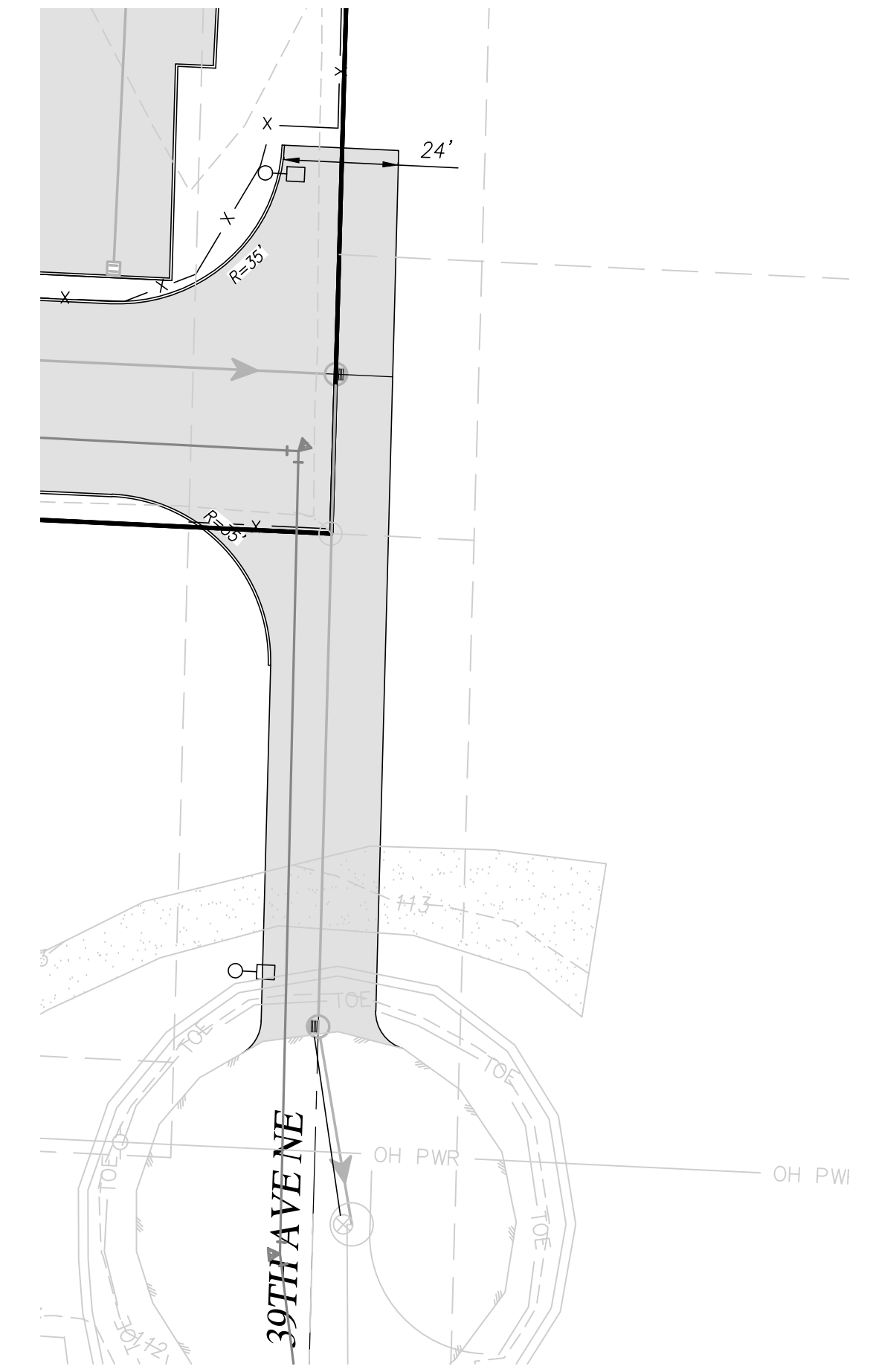
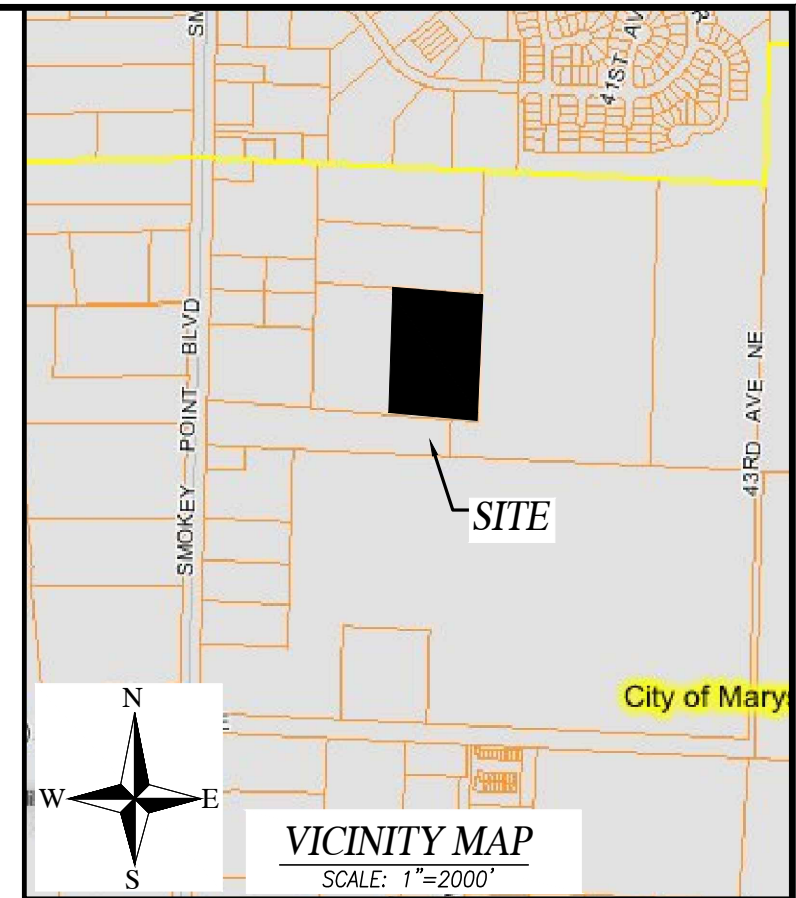
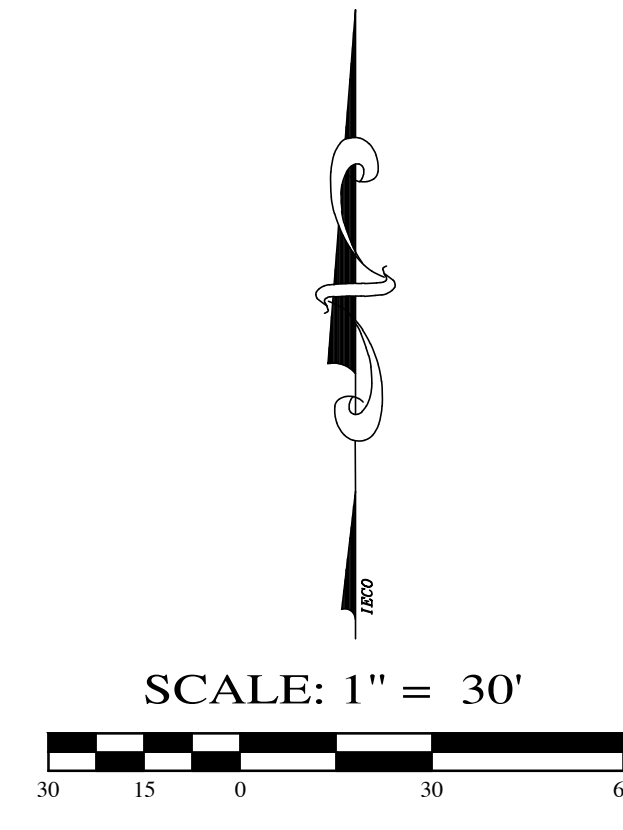


SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

LEGEND

- ✦ EXISTING MONUMENT (AS SHOWN)
- ⊕ SECTION 1/4 CORNER NOT FOUND
- ✦ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- P POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UA UTILITY POLE ANCHOR
- FD FIRE HYDRANT (2 NOZZLE)
- TS TYPE 1 NGPA SIGN
- W PROPOSED WATER
- SS PROPOSED SANITARY SEWER
- SD PROPOSED STORM DRAINAGE
- — PROPERTY LINE
- X — — EXISTING FENCE LINE
- — EDGE OF PAVEMENT
- XXX — — EXISTING CONTOURS
- — PROPOSED CONTOURS
- — PRE-EXISTING DRAINAGE PATTERN
- UGT — — EXISTING UNDERGROUND PATTERN
- SS — — EXISTING SANITARY SEWER
- OHP — — EXISTING OVERHEAD POWER
- SD — — EXISTING STORM DRAIN
- W — — EXISTING WATER LINE
- HEAVY PAVEMENT



KENDALL SUBARU

KENDALL 4 ACRE

NOTE:
ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.

| IMPERVIOUS AREA BREAKDOWN | |
|---------------------------|---|
| | IMPERVIOUS AREA |
| EXISTING | 0 SF |
| REMOVED | 0 SF |
| REPLACED | 0 SF |
| NEW | 155,844 SF |
| NEW + FRONTAGE | 151,160 SF + 37,187 SF = 188,347 SF (4.32 AC) |
| CLEARING AREA | 177,628 SF (4.08 AC) |

EQUIPMENT AND PROCEDURE
BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE
LINE BETWEEN S.W. SEC. COR. & W1/4 COR. (N1°32'52"E) PER B.L.A. AFN 201505265002
THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY INSTRUMENT USED: TOPCON DS
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090

BM
EX. SEWER/STORM DRAIN
M.H.=115.22
FLOWLINE=106.12
DATUM:
NAVD 88

| | |
|--|---|
| ENGINEER INSIGHT ENGINEERING COMPANY P.O. BOX 1478 EVERETT, WA 98206 CONTACT: BRIAN R. KALAB, P.E. PH: (425) 303-9363 FAX: (425) 303-9362 EMAIL: INFO@INSIGHTENGINEERING.NET | SURVEYOR METRON & ASSOCIATES INC. 307 W OLYMPIA AVE. STE. 205 ARLINGTON, WA 98223 PH: (360) 435-3777 EMAIL: TEB@METRONGIS.COM |
| OWNER VP/MS, LLC 3449 E COPPER POINT DRIVE MERIDIAN, ID 83642 | APPLICANT KENDALL AUTO GROUP 8554 EMERALD ST, STE 260 BOISE, ID 83704 |

LEGAL DESCRIPTION
LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22005, RECORDED UNDER AUDITOR'S FILE NO. 202302145001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE AREA:
178,230 SF (4.09 AC)
MAXIMUM IMPERVIOUS SURFACE = 85% OR 151,495 SF
151,160 SF PROVIDED

NOTE:
DRAINAGE TO BE CONNECTED TO THE EXISTING SYSTEM THAT DRAINS TO THE REGIONAL POND. (SEE SHEET C3.0)

SOIL TYPE
CLUSTER FINE SANDY LOAM AND NORMA LOAM

GRADING QUANTITIES:
CUT: 1,000 Cu.Yds.
FILL: 1,000 Cu.Yds.
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |

04/25/2024

INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

| | |
|--|---|
| SITE ADDRESS: | XXXXX SMOKEY POINT BLVD MARYSVILLE, WA 98223 |
| TAX ACCOUNT NO.'S: | 31052800301200 |
| PA23-020 | |
| SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M. | |
| KENDALL AUTO GROUP | |
| DWG FILENAME | DESIGNED BY: JTK DATE: 04/18/2024 SCALE: 1"=30' |
| 201092-KENDALL4.DWG | JTK 04/18/2024 1"=30' |
| | JOB NO.: 20-1092 |
| | SHEET 51 |

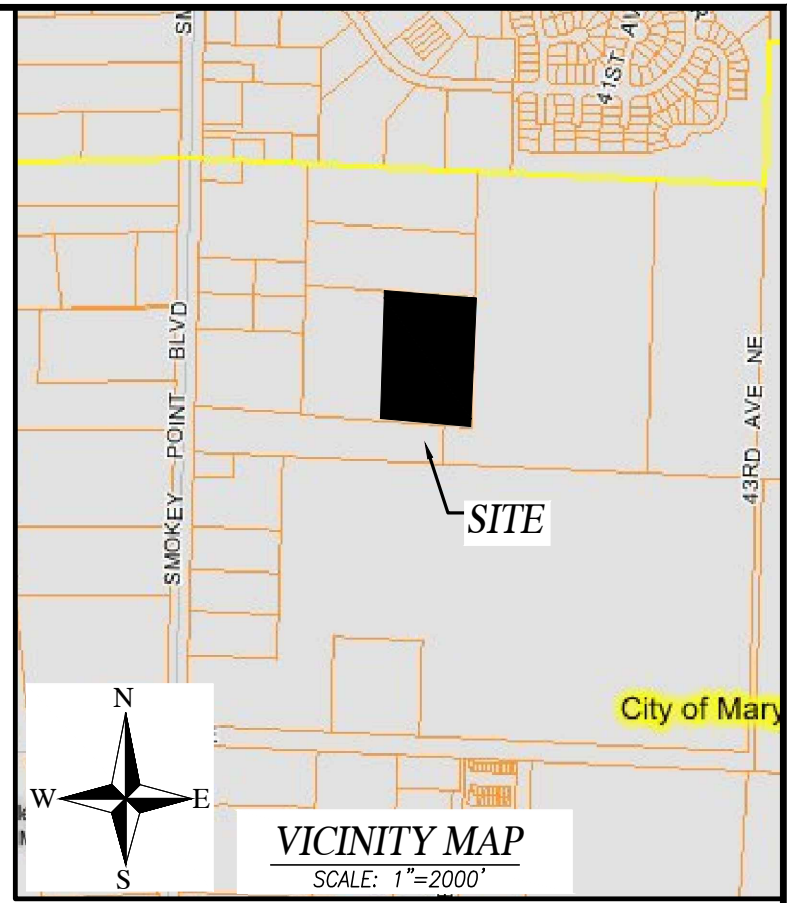
UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SW 1/4, SEC. 28, T. 31 N., R. 05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

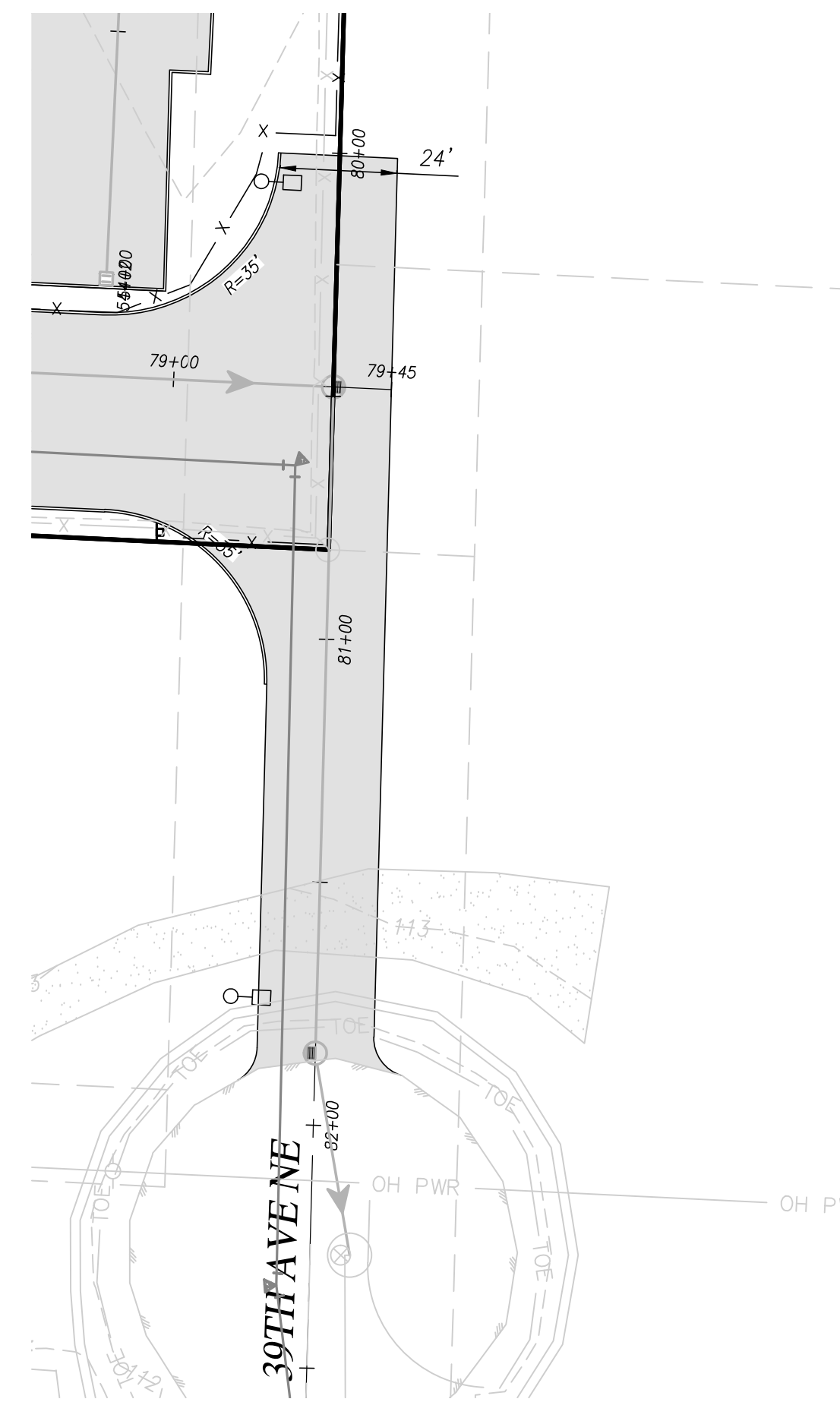
LEGEND

- ✚ EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- ✚ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR LP. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
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- TS TYPE 1 NGPA SIGN
- PROPOSED WATER
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- PRE-EXISTING DRAINAGE PATTERN
- EXISTING FIRE HYDRANT
- EXISTING UNDERGROUND PATTERN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- HEAVY PAVEMENT

SCALE: 1" = 30'



KENDALL
SUBARU



NOTES:

- 1 BIKE PARKING - 12 STALLS
- 2 WALKWAYS SHALL BE STAMPED CONCRETE

THE CERTIFIED EROSION SEDIMENTATION CONTROL LEAD (CESCL) FOR THIS PROJECT SITE IS **BRIAN KALAB** PHONE NO. **425-303-9363**

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS _____ DAY OF _____, 202_____.

BY: **KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER**

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

SHEET INDEX

- S1 SITE PLAN
- C1.0 COVER SHEET
- C1.1 EXISTING FEATURES MAP
- C1.2 HORIZONTAL CONTROL PLAN
- C2.0 GRADING PLAN
- C2.1 TESC PLAN
- C2.2 GRADING & TESC NOTES AND DETAILS
- C3.0 ROAD AND DRAINAGE PLAN
- C3.1 ROAD AND DRAINAGE PLAN & PROFILE
- C3.2 ROAD AND DRAINAGE PLAN & PROFILE
- C4.0 GENERAL NOTES AND DETAILS
- C5.0 FRONTAGE IMPROVEMENT PLAN & PROFILE
- C6.0 SEWER AND WATER PLAN
- C6.1 SEWER AND WATER PLAN & PROFILE
- C6.2 SEWER AND WATER PLAN & PROFILE

SITE AREA:
178,230 SF (4.09 AC)
MAXIMUM IMPERVIOUS SURFACE = 85% OR 151,495 SF
151,160 SF PROVIDED

NOTE:
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SOIL TYPE

CUSTER FINE SANDY LOAM AND NORMA LOAM

GRADING QUANTITIES:

CUT: 1,000 Cu.Yds.
FILL: 1,000 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:

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| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |



EQUIPMENT AND PROCEDURE

BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE

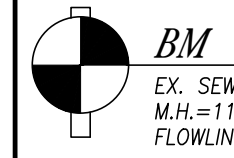
LINE BETWEEN S.W. SEC. COR. & W1/4 COR. (N1°32'52"E) PER B.L.A. AFN 201505265002

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

SURVEY INSTRUMENT USED: SOKKIA SET 5

SURVEY PROCEDURE: CLOSED TRANSER

SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090



DATE: NAVD 88

ENGINEER
INSIGHT ENGINEERING COMPANY
P.O. BOX 1479
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR
METRON & ASSOCIATES INC.
307 N OLYMPIC AVE, STE. 205
ARLINGTON, WA 98223
PH: (360) 435-3777
EMAIL: TEB@METRONGIS.COM

OWNER
VP/MS, LLC
3449 E COPPER POINT DRIVE
MERIDIAN, ID 83642

APPLICANT
KENDALL AUTO GROUP
2854 EMERALD ST, STE 260
BOISE, ID 83704

LEGAL DESCRIPTION

LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. BLA22005, RECORDED UNDER AUDITOR'S FILE NO. 202302145001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



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INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: XXXXX SMOKEY POINT BLVD
MARYSVILLE, WA 98223

TAX ACCOUNT NO.'S: 31052800301200

PA22-035

SW 1/4, SEC. 28, T. 31 N., R. 05 E., W.M.
KENDALL AUTO GROUP

DWG FILENAME: 201092-KENDALL4.DWG DESIGNED BY: JTK DATE: 04/18/2024 SCALE: 1"=60' JOB NO.: 20-1092

SHEET C1.0

COVER SHEET



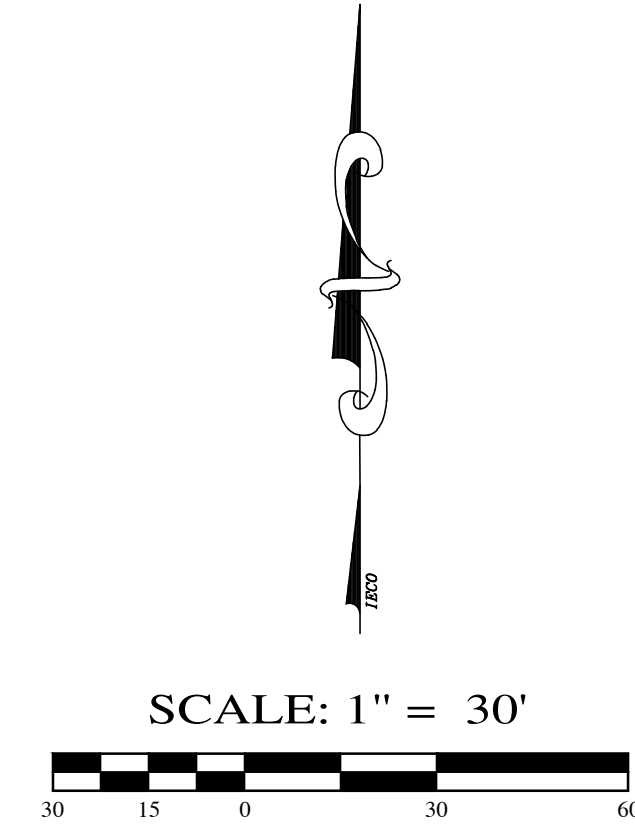
Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:

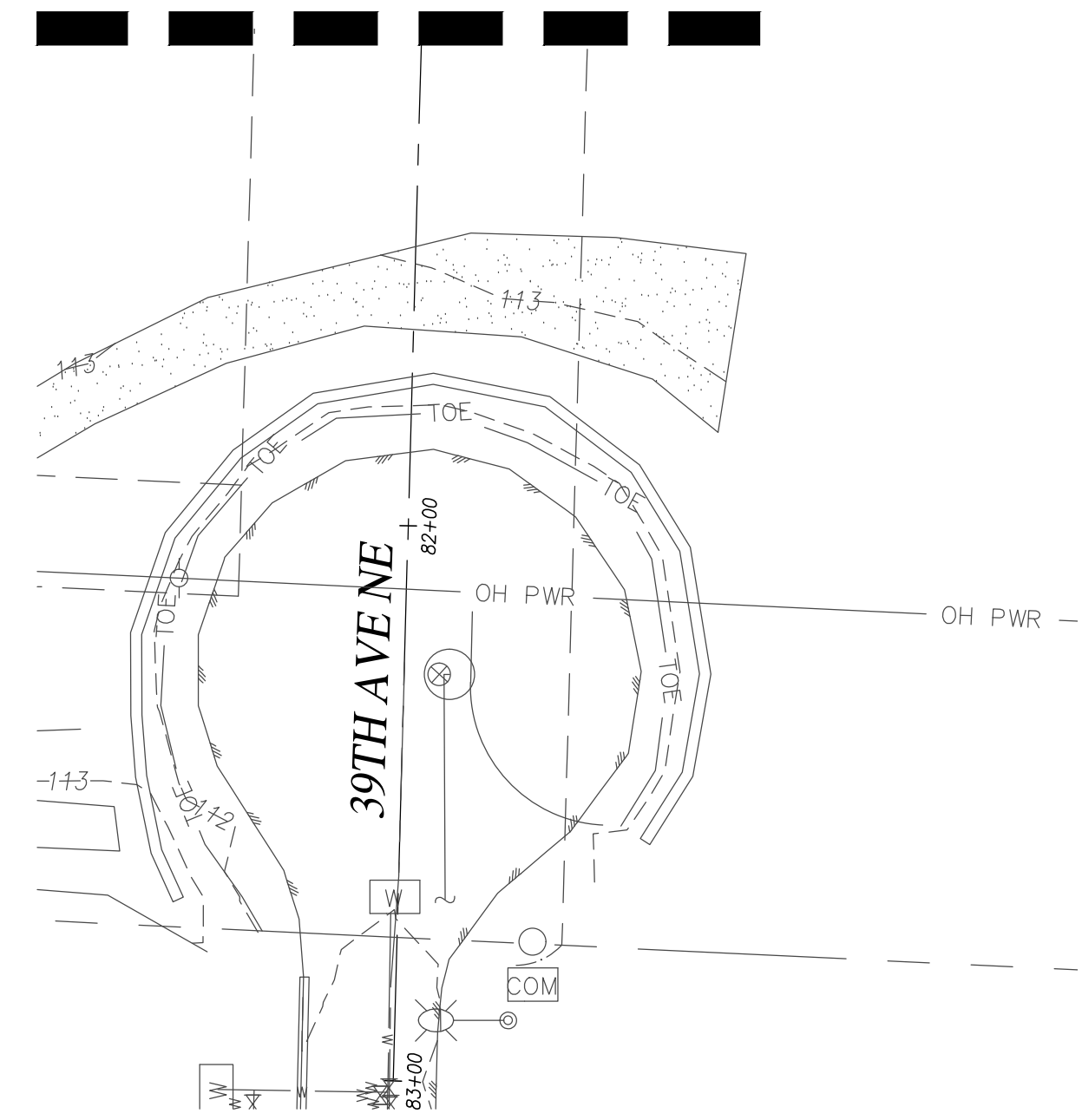
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KENDALL AUTO GROUP - PA22-035

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



MATCH LINE TO BOTTOM LEFT



MATCH LINE TO TOP RIGHT



UTILITY CONFLICT NOTE:
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**CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.


THIS _____ DAY OF _____, 202_____.

BY: KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |

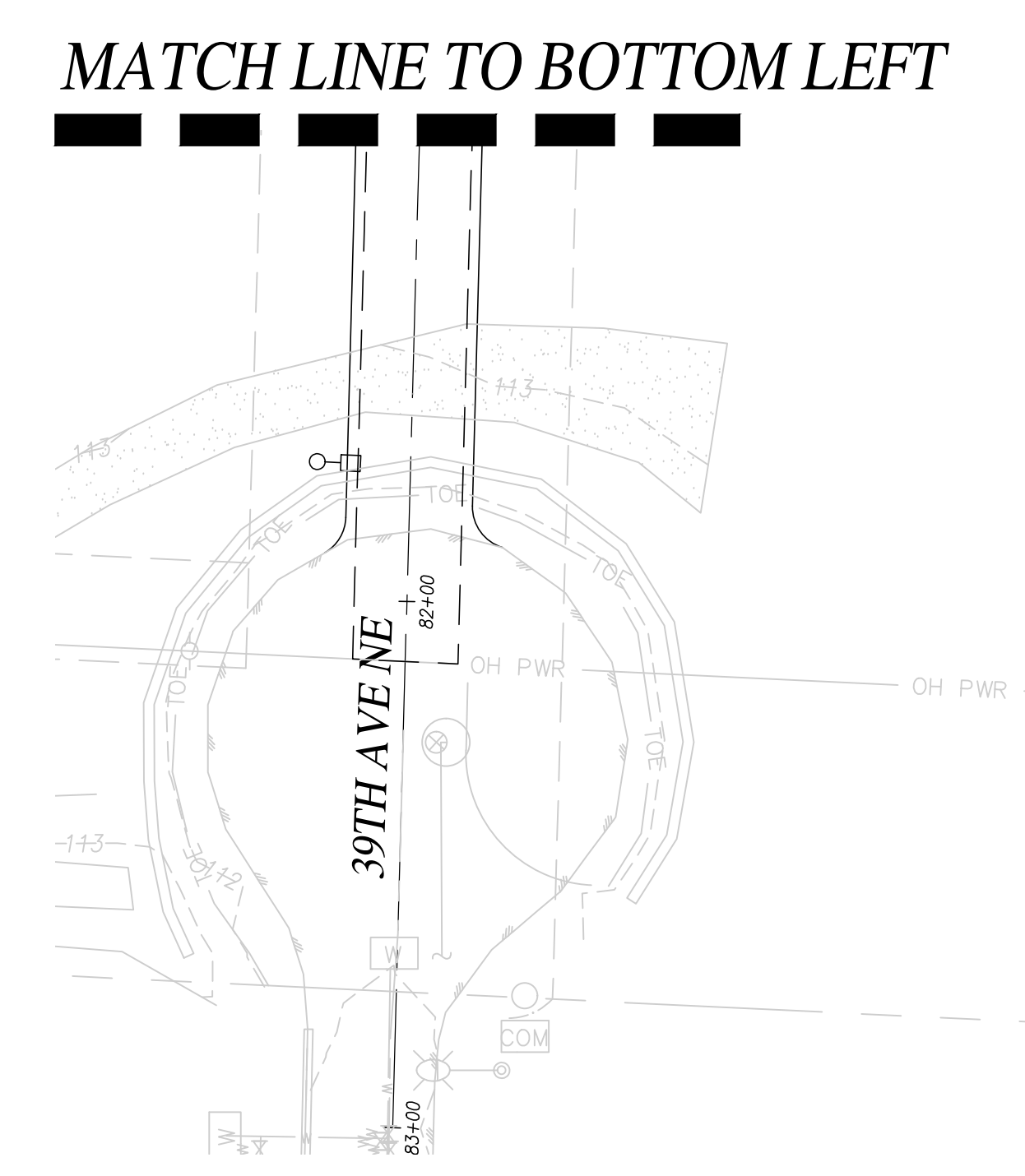
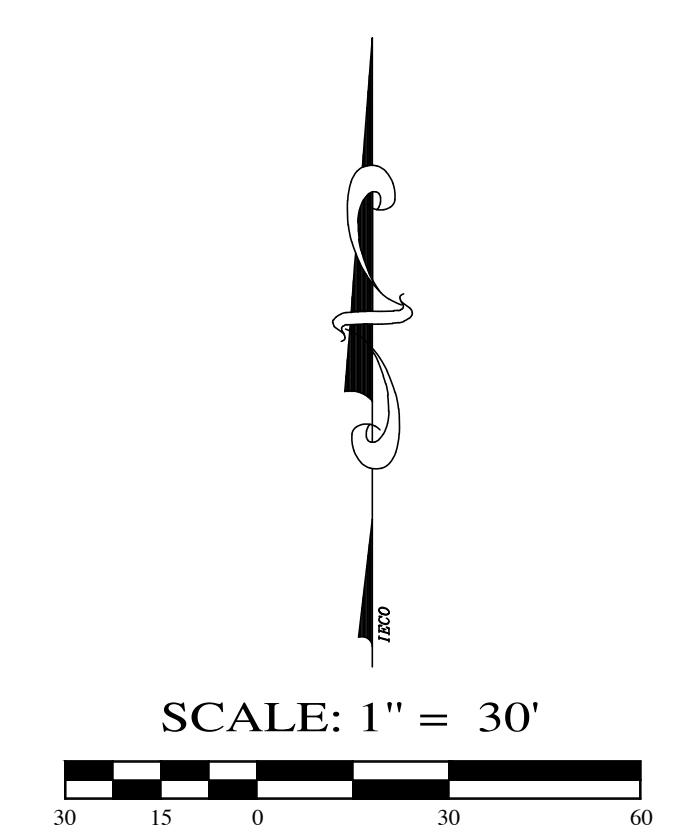
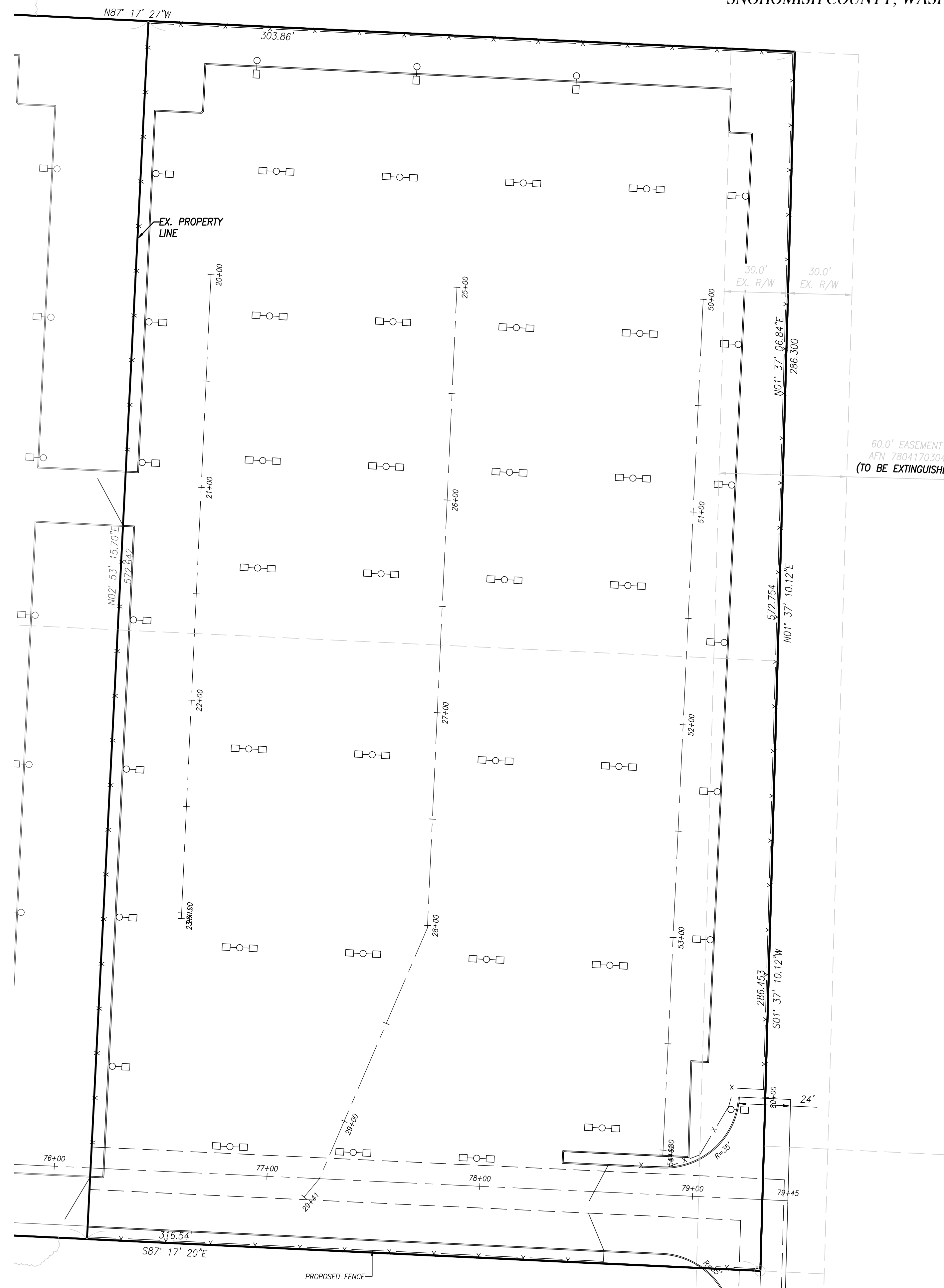




INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

| | |
|---|------------------|
| SITE ADDRESS: XXXXX SMOKEY POINT BLVD MARYSVILLE, WA 98223 | |
| TAX ACCOUNT NO.'S: 31052800301200 | |
| PA22-035 | |
| SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M. KENDALL AUTO GROUP | |
| DWG FILENAME: 201092-KENDALL4.DWG | DESIGNED BY: JTK |
| DATE: 04/18/2024 | SCALE: 1"=30' |
| JOB NO.: 20-1092 | SHEET: C1.1 |
| EXISTING FEATURES MAP | |

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



MATCH LINE TO TOP RIGHT

811
Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:
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| REV. NO. | DESCRIPTION | INITIALS | DATE |
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| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |



IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
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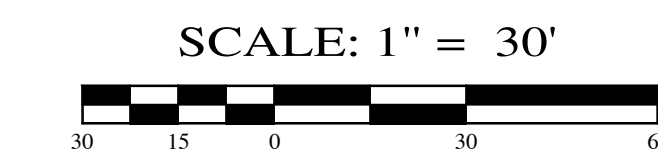
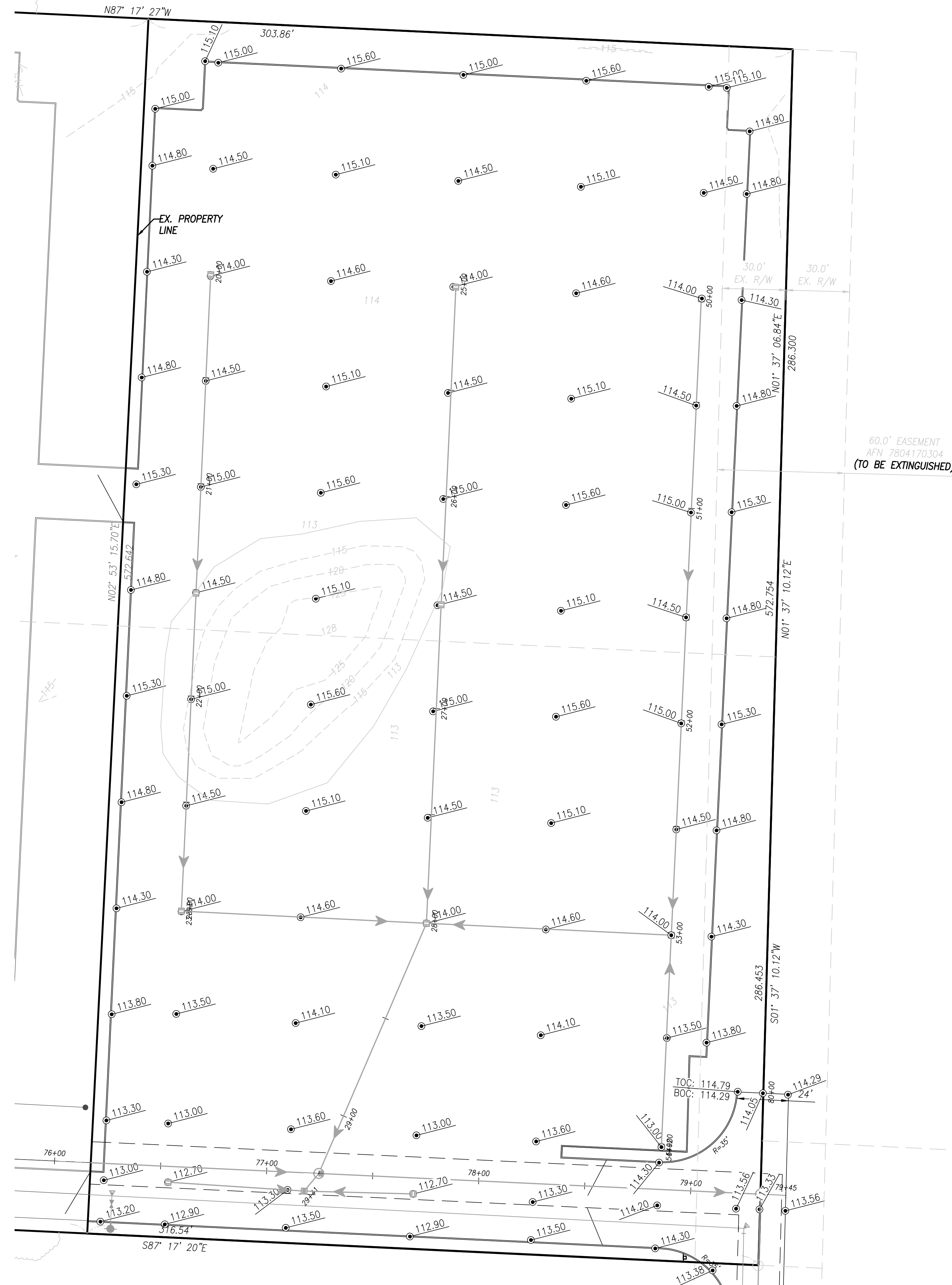
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MARYSVILLE, WA 98223
TAX ACCOUNT NO.'S: 31052800301200

PA22-035
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
KENDALL AUTO GROUP

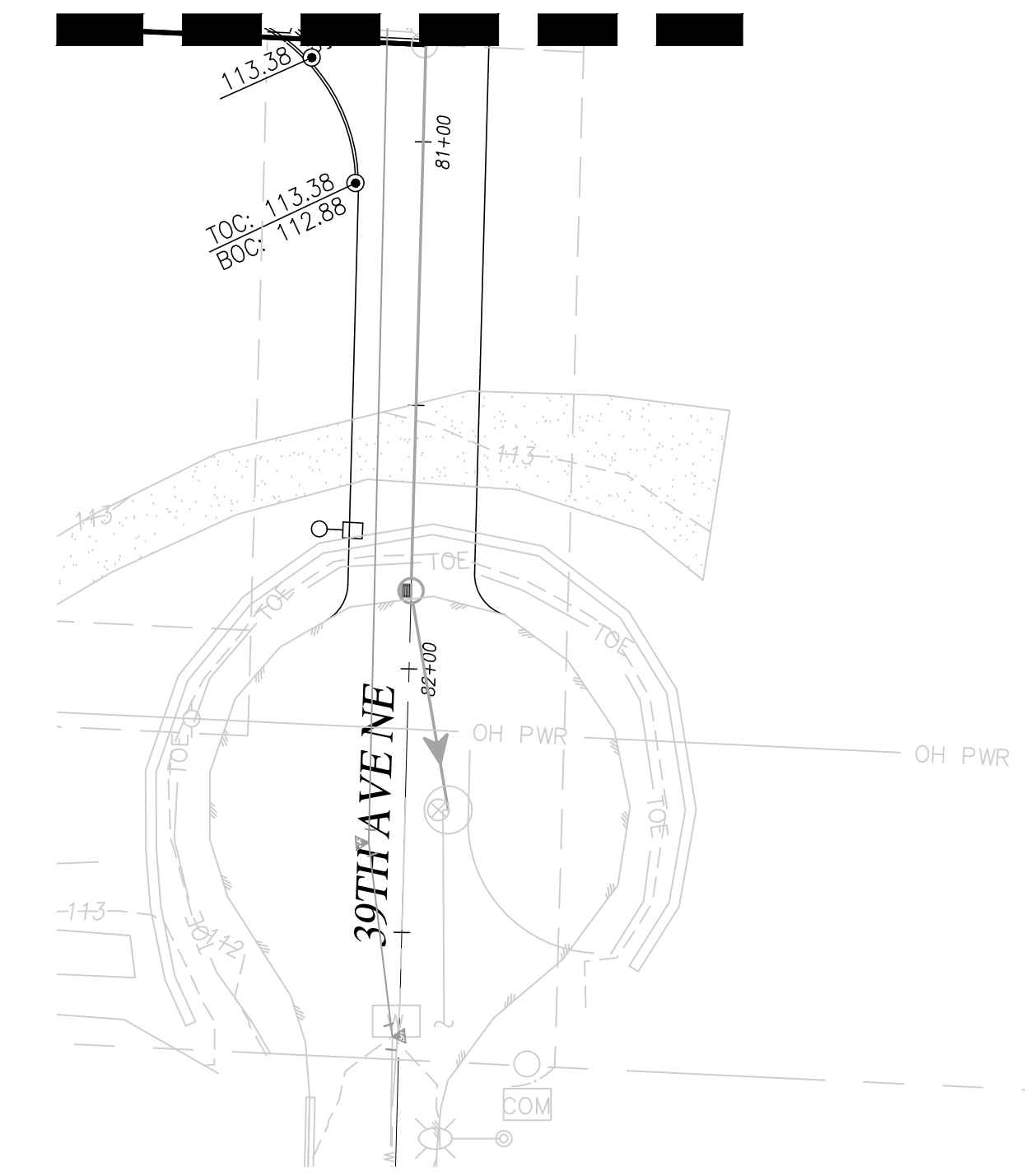
DWG FILENAME: 201092-KENDALL4.DWG DESIGNED BY: JTK DATE: 04/18/2024 SCALE: 1"=60' JOB NO.: 20-1092

HORIZONTAL CONTROL PLAN
SHEET C1.2

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



MATCH LINE TO BOTTOM LEFT



GRADING LEGEND:

| | |
|-----|---------------------|
| TOC | TOP OF CURB |
| BOC | BACK OF CURB |
| | FINISH GRADE |
| | DRAINAGE FLOW ARROW |

SOIL TYPE
CUSTER FINE SANDY LOAM AND NORMA LOAM

GRADING QUANTITIES:
CUT: 1,000 Cu.Yds.
FILL: 1,000 Cu.Yds.
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:
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TAX ACCOUNT NO.'S: 31052800301200

PA22-035
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.

KENDALL AUTO GROUP

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|---------------------|--------------|------------|--------|----------|
| DWG FILENAME | DESIGNED BY: | DATE: | SCALE: | JOB NO.: |
| 201092-KENDALL4.DWG | JTK | 04/18/2024 | 1"=30' | 20-1092 |

GRADING PLAN
SHEET
C2.0

**CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

THIS _____ DAY OF _____, 202____.

BY: KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |



04/25/2024

MATCH LINE TO TOP RIGHT

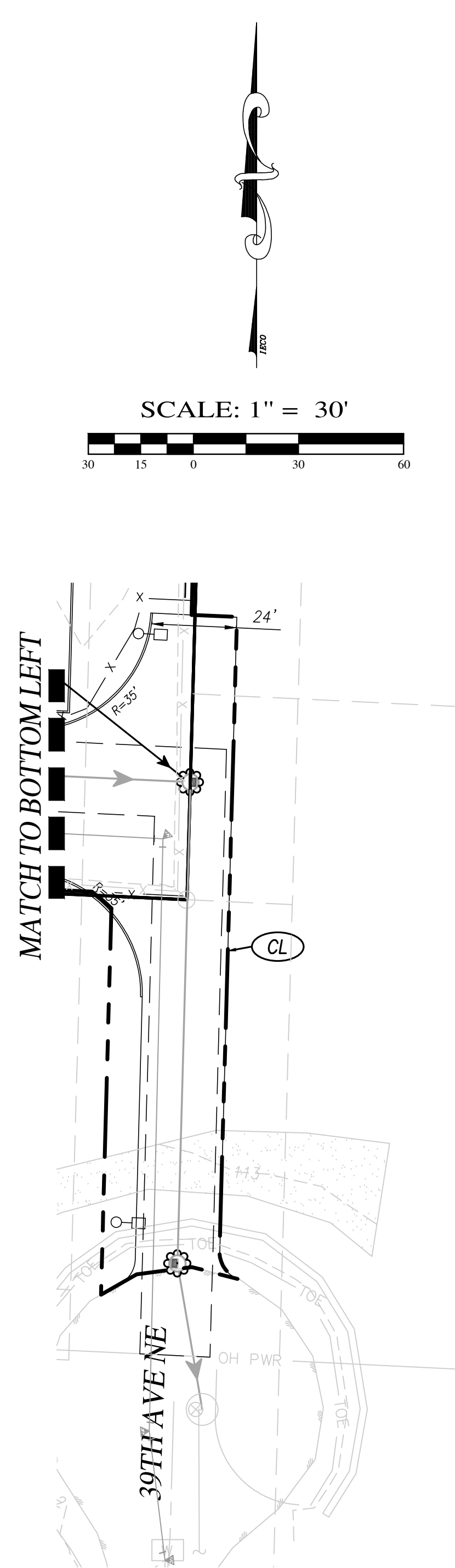
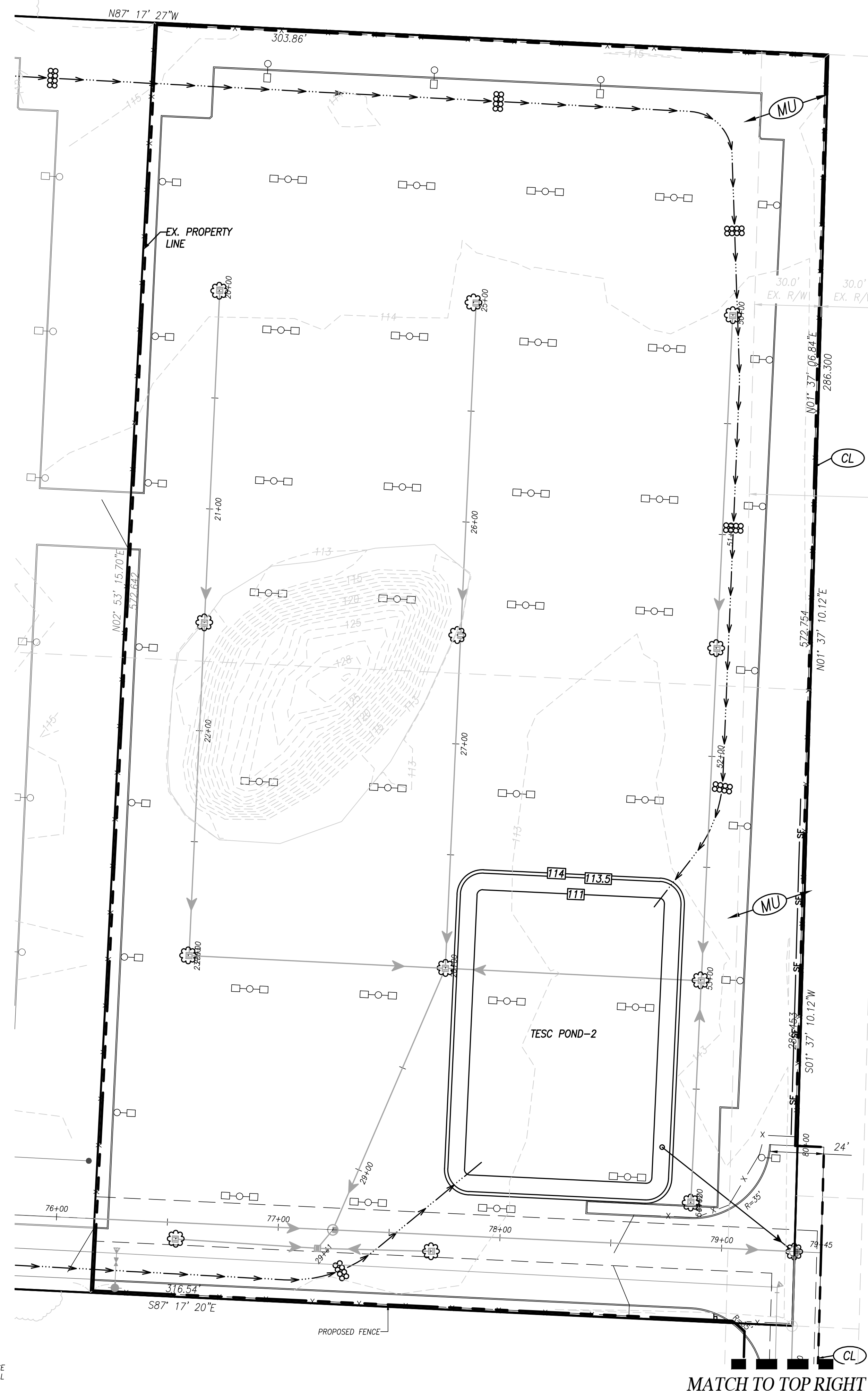


Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:

CAUTION:
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SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



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T.E.S.C. LEGEND

| | |
|--|--|
| | INTERCEPTOR TRENCH w/ROCK CHECK DAM (IT) |
| | SILT FENCE (SF) |
| | TEMPORARY CONSTRUCTION ENTRANCE |
| | CATCH BASIN INSERT PROTECTION (TYP.) |
| | CLEARING LIMITS (CL) |
| | MULCH &/OR STRAW MATTING (MU) |
| | PLASTIC COVER (PL) |
| | FLOW ARROW (EX.) |



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: XXXXX SMOKEY POINT BLVD
MARYSVILLE, WA 98223
TAX ACCOUNT NO.'S: 31052800301200

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SHEET
TESC PLAN
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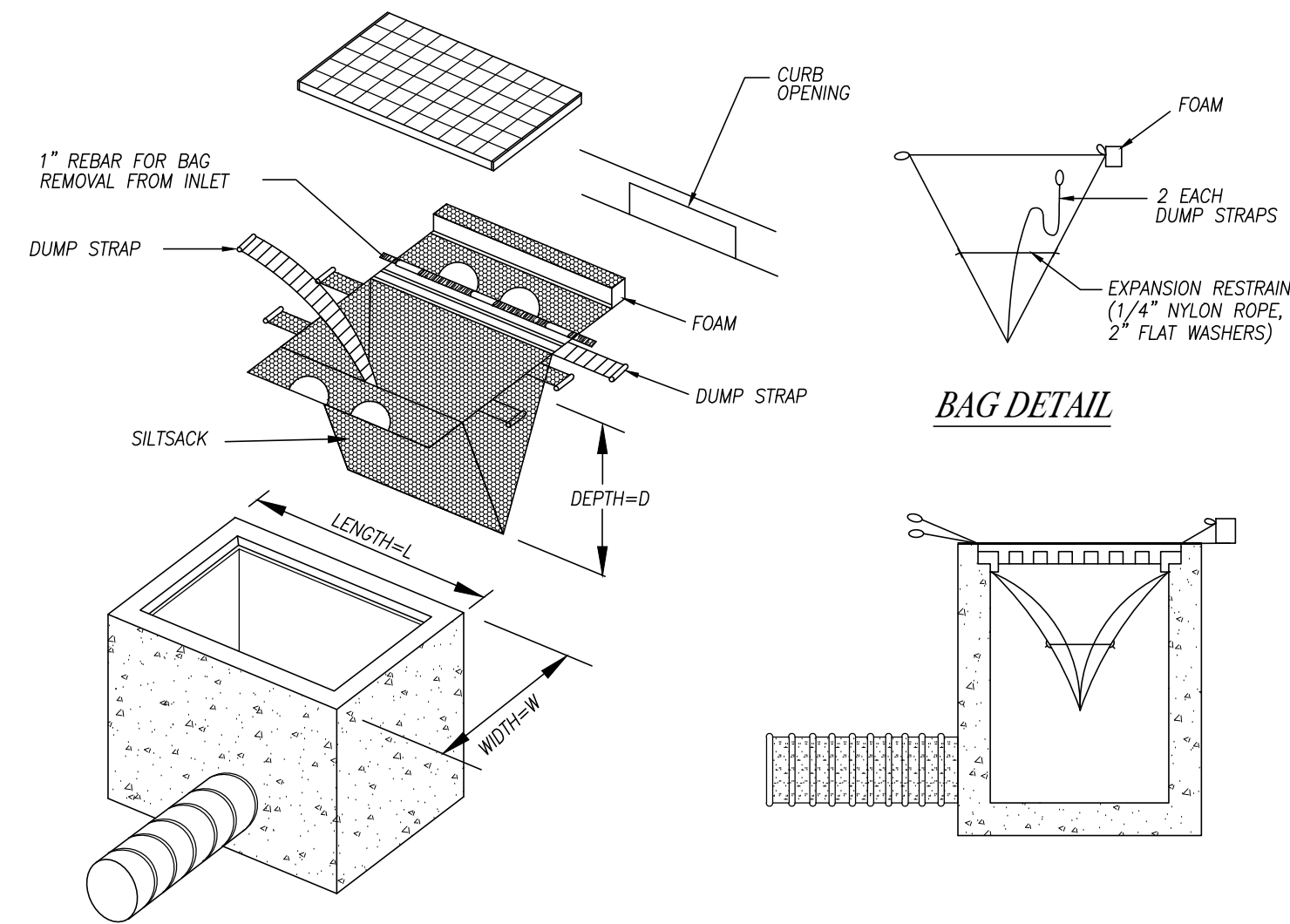
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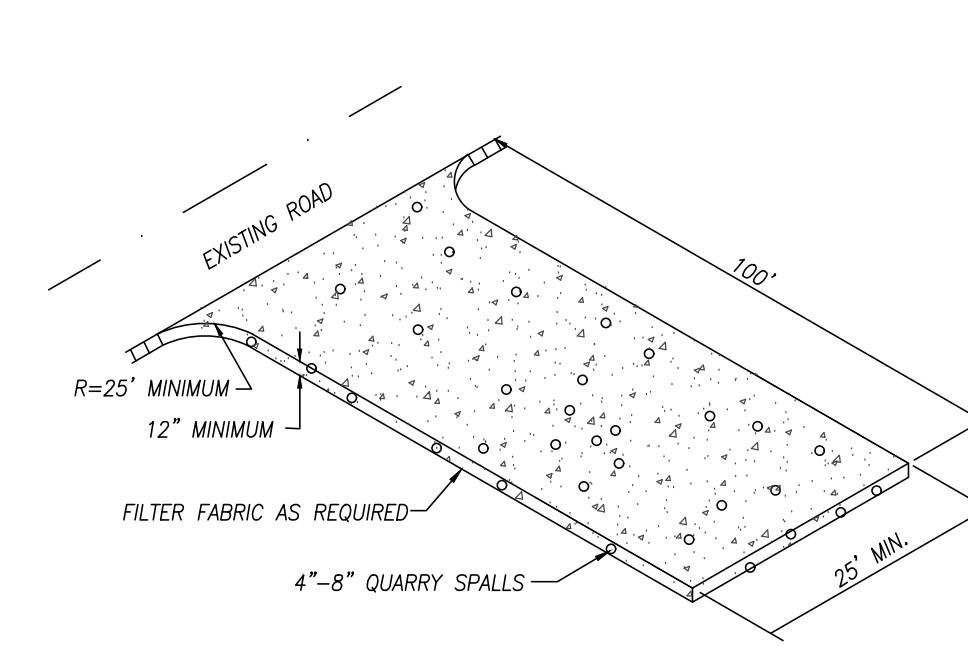
SW 1/4, SEC. 28, T. 31 N., R. 05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND FINAL STABILIZATION HAS OCCURRED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR THE TIME PERIOD SET FORTH BY THE SWPPP, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. DURING THE DRY SEASON (MAY 1 - SEPTEMBER 30) SOILS MAY BE EXPOSED AND UNWORKED FOR 7 DAYS. DURING THE WET SEASON (OCTOBER 1 - APRIL 30) SOILS MAY BE EXPOSED AND UNWORKED FOR 2 DAYS. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE DRY SEASON. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITEE, BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROTECTED FOR RETENTION.
- NON COMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY, AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMIT, PLAN APPROVAL, AND BOND FORECLOSURES.
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
- IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOIL MECHANICS.
- THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES; OR BY COMPACTING EACH LIFT AS THE SLOPE IS BEING CONSTRUCTED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
- UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.

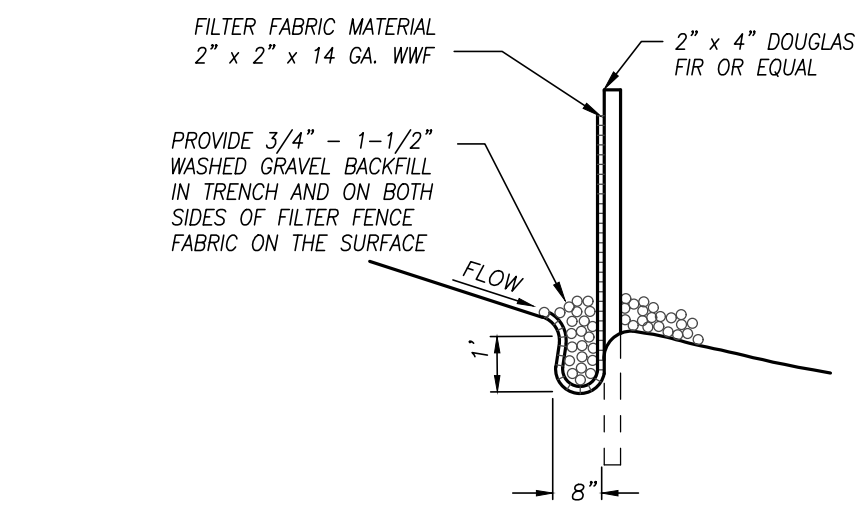


1 CATCH BASIN INSERT
C2.2 NOT TO SCALE

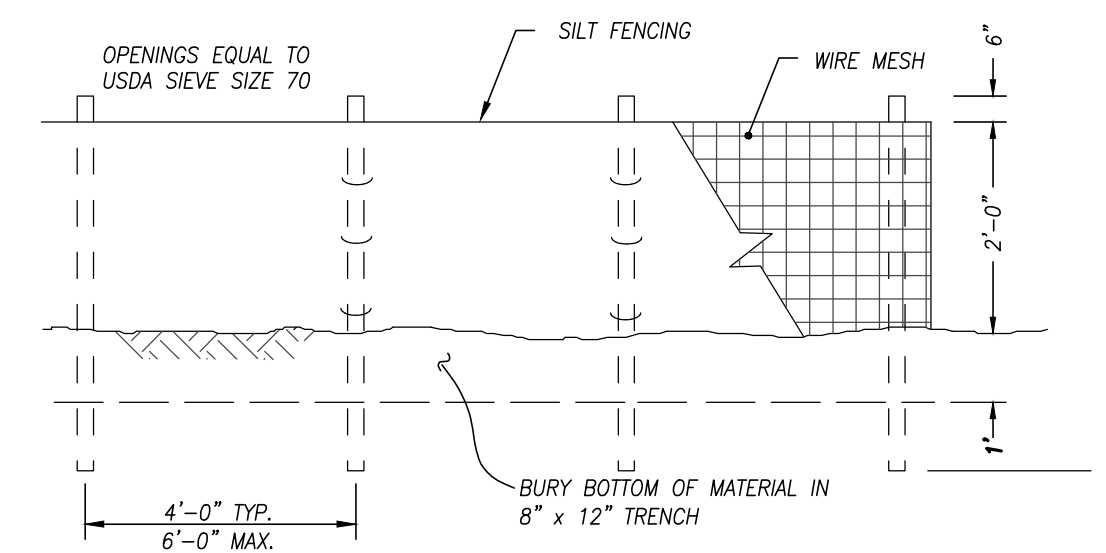


- THE TEMPORARY CONSTRUCTION ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- GRAVEL SHALL BE CRUSHED BALLAST ROCK, 12" IN DEPTH AND INSTALLED TO THE SPECIFIED DIMENSIONS AT THE ENTRANCE.
- THE GRAVEL BALLAST ROCK SHALL BE 4" TO 8" IN DIAMETER AND PLACED ACROSS THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 100 FEET.
- IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER ONTO A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

2 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NTS
PER S.P. 4-040-014



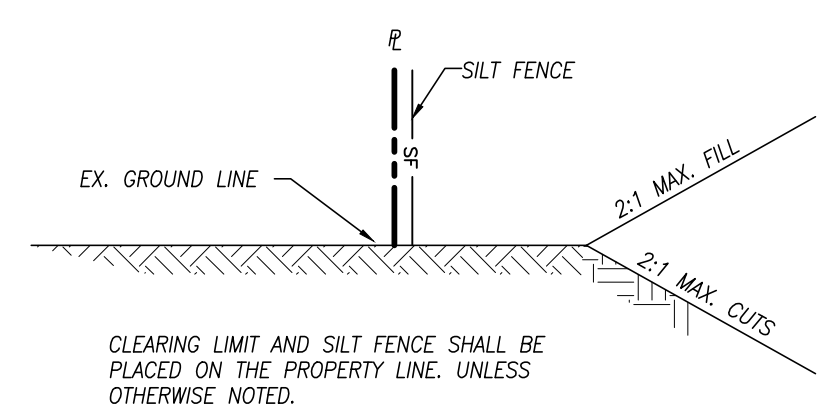
- NOTES:
- PLACE 12" OF 3/4" - 1-1/2" WASHED ROCK OR PEA GRAVEL ON BOTH SIDES OF THE FENCE TO CREATE A BEVEL SHAPE.
 - FABRIC SHALL COVER BOTTOM OF 8" x 12" TRENCH AND EXTEND BEYOND THE LIMITS OF THE GRAVEL IN ORDER TO MAINTAIN AN EXCESS OVERLAP OF 2" MINIMUM AS SHOWN.



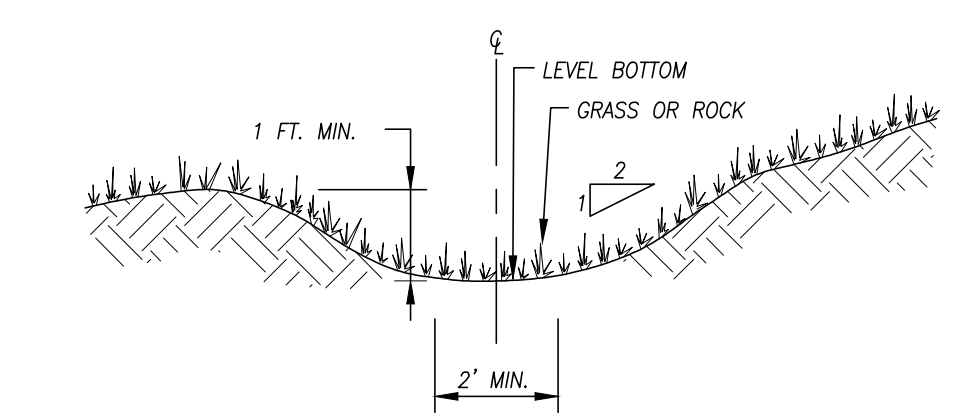
3 SILT FENCE DETAIL
SCALE: NTS
PER S.P. 4-040-008

HYDROSEEDING NOTES:

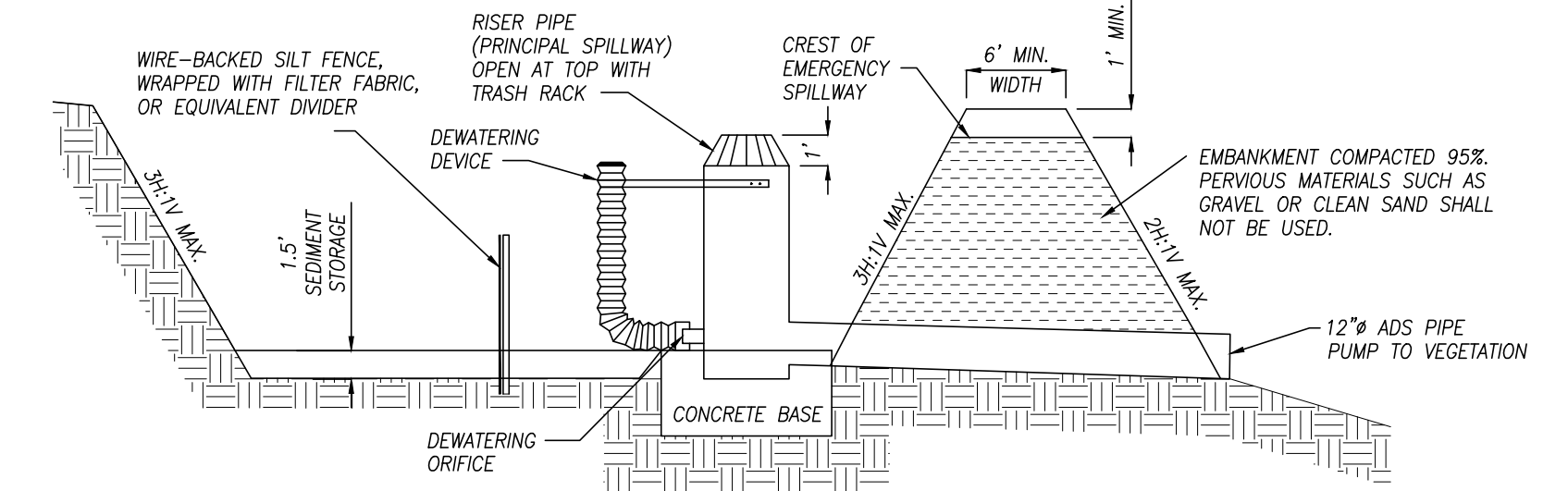
- CONSTRUCTION ACCEPTANCE: WILL BE SUBJECT TO A WELL-ESTABLISHED GROUND COVER THAT FILLS THE REQUIREMENTS OF THE APPROVED CONSTRUCTION PLANS AND CITY OF MARYSVILLE STANDARDS.
- ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACKSLOPES, ETC., SHALL BE SEEDING WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF MARYSVILLE.
- PREPARATION OF SURFACE: ALL AREAS TO BE SEEDING SHALL BE PREPARED IN A MANNER CONSISTENT WITH BMP 15.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH IN CHAPTER 5 OF VOLUME V OF THE STORMWATER MANUAL.
- IMMEDIATELY FOLLOWING FINISH GRADING PERMANENT VEGETATION SHALL BE APPLIED CONSISTENT WITH THE DESIGN AND MAINTENANCE STANDARDS FOR TEMPORARY AND PERMANENT SEEDING IN THE CITY ADOPTED DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- ALL HYDROSEEDING FIRMS SHALL HAVE A PRINTOUT OF THE APPLICATION RATE FOR EACH JOB READILY AVAILABLE FOR INSPECTION BY THE CONSTRUCTION INSPECTION DIVISION OF COMMUNITY DEVELOPMENT.
- THE CITY OF MARYSVILLE CONSTRUCTION INSPECTION DIVISION OF COMMUNITY DEVELOPMENT SHALL BE NOTIFIED OF POTENTIAL HYDROSEEDING PRIOR TO THE COMMENCEMENT OF SAME TO ENSURE COMPLIANCE OF THESE SPECIFICATIONS.



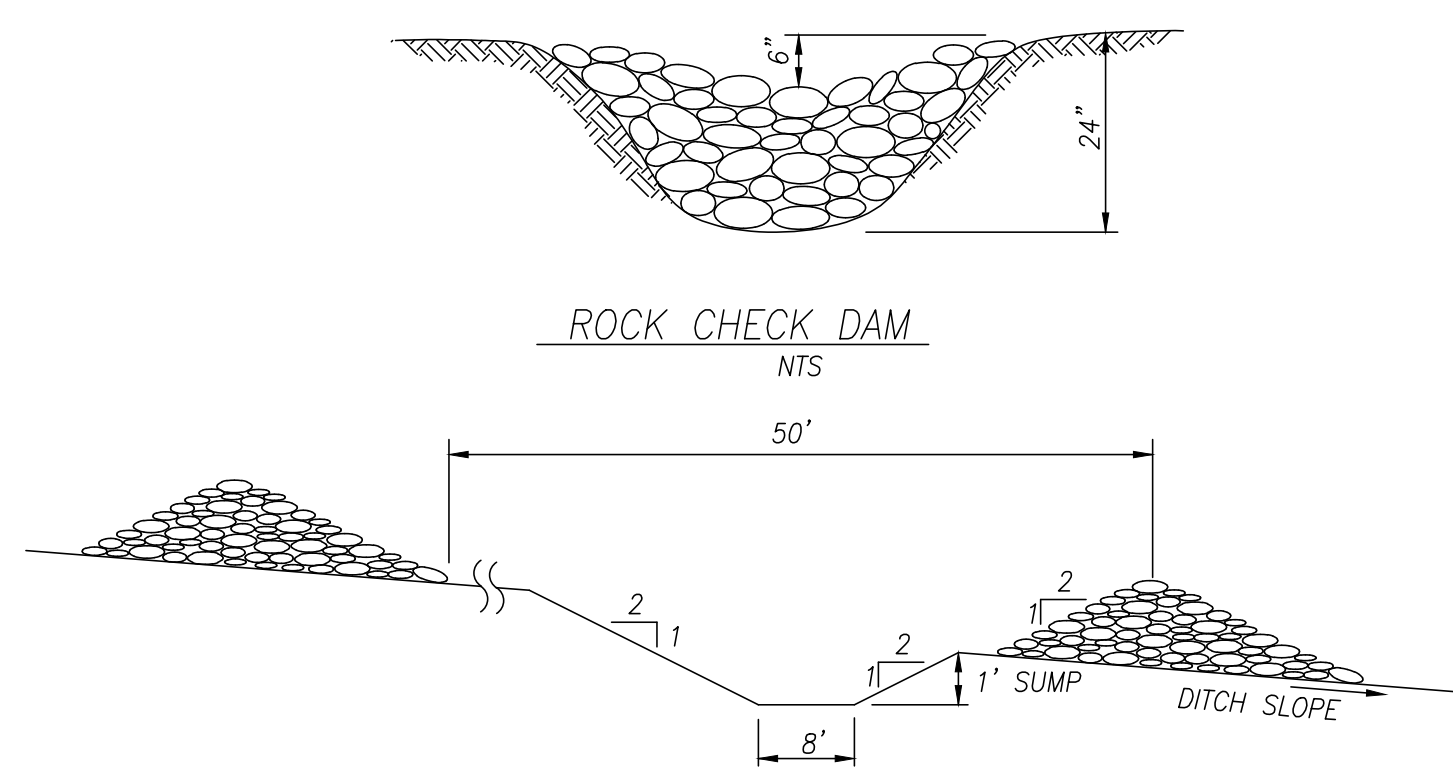
4 TYPICAL CONSTRUCTION SETBACK DETAIL
C2.2 NOT TO SCALE



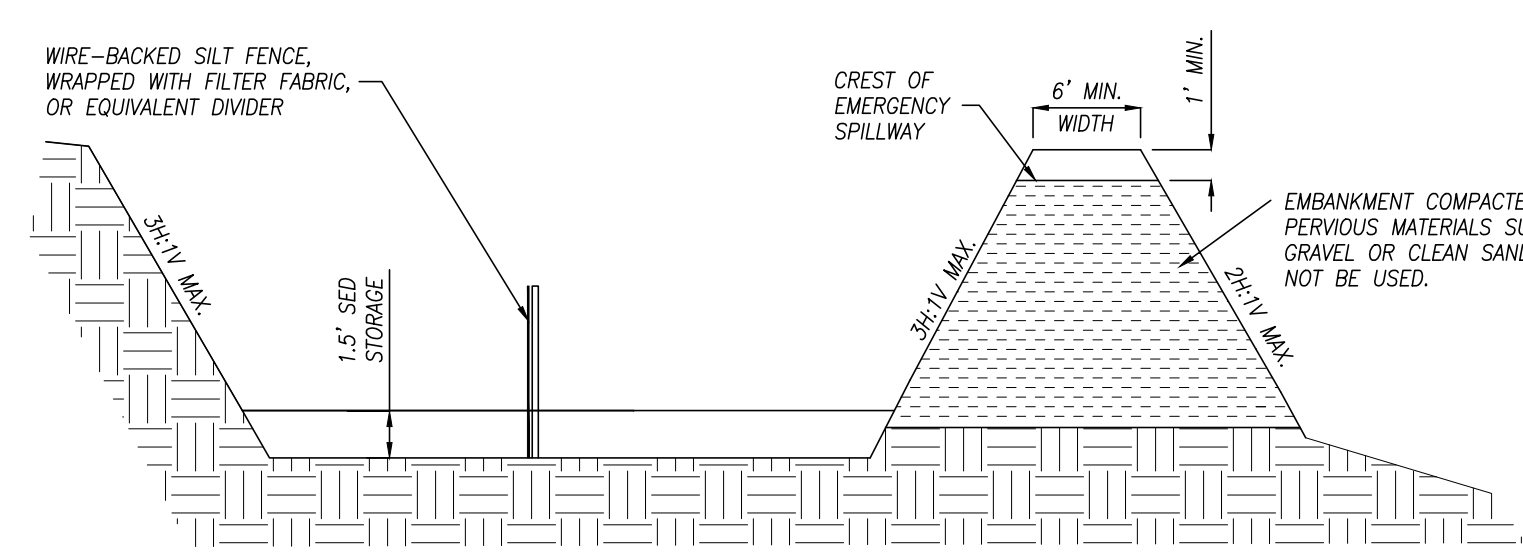
5 TEMPORARY INTERCEPTOR TRENCH SECTION
C2.2 NOT TO SCALE



6 TEMPORARY RISER DETAIL (TYP.)
C2.2 NOT TO SCALE



7 SPACING BETWEEN ROCK CHECK DAMS
C2.2 NOT TO SCALE
PER S.P. 4-040-013



8 TEMPORARY RISER DETAIL (TYP.)
C2.2 NOT TO SCALE



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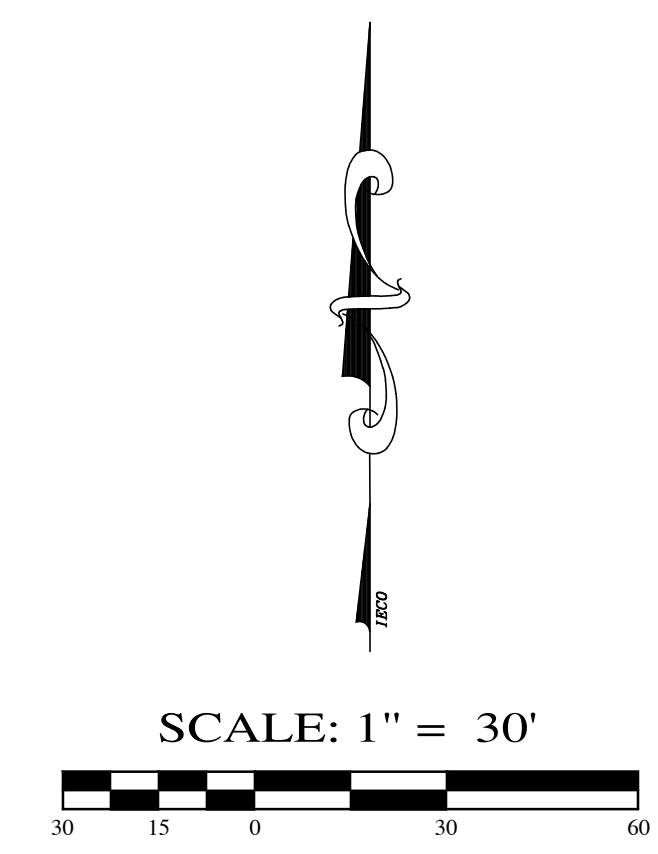
GRADING & TESC
NOTES AND DETAILS

SHEET C2.2

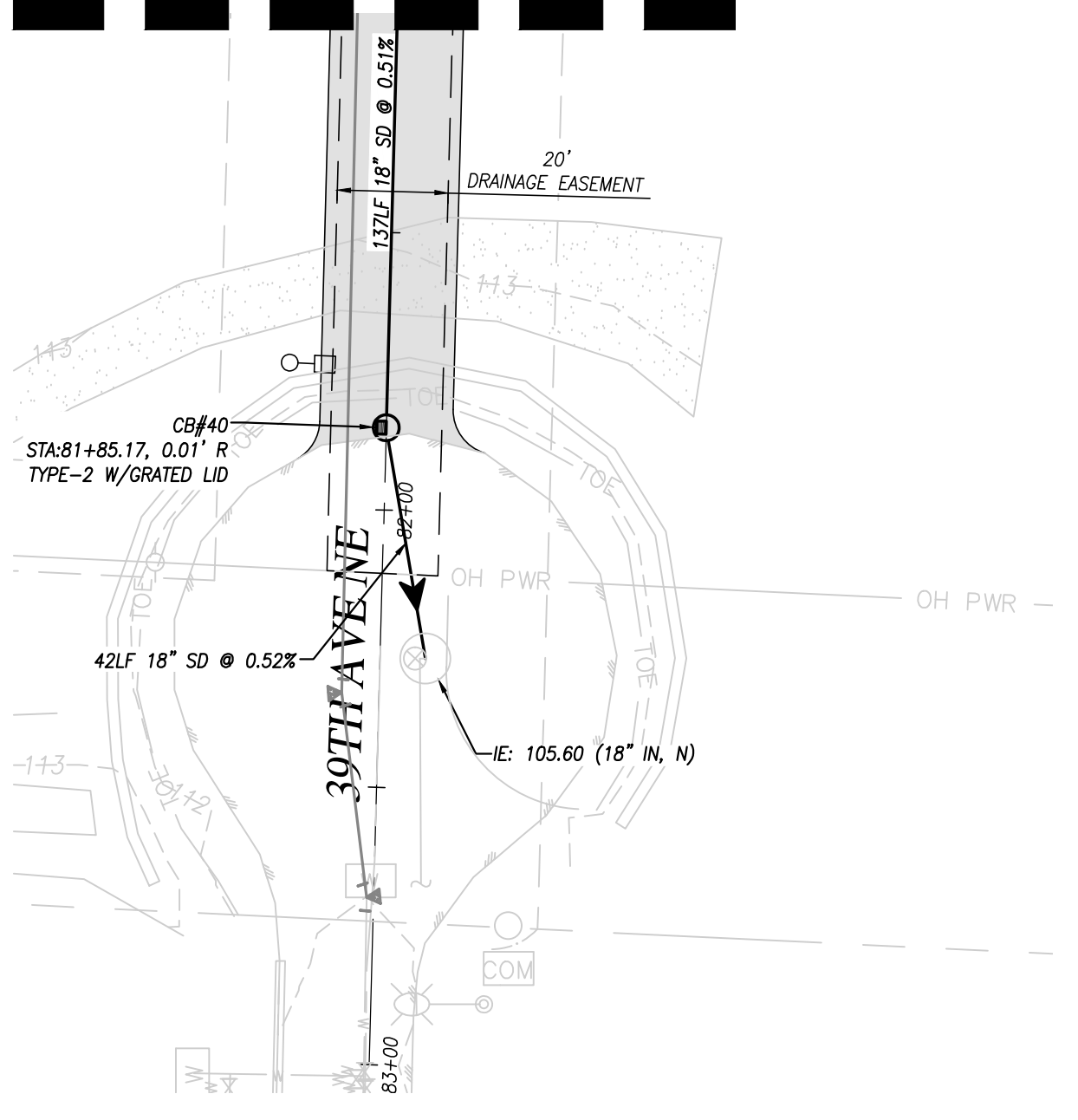
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SNOHOMISH COUNTY, WASHINGTON

STORM WATER NOTES:

- DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
- ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-08-009. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-040-004.
- MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 4-08-009 AND 4-080-15 THRU 4-080-024. THE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
- CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE. TYPE I CATCH BASINS SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-080-007 AND 4-080-008 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-08-009 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-080-022. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-02 (OLYMPIC FOUNDRY NO. SMO60, SMO52, OR SMO44 OR EQUAL). VARED GRATES SHALL BE REQUIRED ON ALL STORM STRUCTURES WHEN ROADWAY PROFILE IS GREATER THAN 3% AND SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-01 (OLYMPIC FOUNDRY NO. SMO60V OR EQUAL). GRATES LOCATED IN THE GUTTER FLOW LINE SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.
- ALL CATCH BASINS AND MANHOLES LOCATED OUTSIDE OF PAVED AREAS, SHALL BE PLACED IN A SIX FOOT SQUARE BY FOUR INCH THICK CONCRETE PAD.
- ALL CATCH BASINS AND MANHOLES SHALL HAVE LOCKING LIDS. ROLLED GRATES ARE NOT APPROVED FOR USE OUTSIDE OF THE CITY RIGHT-OF-WAY OR FOR USE WITH TYPE II MANHOLES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES TO GRADE JUST PRIOR TO CURB INSTALLATION AND/OR PAVING.
- TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 3-703-002 AND-003.
- TRENCH BACKFILL OF NEW UTILITIES AND STORMWATER DRAINAGE SYSTEM FEATURES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(1) AND 2-03.3(1) - METHOD B AS DEFINED IN THE CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. FOR PERMEABLE PAVEMENT AND OTHER STORMWATER BMP'S DESIGNED TO INFILTRATE, SUBGRADE COMPACTION SHOULD BE "FIRM AND UNWEILING" (QUALITATIVE), AND 90% - 92% STANDARD PROCTOR (QUANTITATIVE). DO NOT ALLOW HEAVY COMPACTION DUE TO HEAVY EQUIPMENT OPERATION. THE SUBGRADE SHOULD NOT BE SUBJECT TO TRUCK TRAFFIC.
- STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL STORM PIPE SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-04.3(1) E & F OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. PIPE RUNS SHALL BE TESTED WITH PIPE LOADED AND COMPACTED TO FINISH GRADE. PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.
- ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS, PRESERVED NATIVE VEGETATION AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
- STORMWATER FACILITIES WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL REQUIRE A POWDER OR VINYL COATED CHAIN LINK PERIMETER FENCE PER STANDARD PLANS 3-501-007 AND -008. SIDE SLOPE AVERAGING SHALL NOT BE ALLOWED. ALL INLET AND OUTFALL PIPES SHALL HAVE A TRASH RACK INSTALLED AND A MORTARED RIPRAP HEADWALL. REFER TO STORM DRAINAGE NOTE 21.
- PRIOR TO SIDEWALK CONSTRUCTION, LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY BEHIND SIDEWALK DRAINS MUST BE INSTALLED AS REQUIRED. PIPE SHALL BE PVC 3034, OR SDR-35, STUB-OUTS SHALL BE MARKED WITH A 2" X 4" WITH 3 FEET VISIBLE ABOVE GRADE AND MARKED "STORM". LOCATIONS OF THESE INSTALLATIONS SHALL BE SHOWN ON THE RECORD DRAWING CONSTRUCTION PLANS SUBMITTED TO THE CITY.
- STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO CITY OF MARYSVILLE FINAL ACCEPTANCE OF THE PROJECT AND, UPON COMMENCEMENT AND COMPLETION OF THE 2-YEAR WARRANTY PERIOD FOR THE STORM DRAINAGE SYSTEM.
- UNLESS OTHERWISE NOTED, ALL STORM SEWER PIPE SHALL BE: (CP) NON-REINFORCED CONCRETE, ASTM C-14; (RCP) REINFORCED CONCRETE FOR CONCRETE PIPE DIAMETERS 24" OR GREATER, ASTM C-76; OR (CMP) CORRUGATED METAL CMP TO BE GALVANIZED STEEL WITH TREATMENT 1 ASPHALT COATING OR BETTER; OR CORRUGATED ALUMINUM; OR AASHTO M274-70 ALUMINIZED STEEL. ALL PIPES SHALL BE INSTALLED WITH RUBBER GASKETS AS PER MANUFACTURER RECOMMENDATIONS.
COVER REQUIREMENTS FOR 12" DIAMETER PIPE:
BACKFILL OVER PIPE LESS THAN 12" REQUIRES RCP CLASS IV.
BACKFILL OVER PIPE LESS THAN 24" REQUIRES RCP MINIMUM BACKFILL OVER PIPE GREATER THAN 24" REQUIRES 16 GAGE CMP MINIMUM.
- CORRUGATED POLYETHYLENE PIPE (CPP):
A. ALL PIPE SHALL BE SMOOTH INTERIOR. CPP SHALL BE DOUBLE-WALLED. ALL PIPE SHALL MEET AASHTO AND ASTM SPECIFICATIONS.
B. UPON REQUEST BY THE CITY INSPECTOR, ALL PIPE RUNS SHALL PASS THE LOW PRESSURE AIR TEST REQUIREMENTS OF SECTION 7-04.3(1) E & F OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. PIPE RUNS SHALL BE TESTED WITH PIPE LOADED AND COMPACTED TO FINISH GRADE.
C. UPON REQUEST BY THE CITY INSPECTOR, PIPE SHALL BE SUBJECT TO MANDREL TESTING (MANDREL SIZE = 90% OF NOMINAL PIPE DIAMETER).
D. PIPE SHALL BE STORED ON SITE IN SHIPPING BUNKS ON A FLAT LEVEL SURFACE. THIS REQUIREMENT WILL BE STRICTLY ENFORCED; FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE PIPE AND/OR FUTURE RESTRICTION ON USE OF MATERIAL.
E. MINIMUM DEPTH OF COVER SHALL BE 2 FEET.
F. COUPLINGS SHALL BE INTEGRAL BELL AND SPIGOT OR DOUBLE BELL SEPARATE COUPLINGS. SPLIT COUPLINGS WILL NOT BE ALLOWED.
G. BACKFILL SHALL COMPLY WITH SECTION 7-08.3(3) OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION MODIFIED AS FOLLOWS:
THE SECOND PARAGRAPH OF SECTION 7-08.3(3) IS DELETED AND REPLACED WITH THE FOLLOWING:
"THE MATERIAL USED FOR BACKFILLING AROUND AND TO A POINT 1 FOOT ABOVE THE TOP OF THE PIPE SHALL BE CLEAN EARTH OR SAND, FREE FROM CLAY. ANY GRAVEL OR STONES INCLUDED IN THE BACKFILL SHALL PASS THROUGH A 1 INCH SIEVE."
- ALL NON-PERFORATED METAL PIPE SHALL HAVE NEOPRENE GASKETS AT THE JOINTS. O-RING GASKETS MAY BE USED FOR TYPE-F COUPLING BAND.
- CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
- ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.
- ALL PIPE SHALL BE PLACED ON STABLE EARTH. IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING TRENCH FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH GRAVEL BEDDING TO SUPPORT THE PIPE.
- ALL LANDSCAPED AND LAWN AREAS, EXCEPT AREAS WITHIN THE DRIPLINE OF PRESERVED TREES, SHALL BE AMENDED PER BMP 15.13 POST CONSTRUCTION SOIL QUALITY AND DEPTH IN CHAPTER 5, VOLUME V OF THE STORMWATER MANUAL.



MATCH LINE TO BOTTOM LEFT



MATCH LINE TO TOP RIGHT



UTILITY CONFLICT NOTE:
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CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT
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THIS _____ DAY OF _____, 202____.
BY: _____
KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.



| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |

INSIGHT ENGINEERING CO.
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 (425) 303-9363 (425) 303-9362 FAX
 INFO@INSIGHTENGINEERING.NET

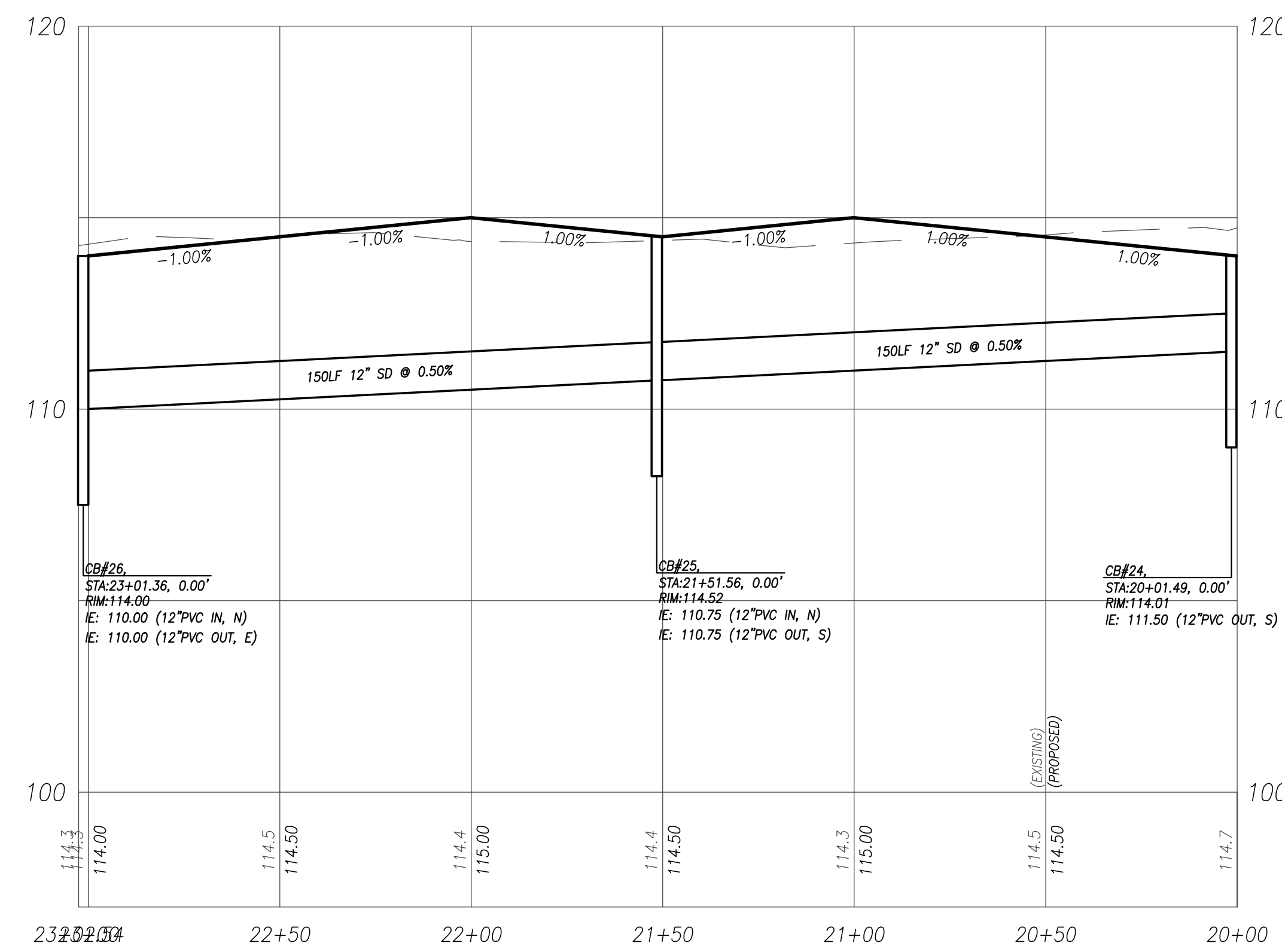
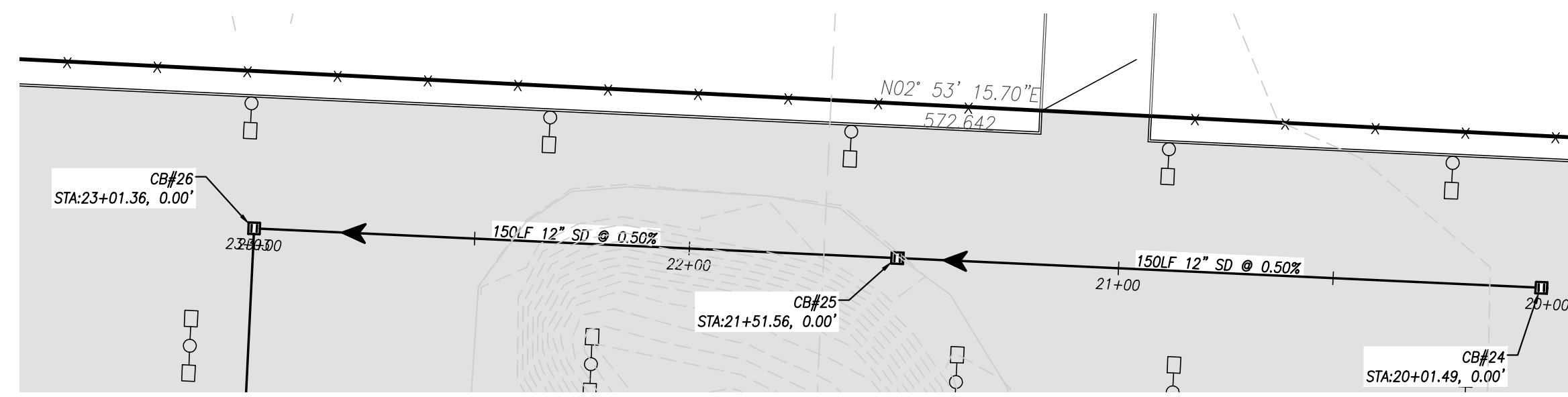
SITE ADDRESS: XXXXX SMOKEY POINT BLVD
 MARYSVILLE, WA 98223
 TAX ACCOUNT NO.'S: 3105280031200

PA22-035
 SW 1/4, SEC. 28, T. 31 N., R. 05 E., W.M.
KENDALL AUTO GROUP

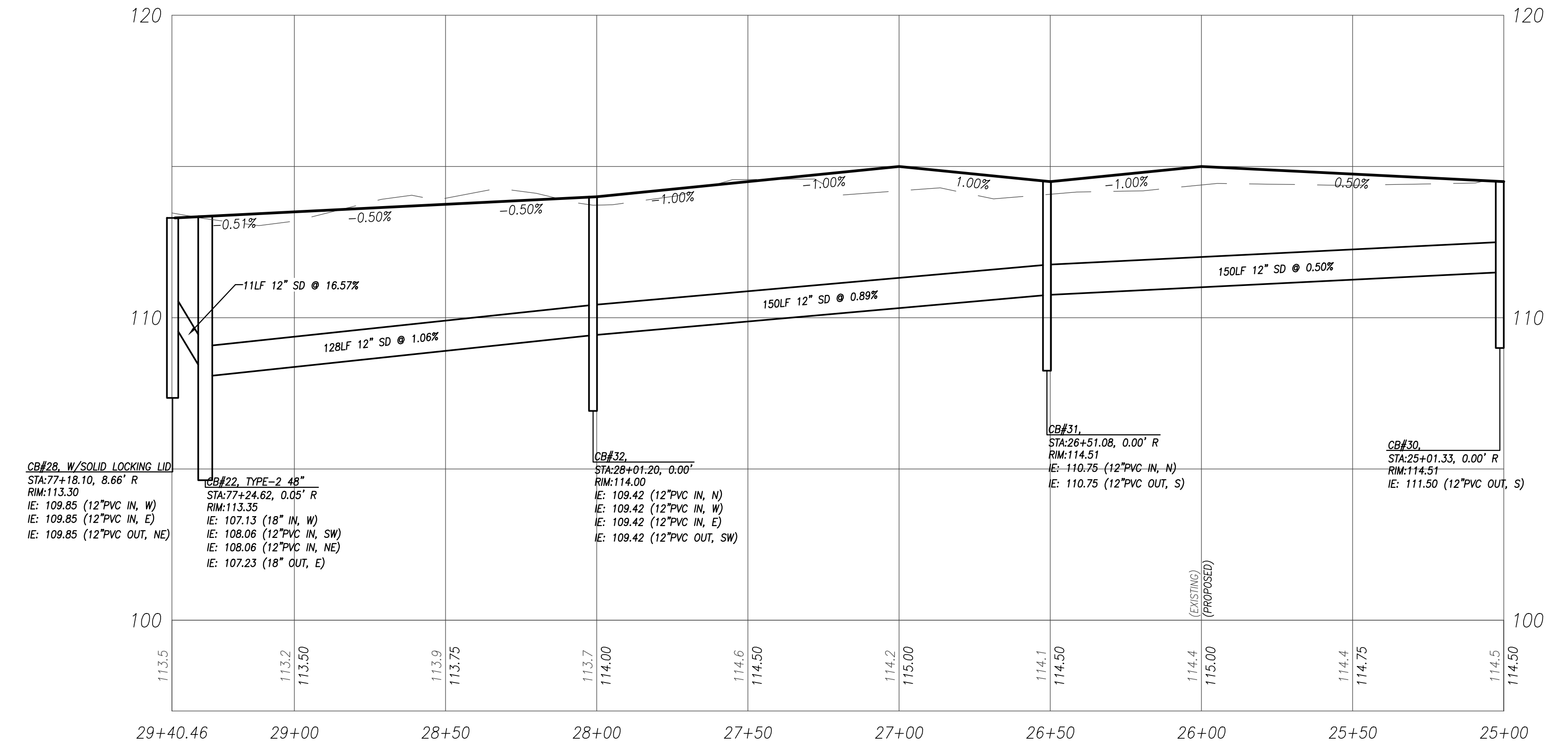
| DWG FILENAME | DESIGNED BY | DATE | SCALE | JOB NO. |
|---------------------|-------------|------------|--------|---------|
| 201092-KENDALL4.DWG | JTK | 04/18/2024 | 1"=30' | 20-1092 |

ROAD AND DRAINAGE PLAN **C3.0**

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



CB#24 TO CB#26 PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



CB#22 TO CB#32 PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



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| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |



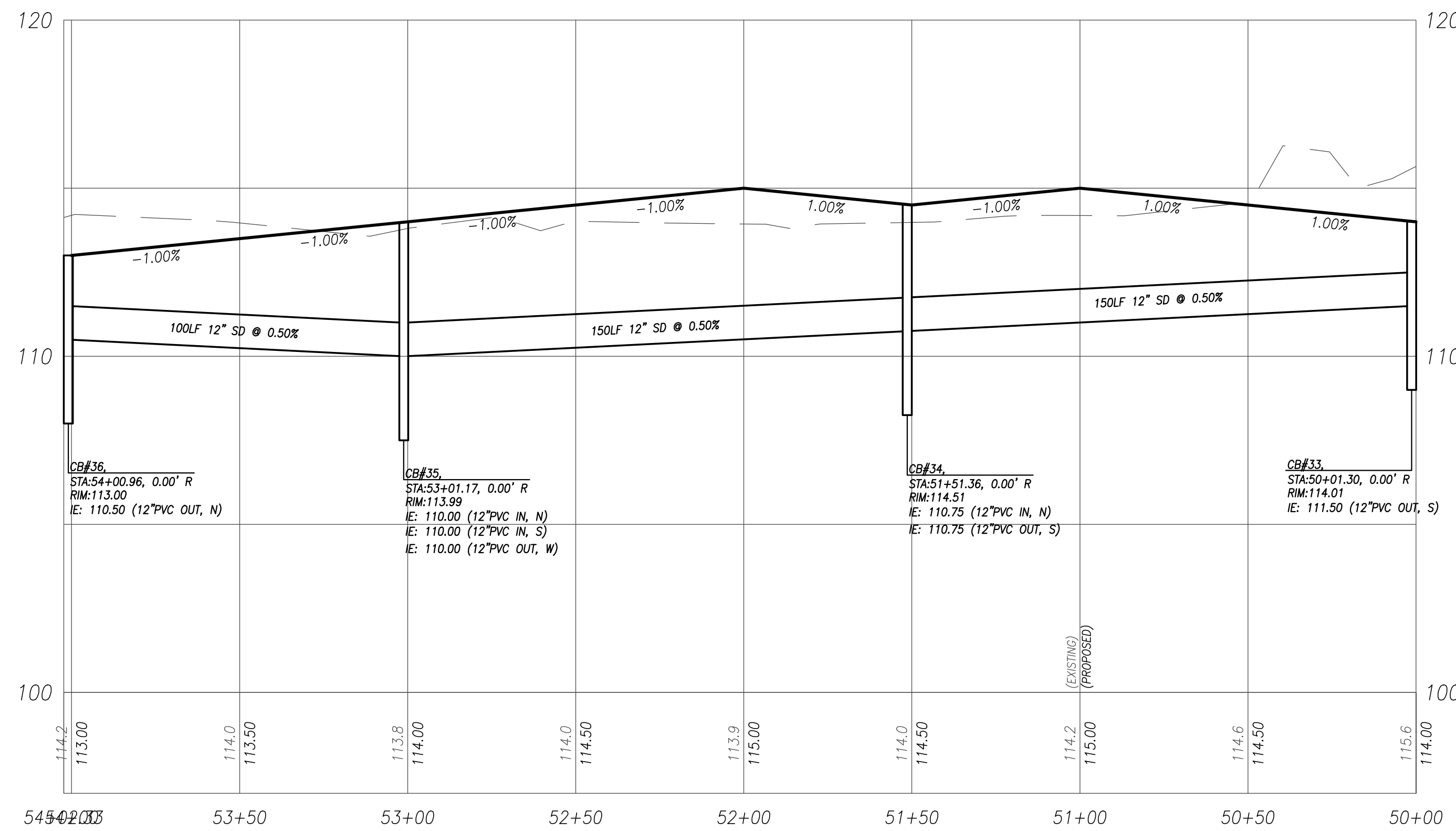
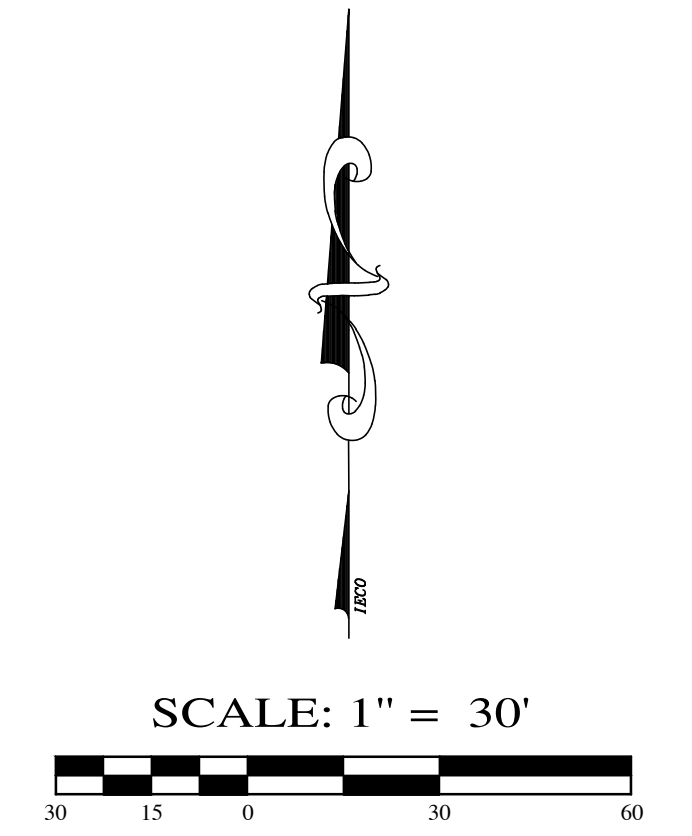
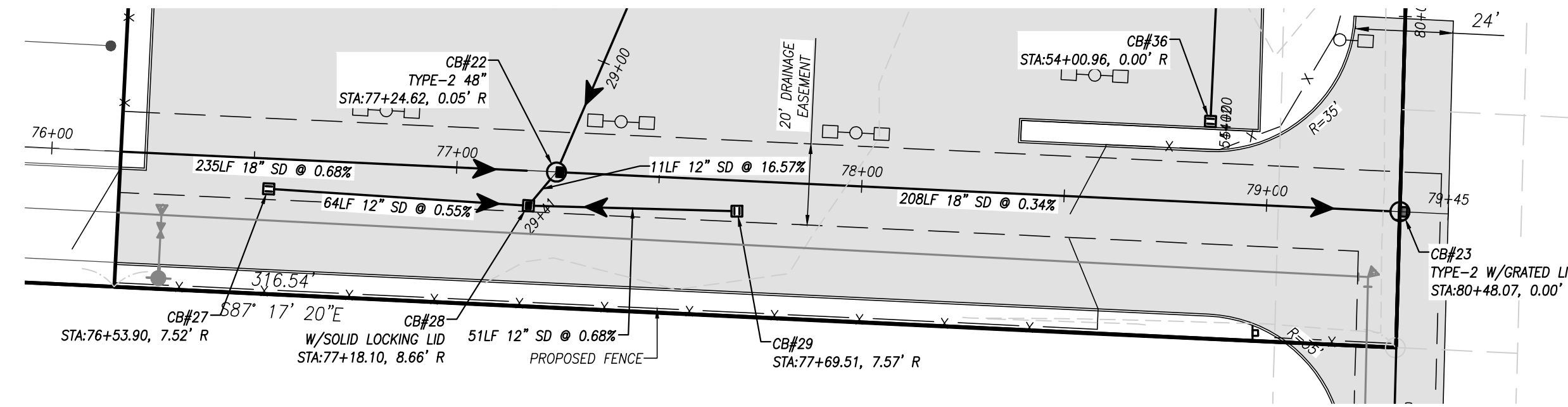
IECO
INSIGHT ENGINEERING CO.
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SITE ADDRESS: XXXXX SMOKEY POINT BLVD
MARYSVILLE, WA 98223
TAX ACCOUNT NO.'S: 31052800301200

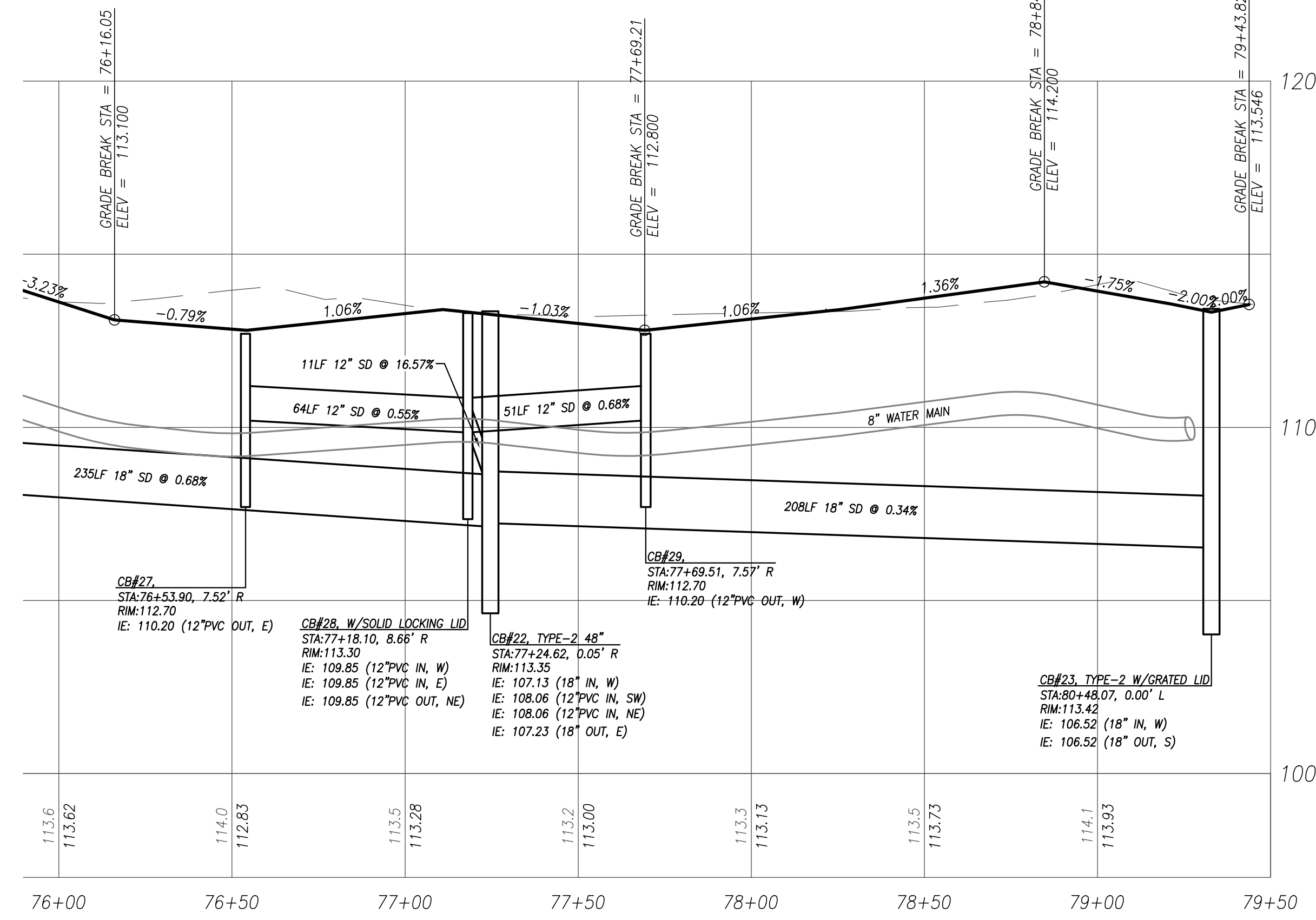
PA22-035
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
KENDALL AUTO GROUP

DWG FILENAME: 201092-KENDALL4.DWG
DESIGNED BY: JTK
DATE: 04/18/2024
SCALE: 1"=30'
JOB NO.: 20-1092
SHEET: C3.1
ROADS AND DRAINAGE
PLAN AND PROFILES

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



CB#33 TO CB#36 PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



CB#18 TO CB#23 PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



Know what's below.
Call before you dig.

UTILITY CONFLICT NOTE:

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THIS _____ DAY OF _____, 202____.
BY: KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER

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| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |

PA22-035
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
KENDALL AUTO GROUP
DWG FILENAME: 201092-KENDALL4.DWG
DESIGNED BY: JTK
DATE: 04/18/2024
SCALE: 1"=30'
JOB NO.: 20-1092
SHEET C3.2



INSIGHT ENGINEERING CO.
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SHEET C3.2



04/25/2024

ROADS AND DRAINAGE
PLAN AND PROFILES

GENERAL NOTES:

- 1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF MARYSVILLE...
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS BEFORE ACCEPTANCE OF THE PROJECT...
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE...

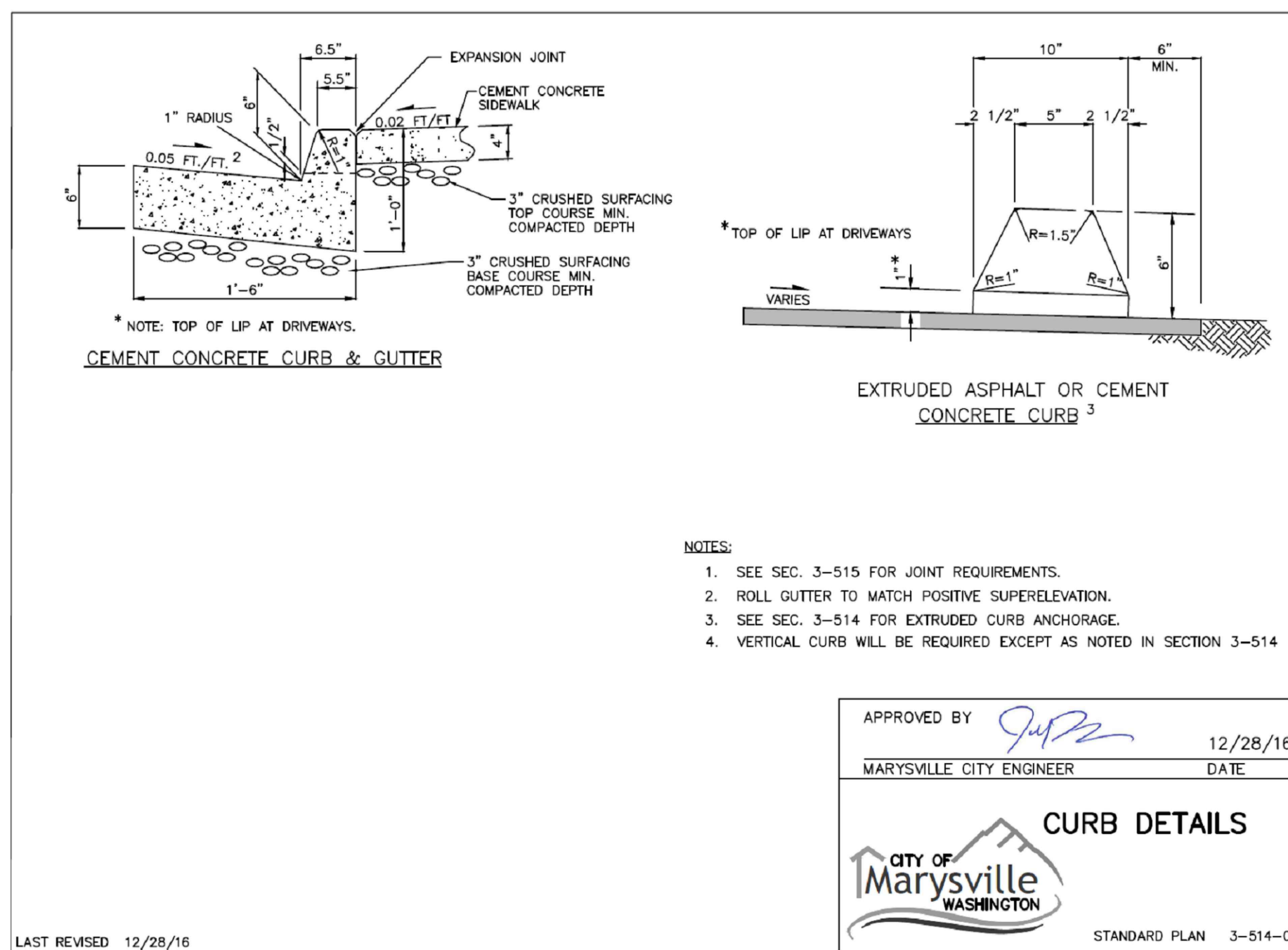
STORM WATER NOTES:

- 1. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEWERS...
2. ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-08-009...
3. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL NO. 4-08-009 AND 4-08-015...

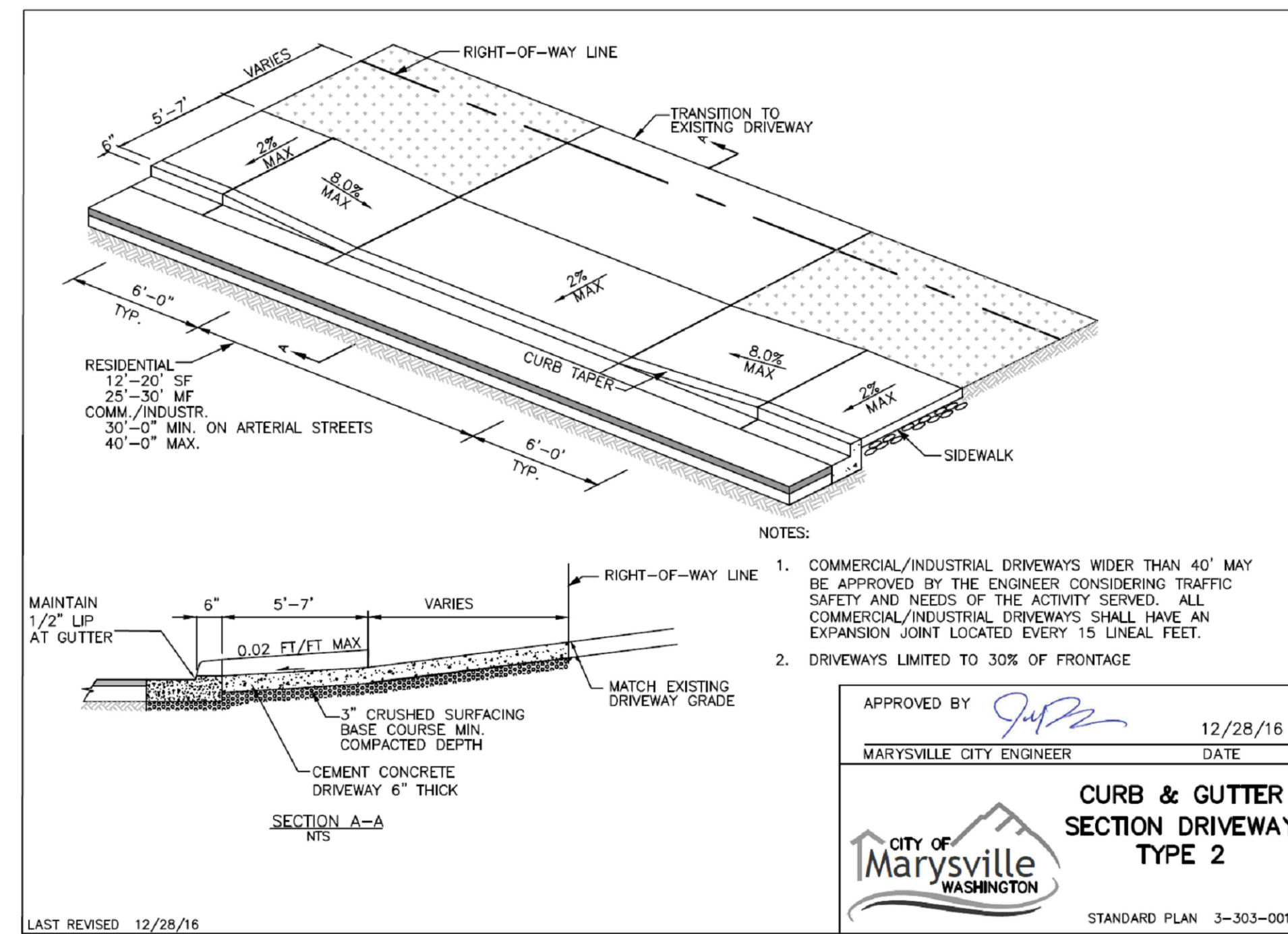
ROADWAY NOTES:

- 1. MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE...
2. CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 3-514...
3. SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON...

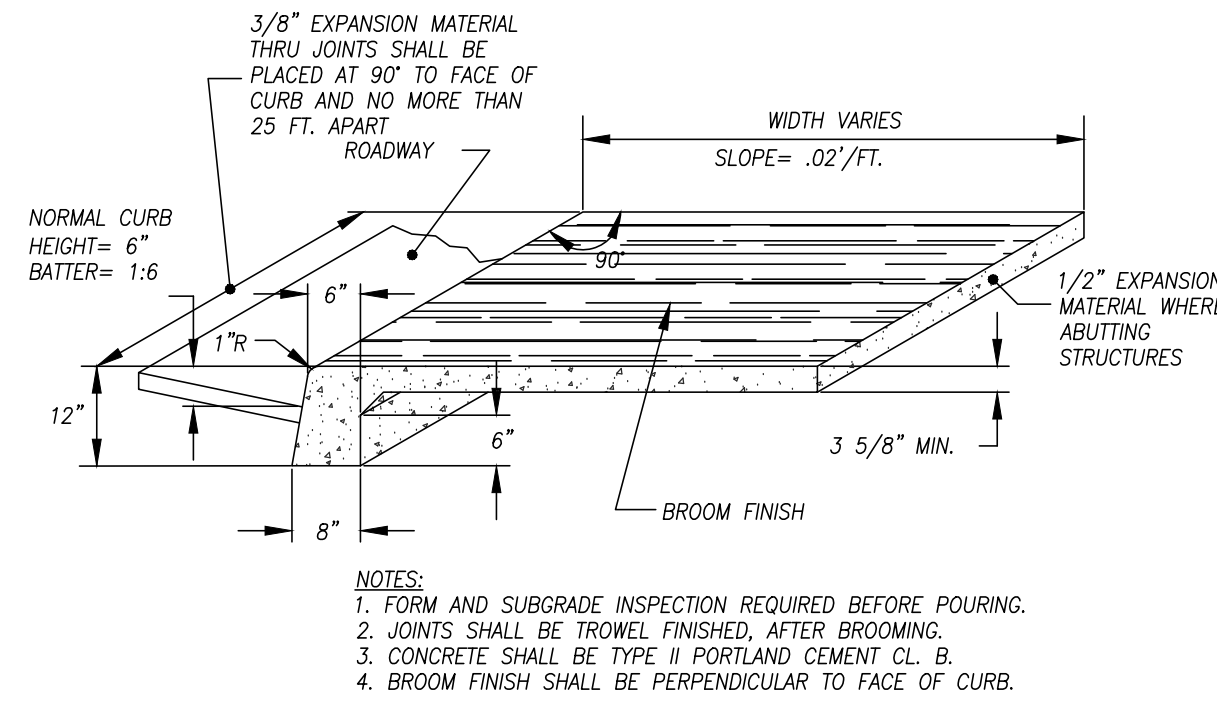
SW 1/4, SEC. 28, T. 31 N., R. 05 E., W.M. SNOHOMISH COUNTY, WASHINGTON



1 CURB DETAILS NOT TO SCALE



2 CURB & GUTTER SECTION DRIVEWAY TYPE 2 NOT TO SCALE



3 CEMENT CONCRETE INTEGRAL CURB AND WALK NOT TO SCALE



Know what's below. Call before you dig.

UTILITY CONFLICT NOTE: CAUTION:

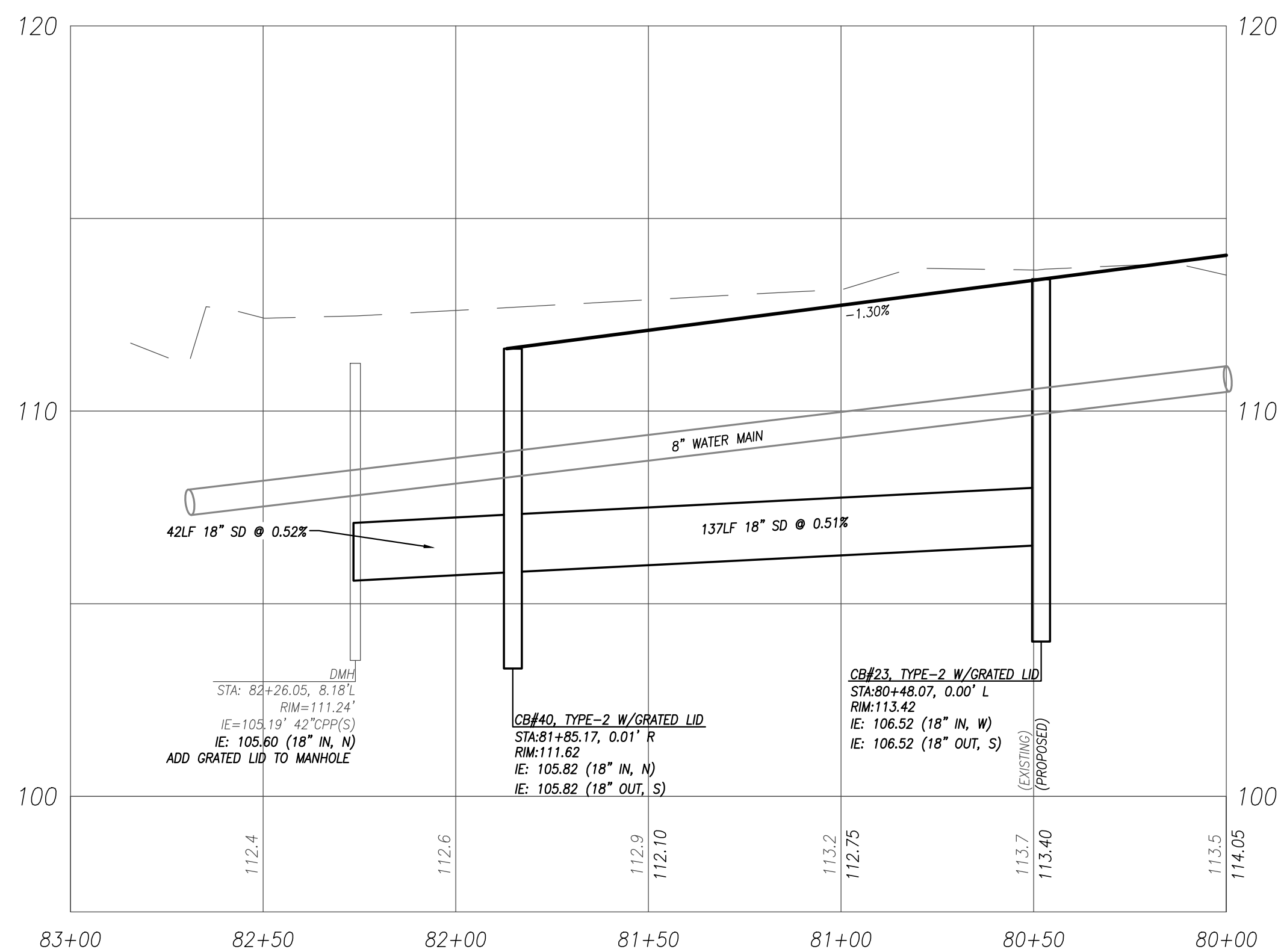
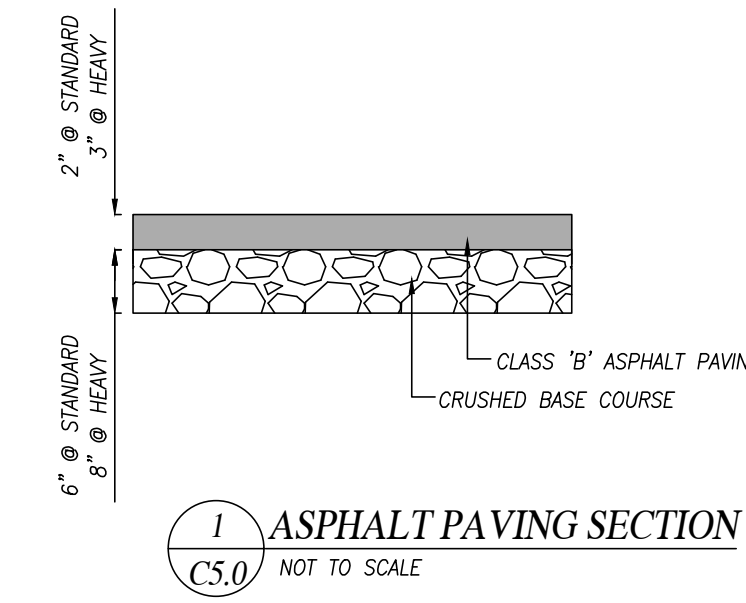
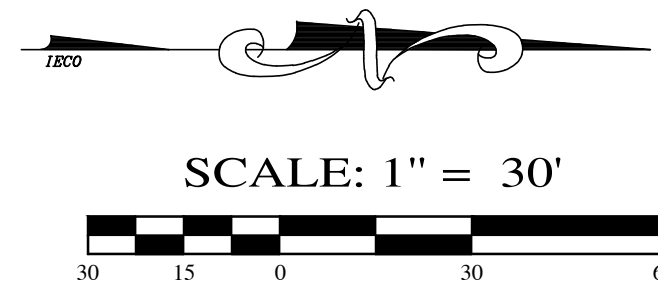
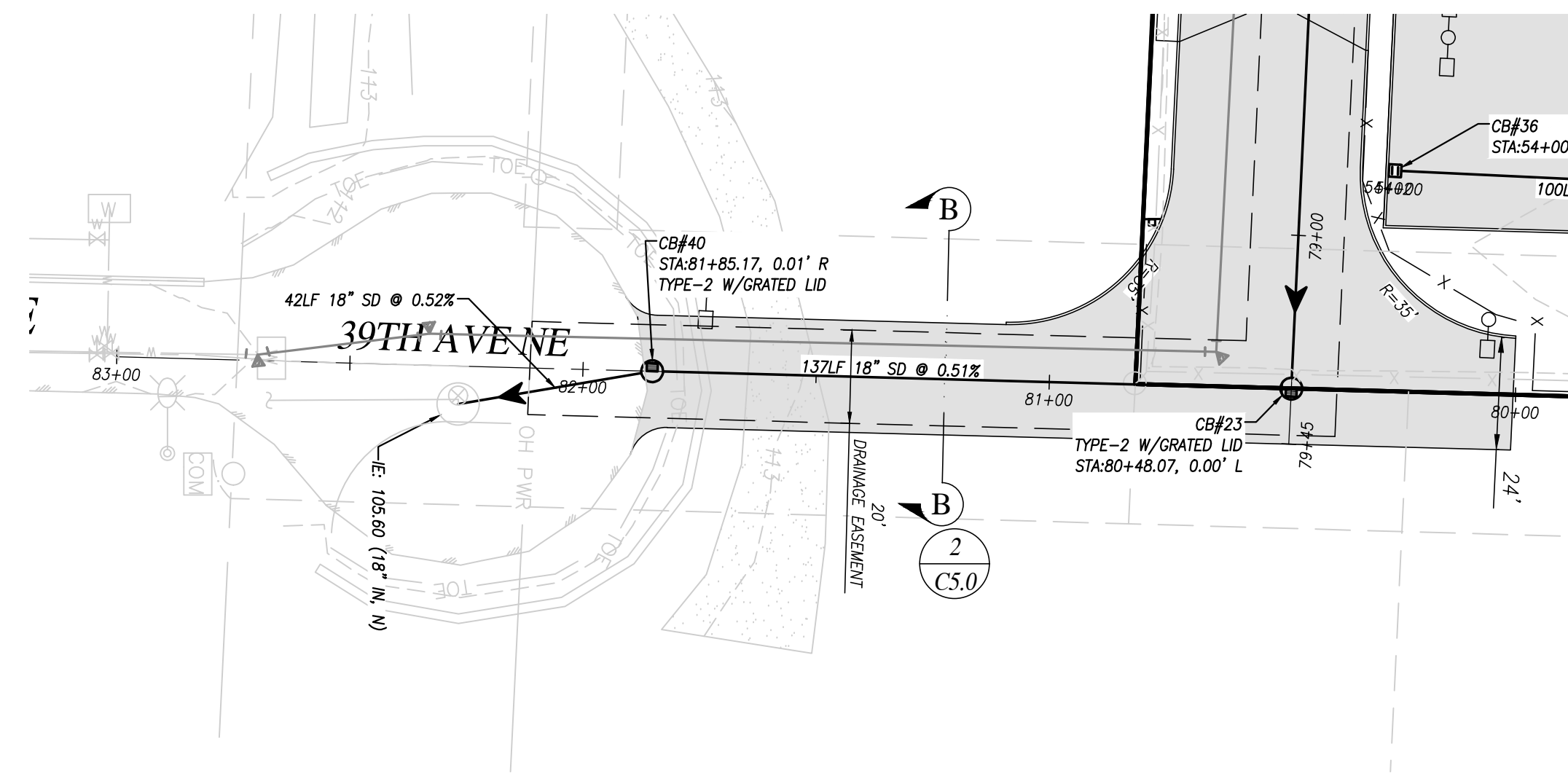
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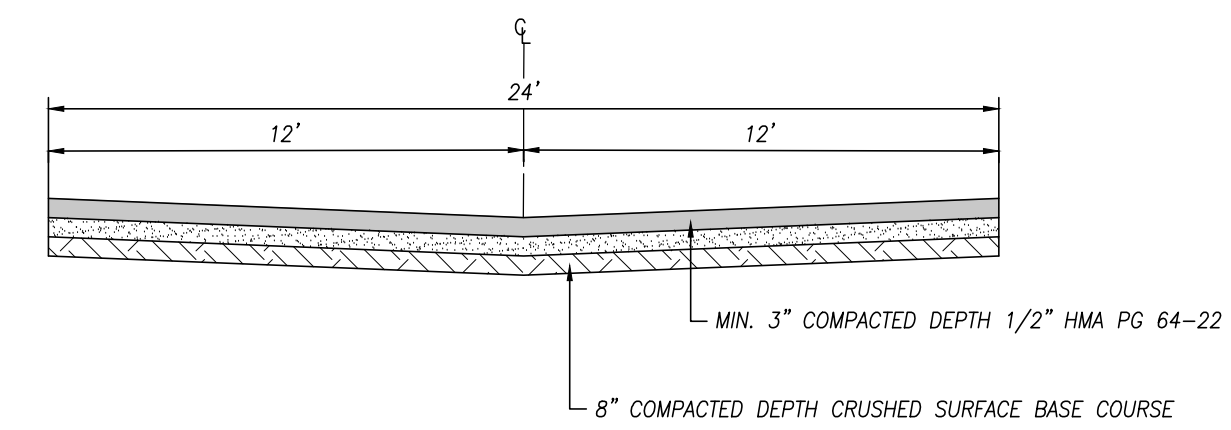


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SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



39TH AVE NE PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



2 39TH AVE NE (SECTION B-B)
C5.0 NOT TO SCALE DESIGN SPEED = 25 MPH
LOCAL ACCESS STREET
RIGHT-OF-WAY PER STD PLAN 3-202-003

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KENDALL AUTO GROUP

DWG FILENAME: 201092-KENDALL4.DWG DESIGNED BY: JTK DATE: 04/18/2024 SCALE: 1"=30' JOB NO.: 20-1092

FRONTAGE IMPROVEMENT
PLAN AND PROFILES
SHEET C5.0



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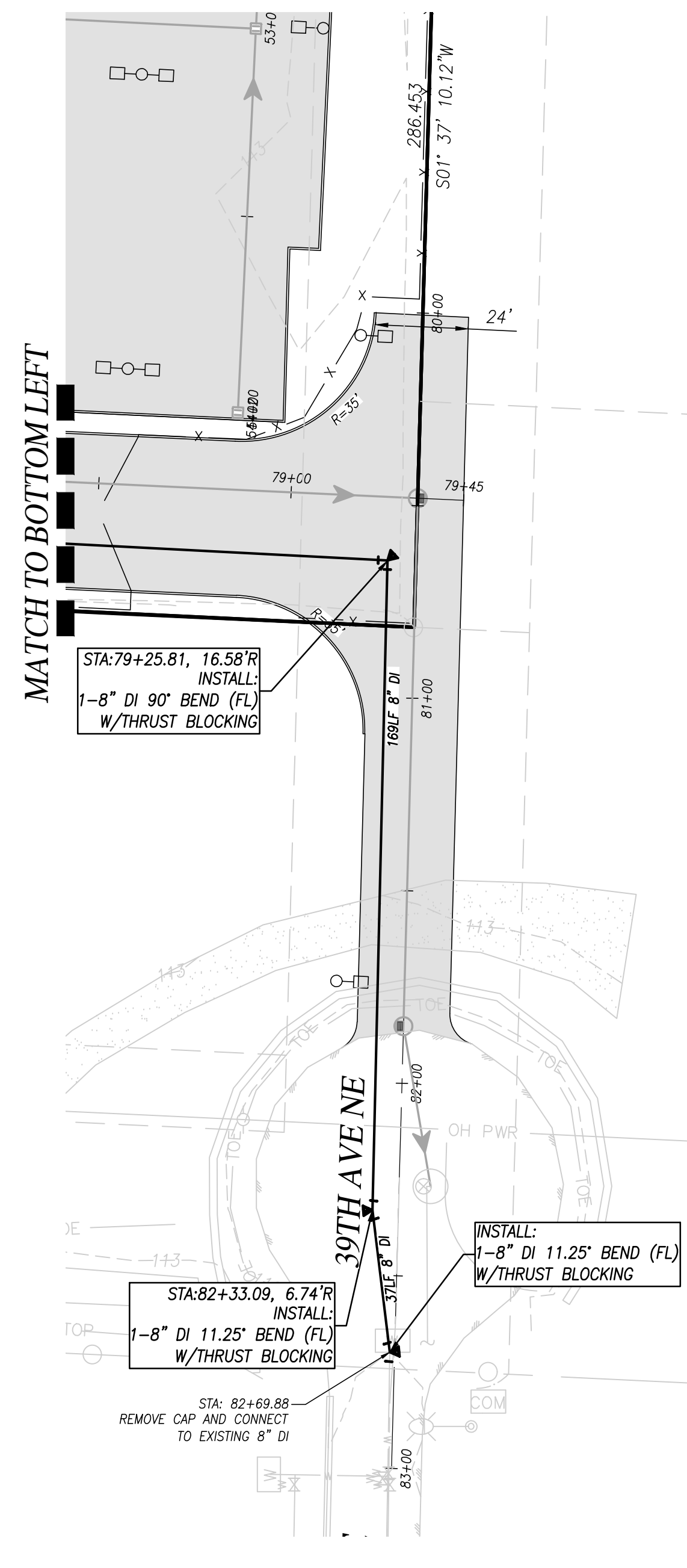
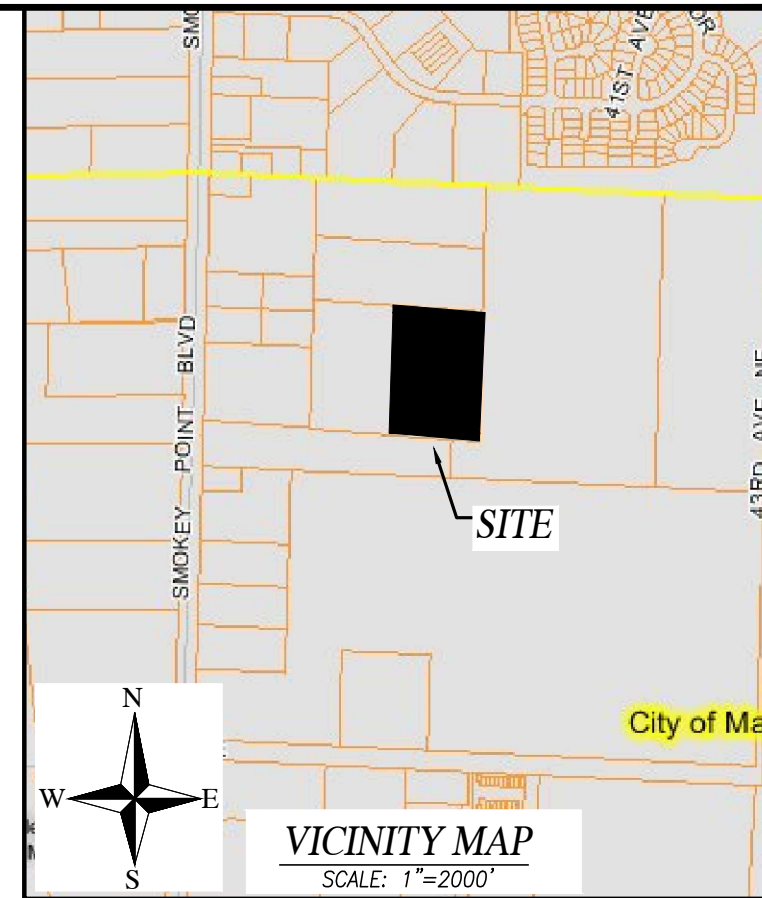
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SDM STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- POWER POLE
- GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UTILITY POLE ANCHOR
- FIRE HYDRANT (2 NOZZLE)
- TYPE 1 NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- PROPOSED FIRE HYDRANT
- EXISTING UNDERGROUND PATTERN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- FIRE DEPARTMENT CONNECTIONS
- DUCTILE IRON PIPE
- POST INDICATOR VALVE

SCALE: 1" = 30'

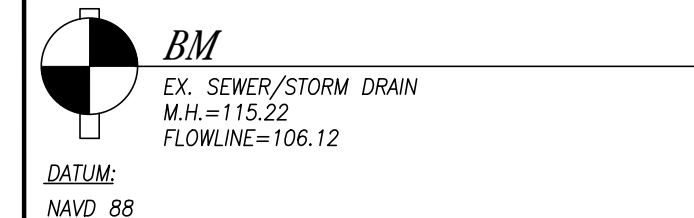


NOTES:

- FIRE HYDRANTS SHALL COMPLY WITH CITY WATER DESIGN STANDARD 2-060 INCLUDING 5" STORZ FITTINGS WITH BLUE REFLECTIVE HYDRANT MARKERS TO BE PLACED IN THE ROADWAY.

EQUIPMENT AND PROCEDURE

BASIS OF BEARINGS: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE
 LINE BETWEEN S.W. SEC. COR. & W1/4 COR. (N1°32'52"E) PER B.L.A. AFN 201505265002
 THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
 SURVEY INSTRUMENT USED: SOKKIA SET 5
 SURVEY INSTRUMENT USED: TOPCON DS
 SURVEY PROCEDURE: CLOSED TRAVERSE
 SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090



ENGINEER
 INSIGHT ENGINEERING COMPANY
 P.O. BOX 1478
 EVERETT, WA 98206
 CONTACT: BRIAN R. KALAB, P.E.
 PH: (425) 303-9363
 FAX: (425) 303-9362
 EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR
 METRON & ASSOCIATES INC.
 307 N OLYMPIC AVE, STE. 205
 ARLINGTON, WA 98223
 PH: (360) 435-3777
 EMAIL: TEB@METRONGIS.COM

OWNER
 VP/MS, LLC
 3449 E COPPER POINT DRIVE
 MERIDIAN, ID 83542

APPLICANT
 KENDALL AUTO GROUP
 8854 EMERALD ST, STE 260
 BOISE, ID 83704

LEGAL DESCRIPTION
 LOT 2, CITY OF MARYSVILLE BOUNDARY LINE ADJUSTMENT NO. B222005, RECORDED UNDER AUDITOR'S FILE NO. 202302145001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

INSIGHT ENGINEERING CO.
 P.O. BOX - 1478
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UTILITY CONFLICT NOTE:

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CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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THIS _____ DAY OF _____, 202____.

BY: _____
 KEN MCINTYRE, PE, ENGINEERING SERVICES MANAGER

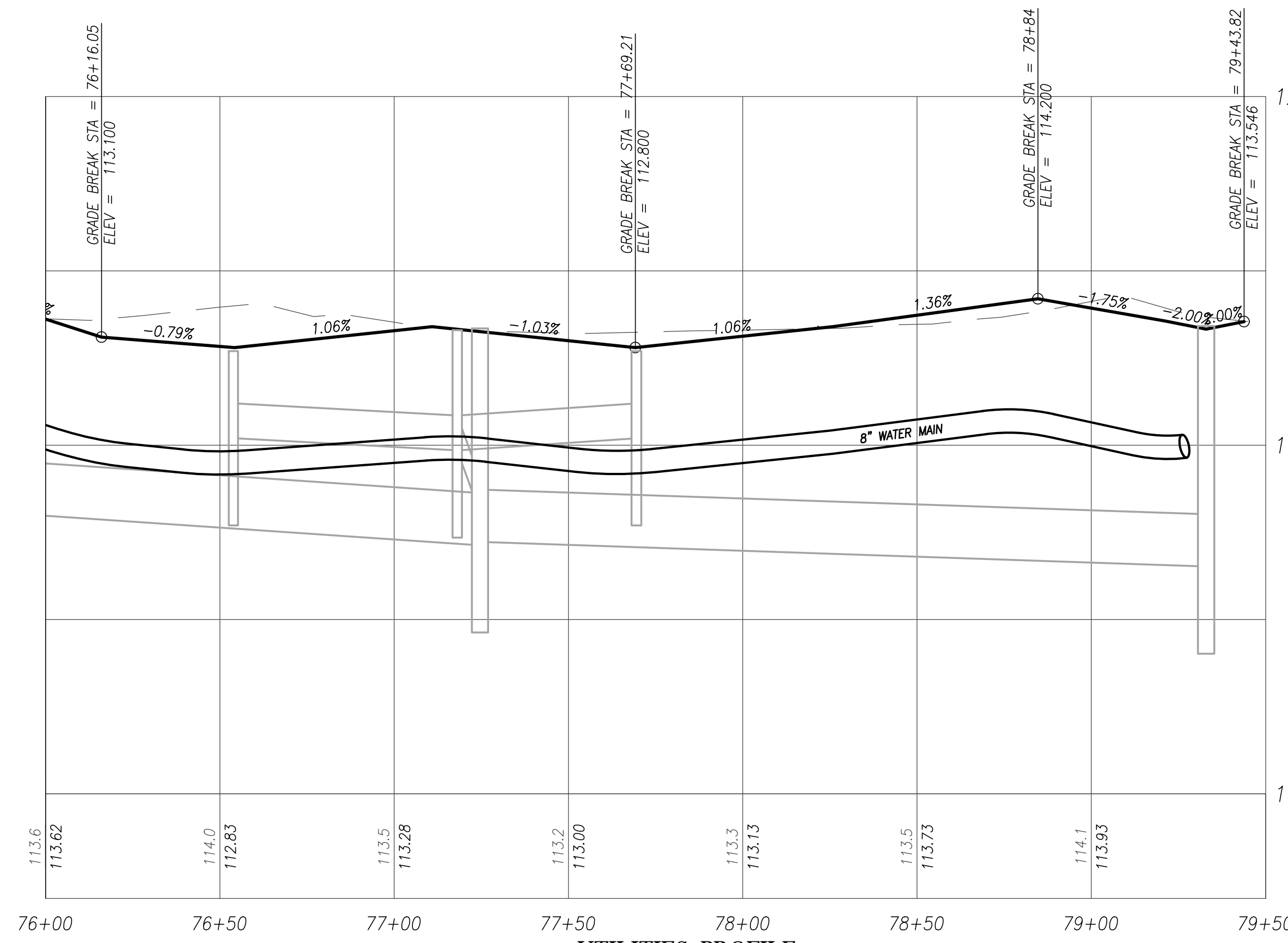
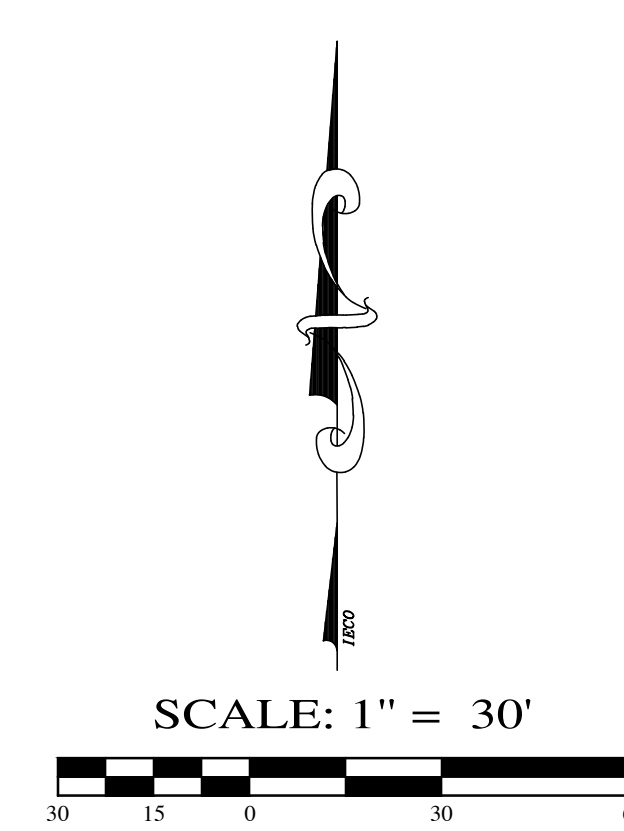
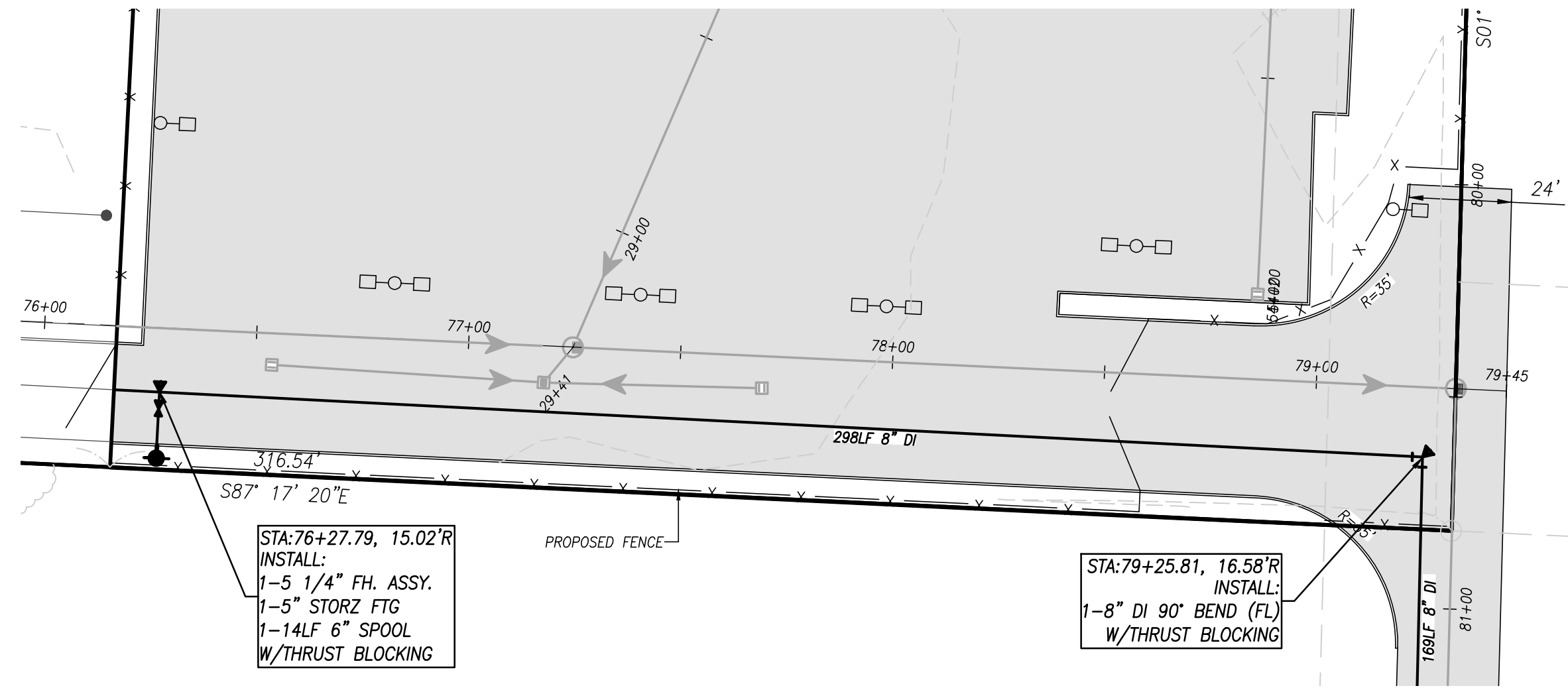
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL, PER MMC 22A.040.020 AND 22A.040.030.

| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |



| | |
|--|---|
| SITE ADDRESS: | XXXXX SMOKEY POINT BLVD MARYSVILLE, WA 98223 |
| TAX ACCOUNT NO.'S: | 31052800301200 |
| PA22-035 | |
| SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M. KENDALL AUTO GROUP | |
| DWG FILENAME | DESIGNED BY: DATE: SCALE: JOB NO.: |
| 201992-KENDALL4.DWG | JTK 04/18/2024 1"=30' 20-1092 |
| SEWER AND WATER PLAN | |
| C6.0 | |

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



UTILITIES PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



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| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|------------------|----------|------------|
| 1 | ADD EAST 4 ACRES | BRK | 06-22-2023 |

Professional Engineer Seal for Julian R. Kala, State of Washington, License No. 36495, dated 04/25/2024.

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
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SITE ADDRESS: XXXXX SMOKEY POINT BLVD
MARYSVILLE, WA 98223

TAX ACCOUNT NO.'S: 31052800301200

PA22-035

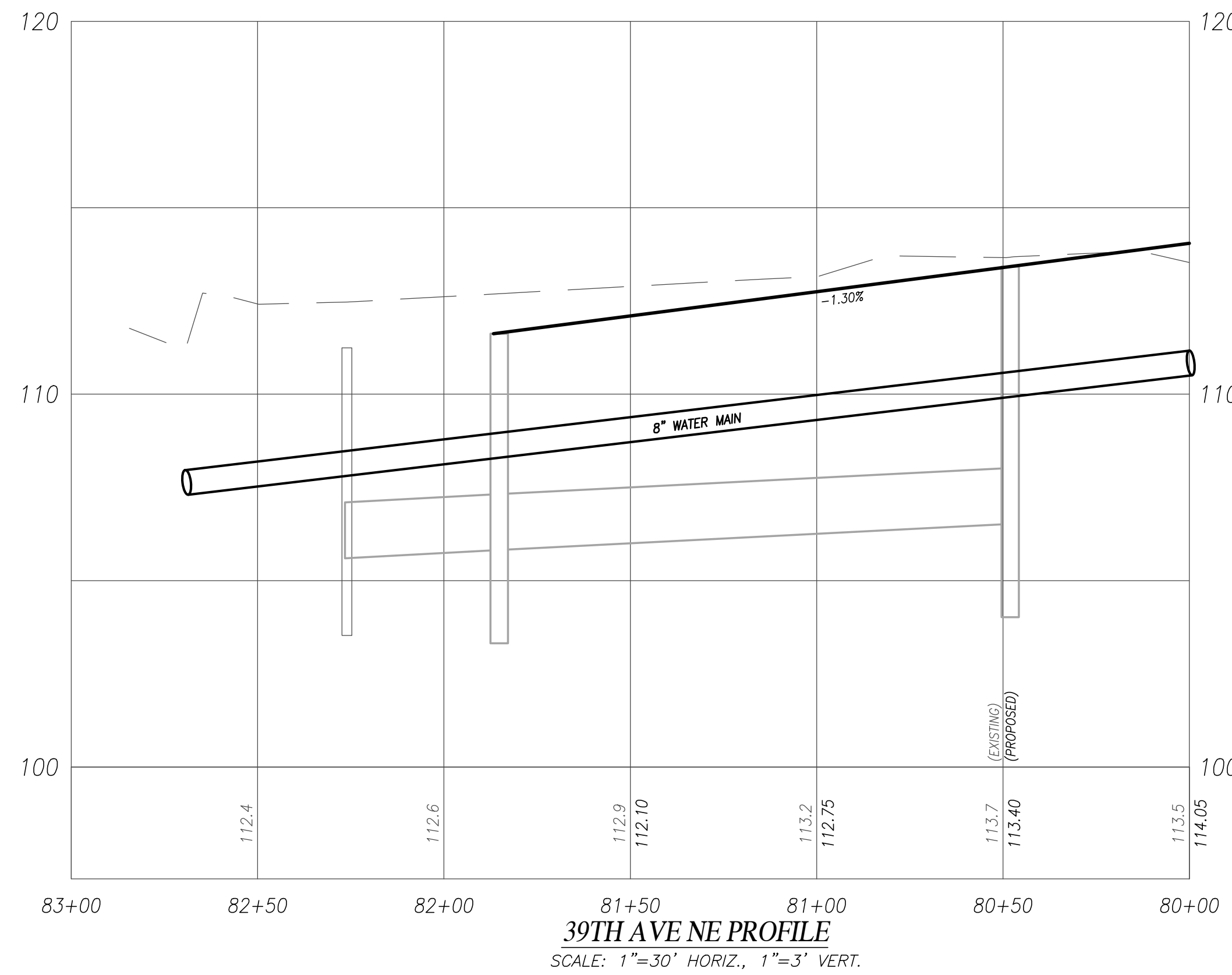
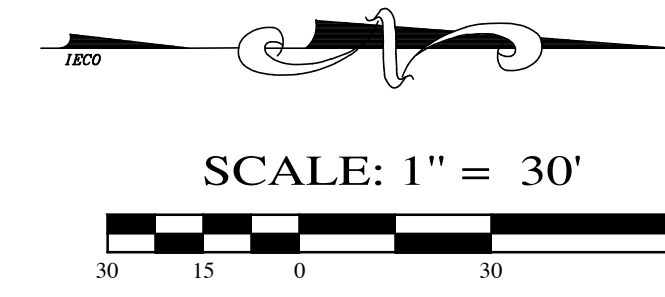
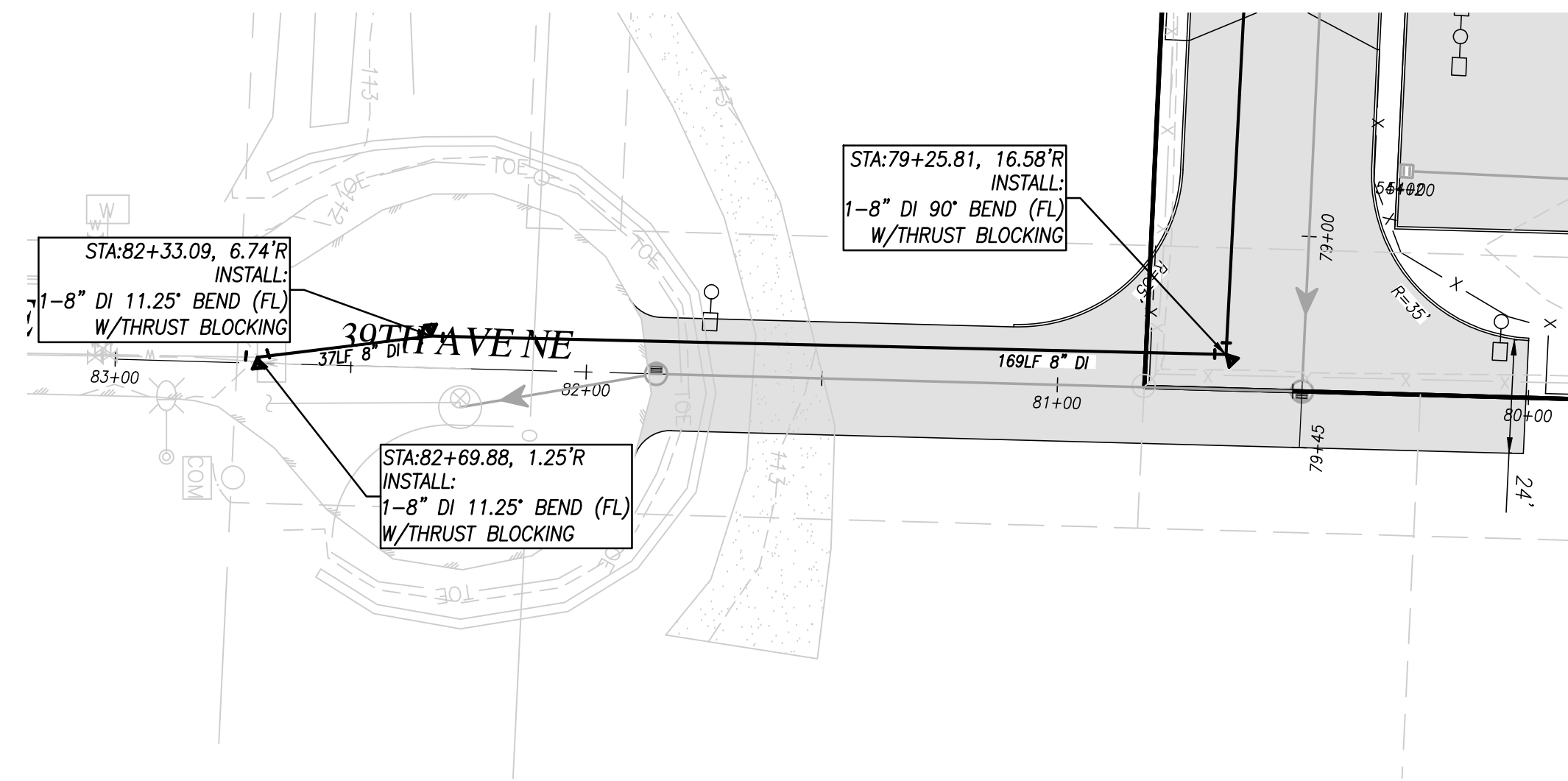
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
KENDALL AUTO GROUP

| | | | | |
|---------------------|--------------|------------|--------|----------|
| DWG FILENAME | DESIGNED BY: | DATE: | SCALE: | JOB NO.: |
| 201092-KENDALL4.DWG | JTK | 04/18/2024 | 1"=30' | 20-1092 |

SHEET **C6.1**

**SEWER AND WATER
PLAN AND PROFILE**

SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



39TH AVENUE PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.

NOTES:

1. ALL CB'S ARE TYPE-1 W/GRATED LID UNLESS OTHERWISE SPECIFIED.
2. THERE SHALL BE 18" VERTICAL SEPARATION BETWEEN WATER, STORM AND SEWER UTILITIES. STORM AND SEWER/ OR WATER SHALL HAVE 5' HORIZONTAL. WATER & SEWER SHALL HAVE 10' HORIZONTAL SEPARATION.

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PA22-035
SW 1/4, SEC. 28, T. 31 N., R.05 E., W.M.
KENDALL AUTO GROUP

DWG FILENAME: 201092-KENDALL4.DWG DESIGNED BY: JTK DATE: 04/18/2024 SCALE: 1"=30' JOB NO.: 20-1092

WATER PLAN AND PROFILE
SHEET C6.2



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