

GENERAL NOTES:

1. All work in City right-of-way requires a permit from the City of Marysville. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Development Services at (360-363-8100) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.

2. After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water, sanitary sewer, and stormwater systems.

3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Marysville City Engineering Design and Development Standards (hereinafter referred to as the "City Standards").

4. All work within the development and City right-of-way shall be subject to the inspection of the City engineer or designated representative.

5. Not applicable

6. The developer, contractor and project engineer is responsible for water quality as determined by the monitoring program established by the project engineer. The project engineer's name and phone number is Evan Nixon (801) 706-8516.

7. The contractor shall be responsible for obtaining all permits for utility, road, and right-of-way construction. The construction manager for this project is Grant Nixon (432) 803-8412.

8. The Construction Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMP's) shall be constructed in accordance with the approved SWPPP prior to any grading or extensive land clearing. These facilities must be satisfactorily maintained until construction and landscaping is completed and final stabilization has occurred. Sediment laden waters shall not enter the city stormwater drainage system or a natural drainage system.

9. The contractor shall keep two sets of plans on site at all times for recording record drawing information; one set shall be submitted to the project engineer, and one set shall be submitted to the City engineer at completion of construction and prior to final acceptance of work.

10. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.

11. Any revisions made to these plans, or changes to the design must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.

12. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. Prior to construction the owner and/or contractor shall notify the project engineer and the City engineer when conflicts exist between the plans and field conditions. Conflicts shall be resolved (including plan and profile revisions) and resubmitted for approval prior to proceeding with construction.

13. City of Marysville horizontal datum shall be NAD 83, and the vertical datum shall be NAVD 88, in Washington State Plane Coordinates (feet), Washington North Zone 4601. A list of benchmarks is available through the Public Works Department.

14. Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of ATB or Class B asphalt concrete. Contractor shall be responsible for maintenance as required.

15. Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.

16. It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.

17. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.

18. Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility. Location of utilities shown on construction plans are based on best records available and are subject to variation. For assistance in utility location, call 1-800-424-5555.

19. Not applicable.

20. Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.

21. Not applicable.

22. During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.

23. Certified record drawings are required prior to project acceptance.

24. A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information visit the Department of Ecology web site www.ecy.wa.gov/programs/wq/stormwater/construction/.

25. Not applicable.

26. A grading permit issued pursuant to the current adopted International Building Code, and approval of the temporary erosion and sedimentation control plan shall be obtained from the Community Development Department prior to any on-site grading work not expressly exempt by the current adopted International Building Code.

27. Not applicable.

ROADWAY NOTES:

1. Not applicable.

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. Sidewalks and driveways shall conform to City Standard Detail 3-303-001 and -002. If asphalt is damaged during replacement of curb and gutter, the repair shall conform to City Standard Detail 3-514-001.

4. The surrounding ground (5 feet beyond the base) for all power transformers, telephone/TV pedestals, and street light main disconnects shall be graded to a positive 2 percent slope from top of curb.

5. Not applicable.

6. Not applicable.

7. Not applicable.

STORMWATER NOTES:

1. During construction, all existing and newly installed drainage structures shall be protected from sediments.

2. Not applicable.

3. Not applicable.

4. Not applicable.

5. Not applicable.

6. Not applicable.

7. Not applicable.

8. Not applicable.

9. Not applicable.

10. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 3-703-002 and -003.

11. 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. Compaction shall be performed in accordance with Sections 7-08.3(3) and 2-03.3(14)C - 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 unyielding" (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.

12. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.

13. Not applicable.

14. 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.

15. Not applicable.

16. 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.

17. 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.

18. Not applicable.

19. 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.

20. Not applicable.

21. Not applicable.

22. Not applicable.

23. 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.

24. All landscaped and lawn areas, except areas within the dripline of preserved trees, shall be amended per BMP T5.13 Post Construction Soil Quality and Depth in Chapter 5, Volume V of the Stormwater Manual.

WATER SYSTEM NOTES:

Not applicable.

SANITARY SEWER NOTES:

1. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines.

2. No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway and the asphalt patch and seal around the ring are accepted.

3. After all other utilities are installed and prior to asphalt work, all sanitary pipes shall pass a low pressure air test in accordance with Section 7-17 of the "Standard Specifications". Products used to seal the inside of the pipe are not to be used to obtain the air test.

4. Not applicable.

5. The City of Marysville Community Development Department shall be notified a minimum of 48 hours in advance of a tap or connection to an existing sanitary sewer main. The inspector shall be present at the time of the tap or connection.

6. The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.

7. Not applicable.

8. Not applicable.

9. Side sewer services shall be PVC, ASTM D 3034 SDR 35 with flexible gasketed joints. Side sewer connections shall be made by a tap to an existing main or a tee from a new main connected above the springline of the pipe.

10. Not applicable.

11. All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished subgrade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.

12. Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with SEWER and the depth, in feet, stenciled in white letters 2" high.

13. Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities.

14. All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.

15. Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). This shall include necessary leveling of the trench bottom or the top of the foundation materials as well as placement and compaction of required bedding material to uniform grade so that the entire length of the pipe will be supported on a uniformly dense unyielding base.

16. Not applicable.

17. Not applicable.

18. Not applicable.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

1. 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.

2. 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 permittee.

3. 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 permittee 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.

4. 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.

5. 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 permittee but must be augmented with mulching, netting, or other treatment approved by the City.

6. 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.

7. 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 proposed for retention.

8. 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.

9. All earth work shall be performed in accordance with City Standards. Preconstruction soils investigation may be required to evaluate soils stability.

10. Not applicable.

11. Not applicable.

12. Upon completion of work, final reports must be submitted to the City in conformance with the current City adopted International Building Code.

INFILTRATION FACILITY NOTES
1. Infiltration facility installations shall be directed/overseen by a licensed geotechnical engineer if directed by the City Engineer or designee. The geotechnical engineer shall certify that the underlying soil type and condition (native or fill soil) meets the design specification prior to backfilling.

2. The geotechnical engineer will prescribe corrective action for soil that does not meet the design specification, soil that has been over compacted or for soil that has been contaminated by turbidity. Final engineering approval is required from the City.

3. Performance testing and verification for a facility shall be conducted before final construction approval by the City, or prior to construction of other project improvements or recording of a subdivision as required by MMC 14.15.120. The contractor shall be responsible for making corrections to ensure the stormwater system functions as designed.

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.
THIS DAY OF: _____
BY: _____ MAX PHAN, P.E. - CITY ENGINEER
THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC CODE 15.09.080

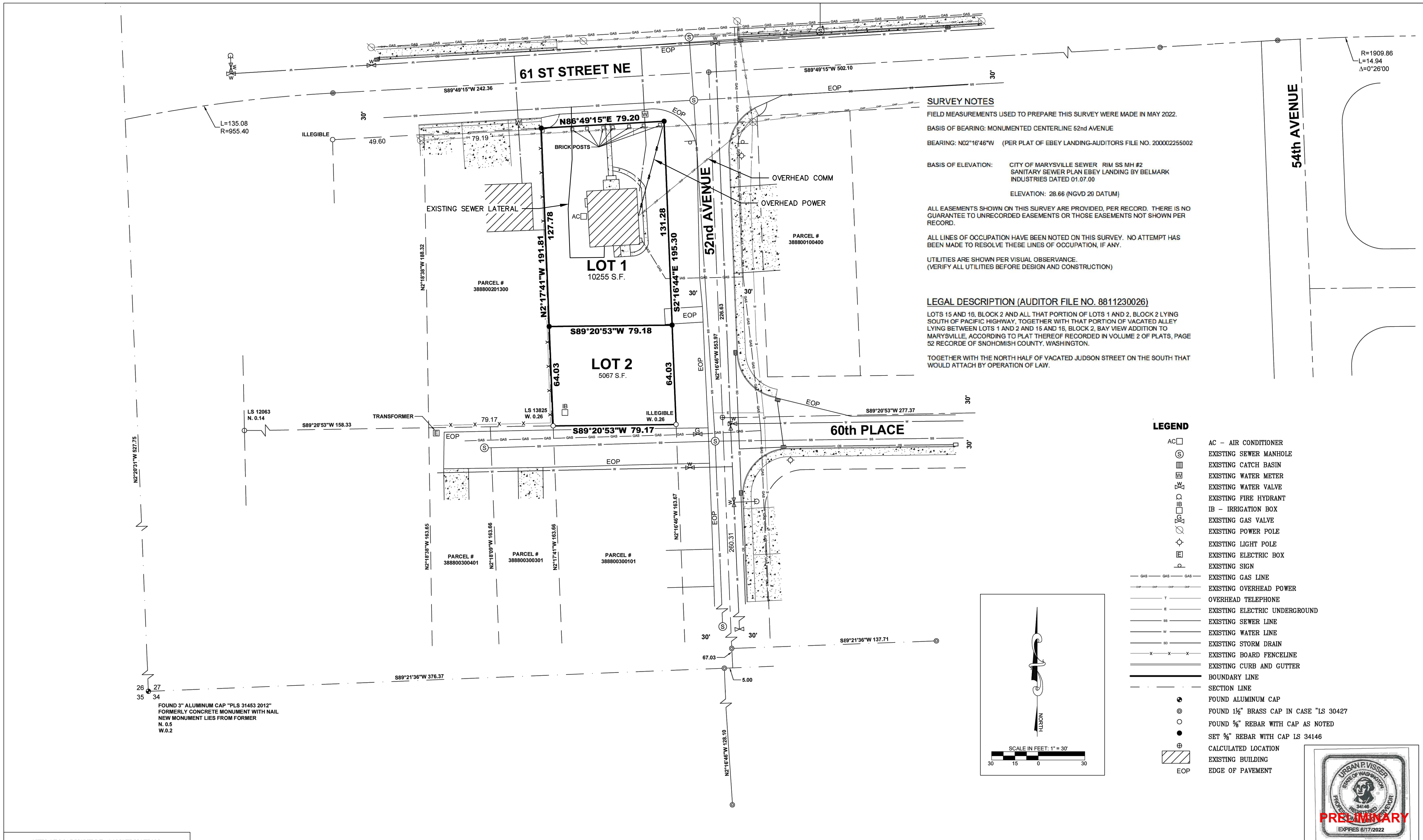
Nixon E&D, LLC
230 NORTH 550 EAST
LINDON, UTAH 84042
801.706.8516
nixon.evan@gmail.com

HARBOR VIEW HEIGHTS
PORTION OF BAY VIEW ADDITION TO MARYSVILLE
SOUTHWEST QUARTER OF SECTION 27, T30N, R5E, W.M.
SNOHOMISH COUNTY, WASHINGTON

CITY OF MARYSVILLE - FILE No. SP23-007

DATE : 5-Aug-24
JOB NO: 2023 052
DRAWN: SH
CHECKED: EN
REVISION:

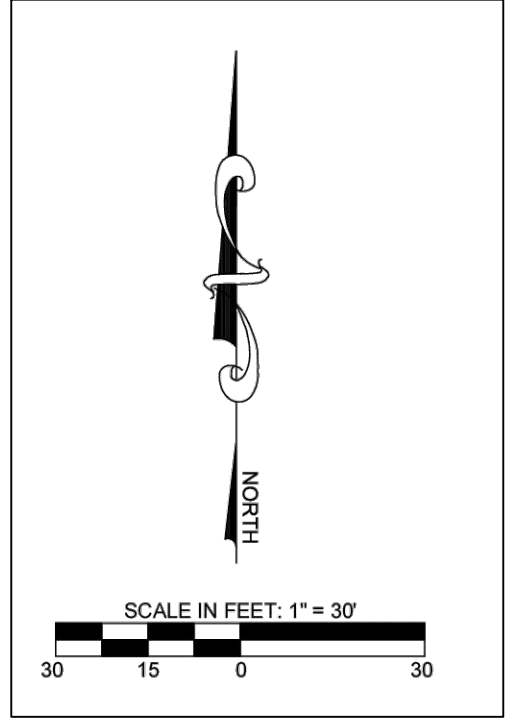
COVER SHEET & NOTES
SHEET:
CS-02



SURVEY NOTES
 FIELD MEASUREMENTS USED TO PREPARE THIS SURVEY WERE MADE IN MAY 2022.
 BASIS OF BEARING: MONUMENTED CENTERLINE 52nd AVENUE
 BEARING: N02°16'46"W (PER PLAT OF EBNEY LANDING-AUDITORS FILE NO. 200002255002)
 BASIS OF ELEVATION: CITY OF MARYSVILLE SEWER RIM SS MH #2
 SANITARY SEWER PLAN EBNEY LANDING BY BELMARK INDUSTRIES DATED 01.07.00
 ELEVATION: 28.66 (NGVD 29 DATUM)
 ALL EASEMENTS SHOWN ON THIS SURVEY ARE PROVIDED, PER RECORD. THERE IS NO GUARANTEE TO UNRECORDED EASEMENTS OR THOSE EASEMENTS NOT SHOWN PER RECORD.
 ALL LINES OF OCCUPATION HAVE BEEN NOTED ON THIS SURVEY. NO ATTEMPT HAS BEEN MADE TO RESOLVE THESE LINES OF OCCUPATION, IF ANY.
 UTILITIES ARE SHOWN PER VISUAL OBSERVANCE. (VERIFY ALL UTILITIES BEFORE DESIGN AND CONSTRUCTION)

LEGAL DESCRIPTION (AUDITOR FILE NO. 8811230026)
 LOTS 15 AND 16, BLOCK 2 AND ALL THAT PORTION OF LOTS 1 AND 2, BLOCK 2 LYING SOUTH OF PACIFIC HIGHWAY, TOGETHER WITH THAT PORTION OF VACATED ALLEY LYING BETWEEN LOTS 1 AND 2 AND 15 AND 16, BLOCK 2, BAY VIEW ADDITION TO MARYSVILLE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 52 RECORDE OF SNOHOMISH COUNTY, WASHINGTON.
 TOGETHER WITH THE NORTH HALF OF VACATED JUDSON STREET ON THE SOUTH THAT WOULD ATTACH BY OPERATION OF LAW.

- LEGEND**
- AC □ AC - AIR CONDITIONER
 - ⊙ EXISTING SEWER MANHOLE
 - ⊠ EXISTING CATCH BASIN
 - ⊞ EXISTING WATER METER
 - ⊕ EXISTING WATER VALVE
 - ⊖ EXISTING FIRE HYDRANT
 - IB □ IB - IRRIGATION BOX
 - ⊕ EXISTING GAS VALVE
 - ⊖ EXISTING POWER POLE
 - ⊕ EXISTING LIGHT POLE
 - ⊖ EXISTING ELECTRIC BOX
 - ⊕ EXISTING SIGN
 - GAS — EXISTING GAS LINE
 - OP — EXISTING OVERHEAD POWER
 - T — OVERHEAD TELEPHONE
 - E — EXISTING ELECTRIC UNDERGROUND
 - S — EXISTING SEWER LINE
 - W — EXISTING WATER LINE
 - SD — EXISTING STORM DRAIN
 - X — EXISTING BOARD FENCELINE
 - C — EXISTING CURB AND GUTTER
 - B — BOUNDARY LINE
 - S — SECTION LINE
 - ⊙ FOUND ALUMINUM CAP
 - ⊙ FOUND 1½" BRASS CAP IN CASE "IS 30427"
 - ⊙ FOUND ¾" REBAR WITH CAP AS NOTED
 - ⊙ SET ¾" REBAR WITH CAP IS 34146
 - ⊙ CALCULATED LOCATION
 - ▨ EXISTING BUILDING
 - EOP — EDGE OF PAVEMENT



FOUND 3" ALUMINUM CAP "PLS 31453 2012"
 FORMERLY CONCRETE MONUMENT WITH NAIL
 NEW MONUMENT LIES FROM FORMER
 N. 0.5
 W. 0.2

Nixon E&D, LLC
 230 NORTH 550 EAST
 LINDON, UTAH 84042
 801.706.8516
 nixon.evan@gmail.com

HARBOR VIEW HEIGHTS
 PORTION OF BAY VIEW ADDITION TO MARYSVILLE
 SOUTHWEST QUARTER OF SECTION 27, T30N, R5E, W.M.
 SNOHOMISH COUNTY, WASHINGTON

DATE: 5-Aug-24
 JOB NO: 2023 052
 DRAWN: SH
 CHECKED: EN
 REVISION:
 EXISTING CONDITIONS
 SHEET: EX-01

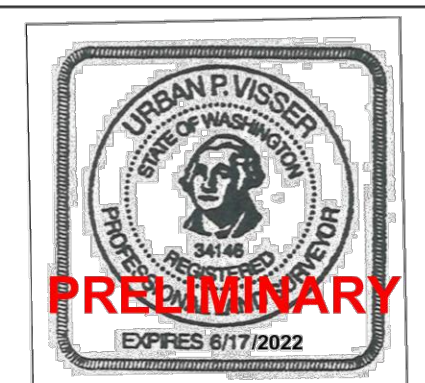
CITY OF MARYSVILLE CONSTRUCTION
 DRAWING REVIEW ACKNOWLEDGEMENT

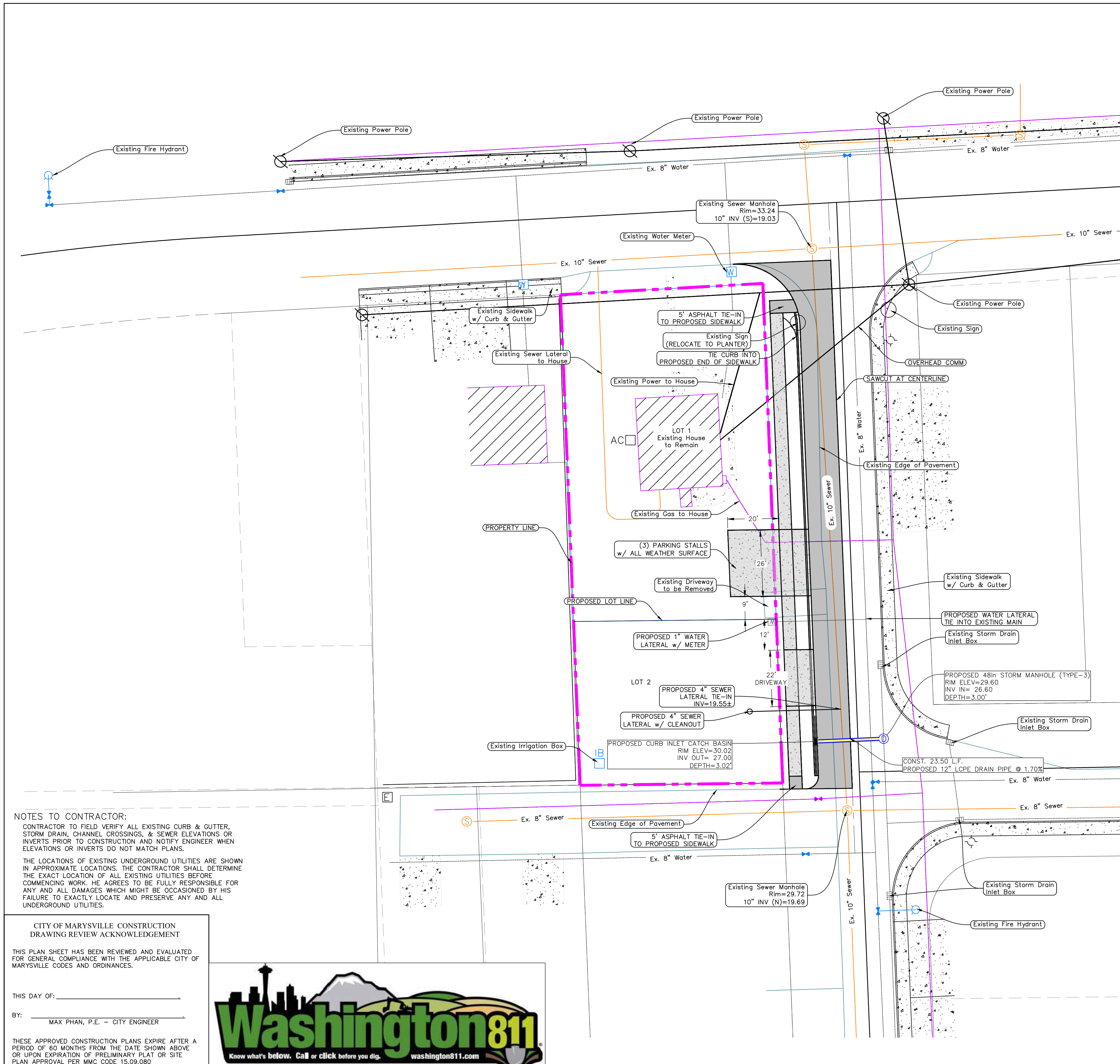
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THIS DAY OF: _____

BY: _____
 MAX PHAN, P.E. - CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC CODE 15.09.080





NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

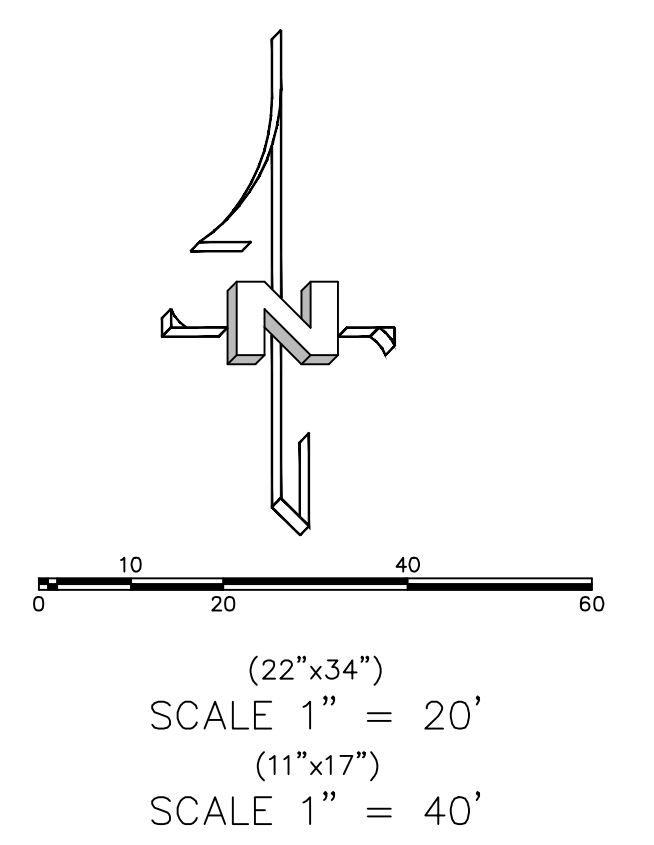
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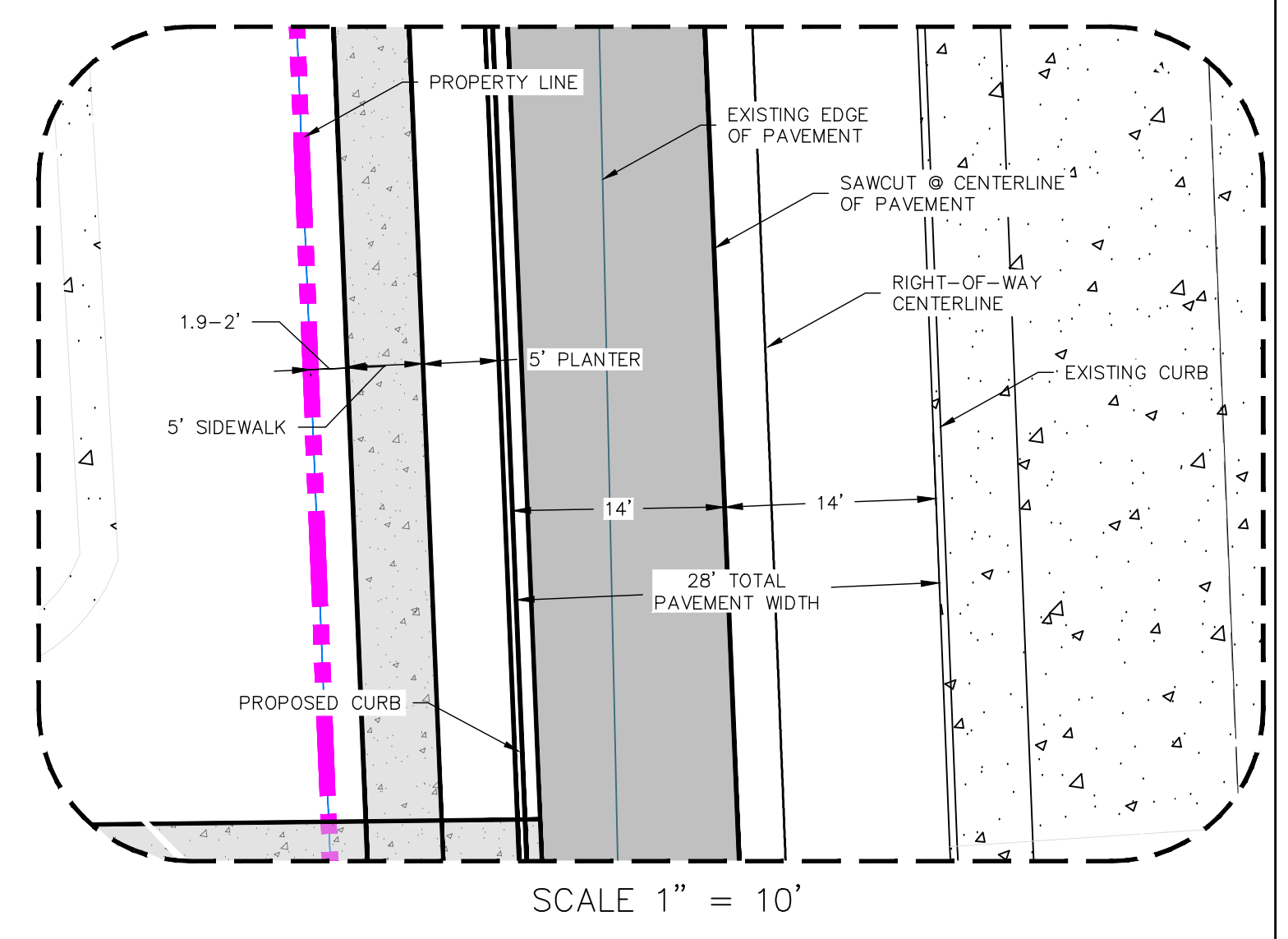
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LEGEND

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STOP/STREET SIGN
	PROPOSED WATER METER
	PROPERTY BOUNDARY CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING STORM DRAIN W/MH
	PROPOSED SEWER W/MH
	PROPOSED CULINARY WATERLINE
	PROPOSED SECONDARY WATERLINE
	PROPOSED CULINARY LATERAL
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED SECONDARY LATERAL
	PROPOSED ASPHALT
	PROPOSED SIDEWALK
	EXISTING SEWER MANHOLE

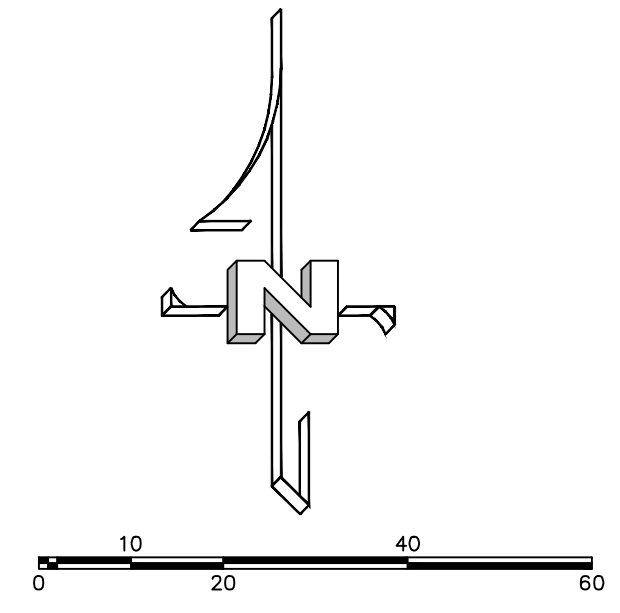
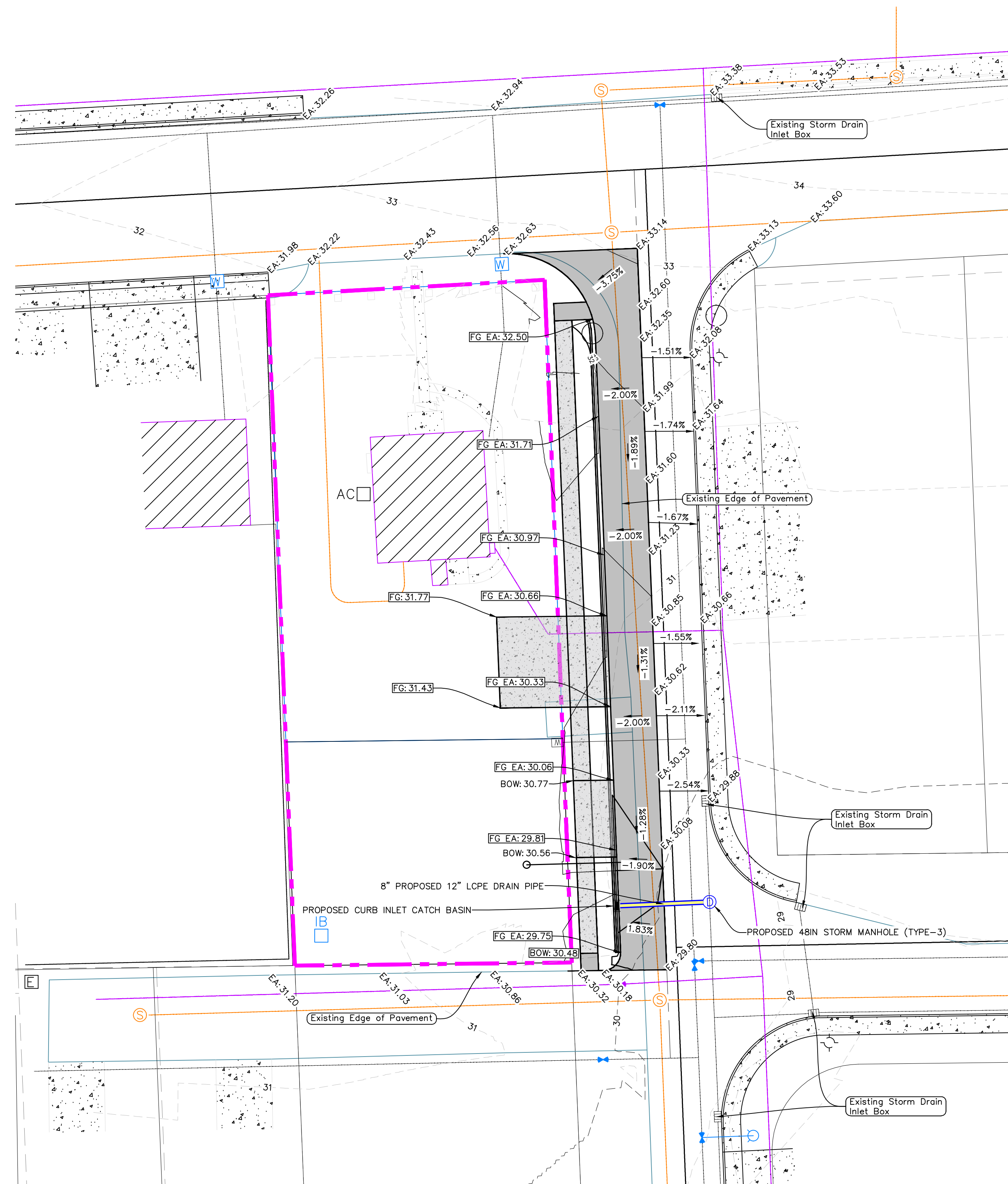


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PORTION OF BAY VIEW ADDITION TO MARYSVILLE
SOUTHWEST QUARTER OF SECTION 27, T30N, R5E, W.M.
SNOHOMISH COUNTY, WASHINGTON

DATE: 5-Aug-24
JOB NO: 2023 052
DRAWN: SH
CHECKED: EN
REVISION:
SITE/UTILITY PLAN
SHEET: SP-01

CITY OF MARYSVILLE - FILE No. SP23-007



(22"x34")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING SEWER MANHOLE

NOTES TO CONTRACTOR:

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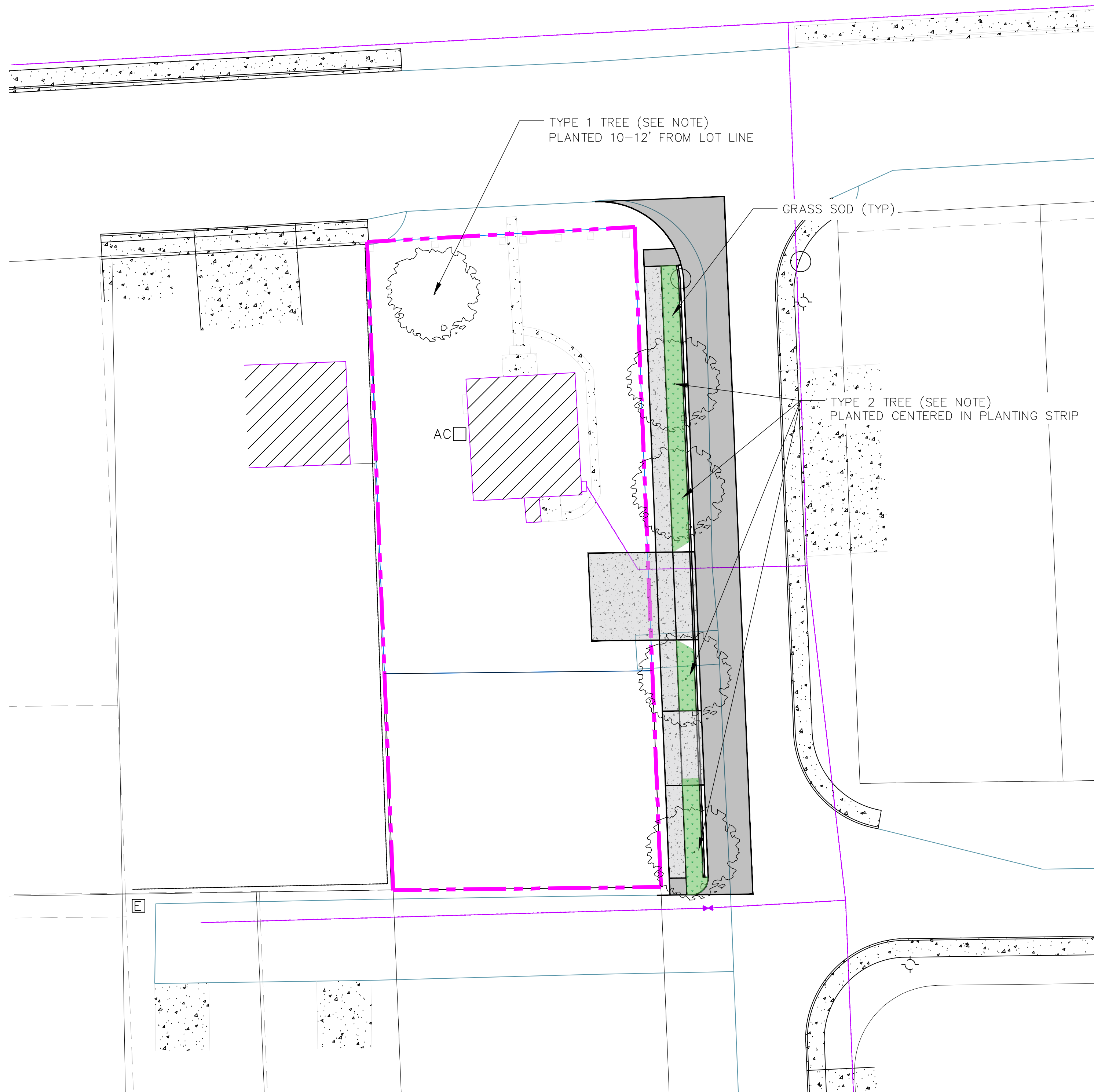
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DATE: 5-Aug-24
JOB NO: 2023 052
DRAWN: SH
CHECKED: EN
REVISION:

GRADING PLAN
SHEET:
GR-01



LANDSCAPING NOTES:

TYPE 1 TREE: 2" CALIPER TREE FROM THE CITY OF MARYSVILLE'S ADMINISTRATIVE LANDSCAPING GUIDELINES: RECOMMENDED STREET TREES - SMALL TREES.

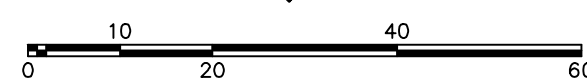
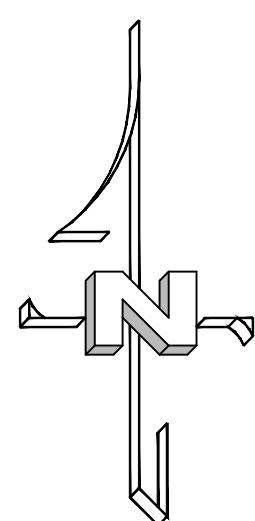
TYPE 2 TREE: 2" CALIPER TREE FROM THE CITY OF MARYSVILLE'S ADMINISTRATIVE LANDSCAPING GUIDELINES: RECOMMENDED STREET TREES - MEDIUM TREES. THESE TREES TO BE PLANTED WITH ROOT BARRIERS AT BOTH THE SIDEWALK AND GUTTER. USE CENTURY ROOT BARRIER PANELS BY CENTURY PRODUCTS, OR APPROVED EQUAL. BARRIER IS TO BE PLACED ADJACENT TO THE SIDEWALK AND GUTTER, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS/GUIDELINES. EACH INDIVIDUAL ROOT BARRIER IS TO BE 3' TALL (TOP TO BE PLACED 2" BELOW CONCRETE SURFACE) X 15' LONG (CENTERED ON THE TREE).

ALL TREES SHOULD HAVE A CALIPER OF AT LEAST TWO INCHES AT THE TIME OF PLANTING. THE CALIPER MAY BE AVERAGED AT THE BASE, BUT NO INDIVIDUAL TREE SHOULD HAVE A CALIPER OF LESS THAN 1.5 INCHES.

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



(22"x34")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

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.

THIS DAY OF: _____

BY: _____
MAX PHAN, P.E. - CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC CODE 15.09.080



Nixon E&D, LLC

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STAMP

HARBOR VIEW HEIGHTS

PORTION OF BAY VIEW ADDITION TO MARYSVILLE
SOUTHWEST QUARTER OF SECTION 27, T30N, R5E, W.M.
SNOHOMISH COUNTY, WASHINGTON

CITY OF MARYSVILLE - FILE No. SP23-007

DATE: 5-Aug-24

JOB NO: 2023_052

DRAWN: SH

CHECKED: EN

REVISION:

LANDSCAPE PLAN


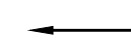
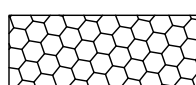



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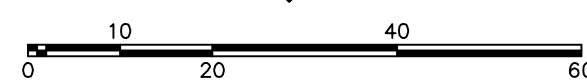
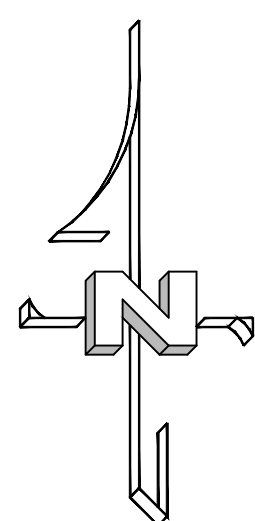
LS-01

NOTE:

GRADING ACTIVITIES ARE TO COMMENCE WITH THE PRELIMINARY GRADING OF THE BIOSWALE IN ORDER TO CAPTURE ALL POTENTIAL CONSTRUCTION RUNOFF.

LEGEND:

-  PROPOSED SILT FENCE
-  FLOW ARROW
-  PROPOSED VEHICLE TRACKING CONTROL
-  PROPOSED CURB INLET PROTECTION
-  CONCRETE WASTE MGMT.
-  PORTABLE TOILETS

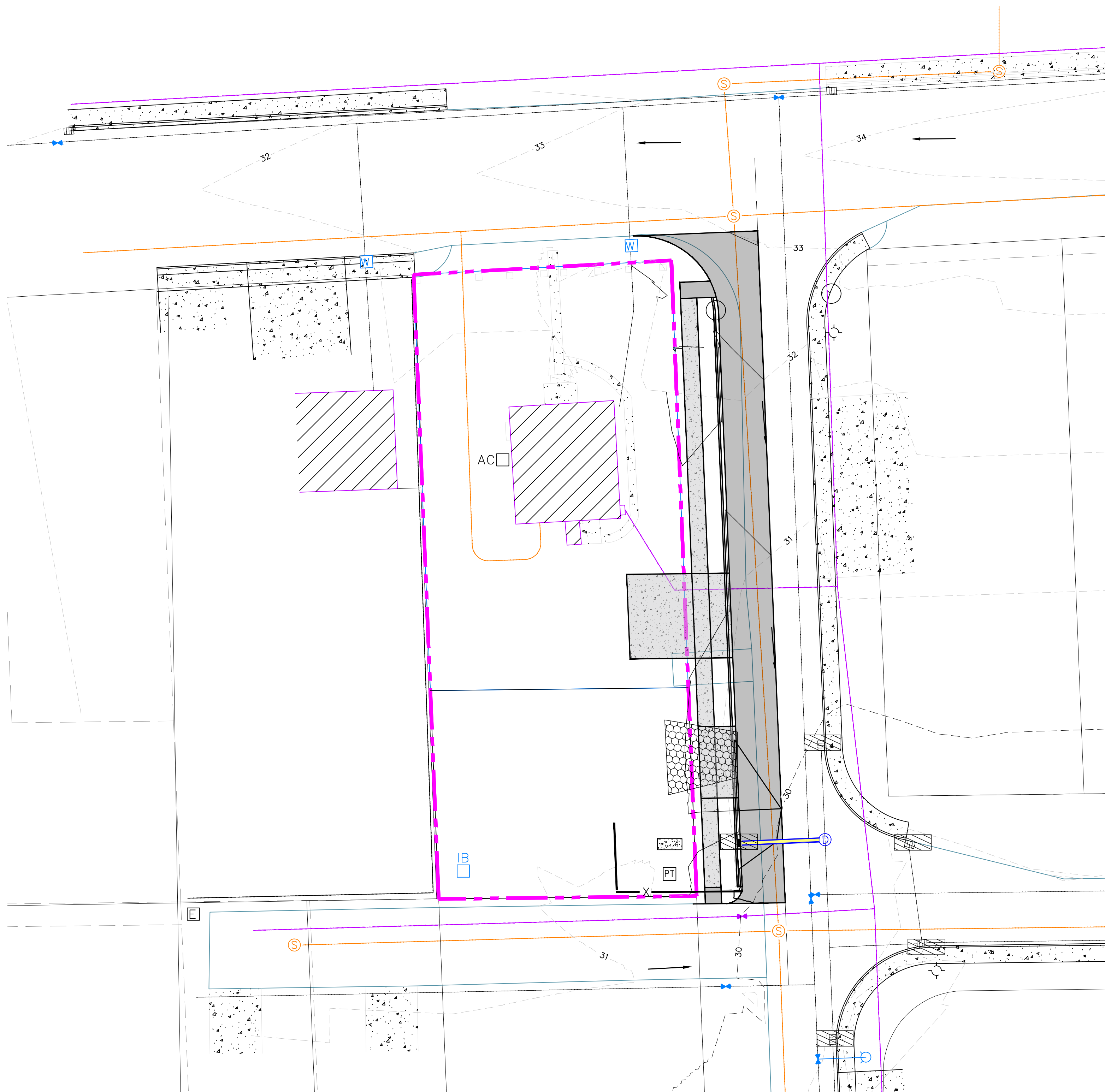


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SCALE 1" = 20'
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SNOHOMISH COUNTY, WASHINGTON

CITY OF MARYSVILLE - FILE No. SP23-007

DATE: 5-Aug-24

JOB NO: 2023 052

DRAWN: SH

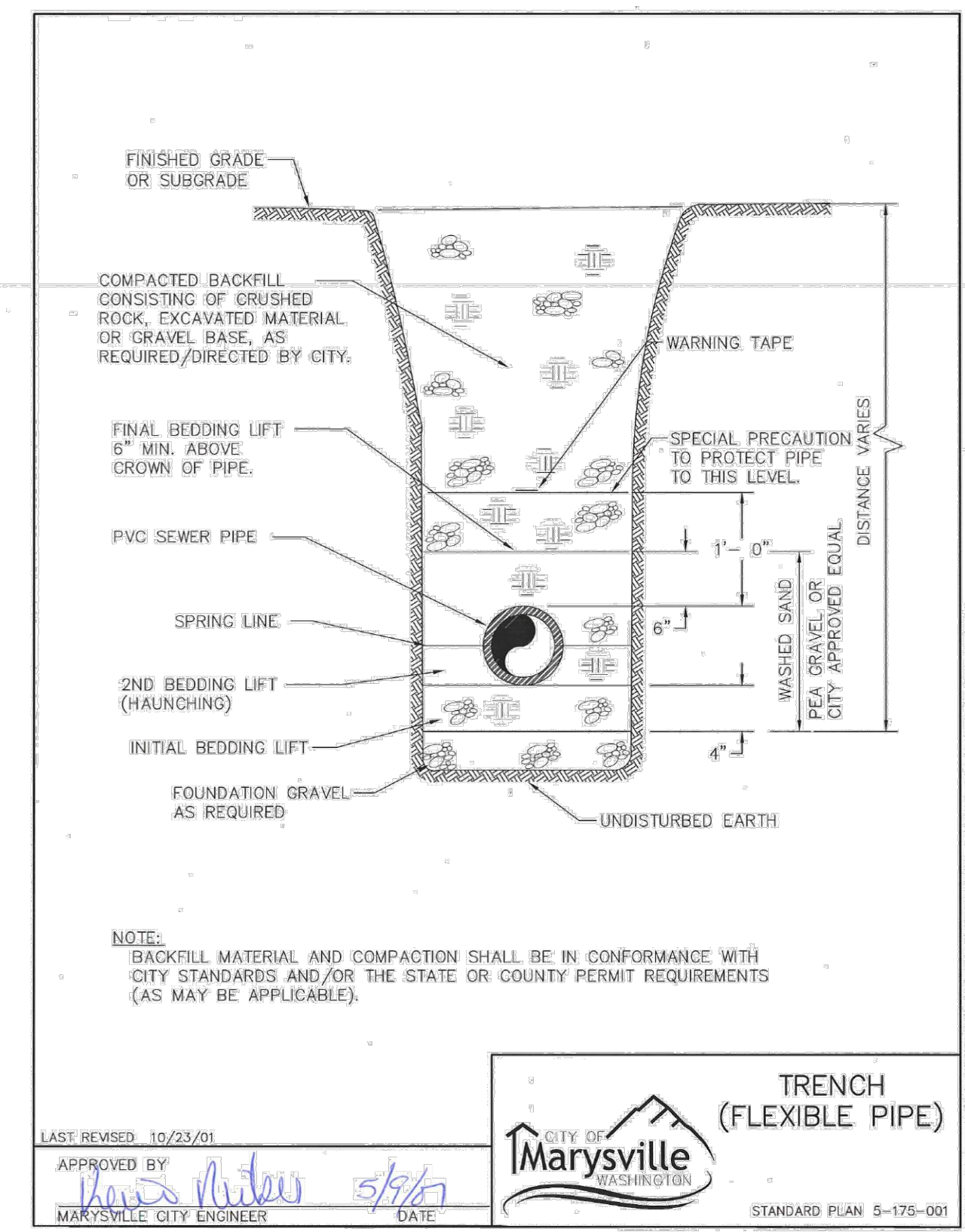
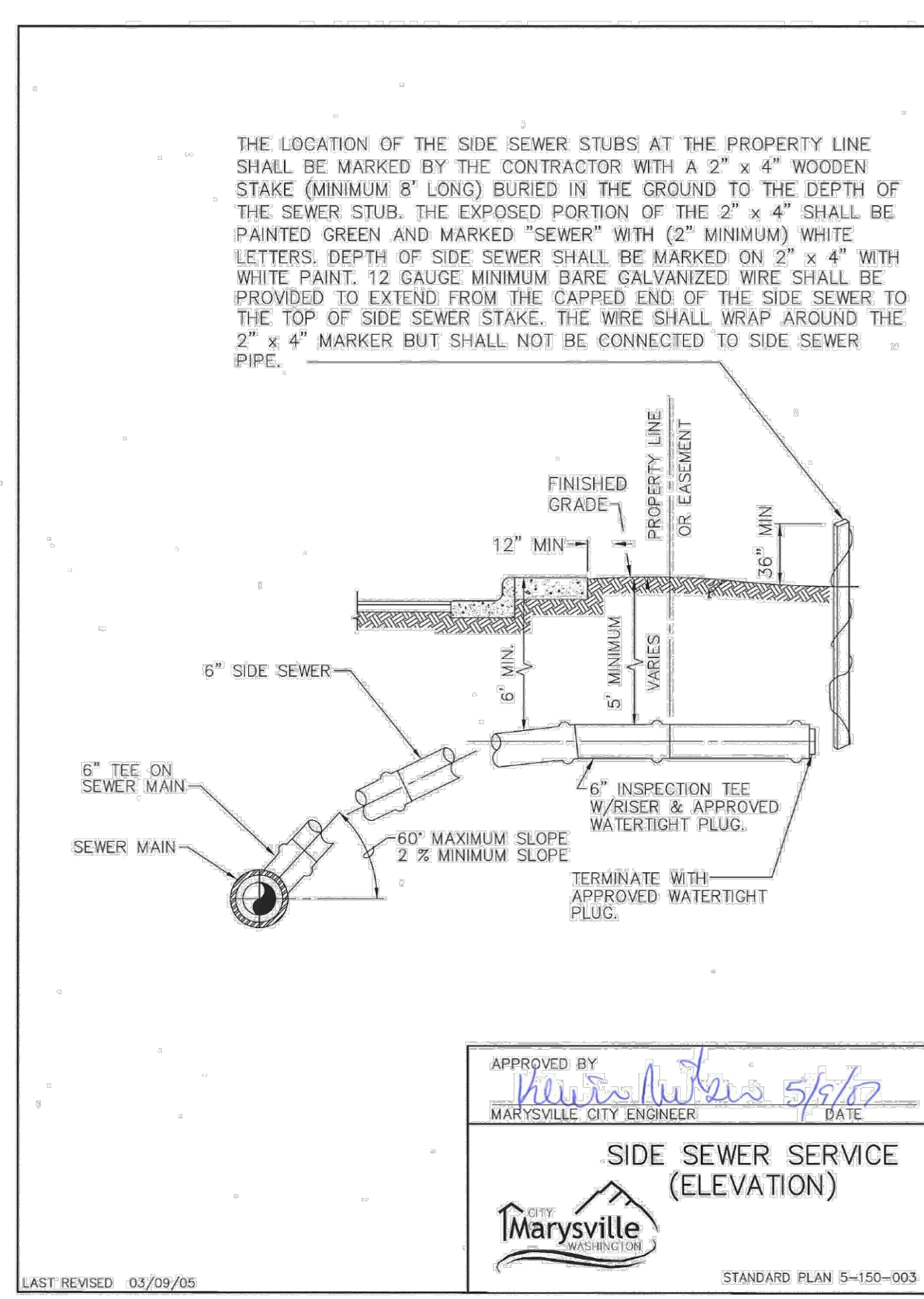
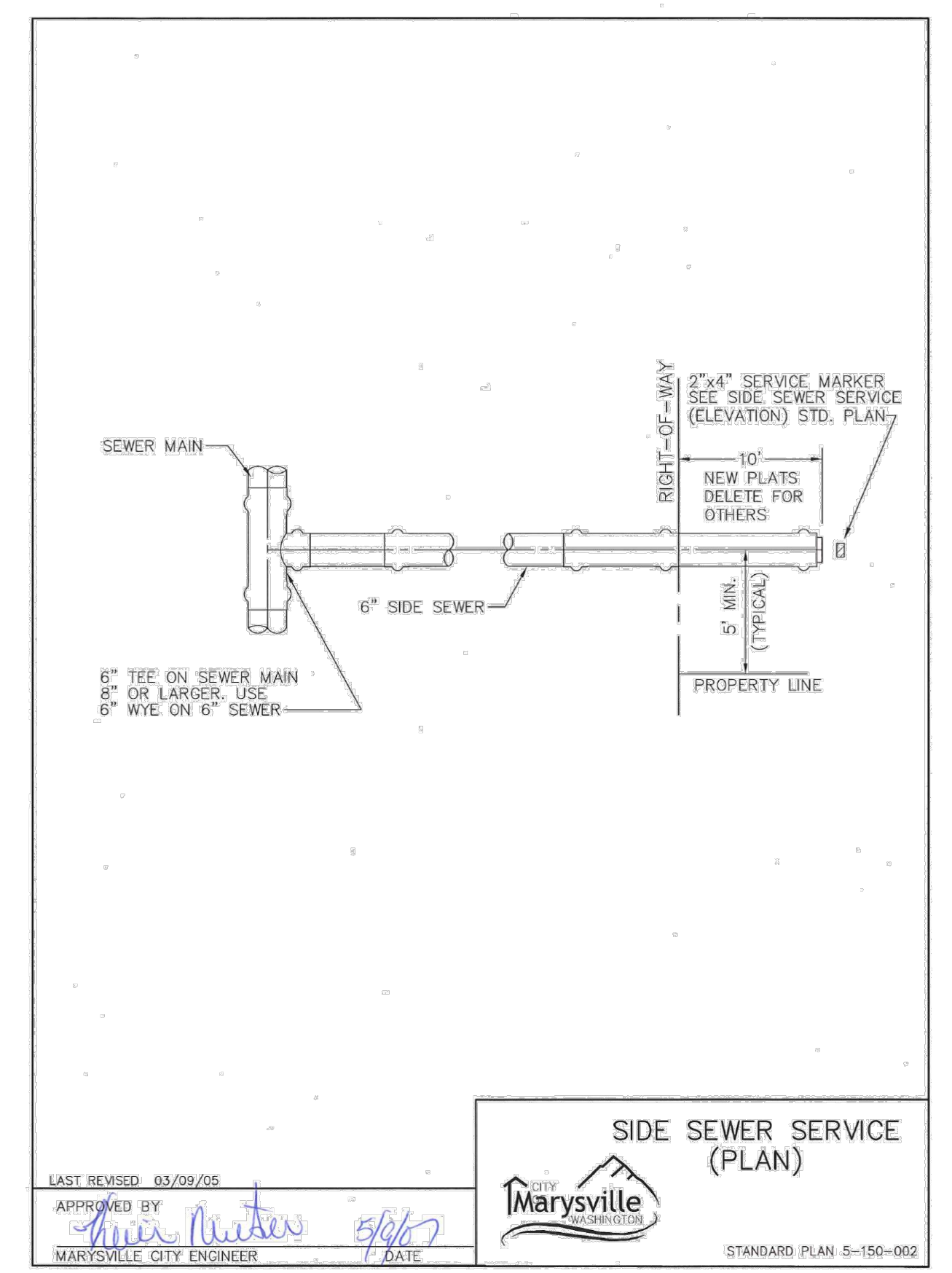
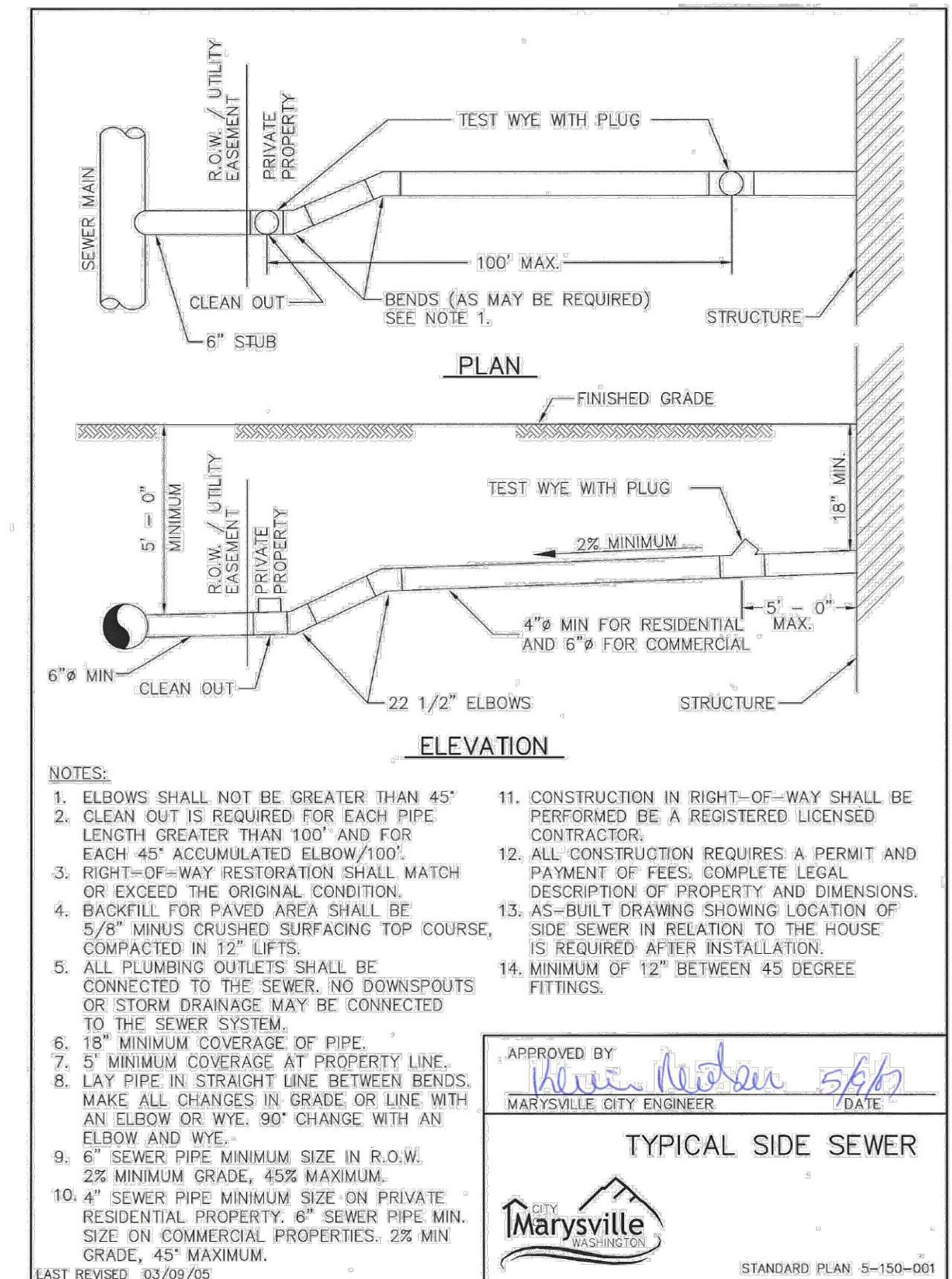
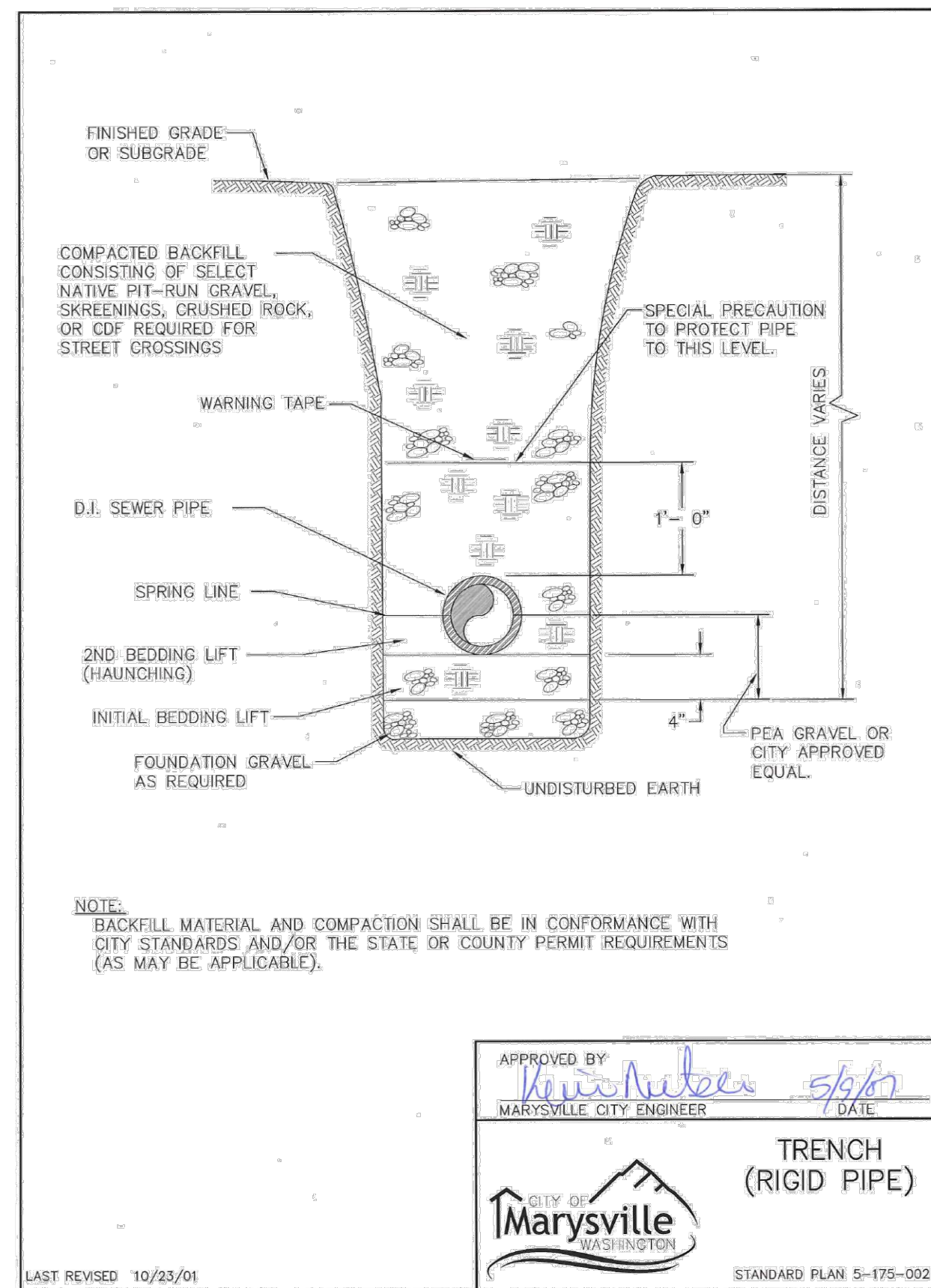
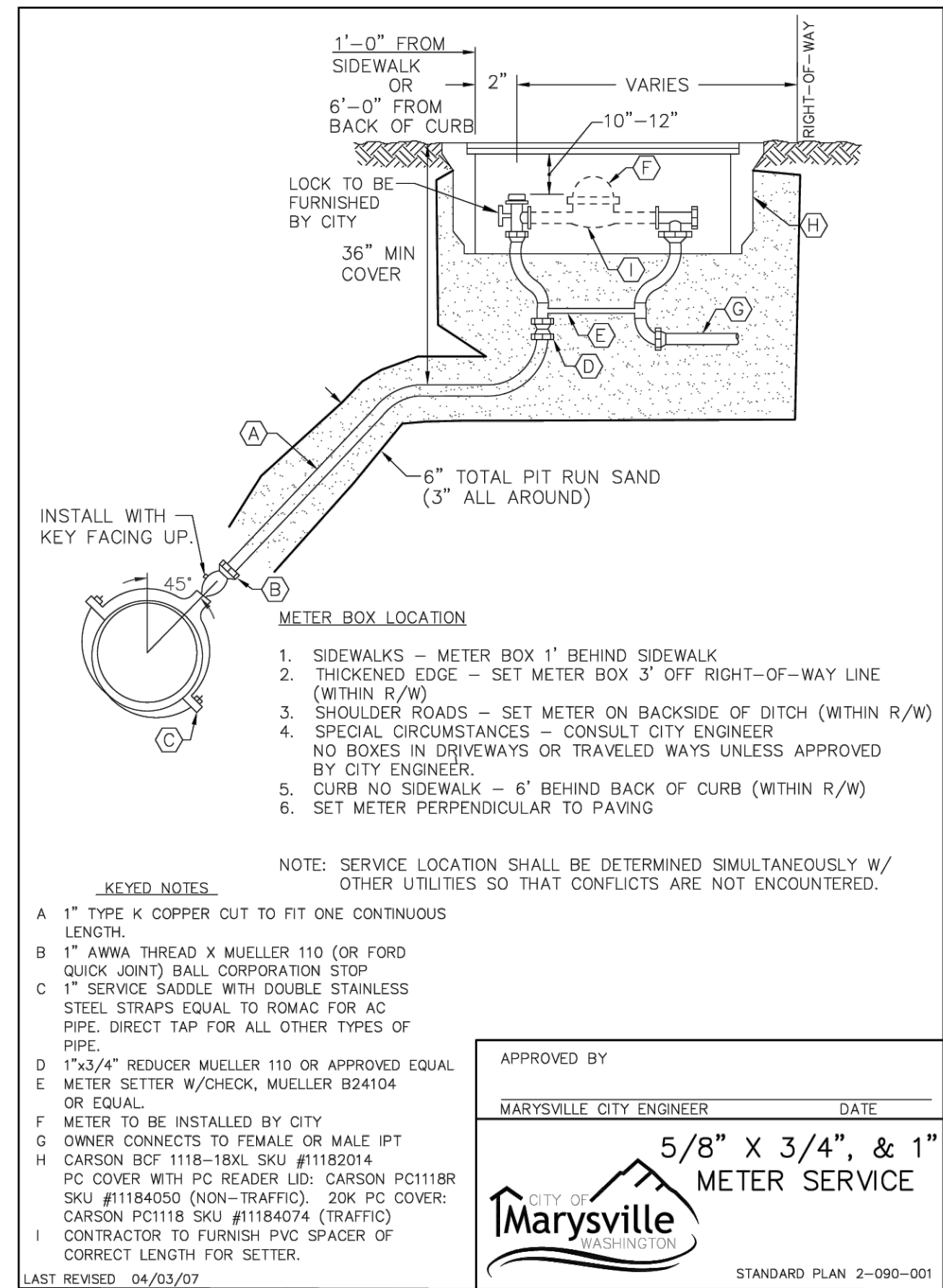
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REVISION:

EROSION CONTROL PLAN

SHEET:

EC-01



CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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SNOHOMISH COUNTY, WASHINGTON

DATE: 5-Aug-24

JOB NO: 2023 052

DRAWN: SH

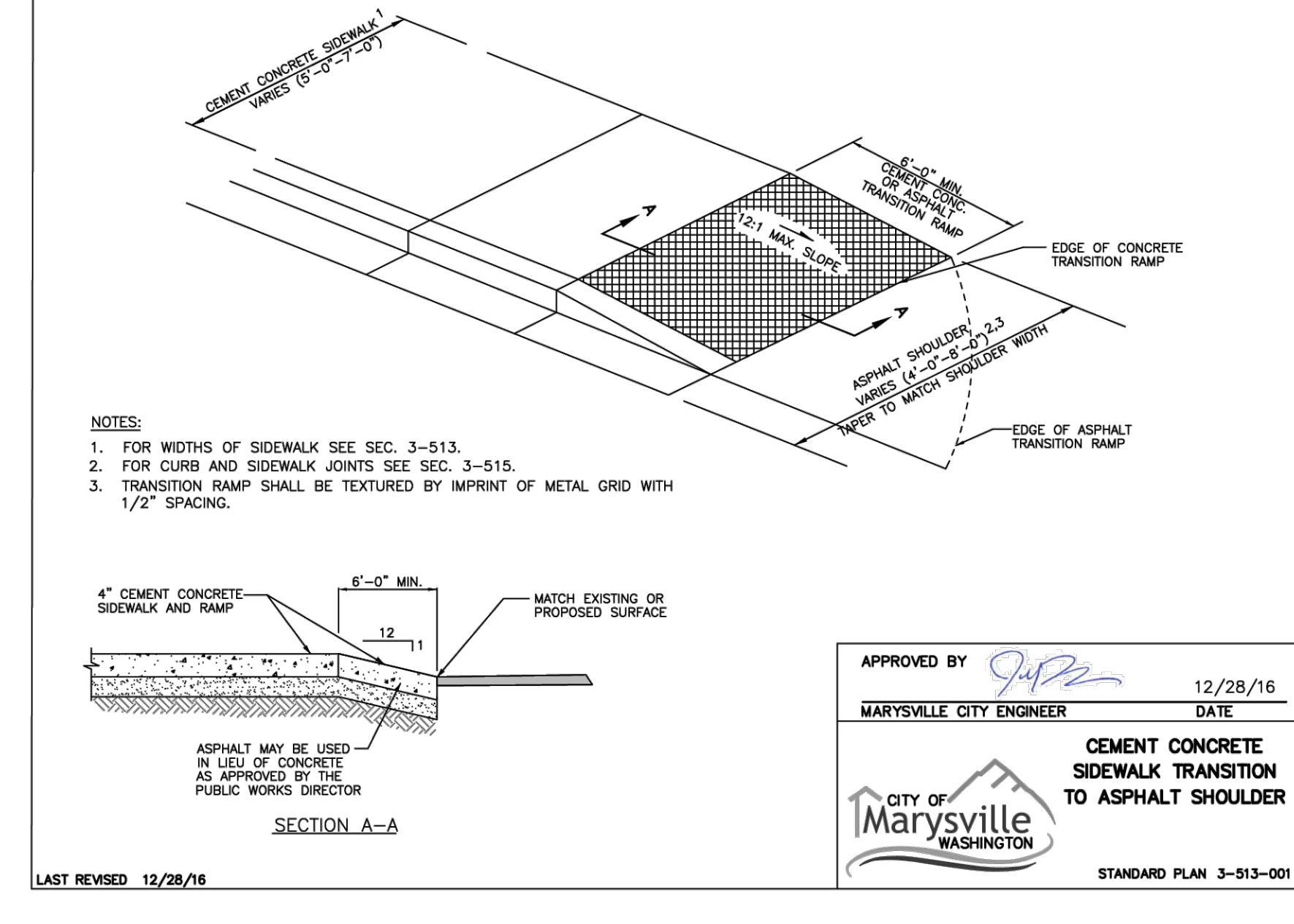
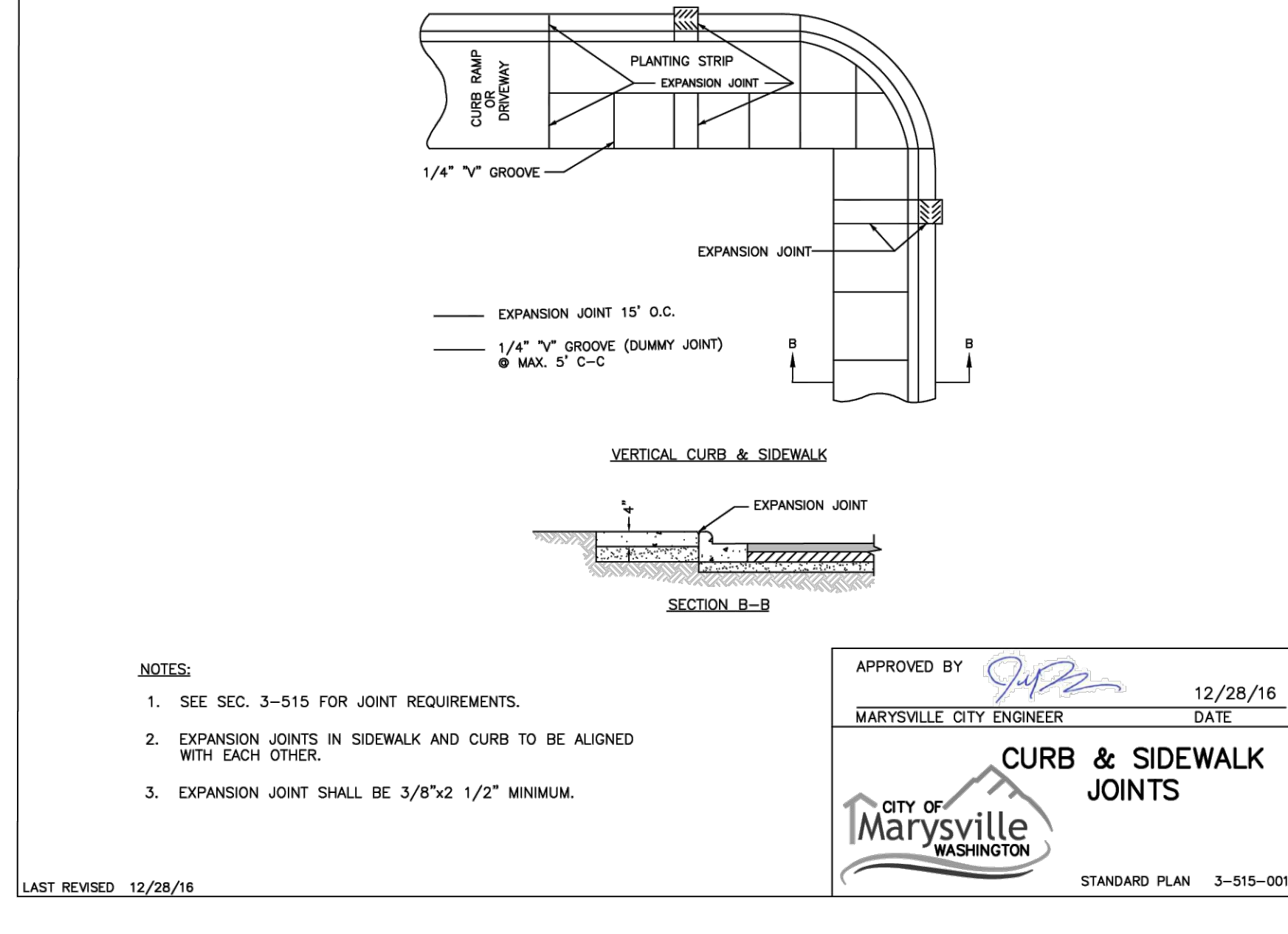
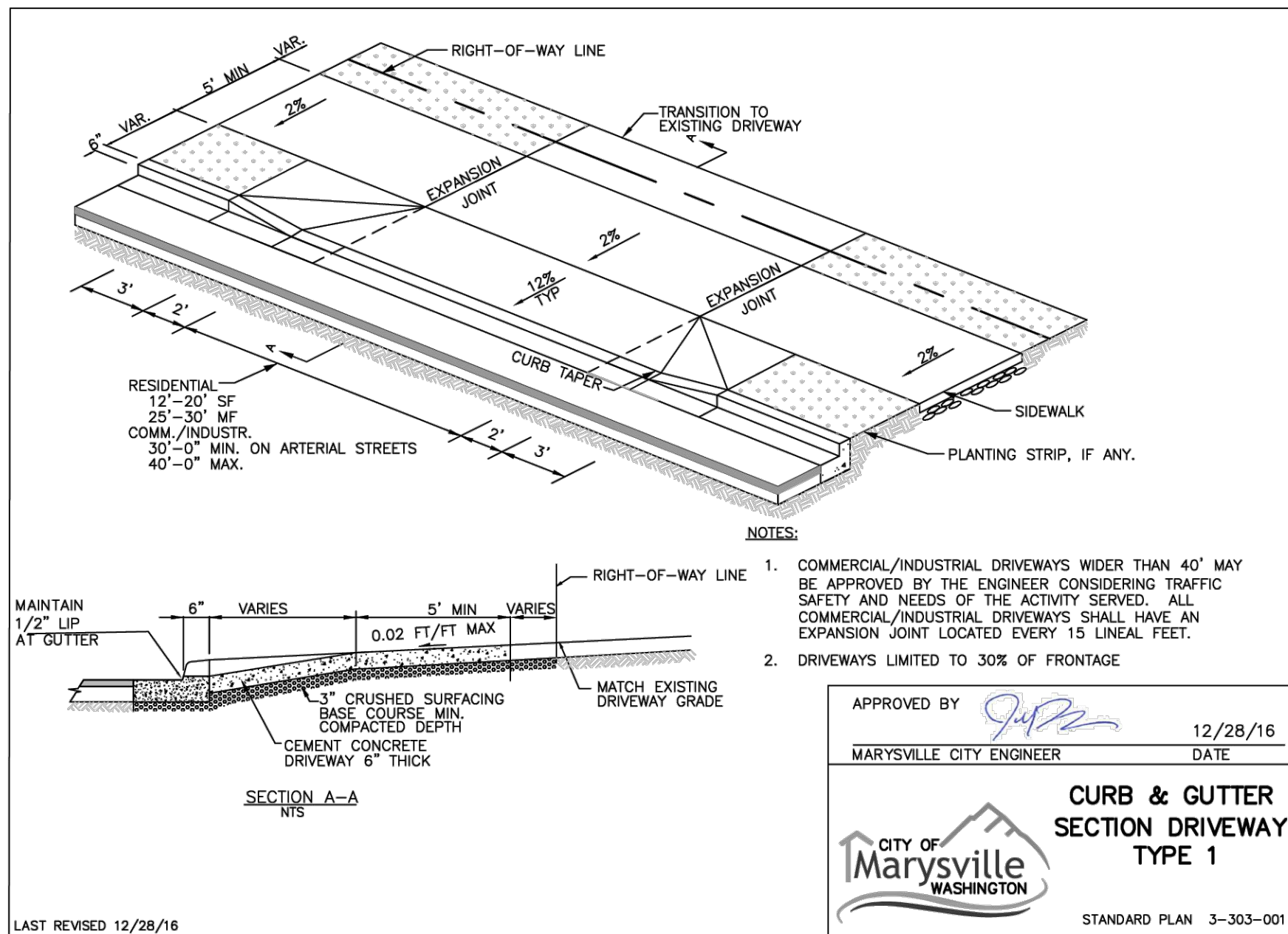
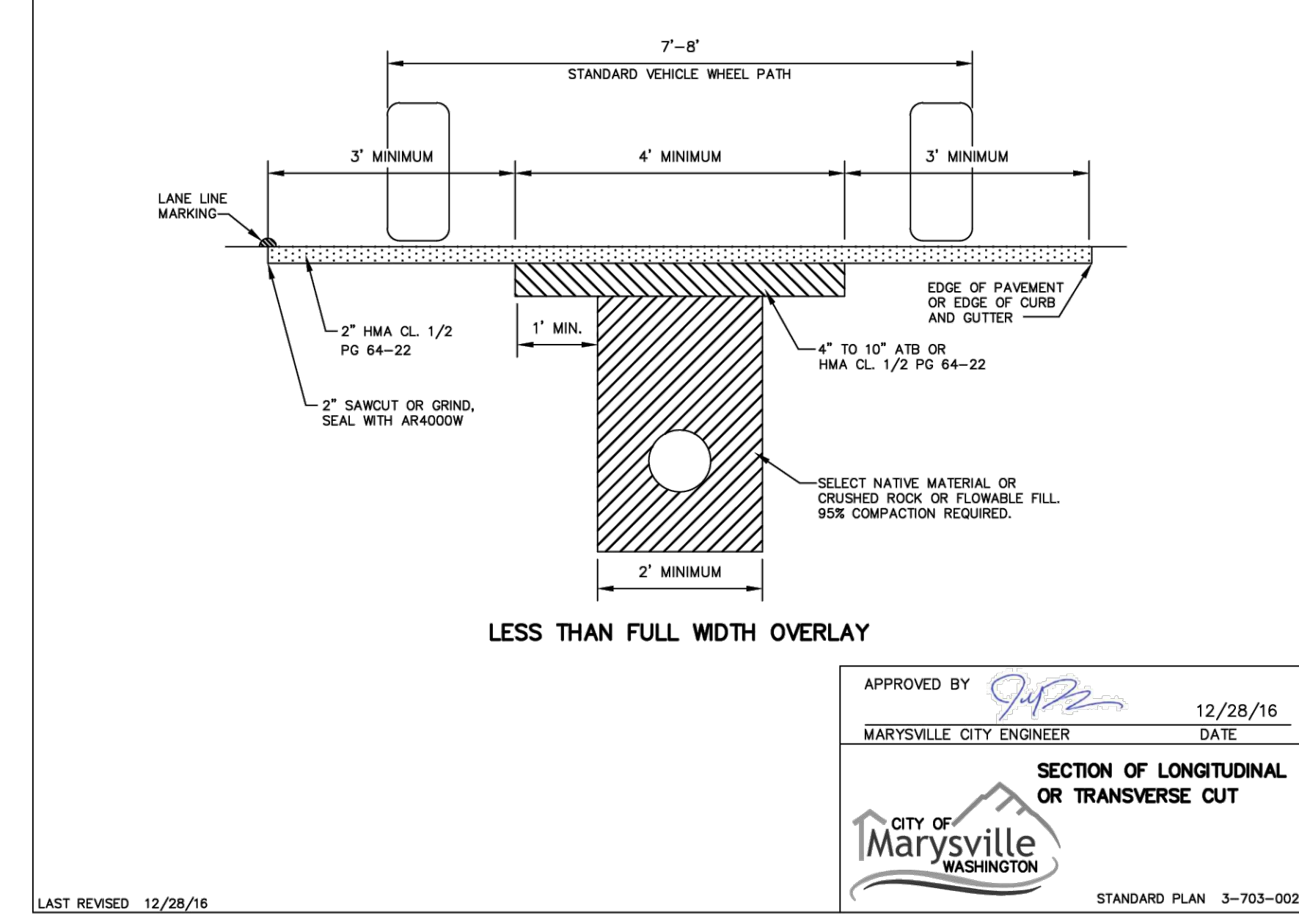
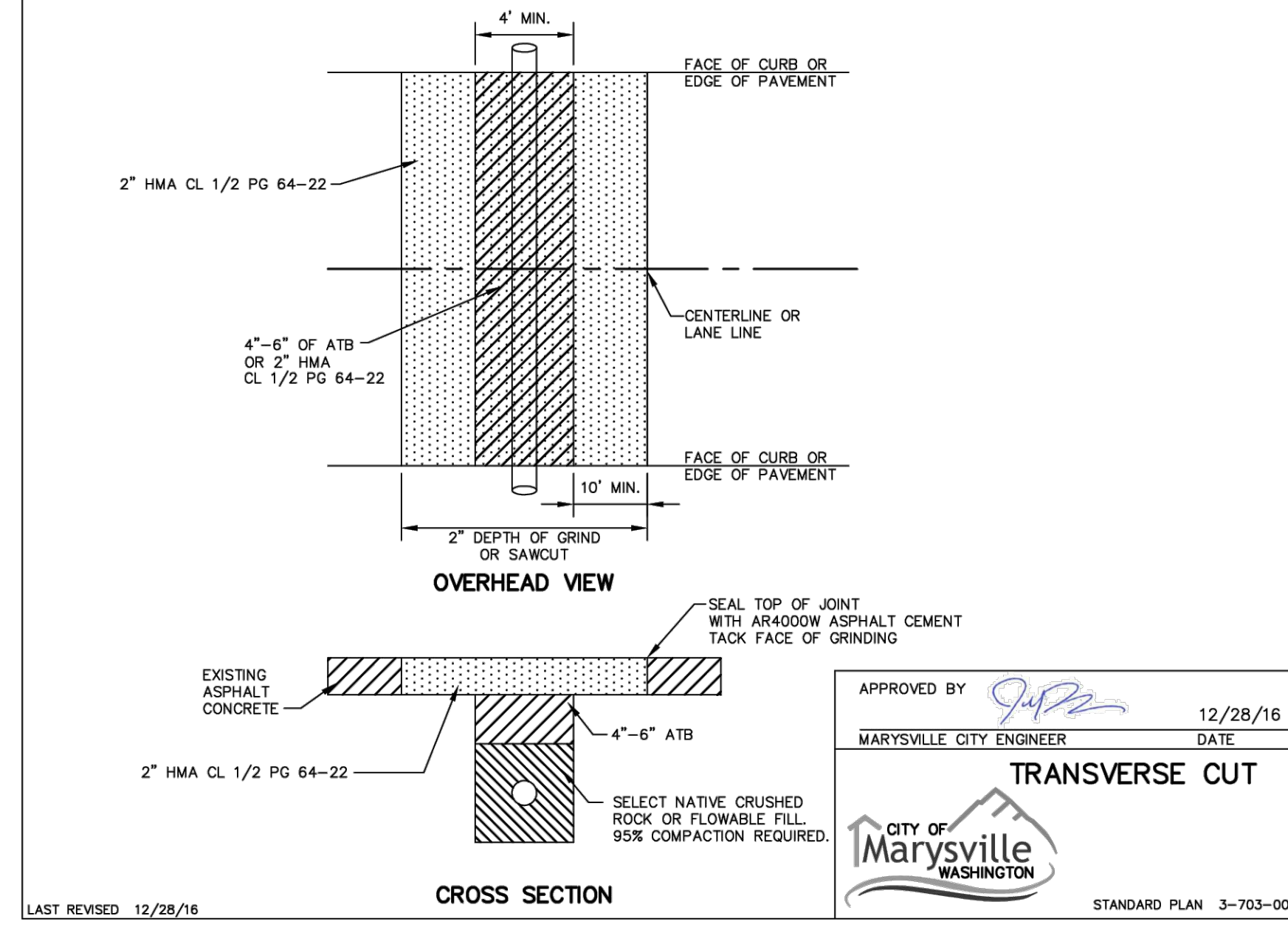
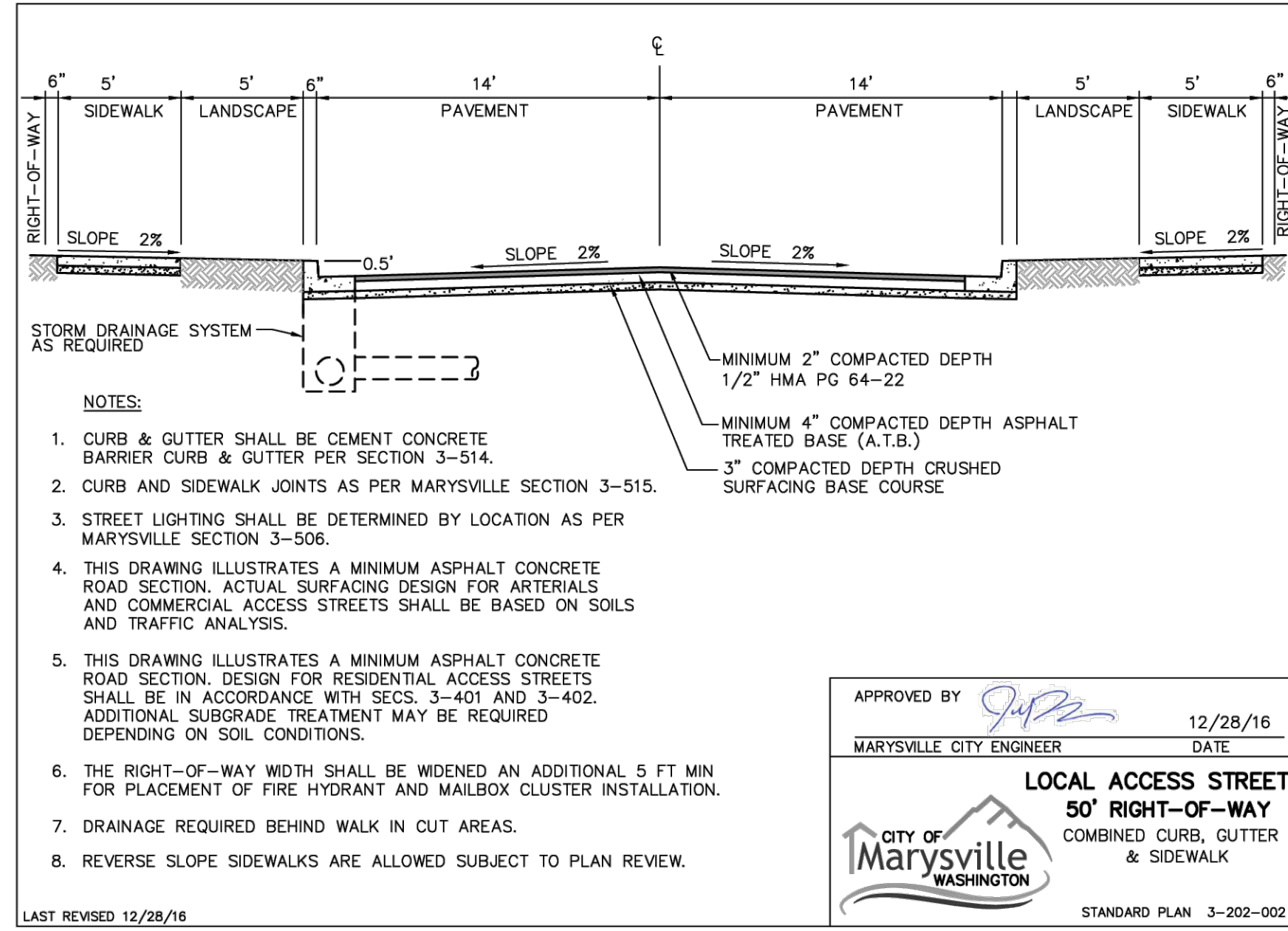
CHECKED: EN

REVISION:

TYPICAL DETAILS

SHEET: DT-01

CITY OF MARYSVILLE - FILE No. SP23-007



CITY OF MARYSVILLE CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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HARBOR VIEW HEIGHTS
PORTION OF BAY VIEW ADDITION TO MARYSVILLE
SOUTHWEST QUARTER OF SECTION 27, T30N, R5E, W.M.
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CITY OF MARYSVILLE - FILE No. SP23-007

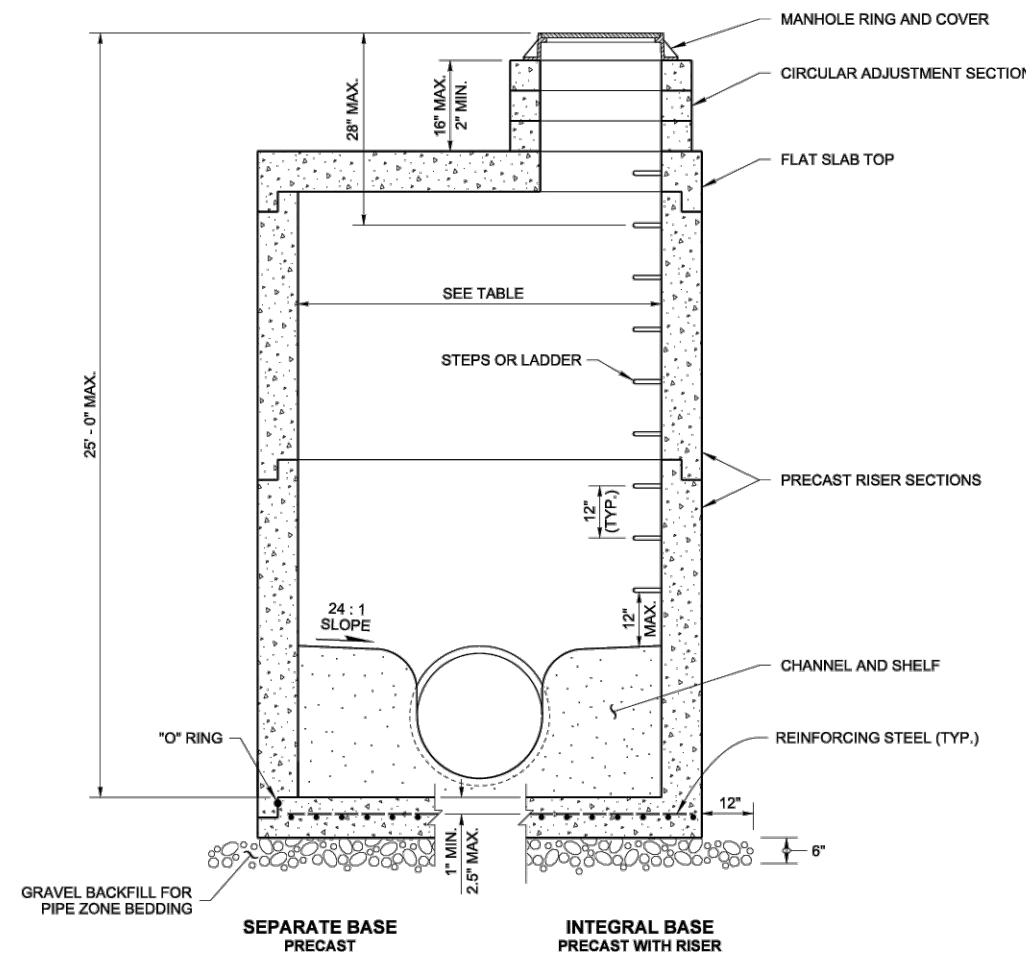
DATE: 5-Aug-24
JOB NO: 2023 052
DRAWN: SH
CHECKED: EN
REVISION:
TYPICAL DETAILS
SHEET: DT-02

DRAWN BY: LISA CYRHO

NOTES

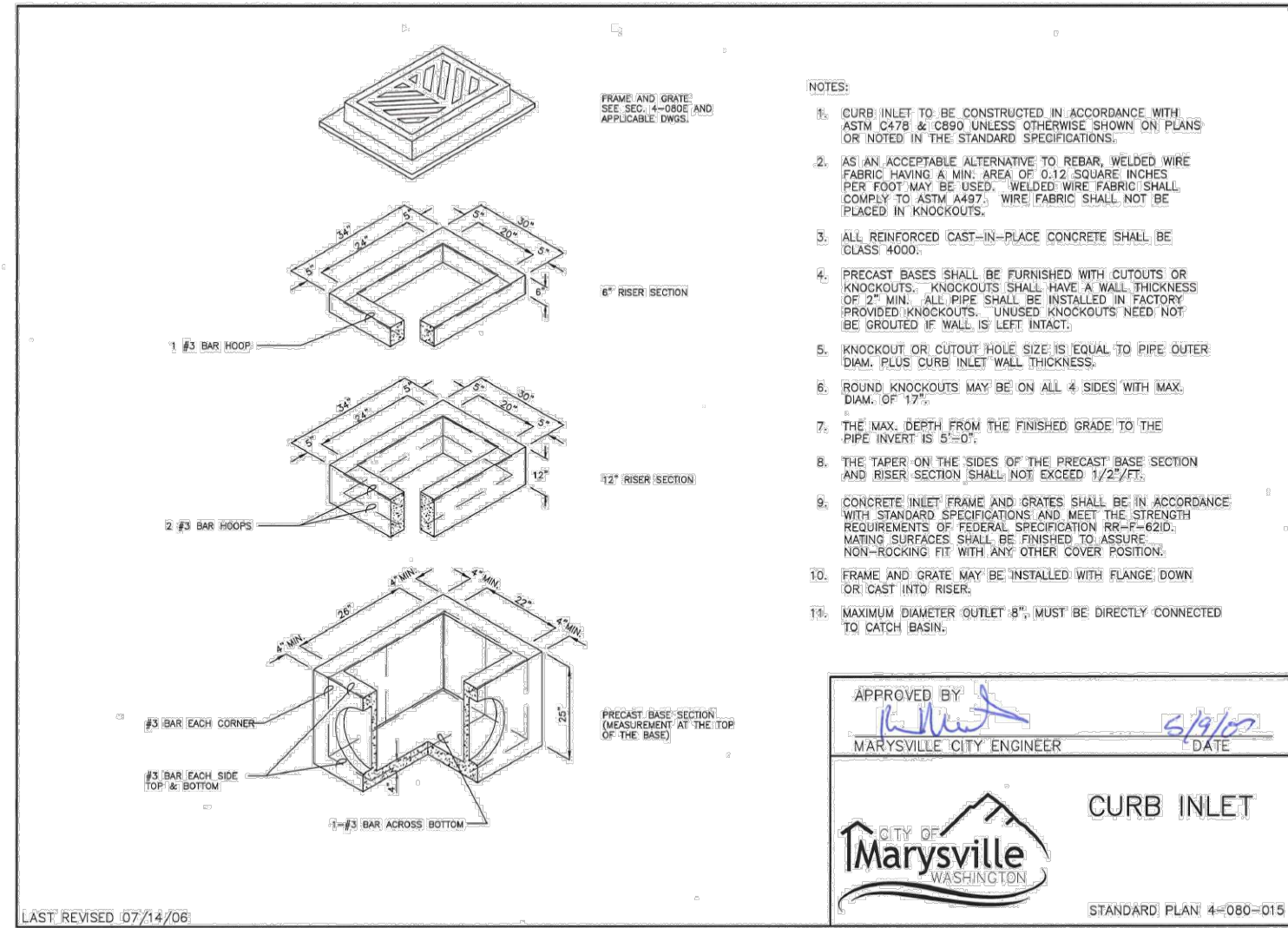
- Knockouts shall have a wall thickness of 2" (min) minimum to 2.5" (in) maximum.
- For pipe allowances, see Standard Plan B-10.20.
- No steps are required when height is 4' (ft) or less.

DIAM.	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	6"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"



Julie Holman
Professional Engineer
License No. 51910
Date: Jun 25 2017 2:58 PM

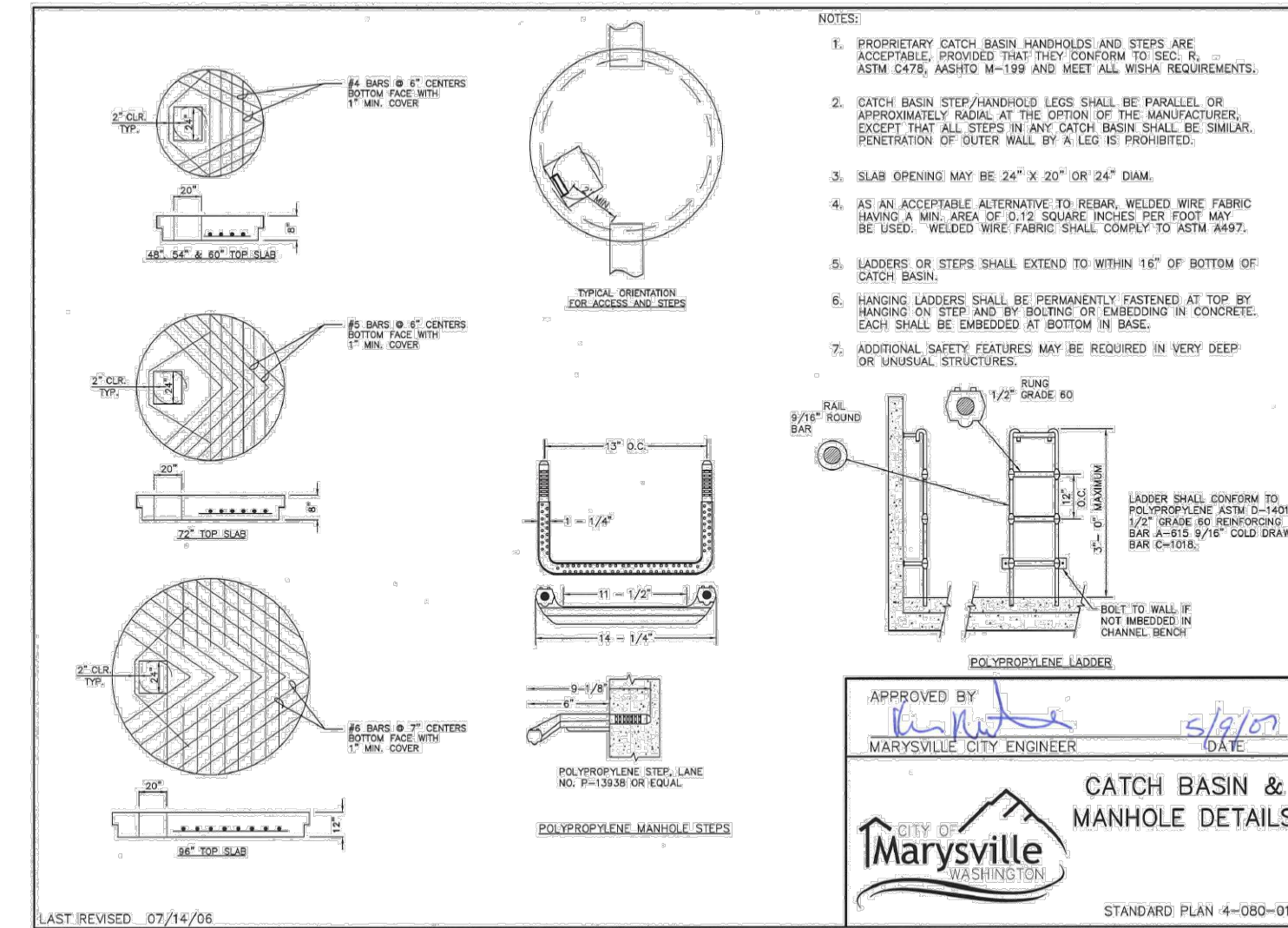
MANHOLE TYPE 3
STANDARD PLAN B-15.60-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
DATE: 05/14/08
STATE DESIGN ENGINEER
Washington State Department of Transportation



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 5/14/08

CURB INLET
STANDARD PLAN 4-080-015

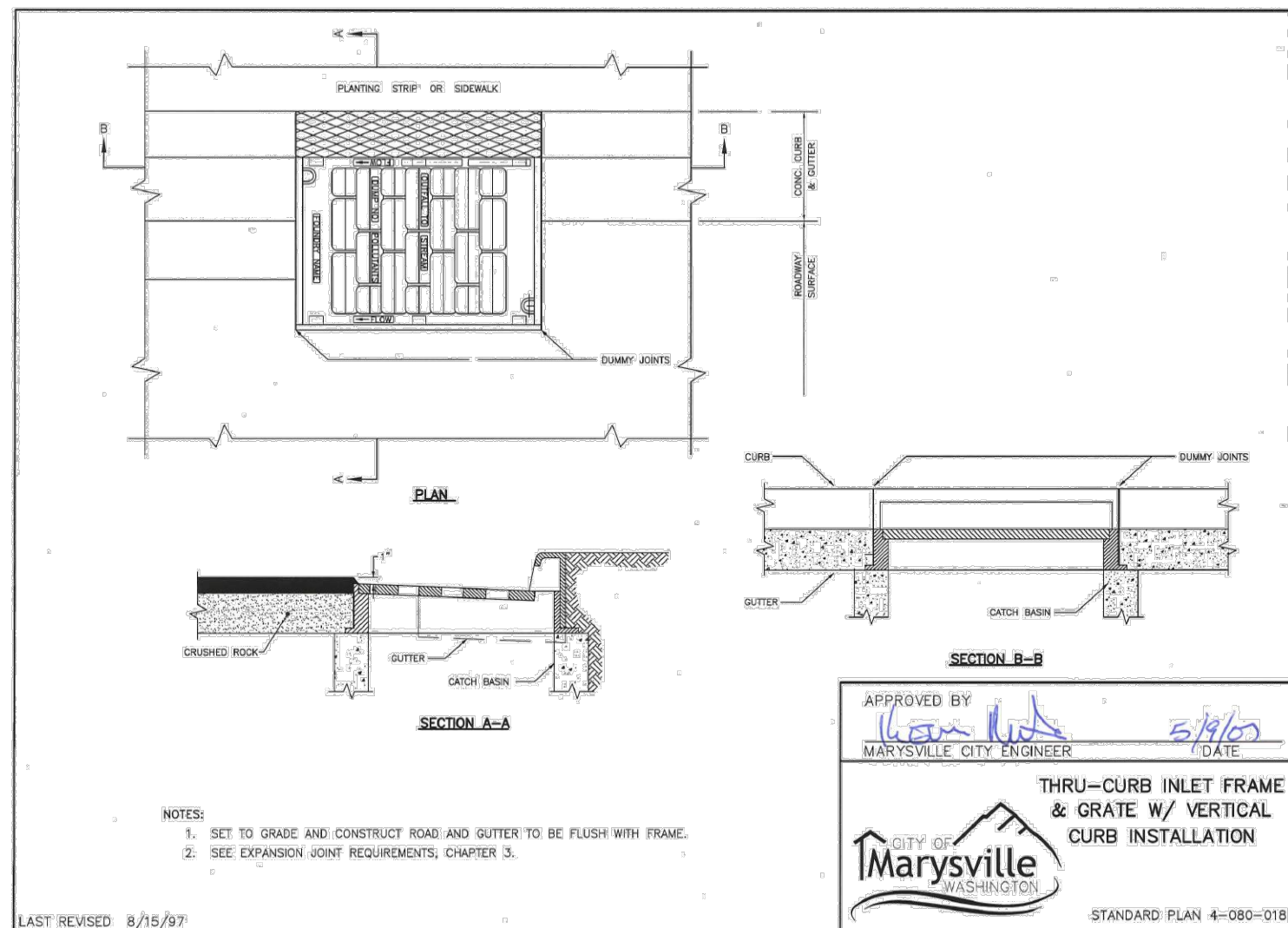
LAST REVISED: 07/14/06



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 5/14/08

CATCH BASIN & MANHOLE DETAILS
STANDARD PLAN 4-080-014

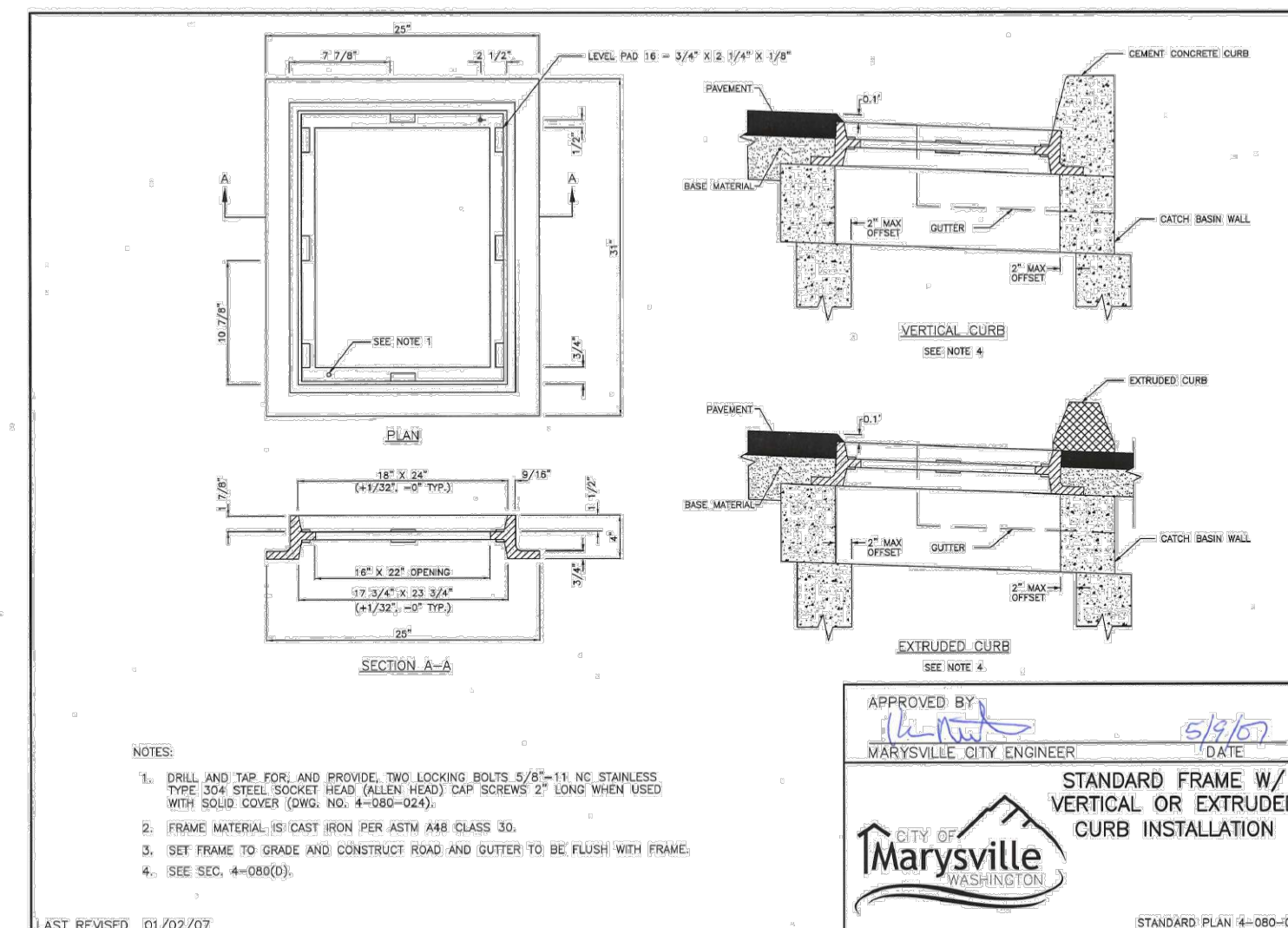
LAST REVISED: 07/14/06



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 8/15/07

THRU-CURB INLET FRAME & GRATE W/ VERTICAL CURB INSTALLATION
STANDARD PLAN 4-080-018

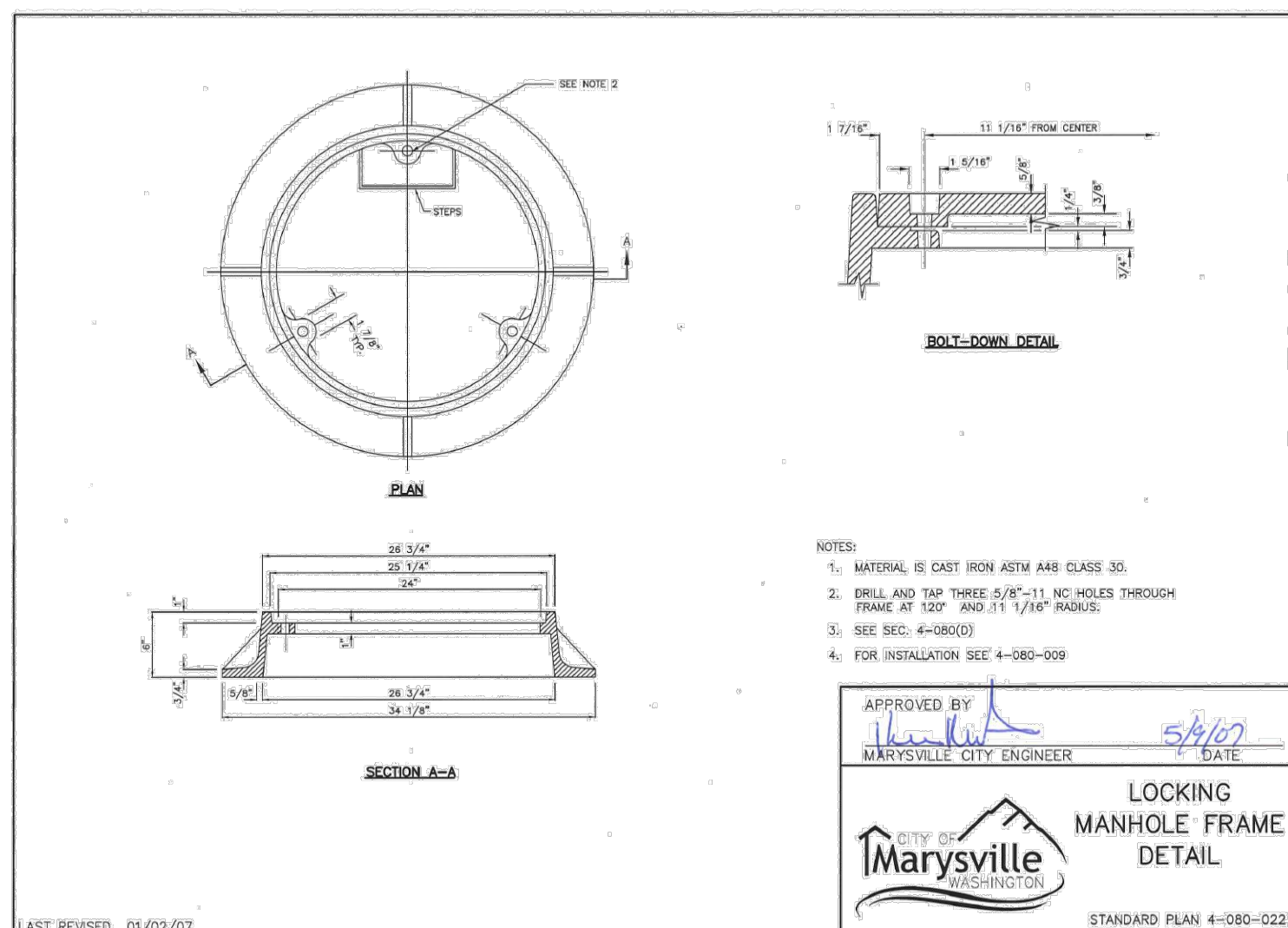
LAST REVISED: 8/15/07



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 01/02/07

VERTICAL FRAME W/ VERTICAL OR EXTRUDED CURB INSTALLATION
STANDARD PLAN 4-080-020

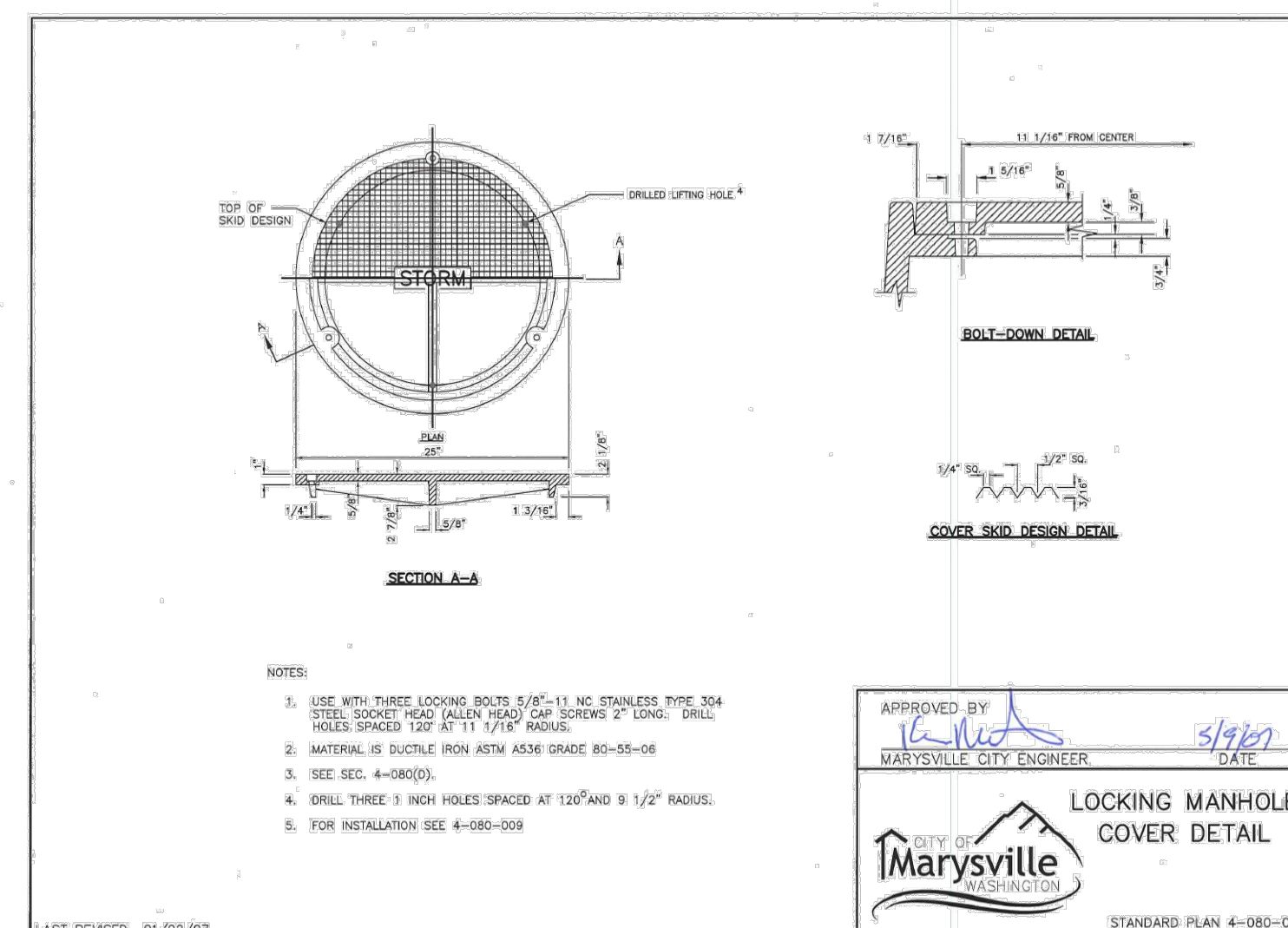
LAST REVISED: 01/02/07



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 01/02/07

LOCKING MANHOLE FRAME DETAIL
STANDARD PLAN 4-080-022

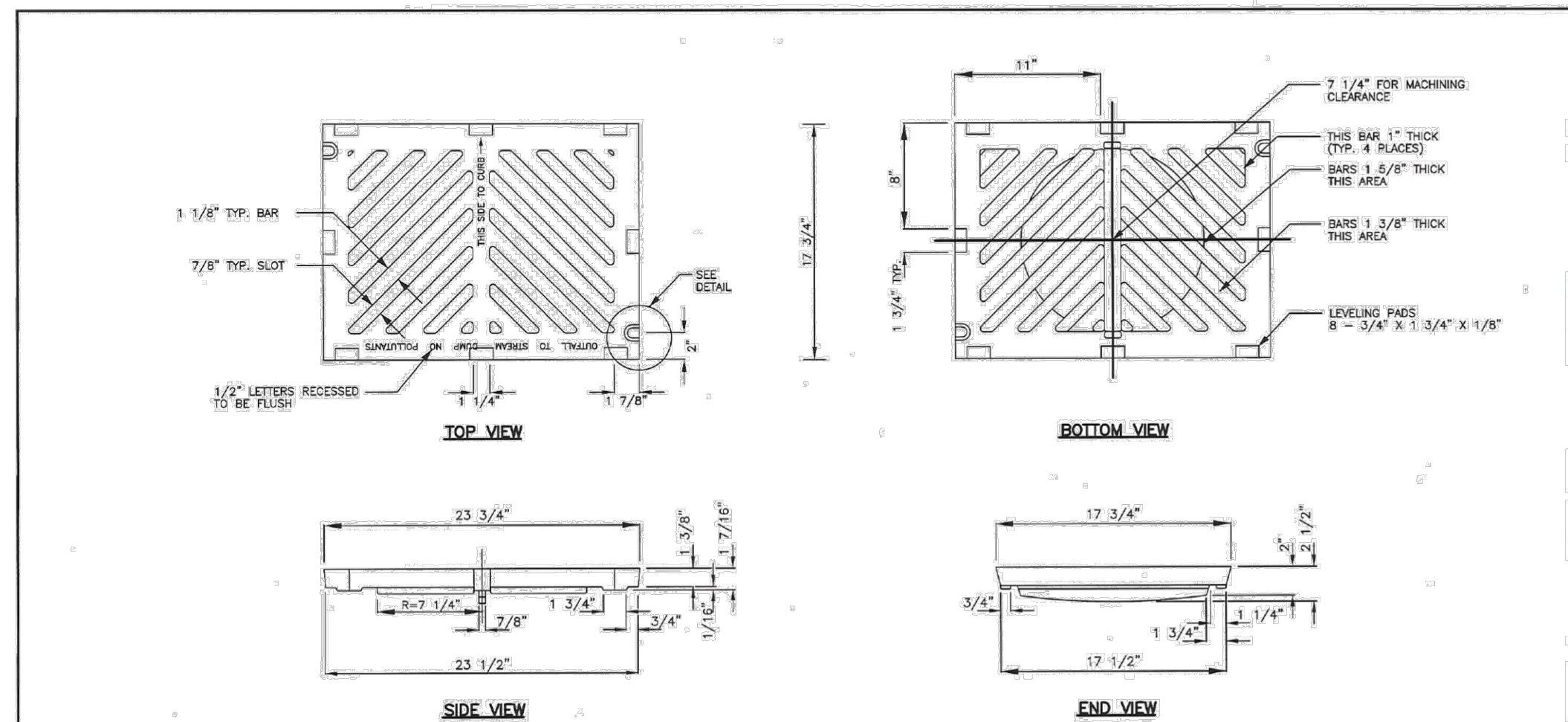
LAST REVISED: 01/02/07



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 01/02/07

LOCKING MANHOLE COVER DETAIL
STANDARD PLAN 4-080-023

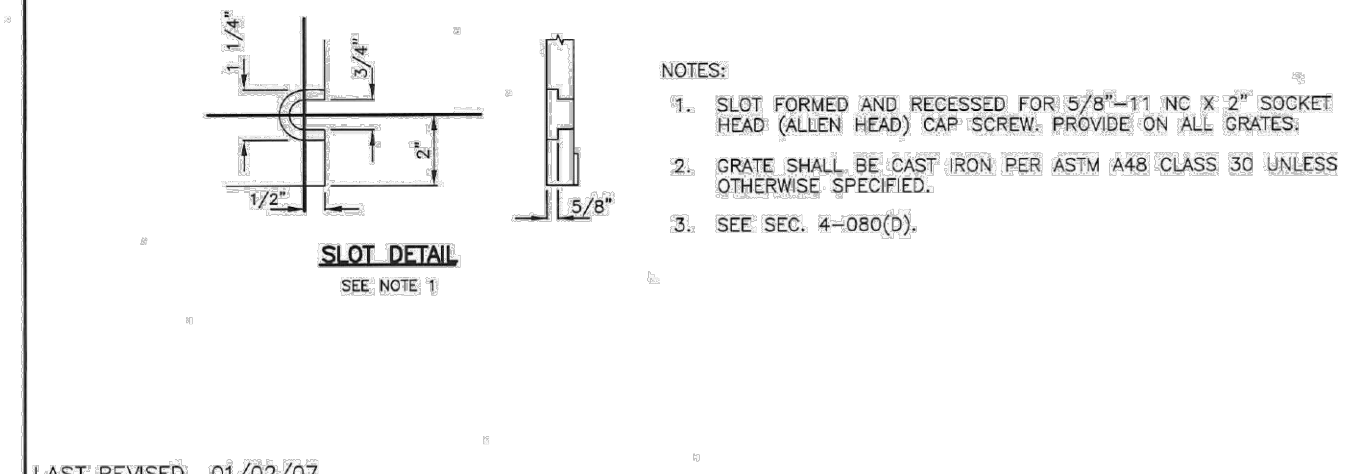
LAST REVISED: 01/02/07



APPROVED BY: *[Signature]*
MARYSVILLE CITY ENGINEER
DATE: 01/02/07

STANDARD GRATE
STANDARD PLAN 4-080-017

LAST REVISED: 01/02/07



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SNOHOMISH COUNTY, WASHINGTON

DATE: 5-Aug-24
JOB NO: 2023 052
DRAWN: SH
CHECKED: EN
REVISION:

TYPICAL DETAILS
SHEET: DT-03

CITY OF MARYSVILLE - FILE No. SP23-007