

9/3/2024 1:04 PM  
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## LEGEND

|  |                              |  |                                 |
|--|------------------------------|--|---------------------------------|
|  | Boundary Line                |  | Existing Monument               |
|  | Proposed Section Line        |  | Proposed Sanitary Sewer Manhole |
|  | Proposed Right-of-Way Line   |  | Existing Sanitary Sewer Manhole |
|  | Existing Right-of-Way Line   |  | Proposed Sewer Service          |
|  | Proposed Lot Line            |  | Proposed Water Hydrants         |
|  | Existing Lot Line            |  | Existing Water Hydrants         |
|  | Proposed Easement Line       |  | Proposed Water Meters           |
|  | Proposed Building Setback    |  | Existing Water Meters           |
|  | Proposed Road Centerline     |  | Existing Power Symbol           |
|  | Existing Road Centerline     |  | Existing Mailbox                |
|  | Proposed Edge of Asphalt     |  | Proposed Bio-Cell               |
|  | Existing Edge of Asphalt     |  | Private Space Fence             |
|  | Existing Sidewalk            |  | Private Space Hedge             |
|  | Proposed Major Contour Line  |  |                                 |
|  | Proposed Minor Contour Line  |  |                                 |
|  | Existing Major Contour Line  |  |                                 |
|  | Existing Minor Contour Line  |  |                                 |
|  | Proposed Sanitary Sewer Line |  |                                 |
|  | Existing Sanitary Sewer Line |  |                                 |
|  | Proposed Water Line          |  |                                 |
|  | Existing Water Line          |  |                                 |
|  | Proposed Fence               |  |                                 |
|  | Existing Fence               |  |                                 |
|  | Proposed Power Line          |  |                                 |
|  | Existing Power Line          |  |                                 |

## LAND DISTURBING AREA

|                                 |                     |
|---------------------------------|---------------------|
| <b>Total Site Area</b>          | 19,478 sf (0.45 ac) |
| <b>Land Disturbing Activity</b> |                     |
| Conceptual Area of Disturbance  | 13,877 sf (0.32 ac) |
| <b>Site Grading</b>             |                     |
| Cut                             | 110 cy              |
| Fill                            | 0 cy                |

## VEGETATIVE ANALYSIS

|                           |           |           |  |
|---------------------------|-----------|-----------|--|
| <b>EXISTING</b>           |           |           |  |
| Pasture grass fields      | 14,864 sf | (0.34 ac) |  |
| Building & gravel areas   | 4,614 sf  | (0.11 ac) |  |
| <b>Total</b>              | 19,478 sf | (0.45 ac) |  |
| <b>PROPOSED</b>           |           |           |  |
| Landscaped areas          | 9,885 sf  | (0.23 ac) |  |
| Building & driveway areas | 6,444 sf  | (0.15 ac) |  |
| Road & sidewalk areas     | 3,150 sf  | (0.07 ac) |  |
| <b>Total site area</b>    | 19,478 sf | (0.45 ac) |  |

## IMPERVIOUS AREAS

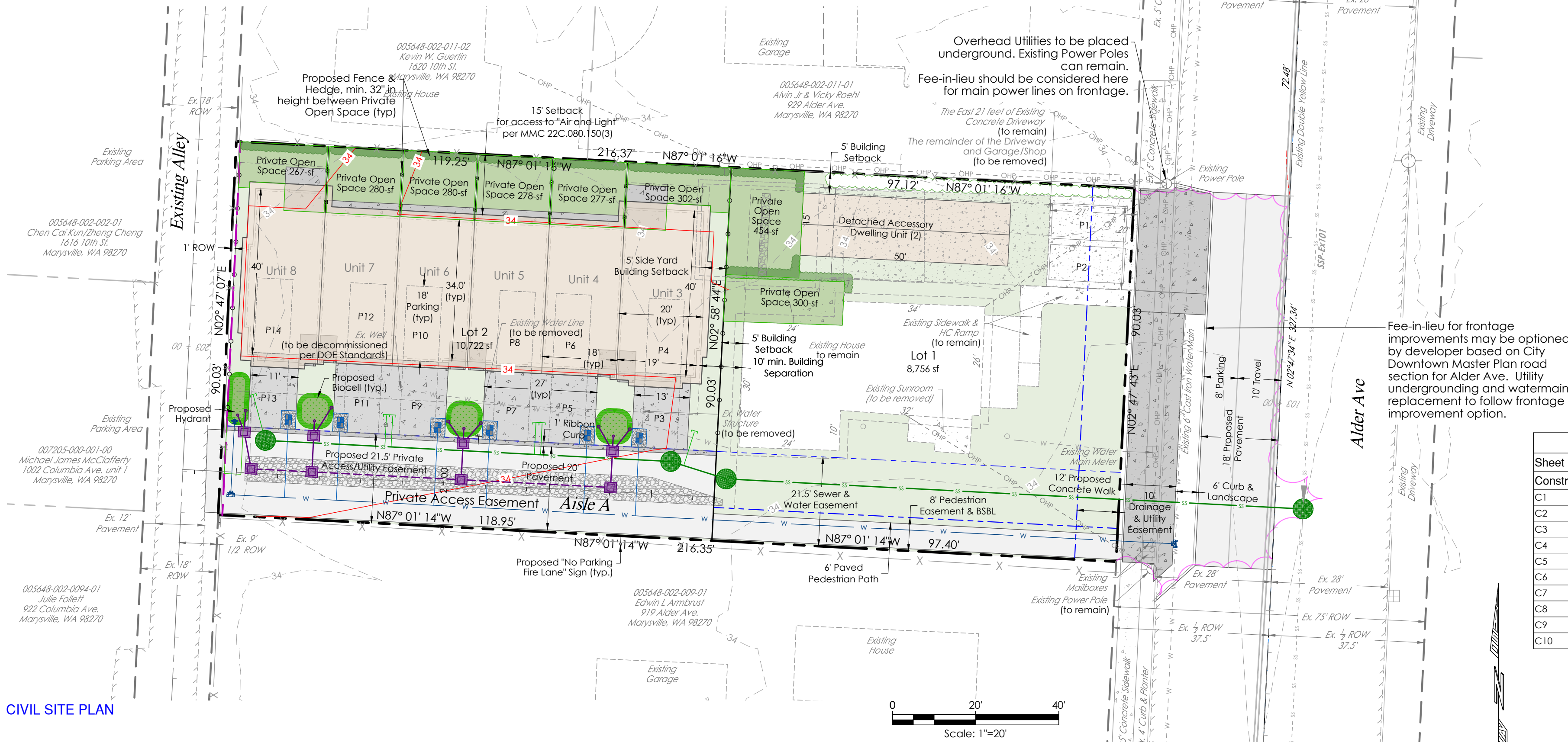
|                                    |               |                 |                  |
|------------------------------------|---------------|-----------------|------------------|
| New Concrete Walk                  | 0.56%         | 109 sf          | (0.00 ac)        |
| New Pavement Path                  | 3.04%         | 593 sf          | (0.01 ac)        |
| New Aisle Pavement Area            | 12.57%        | 2,448 sf        | (0.06 ac)        |
| New Driveway Area                  | 6.45%         | 1,257 sf        | (0.03 ac)        |
| Existing Driveway Area (to remain) | 2.20%         | 429 sf          | (0.01 ac)        |
| <b>New Roof Area</b>               | <b>26.63%</b> | <b>5,187 sf</b> | <b>(0.12 ac)</b> |
| Existing Roof Area (to remain)     | 10.40%        | 2,027 sf        | (0.05 ac)        |
| <b>Total New Impervious area</b>   | <b>49.25%</b> | <b>9,594 sf</b> | <b>(0.22 ac)</b> |

## OPEN SPACE ANALYSIS

|                                              |           |                           |
|----------------------------------------------|-----------|---------------------------|
| <b>Total Development Area</b>                | 19,478 sf | (0.45 ac)                 |
| <b>Min. Open Space Required (150sf/unit)</b> | 8 units   | 1,200 sf (0.03 ac)        |
| <b>Open Space Provided</b>                   |           |                           |
| Private Open Space                           | 2,438 sf  | (0.06 ac)                 |
| <b>Total Open Space Provided</b>             | 203.2%    | <b>2,438 sf</b> (0.06 ac) |

## PRIVATE OPEN SPACE

|                                  |                 |
|----------------------------------|-----------------|
| Unit 1 Existing House Open Space | 300 sf          |
| ADU 2 Open Space                 | 454 sf          |
| Unit 3 Patio                     | 302 sf          |
| Unit 4 Patio                     | 277 sf          |
| Unit 5 Patio                     | 278 sf          |
| Unit 6 Patio                     | 280 sf          |
| Unit 7 Patio                     | 280 sf          |
| Unit 8 Patio                     | 267 sf          |
| <b>TOTAL PRIVATE OPEN SPACE</b>  | <b>2,438 sf</b> |



CIVIL SITE PLAN

## GENERAL NOTES

Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements shall be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, shared open space, adjacent use, or shared auto courtyards, they shall be screened with vegetation and/or integrated into the building's architecture.

## ARCHAEOLOGICAL RESOURCE DISCOVERY:

If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archaeology and Historic Preservation (DAHP) and all concerned tribes must be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area must be stopped immediately. Local law enforcement, DAHP, and affected tribes must be immediately contacted, no additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains may be left unattended.



## GENERAL DEVELOPMENT STANDARDS - PARKING

### NUMBER OF SPACES REQUIRED (MMC 22C.080.230)

Single Family Detached Dwelling Proposed - 1 SFDD

Townhome Dwelling Units Proposed - 6 TDU's

Accessory Dwelling Units Proposed - 1 ADU

| Description                 | Required              | Provided         |
|-----------------------------|-----------------------|------------------|
| Min. Req'd Parking Spaces   | 2 per SFDD (2 spaces) | 2 spaces         |
|                             | 2 per TDU (12 spaces) | 12 spaces        |
|                             | 1 per ADU (0 spaces*) | 0 spaces         |
| <b>TOTAL Parking Spaces</b> | <b>15 spaces</b>      | <b>14 spaces</b> |

\*Accessory Dwelling Units are exempt from parking requirements when a major transit stop is located within 1/4-mile per Table 22C.080.230

## ZONING NOTES MIDDLE HOUSING 1

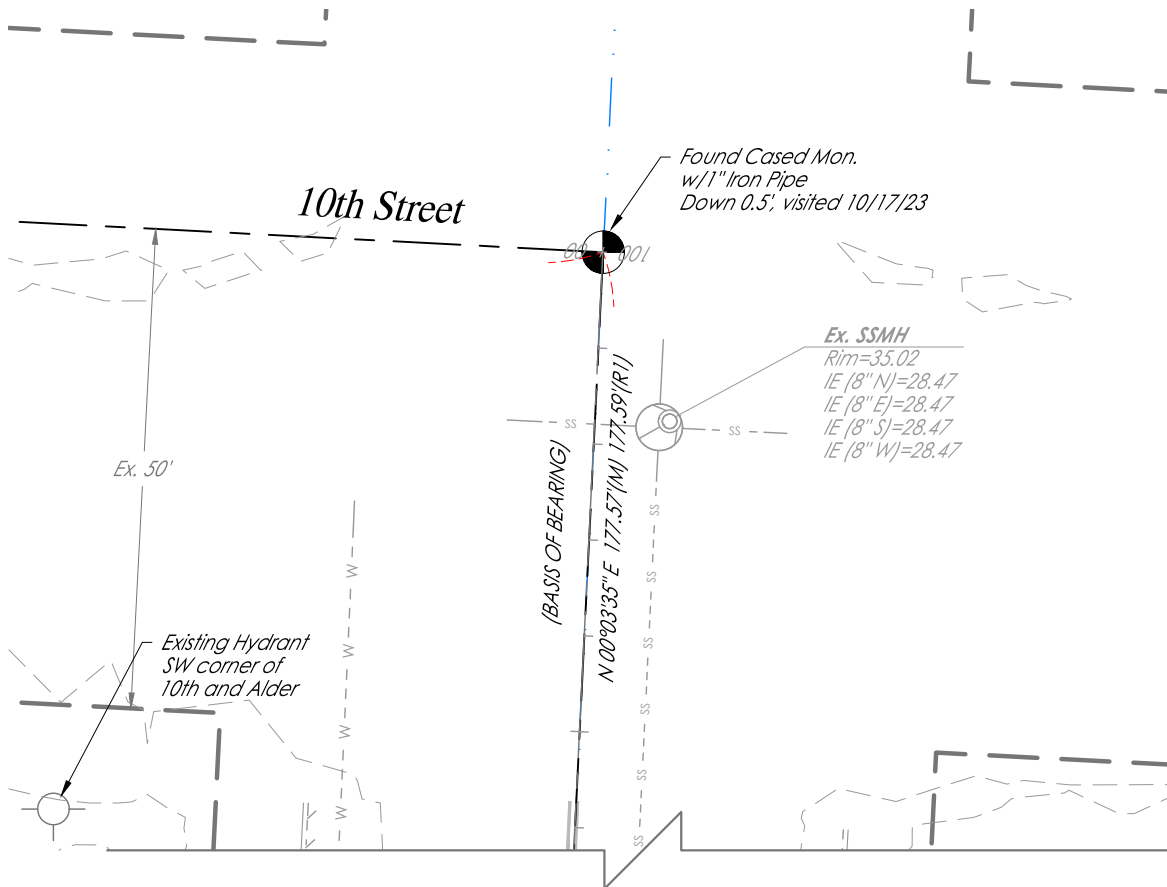
|                            |            |
|----------------------------|------------|
| Minimum Density            | 10 du/acre |
| Maximum Density            | None       |
| Maximum Impervious Surface | None       |
| Minimum Street Setback     | 20 feet    |
| Minimum Side Yard Setback  | 5-15 feet  |
| Minimum Rear Yard Setback  | 0-15 feet  |
| Base Height                | 35 feet    |

## LOT YIELD ANALYSIS

|                           |                  |                  |
|---------------------------|------------------|------------------|
| <b>Gross project area</b> | <b>19,478 sf</b> | <b>(0.45 ac)</b> |
| <b>Lots Proposed</b>      | <b>2</b>         |                  |

## SITE AREA ANALYSIS

|                  |                  |                  |
|------------------|------------------|------------------|
| Gross Site Area  | 19,478 sf        | (0.45 ac)        |
| Area in Lots     | 16,910 sf        | (0.39 ac)        |
| Area in Easement | 2,478 sf         | (0.06 ac)        |
| Area in ROW      | 90 sf            | (0.00 ac)        |
| <b>Total</b>     | <b>19,478 sf</b> | <b>(0.45 ac)</b> |



VICINITY MAP

SCALE 1"=500'

## LEGAL DESCRIPTION

LOT 10, BLOCK 2, SCHLAGETER'S ADDITION TO MARYSVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 101, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## DATUM & EQUIPMENT & PROCEDURES

### DATUM:

NAVD 88 (NGVD 29 = NAVD 88-3.67')  
FOUND Cased MON. w/COPPER PIN SET IN CONCRETE. WGS SURVEY DATA. WAREHOUSE #17778 AT THE CENTERLINE OF ALDER AVE BETWEEN HOUSE #929 AND HOUSE #934  
Elevation=33.79'

### METHOD OF SURVEY:

SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HXGN SMARTNET NETWORK

### INSTRUMENTATION:

LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION  
LEICA VIA GNSS CS308 RECEIVER  
ALL EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 331-130-100

### PRECISION:

MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-080 THROUGH 332-130-110

### BASIS OF BEARING:

THE MONUMENTED CENTERLINE OF ALDER AVE, AS THE BEARING OF NORTH 00°03'35" EAST

## SURVEY REFERENCES

- RECORD OF SURVEY - AFN 202206215006
- PLAT OF SCHLAGETER'S ADDITION TO MARYSVILLE - VOL. 10, PG. 101

## PROJECT INFORMATION

|                    |                                       |
|--------------------|---------------------------------------|
| Tax Parcel Numbers | 005648-002-001-00                     |
| Total Area         | 19,478 sf (0.45 ac)                   |
| GPP Designation    | Downtown Master Plan - Marysville #25 |
| Existing Zoning    | Middle Housing 1                      |
| Existing Land Use  | Single Family Residential             |
| Proposed Land Use  | Single Family Residential             |
| Number of Units    | 8                                     |

## LOCAL SERVICES

|                  |                                 |
|------------------|---------------------------------|
| Sewage Disposal: | City of Marysville              |
| Water District:  | City of Marysville Water System |
| School District: | Marysville #25                  |
| Fire District:   | Marysville Fire District RFA    |
| Post Office:     | City of Marysville              |
| Electric:        | Snohomish County PUD            |
| Phone:           | Verizon                         |
| Cable:           | Comcast                         |
| Gas:             |                                 |

## CONTACT PERSON

Land Technologies Inc.  
Merle Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
merle@landtechway.com

## SITE ADDRESS

927 Alder Ave  
Marysville, WA 98270

## ENGINEER

Land Technologies Inc.  
Tyler S. Foster, P.E.  
18820 3rd Ave NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

## APPLICANT/OWNER

927 Alder, LLC  
18820 3rd Ave NE  
Arlington WA 98223

## SURVEYOR

Pacific Coast Surveys Inc.  
Darren J. Riddle PLS  
5131 Colby Ave.  
Everett, WA 98208  
425.512.7099

## CERTIFIED EROSION CONTROL SPECIALIST

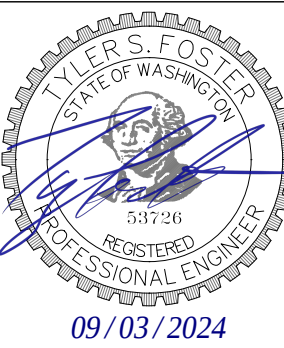
## CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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: WSDPW 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\_\_.

DEVELOPMENT 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 & 22A.040.030.

LAND TECHNOLOGIES



09/03/2024

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Merle, Alex  
REGISTERED  
APPLICATION DATE: -  
SITE APPROVAL DATE: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS-BUILT: -

927 Alder Ave Townhomes

A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

CIVIL SITE PLAN

927 Alder, LLC

18820 3rd Ave NE, Arlington WA 98223

SHEET  
C1 of C10

24x36

PA24-007  
LDA\_-

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## GRADING, EROSION AND SEDIMENTATION CONTROL NOTES

- ## MAINTENANCE OF SILTATION BARRIERS

- ## HYDROSEEDING GENERAL NOTES

- ## ROADWAY NOTES

- ## CHANNELIZATION & SIGNING

WET WEATHER GRADING NOTES

## STORMWATER NOTES

- ## STAND PIPE AND SEDIMENT POND MAINTENANCE

## BIOFILTER SWALE PLANTING NOTES

|                                                                             |       |    |    |
|-----------------------------------------------------------------------------|-------|----|----|
| <i>Poa annua</i>                                                            | 10-15 | 92 | 85 |
| <b>Seaside/Creeping bentgrass</b><br><i>agrostis palustris</i>              |       |    |    |
| <b>Redtop bentgrass</b><br><i>agrostis alba</i> or <i>Agrostis gigantea</i> | 5-10  | 90 | 80 |

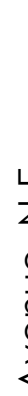
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DEVELOPMENT SERVICES MANAGER

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|                            |                                  |                                                         |                                                                                                                                                            |                                                                                                                                                  |                                                                                                                                                                                  |
|----------------------------|----------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24x36<br>PA24-007<br>LDA - | SHEET<br><b>C2</b> of <b>C10</b> |                                                         | <b>927 Alder, LLC</b><br><br>18820 3rd Ave NE, Arlington WA 98223                                                                                          | <b>927 Alder Ave Townhomes</b><br><br>927 Alder Ave, Marysville, WA 98270<br><br>A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M. | PROJECT LEAD: <i>Merve</i><br>CHECKED BY: <i>Tyler</i><br>DRAWN BY: <i>Alex</i><br>APPLICATION DATE: -<br>SITE APPROVAL: -<br>REVISION DATE: -<br>LDA APPROVAL: -<br>AS-BUILT: - |
|                            |                                  | <h1 style="text-align: center;">CONSTRUCTION NOTES</h1> |  <p>18820 Third Avenue N.E.<br/>Arlington, WA 98223<br/>360-652-9727</p> |                                                                |  <p>MAKING A "WAY" OUT OF "NO WAY"</p>                                                         |

### LEGEND

### LEGEND

- |  |                             |  |                                          |  |                                |  |                                   |
|--|-----------------------------|--|------------------------------------------|--|--------------------------------|--|-----------------------------------|
|  | Boundary Line               |  | Existing Path                            |  | Design Path                    |  | Design Filter Strip               |
|  | Design Right-of-Way Line    |  | Design Building                          |  | Design Water Line              |  | Design Area of Disturbance        |
|  | Existing Right-of-Way Line  |  | Existing Building                        |  | Existing Water Line            |  | Design Temporary Silt Fence       |
|  | Design Major Contour Line   |  | Design Building Setback Line             |  | Design/Existing Water Hydrants |  | Temporary Construction Entrance   |
|  | Existing Major Contour Line |  | Design Storm Drainage Line               |  | Design/Existing Water Fittings |  | Existing Soil Log                 |
|  | Design Minor Contour Line   |  | Existing Storm Drainage Line             |  | Design Fence                   |  | BMP Designations                  |
|  | Existing Minor Contour Line |  | Design/Existing Type 1 Catch Basin       |  | Existing Fence                 |  | Designed Bio-Retention Cell       |
|  | Phase Line                  |  | Design/Existing Type 2 Catch Basin       |  | Existing Wetland Line/Hatch    |  | Designed Bio-Retention Cell Liner |
|  | Design Tract Line           |  | Design/Existing Storm Drain Clean-out    |  | Design Buffer Line/Hatch       |  | Existing Buffer Line/Hatch        |
|  | Design Lot line             |  | Design Yard Drain Line                   |  | Existing Section Line          |  | Existing Section Line             |
|  | Existing Lot Line           |  | Design Yard Drain Catch Basin            |  | Existing Section Line          |  | Existing Section Line             |
|  | Design Easement Line        |  | Design Yard Drain Clean-out              |  | Existing Section Symbol        |  | Existing Section Symbol           |
|  | Existing Easement Line      |  | Design Shed Dispersion                   |  | Existing Power Line            |  | Existing Power Line               |
|  | Design Road Centerline      |  | Design Drainage Basin                    |  | Existing Power Symbol          |  | Existing Power Symbol             |
|  | Existing Road Centerline    |  | Design Swale Line                        |  | Existing Telephone Line        |  | Existing Telephone Line           |
|  | Site Benchmark              |  | Existing Ditch line                      |  | Existing Telephone Symbol      |  | Existing Telephone Symbol         |
|  | Existing Benchmark          |  | Design Sanitary Sewer Line               |  | Existing Gas Line              |  | Existing Gas Line                 |
|  | Design Edge of Asphalt      |  | Existing Sanitary Sewer Line             |  | Existing Gas Symbol            |  | Existing Gas Symbol               |
|  | Existing Edge of Asphalt    |  | Design/Existing Sanitary Sewer Manhole   |  | Existing Flow Path             |  | Existing Flow Path                |
|  | Design Sidewalk             |  | Design/Existing Sanitary Sewer Clean-out |  | Existing Tree Drip Line        |  | Existing Tree Drip Line           |
|  | Existing Sidewalk           |  | Design Sanitary Side Sewer               |  |                                |  |                                   |
|  | Design Driveway Line/Hatch  |  |                                          |  |                                |  |                                   |

## SEWER SYSTEM 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 7-17.7 of the "Standard Specifications". Products used to seal the inside of the pipe are not to be used to obtain the air test.
4. For commercial developments in which sources of grease and/or oils may be introduced to the City sanitary sewer system, a City approved grease interceptor shall be installed downstream from the source.
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. Gravity sewer main with: 5' of cover shall be D.I.P. Class 52 12" of cover shall be PVC, ASTM D 3034 SDR 35, or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477. 18" cover shall be PVC, Class 52, or C-700.
8. Precast manholes shall meet the requirements of ASTM A 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.
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. All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.
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 8-18c Class F. Fine 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 bedding for trench slopes. All bedding materials shall be approved by Public Works. A water test of all manholes in accordance with manhole to uniform grade so that the entire length of the pipe will be supported on a uniformly dense underlying base.
16. A 6-foot square X 4-inch thick concrete pad shall be installed around all SSMH's and a 3-foot square X 4-inch thick concrete pad shall be installed around all cleanouts that are not in a pavement area.
17. All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. Testing of the sanitary sewer main shall include T-Ving of the main by the Contractor. Immediately prior to T-Ving, enough water shall be run down the line so it comes out the lower manhole. A copy of the video tapes shall be submitted to the City of Marysville. Acceptance of the line and trench slope after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Marysville standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is completed.
18. Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Marysville Department of Public Works. Approval shall not relieve the Contractor of their correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Marysville for the required inspections.

## WATER SYSTEM NOTES

1. Biological test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor.
2. Water mains shall have a minimum cover of 36 inches in improved right-of-way and a minimum of 48 inches in unimproved right-of-way and easements.
3. Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with tylon or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A-14-1964.
4. Connections to existing water mains shall typically be wet taps through a tapping "tee" and tapping valve and shall be made by a qualified person. When a dry tapping is required, the City engineer or district engineer shall approve the location and shall be made on AC pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for these connections.
5. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
6. Fire hydrants shall be installed in accordance with City Standard Detail 2-060-001 and as directed by the City of Marysville Fire Code Official.
7. Valve marker posts shall be installed where valve boxes are hidden from view or in unimproved areas.
8. Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
9. Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
10. Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
11. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with P.V.C. pipe a minimum of 10 feet beyond each side of the gas line easement. Contractor Wilkins Northwest Pipeline before the crossing is made.
12. Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 3-703-002 and -003.
13. All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double-tee joint valve assembly or a reduced pressure backflow assembly as directed by the City conforming to City Standard Details 2-153-001.
14. Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

## ARCHAEOLOGICAL RESOURCES NOTE

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.



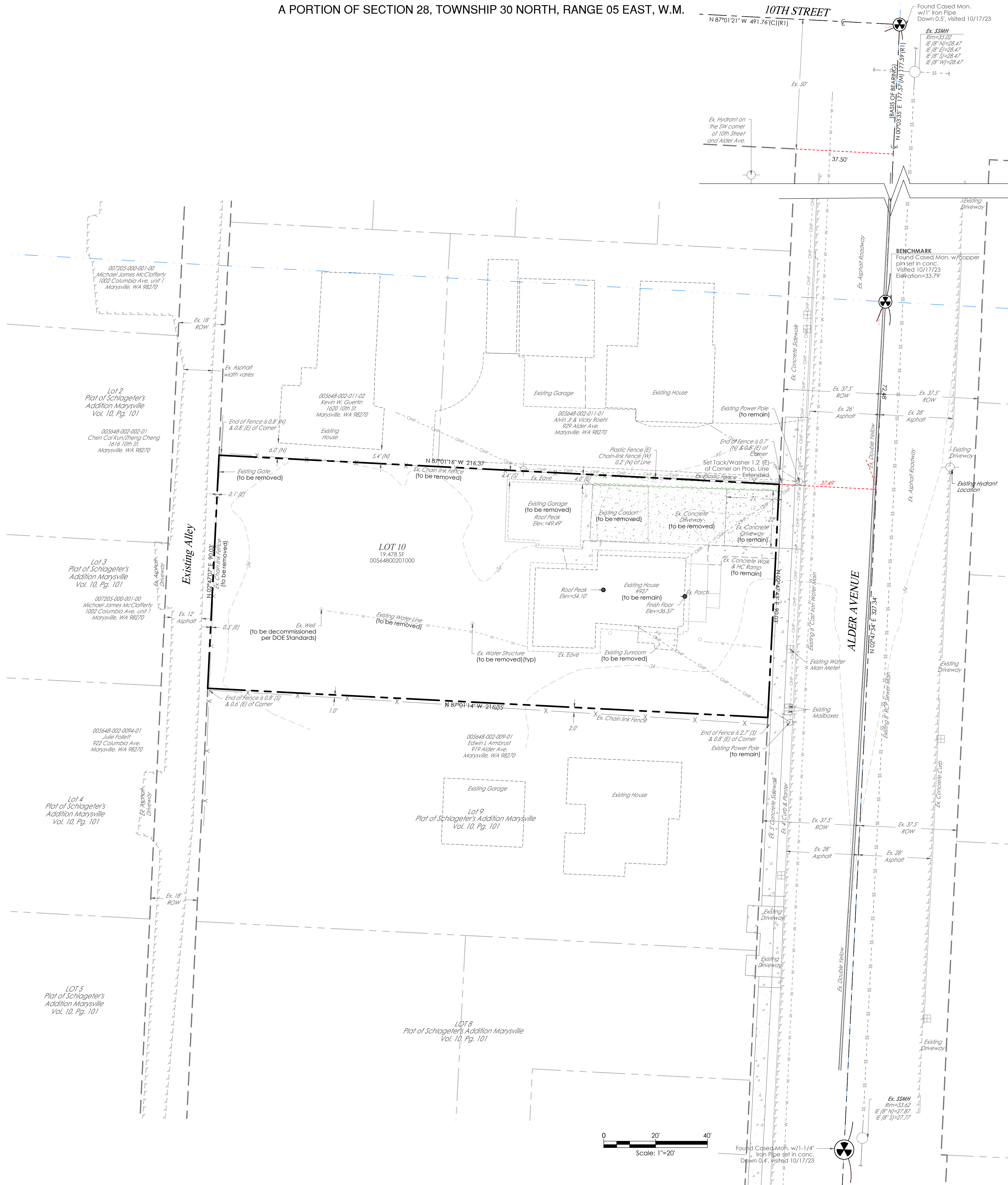
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9/3/2024 1:04 PM  
Z:\Hld. Bld- 927 Alder Ave Townhomes\Sheets\C3 Existing Conditions Map.dwg  
9/3/2024 1:04 PM

| LEGEND |                                 |
|--------|---------------------------------|
|        | Boundary Line                   |
|        | Existing Section Line           |
|        | Existing Right-of-Way Line      |
|        | Existing Lot Line               |
|        | Existing Easement Line          |
|        | Existing Road Centerline        |
|        | Existing Edge of Asphalt        |
|        | Existing Sidewalk               |
|        | Existing Major Contour Line     |
|        | Existing Minor Contour Line     |
|        | Existing Storm Drainage Line    |
|        | Existing Ditch line             |
|        | Existing Sanitary Sewer Line    |
|        | Existing Water Line             |
|        | Existing Fence                  |
|        | Existing Power Line             |
|        | Existing Telephone Line         |
|        | Existing Gas Line               |
|        | Existing Flow Path              |
|        | Existing Section Symbol         |
|        | Existing Monument               |
|        | Existing Type 1 Catch Basin     |
|        | Existing Sanitary Sewer Manhole |
|        | Existing Water Hydrant          |
|        | Existing Water Meters           |
|        | Existing Water Fittings         |
|        | Existing Power Symbol           |
|        | Existing Telephone Symbol       |
|        | Existing Gas Symbol             |
|        | Existing Soil Log               |
|        | Existing Light                  |
|        | Existing Mailbox                |

A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

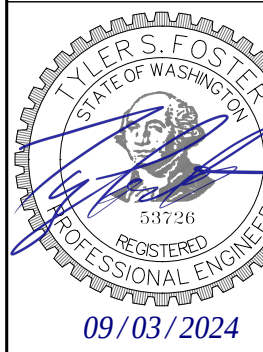
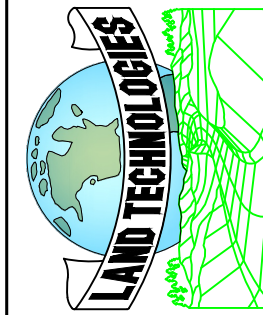


AQUIFER RECHARGE/  
WELL HEAD PROTECTION  
Low, Over 100

SOILS  
Ragnar fine sandy loam;  
Hydrologic Soil Group: A  
Compact Fill Area to 95% Modified Proctor

CALL AT LEAST 2  
BUSINESS DAYS  
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LAND TECHNOLOGIES  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727



09/03/2024

PROJECT LEAD: Marie  
CHECKED BY: Tyler  
DRAWN BY: Marie, Alex  
APPLICATION DATE: -  
SITE APPROVAL: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS-BUILT: -

927 Alder Ave Townhomes  
927 Alder Ave, Marysville, WA 98270  
A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

927 Alder, LLC  
18820 3rd Ave NE, Arlington WA 98223

SHEET  
C3 of C10  
24x36  
PA24-007  
LDA -

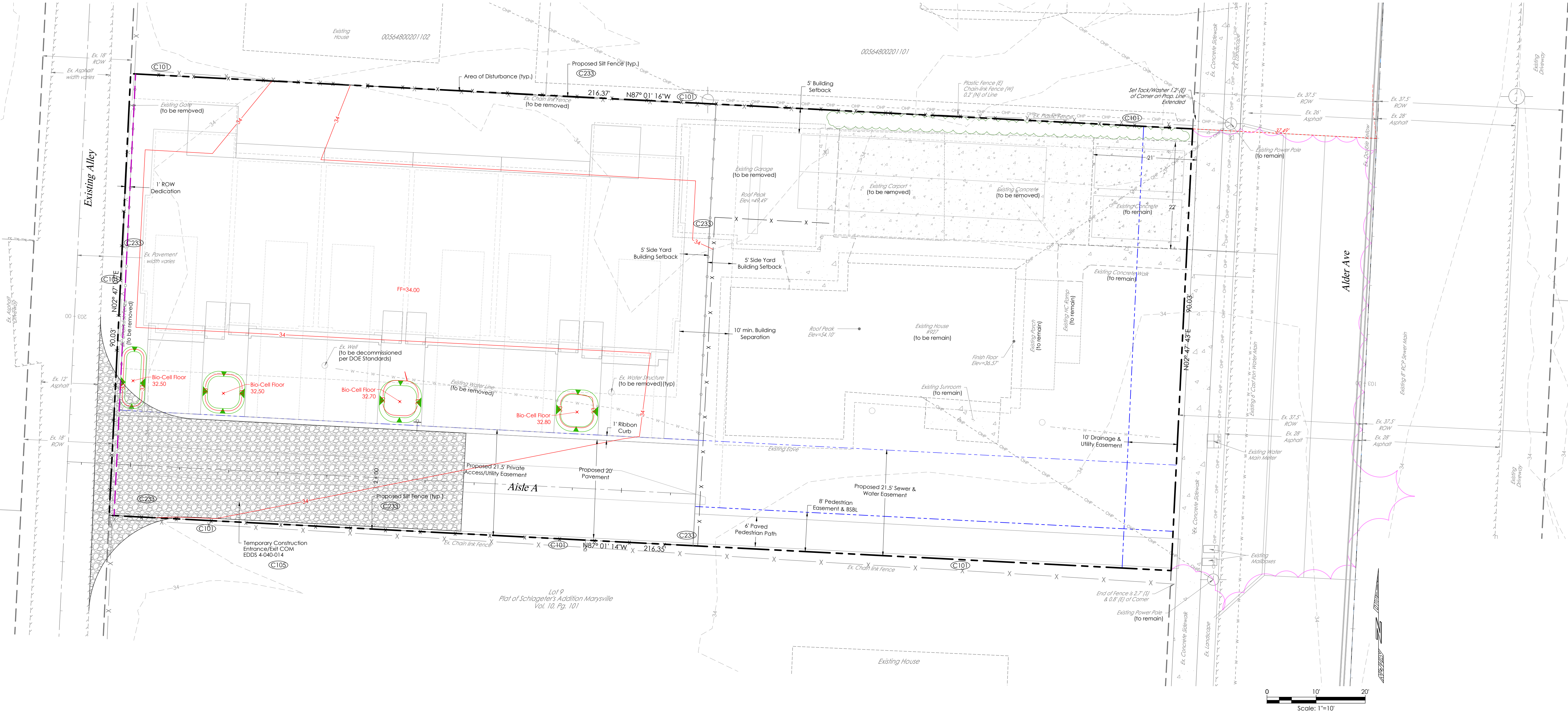
EXISTING CONDITIONS MAP

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CONSTRUCTION SWPPP

The 13 elements that are part of a Construction SWPPP are as follows:

1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
10. Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
11. Maintain BMP's: The plan shall provide for inspection and maintenance of the planned and installed construction BMP's as well as their removal at the end of the project.
12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
13. Protect on-site stormwater management BMP's for runoff from roofs and other hard surfaces. On-site Stormwater Management BMP's shall be protected at all times during the construction process. This may mean that stormwater management BMP's will be installed towards the end of the construction process to avoid siltation and compaction.

BMP's (to be applied as appropriate)

- BMP's:**
- C101 Preserving Natural Vegetation
  - C102 Buffer Zones
  - C103 High Visibility Fence
  - C105 Stabilized Construction Exit
  - C107 Stabilized Parking Area
  - C120 Temporary & Permanent Seeding
  - C21 Mulching
  - C22 Blankets
  - C23 Plastic Covering
  - C25 Topsoiling / Composting
  - C30 Surface Roughening
  - C31 Gradient Terraces
  - C40 Dust Control
  - C50 Materials on Hand
  - C51 Concrete Handling
  - C52 Sawcutting and Surface Pollution Prevention
  - C53 Material Delivery, Storage and Containment
  - C60 Certified Erosion & Sediment Control Lead
  - C62 Scheduling
- Runoff Conveyance and Treatment BMP's**
- C200 Interceptor Dike and Swale
  - C202 Channel Lining
  - C203 Water Bars
  - C204 Pipe Slope Drains
  - C206 Level Spreader
  - C207 Check Dam
  - C208 Triangular Silt Dike
  - C209 Outlet Protection
  - C220 Storm Drain Inlet Protection
  - C233 Silt Fence
  - C234 Vegetated Strip
  - C235 Snow Waffles
  - C240 Sediment Trap

AQUIFER RECHARGE/  
WELL HEAD PROTECTION

Low, Over 100

SOILS

Rogarr fine sandy loam:  
Hydrologic Soil Group: A  
Compact Fill Area to 95% Modified Proctor

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927 Alder, LLC

927 Alder Ave, Marysville, WA 98270

A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

PROJECT LEAD: Marie

CHECKED BY: Tyler

DRAWN BY: Mar, Alex

APPLICATION DATE: -

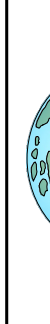
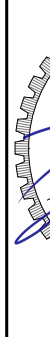
SITE APPROVAL DATE: -

REVISION DATE: -

LDA APPROVAL: -

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CLEARING GRADING & TESC PLAN

927 Alder Ave Townhomes

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A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

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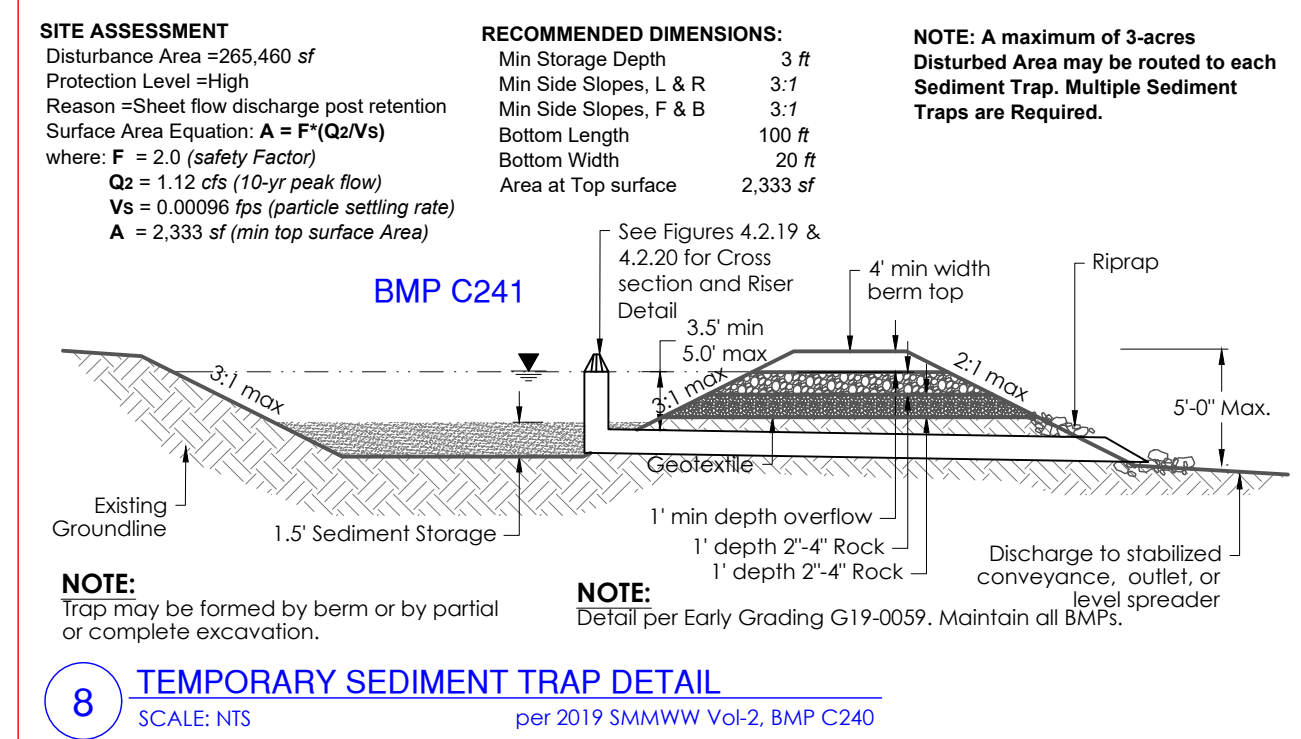
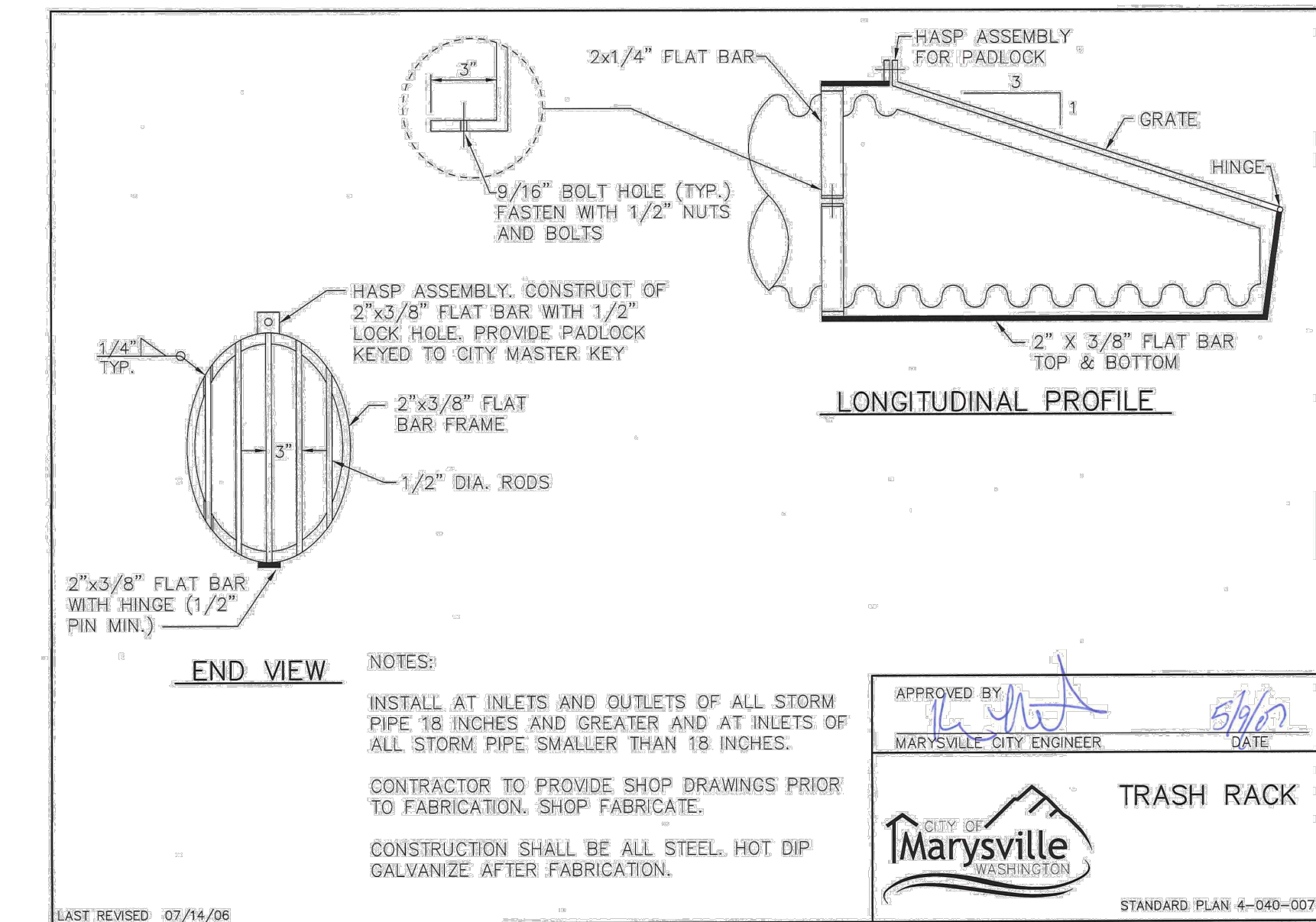
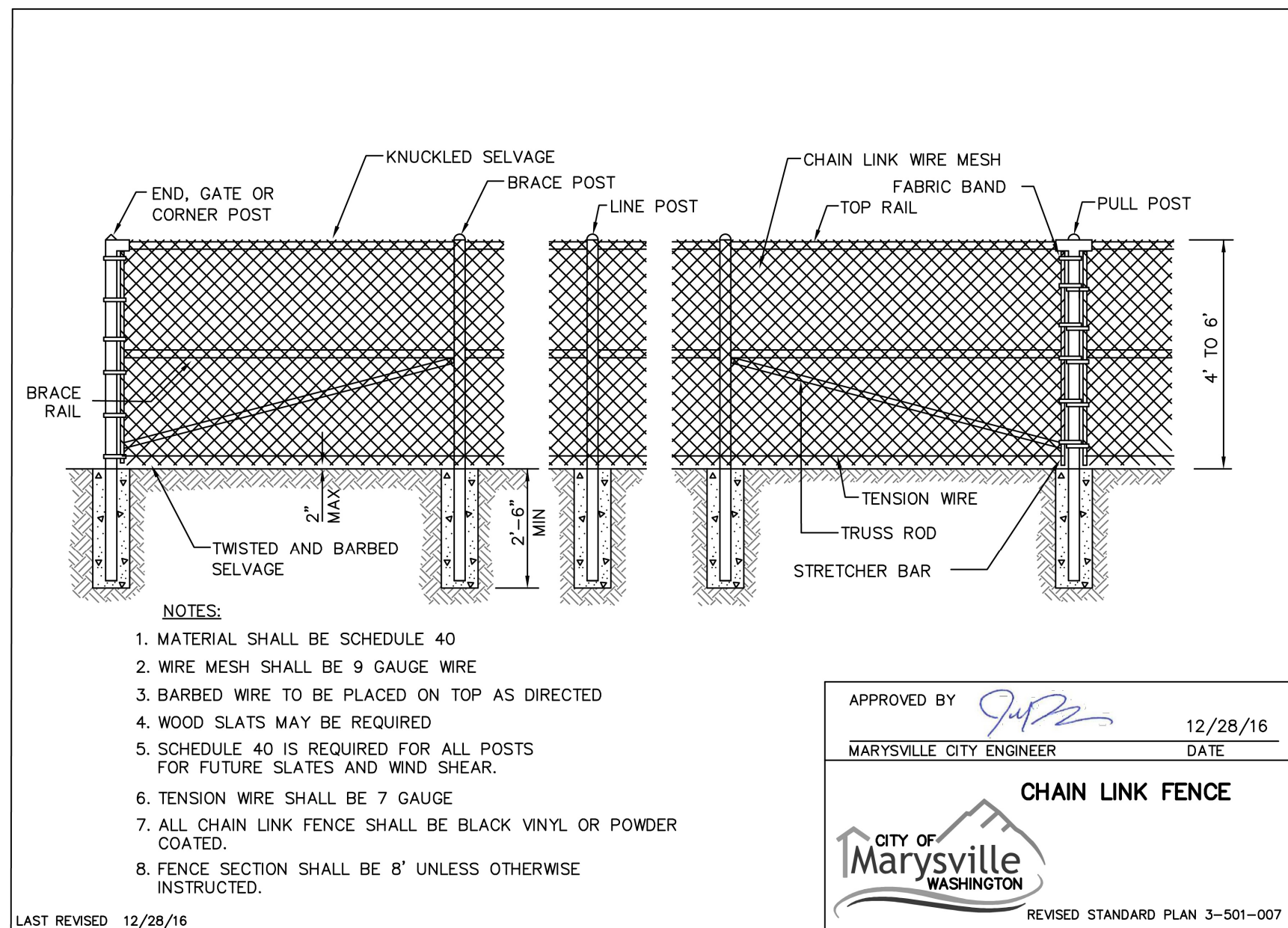
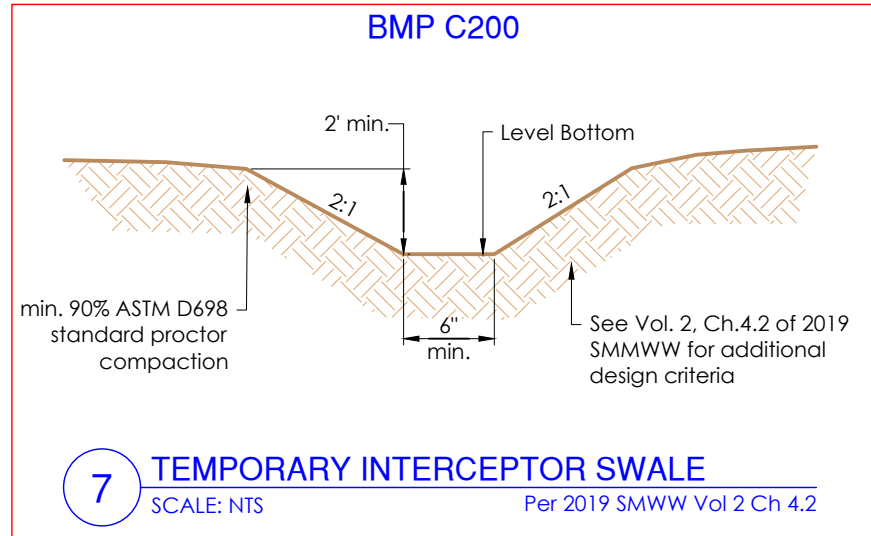
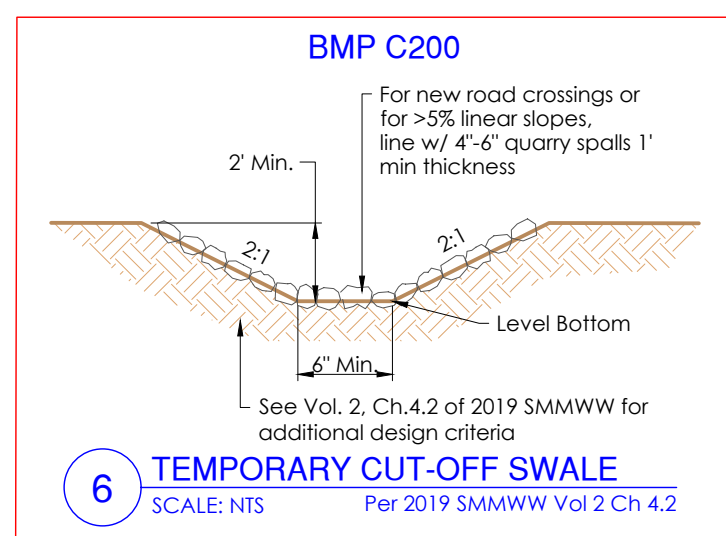
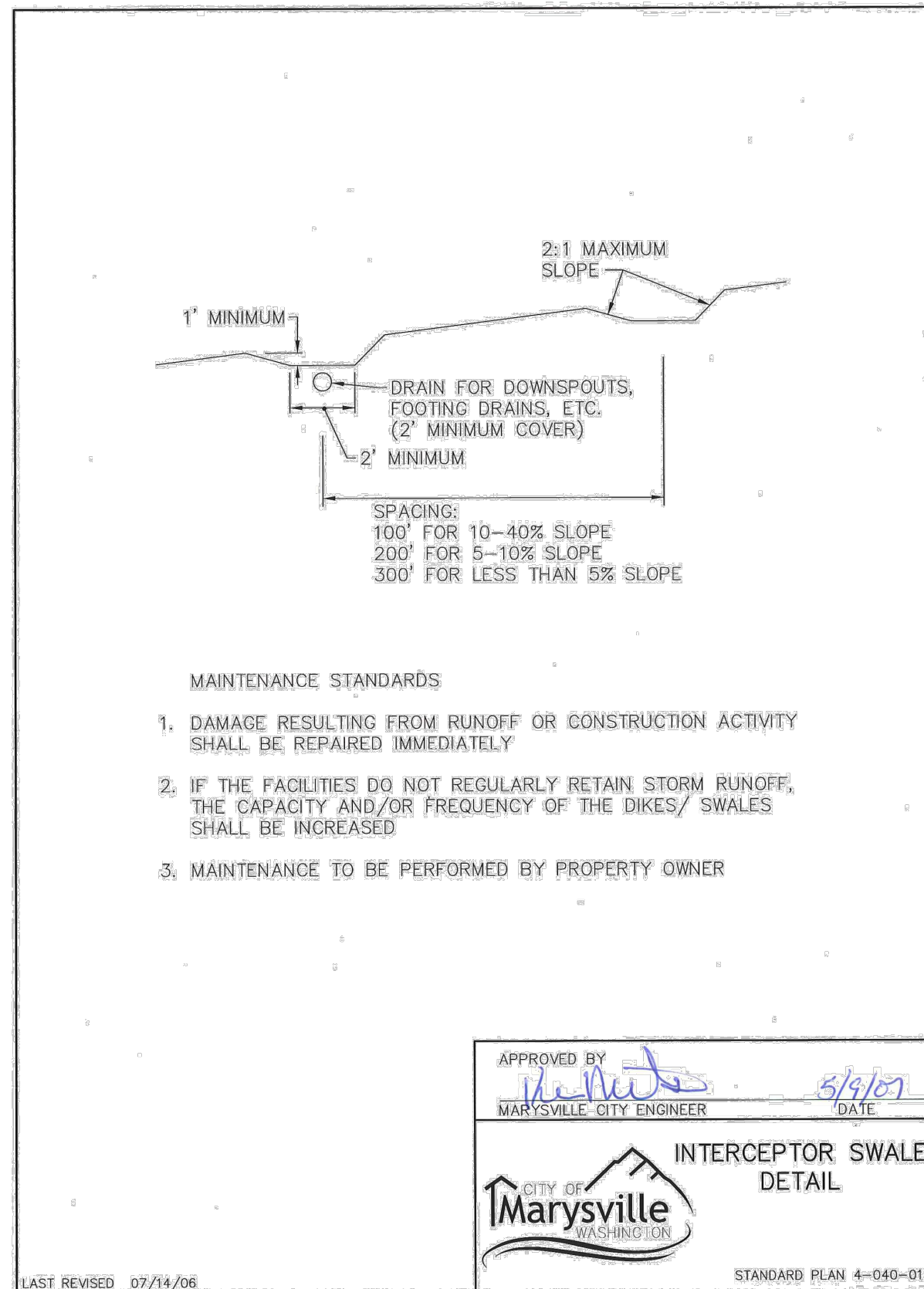
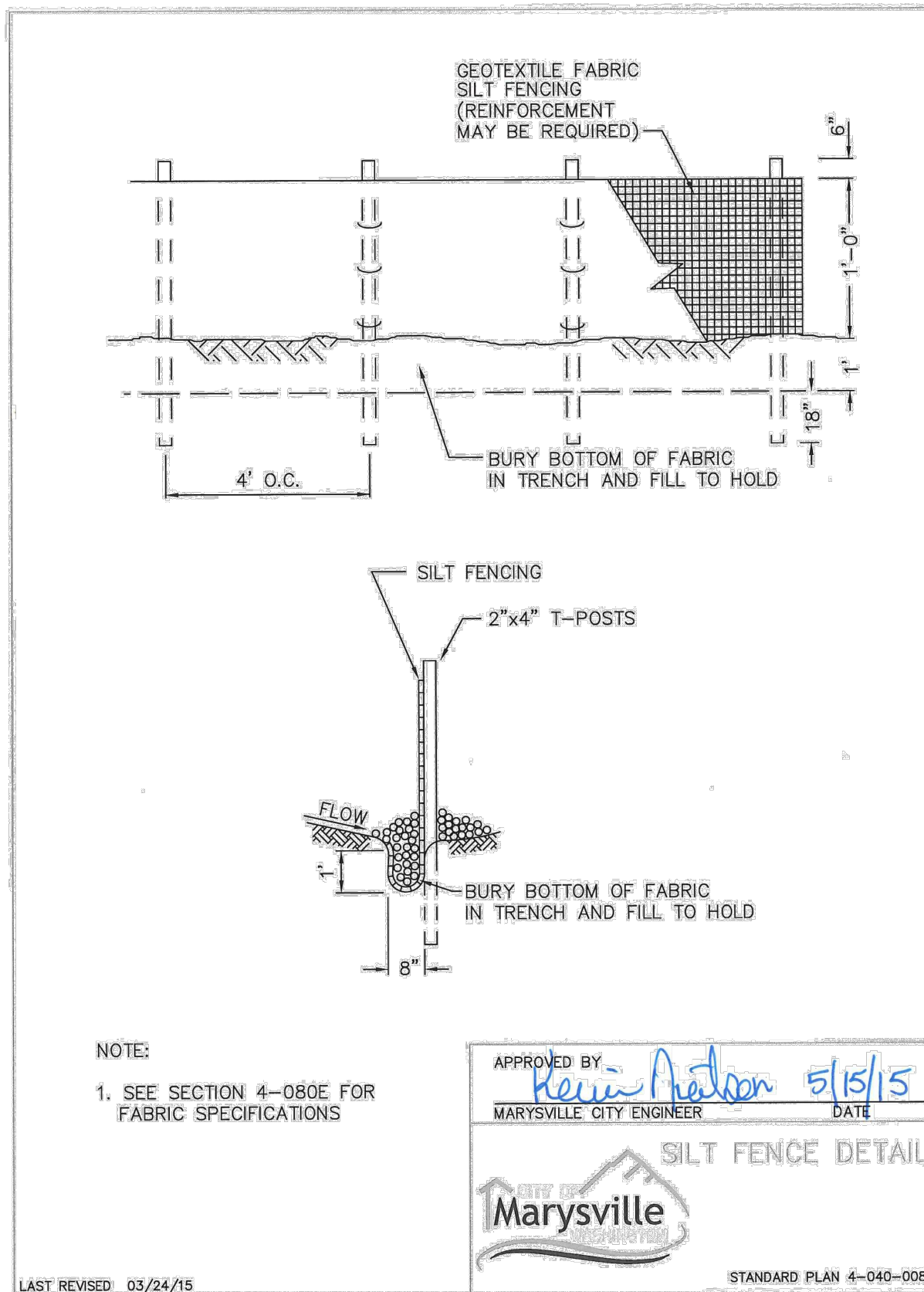
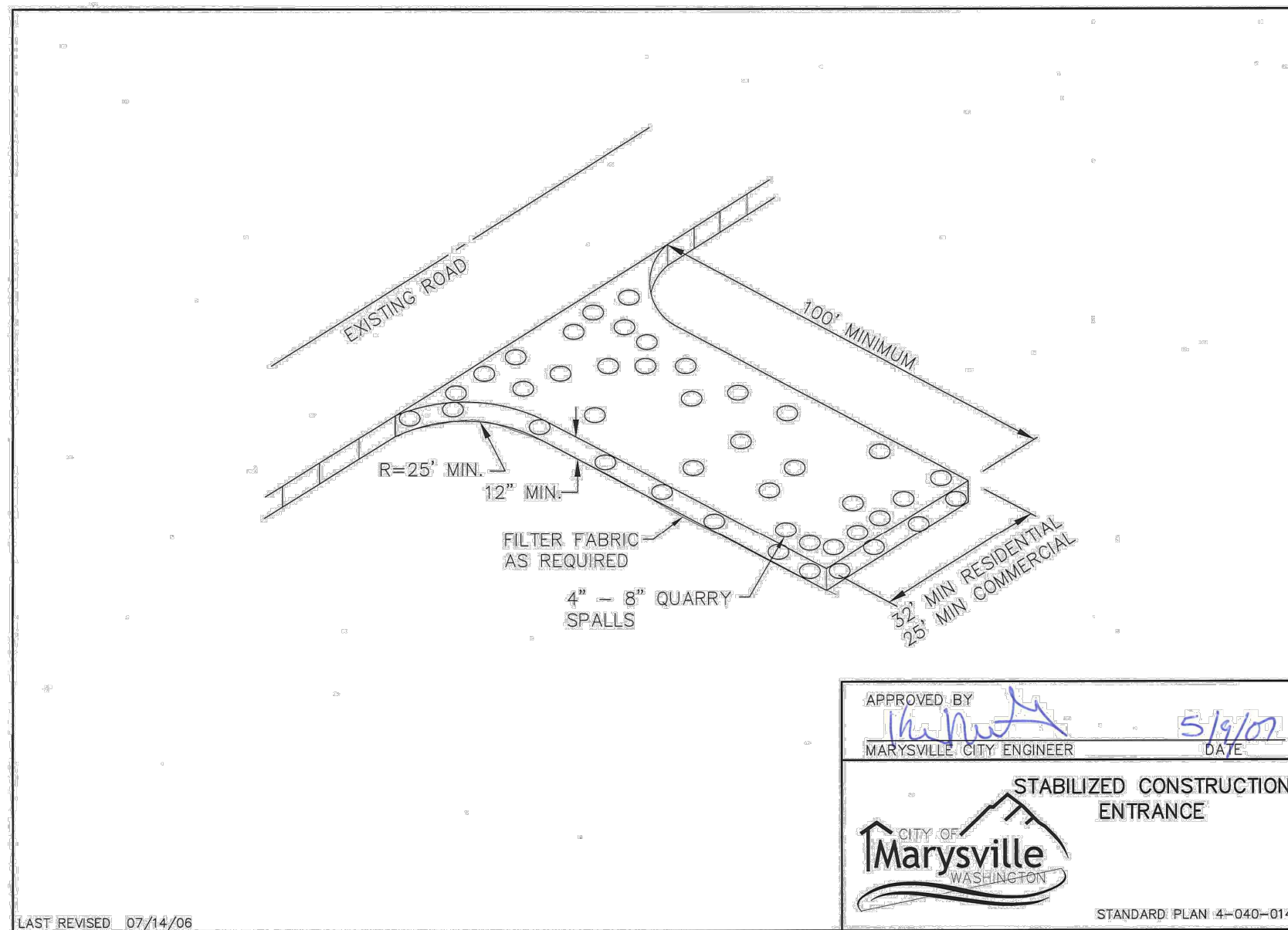
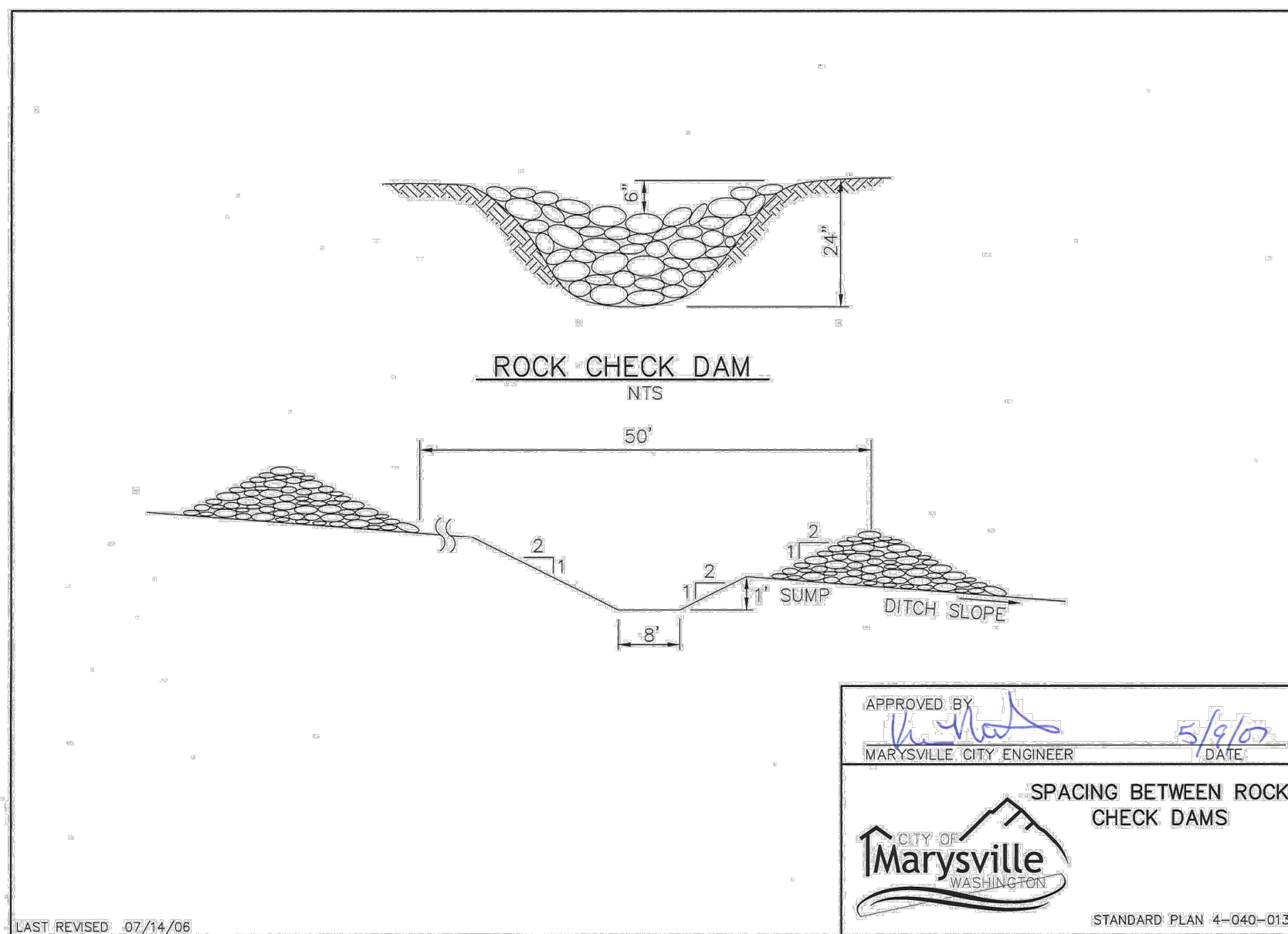
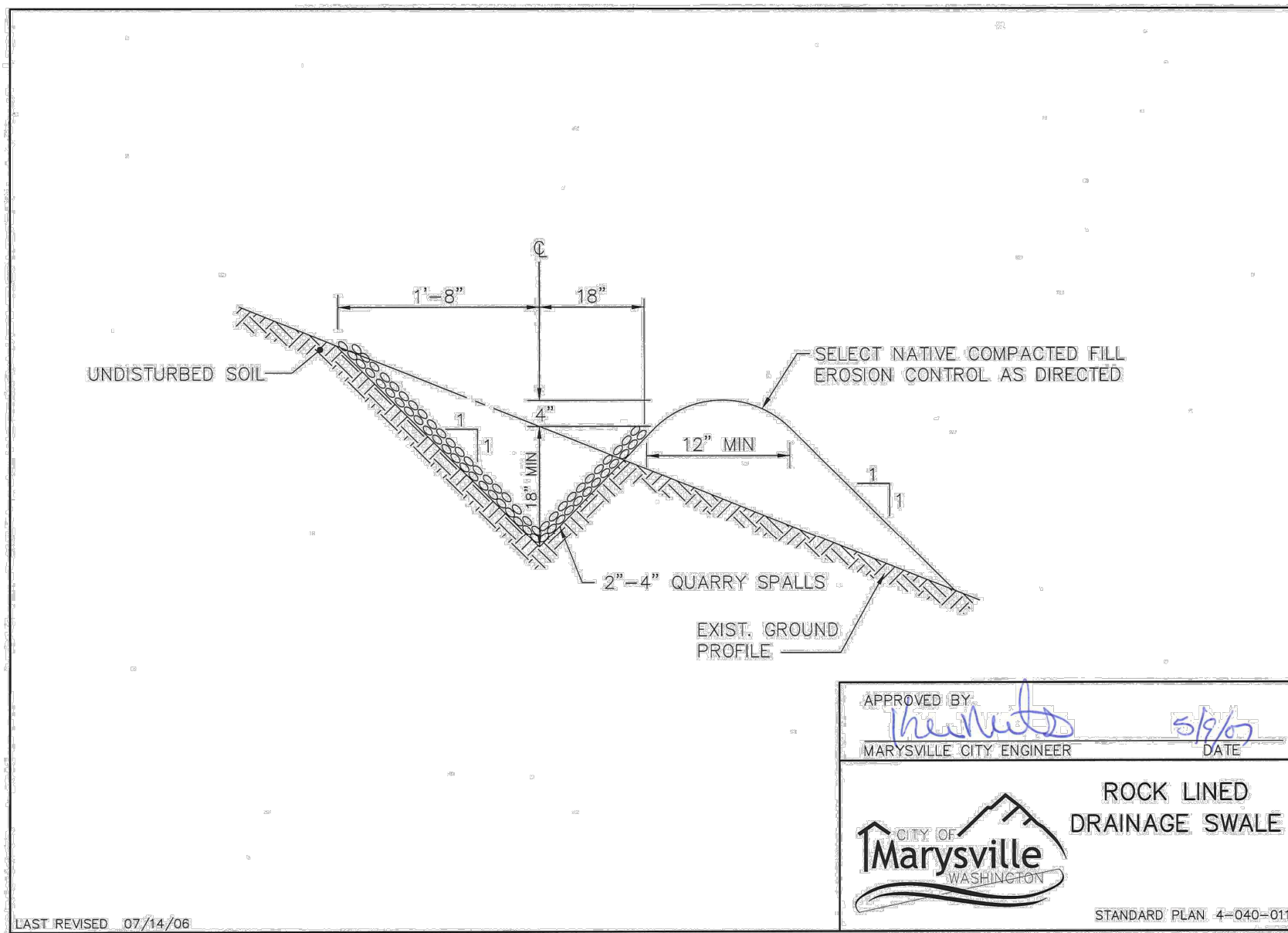
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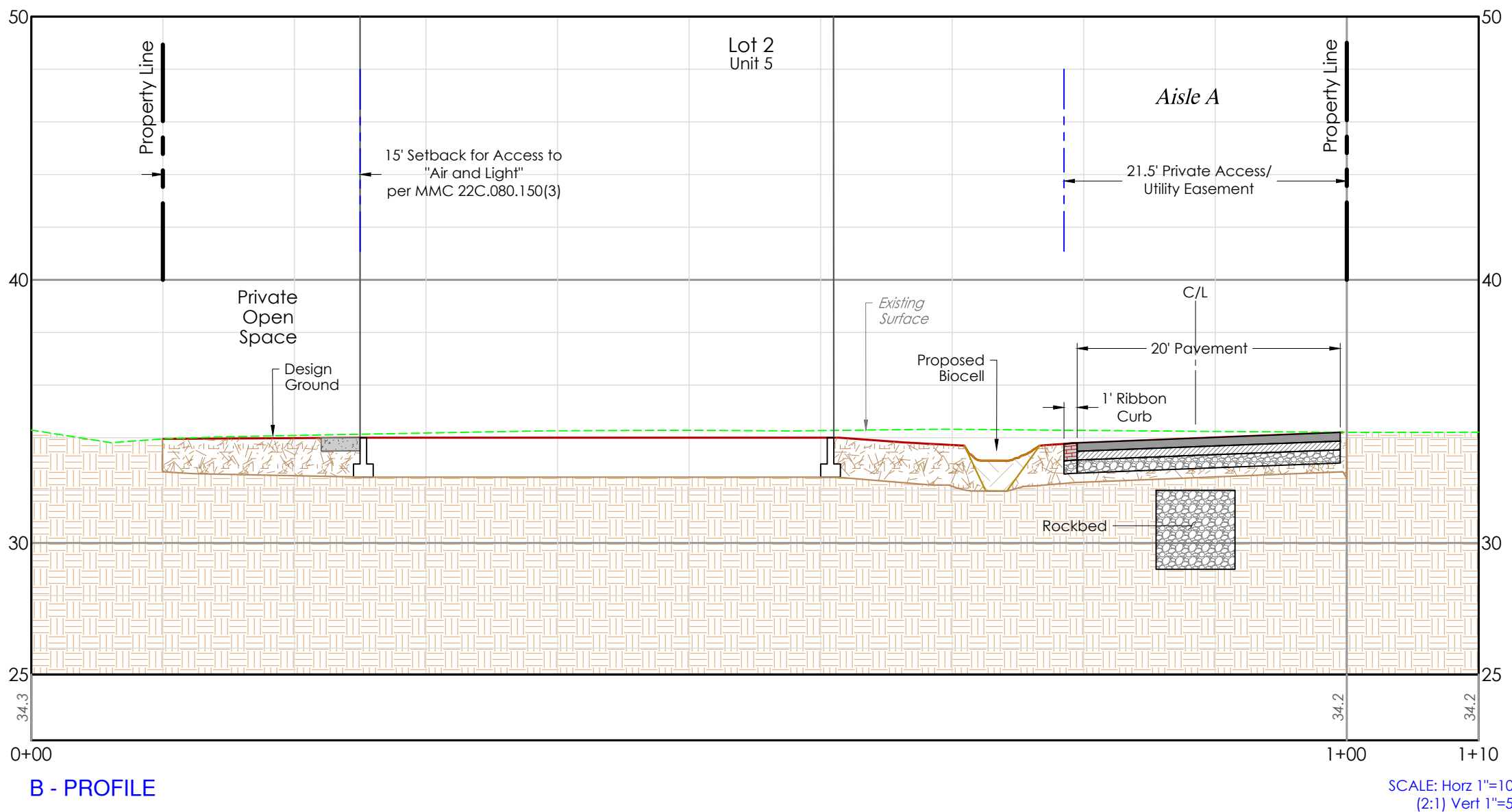
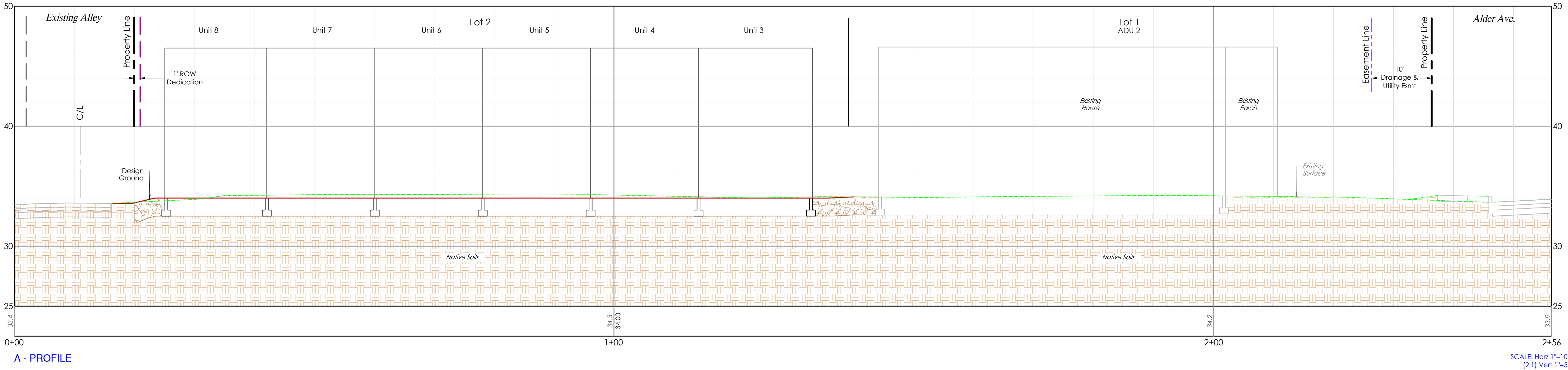
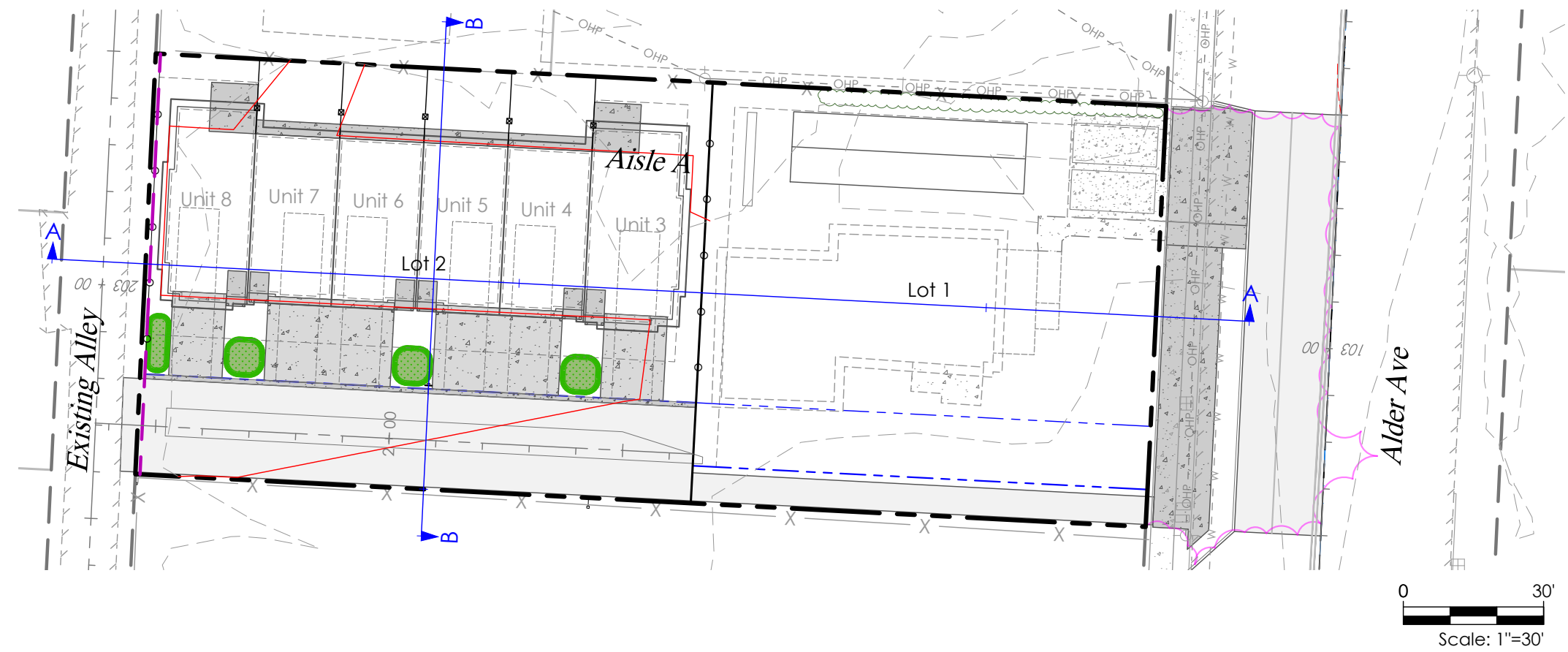
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18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Mer, Alex  
APPLICATION DATE: -  
SITE APPROVAL: -  
REVISION DATE: -  
LDA APPROVAL: -  
AS-BUILT: -

927 Alder Ave Townhomes  
927 Alder Ave, Marysville, WA 98270  
A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST, W.M.

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SITE CROSS SECTIONS

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PROJECT LEAD: *Merle*  
CHECKED BY: *Tyler*  
DRAWN BY: *Mer, Alex*  
APPLICATION DATE: -  
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927 Alder Ave Townhomes

927 Alder Ave, Marysville, WA 98270

927 Alder, LLC

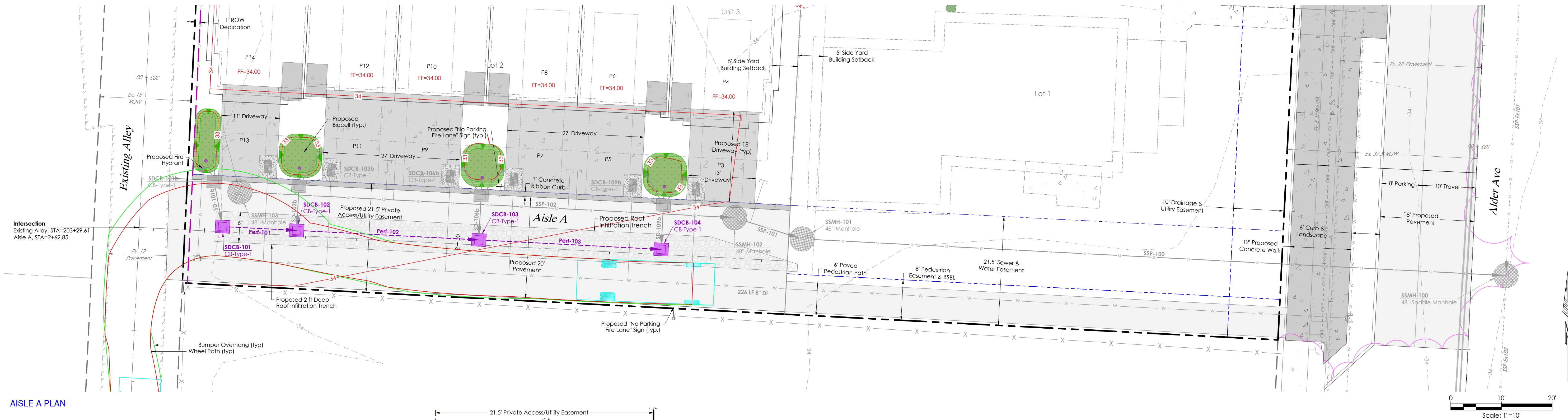
19000 2nd Ave NE Arlington, WA 98003

## AISLE A PLAN AND PROFILE

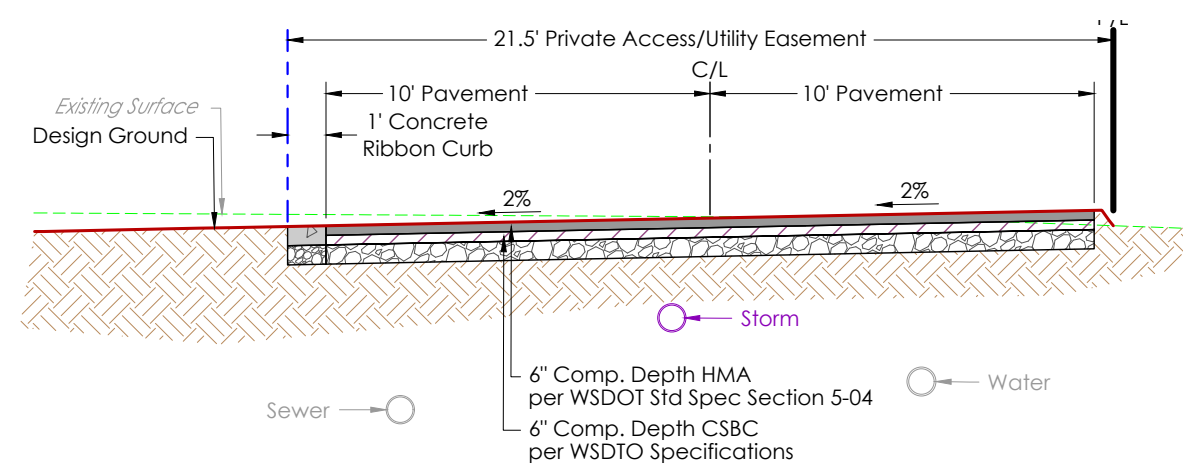
C7<sup>SHEET</sup>  
of C10

24x36

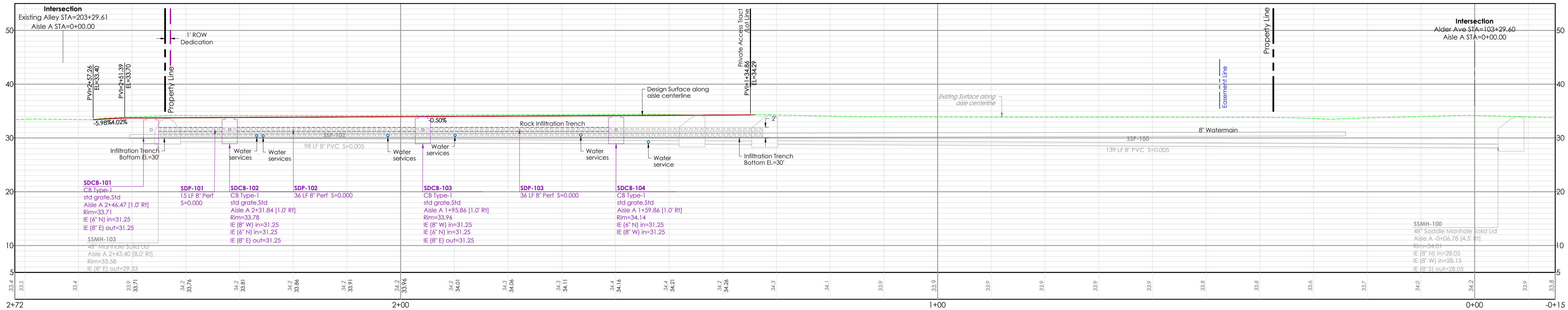
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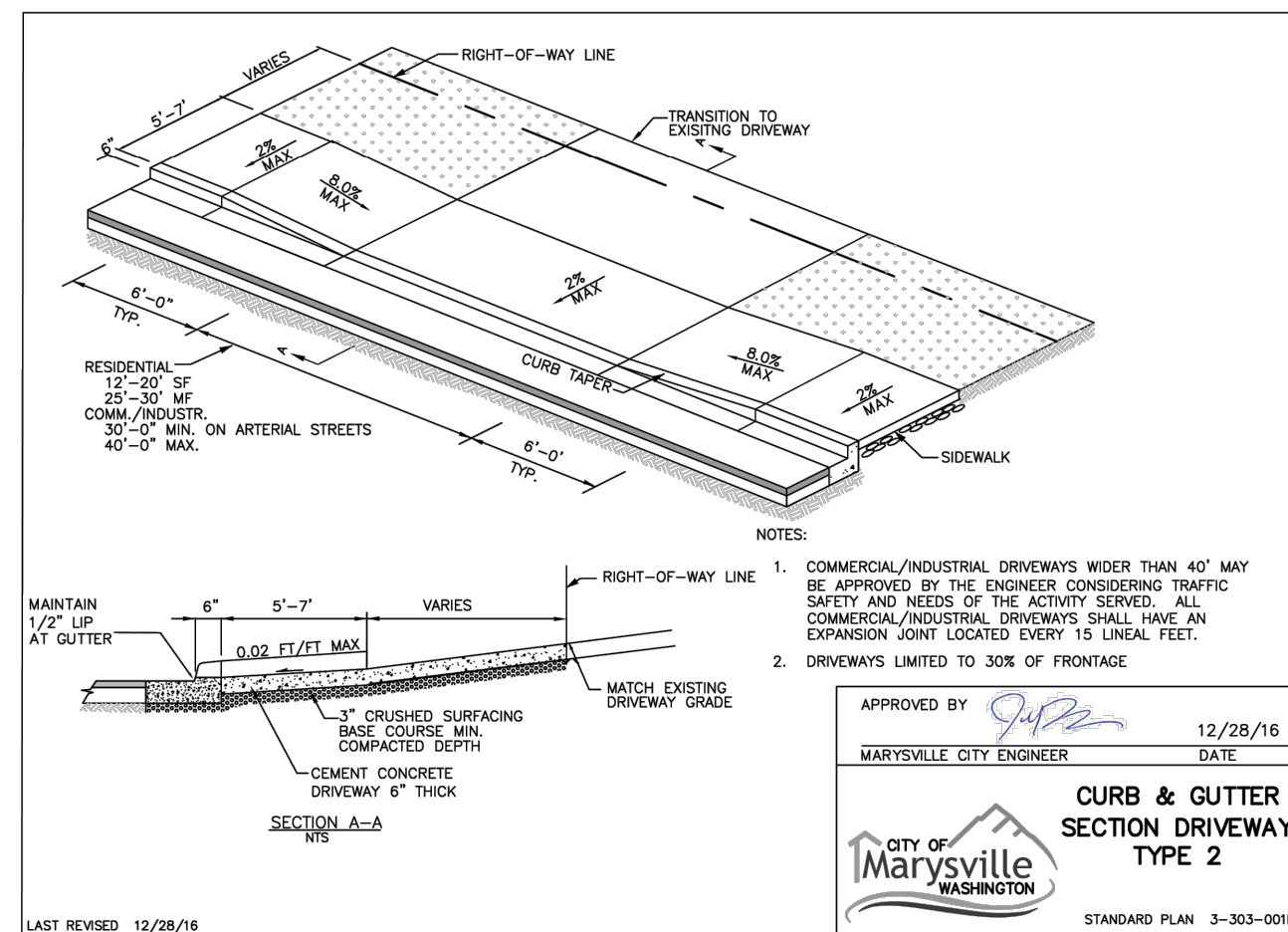
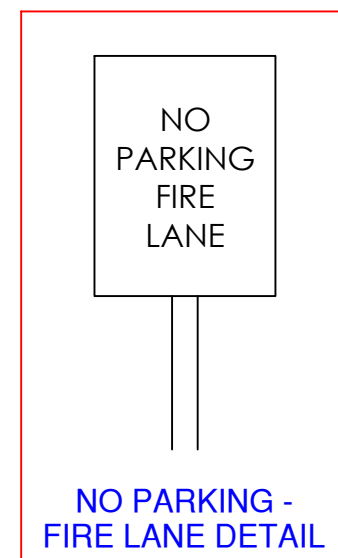
## AISLE A PLAN



**Aisle A**  
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Sta: 0+67.65 to 2+57.96  
Scale: 1"=5'



## AISLE A - PROFILE



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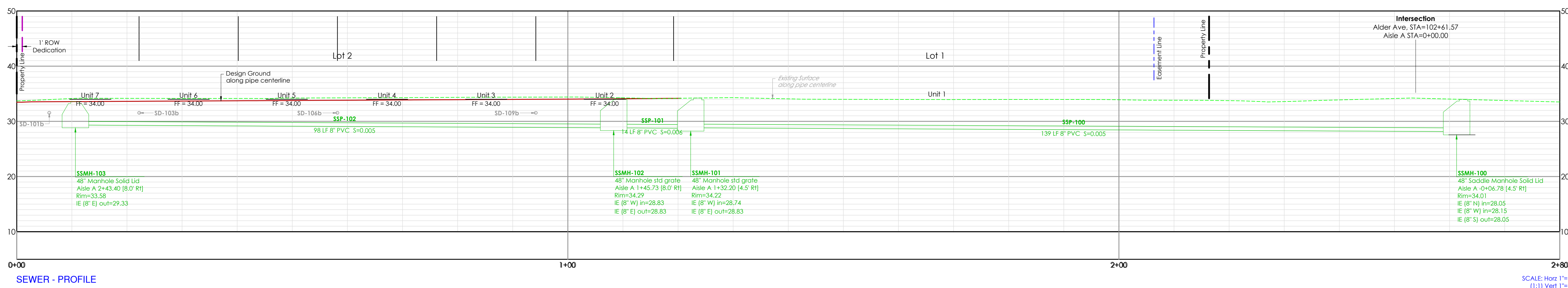
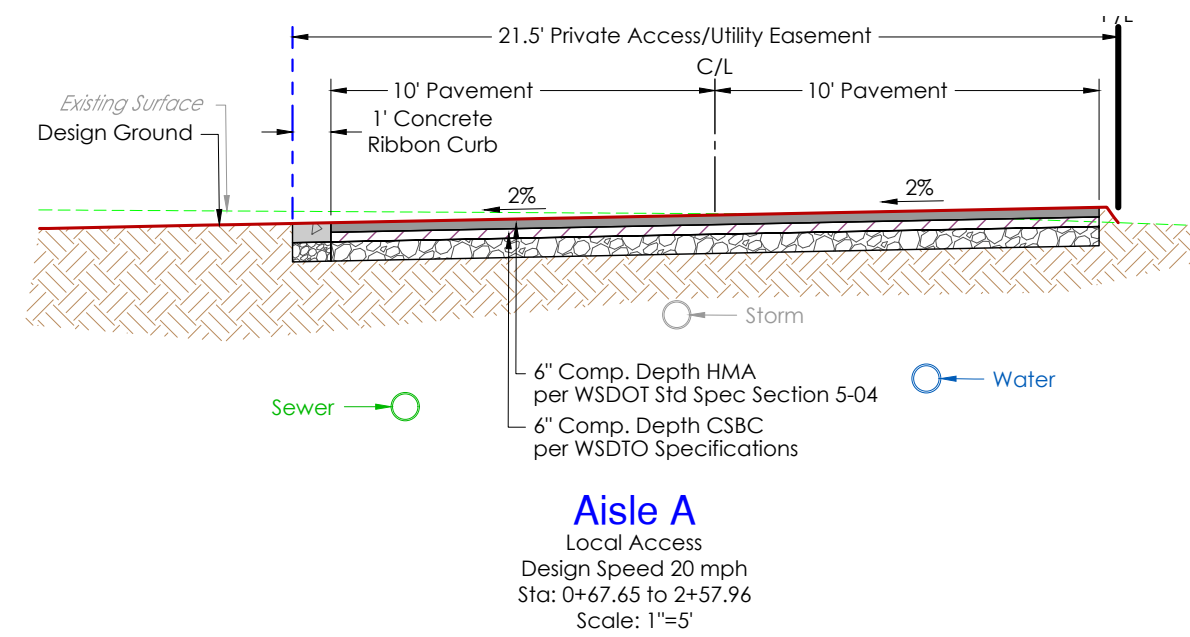
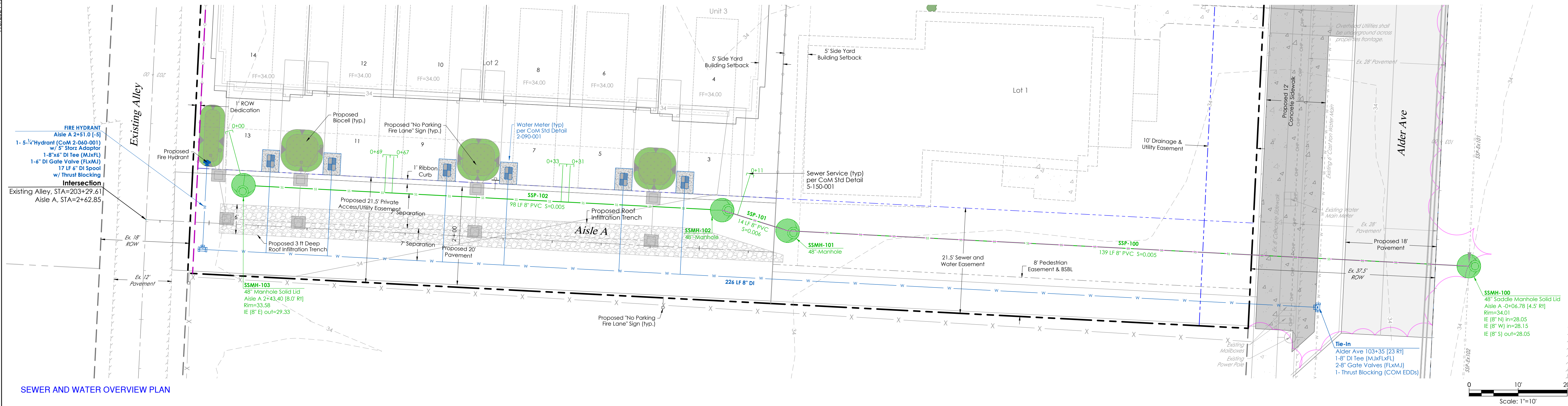


PROJECT LEAD: *Merle*  
 CHECKED BY: *Tyler*  
 DRAWN BY: *Mer, Alex*  
 APPLICATION DATE: -  
 SITE APPROVAL: -  
 REVISION DATE: -  
 LDA APPROVAL: -

927 Alder Ave Townhomes  
927 Alder Ave, Marysville, WA 98270  
A PORTION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 05 EAST  
VERVIEW PLAN

927 Alder, LLC  
18820 3rd Ave NE, Arlington WA 98223  
SEWE

C10 SHEET of C1  
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