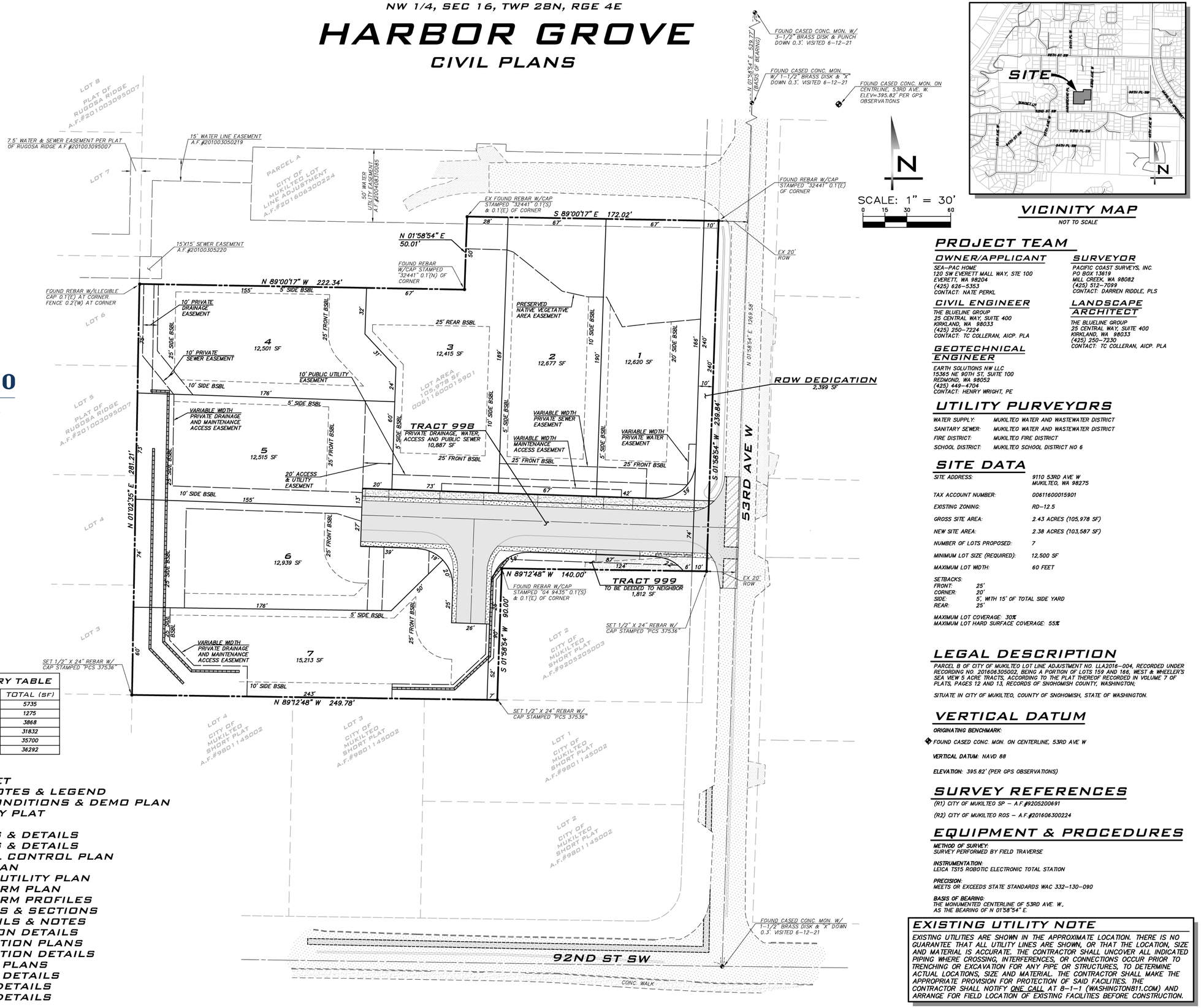
NW 1/4, SEC 16, TWP 28N, RGE 4E

HARBOR GROVE

CIVIL PLANS



N

SCALE: 1" = 30'

0 15 30 60

VICINITY MAP

NOT TO SCALE

CITY OF MUKILTEO
Planning and Community Development Department

Recieved 8/12/22

IMPERVIOUS AREA CALCULATIONS

ASSUMED IMPERVIOUS FOR EACH LOT:

LOT 1:	4,038 SF
LOT 2:	4,057 SF
LOT 3:	3,973 SF
LOT 4:	4,000 SF
LOT 5:	4,005 SF
LOT 6:	4,140 SF
LOT 7:	4,868 SF

TOTAL NEW LOT IMPERVIOUS = 29,081 SF

HARD SURFACE AREA SUMMARY TABLE

	PGHS (SF)	NPGHS (SF)	TOTAL (SF)
EXISTING	4,222	1513	5735
REMOVED	760	515	1275
REPLACED	2870	998	3868
NEW	12201	19631	31832
NEW + REPLACED	15071	20629	35700
TOTAL HARD SURFACES	15663	20629	36292

SHEET INDEX

PROJECT TEAM

OWNER/APPLICANT

SEA-PAC HOME
120 SW EVERETT MALL WAY, STE 100
EVERETT, WA 98204
(425) 626-5353
CONTACT: NATE PERKL

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7224
CONTACT: TC COLLERAN, AICP. PLA

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW LLC
15365 NE 90TH ST, SUITE 100
REDMOND, WA 98052
(425) 449-4704
CONTACT: HENRY WRIGHT, PE

SURVEYOR

PACIFIC COAST SURVEYS, INC.
PO BOX 13619
MILL CREEK, WA 98082
(425) 512-7099
CONTACT: DARREN RIDDLE, PLS

LANDSCAPE ARCHITECT

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7230
CONTACT: TC COLLERAN, AICP. PLA

UTILITY PURVEYORS

WATER SUPPLY:	MUKILTEO WATER AND WASTEWATER DISTRICT
SANITARY SEWER:	MUKILTEO WATER AND WASTEWATER DISTRICT
FIRE DISTRICT:	MUKILTEO FIRE DISTRICT
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT NO 6

SITE DATA

SITE ADDRESS:	9110 53RD AVE W MUKILTEO, WA 98275
TAX ACCOUNT NUMBER:	00611600015901
EXISTING ZONING:	RD-12.5
GROSS SITE AREA:	2.43 ACRES (105,978 SF)
NEW SITE AREA:	2.38 ACRES (103,587 SF)
NUMBER OF LOTS PROPOSED:	7
MINIMUM LOT SIZE (REQUIRED):	12,500 SF
MAXIMUM LOT WIDTH:	60 FEET

SETBACKS:
FRONT: 25'
CORNER: 20'
SIDE: 5', WITH 15' OF TOTAL SIDE YARD
REAR: 25'

MAXIMUM LOT COVERAGE: 30%
MAXIMUM LOT HARD SURFACE COVERAGE: 55%

LEGAL DESCRIPTION

PARCEL B OF CITY OF MUKILTEO LOT LINE ADJUSTMENT NO. LLA2016-004, RECORDED UNDER RECORDING NO. 201606305002, BEING A PORTION OF LOTS 159 AND 166, WEST & WHEELER'S SEA VIEW 5 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

ORIGINATING BENCHMARK:

FOUND CASED CONC. MON. ON CENTERLINE, 53RD AVE W

VERTICAL DATUM: NAVD 88

ELEVATION: 395.82' (PER GPS OBSERVATIONS)

SURVEY REFERENCES

(R1) CITY OF MUKILTEO SP – A.F.#9205200691

(R2) CITY OF MUKILTEO ROS – A.F.#201606300224

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
THE MONUMENTED CENTERLINE OF 53RD AVE. W., AS THE BEARING OF N 01°58'54" E.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/29/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS PER CITY 1ST ROUND COMMENTS

COVER SHEET
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

8/9/22

JOB NUMBER: 21-073
SHEET NAME: CV-01
SHT 1 OF 21

24x36
Aug 09, 2022 – 5:30pm – User: lorattl
E:\Projects\21073\Dwg\Prelim\Preliminary Plat\21073CV.dwg

GENERAL NOTES

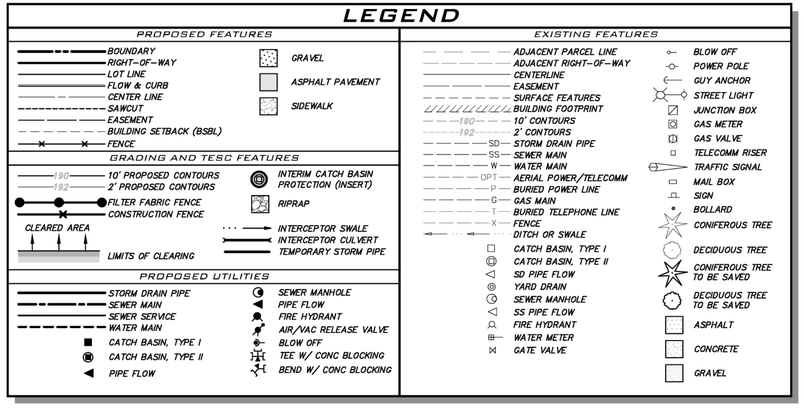
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MUKILTEO DEVELOPMENT STANDARDS. THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
2. ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
3. PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS
4. 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 TBD
5. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MUKILTEO COMMUNITY DEVELOPMENT DEPARTMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
6. ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF- WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS
   CONTACT PERSON: TBD
   PHONE: TBD
   MOBILE: TBD
   24-HOUR EMERGENCY CONTACT AND PHONE: TBD
8. THE CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PLANS PRIOR TO ANY GRADING OR LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.
9. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) OR SWPPP SUPERVISOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SWPP FACILITIES, AS OUTLINED IN THE APPROVED SWPPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.
10. NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.
11. TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO G % MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND G0% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS Y-08.3(3) AND Z- 3 3(14) D OF THE WSDOT STANDARD SPECIFICATIONS.
12. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 811.
13. PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE PUBLIC WORKS DIRECTOR 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.
14. THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
15. 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.

STORM DRAINAGE GENERAL NOTES

1. ALL PIPE SHALL BE PLACED ACCORDING DIVISION Y OF THE WSDOT STANDARD SPECIFICATIONS.
2. BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN 6" AVERAGE DEPTH LOOSE LIFTS. MAXIMUM LIFT DEPTH SHALL NOT EXCEED 9". EACH LIFT SHALL BE THOROUGHLY COMPACTED. COMPACTED LIFTS MUST EXTEND AT LEAST ONE PIPE DIAMETER ON EACH SIDE OF THE PIPE OR TO THE SIDE OF THE TRENCH. BACKFILL OVER THE PIPE SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) THE WSDOT STANDARD SPECIFICATIONS.
3. ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.
4. ALL CATCH BASINS ARE TO BE TYPE I UNLESS OTHERWISE APPROVED BY THE CITY OR DESIGNATED REPRESENTATIVE. THE USE AND INSTALLATION OF INLETS IS NOT ALLOWED.
5. THE 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.
6. ALL CATCH BASINS WITH A DEPTH OF S FEET OR GREATER TO THE FLOW LINE SHALL BE TYPE II CATCH BASINS.
7. VANED GRATES ARE REQUIRED ON ALL STORM STRUCTURES. ALL CATCH BASINS AND MANHOLES SHALL HAVE LOCKING LIDS. ROLLED GRATES ARE NOT APPROVED FOR USE.
8. POLYPROPYLENE SAFETY STEPS AND LADDER STEPS SHALL BE PROVIDED IN ALL MANHOLES AND SHALL BE POSITIONED CORRECTLY WITH THE BOLT AREAS ON THE RIM.
9. CATCH BASIN FRAMES AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL SM60, SMS-, OR SM 44. LOCKING TYPE OR EQUIVALENT. MODEL SM52 SHALL BE REFERRED TO AS A "THROUGH CURB INLET" ON THE PLANS.
10. DETENTION PONDS WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL REQUIRE A VINYL COATED CHAIN LINK PERIMETER FENCE. SIDE SLOPE AVERAGING SHALL NOT BE ALLOWED. ALL INLET AND OUTFALL PIPES SHALL HAVE A TRASH RACK INSTALLED AND A MORTARED RIPRAP HEADWALL.
11. PRIOR TO SIDEWALK CONSTRUCTION, LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY BEHIND SIDEWALK DRAINS MUST BE INSTALLED AS REQUIRED. PIPE SHALL BE PVC 3.34 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 AS-BUILT CONSTRUCTION PLANS SUBMITTED TO THE CITY.
12. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO:
    a. CITY OF MUKILTEO FINAL ACCEPTANCE OF THE PROJECT AND;
    b. UPON COMMENCEMENT AND COMPLETION OF THE 2 YEAR WARRANTY PERIOD FOR THE STORM DRAINAGE SYSTEM. AN INVOICE DETAILING THE FLUSHING AND CLEANING SHALL BE PROVIDED TO THE CITY.
13. ALL PIPES SHALL BE INSTALLED WITH RUBBER GASKETS AS PER MANUFACTURER'S RECOMMENDATIONS.
14. 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 = 80% 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 Y-08.3(3) OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION WITH THE EXCEPTION THAT THE SECOND PARAGRAPH OF SECTION 7-08.3(3) IS DELETED AND REPLACED WITH:

       THE MATERIAL USED FOR BACKFILLING AROUND AND TO A POINT I 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 I INCH SIEVE.
15. CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY.
16. ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.

LEGEND



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SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	6/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

GENERAL NOTES & LEGEND

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: GN-01
SHT 2 OF 21

24:36
Aug 09, 2022 - 5:31pm - User: lzirotti
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NW 1/4, SEC 16, TWP 28N, RGE 4E

7.5' WATER & SEWER EASEMENT PER PLAT OF RUGOSA RIDGE A.F.#201003095007

15' WATER LINE EASEMENT A.F.#201003050219

50' WATER UTILITY EASEMENT A.F.#200408310085

EX FOUND REBAR W/CAP STAMPED "32441" 0.1'(S) & 0.1'(E) OF CORNER

EX SSCO RIM 401.66

EX DRIVEWAY

EX SSCO RIM 400.84

S 89°00'17" E 172.02'

EX WATER & SEWER EASEMENTS

15'X15' SEWER EASEMENT A.F.#201003050220

N 01°58'54" E 50.01'

FOUND REBAR W/CAP STAMPED "32441" 0.1'(N) OF CORNER

FOUND REBAR W/ILLEGIBLE CAP 0.1'(E) AT CORNER, FENCE 0.2'(W) AT CORNER

EX SSMH RIM 394.13
8" PVC IE 379.06 (W)
6" PVC IE 379.16 (N)
6" PVC IE 379.16 (S)
6" PVC IE 379.16 (SE)
6" PVC IE 379.16 (NE)

S 89°00'17" E 222.34'

FOUND REBAR W/CAP STAMPED "32441" 0.1'(E) OF CORNER

12" CPP IE 395.96 (TO REMAIN)

10' UTILITY EASEMENT A.F.#200408310086

EXISTING SEWER SERVICE (TO REMAIN)

EX TREE (TO REMAIN) (TYP)

ROCKERY (TO BE REMOVED)

WOOD FENCE (TO BE REMOVED)

EX SS STUB (TO REMAIN)

EX TREE (TO BE REMOVED) (TYP)

EX SSMH RIM 399.68
18" CPP IE 388.18 (N)
18" CPP IE 388.08 (S)

EX DITCH (TO BE REPLACED)

N 01°58'54" E 1269.58'

10' SLOPE EASEMENT A.F.#2217413, S.C.C. 100658

S 01°58'54" W 238.84'

LOT AREA 115,978 SF 006116000115001

APPROXIMATE LOCATION 7' UNDERGROUND POWER EASEMENT A.F.#8205200088 (TO BE RELINQUISHED)

EX HOUSE #9110 (TO BE REMOVED)

EX DRIVEWAY (TO BE REMOVED)

GARAGE (TO BE REMOVED)

EX SSCO RIM 398.90 (TO BE REMOVED)

30' ACCESS & UTILITY EASEMENT A.F.#200805210796 (TO BE RELINQUISHED)

N 01°03'35" E 281.21'

POWER/DISTRIBUTION EASEMENT RECORDED UNDER A.F.#200501130457 IS A 10-FOOT STRIP OF LAND CENTERED ON STRUCTURES AS THEY CURRENTLY EXIST ON SITE. (UNABLE TO GRAPHICALLY DEPICT) (TO BE RELINQUISHED)

EX POWER TRANSFORMER (TO BE REMOVED)

7.21'

GRAVEL (TO BE REMOVED)

12" CPP IE 400.36 (TO BE REMOVED)

EX SSCO RIM 398.90

EX PAVEMENT DRIVEWAY (TO BE REMOVED)

8.86'

EX 18" CPP SEWER

N 89°12'48" W 140.00'

EXISTING 12" STORM DRAINAGE (TO BE ABANDONED)

CONCRETE (TO REMAIN)

CONC WALL (TO REMAIN)

WALL 0.3'(W) AT CORNER (TO REMAIN)

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

EX CB RIM 402.81
12" CPP IE 400.61 (W)
EX 12" CPP IE TO THE WEST TO BE CAPPED AND ABANDONED

EX 8" CI WATER APPROXIMATE LOCATION PER CITY OF MUKILTEO GIS
CONTRACTOR TO POTHOLE WATER MAIN ALONG 53RD AVE W TO VERIFY LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD IF CONFLICTS ARISE

ROCKERY (TO BE REMOVED)

ROCKERY (TO BE REMOVED)

S 01°58'54" W 90.00'

FOUND REBAR W/CAP STAMPED "G4 9435" 0.1'(S) & 0.1'(E) OF CORNER

12" CPP IE 401.33 (TO BE REMOVED)

WOOD FENCE

FENCE 0.8'(N) AT CORNER

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

END WOOD FENCE 0.3'(W) & 0.8'(S) OF CORNER

END CHAIN LINK FENCE 0.8'(E) & 0.4'(S) OF CORNER

N 89°12'48" W 249.78'

EX FENCE

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

12" CPP IE 398.23

12" CPP IE 396.85

8" PVC IE 398.13 (TO BE REMOVED)

PARCEL A

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PLAT OF RUGOSA RIDGE A.F.#201003095007

CITY OF MUKILTEO MUKILTEO LOT LINE ADJUSTMENT A.F.#201606300224

CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 2 CITY OF MUKILTEO SHORT PLAT A.F.#9205205003

LOT 1 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

53RD AVE W

DITCH

MATCHLINE - SEE ABOVE RIGHT

EX CB RIM 388.28
8" DI IE 384.58 (S)

EX SSMH RIM 391.05
8" PVC IE 384.95 (W)
8" PVC IE 385.05 (E)

EX SDMH RIM 391.48
36" CMP IE 382.78 (E)
12" CPP IE 382.78 (W)
TOP OVERFLOW 388.48
ELBOW IE 385.48

EX SSMH RIM 392.46
8" PVC IE 386.46 (W)
8" PVC IE 386.56 (E)

EX SDMH RIM 392.52
36" CMP IE 383.02 (W)
12" CPP IE 388.12 (E)

EX SDMH RIM 388.81
12" CPP IE 382.26 (W)
12" CPP IE 382.26 (E)
8" DI IE 383.16 (N)

92ND ST SW

N 89°12'48" W 406.84'

CONC. CURB

CONC. WALK

MATCHLINE - SEE BELOW LEFT

MATCHLINE - SEE LEFT

8" PVC IE 396.57 (TO BE REMOVED)

EX 8" CI WATER MAIN APPROXIMATE LOCATION PER CITY OF MUKILTEO GIS

EX 18" CPP SEWER MAIN

EX CB RIM 392.95
12" CPP IE 390.75 (W)

EX SSMH RIM 393.05
18" CPP IE 387.60 (N)
18" CPP IE 387.50 (E)

EX CB RIM 392.35
12" CPP IE 389.75 (S)
12" CPP IE 389.75 (E)

53RD AVE W

92ND ST SW

CONC. WALK

EX CB RIM 392.60
12" CPP IE 389.25 (W)
12" CPP IE 389.25 (E)
12" CPP IE 389.25 (N)

FOUND CASED CONC. MON. W/ 1-1/2" BRASS DISK & "X" DOWN 0.3'. VISITED 6-12-21

N

SCALE: 1" = 20'

0 10 20 40

TREE LEGEND

EXISTING TREE TO BE REMOVED

DRIP LINE

EXISTING TREE TO REMAIN

EXISTING UTILITY NOTE

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SCALE: AS NOTED

PROJECT MANAGER: T.C. COLLERAN, PLA, AICP

PROJECT ENGINEER: LUCAS ZIROTTI

DESIGNER: LEE M. TOMKINS

ISSUE DATE: 7/29/21

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CIVIL PLANS

9110 53RD AVE W

SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073

SHEET NAME: EC-01

SHT 3 OF 21

NW 1/4, SEC 16, TWP 28N, RGE 4E

SCALE: 1" = 20'
0 10 20 40

15' WATER LINE EASEMENT A.F.#201003050219
7.5' WATER & SEWER EASEMENT PER PLAT OF RUGOSA RIDGE A.F.#201003095007
50' WATER UTILITY EASEMENT A.F.#200408310085
PARCEL A
LOT 7
15'X15' SEWER EASEMENT A.F.#20100305220
CITY OF MUKILTEO LOT LINE ADJUSTMENT A.F.#201605300224
10' UTILITY EASEMENT A.F.#200408310086 (TO BE RELINQUISHED)
S 89°00'17" E 172.02'
S 89°00'17" E 28.00'
S 89°00'17" E 67.01'
S 89°00'17" E 10.00'
N 01°58'54" E 50.01'
S 89°00'17" E 222.34'
S 89°00'17" E 155.33'
S 89°00'17" E 67.01'
10' PRIVATE DRAINAGE EASEMENT
LOT 6
5' SIDE BSBL
25' FRONT BSBL
25' SIDE BSBL
S 01°58'54" W 31.60'
S 42°39'42" E 31.13'
PRESERVED NATIVE VEGETATIVE AREA EASEMENT
25' REAR BSBL
10' SIDE BSBL
20' SIDE BSBL
4 12,501 SF
2 12,677 SF
1 12,620 SF
10' PRIVATE SEWER EASEMENT
N 01°02'35" E 74.56'
S 88°01'06" E 176.08'
20' PRIVATE ACCESS & UTILITY EASEMENT
S 01°58'54" W 23.60'
3 12,415 SF
S 01°58'54" W 188.63'
S 01°58'54" W 189.78'
S 01°58'54" W 165.84'
S 01°58'54" W 238.84'
ROW DEDICATION 2,399 SF
10' SLOPE EASEMENT A.F.#2217413, S.C.C. 100658 (TO BE RELINQUISHED)
LOT 5
PLAT OF RUGOSA RIDGE A.F.#201003095007
VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT
LOT AREA 105,978 SF 006116000015901
VARIABLE WIDTH PRIVATE SEWER EASEMENT
VARIABLE WIDTH PRIVATE WATER EASEMENT
5 12,515 SF
S 01°58'54" W 59.76'
10' PUBLIC UTILITY EASEMENT
25' FRONT BSBL
VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
Δ=89°59'59" R=25.00' L=39.27'
N 88°01'06" W 20.00'
N 88°01'06" W 73.00'
N 88°01'06" W 67.00'
N 88°01'06" W 42.00'
S 01°58'54" W 239.84'
53RD AVE W
15+00
14+00
13+00
12+00
10+00
9+00
8+00
20+00
N 01°02'35" E 281.21'
10' SIDE BSBL
S 01°58'54" W 13.04'
S 88°01'06" E 154.89'
5' SIDE BSBL
TRACT 998 PRIVATE DRAINAGE, WATER, ACCESS AND PUBLIC SEWER 10,887 SF
Δ=44°39'14" R=25.00' L=19.48'
Δ=90°00'00" R=25.00' L=39.27'
N 01°58'54" E 73.94'
VARIABLE WIDTH PRIVATE EXISTING DRIVEWAY EASEMENT
S 01°58'54" W 26.96'
S 88°01'06" E 39.00'
S 88°01'06" E 87.00'
VARIABLE WIDTH PRIVATE SEWER EASEMENT
6 12,939 SF
10' PRIVATE DRAINAGE EASEMENT
N 89°12'48" W 124.26'
N 89°12'48" W 140.00'
30' ACCESS & UTILITY EASEMENT A.F.#200805210796 (TO BE RELINQUISHED)
Δ=50°23'29" R=25.00' L=21.99'
N 45°31'27" E 49.64'
Δ=45°20'46" R=25.00' L=19.79'
S 01°58'54" W 25.00'
N 89°12'48" W 5.74'
VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
TRACT 999 TO BE DEEDED TO NEIGHBOR 1,812 SF
N 89°12'48" W 10.00'
S 89°12'48" E 176.09'
LOT 4
LOT 3
LOT 2
CITY OF MUKILTEO SHORT PLAT A.F.#9205205003
25' SIDE BSBL
N 01°02'35" E 73.84'
N 01°02'35" E 60.00'
S 88°01'06" E 26.00'
VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT
7 15,213 SF
S 01°58'54" W 90.00'
10' SIDE BSBL
N 89°12'48" W 242.83'
N 89°12'48" W 249.78'
S 01°53'58" W 51.80'
N 89°12'48" W 6.95'
LOT 2
LOT 4 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002
LOT 3 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002
LOT 1 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

DRAINAGE FACILITY MAINTENANCE NOTE

I, THE OWNER AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF MUKILTEO (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES; INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.

2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.

3. IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF COUNTY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.

4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.

5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

DRAFT EASEMENT LANGUAGE

SUBJECT TO A PRIVATE WATER EASEMENT FOR THE PURPOSES SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE SEWER EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PUBLIC MAINTENANCE ACCESS EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE ACCESS & UTILITY EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE EXISTING DRIVEWAY EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PUBLIC UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A NATIVE GROWTH PROTECTION EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

PRELIMINARY PLAT
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRENT K. PURDY — STATE OF WASHINGTON — 37925 — REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: SP-01
SHT 4 OF 21

24x36
Aug 09, 2022 - 5:31pm - User: lzirotti
E:\Projects\21073\Dwg\Prelim\Preliminary Plat\210735P.dwg

NW 1/4, SEC 16, TWP 28N, RGE 4E

EX WATER & SEWER EASEMENTS

EX SSMH
RIM 394.11
8" PVC IE 379.06 (W)
6" PVC IE 379.16 (N)
6" PVC IE 379.16 (S)
6" PVC IE 379.16 (SE)
6" PVC IE 379.16 (NE)

EXISTING SEWER SERVICE (TO REMAIN)

FOUND REBAR W/ALLEGIBLE CAP 0.1'(E) AT CORNER, FENCE 0.2'(W) AT CORNER

EX SS STUB (TO REMAIN)

EX TREE (TO REMAIN) (TYP)

SILT FENCE PER DETAIL SHEET TD-01 (TYP)

EX FOUND REBAR W/CAP STAMPED "32441" 0.1'(S) & 0.1'(E) OF CORNER

FOUND REBAR W/CAP STAMPED "32441" 0.1'(E) OF CORNER

EX DRIVEWAY

S 89°00'17" E 222.34'

S 89°00'17" E 172.02'

12" CPP IE 395.96

N 01°58'54" E 50.01'

FOUND REBAR W/CAP STAMPED "32441" 0.1'(N) OF CORNER

TEMPORARY STRAW WATTLE TO BE INSTALLED IN FRONT OF DRIVEWAY CULVERT TO CONTROL SEDIMENT FROM LEAVING SITE

CITY OF MUKILTEO LINE ADJUSTMENT A.F.#201606300224

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

PLAT OF RUGGSAL RIDGE A.F.#201003095007

LOT AREA 105,978 SF 00611600015901

TRACT 998
PRIVATE DRAINAGE, WATER, ACCESS AND PUBLIC SEWER
10887 SF

TRACT 999
TO BE DEEDED TO NEIGHBOR
1812 SF

ROW DEDICATION

10' ROW EDICATION

EX 20' ROW

53RD AVE W

92ND ST SW

CONC. WALK

CONC. CURB

TREE PROTECTION FENCING PER DETAIL, SHEET TD-01

TEMPORARY STAGING AND STOCKPILE AREA (RELOCATE AS NEEDED FOR VARIOUS PHASES OF CONSTRUCTION ACTIVITY)

OUTLET PROTECTION WHERE SWALE DISCHARGES TO SEDIMENT TRAP PER DOE BMP C209 (TYP)

PUMP WATER FROM TEMPORARY SEDIMENT TRAP TO CB 3

TEMPORARY 27'x42' SEDIMENT TRAP
REQUIRED SURFACE AREA: 1,127 SF
PROVIDED SURFACE AREA: 1,134 SF
(RELOCATE AS NEEDED FOR VARIOUS PHASES OF CONSTRUCTION ACTIVITY

INTERCEPTOR SWALE (PHASE 1) PER DETAIL, SHEET TD-01 (TYP)

INTERCEPTOR SWALE (PHASE 2) PER DETAIL, SHEET TD-01 (TYP)

TEMPORARY 12" STORMWATER PUMP LINE (TYP)

TEMPORARY 12" STORMWATER PUMP LINE (TYP)

31'-12" DI TEMPORARY CULVERT PROVIDE 1' MIN COVER OVER PIPE

39'-12" DI TEMPORARY CULVERT PROVIDE 1' MIN COVER OVER PIPE

PROPOSED DETENTION WETVAULT TO BE USED AS SEDIMENT TRAP UPON COMPLETION PER DETAIL, SHEET TD-01

STABILIZED CONSTRUCTION ENTRANCE PER DETAIL, SHEET TD-01 (TYP)

LIMITS OF CLEARING (TYP)

PUMP SEDIMENT LADEN RUNOFF FROM PERMANENT PUMP STATION TO DETENTION VAULT (TYP)

PERMANENT PUMP STATION TO BE INSTALLED PRIOR TO PHASE 2 SITE GRADING

PERMANENT INTERCEPTOR SWALE (SEE NOTE, THIS SHEET)

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

END WOOD FENCE 0.3'(W) & 0.8'(S) OF CORNER

END CHAIN LINK FENCE 0.8'(E) & 0.4'(S) OF CORNER

WOOD FENCE

N 01°03'35" E 281.21'

N 89°12'48" W 249.78'

S 01°58'54" W 90.00'

N 89°12'48" W 140.00'

N 01°58'54" E 1269.58'

S 01°58'54" W 239.84'

EG 394.76
EG 394.24
EG 397.34
EG 394.70
EG 396.82
EG 397.72
EG 398.74
EG 397.07

406.67
406.37
406.75
406.07
405.85
405.77
405.33
405.47
404.81
405.17
404.87
404.57
405.09
404.27
404.38
405.66
404.08
403.78
403.48
403.18
402.56
405.62
402.86
405.59
403.16
403.46
405.56
405.26
404.96
404.66
404.36
403.76
404.06

1 12,620 SF
2 12,677 SF
3 12,415 SF
4 12,501 SF
5 12,515 SF
6 12,939 SF
7 15,213 SF

CONC WALL WALL 0.3'(W) AT CORNER

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

FOUND REBAR W/CAP STAMPED "CA 94.35" 0.1'(S) & 0.1'(E) OF CORNER

CB 3 TYPE II-48" W/ SOLID LOCKING LID
12+59.33, 12.01' LT
RIM 402.67
12" IE 392.27 (IN-N)
12" IE 392.27 (OUT-S)

EX MAILBOXES
(TO BE RELOCATED PER CHAPTER 4.9.3 OF THE 2019 CITY OF MUKILTEO DEVELOPMENT STANDARDS. NEW MAILBOX LOCATION TO BE APPROVED BY UNITED STATES POSTAL SERVICE)

EX 8" CI WATER
APPROXIMATE LOCATION PER CITY OF MUKILTEO GIS
CONTRACTOR TO POTHOLE WATER MAIN ALONG 53RD AVE W TO VERIFY LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD IF CONFLICTS ARISE

PERMANENT STORM SYSTEM OUTFALL TO BE INSTALLED PRIOR TO SITE GRADING

CATCH BASIN PROTECTION INSERT PER DETAIL, SHEET TD-01

EX 18" CPP SEWER

FENCE 0.8'(N) AT CORNER

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

EX FENCE

LOT 2 CITY OF MUKILTEO SHORT PLAT A.F.#9205205003

LOT 4 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 5 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 1 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

135'-12" PVC @ 0.55%
12" CPP IE 398.23
12" CPP IE 396.85

CB 2 TYPE II-48"
11+24.62, 12.82' LT
RIM 398.93
12" IE 391.53 (IN-N)
12" IE 391.53 (OUT-S)

DITCH

MATCHLINE - SEE RIGHT

MATCHLINE - SEE ABOVE RIGHT

EX CB
RIM 388.28
8" DI IE 384.58 (S)

CB 1A TYPE I
6+61.96, 0.00'
RIM 388.23
12" IE 384.18 (IN-E)
8" IE 384.18 (IN-N)
8" IE 384.18 (OUT-S)

EX SSMH
RIM 391.05
8" PVC IE 384.95 (W)
8" PVC IE 385.05 (E)

EX SDMH
RIM 391.48
36" CMP IE 382.78 (E)
12" CPP IE 382.78 (W)
TOP OVERFLOW 388.48
ELBOW IE 385.48

EX SSMH
RIM 392.46
8" PVC IE 386.46 (W)
8" PVC IE 386.56 (E)

EX SDMH
RIM 392.52
36" CMP IE 383.02 (W)
12" CPP IE 388.12 (E)

EX SDMH
RIM 388.81
12" CPP IE 382.26 (W)
12" CPP IE 382.26 (E)
8" DI IE 383.16 (N)

271'-12" PVC @ 1.56%
N 89°12'48" W 406.64'

MATCHLINE - SEE LEFT

8" PVC IE 396.57

114'-12" PVC @ 2.73%

EX SSMH
RIM 393.05
18" CPP IE 387.60 (N)
18" CPP IE 387.50 (E)

EX CB
RIM 392.35
12" CPP IE 389.75 (S)
12" CPP IE 389.75 (E)

271'-12" PVC @ 1.56%

EX CB
RIM 392.60
12" CPP IE 389.25 (W)
12" CPP IE 389.25 (E)
12" CPP IE 389.25 (N)

CB 1 TYPE I
10+11.11, 11.12' LT
RIM 392.81
12" IE 388.42 (IN-N)
12" IE 388.42 (OUT-W)

FOUND CASED CONC. MON. W/ 1-1/2" BRASS DISK & "X" DOWN 0.3', VISITED 6-12-21

N

SCALE: 1" = 20'
0 10 20 40

LEGEND

TESC FEATURES

- SILTER FENCE
- TREE PROTECTION FENCE
- INTERCEPTOR SWALE (PHASE 1)
- INTERCEPTOR SWALE (PHASE 2)
- CLEARED AREA — LIMITS OF CLEARING (PHASE 1)
- CLEARED AREA — LIMITS OF CLEARING (PHASE 2)
- RIPRAP
- STRAW WATTLE
- CATCH BASIN PROTECTION INSERT

GROUNDWATER ELEVATION NOTE

ACCORDING TO THE GROUNDWATER ELEVATION EVALUATION BY COBALT GEOSCIENCES, LLC DATED MARCH 14, 2022, THE GROUNDWATER ELEVATION IN THE SITE VICINITY APPEARS TO BE AT 375 FEET. A COPY OF THE EVALUATION IS PROVIDED UNDER SEPARATE COVER.

PERMANENT INTERCEPTOR SWALE NOTE

- INSTALL PERMANENT PUMP STATION AND PERMANENT INTERCEPTOR SWALE AS SHOWN PRIOR TO CLEARING AND GRADING WITHIN PHASE 2 CLEARING LIMITS.
- PERMANENT INTERCEPTOR SWALE SHALL COLLECT AND ROUTE SEDIMENT LADEN RUNOFF TO PUMP STRUCTURE. PUMP STRUCTURE UTILIZED TO SEND SEDIMENT LADEN RUNOFF TO DETENTION VAULT.
- FRENCH DRAIN BENEATH SWALE SHALL NOT BE INSTALLED AND BROUGHT ONLINE UNTIL SITE IMPROVEMENTS ARE COMPLETED, SITE IS STABILIZED, AND RUNOFF IS CLEAR.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	6/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

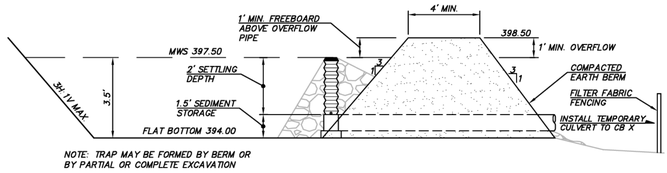
TESC PLAN
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDIST
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: TP-01
SHT 5 OF 21

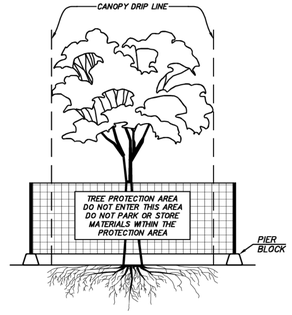
24:36
Aug 10, 2022 - 10:10am - User (zirotti)
E:\Projects\21073\Dwg\Prelim\Preliminary Plat\21073TP.dwg



NOTE: TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION

TEMPORARY SEDIMENT TRAP

NOT TO SCALE

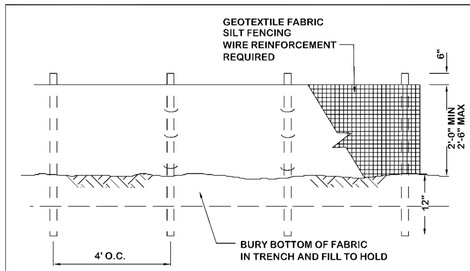


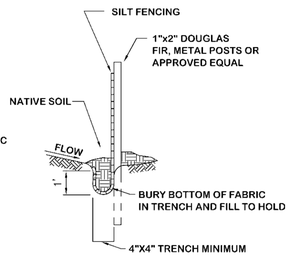
NOTES:

1. PLACE TREE PROTECTION FENCES AROUND EACH TREE OR GROUP OF TREES TO BE RETAINED. PLACE FOUR TO SIX-FOOT HIGH TEMPORARY CHAIN LINK OR POLYETHYLENE LAMINAR FENCING FIVE FEET (IF POSSIBLE) OUTSIDE THE DRIP LINE(S) OF THE TREE OR GROUP OF TREES. INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. INSTALL TREE PROTECTION FENCES PRIOR TO BEGINNING CONSTRUCTION.
   - WORK WITHIN THE PROTECTION FENCING SHOULD BE DONE MANUALLY. DO NOT STOCKPILE CONSTRUCTION MATERIALS, SUPPLIES, SOILS OR DEBRIS WITHIN THE TREE PROTECTION FENCES, NOR ALLOW VEHICLE PARKING OR EQUIPMENT STORAGE.
   - CEMENT TRUCKS MUST NOT BE ALLOWED TO DEPOSIT WASTE OR WASH OUT MATERIALS FROM THEIR TRUCKS WITHIN THE TREE PROTECTION FENCES.
   - THE AREA WITHIN THE TREE PROTECTION FENCING SHOULD BE MULCHED WITH WOOD CHIPS, HOG FUEL, OR SIMILAR MATERIALS TO A DEPTH OF 8 TO 10 INCHES. THE MATERIALS SHOULD BE PLACED PRIOR TO BEGINNING OF CONSTRUCTION AND REMAIN UNTIL THE FENCING IS TAKEN DOWN.
   - THE TREE PROTECTION FENCES NEED TO BE CLEARLY MARKED AS "TREE PROTECTION AREAS" WITH FOUR-INCH OR LARGER LETTERS

TREE PROTECTION FENCE

NOT TO SCALE

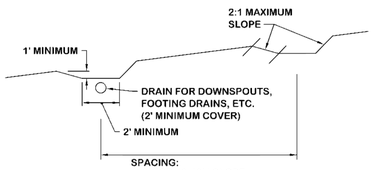




NOTES:

1. SEE BMP C233 OF THE ECOLOGY MANUAL FOR FABRIC SPECIFICATIONS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH = 100' TO FENCE.
3. NO FLOWS GREATER THAN 0.5 CFS.
4. PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
5. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6" AT POST.
6. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.

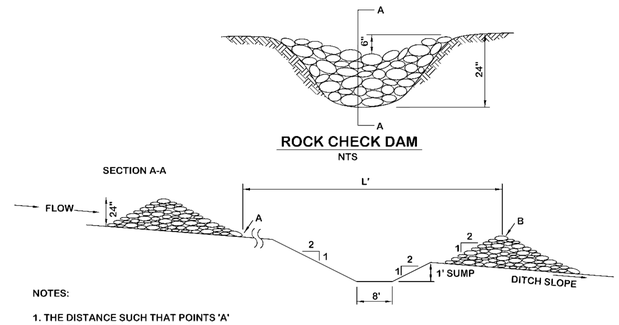
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	SILT FENCE DETAIL
	11/18/2016 DATE	11/22/2016 CITY ENGINEER / DATE	STANDARD PLAN NO. EC-001



MAINTENANCE STANDARDS:

1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/ SWALES SHALL BE INCREASED
3. MAINTENANCE TO BE PERFORMED BY PROPERTY OWNER
4. INSPECT DIVERSION DIKES AND INTERCEPTOR SWALES ONCE A WEEK AFTER EVERY RAINFALL.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	INTERCEPTOR SWALE DETAIL
	11/18/2016 DATE	11/22/2016 CITY ENGINEER / DATE	STANDARD PLAN NO. EC-002



NOTES:

1. THE DISTANCE SUCH THAT POINTS 'A' AND 'B' ARE OF EQUAL ELEVATION.
2. CONSTRUCT ROCK DAMS FROM ROCK LARGE ENOUGH TO STAY IN PLACE GIVEN EXPECTED FLOW. PLACE ROCK BY HAND OR MECHANICAL MEANS.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	ROCK CHECK DAMS
	11/18/2016 DATE	11/22/2016 CITY ENGINEER / DATE	STANDARD PLAN NO. EC-005

SITE GRADING AND CONSTRUCTION SWPPP NOTES

1. PRIOR TO ANY SITE WORK, INCLUDING CLEARING, LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS
2. SOILS IN MUKILTEO OFTEN CONTAIN FINER PARTICLES WHICH WILL PASS THROUGH SEDIMENT TRAPS UNTREATED AND HAVE EXTREMELY LONG SETTLING TIMES. THEREFORE, THE NEED TO CONTROL EROSION FROM THE SITE IS THE FIRST PRIORITY AND SHOULD BE EMPHASIZED.
3. THE CONSTRUCTION STORMWATER POLLUTION PREVENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. AN INSPECTION BY THE CITY OF THESE FACILITIES SHALL BE ARRANGED FOR BY THE CONTRACTOR PRIOR TO ANY GRADING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
4. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED.
5. THE DEVELOPER (OR 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
6. IF THE PROJECT WILL DISTURB MORE THAN ONE (1) ACRE OF LAND, THEN A CONSTRUCTION NPDES PERMIT IS REQUIRED AND A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL BE ASSIGNED TO THE SITE. THE CESCL'S NAME, PHONE NUMBER, AND CESCL CERTIFICATE NUMBER IS
7. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
8. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. A PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
9. 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.
10. 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.
11. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM O* 95% MAXIMUM DENSITY IN THE UPPER 4 FEET & 60% MAXIMUM DENSITY BELOW 4 FEET AS DETERMINED BY MODIFIED PROCTOR.
12. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS AND PLAN APPROVAL AND BOND FORECLOSURES.
13. UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
14. A WET WEATHER EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ON OR BEFORE SEPTEMBER 1. IF THE PROJECT IS PROPOSING TO ACTIVELY CLEAR, GRADE, OR OTHERWISE DISTURB 1,000 SQUARE FEET OR MORE OF SOIL DURING THE PERIOD BETWEEN OCTOBER 1 AND APRIL 3 OTHER THRESHOLDS FOR A WET WEATHER EROSION CONTROL PLAN INCLUDE PROJECTS THAT:
    a. HAVE AREA(S) THAT DRAIN, BY PIPE, OPEN DITCH, SHEET FLOW, OR A COMBINATION OF THESE TO A TRIBUTARY WATER, AND THE TRIBUTARY WATER IS ONE-QUARTER MILE OR LESS DOWNSTREAM; OR
    b. HAVE SLOPES STEEPER THAN 15 PERCENT ADJACENT OR ON-SITE; OR
    c. HAVE HIGH POTENTIAL FOR SEDIMENT TRANSPORT, AS DETERMINED BY THE CONSTRUCTION SITE SEDIMENT TRANSPORT POTENTIAL WORKSHEET; OR
    d. HAVE A CRITICAL AREA OR CRITICAL AREA BUFFER ON-SITE, OR WITHIN 50 FEET OF THE SITE; OR
    e. HAVE HIGH GROUNDWATER TABLE OR SPRINGS.

TEMPORARY SEEDING GENERAL NOTES

1. USE SEEDING THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.
2. THE OPTIMUM SEEDING WINDOWS ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.
3. BETWEEN OCTOBER 1 AND MARCH 30 SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
4. REVIEW ALL DISTURBED AREAS IN LATE AUGUST TO EARLY SEPTEMBER AND COMPLETE ALL SEEDING BY THE END OF SEPTEMBER.
    a. MULCH IS REQUIRED AT ALL TIMES FOR SEEDING. MULCH CAN BE APPLIED ON TOP OF THE SEED OR SIMULTANEOUSLY BY HYDROSEEDING (SEE ECOLOGY BMP C121 MULCHING FOR SPECIFICATIONS)
    b. SEED AND MULCH ALL DISTURBED AREAS NOT OTHERWISE VEGETATED AT FINAL SITE STABILIZATION.

MAINTENANCE OF SILTATION BARRIERS

1. SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED EROSION CONTROL ELEMENTS, ESPECIALLY END-RUNS AND SEDIMENT BUILD-UP. NECESSARY REPAIRS TO BARRIERS SHALL BE ACCOMPLISHED THE SAME DAY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE SEDIMENT LEVEL REACHES APPROXIMATELY ONE-HALF THE SILTATION BARRIER HEIGHT.
3. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE CHECK DAM IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SEDIMENT TRAP GENERAL NOTES

1. SEDIMENT TRAPS ARE ONLY EFFECTIVE IN REMOVING SEDIMENT DOWN TO ABOUT THE MEDIUM SILT SIZE FRACTION. SOILS IN MUKILTEO OFTEN CONTAIN FINE SILT AND MAY NOT BE ADEQUATELY TREATED WITH SEDIMENT PONDS. THEREFORE, EROSION CONTROL PRACTICES SHOULD BE EMPHASIZED AND PRIORITIZED.
2. THE POND SHALL BE CHECKED AFTER EACH RAIN EVENT, OR WEEKLY, WHICHEVER IS SOONER, TO INSURE THAT IT THE WALLS ARE STRUCTURALLY SOUND, THE POND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT, AND TO DETERMINE MAINTENANCE NEEDS.
3. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED IMMEDIATELY.
4. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT THE LINING IS WELL ESTABLISHED AND EROSION RESISTANT. THE SILTATION BASIN SHOULD BE CHECKED FOR SEDIMENT CLEANOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
5. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL (TYPICALLY 1-FOOT IN DEPTH), IT SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
6. SECONDARY TREATMENT MAY BE NECESSARY IF THE SEDIMENT POND CANNOT EFFECTIVELY REMOVE THE FINE GRAIN SOILS.

SOURCE CONTROL BMP'S

1. VEHICLE/EQUIPMENT WASHING & STEAM CLEANING (BMP S1.20 – NO WASHING OF VEHICLES ON SITE (BMP S1.10)
2. EMERGENCY SPILL CLEANUP PLANS (BMP S1.80) – NO CHANGE VEHICLE OIL OR OTHER VEHICLE MAINTENANCE ON SITE.
3. VEGETATION MANAGEMENT/INTEGRATED PEST MANAGEMENT (BMP S1.90) – CERTIFIED PROFESSIONAL IS TO MANAGE PEST CONTROL.
4. MAINTENANCE OF STORM DRAINAGE FACILITIES (BMP S2.00) – CLEAN GRATE, ETC.
5. STREET SWEEPING (BMP S20.20) – KEEP STREETS CLEAN & FREE OF DEBRIS.

CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE AND ATTEND PRE-CONSTRUCTION CONCERENCE WITH THE CITY OF MUKILTEO INSPECTION UNIT AND EROSION CONTROL SPECIALIST.
2. FLAG CLEARING LIMITS AND INSTALL SILT FENCE AS SHOWN.
3. INSTALL ROCK CONSTRUCTION ENTRANCES.
4. INSTALL PERMANENT STORMWATER OUTFALL ALONG 53RD AVE W AND 92ND ST SW.
5. CONSTRUCT TEMPORARY SEDIMENT TRAP AND INSTALL TEMPORARY INTERCEPTOR SWALES (PHASE 1) TO DIRECT SURFACE FLOW TO SEDIMENT TRAP AS SHOWN ON TESC PLAN.
6. CLEAR AND GRUB ROAD AREAS AND STOCKPILE AREAS (PHASE 1 LIMITS OF CLEARING). CONSTRUCT DETENTION VAULT AND USE AS SEDIMENT STORAGE. INSTALL PHASE 2 EROSION CONTROL BMP'S SUCH AS INTERCEPTOR SWALES, ETC. AND DIRECT RUNOFF TO THE VAULT.
7. INSTALL PERMANENT INTERCEPTOR SWALE RUNNING PARALLEL ALONG WEST PARCEL BOUNDARY AND PERMANENT PUMP STATION.
8. CLEAR AND GRUB REMAINING AREAS WITHIN PHASE 2 CLEARING LIMITS DELINEATED ON THE TESC PLAN.
9. GRADE AND STABILIZE ROAD AND GRAVEL BASE. COVER EXPOSED SOILS WITH MULCH, HOG FUEL OR HYDROSEED.
10. CONSTRUCT SEWER, WATER AND STORM UTILITIES. INSTALL GAS, POWER, TELEPHONE AND CABLE UTILITIES AS REQUIRED.
11. PLACE AND POUR CURBS AND GUTTERS.
12. PAVE ROADS WITH ATB AND PLACE DETENTION SYSTEM INTO FULL OPERATION.
13. HYDROSEED REMAINING EXPOSED SOILS AND STABILIZE PROJECT.
14. FLUSH STORM DRAINAGE SYSTEM AND REMOVED SEDIMENTATION IN ALL CATCH BASINS AND THE VAULT.
15. STABILIZE ALL DISTURBED AREAS AND REMOVE ALL T.E.S.C. MEASURES.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

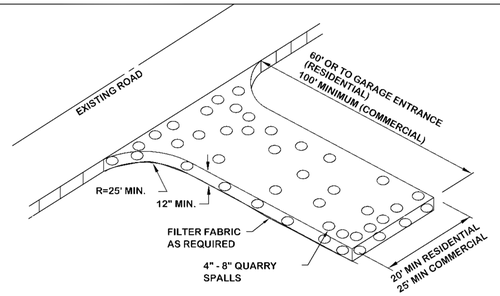
NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

TESC NOTES & DETAILS
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER

8/9/22

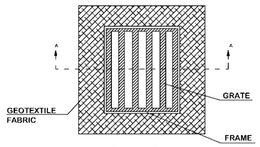
JOB NUMBER: 21-073
SHEET NAME: TD-01
SHT 6 OF 21



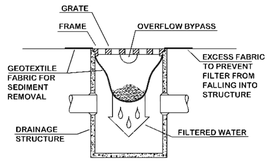
NOTES:

1. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL 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.
2. GRAVEL SHALL BE CRUSHED BALLAST ROCK, 4" TO 8" IN DIAMETER; INSTALLED 8" TO 12" IN DEPTH ACROSS THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 100 FEET FOR COMMERCIAL SITES; AND 60 FEET FOR RESIDENTIAL SITES. CRUSHED CONCRETE IS NOT ALLOWED AS BALLAST.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY AND ANY STORM DRAINAGE FACILITIES. 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.
4. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED BY SHOVELING OR STREET SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN HIGH EFFICIENCY SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP TO CONTAIN THE WASH WATER SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED.
5. PERFORM STREET SWEEPING BY HAND OR WITH A HIGH EFFICIENCY SWEEPER. DO NOT USE A NON-HIGH EFFICIENCY MECHANICAL SWEEPER BECAUSE THIS CREATES DUST AND THROWS SOILS INTO STORM SYSTEMS OR CONVEYANCE DITCHES.

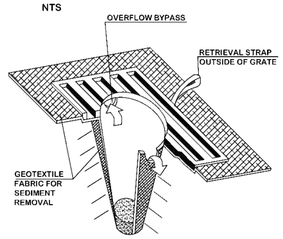
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	CONSTRUCTION ENTRANCE
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. EC-006



PLAN VIEW
NTS



CATCH BASIN PROTECTION INSERT
SECTION A-A
NTS

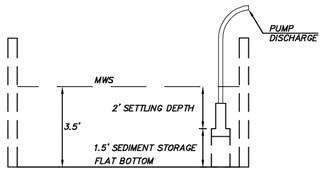


CATCH BASIN PROTECTION INSERT
ISOMETRIC VIEW (TYP.)
NTS

NOTES:

1. THE LIMITED SEDIMENT STORAGE CAPACITY INCREASES THE AMOUNT OF INSPECTION AND MAINTENANCE REQUIRED, WHICH MAY BE DAILY FOR HEAVY SEDIMENT LOADS. TO REDUCE MAINTENANCE REQUIREMENTS COMBINE A CATCHBASIN FILTER WITH ANOTHER TYPE OF INLET PROTECTION.
2. INSPECT CATCH BASIN FILTERS FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. CLEAN AND REPLACE CLOGGED INSERTS.
3. DO NOT WASH SEDIMENT INTO STORM DRAINS WHILE CLEANING. SPREAD ALL EXCAVATED MATERIAL EVENLY OVER THE SURROUNDING LAND AREA OR STOCKPILE AND STABILIZE AS APPROPRIATE.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	CATCH BASIN PROTECTION INSERT
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. EC-007



VAULT SEDIMENT TRAP
NOT TO SCALE

EXISTING UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

TESC NOTES & DETAILS

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

8/9/22

JOB NUMBER: 21-073
SHEET NAME: TD-02
SHT 7 OF 21

NW 1/4, SEC 16, TWP 28N, RGE 4E

N

SCALE: 1" = 20'
0 10 20 40

7.5' WATER & SEWER EASEMENT PER PLAT OF RUGOSA RIDGE A.F.#201003095007
15' WATER LINE EASEMENT A.F.#201003050219
50' WATER UTILITY EASEMENT A.F.#200408310085
15'X15' SEWER EASEMENT A.F.#201003050220
PARCEL A
LOT 7
LOT 6
LOT 5
PLAT OF RUGOSA RIDGE A.F.#201003095007
CITY OF MUKILTED LOT LINE ADJUSTMENT A.F.#201606300224
S 89°00'17" E 172.02'
N 01°58'54" E 50.01'
S 89°00'17" E 222.34'
10' PRIVATE DRAINAGE EASEMENT
10' PRIVATE SEWER EASEMENT
PRESERVED NATIVE VEGETATIVE AREA EASEMENT
4 12,501 SF
2 12,677 SF
1 12,620 SF
3 12,415 SF
5 12,515 SF
6 12,939 SF
7 15,213 SF
LOT AREA 105,975 SF 006160001901
TRACT 998 PRIVATE DRAINAGE, WATER, ACCESS AND PUBLIC SEWER 10,887 SF
VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT
20' ACCESS & UTILITY EASEMENT
VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
VARIABLE WIDTH PRIVATE SEWER EASEMENT
VARIABLE WIDTH UTILITY EASEMENT
10' SLOPE EASEMENT A.F.#2217413, S.C.C. 100658
10' ROW DEDICATION 2,399 SF
S 01°58'54" W 239.84'
N 01°58'54" E 740.02'
53RD AVE W
10' PUBLIC UTILITY EASEMENT
A
B
C
7+52.50, 10.00' LT START DRIVEWAY
7+43.00, 0.00' END PAVEMENT
8+11.00, 10.00' LT START DRIVEWAY
8+78.00, 10.00' LT START DRIVEWAY
9+18.00, 10.00' LT START DRIVEWAY
13+34.95, 9.70' LT END IMPROVEMENTS
R=25'
13+18.00, 16.37' LT
GRIND AND OVERLAY (TYP)
INT 13+00.00 53RD AVE W = 10+00.00 TRACT 998
10+50
12+82.00, 18.67' LT
12+79.00, 16.29' LT
12+69.87, 12.48' LT
12+58.64, 10.25' LT BEGIN IMPROVEMENTS
S88°01'06"E 77.00'
S88°01'06"E 180.00'
3' GRAVEL SHOULDER (TYP)
7+85.00, 10.00' RT
8+03.33, 18.00' RT
8+01.97, 21.00' RT
8+10.00, 35.00' RT
8+55.00, 10.00' RT
8+36.67, 18.00' RT
8+38.03, 21.00' RT
8+30.00, 35.00' RT
9+65.30, 10.00' LT
9+77.17, 13.00' LT
9+63.00, 10.00' RT
N 01°58'54" E 71.50'
N 89°12'48" W 140.00'
3' GRAVEL SHOULDER
VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT
VARIABLE WIDTH PRIVATE EXISTING DRIVEWAY EASEMENT
9+19.12, 18.00' RT START DRIVEWAY
STOP SIGN PLACEMENT PER SECTION 2B.10 OF THE 2009 MUTCD
SECTION CUT SEE ROAD SECTION, SHEET RP-01 (TYP)
TRACT 999 TO BE DEEDED TO NEIGHBOR 1,812 SF
EX MAILBOXES (TO BE RELOCATED PER CHAPTER 4.9.3 OF THE 2019 CITY OF MUKILTED DEVELOPMENT STANDARDS. NEW MAILBOX LOCATION TO BE APPROVED BY UNITED STATES POSTAL SERVICE)
19+28.50, 0.00' END PAVEMENT
S 01°58'54" W 90.00'
N 01°02'35" E 281.21'
N 89°12'48" W 249.78'
VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT
LOT 4 CITY OF MUKILTED SHORT PLAT A.F.#9801145002
LOT 3 CITY OF MUKILTED SHORT PLAT A.F.#9801145002
LOT 2 CITY OF MUKILTED SHORT PLAT A.F.#9205205003
LOT 1 CITY OF MUKILTED SHORT PLAT A.F.#9801145002

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

REVISIONS

NO	DATE	BY	
1	8/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

HORIZONTAL CONTROL PLAN

HARBOR GROVE

CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDIST
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: HC-01
SHT 8 OF 21

24:36
Aug 09, 2022 - 5:32pm - User: lzirotti
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NW 1/4, SEC 16, TWP 28N, RGE 4E

N

SCALE: 1" = 20'
0 10 20 40

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ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	6/9/22	LCZ	REVISIONS PER CITY 1ST ROUND COMMENTS

GRADING PLAN
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA
STATE OF WASHINGTON
57925
REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: GP-01
SHT 9 OF 21

GRADING QUANTITIES

CUT: 4,446 CY (INCLUDING 1,051 CY FROM VAULT EXCAVATION)
FILL: 9,873 CY

QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

GROUNDWATER ELEVATION NOTE

ACCORDING TO THE GROUNDWATER ELEVATION EVALUATION BY COBALT GEOSCIENCES, LLC DATED MARCH 14, 2022, THE GROUNDWATER ELEVATION IN THE SITE VICINITY APPEARS TO BE AT 375 FEET. A COPY OF THE EVALUATION IS PROVIDED UNDER SEPARATE COVER.

EXISTING UTILITY NOTE

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INTERCEPTOR SWALE W/ FRENCH DRAIN

NOT TO SCALE

NW 1/4, SEC 16, TWP 28N, RGE 4E

PARCEL A

7.5' WATER & SEWER EASEMENT PER PLAT OF RUGOSA RIDGE A.F.#201003095007

15' WATER LINE EASEMENT A.F.#201003050219

50' WATER UTILITY EASEMENT A.F.#200408310085

EX WATER & SEWER EASEMENTS

15'X15' SEWER EASEMENT A.F.#201003050220

EX FOUND REBAR W/CAP STAMPED "32441" 0.1'(S) & 0.1'(E) OF CORNER

EX SSCO RIM 400.84

EX SSCO RIM 401.66

EX DRIVEWAY

FOUND REBAR W/CAP STAMPED "32441" 0.1'(E) OF CORNER

S 89°00'17" E 172.02'

12" CPP IE 395.96

N 01°58'54" E 50.01'

FOUND REBAR W/CAP STAMPED "32441" 0.1'(N) OF CORNER

CITY OF MUKILTEO LOT LINE ADJUSTMENT A.F.#201606300224

EX SSMH RIM 394.11
8" PVC IE 379.06 (W)
6" PVC IE 379.16 (N)
6" PVC IE 379.16 (S)
6" PVC IE 379.16 (SE)
6" PVC IE 379.16 (NE)

S 89°00'17" E 222.34'

FOUND REBAR W/ILLEGIBLE CAP 0.1'(E) AT CORNER, FENCE 0.2'(W) AT CORNER

EXISTING SEWER SERVICE

YD 1

SSCO 4

10' PRIVATE DRAINAGE EASEMENT

EX SS STUB

10' PRIVATE SEWER EASEMENT

SSCO 5A

6" SD

SDCO 8

6" SS

SSCO 5

VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT

4
12,501 SF
MFE 406.50
GFE 405.50

ONSITE DRIVEWAYS AND BUILDINGS SHOWN FOR REFERENCE ONLY. DRIVEWAYS AND BUILDINGS TO BE INSTALLED UNDER INDIVIDUAL BUILDING PERMITS (TYP)

PRESERVED NATIVE VEGETATIVE AREA EASEMENT

PROPOSED RAIN GARDEN (W/ LINER & UNDERDRAIN) PER DETAIL, THIS SHEET (TYP)

S 01°58'54" W 239.84'

3
12,415 SF

SDCO 4

2
12,677 SF

VARIABLE WIDTH PRIVATE SEWER EASEMENT

1
12,620 SF

EX 8" CI WATER MAIN APPROXIMATE LOCATION PER CITY OF MUKILTEO GIS

EX SSMH RIM 39.68
18" CPP IE 388.18 (N)
18" CPP IE 388.08 (S)

MFE 405.00

ROW DEDICATION
2,399 SF

PROPOSED WATER METER (TYP)

VARIABLE WIDTH PRIVATE WATER EASEMENT

SSCO 2A

SSCO 2

SSCO 1

TRACT 998
PRIVATE DRAINAGE, WATER, ACCESS AND PUBLIC SEWER
10,887 SF

SDCO 2

GFE 405.00

10' PUBLIC UTILITY EASEMENT

CONNECT ROOF AND FOOTING DRAINS (TYP)

SDCO 3

SSCO 3

VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT

GFE 404.00

N 01°02'35" E 281.21'

CB 8

SDCO 5

20' ACCESS & UTILITY EASEMENT

8+00

9+00

10+00

10.78

20.00'

VAULT FOOTING DRAIN CONNECTION

SDCO 1

CB 7

CB 6

CB 5

GRIND AND OVERLAY (TYP)

SEE EXISTING UTILITIES NOTE (TYP)

PROPOSED SEWER MANHOLE (TYP)

SDCO 7

FRENCH DRAIN W/ PERF PIPE 1% MIN SLOPE TOWARD CB (TYP)

GFE 405.50

SEWER STUB (TYP)

6
12,939 SF
MFE 406.50

SSMH 2

CB 4

SSMH 1

CB 3

PROPOSED WALL FOOTING DRAIN (TYP)

4.5'

SDCO 10

CB 10

CB 9

SDCO 6

N 89°12'48" W 140.00'

COMBINATION DETENTION / WETVAULT (SEE DETAIL, SHEETS VT-01-02)

UTILITY CROSSING, SEE TABLE THIS SHEET (TYP)

CONC WALL

EX SSCO RIM 398.90

WALL 0.3'(W) AT CORNER

FOUND REBAR W/CAP STAMPED "CA 94.35" 0.1'(S) & 0.1'(E) OF CORNER

TRACT 999
TO BE DEEDED TO NEIGHBOR
1,812 SF

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

EX 8" CI WATER APPROXIMATE LOCATION PER CITY OF MUKILTEO GIS

1.5" PUMP SD

PROPOSED RETAINING WALL (TYP)

SDCO 9

YD 2

CONNECT WALL FOOTING DRAINS

VARIABLE WIDTH PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT

STORM STUB (TYP)

7
15,213 SF
MFE 406.40
GFE 405.40

SSCO 7

S 01°58'54" W 90.00'

SET 1/2" X 24" REBAR W/ CAP STAMPED "PCS 37536"

FENCE 0.8'(N) AT CORNER

EX 18" CPP SEWER MAIN

N 89°12'48" W 249.78'

END WOOD FENCE 0.3'(W) & 0.8'(S) OF CORNER

END CHAIN LINK FENCE 0.8'(E) & 0.4'(S) OF CORNER

PROPOSED RETAINING WALL (TYP)

EX FENCE

LOT 2 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 4 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 3 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 1 CITY OF MUKILTEO SHORT PLAT A.F.#9801145002

LOT 2 CITY OF MUKILTEO SHORT PLAT A.F.#9205205003

LOT 5 PLAT OF RUGOSA RIDGE A.F.#201003095007

LOT 7

LOT 6

LOT 4

LOT 3

LOT 2

N 01°58'54" E 1269.58'

53RD AVE W

12" SD

12" CPP IE 398.23

12" CPP IE 396.85

CB 2

MATCHLINE - SEE RIGHT

MATCHLINE - SEE ABOVE RIGHT

EX CB RIM 388.28 8" DI IE 384.58 (S)

CB 1A

EX SSMH RIM 391.05 8" PVC IE 384.95 (W) 8" PVC IE 385.05 (E)

EX SDMH RIM 391.48 36" CMP IE 382.78 (E) 12" CPP IE 382.78 (W) TOP OVERFLOW 388.48 ELBOW IE 385.48

EX SSMH RIM 392.46 8" PVC IE 386.46 (W) 8" PVC IE 386.56 (E)

EX SDMH RIM 392.52 36" CMP IE 383.02 (W) 12" CPP IE 388.12 (E)

EX SDMH RIM 388.81 12" CPP IE 382.26 (W) 12" CPP IE 382.26 (E) 8" DI IE 383.16 (N)

12" SD

N 89°12'48" W 406.84'

CONC. CURB

CONC. WALK

MATCHLINE - SEE LEFT

MATCHLINE - SEE BELOW LEFT

EX 8" CI WATER MAIN APPROXIMATE LOCATION PER CITY OF MUKILTEO GIS

EX 18" CPP SEWER MAIN

53RD AVE W

92ND ST SW

CB 1

EX CB RIM 392.35 12" CPP IE 389.75 (S) 12" CPP IE 389.75 (E)

EX CB RIM 392.95 12" CPP IE 390.75 (W)

CONC. WALK

EX CB RIM 392.60 12" CPP IE 389.25 (W) 12" CPP IE 389.25 (E) 12" CPP IE 389.25 (N)

EX SSMH RIM 393.05 18" CPP IE 387.60 (N) 18" CPP IE 387.50 (E)

FOUND CASED CONC. MON. W/ 1-1/2" BRASS DISK & "X" DOWN 0.3'. VISITED 6-12-21

UTILITY CROSSING TABLE

NO.	PIPE ELEVATIONS (FT)		CLEARANCE (FT)
1	6" SD	IE 395.23	4.07
	6" SS	CE 391.16	
2	12" SD	IE 392.60	1.14
	6" SS	CE 391.46	
3	12" SD	IE 399.33	6.86
	6" SS	CE 392.47	
4	6" SD	IE 401.11	5.55
	6" SS	CE 395.56	
5	6" SD	IE 397.21	5.23
	6" SS	CE 391.98	
6	12" SD	IE 392.75	0.52
	6" SS	CE 392.23	
7	12" SD	IE 399.08	6.03
	6" SS	CE 393.05	
8	12" SD	IE 399.94	8.15
	8" SS	CE 391.79	
9	12" SD	IE 399.67	1.55
	6" SD	CE 398.12	
10	12" SD	IE 399.52	5.74
	12" SD	CE 393.78	
11	6" SS	IE 398.00	1.54
	6" SD	CE 396.46	
12	EX 8" WA	IE 398.14	4.67
	12" SD	CE 393.47	
13	EX 8" WA	IE 399.32	9.47
	8" SS	CE 389.85	

CROSSING NOTES

- VERTICAL CLEARANCE FOR CROSSINGS WITH WATER MAINS PER MUKILTEO WATER AND WASTEWATER DISTRICT STANDARDS. MINIMUM 18" OF SEPARATION REQUIRED FOR CROSSINGS WITH WATER AND SANITARY SEWER. REFER TO SEWER AND WATER PLANS PREPARED FOR MUKILTEO WATER AND WASTEWATER DISTRICT (UNDER SEPARATE COVER)
- WHERE VERTICAL CLEARANCE IS LESS THAN 1'. CONTRACTOR SHALL PROVIDE ETHA-FOAM PAD.

EXISTING UTILITIES NOTE

- CONTRACTOR TO VERIFY LOCATION OF EX UTILITIES AT POINT OF CROSSING OR CONNECTION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD IF CONFLICTS ARISE.
- CROSSINGS WERE DETERMINED ASSUMING 3' OF COVER OVER EXISTING WATER MAIN.

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SCALE: 1" = 20'
0 10 20 40

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PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

COMPOSITE UTILITY PLAN

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDIST, STATE OF WASHINGTON, 37925, REGISTERED PROFESSIONAL ENGINEER
8/9/22

JOB NUMBER: 21-073
SHEET NAME: CU-01
SHT 10 OF 21

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NW 1/4, SEC 16, TWP 28N, RGE 4E

SCALE: 1" = 20'
0 10 20 40

MATCHLINE - SEE LEFT

MATCHLINE - SEE BELOW LEFT

MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE RIGHT

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- ROCKERY DRAIN
- SWALE OR DITCH
- STREET FLOW
- SURFACE FLOW
- RIPRAP PAD
- TYPE I CB – STANDARD GRATE
- TYPE I CB – LOCKING LID
- TYPE II CB – STANDARD GRATE
- TYPE II CB – LOCKING LID
- PIPE FLOW
- CULVERT END
- STORM CLEANOUT
- YARD DRAIN
- OVERFLOW STRUCTURE
- RAIN GARDEN

PUMP STATION NOTES

CONTROL PANEL AND POWER SOURCE PER MANUFACTURES RECOMMENDATIONS (DESIGN BY OTHERS).

PROVIDE EXTERNAL VISUAL AND AUDIBLE ALARM SYSTEM NEAR PRIVATE ACCESS ROAD VISIBLE TO MAJORITY OF PROPERTY OWNERS.

GROUNDWATER ELEVATION NOTE

ACCORDING TO THE GROUNDWATER ELEVATION EVALUATION BY COBALT GEOSCIENCES, LLC DATED MARCH 14, 2022, THE GROUNDWATER ELEVATION IN THE SITE VICINITY APPEARS TO BE AT 375 FEET. A COPY OF THE EVALUATION IS PROVIDED UNDER SEPARATE COVER.

SDCO/YARD DRAIN NOTE

ALL YARD DRAINS AND SDCO INSTALLED IN ANY DRIVEWAY OR ROAD AREAS SHALL BE INSTALLED WITH TRAFFIC RATED LIDS.

LOT HARD SURFACE NOTE

HARD SURFACE IS DEFINED AS AN IMPERVIOUS SURFACE, A PERMEABLE PAVEMENT, A DECK OR A VEGETATED ROOF. THE MAXIMUM HARD SURFACE ALLOWED FOR EACH LOT IS AS FOLLOWS:

LOT 1: 4,038 SF
LOT 2: 4,057 SF
LOT 3: 3,973 SF
LOT 4: 4,000 SF
LOT 5: 4,005 SF
LOT 6: 4,140 SF
LOT 7: 4,868 SF
TOTAL: 29,081

NO ADDITIONAL HARD SURFACE IS ALLOWED FOR THESE LOTS OR THE PLAT WITHOUT ADDITIONAL STORMWATER MITIGATION.

FOOTING DRAIN NOTE

FOOTING DRAINS THAT DRAIN TO STORMWATER DETENTION SYSTEM SHALL BE INSTALLED AT ELEVATION 400.40 OR HIGHER.

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ROAD & STORM PLAN
HARBOR GROVE
CIVIL PLANS
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SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA
CITY OF WASHINGTON
37925
REGISTERED
PROFESSIONAL ENGINEER

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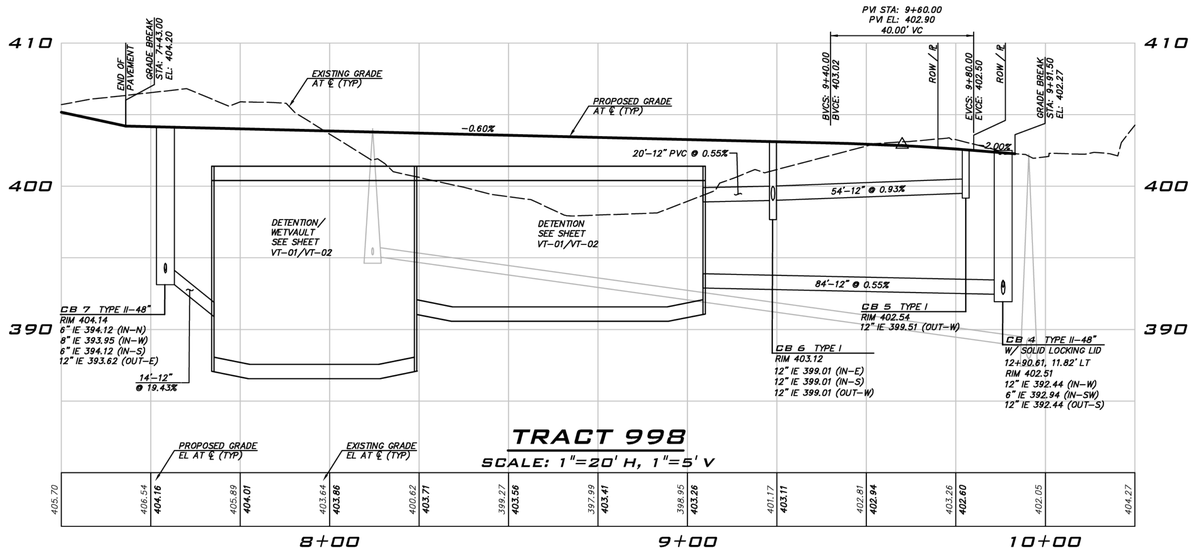
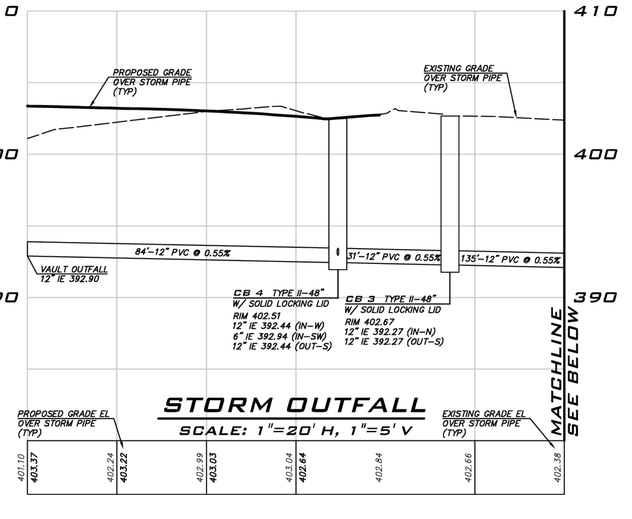
NW 1/4, SEC 16, TWP 28N, RGE 4E



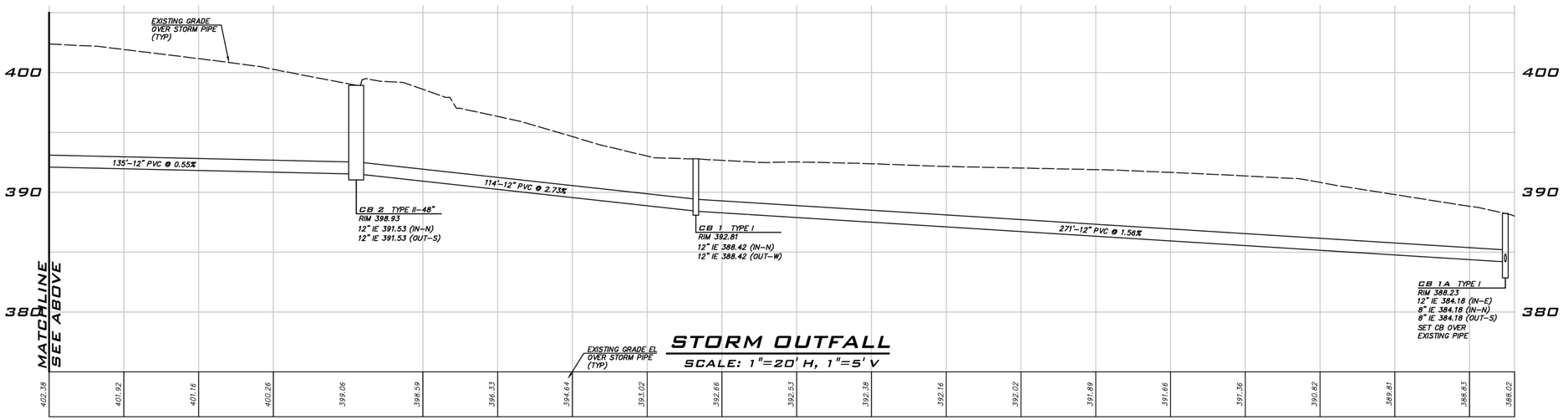
TRACT 998

SCALE: 1"=20' H, 1"=5' V



STORM OUTFALL

SCALE: 1"=20' H, 1"=5' V



STORM OUTFALL

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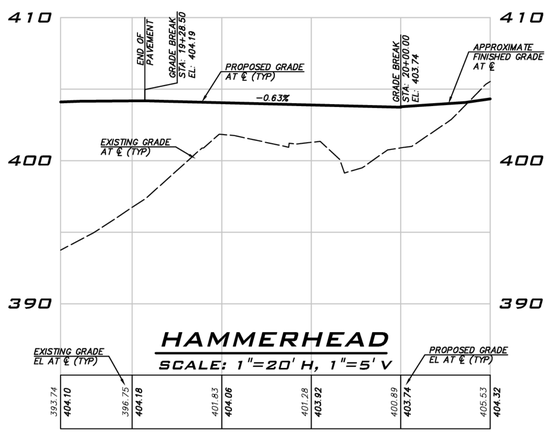
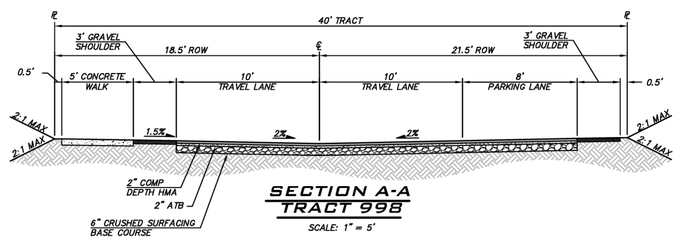


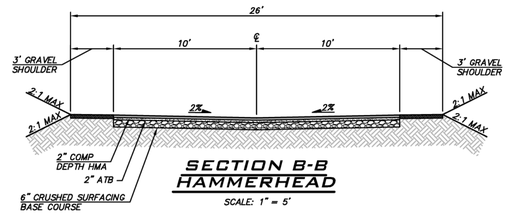
HAMMERHEAD

SCALE: 1"=20' H, 1"=5' V



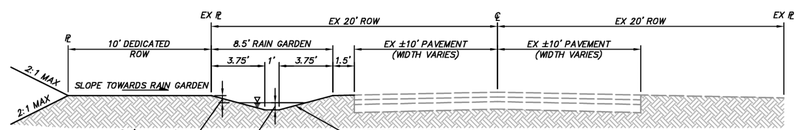
SECTION A-A
TRACT 998

SCALE: 1" = 5'



SECTION B-B
HAMMERHEAD

SCALE: 1" = 5'



SECTION C-C
53RD AVE W

SCALE: 1" = 5'

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ROAD & STORM PROFILES

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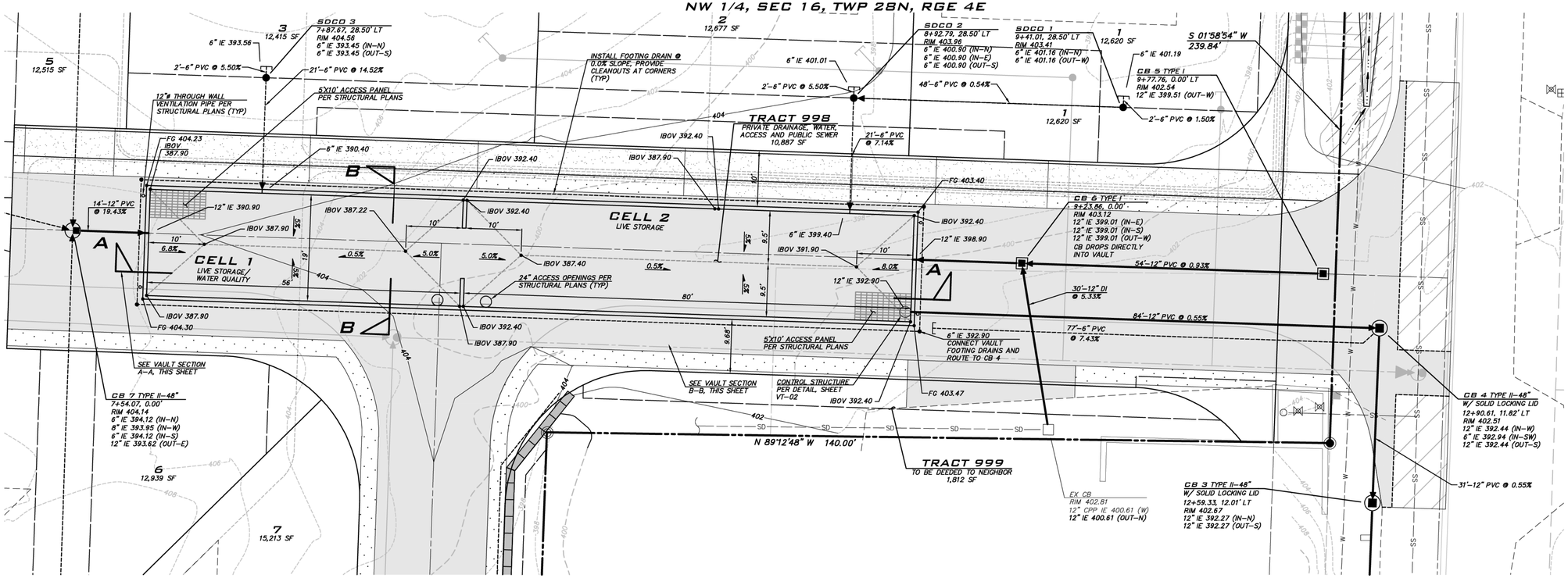

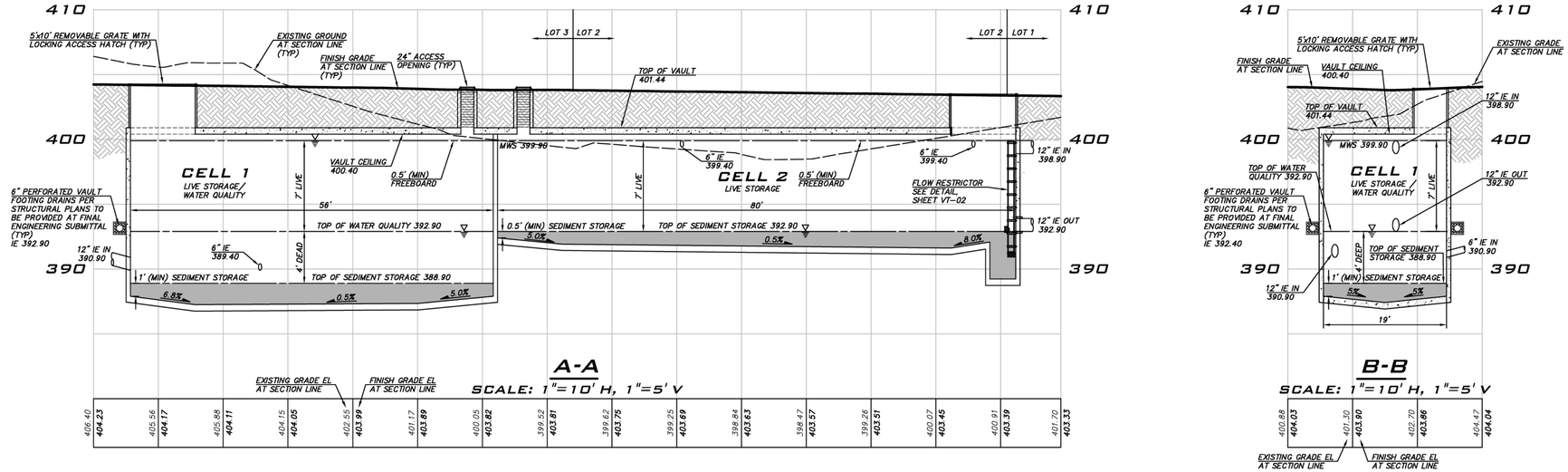

GROUNDWATER ELEVATION NOTE

ACCORDING TO THE GROUNDWATER ELEVATION EVALUATION BY COBALT GEOSCIENCES, LLC DATED MARCH 14, 2022, THE GROUNDWATER ELEVATION IN THE SITE VICINITY APPEARS TO BE AT 375 FEET. A COPY OF THE EVALUATION IS PROVIDED UNDER SEPARATE COVER.

VAULT INFO

FG OVER VAULT:	403.40 (MIN) 404.30 (MAX)
MAX WATER SURFACE:	399.90
BOTTOM OF LIVE:	392.90
BOTTOM OF DEAD:	388.90

VAULT VOLUMES

	REQ'D	PROVIDED	ASBUILT
LIVE	17,080	18,088	XX,XXX
DEAD	3,946	4,256	X,XXX

EXISTING UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

REVISIONS

NO	DATE	BY	
1	8/9/22	LCZ	REVISIONS PER CITY 1ST ROUND COMMENTS

VAULT PLANS & SECTIONS

HARBOR GROVE

CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: VT-01
SHT 13 OF 21

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Aug 09, 2022 - 5:33pm - User: lzirotti
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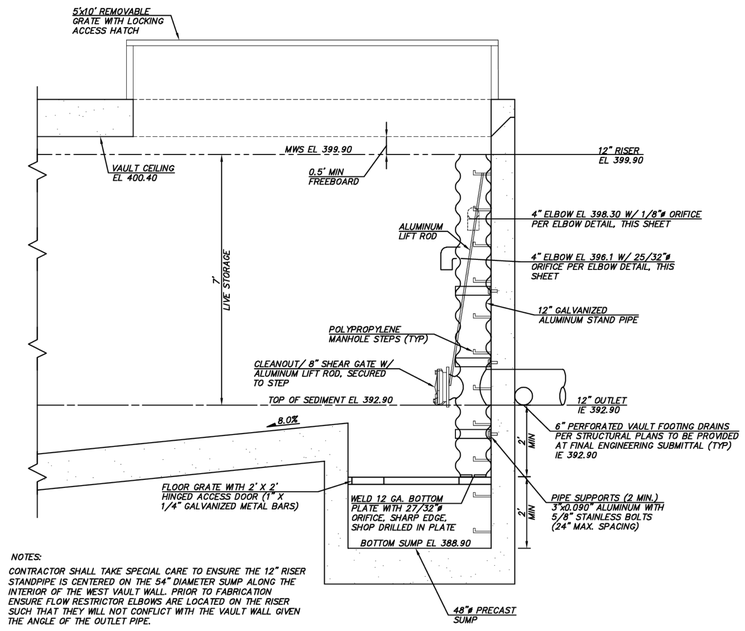


NOTES:

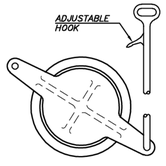
CONTRACTOR SHALL TAKE SPECIAL CARE TO ENSURE THE 12" RISER STANDPIPE IS CENTERED ON THE 54" DIAMETER SUMP ALONG THE INTERIOR OF THE WEST VAULT WALL. PRIOR TO FABRICATION ENSURE FLOW RESTRICTOR ELBOWS ARE LOCATED ON THE RISER SUCH THAT THEY WILL NOT CONFLICT WITH THE VAULT WALL GIVEN THE ANGLE OF THE OUTLET PIPE.

CONTROL STRUCTURE

SCALE: 1" = 2'

VAULT NOTES

1. DIMENSIONS DEPICTING OVERALL SIZE OF VAULT ARE FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR TOTAL LENGTH, WIDTH, HEIGHT AND WALL THICKNESS DESIGN, AS WELL AS LOCATIONS FOR ALL MAINTENANCE ACCESS POINTS AND PROPOSED PENETRATIONS
2. JOINTS AND PENETRATIONS IN VAULT AND LID TO BE WATER TIGHT. PROVIDE WATERSTOPS IN CAST IN PLACE JOINTS
3. ALL WATERSTOPS TO BE INSTALLED PER PLAN AND SPECIFICATION AND TO BE INSPECTED BY CITY.
4. PIPES SEALED WITH GROUT
5. VENTILATION PIPES (MIN 12 INCH DIAMETER) PROVIDED AT CORNERS. VENT PIPE SHALL BE SCHEDULE 40 PVC OR BETTER AND SHALL HAVE LOCKING DUCTILE IRON RINGS AND LIDS.
6. WALL DRAINS TO BE CONSTRUCTED OF A MINIMUM 6-INCH PERFORATED PVC PIPE SURROUNDED BY 6" MIN THICK WASHED ROCK (ALL SIDES) UNLESS OTHERWISE NOTED BY STRUCTURAL ENGINEER. DRAIN TO BE LOCATED AT THE WALL BASE, SHALL INCLUDE CLEANOUT AT ALL CORNERS, AND SHALL GRAVITY FLOW TO DISCHARGE POINT. NO ONE-WAY VALVES ALLOWED. DRAINS TO BE INSTALLED AT ELEVATION SHOWN. CONNECT PERFORATED DRAIN TO A 6" SOLID WALL PVC AT 2% MIN. SLOPE DIRECTED TO DOWNSTREAM CATCH BASIN. INSTALL CLEANOUT AT BENDS TOTALING 90° AND AT 100' MAX O.C.
7. ACCESS OPENINGS TO HAVE OSHA CONFINED SPACE WARNING
8. PIPE SIZES AND SLOPES: PER PLANS.
9. FINISHED GRADE OVER VAULT TO BE PER PLAN
10. VAULT EXCAVATION TO BE FENCED AND SECURED BY CONTRACTOR. SAFETY FENCING, SHORING, EXCAVATION SAFETY, AND OTHER SAFETY ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL ACCESS TO HAVE SECURE COVERING DURING CONSTRUCTION.
11. ALL STORMWATER FACILITIES, CATCH BASINS, AND CONVEYANCE SHALL BE CLEANED FOR CITY INSPECTION PRIOR TO FINAL PLAT AND ALSO FOR CITY INSPECTION PRIOR TO PERFORMANCE AND MAINTENANCE BOND RELEASE.
12. THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSION AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE CURRENT PERMITTED SET OF STRUCTURAL DRAWINGS, AND SHALL NOTIFY BOTH THE STRUCTURAL & CIVIL ENGINEERS IN WRITING OF ALL DISCREPANCIES BETWEEN THE CIVIL DRAWINGS AND THESE DRAWINGS TO CONSTRUCTION.
13. CONCRETE FINISH TO BE SMOOTH WITH NO FINS, VOIDS, ROCK POCKETS, OR OTHER IRREGULARITIES.
14. CONE SNAP TIES ARE REQUIRED FOR FORMWORK AND EPOXY GROUT SEALED AT ALL INTERIOR AND EXTERIOR WALL SURFACES. NO FLAT TIES ALLOWED.
15. PER THE 2019 SWMMWW, ALL VAULTS SHALL BE DESIGNED FOR H 20 LOADING.
16. MINIMUM AND MAXIMUM GRADES OVER VAULT AS SHOWN. FOOTING DRAIN ELEVATIONS ARE PROVIDED FOR REFERENCE.

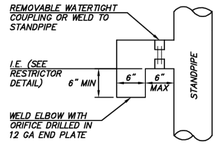


NOTES:

1. SHEAR GATE SHALL BE:
   A. CAST IRON BODY AND GATE, OLYMPIC FDY, STD., OR EQUAL
   B. ALUMINUM, DRAINAGE SPECIALTIES (SAVANNA, GA) STD., OR EQUAL.
2. GATE SHALL BE 8" DIAMETER UNLESS OTHERWISE SPECIFIED.
3. GATE SHALL BE JOINED TO TEE SECTION BY BOLTING (THROUGH FLANGE), WELDING, OR OTHER SECURE MEANS.
4. LIFT ROD: AS SPECIFIED BY MANUFACTURER WITH HANDLE EXTENDED TO WITHIN ONE FOOT OF COVER AND ADJUSTABLE HOOK LOOK FASTENED TO FRAME OR UPPER HANDHOLD.

SHEAR GATE

NOT TO SCALE



ELBOW DETAIL

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PROJECT MANAGER: **T.C. COLLERAN, PLA, AICP**
PROJECT ENGINEER: **LUCAS ZIROTTI**
DESIGNER: **LEE M. TOMKINS**
ISSUE DATE: **7/28/21**

REVISIONS

NO	DATE	BY	REVISIONS FOR CITY 1ST ROUND COMMENTS
1	8/9/22	LCZ	

VAULT DETAILS & NOTES

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDISTA
STATE OF WASHINGTON
37925
REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: VT-02
SHT 14 OF 21

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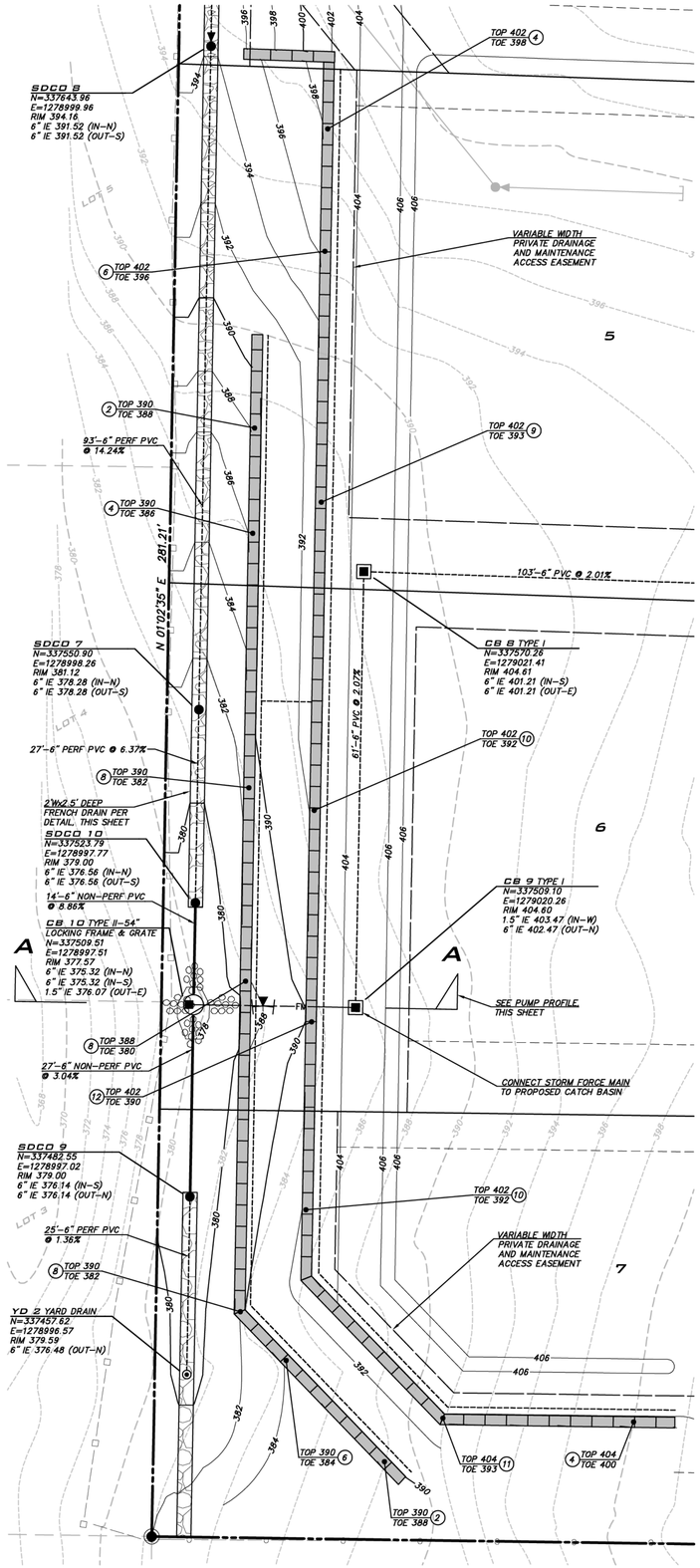

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SCALE: 1" = 10'

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PUMP SPECIFICATIONS & NOTES

1. THIS PUMP STATION DETAIL IS FOR SCHEMATIC PURPOSES ONLY AND TO OUTLINE THE BASIC PERFORMANCE REQUIREMENTS FOR THE SYSTEM. THE CONTRACTOR SHALL FOLLOW THE INSTALLATION REQUIREMENTS SPECIFIED BY THE PUMP MANUFACTURER. A REPRESENTATIVE OF THE PUMP MANUFACTURER SHALL BE ON-SITE TO INSPECT THE INSTALLATION OF THE SYSTEM.

2. DUPLEX SUBMERSIBLE PUMP STATION REQUIREMENTS:

   SUGGESTED PUMP: ZOELLER 152 DEWATERING SUBMERSIBLE PUMP

   TOTAL HEAD = 27.37 FT

   FLOW= 23.7 GPM / PUMP (0.063 CFS / PUMP)

   PROVIDE ADJUSTABLE FLOW RESTRICTION VALVES ON DISCHARGE LINE

   PUMPS SHALL BE RATED CONTINUOUS DUTY, SINGLE PHASED, 115V

   2" NPT DISCHARGE LINE

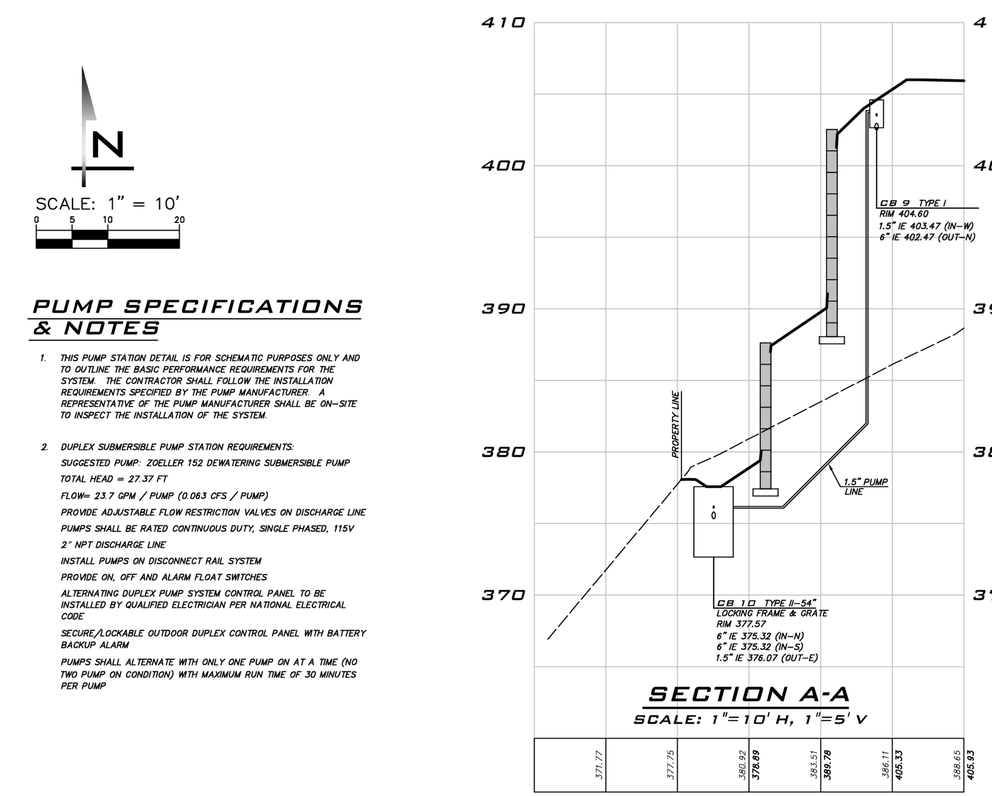
   INSTALL PUMPS ON DISCONNECT RAIL SYSTEM

   PROVIDE ON, OFF AND ALARM FLOAT SWITCHES

   ALTERNATING DUPLEX PUMP SYSTEM CONTROL PANEL TO BE INSTALLED BY QUALIFIED ELECTRICIAN PER NATIONAL ELECTRICAL CODE

   SECURE/LOCKABLE OUTDOOR DUPLEX CONTROL PANEL WITH BATTERY BACKUP ALARM

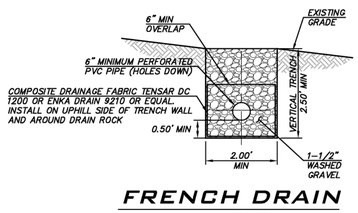
   PUMPS SHALL ALTERNATE WITH ONLY ONE PUMP ON AT A TIME (NO TWO PUMP ON CONDITION) WITH MAXIMUM RUN TIME OF 30 MINUTES PER PUMP



SECTION A-A

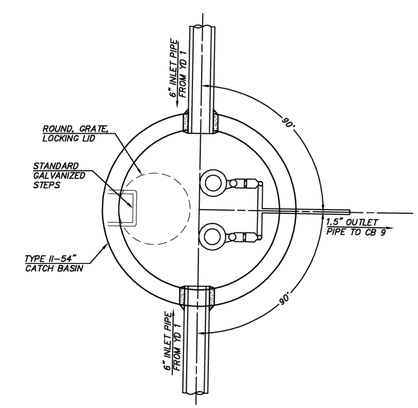
SCALE: 1"=10' H, 1"=5' V

371.77	371.75	380.92	378.89	383.51	383.78	386.11	405.33	386.65	405.93



FRENCH DRAIN

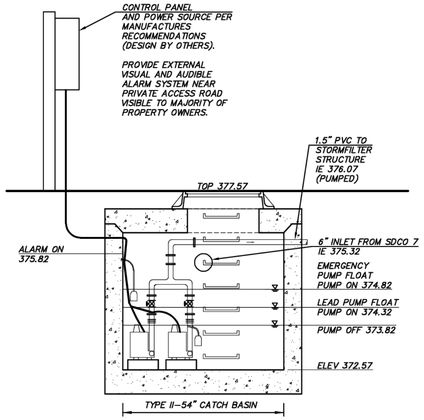
SCALE: 1" = 2'



CB 10, TYPE II-54"

PUMP STRUCTURE (PLAN)

SCALE: 1" = 2'



CB 10, TYPE II-54"

PUMP STRUCTURE (PROFILE)

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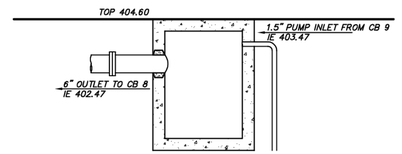

CB 9, TYPE I

NOT TO SCALE

GROUNDWATER ELEVATION NOTE

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KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
T.C. COLLERAN, PLA, AICP

PROJECT ENGINEER:
LUCAS ZIROTTI

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
7/28/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS PER CITY 1ST ROUND COMMENTS

PUMP STATION DETAILS

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDIST
STATE OF WASHINGTON
37925
REGISTERED
PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER:
21-073

SHEET NAME:
PS-01

SHT 15 OF 21

NW 1/4, SEC 16, TWP 28N, RGE 4E

N

SCALE: 1" = 20'

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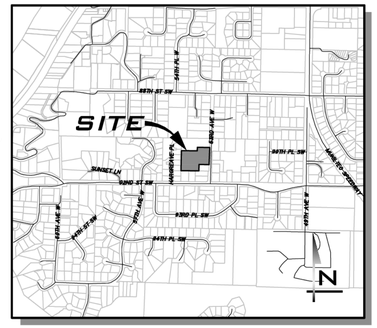
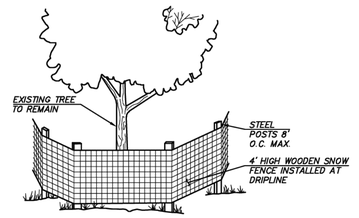


VICINITY MAP

NOT TO SCALE



TREE PROTECTION DETAIL

NOT TO SCALE

TREE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING OFF-SITE TREE
- EXISTING TREE IN POOR CONDITION

AVERAGE SLOPE CALCULATION

ELEVATION AT NORTHEAST CORNER = 400
ELEVATION AT SOUTHWEST CORNER = 382
DISTANCE BETWEEN TWO POINTS = 492'
AVERAGE SLOPE = 18/492 = 4% AVERAGE GRADE

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	TOTAL	RETAINED	REMOVAL	MIN % SIG TREES REQUIRED PER < 15% SLOPE
SIGNIFICANT CONIFER (8"+)	83	23	60	SEE BELOW
SIGNIFICANT DECIDUOUS (12"+)	7	0	7	SEE BELOW
TOTALS	90	23	67	(25% OF 90) = 22.5 (PER CALCULATIONS ABOVE)
REPLACEMENT TREES	23 REQUIRED	23 RETAINED		

PER MUKILTEO CITY CODE 15.16.050 TREE RETENTION AND NATIVE VEGETATION RETENTION TABLE. REQUIRED TREES THAT ARE TO BE REMOVED TO BE REPLACED AT A RATE OF 3:1.

**SEE LS-01 FOR REPLACEMENT TREES

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PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/29/21

REVISIONS

NO	DATE	BY	
1	9/9/21	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

TREE RETENTION PLANS

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
No. 1487 EXP 3/3/2022
CERTIFIED LANDSCAPE ARCHITECT

9/30/21

JOB NUMBER: 21-073
SHEET NAME: TR-01
SHT 16 OF 21

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NW 1/4, SEC 16, TWP 28N, RGE 4E

Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK In Grove	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD			
									Ret.	Poor	Rem.	Radius in feet			
									Visible	Unhealthy	Remove	N	W	E	S
301	Douglas fir	25	25	15		Y	Fair	Abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, woodpecker activity, torque crack @ root crown up to 15' towards west			1	15	15	15	15
302	Red alder	20	20	12			Poor	Dead top, previous top loss @ 30', dead scaffold		1		12	12	12	12
303	Douglas fir	42	42	14		Y	Fair	Exposed roots, cavity @ root crown towards west, previous top loss, elongated branches, typical of species, woodpecker activity			1	14	14	14	14
304	Douglas fir	48	48	18			OK	Previous top loss, elongated branches, dead wood, broken branches, typical of species			1	18	18	18	18
305	Bigleaf maple	16.7	16.7	16		Y	Fair	Co-dominant leaders with included bark x2 @ 6', weak leaders			1	16	16	16	16
306	Red alder	10.4	10.4	12			Fair	Suppressed canopy, low live crown ratio <10%, moss and lichen, failing south		1		12	12	12	12
307	Japanese maple	10.7	10.7	14			OK	Moss and lichen, lean towards north, dead wood, broken branches, typical of species			1	14	14	14	14
308	Japanese maple	10	10	16		Y	OK/Fair	Moss and lichen, lean towards north, typical of species, cavity @ 5' up to 6' towards east			1	16	16	16	16
309	Japanese maple	10, 8	13	18			Fair	Co-dominant leaders with included bark x2 @ 2', cavity on scaffold, dead scaffolds, dead wood, moss and lichen		1		18	18	18	18
310	Japanese maple	10	10	18			Fair	Ivy @ root crown up to 20', lean towards west, moss and lichen, typical of species		1		18	18	18	18
311	Madrona	14, 4	14.5	14			OK	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 15', typical of species			1	14	14	14	14
312	Western red cedar	16, 8	18	10			OK	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 6', twisted trunk, typical of species			1	10	10	10	10
313	Western red cedar	4, 20	20.5	13		Y	Fair	Co-dominant leaders with included bark x2 @ root crown, dead top, ivy @ root crown up to 30', woodpecker activity			1	13	13	13	13
314	Douglas fir	28	28	15		Y	Fair	Ivy @ root crown up to 10', thin canopy, dead wood, broken branches, typical of species			1	15	15	15	15
315	Douglas fir	34	34	18			OK	Thin canopy, dead wood, broken branches, ivy @ root crown up to 20'			1	18	18	18	18
316	Scots pine	14	14	15			OK	Ivy @ root crown up to 20', serpentine trunk, moss and lichen, typical of species			1	15	15	15	15
317	Hemlock	26	26	21			OK	Nurse tree, thin canopy, dead wood, broken branches, typical of species			1	21	21	21	21
318	Beech	18	18	24			Good	Typical of species			1	24	24	24	24
319	Hemlock	16	16	14		Y	Fair	Thin canopy, dead wood, broken branches, exposed roots, typical of species			1	14	14	14	14
320	Western red cedar	44	44	18			OK	Nurse tree, large cavity up to 8', carpenter ants , typical of species			1	18	18	18	18
321	Eastern white pine	8, 4, 6, 6	12.5	10			OK	Co-dominant leaders with included bark x4 @ root crown, typical of species			1	10	10	10	10
322	Douglas fir	10	10	10			OK	Dead wood, broken branches, typical of species			1	10	10	10	10
323	Douglas fir	10	10	14			OK	Thin canopy, low live crown ratio <30%, typical of species			1	14	14	14	14
324	Douglas fir	10	10	14		Y	Fair	Thin canopy, co-dominant canopy, typical of species			1	14	14	14	14
325	Douglas fir	4, 12	12.5	14			OK	Co-dominant leaders with included bark x2 @ root crown, failing south, thin canopy, typical of species			1	14	14	14	14
326	Western red cedar	14	14	14			OK	Thin canopy, typical of species			1	14	14	14	14
327	Western red cedar	9	9	13			OK	Typical of species			1	13	13	13	13
328	Western red cedar	8	8	10			OK	Thin canopy, typical of species			1	10	10	10	10
329	Douglas fir	72	72	45			OK	Previous top loss, elongated branches, scraping wound 30' up to 40' towards east, typical of species			1	45	45	45	45
330	Douglas fir	61	61	45			OK	Previous top loss, elongated branches, dead wood, broken branches, previous ivy @ root crown up to 50'	1			45	45	45	45
331	Western red cedar	14	14	14			OK	Thin canopy, typical of species			1	14	14	14	14
332	Norway spruce	8	8	8			Fair	Dead wood, broken branches, spruce adelgid, ivy @ root crown up to 50'		1		8	8	8	8
333	Douglas fir	35	35	22		Y	Fair	Previous ivy @ root crown up to 80', racoon scat, dead wood, broken branches, previous top loss, elongated branches			1	22	22	22	22
334	Douglas fir	32	32	22			OK	Asymmetric canopy towards east, previous top loss, elongated branches, dead wood, broken branches, typical of species			1	22	22	22	22
335	Douglas fir	8	8	12			OK	Asymmetric canopy towards west, perennial canker, typical of species			1	12	12	12	12
336	Douglas fir	8	8	8			OK	Asymmetric canopy towards west, ivy @ root crown up to 20', typical of species			1	8	8	8	8
337	Bigleaf maple	30	30	18			OK	Moss and lichen, typical of species, slight lean towards west			1	18	18	18	18
338	Douglas fir	13	13	14			OK	Low live crown ratio <30%, previous top loss, elongated branches, typical of species			1	14	14	14	14
339	Bigleaf maple	22	22	18			OK	Moss and lichen, typical of species			1	18	18	18	18
340	Lodgepole pine	16	16	18		Y	Fair	Woodpecker activity, horizontal crack @ 12' towards east, asymmetric canopy towards south, typical of species			1	18	18	18	18
341	Bigleaf maple	22	22	20			OK	Tagged on #340, co-dominant leaders with included bark x2 @ 10', moss and lichen, typical of species			1	20	20	20	20
342	Douglas fir	8	8	6			OK	Suppressed canopy, typical of species	1			6	6	6	6
343	Hemlock	6, 7	9	10			OK	Co-dominant leaders with included bark x2 @ root crown, typical of species			1	10	10	10	10
344	Western red cedar	9	9	9			OK	Typical of species			1	9	9	9	9
345	Black pine	12	12	16			Fair	Trunk gall, serpentine trunk, typical of species		1		16	16	16	16
346	Western red cedar	9	9	8			Fair	Co-dominant leaders with included bark x2 @ 10', typical of species		1		8	8	8	8
347	Hemlock	18	18	12		Y	Fair	Nurse tree @ 6', typical of species			1	12	12	12	12
348	Hemlock	18	18	13			OK	Thin canopy, dead wood, broken branches, exposed roots, typical of species			1	13	13	13	13
349	Douglas fir	29.8	29.8	18			Poor	Topped @ 30', weak laterals, abnormal bark, shedding bark, popping bark		1		18	18	18	18
350	Douglas fir	34	34	20		Y	Fair	Kink @ 50', dead wood, broken branches, previous top loss, elongated branches			1	20	20	20	20
351	Douglas fir	32	32	19			OK	Previous top loss, elongated branches, dead wood, broken branches, asymmetric canopy towards north			1	19	19	19	19
352	Douglas fir	32	32	24			Fair	Exposed roots, cavity @ root crown up to 1' towards west, woodpecker activity		1		24	24	24	24
353	Douglas fir	18	18	16		Y	Fair	Calloused wound @ root crown up to 1' towards west, low live crown ratio <20%, previous top loss, elongated branches			1	16	16	16	16
354	Douglas fir	16	16	16			OK	Dead wood, broken branches, no taper, suppressed canopy, typical of species			1	16	16	16	16
355	Douglas fir	14	14	12			Fair	Previous top loss @ 30', strong leader, suppressed canopy, dead wood, broken branches, thin canopy, asymmetric canopy towards south, lean towards south		1		12	12	12	12
356	Hemlock	12	12	12		Y	Fair	Nurse tree, exposed roots, asymmetric canopy towards east, typical of species	1			12	12	12	12
357	Hemlock	20	20	14		Y	Fair	Nurse tree, exposed roots, asymmetric canopy towards west, typical of species	1			14	14	14	14
358	Douglas fir	49.7	49.7	21		Y	Fair	Abnormal bark, shedding bark, popping bark, low live crown ratio <30%, dead wood, broken branches, typical of species			1	21	21	21	21
359	Douglas fir	34	34	20		Y	Fair	Low live crown ratio <20%, asymmetric canopy towards west, previous top loss, elongated branches, calloused wound @ 15' towards south, typical of species, abnormal bark, shedding bark			1	20	20	20	20
360	Bigleaf maple	14, 28, 18	36	30		Y	Fair	Co-dominant leaders with included bark x3 @ 4', cavity @ crotch, exposed roots, moss and lichen, hypoxylon canker			1	30	30	30	30
361	Bigleaf maple	18	18	20			Fair	Previous top loss @ 50', asymmetric canopy towards south, dead scaffolds	1			20	20	20	20
362	Douglas fir	14, 40	42.5	24			OK	Co-dominant leaders with included bark x2 @ root crown, abnormal bark, shedding bark, popping bark, woodpecker activity, previous top loss, elongated branches, typical of species			1	24	24	24	24
363	Douglas fir	28	28	28			Poor	Previous top loss @ 50', weak leader, abnormal bark, shedding bark, popping bark, failing towards north, laminated root rot?		1		28	28	28	28
364	Douglas fir	18	18	18			Poor	No taper, abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, laminated root rot?		1		18	18	18	18
365	Hemlock	15	15	14			OK	Asymmetric canopy towards north, dead wood, broken branches, exposed roots, typical of species			1	14	14	14	14
366	Hemlock	7	7	8		Y	Fair	Dead wood, broken branches, suppressed canopy			1	8	8	8	8
367	Douglas fir	14	14	14		Y	Fair	Dead wood, broken branches, suppressed canopy, typical of species			1	14	14	14	14
368	Douglas fir	32	32	18			OK	Dead wood, broken branches, previous top loss, elongated branches, typical of species			1	18	18	18	18
369	Douglas fir	26	26	16			Fair	Kink @ 25', asymmetric canopy towards west, previous top loss, elongated branches, self-corrected lean		1		16	16	16	16
370	Douglas fir	13	13	12			Poor	Previous top loss @ 30', moss and lichen, failing towards south		1		12	12	12	12
371	Douglas fir	21.5	21.5	18			OK	Dead wood, broken branches, previous top loss, elongated branches, low live crown ratio <30%			1	18	18	18	18
372	Western red cedar	18	18	14			OK	Asymmetric canopy towards west, dead top, co-dominant canopy, typical of species			1	14	14	14	14
373	Western red cedar	31	31	14			Fair	Cavity @ root crown up to 6' towards east, previous top loss @ 10', weak leader, co-dominant canopy		1		14	14	14	14
374	Bigleaf maple	36, 12	38	21			OK	Co-dominant leaders with included bark x2 @ root crown, moss and lichen, dead wood, broken branches, hanger, typical of species			1	21	21	21	21
375	Douglas fir	16	16	15			OK	Low live crown ratio <5%, previous top loss, elongated branches, dead wood, broken branches, typical of species			1	15	15	15	15
376	Douglas fir	12, 16	20	14			Fair	Co-dominant leaders with included bark x2 @ root crown, previous top loss, dead wood, broken branches, asymmetric canopy towards west		1		14	14	14	14
377	Douglas fir	38	38	18			OK	Ivy @ root crown up to 15', free flowing sap, previous top loss, elongated branches, epicormic branch formation @ 20' towards east			1	18	18	18	18
378	Douglas fir	16	16	15			Poor	Self-corrected lean towards east, serpentine trunk, suppressed canopy		1		15	15	15	15
379	Douglas fir	14	14	12			Poor	Serpentine trunk, self-corrected lean towards south, previous top loss, asymmetric canopy towards south		1		12	12	12	12
380	Douglas fir	16	16	14			Fair	Self-corrected lean towards north, serpentine trunk, previous top loss, elongated branches, dead wood, broken branches, asymmetric canopy towards south		1		14	14	14	14
381	Douglas fir	18	18	16			Fair	Lean towards north, dead wood, broken branches, dead twigs, moss and lichen, previous top loss, elongated branches		1		16	16	16	16
382	Douglas fir	22	22	18			OK	Serpentine trunk, asymmetric canopy towards north, dead wood, broken branches, typical of species			1	18	18	18	18
383	Douglas fir	29.5	29.5	20			Poor	Moss and lichen, serpentine trunk, lean towards east, previous top loss, elongated branches		1		20	20	20	20
384	Douglas fir	23.6	23.6	16			Fair	Bulge @ 20', low live crown ratio <20%, previous top loss, elongated branches, lean towards north		1		16	16	16	16
385	Douglas fir	21	21	18			OK	Previous top loss, elongated branches, dead wood, broken branches, moss and lichen, typical of species			1	18	18	18	18
386	Red alder	11	11	16			Fair	Lean towards east, moss and lichen		1		16	16	16	16
387	Douglas fir	23.5	23.5	16			OK/Fair	Low live crown ratio <30%, asymmetric canopy towards south, dead wood, broken branches, co-dominant canopy, typical of species			1	16	16	16	16
388	Douglas fir	16	16	16			Fair	No taper, kink @ 20', previous top loss @ 40'		1		16	16	16	16
389	Douglas fir	34.2	34.2	15		Y	Fair	Abnormal bark, shedding bark, popping bark, dead wood, broken branches, previous top loss, elongated branches, typical of species			1	15	15	15	15
390	Douglas fir	22	22	16		Y	Fair	Asymmetric canopy towards west, low live crown ratio <30%, abnormal bark, shedding bark, horizontal crack @ 6' towards east			1	16	16	16	16
391	Douglas fir	29	29	18		Y	Fair	Low live crown ratio <20%, previous top loss, elongated branches, red ring rot, typical of species			1	18	18	18	18
392	Douglas fir	13	13	12		Y	Fair	Suppressed canopy, dead wood, broken branches, previous top loss	1			12	12	12	12
393	Douglas fir	35	35	18			OK	Dead wood, broken branches, previous top loss, elongated branches	1			18	18	18	18
394	Douglas fir	36.6	36.6	22			OK	Previous top loss, elongated branches, asymmetric canopy towards east, dead wood, broken branches, typical of species	1			22	22	22	22
395	Douglas fir	22	22	16			Poor	Abnormal bark, shedding bark, previous top loss @ 6', dead spur, asymmetric canopy towards east, taps hollow		1		16	16	16	16
396	Douglas fir	11	11	12			OK	Suppressed canopy, previous top loss, lean towards east, asymmetric canopy towards east	1			12	12	12	12
397	Douglas fir	15	15	16			Fair	Thin canopy, dead wood, broken branches, asymmetric canopy towards northeast		1		16	16	16	16
398	Douglas fir	42	42	22			OK	Previous top loss, elongated branches, dead wood, broken branches, typical of species	1			22	22	22	22
94	Douglas fir	9	9	14			Poor	Previously girdled with wire @ 4', free flowing sap		1		14	14	14	14
399	Douglas fir	13.8	13.8	8		Y	Fair	Suppressed canopy, serpentine trunk, dead wood, broken branches	1			8	8	8	8
400	Douglas fir	26.2	26.2	18		Y	Fair	Previous top loss, elongated branches, dead wood, broken branches, typical of species	1			18	18	18	18
513	Douglas fir	28.8	28.8	18			OK	Low live crown ratio <30%, previous top loss, elongated branches, dead wood, broken branches, typical of species	1			18	18	18	18
93	Douglas fir	8	8	8		Y	Fair	Suppressed canopy, thin canopy	1			8	8	8	8
299	Douglas fir	24	24	18		Y	Fair	Ivy @ root crown up to 25', co-dominant canopy, asymmetric canopy towards west, previous top loss, elongated branches	1			18	18	18	18
53	Douglas fir	26	26	20			Poor	Self-corrected lean towards north, woodpecker activity, carpenter ants, dead wood, broken branches		1		20	20	20	20
217	Douglas fir	30	30	22		Y	Fair	Girdled by barb wire fencing @ 4', co-dominant canopy, low live crown ratio <30%, previous top loss, elongated branches, dead wood, broken branches	1			22	22	22	22
433	Douglas fir	16	16	10		Y	Fair	Suppressed canopy, asymmetric canopy towards south, no taper, typical of species	1			10	10	10	10
246	Douglas fir	22	22	18			OK	Previous top loss, elongated branches, asymmetric canopy towards west, dead wood, broken branches, typical of species			1	18	18	18	18
243	Douglas fir	22	22	18		Y	Fair	Asymmetric canopy towards east, dead wood, broken branches, previous top loss, elongated branches, exposed roots, moss and lichen	1			18	18	18	18
537	Douglas fir	36	36	18			OK	Ivy @ root crown up to 15', hanger, dead wood, broken branches, typical of species	1			18	18	18	18
497	Douglas fir	19.7	19.7	18		Y	Fair	Ivy @ root crown up to 30', pin point crack @ 5', free flowing sap, dead wood, broken branches, previous top loss, elongated branches	1			18	18	18	18
498	Douglas fir	14	14	16			OK	Suppressed canopy, dead wood, broken branches, self-corrected lean towards west, hanger, typical of species	1			16	16	16	16
501	Douglas fir	24.5	24.5	18			Fair	Carpenter ants, woodpecker activity, taps hollow, asymmetric canopy towards west, lean towards west		1		18	18	18	18
245	Douglas fir	39	39	18		Y	Fair	Co-dominant leaders with included bark x2 @ 8', dead wood, broken branches, hanger, previous top loss, elongated branches	1			18	18	18	18
608	Douglas fir	16	16	10			OK	Suppressed canopy, dead wood, broken branches, typical of species	1			10	10	10	10
244	Douglas fir	16	16	16		Y	Fair	Asymmetric canopy towards south, scraping wound towards south, dead wood, broken branches, thin canopy	1			16	16	16	16
300	Douglas fir	35	35	16			Poor	Free flowing sap from cracks, bulge @ 8'		1		16	16	16	16
515	Douglas fir	16	16	8			Poor	Mostly dead		1		8	8	8	8
525	Douglas fir	26.1	26.1	18		Y	Fair	Co-dominant canopy, asymmetric canopy towards west, dead wood, broken branches			1	18	18	18	18
514	Douglas fir	32.5	32.5	18			Fair	Ivy @ root crown up to 35', dead wood, broken branches, previous top loss, elongated branches		1		18	18	18	18
1	Douglas fir	18	18	18			Poor	Lean towards south, serpentine trunk, asymmetric canopy towards south			1	18	18	18	18
2	Douglas fir	16	16	12		Y	Fair	Lean towards south, low live crown ratio <20%, previous top loss, elongated branches			1	12	12	12	12
3	Douglas fir	28	28	16			OK	Lean towards south, self-corrected lean towards north, asymmetric canopy towards south, dead wood, broken branches, typical of species			1	16	16	16	16
4	Douglas fir	18	18	18			Fair	Self-corrected lean towards north, low live crown ratio <5%		1		18	18	18	18
5	Douglas fir	21	21	18		Y	Fair	Previous top loss, elongated branches, dead wood, broken branches, dead twigs, low live crown ratio <30%			1	18	18	18	18
6	Douglas fir	43.7	43.7	22			OK	Previous top loss, elongated branches, asymmetric canopy towards south, nurse tree			1	22	22	22	22

EXISTING UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS PER DTY 1ST ROUND COMMENTS

TREE RETENTION DETAILS
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
No. 1457 EXP.
LICENSED LANDSCAPE ARCHITECT

9/30/21

JOB NUMBER: 21-073
SHEET NAME: TR-02
SHT 17 OF 21

24x36
Aug 09, 2022 - 5:34pm - User: lzirotti
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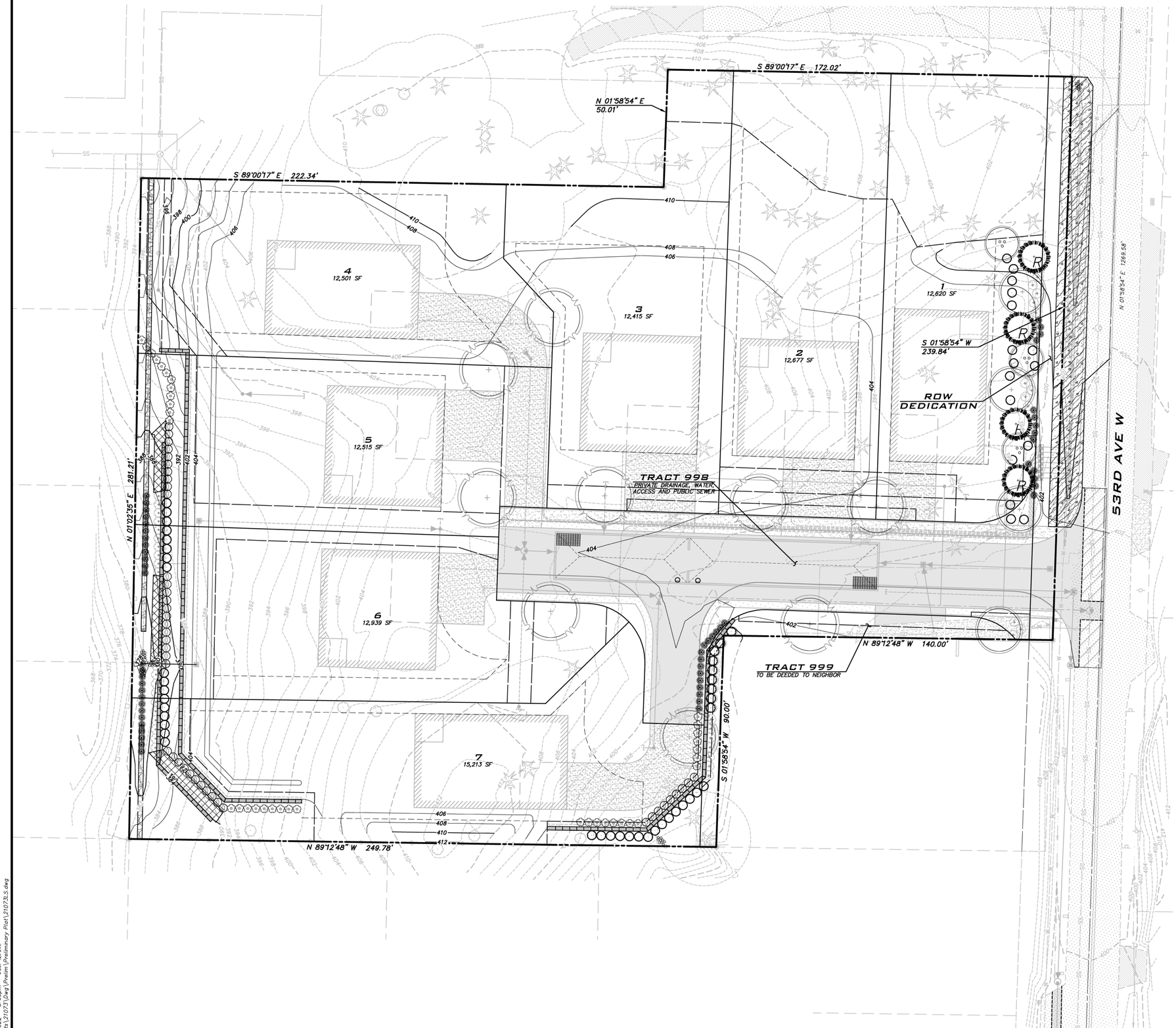
NW 1/4, SEC 16, TWP 28N, RGE 4E



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SCALE: 1" = 20'

0 10 20 40

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	3	ACER CIRCINATUM VINE MAPLE
	9	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE
	4	CERCIDIPHYLLUM JAPONICUM KATSURA TREE
REPLACEMENT TREES	**QTY**	**BOTANICAL / COMMON NAME**
R	4	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**
	42	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD
	9	LONICERA INVOLUCRATA TWINBERRY
	20	LONICERA NITIDA 'BAGGESEN'S GOLD' BOXLEAF HONEYSUCKLE
	55	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	36	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
	48	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**
	4,692	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER

RAIN GARDEN

	RAIN GARDEN PLANTS PER SW-047 -	2,494 SF

EXISTING UTILITY NOTE

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NO	DATE	BY	REVISIONS
1	9/9/21	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

LANDSCAPE PLANS

HARBOR GROVE

CIVIL PLANS

9110 53RD AVE W

SNOHOMISH COUNTY WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
LICENSED LANDSCAPE ARCHITECT
EXP 10/13/2022

9/30/21

JOB NUMBER: 21-073

SHEET NAME: LS-01

SHT 18 OF 21

24x36
Aug 09, 2022 - 5:35pm - User: tzrotti
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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	3	ACER CIRCINATUM VINE MAPLE	B & B	2" CAL
	9	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE	B & B	2" CAL
	4	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	B & B	2" CAL

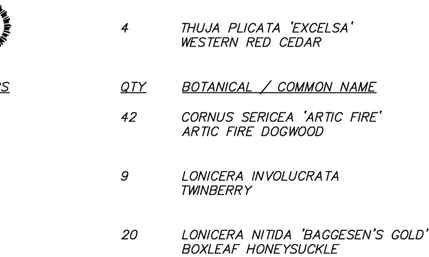
REPLACEMENT TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
R	4	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR	B & B	8' MIN PLANTED HT.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING
	42	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD	5 GAL		42" o.c.
	9	LONICERA INVOLUCRATA TWINBERRY	5 GAL		48" o.c.
	20	LONICERA NITIDA 'BAGGESEN'S GOLD' BOXLEAF HONEYSUCKLE	5 GAL		48" o.c.
	55	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1 GAL		36" o.c.
	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		48" o.c.
	36	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	3 GAL		42" o.c.
	48	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL		48" o.c.

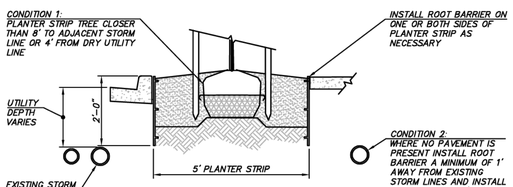
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	DETAIL
	4,692	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	FLAT		4" o.c.	

RAIN GARDEN

	RAIN GARDEN PLANTS PER SW-047 -	2,494 SF	



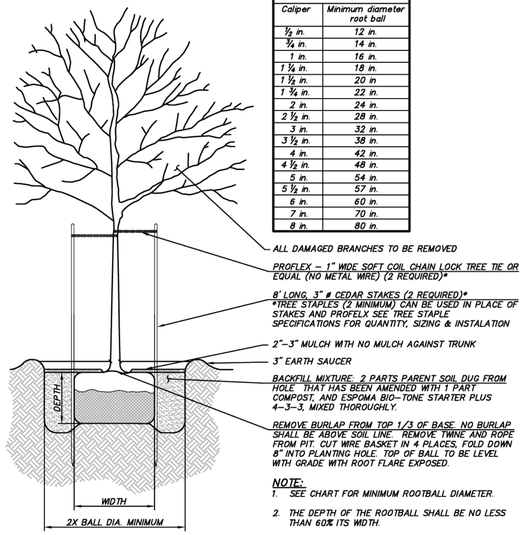
SHRUB DETAIL
NOT TO SCALE



NOTE:
1. ROOT BARRIER TO BE NDS, MODEL RP-2450, OR APPROVED EQUIVALENT.
2. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
4. ALL TREES LOCATED WITHIN PLANTER STRIPS TO RECEIVE ROOT BARRIER.

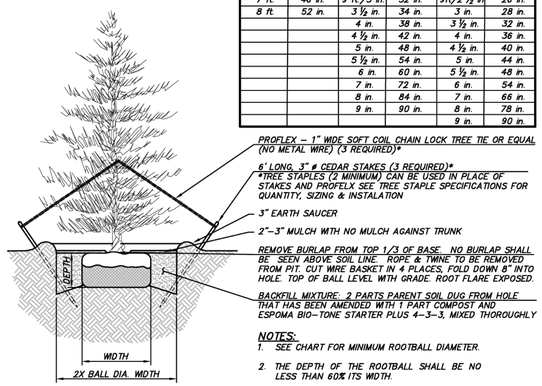
ROOT BARRIER DETAIL
NOT TO SCALE

TYPE 1 and Type 2 Shade Trees	
Caliper	Minimum diameter root ball
½ in.	12 in.
¾ in.	14 in.
1 in.	16 in.
1 ¼ in.	18 in.
1 ½ in.	20 in.
1 ¾ in.	22 in.
2 in.	24 in.
2 ½ in.	28 in.
3 in.	32 in.
3 ½ in.	38 in.
4 in.	42 in.
4 ½ in.	48 in.
5 in.	54 in.
5 ½ in.	57 in.
6 in.	60 in.
7 in.	70 in.
8 in.	80 in.



DECIDUOUS DETAIL
NOT TO SCALE

TYPES 1, 2, AND 3 Spreading, semi-spreading, broad spreading, globe, and compact upright		Types 4 & 5 Pyramidal, broad upright		Type 6* Columnar	
Spread (Types 1 and 2) Height (Type 3)	Minimum diameter ball	Height/ Caliper	Minimum diameter ball	Height/ Caliper	Minimum diameter ball
9 in.	8 in.	12 in.	8 in.	12 in.	7 in.
12 in.	10 in.	15 in.	10 in.	15 in.	8 in.
15 in.	12 in.	18 in.	12 in.	18 in.	9 in.
18 in.	14 in.	24 in.	14 in.	24 in.	11 in.
24 in.	16 in.	30 in.	16 in.	30 in.	13 in.
30 in.	18 in.	3 ft.	18 in.	3 ft.	14 in.
36 in.	24 in.	4 ft.	20 in.	4 ft.	16 in.
42 in.	26 in.	5 ft.	22 in.	5 ft.	18 in.
4 ft.	28 in.	6 ft.	24 in.	6 ft.	20 in.
5 ft.	36 in.	7 ft.	26 in.	7 ft.	22 in.
6 ft.	40 in.	8 ft.	28 in.	8 ft.	24 in.
7 ft.	46 in.	9 ft./3 in.	32 in.	9ft/2 ½ in.	26 in.
8 ft.	52 in.	3 ½ in.	34 in.	3 in.	28 in.
		4 in.	38 in.	3 ½ in.	32 in.
		4 ½ in.	42 in.	4 in.	36 in.
		5 in.	48 in.	4 ½ in.	40 in.
		5 ½ in.	54 in.	5 in.	44 in.
		6 in.	60 in.	5 ½ in.	48 in.
		7 in.	72 in.	6 in.	54 in.
		8 in.	84 in.	7 in.	66 in.
		9 in.	90 in.	8 in.	78 in.
				9 in.	90 in.



CONIFER DETAIL
NOT TO SCALE

LANDSCAPE NOTES:

1. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
3. THE LANDSCAPE ARCHITECT OR HIS AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
4. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" SHREDDED BARK MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
6. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
7. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
8. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
9. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BAL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
10. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
11. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
13. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
14. THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
15. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
17. AMENDED SOIL AS REQUIRED IN ALL LANDSCAPED AREAS (OTHER THAN BIORETENTION AREAS). SOIL MUST MEET WA STATE DEPARTMENT OF ECOLOGY BMP T5.13.

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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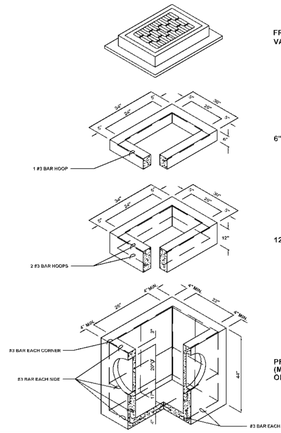
SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	8/9/21	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

LANDSCAPE DETAILS
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
LICENSED LANDSCAPE ARCHITECT
9/30/21

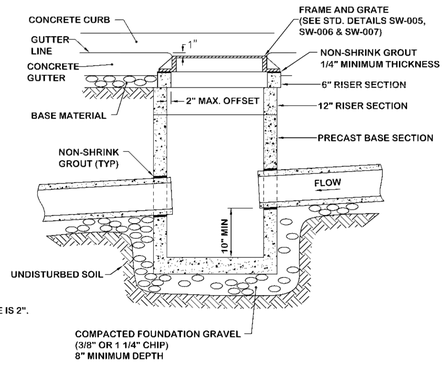
JOB NUMBER: 21-073
SHEET NAME: LS-02
SHT 19 OF 21



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTOM 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTOM 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN AND 2.5" MAX. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED ¾"/FT.
9. CATCH BASIN INSERT FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B.6.60.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.
13. MINIMUM 4" ADJUSTMENT SECTION BETWEEN BOTTOM OF GRATE AND TOP OF BASE SECTION.
14. GROUT ALL JOINTS INSIDE AND OUTSIDE.

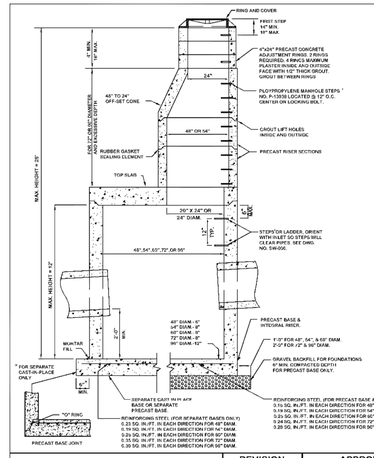
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	CATCH BASIN TYPE-1 (18" MAX. PIPE DIA.)
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-001



NOTES:

1. MAX OFFSET FOR ENTIRE STRUCTURE IS 2".

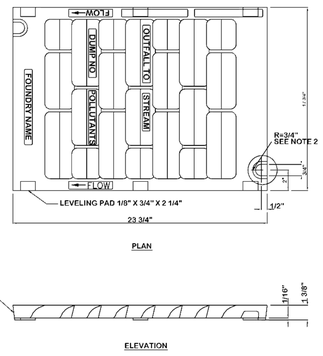
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	CATCH BASIN INSTALLATION DETAIL TYPE 1 & 1L
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-003



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTOM 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN. CLEARANCE. SEE DWG. SW-010, CATCH BASIN DETAILS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPE SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS MAX HOLE SIZE SHALL BE 36" FOR 48" CATCH BASIN, 42" FOR 54" C.B., 48" FOR 60" C.B., 60" FOR 72" C.B., 84" FOR 96" C.B. MIN. DISTANCE BETWEEN HOLES SHALL BE 8" FOR 48", 54" AND 60" C.B., 12" FOR 72" AND 96" C.B.
6. CATCH BASIN FRAMES AND GRATES SHALL BE IN ACCORDANCE WITH STANDARD PLANS AND MEET STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN. CLEARANCE.
8. MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS, SEE DWG. NO. SW-010.
10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.

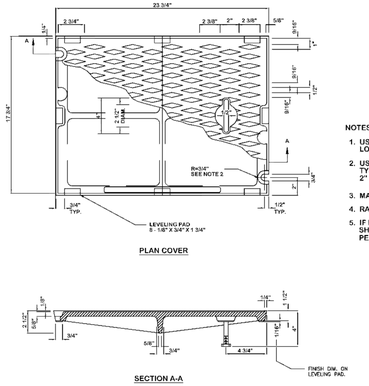
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	CATCH BASIN TYPE-2 48", 54", 72", 96"
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-004



NOTES:

1. SELF-LOCK VANED GRATE MANUFACTURER SUBJECT TO APPROVAL BY ENGINEER.
2. USE WITH TWO LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2" LONG.
3. MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
4. "OUTFALL TO STREAM DUMP NO POLLUTANTS" MAY BE LOCATED ON BORDER AREA.
5. SEE STANDARD PLAN SW-007 FOR FRAME.

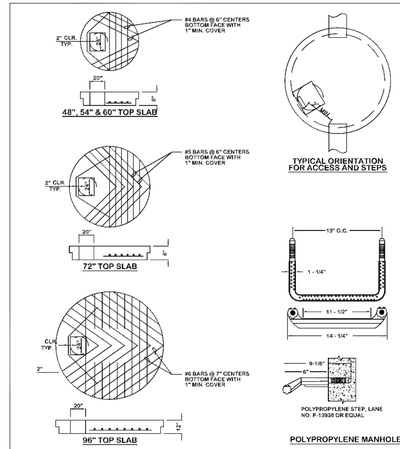
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	VANED GRATE
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-005



NOTES:

1. USE WITH FRAME (DWG. NO. SW-007) DRILLED AND TAPPED FOR LOCKING BOLTS.
2. USE WITH TWO LOCKING BOLTS 5/8"-11 NC STAINLESS STEEL TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS, 2" LONG.
3. MATERIAL IS CAST IRON PER ASTM A48 CLASS 30.
4. RAISED WORDING "DRAIN" OR "STORM" ON ALL COVERS.
5. IF LOCATED WITHIN A PEDESTRIAN ACCESS ROUTE COVER SHALL BE COATED WITH NON-SLIP/NON-SKID SURFACING PER DEVELOPMENT STANDARDS

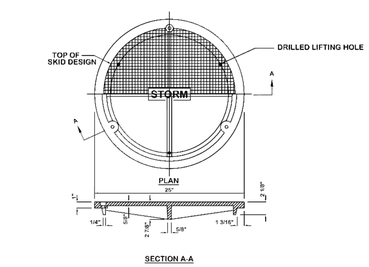
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	SOLID COVER
	11/22/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-006



NOTES:

1. PROPRIETARY CATCH BASIN HANDHOLDS AND STEPS ARE ACCEPTABLE, PROVIDED THAT THEY CONFORM TO SEC. R, ASTM C478, AASHTO M-199 AND MEET ALL WISHA REQUIREMENTS.
2. CATCH BASIN STEP/HANDHOLD LEGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL, AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.
3. SLAB OPENING MAY BE 24" X 20" OR 24" DIAM.
4. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497.
5. LADDERS OR STEPS SHALL EXTEND TO WITHIN 16" OF BOTTOM OF CATCH BASIN.
6. HANGING LADDERS SHALL BE PERMANENTLY FASTENED AT TOP BY HANGING ON STEP AND BY BOLTING OR EMBEDDING IN CONCRETE. EACH SHALL BE EMBEDDED AT BOTTOM IN BASE.
7. ADDITIONAL SAFETY FEATURES MAY BE REQUIRED IN VERY DEEP OR UNUSUAL STRUCTURES.

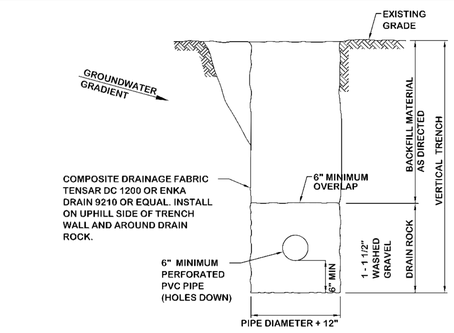
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	CATCH BASIN & MANHOLE DETAILS
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-010



NOTES:

1. USE WITH THREE LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2" LONG. DRILL HOLES SPACED 120° AT 11 1/16" RADIUS.
2. MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06
3. DRILL THREE 1 INCH HOLES SPACED AT 120 AND 9 1/2" RADIUS.
4. FOR INSTALLATION SEE SW-004 & SW-009

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	LOCKING MANHOLE COVER DETAIL
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-012



NOTES:

1. CRIBBING & SHEETING MAY BE REQUIRED DEPENDING ON DEPTH AND SOIL TYPE OF TRENCH, PER WASHINGTON INDUSTRIAL SAFETY & HEALTH ACT.
2. SITE SAFETY IS THE OWNER'S RESPONSIBILITY.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	FRENCH DRAIN
	11/18/2016 DATE	CITY ENGINEER 11/22/2016 DATE	STANDARD PLAN NO. SW-017

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS FOR CITY 1ST ROUND COMMENTS

STANDARD DETAILS
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

ROBERT K. PUDISTA STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER
8/9/22

JOB NUMBER: 21-073
SHEET NAME: DT-01
SHT 20 OF 21

24x36
Aug 09, 2022 - 5:35pm - User: lzirotti
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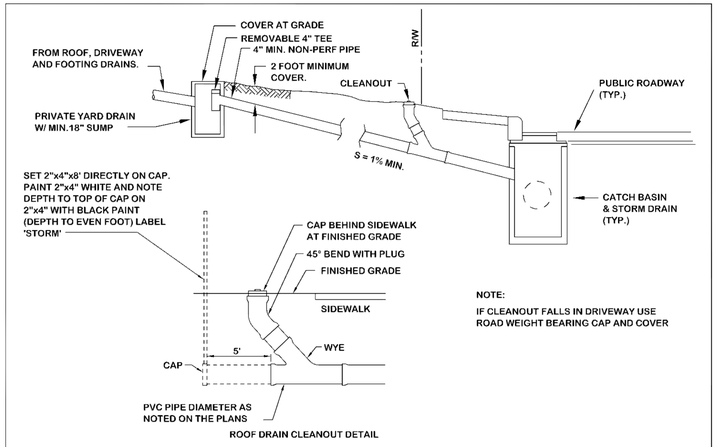
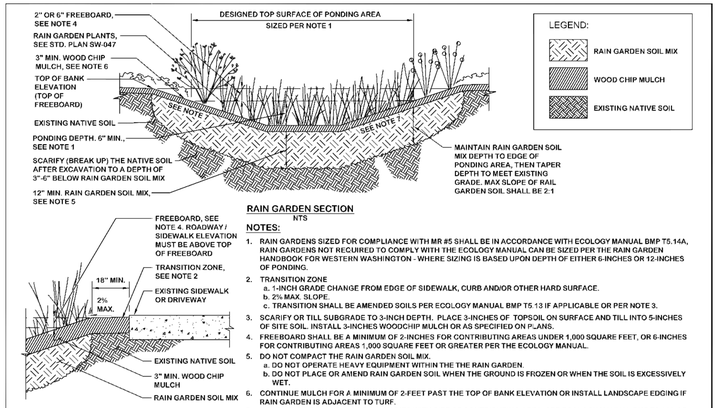


ROOF DRAIN CLEANOUT DETAIL

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	INDIVIDUAL LOT & ROOF DRAIN PLAN DETAILS
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. SW-018



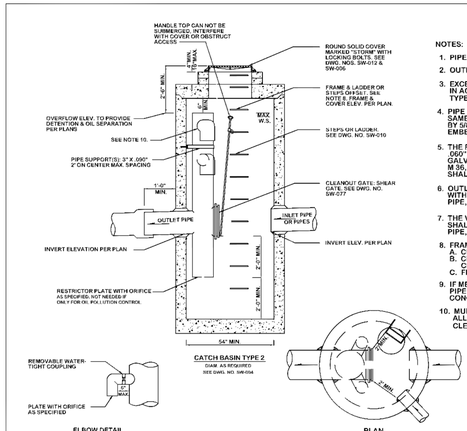
RAIN GARDEN SECTION
NTS

RAIN GARDEN ADJACENT TO SIDEWALK OR DRIVEWAY
NTS

NOTES:

1. RAIN GARDENS SIZED FOR COMPLIANCE WITH MR #5 SHALL BE IN ACCORDANCE WITH ECOLOGY MANUAL BMP T5.14A, RAIN GARDENS NOT REQUIRED TO COMPLY WITH THE ECOLOGY MANUAL CAN BE SIZED PER THE RAIN GARDEN HANDBOOK FOR WESTERN WASHINGTON - WHERE SIZING IS BASED UPON DEPTH OF EITHER 6-INCHES OR 12-INCHES OF PONDING.
2. TRANSITION ZONE
   a. 1-INCH GRADE CHANGE FROM EDGE OF SIDEWALK, CURB AND/OR OTHER HARD SURFACE.
   b. 2% MAX. SLOPE.
   c. TRANSITION SHALL BE AMENDED SOILS PER ECOLOGY MANUAL BMP T5.13 IF APPLICABLE OR PER NOTE 3.
3. SCARIFY OR TILL SUBGRADE TO 3-INCH DEPTH. PLACE 3-INCHES OF TOPSOIL ON SURFACE AND TILL INTO 5-INCHES OF SITE SOIL. INSTALL 3-INCHES WOODCHIP MULCH OR AS SPECIFIED ON PLANS.
4. FREEBOARD SHALL BE A MINIMUM OF 2-INCHES FOR CONTRIBUTING AREAS UNDER 1,000 SQUARE FEET, OR 6-INCHES FOR CONTRIBUTING AREAS 1,000 SQUARE FEET OR GREATER PER THE ECOLOGY MANUAL.
5. DO NOT COMPACT THE RAIN GARDEN SOIL MIX.
   a. DO NOT OPERATE HEAVY EQUIPMENT WITHIN THE THE RAIN GARDEN.
   b. DO NOT PLACE OR AMEND RAIN GARDEN SOIL WHEN THE GROUND IS FROZEN OR WHEN THE SOIL IS EXCESSIVELY WET.
6. CONTINUE MULCH FOR A MINIMUM OF 2-FEET PAST THE TOP OF BANK ELEVATION OR INSTALL LANDSCAPE EDGING IF RAIN GARDEN IS ADJACENT TO TURF.
7. MAXIMUM SIDE SLOPE (2:1 OR 3:1) VARIES WITH SIZE OF CONTRIBUTING AREA. SEE ECOLOGY MANUAL BMP T5.14A OR THE RAIN GARDEN HANDBOOK FOR WESTERN WASHINGTON, AS APPLICABLE.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	RAIN GARDEN - SECTION
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. SW-048



NOTES:

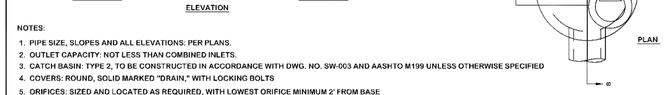
1. PIPE SIZES AND SLOPES: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIAM.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICTED FROM .050" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR STORM DRAIN WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTICTOR/SEPARATOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	FLOW RESTRICTOR/OIL POLLUT. DEBRIS CNTRL TYPE (FROP-T) INSTAL.
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. SW-076

NOTES:

1. SHEAR GATE SHALL BE ALUMINUM ALLOY PER ASTM B-26-ZG-32a OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED.
2. GATE SHALL BE 8" DIAM. UNLESS OTHERWISE SPECIFIED.
3. GATE SHALL BE JOINED TO TEE SECTION BY BOLTING (THROUGH FLANGE), WELDING, OR OTHER SECURE MEANS.
4. LIFT ROD: AS SPECIFIED BY MFR. WITH HANDLE EXTENDING TO WITHIN ONE FOOT OF COVER AND ADJUSTABLE HOOK LOCK FASTENED TO FRAME OR UPPER HANDHOLD.
5. GATE SHALL NOT OPEN BEYOND THE CLEAR OPENING BY LIMITED HINGE MOVEMENT, STOP TAB, OR SOME OTHER DEVICE.
6. NEOPRENE RUBBER GASKET REQUIRED BETWEEN RISER MOUNTING FLANGE AND GATE FLANGE.
7. MATING SURFACES OF LID AND BODY TO BE MACHINED FOR PROPER FIT.
8. FLANGE MOUNTING BOLTS SHALL BE 3/8" DIAM. STAINLESS STEEL.
9. ALTERNATE CLEANOUT/SHEAR GATES TO THE DESIGN SHOWN ARE ACCEPTABLE, PROVIDED THEY MEET THE MATERIAL SPECIFICATIONS ABOVE AND HAVE A SIX BOLT, 10 3/8" BOLT CIRCLEFOR BOLTING TO THE FLANGE CONNECTION.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	SHEAR GATE DETAIL
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. SW-077



NOTES:

1. PIPE SIZE, SLOPES AND ALL ELEVATIONS: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. CATCH BASIN: TYPE 2, TO BE CONSTRUCTED IN ACCORDANCE WITH DWG. NO. SW-003 AND AASHTO M199 UNLESS OTHERWISE SPECIFIED
4. COVERS: ROUND, SOLID MARKED "DRAIN," WITH LOCKING BOLTS
5. ORIFICES: SIZED AND LOCATED AS REQUIRED, WITH LOWEST ORIFICE MINIMUM 2' FROM BASE
6. BAFFLE WALL SHALL HAVE #4 BAR AT 12" SPACING EACH WAY.
7. PRECAST BAFFLE WALL SHALL BE KEYED AND GROUTED IN PLACE.
8. BOTTOM ORIFICE PLATE TO BE 1/4" MIN. GALVANIZED STEEL AND ATTACHED WITH 1/2" STAINLESS STEEL BOLTS. OMIT ORIFICE PLATE IF ONLY FOR OIL SEPARATION.
9. UPPER FLOW ORIFICE SHALL BE ALUMINUM, ALUMINIZED STEEL OR GALVANIZED STEEL. SEE DWG. NO. SW-076. GALVANIZED STEEL SHALL HAVE TREATMENT 1.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION	FLOW RESTRICTOR/OIL POLLUT. DEBRIS CNTRL TEE TYPE (FROP-B) INSTAL
	11/18/2016 DATE	11/22/2016 CITY ENGINEER DATE	STANDARD PLAN NO. SW-078

BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
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SCALE: AS NOTED
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER: LUCAS ZIROTTI
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 7/28/21

REVISIONS

NO	DATE	BY	REVISIONS FOR DIT 1ST ROUND COMMENTS
1	8/9/22	LCZ	

STANDARD DETAILS
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON

BRETT K. PUDIST STATE OF WASHINGTON 37925 REGISTERED PROFESSIONAL ENGINEER

8/9/22

JOB NUMBER: 21-073
SHEET NAME: DT-02
SHT 21 OF 21

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.