## PROJECT DATA:

| | |
|---|---|
| PARCEL SIZE: | 0.72 AC (31,279 SQ FT) |
| EXISTING ZONING: | HI<br>HEAVY INDUSTRIAL |
| PROPOSED LAND USE: | VEHICLE PARKING FACILITY |
| FUTURE LAND USE: | INDUSTRIAL |
| WATER PROVIDER: | CITY OF EVERETT PUBLIC WORKS DEPARTMENT |
| SEWER DISTRICT: | NOT IN A SEWER DISTRICT |
| FIRE PROTECTION DISTRICT: | CITY OF EVERETT |
| SCHOOL DISTRICT: | EVERETT SCHOOL DISTRICT 2 |
| CRITICAL AQUIFER RECHARGE AREA: | NOT IN A CRITICAL AQUIFER RECHARGE AREA |
| SHORELINE DESIGNATION: | URBAN MIXED USE INDUSTRIAL |
| TYPE OF ON-SITE SOILS: | PUGET SILTY CLAY LOAM |
| GEOLOGICALLY HAZARDOUS AREAS: | NOT WITHIN A GEOLOGICALLY HAZARDOUS AREA |
| FLOOD HAZARD AREA: | ZONE AE<br>BASE FLOOD ELEV: 12' |
| SLOPES OVER 33%: | STEEP SLOPES NOT DETECTED |

## IMPERVIOUS AREA:

| | | |
|---|---|---|
| EXISTING:<br>TOTAL EXISTING | = | 0 SF |
| PROPOSED IMPERVIOUS:<br>CARPORT | = | 9,180 SF |
| DRIVEWAY (ASPHALT) | = | 1,209 SF |
| PARKING | = | 9,736 SF |
| TOTAL PROPOSED | = | 20,564 SF |
| REPLACED IMPERVIOUS | = | 0 SF |
| TOTAL NEW & REPLACED IMPERVIOUS AREA | = | 20,564 SF |

## GRADING QUANTITIES:

| | | |
|---|---|---|
| TOTAL EXCAVATED (CUT) AREA | = 520 | CU YDS |
| TOTAL FILL AREA | = 480 | CU YDS |
| NET GRADING (CUT) | = 40 | CU YDS |

NOTE:
QUANTITIES LISTED ABOVE ARE GENERAL AND BASED ON FINISHED & EXISTING GRADE CONTOURS.

## COMPENSATORY STORAGE QUANTITIES:

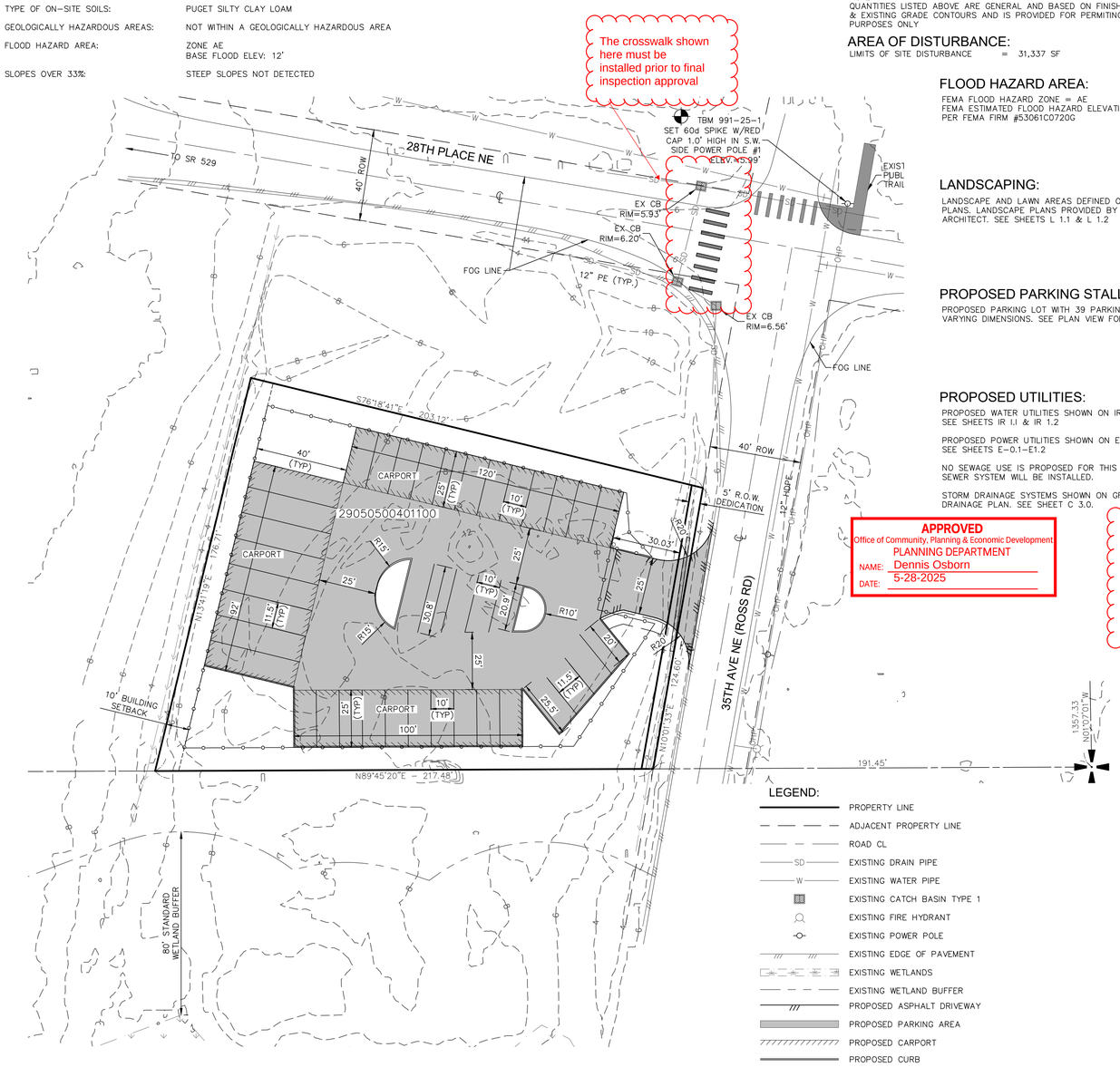
COMPENSATORY STORAGE BELOW ELEVATION 6.25

| | | |
|---|---|---|
| EXISTING STORAGE | = 157 | CU YDS |
| PROPOSED STORAGE | = 295 | CU YDS |
| NET STORAGE CHAGE | = 138 | CU YDS |

NOTE:
QUANTITIES LISTED ABOVE ARE GENERAL AND BASED ON FINISHED & EXISTING GRADE CONTOURS AND IS PROVIDED FOR PERMITTING PURPOSES ONLY

## AREA OF DISTURBANCE:

LIMITS OF SITE DISTURBANCE = 31,337 SF




## FLOOD HAZARD AREA:

FEMA FLOOD HAZARD ZONE = AE
FEMA ESTIMATED FLOOD HAZARD ELEVATION = 12 FT
PER FEMA FIRM #53061C0720G

## LANDSCAPING:

LANDSCAPE AND LAWN AREAS DEFINED ON LANDSCAPE PLANS. LANDSCAPE PLANS PROVIDED BY LANDSCAPE ARCHITECT. SEE SHEETS L 1.1 & L 1.2

## PROPOSED PARKING STALLS:

PROPOSED PARKING LOT WITH 39 PARKING STALLS WITH VARYING DIMENSIONS. SEE PLAN VIEW FOR DIMENSIONS.

## PROPOSED UTILITIES:

PROPOSED WATER UTILITIES SHOWN ON IRRIGATION PLAN. SEE SHEETS IR I.I & IR 1.2

PROPOSED POWER UTILITIES SHOWN ON ELECTRICAL PLAN. SEE SHEETS E-0.1-E1.2

NO SEWAGE USE IS PROPOSED FOR THIS PROJECT. NO SEWER SYSTEM WILL BE INSTALLED.

STORM DRAINAGE SYSTEMS SHOWN ON GRADING & DRAINAGE PLAN. SEE SHEET C 3.0.

**APPROVED**
Office of Community, Planning & Economic Development
PLANNING DEPARTMENT
NAME: Dennis Osborn
DATE: 5-28-2025

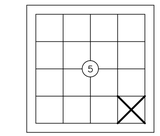
Condition: The proposed carport are not approved under this permit. If the applicant wants to construct the carports a new shoreline permit is required. If a shoreline permit is obtained for the carports, the applicant will then need to obtain all applicable construction permits for the carports

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CL
- EXISTING DRAIN PIPE (SD)
- EXISTING WATER PIPE (W)
- EXISTING CATCH BASIN TYPE 1
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED PARKING AREA
- PROPOSED CARPORT
- PROPOSED CURB
- PROPOSED FENCE & GATE
- PROPOSED CROSS-WALK
- EXISTING CONTOURS (300)
- PROPOSED CONTOURS (300)

## Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
| C1.01 | COVER SHEET |
| C1.10 | NOTES |
| C2.01 | SWPPP PLAN |
| C2.10 | SWPPP DETAILS |
| C3.01 | GRADING AND DRAINAGE PLAN |
| C3.31 | GRADING DETAILS |
| C3.32 | GRADING DETAILS |
| C4.31 | DRAINAGE DETAILS |
| C7.31 | SIGNAGE DETAILS |
| L 1.1 | LANDSCAPE PLAN |
| L 1.2 | LANDSCAPE SCHEDULE, NOTES & DETAILS |
| I 1.1 | IRRIGATION PLAN |
| I 1.1 | IRRIGATION SCHEDULE, NOTES & DETAILS |




## GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

## DATUM: NAVD 88

PER RTK/RTN GPS OBSERVATIONS PERFORMED ON WSDOT DESIGNATION No. GP31529-166, MONUMENT ID No. 3803.

PUBLISHED ELEVATION: 15.06'

## TBM 991-25-1

SET 60d SPIKE W/RED CAP
1.0' HIGH IN S.W. SIDE
POWER POLE #1 ELEV.=5.99'

BASIS OF BEARINGS: SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 PER (R1)

SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY INSTRUMENT USED: TOPCON DS
SURVEY INSTRUMENT USED: TOPCON HIPERSR
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090

NOTES:

ON-SITE CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2 CONTOUR INTERVAL.

APPROXIMATED OFFSITE EXISTING TOPOGRAPHY FROM SNOHOMISH ESTUARY 2019 LIDAR DATA.

COMPOSITE SURFACE FROM ON-SITE SURVEY AND 2019 LIDAR DATA..

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED TO REPRESENT ONE OR USED FOR SUCH PURPOSE IN ANY WAY. THE PROPERTY LINES SHOWN HEREON ARE FOR VISUAL REFERENCE ONLY.

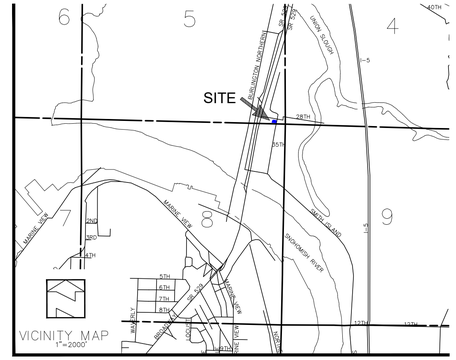
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.

DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES UNLESS OTHERWISE NOTED.

SURVEY WAS COMPLETED BETWEEN 11-30-21 AND 12-7-21. NO EXISTING STRUCTURES ON SITE AT TIME OF SURVEY.

UTILITIES SHOWN PER VISIBLE SURFACE FEATURES AT THE TIME OF FIELD SURVEY. ADDITIONAL UTILITY LOCATES MAY BE REQUIRED.

UNDERGROUND UTILITIES SHOWN ARE FROM CITY OF EVERETT GIS MAP DATA.




## LEGAL DESCRIPTION:

AFN 202011120619

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SNOHOMISH, CITY OF EVERETT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF AFORESAID SUBDIVISION; THENCE SOUTH 89°24'00" WEST, ALONG THE SOUTH LINE OF AFORESAID SUBDIVISION, 410 FEET, MORE OR LESS, TO INTERSECT A LINE PARALLEL WITH AND 150 EAST, MEASURED AT RIGHT ANGLES FROM L3 LINE SURVEY OF PRIMARY STATE HIGHWAY No. 1, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 13°20'00" EAST, 180 FEET, MORE OR LESS, TO A POINT AT RIGHT ANGLES TO AFORESAID L3 LINE AND OPPOSITE ENGINEER'S STATION 103+30; THENCE EAST, 200 FEET, AT RIGHT ANGLES TO AFORESAID L3 LINE, MORE OR LESS, TO THE WESTERLY MARGIN OF ROSS ROAD; THENCE SOUTHERLY, ALONG AFORESAID WESTERLY MARGIN, TO THE SOUTH LINE OF AFORESAID SUBDIVISION; THENCE WEST, ALONG AFORESAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EAST 10 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 2229958, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN THE CITY OF EVERETT, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**TAX PARCEL NUMBER:**
29050500401100

**SITE ADDRESS:**
2800 35TH AVE NE,
EVERETT, WA 98021

**OWNER/APPLICANT:**

**CONTACT PERSON:**
CORE DESIGN INC.
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACT: KIMBERLY BUSTEED, P.E.
KBUSTEED@COREDESIGNINC.COM

**ENGINEER:**
KIMBERLY BUSTEED, P.E.
CORE DESIGN INC.
12100 N.E. 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
PHONE: (425) 885-7877
KBUSTEED@COREDESIGNINC.COM

**SURVEYOR/CIVIL ENGINEER:**
FRED F. POYNER III P.E., L.S.
CASCADE SURVEYING & ENGINEERING, INC,
P.O. BOX 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551

**LANDSCAPE DESIGNER:**
AMY R. WOLFE, PLA
ARW LANDSCAPE DESIGN
7530 23RD ST W
UNIVERSITY PLACE, WA 98466
PHONE: (253) 223-1162
Amy@arwlandscapedesign.com

**WETLANDS/BIOLOGIST:**
SCOTT SPOONER
WETLANDS & WILDLIFE, INC.
19410 179TH COURT NE
WOODINVILLE WA 98077
PHONE: (425)337-6450
SCOTT@WETLANDS-WILDLIFE.COM

**ELECTRICAL ENGINEER:**
LEO MAYA P.E, LEED AP BD+C
DESIGN WEST ENGINEERING
110 JAMES ST, SUITE 106
EDMONDS, WA 98340
PHONE: (425) 458-9700
LMaya@DesignWestEng.com

| | |
|---|---|
| Permit #: | PW2312-015 |
| Site Address: | 2800 35th Ave Ne |
| Owner: | Aleksander Vasilyev |
| App. Date: | 12/22/2023 |
| Description: | Sitework For Outdoor Storage Parking Lot |

EVERETT City of Everett Permit Services
**REVIEWED FOR CODE COMPLIANCE**
By Review Discipline: **Public Works**
Reviewer: **THerman**
Date: **05/30/2025**
Review Status: **Approved for Permit**

APPROVED AS NOTED

PERMIT # PW23120-015

DATE
REVISIONS
NO.

04-30-2025

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

# COVER SHEET
# EVERETT PARKING LOT
## ALEKSANDER VASILYEV
19717 144TH AVE NE
WOODINVILLE, WA 98072

| | | |
|---|---|---|
| DATE | 12-20-2024 | |
| DESIGNED | NOAH CAFFREY, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | KIMBERLY BUSTEED, P.E. | PROJECT MANAGER |

SHEET C1.01 OF 9

PROJECT NUMBER 24261

LAST SAVED BY: CFEMLING

\\CORE-FILE01\ACAD\2024\24261\ENGINEERING\FINAL\SHEETS\24261 COVER.DWG (C1.01 COVER) 4/30/2025 12:00 PM

## CITY OF EVERETT GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITIONS OF THE CITY OF EVERETT DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE CITY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO BEGINNING ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR AT (425) 257–8881 AND SCHEDULE A PRE–CONSTRUCTION CONFERENCE.
3. THE CESCL SHALL NOTIFY THE CITY INSPECTOR IN WRITING ANY TIME A BMP PROVES TO BE INADEQUATE RESULTING IN AN ACTUAL DISCHARGE OF OR POSES A POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT PURSUANT TO WATERS OF THE STATE OR THE CITY'S DRAINAGE SYSTEM. SAID NOTIFICATION SHALL BE MADE WITHIN 24 HOURS OF THE DISCHARGE EVENT OR PROBLEM IDENTIFICATION.
4. IF INDIVIDUALS REVIEWING OR INSPECTING WORK ARE REPLACED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE CIVIL ENGINEER, SOILS ENGINEER, CESCL OR THE ENGINEERING GEOLOGIST, WORK REQUIRING THEIR REVIEW SHALL BE STOPPED UNTIL ANOTHER QUALIFIED PERSON AGREES TO ACCEPT RESPONSIBILITY AND NOTIFIES PLANNING AND DEVELOPMENT SERVICES IN WRITING
5. A TRAFFIC STREET USE PERMIT IS REQUIRED FROM THE CITY'S TRAFFIC ENGINEERING DIVISION FOR ANY LANE/ROAD CLOSURES WITHIN THE CITY OF EVERETT ROW. CONTACT THE CITY'S TRAFFIC ENGINEERING DIVISION AT LEAST 15 DAYS PRIOR TO CONSTRUCTION ACTIVITY WITHIN THE PUBLIC ROW. (425 257–2277).
6. FIELD CHANGES REQUIRING REDESIGN SHALL BE SUBMITTED BY THE ENGINEER OF RECORD AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
7. ENGINEERED RECORD DRAWINGS SHALL BE REQUIRED PRIOR TO SITE APPROVAL FOR ALL UTILITIES AND DRAINAGE FACILITIES.
8. SURVEY MONUMENTS SHALL BE FOUND AND SET IN ACCORDANCE WITH THE CITY OF EVERETT DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT. MONUMENTS AND PROPERTY CORNERS SHALL BE PROTECTED FROM DISTURBANCE DURING CONSTRUCTION. A LICENSED SURVEYOR SHALL OBTAIN A PERMIT FOR REMOVAL OR REPLACEMENT OF ANY ROW MONUMENTS, SURVEY MONUMENTS, OR PROPERTY CORNERS IN ACCORDANCE WITH STATE LAW AND WAC 332–120 PRIOR TO ANY DISTURBANCE TO THE CORNER. THE POINTS TO BE PROTECTED OR REPLACED SHALL BE RELOCATED BY A PROFESSIONAL LAND SURVEYOR AND SHOWN ON THE CONSTRUCTION PLANS.
9. REMOVE ABANDONED PIPES WITHIN THE RIGHT–OF–WAY.
10. ALL PIPES SHALL HAVE A MINIMUM OF 12" COVER AT THE TOP OF THE BELL, OR SHALL HAVE MINIMUM COVER PER THE MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER.
11. PRIOR TO PLACING ANY SURFACE MATERIALS ON THE ROADWAY, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR UTILITY TO PROVIDE DENSITY TEST REPORTS (AS SPECIFIED IN THE CITY OF EVERETT DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS) CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON.
12. NOTE REMOVED.
13. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY CONSTRUCTION SIGNS, TRAFFIC CONTROL SIGNS, DELINEATORS AND TEMPORARY MARKINGS AS REQUIRED. ALL SIGNS, TRAFFIC CONTROL SIGNS, DELINEATORS AND TEMPORARY MARKINGS SHALL BE ACCORDING TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. ACCESS BY EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
15. AFTER WORK WITHIN THE TRAVELED ROADWAY IS COMPLETED AT THE END OF EACH DAY, THE ROAD SHALL BE CLEARED OF DEBRIS AND EQUIPMENT, AND COMPLETELY OPEN TO TRAFFIC (UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY). LIGHTED BARRICADES OR BARRELS SHALL DELINEATE ALL AREAS WITHIN THE ROADWAY AFFECTED BY CONSTRUCTION (I.E. EDGE OF PAVEMENT, NEW CURB EDGES NOT ILLUMINATED BY STREET LIGHTS).
16. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR INTERIM TRAFFIC CONTROL DURING CONSTRUCTION ON OR ALONG TRAVELED CITY ROADWAYS. THE DEVELOPER/CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO PUBLIC WORKS (PERMIT COUNTER) AND RECEIVE APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HEREON ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID FACILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETION SHOWN. THE CONTRACTOR SHALL CALL DIAL–DIG 48 HOURS PRIOR TO CONSTRUCTION (1–800–424–5555).
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND/OR REPAIRING ASPHALT AND GRAVEL SURFACES DISTURBED AS A RESULT OF THIS CONSTRUCTION UNTIL THEY ARE ACCEPTED BY THE CITY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY CONSTRUCTION.
20. ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE CITY ENGINEER THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED TO GRADE WITH SAND–GRAVEL, CRUSHED ROCK OR OTHER SUITABLE MATERIAL. NEVER INSTALL PIPE ON SOD, FROZEN EARTH, LARGE BOULDERS OR ROCK.
21. THE BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE–ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6", MAXIMUM DEPTH 8", THOROUGHLY TAMPING EACH LAYER. THESE COMPACTED LAYERS MUST EXTEND FOR ONE DIAMETER ON EACH SIDE OF THE PIPE OR TO THE SIDE OF THE TRENCH. MATERIALS TO COMPLETE THE FILL OVER PIPE SHALL BE THE SAME AS DESCRIBED. (REFER TO WSDOT STD. SPEC. 7–08–.3(3)).
22. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST.23. TRENCH BACKFILL OF NEW UTILITIES SHALL BE COMPACT TO 95% RELATIVE COMPACTION UNDER ROADWAYS AND 90% RELATIVE COMPACTION OFF ROADWAYS.

## CITY OF EVERETT GENERAL NOTES (CON'T):

23. TRENCH BACKFILL OF NEW UTILITIES SHALL BE COMPACT TO 95% RELATIVE COMPACTION UNDER ROADWAYS AND 90% RELATIVE COMPACTION OFF ROADWAYS.
24. ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACKSLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY CITY OF EVERETT.
25. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. PRE–CONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
26. CUT AND FILL SLOPES SHALL NOT EXCEED TWO FEET HORIZONTAL TO ONE FOOT VERTICAL.
27. VEGETATION SHALL BE ESTABLISHED ON AREAS DISTURBED OR ON AREAS OF CONSTRUCTION AS NECESSARY TO MINIMIZE EROSION.
28. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED WITHIN 24 HRS BY TEMPORARY SEEDING AND MULCHING. HYDRO–SEED PREFERRED.
29. AREAS TO BE ROUGH–GRADED WITH FINISH GRADING TO FOLLOW NEAR PROJECT COMPLETION ARE TO BE SEEDED WITH ANNUAL, PERENNIAL OR HYBRID RYE GRASS. THIS INCLUDES PERIMETER DIKES AND THE SEDIMENT BASIN EMBANKMENT. HYDRO–SEED PREFERRED.
30. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPLIED. (MINIMUM 80# PER ACRE). THIS TO INCLUDE THE FOLLOWING:
    20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS
    40% CREEPING RED FESCUE
    40% WHITE CLOVER
    HYDRO–SEED PREFERRED
31. LOT LINES SHOWN HEREON ARE APPROXIMATE. ACTUAL PLATTED DIMENSIONS AND/OR DEED LOCATIONS SHALL TAKE PRECEDENCE.
32. TESTING SHALL BE SET FORTH BY CITY OF EVERETT.
33. PRIOR TO ANY SITE CONSTRUCTION TO INCLUDE CLEARING/LOGGING OR GRADING THE SITE/LOT CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR/ENGINEER AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR/ENGINEERS NAME AND TELEPHONE NUMBER ARE CASCADE SURVEYING AND ENGINEERING INC., (360) 435–5551.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL CATCH BASIN FRAMES AND GRATES JUST PRIOR TO PAVING.
35. CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO AN INSPECTION TO DETERMINE IF CONSTRUCTION IS COMPLETE IN ACCORDANCE WITH CITY OF EVERETT DRAINAGE ORDINANCE.
36. THE CONTRACTOR SHALL KEEP A SET OF THE EDITION OF THE CITY OF EVERETT DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT ON SITE AT ALL TIMES THAT THE PROJECT WAS DESIGNED IN ACCORDANCE WITH.
37. ALL WORK WITHIN THE SITE AND CITY RIGHT–OF–WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
38. 
39. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF EVERETT PUBLIC WORKS CONSTRUCTION DIVISION TO SCHEDULE A PRECONSTRUCTION CONFERENCE. DUE TO FIELD CHANGES (REVISIONS), ENGINEERED AS–BUILTS SHALL BE REQUIRED PRIOR TO SITE APPROVAL. THE FIELD CHANGES SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
40. NOTE REMOVED.
41. ALL GRADING WORK SHALL BE DONE AS TO NOT IMPACT NEIGHBORING PROPERTIES.

## CITY OF EVERETT STORM DRAINAGE NOTES:

1. 1. NO PART OF THE DRAINAGE SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN INSPECTED, TESTED, AND ACCEPTED BY THE CITY OF EVERETT.
2. 2. ALL WORK AND MATERIAL SHALL CONFORM TO THE CITY OF EVERETT DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION).
3. 3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
4. 4. ALL STORM SYSTEMS WITHIN THE PUBLIC RIGHT–OF–WAY OR IN EASEMENTS MUST BE STAKED BY SURVEY FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
5. 5. ALL CATCH BASIN GRATES MUST BE STENCILED OR STAMPED "DUMP NO WASTE, DRAINS TO STREAM, LAKE, RIVER, PUGET SOUND, OR WETLAND." (CHOOSE APPROPRIATE FEATURE FOR THE PROJECT.)
6. 6. DESIGN SHALL COMPLY WITH THE EVERETT MUNICIPAL CODE (EMC), CITY ADOPTED STORMWATER MANAGEMENT MANUAL, POLICIES AND CRITERIA SET FORTH IN THE CITY OF EVERETT'S DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS.

## CITY OF EVERETT SWPPP NOTES:

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED ROUTINELY AND MAINTAINED BY THE APPLICANT/CONTRACTOR TO ENSURE THEIR CONTINUED FUNCTIONING, ESPECIALLY AFTER STORM EVENTS.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
10. THE CONTRACTOR SHALL PROVIDE PERIODIC STREET CLEANING TO REMOVE DEBRIS AND SEDIMENT TRACKED OFF THE SITE.
11. APPROPRIATE MEASURES SHALL BE TAKEN TO STOP SEDIMENT FROM ENTERING SURFACE WATER BODIES IF THE PROPOSED BMPS FAIL. IF BMPS FAIL AND SEDIMENT–LADEN WATER IS LEAVING THE SITE, IMMEDIATELY NOTIFY YOUR PUBLIC WORKS INSPECTOR.
12. BARE AND/OR DISTURBED SOILS SHALL REMAIN UNCOVERED AND/OR UNSTABILIZED FOR NO MORE THAN 2 DAYS FROM OCTOBER 1 THROUGH APRIL 30 AND FOR NO MORE THAN 7 DAYS FROM MAY 1 THROUGH SEPTEMBER 30.
13. NOTIFY THE CITY PUBLIC WORKS INSPECTOR AT LEAST 24 HOURS PRIOR TO DEWATERING ACTIVITIES. HANDLE HIGHLY TURBID OR OTHERWISE CONTAMINATED DEWATERING WATER SEPARATELY FROM STORMWATER.
14. THE APPROVED PROJECT PUBLIC WORKS PERMIT AND SWPPP SHALL BE RETAINED ON SITE OR READILY AVAILABLE TO THE CONTRACTOR THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.
15. DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS.
16. PROTECT ALL LID BMPS FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPS ON PORTIONS OF THE SITE THAT DRAIN INTO THE LID BMPS.

## SUPPLEMENTAL NOTES:

1. SELECT ONSITE MATERIAL: ON SITE GRANULAR SOILS FREE OF ORGANIC AND OTHER DELETERIOUS MATERIAL CAPABLE OF BEING COMPACTED AS REQUIRED FOR USE. PARTICLE SIZE AND GRADUATION SUCH THAT REQUIRED COMPACTION CAN BE OBTAINED. MOISTURE CONTENT SUCH THAT REQUIRED COMPACTION CAN BE OBTAINED. MAXIMUM AGGREGATE SIZE 2 INCHES.
2. CRUSHED SURFACING TOP COURSE (CSTC): WSDOT 9–03.9(3) CRUSHED SURFACING.
3. PREPARED SUBGRADE TO BE COMPACTED TO A DEPTH OF 6 INCHES 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY A COMPACTION CONTROL TEST. RECTIFY SOFT SPOTS PER WSDOT 2–03.3 (3) EXCAVATION BELOW SUBGRADE AND WSDOT 2–03.3 (14) EMBANKMENT CONSTRUCTION.
4. STRUCTURAL FILL: CRUSHED, PARTIALLY CRUSHED, OR NATURALLY OCCURRING GRANULAR MATERIAL. FREE FROM WOOD WASTE, ORGANICS, AND OTHER EXTRANEOUS OR UNSUITABLE MATERIAL, PER WSDOT STANDARD SPECIFICATIONS SECTION 9 03.14(1), GRAVEL BORROW. RESTRICT FINES TO MAXIMUM 5 PERCENT PASSING NUMBER 200 SIEVE BASED ON MATERIAL FRACTION PASSING 3/4–INCH SIEVE.
5. FILLS UNDER BUILDINGS AND TO A POINT 10 FEET HORIZONTAL BEYOND BUILDING PERIMETER SHALL BE COMPACTED TO 95 PERCENT PER ASTM D1557. (SUPPLY TEST RESULTS).
6. FILLS UNDER PAVEMENT AND WALKS:
    •• WITHIN 2 FEET VERTICAL OF FINISH GRADE 95 PERCENT PER ASTM D1557.
    •• BELOW 2 FEET VERTICAL OF FINISH GRADE 90 PERCENT PER ASTM D1557.
7. BACKFILL TO BE PLACED IN HORIZONTAL LAYERS NO MORE THEN 6 INCHES THICK COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY THE COMPACTION CONTROL TEST ACCORDING TO SECTION 2–03.3(14)D WSDOT STANDARDS AND SPECIFICATIONS.
8. CORRUGATED POLYETHYLENE STORMWATER PIPE, COUPLINGS, AND FITTINGS (CPE): WSDOT 9–05.1(6) OR 9–05.1(7).
9. PVC DRAIN PIPE, COUPLINGS, AND FITTINGS: WSDOT 9–05.1(5).
10. PERFORATED PVC UNDERDRAIN PIPE: WSDOT 9–05.2(6)
11. PERFORATED CORRUGATED POLYETHYLENE UNDERDRAIN PIPE, COUPLINGS, AND FITTINGS (CPE): WSDOT 9–05.2(7).
12. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS PRINTED SPECS AND INSTRUCTIONS.
13. FILLS IN LANDSCAPED AREAS: 90 PERCENT PER ASTM D1557.
14. OWNER TO RETAIN A GEOTECHNICAL ENGINEER TO ASSESS SOILS AND AREAS OF CUT AND FILL.
15. PERMANENTLY VEGETATE ALL EXPOSED SOILS.
16. PIPE BACKFILL SHALL BE BANK RUN GRAVEL OR SELECT ONSITE MATERIAL COMPACTED TO 95 PERCENT PER MODIFIED PROCTOR TEST TO A DEPTH OF 2 FEET; 90 PERCENT BELOW 2 FEET COMPACTED IN 8–INCH TO 12–INCH LIFTS.
17. ALL DRIVEWAY CULVERTS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE.

## MISC. NOTES:

1. THERE ARE NO EXISTING STORMWATER POLLUTION CONTROL, DETENTION, OR ANY OTHER B.M.P.'S WITHIN 15' OF THIS SITE.
2. THERE ARE NO STORMWATER POLLUTION SOURCE CONTROL B.M.P.'S BEING PROPOSED FOR THIS SITE.
3. THE PERMANENT WATER QUALITY AND QUANTITY CONTROL FACILITIES BEING PROPOSED FOR THIS SITE
4. THE TEMPORARY B.M.P.'S BEING PROPOSED ON THIS SITE SHALL CONSIST OF THE INSTALLATION OF FILTER FABRIC FENCES AND SOUND CONSTRUCTION PRACTICES AS DESCRIBED IN THE S.W.P.P.P. NOTES.
5. IF ANY ARCHAEOLOGICAL MATERIALS ARE DISCOVERED ON THE SITE, THE STATE HISTORICAL PRESERVATION OFFICER, AND THE CITY OF EVERETT SHALL BE CONTACTED AND MEASURES TAKEN TO PRESERVE THE MATERIALS AND THE SITE.
6. TEMPORARY BMP'S MUST BE OPERATIONAL PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORK.

## CONSTRUCTION SEQUENCE :

1. SET UP PRE–CONSTRUCTION MEETING WITH THE CHIEF INSPECTOR FOR THE LAND DEVELOPMENT DIVISION AT (425) 257–8881.
2. MARK THE CLEARING LIMITS AND INSTALL SILT FENCES.
3. ROUGH GRADE PROPOSED ENTRANCE AND INSTALL STABILIZED CONSTRUCTION ENTRANCE (STANDARD DETAIL 201, BMP C105).
4. ROUGH GRADE THE SITE AND INSTALL UTILITIES AND DRAINAGE FEATURES.
5. FINAL GRADE AND CONSTRUCT BUILDINGS.
6. FINAL SEEDING OF ALL DISTURBED AREAS.

NOTE:
ALL THOUGH THIS SEQUENCE IS VERY GENERAL IT'S THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SOILS (DISTURBED AND UNDISTURBED) ARE PROTECTED AND STABILIZED DURING ALL CONSTRUCTION PHASES, WATER RUNOFF IS CONTROLLED AND ALL TESC MEASURES MAINTAINED.

PERMIT # PW23120-015

DATE
REVISIONS
BY

04-30-2025

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

# NOTES
# EVERETT PARKING LOT
## ALEKSANDER VASILYEV
19717 144TH AVE NE
WOODINVILLE, WA 98072

DATE 12-20-2024
DESIGNED NOAH CAFFREY, P.E.
DRAWN CHUCK FEMLING
APPROVED KIMBERLY BUSTEED, P.E.
KIMBERLY BUSTEED, P.E.
PROJECT MANAGER

SHEET C1.10
OF 9
PROJECT NUMBER 24261

LAST SAVED BY: CFEMLING
\\CORE-FILE01\ACAD\2024\24261\ENGINEERING\FINAL\SHEETS\24261 COVER.DWG (C1.10 NOTES) 4/30/2025 12:00 PM

## THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP

**ELEMENT #1 PRESERVE VEGETATION/MARK CLEARING LIMITS:**
**BMP's:** C101 PRESERVING NATURAL VEGETATION
C102 BUFFER ZONES
C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
**C233 SILT FENCE**

**ELEMENT #2 ESTABLISH CONSTRUCTION ACCESS:**
**BMP's:** **C105 STABILIZED CONSTRUCTION ENTRANCE**
C106 WHEEL WASH
C107 CONSTRUCTION ROAD/PARKING AREA STABILIZATION

ELEMENT #3 CONTROL FLOW RATES:
BMP's: C203 WATER BARS
C207 CHECK DAMS
C209 OUTLET PROTECTION
C235 WATTLES
C240 SEDIMENT TRAP
C241 TEMPORARY SEDIMENT POND

**ELEMENT #4 INSTALL SEDIMENT CONTROLS:**
**BMP's:** C231 BRUSH BARRIER
C232 GRAVEL FILTER BERM
**C233 SILT FENCE**
C234 VEGETATED STRIP
C235 STRAW WATTLES
C240 SEDIMENT TRAP
C241 TEMPORARY SEDIMENT TRAP
C250 CONSTRUCTION STORMWATER CHEMICAL TREATMENT
C251 CONSTRUCTION STORMWATER FILTRATION

**ELEMENT #5 STABILIZE SOILS:**
**BMP's:** **C120 TEMPORARY AND PERMANENT SEEDING**
**C121 MULCHING**
**C122 NETS AND BLANKETS**
**C123 PLASTIC COVERING**
**C124 SODDING**
**C125 TOPSOILING/COMPOSTING**
C126 POLYACRYLAMIDE FOR SOIL EROSION PROTECTION
**C130 SURFACE ROUGHENING**
C131 GRADIENT TERRACES
C140 DUST CONTROL

ELEMENT #6 PROTECT SLOPES:
BMP's: C120 TEMPORARY AND PERMANENT SEEDING
C121 MULCHING
C122 NETS AND BLANKETS
C123 PLASTIC COVERING
C124 SODDING
C130 SURFACE ROUGHENING
C131 GRADIENT TERRACES
C200 INTERCEPTOR DIKE AND SWALE
C201 GRASS-LINED CHANNELS
C203 WATER BARS
C204 PIPE SLOPE DRAINS
C205 SUBSURFACE DRAINS
C206 LEVEL SPREADER
C207 CHECK DAMS
C208 TRIANGULAR SILT DIKE (TSD)

**ELEMENT #7 PROTECT PERMANENT DRAIN INLETS:**
**BMP's:** **C220STORM DRAIN INLET PROTECTION**

ELEMENT #8 STABILIZE CHANNELS AND OUTLETS:
BMP's: C122 NETS AND BLANKETS
C202 RIPRAP CHANNEL LINING
C207 CHECK DAMS
C209 OUTLET PROTECTION

ELEMENT #9 CONTROL POLLUTANTS:
BMP's: C151 CONCRETE HANDLING
C152 SAWCUTTING AND SURFACE POLLUTION PREVENTION
C153 MATERIAL DELIVERY, STORAGE AND CONTAINMENT
C154 CONCRETE WASHOUT AREA
C250 CONSTRUCTION STORMWATER CHEMICAL TREATMENT
C251 CONTRUCTION STORMWATER FILTRATION
C252 TREATING AND DISPOSING OF HIGH pH WATER

ELEMENT #10 CONTROL DEWATERING:
BMP'S: C203 WATER BARS
C236 VEGETATIVE FILTRATION

ELEMENT #11 MAINTAIN BMP's:
BMP'S: C150 MATERIALS ON HAND
C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD

**ELEMENT #12 MANAGE THE PROJECT:**
**BMP'S:** C150 MATERIALS ON HAND
C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
**C162 SCHEDULING**

**ELEMENT #13 PROTECT ON-SITE BMPS:**
**BMP'S:** C102 BUFFER ZONE
C103 HIGH VISIBILITY FENCE
C200 INTERCEPTOR DIKE AND SWALE
C201 GRASS LINED CHANNELS
C207 CHECK DAMS
C208 TRIANGLAR SILT DIKE (TSD) (GEOTEXTILE-ENCASED CHECK DAM)
C231 BRUSH BARRIER
**C233 SILT FENCE**
C234 VEGETATED STRIP

LEGEND:

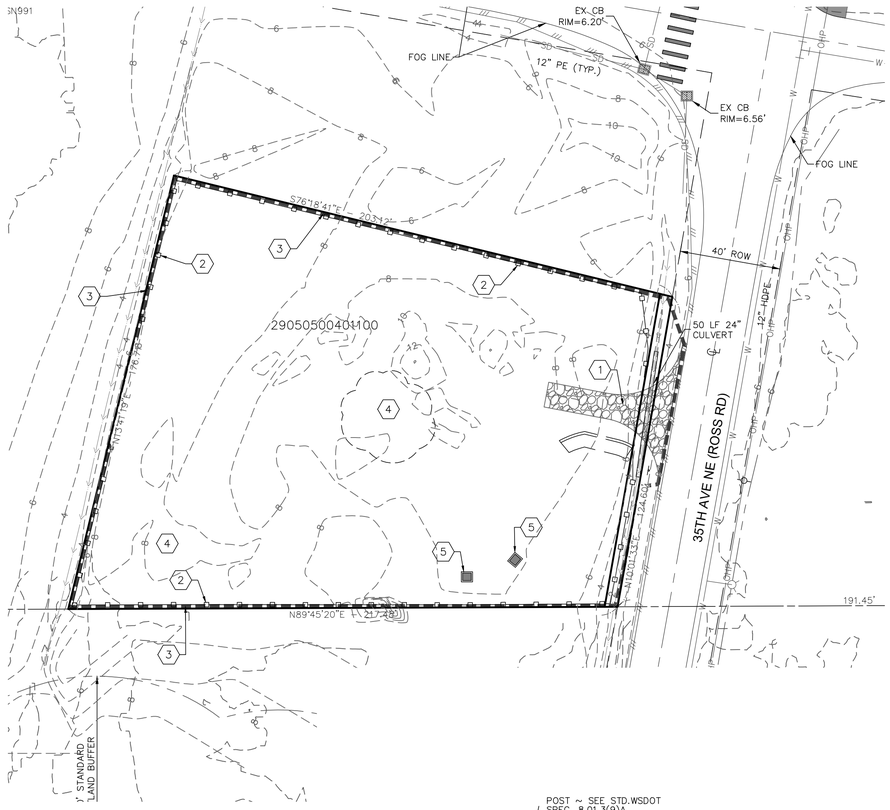
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CL
- SD — EXISTING DRAIN PIPE
- W — EXISTING WATER PIPE
- EXISTING CATCH BASIN TYPE 1
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLANDS
- EXISTING WETLAND BUFFER
- 300 — EXISTING CONTOURS
- AREA OF DISTURBANCE

SWPPP SCHEDULE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE (BMP C105) (1 / C2.01)
2. INSTALL SILT FENCE (BMP C233) (2 / C2.01)
3. LIMITS OF SITE DISTURBANCE SHALL BE CLEARLY MARKED BEFORE LAND DISTURBING ACTIVITIES BEGIN.
4. STOCK PILE AREA
5. STORM DRAIN INLET PROTECTION (BMP C220) (3 / C2.10)

NOTE:

- ALL EXPOSED SOILS SHALL BE STABILIZED BY APPLICATION OF EFFECTIVE BMP'S THAT PROTECT THE SOIL FROM EROSIVE FORCES OF RAINDROP IMPACT AND FLOWING WATER. SUCH BMP'S INCLUDE BUT ARE NOT LIMITED TO:
  - BMP C120 (TEMPORARY AND PERMANENT SEEDING)
  - BMP C121 (MULCHING)
  - BMP C122 (NETS AND BLANKETS)
  - BMP C123 (PLASTIC COVERING)
  - BMP C124 (SODDING)
  - BMP C125 (TOPSOILING)
  - BMP C130 (SURFACE ROUGHENING)




## GRAPHIC SCALE

30 0 15 30 60
1 inch = 30 ft.

## DATUM: NAVD 88

PER RTK/RTN GPS OBSERVATIONS PERFORMED ON WSDOT DESIGNATION No. GP31529-166, MONUMENT ID No. 3803.

PUBLISHED ELEVATION: 15.06'

**TBM 991-25-1**
SET 60d SPIKE W/RED CAP
1.0' HIGH IN S.W. SIDE
POWER POLE #1 ELEV.=5.99'

BASIS OF BEARINGS: SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 PER (R1)

SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY INSTRUMENT USED: TOPCON DS
SURVEY INSTRUMENT USED: TOPCON HIPERSR
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090

NOTES:

APPROXIMATED OFFSITE EXISTING TOPOGRAPHY FROM SNOHOMISH ESTUARY 2019 LIDAR DATA.

COMPOSITE SURFACE CREATED BY COMBINING SURVEY CONTOURS WITH LIDAR CONTOURS.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED TO REPRESENT ONE OR USED FOR SUCH PURPOSE IN ANY WAY. THE PROPERTY LINES SHOWN HEREON ARE FOR VISUAL REFERENCE ONLY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.

DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES UNLESS OTHERWISE NOTED.

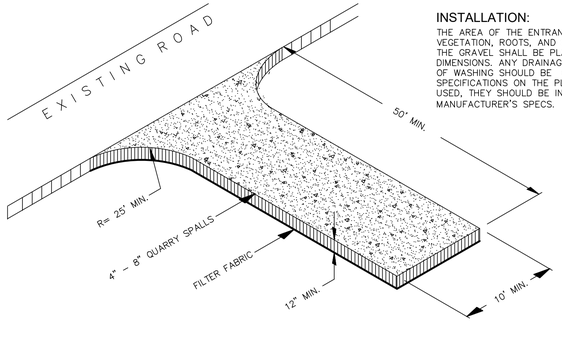
SURVEY WAS COMPLETED BETWEEN 11-30-21 AND 12-7-21. NO EXISTING STRUCTURES ON SITE AT TIME OF SURVEY.

ON-SITE CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS, ACCURACY 1/2 CONTOUR INTERVAL.

UTILITIES SHOWN PER VISIBLE SURFACE FEATURES AT THE TIME OF FIELD SURVEY. ADDITIONAL UTILITY LOCATES MAY BE REQUIRED.

UNDERGROUND UTILITIES SHOWN ARE FROM CITY OF EVERETT GIS MAP DATA.

Bypass for existing ditch may be needed during culvert construction.




### INSTALLATION:

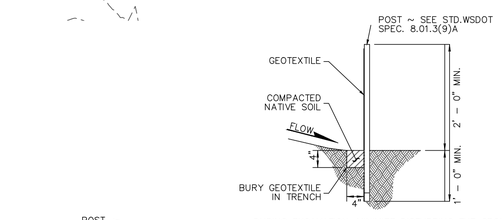
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS ON THE PLANS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECS.

### MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF WAY. PERIODIC TOP DRESSING WITH 2" STONE MAY BE REQUIRED, AS CONDITIONS DEMAND. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS SPILLED, DROPPED, WASHED, OR TRACKED, FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS.

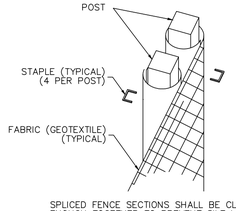
IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM THE VEHICLES TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED OFF BEFORE THE VECHICLES ENTER A PUBLIC ROAD. THE WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.

COE STD DWG 201
## CONSTRUCTION ENTRANCE & TIRE WASH (BMP C105)
NO SCALE



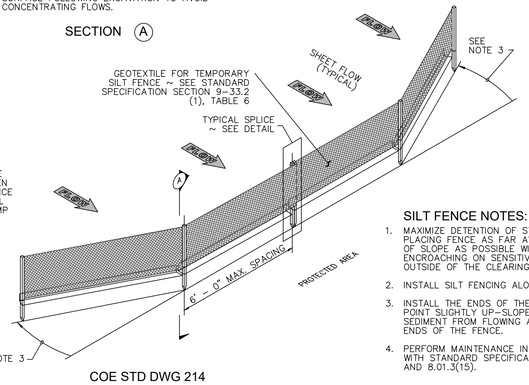

DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS.

SECTION (A)




SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

TYPICAL SPLICE DETAIL




### SILT FENCE NOTES:

1. MAXIMIZE DETENTION OF STORMWATER BY PLACING FENCE AS FAR AWAY FROM TOE OF SLOPE AS POSSIBLE WITHOUT ENCROACHING ON SENSITIVE AREAS OR OUTSIDE OF THE CLEARING BOUNDARIES.
2. INSTALL SILT FENCING ALONG CONTOURS.
3. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UP-SLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATIONS 8.01.3(9)A AND 8.01.3(15).

COE STD DWG 214
## SILT FENCE (BMP C233)
NO SCALE

PERMIT # PW23120-015

| NO. | REVISIONS | DATE |
|---|---|---|

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

04-30-2025

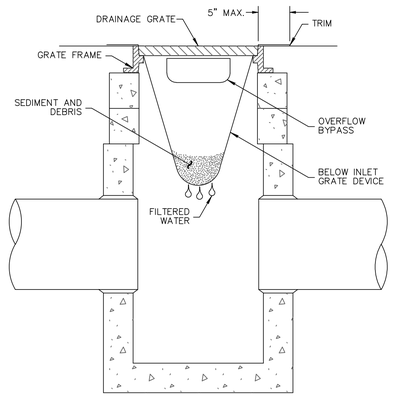
# SWPPP PLAN
# EVERETT PARKING LOT
# ALEKSANDER VASILYEV
1977 144TH AVE NE
WOODINVILLE, WA 98072

| | DATE | 12-20-2024 |
|---|---|---|
| DESIGNED | NOAH CAFFREY, P.E. | |
| DRAWN | CHUCK FEMLING | |
| APPROVED | KIMBERLY BUSTEED, P.E. | |
| | KIMBERLY BUSTEED, P.E. | PROJECT MANAGER |

SHEET C2.01 OF 9

PROJECT NUMBER 24261

LAST SAVED BY: KBYRON
\\CORE-FILE01\ACAD\2024\24261\ENGINEERING\FINAL\SHEETS\24261 SWPPP.DWG (C2.01 SWPPP) 4/30/2025 12:01 PM




SECTION VIEW

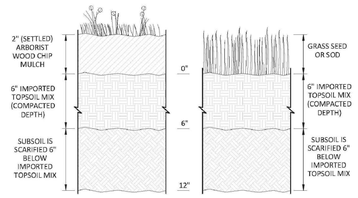
NOTES:

1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).

COE STD DWG 210

## INLET PROTECTION DETAIL (C220)

NOT TO SCALE




PLANTING BEDS

1. USE IMPORTED TOPSOIL MIX CONTAINING 10% ORGANIC MATTER (TYPICALLY AROUND 40% COMPOST). SOIL PORTION MUST BE SAND OR SANDY LOAM AS DEFINED BY THE USDA. PLACE 3 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE AND TILL INTO 2 INCHES OF SOIL. PLACE SECOND LIFT OF 3 INCHES TOPSOIL MIX ON SURFACE.
2. RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES DIAMETER. MULCH PLANTING BEDS WITH 2" OF ORGANIC MULCH OR STOCKPILED DUFF.

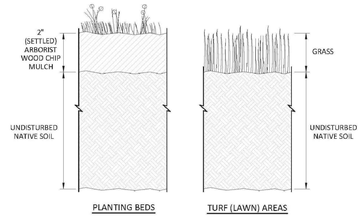
TURF (LAWN) AREAS

1. USE IMPORTED TOPSOIL MIX CONTAINING 5% ORGANIC MATTER (TYPICALLY AROUND 25% COMPOST). SOIL PORTION MUST BE SAND OR SANDY LOAM AS DEFINED BY THE USDA. PLACE 3 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE AND TILL INTO 2 INCHES OF SOIL. PLACE SECOND LIFT OF 3 INCHES TOPSOIL MIX ON SURFACE.
2. WATER OR ROLL TO COMPACT TO 85% OF MAXIMUM DRY DENSITY. RAKE TO LEVEL AND REMOVE SURFACE ROCKS LARGER THAN 1 INCH DIAMETER.

## OPTION: IMPORTED TOPSOIL

IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE RESTORED AS DESCRIBED BELOW.

1. SCARIFICATION: SCARIFY OR TILL SUBGRADE IN TWO DIRECTION TO 6 INCHES DEPTH. ENTIRE SURFACE SHALL BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIP LINE OF EXISTING TREES TO BE RETAINED.
2. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET ON CENTER OF UTILITY INFRASTRUCTURE (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS; SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% MAX. MODIFIED PROCTOR DENSITY (ASTM D1557) TO ENSURE A FIRM SURFACE. DO NOT COMPACT WITHIN TREE PROTECTION ZONE.




PLANTING BEDS TURF (LAWN) AREAS

## OPTION: NO DISTURBANCE

LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED AND PROTECT FROM COMPACTION DURING CONSTRUCTION. IDENTIFY AREAS OF THE SITE THAT WILL NOT BE STRIPPED, LOGGED, GRADED OR DRIVEN ON AND FENCE OFF THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NEITHER SOILS NOR VEGETATION ARE DISTURBED, THESE AREAS DO NOT REQUIRE AMENDMENT.

EVERETT WASHINGTON PUBLIC WORKS DEPARTMENT

| APPROVED BY: TOM HOOD | REVISED DATE: | DRAWN BY: BSR | EFFECTIVE DATE: 11/29/2023 |
|---|---|---|---|

POST- CONSTRUCTION SOIL QUALITY AND DEPTH — 202

COE STD DWG 202

## POST-CONSTRUCTION SOIL QUALITY & DEPTH (BMP T5.13)

NO SCALE

PERMIT # PW23120-015

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

04-30-2025

**SWPPP DETAILS**
**EVERETT PARKING LOT**
**ALEKSANDER VASILYEV**
19717 144TH AVE NE
WOODINVILLE, WA 98072

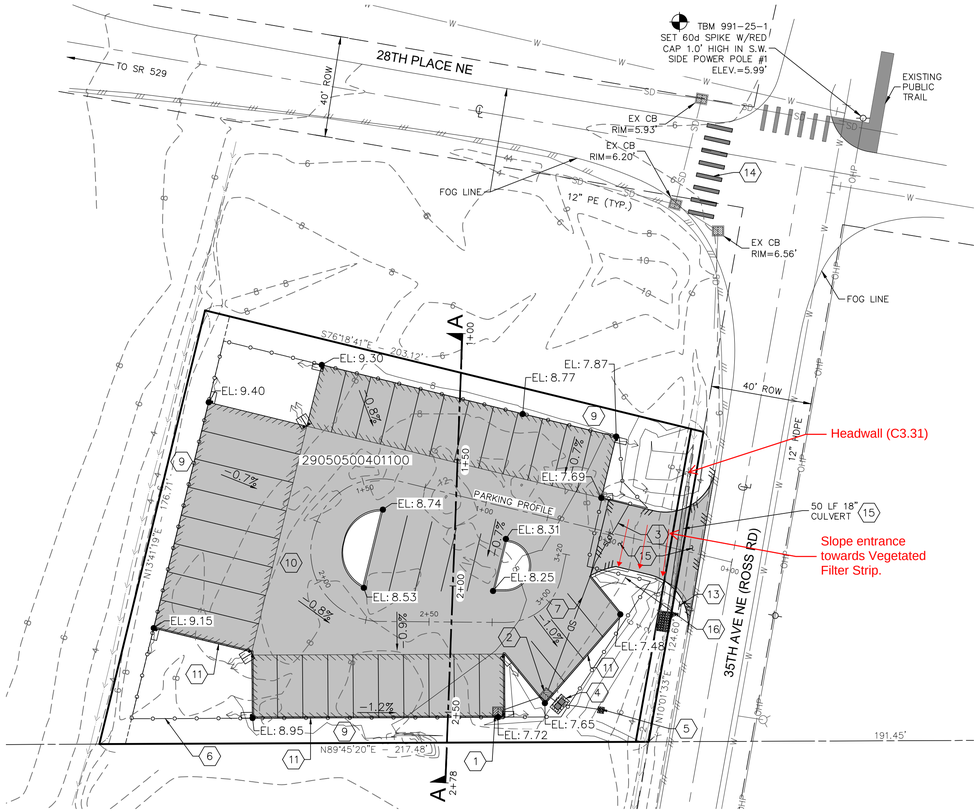
| | |
|---|---|
| DATE | 12-20-2024 |
| DESIGNED | NOAH CAFFREY, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | KIMBERLY BUSTEED, P.E. |

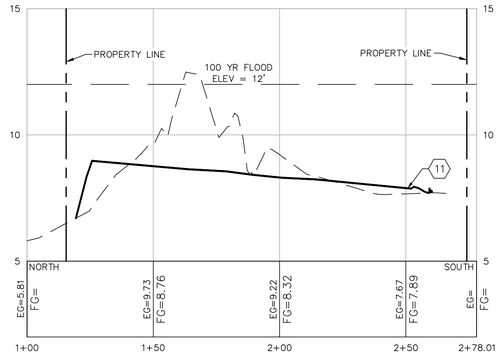
KIMBERLY BUSTEED, P.E.
PROJECT MANAGER

SHEET C2.10 OF 9

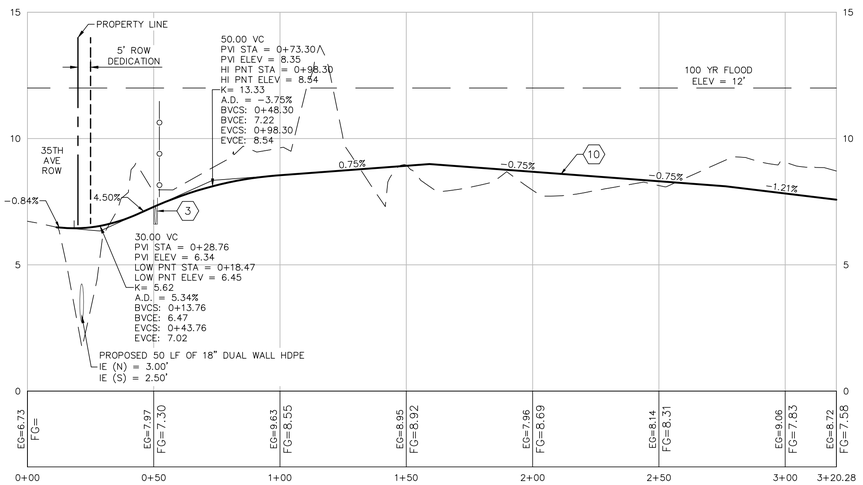
PROJECT NUMBER 24261

LAST SAVED BY: KBYRON
\\CORE-FILE01\ACAD\2024\24261\ENGINEERING\FINAL\SHEETS\24261 SWPPP.DWG (C2.10 SWPPP DETAILS) 4/30/2025 12:01 PM




# X-SECTION A-A PROFILE




# PARKING PROFILE

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

## KEY NOTES:

ALL SD PIPES CONVEYING SURFACE RUNOFF SHALL BE 8" MIN DCSS 4-1.3(2)

3 FT MIN COVER FOR PVC PIPE IS RECOMMENDED FOR TRAFFICKED/STORAGE AREAS (ONLY REQUIRED FOR ROW) DCSS 4-2.3 (1)

1. CATCH BASIN #1 TYPE 1 (W/ GRATE)
RIM ELEV: 7.74'
INV OUT (E): 5.75'

2. CATCH BASIN #2 TYPE 1 (W/ GRATE)
RIM ELEV: 7.67'
INV IN (W): 4.71" (8" PVC)
INV IN (N): 4.71" (8" PVC)
INV OUT (E): 4.71" (8" PVC)

3. ADS DURASLOT DRAIN (HEAVY TRAFFIC)
INSTALL 26 LF ACROSS DRIVEWAY
STA: 0+50.9'
RIM ELEV: 7.20'
INV OUT (S): 6.44'

4. CONTECH STORMFILTER #1 (W/ LOADING COLLAR)
RIM ELEV: 7.59'
INV IN (W): 4.45' (8" PVC)
INV OUT (E): 4.45' (8" PVC)

5. INSTALL RIP-RAP HEADWALL @
PIPE OUTLET IE = 1.80'
INSTALL 12" CTF - TIDEFLEX TF-2 DUCKBILL CHECK VALVE OR EQUIVALENT

6. INSTALL FENCING AROUND PERIMETER OF PARKING LOT. FOR SECURITY GATE INSTALLATION;
A 30' MINIMUM SETBACK FROM EDGE OF ROAD IS REQUIRED, ALSO WITH AN ELECTRICAL PERMIT THROUGH THE CITY OF EVERETT.

7. 56 LF 8" PVC - 0.5% MINIMUM PIPE SLOPE
15% MAXIMUM SLOPE.

8. SITE GRINDING MINIMIZED TO NOT IMPACT FLOOD HAZARD AREA AND MAINTAIN STORAGE COMPENSATORY.

9. INSTALL 10' BUFFER LANDSCAPE STRIP AND PLANTERS AROUND PARKING LOT. SEE LANDSCAPING PLAN SHEET L 1.1.

10. TYPICAL PARKING SURFACE.

11. INSTALL CURB AROUND SOUTHERN EDGE OF PARKING AREA.

12. INSTALL 4 SPLASH BLOCKS PER CARPORT DIRECTED INTO LANDSCAPING AREAS.

13. PROPOSED STOP SIGN AND PAINTED STOP LINE PER STD DRAWING 721.

14. CONSTRUCT PROPOSED CROSS-WALK.

15. ASPHALT RESIDENTIAL DRIVEWAY APPROACH
INSTALL 50 LF OF 18" DUAL WALL HDPE CULVERT.
INSTALL OUTFLOW PROTECTION (C3.31)

16. INSTALL VEGETATED FILTER STRIP PER BMP T9.40.

## SOIL AMENDMENT NOTE:

ALL LANDSCAPE AREAS WILL BE AMENDED PER BMP T5.13 SOIL AMENDMENT UNLESS OTHERWISE NOTED ON THE PLANS.

## GRAPHIC SCALE

30 0 15 30 60
1 inch = 30 ft.

## DATUM: NAVD 88

PER RTK/RTN GPS OBSERVATIONS PERFORMED ON WSDOT DESIGNATION No. GP31529-166, MONUMENT ID No. 3803.

PUBLISHED ELEVATION: 15.06'

**TBM 991-25-1**
SET 60d SPIKE W/RED CAP
1.0' HIGH IN S.W. SIDE
POWER POLE #1 ELEV.=5.99'

BASIS OF BEARINGS: SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 PER (R1)

SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY INSTRUMENT USED: TOPCON DS
SURVEY INSTRUMENT USED: TOPCON HIPERSR
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD TRAVERSE REQUIREMENTS OF WAC 332-130-090

NOTES:

CONTOURS ESTABLISHED FROM FIELD MEASUREMENTS. ACCURACY 1/2 CONTOUR INTERVAL.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED TO REPRESENT ONE OR USED FOR SUCH PURPOSE IN ANY WAY. THE PROPERTY LINES SHOWN HEREON ARE FOR VISUAL REFERENCE ONLY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS, ENCROACHMENTS AND/OR ENCUMBRANCES MAY EXIST OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.

DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES UNLESS OTHERWISE NOTED.

SURVEY WAS COMPLETED BETWEEN 11-30-21 AND 12-7-21.

UTILITIES SHOWN PER VISIBLE SURFACE FEATURES AT THE TIME OF FIELD SURVEY. ADDITIONAL UTILITY LOCATES MAY BE REQUIRED.

APPROXIMATED OFFSITE EXISTING TOPOGRAPHY FROM SNOHOMISH ESTUARY 2019 LIDAR DATA.

UNDERGROUND UTILITIES SHOWN ARE FROM CITY OF EVERETT GIS MAP DATA.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CL
- SD — EXISTING DRAIN PIPE
- W — EXISTING WATER PIPE
- EXISTING CATCH BASIN TYPE 1
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING EDGE OF PAVEMENT
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED PARKING AREA
- PROPOSED CARPORT
- PROPOSED SPLASH BLOCK
- PROPOSED CURB
- PROPOSED FENCE & GATE
- PROPOSED RIP-RAP HEADWALL
- PROPOSED CROSS-WALK
- PROPOSED STOP-SIGN
- SLOT — PROPOSED SLOT DRAIN
- SD — PROPOSED STORM PIPE
- PROPOSED CATCH BASIN
- PROPOSED STORMFILTER
- 300 — EXISTING CONTOURS
- 300 PROPOSED CONTOURS

PERMIT # PW23120-015

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

DATE
REVISIONS
NO.

04-30-2025

# GRADING AND DRAINAGE PLAN
# EVERETT PARKING LOT
## ALEKSANDER VASILYEV
19717 144TH AVE NE
WOODINVILLE, WA 98072

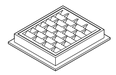
| | |
|---|---|
| DATE | 12-20-2024 |
| DESIGNED | NOAH CAFFREY, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | KIMBERLY BUSTEED, P.E. |
| | KIMBERLY BUSTEED, P.E. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.01 | 9 |

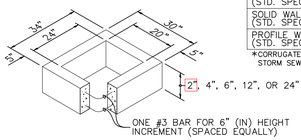
PROJECT NUMBER 24261

LAST SAVED BY: KBYRON

J:\2024\24261\ENGINEERING\FINAL\SHEETS\24261 GRADING & DRAINAGE.DWG (C3.01 GRADING & DRAINAGE) 5/1/2025 1:51 PM



FRAME AND VANED GRATE



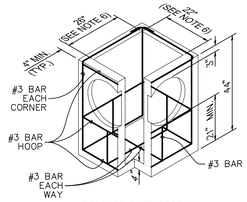

RECTANGULAR ADJUSTMENT SECTION

| PIPE ALLOWANCES | |
|---|---|
| PIPE MATERIAL | MAXIMUM INSIDE DIAMETER (INCHES) |
| REINFORCED OR PLAIN CONCRETE | 12" |
| ALL METAL PIPE | 15" |
| CPSSP* (STD. SPEC. SECT. 9-05.20) | 12" |
| SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1)) | 15" |
| PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2)) | 15" |

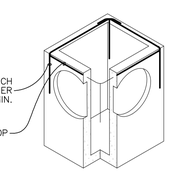
*CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. AS ACCEPTABLE ALTERNATIVES TO THE REBAR SHOWN IN THE PRECAST BASE SECTION, FIBERS (PLACED ACCORDING TO THE STANDARD SPECIFICATIONS), OR WIRE MESH HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT SHALL BE USED WITH THE MINIMUM REQUIRED REBAR SHOWN IN THE ALTERNATIVE PRECAST BASE SECTION. WIRE MESH SHALL NOT BE PLACED IN THE KNOCKOUTS.
2. THE KNOCKOUT DIAMETER SHALL NOT BE GREATER THAN 20" (IN). KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" (IN) MINIMUM TO 2.5" (IN) MAXIMUM. PROVIDE A 1.5" (IN) MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION SECTION 9-04.3.
3. THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE LOWEST PIPE INVERT SHALL BE 5' (FT).
4. THE FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE DOWN, OR INTEGRALLY CAST INTO THE ADJUSTMENT SECTION WITH FLANGE UP.
5. THE PRECAST BASE SECTION MAY HAVE A ROUNDED FLOOR, AND THE WALLS MAY BE SLOPED AT A RATE OF 1 : 24 OR STEEPER.
6. THE OPENING SHALL BE MEASURED AT THE TOP OF THE PRECAST BASE SECTION.
7. ALL PICKUP HOLES SHALL BE GROUTED FULL AFTER THE BASIN HAS BEEN PLACED.




PRECAST BASE SECTION

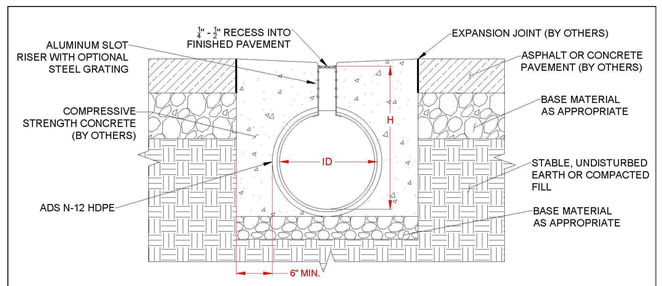



(SEE NOTE 1)
ALTERNATIVE PRECAST BASE SECTION

COE STD DWG 402

## CATCH BASIN TYPE 1

NO SCALE




| Nominal Diameter, ID, in. (mm) | Depth of Invert, H, in. (mm) | |
|---|---|---|
| | Minimum | Maximum |
| 4 (100) | 10.75 (273) | 28.50 (724) |
| ~~6 (150)~~ | ~~15.00 (381)~~ | ~~32.50 (826)~~ |
| ~~8 (200)~~ | ~~15.00 (381)~~ | ~~32.50 (826)~~ |
| ~~10 (250)~~ | ~~17.00 (432)~~ | ~~34.50 (876)~~ |
| ~~12 (300)~~ | ~~19.00 (483)~~ | ~~36.50 (927)~~ |
| ~~15 (375)~~ | ~~22.50 (572)~~ | ~~41.50 (1054)~~ |
| ~~18 (450)~~ | ~~26.00 (660)~~ | ~~46.50 (1181)~~ |
| ~~24 (600)~~ | ~~32.75 (832)~~ | ~~56.50 (1435)~~ |
| ~~30 (750)~~ | ~~39.75 (1010)~~ | ~~66.50 (1689)~~ |
| ~~36 (900)~~ | ~~46.75 (1187)~~ | ~~76.50 (1943)~~ |

NOTES:
1. BACKFILL DESIGN SHOULD BE USED FOR HS-20 LOADING APPLICATIONS.
2. SITE ENGINEER TO PROVIDE SITE SPECIFIC DETAILS, SUCH AS CONCRETE STRENGTH.
3. REFER TO ADS TECH NOTE 2.11 FOR ADDITIONAL DESIGN INFORMATION.



ADVANCED DRAINAGE SYSTEMS, INC ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO ADOPTION OR USE FOR THIS PROJECT. THE DESIGN ENGINEER IS RESPONSIBLE FOR DESIGN OF THIS PROJECT AND FOR COMPLIANCE WITH THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

| REV. | DESCRIPTION | BY | MM/DD/YY | CHK'D |
|---|---|---|---|---|
| 0 | - | - | - | - |

Duraslot Heavy Traffic Installation

DRAWING NUMBER: STD-1462A

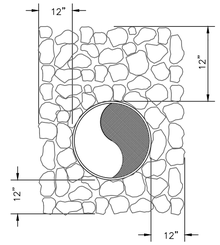
ADS — Advanced Drainage Systems, Inc. 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

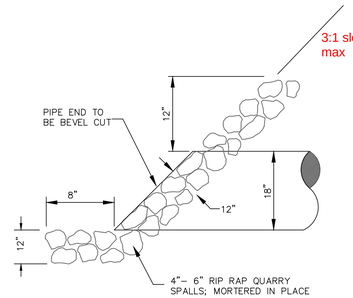
DRAWN: KJS
DATE: 07-05-2021
REVISED:
SCALE: NTS
SHEET: 1 OF 1

ADS STD-1462A

## DURASLOT HEAVY TRAFFIC DETAIL

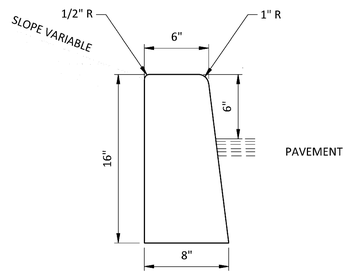
NO SCALE




## TYPICAL RIP-RAP HEADWALL

NO SCALE



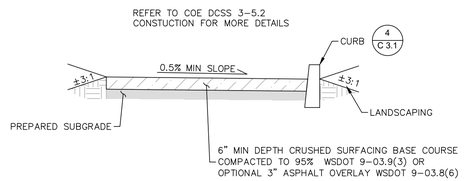

TYPE E-1 CURB

| CITY OF EVERETT PUBLIC WORKS DEPARTMENT | | | | |
|---|---|---|---|---|
| City Engineer: RYAN SASS | Section Manager: TOM HOOD | CAD Manager: PAUL WILHELM | Drawn By: WRB | Current Rev Date: 04/26/2017 |
| TITLE: TYPES E-1, E-2, E-3 & E-4 CEMENT CONCRETE CURB & GUTTER | | | | STANDARD DRAWING No.: 309 |

COE STANDARD 309

## TYPE E-1 CEMENT CONCRETE CURB & GUTTER

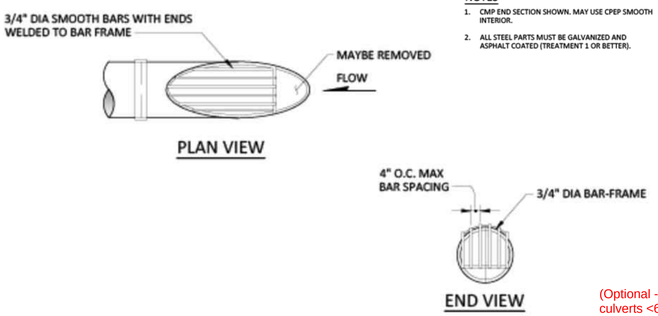
NO SCALE




COE STD DWG 340

## PARKING AREA DETAIL

NO SCALE




NOTES
1. CMP END SECTION SHOWN. MAY USE CPEP SMOOTH INTERIOR.
2. ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).

| EVERETT WASHINGTON PUBLIC WORKS DEPARTMENT | | | | |
|---|---|---|---|---|
| City Engineer: RYAN SASS | Section Manager: HEATHER GRIFFIN | CAD Manager: PAUL WILHELM | Drawn By: | Current Rev Date: 12/30/2016 |
| TITLE: PIPE END DEBRIS BARRIER | | | | STANDARD DRAWING No.: 435 |

COE STD DWG 435

## PIPE END DEBRIS BARRIER

NO SCALE

PERMIT # PW23120-015

| REVISIONS | DATE |
|---|---|
| | |

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

04-30-2025

# GRADING DETAILS
# EVERETT PARKING LOT
# ALEKSANDER VASILYEV
19717 144TH AVE NE
WOODINVILLE, WA 98072

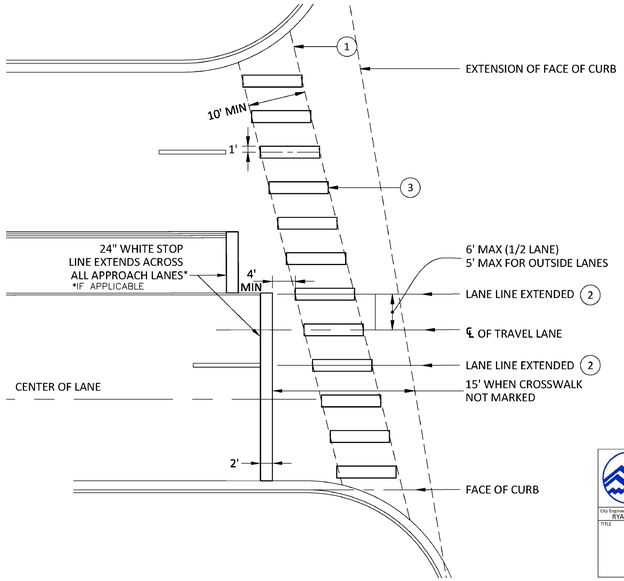
| | |
|---|---|
| DATE | 12-20-2024 |
| DESIGNED | NOAH CAFFREY, P.E. |
| DRAWN | CHUCK TEMLING |
| APPROVED | KIMBERLY BUSTEED, P.E. |
| | KIMBERLY BUSTEED, P.E. PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C3.31 | 9 |

PROJECT NUMBER
24261

LAST SAVED BY: KBYRON

\\CORE-FILE01\4C4D\2024\24261\ENGINEERING\FINAL\SHEETS\24261 GRADING & DRAINAGE.DWG (C3.31 GRADING DETAILS) 4/30/2025 12:01 PM




## NOTES

1. LEADING EDGE OF CROSSWALK BARS SHALL BE EVEN WITH A LINE BETWEEN THE MIDPOINTS OF ASSOCIATED CURB RETURNS, OR AS LOCATED BY FIELD ENGINEER. LOCATION MAY BE ADJUSTED TO ASSURE CURB RAMPS, IF PRESENT, ACCESS THE CROSSWALK.
2. FOR LANE WIDTHS OF 12' AND LESS CENTER LEADING EDGE OF BARS ON MIDPOINT OF LANE LINE EXTENDED.
3. FOR LANE WIDTHS GREATER THAN 12' SPACE BARS EVENLY BETWEEN LANE LINES WITH A MAXIMUM SPACE BETWEEN STRIPES OF 4'.
4. 2' WIDE X 10' LONG CROSSWALK BARS PARALLEL TO DIRECTION OF VEHICLE TRAVEL.
5. REFERENCES SEE STANDARD DRAWING 722.

**CITY OF EVERETT**
**PUBLIC WORKS DEPARTMENT**

| City Engineer | Division Manager | CAD Manager | Drawn By | Current Revised |
|---|---|---|---|---|
| RYAN SASS | COREY HERT | PAUL WILHELM | ESH | 03/30/2017 |

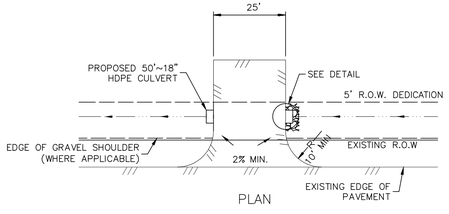
TITLE: TYPICAL STOP LINE AND CROSSWALK LAYOUT

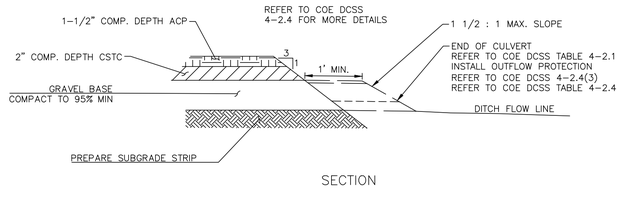
STANDARD DRAWING No. 721

COE STANDARD 721

## TYPICAL STOP LINE AND CROSSWALK LAYOUT

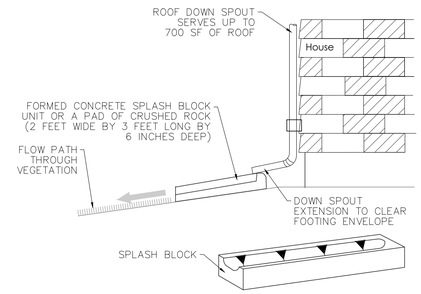
NO SCALE



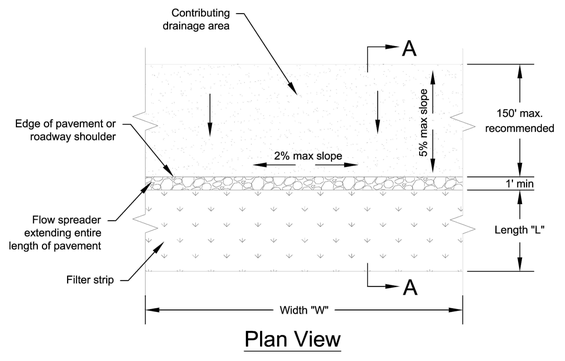

## RESIDENTIAL ASPHALT APRON APPROACH

NO SCALE




## DOWNSPOUT SPLASH BLOCK DISPERSION

NO SCALE




## VEGETATED FILTER STRIP

NO SCALE

PERMIT # PW23120-015

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

| NO | REVISIONS | DATE |
|---|---|---|
| | | |

04-30-2025

# GRADING DETAILS
# EVERETT PARKING LOT
# ALEKSANDER VASILYEV
1917 144TH AVE NE
WOODINVILLE, WA 98072

| | |
|---|---|
| DATE | 12-20-2024 |
| DESIGNED | NOAH CAFFREY, P.E. |
| DRAWN | CHUCK FEMLING |
| APPROVED | KIMBERLY BUSTEED, P.E. |
| | KIMBERLY BUSTEED, P.E. |
| | PROJECT MANAGER |

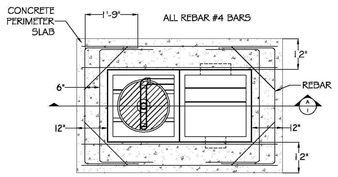
| SHEET | OF |
|---|---|
| C3.32 | 9 |

PROJECT NUMBER
24261

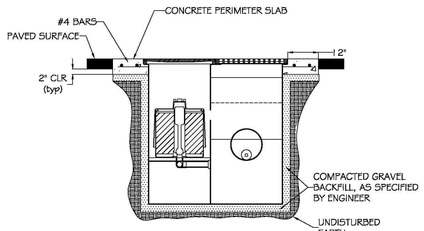
LAST SAVED BY: KBYRON

\\CORE-FILE01\ACAD\2024\24261\ENGINEERING\FINAL\SHEETS\24261 GRADING & DRAINAGE.DWG (C3.32 GRADING DETAILS) 4/30/2025 12:01 PM

# CATCHBASIN STORMFILTER H-20 LOADING COLLAR




SAMPLE CATCHBASIN – PLAN VIEW (1/1)
SCALE: N.T.S.

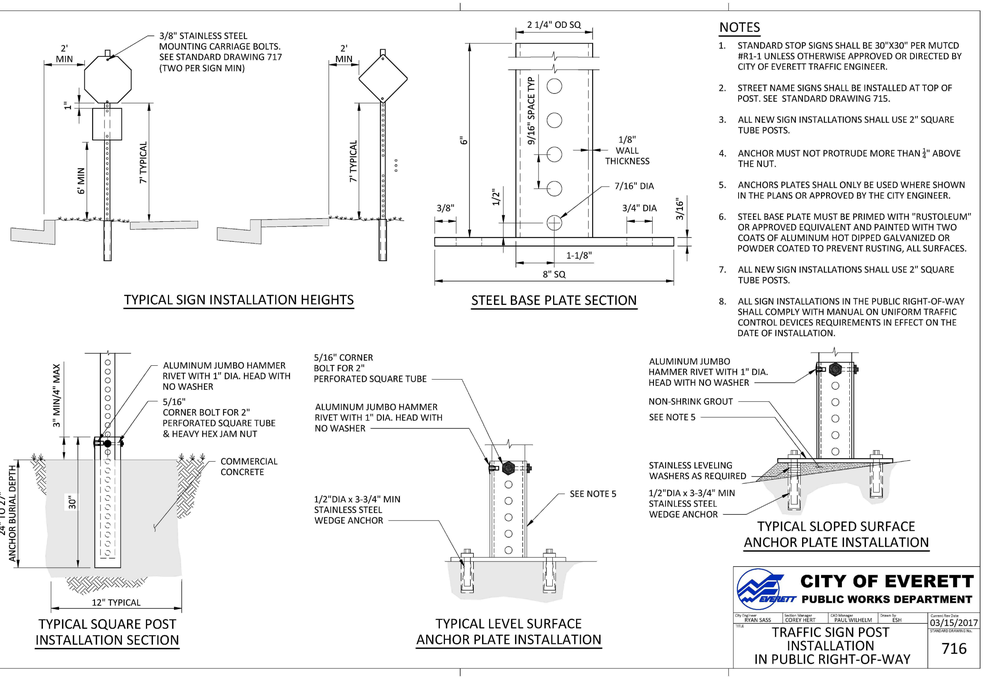



SAMPLE CATCHBASIN – SECTION VIEW (A–A/1)
SCALE: N.T.S.



CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

The Stormwater Management StormFilter®
U.S. PATENTS 5,322,629; 5,707,527; 5,769,994; 5,782,071; 5,814,220; 5,904,836; 6,027,639; 6,284,136; 6,649,048; 6,991,724; 7,186,333; 7,296,692; 7,297,266; 7,297,267; 7,470,366; 7,563,363; 7,744,760; 7,753,213; 7,857,966; 8,002,973; 8,075,781; 8,182,687; 8,268,174; 8,431,008; 8,506,806; 8,512,561; 8,673,153; 8,715,495; 8,741,151; 8,753,513; 8,790,515; 8,840,778; 8,840,779; 8,858,795; 8,945,394; 9,039,897; 9,199,184; 9,266,042; 9,352,260; 9,352,261; 9,352,262; 9,358,484; 9,358,485; 9,375,661; 9,375,662; 9,375,663; 9,375,664; 9,387,427; 9,387,428; 9,387,429; 9,393,506; 9,393,507; 9,393,508; 9,393,509; 9,393,510; 9,393,511; 9,393,512; 9,393,513; 9,393,514; 9,393,515; 9,393,516; 9,393,517; 9,393,518; 9,393,519; 9,393,520; 9,393,521; 9,393,522; 9,393,523; 9,393,524; 9,393,525; 9,393,526; 9,393,527; 9,393,528; 9,393,529; 9,393,530; 9,393,531; 9,393,532; 9,393,533; 9,393,534; 9,393,535; 9,393,536; 9,393,537; 9,393,538; 9,393,539; 9,393,540; 9,393,541; 9,393,542; 9,393,543; 9,393,544; 9,393,545;




TYPICAL SIGN INSTALLATION HEIGHTS

STEEL BASE PLATE SECTION

TYPICAL SQUARE POST
INSTALLATION SECTION

TYPICAL LEVEL SURFACE
ANCHOR PLATE INSTALLATION

TYPICAL SLOPED SURFACE
ANCHOR PLATE INSTALLATION

NOTES

1. STANDARD STOP SIGNS SHALL BE 30"X30" PER MUTCD #R1-1 UNLESS OTHERWISE APPROVED OR DIRECTED BY CITY OF EVERETT TRAFFIC ENGINEER.
2. STREET NAME SIGNS SHALL BE INSTALLED AT TOP OF POST. SEE STANDARD DRAWING 715.
3. ALL NEW SIGN INSTALLATIONS SHALL USE 2" SQUARE TUBE POSTS.
4. ANCHOR MUST NOT PROTRUDE MORE THAN $\frac{1}{4}$" ABOVE THE NUT.
5. ANCHORS PLATES SHALL ONLY BE USED WHERE SHOWN IN THE PLANS OR APPROVED BY THE CITY ENGINEER.
6. STEEL BASE PLATE MUST BE PRIMED WITH "RUSTOLEUM" OR APPROVED EQUIVALENT AND PAINTED WITH TWO COATS OF ALUMINUM HOT DIPPED GALVANIZED OR POWDER COATED TO PREVENT RUSTING, ALL SURFACES.
7. ALL NEW SIGN INSTALLATIONS SHALL USE 2" SQUARE TUBE POSTS.
8. ALL SIGN INSTALLATIONS IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES REQUIREMENTS IN EFFECT ON THE DATE OF INSTALLATION.

TRAFFIC SIGN POST INSTALLATION
IN PUBLIC RIGHT-OF-WAY

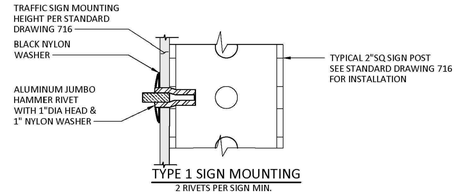
| City Engineer | Section Manager | City Attorney | Drawn By | Issued On |
|---|---|---|---|---|
| RYAN SASS | COREY HERT | PAUL WILHELM | ESH | 03/15/2017 |

Standard Drawing No. 716

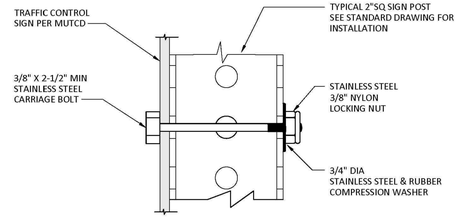
COE STANDARD DWG. 716

## TRAFFIC SIGN POST INSTALLATION DETAIL

NO SCALE




TYPE 1 SIGN MOUNTING
2 RIVETS PER SIGN MIN.




TYPE 2 SIGN MOUNTING
2 BOLTS PER SIGN MIN.

NOTES

1. SIGNS MOUNTED ON WOOD POSTS WILL USE A 3/8" STAINLESS STEEL CARRIAGE BOLT WITH 3/4" X 1/4" STAINLESS STEEL WASHER AND 3/8" STAINLESS STEEL NYLON LOCKING NUT.

TRAFFIC SIGN INSTALLATION IN
PUBLIC RIGHT-OF-WAY

| City Engineer | Section Manager | City Attorney | Drawn By | Issued On |
|---|---|---|---|---|
| RYAN SASS | COREY HERT | PAUL WILHELM | ESH | 04/26/2017 |

Standard Drawing No. 717

COE STANDARD DWG. 717

## TRAFFIC SIGN INSTALLATION DETAIL

NO SCALE

PERMIT # PW23120-015

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

REVISIONS

| NO. | DATE |
|---|---|

04-30-2025

# SIGNAGE DETAILS
# EVERETT PARKING LOT
## ALEKSANDER VASILYEV
19717 144TH AVE NE
WOODINVILLE, WA 98072

| | |
|---|---|
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| DRAWN | CHUCK FEMLING |
| APPROVED | KIMBERLY BUSTEED, P.E. |
| | KIMBERLY BUSTEED, P.E. |
| | PROJECT MANAGER |

| SHEET | OF |
|---|---|
| C7.31 | 9 |

PROJECT NUMBER
24261

**Project Information:**
Lot size: 35,719 sf. or .82 Ac
Parcel #: 29050500401100
Zoning: HI (Heavy Industrial)
Applicable Code: Everett Municipal Code, EMC 19.35

**Landscape Calculations:**
Proposed Perimeter Lot Line Landscaping: xx
Proposed Parking Lot Landscaping: xx
Proposed Street Frontage Landscaping: xx
Total Proposed Landscape Area: 10,320 Sf. or 29% of lot

EMC 19.35.050.C.2 Landscaping Types
5 Shrubs Per 100 Sf. Required Of Area Not Covered By Groundcover
5,160 Sf. / 100 = 51.6 x 5 = 258 Shrubs Required
Shrubs Per Landscape Area = 259 Shrubs Provided

EMC 19.35.060, Category C
Table 35-2 Perimeter Landscape Standards:
Street Frontage: Category C, Type III, 15' width or less
Interior Lot Lines: Category C, Type III, 5' min. width

EMC 19.35.080.B Off Street Parking Landscaping
40 Parking Spaces; 20 Sf. x 40 = 800 Sf. Provided
One Tree Per Every 8 Stalls = 5 Trees Required
Trees Per Parking Stalls = 6 Trees Provided

Calocedrus decurrens
Incense Cedar
Do not top

Cornus sericea
Red Twig Dogwood
No trimming needed

Pseudotsuga menziesii
Douglas Fir
Do not top

Mahonia aquifolium
Oregon Grape
No trimming needed

Vaccinium ovatum
Evergreen Huckleberry
No trimming needed

Symphoricarpos albus
Common Snowberry
No trimming needed

Proposed 6' height fence

5' min. width, (10' shown), Type III buffer plantings per EMC 19.35.060, Table 35-2, Category C

Frangula purshiana
Cascara
Do not top

Storage area, 5/8" minus crushed gravel

Provide edging for gravel beds, use Benda board or similar

120'-0"

10'-0"

25'

64'

Cornus kousa 'Satomi'
Pink Japanese Dogwood
Do not top

Ilex glabra 'Gem Box'
Gem Box Inkberry
No trimming needed

Cistus 'Grayswood Pink'
Grayswood Pink Rock Rose
No trimming needed

Parking lot landscaping per EMC 19.35.080.B.2 & C

Proposed carport

27'

Storage area, 5/8" crushed gravel

100'-0"

12'

Acer circinatum
Vine Maple
Do not top

(4), 2x2' accent rocks, set 1/3 of base evenly in ground, no sharp edges

Proposed 6' height, 700 lf. fence with entry gate

5/8" Crushed gravel strip

Detention pond plantings, see plant schedule

35th Ave NE

Streetscape plantings per EMC 19.35.060, Table 35-2, Category C, Type III, 15' width or less frontage

5/8" Crushed gravel strip

Helictotrichon sempervirens 'Saphirsprudel'
Blue Oat Grass
Trim only as needed

Cornus sericea 'Kelseyi'
Kelsey's Dwarf Red-Osier Dogwood
No trimming needed

Acer buergerianum
Trident Maple
Do not top

Detention pond plantings, see plant schedule

Client Logo:

# 35th Ave NE Everett Parking Lot

2800 35th Ave NE,
Everett, Wa.

# Landscape Plan

| Revisions | Date |
|---|---|
| Reduced plant quantities, added buffer lines | 05/10/22 |
| #2 - reduced parking lot landscape areas, added dimensions, updated plant schedule, adjusted irrigation | 03/08/23 |
| #3 - updated plan to match civil, updated fence, added correct wetland buffer, updated irrigation, updated plant schedule | 04/06/23 |
| #4 - updated plan per new civil base, added DCVA detail | 12/12/23 |
| #5 - updated plan per new ditch/pond layout, updated planting and irrigation layout | 03/28/25 |

Project #:
25112

Date:
03/31/25

Sheet Size / Scale:
34"x22" / 1" =10'

Stamp:
STATE OF WASHINGTON
AMY RUSHO WOLFE
21551
REGISTERED LANDSCAPE ARCHITECT
04/07/2024


Landscape Architect:
ARW Landscape Design
Amy R. Wolfe, PLA, ASLA
7530 23rd St W
University Place, Wa. 98466
t. 253.223.1162
e. amyw@arwlandscapedesign.com
www.arwlandscapedesign.com


0 1/2" 1" 2"
Scale: 1"=10'

N

L1.1 of 4

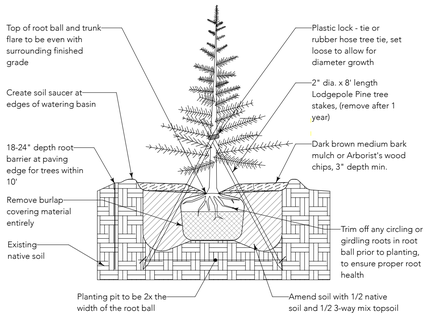
## Plant List*

*Any plant substitutions should be similar to the listed plant in size, foliage type, and growth habit. For example, a native species on the plant list should be substituted with a similar native

| | Qty | Latin Name | Common Name | Size | Spacing | Comments |
|---|---|---|---|---|---|---|
| **Trees** | | | | | | |
| | 3 | Acer buergerianum | Trident Maple | 2" cal. | 30'0" | B&B, nursery grown, deciduous, branched at 5' height, street tree quality |
| | 4 | Acer circinatum | Vine Maple | 2" cal. | 30'0" | B&B, nursery grown, deciduous, native, multi-trunk, do not top |
| | 5 | Calocedrus decurrens | Incense Cedar | 6-7' Ht. | 15'0" | B&B, nursery grown, evenly branched |
| | 4 | Cornus kousa 'Satomi' | Pink Japanese Dogwood | 2" cal. | 20'0" | B&B, nursery grown, deciduous, brached at 5' height, street tree quality, pink flowers |
| | 8 | Frangula purshiana | Cascara | 2" cal. | 30'0" | B&B, nursery grown, deciduous, native |
| | 2 | Pseudotsuga menziesii | Douglas Fir | 6-7' ht. | 30'0" | B&B, nursery grown, evergreen, native |
| **Shrubs** | | | | | | |
| | 25 | Cistus 'Grayswood Pink' | Grayswood Pink Rock Rose | 18" height, 2 gal. | 3'6" | Nursery grown, evergreen, pink flowers through summer |
| | 32 | Cornus sericea | Red Twig Dogwood | 18" height, 2 gal. | 5'0" | Nursery grown, deciduous, native, reddish branches, do not top |
| | 56 | Cornus sericea 'Kelseyi' | Kelsey's Dwarf Red-Osier Dogwood | 18" height, 2 gal. | 3'6" | Nursery grown, deciduous, trim only as needed |
| | 31 | Ilex glabra 'Gem Box' | Gem Box Inkberry | 2 gal. | 2'6" | Nursery grown, evergreen, narrow leaves, trim into a hedge or allow to grow into it's natural ball shape |
| | 34 | Mahonia aquifolium | Oregon Grape | 18" height, 2 gal. | 4'6" | Nursery grown, evergreen, native, yellow flowers in spring, do not top |
| | 38 | Symphoricarpos albus | Common Snowberry | 18" height, 2 gal. | 4'0" | Nursery grown, deciduous, native, pink flowers in spring, white berries in fall, do not trim |
| | 43 | Vaccinium ovatum | Evergreen Huckleberry | 18" height, 2 gal. | 4'0" | Nursery grown, evergreen, native, blue-black berries are edible |
| **Perennials & Grasses** | | | | | | |
| | 21 | Helictotrichon sempervirens 'Saphirsprudel' | Blue Oat Grass | 1 gal. | 2'6" | Nursery grown, bluish foliage year round |
| **Groundcover** | | | | | | |
| | 83 | Arctostaphylos uva-ursi | Kinnikinick | 1 gal. | 3'6" | Nursery grown, evergreen, native, small flowers in spring |
| | 49 | Carex morrowii 'Ice Dance' | Ice Dance Sedge | 1 gal. | 3'0" | Nursery grown, evergreen, trim back only as needed |
| | 204 | Carex testacea | Orange New Zealand Sedge | 1 gal. | 3'6" | Nursery grown, evergreen, bronze tinged foliage year round |
| **Total Number of Plants** | **642** | | | | | |
| **Total Number of Native Plants or 39%** | **249** | | | | | |

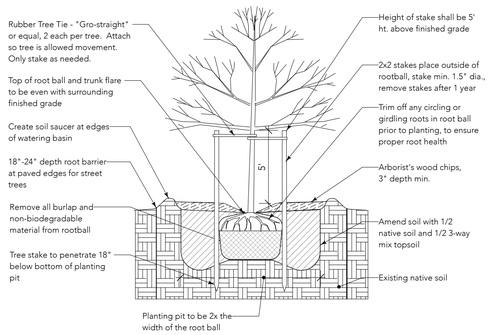
## Materials Schedule:

| Item | Qty. | Comments |
|---|---|---|
| 3-Way Mix Topsoil for Planting Beds | 123 Cy. | Mix a 4" layer of topsoil into native soil to a depth of 6" |
| Dark Brown Medium Bark Mulch or Arborist's Wood Chips | 78 Cy. | Spread a 3" layer of mulch evenly around plants |
| Pond Seed Mix: PT 870 Clean Water Services Low Grow Swale & Erosion Control Mix By PT Lawn Seed, www.ptlawnseed.com | 1500 Sf. | Install Per Manufacturer's Specifications in the bottom of the ditch and ponds |

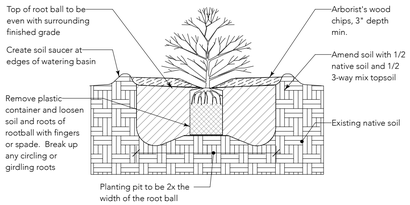



Notes:
1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.

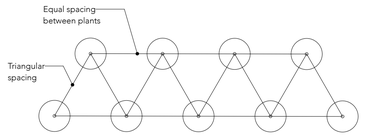
**Coniferous Tree Planting Detail**
NTS




**Tree Planting Detail**
NTS




Shrub/Ground Cover Planting Detail
NTS




**Ground Cover Triangular Spacing Detail**
NTS

## Landscape Notes:

1. The landscape bed shall be free of weeds, rocks > 2"Ø, tree stumps and limbs, construction debris, slurry, and other construction material prior to soil preparation of planting beds.
2. The new planting bed shall be de-compacted by roto-tilling, disking or ripping to a depth of at least 8", to thoroughly loosen soil before adding compost to the beds.
3. Contractor to verify proposed tree locations in field and avoid underground and overhead utilities, and adjust tree locations as needed prior to digging.
4. Landscape Architect to be notified of any discrepancies between the planting plan and on site locations of buildings, paving, and utilities that may interfere with the proposed plant layout.
5. Contractor to evaluate soil conditions (pH level, nutrient content, etc..) and correct with proper soil amendment as needed.
6. Landscape Architect to be notified and approve of any plant substitutions prior to delivery. Plant material shall be delivered to the site free of diseases, pests, and damaged or broken branches, trunks or limbs.
7. All plants shall conform to the Z60.1 "American Standard for Nursery Stock" manual as published by the American Association of Nurseryman (AAN).
8. Contractor to guarantee all plants for 1 year and replace any dead or dying plants as notified by the owner.
9. Any damaged plant material delivered on site shall be returned and replaced by the grower or contractor.
10. Landscape Architect to review plant layout locations via photos or on site.
11. All deciduous and coniferous trees shall be placed and installed first, followed by all shrubs, and groundcover.
12. Fertilizer, herbicides, and pesticides are not required or needed for the survival of the newly installed plants.
13. All proposed plants should be allowed to grow naturally. Trimming is not needed, except for the occasional removal of broken, dead, damaged branches.
14. New plants shall be watered weekly in the first growing season or as needed, bi-weekly in the second growing season or as needed, and monthly in the third growing season or as needed, in the spring, summer, and fall months.
15. Check plants for burned or brown leaves, wilting branches or leaves, and dry soil during the summer months and apply irrigation as needed.

Client Logo:

# 35th Ave NE Everett Parking Lot

2800 35th Ave NE, Everett, Wa.

# Landscape Schedule, Notes & Details

| Revisions | Date |
|---|---|
| Reduced plant quantities, added buffer lines | 05/10/22 |
| #2 - reduced parking lot landscape areas, added dimensions, updated plant schedule, adjusted irrigation | 03/08/23 |
| #3 - updated plan to match civil, updated fence, added correct wetland buffer, updated irrigation, updated plant schedule | 04/06/23 |
| #4 - updated plan per new civil base, added DCVA detail | 12/12/23 |
| #5 - updated plan per new ditch/pond layout, updated planting and irrigation layout | 03/28/25 |

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25112

Date:
03/31/25

Sheet Size / Scale:
34"x22" / NTS

Stamp:
STATE OF WASHINGTON · AMY RUSHO WOLFE · 1551 · EXP. 04/01/2026 · LICENSED LANDSCAPE ARCHITECT


Landscape Architect:
ARW Landscape Design
Amy R. Wolfe, PLA, ASLA
7530 23rd St W
University Place, Wa. 98466
t. 253.223.1162
e. amyw@arwlandscapedesign.com
www.arwlandscapedesign.com

Z1
1.00 in

Z2
1.00 in

Z6
1.00 in

Z7
1.00 in

35th Ave NE

1" Mainline, typ.

Provide sleeving two times the pipe diameter, typ.

1" Flow Sensor

Isolation Valve

1" Backflow Prevention Device, Install City Approved BFPV

3/4" Irrigation Meter

COE Std Dwg 520

Connect to City mainline

Rain Sensor, pole mount or attach to Controller metal cabinet

Controller, pedestal mount in plastic cabinet

Lateral line, typ.

Dripline, typ.

Z3
1.00 in

Z4
1.00 in

Z5
1.00 in

Client Logo:

# 35th Ave NE Everett Parking Lot

2800 35th Ave NE, Everett, Wa.

## Irrigation Plan

| Revisions | Date |
|---|---|
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AMY RUSHO WOLFE
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0 1/2" 1" 2"
Scale: 1"=10'

N

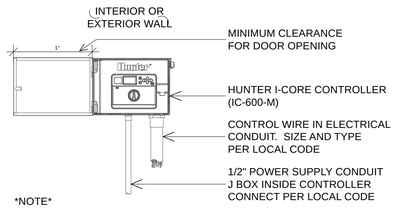
IR1.1 of 4

| IRRIGATION LEGEND | | | |
|---|---|---|---|
| SYMBOL | MANUFACTURER/ DESCRIPTION | MODEL | COMMENTS |
| M | 3/4" IRRIGATION METER (BY OTHERS COORDINATE P.O.C. WITH CONSTRUCTION MANAGER) | | 50 PSI MIN. STATIC PRESSURE |
| B | BRASS GATE VALVE | RUB BALL VALVE, S95F43 (ROUND HANDLE) | SIZE TO FIT MAINLINE |
| DCVA | 1" DOUBLE CHECK VALVE ASSEMBLY | FEBCO 850 OR SIMILAR | SIZE TO MATCH METER, SEE CITY OF EVERETT DETAIL THIS SHEET |
| R | HUNTER RAIN SENSOR | RAIN-CLIK-SGM | WIRELESS RAIN SENSOR, MOUNT TO POST ABOVE 6' HEIGHT |
| FS1 | HUNTER 1" FLOW SENSOR | HFS W/ FCT-150 | WIRE DIRECTLY TO CONTROLLER |
| A | HUNTER CONTROLLER | 12CF-800-PP | PEDESTAL MOUNTED PLASTIC CABINET |
| | 1" CONTROL VALVE | HUNTER ICZ-101-25 | |

| PIPING | | | |
|---|---|---|---|
| | | | |
| ———— | 1" IRRIGATION MAIN LINE | | |
| - - - - - - - - - - - - - - - - - - - - - - - - | PIPE AND WIRE SLEEVING | SCH 40 PVC | DIAMETER TO BE TWICE THE SIZE OF THE PIPE BEING SLEEVED |

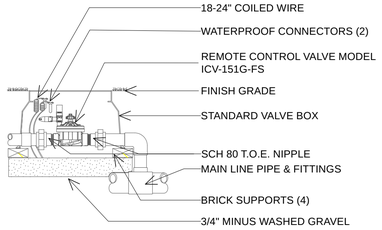
| DRIP LINES | | | | |
|---|---|---|---|---|
| | | | GPM | PSI |
| | HUNTER MICRO IRRIGATION DRIPLINE SYSTEM | HDL-09-24-250-CV 24" SPACING | .90 GPH | 25 |
| ———— | DISTRIBUTION LINE | HDL-BLNK-250 | | |
| | HUNTER DRIP CONTROL ZONE KIT | ICZ 1" | | |
| V | HUNTER AIR RELIEF VALVE INSTALL ONE IN EACH ZONE | PLD-ARV | | |
| F | HUNTER AUTOMATIC FLUSH VALVE, INSTALL ONE IN EACH ZONE | | | |

| CONTROLLER A VALVE KEY | | | |
|---|---|---|---|
| VALVE | SIZE | | TYPE |
| Z1 | 1" | 7.9 | Drip / Bed |
| Z2 | 1" | 7.0 | Drip / Bed |
| Z3 | 1" | 9.5 | Drip / Bed |
| Z4 | 1" | 7.4 | Drip / Bed |
| Z5 | 1" | 8.2 | Spray / Bed |
| Z6 | 1" | 7.1 | Drip / Bed |
| Z7 | 1" | 3.9 | Spray / Bed |

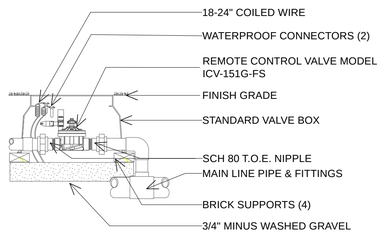



*NOTE*
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER.
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

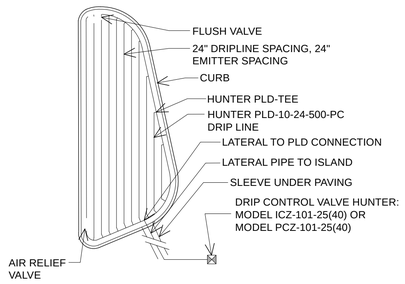
METAL CONTROLLER DETAIL
NTS




ICZ DRIP CONTROL ZONE KIT
NTS



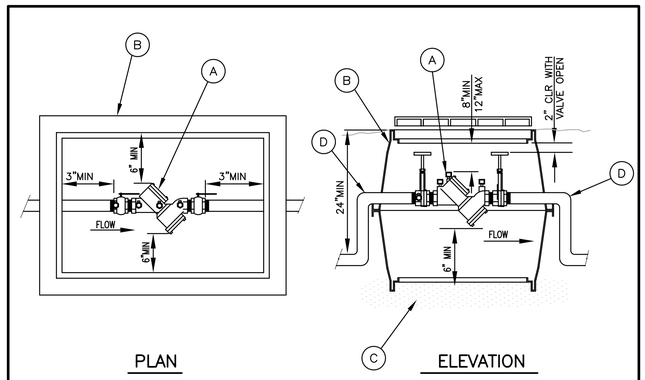

ICV GLOBE VALVE
NTS




DRIPLINE LAYOUT DETAIL
NTS

## Irrigation Notes:

1. Design assumes static water pressure at the source to be 50 PSI. Notify designer if PSI is below 50 PSI.
2. All irrigation laterals, driplines, valves, controllers, and mainlines are shown diagrammatically, align in planting beds next to paved areas.
3. Landscape architect is not responsible for correcting any irrigation connections, inconsistencies, or piping layout. Contractor is responsible for verifying all irrigation component locations and layout prior to construction.
4. Contractor to provide sleeving under all paved areas for irrigation piping.
5. Contractor to verify irrigation sleeve locations under all paving as needed to avoid underground utilities.
6. Group at least two control valves in valve boxes, locations shown on the plan are diagrammatic.
7. Rain sensor to be mounted on a west or south facing wall, metal cabinet, pole, or gutter.
8. Contractor to verify irrigation P.O.C, and at least 50 PSI at the source, and install approved backflow prevention device.
9. Contractor to verify irrigation system is functioning properly and will provide full coverage for all planting areas.
10. Water new plants immediately after installation, and every other day during the spring and summer months, and as needed in the fall.
11. All plants and lawn areas shall be watered for the first three seasons to help plant roots get established. After three seasons, reduce the amount of irrigation applied. Only run irrigation during drought and/or hot summer days.




## PARTS:

A. WA STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY.

B. IN NON-TRAFFIC AREAS USE:
PRECAST CONCRETE VAULT (UTILITY VAULT CO 233-LA, OR APPROVED EQUAL) OR PLASTIC VALVE BOX (UTILITY VAULT CO 1324-12L OR APPROVED EQUAL)
IN TRAFFIC AREAS:
A TRAFFIC LOADED BOX MUST BE USED AND LOCATION APPROVED BY THE THE CITY OF EVERETT PRIOR TO INSTALLATION.

C. IF A DAYLIGHT DRAIN CANNOT BE PROVIDED THERE MUST BE A 4" MIN LAYER OF FREE DRAINING GRAVEL AT THE BOTTOM OF BOX.

D. ANGLES MAY BE IN OR OUT OF BOX SO LONG AS SUFFICIENT ROOM IS ALLOWED AT EACH END FOR VALVE OPERATOR AND DCVA REPAIR OR MAINTENANCE.

## NOTES

1. ALL TEST COCKS MUST HAVE BRASS PLUGS.
2. TEST COCKS MUST FACE UP OR SIDEWAYS WHICH EVER IS MORE ACCESSIBLE.
3. PROVIDE NON-SLIP SURFACE ON ACCESS HATCH IF VAULT IS LOCATED IN PEDESTRIAN WALKWAY.

| CITY OF EVERETT PUBLIC WORKS DEPARTMENT | DOUBLE CHECK VALVE ASSEMBLY (DCVA) FOR 2 1/2" AND SMALLER SERVICE | Date: 7-28-2014 |
|---|---|---|
| | | COE Std. Dwg. 520 |

Client Logo:

# 35th Ave NE Everett Parking Lot

2800 35th Ave NE, Everett, Wa.

# Irrigation Schedule, Notes & Details

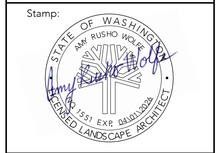
| Revisions | Date |
|---|---|
| Reduced plant quantities, added buffer lines | 05/10/22 |
| #2 - reduced parking lot landscape areas, added dimensions, updated plant schedule, adjusted irrigation | 03/08/23 |
| #3 - updated plan to match civil, updated fence, added correct wetland buffer, updated irrigation, updated plant schedule | 04/06/23 |
| #4 - updated plan per new civil base, added DCVA detail | 12/12/23 |
| #5 - updated plan per new ditch/pond layout, updated planting and irrigation layout | 03/28/25 |

Project #: 25112

Date: 03/31/25

Sheet Size / Scale: 34"x22" / NTS

Stamp:

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