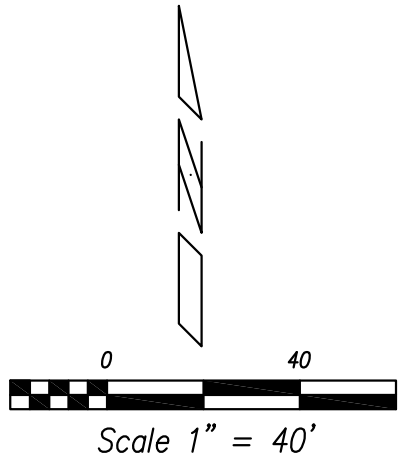
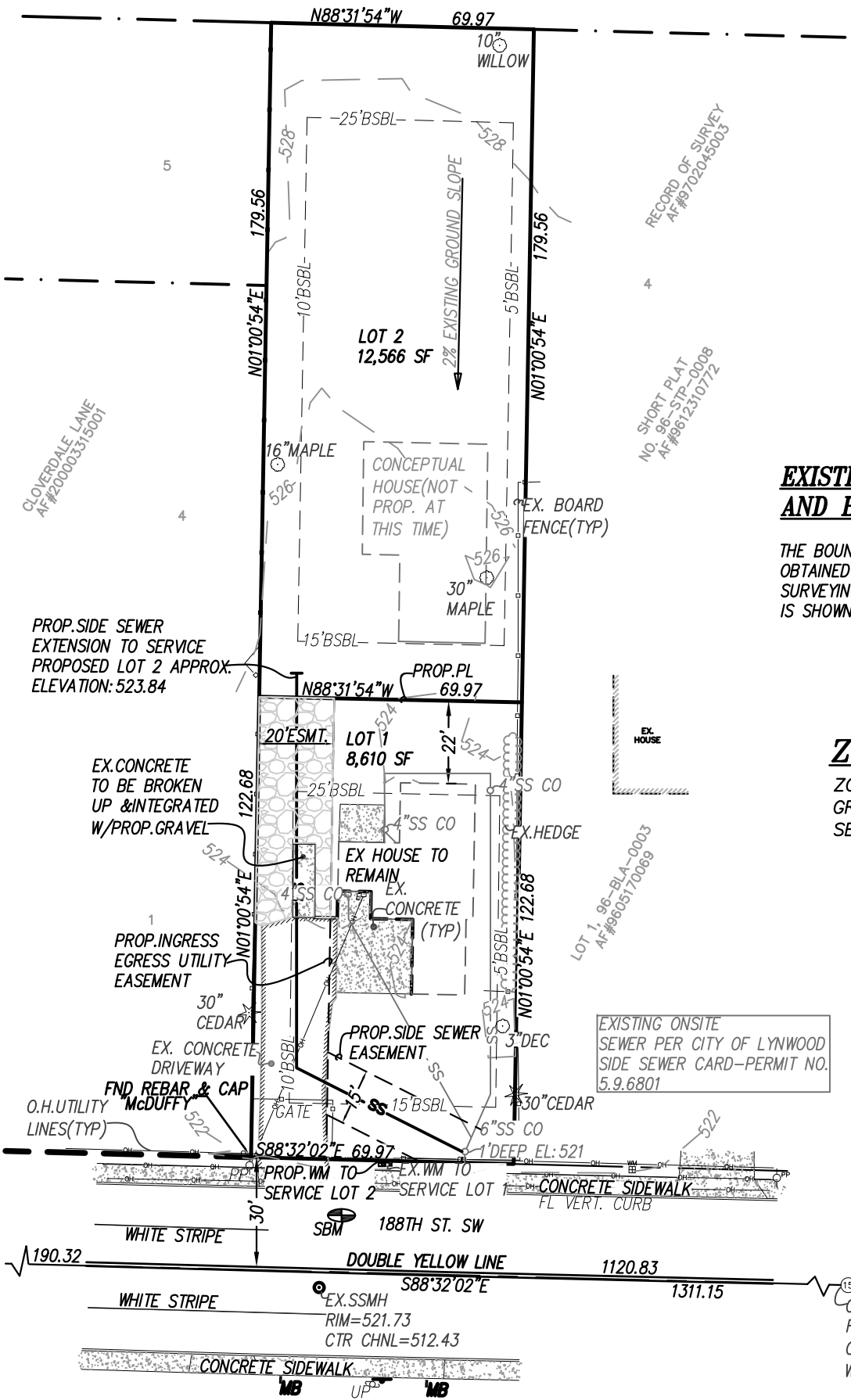


SEC. 15, TWN. 27N, RNG. 04E, 1/4 SE



**EXISTING SITE FEATURES, TOPOGRAPHY, AND BOUNDARY NOTE:**

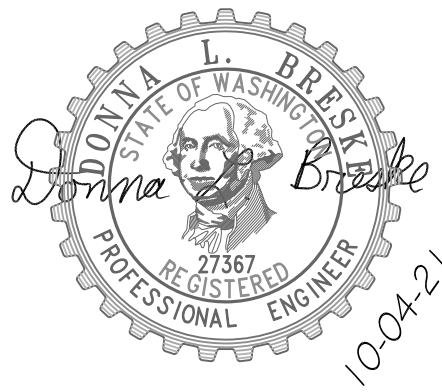
THE BOUNDARY, TOPOGRAPHY AND EXISTING IMPERVIOUS AREA WAS OBTAINED FROM A SURVEY PROVIDED BY ACREAGE LAND SURVEYING. THE EXISTING SIDE SEWER EXTENDING ONTO THE SITE IS SHOWN PER CITY OF LYNNWOOD SIDE SEWER CARD NO. 5.9.6801.

**ZONING & SETBACKS:**

ZONING: RS-8, 8,400 SF  
 GROSS SIZE: 21,176 SF (0.5 AC)  
 SETBACKS: FRONT: 15'  
 SIDE: 15' TOTAL WITH 5' MIN.  
 REAR: 25'

**LEGAL DESCRIPTION:**

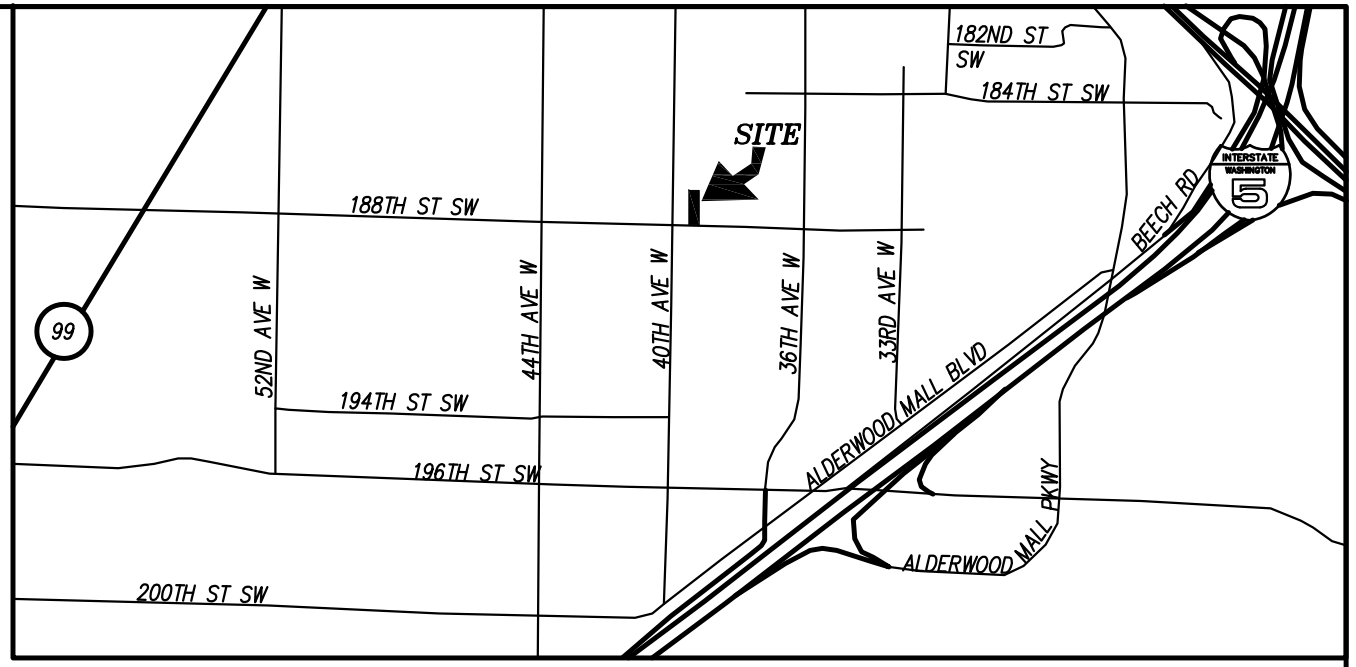
SEC 15 TWP 27 RGE 04RT-10B-1) W  
 70 FT OF E 137.5 FT OF SW1/4SW1/4  
 SE1/4 NW1/4 LESS RD LESS S 20FT TO  
 CITY OF LYNN AUD FILE NO  
 7902020167 SWD VOL 1459 PG 718



PREPARED BY:  
 DONNA BRESKE & ASSOCIATES  
 PHONE: 206-715-9582  
 EMAIL: donnab@donnabreske.com

**PRELIMINARY 2-LOT SHORT PLAT SITE PLAN FOR BRANDON ROLEN**

ISSUE DATE: 10-04-2021      SCALED: 1" = 40'      PG. 1 OF 3



VICINITY MAP  
 N.T.S.

**PROJECT CONTACTS:**

**OWNER:**  
 BRANDON ROLEN  
 PHONE: 425-213-9845  
 EMAIL: rolenbrandon@gmail.com

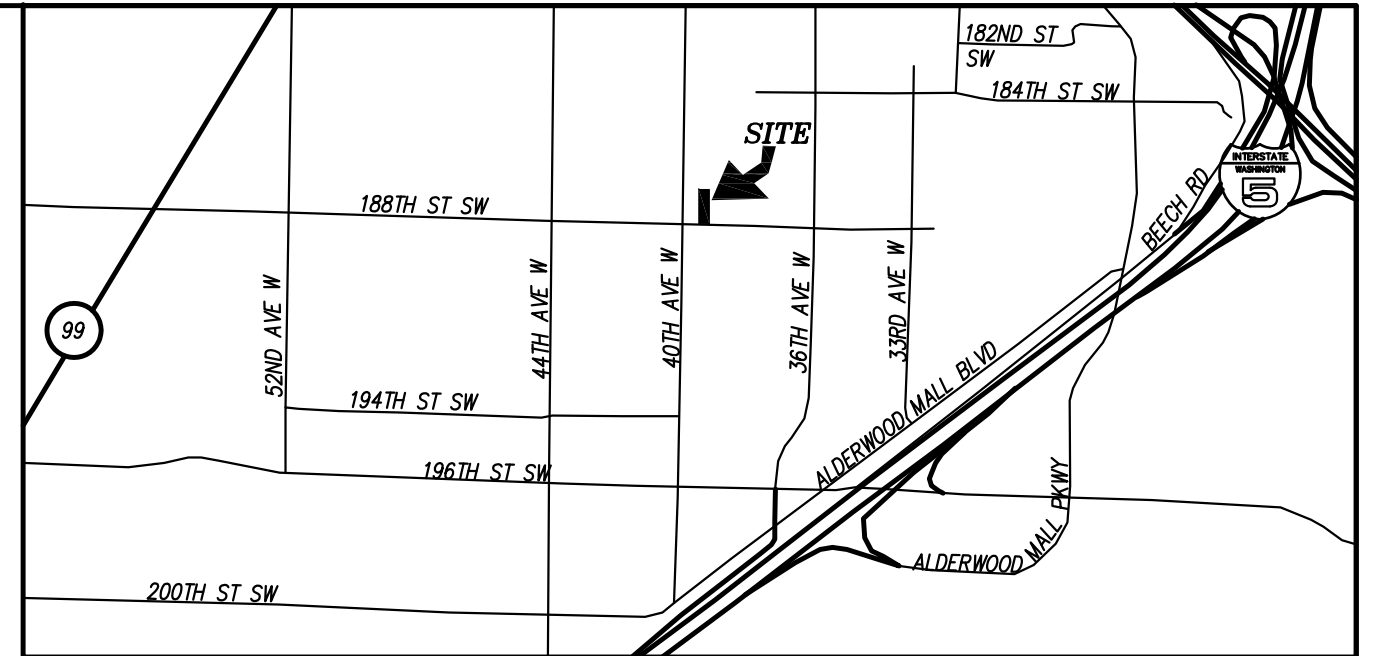
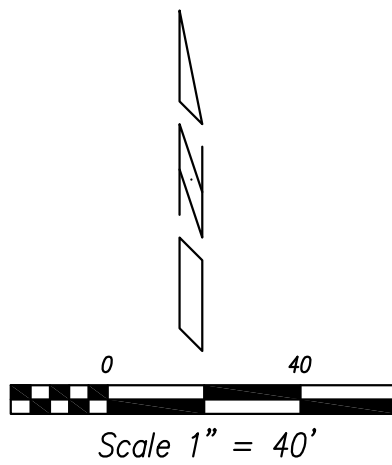
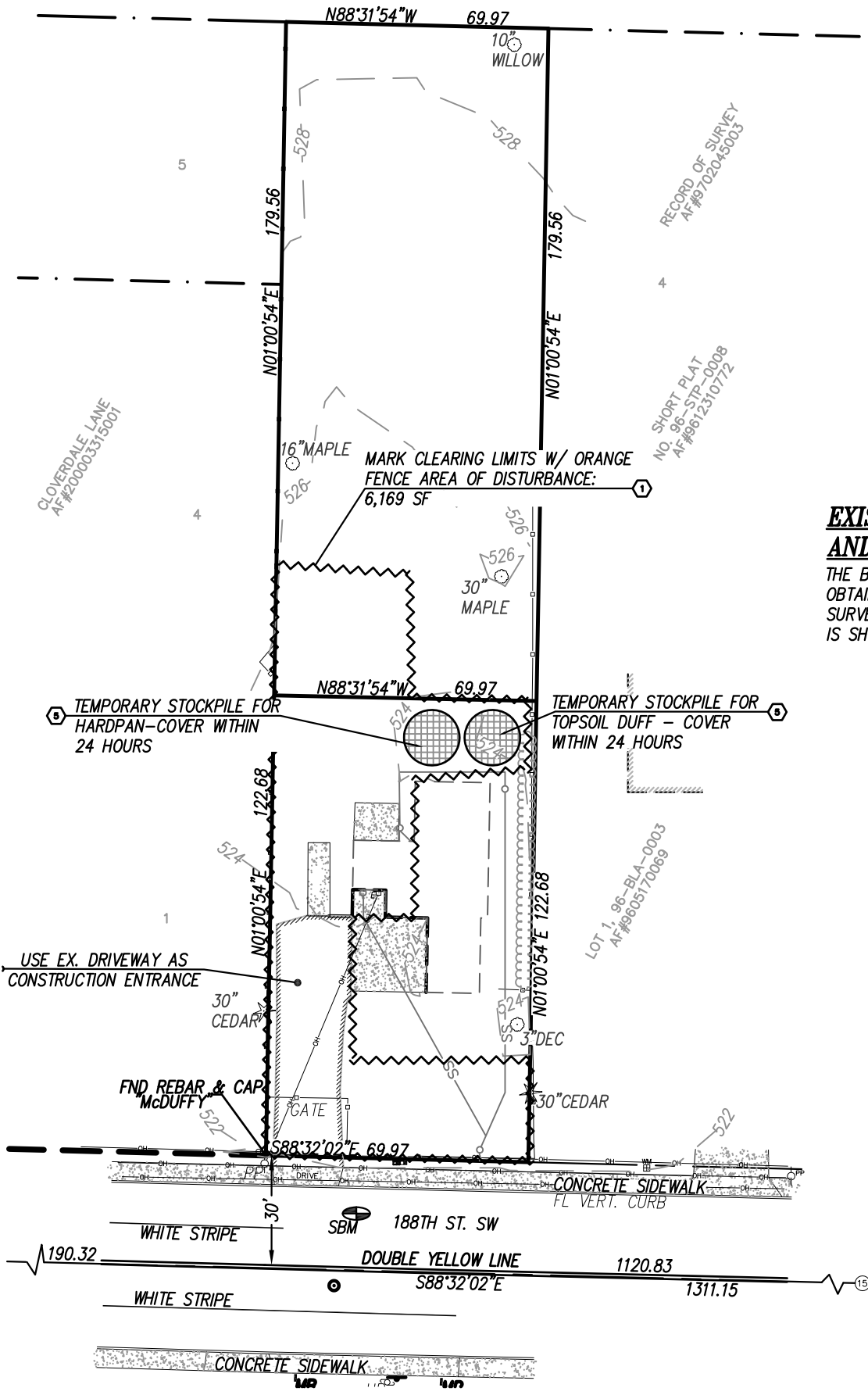
**SURVEYOR:**  
 ACREAGE LAND SURVEYING  
 PHONE: 206-326-9912  
 EMAIL: acreagelandsurveying@gmail.com

**PROJECT INFORMATION:**

SITE ADDRESS: 3909 188TH ST SW  
 LYNNWOOD, WA 98037-7633  
 TAX PARCEL: 27041500201700

CTR SEC. 15-27-4  
 FIND CONC. MON IN  
 CASE W/BRASS DISK  
 W/"X" DWN 0.70'

SEC. 15, TWN. 27N, RNG. 04E, 1/4 SE



VICINITY MAP  
N.T.S.

**EXISTING SITE FEATURES, TOPOGRAPHY, AND BOUNDARY NOTE:**

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**ZONING & SETBACKS:**

ZONING: RS-8, 8,400 SF  
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 SETBACKS: FRONT: 15'  
 SIDE: 15' TOTAL WITH 5' MIN.  
 REAR: 25'

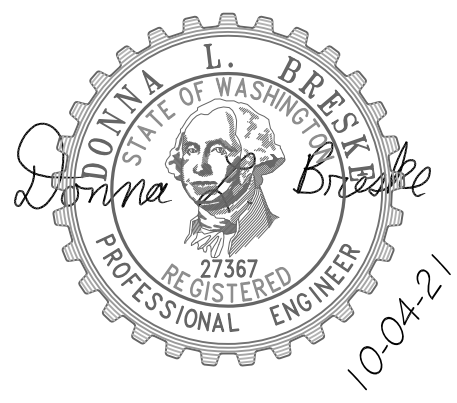
**PROJECT CONTACTS:**

**OWNER:**  
 BRANDON ROLEN  
 PHONE: 425-213-9845  
 EMAIL: rolenbrandon@gmail.com

**SURVEYOR:**  
 ACREAGE LAND SURVEYING  
 PHONE: 206-326-9912  
 EMAIL: acreagelandsurveying@gmail.com

**LEGAL DESCRIPTION:**

SEC 15 TWP 27 RGE 04RT-10B-1) W  
 70 FT OF E 137.5 FT OF SW1/4SW1/4  
 SE1/4 NW1/4 LESS RD LESS S 20FT TO  
 CITY OF LYNN AUD FILE NO  
 7902020167 SWD VOL 1459 PG 718



**PROJECT INFORMATION:**

SITE ADDRESS: 3909 188TH ST SW  
 LYNNWOOD, WA 98037-7633  
 TAX PARCEL: 27041500201700

PREPARED BY:  
 DONNA BRESKE & ASSOCIATES  
 PHONE: 206-715-9582  
 EMAIL: donnab@donnabreske.com

**PRELIMINARY 2-LOT SHORT PLAT  
 TESC PLAN FOR  
 BRANDON ROLEN**

**CITY OF LYNWOOD TESC STANDARD NOTES:**

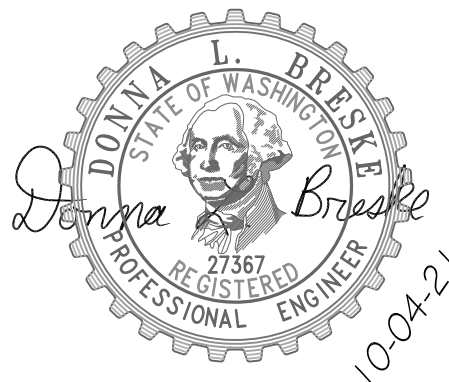
1. Refer to GENERAL PLAN NOTES for additional requirements.
2. Approval of this erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
3. The 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 approved, and the potential for on-site erosion has passed.
4. The boundaries of the clearing limits shown on this plan (including individual trees to be saved) 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.
5. The ESC facilities shown on this plan must be constructed as outlined on the typical construction sequence and in such a manner as to insure that sediment laden water does not enter the drainage system or violate applicable water standards.
6. 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 (e.g. additional sumps, relocation of ditches and silt fences, etc.) as needed for unexpected storm events.
7. Construction access to the site shall be only as shown on the approved plans. All vehicles leaving the site, onto public rights of way, shall be cleaned to prevent "tracking" of mud, dirt or other debris.
8. The Contractor shall clean access streets and right-of-way using only vacuum sweepers at least daily or more frequently as may be necessary and so directed by the City.
9. Clean or remove and replace inlet protection devices when sediment has filled one-third of the available storage. 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.
10. Stockpiles are to be located in safe areas and adequately protected by temporary secured plastic cover, seeding or mulching. Hydroseeding is preferred.
11. Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of two inches.
12. Any area stripped of vegetation, including roadway embankments, where no further work is anticipated for a period of 2 days during the wet season or 7 days during the dry, shall be immediately stabilized with the approved ESC methods (e.g. seeding, mulching, netting, erosion blankets, etc.).
13. vegetation shall be established on areas disturbed or on areas of construction as necessary to minimize erosion. Areas to be rough graded with finished grading to follow near project completion are to be seeded with annual, perennial or hybrid rye grass. This also includes perimeter dikes and the sediment basin embankment. Hydroseeding is preferred.
14. Immediately following finish grading, permanent vegetation will be applied as approved per the approved plans, current WSDOT standards and specifications and the City of Lynnwood requirements.
15. Additional BMPs may be required at any time during construction

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**LEGAL DESCRIPTION:**

SEC 15 TWP 27 RGE 04RT-10B-1) W 70 FT OF E 137.5 FT OF SW1/4SW1/4 SE1/4 NW1/4 LESS RD LESS S 20FT TO CITY OF LYNN AUD FILE NO 7902020167 SWD VOL 1459 PG 718



**CITY OF LYNWOOD WATER STANDARD NOTES:**

1. Refer to GENERAL PLAN NOTES for additional requirements.
2. All water mains shall be pressure tested and disinfected in accordance with the most current addition of the Washington State Standard Specifications for Road, Bridge and Municipal Construction, NFPA 24 and the City of Lynnwood requirements. All pressure testing shall be done in the presence of a representative of the City of Lynnwood. All mains shall be sterilized and flushed prior to placing lines into services. The main shall be inspected by the City of Lynnwood Public Works inspector prior to backfill. An as-built copy shall be provided to the City of Lynnwood prior to Public Works acceptance.
3. Ductile iron pipe shall be new, Class 52, cement-mortar lined, centrifugally cast pipe conforming to the requirements of AWWA C-151 and WSDOT standard spec. 9.30.1(1). Non restrained joints shall be rubber gasket, push on type, or mechanical type meeting the requirements of AWWA C111. Restrained joints shall be as specified in section 9-30.2(6) of Washington State Standard Specifications for Road, Bridge and Municipal Construction. All pipe shall be clearly marked with the manufacturer's name, type, class and thickness as applicable. All fittings shall be per WSDOT standard specification 9-30.2 and 9-30.2(1).
4. Concrete thrust blocking shall be placed at all bends, tees, dead ends, crosses and as designated by the Public Works Director. Blocking shall be class 3000 concrete mix or as approved, poured in place and cured against approved forms and native cut slopes. All blocking shall be inspected and approved prior to back fill.
5. Fire hydrants shall conform to 9-30.5 of the most current addition of Washington State Standard Specifications for Road, Bridge and Municipal Construction, AWWA C502, AWWA 110, AWWA C111, NFPA 24 and applicable City of Lynnwood specifications and standards.
6. Hydrant connection pipes shall be 6 inch inside diameter with 6 inch auxiliary gate valve. Barrels shall have a 7 inch minimum inside diameter. Valve openings shall be 5- 1/4 inch minimum diameter. Hydrants shall have two, 2- 1/2 inch hose ports and one National Standard Thread w/4 inch Storz adaptor and cap on the 4-1/2 inch port. Retainer glands to be Megalug or approved equivalent. 1/2 cubic yards of 3/4 inch to 1-1/2 inch drain rock required. Two coats of "Rust-Oleum" high gloss caterpillar yellow required or acceptable alternative.
7. All hydrants shall be Mueller Super Centurion 200 A 423; or M&H Valve Co., Style 929; or American Darling B62B per City of Lynnwood Std. 5-7.
8. 2 inch and smaller water service(s) within City of Lynnwood right of way and on private property shall be installed per WSDOT standard specification 9-30.6, the approved plans and City of Lynnwood standards 5-1 & 5-2. All services, unless specified, shall be installed by a City of Lynnwood approved contractor and at the developer's expense. All 3 inch and larger services are always installed by the developer at no expense to the City of Lynnwood. The 3 inch and larger services shall be installed per the approved plans, WSDOT specifications and City of Lynnwood Standard 5-3.
9. Valve boxes shall be installed on all buried valves. The box shall be of cast iron, two-piece slip type standard design with a base corresponding to the size of the valve. The box shall be coal-tar painted by the manufacturer using the standard. The cover shall have the word "WATER" cast in it. Valve boxes shall conform to WSDOT spec. 9-30.3(4) and Lynnwood Standard 5-4.
10. Bedding for pipe shall be per WSDOT Standard Plan No. B-11. Backfill shall be placed per section 7-10 of the Washington State Standard Specifications for Road, Bridge and Municipal Construction, approved plans and City of Lynnwood Specifications and standards.
11. All water mains to maintain a minimum cover of 36 inches below finish grade. 12 inches minimum separation is required between utilities crossing perpendicularly, (18 inches for sanitary sewer). At no point should these depths exceed 6 feet except when specifically approved on the plans or by the Public Works Inspector.
11. All pipe is to be laid at true line and grade unless otherwise approved by the City of Lynnwood.

At no time shall the maximum pipe deflection exceed the manufactures requirements. The maximum permissible deflection per stick is as follows:

Pipe Diameter	Max Deflection per 18 ft
4"	21"
6"	19"
8"	19"
10"	19"
12"	19"

**CITY OF LYNWOOD SEWER STANDARD NOTES:**

1. Refer to GENERAL PLAN NOTES for further requirements.
2. All sanitary sewer pipe, materials and manholes shall conform with current applicable APWA & WSDOT standards and specifications and as approved by the Director of Public Works.
3. Trench backfill of sanitary sewers shall be in accordance with WSDOT standard specification 7-08.3(3). Backfill material as specified by the approved plans, Engineer or City of Lynnwood Public Works Inspector.
4. All side sewers shall be installed by the requirements per section 7-18 of the most current edition of the WSDOT standard specification for Road, Bridge and Municipal construction.
5. All side sewers shall be installed as follows:
  - a) 2 percent minimum uniform grade.
  - b) Clean outs per section 7-19 of the WSDOT Standard Specifications. Clean outs shall be installed at every 90 degrees of total bends, every 100 feet or as approved by the Public Works Inspector. A clean out shall also be installed within 2 feet of the building or at an alternate location approved by the City.
  - c) A 6 inch clean out installed, "to grade" at the property line with a City of Lynnwood approved box/lid.
  - d) 2 feet between bends or as approved by the City of Lynnwood Inspector.
  - e) All field bends not to exceed 2 inches per foot deflection.
  - f) Cleaning and testing per section 7-17.3(2) of the WSDOT standard specifications.
  - g) All couplers, fittings, adapters and connections shall subject to the approval of the Public Works Inspector.
  - h) No pipe shall be backfilled until permitted, inspected and As-Built by a Public Works Inspector. 24 hour notice shall be provided for all inspections and shall be requested on the inspection request line at (425) 670-5201.
14. All vertical and horizontal control for construction staking shall be performed under the direction of a professional land surveyor or engineer. All construction staking shall be performed by a Licensed Professional Engineer, Professional Land Surveyor or competent individuals as approved by the City of Lynnwood. All construction staking shall be installed and verified for grade and alignment prior to the start of construction.
15. All connections to a new or existing sewer line shall be performed in a manner that will prevent any foreign materials from entering existing sewers.
16. A certified electronic video record of all newly constructed 8 inch and larger sewer mains shall be submitted to the City for approval. Acceptance of the sewer main video is subject to criteria established by the City of Lynnwood Director of Public Works.

**PROJECT CONTACTS:**

<b>OWNER:</b> BRANDON ROLEN PHONE: 425-213-9845 EMAIL: rolenbrandon@gmail.com	<b>SURVEYOR:</b> ACREAGE LAND SURVEYING PHONE: 206-326-9912 EMAIL: acreagelandsurveying@gmail.com
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**ZONING & SETBACKS:**

ZONING:	RS-8, 8,400 SF
GROSS SIZE:	21,176 SF (0.5 AC)
SETBACKS:	FRONT: 15' SIDE: 15' TOTAL WITH 5' MIN. REAR: 25'

**PROJECT INFORMATION:**

SITE ADDRESS:	3909 188TH ST SW LYNNWOOD, WA 98037-7633
TAX PARCEL:	27041500201700

**PREPARED BY:**  
DONNA BRESKE & ASSOCIATES  
PHONE: 206-715-9582  
EMAIL: donnab@donnabreske.com

**PRELIMINARY NOTES  
FOR  
BRANDON ROLEN**

ISSUE DATE: 10-04-2021 PG.3 OF 3