A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON

# HALATA PROPERTY

## PRELIMINARY PLANS

## LEGEND AND ABBREVIATIONS

### EXISTING SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | SECTION CORNER FOUND |
| | SECTION CORNER CALC'D |
| | SECTION QTR CORNER FOUND |
| | SECTION QTR CORNER CALC'D |
| | FOUND REBAR & CAP AS NOTED |
| | FOUND MONUMENT AS NOTED |
| | CATCH BASIN |
| SDMH | STORM MANHOLE |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| WM | WATER METER |
| | SANITARY SEWER MANHOLE |
| | SIGN POST |
| MB | MAILBOX |
| | GUY ANCHOR |
| GV | GAS VALVE |
| | TELEPHONE MANHOLE |
| PP | UTILITYPOWER POLE |
| —S— | SANITARY SEWER |
| —WPM— | WATER PAINT MARK |
| —SD— | STORM DRAIN |
| —GPM— | GAS PAINT MARK |
| —FPM— | FIBER PAINT MARK |
| —OH— | OVERHEAD POWER LINE |
| | WOOD FENCE |
| | CONIFEROUS TREE |
| | DECIDUOUS TREE |

### PROPOSED STORM SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | SD CAP |
| | TYPE 1 CATCH BASIN, GRATED LID |
| | TYPE 1 CATCH BASIN, SOLID LID |
| | TYPE 2 CATCH BASIN, GRATED LID |
| | TYPE 2 CATCH BASIN, SOLID LID |
| | BEEHIVE MANHOLE COVER |
| | SQUARE YARD DRAIN |
| | ROUND YARD DRAIN |
| | STORM CLEAN OUT |
| | STORM PIPE |

### PROPOSED SEWER SYMBOLS

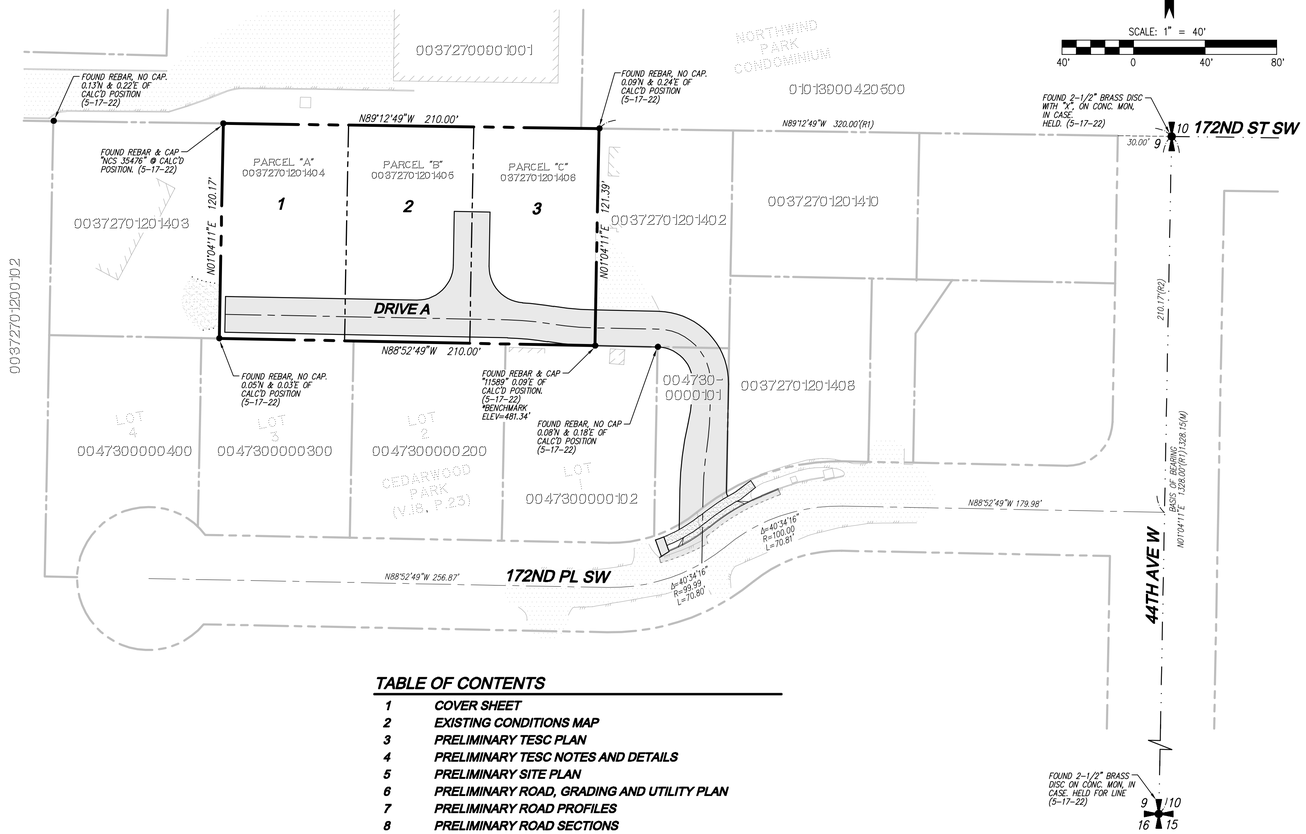
| SYMBOL | DESCRIPTION |
|---|---|
| | SEWER CAP |
| | SEWER CLEANOUT |
| | SEWER MANHOLE |
| | SEWER PIPE |

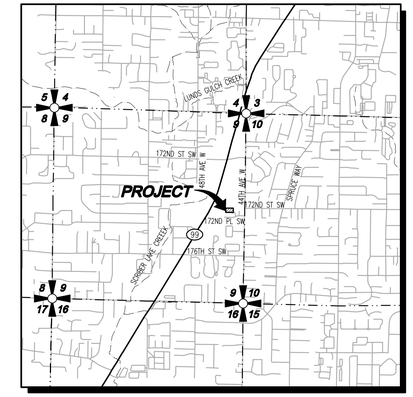
### ABBREVIATIONS

| | |
|---|---|
| CB | CATCH BASIN |
| ℄ | CENTERLINE |
| CPE | CHLORINATED POLYETHYLENE PIPE |
| CONC | CONCRETE PIPE |
| EL | ELEVATION |
| EXIST. | EXISTING |
| ℄ | FLOWLINE |
| IE | INVERT ELEVATION |
| ⅊ | PROPERTY LINE |
| PP | POWER POLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| R/W | RIGHT-OF-WAY |
| STA | STATION |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |
| TBR | TO BE REMOVED |

### PROPOSED WATER SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | WATER CAP |
| | CONCRETE BLOCKING |
| | BUTTERFLY VALVE |
| | 11' BEND |
| | 45' BEND |
| | 90' BEND |
| | 22' BEND |
| | VALVE |
| | HYDRANT ASSEMBLY |
| | BLOW-OFF VALVE |
| | REDUCER |
| | AIR-VAC ASSEMBLY |
| | WATER METER |
| | WATER PIPE |




## VICINITY MAP

SCALE: 1"=2000'

## PROJECT INFORMATION

| | |
|---|---|
| SITE ADDRESS: | LYNNWOOD, WA 98037 |
| TAX PARCELS: | 00372701201404, 00372701201405, 00372701201406 |
| SITE AREA: | 25,357 SF 0.57 AC |
| EXISTING USE: | VACANT |
| PROPOSED USE: | RESIDENTIAL |
| CURRENT ZONING: | RS-8 |
| PROPOSED ZONING: | RS-8 |
| WATER: | ALDERWOOD WATER AND WASTEWATER DISTRICT |
| SEWER: | ALDERWOOD WATER AND WASTEWATER DISTRICT |
| POWER: | SNOHOMISH COUNTY PUD |
| GAS: | PUGET SOUND ENERGY |
| TELEPHONE: | VERIZON |
| CABLE: | COMCAST |
| SCHOOL DISTRICT: | EDMONDS SCHOOL DISTRICT NO. 15 |
| FIRE DISTRICT: | SOUTH SNOHOMISH COUNTY FIRE & RESCUE |
| SETBACKS: | |
| FRONT: | 30' |
| REAR: | 25' |
| SIDE: | 5' |

## CONTACT LIST


**DEVELOPER/APPLICANT:**
JOHN AND STEFAN HALATA
STEFAN CELL PHONE: (206) 696-1600
JOHN CELL PHONE: (206-696-2598
EMAIL: johnhalata@mercedesbenzoflynnwood.com

**CIVIL ENGINEER:**
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: tabbott@ldccorp.com

**SURVEYOR:**
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: VINCE TOWNSEND, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vtownsend@ldccorp.com

**GEOTECH:**
EARTH SOLUTIONS NW, LLC
1805 136TH PL NE, #201
BELLEVUE, WA 98005
CONTACT: HENRY T. WRIGHT, PE
PHONE: (425) 449-4704
FAX: (425) 449-4711
EMAIL: www.earthworksolutionsnw.com


## TABLE OF CONTENTS


1 COVER SHEET
2 EXISTING CONDITIONS MAP
3 PRELIMINARY TESC PLAN
4 PRELIMINARY TESC NOTES AND DETAILS
5 PRELIMINARY SITE PLAN
6 PRELIMINARY ROAD, GRADING AND UTILITY PLAN
7 PRELIMINARY ROAD PROFILES
8 PRELIMINARY ROAD SECTIONS


## SURVEY INFORMATION

### LEGAL DESCRIPTION

**STEWART TITLE GUARANTY COMPANY (RAINIER TITLE)**
**FILE NO.: 72413ART**
**POLICY DATE: JULY 11, 2017 AT 5:00 P.M.**

**PARCEL A: 00372701201404**

ALL THAT PORTION OF LOT 14, BLOCK 12, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, TO THE NORTH LINE OF SAID LOT;
THENCE WEST ALONG SAID NORTH LINE TO A POINT 165 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT;
THENCE CONTINUING ALONG SAID NORTH LINE 70 FEET;
THENCE SOUTH PARALLEL TO THE WEST OF SAID LOT TO THE NORTH LINE OF LOT 3, CEDARWOOD PARK;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 70 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 14 A DISTANCE OF 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 75 FEET OF A TRACT OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET EAST AND 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 3, CEDARWOOD PARK FOR THE BEGINNING OF SAID LINE;
THENCE SOUTH 89°08' EAST 285 FEET TO A POINT 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF CEDARWOOD PARK FOR THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

**PARCEL B: 00372701201405**

ALL THAT PORTION OF LOT 14, BLOCK 12, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, TO THE NORTH LINE OF SAID LOT 14;
THENCE WEST ALONG SAID NORTH LINE 145 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE 70 FEET, MORE OR LESS, TO A POINT 165 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 14;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT A DISTANCE OF 119 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 3, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE EAST ALONG THE NORTH LINE OF LOTS 2 AND 3 OF SAID CEDARWOOD PARK, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT 145 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK;
THENCE NORTH AND PARALLEL TO THE WEST LINE OF LOT 14, A DISTANCE OF 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 75 FEET OF A TRACT OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 10 FEET EAST AND 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 3, CEDARWOOD PARK FOR THE BEGINNING OF SAID LINE;
THENCE SOUTH 89°08' EAST 285 FEET TO A POINT 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF CEDARWOOD PARK FOR THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT

**PARCEL C: 00372701201406**

ALL THAT PORTION OF LOT 14, BLOCK 12, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, TO THE NORTH LINE OF SAID LOT;
THENCE WEST ALONG SAID NORTH LINE, 75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WEST ALONG SAID NORTH LINE 70 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, A DISTANCE OF 119 FEET TO THE NORTH LINE OF LOT 2, CEDARWOOD PARK;
THENCE EAST ALONG THE NORTH LINE OF LOTS 1 AND 2, CEDARWOOD PARK, A DISTANCE OF 70 FEET;
THENCE NORTH 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 75 FEET OF A TRACT OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET EAST AND 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 3, CEDARWOOD PARK FOR THE BEGINNING OF SAID LINE;
THENCE SOUTH 89°08' EAST 285 FEET TO A POINT 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF CEDARWOOD PARK FOR THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

### VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

### BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED EAST LINE OF THE SE1/4 OF SEC. 9, T27N, R4E
(MEASURED BEARING = N 01°04'11" E)(R1 BEARING = N 01°04'27" E)

### SITE BENCHMARK

**PROJECT BENCHMARK: (NORTH AMERICAN VERTICAL DATUM-1988)**
FOUND REBAR & CAP AT SE CORNER OF SUBJECT PROPERTY PER WSRN GPS OBSEVATION
ELEVATION = 481.34 FEET

### REFERENCES

(R1) RECORD OF SURVEY AFN. 201801265001

(R2) PLAT OF CEDARWOOD PARK AFN. 1346642(V.18, P. 23)

(R3) SHORT SUBDIVISION AFN. 201304295002

### EQUIPMENT & PROCEDURES

**METHOD OF SURVEY:**
SURVEY PERFORMED BY FIELD TRAVERSE
**INSTRUMENTATION:**
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
**PRECISION:**
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

### SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITH THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS OR RESERVATIONS.

### EARTHWORK QUANTITIES

| | |
|---|---|
| CUT: | 1,500 CY |
| FILL: | 1,500 CY |
| STRIPPING/DEMO: | 600 CY |
| DISTURBED AREA: | 32,353 SF (0.74 AC) |

### DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|


LDC
Surveying Engineering Planning
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
Olympia
T 425.806.1869 www.LDCorp.com F 425.482.2893


JOHN AND STEFAN HALATA
HALATA PROPERTY
COVER SHEET

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
12-09-22

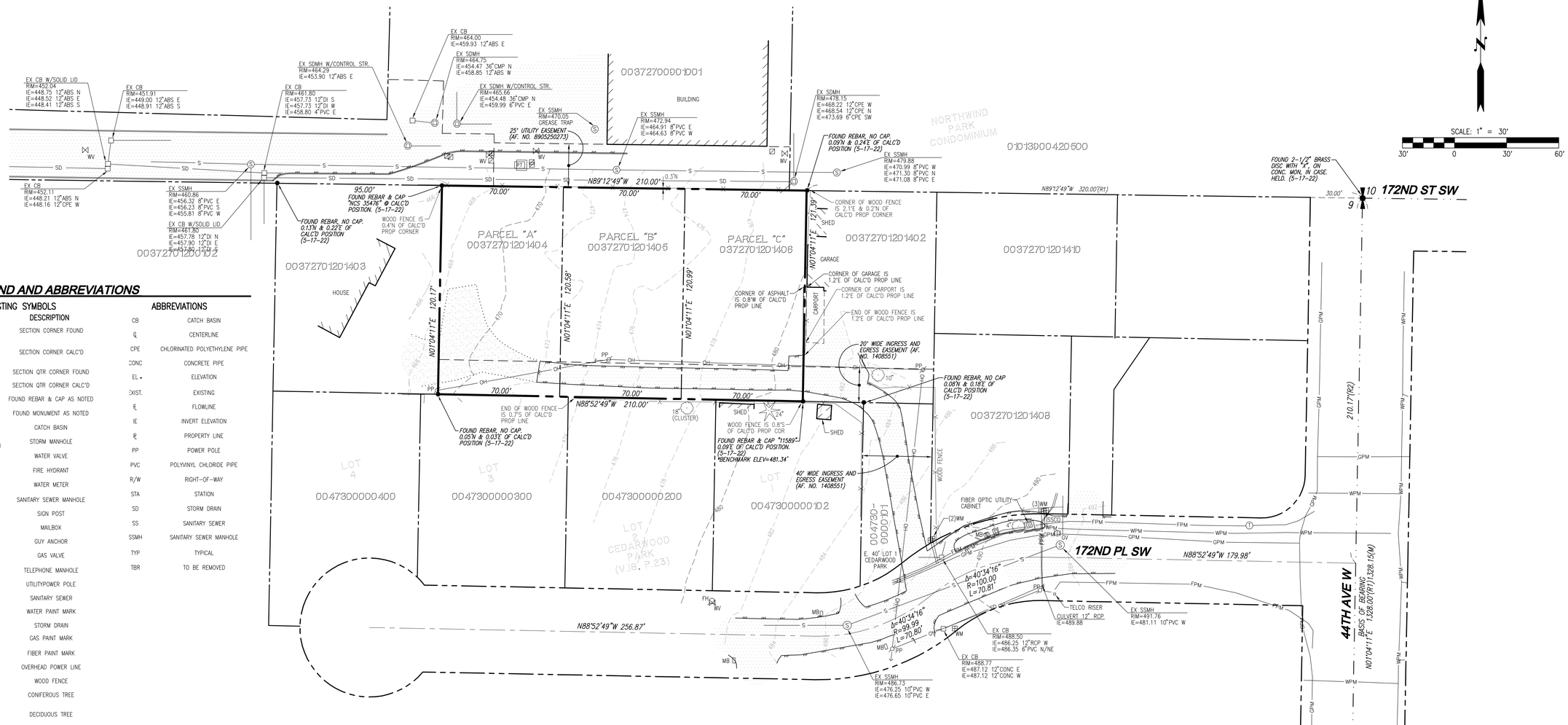
| | |
|---|---|
| JOB NUMBER: | C22183 |
| DRAWING NAME: | C22183P-CS-PI |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12-09-22 |
| SCALE: | 1"=40' |
| JURISDICTION: | LYNNWOOD |

CS-01

SHEET 1 OF 8


Drawing: \\ldc-local\docdata\PROJECTS\Civil\2022\C22-183 halata lynnwood\Drawings\preliminary\C22183P-CS-PI.dwg Plotted: Dec 09, 2022 - 10:04am

# A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON




## LEGEND AND ABBREVIATIONS

### EXISTING SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | SECTION CORNER FOUND |
| | SECTION CORNER CALC'D |
| | SECTION QTR CORNER FOUND |
| | SECTION QTR CORNER CALC'D |
| | FOUND REBAR & CAP AS NOTED |
| | FOUND MONUMENT AS NOTED |
| | CATCH BASIN |
| SDMH | STORM MANHOLE |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| WM | WATER METER |
| | SANITARY SEWER MANHOLE |
| | SIGN POST |
| MB | MAILBOX |
| | GUY ANCHOR |
| GV | GAS VALVE |
| | TELEPHONE MANHOLE |
| PP | UTILITYPOWER POLE |
| —S— | SANITARY SEWER |
| —WPM— | WATER PAINT MARK |
| —SD— | STORM DRAIN |
| —GPM— | GAS PAINT MARK |
| —FPM— | FIBER PAINT MARK |
| —OH— | OVERHEAD POWER LINE |
| —o—o— | WOOD FENCE |
| | CONIFEROUS TREE |
| | DECIDUOUS TREE |

### ABBREVIATIONS

| | |
|---|---|
| CB | CATCH BASIN |
| ℄ | CENTERLINE |
| CPE | CHLORINATED POLYETHYLENE PIPE |
| CONC | CONCRETE PIPE |
| EL | ELEVATION |
| EXIST. | EXISTING |
| FL | FLOWLINE |
| IE | INVERT ELEVATION |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PVC | POLYVINYL CHLORIDE PIPE |
| R/W | RIGHT-OF-WAY |
| STA | STATION |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |
| TBR | TO BE REMOVED |

## SURVEY INFORMATION

### LEGAL DESCRIPTION

**STEWART TITLE GUARANTY COMPANY (RAINIER TITLE)**
**FILE NO.: 72413467**
**POLICY DATE: JULY 11, 2017 AT 5:00 P.M.**

**PARCEL A: 00372701201404**

ALL THAT PORTION OF LOT 14, BLOCK 12, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, TO THE NORTH LINE OF SAID LOT;
THENCE WEST ALONG SAID NORTH LINE TO A POINT 165 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT;
THENCE CONTINUING ALONG SAID NORTH LINE 70 FEET;
THENCE SOUTH PARALLEL TO THE WEST OF SAID LOT TO THE NORTH LINE OF LOT 3, CEDARWOOD PARK;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 70 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 14 A DISTANCE OF 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY,
WASHINGTON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 75 FEET OF A TRACT OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET EAST AND 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 3, CEDARWOOD PARK FOR THE BEGINNING OF SAID LINE;
THENCE SOUTH 89°08' EAST 285 FEET TO A POINT 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF CEDARWOOD PARK FOR THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

**PARCEL B: 00372701201405**

ALL THAT PORTION OF LOT 14, BLOCK 12, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, TO THE NORTH LINE OF SAID LOT 14;
THENCE WEST ALONG SAID NORTH LINE 145 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE 70 FEET, MORE OR LESS, TO A POINT 165 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 14;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT A DISTANCE OF 119 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 3, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE EAST ALONG THE NORTH LINE OF LOTS 2 AND 3 OF SAID CEDARWOOD PARK, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT 145 FEET WEST OF THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK;
THENCE NORTH AND PARALLEL TO THE WEST LINE OF LOT 14, A DISTANCE OF 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 75 FEET OF A TRACT OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT 10 FEET EAST AND 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 3, CEDARWOOD PARK FOR THE BEGINNING OF SAID LINE;
THENCE SOUTH 89°08' EAST 285 FEET TO A POINT 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF CEDARWOOD PARK FOR THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT

**PARCEL C: 00372701201406**

ALL THAT PORTION OF LOT 14, BLOCK 12, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, TO THE NORTH LINE OF SAID LOT;
THENCE WEST ALONG SAID NORTH LINE, 75 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WEST ALONG SAID NORTH LINE 70 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 14, A DISTANCE OF 119 FEET TO THE NORTH LINE OF LOT 2, CEDARWOOD PARK;
THENCE EAST ALONG THE NORTH LINE OF LOTS 1 AND 2, CEDARWOOD PARK, A DISTANCE OF 70 FEET;
THENCE NORTH 119 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1, CEDARWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 23, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 75 FEET OF A TRACT OF LAND 20 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET EAST AND 10 FEET NORTH OF THE NORTHWEST CORNER OF LOT 3, CEDARWOOD PARK FOR THE BEGINNING OF SAID LINE;
THENCE SOUTH 89°08' EAST 285 FEET TO A POINT 10 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF CEDARWOOD PARK FOR THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES–NORTH ZONE

### VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM–1988

### BASIS OF BEARING

NAD83/91 FROM GPS OBSERVATION
MONUMENTED EAST LINE OF THE SE1/4 OF SEC. 9, T27N, R4E
(MEASURED BEARING = N 01°04'11" E)(R1 BEARING = N 01°04'27" E)

### SITE BENCHMARK

**PROJECT BENCHMARK: (NORTH AMERICAN VERTICAL DATUM–1988)**
FOUND REBAR & CAP AT SE CORNER OF SUBJECT PROPERTY PER WSRN GPS OBSEVATION
ELEVATION = 481.34 FEET

### REFERENCES

(R1) RECORD OF SURVEY
AFN. 201801265001

(R2) PLAT OF CEDARWOOD PARK
AFN. 1346642(V.18, P. 23)

(R3) SHORT SUBDIVISION
AFN. 201304295002

### EQUIPMENT & PROCEDURES

**METHOD OF SURVEY:**
SURVEY PERFORMED BY FIELD TRAVERSE
**INSTRUMENTATION:**
LEICA MS–50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS–16 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332–130–100
**PRECISION:**
MEETS OR EXCEEDS STATE STANDARDS WAC 332–130–090

### SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITH THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS OR RESERVATIONS.

### DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |


LDC
Surveying Engineering Planning
Kent: 20210 142nd Avenue NE, Woodinville, WA 98072
Olympia: 1955 Yelm Highway SE, Olympia, WA 98501
T 425.806.1869 www.LDCorp.com F 425.482.2893


JOHN AND STEFAN HALATA

# HALATA PROPERTY

EXISTING CONDITIONS MAP

THOMAS E. ABBOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 8-25-22

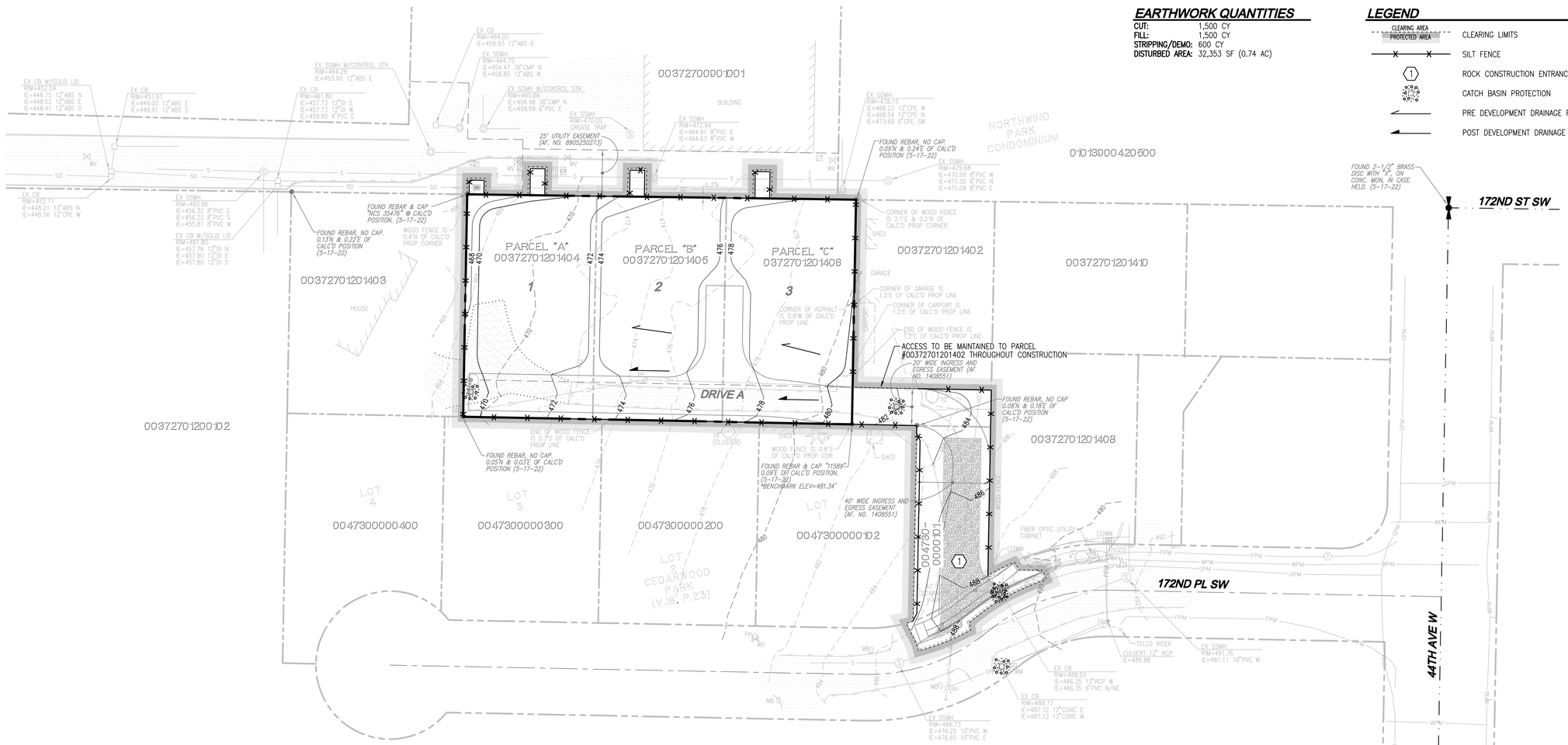
| | |
|---|---|
| JOB NUMBER: | C22183 |
| DRAWING NAME: | C22183P–TO–PL |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12–09–22 |
| SCALE: | 1" = 30' |
| JURISDICTION: | LYNNWOOD |

TO-01

SHEET 2 OF 8


Drawing: \\ldc.local\docdata\PROJECTS\Civil\2022\c22-183 halata lynnwood\Drawings\preliminary\C22183P–TO–PL.dwg Plotted: Dec 09, 2022 – 10:04am

# A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON




SCALE: 1" = 30'

30' 0 30' 60'

## EARTHWORK QUANTITIES

| | |
|---|---|
| CUT: | 1,500 CY |
| FILL: | 1,500 CY |
| STRIPPING/DEMO: | 600 CY |
| DISTURBED AREA: | 32,353 SF (0.74 AC) |

## LEGEND

- CLEARING AREA / PROTECTED AREA — CLEARING LIMITS
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- CATCH BASIN PROTECTION
- PRE DEVELOPMENT DRAINAGE PATTERN
- POST DEVELOPMENT DRAINAGE PATTERN

## DISCLAIMER

*THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.*

## UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|


LDC Surveying Engineering Planning
Kent: 20210 142nd Avenue NE, Woodinville, WA 98072 — T 425.806.1869
Olympia: 6235 Tyee Dr. SW, Tumwater, WA 98512 — F 425.482.3893
www.LDCorp.com


JOHN AND STEFAN HALATA

# HALATA PROPERTY

*PRELIMINARY TESC PLAN*

THOMAS P. ABBOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 12-09-22

| | |
|---|---|
| JOB NUMBER: | CZ2183 |
| DRAWING NAME: | CZ2183P-ER-PL |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12-09-22 |
| SCALE: | 1"=30' |
| JURISDICTION: | LYNNWOOD |

**ER-01**

SHEET 3 OF 8

Drawing: \\ldc.local\ldcdata\Projects\Civil\2022\cz2-183 halata lynnwood\Drawings\preliminary\CZ2183P-ER-PL.dwg Plotted: Dec 09, 2022 - 10:04am

# A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON

## EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE–CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, CESCL, AND CITY OF LYNNWOOD INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS. THE OWNER WILL DESIGNATE A CESCL FOR THIS PROJECT. THE 24 HOUR CONTACT PERSON IS TO BE DETERMINED.

## THE CESCL IS RESPONSIBLE FOR:

A. INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
B. ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
C. MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
D. STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMP'S TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

## THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

THE BMPS REFERENCED BELOW ARE PER THE 2012 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

1. MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
   BMPS:
   C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
   C233 SILT FENCE
2. ESTABLISH CONSTRUCTION ACCESS: THE EXISTING SITE ACCESS ON ALDERWOOD MALL BLVD WILL SERVE AS THE CONSTRUCTION ACCESS.
3. CONTROL FLOW RATES: THE TEMPORARY SEDIMENT POND AND SEDIMENT POND RISER WILL BE USED TO CONTROL FLOW RATES. SEDIMENT–LADEN RUNOFF WILL BE DIRECTED TO THE TEMPORARY SEDIMENT POND.
   BMPS:
   C241 TEMPORARY SEDIMENT POND
4. INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH A COMBINATION OF SILT FENCE, STORM DRAIN INLET PROTECTION, AND THE PERMANENT DETENTION/ WATER QUALITY POND.
   BMPS:
   C220 STORM DRAIN INLET PROTECTION
   C233 SILT FENCE
5. STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH. FROM OCTOBER 1 UNTIL APRIL 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
   BMPS:
   C120 TEMPORARY AND PERMANENT SEEDING
   C121 MULCHING
   C123 PLASTIC COVERING
   C140 DUST CONTROL
6. PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
   BMPS:
   C120 TEMPORARY AND PERMANENT SEEDING
   C121 MULCHING
   C123 PLASTIC COVERING
7. PROTECT DRAIN INLETS: INLET PROTECTION SHALL BE INSTALLED IN ALL CATCH BASINS AND REMAIN UNTIL CONSTRUCTION OF ALL THE RESIDENCES WITHIN THE DEVELOPMENT HAS BEEN COMPLETED. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED WHEN FAILED OR FILLED TO 1/3RD OF ITS CAPACITY. WHEN PROVIDING MAINTENANCE TO THE INLET PROTECTION, THE FABRIC SHALL BE REMOVED IN SUCH A WAY AS TO NOT ALLOW THE RETAINED SEDIMENT TO FALL INTO THE CATCH BASIN.
   BMPS:
   C220 STORM DRAIN INLET PROTECTION
8. STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
   BMPS:
   C207 CHECK DAMS
9. CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
10. CONTROL DE–WATERING: DISPOSAL OPTIONS FOR DE–WATERING WATER ARE AS SPECIFIED IN THE DE–WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES. IN ADDITION, THE FOLLOWING BMP TO BE USED FOR SEDIMENT TRAPPING AND TURBIDITY REDUCTION INCLUDE:
    C151 CONCRETE HANDLING
11. MAINTAIN BMPS: MAINTENANCE OF THE BMPS IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES, SEE SHEET ER–01 AND THIS SHEET.
12. PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMPS SHALL BE MAINTAINED PER ELEMENT #11.
13. PROTECT LOW IMPACT DEVELOPMENT (LID) BMPS: NO LID BMPS ARE PROPOSED.

## DE-WATERING CONTROL NOTES

ALL TURBID DE–WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

1. INFILTRATION,
2. TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS,
3. ECOLOGY–APPROVED ON–SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES,
4. SANITARY SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL, IF THERE IS NO OTHER OPTION,
5. USE OF A SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DE–WATERING, OR
6. FOUNDATION, VAULT, AND TRENCH DE–WATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, SHALL BE DISPERSED TO NATIVE VEGETATION AND/ OR DISCHARGED TO A SEDIMENTATION FACILITY.

## POLLUTANT CONTROL NOTES

1. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON–SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
2. COVER, CONTAINMENT AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON–INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173–304 WAC FOR THE DEFINITION OF INERT WASTE). ON–SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
3. ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
4. ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON–SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
5. WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON–SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER. WHEEL WASH OR TIRE BATH WASTEWATER MAY NOT BE DISCHARGED TO THE SANITARY SEWER WITHOUT A LIMITED DISCHARGE PERMIT FROM THE CITY OF LYNNWOOD.
6. APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
7. BMPS SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

## TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) 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.

## SEED OPTIONS MIX

Table 4.1 represents the standard mix for those areas where just a temporary vegetative cover is required.

**TABLE 4.1**
**Temporary Erosion Control Seed Mix**

| | % Weight | % Purity | % Germination |
|---|---|---|---|
| Chewings or annual blue grass<br>festuca rubra var. commutata or poa anna | 40 | 98 | |
| Perennial rye<br>lolium perenne | 50 | 98 | |
| Redtop or colonial bentgrass<br>Agrostis alba or Agrostis tenuis | 5 | 92 | |
| White dutch clover<br>Trifolium repens | 5 | 98 | |

This turf seed mix in Table 4.3 is for dry situations where there is no need for much water. the advantage is that this mix requires very little maintenance.

**TABLE 4.3**
**Low–Growing turf Seed Mix**

| | % Weight | % Purity | % Germination |
|---|---|---|---|
| Dwarf tall fescue (several varieties)<br>Festuca arundinacea var. | 45 | 98 | |
| Dwarf perennial rye (Barelay)<br>Loium perenne var. barelay | 30 | 98 | |
| Red fescue<br>Festuca rubra | 20 | 98 | |
| Colonial bentgrass<br>Agrostis tenuis | 5 | 98 | |

Table 4.4 presents a mix recommended for bioswales and other intermittently wet areas.

**TABLE 4.4**
**Bioswale Seed Mix**

| | % Weight | % Purity | % Germination |
|---|---|---|---|
| Tall or meadow fescue<br>Festuca arundinacea or festica elatior | 75–80 | 98 | |
| Seaside/Creeping bentgrass<br>Agrostis palustris | 10–15 | 92 | |
| Redtop bentgrass<br>Agrostis alba or Agrostis gigantea | 5–10 | 90 | |

## BMP T5.13 DESIGN GUIDELINES

**SOIL RETENTION**

THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

**SOIL QUALITY**

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
   a. THE ORGANIC CONTENT FOR "PRE–APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173–350–220. THIS CODE IS AVAILABLE ONLINE AT: HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
   b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

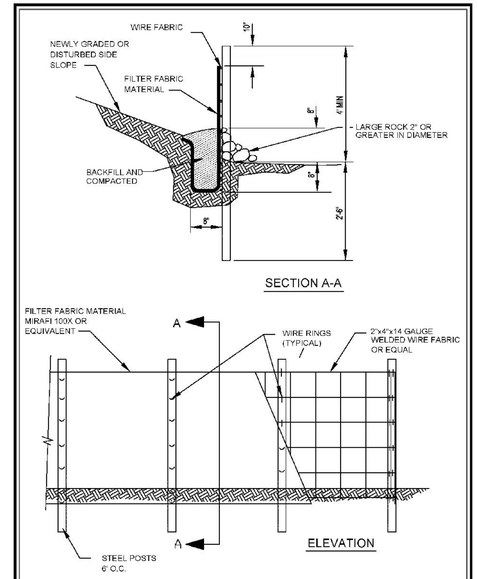
**IMPLEMENTATION OPTIONS:**

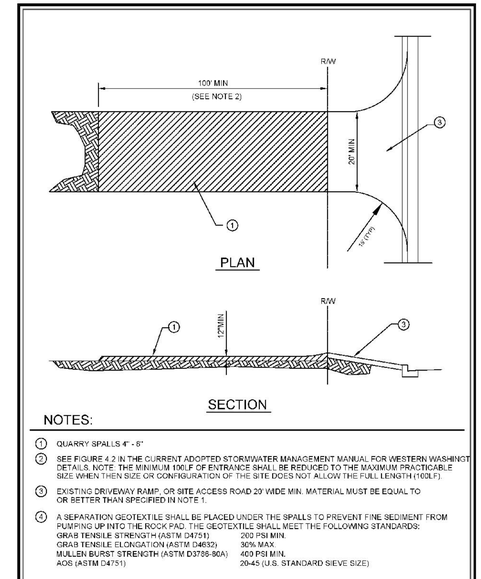
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

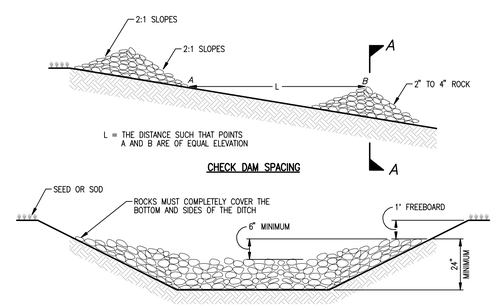
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFICS TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE–APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

**MAINTENANCE**

- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
- PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.



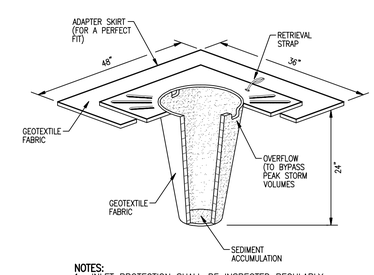




**NOTES:**
1. PROVIDE ROCK CHECK DAMS EVERY 100 FT. OR EVERY 2 FT. OF VERTICAL FALL.
2. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP–RAP OR AN EROSION CONTROL BLANKET OR NET.
4. SUMP SHOULD BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM FOR OPTIMUM EFFECTIVENESS.

## ROCK CHECK DAM

NOT TO SCALE




**NOTES:**
1. INLET PROTECTION SHALL BE INSPECTED REGULARLY AND THE FILTER FABRIC CLEANED/REPLACED WHEN FAILED OR FILLED TO 1/3RD OF ITS CAPACITY.

## STORM DRAIN INLET PROTECTION

NOT TO SCALE

## UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|


LDC
Surveying Engineering Planning
Kent | Woodinville Olympia
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCorp.com F 425.482.3893


JOHN AND STEFAN HALATA
HALATA PROPERTY
PRELIMINARY TESC NOTES AND DETAILS

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
12-09-22

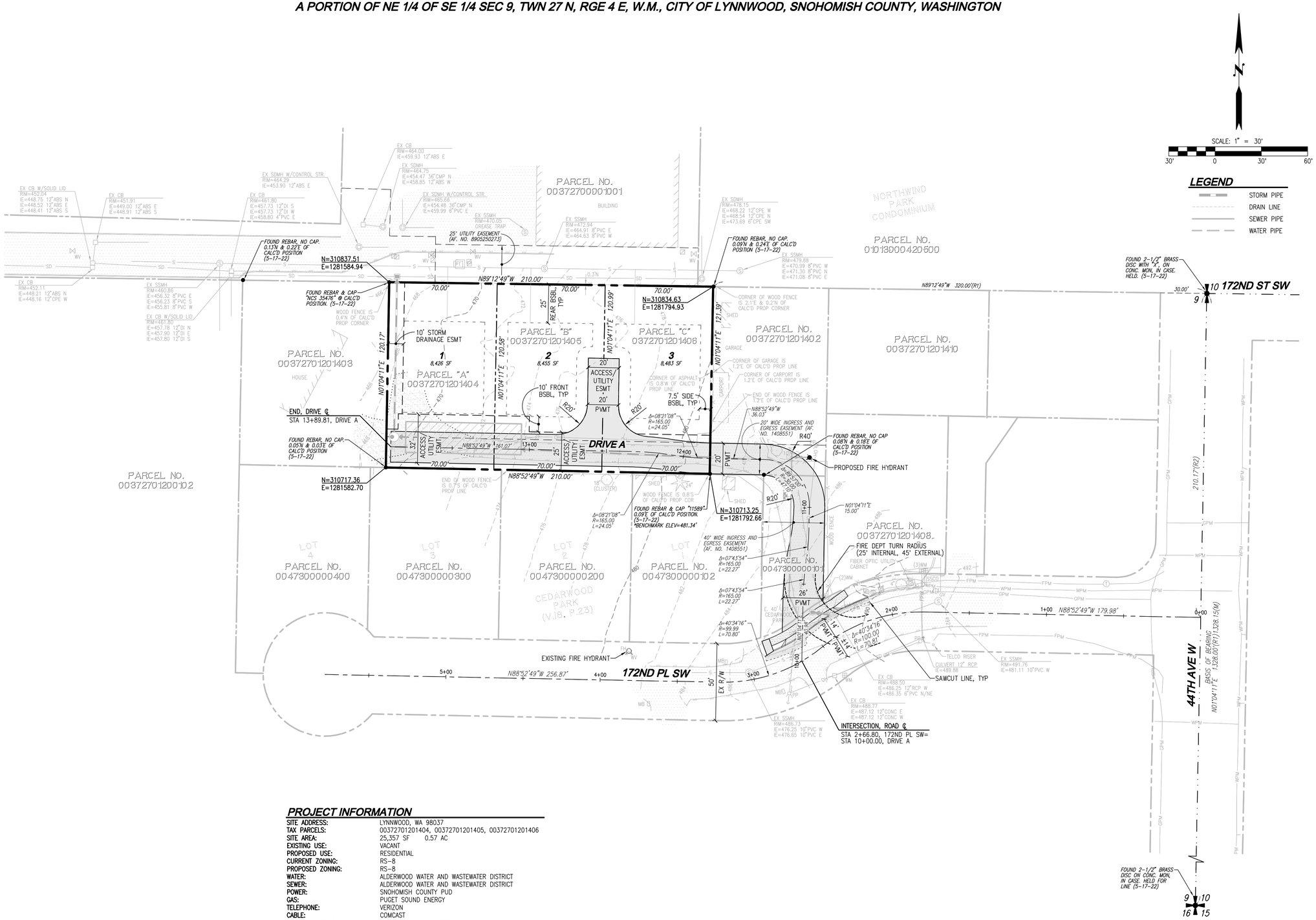
| | |
|---|---|
| JOB NUMBER: | CZ2183 |
| DRAWING NAME: | CZ2183P–ER–01 |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12–09–22 |
| SCALE: | AS NOTED |
| JURISDICTION: | LYNNWOOD |

ER-02



Drawing: \\ldc\local\data\PROJECTS\Civil\2022\cz2-183 halata lynnwood\Drawings\preliminary\CZ2183P–ER–01.dwg Plotted: Dec 09, 2022 – 10:04am

# A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON




## PROJECT INFORMATION

| | |
|---|---|
| SITE ADDRESS: | LYNNWOOD, WA 98037 |
| TAX PARCELS: | 00372701201404, 00372701201405, 00372701201406 |
| SITE AREA: | 25,357 SF 0.57 AC |
| EXISTING USE: | VACANT |
| PROPOSED USE: | RESIDENTIAL |
| CURRENT ZONING: | RS-8 |
| PROPOSED ZONING: | RS-8 |
| WATER: | ALDERWOOD WATER AND WASTEWATER DISTRICT |
| SEWER: | ALDERWOOD WATER AND WASTEWATER DISTRICT |
| POWER: | SNOHOMISH COUNTY PUD |
| GAS: | PUGET SOUND ENERGY |
| TELEPHONE: | VERIZON |
| CABLE: | COMCAST |
| SCHOOL DISTRICT: | EDMONDS SCHOOL DISTRICT NO. 15 |
| FIRE DISTRICT: | SOUTH SNOHOMISH COUNTY FIRE & RESCUE |
| SETBACKS: | |
| FRONT: | 30' |
| REAR: | 25' |
| SIDE: | 5' |

## DISCLAIMER

*THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.*

## UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|


LDC
Surveying
Engineering
Planning
Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
Olympia
T 425.806.1869
www.LDCorp.com
F 425.482.3893


JOHN AND STEFAN HALATA

# HALATA PROPERTY

*PRELIMINARY SITE PLAN*

THOMAS P. LABATTE
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
12-13-22

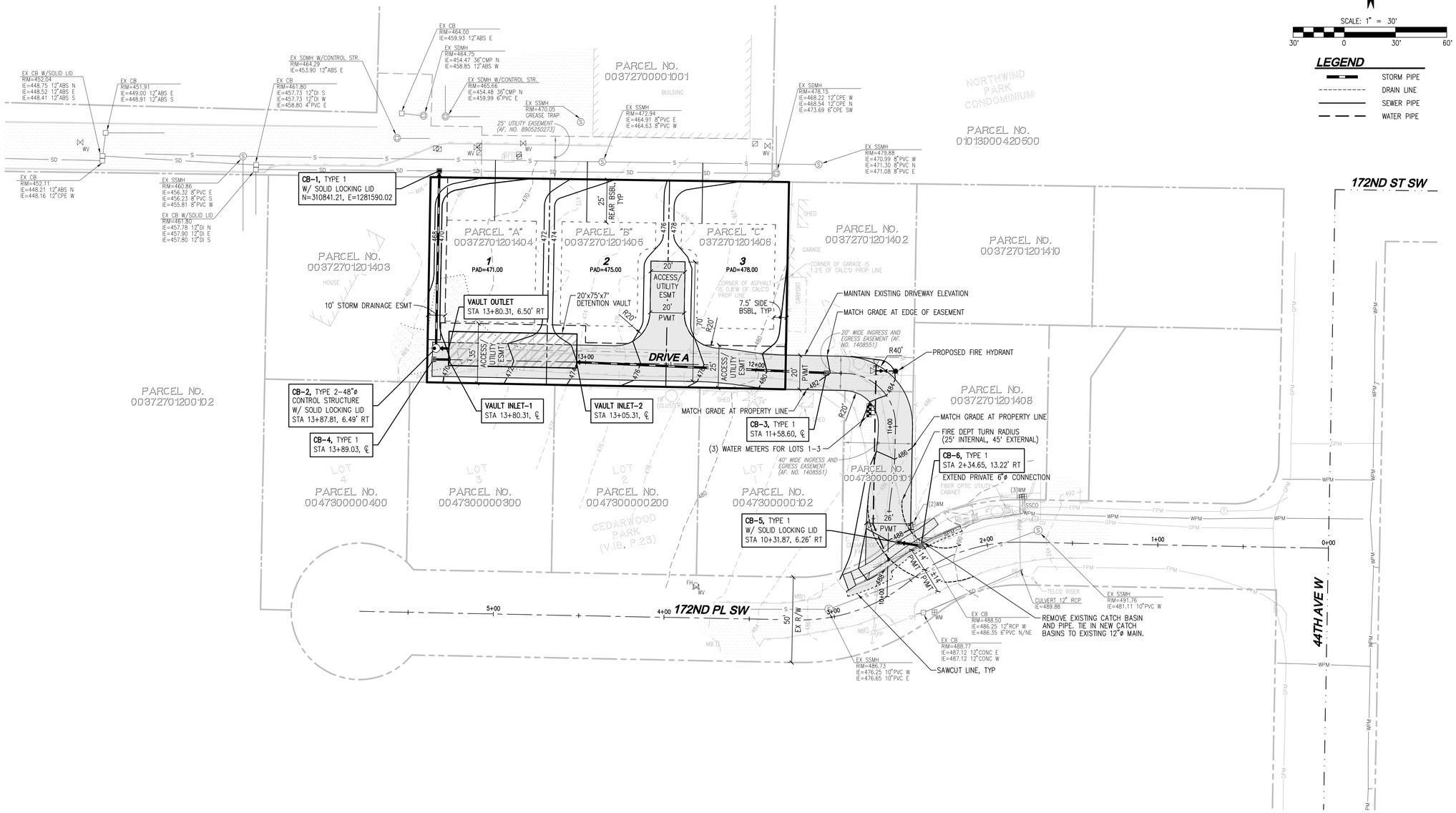
| | |
|---|---|
| JOB NUMBER: | C22183 |
| DRAWING NAME: | C22183P-SP-PL |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12-09-22 |
| SCALE: | 1"=30' |
| JURISDICTION: | LYNNWOOD |

SP-01

SHEET 5 OF 8


Drawing: \\ldc.local\docdata\PROJECTS\Civil\2022\c22-183 halata lynnwood\Drawings\preliminary\C22183P-SP-PL.dwg Plotted: Dec 09, 2022 - 10:05am

# A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON




## DISCLAIMER

*THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.*

## UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|


LDC | Surveying Engineering Planning
Kent | Woodinville | Olympia
20210 142nd Avenue NE Woodinville, WA 98072
T 425.806.1869 www.LDCorp.com F 425.482.3893


JOHN AND STEFAN HALATA

# HALATA PROPERTY

*PRELIMINARY ROAD, GRADING AND UTILITY PLAN*

THOMAS B. ARNOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 12-09-22

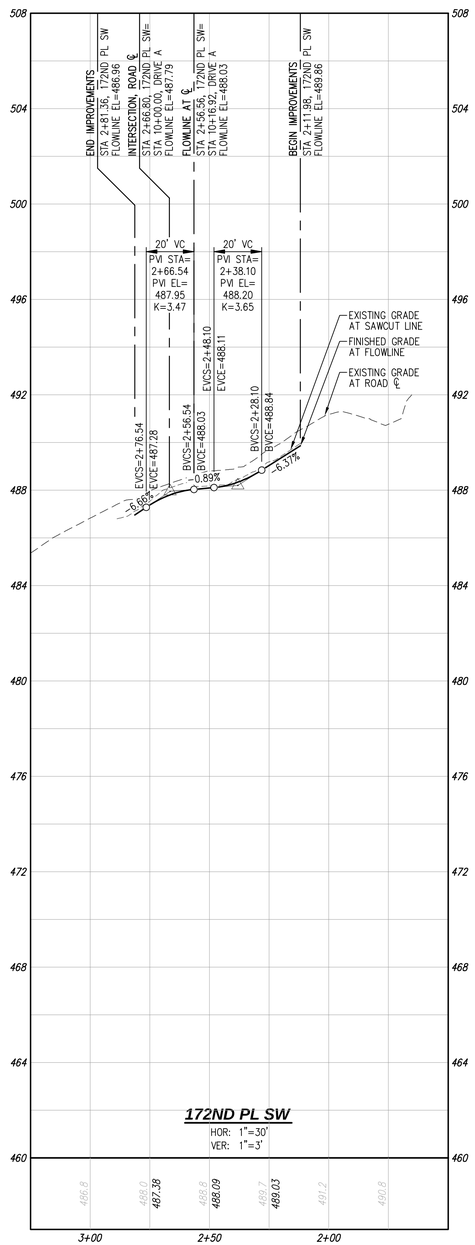
| | |
|---|---|
| JOB NUMBER: | C22183 |
| DRAWING NAME: | C22183P-RD-PL |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12-09-22 |
| SCALE: | 1"=30' |
| JURISDICTION: | LYNNWOOD |

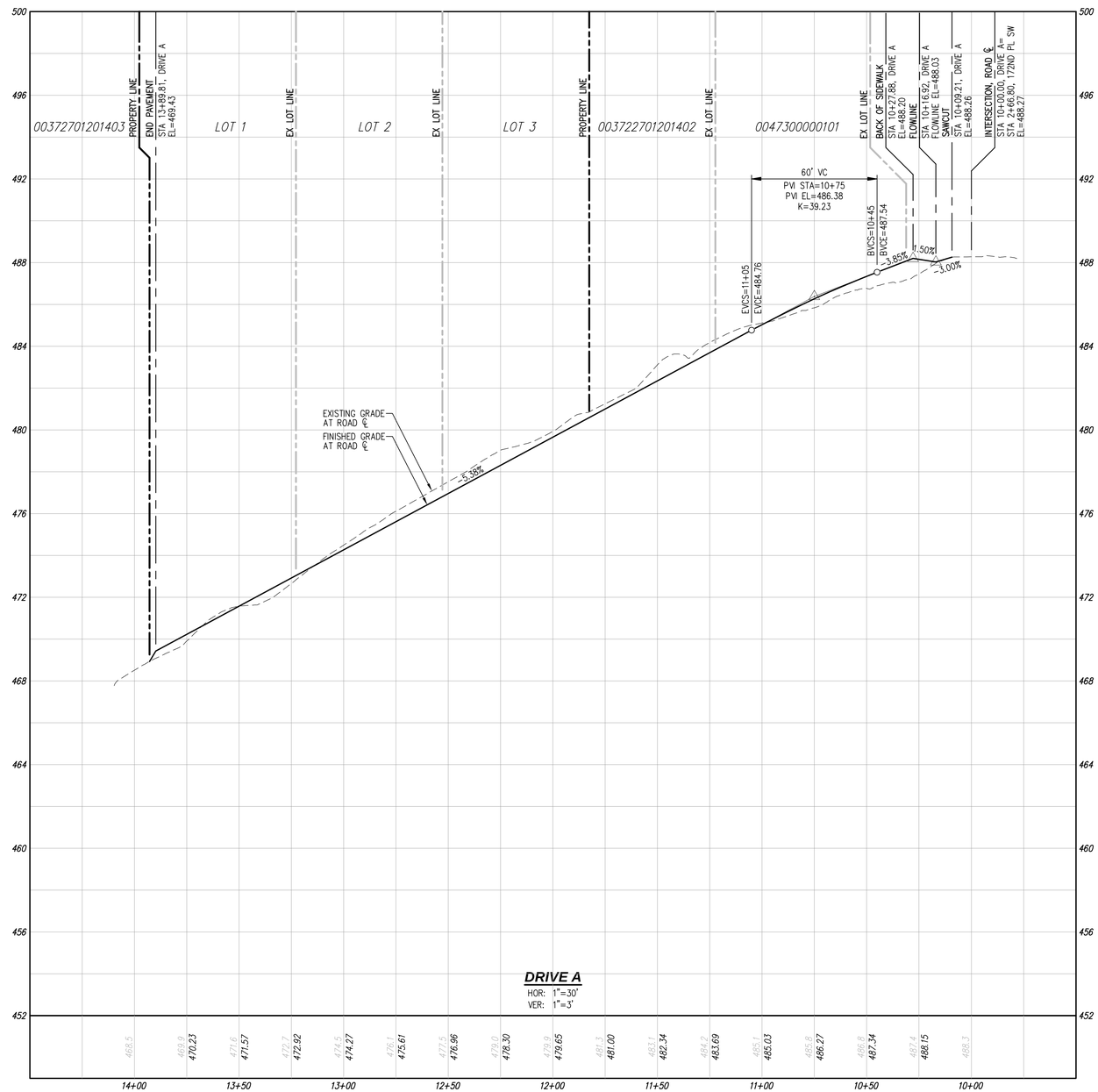
**RD-01**

SHEET 6 OF 8

Drawing: \\ldc-local\ldcdata\PROJECTS\Civil\2022\c22-183 halata lynnwood\Drawings\preliminary\C22183P-RD-PL.dwg Plotted: Dec 09, 2022 - 10:05am

## A PORTION OF NE 1/4 OF SE 1/4 SEC 9, TWN 27 N, RGE 4 E, W.M., CITY OF LYNNWOOD, SNOHOMISH COUNTY, WASHINGTON




### DISCLAIMER

*THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.*

### UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|


LDC | Surveying Engineering Planning
Kent | Woodinville | Olympia
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCorp.com F 425.482.3893


JOHN AND STEFAN HALATA

# HALATA PROPERTY

*PRELIMINARY ROAD AND STORM DRAINAGE PROFILES*

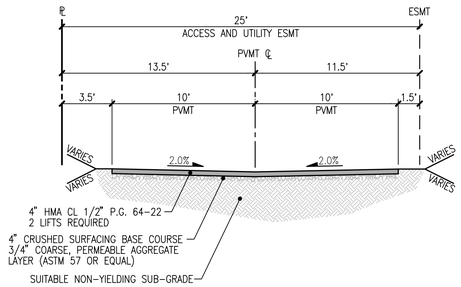
THOMAS P. ABRAHITY
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
12-09-22

| | |
|---|---|
| JOB NUMBER: | C22183 |
| DRAWING NAME: | C22183P-RD-PR |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12-09-22 |
| SCALE: | 1"=30' |
| JURISDICTION: | LYNNWOOD |

**RD-02**

SHEET 7 OF 8

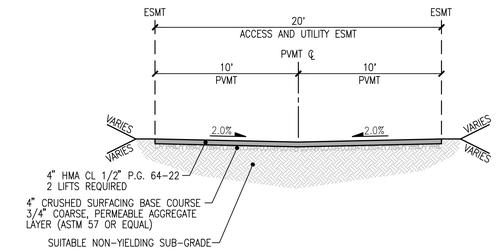

Drawing: \\ldc.local\ldcdata\PROJECTS\Civil\2022\c22-183 halata lynnwood\Drawings\preliminary\C22183P-RD-PR.dwg Plotted: Dec 09, 2022 - 10:05am




**NOTE:** SEE CITY OF LYNNWOOD PAVEMENT NOTES, THIS SHEET

## DRIVE A SECTION (STA 11+82 TO STA 13+89)

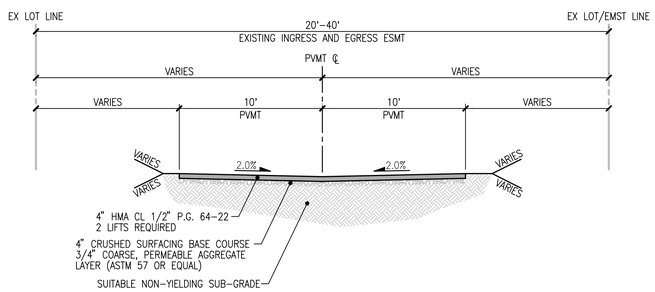
SCALE: 1"=5'




**NOTE:** SEE CITY OF LYNNWOOD PAVEMENT NOTES, THIS SHEET

## HAMMERHEAD SECTION

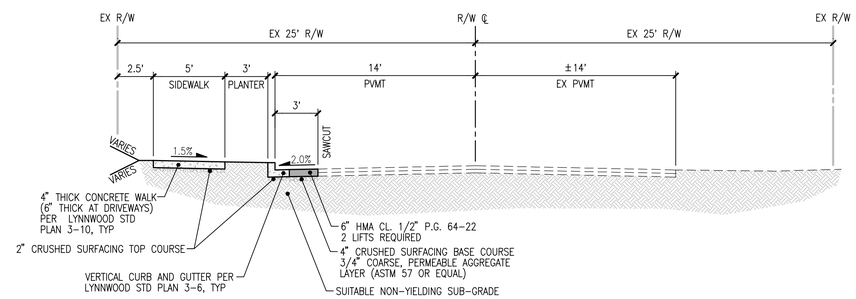
SCALE: 1"=5'




**NOTE:** SEE CITY OF LYNNWOOD PAVEMENT NOTES, THIS SHEET

## DRIVE A SECTION (STA 10+98 TO STA 11+82)

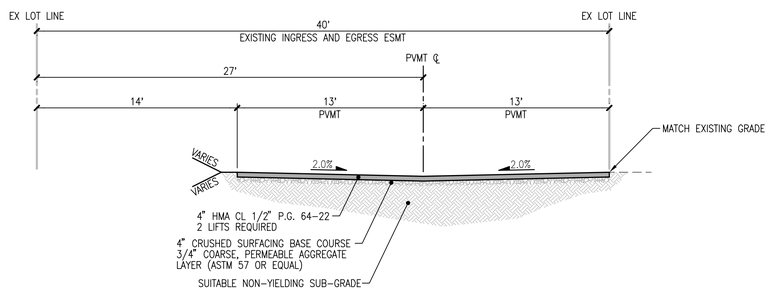
SCALE: 1"=5'




**NOTE:** SEE CITY OF LYNNWOOD PAVEMENT NOTES, THIS SHEET

## 172ND ST SW TYPICAL SECTION

SCALE: 1"=5'




**NOTE:** SEE CITY OF LYNNWOOD PAVEMENT NOTES, THIS SHEET

## DRIVE A SECTION (STA 10+27 TO STA 10+57)

SCALE: 1"=5'

## PAVEMENT NOTES

1. IN WIDENING AREAS, THE EXISTING PAVEMENT EDGE SHALL BE NEAT-LINE SAW-CUT. TACK-COAT OF HOT EMULSIFIED ASPHALT APPLIED TO THE EXPOSED EDGE BEFORE NEW HMA IS PLACED. ANY PAVEMENT MARKINGS REMOVED OR DAMAGED DURING WIDENING WORK SHALL BE REPLACED IN KIND OR AS DIRECTED BY THE PUBLIC WORKS DIRECTOR.
2. COMPACTION TESTS ON SUBGRADE, CRUSHED SURFACING, AND HMA WILL BE REQUIRED. LOCATIONS AND NUMBER OF COMPACTION TESTS WILL BE DECIDED BY THE CITY INSPECTOR. ALL TESTING SHALL BE THROUGH A LICENSED TESTING LABORATORY. COMPACTION REQUIREMENTS FOR CRUSHED SURFACING AND HMA ARE SPECIFIED IN THE MOST CURRENT VERSION OF WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
3. ADJUSTMENT OF CATCH BASIN LIDS OR GRATES, MONUMENTS CASES, VALVE BOXES, ETC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER.
4. ACCORDING TO LYNNWOOD ROADWAY CLASSIFICATION, PAVEMENT WIDTH FOR AN ARTERIAL STREET IS 40 FEET.
5. SUBGRADE TO BE COMPACTED AS RECOMMENDED BY A LICENSED GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL TO BE REPLACED WITH SUITABLE MATERIAL.
6. PAVEMENT TO BE ABLE TO HANDLE 70,000 LBS LOADING FOR ALL PRIVATE ONSITE DRIVES AND OFFSITE ROW.

## DISCLAIMER

*THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.*

## UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

LDC | Surveying Engineering Planning
Kent | Woodinville Olympia
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869 www.LDCorp.com F 425.482.3893

JOHN AND STEFAN HALATA

# HALATA PROPERTY

*PRELIMINARY ROAD SECTIONS*

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
12-09-22

| | |
|---|---|
| JOB NUMBER: | C22183 |
| DRAWING NAME: | C22183P-RD-PR |
| DESIGNER: | TPA |
| DRAFTING BY: | WLL |
| DATE: | 12-09-22 |
| SCALE: | 1"=5' |
| JURISDICTION: | LYNNWOOD |

RD-03



Drawing: \\ldc.local\Ldcdata\Projects\Civil\2022\c22-183 halata lynnwood\Drawings\preliminary\C22183P-RD-PR.dwg Plotted: Dec 09, 2022 - 10:05am