

DRUBE LYNNWOOD SP

FINAL ENGINEERING PLANS

LEGAL DESCRIPTION

THE EAST 321.41 FEET AS MEASURED ALONG THE SOUTH LINE OF TRACT 8, BLOCK 5, ALDERWOOD MANOR NO. 18, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY.

EXCEPT THE EAST 214.41 FEET THEREOF;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

RECORD OF SURVEY (A.F. #200112315012)

VERTICAL DATUM

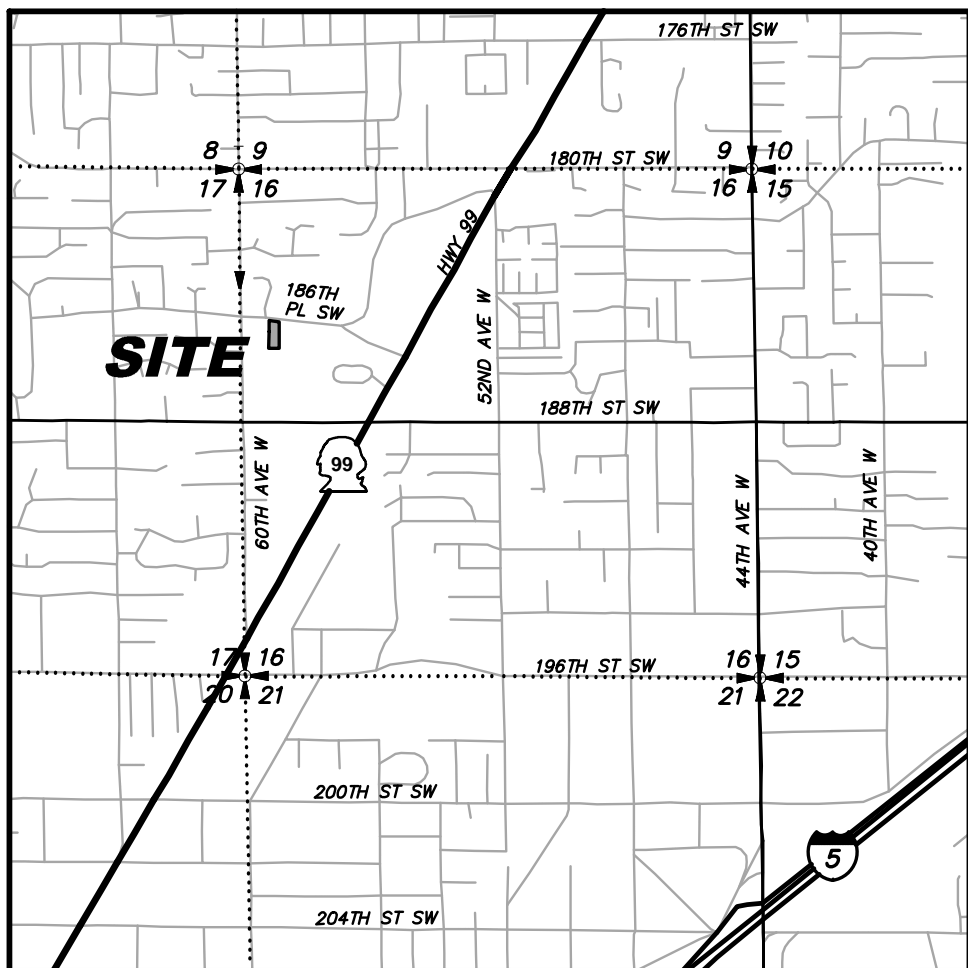
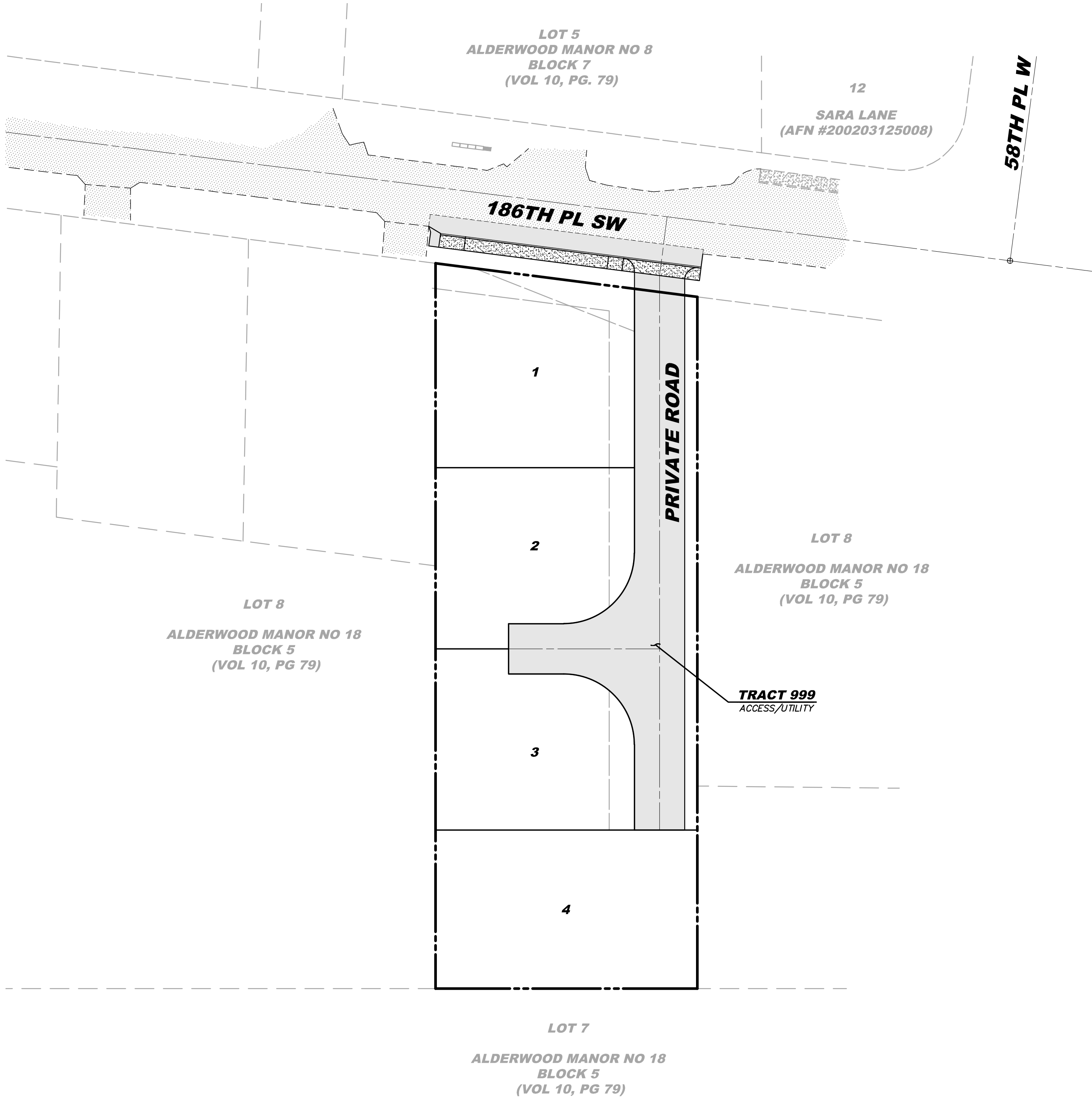
NAVD88

BENCHMARKS

CITY OF LYNNWOOD BM #73
S EDGE BRASS CAP IN CONCRETE MONUMENT
& INT 180TH ST SW & 60TH AVE W
ELEV.=424.55

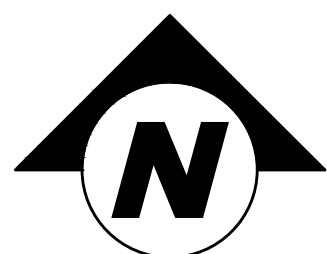
SURVEYOR'S NOTES

- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY; NO GUARENTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- UNDERGROUND UTILITY LOCATIONS WERE DETERMINED FROM EXISTING SURFACE FEATURES AND AVAILABLE RECORDS. WEST ALLIANCE, LLC CANNOT GUARANTEE THE ACCURACY OF THESE RECORDS. CALL BEFORE YOU DIG! FOR UTILITY LOCATIONS IN SNOHOMISH COUNTY, CALL 1-800-424-5555.



VICINITY MAP

SCALE: 1"=2000'



SCALE: 1" = 30'



PROJECT TEAM

APPLICANT/OWNER

MIETZNER BROTHERS PROPERTIES, LLC
11611 AIRPORT ROAD, SUITE B-1
EVERETT, WA 98204
(425) 212-2490 (EXT 304)
CONTACT: MIKE MIETZNER
EMAIL: MIKEM@MIETZNERGROUP.COM

LANDSCAPE

WILLIAM BROWN LANDSCAPE ARCHITECTS INC.
16630 30TH DRIVE S.E.
BOTHELL, WA 98012
(425) 417-4609
CONTACT: WILLIAM A. BROWN
EMAIL: CORKY_B@COMCAST.NET

CIVIL ENGINEER

RAM ENGINEERING, INC.
19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
(425) 678-8960
CONTACT: ROB L. LONG, PE
EMAIL: ROBL@RAMENGINEERINGINC.COM

GEOTECHNICAL

COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WA 98028
(206) 331-1097
CONTACT: PHIL HABERMAN, PE,LG,LEG
EMAIL: COBALTGEO@GMAIL.COM

SURVEYOR

WEST ALLIANCE
13614 ASH WAY
EVERETT, WA 98204
(509) 630-0783
CONTACT: DAVID C. WEST JR, PLS
EMAIL: MATRIXSURVEOR@LIVE.COM

SITE DATA

SITE ADDRESSES: 5830 186TH PLACE SW, LYNNWOOD, WA 98037
TAX ACCOUNT NUMBER(S): 00374300500803
GROSS SITE AREA: 29,282 SF (0.67 AC)
PROPOSED USE: 4 LOTS
EXISTING ZONING: RS-7
PROPOSED ZONING: NO CHANGE

FIRE PROTECTION NOTES

- ALL HOUSES WITHIN SHORT PLAT WILL BE REQUIRED TO HAVE 130 SPRINKLER SYSTEMS.
- "NO PARKING - FIRE LANE" SIGNS SHALL BE INSTALLED EVERY 50FT ALTERNATING ON EITHER SIDE OF THE FIRE LANE.

CERTIFIED EROSION CONTROL SPECIALIST

NAME: PAUL PEDEN - BLUE ENVIRONMENTAL
24 HOUR PHONE #: (504) 908-2232
CESCL # 81420

PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxx-20xx

CITY OF LYNNWOOD
PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION
SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS

REVIEWER DATE

REVIEWER DATE

WILLIAM FRANZ, PE-PW DIRECTOR DATE



Know what's below.
Call before you dig.

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- L-1 LANDSCAPE & TREE REPLACEMENT PLAN

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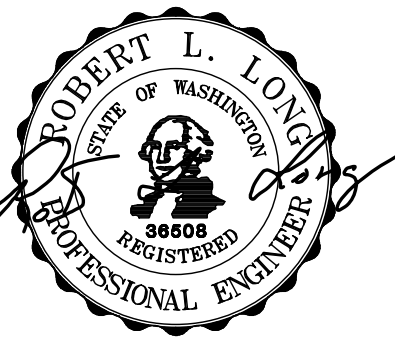
REVISION		DESCRIPTION
BY	DATE	REVISION PER CITY OF LYNNWOOD COMMENTS
MSM	12/16/21	
NO	1	

COVER SHEET

DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC

WASHINGTON

SNOHOMISH COUNTY



12/16/21

ENGINEER: ROB L. LONG, PE

DRAWN BY: MIKE MORRIS

ISSUE DATE: 7/16/21

SCALE: AS NOTED

JOB NO:

20-029

SHEET:

CV-01

SHT

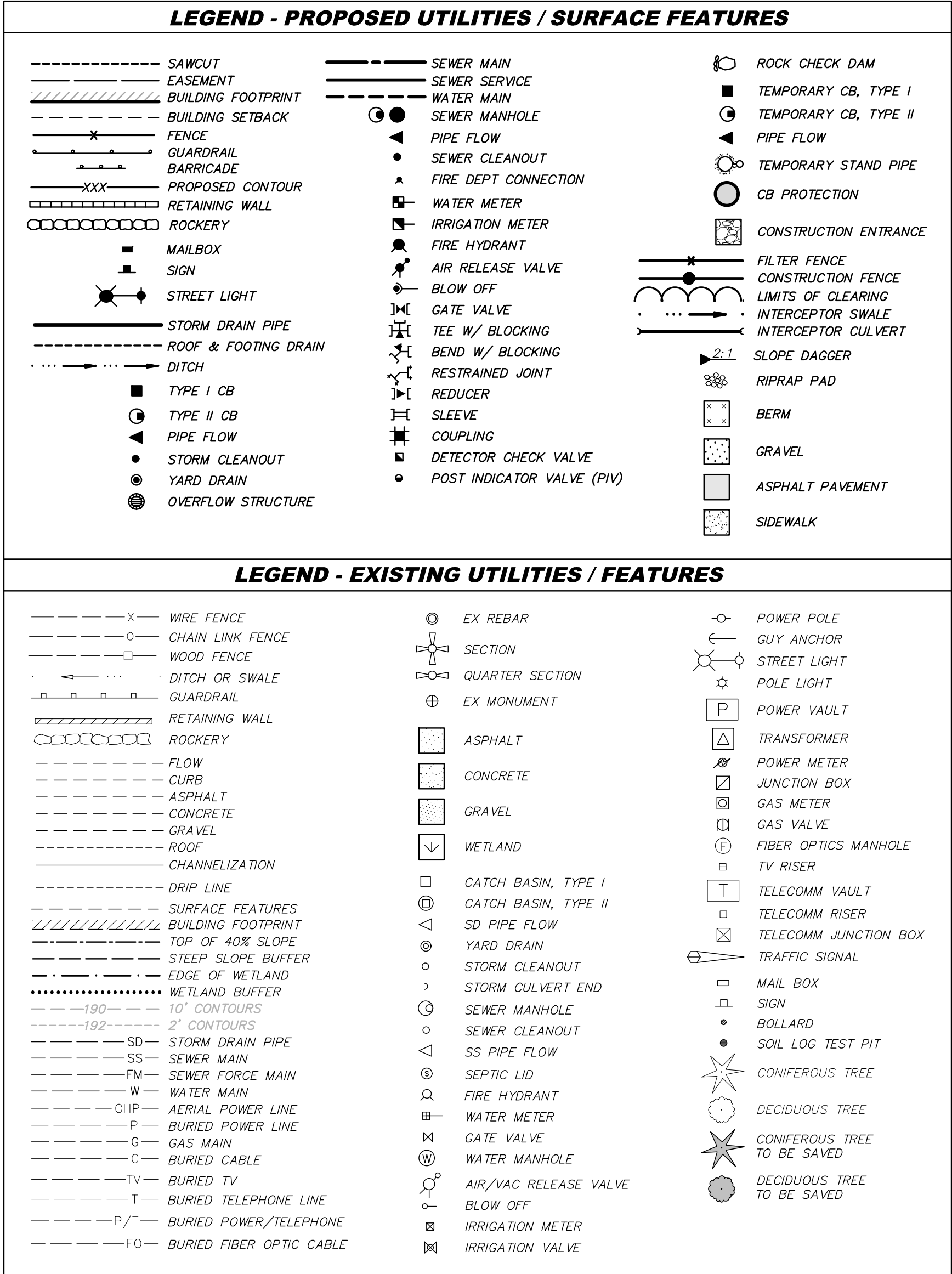
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OF

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GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE ACCORDING TO THE LATEST ADDITION OF "STANDARD SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS CONSTRUCTION" PREPARED BY WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), CITY OF LYNNWOOD STANDARD PLANS AND PLAN NOTES, SPECIFICATIONS AND ANY CONDITIONS OF APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER OF RECORD TO CORRECT ANY ERROR, OMISSIONS, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF LYNNWOOD.
2. ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE CITY OF LYNNWOOD. THE CONTRACTOR SHALL NOTIFY THE CITY OF THEIR SCHEDULE IN SUFFICIENT TIME TO PERMIT INSPECTION PRIOR TO AND DURING WORK. FOR ONLINE INSPECTION REQUESTS AND MANAGING YOUR PERMITS GO TO [HTTP://DBS.LYNNWOODWA.GOV](http://dbs.lynnwoodwa.gov) AND REGISTER YOUR ACCOUNT.
3. BEFORE ISSUANCE OF PERMITS, CONSTRUCTION OR ANY DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING IS REQUIRED BETWEEN THE CITY OF LYNNWOOD INSPECTOR, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE. TO SCHEDULE A PRECONSTRUCTION MEETING CONTACT NICK STOKES AT 425 670-5220 OR [NSTOKES@LYNNWOODWA.GOV](mailto:nstokes@lynnwoodwa.gov)
4. ALL WORK WITHIN THE SITE AND CITY OF LYNNWOOD RIGHT OF WAY SHALL BE SUBJECT TO INSPECTION BY THE CITY'S INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR IN SUFFICIENT TIME TO PERMIT INSPECTION PRIOR TO AND DURING WORK.
5. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER'S ENGINEER AND PERMITTING AGENCY AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. WORK NOT READY FOR A REQUESTED INSPECTION UPON THE ARRIVAL OF THE CITY OF LYNNWOOD INSPECTOR MUST BE RESCHEDULED FOR INSPECTION AND A RE-INSPECTION FEE MAY BE IMPOSED.
7. THE CONTRACTOR SHALL KEEP A SET OF PLANS ON SITE AT ALL TIMES FOR RECORDING "AS-BUILT" INFORMATION.
8. AN ELECTRONIC PDF FILE OF THE AS-BUILT PLANS STAMPED AND SIGNED BY A LICENSED SURVEYOR AND/OR THE DESIGN ENGINEER SHALL BE SUBMITTED TO THE CITY OF LYNNWOOD AT THE COMPLETION OF CONSTRUCTION. IN ADDITION, A SURVEY SHALL BE PROVIDED AS NECESSARY TO VERIFY FINAL GRADES, STORM AND SEWER INVERT ELEVATIONS AND ADA ROUTE COMPLIANCE, AS PROVIDED BY THE CONTRACTOR AND/OR THE SURVEYOR UPON COMPLETION OF THE PROJECT.
9. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION CENTER (1-800-424-5555 OR 811) 48 HOURS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION TO REQUEST UTILITY LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND EASEMENTS AS REQUIRED BY THE CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT.
11. CONSTRUCTION NOISE SHALL BE LIMITED AS PER LYNNWOOD MUNICIPAL CODE (SECTION 10.12.300) FROM 7AM TO 6PM (M-F). WEEKEND WORK PROHIBITED UNLESS APPROVED PER LMC10.12.300.
12. DATUM SHALL BE CITY OF LYNNWOOD (NAVD88) UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THE BENCHMARK SHALL TIE TO THE CITY OF LYNNWOOD BENCHMARK LIST.
13. APPROVAL MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, FLOOD PLAIN OR NATIVE GROWTH PROTECTION EASEMENT. STRUCTURES SHALL NOT BE PERMITTED WITHIN 15 FEET OF THE TOP OF BANK OF ANY CHANNEL OR POND (LMC13.40.070).
14. WHERE CONSTRUCTION IS CARRIED OUT IN AREAS NOT SPECIFIED ON THE PLANS AND WHICH HAVE EXISTING IMPROVEMENTS, APPROPRIATE MEASURES SHALL BE TAKEN TO RESTORE SUCH AREAS TO CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR AS REQUIRED BY THE CITY OF LYNNWOOD DEPARTMENT OF PUBLIC WORKS.
15. OFF SITE PREMISE STAGING OR STORAGE AREAS SHALL REQUIRE A WRITTEN RELEASE FROM THE AFFECTED PROPERTY OWNER. IN ADDITION, A RELEASE FROM THE CITY SHALL BE REQUIRED DESIGNATING THAT DAMAGE TO CITY PROPERTY IS NEGLIGIBLE OR NON-EXISTENT.
16. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES. THE CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN, AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR PROTECTION OF WORKMEN AND THE PUBLIC; SHALL POST DANGER SIGNS WARNING AGAINST KNOWN OR UNUSUAL HAZARDS; AND SHALL DESIGNATE A RESPONSIBLE MEMBER OF THEIR ORGANIZATION ON THE CONSTRUCTION SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS.
17. THE DEVELOPER SHALL PROVIDE STREET NAME AND TRAFFIC CONTROL SIGNS (E.G. STOP OR DEAD END). ALL TRAFFIC MARKINGS AND SIGNAGE TO BE PER THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF LYNNWOOD CURRENT STANDARDS. SIGNS ARE TO BE INSTALLED BY THE DEVELOPER PRIOR TO ANY BUILDING CONSTRUCTION WITHIN THE PROJECT SITE.



PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxx-20xx

**CITY OF LYNNWOOD
PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION**
SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS

REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE-PW DIRECTOR	DATE

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Civil Engineering / Land Planning

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LYNNWOOD, WA 98036
PHONE: (425) 676-6860
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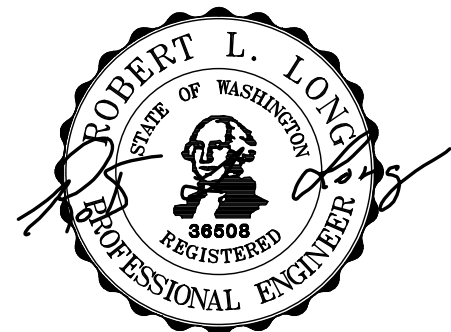
REVISION	DESCRIPTION	BY	DATE	NO	REVISED PER CITY OF LYNNWOOD COMMENTS					
					12/16/21					
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GENERAL NOTES & LEGEND

**DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC**

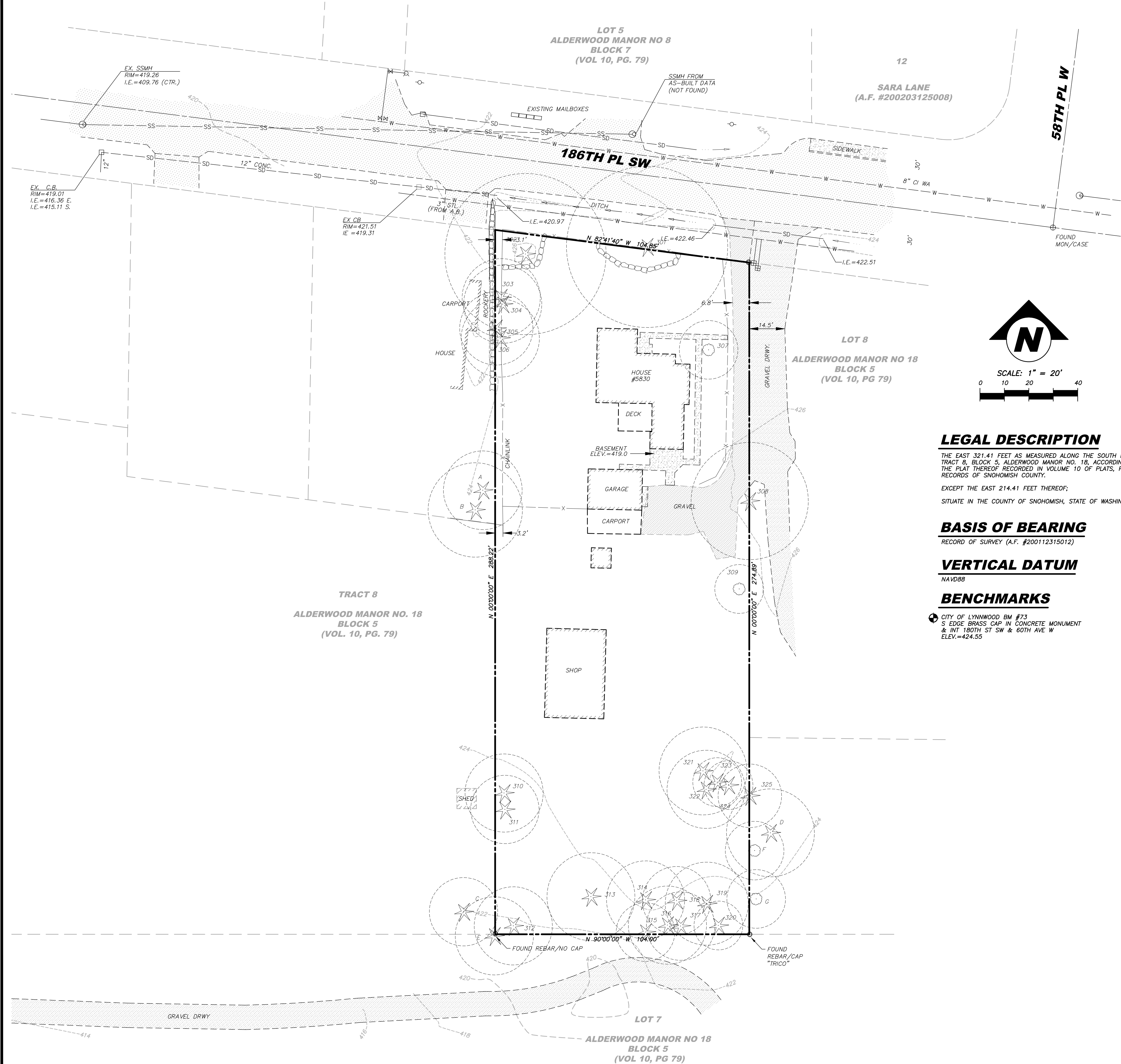
SNOHOMISH COUNTY

WASHINGTON



12/16/21

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	7/16/21
SCALE:	AS NOTED
JOB NO:	20-029
SHEET:	GN-01
SHT	2 OF 14



LEGAL DESCRIPTION

THE EAST 321.41 FEET AS MEASURED ALONG THE SOUTH LINE OF TRACT 8, BLOCK 5, ALDERWOOD MANOR NO. 18, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY.

EXCEPT THE EAST 214.41 FEET THEREOF;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BASIS OF BEARING

RECORD OF SURVEY (A.F. #200112315012)

VERTICAL DATUM

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BENCHMARKS

CITY OF LYNNWOOD BM #73
S EDGE BRASS CAP IN CONCRETE MONUMENT
& INT 180TH ST SW & 60TH AVE W
ELEV.=424.55

ONSITE SIGNIFICANT TREES

#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD					Value	Healthy Tree Credits	Relative Value
										Ret.	Rem.	Radius in feet							
										Variable	Remove	N	W	E	S				
1	301	Douglas fir	44	44	33			OK	Typical of species, previous top loss, elongated branches, dead wood, broken branches	1		33	33	33	33				
2	302	Douglas fir	42	42	33			OK	Typical of species, dead wood, broken branches	1		33	33	33	33				
3	303	Douglas fir	8	8	16			OK	Suppressed canopy, asymmetric canopy towards east, dead wood, broken branches, typical of species	1		16	16	16	16				
4	304	Douglas fir	16	16	16			OK	Dominant canopy, asymmetric canopy towards east, dead wood, broken branches, typical of species, exposed roots	1		16	16	16	16				
5	305	Douglas fir	15	15	15			OK	Dominant canopy, low live crown ratio <30, dead wood, broken branches, typical of species	1		15	15	15	15				
6	306	Douglas fir	18	18	16			OK	Self-corrected lean towards south, dead wood, broken branches, asymmetric canopy towards southeast, typical of species	1		16	16	16	16				
7	307	Vine maple	5, 6, 4, 5	10	12			Fair	Co-dominant leaders with included bark x4 @ root crown, moss and lichen, thin canopy	1		12	12	12	12				
8	308	Douglas fir	24	24	24			Fair	No taper, previous top loss @ 40', weak leaders, epicormic branch formation @ 30'	1		24	24	24	24				
9	309	Plum	4, 3, 4	6.5	10			Fair	Co-dominant leaders with included bark x3 @ root crown, moss and lichen, thin canopy	1		10	10	10	10				
10	310	Grand fir	18	18	16			Poor	Dead wood, broken branches, dead twigs, low live crown ratio <10%	1		16	16	16	16				
11	311	Grand fir	16	16	14			Fair	Dead wood, broken branches, low live crown ratio <5%, asymmetric canopy towards south	1		14	14	14	14				
12	312	Douglas fir	20	20	16			OK	Slight serpentine trunk, previous wisteria, typical of species, dead wood, broken branches, moss and lichen	1		16	16	16	16				
13	313	Western red cedar	54	54	18		Y	Fair	Co-dominant leaders with included bark x2 @ 6' cavity @ root crown up to 12' towards north, carpenter ants	1		18	18	18	18				
14	314	Douglas fir	22	22	16			OK if remove ivy	Asymmetric canopy towards north, dead wood, broken branches, dead twigs, low live crown ratio <30%, typical of species, ivy @ root crown up to 30'	1		16	16	16	16				
15	315	Douglas fir	6	6	12			OK	Asymmetric canopy towards south, dead wood, broken branches, suppressed canopy, typical of species, lean towards south	1		12	12	12	12				
16	316	Douglas fir	19	19	16			OK	Low live crown ratio <30%, co-dominant canopy, asymmetric canopy towards south, dead wood, broken branches	1		16	16	16	16				
17	317	Douglas fir	13	13	14			OK	Previous top loss, elongated branches, asymmetric canopy towards south, dead wood, broken branches, typical of species	1		14	14	14	14				
18	318	Douglas fir	13	13	14			OK	Co-dominant canopy, asymmetric canopy towards north, dead wood, broken branches, thin canopy, typical of species	1		14	14	14	14				
19	319	Douglas fir	24	24	17			OK	Dominant canopy, previous top loss, elongated branches, low live crown ratio <30%, typical of species	1		17	17	17	17				
20	320	Douglas fir	6	6	10			OK	Asymmetric canopy towards south, serpentine trunk, dead wood, broken branches, typical of species	1		10	10	10	10				
21	321	Douglas fir	24	24	18			OK	Previous top loss, elongated branches, asymmetric canopy towards west, dead wood, broken branches, typical of species	1		18	18	18	18				
22	322	Douglas fir	20	20	16			OK	Asymmetric canopy towards west, ivy @ root crown up to 25', dead wood, broken branches, typical of species	1		16	16	16	16				
23	323	Douglas fir	14	14	10		Y	Fair	Low live crown ratio <20%, horizontal crack @ 5' towards south, typical of species	1		10	10	10	10				
24	324	Douglas fir	13	13	10		Y	Fair	Suppressed canopy, asymmetric canopy towards north, ivy @ root crown up to 40'	1		10	10	10	10				
25	325	Douglas fir	8	8	13			OK	Ivy @ root crown up to 30', dead wood, broken branches, low live crown ratio <20%	1		13	13	13	13				

OFFSITE TREES

Tree #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD				
									Retain	Remove	Radius in feet				
											N	W	E	S	
1	A	Western red cedar	28	28	8 over fence		OK	Typical of species	1		8	8	8	8	
2	B	Western red cedar	16	16	8 over fence		OK	Typical of species	1		8	8	8	8	
3	C	Douglas fir	12	12	14		OK	Asymmetric canopy towards south, dead wood, broken branches, typical of species	1		14	14	14	14	
4	D	Douglas fir	46	46	18		OK	Previous top loss, elongated branches, typical of species	1		18	18	18	18	
5	E	Douglas fir	18	18	16		OK	Previous top loss, elongated branches, typical of species	1		16	16	16	16	
6	F	Cherry	12	12	12		OK	Dead wood, suppressed canopy, lean west, asymmetric canopy-west	1		12	12	12	12	
7	G	Madrona	12	12	12		OK	lean west, slight dead wood	1		12	12	12	12	



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WILLIAM FRANZ, PE-PW DIRECTOR	DATE

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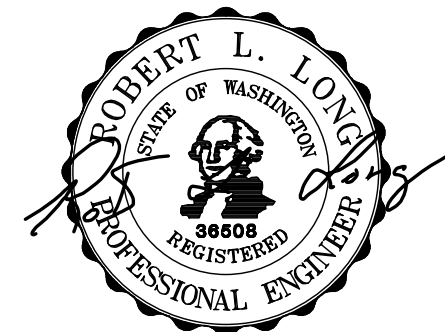
BY	DESCRIPTION	DATE	NO
MSM	REVISED PER CITY OF LYNNWOOD COMMENTS	12/16/21	1

EXISTING CONDITIONS MAP

DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC

WASHINGTON

SNOHOMISH COUNTY



12/16/21

ENGINEER: ROBERT L. LONG, PE

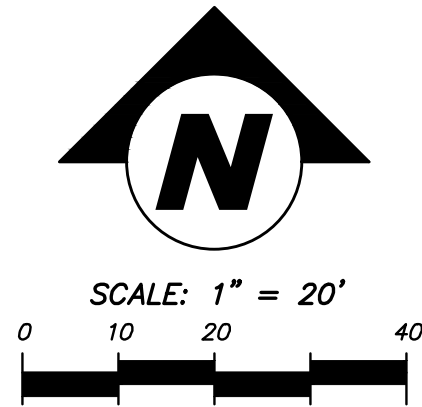
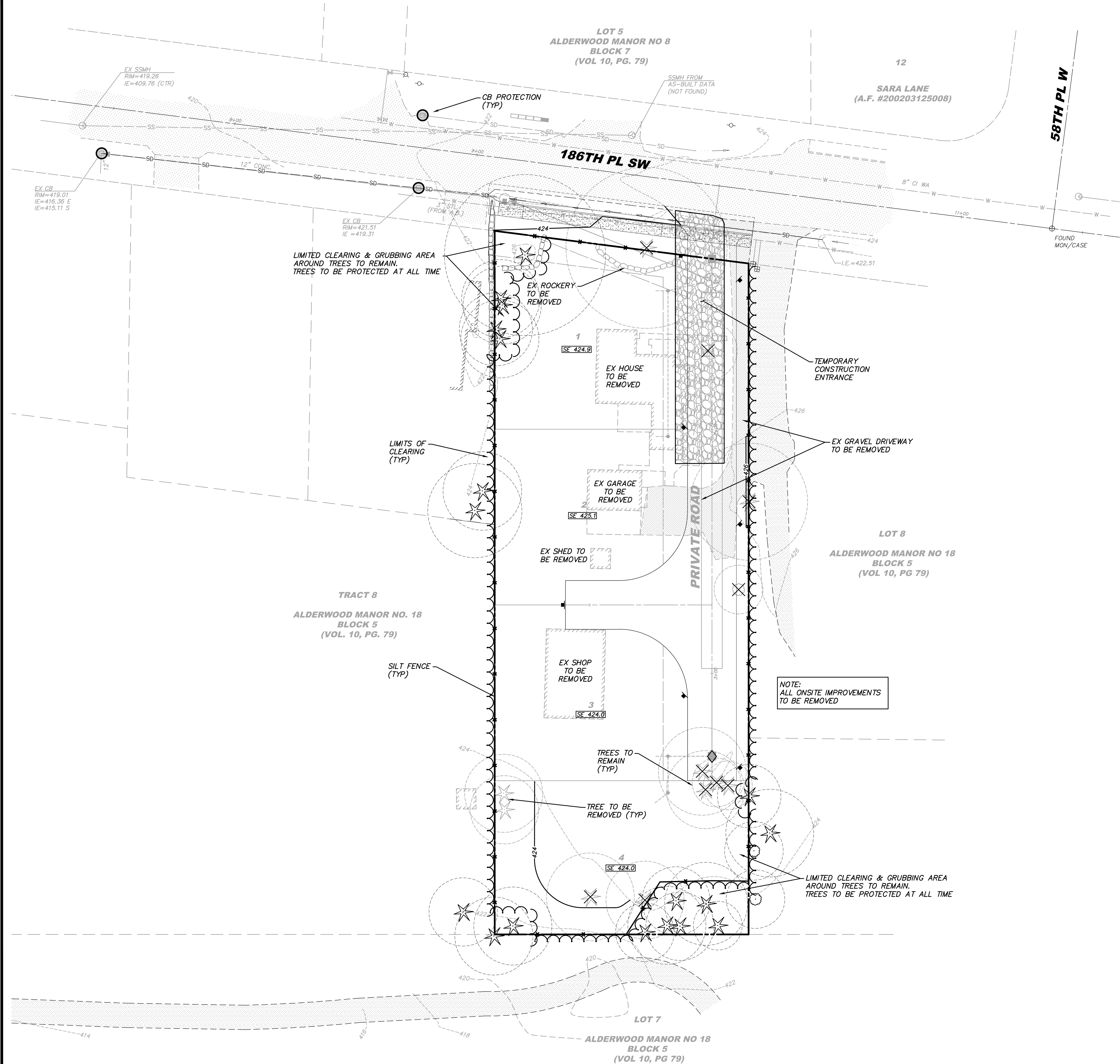
DRAWN BY: MIKE MORRIS

ISSUE DATE: 7/16/21 SCALE: AS NOTED

JOB NO: 20-029

SHEET: EC-01

SHT 3 OF 14



TREE LEGEND	
	*EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN
*SEE LANDSCAPE PLAN FOR TREE REPLACEMENT CALCULATION & REPLACEMENT TREE LOCATIONS.	
LEGEND	
	CB PROTECTION
	CONSTRUCTION ENTRANCE
	FILTER FENCE
	LIMITS OF CLEARING
SE = STRUCTURAL ELEVATION	

GRADING QUANTITIES

CUT = ±1,000 CU YD
FILL = ±700 CU YD

EXISTING IMPROVEMENT NOTE

ALL EXISTING ONSITE STRUCTURES/IMPROVEMENTS TO BE REMOVED.

CB INLET PROTECTION NOTE

CATCH BASIN INLET PROTECTION SHALL BE INSERTED AND MAINTAINED ON ALL NEWLY CONSTRUCTED CATCH BASINS THROUGHOUT THE SITE IMMEDIATELY AFTER INSTALLATION. TO BE INSTALLED PER CITY OF LYNNWOOD STD DETAIL STD2-13B (SEE DETAIL, SHEET TD-01). INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION SITE.

SILT FENCE NOTE

ADDITIONAL SILT FENCING SHALL BE ADDED AS NEEDED. FENCING TO BE INSTALLED PER CITY OF LYNNWOOD STD DETAIL STD2-5 (SEE DETAIL, SHEET TD-01).

CONSTRUCTION SEQUENCE:

- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE CITY OF LYNNWOOD AND THE EROSION CONTROL SPECIALIST.
- FLAG CLEARING LIMITS.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE BEFORE ENTERING SITE WITH HEAVY EQUIPMENT.
- INSTALL SILT FENCE AS INDICATED ON PLAN.
- INSTALL OFFSITE CATCH BASIN PROTECTION.
- CLEAR AND GRUB AREAS OF THE SITE TO BE ROUGH GRADED OR FILLED.
- CONSTRUCT POND FOR USE AS SEDIMENT CONTROL INCLUDING ANY PERMANENT STORM SYSTEM REQUIRED.
- INSTALL REMAINING SEDIMENT CONTROL FACILITIES.
- ROUGH GRADE SITE AND INSTALL STORM CONVEYANCE SYSTEM. PROVIDE INLET PROTECTION.
- INSTALL REMAINING UTILITIES.
- FINISH GRADE SITE AND CONSTRUCT ASPHALT PARKING AREAS, ACCESS DRIVES, SIDEWALKS, CURBS AND GUTTERS.
- STABILIZE AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
- COMPLETE SITE STABILIZATION IN ACCORDANCE WITH LANDSCAPE PLANS.
- CLEAN STORM DRAINAGE SYSTEM, ON AND OFF SITE, OF ALL SEDIMENT AND DEBRIS. REMOVE EXCESS SEDIMENT FROM POND.
- ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.



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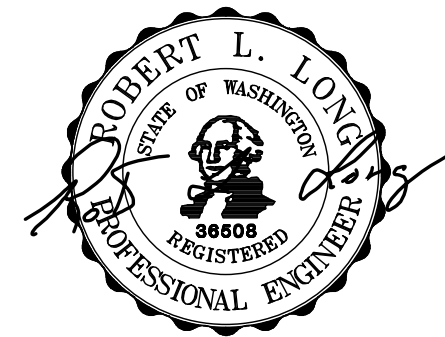
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REVISED PER CITY OF LYNNWOOD COMMENTS	

CLEARING, GRADING & TESC PLAN

DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC

WASHINGTON

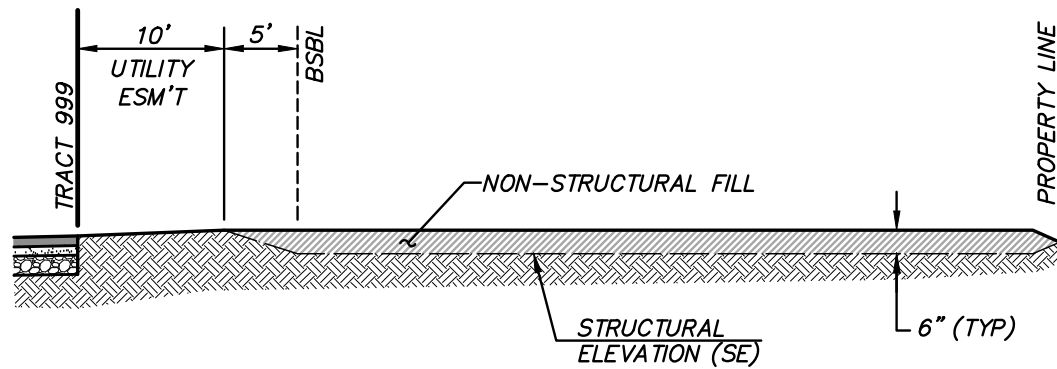
SNOHOMISH COUNTY



12/16/21	
ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	7/16/21
SCALE:	AS NOTED
JOB NO:	20-029
SHEET:	TP-01
SHT	4 OF 14

TEMPORARY EROSION AND SEDIMENT CONTROL STANDARD NOTES

- REFER TO GENERAL PLAN NOTES FOR ADDITIONAL REQUIREMENTS.
- 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.).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SECURED PLASTIC COVER, SEEDING OR MULCHING. HYDROSEEDING IS PREFERRED.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
- 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.).
- 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 SEED WITH ANNUAL, PERENNIAL OR HYBRID RYE GRASS. THIS ALSO INCLUDES PERIMETER DIKES AND THE SEDIMENT BASIN EMBANKMENT. HYDROSEEDING IS PREFERRED.
- 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.
- ADDITIONAL BMPs MAY BE REQUIRED AT ANY TIME DURING CONSTRUCTION.

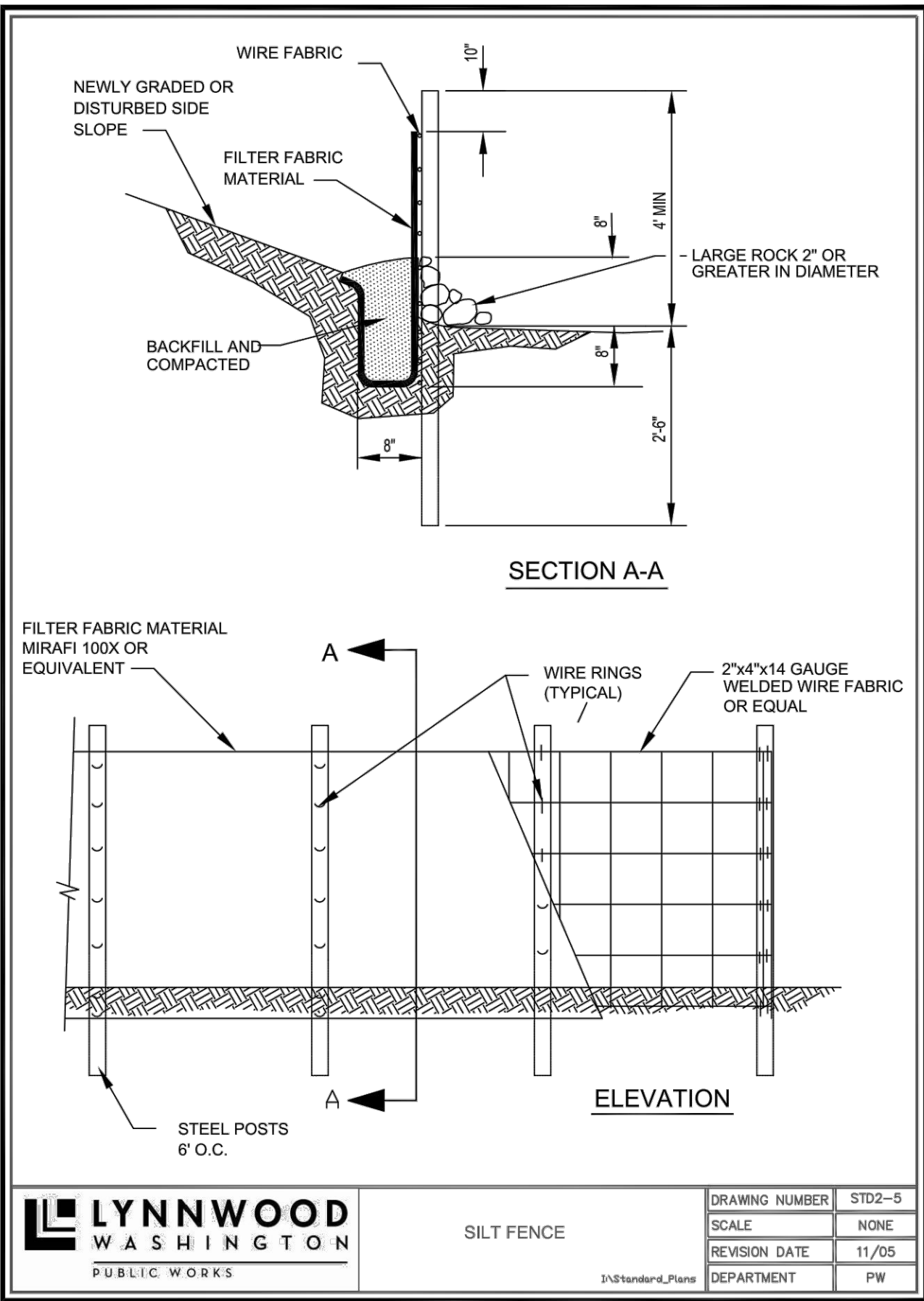


TYPICAL LOT GRADING CROSS SECTION

NOT TO SCALE

GRADING NOTES

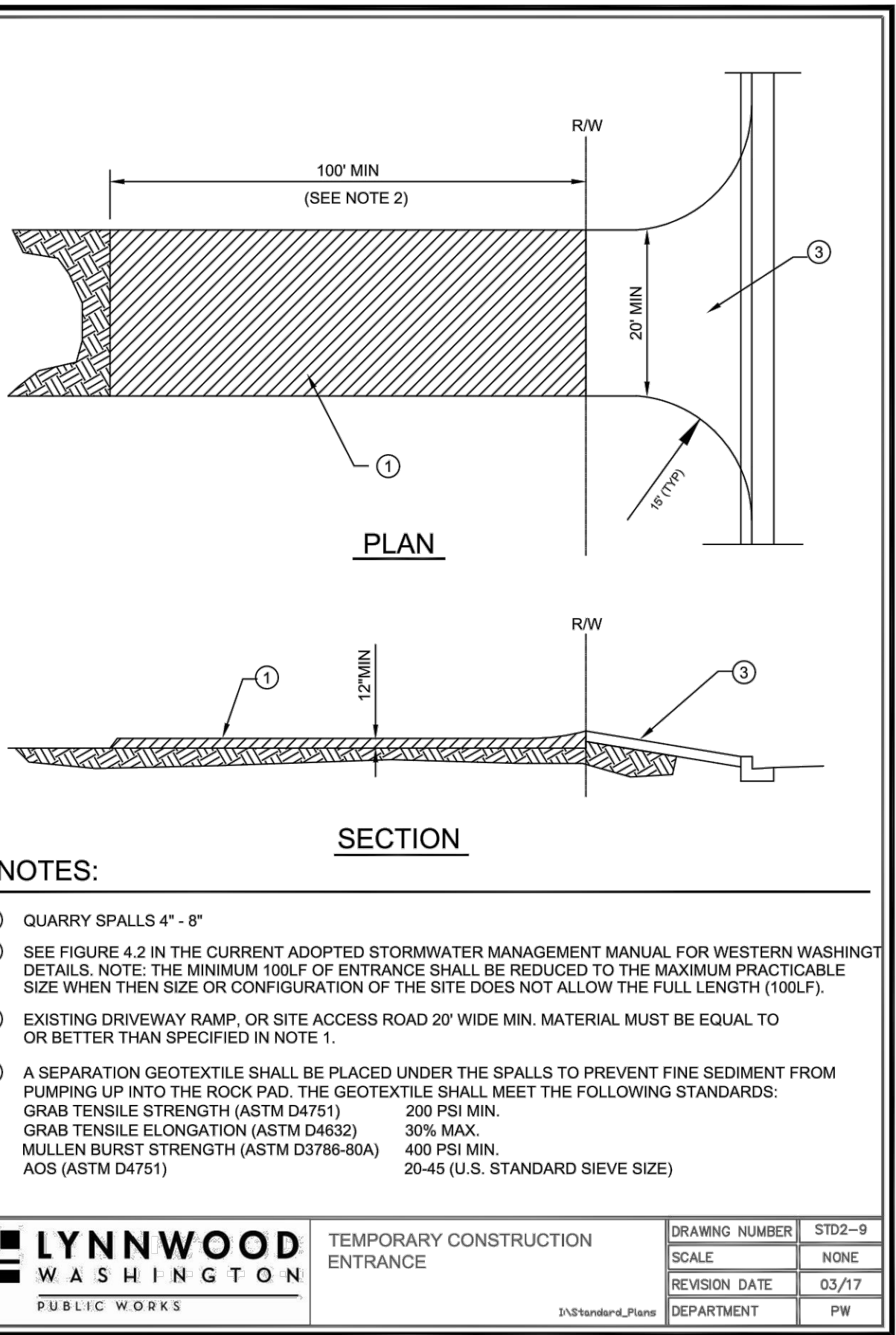
- REFER TO GENERAL PLAN NOTES FOR FURTHER REQUIREMENTS.
- GRADING SHALL NOT RESULT IN ANY ADDITIONAL WATER TO ADJOINING PROPERTY. IF ADDITIONAL WATER DOES RESULT, THE APPLICANT WILL SUBMIT A PLAN OF CORRECTIVE ACTION FOR CITY APPROVAL AND WILL COMMENCE WITH THAT ACTION IMMEDIATELY UPON NOTICE FROM CITY.
- THE CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL FILL AND ROAD CONSTRUCTION MATERIAL WITHIN THE CITY OF LYNNWOOD RIGHT OF WAY FROM THE DIRECTOR OF PUBLIC WORKS PRIOR TO ITS USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING EXISTING IMPROVEMENTS, AS REQUIRED, UNTIL CONSTRUCTION IS APPROVED BY THE CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT.
- THE CITY SHALL VERIFY AND APPROVE ALL BACKFILL TRENCHES AND ROADWAY SUBGRADE PRIOR TO PAVING. THE CITY OF LYNNWOOD IS TO BE PROVIDED WITH THE DENSITY REPORT FROM A CERTIFIED "TESTING LAB" SHOWING SATISFACTORY COMPACTION PER WSDOT 2-06.3(14)D. ALL SUBGRADE PREPARATORY REQUIREMENTS SHALL CONFORM TO SECTION 2-06 OF THE WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- A PRECONSTRUCTION SOILS INVESTIGATION SHALL BE REQUIRED AS NEEDED TO EVALUATE SOILS STABILITY.
- THE MAXIMUM CUT/FILL SLOPE SHALL NOT EXCEED TWO FEET HORIZONTAL TO ONE FOOT VERTICAL UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. AT NO TIME SHALL THE TOE OF ANY FILL SLOPE BE NEARER TO THE PROPERTY LINE THAN 1/2 THE FILL HEIGHT WITH A MINIMUM OF 2 FEET. CUT SLOPES SHALL NOT BE NEARER TO A PROPERTY LINE THAN 1/5 THE HEIGHT OF THE CUT WITH A MINIMUM OF 2 FEET.
- ALL RETAINING STRUCTURES FOUR (4) FEET IN HEIGHT OR CARRYING A SURCHARGE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOILS MECHANICS.
- A PERFORMANCE BOND IS REQUIRED FOR CONCURRENTLY REVIEWED EARLY GRADE PERMITS. THE BOND SHALL BE RECEIVED PRIOR TO THE ISSUANCE OF THE EARLY GRADE PERMIT AND SHALL NOT BE RELEASED UNTIL APPROVED BY THE CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS.
- ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF, AND ONLY IF, NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS, AND THEN ONLY WITH THE PERMISSION OF THE CITY OF LYNNWOOD DEPARTMENT OF PUBLIC WORKS.
- SPECIAL INSPECTION BY AN APPROVED GEOTECHNICAL FIRM IS REQUIRED AS DIRECTED BY THE CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS. INSPECTION REPORTS SHALL BE SUBMITTED TO THE CITY OF LYNNWOOD FOR REVIEW, COMMENT AND APPROVAL PRIOR TO PUBLIC WORKS FINAL APPROVAL OF THE WORK.



LYNNWOOD WASHINGTON PUBLIC WORKS

SILT FENCE

DRAWING NUMBER	STD2-9
SCALE	NONE
REVISION DATE	11/05
DEPARTMENT	PW



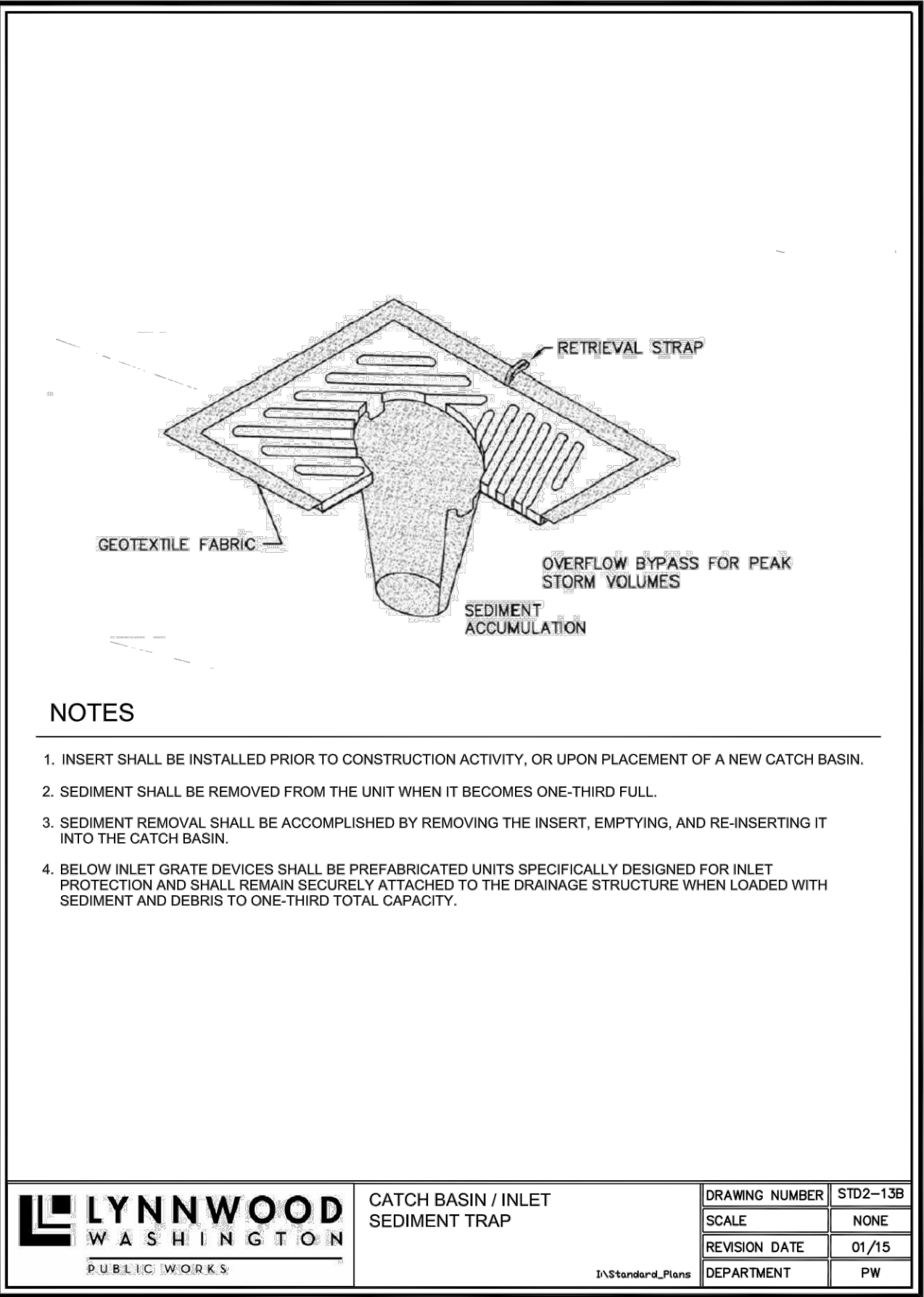
NOTES:

- QUARRY SPALLS 4" - 8"
- SEE FIGURE 4.2 IN THE CURRENT ADOPTED STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGT DETAILS. NOTE: THE MINIMUM 100LF OF ENTRANCE SHALL BE REDUCED TO THE MAXIMUM PRACTICABLE SIZE WHEN THEN SIZE OR CONFIGURATION OF THE SITE DOES NOT ALLOW THE FULL LENGTH (100LF).
- EXISTING DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. MATERIAL MUST BE EQUAL TO OR BETTER THAN SPECIFIED IN NOTE 1.
- A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:
GRAB TENSILE STRENGTH (ASTM D4751) 200 PSI MIN.
GRAB TENSILE ELONGATION (ASTM D4632) 30% MAX.
GRAB TENSILE STRENGTH (ASTM D3786-80A) 400 PSI MIN.
MULLEN BURST STRENGTH (ASTM D3786-80A) 20-45 (U.S. STANDARD SIEVE SIZE)
ACS (ASTM D4751)

LYNNWOOD WASHINGTON PUBLIC WORKS

TEMPORARY CONSTRUCTION ENTRANCE

DRAWING NUMBER	STD2-9
SCALE	NONE
REVISION DATE	03/17
DEPARTMENT	PW



NOTES

- INSERT SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
- SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES ONE-THIRD FULL.
- SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.
- BELOW INLET GRATE DEVICES SHALL BE PREFABRICATED UNITS SPECIFICALLY DESIGNED FOR INLET PROTECTION AND SHALL REMAIN SECURELY ATTACHED TO THE DRAINAGE STRUCTURE WHEN LOADED WITH SEDIMENT AND DEBRIS TO ONE-THIRD TOTAL CAPACITY.

LYNNWOOD WASHINGTON PUBLIC WORKS

CATCH BASIN / INLET SEDIMENT TRAP

DRAWING NUMBER	STD2-13B
SCALE	NONE
REVISION DATE	01/15
DEPARTMENT	PW



PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxxx-20xx

CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS	
REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE-PW DIRECTOR	DATE

RAM ENGINEERING, INC.
Civil Engineering / Land Planning

19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
PHONE: (425) 676-6860
WWW.RAMENGINEERINGINC.COM

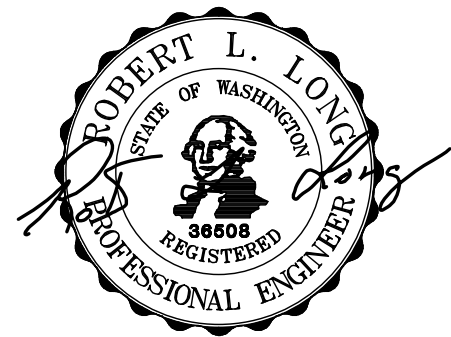
REVISION		DESCRIPTION	BY
1	12/16/21	REVISED PER CITY OF LYNNWOOD COMMENTS	MSM

GRADING & TESC NOTES & DETAILS

DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC

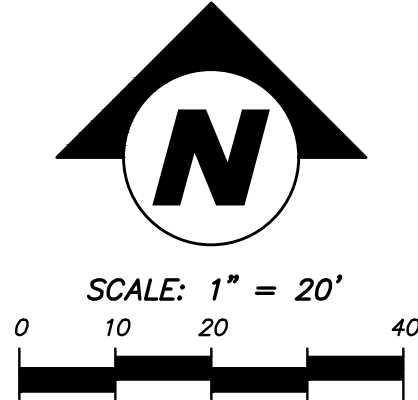
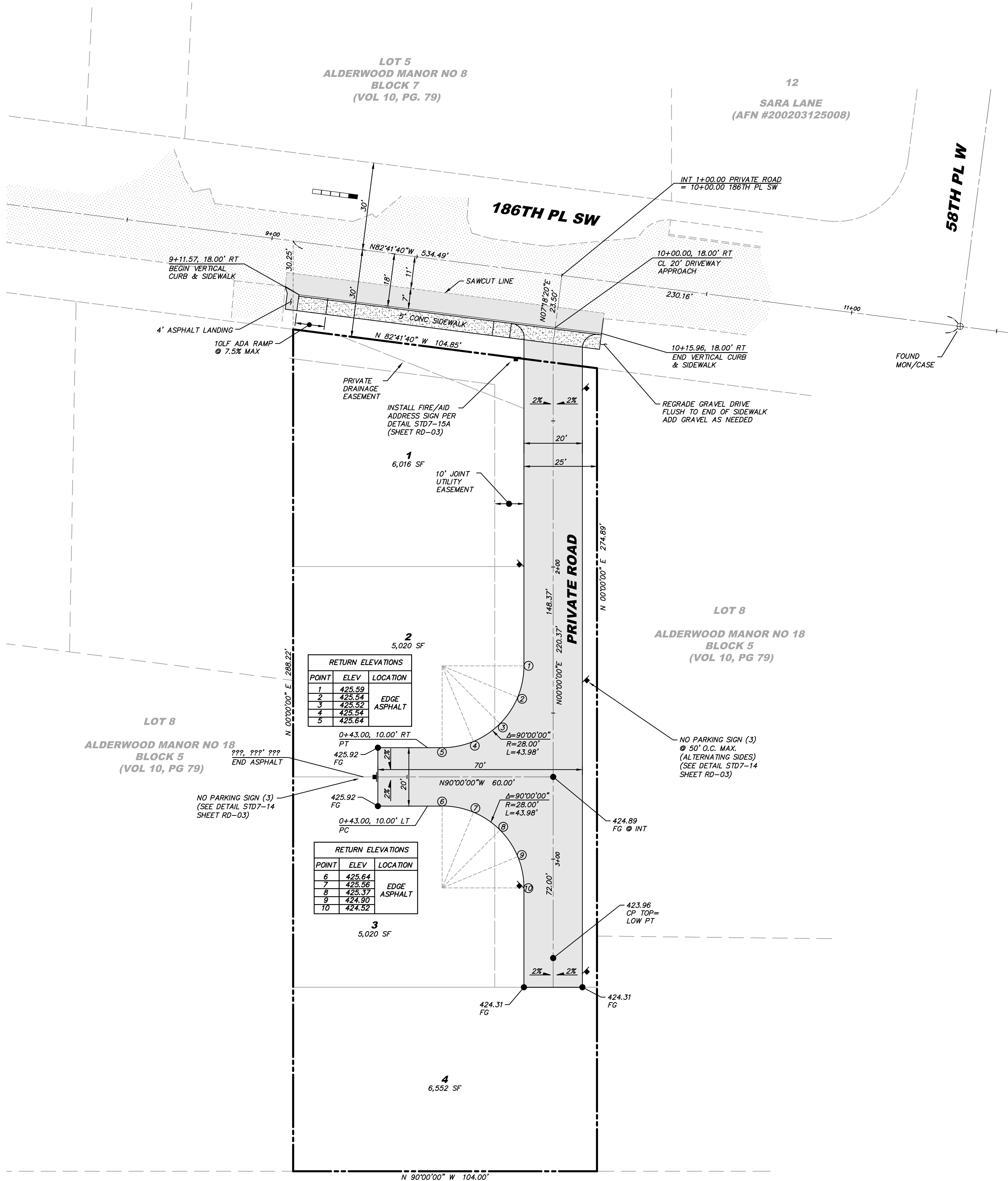
WASHINGTON

SNOHOMISH COUNTY



12/16/21

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
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SHEET:	TD-01
SHT	5 OF 14

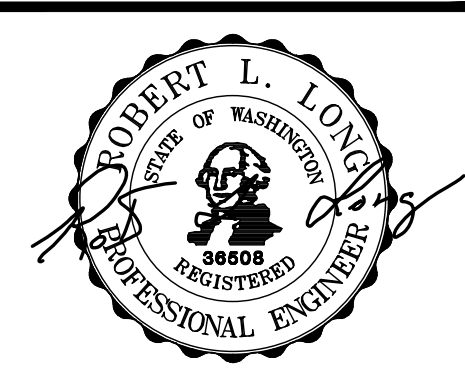


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REVISION		BY	DESCRIPTION
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DATE	12/16/21		

ALIGNMENT PLAN
DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC
WASHINGTON
SNOHOMISH COUNTY

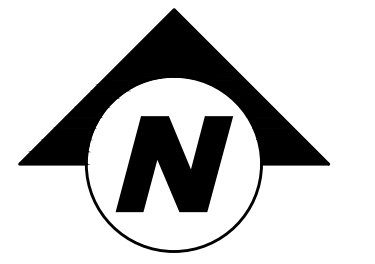
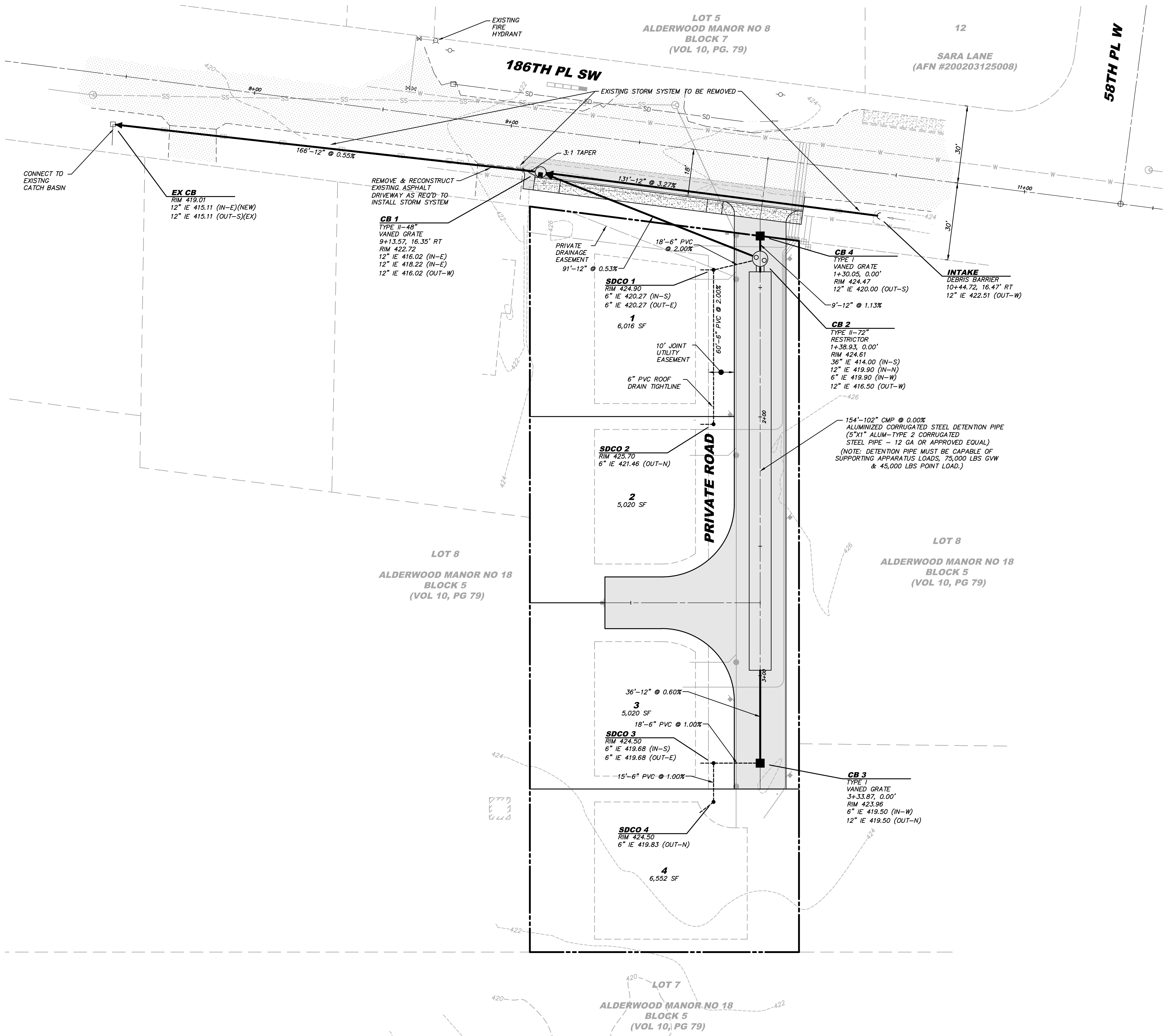


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DRAWN BY:	MIKE MORRIS
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SHT	6 OF 14

PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxx-20xx
CITY OF LYNNWOOD
PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION
SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS

REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE-PW DIRECTOR	DATE





STORM DRAINAGE NOTES

- SEE GENERAL PLAN NOTES FOR ADDITIONAL REQUIREMENTS.
- ALL REQUIRED STORM WATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AND OPERABLE PRIOR TO PAVING AND BUILDING CONSTRUCTION UNLESS OTHERWISE APPROVED BY LYNNWOOD DEPARTMENT OF PUBLIC WORKS.
- ALL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS AND/OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE INSTALLED PER WSDOT SECTION 7-08.
- BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6 INCHES, COMPACTED TO A DENSITY OF 95%. REFER TO WSDOT STD. SPEC. 7-08.3(3) AND STD. SPEC. 2-03.3(14), METHOD B & C.
- WHERE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE ENGINEER OR DIRECTOR OF PUBLIC WORKS, THE EXISTING MANHOLES, CATCH BASINS, OR INLETS SHALL BE ADJUSTED TO THE GRADE AS STAKED. ALL PIPE AND STRUCTURES SHALL BE STAKED FOR SURVEY LINE AND GRADE PRIOR TO THE START OF CONSTRUCTION. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND DIRECTOR OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION.
- ALL STORM CATCH BASINS WITH A DEPTH OVER 5 FEET TO FLOW LINE SHALL BE TYPE 2 STRUCTURES PER CURRENT WSDOT/APWA STANDARDS. ALL TYPE 1 AND 2 STRUCTURES SHALL BE PROVIDED WITH LOCKING BOLTS. LADDER ACCESS IS REQUIRED ON ALL TYPE 2 STRUCTURES WHEN 4 FEET OR GREATER IN DEPTH AS MEASURED TO THE INSIDE FINISH FLOOR OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- DEVELOPER TO PROVIDE A CERTIFIED ELECTRONIC VIDEO RECORD OF STORM DRAINAGE CONSTRUCTION AFTER FINAL CLEANING. FINAL CLEANING AS REQUIRED PER WSDOT SPEC7-04.3(1) AND AS DIRECTED BY THE CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR.
- DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE.
 - EACH OUTLET SHALL HAVE FREE FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A PRESSURE TREATED 2"x4". EACH MARKER BOARD SHALL BE CLEARLY IDENTIFIABLE, PROTECTED AND STUBBED 5 FEET ABOVE THE FINISH GRADE.
 - ALL PIPE MATERIAL SHALL CONFORM TO THE APPROVED PLANS AND/OR CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS. ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER AND CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS PRIOR TO CONSTRUCTION.
 - 12 TO 14 GAUGE TRACER WIRE OR LOCATING TAPE SHALL BE INSTALLED AS REQUIRED BY THE CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS. VERIFICATION AND APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION.
 - THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).
 - ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER, SHALL BE A MINIMUM OF 4 INCH DIAMETER, AND SHALL BE PROVIDED WITH BACKFLOW PROTECTION AS REQUIRED.



PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxx-20xx

CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION	
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REVIEWER	DATE
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WILLIAM FRANZ, PE-PW DIRECTOR	DATE

REVISION

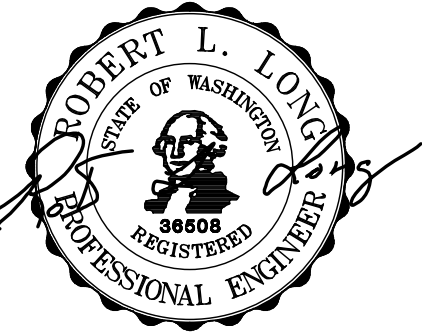
NO	DATE	DESCRIPTION	BY
1	12/16/21	REVISED PER CITY OF LYNNWOOD COMMENTS	MSM

ROAD & STORM DRAINAGE PLAN

DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC

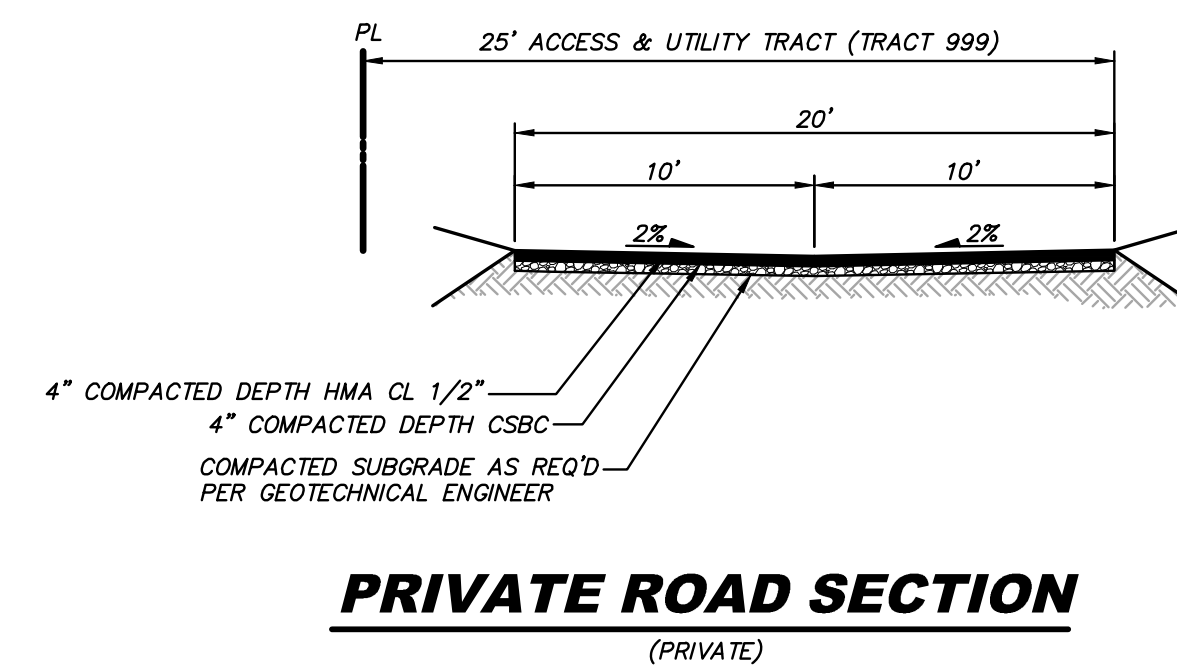
SNOHOMISH COUNTY

WASHINGTON



12/16/21

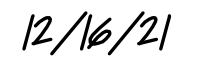
ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	7/16/21
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JOB NO:	20-029
SHEET:	RS-01
SHT	7 OF 14



**ROAD & STORM DRAINAGE
PROFILES & SECTIONS**

DRUBE LYNNWOOD SP

MIETZNER BROTHERS PROPERTIES, LLC



9 OF **14**



WILLIAM FRANZ, PE-PW DIRECTOR	DATE
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NO	DATE	DESCRIPTION	BY

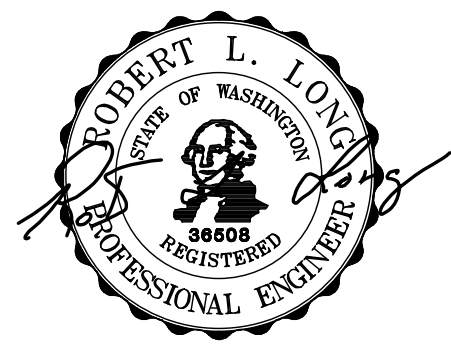
ROAD & STORM DRAINAGE DETAILS

WASHINGTON

DRUBE LYNNWOOD SP

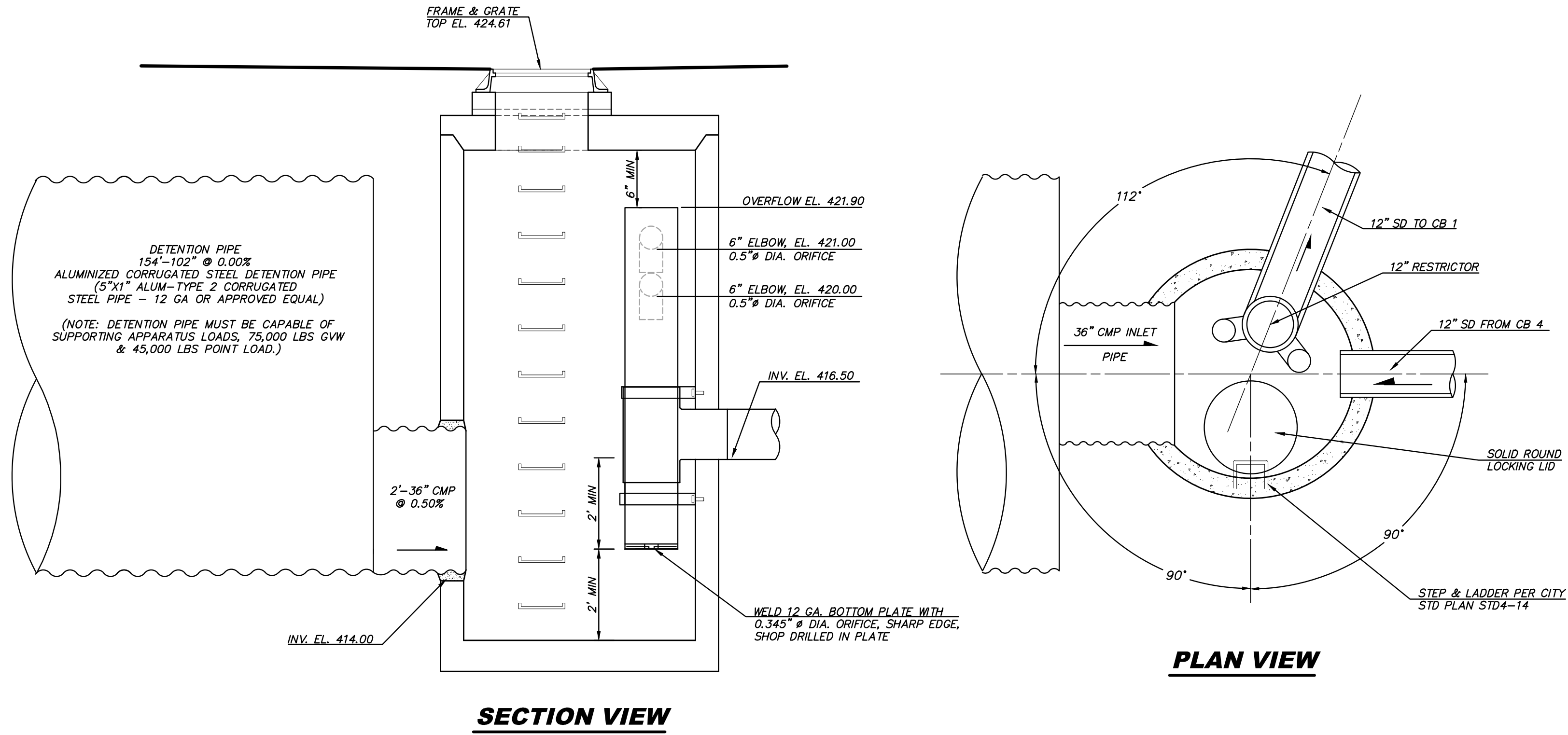
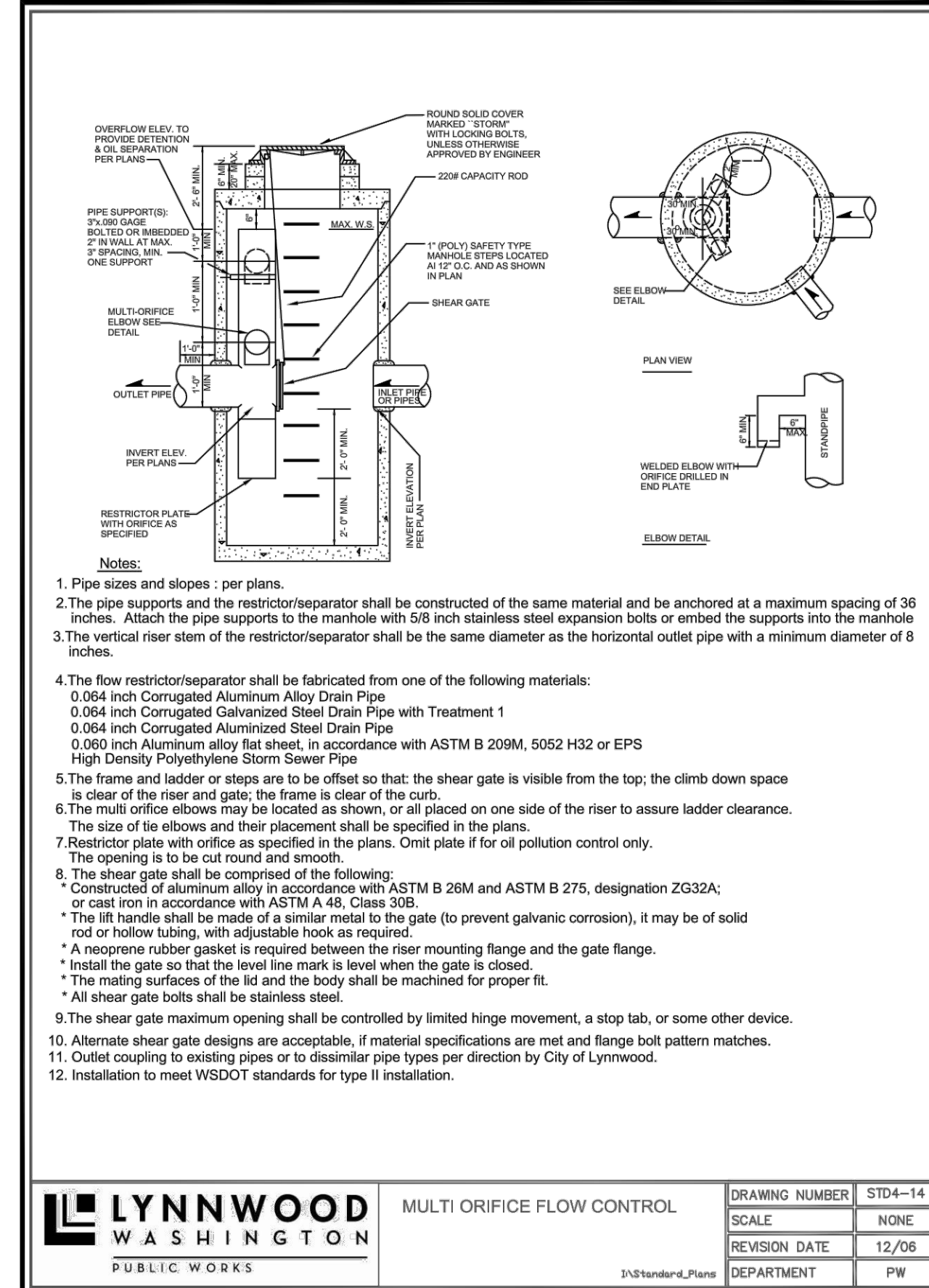
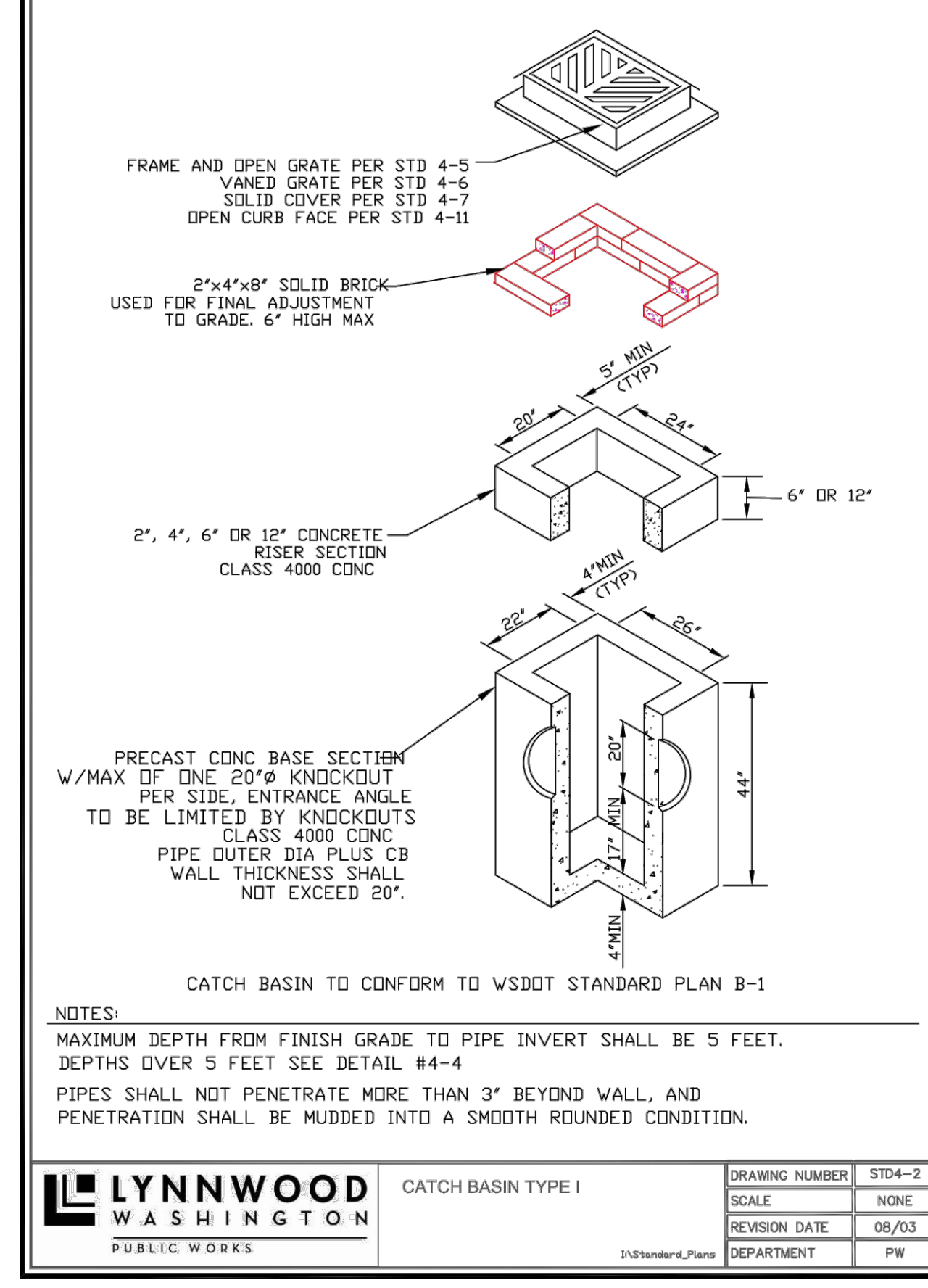
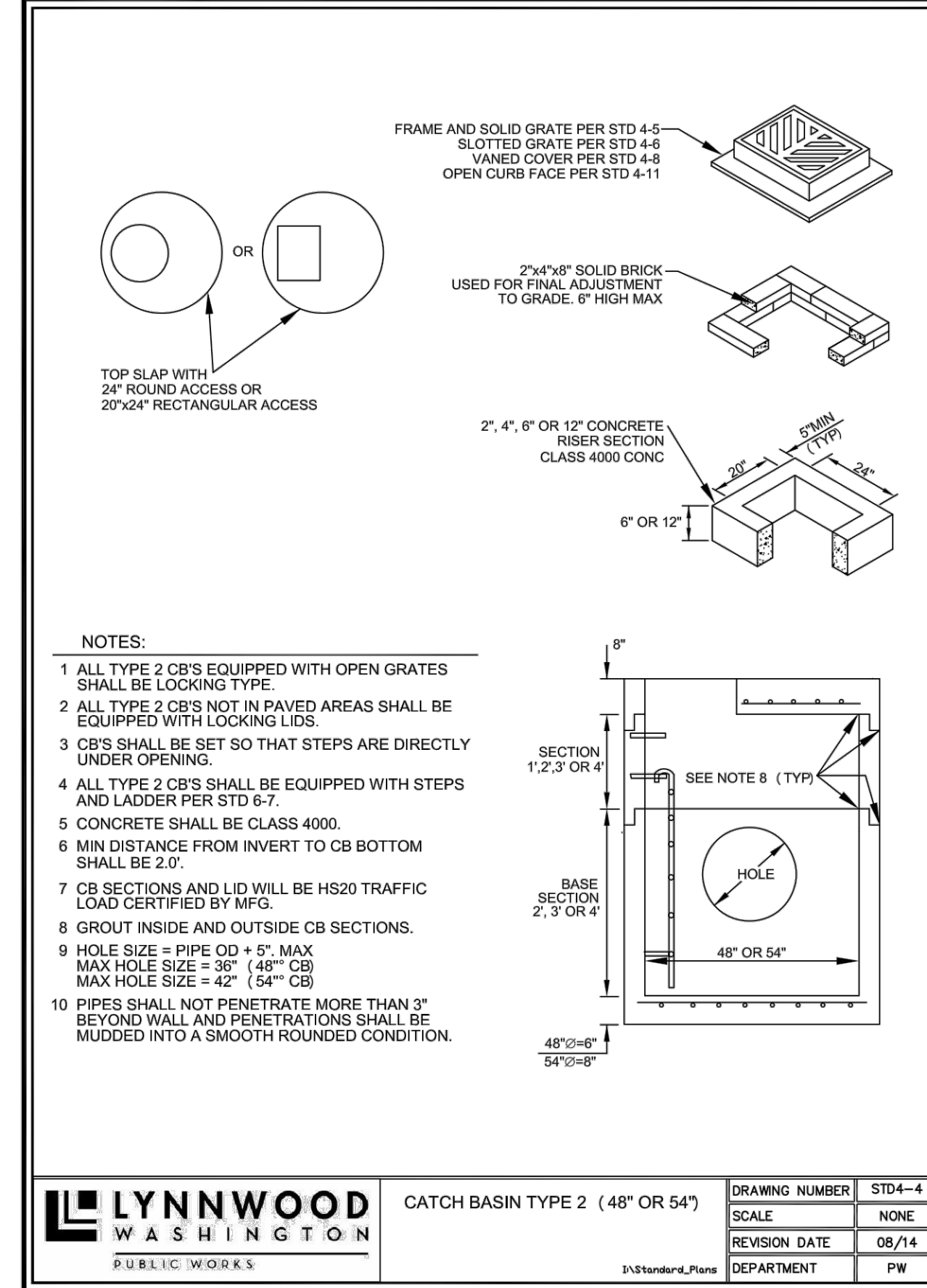
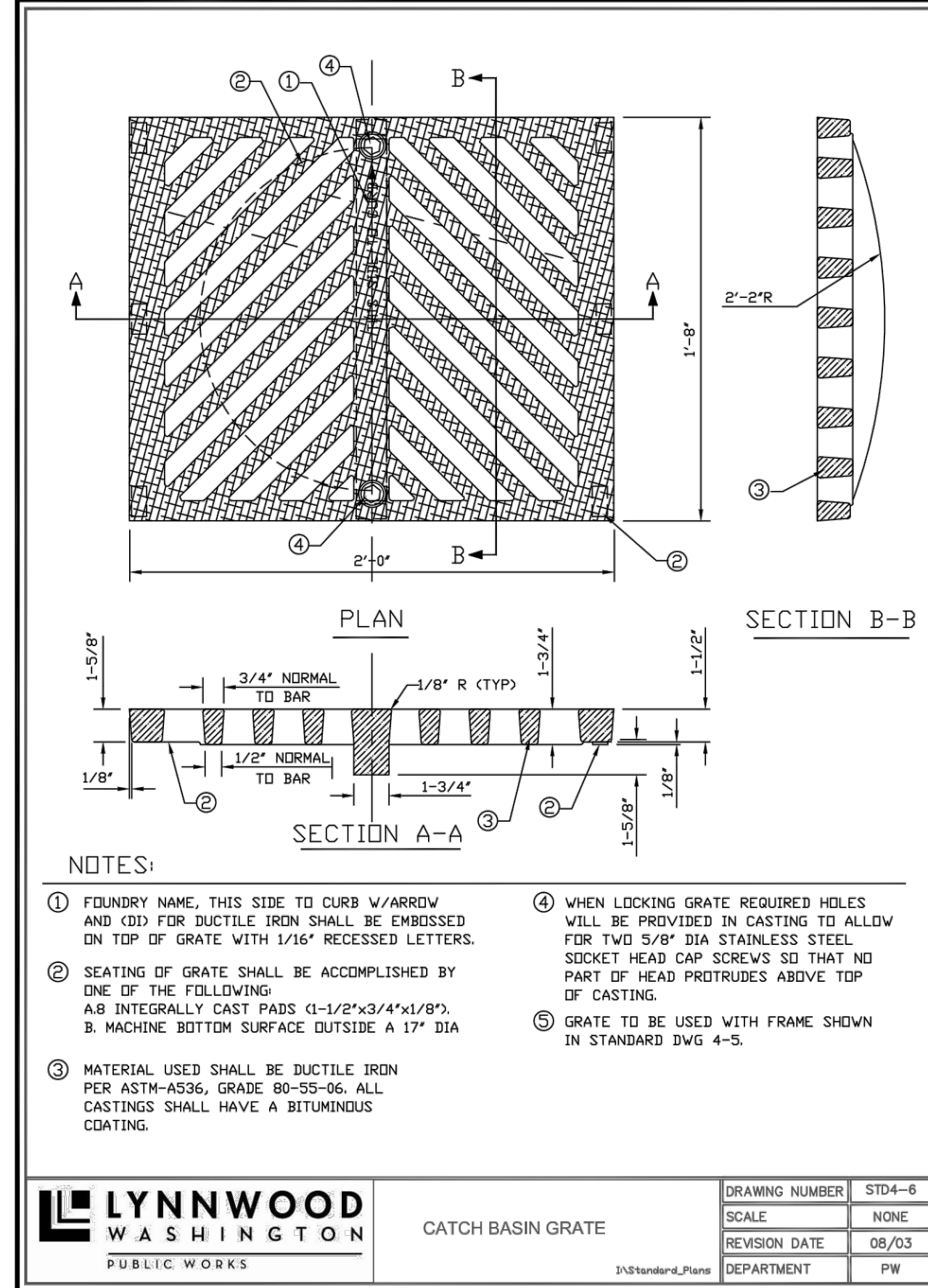
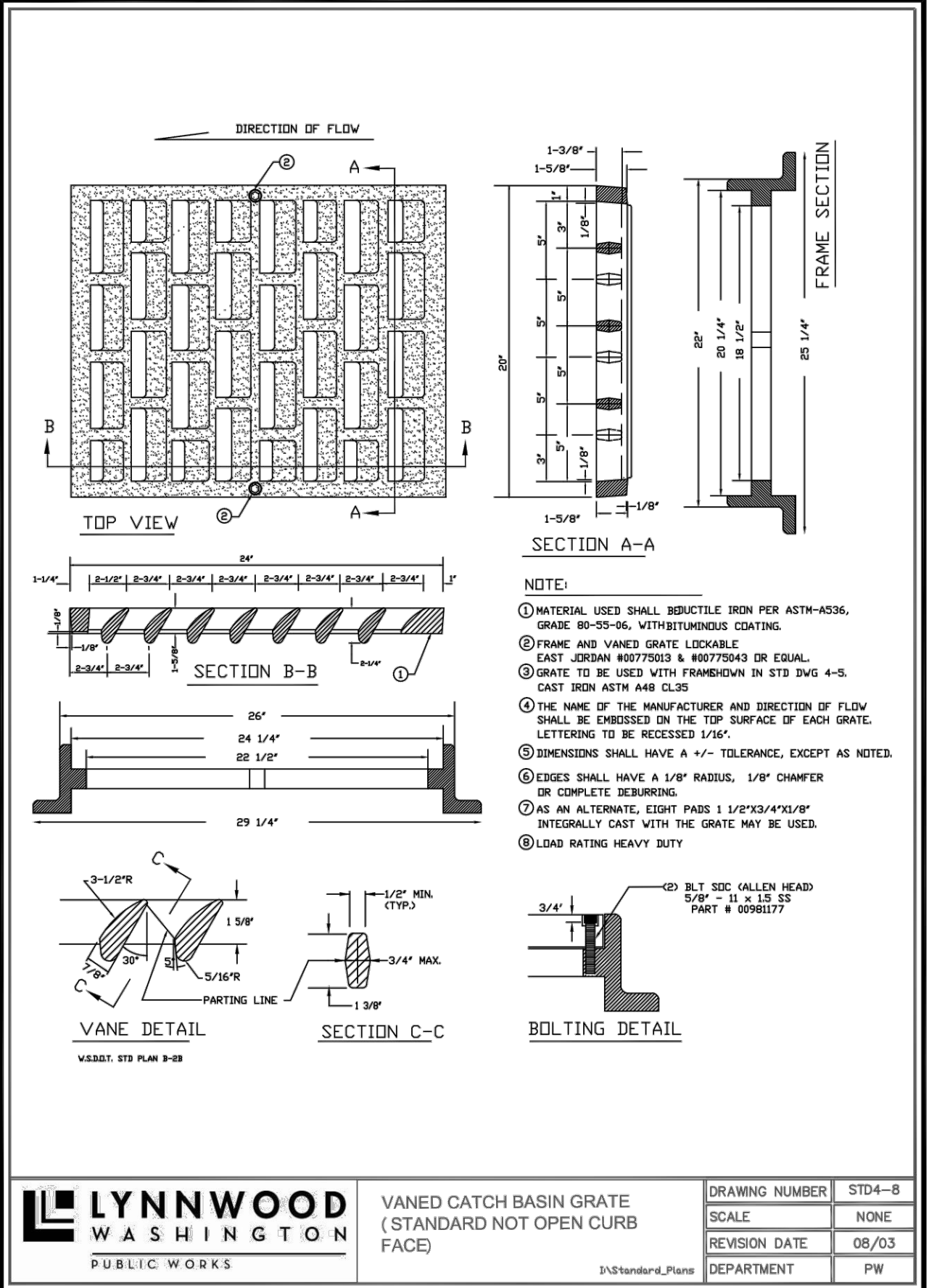
MIETZNER BROTHERS PROPERTIES, LLC

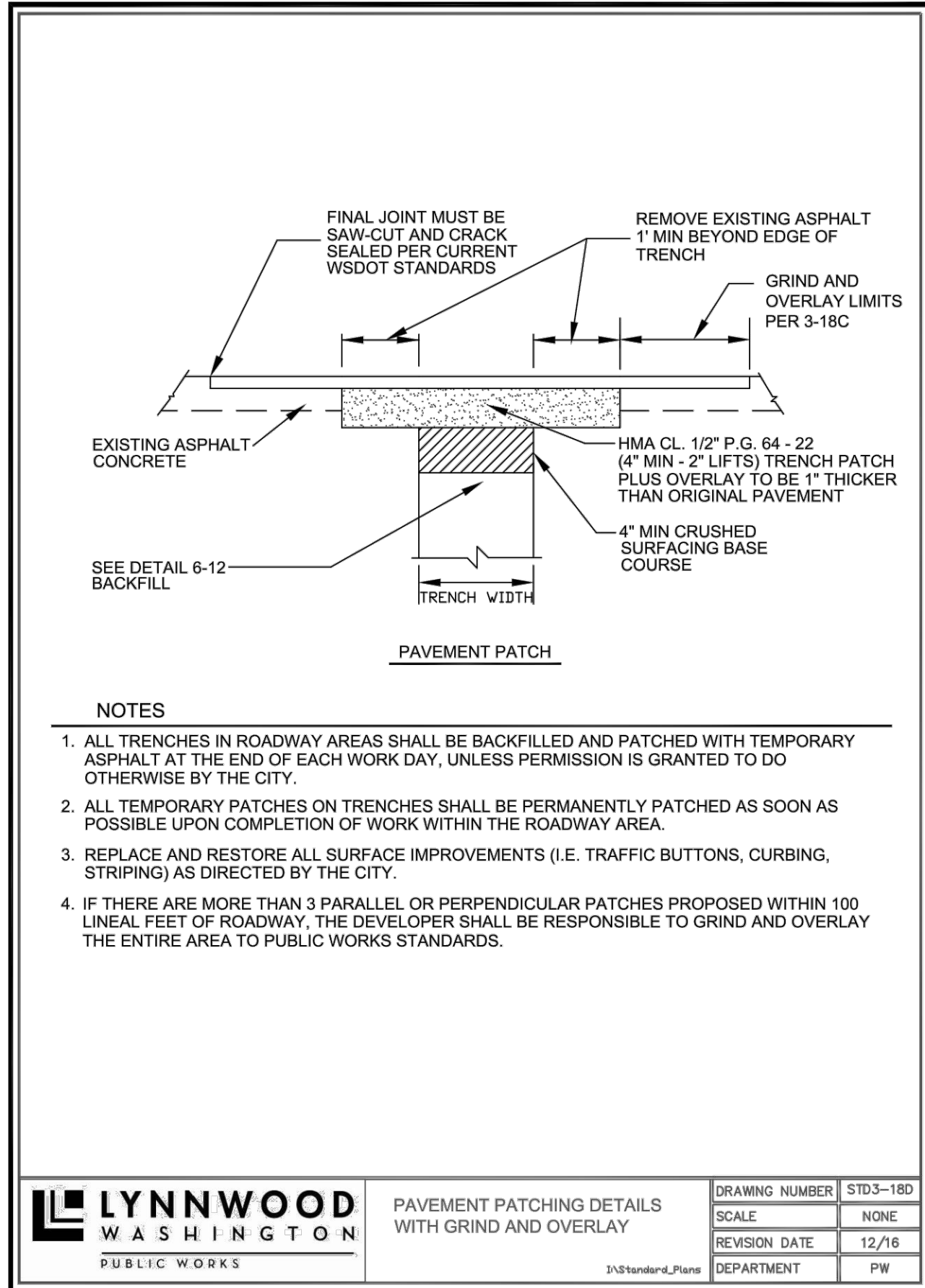
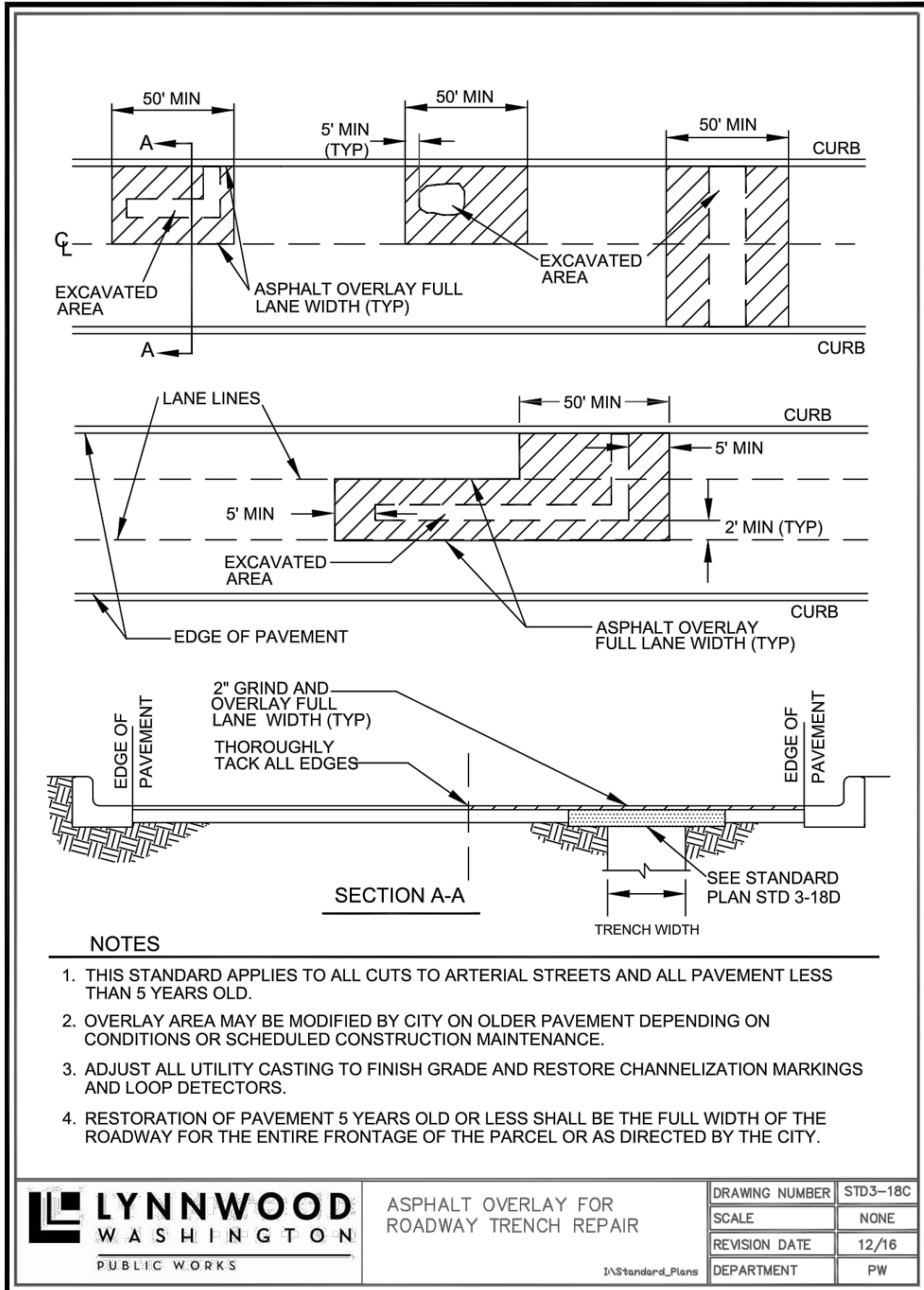
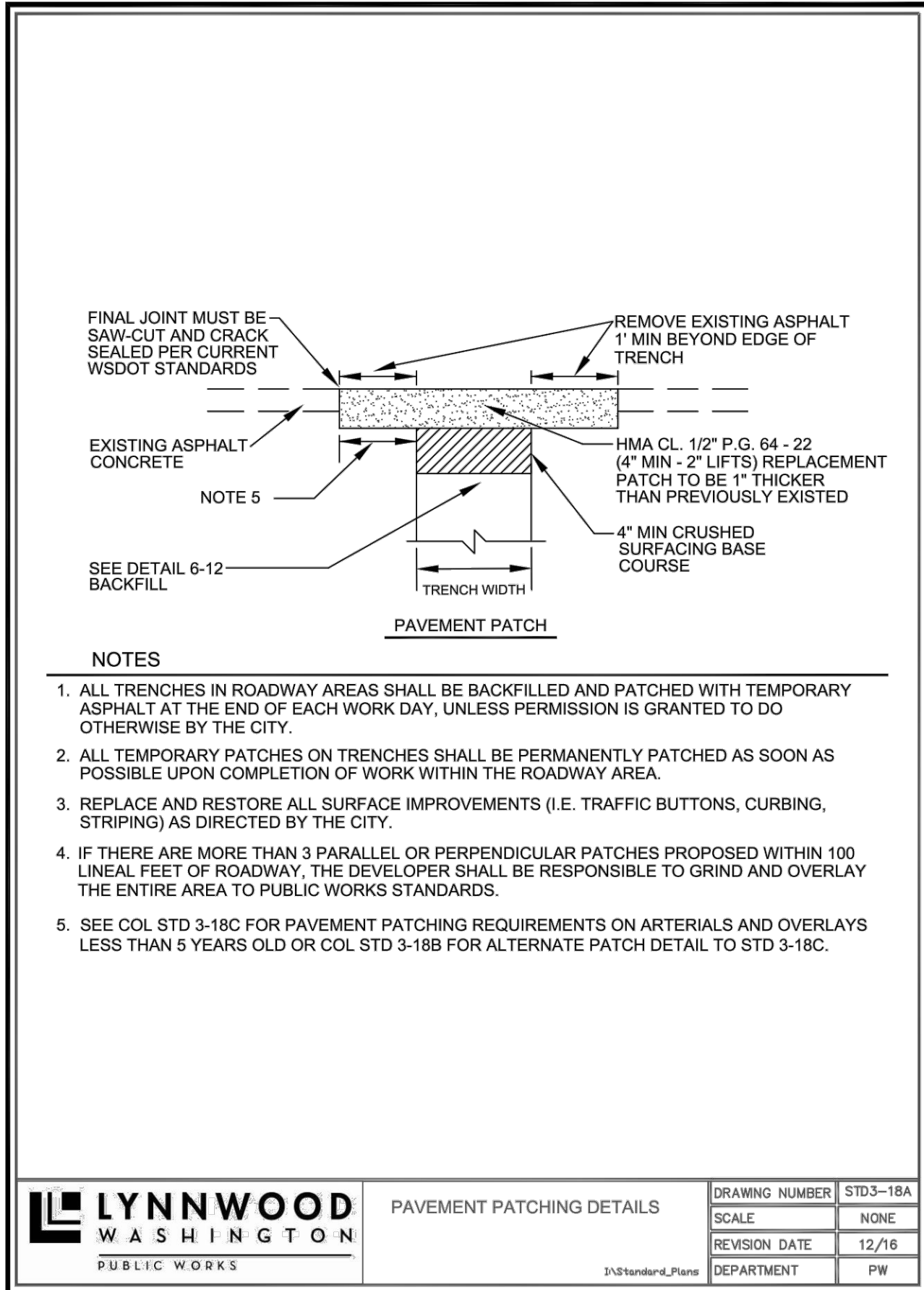
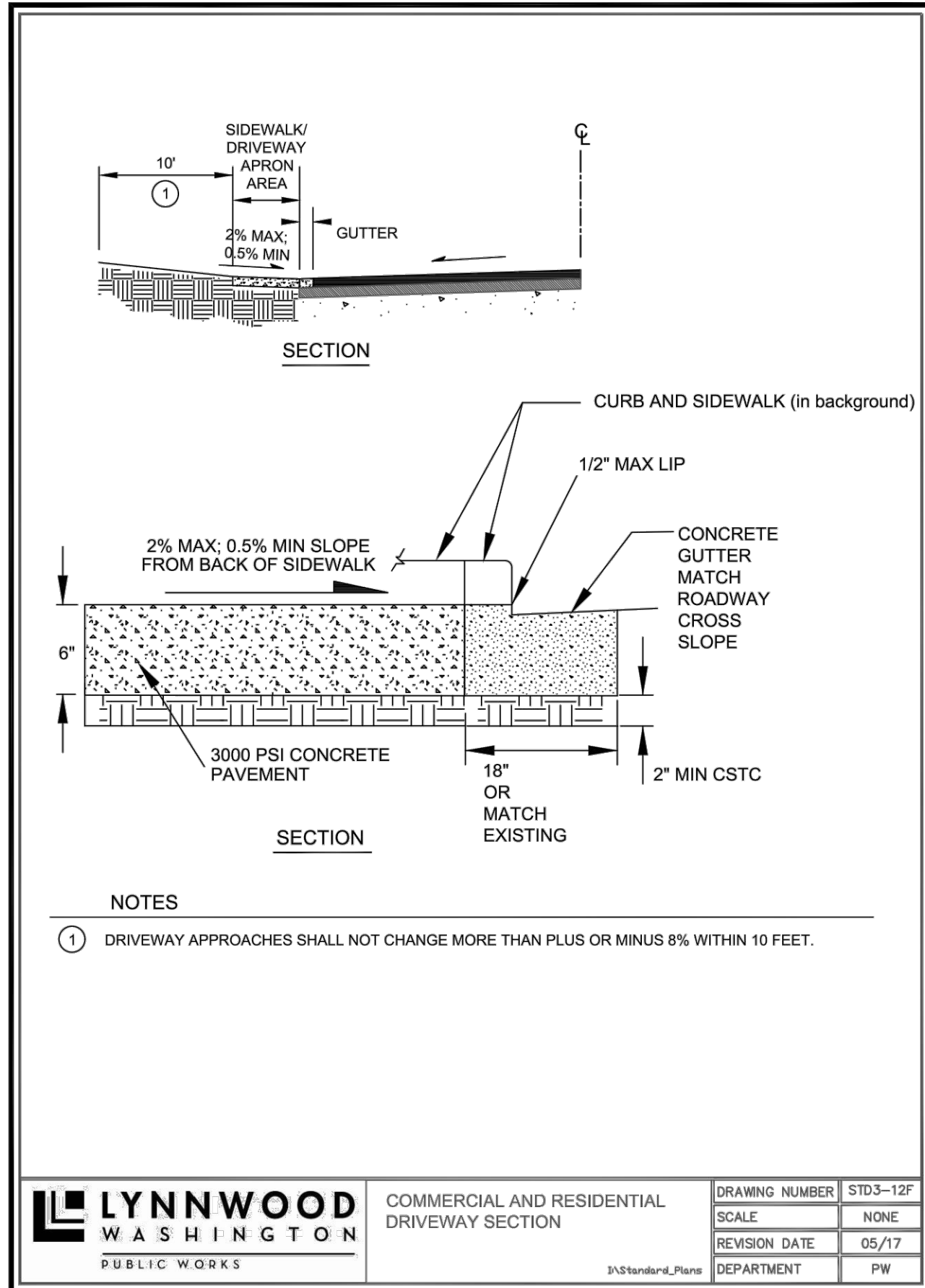
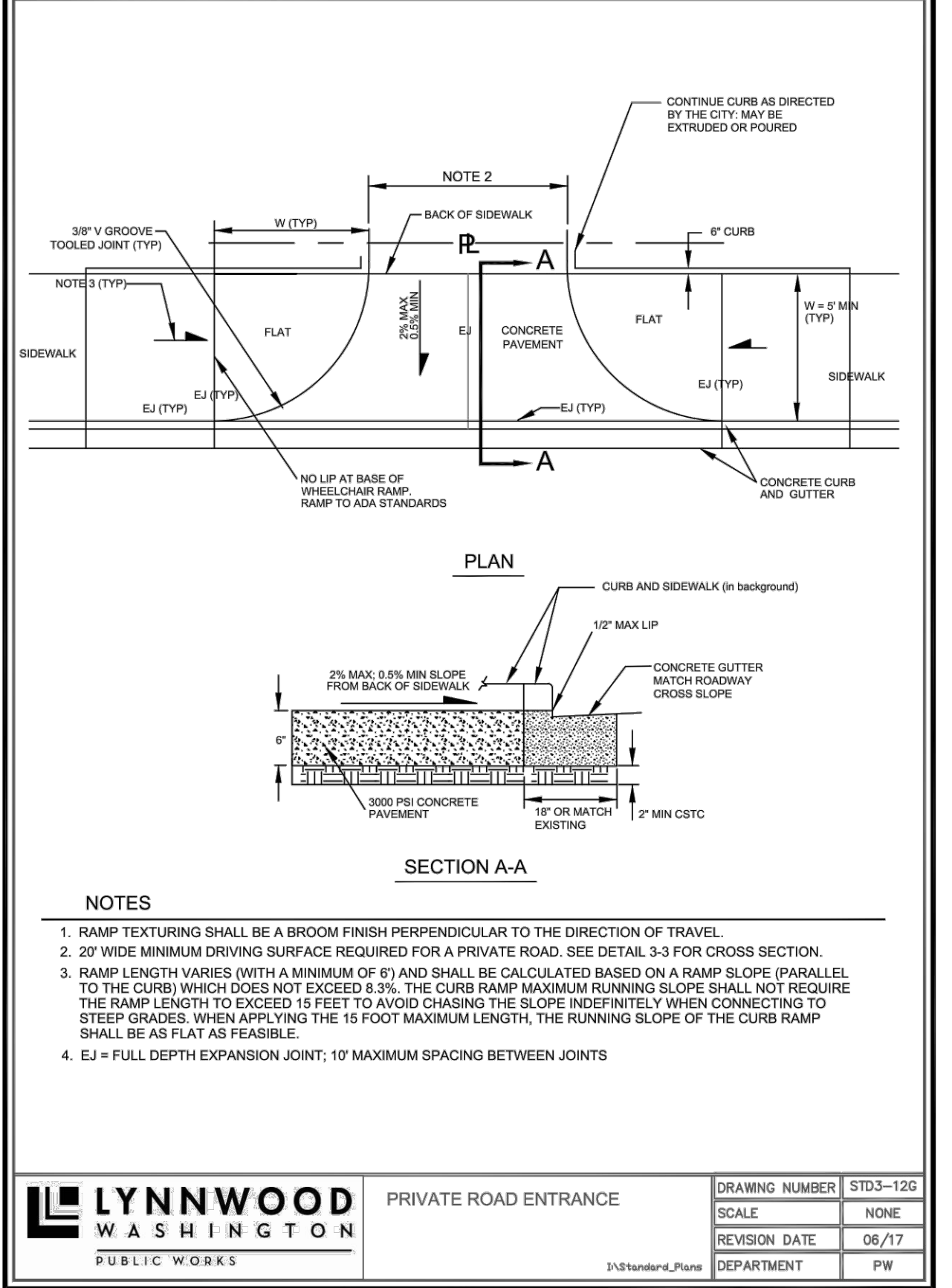
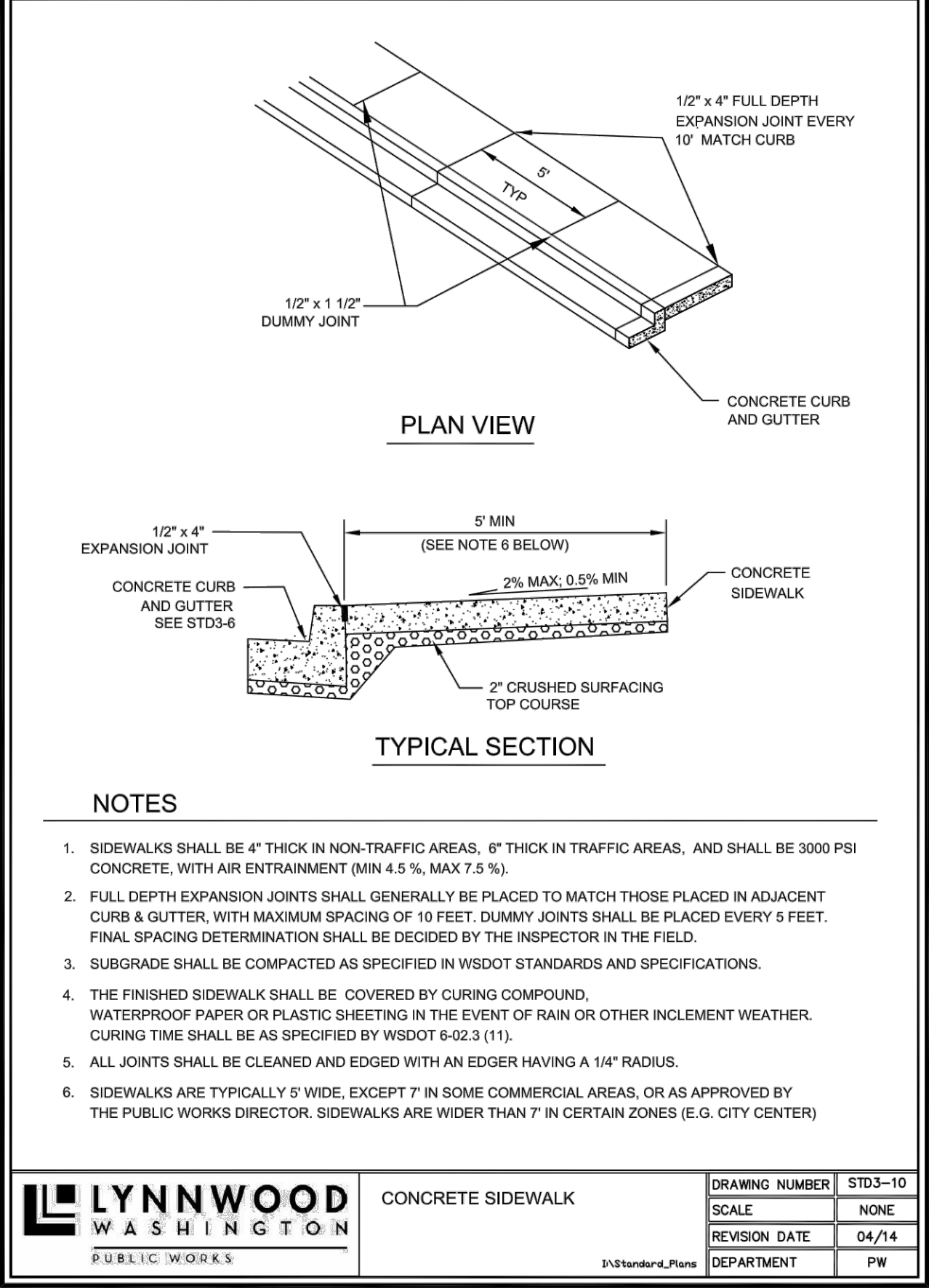
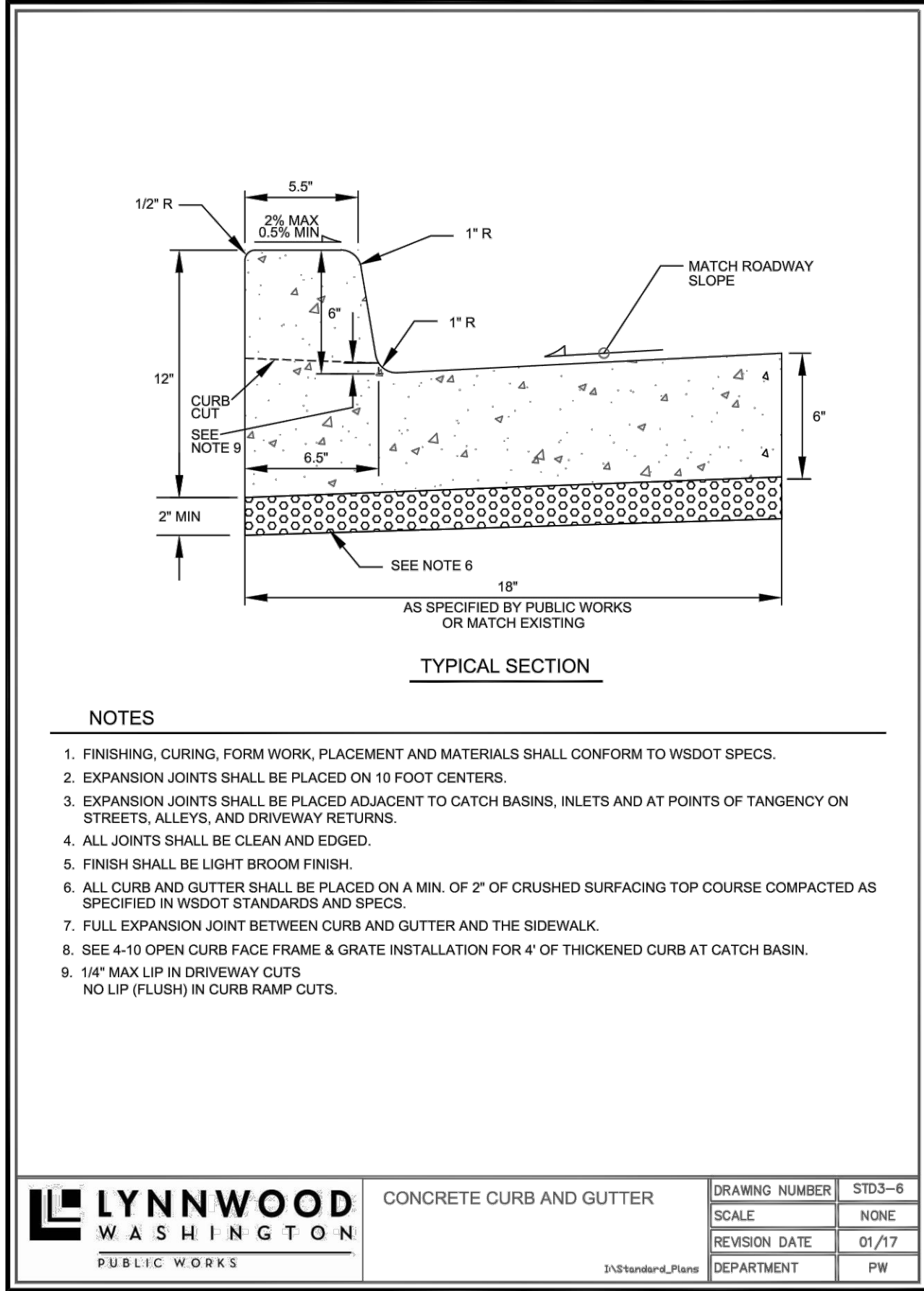
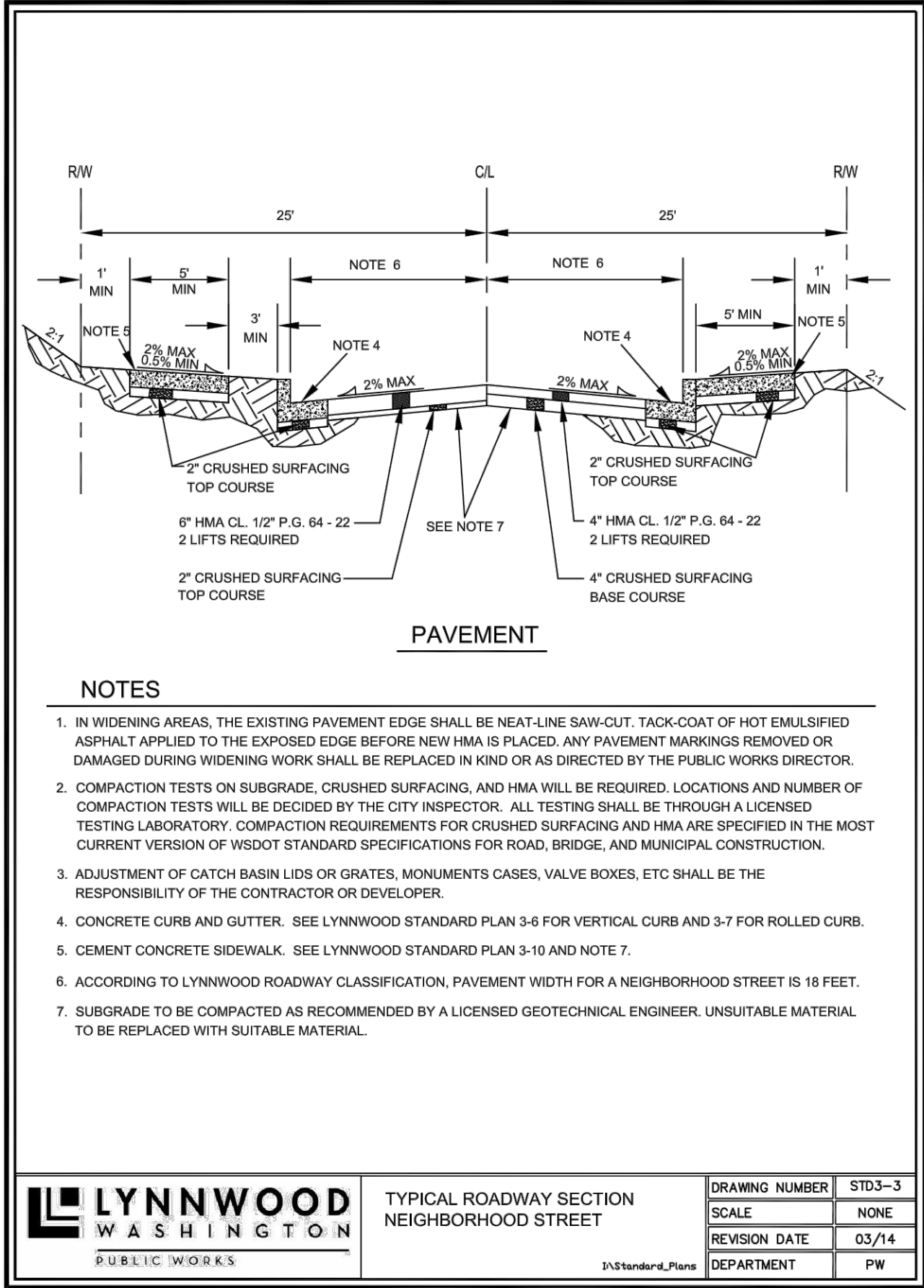
SNOHOMISH COUNTY



ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	7/16/21
SCALE:	AS NOTED
JOB NO:	20-029
SHEET:	RD-01
SHT	9 OF 14

PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxx-20xx	
CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION	
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**CITY OF LYNNWOOD
PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION**

SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS

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BY	DESCRIPTION	DATE	NO
MSM	REVISED PER CITY OF LYNNWOOD COMMENTS	12/16/21	1



12/16/21

ENGINEER: ROB L. LONG, PE

DRAWN BY: MIKE MORRIS

ISSUE DATE: 7/16/21 SCALE: AS NOTED

JOB NO: 20-029

SHEET: RD-02

SHT 10 OF 14

1'

4825
48XX
48XX
48XX

1.5'

7'

30"

12"

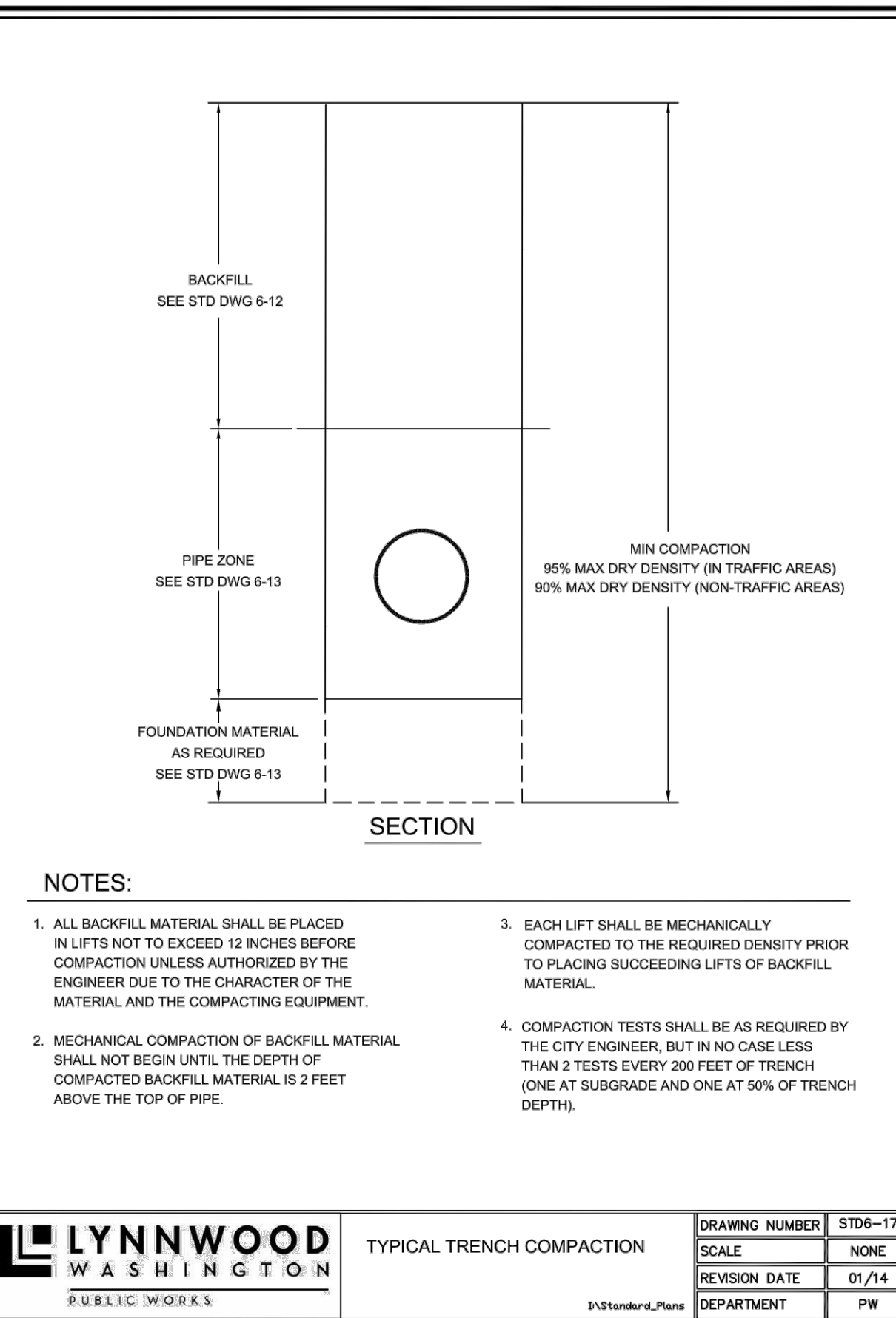
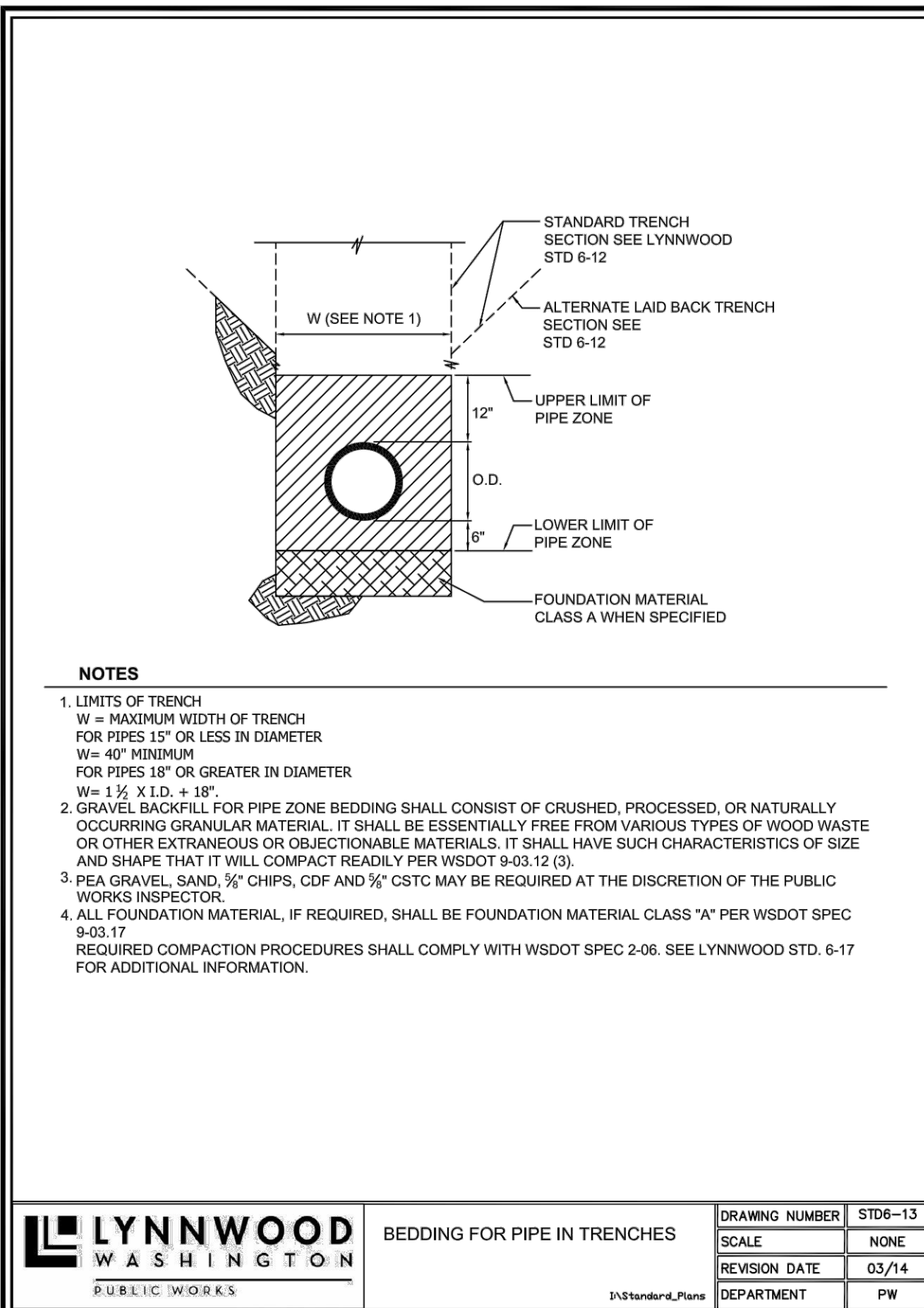
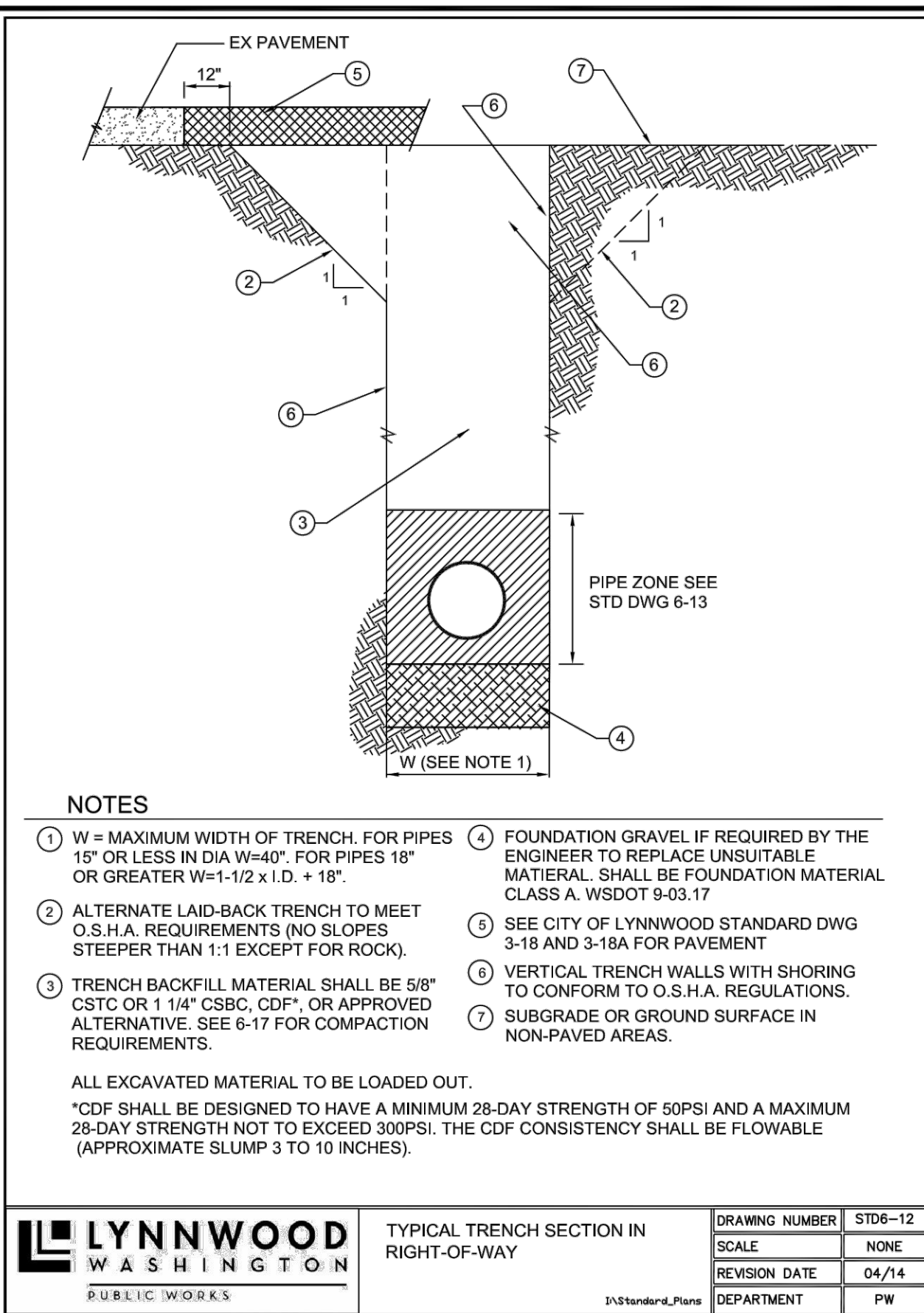
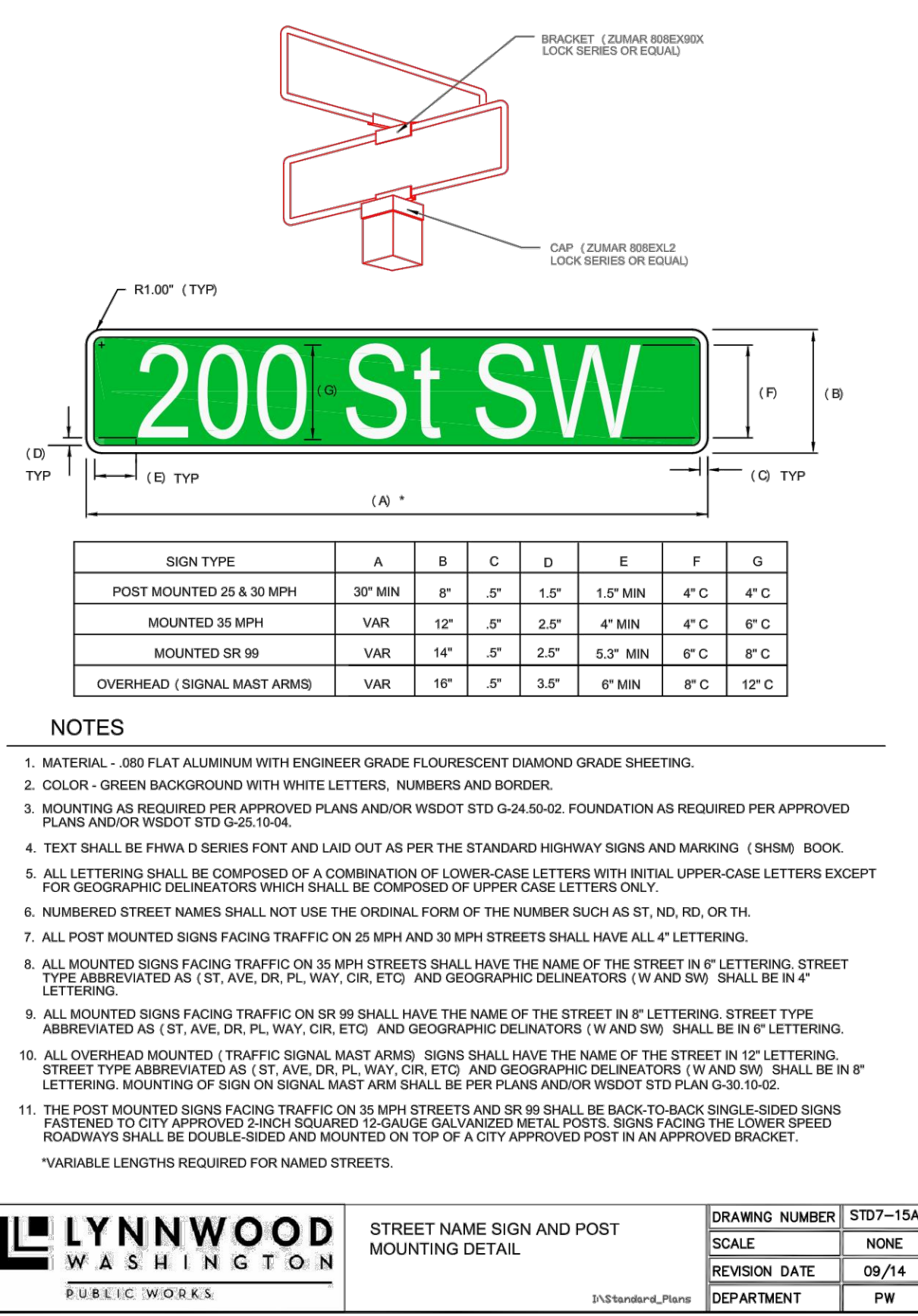
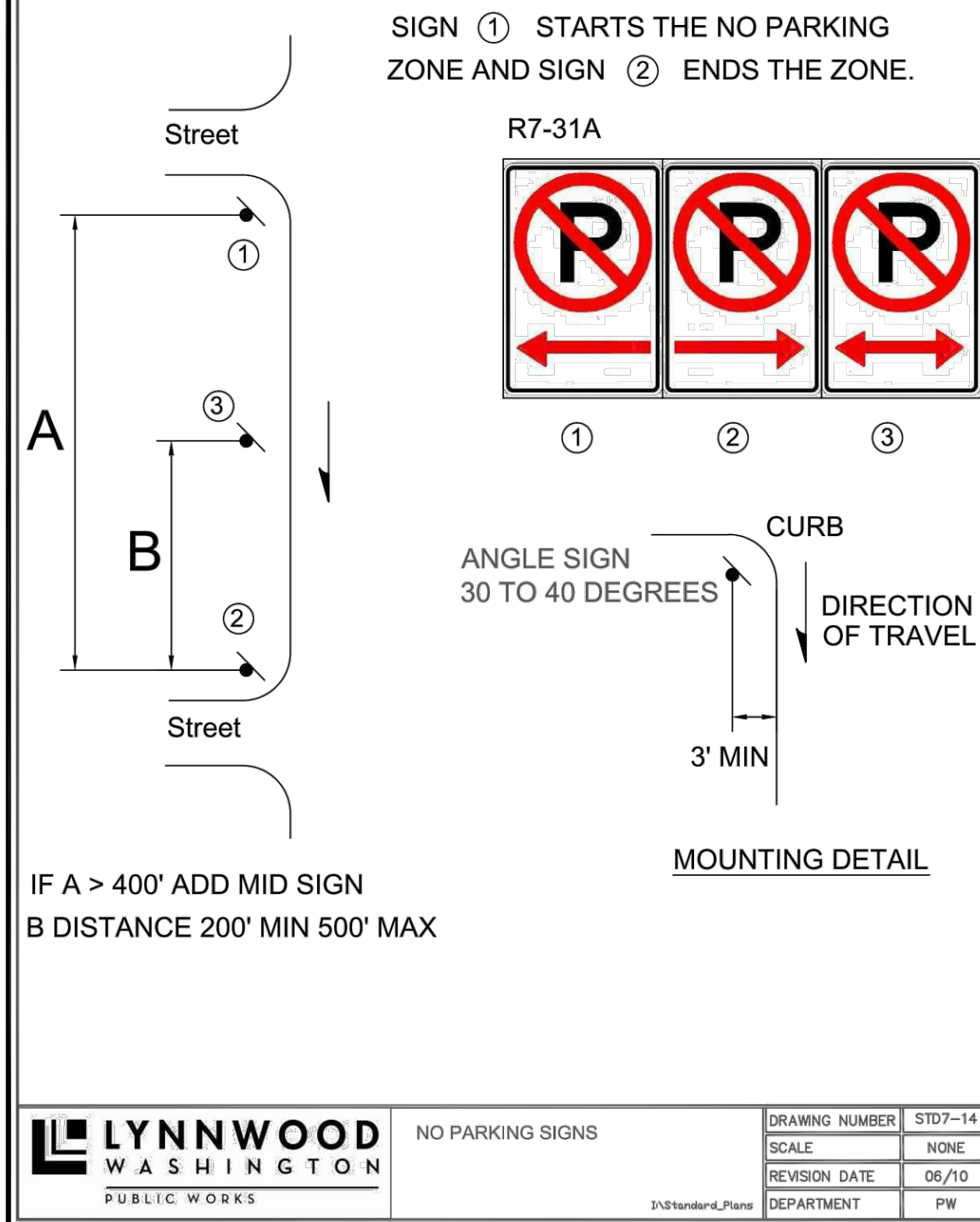
Treated 4x4 Wood
Alternative - Galvanized
Pipe - 2" Dia

Class 3000
Concrete

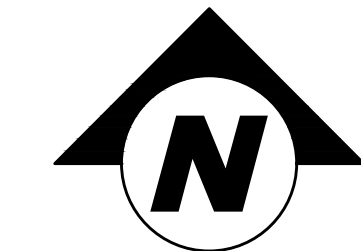
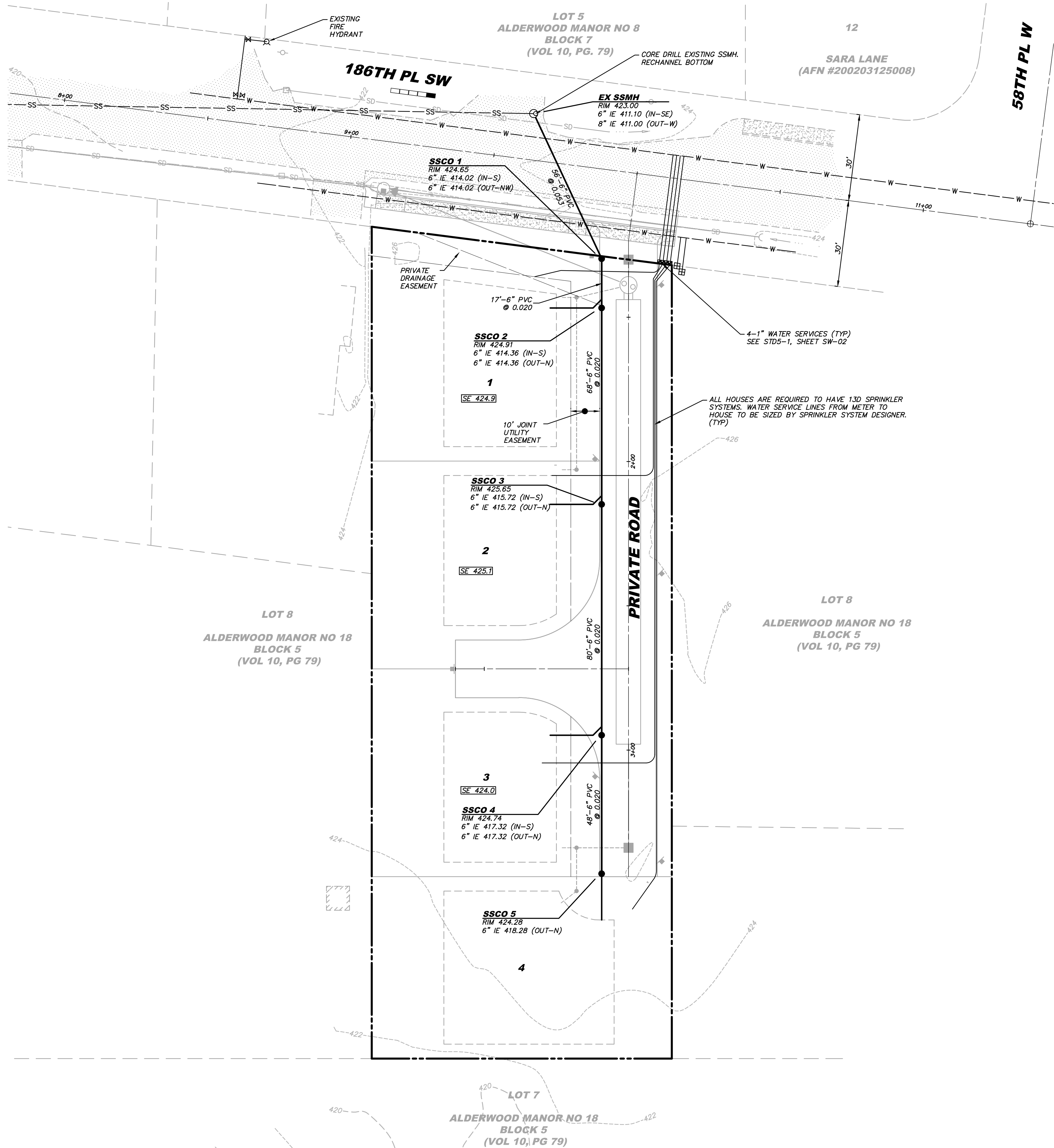
ADDRESS SIGN

 LYNNWOOD WASHINGTON PUBLIC WORKS	DRAWING NUMBER	STD3-30
	SCALE	NONE
	REVISION DATE	03/02
	DEPARTMENT	PW

3\Standard_Plane



12/16/21	
ENGINEER: ROB L. LONG, PE	
DRAWN BY: MIKE MORRIS	
ISSUE DATE: 7/16/21	SCALE: AS NOTED
JOB NO: 20-029	
SHEET: RD-03	
SHT 11	OF 14



TRACER WIRE NOTE

TRACER TAPE OR WIRE IS REQUIRED TO BE USED DURING CONSTRUCTION.

DCVA NOTE

FOR ANY AND ALL IRRIGATION SYSTEMS A DOUBLE CHECK VALVE ASSEMBLY IS REQUIRED TO BE INSTALLED AS IT BRANCHES OF THE CUSTOMERS DOMESTIC WATER SUPPLY. USE STD5-12A. FOR ANY AND ALL FIRE SPRINKLER SYSTEMS THAT ARE NOT FLOW THROUGH SYSTEMS A DOUBLE CHECK VALVE ASSEMBLY IS REQUIRED AT THE CUSTOMERS WATER METER. USE STD5-12A. TEST ASSEMBLIES AND SUBMIT REPORTS TO THE CITY OF LYNNWOOD AT CCC@LYNNWOODWA.GOV. CONTACT THE CITY AT 425-551-8447 FOR QUESTIONS. SEE DETAIL STD5-12A, SHEET WA-02.

SEWER NOTES

- REFER TO GENERAL PLAN NOTES FOR FURTHER REQUIREMENTS.
- 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.
- TRENCH BACKFILL OF SANITARY SEWERS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 708.3(3). BACKFILL MATERIAL AS SPECIFIED BY THE APPROVED PLANS, ENGINEER OR CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR.
- 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.
- ALL SIDE SEWERS SHALL BE INSTALLED AS FOLLOWS:
 - 2 PERCENT MINIMUM UNIFORM GRADE.
 - 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.
 - A 6 INCH CLEAN OUT INSTALLED, "TO GRADE" AT THE PROPERTY LINE WITH A CITY OF LYNNWOOD APPROVED BOX/LID.
 - 2 FEET BETWEEN BENDS OR AS APPROVED BY THE CITY OF LYNNWOOD INSPECTOR.
 - ALL FIELD BENDS NOT TO EXCEED 2 INCHES PER FOOT DEFLECTION.
 - CLEANING AND TESTING PER SECTION 7-17.3(2) OF THE WSDOT STANDARD SPECIFICATIONS.
 - ALL COUPLERS, FITTINGS, ADAPTERS AND CONNECTIONS SHALL SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
 - 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.
- 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.
- 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.
- 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.

WATER NOTES

- REFER TO GENERAL PLAN NOTES FOR ADDITIONAL REQUIREMENTS.
- 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, AWWA C900 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.
- 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).
- 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.
- 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.
- 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 "TRUST-OLEUM" HIGH GLOSS CATERPILLAR YELLOW REQUIRED OR ACCEPTABLE ALTERNATIVE.
- ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 200 A 423; OR M&H VALVE CO., STYLE 929; OR AMERICAN DARLING 862B PER CITY OF LYNNWOOD STD. 5-7.
- 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.
- 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.
- 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.
- 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.
- 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"

PUBLIC WORKS DEVELOPMENT NUMBER PR-xxxxxx-20xx

CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION	
SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS	
REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE-PW DIRECTOR	DATE



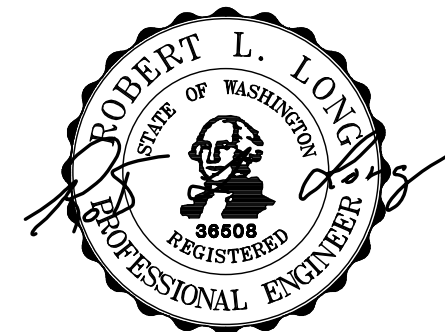
REVISION		DESCRIPTION	BY
NO	1	REVISED PER CITY OF LYNNWOOD COMMENTS	MSM
DATE	12/16/21		

SANITARY SEWER & WATER PLAN

DRUBE LYNNWOOD SP
MIETZNER BROTHERS PROPERTIES, LLC

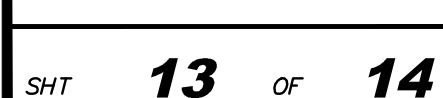
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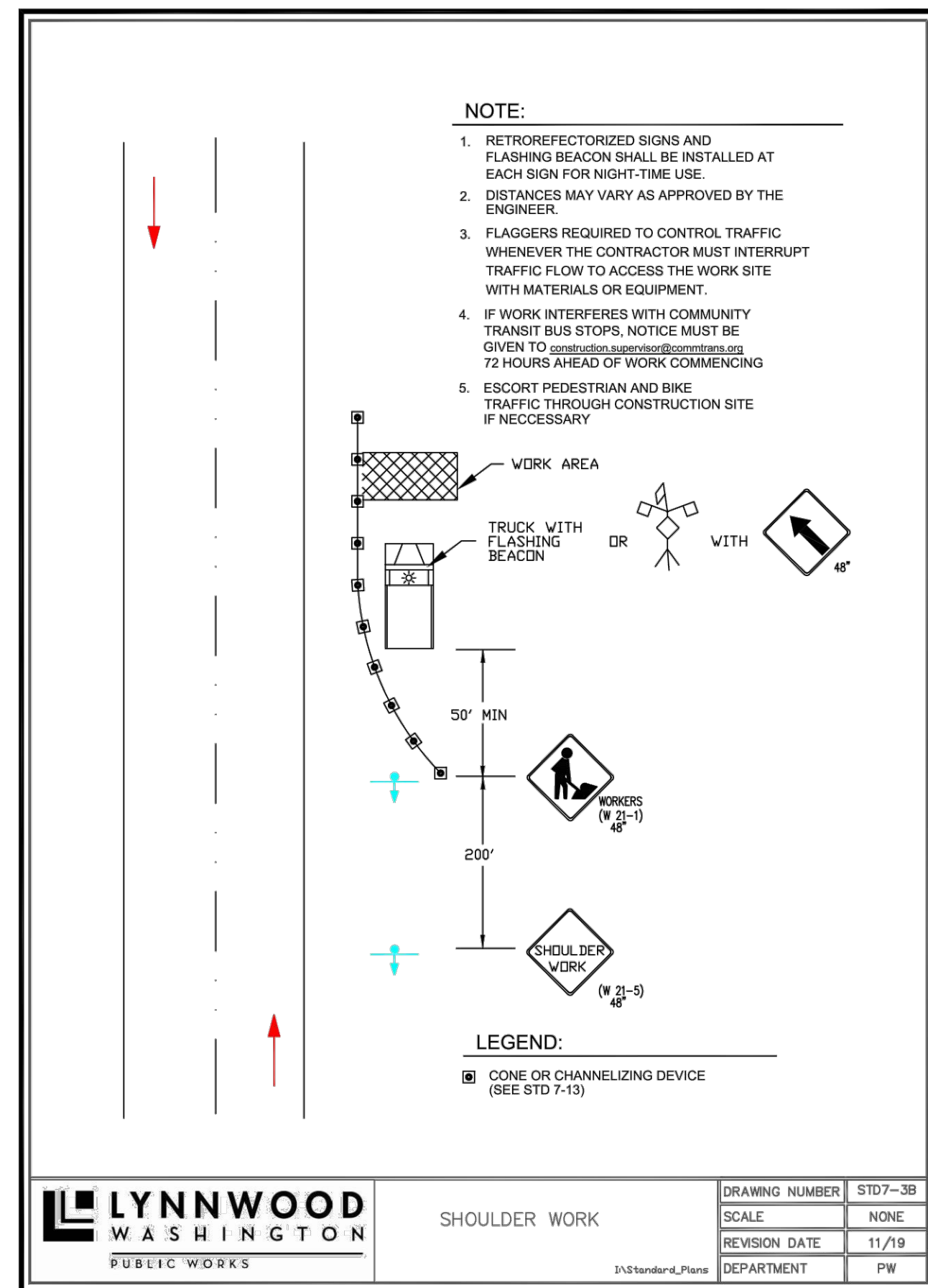
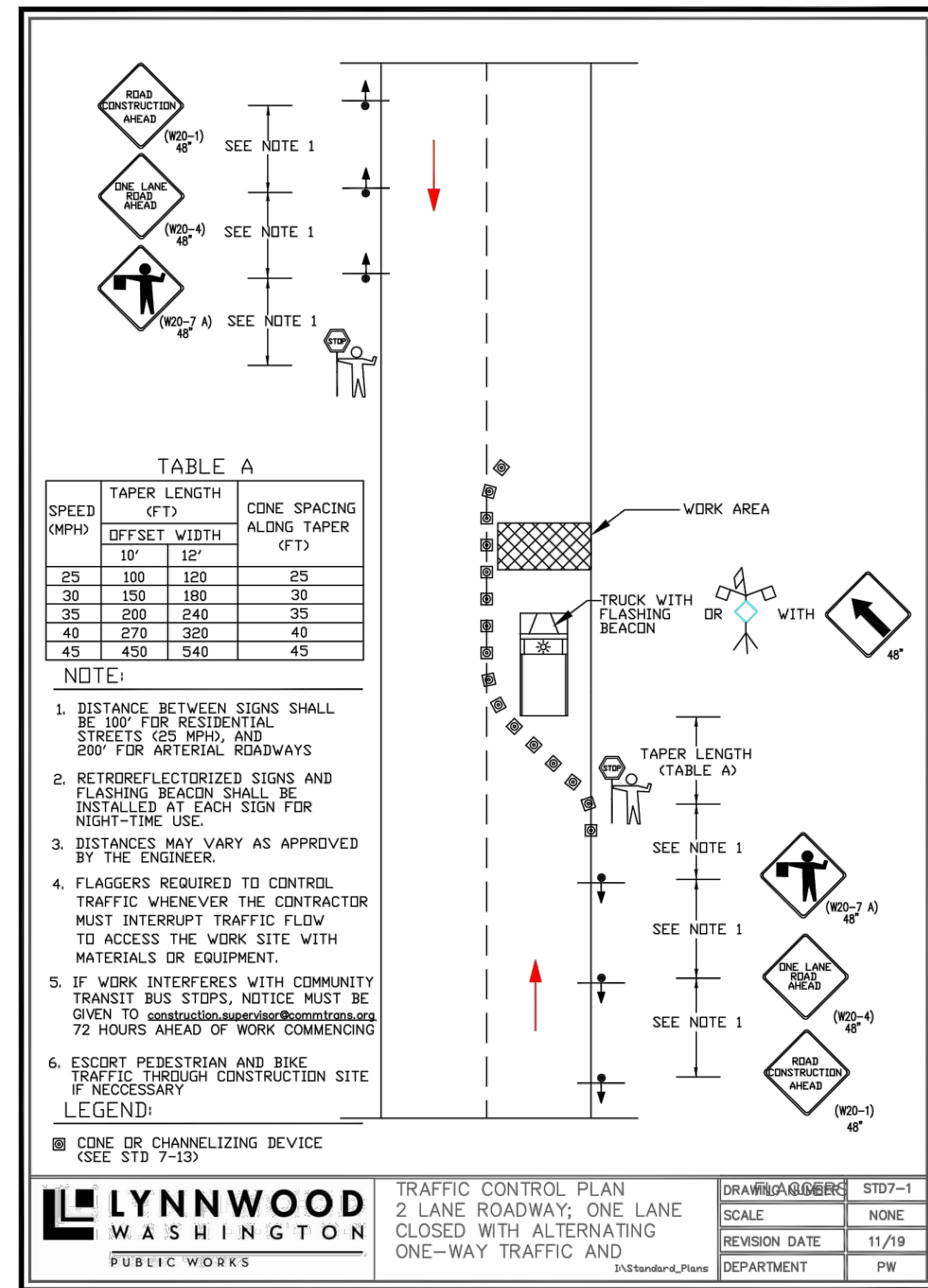
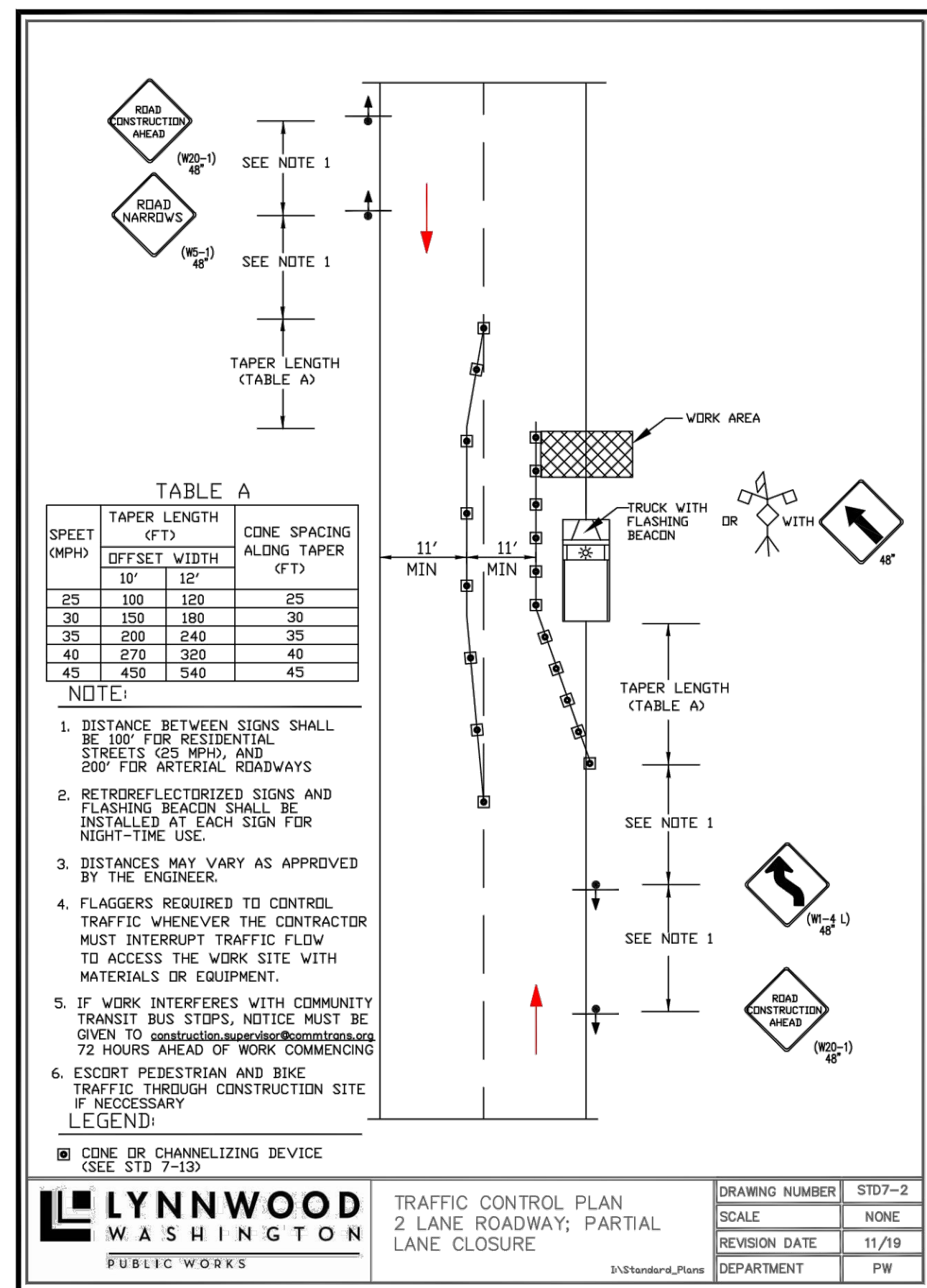
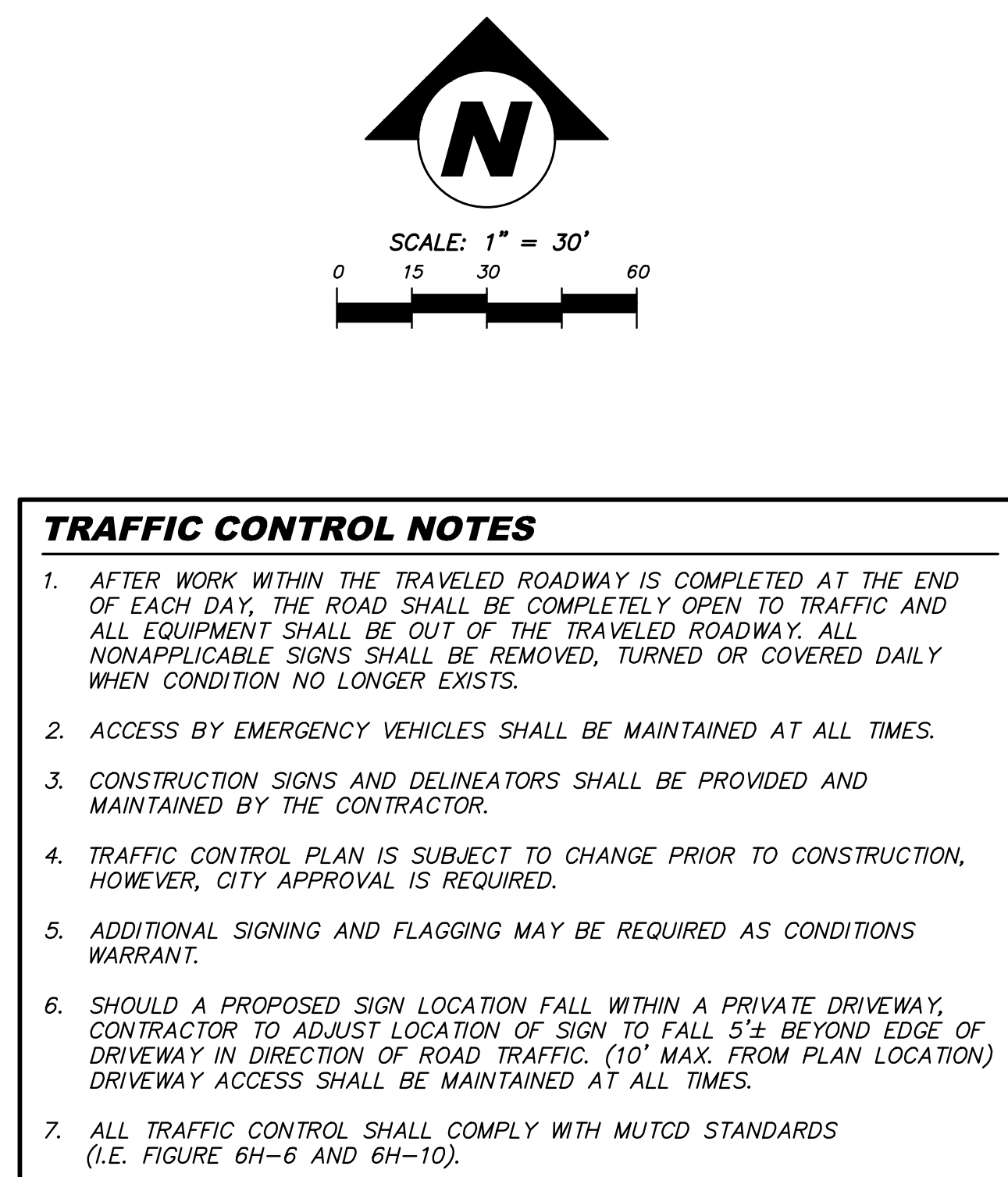
SNOHOMISH COUNTY



12/16/21

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	7/16/21
SCALE:	AS NOTED
JOB NO:	20-029
SHEET:	SW-01
SHT	12 OF 14



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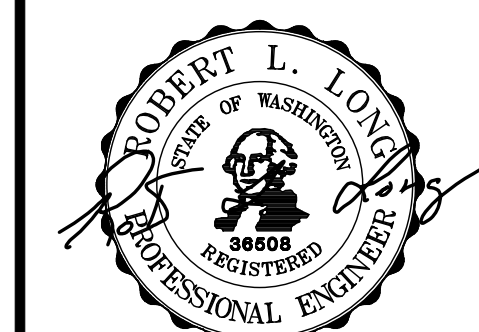
TRAFFIC CONTROL PLAN

DRUBE LYNNWOOD SP

MIETZNER BROTHERS PROPERTIES, LLC

SNOHOMISH COUNTY

WASHINGTON



12/16/21	
ENGINEER: ROB L. LONG, PE	
DRAWN BY: MIKE MORRIS	
ISSUE DATE: 7/16/21	SCALE: AS NOTED
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SHEET: TC-01	
SHT 14	OF 14