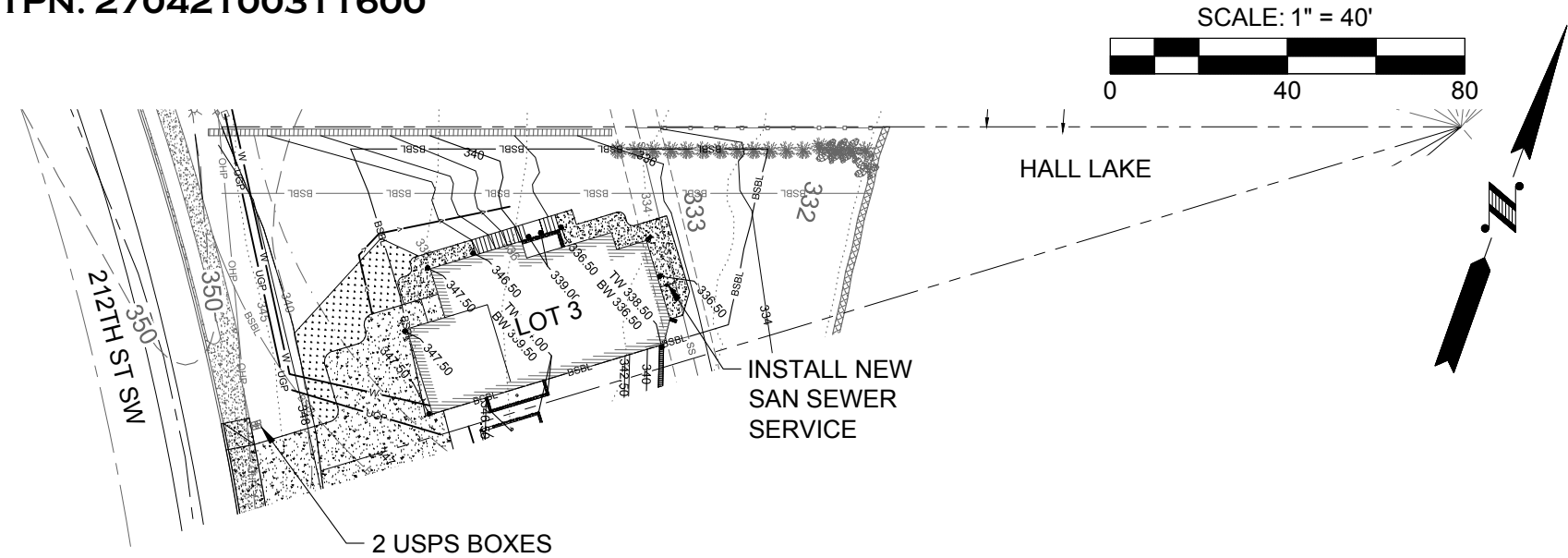


PACKARD SITE PLAN

TPN: 27042100311600



VICINITY MAP  
NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---	---
ADJACENT LOT LINE	---	---
HABITAT BUFFER LINE	---	---
WETLAND BUFFER LINE	---	---
EASEMENT LINE	---	---
RIGHT-OF-WAY LINE	---	---
CENTER LINE	---	---
CONTOUR, MAJOR	---160---	---160---
CONTOUR, MINOR	...158...	...158...
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE	---UGP---	---UGP---
OVERHEAD POWER LINE	---OHP---	---OHP---
POWER POLE		
GUY WIRE		
POWER VAULT		
STREET LIGHT		
NATURAL GAS LINE	---G---	---G---
TELEPHONE LINE	---T---	---T---
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
CABLE LINE	---CTV---	---CTV---
CABLE PEDESTAL		
STORM MAIN LINE	---SD---	---SD---
FOOTING DRAIN LINE	---FD---	---FD---
ROOF DRAIN LINE	---RD---	---RD---
CATCH BASIN		
TYPE I CATCH BASIN		
YARD DRAIN		
DOWNSPOUT		
WATER MAIN LINE	---W---	---W---
WATER METER		
BLOWOFF VALVE FIRE HYDRANT		
GATE VALVE		
SEWER MANHOLE		
CLEANOUT		
SEWER MAIN LINE	---SS---	---SS---
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

OWNER:  
KEN PACKARD  
5715 212TH STREET SW  
LYNNWOOD, WA 98036

LEGAL DESCRIPTION

SNOHOMISH COUNTY GIS

BASIS OF BEARING

SNOHOMISH COUNTY GIS

VERTICAL DATUM

SNOHOMISH COUNTY GIS

PARCEL NUMBER

27042100311600

BUILDING AREA

EXISTING	
BUILDING:	704 SF
ROOF:	878 SF
DRIVEWAY:	514 SF
SIDEWALK:	0 SF
PROPOSED	
BUILDING:	1,564 SF
ROOF:	1,744 SF
DRIVEWAY:	532 SF
SIDEWALK:	282 SF

CONTRACTOR AS-BUILT:

THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

TOPOGRAPHIC NOTE:

THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

NOTE:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 800-824-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION



Know what's below.  
Call before you dig.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT UNLESS CERTIFIED BY THE LAND DEVELOPER'S INC.

ANY ALTERATIONS TO THE DESIGN SHOWN HERON MUST BE REVIEWED AND APPROVED BY THE LAND DEVELOPER'S, INC

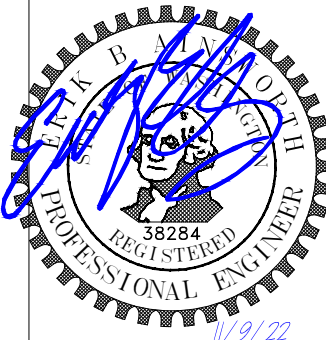
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- REFERENCED BENCHMARKS (BULKHEAD, FENCE, & PORTABLE CANOPY)
- STORMWATER GENERATED FROM PROJECT SITE WILL NOT FLOW INTO WETLAND A

THE LAND DEVELOPER'S ENGINEERED SOLUTION

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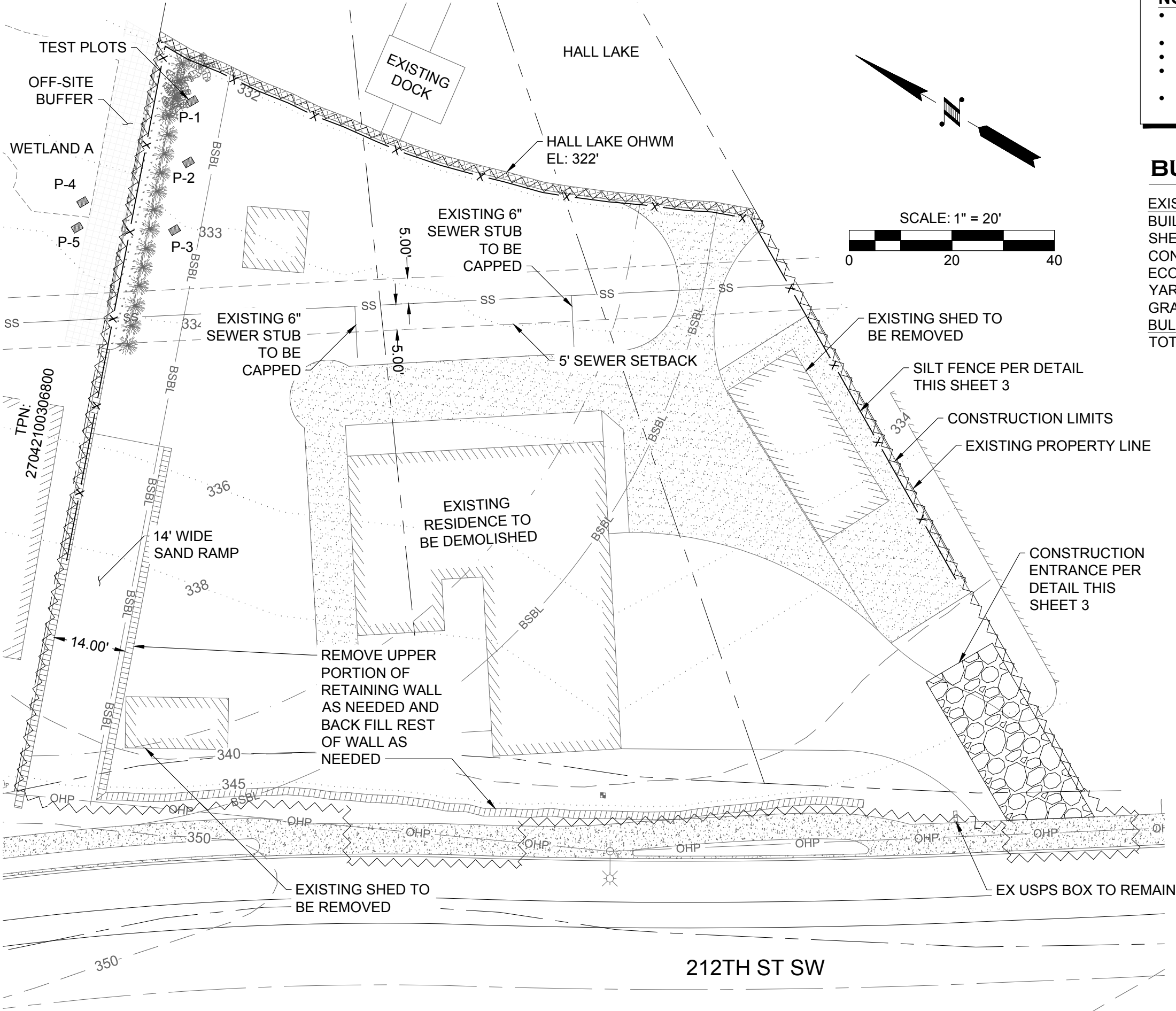
5737 LINDERSON WAY SW,  
TUMWATER, WA. 98501  
PO BOX 4420, TUMWATER, WA. 98501  
(360) 890-4806  
E-MAIL: erik@thelanddeveloper.com



PROJECT:  
PACKARD SITE PLAN  
5715 212TH ST SW  
LYNNWOOD, WA 98036

CLIENT:  
KEN PACKARD  
5721 212TH ST SW  
LYNNWOOD, WA 98036

DATE: 11/9/22 PROJECT NUMBER: 20-112



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**BUILDING AREA**

EXISTING BUILDING:	1,860 SF
SHEDS/CAR PORT:	629 SF
CONCRETE:	3,059 SF
ECOLOGY BLOCKS:	480 SF
YARD:	6,160 SF
GRAVEL:	3,004 SF
BULKHEAD:	165 SF
TOTAL:	15,357 SF

2018 IBC SECTION 3303 DEMOLITION

3303.2 PEDESTRIAN PROTECTION

THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS REQUIRED BY THIS CHAPTER.

3303 4 VACANT LOT

WHERE A STRUCTURE HAS BEEN DEMOLISHED OR REMOVED, THE VACANT LOT SHALL BE FILLED AND MAINTAINED TO THE EXISTING GRADE OR IN ACCORDANCE WITH THE ORDINANCES OF THE JURISDICTION HAVING AUTHORITY.

3303.5 WATER ACCUMULATION

PROVISIONS SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATION ON THE PREMISES OR THE ADJOINING PROPERTY.

3303.6 UTILITY CONNECTIONS

SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.

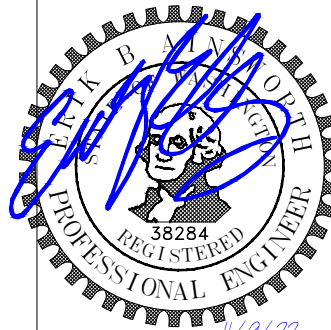
3303.7 FIRE SAFETY DURING DEMOLITION

FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE INTERNATIONAL FIRE CODE.

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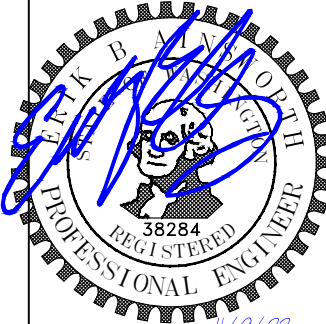
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CONSTRUCTION SEQUENCE

- 1. SCHEDULE AND ATTEND PRECONSTRUCTION MEETING WITH CITY OFFICIALS.
- 2. ESTABLISH CLEARING AND GRADING LIMITS.
- 3. INSTALL FILTER FABRIC FENCING AROUND SITE AS SHOWN ON THE PLANS.
- 4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE TO LIMIT ACCESS TO SITE.
- 5. CLEAR SITE VEGETATION AND STRIP TOPSOIL AS REQURED TO PREPARE SITE FOR CONSTRUCTION
- 6. INSTALL ADDITIONAL ESC MEASURES AS MAY BE REQUIRED OR DIRECTED BY THE CITY OR THE PROJECT ENGINEER TO ADDRESS SEASONAL CONSTRUCTION ISSUES.
- 7. INSTALL SITE UTILITIES, INCLUDING WATER, SANITARY SEWER, AND STORM DRAINAGE IMPROVEMENTS PER THE APPROVED PLANS.
- 8. COMPLETE BUILDING, LANDSCAPE AND STABILIZED EXPOSED SURFACES, THEN REMOVE ESC MEASURES.

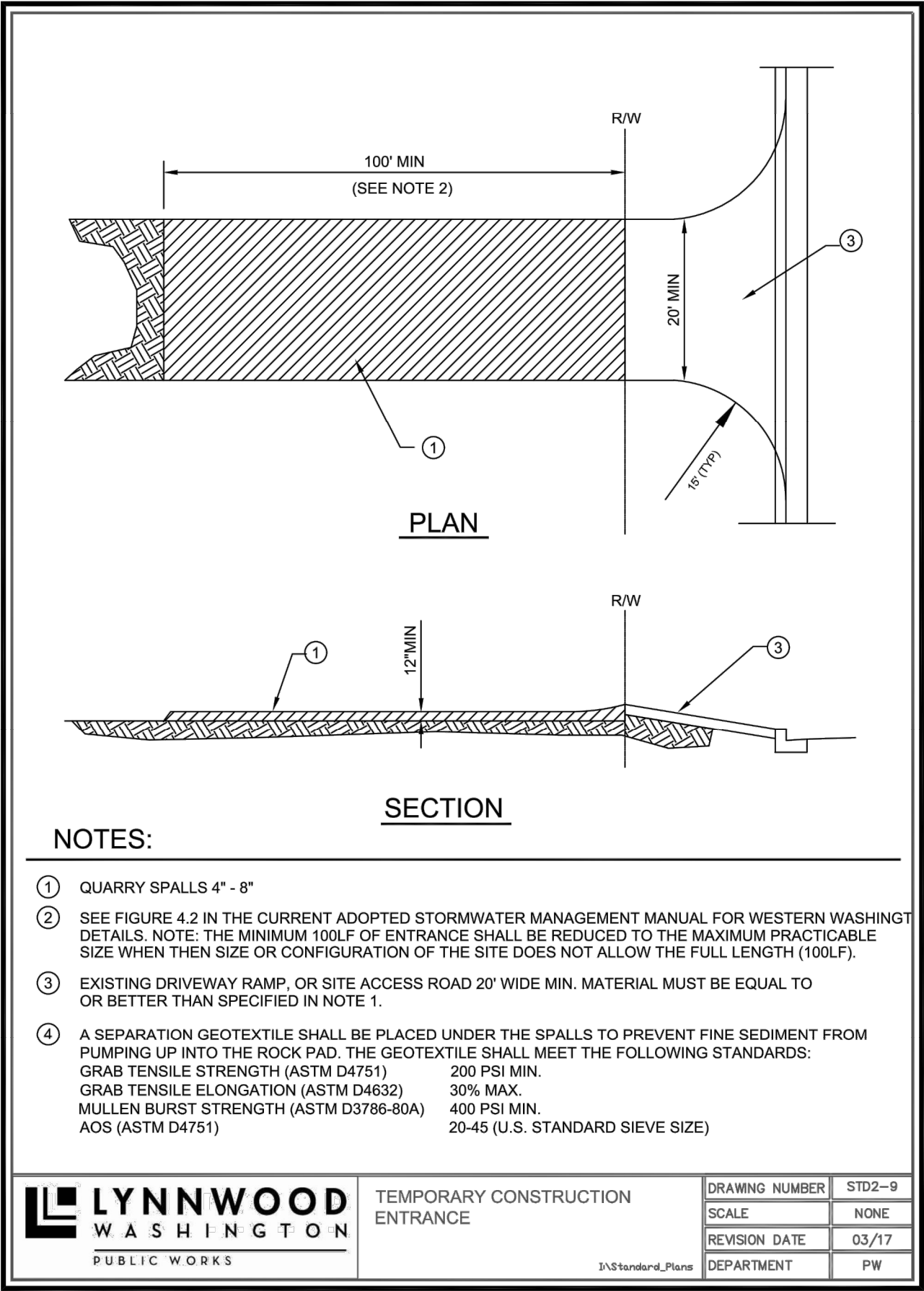
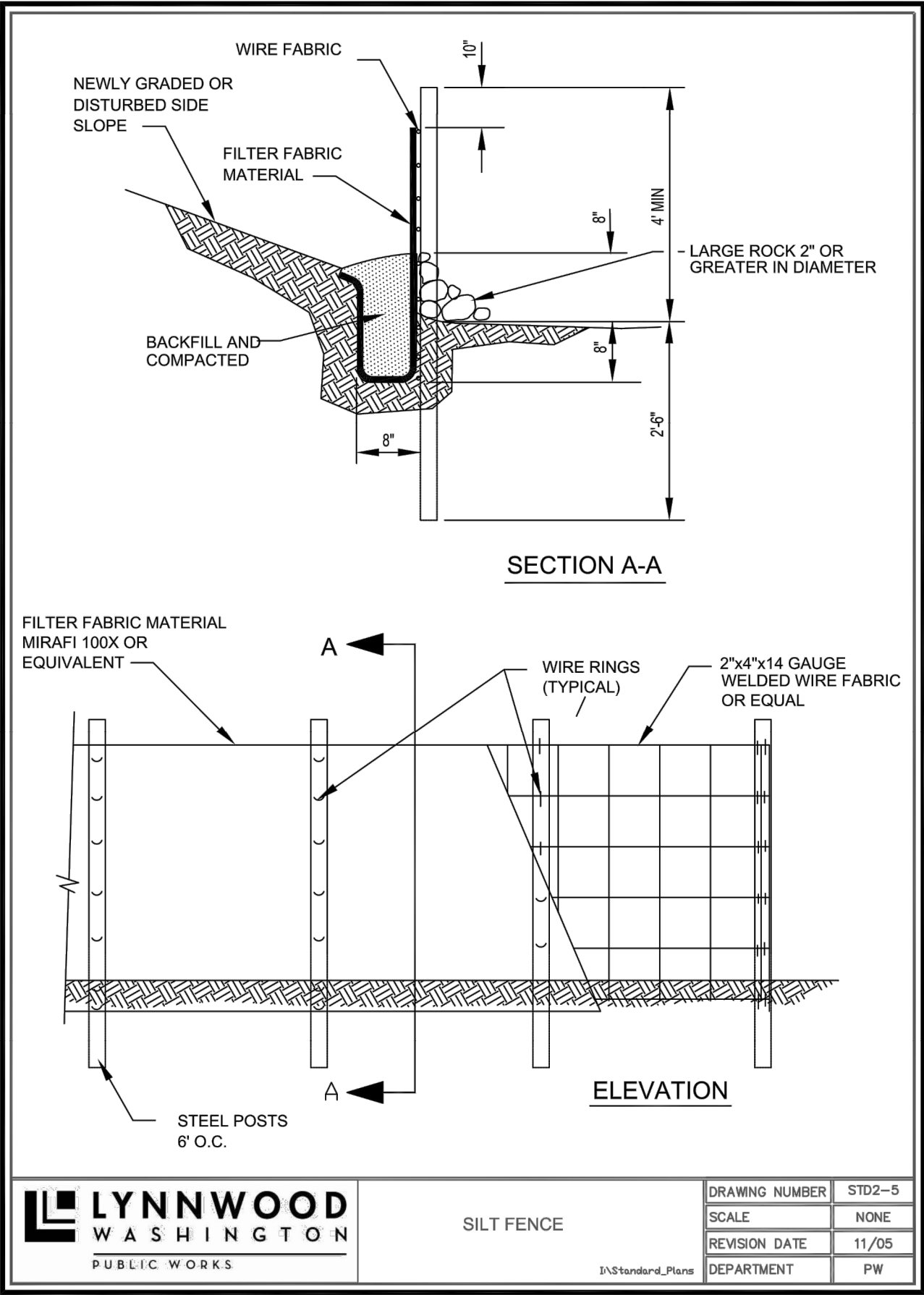
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**PROFESSIONAL ENGINEER**  
38284  
11/9/22

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Public Works Series  
TESC Notes

The following general notes are to be provided on all civil plans submitted for any proposal which requires Temporary Erosion and Sediment Control.

Updated: April 2020

**TEMPORARY EROSION AND SEDIMENT CONTROL STANDARD NOTES**

1. Refer to GENERAL PLAN NOTES for additional requirements.
2. Approval of this erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.).
3. The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/contractor until all construction is approved, and the potential for on-site erosion has passed.
4. The boundaries of the clearing limits shown on this plan (including individual trees to be saved) shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction.
5. The ESC facilities shown on this plan must be constructed as outlined on the typical construction sequence and in such a manner as to insure that sediment laden water does not enter the drainage system or violate applicable water standards.
6. The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded (e.g. additional sumps, relocation of ditches and silt fences, etc.) as needed for unexpected storm events.
7. Construction access to the site shall be only as shown on the approved plans. All vehicles leaving the site, onto public rights of way, shall be cleaned to prevent "tracking" of mud, dirt or other debris.
8. The Contractor shall clean access streets and right-of-way using only vacuum sweepers at least daily or more frequently as may be necessary and so directed by the City.
9. Clean or remove and replace inlet protection devices when sediment has filled one-third of the available storage. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment laden water into the downstream system.



Public Works Series  
TESC Notes

10. Stockpiles are to be located in safe areas and adequately protected by temporary secured plastic cover, seeding or mulching. Hydroseeding is preferred.
11. Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of two inches.
12. Any area stripped of vegetation, including roadway embankments, where no further work is anticipated for a period of 2 days during the wet season or 7 days during the dry, shall be immediately stabilized with the approved ESC methods (e.g. seeding, mulching, netting, erosion blankets, etc.).
13. Vegetation shall be established on areas disturbed or on areas of construction as necessary to minimize erosion. Areas to be rough graded with finished grading to follow near project completion are to be seeded with annual, perennial or hybrid rye grass. This also includes perimeter dikes and the sediment basin embankment. Hydroseeding is preferred.
14. Immediately following finish grading, permanent vegetation will be applied as approved per the approved plans, current WSDOT standards and specifications and the City of Lynnwood requirements.
15. Additional BMPs may be required at any time during construction

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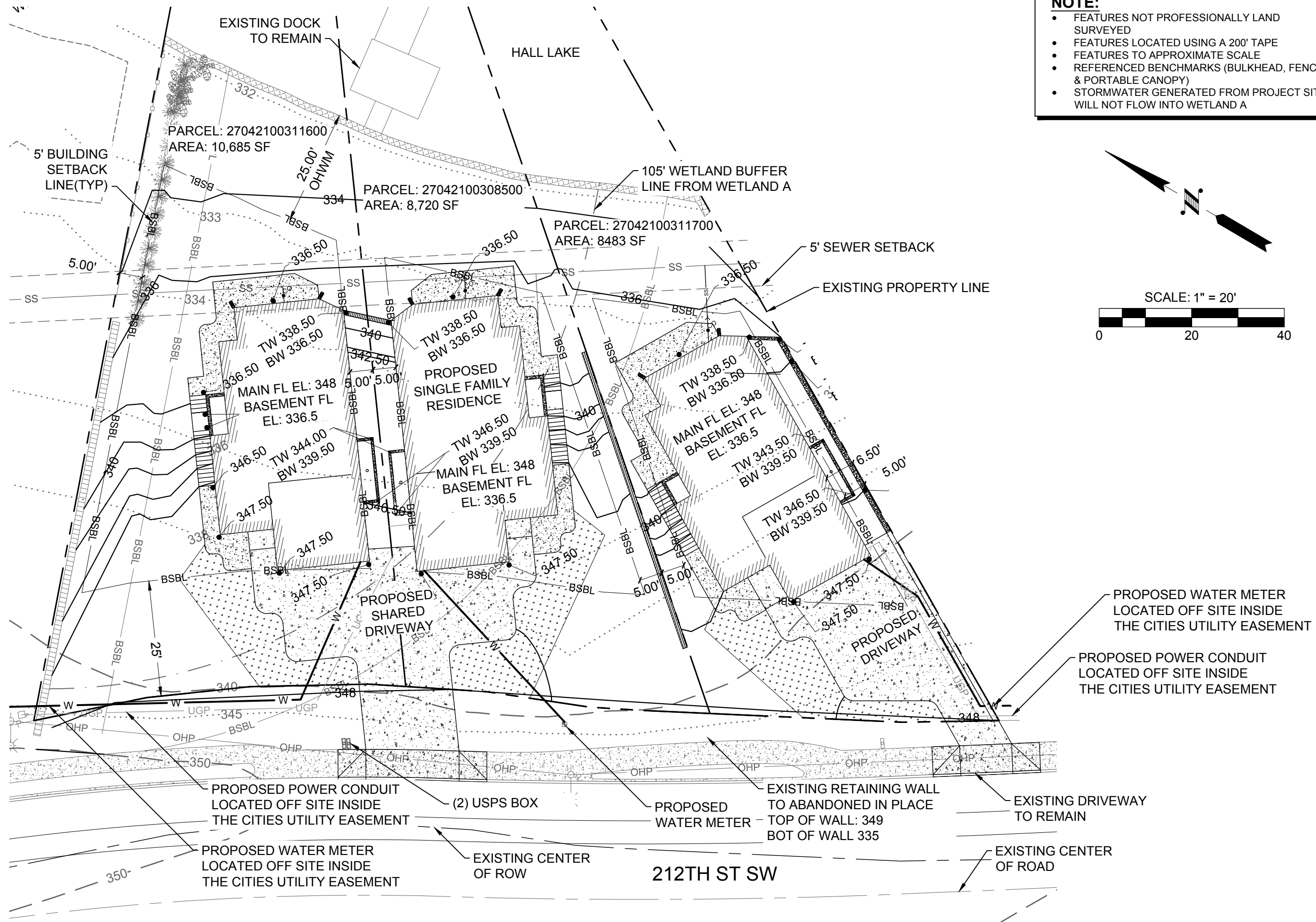
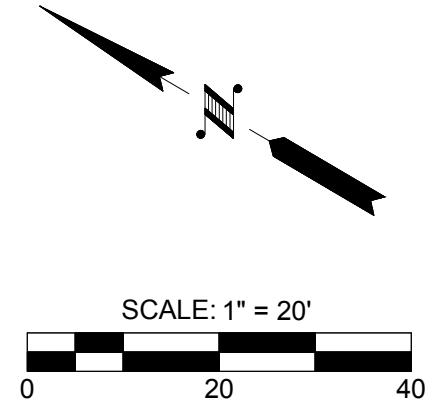
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SHEET 3.3 OF 6



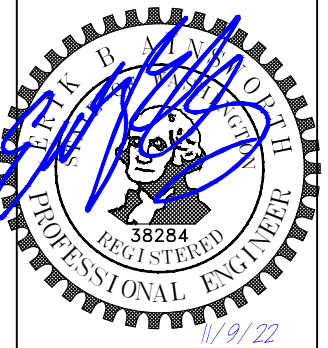
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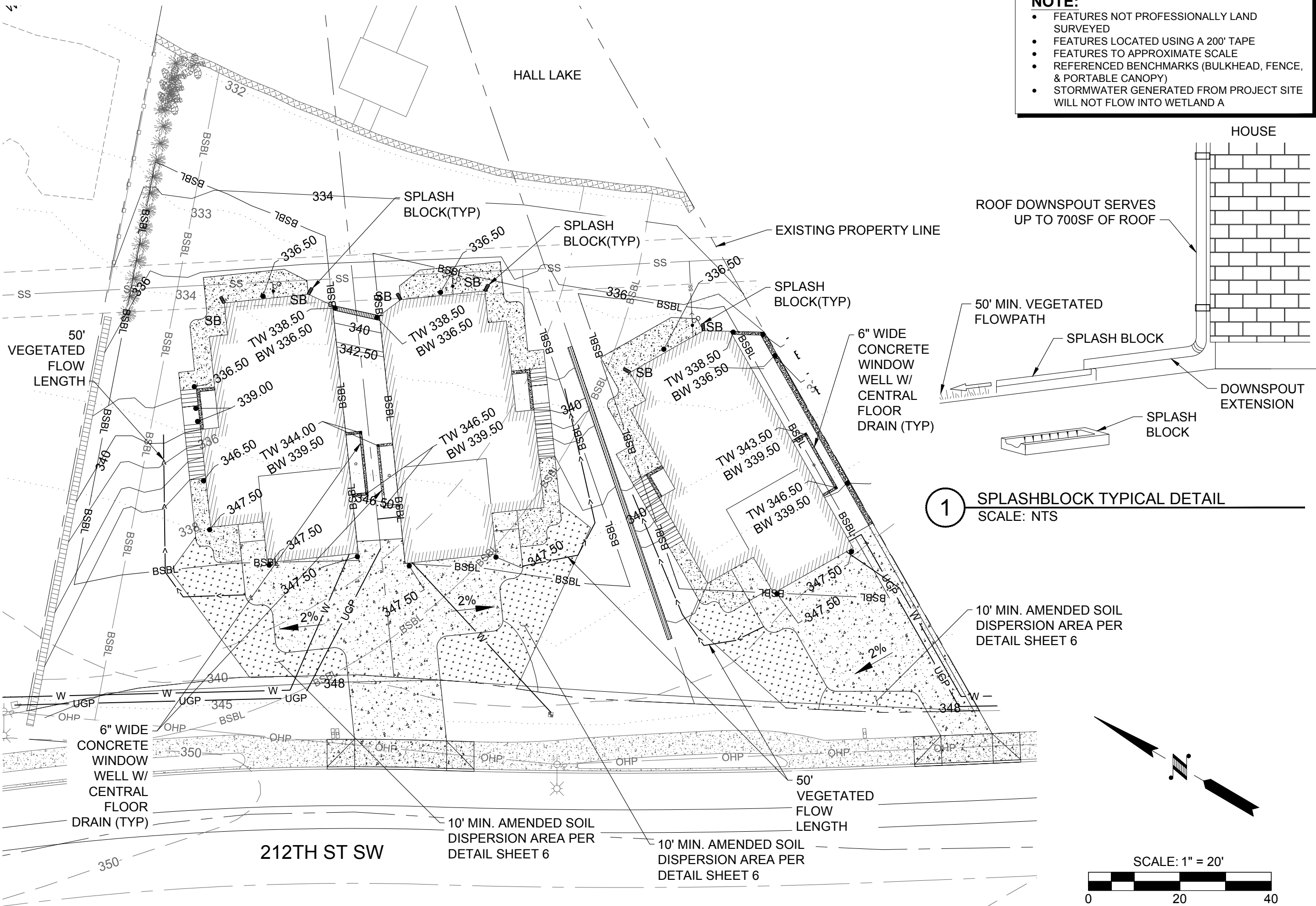
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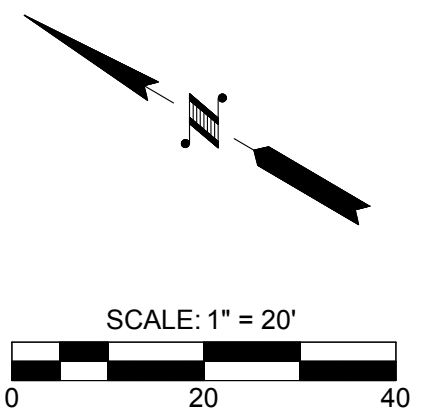
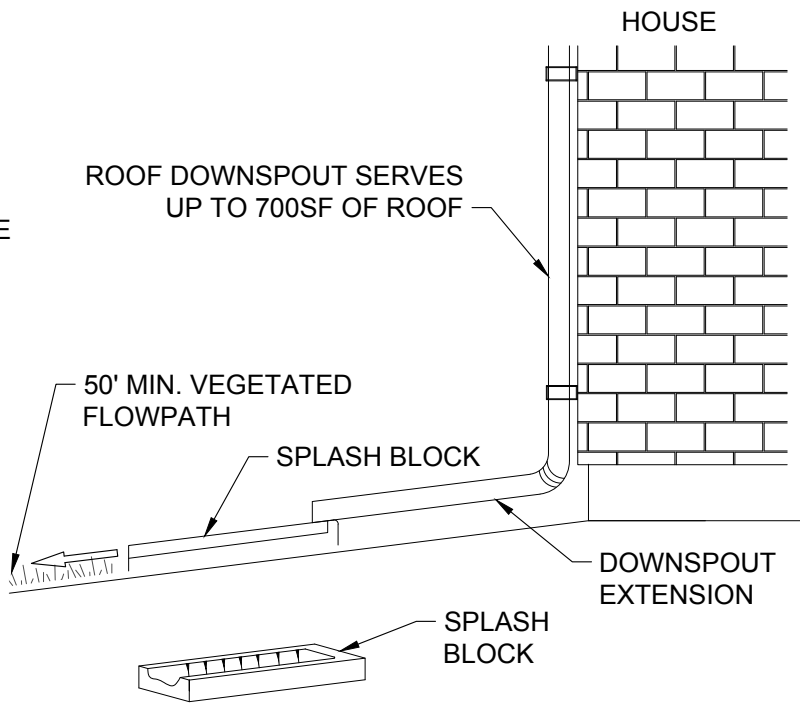
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**1** SPLASHBLOCK TYPICAL DETAIL  
SCALE: NTS



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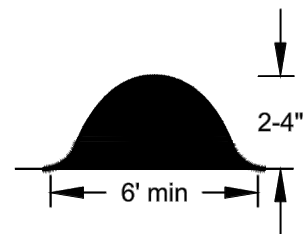
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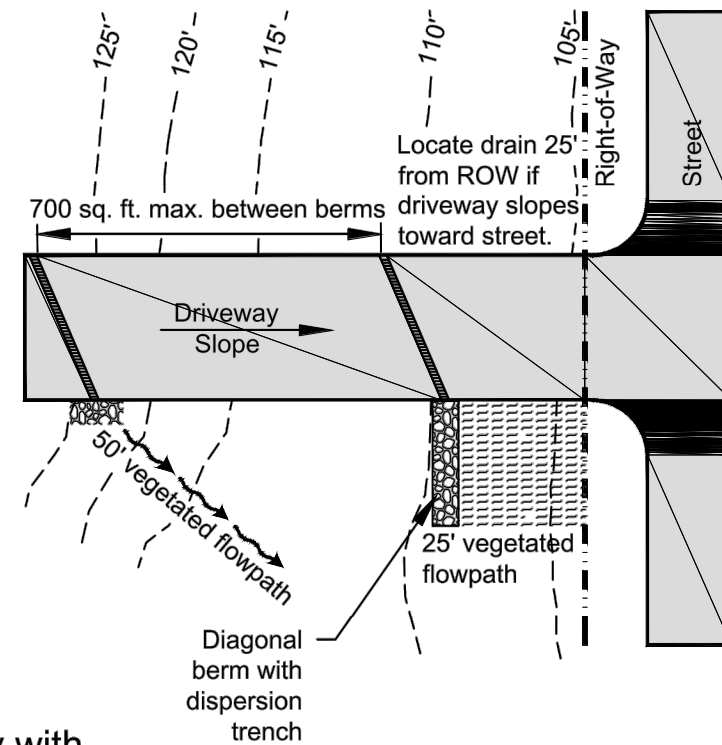
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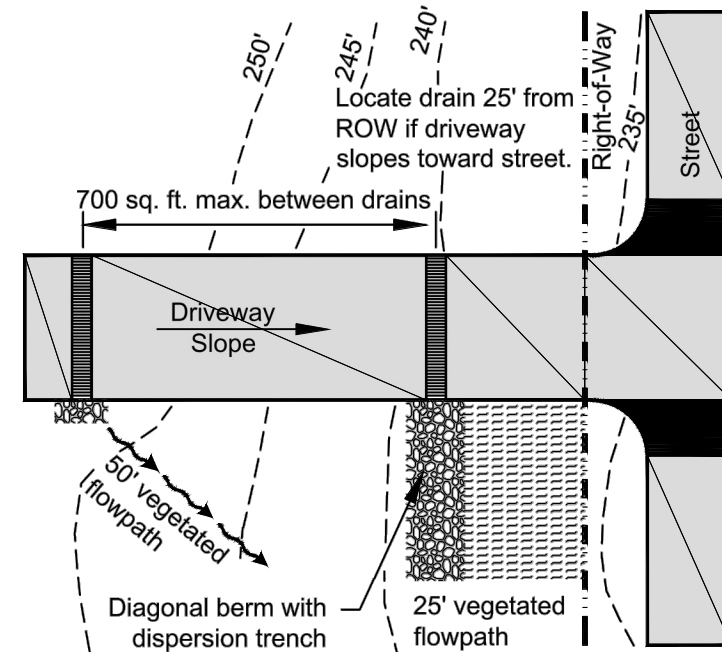


**Berm Detail**

**Plan**  
Steep Driveway with  
Diagonal Berms



**Plan**  
Steep Driveway with  
Slotted Drains



NOT TO SCALE

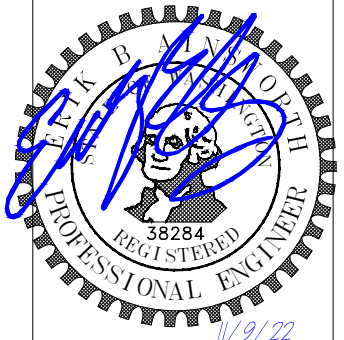


**Figure V-5.3.1**  
Typical Concentrated Flow Dispersion for  
Steep Driveways

Revised January 2016

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