

UNGUREANU LYNNWOOD SP

FINAL ENGINEERING PLANS

LEGAL DESCRIPTION

FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 4229-4049800 DATED APRIL 7, 2023

PARCEL A:
THAT PORTION OF TRACT 5, BLOCK 1, 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:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 5;
THENCE SOUTH 89°34'20" EAST, 600 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89°34'20" EAST, 262.43 FEET;
THENCE NORTH 0°25'40" EAST, 100 FEET;
THENCE NORTH 89°34'20" WEST, 300 FEET;
THENCE SOUTH 0°25'40" WEST, 25 FEET;
THENCE SOUTH 89°34'20" EAST FOR 37.57 FEET;
THENCE SOUTH 0°25'40" WEST, 75 FEET TO THE POINT OF BEGINNING.

PARCEL B:
THAT PORTION OF LOT 5, BLOCK 1, PLAT OF 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE EAST ALONG THE NORTH LINE THEREOF 582.47 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 150 FEET;
THENCE EAST 300 FEET;
THENCE NORTH 25 FEET;
THENCE WEST TO A POINT 592.43 FEET EAST FROM THE WEST LINE OF SAID LOT 5;
THENCE NORTH 125 FEET;
THENCE WEST TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:
LOT 9, PLAT OF GLORAY ESTATES IN VOLUME 26 OF PLATS, PAGE 61, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MERIDIAN

ASSUMED

VERTICAL DATUM

NAVD88

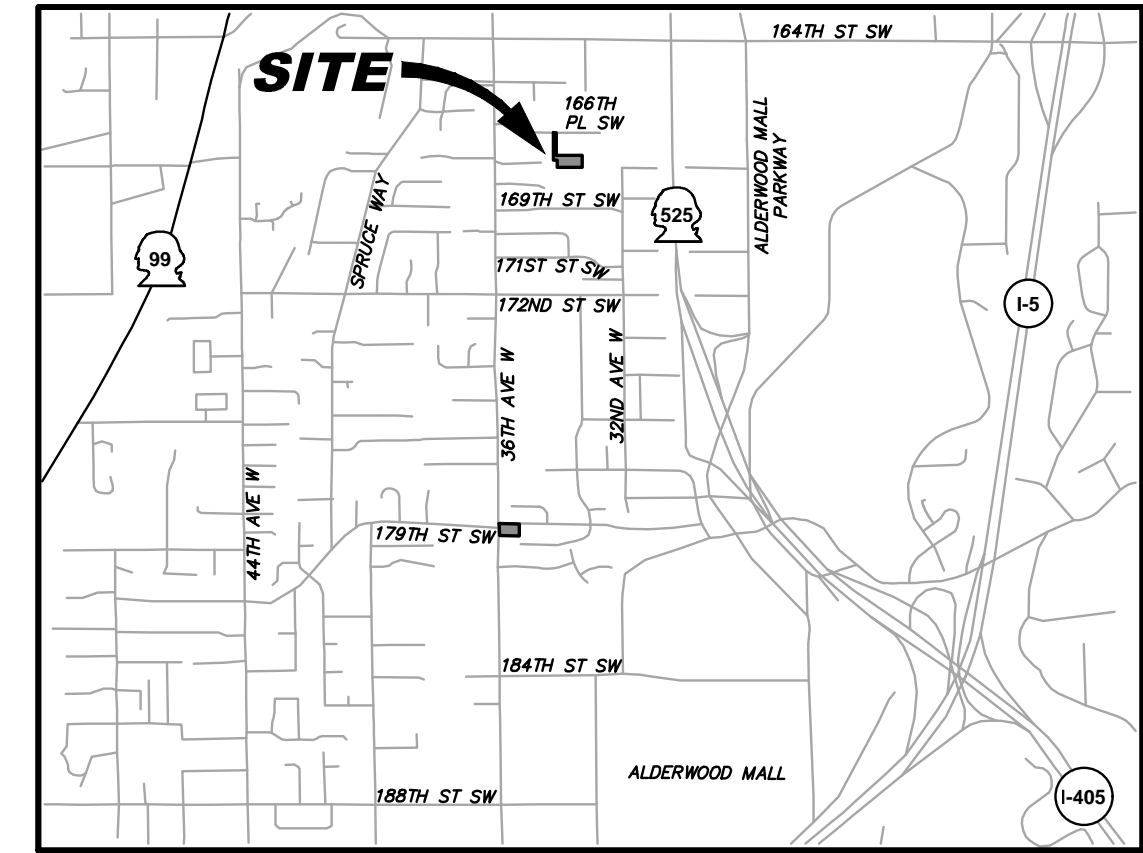
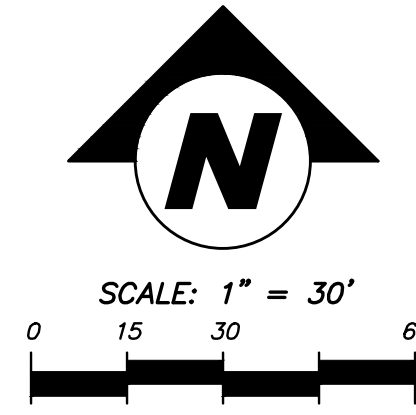
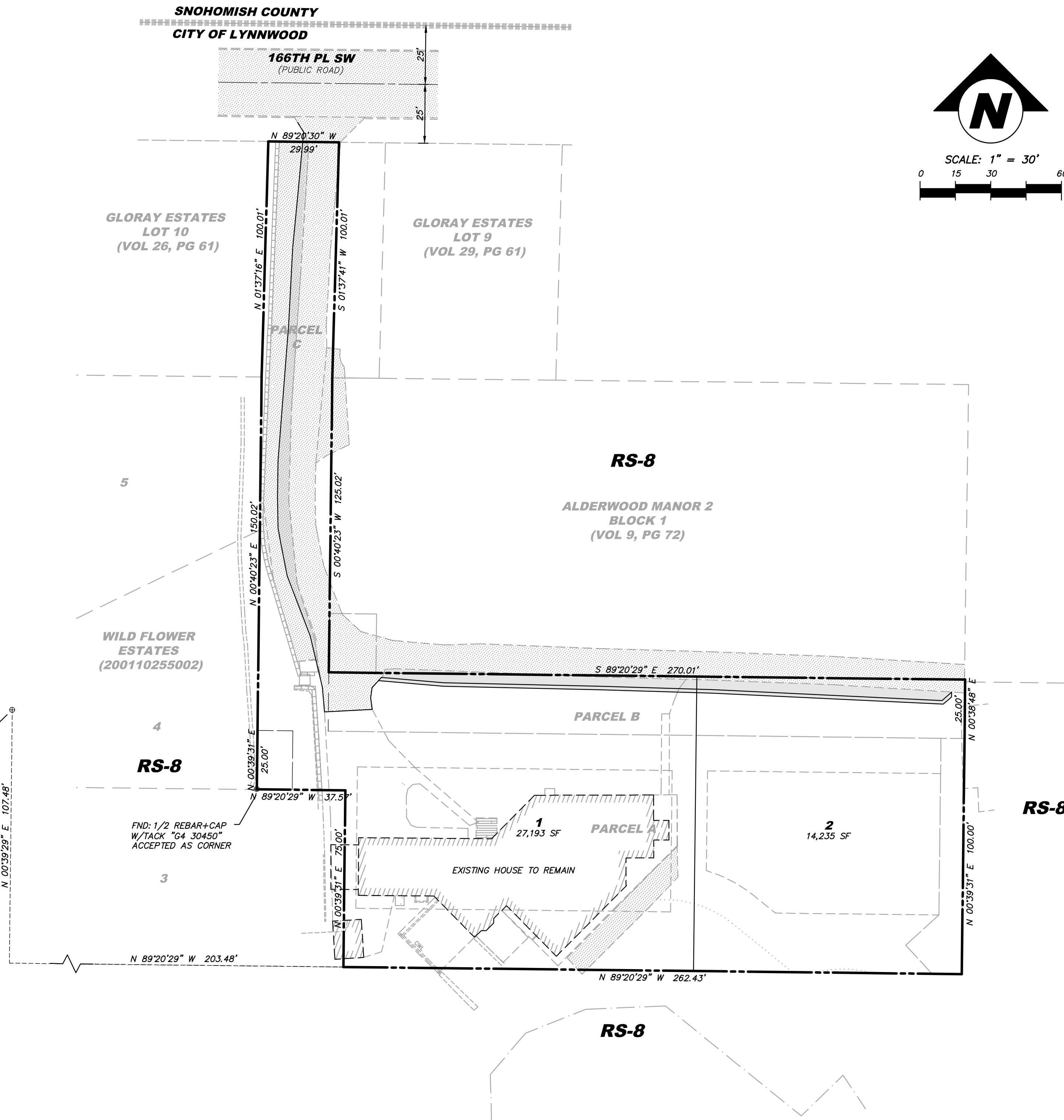
BENCHMARKS

ORIGINAL BENCHMARK:
WSDOT DESIGNATION 0P31005-205, MONUMENT ID 8009, WSDOT BRASS DISK SET IN CONC. +/- CENTER EXPANSION JOINT OF BRIDGE ON 200TH ST SW.
ELEV. = 477.05'

- TBM - A:
SET MAG NAIL. EL = 557.35
- TBM - B:
SET HUB + TACK EL = 547.68

SURVEYOR'S NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TREE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
6. THE BOUNDARY FOR THIS SURVEY WAS COMPUTED THE PLAT OF WILD FLOWER ESTATES DIV. 2, AS RECORDED UNDER RECORDING NO. 200110255003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
7. THE PURPOSE OF THIS TOPOGRAPHY SURVEY IS TO AID IN THE DESIGN OF THE ADDITION TO THE STRUCTURE ON THIS SITE.
8. THE CONTOURS SHOWN ARE FROM DIRECT FIELD OBSERVATIONS TO A VERTICAL AND HORIZONTAL POSITIONAL ACCURACY OF ONE-HALF OF THE STATED CONTOUR INTERVAL.
9. THIS DRAWING MAY INCLUDED DIRECT AND INDIRECT OBSERVATIONS. DIGITAL FILES MAY HAVE MORE, OR LESS DATA THAN SHOWN HEREON.
10. WETLAND FLAGS PER WETLAND RESOURCES, INC. JOB NO. 22257.



PROJECT TEAM

APPLICANT/OWNER LANDSCAPE

BENJAMIN UNGUREANU
3328 167TH PL SW
LYNNWOOD, WA 98037
EMAIL: TMB3BEN@GMAIL.COM

CIVIL ENGINEER

RAM ENGINEERING, INC.
19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
(425) 678-6960
CONTACT: ROB L. LONG, PE
EMAIL: ROB@RAMENGINEERING.COM

SURVEYOR

TYEE SURVEYORS
17544 MIDVALE AVE N, SUITE 107
SHORELINE, WA 98133
(206) 525-3660
CONTACT: TIMOTHY A. GRIFFIN, PLS
EMAIL: TIM@TYEESURVEYORS.COM

GEOTECHNICAL

EARTH SOLUTIONS NW, LLC
1805 136TH PL NE, SUITE 201
BELLEVUE, WA 98005
(425) 284-3300
CONTACT: HENRY WRIGHT, PE
HENRY.WRIGHT@EARTHSOLUTIONSNW.COM

SITE DATA

SITE ADDRESSES:	3328 167TH PL SW, LYNNWOOD, WA 98037
TAX ACCOUNT NUMBER(S):	00372700100506
GROSS SITE AREA:	41,428 SF (0.95 AC)
PROPOSED USE:	2 LOTS
EXISTING ZONING:	RS-8
PROPOSED ZONING:	NO CHANGE
LAND USE DESIGNATION:	SF-1 LOW DENSITY SINGLE-FAMILY
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
MAX BUILDING HEIGHT:	35 FT
MAX LOT COVERAGE FOR STRUCTURES:	35% TOTAL LOT AREA
MIN LOT WIDTH:	70 FT
MINIMUM LOT SIZE:	8,400 SF
GROSS DENSITY (2/0.67):	5.97 D.U. PER ACRE

FIRE PROTECTION NOTE

1. THE NEW HOUSE TO BE CONSTRUCTED ON LOT 2 OF THIS SHORT PLAT WILL BE REQUIRED TO HAVE 1.3D SPRINKLER SYSTEMS.

SHEET INDEX

CIVIL ENGINEERING PLANS

- 1 CV-01 COVER SHEET
- 2 GN-01 GENERAL NOTES & LEGEND
- 3 EC-01 EXISTING CONDITIONS MAP
- 4 TP-01 CLEARING, GRADING & TESC PLAN
- 5 TD-01 GRADING & TESC NOTES & DETAILS
- 6 RS-01 ROAD & STORM DRAINAGE PLAN
- 7 RD-01 ROAD & STORM DRAINAGE DETAILS
- 8 TC-01 TRAFFIC CONTROL PLAN

SEWER & WATER PLANS (A.W.W.D)

- 1 SW-01 SANITARY SEWER & WATER SERVICE PLAN

TREE RETENTION PLANS

- 1 TR-01 TREE RETENTION PLAN

LANDSCAPE PLANS

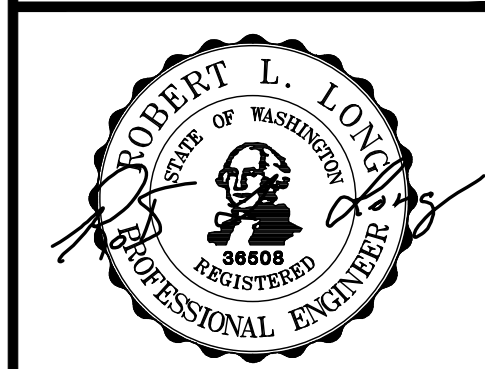
- L-1 TREE REPLACEMENT PLAN



19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
PHONE: (425) 678-6960
WWW.RAMENGINEERING.COM

NO	DATE	DESCRIPTION

COVER SHEET
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD
WASHINGTON



ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	9/8/23
SCALE:	AS NOTED
JOB NO:	23-007
SHEET:	CV-01
SHT	1 OF 8



PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXXX-2023
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

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE ACCORDING TO THE LATEST ADDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" (STANDARD SPECIFICATIONS) PREPARED BY WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), CITY OF LYNNWOOD (CITY) STANDARD PLANS AND PLAN NOTES, SPECIFICATIONS, ANY CONDITIONS OF APPROVAL AND AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. 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.
- ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE CITY. ALL WORK WITHIN THE SITE AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION BY THE CITY'S INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE CITY OF THEIR SCHEDULE IN SUFFICIENT TIME TO PERMIT INSPECTION PRIOR TO AND DURING WORK. INSPECTIONS ARE LIMITED TO WEEKDAYS. FOR ONLINE INSPECTION REQUESTS AND MANAGING PERMITS GO TO [HTTP://DSS.LYNNWOODWA.GOV](http://dss.lynnwoodwa.gov) TO REGISTER AN ACCOUNT.
- BEFORE ISSUANCE OF PERMITS, CONSTRUCTION, OR ANY DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING IS REQUIRED BETWEEN THE CITY'S INSPECTOR, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE. TO SCHEDULE A PRECONSTRUCTION MEETING CONTACT DEVEN@LYNNWOODWA.GOV.
- BEFORE ANY ON-SITE MOBILIZATION OR WORK MAY BEGIN, THE CONTRACTOR MUST HAVE AN APPROVED SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN AND AN APPROVED STORM WATER POLLUTION PREVENTION (SWPP) PLAN. SUBMITTAL OF THESE PLANS FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING IS REQUIRED. SEE WSDOT STANDARD SPECIFICATIONS, SECTION 8-01.3(1)A.
- WORK NOT READY FOR A REQUESTED INSPECTION UPON THE ARRIVAL OF THE CITY INSPECTOR MUST BE RESCHEDULED FOR INSPECTION AND A RE-INSPECTION FEE MAY BE IMPOSED.
- THE CONTRACTOR SHALL ALWAYS KEEP A PLAN SET ON SITE FOR RECORDING "AS-BUILT" INFORMATION. SEE SECTION 1-05.15 OF THE PROJECT WSDOT STANDARD SPECIFICATIONS FOR RECORD DRAWINGS REQUIREMENTS. A SURVEY SHALL BE PROVIDED AS NECESSARY TO CONFIRM ELEVATIONS, INVERTS AND GRADES FOR THE IMPROVEMENTS INCLUDING UTILITY, ROAD AND PEDESTRIAN IMPROVEMENTS INCLUDING AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE ROUTES. PROVIDE THE CITY WITH AN "AS-BUILT" PLAN SET AT THE COMPLETION OF CONSTRUCTION STAMPED AND SIGNED BY A LICENSED SURVEYOR AND/OR THE DESIGN ENGINEER, VERIFYING THE INFORMATION IS ACCURATE. THE "AS-BUILT" PLAN SET SHALL BE PROVIDED IN ELECTRONIC PDF FORMAT.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 811 2 FULL BUSINESS DAYS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION TO REQUEST UTILITY LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND PERMITTING AGENCY PER NOTE 3 (ABOVE) AND SHALL BE RESOLVED AS SET FORTH IN SECTION 2-05 POTHOLING OF THE WSDOT STANDARD SPECIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- SEE SECTION 1-07.6 OF THE WSDOT STANDARD SPECIFICATIONS FOR A NON-INCLUSIVE LIST OF PERMITS KNOWN TO BE REQUIRED FOR THIS PROJECT. PERMITS OBTAINED AND PAID FOR BY THE CITY WILL BE TRANSFERRED TO THE CONTRACTOR AND PICKED UP BY THEM PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO SHOW A CONTRACTOR'S LICENSE AND A CITY BUSINESS LICENSE BEFORE PERMITS WILL BE ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER APPLICABLE PERMITS AND EASEMENTS AS MAY BE REQUIRED BY THE CITY OR OTHER PERMITTING AGENCIES.
- CONSTRUCTION NOISE SHALL BE LIMITED AS PER LYNNWOOD MUNICIPAL CODE (LMC) (SECTION 10.12.300) FROM 7:00 AM TO 6:00 PM (MONDAY THROUGH FRIDAY). WEEKEND WORK IS PROHIBITED UNLESS APPROVED PER LMC10.12.300. SEE ALSO SECTION 1-07.5(5), NOISE CONTROL AND WORK PERFORMED AT NIGHT, IN THE WSDOT STANDARD SPECIFICATIONS.
- DATUM SHALL BE CITY OF LYNNWOOD (NAVD88) UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THE BENCHMARK SHALL TIE TO THE CITY'S BENCHMARK LIST.
- APPROVAL MUST BE OBTAINED FROM THE CITY 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 (NGPE).
- 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 DEPARTMENT OF PUBLIC WORKS.
- 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.
- 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 WORKERS 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.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL SIGNS AND DEVICES AS SET FORTH ON THE TRAFFIC CONTROL PLANS PROVIDED WITH THE CONTRACT DRAWINGS OR SUBMIT ALTERNATE TRAFFIC CONTROL PLANS IN ACCORDANCE WITH SECTION 1-10.2(2) OF THE WSDOT STANDARD SPECIFICATIONS. FOR FURTHER NOTES REFERENCE THE LYNNWOOD STANDARD TRAFFIC CONTROL NOTES.
- IF THE PROJECT IS TIED TO FEDERAL FUNDING REQUIRING THE STEEL BUY AMERICA ACT, ALL STEEL COMPONENTS SHALL MEET THE BUY AMERICA REQUIREMENTS. SUBMIT INFORMATION TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO MATERIAL ORDER.
- AVOID LOCATING STRUCTURES IN THE PEDESTRIAN PATH OF TRAVEL IF STRUCTURES ARE REQUIRED TO BE LOCATED IN THE PEDESTRIAN PATH OF TRAVEL DUE TO EXISTING CONSTRAINTS, THE STRUCTURES MUST ADHERE TO PROWAG SURFACE REQUIREMENTS. SURFACE OF LIDS OR GRATES MUST BE FIRM, STABLE, AND SLIP RESISTANT (PROWAG R302.7). RIM OF STRUCTURE SHALL BE FLUSH WITH SURROUNDING GRADE. LEVEL CHANGES BETWEEN SURFACES MUST NOT EXCEED 1/4" OR 1/2" WITH A 1:2 BEVEL (PROWAG R302.7.2). GAPS BETWEEN SURFACES OR GRATINGS MAY NOT EXCEED 1/4" (PROWAG R302.7.3). NO LIDS ARE ALLOWED IN CURB RAMPS.

Acronyms and Terms	Definition
Standard Specifications	"Standard Specifications for Road, Bridge and Municipal Construction"
APWA	American Public Works Association
WSDOT	Washington State Department of Transportation
City	City of Lynnwood
SPCC	Spill Prevention Control and Countermeasures
SWPP	Storm Water Pollution Prevention
"As Built"	Record Drawings
ADA	Americans with Disabilities Act
LMC	Lynnwood Municipal Code
NAVD88	North American Vertical Datum 1988
NGPE	Native Growth Protection Easement
PROWAG	Public Right-of Way Accessibility Guidelines

LEGEND - PROPOSED UTILITIES / SURFACE FEATURES

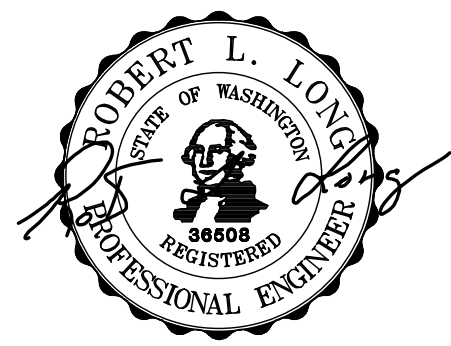
<ul style="list-style-type: none"> SAWCUT EASEMENT BUILDING FOOTPRINT BUILDING SETBACK FENCE GUARDRAIL BARRICADE PROPOSED CONTOUR RETAINING WALL ROCKERY MAILBOX SIGN STREET LIGHT STORM DRAIN PIPE ROOF & FOOTING DRAIN DITCH TYPE I CB TYPE II CB PIPE FLOW STORM CLEANOUT YARD DRAIN OVERFLOW STRUCTURE 	<ul style="list-style-type: none"> SEWER MAIN SEWER SERVICE WATER MAIN SEWER MANHOLE PIPE FLOW SEWER CLEANOUT FIRE DEPT CONNECTION WATER METER IRRIGATION METER FIRE HYDRANT AIR RELEASE VALVE BLOW OFF GATE VALVE TEE W/ BLOCKING BEND W/ BLOCKING RESTRAINED JOINT REDUCER SLEEVE COUPLING DETECTOR CHECK VALVE POST INDICATOR VALVE (PIV) 	<ul style="list-style-type: none"> ROCK CHECK DAM TEMPORARY CB, TYPE I TEMPORARY CB, TYPE II PIPE FLOW TEMPORARY STAND PIPE CB PROTECTION CONSTRUCTION ENTRANCE FILTER FENCE CONSTRUCTION FENCE LIMITS OF CLEARING INTERCEPTOR SWALE INTERCEPTOR CULVERT SLOPE DAGGER RIPRAP PAD BERM GRAVEL ASPHALT PAVEMENT SIDEWALK
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LEGEND - EXISTING UTILITIES / FEATURES

<ul style="list-style-type: none"> WIRE FENCE CHAIN LINK FENCE WOOD FENCE DITCH OR SWALE GUARDRAIL RETAINING WALL ROCKERY FLOW CURB ASPHALT CONCRETE GRAVEL ROOF CHANNELIZATION DRIP LINE SURFACE FEATURES BUILDING FOOTPRINT TOP OF 40% SLOPE STEEP SLOPE BUFFER EDGE OF WETLAND WETLAND BUFFER 10' CONTOURS 2' CONTOURS SD - STORM DRAIN PIPE SS - SEWER MAIN FM - SEWER FORCE MAIN W - WATER MAIN DHP - AERIAL POWER LINE B - BURIED POWER LINE G - GAS MAIN C - BURIED CABLE TV - BURIED TV T - BURIED TELEPHONE LINE P/T - BURIED POWER/TELEPHONE FO - BURIED FIBER OPTIC CABLE 	<ul style="list-style-type: none"> EX REBAR SECTION QUARTER SECTION EX MONUMENT ASPHALT CONCRETE GRAVEL WETLAND CATCH BASIN, TYPE I CATCH BASIN, TYPE II SD PIPE FLOW YARD DRAIN STORM CLEANOUT STORM CULVERT END SEWER MANHOLE SEWER CLEANOUT SS PIPE FLOW SEPTIC LID FIRE HYDRANT WATER METER GATE VALVE WATER MANHOLE AIR/VAC RELEASE VALVE BLOW OFF IRRIGATION METER IRRIGATION VALVE 	<ul style="list-style-type: none"> POWER POLE GUY ANCHOR STREET LIGHT POLE LIGHT POWER VAULT TRANSFORMER POWER METER JUNCTION BOX GAS METER GAS VALVE FIBER OPTICS MANHOLE TV RISER TELECOMM VAULT TELECOMM RISER TELECOMM JUNCTION BOX TRAFFIC SIGNAL MAIL BOX SIGN BOLLARD SOIL LOG TEST PIT CONFEROUS TREE DECIDUOUS TREE TO BE SAVED CONFEROUS TREE TO BE SAVED DECIDUOUS TREE TO BE SAVED
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NO	DESCRIPTION	BY	DATE

GENERAL NOTES & LEGEND
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD
WASHINGTON



9/8/23

ENGINEER: **ROB L. LONG, PE**

DRAWN BY: **MIKE MORRIS**

ISSUE DATE: 9/8/23 SCALE: AS NOTED

JOB NO: **23-007**

SHEET: **GN-01**

SHT **2** OF **8**

PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023

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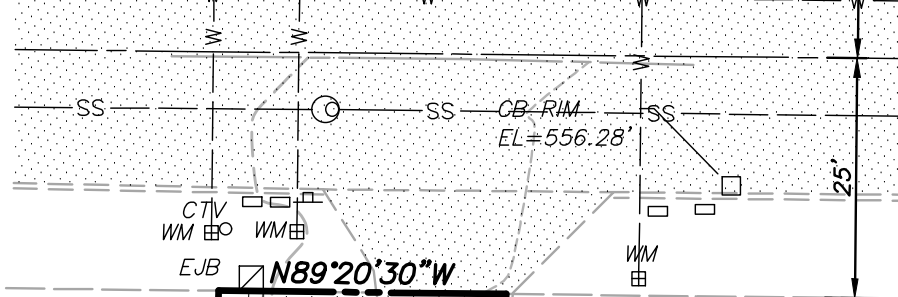
REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE - PW DIRECTOR	DATE



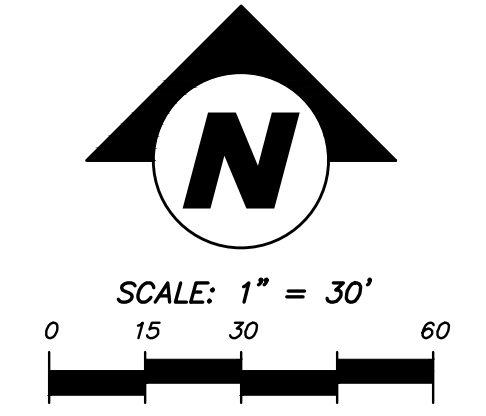
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SNOHOMISH COUNTY
CITY OF LYNNWOOD

166TH PL SW



Tree Assessment		Date:	0/1/2023	Project #	2023-66												
Bony Ungareanu - 3328 - 167th Pl SW, Lynnwood																	
Tag #	Tree #	Common	Scientific	DBH (inches)	Height (feet)	Canopy	Health	Root Zone (feet)	Root Zone (feet)	Year	Viability	Comments					
On Site																	
1	1	W. red cedar	<i>Thuja plicata</i>	24.9	90	60	17	12	17	17	16	8	Good	Good	Viabile	3	
2	2	W. red cedar	<i>Thuja plicata</i>	20.9	95	70	14	12	16	16	15	7	Good	Good	Viabile	3	
3	3	W. red cedar	<i>Thuja plicata</i>	31.2	95	70	12	16	16	16	15	8	Good	Good	Viabile	3	
4	4	W. red cedar	<i>Thuja plicata</i>	33.8	85	60	18	20	20	12	17	9	Good	Good	Viabile	3	
5	5	W. red cedar	<i>Thuja plicata</i>	29.9	75	60	20	20	20	20	20	10	Good	Good	Viabile	3	
6	6	W. red cedar	<i>Thuja plicata</i>	21.5	70	60	17	16	17	12	16	8	Good	Good	Viabile	3	
7	7	W. red cedar	<i>Thuja plicata</i>	24.5	75	60	17	12	16	17	16	8	Good	Good	Viabile	3	
8	8	W. red cedar	<i>Thuja plicata</i>	19.4	75	60	16	12	12	10	13	6	Fair	Good	Viabile	3	Thin crown
9	9	Douglas-fir	<i>Pseudotsuga menziesii</i>	45.4	115	60	20	12	26	20	20	10	Poor	Poor	Not Viabile	0	Dying, beetles
10	10	W. red cedar	<i>Thuja plicata</i>	7.6	20	60	12	12	12	12	12	6	Good	Good	Viabile	1	
11	11	Cherry	<i>Prunus avium</i>	35.2	105	80	18	18	18	18	18	9	Good	Good	Viabile	3	
12	12	Douglas-fir	<i>Pseudotsuga menziesii</i>	13.6	60	80	13	13	13	13	13	7	Good	Good	Viabile	2	
13	13	Douglas-fir	<i>Pseudotsuga menziesii</i>	13.6	60	80	12	12	12	8	11	6	Good	Good	Viabile	2	
14	14	Douglas-fir	<i>Pseudotsuga menziesii</i>	12.3	60	80	12	12	14	8	12	6	Good	Good	Viabile	2	
Off Site																	
A*		Red alder	<i>Alnus rubra</i>	19.1	60	60	23	16	10	20	16	8	Good	Poor	Not Viabile	NA	Lowest hole depth is 13 feet
B		Leyland cypress	<i>Cupressus & Leylandii</i>	7.6	18	90	4	8	8	8	7	4	Good	Good	Viabile	NA	
C*		Leyland cypress	<i>Cupressus & Leylandii</i>	10.9	18	90	4	4	8	8	6	3	Good	Good	Viabile	NA	
D*		Leyland cypress	<i>Cupressus & Leylandii</i>	10.7	18	90	4	4	8	8	6	3	Good	Good	Viabile	NA	
E*		Leyland cypress	<i>Cupressus & Leylandii</i>	9.9	18	90	4	4	8	8	6	3	Good	Good	Viabile	NA	
F		Leyland cypress	<i>Cupressus & Leylandii</i>	8.8	18	90	8	4	8	8	7	4	Good	Good	Viabile	NA	



LEGAL DESCRIPTION

FROM FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 4229-4049800 DATED APRIL 7, 2023

PARCEL A:
THAT PORTION OF TRACT 5, BLOCK 1, 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:

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THENCE SOUTH 89°34'20" EAST, 600 FEET TO THE TRUE POINT OF BEGINNING;
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THENCE SOUTH 0°25'40" WEST, 75 FEET TO THE POINT OF BEGINNING.

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COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5;
THENCE EAST ALONG THE NORTH LINE THEREOF 562.47 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 150 FEET;
THENCE EAST 300 FEET;
THENCE NORTH 25 FEET;
THENCE WEST TO A POINT 592.43 FEET EAST FROM THE WEST LINE OF SAID LOT 5;
THENCE NORTH 125 FEET;
THENCE WEST TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:
LOT 9 PLAT OF GLORAY ESTATES IN VOLUME 26 OF PLATS, PAGE 61, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MERIDIAN

ASSUMED

VERTICAL DATUM

NAVD88

BENCHMARKS

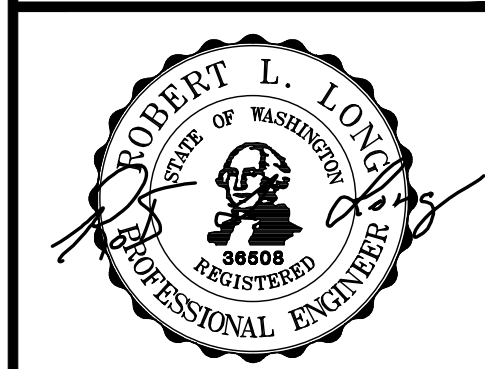
ORIGINAL BENCHMARK:
WSDOT DESIGNATION GP31005-205, MONUMENT ID 8009, WSDOT BRASS DISK SET IN CONC. +/- CENTER EXPANSION JOINT OF BRIDGE ON 200TH ST SW. ELEV. = 477.05

- ⊕ TBM - A:
SET MAG NAIL. EL. = 557.35
- ⊕ TBM - B:
SET HUB + TACK EL. = 547.68

RAM
ENGINEERING, INC.
Civil Engineering / Land Planning
19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
PHONE: (425) 678-6960
WWW.RAMENGINEERINGINC.COM

NO	DATE	REVISION	
		DESCRIPTION	BY

EXISTING CONDITIONS MAP
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD
WASHINGTON



9/8/23

ENGINEER: ROBERT L. LONG, PE

DRAWN BY: MIKE MORRIS

ISSUE DATE: 9/8/23 SCALE: AS NOTED

JOB NO: **23-007**

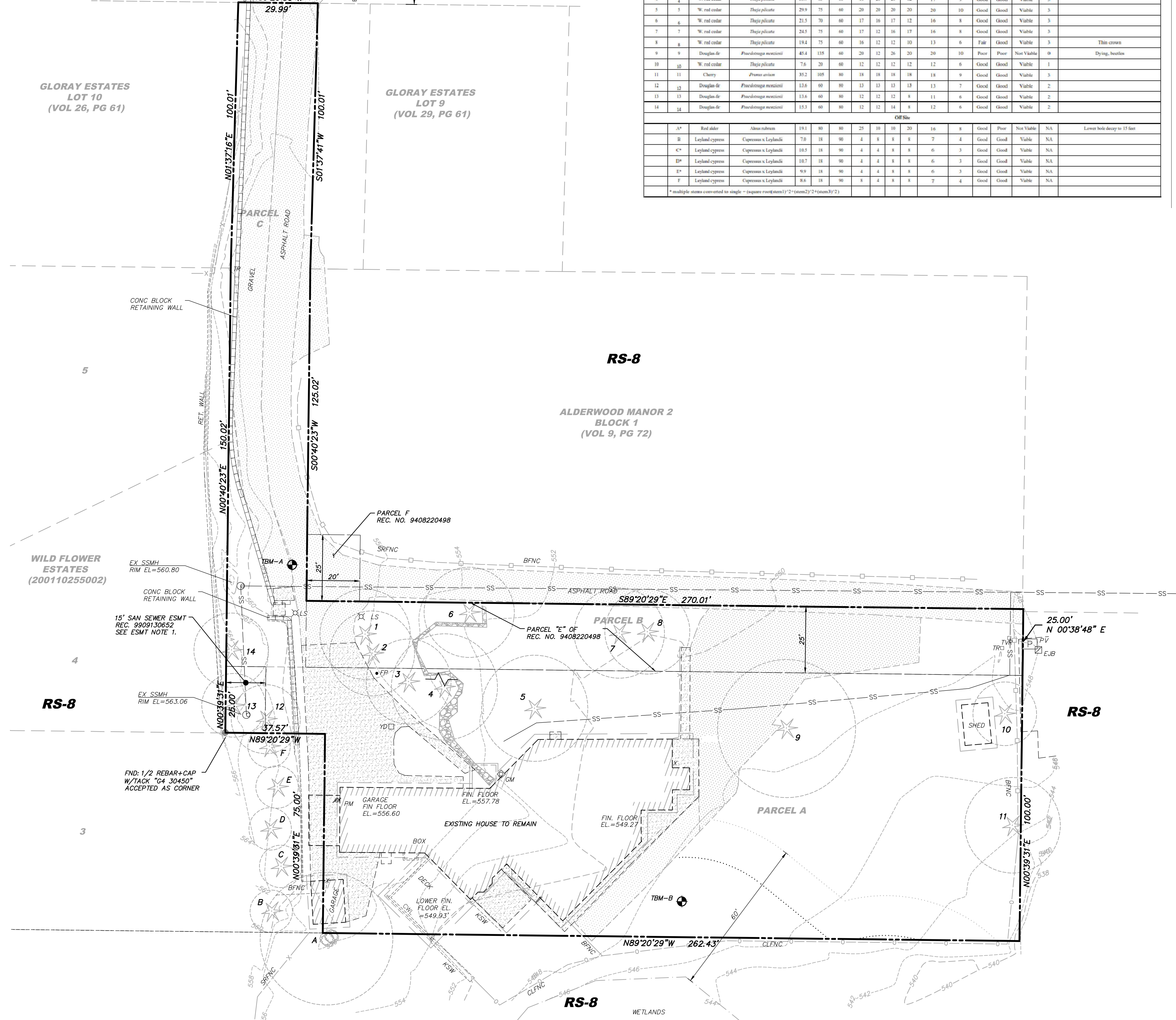
SHEET: **EC-01**

SHT **3** OF **8**

PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023

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

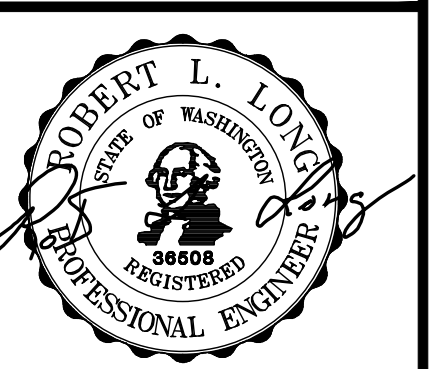
REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE-PW DIRECTOR	DATE



NO	DATE	DESCRIPTION

WASHINGTON

GRADING & TESC PLAN
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD



9/8/23

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	MIKE MORRIS
ISSUE DATE:	9/8/23
SCALE:	AS NOTED
JOB NO:	23-007
SHEET:	TP-01
SHT	4 OF 8

PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023

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



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 DWG ES-TESC-4 (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 DWG ES-TESC-1 (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.
 - ROUGH GRADE SITE AND INSTALL STORM CONVEYANCE SYSTEM. PROVIDE INLET PROTECTION.
 - INSTALL REMAINING UTILITIES.
 - STABILIZE AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
 - ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.

GRADING QUANTITIES
CUT = ±200 CU YD
FILL = ±200 CU YD

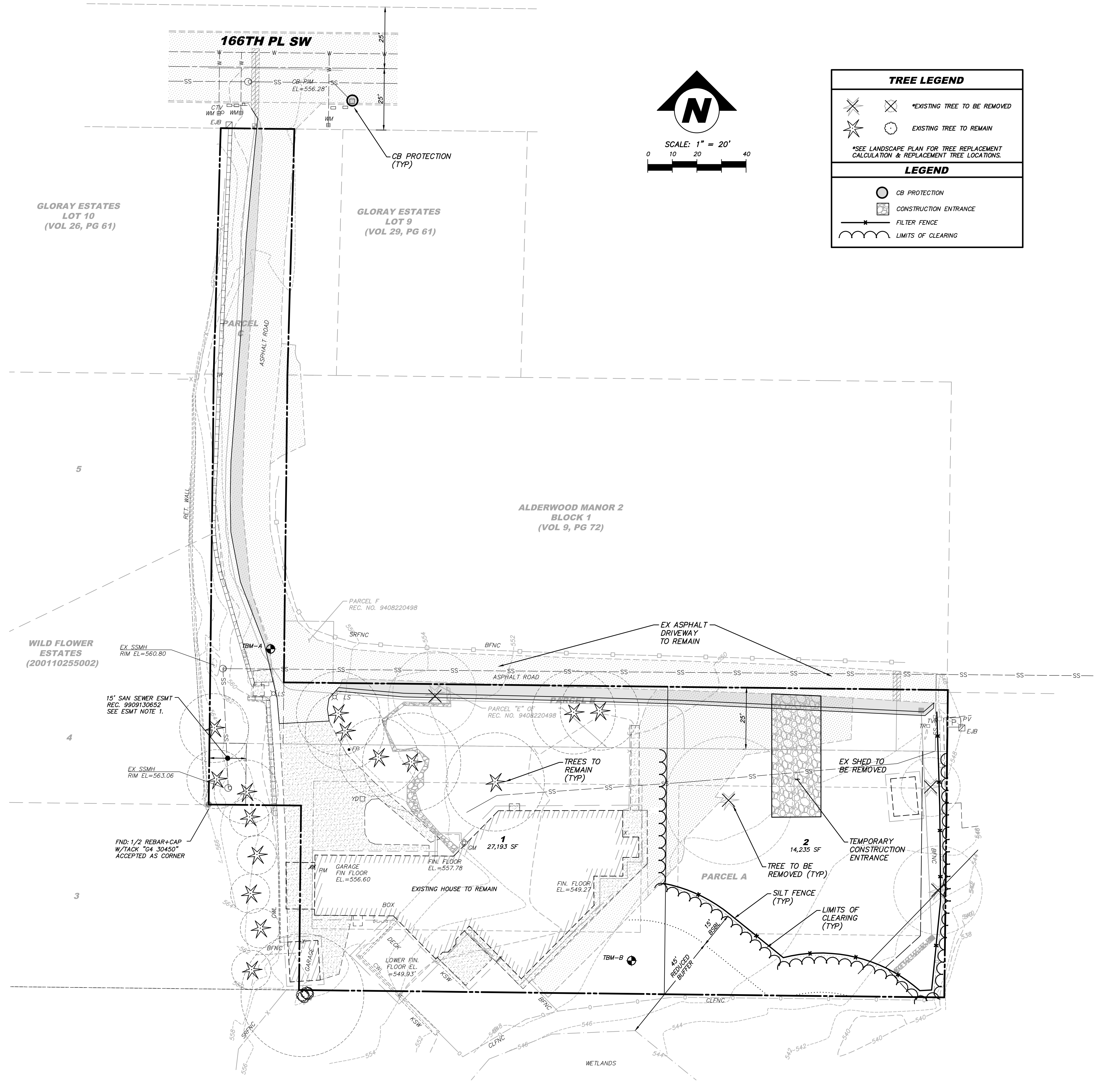
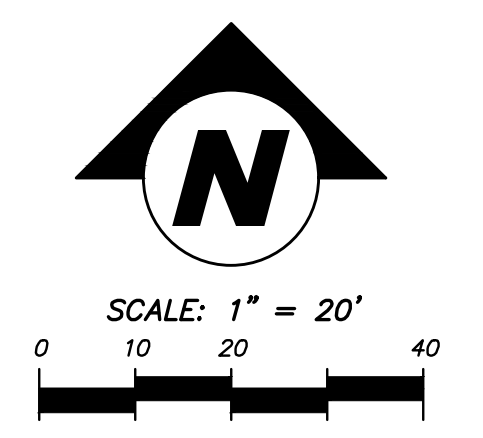
TREE LEGEND

- *EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

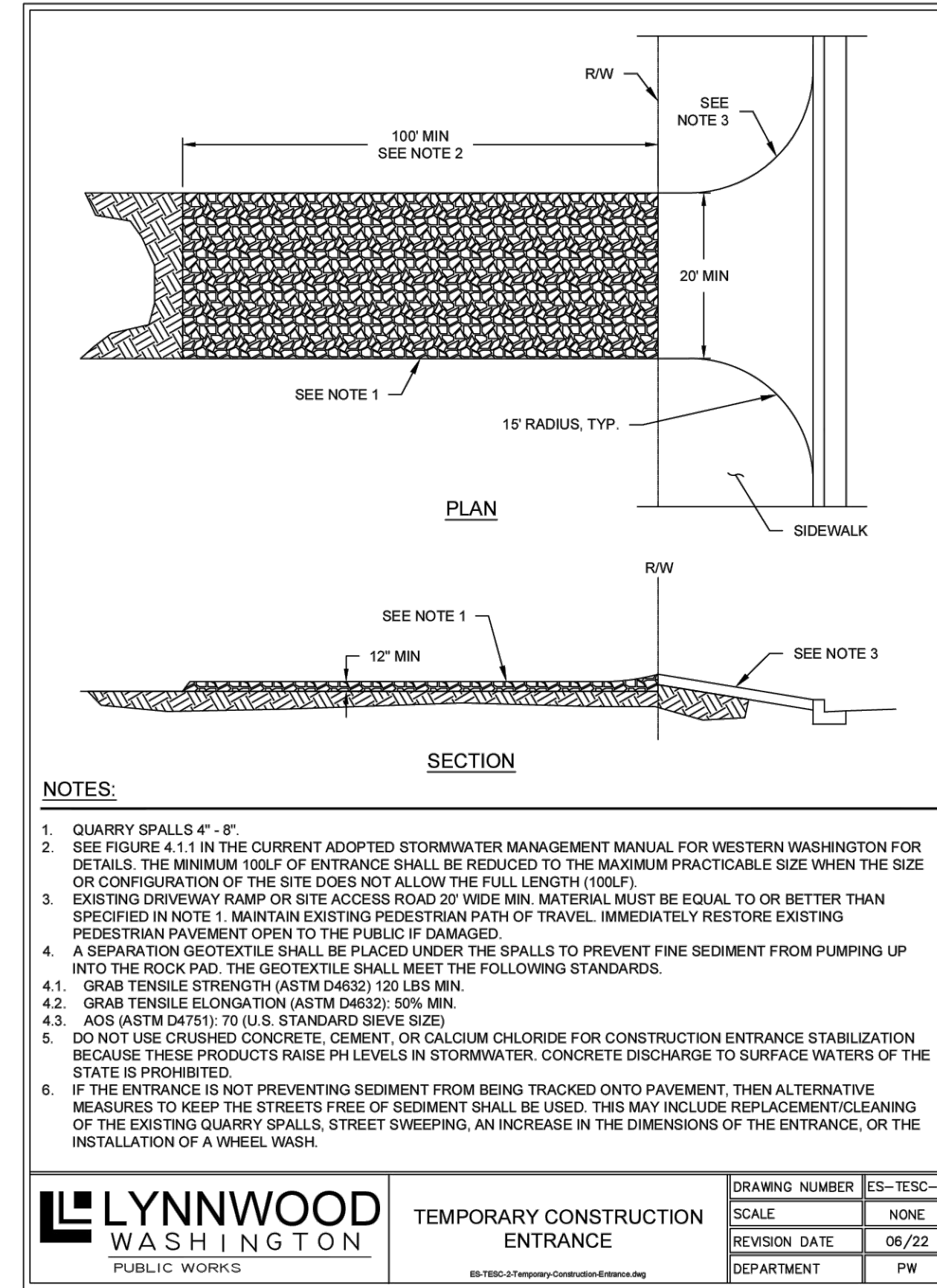
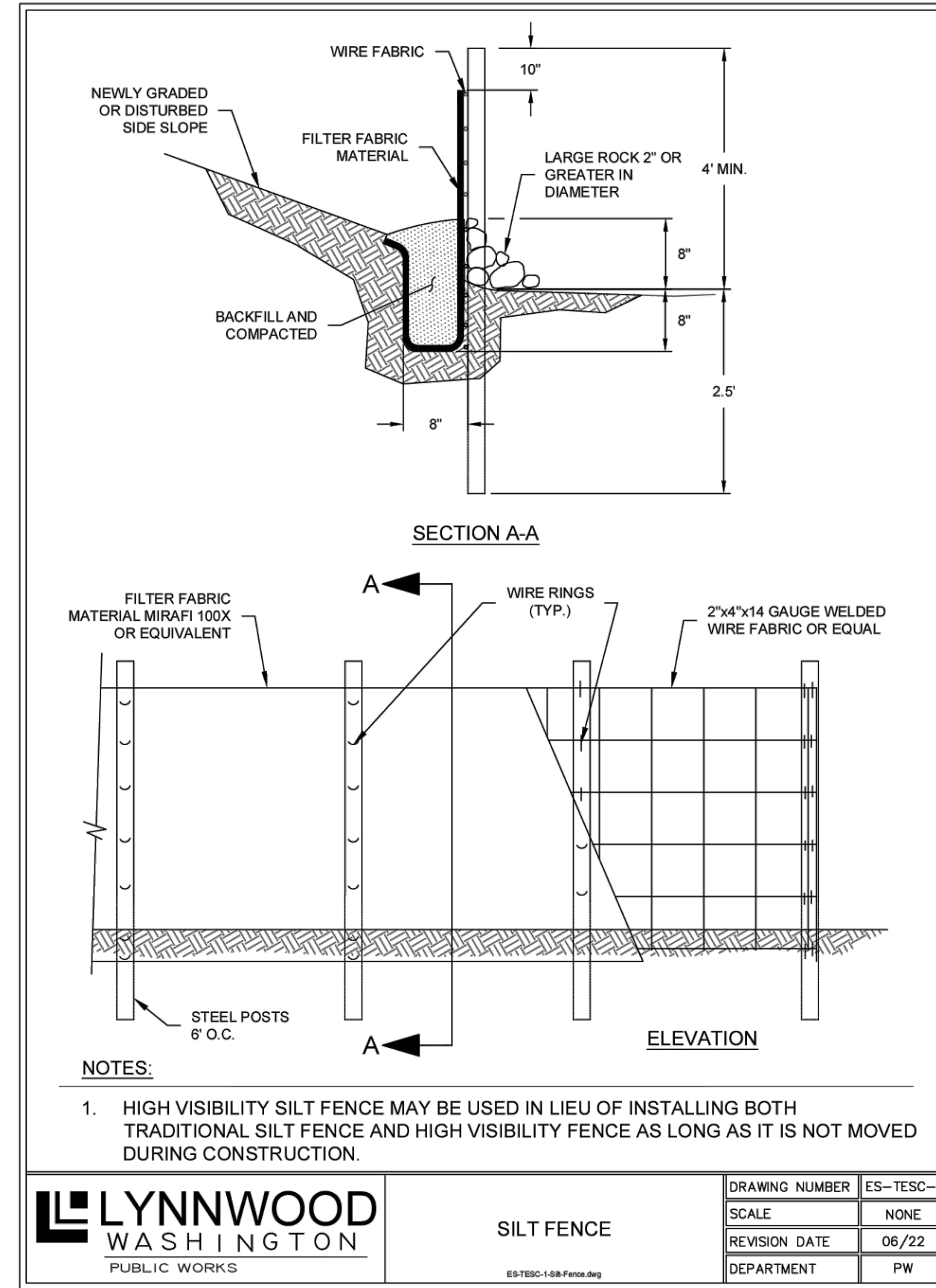
*SEE LANDSCAPE PLAN FOR TREE REPLACEMENT CALCULATION & REPLACEMENT TREE LOCATIONS.

LEGEND

- CB PROTECTION
- CONSTRUCTION ENTRANCE
- FILTER FENCE
- LIMITS OF CLEARING



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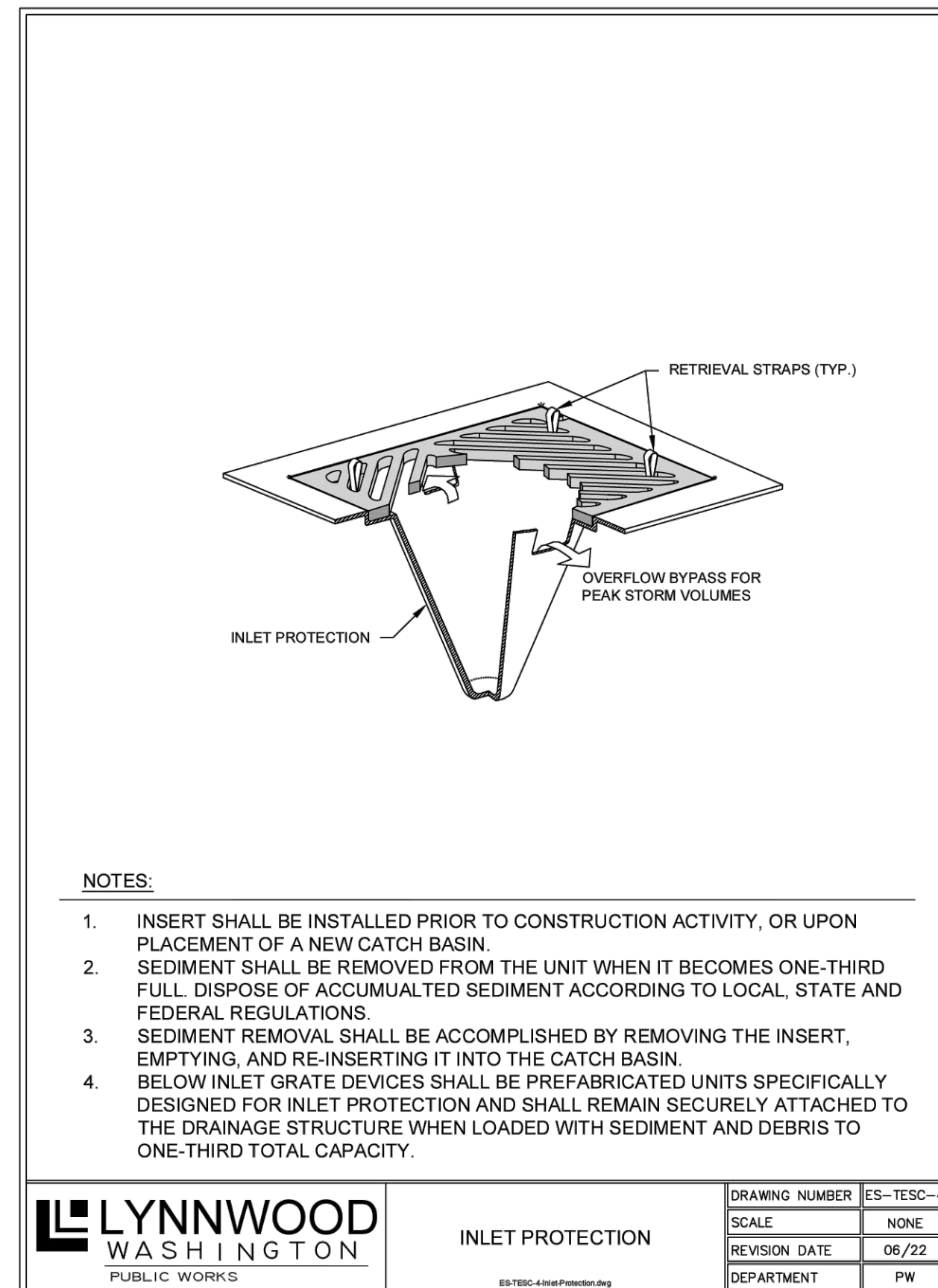


TEMPORARY EROSION AND SEDIMENT CONTROL STANDARD NOTES

- APPROVAL OF THIS EROSION AND 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 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 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 ENSURE 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 AT LEAST DAILY OR MORE FREQUENTLY AS MAY BE NECESSARY AND SO DIRECTED BY THE CITY OF LYNNWOOD (CITY). DO NOT CONVEY STREET DEBRIS INTO THE STORM SYSTEM.
- 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 DOWNSYSTEM SYSTEM.
- STOCKPILES SHALL 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 2 INCHES.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 2 DAYS BETWEEN OCTOBER 1ST TO MAY 31ST OR 7 DAYS BETWEEN JUNE 1ST TO SEPTEMBER 30TH, 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 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARDS AND SPECIFICATIONS AND THE CITY REQUIREMENTS.
- ADDITIONAL BEST MANAGEMENT PRACTICES (BMP) MAY BE REQUIRED AT ANY TIME DURING CONSTRUCTION.

GRADING NOTES

- GRADING SHALL NOT RESULT IN ANY ADDITIONAL WATER RUNOFF TO ADJOINING PROPERTY. IF ADDITIONAL WATER RUNOFF DOES RESULT, THE APPLICANT WILL SUBMIT A PLAN OF CORRECTIVE ACTION FOR CITY OF LYNNWOOD (CITY) APPROVAL AND WILL COMMENCE WITH THAT ACTION IMMEDIATELY UPON NOTICE FROM THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING EXISTING IMPROVEMENTS, AS REQUIRED, UNTIL CONSTRUCTION IS APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.
- THE CITY SHALL VERIFY AND APPROVE ALL BACKFILL TRENCHES AND ROADWAY SUBGRADE PRIOR TO PAVING. THE CITY WILL BE PROVIDED WITH THE DENSITY REPORT FROM A CERTIFIED "TESTING LAB" SHOWING SATISFACTORY COMPACTION PER STANDARD SPECIFICATIONS 2-03.3(14)D. ALL SUBGRADE PREPARATORY REQUIREMENTS SHALL CONFORM TO SECTION 2-06 OF THE STANDARD SPECIFICATIONS.
- THE MAXIMUM CUT/FILL SLOPE SHALL NOT EXCEED 2 FEET HORIZONTAL TO 1 FOOT VERTICAL, UNLESS OTHERWISE APPROVED BY THE CITY. 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.
- FREQUENCY OF TRENCH COMPACTION TESTING
 - HORIZONTALLY: A MINIMUM OF TWO LOCATIONS EVERY 200 FEET OF TRENCH, OR A MINIMUM OF TWO LOCATIONS PER DAY, WHICHEVER IS MORE FREQUENT SHALL APPLY. ADDITIONAL TESTS MAY BE REQUIRED WHEN VARIATIONS OCCUR DUE TO THE CONTRACTOR'S OPERATIONS, WEATHER CONDITIONS, SITE CONDITIONS, ETC.
 - VERTICAL TESTING SHALL USE THE DEEPEST PORTION OF THE TRENCH LINE TO DETERMINE MINIMUM TESTING DEPTHS AS FOLLOWS:
 - FOR TRENCHES 12'-FEET AND UNDER, COMPLETE A MINIMUM OF ONE TEST AT APPROXIMATELY ONE HALF OF THE TRENCH DEPTH AND AN ADDITIONAL TEST AT OR NEAR THE SURFACE.
 - FOR TRENCHES 12- TO 16'-FEET-DEEP, COMPLETE TESTS AT APPROXIMATELY 4-FOOT INTERVALS ABOVE THE PIPE, ONE TEST AT OR NEAR THE SURFACE, AND ONE TEST APPROXIMATELY HALFWAY IN BETWEEN.
 - FOR TRENCHES GREATER THAN 16'-FEET-DEEP, COMPLETE TESTS AT APPROXIMATELY FOUR-FOOT INTERVALS ABOVE THE PIPE TO THE SURFACE (FOUR TESTS REQUIRED) OR AS DIRECTED BY THE CITY.
 - STRUCTURED AREAS, SUCH AS AN EASEMENT NEAR A BUILDING, SHALL REQUIRE ADDITIONAL TESTING IN THE ZONE OF INFLUENCE FROM THE LICENSED GEOTECHNICAL CONSULTANT SUCH THAT THE COMPACTION SHALL NOT ADVERSELY AFFECT THE NEARBY OR SURROUNDING STRUCTURES.
 - IF COMPACTION DOES NOT MEET THE MINIMUM STANDARDS REQUIRED, ADDITIONAL EXCAVATION AND TESTING AS DIRECTED BY THE CITY SHALL BE COMPLETED. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING IN AREAS THAT ARE QUESTIONABLE.
- COMPACTION TESTING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. COPIES OF ALL TESTING REPORTS SHALL BE PROVIDED TO THE CITY FOR VERIFICATION AND PROJECT RECORDS AND JURISDICTIONAL APPROVALS.



Acronyms and Terms	Definition
ESC	erosion and sedimentation control
City	City of Lynnwood
BMP	Best Management Practice

NO	DATE	DESCRIPTION	REVISION
			BY

GRADING & TESC NOTES & DETAILS
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD
WASHINGTON



9/8/23

ENGINEER: ROBERT L. LONG, PE

DRAWN BY: MIKE MORRIS

ISSUE DATE: 9/8/23 SCALE: AS NOTED

JOB NO: **23-007**

SHEET: **TD-01**

SHT **5** OF **8**

PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023

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

- REFER TO THE LATEST EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON FOR DEVELOPMENT REQUIREMENTS.
- ALL REQUIRED STORM WATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AND OPERABLE PRIOR TO PAVING AND BUILDING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD (CITY) DEPARTMENT OF PUBLIC WORKS.
- CONNECTIONS TO STORM CATCH BASINS AND MANHOLES SHALL BE SEALED WATERTIGHT WITH NON-SHRINK GROUT OR KOR-N-SEAL® TYPE CONNECTIONS.
- ALL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET CURRENT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARDS AND SPECIFICATIONS AND/OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE INSTALLED PER WSDOT SECTION 7-08.
- TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF CITY STANDARD PLAN ST-TRE-3.
- REFER TO WATER STANDARD DETAILS SPECIFIC TO THRUST RESTRAINT FOR ANY STORMWATER FORCE MAINS.
- WHERE SHOWN ON THE PLANS OR 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 CITY PRIOR TO COMMENCING CONSTRUCTION.
- ALL STORMWATER 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 3 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 CITY.
- COMPACTION TESTING FOR TRENCHES SHALL BE PER GRADING STANDARD NOTES.
- PROVIDE A 6-INCH STYROFOAM BLOCK BETWEEN INSTALLED STORMWATER PIPES AND ALL OTHER UTILITIES WITHIN 6 INCHES OF THE STORMWATER PIPE.
- ALL STORMWATER PIPES SHALL BE ABANDONED PER WSDOT 7-08.3(4). ALL STORMWATER CATCH BASINS AND MANHOLES SHALL BE ABANDONED PER WSDOT 7-05.3(2).
- DEVELOPER TO PROVIDE A CERTIFIED ELECTRONIC VIDEO RECORD OF STORM DRAINAGE CONSTRUCTION AFTER FINAL CLEANING; FINAL CLEANING AS REQUIRED PER WSDOT SPECIFICATIONS 7-04.3(1) AND AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR.
- DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, UNLESS OTHERWISE APPROVED BY THE CITY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING AND AS DIRECTED BY THE CITY DEPARTMENT OF PUBLIC WORKS:
 - 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 TWO-BY-FOUR. EACH MARKER BOARD SHALL BE CLEARLY IDENTIFIABLE, PROTECTED AND STUBBED 5 FEET ABOVE THE FINISH GRADE.
 - ALL PIPE MATERIAL SHALL BE MINIMUM 4" IN SIZE WITH A SMOOTH WALL INTERIOR AND CONFORM TO THE APPROVED PLANS AND/OR CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS. MATERIAL SHALL BE CORRUGATED POLYETHYLENE OR POLYVINYL CHLORIDE. CORRUGATED METAL PIPE IS NOT ALLOWED. ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER AND CITY DIRECTOR OF PUBLIC WORKS, PRIOR TO CONSTRUCTION.
 - A 12-GAUGE TRACER WIRE SHALL BE INSTALLED AS REQUIRED BY THE CITY PUBLIC WORKS INSPECTOR. TRACER TAPE IS NOT AN ACCEPTABLE ALTERNATIVE TO TRACER WIRE. SEE DETAIL ST-TRE-3 FOR WIRE AND TAPE REQUIREMENTS.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS. VERIFICATION AND APPROVAL ARE 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 HOMEOWNER.
 - FOR RESIDENTIAL STORMWATER DESIGN DETAILS REFER TO THE LATEST EDITION OF THE SWMMWW:
 - V-3 DISPERSION BEST MANAGEMENT PRACTICE (BMP)
 - V-4 ROOF DOWNSPOUT BMPS
 - V-5 INFILTRATION BMPS
 - V-6 FILTRATION BMPS

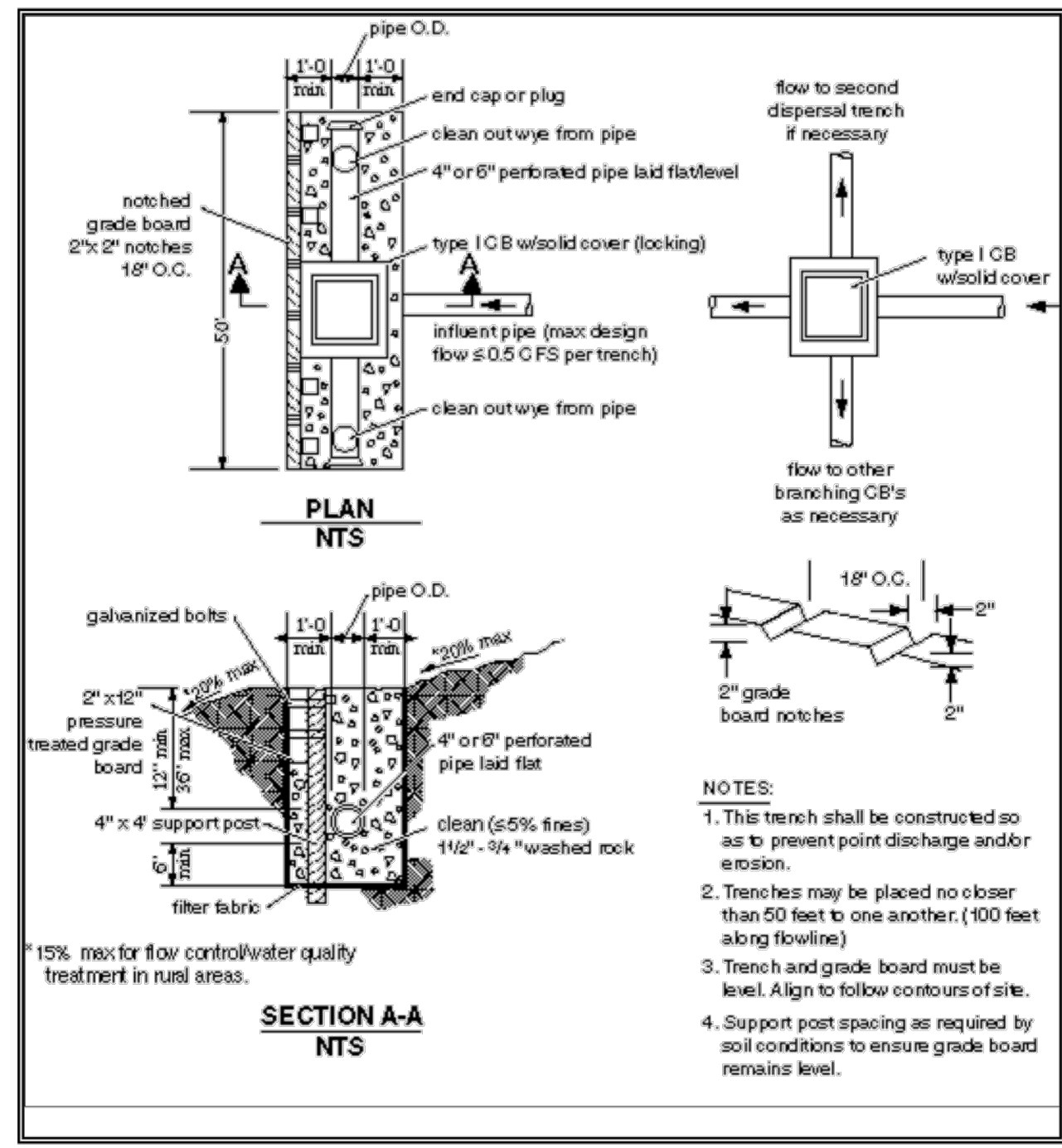
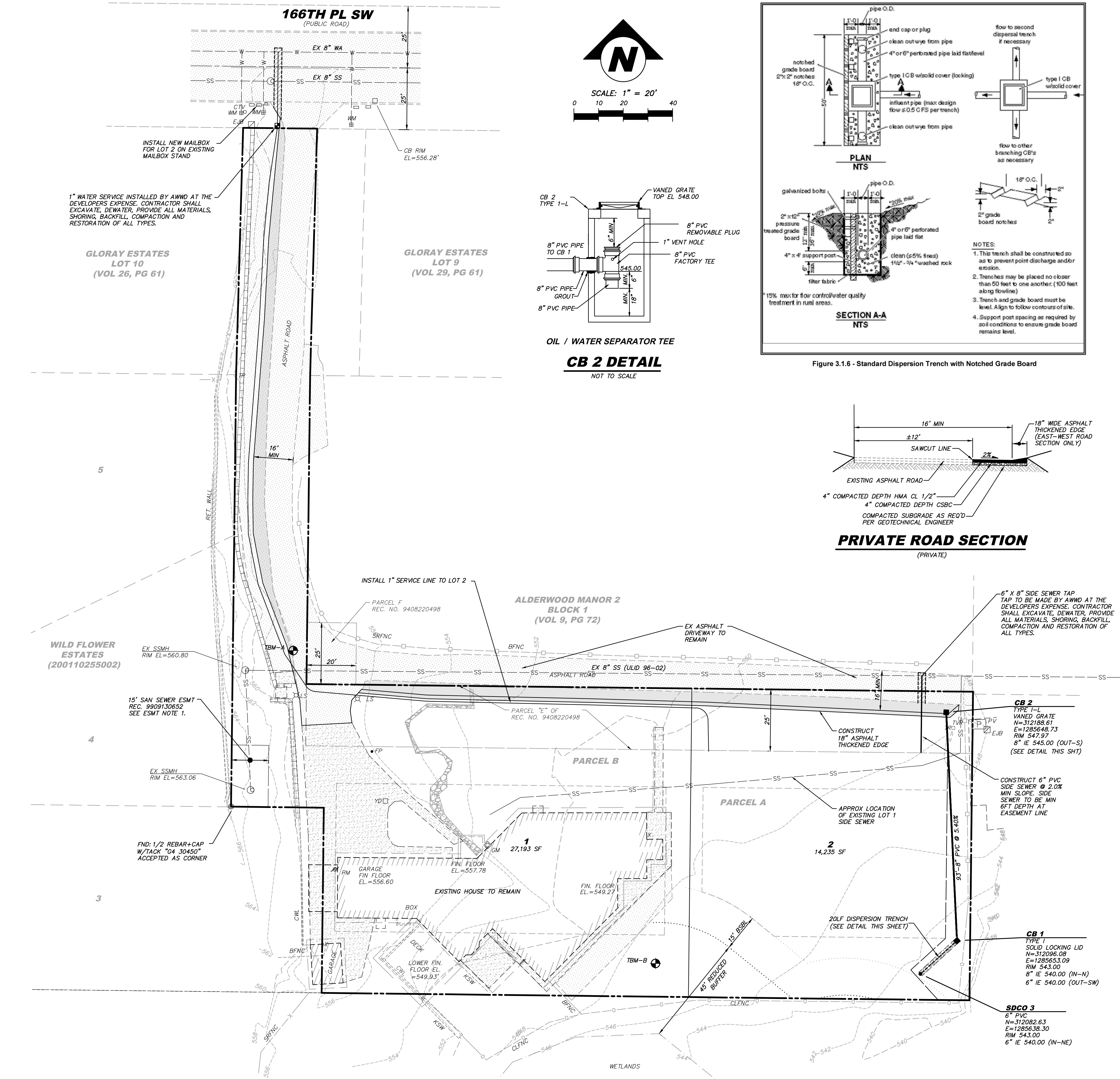
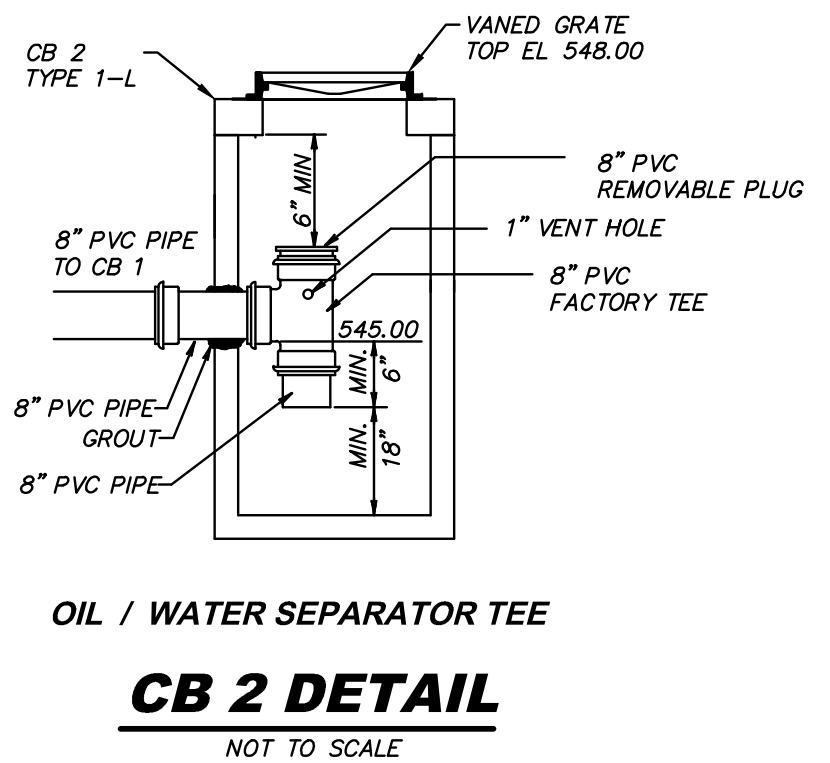
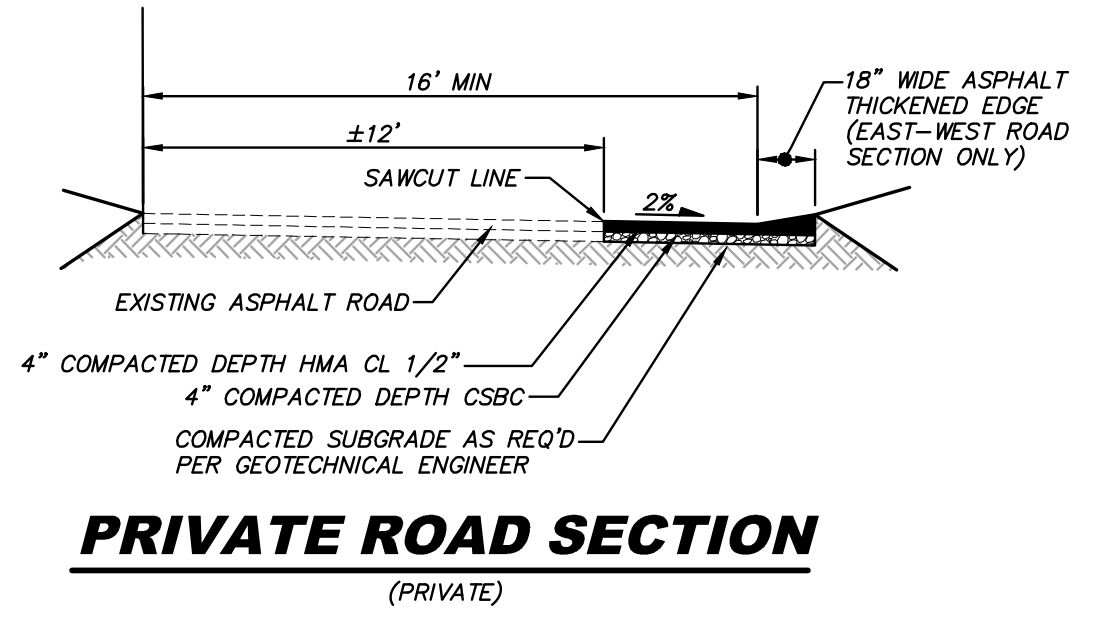


Figure 3.1.6 - Standard Dispersion Trench with Notched Grade Board



Acronyms and Terms	Definition
City	City of Lynnwood
SWMMWW	Stormwater Management Manual for Western Washington
WSDOT	Washington State Department of Transportation
APWA	American Public Works Association
Sub-outs	Drainage outlets
BMP	Best Management Practice

LOT 2 ROOF / HARDSCAPE DRAIN NOTE
ROOF & HARDSCAPE DRAINAGE CONTROL FROM BUILDING/DRIVEWAY ON LOT 2 TO BE DESIGNED AND CONSTRUCTED AS PART OF BUILDING PERMIT PROCESS.

PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023

**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



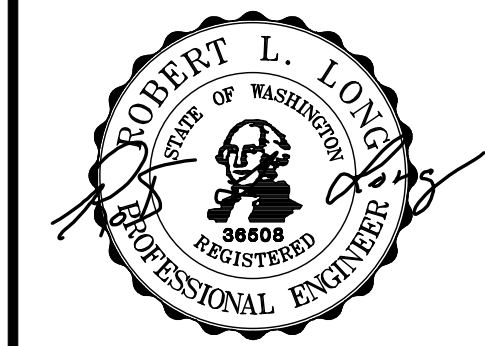
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ROAD & STORM DRAINAGE PLAN

UNGUREANU LYNNWOOD SP
3328 167TH PL SW

CITY OF LYNNWOOD

WASHINGTON



9/8/23

ENGINEER: ROBERT L. LONG, PE

DRAWN BY: MIKE MORRIS

ISSUE DATE: 9/8/23 SCALE: AS NOTED

JOB NO: **23-007**

SHEET: **RS-01**

SHT **6** OF **8**

24-05
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LYNNWOOD WASHINGTON
PUBLIC WORKS

CATCH BASIN TYPE I

DRAWING NUMBER: U-STO-1
SCALE: NONE
REVISION DATE: 02/22
DEPARTMENT: PW

NOTES:
1. CATCH BASIN TO CONFORM TO WSDOT STANDARD PLAN B-5 20-03.
2. MAXIMUM DEPTH FROM FINISH GRADE TO PIPE INVERT SHALL BE 5 FEET.
3. DEPTHS OVER 5 FEET USE CATCH BASIN TYPE 2, SEE STD. U-STO-3.
4. PIPES SHALL NOT PENETRATE MORE THAN 3" BEYOND WALL, AND PENETRATION SHALL BE MUDDIED INTO A SMOOTH, ROUNDED CONDITION.

LYNNWOOD WASHINGTON
PUBLIC WORKS

FRAME FOR GRATE OR SOLID COVER

DRAWING NUMBER: U-STO-5
SCALE: NONE
REVISION DATE: 12/20
DEPARTMENT: PW

NOTES:
1. FRAME TO BE EAST JORDAN #7756 OR EQUAL.
2. MATERIAL USED SHALL BE CAST IRON PER ASTM-A48, CLASS 35. FRAME SHALL HAVE A BITUMINOUS COATING APPLIED.
3. WHEN A LOCKING GRATE OR COVER IS REQUIRED THE FRAME SHALL BE FABRICATED SO AS TO ACCEPT TWO (2) 5/8" STAINLESS STEEL SOCKET HEAD CAP SCREWS OF GRATE OR COVER.
4. NON SLIP LID REQUIRED FOR CATCH BASINS WITHIN WALKING PATHS, TYP.

LYNNWOOD WASHINGTON
PUBLIC WORKS

VANED CATCH BASIN GRATE (STANDARD NOT OPEN CURB FACE)

DRAWING NUMBER: U-STO-6
SCALE: NONE
REVISION DATE: 12/20
DEPARTMENT: PW

NOTES:
1. VANED GRATE (LOCKABLE) TO BE EAST JORDAN #7750 OR EQUAL.
2. MATERIAL USED SHALL BE DUCTILE IRON PER ASTM-A536, GRADE 80-55-06, WITH BITUMINOUS COATING.
3. GRATE TO BE USED WITH FRAME SHOWN IN STD. U-STO-5. CAST IRON ASTM A48 CL35.
4. THE NAME OF THE MANUFACTURER AND DIRECTION OF FLOW SHALL BE EMBOSSED ON THE TOP SURFACE OF EACH GRATE. LETTERING TO BE RECESSED 1/16".
5. DIMENSIONS SHALL HAVE A +/- TOLERANCE, EXCEPT AS NOTED.
6. EDGES SHALL HAVE A 1/8" RADIUS, 1/8" CHAMFER OR COMPLETE DEBURRING.
7. AS AN ALTERNATE, EIGHT PADS 1 1/2" X 3/4" X 1/8" INTEGRALLY CAST WITH THE GRATE MAY BE USED.
8. LOAD RATING HEAVY DUTY.
9. THIS GRATE MAY NOT BE USED IN PATH OF PEDESTRIAN TRAVEL. SUBSTITUTION FOR GRATE WITH OPENINGS LESS THAN 1/2" WIDE IS REQUIRED PER PROWAG R302.7.3.

LYNNWOOD WASHINGTON
PUBLIC WORKS

PAVEMENT REPAIR FOR NON-ARTERIAL

DRAWING NUMBER: ST-TRE-1
SCALE: NONE
REVISION DATE: 12/20
DEPARTMENT: PW

NOTES:
1. FOR TEMPORARY PATCHING SEE STD. ST-TRE-7.
2. THE CONTRACTOR SHALL NOT EXCEED 4'X4' FOR PATCHING PURPOSES UNLESS ADVISED OTHERWISE BY THE CITY PROJECT MANAGER. FOR POTHOLES SMALLER THAN 12"X12" THE CONTRACTOR SHALL USE CDF (CONTROLLED DENSITY FILL) TO TEMPORARILY REPAIR THE LOCATION.
3. REPLACE AND RESTORE ALL SURFACE IMPROVEMENTS (I.E. TRAFFIC BUTTONS, CURBING, STRIPING) AS DIRECTED BY THE CITY.
4. IF THERE ARE MORE THAN 3 PARALLEL OR PERPENDICULAR PATCHES PROPOSED WITHIN 100 LINEAL FEET OF ROADWAY, THE DEVELOPER SHALL BE RESPONSIBLE TO GRIND AND OVERLAY THE ENTIRE AREA TO PUBLIC WORKS STANDARDS.
5. SEE STD. ST-TRE-2 FOR PAVEMENT PATCHING REQUIREMENTS ON ARTERIALS AND ALL PAVEMENT LESS THAN 5 YEARS OLD.
6. ROADWAY TRENCHING THAT ENCOUNTERS ROADWAY BEDDING LOGS WILL REQUIRE GEOTECHNICAL RECOMMENDATIONS PRIOR TO BACKFILL AND PATCHING.

LYNNWOOD WASHINGTON
PUBLIC WORKS

FIRE & SAFETY ADDRESS SIGN

DRAWING NUMBER: TR-SIGN-3
SCALE: NONE
REVISION DATE: 02/22
DEPARTMENT: PW

NOTES:
1. INSTALL AT ALL DRIVEWAYS AND PRIVATE DRIVE ENTRANCES TO PUBLIC ROW.
2. SIGN SHALL BE GREEN (PER LATEST FHWA COLOR SPECIFICATIONS) PAINTED ALUMINUM WITH WHITE LETTERING. CHARACTERS AND BACKGROUND SHALL BE NON-GLARE FINISH.
3. TEXT SHALL BE FHWA D SERIES FONT, 2.5" IN HEIGHT.

LYNNWOOD WASHINGTON
PUBLIC WORKS

TYPICAL TRENCH SECTION IN RIGHT-OF-WAY

DRAWING NUMBER: ST-TRE-3
SCALE: NONE
REVISION DATE: 11/20
DEPARTMENT: PW

NOTES:
1. W = MAXIMUM WIDTH OF TRENCH. FOR PIPES 15" OR LESS IN DIA W=40". FOR PIPES 18" OR GREATER W=1-1/2 X I.D. + 18".
2. ALTERNATE LAID-BACK TRENCH TO MEET O.S.H.A. REQUIREMENTS (NO SLOPES STEEPER THAN 1:1 EXCEPT FOR ROCK). TRENCH SLOPES, SAFETY AND SHORING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PROTECT THE PUBLIC AT ALL TIMES.
3. TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF WSDOT 9-03.14(1) GRAVEL BORROW. SEE STD. ST-TRE-6 FOR COMPACTION REQUIREMENTS.
4. FOUNDATION GRAVEL, IF REQUIRED BY THE ENGINEER TO REPLACE UNSUITABLE MATERIAL SHALL BE FOUNDATION MATERIAL CLASS A, WSDOT 9-03.17.
5. SEE CITY OF LYNNWOOD STD. ST-TRE-1 FOR PAVEMENT AND PAVEMENT SUBGRADE.
6. VERTICAL TRENCH WALLS WITH SHORING TO CONFORM TO O.S.H.A. REGULATIONS.
7. SUBGRADE OR GROUND SURFACE IN NON-PAVED AREAS.
8. IN NON PAVED AREAS PROVIDE MIN. 4" TOPSOIL FOR LAWN AREAS, MIN 6" IN PLANTING AREAS.
9. DEWATERING OF TRENCH DURING CONSTRUCTION MAY BE REQUIRED.
10. ALL EXCAVATED MATERIAL TO BE LOADED OUT.

LYNNWOOD WASHINGTON
PUBLIC WORKS

BEDDING FOR PIPE

DRAWING NUMBER: ST-TRE-5
SCALE: NONE
REVISION DATE: 12/20
DEPARTMENT: PW

NOTES:
1. LIMITS OF TRENCH
W = MAXIMUM WIDTH OF TRENCH
FOR PIPES 15" OR LESS IN DIAMETER W= 40" MINIMUM.
FOR PIPES 18" OR GREATER IN DIAMETER W= 1 1/2 X I.D. + 18".
2. GRAVEL BACKFILL FOR PIPE ZONE BEDDING SHALL BE EQUAL TO WSDOT 9-03.12 (3).
3. TRENCH DAMS SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR FOR IMPERMEABLE SOILS ON SLOPES.
4. ALL FOUNDATION MATERIAL, IF REQUIRED, SHALL BE FOUNDATION MATERIAL CLASS "A" PER WSDOT SPEC 9-03.17.
5. COMPACTION SHALL COMPLY WITH WSDOT SPEC 2-06. SEE LYNNWOOD STD. ST-TRE-6 FOR ADDITIONAL INFORMATION.

LYNNWOOD WASHINGTON
PUBLIC WORKS

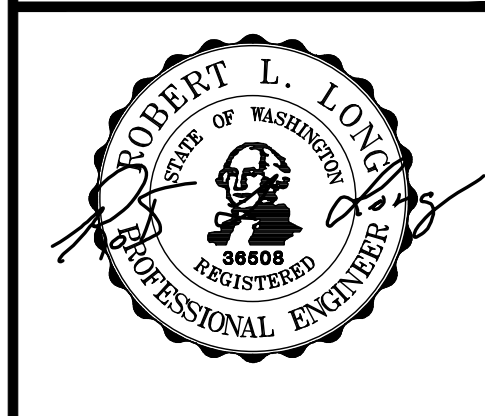
TYPICAL TRENCH COMPACTION

DRAWING NUMBER: ST-TRE-6
SCALE: NONE
REVISION DATE: 12/20
DEPARTMENT: PW

NOTES:
1. ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT.
2. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
3. COMPACTION TESTS SHALL BE AS REQUIRED BY THE CITY INSPECTOR, BUT IN NO CASE LESS THAN 2 TESTS EVERY 200 FEET OF TRENCH (ONE AT SUBGRADE AND ONE AT 50% OF TRENCH DEPTH).

NO	DATE	DESCRIPTION	BY

REVISION
WASHINGTON
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD

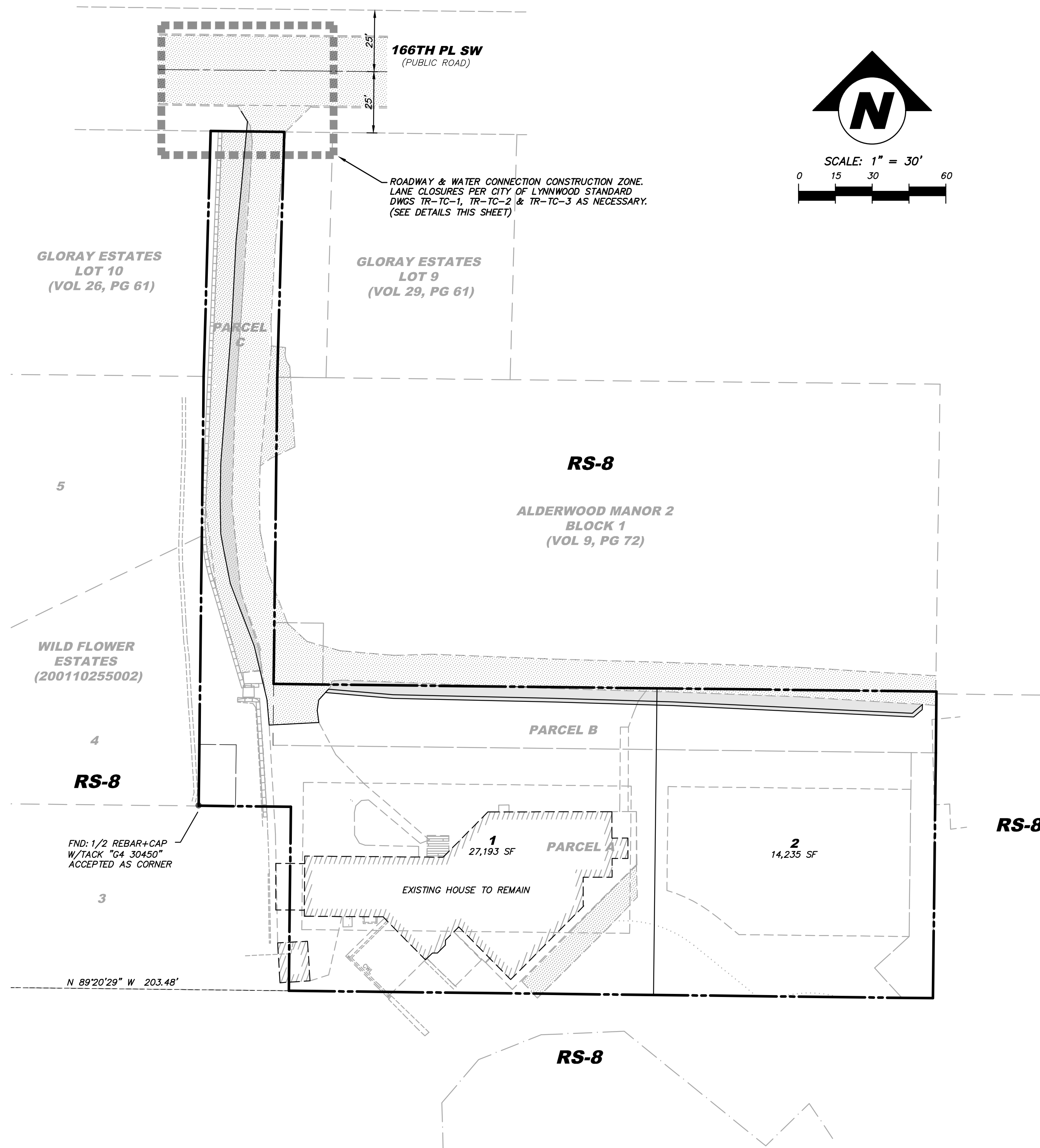


9/8/23
 ENGINEER: ROBERT L. LONG, PE
 DRAWN BY: MIKE MORRIS
 ISSUE DATE: 9/8/23 SCALE: AS NOTED
 JOB NO: 23-007
 SHEET: RD-01
 SHT 7 OF 8

PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023
CITY OF LYNNWOOD
PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION
 SUBJECT TO ALL REVISIONS, FIELD CHANGES, AND INSPECTIONS

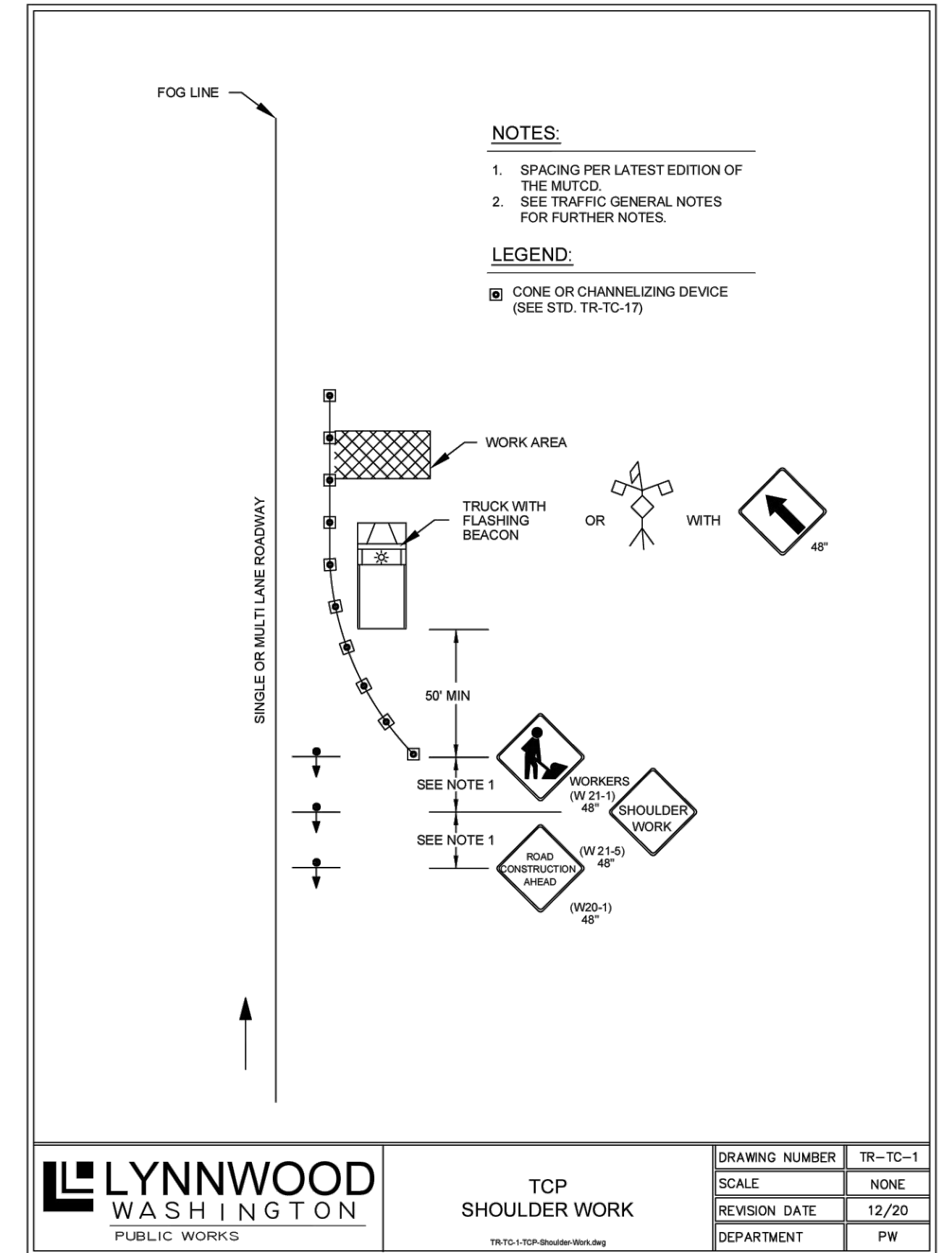
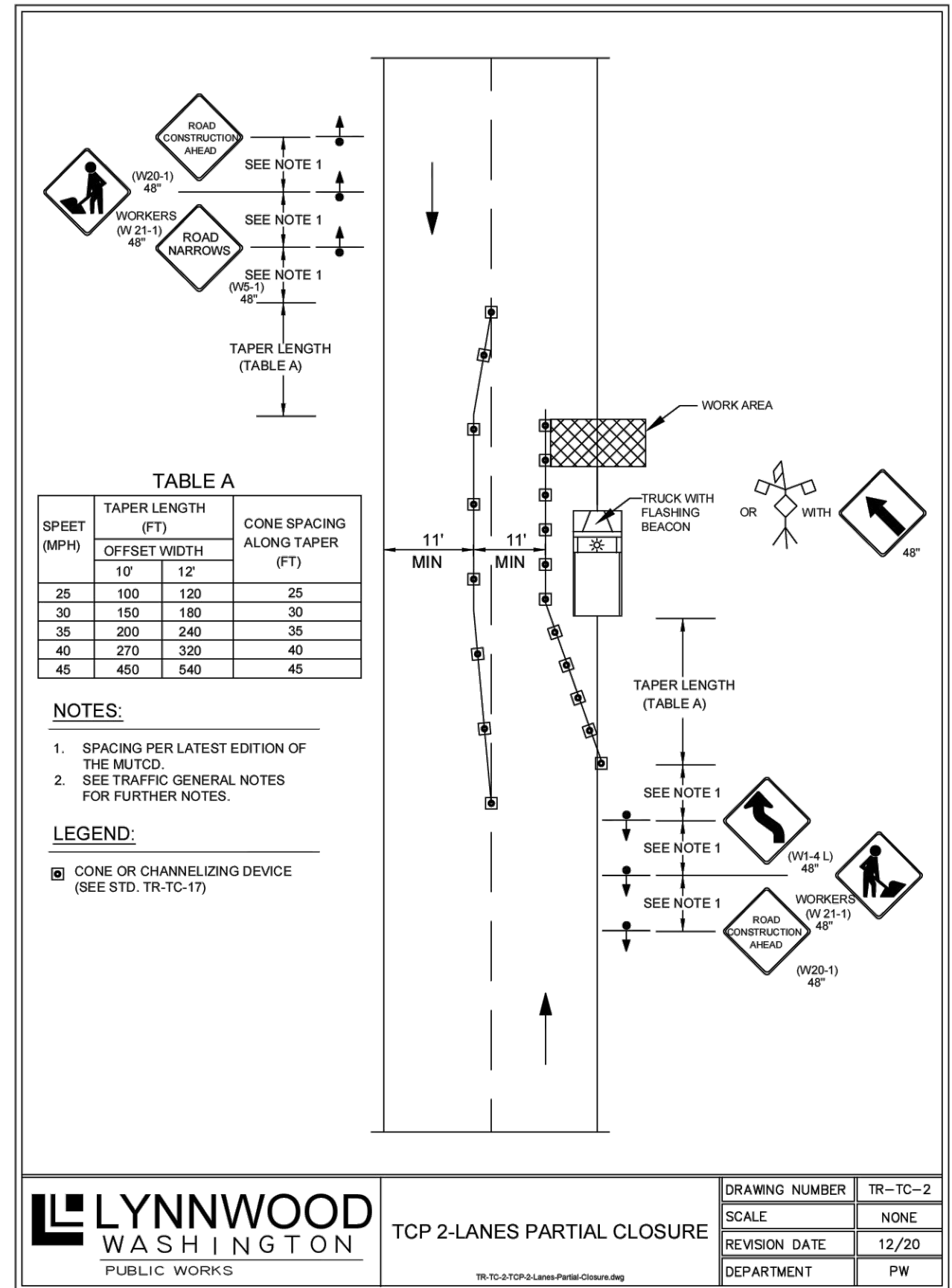
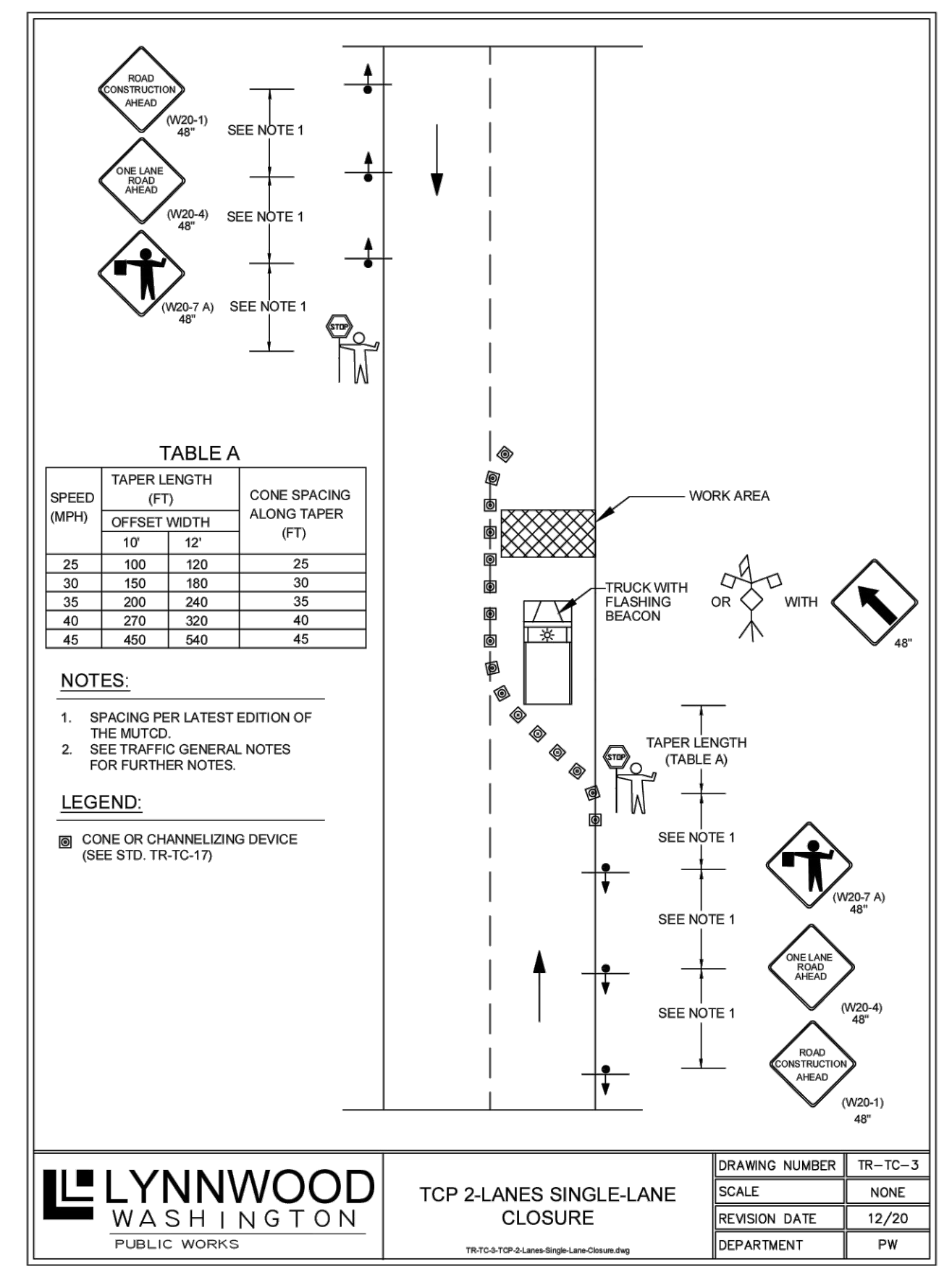
REVIEWER	DATE
REVIEWER	DATE
WILLIAM FRANZ, PE-PW DIRECTOR	DATE





TRAFFIC CONTROL NOTES

- AFTER WORK WITHIN THE TRAVELED ROADWAY IS COMPLETED AT THE END OF EACH DAY, THE ROAD SHALL BE COMPLETELY OPEN TO TRAFFIC AND ALL EQUIPMENT SHALL BE OUT OF THE TRAVELED ROADWAY. ALL NONAPPLICABLE SIGNS SHALL BE REMOVED, TURNED OR COVERED DAILY WHEN CONDITION NO LONGER EXISTS.
- ACCESS BY EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
- CONSTRUCTION SIGNS AND DELINEATORS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR.
- TRAFFIC CONTROL PLAN IS SUBJECT TO CHANGE PRIOR TO CONSTRUCTION, HOWEVER, CITY APPROVAL IS REQUIRED.
- ADDITIONAL SIGNING AND FLAGGING MAY BE REQUIRED AS CONDITIONS WARRANT.
- SHOULD A PROPOSED SIGN LOCATION FALL WITHIN A PRIVATE DRIVEWAY, CONTRACTOR TO ADJUST LOCATION OF SIGN TO FALL 5'± BEYOND EDGE OF DRIVEWAY IN DIRECTION OF ROAD TRAFFIC. (10' MAX. FROM PLAN LOCATION) DRIVEWAY ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- ALL TRAFFIC CONTROL SHALL COMPLY WITH CITY OF LYNNWOOD STD DWGS TR-TC-1, TR-TC-2 & TR-TC-3. (SEE STD DWGS THIS SHEET)



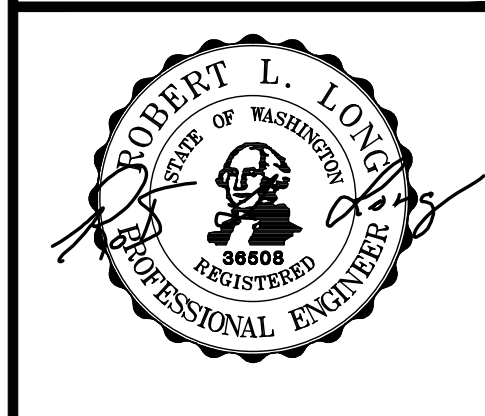
NO	DATE	DESCRIPTION

TRAFFIC CONTROL PLAN

UNGUREANU LYNNWOOD SP
3328 167TH PL SW

CITY OF LYNNWOOD

WASHINGTON



9/8/23

ENGINEER: ROBERT L. LONG, PE

DRAWN BY: MIKE MORRIS

ISSUE DATE: 9/8/23 SCALE: AS NOTED

JOB NO: 23-007

SHEET: TC-01

SHT 8 OF 8

LYNNWOOD WASHINGTON PUBLIC WORKS

TCP SHOULDER WORK

DRAWING NUMBER	TR-TC-1
SCALE	NONE
REVISION DATE	12/20
DEPARTMENT	PW

LYNNWOOD WASHINGTON PUBLIC WORKS

TCP 2-LANES PARTIAL CLOSURE

DRAWING NUMBER	TR-TC-2
SCALE	NONE
REVISION DATE	12/20
DEPARTMENT	PW

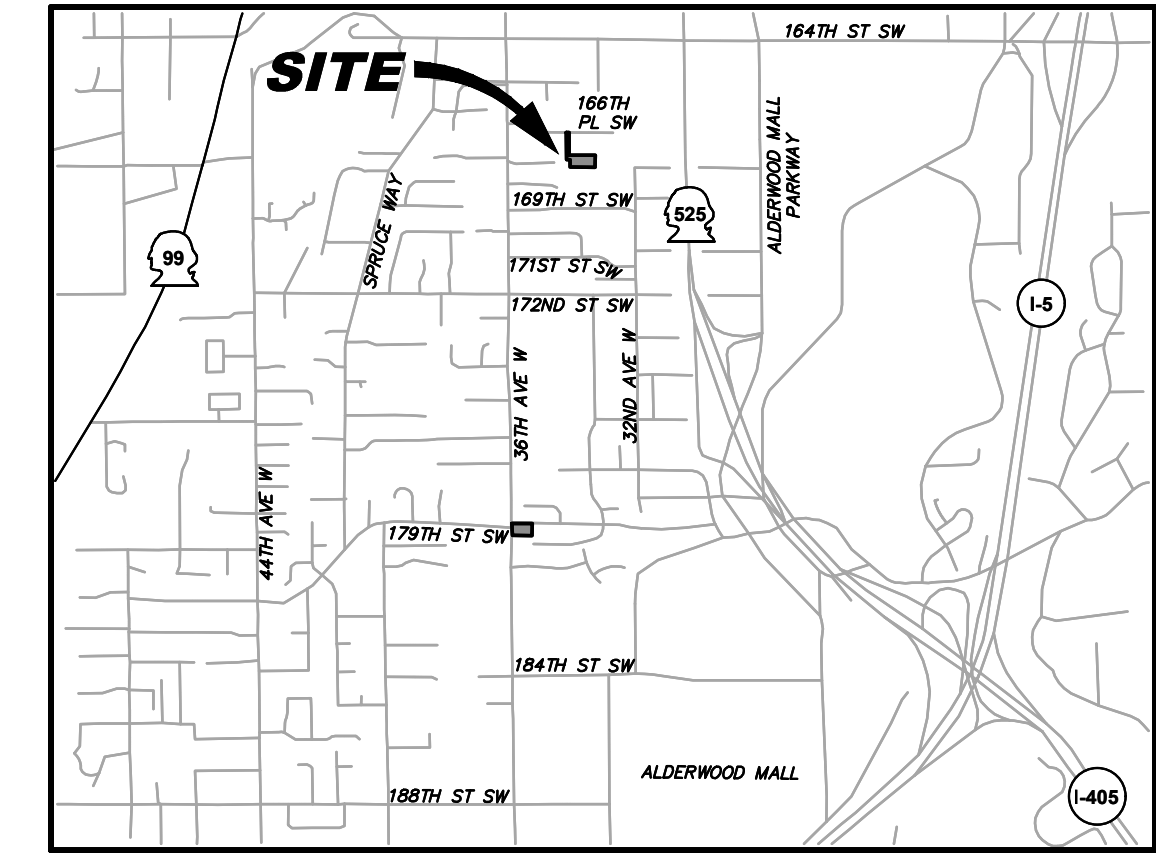
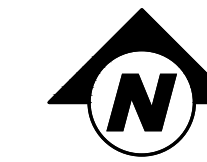
PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023

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



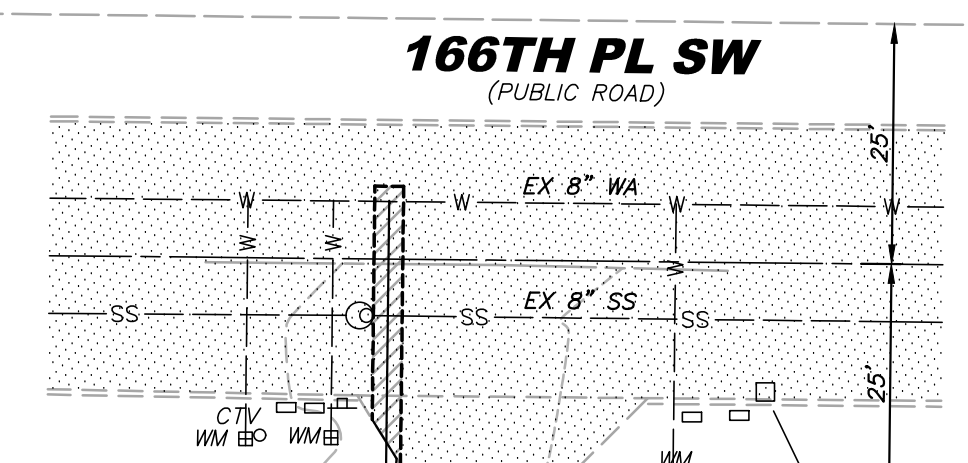
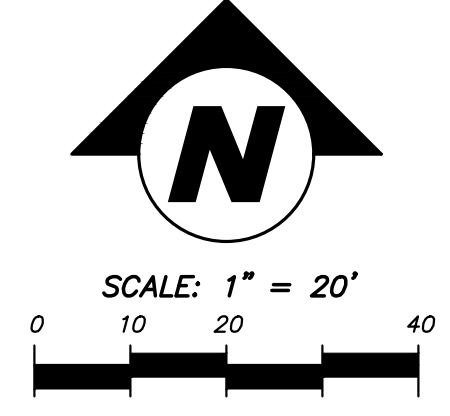
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VICINITY MAP
SCALE: 1" = 2,000'

AWWD NOTES

- GENERAL:**
- SPECIFICATIONS, GENERAL PROVISIONS AND STANDARD DETAILS ARE CONTAINED IN ALDERWOOD WATER & WASTEWATER DISTRICTS' (AWWD) STANDARDS AND SPECIFICATIONS, WHICH ARE AVAILABLE ON THE DISTRICTS WEBSITE: WWW.AWWD.COM
 - DEVELOPER OR CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WHETHER OR NOT SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. NOTIFY DIAL-A-DIG AT 811 TWO (2) BUSINESS DAYS PRIOR TO DIGGING.
 - THE DEVELOPER SHALL HIRE A LICENSED ARBORIST TO ASSESS IMPACTS TO EXISTING SIGNIFICANT (6" DIAMETER AT BREAST HEIGHT) TREES WHEN UTILITY INSTALLATION WORK FALLS WITHIN THE DRILLING.
 - ALL LANDSCAPE PLANTINGS WITHIN 10 FEET OF AWWD ASSETS REQUIRE AN 18" DEEP (MIN) ROOT BARRIER. NO SIGNIFICANT (6" DBH) TREE PLANTINGS WILL BE ALLOWED DIRECTLY OVER AWWD FACILITIES OR WITHIN THE DISTRICT EASEMENT. SHRUBS AND GROUNDCOVER ARE ALLOWED.
- RIGHT-OF-WAY PERMITS:**
- A UTILITY PERMIT IS REQUIRED FROM SNOHOMISH COUNTY FOR THE PROPOSED DEVELOPER EXTENSION WORK. AWWD SHALL APPLY FOR THE REQUIRED PERMIT AND PROVIDE A COPY TO THE DEVELOPER UPON APPROVAL. THE PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING UNLESS OTHERWISE APPROVED BY AWWD.
 - DEVELOPER/CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND PROVISIONS OF THE RIGHT-OF-WAY AND UTILITY PERMITS ISSUED BY THE LOCAL LAND USE AGENCY.
- COMPACTION IN FILL AREAS:**
- PIPES IN FILL SECTIONS SHALL HAVE RESTRAINED JOINTS WITHIN THREE PIPE SECTIONS (MINIMUM) OUTSIDE OF THE FILL EXTENTS. LOCKING GASKET TYPE JOINTS ARE NOT ALLOWED IN FILL.
 - PRIOR TO FILL MATERIAL INSTALLATION, NATIVE GROUND SHALL BE STRIPPED OF ALL ORGANIC MATERIAL, ALLOWING THE BEGINNING FILL SURFACE TO CONSIST OF NATIVE BEARING SOIL.
 - EMBANKMENT FILL MATERIAL UNDER AWWD UTILITIES SHALL MEET WSDOT STANDARD SPECIFICATIONS SECTION 9-03.14(1) FOR GRAVEL BORROW, OR JURISDICTIONAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT. THIS BORROW SHALL BE PLACED TO EACH EDGE OF THE EASEMENT.
 - FILL MATERIAL UNDER UTILITIES SHALL BE COMPACTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 9-03.14(1). THE FILL ABOVE THE UTILITIES SHALL BE COMPACTED IN ACCORDANCE WITH AWWD DEVELOPMENT GUIDELINES AND STANDARDS.
 - A WASHINGTON STATE LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL WITNESS THE FILL PLACEMENT AND TAKE THE COMPACTION TESTS AT THE REQUIRED FREQUENCY AT THE DEVELOPER'S EXPENSE. COMPACTION TESTS AROUND AWWD UTILITIES SHALL BE PROVIDED TO THE DISTRICT PRIOR TO ISSUANCE OF APPROVED USE AND OPERATIONS.
- WATER:**
- STATIC WATER PRESSURE IS APPROXIMATELY (PSI) AT THE METER. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING PRESSURE REDUCING VALVES ON THE PRIVATE SIDE OF THE METER TO PROTECT THE FACILITY FROM HIGH PRESSURE.
 - ALL WATER METER SIZES AND LOCATIONS SHALL BE VERIFIED BY THE DEVELOPER PRIOR TO INSTALLATION. WATER METERS SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR PAVED AREAS UNLESS APPROVED BY AWWD.
 - ALL WATER METER BOXES SHALL BE TRAFFIC RATED WHEN PLACED IN DRIVEWAYS OR WHERE NO VERTICAL CURB EXISTS IN ACCORDANCE WITH AWWD STANDARD DETAIL W0-2.
 - ALL SERVICE CONNECTIONS REQUIRING BACKFLOW PROTECTION WILL BE SET WITH THE WATER METERS LOCKED IN THE OFF POSITION UNTIL AN AWWD INSPECTION CONFIRMS THE APPROPRIATE BACKFLOW ASSEMBLY IS PROPERLY INSTALLED. THIS INSPECTION CAN OFTEN BE PERFORMED WHEN THE METER IS INSTALLED, BUT CONTACTING AWWD WATER QUALITY AFTER THE METER IS SET MAY BE NECESSARY. ONCE UNLOCKED, A BACKFLOW TEST REPORT FROM A CERTIFIED BACKFLOW TESTER MUST BE SUBMITTED VIA EMAIL TO CC@AWWD.COM WITHIN 10 BUSINESS DAYS.
 - APPROPRIATE, PRIVATELY MAINTAINED, BACKFLOW PROTECTION COMMENSURATE WITH THE ASSESSED DEGREE OF HAZARD AND INSTALLATION LOCATION WILL BE DETERMINED BY AN AWWD CROSS CONNECTION CONTROL SPECIALIST UPON REVIEW OF THE WATER APPLICATION SURVEY AND/OR REVIEW OF PROPOSED TENANT OCCUPANCY, HEIGHT OF BUILDING AND HEALTH HAZARD ASSESSMENT.
 - THE PRIVATELY MAINTAINED BACKFLOW ASSEMBLY FOR THE FIRE PROTECTION SYSTEM SHALL BE LOCATED OUTSIDE OF THE BUILDING IN A VAULT AND SHALL CONFORM TO DISTRICT STANDARDS.
- SEWER & SIDE SEWER LATERALS:**
- ALL SIDE SEWER LATERAL LOCATIONS SHALL BE VERIFIED BY THE DEVELOPER/CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL SIDE SEWER LATERALS SHALL BE A MINIMUM OF SIX FEET DEEP AT THE RIGHT-OF-WAY OR EASEMENT LINE AND AT UTILITY CROSSINGS UNLESS OTHERWISE APPROVED BY AWWD.
 - ALL SIDE SEWER LATERALS SHALL BE CONSTRUCTED TO THE EDGE OF THE RIGHT-OF-WAY OR EASEMENT UNDER THE DEVELOPER EXTENSION AGREEMENT UNLESS OTHERWISE APPROVED BY AWWD. THE FINAL CONNECTION TO THE BUILDING SHALL NOT BE MADE UNTIL THE PROJECT HAS BEEN ACCEPTED FOR USE AND OPERATION BY AWWD. THE SIDE SEWER PERMIT SHALL BE PURCHASED WITH THE DOMESTIC WATER METER AFTER AWWD HAS ACCEPTED THE PROJECT FOR USE AND OPERATION.
 - SIDE SEWERS TO BUILDINGS WHERE THE LOWEST FINISHED FLOOR ELEVATION IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION SHALL BE NOTED ON THE PLANS AND ARE REQUIRED TO INSTALL A BACKWATER VALVE PER AWWD DEVELOPMENT STANDARDS & SPECIFICATIONS AND 710.1 OF THE UNIFORM PLUMBING CODE (UPC). THE BACKWATER VALVE SHALL BE INSTALLED INSIDE THE BUILDING AT THE TIME OF PLUMBING INSPECTION. THE BACKWATER VALVE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. REFER TO UPC 710.1 AND THE JURISDICTIONAL AUTHORITY FOR SPECIFIC INTERIOR PIPING INFORMATION.



1" WATER SERVICE INSTALLED BY AWWD AT THE DEVELOPER'S EXPENSE. CONTRACTOR SHALL EXCAVATE, DEWATER, PROVIDE ALL MATERIALS, SHORING, BACKFILL, COMPACTION AND RESTORATION OF ALL TYPES.

GLORAY ESTATES LOT 10 (VOL 26, PG 61)

GLORAY ESTATES LOT 9 (VOL 29, PG 61)

ASPHALT ROAD

16' MIN

WILD FLOWER ESTATES (200110255002)

ALDERWOOD MANOR 2 BLOCK 1 (VOL 9, PG 72)

PARCEL B

PARCEL A

GARAGE FIN FLOOR EL.=556.60

FIN FLOOR EL.=557.78

LOWER FIN. FLOOR EL.=549.93

EXISTING HOUSE TO REMAIN

2 14,235 SF

1 27,193 SF

6" X 8" SIDE SEWER TAP TAP TO BE MADE BY AWWD AT THE DEVELOPER'S EXPENSE. CONTRACTOR SHALL EXCAVATE, DEWATER, PROVIDE ALL MATERIALS, SHORING, BACKFILL, COMPACTION AND RESTORATION OF ALL TYPES.

CONSTRUCT 6" PVC SIDE SEWER @ 2.0% MIN SLOPE. SIDE SEWER TO BE MIN 6FT DEPTH AT EASEMENT LINE

APPROX LOCATION OF EXISTING LOT 1 SIDE SEWER

WETLANDS

RAM ENGINEERING, INC.
Civil Engineering / Land Planning
19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
PHONE: (425) 678-6960
WWW.RAMENGINEERINGINC.COM

NO	DATE	BY	DESCRIPTION

PROJECT TEAM

- APPLICANT/OWNER** LANDSCAPE
- BENJAMIN UNGUREANU
3328 167TH PL SW
LYNNWOOD, WA 98037
EMAIL: TMB3BEN@GMAIL.COM
- CIVIL ENGINEER** GEOTECHNICAL
- RAM ENGINEERING, INC.
19109 36TH AVE W, SUITE 100
LYNNWOOD, WA 98036
(425) 678-6960
CONTACT: ROB L. LONG, PE
EMAIL: ROBL@RAMENGINEERINGINC.COM
- EARTH SOLUTIONS NW, LLC
1805 136TH PL NE, SUITE 201
BELLEVUE, WA 98005
(425) 284-3300
CONTACT: HENRY WRIGHT, PE
HENRY.WRIGHT@EARTHSOLUTIONSNW.COM
- SURVEYOR**
- TYEE SURVEYORS
17544 MIDVALE AVE N, SUITE 107
SHORELINE, WA 98133
(206) 525-3660
CONTACT: TIMOTHY A. GRIFFIN, PLS
EMAIL: TIM@TYEESURVEYORS.COM

SITE DATA

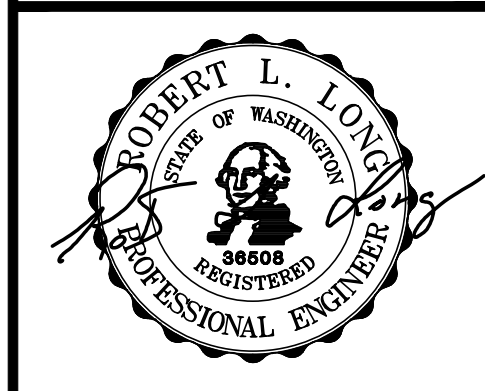
SITE ADDRESSES:	3328 167TH PL SW, LYNNWOOD, WA 98037
TAX ACCOUNT NUMBER(S):	00372700100506
GROSS SITE AREA:	41,428 SF (0.95 AC)
PROPOSED USE:	2 LOTS
EXISTING ZONING:	RS-9
PROPOSED ZONING:	NO CHANGE
LAND USE DESIGNATION:	SF-1 LOW DENSITY SINGLE-FAMILY
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
MAX BUILDING HEIGHT:	35 FT
MAX LOT COVERAGE FOR STRUCTURES:	35% TOTAL LOT AREA
MIN LOT WIDTH:	70 FT
MINIMUM LOT SIZE:	8,400 SF
GROSS DENSITY (2/0.67):	5.97 D.U. PER ACRE

SANITARY SEWER & WATER SERVICE PLAN

UNGUREANU LYNNWOOD SP
3328 167TH PL SW

CITY OF LYNNWOOD

WASHINGTON

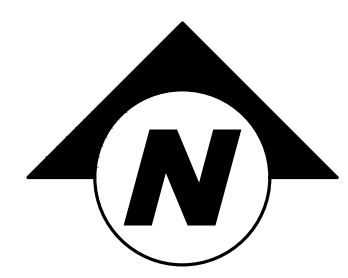
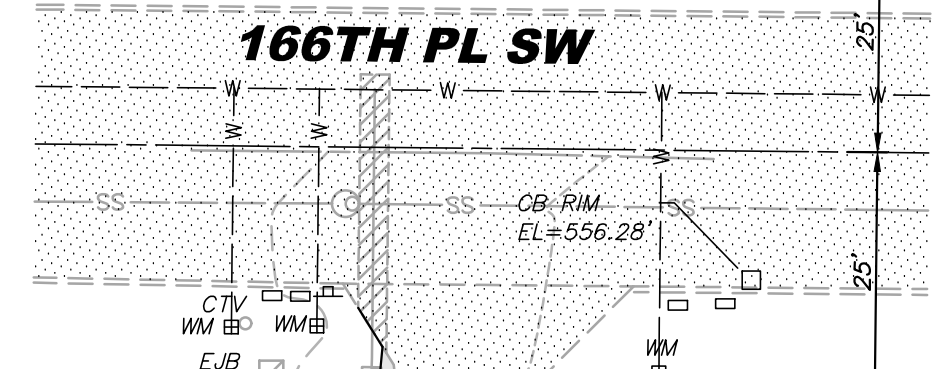


9/8/23

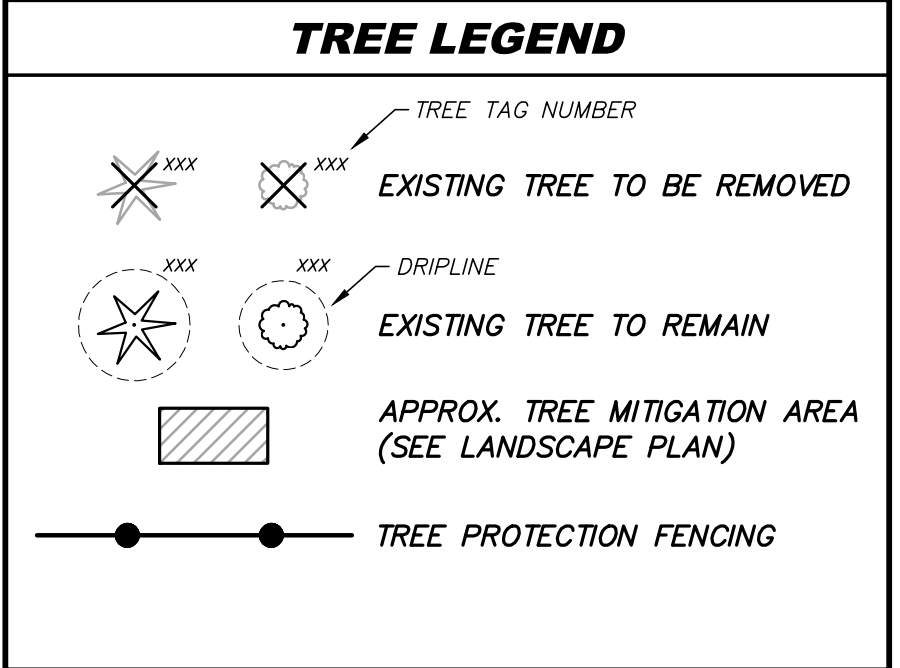
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DRAWN BY:	MIKE MORRIS
ISSUE DATE:	SCALE:
9/8/23	AS NOTED
JOB NO:	23-007
SHEET:	SW-01
SHT	1 OF 1



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SCALE: 1" = 20'



Tree Assessment																	
Beny Ungureanu - 3328 - 167th Pl. SW, Lynnwood																	
Date: 6/1/2023 Project # 2023-66																	
Tag #	Tree #	Species		DBH (inches)	Height (feet)	Crown Ratio (%)	Dripline (ft)				Root Zone Outer Radius (feet)	Root Zone Inner Radius (feet)	Vigor	Viability	Credits	Comments	
		Common	Scientific				N	S	E	W							
On Site																	
1	1	W. red cedar	<i>Thuja plicata</i>	24.9	90	60	17	12	17	17	16	8	Good	Good	Viabile	3	
2	2	W. red cedar	<i>Thuja plicata</i>	30.0	95	70	14	12	16	16	15	7	Good	Good	Viabile	3	
3	3	W. red cedar	<i>Thuja plicata</i>	31.2	95	70	12	16	16	16	15	8	Good	Good	Viabile	3	
4	4	W. red cedar	<i>Thuja plicata</i>	33.9	85	60	16	20	20	12	17	9	Good	Good	Viabile	3	
5	5	W. red cedar	<i>Thuja plicata</i>	29.9	75	60	20	20	20	20	20	10	Good	Good	Viabile	3	
6	6	W. red cedar	<i>Thuja plicata</i>	21.5	70	60	17	16	17	12	16	8	Good	Good	Viabile	3	
7	7	W. red cedar	<i>Thuja plicata</i>	24.5	75	60	17	12	16	17	16	8	Good	Good	Viabile	3	
8	8	W. red cedar	<i>Thuja plicata</i>	19.4	75	60	16	12	12	10	13	6	Fair	Good	Viabile	3	Thin crown
9	9	Douglas-fir	<i>Pseudotsuga menziesii</i>	45.4	135	60	20	12	26	20	20	10	Poor	Poor	Not Viabile	0	Dying, beetles
10	10	W. red cedar	<i>Thuja plicata</i>	7.6	20	60	12	12	12	12	12	6	Good	Good	Viabile	1	
11	11	Cherry	<i>Prunus avium</i>	35.2	105	80	18	18	18	18	18	9	Good	Good	Viabile	3	
12	12	Douglas-fir	<i>Pseudotsuga menziesii</i>	13.6	60	80	13	13	13	13	13	7	Good	Good	Viabile	2	
13	13	Douglas-fir	<i>Pseudotsuga menziesii</i>	13.6	60	80	12	12	12	8	11	6	Good	Good	Viabile	2	
14	14	Douglas-fir	<i>Pseudotsuga menziesii</i>	15.3	60	80	12	12	14	8	12	6	Good	Good	Viabile	2	
Off Site																	
A*		Red alder	<i>Alnus rubrum</i>	19.1	80	80	25	10	10	20	16	8	Good	Poor	Not Viabile	NA	Lower hole decay to 15 feet
B		Leyland cypress	<i>Cupressus x Leylandii</i>	7.0	18	90	4	8	8	8	7	4	Good	Good	Viabile	NA	
C*		Leyland cypress	<i>Cupressus x Leylandii</i>	10.5	18	90	4	4	8	8	6	3	Good	Good	Viabile	NA	
D*		Leyland cypress	<i>Cupressus x Leylandii</i>	10.7	18	90	4	4	8	8	6	3	Good	Good	Viabile	NA	
E*		Leyland cypress	<i>Cupressus x Leylandii</i>	9.9	18	90	4	4	8	8	6	3	Good	Good	Viabile	NA	
F		Leyland cypress	<i>Cupressus x Leylandii</i>	8.6	18	90	8	4	8	8	7	4	Good	Good	Viabile	NA	
* multiple stems converted to single - (square root(stem1) ² +(stem2) ² +(stem3) ²)																	

GLORAY ESTATES LOT 10 (VOL 26, PG 61)

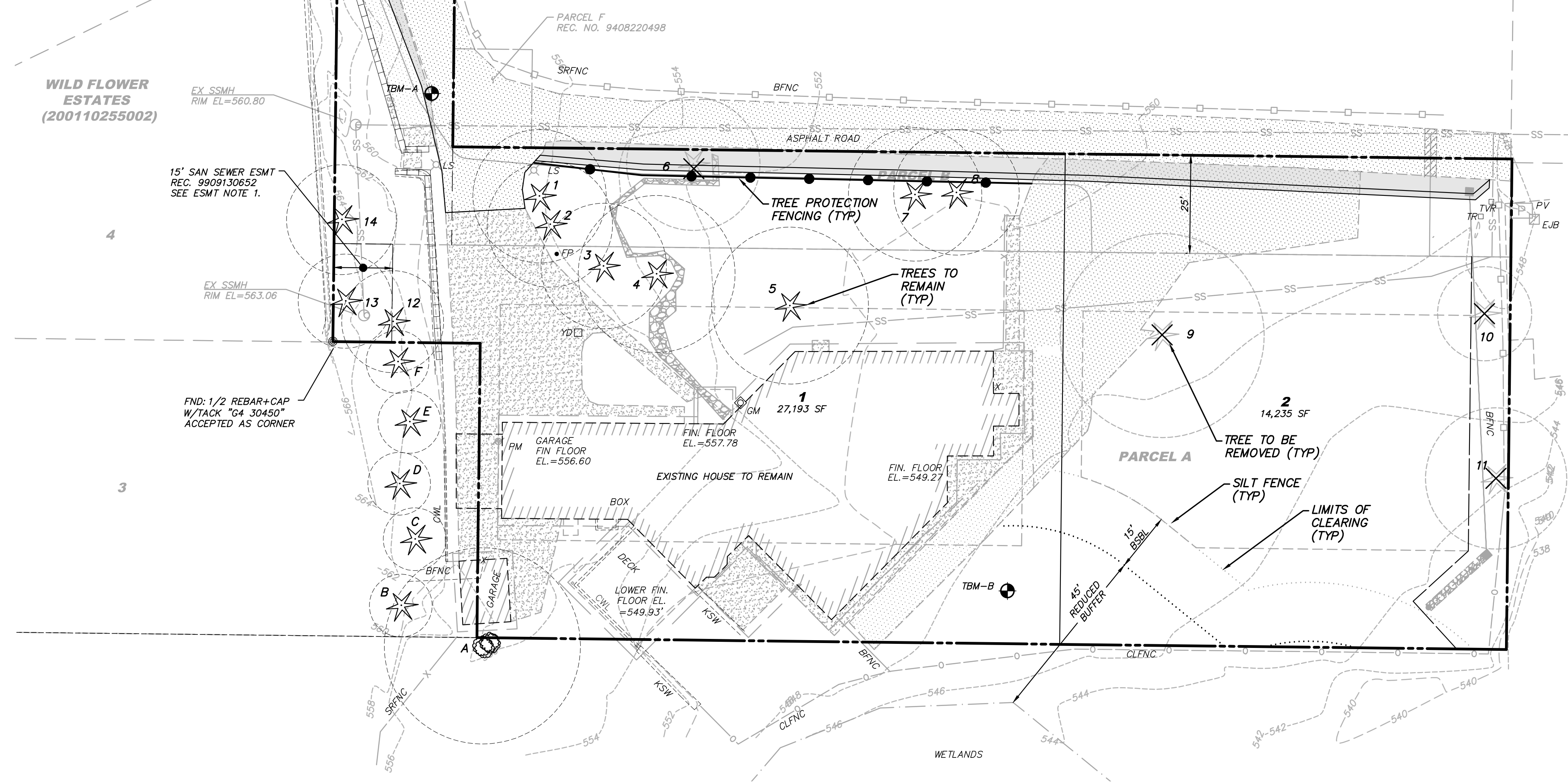
GLORAY ESTATES LOT 9 (VOL 29, PG 61)

ALDERWOOD MANOR 2 BLOCK 1 (VOL 9, PG 72)

WILD FLOWER ESTATES (200110255002)

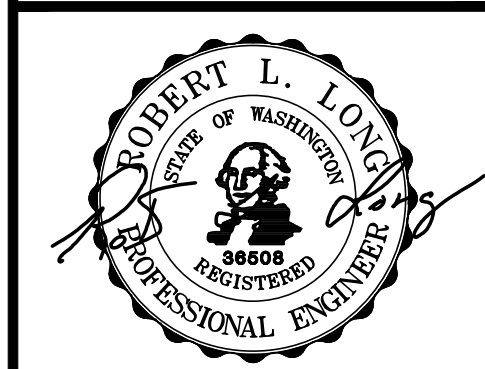
TREE DENSITY CALCULATION

Tree Density Calculations	
Total number of significant onsite trees (viable & non-viable)	14
Total number of non-viable trees (to be removed)	1
Total number of viable trees (3 to be removed)	13
Total number of trees removed for site improvements (3 viable + 1 non-viable)	4
Total DBH of removed significant trees (3 viable + 1 non-viable)	109.7
Average DBH of Removed Trees (109.7/4)	27.4
Mitigation: # of significant trees removed (4) X # of tree units (3)	12



REVISION	DESCRIPTION	BY	DATE	NO

TREE RETENTION PLAN
UNGUREANU LYNNWOOD SP
3328 167TH PL SW
CITY OF LYNNWOOD
WASHINGTON



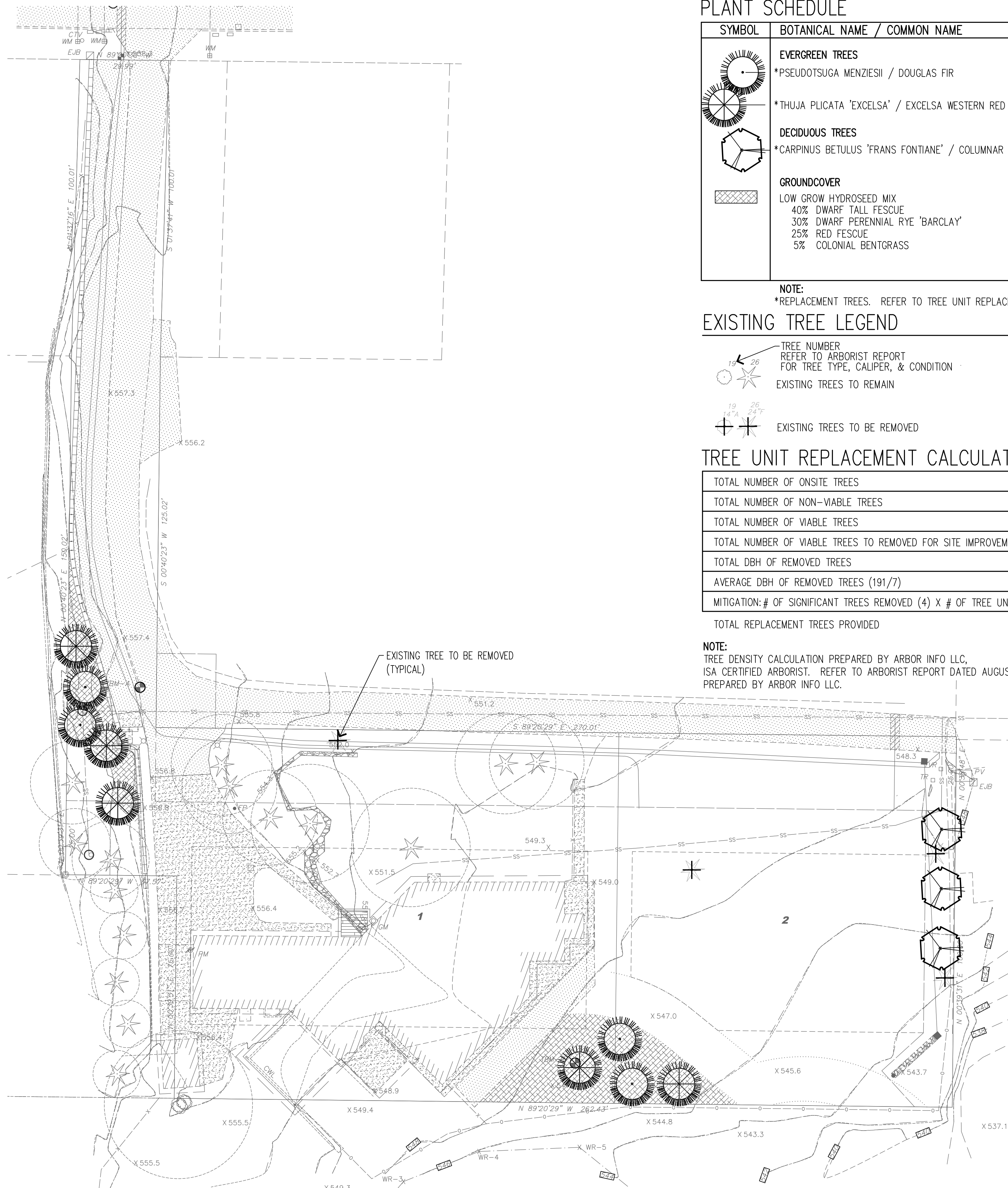
9/8/23
 ENGINEER: ROBERT L. LONG, PE
 DRAWN BY: MIKE MORRIS
 ISSUE DATE: 9/8/23 SCALE: AS NOTED
 JOB NO: **23-007**
 SHEET: **TR-01**
 SHT **1** OF **1**



PUBLIC WORKS DEVELOPMENT NUMBER PR-XXXXX-2023
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

24-Sep-2023 10:49am - User: MikeM
 File: N:\23-007\Draw\Final\Tree Retention\23007TR.dwg



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
	EVERGREEN TREES *PSEUDOTSUGA MENZIESII / DOUGLAS FIR	4	MIN. 8' HT.
	*THUJA PLICATA 'EXCELSA' / EXCELSA WESTERN RED CEDAR	5	MIN. 8' HT.
	DECIDUOUS TREES *CARPINUS BETULUS 'FRANS FONTIANE' / COLUMNAR EUROPEAN HORNBEAM	3	MIN. 2-1/2" CAL.
	GROUND COVER LOW GROW HYDROSEED MIX 40% DWARF TALL FESCUE 30% DWARF PERENNIAL RYE 'BARCLAY' 25% RED FESCUE 5% COLONIAL BENTGRASS		APPLY SEED AT A RATE OF 80 LBS./ACRE APPLY HYDROMULCH AT A RATE OF 1,500 LBS./ACRE

NOTE:
*REPLACEMENT TREES. REFER TO TREE UNIT REPLACEMENT CALCULATION.

EXISTING TREE LEGEND

TREE NUMBER REFER TO ARBORIST REPORT FOR TREE TYPE, CALIPER, & CONDITION
 EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE UNIT REPLACEMENT CALCULATION

TOTAL NUMBER OF ONSITE TREES	14
TOTAL NUMBER OF NON-VIABLE TREES	1
TOTAL NUMBER OF VIABLE TREES	13
TOTAL NUMBER OF VIABLE TREES TO REMOVED FOR SITE IMPROVEMENTS	4
TOTAL DBH OF REMOVED TREES	110
AVERAGE DBH OF REMOVED TREES (191/7)	27.5
MITIGATION: # OF SIGNIFICANT TREES REMOVED (4) X # OF TREE UNITS (3)	12
TOTAL REPLACEMENT TREES PROVIDED	12

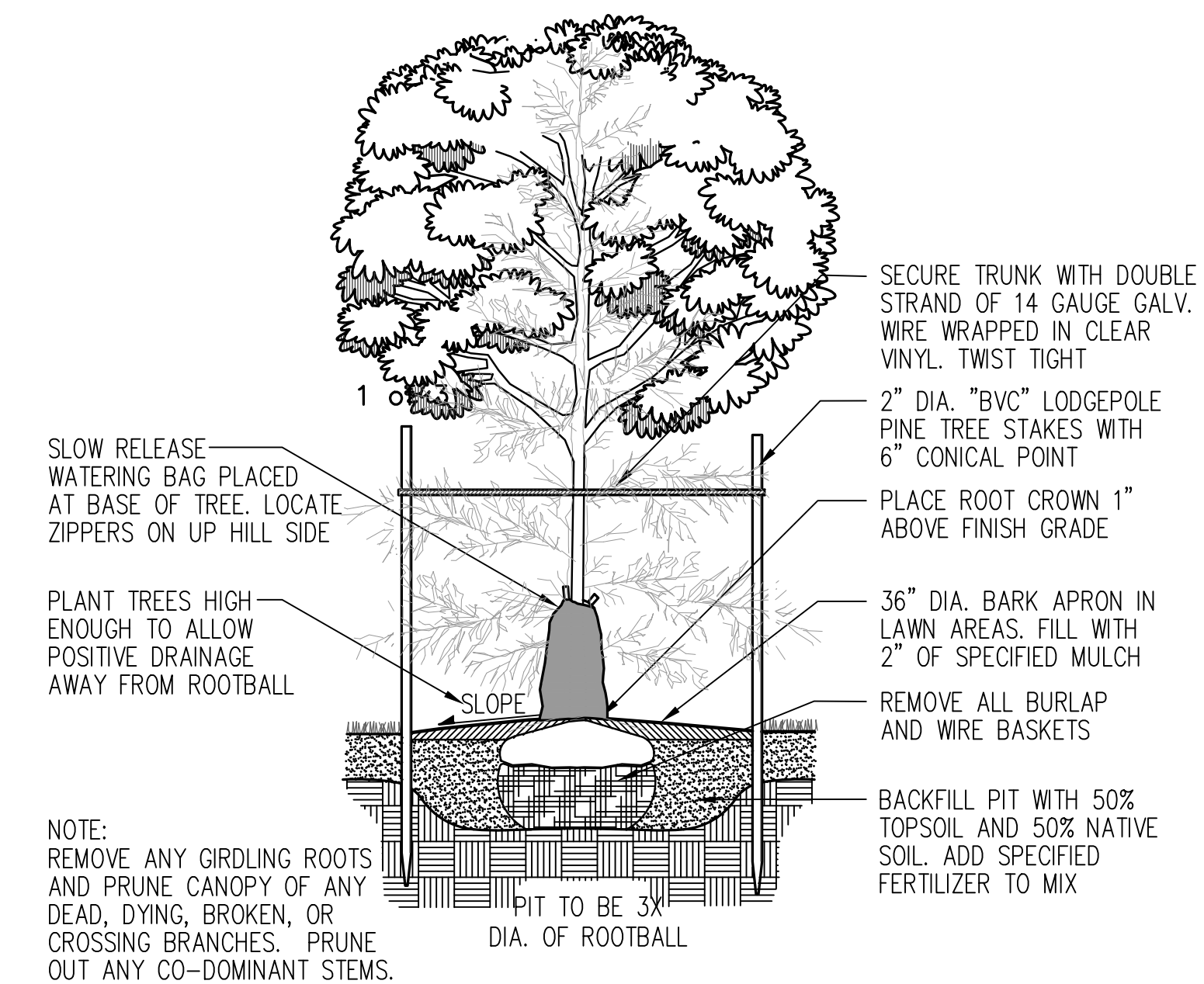
NOTE:
TREE DENSITY CALCULATION PREPARED BY ARBOR INFO LLC, ISA CERTIFIED ARBORIST. REFER TO ARBORIST REPORT DATED AUGUST 25TH, 2023 PREPARED BY ARBOR INFO LLC.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR TO CLEAR AND GRUB ALL AREAS WITHIN CLEARING LIMITS. AREAS OUTSIDE OF CLEARING LIMITS SHALL NOT BE DISTURBED.
2. ALL NEW TREES TO BE PIT PLANTED 3 TIMES DIA. OF ROOT BALL. PIT TO BE BACKFILLED WITH A 50/50 MIX OF IMPORTED 3-WAY TOPSOIL AND EXISTING SUBGRADE, THOROUGHLY MIXED. 3-WAY TOPSOIL AS SUPPLIED BY PACIFIC TOPSOILS OR APPROVED EQUAL.
3. FERTILIZE EACH TREE WITH SCOTTS AGRIFROM 21-GRAM 20-10-5 PLANT TABS. APPLIED AT MANUFACTURERS RECOMMENDED RATE.
4. ALL NEW TREES TO HAVE A 3' DIA. BARK MULCH APRON. COURSE BARK MULCH TO A MINIMUM DEPTH OF 2".
5. ALL PLANT MATERIAL HAS BEEN SELECTED TO BE DROUGHT TOLERANT. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR ALL WATERING AS REQUIRED BEFORE FINAL ACCEPTANCE OF WORK BY OWNER.
6. GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER. GROUND COVER BENEATH EVERGREEN TREES TO BE MAINTAIN A 3' CLEARANCE FROM BASE OF TRUNK.
7. LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY RAM ENGINEERING INC. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLANS WHICH MAY REQUIRE ADJUSTMENT OF DESIGN.
8. REFER TO SITE PLAN DRAWINGS FOR GRADING AND DRAINAGE INFORMATION. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY ADVERSE DRAINAGE CONDITIONS WHICH MAY AFFECT THE HEALTH OF PLANT MATERIAL.
9. NO PRE-EMERGENT HERBICIDES TO BE USED ON THE PROJECT SITE DURING THE FIRST YEAR WARRANTY PERIOD.
10. TREE PROTECTION MEASURES SHALL BE TAKEN DURING CLEARING AND CONSTRUCTION PER LMC 17.15.120.C.1. REFER TO TEMPORARY EROSION CONTROL SHEETS FOR TREE PROTECTION LOCATIONS AND PROTECTION DETAILS.

IRRIGATION NOTES

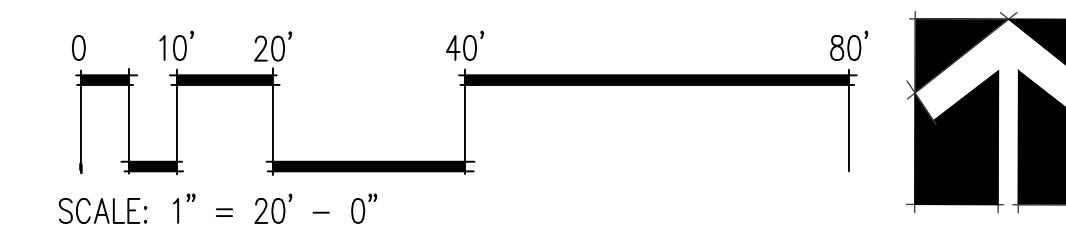
1. ALL NEW PLANT MATERIAL HAS BEEN SELECTED TO BE NATIVE AND/OR DROUGHT TOLERANT. HOME OWNER TO BE RESPONSIBLE FOR ALL WATERING AS REQUIRED TO ASSURE ESTABLISHMENT FOR THE FIRST 2 YEARS AFTER PLANTING. EACH TREE TO BE PROVIDED WITH (1) 15 GALLON WATERING BAG AS MANUFACTURED BY TREGATOR OR APPROVED EQUAL.



1 TREE PLANTING AND STAKING
NTS

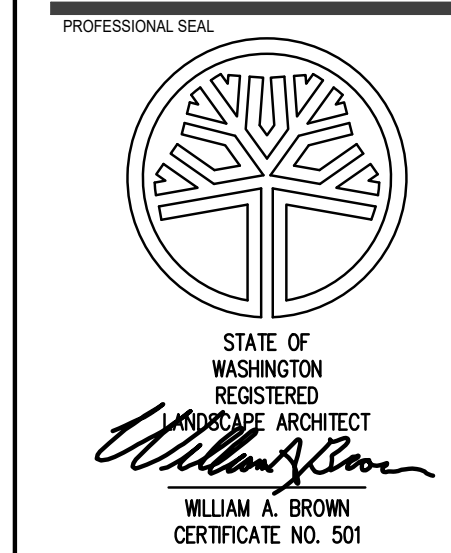
NOTE:
REMOVE ANY GIRDLING ROOTS AND PRUNE CANOPY OF ANY DEAD, DYING, BROKEN, OR CROSSING BRANCHES. PRUNE OUT ANY CO-DOMINANT STEMS.

1 TREE REPLACEMENT PLAN
20 SCALE



NO.	DATE	REVISION
08.30.2023	BUILDING PERMIT	

DESIGNED	CB
DRAWN	CB
CHECKED	CB



DATE	08.25.2023
PROJECT NO.	202327
TITLE	

TREE REPLACEMENT PLAN