

## PROJECT DATA

## DEVELOPMENT PROPOSAL:

FINAL PLANNED UNIT DEVELOPMENT  
CONSISTING OF 16 CONDOMINIUM UNITS

## SITE AREA:

3.38 ACRES

## LOT COVERAGE:

BUILDINGS: 34,100 SQUARE FEET  
PAVED SURFACES: 21,580 SQUARE FEET

## PARKING:

2 CAR GARAGE PER UNIT AND 9 VISITOR  
PARKING STALLS TOTALING 41 SPACES  
(2.56 SPACES PER UNIT)

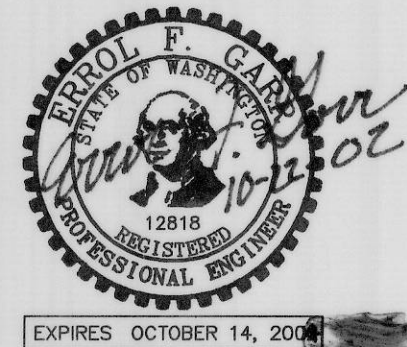
## LEGAL DESCRIPTION

LOTS 112,113,114,115 AND TRACT D OF THE PLAT OF EAGLEMONT  
PHASE 1B, DIVISION 1. REPLAT OF TRACT 206 AND LOTS 69,70 AND  
71, AND A PORTION OF LOT 68 PHASE 1A. AF#200201160127

## BASIS OF BEARING

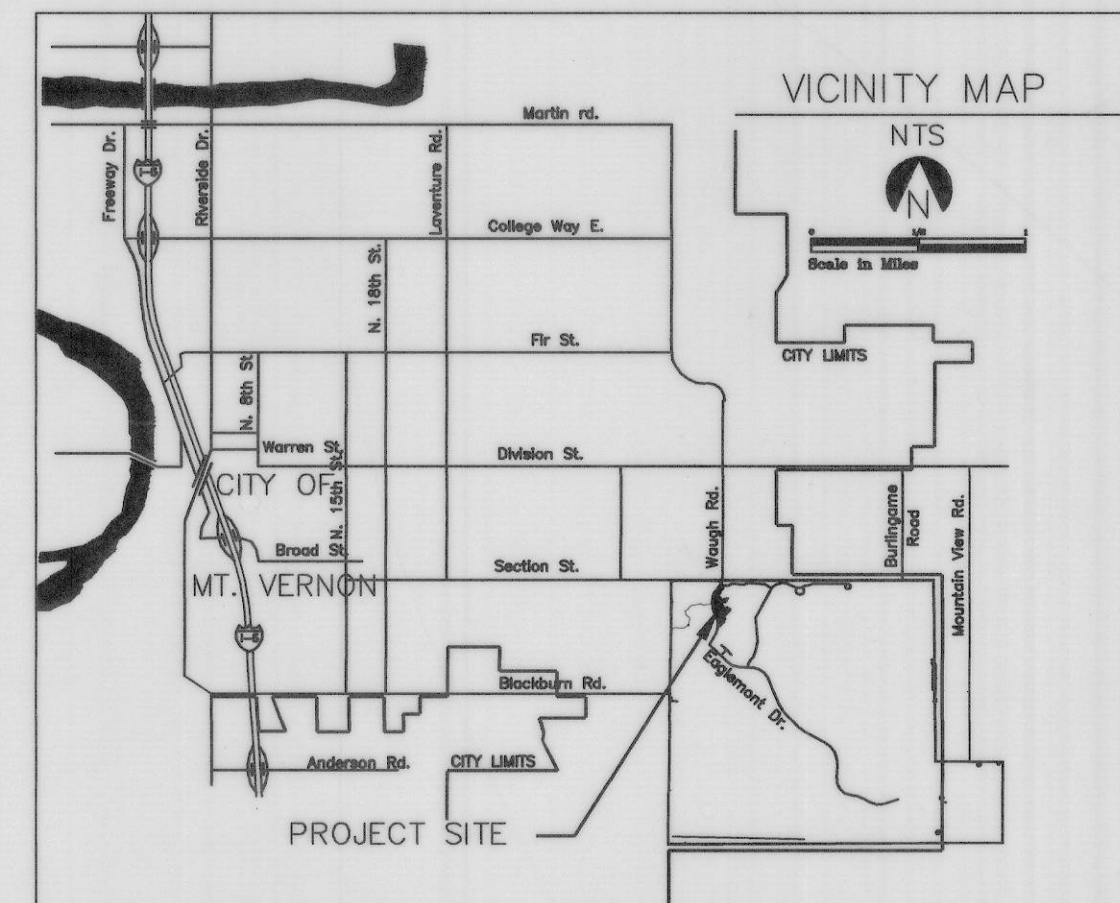
PLAT OF EAGLEMONT PHASE 1A

## VERTICAL CONTROL

PLAT OF EAGLEMONT PHASE 1A  
2 FOOT CONTOUR INTERVALPROJECT BENCHMARK:  
SE CORNER OF CONCRETE SUPPORT OF  
THE SE CORNER OF THE CART PATH BRIDGE  
ELEVATION 429.71  
SEE SHEET 13 OF 13 FOR LOCATIONCALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555DAVID EVANS  
AND ASSOCIATES INC.  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099THIS PLAN SHEET IS APPROVED FOR CONSTRUCTION in accordance  
with the City of Mount Vernon ordinances and policies. Actual conformance of  
the design with applicable laws is the sole responsibility of the professional  
engineer, whose stamp and signature appear on this sheet. Acquiring,  
complying with and providing mitigation for all Federal, State, County and Local  
laws, permits and mandates, including but not limited to the Endangered  
Species Act, Federal Wetland Permit, State Department of Fisheries  
Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge  
Elimination System Permits is the responsibility of the Developer, Landowner  
and their Engineer. The issuance of this permit shall not be construed as proof  
of compliance with applicable laws and permit requirements.Dennis L. Colson  
ASSISTANT CITY ENGINEER  
VOID ONE YEAR FROM DATE OF APPROVAL  
CITY OF MOUNT VERNON PROJECT NO.11-20-02  
DATE  
02-27

## GENERAL CONSTRUCTION NOTES

- All construction and materials, unless otherwise specified, shall be in accordance with the City of Mount Vernon Standards and with the 2002 Standard Specifications and Standard Plans for Road, Bridge, and Municipal Construction as prepared by the Washington State Department of Transportation and the American Public Works Association. The Standard Plans (current edition) and the 2002 Standard Specifications shall be maintained on site during this contract. Section 1-01.3 Definitions, the term "State" and "Contracting Agency" shall be amended to read "Owner".
- The contractor is responsible for utilizing the one-call utility locating service 1-800-424-5555.
- A pre-construction conference held with representatives from the City of Mount Vernon, Sea Van Investments, the contractor, DEA is required before any construction can begin. The contractor is responsible for arranging the preconstruction conference. The contractor shall submit to the owner an updated schedule at the time of the pre-construction conference.
- A copy of these approved plans, the WSDOT HPA Permit, the WSDOE Short Term Water Quality Modification Permit, and related conditional approval documents shall be on the job site whenever construction is in progress. A list of required documents will be provided to the contractor at the pre-construction conference.
- The contractor shall keep a daily log of all work and submit copies to the owner's representative and to the City Engineer at least once a week. The Owner and the City Engineer shall be notified at least 2 working days prior to commencing or resuming work at the site. The City Engineer and the owner's representative shall be kept advised of the locations of active work within the project by the contractor daily.
- Excavated material not suitable for structural fill will be disposed of on-site as directed by the owner's representative. The method of disposal shall be approved by and under the observation of the Owner's Geotechnical Engineer.
- The owner's representative will be the final authority to resolve conflicts among the several contractors present.
- All utility trenches shall be backfilled and compacted to a minimum 95% of maximum dry density as determined by the ASTM D-1557 test method. Utility trench backfill in right of ways shall be gravel borrow per Sec. 9-03.14 of the Standard Specifications.
- All fill areas shall be compacted to 95% of maximum density in accordance with method C, Standard Specification section 2-03.3(14)C. Embankments shall be constructed per Standard Specification section 2-03.3(14), as amended herein, except that compaction shall be measured using the ASTM D-1557 test method.
- The contractor is required to fully maintain the approved T.E.S.C.P. and is required to control erosion and sedimentation. The approved Temporary Erosion and Sedimentation Control plans provide only the minimum measures necessary. Sediment and dirt is not permitted to flow into any wetland or stream and is not permitted to be tracked onto public roadways. Dust control along Eaglemont Drive and Alpine Drive is required at all times.
- The improvements for primary water distribution require a permit from Skagit County P.U.D. prior to construction. This permit is to be obtained by the owner's representative.
- All grading, fill, or other disturbances will not be permitted within designated and marked (flagged) wetlands, unless explicitly shown on the plans. Repair of oil damage and/or degradation shall be the contractor's responsibility. All repairs, mitigation, or penalties imposed shall be the contractor's responsibility. The Developer / Contractor shall install signage delineating wetlands as approved by the Mount Vernon Planning Dept.
- Practices used during construction of concrete structures shall be such that concrete spoils and waste are not permitted within any wetlands, buffers or open water.
- The Owner's Geotechnical Engineer will observe construction of utility trench backfill, culvert footings, rockeries, slopes, subgrade and detention pond berms. The Geotechnical Engineer shall make any necessary recommendations to the Owner. It is the duty of the Contractor to inform the Engineer 48 hours prior to commencing work on any of the above mentioned segments of construction.
- Construction noise shall be limited to between 7 a.m. and 9 p.m. weekdays and from 8 a.m. to 8 p.m. weekends and holidays.
- The Contractor shall be responsible for providing adequate safeguards, safety devices, protective equipment, flaggers, and any other needed actions to protect the life, health, welfare, and safety of the public and his employees, and to protect property in connection with the performance of work covered by the contractor. Any work within the traveled right-of-way that may interrupt normal traffic flow shall require at least one flagger for each lane of traffic affected. All sections of WSDOT Standard Specifications 1-07.23 - (Traffic Control) shall apply.
- The Contractor, at its own expense shall make inspections, excavations and borings ahead of the work, as necessary to determine the exact location of utilities and underground structures and satisfy him/herself about the subsurface conditions. It is understood that there may be interfering utilities, service laterals and other underground pipes, drains or structures encountered that are not shown or areas shown incorrectly on the plans or have not been previously discovered in the field. The contractor agrees this is a normal and usual occurrence in the construction of underground improvements. Furthermore, bidders understand and agree that work in some cases must be done in close proximity to said utilities and underground pipes, drains, and structures not shown, or incorrectly shown on the plans which may require a change in operations and may cause sloughing of the trench, additional traffic control, additional pavement and backfill costs and ordinary, and are reflected in the bid and plan of operation.
- Limitation of application of grass, fertilizer, pesticides, herbicides, insecticides, and any other applications must be as provided for in the Integrated Pest Management (IPM) Plan prepared by Harding Lawson and Associates and W&R Pacific, Inc.
- All vehicles and machinery shall be kept in good working order and shall be equipped to prevent fluid (oil, fuel, coolant, etc.) from leaking onto the site. Such fluids and other contaminants shall be properly disposed of off-site. No on-site disposal of contaminants is allowed under any circumstances.
- Unless otherwise approved, all major land clearing and earth moving must be restricted to "dry" weather periods between May 15 - October 15. Additional limitations may be imposed at the discretion of the City Engineer.
- During wet periods, the City may require that exposed earth be hydromulched to prevent erosion if left unworked for more than 2 days.
- After October 1st and prior to October 15th, in any year in which clearing, grading or filling has occurred, the City and Washington State Department of Fisheries may inspect the site to assure that adequate erosion control measures have been implemented as provided in the detailed erosion control plan.
- Prior to commencement of construction, the Developer and the City shall agree on the Contractor selected to maintain the sedimentation control facilities as shown in the TESC Plans. Subsequent changes in the responsible contractor shall be approved by the City.
- Zones of groundwater may be encountered during preparation for site work. The contractor shall dewater, at no additional cost, the site as necessary to place embankment materials, utilities, and control structures in the dry. Excavations or voids created for dewatering purposes will be densely backfilled with materials and methods according to the State Department of Ecology regulations and acceptable to the engineer.
- The contractor, in preparing his Bid, shall consider the probable weather conditions that may be encountered during this Contract. Because of the possibility of rainy weather at any time of the year, soil at the site shall not be left uncompacted, and the grading area shall be sloped at all times to allow drainage. Any suitable compacted fill or replace soil which later becomes disturbed by the Contractor's operations, shall be removed and replaced with suitable compacted soil, all at no cost to the Owner.
- The Contractor shall review and modify his methods and practices to be in compliance with the recommendations and conditions contained in the project geotechnical site investigation reports prepared by Terra Associates. If there are discrepancies between the project plans and the geotechnical investigation reports, the project plans dictate.



## LIST OF DRAWINGS

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE PLAN	2
SITE DETAILS	3
GRADING, PAVING & TESC PLAN	4
TESC DETAILS	5
DRAINAGE PLAN	6
ROADWAY & DRAINAGE PROFILES	7
SANITARY SEWER PLAN	8
SANITARY SEWER PROFILES	9
WATER SYSTEM PLAN	10
WATER SYSTEM DETAILS	11
FIBER-OPTIC CONDUIT PLAN	12
EXISTING SITE SURVEY & LEGAL DESCRIPTION	13
CITY OF MOUNT VERNON ENGINEERING STANDARDS ATTACHED	
FOR ROCKERY AND MODULAR BLOCK WALL DETAILS SEE PLANS BY ZIPPER ZEMAN ASSOCIATES, INC.	
FOR LANDSCAPING SEE PLANS BY IMAGO de LINEO ARCHITECTURE	

OWNED AND DEVELOPED BY:  
SEA-VAN INVESTMENTS ASSOC.  
4127 EAGLEMONT DRIVE  
MOUNT VERNON, WASHINGTON 98274  
CONTACT: ED YOUNG PHONE: (360) 428-2788

## STORM DRAINAGE NOTES

- All pipe and appurtenances shall be laid on a properly prepared foundation in accordance with WSDOT 7-02.3(1). This shall include leveling and compacting the trench bottom, the top of the foundation material, and any required pipe bedding, to a uniform grade so that the entire pipe is supported by a uniformly dense unyielding base. Bed storm drain pipe per Standard Plan B-18c.
- All driveway culverts located within the right-of-way, or under maintenance access roads shall be of sufficient length to provide a minimum 3:1 slope from the edge of the driveway or road to the bottom of the ditch or channel. Culverts shall have beveled and sections to match the side slope.
- Rock for erosion protection of storm conveyance shall be of sound quarry rock, placed to a minimum depth of 1 foot and meet the requirements of (W.S.D.O.T. Spec. 9-13.6).
- All catch basins shall be accurately located in the field so that all frame sides are supported by precast base sections or risers. All pipe at catch basin connections shall be gouted on inside and outside of catch basin.
- The following materials are allowed for storm drain conveyance:

Ductile iron pipe
Reinforced concrete pipe
Corrugated high density polyethylene pipe (CPEP) - smooth interior
CPEP - smooth interior pipe and fittings shall be manufactured from high density polyethylene resin which shall meet or exceed the requirements of Type 111, Category 4 or 5, Grade P33 or P34, Class C per ASTM D1248. In addition, the pipe shall comply with all material and stiffness requirements of AASHTO M294.
Corrugated high density polyethylene pipe (CPEP) - single wall, fully corrugated
CPEP - single wall, fully corrugated allowed only for the use in temporary construction (smooth interior required in road right-of-way for drainage stub-outs or performed as subgrade drain). Pipe and fittings shall comply with all of the requirements of AASHTO M252 for 3" through 10" diameter and AASHTO M294 for 12" through 24" diameter.
Polyvinyl chloride (PVC) sewer pipe
PVC pipe must be SDR 35 and meet the requirements of ASTM D3034
- The following materials are allowed for storm drain joints:

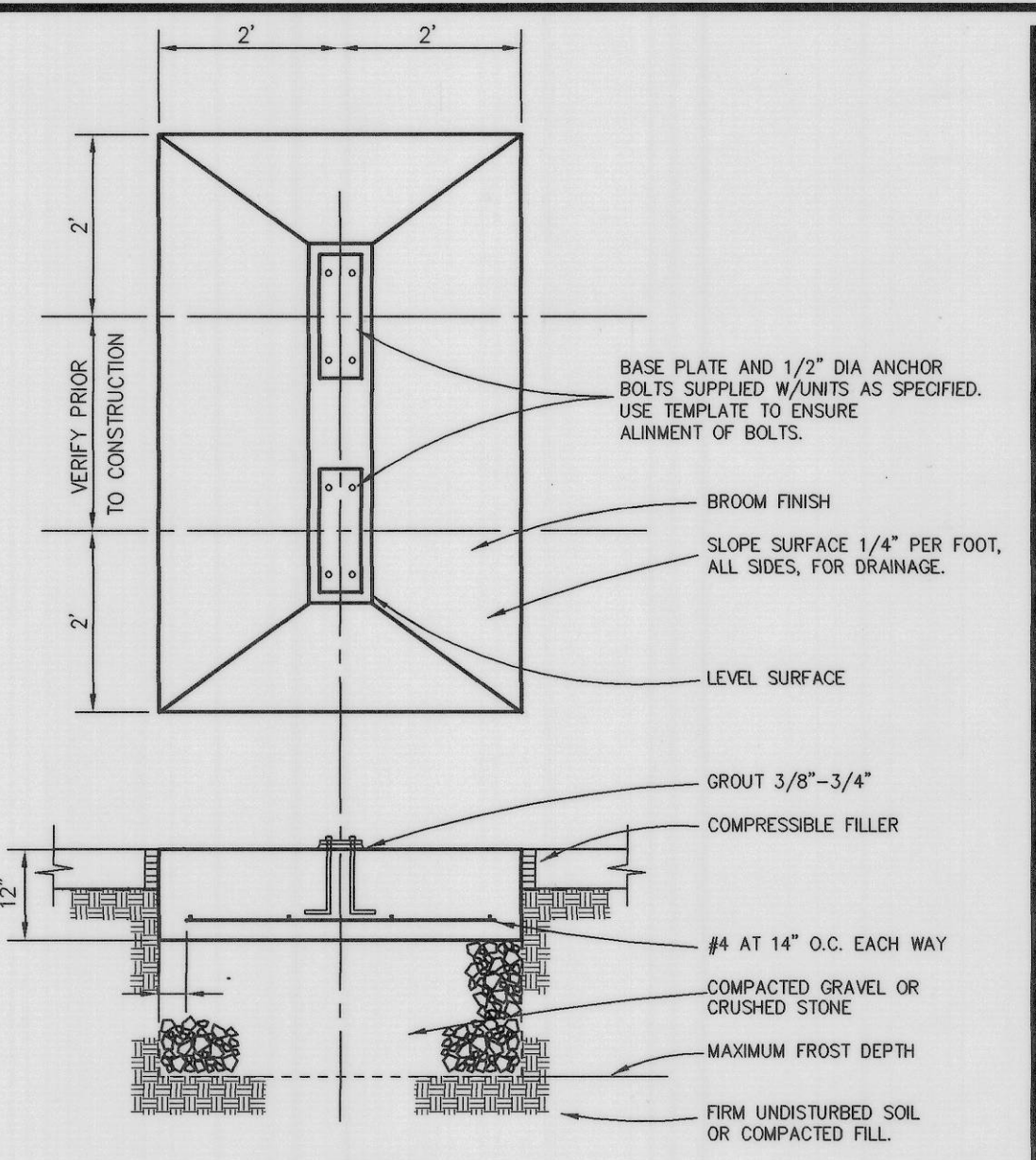
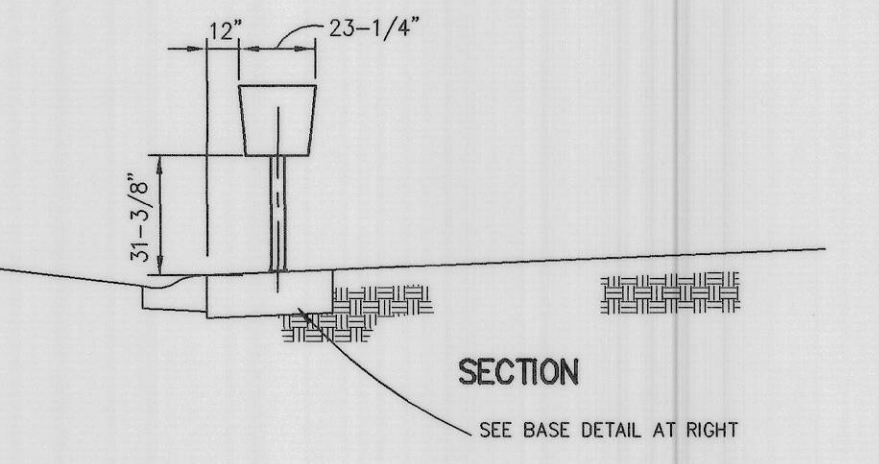
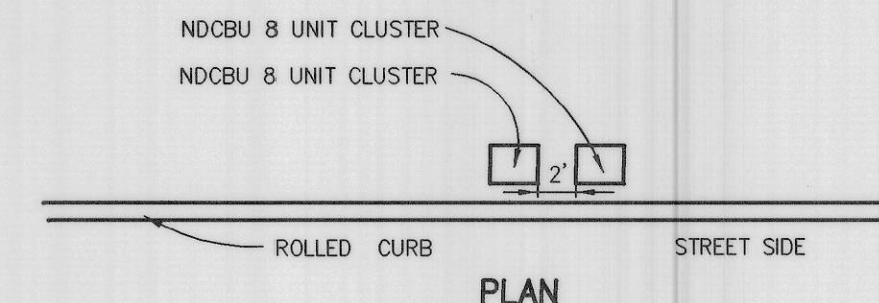
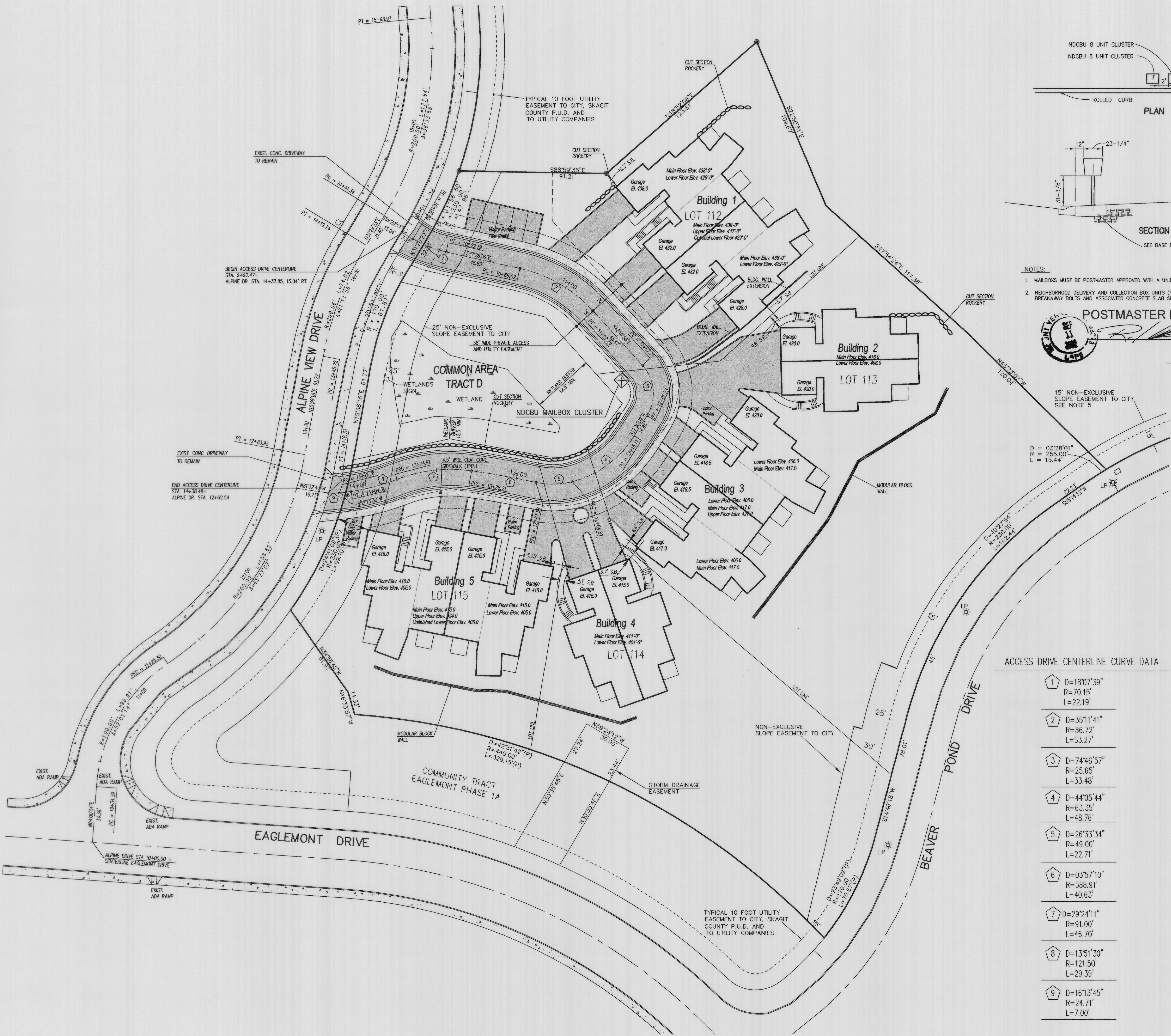
- Concrete pipe shall be rubber gasketed.
- CPEP-smooth interior pipe shall be joined by split corrugated couplings, with gasket, which are at least 4 corrugations wide and exceed the soil tightness requirements of the AASHTO Standard Specifications for Highway Bridges, Section 23 (2.23.3).
- CPEP-single wall, fully corrugated pipe shall be joined by split or snap-on couplings for 3" through 10" diameter pipe, and by split corrugated couplings with gasket for 12" through 24" diameter pipe. Couplings for 12" through 24" diameter pipe shall be at least 7 corrugations wide and shall exceed the soil tightness requirements of the AASHTO Standard Specification for Highway Bridges, Section 23 (2.23.3).
- PVC pipe shall be installed following procedures outlined in ASTM D2321, joints shall conform to ASTM D3212, and gaskets shall conform to ASTM F477.

## CITY OF MOUNT VERNON SPECIFICATIONS FOR TESTING ASPHALT

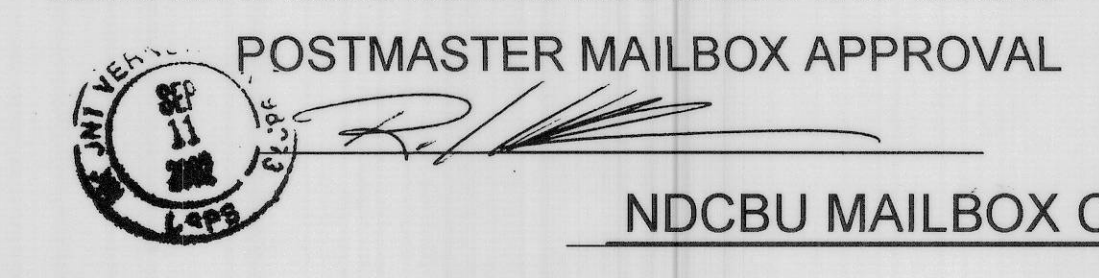
- Prior to placement of pavement, the City shall make a determination of subgrade strength based on test results and the observations of a firm and unyielding surface. The contractor shall supply the City with test results and observations. The contractor shall also establish test area boundaries. The contractor shall supply the City with test results and observations. The contractor shall also establish test area boundaries. The contractor shall supply the City with test results and observations.
- Specification for minimum allowable density of asphalt is 92% of the theoretical maximum density as determined by AASHTO test method T 209.
- The point of acceptance is when the asphalt reaches 175 degrees F.
- When the contractor indicates that the pavement is ready for acceptance or for placement, the City shall make a determination of subgrade strength based on test results and the observations of a firm and unyielding surface. The contractor shall supply the City with test results and observations. The contractor shall also establish test area boundaries. The contractor shall supply the City with test results and observations.
- The results of the denometer readings for each test area shall be evaluated and averaged to determine the overall density of the asphalt. The contractor shall be responsible for the cost of the denometer readings. The contractor shall be responsible for the cost of the denometer readings.
- If the pavement is below minimum compaction subsequent to the final test, the owner may increase depth of the final lift of asphalt as directed by the City. The contractor shall be responsible for the cost of the denometer readings. The contractor shall be responsible for the cost of the denometer readings.
- All isolated areas within test areas that fall below 88.0% shall be subject to and subsequent removal of the asphalt, unless otherwise directed by the City.
- The use of a correction factor to correct density readings obtained from the denometer is acceptable upon authorization by the City Engineer in the following instances: 1) the use of a correction factor to correct density readings obtained from the denometer is acceptable upon authorization by the City Engineer in the following instances: 2) the use of a correction factor to correct density readings obtained from the denometer is acceptable upon authorization by the City Engineer in the following instances: 3) the use of a correction factor to correct density readings obtained from the denometer is acceptable upon authorization by the City Engineer in the following instances: 4) the use of a correction factor to correct density readings obtained from the denometer is acceptable upon authorization by the City Engineer in the following instances: 5) the use of a correction factor to correct density readings obtained from the denometer is acceptable upon authorization by the City 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SECTION 27, T.34N., R.4E., W.M.



- NOTES:
- MAILBOXES MUST BE POSTMASTER APPROVED WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION.
  - NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBU) INCLUDING PEDESTAL, BASE PLATE, BREAKAWAY BOLTS AND ASSOCIATED CONCRETE SLAB SHALL BE INSTALLED BY THE U.S. POSTAL SERVICE.



NDCBU MAILBOX CLUSTER DETAIL  
NO SCALE

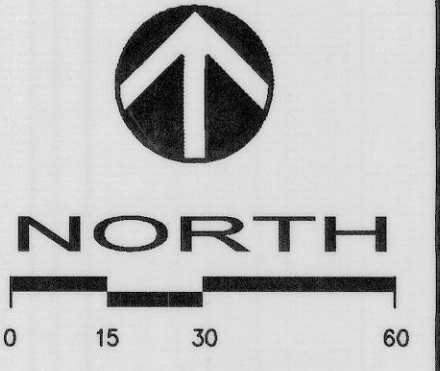
THIS PLAN SHEET IS APPROVED FOR CONSTRUCTION in accordance with the City of Mount Vernon ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose stamp and signature appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

*Dennis J. Carlson* 11-20-02  
ASSISTANT CITY ENGINEER DATE  
VOID ONE YEAR FROM DATE OF APPROVAL  
CITY OF MOUNT VERNON PROJECT NO. 02-27

CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555

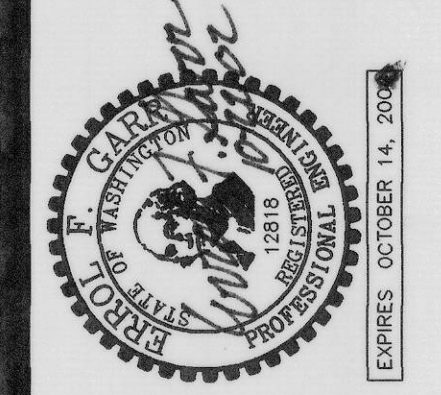
ACCESS DRIVE CENTERLINE CURVE DATA

- |   |             |
|---|-------------|
| 1 | D=18'07.39" |
|   | R=70.15'    |
|   | L=22.19'    |
| 2 | D=35'11.41" |
|   | R=86.72'    |
|   | L=53.27'    |
| 3 | D=74'46.57" |
|   | R=25.65'    |
|   | L=33.48'    |
| 4 | D=44'05.44" |
|   | R=63.35'    |
|   | L=48.76'    |
| 5 | D=26'33.34" |
|   | R=49.00'    |
|   | L=22.71'    |
| 6 | D=03'57.10" |
|   | R=588.91'   |
|   | L=40.63'    |
| 7 | D=29'24.11" |
|   | R=91.00'    |
|   | L=46.70'    |
| 8 | D=13'51.30" |
|   | R=121.50'   |
|   | L=29.39'    |
| 9 | D=16'13.45" |
|   | R=24.71'    |
|   | L=7.00'     |



SITE PLAN

PLANNED UNIT DEVELOPMENT  
**ALPINE CREST P.U.D.**  
SITE PLAN  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON WASHINGTON



**DAVID EVANS AND ASSOCIATES, INC.**  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE:	JULY 22, 2002
DESIGN:	JPM
DRAWN:	JPM
CHECKED:	
REVISION NUMBER:	

SCALE: 1"=30'

PROJECT NUMBER:  
SEAV0005

DRAWING FILE:  
Seo5ecSH2.dwg

SHEET NO.  
**2**  
OF 13







11-20-02 8:43am - P:\CADDPROJ\SEA0000\SEA0000.dwg

THIS PLAN SHEET IS APPROVED FOR CONSTRUCTION in accordance with the City of Mount Vernon ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose stamp and signature appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydrolytics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

Assistant City Engineer  
VOID ONE YEAR FROM DATE OF APPROVAL  
DATE  
CITY OF MOUNT VERNON PROJECT NO. 02-21

CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555

# SECTION 27, T.34N., R.4E., W.M.

## LEGEND

- 400 EXISTING CONTOURS (2' INTERVAL)
- 40B PROPOSED CONTOURS (2' INTERVAL)
- FM FIRE HYDRANT
- WM WATER METER
- 6"W WATERMAIN
- SSMH SANITARY SEWER MANHOLE
- 8"SS SANITARY SEWER
- C.B. CATCH BASIN
- SD STORM DRAIN

NOTE:  
SEE SHEET 2 FOR BOUNDARY DIMENSIONS AND  
ACCESS DRIVE CENTERLINE CONTROL DATA.

## TESC LEGEND

(SEE DETAILS SHEET 5)

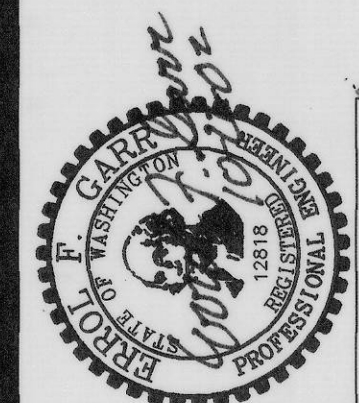
- CE CONSTRUCTION ENTRANCE AND ASPHALT WHEEL WASH
- SF SILT FENCE
- CB CATCHBASIN PROTECTION TYPICAL 19 PLACES
- SE NORTH AMERICAN GREEN CSSO (STRAW/COCONUT FIBER BLANKET) TEMPORARY & PERMANENT SEEDING COVER REMAINDER OF EXPOSED SOIL AREAS WITH TEMPORARY SEEDING PRIOR TO LANDSCAPING

PLANNED UNIT DEVELOPMENT

ALPINE CREST P.U.D.

GRADING, PAVING & TESC PLAN

SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON



DAVID EVANS  
AND ASSOCIATES, INC.  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE: AUG. 9, 2002  
DESIGN: JPM  
DRAWN: JPM  
CHECKED: EFG  
REVISION NUMBER:

SCALE: 1"=30'

PROJECT NUMBER:  
SEA0000-0025

DRAWING FILE:  
SEA5ceGR01.dwg

SHEET NO.

4

OF 13

GRADING, PAVING & TESC PLAN



## EROSION/SEDIMENTATION CONTROL NOTES:

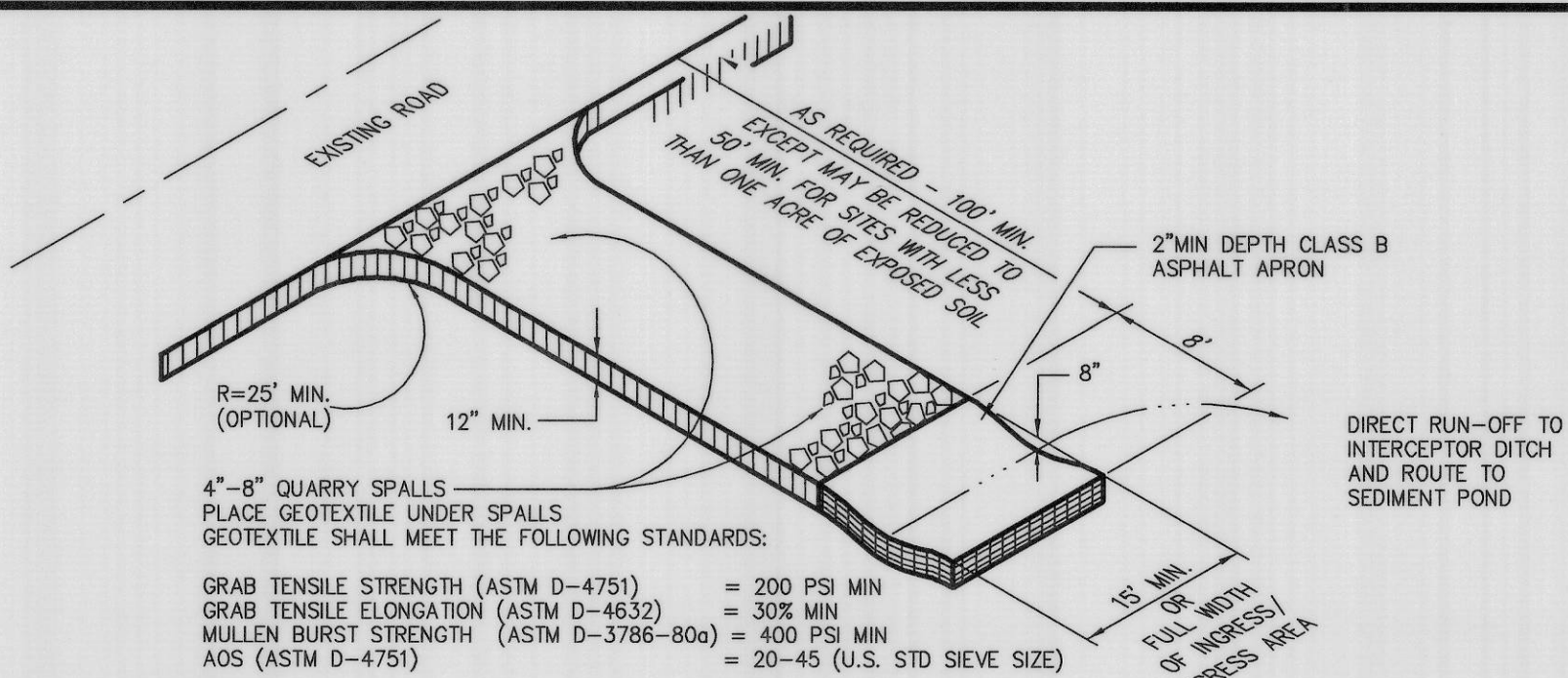
THESE NOTES ARE TO BE SUPPLEMENTED BY THE PROVISIONS OF THE CITY OF MOUNT VERNON CONSTRUCTION STANDARDS, CHAPTER 2 (EROSION AND SEDIMENTATION CONTROL(ESC).

ANY CHANGE IN THE DESIGNATED ESC SUPERVISOR OR APPLICANT CONTACT PERSON AND 24HR. PHONE NUMBERS SHALL BE SUBMITTED TO THE CITY INSPECTOR.

- APPROVAL OF THIS EROSION AND SEDIMENT 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 FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE ESC SUPERVISORS NAME IS: ED YOUNG/SEA-VAN INVESTMENTS ASSOC., 24 HR. CONTACT NUMBER: 360.421.1894.
- THE APPLICANT'S NAME IS: ED YOUNG/SEA-VAN INVESTMENTS ASSOC., 24 HR. CONTACT NUMBER: 360.421.1894.
- THE BOUNDARYS OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCINGS, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UP GRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF THE MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON ACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. 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.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR. THE CITY INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

## CONSTRUCTION SEQUENCE:

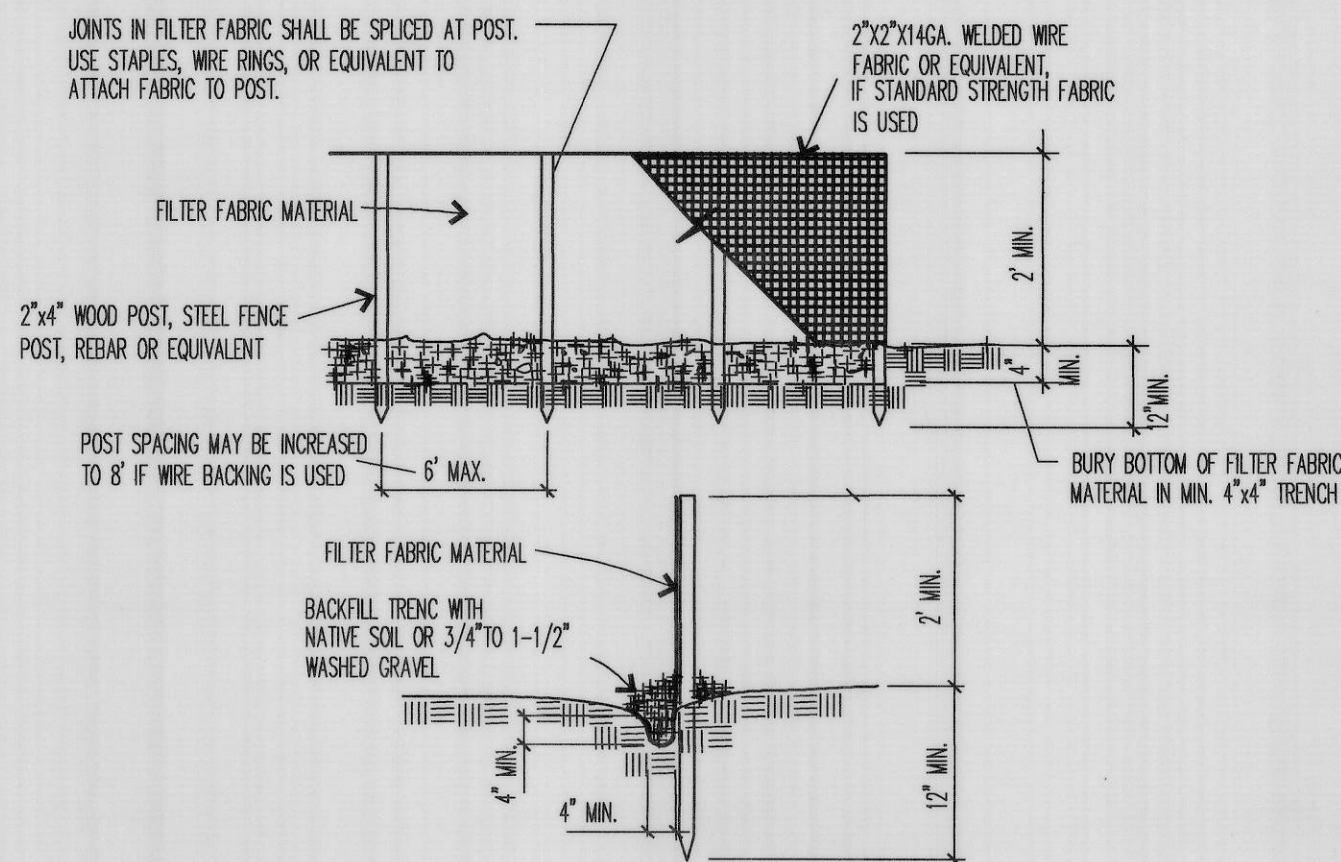
- ARRANGE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY OF MOUNT VERNON, DEPT. OF ECOLOGY, DAVID EVANS AND ASSOCIATES, INC. AND SEA-VAN INVESTMENTS ASSOC.
- FLAG ALL CLEARING LIMITS AND WETLANDS.
- CONSTRUCT ROCK CONSTRUCTION ENTRANCES, SILT FENCES, AND CATCH BASIN PROTECTION ON EXISTING CATCH BASINS. MAINTAIN EXISTING SEDIMENT POND SWALES AND OUTLET PIPING. SEE SITE SURVEY PLAN.
- CONSTRUCT MODULAR BLOCK WALLS ADJACENT TO BUILDINGS 2,3,4 & 5. CONSTRUCT AREA DRAINS, PIPING & SWALES. INSTALL CATCH BASIN PROTECTION ON AREA DRAIN GRATES. INSTALL STRAW/COCONUT FIBER BLANKET ON SWALE SURFACE AND AREAS BELOW MODULAR BLOCK WALLS.
- CLEAR AND GRUB REMAINDER OF SITE.
- ROUGH GRADE ROADWAY & BUILDING AREAS.
- CONSTRUCT UNDERGROUND UTILITIES AND DRAINAGE FACILITIES.
- FINISH GRADE ROADWAY AND BUILDING AREAS.
- CONSTRUCT BUILDINGS.
- CONSTRUCT CURBS AND PAVING.
- INSTALL LANDSCAPING AND FINAL EROSION CONTROL SEEDING.
- ARRANGE FOR CITY INSPECTION OF FACILITIES.
- REMOVE TEMPORARY EROSION CONTROL ITEMS. AND RESEED ANY BARE SOIL AREAS.
- COMPLETE CITY PUNCH LIST ITEMS.
- MAINTAIN SITE UNTIL FINAL ACCEPTANCE AND RELEASE OF BONDING.



## MAINTENANCE STANDARDS:

- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO THE PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON A AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.

## DETAIL-CONSTRUCTION ENTRANCE AND ASPHALT WHEEL WASH



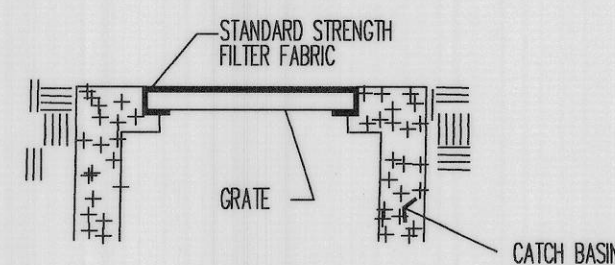
## INSTALLATION SPECIFICATIONS

- THE GEOTEXTILE USED MUST MEET THE STANDARDS LISTED BELOW. A COPY OF THE MANUFACTURER'S FABRIC SPECIFICATIONS MUST BE AVAILABLE ON SITE.  
AOS (ASTM D-4751) = 30-100 SIEVE SIZE (0.60 - 0.15MM FOR SILT FILM  
50-100 SIEVE SIZE (0.30 - 0.15MM FOR OTHER FABRICS.  
WATER PERMITTIVITY (ASTM D-4491) = 0.02<sup>-1</sup> SEC. MIN.  
GRAB TENSILE STRENGTH (ASTM D-4632) = 180LBS. MIN. FOR EXTRA STRENGTH FABRIC  
100LBS. MIN. FOR STANDARD STRENGTH FABRIC.  
GRAB TENSILE ELONGATION (ASTM D-4632) = 30% MAX.  
ULTRAVIOLET RESISTANCE (ASTM D-4369) = 70% MIN.
- STANDARD STRENGTH FABRIC REQUIRES WIRE BACKING TO INCREASE STRENGTH OF THE FENCE. WIRE BACKING OR CLOSER POST SPACING MAY BE REQUIRED FOR EXTRA STRENGTH FABRIC IF FIELD PERFORMANCE WARRANTS A STRONGER FENCE.
- WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 3H:1V.

## MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN SEDIMENT IS 6" HIGH.
- IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

## DETAIL-SILT FENCE



## FILTER FABRIC PROTECTION

## MAINTENANCE STANDARDS

- ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
- ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVERAGE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
- REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

CB

## DETAIL-CATCH BASIN PROTECTION

## DESIGN AND INSTALLATION SPECIFICATIONS

- TIME OF SEEDING: THE BEST TIME TO SEED IS APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 15. AREAS MAY BE SEEDED BETWEEN JULY 1 AND AUGUST 31, BUT IRRIGATION MAY BE REQUIRED IN ORDER TO GROW ADEQUATE COVER. AREAS MAY ALSO BE SEEDED DURING THE WINTER MONTHS, BUT IT MAY TAKE SEVERAL MONTHS TO DEVELOPE A DENSE GROUND COVER DUE TO COLD TEMPERATURES. THE APPLICATION AND MAINTENANCE OF MULCH IS CRITICAL FOR WINTER SEEDING.
- SITE PREPARATION: TO PREVENT SEED FROM BEING WASHED AWAY, CONFORM THAT ALL REQUIRED SURFACE WATER CONTROL MEASURES HAVE BEEN INSTALLED.
- SEED PREPARATION: THE SEED BED SHOULD BE FIRM, BUT NOT COMPACTED BECAUSE SOILS THAT ARE WELL COMPACTED WILL NOT VEGETATE AS QUICKLY OR THOROUGHLY. SLOPES STEEPER THAN 3H:1V SHALL BE SURFACE ROUGHENED. ROUGHENING CAN BE ACCOMPLISHED IN A VARIETY OF WAYS, BUT THE TYPICAL METHOD IS TRACK-WALKING, OR DRIVING A CRAWLING TRACTOR UP AND DOWN THE SLOPE, LEAVING CLEAR IMPRINTS PARALLEL TO THE SLOPE CONTOURS.
- FERTILIZATION: IN GENERAL, 10-20-20 (NITROGEN-PHOSPHORUS-POTASSIUM) FERTILIZER CAN BE USED AT A RATE OF 250 LBS PER ACRE. SLOW-RELEASE FERTILIZERS ARE PREFERRED BECAUSE THEY ARE MORE EFFICIENT AND HAVE FEWER ENVIRONMENTAL IMPACTS. IT IS RECOMMENDED THAT AREAS BEING SEEDED FOR FINAL LANDSCAPING CONDUCT SOIL TEST TO DETERMINE THE EXACT TYPE AND QUANTITY OF FERTILIZER NEEDED. THIS WILL PREVENT THE OVERAPPLICATION OF FERTILIZER. DISTURBED AREAS WITHIN 200 FEET OF WATER BODIES AND WETLANDS MUST USE NON-PHOSPHORUS FERTILIZER.
- MULCHING: THE FOLLOWING REQUIREMENTS APPLY TO MULCHING.  
A. MULCH IS ALWAYS REQUIRED FOR SEEDING SLOPES GREATER THAN 3H:1V. (SEE SECTION 5.4.2.1 OF THE KCSNM)  
B. IF SEEDING DURING THE WET SEASON, MULCH IS REQUIRED.  
C. THE USE OF MULCH MAY BE REQUIRED DURING THE DRY SEASON AT THE COUNTY'S DISCRETION  
IF GRASS GROWTH IS EXPECTED TO BE SLOW, THE SOILS ARE HIGHLY ERODIBLE DUE TO SOIL TYPE OR GRADE, THERE IS A WATER BODY CLOSE TO THE DISTURBED AREA, OR SIGNIFICANT PRECIPITATION IS ANTICIPATED BEFORE THE GRASS WILL PROVIDE EFFECTIVE COVER.  
D. MULCH CAN BE APPLIED ON TOP OF THE SEED OR SIMULTANEOUSLY BY HYDROSEEDING.
- HYDROSEEDING: HYDROSEEDING IS ALLOWED AS LONG AS TACKIFIER IS INCLUDED. HYDROSEEDING WITH WOOD FIBER MULCH IS ADEQUATE DURING THE DRY SEASON. DURING THE WET SEASON, THE APPLICATION RATE SHALL BE DOUBLED BECAUSE THE MULCH AND TACKIFIER USED IN HYDROSEEDING BREAK DOWN FAIRLY RAPIDLY. IT MAY BE NECESSARY IN SOME APPLICATIONS TO INCLUDE STRAW WITH THE WOOD FIBER, BUT THIS CAN BE DETRIMENTAL TO GERMINATION.
- SOIL AMENDMENTS: AREAS TO BE PERMANENTLY LANDSCAPED SHALL USE SOIL AMENDMENTS. THE ADDITION OF STOCKPILED TOPSOIL OR COMPOST REDUCES THE NEED FOR FERTILIZER AND IMPROVES THE OVERALL SOIL QUALITY.
- SEED MIXES: THE SEED MIXES LISTED BELOW INCLUDE RECOMMENDED MIXES FOR BOTH TEMPORARY AND PERMANENT SEEDING. THESE MIXES, WITH THE EXCEPTION OF THE WETLAND MIX, SHALL BE APPLIED AT A RATE OF 120 LBS/ACRE. THIS RATE CAN BE REDUCED IF THE SOIL AMENDMENTS OR SLOW RELEASE FERTILIZER ARE USED.

## TEMPORARY EROSION CONTROL SEED MIX

	% WEIGHT	% PURITY	% GERMINATION
CHEWINGS or RED FESCUE (Festuca rubra var. commutata or Festuca rubra)	40	98	90
ANNUAL or PERENNIAL RYE (Lolium multiflorum or Lolium perenne)	40	98	90
REDTOP or COLONIAL BENTGRASS (Agrostis alba or Agrostis tenuis)	10	92	85
WHITE DUTCH CLOVER (Trifolium repens)	10	98	90

## BIOFILTRATION SWALE SEED MIX

	% WEIGHT	% PURITY	% GERMINATION
TALL or MEADOW FESCUE (Festuca arundinacea or Festuca daltii)	68	98	90
SEASIDE / CREEPING BENTGRASS (Agrostis palustris)	10	98	85
MEADOW FOXTAIL (Alopecurus pratensis)	10	90	80
ALSKA CLOVER (Trifolium hybridum)	6	92	85
REDTOP (Agrostis alba)	6	92	85

## MAINTENANCE STANDARDS

- ANY SEEDED AREAS THAT FAIL TO ESTABLISH AT LEAST 80 PERCENT COVER WITHIN ONE MONTH SHALL BE RESEDED. IF RESEEDING IS INEFFECTIVE, AN ALTERNATE METHOD, SUCH AS SODDING OR NETS/BLANKETS, SHALL BE USED. IF WINTER WEATHER PREVENTS ADEQUATE GRASS GROWTH, THIS TIME LIMIT MAY BE RELAXED.
- AFTER ADEQUATE COVER IS ACHIEVED, ANY AREAS THAT EXPERIENCE EROSION SHALL BE RESEDED AND PROTECTED BY MULCH. IF THE EROSION PROBLEM IS DRAINAGE RELATED, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA RESEDED AND PROTECTED BY MULCH.
- SEEDED AREAS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, BUT NOT WATERED TO THE EXTENT THAT IT CAUSES RUNOFF.

SE

## TEMPORARY AND PERMANENT SEEDING

THIS PLAN SHEET IS APPROVED FOR CONSTRUCTION in accordance with the City of Mount Vernon ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose stamp and signature appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

David L. Carlson  
ASSISTANT CITY ENGINEER  
VOID ONE YEAR FROM DATE OF APPROVAL

11-20-07  
DATE

CITY OF MOUNT VERNON PROJECT NO. 02-27



DAVID EVANS AND ASSOCIATES INC.  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE: AUG. 9, 2002

DESIGN: JPM

DRAWN: JPM

CHECKED: EFG

REVISION NUMBER:

SCALE: NONE

PROJECT NUMBER:

SEAV0005

DRAWING FILE:

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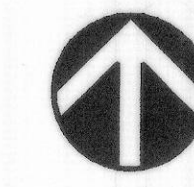
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OF 13

TESC DETAILS



# SECTION 27, T.34N., R.4E., W.M.



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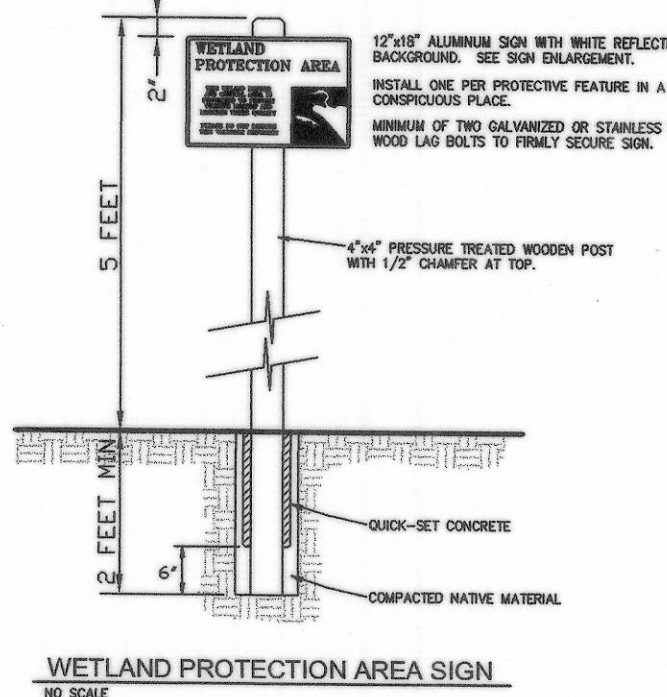
CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555

NOTE: CLOUDS INDICATE AREA OF  
STORM DRAINAGE SYSTEM AS-BUILT  
ON NOV. 10, 2003

PROJECT BENCHMARK  
SE CORNER OF CONCRETE  
SUPPORT OF THE SE CORNER  
OF CART PATH BRIDGE  
ELEVATION = 429.71

**WETLAND  
PROTECTION AREA**

THIS UPLAND BUFFER  
AND CRITICAL AREA IS  
PROTECTED TO PROVIDE  
WILDLIFE HABITAT AND  
MAINTAIN WATER QUALITY.  
PLEASE DO NOT DISTURB  
THIS VALUABLE RESOURCE.



## NOTES:

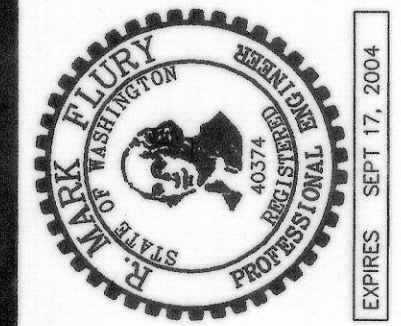
- ALL WORKMANSHIP, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CITY OF MOUNT VERNON ENGINEERING STANDARDS, CHAPTER 5 (STORM DRAINAGE).
- TRACT D IS TO BE OWNED AND MAINTAINED BY THE ALPINE CREST HOMEOWNERS ASSOCIATION.
- FINAL RECORDED CONDOMINIUM DECLARATION IS TO INCLUDE DEDICATION OF THE PRIVATE ACCESS AND UTILITY EASEMENT AND STORM DRAINAGE EASEMENTS WITH THE PROVISION THAT THE CITY OF MOUNT VERNON HAS THE RIGHT OF INGRESS AND EGRESS FOR INSPECTION OF FACILITIES WITHIN SAID EASEMENTS.

NOTE:  
SEE SHEET 2 FOR BOUNDARY DIMENSIONS AND  
ACCESS DRIVE CENTERLINE CONTROL DATA.

BUILDING FOOTING DRAIN TABLE	
BUILDING NO.	MINIMUM FOOTING DRAIN INVERT ELEVATION
BUILDING NO.1	425.25
BUILDING NO.2	401.70
BUILDING NO.3	401.20
BUILDING NO.4	398.90
BUILDING NO.5	402.10

**AS-BUILT  
DRAINAGE PLAN**  
NOV. 20, 2003

PLANNED UNIT DEVELOPMENT  
**ALPINE CREST P.U.D.  
DRAINAGE PLAN**  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON



**DAVID EVANS  
AND ASSOCIATES, INC.**  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE: AUG. 9, 2002  
DESIGN: JPM  
DRAWN: JPM  
CHECKED:  
REVISION  
NUMBER:

SCALE: 1"=30'

PROJECT NUMBER:  
SEAV0005

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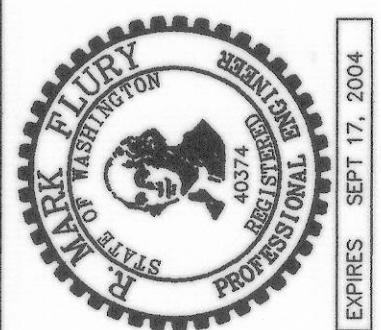
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OF 13

PRO 02-27



PLANNED UNIT DEVELOPMENT  
ALPINE CREST P.U.D.  
ROADWAY & DRAINAGE PROFILES  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON WASHINGTON



**DE** **DAVID EVANS  
AND ASSOCIATES INC.**  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

SCALE: 1"=30

PROJECT NUMBER:

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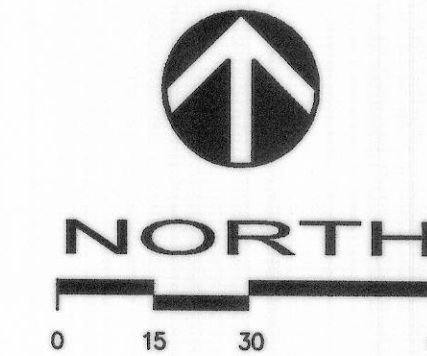
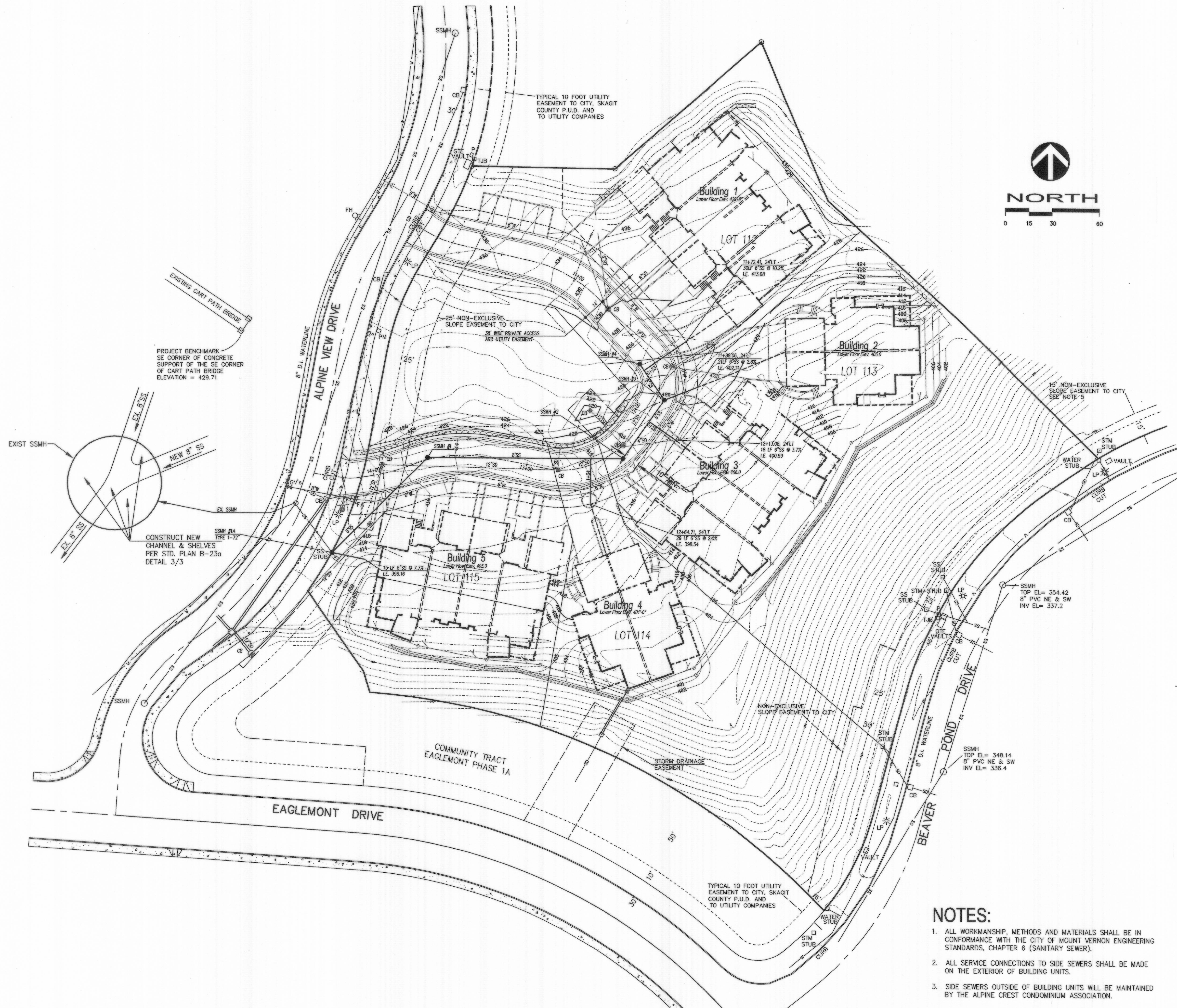
OF 13

OF 10

## ROADWAY & DRAINAGE PROFILES



SECTION 27, T.34N., R.4E., W.M.



CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555

LEGEND

- 400 — EXISTING CONTOURS (2' INTERVAL)
- 400 — PROPOSED CONTOURS (2' INTERVAL)
- ⊙ FH FIRE HYDRANT
- ⊙ WM WATER METER
- 6\"/>

NOTE:  
SEE SHEET 2 FOR BOUNDARY DIMENSIONS AND  
ACCESS DRIVE CENTERLINE CONTROL DATA.

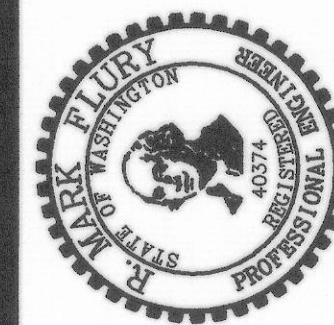
NOTES:

1. ALL WORKMANSHIP, METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF MOUNT VERNON ENGINEERING STANDARDS, CHAPTER 6 (SANITARY SEWER).
2. ALL SERVICE CONNECTIONS TO SIDE SEWERS SHALL BE MADE ON THE EXTERIOR OF BUILDING UNITS.
3. SIDE SEWERS OUTSIDE OF BUILDING UNITS WILL BE MAINTAINED BY THE ALPINE CREST CONDOMINIUM ASSOCIATION.

AS-BUILT  
NOV. 20, 2003

SANITARY SEWER PLAN

PLANNED UNIT DEVELOPMENT  
ALPINE CREST P.U.D.  
SANITARY SEWER PLAN  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON  
WASHINGTON



DAVID EVANS  
AND ASSOCIATES, INC.  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425-259-4099

REVISIONS: APPD.

DATE: AUG. 9, 2002  
DESIGN: JPM  
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SCALE: 1"=30'

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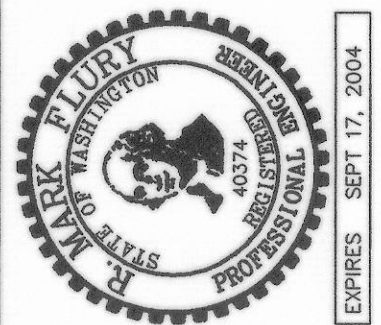
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PLANNED UNIT DEVELOPMENT  
ALPINE CREST P.U.D.  
SNAITARY SEWER PROFILES  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON WASHINGTON



**David Evans and Associates Inc.**  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE: AUG. 9, 2002  
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# AS-BUILT

NOV. 20, 2003

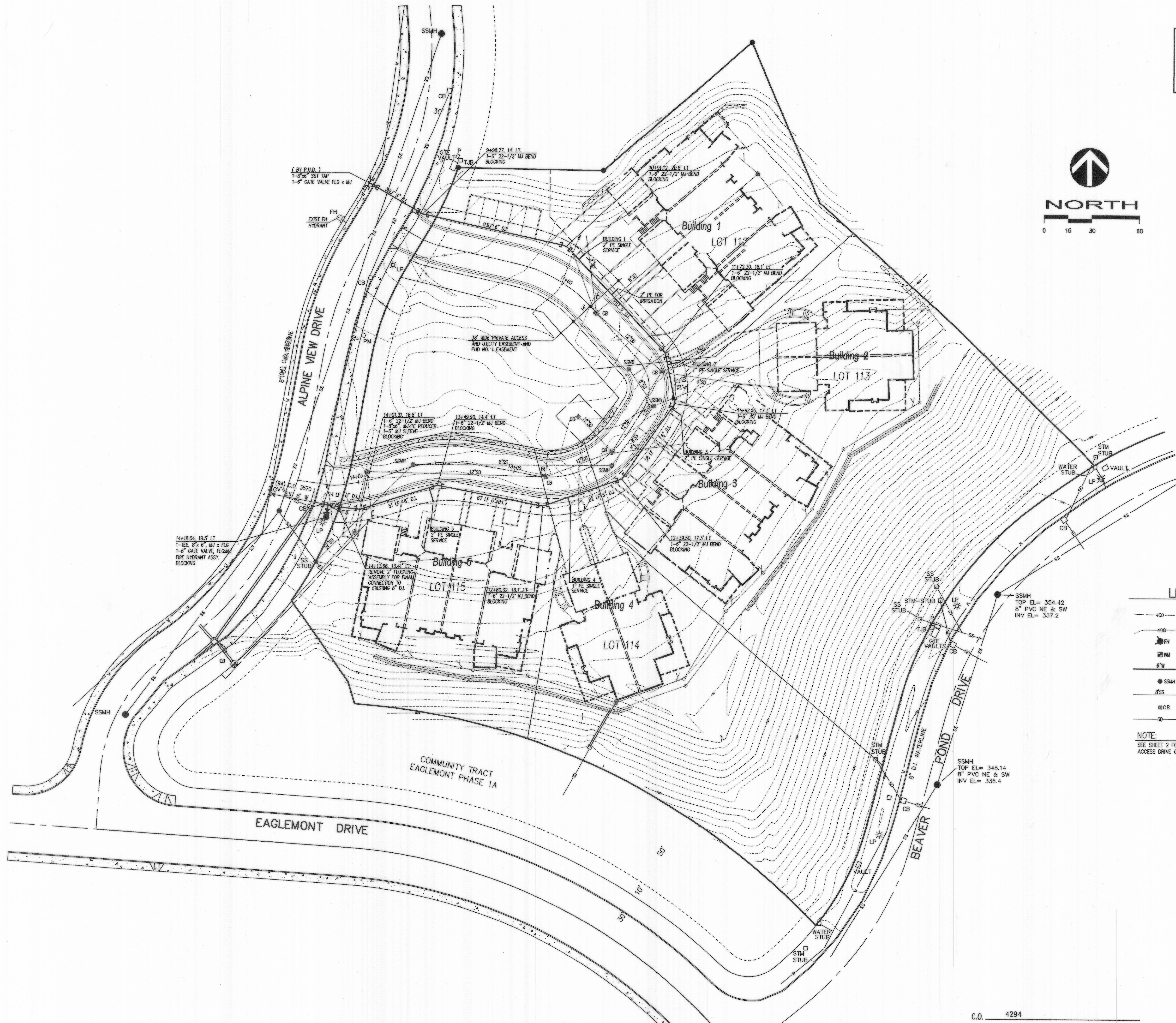
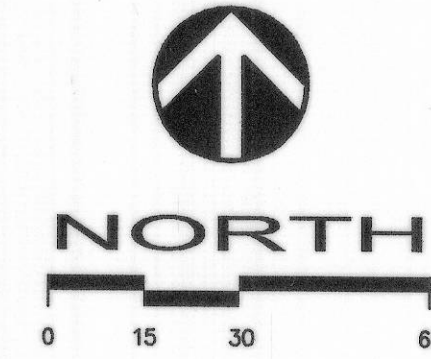
## SANITARY SEWER PROFILES

OF 13



SECTION 27, T.34N., R.4E., W.M.

CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555



LEGEND

- 400 — EXISTING CONTOURS (2' INTERVAL)
- 400 — PROPOSED CONTOURS (2' INTERVAL)
- FH — FIRE HYDRANT
- WM — WATER METER
- 6"V — WATERMAIN
- SSMH — SANITARY SEWER MANHOLE
- 8"SS — SANITARY SEWER
- CB — CATCH BASIN
- SD — STORM DRAIN

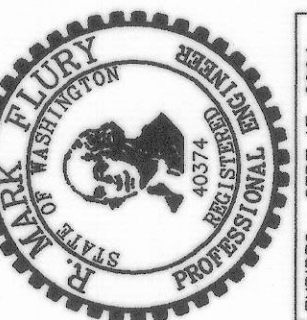
NOTE:  
SEE SHEET 2 FOR BOUNDARY DIMENSIONS AND  
ACCESS DRIVE CENTERLINE CONTROL DATA.

CITY OF MOUNT VERNON APPROVED FOR CONSTRUCTION	
FIRE MARSHALL	DATE

AS-BUILT  
NOV. 20, 2003  
WATER SYSTEM PLAN

C.O. 4294  
W.O. 03-2945

PLANNED UNIT DEVELOPMENT  
ALPINE CREST P.U.D.  
WATER SYSTEM PLAN  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON WASHINGTON



DAVID EVANS  
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SCALE: 1"=30'

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SHEET NO.

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OF 13



PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
DESIGNED BY NUMBER 0504  
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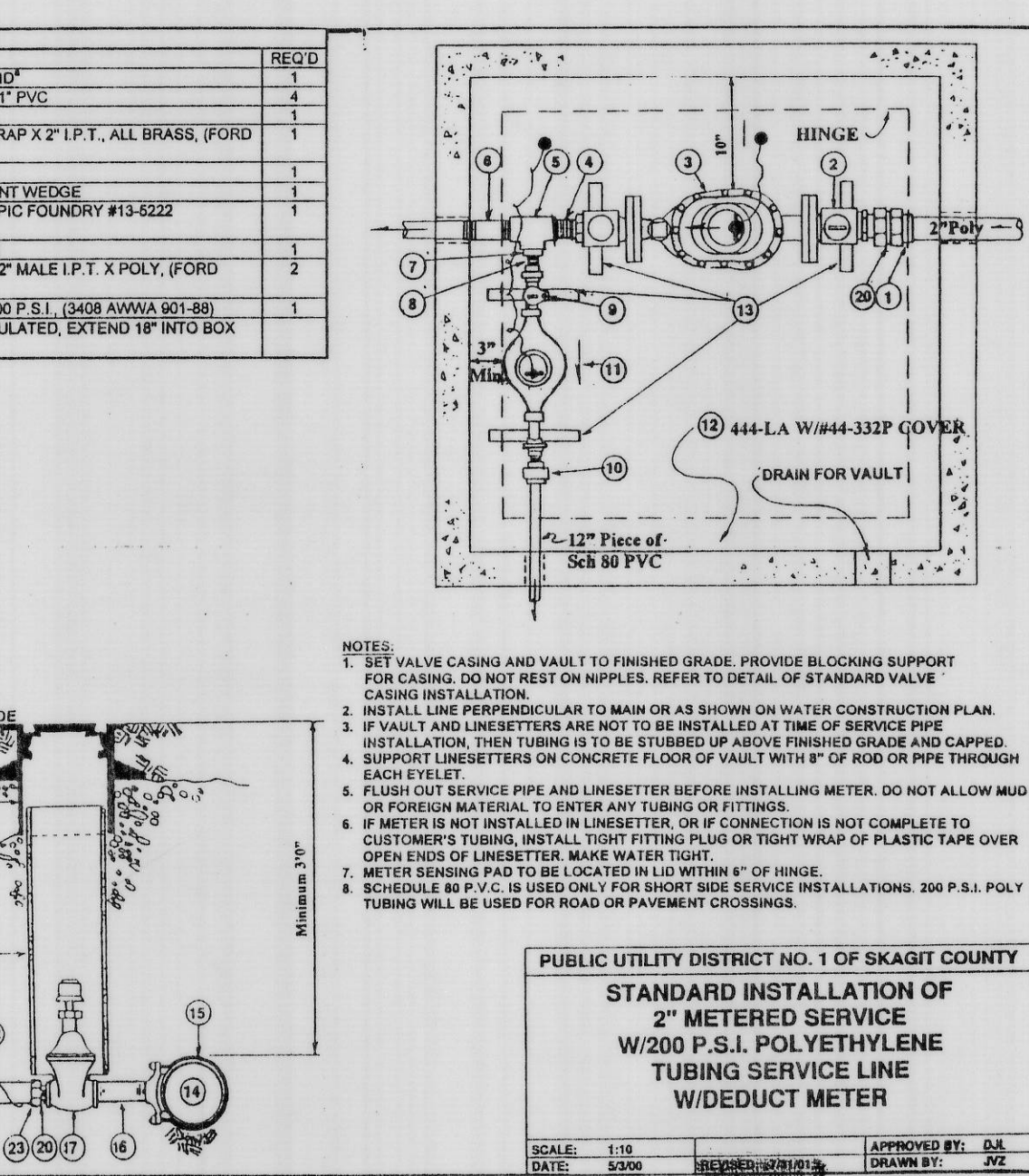
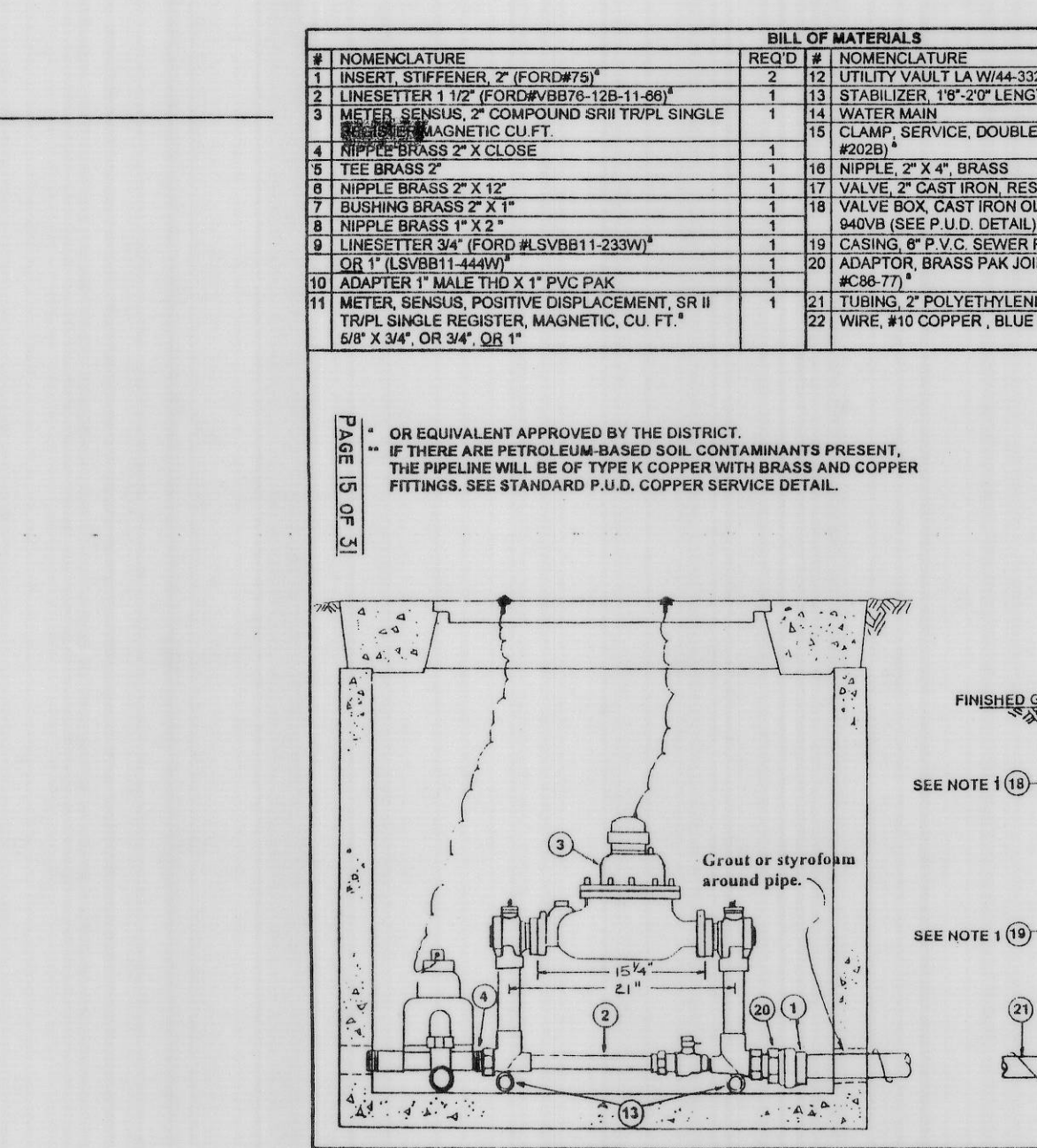
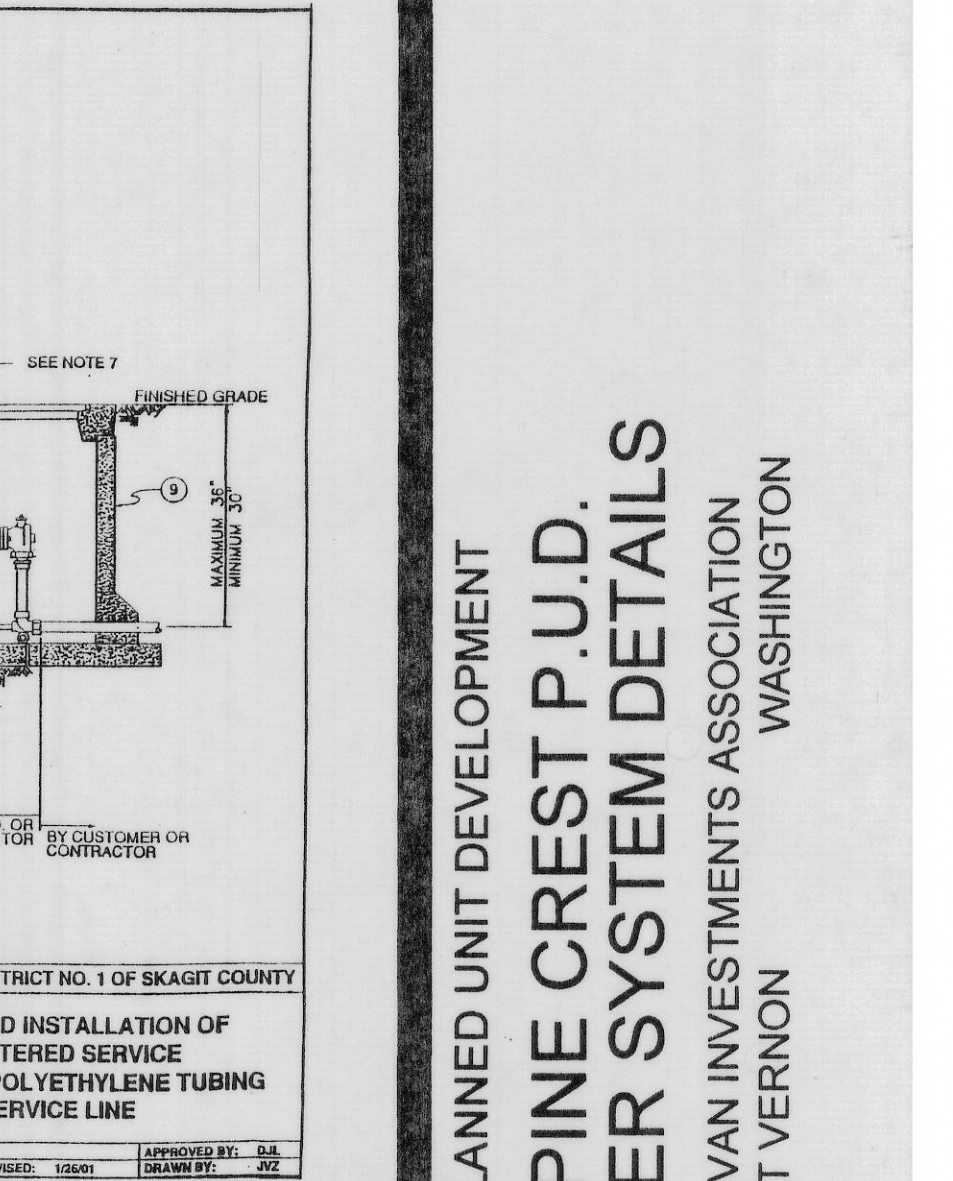
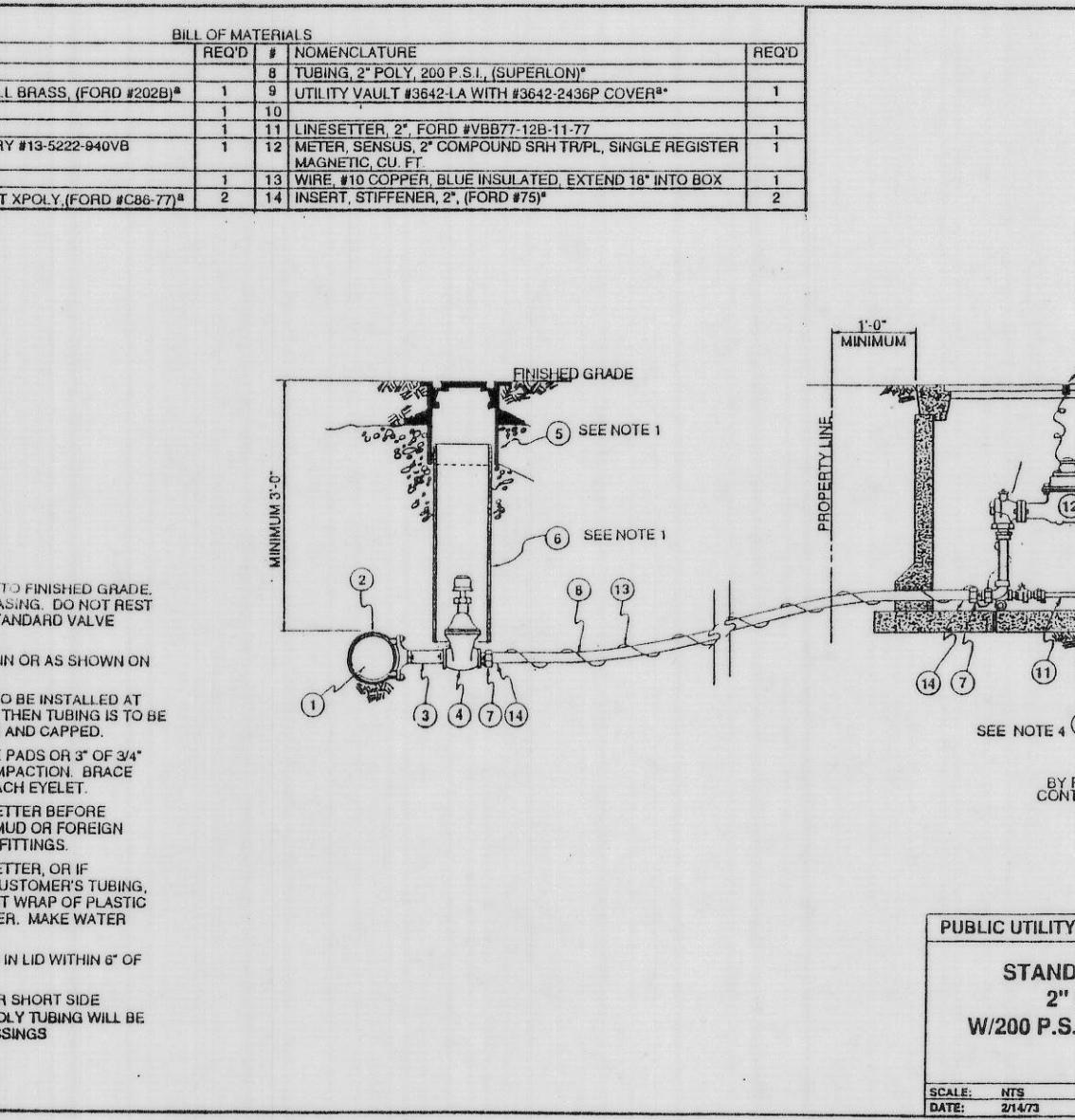
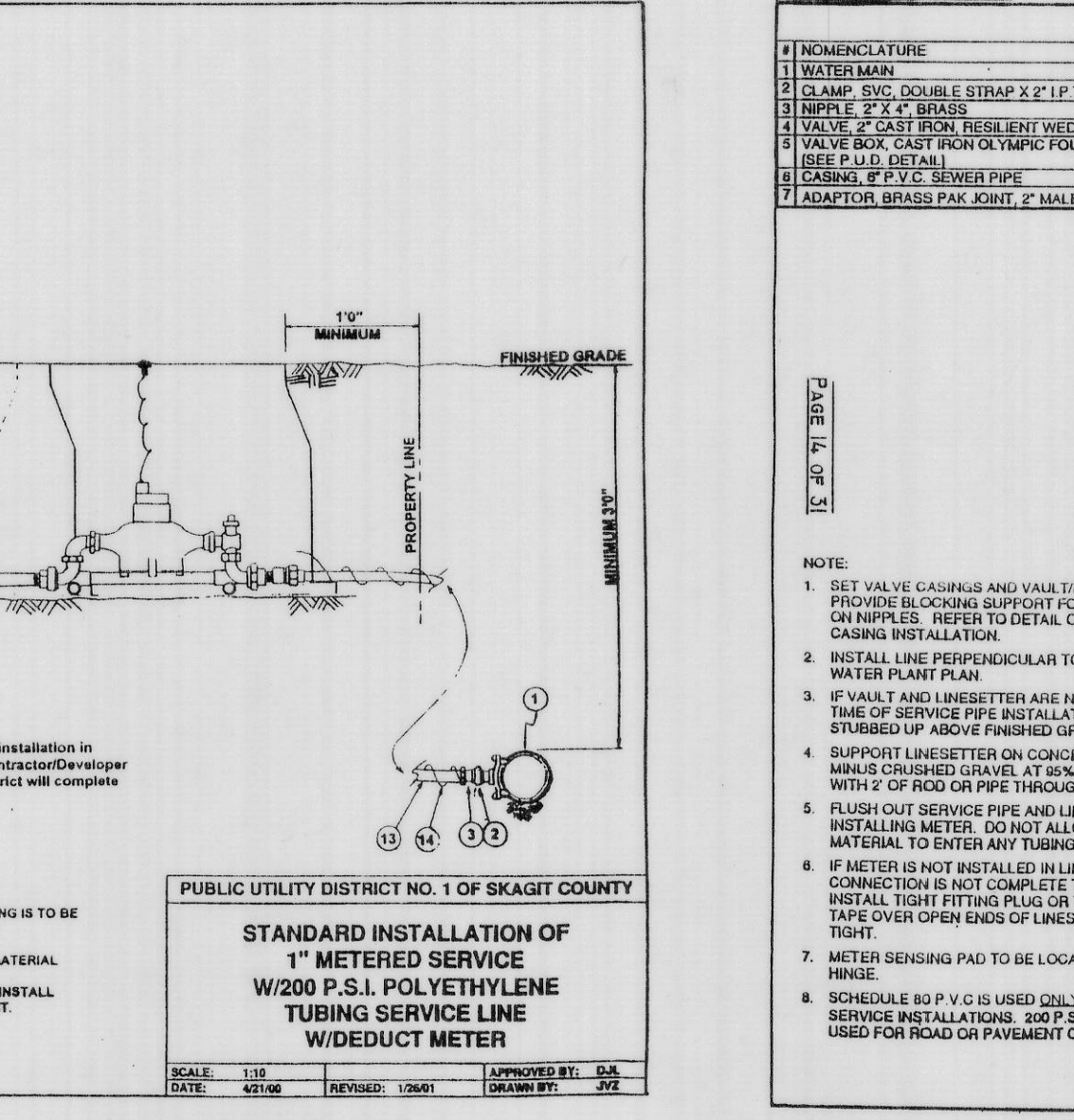
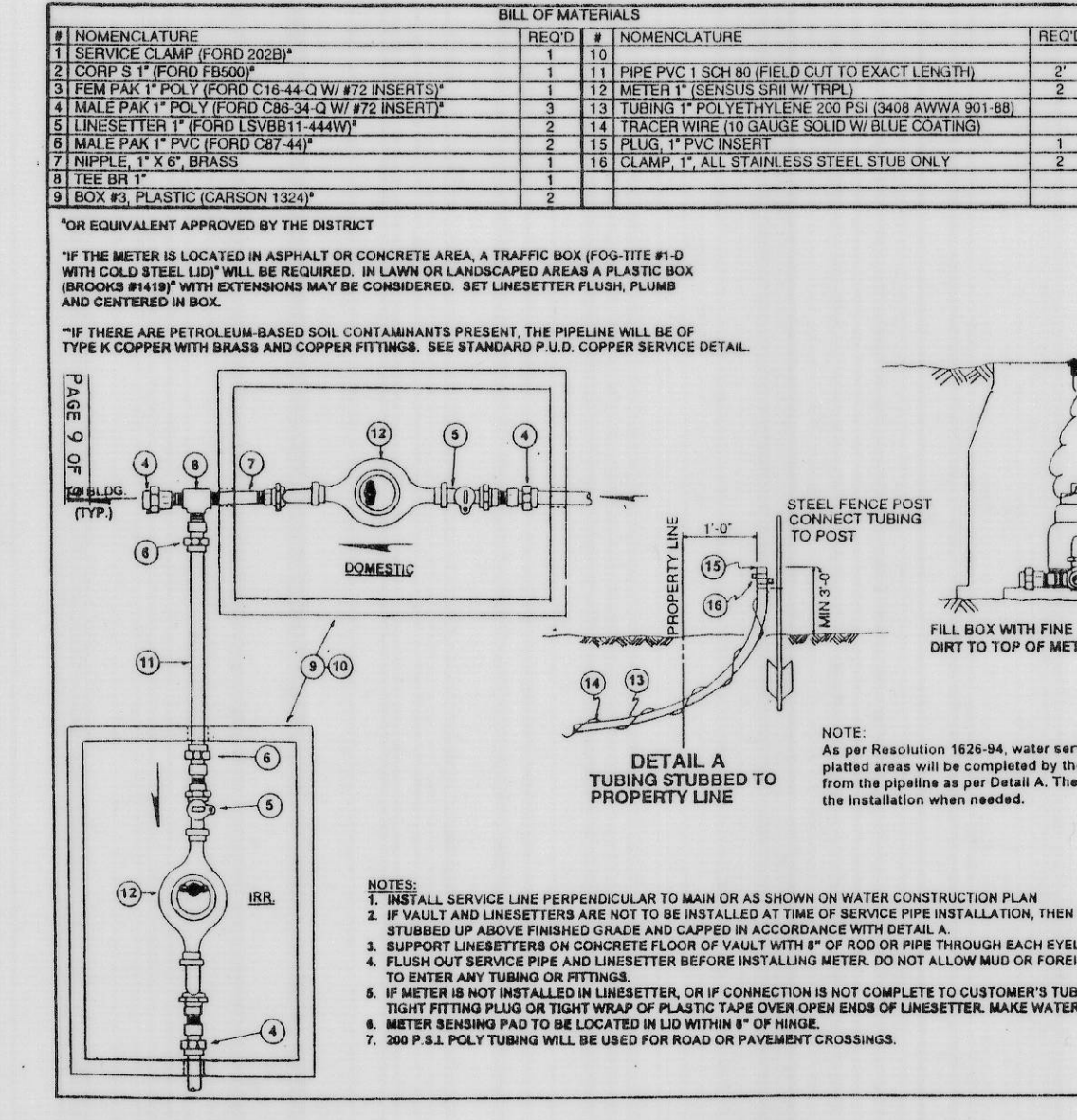
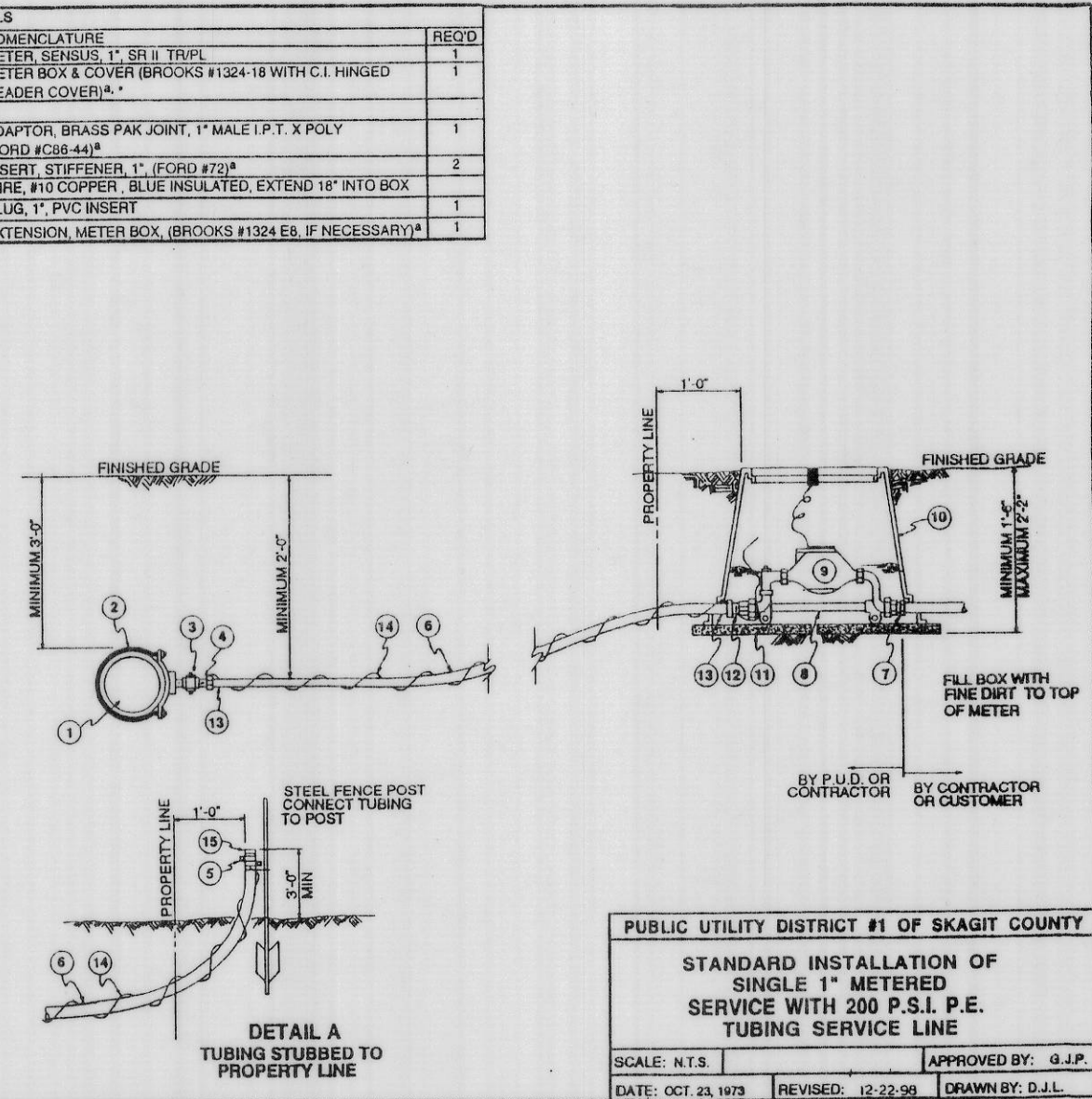
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
DESIGNED BY NUMBER 0504  
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WATERLINE NOTES:

- STANDARD SPECIFICATIONS TO BE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) 2002 OR MOST CURRENT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE DISTRICT REQUIREMENTS AS OUTLINED IN RESOLUTION NO. 1626-94.
- THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE DISTRICT ENGINEERING DEPARTMENT, (360) 424-7104, A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- ANY PERMITS OR OTHER REQUIREMENTS NECESSARY TO COMPLETE THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE DEVELOPER AND A COPY OF THE PERMIT SUBMITTED TO THE DISTRICT PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE DISTRICT.
- ALL TIE-INS, SHUTDOWNS, FLUSHING AND HEALTH SAMPLES SHALL BE COORDINATED WITH THE DISTRICT'S INSPECTOR. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES WITHOUT DISTRICT COORDINATION. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING THE VALVE TO ITS PROPER POSITION AS SOON AS PRACTICAL.
- ALL MATERIALS ARE TO BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION. SUBMITTAL DOCUMENTS MUST INCLUDE MANUFACTURER, MAKE, MODEL, AND SIZE.
- DUCTILE IRON PIPE IS TO BE MINIMUM CLASS 50 AWWA C151 AS PER WSDOT STANDARD SPECIFICATIONS 9-3.01 AND 9-3.01(1). ALL DUCTILE IRON WATER PIPE AND FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE PIPE ENCASEMENT WHICH IS A MINIMUM OF 1/4" THICK AND INSTALLED IN ACCORDANCE WITH AWWA C105.
- ALL VALVES TO BE RESILIENT SEATED GATE VALVES, AWWA C509 AND C515.
- ALL FIRE HYDRANTS ARE TO BE INSTALLED PER PUD STANDARD DETAIL AND WSDOT STANDARDS. CONTACT THE MUNICIPAL FIRE DEPARTMENT OR SKAGIT COUNTY FIRE MARSHAL FOR ACCEPTABLE FIRE HYDRANT BRANDS AND STORZ ADAPTOR FITTING REQUIREMENTS.
- ALL WATER PIPELINE INSTALLATIONS REQUIRE A 36-INCH MINIMUM COVER AND 48-INCH MAXIMUM TRENCH DEPTH TO EXISTING OR FUTURE FINISH GRADE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. MINIMUM 1-FOOT VERTICAL AND 5-FOOT HORIZONTAL CLEARANCE BETWEEN WATER PIPELINE AND ALL OTHER UTILITIES.
- WHEN INSTALLING WATER PIPELINE ACROSS EXISTING OR PROPOSED SANITARY SEWER, A FULL LENGTH OF PIPE SHALL BE INSTALLED WITH MIDSPAN OF THE WATER PIPE OVER THE SEWER. MINIMUM 10-FOOT HORIZONTAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER PIPELINE, UNLESS AN ALTERNATIVE PROPOSAL FROM THE DESIGN ENGINEER IS SUBMITTED TO AND APPROVED BY THE DISTRICT'S ENGINEERING MANAGER.
- BEDDING MATERIALS FOR THE DUCTILE IRON PIPE MAY BE SELECT, NATIVE, GRANULAR MATERIAL FREE FROM WOOD WASTE, ORGANIC MATERIAL OR OTHER EXTRANEOUS OR OBJECTIONABLE MATERIALS AND SHALL HAVE A MAXIMUM PARTICLE DIMENSION OF 1/2-INCH OR APPROVED PIPE BEDDING PER WSDOT SPECIFICATION SECTION 7-10.39. PEA GRAVEL AND BLOCKFILL ARE NOT ACCEPTABLE BEDDING MATERIAL.
- BLOCK ALL FITTINGS WITH POURED CONCRETE ACCORDING TO THE DISTRICT STANDARD DETAIL. RESTRAINED JOINT GASKETS AT PIPELINE JOINTS OR MEG-A-LOUGS AT FITTINGS MAY BE USED IN PLACE OF CONCRETE BLOCKING AS DIRECTED BY THE PROJECT'S DESIGN ENGINEER AND APPROVED BY THE DISTRICT.
- BACKFILL TRENCH IN PAYMENT AREAS WITH PIT-RUN GRAVEL COMPACTED TO A DENSITY OF 95 PERCENT MINIMUM PER WSDOT SPECIFICATIONS SECTION 7-10.3(1). CONTRACTOR WILL MAKE ALL PAYMENT REPAIRS AND PERFORM ALL CLEAN-UP.
- DISINFECTION AND FLUSHING OF THE WATERLINES TO BE PER WSDOT SPECIFICATION. USE DECHLORINATION EQUIPMENT PROPERLY WHEN FLUSHING OR FLUSH INTO SANITARY SEWER MANHOLES WITH PERMISSION. DO NOT FLUSH INTO OR ALLOW CHLORINATED WATER TO DRAIN INTO ANY CREEK, WETLANDS, OR CATCH BASINS. THE TOTAL ESTIMATED AMOUNT OF WATER USED FOR FILLING AND FLUSHING OF THE WATER PIPELINE IS \_\_\_\_\_.
- PRESSURE TEST NEW PIPELINE, INCLUDING FIRE HYDRANTS AND SERVICE LINES AS PER WSDOT STANDARDS.  
TEST DATE \_\_\_\_\_ TEST PRESSURE \_\_\_\_\_  
TIME START \_\_\_\_\_ TIME END \_\_\_\_\_  
PRESSURE DROP \_\_\_\_\_ MAKE-UP WATER \_\_\_\_\_
- ALL SALVAGED EXISTING MATERIALS ARE TO BE DELIVERED TO PUD CONSTRUCTION DEPARTMENT AS DIRECTED BY DISTRICT INSPECTOR.
- THE UTILITY LOCATIONS MARKED ON THIS MAP ARE APPROXIMATE. THE CONTRACTOR IS TO VERIFY ACTUAL LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CALL THE UNDERGROUND UTILITY LOCATION CENTER AT (800) 424-5555.
- ALL PRIVATE FIRE SPRINKLER OR PRIVATE FIRE HYDRANT LINES ARE TO INCLUDE A WASHINGTON STATE DEPARTMENT OF HEALTH (WSDOH) APPROVED DOUBLE CHECK DETECTOR ASSEMBLY(IES) OR REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY(IES), WITH A SENSUS SKU METER WITH REMOTE TOUCH READ PAD INSTALLED.
- BEFORE CONNECTION TO AN EXISTING WATER MAIN, ALL NEW WATER MAINS AND REPAIRED PORTIONS OF EXISTING MAINS SHALL BE ADEQUATELY CHLORINATED AND A SATISFACTORY BACTERIOLOGICAL REPORT OBTAINED.
- NO CONNECTION SHALL BE MADE BETWEEN THE EXISTING DISTRIBUTION SYSTEM AND THE NEW PIPELINE UNTIL IT HAS BEEN PROPERLY DISINFECTED AND ADEQUATELY FLUSHED. A PROPER WASHINGTON STATE APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AT THE CONNECTION BY WAY OF A JUMPER. THE ASSEMBLY SHALL HAVE BEEN TESTED, AS REQUIRED BY THE DISTRICT AND PER WSDOT SECTION 7-11.3(2).
- THE CONTRACTOR IS TO PERFORM ALL EXCAVATION, BLOCKING AND BACKFILL FOR THE DISTRICT'S TIE-IN WORK AND MAKE ANY NECESSARY ASPHALT SIDEWALK REPAIRS AND PERFORM ALL CLEAN-UP.

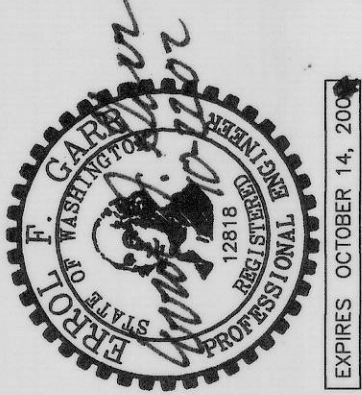




CONDUIT INSTALLATION STANDARDS AND GUIDELINES

- A. GENERAL
- 4" DIAMETER CONDUIT SHALL BE REQUIRED FOR ALL INSTALLATIONS REQUIRED BY CODE. NOTE: SOME INSTALLATIONS MAY REQUIRE INSTALLATION OF TWO 4" CONDUITS.
  - THE ENDS OF CONDUIT SHALL BE TERMINATED AT TYPE II JUNCTION BOXES OR OTHER APPROVED UNDERGROUND VAULT.
  - ALL CONDUIT ENDS THAT DO NOT TERMINATE IN A JUNCTION BOX/VAULT SHALL BE SECURELY CAPPED AT BOTH ENDS PRIOR TO BACKFILL.
  - THE MAXIMUM ALLOWABLE LENGTH OF 4" DIAMETER FIBER OPTIC CONDUIT BETWEEN JUNCTION BOXES/VAULTS SHALL BE 500 FEET.
- B. TYPICAL FIBER OPTIC CONDUIT INSTALLATION LOCATIONS
- GENERALLY, FIBER OPTIC CABLE CONDUIT WILL BE INSTALLED AT A DEPTH OF 18"-30" AND LOCATED WITHIN AND PARALLEL TO THE RIGHT-OF-WAY BOUNDARY.
  - PROPOSED CONDUIT INSTALLATION AND LOCATIONS WITHIN DESIGNATED CITY ATERIALS SHALL BE COORDINATED WITH THE ENGINEERING SERVICES DIVISION OF THE CITY PUBLIC WORKS DEPARTMENT.
  - WHERE EXISTING FACILITIES ARE IN PLACE, NEW FACILITIES SHALL BE COMPATIBLE WITH THE EXISTING INSTALLATIONS AND CONFORM TO THESE STANDARDS, WHERE POSSIBLE.
- C. AS-BUILT REQUIREMENTS FOR TYPICAL FIBER OPTIC CONDUIT INSTALLATION LOCATIONS
- AN AS-BUILT DRAWING DEPICTING THE LOCATION OF THE FIBER OPTIC CONDUIT SHALL BE SUBMITTED TO THE ENGINEERING SERVICES DIVISION. AS-BUILT DRAWING SHOULD REFLECT THE LOCATION OF THE RIGHT-OF-WAY LINE AND PROPERTY CORNERS AND SHOW THE LOCATION AND OFFSET DIMENSIONS OF THE FIBER OPTIC CONDUIT AND JUNCTION BOX/VAULTS, AS WELL AS THE DEPTH OF INSTALLATION, THE DIAMETER OF THE CONDUIT AND SIZE AND TYPE OF JUNCTION STRUCTURES SHOULD ALSO BE INCLUDED ON THE AS-BUILT DRAWING.
- D. CONDUIT
- ALL CONDUIT AND PIPE FITTINGS USED FOR FIBER OPTIC INSTALLATIONS SHALL BE SOLID WALL POLYVINYL CHLORIDE (PVC) PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D 3034 SDR 35 FOR PIPES UP TO 15-INCH DIAMETER.
  - JOINTS FOR SOLID WALL PVC PIPE SHALL CONFORM TO ASTM D 3212 USING ELASTOMERIC GASKETS CONFORMING TO ASTM F 477.
  - FITTINGS FOR SOLID WALL PVC PIPE SHALL BE INJECTION MOLDED, FACTORY WELDED, OR FACTORY SOLVENT CEMENTED.
  - SCHEDULE 80 PVC PIPE SHALL BE REQUIRED FOR INSTALLATION UNDER ROADS OR OTHER HIGH TRAFFIC LOCATIONS, E.G. COMMERCIAL PARKING FACILITIES.
  - SCHEDULE 40 PVC PIPE SHALL BE REQUIRED FOR ALL OTHER INSTALLATIONS.
- E. CONDUIT MARKING
- ALL CONDUIT INSTALLATIONS SHALL BE MARKED WITH DETECTABLE TAPE OR WIRE.
  - DETECTABLE MARKING TAPE SHALL CONSIST OF INERT POLYETHYLENE PLASTIC THAT IS IMPERVIOUS TO ALL KNOWN ALKALIS, ACIDS, CHEMICAL REAGENTS, AND SOLVENTS LIKELY TO BE ENCOUNTERED IN THE SOIL, WITH AMETALLIC FOIL CORE TO PROVIDE THE MOST POSITIVE DETECTION AND PIPELINE LOCATORS.
  - THE TAPE SHALL BE COLOR-CODED AND SHALL BE IMPRINTED CONTINUOUSLY OVER ITS ENTIRE LENGTH IN PERMANENT BLACK INK. THE MESSAGE SHALL CONVEY THE TYPE OF LINE BURIED BELOW AND SHALL ALSO HAVE THE WORD "CAUTION" PROMINENTLY SHOWN. COLOR-CODE OF THE TAPE SHALL BE ORANGE WITH THE MESSAGE "TELEPHONE-CATV".
- F. VAULTS AND JUNCTION BOXES
- ALL JUNCTION BOXES UTILIZED FOR FIBER OPTIC CABLE INSTALLATIONS SHALL CONFORM TO THE TYPE 2 JUNCTION BOX DETAILS AS DEPICTED IN STANDARD PLAN J-11a, WSDOT STANDARD PLANS, CURRENT EDITION.
  - ALL VAULTS UTILIZED FOR FIBER OPTIC CABLE INSTALLATIONS SHALL BE EQUIVALENT TO 466-TA SPLICING VAULT (UTILITY VAULT CO. (800) 639-3500) WITH INSIDE DIMENSIONS OF 3'-5" W x 5'-5" L x 5'-1-3/4" D.

PLANNED UNIT DEVELOPMENT  
ALPINE CREST P.U.D.  
FIBER OPTIC CONDUIT PLAN  
SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON



DAVID EVANS AND ASSOCIATES, INC.  
1620 W. Marine View Drive, Suite 200  
Everett Washington 98201  
Phone: 425.259.4099

REVISIONS: APPD.

DATE: AUG. 9, 2002  
DESIGN: JPM  
DRAWN: JPM  
CHECKED:  
REVISION NUMBER:

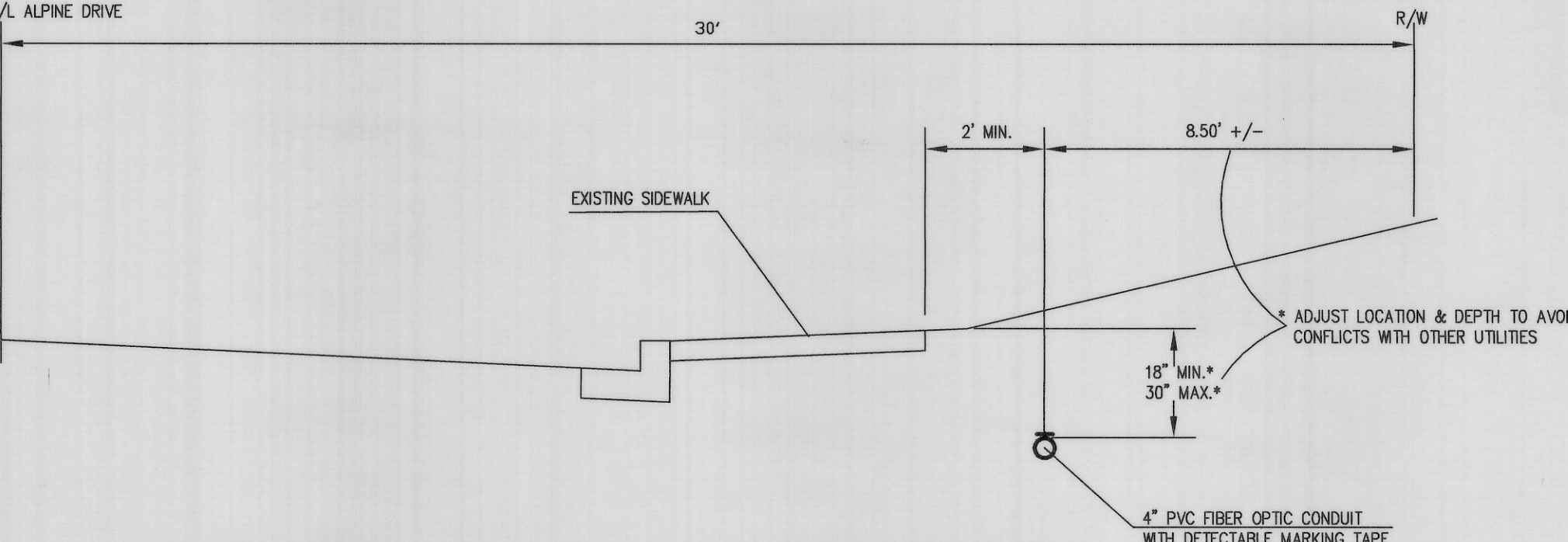
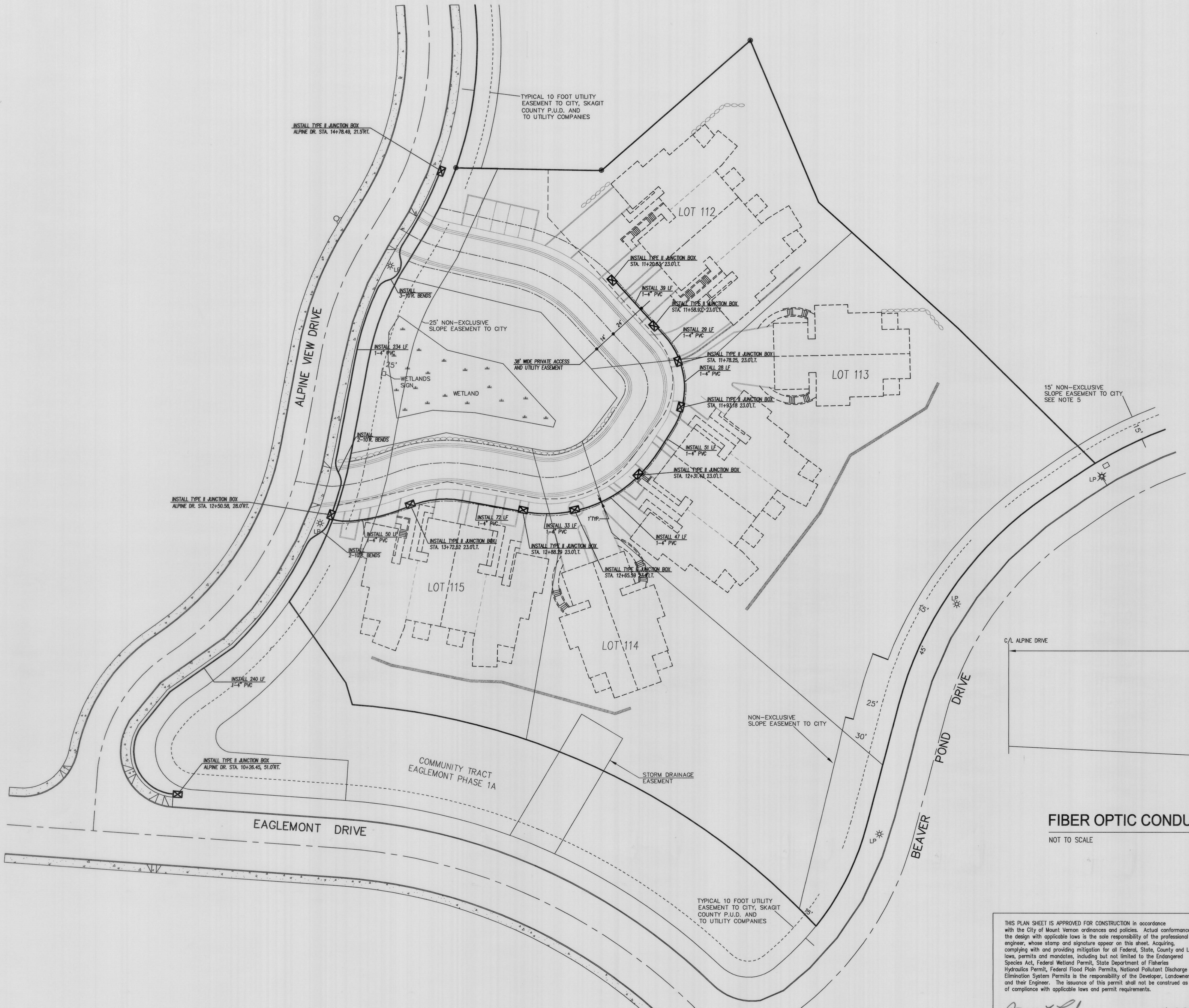
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SHEET NO.

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OF 13



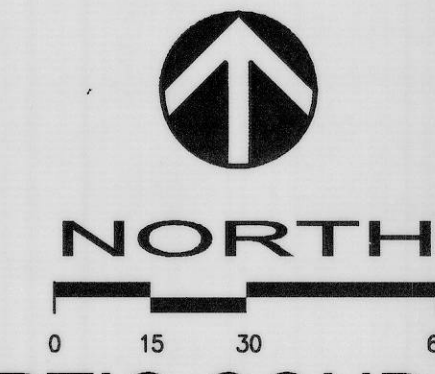
FIBER OPTIC CONDUIT TYPICAL SECTION

NOT TO SCALE

THIS PLAN SHEET IS APPROVED FOR CONSTRUCTION in accordance with the City of Mount Vernon ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose stamp and signature appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

David L. Calhoun  
ASSISTANT CITY ENGINEER  
VOID ONE YEAR FROM DATE OF APPROVAL  
CITY OF MOUNT VERNON PROJECT NO. 02-27  
11-20-02  
DATE

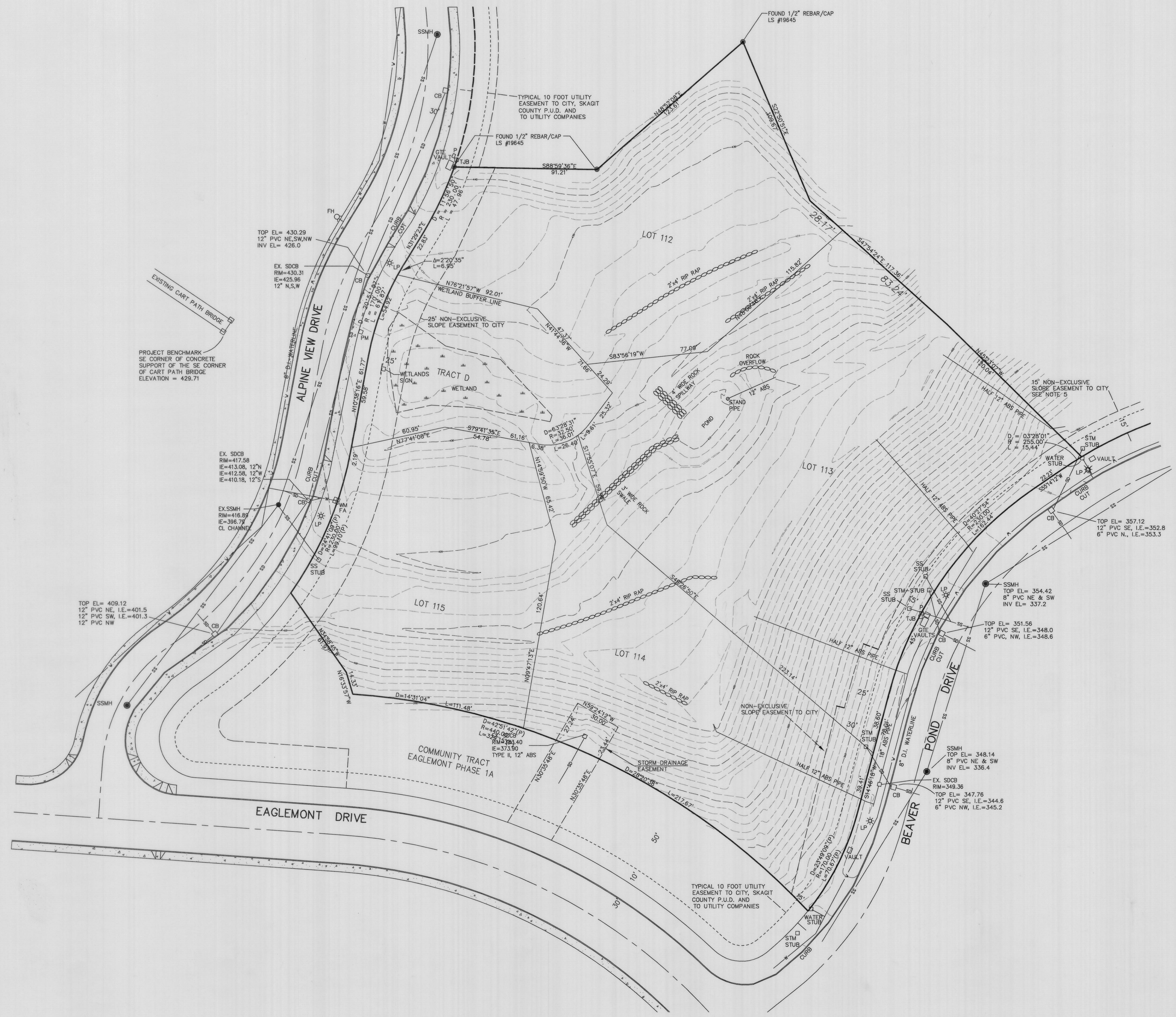
NOTE:  
SEE SHEET 2 FOR BOUNDARY DIMENSIONS AND ACCESS DRIVE CENTERLINE CONTROL DATA.



FIBER-OPTIC CONDUIT PLAN



SECTION 27, T.34N., R.4E., W.M.




**LEGAL DESCRIPTION**  
LOTS 112,113,114,115 AND TRACT D OF THE PLAT OF EAGLEMONT PHASE 1B, DIVISION 1. REPLAT OF TRACT 206 AND LOTS 69,70 AND 71, AND A PORTION OF LOT 68 PHASE 1A. AF#200201160127

**BASIS OF BEARING**  
PLAT OF EAGLEMONT PHASE 1A

**VERTICAL CONTROL**  
PLAT OF EAGLEMONT PHASE 1A  
2 FOOT CONTOUR INTERVAL

*Doni L. Cohen 11-20-01*  
*Major 02-27*



**NORTH**

0 15 30 60

**EXISTING SITE SURVEY**

PLANNED UNIT DEVELOPMENT

**ALPINE CREST P.U.D.**

**EXISTING SITE SURVEY**

SEA-VAN INVESTMENTS ASSOCIATION  
MOUNT VERNON WASHINGTON



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