A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

SNAPDRAGON HILL
SNAPDRAGON HILL, LLC
LA CONNER, WASHINGTON

N

SCALE
30 0 15 30 60
(FEET)
1 INCH = 30 FT.

CONSTRUCTION INFORMATION

1. AN APPROVED COPY OF CONSTRUCTION PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE TOWN RIGHT-OF-WAY.
3. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE TOWN MUST BE CONTACTED FOR A PRECONSTRUCTION MEETING.
4. ALL LOCATIONS OF EXISTING UTILITIES SUPPLIED BY THE TOWN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES THAT MAY BE AFFECTED BY HIS WORK BY CALLING THE UTILITIES UNDERGROUND LOCATION SERVICE AT 1-800-424-5555 PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER IF A CONFLICT EXISTS.
5. ALL MATERIAL SHALL BE NEW AND UNDAMAGED, OF AN APPROVED BRAND, AND WITH REPLACEMENT AND REPAIR PARTS, IF APPLICABLE, READILY AVAILABLE IN THE GENERAL BELLINGHAM/EVERETT/SEATTLE AREA.
6. ALL MATERIALS SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
7. THE INSPECTOR SHALL BE NOTIFIED 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION. WHERE WORK IS TO BE DONE ON THE WEEKEND, THE INSPECTOR SHALL BE NOTIFIED ONE WEEK IN ADVANCE OF SUCH WORK.
8. FOR SEWER AND STORM DRAINS, IF APPLICABLE, CUT SHEETS SHALL BE GIVEN TO THE INSPECTOR TWO WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR THE PURPOSE OF CHECKING. ALL CUT SHEETS USED ON THE JOB SITE SHALL BE ISSUED THROUGH THE TOWN'S INSPECTOR. LINE AND GRADE SHALL BE CHECKED AT EACH HUB. CUT SHEETS SHALL SHOW CUTS AT THE FIRST 25- AND 50-FOOT STATIONS OUT OF EACH DOWNSTREAM MANHOLE, THEN EVERY 50 FEET THEREAFTER AND AT ALL MANHOLES.
9. AT THE PUBLIC WORKS DIRECTOR'S DISCRETION, PRIOR TO COMMENCING ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE PHOTOGRAPHS DEPICTING PRE-EXISTING ROADWAY CONDITIONS. PHOTOGRAPHS, WHEN REQUIRED, SHALL BE TAKEN EVERY 50 FEET IN PAVED AREAS OR AT ANY OTHER LOCATION AS SPECIFIED BY THE PUBLIC WORKS DIRECTOR. THE PHOTOS SHALL BE PROVIDED ELECTRONICALLY ON A CD WITH AN ACCOMPANYING ELECTRONIC DOCUMENT DESCRIBING EACH PHOTO.
10. SIGNING, FLAGGING, AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THIS MANUAL AND THE MOST RECENT EDITIONS OF THE WSDOT TRAFFIC MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
11. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM WILL NOT BE PERMITTED WITHOUT THE CONSENT OF THE PUBLIC WORKS DIRECTOR. ANY DRAINAGE CULVERT, CATCH BASIN, MANHOLE, OR OTHER DRAINAGE STRUCTURE DISTURBED BY EXCAVATION SHALL BE REPLACED WITH NEW MATERIAL OR REPAIRED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR. TEMPORARY EROSION/SEDIMENT CONTROL MEASURES SHALL BE EMPLOYED TO PROTECT ADJACENT PROPERTY AND STORM DRAIN FACILITIES.
12. GRAVEL SHOULDERS DISTURBED BY EXCAVATION SHALL BE SHAPED TO TOWN STANDARDS AND PROVIDED WITH A MINIMUM OF 2 INCHES COMPACTED CRUSHED SURFACING TOP COURSE GRAVEL.
13. IF, IN THE OPINION OF THE PUBLIC WORKS DIRECTOR, WEATHER CONDITIONS DETERIORATE TO THE POINT WHERE THE TRAVELED ROADWAYS ARE UNSAFE FOR THE PUBLIC OR DETRIMENTAL TO THE RESTORATION OF THE ROADWAY, EXCAVATION SHALL CEASE IMMEDIATELY AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
14. ALL PIPE OR OTHER MATERIAL STORED ALONG TOWN RIGHT-OF-WAY MUST BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO AVOID FALLING ONTO THE ROADWAY.
15. NO EXCESS OR UNSUITABLE MATERIAL SHALL BE WASTED ON TOWN RIGHT-OF-WAY. ANY SUCH MATERIAL DUMPED ON PRIVATE PROPERTY MAY REQUIRE A GRADING PERMIT. VERIFY WITH THE TOWN'S PLANNING DEPARTMENT.
16. STREET SURFACES SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.
17. NO OPEN CUT CROSSING OF TOWN ROADS OR STREETS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE PUBLIC WORKS DIRECTOR.
18. THE MAXIMUM AMOUNT OF OPEN TRENCH ON STREETS SHALL BE 500 FEET. AT THE END OF EACH DAY, ALL DITCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES.
19. FINAL CLEANUP--INCLUDING COMPLETE RESTORATION OF SHOULDERS; CLEANING OF DITCHES, CULVERTS, AND CATCH BASINS; AND REMOVAL OF LOOSE MATERIAL FROM BACK SLOPES OF DITCHES--SHALL NOT BE MORE THAN 1,500 LINEAL FEET BEHIND EXCAVATION OPERATIONS OR AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
20. THE PERMITTEE WILL BE RESPONSIBLE TO COORDINATE WITH WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR ANY CONFLICT BETWEEN PERMIT WORK AND EXISTING MONUMENTATION.
21. TO REMOVE EXISTING ASBESTOS CEMENT PIPE FROM TRENCHES, A FEE AND PERMIT IS REQUIRED FROM THE NORTHWEST CLEAN AIR AGENCY (WWW.NWCLEANAIR.ORG). IN ADDITION, WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REQUIRES THAT OPERATORS REMOVING ASBESTOS CEMENT PIPE BE CERTIFIED.
22. THE CONTRACTOR'S CERTIFICATE OF INSURANCE AND PERFORMANCE BOND SHALL BE PROVIDED TO THE TOWN PRIOR TO THE START OF CONSTRUCTION.
23. CONSTRUCTION CERTIFICATION AND FOLLOW-UP PROCEDURES:
    - b. ALL INFRASTRUCTURE SYSTEM CONSTRUCTION ACTIVITY MUST BE COORDINATED THROUGH THE TOWN.
    - c. THE TOWN WILL INSPECT THE CONSTRUCTION AND WILL OBSERVE TESTING PRIOR TO AUTHORIZING CONNECTION TO AN EXISTING SYSTEM. ALL INSPECTION AND TESTING COSTS ARE TO BE PAID BY THE DEVELOPER.
    - d. TESTING MAY INCLUDE SOILS PAVING COMPACTION, PRESSURE, AND PURITY, AS APPLICABLE.
    - e. BACKFLOW PREVENTION DEVICES MUST BE INITIALLY TESTED AND CERTIFIED PRIOR TO BEING PLACED INTO SERVICE.

NOTES

1. A JOINT MAINTENANCE AGREEMENT FOR SEWER, STORM DRAINAGE AND DRIVEWAYS SERVICE LOTS 4,5,6 AND 8 IS REQUIRED BEFORE PROJECT ACCEPTANCE. SKAGIT COUNTY AUDITORS FILE NUMBER:_____.

   AN EASEMENT TO THE TOWN OF LA CONNER FOR WATER SERVICE TO LOTS 4,5,6 AND 8 IS REQUIRED BEFORE PROJECT ACCEPTANCE. SKAGIT COUNTY AUDITORS FILE NUMBER:_____.

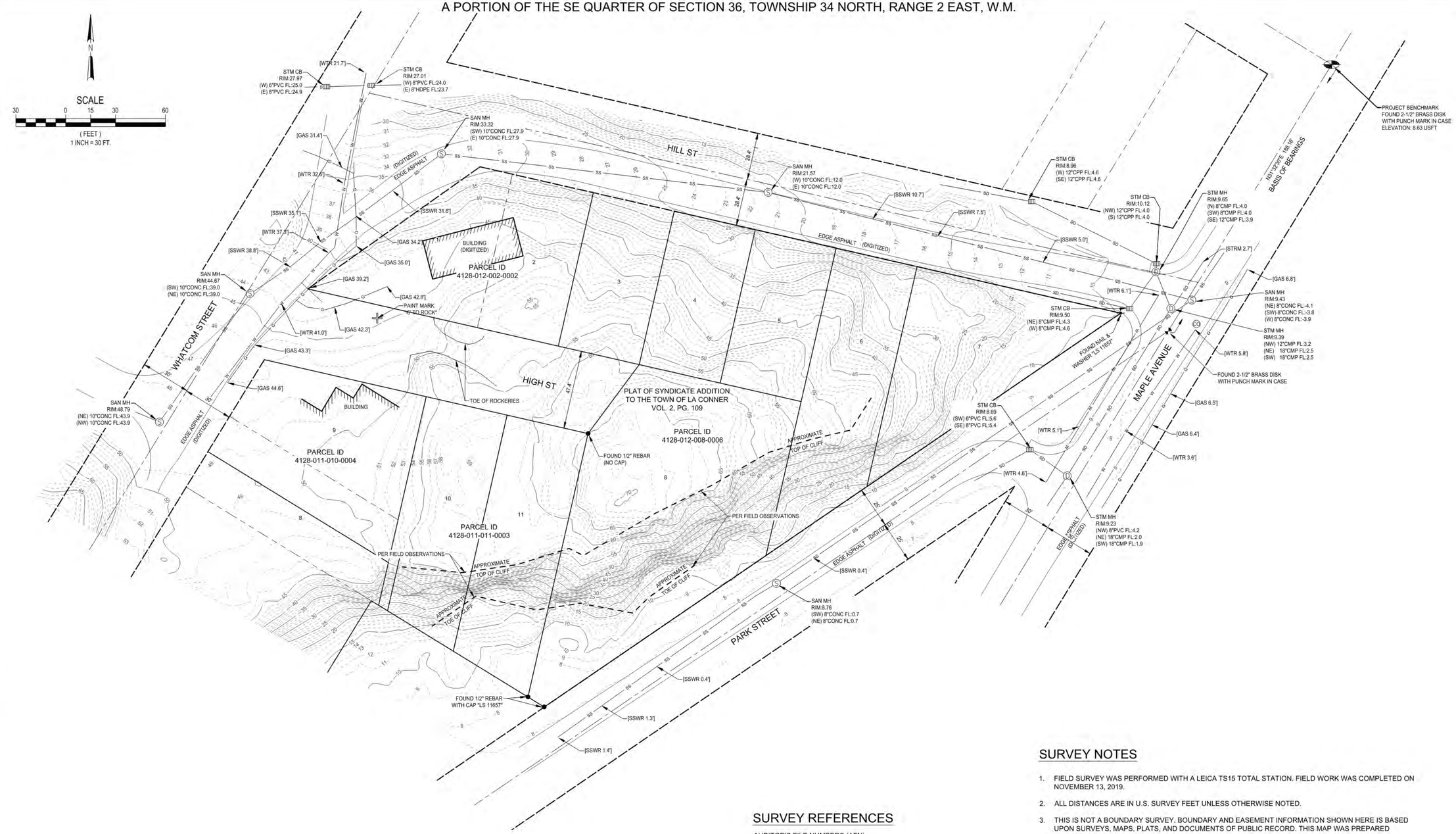
GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF LA CONNER THAT ARE CONTAINED IN A BOUND VOLUME ENTITLED "INFRASTRUCTURE IMPROVEMENTS PROJECT MANUAL."
2. THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE. LOCATION AND PROTECTION OF UNDERGROUND UTILITIES SHALL BE IN ACCORDANCE WITH CHAPTER 19.122 RCW. CALL 800-424-5555 AT LEAST TWO BUSINESS DAYS BEFORE ANY EXCAVATION.
3. REPLACE ANY DAMAGED OR DESTROYED MONUMENTS.
4. THIS PLAN AND PROFILE INFORMATION HAS BEEN FURNISHED BY THE DEVELOPER OR HIS ENGINEER.
5. MINIMUM SEPARATION BETWEEN SANITARY SEWERS AND POTABLE WATER LINES SHALL BE 10 FEET HORIZONTALLY (MEASURED SIDE TO SIDE) AND 18 INCHES VERTICALLY FROM BOTTOM OF WATER LINE TO CROWN OF SEWER. MINIMUM VERTICAL SEPARATION FOR PERPENDICULAR OR OBLIQUE CROSSINGS SHALL BE 3 FEET FROM OUTSIDE EDGES. SITUATIONS THAT REQUIRE LESS THAN MINIMUM SEPARATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH DOE'S "CRITERIA FOR SEWAGE WORKS DESIGN", LATEST EDITION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY EASEMENTS AND AGREEMENTS PRIOR TO CONSTRUCTION.
7. A PLUG SHALL BE PLACED IN THE OUTLET PIPE OF THE EXISTING MANHOLE TO WHICH NEW PIPE IS TO BE CONNECTED OR IN THE OUTLET OF THE FIRST NEW MANHOLE. THIS PLUG SHALL REMAIN IN PLACE AND MAY NOT BE REMOVED WITHOUT THE PERMISSION OF THE TOWN OF LA CONNER. REMOVAL WILL RESULT IN FORFEITURE OF THE SYSTEM ISOLATION DEPOSIT.

   CAUTION - EXTREME HAZARD - OVERHEAD ELECTRICAL SERVICE LINES ARE GENERALLY NOT SHOWN ON THE DRAWINGS. ELECTRICAL LINES SHOWN ON THE DRAWINGS ARE LOCATED BY POINT-TO-POINT, POWER-POLE-TO-POWER-POLE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD ELECTRICAL POWER IN ALL AREAS AND SHALL FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW AND REGULATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH UTILITY OWNERS AND DETERMINE THE EXTENT OF HAZARD AND REMEDIAL MEASURES, AND SHALL TAKE WHATEVER PRECAUTIONS MAY BE REQUIRED.

SNOHOMISH COUNTY
SKAGIT COUNTY
ISLAND COUNTY
TOWN OF LA CONNER
STATE HIGHWAY 20
MORRIS ST
MORRIS ST
SOUTH FIR ST
SOUTH BEACH ST
SOUTH RIVER ST
BOUNDARY ST
SOUTH 1ST ST
SOUTH 2ND ST
SOUTH 3RD ST
SOUTH 4TH ST
SOUTH 5TH ST
SOUTH 6TH ST
SOUTH 7TH ST
SOUTH 8TH ST
SOUTH 9TH ST
SOUTH 10TH ST
SOUTH 11TH ST
SOUTH 12TH ST
SOUTH 13TH ST
SOUTH 14TH ST
SOUTH 15TH ST
SOUTH 16TH ST
SOUTH 17TH ST
SOUTH 18TH ST
SOUTH 19TH ST
SOUTH 20TH ST
SOUTH 21ST ST
SOUTH 22ND ST
SOUTH 23RD ST
SOUTH 24TH ST
SOUTH 25TH ST
SOUTH 26TH ST
SOUTH 27TH ST
SOUTH 28TH ST
SOUTH 29TH ST
SOUTH 30TH ST
SOUTH 31ST ST
SOUTH 32ND ST
SOUTH 33RD ST
SOUTH 34TH ST
SOUTH 35TH ST
SOUTH 36TH ST
SOUTH 37TH ST
SOUTH 38TH ST
SOUTH 39TH ST
SOUTH 40TH ST
SOUTH 41ST ST
SOUTH 42ND ST
SOUTH 43RD ST
SOUTH 44TH ST
SOUTH 45TH ST
SOUTH 46TH ST
SOUTH 47TH ST
SOUTH 48TH ST
SOUTH 49TH ST
SOUTH 50TH ST
SOUTH 51ST ST
SOUTH 52ND ST
SOUTH 53RD ST
SOUTH 54TH ST
SOUTH 55TH ST
SOUTH 56TH ST
SOUTH 57TH ST
SOUTH 58TH ST
SOUTH 59TH ST
SOUTH 60TH ST
SOUTH 61ST ST
SOUTH 62ND ST
SOUTH 63RD ST
SOUTH 64TH ST
SOUTH 65TH ST
SOUTH 66TH ST
SOUTH 67TH ST
SOUTH 68TH ST
SOUTH 69TH ST
SOUTH 70TH ST
SOUTH 71ST ST
SOUTH 72ND ST
SOUTH 73RD ST
SOUTH 74TH ST
SOUTH 75TH ST
SOUTH 76TH ST
SOUTH 77TH ST
SOUTH 78TH ST
SOUTH 79TH ST
SOUTH 80TH ST
SOUTH 81ST ST
SOUTH 82ND ST
SOUTH 83RD ST
SOUTH 84TH ST
SOUTH 85TH ST
SOUTH 86TH ST
SOUTH 87TH ST
SOUTH 88TH ST
SOUTH 89TH ST
SOUTH 90TH ST
SOUTH 91ST ST
SOUTH 92ND ST
SOUTH 93RD ST
SOUTH 94TH ST
SOUTH 95TH ST
SOUTH 96TH ST
SOUTH 97TH ST
SOUTH 98TH ST
SOUTH 99TH ST
SOUTH 100TH ST
SOUTH 101ST ST
SOUTH 102ND ST
SOUTH 103RD ST
SOUTH 104TH ST
SOUTH 105TH ST
SOUTH 106TH ST
SOUTH 107TH ST
SOUTH 108TH ST
SOUTH 109TH ST
SOUTH 110TH ST
SOUTH 111TH ST
SOUTH 112TH ST
SOUTH 113TH ST
SOUTH 114TH ST
SOUTH 115TH ST
SOUTH 116TH ST
SOUTH 117TH ST
SOUTH 118TH ST
SOUTH 119TH ST
SOUTH 120TH ST
SOUTH 121ST ST
SOUTH 122ND ST
SOUTH 123RD ST
SOUTH 124TH ST
SOUTH 125TH ST
SOUTH 126TH ST
SOUTH 127TH ST
SOUTH 128TH ST
SOUTH 129TH ST
SOUTH 130TH ST
SOUTH 131ST ST
SOUTH 132ND ST
SOUTH 133RD ST
SOUTH 134TH ST
SOUTH 135TH ST
SOUTH 136TH ST
SOUTH 137TH ST
SOUTH 138TH ST
SOUTH 139TH ST
SOUTH 140TH ST
SOUTH 141ST ST
SOUTH 142ND ST
SOUTH 143RD ST
SOUTH 144TH ST
SOUTH 145TH ST
SOUTH 146TH ST
SOUTH 147TH ST
SOUTH 148TH ST
SOUTH 149TH ST
SOUTH 150TH ST
SOUTH 151ST ST
SOUTH 152ND ST
SOUTH 153RD ST
SOUTH 154TH ST
SOUTH 155TH ST
SOUTH 156TH ST
SOUTH 157TH ST
SOUTH 158TH ST
SOUTH 159TH ST
SOUTH 160TH ST
SOUTH 161ST ST
SOUTH 162ND ST
SOUTH 163RD ST
SOUTH 164TH ST
SOUTH 165TH ST
SOUTH 166TH ST
SOUTH 167TH ST
SOUTH 168TH ST
SOUTH 169TH ST
SOUTH 170TH ST
SOUTH 171ST ST
SOUTH 172ND ST
SOUTH 173RD ST
SOUTH 174TH ST
SOUTH 175TH ST
SOUTH 176TH ST
SOUTH 177TH ST
SOUTH 178TH ST
SOUTH 179TH ST
SOUTH 180TH ST
SOUTH 181ST ST
SOUTH 182ND ST
SOUTH 183RD ST
SOUTH 184TH ST
SOUTH 185TH ST
SOUTH 186TH ST
SOUTH 187TH ST
SOUTH 188TH ST
SOUTH 189TH ST
SOUTH 190TH ST
SOUTH 191ST ST
SOUTH 192ND ST
SOUTH 193RD ST
SOUTH 194TH ST
SOUTH 195TH ST
SOUTH 196TH ST
SOUTH 197TH ST
SOUTH 198TH ST
SOUTH 199TH ST
SOUTH 200TH ST
SOUTH 201ST ST
SOUTH 202ND ST
SOUTH 203RD ST
SOUTH 204TH ST
SOUTH 205TH ST
SOUTH 206TH ST
SOUTH 207TH ST
SOUTH 208TH ST
SOUTH 209TH ST
SOUTH 210TH ST
SOUTH 211TH ST
SOUTH 212TH ST
SOUTH 213TH ST
SOUTH 214TH ST
SOUTH 215TH ST
SOUTH 216TH ST
SOUTH 217TH ST
SOUTH 218TH ST
SOUTH 219TH ST
SOUTH 220TH ST
SOUTH 221ST ST
SOUTH 222ND ST
SOUTH 223RD ST
SOUTH 224TH ST
SOUTH 225TH ST
SOUTH 226TH ST
SOUTH 227TH ST
SOUTH 228TH ST
SOUTH 229TH ST
SOUTH 230TH ST
SOUTH 231ST ST
SOUTH 232ND ST
SOUTH 233RD ST
SOUTH 234TH ST
SOUTH 235TH ST
SOUTH 236TH ST
SOUTH 237TH ST
SOUTH 238TH ST
SOUTH 239TH ST
SOUTH 240TH ST
SOUTH 241ST ST
SOUTH 242ND ST
SOUTH 243RD ST
SOUTH 244TH ST
SOUTH 245TH ST
SOUTH 246TH ST
SOUTH 247TH ST
SOUTH 248TH ST
SOUTH 249TH ST
SOUTH 250TH ST
SOUTH 251ST ST
SOUTH 252ND ST
SOUTH 253RD ST
SOUTH 254TH ST
SOUTH 255TH ST
SOUTH 256TH ST
SOUTH 257TH ST
SOUTH 258TH ST
SOUTH 259TH ST
SOUTH 260TH ST
SOUTH 261ST ST
SOUTH 262ND ST
SOUTH 263RD ST
SOUTH 264TH ST
SOUTH 265TH ST
SOUTH 266TH ST
SOUTH 267TH ST
SOUTH 268TH ST
SOUTH 269TH ST
SOUTH 270TH ST
SOUTH 271ST ST
SOUTH 272ND ST
SOUTH 273RD ST
SOUTH 274TH ST
SOUTH 275TH ST
SOUTH 276TH ST
SOUTH 277TH ST
SOUTH 278TH ST
SOUTH 279TH ST
SOUTH 280TH ST
SOUTH 281ST ST
SOUTH 282ND ST
SOUTH 283RD ST
SOUTH 284TH ST
SOUTH 285TH ST
SOUTH 286TH ST
SOUTH 287TH ST
SOUTH 288TH ST
SOUTH 289TH ST
SOUTH 290TH ST
SOUTH 291ST ST
SOUTH 292ND ST
SOUTH 293RD ST
SOUTH 294TH ST
SOUTH 295TH ST
SOUTH 296TH ST
SOUTH 297TH ST
SOUTH 298TH ST
SOUTH 299TH ST
SOUTH 300TH ST
SOUTH 301ST ST
SOUTH 302ND ST
SOUTH 303RD ST
SOUTH 304TH ST
SOUTH 305TH ST
SOUTH 306TH ST
SOUTH 307TH ST
SOUTH 308TH ST
SOUTH 309TH ST
SOUTH 310TH ST
SOUTH 311TH ST
SOUTH 312TH ST
SOUTH 313TH ST
SOUTH 314TH ST
SOUTH 315TH ST
SOUTH 316TH ST
SOUTH 317TH ST
SOUTH 318TH ST
SOUTH 319TH ST
SOUTH 320TH ST
SOUTH 321ST ST
SOUTH 322ND ST
SOUTH 323RD ST
SOUTH 324TH ST
SOUTH 325TH ST
SOUTH 326TH ST
SOUTH 327TH ST
SOUTH 328TH ST
SOUTH 329TH ST
SOUTH 330TH ST
SOUTH 331ST ST
SOUTH 332ND ST
SOUTH 333RD ST
SOUTH 334TH ST
SOUTH 335TH ST
SOUTH 336TH ST
SOUTH 337TH ST
SOUTH 338TH ST
SOUTH 339TH ST
SOUTH 340TH ST
SOUTH 341ST ST
SOUTH 342ND ST
SOUTH 343RD ST
SOUTH 344TH ST
SOUTH 345TH ST
SOUTH 346TH ST
SOUTH 347TH ST
SOUTH 348TH ST
SOUTH 349TH ST
SOUTH 350TH ST
SOUTH 351ST ST
SOUTH 352ND ST
SOUTH 353RD ST
SOUTH 354TH ST
SOUTH 355TH ST
SOUTH 356TH ST
SOUTH 357TH ST
SOUTH 358TH ST
SOUTH 359TH ST
SOUTH 360TH ST
SOUTH 361ST ST
SOUTH 362ND ST
SOUTH 363RD ST
SOUTH 364TH ST
SOUTH 365TH ST
SOUTH 366TH ST
SOUTH 367TH ST
SOUTH 368TH ST
SOUTH 369TH ST
SOUTH 370TH ST
SOUTH 371ST ST
SOUTH 372ND ST
SOUTH 373RD ST
SOUTH 374TH ST
SOUTH 375TH ST
SOUTH 376TH ST
SOUTH 377TH ST
SOUTH 378TH ST
SOUTH 379TH ST
SOUTH 380TH ST
SOUTH 381ST ST
SOUTH 382ND ST
SOUTH 383RD ST
SOUTH 384TH ST
SOUTH 385TH ST
SOUTH 386TH ST
SOUTH 387TH ST
SOUTH 388TH ST
SOUTH 389TH ST
SOUTH 390TH ST
SOUTH 391ST ST
SOUTH 392ND ST
SOUTH 393RD ST
SOUTH 394TH ST
SOUTH 395TH ST
SOUTH 396TH ST
SOUTH 397TH ST
SOUTH 398TH ST
SOUTH 399TH ST
SOUTH 400TH ST
SOUTH 401ST ST
SOUTH 402ND ST
SOUTH 403RD ST
SOUTH 404TH ST
SOUTH 405TH ST
SOUTH 406TH ST
SOUTH 407TH ST
SOUTH 408TH ST
SOUTH 409TH ST
SOUTH 410TH ST
SOUTH 411ST ST
SOUTH 412ND ST
SOUTH 413RD ST
SOUTH 414TH ST
SOUTH 415TH ST
SOUTH 416TH ST
SOUTH 417TH ST
SOUTH 418TH ST
SOUTH 419TH ST
SOUTH 420TH ST
SOUTH 421ST ST
SOUTH 422ND ST
SOUTH 423RD ST
SOUTH 424TH ST
SOUTH 425TH ST
SOUTH 426TH ST
SOUTH 427TH ST
SOUTH 428TH ST
SOUTH 429TH ST
SOUTH 430TH ST
SOUTH 431ST ST
SOUTH 432ND ST
SOUTH 433RD ST
SOUTH 434TH ST
SOUTH 435TH ST
SOUTH 436TH ST
SOUTH 437TH ST
SOUTH 438TH ST
SOUTH 439TH ST
SOUTH 440TH ST
SOUTH 441ST ST
SOUTH 442ND ST
SOUTH 443RD ST
SOUTH 444TH ST
SOUTH 445TH ST
SOUTH 446TH ST
SOUTH 447TH ST
SOUTH 448TH ST
SOUTH 449TH ST
SOUTH 450TH ST
SOUTH 451ST ST
SOUTH 452ND ST
SOUTH 453RD ST
SOUTH 454TH ST
SOUTH 455TH ST
SOUTH 456TH ST
SOUTH 457TH ST
SOUTH 458TH ST
SOUTH 459TH ST
SOUTH 460TH ST
SOUTH 461ST ST
SOUTH 462ND ST
SOUTH 463RD ST
SOUTH 464TH ST
SOUTH 465TH ST
SOUTH 466TH ST
SOUTH 467TH ST
SOUTH 468TH ST
SOUTH 469TH ST
SOUTH 470TH ST
SOUTH 471ST ST
SOUTH 472ND ST
SOUTH 473RD ST
SOUTH 474TH ST
SOUTH 475TH ST
SOUTH 476TH ST
SOUTH 477TH ST
SOUTH 478TH ST
SOUTH 479TH ST
SOUTH 480TH ST
SOUTH 481ST ST
SOUTH 482ND ST
SOUTH 483RD ST
SOUTH 484TH ST
SOUTH 485TH ST
SOUTH 486TH ST
SOUTH 487TH ST
SOUTH 488TH ST
SOUTH 489TH ST
SOUTH 490TH ST
SOUTH 491ST ST
SOUTH 492ND ST
SOUTH 493RD ST
SOUTH 494TH ST
SOUTH 495TH ST
SOUTH 496TH ST
SOUTH 497TH ST
SOUTH 498TH ST
SOUTH 499TH ST
SOUTH 500TH ST
SOUTH 501ST ST
SOUTH 502ND ST
SOUTH 503RD ST
SOUTH 504TH ST
SOUTH 505TH ST
SOUTH 506TH ST
SOUTH 507TH ST
SOUTH 508TH ST
SOUTH 509TH ST
SOUTH 510TH ST
SOUTH 511TH ST
SOUTH 512TH ST
SOUTH 513TH ST
SOUTH 514TH ST
SOUTH 515TH ST
SOUTH 516TH ST
SOUTH 517TH ST
SOUTH 518TH ST
SOUTH 519TH ST
SOUTH 520TH ST
SOUTH 521ST ST
SOUTH 522ND ST
SOUTH 523RD ST
SOUTH 524TH ST
SOUTH 525TH ST
SOUTH 526TH ST
SOUTH 527TH ST
SOUTH 528TH ST
SOUTH 529TH ST
SOUTH 530TH ST
SOUTH 531ST ST
SOUTH 532ND ST
SOUTH 533RD ST
SOUTH 534TH ST
SOUTH 535TH ST
SOUTH 536TH ST
SOUTH 537TH ST
SOUTH 538TH ST
SOUTH 539TH ST
SOUTH 540TH ST
SOUTH 541ST ST
SOUTH 542ND ST
SOUTH 543RD ST
SOUTH 544TH ST
SOUTH 545TH ST
SOUTH 546TH ST
SOUTH 547TH ST
SOUTH 548TH ST
SOUTH 549TH ST
SOUTH 550TH ST
SOUTH 551ST ST
SOUTH 552ND ST
SOUTH 553RD ST
SOUTH 554TH ST
SOUTH 555TH ST
SOUTH 556TH ST
SOUTH 557TH ST
SOUTH 558TH ST
SOUTH 559TH ST
SOUTH 560TH ST
SOUTH 561ST ST
SOUTH 562ND ST
SOUTH 563RD ST
SOUTH 564TH ST
SOUTH 565TH ST
SOUTH 566TH ST
SOUTH 567TH ST
SOUTH 568TH ST
SOUTH 569TH ST
SOUTH 570TH ST
SOUTH 571ST ST
SOUTH 572ND ST
SOUTH 573RD ST
SOUTH 574TH ST
SOUTH 575TH ST
SOUTH 576TH ST
SOUTH 577TH ST
SOUTH 578TH ST
SOUTH 579TH ST
SOUTH 580TH ST
SOUTH 581ST ST
SOUTH 582ND ST
SOUTH 583RD ST
SOUTH 584TH ST
SOUTH 585TH ST
SOUTH 586TH ST
SOUTH 587TH ST
SOUTH 588TH ST
SOUTH 589TH ST
SOUTH 590TH ST
SOUTH 591ST ST
SOUTH 592ND ST
SOUTH 593RD ST
SOUTH 594TH ST
SOUTH 595TH ST
SOUTH 596TH ST
SOUTH 597TH ST
SOUTH 598TH ST
SOUTH 599TH ST
SOUTH 600TH ST
SOUTH 601ST ST
SOUTH 602ND ST
SOUTH 603RD ST
SOUTH 604TH ST
SOUTH 605TH ST
SOUTH 606TH ST
SOUTH 607TH ST
SOUTH 608TH ST
SOUTH 609TH ST
SOUTH 610TH ST
SOUTH 611ST ST
SOUTH 612ND ST
SOUTH 613RD ST
SOUTH 614TH ST
SOUTH 615TH ST
SOUTH 616TH ST
SOUTH 617TH ST
SOUTH 618TH ST
SOUTH 619TH ST
SOUTH 620TH ST
SOUTH 621ST ST
SOUTH 622ND ST
SOUTH 623RD ST
SOUTH 624TH ST
SOUTH 625TH ST
SOUTH 626TH ST
SOUTH 627TH ST
SOUTH 628TH ST
SOUTH 629TH ST
SOUTH 630TH ST
SOUTH 631ST ST
SOUTH 632ND ST
SOUTH 633RD ST
SOUTH 634TH ST
SOUTH 635TH ST
SOUTH 636TH ST
SOUTH 637TH ST
SOUTH 638TH ST
SOUTH 639TH ST
SOUTH 640TH ST
SOUTH 641ST ST
SOUTH 642ND ST
SOUTH 643RD ST
SOUTH 644TH ST
SOUTH 645TH ST
SOUTH 646TH ST
SOUTH 647TH ST
SOUTH 648TH ST
SOUTH 649TH ST
SOUTH 650TH ST
SOUTH 651ST ST
SOUTH 652ND ST
SOUTH 653RD ST
SOUTH 654TH ST
SOUTH 655TH ST
SOUTH 656TH ST
SOUTH 657TH ST
SOUTH 658TH ST
SOUTH 659TH ST
SOUTH 660TH ST
SOUTH 661ST ST
SOUTH 662ND ST
SOUTH 663RD ST
SOUTH 664TH ST
SOUTH 665TH ST
SOUTH 666TH ST
SOUTH 667TH ST
SOUTH 668TH ST
SOUTH 669TH ST
SOUTH 670TH ST
SOUTH 671ST ST
SOUTH 672ND ST
SOUTH 673RD ST
SOUTH 674TH ST
SOUTH 675TH ST
SOUTH 676TH ST
SOUTH 677TH ST
SOUTH 678TH ST
SOUTH 679TH ST
SOUTH 680TH ST
SOUTH 681ST ST
SOUTH 682ND ST
SOUTH 683RD ST
SOUTH 684TH ST
SOUTH 685TH ST
SOUTH 686TH ST
SOUTH 687TH ST
SOUTH 688TH ST
SOUTH 689TH ST
SOUTH 690TH ST
SOUTH 691ST ST
SOUTH 692ND ST
SOUTH 693RD ST
SOUTH 694TH ST
SOUTH 695TH ST
SOUTH 696TH ST
SOUTH 697TH ST
SOUTH 698TH ST
SOUTH 699TH ST
SOUTH 700TH ST
SOUTH 701ST ST
SOUTH 702ND ST
SOUTH 703RD ST
SOUTH 704TH ST
SOUTH 705TH ST
SOUTH 706TH ST
SOUTH 707TH ST
SOUTH 708TH ST
SOUTH 709TH ST
SOUTH 710TH ST
SOUTH 711ST ST
SOUTH 712ND ST
SOUTH 713RD ST
SOUTH 714TH ST
SOUTH 715TH ST
SOUTH 716TH ST
SOUTH 717TH ST
SOUTH 718TH ST
SOUTH 719TH ST
SOUTH 720TH ST
SOUTH 721ST ST
SOUTH 722ND ST
SOUTH 723RD ST
SOUTH 724TH ST
SOUTH 725TH ST
SOUTH 726TH ST
SOUTH 727TH ST
SOUTH 728TH ST
SOUTH 729TH ST
SOUTH 730TH ST
SOUTH 731ST ST
SOUTH 732ND ST
SOUTH 733RD ST
SOUTH 734TH ST
SOUTH 735TH ST
SOUTH 736TH ST
SOUTH 737TH ST
SOUTH 738TH ST
SOUTH 739TH ST
SOUTH 740TH ST
SOUTH 741ST ST
SOUTH 742ND ST
SOUTH 743RD ST
SOUTH 744TH ST
SOUTH 745TH ST
SOUTH 746TH ST
SOUTH 747TH ST
SOUTH 748TH ST
SOUTH 749TH ST
SOUTH 750TH ST
SOUTH 751ST ST
SOUTH 752ND ST
SOUTH 753RD ST
SOUTH 754TH ST
SOUTH 755TH ST
SOUTH 756TH ST
SOUTH 757TH ST
SOUTH 758TH ST
SOUTH 759TH ST
SOUTH 760TH ST
SOUTH 761ST ST
SOUTH 762ND ST
SOUTH 763RD ST
SOUTH 764TH ST
SOUTH 765TH ST
SOUTH 766TH ST
SOUTH 767TH ST
SOUTH 768TH ST
SOUTH 769TH ST
SOUTH 770TH ST
SOUTH 771ST ST
SOUTH 772ND ST
SOUTH 773RD ST
SOUTH 774TH ST
SOUTH 775TH ST
SOUTH 776TH ST
SOUTH 777TH ST
SOUTH 778TH ST
SOUTH 779TH ST
SOUTH 780TH ST
SOUTH 781ST ST
SOUTH 782ND ST
SOUTH 783RD ST
SOUTH 784TH ST
SOUTH 785TH ST
SOUTH 786TH ST
SOUTH 787TH ST
SOUTH 788TH ST
SOUTH 789TH ST
SOUTH 790TH ST
SOUTH 791ST ST
SOUTH 792ND ST
SOUTH 793RD ST
SOUTH 794TH ST
SOUTH 795TH ST
SOUTH 796TH ST
SOUTH 797TH ST
SOUTH 798TH ST
SOUTH 799TH ST
SOUTH 800TH ST
SOUTH 801ST ST
SOUTH 802ND ST
SOUTH 803RD ST
SOUTH 804TH ST
SOUTH 805TH ST
SOUTH 806TH ST
SOUTH 807TH ST
SOUTH 808TH ST
SOUTH 809TH ST
SOUTH 810TH ST
SOUTH 811ST ST
SOUTH 812ND ST
SOUTH 813RD ST
SOUTH 814TH ST
SOUTH 815TH ST
SOUTH 816TH ST
SOUTH 817TH ST
SOUTH 818TH ST
SOUTH 819TH ST
SOUTH 820TH ST
SOUTH 821ST ST
SOUTH 822ND ST
SOUTH 823RD ST
SOUTH 824TH ST
SOUTH 825TH ST
SOUTH 826TH ST
SOUTH 827TH ST
SOUTH 828TH ST
SOUTH 829TH ST
SOUTH 830TH ST
SOUTH 831ST ST
SOUTH 832ND ST
SOUTH 833RD ST
SOUTH 834TH ST
SOUTH 835TH ST
SOUTH 836TH ST
SOUTH 837TH ST
SOUTH 838TH ST
SOUTH 839TH ST
SOUTH 840TH ST
SOUTH 841ST ST
SOUTH 842ND ST
SOUTH 843RD ST
SOUTH 844TH ST
SOUTH 845TH ST
SOUTH 846TH ST
SOUTH 847TH ST
SOUTH 848TH ST
SOUTH 849TH ST
SOUTH 850TH ST
SOUTH 851ST ST
SOUTH 852ND ST
SOUTH 853RD ST
SOUTH 854TH ST
SOUTH 855TH ST
SOUTH 856TH ST
SOUTH 857TH ST
SOUTH 858TH ST
SOUTH 859TH ST
SOUTH 860TH ST
SOUTH

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



SURVEY REFERENCES

AUDITOR'S FILE NUMBERS (AFN):

200003030117
200508080163

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE OBSERVED BEARING OF THE CENTERLINE OF MAPLE AVENUE AS NORTH 31°32'30" EAST.

VERTICAL DATUM

VERTICAL DATUM IS NAVD88 PER TOWN OF LA CONNER DATUM POINT CHS-9, A 2-1/2" BRASS DISK WITH PUNCH MARK IN CASE AT THE INTERSECTION OF MYRTLE STREET AND MAPLE AVENUE.

ELEVATION: 8.63 U.S. SURVEY FEET.

SURVEY NOTES

1. FIELD SURVEY WAS PERFORMED WITH A LEICA TS15 TOTAL STATION. FIELD WORK WAS COMPLETED ON NOVEMBER 13, 2019.
2. ALL DISTANCES ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EASEMENT INFORMATION SHOWN HERE IS BASED UPON SURVEYS, MAPS, PLATS, AND DOCUMENTS OF PUBLIC RECORD. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THE INTENT OF THIS SURVEY IS TO DEPICT SELECTED IMPROVEMENTS IN THE PROJECT AREA. TOPOGRAPHIC ELEMENTS SHOWN HEREON ARE INTENDED FOR INFORMATIONAL AND PLANNING PURPOSES.
5. CONTOURS SHOWN HEREON ARE DERIVED FROM LIGHT DETECTION AND RANGING (LiDAR) DATA GATHERED BY WATERSHED SCIENCES INC. (WSI) FOR THE UNITED STATES GEOLOGICAL SURVEY (USGS) SKAGIT RIVER ESTUARY PROJECT IN MAY OF 2012. CONTOURS HAVE NOT BEEN FIELD VERIFIED.
6. SPOT ELEVATIONS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. ABOVE-GROUND UTILITIES SHOWN HEREON WERE LOCATED BY DIRECT FIELD OBSERVATIONS. UNDERGROUND STORM AND SANITARY SEWER LINES ARE BASED UPON OBSERVATIONS AND INVERT MEASUREMENTS TAKEN AT SURFACE STRUCTURES SUCH AS MANHOLES. OTHER UNDERGROUND UTILITIES AND DEPTHS IN BRACKETS [] SHOWN HEREON ARE BASED UPON PAINT MARKS PLACED BY A THIRD-PARTY LOCATION SERVICE. WHERE POSSIBLE, THE LOCATION AND TYPE OF UTILITIES WERE COMPARED TO PUBLICLY AVAILABLE AS-BUILT PLANS. DISCREPANCIES FOUND ARE AS NOTED ON THIS MAP. NO SUBSURFACE INVESTIGATION WAS PERFORMED BY DAVID EVANS AND ASSOCIATES, INC. OTHER UTILITIES MAY EXIST UPON SUBJECT PROPERTY NOT SHOWN HEREON.

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

EXISTING CONDITIONS

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	BY	CK

DATE: REVIEWED BY: JWM DESIGNED: JWM CADD: ADC

JACK N. MOLVER — STATE OF WASHINGTON — 20777 — REGISTERED PROFESSIONAL ENGINEER — 6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

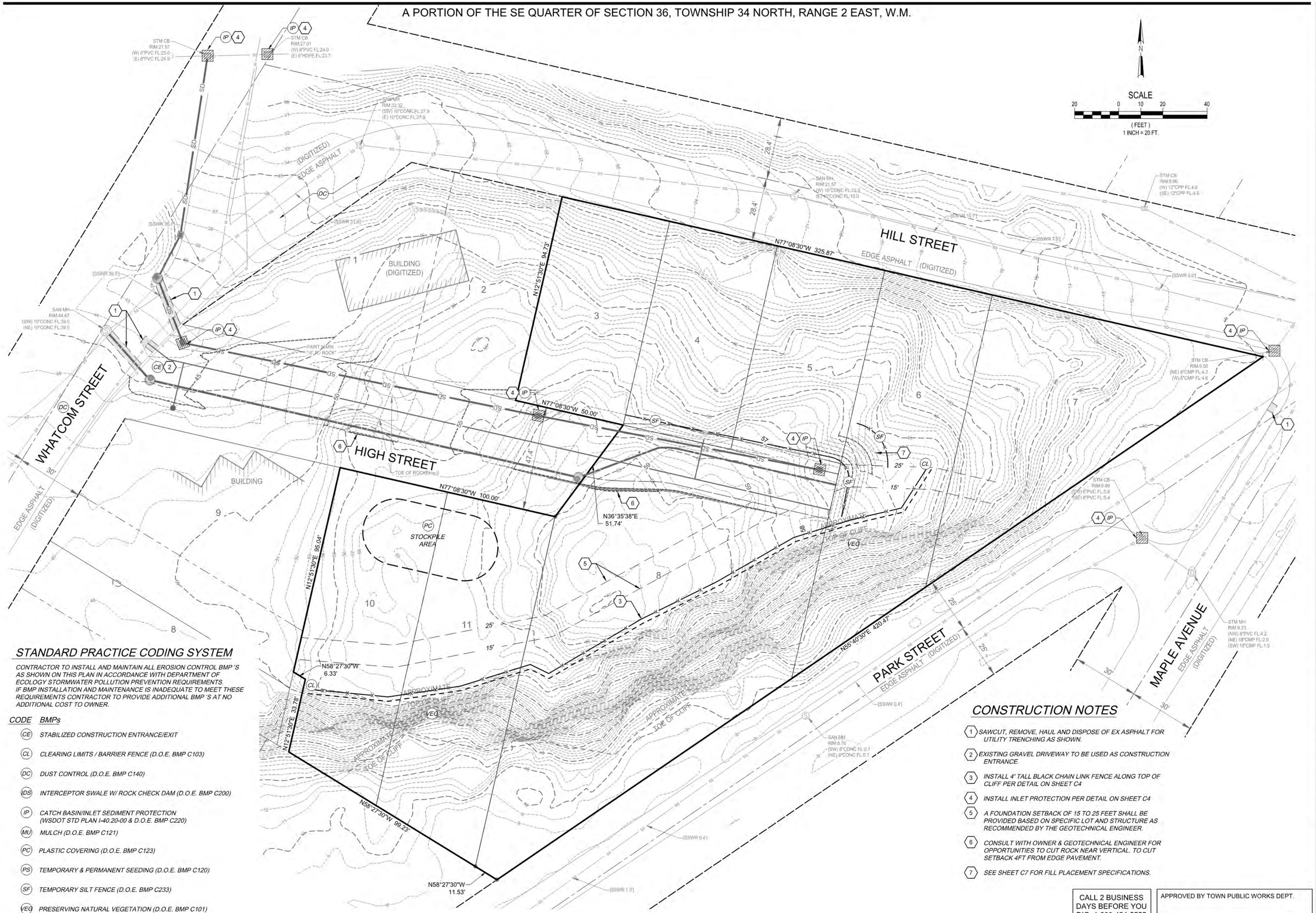
FIRST SUBMITTAL DATE: 06/15/2020
SCALE: HORIZ.: 1"=30' VERT.:

PROJECT NO.
HBRMSNAP0001

SHEET NO.
C2
OF 12

Plot Date: 6/15/2020 3:52 PM
Save Date: 5/27/2020 3:04 PM
By: Chris Diehr
By: Cad File: P:\HHBRMSNAP0001\040\CAD\SHEETS\ec-IM-002-HBRMSNAP0001.dwg

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



STANDARD PRACTICE CODING SYSTEM

CONTRACTOR TO INSTALL AND MAINTAIN ALL EROSION CONTROL BMP 'S AS SHOWN ON THIS PLAN IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STORMWATER POLLUTION PREVENTION REQUIREMENTS. IF BMP INSTALLATION AND MAINTENANCE IS INADEQUATE TO MEET THESE REQUIREMENTS CONTRACTOR TO PROVIDE ADDITIONAL BMP 'S AT NO ADDITIONAL COST TO OWNER.

CODE	BMPs
CE	STABILIZED CONSTRUCTION ENTRANCE/EXIT
CL	CLEARING LIMITS / BARRIER FENCE (D.O.E. BMP C103)
DC	DUST CONTROL (D.O.E. BMP C140)
IDS	INTERCEPTOR SWALE W/ ROCK CHECK DAM (D.O.E. BMP C200)
IP	CATCH BASIN/INLET SEDIMENT PROTECTION (WSDOT STD PLAN I-40.20-00 & D.O.E. BMP C220)
MU	MULCH (D.O.E. BMP C121)
PC	PLASTIC COVERING (D.O.E. BMP C123)
PS	TEMPORARY & PERMANENT SEEDING (D.O.E. BMP C120)
SF	TEMPORARY SILT FENCE (D.O.E. BMP C233)
VEG	PRESERVING NATURAL VEGETATION (D.O.E. BMP C101)

CONSTRUCTION NOTES

1. *SAWCUT, REMOVE, HAUL AND DISPOSE OF EX ASPHALT FOR UTILITY TRENCHING AS SHOWN.*
2. *EXISTING GRAVEL DRIVEWAY TO BE USED AS CONSTRUCTION ENTRANCE.*
3. *INSTALL 4' TALL BLACK CHAIN LINK FENCE ALONG TOP OF CLIFF PER DETAIL ON SHEET C4*
4. *INSTALL INLET PROTECTION PER DETAIL ON SHEET C4*
5. *A FOUNDATION SETBACK OF 15 TO 25 FEET SHALL BE PROVIDED BASED ON SPECIFIC LOT AND STRUCTURE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.*
6. *CONSULT WITH OWNER & GEOTECHNICAL ENGINEER FOR OPPORTUNITIES TO CUT ROCK NEAR VERTICAL. TO CUT SETBACK 4FT FROM EDGE PAVEMENT.*
7. *SEE SHEET C7 FOR FILL PLACEMENT SPECIFICATIONS.*

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

Plot Date: 6/15/2020 3:53 PM
Save Date: 6/15/2020 10:48 AM
By: Chris Dietz
By: CHr
File: P:\HHBRMSNAP0001\0400CAD\SHEETS\sc-IM-003-HBRMSNAP0001.dwg

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

TESC & SITE PREP PLAN

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	BY	CK

DATE: CADD: ADC

REVIEWED BY: JMM
DESIGNED: JMM

JACK N. MOLIVER — STATE OF WASHINGTON — 20777 — REGISTERED PROFESSIONAL ENGINEER — 6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 06/15/2020
SCALE: HORIZ.: — VERT.: —

PROJECT NO.
HBRMSNAP0001

SHEET NO.
C3
OF 12

TESC STANDARD NOTES

1. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES).
2. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC BMPs IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
4. CONSTRUCT THE ESC BMPs SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPs AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE APPLICANT SHALL INSPECT THE ESC BMPs DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. INSPECT AND MAINTAIN THE ESC BMPs ON INACTIVE SITES A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT (I.E. A 24-HOUR STORM EVENT WITH A 10-YR OR GREATER RECURRENCE INTERVAL).
8. AT NO TIME SHALL THE SEDIMENT EXCEED 60-PERCENT OF THE SUMP DEPTH OR HAVE LESS THAN 6-INCHES OF CLEARANCE FROM THE SEDIMENT SURFACE TO THE INVERT OF THE LOWEST PIPE. 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.
9. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

EROSION CONTROL MONITORING PLAN

1. OBSERVE EROSION CONTROL MEASURES AT THE BEGINNING AND END OF EACH DAY. REPAIR AND OR REPLACE AS NECESSARY TO ASSURE PROPER FUNCTION.
2. OBSERVE COLLECTION FACILITIES DURING PERIODS OF HEAVY RAINFALL AND WET WEATHER CONDITIONS.
3. OBSERVE AND MONITOR STABILIZATION TECHNIQUES UNTIL HOUSE CONSTRUCTION IS STARTED. MAKE REPAIRS AND/OR ALTERATIONS AS NECESSARY TO PREVENT EROSION.

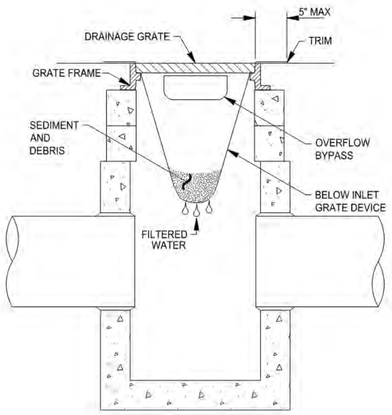
WET WEATHER GRADING AND TESCP NOTES

1. FROM OCTOBER 1 TO APRIL 30, NO DENUDED SOIL AREAS AND SOIL STOCKPILES MAY REMAIN EXPOSED FOR MORE THAN 2 DAYS.
2. BETWEEN OCTOBER 1 TO MARCH 31, NO MORE THAN 500 FEET OF CONTINUOUS TRENCH MAY REMAIN OPEN AT ONE TIME UNLESS CHECK DAMS TO REDUCE FLOW VELOCITIES AND PREVENT EROSION ARE INSTALLED IN ACCORDANCE WITH THE SNOHOMISH COUNTY EDDS.
3. FROM OCTOBER 1 TO MARCH 31, GRADING REQUIRING A PERMIT SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE DIRECTOR THAT EROSION CONTROL MEASURES WILL LIKELY PREVENT SIGNIFICANT EROSION AND DISCHARGE TO CRITICAL AREAS.

BEST MANAGEMENT PRACTICE SCHEDULE

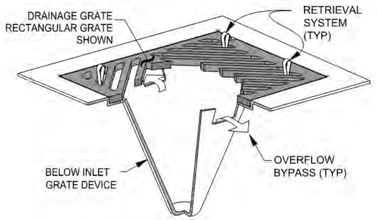
1. SCHEDULE AND ATTEND PRECONSTRUCTION CONFERENCE.
2. KEEP EXISTING GRAVEL DRIVEWAY IN TACT FOR USE AS CONSTRUCTION ENTRANCE.
3. FIELD STAKE AND FLAG CLEARING LIMITS.
4. INSTALL FILTER FABRIC SILT FENCE & HIGH VISIBILITY FENCE WHERE NECESSSARY
5. CLEAR WITHIN FLAGGED CLEARING LIMITS.
6. ROUGH GRADE ROADS. STOCKPILE STRIPPINGS IN DESIGNATED AREA. STRIPPINGS TO BE REMOVED PRIOR TO FINAL PLAT RECORDING.
7. INSTALL STORM DRAINAGE AND WATER SYSTEMS. INSTALL STORM DRAIN INLET PROTECTION ON EACH CATCH BASIN AS ITS CONSTRUCTED TO CONTROL SEDIMENT FROM ENTERING SYSTEM.
8. FINE GRADE ROADS AND INSTALL PAVEMENT. SWEEP OR WASH ROADWAYS EACH WORK DAY OF SEDIMENT THAT IS TRACKED ONTO PAVEMENT.
9. INSTALL POWER, TELEPHONE, CABLE TELEVISION AND GAS LINES.
10. MULCH AND PERMANENT SEED WITHIN CLEARING LIMITS.
11. REMOVE TEMPORARY EROSION CONTROL FACILITIES ONLY AFTER ENTIRE SITE IS STABILIZED AND THE POTENTIAL FOR EROSION HAS PASSED.
12. CLEAN STORM DRAIN SYSTEM OF ALL SILT.

CALL
2 BUSINESS DAYS
BEFORE YOU DIG
FOR UTILITY LOCATE
811



SECTION VIEW

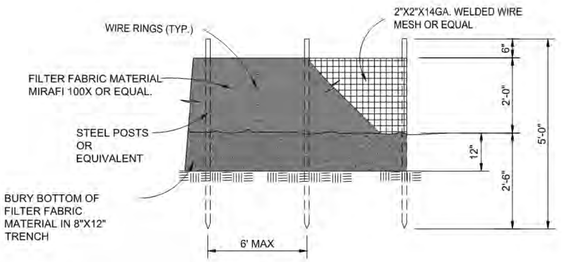
NOTES
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).

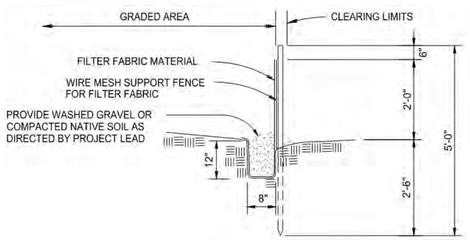


ISOMETRIC VIEW

STORM DRAIN INLET PROTECTION

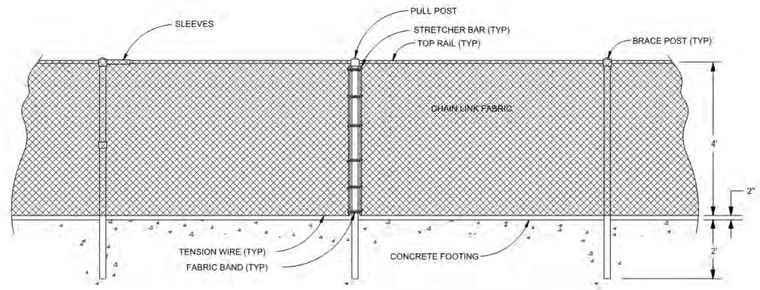
REF: WSDOT STD PLAN I-40.20-00
NOT TO SCALE

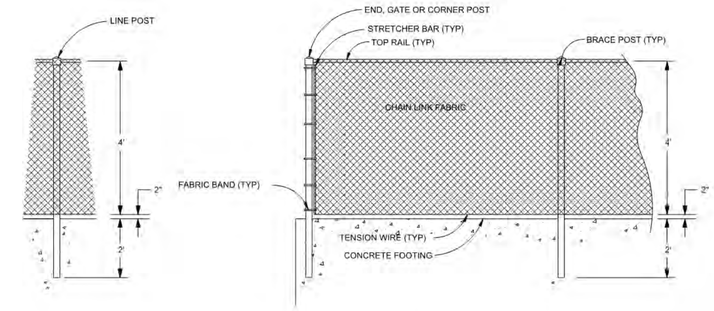




FILTER FABRIC SILT FENCE

NOT TO SCALE





MEMBER SCHEDULE

BRACE RAIL AND TOP RAIL		LINE AND BRACE POST		END, CORNER AND PULL POST		ALL POSTS
ROUND		ROUND		ROUND		
I.D. PIPE (INCHES)	WEIGHT PER FOOT (POUNDS)	I.D. PIPE (INCHES)	WEIGHT PER FOOT (POUNDS)	I.D. PIPE (INCHES)	WEIGHT PER FOOT (POUNDS)	LENGTH
1 1/4	2.27	2	3.65	2 1/2	5.79	6'-2"

NOTES:
1. ALL POSTS SHALL BE SPACES AT 10 FEET MAXIMUM INTERVALS UNLESS OTHERWISE DIRECTED BY ENGINEER.
2. TOP AND BOTTOM TENSION WIRES SHALL BE PLACED WITHIN THE LIMITS OF THE FIRST FULL FABRIC WEAVE.
3. DETAILS ARE ILLUSTRATIVE AND SHALL NOT LIMIT HARDWARE DESIGN OR POST SELECTION OF ANY PARTICULAR FENCE TYPE.
4. FENCE POSTS AND CHAIN LINK MESH TO BE BLACK VINYL COATED.

4' BLACK CHAIN LINK FENCE

NOT TO SCALE

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

TESC NOTES & DETAILS

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

WASHINGTON

TOWN OF LA CONNER

DATE: | BY | CK | CADD: JGC
REVIEWED BY: JWM | NO. | DATE | REVISION | DESIGNED: JWM

JACK N. MOLYNEAUX — STATE OF WASHINGTON — 20772 — REGISTERED PROFESSIONAL ENGINEER — 6/6/20

STAMP NOT VALID
UNLESS SIGNED AND DATED

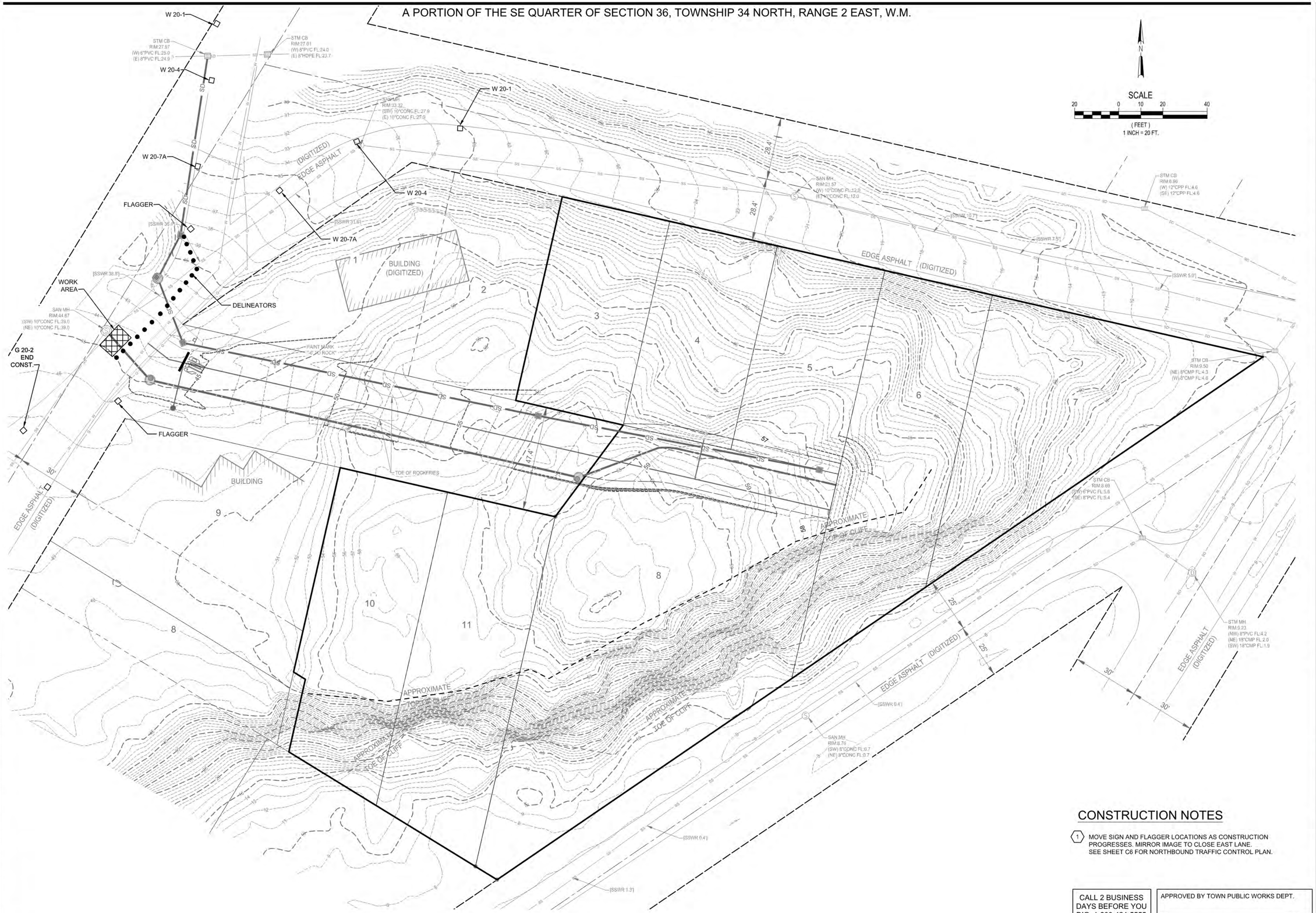
FIRST SUBMITTAL DATE: 06/15/2020
SCALE: HORZ.: 1"=20' VERT.: —

PROJECT NO.
HBRMSNAP0001

SHEET NO.
C4
OF 12

Plot Date: 6/15/2020 3:54 PM By: Chris Dietz
Save Date: 5/27/2020 3:06 PM By: Cfd File: P:\HHBRMSNAP0001\0400CAD\SHEETS\sc-IM-004-HBRMSNAP0001.dwg

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



CONSTRUCTION NOTES

1. MOVE SIGN AND FLAGGER LOCATIONS AS CONSTRUCTION PROGRESSES. MIRROR IMAGE TO CLOSE EAST LANE. SEE SHEET C6 FOR NORTHBOUND TRAFFIC CONTROL PLAN.

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

TRAFFIC CONTROL PLAN - SOUTHBOUND

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: JNM DATE: CADD: ADC DESIGNED: JNM

JACK N. MOLVER STATE OF WASHINGTON 20777 REGISTERED PROFESSIONAL ENGINEER 6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 06/15/2020

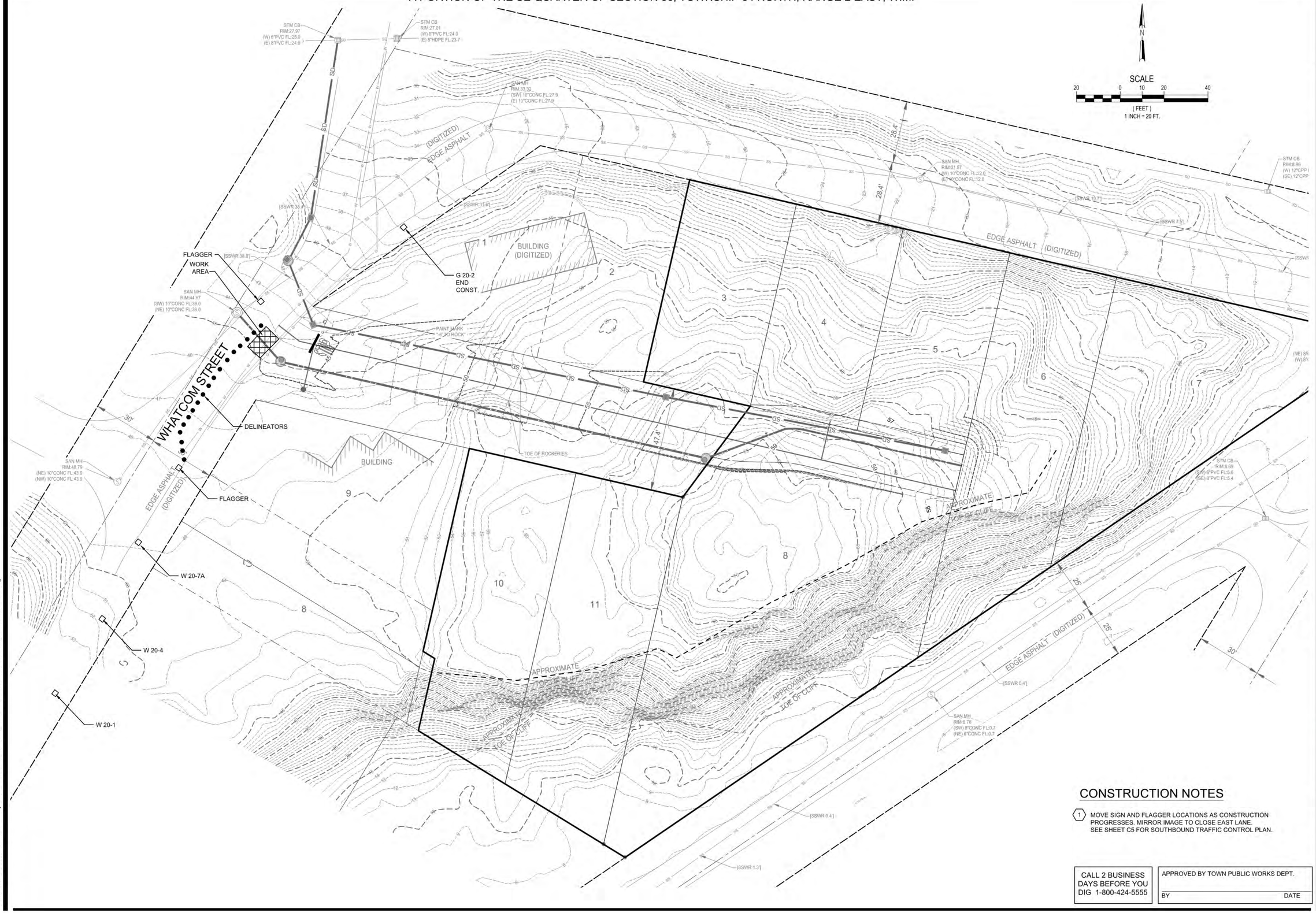
SCALE: HORIZ.: ---- VERT.: ----

PROJECT NO. HBRMSNAP0001

SHEET NO. C5 OF 12

Plot Date: 6/16/2020 9:12 AM By: Chris Dietz File: P:\H\HBRMSNAP0001\0400\CAD\SHEETS\ec-IM-004A-HBRMSNAP0001.dwg
Save Date: 6/15/2020 3:37 PM By: Cfd

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



CONSTRUCTION NOTES

1. MOVE SIGN AND FLAGGER LOCATIONS AS CONSTRUCTION PROGRESSES. MIRROR IMAGE TO CLOSE EAST LANE. SEE SHEET C5 FOR SOUTHBOUND TRAFFIC CONTROL PLAN.

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

TRAFFIC CONTROL PLAN - NORTHBOUND

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	REVIEWED BY: JNM
			BY CK

DESIGNED: JNM CADD: ADC

DATE:

JACK N. MOLVER STATE OF WASHINGTON 20777 REGISTERED PROFESSIONAL ENGINEER

6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 06/15/2020

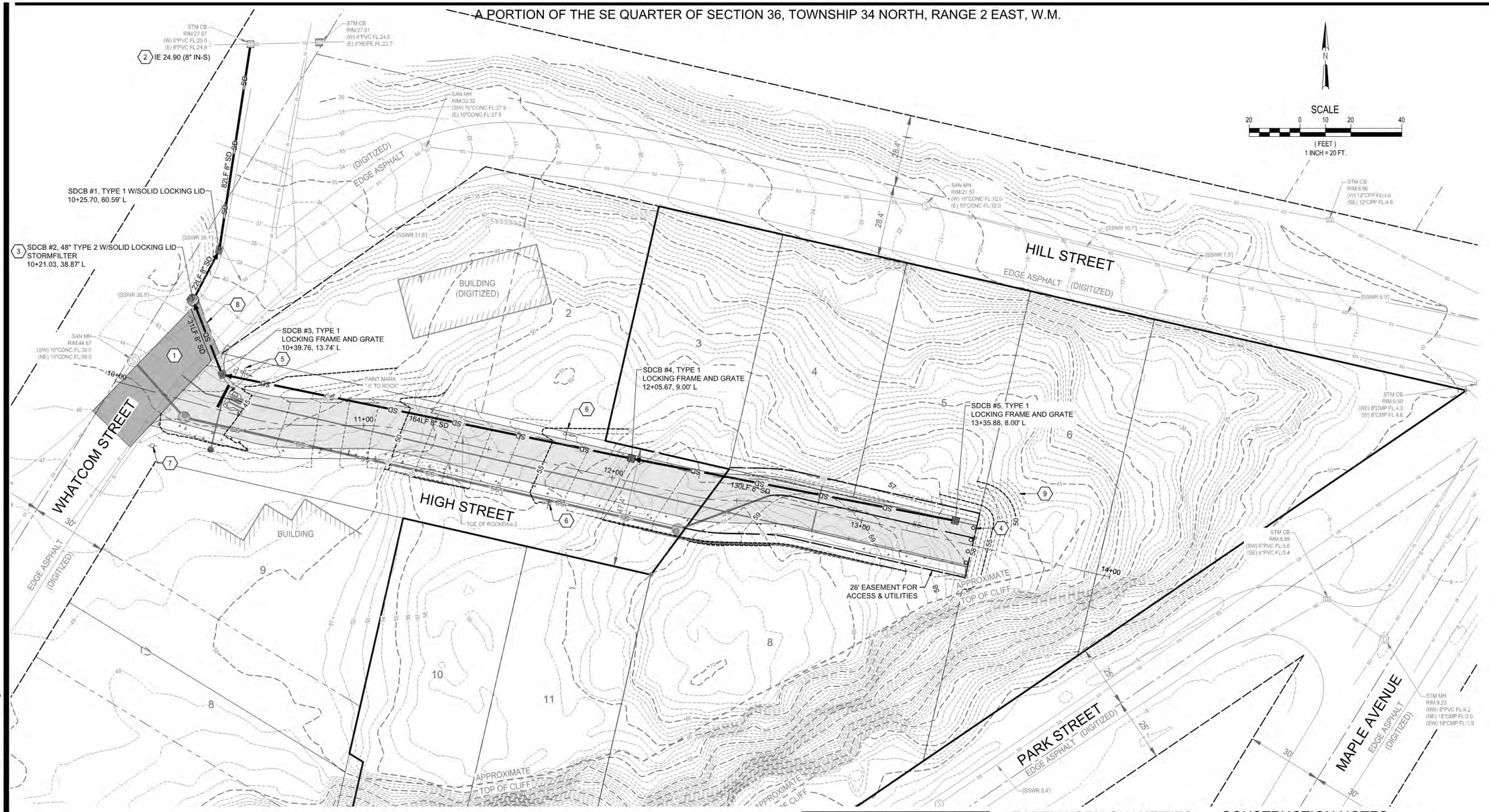
SCALE: HORIZ.: ---- VERT.: ----

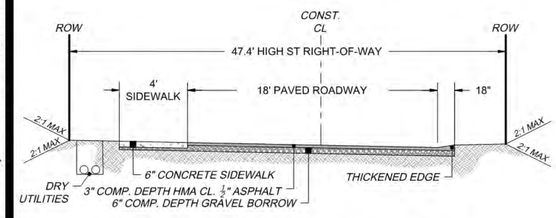
PROJECT NO.
HBRMSNAP0001

SHEET NO.
C6
OF 12

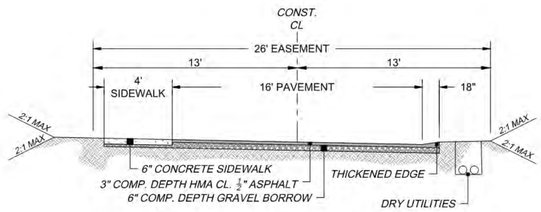
Plot Date: 6/16/2020 8:35 AM
Save Date: 6/15/2020 3:37 PM
By: Chris Dietz
By: CM
File: P:\HH\HBRMSNAP0001\0400CAD\SHEETS\ec-IM-004B-HBRMSNAP0001.dwg

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.





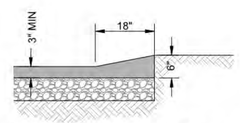
HIGH STREET ROAD SECTION



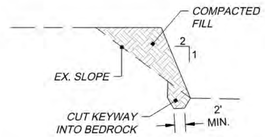
PRIVATE SHARED DRIVEWAY SECTION

PROPOSED GRADING & STORM DRAINAGE LEGEND

420	5' PROPOSED CONTOURS
422	1' PROPOSED CONTOURS
SD	STORM DRAIN PIPE
	FLOW LINE
	CATCH BASIN, TYPE I W/ FRAME & GRATE
	CATCH BASIN, TYPE I W/ SOLID LOCKING LID
	PIPE FLOW



ASPHALT THICKENED EDGE



KEYWAY DETAIL

EARTHWORK QUANTITIES

CUT - 415 CUBIC YARDS

FILL - 341 CUBIC YARDS

NOTE: EARTHWORK QUANTITIES WERE DERIVED UTILIZING INDUSTRY STANDARD SOFTWARE AND THE COMPOSITE METHOD

CONSTRUCTION NOTES

1. *SAWCUT EXISTING PAVEMENT AND TRENCH PER LA CONNER STD DETAIL G1. RESTORE PAVEMENT PER LA CONNER STD DETAIL G3. 0.15' OVERLAY IN SHADED AREA. LIMITS OF OVERLAY TO BE DETERMINED BY THE INSPECTOR BASED ON ACTUAL LIMITS OF TRENCHING.*
2. *CONNECT NEW 8" SD TO EXISTING CATCH BASIN.*
3. *INSTALL STORMFILTER CATCH BASIN WITH SOLID LID PER DETAIL ON SHEET C7.*
4. *INSTALL FIXED BOLLARDS PER DETAIL ON SHEET C11.*
5. *INSTALL STOP SIGN, THERMOPLASTIC STOP BAR AND STREET NAME SIGN.*
6. *INSTALL "NO PARKING - FIRE ZONE" SIGNS ON EACH SIDE OF HIGH STREET.*
7. *INSTALL NEW STREET LIGHT TO EXISTING POLE BY PSE AT DEVELOPER'S EXPENSE.*
8. *INSTALL 20 LF OF 12" STEEL CASING PER DETAIL ON SHEET C11.*
9. *BENCH SLOPE PER GEOTECHNICAL RECOMMENDATIONS SECTION 9.2*

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

GRADING & DRAINAGE PLAN

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: JAM DESIGNED: JAM DRAWN: ADC DATE: 6/15/2020

JACK N. MOLYER STATE OF WASHINGTON 20777 REGISTERED PROFESSIONAL ENGINEER 6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: *06/15/2020*

SCALE: HORIZ.: *1"=20'* VERT.: *1"=2'*

PROJECT NO. HBRMSNAP0001

SHEET NO. C7 OF 12

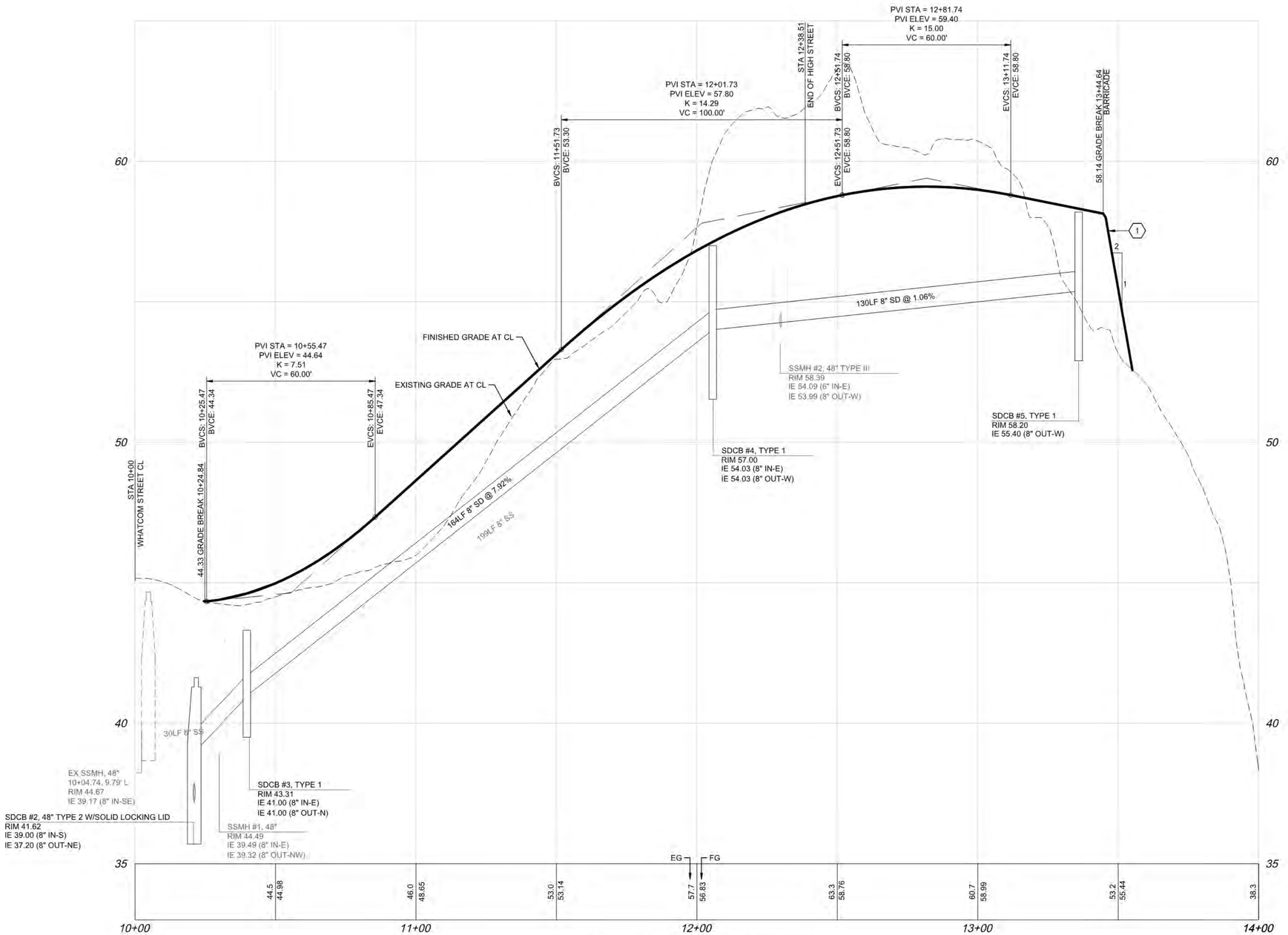
By: Chris Dietz
File: P:\H\HBRMSNAP0001\0400\CAD\SHEETS\sc-IM-005-HBRMSNAP0001.dwg
By: CHI

Plot Date: 6/15/2020 3:57 PM
Save Date: 6/15/2020 3:44 PM

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

CONSTRUCTION NOTE

1. BENCH SLOPE PER GEOTECHNICAL RECOMMENDATIONS. SEE SHEET C7



HIGH STREET & PRIVATE ACCESS DRIVE

SCALE: 1"=20' HORIZ, 1"=2' VERT

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

GRADING & DRAINAGE PROFILE

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: JMM DATE: CADD: ADC DESIGNED: JMM

JACK N. MOLVER STATE OF WASHINGTON 20777 REGISTERED PROFESSIONAL ENGINEER 6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

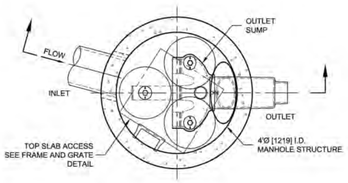
FIRST SUBMITTAL DATE: 06/15/2020

SCALE: HORIZ.: — VERT.: —

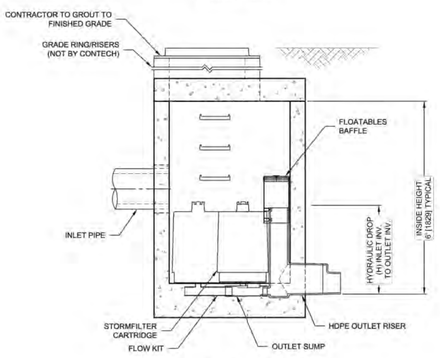
PROJECT NO. HBRMSNAP0001

SHEET NO. C8 OF 12

Plot Date: 6/15/2020 3:58 PM By: Chris Dietz
Save Date: 6/15/2020 3:13 PM By: Cfd File: P:\HHBRMSNAP0001\0400CAD\SHEETS\ec-IM-006-HBRMSNAP0001.dwg



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A



ELEVATION SECTION A-A

The Stormwater Management StormFilter®

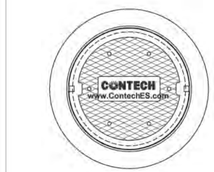
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,628; 5,524,670; 5,707,527; 5,961,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

STORMFILTER DESIGN NOTES

- STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD
- A STANDARD 4'Ø [1219] MANHOLE STYLE STORMFILTER IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3)
- A VOLUME SYSTEM IS ALSO AVAILABLE WITH 5 CARTRIDGES, MAXIMUM
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]			LOW DROP		
RECOMMENDED MINIMUM HYDRAULIC DROP (H) (ft. [mm])	3.05 [930]			2.3 [701]			1.8 [549]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]	10 [0.63]	8.35 [0.53]	5 [0.32]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

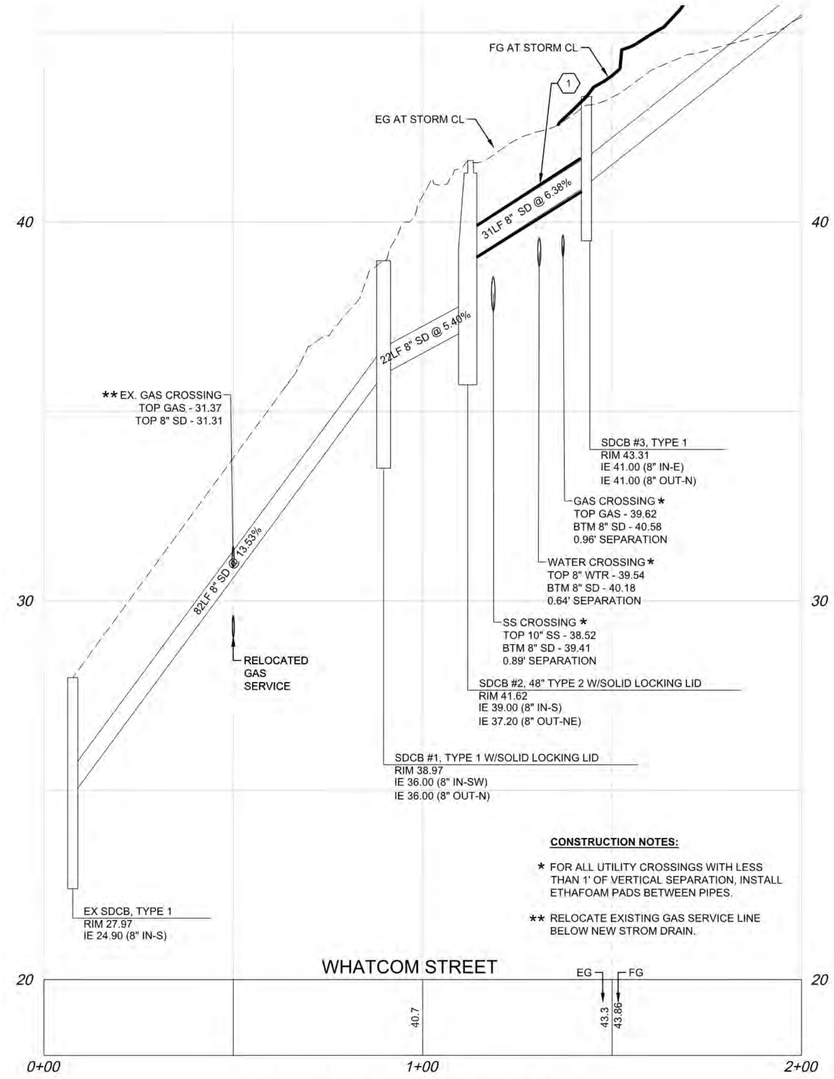
STRUCTURE ID			SDCB #1
WATER QUALITY FLOW RATE (cfs [L/s])			0.0171
PEAK FLOW RATE (cfs [L/s])			1.0
RETURN PERIOD OF PEAK FLOW (yrs)			50
CARTRIDGE SIZE (SEE TABLE ABOVE)			LOW DROP
CARTRIDGE FLOW RATE			0.68
MEDIA TYPE (PERLITE, ZPG, PSORB)			ZPG
NUMBER OF CARTRIDGES REQUIRED			2
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	35.80		8"
INLET PIPE 2			
OUTLET PIPE	34.00		8"
NOTES/SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7" [178]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft[m²]).
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
9. ALTERNATE UNITS ARE IN MILLIMETERS [mm], UNLESS NOTED OTHERWISE.

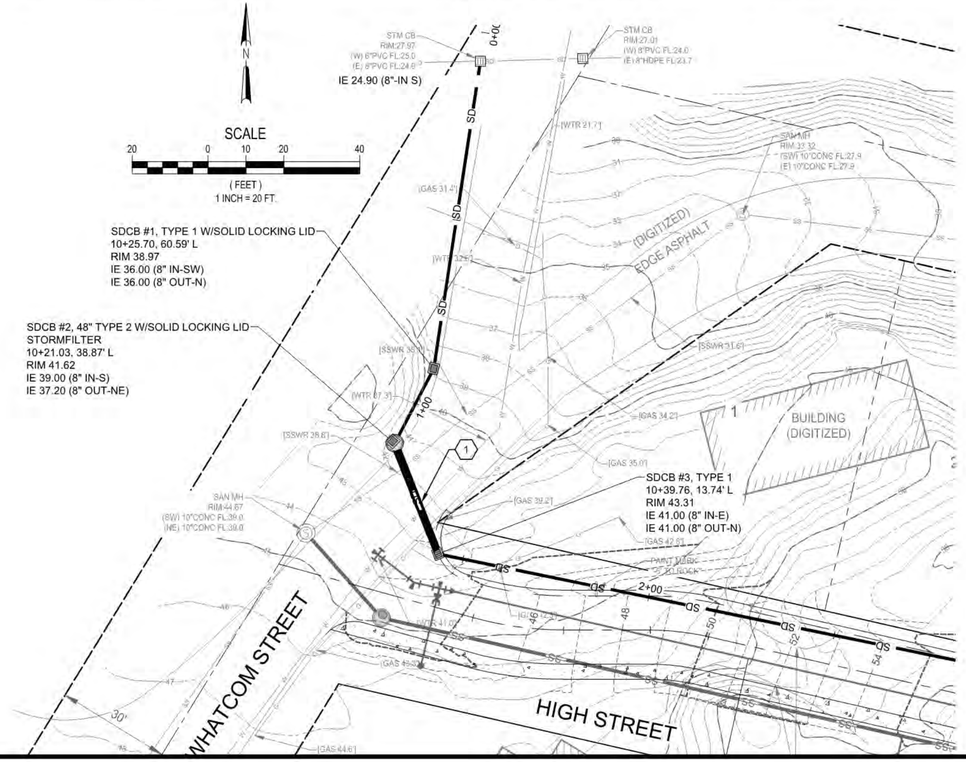
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8" [200], CONTRACTOR TO REMOVE THE 8" [200] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
8301 State Highway 29 North, Alexandria, MN 56308
800-328-2047 320-852-7500 320-852-7067 FAX

SFMH48
STORMFILTER
STANDARD DETAIL



STORM CENTERLINE - CROSSINGS
SCALE: 1"=20' HORIZ, 1"=2' VERT



CONSTRUCTION NOTES

1 *INSTALL 20 LF OF 12" STEEL CASING PER TOWN STANDARDS AND DETAIL ON SHEET C11.*

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.
BY DATE

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

GRADING & DRAINAGE DETAILS

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

WASHINGTON

TOWN OF LA CONNER

DATE: BY: CK
REVIEWED BY: JWM
NO. DATE REVISION
DESIGNED: JWM
CADD: ADC

JACK N. MOLVER — STATE OF WASHINGTON — 20777 — REGISTERED PROFESSIONAL ENGINEER
6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

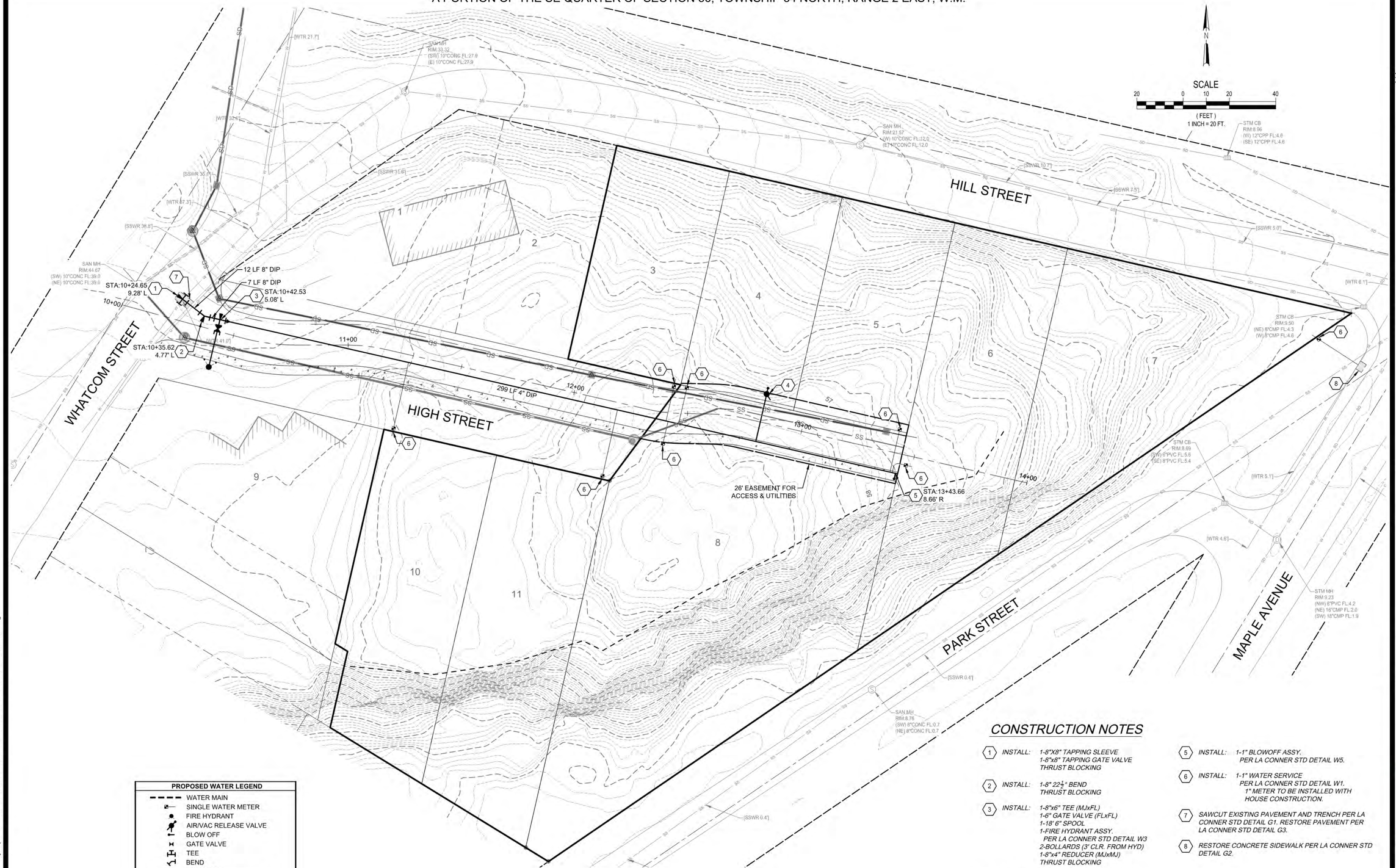
FIRST SUBMITTAL DATE: *06/15/2020*
SCALE: HORIZ.: — VERT.: —

PROJECT NO.
HBRMSNAP0001

SHEET NO.
C9
OF 12

Plot Date: 6/15/2020 3:59 PM
Save Date: 6/15/2020 10:41 AM
By: Chris Dietz
By: Aplot
File: P:\HH\HBRMSNAP\000100400CAD\SHEETS\ec=IM-007-HBRMSNAP0001.dwg

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



PROPOSED WATER LEGEND

- WATER MAIN
- SINGLE WATER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE
- BEND
- REDUCER
- CONCRETE BLOCKING

CONSTRUCTION NOTES

1. INSTALL: 1-8"X8" TAPPING SLEEVE
   1-8"x8" TAPPING GATE VALVE
   THRUST BLOCKING
2. INSTALL: 1-8" 22½° BEND
   THRUST BLOCKING
3. INSTALL: 1-8"x6" TEE (MJxFL)
   1-6" GATE VALVE (FLxFL)
   1-18' 6" SPOOL
   1-FIRE HYDRANT ASSY.
   PER LA CONNER STD DETAIL W3
   2-BOLLARDS (3' CLR. FROM HYD)
   1-8"x4" REDUCER (MJxMJ)
   THRUST BLOCKING
4. INSTALL: 1-AIR VAC ASSY. AT HIGH POINT
   PER LA CONNER STD DETAIL W7.
5. INSTALL: 1-1" BLOWOFF ASSY.
   PER LA CONNER STD DETAIL W5.
6. INSTALL: 1-1" WATER SERVICE
   PER LA CONNER STD DETAIL W1.
   1" METER TO BE INSTALLED WITH
   HOUSE CONSTRUCTION.
7. SAWCUT EXISTING PAVEMENT AND TRENCH PER LA CONNER STD DETAIL G1. RESTORE PAVEMENT PER LA CONNER STD DETAIL G3.
8. RESTORE CONCRETE SIDEWALK PER LA CONNER STD DETAIL G2.

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

Plot Date: 6/15/2020 4:00 PM
Save Date: 6/15/2020 10:41 AM
By: Chris Dietz
By: Apte
File: P:\HHBRMSNAP0001\0400CAD\SHEETS\wc-IM-008-HBRMSNAP0001.dwg

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

WATER PLAN

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

NO.	DATE	REVISION	BY	CK

DESIGNED: AM
CADD: ADC
REVIEWED BY: JAM
DATE:

JACK N. MOLYNEAUX
STATE OF WASHINGTON
20777
REGISTERED
PROFESSIONAL ENGINEER
6/16/20

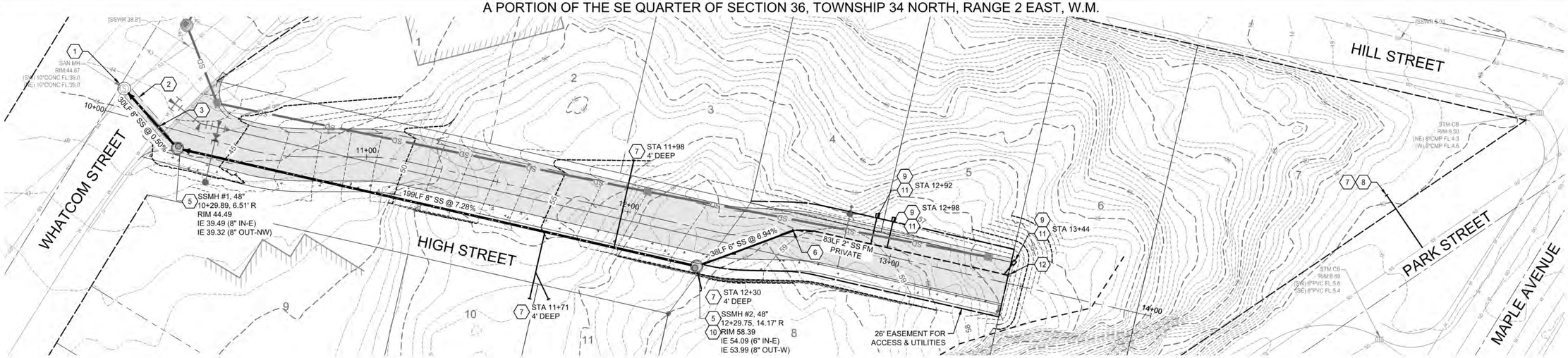
STAMP NOT VALID
UNLESS SIGNED AND DATED

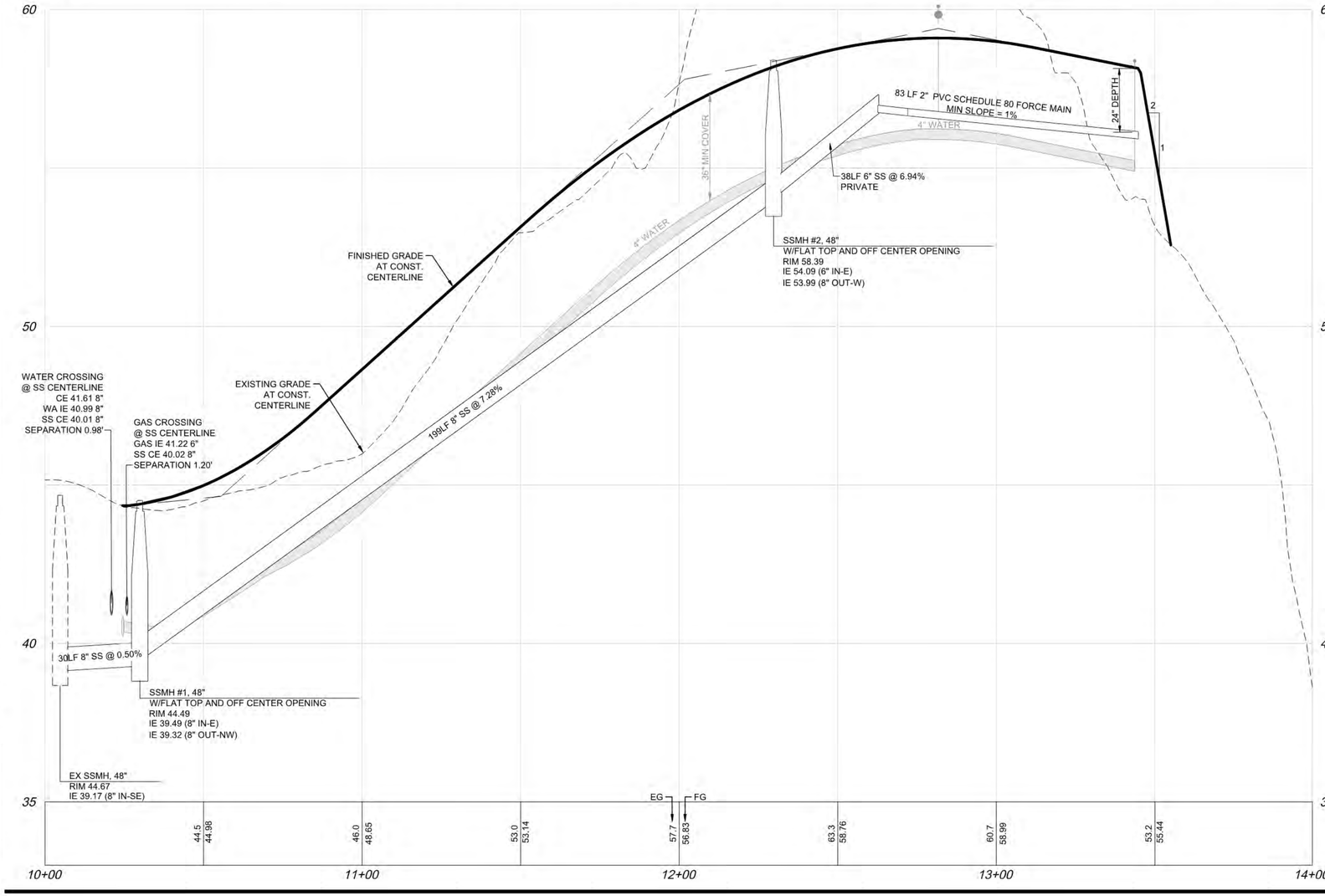
FIRST SUBMITTAL DATE: 06/15/2020
SCALE: HORIZ.: ---- VERT.: ----

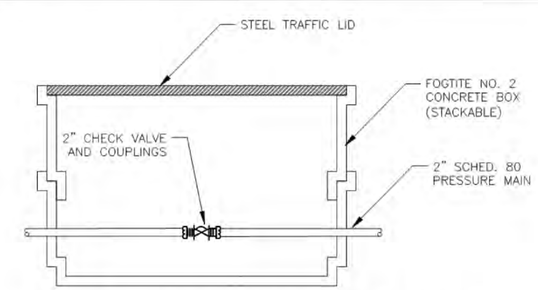
PROJECT NO.
HBRMSNAP0001

SHEET NO.
C10
OF 12

A PORTION OF THE SE QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.







2" CHECK VALVE ASSEMBLY DETAIL

NO SCALE

PROPOSED SANITARY SEWER LEGEND

- SEWER MAIN
- SEWER FORCE MAIN
- SEWER SERVICE
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT

CONSTRUCTION NOTES

1. *CORE DRILL EXISTING SEWER MANHOLE AND INSTALL "KOR-N-SEAL" INSERT OR EQUIVALENT.*
2. *SAWCUT EXISTING PAVEMENT AND TRENCH PER LA CONNER STD DETAIL G1. RESTORE PAVEMENT PER LA CONNER STD DETAIL G3.*
3. *SLEEVE SEWER LINE 5-FT EACH SIDE OF EXISTING WATER CROSSING. GROUT ENDS OF SLEEVE. SEE PIPE CASING DETAIL THIS SHEET.*
4. *NOT USED*
5. *INSTALL TYPE IIIA 48" MANHOLE WITH FLAT TOP AND OFF CENTER OPENING PER DETAIL ON SHEET C11.*
6. *INSTALL 6"x2" PVC ADAPTER TO CONNECT 2" PVC FORCE MAIN TO 6" PVC STUB.*
7. *INSTALL 6" SIDE SEWER PER LA CONNER STD DETAIL S6.*
8. *CUT IN SIDE SEWER AT TIME OF HOUSE CONSTRUCTION ON LOT 7. LOCATION TO BE DETERMINED.*
9. *INSTALL 2" BACKWATER VALVE ON PRIVATE SIDE OF SEWER SERVICE.*
10. *FORCE MAIN AND CONNECTION TO MANHOLE IS PRIVATE. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNERS OF LOTS 4-6.*
11. *INSTALL 2" FORCE MAIN CONNECTION WITH CHECK VALVE PER DETAIL ON THIS SHEET.*
12. *INSTALL 8" DUCTILE IRON VALVE BOX AND COVER.*

SCALE

20 0 10 20 40

(FEET)
1 INCH = 20 FT.

N

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

SEWER PLAN & PROFILE

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

DESIGNED: AM
DRAWN: AM
CHECKED: JDC
DATE: BY CK

NO.	DATE	REVISION	BY

REVIEWED BY: JDM

JACK N. MOLVER — STATE OF WASHINGTON — 20777 — REGISTERED PROFESSIONAL ENGINEER

6/16/20

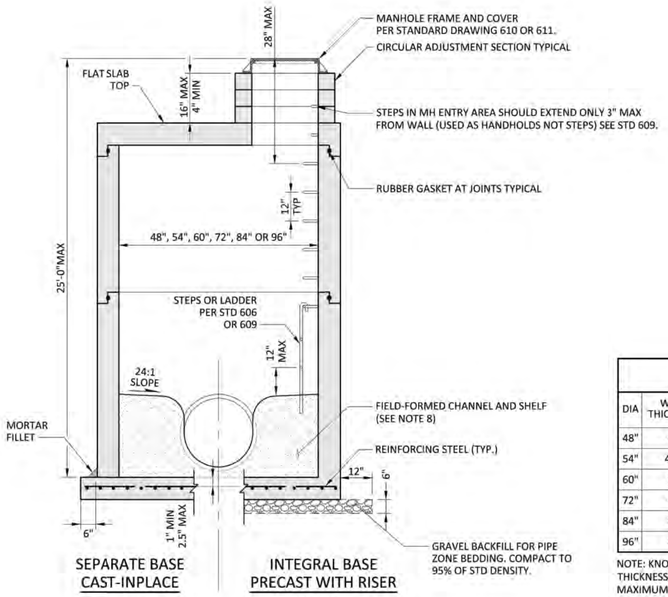
STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 06/15/2020
SCALE: HORIZ.: — VERT.: —

PROJECT NO.
HBRMSNAP0001

SHEET NO.
C11
OF 12

Plot Date: 6/15/2020 1:01 PM
Save Date: 6/15/2020 10:41 AM
By: Chris Dietz
By: Apse File: P:\H\HBRMSNAP0001\0400CAD\SHEETS\sc-IM-009-HBRMSNAP0001.dwg



NOTES

1. MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M-199 (ASTM C 478) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN STANDARD SPECIFICATIONS.
2. ALL RREINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE 7 SACK MIX SAND AND CEMENT GROUT. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
3. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS FOR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OR 2" MINIMUM.
4. ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS.
6. MANHOLE DIA. DEPENDS ON: SIZE, LOCATION AND NUMBER OF PENETRATIONS FOR PIPES. MANHOLE DESIGN AND SIZE SHALL BE APPROVED AND WARRANTED BY THE MANHOLE SUPPLIER.
7. FOR HEIGHTS OVER 25' MANHOLE BASE SLAB DESIGN SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
8. CONCRETE CHANNEL AND SHELF SHALL BE FIELD-FORMED EXCEPT WHERE APPROVED IN ADVANCE BY CITY.

MANHOLE DIMENSIONS TABLE

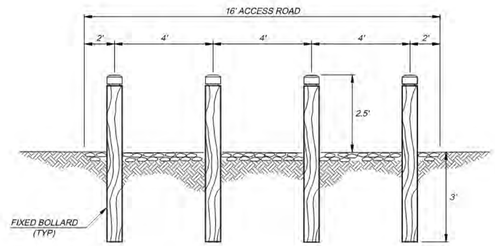
DIA	WALL THICKNESS	BASE THICKNESS	MAXIMUM KNOCK OUT SIZE	MINIMUM DISTANCE BWT KNOCKOUTS	BASE REINFORCING STEEL IN²/FT IN EACH DIRECTION	
					SEPARATE BASE	INTEGRAL BASE
48"	4"	6"	36"	8"	0.23	0.15
54"	4.5"	8"	42"	8"	0.19	0.19
60"	5"	8"	48"	8"	0.25	0.25
72"	6"	8"	60"	12"	0.35	0.24
84"	8"	12"	72"	12"	0.39	0.29
96"	8"	12"	84"	12"	0.39	0.29

NOTE: KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM.

WSDOT STD PLAN B-15.60.00, MANHOLE TYPE 3 ACCEPTABLE SUBSTITUTE

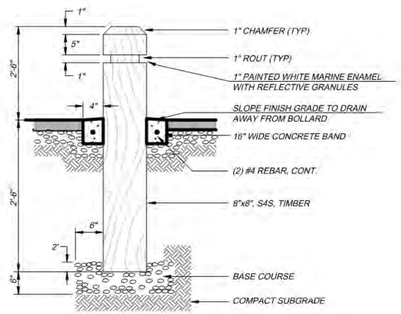
TYPE 3 SANITARY SEWER MANHOLE

NOT TO SCALE



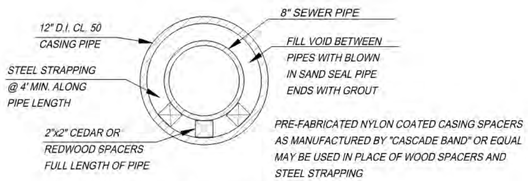
BOLLARD BARRIER DETAIL

NOT TO SCALE



TYPICAL FIXED BOLLARD DETAIL

NOT TO SCALE



PIPE CASING DETAIL

NOT TO SCALE

CALL 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

APPROVED BY TOWN PUBLIC WORKS DEPT.

BY DATE

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

DETAILS

SNAPDRAGON HILL, LLC

SNAPDRAGON HILL

TOWN OF LA CONNER WASHINGTON

DATE: BY CK CADD: JDC

REVIEWED BY: JMM NO. DATE REVISION DESIGNED: JMM

JACK N. MOLVER STATE OF WASHINGTON 20777 REGISTERED PROFESSIONAL ENGINEER

6/16/20

STAMP NOT VALID UNLESS SIGNED AND DATED

FIRST SUBMITTAL DATE: 06/15/2020
SCALE: HORIZ.: — VERT.: —

PROJECT NO.
HBRMSNAP0001

SHEET NO:
C12
OF 12

Plot Date: 6/15/2020 4:02 PM
Save Date: 6/15/2020 10:41 AM
By: Chris Dietz
By: Apple
File: P:\HBRMSNAP0001\0400CAD\SHEETS\ec-IM-011-HBRMSNAP0001.dwg