

# WIGAN DEVELOPMENT, INC.

# CROWN RIDGE ESTATES

## SNOHOMISH COUNTY GRADING PERMIT APPLICATION

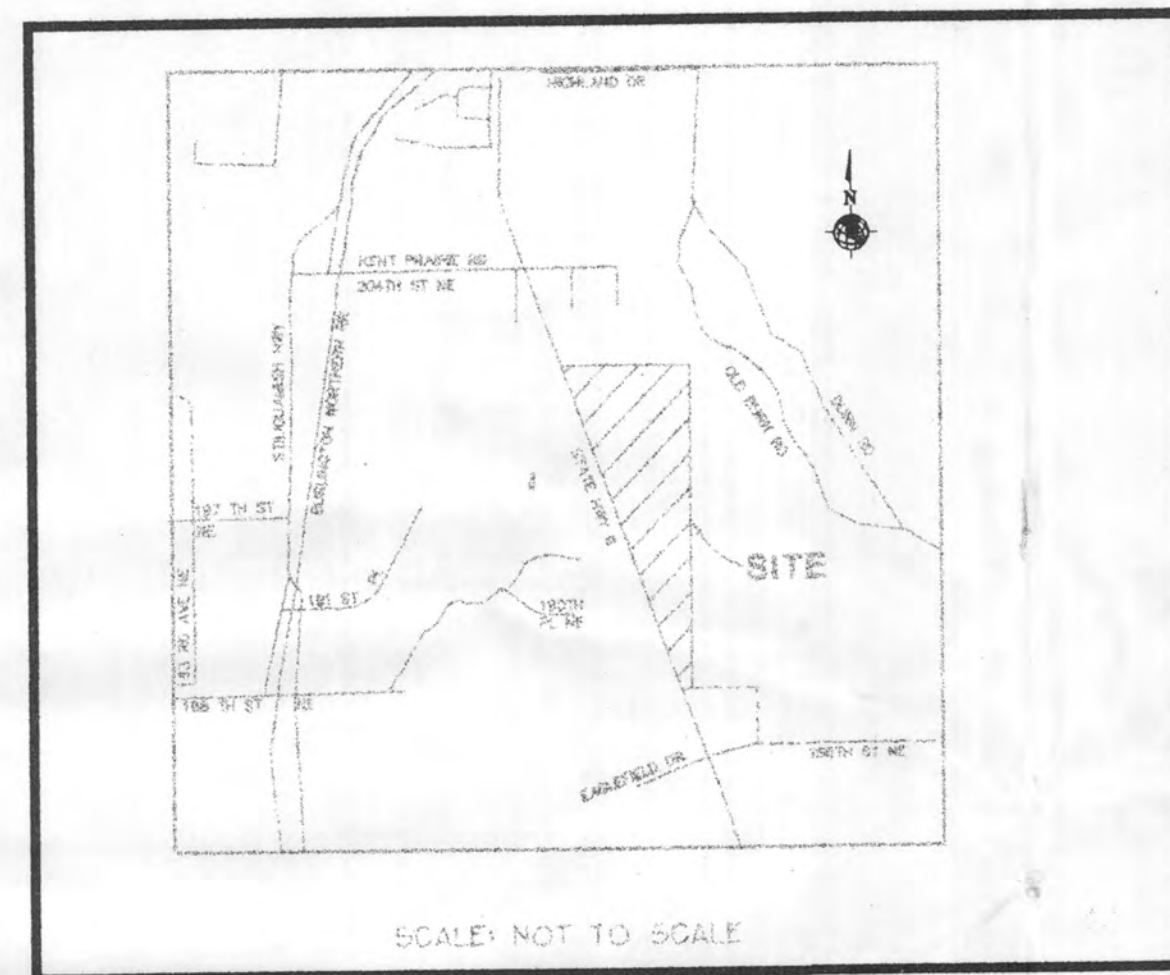
### 186TH STREET N.E. / S.R.9

### ARLINGTON, WASHINGTON

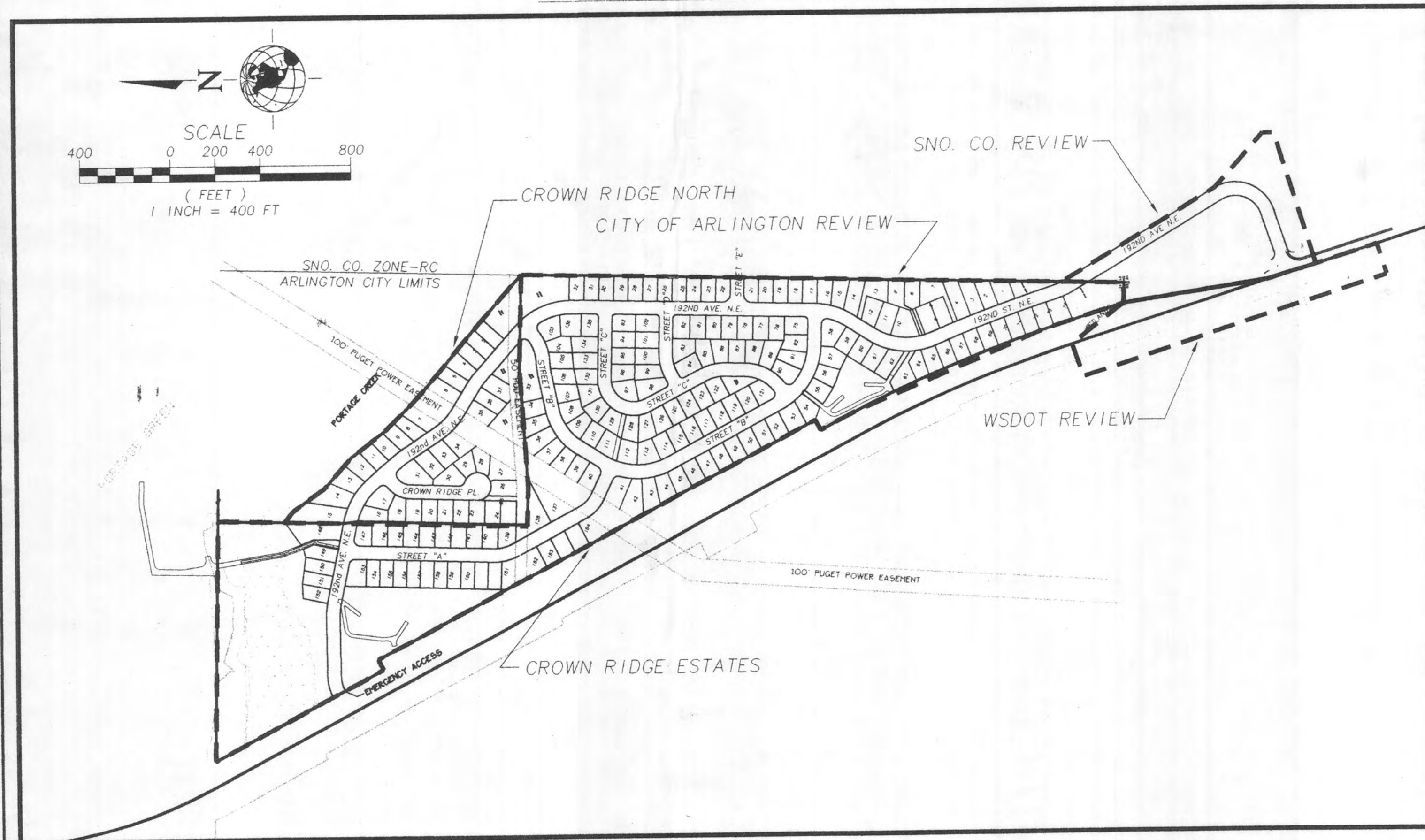
JUNE 1998

### SHEET INDEX

### VICINITY MAP



### LOCATION MAP



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BP1.1	COVER SHEET
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### LEGAL DESCRIPTION

#### CROWN RIDGE ESTATES

THOSE PORTIONS OF SECTIONS 13 AND 24 BOTH IN TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE NORTH 01°47'12" EAST, ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 124.84 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°47'12" EAST, A DISTANCE OF 150.23 TO AN INTERSECTION WITH A CURVE, THE CENTER OF WHICH BEARS NORTH 63°46'29" EAST, A DISTANCE OF 269.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°08'34", AN ARC LENGTH OF 19.45 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 30°22'05" EAST, A DISTANCE OF 771.27 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 181.00 FEET, THROUGH A CENTRAL ANGLE OF 31°28", AN ARC LENGTH OF 98.69 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°52'23" WEST, A DISTANCE OF 96.82 FEET TO A POINT OF A CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY ON A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 89°07'37" EAST ALONG SAID PARALLEL LINE IN A DISTANCE OF 189.02 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID EAST HALF;

THENCE SOUTH 02°20'28" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.02 FEET TO THE SOUTH LINE OF SAID EAST HALF;

THENCE NORTH 89°07'37" WEST, ALONG THE SAID SOUTH LINE OF DISTANCE OF 334.48 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24.

THENCE SOUTH 02°17'58" WEST, ALONG THE LAST SAID EAST LINE, A DISTANCE OF 30.01 FEET;

THENCE SOUTH 71°17'17" WEST, A DISTANCE OF 194.81 FEET, TO THE INTERSECTION WITH THE NORTHEAST MARGIN OF THE STATE ROUTE 9 RIGHT-OF-WAY, AS SHOWN ON WASHINGTON STATE DEPARTMENT OF HIGHWAYS SHEETS 19 AND 20 OF 21, LAKE STEVENS TO ARLINGTON, BEARING THE LAST REVISED DATE OF 3-29-96;

THENCE NORTH 17°14'55" WEST, ALONG SAID NORTHEAST MARGIN A DISTANCE OF 134.44 FEET;

THENCE SOUTHERNLY AND EASTERLY ALONG A CURVE, THE CENTER OF WHICH BEARS NORTH 72°45'05" EAST, A DISTANCE OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 91°27'48", AN ARC LENGTH OF 39.91 FEET TO A POINT OF TANGENCY;

THENCE NORTH 71°17'17" EAST, A DISTANCE OF 178.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, THROUGH A CENTRAL ANGLE OF 101°39'22", AND AN ARC LENGTH OF 179.20 FEET TO A POINT OF TANGENCY;

THENCE NORTH 30°22'05" WEST, A DISTANCE OF 662.33 FEET TO THE POINT OF BEGINNING.

#### AGENCIES

CITY OF ARLINGTON  
816 N. WEST AVENUE  
ARLINGTON, WA 98223  
(360) 435-3811  
JOHN BURKHOLDER

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3000 ROCKAFELLER AVENUE  
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1-800-562-4367  
JOHN SEAL / JANE ERICKSON  
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WASHINGTON STATE D.O.T.  
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SEATTLE, WA 98133-9710  
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RAMIN PAZOOKI & DON HURTER

#### DEVELOPER

WIGAN DEVELOPMENT, INC.  
11406 AIRPORT ROAD  
EVERETT, WA 98204  
(425) 438-8444  
PAUL KONRADY

#### CIVIL ENGINEER

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3025-112TH AVE. N.E.  
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(425) 827-0220  
KENNETH L. RABBERS, P.E.

#### SUBCONSULTANTS

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(360) 647-1510  
DOUG ARGO

WETLANDS  
TALASAEA CONSULTANTS  
15020 BEAR CREEK ROAD NE  
WOODINVILLE, WA 98072  
(425) 861-7550  
BILL SHEILS / SIMONE OLIVER

TRAFFIC  
BELL-WALKER ENGINEERS  
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DAVID ZIELINSKI

97 110152



Approved: *John F. Seal*

Date: 8/5/98

PROJECT BENCHMARK		
NO.	DESCRIPTION BASED ON SNOHOMISH COUNTY BENCHMARK HORIZONTAL DATUM - NAD 83/91 VERTICAL DATUM - NAVD 88	DATUM
#1294	FOUND 3-1/2" USGS BRASS DISK SET IN THE NE CORNER OF CONC. BUILDING, 4.3' ABOVE A CONC. WALK AT THE SW CORNER OF THE INTERSECTION OF NORTH OLYMPIC AVE. & 3RD ST. IN THE CITY OF ARLINGTON.	ELEV. - #1294=119.36
#1325	FOUND 3-1/2" BRASS DISK AT BNRR XING AT 67TH AVE. NE (ARMAR RD), NORTH END OF CHAIN LINK FENCE BEARS 50° E 8.0', RAILROAD SIGNAL BEARS AZ. 298 @ 39'. WITNESS POST TAG ATTACHED TO CHAIN LINK FENCE. DISK IS SET IN 6"X6" CONC.	ELEV. - #1325=148.17

CROWN RIDGE ESTATES FILE NO. MJ 97-0005-LP



Snohomish County Planning & Development Services

By: \_\_\_\_\_

R/W Permit No.: \_\_\_\_\_

**W&HPACIFIC**  
3025-112th Avenue N.E.  
P.O. Box C-97304  
Bellevue, WA 98009-9304  
Phone: (425) 827-0220 Fax: (425) 822-5341  
Planning • Engineering • Surveying  
Landscape Architecture • Environmental Services

DRAWN BY: RLS  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DRAWING FILE NAME: LCRECS02  
SHEET: **BP1.1**

SECTION, TOWNSHIP, RANGE:

PLAT DATE: 6-18-98  
LAST EDIT: RLS

**CONSTRUCTION SEQUENCE**

1. ARRANGE FOR AND ATTEND THE PRE-CONSTRUCTION MEETING WITH SNOHOMISH COUNTY.
2. GENERAL CONTRACTOR TO FLAG THE CLEARING LIMITS AS SHOWN ON THE PLANS.
3. CONSTRUCT THE FILTER FABRIC FENCE AND SOUTH CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS.
4. CLEAR AND GRUB THE SITE WITHIN THE CLEARING LIMITS.
5. CONSTRUCT THE SWALES, ROCK CHECK DAMS, AND TEMPORARY AND PERMANENT CULVERTS AS SHOWN ON THE PLANS.
6. ROUGH GRADE THE SITE TO SUBGRADE. PROOF ROLL SUBGRADE WITH GEOTECH AND SNOHOMISH COUNTY PERSONNEL ON SITE. GEOTECH SHALL DETERMINE SUITABILITY OF ON-SITE SOILS, AND PERFORM EARTHWORK MONITORING, DENSITY TESTING. GEOTECH SHALL CONFIRM THAT ALL FILL MATERIAL MEETS THE RECOMMENDATION AND THAT REQUIRED COMPACTION IS ACHIEVED.
7. DISTURBED SOIL SHALL BE SEEDED AND MULCHED, AS SPECIFIED IN THE SNOHOMISH COUNTY PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
8. CONSTRUCT THE PERMANENT STORM DRAINAGE FACILITIES. INSTALL AND MAINTAIN CATCH BASIN SILTATION PROTECTION, SEE DETAIL NO. 5, SHEET BP2.2 ON ALL CATCH BASINS WITHIN THE LIMITS OF CONSTRUCTION.
9. FINAL GRADE THE ROADWAYS AND ALL OTHER EXPOSED AREAS. GEOTECH SHALL BE PRESENT DURING PLACEMENT OF GRAVEL BASE.
10. ENSURE THAT ALL PERVIOUS SURFACES HAVE ESTABLISHED PLANT GROWTH OR OTHER REQUIRED EROSION PROTECTION MEASURES.
11. FLUSH THE STORM DRAIN SYSTEM (I.E. CLEAN AND TEST THE SYSTEM). THE CONTRACTOR SHALL ENSURE THAT NO SEDIMENT REACHES A NATURAL STREAM CORRIDOR OR WETLAND DUE TO THIS OPERATION.
12. REMOVE TESC FACILITIES ONLY WHEN THE ENTIRE SITE HAS STABILIZED AND SNOHOMISH COUNTY HAS GIVEN WRITTEN AUTHORIZATION.
13. ALL SURPLUS WASTE MATERIALS AND DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
14. TEST ALL IMPROVEMENTS AS REQUIRED BY SNOHOMISH COUNTY.
15. PRE-FINAL INSPECTION.
16. CORRECT AND FINISH WORK.
17. FINAL INSPECTION. RE-DO #16 AS REQUIRED BY SNOHOMISH COUNTY.

**\*NOTES:**

1. ADDITIONAL MEASURES MAY BE NECESSARY AS SEASONAL CONDITIONS OCCUR. CONTRACTOR SHALL ADDRESS THESE CONDITIONS AND PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED, OR AS DIRECTED BY SNOHOMISH COUNTY.
2. WRITTEN AUTHORIZATION FROM THE OWNER AND SNOHOMISH COUNTY IS REQUIRED TO MODIFY THIS SEQUENCE.
3. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL ITEMS SHALL BE VISUALLY INSPECTED ON A DAILY BASIS. REFER ALSO TO THE SITE GRADING AND TESC NOTES.

**\*NOTES RELATED TO WORK WITHIN WETLAND & BUFFER AREAS:**

1. SCRAPE EXISTING TOPSOIL FROM WETLAND AND WETLAND BUFFER. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEED PREFERRED OUTSIDE WETLAND AREAS AS PER SITE GRADING AND TESC NOTE #14.
2. OVER EXCAVATE GRADED BUFFER AND REPLACE WITH 12" OF STOCKPILED TOPSOIL.
3. PLANT ACCORDING TO BUFFER AND WETLAND RESTORATION PLAN (AS PREPARED BY TALASAEA CONSULTANTS).
4. STOCKPILE CLEARED WOODY MATERIAL FROM CLEARED WETLAND AND BUFFER. PLACE MATERIAL IN RESTORED BUFFER AFTER PLACEMENT OF TOPSOIL.
5. STOCKPILE AREAS TO BE FIELD LOCATED EAST OF PROPOSED ROADWAY AND PER DIRECTION OF WETLAND CONSULTANT.
6. FERTILIZER SHALL BE APPLIED AT 3 POUNDS PER 1000 SQUARE FEET. DEVELOPMENTS ADJACENT TO WATER BODIES SHALL USE NON-PHOSPHORUS FERTILIZER.
7. IMMEDIATELY FOLLOWING FINISH GRADING, SEED WILL BE APPLIED AT 2 POUNDS PER 1,000 S.F. IN DISTURBED BUFFER AREAS. THIS IS 100% STERILE WHEAT HYBRID (RE-GREEN)

**\*NOTES RELATED TO WORK WITHIN THE JURISDICTION OF SNOHOMISH COUNTY.**

1. ALL SITE WORK MUST COMPLY WITH CHAPTER A33 OF THE UNIFORM BUILDING CODE, TITLE 17 AND TITLE 24 OF THE SNOHOMISH COUNTY CODE.

**SITE GRADING AND TESC NOTES:**

- 1.) ALL WORK & MATERIALS SHALL COMPLY TO CHAPTER A33 OF THE UNIFORM BUILDING CODE, TITLE 17, AND TITLE 24 OF THE SNOHOMISH COUNTY CODE (CURRENT EDITION) & WSDOT SPECS.
- 2.) T.E.S.C. MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE WORK (SEE ATTACHED PLANS).
- 3.) PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.
- 4.) NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
- 5.) CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS AND TITLE 24, SNOHOMISH COUNTY DRAINAGE ORDINANCE.
- 6.) ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF SNOHOMISH COUNTY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISCING, RAKING, HARROWING OR OTHER ACCEPTABLE MEANS. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE. IF NECESSARY, SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKE/SWALES, LEVEL SPREADERS, AND SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO SEEDING.
- 7.) ALL DISTURBED AREAS OUTSIDE OF NGPA SUCH AS DETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY SNOHOMISH COUNTY.
- 8.) FERTILIZER SHALL BE APPLIED AT 400 POUNDS PER ACRE OF 10-20-20 (10 POUNDS PER 1100 SQUARE FEET) EQUIVALENT. ADJACENT TO WATER BODIES SHALL USE NON-PHOSPHORUS FERTILIZER.
- 9.) ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF SNOHOMISH COUNTY.
- 10.) MAINTAIN NATURAL VEGETATION FOR SILT CONTROL IN ALL AREAS POSSIBLE.
- 11.) PUMP TURBID WATER TO UPLAND FORRESTED AREA ON PAGE BP2.3. THE ROUTING OF TEMPORARY PIPE TO BE FIELD DETERMINED BY WETLAND CONSULTANT AND COUNTY INSPECTOR TO MINIMIZE IMPACTS TO WETLAND AREAS.
- 12.) AFTER COMMENCEMENT OF PAVING WORK, SILTATION CONTROL AREAS SHOULD BE PHASED INTO PERMANENT APPROVED DETENTION AND DRAINAGE SYSTEMS.
- 13.) THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE SILT LADEN RUNOFF DOES NOT LEAVE THE SITE. SILT CONTROL PONDS AND DITCHES ARE SUGGESTED. OTHER MEASURES ON-SITE MAY BE REQUIRED OR SUBSTITUTED.
- 14.) STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEED PREFERRED.
- 15.) AREAS TO BE ROUGH GRADED WITH FINISH GRADING TO FOLLOW NEAR PROJECT COMPLETION ARE TO BE SEEDED WITH ANNUAL, PERENNIAL OR HYBRID RYE GRASS.
- 16.) IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPLIED (MINIMUM 120 #/ACRE)  
THIS IS TO INCLUDE:  
20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS  
40% CREEPING RED FESCUE  
40% WHITE CLOVER
- 17.) ALL GRADING SHALL BE COMPLETED IN RIGHT-OF-WAY AREAS TO SUBGRADE AND AS NOTED WITHIN CLEARING LIMITS.
- 18.) PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THESE FACILITIES MUST BE IN OPERATION PRIOR TO CLEARING AND BUILDING CONSTRUCTION, AND SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING ARE COMPLETED AND POTENTIAL FOR ON-SITE EROSION HAS PASSED.
- 19.) ENGINEERING CONTACT:  
KENNETH L. RABBERS, P.E.  
W&H PACIFIC  
3025 112TH AVE. NE  
BELLEVUE, WA 98009  
TEL. # (425)827-0220

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE NOTES: (NORTH END ONLY)**

- 1.) INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 2.) AGGREGATE: 4" TO 8" QUARRY SPALLS.
- 3.) ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.
- 4.) WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
- 5.) MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

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AUG 05 1998

PLANNING & DEVELOPMENT SERVICES - BUILDING DIV.

Approved: *[Signature]*

Date: 8/5/98

Snohomish County Planning & Development Services

By: \_\_\_\_\_

R/W Permit No.: \_\_\_\_\_

**W&H PACIFIC**  
3025 112TH AVENUE NE  
BELLEVUE, WA 98009-9804  
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TEL: (425)827-0220 FAX: (425)822-5841  
Planning • Engineering • Surveying  
Landscape Architecture • Environmental Services

WASHINGTON  
DRAWING FILE NAME:  
LCREDT02.DWG  
PROJECT NO.  
3-0226-0903  
SNOHOMISH COUNTY  
SCALE: NOT TO SCALE

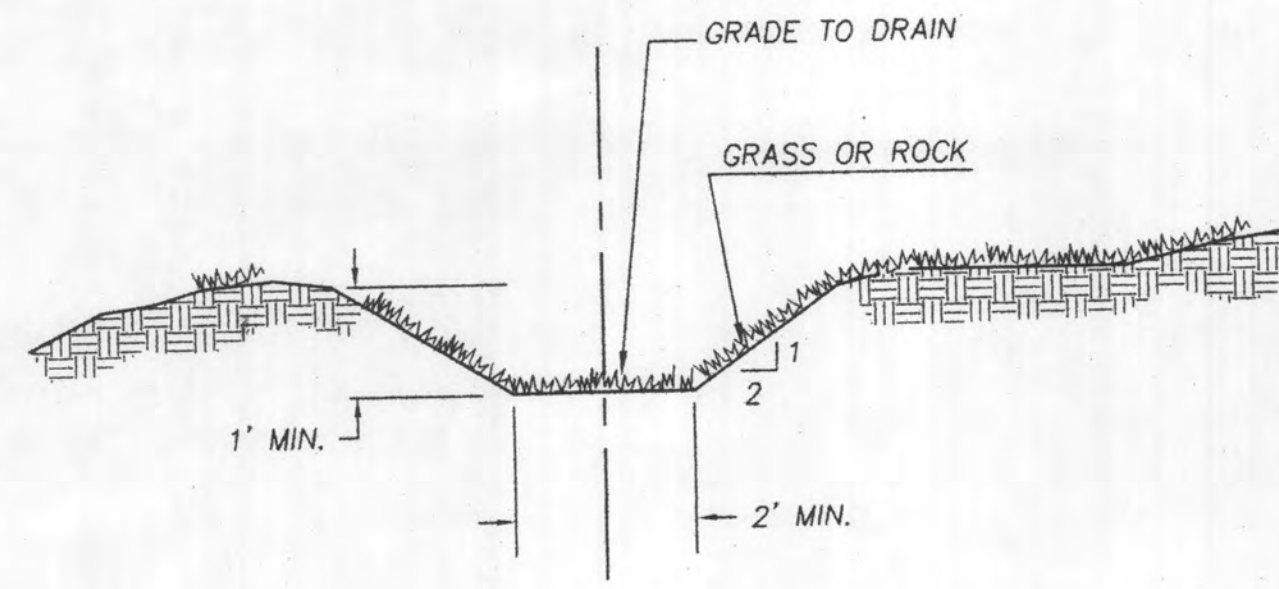


DESIGNED BY: RG	CHECKED BY: RA	APPROVED BY: RA
DRAWN BY: RA	REVISION	CK'D APPR.
DATE: 7/01/98	RCA CITY COMMENTS	
7/10/98	RCA REVIEW COMMENTS	

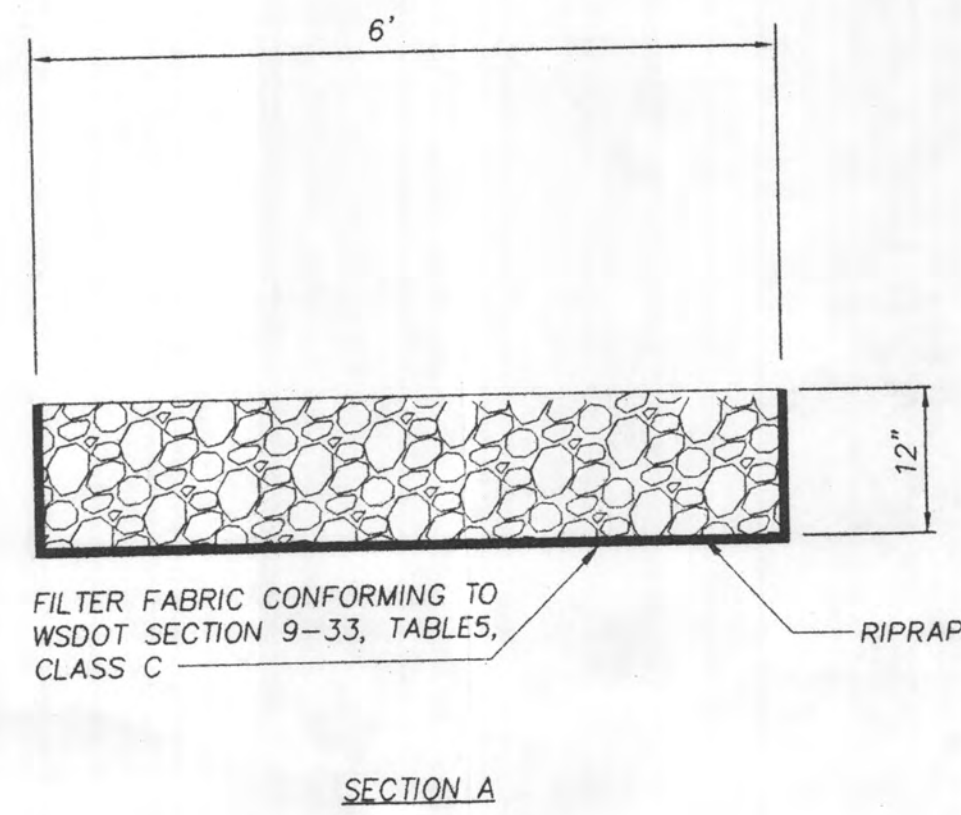
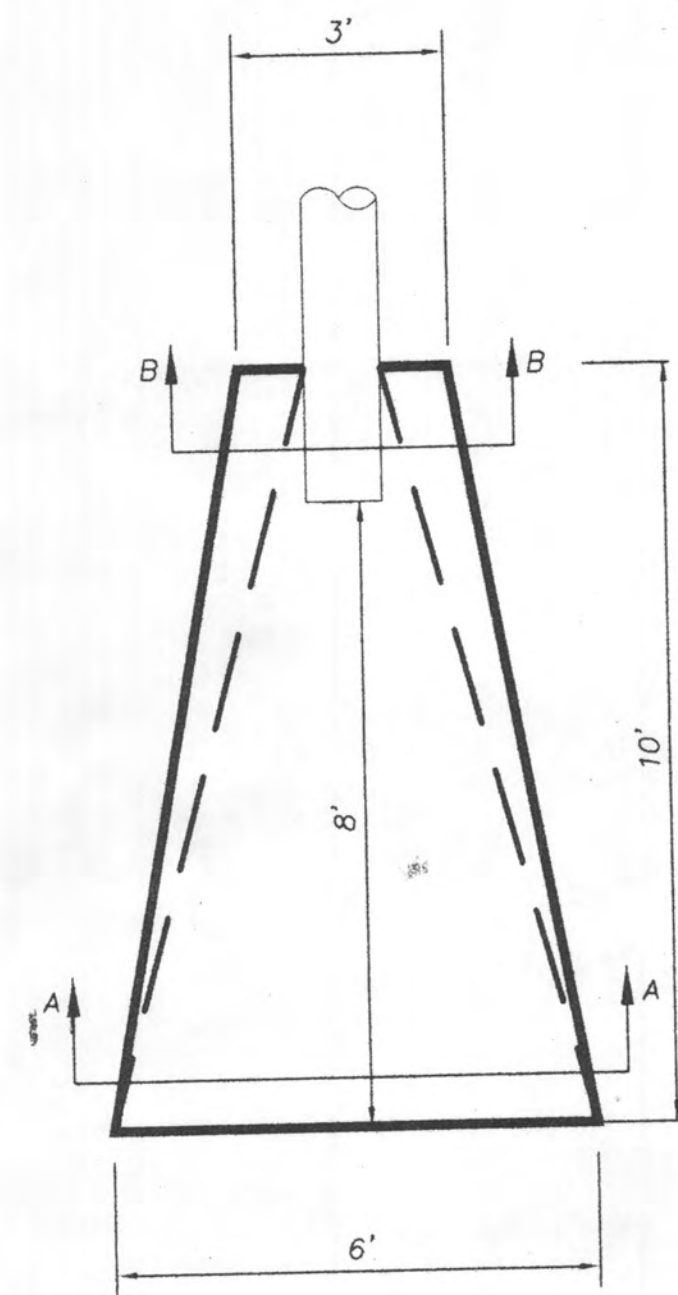
SHEET  
**BP2.1**

SECTION, TOWNSHIP, RANGE:

LAST EDIT: BFW\_7/22/98 PLOT DATE: 7/22/98

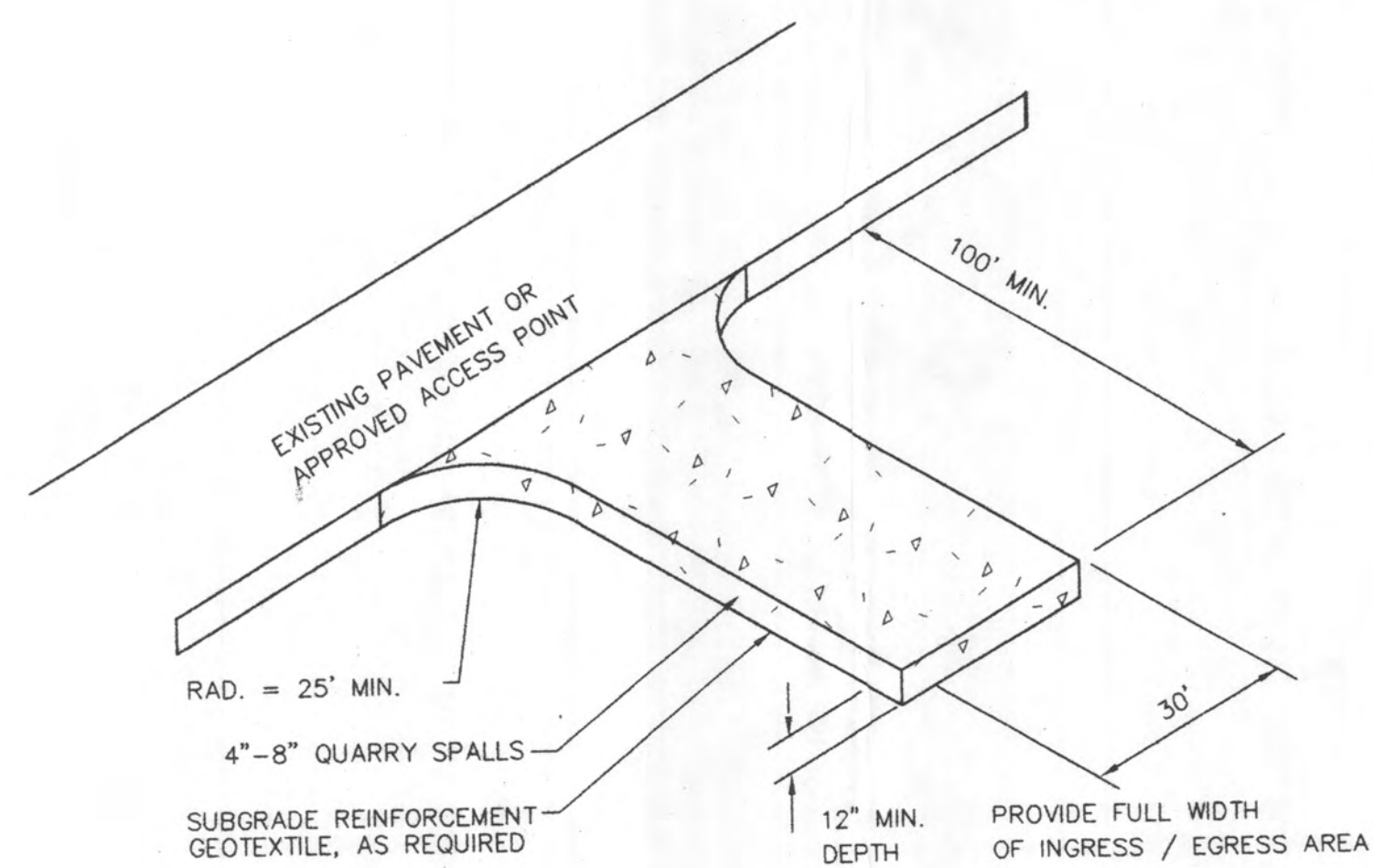


**INTERCEPTOR SWALE** 1  
N.T.S. BP2.2

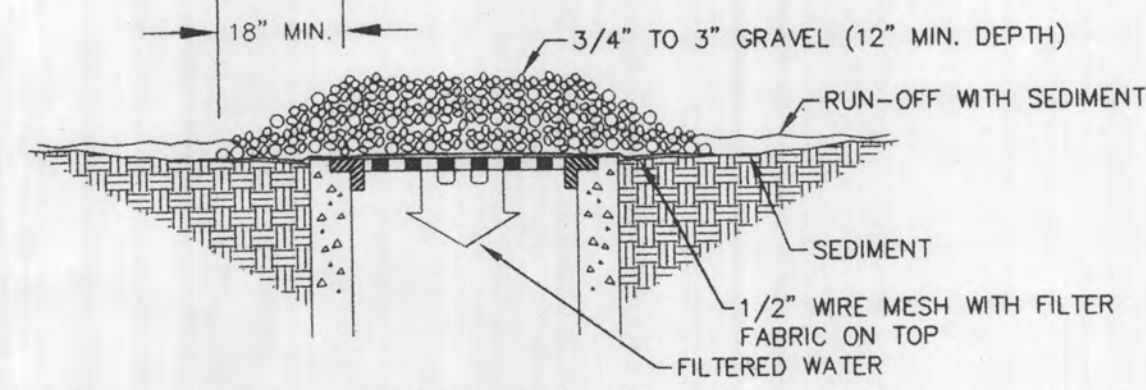


**ROCK LINED DITCH** 2  
N.T.S. BP2.2

ROCK RIPRAP SHALL BE REASONABLE WELL GRADED WITH GRADATION AS FOLLOWS:  
MAXIMUM STONE SIZE 12"  
MEDIAN STONE SIZE 6"  
MINIMUM STONE SIZE 2"

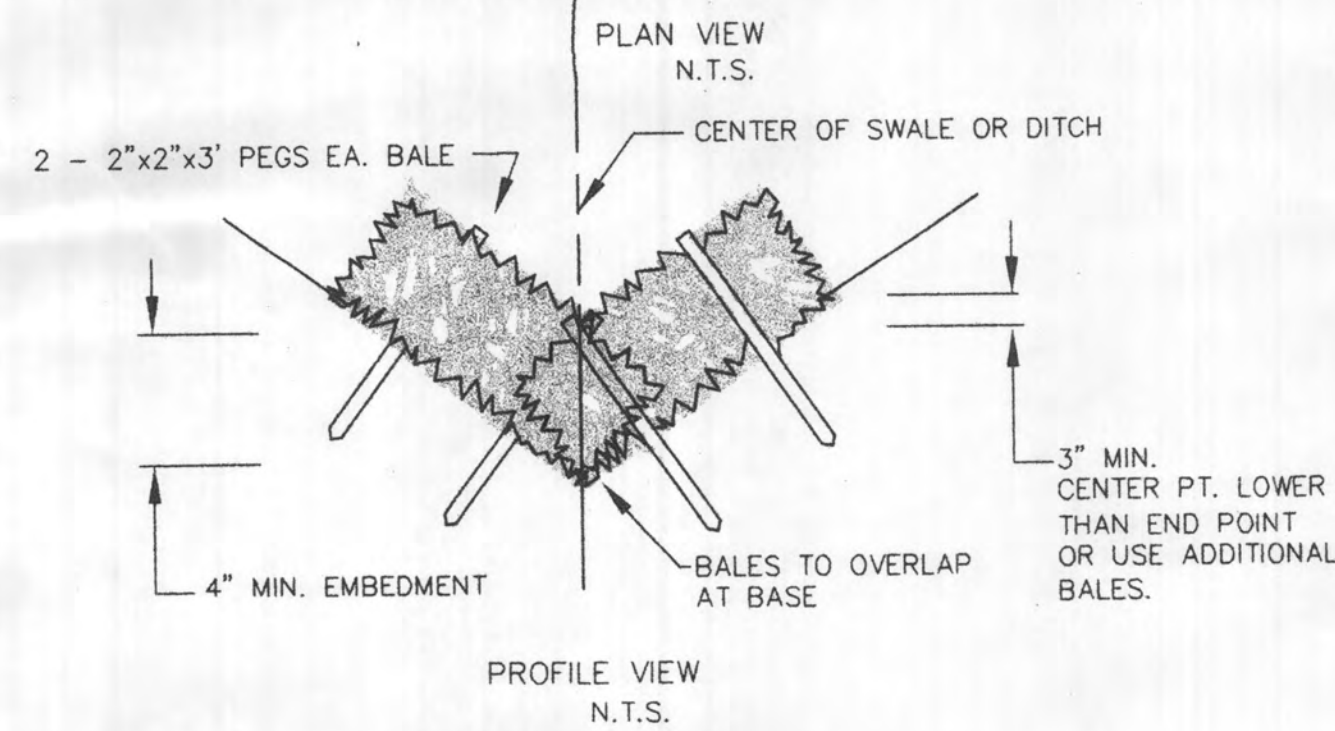
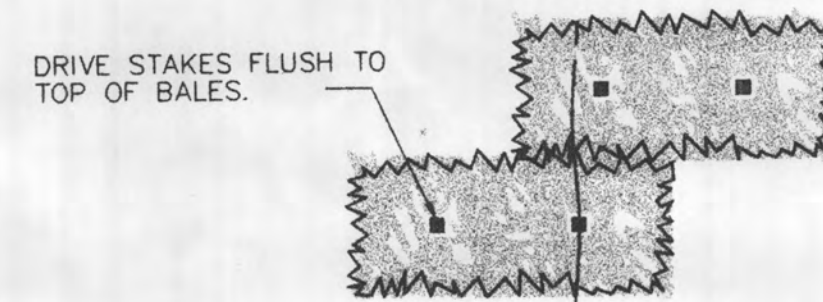


**GRAVEL CONSTRUCTION ENTRANCE** 3  
N.T.S. BP2.2

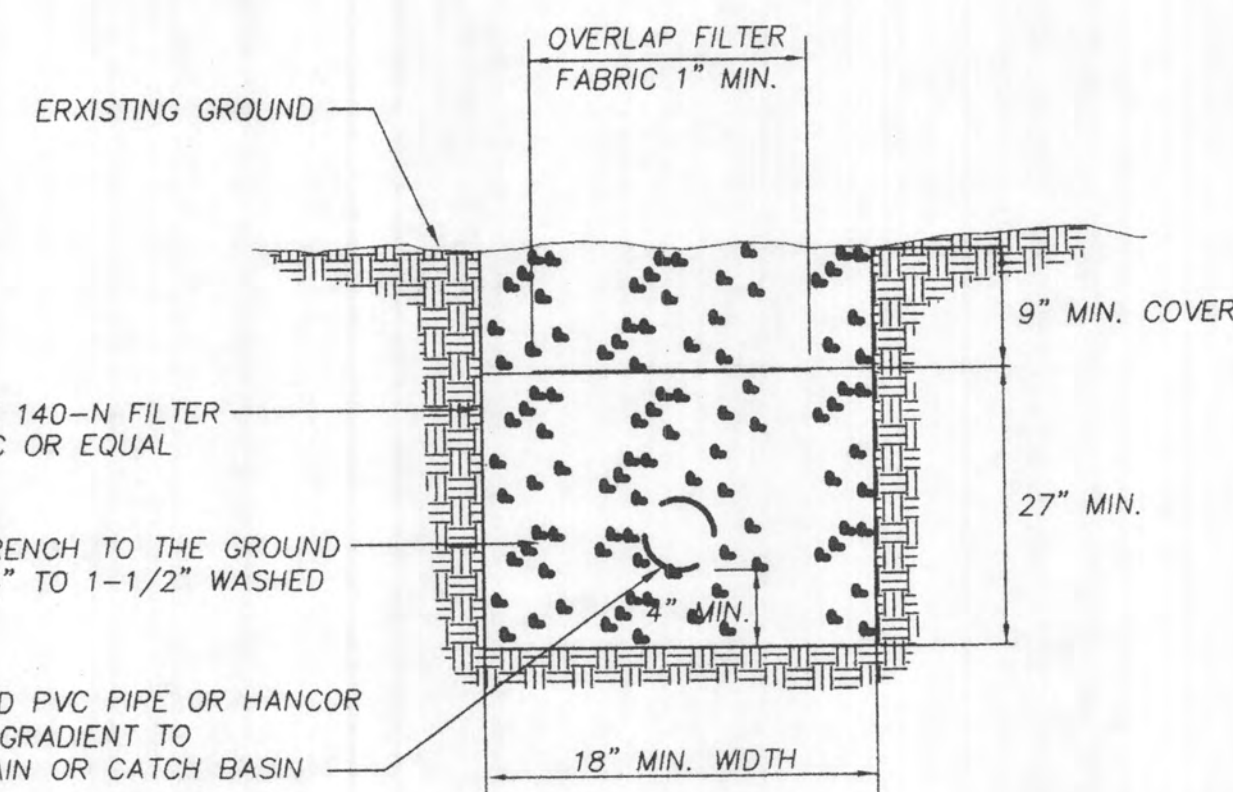


- INSTALL ON ALL CATCH BASINS THAT RECEIVE GRATES IMMEDIATELY UPON THE PLACEMENT OF THE STRUCTURE. MAINTAIN STRUCTURE REGULARLY.
- IMMEDIATELY PRIOR TO COMMENCING PAVING REMOVE THE WIRE AND GRAVEL. WRAP THE GRATE WITH THE FILTER FABRIC INSURING THAT ALL DRAINAGE WAYS ARE PROTECTED.

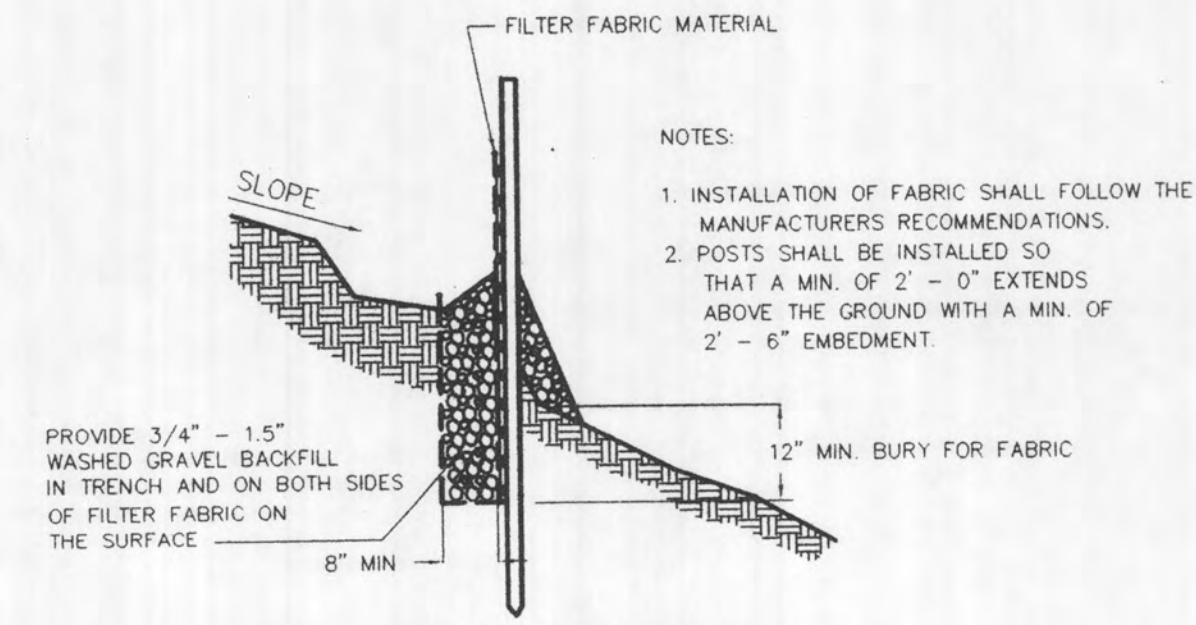
**CATCH BASIN SEDIMENT TRAP** 4  
N.T.S. BP2.2



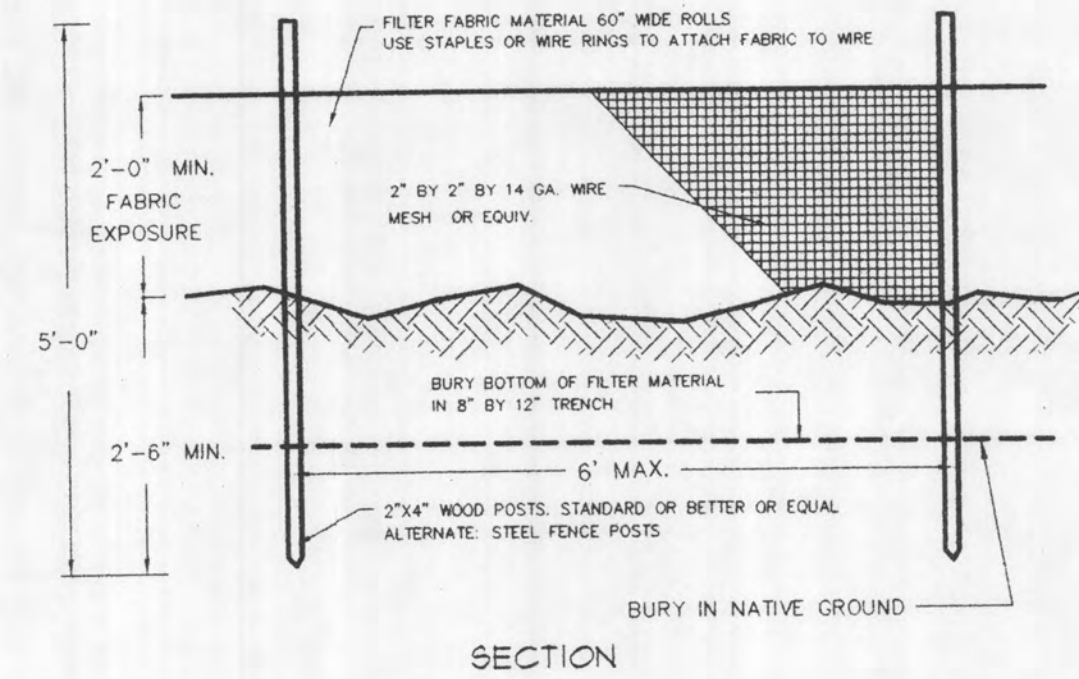
**STRAW DAM** 5  
N.T.S. BP2.2



**TYPICAL FRENCH DRAIN DETAIL** 7  
N.T.S. BP2.2



- NOTES:
- INSTALLATION OF FABRIC SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS.
  - POSTS SHALL BE INSTALLED SO THAT A MIN. OF 2\"-0\" EXTENDS ABOVE THE GROUND WITH A MIN. OF 2\"-6\" EMBEDMENT.



**FILTER FABRIC FENCE** 6  
N.T.S. BP2.2

**FILTER FABRIC FENCE NOTES**

- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- THE FILTER FABRIC SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE AND 12 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 4 INCHES LONG, THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES AND ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE E. APPLYING.
- THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL.
- FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

97 110152

RECEIVED  
AUG 05 1999  
PLANNING & DEVELOPMENT SERVICES - BUILDING DIV.

Approved: *John F Seal*  
Date: 8/5/98

Snohomish County Planning & Development Services

By: \_\_\_\_\_

R/W Permit No.: \_\_\_\_\_

**W&H PACIFIC**  
8006 112TH AVENUE NE  
BELLEVUE, WA 98006-8904  
WWW.WHPACIFIC.COM  
TEL: (425) 927-0220 FAX: (425) 922-5541  
Planning • Engineering • Surveying  
Landscape Architecture • Environmental Services

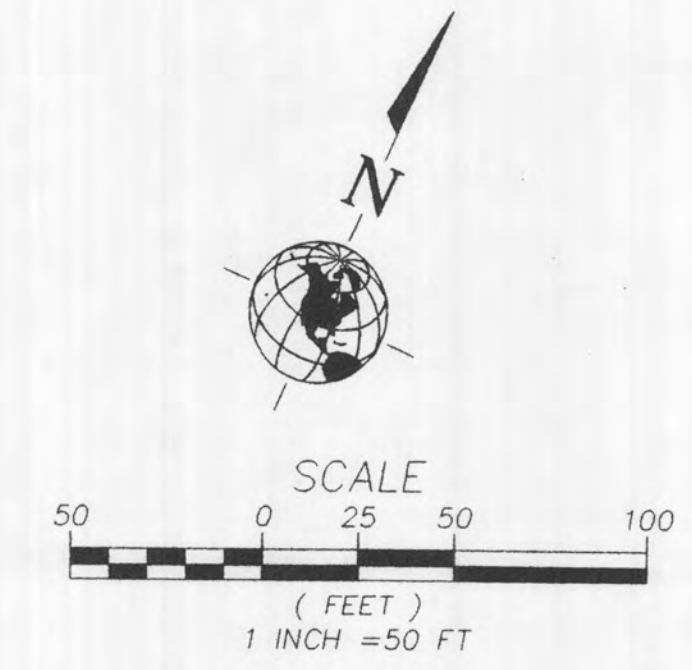
WASHINGTON  
DRAWING FILE NAME: LCREDIT02.DWG  
PROJECT NO: 3-0226-0903  
SNOHOMISH COUNTY  
SCALE: NOT TO SCALE

97 110152  
EXPIRES: 06/01/99

DESIGNED BY: RG	CHECKED BY: RAT	APPROVED BY: _____
DRAWN BY: _____	REVISION: _____	CK'D APPR: _____
DATE: 7/07/98	RCA: CITY COMMENTS	
7/10/98	RCA: REVIEW COMMENTS	

SHEET  
**BP2.2**

MATCH LINE (SEE SHEET C2.3)

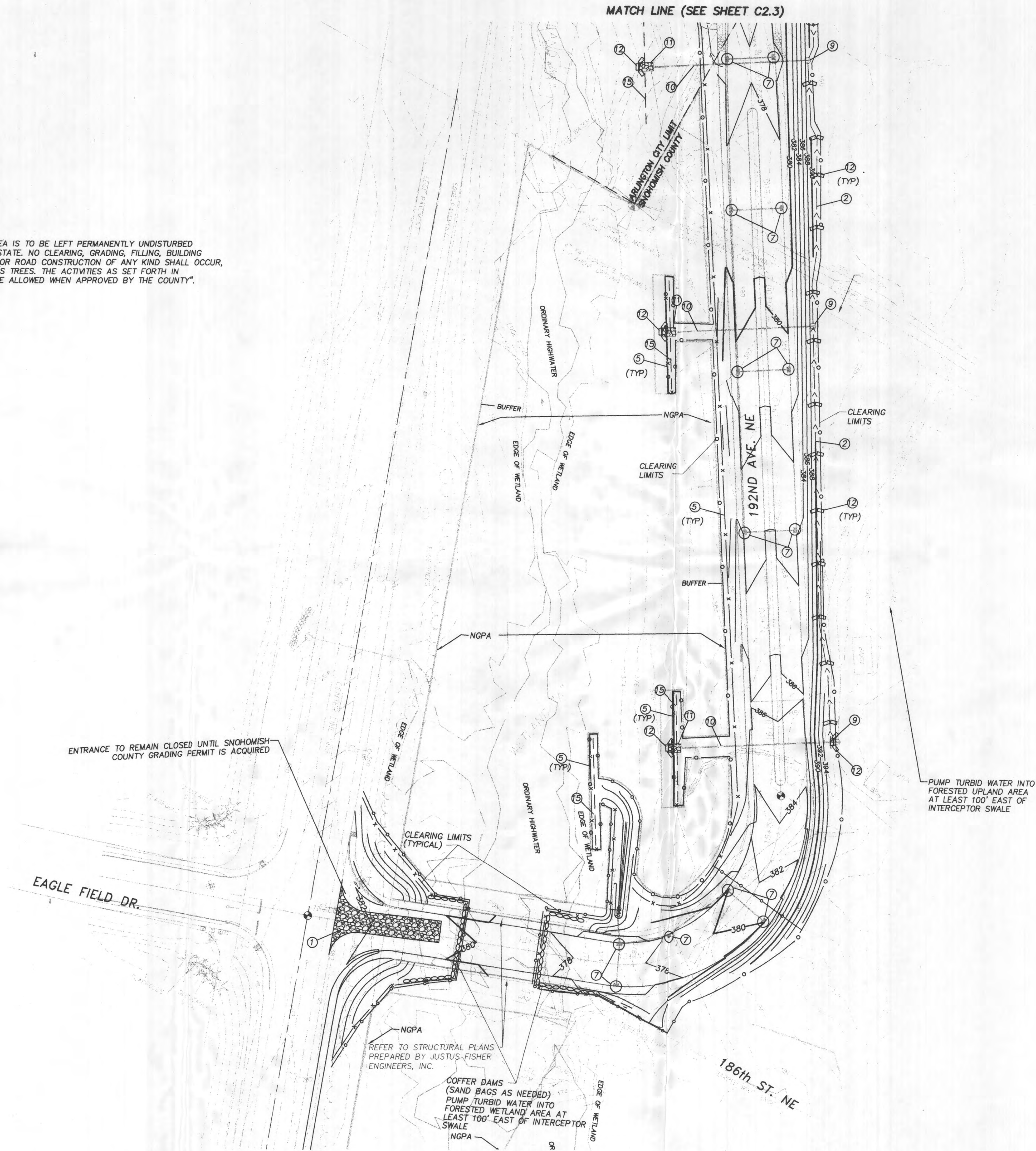


**NOTE**

"NATIVE GROWTH PROTECTION AREA IS TO BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN SCC 32.10.110(29) (a, c, d,) ARE ALLOWED WHEN APPROVED BY THE COUNTY."

**CONSTRUCTION NOTES**

- ① CONSTRUCT GRAVEL CONSTRUCTION ENTRANCE SEE DETAIL NO. 3, SHEET BP2.2.
- ② CONSTRUCT INTERCEPTOR SWALE PER DETAIL NO. 1, SHEET BP2.2
- ⑤ INSTALL FILTER FABRIC FENCE SEE DETAIL NO. 6, SHEET BP2.2.
- ⑦ INSTALL CATCH BASIN SILTATION PROTECTION SEE DETAIL NO. 4, SHEET BP2.2
- ⑨ INSTALL PERMANENT CB, SEE C4.1, C4.2 & C5.1
- ⑩ INSTALL PERMANENT 12"SD, SEE C4.1, C4.2 & C5.1
- ⑪ INSTALL PERMANENT RIPRAP OUTFALL PROTECTION CHANNEL SEE DETAIL NO. 2, SHEET BP2.2.
- ⑫ INSTALL TEMPORARY STRAW BALE DAM, SEE DETAIL NO. 5, SHEET BP2.2.
- ⑮ INSTALL PERMANENT 100LF FRENCH DRAIN, SEE DETAIL NO. 7, SHEET BP2.2.



ENTRANCE TO REMAIN CLOSED UNTIL SNOHOMISH COUNTY GRADING PERMIT IS ACQUIRED

PUMP TURBID WATER INTO FORESTED UPLAND AREA AT LEAST 100' EAST OF INTERCEPTOR SWALE

REFER TO STRUCTURAL PLANS PREPARED BY JUSTUS-FISHER ENGINEERS, INC.

COFFER DAMS (SAND BAGS AS NEEDED) PUMP TURBID WATER INTO FORESTED WETLAND AREA AT LEAST 100' EAST OF INTERCEPTOR SWALE

97 110152

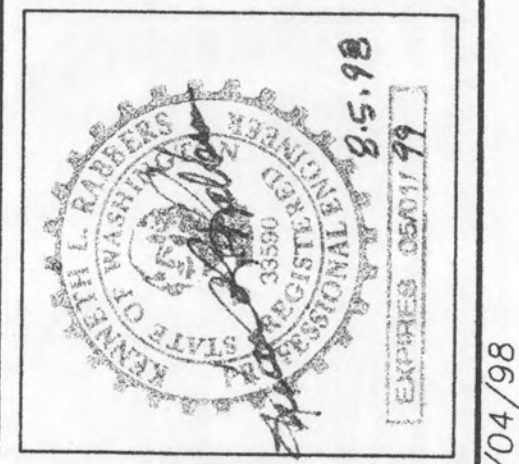
RECEIVED  
AUG 05 1998  
PLANNING & DEVELOPMENT SERVICES - BUILDING DIV.

Approved: *J. Seal*  
Date: *8/5/98*

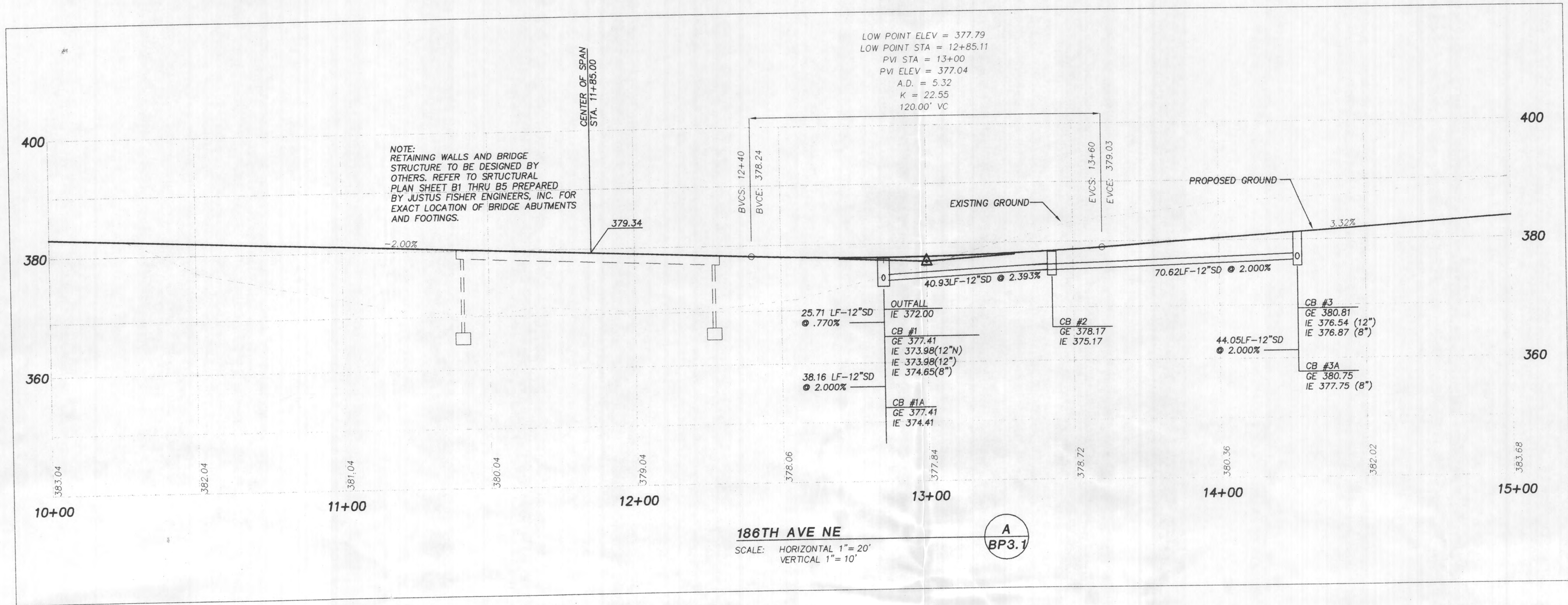
Snohomish County Planning & Development Services  
By: \_\_\_\_\_  
R/W Permit No.: \_\_\_\_\_

**WHPACIFIC**  
3025 112TH AVENUE NE  
BELLEVUE, WA 98009-8804  
WWW.WHPACIFIC.COM  
TEL: (425)827-0220 FAX: (425)822-5341  
Planning • Engineering • Surveying  
Landscape Architecture • Environmental Services

WASHINGTON  
DRAWING FILE NAME: LCREEC01.DWG  
PROJECT NO. 3-0226-0903  
SNOHOMISH COUNTY  
SCALE: 1"=50'



DESIGNED BY:	RC	CHECKED BY:	RC	APPROVED BY:	RC
DRAWN BY:	RC	REVISION	CK'D	APPR	
DATE	7/01/98	CITY COMMENTS			
	7/10/98	REVIEW COMMENTS			



97 110152

RECEIVED  
 AUG 05 1998  
 PLANNING & DEVELOPMENT SERVICES - BUILDING DIV.

Approved: J.F. Seal  
 Date: 8/5/98

Snohomish County Planning & Development Services  
 By: \_\_\_\_\_  
 R/W Permit No.: \_\_\_\_\_

NOTE:  
 THIS PLAN IS TO BE USED TO OBTAIN A GRADING PERMIT FOR THE CONSTRUCTION OF THE PROPOSED WETLAND CROSSING. THE RETAINING WALL AND BRIDGE DESIGN ARE BY OTHERS AND ARE NOT PART OF THESE PLANS.



WASHINGTON  
 DRAWING FILE NAME: LORERD02.DWG  
 PROJECT NO. 3-0226-0903  
 SNOHOMISH COUNTY  
 SCALE: 1"=20'



DATE	BY	REVISION	CK'D	APPR.

SHEET  
**BP3.1**

186TH STREET BRIDGE CROSSING CONSTRUCTION SEQUENCE

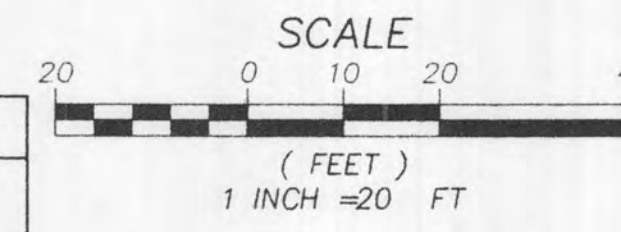
N.W. 1/4, SECTION 24, T 31 N., R 5 E., W.M.

- ATTEND PRE CONSTRUCTION MEETING WITH W&H PACIFIC, TALASEA, SNOHOMISH COUNTY & CITY OF ARLINGTON REPRESENTATIVE, TO REVIEW PLANS & SEQUENCING.
- CONSTRUCT FILTER FABRIC FENCE AS SHOWN ON THE PLANS.
- CONSTRUCT SANDBAG COFFER DAMS AT LOCATIONS SHOWN.
- DEWATER CONSTRUCTION AREA AND PUMP TURBID WATER TO NATURALLY VEGETATED AREA, AS SHOWN ON SHEET BP2.3.
- CLEAR AND GRADE AREA OF ROAD FILL AND BRIDGE ABUTMENTS IN WETLAND CORRIDOR, PRESERVE SOIL AND VEGETATION FOR LATER RESTORATION OF WETLAND.
- EXCAVATE TO SUITABLE NATIVE MATERIAL AND ENSURE SUBGRADE IS COMPACT TO GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- INSTALL BRIDGE FOOTINGS AND ABUTMENT WALLS.
- INSTALL PRECAST BRIDGE SECTIONS, RETAINING WALLS AND WINGWALLS.
- PLANT BUFFER AREAS, WHERE DISTURBED. HYDROSEED AREA OF DISTURBANCE.
- PLACE SELECT STRUCTURAL FILL PER BRIDGE STRUCTURAL PLANS.
- REMOVE SANDBAG AND FILTER FABRIC FENCE.
- ENHANCE/RESTORE BANKS OF CREEK AND ALL CONSTRUCTION DISURBANCE AREAS TO A NATURAL CONDITION, PER APPROVED RESTORATION PLANS.

NOTE: NO SEDIMENT LADEN STORMWATER SHALL ENTER CREEK.

CONSTRUCTION PERIOD: ESTIMATE:  
 1 WEEK - CLEARING, SET UP BYPASS, PREP WORK AREA.  
 3 WEEKS - FORM & POUR FOOTINGS, ABUTMENT WALLS, RETAINING WALLS.  
 1 WEEK - INSTALL PRE-CAST CONSPAN SECTIONS AND HEADWALLS.  
 1 WEEK - CLEAN UP, ENHANCEMENT, AND RESTORATION.

PROJECT BENCHMARK		
NO.	DESCRIPTION BASED ON SNOHOMISH COUNTY BENCHMARK HORIZONTAL DATUM - NAD 83/91 VERTICAL DATUM - NAVD 88	DATUM
#1294	FOUND 3-1/2" USGS BRASS DISK SET IN THE NE CORNER OF CONC. BUILDING., 4.3' ABOVE A CONC. WALK AT THE SW CORNER OF THE INTERSECTION OF NORTH OLYMPIC AVE. & 3RD ST. IN THE CITY OF ARLINGTON.	ELEV. - #1294=119.36
#1325	FOUND 3-1/2" BRASS DISK AT BNRR XING AT 67TH AVE. NE (ARMAR RD). NORTH END OF CHAIN LINK FENCE BEARS 50° E 8.0', RAILROAD SIGNAL BEARS AZ. 298 @ 39'. WITNESS POST TAG ATTACHED TO CHAINLINK FENCE. DISK IS SET IN 6"x6" CONC.	ELEV. - #1325=148.17



VICINITY MAP



SCALE: NOT TO SCALE

AGENCIES

CITY OF ARLINGTON  
 816 N. WEST AVENUE  
 ARLINGTON, WA 98223  
 (360) 435-3811  
 JOHN BURKHOLDER

SNOHOMISH COUNTY P.W.  
 3000 ROCKAFELLER AVENUE  
 EVERETT, WA 98201  
 1-800-562-4367  
 JOHN SEAL / JANE ERICKSON  
 X-2682 X-2139

WASHINGTON STATE D.O.T.  
 15700 DAYTON AVENUE NORTH  
 SEATTLE, WA 98133-9710  
 (206) 440-4664  
 RAMIN PAZOOKI & DON HURTER

FIRE MARSHALL-CITY OF ARLINGTON  
 ARLINGTON SCHOOL DISTRICT: #16

DEVELOPER

WIGAN DEVELOPMENT  
 P.O. BOX 10  
 LAKE STEVENS, WA 98258  
 (425) 334-1066  
 PAUL KONRADY

CIVIL ENGINEER

W&H PACIFIC  
 3025-112TH AVE. N.E.  
 BELLEVUE, WA 98004  
 (425) 827-0220  
 KENNETH L. RABBERS, P.E.

EARTHWORK QUANTITIES

760 C.Y. CUT  
 4,360 C.Y. FILL

TOTAL CLEARING AREA = 0.82 Ac.

97 110152

RECEIVED

AUG 05 1998

PLANNING & DEVELOPMENT  
 SERVICES - BUILDING DIV.

Approved: *JF Seal*

Date: *8/5/98*

NOTE:  
 THIS PLAN IS TO BE USED TO OBTAIN  
 A GRADING PERMIT FOR THE CONSTRUCTION  
 OF THE PROPOSED WETLAND CROSSING.  
 THE RETAINING WALL AND BRIDGE DESIGN  
 ARE BY OTHERS AND ARE NOT PART OF  
 THESE PLANS.

THOMAS W. RENEAU  
 8420 186th ST NE  
 ARLINGTON WA. 98223  
 TAX ACCOUNT  
 # 243105-2-004-0002

- LEGEND
- EXISTING SLOPES OF 33% OR GREATER
  - COFFER DAMS
  - CLEARING LIMITS
  - FILTER FENCING

Snohomish County Planning & Development Services

By: \_\_\_\_\_  
 R/W Permit No.: \_\_\_\_\_

WIGAN DEVELOPMENT, INC.  
 CROWN RIDGE ESTATES  
 186TH ST. N.E. GRADING/TEC PLAN



DATE	BY	REVISION	CK'D	APPR.

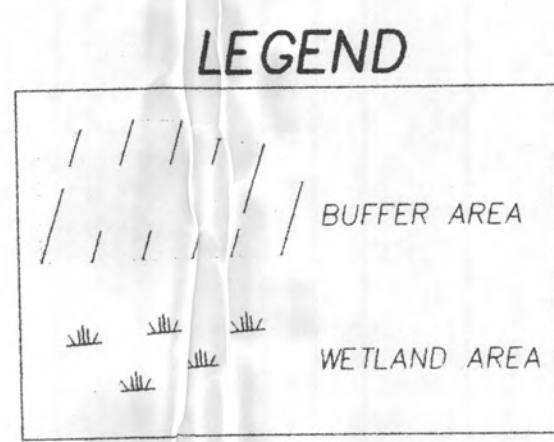
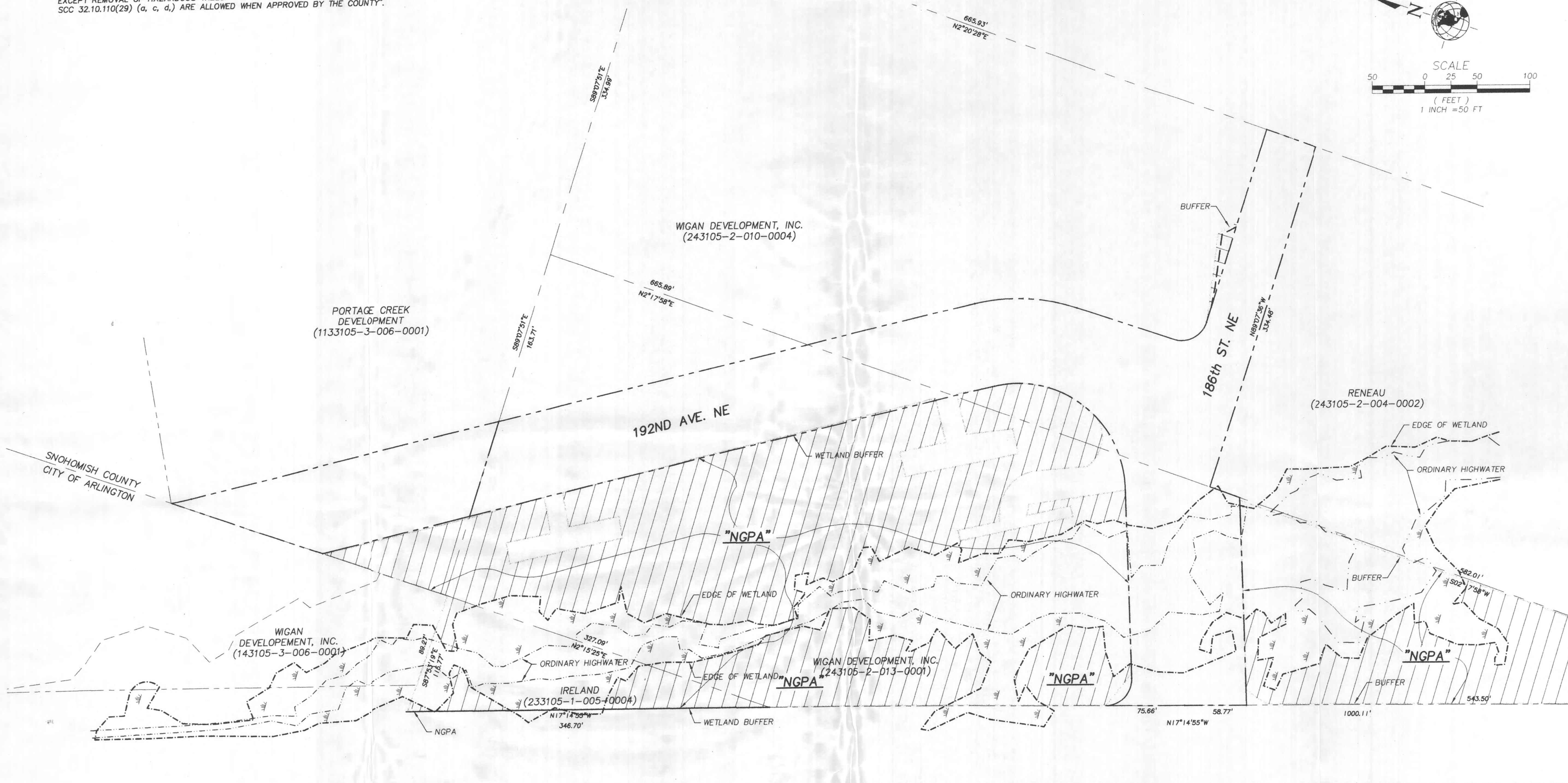
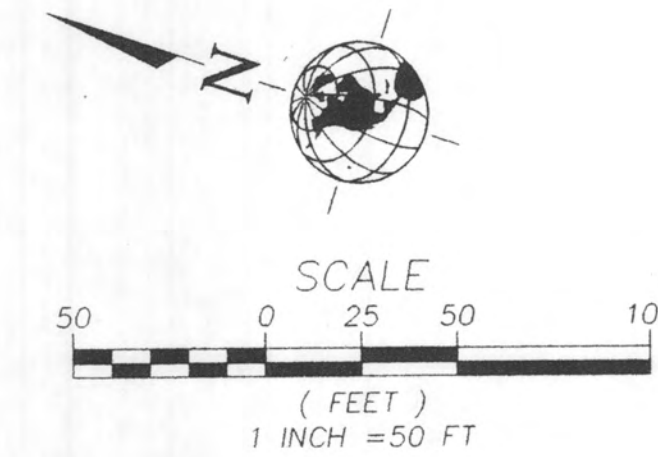
SHEET  
**BP3.2**

LAST EDIT: RLS\_7/06/98  
 PLOT DATE: 8/04/98

SECTION, TOWNSHIP, RANGE:

**NOTE**

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PLANNING & DEVELOPMENT SERVICES - BUILDING DIV.

Approved: J.F. Seal  
Date: 8/5/98

Snohomish County Planning & Development Services  
By: \_\_\_\_\_  
R/W Permit No.: \_\_\_\_\_

WIGAN DEVELOPMENT, INC.  
CROWN RIDGE ESTATES  
**CRITICAL AREA SITE PLAN**  
SNOHOMISH COUNTY GRADING PERMIT APPLICATION - 186TH ST. N.E. / S.R.-9 WASHINGTON  
PROJECT NO. 3-0226-0903  
DRAWING FILE NAME: LORECA01.DWG  
SCALE: 1"=50'



DESIGNED BY:	CHECKED BY:
DRAWN BY: DEL	APPROVED BY:
DATE:	REVISION:
	CK'D APPR:

SHEET  
**CA1.1**

**W&HPACIFIC**  
3025 112TH AVENUE NE  
BELLEVUE, WA 98009-8904  
WWW.W&HPACIFIC.COM  
TEL: (425)827-0250 • ENGINEERING • PLANNING • ENVIRONMENTAL SERVICES  
Landscape Architecture • Environmental Services