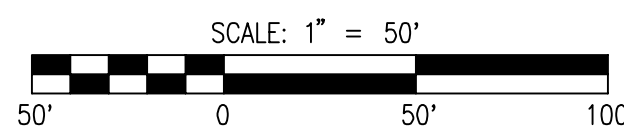
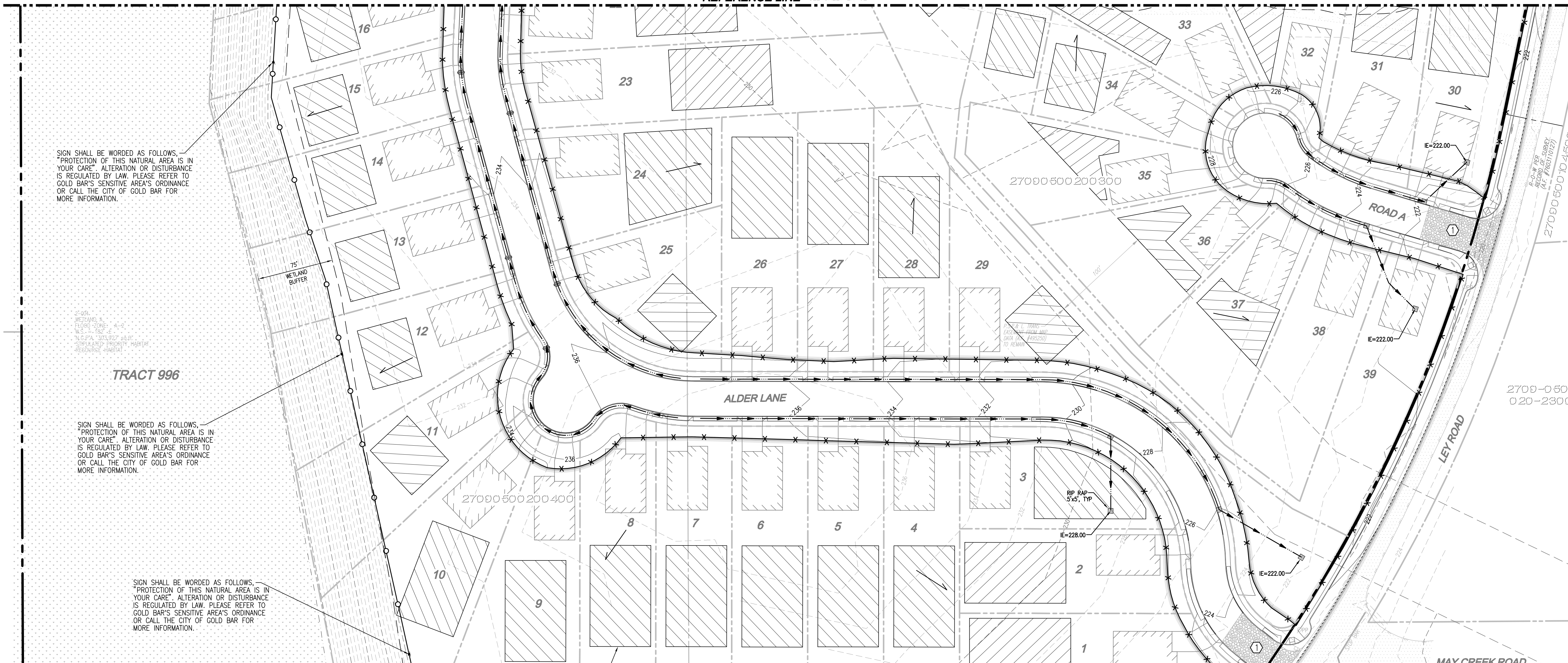


A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 5, TWN 27 N, RGE 9 E, W.M., SNOHOMISH COUNTY, WASHINGTON



REFERENCE LINE SEE SHEET ER-02



SIGN SHALL BE WORDED AS FOLLOWS:
"PROTECTION OF THIS NATURAL AREA IS IN YOUR CARE". ALTERATION OR DISTURBANCE IS REGULATED BY LAW. PLEASE REFER TO GOLD BAR'S SENSITIVE AREA'S ORDINANCE OR CALL THE CITY OF GOLD BAR FOR MORE INFORMATION.

SIGN SHALL BE WORDED AS FOLLOWS:
"PROTECTION OF THIS NATURAL AREA IS IN YOUR CARE". ALTERATION OR DISTURBANCE IS REGULATED BY LAW. PLEASE REFER TO GOLD BAR'S SENSITIVE AREA'S ORDINANCE OR CALL THE CITY OF GOLD BAR FOR MORE INFORMATION.

SIGN SHALL BE WORDED AS FOLLOWS:
"PROTECTION OF THIS NATURAL AREA IS IN YOUR CARE". ALTERATION OR DISTURBANCE IS REGULATED BY LAW. PLEASE REFER TO GOLD BAR'S SENSITIVE AREA'S ORDINANCE OR CALL THE CITY OF GOLD BAR FOR MORE INFORMATION.

SEWER
WESTLAND, WA
11,000 GPM
N.C.P.A. 303.927-8.01
STIMULATED FLOWING HEAD
RESIDUAL HEAD

TRACT 996

SEPTIC DRAINFIELD, TYP.
DESIGN BY OTHERS.

TRACT 999

CONSTRUCTION SEQUENCE

- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY STAFF. CESCL SHALL ATTEND CONFERENCE.
- INSTALL ROCK CONSTRUCTION ENTRANCE.
- STOCKPILE ALL EROSION MATERIALS ON SITE.
- FLAG CLEARING LIMITS.
- ARRANGE FOR CITY INSPECTOR TO INSPECT AND APPROVE CLEARING LIMITS FLAGGING PRIOR TO CLEARING.
- INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
- INSTALL PERMANENT BIOFILTRATION SWALE.
- BEGIN CLEARING AND GRADING.
- CLEAR FOR UTILITIES AND INSTALL ALL BURIED UTILITIES.
- INSTALL INTERIM CATCH BASIN PROTECTION.
- INSTALL ALL OTHER UTILITIES.
- FINE GRADE ROADS.
- INSTALL ATB.
- MAINTAIN PERMANENT BIOFILTRATION SWALE DURING BUILDING CONSTRUCTION.
- INSTALL FINAL PAVING, CURBING AND SIDEWALK.
- STABILIZE UNPAVED AREAS WITH LANDSCAPING OR HYDROSEEDING AS PERMANENT COVER.
- CLEAN OUT STORM SYSTEM DIRECT STORMWATER TO INFILTRATION FACILITIES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

LEGEND

- | | | | |
|--|----------------------------|--|--|
| | CLEARING AREA | | CATCH BASIN PROTECTION |
| | PROTECTED AREA | | PRE-DEVELOPMENT DRAINAGE PATTERN |
| | INTERCEPTOR DIKE/SWALE | | POST-DEVELOPMENT DRAINAGE PATTERN |
| | ROCK CONSTRUCTION ENTRANCE | | INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE TO BE REMOVED |
| | 5'x5' RIP-RAP PAD | | TBR |

EARTHWORK QUANTITIES

CUT: 2,500 CY
FILL: 2,500 CY
NET: 0 CY
DISTURBED AREA: 164,693 SF (3.78 AC)
THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES. CONTRACTOR TO VERIFY.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY WEST ALLIANCE, LLC, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

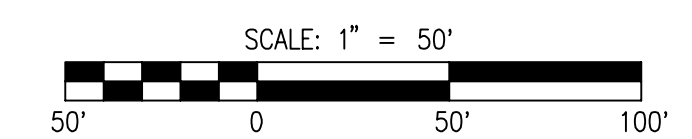
NO.	DATE	DESCRIPTION
1	4-20-23	REVISED PER THE REVIEW COMMENTS DATED 1-31-2023

LDC
Surveying
Engineering
Planning
Woodinville
Kent
1851 Central H.S. #101
Kent, WA 98030
T 425.806.1869
www.LDCcorp.com
F 425.482.2893

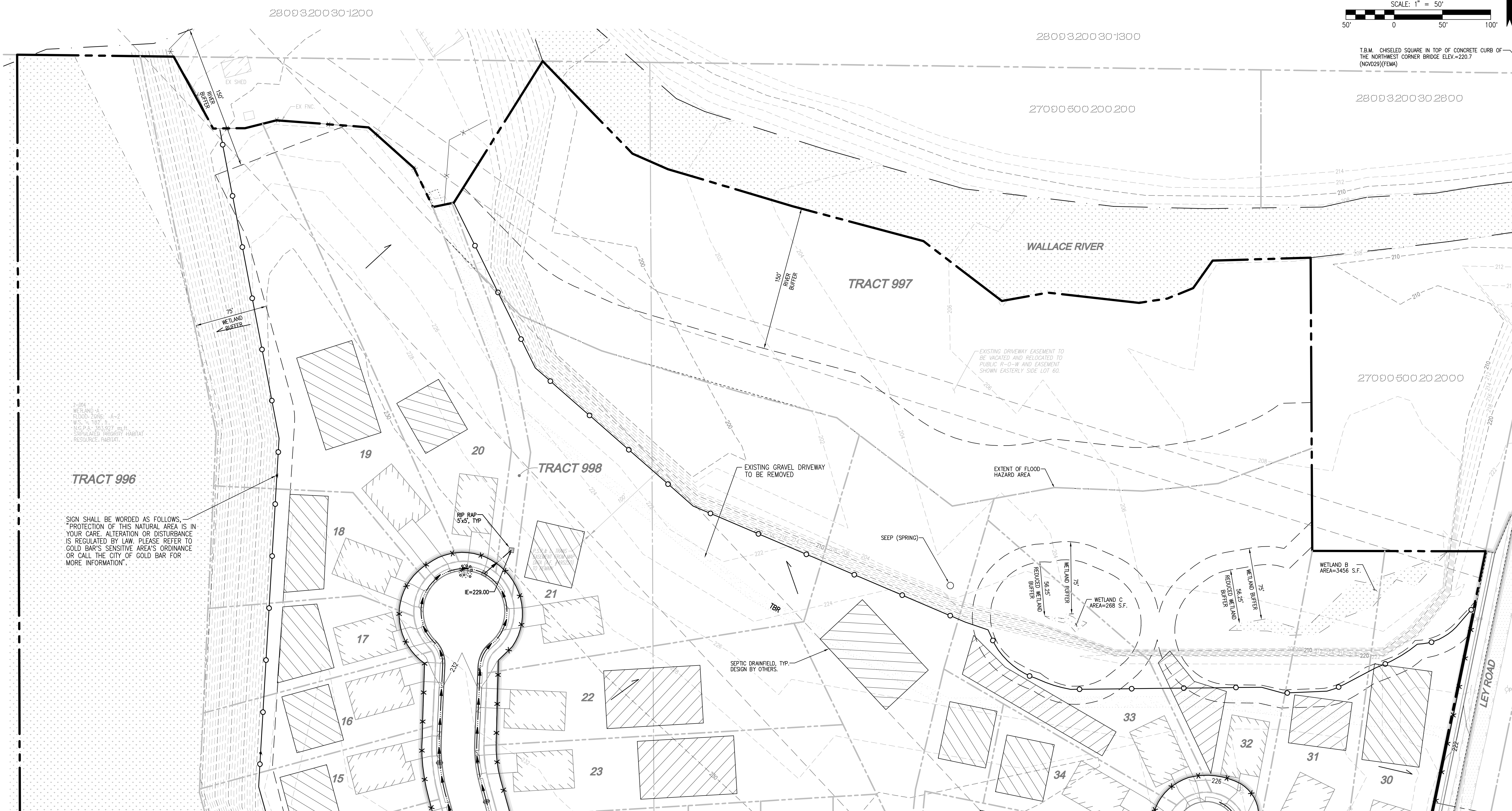
FALL VIEW, LLC
FALL VIEW
RESIDENTIAL DEVELOPMENT
TESC PLAN

JOB NUMBER: C22248C
DRAWING NAME: C22248C-ER-PL
DESIGNER: MEV
DRAFTING BY: LDC
DATE: 3-28-23
SCALE: 1"=50'
JURISDICTION: CITY OF GOLD BAR
ER-01
SHEET 4 OF 21

A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 5, TWN 27 N, RGE 9 E, W.M., SNOHOMISH COUNTY, WASHINGTON



T.B.M. CHISELED SQUARE IN TOP OF CONCRETE CURB OF THE NORTHWEST CORNER BRIDGE ELEV.=220.7 (NGVD29)(FEMA)



W-204
WETLAND
FLOOD ZONE: A-2
W.S. = 162.5'
*SPECIAL PRESENT AND
SUSPENDED BRIDGE HABILITATION
RESOURCE HABITAT*

TRACT 996
SIGN SHALL BE WORDED AS FOLLOWS:
"PROTECTION OF THIS NATURAL AREA IS IN YOUR CARE. ALTERATION OR DISTURBANCE IS REGULATED BY LAW. PLEASE REFER TO GOLD BAR'S SENSITIVE AREAS ORDINANCE OR CALL THE CITY OF GOLD BAR FOR MORE INFORMATION."

REFERENCE LINE SEE SHEET ER-01

LEGEND	
	CLEARING AREA
	PROTECTED AREA
	CLEARING LIMITS
	INTERCEPTOR DIKE/SWALE
	SILT FENCE
	ROCK CONSTRUCTION ENTRANCE
	5'x5' RIP-RAP PAD
	CATCH BASIN PROTECTION
	PRE DEVELOPMENT DRAINAGE PATTERN
	POST DEVELOPMENT DRAINAGE PATTERN
	INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
	TO BE REMOVED

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

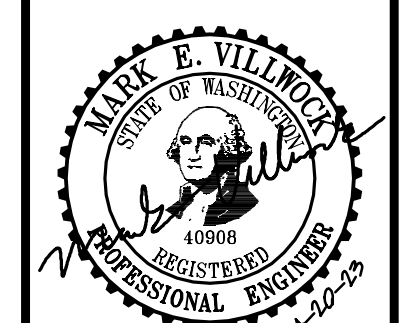
DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY WEST ALLIANCE, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	DESCRIPTION
1	4-20-23	REVISED PER THE REVIEW COMMENTS DATED 1-31-2023

LDC
Surveying
Engineering
Planning
Woodinville
Kent
Kent, WA 98030
T 425.806.1869
www.LDCcorp.com

FALL VIEW, LLC
FALL VIEW
RESIDENTIAL DEVELOPMENT
TESC PLAN



JOB NUMBER:	C222486
DRAWING NAME:	C222486-ER-PL
DESIGNER:	MEV
DRAFTING BY:	LDC
DATE:	3-28-23
SCALE:	1"=50'
JURISDICTION:	CITY OF GOLD BAR

Drawing: P:\Civil\2023\248-Fall View\Drawings\Construction\C222486-ER-PL.dwg Plotter: Apr 20, 2023 - 5:10pm