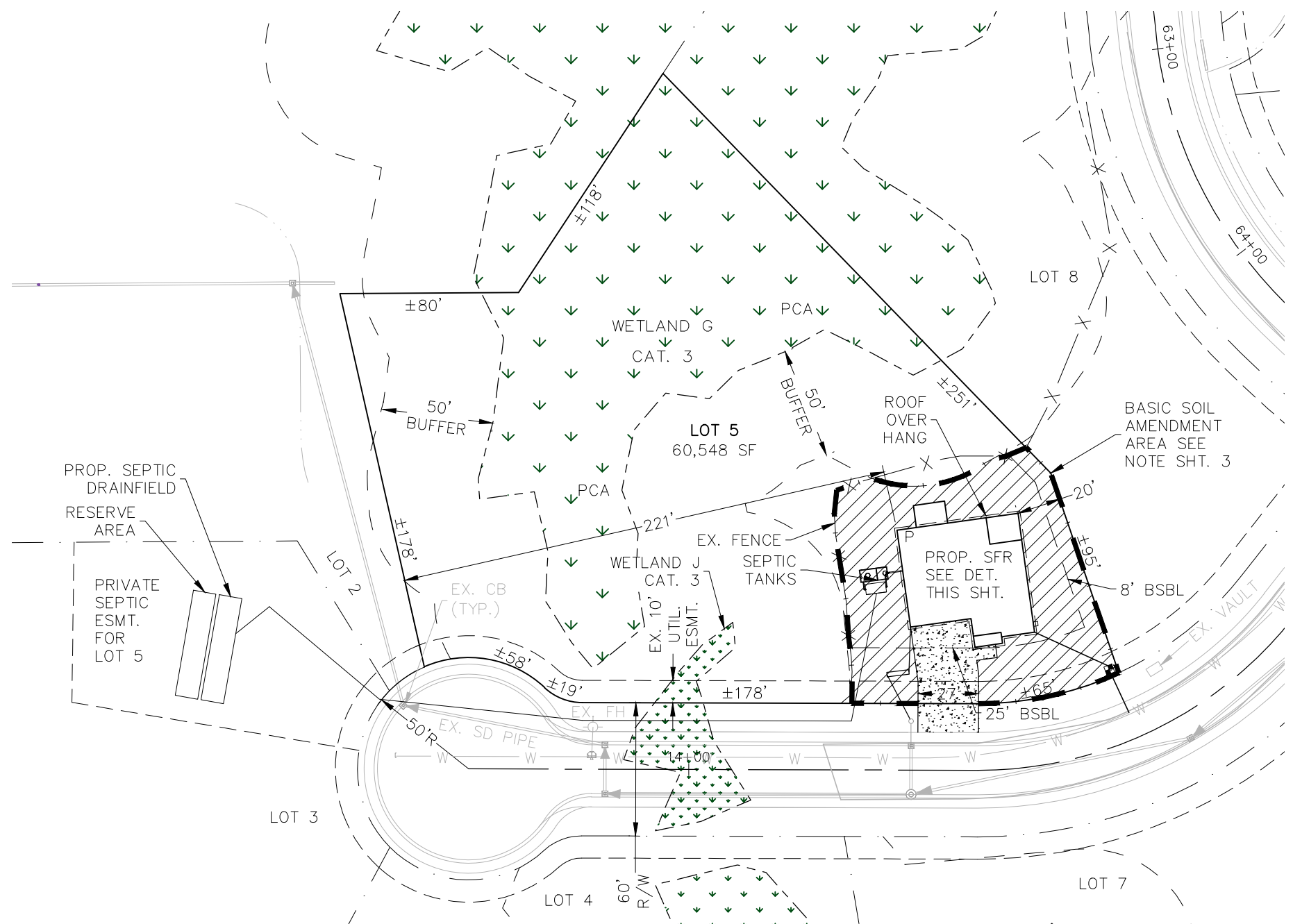


SECTION 16, TOWNSHIP 33 N, RANGE 4 E, W.M.



OWNER/APPLICANT

LAKE 16 LLC  
 PLATS PLUS INC  
 2440 W COMMODORE WAY #200  
 SEATTLE, WA 98199

ARCHITECT

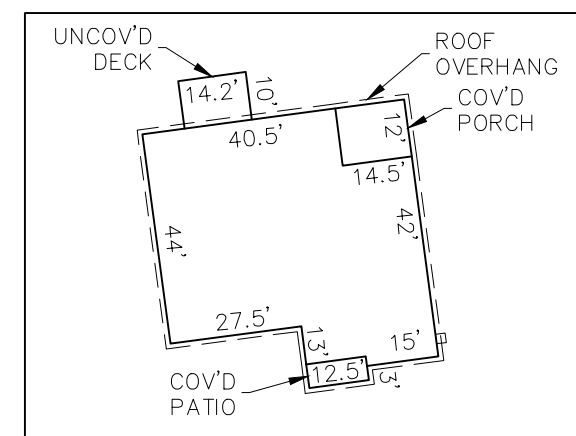
NASH & ASSOCIATES  
 8003 118TH AVE NE  
 KIRKLAND, WA 98033  
 425.828.4117

LEGAL DESCRIPTION

LOT 5 PLAT OF CASCADE HIGHLANDS  
 AUDITOR'S FILE NUMBER 201904190032

SITE DATA

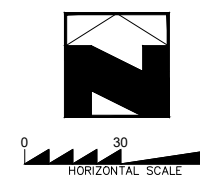
SITE ADDRESS: 20XXX LIMESTONE LANE  
 MT. VERNON, WA 98274  
 PARCEL ID: P16701  
 ZONING: RURAL RESERVE



SFR DIMENSIONS  
 SCALE: 1" = 40'

DRAWING INDEX

- 1) SITE LAYOUT OVERVIEW
- 2) STORMWATER SITE PLAN
- 3) DETAILS

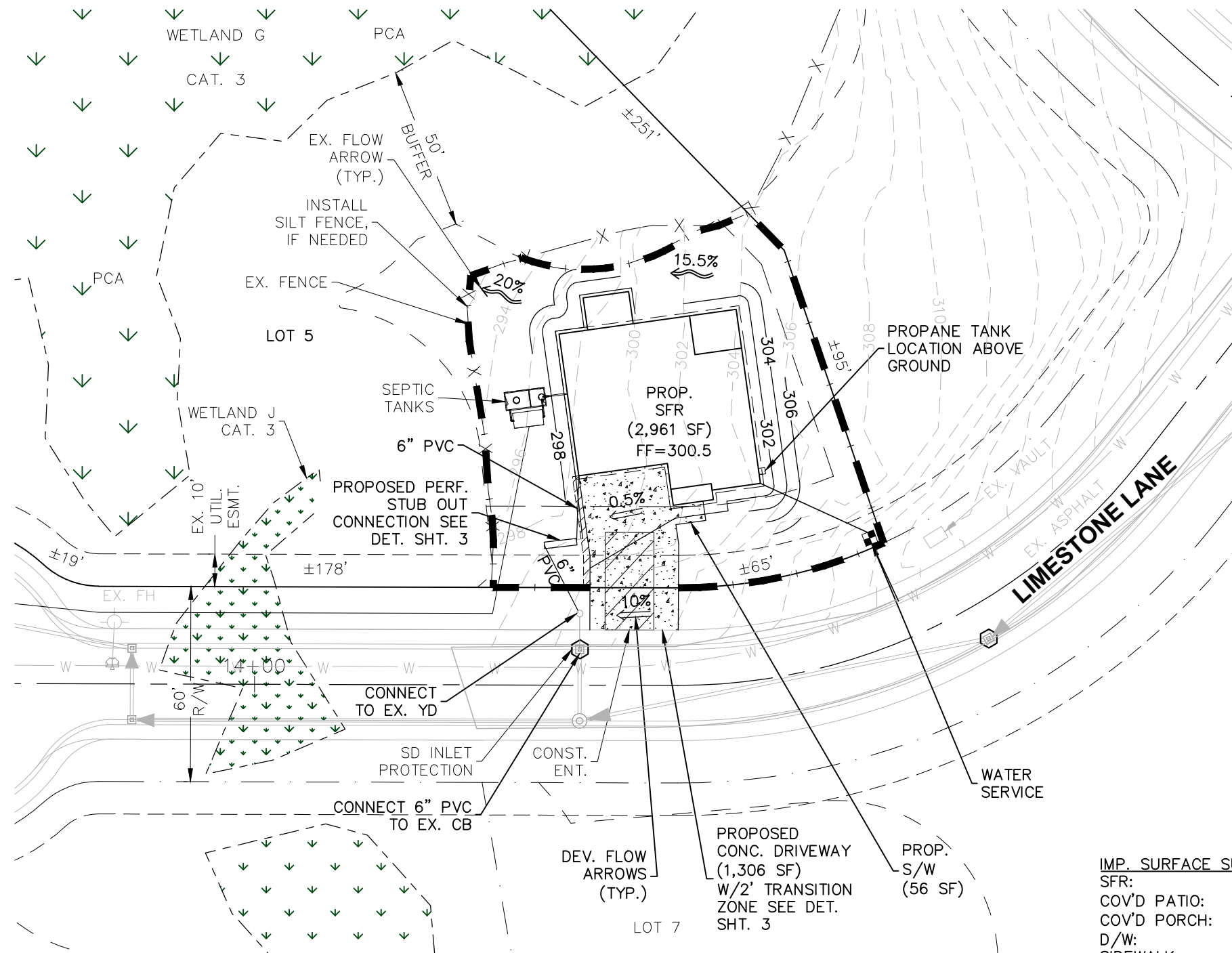


SITE PLAN  
 CASCADE HIGHLANDS  
 LOT 5

DATE	SCALE	SHEET
1/31/22	1" = 60'	1 OF 3

PFN:

SECTION 16, TOWNSHIP 33 N, RANGE 4 E, W.M.



BMP	VIABLE?	LIMITATIONS OR INFEASIBILITY CRITERIA
<b>LAWNS AND LANDSCAPE AREAS</b>		
T5.13 (POST CONSTRUCTION SOIL QUALITY AND DEPTH)	YES	NOT VIABLE ON SLOPES OF 33 PERCENT OR GREATER
<b>ROOFS</b>		
T5.30 (FULL DISPERSION)	NO	MUST SET ASIDE 65% AS CAPA
T5.10A (DOWNSPOUT FULL INFILTRATION SYSTEMS)	NO	POOR SOIL CHARACTERISTICS (REFER TO GEOTECH REPORT)
T5.14A (BIORETENTION)	NO	POOR SOIL CHARACTERISTICS (REFER TO GEOTECH REPORT)
T5.10B (DOWNSPOUT DISPERSION SYSTEMS)	NO	50-FOOT MINIMUM FLOW PATH, SLOPES LESS THAN 15%
T5.10C (PERFORATED STUB-OUT CONNECTIONS)	YES	MAY BE USED WHEN ALL OTHER HIGHER PRIORITY BMPs ARE NOT FEASIBLE
<b>OTHER HARD SURFACES</b>		
T5.30 (FULL DISPERSION)	NO	MUST SET ASIDE 65% AS CAPA
T5.15 (PERMEABLE PAVEMENT)	NO	POOR SOIL CHARACTERISTICS (REFER TO GEOTECH REPORT)
T5.14A (BIORETENTION)	NO	POOR SOIL CHARACTERISTICS (REFER TO GEOTECH REPORT)
T5.12 (SHEET FLOW DISPERSION)	YES	SUITABLE ON SLOPES LESS THAN 15%
T5.11 (CONCENTRATED FLOW DISPERSION)	YES	50-FOOT MINIMUM FLOW PATH, DISCHARGE POINT SLOPES LESS THAN 20%

**SURVEY NOTE:**  
 A TOPOGRAPHIC SURVEY, WITHIN AREA OF DISTURBANCE, HAS BEEN PERFORMED BY NORTHLINE SURVEYING.

**IMP. SURFACE SUMMARY**

SFR:	2,672 SF
COV'D PATIO:	202 SF
COV'D PORCH:	87 SF
D/W:	1,306 SF
SIDEWALK:	56 SF
TOTAL PROPOSED:	4,323 SF

**DRAINFIELD/RESERVE NOTE:**  
 EXTREME CAUTION TO BE TAKEN IN AREA OF DRAINFIELD AND RESERVE. CONTRACTOR TO AVOID ADDITIONAL GRADING OR COMPACTING IN AREA OF DRAINFIELD/RESERVE.

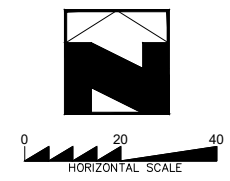
**TOPSOIL/STOCKPILE NOTE:**  
 PILES ARE TO BE COVERED W/ PLASTIC SHEETING WITHIN 24 HOURS.

CONTRACTOR TO INSTALL SILT FENCING WHERE NECESSARY ALONG PERIMETER IF VEGETATIVE BUFFER DOES NOT PROVIDE ADEQUATE PROTECTION.

**GRADING QUANTITIES:**

CUT = 100 C.Y.  
 FILL = 250 C.Y.

GRADING QUANTITIES ESTIMATED BASED ON CURRENT SITE INFORMATION & ASSUMED EXCAVATIONS NECESSARY FOR PROPOSED IMPROVEMENTS.



<b>SITE PLAN CASCADE HIGHLANDS LOT 5</b>		
DATE 1/31/22	SCALE 1" = 40'	SHEET 2 OF 3

PFN:

# SECTION 16, TOWNSHIP 33 N, RANGE 4 E, W.M.

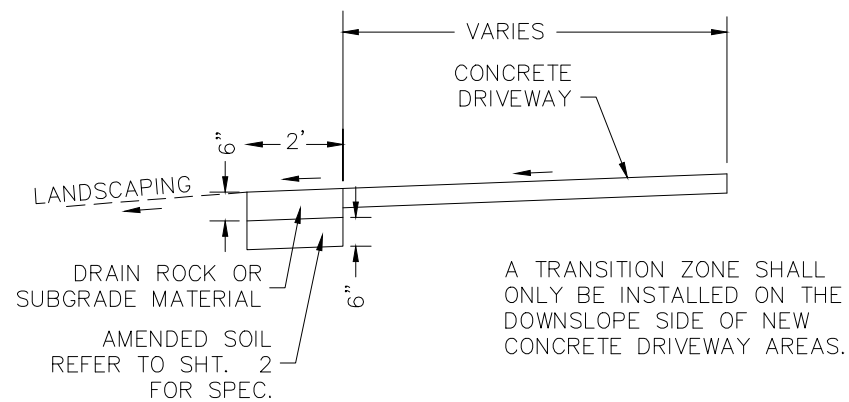
## BASIC SOIL AMENDMENT NOTES

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT (BASED ON A LOSS-ON-IGNITION TEST) IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
  - a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html) COMPOST USED IN BIORETENTION AREAS SHOULD BE STABLE, MATURE AND DERIVED FROM YARD DEBRIS, WOOD WASTE, OR OTHER ORGANIC MATERIALS THAT MEET THE INTENT OF THE ORGANIC SOIL AMENDMENT SPECIFICATION. BIOSOLIDS AND MANURE COMPOSTS CAN BE HIGHER IN BIO-ABAILABLE PHOSPHORUS THAN COMPOST DERIVED FROM YARD OR PLANT WASTE AND THEREFOR ARE NOT ALLOWED IN BIORETENTION AREAS DUE TO THE POSSIBILITY OF EXPORTING BIO-AVAILABLE PHOSPHORUS IN EFFLUENT. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
  - b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
4. AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
  - a. SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT.
  - b. IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
  - c. IN TURF AREAS, PLACE TWO INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
  - d. APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIP COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING.

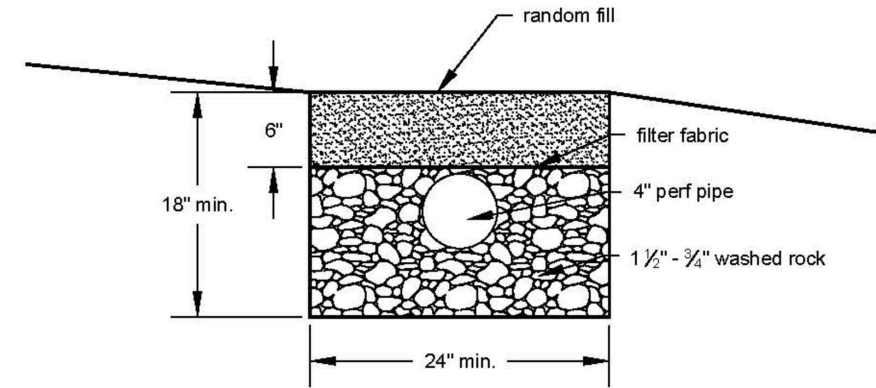
ALTERNATIVELY, DISTURBED SOIL CAN BE AMENDED ON A SITE-CUSTOMIZED MANNER SO THAT IT MEETS THE SOIL QUALITY CRITERIA SET FORTH ABOVE, AS DETERMINED BY A LICENSED ENGINEER, GEOLOGIST, LANDSCAPE ARCHITECT, OR OTHER PERSON AS APPROVED BY SNOHOMISH COUNTY.
5. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS BY FOLLOWING THE PROCEDURES IN METHOD (4) ABOVE.
6. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

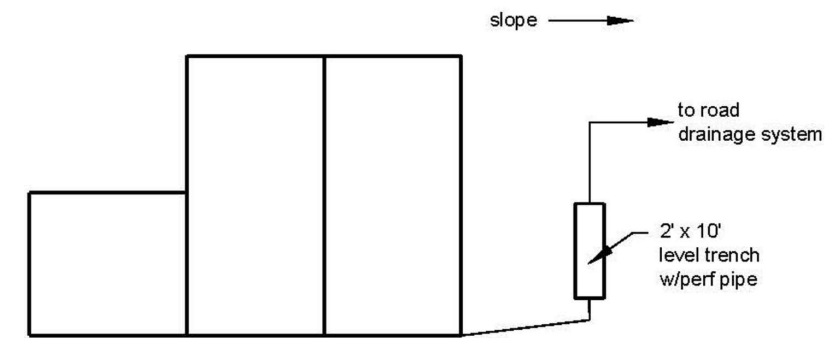
IF EXISTING TOPSOIL IS STOCKPILED AND REPLACED IN AREAS SHOWN IN THE LEGEND, TESTING WILL BE REQUIRED PER NOTES 1, 4 & 5 ABOVE.



**TRANSITION ZONE DETAIL**  
NOT TO SCALE



**Trench X-Section**



**Plan View of Roof**

NOT TO SCALE

**FIGURE III-3.1.8**  
**PERFORATED STUB-OUT CONNECTION**  
NOT TO SCALE

DETAILS  
CASCADE HIGHLANDS  
LOT 5

DATE 1/31/22	SCALE N.T.S.	SHEET 3 OF 3
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PFN: