

SECTION 16, TOWNSHIP 33 NORTH, RANGE 04 EAST, W.M.

BASIC SOIL AMENDMENT NOTES

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% 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 8" EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOP SOIL LAYER SHOULD BE SCARIFIED AT LEAST FOUR INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH TWO INCHES OF ORGANIC MATERIAL.
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
 - 3.a. THE ORGANIC CONTENT FOR QUOTE PRE-APPROVED END QUOTE AMENDMENT RATES CAN BE MET ONLY BY USING COMPOST MEETING AND SPECIFICATION FOR BMP T7.30: BIO-RETENTION, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIO-SOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% 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 PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - 3.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 NOT EXCEEDING THE CONTAMINANT LIMIT IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173 - 350 - 220.
4. AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
 - 4.a. SCARIFY SUBSOIL TO A DEPTH OF 1 FOOT.
 - 4.b. IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST UNTIL IN AN 8 INCH DEPTH.
 - 4.c. IN TURF AREAS, PLACE TWO INCHES OF COMPOST UNTIL IN AN 8 INCH DEPTH.
 - 4.d. APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIPS, 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 SKAGIT COUNTY.
5. STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACED IT PRIOR TO THE PLANTING. STOCKPILE 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. SOILS THAT ALREADY MEET THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

SURVEY NOTE

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

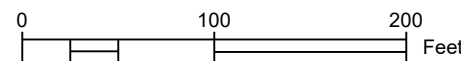
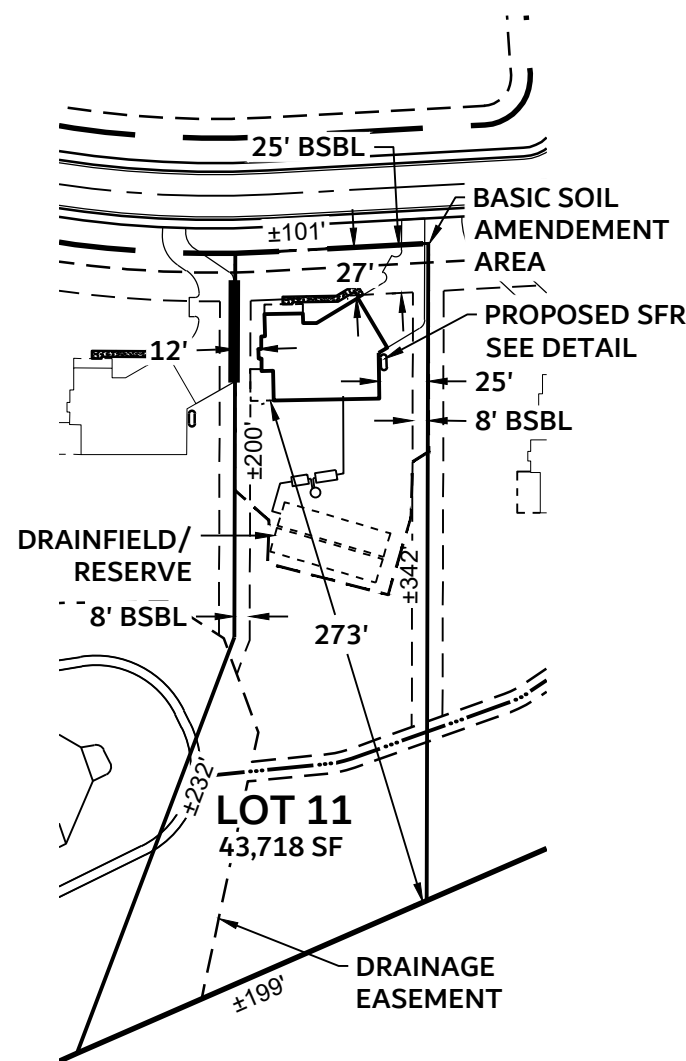
DRAINFIELD/RESERVE NOTE

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 WITH PLASTIC SHEETING WITHIN 24 HOURS.

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



OWNER/APPLICANT

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

CIVIL ENGINEER

DAVID HARMSEN, PE
HARMSEN LLC
125 E MAIN ST SE, STE 104
MONROE, WA 98272
PH: 360-794-7811
EMAIL: davidh@harmenllc.com

ARCHITECT

NASH & ASSOCIATES
8003 118TH AVENUE NE
KIRKLAND, WA 98033
PH: 425-828-4117

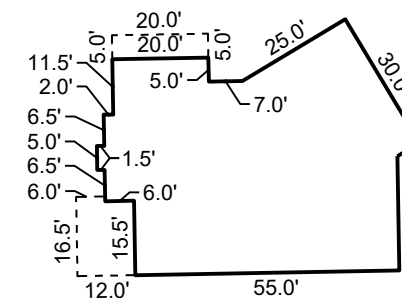
SITE INFORMATION

SITE ADDRESS: 20608 SINNES RD.
MT. VERNON, WA 98274

TAX ACCOUNT NO: P134696
ZONING: RURAL RESERVE

LEGAL DESCRIPTION

LOT 11, PLAT OF CASCADE HIGHLANDS PHASE 1 & 3,
RECORDED UNDER AF#201904190032



SFR DIMENSIONS

SCALE: 1" = 40'

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1 of 2	Lot 11 Overview Plan
2 of 2	Lot 11 Site Plan



Know what's below.
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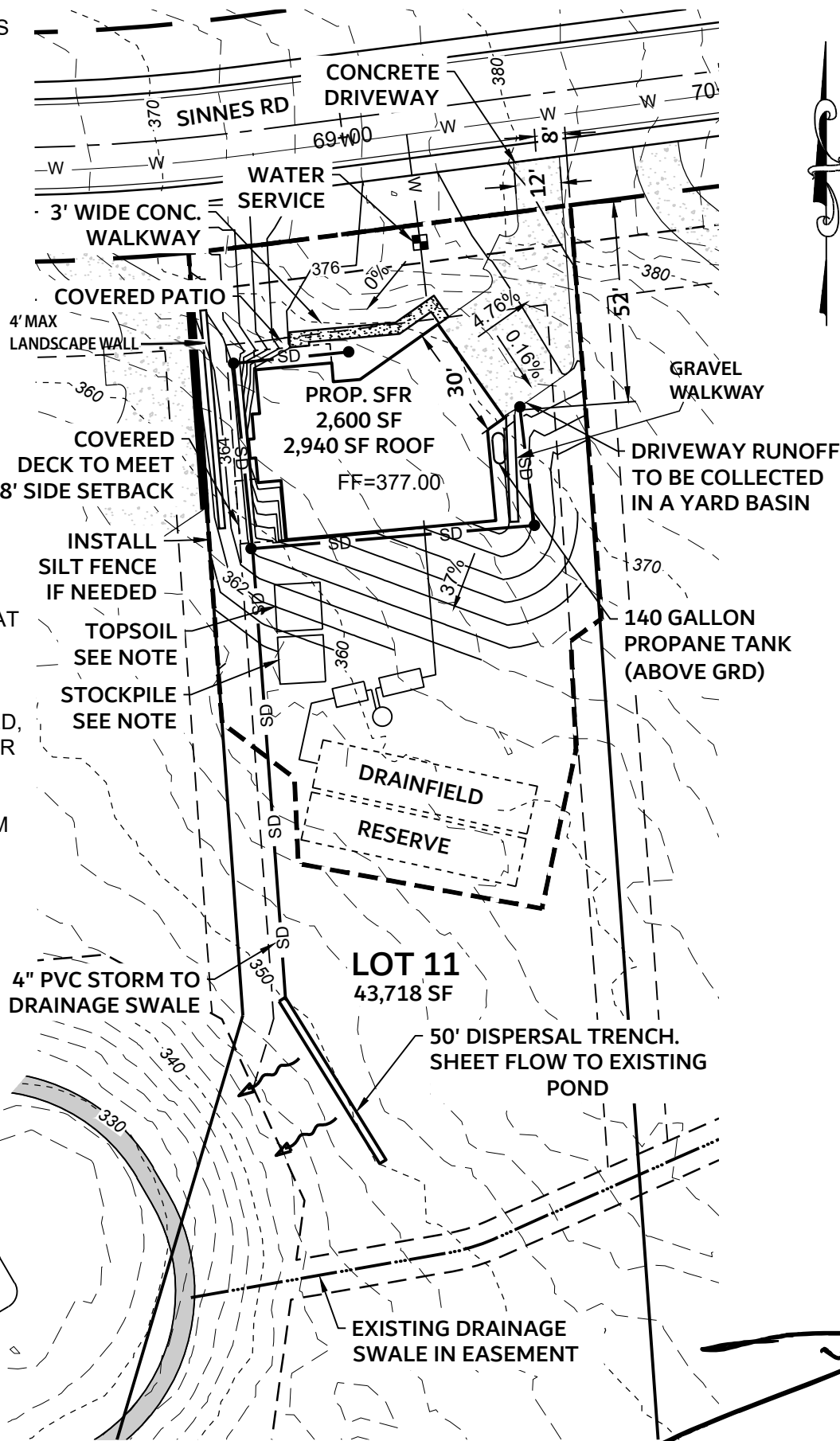


PLAT OF LAKE 16	
LOT 11 OVERVIEW PLAN	
<p>HARMSEN ENGINEERS SURVEYORS</p> <p>125 EAST MAIN STREET, SUITE 104 P.O. BOX 516 MONROE, WA 98272</p> <p>(360) 794-7811 (206) 343-5903 FAX: (360) 805-9732</p>	DATE: 6/23/23 JOB #: 21-414
	1 OF 2

NOTES

- CONTACT SKAGIT COUNTY PUBLIC WORKS FOR ANY REQUIRED PERMITS FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE PERSON(S) PERFORMING THE WORK TO REVIEW THE WA STATE DEPARTMENT OF ECOLOGY (DOE) REQUIREMENTS, AND OBTAIN A CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) IF REQUIRED. DOE REVIEWS AND ISSUES THE CSWGP.
- ANY RETAINING AND/OR LANDSCAPE WALLS GREATER THAN 4 FEET IN HEIGHT (BOTTOM OF FOOTING TO TOP OF WALL), MAY REQUIRE A SEPARATE BUILDING PERMIT. ANY RETAINING AND/OR LANDSCAPE WALL REGARDLESS OF HEIGHT, WHICH SUPPORTS A SURCHARG 8' SIDE SETBACK MAY REQUIRE ENGINEERING. REFER TO BUILDING CODE REQUIREMENTS FOR ADDITIONAL INFORMATION.
- IMPERVIOUS SURFACES - LIMITED TO WHAT IS SHOWN ON APPROVED SITE PLAN. ANY INCREASE IN HARD SURFACE AND/OR CHANGE IN SURFACE MATERIALS (IE. GRAVEL TO ASPHALT) SHALL BE REVIEWED, AND APPROVED BY SKAGIT COUNTY PRIOR TO MAKING THE REVISION.
- SOIL EXPORT - ANY SOIL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT AN APPROVED LOCATION. ANY OTHER LOCATION MAY REQUIRE ADDITIONAL PERMITTING.
- ALL STORM RUNOFF INCLUDING DISPERSION FLOWPATHS SHALL BE ADDRESSED ONSITE.
- A COPY OF THE APPROVED SITE PLAN(S) AND SWPPP SHALL BE KEPT ONSITE DURING CONSTRUCTION
- TESC INSPECTION REQUIRED WITHIN 7 DAYS OF BREAKING GROUND

SECTION 16, TOWNSHIP 33 NORTH, RANGE 04 EAST, W.M.



IMPERVIOUS SURFACE SUMMARY

SFR	2,950 SF ROOF
COVERED AREAS	340 SF
DRIVEWAY	1,210 SF
SIDEWALK	140 SF
GRAVEL WALKWAY	120 SF
TOTAL PROPOSED	4,760 SF

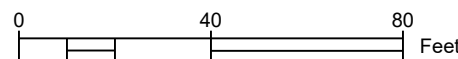
GRADING QUANTITIES

CUT	200 CY
FILL	1,200 CY

GRADING QUANTITIES ESTIMATED BASED ON CURRENT SITE INFORMATION & ASSUMED EXCAVATIONS NECESSARY FOR PROPOSED IMPROVEMENTS, LESS THAT WITHIN THE FOOTPRINT OF THE BLDG.

(COVERED BY LAND TECHNOLOGIES, INC SUPPLEMENTAL TIR DATED AUG. 2017)
LOT TRIBUTARY TO EAST BASIN POND-CURRENT LOT 11, PREVIOUS LOT 13

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



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PLAT OF LAKE 16	
LOT 11 SITE PLAN	
	DATE: 6/23/23
	JOB #: 21-414
2 OF 2	

125 EAST MAIN STREET, SUITE 104 (360) 794-7811
P.O. BOX 516 (206) 343-5903
MONROE, WA 98272 FAX: (360) 805-9732