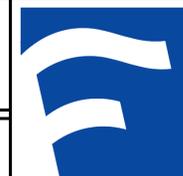


SHARON TOWNHOMES



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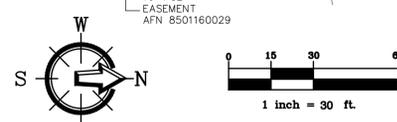
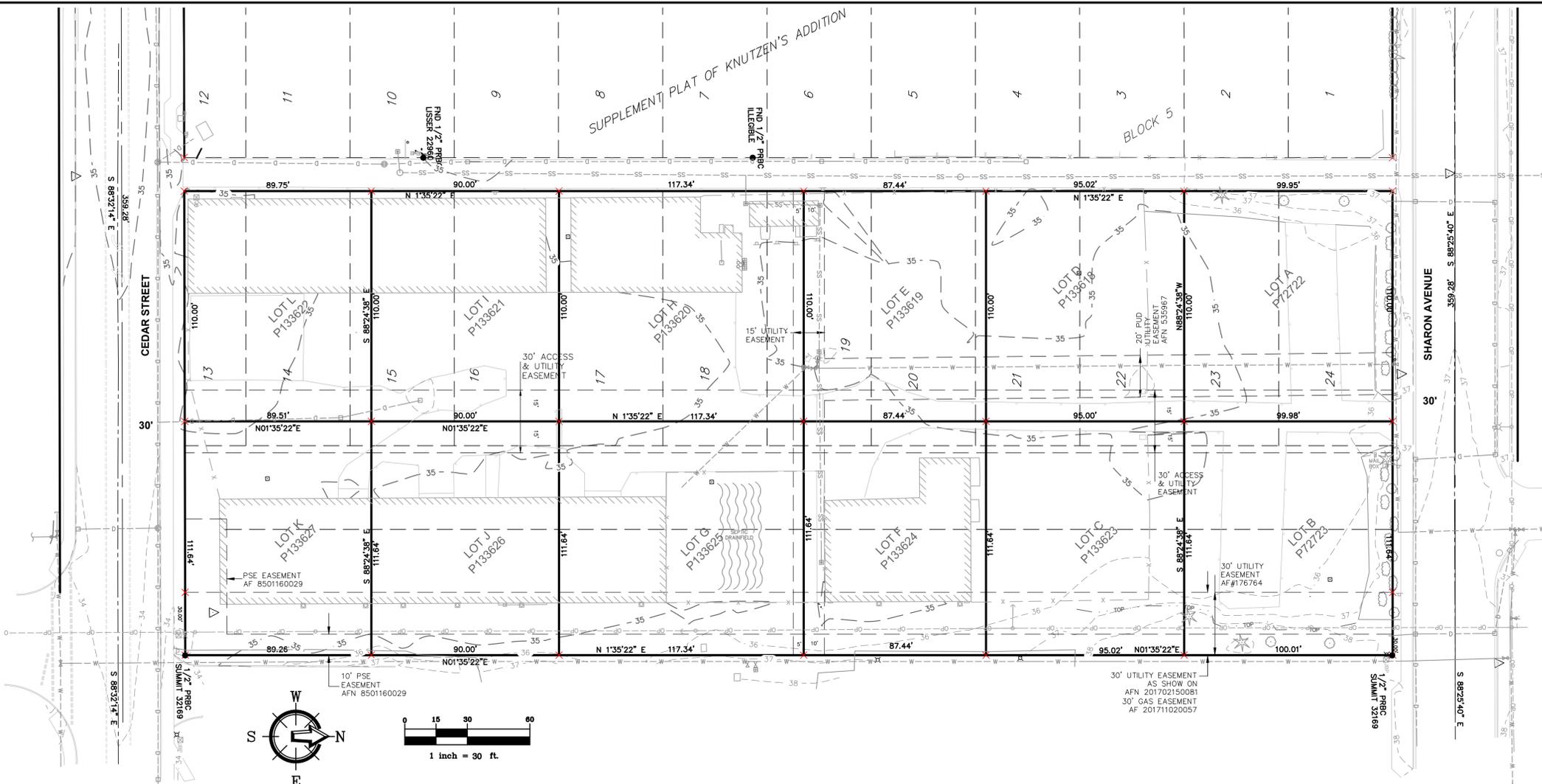
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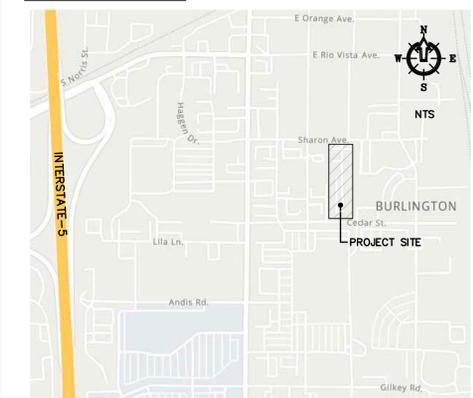
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PLANNING DEPT - KIM O'HARA
kohara@burlingtonwa.gov
STREET DEPT - TRAVIS SCHWETZ



VICINITY MAP



SHEET INDEX

- C1 COVER SHEET & EXISTING CONDITION OVERALL PLAN
- C2 EXISTING CONDITION DETAILED PLAN
- C3 OVERALL SITE PLAN
- C4 TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
- C5 TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS
- C6 SANITARY SEWER PLAN
- C7 DRAINAGE PLAN & PROFILE
- C8 GRADING & PAVING PLAN & PROFILE
- C9 SEWER DETAILS
- C10 DRAINAGE DETAILS
- C11 STORMWATER MANAGEMENT DETAILS
- C12 PAVING & GRADING DETAILS
- C13 PAVING DETAILS
- C14 PAVING DETAILS
- W1 OVERALL SITE PLAN & SHUTDOWN MAP
- W2 WATER PLAN & PROFILE
- W3 WATER NOTES & DETAILS

LEGEND

- REBAR W/ PLASTIC CAP
- FOUND MAG NAIL & TAG
- FOUND CONCRETE MONUMENT
- SOIL BORING (APPROXIMATE; NOT SURVEYED)
- EXISTING STORM DRAIN CATCH BASIN (TYPE 1)
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED AREA DRAIN
- PROPOSED STORM DRAIN CATCH BASIN (TYPE 2)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- EXISTING WATER METER BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER METER BOX
- PROPOSED WATER VALVE
- PROPOSED WATER BLOW-OFF
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING POWER/AND OR UTILITY POLE
- EXISTING GUY POLE
- EXISTING GUY WIRE
- EXISTING POWER METER/STRUCTURE
- EXISTING TV BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING MAIL BOX
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED TEMPORARY BOLLARD
- EXISTING LANDSCAPING
- EXISTING GAS METER
- OP --- OP --- EXISTING OVERHEAD ELECTRIC LINES
- FO --- FO --- EXISTING FIBER OPTIC LINE
- P --- P --- EXISTING UNDERGROUND POWER
- OT --- OT --- EXISTING UNDERGROUND PHONE
- OH --- OH --- EXISTING OVERHEAD UTILITIES (UNKNOWN)
- TV --- TV --- EXISTING UNDERGROUND TV CABLE
- G --- G --- EXISTING GAS MAIN
- W --- W --- PROPOSED GAS LINE
- W --- W --- EXISTING WATER LINE
- W --- W --- PROPOSED WATER LINE
- S --- S --- EXISTING SANITARY SEWER LINE
- SS --- SS --- PROPOSED SANITARY SEWER LINE
- F --- F --- EXISTING FLOW LINE & DIRECTION
- SD --- SD --- EXISTING STORM DRAIN LINE
- SD --- SD --- PROPOSED STORM DRAIN LINE
- SD --- SD --- PROPOSED PERFORATED STORM DRAIN
- SD --- SD --- PROPOSED FOUNDATION DRAIN
- SD --- SD --- PROPOSED ROOF DRAIN
- X --- X --- EXISTING FENCE LINE
- TOP --- TOP --- EXISTING TOP OF BANK
- TOE --- TOE --- EXISTING TOE OF BANK
- INDEX --- INDEX --- EXISTING CONTOUR (INDEX)
- INDEX --- INDEX --- EXISTING CONTOUR (NORMAL)
- INDEX --- INDEX --- PROPOSED CONTOUR (INDEX)
- INDEX --- INDEX --- PROPOSED CONTOUR (NORMAL)
- ASP --- ASP --- PROPOSED ASPHALT PAVEMENT
- ASP --- ASP --- REMOVE & REPLACE EXISTING ASPHALT
- CON --- CON --- PROPOSED CONCRETE
- XXX ○ DETAIL CALLOUT

JOB ID#
P.U.D NO. 1 OF SKAGIT COUNTY
ENGINEERING DEPARTMENT APPROVAL

This plan has been reviewed and accepted by District staff for compliance with District Standards and resolutions only. The project design and/or engineering were not analyzed and the District does not make any certifications or representations as to the completeness or accuracy of the information presented.

District Engineering Manager _____ Date _____

LEGAL DESCRIPTION

LOTS A, B, C, D, E, F, G, H, I, J, K, AND L OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY AUDITOR'S FILE NUMBER 201702150081, BEING PORTIONS OF LOTS 23 AND 24 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- LEGAL DESCRIPTION IS FROM BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201702150081. SEE SAID SURVEY, QUIT CLAIM DEED AFN 201702160121 AND AMENDED EASEMENT AFN 202112100116 FOR EASEMENT DETAILS EFFECTING EACH LOT DESCRIPTION. NO TITLE REPORT WAS PROVIDED FOR ADDITIONAL EASEMENT INFORMATION.
- BASIS OF BEARING: PREVIOUS SHORT PLAT NO. 2-84, RECORDED UNDER AUDITOR'S FILE NUMBER 8501310020. THE WEST LINE OF LOT 2, BEARING S 01°33'33" W.
- DATUM: NAVD88 FROM CITY BENCH MARKS. SUBTRACT 3.80 FEET FROM NAVD88 TO NGVD29.
- INSTRUMENTATION USED: LEICA MS50 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- EXCEPT AS SPECIFIED STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CITY OF BURLINGTON
PUBLIC WORKS DEPARTMENT

APPROVED BY _____ DATE _____

CITY OF BURLINGTON
FIRE MARSHAL'S OFFICE

APPROVED BY _____ DATE _____

REV.	DATE	DESCRIPTION

CLIENT: GRANDVIEW HOMES
PO BOX 159
ARLINGTON, WA 98223

CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-6655

PROJECT LOCATION: SHARON TOWNHOMES
SHARON STREET
BURLINGTON, WA 98233

DRAWN BY: MPM
CHECKED BY: HAF

DESIGNED BY: MPM

SHEET CONTENTS: COVER SHEET & EXISTING CONDITION OVERALL PLAN



JOB #: 22235
DATE: 09/25/2025

SHEET: C1

PERMIT



220 West Champion Street, Suite 200
Bellevue, WA 98005
t: 360.650.1408
f: 360.650.1401

FREELAND & ASSOCIATES

BY:	
DESCRIPTION:	
REV:	DATE:

CLIENT:
GRANDVIEW HOMES
 PO BOX 159
 ARLINGTON, WA 98223
 CALL BEFORE YOU DIG
 FOR BURIED UTILITY LOCATIONS
 1-800-424-5655

PROJECT LOCATION:
SHARON TOWNHOMES
 SHARON STREET
 BURLINGTON, WA 98233

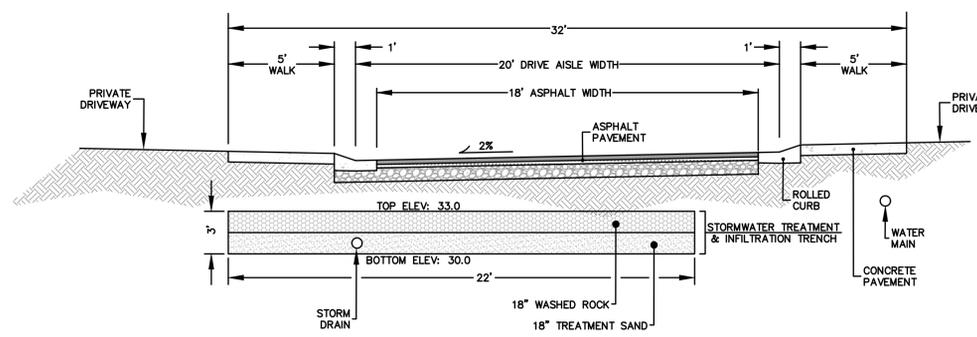
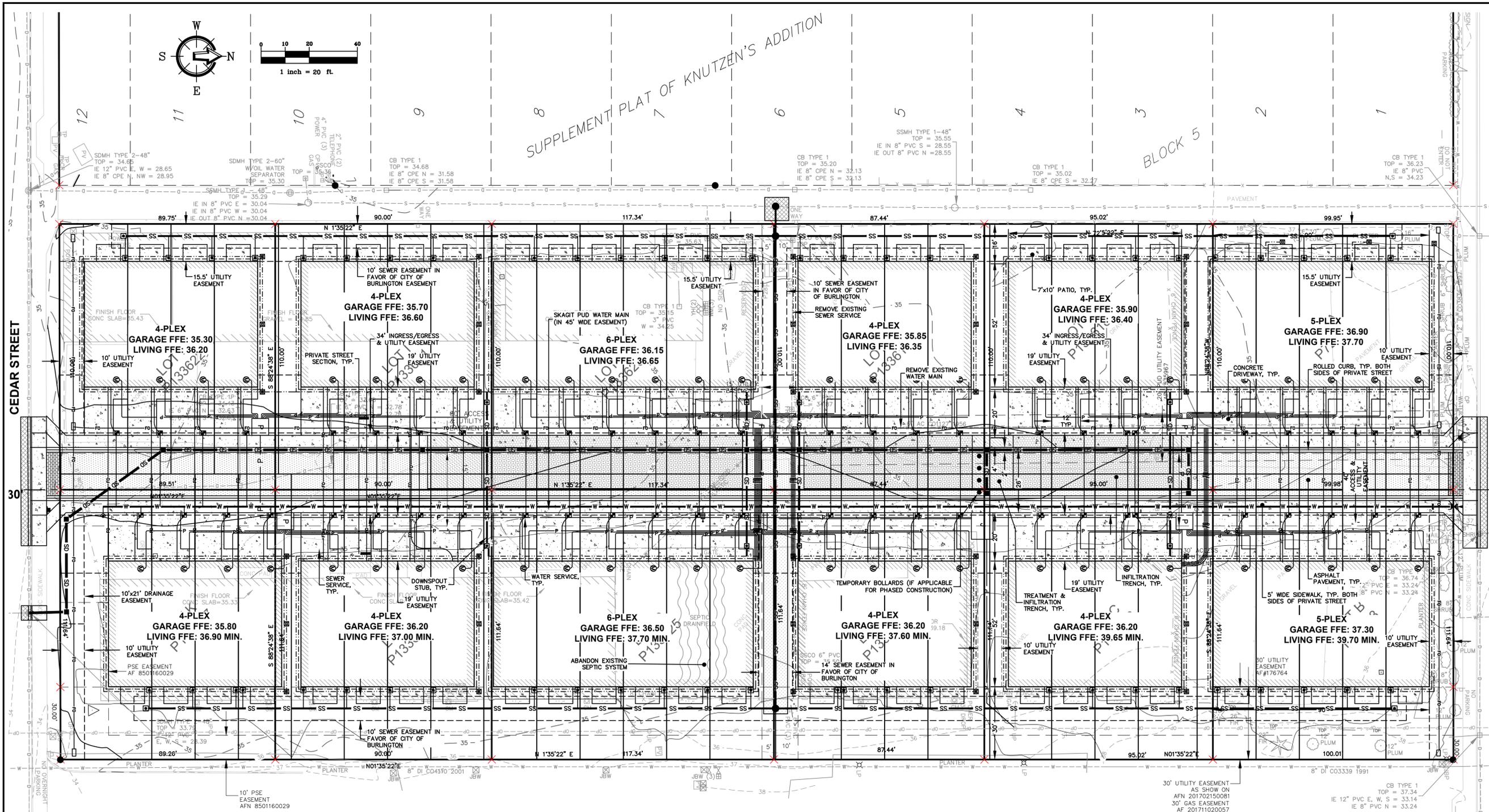
DRAWING #: 25116SP4.DWG
 DESIGNED BY: MPM
 DRAWN BY: MPM
 CHECKED BY: HAF

SHEET CONTENTS:
 OVERALL SITE PLAN



JOB #: 22235
 DATE: 09/25/2025
 SHEET: C3

PERMIT



LIGHTING:

EXTERIOR LIGHTING TO BE PROVIDED FROM LIGHTS ATTACHED TO BUILDINGS. LIGHTING SHALL BE DIRECTED DOWNWARDS AND SCREENED, HOODED, OR OPTICALLY FOCUSED SO THE LIGHT SOURCE IS NOT VISIBLE BEYOND THE PROPERTY BOUNDARIES. DIRECT LIGHTING AWAY FROM INDIVIDUAL RESIDENTIAL UNITS. MANUFACTURER'S SPECIFICATIONS TO BE SUBMITTED AT BUILDING PERMIT FOR EACH TYPE OF EXTERIOR LIGHTING FIXTURE DEMONSTRATING COMPLIANCE WITH THIS CONDITION AND DOCUMENTATION SHALL BE PROVIDED DEMONSTRATING COMPLIANCE WITH ALL APPLICABLE WASHINGTON STATE ENERGY CODE REQUIREMENTS.

IMPERVIOUS SURFACE COVERAGE:

TOTAL IMPERVIOUS SURFACE COVERAGE: 87,216 SF
 SITE AREA: 128,394 SF
 % IMPERVIOUS COVERAGE: 87,216 / 128,394 = 68%
 MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE = 80%

LANDSCAPE COVERAGE:

TOTAL PERVIOUS SURFACE COVERAGE: 41,178 SF
 SITE AREA: 128,394 SF
 % PERVIOUS SURFACE COVERAGE: 41,178 / 128,394 = 32%
 MINIMUM REQUIRED LANDSCAPE (PERVIOUS) COVERAGE = 10%

GARBAGE & RECYCLING:

GARBAGE & RECYCLING CONTAINERS TO BE STORED WITHIN RESPECTIVE GARAGES.



220 West Champion Street, Suite 200
 Bellingham, WA 98225
FREELAND & ASSOCIATES

BY:	
DESCRIPTION:	
REV:	DATE:

CLIENT:
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 FOR BURIED UTILITY LOCATIONS
 1-800-424-5655

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SHARON TOWNHOMES
 SHARON STREET
 BURLINGTON, WA 98233

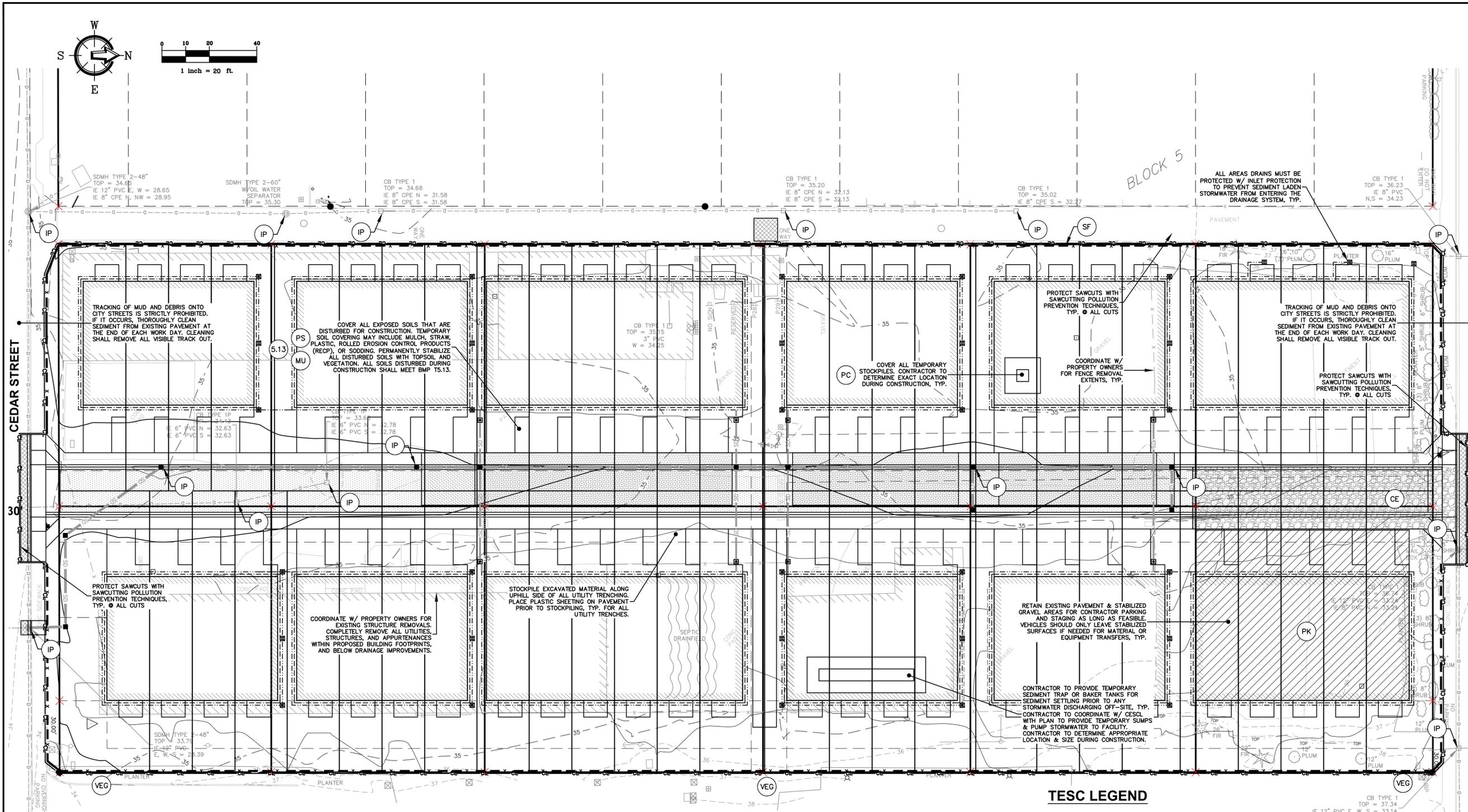
DRAWN BY: MPM
 CHECKED BY: HAF

DESIGNED BY: MPM

SHEET CONTENTS:
TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN



JOB #: 22235
 DATE: 09/25/2025
 SHEET: **C4**



TESC LEGEND

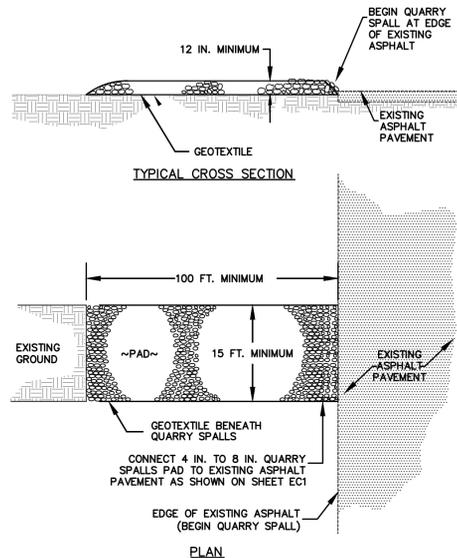
	WSDOE BMP C101 PRESERVING NATURAL VEGETATION	
	WSDOE BMP C105 STABILIZED CONSTRUCTION EXIT	
	WSDOE BMP C107 PARKING AREA STABILIZATION	
	WSDOE BMP C120 TEMPORARY AND PERMANENT SEEDING	
	WSDOE BMP C121 MULCHING	
	WSDOE BMP C123 PLASTIC COVERING	
	WSDOE BMP TS.13 SOIL AMENDMENT	
	WSDOE BMP C220 STORM DRAIN INLET PROTECTION	
	WSDOE BMP C233 SILT FENCE	
	WSDOE BMP C103 OR BMP C104 CLEARING LIMITS	

NOTE:

CONTRACTOR TO STORE AND MAINTAIN EXCAVATED MATERIAL ON-SITE FOR RE-USE AS BACKFILL.

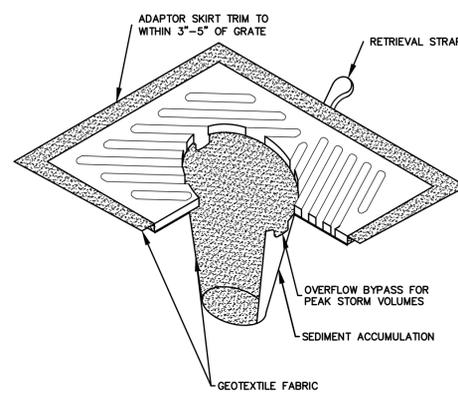
TESC CONTRACTOR RESPONSIBILITY

- TEMPORARY EROSION CONTROL BMPs SHOWN IN THESE PLANS ARE THE MINIMUM NECESSARY FOR PERMIT APPROVALS. ADDITIONAL BMPs MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR ADDITIONAL BMPs OR BMP MAINTENANCE THAT MAY BE REQUIRED DURING CONSTRUCTION.
- THIS PROJECT WILL DISTURB MORE THAN ONE ACRE OF SOIL AND WILL REQUIRE A NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT FROM WASHINGTON DOE. THE OWNER WILL OBTAIN THE NPDES PERMIT AND WILL TRANSFER THE PERMIT TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS IN THE NPDES PERMIT. THE CONTRACTOR SHALL PREPARE AND MAINTAIN AN EROSION CONTROL LOG BOOK IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS. NO ADDITIONAL COMPENSATION WILL BE MADE FOR BMP MAINTENANCE OR REPAIRS THAT RESULT FROM COMPLIANCE WITH THE NPDES PERMIT. LIKEWISE, ANY ADDITIONAL BMPs THAT MAY BE REQUIRED FOR COMPLIANCE WITH THE NPDES PERMIT DURING CONSTRUCTION SHALL BE IMPLEMENTED AT THE CONTRACTOR'S EXPENSE.



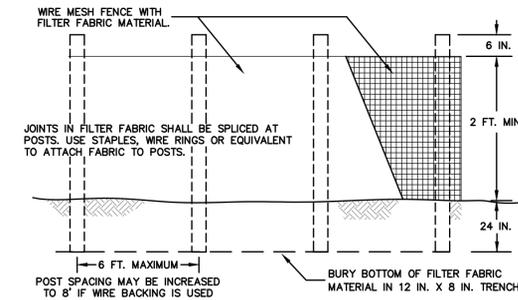
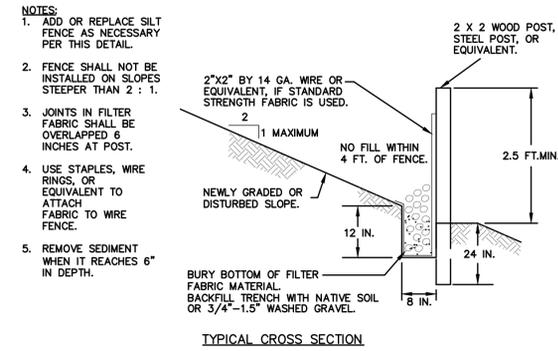
- NOTES:**
1. THE PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD.
 2. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF ENGINEER OF RECORD OR THE CERTIFIED EROSION & SEDIMENTATION CONTROL LEAD (CESCL).
 3. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF WHATCOM COUNTY.
 4. SHAKER PLATS MAY BE SUBSTITUTED FOR QUARRY SPALL ENTRANCE OF DETERMINED APPROPRIATE BY PROJECT CESCL.

A CONSTRUCTION ENTRANCE
nts



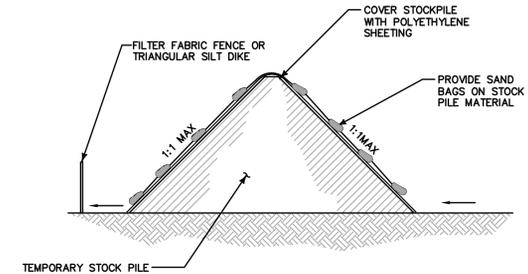
- NOTES:**
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
 2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
 3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

B INLET PROTECTION
nts



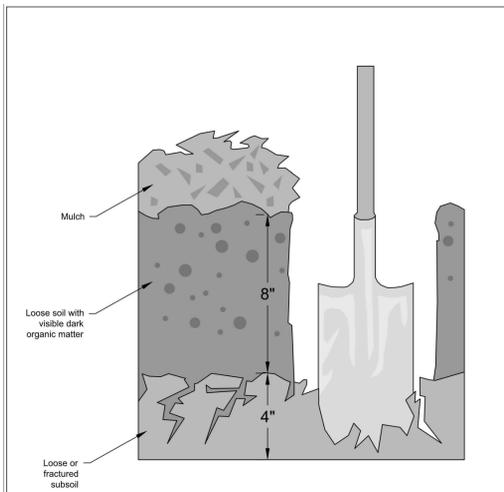
- NOTES:**
1. ADD OR REPLACE SILT FENCE AS NECESSARY PER THIS DETAIL.
 2. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
 3. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
 4. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
 5. REMOVE SEDIMENT WHEN IT REACHES 6" IN DEPTH.

C SILT FENCE
nts



- NOTES:**
COMPACT STOCK PILE MATERIAL PER GEOTECHNICAL RECOMMENDATIONS

D STOCKPILE PROTECTION
nts



GENERAL NOTES:
ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH IS NOT THE SAME AS PRESERVATION OF NATURALLY OCCURRING SOIL AND VEGETATION. HOWEVER, ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH WILL PROVIDE IMPROVED ON-SITE MANAGEMENT OF STORMWATER FLOW AND WATER QUALITY. SOIL ORGANIC MATTER CAN BE ATTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIOSOLIDS, AND FOREST PRODUCT RESIDUALS. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BMP BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. LIKEWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES. THIS BMP CAN BE CONSIDERED INFEASIBLE ON TILL SOIL SLOPES GREATER THAN 33 PERCENT.

DESIGN GUIDELINES:
SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE 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. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP 17.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65% AND A CARBON TO NITROGEN RATION BELOW 25:1. THE CARBON TO NITROGEN RATION MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS MEETING (A) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
- THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE 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.

Reprinted from Guidelines and Resources for Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington, 2010, Washington Organic Recycling Council

Figure V-5.3.3
Planting Bed Cross-Section

Revised January 2016

DEPARTMENT OF ECOLOGY
State of Washington

NOT TO SCALE

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E SOIL AMENDMENTS (BMP T5.13)



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BY:	
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ARLINGTON, WA 98223

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BURLINGTON, WA 98233

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DESIGNED BY: MPM

DRAWN BY: MPM
CHECKED BY: HAF

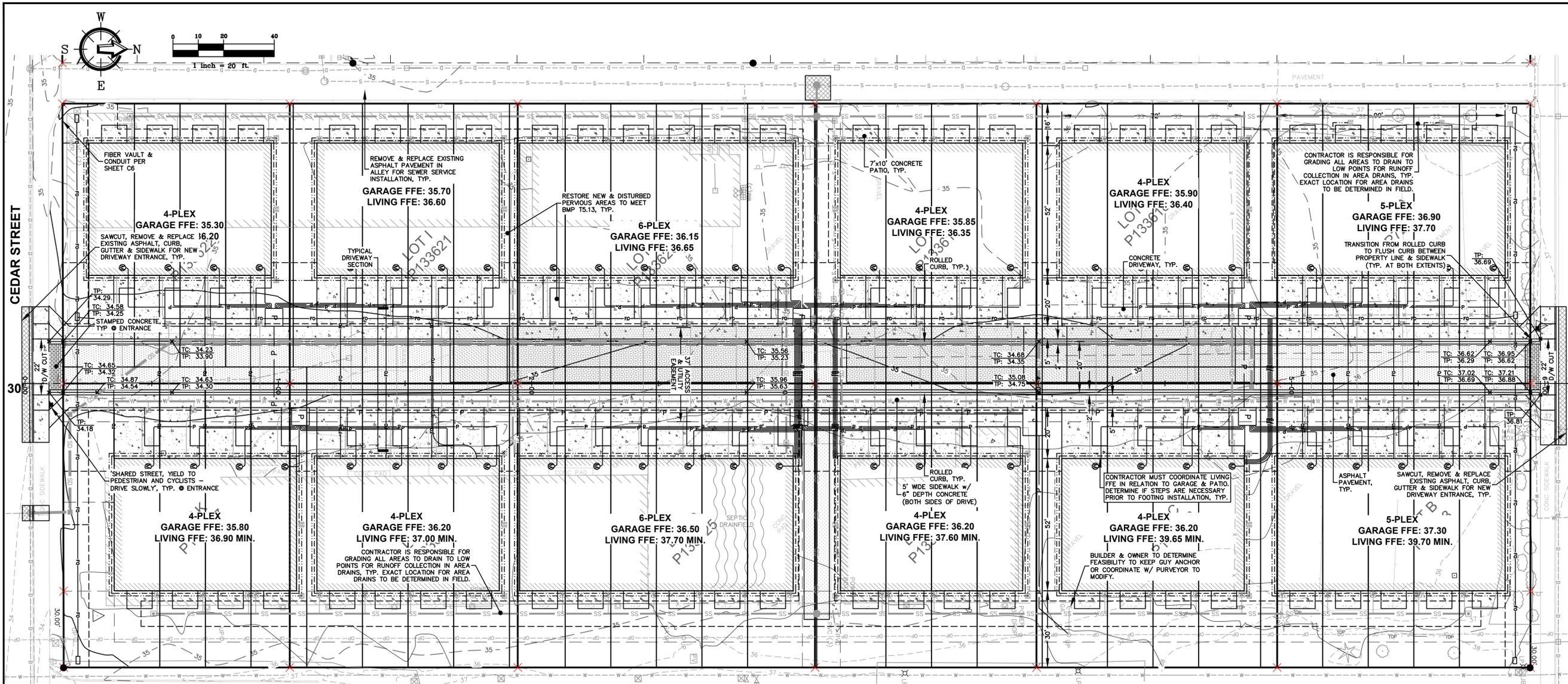
SHEET CONTENTS: **TEMPORARY EROSION & SEDIMENTATION CONTROL DETAILS**



JOB #: 22235
DATE: 09/25/2025

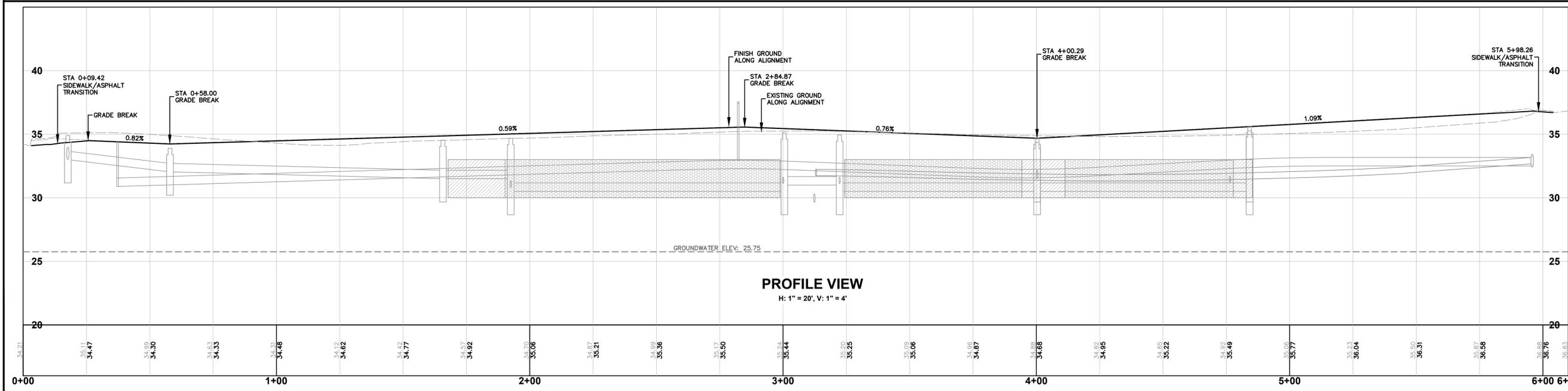
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PERMIT



PLAN VIEW
H: 1" = 20'

NOTE:
CONTRACTOR TO STORE AND MAINTAIN EXCAVATED MATERIAL ON-SITE FOR RE-USE AS BACKFILL.



PROFILE VIEW
H: 1" = 20', V: 1" = 4'



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BY:	
DESCRIPTION:	
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SHARON STREET
BURLINGTON, WA 98233

DRAWN BY: MPM
CHECKED BY: HAF

DRAWING #: 25116SP4.DWG
DESIGNED BY: MPM

SHEET CONTENTS:
GRADING & PAVING PLAN & PROFILE

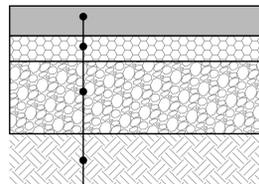


JOB #: 22235
DATE: 09/25/2025

SHEET: C8

PERMIT

NOTE:
ALL DEPTHS REPRESENT
COMPACTED THICKNESSES.



- 4" HOT MIX ASPHALT (HMA), CLASS 1/2, PR 64-22
- 2" CRUSHED SURFACING TOP COURSE & 2" CRUSHED SURFACING BASE COURSE PER WSDOT 9-03.9(3)
- 15" GRAVEL BORROW COMPACTED TO 95% MAX DENSITY, MODIFIED PROCTOR
- GEOTEXTILE FABRIC UNLESS SPECIFIED OTHERWISE BY GEOTECHNICAL CONSULTANT
- EXISTING SUBGRADE OR STRUCTURAL FILL COMPACTED TO 95% MAX DENSITY

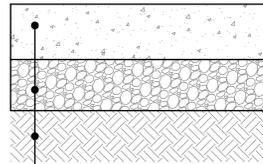
SUBGRADE AND GRAVEL BASE NOTES:

- (1) STRUCTURAL FILL MUST BE PLACED IN HORIZONTAL LIFTS APPROXIMATELY 8 TO 10 INCHES IN LOOSE THICKNESS AND THOROUGHLY COMPACTED. THE FILL MUST BE COMPACTED TO A MINIMUM OF 92% EXCEPT THE UPPER 24 INCHES OF SUBGRADE, WHICH MUST BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY.
- (2) STRUCTURAL FILL MUST CONSIST OF CLEAN, WELL-GRADED SANDY GRAVEL, GRAVELLY SAND, OR OTHER APPROVED NATURALLY OCCURRING GRANULAR MATERIAL (PIT RUN) WITH AT LEAST 40 PERCENT RETAINED ON THE NO. 4 SIEVE, OR A WELL-GRADED CRUSHED ROCK.
- (3) DRY WEATHER STRUCTURAL FILL MAY CONTAIN UP TO 10% FINES PASSING THE U.S. NO. 200 SIEVE. WET WEATHER STRUCTURAL FILL MAY NOT CONTAIN MORE THAN 5 PERCENT FINES PASSING THE U.S. NO. 200 SIEVE. THE CONTRACTOR MUST MONITOR THE WEATHER AND DETERMINE THE APPROPRIATE FILL TO UTILIZE ON SITE TO ENSURE THAT THE ABOVE COMPACTION REQUIREMENTS ARE MET.
- (4) IF APPROVED BY A GEOTECHNICAL ENGINEER, STRUCTURAL FILL NOT MEETING THE ABOVE REQUIREMENTS CAN BE USED FOR FILL BELOW 24" OF FINAL GRADE. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD IN WRITING. GEOTECHNICAL RECOMMENDATIONS/APPROVAL MUST ACCOMPANY THE NOTIFICATION.
- (5) PAVEMENT SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO FILL OR PAVING.
- (6) HOT MIX ASPHALT ON SITE MAY BE RECYCLED WITHIN THE PARAMETERS ESTABLISHED BY WSDOT STANDARD SPECIFICATION 9-03.21, INCLUDING THE MAXIMUM ALLOWABLE PERCENTAGES LISTED IN TABLE 9-03.21(1)E.

(A) ASPHALT PAVEMENT SECTION (PRIVATE)

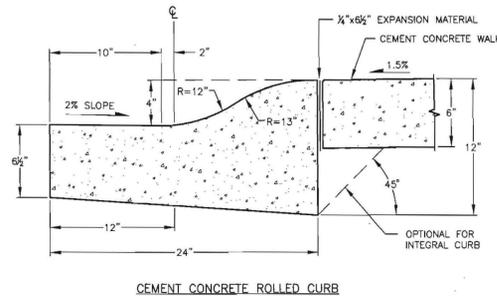
NOTES

1. ALL DEPTHS REPRESENT COMPACTED DEPTHS.
2. REMOVE ALL TOPSOIL AND UNSUITABLE NATIVE SOIL FROM THE ROAD AND SLOPE PRISM.
3. IN FILL SECTIONS EXTEND GRAVEL BASE TO UNYIELDING NATIVE SUBGRADE. PLACE GRAVEL BASE IN 12" MAX LIFTS AND COMPACT LIFT TO 95% MAX. DENSITY.
4. CONTROL JOINTS SHALL BE 1/4 DEPTH OF SLAB. ALL CONSTRUCTION JOINT SHALL BE DOWELED.



- 6" PORTLAND CEMENT CONCRETE WITH FIBER MESH REINFORCEMENT, 6500 PSI FLEX STRENGTH @ 14 DAYS, 3,500 PSI COMPRESSIVE STRENGTH @ 28 DAYS, CONTROL JOINTS (TOOL OR SAWCUT) @ 10' O.C.
- 8" GRAVEL BORROW COMPACTED TO 95% MAX DENSITY, MODIFIED PROCTOR
- EXISTING SUBGRADE OR STRUCTURAL FILL COMPACTED TO 95% MAX DENSITY

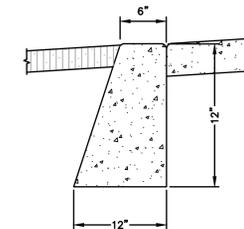
(B) CONCRETE SECTION (PRIVATE)



NOTES:

1. CONTRACTION JOINTS OF ONE OF THESE TYPES SHOWN ABOVE TO BE PLACED 10' C/C. COMPLETELY SEVER THE STRUCTURE TO THE POINTS SHOWN. JOINTS MAY BE MADE BY INSERTING MIN. 3/8" BITUMINOUS FILLER DUMMY JOINTS. JOINTS SHALL BE CLEANED AND EGGED.
2. CONCRETE SHALL BE CEMENT CONCRETE CLASS "C".
3. FINISHED WORK SHALL NOT VARY MORE THAN 1/8" IN GRADE AND 1/2" IN ALIGNMENT WHEN CHECKED WITH 10' STRAIGHT EDGE.
4. EXPOSED SURFACES SHALL BE BRUSHED WITH A FIBER HAIR BRUSH.
5. WHITE PIGMENTED OR TRANSPARENT CURING COMPOUND SHALL BE APPLIED AS OUTLINED IN THE STANDARD SPECIFICATIONS.
6. FURTHER REQUIREMENTS SHALL BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS.
7. ROLLED CURB SHALL ONLY BE USED WITH A 6" THICK SIDEWALK SECTION.

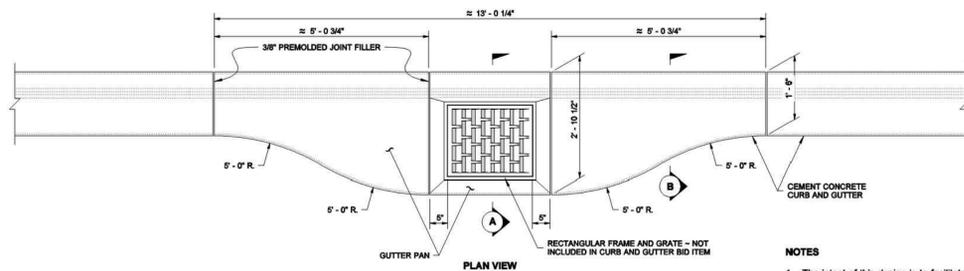
(C) ROLLED CURB



- DUMMY JOINTS SHALL EXTEND 2" BELOW GUTTER LINE, BE MINIMUM OF 3/16" THICK AND BE 10' C/C. PARTIAL DIVISION PLATES MAY BE USED IN LIEU OF DUMMY JOINTS.
- CONCRETE SHALL BE CLASS "C". (3000 PSI)

(D) FLUSH CURB (EDGE PROTECTION)

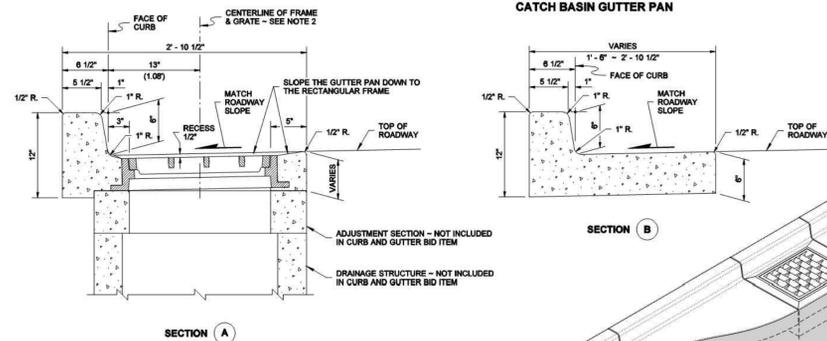
DRAWN BY: MARK SUJKA



CATCH BASIN GUTTER PAN

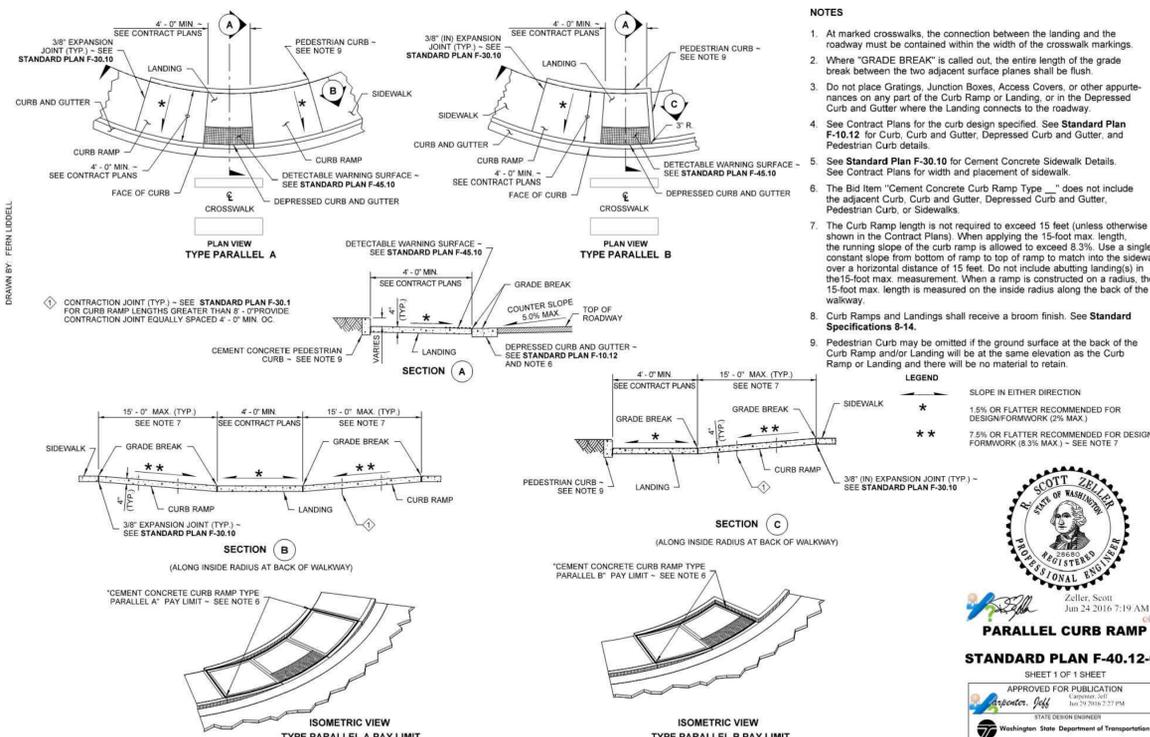
NOTES

1. The intent of this design is to facilitate the compaction of Hot Mix Asphalt pavement adjacent to a drainage structure.
2. The centerline of the drainage structure may differ from the centerline of the frame and grate.



(E) CURB & GUTTER

DRAWN BY: FERN LIDDELL



NOTES

1. At marked crosswalks, the connection between the landing and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in the Depressed Curb and Gutter where the Landing connects to the roadway.
4. See Contract Plans for the curb design specified. See Standard Plan F-10.12 for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See Standard Plan F-30.10 for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type ..." does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length, the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet. Do not include abutting landings in the 15-foot max. length measurement. When a ramp is constructed on a radius, the 15-foot max. length is measured on the inside radius along the back of the walkway.
8. Curb Ramps and Landings shall receive a broom finish. See Standard Specifications 8-14.
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

KEVIN J. DAYTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES JULY 27, 2007

CEMENT CONCRETE CURB AND GUTTER PAN
STANDARD PLAN F-10.16-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Kevin J. Dayton 12-20-06
Washington State Department of Transportation

KEVIN J. DAYTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES JULY 27, 2007

PARALLEL CURB RAMP
STANDARD PLAN F-40.12-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Kevin J. Dayton 09-25-2006
Washington State Department of Transportation



BY:	
DESCRIPTION:	
REV:	
DATE:	

CLIENT:
GRANDVIEW HOMES
PO BOX 159
ARLINGTON, WA 98223
CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-5655

PROJECT LOCATION:
SHARON TOWNHOMES
SHARON STREET
BURLINGTON, WA 98223

DRAWN BY: MPM
CHECKED BY: HAF

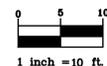
DRAWING #: 25116SP4.DWG
DESIGNED BY: MPM

SHEET CONTENTS:
PAVING DETAILS

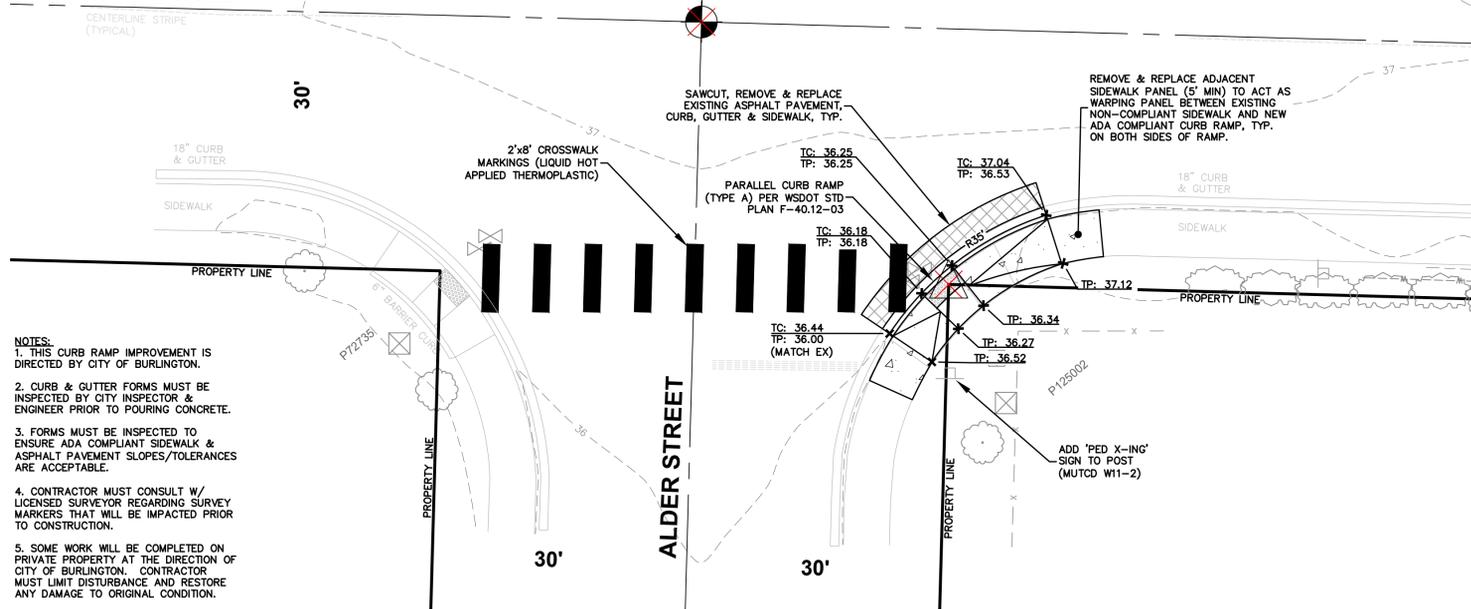


JOB #: 22235
DATE: 09/25/2025
SHEET: C13

PERMIT

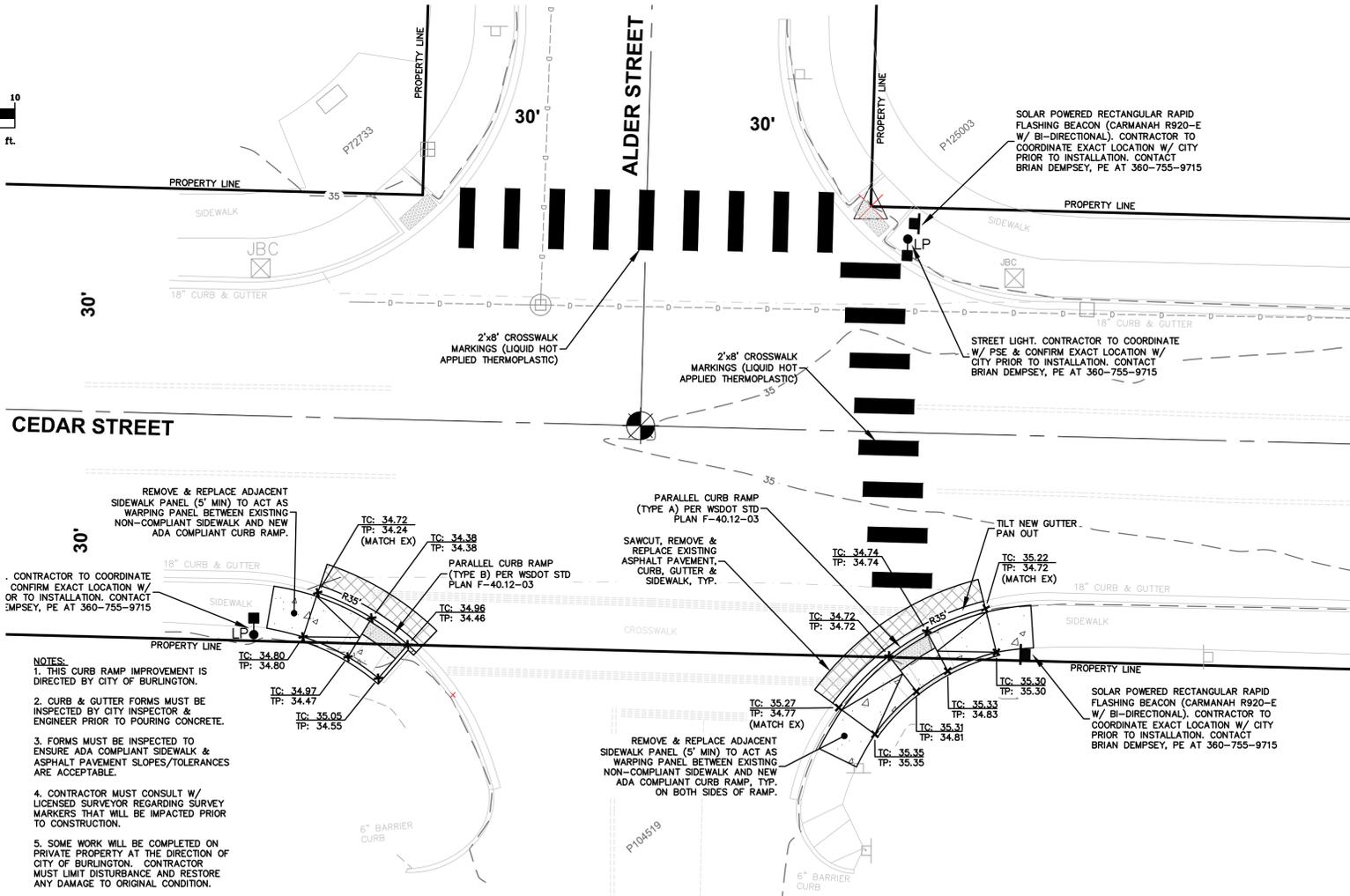
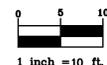


SHARON STREET



- NOTES:**
1. THIS CURB RAMP IMPROVEMENT IS DIRECTED BY CITY OF BURLINGTON.
 2. CURB & GUTTER FORMS MUST BE INSPECTED BY CITY INSPECTOR & ENGINEER PRIOR TO POURING CONCRETE.
 3. FORMS MUST BE INSPECTED TO ENSURE ADA COMPLIANT SIDEWALK & ASPHALT PAVEMENT SLOPES/TOLERANCES ARE ACCEPTABLE.
 4. CONTRACTOR MUST CONSULT W/ LICENSED SURVEYOR REGARDING SURVEY MARKERS THAT WILL BE IMPACTED PRIOR TO CONSTRUCTION.
 5. SOME WORK WILL BE COMPLETED ON PRIVATE PROPERTY AT THE DIRECTION OF CITY OF BURLINGTON. CONTRACTOR MUST LIMIT DISTURBANCE AND RESTORE ANY DAMAGE TO ORIGINAL CONDITION.

ALDER & SHARON - CURB RAMP IMPROVEMENT



- NOTES:**
1. THIS CURB RAMP IMPROVEMENT IS DIRECTED BY CITY OF BURLINGTON.
 2. CURB & GUTTER FORMS MUST BE INSPECTED BY CITY INSPECTOR & ENGINEER PRIOR TO POURING CONCRETE.
 3. FORMS MUST BE INSPECTED TO ENSURE ADA COMPLIANT SIDEWALK & ASPHALT PAVEMENT SLOPES/TOLERANCES ARE ACCEPTABLE.
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 5. SOME WORK WILL BE COMPLETED ON PRIVATE PROPERTY AT THE DIRECTION OF CITY OF BURLINGTON. CONTRACTOR MUST LIMIT DISTURBANCE AND RESTORE ANY DAMAGE TO ORIGINAL CONDITION.

ALDER & CEDAR - CURB RAMP/SAFETY IMPROVEMENT



220 West Champion Street, Suite 200
 Burlington, WA 98223
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 F: 360.650.1401

REV.	DATE	DESCRIPTION

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 1-800-424-5655

PROJECT LOCATION:
SHARON TOWNHOMES
 SHARON STREET
 BURLINGTON, WA 98233

DRAWING #: 25116SP4.DWG
DESIGNED BY: MPM
DRAWN BY: MPM
CHECKED BY: HAF

SHEET CONTENTS:
PAVING DETAILS



JOB #: 22235
DATE: 09/25/2025

SHEET: C14

PERMIT

SHARON TOWNHOMES - WATER SYSTEM IMPROVEMENTS

JOB ID# CP18304

SW 1/2 OF SEC. 20, TWP. 34N., RGE. 04 E., W.M. CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON



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Bellevue, WA 98225
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MATERIALS TESTING & CONSULTING, INC.
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SEMRAU ENGINEERING & SURVEYING, PLLC
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john@semrau.com

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PUGET SOUND ENERGY
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SEWER DEPT - DON ERICKSON
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PLANNING DEPT - KIM O'HARA
kohara@burlingtonwa.gov
STREET DEPT - TRAVIS SCHWETZ

JOB ID#
P.U.D. NO. 1 OF SKAGIT COUNTY
ENGINEERING DEPARTMENT APPROVAL

This plan has been reviewed and accepted by District staff for compliance with District Standards and resolutions only. The project design and/or engineering were not analyzed and the District does not make any certifications or representations as to the completeness or accuracy of the information presented.

District Engineering Manager _____ Date _____

VICINITY MAP



LEGAL DESCRIPTION

LOTS A, B, C, D, E, F, G, H, I, J, K, AND L OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY AUDITOR'S FILE NUMBER 201702150081, BEING PORTIONS OF LOTS 23 AND 24 IN BLOCK 5 OF "SUBSEQUENT PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

- LEGAL DESCRIPTION IS FROM BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201702150081. SEE SAID SURVEY, QUIT CLAIM DEED AFN 201702160021 AND AMENDED EASEMENT AFN 202112001016 FOR EASEMENT DETAILS EFFECTING EACH LOT DESCRIPTION. NO TITLE REPORT WAS PROVIDED FOR ADDITIONAL EASEMENT INFORMATION.
- BASIS OF BEARING: PREVIOUS SHORT PLAT NO. 2-84, RECORDED UNDER AUDITOR'S FILE NUMBER 6501310020. THE WEST LINE OF LOT 2, BEARING S 01°33'33" W.
- DATUM: NAVD88 FROM CITY BENCH MARKS. SUBTRACT 3.80 FEET FROM NAVD88 TO NGVD29.
- INSTRUMENTATION USED: LEICA MS50 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- EXCEPT AS SPECIFIED STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SHEET INDEX

- W1 OVERALL SITE PLAN & SHUTDOWN MAP
- W2 WATER PLAN & PROFILE
- W3 WATER DETAILS

REV.	DATE	DESCRIPTION

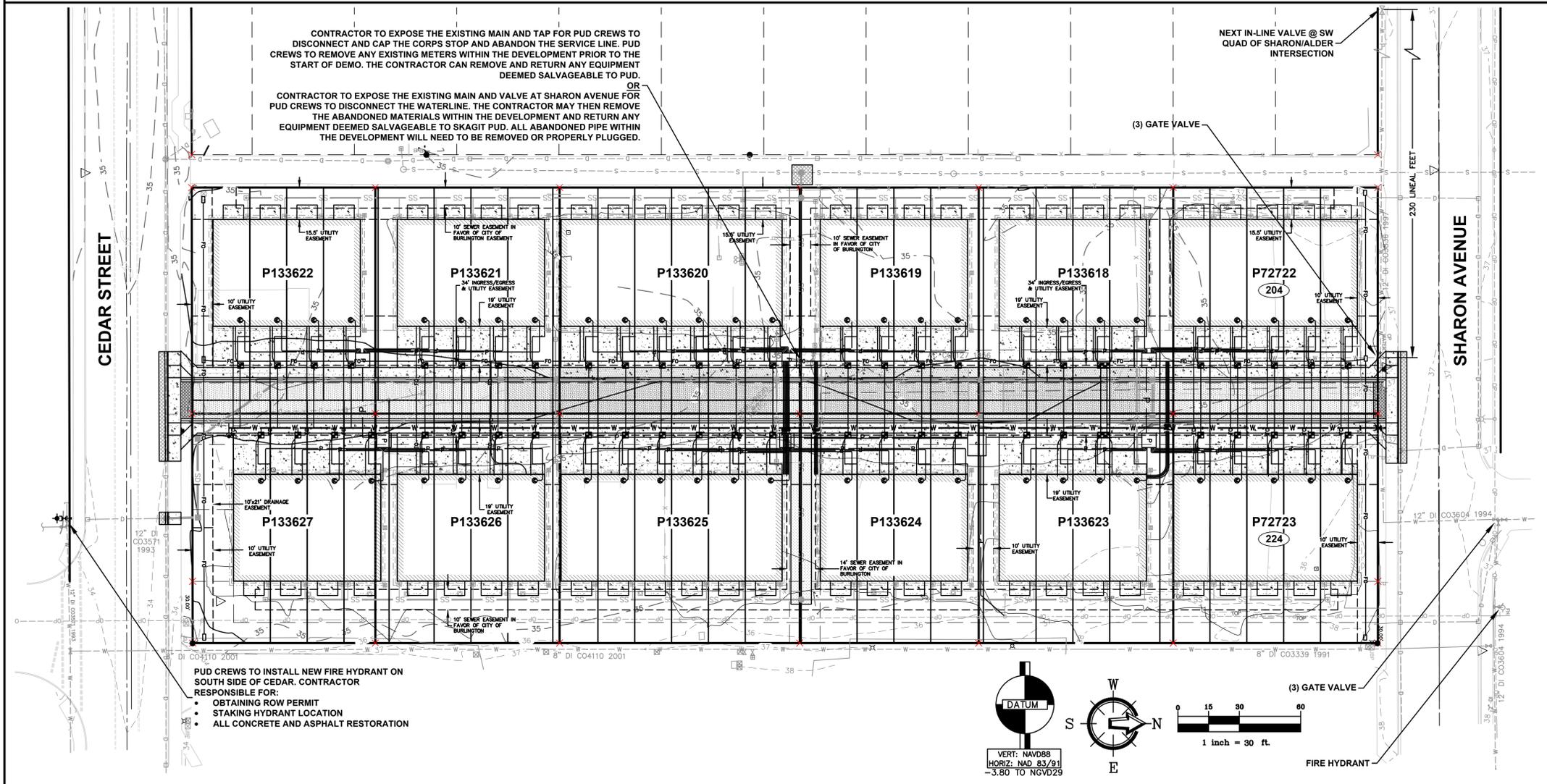
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DRAWN BY: MPM
CHECKED BY: HAF

SHEET CONTENTS: OVERALL SITE PLAN & SHUTDOWN MAP



JOB #: 22235
DATE: 09/25/2025
SHEET: W1

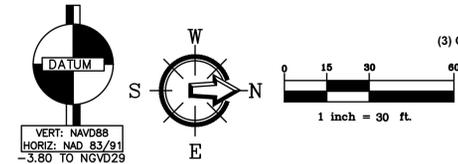


CONTRACTOR TO EXPOSE THE EXISTING MAIN AND TAP FOR PUD CREWS TO DISCONNECT AND CAP THE CORPS STOP AND ABANDON THE SERVICE LINE. PUD CREWS TO REMOVE ANY EXISTING METERS WITHIN THE DEVELOPMENT PRIOR TO THE START OF DEMO. THE CONTRACTOR CAN REMOVE AND RETURN ANY EQUIPMENT DEEMED SALVAGEABLE TO PUD.

CONTRACTOR TO EXPOSE THE EXISTING MAIN AND VALVE AT SHARON AVENUE FOR PUD CREWS TO DISCONNECT THE WATERLINE. THE CONTRACTOR MAY THEN REMOVE THE ABANDONED MATERIALS WITHIN THE DEVELOPMENT AND RETURN ANY EQUIPMENT DEEMED SALVAGEABLE TO SKAGIT PUD. ALL ABANDONED PIPE WITHIN THE DEVELOPMENT WILL NEED TO BE REMOVED OR PROPERLY PLUGGED.

PUD CREWS TO INSTALL NEW FIRE HYDRANT ON SOUTH SIDE OF CEDAR. CONTRACTOR RESPONSIBLE FOR:

- OBTAINING ROW PERMIT
- STAKING HYDRANT LOCATION
- ALL CONCRETE AND ASPHALT RESTORATION



DISTRICT STANDARD GENERAL NOTES

- UNLESS STATED OTHERWISE, ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE DISTRICT REQUIREMENTS AS OUTLINED IN THE DISTRICTS WATER POLICY MANUAL.
- THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE DISTRICT ENGINEERING DEPARTMENT, (360) 424-7104, A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- ALL PERMITS NECESSARY FOR THE INSTALLATION OF THE PROPOSED WATER SYSTEM IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER, ENGINEER, OR CONTRACTOR TO ACQUIRE. A COPY OF THE PERMITS WILL BE SUBMITTED TO THE DISTRICT, PRIOR TO CONSTRUCTION. ALL RIGHTS SHALL BE GRANTED TO, OR TRANSFERRED TO, THE DISTRICT.
- DISTRICT REFERENCE DOCUMENTS, SUCH AS STANDARD DETAILS, WATER POLICY MANUAL, DRAWING STANDARDS, ETC., CAN BE FOUND ON THE DISTRICT WEBSITE AT WWW.SKAGITPUD.ORG.
- ALL TIE-INS, SHUTDOWN, FLUSHING, AND HEALTH SAMPLES SHALL BE COORDINATED WITH THE DISTRICT. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES.
- A LIST OF ALL MATERIALS, INDICATING THE MANUFACTURER, MODEL, AND SIZE, FOR THE WATER SYSTEM IMPROVEMENTS WILL BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION. CONTACT DISTRICT FOR SUBMITTAL REQUIREMENTS.
- DUCTILE IRON PIPE WILL BE MINIMUM CLASS 50 AWWA C151 PER WSDOT STANDARD SPECIFICATIONS 9-30.1 AND 9-30.1(1). ALL DUCTILE IRON WATER PIPE AND FITTINGS SHALL BE COMPLETELY WRAPPED WITH A MINIMUM OF EIGHT-MIL POLYETHYLENE PIPE ENCASEMENT AND INSTALLED IN ACCORDANCE WITH AWWA C105 AND WSDOT STANDARD SPECIFICATIONS 7-09.3(17) AND 9-30.1(2).
- ALL BOLTS USED IN BURIED FLANGES SHALL BE ASTM A307 GRADE B UNFINISHED WITH NUTS TO ASTM A563 GRADE A AND WASHERS TO ASTM F844, OR ASTM A325 TYPE 3 (CORRUS STEEL) UNFINISHED, WITH NUTS TO ASTM A563 OR A563043 AND WASHERS TO ASTM F436-1. ALL BOLTS, NUTS AND WASHERS USED IN EXPOSED OR ABOVE GROUND LOCATIONS SHALL BE ASTM A307 GRADE B UNFINISHED OR HOT-DIP GALVANIZED.
- ALL GATE VALVES TO BE RESILIENT SEATED GATE VALVES, AWWA C515 OR C509 (DUCTILE IRON BODY ONLY) WITH STAINLESS STEEL NUTS, BOLTS AND TRIM.
- ALL BUTTERFLY VALVES TO BE RUBBER SEATED BUTTERFLY VALVES, AWWA C504 WITH STAINLESS STEEL NUTS, BOLTS AND TRIM.
- RESTRAINED JOINTS MAY BE USED IN PLACE OF CONCRETE BLOCKING AS DIRECTED BY THE PROJECTS DESIGN ENGINEER AND ACCEPTED BY THE DISTRICT.
- ALL FIRE HYDRANTS SHALL CONFORM TO AWWA C502 WITH STORZ ADAPTORS. ACCEPTABLE FIRE HYDRANTS INCLUDE CLOW MEDALLION, MUELLER CENTURION OR SUPER CENTURION, AMERICAN DARLING B62B AND AMERICAN AVK NOSTALGIC.
- A #10 SOLID COPPER WIRE WITH BLUE INSULATION IS TO BE INSTALLED WITH/AND ATTACHED TO ALL NEW WATER PIPELINES AND SERVICE PIPELINES. REFER TO DISTRICT DETAILS FOR INSTALLATION REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, ALL WATER PIPELINE INSTALLATIONS REQUIRE A 36-INCH MINIMUM COVER AND 48-INCH TYPICAL TRENCH DEPTH TO EXISTING OR FUTURE FINISH GRADE AND A MINIMUM OF 1-FOOT VERTICAL AND 5-FOOT HORIZONTAL CLEARANCE BETWEEN WATER PIPELINE AND ALL OTHER UTILITIES UNLESS OTHERWISE SPECIFIED.
- WHEN INSTALLING WATER PIPELINE ACROSS EXISTING OR PROPOSED SANITARY SEWER, A FULL LENGTH OF PIPE SHALL BE INSTALLED WITH MID-SPAN OF THE WATER PIPE OVER THE SEWER. A MINIMUM 10-FOOT HORIZONTAL SEPARATION AND 18-INCH VERTICAL SEPARATION BETWEEN WATER PIPELINES AND SANITARY SEWER PIPELINES IS REQUIRED, UNLESS AN ALTERNATIVE PROPOSAL FROM THE DESIGN ENGINEER IS SUBMITTED TO AND APPROVED BY THE DISTRICT.
- BEDDING MATERIAL FOR WATERLINES SHALL BE A MAXIMUM SIZE OF 1 1/2-INCHES AND PER WSDOT SPECIFICATION 7-09.3(9) AND 9-03.12(3). PEA GRAVEL AND BUCKSHOT ARE NOT ACCEPTABLE.
- BACKFILL TRENCHES IN PAVEMENT AREAS WITH PIT-RUN GRAVEL COMPACTED TO AT LEAST 95 PERCENT MINIMUM DENSITY PER WSDOT SPECIFICATION 7-09.3(11) AND 9-03.14(1). THE CONTRACTOR SHALL MAKE ALL PAVEMENT REPAIRS AND PERFORM ALL RESTORATION.
- DISINFECTION AND FLUSHING OF THE WATER PIPELINES ARE TO BE PER WSDOT SPECIFICATIONS AND AWWA C651-14. USE DE-CHLORINATION EQUIPMENT WHEN FLUSHING OR, WITH PERMISSION OF THE APPROPRIATE SEWER UTILITY, FLUSH INTO SANITARY SEWER MANHOLES. DO NOT FLUSH INTO OR ALLOW CHLORINATED WATER TO DRAIN INTO ANY CREEK, WETLAND, OR CATCH BASIN. THE CONTRACTOR WILL SUBMIT A PRESSURE TESTING, DISINFECTION, AND FLUSHING PLAN TO THE DISTRICT PRIOR TO CONSTRUCTION.
- ALL SALVAGED USABLE DISTRICT OWNED MATERIALS ARE TO BE DELIVERED TO THE DISTRICT OFFICE AT 1415 FREEWAY DRIVE, MOUNT VERNON, OR AS DIRECTED BY THE DISTRICT.
- THE UTILITY LOCATIONS MARKED ON THIS MAP ARE APPROXIMATE. THE CONTRACTOR IS TO VERIFY ACTUAL LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CALL THE UNDERGROUND UTILITY LOCATE CENTER AT 800-424-5555.
- ALL PRIVATE FIRE SPRINKLERS OR PRIVATE FIRE HYDRANT PIPELINES ARE REQUIRED TO BE INSTALLED WITH A WASHINGTON STATE DEPARTMENT OF HEALTH (WSDOH) APPROVED DOUBLE CHECK DETECTOR ASSEMBLY(IES) OR REDUCED PRESSURE DETECTOR ASSEMBLY(IES), LOCATED IMMEDIATELY AFTER THE FIRE SERVICE CONNECTION. A BADGER RECORDALL METER WITH A REMOTE TOUCH-READ PAD WILL BE SUPPLIED AND INSTALLED BY THE DISTRICT WITHIN 6-INCHES OF THE VAULT LID'S HINGE AND BRASS PLUGS IN THE TEST PORTS. METER SUPPLY AND INSTALLATION WILL BE INCLUDED WITH THE CHARGES IN THE WORK ORDER.
- A LEAD FREE, WASHINGTON STATE APPROVED, REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED AT TEMPORARY CONNECTIONS BETWEEN THE EXISTING DISTRICT PIPELINES AND NEW WATER PIPELINES FOR FILLING, FLUSHING AND PRESSURE TESTING OF THE IMPROVEMENTS. UPON TEMPORARY CONNECTION, AND PRIOR TO FILLING, THE ASSEMBLY SHALL HAVE BEEN SUCCESSFULLY TESTED BY A BACKFLOW ASSEMBLY TESTER (BAT) AND THE TEST REPORT IS TO BE PROVIDED TO THE DISTRICT.
- BEFORE FINAL CONNECTION TO THE EXISTING DISTRICT SYSTEM, ALL NEW WATER PIPELINES AND REPAIRED PORTIONS OF/OR EXTENSION TO EXISTING PIPELINES SHALL BE ADEQUATELY DISINFECTED AND A SATISFACTORY BACTERIOLOGICAL REPORT OBTAINED.
- MOLECULARLY ORIENTED POLYVINYL CHLORIDE (PVCU) PIPE WILL BE PRESSURE CLASS 235 C909 PER AWWA C909-16 AND PER WSDOT STANDARD SPECIFICATION 9-30.1 AND 9-30.1(5)A. FITTINGS FOR PVCU PIPE SHALL BE THE SAME AS SPECIFIED FOR DUCTILE IRON PER WSDOT STANDARD SPECIFICATIONS 9-30.2 AND 9-30.2(1). ALL DUCTILE IRON FITTINGS SHALL BE COMPLETELY WRAPPED WITH DENSO OR EQUIVALENT WAX TAPE SYSTEM. USE EBAA IRON SERIES 1900 AND 19MJO, OR EQUIVALENT, TO RETRAIN PIPE JOINTS FOR C909 PVCU PIPE. INSTALLATION OF PVCU PIPE SHALL BE IN ACCORDANCE WITH AWWA C905, CURRENT VERSION OF WSDOT STANDARD SPECIFICATIONS, AND PIPE MANUFACTURERS RECOMMENDATIONS.
- PRESSURE TEST NEW PIPELINE, INCLUDING FIRE HYDRANTS AND SERVICE LINES AS PER WSDOT STANDARDS.

LEGEND

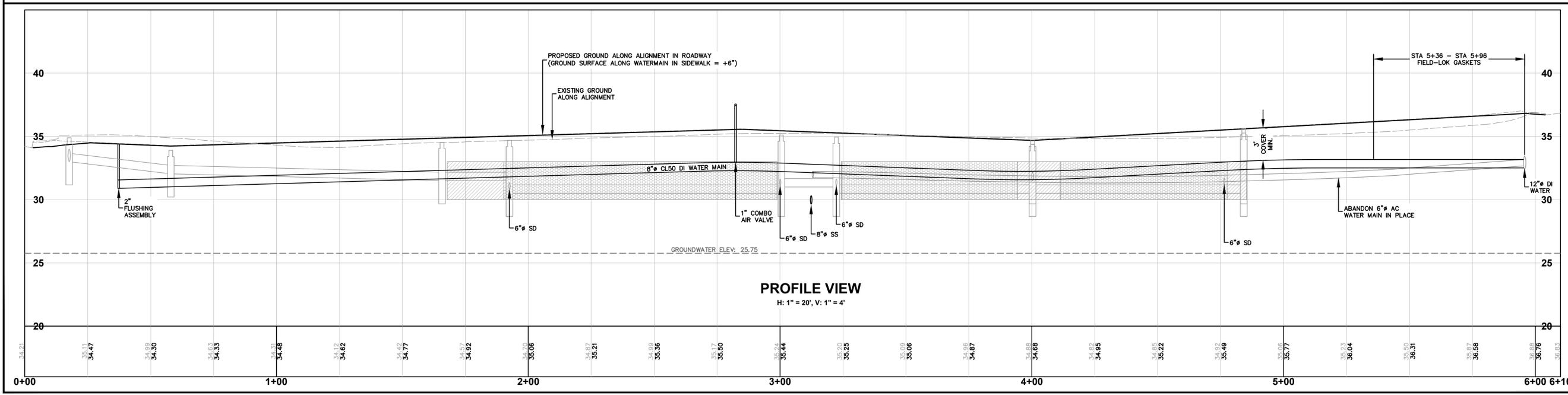
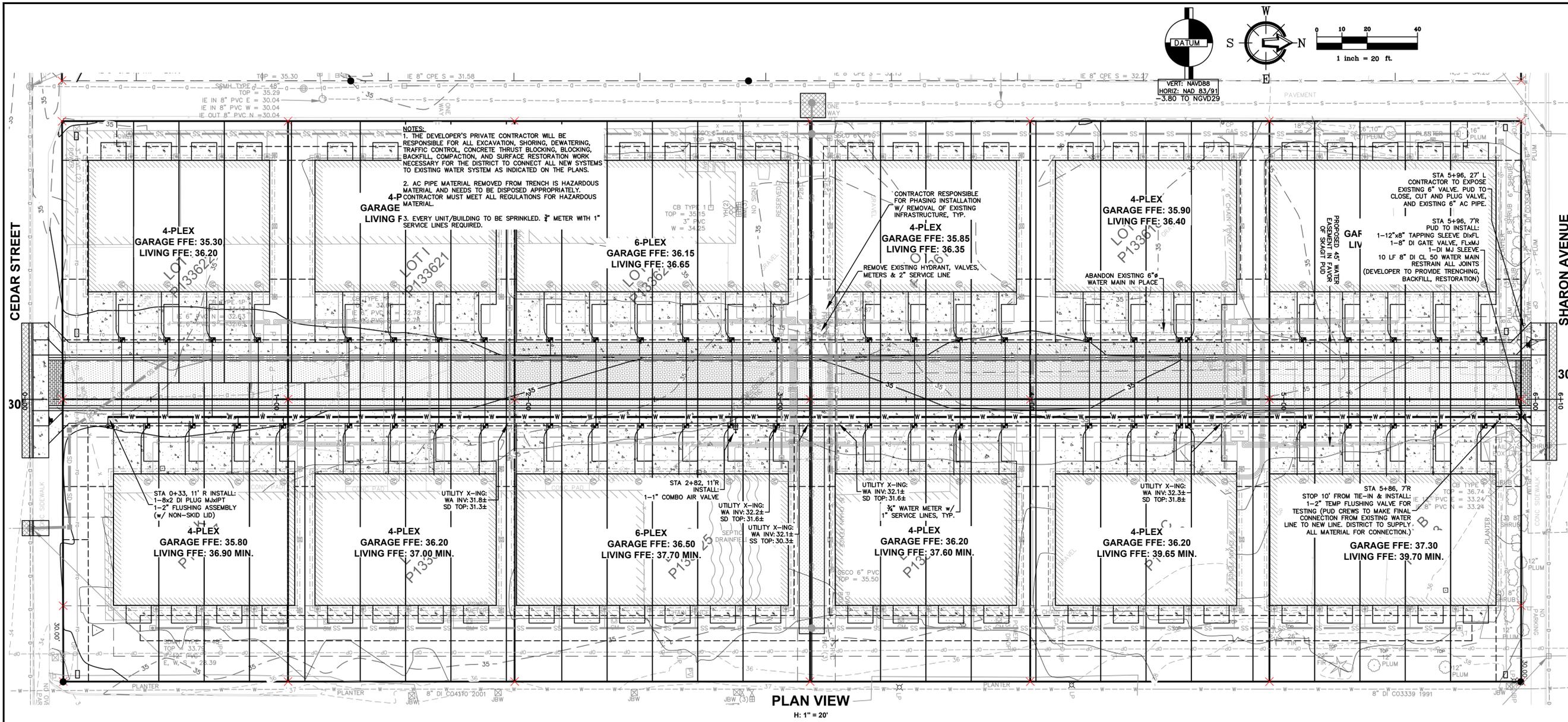
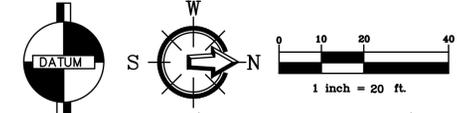
- REBAR W/ PLASTIC CAP
- FOUND MAG NAIL & TAG
- FOUND CONCRETE MONUMENT
- SOIL BORING (APPROXIMATE; NOT SURVEYED)
- EXISTING STORM DRAIN CATCH BASIN (TYPE 1)
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED AREA DRAIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE (TYPE 2)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- EXISTING WATER METER BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER METER BOX
- PROPOSED WATER VALVE
- PROPOSED WATER BLOW-OFF
- PROPOSED FIRE HYDRANT
- PROPOSED THRUST BLOCK
- EXISTING POWER/AND OR UTILITY POLE
- EXISTING GUY POLE
- EXISTING GUY WIRE
- EXISTING POWER METER/STRUCTURE
- EXISTING POWER VAULT
- EXISTING POWER JBOX/HANDHOLD
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING MAIL BOX
- EXISTING SIGN
- PROPOSED TEMPORARY BOLLARD
- EXISTING LANDSCAPING
- EXISTING GAS METER
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD PHONE
- EXISTING UNDERGROUND PHONE
- EXISTING OVERHEAD UTILITIES (UNKNOWN)
- EXISTING UNDERGROUND TV CABLE
- EXISTING GAS MAIN
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING FLOW LINE & DIRECTION
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED PERFORATED STORM DRAIN
- PROPOSED FOUNDATION DRAIN
- PROPOSED ROOF DRAIN
- EXISTING FENCE LINE
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING CONTOUR (INDEX)
- EXISTING CONTOUR (NORMAL)
- PROPOSED CONTOUR (INDEX)
- PROPOSED CONTOUR (NORMAL)
- PROPOSED ASPHALT PAVEMENT
- REMOVE & REPLACE EXISTING ASPHALT
- PROPOSED CONCRETE
- DETAIL CALLOUT

PERMIT



220 West Champion Street, Suite 200 | 360.650.1408
 Bellingham, WA 98225 | 360.650.1401

FREELAND & ASSOCIATES



REV.	DATE	DESCRIPTION

SHARON TOWNHOMES
 SHARON STREET
 BURLINGTON, WA 98233

DRAWING #: 25116SP4.DWG
DESIGNED BY: MPM
DRAWN BY: MPM
CHECKED BY: HAF

PROJECT LOCATION: SHARON TOWNHOMES
 SHARON STREET
 BURLINGTON, WA 98233

DRAWING #: 25116SP4.DWG
DESIGNED BY: MPM
DRAWN BY: MPM
CHECKED BY: HAF

SHEET CONTENTS: WATER PLAN & PROFILE



JOB #: 22235
DATE: 09/25/2025

SHEET: W2

PERMIT

