

## Schematic Design Manufacturing Buildings

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### CIVIL

C000	COVER SHEET
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### LANDSCAPE

L100	ZONE A - SOUTHERN INFLUENCE AREA PLANTING PLAN
L200	PHASE 1 ENLARGED PLANTING PLAN
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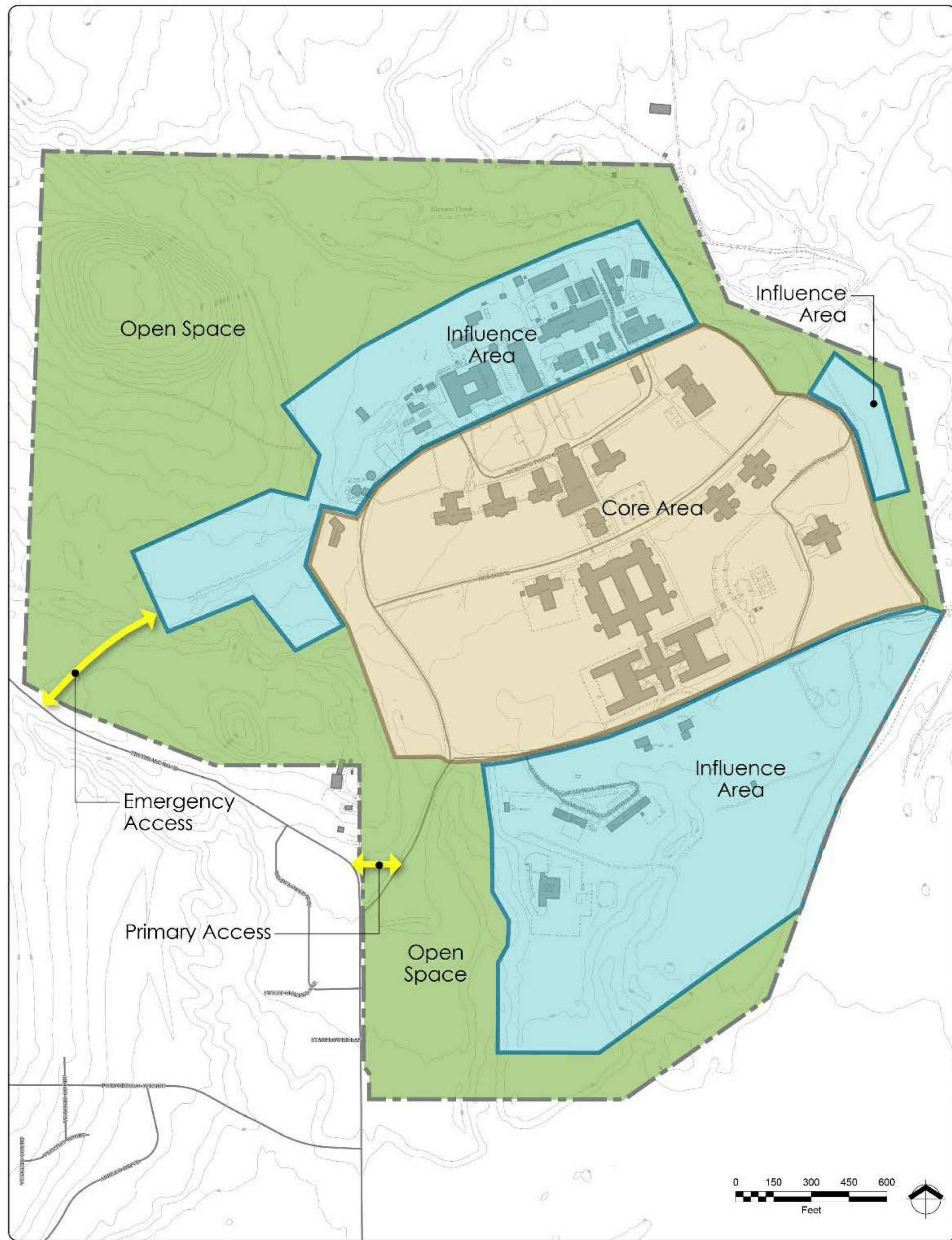


Sedro-Woolley Innovation For Tomorrow

# SWIFT CENTER



**Port of Skagit**



2 Existing Campus Plan



1 Proposed Campus Plan



1 Survey  
 1" = 80'-0"

Job No.: 1624 Date: 17 OCT 2016  
 File No.: 1624\_CIT.rvt  
 Drawn By: WALKER & ASSOCIATES  
 Checked By:  
 Issued for: REVIEW

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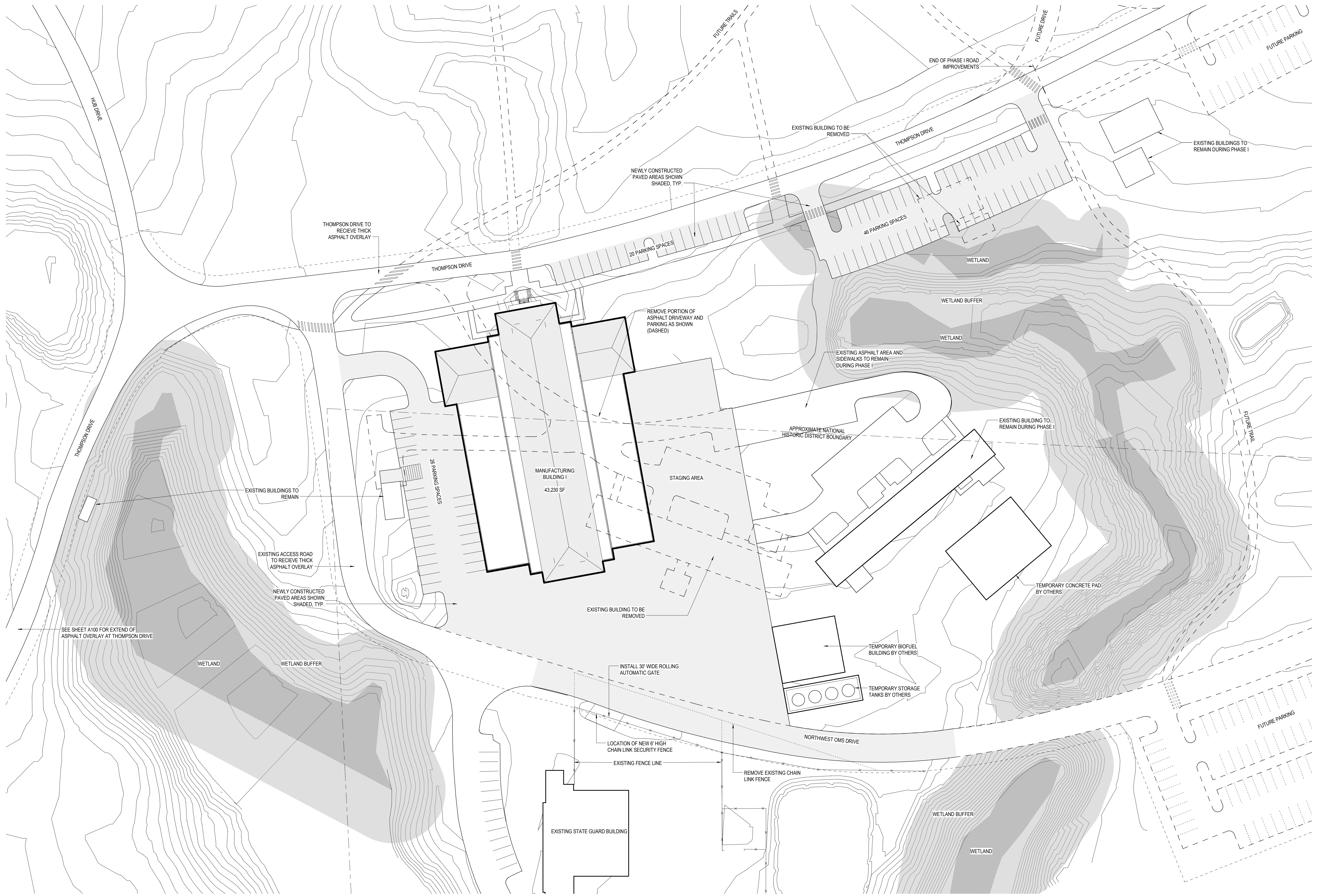
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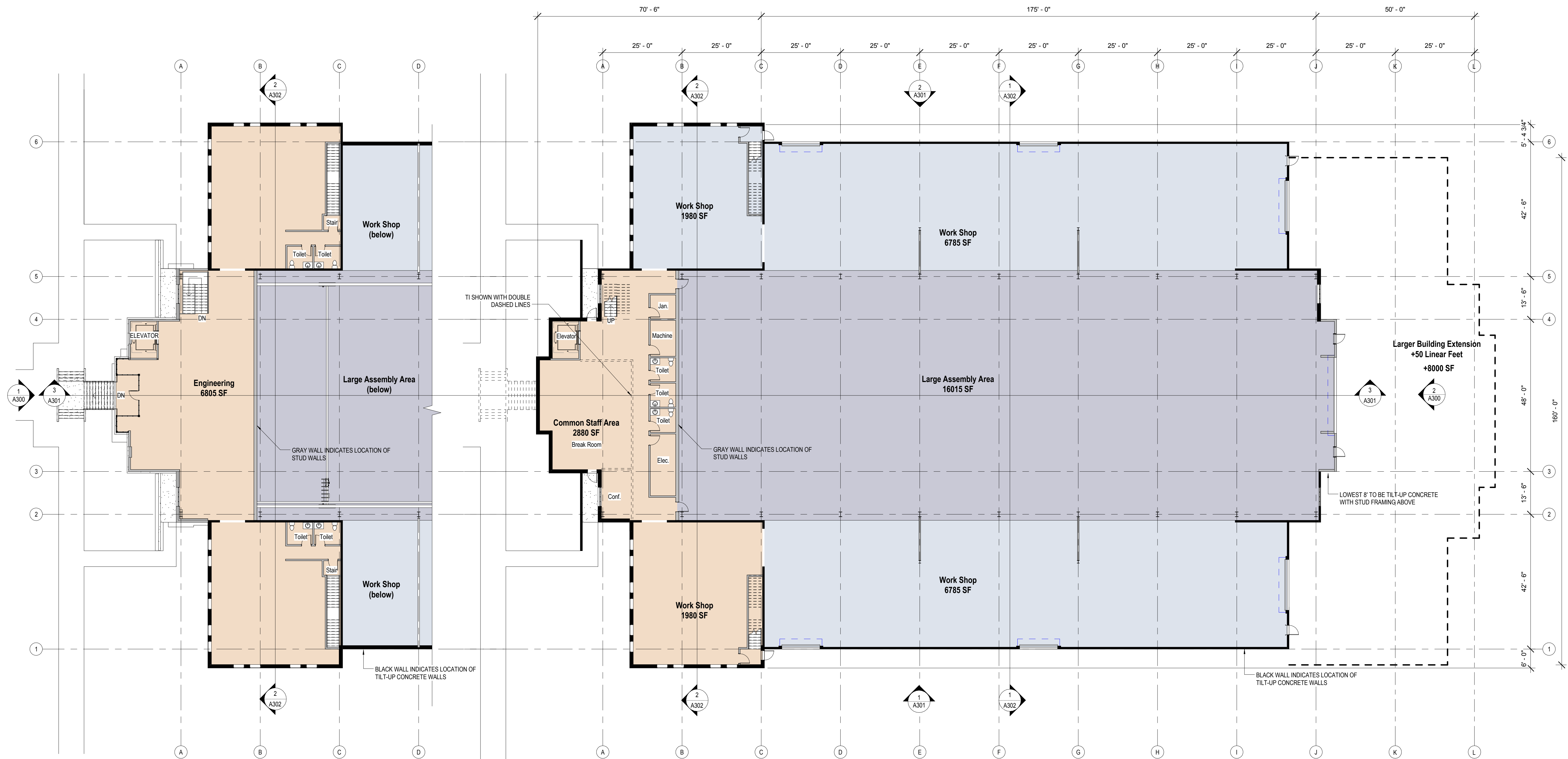
1 Zone A - Southern Influence Area  
 1" = 80'-0"

Job No.: 1624 Date: 17 OCT 2016  
 File No.: 1624\_CIT.rvt  
 Drawn By: RAW  
 Checked By: JMC  
 Issued for: REVIEW



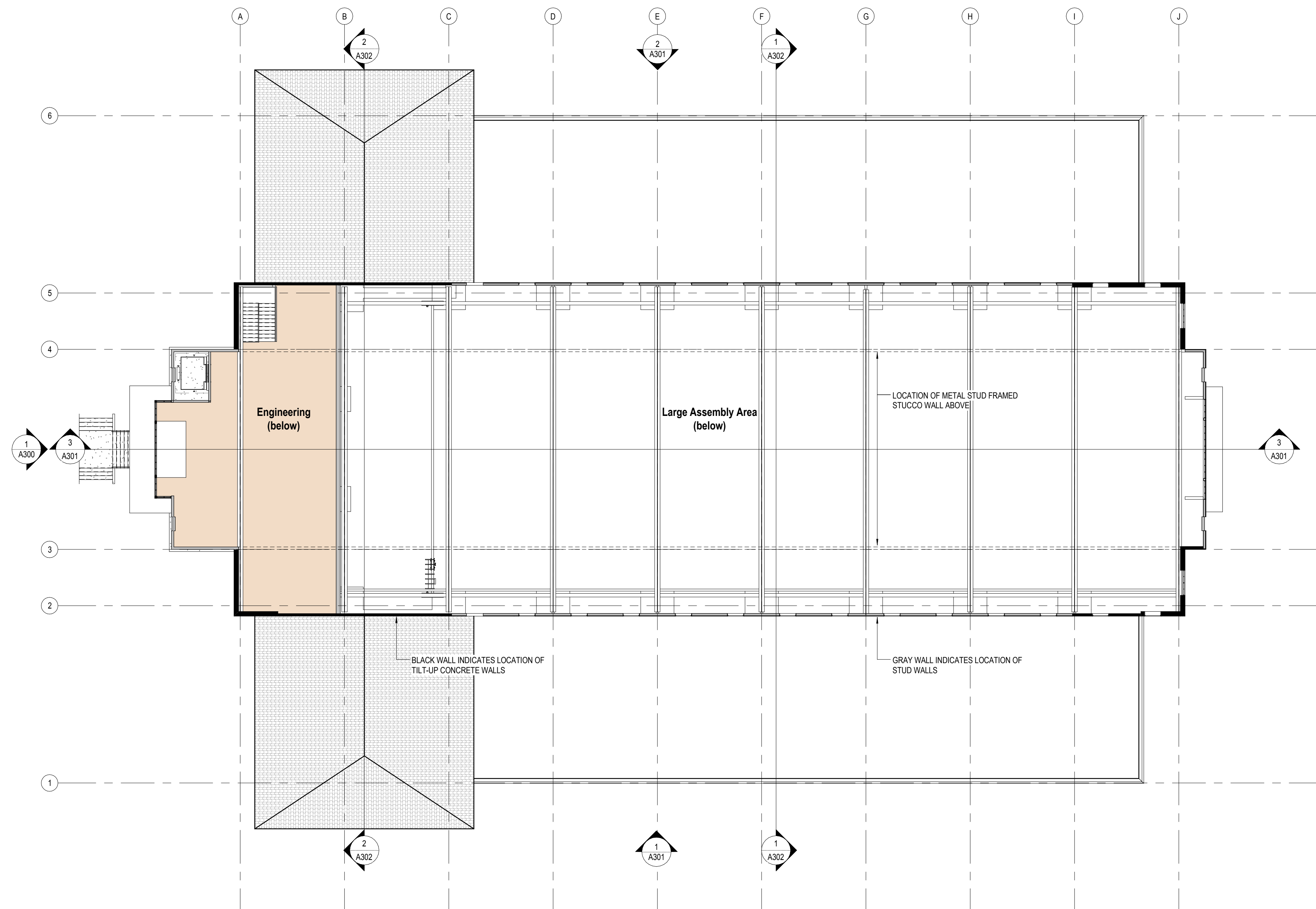
1 Phase I Enlarged Site Plan  
 1" = 40'-0"

Job No.:	1624	Date:	17 OCT 2016
File No.:	1624_CIT.rvt		
Drawn By:	RAW		
Checked By:	JMC		
Issued for:	REVIEW		

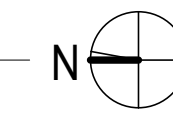


**2** Upper Level  
 1/16" = 1'-0" N

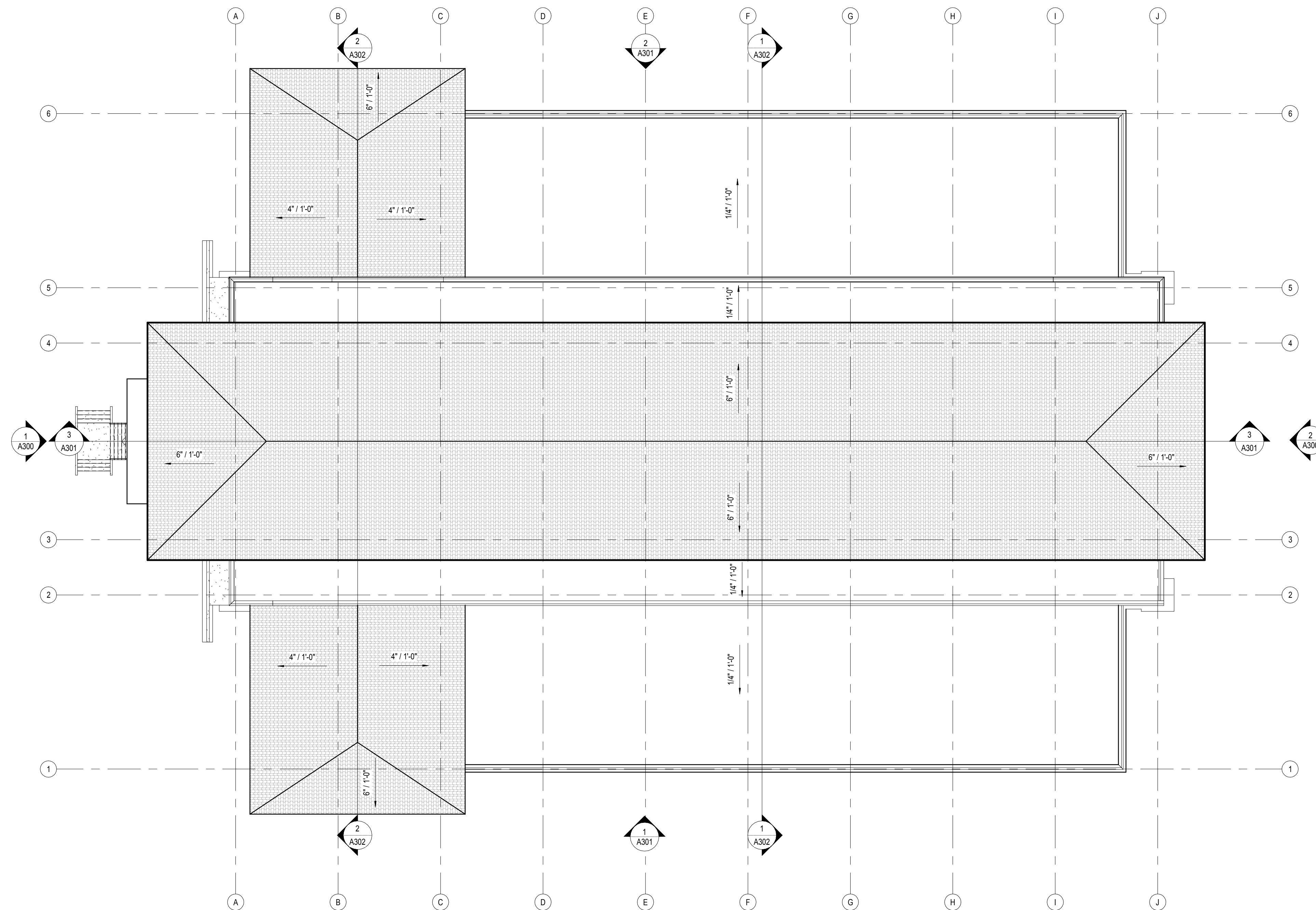
**1** Main Level  
 1/16" = 1'-0" N



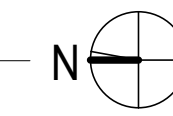
1 Clerestory Plan  
 1/16" = 1'-0" 0 5 10 15 20 25 30"



Job No.:	1624	Date:	17 OCT 2016
File No.:	1624_CIT.rvt		
Drawn By:	RAW		
Checked By:	JMC		
Issued for:	REVIEW		



1 Roof Plan  
 1/16" = 1'-0"  
 0 2 4 6 8 10 12

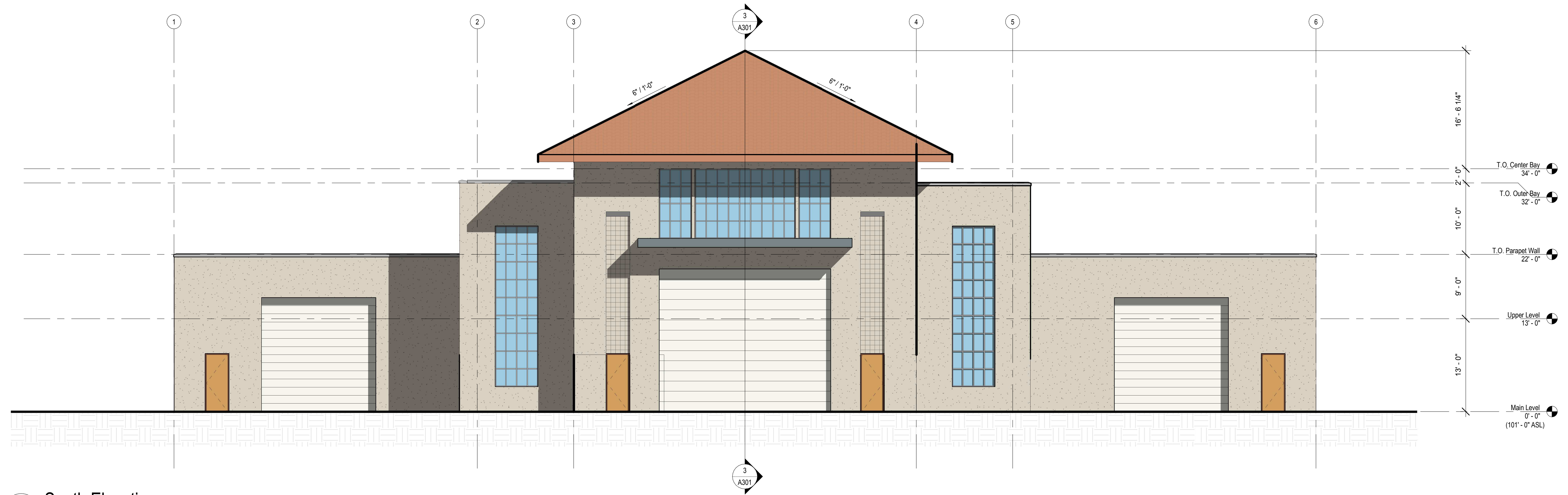


Job No.:	1624	Date:	17 OCT 2016
File No.:	1624_CIT.rvt		
Drawn By:	RAW		
Checked By:	JMC		
Issued for:	REVIEW		

ROOF PLAN

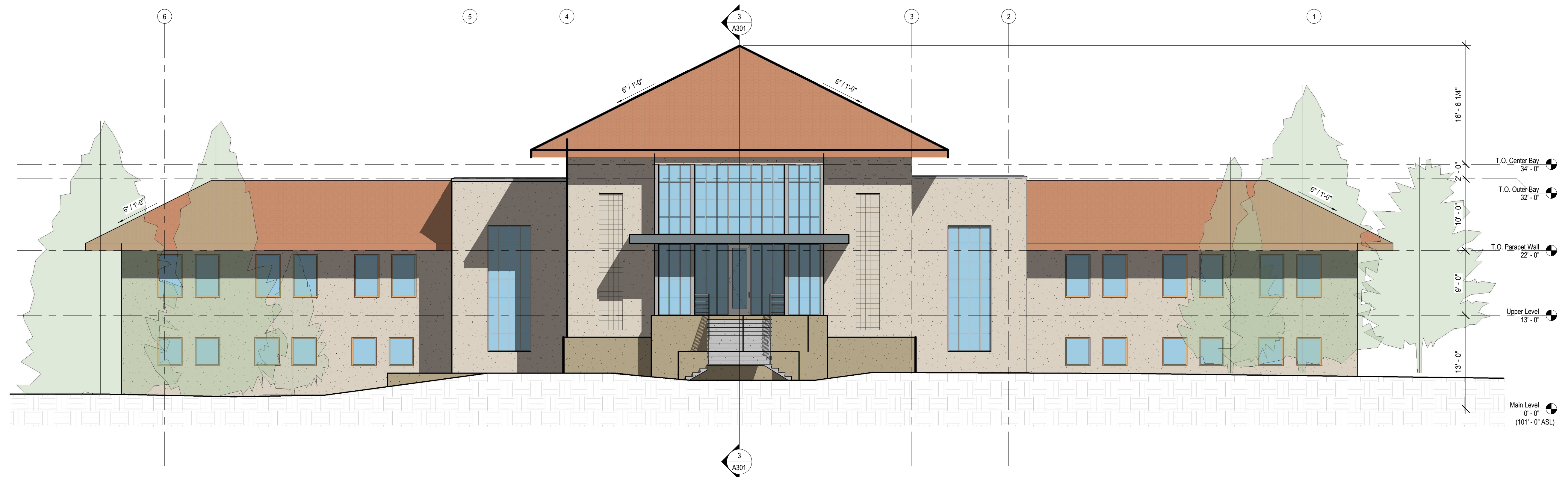
A202





2 South Elevation

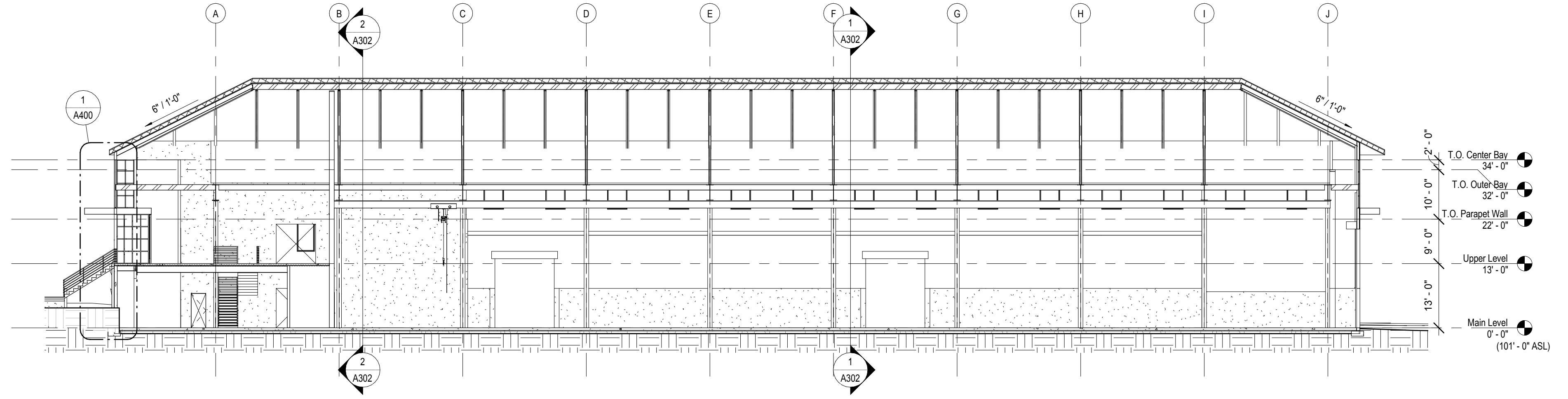
1/8" = 1'-0"



1 North Elevation

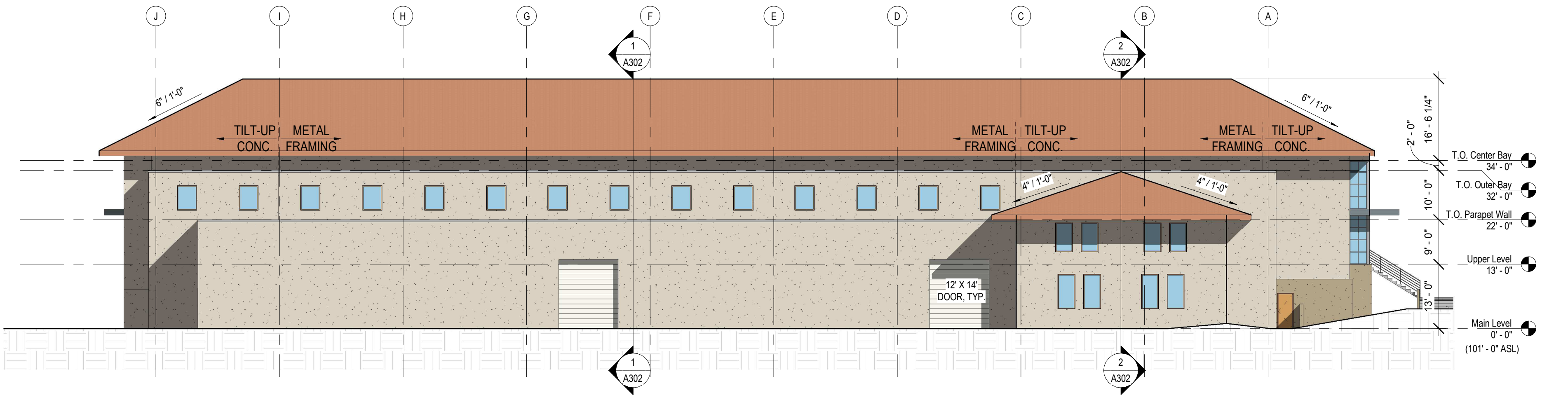
1/8" = 1'-0"





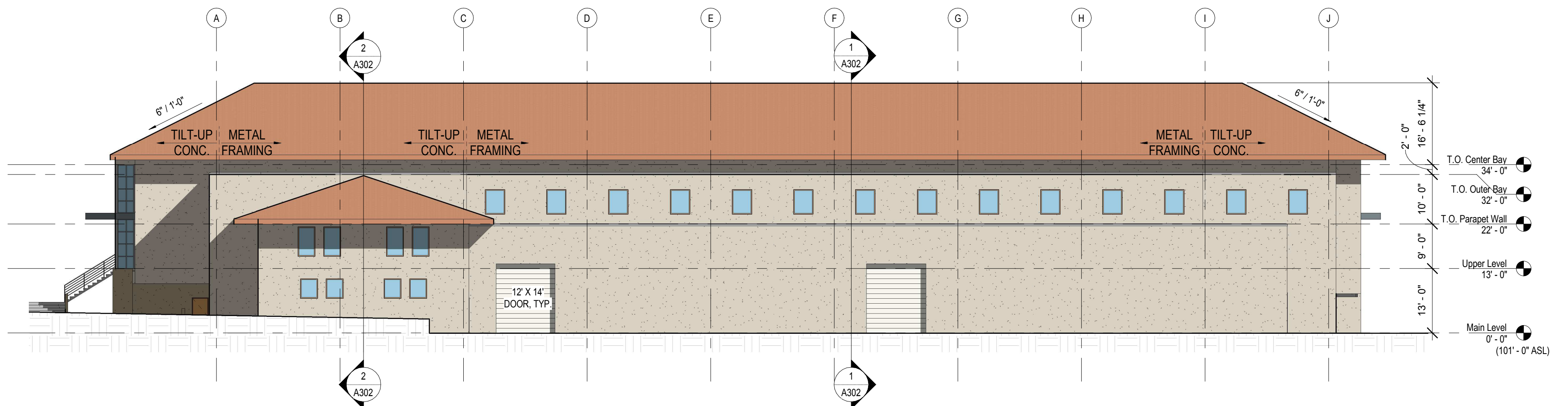
3 Longitudinal Section

1/16" = 1'-0"



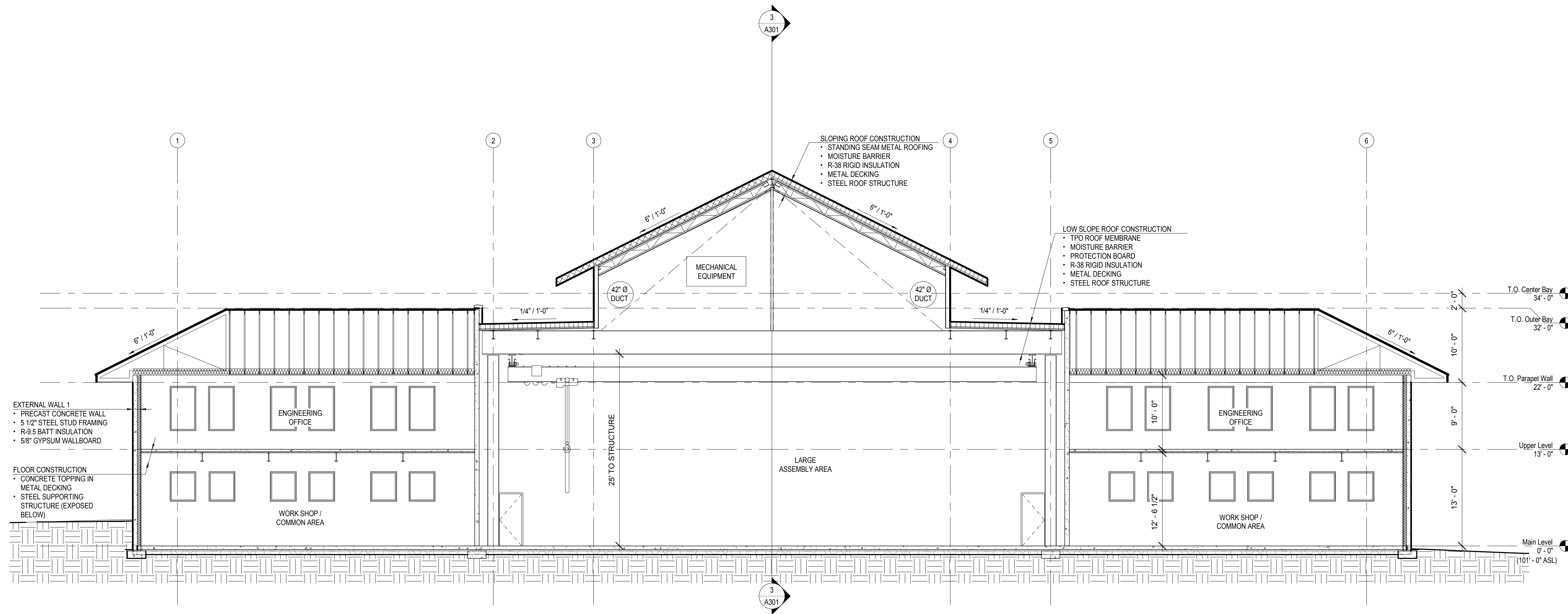
2 East Elevation

1/16" = 1'-0"

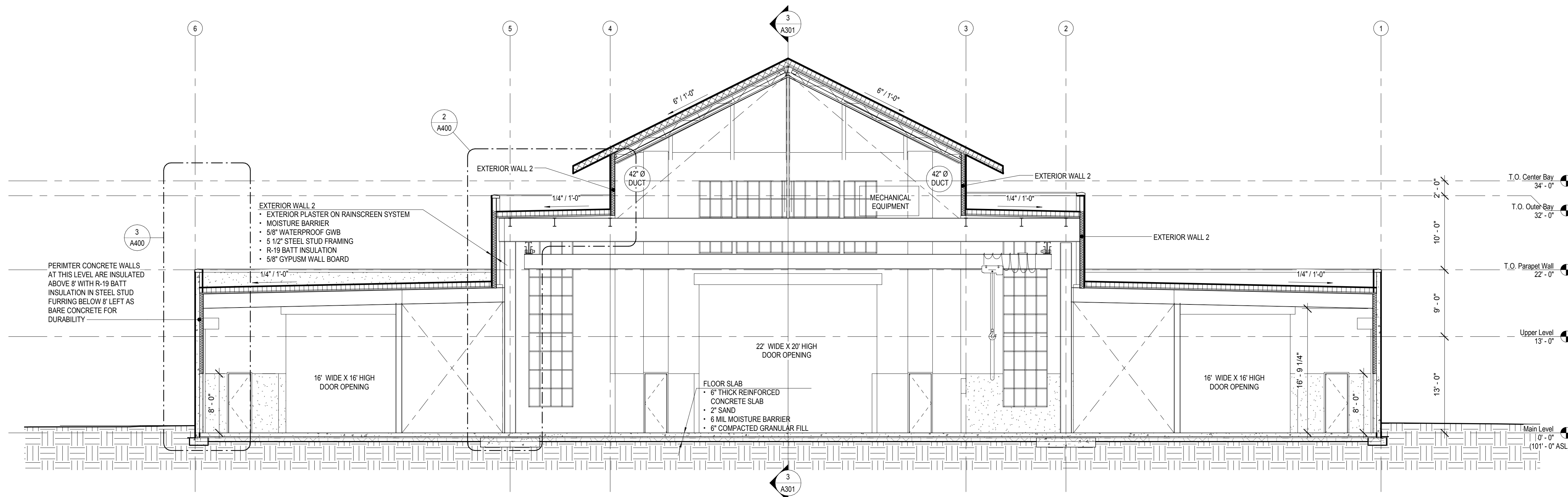


1 West Elevation

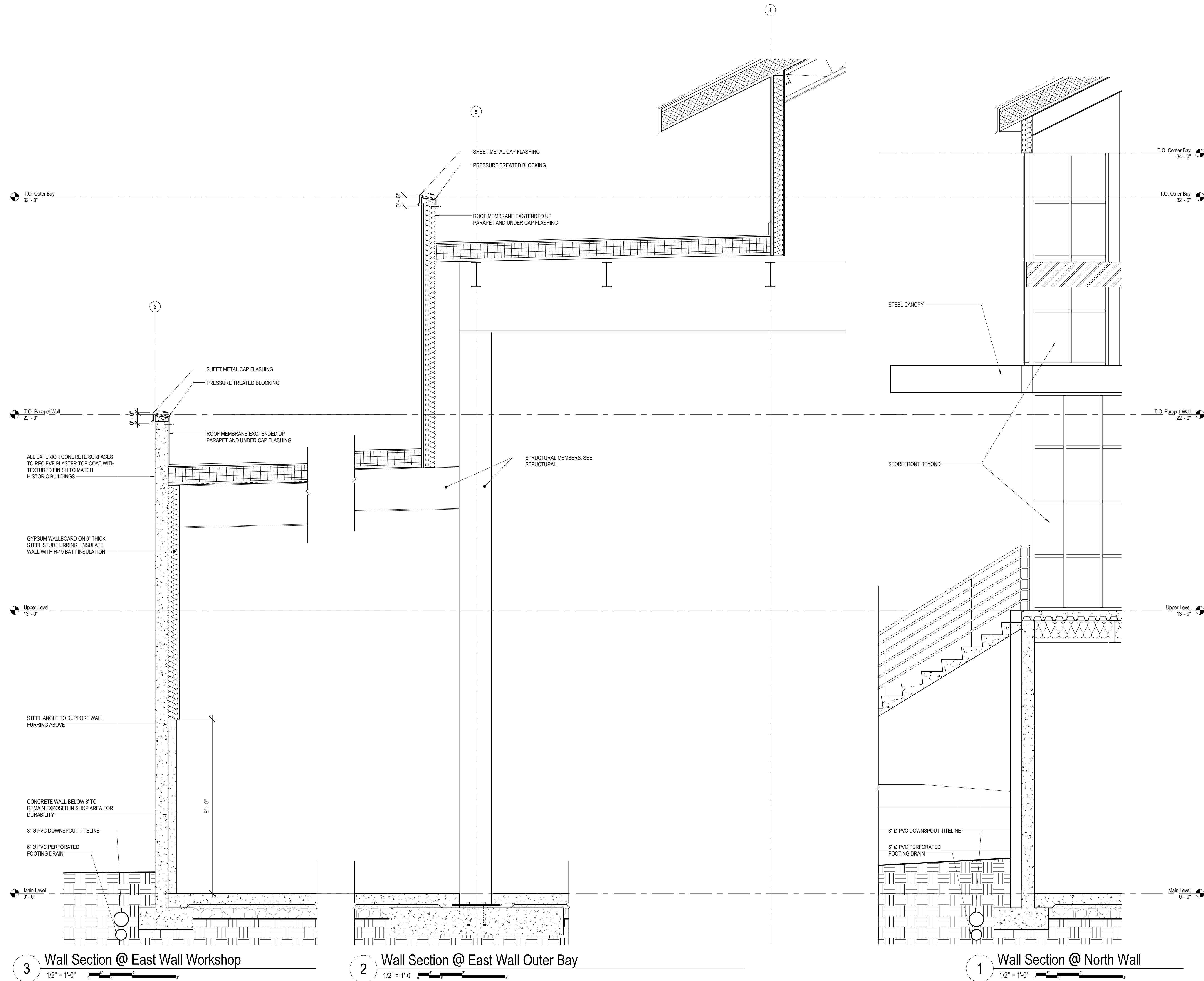
1/16" = 1'-0"



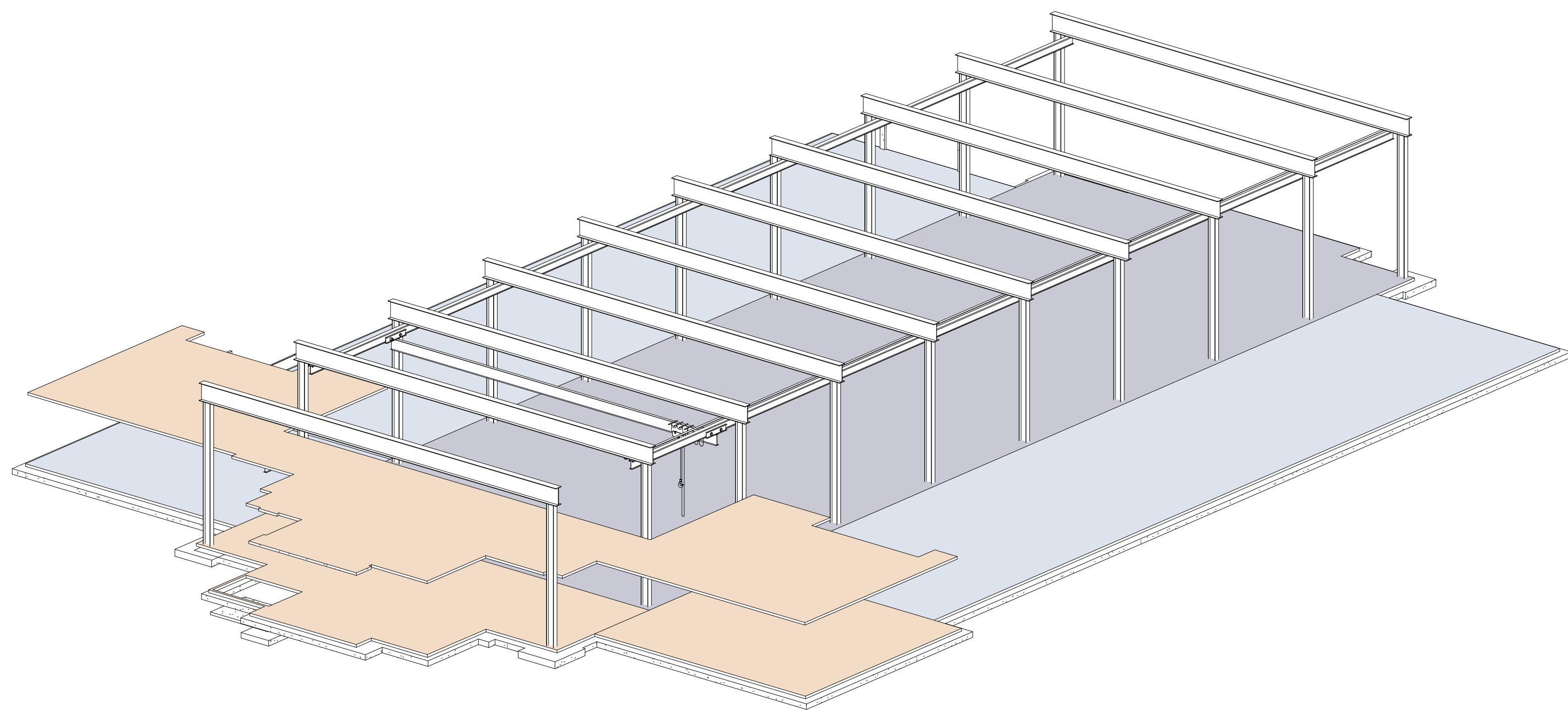
2 Cross Section @ Offices  
1/8" = 1'-0"



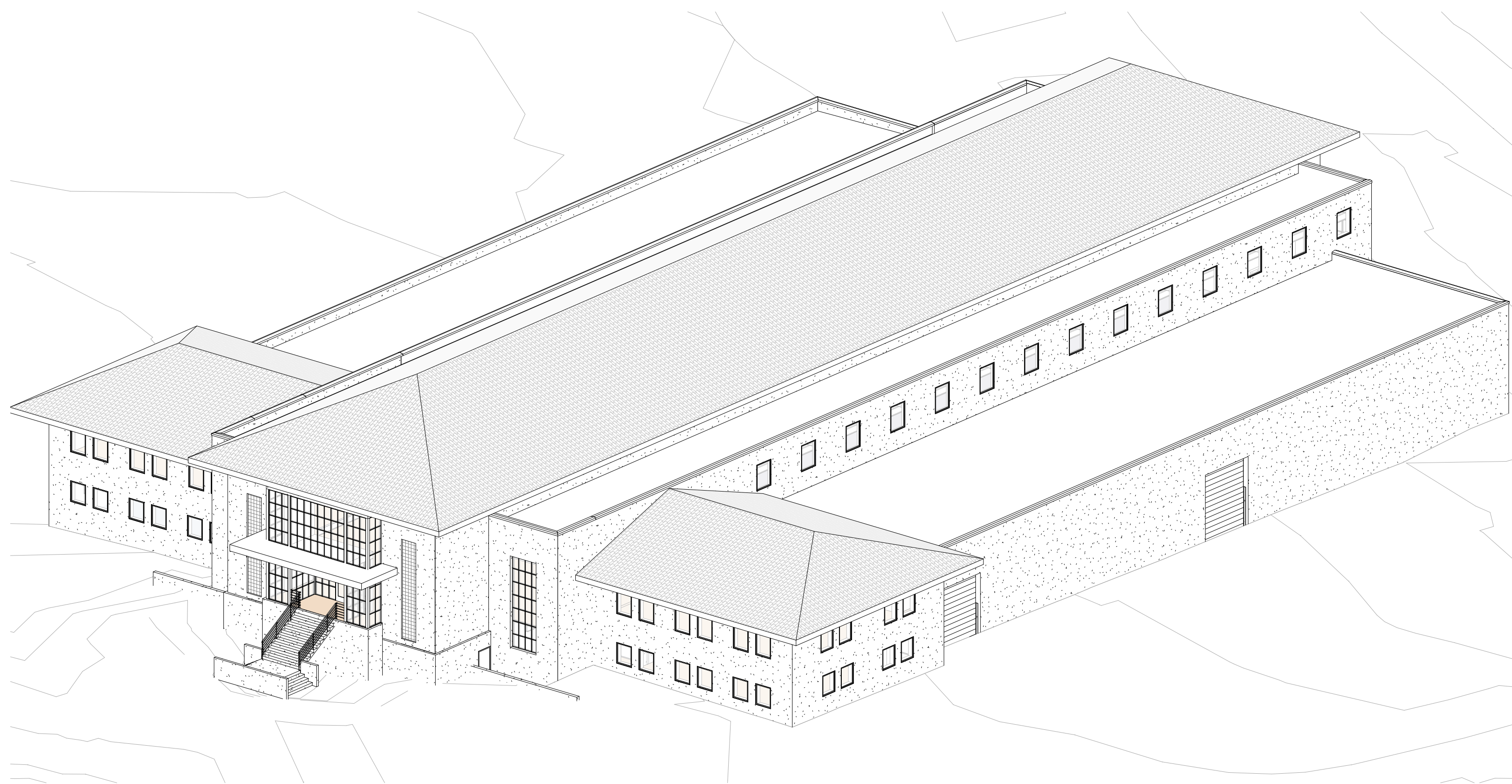
1 Cross Section @ Manufacturing Bay  
1/8" = 1'-0"



Job No.:	1624	Date:	17 OCT 2016
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Issued for:	REVIEW		



4 Steel Frame Perspective

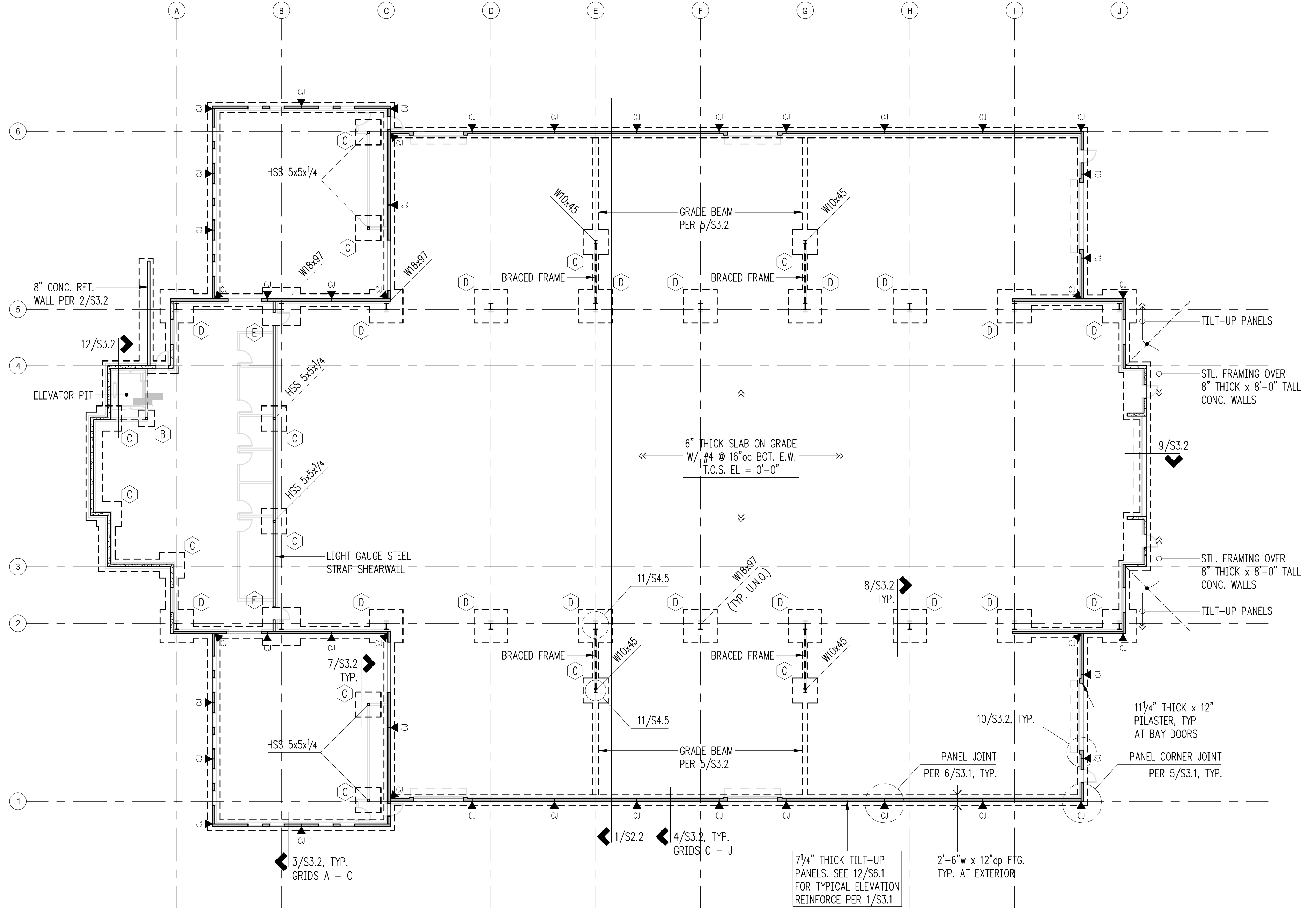
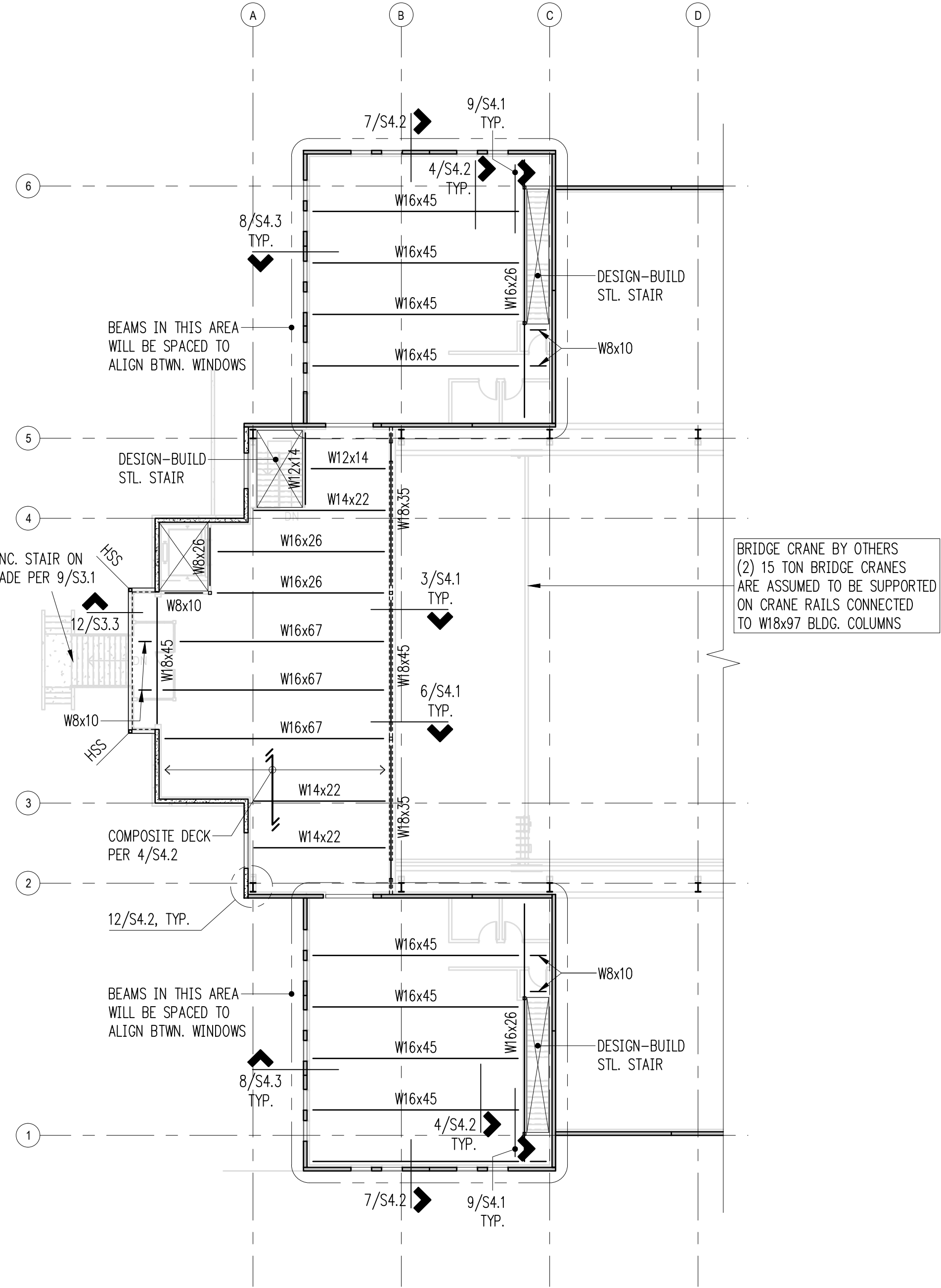


1 Perspective Image









DRAWN: SJB  
DESIGN: SWJ  
CHECKED: RGC  
APPROVED: RGC

REVISIONS:

DPD:

PROJECT TITLE:  
**Swift Center**  
Sedro Wooley, WA

ARCHITECT:  
**RMC Architects**  
1223 Railroad Ave  
Bellingham, WA 98225  
PH 360.676.7733

ISSUE:  
**Schematic Design**

SHEET TITLE:  
**Foundation Plan & Upper Floor Framing Plan**

SCALE: 1/16" = 1'-0" U.N.O.  
DATE: Sept. 2016  
PROJECT NO: 10902-2016-03  
SHEET NO:

**S2.1**

NO: OF SHEETS:



























DRAWN:	SJB
DESIGN:	SWJ
CHECKED:	RGC
APPROVED:	RGC

REVISIONS:


DPD:

PROJECT TITLE:

Swift Center  
 Sedro Wooley, WA

ARCHITECT:

RMC Architects  
 1223 Railroad Ave  
 Bellingham, WA 98225  
 PH 360.676.7733

ISSUE:

**Schematic Design**

SHEET TITLE:

**Light Gauge Steel Details**

SCALE:

3/4" = 1'-0" U.N.O.

DATE:

Sept. 2016

PROJECT NO:

10902-2016-03

SHEET NO:

**S5.2**

NO: OF SHEETS:

1

2

3

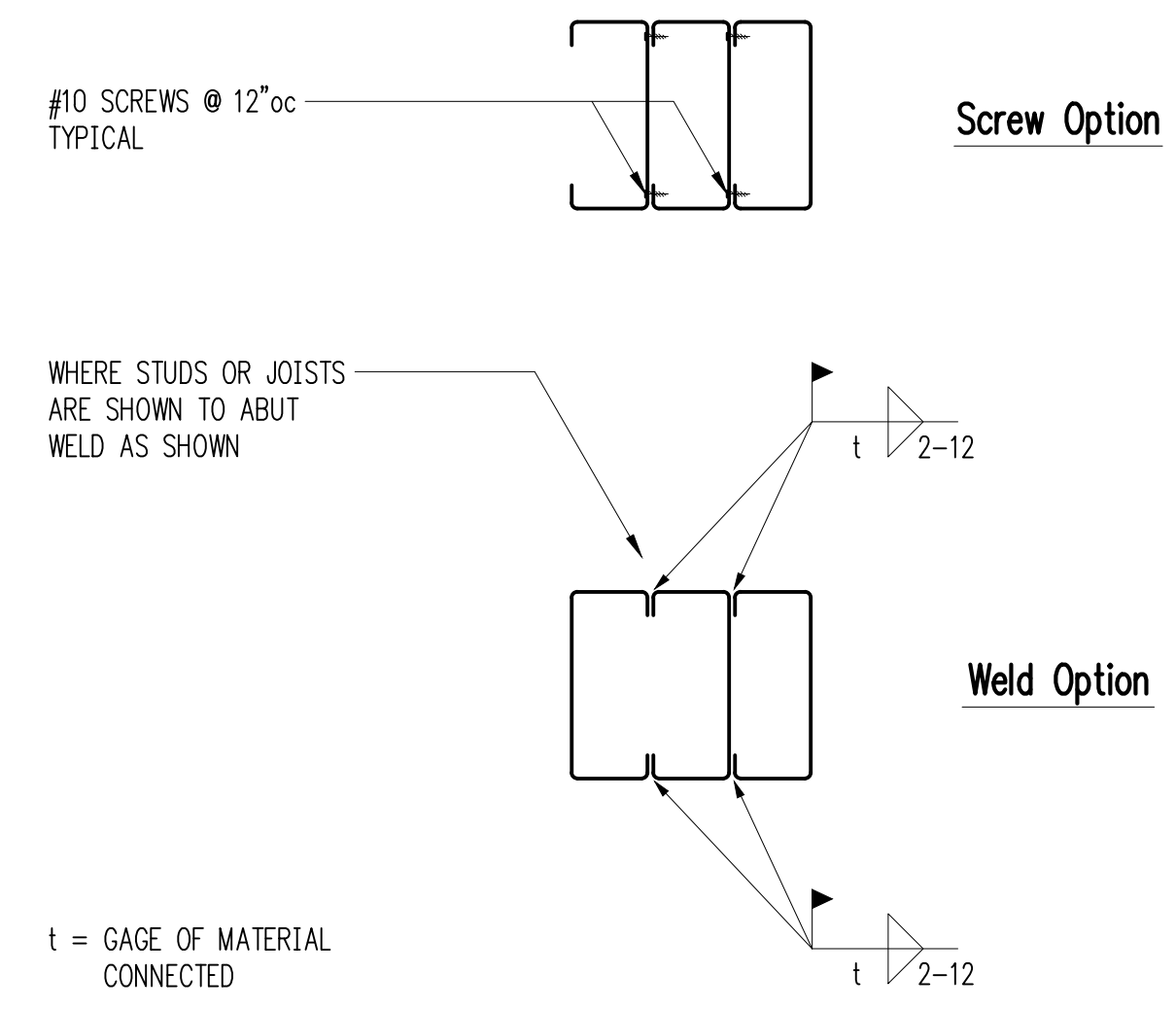
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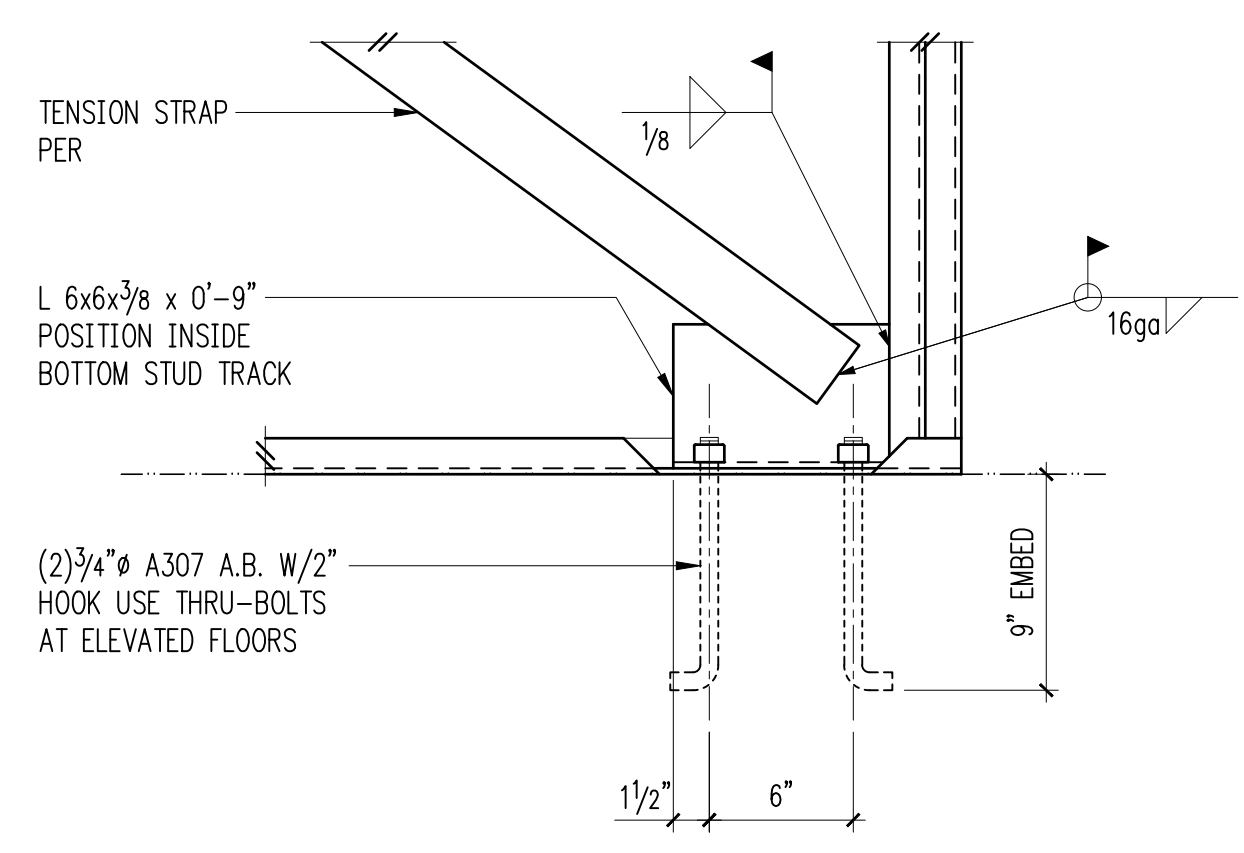
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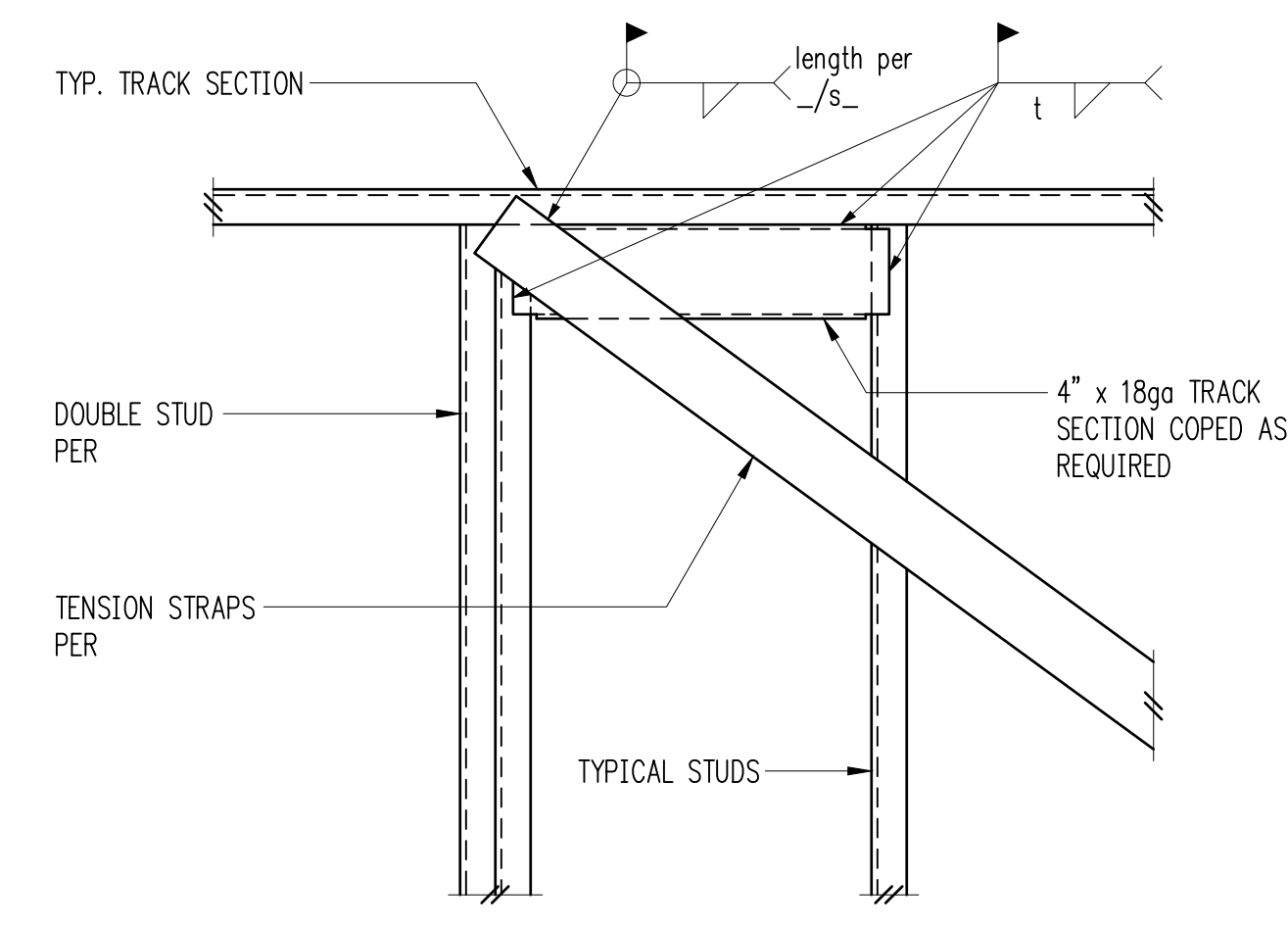
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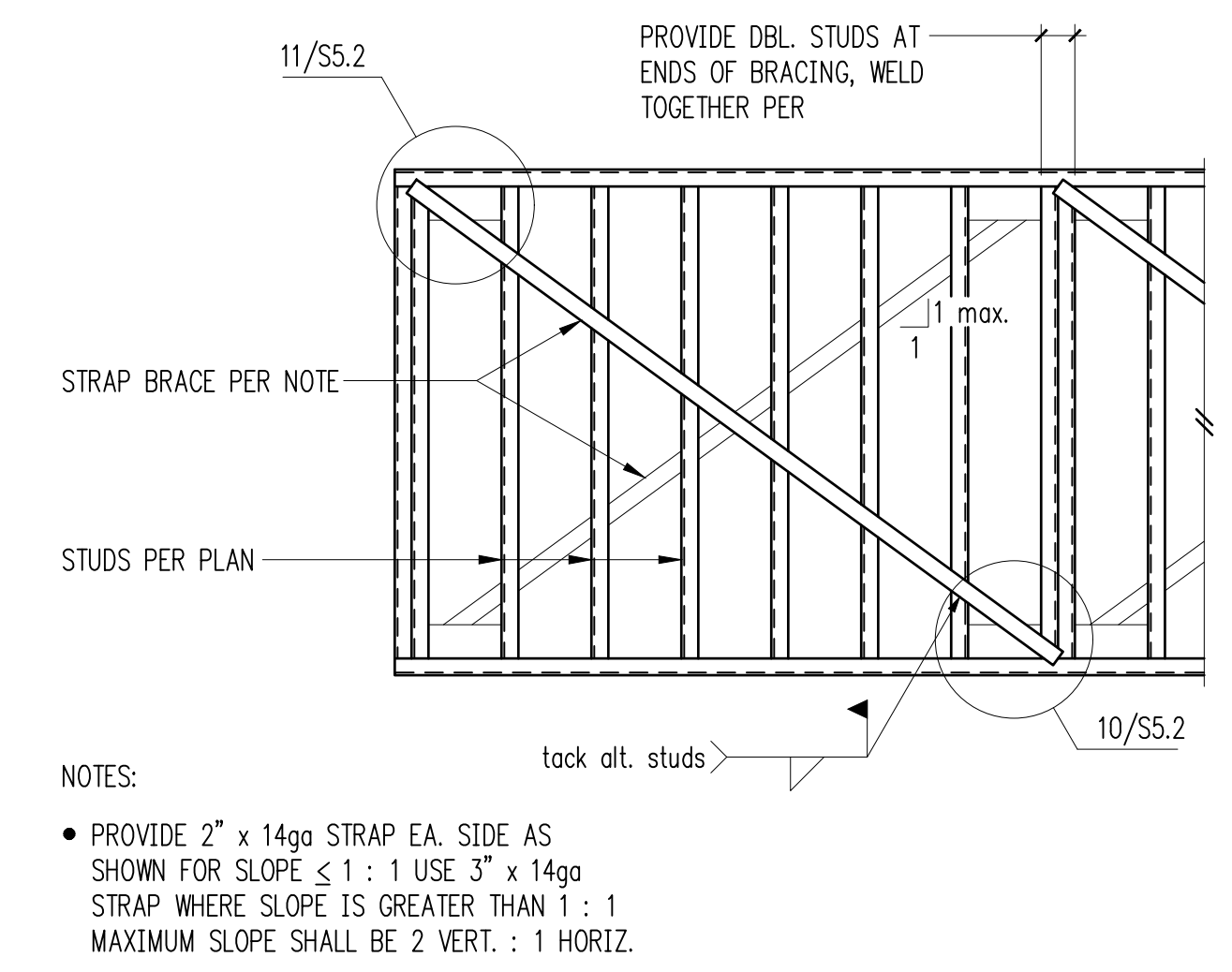
Typical Built-up Stud Column (Screw & Weld Options) 9



Strap Brace Base Connection 10



Strap Brace Top Connection 11



Strap Bracing 12

DRAWN:	SJB
DESIGN:	SWJ
CHECKED:	RGC
APPROVED:	RGC

REVISIONS:


DPD:

PROJECT TITLE:

**Swift Center**  
 Sedro Wooley, WA

ARCHITECT:

**RMC Architects**  
 1223 Railroad Ave  
 Bellingham, WA 98225  
 PH 360.676.7733

ISSUE:

**Schematic Design**

SHEET TITLE:

**Precast wall Elevation**

SCALE: 1/4" = 1'-0" U.N.O.

DATE: Sept. 2016

PROJECT NO: 10902-2016-03

SHEET NO:

**S6.1**

NO: OF SHEETS:



# SWIFT CENTER

PREPARED FOR:

## PORT OF SKAGIT

LOCATED IN SEC. 7 & 8, T. 35 N., R. 5 E., W.M., SKAGIT COUNTY, SEDRO-WOOLLEY, WASHINGTON

### PROJECT CONTACTS

<b>CLIENT</b> PORT OF SKAGIT 15400 AIRPORT DRIVE BURLINGTON, WA 98233 P: 360-757-0011 HEATHER ROGERSON heather@portofskagit.com	<b>CIVIL ENGINEER</b> MAUL FOSTER & ALONGI, INC. 1329 NORTH STATE STREET SUITE 301 BELLINGHAM, WA 98225 P: 360-594-6262 KRISTI BOON, PE kboon@maulfoster.com
	<b>AGENCY</b> CITY OF SEDRO-WOOLLEY 325 METCALF STREET SEDRO-WOOLLEY, WA 98284 P: 360-855-0771 MARK FREIBERGER, PE mfreiberger@ci.sedro-woolley.wa.us

### PROJECT SUMMARY

**SITE ADDRESS:**  
 24909 HUB DRIVE  
 SEDRO-WOOLLEY, WA 98284

**NEW IMPROVEMENTS:**  
 DEVELOP MANUFACTURING BUILDINGS AND ASSOCIATED FACILITIES. DEVELOPMENT WILL INCLUDE NEW STRUCTURES, PAVED PARKING AREAS, PAVED ROADWAYS, STORMWATER TREATMENT AND CONVEYANCE, DOMESTIC WATER, AND SANITARY SEWER UTILITIES AND APPURTENANCES.



### VICINITY MAP

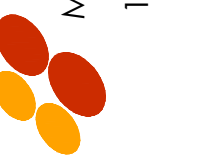
NOT TO SCALE

### GENERAL NOTES

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 (UTILITY NOTIFICATION CENTER) FOR LOCATION MARK-UP OF EXISTING UTILITIES.
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF SEDRO-WOOLLEY AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PREPARED BY WSDOT/APWA.
- IN CASE OF A CONFLICT BETWEEN THE REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
- ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION SHALL BE APPROVED BY THE OWNER OR ENGINEER.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION NOT SPECIFICALLY SHOWN ON THE PLANS. PLANS FOR STRUCTURES SUCH AS BRIDGES, BUILDINGS, TANKS, VAULTS, ROCKERIES, AND RETAINING WALLS MAY REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- A COPY OF THESE APPROVED PLANS SHALL BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS AND PERMITS NECESSARY TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION. NO MATERIAL IS TO BE DISCHARGED TO OR DEPOSITED IN STORMWATER SYSTEMS THAT MAY RESULT IN VIOLATION OF STATE OR FEDERAL WATER QUALITY STANDARDS.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN APPROVED PUBLIC RIGHT-OF-WAY WORK PERMIT PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.
- ANY PUBLIC OR PRIVATE CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CITY OF SEDRO-WOLLEY STANDARDS AND PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ADJACENT UTILITIES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, STORMWATER, POWER, TELEPHONE, CABLE TV, GAS, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL NOTIFY RESIDENTS AND BUSINESSES 48 HOURS IN ADVANCE OF ANY WORK AFFECTING ACCESS OR SERVICE AND SHALL MINIMIZE INTERRUPTIONS TO DRIVEWAYS FOR RESIDENTS AND BUSINESSES ADJACENT TO THE PROJECT.
- ALL LAWN AND VEGETATED AREAS DISTURBED WILL BE RESTORED TO ORIGINAL CONDITION. ANY DISTURBANCE OR DAMAGE TO OTHER PROPERTY ON ADJACENT PARCELS OR IN THE PUBLIC RIGHT-OF-WAY SHALL ALSO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION.

### SHEET INDEX

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L200	PHASE 1 ENLARGED PLANTING PLAN
L300	PLANTING DETAILS



# CONSTRUCTION NOTES

## EROSION AND SEDIMENT CONTROL

- ALL GRADING AND EROSION CONTROL MATERIALS, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE "EROSION AND SEDIMENT CONTROL MANUAL" PREPARED BY THE WASHINGTON DEPARTMENT OF ECOLOGY. EROSION CONTROL SHALL BE PER THE SPECIFICATIONS AND DETAILS CONTAINED THEREIN AND SHALL TAKE PRECEDENCE OVER OTHER STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN AN ON-SITE WRITTEN DAILY LOG OF EROSION CONTROL AND MAINTENANCE.
- DURING THE PERIOD FROM OCTOBER 1ST TO APRIL 30TH, NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS. FROM MAY 1ST TO SEPTEMBER 30TH, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN SEVEN (7) DAYS.
- THE CONSTRUCTION ENTRANCE MAY BE REDUCED TO LESS THAN 100' WITH APPROVAL OF THE EROSION CONTROL INSPECTOR.
- INLET PROTECTION FABRIC SHALL BE INSTALLED UNDER GRATES FOR INLETS IN LANDSCAPED AREAS.
- THE CONTRACTOR WILL PROVIDE APPROPRIATE PROACTIVE EROSION CONTROL DURING CONSTRUCTION TO PREVENT THE EROSION CONTROL SYSTEMS FROM FAILING DUE TO SILT. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT DOES NOT IMPACT THE ADJACENT PROPERTIES OR THE SURROUNDING PUBLIC ROADS DURING CONSTRUCTION.
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION IS ESTABLISHED.
- CARE SHOULD BE TAKEN TO NOT DISTURB MORE AREA THAN NEEDED FOR CONSTRUCTION REQUIREMENTS. ALL DISTURBED SOILS SURFACES ARE TO BE STABILIZED, STABILIZATION OF DISTURBED SOIL AREAS SHALL CONSIST OF: HYDROSEEDING OR HANDSEEDING, MULCHING, PLACING OF EROSION CONTROL BLANKETS OR PLASTIC IN LANDSCAPING SOIL AREAS. IT WILL ALSO CONSIST OF PAVING AND CONCRETE WORK IN DRIVING, PARKING, AND SIDEWALK AREAS. ALL SEEDED AREAS ARE TO BE FERTILIZED, WATERED, AND MAINTAINED TO ENHANCE THE IMMEDIATE REGROWTH OF VEGETATION.
- MATERIAL STOCKPILES ARE TO BE PROTECTED FROM PRECIPITATION BY THE FOLLOWING MEANS:
  - TEMPORARY - COVER PILES WITH TARPS OR PLASTIC SHEETING WEIGHTED WITH TIRES, LUMBER, OR CONCRETE BLOCKS.
  - PERMANENT - COVER PILES WITH TARPS OR PLASTIC, OR RESEED, PERIMETER AREAS AROUND PILES ARE TO BE SURROUNDED WITH EROSION CONTROL FILTER FABRIC FENCES UNTIL SOILS SURFACE IS STABILIZED WITH RESEEDING.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUOUS FUNCTIONING. INSPECTION AND MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO:
  - VERIFYING THAT ALL AREAS ARE GRADED SUCH THAT ALL RUNOFF IS DIRECTED TO A SEDIMENTATION TRAP FACILITY BEFORE BEING DISCHARGING TO SURFACE.
  - REMOVAL OF TRAPPED SILTS AT SILT BARRIERS, SILT TRAPS, OR POINTS OF ACCUMULATION.
  - ADDITIONAL PROTECTIVE MEASURES, AS REQUIRED, DUE TO JOB SITE CONDITIONS.
  - STABILIZED CONSTRUCTION ENTRANCES INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. MONITORING OF VEHICLES LEAVING THE SITE TO MINIMIZE TRANSMISSION OF LOOSE SOILS TO THE PUBLIC ROADWAYS.
  - IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE SURFACE IS TO BE CLEANED THOROUGHLY AT THE END OF EACH DAY.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- THIS SEDIMENTATION AND EROSION CONTROL PLAN IS INTENDED TO BE UTILIZED AS A GUIDE TO CONTROL THE TRANSPORTATION OF LOOSE SOILS FROM THE PROPERTY THAT CAUSE WATER QUALITY AND NUISANCE PROBLEMS OUTSIDE OF THE CONSTRUCTION AREA.
- DEPENDING ON THE CONTRACTOR'S CONSTRUCTION PRACTICES, SOME PORTIONS OF THE PROPOSED EROSION CONTROL PLAN MAY BE VARIED ACCORDING TO THE JOB SITE CONDITION. ALL CHANGES TO THE PLAN MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ADJUSTMENT.

## SITE GRADING

- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT PREPARED FOR THE SITE BY MATERIALS TESTING & CONSULTING, INC. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS REGARDING EARTHWORK AS DETAILED IN THE REPORT.
- ALL PORTIONS OF THE SITE WITHIN THE LIMITS OF THE WORK SHALL BE MOWED AND STRIPPED TO REMOVE ALL GRASS, ROOTS, ORGANIC SOIL, AND CONSTRUCTION FILL DEBRIS PRIOR TO THE BEGINNING OF ANY GRADING OPERATIONS. THE CONTRACTOR SHALL SALVAGE AND STOCKPILE ENOUGH SELECT TOPSOIL TO ACCOMMODATE LANDSCAPING NEEDS.
- FOLLOWING STRIPPING AND GRUBBING, THE EXPOSED SOILS SHALL BE PROOF ROLLED TO REVEAL WEAK, ORGANIC, OR OTHER UNSUITABLE SOILS. UNSUITABLE SOILS SHALL BE EXCAVATED TO FIRM GROUND AND FILLED TO GRADE WITH SUITABLE NATIVE OR IMPORTED STRUCTURAL FILL.

- EXPOSED SUBGRADE SOILS ON AREAS TO RECEIVE STRUCTURAL FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES.
- IF FILLS ARE NEEDED FOR STRUCTURAL SUPPORT, THEY SHALL BE INSTALLED IN NO MORE THAN 8-INCH LIFTS, AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY FOR FINE GRAINED NATIVE SOILS UNLESS OTHERWISE SPECIFIED ON THE PLAN. THE TOP LIFT OF FILL SHALL BE COMPACTED TO 92%. ALL OTHER SOILS SHALL BE COMPACTED TO NO LESS THAN 85%.
- COMPACTION TESTING SHALL BE DONE IN ACCORDANCE WITH ASTM D 698 (STANDARD PROCTOR).
- AT THE END OF THE GRADING OPERATION, THE STOCKPILED STRIPPINGS SHALL BE DISTRIBUTED ON THE LANDSCAPED AREAS IN A COMPACTED DEPTH NOT TO EXCEED 12".
- ALL SURFACES SHALL BE GRADED SMOOTH AND FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.
- ALL GRADING OPERATIONS AND DISTURBED SURFACE STABILIZATION SHALL BE IN ACCORDANCE WITH THE PROJECT EROSION CONTROL PLAN.

## TRANSPORTATION

- THE MOST CURRENT EDITIONS OF THE WASHINGTON DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND STANDARD DETAILS AND THE MOST CURRENT EDITIONS OF THE CITY OF SEDRO-WOOLLEY DESIGN STANDARDS SHALL BE UTILIZED IN THE CONSTRUCTION OF TRANSPORTATION ELEMENTS OF THESE PLANS.
- STREET SIGNING AND STRIPING SHALL BE INSTALLED BY THE DEVELOPER. ALL STREET SIGNS AND STRIPING SHALL BE INSTALLED PER THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND LATEST ADOPTED EDITION OF THE STATE OF WASHINGTON SUPPLEMENT TO THE MUTCD.
- ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.
- PAVING WITHIN THE PUBLIC RIGHT-OF-WAY WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER DOT SPECIFICATIONS.
- ALL PAVEMENT SHALL BE STRAIGHT CUT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
- ALL ADA PEDESTRIAN RAMPS SHOWN ON THE PLANS AND ON THE DETAIL SHEETS SHALL BE CONSTRUCTED WITH THE PROJECT.
- CONTRACTOR SHALL REPORT ALL DAMAGES IMMEDIATELY TO THE CITY'S PUBLIC WORKS DEPARTMENT OR CONTACT THE INSPECTOR ON THE JOB.
- PUBLIC RIGHTS-OF-WAY SHALL BE KEPT IN A CLEAN AND SERVICEABLE CONDITION AT ALL TIMES. IN THE EVENT MATERIALS ARE INADVERTENTLY DEPOSITED ON ROADWAYS, THE MATERIAL SHALL BE PROMPTLY REMOVED. MATERIALS ARE TO BE SWEEPED AND REMOVED WITH A VACUUM SWEEPER.

## STORM SEWER CONSTRUCTION

- ALL MATERIALS AND INSTALLATION OF STORM SEWERS AND DRAINAGE SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE LATEST ADDITION OF THE "WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND THE WASHINGTON DEPARTMENT OF TRANSPORTATION, WHEREVER THE STANDARD SPECIFICATIONS REFER TO THE "STATE", "SECRETARY", OR WHEN REFERENCE IS MADE TO THE DEPARTMENT OF TRANSPORTATION IT SHALL BE UNDERSTOOD THAT THE STANDARD SPECIFICATIONS SHOULD READ THE "OWNER". ADDITIONALLY, ALL MATERIALS AND INSTALLATION OF STORM SEWERS AND DRAINAGE SYSTEMS IN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE MOST CURRENT EDITIONS OF THE CITY OF SEDRO-WOOLLEY DESIGN STANDARDS.
- PIPE LENGTHS SHOWN ON THE PLANS ARE TO THE CENTER OF THE STRUCTURE.
- PRE-PAVING AS-BUILTS ARE REQUIRED FOR STORMWATER, WATER, AND SANITARY FACILITIES. PROVIDE AS-BUILT INFORMATION TO THE CONSTRUCTION INSPECTOR AND CONSTRUCTION ENGINEER FOR APPROVAL PRIOR TO ANY PAVING.
- MATERIALS FOR STORM SEWER INLET LATERALS AND MAINS SHALL BE DUAL-WALLED, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE STORM SEWER PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.
- SEE THE WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION SECTION 9-08 FOR STORM SEWER PIPE MATERIALS AND PLANS.
- PERFORATED PIPE MATERIALS SHALL BE PERFORATED CORRUGATED POLYETHYLENE STORM SEWER PIPE.
- CATCH BASINS SHALL BE TYPE 1 H-20 OR PROJECT APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
- TRENCH EXCAVATION SHALL MEET THE REQUIREMENTS OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION SECTION 7-08.
- STORM SEWER PIPE BEDDING AND BACKFILL SHALL MEET THE REQUIREMENTS OF SECTIONS 7-08, PIPE BEDDING MATERIALS SHALL BE  $\frac{3}{4}$ " - 0 AGGREGATE BEDDING PER SECTION 9-03 AND PIPE BACKFILL MATERIALS SHALL BE CLASS A OR CLASS B PER SECTION 9-03 AS APPROVED BY THE INSPECTOR. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). NATIVE BACKFILL MAY BE USED UPON APPROVAL FROM THE INSPECTOR. STORM SEWER PIPE SHALL BE INSTALLED IN THE RIGHT OF WAY IN ACCORDANCE TO THE "UTILITY TRENCH" CITY OF SEDRO-WOOLLEY STANDARD DETAIL.
- STORM SEWER INLETS, AS NOTED ON THE PLANS, SHALL BE FITTED WITH AN APPROVED TRAP.

## SANITARY SEWER CONSTRUCTION

- SANITARY SEWER LATERALS SHALL BE 6" IN SIZE, INSTALLED AT A MINIMUM SLOPE OF 0.02 FT/FT UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- MATERIALS FOR SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 OR GREEN COLORED PVC-C900 DR 14, HDPE PIPE DR 21, OR DUCTILE IRON, AS NOTED ON THE PLANS.
- PIPE LENGTHS SHOWN ON THE PLANS ARE TO THE CENTER OF THE STRUCTURE.
- SANITARY SEWER PIPE BEDDING AND BACKFILL SHALL MEET THE REQUIREMENTS OF SECTIONS 7-08, PIPE BEDDING MATERIALS SHALL BE  $\frac{3}{4}$ " - 0 AGGREGATE BEDDING PER SECTION 9-03 AND PIPE BACKFILL MATERIALS SHALL BE CLASS A OR CLASS B PER SECTION 9-03 AS APPROVED BY THE INSPECTOR. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). NATIVE BACKFILL MAY BE USED UPON APPROVAL FROM THE INSPECTOR. SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE TO THE "TRENCH BACKFILL, BEDDING, PIPE ZONE, AND MULTIPLE INSTALLATIONS" STANDARD DETAIL. SANITARY SEWER PIPE SHALL BE INSTALLED IN THE RIGHT OF WAY IN ACCORDANCE TO THE "UTILITY TRENCH" CITY OF SEDRO-WOOLLEY STANDARD DETAIL.
- CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER MAINS.
- ALL SANITARY MANHOLES SHALL BE 48" Ø UNLESS OTHERWISE SPECIFIED ON PLANS.
- LOCATOR TAPE TO BE LOCATED EIGHTEEN (18) INCHES ABOVE A SEWER MAIN AND TWELVE (12) INCHES ABOVE A SERVICE LINE.
- THE LOCATOR TAPE SHALL BE MARKED WITH CONTINUOUS THREE (3) INCH WIDE GREEN SIX (6) MIL THICK LOCATOR TAPE THREE (3) INCH HIGH BLACK LETTERS EVERY THREE (3) FEET WITH "WARNING - BURIED SANITARY SEWER".
- A CONTINUOUS TONING WIRE SHALL BE ATTACHED TO THE TOP OF THE SANITARY SEWER SERVICE LINE. THE TONING WIRE SHALL BE COATED #14 AWG (MIN.) SOLID COPPER WIRE, OR APPROVED EQUAL. THE TONING WIRE SHALL END IN THE VALVE BOX WITH A MINIMUM OF ONE (1) FOOT COILED OF WIRE. THE TONING WIRE SHALL BE TESTED FOR CONTINUITY PRIOR TO ACCEPTANCE. ALL SPLICES WILL BE SOLDERED A MINIMUM OF TWO (2) INCHES IN LENGTH AND ENCASED WITH 3M SCOTCH #220 VINYL MASTIC PADS (3 1/2" BY 4 1/2") OR 3M SCOTCH 33 ELECTRICAL TAPE AND COATED WITH SCOTCHKOTE ELECTRICAL COATING #1485 (REPEAT PROCESS AFTER FIRST COATING DRIES), OR APPROVED EQUAL.

## WATER SYSTEM CONSTRUCTION

- MATERIALS FOR WATER PIPE SHALL BE DUCTILE IRON CL-52 OR PVC PIPE CONFORMING TO PVC-C900 DR 25, UNLESS OTHERWISE SPECIFIED ON PLANS.
- PIPE BEDDING MATERIALS SHALL BE  $\frac{3}{4}$ " - 0 AGGREGATE BEDDING PER SECTION 9-03, COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). BACKFILL FOR WATER TRENCHES SHALL BE CLASS A OR CLASS B PER SECTION 9-03 AS APPROVED BY THE DIRECTOR, UNLESS OTHERWISE SPECIFIED ON THE PLANS. NATIVE BACKFILL MAY BE USED UPON APPROVAL FROM THE INSPECTOR. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). WATER PIPE SHALL BE INSTALLED IN THE RIGHT OF WAY IN ACCORDANCE WITH THE CITY OF SEDRO-WOOLLEY STANDARD DETAIL.
- CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER MAINS.
- ANY SIGNIFICANT DEVIATION FROM THE PLANS WILL REQUIRE A REQUEST FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE CITY'S ENGINEER AND CITY INSPECTOR.

## BACKFLOW PREVENTION DEVICE NOTES

- ALL COMMERCIAL WATER METERS SHALL BE PROTECTED WITH A STATE-APPROVED BACKFLOW DEVICE.
- STATE APPROVED BACKFLOW PROTECTION SHALL BE REQUIRED ON FIRE SPRINKLER AND IRRIGATION SYSTEMS. ALL HOSEBIBS SHALL BE PROTECTED WITH VACUUM BREAKERS. FURTHER BACKFLOW PREVENTION SHALL BE REQUIRED DEPENDING ON WATER USAGE IE - BOILERS, CHILLERS, CHEMICAL ADDITIONS, BOOSTER PUMPS, WELLS, ETC.

# ABBREVIATIONS

AC	ACRE, ASPHALT CONCRETE PAVEMENT	LB	POUND(-S)
ACOE	ARMY CORPS OF ENGINEERS	LF	LINEAR FEET
AD	AREA DRAIN	LONG.	LONGITUDINAL
AGG	AGGREGATE	LT	LEFT
AIR	AIR RELIEF	MAX	MAXIMUM
AMSL	ABOVE MEAN SEA LEVEL	MFA	MAUL FOSTER & ALONGI, INC.
AP	ANGLE POINT	MFR	MANUFACTURER
APN	APPARENT PARCEL NUMBER	MH	MANHOLE
APPD	APPROVED	MIC	MONUMENT (IN CASE)
APPROX. ±	APPROXIMATE(-E, -LY)	MIN	MINIMUM; MINUTE
ASPH	ASPHALT	MISC	MISCELLANEOUS
ASSY	ASSEMBLY	MJ	MECHANICAL JOINT
BCR	BEGIN CURB RETURN	MON	MONUMENT (SURFACE)
BF	BUTTERFLY	MW	MONITORING WELL
BGS	BELOW GROUND SURFACE	N	NORTH
BLDG	BUILDING	N/A	NOT APPLICABLE
BLVD	BOULEVARD	NAT G, NG	NATURAL GAS
BM	BENCHMARK	NE	NORTHEAST
BMP	BEST MANAGEMENT PRACTICE	NO	NUMBER
BO	BLOW-OFF	NTS	NOT TO SCALE
BOC	BACK OF CURB	NW	NORTHWEST
BOT, BTM	BOTTOM	OC	ON CENTER
B.O.W.	BOTTOM OF WALL	OD	OUTSIDE DIAMETER
BVC	BEGINNING VERTICAL CURVE	OHP	OVERHEAD POWER
CB	CATCH BASIN	OT	OWNERSHIP TIE
CDF	CONTROLLED DENSITY FILL	P	PIPE
CEM	CEMENT	P TRAN	PAD MOUNTED TRANSFORMER
CF	CUBIC FEET	PC	POINT OF CURVATURE
CFS	CUBIC FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE
CIP	CAST IRON PIPE	PEN.	PENETRATION
CIR	CIRCLE	PERF	PERFORATED(-E, -ED, -ES, -ION)
CK	CHECK	P.L., PL	PROPERTY LINE, PLACE
CL, c	CENTERLINE	POW V	POWER VAULT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CO	CLEANOUT	PROP.	PROPOSED
COMP	COMPACTION	PS	PUMP STATION
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CPE	CORRUGATED POLYETHYLENE	PSI	POUNDS PER SQUARE INCH
CPL	COUPLING	PT	POINT OF TANGENT
CT	COURT	PV	PLUG VALVE
CTR	CENTER	PVI	POINT OF VERTICAL INTERSECTION
CULV	CULVERT	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	PVMT	PAVEMENT
D	DEPTH	R, RAD	RADIUS
DEG	DEGREE(-S)	RC	REINFORCED CONCRETE
DI	DUCTILE IRON	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROOF DRAIN
DIM.	DIMENSION(-S)	RED	REDUCER
DIP, D.I.P.	DUCTILE IRON PIPE	REQD	REQUIRED
DOT	DEPARTMENT OF TRANSPORTATION	REQT	REQUIREMENT
DR	DIMENSION RATIO	REV	REVISION
DTL	DETAIL	RW, ROW	RIGHT OF WAY
DWG(S)	DRAWING(-S)	RT	RIGHT
E	EAST	S	SOUTH, SLOPE
EA	EACH	SB	SOIL BORING
ECR	END CURB RETURN	SCH	SCHEDULE
EG	EXISTING GROUND	SD	STORM DRAIN
EL, ELEV	ELEVATION	SDR	STANDARD DIMENSION RATIO
ELB, ELL	ELBOW	SE	SOUTHEAST
ELEC	ELECTRIC(-AL)	SF	SQUARE FEET
ENGR	ENGINEER	SHT	SHEET
ENTR	ENTRANCE	SL	SLOPE
EP, EOP	EDGE OF PAVEMENT	SPEC	SPECIFICATIONS
EQ	EQUAL(-LY)	SQ	SQUARE
ESC	EROSION CONTROL	SQ IN	SQUARE INCHES
ESMT	EASEMENT	SRF	SURFACE
EST	ESTIMATE(-D)	ST	STREET
EVC	END VERTICAL CURVE	STA	STATION
EXC	EXCAVATE	STD	STANDARD
EX., EXTG.	EXISTING	STL	STEEL
EW	EACH WAY	STRM	STORM
FF	FINISH FLOOR	STRUCT	STRUCTURE(-E, -AL)
FG	FINISH GRADE	SSWR	SANITARY SEWER
FH	FIRE HYDRANT	SW,S/W	SIDEWALK, SOUTHWEST
FL	FLOW LINE	TB	THRUST BLOCK
FLG	FLANGE	TBM	TEMPORARY BENCHMARK
FM	FORCE MAIN	TC	TOP OF CURB
FT	FEET, FOOT	TEL, TELE	TELEPHONE
GAL	GALLON(-S)	TEMP	TEMPORARY
GM	GAS METER	TP	TOP OF PAVEMENT, TEL POLE, TURNING POINT
GND	GROUND	TW	TOP OF WALL
GP	GUARD POST	TYP	TYPICAL
GPM	GALLONS PER MINUTE	UG	UNDERGROUND
GRD	GRADE	UGE	UNDERGROUND ELECTRIC
GV	GAS VALVE, GATE VALVE	UTIL	UTILITY
HDPE	HIGH DENSITY POLYETHYLENE	VC	VERTICAL CURVE
HGT, HT	HEIGHT	VERT	VERTICAL
HP	HORSEPOWER	VOL	VOLUME
HORZ	HORIZONTAL	W	WIDTH; WIDE; WEST
HYD	HYDRANT	W/	WITH
ID	INSIDE DIAMETER	WATR	WATER
IE	INVERT ELEVATION	WM	WATER METER
IN	INCH(-ES)	W/O	WITHOUT
INTX	INTERSECTION	WSE	WATER SURFACE ELEVATION
INV	INVERT	WV	GATE/GENERAL WATER VALVE
IP	IRON PIPE	YD	YARD
L	LENGTH	YR	YEAR
LAT	LATERAL		

# GENERAL LEGEND

## GAS/POWER/TELEPHONE SYMBOLS

SYMBOL	DESCRIPTION
EXIST.	GAS METER
PROP.	GAS VALVE
EXIST.	PAD MOUNTED TRANSFORMER
PROP.	POWER VAULT
EXIST.	TRANSMISSION TOWER
PROP.	UTILITY POLE
EXIST.	UTILITY POLE ANCHOR
PROP.	TELEPHONE RISER
EXIST.	TELEPHONE VAULT
PROP.	LIGHT POLE

## SURVEY SYMBOLS

SYMBOL	DESCRIPTION
THEOR./EXIST.	ANGLE POINT
FOUND/PROP.	BENCH MARK
EXIST.	BLOCK CORNER
PROP.	IRON PIPE
EXIST.	MONUMENT
FOUND/PROP.	OWNERSHIP TIE
EXIST.	SECTION DATA:
FOUND/PROP.	SECTION CENTER
EXIST.	SECTION CORNER
FOUND/PROP.	QUARTER CORNER
EXIST.	SIXTEENTH CORNER
FOUND/PROP.	CLOSING CORNER
EXIST.	MEANDER CORNER
FOUND/PROP.	WITNESS CORNER
EXIST.	SOIL BORING
FOUND/PROP.	SPOT ELEVATION

EXISTING GRADE MAJOR CONTOUR	----- 27 -----
EXISTING GRADE MINOR CONTOUR	----- 27 -----
EXISTING STORM DRAIN PIPE	----- SD <sub>x</sub> -----
EXISTING WATER PIPE	----- W <sub>x</sub> -----
EXISTING SANITARY SEWER PIPE	----- SS <sub>x</sub> -----
EXISTING AC PAVEMENT	
EXISTING CONCRETE SURFACING	
EXISTING GRAVEL SURFACING	
EXISTING BUILDING	
EXISTING FENCE LINE	----- □ -----
EXISTING ROAD CENTERLINE	----- - - - - -
EXISTING RIGHT-OF-WAY	----- - - - - -
EXISTING PROPERTY LINE	----- PL -----

## WATER SYMBOLS

SYMBOL	DESCRIPTION
EXIST.	CAP/PLUG
PROP.	COUPLING
EXIST.	GUARD POST / BOLLARD
PROP.	REDUCER
EXIST.	THRUST BLOCK
PROP.	WATER METER
EXIST.	DOUBLE CHECK VALVE ASSEMBLY
PROP.	FIRE HYDRANT
EXIST.	AIR RELIEF
PROP.	BLOW-OFF VALVE
EXIST.	CHECK VALVE
PROP.	GATE VALVE
BENDS:	
EXIST.	90 DEGREE BEND
PROP.	45 DEGREE BEND
EXIST.	22.5 DEGREE BEND
PROP.	11.25 DEGREE BEND
EXIST.	VERTICAL BEND
PROP.	TEE
EXIST.	CROSS

## SANITARY/STORM SEWER SYMBOLS

SYMBOL	DESCRIPTION
EXIST.	SAN. SEWER CLEAN OUT
PROP.	SAN. SEWER MANHOLE
EXIST.	STORM DRAIN CATCH BASIN
PROP.	STORM DRAIN CULVERT
EXIST.	STORM DRAIN MANHOLE
PROP.	DRY WELL
EXIST.	AREA DRAIN

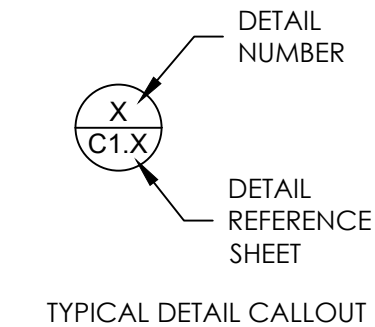
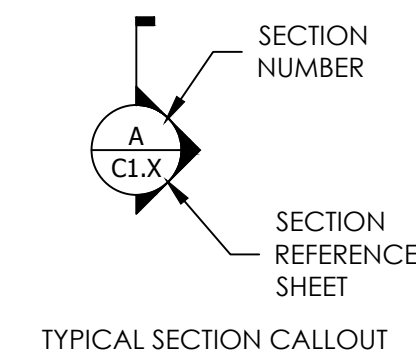
PROPOSED GRADE MAJOR CONTOUR (5.0' INTERVAL)	----- 27 -----
PROPOSED GRADE MINOR CONTOUR (1.0' INTERVAL)	----- 27 -----
PROPOSED STORM DRAIN PIPE	----- SD -----
PROPOSED WATER PIPE	----- W -----
PROPOSED SANITARY SEWER PIPE	----- SS -----
PROPOSED AC PAVEMENT	
PROPOSED CONCRETE SURFACING	
PROPOSED GRAVEL SURFACING	
PROPOSED BUILDING	
PROPOSED FENCE LINE	----- □ -----
PROPOSED ROAD CENTERLINE	----- - - - - -
PROPOSED RIGHT-OF-WAY	----- - - - - -
PROPOSED PROPERTY LINE	----- PL -----

## CHANNELIZATION SYMBOLS

SYMBOL	DESCRIPTION
EXIST.	BIKE PATH
PROP.	HANDICAP SYMBOL
EXIST.	STOP
PROP.	RAISED MARKERS: LANE MARKERS TYPE I
EXIST.	LANE MARKERS TYPE II
PROP.	SIGN

## MISCELLANEOUS SYMBOLS

SYMBOL	DESCRIPTION
EXIST.	MONITORING WELL
PROP.	INLET PROTECTION PILLOW
EXIST.	CONSTRUCTION ENTRANCE
PROP.	PROPOSED SPOT SHOT



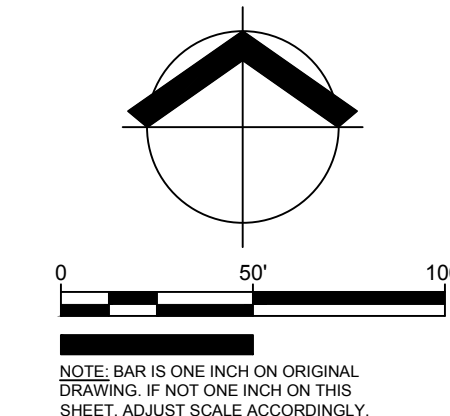
PROPOSED SEDIMENT FENCE	----- SF -----
PROPOSED FLOW DIRECTION	← OR ← OR ←
PROPOSED GRADE BREAK	----- - - - - -
PROPOSED DITCH FLOW LINE	----- - - - - -
PROPOSED COMPOST SOCK	----- - - - - -
PROPOSED PAINT STRIPE	----- - - - - -
PROPOSED TRUNCATED DOMES	
EXISTING FLOW DIRECTION	←
EXISTING OVERHEAD POWER	----- P -----
EXISTING UNDERGROUND POWER	----- E <sub>x</sub> -----
EXISTING UNDERGROUND TELEPHONE	----- T -----
EXISTING UNDERGROUND GAS	----- G -----



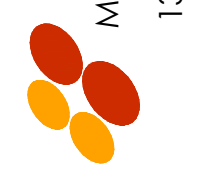


- (1) 8"x6" TEE FLG
- (1) 8" VALVE FLGMJ
- (1) 8" ADAPTOR FLGMJ
- (1) 6" VALVE FLGMJ
- (1) 6" DIP - 2OLF
- (1) 6" FLUG (2) THRUST BLOCK

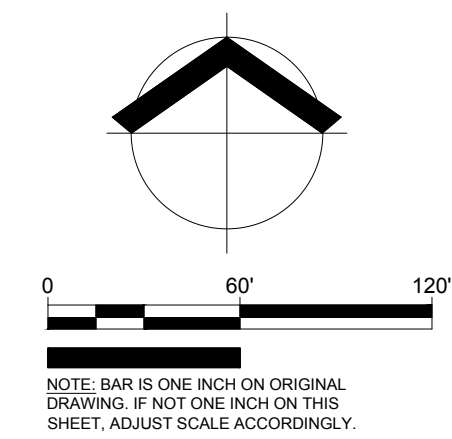
- REMOVE EXIST. FH ASSEMBLY.  
INSPECT AND REPLACE IF NECESSARY
- (1) 8" MUX8 FLG TEL
  - (1) 6" VALVE FLGMJ
  - (1) 8" MUX8 PE REDUCER
  - (1) 6" COUPLING DND
  - (1) FIREHYDRANT ASSEMBLY
  - (2) THRUST BLOCK



PRELIMINARY



Job No. 0715.08 Date: 05 OCT 2016  
 File No: SWIFT CENTER  
 Drawn By: KMB  
 Checked By: SJF  
 Issued for: 30% DRAWINGS



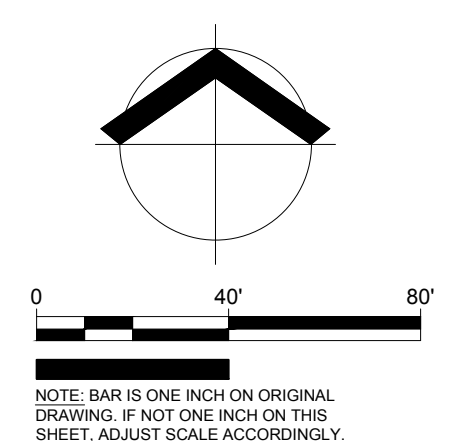
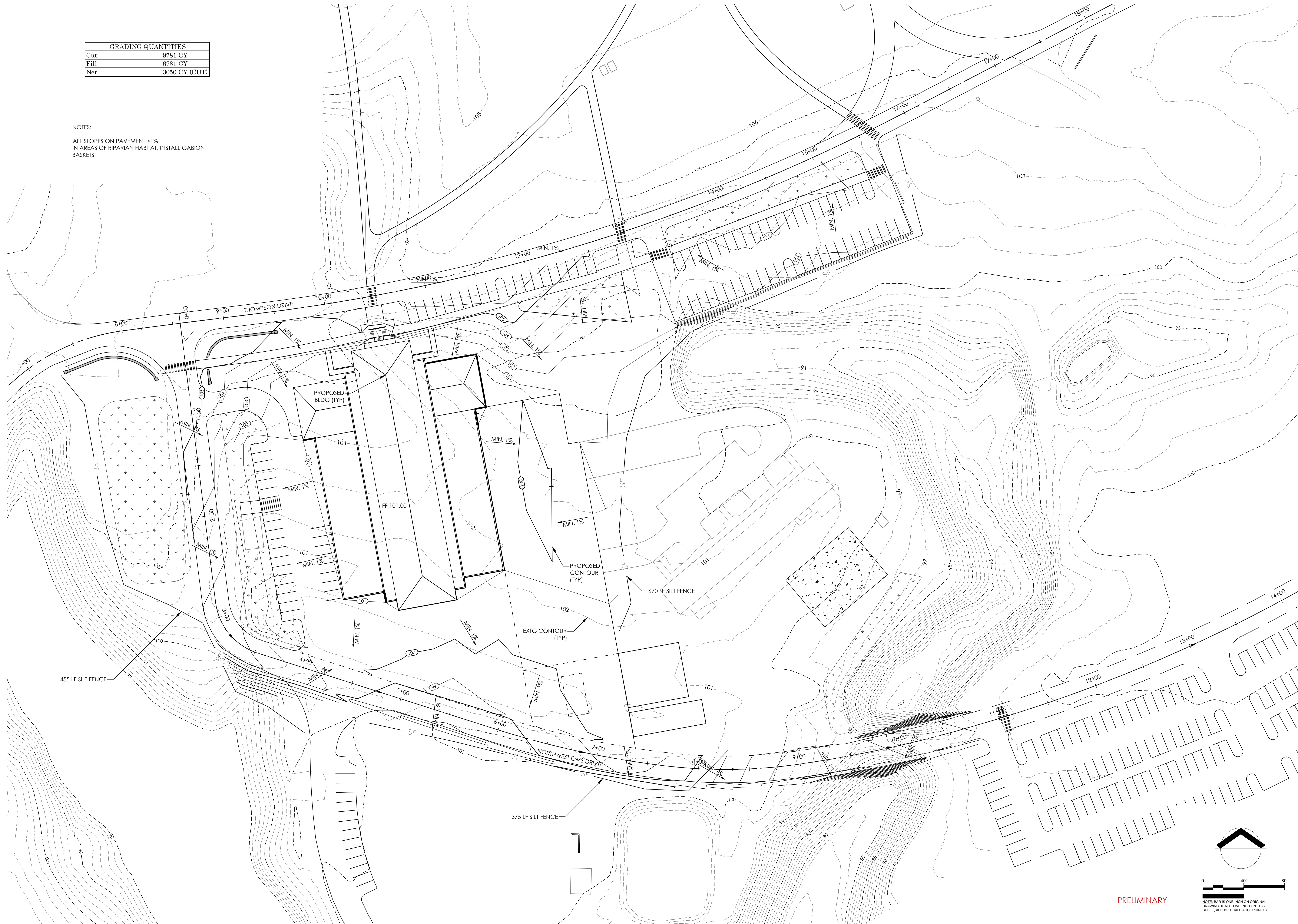
PRELIMINARY

OVERALL  
 SOUTHERN  
 INFLUENCE  
 SITE PLAN

**C200**

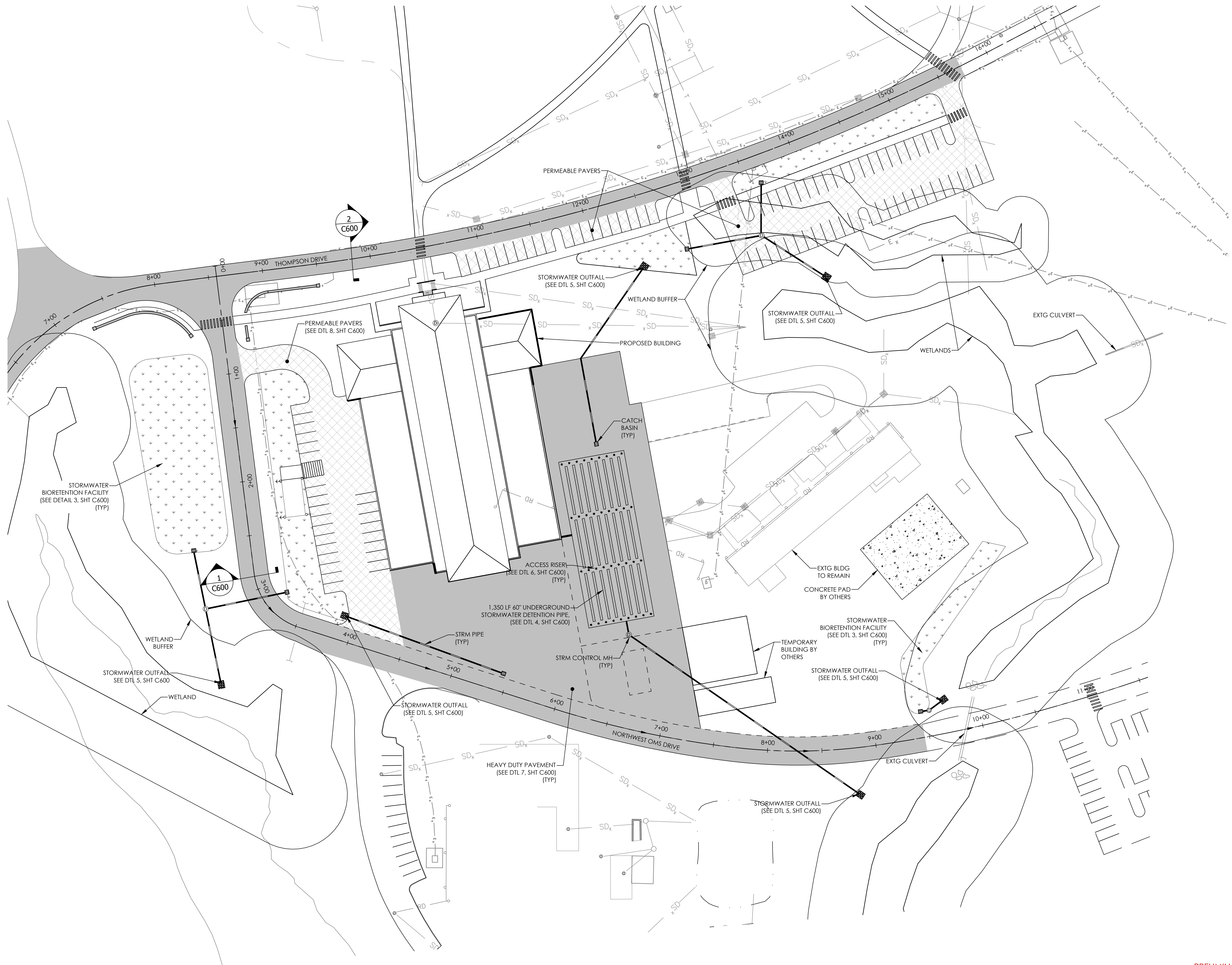
GRADING QUANTITIES	
Cut	9781 CY
Fill	6731 CY
Net	3050 CY (CUT)

NOTES:  
 ALL SLOPES ON PAVEMENT >1%  
 IN AREAS OF RIPARIAN HABITAT, INSTALL GABION BASKETS



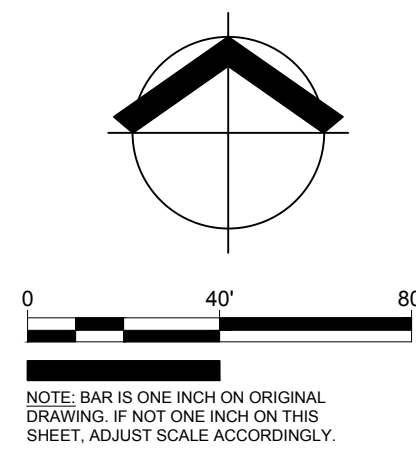
PRELIMINARY

NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.



2  
C600

1  
C600



PRELIMINARY

**RMC** ARCHITECTS

MAUL FOSTER ALONGI  
1329 NORTH STATE STREET, SUITE 301  
BELLINGHAM, WA 98225  
PHONE: 360.594.6262  
www.maulfooster.com



**Port of Skagit**

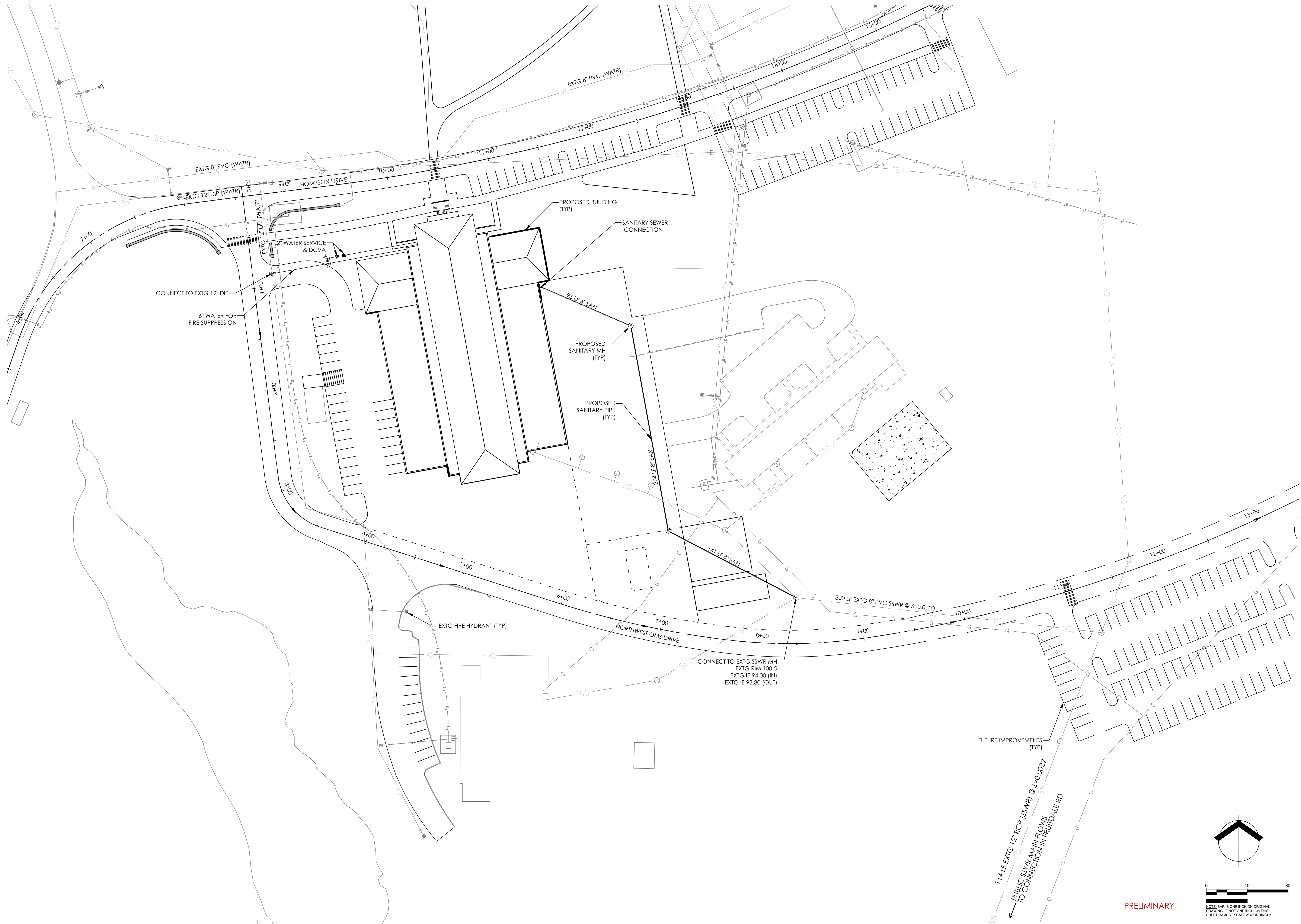
Sedro-Woolley Innovation For Tomorrow  
**SWIFT CENTER**

Job No. 0715.08 Date: 05 OCT 2016  
File No: SWIFT CENTER  
Drawn By: KMB  
Checked By: SJF  
Issued for: 30% DRAWINGS

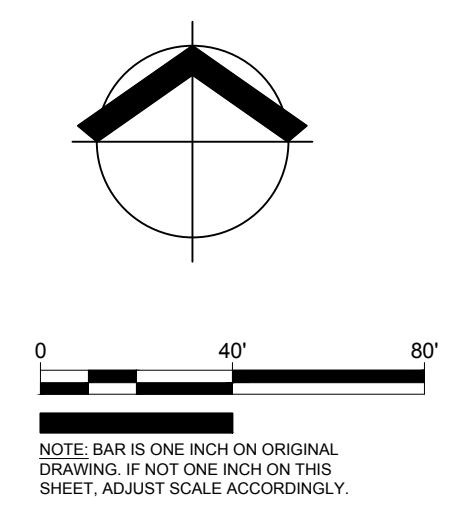
STREET AND  
STORM DRAINAGE  
PLAN

**C400**

RMC Architects, PLLC • 1222 Railroad Avenue • Bellingham, WA 98225  
P: 360.676.7733 • F: 360.738.0448 • rmc@rmcarchitects.com

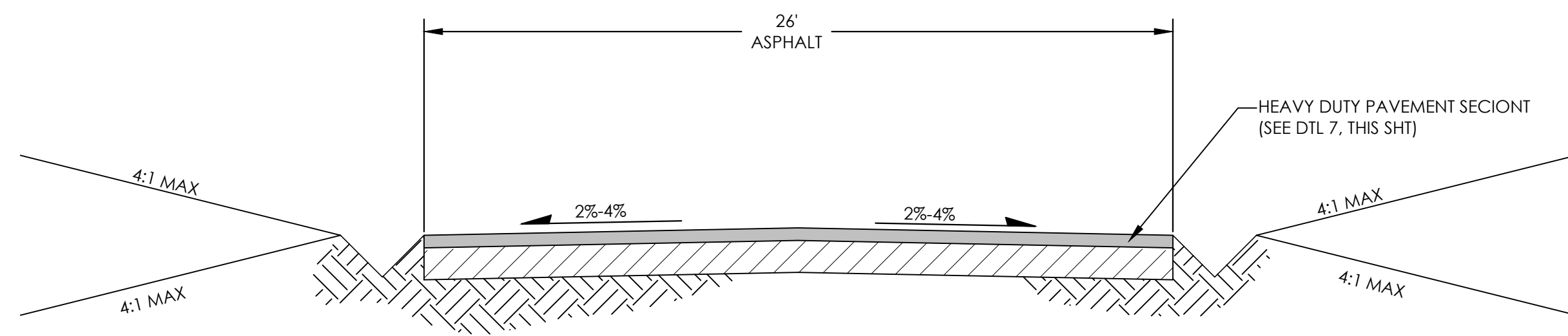


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File No.	SWIFT CENTER		
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Issued for	30% DRAWINGS		

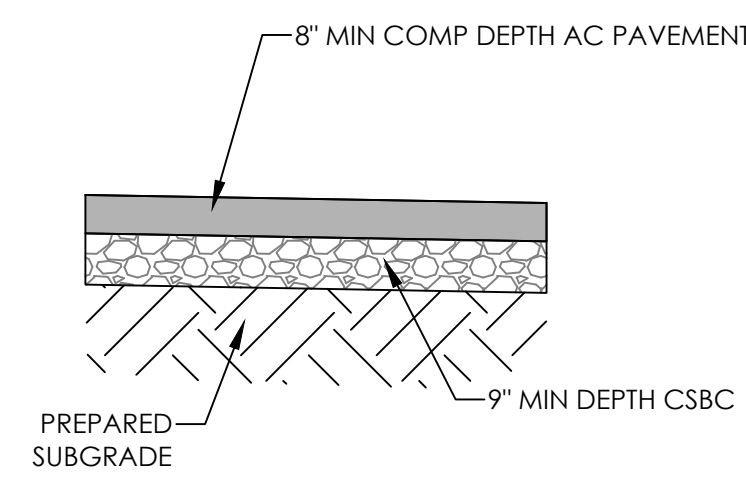


PRELIMINARY

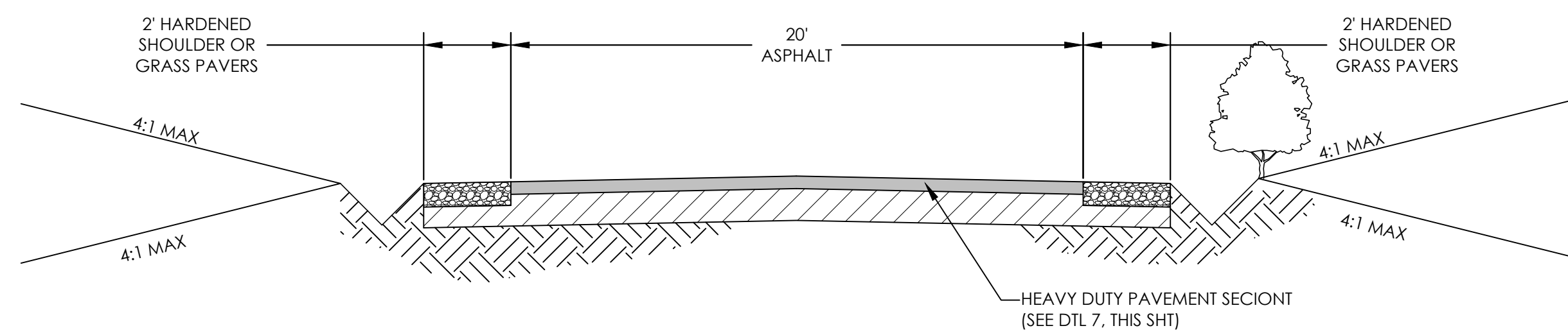
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 SHEET, ADJUST SCALE ACCORDINGLY.



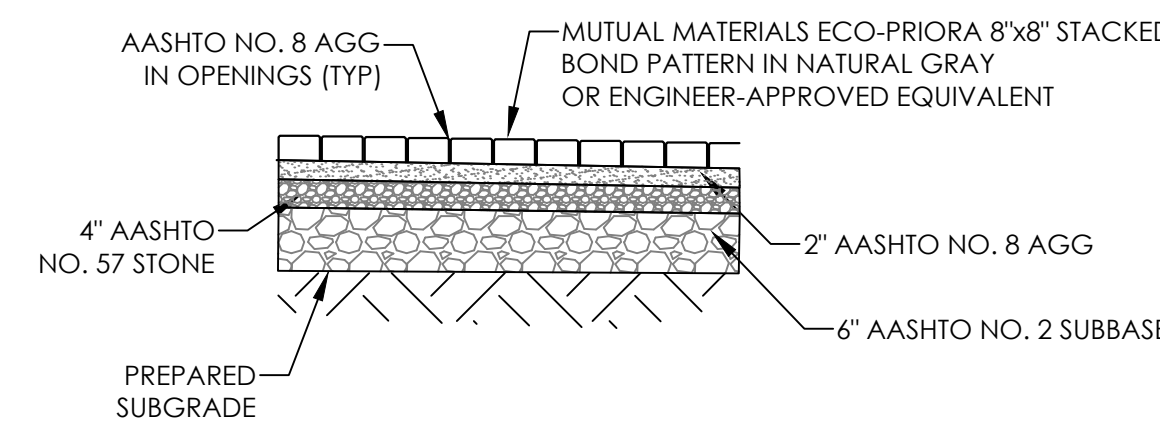
**1** PROPOSED ROAD WITH STORM DITCH  
NTS



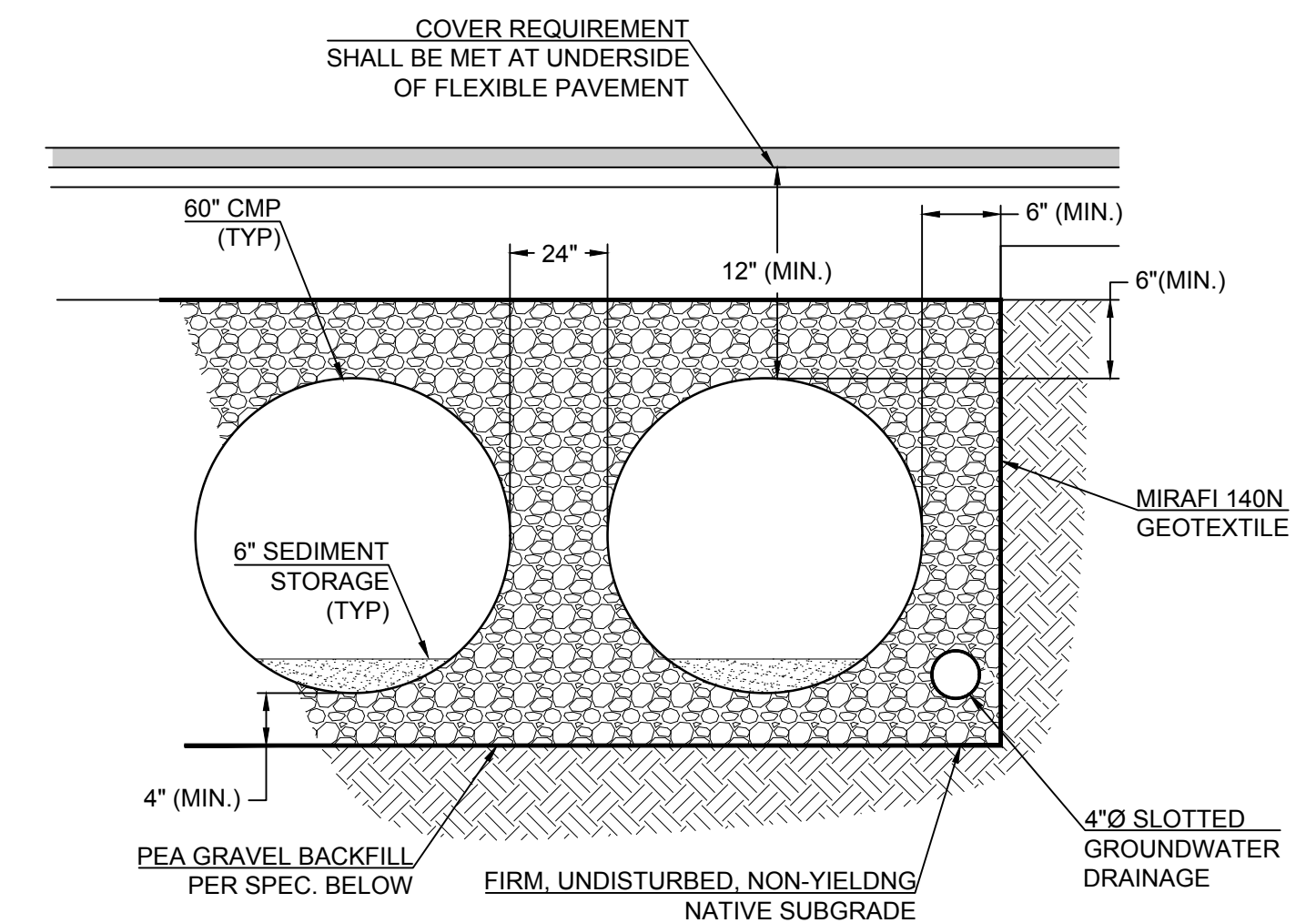
**7** HEAVY DUTY PAVEMENT SECTION  
SCALE: NTS



**2** EXISTING ROAD WITH HARDENED SHOULDERS & STORM  
NTS



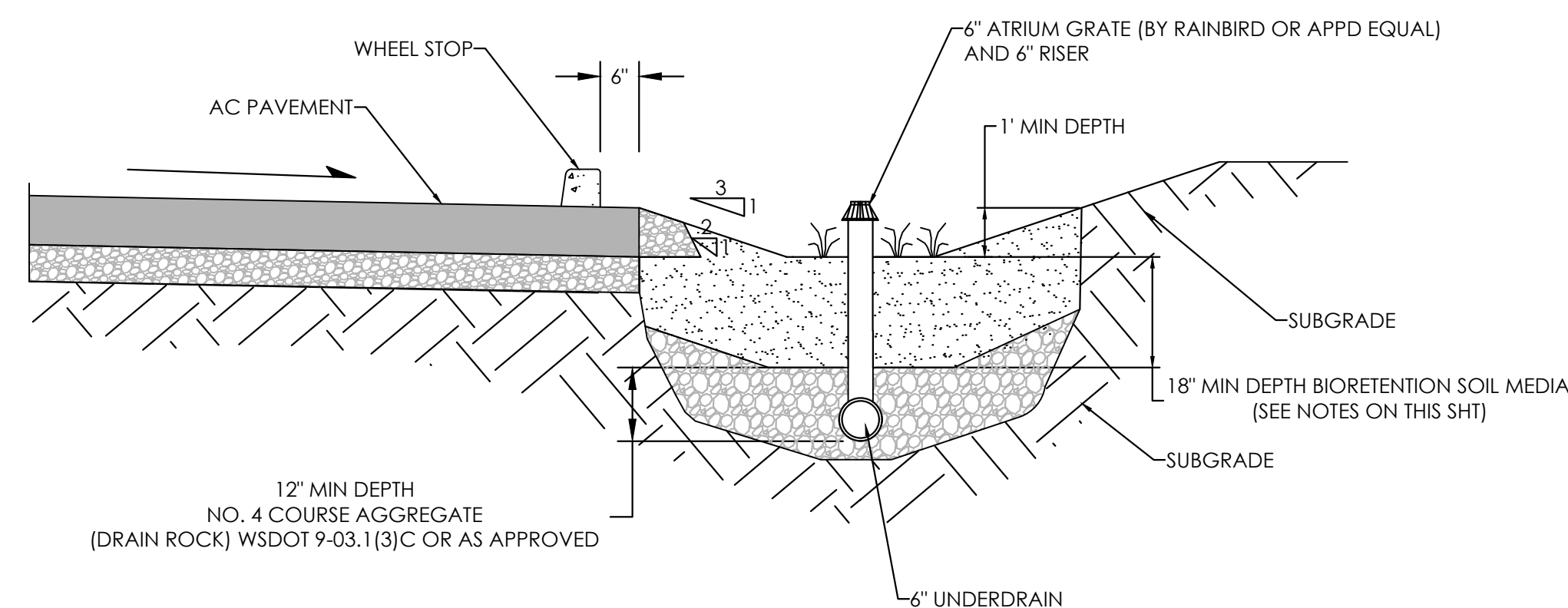
**8** PERMEABLE PAVER SECTION  
SCALE: NTS



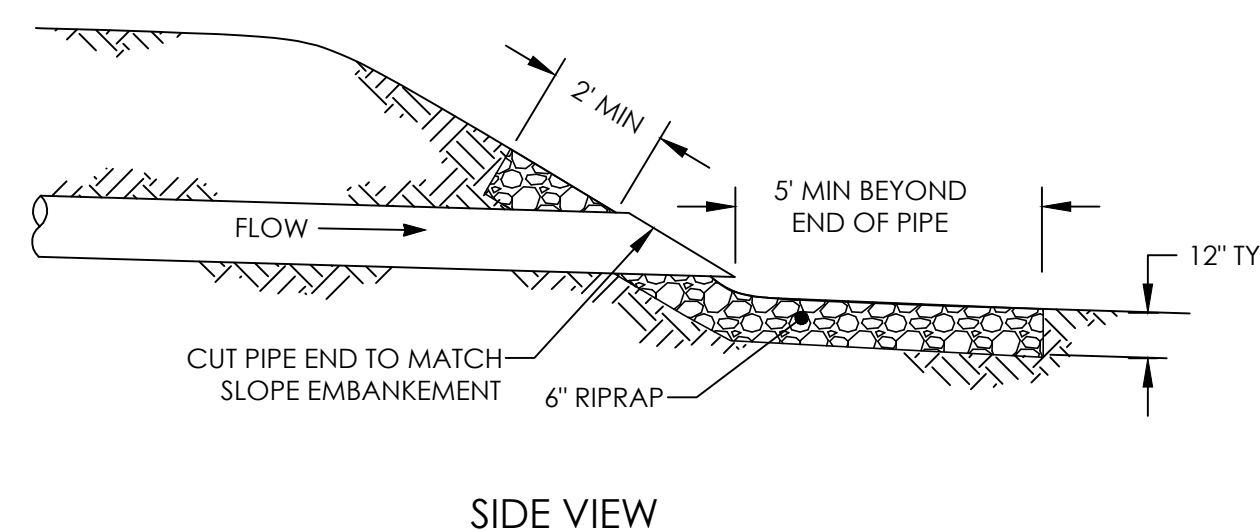
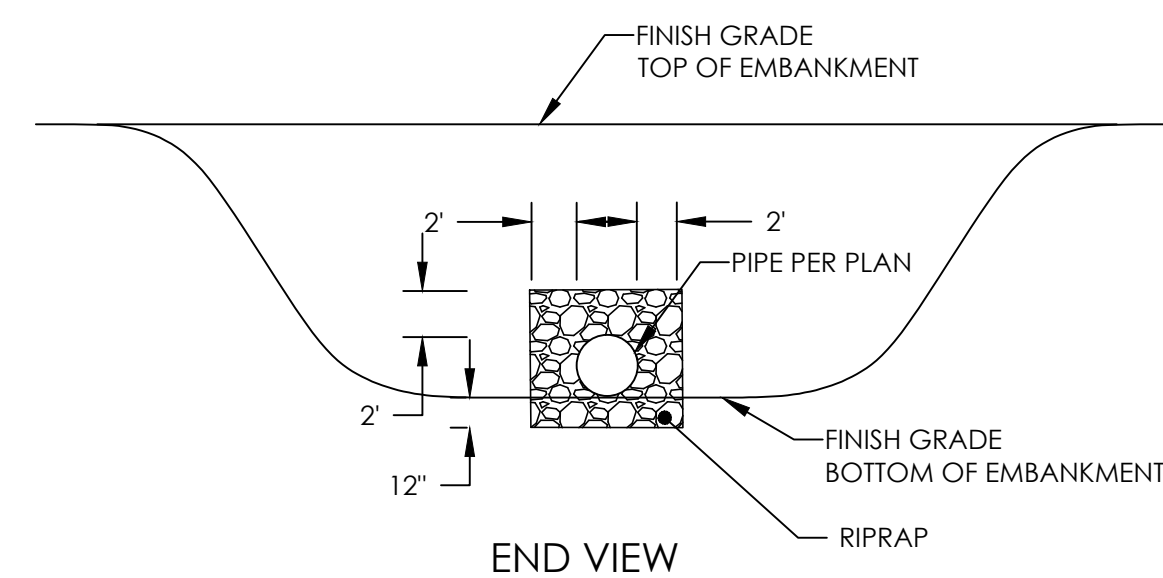
THE TANK BACKFILL SHALL BE PEA GRAVEL. PEA GRAVEL BEDDING SHALL BE A CLEAN MIXTURE FREE FROM ORGANIC MATTER AND CONFORMING TO THE FOLLOWING GRADATION WHEN TESTED IN ACCORDANCE WITH ASTM-D422:

US STANDARD SIEVE SIZE	PERCENT PASSING BY WEIGHT
3/8"	100
#8	95-100
#20	0-10
	0-3

**4** CORRUGATED METAL PIPE DETENTION TANK BACKFILL  
SCALE: NTS

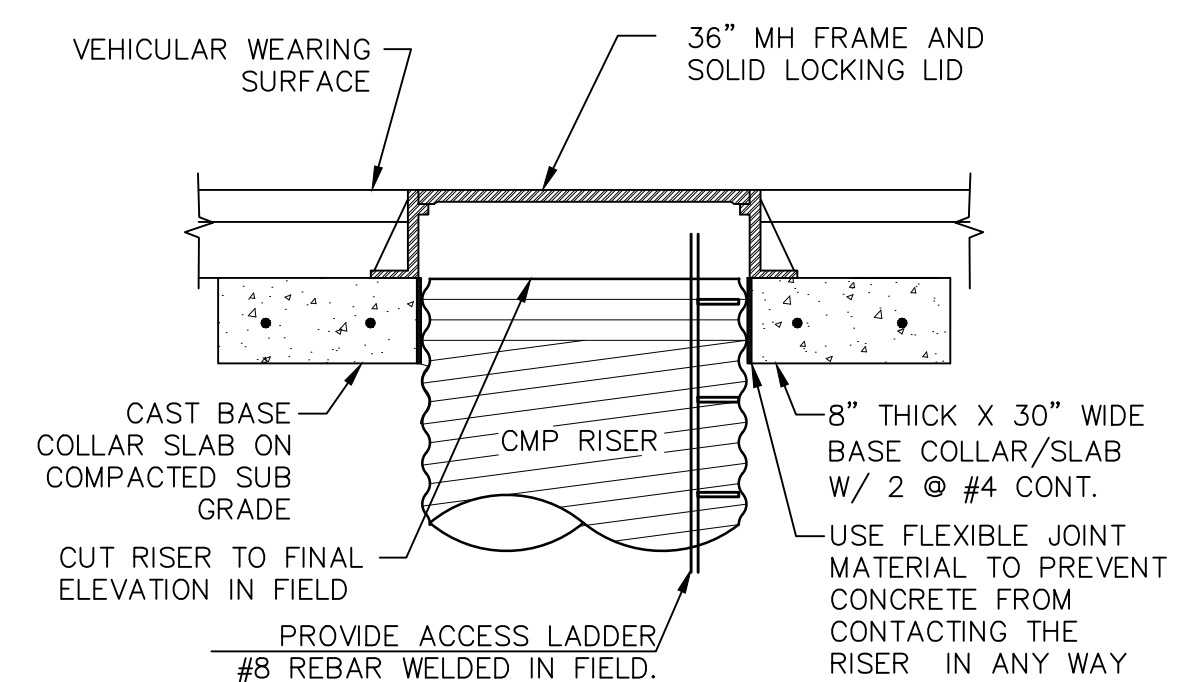


**3** BIORETENTION FACILITY SECTION  
NTS




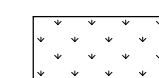
**5** STORM PIPE OUTLET DETAIL  
NTS

NOTES:  
1. THE BASE COLLAR/SLAB SHALL BE CLASS 3,000 CONCRETE.  
2. THE FLEXIBLE JOINT MATERIAL (RECYCLED VINYL OR EQ.) TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS.

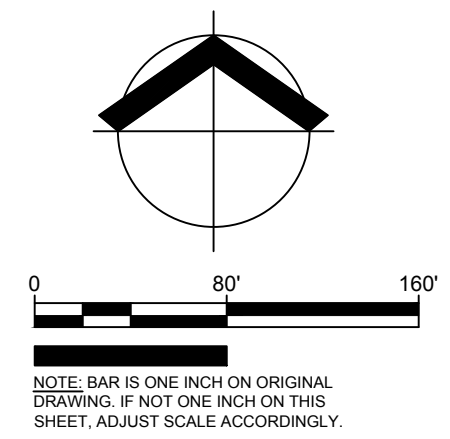
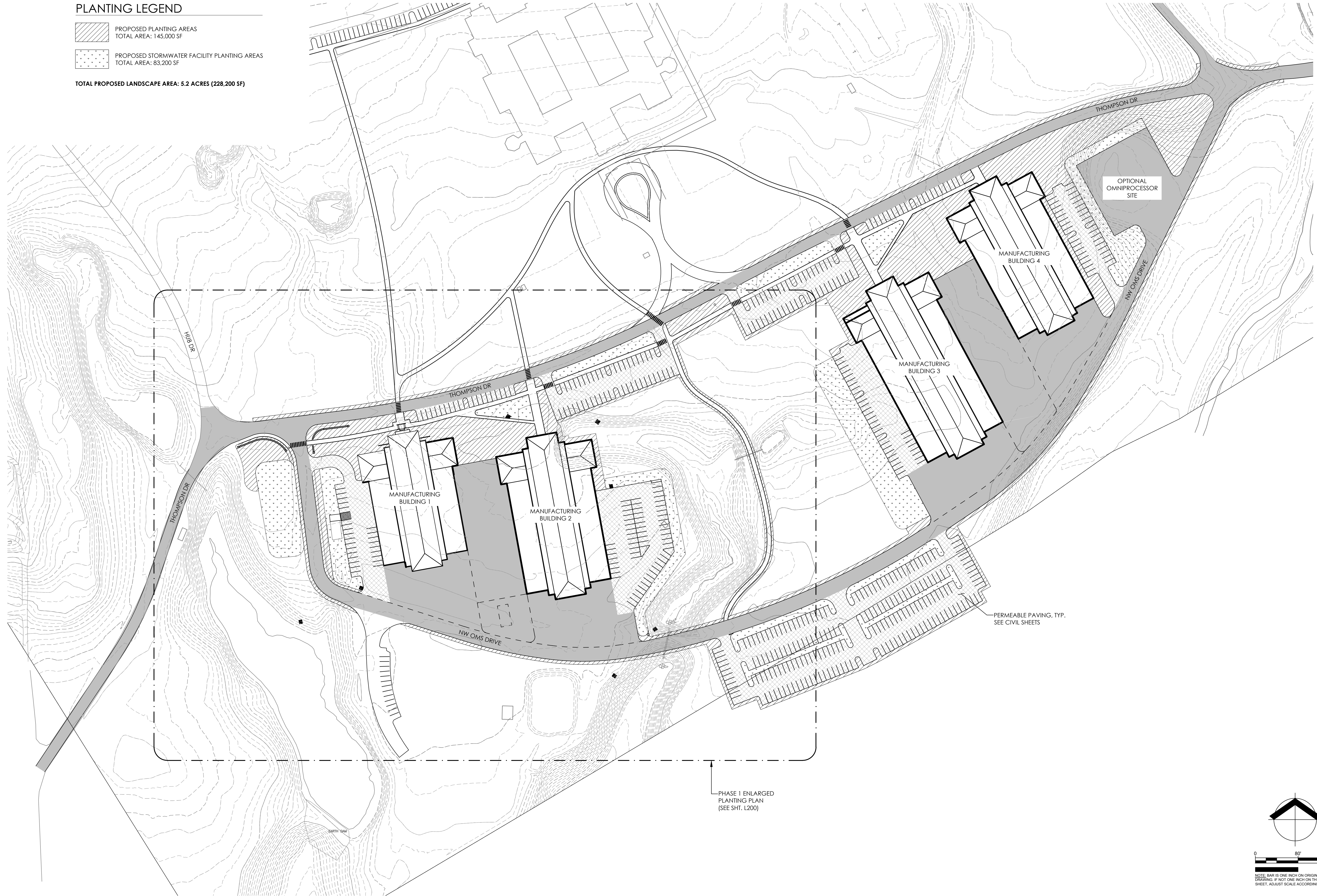


**6** MANHOLE AT ACCESS RISER  
SCALE: NTS

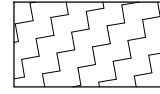
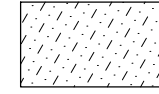
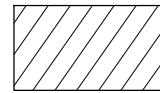
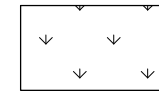

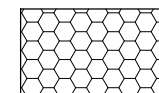
**PLANTING LEGEND**

-  PROPOSED PLANTING AREAS  
TOTAL AREA: 145,000 SF
-  PROPOSED STORMWATER FACILITY PLANTING AREAS  
TOTAL AREA: 83,200 SF

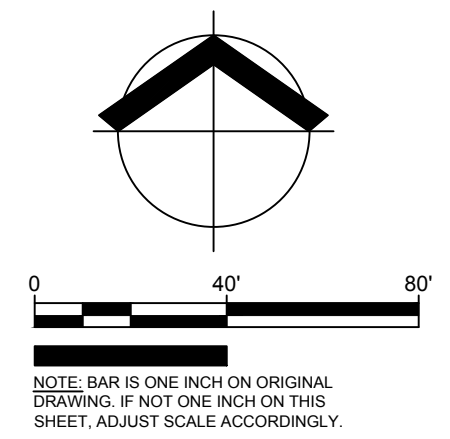
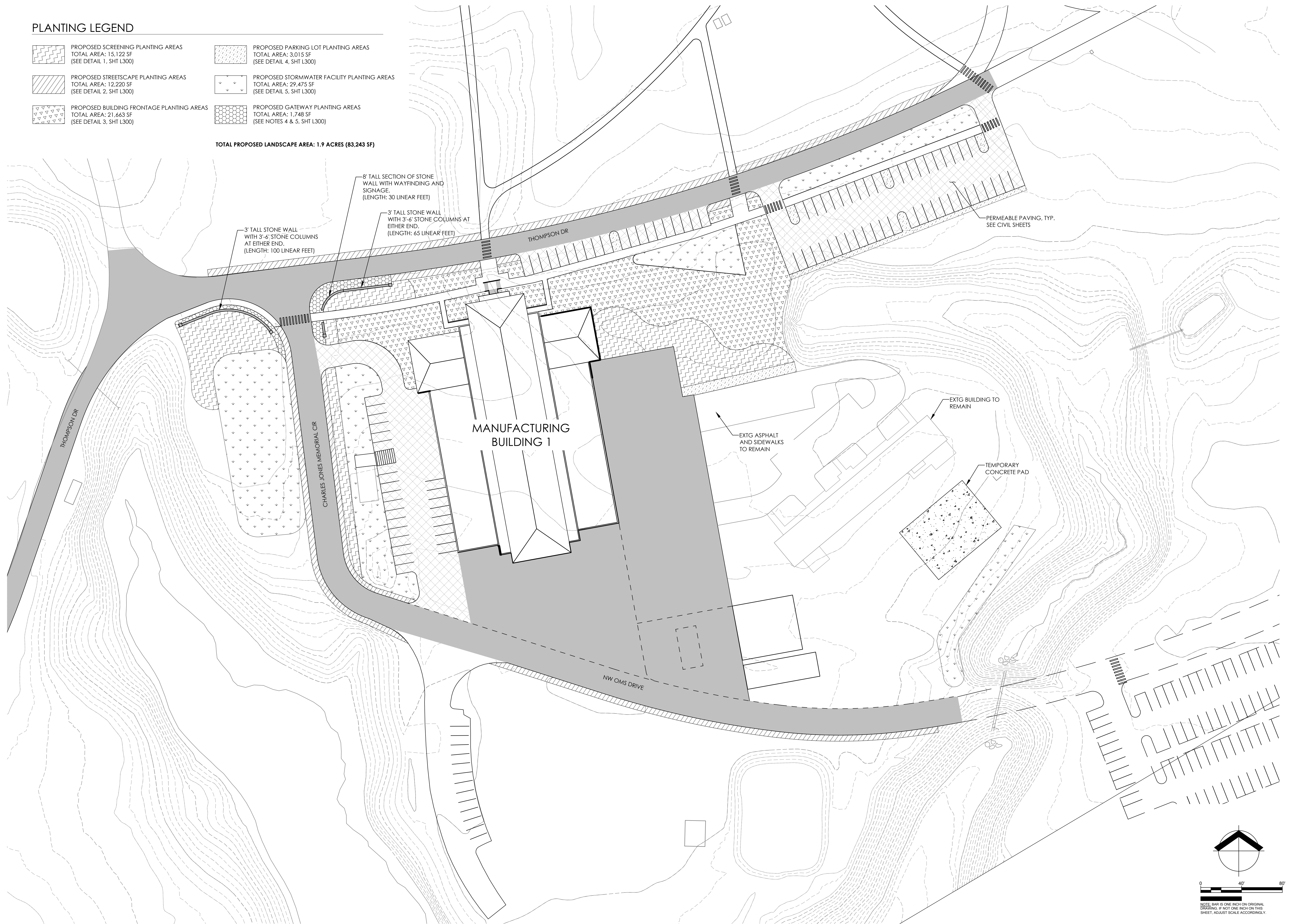
**TOTAL PROPOSED LANDSCAPE AREA: 5.2 ACRES (228,200 SF)**



**PLANTING LEGEND**

	PROPOSED SCREENING PLANTING AREAS TOTAL AREA: 15,122 SF (SEE DETAIL 1, SHT L300)		PROPOSED PARKING LOT PLANTING AREAS TOTAL AREA: 3,015 SF (SEE DETAIL 4, SHT L300)
	PROPOSED STREETScape PLANTING AREAS TOTAL AREA: 12,220 SF (SEE DETAIL 2, SHT L300)		PROPOSED STORMWATER FACILITY PLANTING AREAS TOTAL AREA: 29,475 SF (SEE DETAIL 5, SHT L300)
	PROPOSED BUILDING FRONTAGE PLANTING AREAS TOTAL AREA: 21,663 SF (SEE DETAIL 3, SHT L300)		PROPOSED GATEWAY PLANTING AREAS TOTAL AREA: 1,748 SF (SEE NOTES 4 & 5, SHT L300)

**TOTAL PROPOSED LANDSCAPE AREA: 1.9 ACRES (83,243 SF)**

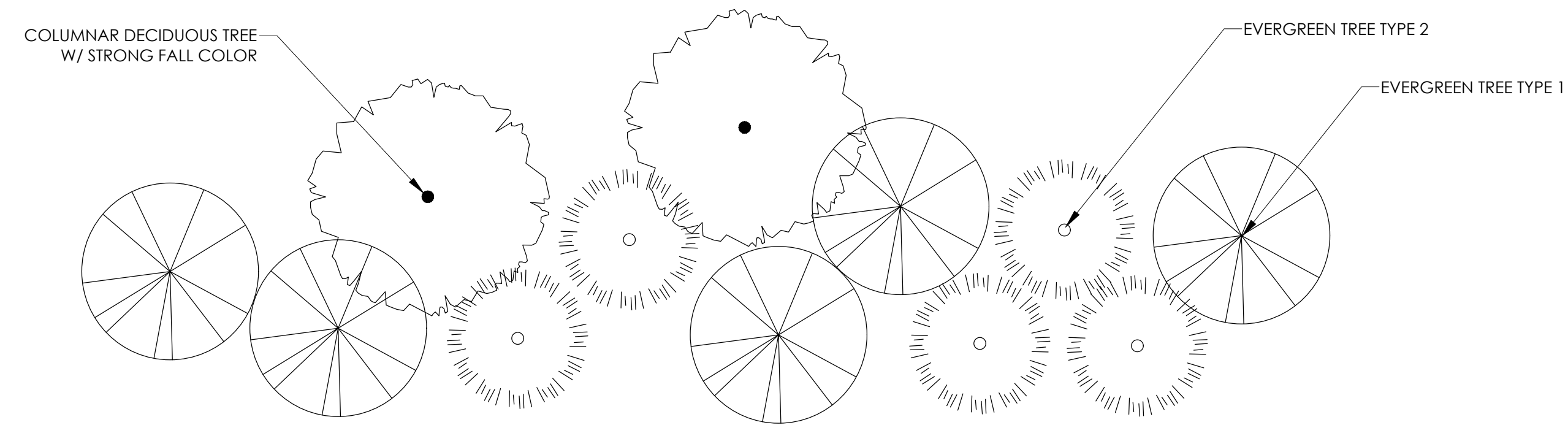


Job No: 0715.08 Date: 20 OCT 2016  
File No: SWIFT CENTER  
Drawn By: CAR  
Checked By: SJF  
Issued for: PRELIMINARY

PHASE 1  
ENLARGED  
PLANTING PLAN

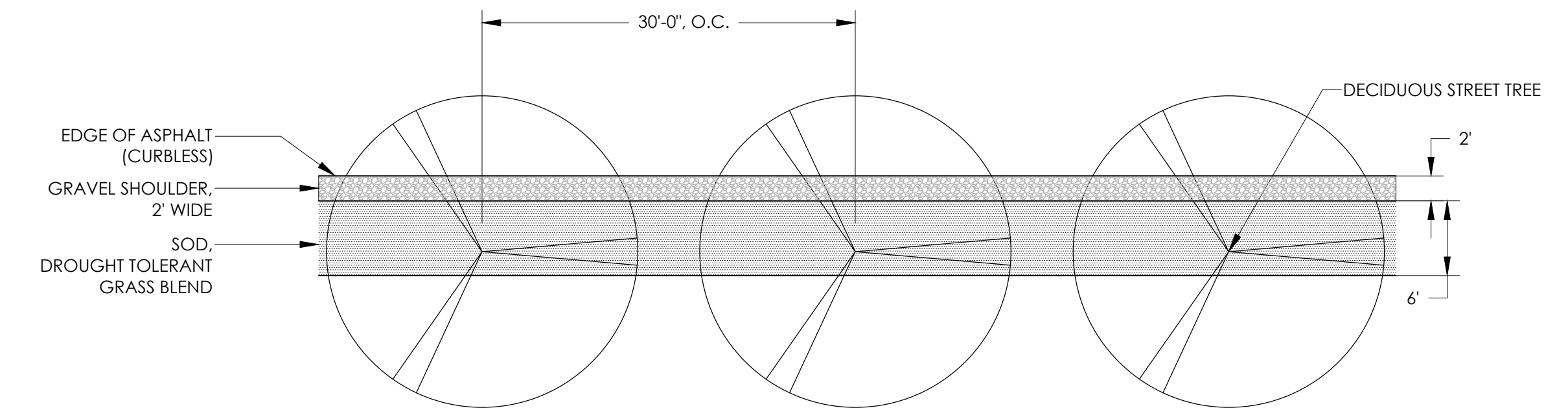
**L200**





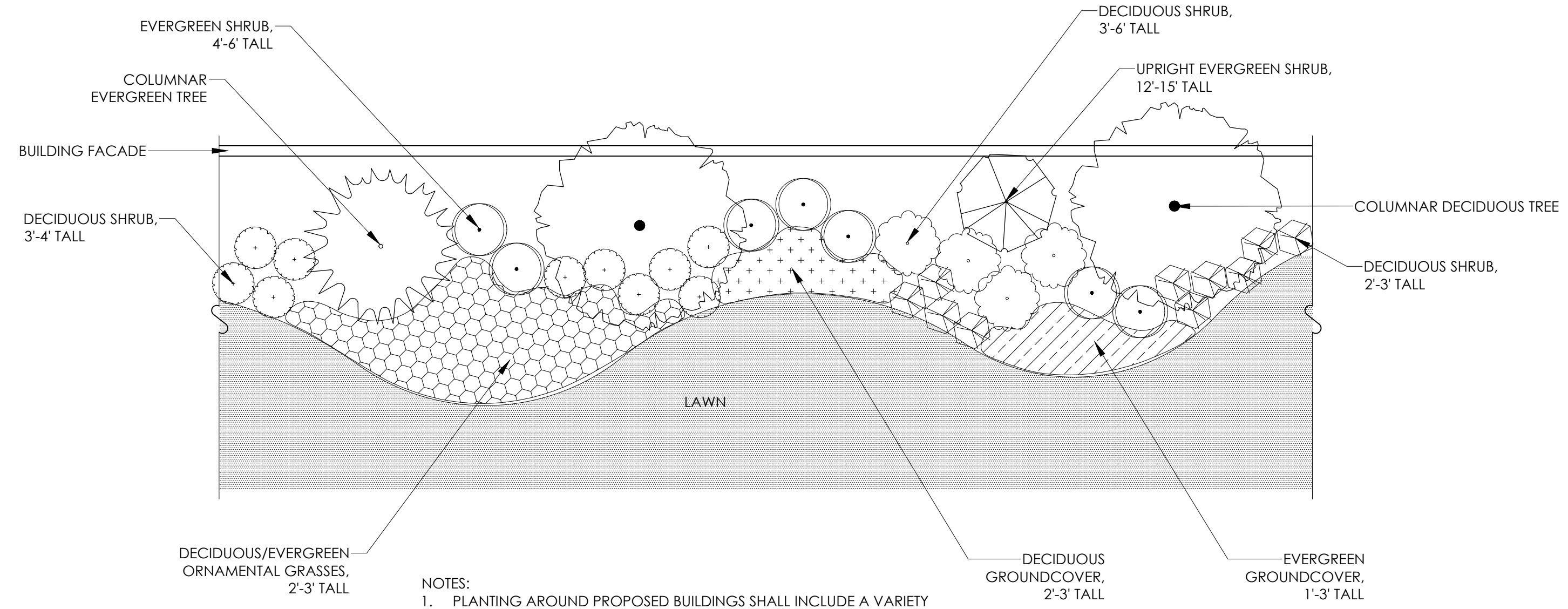
NOTES:  
 1. THE SCREENING PLANTING SHALL INCLUDE A DOUBLE ROW OF EVERGREEN TREES WITH INTERMITTENT COLUMNAR DECIDUOUS TREES AT A TRIANGULAR LAYOUT AS SHOWN.

1 TYPICAL SCREENING PLANTING PLAN DETAIL  
 NTS



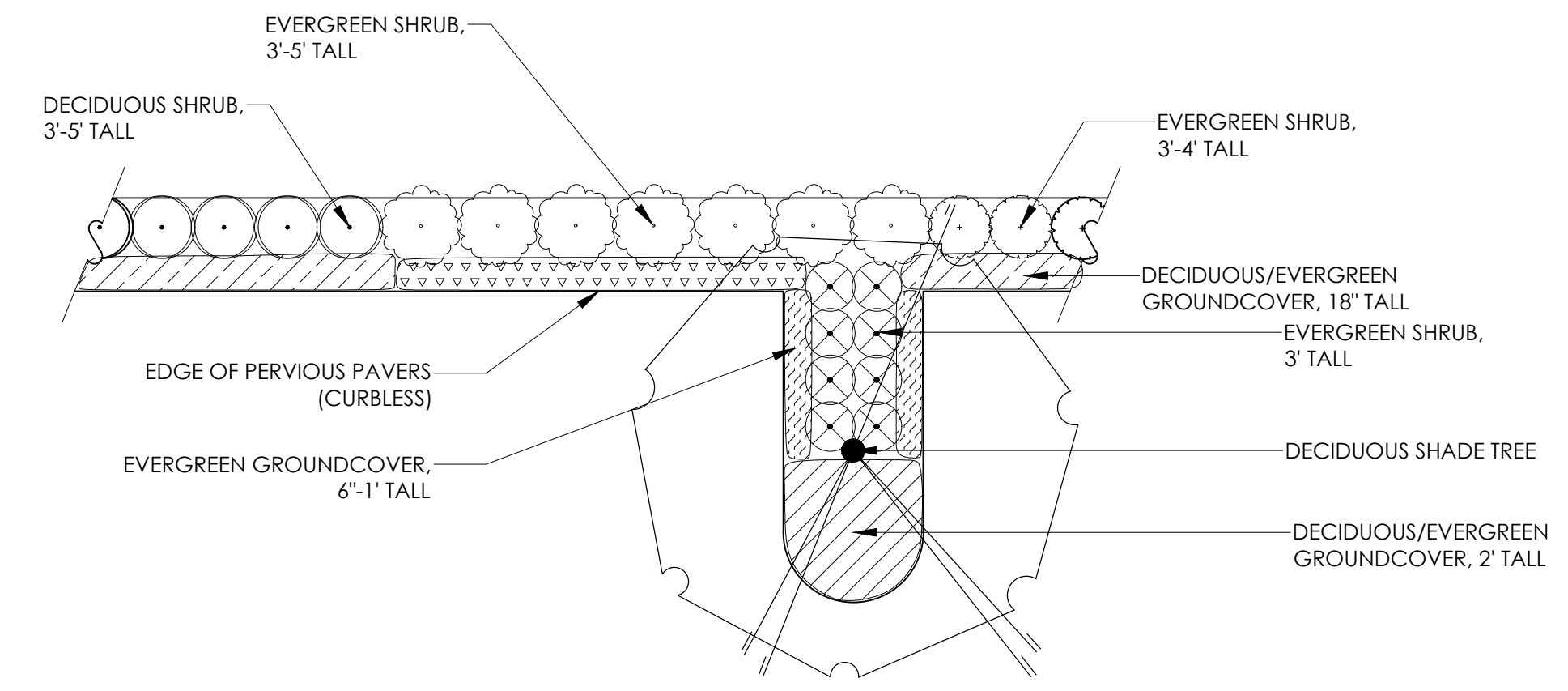
NOTES:  
 1. GRAVEL SHOULDERS ARE ALONG BOTH SIDES OF THOMPSON DR ONLY.  
 2. CHARLES JONES MEMORIAL CIR AND NW OMS DR SHALL HAVE SOD INSTALLED TO THE EDGE OF ASPHALT IN STREETSCAPE PLANTING AREAS AS SHOWN ON SHT. L100.

2 TYPICAL STREETSCAPE PLANTING PLAN DETAIL  
 NTS

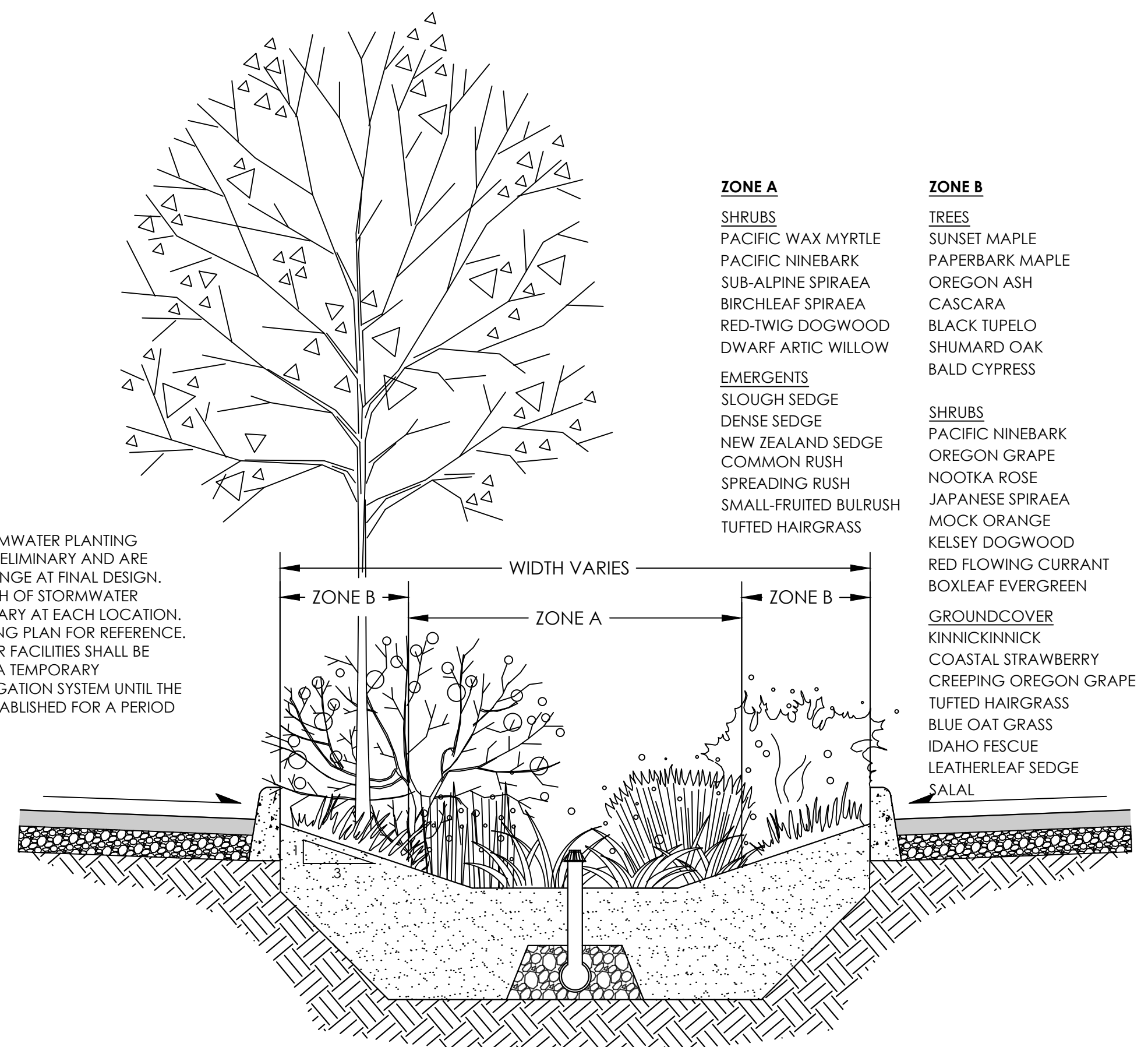


NOTES:  
 1. PLANTING AROUND PROPOSED BUILDINGS SHALL INCLUDE A VARIETY OF DECIDUOUS AND EVERGREEN TREES, SHRUBS AND GROUNDCOVERS IMMEDIATELY ADJACENT TO THE BUILDING FACADE WITH THE MAJORITY OF THE LANDSCAPE AREA SODDED WITH A DROUGHT TOLERANT GRASS BLEND.  
 2. THE EDGE OF LAWN SHALL BE A SMOOTH CONTINUOUS REVERSE CURVE THAT FOLLOWS THE BUILDING FACADE.

3 TYPICAL BUILDING FRONTAGE PLANTING PLAN DETAIL  
 NTS



4 TYPICAL PARKING LOT PLANTING PLAN DETAIL  
 NTS



ZONE A	ZONE B
<b>SHRUBS</b>	<b>TREES</b>
PACIFIC WAX MYRTLE	SUNSET MAPLE
PACIFIC NINEBARK	PAPERBARK MAPLE
SUB-ALPINE SPIRAEA	OREGON ASH
BIRCHLEAF SPIRAEA	CASCARA
RED-TWIG DOGWOOD	BLACK TUPELO
DWARF ARTIC WILLOW	SHUMARD OAK
<b>EMERGENTS</b>	BALD CYPRESS
SLOUGH SEDGE	
DENSE SEDGE	<b>SHRUBS</b>
NEW ZEALAND SEDGE	PACIFIC NINEBARK
COMMON RUSH	OREGON GRAPE
SPREADING RUSH	NOOTKA ROSE
SMALL-FRUITED BULRUSH	JAPANESE SPIRAEA
TUFTED HAIRGRASS	MOCK ORANGE
	KELSEY DOGWOOD
	RED FLOWING CURRANT
	BOXLEAF EVERGREEN
	<b>GROUNDCOVER</b>
	KINNICKINICK
	COASTAL STRAWBERRY
	CREEPING OREGON GRAPE
	TUFTED HAIRGRASS
	BLUE OAT GRASS
	IDAHO FESCUE
	LEATHERLEAF SEDGE
	SALAL

NOTES:  
 1. PROPOSED STORMWATER PLANTING VARIETIES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT FINAL DESIGN.  
 2. SLOPE AND DEPTH OF STORMWATER FACILITIES WILL VARY AT EACH LOCATION. REFER TO GRADING PLAN FOR REFERENCE.  
 3. ALL STORMWATER FACILITIES SHALL BE IRRIGATED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL THE PLANTS HAVE ESTABLISHED FOR A PERIOD OF THREE YEARS.

5 TYPICAL STORMWATER FACILITY PLANTING DETAIL  
 NTS

**GENERAL LANDSCAPE NOTES:**

- ALL DELINEATED WETLAND AND BUFFER IMPACTS WILL BE MITIGATED OFF-SITE AT AN APPROVED MITIGATION BANK PER WETLAND REPORT PREPARED BY OTHERS.
- ALL SPECIFIED PLANT MATERIALS SHALL MEET THE STANDARDS SET FORTH IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PROPOSED PLANT SIZING SHALL CONFORM TO THE FOLLOWING:  
 EVERGREEN TREES: 8' HT MIN.  
 DECIDUOUS TREES: 1.5" CAL, 10' HT MIN.  
 EVERGREEN SHRUBS: 2 - 5 GAL  
 DECIDUOUS SHRUBS: 2 - 5 GAL  
 GROUNDCOVERS: 1 GAL
- STONE WALL FEATURES AT INTERSECTION OF THOMPSON DR, AND CHARLES JONES MEMORIAL CIR, SHALL BE 3' TALL EXCEPT THE 8' SECTION PER SHT. L100. THE WALL SHALL BE CONSTRUCTED WITH AN 8" WIDE CMU CORE AND A CONCRETE FOOTING WITH A 5" THICK STONE VENEER AND CAP. THE FINISHED WALL WILL BE 2' WIDE WITH 3' WIDE COLUMNS AT EACH END. THE ROCK SHALL BE LOCALLY SOURCED AND MATCH EXISTING ROCK WALLS ALONG THOMPSON DR.
- GATEWAY LANDSCAPING ALONG FRONT OF PROPOSED STONE WALLS SHALL INCLUDE LOW GROWING DECIDUOUS AND EVERGREEN GROUNDCOVERS AND PERENNIALS TO MATCH EXISTING GATEWAY AND STONE WALL FEATURES. SEE SHT L100 FOR GATEWAY PLANTING AREAS.
- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.