

4/10/2024 4:09 PM
7A:Abubakr.Saeed-Harmony Village 204th Arlington Street C1 Civil Site Plan.dwg

LEGEND

--- PROJECT BOUNDARY	--- EXISTING BUILDING
--- ZONING LINE	--- PROPOSED PAVED AREA
--- PROPOSED R/W LINE	--- PROPOSED SIDEWALK
--- EXISTING R/W LINE	--- ACTIVE OPEN SPACE
--- 1/4 SECTION LINE	--- ALLAN BLOCK WALL
--- EXISTING PARCEL LINE	--- EXISTING POWER POLE
--- EASEMENT LINE	--- EXISTING FENCE
--- BUILDING SETBACK	--- DESIGN/EXISTING SANITARY SEWER MANHOLE
--- EXISTING PAVEMENT	--- DESIGN SANITARY SEWER CLEAN-OUT
--- PROPOSED CONTOUR MAJOR	--- EXISTING HYDRANT
--- PROPOSED CONTOUR MINOR	--- DESIGN/EXISTING WATER METER
--- EXISTING CONTOUR MAJOR	--- DESIGN/EXISTING TYPE 1 CATCH BASIN
--- EXISTING CONTOUR MINOR	--- DESIGN TYPE 2 STORM MANHOLE
--- CLEARING LIMIT	--- DESIGN YARD DRAIN CLEAN-OUT
--- PROPOSED SEWERLINE	
--- PROPOSED WATERLINE	
--- PROPOSED STORMLINE	
--- EXISTING SEWERLINE	
--- EXISTING WATERLINE	
--- EXISTING STORMLINE	

SLOPE ANALYSIS
Slopes vary across the site. Slopes typically range from flat to 5%. Average slope is roughly 2%. Site slopes generally downward from the East to West.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. Triangle slopes of the LIDAR surface:

Range	Area(sf)	Percent
0% - 15%	190,958 sf	100.00%
15% - 20%	0 sf	0.00%
20% - 25%	0 sf	0.00%
25% - 33%	0 sf	0.00%
33% - 40%	0 sf	0.00%
40%+	0 sf	0.00%
Total =	190,958 sf	100.00%

**AQUIFER RECHARGE/
WELL HEAD PROTECTION**
Low, Over 100

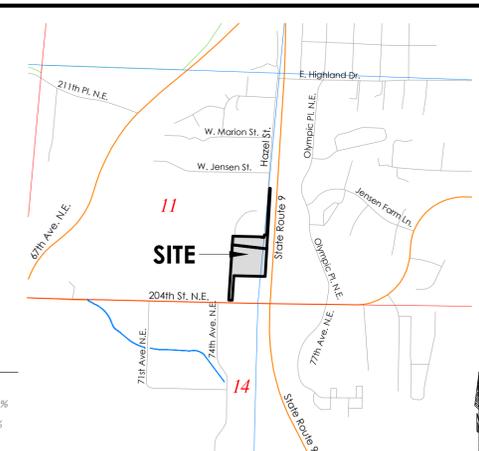
SOILS
Norma Loam;
Hydrologic Soil Group: B/D
Compact Fill Area to 95% Modified Proctor

LAND DISTURBING AREA
Total Site Area 190,958 sf (4.38 ac)
Land Disturbing Activity Conceptual Area of Disturbance 146,070 sf (3.35 ac)
Site Grading Cut 0 cy, Fill 8,989 cy

SITE AREA ANALYSIS
Gross Site Area 190,958 sf (4.38 ac)
Area in Access Tract 56,170 sf (1.29 ac)
Area in Unit Lots 69,260 sf (1.59 ac)
Area in Open Space Tracts 65,528 sf (1.50 ac)
Total 190,958 sf (4.38 ac)
ImperVIOUS AREAS
New Pavement Area 40,688 sf (0.93 ac)
New Driveway Area 0 sf (0.00 ac)
New Roof Area 50,808 sf (1.17 ac)
New Sidewalk Area 10,067 sf (0.23 ac)
Total Impervious Area 101,563 sf (2.33 ac)

VEGETATIVE ANALYSIS
EXISTING
Pasture 173,442 sf (3.98 ac) 90.83%
Existing Pavement 17,516 sf (0.40 ac) 9.17%
PROPOSED
Landscape Areas 89,395 sf (2.05 ac) 46.81%
Building & Pavement Areas 91,496 sf (2.10 ac) 47.91%
Sidewalk Areas 10,067 sf (0.23 ac) 5.27%
Total 190,958 sf (4.38 ac) 100.00%

MIXED-USE VILLAGE CENTER T4-F NOTE (AMC 20.110.014(c)(3))
BUILDING SETBACK
Density: Dwelling units/acre 15 du/acre
Maximum Building Height 20 ft/3 stories
Minimum Front Street Setback 0 ft
Minimum Side Street Setback 0 ft
Minimum Main Building Side Setback 0 ft
Minimum Accessory Building Side Setback 0 ft
PARKING SETBACK
Front Setback 40 ft from ROW
Side Street Setback min 6 ft, max 10 ft
Side Setback 0 ft
Rear Setback 5 ft



LEGAL DESCRIPTION
TRACTS A AND B CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT 2013-58, RECORDED UNDER RECORDING NUMBER 201402215006, AND AS REVISED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NUMBERS 201404150636 AND 201411050281, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST OF THE W.M., IN SNOHOMISH COUNTY, WASHINGTON;
NON-EXCLUSIVE EASEMENT FOR ACCESS AS MORE PARTICULARLY SET FORTH IN THAT DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT" RECORDED JUNE 20, 2017 UNDER RECORDING NUMBER 201706300752
SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
DATUM & BENCHMARK
DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)
BENCHMARK: SNO. CO. CONTROL #3105119
TOP 3" BRASS DISK WITH PUNCH MARK IN CASE
DOWN 1.2" IN TURN LANE CENTER 204TH ST. N.E., 150 FEET WEST OF S.R.9.
ELEV. = 126.92
BASIS OF BEARINGS:
ROTATED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER N 88-37-33 W PER SNOHOMISH COUNTY CONTROL HOLDING FOUND MONUMENTS.
SURVEY NOTES
1. Boundary and utilities are per NCS Surveying, LLC. Survey has been moved and rotated to State Plane coordinates by Sound Development Group
2. Existing contours are per Snohomish County Lidar Consortium.

PROJECT INFORMATION
Tax Parcel Numbers 310511-003-000-00, 310511-004-007-00
Total Area 190,958 sf (4.38 ac)
GPP Designation C-C-Commercial Corridor/MU Overlay
Existing Zoning Horizontal Mixed Use
Proposed Zoning Commercial
Existing Land Use Multi-Family Residential
Proposed Land Use Multi-Family Residential
LOCAL SERVICES
Sewage Disposal: City of Arlington
Water District: City of Arlington
School District: Arlington District #16
Fire District: Fire District #46
Post Office: Arlington
Electric: Snohomish PUD
Phone: Ziply
Cable: Ziply
Gas: Cascade Natural Gas
CONTACT PERSON
Land Technologies Inc.
Merle Ash
18820 3rd Ave. NE
Arlington, WA 98223
360.652.9727
merle@landtechway.com
SITE ADDRESS
7417 204th Street NE
Arlington, WA 98223
OWNER
Harmony of Arlington LLC.
4012 148th St SE, P.M.B. #30
Mill Creek, WA 98012
ENGINEER
Land Technologies, Inc.
Tyler S. Foster, P.E.
18820 3rd Ave NE
Arlington, WA 98223
360.652.9727
tyler@landtechway.com
APPLICANT
Harmony of Arlington LLC.
4012 148th St SE, P.M.B. #30
Mill Creek, WA 98012
CERTIFIED EROSION CONTROL SPECIALIST
Sound Development Group, LLC.
Jay Standish, PLS
P.O. Box 1705 - 111 Cleveland Ave.,
Suite 202,
Mt. Vernon, WA 98273
360.404.2010

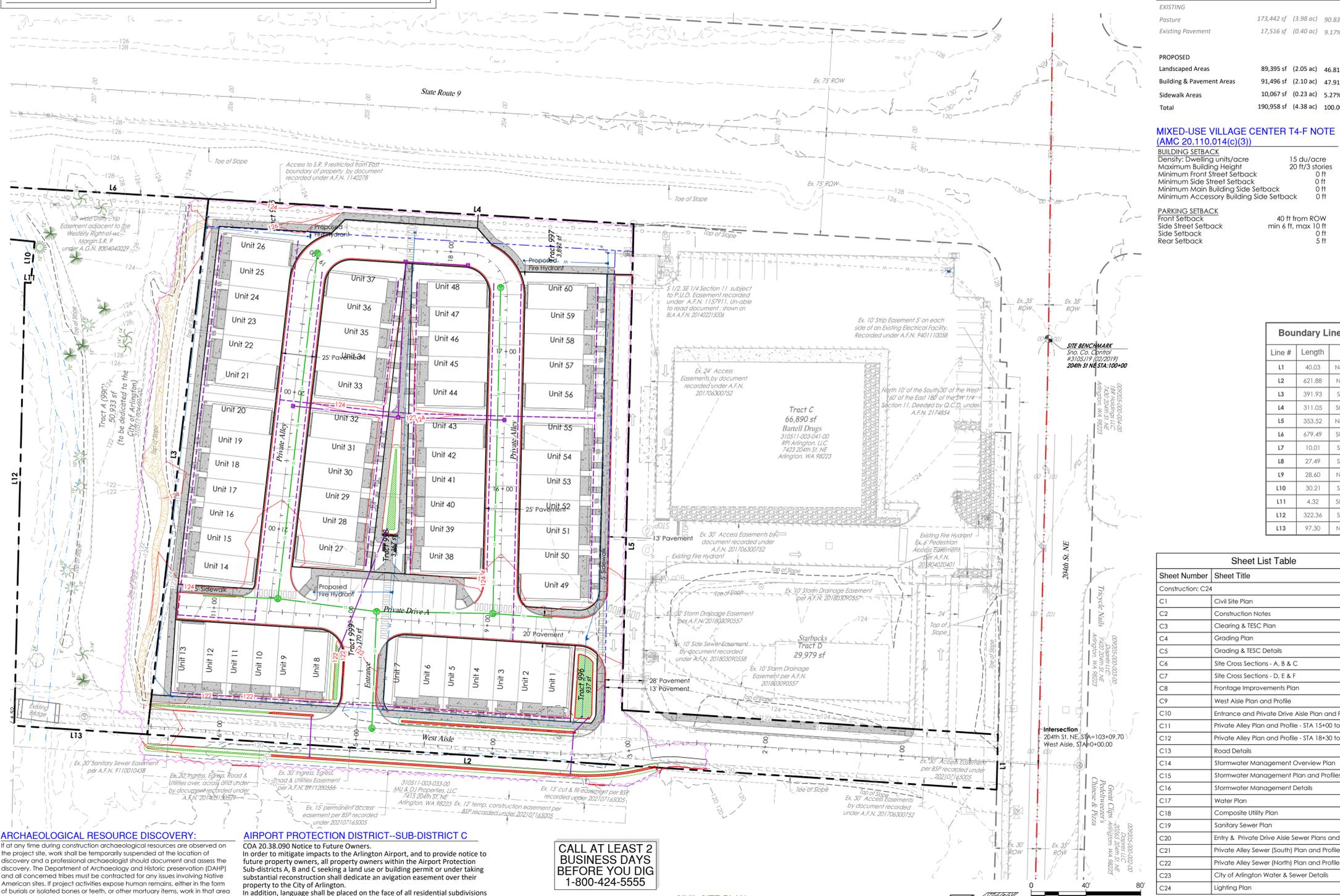
**CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**
THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, WSDWP HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.
BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER

BOUNDARY LINE TABLE

Line #	Length	Direction
L1	40.03	N88° 37' 33" W
L2	621.88	N03° 42' 17" E
L3	391.93	S83° 25' 44" E
L4	311.05	S03° 22' 31" W
L5	353.52	N88° 37' 33" W
L6	679.49	S03° 22' 31" W
L7	10.01	S88° 19' 58" E
L8	27.49	S89° 15' 14" E
L9	28.60	N05° 26' 34" E
L10	30.21	S84° 33' 19" W
L11	4.32	S05° 25' 41" W
L12	322.36	S88° 37' 33" E
L13	97.30	N03° 42' 17" E

Sheet List Table

Sheet Number	Sheet Title
C1	Civil Site Plan
C2	Construction Notes
C3	Clearing & TESC Plan
C4	Grading Plan
C5	Grading & TESC Details
C6	Site Cross Sections - A, B & C
C7	Site Cross Sections - D, E & F
C8	Frontage Improvements Plan
C9	West Aisle Plan and Profile
C10	Entrance and Private Drive Aisle Plan and Profile
C11	Private Alley Plan and Profile - STA 18+00 to 18+30
C12	Private Alley Plan and Profile - STA 18+30 to 21+60.31
C13	Road Details
C14	Stormwater Management Overview Plan
C15	Stormwater Management Plan and Profiles
C16	Stormwater Management Details
C17	Water Plan
C18	Composite Utility Plan
C19	Sanitary Sewer Plan
C20	Entry & Private Drive Aisle Sewer Plans and Profiles
C21	Private Alley Sewer (South) Plan and Profile
C22	Private Alley Sewer (North) Plan and Profile
C23	City of Arlington Water & Sewer Details
C24	Lighting Plan



ARCHAEOLOGICAL RESOURCE DISCOVERY:
If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The Department of Archeology and Historic Preservation (DAHP) and all concerned tribes must be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area must be stopped immediately. Local law enforcement, DAHP, and affected tribes must be immediately contacted, no additional excavation may be undertaken until a process has been agreed upon by these parties, and no exposed human remains may be left unattended.

AIRPORT PROTECTION DISTRICT-SUB-DISTRICT C
COA 20.38.090 Notice to Future Owners.
In order to mitigate impacts to the Arlington Airport, and to provide notice to future property owners, all property owners within the Airport Protection Sub-districts A, B and C seeking a land use or building permit or under taking substantial reconstruction shall dedicate an avigation easement over their property to the City of Arlington.
In addition, language shall be placed on the face of all residential subdivisions within the Airport Protection District notifying owners or possible affects from aviation activities.
The language of the easement and notice shall be as provided by the Airport, as approved by the City Attorney and recorded with Snohomish County.

**CALL AT LEAST 2
BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555**

CIVIL SITE PLAN

Scale: 1"=40'

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
e Copyright 1993-2024
MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Merle Ash
CHECKED BY: Tyler
DRAWN BY: Merle Ash
DATE: 06/10/2024
REVISION 1: [Blank]
REVISION 2: [Blank]
REVISION 3: [Blank]
REVISION 4: [Blank]
AS-BUILT: [Blank]

Harmony At Arlington
7417 204th Street NE, Arlington, WA 98223
A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Harmony At Arlington LLC.
4012 148th St SE, P.M.B. #30, Mill Creek, WA 98012

CIVIL SITE PLAN

SHEET
C1 of C23
22x34
GIM1084

4/10/2024 4:09 PM

LEGEND

	Boundary Line		Existing Path		Design Path		Design Area of Disturbance
	Design Right-of-Way Line		Design Building		Design Water Line		Design Temporary Silt Fence
	Existing Right-of-Way Line		Existing Building		Existing Water Line		Temporary Construction Entrance
	Design Major Contour Line		Design Building Setback Line		Design/Existing Water Hydrants		Existing Soil Log
	Existing Major Contour Line		Design Storm Drainage Line		Design/Existing Water Fittings		BMP Designations
	Design Minor Contour Line		Existing Storm Drainage Line		Design Fence		Designed Bio-Retention Cell
	Existing Minor Contour Line		Design/Existing Type 1 Catch Basin		Existing Fence		Designed Bio-Retention Cell Lined
	Phase Line		Design/Existing Type 2 Catch Basin		Existing Wetland Line/Hatch		Road Drain Dispersion w/100' Flow Path
	Design Tract Line		Design/Existing Storm Drain Clean-out		Design Buffer Line/Hatch		NGPA signs
	Design Lot Line		Design Yard Drain Line		Existing Buffer Line/Hatch		
	Existing Lot Line		Design Yard Drain Catch Basin		Existing Section Line		
	Design Easement Line		Design Shed Dispersion		Existing Power Line		
	Existing Easement Line		Design Drainage Basin		Existing Power Symbol		
	Design Road Centerline		Design Swale Line		Existing Telephone Line		
	Existing Road Centerline		Existing Ditch Line		Existing Telephone Symbol		
	Site Benchmark		Design Sanitary Sewer Line		Existing Gas Line		
	Existing Benchmark		Existing Sanitary Sewer Line		Existing Gas Symbol		
	Design Edge of Asphalt		Design/Existing Sanitary Sewer Manhole		Existing Flow Path		
	Existing Edge of Asphalt		Design/Existing Sanitary Sewer Clean-out		Existing Tree Drip Line		
	Design Sidewalk		Design Sanitary Side Sewer				
	Existing Sidewalk						
	Design Driveway Line/Hatch						

ADA CONSTRUCTION NOTES:

- ADA NOTES:
The following notes shall apply to hardscape facilities within the public Right-of-Way.
- Unless otherwise specified on the plans, or directed by the City Engineer, cross slopes of sidewalks shall be nominal 1.5%. cross slopes shall not be less than 1% nor exceed 2%.
 - Maximum slopes shown on the plans represent the maximum allowable slopes permitted by current ada requirements. The Contractor shall take into consideration construction tolerances when placing sidewalks to insure maximum slopes are not exceeded.
 - Completed sidewalks or other hardscape elements that exceed maximum specified slopes or are less than minimum specified slopes shall be removed and replaced by the Contractor at the Contractor's expense.

CONTRACTOR NOTE:

It is the responsibility of the contractor and construction manager to ensure that all conflicts between plan sets are identified and resolved prior to commencement of construction activities.

CITY OF ARLINGTON STORM DRAINAGE NOTES:

- All storm drainage improvements shall be constructed in accordance with these approved plans and City Standards and specifications. Any deviation from these plans will require prior approval from the owner, the City Engineer, and other appropriate public agencies.
- All pipe materials shall meet the requirements of the City Standards and Specifications. Acceptable storm drainage pipe materials include concrete, pvc, hdpe, and ductile iron. Corrugated metal pipes (galvanized aluminum or steel) are not accepted by the City. All pipe joints must have gaskets and shall be water tight unless otherwise directed by the City.
- Pipe bedding material shall be 5/8-inch minus crushed gravel for all pipe types, except ductile iron. Bedding material for ductile iron pipe shall meet the requirements of the City's Standards and Specifications (Chapter 4).
- All trench backfill in areas of pavement or structural loading shall be compacted to at least 95% of the maximum dry density. All other areas shall be compacted to at least 90% of maximum dry density.
- All pipe shall be placed on stable earth. If in the opinion of the city inspector, the existing trench foundation is unsatisfactory, then it shall be excavated below grade and backfilled with gravel bedding material to support the pipe.
- Lot drainage systems, stub-outs and any drains behind the sidewalk must be installed as required prior to sidewalk construction. Stub-outs shall be marked with a 2"x4" with 3 feet visible above grade and marked "STORM". Location and depth of these installations shall be shown on the as-built plans submitted to the City.
- All catch basins shall be type 1 unless otherwise shown on the plans and approved by the City. The use and installation of inlets is discouraged.
- All catch basins with a depth of 5 feet (rim to invert) or greater shall be type 2 catch basins equipped with 3/4-inch diameter safety manhole steps or a manhole ladder per City Standard Details.
- All grates shall be marked "outfall to stream - dump no pollutants", all solid cover shall be marked "drain". All catch basins and manholes shall be equipped with locking frames and lids or grates per City Standard Details.
- All grates located in the gutter flow line (inlet and catch basin) shall be "flush" with pavement level.
- The Contractor shall be responsible for adjusting all manhole, inlet and catch basin frames and grates/covers to grade just prior to curb installation and/paving.
- All retention/detention facilities shall be installed and in operation prior to, or in conjunction with, all construction activity, unless otherwise approved by the City.
- Detention/retention ponds with side slopes steeper than 3:1 or with a maximum water depth greater than 3 feet shall be enclosed with a vinyl coated chain link fence.
- Bio-filtration swales and/or filter strips shall be constructed, bedded or seeded and in operation prior to, or sodded in conjunction with, asphalt paving. The vegetation in the bio-swale must be well established before paving begins.
- Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned by the Developer prior to the City's acceptance of the project.
- When infiltration facilities are constructed, compaction of soil is not allowed, as the design is based on natural soil in the original location. Vehicles shall not be driven over the infiltration area during construction.
- If the contractor encounters groundwater or soil conditions different from that shown in the plans during infiltration system installation, the contractor shall notify the city inspector.

CONSTRUCTION SEQUENCE

- Arrange and attend a pre-construction meeting with City of Arlington staff, the on-site erosion control specialist, the design engineer, and owner.
- Contractor shall have a copy of the City's design standards and all standard details on hand at all times.
- Identify clearing limits as required with flagging and/or temporary orange construction fence. Locate tree protection fencing boundaries.
- Grade and install construction entrance(s).
- Place silt fence, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site.
- Provide protection for existing offsite catch basins and other drainage facilities.
- Clear any vegetation on site. Complete mass grading. Stockpile top soil for redistribution to minimize export. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with City of Arlington standards.
- Excavate and install central bio-retention cell system and protect from future construction activities.
- Excavate storm infiltration trenches at level depth throughout site. Backfill with clean sand or gravel. Geotech to ensure trenches connect with recessionary outwash sands.
- Grade and stabilize roads in conjunction with clearing and grading activity.
- Install/maintain temporary sedimentation measures.
- Install infiltration trench pipe distribution system in upper zone of pre-installed trench.
- Install Water and Sewer.
- Locate and excavate bio-retention systems and associated stormwater conveyance.
- Locate and install townhome foundation systems following geotechnical engineers recommendations.
- Install facing drain system, connect with downspout stub, and connect with infiltration trench pipe distribution.
- Final grade, construct and pave roadways.
- Construct bio-retention facilities once site is predominately stabilized and no construction water will be introduced to system. Bio-retention systems may need to be plastic lined and protected until site is completely stabilized. Ensure bio-retention soil media and underlying layers meet minimum specifications. Vegetation shall be established and vigorous prior to introduction of stormwater to system, regardless of time of year.
- Ensure that the permanent drainage system is complete and functional.
- Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant areas in accordance with landscape and wetland mitigation plans.
- Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City of Arlington approval.

GENERAL NOTES

- All work and materials shall conform to the current edition of the City of Arlington Public Works Standards and Specifications, and the current edition of the Washington State Department of Transportation (WSDOT) Standard Specifications for road, bridge, and municipal construction. A copy of these documents shall be on site during construction.
- It is the sole responsibility of the Developer/Contractor to obtain a grading permit, right-of-way permit, and utility permits from the City. All required permits from other agencies must also be obtained by the Developer/Contractor.
- Prior to any construction activity, the Developer/Contractor shall attend a pre-construction conference with the City. The Contractor shall schedule the pre-construction conference by calling (360) 403-3500. Prior to scheduling, the Contractor must submit and receive approval for the traffic control plan, city permits, temporary erosion and sediment control plan, performance bond, copy of other agency permits, a copy of the contractor's license, and proof of insurance coverage.
- A copy of the approved construction plans must be on the job site when construction is in progress.
- All site work shall be constructed in accordance with the approved plans. Any deviation from the approved plans will require prior approval from the Owner, the City Engineer, and other appropriate public agencies.
- All of the locations of the existing utilities shown in the plans have been established by field survey or obtained from available records and shall therefore be considered approximate and not necessarily complete. It is the sole responsibility of the Contractor to independently verify the accuracy of all utility locations.
- The Contractor shall locate and protect all castings and utilities during construction and shall contact the underground utilities locate service (1-800-424-5555 or 811) at least 48 hours prior to construction.
- Inspection and acceptance of all work will be accomplished by representatives of the City of Arlington. It shall be the Contractor's responsibility to coordinate and schedule appropriate inspections, allowing proper advance notice. The Inspector may require removal and replacement of items that do not meet City Standards or were constructed without inspection.
- The Contractor shall keep the on-site and off-site streets clean at all times by cleaning with a sweeping and/or vacuum truck. Washing of these streets will not be allowed without prior approval from the City Inspector.
- The Contractor shall maintain two (2) sets of "as-built" plans showing all field changes and modifications. Immediately after construction completion, the Contractor shall deliver both copies of red-lined plans to the City. The City will forward one of the copies to the design Engineer.

EROSION/SEDIMENTATION CONTROL NOTES:

- Approval of the Temporary Erosion/Sediment Control (TESC) plan does not constitute an approval of permanent road or storm drainage design.
- A TESC plan meeting the DOE Storm Water Management Manual adopted by the City shall be submitted to the City for approval prior to any work on the site. An approved copy must be maintained on-site and be readily available to the City Inspector at their request.
- The TESC BMP's shown on the plan must be installed prior to all other clearing and grading activities, and in such a manner as to ensure that sediment-laden water does not enter the drainage system. Leave the site, or violate applicable water quality standards, maintenance, replacement, and upgrading of the TESC plan is the responsibility of the Contractor until all construction is complete and approved by the City.
- The boundaries of the clearing limits, shown on the TESC plan, shall be clearly fenced or flagged in the field prior to starting construction. No disturbance beyond the fenced or flagged clearing limits shall be permitted. The fencing and/or flagging shall be maintained by the Contractor for the duration of the construction project.
- The TESC facilities shown on the plans are the minimum requirements for the anticipated site construction. During the construction period, these TESC facilities shall be upgraded and added to as needed, for unexpected storm events and to reflect changed conditions, as required by the City.
- The Contractor shall provide the city a 24-hour emergency contact phone number of the Contractor's certified erosion control supervisor prior to starting construction.
- The TESC facilities shall be inspected daily by the Contractor and maintained as necessary to ensure continued function and operation.
- Between October 1 and April 30, disturbed areas that are to be left unworked for more than two (2) days shall be immediately covered by mulch, sod or plastic covering, between May 1 and September 30, disturbed areas that are to be left unworked for more than seven (7) days shall be immediately covered by seeding or other approved methods.
- Sediment deposits shall be removed from all Catch Basins, Pre-treatment/Sediment Pond, and sediment Traps upon reaching a depth of 12 inches.
- Any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures, shall provide adequate storage capacity, and shall be cleaned out entirely once the site is stabilized. If the permanent facility is to ultimately function as an infiltration system, the facility shall not be used as a temporary settling basin.
- Where seeding for temporary erosion control is required, fast germinating grasses shall be applied at an approximate rate of 120 lbs per acre.
- Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of 3 inches, or 3,000 pounds per acre.
- Soil stockpiles shall be stabilized within 24 hours. When actively working with the soil stockpile, stabilization BY GROUND COVER BMPs shall occur at the end of each work day.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
- Maintenance and repair of TESC facilities and structures shall be conducted immediately upon recognition of a problem or when the TESC measures become damaged.
- Upon completion of the project, all bmp's shall be removed from the site and right of way. If bmp's are required to remain in place for further protection, arrangements for removal shall be made with the city inspector.

7A Auburn Street - Harmony Village 204th Arlington Street, C2 Construction Notes.dwg

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
DEVELOPMENT SERVICES MANAGER
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

SHEET
C2 of C23
22x34
GIM1084

LAND TECHNOLOGIES
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Arlington, WA 98223
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LAND TECHNOLOGIES
MAKING A WAY OUT OF NO WAY

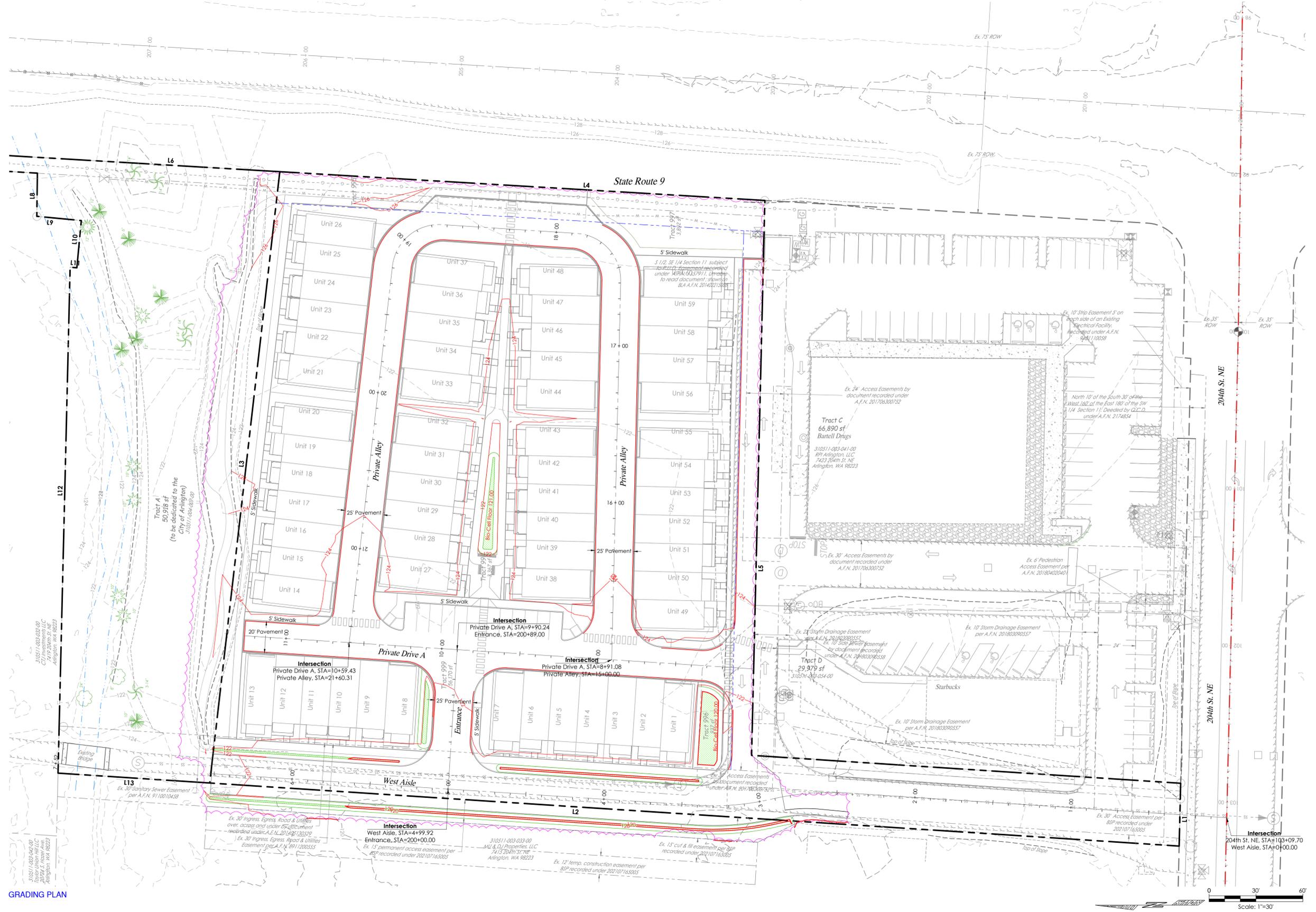


PROJECT LEAD: Alex
CHECKED BY: Tyler
DRAWN BY: Alex
DATE: 06/10/2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
AS-BUILT:

Harmony At Arlington
7417 204th Street NE, Arlington, WA 98223
A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Harmony At Arlington LLC.
4012 148th St SE, PMB # 50, Mill Creek, WA 98012

CONSTRUCTION NOTES



GRADING PLAN

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

CONSTRUCTION DRAWING APPROVAL THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET. BY: DEVELOPMENT SERVICES MANAGER DATE: THIS APPROVAL VALID FOR 18 MONTHS

SHEET C4 of C23 22x34 GIM1084

Harmony At Arlington 7417 204th Street NE, Arlington, WA 98223

Harmony At Arlington LLC. 4012 148th St SE, PMB # 50, Mill Creek, WA 98012

A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

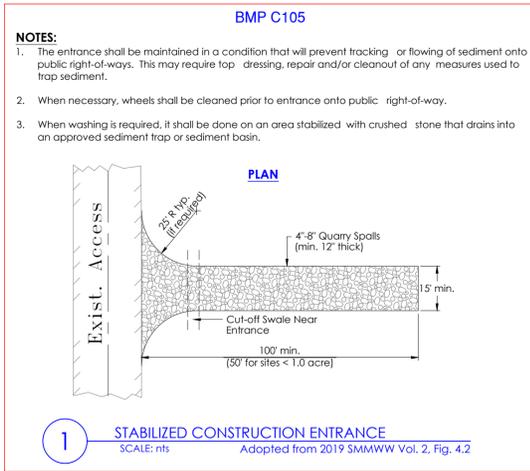
GRADING PLAN

PROJECT LEAD: Acute CHECKED BY: Tyler DRAWN BY: Mica, Alex DATE: REVISION 1: REVISION 2: REVISION 3: REVISION 4: AS-BUILT:

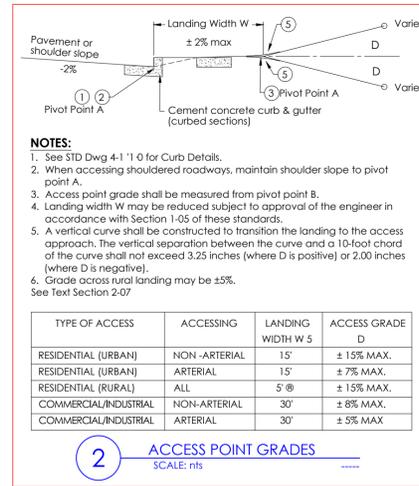


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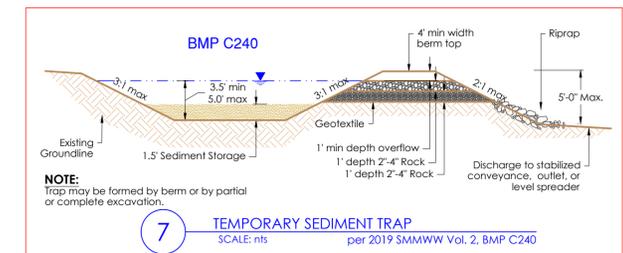
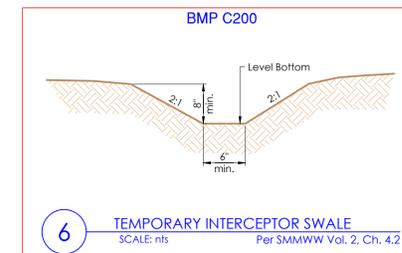
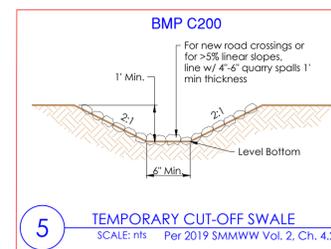
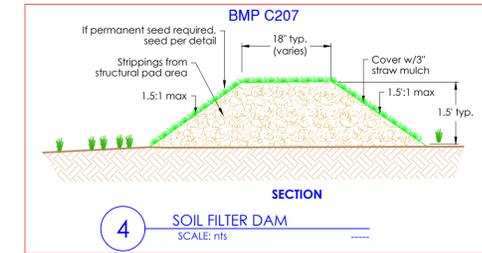
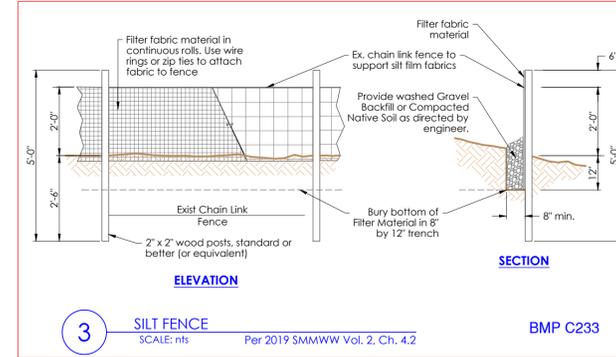
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- NOTES:**
- The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public right-of-ways. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.
 - When necessary, wheels shall be cleaned prior to entrance onto public right-of-way.
 - When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.



- NOTES:**
- See STD Dwg 4-1 '10 for Curb Details.
 - When accessing shouldered roadways, maintain shoulder slope to pivot point A.
 - Access point grade shall be measured from pivot point B.
 - Landing width W may be reduced subject to approval of the engineer in accordance with Section 1-05 of these standards.
 - A vertical curve shall be constructed to transition the landing to the access approach. The vertical separation between the curve and a 10-foot chord of the curve shall not exceed 3.25 inches (where D is positive) or 2.00 inches (where D is negative).
 - Grade across rural landing may be ±5%. See Text Section 2-07.



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DRAWN BY: *Meyer, Alex*
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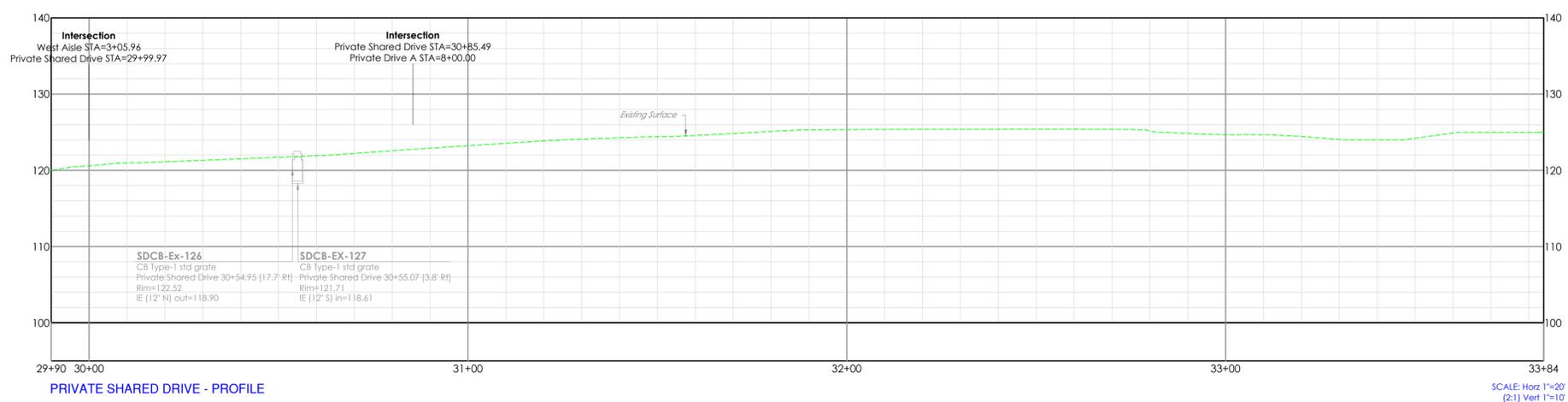
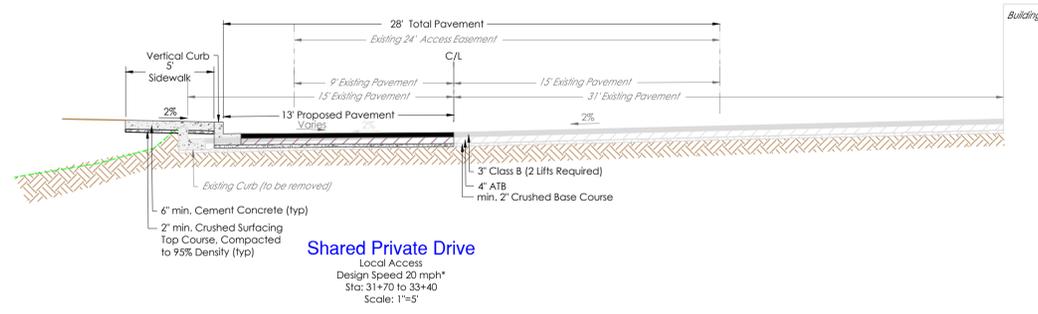
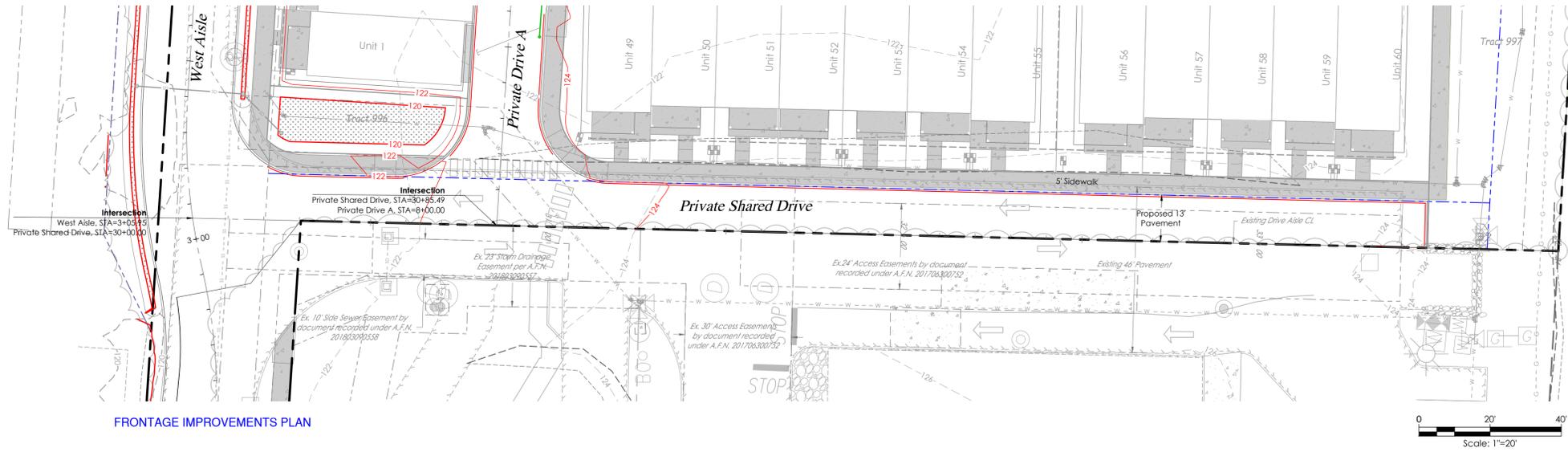
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FRONTAGE IMPROVEMENTS PLAN

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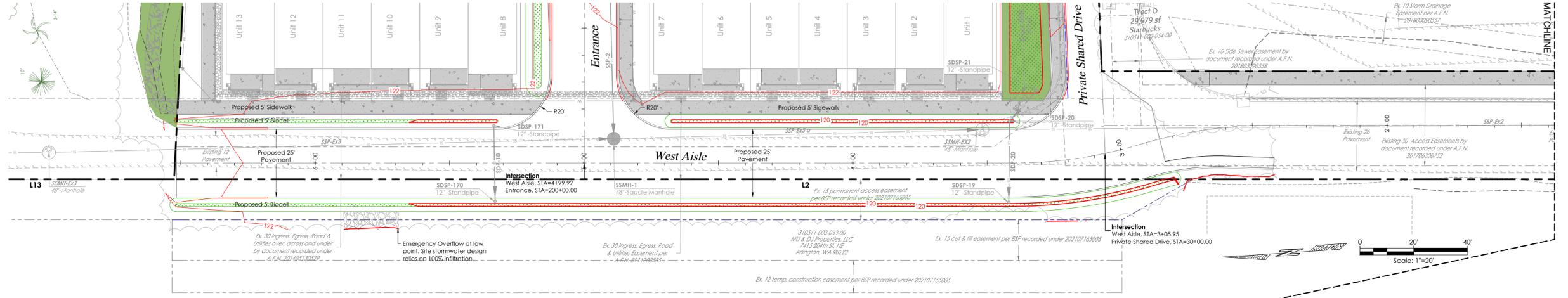
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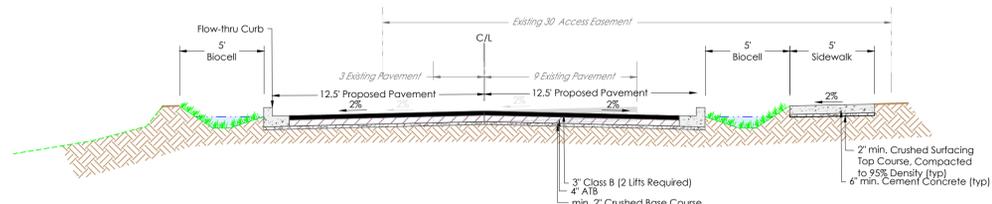
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 7417 204th Street NE, Arlington, WA 98223
 A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
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 C9 of C23
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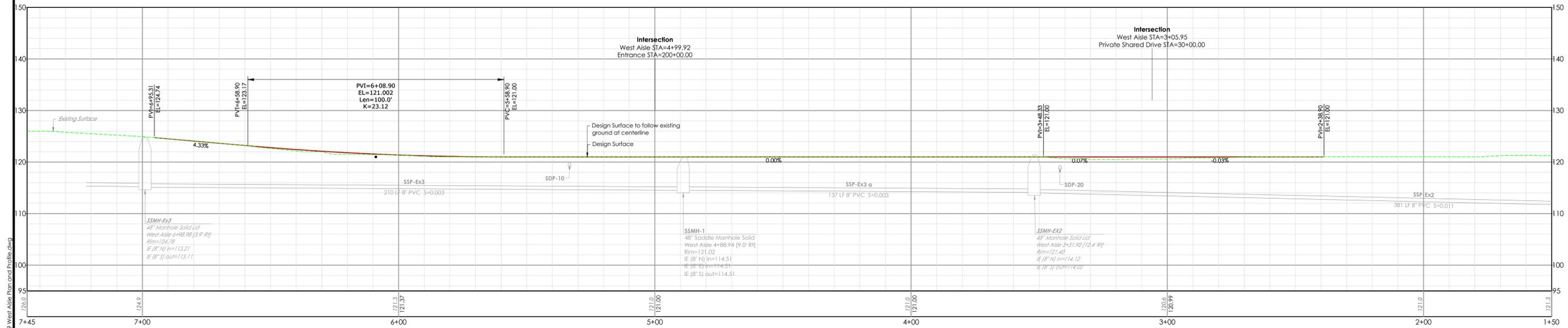
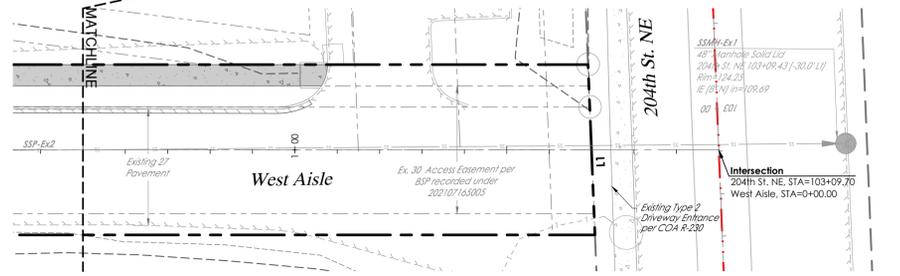
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WEST AISLE PLAN



West Aisle
 Local Access
 Design Speed 20 mph*
 Sta: 3+30 to 4+50
 Scale: 1"=5'



WEST AISLE - PROFILE

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WEST AISLE PLAN AND PROFILE
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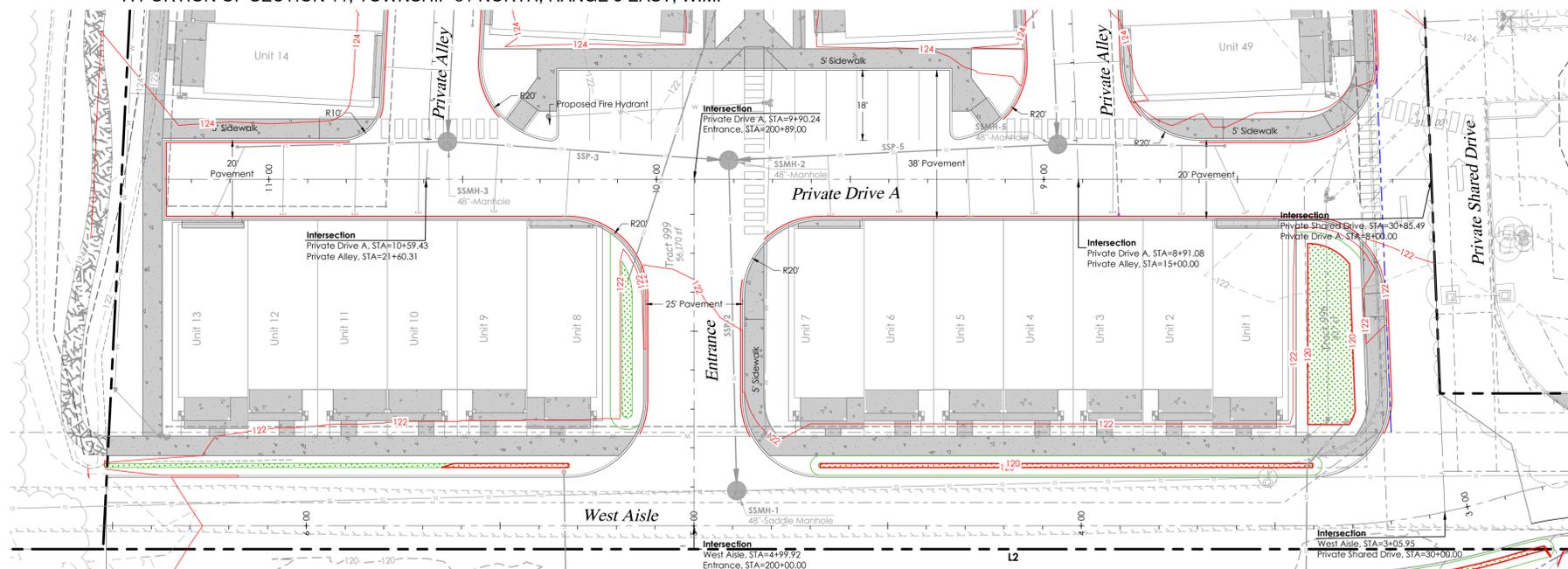
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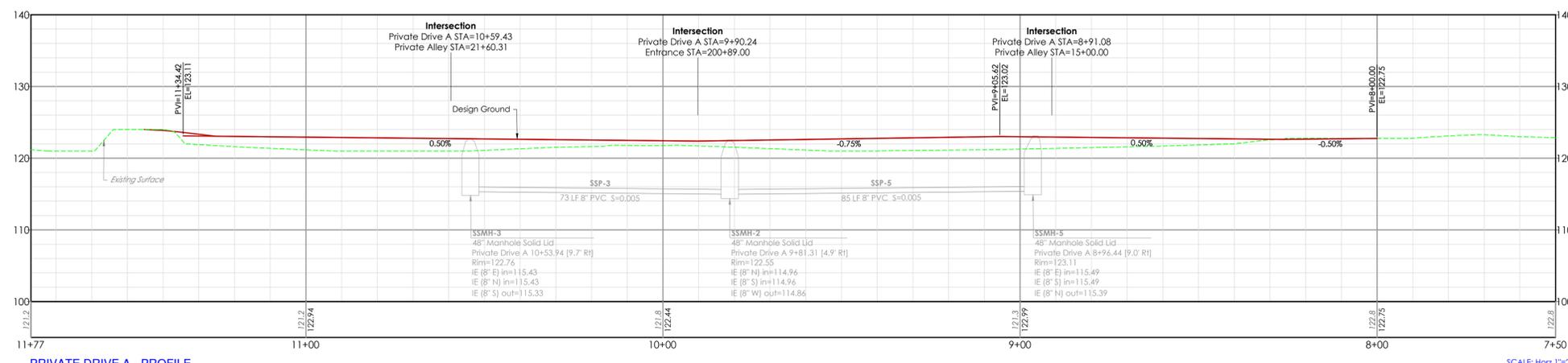
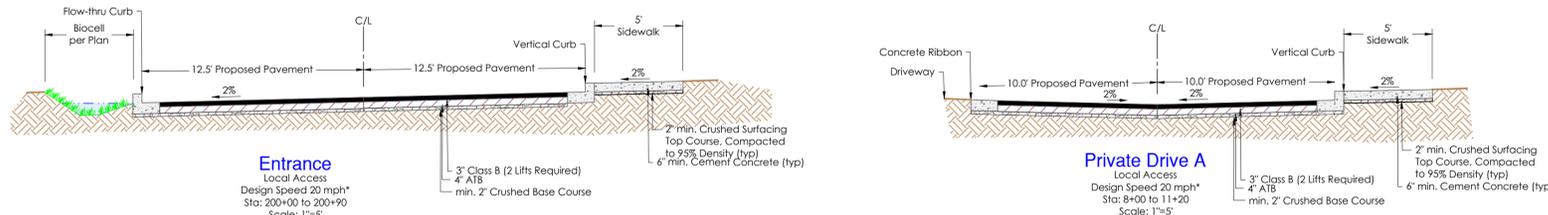
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FIRE LANE

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FIRE LANE DETAIL

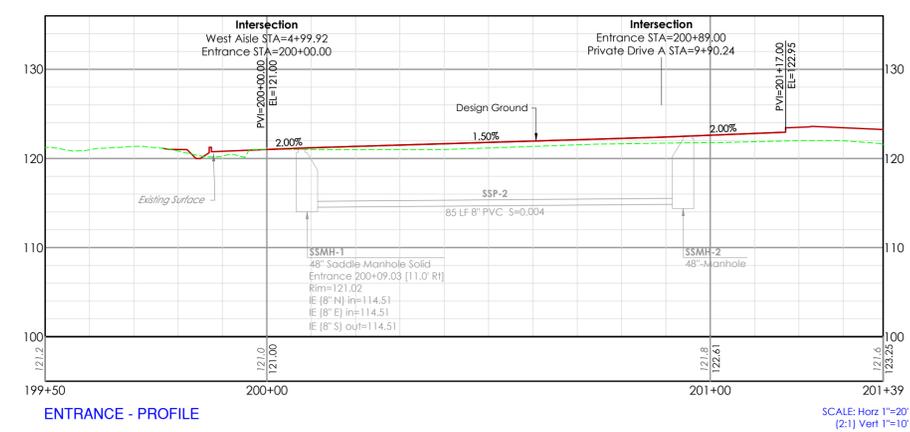


PRIVATE DRIVE A & ENTRANCE PLAN



PRIVATE DRIVE A - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



ENTRANCE - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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ENTRANCE AND PRIVATE DRIVE AISLE PLAN AND PROFILE

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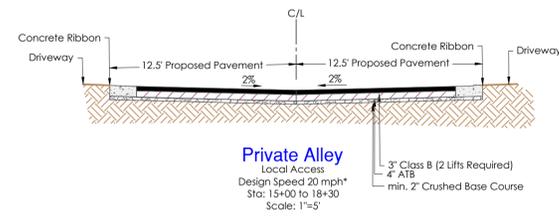
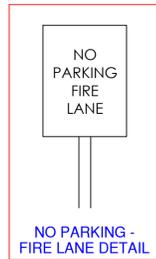
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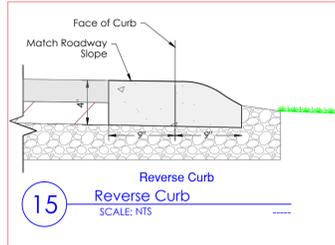
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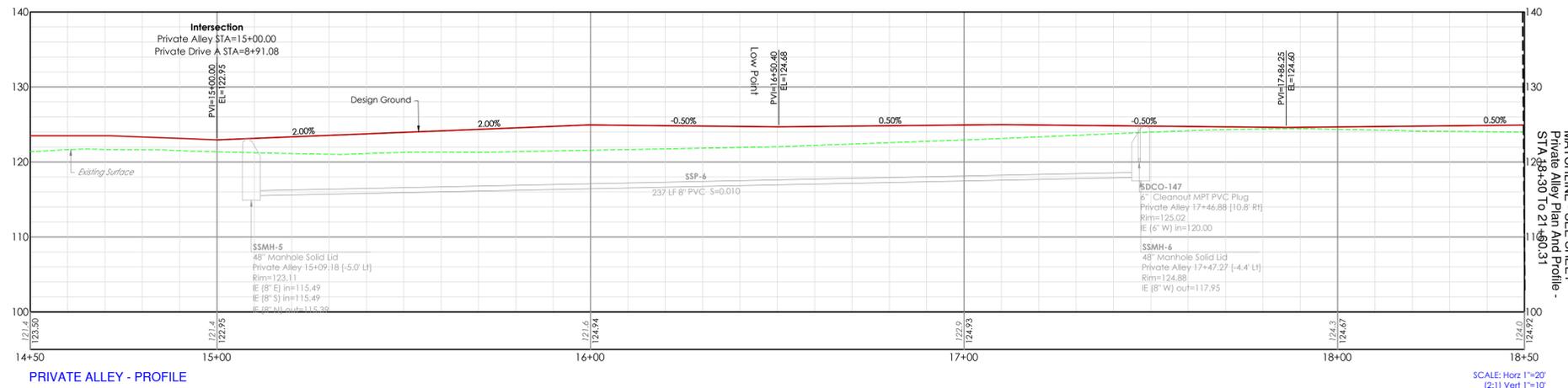
PRIVATE ALLEY PLAN - STA 15+00 TO 18+30



Private Alley
Local Access
Design Speed 20 mph*
Sta: 15+00 to 18+30
Scale: 1"=5'



15 Reverse Curb
SCALE: NTS



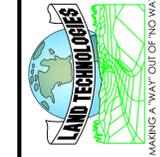
PRIVATE ALLEY - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'

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PRIVATE ALLEY PLAN AND PROFILE - STA 15+00 TO 18+30

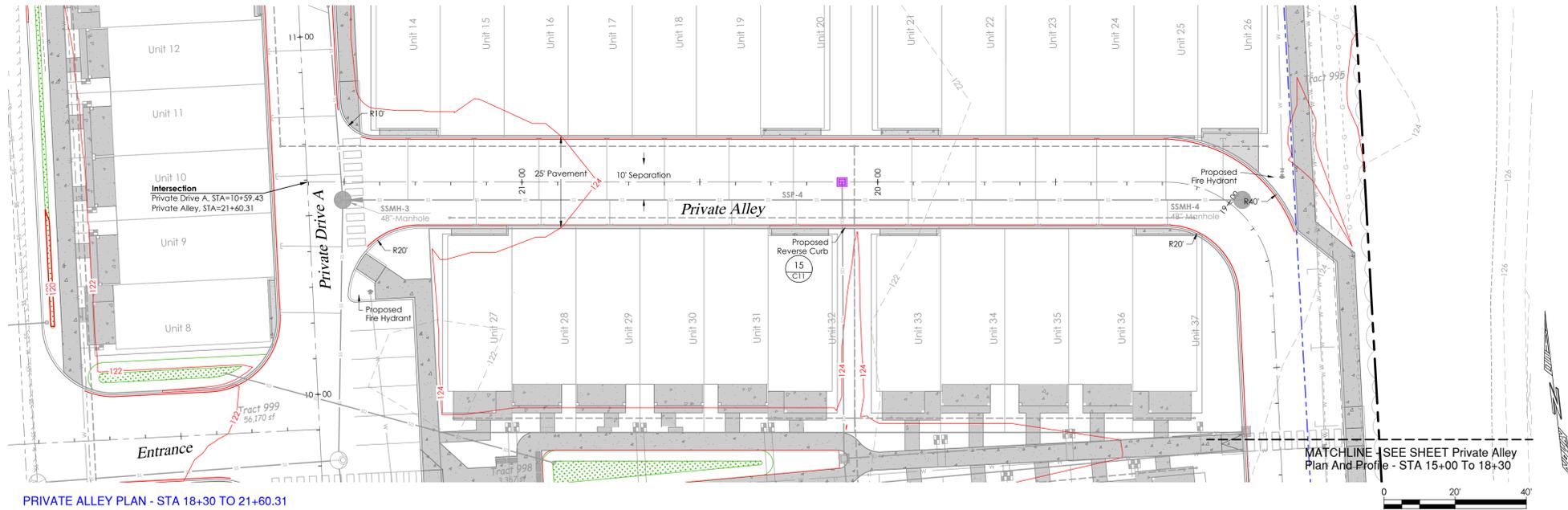
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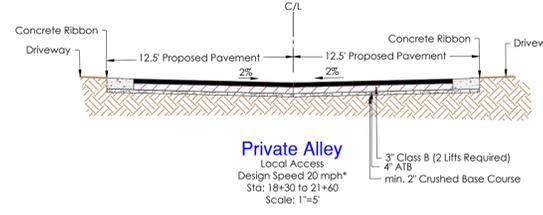
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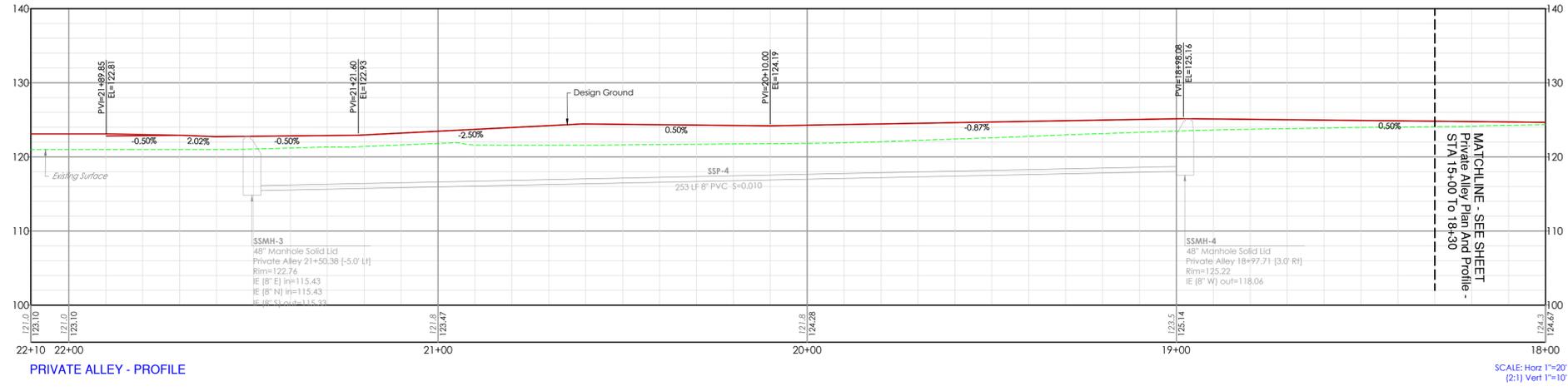
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PRIVATE ALLEY PLAN - STA 18+30 TO 21+60.31



Private Alley
Local Access
Design Speed 20 mph*
Sta: 18+30 to 21+60
Scale: 1"=5'



PRIVATE ALLEY - PROFILE

NO PARKING
FIRE LANE

NO PARKING -
FIRE LANE DETAIL

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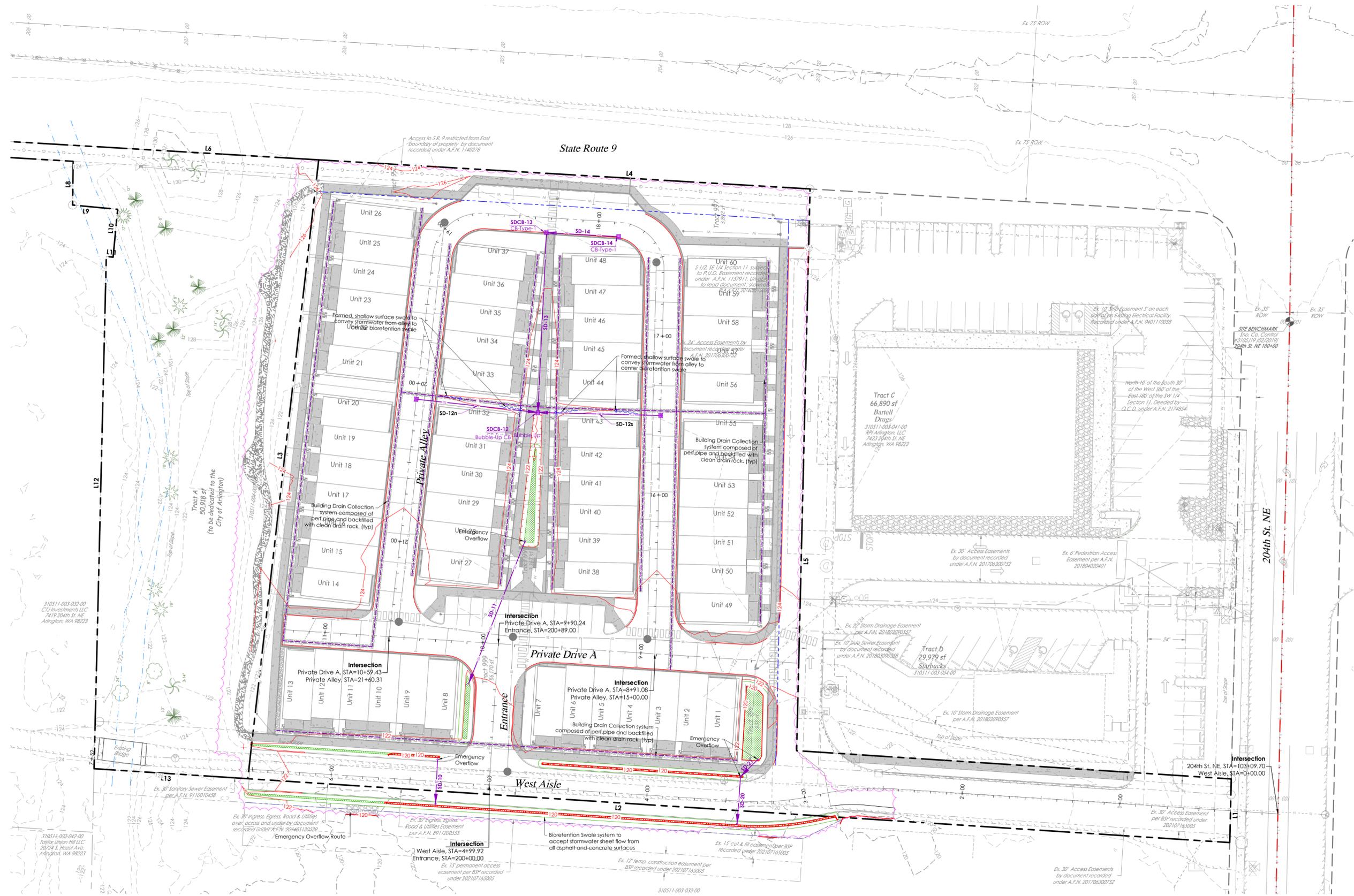
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PRIVATE ALLEY PLAN AND PROFILE - STA 18+30 TO 21+60.31

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STORMWATER MANAGEMENT OVERVIEW PLAN

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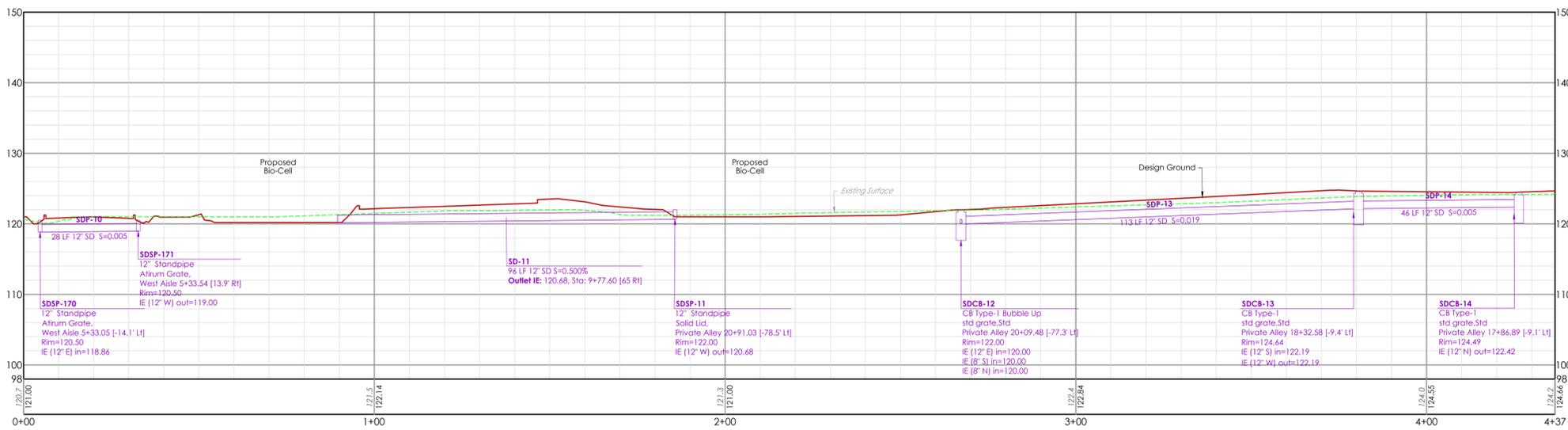
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STORMWATER MANAGEMENT OVERVIEW PLAN

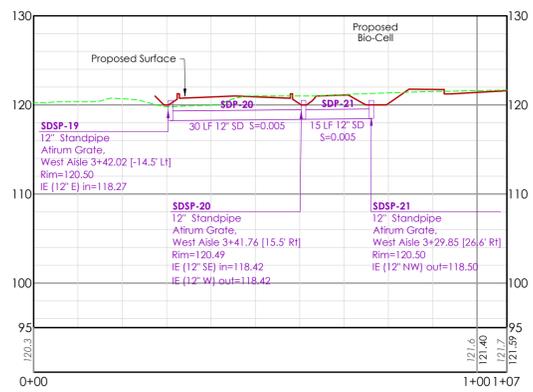
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STORMWATER OVERFLOW PLAN AND PROFILES



OVERFLOW STORM - PROFILE



OVERFLOW 2 - PROFILE



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STORMWATER OVERFLOW PLAN AND PROFILES

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BIORETENTION SOIL MEDIA PROCEDURE NOTE:

- Two acceptable criteria for Bioretention Soil Media (BSM or CAS):
 - Default Bioretention Soil Media
 - Custom Bioretention Soil Mix.

Default Bioretention Soil Media

Projects which use the following requirements for the bioretention soil media do not have to test the media for its saturated hydraulic conductivity

Mineral Aggregate

Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

Aggregate Gradation

The aggregate portion of the BSM should be well-graded. According to ASTM D 2487-98 (Classification of Soils for Engineering Purposes (Unified Soil Classification System)), well-graded sand should have the following gradation coefficients:

- Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4, and
- Coefficient of Curve (Cc = (D30)²/D60 x D10) greater than or equal to 1 and less than or equal to 3.

The sand gradation below is often supplied as a well-graded utility or screened. With compost this blend provides enough fines for adequate water retention, hydraulic conductivity within recommended range (see below), pollutant removal capability, and plant growth characteristics for meeting design guidelines and objectives. Where existing soils meet the aggregate gradation below, those soils may be amended rather than importing mineral aggregate.

General Guideline for Mineral Aggregate Gradation

Sieve Size	Percent Passing
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

Compost to Aggregate Ratio, Organic Matter Content, Cation Exchange Capacity

- Compost to aggregate ratio: 60-65 percent mineral aggregate, 35-40 percent compost.
- Organic matter content: 5-8 percent by weight.
- Cation Exchange Capacity (CEC) must be > 5 milliequivalents/100 g dry soil Note: Soil mixes meeting the above specifications do not have to be tested for CEC. They will readily meet the minimum CEC.

Compost

- To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.
- Meets the definition of "composted materials" in WAC 173-350-220 (including contaminant levels and other standards), available online at <http://www.ecy.wa.gov/programs/swfa/organics/soil.html>
- Produced at a composting facility permitted by the WA Department of Ecology. A current list of permitted facilities is available at <http://www.ecy.wa.gov/programs/swfa/compost/>
- The compost product must originate a minimum of 65 percent by volume from recycled plant waste as defined in WAC 173-350-100 as Type I feedstocks: "A maximum of 35 percent by volume of other approved organic waste as defined in WAC 173-350-100 as Type III, including post-consumer food waste, but not including biosolids, may be substituted for recycled plant waste. Type II and IV feedstocks shall not be used for the compost going into bioretention facilities or rain gardens.
- Stable (low oxygen use and CO2 generation) and mature (capable of supporting plant growth) by tests shown below. This is critical to plant success in a bioretention soil mixes.
- Moisture content range: no visible free water or dust produced when handling the material.
- Tested in accordance with the U.S. Composting Council "Testing Methods for the Examination of Compost and Composting" (TMECC), as established in the Composting Council's "Seal of Testing Assurance" (STA) program. Most Washington compost facilities now use these tests.
- Screened to the size gradations for Fine Compost under TMECC test method 02.02-B [gradations are shown in the specification in an appendix of the **Low Impact Development Technical Guidance Manual for Puget Sound**]
- pH between 6.0 and 8.5 (TMECC 04.11-A). If the pH falls outside of the acceptable range, it may be modified with lime to increase the pH or iron sulfate plus sulfur to lower the pH. The lime or iron sulfate must be mixed uniformly into the soil prior to use in the bioretention area.
- Manufactured inert content less than 1% by weight (TMECC 03.08-A)
- Minimum organic matter content of 40% (TMECC 05.07-A)
- Soluble salt content less than 4.0 mmhos/cm (TMECC 04.10-A)
- Maturity greater than 80% (TMECC 05.05-A "Germination and Vigor")
- Stability of 7 or below (TMECC 05.08-B "Carbon Dioxide Evolution Rate")
- Carbon to nitrogen ratio (TMECC 04.01 "Total Carbon" and 04.02D "Total Kjeldahl Nitrogen") of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

11 Bioretention Soil Media

SCALE: NTS

NOTES

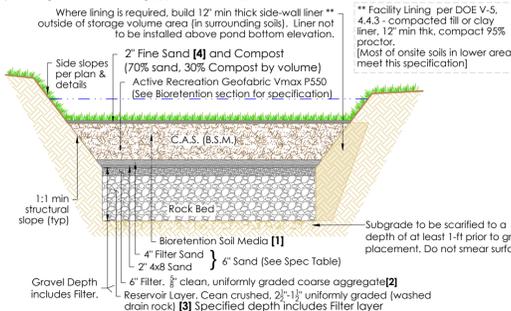
- Soils per Bioretention Soil Media detail. Mix to be certified prior to placement. Compact to 80% proctor.
- Uniformly graded coarse aggregate WSDOT spec 9.03.1(4)C crushed washed stone - AASHTO size number 47, (or equivalent)
- Uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, WSDOT spec 9.03.12(5) Gravel Backfill for Drywells, (or equivalent)
- Fine Sand, WSDOT spec 9.03.2(1) "Grading for Surface Finishing applications," or equivalent

Filter Sand Specification Table

U.S. Sieve Number	Percent Passing
#4	95-100
#8	70-100
#16	40-90
#30	25-75
#60	5-30
#100	<2
#200	<1

4x8 Sand Specification Table

U.S. Sieve Number	Percent Passing
3/8"	100
#4	90-100
#8	0-10
#10	0-5
#100	0-0.5
#200 (wet sieve)	0-0.5



100 Bioretention Cell Materials Specification - Typical Section

SCALE: NTS

Design Criteria for Custom Bioretention Soil Mixes

Projects which prefer to create a custom Bioretention Soil Mix rather than using the default requirements above must demonstrate compliance with the following criteria using the specified test method:

- CEC >= 5 meq/100 grams of dry soil. USEPA 9081
- pH between 5.5 and 7.0
- 5-8 percent organic matter content before and after the saturated hydraulic conductivity test. ASTM D2974 (Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing the 200 sieve; TMECC 04.11-A
- Measured (Initial) saturated hydraulic conductivity of less than 12 inches per hour; ASTM D 2434 (Standard Test Method for Permeability of Granular Soils (Constant Head)) at 85% compaction per ASTM D 1557 (Standard Test Method's for Laboratory Compaction Characteristics of Soil Using Modified Effort). Also, see Appendix V-B, Recommended Procedures for ASTM D 2434 When Measuring Hydraulic Conductivity for Bioretention Soil Mixes.
- Design (long-term) saturated hydraulic conductivity of more than 1 inch per hour. Note: Design saturated hydraulic conductivity is determined by applying the appropriate infiltration correction factors as explained above under "Determining Bioretention soil infiltration rate."
- If compost is used in creating the custom mix, it must meet all of the specifications listed below for compost.

Infiltration rates for the initial placement of Bioretention Soil Media is to be within 6 to 12 inches per hour to ensure vegetation survival.

Design Criteria:

Soil Retention: The duff layer and native topsoil should be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading removal 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.

- A topsoil layer with a minimum organic matter content of 10 percent dry weight in planting beds, and 5% organic matter content (based on a loss-on-ignition test) in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
- Planting beds must be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet the organic content requirements:
 - 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.
 - Compost used in bioretention areas should be stable, mature and derived from yard debris, wood waste, or other organic materials that meet the intent of the organic soil amendment specification. Biosolids and manure composts can be higher in bioavailable phosphorus than compost derived from yard or plant waste and therefore are not allowed in bioretention areas due to the possibility of exporting bio-available phosphorus in effluent.
 - The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
 - The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
- Calculated amendment rates may be met through use of composted material meeting the requirements above; or other organic material amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

Implementation Options:

Option 1: Leave native soil undisturbed, and protect from compaction during construction.
Option 1 is only applicable to sites that have the original, undisturbed soil native to the site. This will most often be forested land that is being left undisturbed in the current project.

Option 2: Amend disturbed soil according to the following procedures:

- Scarify subsoil to a depth of one foot.
- In planting beds, place three inches of compost and fill in to an eight-inch depth.
- In turf areas, place two inches of compost and fill in to an eight-inch depth.
- Apply two to four inches of arborist wood chip, coarse bark mulch, or compost mulch to planting beds after final planting. (Alternatively, disturbed soil can be amended on a site-customized manner so that it meets the soil quality criteria set forth above, as determined by a licensed engineer, geologist, landscape architect, or other person as approved by Snohomish County).

Option 3: Disturbed Soil.

Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location prior to grading. Cover soil and duff piles with woven weed barrier (available from nursery supply stores) that sheds moisture yet allows airflow.

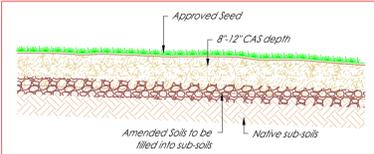
Option 4: Import topsoil mix with 10% min soil organic matter content.

Import topsoil mix of sufficient organic content and depth to meet the organic matter and depth requirements.

NOTE: All yards, landscape areas, or disturbed areas to receive 18 inches of Compost Amended Soils meeting the criteria of BMP T5.13. Careful removal of 9 inches of the onsite Forest Duff** could meet this requirement if properly protected and cared for during the Construction Process.

**Ignition testing of organics shall confirm that forest duff meets BMP T5.13 Specifications by an independent soils lab.

Note: Grading with Heavy Equipment may render this layer unsuitable.

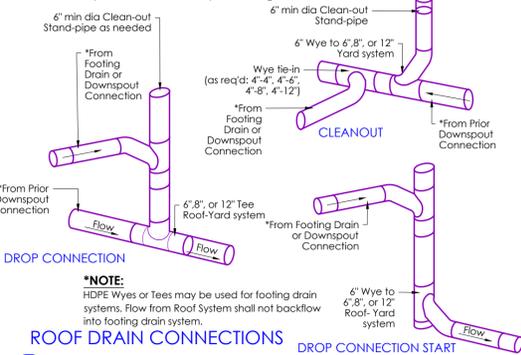


513 Compost Amended Soils

SCALE: NTS

NOTE:

This Plan demonstrates one possible connection scenario for footing drains. Alternative connections are possible. Connections may be made to concrete storm structures. Roof drains may not flow into or back-up into footing drains.



12 Downspout Connections

SCALE: NTS

TABLE-1 PVC Sleeves

Riser Pipe Dia (in)	Ring & Cover Dia (in)	PVC sleeve Dia (in)
6	10	12
8	12	12
12	12	18

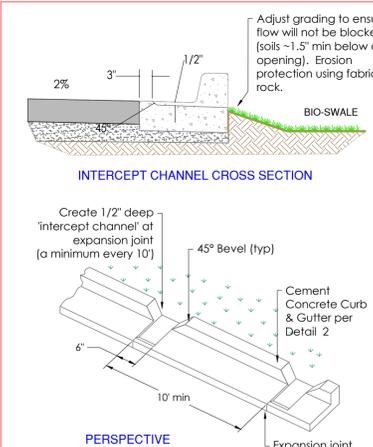
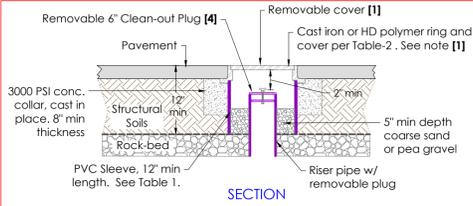
TABLE-2 RING AND COVERS

Riser Dia (in)	Mfg. Material	Part-No	Description	Dsgn-Load	Rating
6"	Carson, HDPE	910	9" Dia 10"-deep	300 lb/sf	Ped
8"	Fibrelite, composite	FL-08	9" Dia Valve box, 12"-deep	8,000 lb/sf	Tier-8
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	15,000 lb/sf	Tier-15
8"	H-Series, polymer	910	9" Dia Valve box, 10"-deep	22,500 lb/sf	Tier-22
12"	Carson, plastic	1419	14"x19" 12"-deep	300 lb/sf	Ped
12"	Synertech, composite	Duo-13x24	13"x24" box 12"-deep	15,000 lb/sf	Tier-15

- NOTES:**
- Required if any cleanout/standpipe falls within a pavement section or adjacent to pavement.
 - Ring and cover must be rated HS-20 if used in paved areas. See table for sizes and recommended parts. Equivalent or higher grade parts may be used.
 - Cover for shall read "DRAIN" or be blank (no label).
 - All bolts shall be 5/8" 11nc 304 Stainless Steel socket (Allen) head.
 - 6" Clean-out Plug, (Cherne 6" Original Gripper PN: 270261) or equiv)
 - Cover to be flush or 1" max below grade in landscape areas.
 - Riser to be plugged at all times during and after construction activities.

15 Traffic Rated Cover

SCALE: NTS



14 Curb Intercept Channel Detail

SCALE: NTS Land Technologies, Inc.

SPECIES	WGT/PERCENT
Primary Option for Bioretention Cells/Swales	
**PT 799 Microcover*	2 lbs per 1000 sf
Secondary Option for Bio-cells	
PT 769 R&R Eco-Turf Mix with Microcover	5-7lbs per 1000sf
Quatro Tetraploid Sheep Fescue	
Banfield Perennial Ryegrass	
Eureka II Hard Fescue	
Microcover	
Secondary Option-for swales	
PT 870 Clean Water Services Low Grow Swale Mix	7 lbs per 1000 sf
Turf Type Tall Fescue	
Perennial Ryegrasses	
Creeping Red Fescue	
Colonial Bentgrass	
Then overseed with **Microcover at	1 lb per 1000 sf

NOTE: Any Substitutions must be approved by Design Engineer before any application is made that deviates from these specifications. Substitutions are allowable but must be pre-approved.

APPLICATION: Evenly disperse seed mix by hand-operated Spreader at the rate specified for the seed mix being spread. Hydro-mulch at the rate of 50 lbs. per 1000 sf over the seed. Hydrosed tanks and equipment to be cleaned of all prior seed and other materials before use.

Microcover must be coated with Rhizobium leguminosarum by Trifolli. (Seed by ProTime comes pre-coated.)

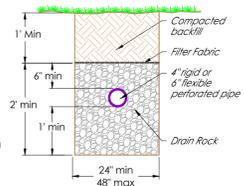
SOURCE: Pro Time Lawn Seed, Portland Oregon 503-239-7518
<http://www.ptlawnseed.com>

101 Bioretention Cell Seed Mix

SCALE: NTS

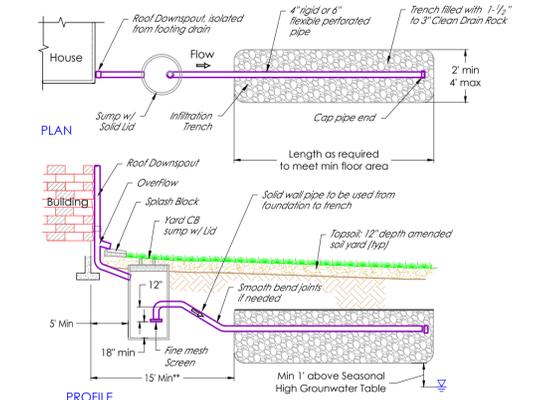
Installation Criteria for NPGIS Infiltration Trenches

- Maximum length of trench is 100 feet from inlet sump.
- Minimum spacing between trench outer edges is 4 feet.
- Filter fabric required over the drain rock prior to backfilling.
- Trenches should be constructed at the end of the development construction.
- Avoid smearing soil surface at bottom of trench. Smearing can be corrected by raking or roto-tilling.
- Trenches may be located under pavement if a small yard drain or catch basin with grate cover is placed at the end of the trench pipe such that overflow would occur out of the catch basin at an elevation at least one foot below that of the pavement, and in a location which can accommodate the overflow without creating a significant adverse impact to downhill properties or drainage systems. This is intended to prevent saturation of the pavement subgrade in the event of system failure.
- Drain rack to be 1-1/2" to 3" clean drain rack (no fines), clean RR ballast, or meet WSDOT Std spec 9-03.12(5) Gravel Backfill for Drywells



SECTION

****Setback Note:**
10' min. setback for slab foundations
15' min. default setback for wall foundations
All setbacks subject to geotechnical approval.
Setbacks as close as 5' may be approved.



303 DOWNSPOUT INFILTRATION TRENCH

SCALE: NTS per 2019 SCDM vol 3, 3.1.1, Fig 3.3



Features:
Integrated flow directional gutter outlet which directs the flow of water from the gutters onto an adjustable elliptical primary screen.

How it works
The steep angle of primary screen enables the action of the water to wash the screen and minimize maintenance. A secondary stainless steel screen keeps mosquitoes and vermin out of downpipes. With the removal of the secondary screen, the Leaf Beater is ideal for use purely as a debris removing device even when rainwater is not being collected.

Four settings can be applied to vary the angle at which the elliptical primary screen faces to adjust for various intensities of rainfall and amounts of debris. After observing the performance of the Leaf Beater®, the screen can be adjusted until the best operating setting is achieved.

Installation
The Leaf Beater® is usually mounted directly under the roof gutter, however it can be mid-mounted on a wall to make it easier to access for cleaning. The Leaf Beater® range includes three variants and connects with PVC and metal downpipes:
1. For rectangular downpipes - 2" x 3"
2. For round downpipes - 3" and 4" round.

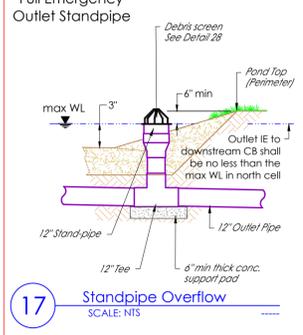


RainHarvest Systems, LLC
6075 Parkway North Drive
Cumming, GA 30040
Tel: 770-889-2533
Fax: 770-889-2577
<http://www.rainharvest.com/>
<http://filtration/pre-filtration/downspout-filters.asp>

21 Downspout Debris Screen

SCALE: NTS

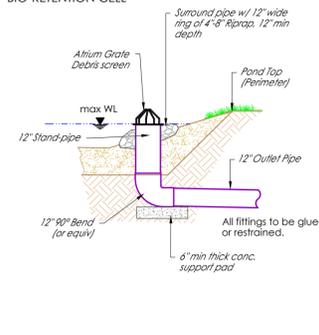
Full Emergency Outlet Standpipe



17 Standpipe Overflow

SCALE: NTS

BIO-RETENTION CELL

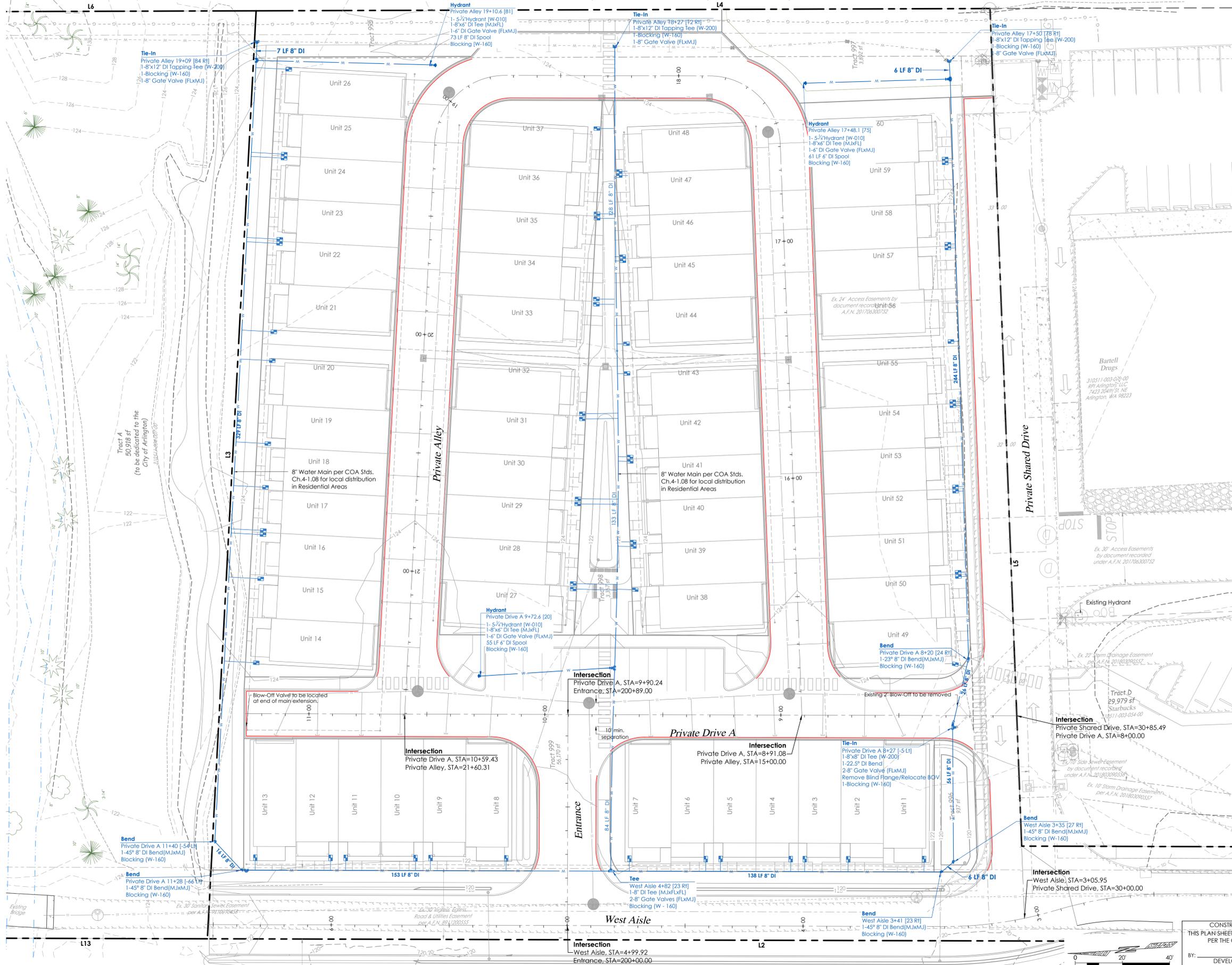


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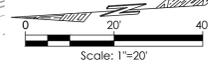


WATER PLAN

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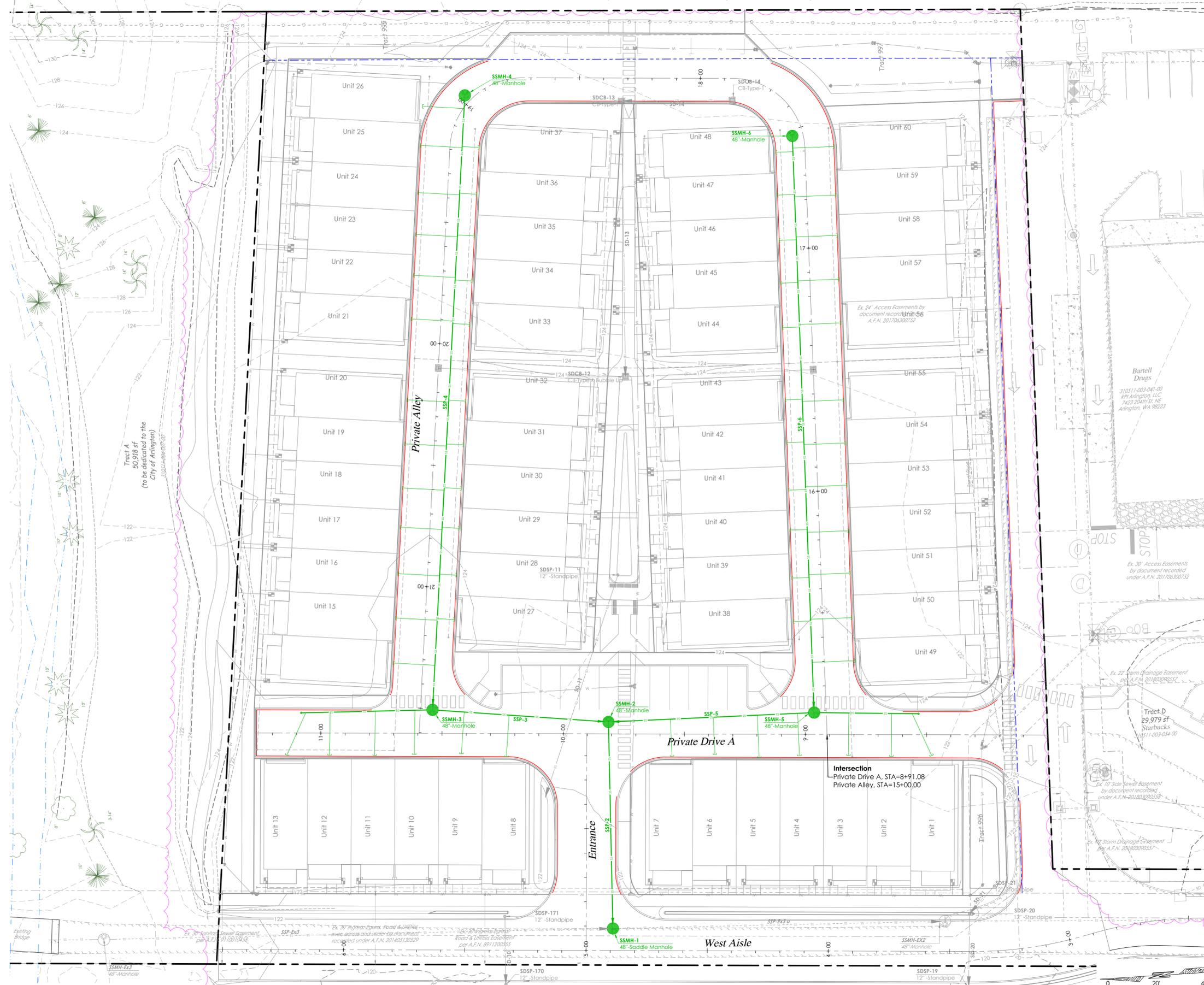
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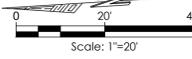


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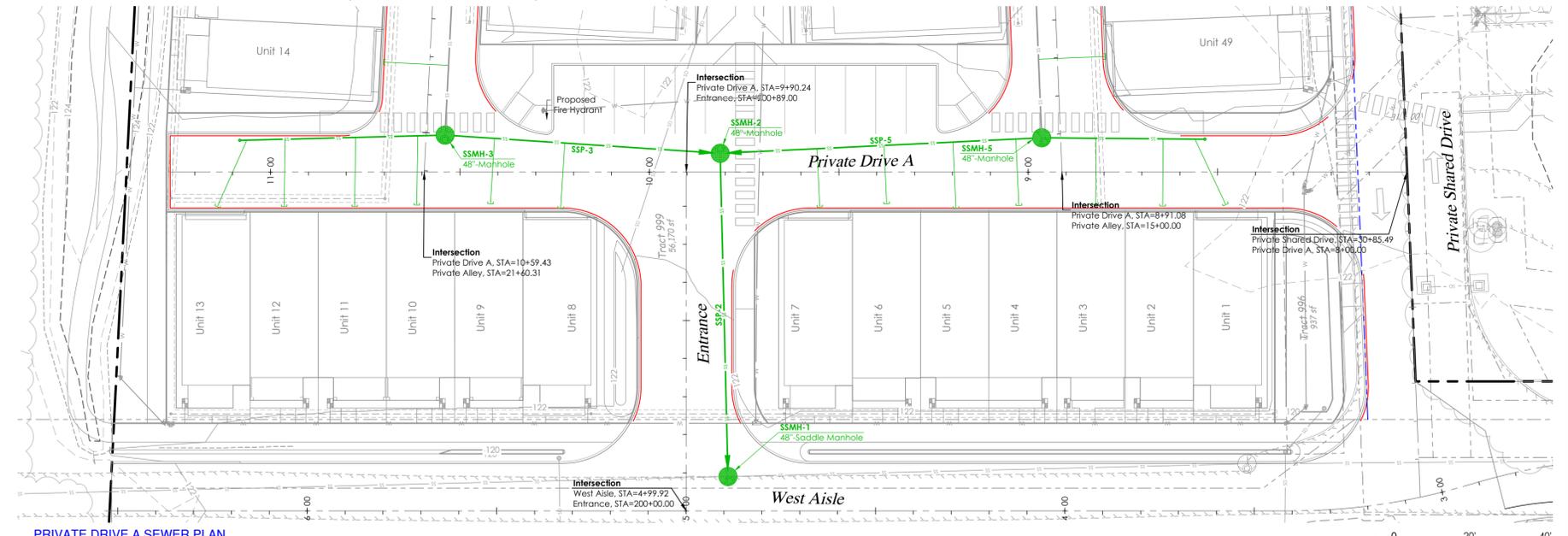
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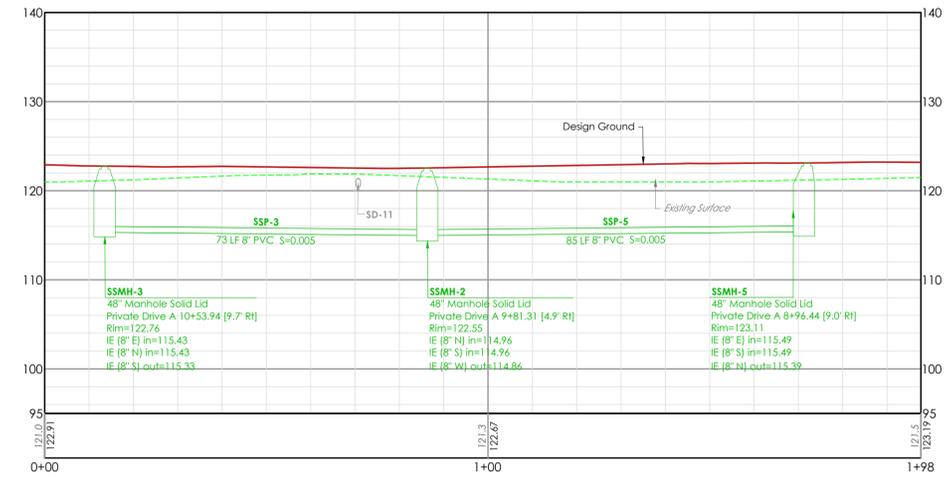
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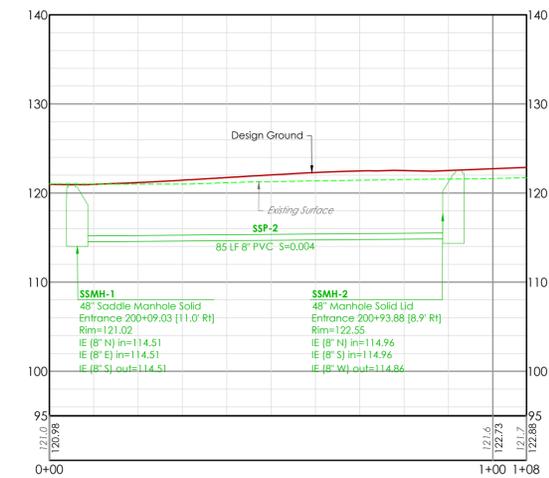


PRIVATE DRIVE A SEWER PLAN



SSMH 3 TO 5 - PROFILE

SCALE: Horz 1"=20'
(2:1) Vert 1"=10'



SSMH 1 TO 2 - PROFILE

SCALE: Horz 1"=20'
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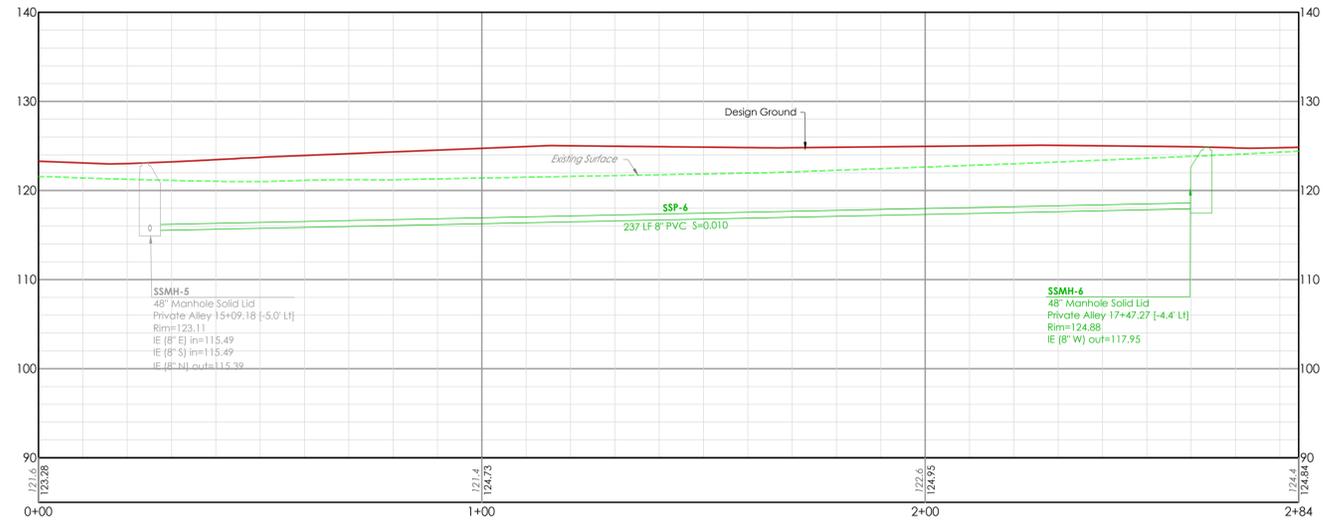
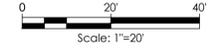
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PRIVATE ALLEY SEWER (SOUTH) PLAN



SSMH 5 - PROFILE

SCALE: Horz 1"=20'
Vert 1"=10'

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PRIVATE ALLEY SEWER (SOUTH) PLAN AND PROFILE

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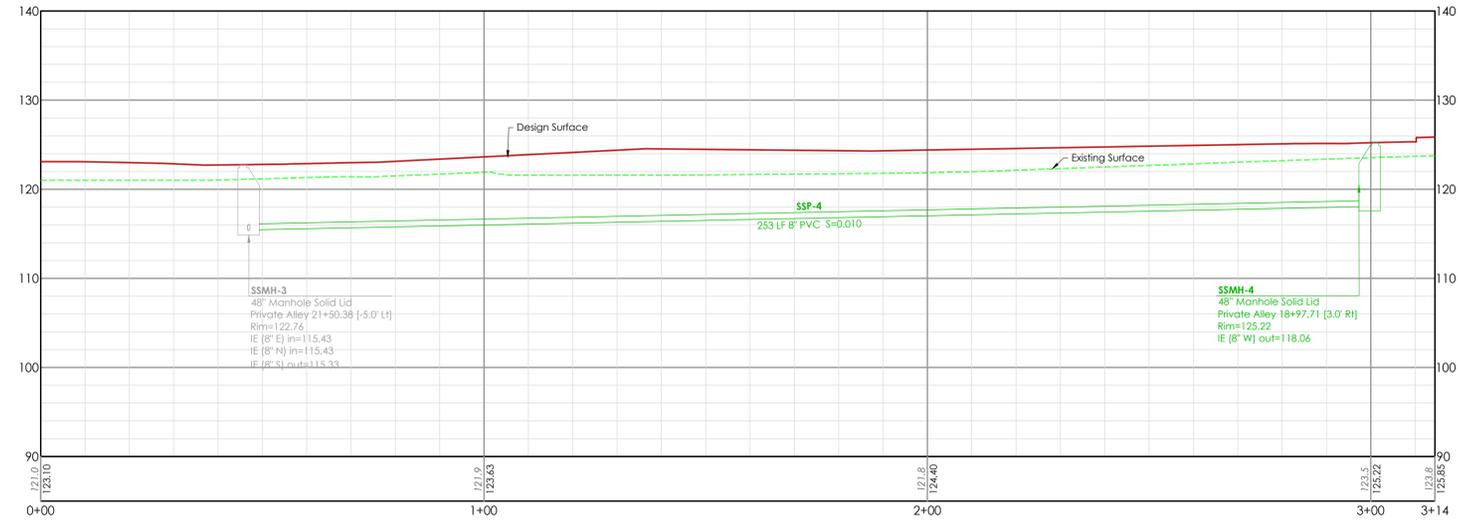
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PRIVATE ALLEY SEWER (NORTH) PLAN



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 C21 of C23
 22x34
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NOTES:

- PVC SIDE SEWER. FOR REMAINDER OF PVC SERVICE SEE SS-090.
- ROMAC STYLE CB TAPPING SADDLE OR APPROVED EQUAL ON ALL PIPE.
- CORE-DRILLING WITH INSERT-A-TEE MAY ALSO BE USED ON ALL PIPE.
- CORE DRILL EXISTING MAINLINE PIPE PER MFG'S SPECIFICATIONS.
- 35" MIN, 45" MAX.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	NEW SERVICE ON EXISTING MAIN	SS-100
REF STD SPEC			

NOTES:

- AT THE CONNECTION TO THE SEWER MAIN A MAIN DIA. X 6" TEE IS REQUIRED FOR NEW SEWER MAINS AND A ROMAC TAPPING TEE OR CORE DRILLED INSERT-A-TEE REQUIRED FOR AN EXISTING SEWER MAIN.
- 2x4 PRESSURE TREATED MARKER POST SHALL BE PAINTED WHITE WITH BLACK LETTERS "SEWER LOT # INVERT DEPTH".
- 12 GAUGE WIRE SHALL BE CONNECTED TO PIPE AT INVERT AND WRAPPED AROUND MARKER POST.
- DETECTOR TAPE REQUIRED FROM SEWER MAIN TO MARKER POST.
- TEST TEE SHALL BE INSTALLED AT THE SEWER MAIN WHEN A SIDE SEWER IS CONNECTED TO AN EXISTING SEWER MAIN.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	SIDE SEWER STUB	SS-090
REF STD SPEC			

NOTES:

- CLEAN-OUT PIPE AND FITTINGS SHALL BE THE SAME MATERIAL AS THE SEWER MAIN.
- A SANITARY TEE, SWEEP, OR STRAIGHT TEE IS NOT ACCEPTABLE.
- SEWER STUB WILL BE EXTENDED 10' BEYOND PROPERTY LINE AND 5' BEYOND UTILITY EASEMENTS TO PREVENT DAMAGE TO CLEAN-OUT AND MINIMIZE CONFLICTS WITH OTHER UTILITIES WHEN SERVICE TO BUILDING IS ACCOMPLISHED.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	SEWER CLEANOUT	SS-080
REF STD SPEC			

NOTES:

- MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M-199 (ASTM C 478) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN STANDARD SPECIFICATIONS.
- ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS.
- ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
- CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MAXIMUM PIPE SIZE IS 12" FOR 48" MANHOLE, 24" FOR 54" MANHOLE. MINIMUM DISTANCE BETWEEN HOLES IS 6" (MEASURED ON THE INSIDE OF THE MANHOLE).
- MANHOLE SIZE DEPENDS ON SIZES, LOCATION AND NUMBERS OF HOLES FOR PIPES. MANHOLE DESIGN AND SIZE SHALL BE APPROVED AND WARRANTED BY THE MANHOLE SUPPLIER.
- FOR DEPTHS OVER 25' MANHOLE BASE SLAB DESIGN SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- ALL INTERIOR AND EXTERIOR JOINTS TO BE GROUTED (SEE GROUT SPECIFICATIONS). GROUT TO BE 1/2" THICK MINIMUM AND 3" EACH SIDE OF JOINT MINIMUM. THEY MUST BE INSPECTED PRIOR TO BACKFILL.
- CORE DRILLING ONLY. HAMMERING KNOCKOUTS WILL NOT BE ALLOWED. KOR-N-SEAL FACTORY INSTALLED BOOTS ARE ALLOWED.
- MANHOLES 5'-7" DEEP MUST BE FLAT TOPS.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	MANHOLE TYPE I	SS-010
REF STD SPEC			

CARRIER PIPE DIAMETER	4"	6"	8"	10"	12"
CASING DIAMETER (M/J/MEGALUG JOINT CARRIER PIPE)	14"	16"	18"	20"	22"
STEEL CASING THICKNESS	0.25"	0.25"	0.25"	0.25"	0.25"
SPACER BAND WIDTH	8"	8"	8"	8"	8"

* USE 24" DUCTILE IRON PIPE

NOTES:

- ANY VARIATION TO THIS DETAIL SHALL BE REVIEWED AND APPROVED BY CITY ENGINEER.
- CASING SHALL BE SEALED AT BOTH ENDS.
- PIPE CASINGS SHALL EXTEND 6 FEET BEYOND THE EDGE OF PAVEMENT. IF THE RIGHT-OF-WAY IS NOT OWNED BY CITY OF ARLINGTON, PIPE CASING SHALL EXTEND 6 FEET BEYOND RIGHT-OF-WAY.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	WATER LINE CASING DETAIL	W-230
REF STD SPEC			

NOTES:

- GUARD POSTS SHALL BE 8" LONG, 6" DIAMETER, CONCRETE FILLED CLASS 52 D.I. PIPE OR 8" LONG 8" DIAMETER REINFORCED CONCRETE. PAINTED WITH TWO COATS OF HIGH GLOSS CATERPILLAR YELLOW (RUST-OLEUM) TYPE PAINT.
- TOP OF GUARD POST SHALL BE LEVEL WITH TOP OF OPERATING NUT.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	FIRE HYDRANT GUARD POST	W-030
REF STD SPEC			

NOTES:

- HYDRANTS AND ALL MATERIALS SHALL CONFORM TO AWWA STANDARDS AND SHALL BE OF STANDARD MANUFACTURE (M&H 929 RELIANT OR MUELLER SUPER CENTURION 250 ONLY).
- THE CENTER OF THE HYDRANT SHALL BE 3" FROM FACE OF CURB. IF THERE IS NO CURB, THE CENTER OF HYDRANT SHALL BE 3" FROM RIGHT-OF-WAY AND A MINIMUM OF 5' FROM TRAVELED LANE.
- ONE 5" TO 4-1/2" PUMPER PORT W/N.S.T. AND STORZ ADAPTER ASSEMBLY. PUMPER PORT TO BE FACING STREET OR ROADWAY FOR THE FIRE ENGINE ACCESS.
- TWO 2-1/2" HOSE PORTS W/N.S.T. AND 1-1/4" OPERATING NUTS.
- PROVIDE GUARD POSTS FOR VEHICULAR TRAFFIC PROTECTION IF REQUIRED BY CITY ENGINEER PER STD. DETAIL W-030.
- INSTALL 3'x3'x4" CONCRETE PAD (3000 PSI) AROUND HYDRANT IN UNPAVED AREAS INCLUDING PLANTER STRIPS. COMPLETELY SURROUND HYDRANT W/FULL DEPTH OF CONCRETE PAD WITH 1/4" JOINT MATERIAL BEFORE PLACING CONCRETE.
- HYDRANT RUN TO BE 6" CEMENT LINED DUCTILE IRON PIPE CLASS 52 WITH RESTRAINED JOINTS (MEGALUG OR APPROVED EQUAL). HYDRANT RUN LONGER THAN 50 FEET SHALL BE 8" DIA. OR LARGER.
- 3/4" GALV. SHACKLE RODS WITH THE EYE BOLTS AT BOTH ENDS REQUIRED FROM VALVE TO HYDRANT.
- FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF HIGH GLOSS EQUIPMENT YELLOW "RUST-OLEUM" TYPE PAINT.
- INSTALL 24"x24"x4" CONCRETE PAD (3000 PSI) AROUND VALVE BOX AND 48"x48"x4" FOR MULTIPLE VALVE BOXES IN UNPAVED AREA.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	FIRE HYDRANT ASSEMBLY	W-010
REF STD SPEC			

NOTES AND MATERIALS:

- 1" CC SERVICE SADDLE W/DOUBLE STAINLESS STEEL STRAP OR DIRECT TAP CC THREAD CORP SEE TABLE 1.1 ABOVE.
- 1" BALL VALVE CORPORATE STOP CC X COMPRESSION WITH KEY FACING UP, MUELLER OR FORD ONLY.
- 1" HDPE CTS CLASS 200 HIGH SERVICE PIPE (200 PSI RATING) WITH STAINLESS STEEL STIFFENER AND 10 GAUGE COATED COPPER TRACER WIRE WRAPPED AROUND THE PIPE AND ATTACHED ON BOTH ENDS.
- FOR 5/8"x3/4" METER, A 1" COMPRESSION ANGLE METER BALL VALVE x 5/8" METER IS REQUIRED. FOR 1" METER, A 1" COMPRESSION ANGLE METER BALL VALVE x 1" METER IS REQUIRED. BALL VALVES ARE LOCKABLE.
- METER SHALL BE INSTALLED BY CITY UTILITIES DIVISION AT OWNER'S EXPENSE.
- METER BOX SHALL BE MIDSTATES PLASTICS 1324-12 W/SOULD DI LID WITH 1 3/4" HOLE FOR TOUCH READ PAD (TRP).
- 5/8" x 3/4" METERS REQUIRE A 3/4" ANGLE METER CHECK COUPLING x 5/8" METER WITH A 3/4" MPT x 1" COMPRESSION ADAPTER. 1" METER REQUIRES A 1" ANGLE METER CHECK COUPLING x 1" METER.
- 1" COMPRESSION x FIPT ADAPTER WITH 1" PLASTIC PLUG.
- EXTEND SERVICE PIPE 10' BEYOND PROPERTY LINE AND AN ADDITIONAL 5' BEYOND EASEMENT LINE.
- METER LENGTH BLANK STUB.

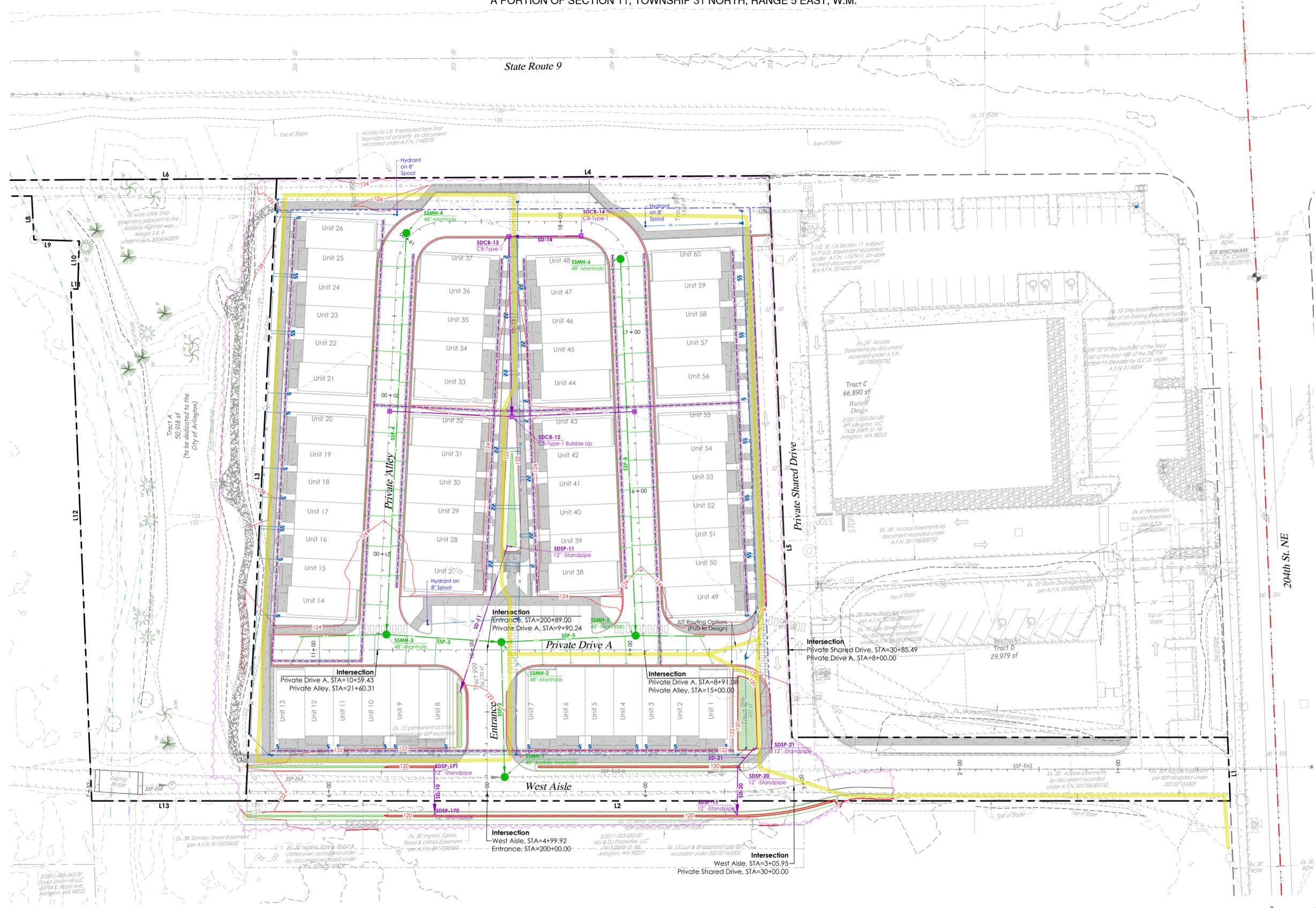
APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	5/8" x 3/4" & 1" RESIDENTIAL WATER SERVICE	W-040
REF STD SPEC			

4/10/2024 4:14 PM
7-A-Architect-Scanned-Harmony Village 204th Arlington Street C22 City of Arlington Water & Sewer Detail.dwg
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DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

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 DRAWN BY: Mica, Alex
 DATE: 06/10/2024
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 REVISION 2: -
 REVISION 3: -
 REVISION 4: -
 AS-BUILT: -
 CITY OF ARLINGTON
 Harmony At Arlington
 7417 204th Street NE, Arlington, WA 98223
 A PORTION OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
 4012 148th St SE, P.M.B. # 50, Mill Creek, WA 98012
 CITY OF ARLINGTON WATER & SEWER DETAILS
 SHEET
 C22 of C23
 22x34
 GIM1084

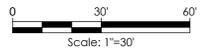


COMPOSITE UTILITY PLAN

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DRAWN BY: Mier, Alex
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COMPOSITE UTILITY PLAN

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C23 of C23
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