

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.

ARLINGTON GARDEN APARTMENTS

ARLINGTON, WASHINGTON

PLN 1263

PROJECT TEAM

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PHONE: (253) 514-8952
EMAIL: shauna@soundviewconsultants.com

SURVEY INFORMATION:

SURVEY BY TERRANE

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN COUNTY ROAD KNOWN AS 59TH AVENUE NORTHEAST;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1082111;

AND EXCEPT THAT PORTION THEREOF APPROPRIATED BY THE STATE OF WASHINGTON UNDER SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 89826.

BASIS OF BEARING:

ACCEPTED A BEARING OF N 05°09'54" E BETWEEN MONUMENTS FOUND ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

SCHEDULE B ITEMS:

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: AUGUST 25, 1993
RECORDING NO.: 9308250058
AFFECTS: PORTION OF SAID PREMISES
"PLOTTED"

2. LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION

AND: CITY OF ARLINGTON
RECORDING DATE: SEPTEMBER 30, 1998
RECORDING NO.: 9809300425
REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM
"NOT PLOTTED - BLANKET IN NATURE"

3. LATECOMER'S AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION
AND: CITY OF ARLINGTON
RECORDING DATE: SEPTEMBER 30, 1998
RECORDING NO.: 9809300426
REGARDING: COSTS AND CHARGES FOR CONNECTION TO A WATER SYSTEM
"NOT PLOTTED - BLANKET IN NATURE"

PROJECT/SITE INFORMATION:

PERMIT NUMBERS: PLN 1263 & PLN 1264

PARCEL NUMBER: 31051000402700

SITE ADDRESS: 21117 59TH AVENUE NORTHEAST

OWNER NAME: QUARTERRA

PROJECT SIZE: 8.81 ACRES, 383,704 SQUARE FEET

EXISTING ZONING: GENERAL COMMERCIAL (GC), MIXED USE OVERLAY

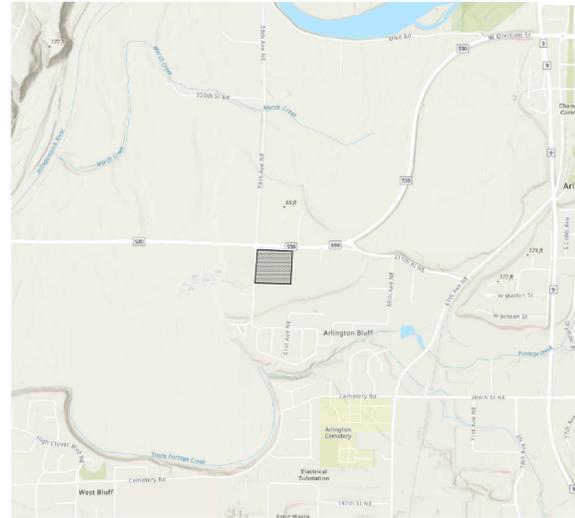
USE CLASSIFICATION: MULTI-FAMILY RESIDENTIAL AND COMMERCIAL RETAIL

WATER PROVIDER: CITY OF ARLINGTON

SEWER PROVIDER: CITY OF ARLINGTON

FEMA FLOOD ZONE: ZONE X

AIRPORT PROTECTION DISTRICT SUBDIVISION: N/A



VICINITY MAP

NTS



ARCHITECTURE SHEET INDEX	
SHEET NO.	SHEET TITLE
T.01	COVER SHEET
A.01	EXTERIOR RENDERING - STREET PERSPECTIVE
A.02	EXTERIOR RENDERING - COURTYARD PERSPECTIVE
A.03	EXTERIOR RENDERING - RETAIL PERSPECTIVE
A.04	PROJECT DATA
A.05	FORM-BASED CODE COMPLIANCE
A.06	FORM-BASED CODE COMPLIANCE
A.07	FORM-BASED CODE COMPLIANCE
A.08	ARCHITECTURAL SITE PLAN
A.09	WETLAND AVERAGING
A.10	MINI PARK & OPEN SPACE
A.11	BLDG. TYPE & FRONTAGE DIAGRAM
A.12	BUILD TO LINE/SETBACK DIAGRAM
A.13	BUILD TO LINE DEFINED BY BLDGS
A.14	FORM-BASE CODE COMPLIANCE - BUILDINGS A & B
A.15	FORM-BASE CODE COMPLIANCE - BUILDINGS C, D & E
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A.17	STOOP - STAIRS
A.18	SHOP FRONT
A.19	ENGAGE PORCH
A.20	RESIDENTIAL STREET
A.21	RESIDENTIAL STREET SECTION
A.22	DRIVEWAY SECTION
A.23	FLOOR PLANS - BUILDING A
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C3.01	GRADING PLAN
C3.02	GRADING PLAN
C3.03	GRADING PLAN
C3.04	GRADING PLAN
C4.00	COMPOSITE ROAD AND STORM DRAINAGE PLAN
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C4.02	211TH PLACE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.03	211TH PLACE NE ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.04	DRIVE A ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.05	DRIVE A ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.06	DRIVE B ROAD AND STORM DRAINAGE PLAN AND PROFILE
C4.07	DRIVE B ROAD AND STORM DRAINAGE PLAN AND PROFILE
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OS-03	ON-SITE ILLUMINATION PLAN
OS-04	ON-SITE ILLUMINATION PLAN
OS-05	ON-SITE ILLUMINATION PLAN DETAILS
OS-06	ON-SITE ILLUMINATION PLAN DETAILS
OS-07	ON-SITE ILLUMINATION PLAN DETAILS
OS-08	ON-SITE ILLUMINATION PLAN DETAILS
OS-09	ON-SITE ILLUMINATION PLAN DETAILS
OS-10	ON-SITE ILLUMINATION PLAN DETAILS
PC-01	ON-SITE PHOTOMETRIC CALCULATIONS
PC-02	ON-SITE PHOTOMETRIC CALCULATIONS
PC-03	ON-SITE PHOTOMETRIC CALCULATIONS
PC-04	ON-SITE PHOTOMETRIC CALCULATIONS

NO.	DATE	BY	CHD.	APPR.	REVISION
3	9/25/2025	MMM	MNF	JSF	BSP CYCLE 3 SUBMITTAL
2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

DRAWN BY CEP	DESIGNED BY MMM
CHECKED BY MNF	APPROVED BY JSF
DATE 9/25/2025	
JOB No.: 2400346	

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:



1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

COVER SHEET

SHEET
C0.00

SURVEY LEGEND

ABBREVIATIONS

SUMMARY OF QUANTITIES		
ITEM	QUANTITY	UNIT
NEW IMPERVIOUS AREA (LIST BOTH PUBLIC AND PRIVATE)	318,000	SQUARE FEET
DUCTILE IRON WATER MAIN (SIZE)	1,885 (12")	LINEAR FEET
FIRE HYDRANT ASSEMBLIES	4	EACH
GATE VALVES (SIZE)	TBD	EACH
WATER MAIN BLOW OFFS	TBD	EACH
WATER MAIN AIR/VACUUM VALVES	TBD	EACH
RESIDENTIAL WATER SERVICES	9	EACH
NON-RESIDENTIAL WATER SERVICES (≤2")	TBD	EACH
NON-RESIDENTIAL WATER SERVICES (≥3")	TBD	EACH
PVC, HDPE, OR DIP SEWER MAIN (SIZE)	1,800 (8")	LINEAR FEET
SEWER MANHOLES (TYPE)	TBD	EACH
SIDE SEWER (SIZE)	TBD	EACH
STORM DRAIN PIPE (SIZE)	1,881 (12")	LINEAR FEET
CATCH BASINS (TYPE)	19 (TYPE 1)	EACH
STORM MANHOLES (SIZE)	12 (TYPE 48")	EACH

●	SET REBAR AND CAP
⊕	BRASS DISC (FOUND)
⊖	CENTERLINE ROW
× × × ×	FENCE LINE (CHAIN LINK)
— · — · — ·	FENCE LINE (WIRE)
— ○ — ○ — ○	FENCE LINE (WOOD)
⊕ ⊖	MONUMENT (IN CASE, FOUND)
⊕ ⊖	MONUMENT (SURFACE, FOUND)
---	PROPERTY LINES (ADJACENT)
---	PROPERTY LINE (SUBJECT)
○	REBAR AS NOTED (FOUND)
▨	RETAINING WALL
---	RIGHT-OF-WAY LINES
---	SUBDIVISION LINES
⊕ ⊖	SIGN (AS NOTED)
■	ASPHALT SURFACE
▨	BRICK SURFACE
FO □	FO SENTRY
PH □	POWER HAND HOLE
P □	POWER METER
PP ○	POWER POLE
— P — P —	POWER (OVERHEAD)
PWR SENTRY □	POWER SENTRY
▨	ELECTRIC EASEMENT PER REC. NO. 308250058
TEL SENTRY □	TELEPHONE SENTRY
— UT — UT —	TELEPHONE (UNDERGROUND)
— · — · — ·	GUARD RAILING
⊕	FIRE HYDRANT
WM □	WATER METER
WV ⊗	WATER VALVE
— W — W —	WATER LINE
⚑	WETLAND FLAG
C.C.	CENTER CHANNEL
CALC'D	CALCULATED
COR	CORNER
FO	FIBER OPTICS
LS#	LAND SURVEYOR NUMBER
MEAS	MEASURED
MON	MONUMENT
N, S, E, W	NORTH, SOUTH, EAST, WEST
NE, NW	NORTHEAST, NORTHWEST
OH	OVERHEAD
OHP	OVERHEAD POWER
PROP	PROPERTY
(R)	RECORD DATA
SF	SQUARE FEET

&	AND	ℓ	PROPERTY LINE
AGG	AGGREGATE	PC	POINT OF CURVATURE
AVE	AVENUE/AVERAGE	PL	PLACE
BC/BOC	BOTTOM OF CURB	POC	POINT OF CONNECTION
BW	BOTTOM OF WALL ELEVATION	PRC	POINT OF REVERSE CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTER LINE, CLASS	PVC	POINT OF VERTICAL CURVE
CO	COUNTY		/POLYVINYL CHLORIDE
CONC.	CONCRETE	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVT	POINT OF VERTICAL TANGENCY
DWY	DRIVEWAY	R	RADIUS
DOH	DEPARTMENT OF HEALTH	RMJ	RESTRAINED MECHANICAL JOINT
E	EAST	ROW	RIGHT OF WAY
EG	EXISTING GRADE	RT	RIGHT
EL/ELEV	ELEVATION	S	SOUTH
ESMT	EASEMENT	SCH	SCHEDULE
EX/EXIST	EXISTING	SD	STORM DRAIN
FG	FINISHED GRADE	SEC	SECTION
FH	FIRE HYDRANT	SS	SEWER SANITARY
FL	FLANGE	ST	STREET
FP	FINISHED PAD	STA	STATION
G	GAS	STD	STANDARD
GV	GATE VALVE	TC	TOP OF CURB
HORIZ	HORIZONTAL	TW	TOP OF WALL ELEVATION
HMA	HOT MIX ASPHALT	TYP	TYPICAL
HP	HIGH POINT	VC	VERTICAL CURVE
IE	INVERT ELEVATION	VERT	VERTICAL
LP	LOW POINT	W	WATER, WEST
LT	LEFT	WI	WITH
MAX	MAXIMUM	WA	WASHINGTON
MH	MANHOLE	WDC	WALL DRAIN CONNECTION
MIN	MINIMUM	WM	WATER MAIN/WATER METER
MJ	MECHANICAL JOINT	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
N	NORTH		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
#	NUMBER		
NO	NUMBER		

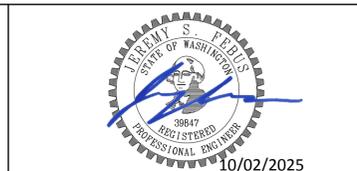
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Oct 01, 2025 - 5:49pm

NO.	DATE	BY	CHD.	APPR.	REVISION
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JOB No. : 2400346	

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SCALE:



ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

DEVELOPMENT SUMMARY

SHEET

C0.10

SUMMARY OF LOTS		
LOT NUMBER	SQUARE FOOTAGE	ACREAGE
1	14,958 SF	0.34 ACRES
2	296,581 SF	6.81 ACRES

SUMMARY OF TRACTS			
TRACT NUMBER	NOTE	SQUARE FOOTAGE	ACREAGE
1	211TH PL NE TO BE DEDICATED TO THE CITY OF ARLINGTON	25,620 SF	0.59 ACRES
2	NATIVE GROWTH PROTECTION AREA (INCLUDES STREAM AND WETLAND BUFFER)	44,559 SF	1.02 ACRES
3	RESERVED FOR POTENTIAL FUTURE BLA WITH EAST NEIGHBOR	1,986 SF	0.05 ACRES

BUILDING TYPE SUMMARY	
BUILDING TYPE	SQUARE FOOTAGE
TYPE A	21,012 SF
TYPE B	33,609 SF
TYPE C	33,981 SF
TYPE D	23,150 SF
TYPE E	12,595 SF
CLUBHOUSE	5,100 SF
LOT 2 - COMMERCIAL	12,000 SF (ACROSS 3 BUILDINGS)
LOT 1 - COMMERCIAL	3,330 SF

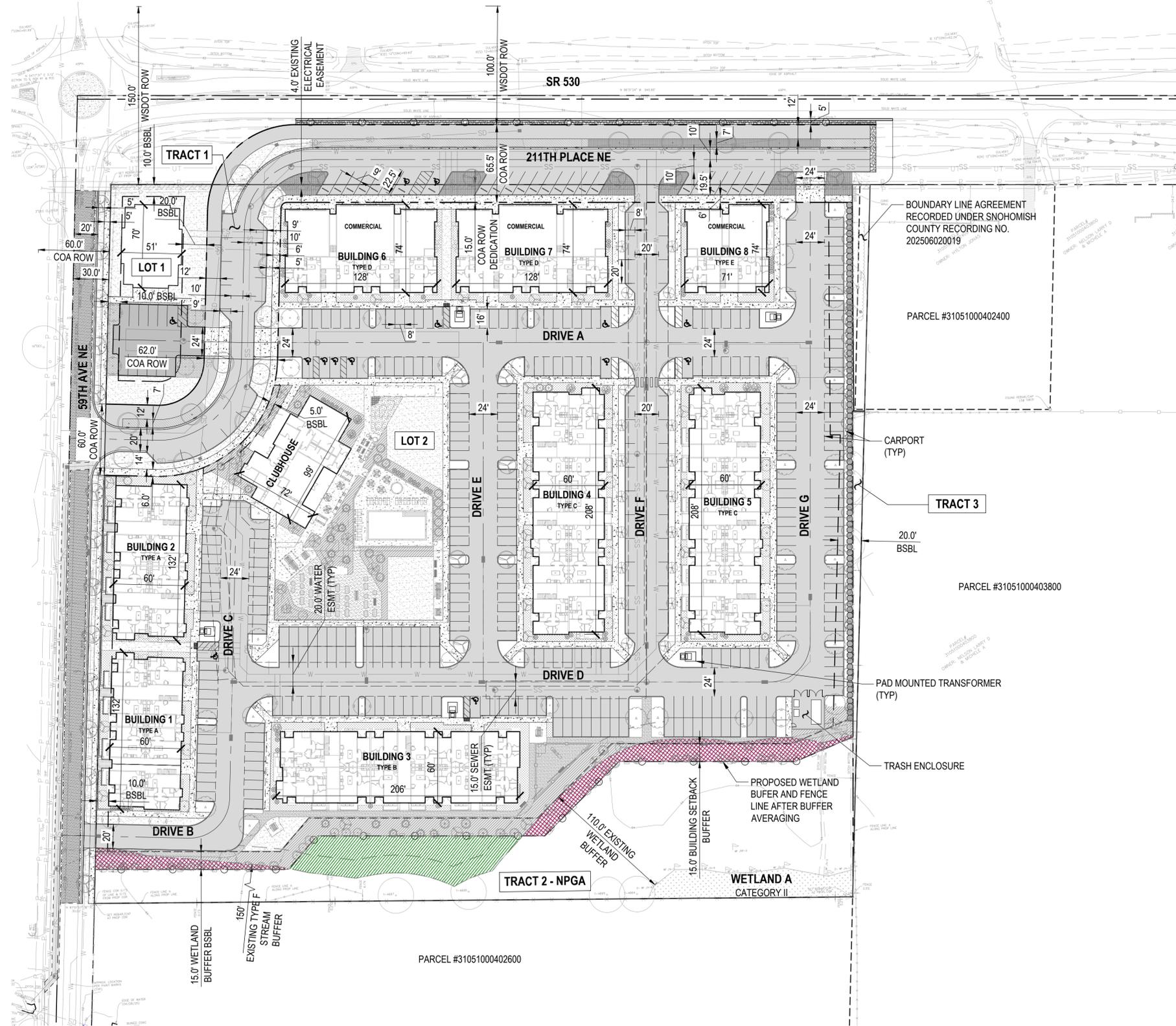
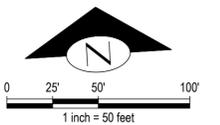
BUFFER MITIGATION		
	STREAM REDUCTION AREA	1,481.82 SF
	STREAM ADDITION AREA	1,487.14 SF
NET 5.32 SF ADDITIONAL STREAM BUFFER		
	WETLAND REDUCTION AREA	4,312.56 SF
	WETLAND ADDITION AREA	4,322.92 SF
NET 10.36 SF ADDITIONAL WETLAND BUFFER		

NOTES:

- SEE A.08 ARCHITECTURAL SITE PLAN FOR ZONING DATA, SITE DENSITY, UNIT AREAS, PARKING CALCULATIONS, OPEN SPACE, AND MINI-PARK CALCULATIONS.

LEGEND

	PROPERTY LINE / ROW LINE		BUFFER REDUCTION
	ROADWAY CENTERLINE		BUFFER ADDITION
	BUILDING OUTLINE		CRITICAL AREA SPLIT RAIL FENCE
	CURB		
	WETLAND BUFFER		
	BSBL		
	OPEN SPACE AND MINI-PARK BOUNDARY		
	SIGN POST		
	ASPHALT PAVING		
	CONCRETE SIDEWALK		
	ASPHALT GRIND & OVERLAY		



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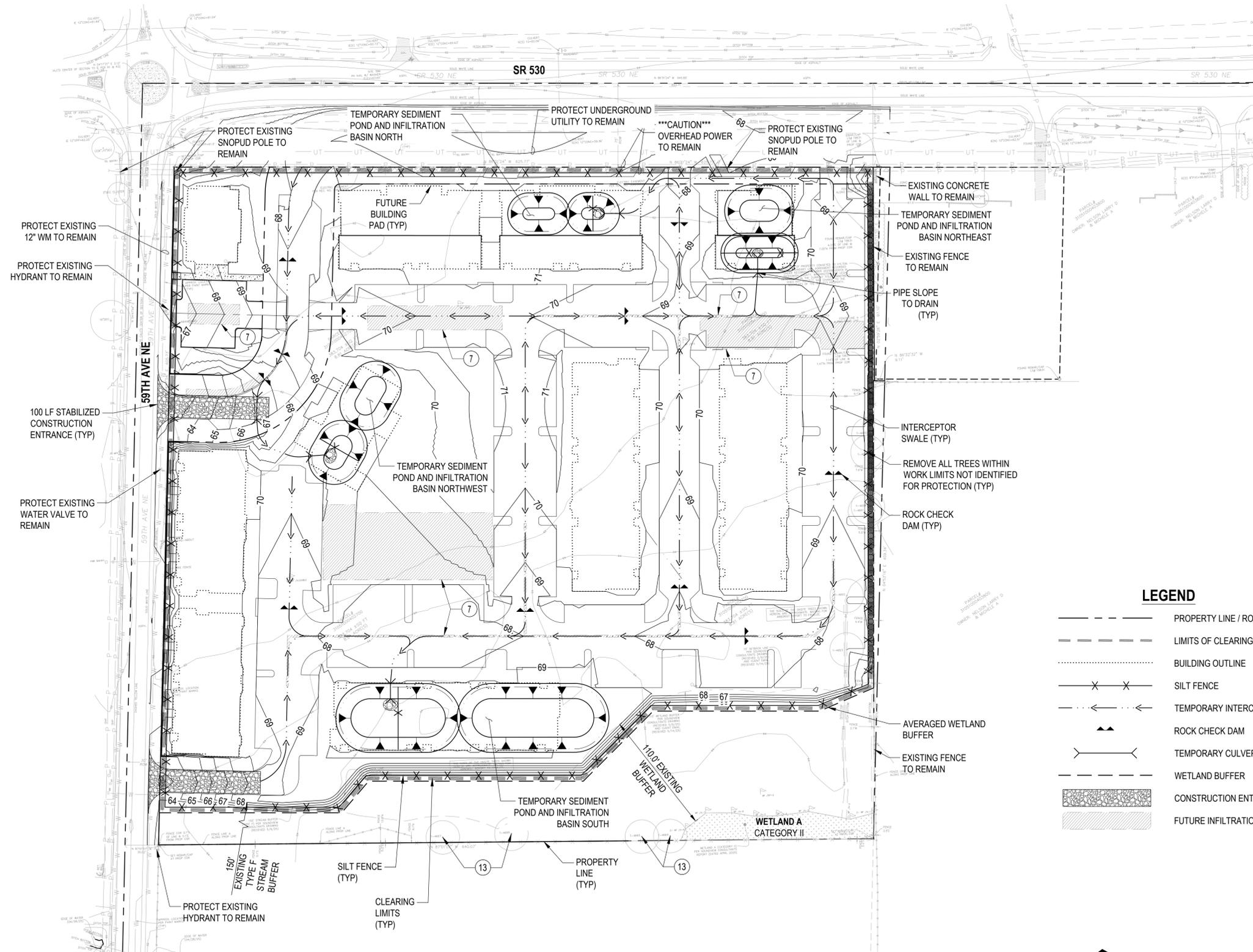
ARLINGTON GARDEN APARTMENTS
ARLINGTON, WASHINGTON

SITE PLAN

SHEET

C1.00

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



TESC NOTES:

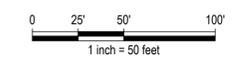
1. CONTRACTOR SHALL PROVIDE FENCING, SIGNAGE AND BARRIERS REQUIRED BY THE CITY TO PREVENT UNAUTHORIZED ACCESS INTO THE CONSTRUCTION AREA.
2. CONTRACTOR SHALL PROVIDE TRAFFIC MANAGEMENT FOR WORK WITHIN THE ROW.
3. CONTRACTOR SHALL PROVIDE PROTECTION IN ALL DOWNSTREAM INLETS AND CATCH BASINS WITHIN 500 FEET OF THE PROPERTY.
4. CONTRACTOR SHALL FIELD LOCATE TESC CONTROLS AND ADJUST AS NEEDED TO REFLECT CHANGING SIDE CONDITIONS AND CONSTRUCTION PROGRESS.
5. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE THROUGH THE USE OF PERIMETER CONTROLS, SUCH AS FILTER FABRIC FENCE, COMPOST SOCKS, TEMPORARY SWALES OR BERMS.
6. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
7. CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT PERMANENT STORMWATER INFILTRATION AREAS FROM ANY SEDIMENT LADEN RUNOFF. NO CONSTRUCTION STORMWATER SHALL BE DIRECTED TO THESE AREAS AND CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION AND REPAIR SHOULD FOULING OF ANY INFILTRATION AREAS OCCUR.

GENERAL NOTES:

1. ALL EXISTING ABOVE AND BELOW GRADE IMPROVEMENTS WITHIN LIMITS OF WORK SHALL BE DEMOLISHED UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE FENCING, SIGNAGE AND BARRIERS, AS REQUIRED TO PREVENT UNAUTHORIZED ACCESS INTO THE CONSTRUCTION AREA.
3. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN FOR WORK WITHIN THE ROW.
4. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS DURING CONSTRUCTION. ANY DISTURBING OF EXISTING SURVEY MONUMENTS MUST BE DONE UNDER A PERMIT FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES.
6. ALL EXISTING SIGNS WITHIN THE ROW AFFECTED BY PROJECT CONSTRUCTION SHALL BE PROTECTED OR REMOVED AND REPLACED TO ORIGINAL LOCATION AFTER SURFACE IMPROVEMENTS HAVE BEEN MADE, UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL PROTECT AND MAINTAIN UNINTERRUPTED UTILITY SERVICE TO EXISTING NEIGHBORING BUILDINGS DURING DEMOLITION AND CONSTRUCTION.
8. SURFACE AND BELOW GRADE IMPROVEMENTS INTENDED TO REMAIN SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE IF DAMAGED DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.
9. ALL EXISTING UTILITIES AND IMPROVEMENTS IN THE PUBLIC R.O.W., ABOVE AND BELOW GRADE, SHALL BE PROTECTED UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL COORDINATE WITH PROJECT OWNER AND UTILITY OWNER FOR RETIREMENT AND REMOVAL OF EXISTING UTILITY SERVICES TO THE SITE.
11. IF EXISTING WELLS ARE ENCOUNTERED ON THE SITE, CONTRACTOR SHALL FOLLOW WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS FOR DECOMMISSIONING THE WELL.
12. IF EXISTING SEPTIC SYSTEMS ARE ENCOUNTERED ON THE SITE, CONTRACTOR SHALL COORDINATE WITH THE KING COUNTY HEALTH DEPARTMENT FOR DECOMMISSIONING AND DOCUMENTING REMOVAL.
13. PROTECT EXISTING TREES TO REMAIN WITHIN WETLAND BOUNDARY.

LEGEND

- PROPERTY LINE / ROW LINE
- - - LIMITS OF CLEARING
- BUILDING OUTLINE
- X--- SILT FENCE
- <--- TEMPORARY INTERCEPTOR SWALE
- ▲▲ ROCK CHECK DAM
- >--- TEMPORARY CULVERT
- - - WETLAND BUFFER
- ▨ CONSTRUCTION ENTRANCE
- ▨ FUTURE INFILTRATION FACILITY FOOTPRINT 7



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3	9/25/2025	MMM	MNF	JSF	BSP CYCLE 3 SUBMITTAL
2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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CHECKED BY MNF	APPROVED BY JSF
DATE 9/25/2025	
JOB No. :	

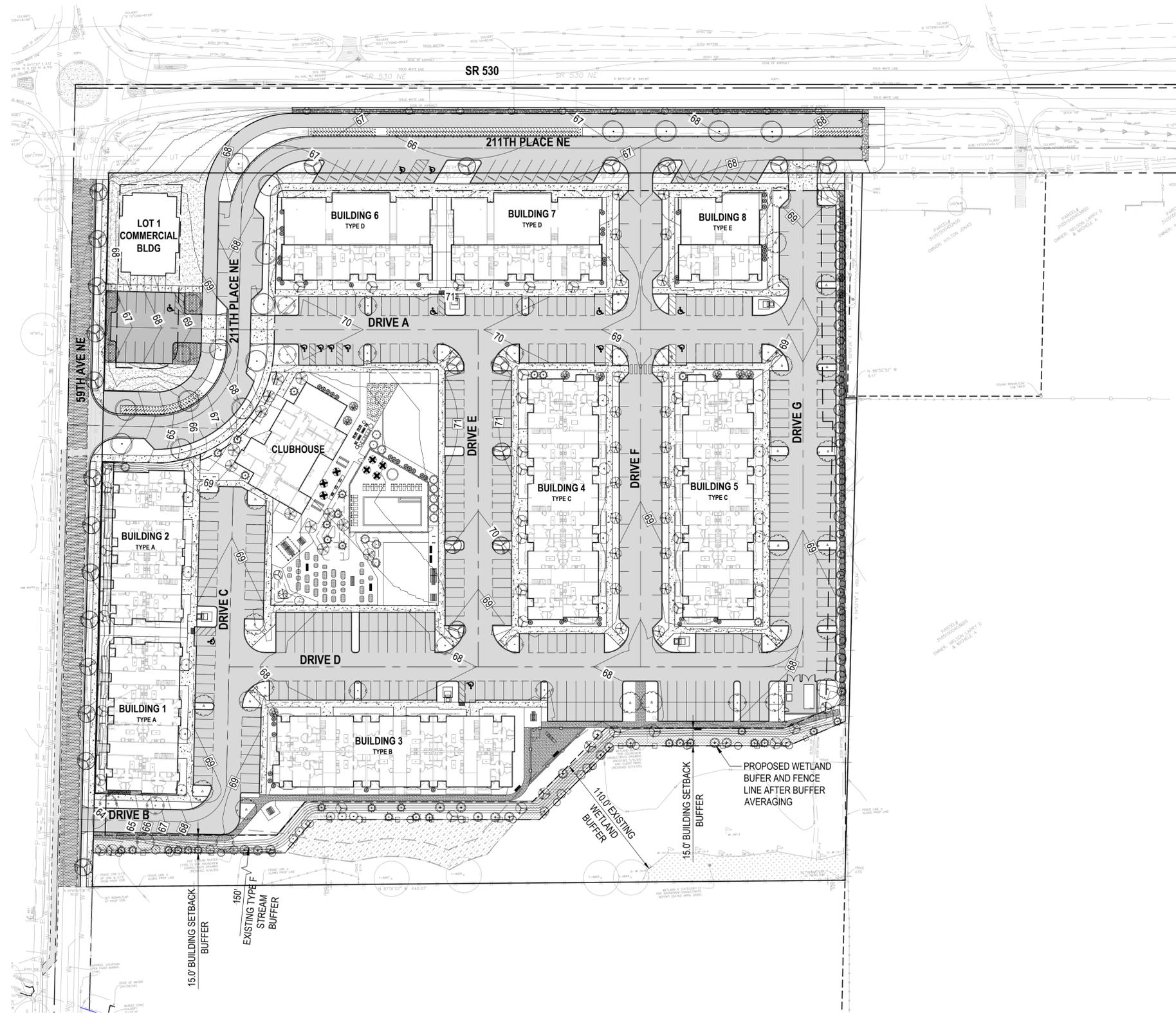
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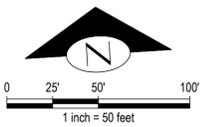
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ARLINGTON, WASHINGTON

SHEET



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- XX----- PROPOSED CONTOURS
- ↑ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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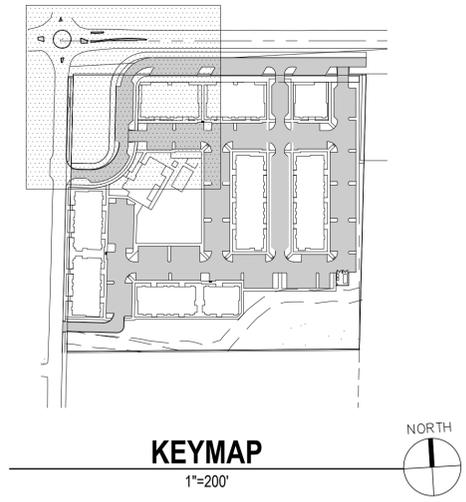
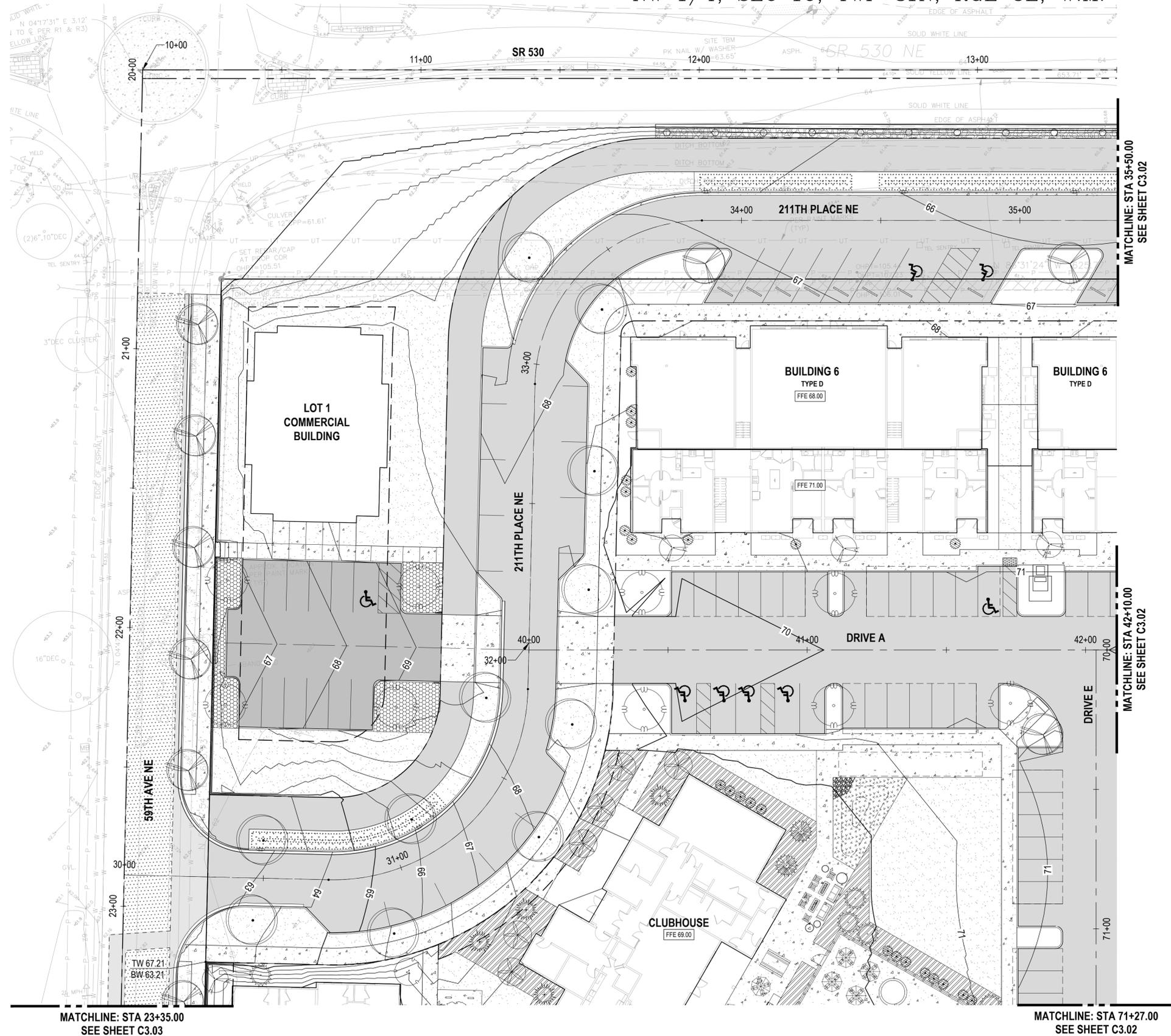
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COMPOSITE GRADING PLAN

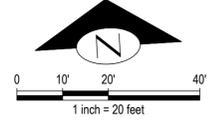
SHEET

C3.00

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - XX PROPOSED CONTOURS
 - ↑ SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



MATCHLINE: STA 23+35.00
SEE SHEET C3.03

MATCHLINE: STA 71+27.00
SEE SHEET C3.02

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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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APPROVED BY: JSF
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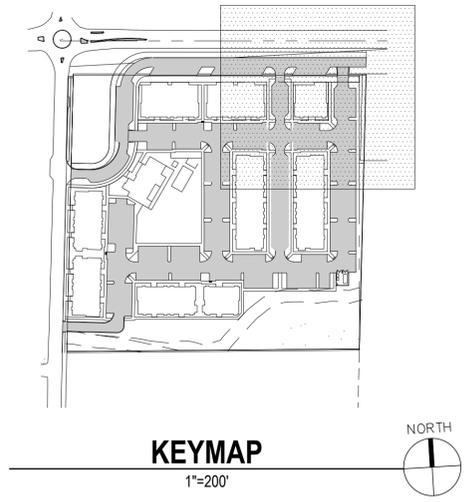
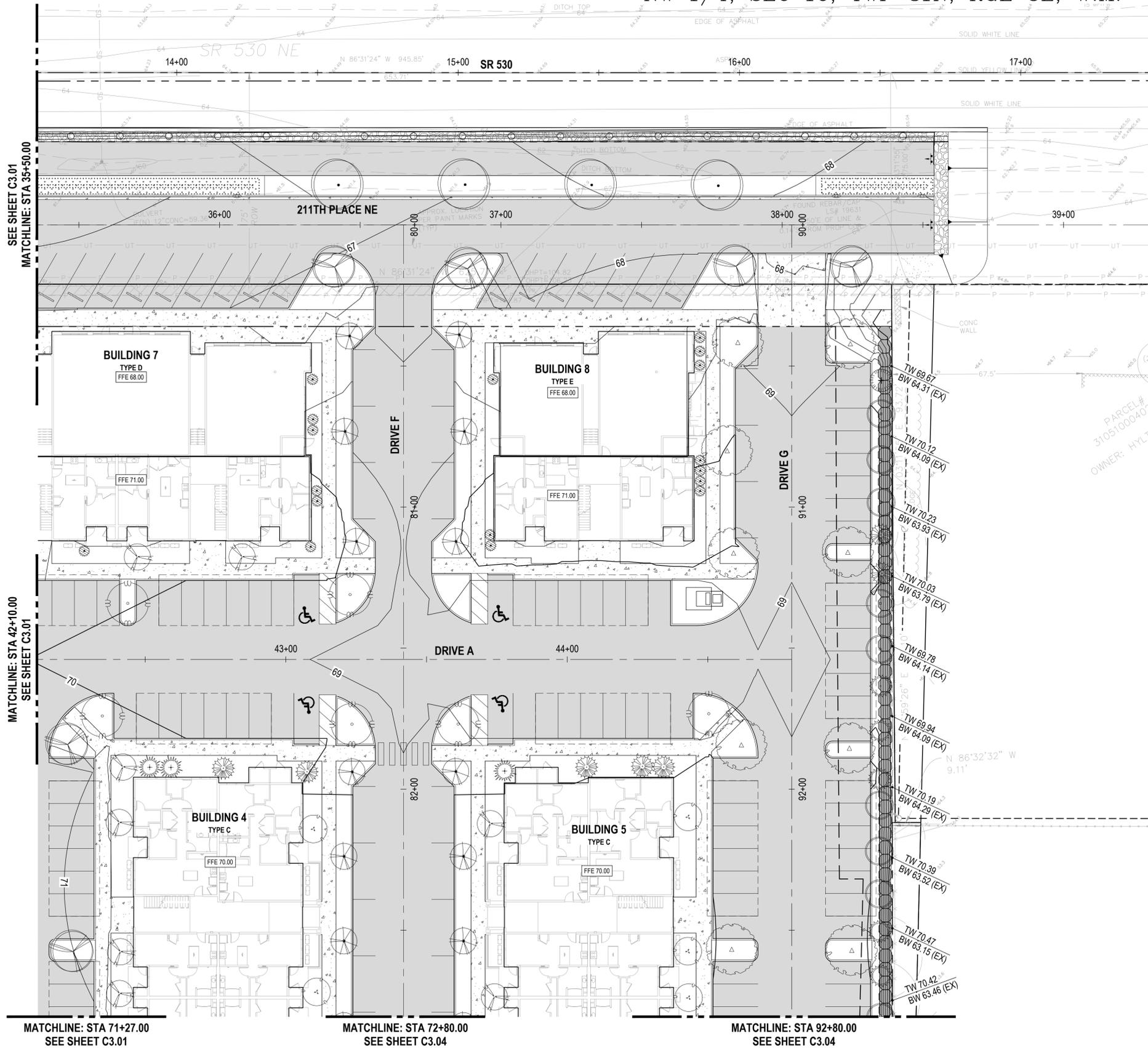
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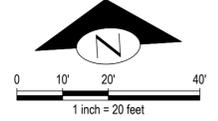
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GRADING PLAN

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NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - XX PROPOSED CONTOURS
 - ↑ SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY

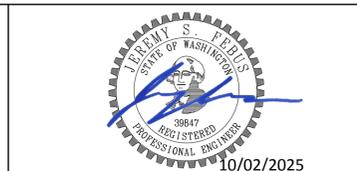


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NO.	DATE	BY	CHD.	APPR.	REVISION
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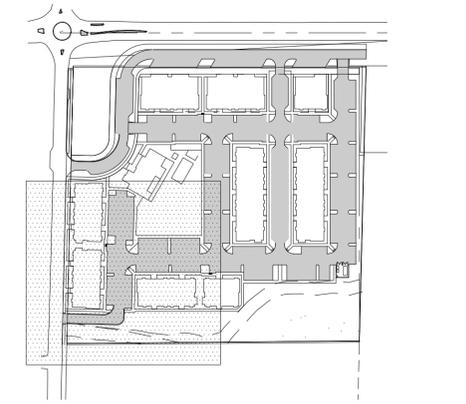
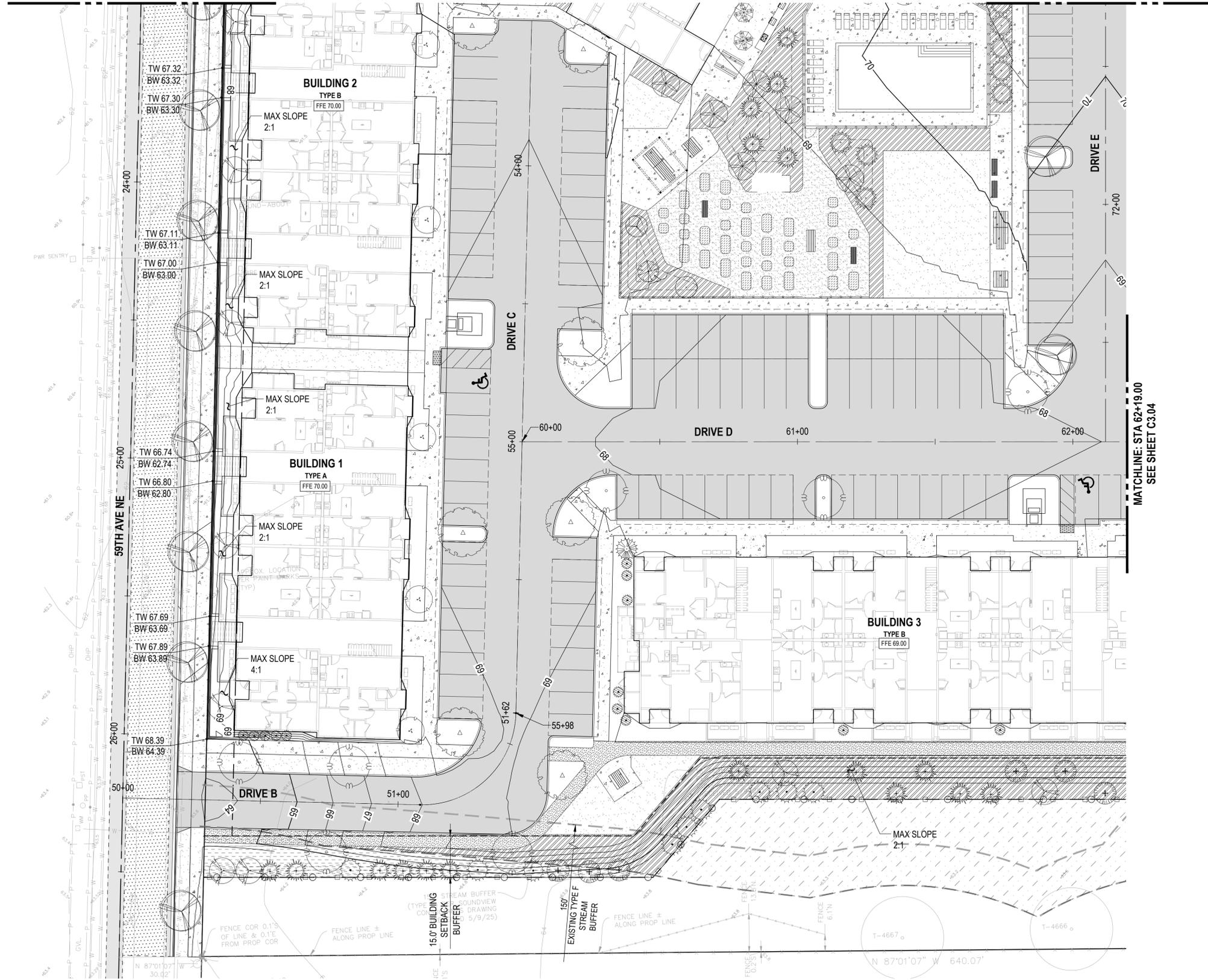
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C3.02

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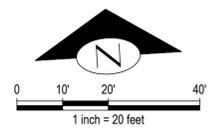
SEE SHEET C3.01
MATCHLINE: STA 23+35.00

SEE SHEET C3.01
MATCHLINE: STA 71+27.00



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- XX PROPOSED CONTOURS
- ↑ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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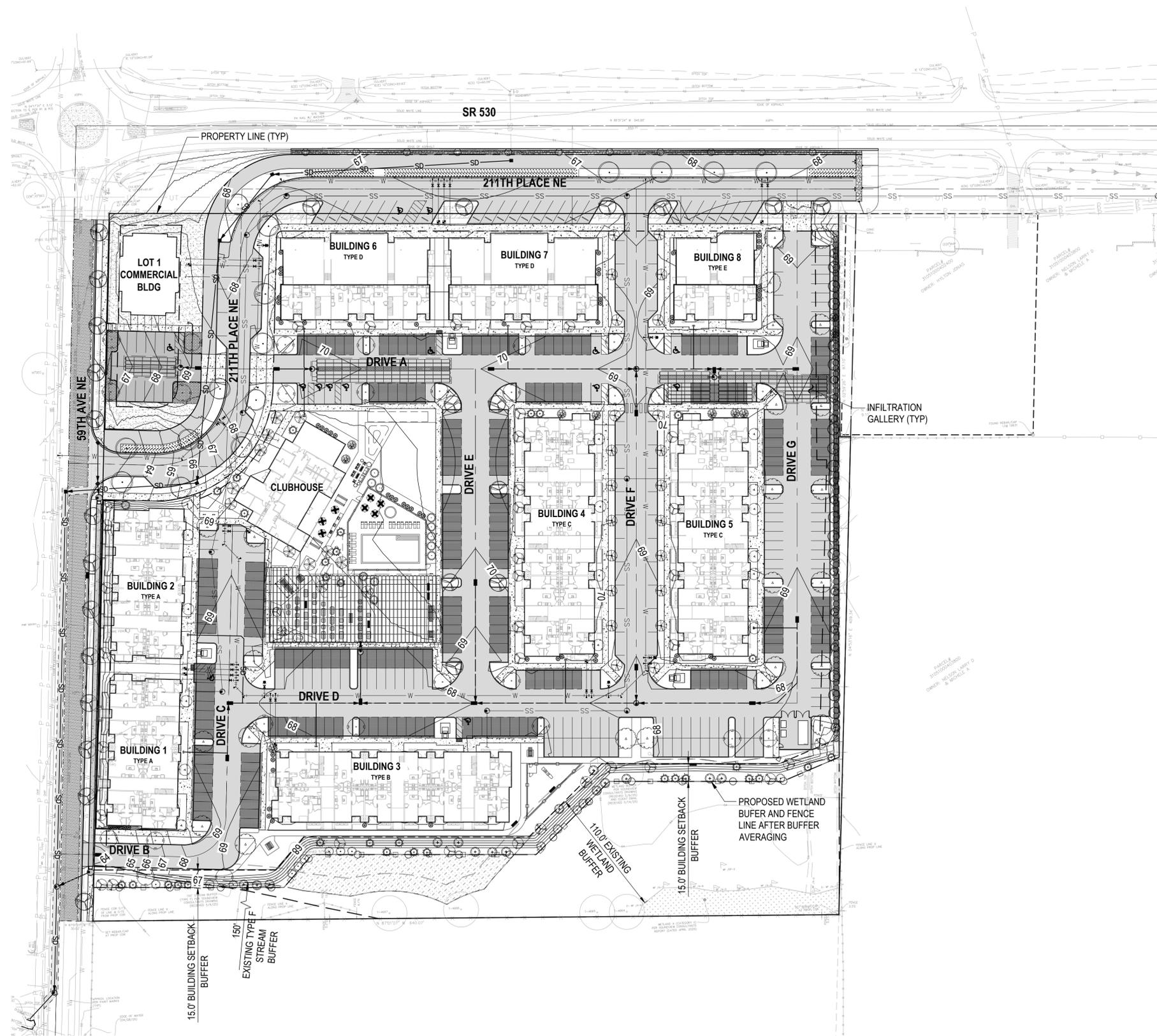
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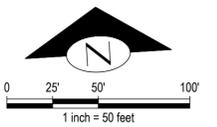
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GRADING PLAN

SHEET
C3.03



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SD --- STORM DRAIN MAIN
- RD --- ROOF DRAIN
- PERFORATED PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- WQ STRUCTURE
- ↑ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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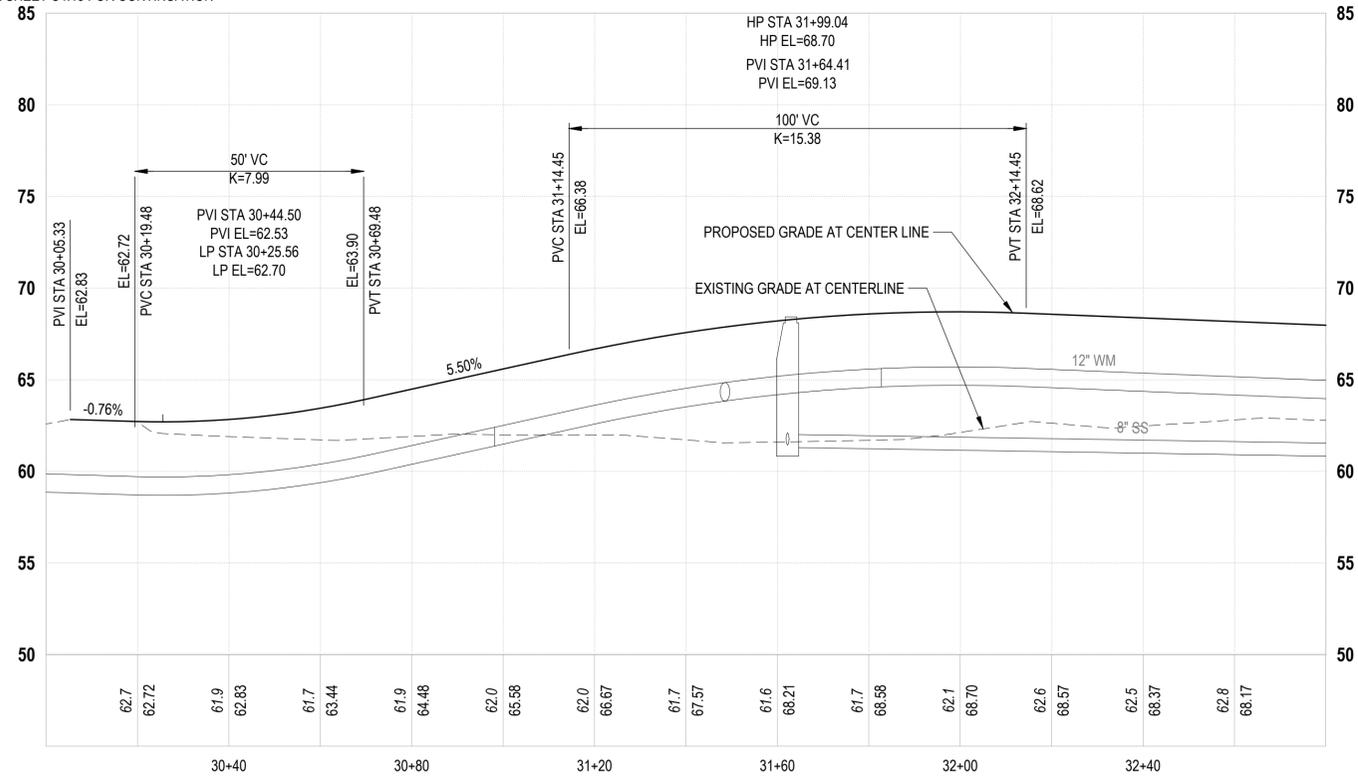
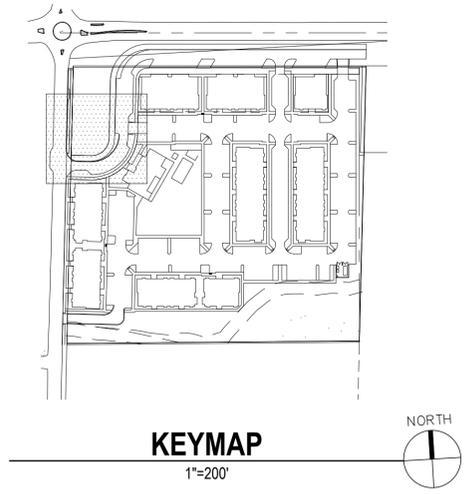
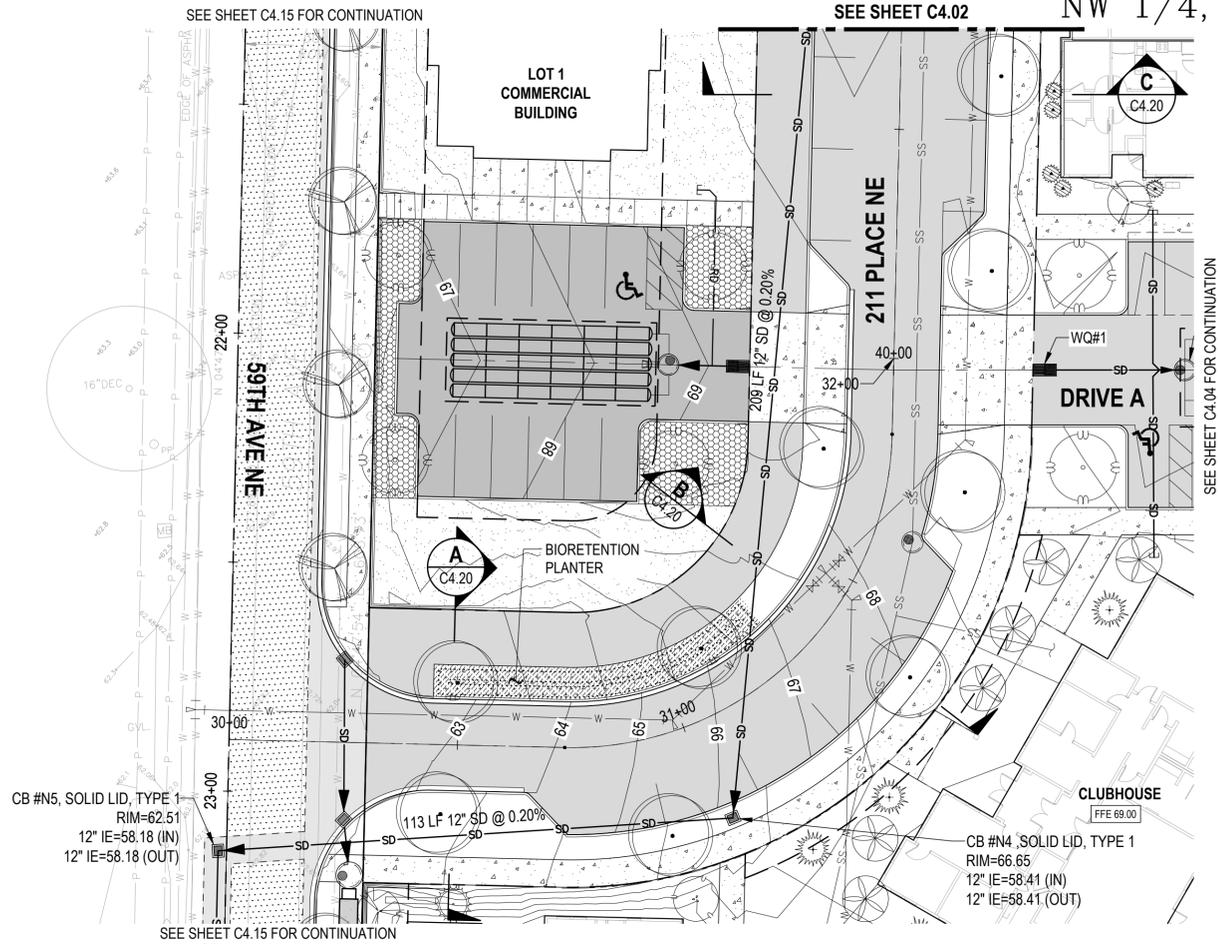
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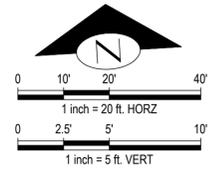
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COMPOSITE ROAD & STORM DRAINAGE PLAN

SHEET
C4.00



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - GRADE BREAK LINE
 - SD --- STORM DRAIN MAIN
 - RD --- ROOF DRAIN
 - PERFORATED STORM PIPE
 - C --- STORM CAP
 - --- STORM DRAIN MANHOLE
 - --- CATCH BASIN
 - ↑ --- SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



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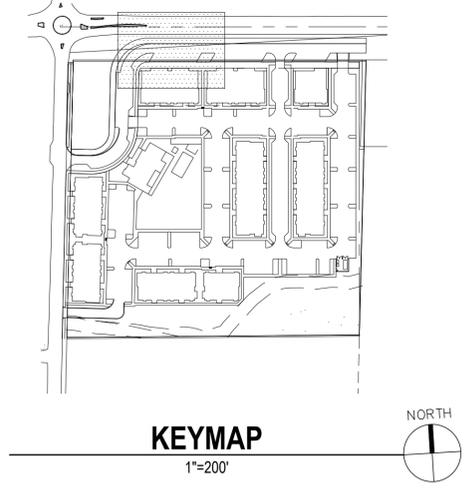
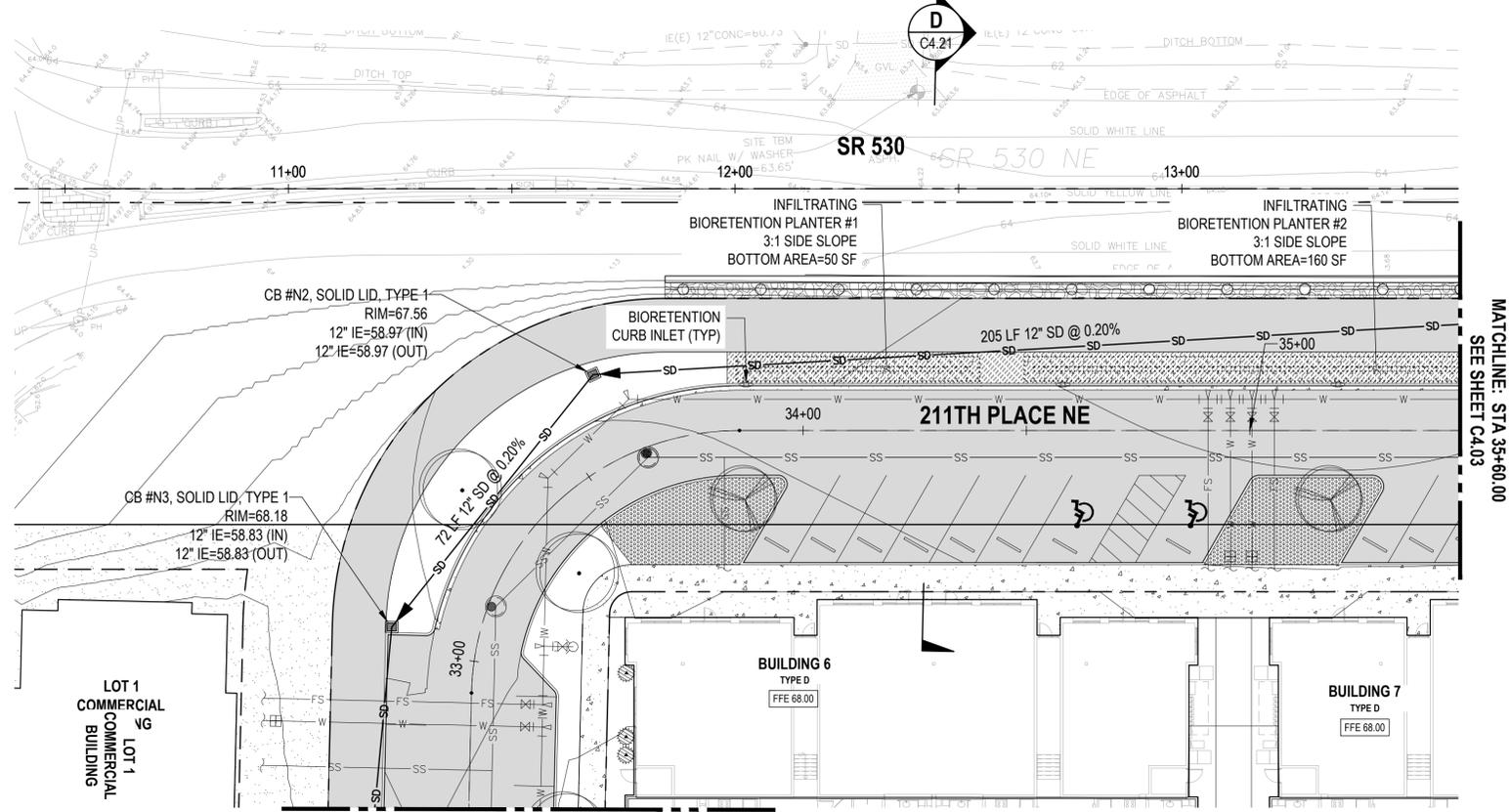
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211TH PLACE NE
ROAD AND STORM DRAINAGE PLAN AND PROFILE

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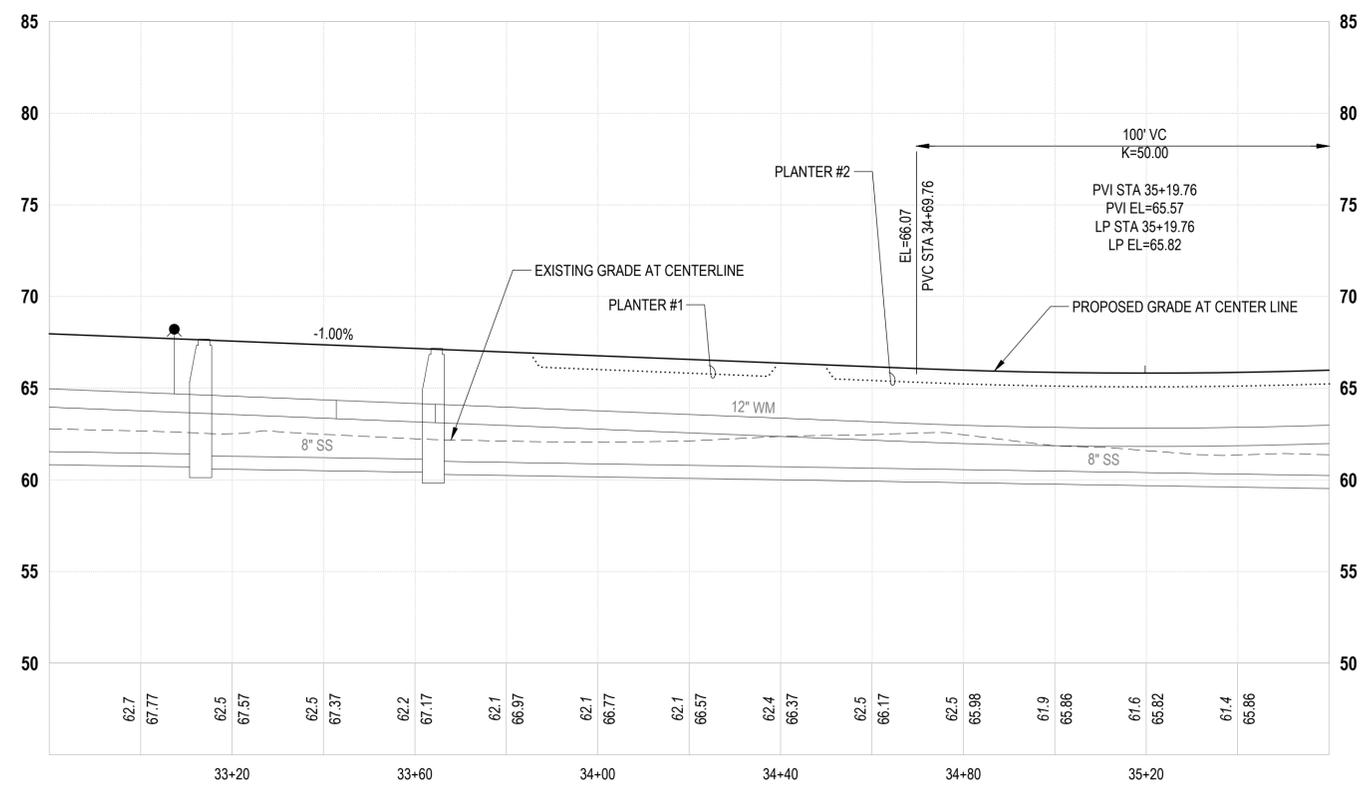
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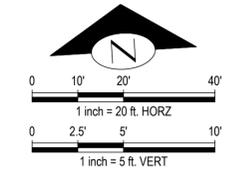
SEE SHEET C4.01
MATCHLINE: STA 32+92.00

MATCHLINE: STA 35+60.00
SEE SHEET C4.03



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD --- STORM DRAIN MAIN
- RD --- ROOF DRAIN
- PERFORATED STORM PIPE
- C --- STORM CAP
- --- STORM DRAIN MANHOLE
- --- CATCH BASIN
- ↑ --- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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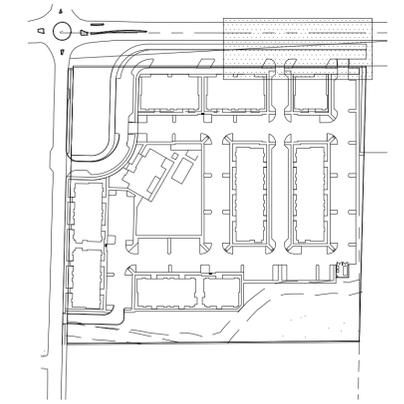
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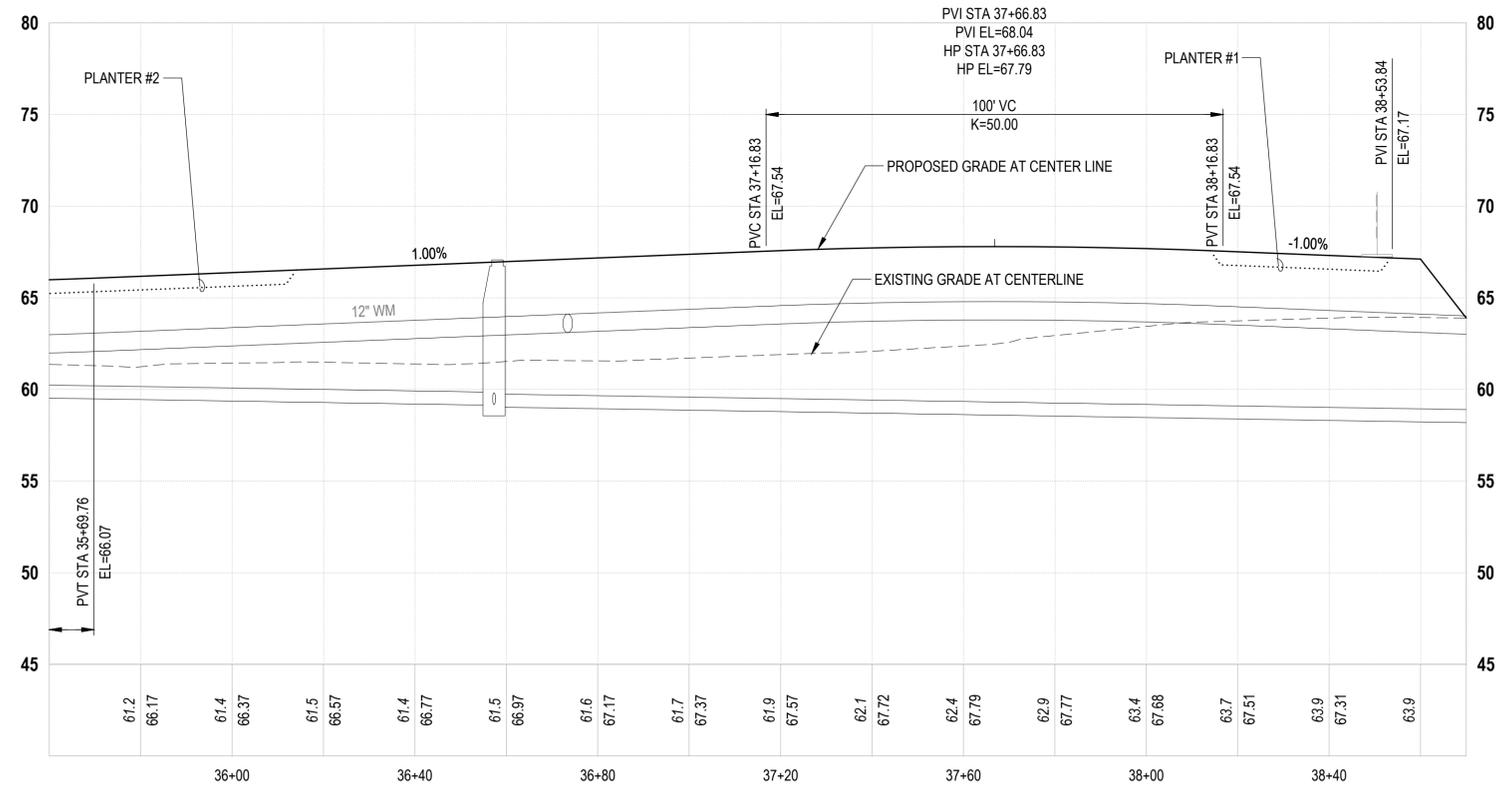
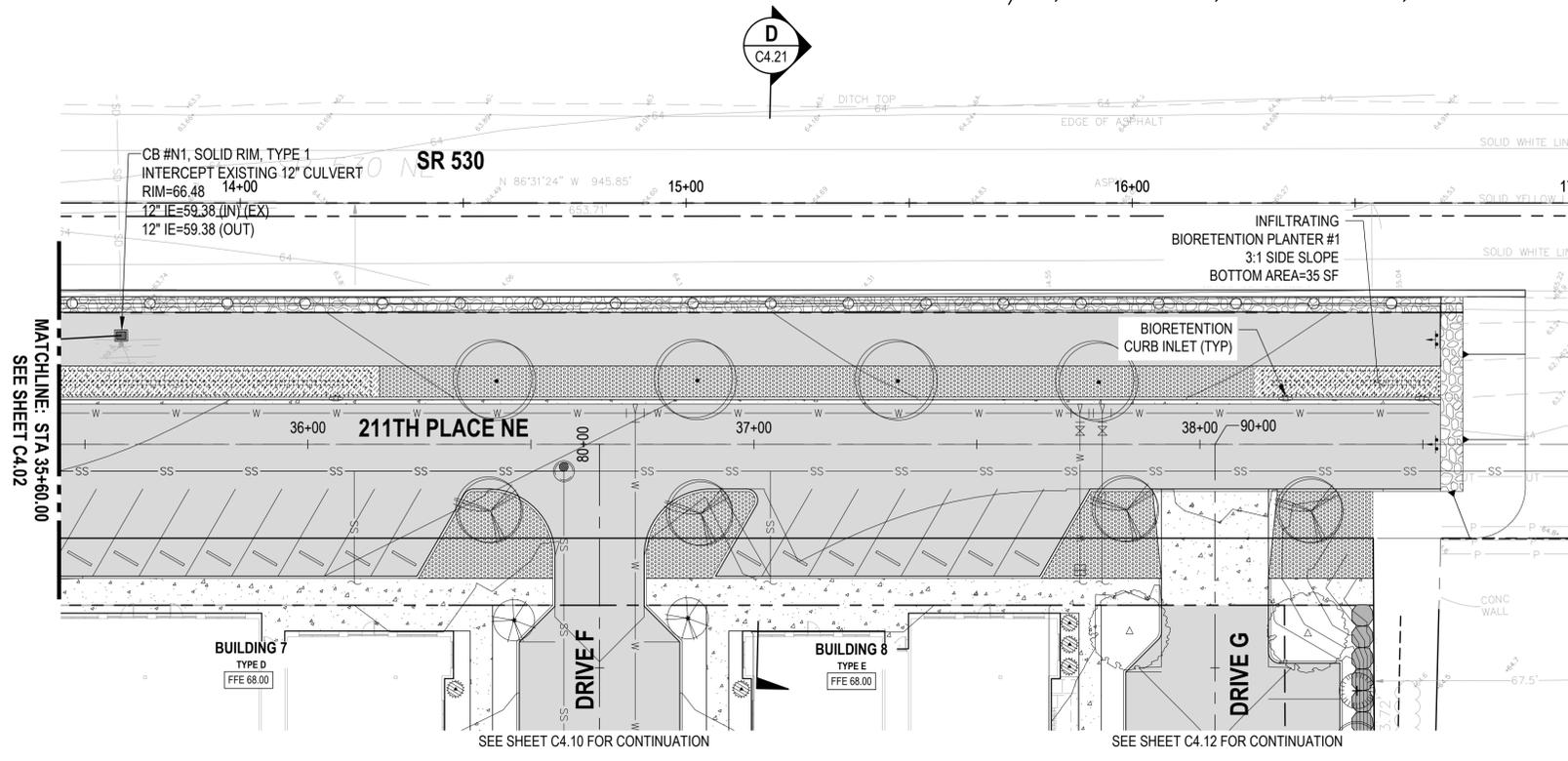


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ARLINGTON, WASHINGTON
211TH PLACE NE
ROAD AND STORM DRAINAGE PLAN AND PROFILE

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C4.02

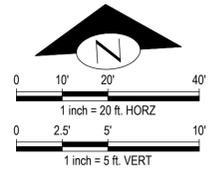


KEYMAP
1"=200'



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- STORM DRAIN MAIN
- ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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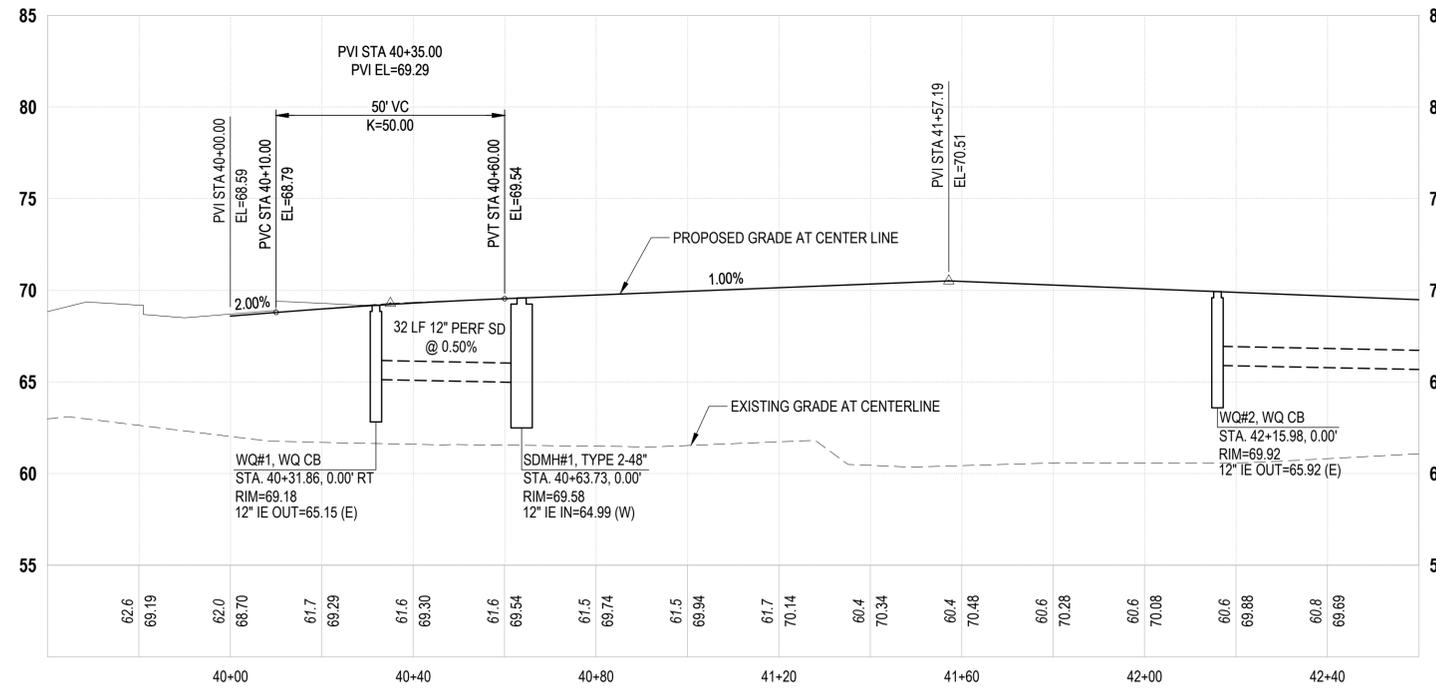
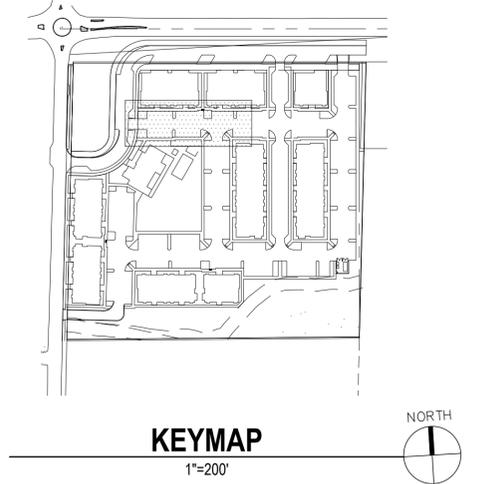
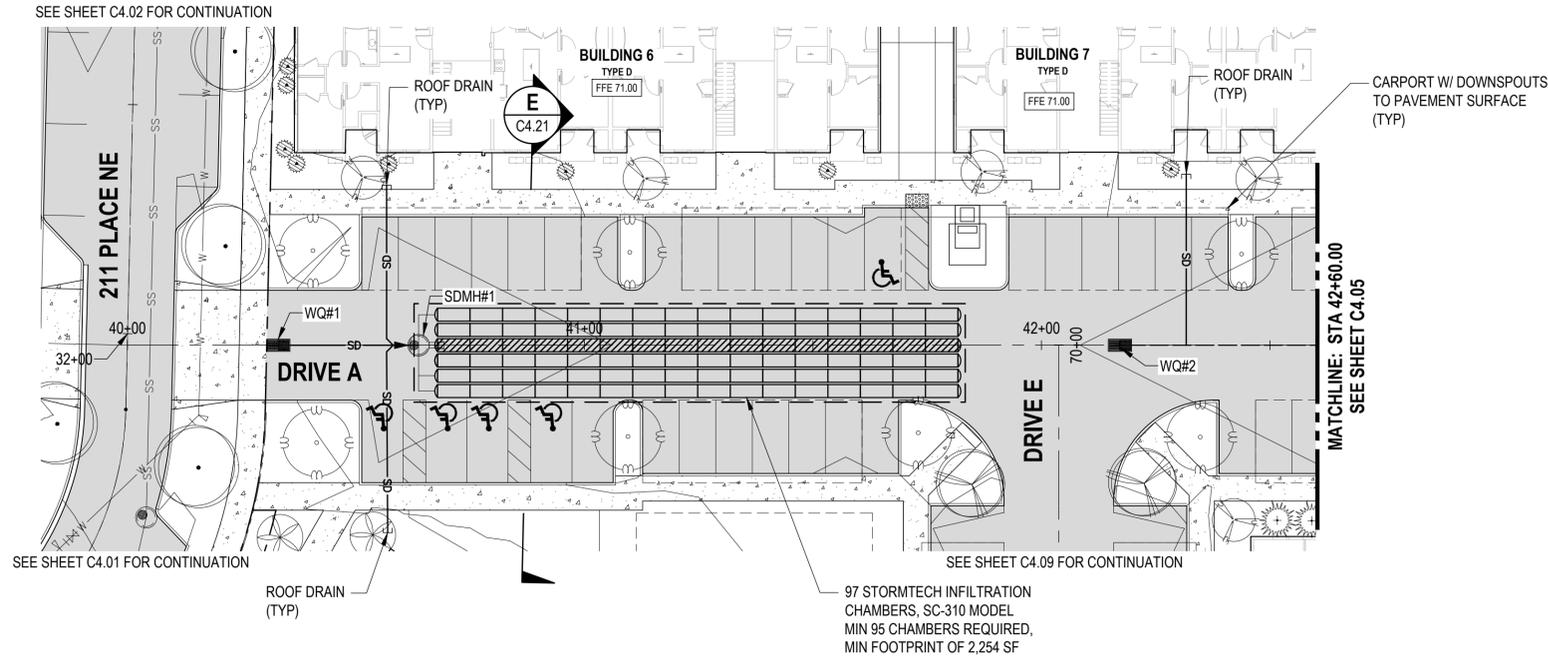


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ROAD AND STORM DRAINAGE PLAN AND PROFILE

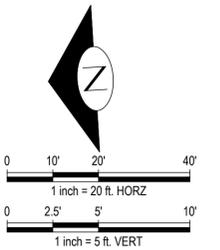
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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD --- STORM DRAIN MAIN
- RD --- ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- ↑ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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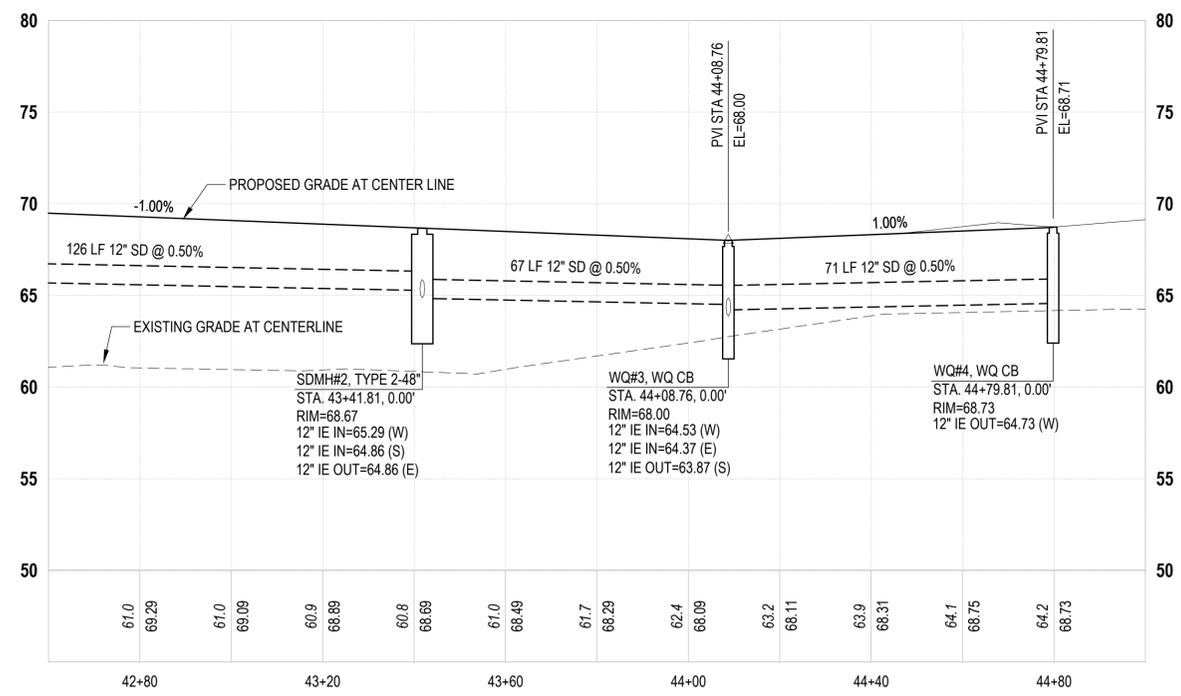
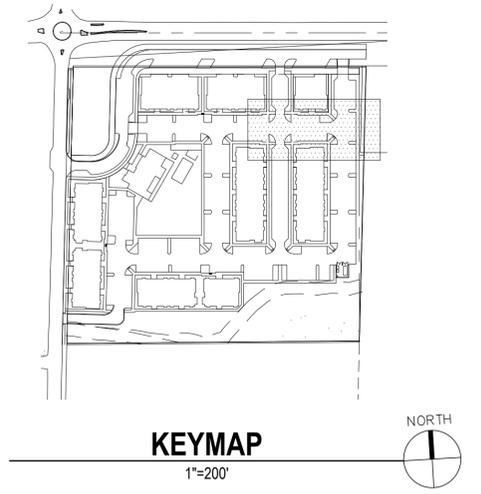
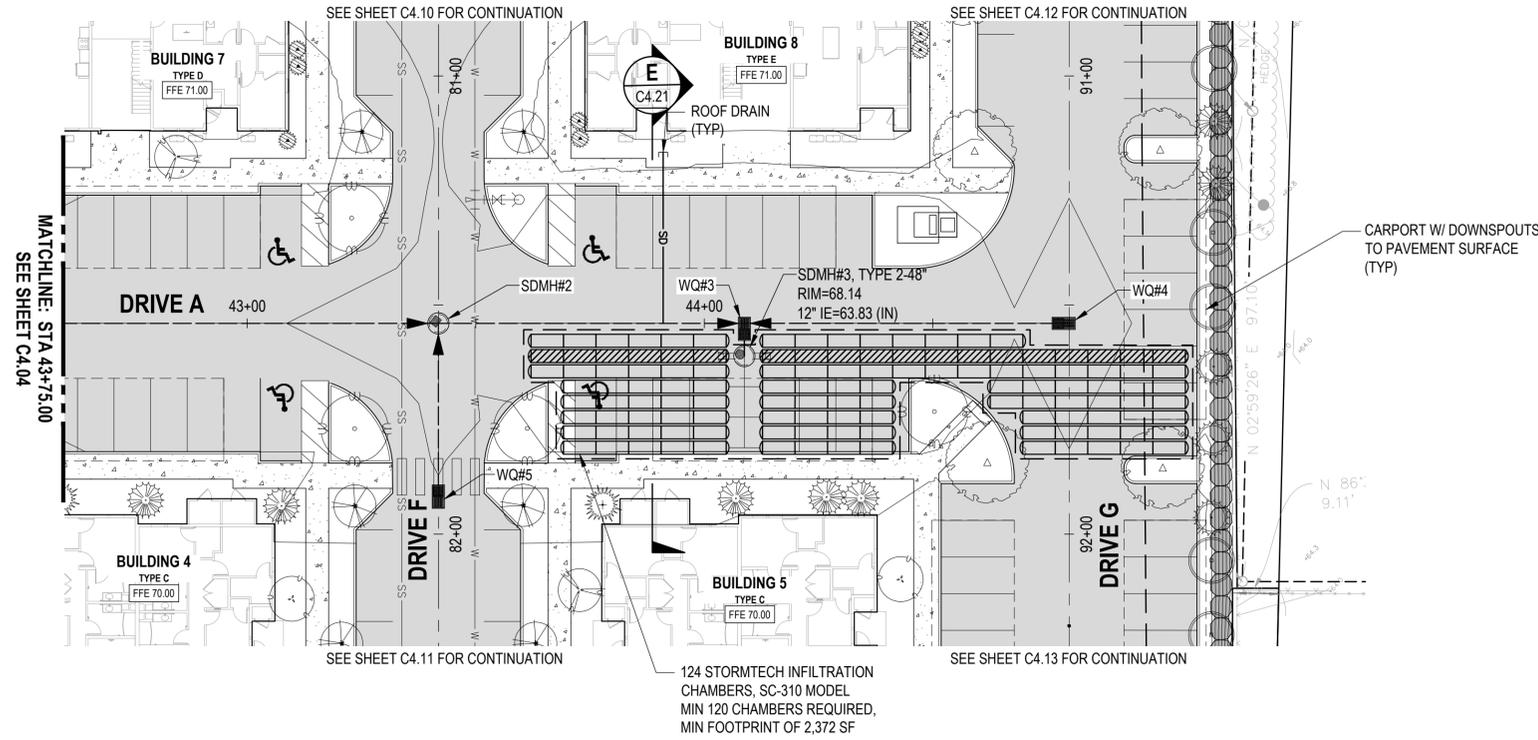
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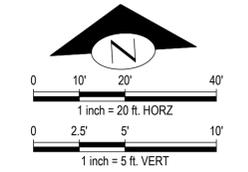
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- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - GRADE BREAK LINE
 - SD --- STORM DRAIN MAIN
 - RD --- ROOF DRAIN
 - PERFORATED STORM PIPE
 - STORM CAP
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - ↑ SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



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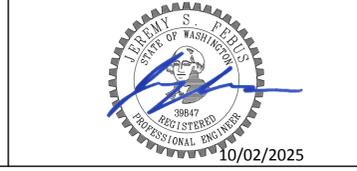
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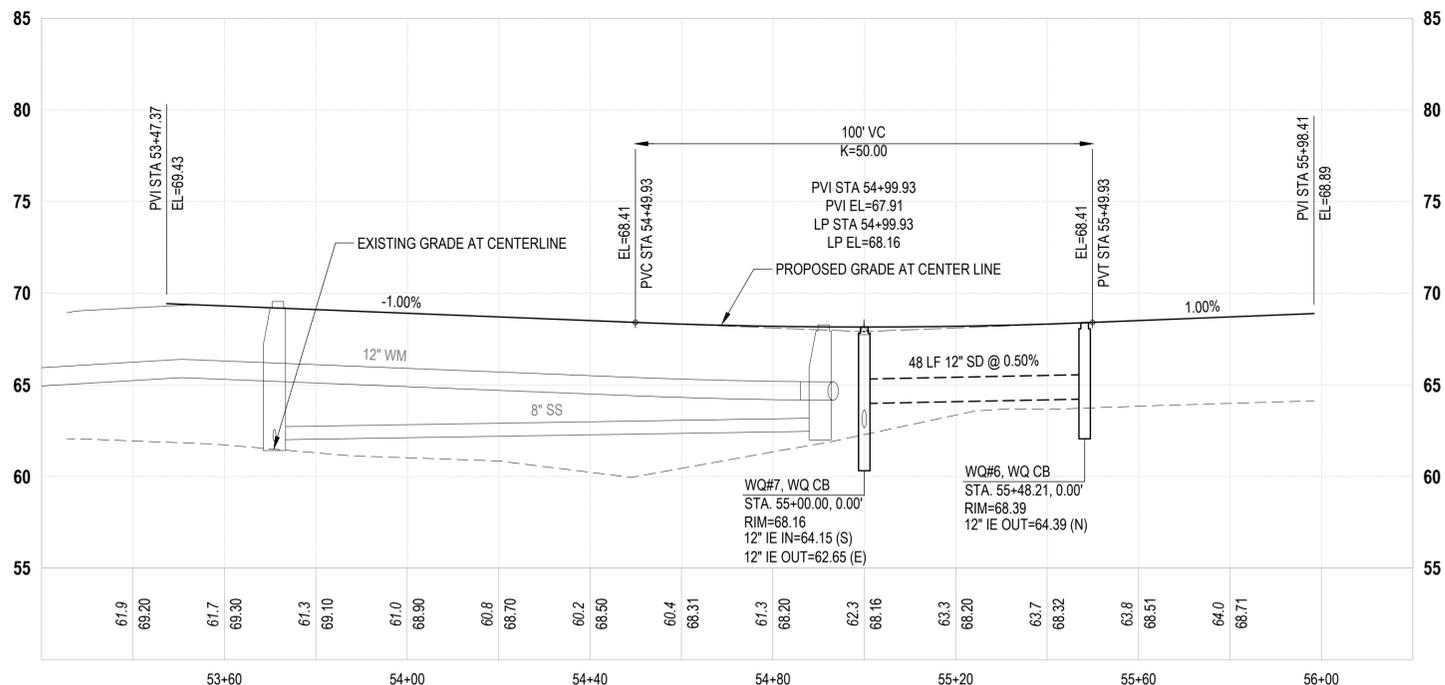
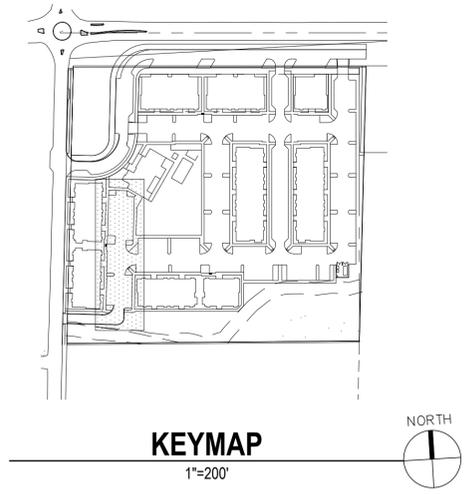
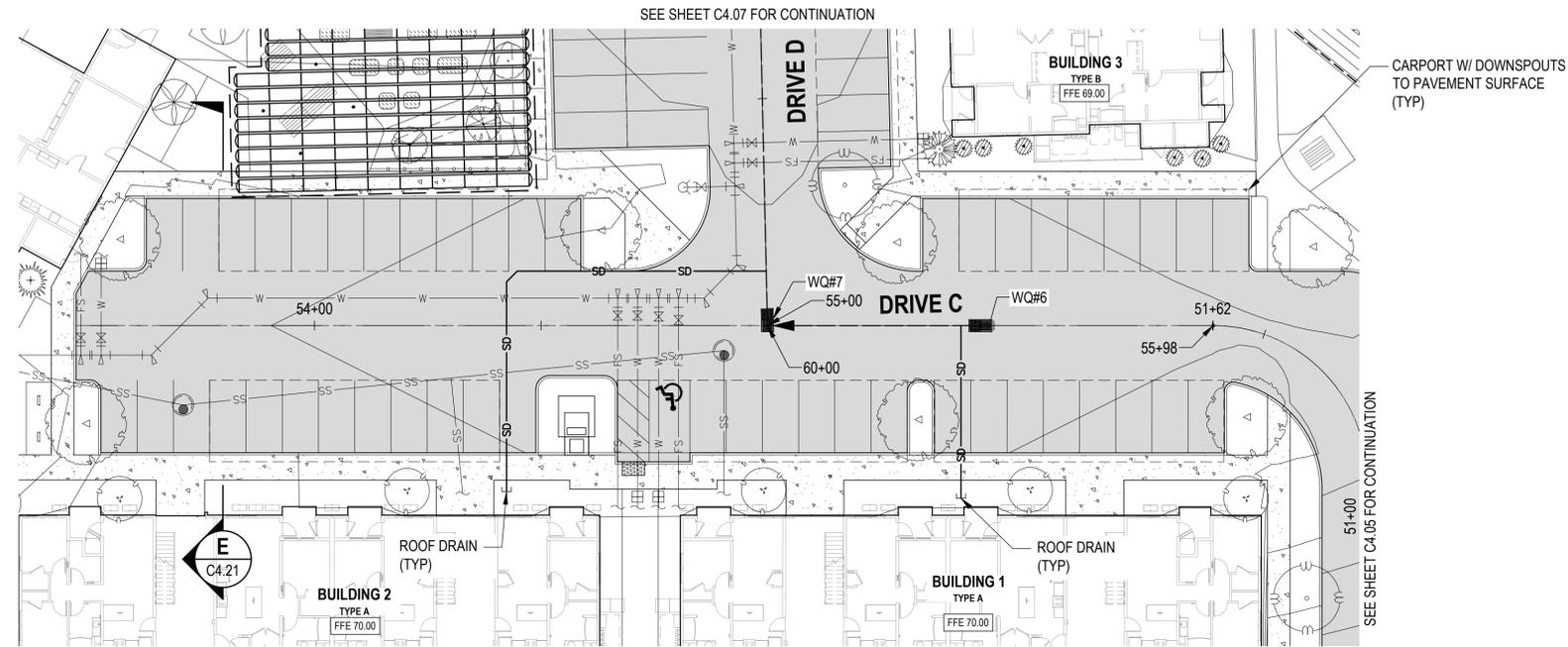
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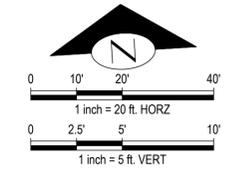
DRIVE A
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SHEET
C4.05



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD --- STORM DRAIN MAIN
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- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- ↑ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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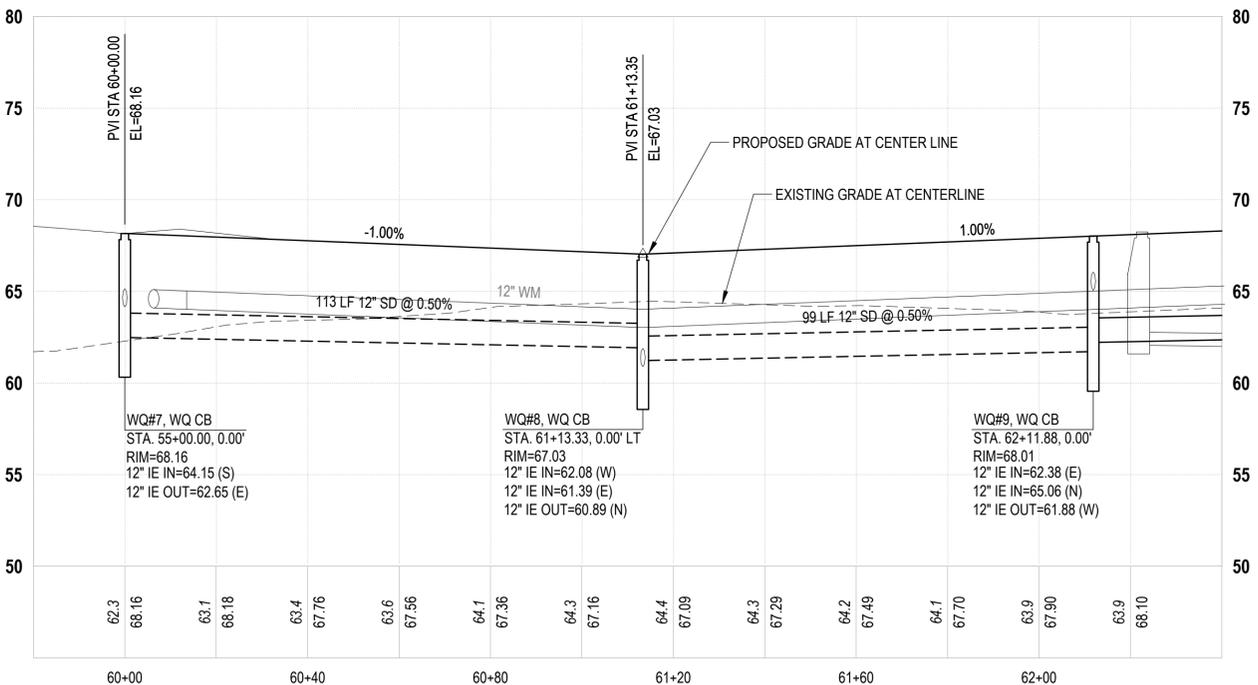
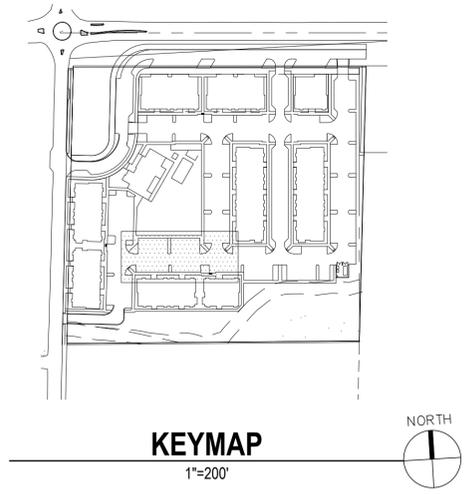
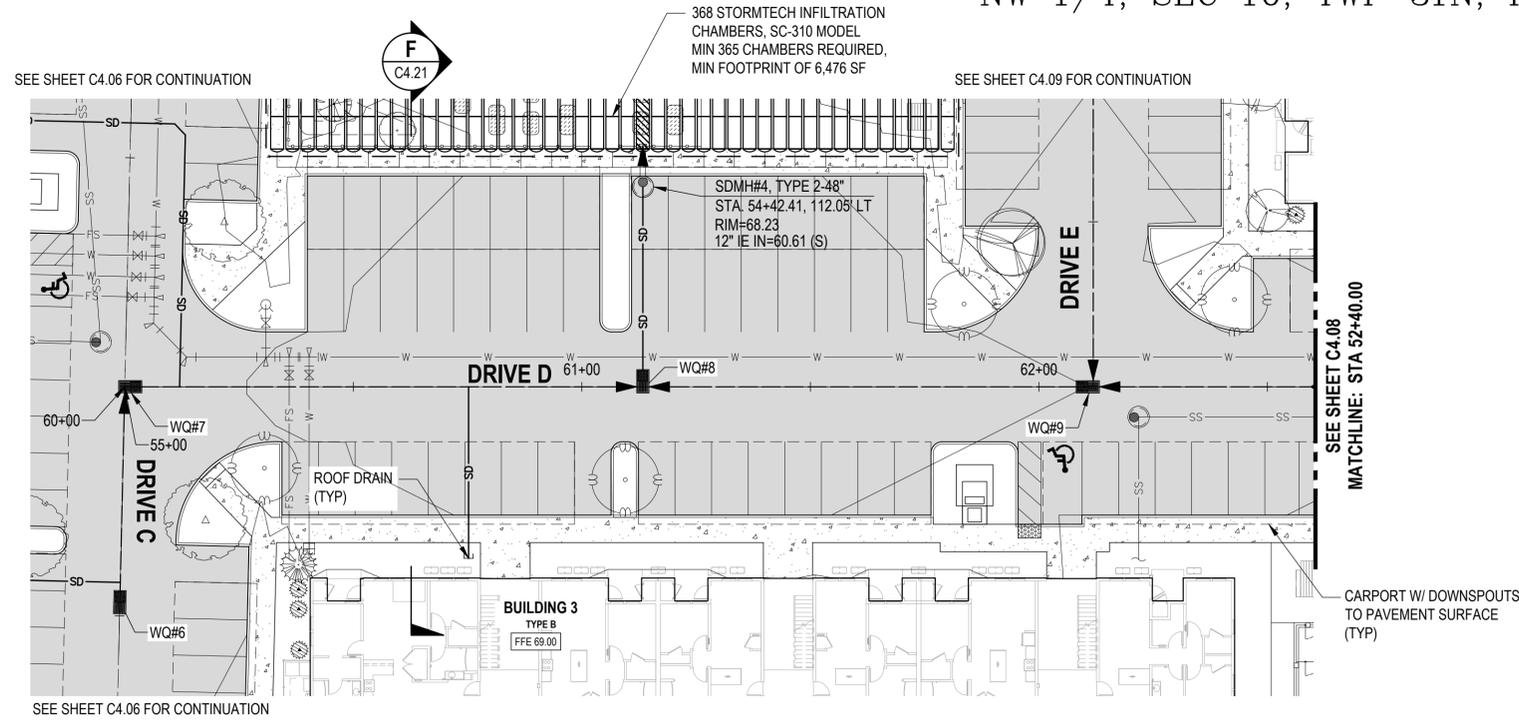
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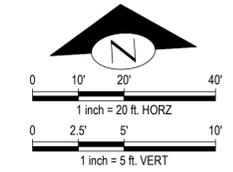
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C4.06

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - GRADE BREAK LINE
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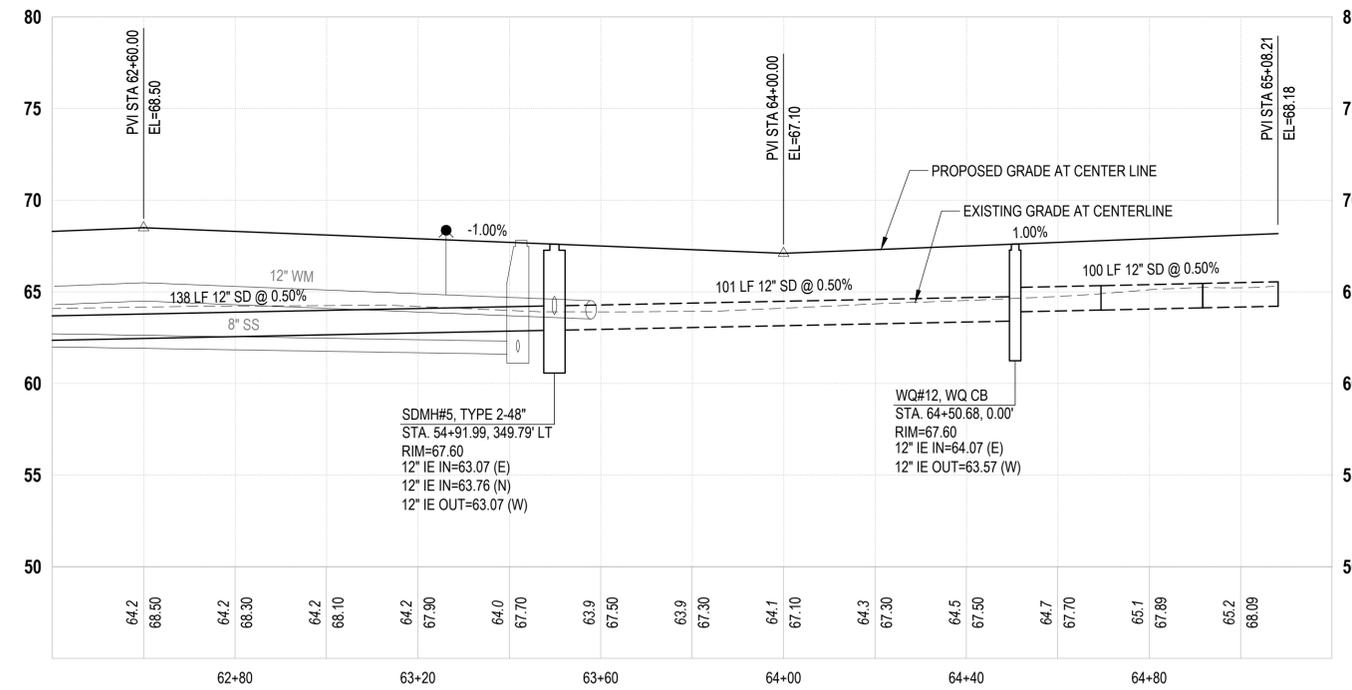
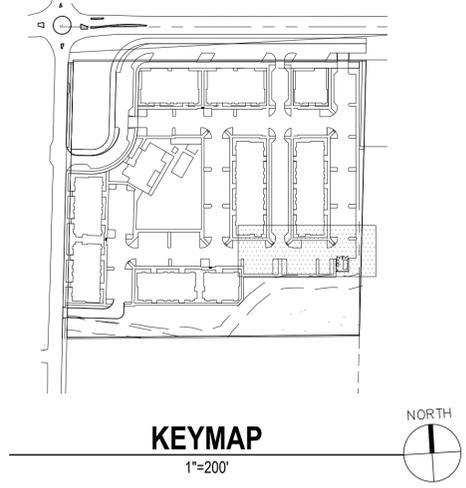
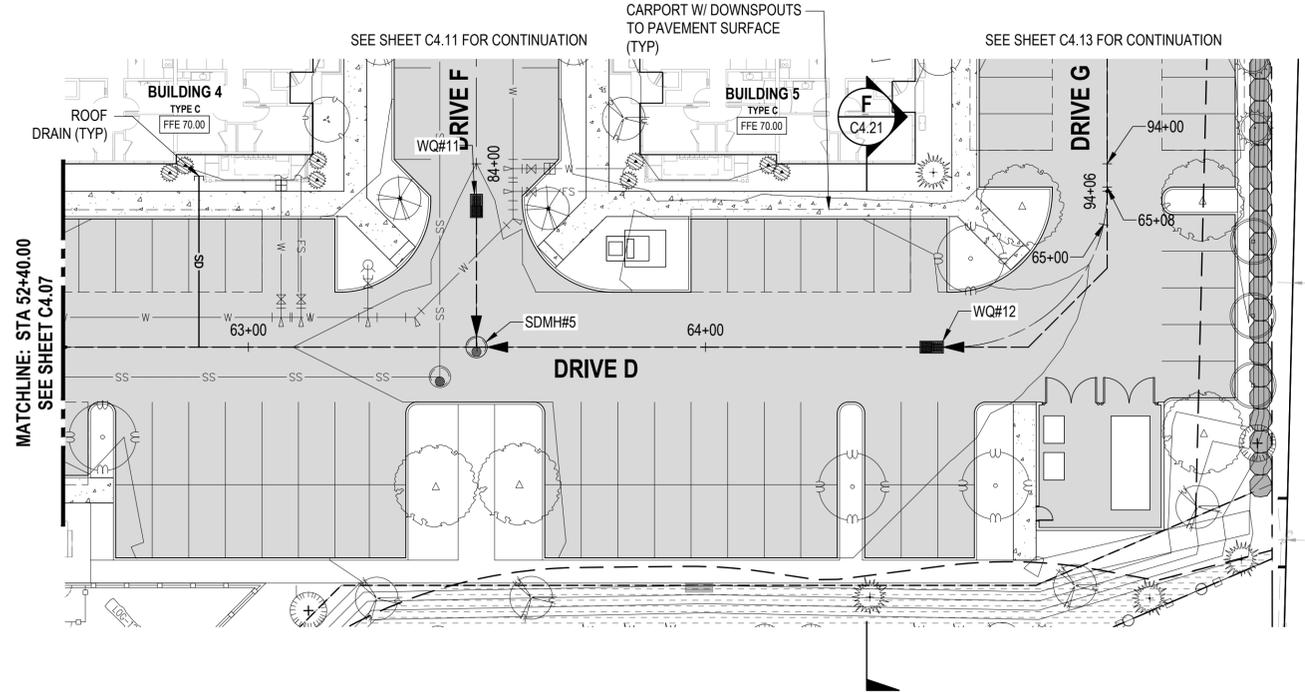
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C4.07

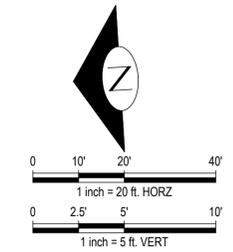
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- LEGEND**
- PROPERTY LINE / ROW LINE
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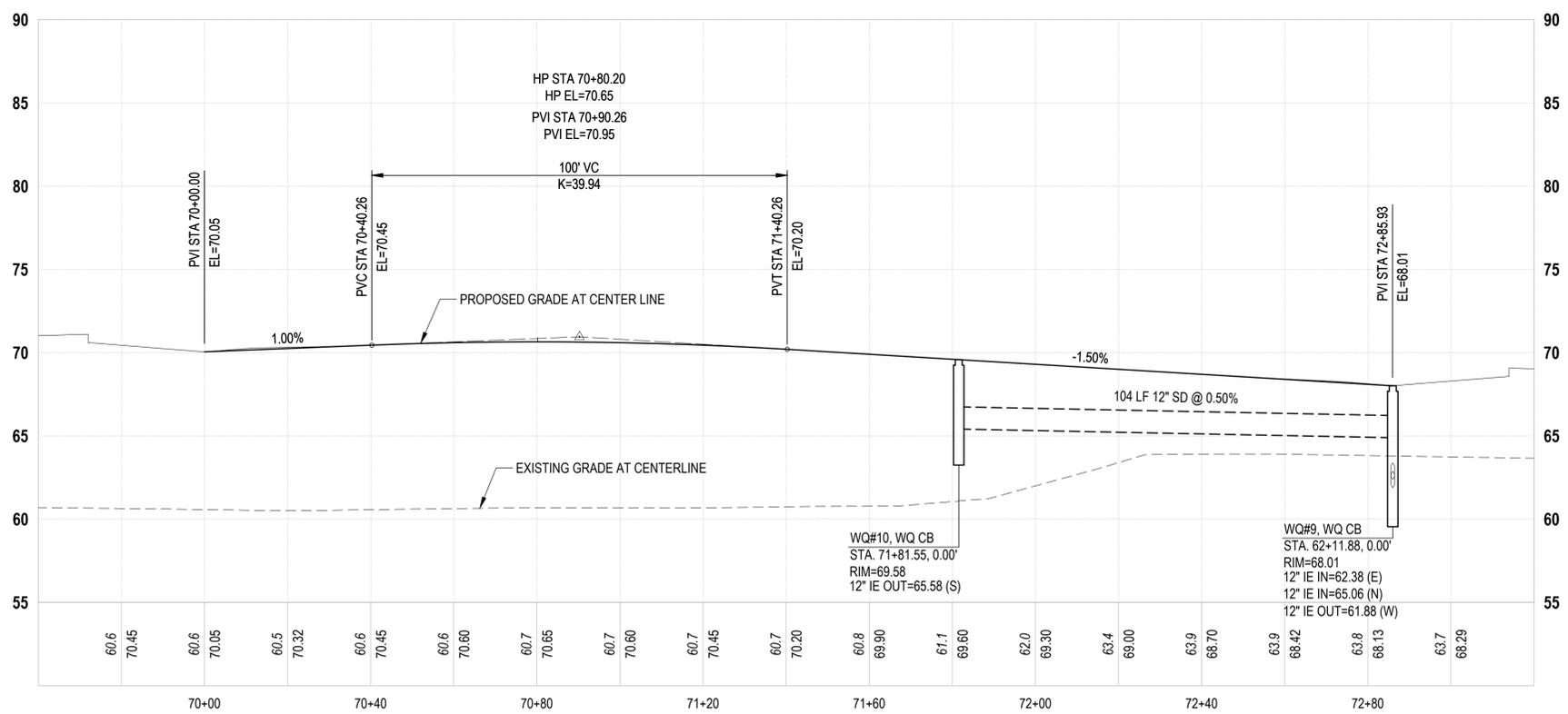
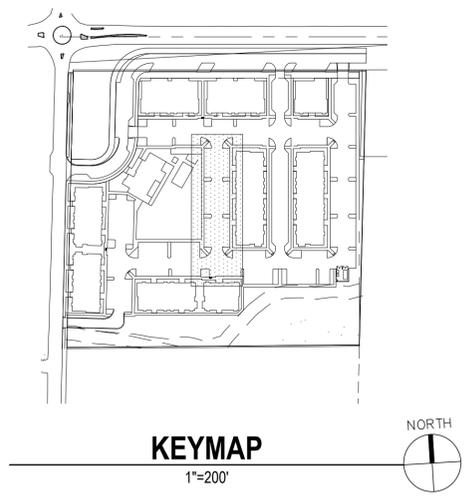
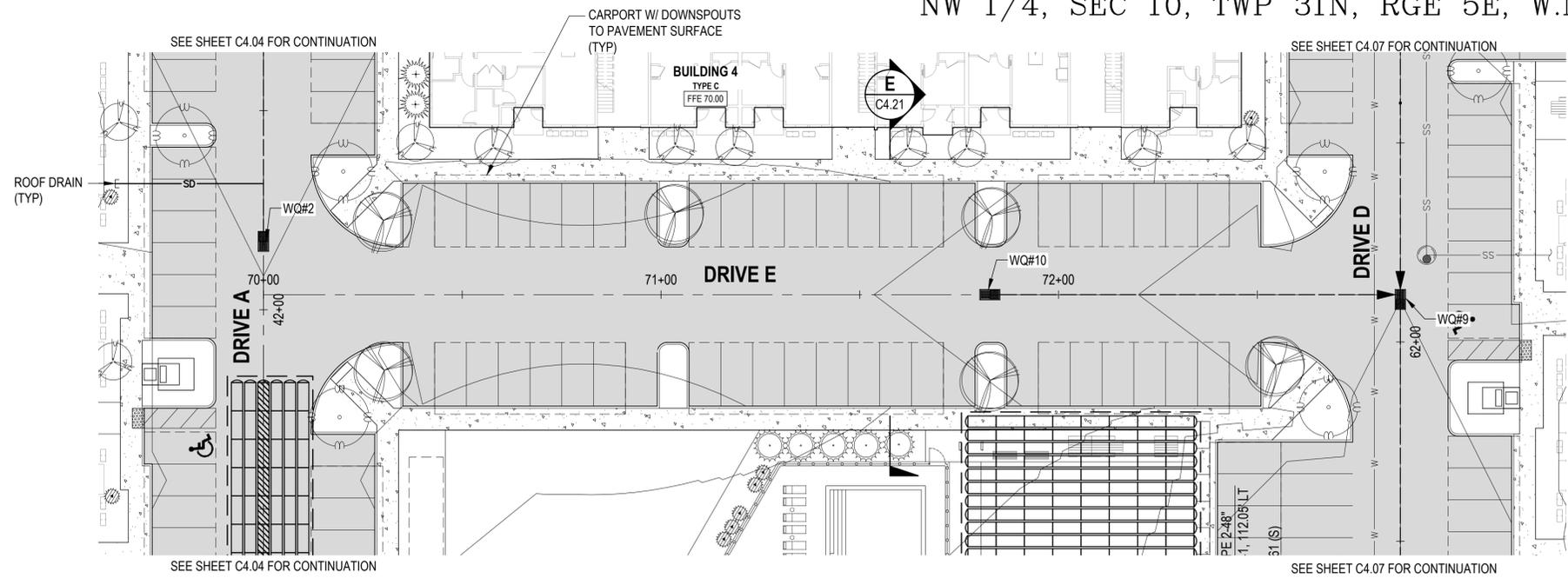


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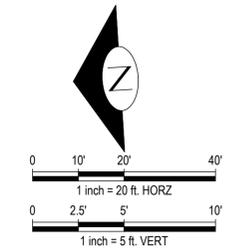
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C4.08

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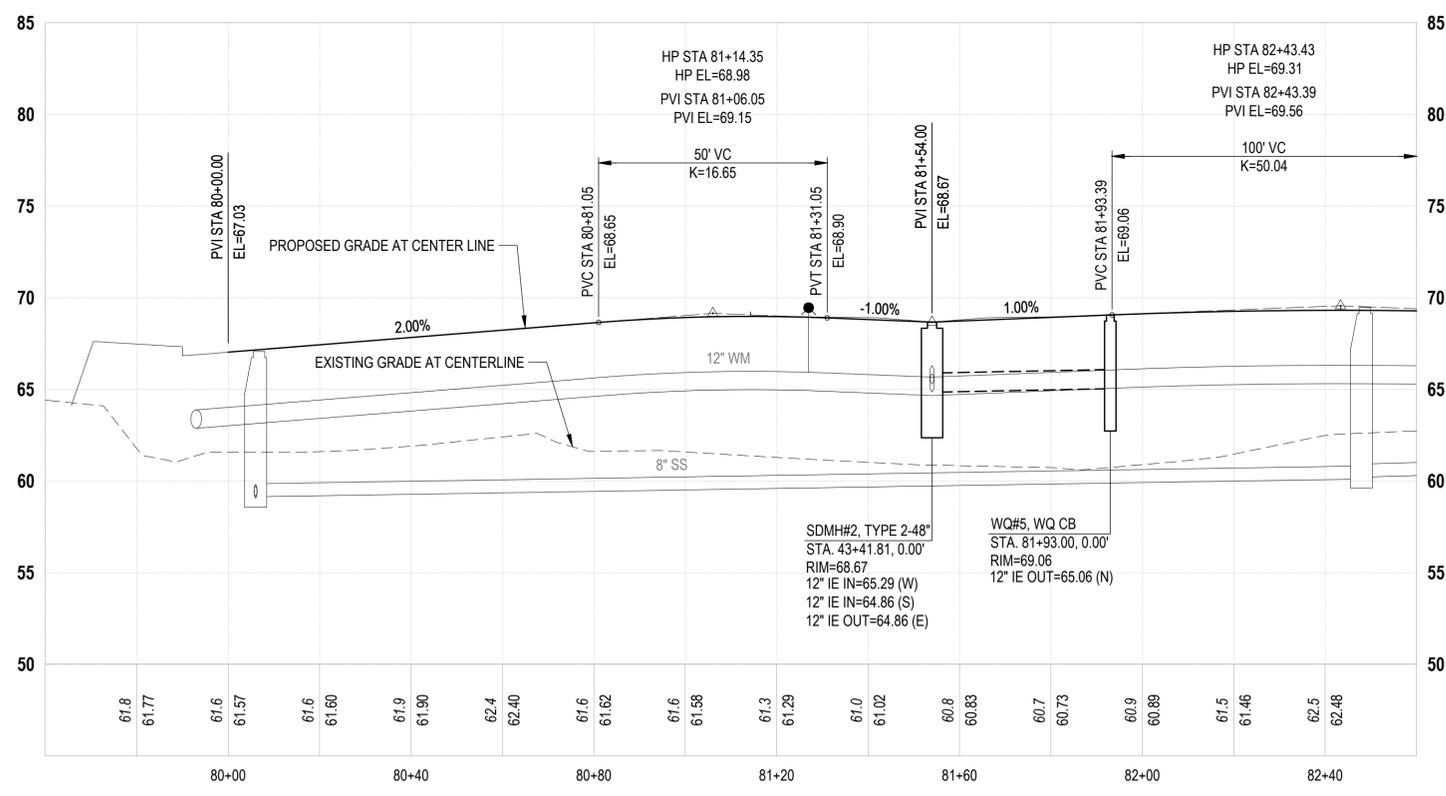
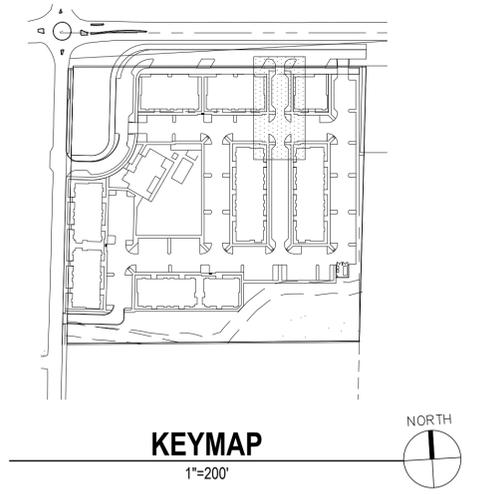
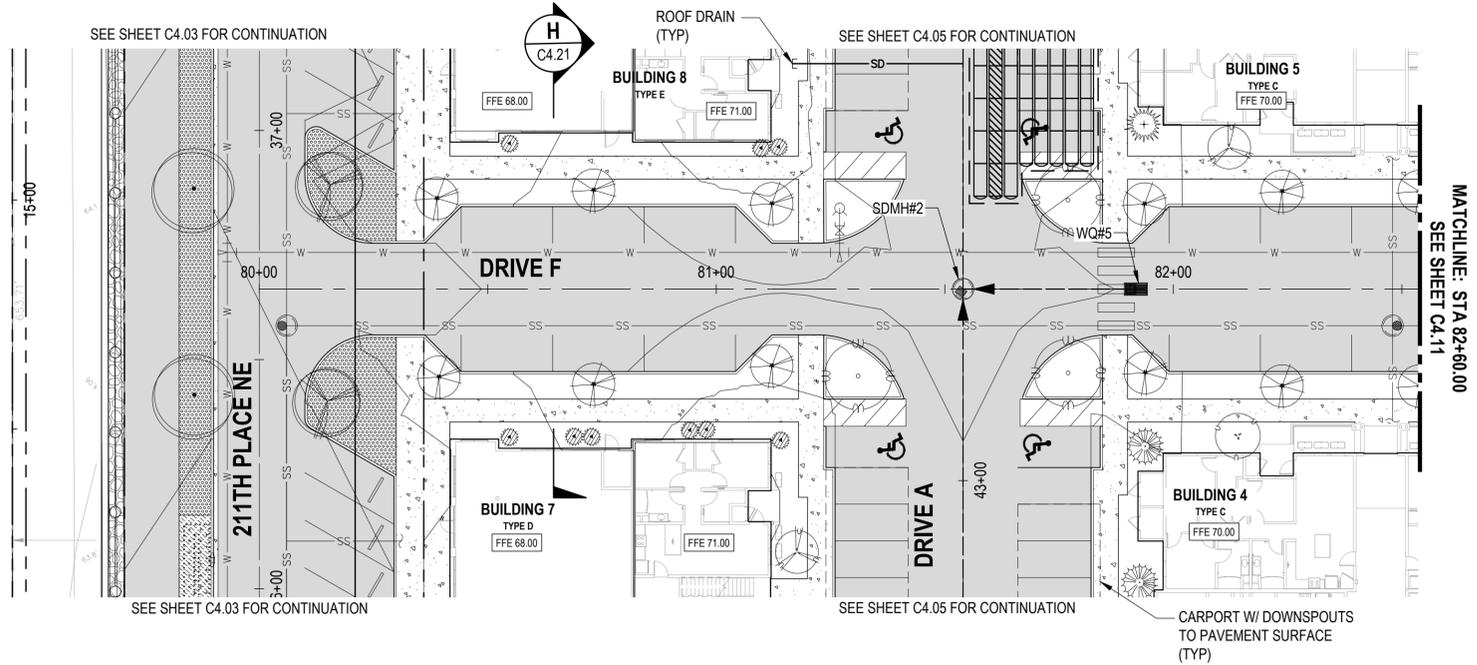
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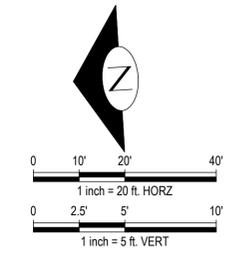
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- LEGEND**
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 - BUILDING OUTLINE
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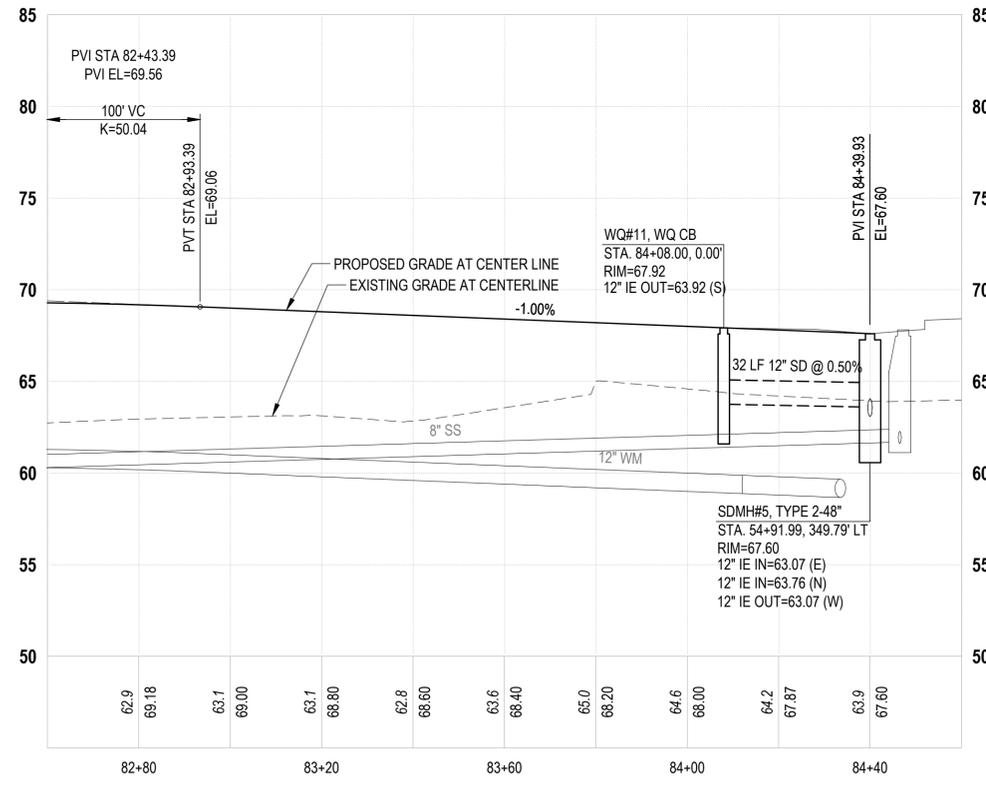
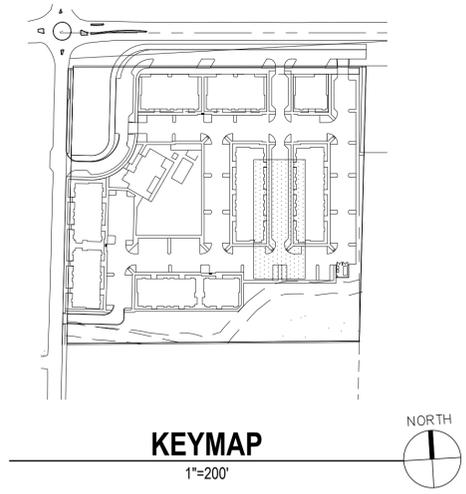
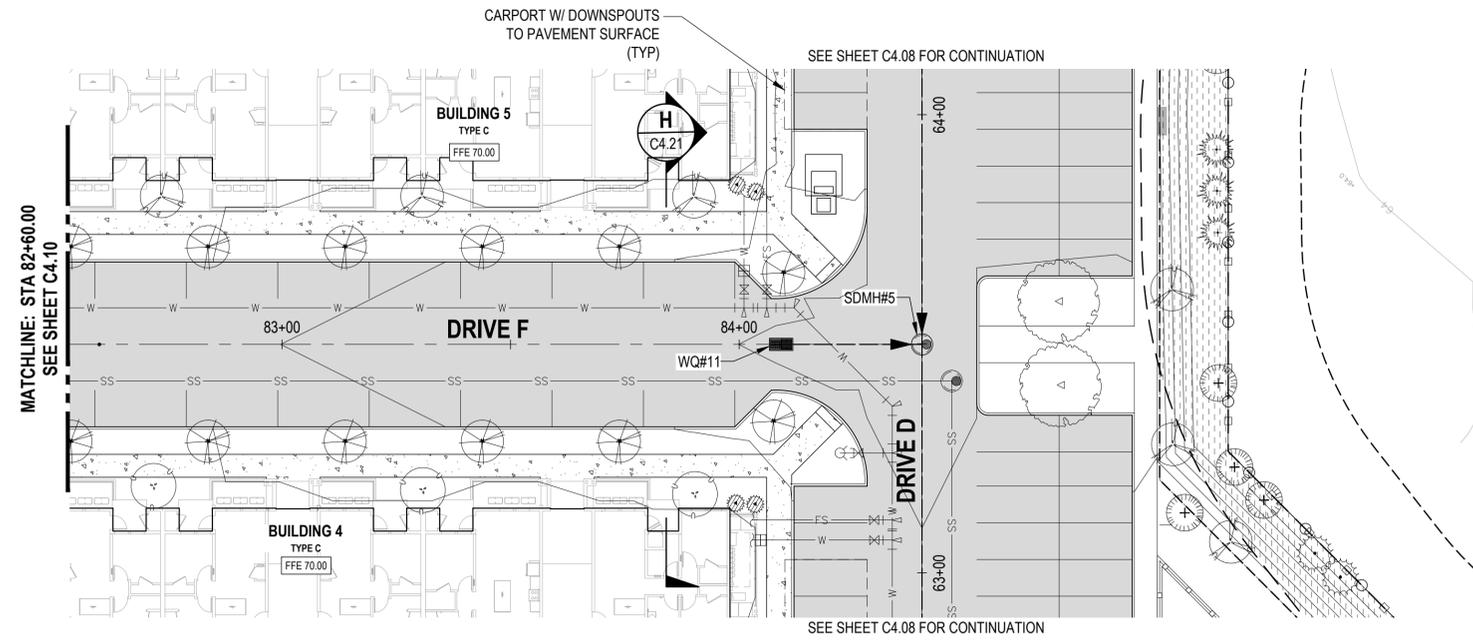
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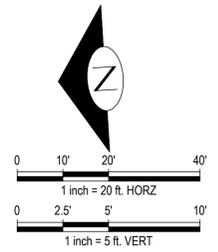
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	CURB
	WETLAND BUFFER
	BSBL
	GRADE BREAK LINE
	STORM DRAIN MAIN
	ROOF DRAIN
	PERFORATED STORM PIPE
	STORM CAP
	STORM DRAIN MANHOLE
	CATCH BASIN
	SIGN POST
	ASPHALT PAVING
	CONCRETE PAVEMENT
	ASPHALT GRIND & OVERLAY



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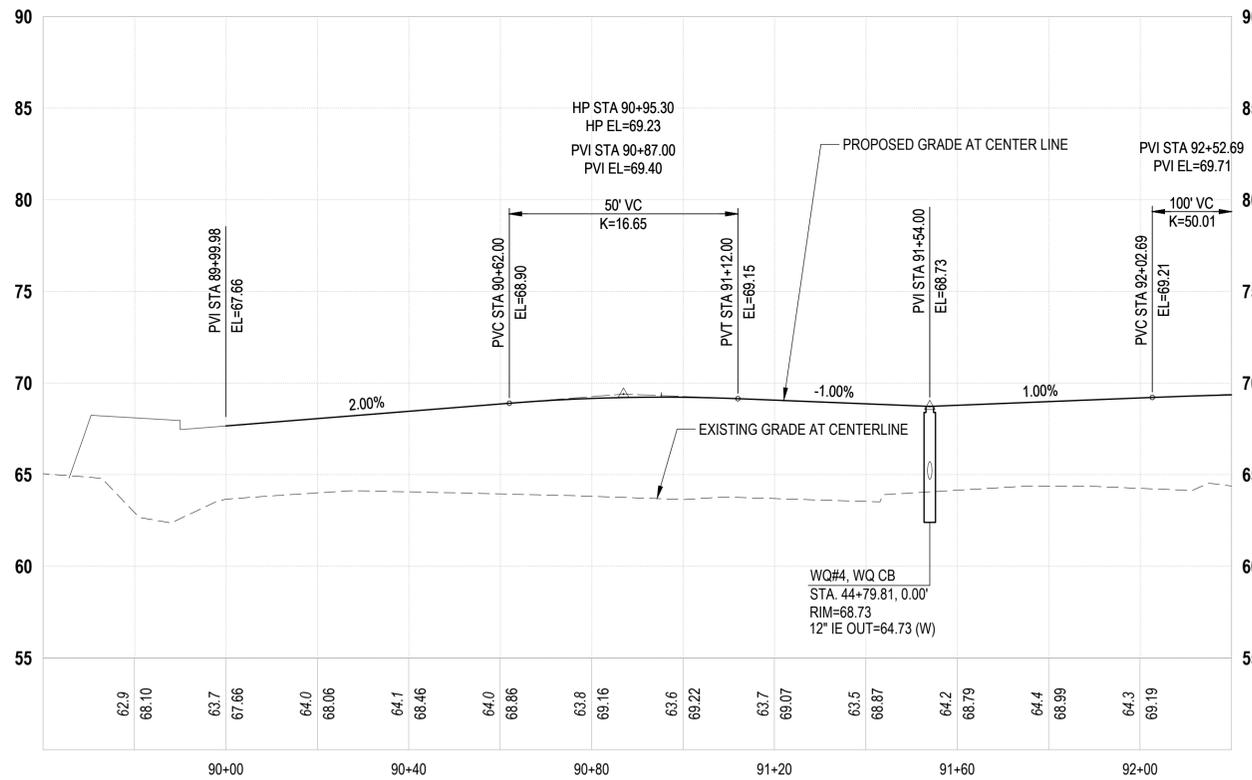
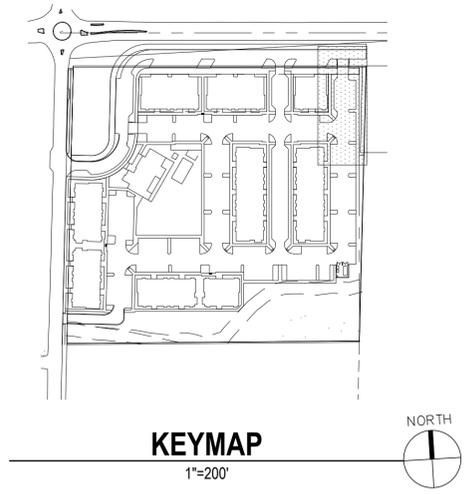
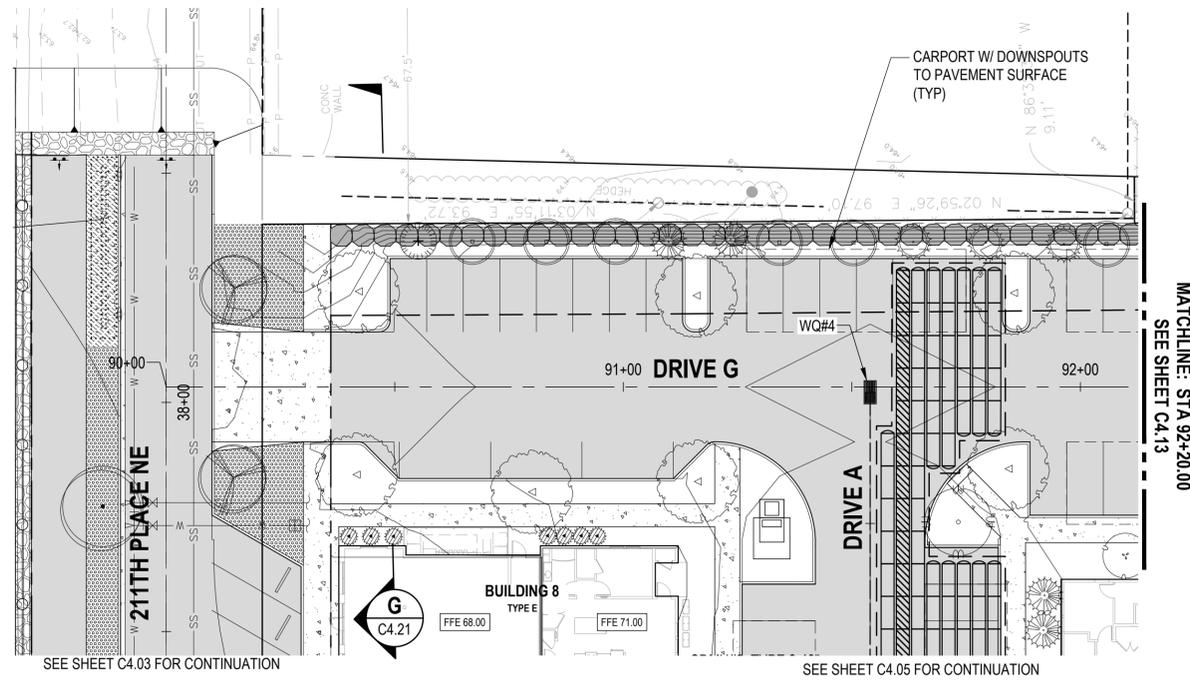


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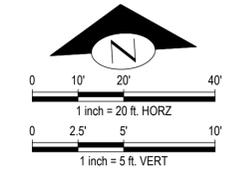
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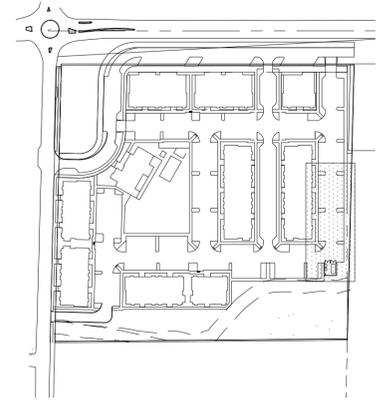
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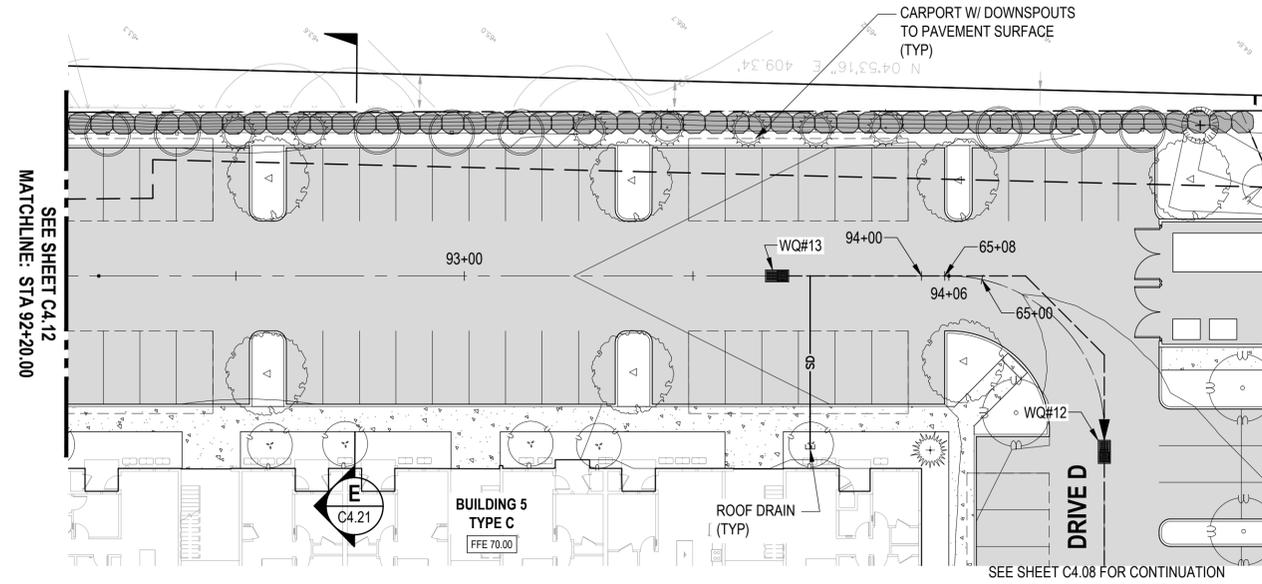
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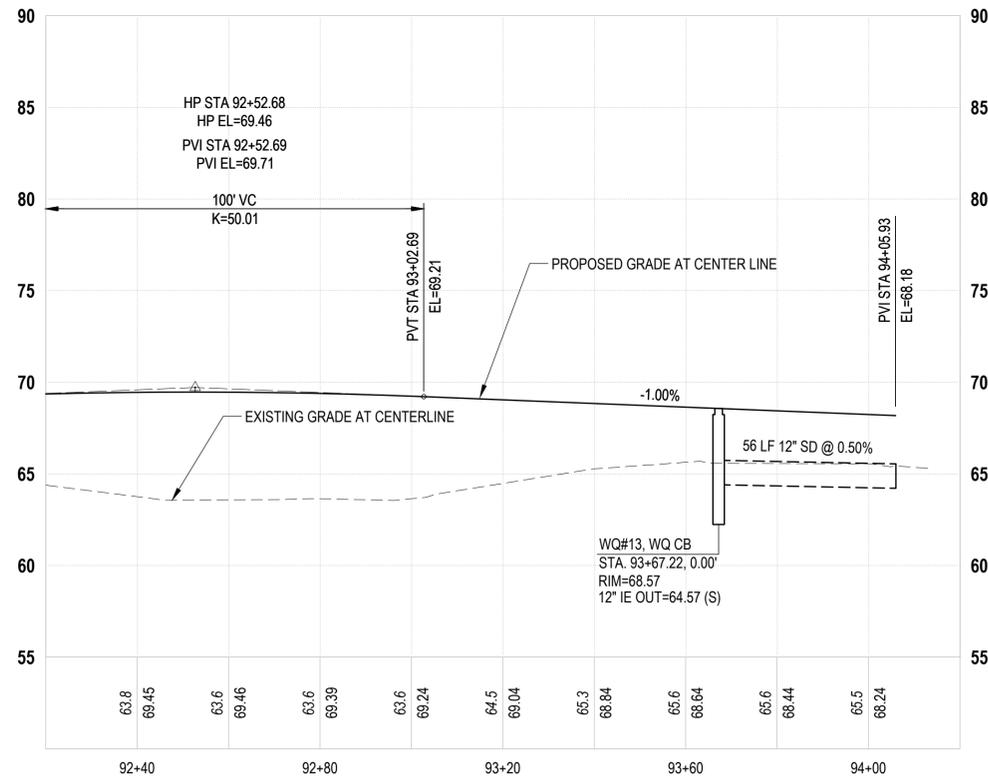


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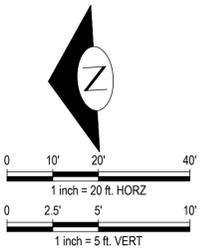
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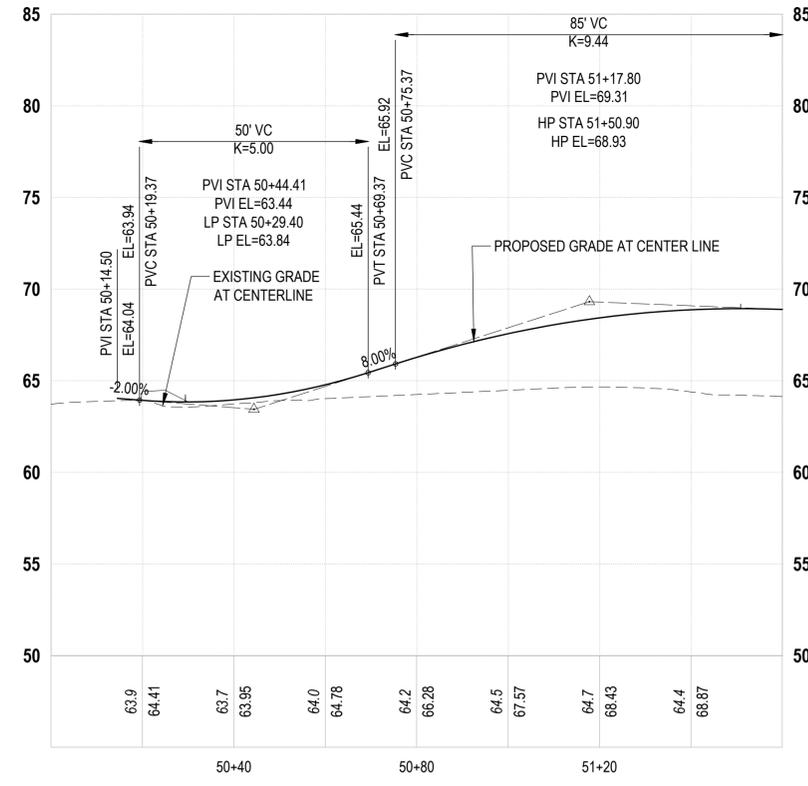
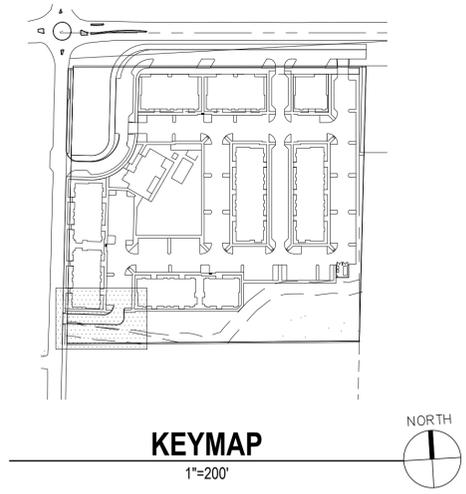
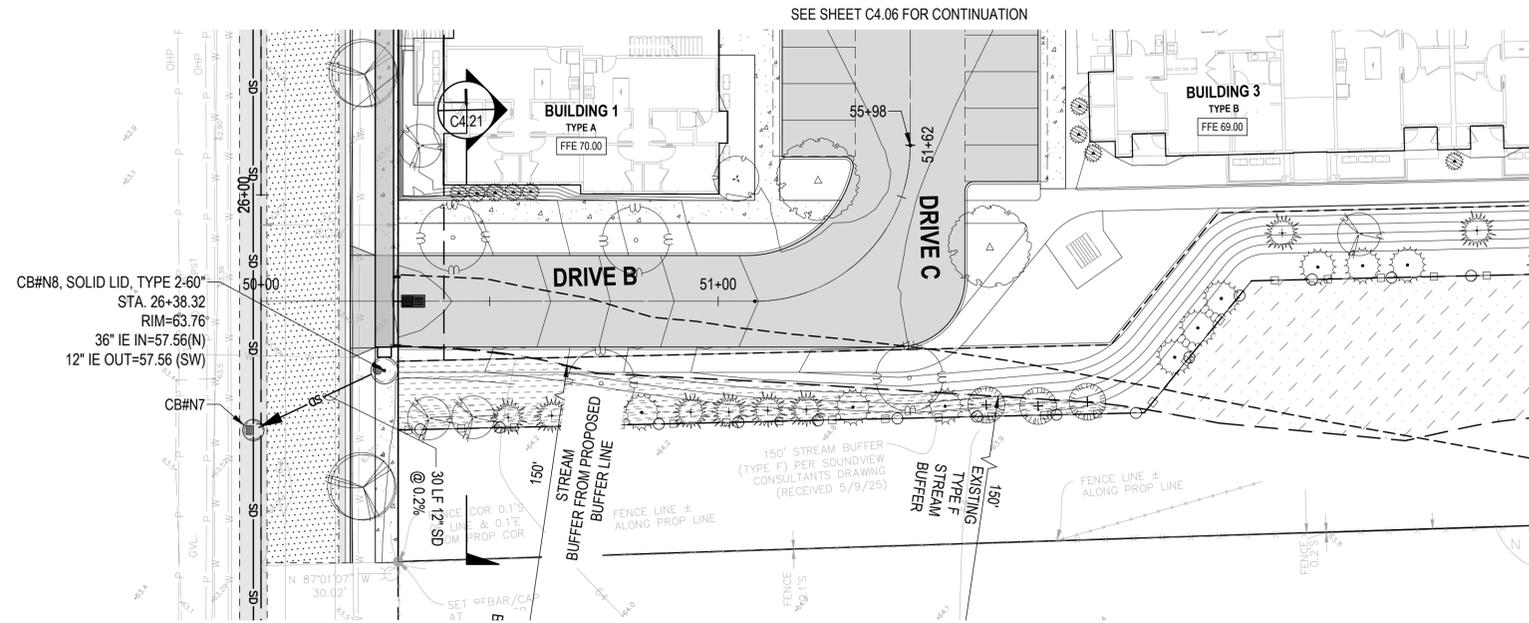


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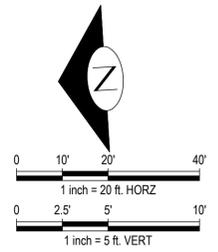


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APPROVED BY
JSF

DATE
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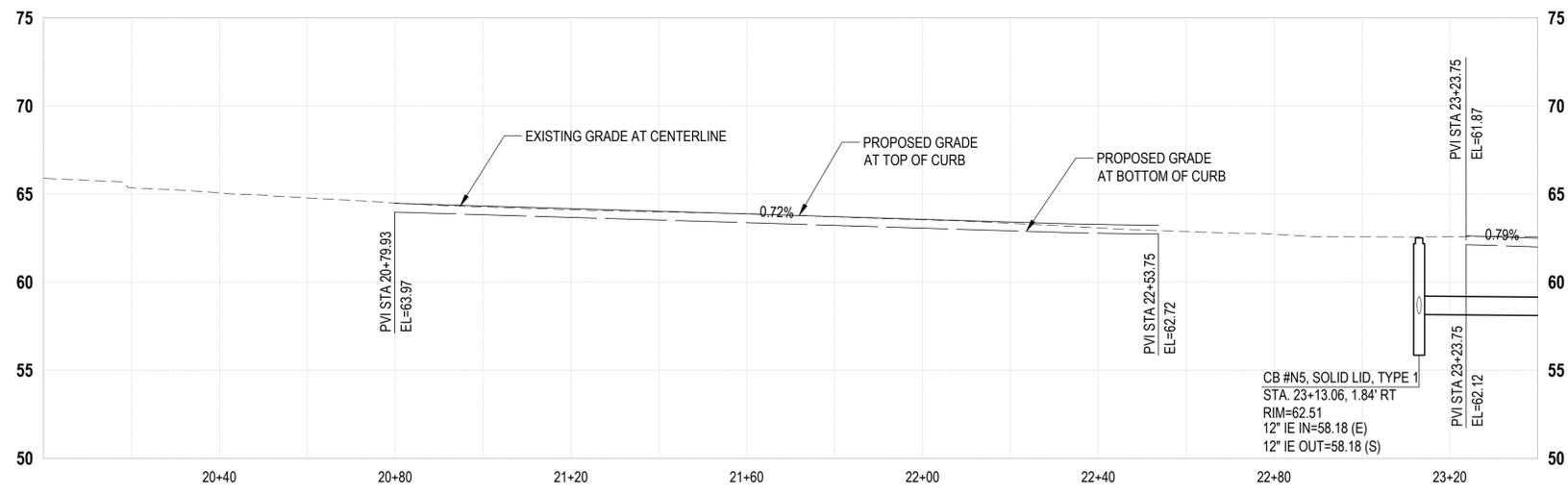
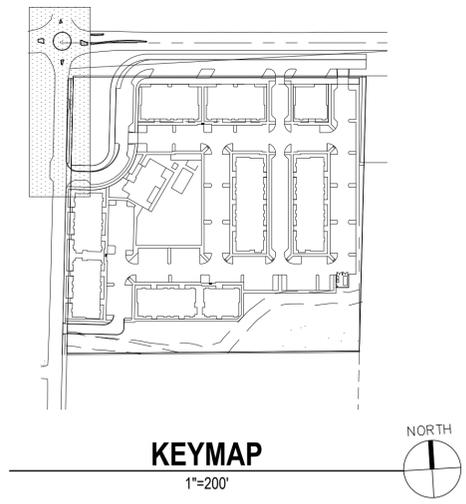
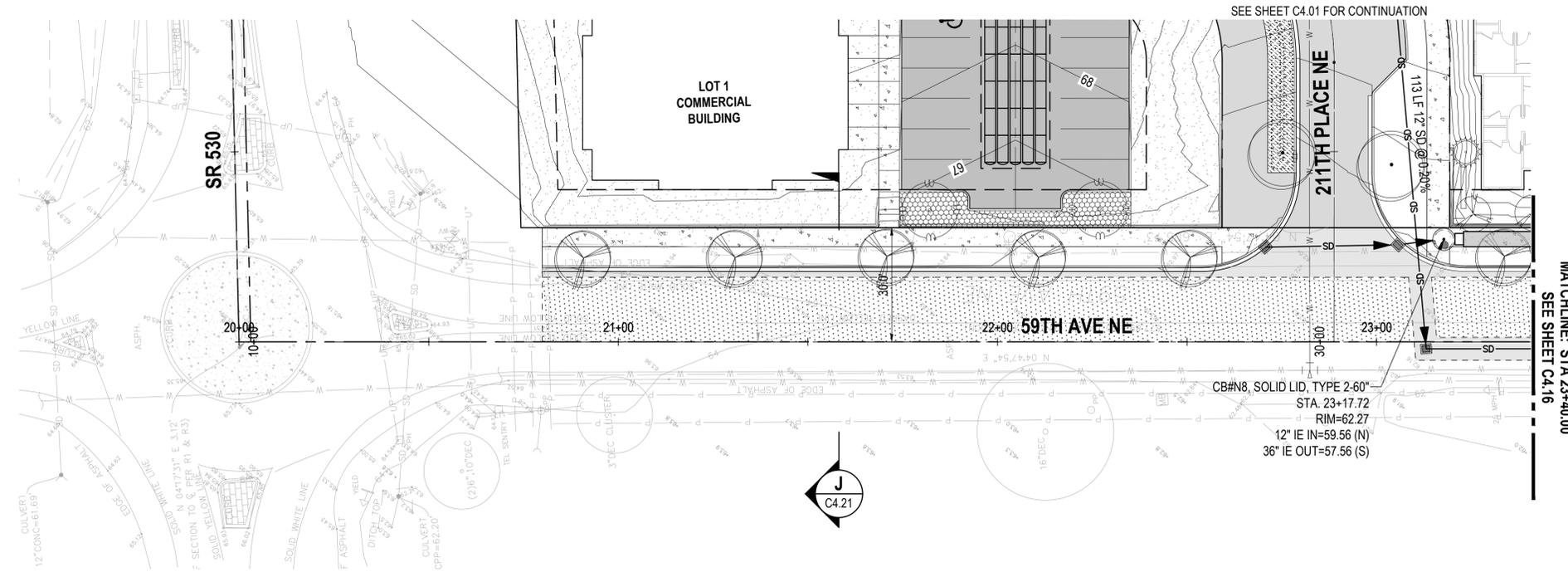
ARLINGTON GARDEN APARTMENTS
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DRIVE B
ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET

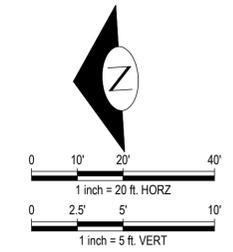
C4.14

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- GRADE BREAK LINE
- SD --- STORM DRAIN MAIN
- RD --- ROOF DRAIN
- PERFORATED STORM PIPE
- STORM CAP
- STORM DRAIN MANHOLE
- CATCH BASIN
- ↑ SIGN POST
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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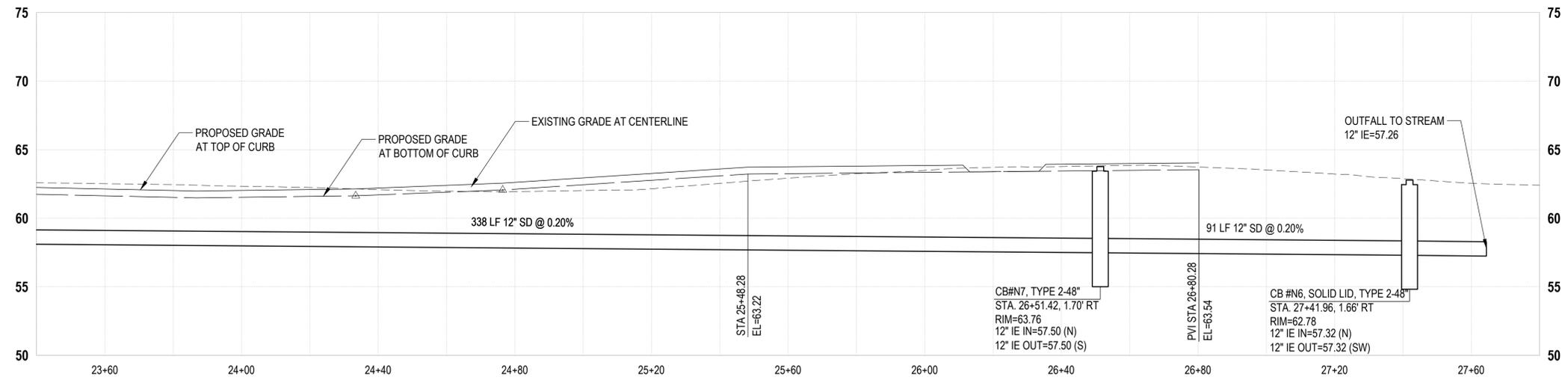
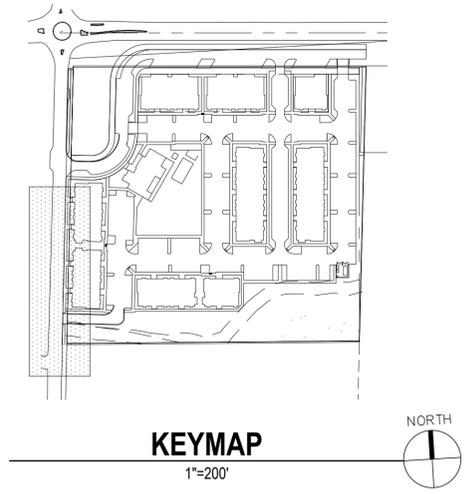
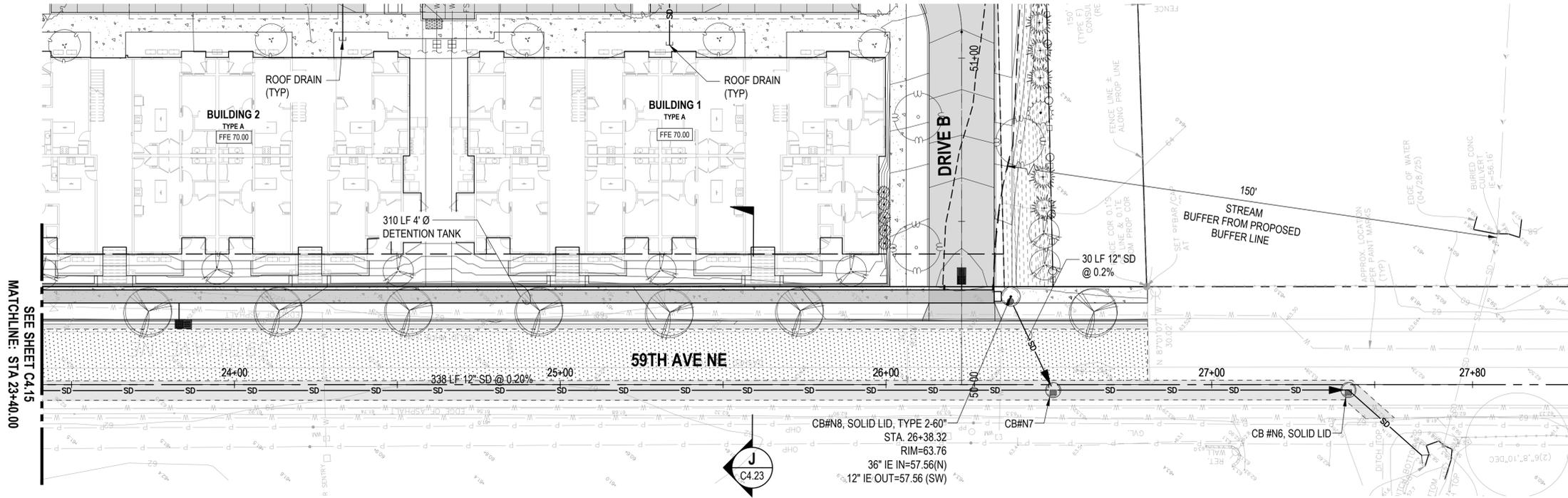
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59TH AVE NE
ROAD AND STORM DRAINAGE PLAN AND PROFILE

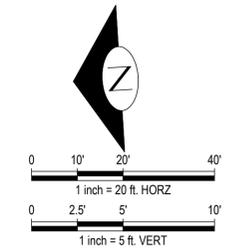
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C4.15

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - - - ROADWAY CENTERLINE
 - ▭ BUILDING OUTLINE
 - ▬ CURB
 - - - WETLAND BUFFER
 - - - BSBL
 - GRADE BREAK LINE
 - SD STORM DRAIN MAIN
 - RD ROOF DRAIN
 - - - PERFORATED STORM PIPE
 - STORM CAP
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - ↑ SIGN POST
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



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2	6/24/2025	MMM	MNF	JSF	CUP / BSP CYCLE 2 SUBMITTAL
1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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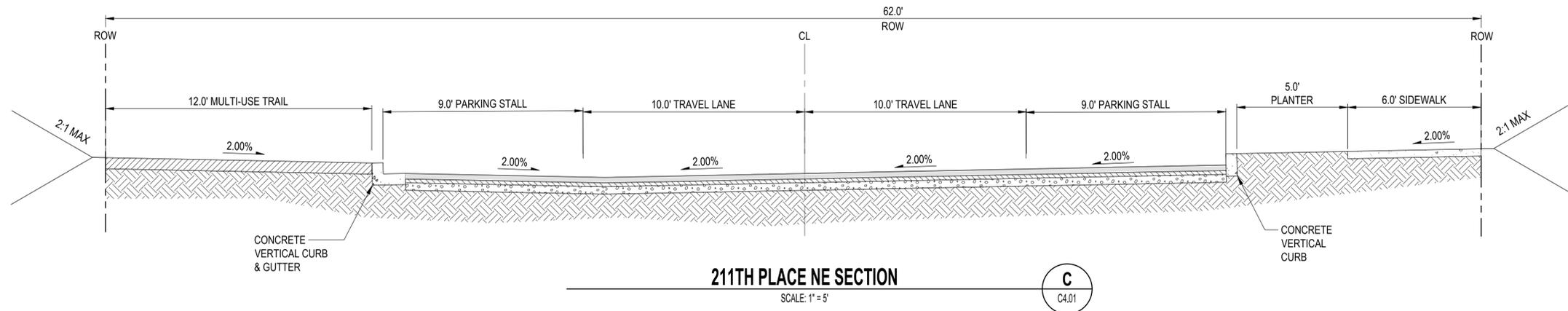
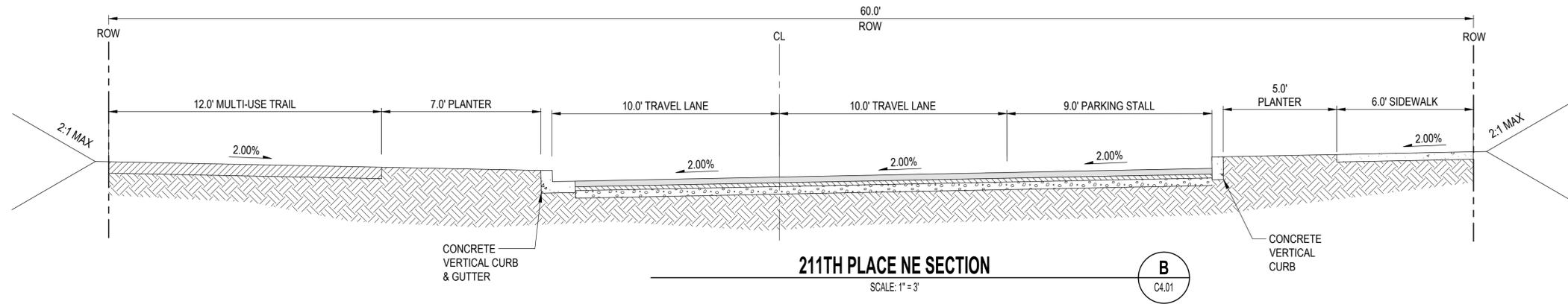
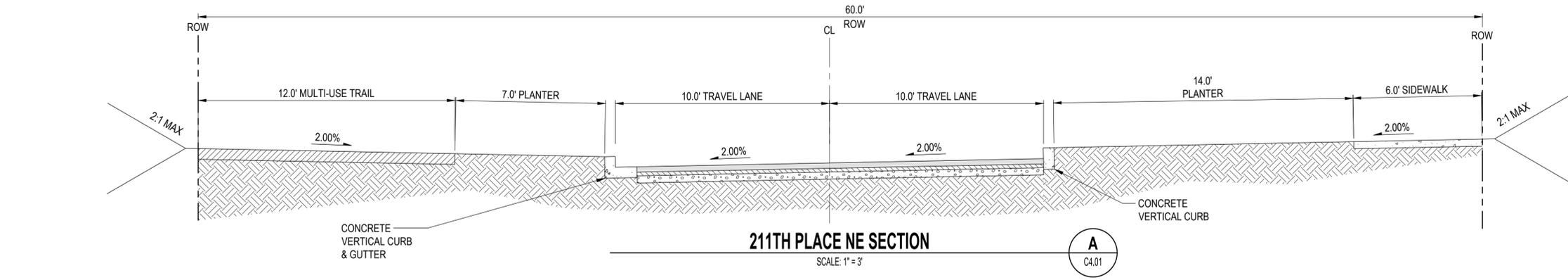


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ROAD AND STORM DRAINAGE PLAN AND PROFILE

SHEET
C4.16

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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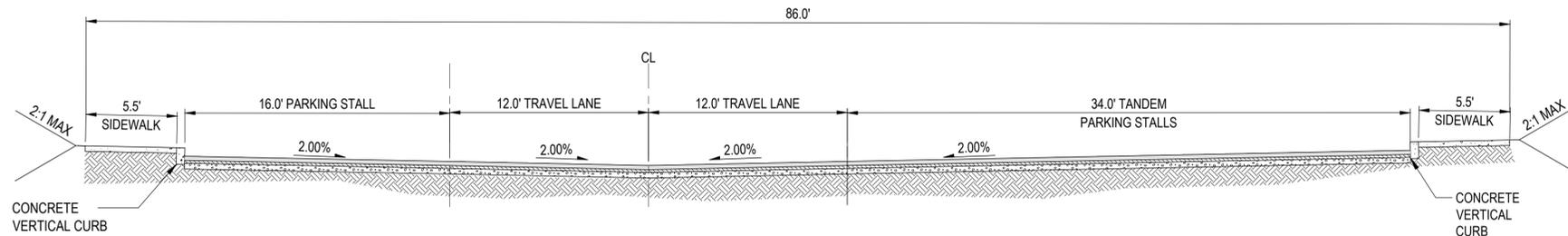
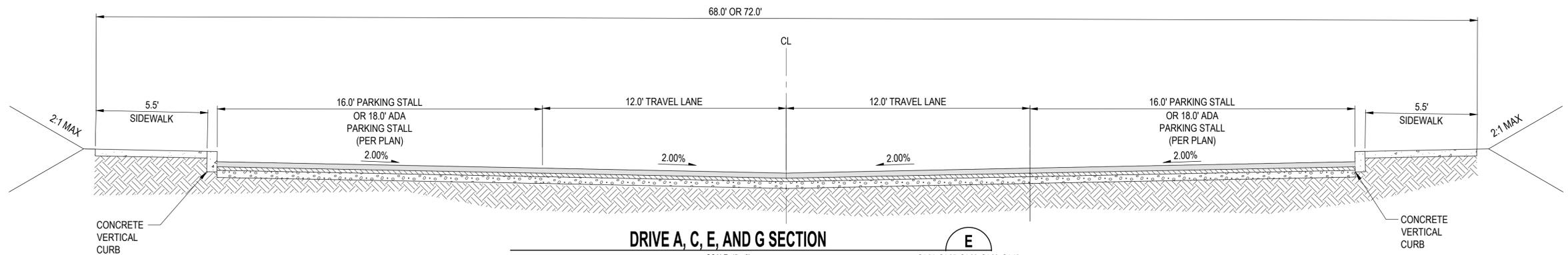
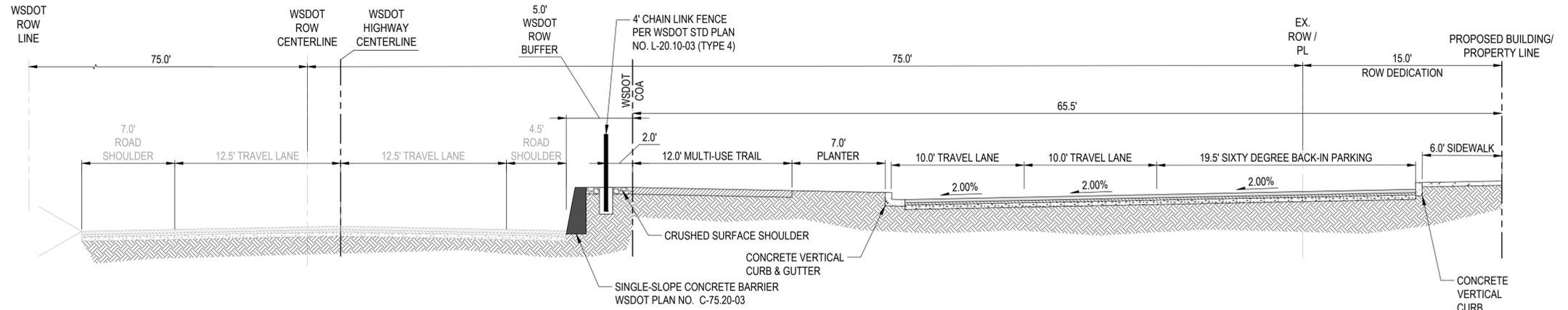
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ROAD SECTIONS

SHEET

C4.20

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



DRIVE D SECTION

SCALE: 1" = 3'

F
C4.07, C4.08

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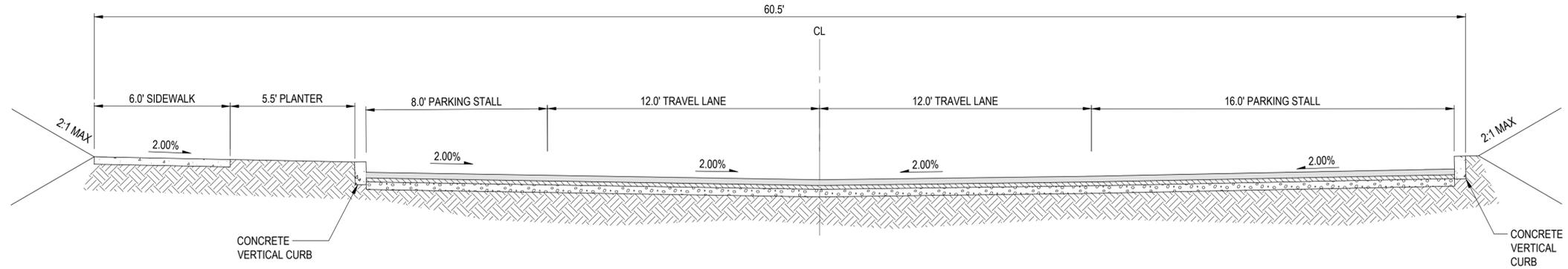
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ROAD SECTIONS

SHEET

C4.21

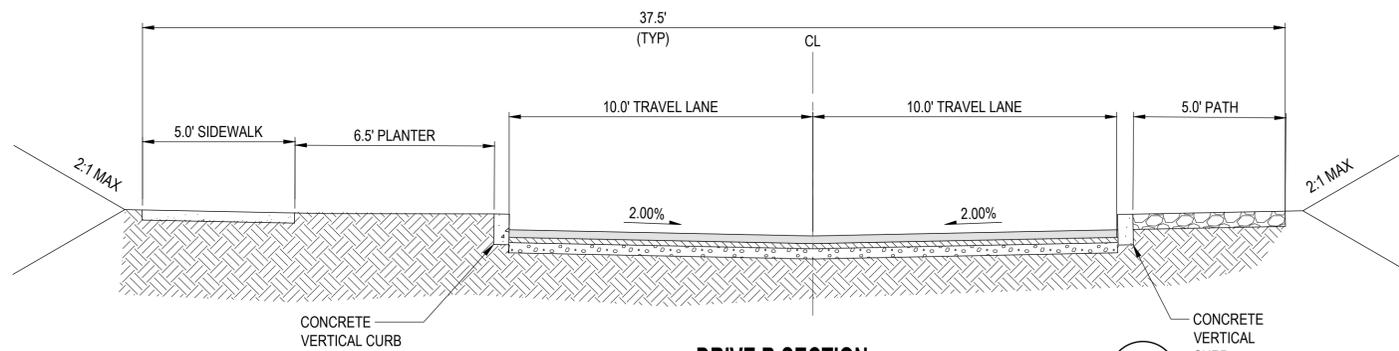
NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



DRIVE G SECTION

SCALE: 1" = 3'

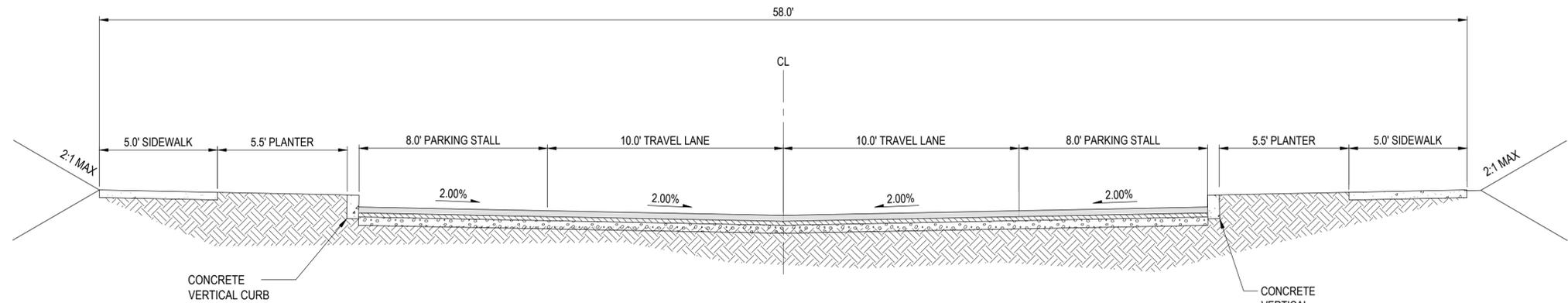
G
C4.12



DRIVE B SECTION

SCALE: 1" = 3'

I
C4.05



DRIVE D SECTION

SCALE: 1" = 5'

H
C4.10, C4.11

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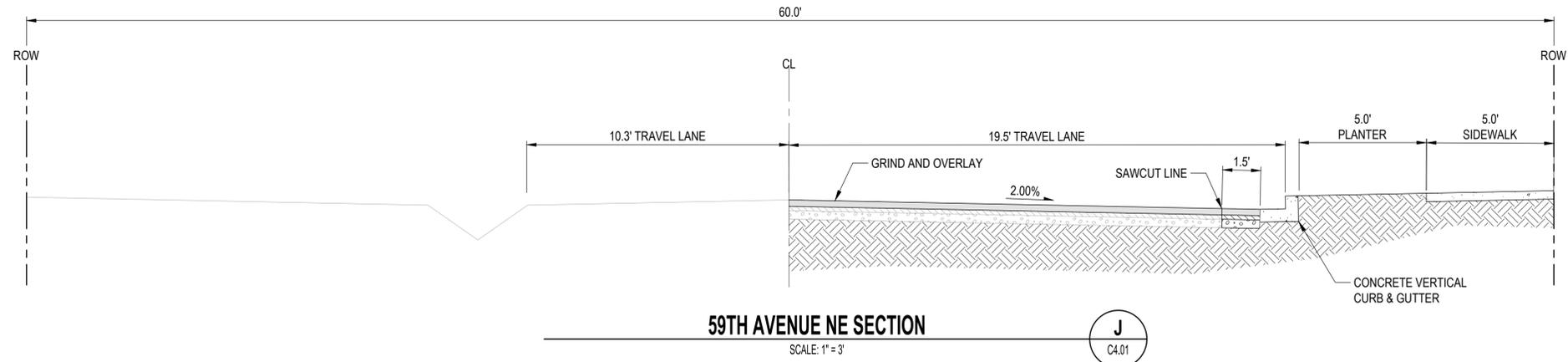
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ROAD SECTIONS

SHEET

C4.22

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



59TH AVENUE NE SECTION

SCALE: 1" = 3'



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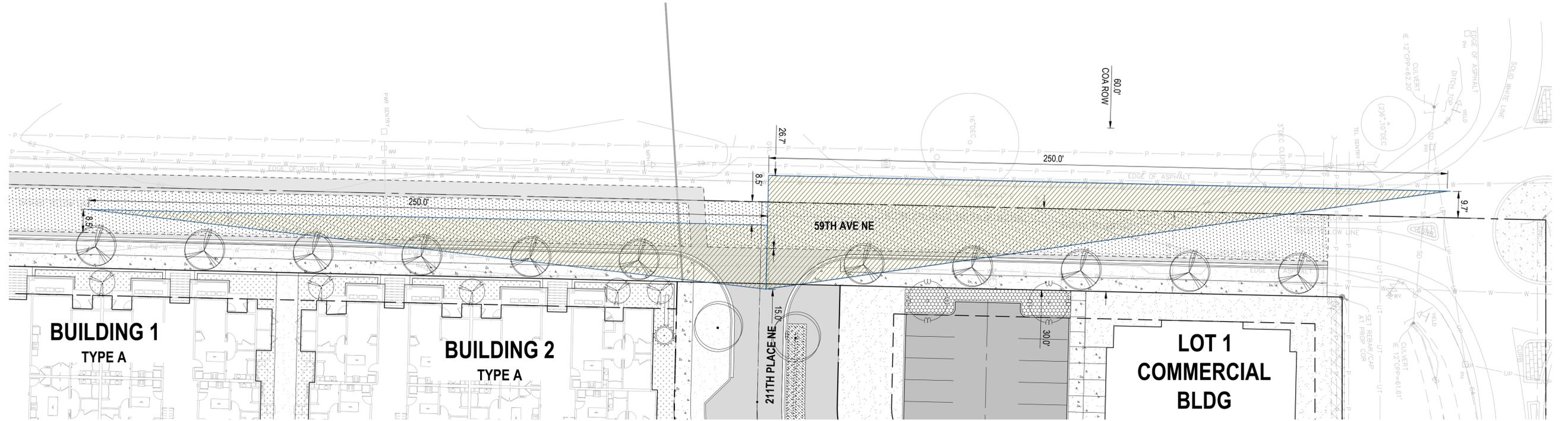
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ROAD SECTIONS

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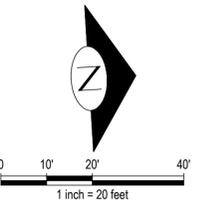
C4.23

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY
- SIGHT DISTANCE TRIANGLE



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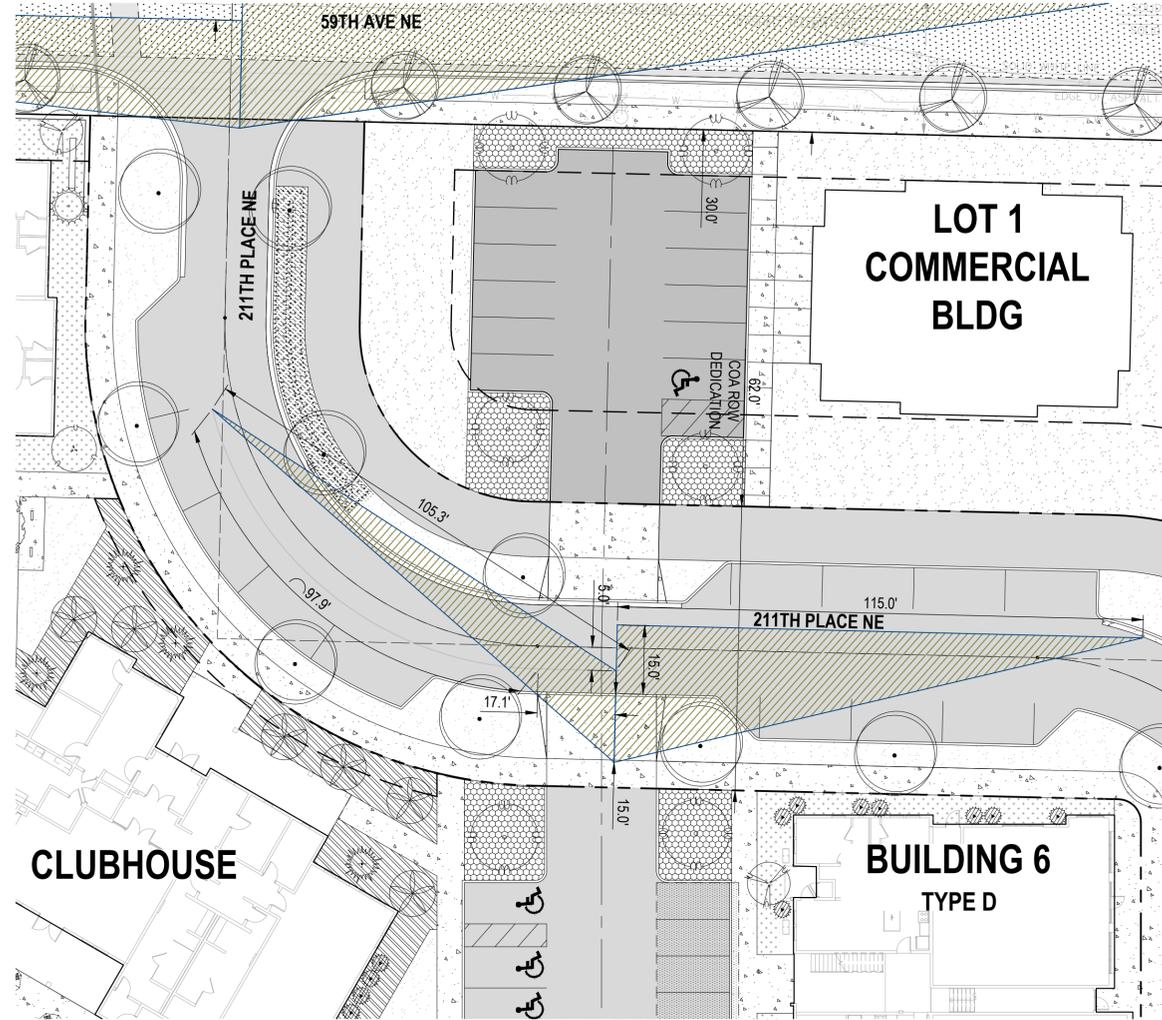
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SIGHT DISTANCE TRIANGLES

SHEET

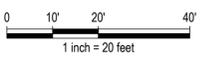
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NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY
- SIGHT DISTANCE TRIANGLE



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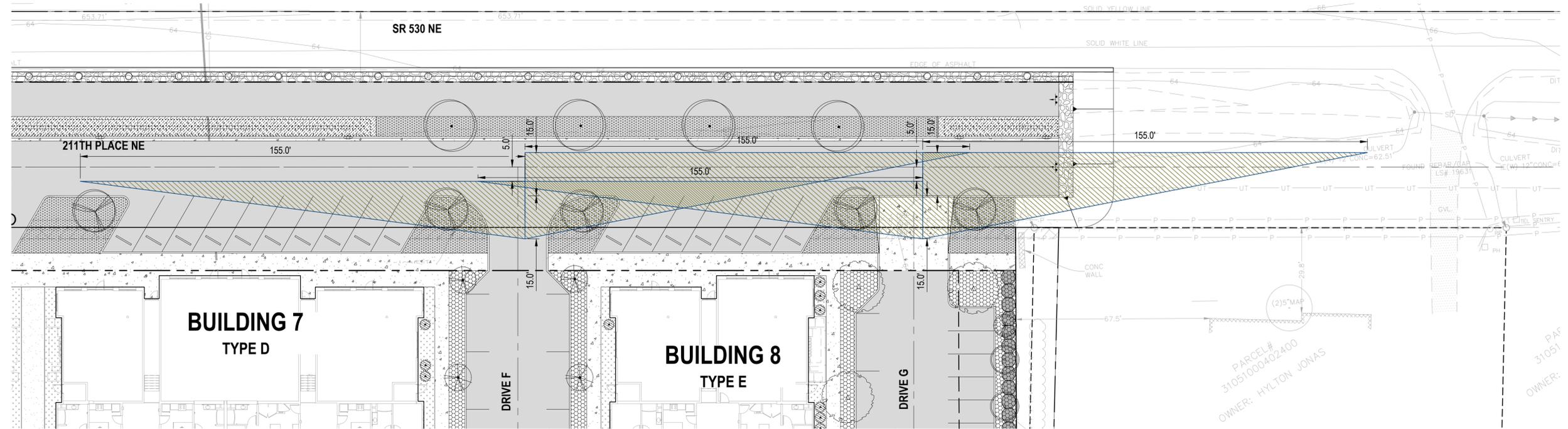
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SIGHT DISTANCE TRIANGLES

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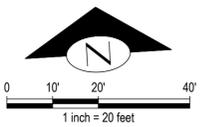
C4.31

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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY
- SIGHT DISTANCE TRIANGLE



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SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

- STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST FILTER IF INSTALLED
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

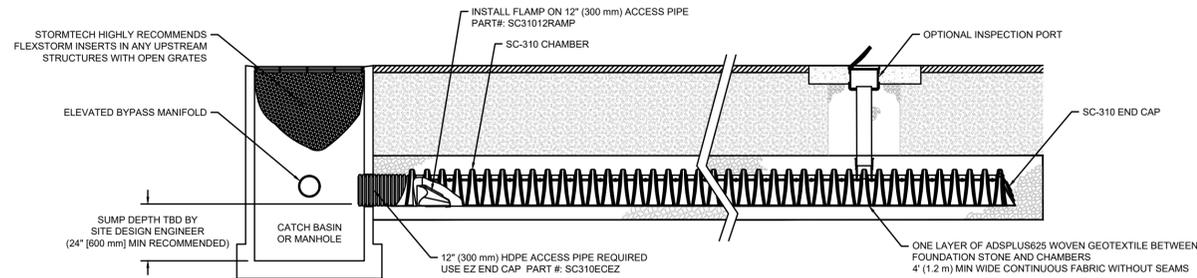
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ADS SC-310 STORMTECH CHAMBER SPECIFICATIONS AND NOTES

NTS

1



SC-310 ISOLATOR ROW PLUS DETAIL

NTS

ADS SC-310 ISOLATOR ROW PLUS DETAIL

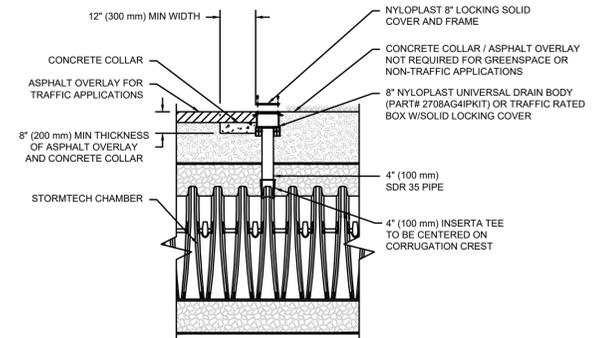
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ADS SC-310 INSPECTION & MAINTENANCE NOTES

NTS

2



4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

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ADS SC-310 4" PVC INSPECTION PORT DETAIL

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4

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ARLINGTON GARDEN APARTMENTS
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INFILTRATION CHAMBER DETAIL

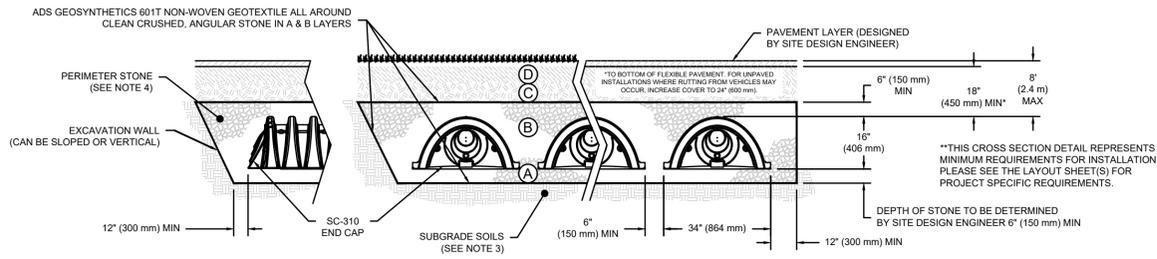
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

ADS SC-310 ISOLATOR ROW PLUS DETAIL

NTS

1

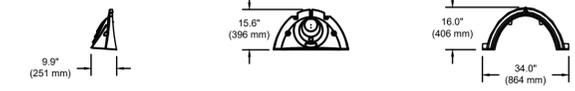
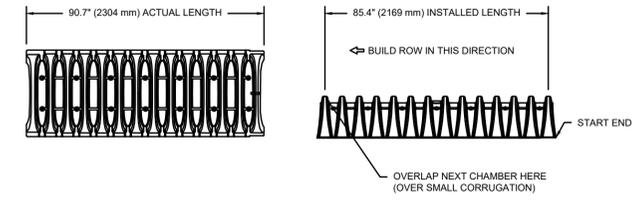
1 SHEET OF 1

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 1-800-735-7473

888-892-2694 | WWW.STORMTECH.COM

ISOLATOR ROW PLUS DETAILS
 DRAWN: AU
 CHECKED: AU
 DATE: 10/02/20

SC-310 TECHNICAL SPECIFICATION
 NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m ³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m ³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC	---	---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC	---	---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC	---	---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

ADS SC-310 TECHNICAL SPECIFICATIONS

NTS

2

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TECHNICAL SPECIFICATION
 SC-310 CHAMBER
 DRAWN: JMM
 CHECKED: JMM
 DATE: 10/02/20

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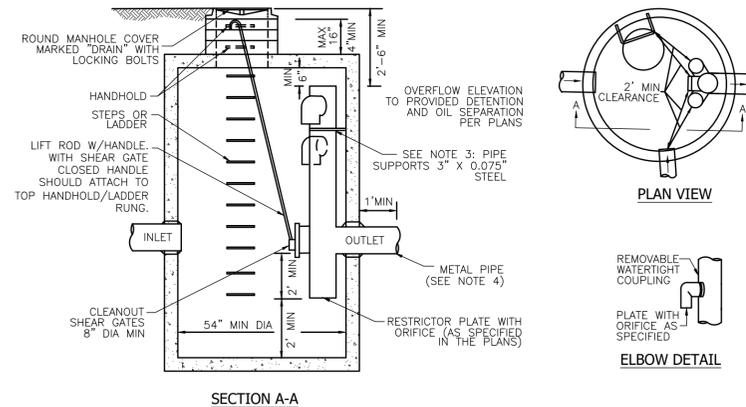
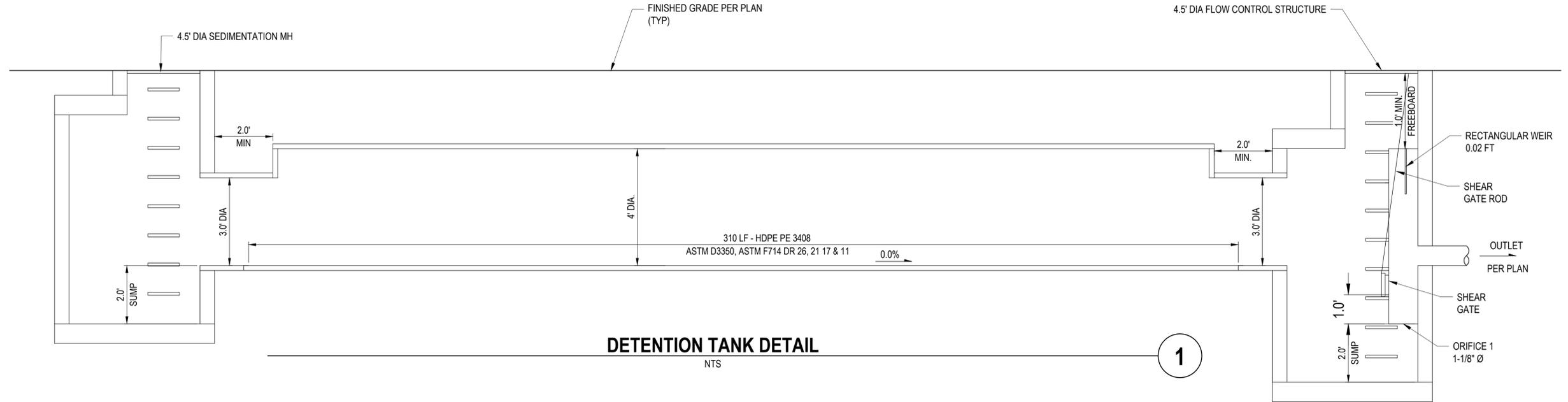
JEREMY S. FIELDS
 STATE OF WASHINGTON
 39847
 REGISTERED PROFESSIONAL ENGINEER
 10/02/2025

ARLINGTON GARDEN APARTMENTS
 ARLINGTON, WASHINGTON

INFILTRATION CHAMBER DETAIL

SHEET

C4.46



NOTES:

- EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCHBASIN TYPE 2 54" MINIMUM DIAMETER.
- THE RESTRICTOR/SEPARATOR AND PIPE SUPPORTS SHALL BE OF THE SAME MATERIAL AND SHALL BE FABRICATED FROM 0.060" ALUMINUM OR 0.064" ALUMINIZED STEEL OR 0.064" GALVANIZED STEEL PIPE IN ACCORDANCE WITH AASHTO M 36, M 196, M197 AND M274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
- OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE OR GROUTED INTO THE BELL OF CONCRETE PIPE.
- THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE WITH A 8" MINIMUM SIZE.
- FRAME AND LADDER OR STEPS TO BE OFFSET SO THAT (1) CLEANOUT GATE IS VISIBLE FROM TOP. (2) CLUMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE. (3) FRAME IS CLEAR OF CURB (IF ANY EXIST).
- MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE. SIZE OF ELBOWS TO BE DETERMINED BY THE ENGINEER.
- CLEANOUT GATE/SHEAR GATE : ALUMINUM ALLOY PER ASTM B26-ZG32A OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED. LIFT HANDLE EITHER SOLID OR TUBING WITH ADJUSTABLE HOOK AS REQUIRED. NEOPRENE RUBBER GASKETS REQUIRED BETWEEN FLANGES.

FLOW CONTROL RISER DETAIL
COA STD DETAIL SD-150

NTS

2

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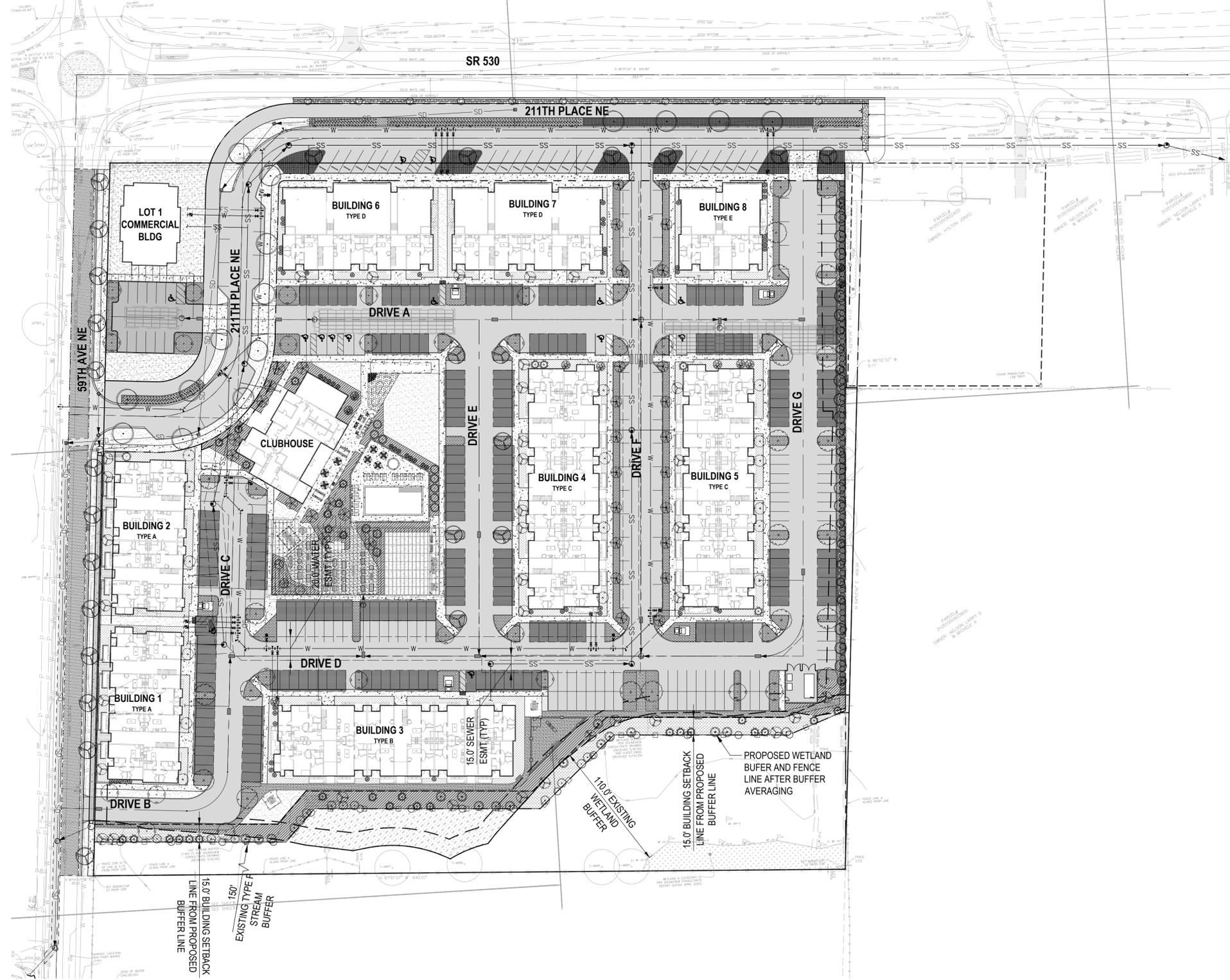


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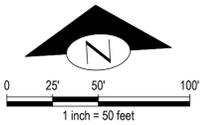
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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SS --- SANITARY SEWER MAIN
- SS --- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- W --- WATER MAIN
- W --- DOMESTIC WATER SERVICE
- FS --- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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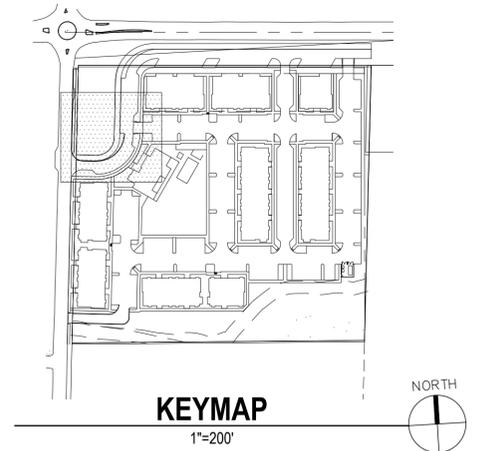
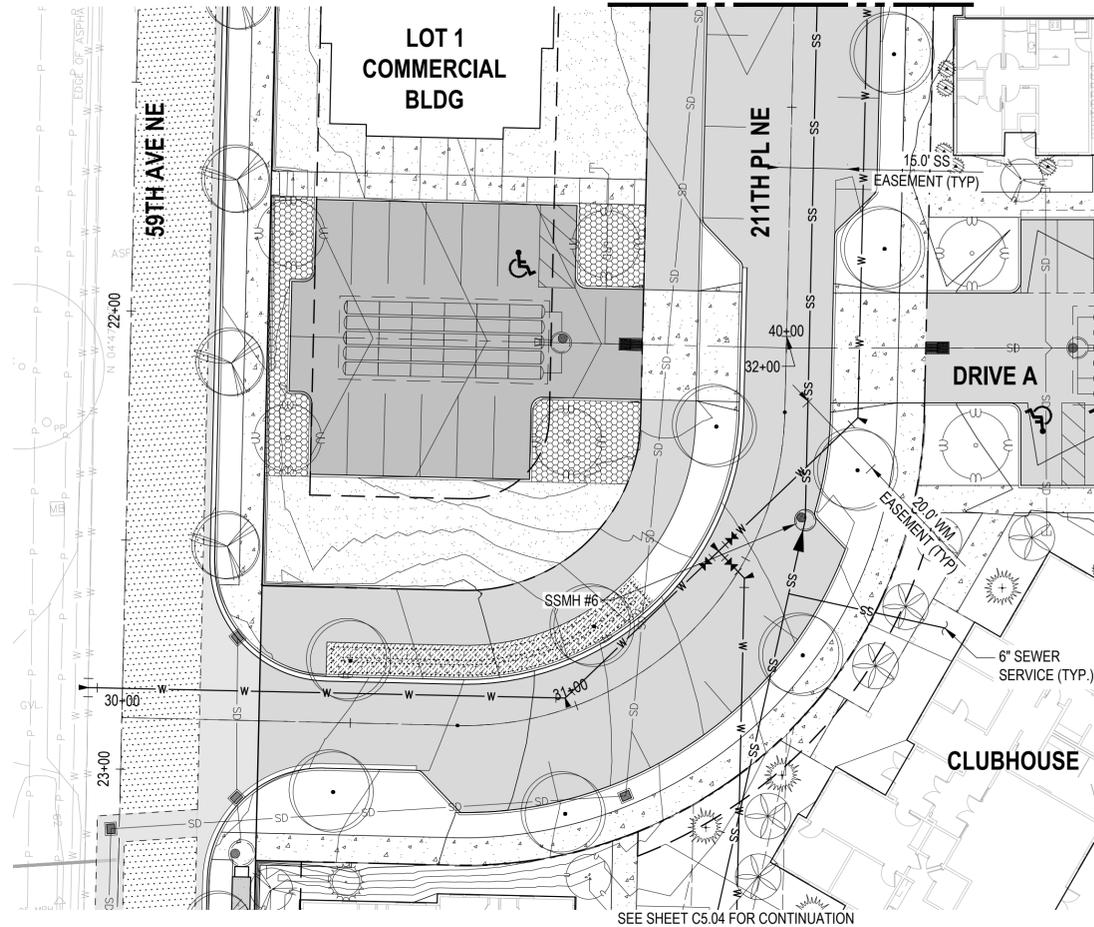
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COMPOSITE UTILITY PLAN

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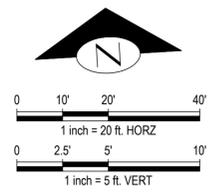
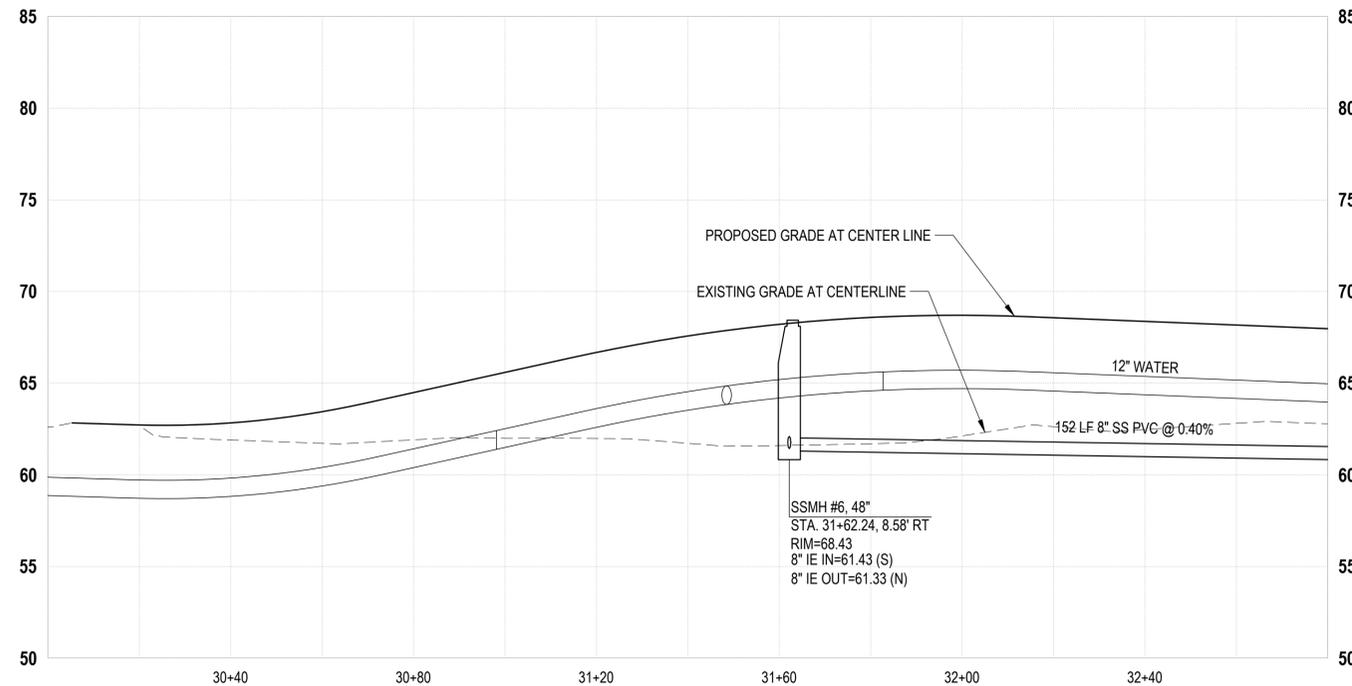
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MATCHLINE: STA 32+92.00
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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SS --- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- W --- WATER MAIN
- W --- DOMESTIC WATER SERVICE
- FS --- FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
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- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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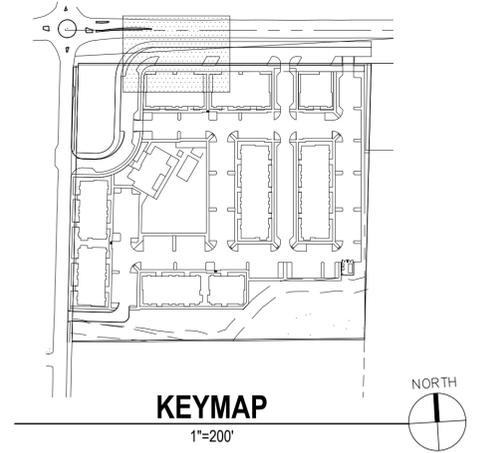
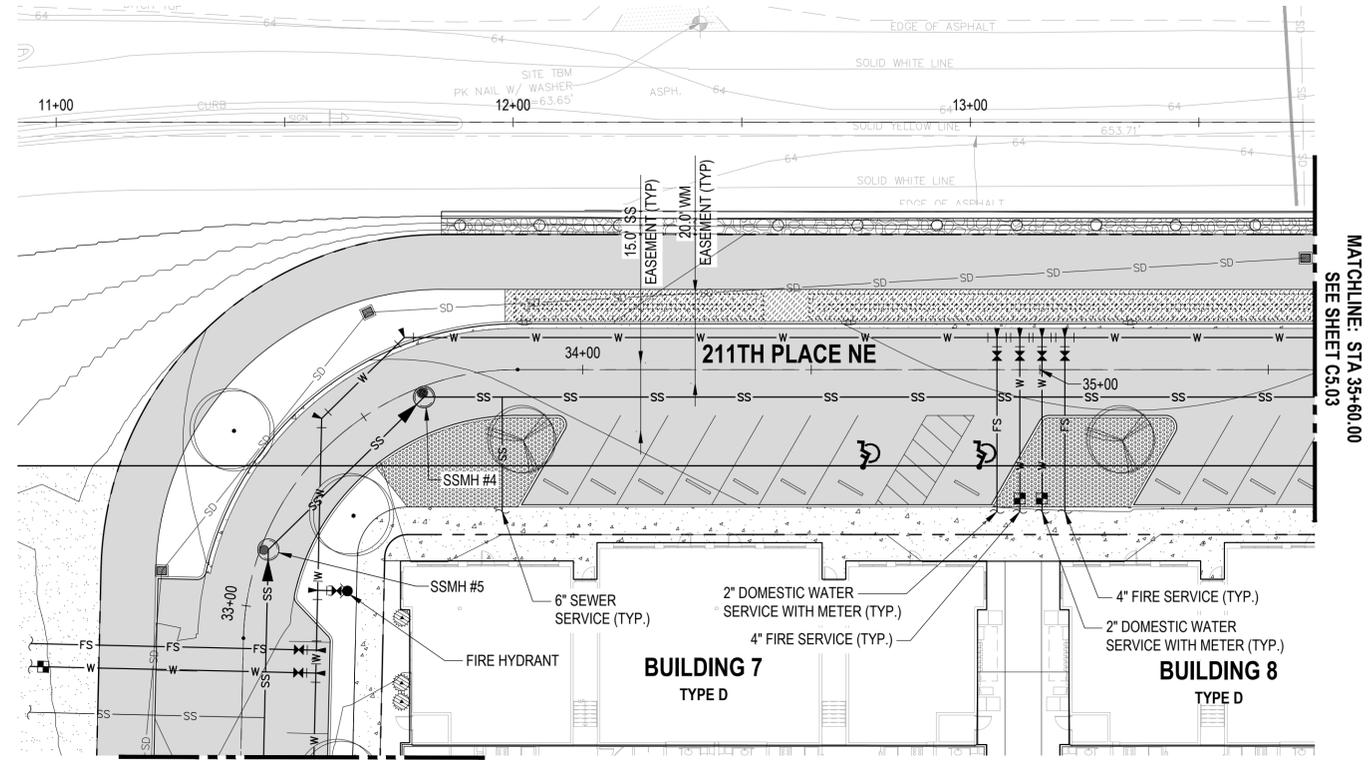


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UTILITY PLAN AND PROFILE

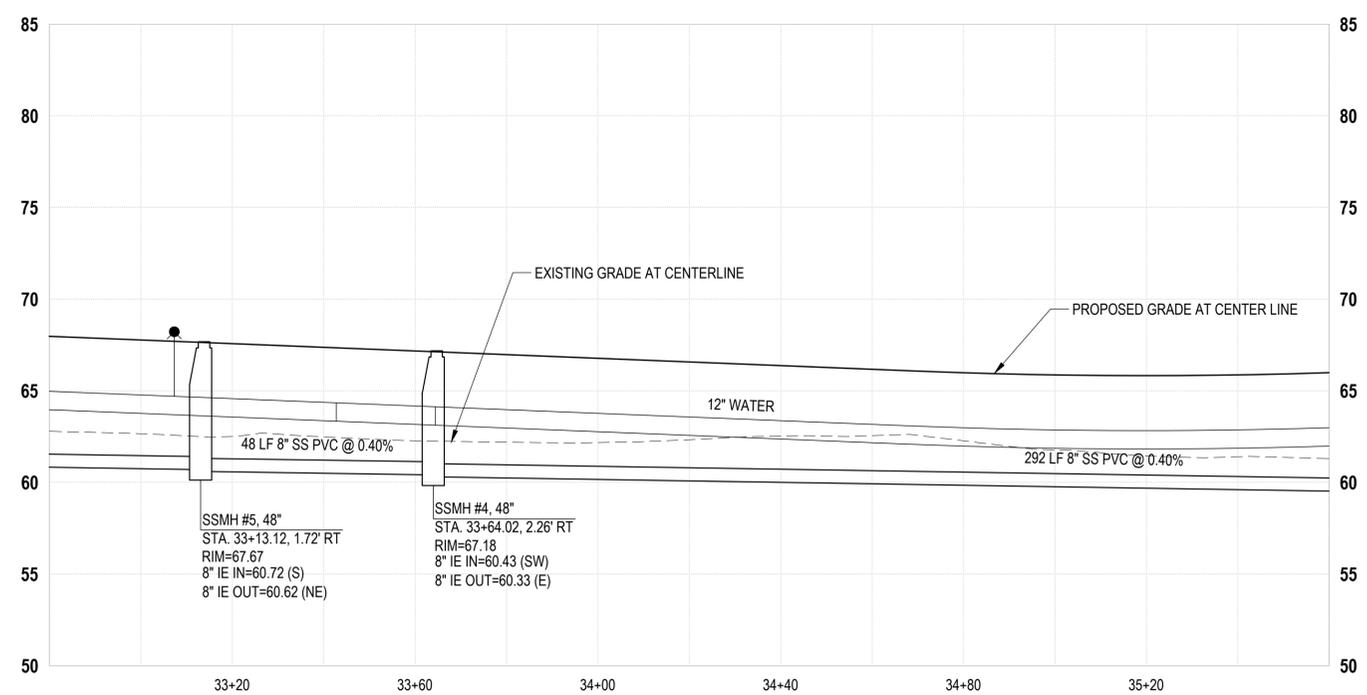
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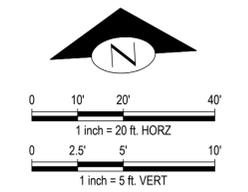
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LEGEND

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- SS SANITARY SEWER MAIN
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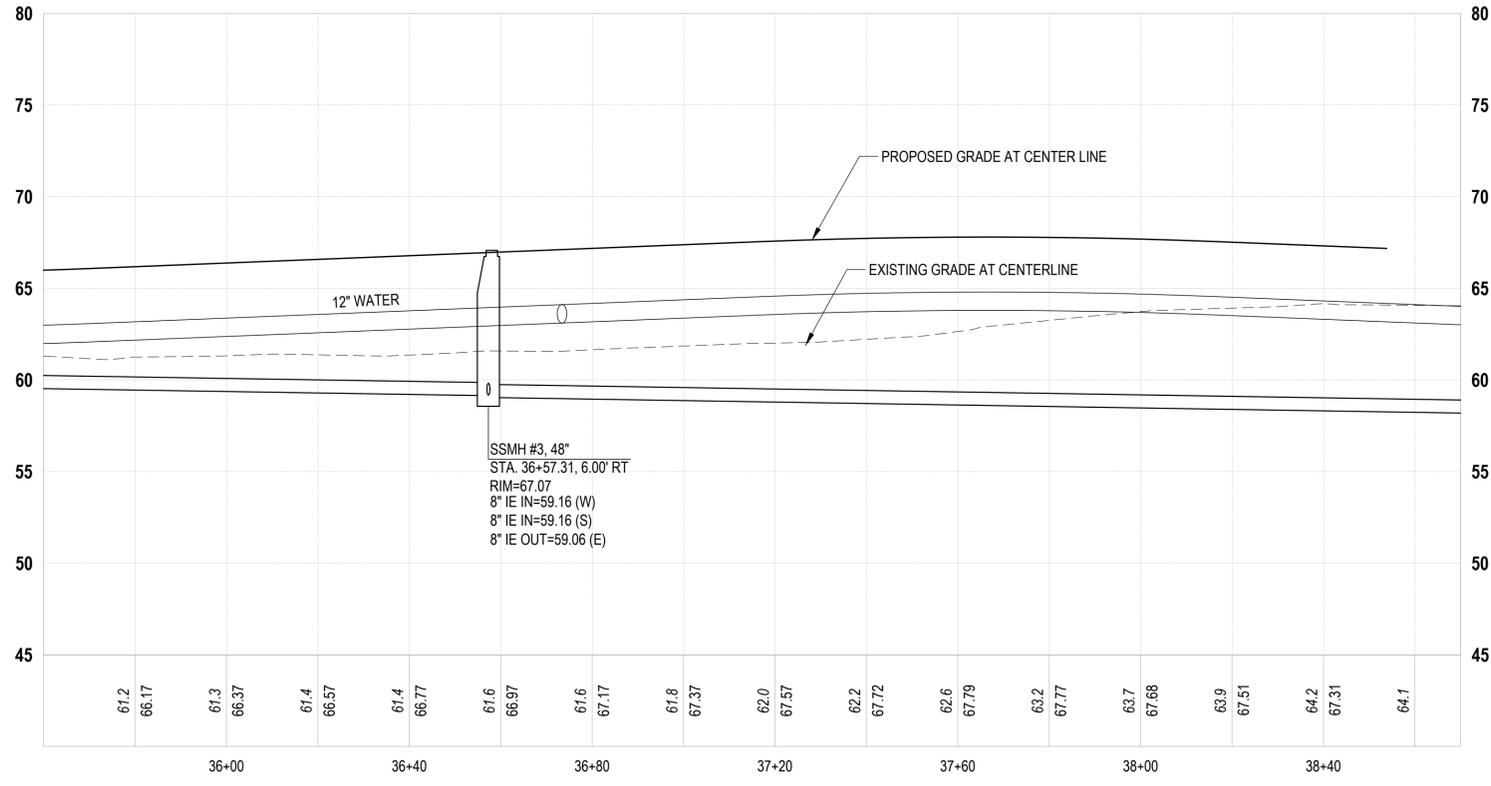
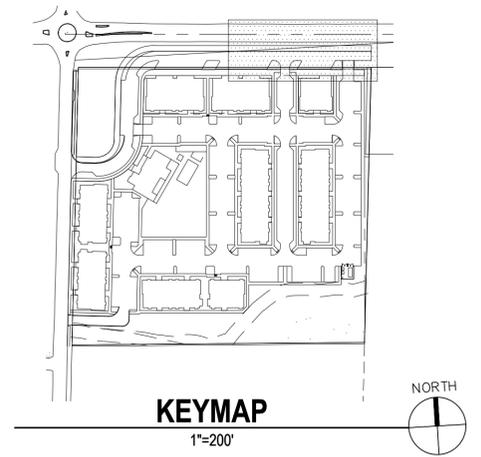
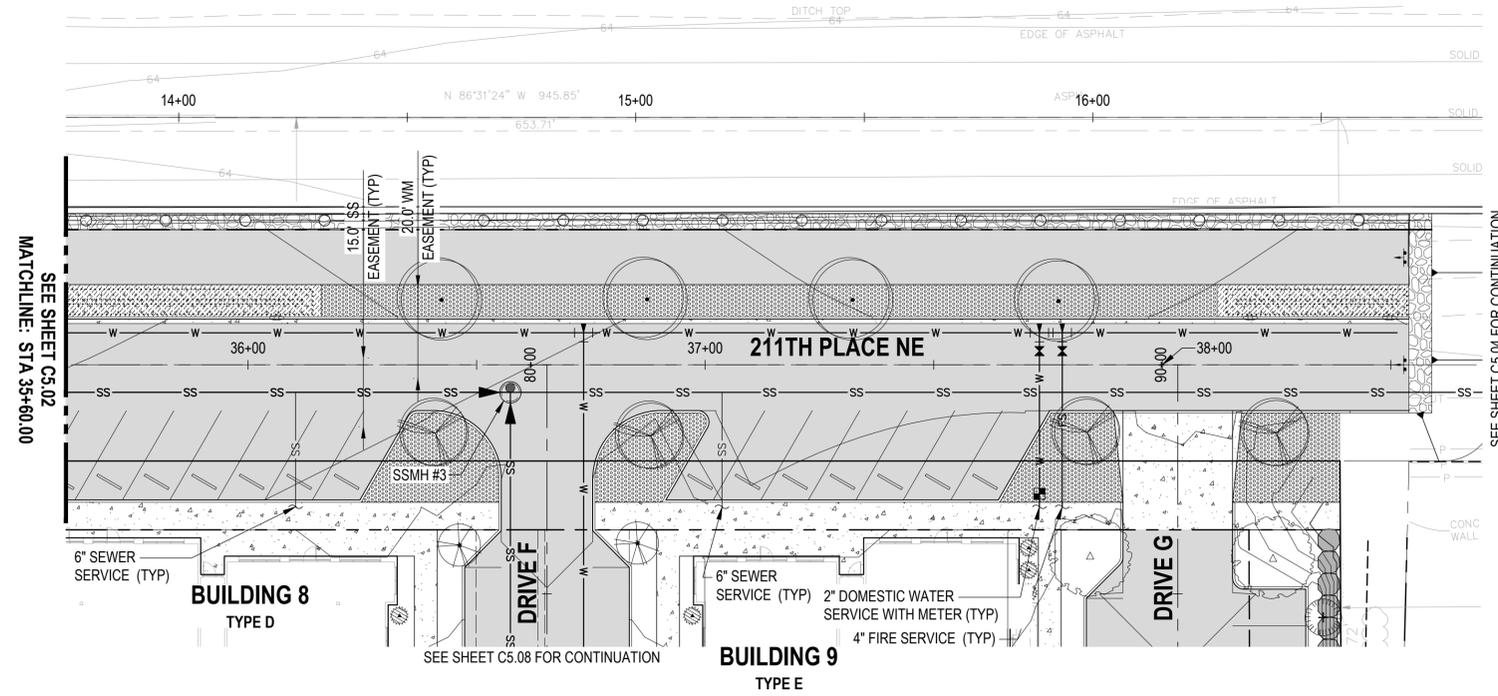
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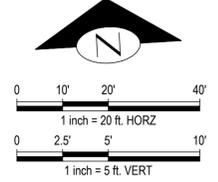
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UTILITY PLAN AND PROFILE

SHEET
C5.02

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- LEGEND**
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 - ROADWAY CENTERLINE
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 - ASPHALT GRIND & OVERLAY



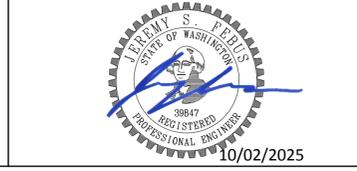
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1	1/31/2025	MMM	MNF	JSF	CUP / BSP CYCLE 1 SUBMITTAL

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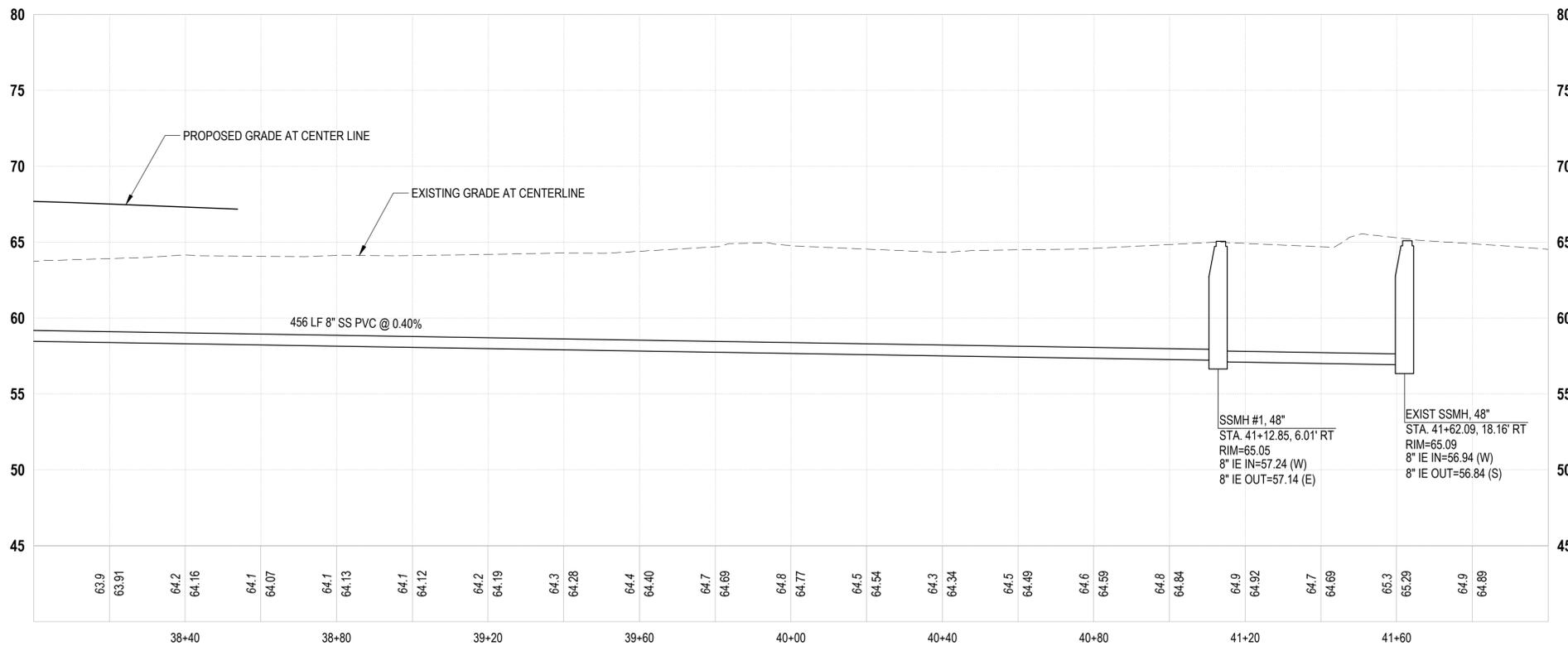
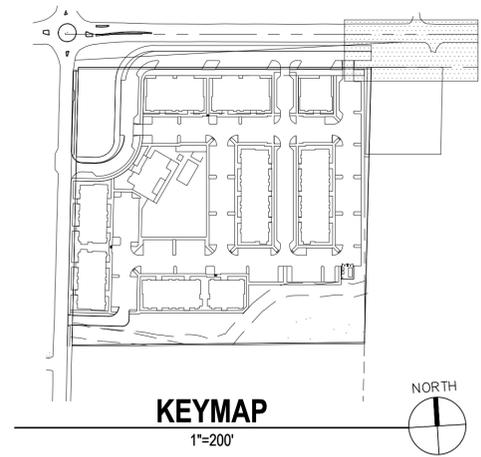
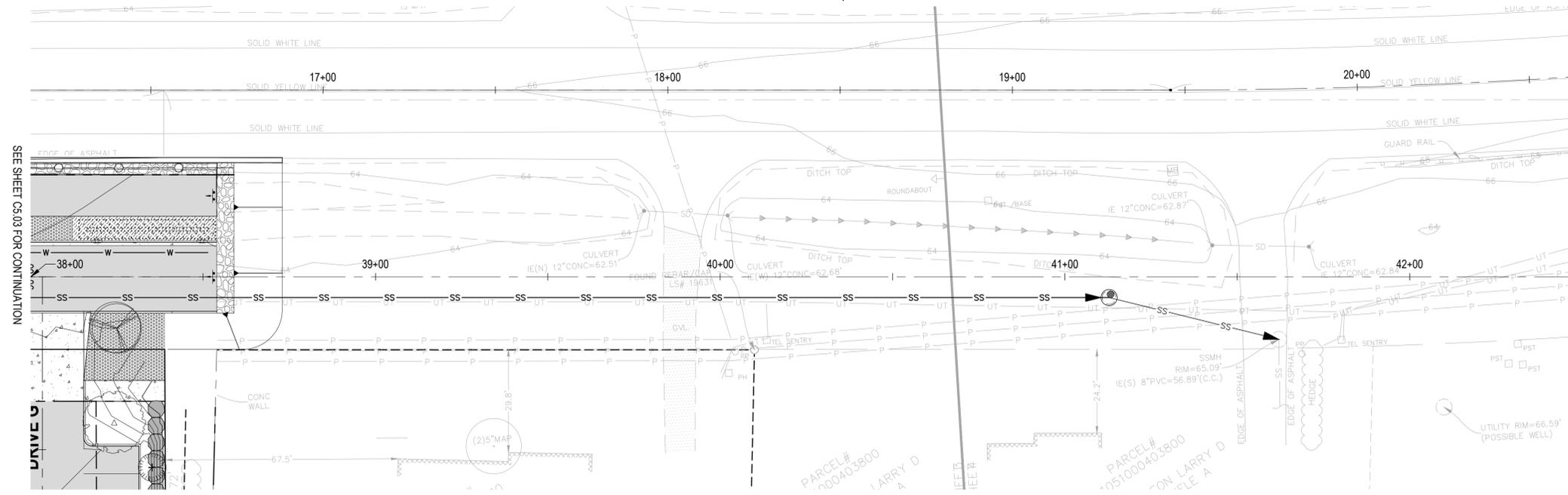


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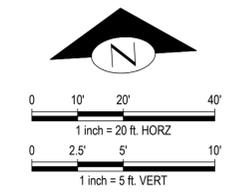
211TH PL NE
UTILITY PLAN AND PROFILE

SHEET
C5.03

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



- LEGEND**
- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - SS --- SANITARY SEWER MAIN
 - SANITARY SEWER LATERAL
 - SANITARY SEWER MANHOLE
 - w --- WATER MAIN
 - w --- DOMESTIC WATER SERVICE
 - FS --- FIRE SERVICE
 - WATER METER
 - UTILITY EASEMENT
 - ASPHALT PAVING
 - CONCRETE PAVEMENT
 - ASPHALT GRIND & OVERLAY



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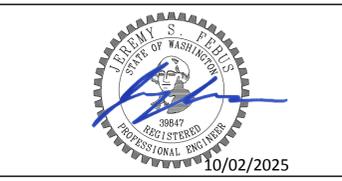
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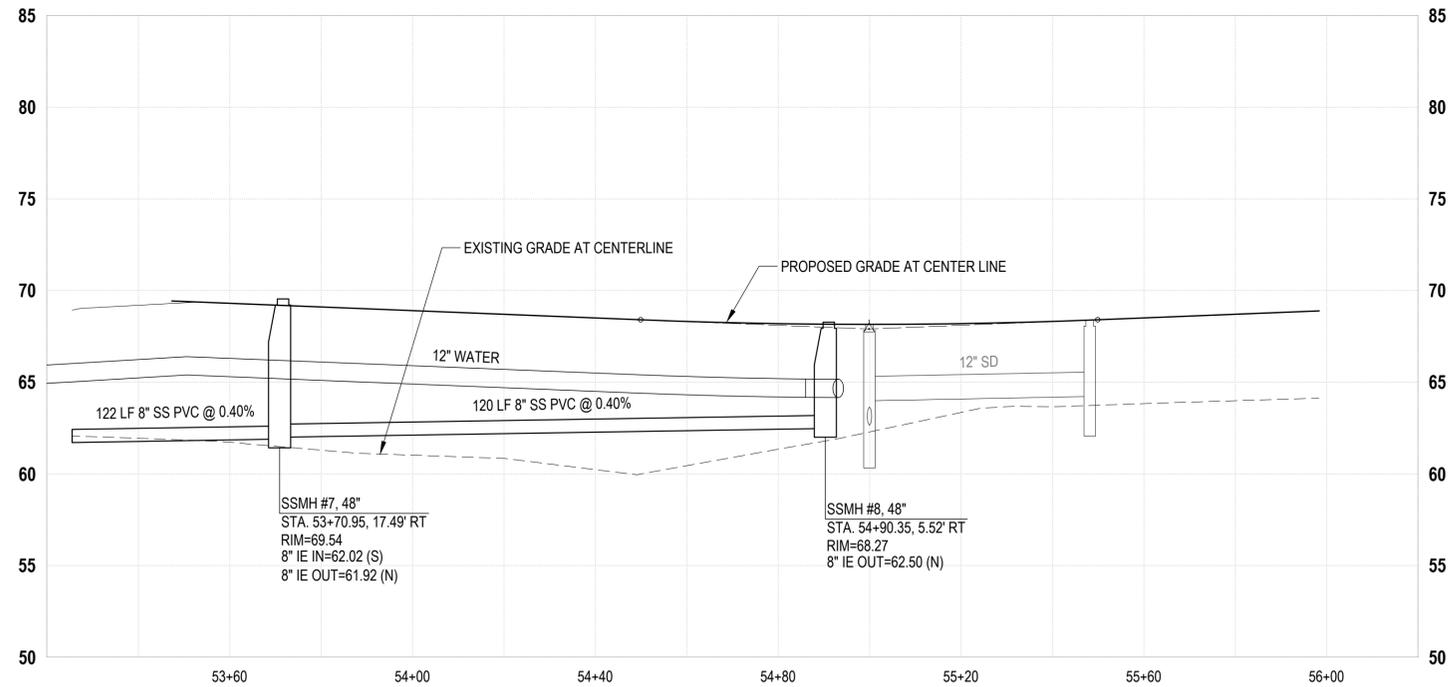
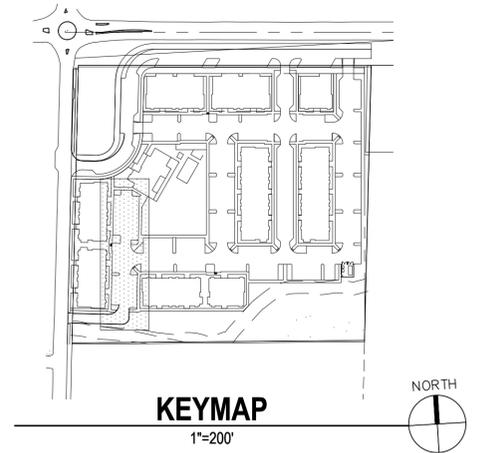
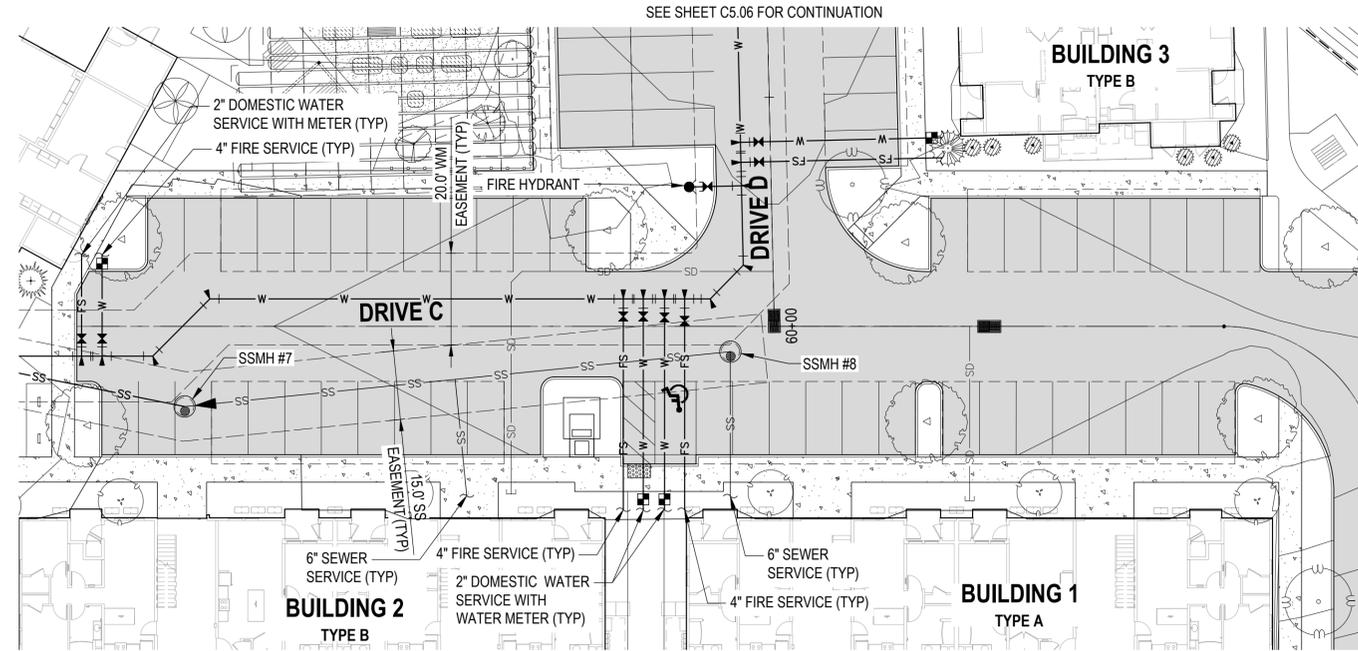


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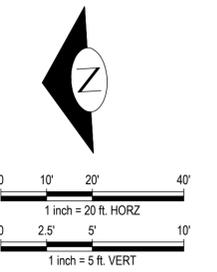
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C5.04

NW 1/4, SEC 10, TWP 31N, RGE 5E, W.M.



LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SS SANITARY SEWER MAIN
- SS SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- w WATER MAIN
- w DOMESTIC WATER SERVICE
- fs FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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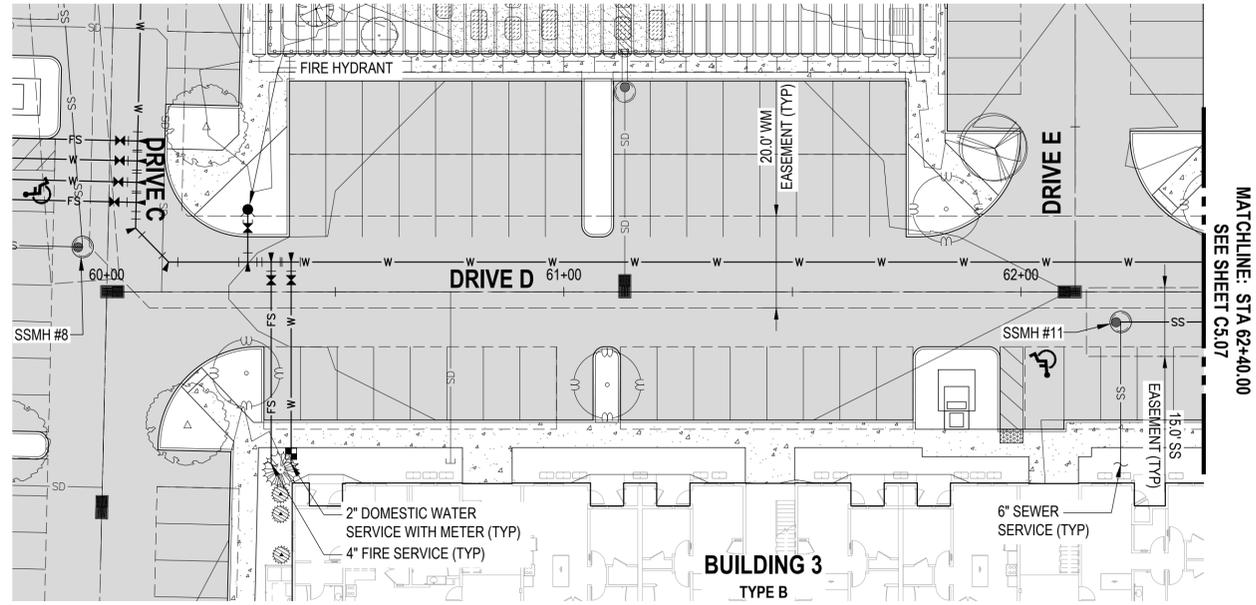
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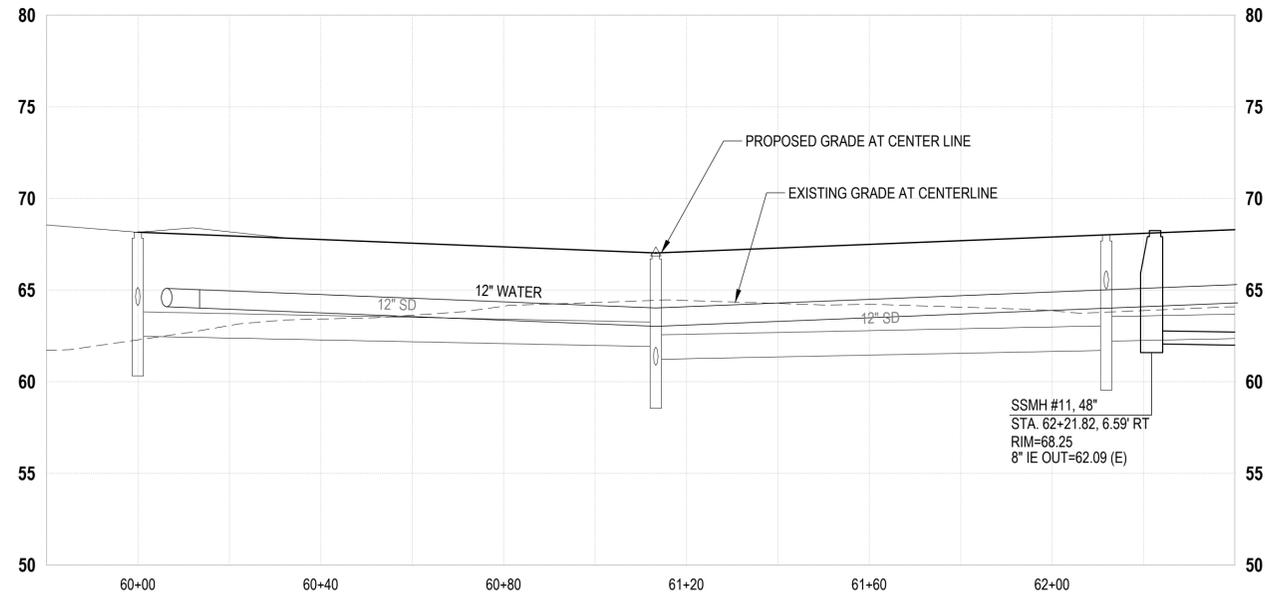
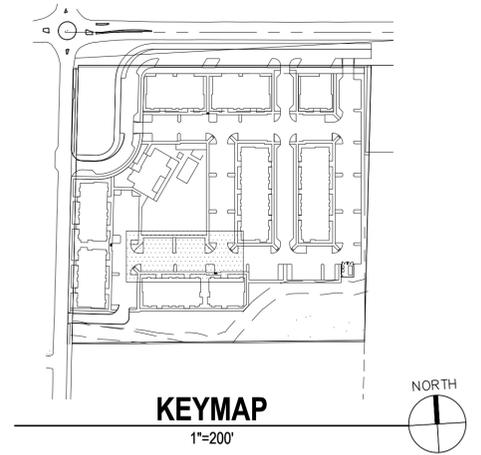
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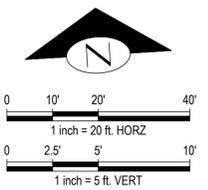
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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SS SANITARY SEWER MAIN
- SS SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- w WATER MAIN
- w DOMESTIC WATER SERVICE
- FS FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
- ASPHALT PAVING
- CONCRETE PAVEMENT
- ASPHALT GRIND & OVERLAY



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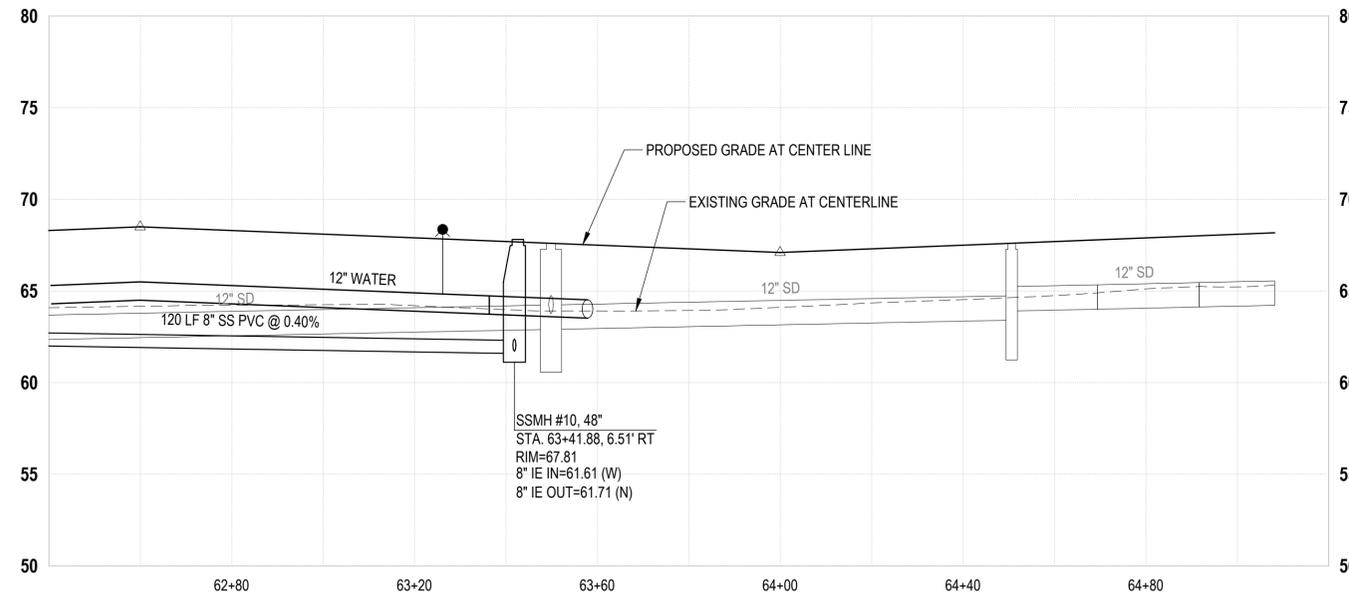
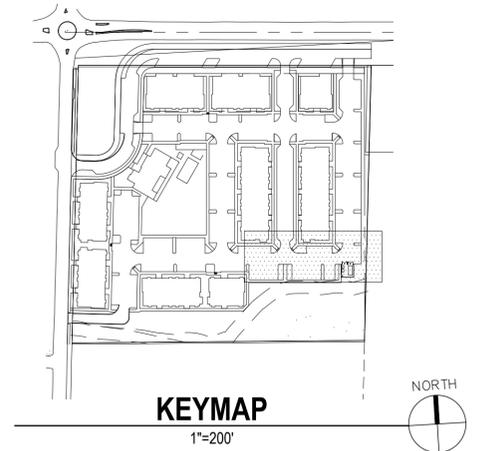
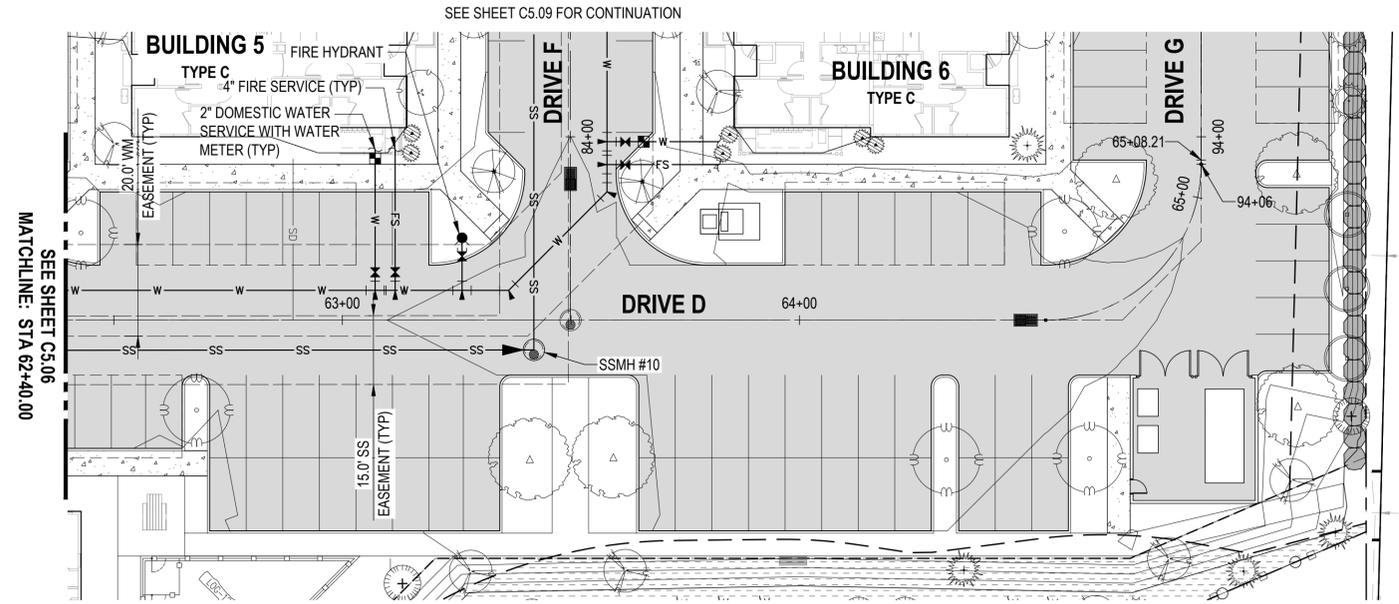
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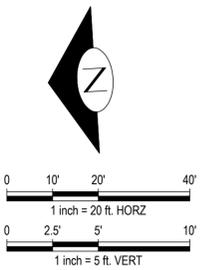
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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
- BUILDING OUTLINE
- CURB
- WETLAND BUFFER
- BSBL
- SS SANITARY SEWER MAIN
- SS SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- W WATER MAIN
- W DOMESTIC WATER SERVICE
- FS FIRE SERVICE
- WATER METER
- UTILITY EASEMENT
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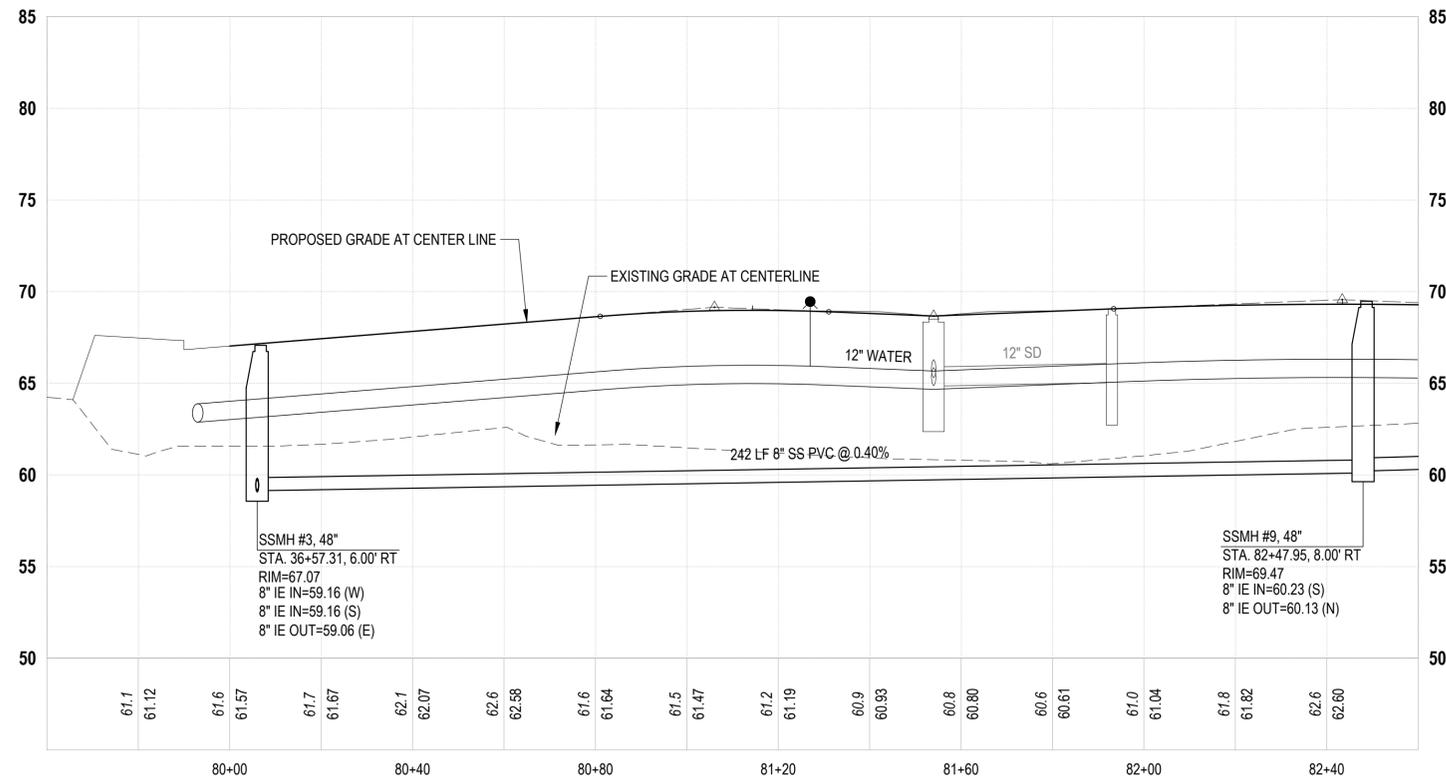
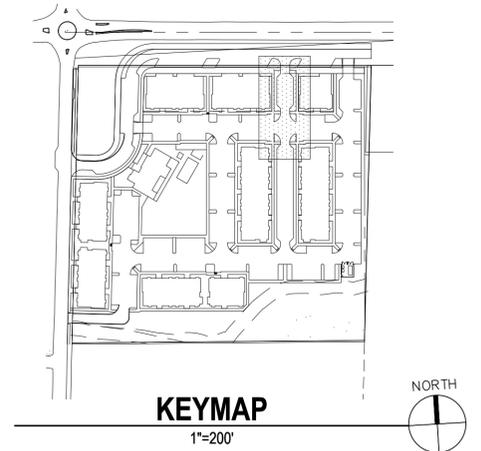
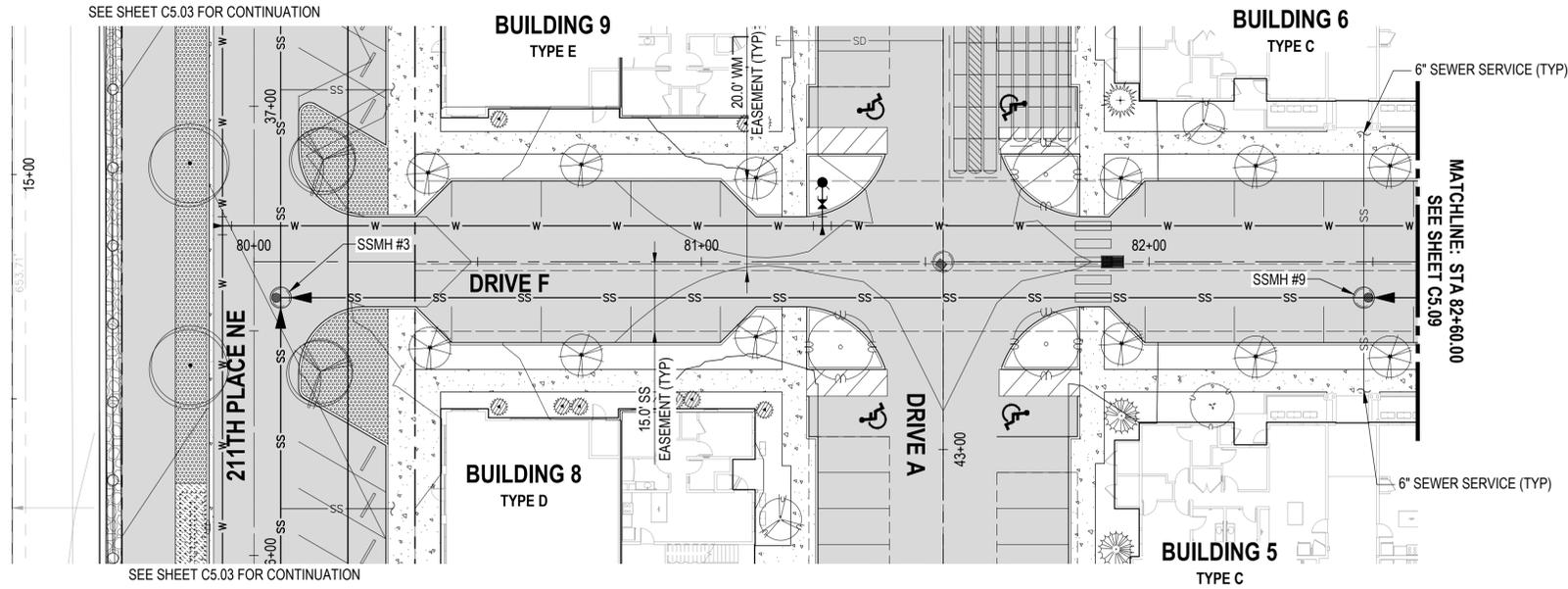
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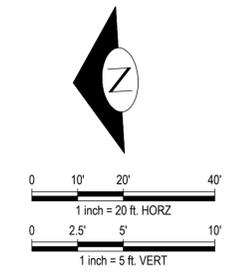
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- PROPERTY LINE / ROW LINE
 - ROADWAY CENTERLINE
 - BUILDING OUTLINE
 - CURB
 - WETLAND BUFFER
 - BSBL
 - SS SANITARY SEWER MAIN
 - SS SANITARY SEWER LATERAL
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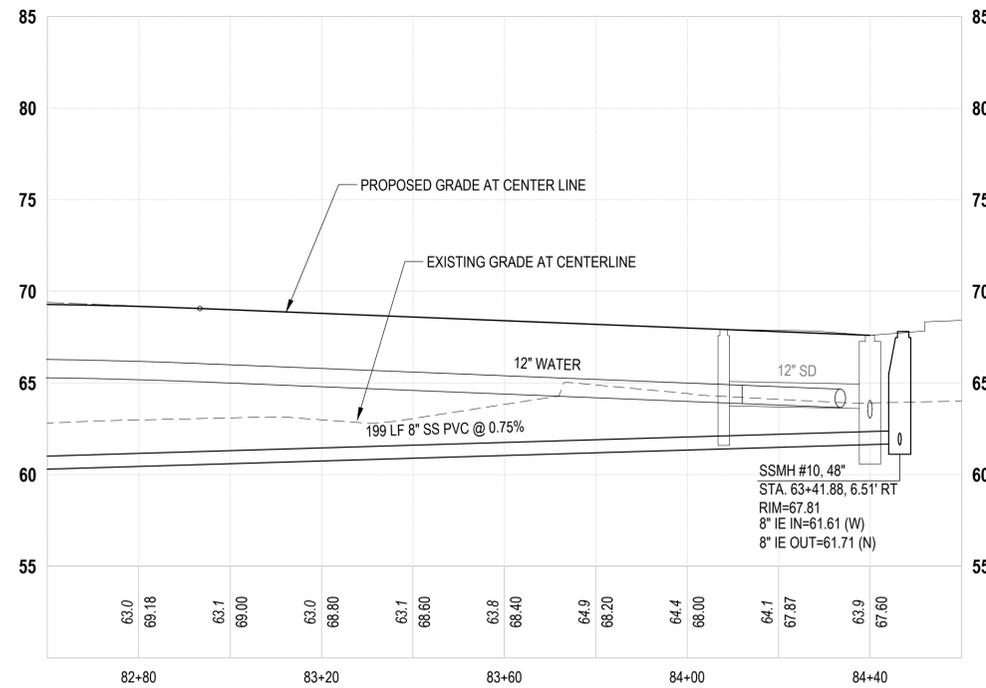
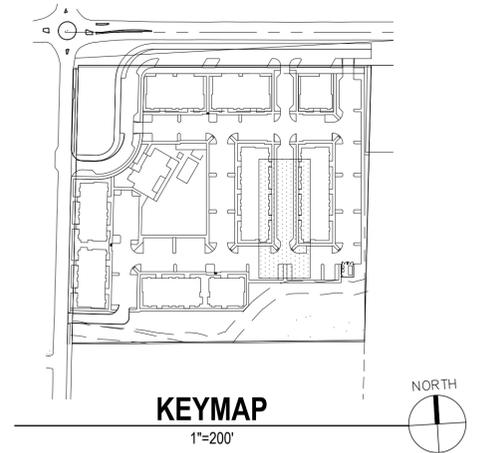
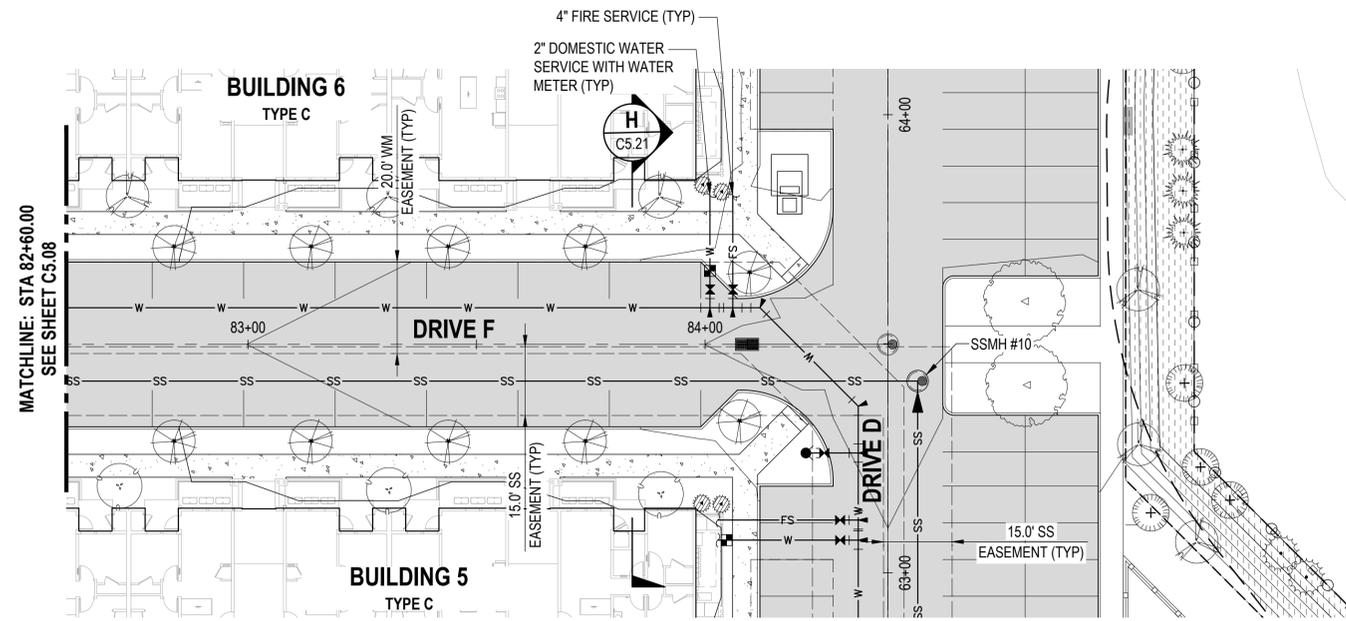
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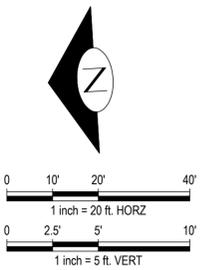
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LEGEND

- PROPERTY LINE / ROW LINE
- ROADWAY CENTERLINE
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- CURB
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- BSBL
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