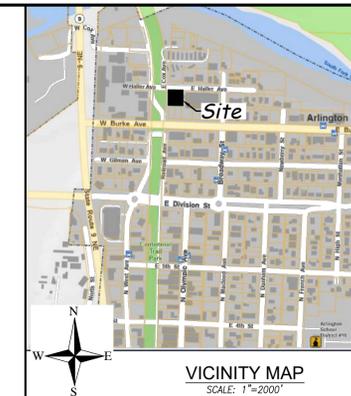


CITY OF ARLINGTON  
HALLER ULS  
PLN #1279  
NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.

Community & Economic Development  
Plan Review by City of Arlington  
Review Status: Approved  
Signature: *[Signature]*  
Date: 11/17/2025



LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- CALCULATED
- PLAT
- MEASURED
- TO BE REMOVED
- RIGHT-OF-WAY
- POINT OF BEGINNING
- CENTERLINE
- CHAIN LINK FENCE
- WOOD FENCE
- WATER SURFACE
- EDGE OF PAVEMENT
- BACK OF WALK
- EX. CATCH BASIN
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. SANITARY SEWER MANHOLE
- EX. MAILBOX
- EX. SIGN POST
- EX. UTILITY/POWER POLE
- EX. YARD LIGHT
- EX. GAS VALVE
- EX. UTILITY POLE ANCHOR
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED MAILBOX
- TYPE I NGPA SIGN

SCALE: 1" = 20'

BURLINGTON NORTHERN R.R.

BROADWAY STREET

E. HALLER AVE.  
(PUBLIC STREET)

BURKE AVE.

PROPOSED DENSITY: 6 / .25 = 24 DU/AC  
LOT COVERAGE PROPOSED: 5,312 / 11,000 = 48.3%

SITE DATA:

SITE AREA: 11,000 SF (0.25 AC.)  
ZONING CLASSIFICATION: OTB03  
AIRPORT PROTECTION SUBDISTRICT: D  
USE CLASSIFICATION: TOWNHOMES  
LOTS: 6  
BUILDING HEIGHT: 3 STORES 28.3'  
LOT COVERAGE: NO MAXIMUM 48.3% PROVIDED

UTILITIES:

WATER: CITY OF ARLINGTON  
SEWER: CITY OF ARLINGTON  
FIRE: NORTH COUNTY REGIONAL FIRE AUTHORITY  
SCHOOLS: ARLINGTON SCHOOL DISTRICT 16

- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPOSED WATER MAIN
- UTILITIES (POWER, CABLE, TELEPHONE)
- PROPOSED GAS
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- TO BE REMOVED
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED WALL

OPEN SPACE CALCULATIONS:

5% OPEN SPACE REQUIRED  
11,000 x 0.05 = 550 SF MINIMUM REQUIRED  
AMOUNT PROVIDED: 779 SF

EQUIPMENT AND PROCEDURE

METHOD OF SURVEY:  
SURVEY PERFORMED BY FIELD TRAVERSE.

INSTRUMENTATION:  
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:  
MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-090

BASIS OF BEARING:  
THE MONUMENT CENTERLINE OF BURKE AVE.,  
AS THE BEARING OF N 88°18'18" W.

BM  
FOUND CASED CONC. MON. W/ NAIL IN CONC. ON CENTERLINE,  
BURKE AVE.  
WCS SURVEY DATA WAREHOUSE I.D.#17588  
ELEV. = 112.80'

ENGINEER/CONTACT SURVEYOR

INSIGHT ENGINEERING COMPANY  
P.O. BOX 1478  
EVERETT, WA 98206  
CONTACT: BRIAN R. KALAB, P.E.  
PH: (425) 303-9363  
EMAIL: INFO@INSIGHTENGINEERING.NET

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3151 COLBY AVE  
EVERETT, WA 98203  
CONTACT: DARREN J. RIDDLER, PLS  
PH: (425) 303-9363  
PHONE: (425) 512-7099

APPLICANT/OWNER

JOSHUA & STEPHANE TREMMEL  
106 HALLER ST  
ARLINGTON, WA 98223

LEGAL DESCRIPTION

LOT 13, 14, 15 AND 16, BLOCK 30, HALLER CITY ACCORDING TO THE  
PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS  
OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH HALF OF VACATED ALLEY WHICH ATTACHES  
TO SAID LOT 16 BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



INSIGHT ENGINEERING CO.  
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SITE ADDRESS: 106 HALLER ST, ARLINGTON, WA 98223

TAX ACCOUNT NO.'S: 00461803001300

NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.

HALLER

DWG FILENAME: 241370-FINAL.DWG  
DESIGNED BY: JTK  
DATE: 07-15-2025  
SCALE: 1"=20'  
JOB NO.: 24-1370

PLAT MAP

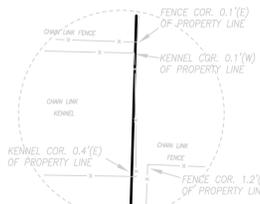
SHEET PM1

UTILITY CONFLICT NOTE:

CAUTION:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



HALLER



DETAIL "A"  
NOT TO SCALE

LOT AREA TABLE

UNIT	AREA (SF)
1	1,247 SF (0.03 AC)
2	1,244 SF (0.03 AC)
3	1,395 SF (0.03 AC)
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5	1,252 SF (0.03 AC)
6	1,413 SF (0.03 AC)

Pacific Coast Surveys, Inc.  
LAND SURVEYING & MAPPING

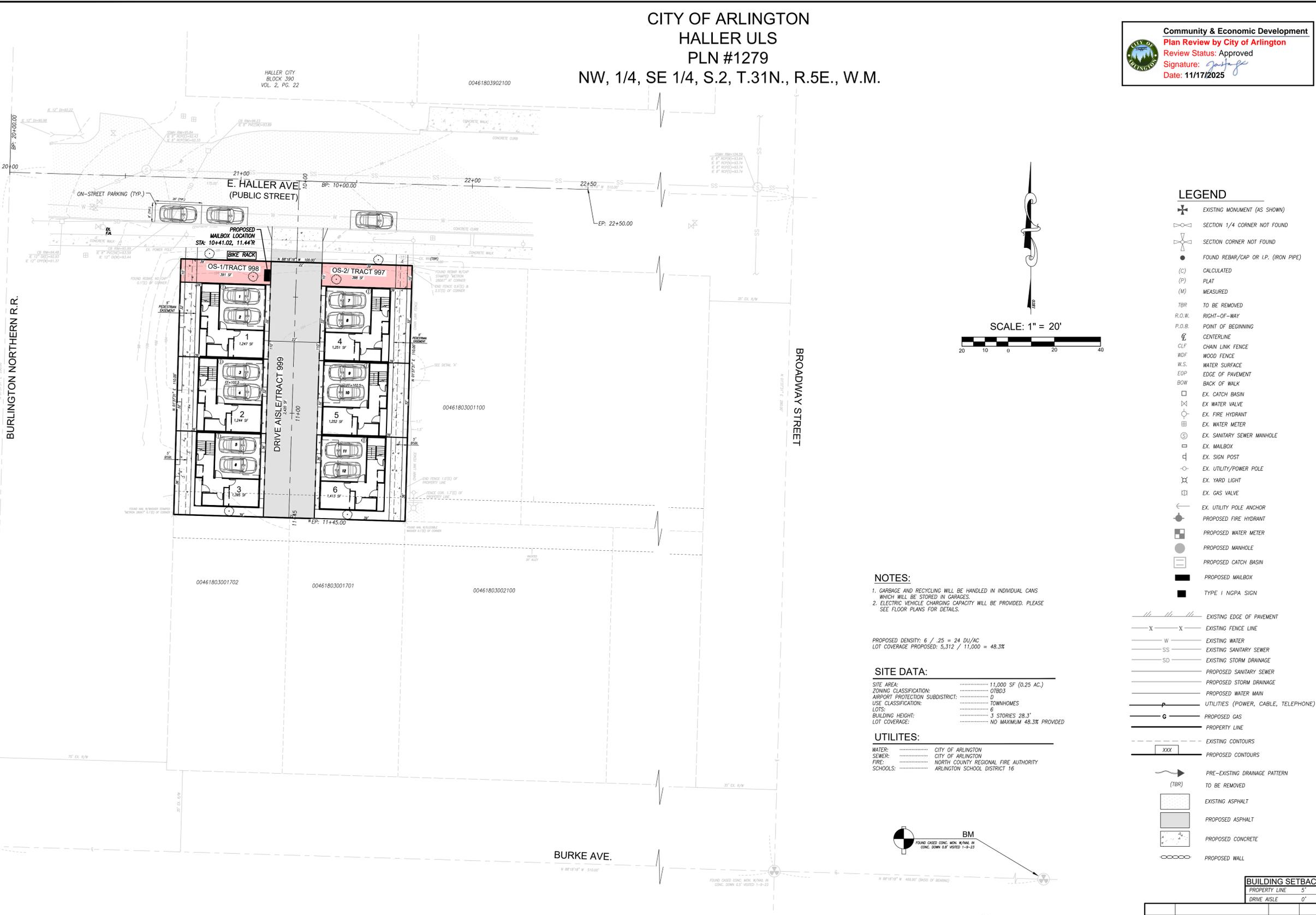
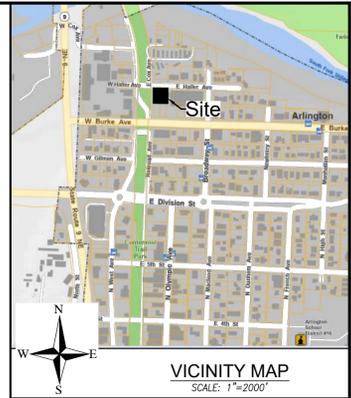
P.O. BOX 13619  
MILL CREEK, WA 98082  
PH. 425.508.4951 FAX 425.357.3577  
www.PCSurveys.net



09/11/2025

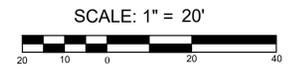
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- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
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- ⊗ PROPOSED WATER METER
- ⊗ PROPOSED MANHOLE
- ⊗ PROPOSED CATCH BASIN
- ⊗ PROPOSED MAILBOX
- ⊗ TYPE I NGPA SIGN



NOTES:

- GARBAGE AND RECYCLING WILL BE HANDLED IN INDIVIDUAL CANS WHICH WILL BE STORED IN GARAGES.
- ELECTRIC VEHICLE CHARGING CAPACITY WILL BE PROVIDED. PLEASE SEE FLOOR PLANS FOR DETAILS.

PROPOSED DENSITY: 6 / .25 = 24 DU/AC  
LOT COVERAGE PROPOSED: 5,312 / 11,000 = 48.3%

SITE DATA:

SITE AREA: 11,000 SF (0.25 AC.)  
ZONING CLASSIFICATION: OTB03  
AIRPORT PROTECTION SUBDISTRICT: D  
USE CLASSIFICATION: TOWNHOMES  
LOTS: 6  
BUILDING HEIGHT: 3 STORIES 28.3'  
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WATER: CITY OF ARLINGTON  
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FIRE: NORTH COUNTY REGIONAL FIRE AUTHORITY  
SCHOOLS: ARLINGTON SCHOOL DISTRICT 16

- EXISTING EDGE OF PAVEMENT
- X-X- EXISTING FENCE LINE
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5% OPEN SPACE REQUIRED  
11,000 x 0.05 = 550 SF MINIMUM REQUIRED  
AMOUNT PROVIDED: 779 SF

PARKING INDEX

RESIDENTIAL - 2.5/UNIT, PLUS 1/2 UNITS  
12 PROVIDED, PLUS 3 IN THE STREET FOR GUESTS

EQUIPMENT AND PROCEDURE

METHOD OF SURVEY:  
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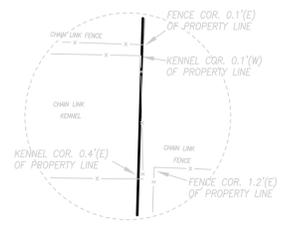
SHEET S1

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HALLER



DETAIL "A"  
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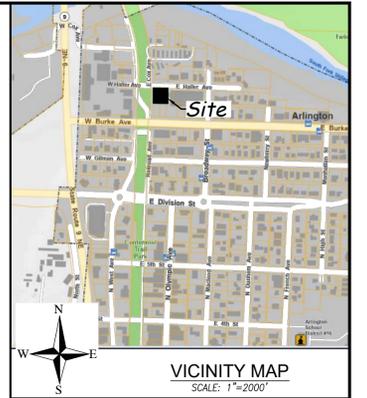
LOT AREA TABLE

UNIT	AREA (SF)
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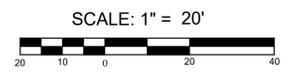
CITY OF ARLINGTON  
HALLER ULS  
PLN #1279  
NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.

Community & Economic Development  
Plan Review by City of Arlington  
Review Status: Approved  
Signature: *[Signature]*  
Date: 11/17/2025



LEGEND

- ✕ EXISTING MONUMENT (AS SHOWN)
- ⊕ SECTION 1/4 CORNER NOT FOUND
- ⊗ SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- EX. CATCH BASIN
- ⊕ EX. WATER VALVE
- ⊕ EX. FIRE HYDRANT
- ⊕ EX. WATER METER
- ⊕ EX. SANITARY SEWER MANHOLE
- EX. MAILBOX
- ⊕ EX. SIGN POST
- ⊕ EX. UTILITY/POWER POLE
- ⊕ EX. YARD LIGHT
- ⊕ EX. GAS VALVE
- ⊕ EX. UTILITY POLE ANCHOR
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED MANHOLE
- ⊕ PROPOSED CATCH BASIN
- ⊕ PROPOSED MAILBOX
- ⊕ TYPE 1 NGPA SIGN
- EXISTING EDGE OF PAVEMENT
- X X EXISTING FENCE LINE
- W EXISTING WATER
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM DRAINAGE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPOSED WATER MAIN
- UTILITIES (POWER, CABLE, TELEPHONE)
- G PROPOSED GAS
- PROPERTY LINE
- EXISTING CONTOURS
- xxx PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- (TBR) TO BE REMOVED
- ▨ EXISTING ASPHALT
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CONCRETE
- ○ ○ ○ PROPOSED WALL



PROPOSED LEGAL DESCRIPTIONS

Lot 1  
THAT PORTION OF LOTS 13 AND 14, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 01°37'31" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°37'31" WEST A DISTANCE OF 32.00 FEET; THENCE SOUTH 88°12'57" EAST A DISTANCE OF 38.91 FEET; THENCE NORTH 01°46'44" EAST A DISTANCE OF 32.00 FEET; THENCE NORTH 88°12'57" WEST A DISTANCE OF 38.91 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Lot 2  
THAT PORTION OF LOTS 14 AND 15, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 01°37'31" WEST A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°37'31" WEST A DISTANCE OF 31.99 FEET; THENCE SOUTH 88°12'07" EAST A DISTANCE OF 38.83 FEET; THENCE NORTH 01°46'44" EAST A DISTANCE OF 32.00 FEET; THENCE NORTH 88°12'57" WEST A DISTANCE OF 38.91 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Lot 3  
THAT PORTION OF LOTS 15 AND 16, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THE NORTH HALF OF VACATED ALLEY WHICH ATTACHES TO SAID LOT 16 BY OPERATION OF LAW, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 01°37'31" WEST A DISTANCE OF 23.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°37'31" WEST A DISTANCE OF 36.02 FEET; THENCE SOUTH 88°18'18" EAST A DISTANCE OF 38.73 FEET; THENCE NORTH 01°46'44" EAST A DISTANCE OF 35.95 FEET; THENCE NORTH 88°12'07" WEST A DISTANCE OF 38.83 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Lot 4  
THAT PORTION OF LOTS 13 AND 14, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 01°37'31" WEST A DISTANCE OF 9.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°37'31" WEST A DISTANCE OF 32.04 FEET; THENCE NORTH 88°12'05" WEST A DISTANCE OF 39.09 FEET; THENCE NORTH 01°46'44" EAST A DISTANCE OF 32.04 FEET; THENCE SOUTH 88°12'05" EAST A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Lot 5  
THAT PORTION OF LOTS 14 AND 15, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 01°37'31" WEST A DISTANCE OF 17.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°37'31" WEST A DISTANCE OF 31.99 FEET; THENCE NORTH 88°12'57" WEST A DISTANCE OF 39.17 FEET; THENCE NORTH 01°46'44" EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 88°12'05" EAST A DISTANCE OF 39.09 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Lot 6  
THAT PORTION OF LOTS 15 AND 16, BLOCK 30, HALLER CITY ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THE NORTH HALF OF VACATED ALLEY WHICH ATTACHES TO SAID LOT 16 BY OPERATION OF LAW, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 01°37'31" WEST A DISTANCE OF 24.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°37'31" WEST A DISTANCE OF 35.99 FEET; THENCE NORTH 88°18'18" WEST A DISTANCE OF 39.27 FEET; THENCE NORTH 01°46'44" EAST A DISTANCE OF 36.05 FEET; THENCE SOUTH 88°12'57" EAST A DISTANCE OF 39.17 FEET TO THE POINT OF BEGINNING; SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

BUILDING SETBACKS	
PROPERTY LINE	5'
DRIVE AISLE	0'

OPEN SPACE CALCULATIONS:	
5% OPEN SPACE REQUIRED	11,000 X 0.05 = 550 SF MINIMUM REQUIRED
AMOUNT PROVIDED:	779 SF

PARKING INDEX	
RESIDENTIAL - 2.5/UNIT, PLUS 1/2 UNITS	
12 PROVIDED, PLUS 3 IN THE STREET FOR GUESTS	

EQUIPMENT AND PROCEDURE	
METHOD OF SURVEY:	FIELD TRAVERSE
SURVEY PERFORMED BY:	FIELD TRAVERSE

INSTRUMENTATION:	LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
PRECISION:	MEETS OR EXCEEDS STATE STANDARDS SET BY WAC 332-130-090
BASIS OF BEARING:	THE MONUMENTED CENTERLINE OF BURKE AVE., AS THE BEARING OF N 88°18'18" W.

BM	FOUND CASED CONC. MON. W/ NAIL IN CONC. ON CENTERLINE, BURKE AVE. WGS SURVEY DATA WAREHOUSE I.D.#17588 ELEV. = 112.80'
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ENGINEER/CONTACT SURVEYOR	
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P.O. BOX 1478	3151 COLBY AVE
EVERETT, WA 98206	EVERETT, WA 98203
CONTACT: BRIAN R. KALAB, P.E.	CONTACT: DARREN J. RIDGLE, PLS
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NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.			
HALLER			

DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
241370-FINAL.DWG	JTK	07-15-2025	1"=20'	24-1370

COVER SHEET	C1.0
-------------	------

SHEET INDEX

- C1.0 COVER SHEET
- C1.1 EXISTING FEATURES MAP
- C1.2 MAILBOX APPROVAL PLAN
- C1.3 TREE RETENTION PLAN
- C2.0 GRADING PLAN
- C2.1 TESC PLAN
- C2.2 GRADING & TESC NOTES AND DETAILS
- C3.0 ROAD & DRAINAGE PLAN
- C3.1 ROAD & DRAINAGE PLAN & PROFILE
- C3.2 DETENTION PLAN & DETAILS
- C4.0 SEWER & WATER PLAN
- C4.1 SEWER & WATER NOTES & DETAILS
- C5.0 GENERAL NOTES & DETAILS
- SD1 SIGHT DISTANCE PLAN

SITE DATA:

- SITE AREA: 11,000 SF (0.25 AC.)
- ZONING CLASSIFICATION: OTBDS3
- AIRPORT PROTECTION SUBDISTRICT: D
- USE CLASSIFICATION: TOWNHOMES
- LOTS: 6
- BUILDING HEIGHT: 3 STORIES 28.3'
- LOT COVERAGE: NO MAXIMUM 48.3% PROVIDED

UTILITIES:

- WATER: CITY OF ARLINGTON
- SEWER: CITY OF ARLINGTON
- FIRE: NORTH COUNTY REGIONAL FIRE AUTHORITY
- SCHOOLS: ARLINGTON SCHOOL DISTRICT 16

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

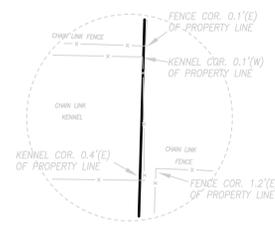
THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES, CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE 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 AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: \_\_\_\_\_ DATE: 09/11/2025  
Thad Newport, Development Services Engineering Manager



Know what's below.  
Call before you dig.  
UTILITY CONFLICT NOTE:

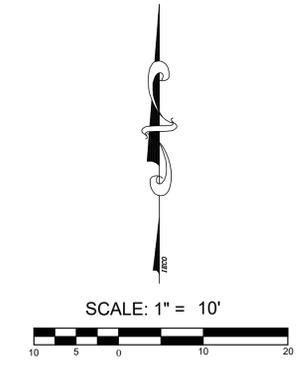
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HALLER

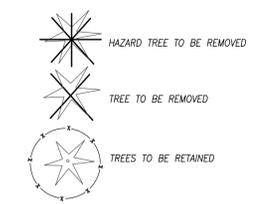
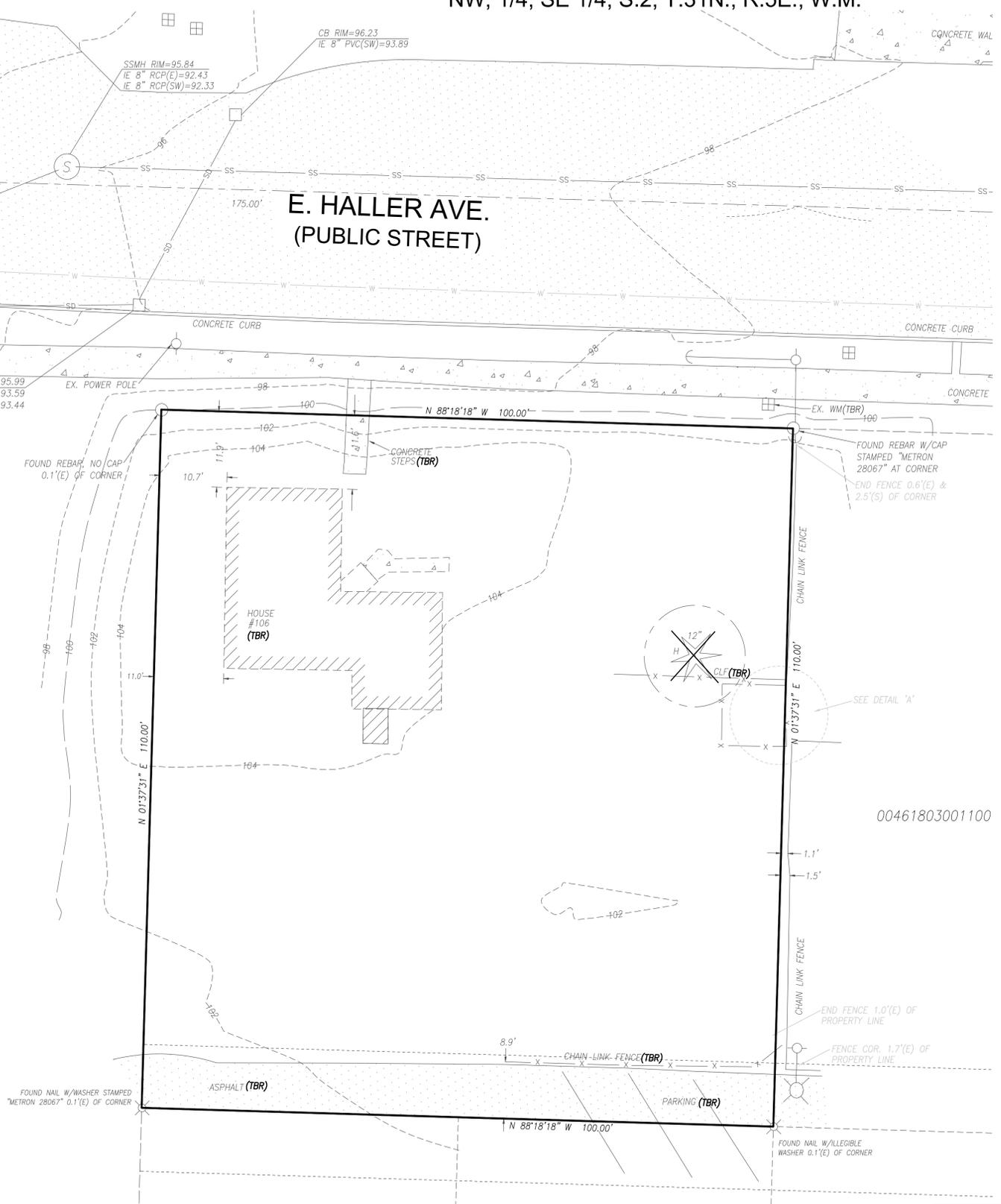
CITY OF ARLINGTON  
 HALLER ULS  
 PLN #1279  
 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.

Community & Economic Development  
 Plan Review by City of Arlington  
 Review Status: Approved  
 Signature: *[Signature]*  
 Date: 11/17/2025



BURLINGTON NORTHERN R.R.

N 01°37'31" E 290.00'



**CONSTRUCTION DRAWING APPROVAL**  
 THE PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.  
 BY: \_\_\_\_\_  
 CITY ENGINEER, CITY OF ARLINGTON  
 DATE: \_\_\_\_\_  
 THIS APPROVAL VALID FOR 18 MONTHS



**INSIGHT ENGINEERING CO.**  
 P.O. BOX - 1478  
 EVERETT, WA 98206  
 (425) 303-9363 (425) 303-9362 FAX  
 INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 106 HALLER ST., ARLINGTON, WA 98223  
 TAX ACCOUNT NO.'S: 00461803001300

REV. NO.	DESCRIPTION	INITIALS	DATE

Pacific Coast Surveys, Inc.  
 LAND SURVEYING & MAPPING  
 P.O. BOX 13619  
 MILL CREEK, WA 98082  
 PH. 425.508.4951 FAX 425.357.3577  
 www.PCSurveys.net



NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.

**HALLER**

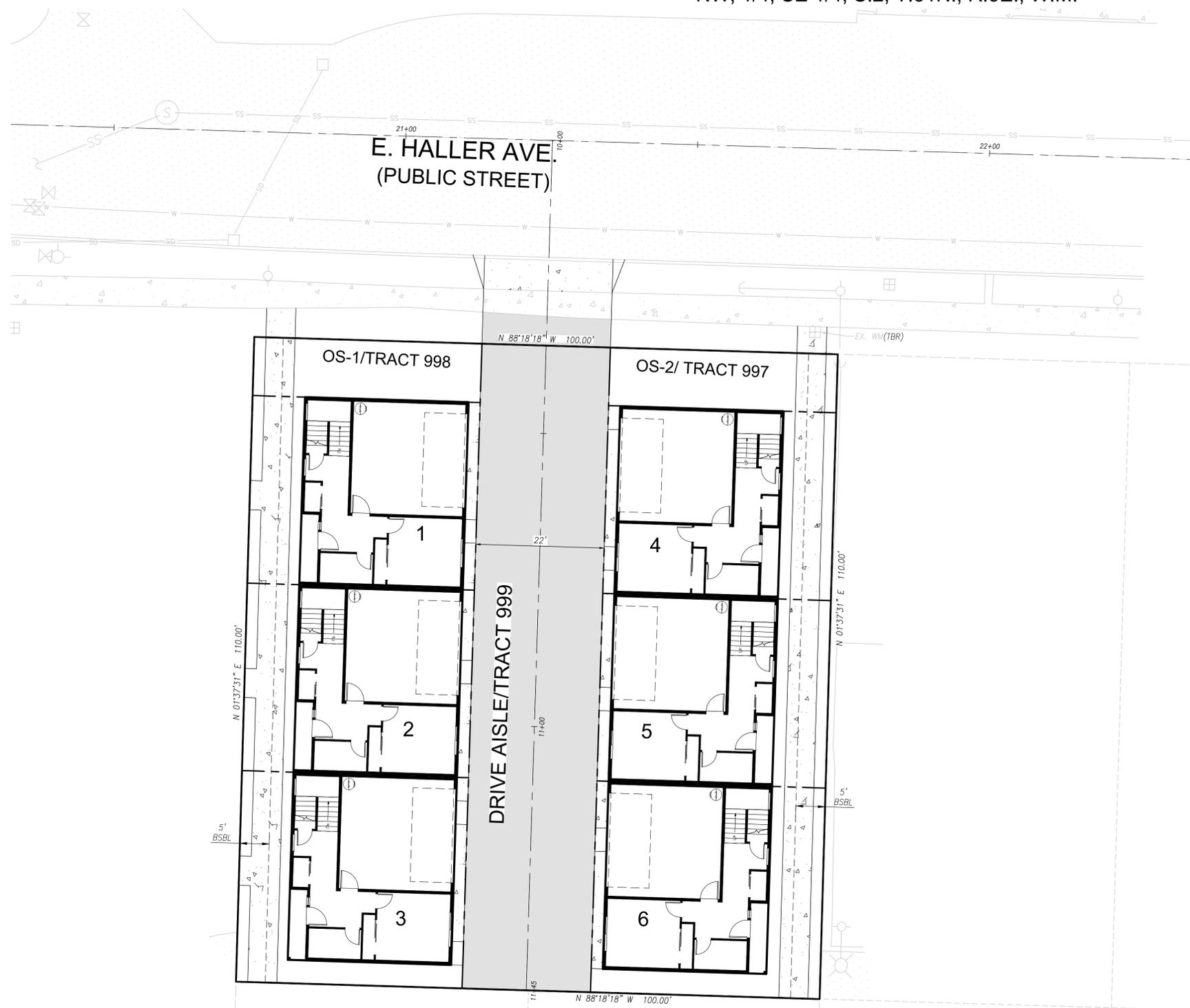
DWG FILENAME: 241370-FINAL.DWG DESIGNED BY: JTK DATE: 07-15-2025 SCALE: 1"=10' JOB NO.: 24-1370

EXISTING FEATURES MAP SHEET C.1.1

**811**  
 Know what's below.  
 Call before you dig.

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CITY OF ARLINGTON  
 HALLER ULS  
 PLN #1279  
 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.



SCALE: 1" = 10'

CONSTRUCTION DRAWING APPROVAL

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DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
241370-FINAL.DWG	JTK	07-15-2025	1"=10'	24-1370

MAILBOX APPROVAL PLAN C1.2

REV. NO.	DESCRIPTION	INITIALS	DATE

09/11/2025



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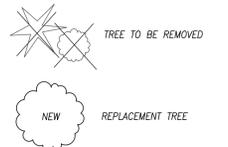
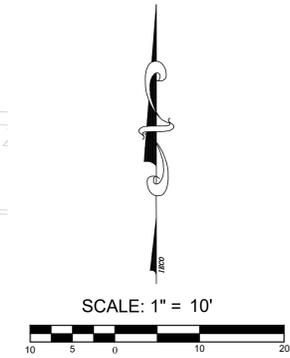
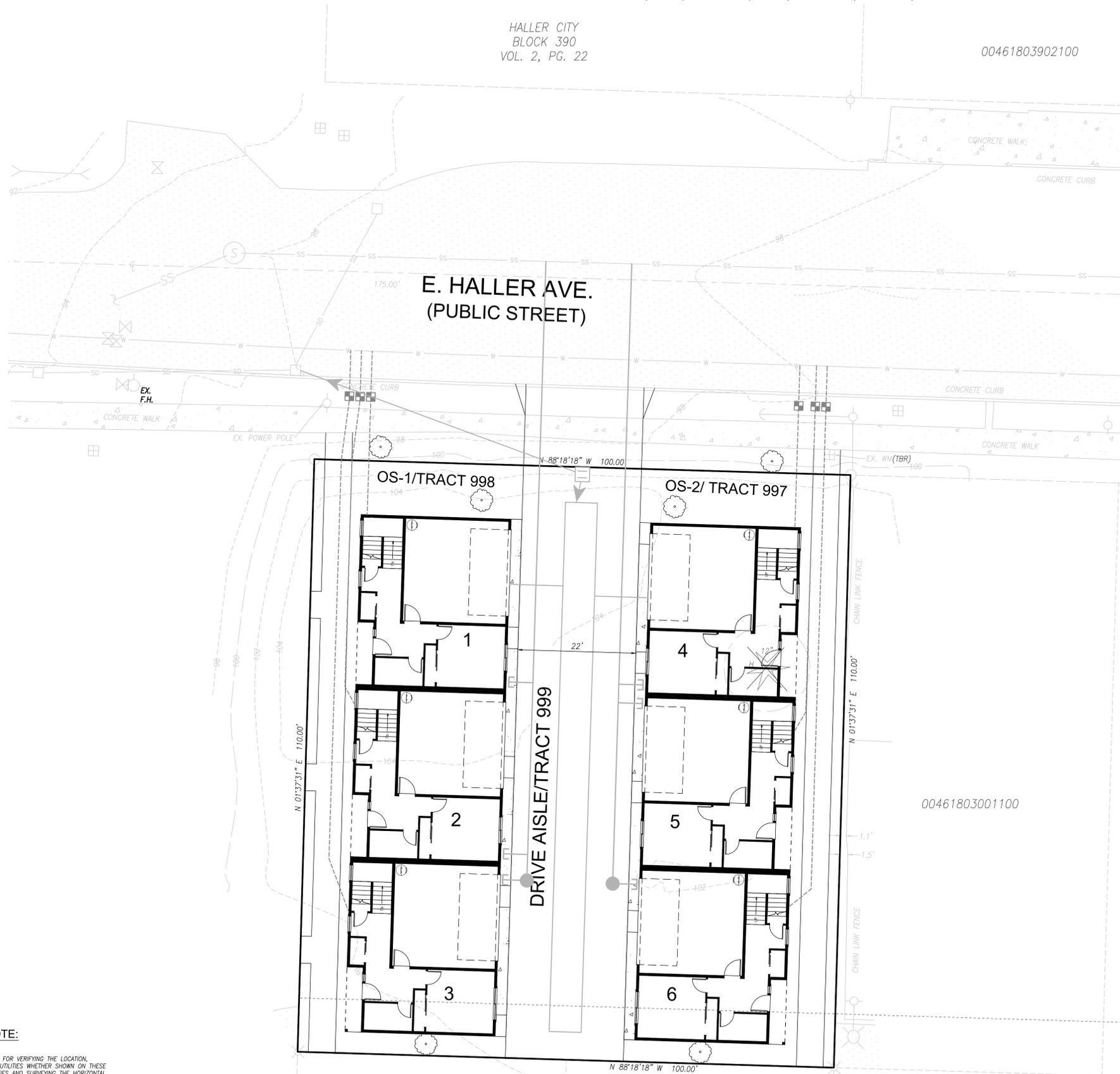
**HALLER**

CITY OF ARLINGTON  
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 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.

Community & Economic Development  
 Plan Review by City of Arlington  
 Review Status: Approved  
 Signature: *[Signature]*  
 Date: 11/17/2025

HALLER CITY  
 BLOCK 390  
 VOL. 2, PG. 22

00461803902100



**NOTE:**  
 SIGNIFICANT TREES TO BE REMOVED: 1  
 REPLACEMENT TREES NEEDED: 3  
 REPLACEMENT TREES PLANTED: 4

**PLANTING LIST:**  
 NORWAY MAPLES: 4

**IECO**  
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 EVERETT, WA 98206  
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DWG FILENAME: 241370-FINAL.DWG DESIGNED BY: JTK DATE: 07-15-2025 SCALE: 1"=10' JOB NO.: 24-1370

TREE RETENTION PLAN SHEET C1.3

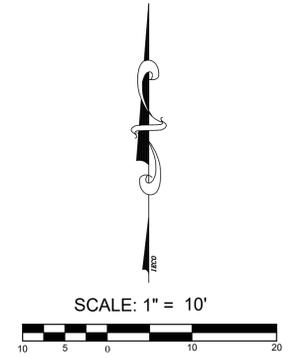
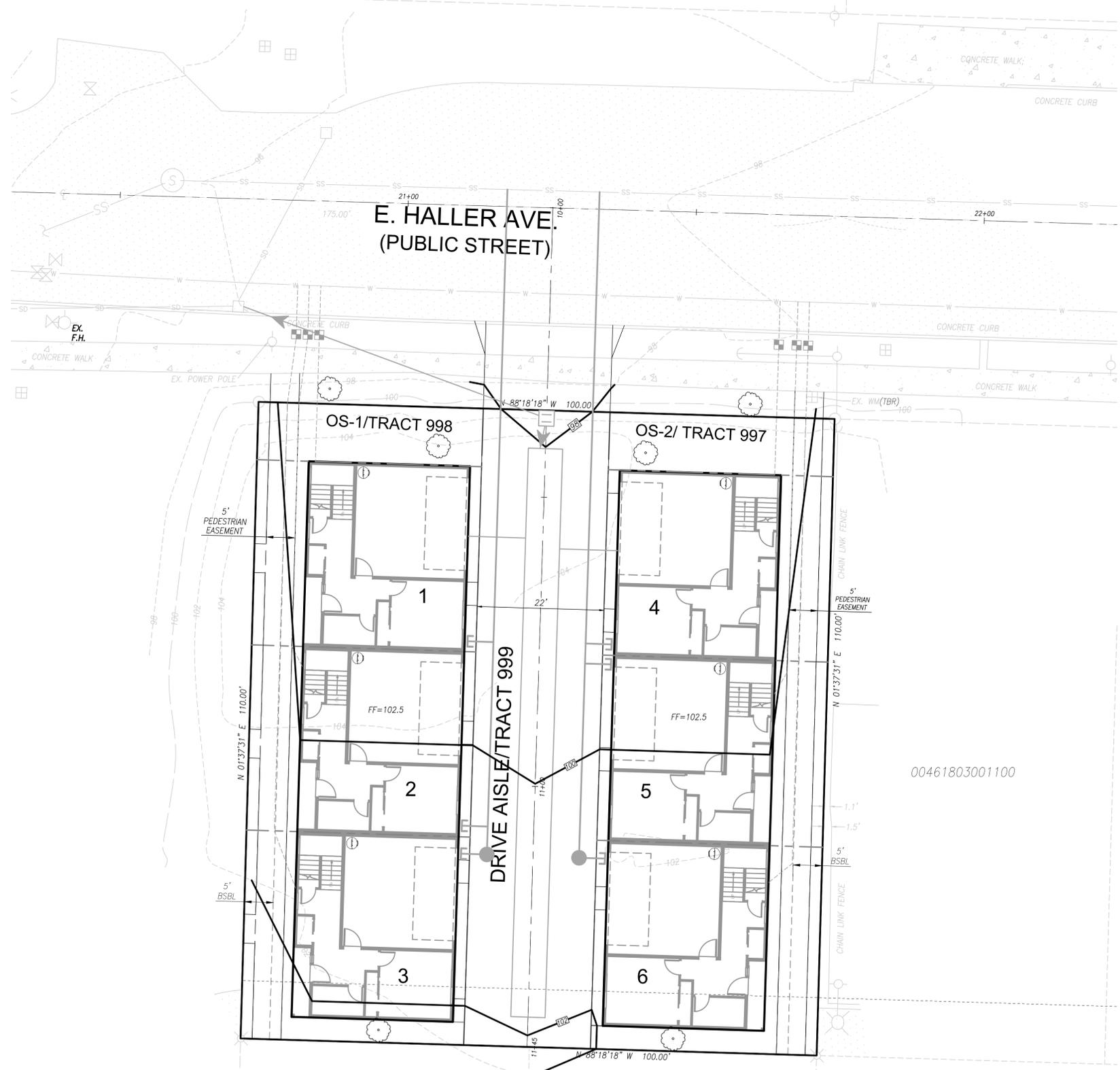
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**VEGETATIVE COVER**  
 BEFORE DEVELOPMENT  
 RESIDENTIAL LANDSCAPING  
 AFTER DEVELOPMENT  
 TYPICAL RESIDENTIAL LANDSCAPING.

**SOIL TYPE**  
 ALDERWOOD AND EVERETT

**GRADING QUANTITIES:**  
 CUT: 1,100 Cu.Yds.  
 FILL: 100 Cu.Yds.  
 (GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

**NOTE:**  
 1. EXCESS CUT MAY BE SPREAD ON SITE.  
 2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.  
 3. BEFORE CONSTRUCTION ACCEPTANCE BY THE CITY, THE APPLICANT SHALL ESTABLISH A PERMANENT VEGETATIVE GROUND COVER.

**CONSTRUCTION DRAWING APPROVAL**  
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DWG FILENAME	DESIGNED BY	DATE	SCALE	JOB NO.
241370-FINAL.DWG	JTK	07-15-2025	1"=10'	24-1370

SHEET	C2.0
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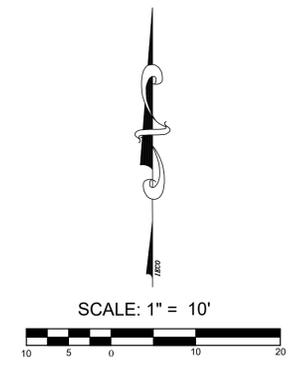
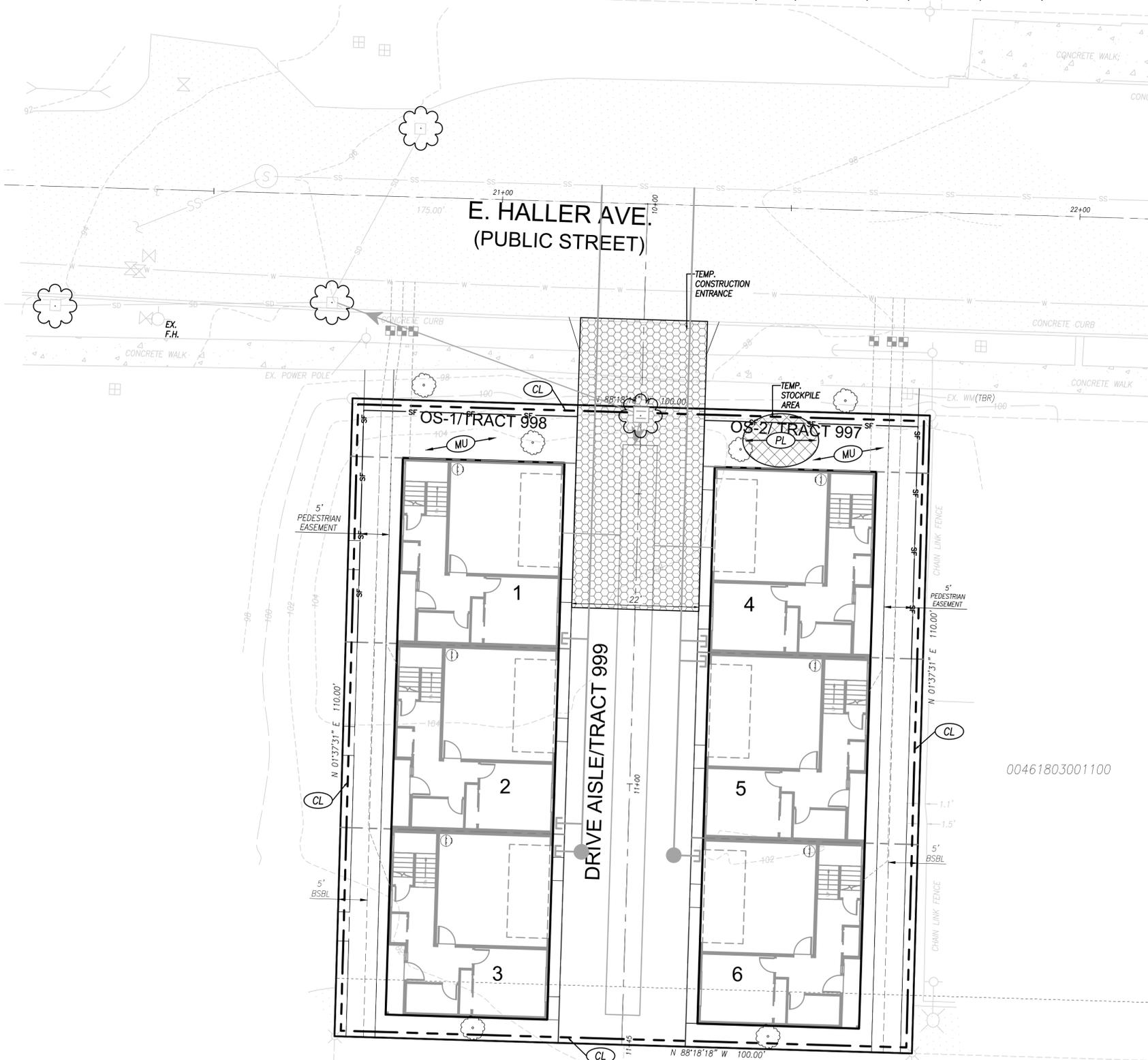
09/11/2025



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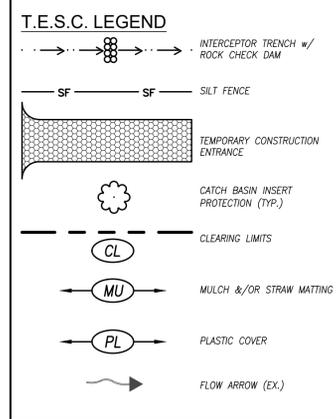
CITY OF ARLINGTON  
 HALLER ULS  
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 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.



- THE 13 ELEMENTS OF TESC BMP**
- ELEMENT #1 - MARK CLEARING LIMITS:  
LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.
  - ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS:  
A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.
  - ELEMENT #3 - CONTROL FLOW RATES:  
FLOW IS MINIMAL.
  - ELEMENT #4 - INSTALL SEDIMENT CONTROLS:  
SILT FENCE, INLET PROTECTION, MULCH, AND INTERCEPTOR SWALES ARE PROPOSED.
  - ELEMENT #5 - STABILIZE SOILS:  
SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.
  - ELEMENT #6 - PROTECT SLOPES:  
SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.
  - ELEMENT #7 - PROTECT DRAIN INLETS:  
INLET PROTECTIONS ARE PROPOSED FOR THE STORM DRAINS.
  - ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS:  
N/A
  - ELEMENT #9 - CONTROL POLLUTANTS:  
ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPENSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
  - ELEMENT #10 - CONTROL DEWATERING:  
THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.
  - ELEMENT #11 - MAINTAIN BMP'S:  
ALL TEST BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
  - ELEMENT #12 - MANAGE THE PROJECT:  
THIS COULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.
  - ELEMENT #13 - PROTECT ON-SITE STORMWATER MANAGEMENT BMP'S FOR RUNOFF FROM ROOFS AND OTHER HARD SURFACES: N/A

- CONSTRUCTION SEQUENCE**
1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ARLINGTON INSPECTOR BY PHONING 360-435-3811.
  2. INSTALL ORANGE PLASTIC CLEARING LIMIT FENCING AS INDICATED.
  3. CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE.
  4. INSTALL ALL SILT FENCE.
  5. CLEAR, GRUB, AND GRADE FOR ROAD AND UTILITY CORRIDORS.
  6. CONSTRUCT UTILITIES, PAVING, CURBING & SIDEWALK PER APPROVED DESIGN PLANS.
  7. APPLY MULCH TO UNCOVERED AREAS.
  8. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED.

- SOIL AMENDED NOTES:**
1. TOPSOIL IS TO BE TAKEN AS THE TOP 1.5 - 3 FEET OF SOIL AND THE DUFF LAYER.
  2. COVER SOIL AND DUFF PILES WITH WOVEN WEED BARRIER (AVAILABLE FROM NURSERY SUPPLY STORES) THAT SHEDS MOISTURE YET ALLOWS AIR FLOW.
  3. TOPSOIL AND DUFF IS TO BE STOCKPILED SEPARATELY FROM THE REST OF THE EXCAVATED SOILS.
  4. REPLACE TOPSOIL IN SOIL AMENDMENT AREAS PRIOR TO PLANTING.
  5. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10 PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE 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 SCORIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE.
  6. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
  7. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
    - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWA/FACILITIES/SSO/HTML](http://www.ecy.wa.gov/PROGRAMS/SWA/FACILITIES/SSO/HTML). THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65% AND A CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
    - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON AND NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.



**CONSTRUCTION DRAWING APPROVAL**

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BY: \_\_\_\_\_  
 CITY ENGINEER, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
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HALLER	
DWG FILENAME: 241370-FINAL.DWG	DESIGNED BY: JTK
DATE: 07-15-2025	SCALE: 1"=10'
JOB NO.: 24-1370	SHEET: C2.1
TESC PLAN	

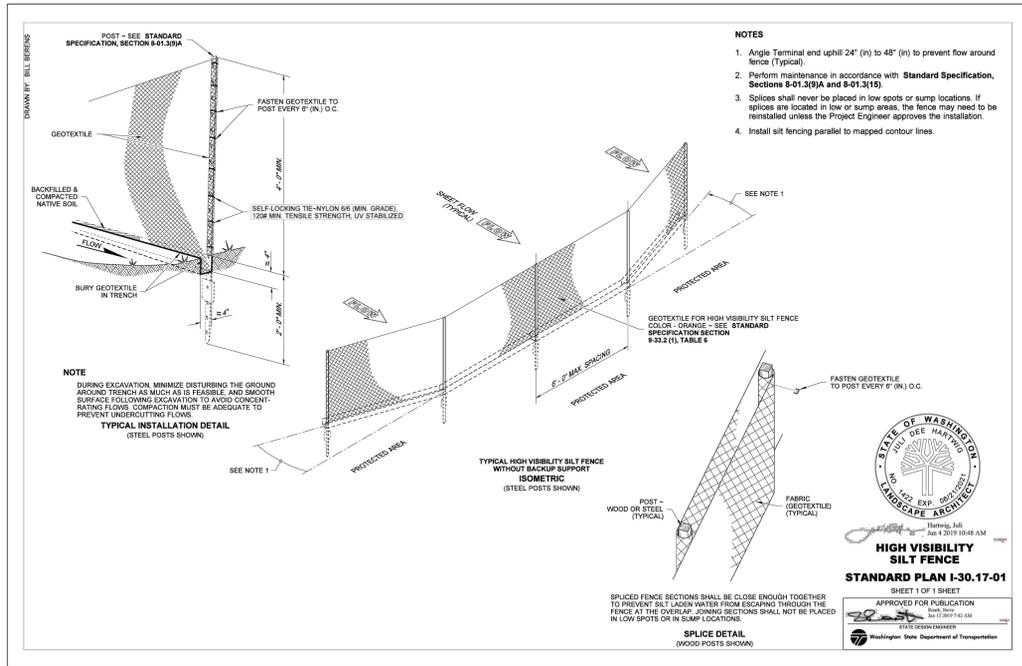
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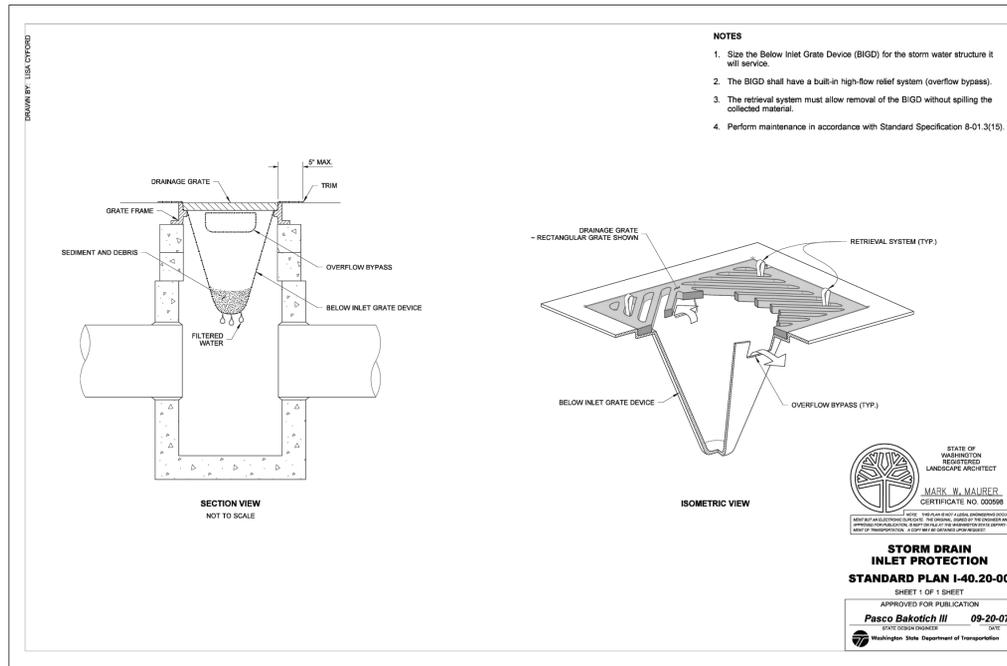
**CITY OF ARLINGTON  
HALLER ULS  
PLN #1279  
NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.**

**CITY OF ARLINGTON  
T.E.S.C. 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-LOADED 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 PLACED 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 NUMBER FOR 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 BMP'S 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.
- THE DUFF LAYER AND NATIVE TOPSOIL SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT WILL NOT BE COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT THE PROJECT COMPLETION, DEMONSTRATE THE REQUIREMENTS ESTABLISHED IN 15.13 OF THE SWMMW, POST CONSTRUCTION SOIL QUALITY AND DEPTH.



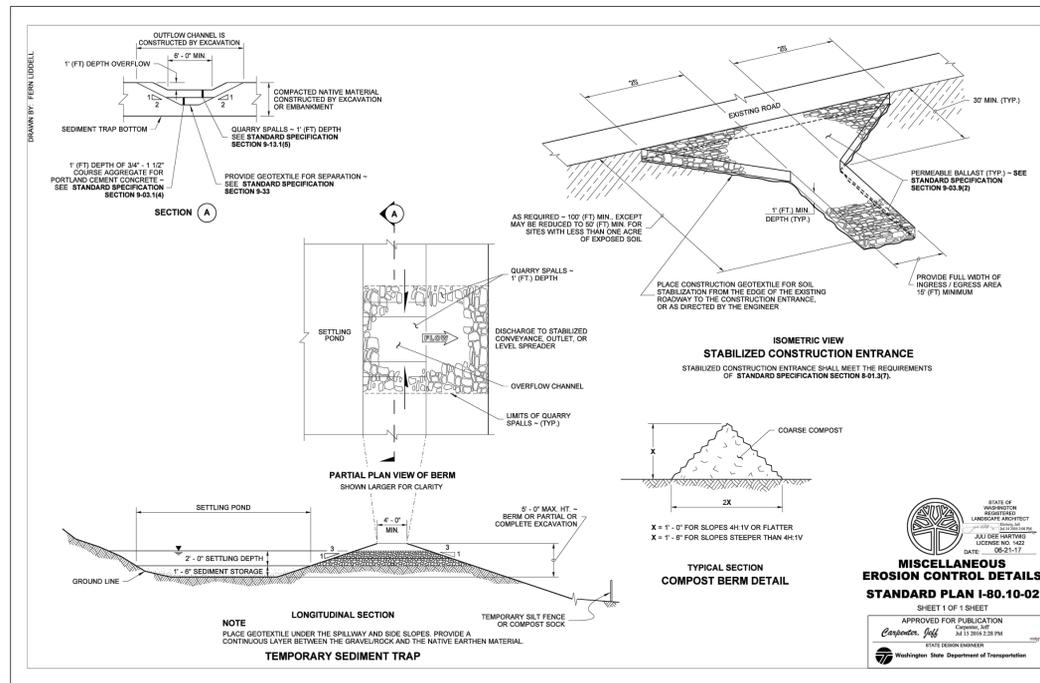
**1 HIGH VISIBILITY SILT FENCE**  
C2.2 NOT TO SCALE WSDOT STD. PLAN M-30.17-01



**2 STORM INLET PROTECTION**  
C2.2 NOT TO SCALE WSDOT STD. PLAN M-40.20-00

**GENERAL CONSTRUCTION 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 PRECONSTRUCTION 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 J OB 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.



**3 MISCELLANEOUS EROSION CONTROL DETAILS**  
C2.2 NOT TO SCALE WSDOT STD. PLAN I-80.10-02

**CONSTRUCTION DRAWING APPROVAL**

THE PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

By: \_\_\_\_\_  
CITY ENGINEER, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS



**INSIGHT ENGINEERING CO.**  
P.O. BOX - 1478  
EVERETT, WA 98206  
(425) 303-9363 (425) 303-9362 FAX  
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 106 HALLER ST.  
ARLINGTON, WA 98223  
TAX ACCOUNT NO.'S: 00461803001300

REV. NO.	DESCRIPTION	INITIALS	DATE



NW 1/4, SE 1/4, SEC. 2, T.31N., R.5E., W.M.

**HALLER**

DWG FILENAME: 241370-FINAL.DWG DESIGNED BY: JTK DATE: 07-15-2025 SCALE: 1"=10' JOB NO.: 24-1370

TESC NOTES AND DETAILS C2.2 SHEET

09/11/2025



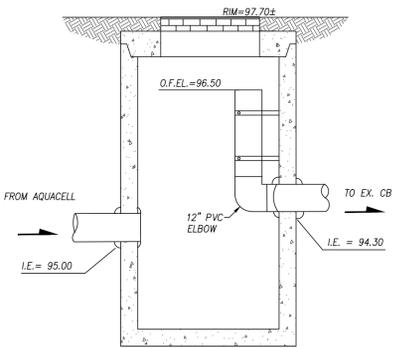
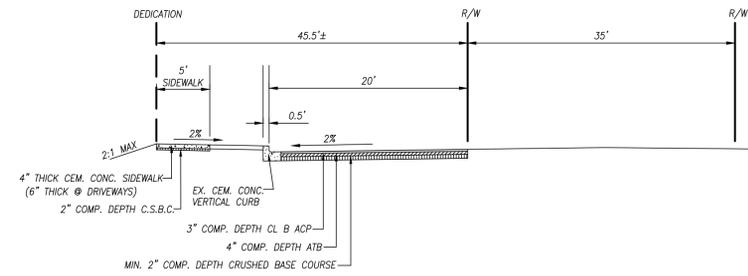
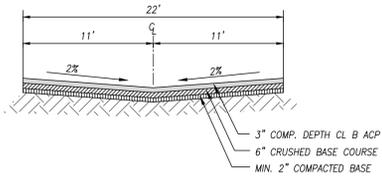
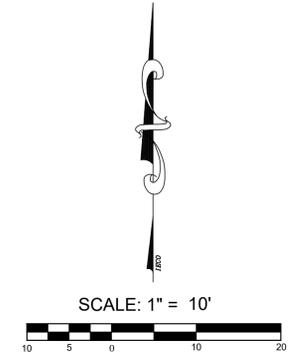
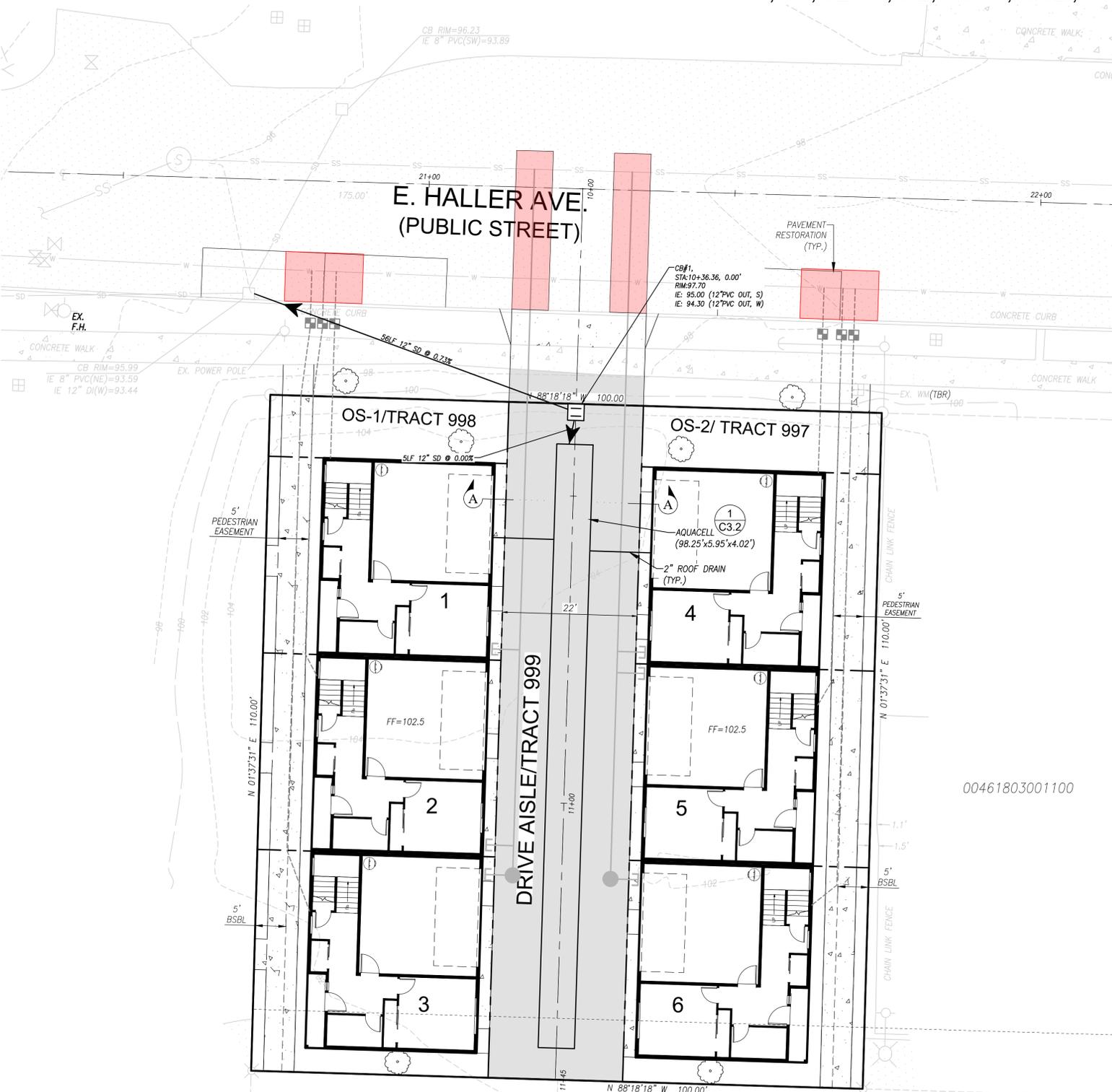
Know what's below.  
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**UTILITY CONFLICT NOTE:**

**CAUTION:**

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CITY OF ARLINGTON  
HALLER ULS  
PLN #1279  
NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.



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 3/8-INCH MINUS PEA 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 2x4 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 DEEPER 0.1 FOOT BELOW 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 SEEDDED 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.

- NOTES:
- ALL CBs ARE TYPE-1 WITH GRATED LID UNLESS OTHERWISE NOTED.

CONSTRUCTION DRAWING APPROVAL

THE PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
CITY ENGINEER, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS



INSIGHT ENGINEERING CO.  
P.O. BOX - 1478  
EVERETT, WA 98206  
(425) 303-9363 (425) 303-9362 FAX  
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 106 HALLER ST, ARLINGTON, WA 98223  
TAX ACCOUNT NO.'S: 00461803001300

NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.  
HALLER

DWG FILENAME: 241370-FINAL.DWG DESIGNED BY: JTK DATE: 07-15-2025 SCALE: 1"=20' JOB NO.: 24-1370

ROAD & DRAINAGE PLAN SHEET C3.0

DRAINAGE NOTES:

- THE PROJECT IS EXEMPT FROM FLOW CONTROL AND WATER QUALITY.

REV. NO.	DESCRIPTION	INITIALS	DATE



09/11/2025

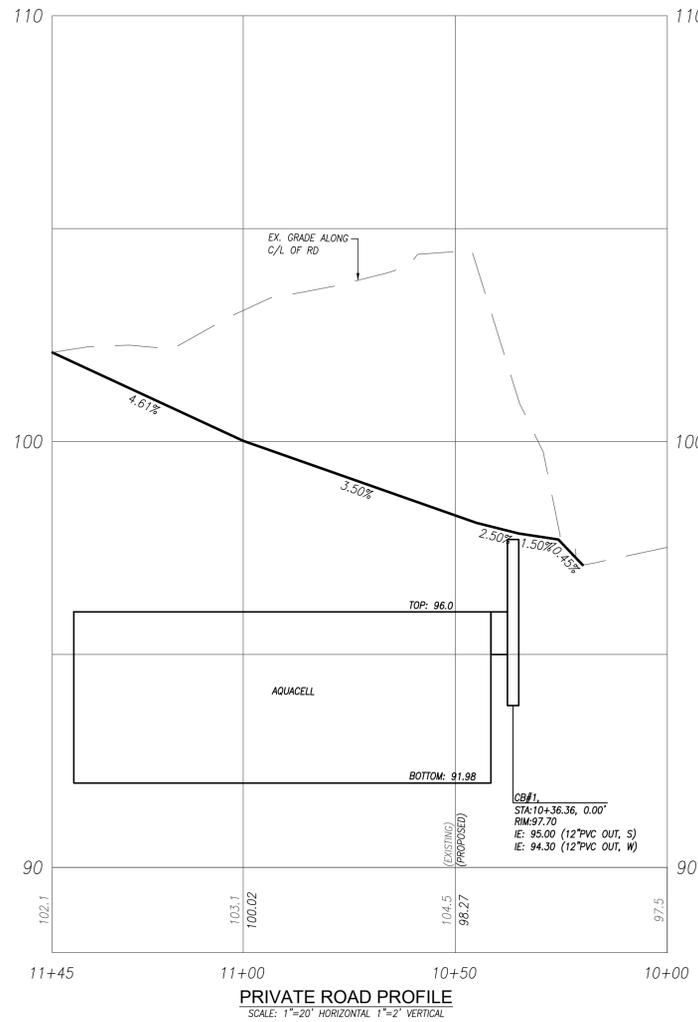
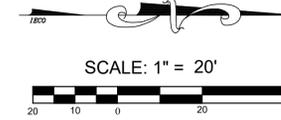
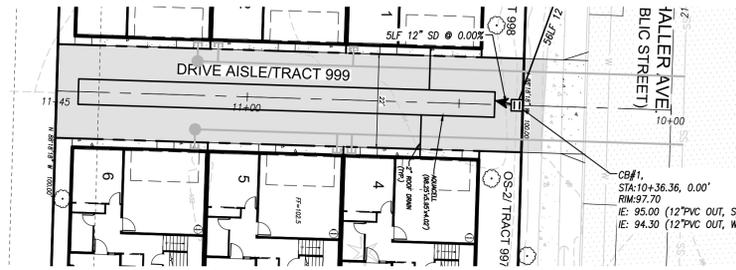


Know what's below.  
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UTILITY CONFLICT NOTE:

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CITY OF ARLINGTON  
HALLER ULS  
PLN #1279  
NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.



**DRAINAGE NOTES:**

1. ALL CBS ARE TYPE-1 W/GRATED LID UNLESS OTHERWISE NOTED.

REV. NO.	DESCRIPTION	INITIALS	DATE



**CONSTRUCTION DRAWING APPROVAL**

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BY: \_\_\_\_\_  
CITY ENGINEER, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
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241370-FINAL.DWG	JTK	07-15-2025	1"=20'	24-1370

ROAD & DRAINAGE  
PLAN & PROFILE

SHEET  
**C3.1**



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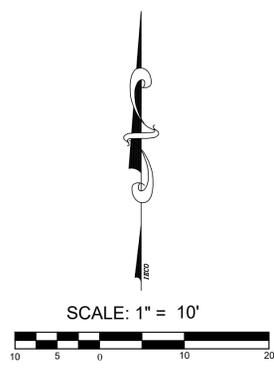
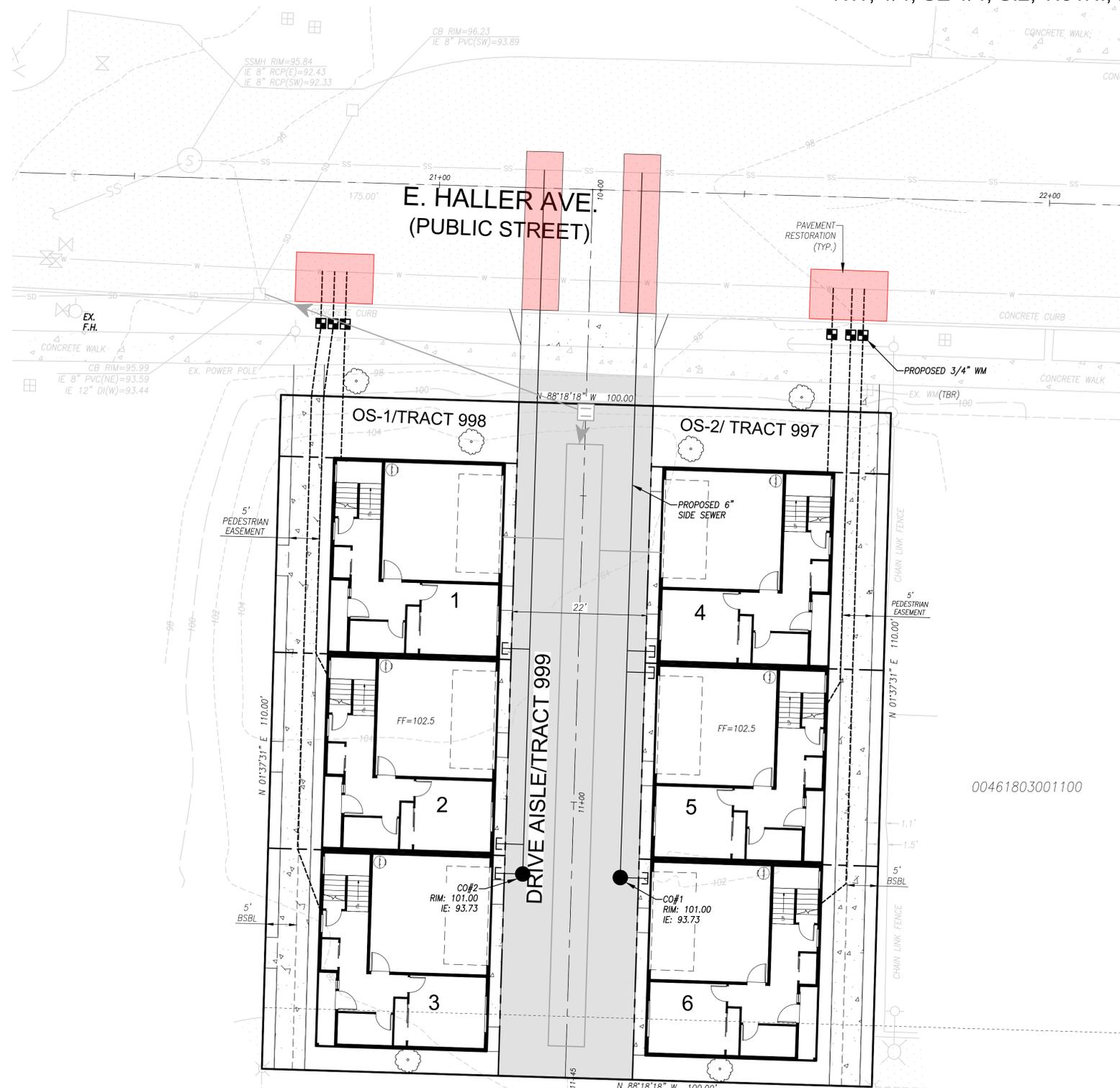
CITY OF ARLINGTON  
 HALLER ULS  
 PLN #1279  
 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.

CITY OF ARLINGTON  
 WATER SYSTEM CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRE CITY APPROVAL.
- ALL MATERIALS SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE CITY PRIOR TO DELIVERY TO THE JOB SITE. MATERIAL SUBMITTALS ARE REQUIRED AND MUST BE APPROVED PRIOR TO SCHEDULING A PRE-CONSTRUCTION CONFERENCE.
- WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 52 UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL SERVICE LOCATIONS SHALL BE FIELD APPROVED BY THE CITY PRIOR TO INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES BY CALLING ONE-CALL UNDERGROUND UTILITY LOCATOR (1-800-424-5555) 48 HOURS PRIOR TO CONSTRUCTION.
- ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA AND WISHA.
- THE PIPE SHALL BE INSTALLED BY FOLLOWING THE FINISHED GRADE PROFILE WHEREVER POSSIBLE. THE DEPTH OF COVER SHALL BE TYPICALLY 36 INCHES (3 FEET), AND MAY BE UP TO 60 INCHES (5 FEET) WITH THE APPROVAL OF THE CITY ENGINEER. WATER MAINS UNDER THE STATE (OR COUNTY) HIGHWAYS SHALL MEET THE MINIMUM COVER DEPTHS REQUIRED BY WSDOT (OR SNOHOMISH COUNTY).
- PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE-HALF OF PIPE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTIONS. BENDS MAY BE REQUIRED TO MAINTAIN PROPER WATER MAIN ALIGNMENT WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- WATER MAIN SHALL NOT BE PLACED UNDER SIDEWALK, CURBS, CUTTERS, OR ANY PERMANENT STRUCTURES WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER.
- NO CONNECTION TO THE CITY WATER SYSTEM IS ALLOWED UNTIL THE NEW CONSTRUCTION PASSES PRESSURE AND PURITY TESTS, AND HAS BEEN APPROVED AND ACCEPTED BY THE CITY.
- PRIOR TO MAKING CONNECTIONS TO THE EXISTING SYSTEM, CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND MATERIAL OF EXISTING WATER MAINS AT THE POINT OF CONNECTION.
- ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE FROM SANITARY SEWERS. WHEN WATER LINES CROSS SEWER LINES, THE MINIMUM VERTICAL CLEARANCE SHALL BE 18 INCHES.
- TO FILL THE MAIN FOR FLUSHING, PRESSURE AND PURITY TESTS, THE CONTRACTOR IS REQUIRED TO USE AN APPROVED METER AND DCA. THE HYDRANT SHALL REMAIN IN THE FULL OPEN POSITION TO PREVENT BACK-SIPHONAGE THROUGH THE DRAIN HOLE. AFTER SUCCESSFUL TESTING, THE CONTRACTOR WILL TIE INTO THE EXISTING SYSTEM, USING DISINFECTED SLEEVES AND SPOOL.
- THE CONTRACTOR SHALL CONTACT THE CITY FOR VALVE OPERATION. ONLY AUTHORIZED REPRESENTATIVES OF THE CITY CAN OPERATE VALVES IN THE CITY WATER SYSTEM.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT, SINCE FILLING AND FLUSHING WILL BE DONE THROUGH A CROSS-CONNECTION CONTROL DEVICE, LOW VELOCITY FLOWS MAY BE ENCOUNTERED. THEREFORE, EVERY ATTEMPT SHALL BE MADE TO KEEP THE PIPE CLEAN DURING INSTALLATION. THIS MAY INCLUDE SWABBING THE PIPE WITH CHLORINATED WATER.
- THE CONTRACTOR SHALL PERFORM TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL, DUST CONTROL, NOISE CONTROL, AND TRAFFIC CONTROL AS REQUIRED BY THE CITY OR OTHER APPLICABLE AGENCIES.
- CUTTING AND PATCHING OF ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE RIGHT-OF-WAY PERMIT OF THE CITY OR OTHER APPLICABLE AGENCY.
- ALL IN-LINE PIPE JOINTS SHALL BE RESTRAINED WITH FIELD LOCK GASKETS.
- ALL FITTINGS SHALL BE RESTRAINED JOINTS AND HAVE THRUST BLOCKING.

CITY OF ARLINGTON  
 SEWER SYSTEM CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRES CITY APPROVAL.
- ALL MATERIALS SHALL CONFORM TO THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS AND THE MATERIAL SUBMITTALS SHALL BE APPROVED BY THE CITY BEFORE SCHEDULING THE PRE-CONSTRUCTION CONFERENCE AND BEFORE THE MATERIALS ARE DELIVERED TO THE JOB SITE. ONCE THE MATERIALS ARE DELIVERED TO THE JOB SITE, THE INSPECTOR WILL DETERMINE IF THE MATERIALS WERE MANUFACTURED TO MEET THE REQUIREMENTS OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS BEFORE THE MATERIALS CAN BE INSTALLED.
- ALL SEWER MAINS AND SIDE SEWER STUBS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A SURVEYOR PRIOR TO CONSTRUCTION. THE CONSTRUCTION STAKES MUST SHOW THE STATION AND OFFSET TO THE ALIGNMENT.
- THE CITY OF ARLINGTON WASTEWATER DIVISION SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP OR CONNECTION TO AN EXISTING SANITARY SEWER MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP OR CONNECTION.
- GRAVITY SEWERS, INCLUDING SIDE SEWERS, WITH 5 TO 14 FEET OF COVER SHALL BE PVC ASTM D 3034 SDR 35. GRAVITY SEWER MAINS WITH LESS THAN 5 FEET OR GREATER THAN 14 FEET OF COVER SHALL BE DUCTILE IRON PIPE CLASS 52, OR C-900 PVC. IF DUCTILE IRON PIPE IS USED FOR SEWER, THE PIPE INTERIOR SHALL BE EPOXY COATED (NOT CEMENT-LINED).
- PRE-CAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C-478. JOINTS SHALL BE RUBBER GASKETED AND GROUDED BOTH INSIDE AND OUTSIDE OF THE MANHOLE PER CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ALL LEFT HOLES CUT THROUGH THE WALLS OF THE MANHOLE SHALL BE GROUDED FROM THE INSIDE AND OUTSIDE OF THE MANHOLE TO BE WATER-TIGHT. ADDITIONAL WATERPROOFING MAY BE REQUIRED.
- SIDE SEWER SERVICES SHALL BE PVC ASTM D 3034 SDR 35 WITH FLEXIBLE GASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A TEE FROM A NEW MAIN. CONNECTED ABOVE THE SPRING LINE OF THE PIPE. WYES ARE NOT ALLOWED ON LINES 8" OR LARGER. SIDE SEWERS CAN NOT BE INSTALLED UNDER DRIVEWAYS UNLESS APPROVED BY THE CITY INSPECTOR.
- ALL SEWER PIPE SHALL BE INSTALLED WITH A CONTINUOUS TRACER PIPE 24"-48" UNDER THE FINISHED SUBGRADE, OR AS DIRECTED BY THE CITY INSPECTOR. THE MARKER SHALL BE PLASTIC, NON-BIODEGRADABLE, METAL CORE, AND DETECTABLE, WITH BACKING MARKED "SEWER".
- SIDE SEWERS SHALL BE INSTALLED BY THE DEVELOPER AND COORDINATED FOR CLEARANCE WITH POWER, GAS, TELEPHONE, CABLE, AND OTHER UTILITIES. SIDE SEWERS SHALL BE A MINIMUM OF 10 FEET BEYOND PROPERTY LINES AND 5' BEYOND ANY EASEMENT.
- THE SEWER PIPE SHALL BE INSTALLED STARTING FROM DOWNSTREAM OF THE POINT OF CONNECTION TO THE EXISTING SEWER OR FROM A DESIGNATED STARTING POINT. THE SEWER PIPE SHALL BE INSTALLED WITH THE BELL END UPSTREAM.
- ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA AND WISHA.
- TO PREVENT WATER OR DEBRIS FROM DISCHARGING INTO THE CITY'S EXISTING SEWER SYSTEM, THE CONTRACTOR SHALL INSTALL A PLUG IN THE CONNECTION MANHOLE OR AS DIRECTED BY THE CITY INSPECTOR. THE PLUG SHALL NOT BE REMOVED UNTIL THE SEWER IS ACCEPTED BY THE CITY.
- ALL SEWER LINES SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE AND A MINIMUM OF 18 INCHES VERTICAL CLEARANCE FROM WATER LINES. SEE STANDARDS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALTERNATIVES.
- PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON STANDARD AND WSDOT STANDARD SPECIFICATIONS. 3/8-INCH MINUS MANUFACTURED CLEAN PEA GRAVEL IS THE REQUIRED BEDDING MATERIAL. ALL PIPE SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION. THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIALS AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED BY A UNIFORMLY DENSE UNWEAVING BASE.
- THE CONTRACTOR SHALL COMPACT TRENCH BACKFILL WITHIN THE CITY RIGHT-OF-WAY TO AT LEAST 90% MAXIMUM DRY DENSITY FROM THE BOTTOM OF THE TRENCH TO A DEPTH OF 1' BELOW THE SURFACE. THE TRENCH BACKFILL MUST BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY WITHIN 3' OF THE SURFACE. ASPHALT MUST BE COMPACTED TO MEET THE REQUIREMENTS ON THE PLANS. ALL COMPACTION TESTS ARE AT THE DEVELOPER'S EXPENSE.



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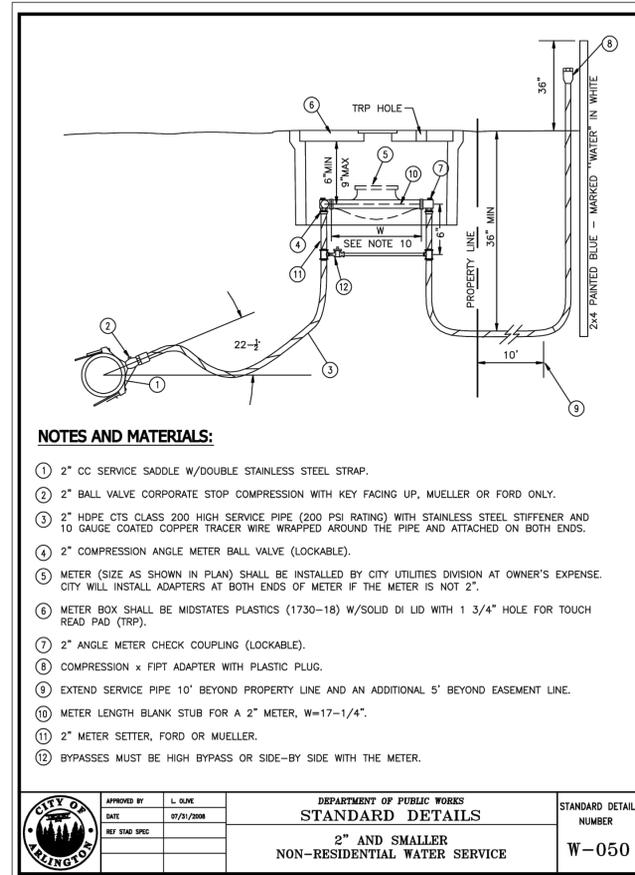
**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

1 TYPICAL TRENCH DETAIL  
 C4.0 NOT TO SCALE STD. DTL. W-270

<b>CONSTRUCTION DRAWING APPROVAL</b>			
THE PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.			
BY: _____ CITY ENGINEER, CITY OF ARLINGTON			
DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS			
<b>IECO</b>			
<b>INSIGHT ENGINEERING CO.</b>			
P.O. BOX - 1478 EVERETT, WA 98206 (425) 303-9363 (425) 303-9362 FAX INFO@INSIGHTENGINEERING.NET			
SITE ADDRESS: 106 HALLER ST. ARLINGTON, WA 98223			
TAX ACCOUNT NO.'S: 00461803001300			
NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.			
<b>HALLER</b>			
DWG FILENAME	DESIGNED BY	DATE	SCALE
241370-FINAL.DWG	JTK	07-15-2025	1"=20'
JOB NO.:			24-1370
SHEET			C4.0
SEWER AND WATER PLAN			
09/11/2025			



CITY OF ARLINGTON  
 HALLER ULS  
 PLN #1279  
 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.

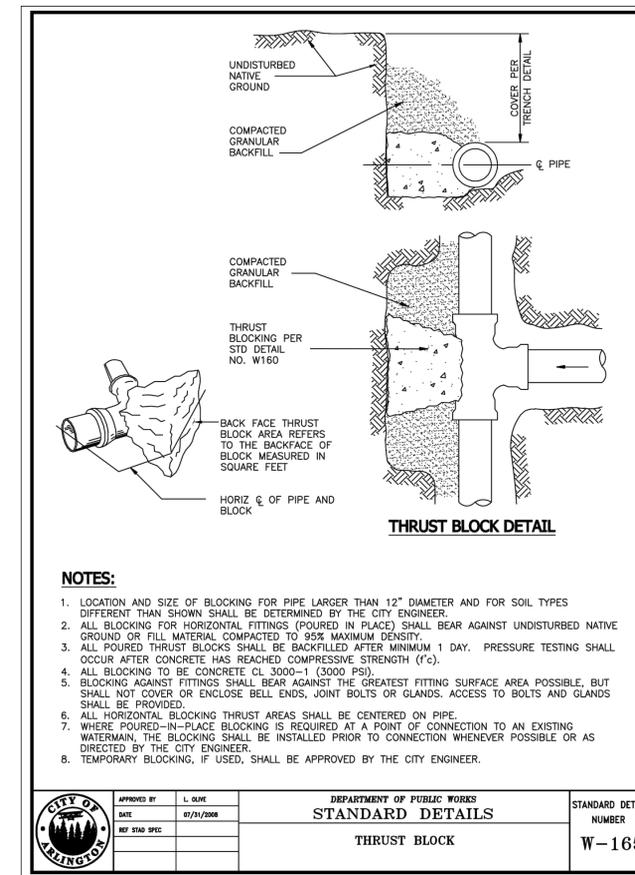


**NOTES AND MATERIALS:**

- ① 2" CC SERVICE SADDLE W/DOUBLE STAINLESS STEEL STRAP.
- ② 2" BALL VALVE CORPORATE STOP COMPRESSION WITH KEY FACING UP, MUELLER OR FORD ONLY.
- ③ 2" 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.
- ④ 2" COMPRESSION ANGLE METER BALL VALVE (LOCKABLE).
- ⑤ METER (SIZE AS SHOWN IN PLAN) SHALL BE INSTALLED BY CITY UTILITIES DIVISION AT OWNER'S EXPENSE. CITY WILL INSTALL ADAPTERS AT BOTH ENDS OF METER IF THE METER IS NOT 2".
- ⑥ METER BOX SHALL BE MIDSTATES PLASTICS (1730-18) W/SOLID DI LID WITH 1 3/4" HOLE FOR TOUCH READ PAD (TRP).
- ⑦ 2" ANGLE METER CHECK COUPLING (LOCKABLE).
- ⑧ COMPRESSION x FIPT ADAPTER WITH PLASTIC PLUG.
- ⑨ EXTEND SERVICE PIPE 10' BEYOND PROPERTY LINE AND AN ADDITIONAL 5' BEYOND EASEMENT LINE.
- ⑩ METER LENGTH BLANK STUB FOR A 2" METER, W=17-1/4".
- ⑪ 2" METER SETTER, FORD OR MUELLER.
- ⑫ BYPASSES MUST BE HIGH BYPASS OR SIDE-BY-SIDE WITH THE METER.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	2" AND SMALLER	
	REF STD SPEC		NON-RESIDENTIAL WATER SERVICE	
				W-050

1 2" AND SMALLER NON-RESIDENTIAL WATER SERVICE  
 C4.1 NOT TO SCALE STD. DTL. W-050

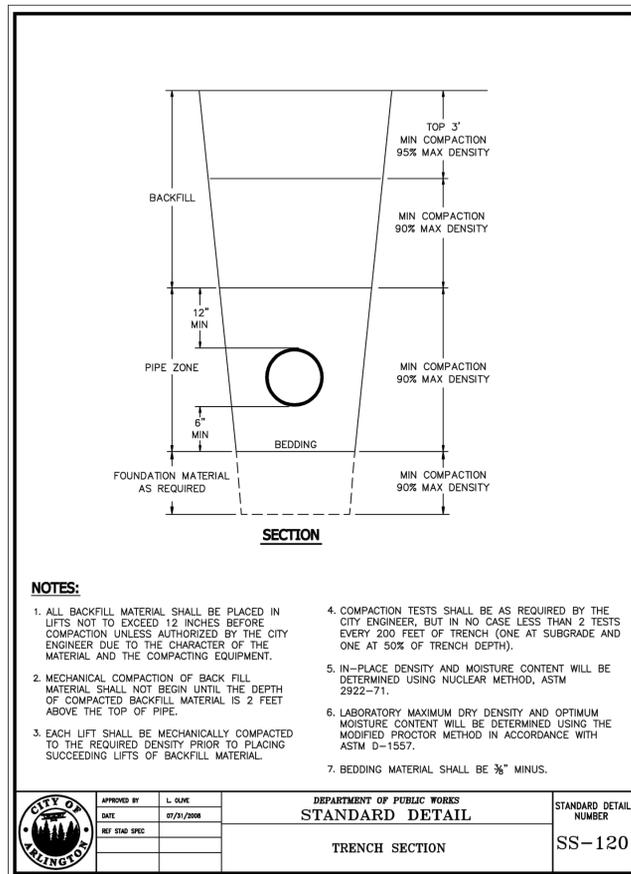


**NOTES:**

1. LOCATION AND SIZE OF BLOCKING FOR PIPE LARGER THAN 12" DIAMETER AND FOR SOIL TYPES DIFFERENT THAN SHOWN SHALL BE DETERMINED BY THE CITY ENGINEER.
2. ALL BLOCKING FOR HORIZONTAL FITTINGS (POURED IN PLACE) SHALL BEAR AGAINST UNDISTURBED NATIVE GROUND OR FILL MATERIAL, COMPACTED TO 95% MAXIMUM DENSITY.
3. ALL POURED THRUST BLOCKS SHALL BE BACKFILLED AFTER MINIMUM 1 DAY. PRESSURE TESTING SHALL OCCUR AFTER CONCRETE HAS REACHED COMPRESSIVE STRENGTH (f'c).
4. ALL BLOCKING TO BE CONCRETE CL 3000-1 (3000 PSI).
5. BLOCKING AGAINST FITTINGS SHALL BEAR AGAINST THE GREATEST FITTING SURFACE AREA POSSIBLE, BUT SHALL NOT COVER OR ENCLOSE BELL ENDS, JOINT BOLTS OR GLANDS. ACCESS TO BOLTS AND GLANDS SHALL BE PROVIDED.
6. ALL HORIZONTAL BLOCKING THRUST AREAS SHALL BE CENTERED ON PIPE.
7. WHERE POURED-IN-PLACE BLOCKING IS REQUIRED AT A POINT OF CONNECTION TO AN EXISTING WATERMAIN, THE BLOCKING SHALL BE INSTALLED PRIOR TO CONNECTION WHENEVER POSSIBLE OR AS DIRECTED BY THE CITY ENGINEER.
8. TEMPORARY BLOCKING, IF USED, SHALL BE APPROVED BY THE CITY ENGINEER.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	THRUST BLOCK	
	REF STD SPEC			
				W-165

2 THRUST BLOCK  
 C4.1 NOT TO SCALE STD. DTL. W-165

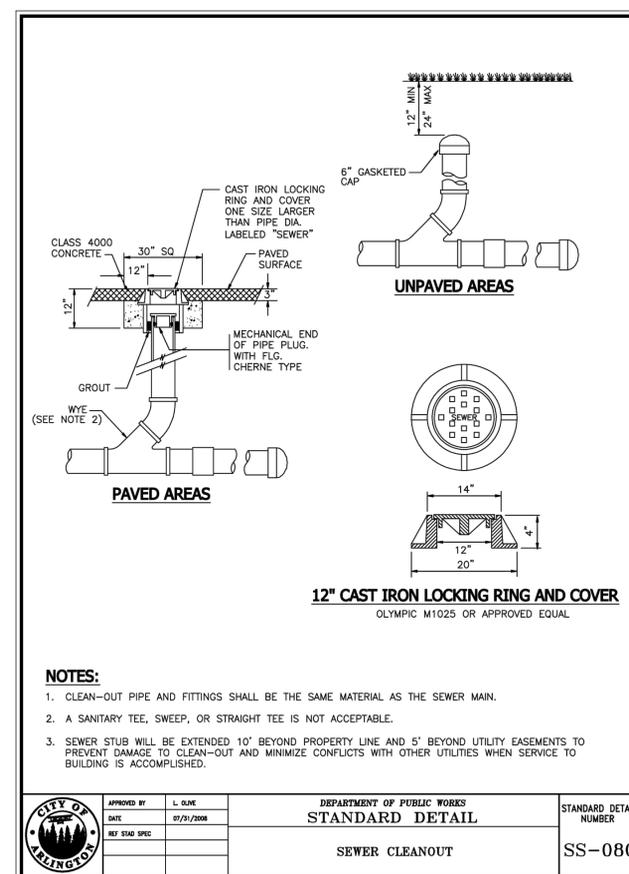


**NOTES:**

1. ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES BEFORE COMPACTION UNLESS AUTHORIZED BY THE CITY ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT.
2. MECHANICAL COMPACTION OF BACK FILL MATERIAL SHALL NOT BEGIN UNTIL THE DEPTH OF COMPACTED BACKFILL MATERIAL IS 2 FEET ABOVE THE TOP OF PIPE.
3. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
4. COMPACTION TESTS SHALL BE AS REQUIRED BY THE CITY ENGINEER, BUT IN NO CASE LESS THAN 2 TESTS EVERY 200 FEET OF TRENCH (ONE AT SUBGRADE AND ONE AT 50% OF TRENCH DEPTH).
5. IN-PLACE DENSITY AND MOISTURE CONTENT WILL BE DETERMINED USING NUCLEAR METHOD, ASTM 2922-71.
6. LABORATORY MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT WILL BE DETERMINED USING THE MODIFIED PROCTOR METHOD IN ACCORDANCE WITH ASTM D-1557.
7. BEDDING MATERIAL SHALL BE 3/8" MINUS.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	TRENCH SECTION	
	REF STD SPEC			
				SS-120

3 TRENCH SECTION  
 C4.1 NOT TO SCALE STD. DTL. SS-120

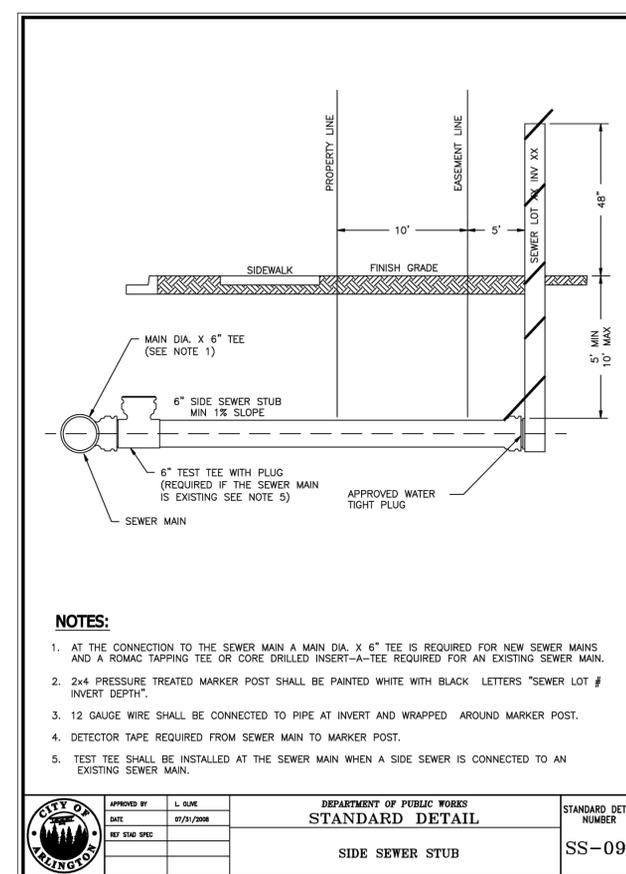


**NOTES:**

1. CLEAN-OUT PIPE AND FITTINGS SHALL BE THE SAME MATERIAL AS THE SEWER MAIN.
2. A SANITARY TEE, SWEEP, OR STRAIGHT TEE IS NOT ACCEPTABLE.
3. 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.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	SEWER CLEANOUT	
	REF STD SPEC			
				SS-080

4 SEWER CLEANOUT  
 C4.1 NOT TO SCALE STD. DTL. SS-080



**NOTES:**

1. 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.
2. 2x4 PRESSURE TREATED MARKER POST SHALL BE PAINTED WHITE WITH BLACK LETTERS "SEWER LOT # INVERT DEPTH".
3. 12 GAUGE WIRE SHALL BE CONNECTED TO PIPE AT INVERT AND WRAPPED AROUND MARKER POST.
4. DETECTOR TAPE REQUIRED FROM SEWER MAIN TO MARKER POST.
5. TEST TEE SHALL BE INSTALLED AT THE SEWER MAIN WHEN A SIDE SEWER IS CONNECTED TO AN EXISTING SEWER MAIN.

CITY OF ARLINGTON	APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	SIDE SEWER STUB	
	REF STD SPEC			
				SS-090

5 SIDE SEWER STUB  
 C4.1 NOT TO SCALE STD. DTL. SS-090



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**CONSTRUCTION DRAWING APPROVAL**

THE PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: CITY ENGINEER, CITY OF ARLINGTON

DATE: THIS APPROVAL VALID FOR 18 MONTHS



**INSIGHT ENGINEERING CO.**  
 P.O. BOX - 1478  
 EVERETT, WA 98206  
 (425) 303-9363 (425) 303-9362 FAX  
 INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 106 HALLER ST, ARLINGTON, WA 98223  
 TAX ACCOUNT NO.'S: 00461803001300

NW 1/4, SE 1/4, SEC.2, T.31N., R.5E., W.M.

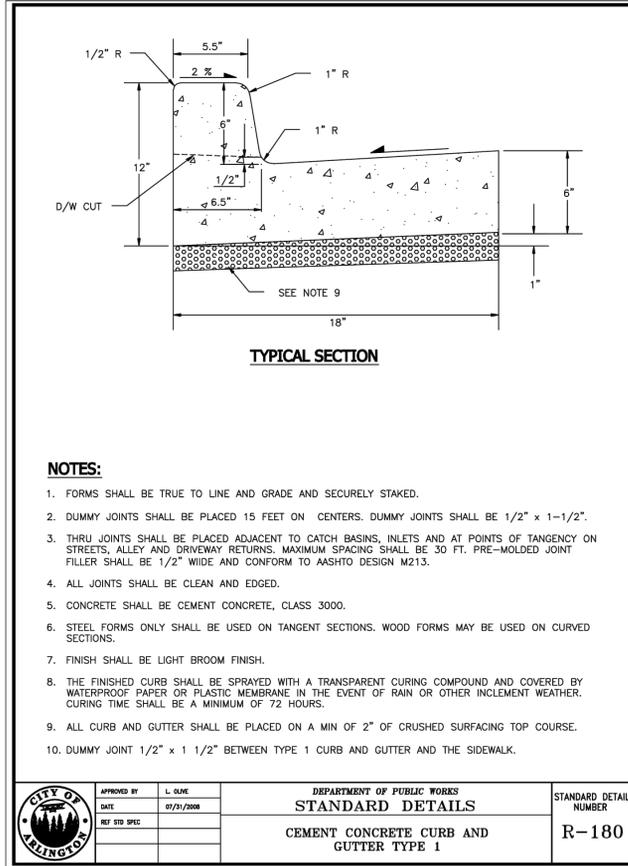
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DWG FILENAME: 241370-FINAL.DWG DESIGNED BY: JTK DATE: 07-15-2025 SCALE: 1"=20' JOB NO.: 24-1370

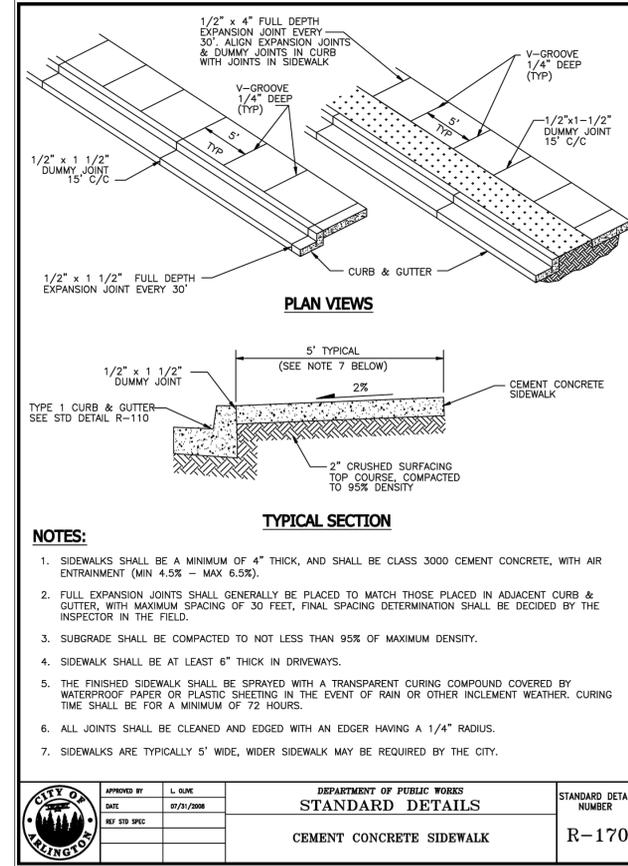
SEWER AND WATER NOTES & DETAILS C4.1

REV. NO.	DESCRIPTION	INITIALS	DATE

CITY OF ARLINGTON  
HALLER ULS  
PLN #1279  
NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.



1 CEMENT CONCRETE CURB AND GUTTER TYPE 1  
C5.0 NOT TO SCALE STD. DTL. R-180



2 CEMENT CONCRETE SIDEWALK  
C5.0 NOT TO SCALE STD. DTL. R-170



Know what's below.  
Call before you dig.

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CITY ENGINEER, CITY OF ARLINGTON

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ARLINGTON, WA 98223  
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**HALLER**

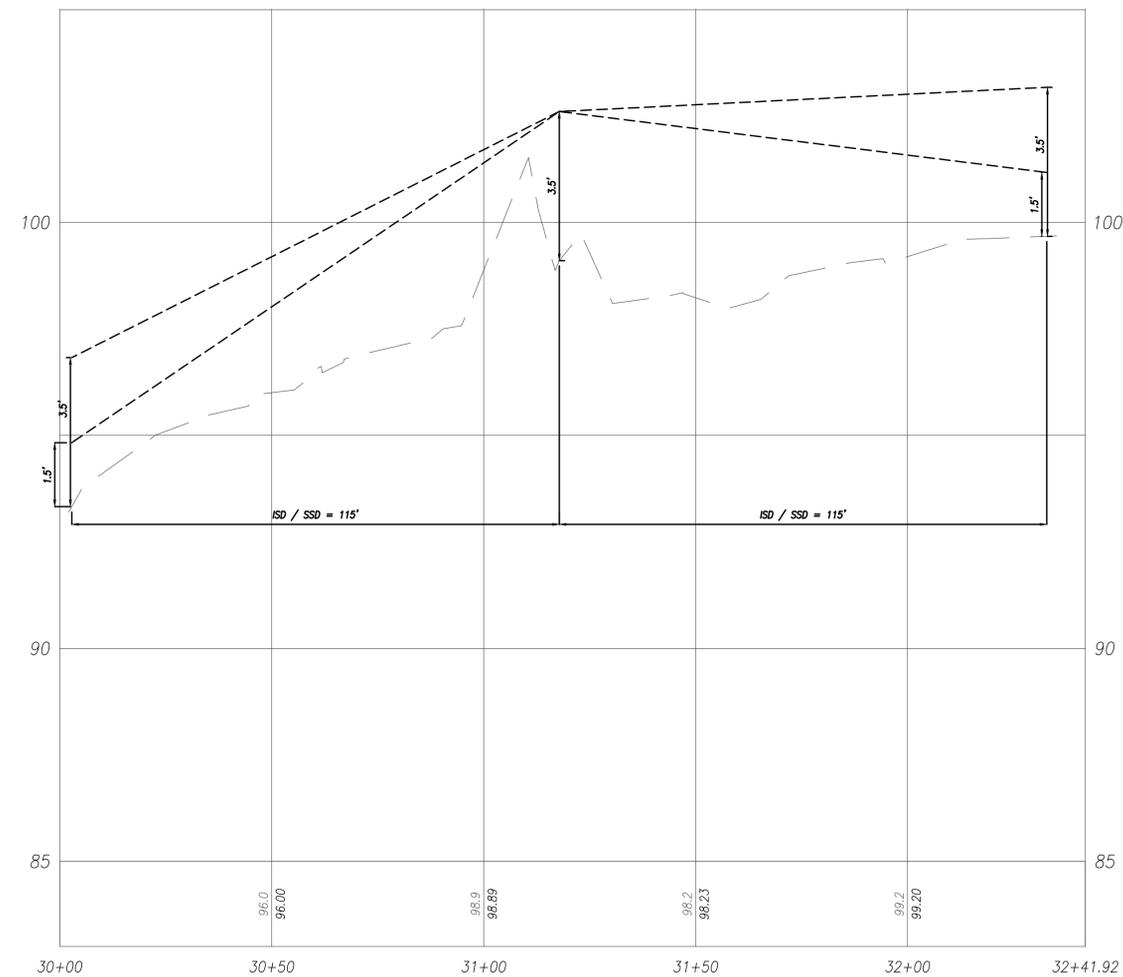
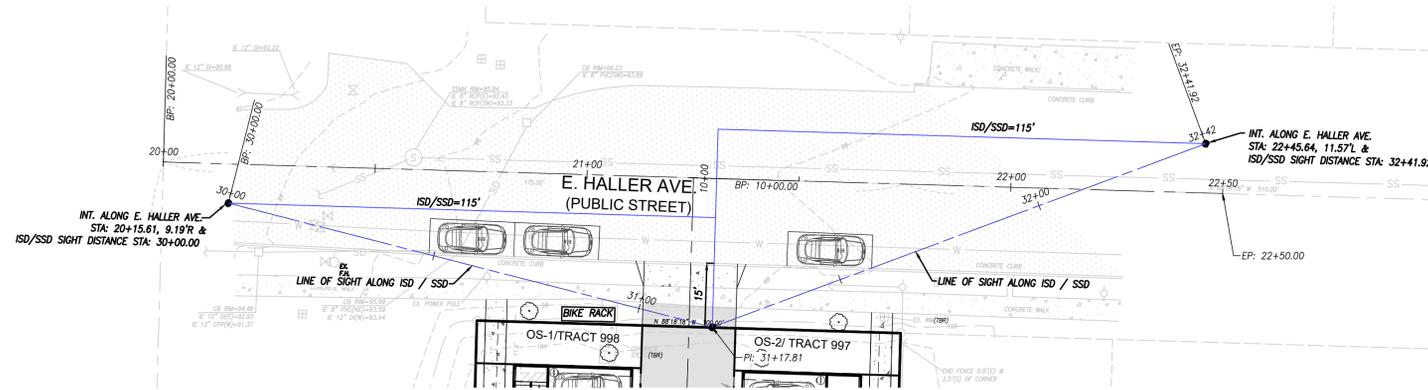
DWG FILENAME: 241370-FINAL.DWG DESIGNED BY: JTK DATE: 07-15-2025 SCALE: 1"=20' JOB NO.: 24-1370

GENERAL NOTES & DETAILS C5.0 SHEET

REV. NO.	DESCRIPTION	INITIALS	DATE						

09/11/2025

CITY OF ARLINGTON  
 HALLER ULS  
 PLN #1279  
 NW, 1/4, SE 1/4, S.2, T.31N., R.5E., W.M.



SIGHT DISTANCE-A PROFILE  
 SCALE: 1"=20' HORIZONTAL 1"=2' VERTICAL

SSD = STOPPING SIGHT DISTANCE  
 ISD = INTERSECTION SIGHT DISTANCE



Know what's below.  
 Call before you dig.

UTILITY CONFLICT NOTE:

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CONSTRUCTION DRAWING APPROVAL  
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 BY: \_\_\_\_\_  
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HALLER

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SHEET: SIGHT DISTANCE PLAN SD1

REV. NO.	DESCRIPTION	INITIALS	DATE