



INSPECTION GUIDELINES

Community & Economic Development

City of Arlington • 18204 59th Avenue NE • Arlington, WA 98223 • Phone (360) 403-3551

This checklist is intended to identify the minimum infrastructure and site improvement inspections that are required to be performed during the development of this project. This checklist shall act as a general guide for the proper development of all road, water, sanitary sewer and stormwater improvements that will be constructed as part of a project. As circumstances and conditions change, other inspections may be required.

SITE WORK PREPARATION:

1. Grading and Temporary Erosion and Sediment Control (TESC):

(All items must be inspected, repaired and maintained until the site is permanently stabilized).

- Temporary erosion and sediment control BMPs are in-place according to the approved engineering plans and specifications.
- Stormwater controls are in-place according to approved engineering plans and specifications.
- Gravel construction entrances are established according to design specifications.
- Clearing limits and NGPA clearly marked. Orange fencing adjacent to critical areas.
- Conditions on NPDES permit are being followed.
- Project has a current Stormwater Pollution Prevention Plan (SWPPP).
- City approved engineered plans and specifications are readily available on site.

2. Electrical and Natural Gas Improvements:

- Close coordination with Public Works Department is necessary to ensure main distribution lines are established to support the development site.

3. Street Right-of-way Improvements:

(Must be inspected **prior** to final surfacing operations).

- Centerline alignments are established within platted right-of-way limits.
- Street sub-grades are shaped to engineering alignments, grades and compaction.
- Street widths are inspected and verified with approved plans and specifications.
- Street sub-grades are placed to correct depths and compacted to correct density.
- Field density tests are performed and results are filed with the Public Works Department.
- Curb and gutter alignments are in-place and verified with the approved plans and specifications.
- Pedestrian facilities meet ADA requirements.
- Striping and signage installed per approved plans and MUTCD requirements.

4. General Utility Improvements:

- Compaction test reports shall be reviewed and approved.
- Red lined plans shall be submitted to the Permit Center upon project completion.
- City approved construction plans and specifications shall be readily available on site.
- Survey staking will be in place and will be protected during construction. If the survey staking has been moved, construction shall halt until staking is re-established.
- No utility main installation shall begin until a "Tailgate" meeting takes place with a representative of the City of Arlington's respective department.
- Any deviation from the approved construction plans must first be submitted in writing to the City of Arlington's Community & Economic Development Department for approval. If deemed necessary, changes will be re-designed and stamped by a Professional Engineer licensed in the State of Washington.

5. Storm Drainage Improvements:

(* items must be inspected prior to final backfilling operations)

- Storm drainage alignment and catch basin locations staked. Catch basins that will be placed at low points must be identified.*
- Storm drainage pipe, catch basins and culverts installed.*
- Detention, infiltration and water quality facilities installed per approved plan.*
- Infiltration base soil approved by Inspector prior to construction of infiltration facility.
- Catch basin grout, adjustment risers, and frames approved.
- Catch basin frames and grates adjusted to final grade.
- Yard drains installed in low points.
- Testing of amended soils or certification of supplier.

6. Sanitary Sewer Improvements:

(* items must be inspected **prior** to final backfilling operations)

- Sewer line alignment and manhole locations staked.
- Sewer main installed*
- Sewer manholes installed*
- External grout on manhole seams, adjustment rings, and frames approved*
- Sewer locate tape installed*
- Sewer CCTV performed and video and report provided to Inspector
- Sewer air test performed and approved
- Manhole covers adjusted to final grade*

7. Waterline Improvements:

8. (* items must be inspected **prior** to final backfilling operations)

- All mains, valves, meters, bends, tees and other appurtenances are placed according to approved plans.*
- Fire hydrants are properly placed and connected correctly to water mains.*
- Pressure tests will be performed in the presences of a COA Water Department Representative.
- Flushing of mains and bacteriological samples will be done by COA Water Department.
- All Cross Connection requirements are met per WAC 246-290-490.

9. Miscellaneous Improvements:

- Landscaping and irrigation are installed per approved landscape plan.
- Park and playground is installed per approved plan and inspected by playground specialist.
- Mailboxes are installed per plan approved by Postmaster.

****Notice to Developer:***

Do not cover or conceal any items listed above until it has passed inspection!

FINISHING OPERATIONS:

1. Stormwater, Sediment & Erosion Controls:

(Must be established **before** residential building permits are issued for plats).

- Stormwater controls and conveyances are operational and free from obstructions.
- TESC is removed if site is stable.
- Lamping test performed and pipe system meets minimum requirements.
- Best Management Practices (BMP's) are being applied.
- Disturbed areas are reseeded to re-establish vegetation of un-buildable areas.
- Inspection and maintenance logs are being completed and copies filed with Public Works.

2. Street Right-Of-Ways:

(Must pass all inspections **before** streets will be accepted by the City).

- Finished curbs and gutters shaped and poured according to approved plans and specifications.
- All sidewalks and driveway entrances are constructed and verified.
- Finished traveled surfaces are compacted to proper design depths and finished widths verified.
- All streetlights are in-place, properly metered and operational.
- Process started to request formal acceptance of the completed right-of-ways by the City.
- Striping and signage installed per approved plans and MUTCD requirements.
- Landscaping and street trees are installed per approved plans.

3. Water Improvements:

(Must pass inspections before service taps will be allowed to be made).

- All necessary pressure tests have been performed and met minimum acceptable flow criteria.
- All mandatory water purity tests have been performed and passed.

4. Sewer Improvements:

(Must pass inspections **before** service taps will be allowed to be made).

- All necessary pressure tests have been performed and met minimum acceptable standards.
- All sewer lines have been lamp tested, are free from obstructions and operational.

5. Miscellaneous Improvements:

- General cleanup of the site is complete.
- Handrails, fences and pedestrian trails have been installed per approved plans.
- Restoration of adjacent properties is complete.

Notice:

The developer shall maintain all facilities and improvements of major subdivisions, with respect to which the owner makes an offer of dedication to public use, until such offer of dedication is accepted by the City of Arlington. After acceptance of the offer of dedication by the City, the owner shall remain responsible for the abatement of any defects for a period of two years after the date of acceptance by the City. Streets will not be plowed for snow removal until the completed street right-of-ways have been formally accepted by the City of Arlington.

Additional information is located in the City of Arlington's Design and Construction Standards and Specifications Manual.

Please contact the Permit Center at 360-403-3551 if you have any questions.