

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST SEWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- STREAM BUFFER

**OPEN SPACE KEY**

- (AOS) ACTIVE OPEN SPACE
- (POS) PASSIVE OPEN SPACE
- (OS) OPEN SPACE (does not meet usable requirements.)

**VICINITY MAP**

SCALE 1"=2000

**LAND TECHNOLOGIES**

18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

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**LEGAL DESCRIPTION**

LOT 19, CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9465085005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, WHICH IS A REVISION OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 7803300289, BEING A PORTION OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**DATUM & BENCHMARK**

DATUM: NAVD 88 (NGVD 29 = NAVD 88-3.71)

BENCHMARK: FOUND REBAR W/CAP STAMPED "12716" AT THE NORTHEAST PROPERTY CORNER  
ELEV= 159.79  
PER GPS OBSERVATIONS

**BASES OF BEARING:**  
THE MONUMENTED EAST PROPERTY LINE, AS THE BEARING OF N 28°13'48" W.

**SURVEY NOTES / REFERENCES**

(1) Site boundary and existing topography per survey performed by Pacific Coast Surveys, Inc. dated January 28, 2022.

(R1) BOUNDARY LINE ADJUSTMENT - A.F.# 9465085005

(R2) BOUNDARY LINE ADJUSTMENT - A.F.# 200506245003

**PROJECT INFORMATION**

Tax Parcel Numbers: 310514-001-018-00  
Total Area: 625,560 sf (14.36 ac)

GPP Designation: RHC (Residential High Capacity)  
Existing Land Use: Vacant (Single-Family)  
Proposed Land Use: Townhomes-Unit Lot Subdivision  
Airport Protection: Subdistrict C

**LOCAL SERVICES**

Sewage Disposal: City of Arlington  
Water District: City of Arlington  
School District: Arlington #16  
Fire District: Arlington #47  
Post Office: City of Arlington  
Electric: Ziply  
Phone: Ziply  
Cable: Ziply  
Gas: Ziply

**CONTACT PERSON**

Land Technologies Inc.  
Merle Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
merle@landtechway.com

**SITE ADDRESS**

Unknown  
Arlington, WA 98223

**ENGINEER**

Land Technologies, Inc.  
Tyler S. Foster, PE  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

**OWNER**

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A  
Arlington, WA 98223

**SURVEYOR**

Pacific Coast Surveys, Inc.  
Darren J. Riddle, PLS  
P.O. Box 15619  
Mill Creek, WA 98082  
425.512.7099

**CERTIFIED EROSION CONTROL SPECIALIST**

-  
-  
-

**CITY OF ARLINGTON CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET 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. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, WSDPW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**DEVELOPMENT SERVICES MANAGER**

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAN OR SITE PLAN APPROVAL.



**Line Table**

| Line # | Length | Direction      |
|--------|--------|----------------|
| L1     | 25.00  | N61° 46' 12" E |
| L2     | 43.84  | N85° 39' 19" W |
| L3     | 65.15  | N41° 53' 55" W |
| L4     | 32.31  | N62° 23' 51" W |
| L5     | 37.54  | N03° 47' 31" W |
| L6     | 48.68  | N12° 51' 11" W |

**SLOPE ANALYSIS**

Slopes vary across the site, with the steepest slopes (up to 3%) in the - portion of the site. Slopes typically range from 0 to 3%. Average slope is 3%. Site slopes generally downward from the Southeast to Northwest.

There are no indications of unstable slopes on the site.

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

| Range          | Area [sf]                    |
|----------------|------------------------------|
| 0% - 5%        | 409,169 sf                   |
| 5% - 10%       | 68,272 sf                    |
| 10% - 15%      | 41,722 sf                    |
| 15% - 33%      | 39,540 sf                    |
| 33% +          | 66,442 sf                    |
| <b>Total =</b> | <b>625,560 sf (14.36 ac)</b> |

**VEGETATIVE ANALYSIS**

**EXISTING:**

| Category                | Area [sf]         | Area [ac]       | %              |
|-------------------------|-------------------|-----------------|----------------|
| Forested areas          | 625,560 sf        | 14.36 ac        | 100.00%        |
| Building & Gravel areas | - sf              | - ac            | - %            |
| <b>Total</b>            | <b>625,560 sf</b> | <b>14.36 ac</b> | <b>100.00%</b> |

**PROPOSED:**

| Category                  | Area [sf]         | Area [ac]       |
|---------------------------|-------------------|-----------------|
| Landscape areas           | 539,551 sf        | 12.39 ac        |
| Building & Driveway areas | 86,009 sf         | 1.97 ac         |
| <b>Total =</b>            | <b>625,560 sf</b> | <b>14.36 ac</b> |

**AQUIFER RECHARGE/ WELLS HEAD PROTECTION**

Low, Over 100

**SOILS**

Everett very Gravely Sandy Loam:  
Hydrologic Soil Group: A  
Noma Loam:  
Hydrologic Soil Group: B/D  
Tokul Gravely Medial Loam:  
Hydrologic Soil Group: B  
Tokul-Winston Gravely Loam:  
Hydrologic Soil Group: B  
Compact Fill Area to 95% Modified Proctor

**CIVIL SITE PLAN**

**LAND DISTURBING AREA**

Total Site Area: 625,560 sf (14.36 ac)

**Impervious Area**

|                               |            |
|-------------------------------|------------|
| Private Road                  | 9,258 sf   |
| Drive Aisles                  | 39,596 sf  |
| Parking                       | 13,131 sf  |
| Driveways                     | 19,124 sf  |
| Road Tops                     | 66,885 sf  |
| Total New Impervious          | 159,904 sf |
| Total Replaced Impervious     | 0 sf       |
| Total New+Replaced Impervious | 159,904 sf |

**Land Disturbing Activity**

|                     |            |
|---------------------|------------|
| Area of Disturbance | 292,357 sf |
|---------------------|------------|

**Site Grading**

|               |                |
|---------------|----------------|
| Cut           | 7,500 cy       |
| Fill          | 20,000 cy      |
| Total Grading | 12,500 cy Fill |

**IMPERVIOUS AREAS**

|  |                             |
|--|-----------------------------|
| New Road Pavement Area                 | 61,985 sf (1.42 ac)         |
| New Sidewalk Area                      | 11,910 sf (0.27 ac)         |
| New Roof Area                          | 66,885 sf (1.54 ac)         |
| New Driveway Area                      | 19,124 sf (0.44 ac)         |
| New Road Pavement (offsite)            | 8,925 sf (0.20 ac)          |
| New Sidewalk Area (offsite)            | 2,334 sf (0.05 ac)          |
| Existing Road Area                     | 0 sf (0.00 ac)              |
| Existing Driveway Area                 | 0 sf (0.00 ac)              |
| Existing Roof Area                     | 0 sf (0.00 ac)              |
| <b>Total Impervious Area (onsite)</b>  | <b>159,904 sf (3.67 ac)</b> |
| <b>Total Impervious Area (offsite)</b> | <b>11,259 sf (0.26 ac)</b>  |

**SITE AREA ANALYSIS**

|                                 |                              |
|---------------------------------|------------------------------|
| Gross Site Area                 | 625,560 sf (14.36 ac)        |
| Area in Road Tract              | 78,741 sf                    |
| Area in Unit Lots               | 128,422 sf                   |
| Area in Tracts (Critical Areas) | 335,179 sf                   |
| Area in Tracts (Rec. OS)        | 36,561 sf                    |
| Area in Tracts (Open Space)     | 32,350 sf                    |
| <b>Total</b>                    | <b>625,560 sf (14.36 ac)</b> |
| Road Pavement                   | 61,985 sf                    |

**AIRPORT PROTECTION DISTRICT--SUB-DISTRICT C**

COA 20.38.090 Notice to Future Owners.

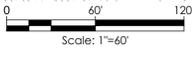
In order to mitigate impacts to the Arlington Airport, and to provide notice to future property owners, all property owners within the Airport Protection Sub-districts A, B and C seeking a land use or building permit or under taking substantial reconstruction shall dedicate an aviation easement over their property to the City of Arlington.

In addition, language shall be placed on the face of all residential subdivisions within the Airport Protection District notifying owners or possible affects from aviation activities. The language of the easement and notice shall be as provided by the Airport, as approved by the City Attorney and recorded with Snohomish County.

**Sheet List Table**

| Sheet Number | Sheet Title  |
|--------------|--|
| C13          | Drive Aisle A Plan and Profile - Sta 25+00 to 30+48.07 |
| C14          | Drive Aisle B Plan and Profile - Sta 20+00 to 25+00    |
| C15          | Drive Aisle B Plan and Profile - Sta 25+00 to 30+48.07 |
| C16          | Drive Aisle C Plan and Profile                         |
| C17          | Road Details   |
| C18          | Stormwater Management Overview Plan                    |
| C19          | Stormwater Management Plan and Profile                 |
| C20          | Stormwater Management Details                          |
| C21          | Water Plan   |
| C22          | Sanitary Sewer Plan                                    |
| C23          | Road A Sanitary Sewer Plan and Profile                 |
| C24          | Drive Aisle A Sanitary Sewer Plan and Profile          |
| C25          | Drive Aisle A Sanitary Sewer Plan and Profile          |
| C26          | Drive Aisles A, B & C Sanitary Sewer Plan and Profile  |
| C27          | Drive Aisle A to B Sewer Connection Plan and Profile   |
| C28          | Drive Aisle B Sanitary Sewer Plan and Profile          |
| C29          | City of Arlington Standard Sewer Details               |
| C30          | Lighting Plan  |
| C31          | Emergency Access Plan                                  |

|     |  |
|-----|--|
| C14 | Drive Aisle B Plan and Profile - Sta 20+00 to 25+00    |
| C15 | Drive Aisle B Plan and Profile - Sta 25+00 to 30+48.07 |
| C16 | Drive Aisle C Plan and Profile                         |
| C17 | Road Details   |
| C18 | Stormwater Management Overview Plan                    |
| C19 | Stormwater Management Plan and Profile                 |
| C20 | Stormwater Management Details                          |
| C21 | Water Plan   |
| C22 | Sanitary Sewer Plan                                    |
| C23 | Road A Sanitary Sewer Plan and Profile                 |
| C24 | Drive Aisle A Sanitary Sewer Plan and Profile          |
| C25 | Drive Aisle A Sanitary Sewer Plan and Profile          |
| C26 | Drive Aisles A, B & C Sanitary Sewer Plan and Profile  |
| C27 | Drive Aisle A to B Sewer Connection Plan and Profile   |
| C28 | Drive Aisle B Sanitary Sewer Plan and Profile          |
| C29 | City of Arlington Standard Sewer Details               |
| C30 | Lighting Plan  |
| C31 | Emergency Access Plan                                  |



**CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG**

1-800-424-5555

4/20/2023, 9:16 AM

Amber Grove

Unknown, Arlington, WA 98223

Lot 19, LLC

16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CIVIL SITE PLAN

SHEET  
C1 of C32  
22x34  
PLN #1018

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

**ADA CONSTRUCTION NOTES:**

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

**CONTRACTOR NOTE:**

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

**CITY OF ARLINGTON STORM DRAINAGE NOTES:**

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

**CONSTRUCTION SEQUENCE**

- Arrange and attend a pre-construction meeting with City of Arlington staff, the on-site erosion control specialist, the design engineer, and owner.
- Contractor shall have a copy of the City's design standards and all standard details on hand at all times.
- Identify clearing limits as required with flagging and/or temporary orange construction fence.
- Grade and install construction entrance(s).
- Place silt fences, straw bales, etc. as necessary to prevent sediment-laden runoff from leaving site.
- Provide protection for existing offsite catch basins and other drainage facilities.
- Grade swales.
- Grade and stabilize roads in conjunction with clearing and grading activity.
- Install temporary sedimentation measures.
- Clear any vegetation on site. Complete mass grading. Save gravel placed over relic topsoil. Reconstruct sediment-trapping measures as grading progresses. Relocate surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with City of Arlington standards.
- Locate and install Bio-Swale system trenches and associated stormwater conveyance.
- Install Water and Sewer.
- Construct bathroom facilities.
- Final grade, construct and pave roadways. Ensure that the permanent drainage system is complete and functional.
- Remove any temporary sediment controls when permanent drainage is complete and erosion measures are in place and functional. Add topsoil to planting areas. Plant rain gardens and wetland areas in accordance with landscape and wetland mitigation plans.
- Remove remaining temporary erosion control measures when danger of erosion has passed and site is stabilized with final City of Arlington approval.

**GENERAL NOTES**

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

**EROSION/SEDIMENTATION CONTROL NOTES:**

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

CONSTRUCTION DRAWING APPROVAL  
THIS 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

SHEET  
C2 of C32  
22x34  
PLN #1018

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA, 98223  
360-652-9727 360-652-5574 Fax  
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**LAND TECHNOLOGIES**  
MAKING A WAY OUT OF NO WAY



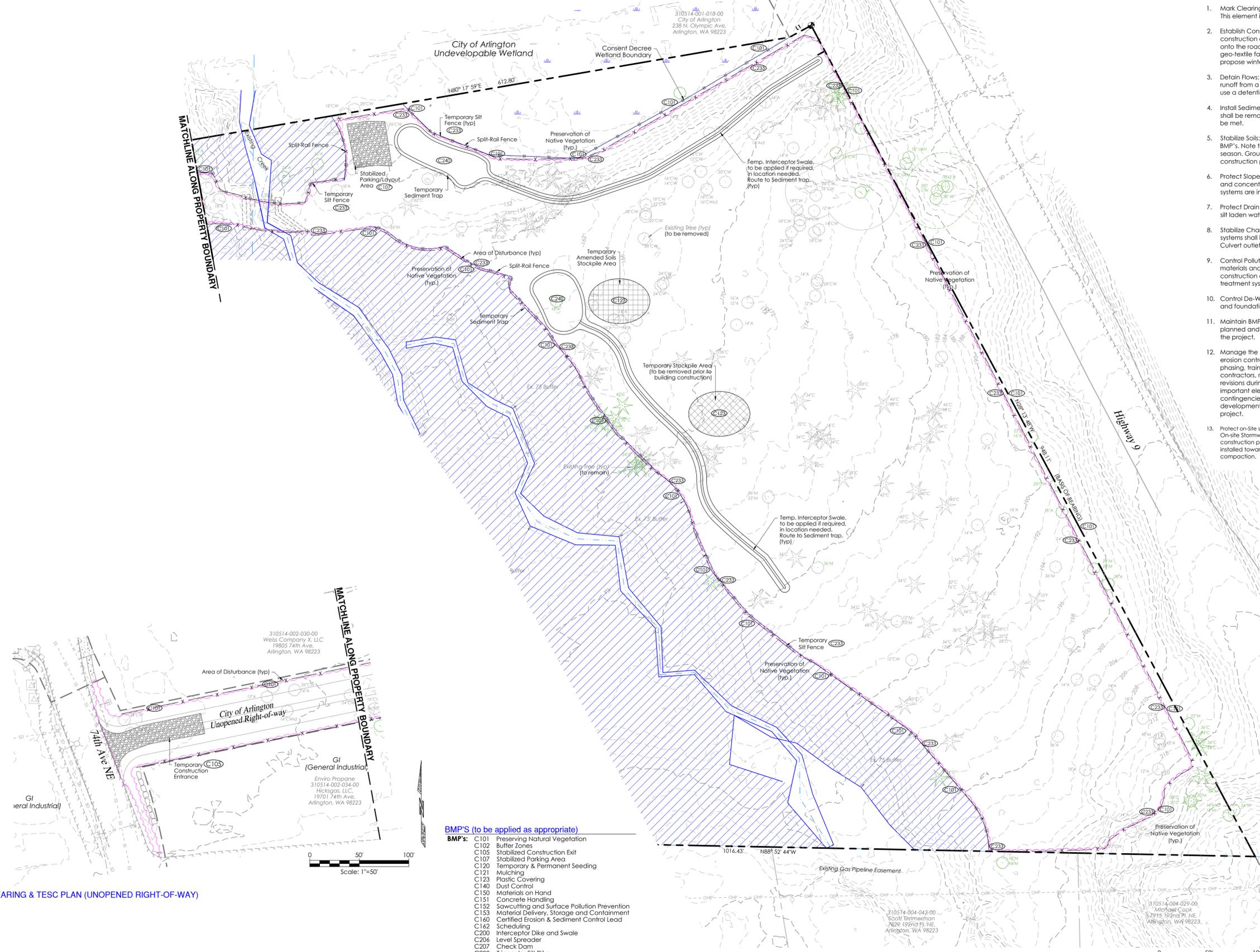
PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA, 98223

CONSTRUCTION NOTES

4/20/2023 9:16 AM  
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- BMP'S (to be applied as appropriate)**
- BMP's:**
- C101 Preserving Natural Vegetation
  - C102 Buffer Zones
  - C105 Stabilized Construction Exit
  - C107 Stabilized Parking Area
  - C120 Temporary & Permanent Seeding
  - C121 Mulching
  - C123 Plastic Covering
  - C140 Dust Control
  - C150 Materials on Hand
  - C151 Concrete Handling
  - C152 Sawcutting and Surface Pollution Prevention
  - C153 Material Delivery, Storage and Containment
  - C160 Certified Erosion & Sediment Control Lead
  - C162 Scheduling
  - C200 Interceptor Dike and Swale
  - C206 Level Spreader
  - C207 Check Dam
  - C208 Triangular Silt Dike
  - C209 Outlet Protection
  - C220 Storm Drain Inlet Protection
  - C233 Silt Fence
  - C234 Vegetated Strip
  - C235 Straw Wattles
  - C240 Sediment Trap

**CONSTRUCTION SWPPP**

- The 13 elements that are part of a Construction SWPPP are as follows:
1. Mark Clearing Limits: Prior to clearing or disturbing the limits must be marked. This element is part of most normal construction plans as one of the first steps.
  2. Establish Construction Access: All erosion control plans shall install a stabilized construction entrance (or other method of preventing sediment transport onto the roads). If a standard gravel construction entrance is proposed, use geo-textile fabric under the rock. Note: a wheel wash is required for plans that propose winter grading.
  3. Detain Flows: Based on a downstream analysis it may be necessary to detain runoff from a site under construction. It may be necessary to construct and use a detention pond to control flows during construction.
  4. Install Sediment Controls: If there is runoff from the construction site, sediment shall be removed from the water. Note that the water quality standards must be met.
  5. Stabilize Soils: All exposed and non-worked soil shall be stabilized by use of BMP's. Note there are time periods of allowed exposure that depend on the season. Groundcover both temporary and permanent need to be part of the construction plans.
  6. Protect Slopes: Cut and fill slopes need to be protected from erosive flows and concentrated flows until permanent cover and drainage conveyance systems are in place.
  7. Protect Drain Inlets: All storm drain inlets require protection from sediment and silt laden water.
  8. Stabilize Channels and Outlets: Temporary and permanent conveyance systems shall be stabilized to prevent erosion during and after construction. Culvert outlets require protection.
  9. Control Pollutants: The plan shall show how all pollutants, including waste materials and demolition debris, will be handled. This includes maintenance of construction equipment, fertilizers, application of chemicals, and water treatment systems.
  10. Control De-Watering: The water from de-watering systems for trenches, vaults and foundations shall be discharged into a controlled system.
  11. Maintain BMP's: The plan shall provide for inspection and maintenance of the planned and installed construction BMP's as well as their removal at the end of the project.
  12. Manage the Project: The plan shall outline how the site shall be managed for erosion control and identify the management team. It needs to cover phasing, training, pre-construction conference, coordination with utilities and contractors, monitoring and reporting. It shall provide for notice of problems, revisions during construction and contingency planning. One of the most important elements in the management of the project is planning for contingencies based on the risk of exposure during phases of the development. It is essential that planning is ongoing throughout the life of the project.
  13. Protect on-Site stormwater management BMP's for runoff from roofs and other hard surfaces. On-site Stormwater Management BMP's shall be protected at all times during the construction process. This may mean that stormwater management BMP's will be installed towards the end of the construction process to avoid siltation and compaction.

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REGISTERED PROFESSIONAL ENGINEER

04/20/2023

PROJECT LEAD: Alex  
CHECKED BY: Alex  
DRAWN BY: Alex  
DATE: December 5, 2022  
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REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

Amber Grove  
Unknown, Arlington, WA 98223

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CLEARING & TESC PLAN

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SHEET  
C3 of C32  
22x34

PLN #1018

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



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

**SOILS**  
Everett Very Gravelly Sandy Loam;  
Hydrologic Soil Group: A  
Norma Loam;  
Hydrologic Soil Group: B/D  
Tokul Gravelly Medial Loam;  
Hydrologic Soil Group: S  
Tokul-Winston Gravelly Loam;  
Hydrologic Soil Group: B  
Compact Fill Area to 95% Modified Proctor

GRADING PLAN (UNOPENED RIGHT-OF-WAY)

GRADING PLAN (ONSITE)



4/20/2023 9:19 AM

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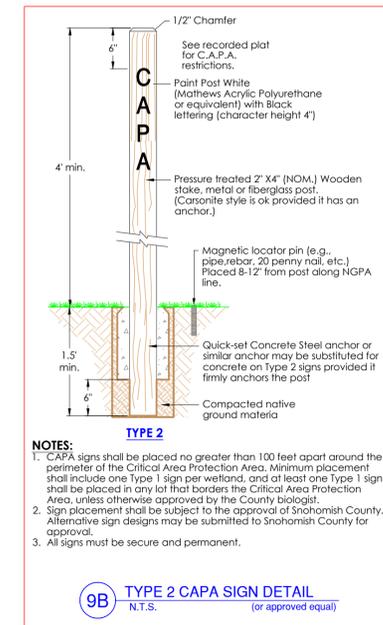
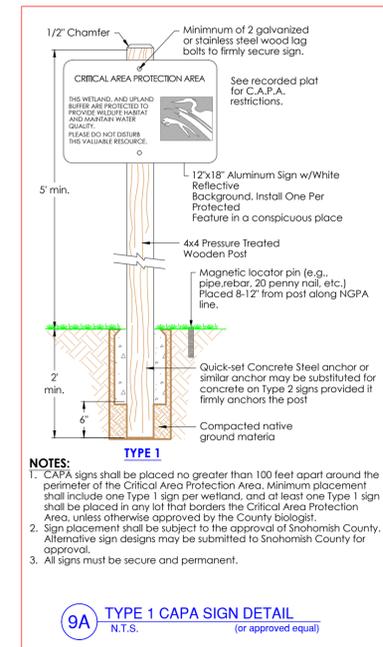
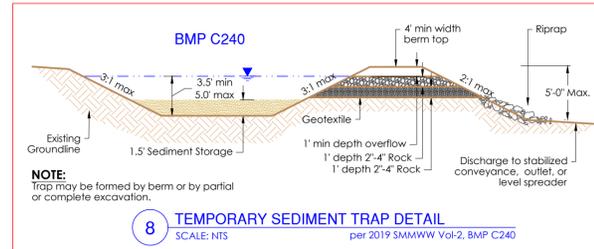
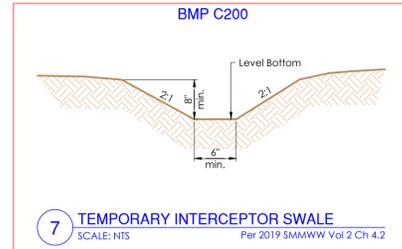
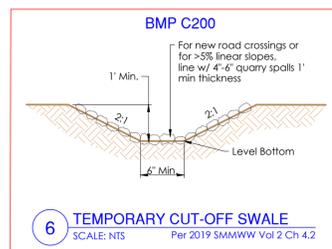
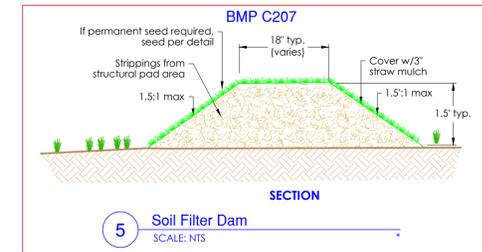
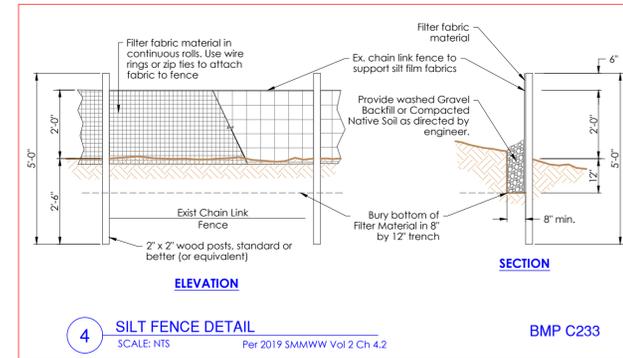
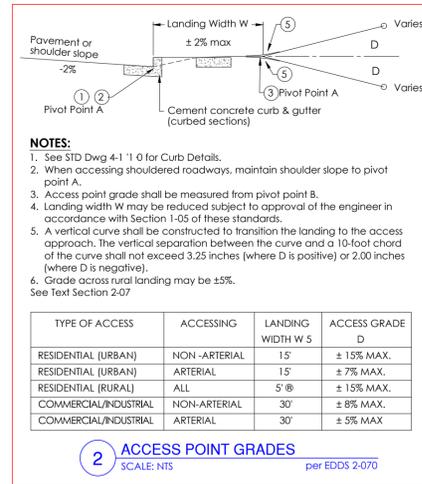
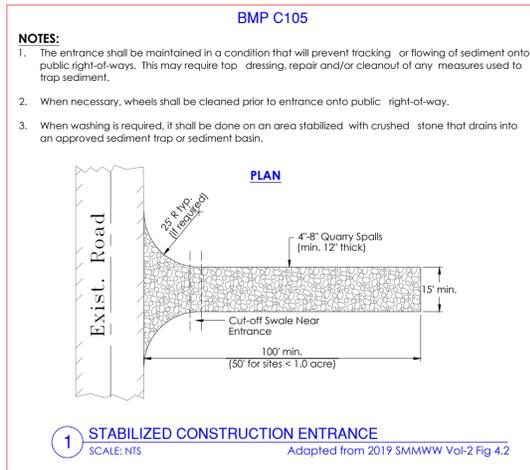
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DRAWN BY: Alex Tyler  
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REVISION 4:  
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Unknown, Arlington, WA 98223  
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Lot 19, LLC  
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GRADING PLAN

SHEET  
C4 of C32  
22x34  
PLN #1018



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**PROFESSIONAL ENGINEER**  
STATE OF WASHINGTON  
53126  
RESIDENTIAL  
04/20/2023

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DRAWN BY: Alex Tyler  
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REVISION 3:  
REVISION 4:  
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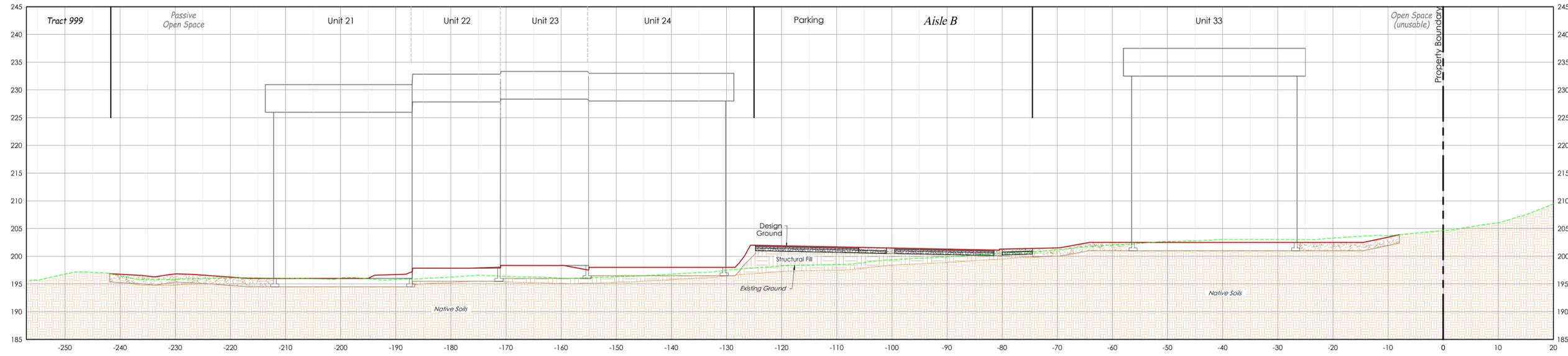
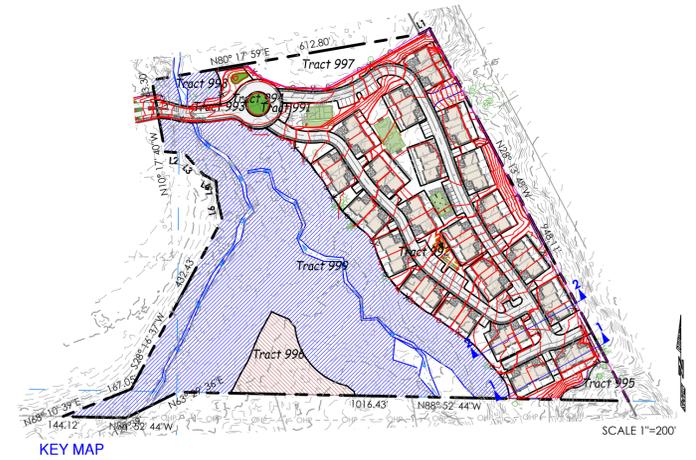
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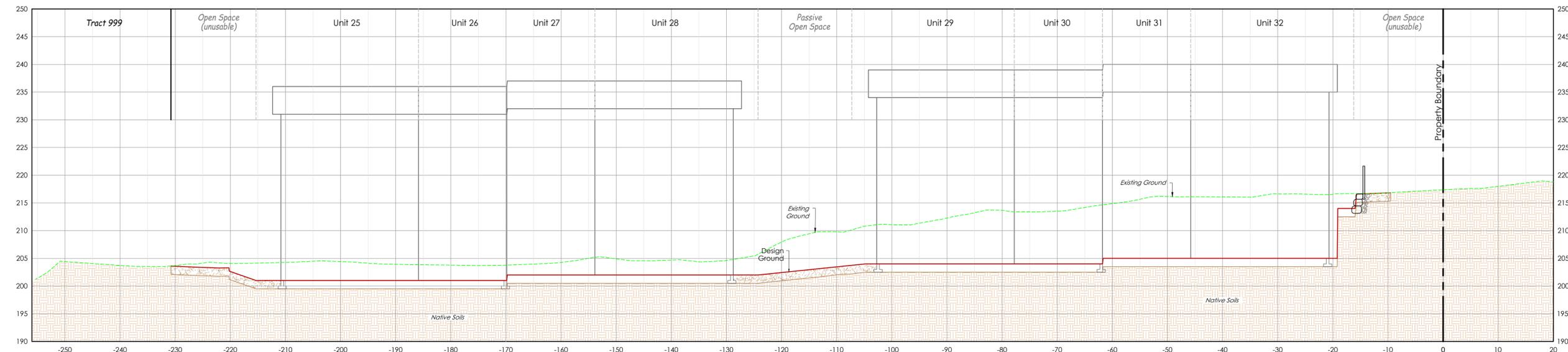
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City Engineer, CITY OF ARLINGTON

DATE: \_\_\_\_\_  
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SHEET  
C5 of C32  
22x34  
PLN #1018



SECTION 2-2 (STA 2+50)  
EAST PROPERTY LINE



SECTION 1-1 (STA 1+40)  
EAST PROPERTY LINE

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 REVISION 4:  
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 Unknown, Arlington, WA 98223  
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Lot 19, LLC  
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 SITE CROSS SECTIONS (1 & 2)

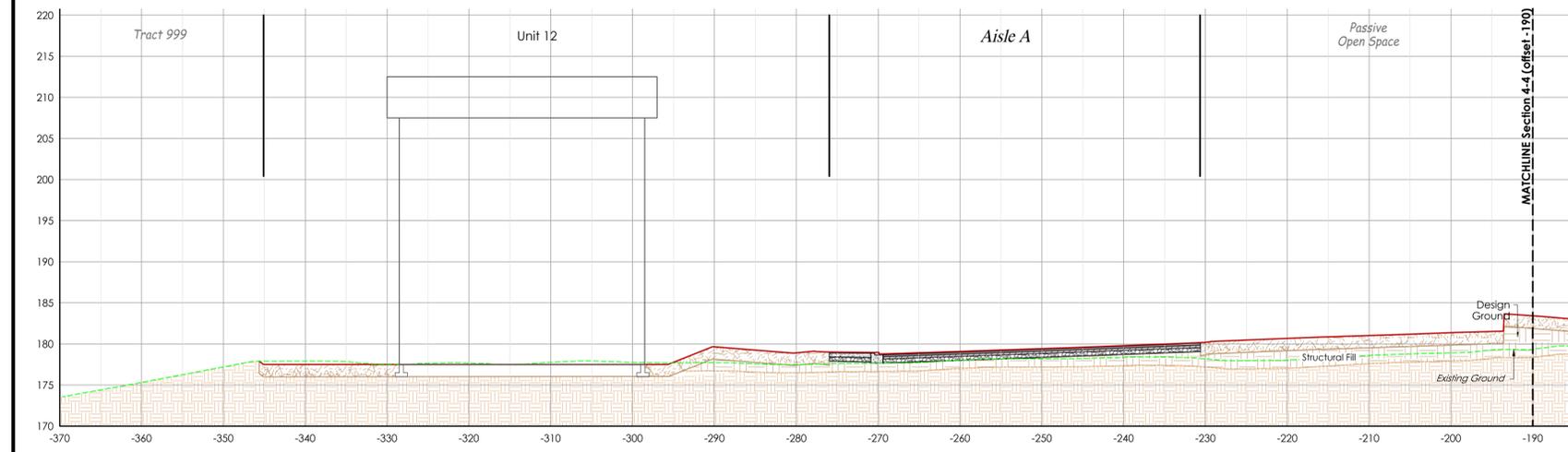
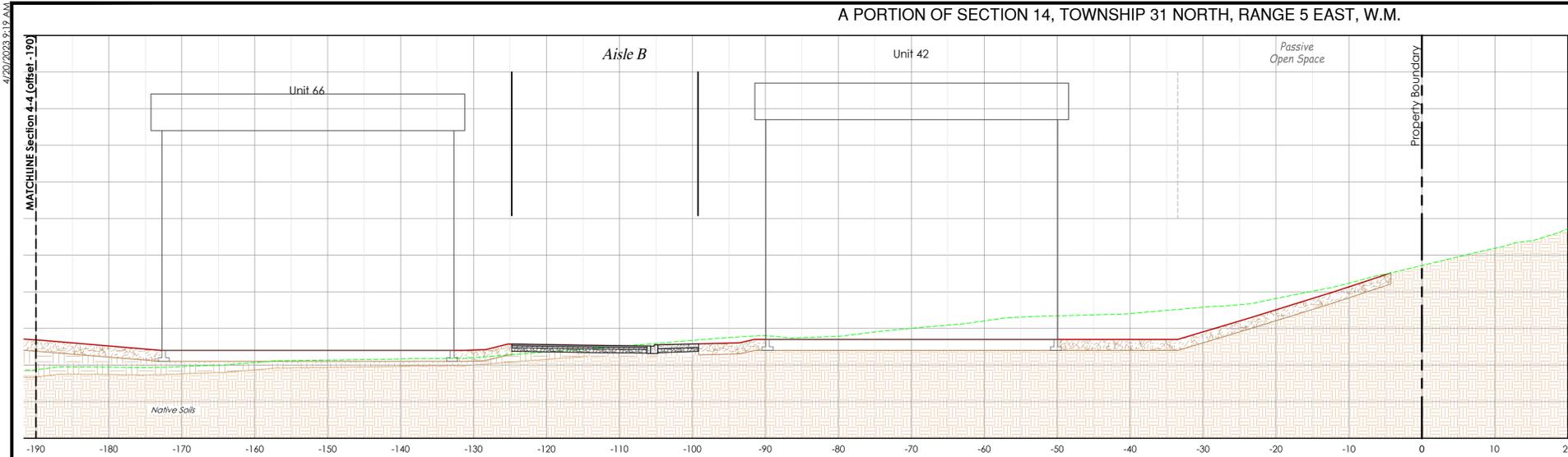
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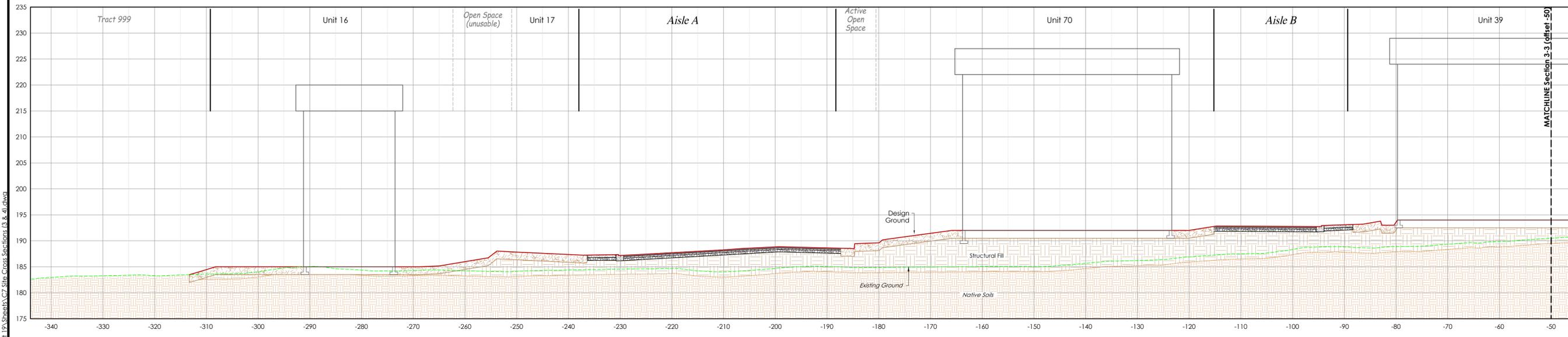
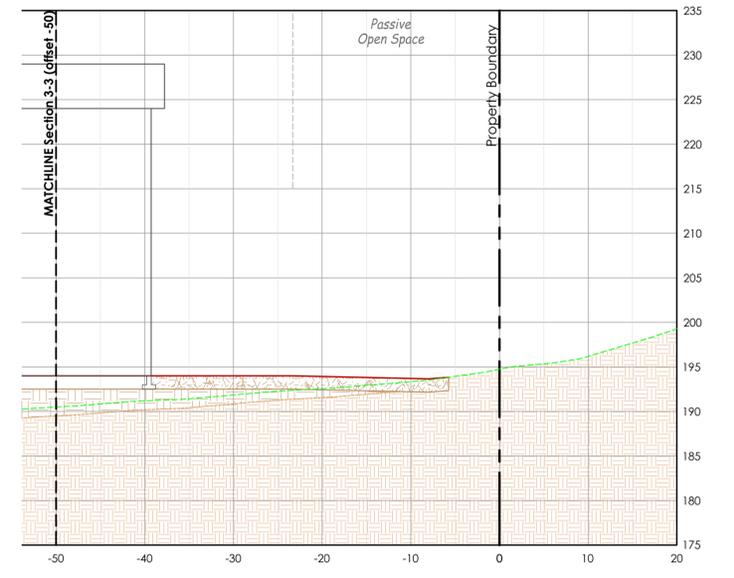
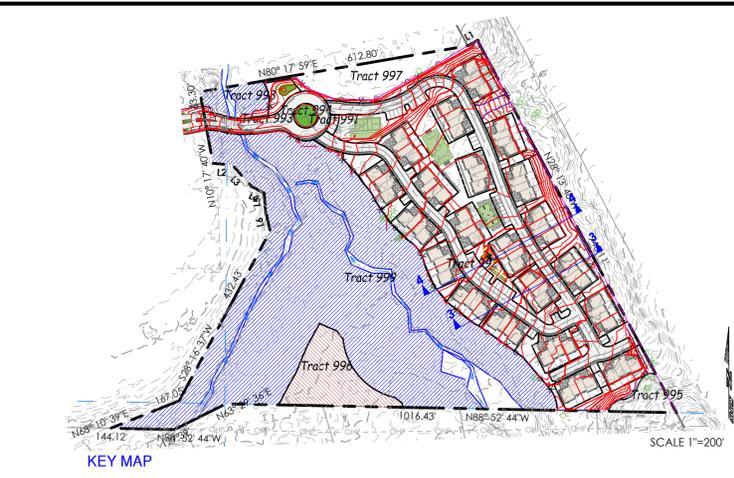
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SECTION 4-4 (STA 5+00)  
EAST PROPERTY LINE

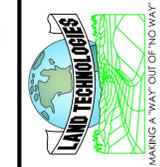


SECTION 3-3 (STA 4+00)  
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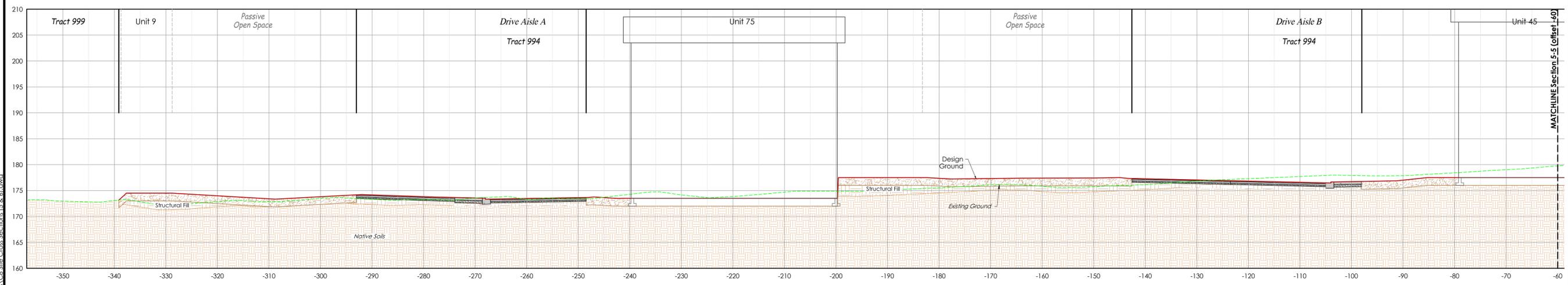
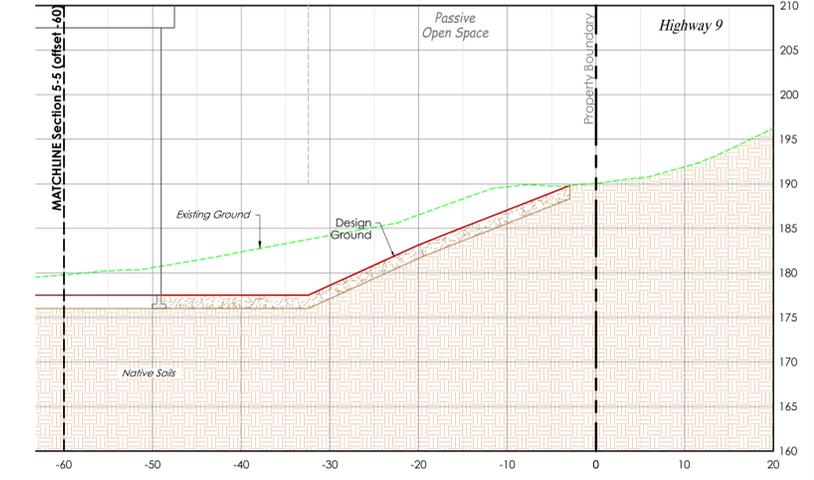
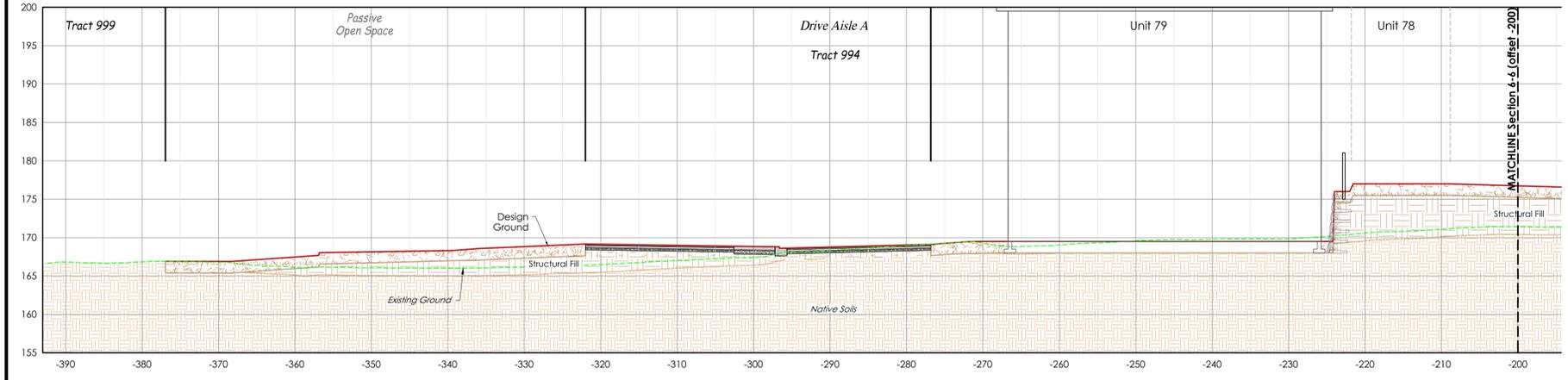
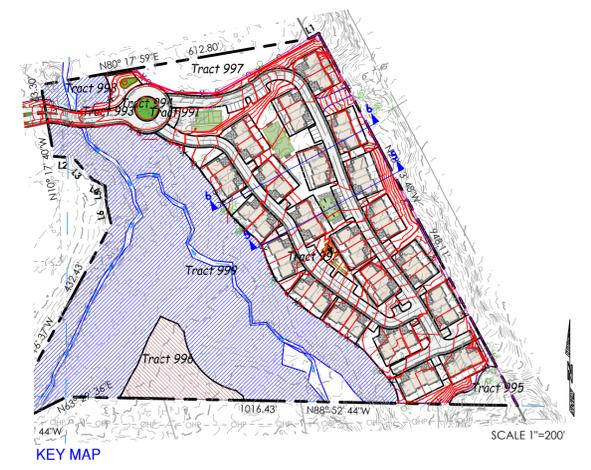
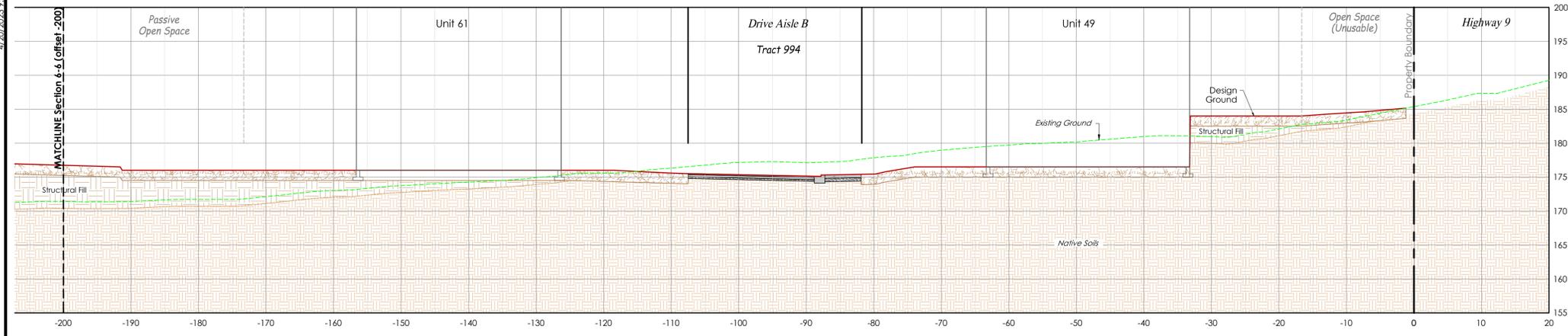
PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
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Unknown, Arlington, WA 98223  
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16720 Smokey Point Blvd, Ste A, Arlington, WA 98223  
SITE CROSS SECTIONS (3 & 4)  
SHEET  
C7 of C32  
22x34  
PLN #1018

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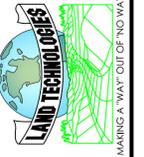


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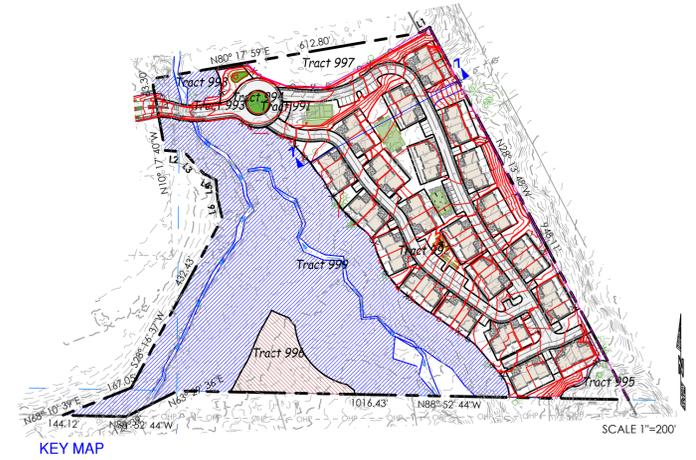
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SITE CROSS SECTIONS (5 & 6)

SHEET  
C8 of C32  
22x34  
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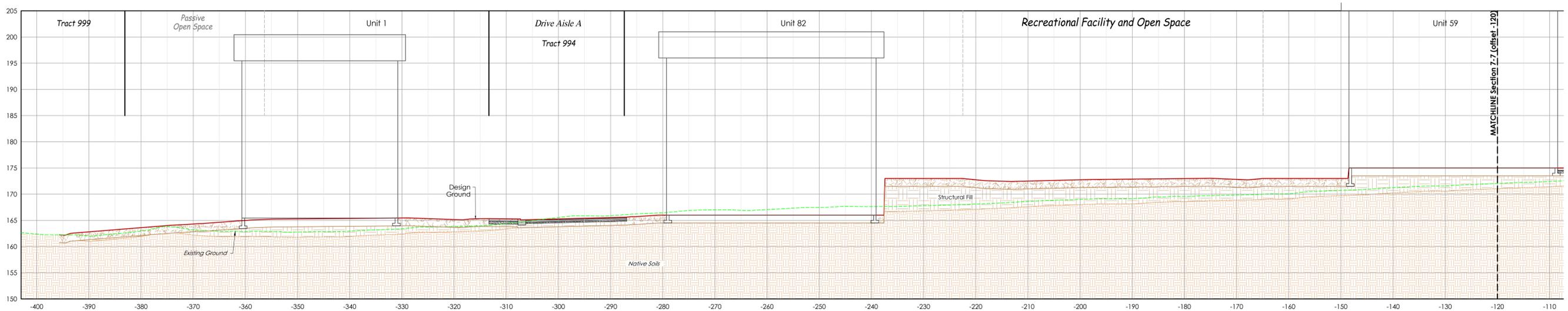


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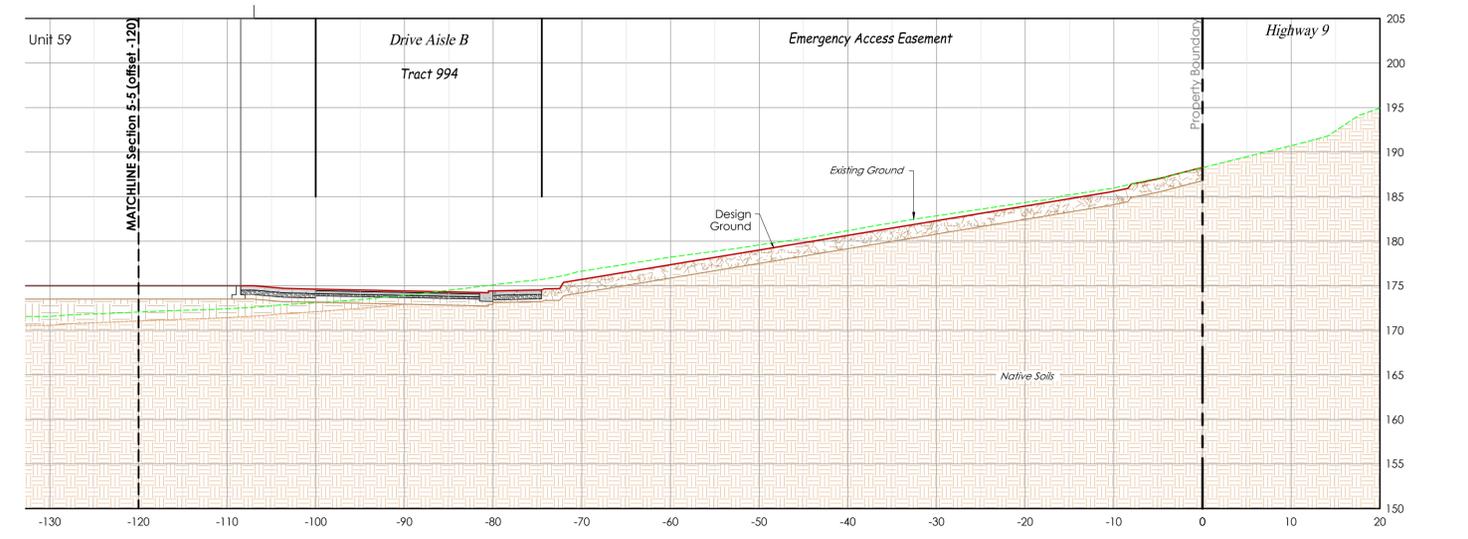
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SHEET  
 C9 of C32  
 22x34  
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SECTION 7-7 (STA 8+10)  
 EAST PROPERTY LINE

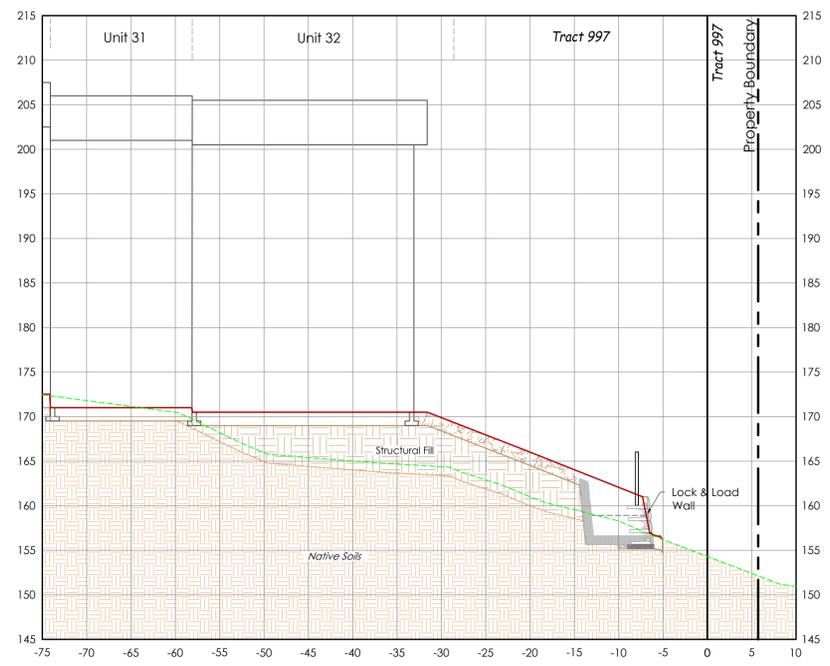
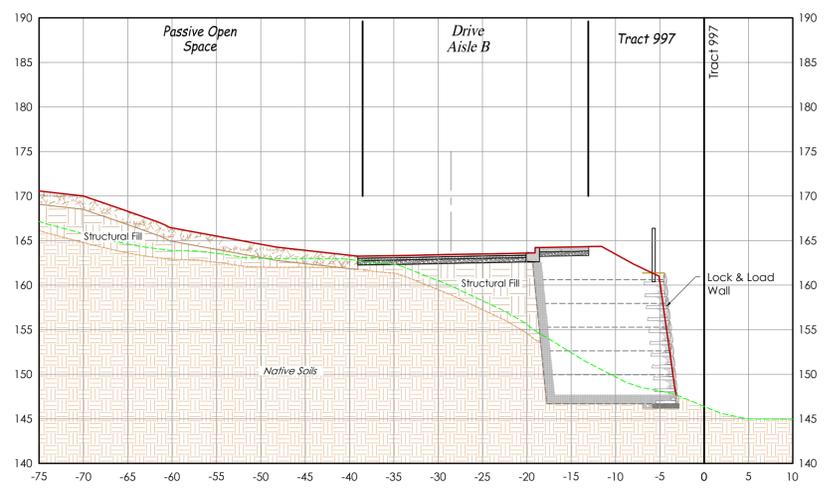
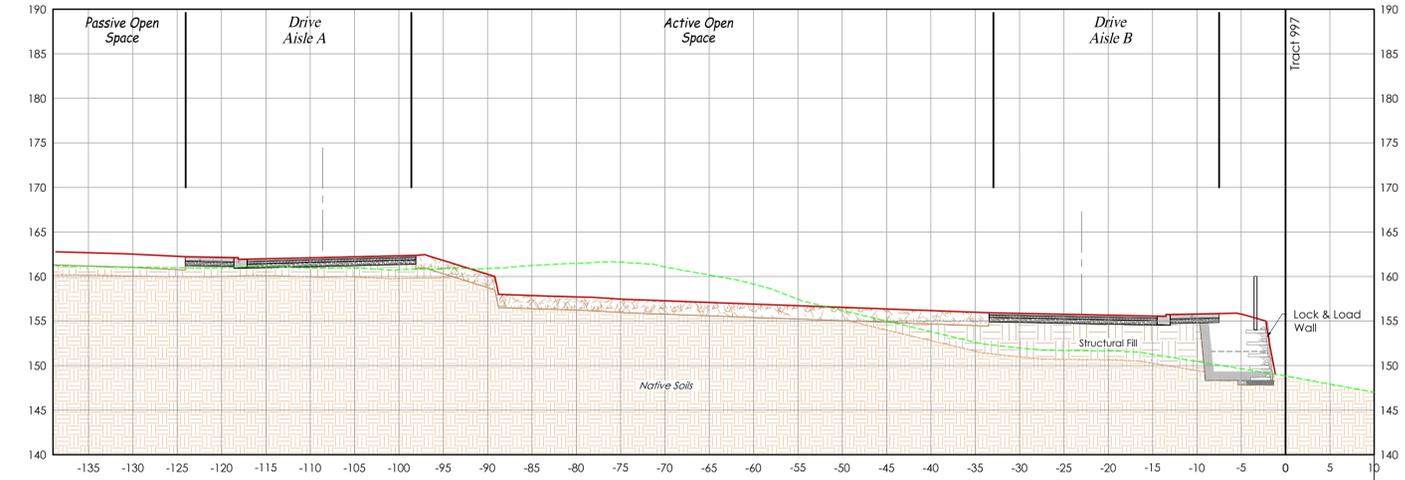
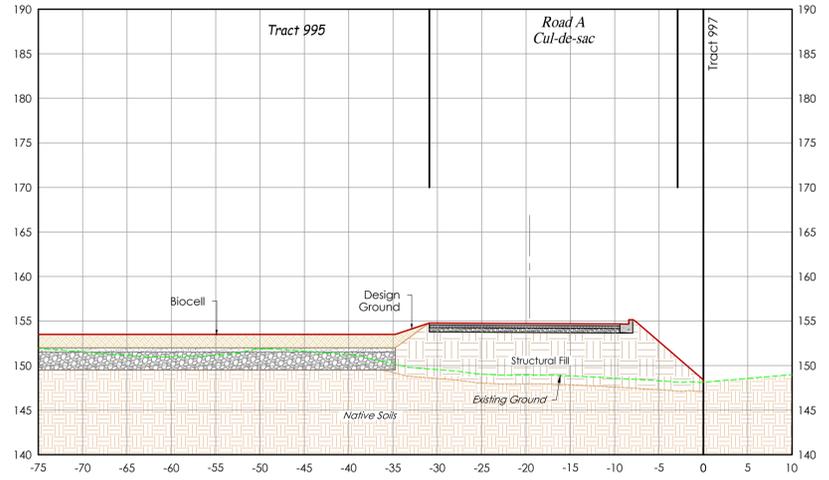
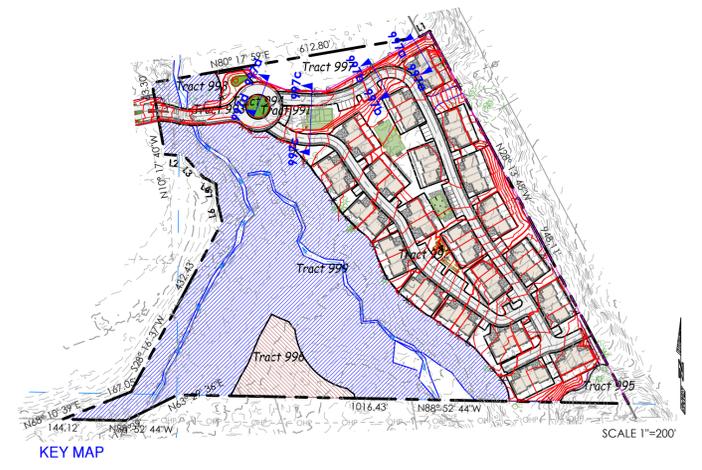


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SITE CROSS SECTIONS (TRACT 997)

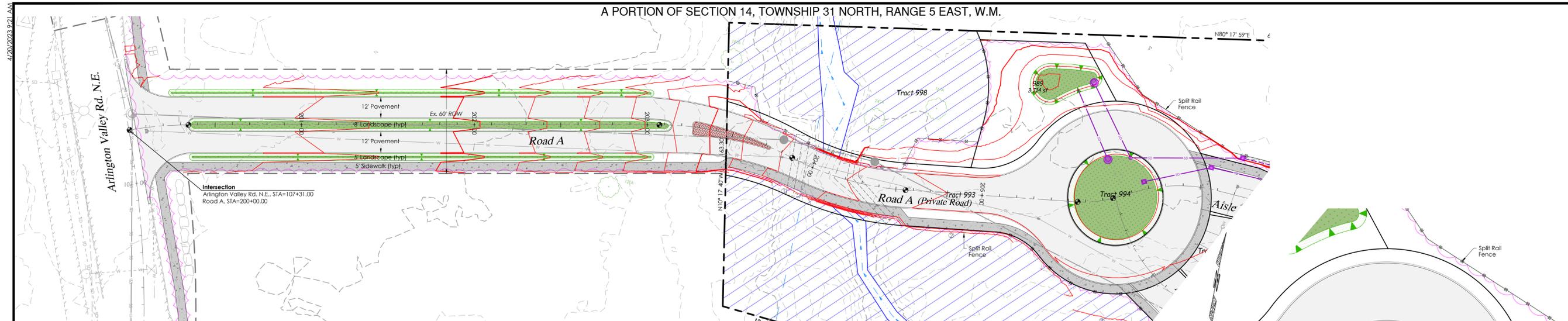
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C10 of C32  
22x34  
PLN #1018

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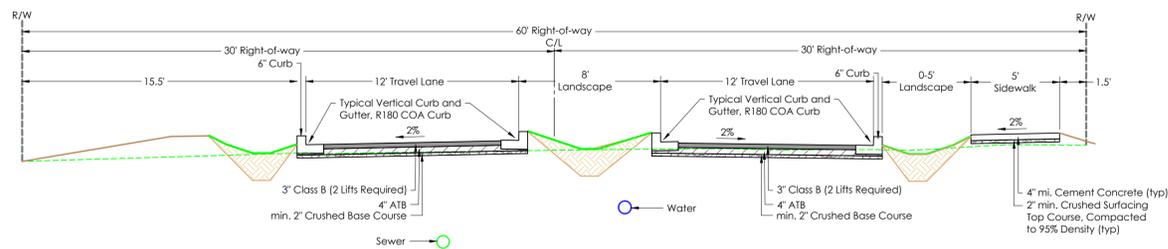
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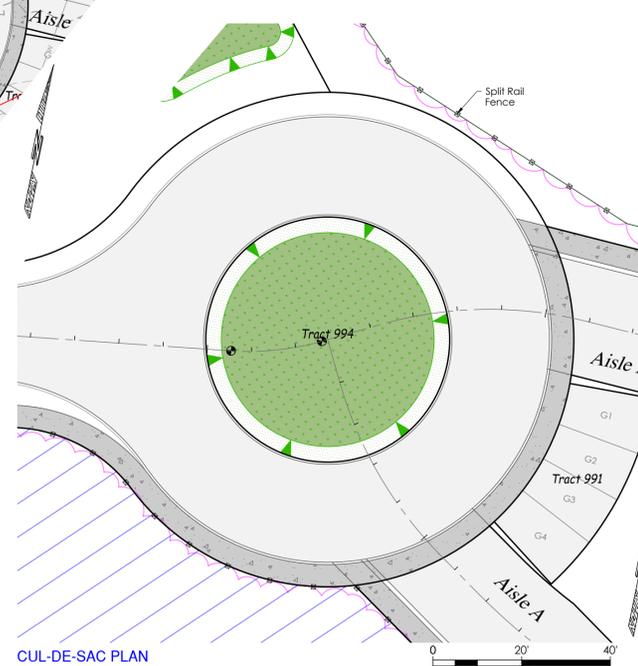
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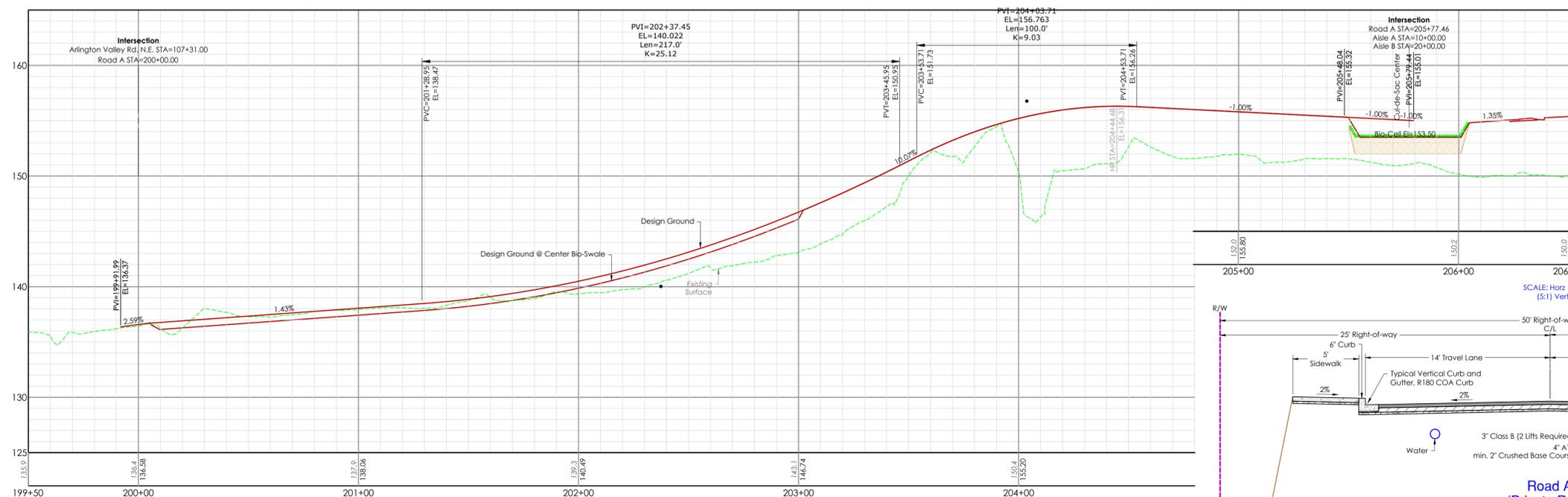
ROAD A PLAN



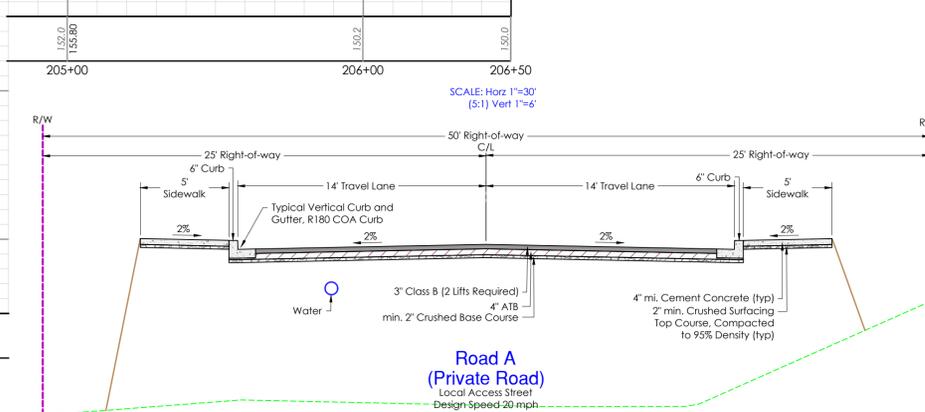
**Road A**  
Local Access Street  
Design Speed 20 mph  
Sta: 200+00 to 203+47 (offsite)  
Sta: 204+63.86 to 205+77.46 (onsite)  
Scale: 1"=5'



CUL-DE-SAC PLAN



Road A - PROFILE

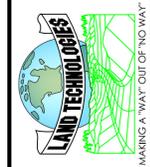


**Road A (Private Road)**  
Local Access Street  
Design Speed 20 mph  
Sta: 203+47 to 204+63.86  
Scale: 1"=5'

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

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

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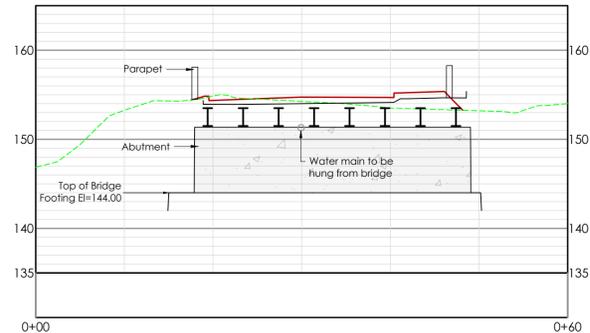


PROJECT LEAD: Alex Tyler  
CHECKED BY: Alex Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

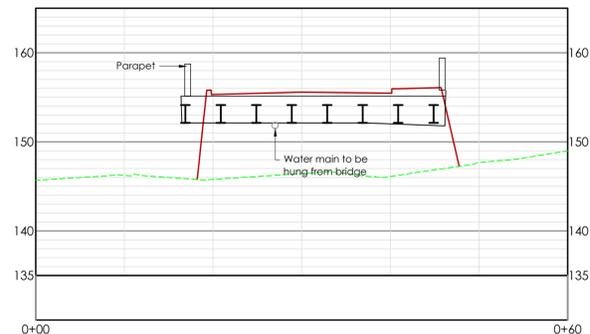
Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

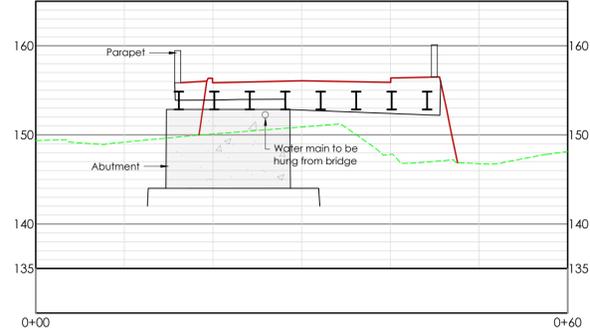
SHEET  
C11 of C32  
22x34  
PLN #1018



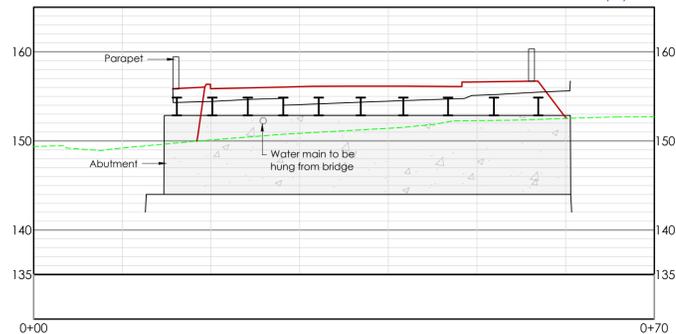
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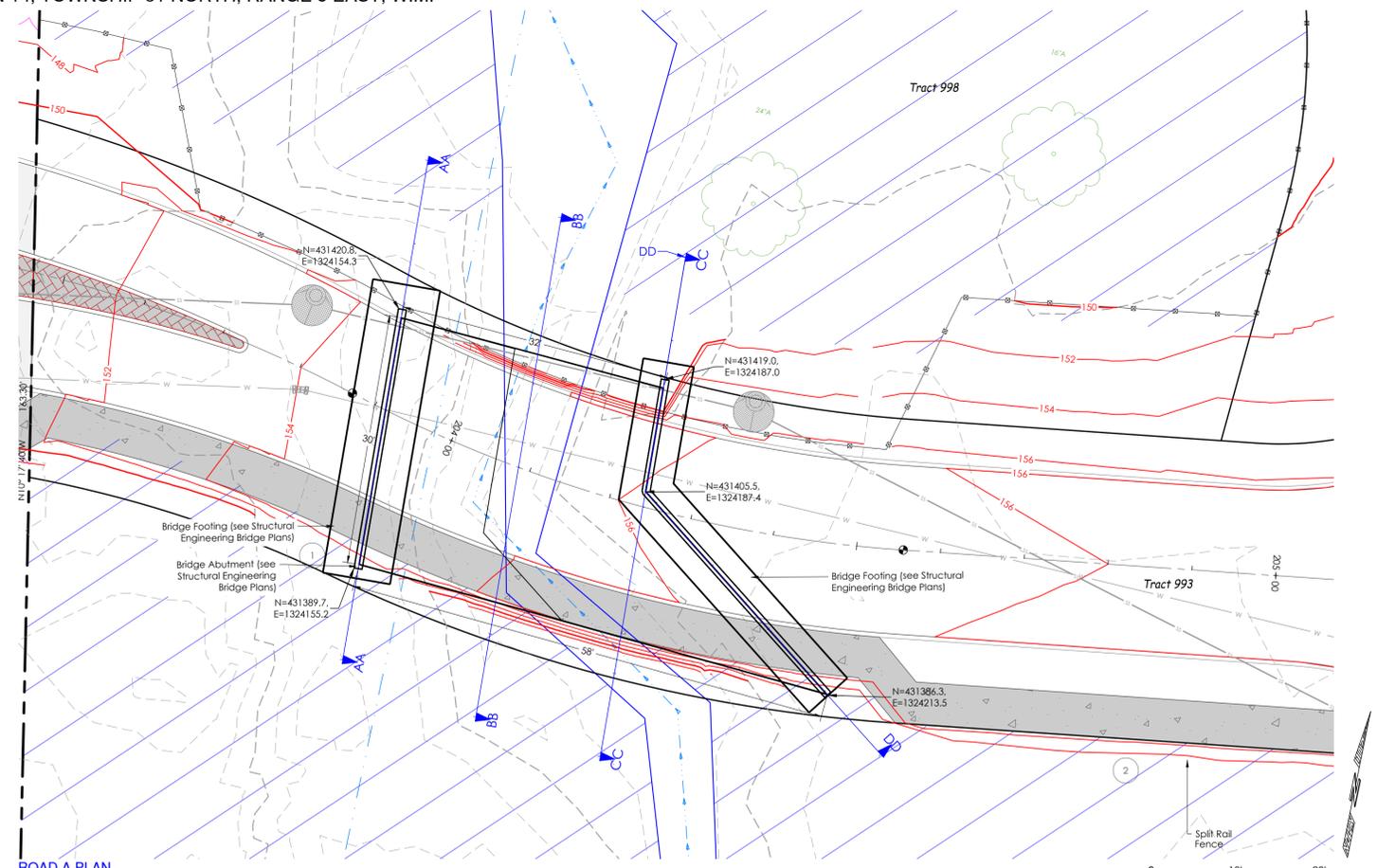
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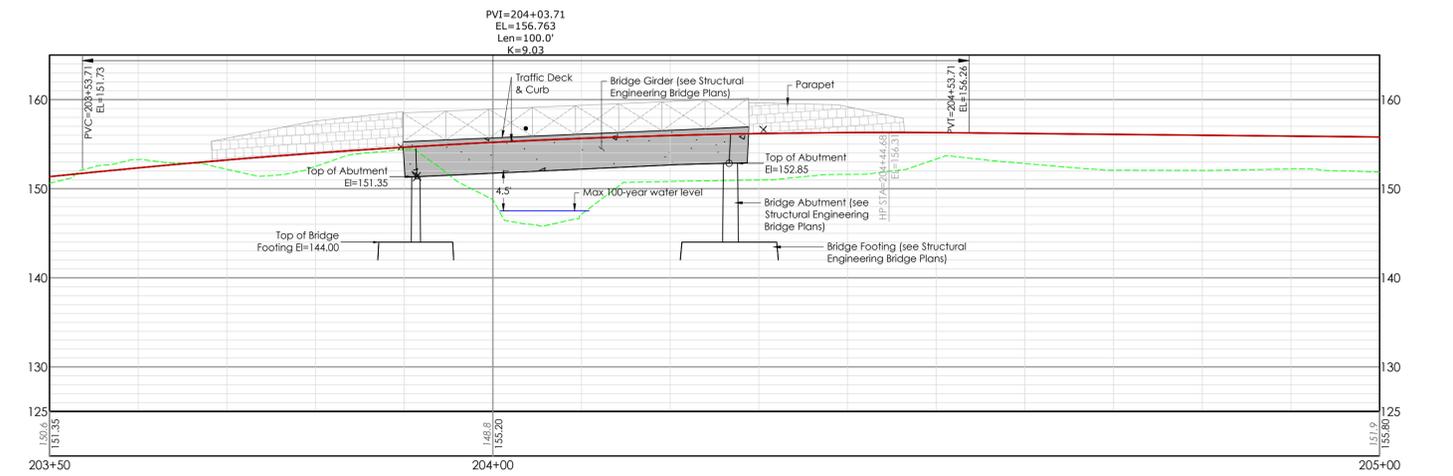
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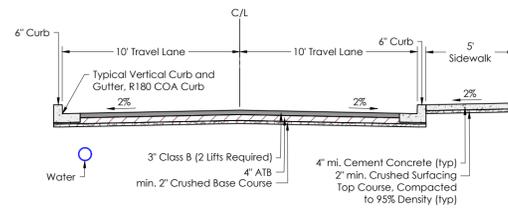
DD - PROFILE SCALE: Horz 1"=10' (1:1) Vert 1"=10'



ROAD A PLAN



Road A - PROFILE



Road A Local Access Street through Bridge Design Speed 20 mph

4/20/2023 9:21 AM

Z:\Hydack - local - Arlington Lot 19\Sheets\C12 Bridge Crossing Plan, Profile and Sections.dwg

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PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alan Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

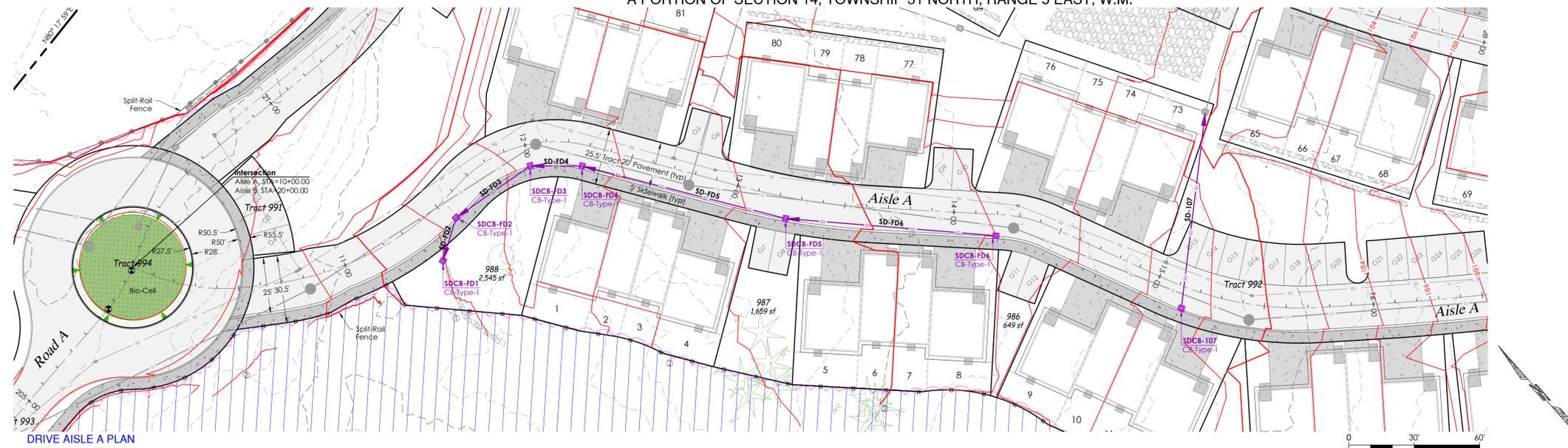
Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

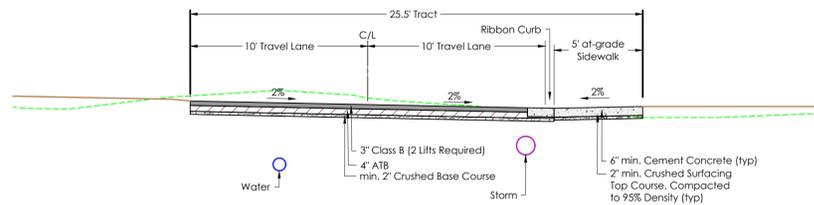
SHEET  
C12 of C32  
22x34  
PLN #1018

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BY: City Engineer, CITY OF ARLINGTON  
DATE: THIS APPROVAL VALID FOR 18 MONTHS

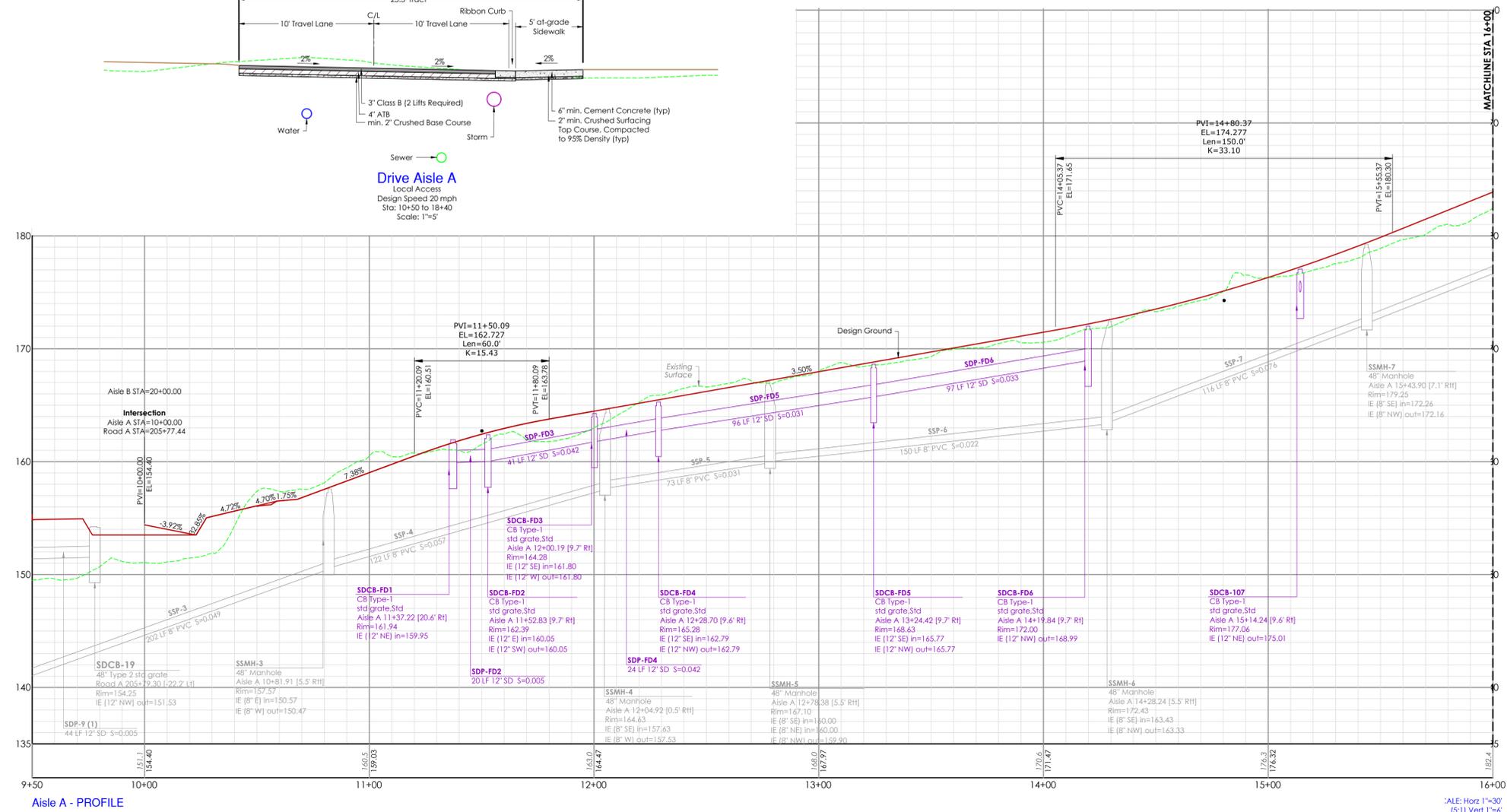
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



DRIVE AISLE A PLAN



Drive Aisle A  
Local Access  
Design Speed 20 mph  
Sta: 10+50 to 18+40  
Scale: 1"=5'



Aisle A - PROFILE

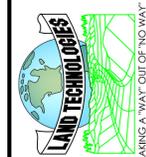
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City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
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SHEET  
C13 of C32  
22x34  
PLN #1018

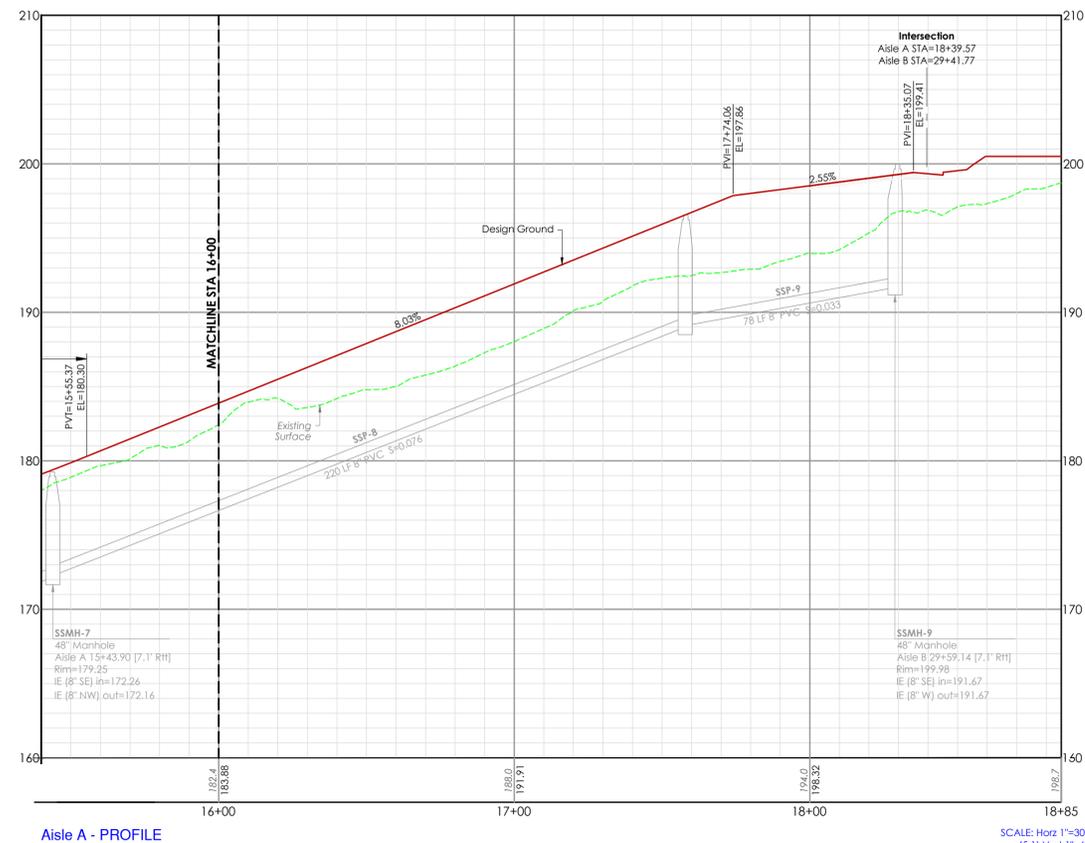
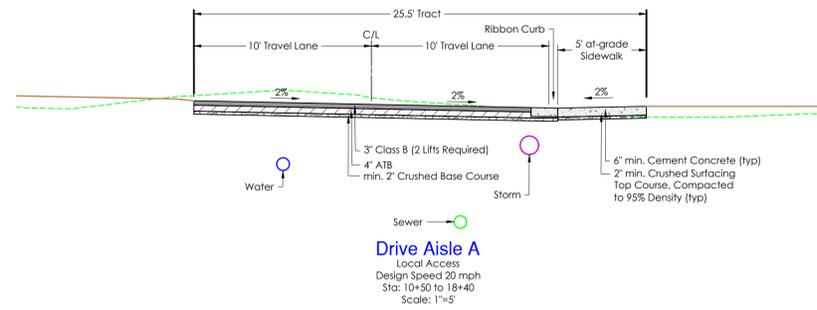
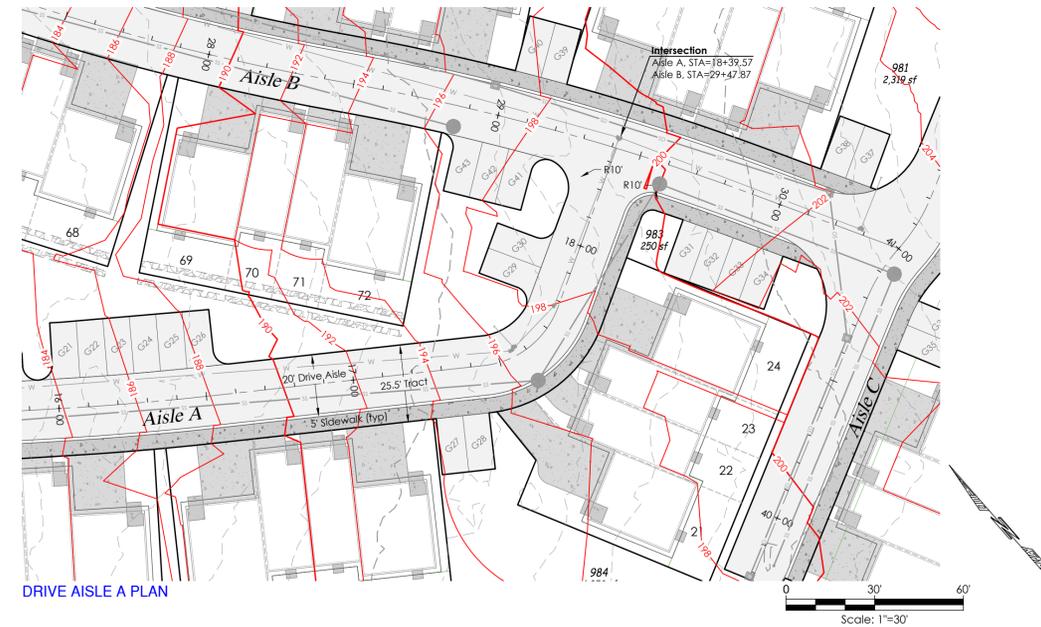
Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223  
Lot 19, LLC  
DRIVE AISLE A PLAN AND PROFILE

PROJECT LEAD: Amber  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1:  
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REVISION 4:  
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C14 of C32  
22x34  
PLN #1018

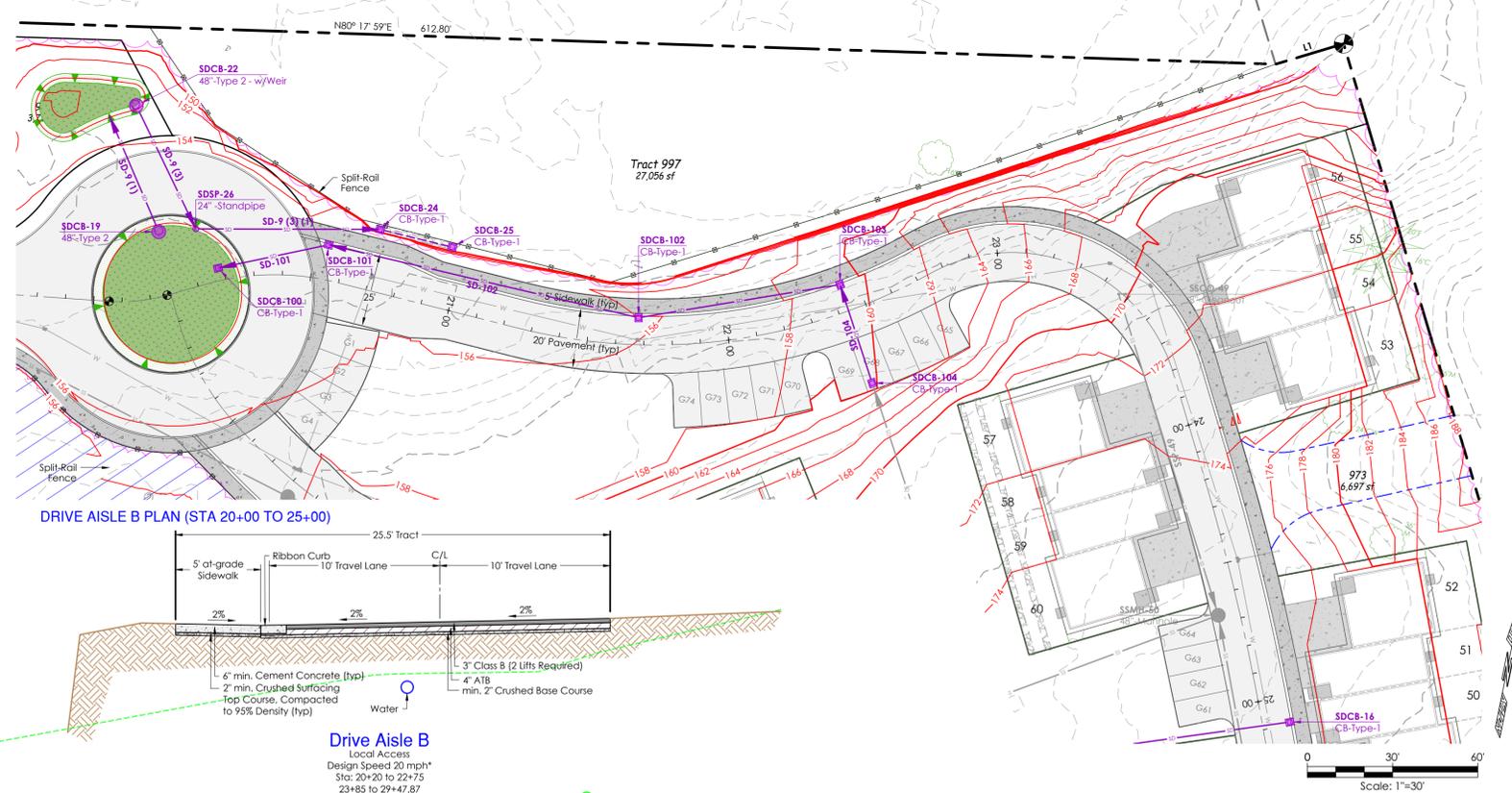
Lot 19, LLC  
Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

PROJECT LEAD: Amber  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

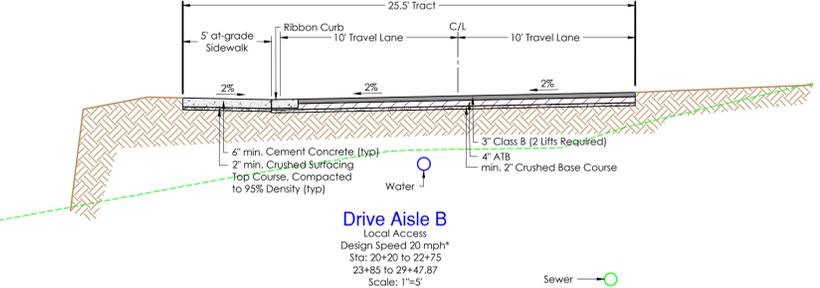


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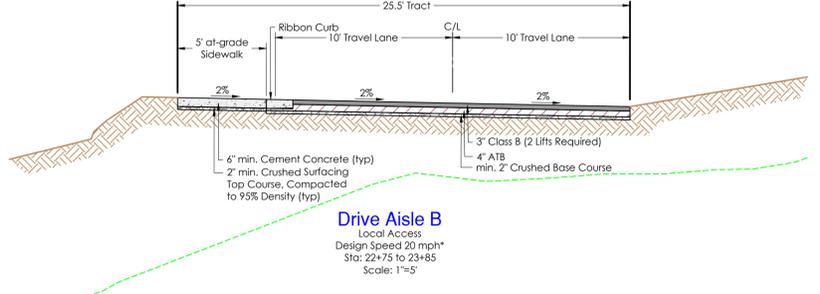
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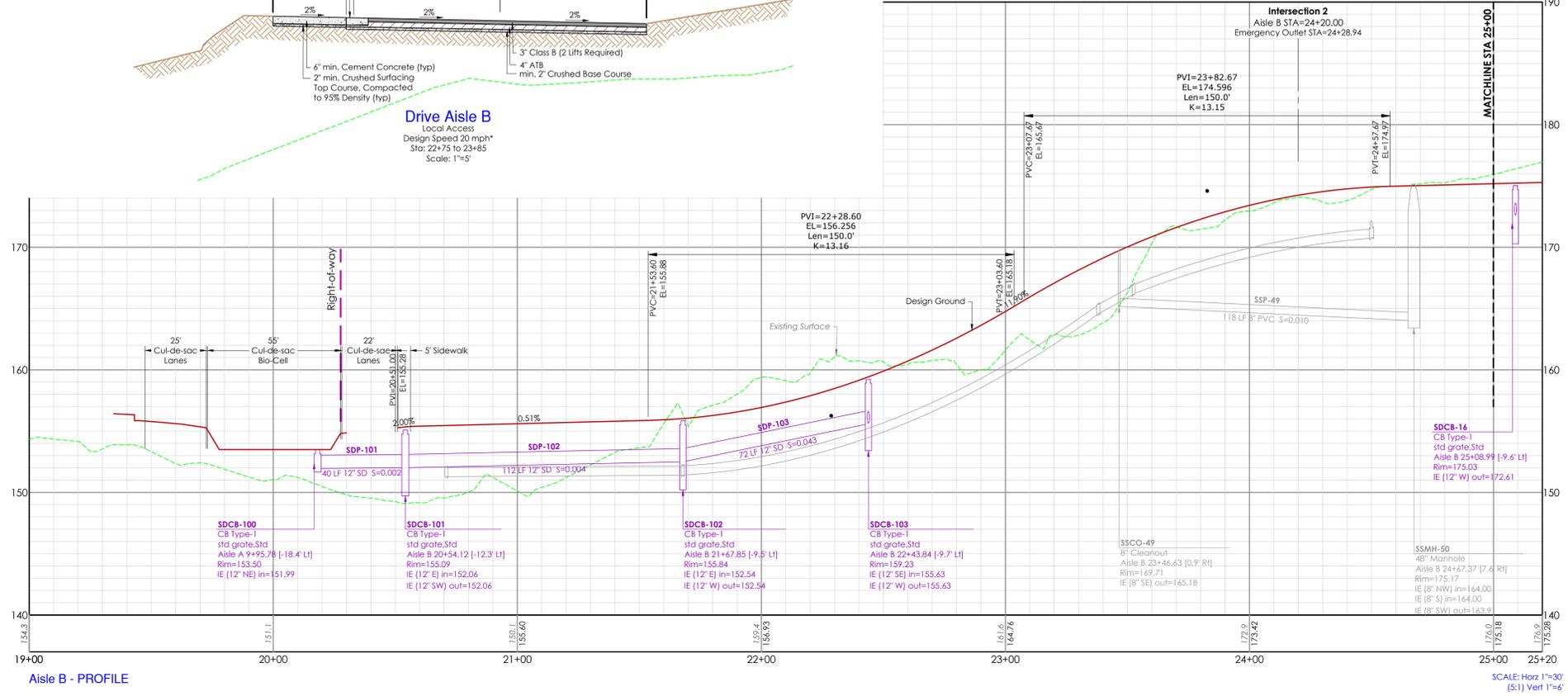
DRIVE AISLE B PLAN (STA 20+00 TO 25+00)



Drive Aisle B  
Local Access  
Design Speed 20 mph\*  
Sta: 20+20 to 22+75  
23+85 to 29+47.87  
Scale: 1"=5'



Drive Aisle B  
Local Access  
Design Speed 20 mph\*  
Sta: 22+75 to 23+85  
Scale: 1"=5'



Aisle B - PROFILE

SCALE: Horz 1"=30'  
(5:1) Vert 1"=8'

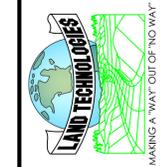
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BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
THIS APPROVAL VALID FOR 18 MONTHS

SHEET  
C15 of C32  
22x34  
PLN #1018

Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223  
DRIVE AISLE B PLAN AND PROFILE - STA 20+00 TO 25+00

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:



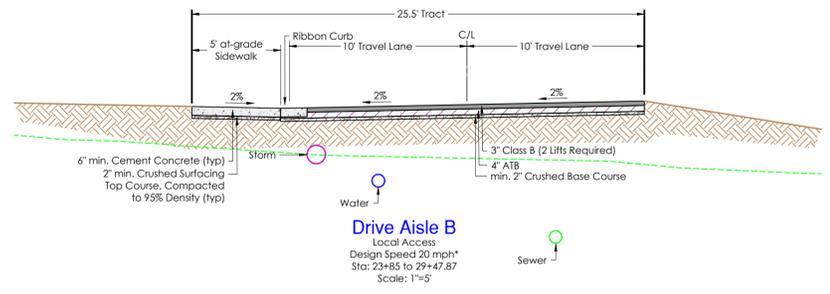
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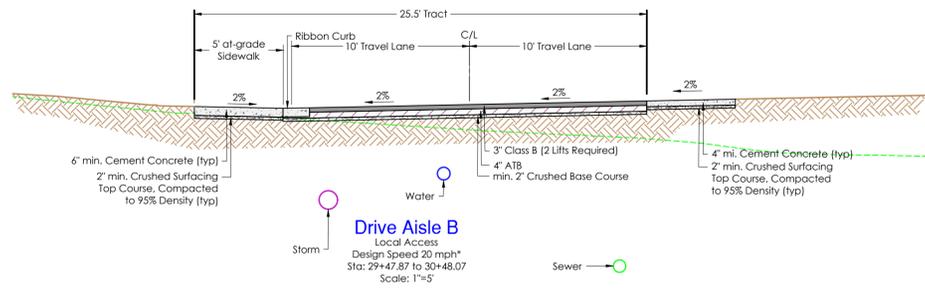
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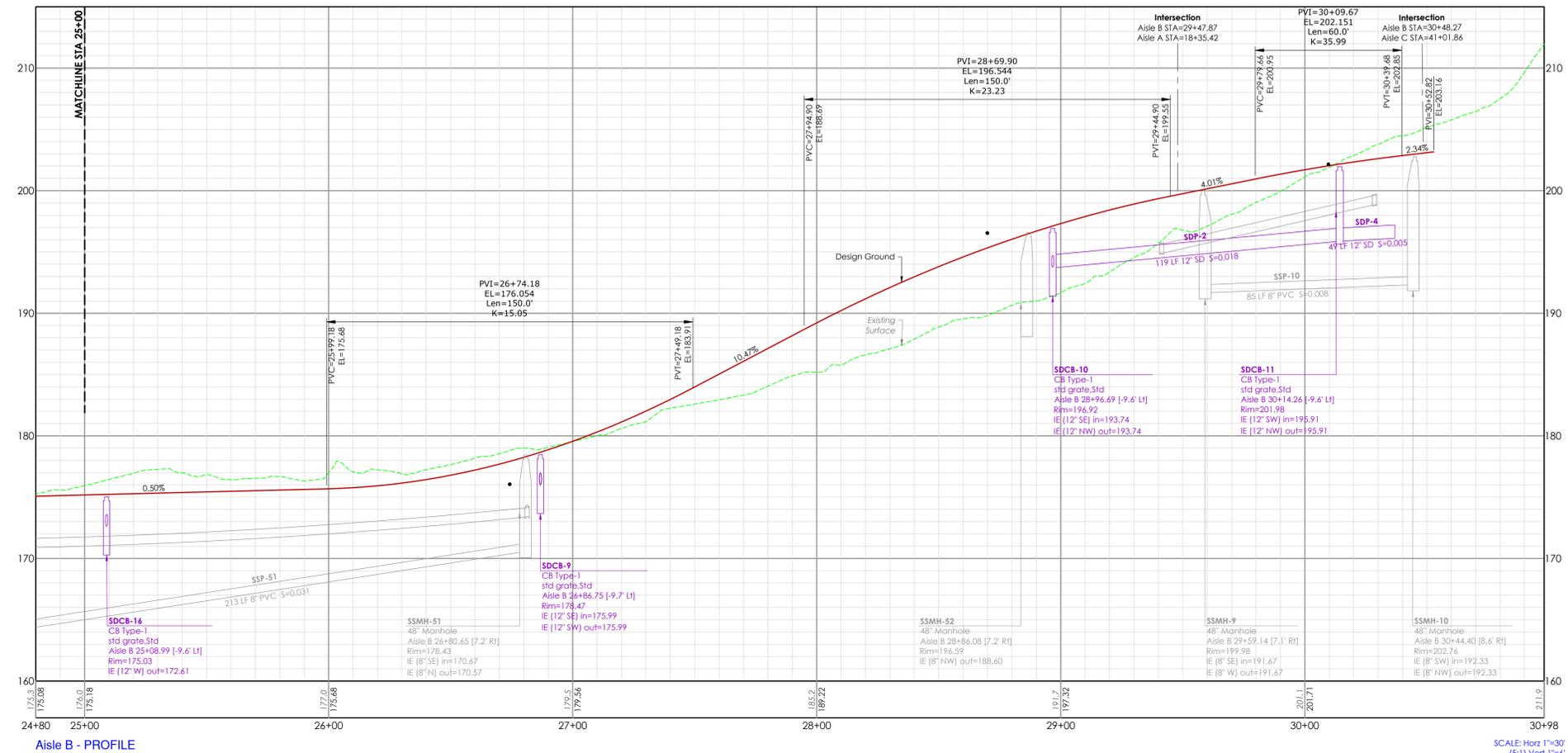
DRIVE AISLE B PLAN (STA 25+00 TO 30+48.07)



Drive Aisle B  
Local Access  
Design Speed 20 mph\*  
Sta: 23+85 to 29+47.87  
Scale: 1"=5'



Drive Aisle B  
Local Access  
Design Speed 20 mph\*  
Sta: 29+47.87 to 30+48.07  
Scale: 1"=5'



Aisle B - PROFILE

SCALE: Horz 1"=30'  
Vert 1"=6'

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

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

Amber Grove  
Unknown, Arlington, WA 98223

DRIVE AISLE B PLAN AND PROFILE - STA 25+00 TO 30+48.07

PROJECT LEAD: Amber  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
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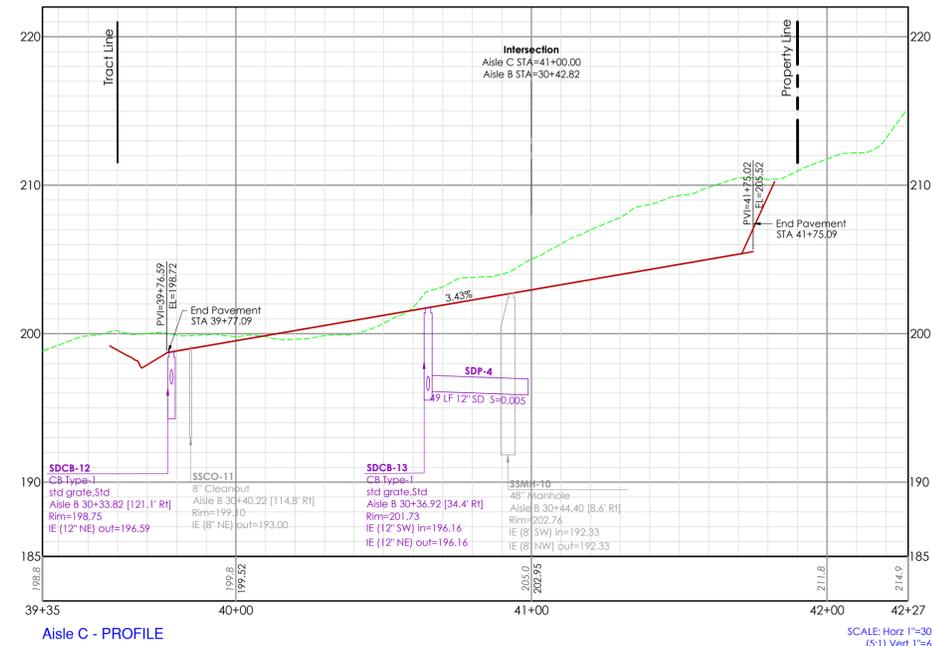
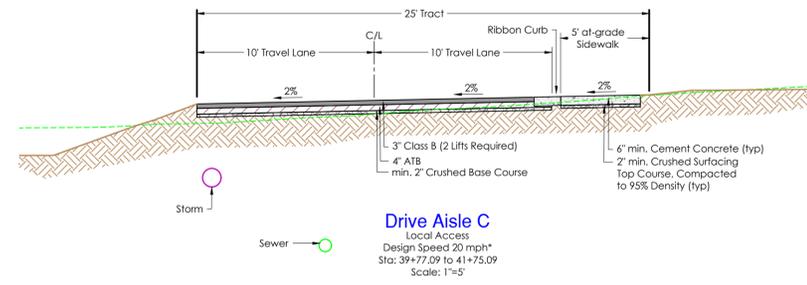
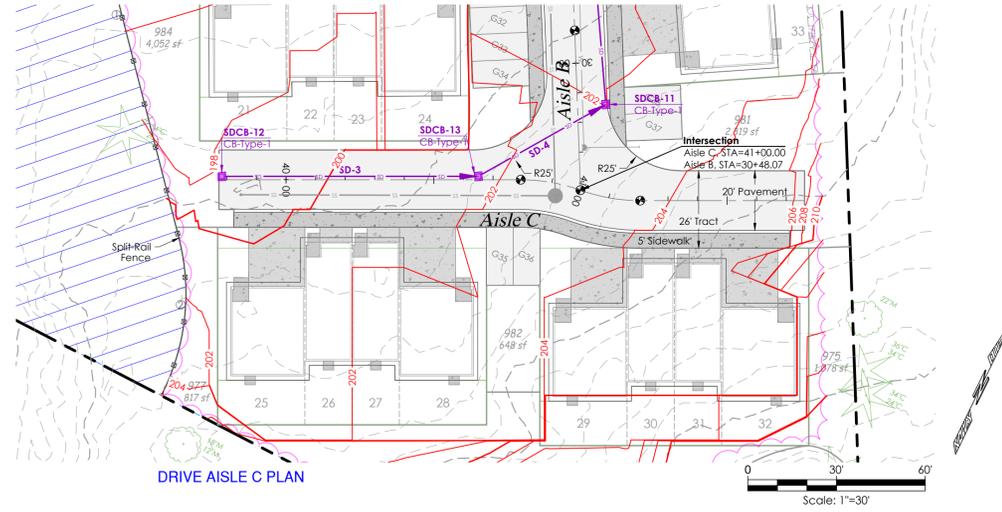
STATE OF WASHINGTON  
PROFESSIONAL ENGINEER  
518726  
04/20/2023

SHEET  
C16 of C32  
22x34  
PLN #1018

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A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



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CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

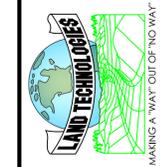
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SHEET  
C17 of C32  
22x34  
PLN #1018

Amber Grove  
Unknown, Arlington, WA 98223  
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16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

Lot 19, LLC  
DRIVE AISLE C PLAN AND PROFILE

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
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**STANDARD ROADWAY SECTION**

MIN. 2" CRUSHED BASE COURSE  
4" A/B  
3" CLASS B ASPHALT  
2 LIFTS REQUIRED  
MIN. 2" CRUSHED SURFACING TOP COURSE

**STANDARD ROADWAY SECTION**

(A) RIGHT OF WAY REQUIREMENTS - 60'  
(B) CEMENT CONCRETE SIDEWALK SEE STD DETAIL R-170  
(C) PAVEMENT WIDTH - 20'  
(D) CONSTRUCTION EASEMENT REQUIRED  
(E) CONCRETE CURB AND GUTTER TYPE 1  
(F) SEE STD DETAIL R-180

**NOTES:**

- IN WIDENING AREAS, THE EXISTING PAVEMENT EDGE SHALL BE SAW-CUT TO LEAVE A JOIN POINT. ANY TRAFFIC STRIPING REMOVED OR DAMAGED DURING WIDENING WORK SHALL BE REPLACED IN KIND OR AS DIRECTED BY THE CITY ENGINEER.
- COMPACTION TESTS ON SUBGRADE AND SURFACING ARE REQUIRED. THE NUMBER OF TESTS SHALL BE AT THE DISCRETION OF THE CITY ENGINEER. THE MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ON BOTH SUBGRADE AND SURFACING.
- ADJUSTMENT OF CATCH BASIN LIDS OR GRATES, MONUMENTS CASES, VALVE BOXES, MANHOLE COVERS, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER AS REQUIRED BY THE CITY ENGINEER. THE CITY ENGINEER SHALL BE ADVISED OF ANY ADJUSTMENTS TO THE SUBMITTAL. FOR DESIGN PURPOSES, THE MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY. COMPACTION SHALL BE AN AVERAGE OF 25% OF DRY, DENSITY PER WISDOT TEST METHOD 728.

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
TYPICAL ROADWAY SECTION  
LOCAL ACCESS STREET

STANDARD DETAIL NUMBER: **R-010**

**TYPICAL CUL-DE-SAC**

BACK OF SIDEWALK  
ROW  
PLANTER  
FACE OF CURB  
BULB  
STEM

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
TYPICAL CUL-DE-SAC

STANDARD DETAIL NUMBER: **R-070**

**ACCESS POINT GRADES**

LANDING WIDTH W @  
± 2% MAX  
SIDEWALK  
PIVOT POINT A  
PIVOT POINT B  
CEMENT CONCRETE CURB & GUTTER (CURBED SECTIONS)

| TYPE OF ACCESS        | ACCESSING    | LANDING WIDTH W @ | ACCESS GRADE D |
|-----------------------|--------------|-------------------|----------------|
| RESIDENTIAL (URBAN)   | NON-ARTERIAL | 15'               | ± 15% MAX.     |
| RESIDENTIAL (URBAN)   | ARTERIAL     | 15'               | ± 7% MAX.      |
| COMMERCIAL/INDUSTRIAL | NON-ARTERIAL | 30'               | ± 8% MAX.      |
| COMMERCIAL/INDUSTRIAL | ARTERIAL     | 30'               | ± 5% MAX.      |

**NOTES:**

- SEE STD DETAIL R-180 FOR CURB DETAILS.
- WHEN ACCESSING SHOULDERED ROADWAYS, MAINTAIN SHOULDER SLOPE TO PIVOT POINT A.
- ACCESS POINT GRADE SHALL BE MEASURED FROM PIVOT POINT B.
- LANDING WIDTH W MAY BE REDUCED SUBJECT TO APPROVAL OF THE CITY ENGINEER.
- A VERTICAL CURVE SHALL BE CONSTRUCTED TO TRANSITION THE LANDING TO THE ACCESS APPROACH. THE VERTICAL SEPARATION BETWEEN THE CURVE AND A 10-FOOT CHORD OF THE CURVE SHALL NOT EXCEED 3.25 INCHES (WHERE D IS POSITIVE) OR 2.00 INCHES (WHERE D IS NEGATIVE).

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
ACCESS POINT GRADES

STANDARD DETAIL NUMBER: **R-090**

**CEMENT CONCRETE SIDEWALK**

1/2" x 4" FULL DEPTH EXPANSION JOINT EVERY 30'. ALIGN EXPANSION JOINTS & DUMMY JOINTS IN CURB WITH JOINTS IN SIDEWALK.  
V-GROOVE 1/4" DEEP (TYP)  
1/2" x 1/2" DUMMY JOINT 15' C/C  
CURB & GUTTER  
1/2" x 1/2" FULL DEPTH EXPANSION JOINT EVERY 30'

**PLAN VIEWS**

5' TYPICAL  
(SEE NOTE 7 BELOW)  
2%  
CEMENT CONCRETE SIDEWALK  
TYPE 1 CURB & GUTTER SEE STD DETAIL R-110  
2" CRUSHED SURFACING TOP COURSE, COMPACTED TO 95% DENSITY

**TYPICAL SECTION**

**NOTES:**

- SIDEWALKS SHALL BE A MINIMUM OF 4" THICK, AND SHALL BE CLASS 3000 CEMENT CONCRETE, WITH AIR ENTRAINMENT (MIN 4.5% - MAX 6.5%).
- FULL EXPANSION JOINTS SHALL GENERALLY BE PLACED TO MATCH THOSE PLACED IN ADJACENT CURB & GUTTER, WITH MAXIMUM SPACING OF 30 FEET. FINAL SPACING DETERMINATION SHALL BE DECIDED BY THE INSPECTOR IN THE FIELD.
- SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY.
- SIDEWALK SHALL BE AT LEAST 6" THICK IN DRIVEWAYS.
- THE FINISHED SIDEWALK SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND COVERED BY WATERPROOF PAPER OR PLASTIC SHEETING IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE FOR A MINIMUM OF 72 HOURS.
- ALL JOINTS SHALL BE CLEANED AND EDGED WITH AN EDGER HAVING A 1/4" RADIUS.
- SIDEWALKS ARE TYPICALLY 5' WIDE, WIDER SIDEWALK MAY BE REQUIRED BY THE CITY.

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
CEMENT CONCRETE SIDEWALK

STANDARD DETAIL NUMBER: **R-170**

**TYPICAL SECTION**

1/2" R  
5.5"  
2%  
1" R  
1" R  
12"  
D/W CUT  
6.5"  
18"  
SEE NOTE 9

**NOTES:**

- FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
- DUMMY JOINTS SHALL BE PLACED 15 FEET ON CENTERS. DUMMY JOINTS SHALL BE 1/2" x 1-1/2".
- THRU JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS, ALLEY AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 30 FT. PRE-MOLDED JOINT FILLER SHALL BE 1/2" WIDE AND CONFORM TO AASHTO DESIGN M213.
- ALL JOINTS SHALL BE CLEAN AND EDGED.
- CONCRETE SHALL BE CEMENT CONCRETE, CLASS 3000.
- STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
- FINISH SHALL BE LIGHT BROOM FINISH.
- THE FINISHED CURB SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND AND COVERED BY WATERPROOF PAPER OR PLASTIC MEMBRANE IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE A MINIMUM OF 72 HOURS.
- ALL CURB AND GUTTER SHALL BE PLACED ON A MIN OF 2" OF CRUSHED SURFACING TOP COURSE.
- DUMMY JOINT 1/2" x 1 1/2" BETWEEN TYPE 1 CURB AND GUTTER AND THE SIDEWALK.

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
CEMENT CONCRETE CURB AND GUTTER TYPE 1

STANDARD DETAIL NUMBER: **R-180**

**CURB TRANSITION DETAIL**

PLANTER  
SIDEWALK  
R=30'  
12"  
12"  
1/2" LIP  
R=30'

**NOTES:**

- WIDTH OF DRIVEWAY AT PROPERTY LINE.
- 1/2" WIDE FULL DEPTH EXPANSION JOINT.
- FULL DEPTH EXPANSION JOINT IF (1) IS 15' OR GREATER.
- DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.
- DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK IN RESIDENTIAL AREAS, 8" THICK IN COMMERCIAL AREAS, AND IS TO BE PLACED ON A MINIMUM OF 2" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
CEMENT CONCRETE DRIVEWAY APPROACH TYPE 1

STANDARD DETAIL NUMBER: **R-220**

**CURB TRANSITION DETAIL**

SEE DETAIL BELOW  
R=30'  
12"  
12"  
1/2" LIP  
R=30'

**NOTES:**

- WIDTH OF DRIVEWAY AT PROPERTY LINE.
- 1/2" WIDE FULL DEPTH EXPANSION JOINT.
- FULL DEPTH EXPANSION JOINT IF (1) IS 15' OR GREATER.
- DRIVEWAY TO BE SURFACED WITH ASPHALT OR CONCRETE.
- DRIVEWAY CEMENT CONCRETE SHALL BE A MIN OF 6" THICK IN RESIDENTIAL AREAS, 8" THICK IN COMMERCIAL AREAS, AND IS TO BE PLACED ON A MINIMUM OF 2" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAXIMUM DENSITY.

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
CEMENT CONCRETE DRIVEWAY APPROACH TYPE 2

STANDARD DETAIL NUMBER: **R-230**

**PLANTING STRIP**

LOWER BRANCHES AT 7' MAX. HEIGHT AND ABOVE SIDEWALK AND SIDEWALK LANE  
24" B TOP SOIL  
ROOT BARRIER 18" DEPTH 15' LONG, 6" FROM SIDEWALK (SIDEWALK SIDE ONLY)  
5' MIN. SIDEWALK  
4.5' PLANTING STRIP  
TRAFFIC LANES  
BIKE LANE  
CURB  
CURED NATIVE SOIL  
LOW SHRUBS, LAWN, OR GROUND COVER (24" HT. AND LESS)  
MEDIUM HEIGHT TREES SEE APPROVED LIST

APPROVED BY: L. OLIVE  
DATE: 07/21/2008  
REF STD SPEC:

DEPARTMENT OF PUBLIC WORKS  
**STANDARD DETAILS**  
PLANTING STRIP

STANDARD DETAIL NUMBER: **R-260**

4/20/2023 9:23 AM  
7A:\back\lcl - Arlington\lcl\19\Streets\C18 Road Details.dwg

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

CONSTRUCTION DRAWING APPROVAL  
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

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

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA, 98023  
360-652-9727 360-652-5374 Fax  
e Copyright 1993-2022  
MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Alexie  
CHECKED BY: Tyler  
DRAWN BY: Alex, Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

Amber Grove  
Unknown, Arlington, WA 98023  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
16720 Smokey Point Blvd, Ste A, Arlington, WA, 98023

Lot 19, LLC

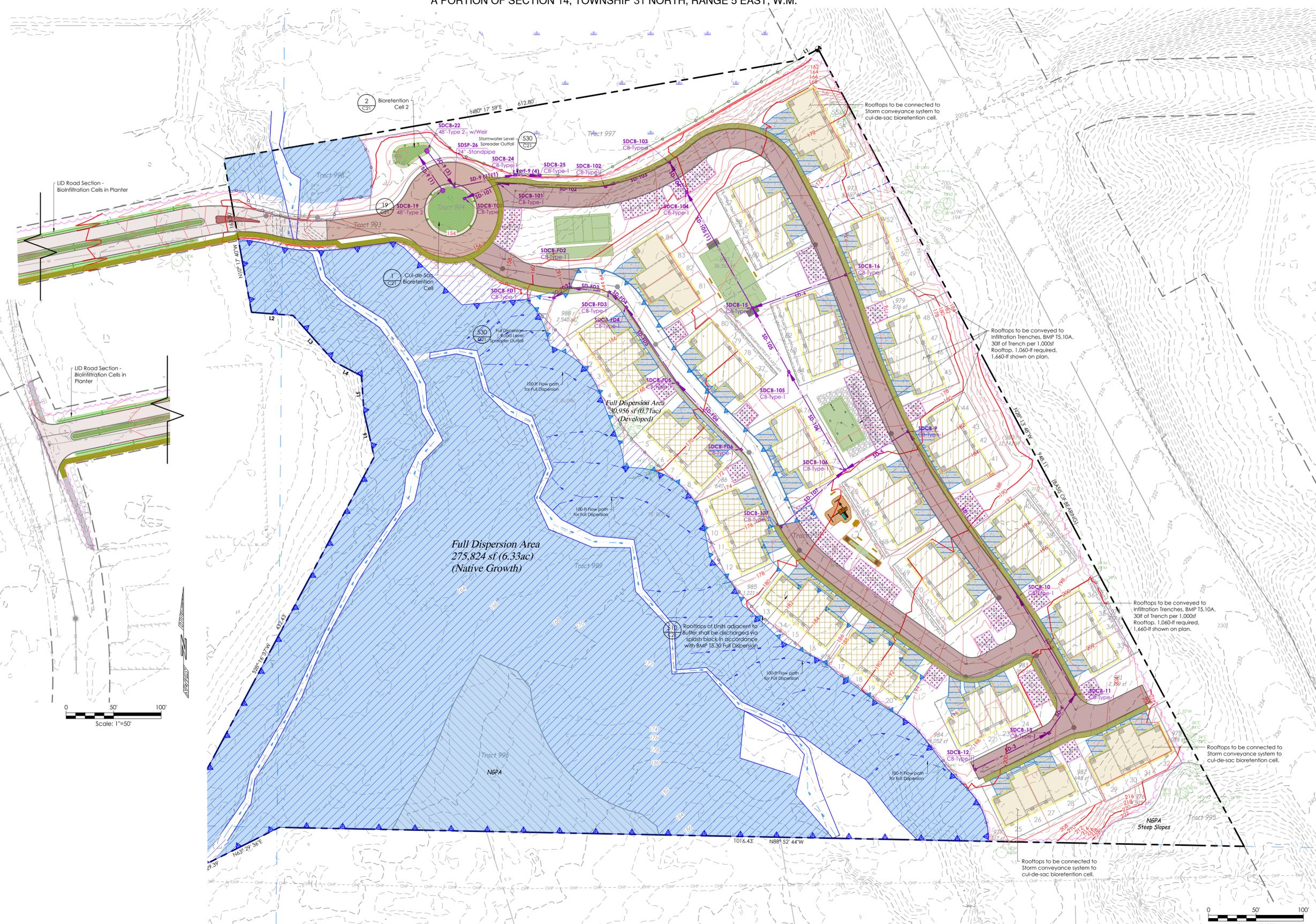
ROAD DETAILS

SHEET  
C18 of C32  
22x34  
PLN #1018

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

4/20/2023 9:24 AM

7A:\back\lcl - Arlington\lcl\_19\Sheets\C19 Stormwater Management Overview Plan.dwg



Scale: 1"=50'

Scale: 1"=50'

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BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON  
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LAND TECHNOLOGIES

18820 Third Avenue, N.E.  
Arlington, WA, 98223  
360-452-9727 360-452-5374 Fax

LAND TECHNOLOGIES

MAKING A "WAY" OUT OF NO WAY

04/20/2023

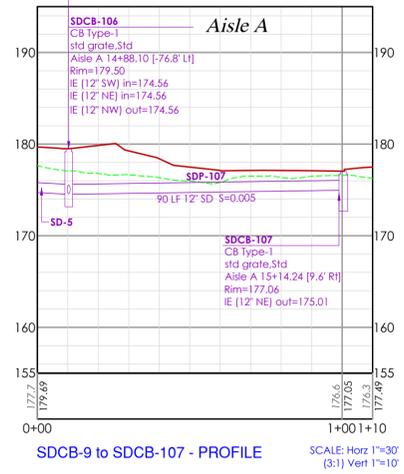
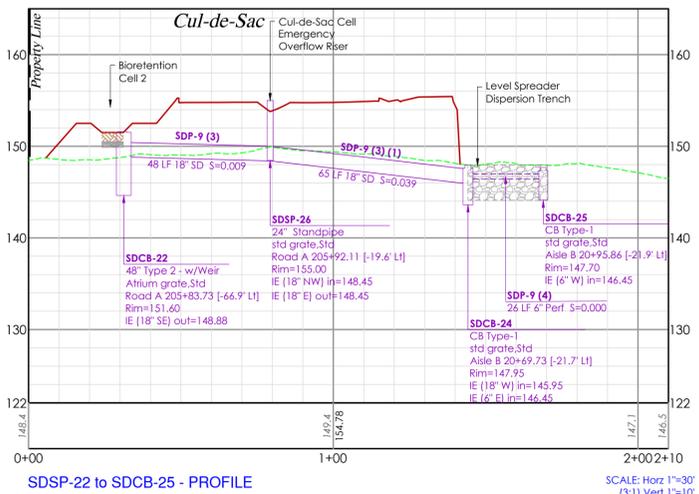
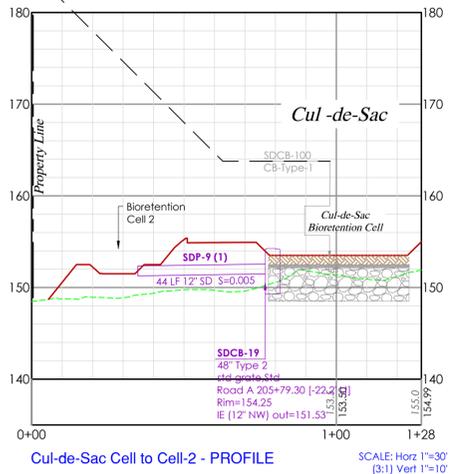
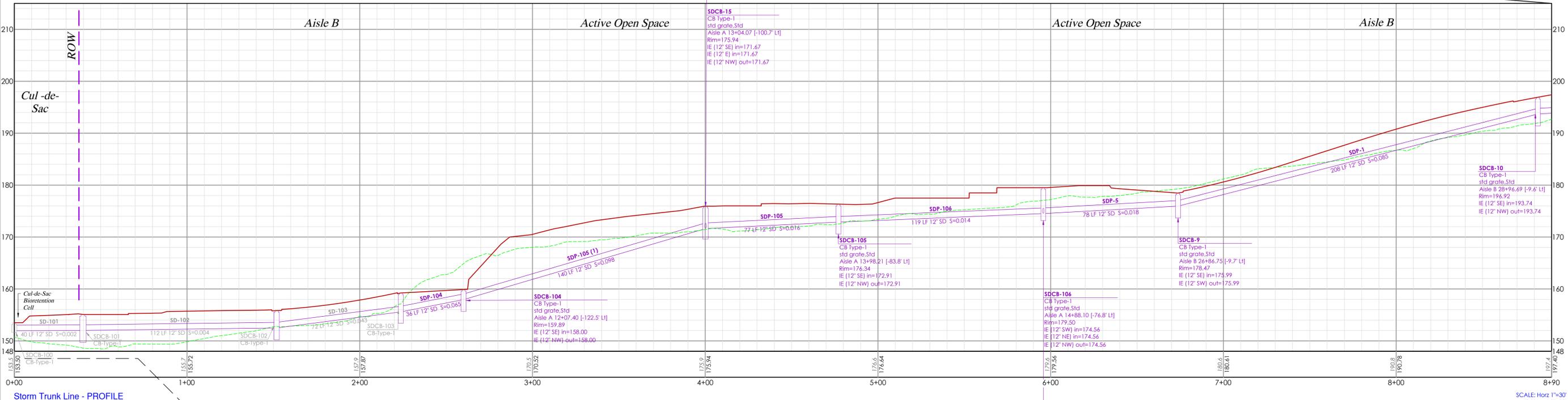
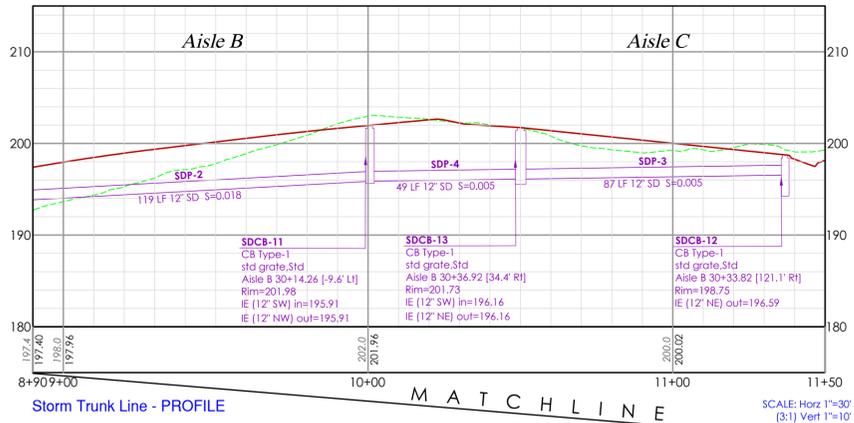
PROJECT LEAD: Alex Fyler  
CHECKED BY: Alex Fyler  
DRAWN BY: Alex Fyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA, 98223

STORMWATER MANAGEMENT OVERVIEW PLAN

SHEET  
C19 of C32  
22x34  
PLN #1018



**LAND TECHNOLOGIES**  
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 Arlington, WA 98223  
 360-652-9727



PROJECT LEAD: Merve  
 CHECKED BY: Tyler  
 DRAWN BY: Alex, Tyler  
 DATE: December 5, 2022  
 REVISION 1:  
 REVISION 2:  
 REVISION 3:  
 REVISION 4:  
 AS-BUILT:

Amber Grove  
 Unknown, Arlington, WA 98223  
 A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
 16720 Smokey Point Blvd, Site A, Arlington, WA 98223

SHEET  
 C20 of C32  
 22x34  
 PLN #1018

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CONSTRUCTION DRAWING APPROVAL  
 THIS 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

**Design Criteria:**

**Soil Retention:** The duff layer and native topsoil should be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading and stockpiling the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.

**Soil Quality:** The resulting soil should be conducive to the type of vegetation to be established. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:

- A topsoil layer with a minimum organic matter content of ten percent dry weight in planting beds, and 5% organic matter content (based on a loss-on-ignition test) in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.
- Planting beds must be mulched with 2 inches of organic material.
- Quality of compost and other materials used to meet the organic content requirements:
  - The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for Bioretention (BMP 17.30), with the exception that the compost may have up to 35% biosolids or manure.
  - Compost used in bioretention areas should be stable, mature and derived from yard debris, wood waste, or other organic materials that meet the intent of the organic soil amendment specification. Biosolids and manure composts can be higher in bioavailable phosphorus than compost derived from yard or plant waste and therefore are not allowed in bioretention areas due to the possibility of exporting bio-available phosphorus in effluent.
  - The compost must also have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
  - The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.
- Calculated amendment rates may be met through use of composted material meeting the requirements above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

**Implementation Options:**

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

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

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

**Option 3: Disturbed Soil.**

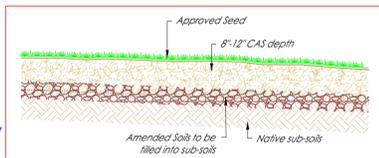
Stockpile existing topsoil during grading and replace it prior to planting. Stockpiled topsoil must be amended if needed to meet the organic matter and depth requirements by following the procedures in option (4). Remove forest duff layer and topsoil and stockpile separately, in an approved location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

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

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

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

\*\*Ignition testing of organics shall confirm that forest duff meets BMP T5.13 Specifications by an independent soils lab. Note: Grading with Heavy Equipment may render this layer unsuitable.



**513** BMP T5.13 - Post Construction Soil Quality  
SCALE: NTS

**BIORETENTION SOIL MEDIA PROCEDURE NOTE:**

Two acceptable criteria for Bioretention Soil Media (BSM or CAS):

- Default Bioretention Soil Media
- Custom Bioretention Soil Mix

**Default Bioretention Soil Media**

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

**Mineral Aggregate**

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

**Aggregate Gradation**

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

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

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

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

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

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

**Compost**

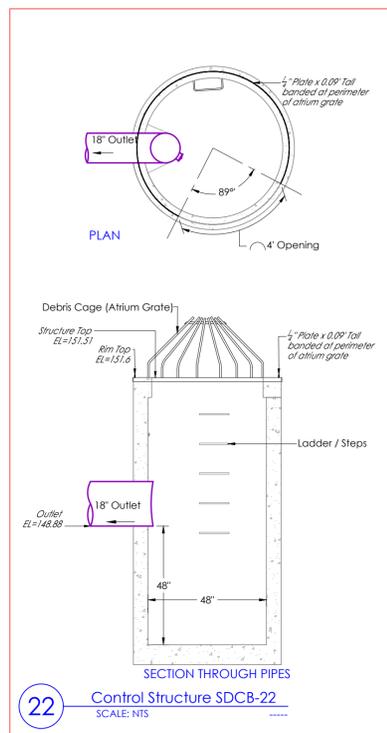
- To ensure that the BSM will support healthy plant growth and root development, contribute to biofiltration of pollutants, and not restrict infiltration when used in the proportions cited herein, the following compost standards are required.
- Meets the definition of "composted materials" in WAC 173-350-220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

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

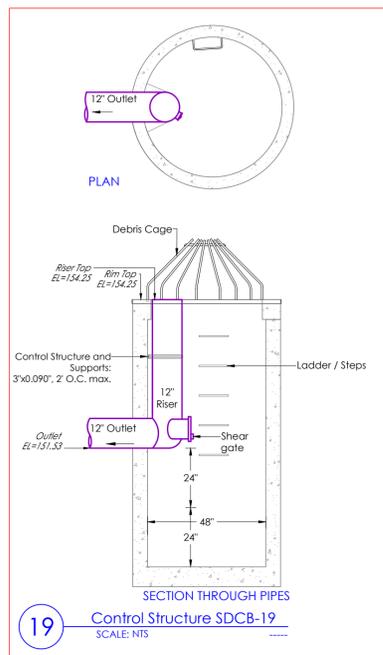
- CEC ≥ 5 meq/100 grams of dry soil; USEPA 9081
- pH between 5.5 and 7.0
- 5 - 8 percent organic matter content before and after the saturated hydraulic conductivity test; ASTM D2974 (Standard Test Method for Moisture, Ash, and Organic Matter of Peat and Other Organic Soils)
- 2-5 percent fines passing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

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

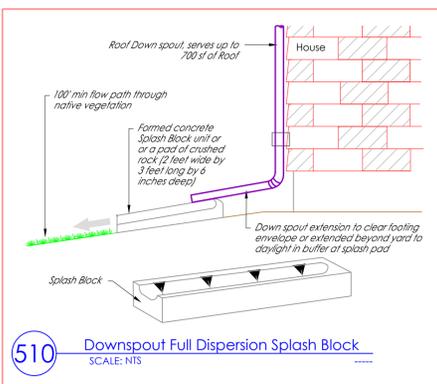
**500** Bioretention Soil Media  
SCALE: NTS



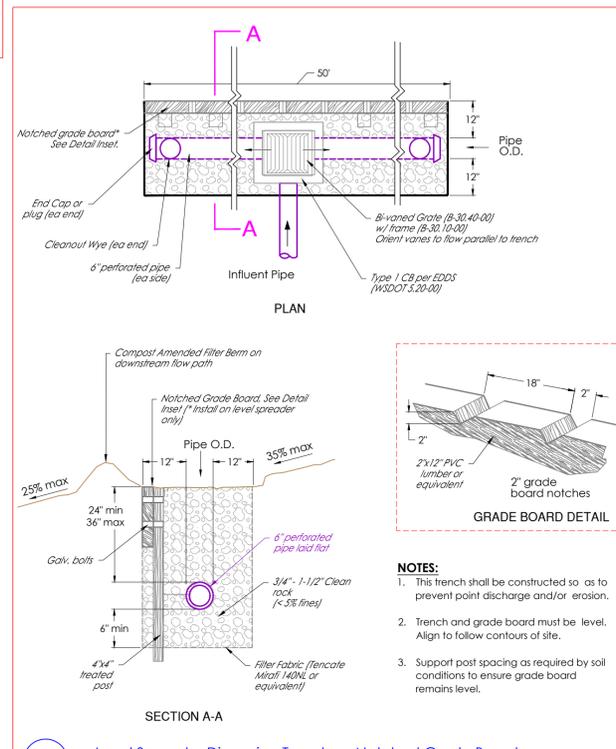
**22** Control Structure SDCB-22  
SCALE: NTS



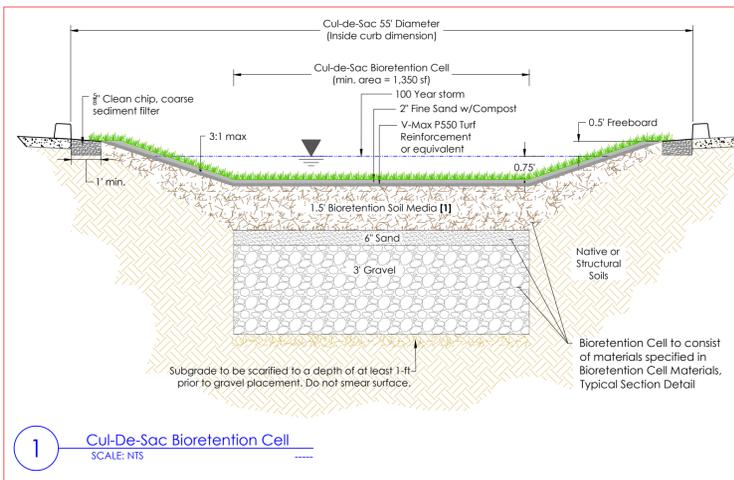
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SCALE: NTS



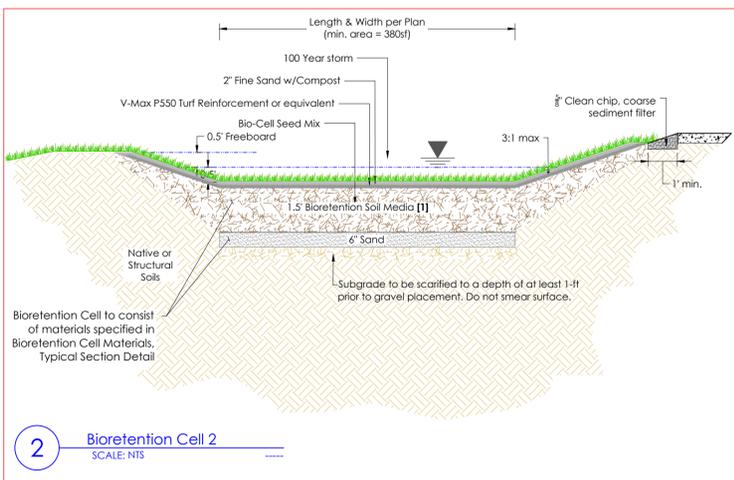
**510** Downspout Full Dispersion Splash Block  
SCALE: NTS



**530** Level Spreader Dispersion Trench w/ Notched Grade Board  
SCALE: NTS



**1** Cul-De-Sac Bioretention Cell  
SCALE: NTS



**2** Bioretention Cell 2  
SCALE: NTS

4/20/2023, 9:25 AM

7A:\Hydroack - local - Arlington (cd) - 19A\Sheets\CD1\_Stormwater\_Management\_Details.dwg

**LAND TECHNOLOGIES**  
18620 Third Avenue, N.E.  
Arlington, WA 98023  
360-652-9727 360-652-5574 Fax  
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PROJECT LEAD: Alex Tyler  
CHECKED BY: Alex Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223  
STORMWATER MANAGEMENT DETAILS

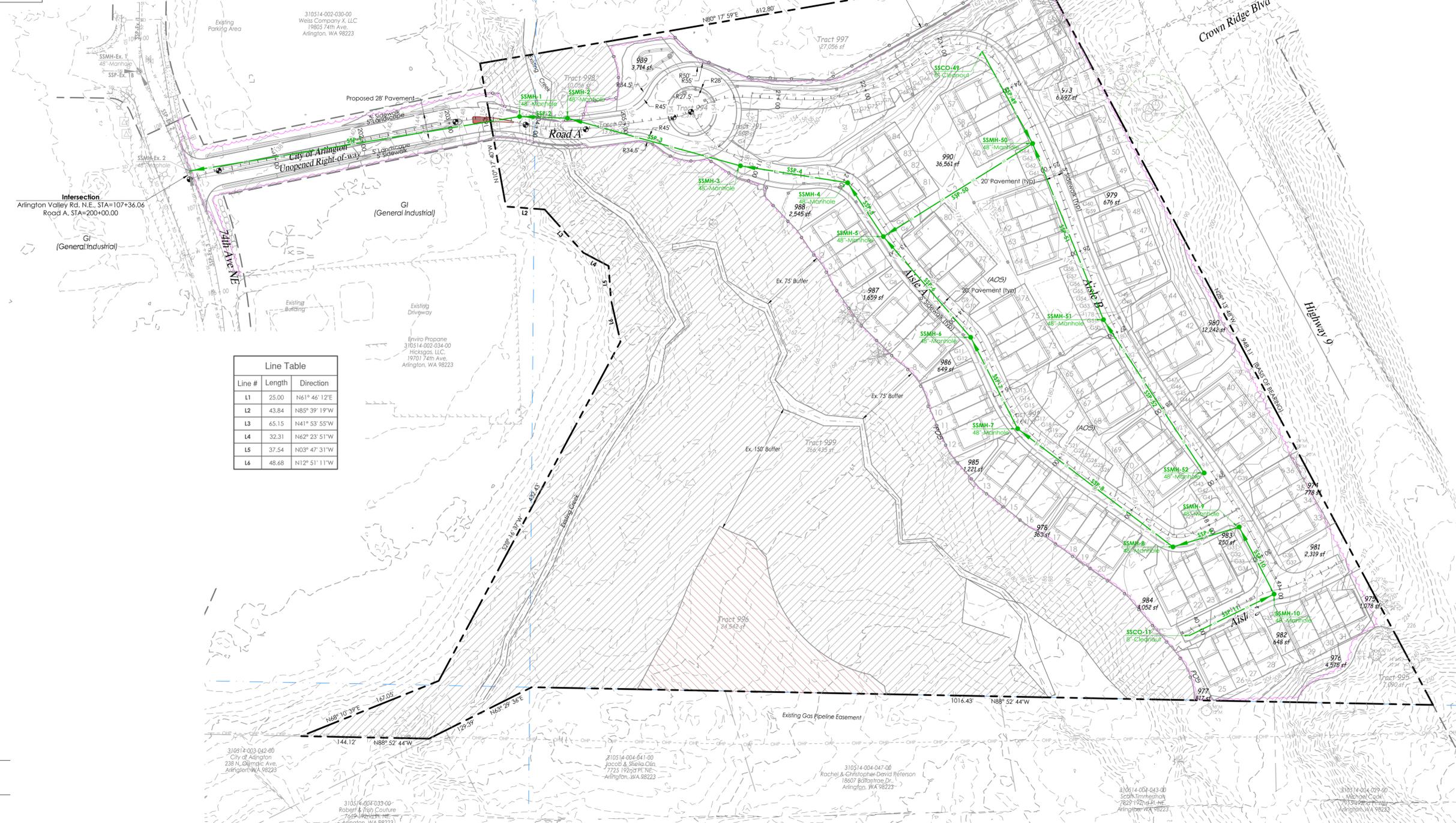
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THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.  
BY: City Engineer, CITY OF ARLINGTON  
DATE: THIS APPROVAL VALID FOR 18 MONTHS

SHEET  
C21 of C32  
22x34  
PLN #1018



**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- CONTOUR MAJOR, EXIST
- CONTOUR MINOR, EXIST
- EXIST SEWERLINE
- EXIST WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- STREAM BUFFER



**Line Table**

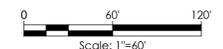
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| L3     | 65.15  | N41° 53' 55"W |
| L4     | 32.31  | N62° 23' 51"W |
| L5     | 37.54  | N03° 47' 31"W |
| L6     | 48.68  | N12° 51' 11"W |

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

**SOILS**  
 Everitt very Gravelly Sandy Loam;  
 Hydrologic Soil Group: A  
 Norma Loam;  
 Hydrologic Soil Group: B/D  
 Tokul Gravelly Medial Loam;  
 Hydrologic Soil Group: B  
 Tokul-Winston Gravelly Loam;  
 Hydrologic Soil Group: B  
 Compact Fill Area to 95% Modified Proctor

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**SANITARY SEWER PLAN**



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BY: \_\_\_\_\_  
 City Engineer, CITY OF ARLINGTON  
 DATE: \_\_\_\_\_  
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 Arlington, WA, 98223  
 360-652-9727 360-652-5374 Fax  
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PROJECT LEAD: Alexie  
 CHECKED BY: Tyler  
 DRAWN BY: Alex, Tyler  
 DATE: December 5, 2022  
 REVISION 1:  
 REVISION 2:  
 REVISION 3:  
 REVISION 4:  
 AS-BUILT:

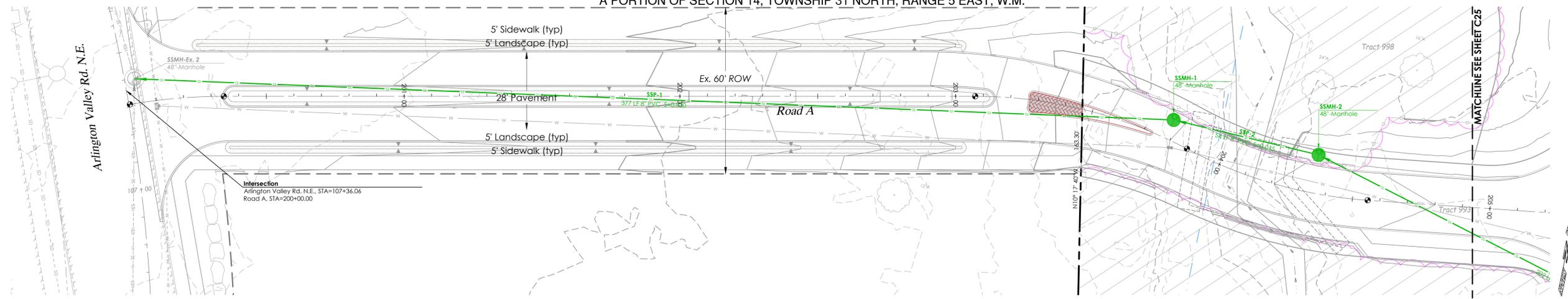
Amber Grove  
 Unknown, Arlington, WA 98223  
 A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
 16720 Smokey Point Blvd, Site A, Arlington, WA 98223

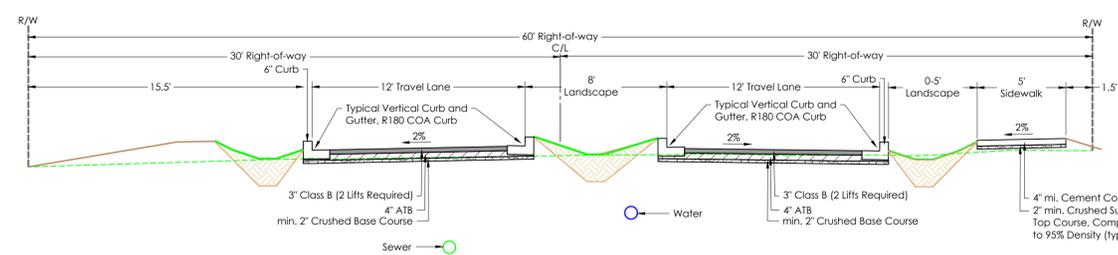
SHEET  
**C23** of **C32**  
 22x34  
 PLN #1018

4/20/2023, 9:24 AM  
Arlington Lot 19, Sheet C25, Drive Aisle A Sanitary Sewer Plan and Profile.dwg

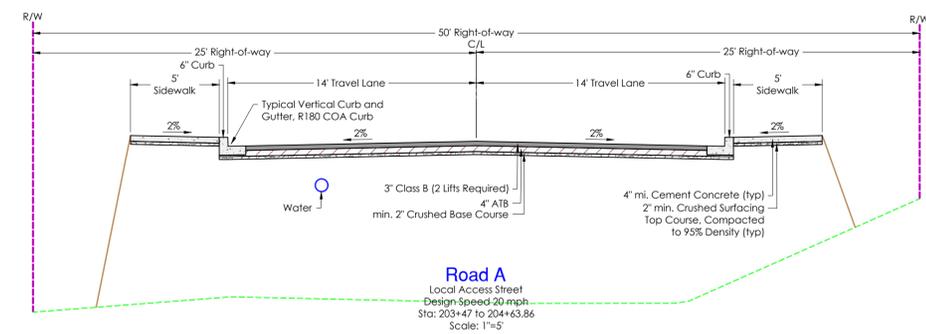
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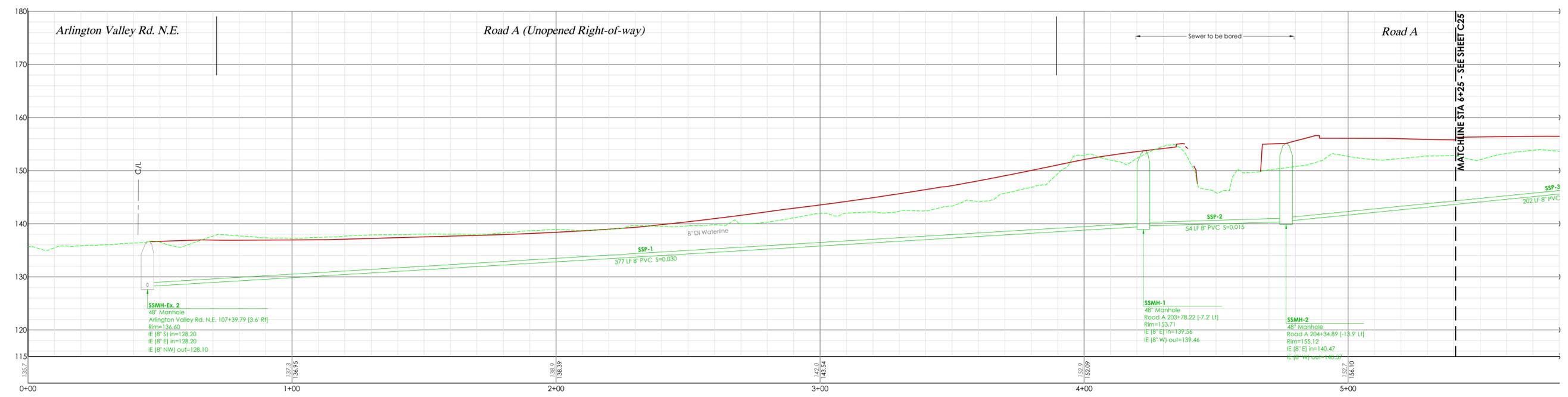
ROAD A SANITARY SEWER PLAN



**Road A**  
Local Access Street  
Design Speed 20 mph  
Sta: 200+00 to 203+47 (offsite)  
Sta: 204+63.86 to 205+77.46 (onsite)  
Scale: 1"=5'



**Road A**  
Local Access Street  
Design Speed 30 mph  
Sta: 203+47 to 204+63.86  
Scale: 1"=5'



Road A & Aisle A Sewer - PROFILE

LE: Horz 1"=20'  
:1) Vert 1"=10'

CALL AT LEAST 2  
BUSINESS DAYS  
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1-800-424-5555

CONSTRUCTION DRAWING APPROVAL  
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BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
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Arlington, WA 98223  
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PROJECT LEAD: Alex Tyler  
CHECKED BY: Alex Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
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REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

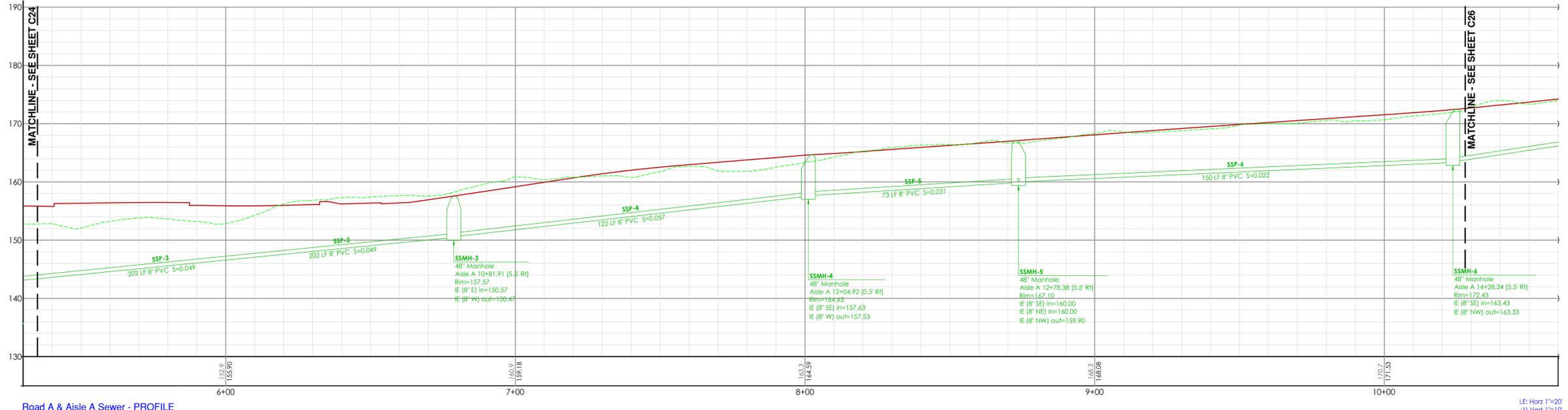
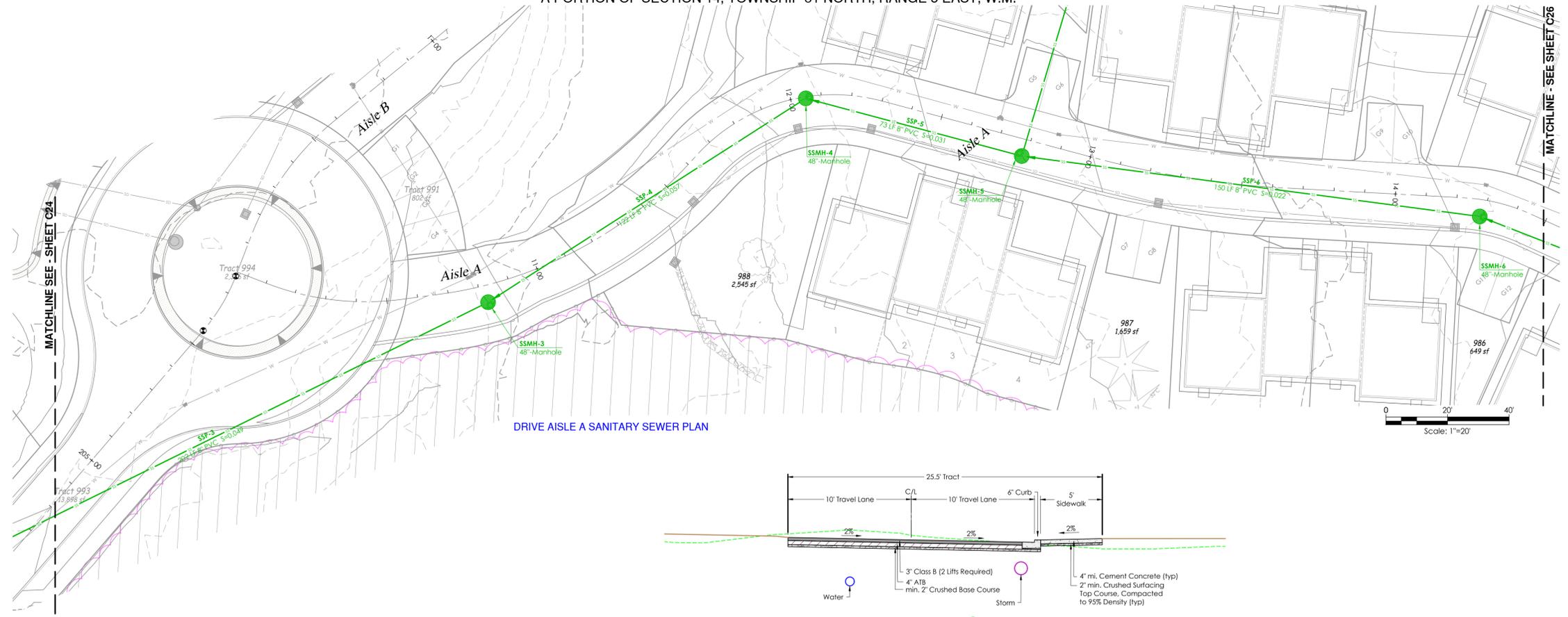
Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

ROAD A SANITARY SEWER PLAN AND PROFILE

SHEET  
C24 of C32  
22x34  
PLN #1018

4/20/2023 9:26 AM  
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City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
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STATE OF WASHINGTON  
PROFESSIONAL ENGINEER  
5017-26  
RES. 1885  
04/20/2023

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex, Tyler  
DATE: December 5, 2022  
REVISION 1:  
REVISION 2:  
REVISION 3:  
REVISION 4:  
AS-BUILT:

Amber Grove  
Unknown, Arlington, WA 98223  
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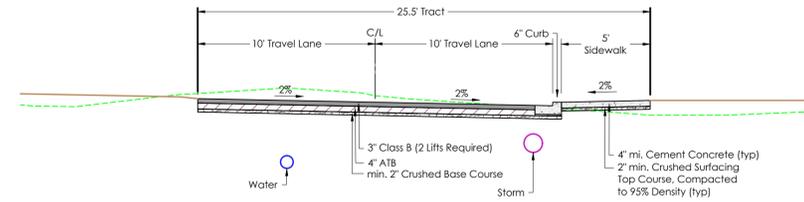
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16720 Smokey Point Blvd, Ste A, Arlington, WA, 98223

DRIVE AISLE A SANITARY SEWER PLAN AND PROFILE

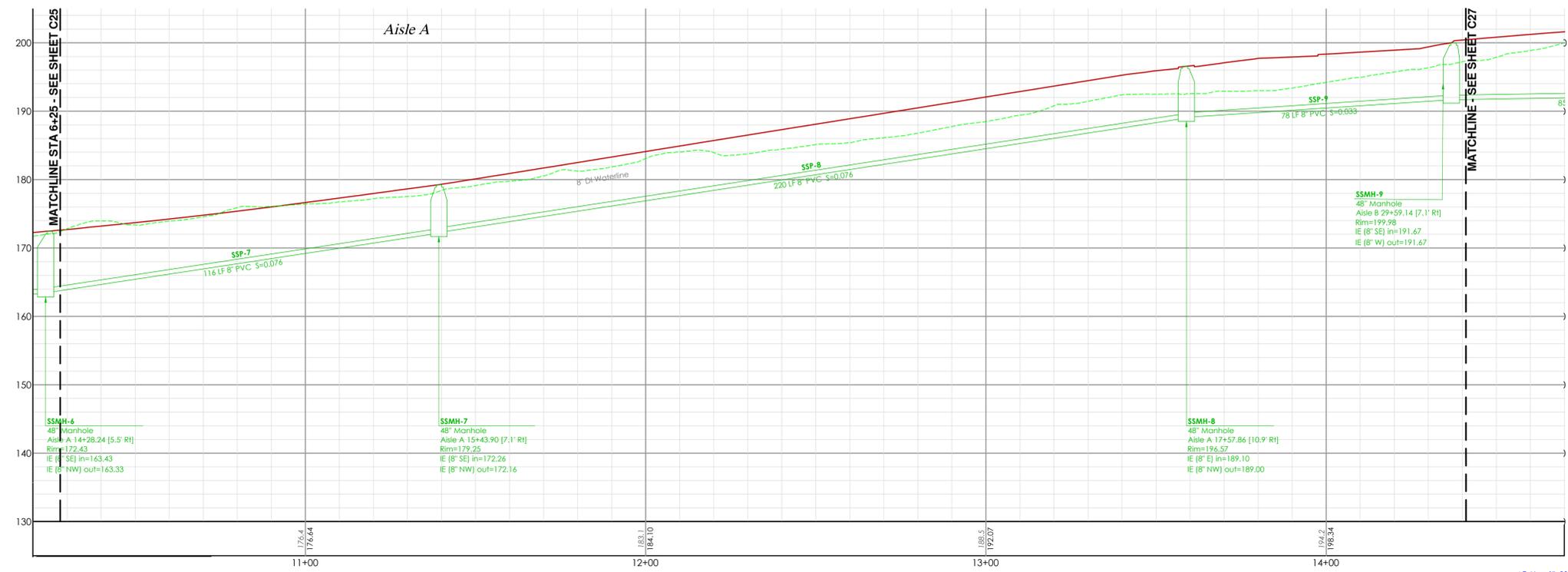
SHEET  
C25 of C32  
22x34  
PLN #1018



DRIVE AISLE A SANITARY SEWER PLAN



Drive Aisle A  
Local Access  
Design Speed 20 mph  
Sta: 10+50 to 18+40  
Scale: 1"=5'



Road A & Aisle A Sewer - PROFILE

LE Horz 1"=20'  
:1) Vert 1"=10'

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City Engineer, CITY OF ARLINGTON  
DATE: \_\_\_\_\_  
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SHEET  
C26 of C32  
22x34  
PLN #1018

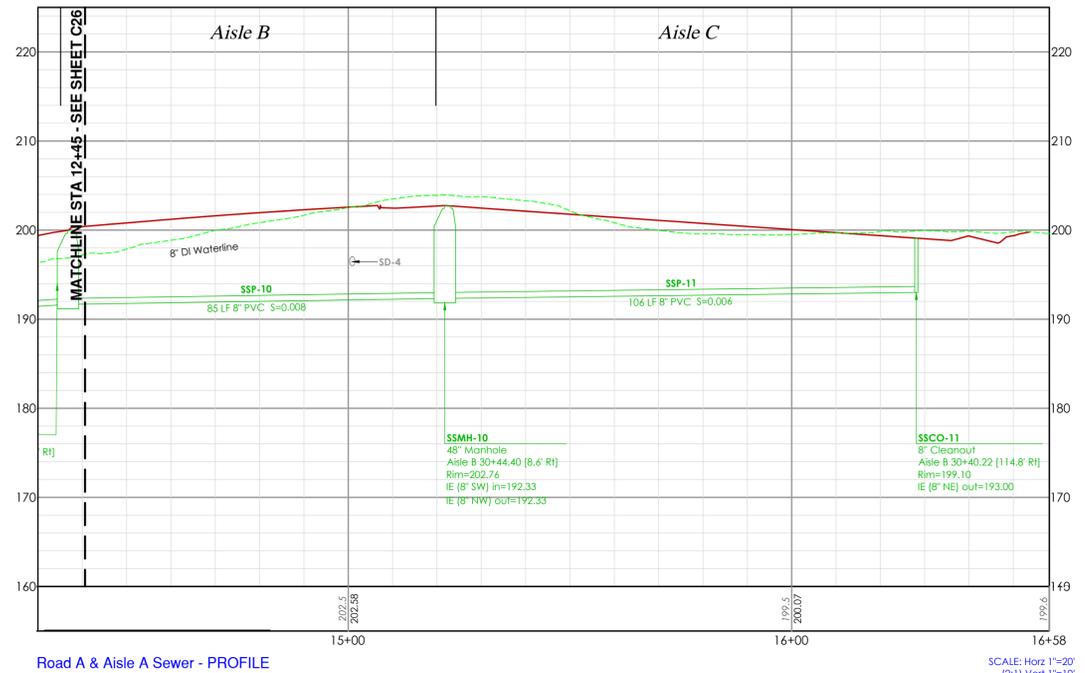
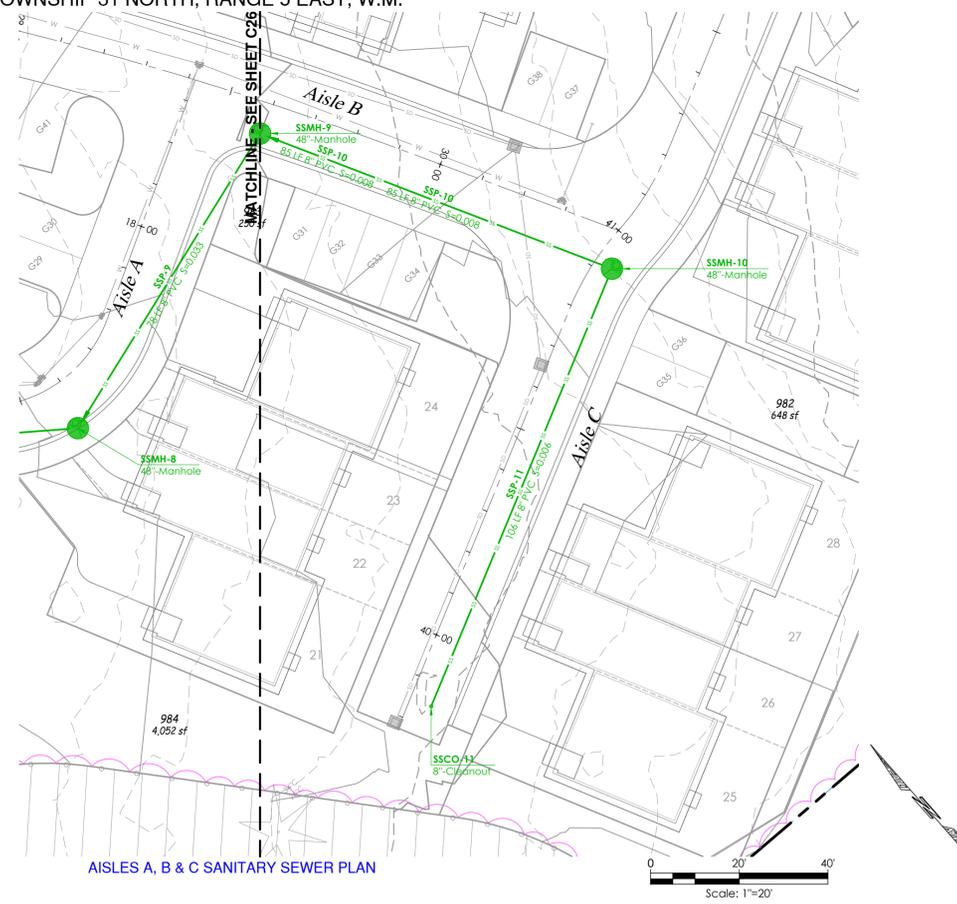
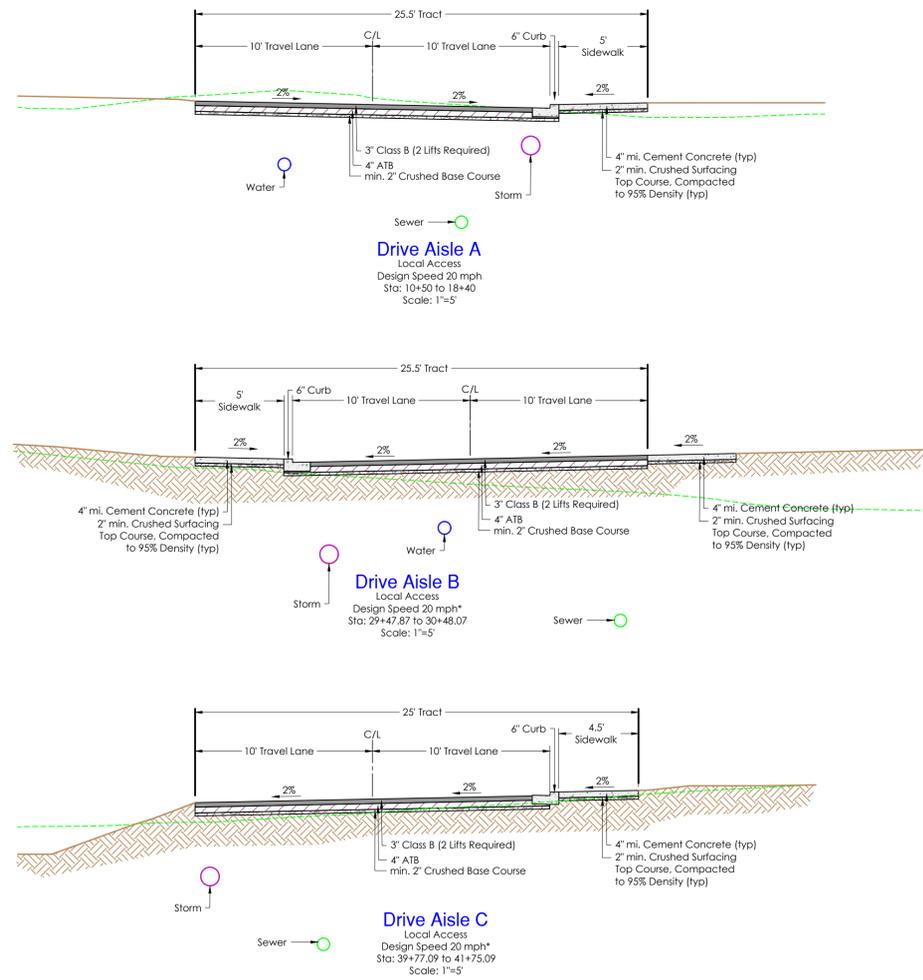
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Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.  
16720 Smokey Point Blvd, Site A, Arlington, WA 98223  
DRIVE AISLE A SANITARY SEWER PLAN AND PROFILE

PROJECT LEAD: Amber  
CHECKED BY: Tyler  
DRAWN BY: Alex, Tyler  
DATE: December 5, 2022  
REVISION 1:  
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Amber Grove

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16720 Smokey Point Blvd, Ste A, Arlington, WA 98223

DRIVE AISLES A, B & C SANITARY SEWER PLAN AND PROFILE

PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex, Tyler  
DATE: December 5, 2022  
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STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
51726  
1993

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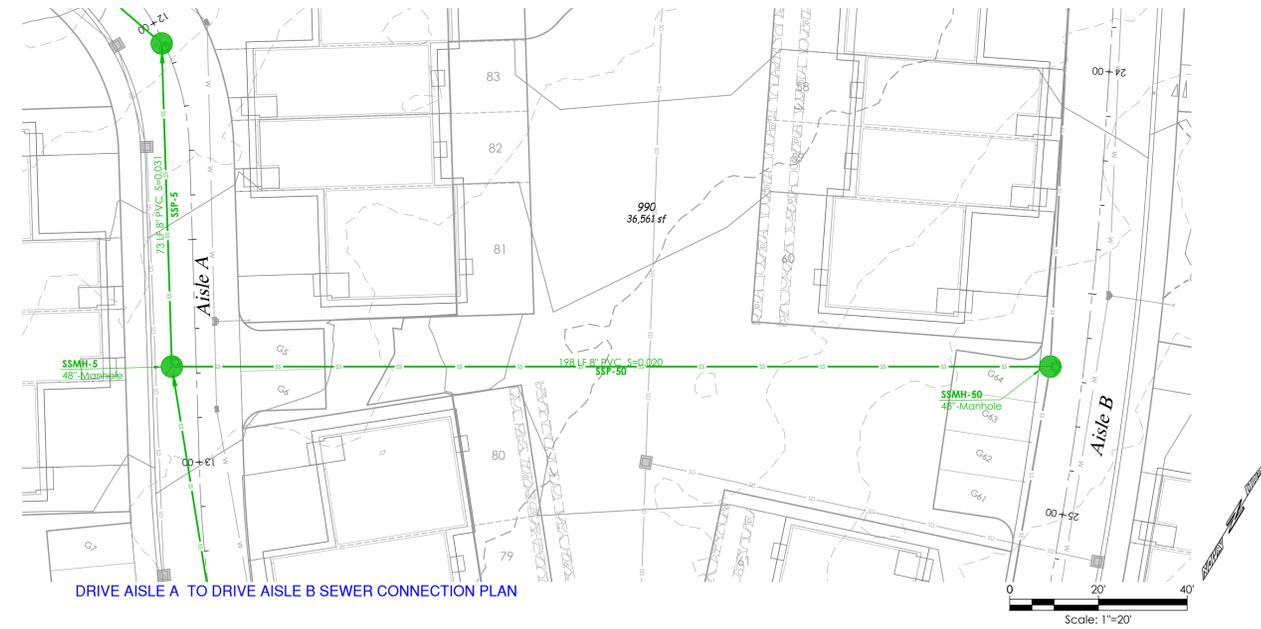
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BY: City Engineer, CITY OF ARLINGTON  
DATE: THIS APPROVAL VALID FOR 18 MONTHS

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C27 of C32  
22x34  
PLN #1018

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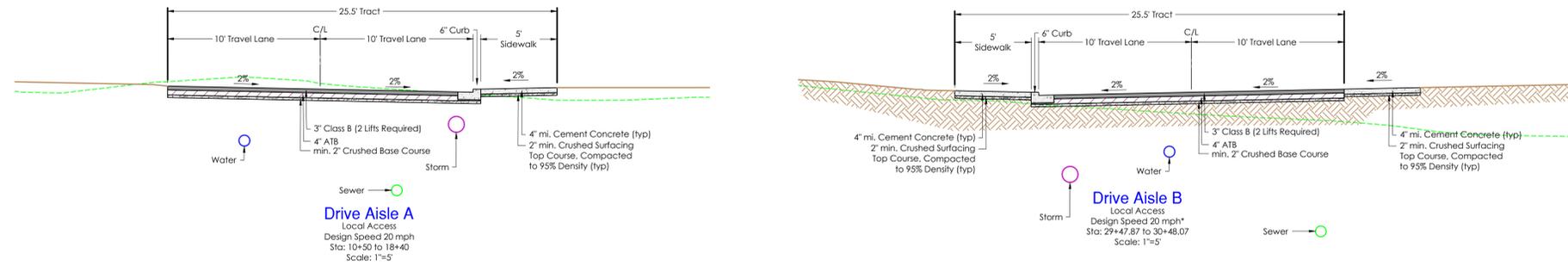
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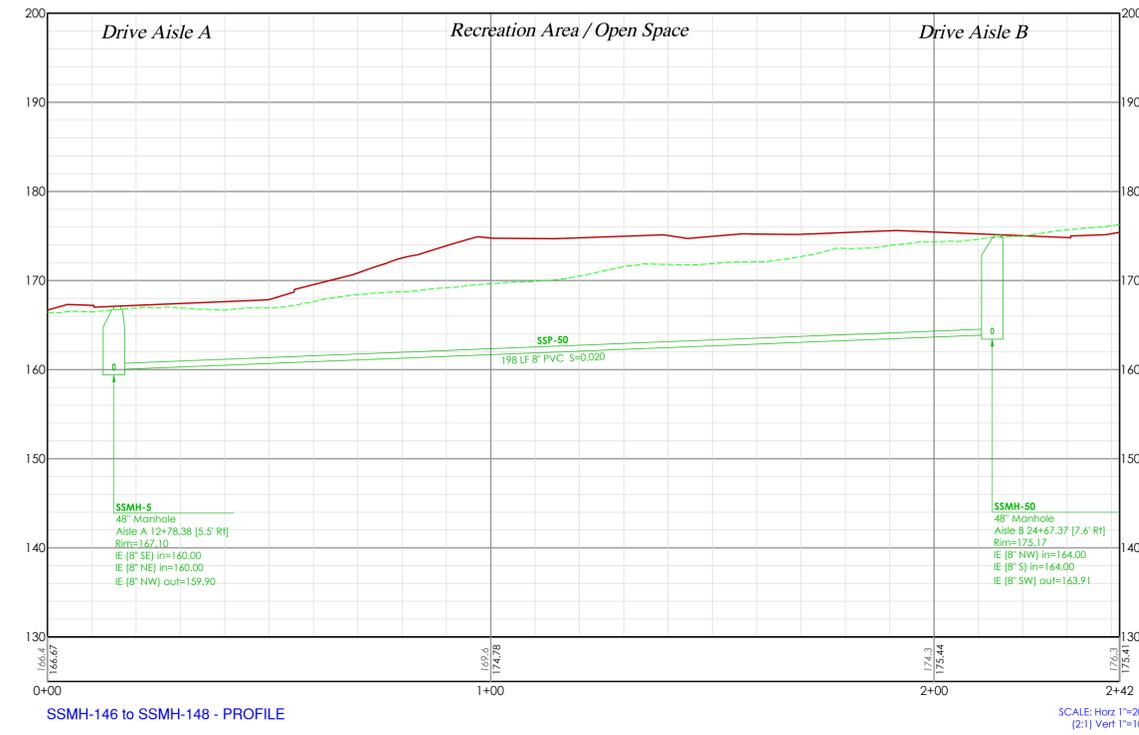
DRIVE AISLE A TO DRIVE AISLE B SEWER CONNECTION PLAN

Scale: 1"=20'



Drive Aisle A  
Local Access  
Design Speed 20 mph  
Sta: 10+50 to 18+40  
Scale: 1"=5'

Drive Aisle B  
Local Access  
Design Speed 20 mph\*  
Sta: 29+47.87 to 30+48.07  
Scale: 1"=5'



SSMH-146 to SSMH-148 - PROFILE

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

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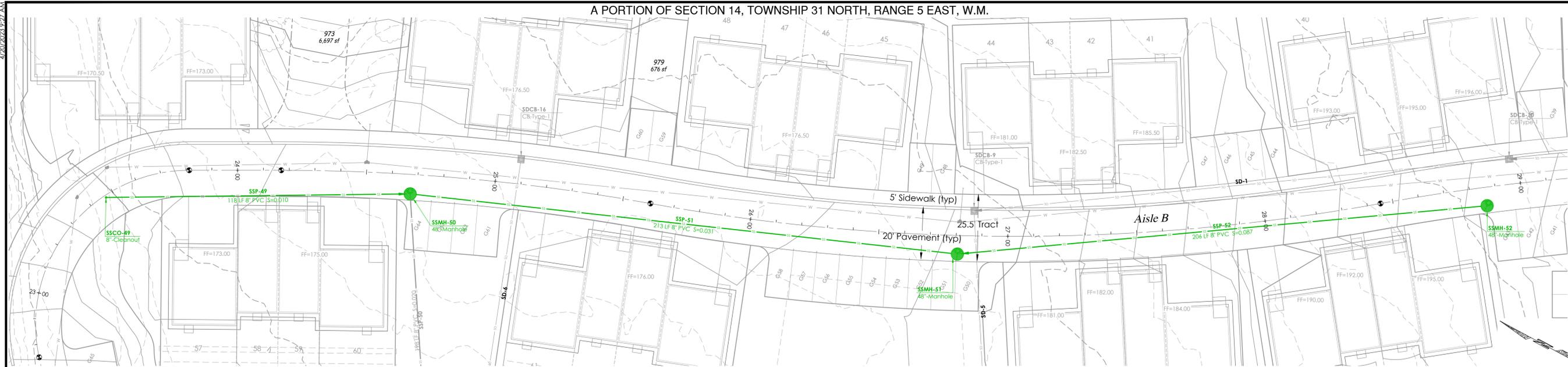
PROJECT LEAD: Merle  
CHECKED BY: Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
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Unknown, Arlington, WA 98223  
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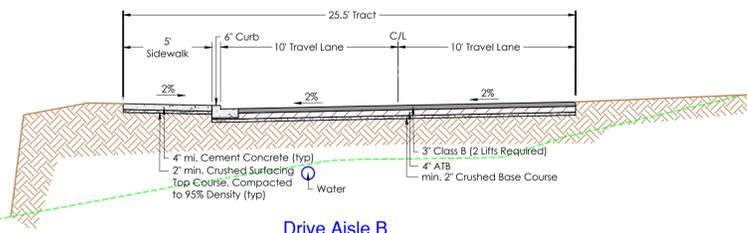
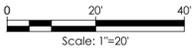
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DRIVE AISLE A TO B SEWER CONNECTION PLAN AND PROFILE  
SHEET  
C28 of C32  
22x34  
PLN #1018

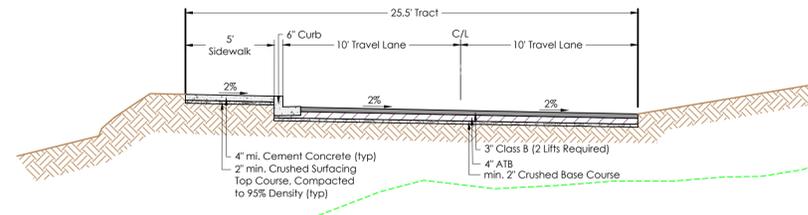
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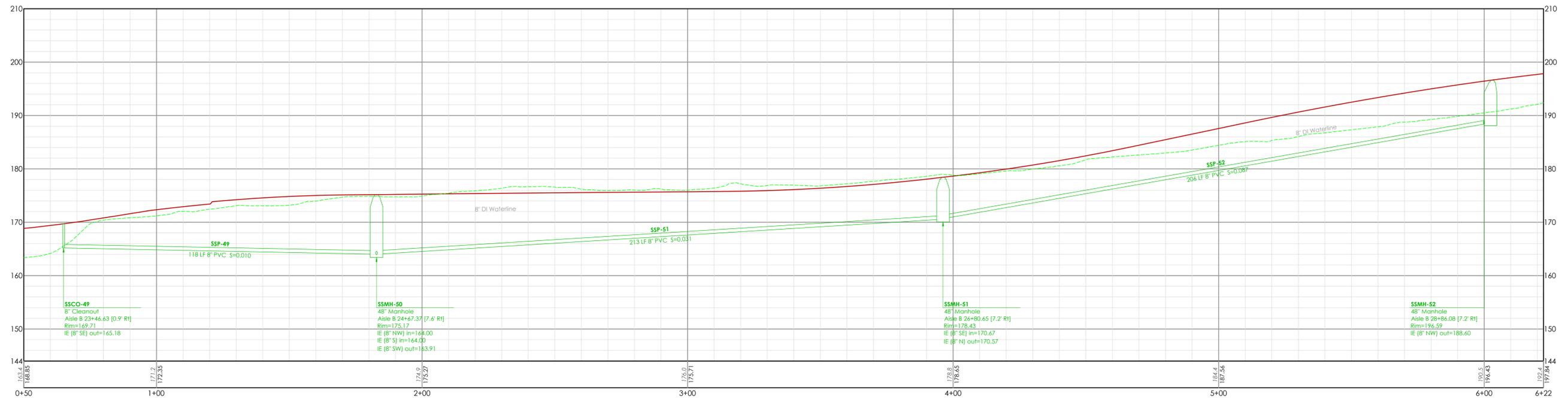
DRIVE AISLE B SANITARY SEWER PLAN



**Drive Aisle B**  
Local Access  
Design Speed 20 mph\*  
Sta: 20+20 to 22+75  
23+85 to 30+48.07  
Scale: 1"=5'



**Drive Aisle B**  
Local Access  
Design Speed 20 mph\*  
Sta: 22+75 to 23+85  
Scale: 1"=5'



AISLE B SANITARY SEWER - PROFILE

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

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PROJECT LEAD: Alex Tyler  
CHECKED BY: Alex Tyler  
DRAWN BY: Alex Tyler  
DATE: December 5, 2022  
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Amber Grove  
Unknown, Arlington, WA 98223  
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Lot 19, LLC  
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DRIVE AISLE B SANITARY SEWER PLAN AND PROFILE

SHEET  
C29 of C32  
22x34  
PLN #1018

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CONSTRUCTION DRAWING APPROVAL  
THIS 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

**NOTES:**

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

|                   |              |            |  |                        |
|-------------------|--------------|------------|--|------------------------|
| CITY OF ARLINGTON | APPROVED BY  | L. OLIVE   | DEPARTMENT OF PUBLIC WORKS<br><b>STANDARD DETAIL</b> | STANDARD DETAIL NUMBER |
|                   | DATE         | 07/31/2008 |  |                        |
|                   | REF STD SPEC |            | NEW SERVICE ON EXISTING MAIN                         | SS-100                 |

**NOTES:**

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

|                   |              |            |  |                        |
|-------------------|--------------|------------|--|------------------------|
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|                   | DATE         | 07/31/2008 |  |                        |
|                   | REF STD SPEC |            | SIDE SEWER STUB                                      | SS-090                 |

**NOTES:**

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

|                   |              |            |  |                        |
|-------------------|--------------|------------|--|------------------------|
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|                   | DATE         | 07/31/2008 |  |                        |
|                   | REF STD SPEC |            | SEWER CLEANOUT                                       | SS-080                 |

**NOTES:**

- MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH ASHTO M-199 (ASTM C 478) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN STANDARD SPECIFICATIONS.
- ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUPS.
- ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
- CUTOUP HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MAXIMUM PIPE SIZE IS 12" FOR 48" MANHOLE, 24" FOR 54" MANHOLE. MINIMUM DISTANCE BETWEEN HOLES IS 8" MEASURED ON THE INSIDE OF THE MANHOLE.
- MANHOLE SIZE DEPENDS ON SIZES, LOCATION AND NUMBERS OF HOLES FOR PIPES. MANHOLE DESIGN AND SIZE SHALL BE APPROVED AND WARRANTED BY THE MANHOLE SUPPLIER.
- FOR DEPTHS OVER 25' MANHOLE BASE SLAB DESIGN SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- ALL INTERIOR AND EXTERIOR JOINTS TO BE GROUTED (SEE GROUT SPECIFICATIONS). GROUT TO BE 1/2" THICK MINIMUM AND 3" EACH SIDE OF JOINT MINIMUM. THEY MUST BE INSPECTED PRIOR TO BACKFILL. CONCRETE SHALL BE CLASS 4000.
- CORE DRILLING ONLY. HAMMERING KNOCKOUTS WILL NOT BE ALLOWED. KOR-N-SEAL FACTORY INSTALLED BOOTS ARE ALLOWED.
- MANHOLES 5'-7' DEEP MUST BE FLAT TOPS.

|                   |              |            |  |                        |
|-------------------|--------------|------------|--|------------------------|
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|                   | DATE         | 07/31/2008 |  |                        |
|                   | REF STD SPEC |            | MANHOLE TYPE I                                       | SS-010                 |

**NOTES:**

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

|                   |              |            |   |                        |
|-------------------|--------------|------------|---|------------------------|
| CITY OF ARLINGTON | APPROVED BY  | L. OLIVE   | DEPARTMENT OF PUBLIC WORKS<br><b>STANDARD DETAILS</b> | STANDARD DETAIL NUMBER |
|                   | DATE         | 07/31/2008 |   |                        |
|                   | REF STD SPEC |            | FIRE HYDRANT GUARD POST                               | W-030                  |

**NOTES:**

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

|                   |              |            |   |                        |
|-------------------|--------------|------------|---|------------------------|
| CITY OF ARLINGTON | APPROVED BY  | L. OLIVE   | DEPARTMENT OF PUBLIC WORKS<br><b>STANDARD DETAILS</b> | STANDARD DETAIL NUMBER |
|                   | DATE         | 07/31/2008 |   |                        |
|                   | REF STD SPEC |            | FIRE HYDRANT ASSEMBLY                                 | W-010                  |

**NOTES AND MATERIALS:**

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

|                   |              |            |   |                        |
|-------------------|--------------|------------|---|------------------------|
| CITY OF ARLINGTON | APPROVED BY  | L. OLIVE   | DEPARTMENT OF PUBLIC WORKS<br><b>STANDARD DETAILS</b> | STANDARD DETAIL NUMBER |
|                   | DATE         | 07/31/2008 |   |                        |
|                   | REF STD SPEC |            | 5/8" x 3/4" & 1" RESIDENTIAL WATER SERVICE            | W-040                  |

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BY: \_\_\_\_\_  
City Engineer, CITY OF ARLINGTON

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

PROJECT LEAD: Alexie  
 CHECKED BY: Tyler  
 DRAWN BY: Alex, Tyler  
 DATE: December 5, 2022  
 REVISION 1:  
 REVISION 2:  
 REVISION 3:  
 AS-BUILT:

PROJECT LEAD: Alexie  
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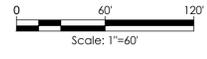
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

**LEGEND**

- PROJECT BOUNDARY
- PROPOSED R/W LINE
- EXIST R/W LINE
- UNIT AIR SPACE FOR SFDU
- EASEMENT LINE
- EXIST. PARCEL LINE
- EXIST. SEWERLINE
- EXIST. WATERLINE
- EXISTING BUILDING
- PROPOSED PAVED AREA
- STREAM BUFFER



LIGHTING PLAN



4/20/2023, 9:28 AM

Z:\Hydack - local - arlington\lot\_19\Sheets\C31 Lighting Plan.dwg

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

**LAND TECHNOLOGIES**

18820 Third Avenue, N.E.  
Arlington, WA, 98223  
360-652-9727

LAND TECHNOLOGIES

MAKING A WAY OUT OF NO WAY

PROJECT LEAD: Alex Tyler

CHECKED BY: Alex Tyler

DATE: December 5, 2022

REVISION 1: -

REVISION 2: -

REVISION 3: -

REVISION 4: -

AS-BUILT: -

Amber Grove

Unknown, Arlington, WA 98223

Lot 19, LLC

16720 Smokey Point Blvd, Site A, Arlington, WA, 98223

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LIGHTING PLAN

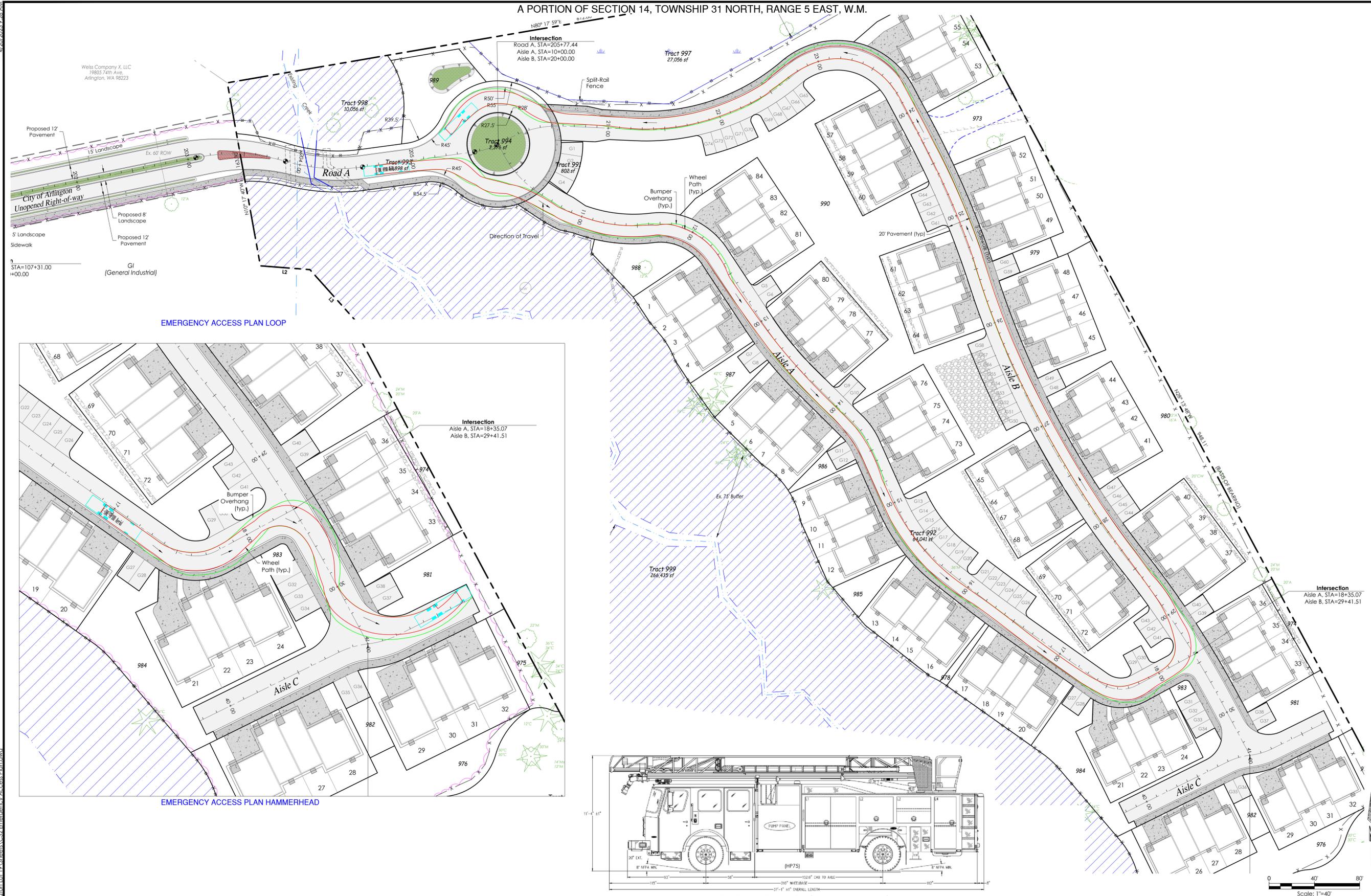
SHEET

C31 of C32

22x34

PLN #1018

A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



EMERGENCY ACCESS PLAN LOOP

EMERGENCY ACCESS PLAN HAMMERHEAD

EMERGENCY DESIGN VEHICLE (E-ONE HP100 AERIAL)

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1-800-424-5555

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

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727  
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Amber Grove  
Unknown, Arlington, WA 98223  
A PORTION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

Lot 19, LLC  
16720 Smokey Point Blvd, Ste A, Arlington, WA 98223  
EMERGENCY ACCESS PLAN  
SHEET C32 of C32  
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