SE 1/4, SECTION 17, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

GRADING QUANTITIES:

	PHASE I	PHASE II	PHASE III	TOTAL
EXCAVATION (CUT) =	2300 CU YDS	1900 CU YDS	1600 CU YDS	5800 CU YDS
EMBANKMENT (FILL) =	3000 CU YDS	2800 CU YDS	2400 CU YDS	8000 CU YDS

THE CURRENT GRADING PERMIT APPLICATION IS FOR PHASE I.
GRADING PERMIT APPLICATION FOR PHASES II AND III TO BE SUBMITTED IN THE FUTURE.

CONSTRUCTION NOTES

1. 12" – PVC TIGHTLINE PIPE @ 0.50%
2. STORM WATER MANAGEMENT 2-CANISTER CATCH BASIN (SEE DETAIL)
3. STORM WATER MANAGEMENT 1-CANISTER CATCH BASIN (SEE DETAIL)
4. DOWN SPOUT DRAIN CATCH BASIN (SEE DETAIL)
5. CATCH BASIN (TYPE-I)
6. 6" OVERFLOW PIPE PER DETAIL
7. 4" PVC TIGHTLINE ROOF DRAINS
9. DRIVE SECTION (CITY OF ARLINGTON DETAIL R-8)
10. BIOSWALE PER DETAIL NO 3 ON SHEET C3.3
11. RELOCATE POWER POLES
12. SLOPE CHANNEL DRAIN PER DETAIL NO 7 ON SHEET C3.2
13. 12" TEE ACCESS RISER FOR INFILTRATION TRENCH PER DETAIL NO 6 SHEET C3.2. LOCATIONS MAY BE FIELD ADJUSTED.
14. INFILTRATION TRENCH INSPECTION PORT PER DETAIL NO 5 SHEET C3.2 LOCATIONS MAY BE FILED ADJUSTED.
15. CATCH BASIN (TYPE I) WITH BEHIVE GRATE OLYMPIC FOUNDRY MODEL #SM60BH

SPECIAL PHASING NOTES:

1) IMPROVEMENTS WILL BE CONSTRUCTED WITH PHASE I FIRST.

2) ALL THE STREET AND TYPE B PERIMETER LANDSCAPING IMPROVEMENTS ADJACENT TO SMOKEY POINT BLVD SHALL BE COMPLETED IN PHASE I

3) ALL THE IMPROVEMENTS AND TYPE B LANDSCAPING ADJACENT TO 188TH STREET SE SHALL BE COMPLETED IN PHASE III

4) THE DRAINAGE COLLECTION AND INFILTRATION TRENCH SYSTEMS ARE DESIGNED FOR EACH PHASE. THE OVERFLOW PIPES FOR EACH PHASE SHALL BE STUBBED TO THE NEXT PHASE

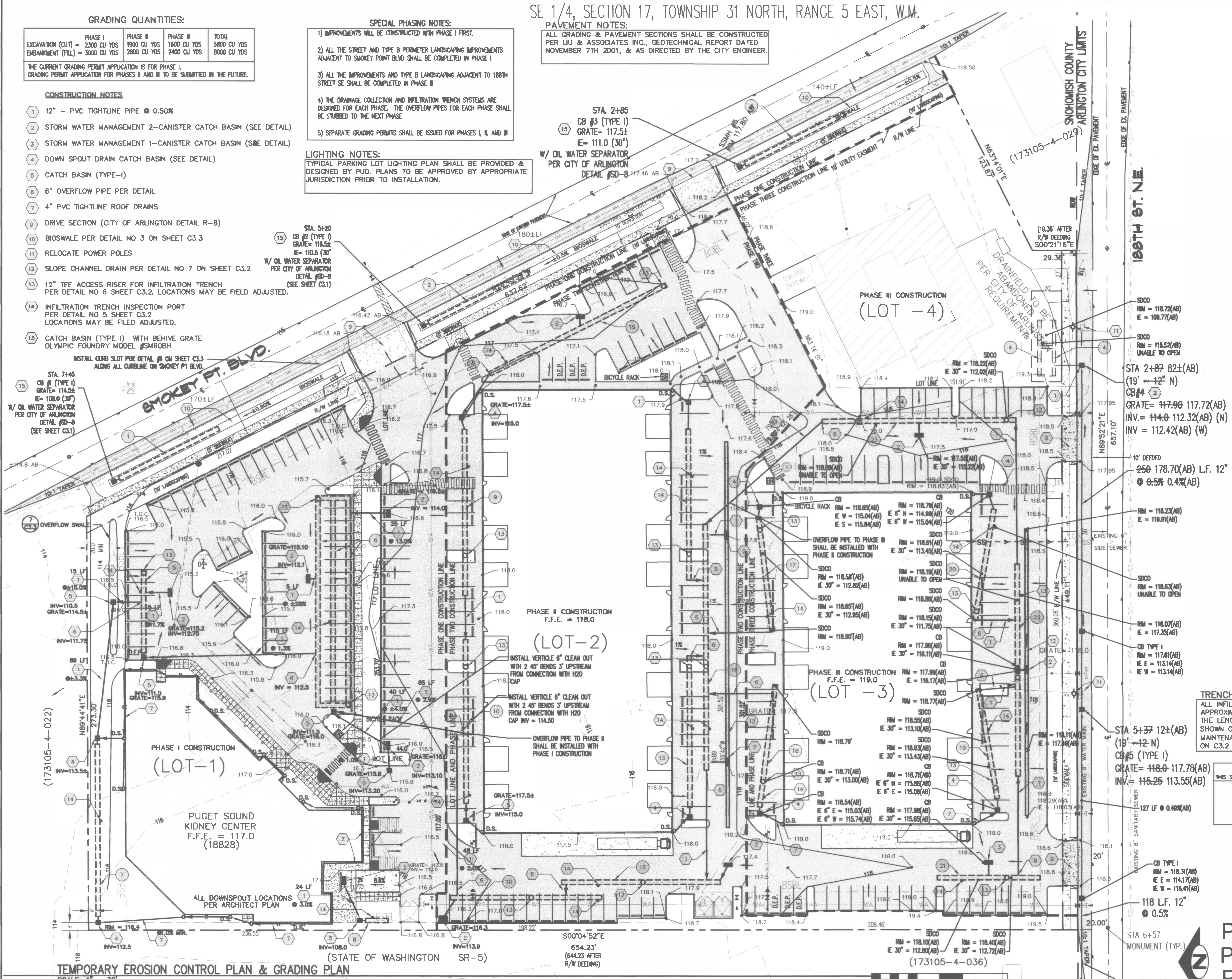
5) SEPARATE GRADING PERMITS SHALL BE ISSUED FOR PHASES I, II, AND III

LIGHTING NOTES:

TYPICAL PARKING LOT LIGHTING PLAN SHALL BE PROVIDED & DESIGNED BY PUD. PLANS TO BE APPROVED BY APPROPRIATE JURISDICTION PRIOR TO INSTALLATION.

PAVEMENT NOTES:

ALL GRADING & PAVEMENT SECTIONS SHALL BE CONSTRUCTED PER LIU & ASSOCIATES INC., GEOTECHNICAL REPORT DATED NOVEMBER 7TH 2001, & AS DIRECTED BY THE CITY ENGINEER.



TEMPORARY EROSION CONTROL PLAN & GRADING PLAN

SCALE: 1" = 30'

PFN # 03-110305-CP
PFN # 03-110305-CG
PFN # 02-100529-LU

(AB) DENOTES AS-BUILT VALUE

"THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON CONSTRUCTION RECORDS AND AS-BUILT INFORMATION PROVIDED ASPI SURVEYORS. CG ENGINEERING HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION"

LEGEND

- DENOTES CONSTRUCTION NOTE #
- DENOTES TRENCH FOR VALUES IN TABLE
- SLOTED PIPE DRAIN OF CHANNEL DRAIN
- 18.7 FINISHED PAVEMENT SURFACE ELEVATION
- 3.1% SURFACE SLOPE
- CENTERLINE SURFACE FLOW CHANNEL
- EXISTING GROUND CONTOUR
- CONCRETE SIDEWALK
- THERMOPLATIC PAINTED CROSS WALK
- PAVEMENT AREA
- ROOF DRAIN & DOWN SPOUTS
- INFILTRATION TRENCH
- INFILTRATION TRENCH ACCESS
- MONUMENT
- BICYCLE RACK (4)
- D.E.P. DESIGNATED EMPLOYEE PARKING

INFILTRATION TRENCH TABLE

Smokey Point Blvd.

Trench #	Location	Pavement Drainage Area(Sq. Ft.)	Total Length (Lin. Ft.)	30" Pipe Invert Elev	Required Canisters
1	in R/W	6550	55	109.0	0
2	in R/W	6350	55	110.50	0
3	in R/W	4100	35	111.0	0

Total = 145

188th Street NE

Trench #	Location		Total Length (Lin. Ft.)	30" Pipe Invert Elev	Required Canisters
4	in easement	8,300	70	111.0	2

Total = 70

Commercial Property

Trench #	Location		Total Length (Lin. Ft.)	30" Pipe Invert Elev	Required Canisters
5	phase I	6500	55	109.75	2
6	phase I	36,500	305	109.50	6
7	phase I	9,300	80	110.5	1
8	phase I	1,500	15	108.0	2
9 & 10	phase II	9150	80	111.0	2
11	phase II	9,300	80	110.5	2
12	phase II	9600	80	111.5	2
13 & 14	phase II	9150	105	112.5	2
15	phase II	11,050	80	111.5	2
16	phase II	25,200	210	112.25	4
17	phase III	6900	60	113.0 *	0
18	phase III	6900	60	113.00 *	0
19	phase III	6900	60	113.5 *	0
20	phase III	6900	60	113.50 *	0
21	phase III	6600	55	112.75 *	1
22	phase III	10,800	85	112.5 *	2
23	phase III	12,600	105	112.0 *	2

Total = 1575

* SEE PLAN FOR AS-BUILT INFORMATION

TRENCH NOTE:

ALL INFILTRATION TRENCHES SHOWN ON THE PLAN ARE APPROXIMATE IN LENGTH. THE TRENCHES SHALL BE INSTALLED PER THE LENGTHS SHOWN ON THE TABLE AND PER THE SECTIONS SHOWN ON SHEET C3.2 & C3.3. EACH TRENCH SHALL HAVE A 12" MAINTENANCE ACCESS & 6" INSPECTION PORT PER DETAIL 5 & 6 ON C3.2.

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET.

CONSTRUCTION
BY: ______ CITY ENGINEER
DATE: __/__/04

AS-BUILT ACKNOWLEDGEMENT
BY: ______ CITY ENGINEER
DATE: 4/28/10

SNOHOMISH COUNTY
PLANNING AND DEVELOPMENT SERVICES
REVISION APPROVED FOR CONSTRUCTION
BY: ______ DATE: __/__/04
for Randolph R. Sleight, P.E., P.L.S.
R/W Permit No. ______
FILE NUMBER: PFN 02-100529-LU

C.G ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

NOT FOR CONSTRUCTION

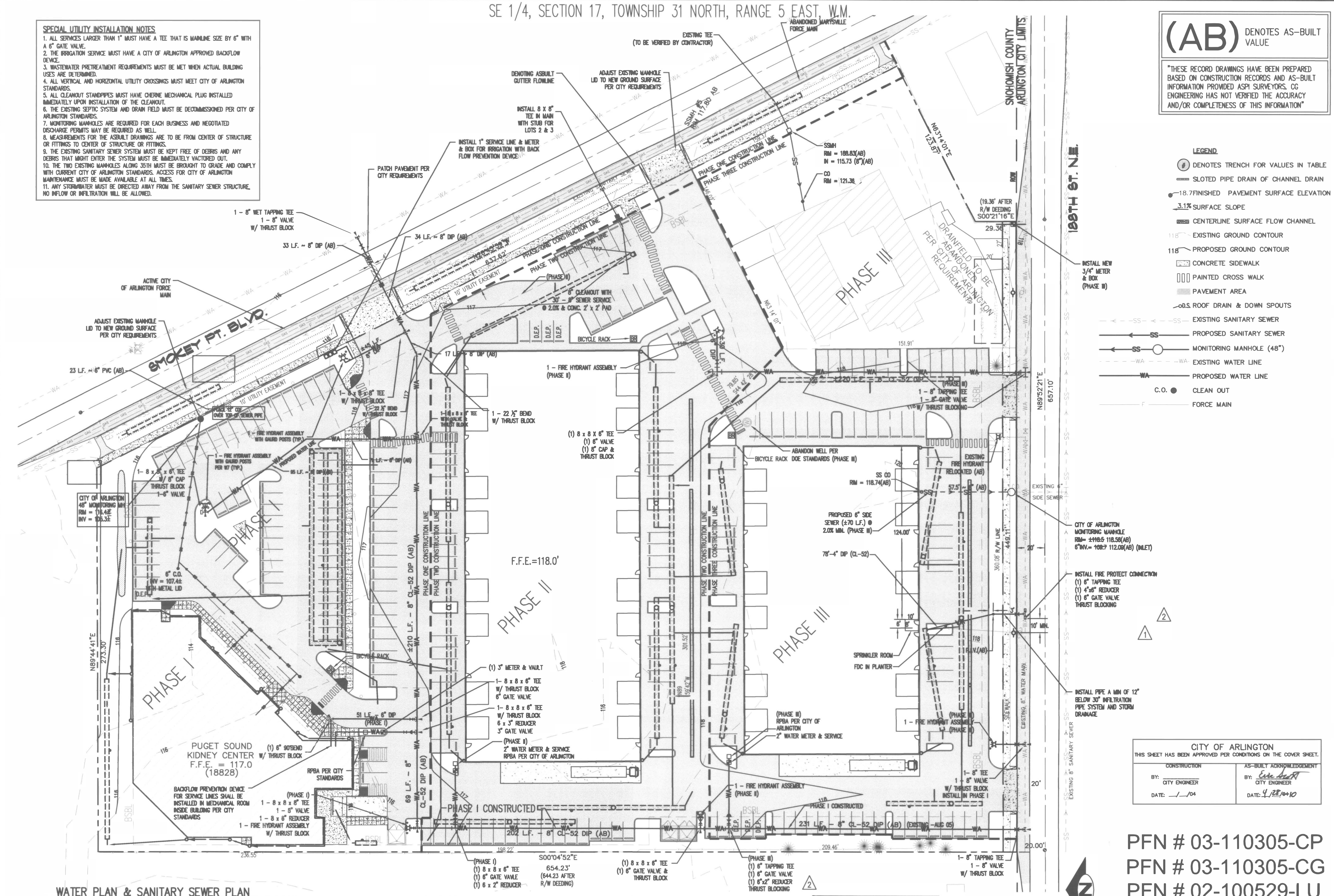
MARK	DATE	DESCRIPTION
	03/08/04	ADDRESS SNOH. CO. COMMENT
	03/16/04	ADDRESS CITY OF ARLINGTON COMMENT
	04/26/04	ADDRESS CITY OF ARLINGTON COMMENT
	12/23/05	ADDRESS CITY OF ARLINGTON COMMENT
	01/24/06	FIRE PREVENTION SYSTEM CONNECTION
	02/07/06	REVISION PER CITY REQUEST
	01/20/10	AS BUILT DRAWINGS
	03/09/10	AS BUILT MYLAR SUBMITTAL

DESIGN:	RMS
DRAWN:	DMT
CHECK:	GAG
JOB NO:	05143.20
DATE:	11/13/03

188TH STREET LLC
SMOKEY POINT COMMERCIAL CENTER
18900 SMOKEY POINT BLVD.
ARLINGTON, WA AS BUILT – NOV 2009
PHASE II – AS-BUILTS, NOV 2009
DRAINAGE PLAN

SHEET:
C3.1

THESE PLANS HAVE BEEN PREPARED FOR AGENCY REVIEW AND ARE SUBJECT TO CHANGE. DO NOT USE FOR CONSTRUCTION OR BIDDING PURPOSES WITHOUT SIGNED AGENCY APPROVAL STAMP. CALL BEFORE YOU DIG 1-800-424-5555.



SPECIAL UTILITY INSTALLATION NOTES

1. ALL SERVICES LARGER THAN 1" MUST HAVE A TEE THAT IS MAINLINE SIZE BY 6" WITH A 6" GATE VALVE.
2. THE IRRIGATION SERVICE MUST HAVE A CITY OF ARLINGTON APPROVED BACKFLOW DEVICE.
3. WASTEWATER PRETREATMENT REQUIREMENTS MUST BE MET WHEN ACTUAL BUILDING USES ARE DETERMINED.
4. ALL VERTICAL AND HORIZONTAL UTILITY CROSSINGS MUST MEET CITY OF ARLINGTON STANDARDS.
5. ALL CLEANOUT STANDPIPES MUST HAVE CHERNE MECHANICAL PLUG INSTALLED IMMEDIATELY UPON INSTALLATION OF THE CLEANOUT.
6. THE EXISTING SEPTIC SYSTEM AND DRAIN FIELD MUST BE DECOMMISSIONED PER CITY OF ARLINGTON STANDARDS.
7. MONITORING MANHOLES ARE REQUIRED FOR EACH BUSINESS AND NEGOTIATED DISCHARGE PERMITS MAY BE REQUIRED AS WELL.
8. MEASUREMENTS FOR THE ASBUILT DRAWINGS ARE TO BE FROM CENTER OF STRUCTURE OR FITTINGS TO CENTER OF STRUCTURE OR FITTINGS.
9. THE EXISTING SANITARY SEWER SYSTEM MUST BE KEPT FREE OF DEBRIS AND ANY DEBRIS THAT MIGHT ENTER THE SYSTEM MUST BE IMMEDIATELY VACTORED OUT.
10. THE TWO EXISTING MANHOLES ALONG 35TH MUST BE BROUGHT TO GRADE AND COMPLY WITH CURRENT CITY OF ARLINGTON STANDARDS. ACCESS FOR CITY OF ARLINGTON MAINTENANCE MUST BE MADE AVAILABLE AT ALL TIMES.
11. ANY STORMWATER MUST BE DIRECTED AWAY FROM THE SANITARY SEWER STRUCTURE. NO INFLOW OR INFILTRATION WILL BE ALLOWED.

(AB) DENOTES AS-BUILT VALUE

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LEGEND

- DENOTES TRENCH FOR VALUES IN TABLE
- SLOTED PIPE DRAIN OF CHANNEL DRAIN
- 18.7 FINISHED PAVEMENT SURFACE ELEVATION
- 3.1% SURFACE SLOPE
- CENTERLINE SURFACE FLOW CHANNEL
- 118 EXISTING GROUND CONTOUR
- 118 PROPOSED GROUND CONTOUR
- CONCRETE SIDEWALK
- PAINTED CROSS WALK
- PAVEMENT AREA
- RD. ROOF DRAIN & DOWN SPOUTS
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- SS MONITORING MANHOLE (48")
- WA EXISTING WATER LINE
- WA PROPOSED WATER LINE
- C.O. CLEAN OUT
- F FORCE MAIN

CITY OF ARLINGTON THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET.	
CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: ____ CITY ENGINEER	BY: [signature] CITY ENGINEER
DATE: __/__/04	DATE: 4/28/2010

PFN # 03-110305-CP
PFN # 03-110305-CG
PFN # 02-100529-LU

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5538

GREG GULLICK, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER
AS BUILT NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
	03/08/04	ADDRESS SNOH. CO. COMMENT
	03/16/04	ADDRESS CITY OF ARLINGTON COMMENT
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188TH STREET LLC
SMOKEY POINT COMMERCIAL CENTER
18900 SMOKEY POINT BLVD.
ARLINGTON, WA AS BUILT – NOV 2009

PHASE – III WATER, SANITARY SEWER, & FIRE CONNECTION PLAN

SHEET: C4.1

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