PROJECT INFO:

CITY OF ARLINGTON

WATER SERVICE: SEWER SERVICE: FIRE DISTRICT: PROJECT AREA:

CITY OF ARLINGTON

CITY OF ARLINGTON 38.34 ACRES / 1,670,259 S.F. 17825 59TH AVE NE, ARLINGTON, WA 98223

SITE ADDRESS: G.I.— GENERIAL INDUSTRIAL ZONING/COMP. PLAN: G.I.— GENERIAL INDUSTRIAL PROPOSED LAND USE: N.A.V.D. 88

DATUM:

PARKING REQUIREMENT: MANUFACTURING (4.120) 1 SPACE / 2 EMPLOYEES 1 SPACE / 4 EMPLOYEES STORAGE (10.210) 1 SPACE / 400 S.F. OFFICE (3.120) LANDSCAPE SCREENING: NOT REQUIRED PER AMC 20.76-1

PARKING LANDSCAPING: NOT REQUIRED PER AMC 20.76-1 BUILDING HEIGHT: BUILDING SETBACKS: 5 FEET

50 FEET

TAX ACCOUNT NUMBERS: 31052200401300, 31052200402100 & 31052200402800

DEVELOPER: ARLINGTON ADVANCED 3316 FUHRMAN AVE EAST

MANUFACTURING PARK, LCC SUITE 200 SEATTLE, WA 98102 ATTN: BRENT NICHOLSON 206-979-9681

CONTACT / ENGINEER:

LOT 6 24,933 SQ. FT

> LOT 13 17,994 SQ. FT.

73,147 SQ. F

TRACT 996 4,998 SQ. FT.

99,268 SQ. FT.

LOT 5 22,228 SQ. FT.

45,579 SQ. FT.

HALE MILLIGAN & ASSOCIATES LLC KELLI HALE, PE 307 N OLYMPIC AVE, SUITE 209 ARLINGTON, WA 98223 (360) 474-4624

SURVEYOR:

LOT 2

78,894 SQ. FT.

LOT 7 68,171 SQ. FT.

LOT 16

76,959 SQ. FT.

69,038 SQ. FT.

74,383 SQ. FT.

63,924 SQ. FT.

LOT 17

91,632 SQ. FT.

LOT 11 28,828 SQ. FT.

LOT 14 45,713 SQ. FT.

30,967 SQ. FT.

- EXTERNAL SHED TO BE REMOVED

HUEY SURVEYING AND LAND CONSULTING, INC. BOB HUEY, PLS 23407 135TH AVE NE ARLINGTON, WA 98223 (360) 474-9945

SHEET INDEX

SECTION 22, TOWNSHIP 31 N., RANGE 5 E., W.M.

SHEET # SHEET NAME LEGEND & GENERAL NOTES EXISTING CONDITIONS SEWER & WATER SEWER & WATER DETAILS STORM POND DETAILS PARKING / LANDSCAPING / LIGHTING 11 DETAILS, SECTIONS & PROFILES 12

> 180TH STREET N.E. (FUTURE DEDICATION)

166,402 SQ. FT.

LOT 18

40,768 SQ. FT.



LOT 20

66,020 SQ. FT.

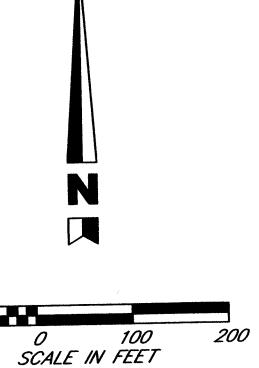
LOT 23

-- BUILDINGS TO BE REMOVED FROM RIGHT-OF-WAY DEDICATION

57,126 SQ. FT.

TRACT 997

8,992 SQ. FT.



LOT 21

66,227 SQ. FT.

TRACT 999 10,061 SQ. FT.

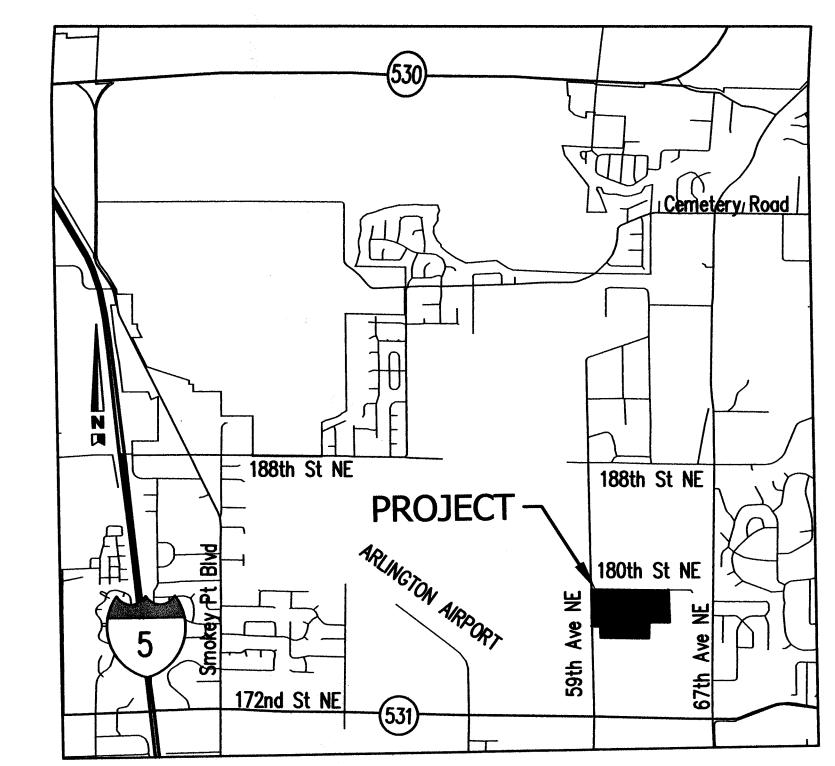
LOT 24 53,180 SQ. FT.

TRACT 998

15,871 SQ. FT.

LOT 22

58,005 SQ. FT.



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL B OF CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 200406095007.

1. CONDITIONS OF BINDING SITE PLAN RECORDED WITH SNOHOMISH COUNTY SHALL BE INCLUDED BY REFERENCE HEREIN.

ARLINGTON ADVANCED MANUFACTURING PARK COVER SHEET

PWD 20110076

2011018

of 12

AS-BUILT DRAWING APPROVAL ACKNOWLEDGMENT

THIS AS—BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

dity Engineer, City of Arlington 10-22-13

2. 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 RÉQUIRED PERMITS FROM OTHER AGENCIES MUST ALSO BE OBTAINED BY THE DEVELOPER/CONTRACTOR.

3. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/ CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BY CALLING (360) 403-3500. PRIOR TO SCHEDULING, THE CONTRACTOR MUST SUBMIT AND RECEIVE APPROVAL FOR THE TRAFFIC CONTROL PLAN, CITY PERMITS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, PERFORMANCE BOND, COPY OF OTHER AGENCY PERMITS, A COPY OF THE CONTRACTOR'S LICENSE, AND PROOF OF INSURANCE COVERAGE.

4. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHEN CONSTRUCTION IS IN

5. 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

5. 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.

7. CONTRACTOR SHALL VERIFY LOCATION OF BOTH PUBLIC AND PRIVATE EXISTING UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES AND IMMEDIATELY NOTIFY THE ENGINEER AND THE CITY OF ANY CONFLICTS.

8. 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

9. 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. 10. 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

11. 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.

WATER SYSTEM CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRE CITY APPROVAL

2. ALL MATERIALS SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE CITY PRIOR TO DELIVERY TO THE JOB SITE. MATERIAL SUBMITTALS ARE REQUIRED AND MUST BE APPROVED PRIOR TO SCHEDULING A PRE-CONSTRUCTION CONFERENCE.

3. WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 52 UNLESS OTHERWISE APPROVED BY THE CITY.

4. ALL SERVICE LOCATIONS SHALL BE FIELD APPROVED BY THE CITY PRIOR TO INSTALLATION.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES BY CALLING ONE-CALL UNDERGROUND UTILITY LOCATOR (1-800-424-5555) 48 HOURS PRIOR TO CONSTRUCTION.

6. ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA

7. THE PIPE SHALL BE INSTALLED BY FOLLOWING THE FINISHED GRADE PROFILE WHEREVER POSSIBLE. THE DEPTH OF COVER SHALL BE TYPICALLY 36 INCHES (3 FEET), AND MAY BE UP TO 60 INCHES (5 FEET) WITH THE APPROVAL OF THE CITY ENGINEER. WATER MAINS UNDER THE STATE (OR COUNTY) HIGHWAYS SHALL MEET THE MINIMUM COVER DEPTHS REQUIRED BY WSDOT (OR SNOHOMISH COUNTY).

8. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE-HALF OF PIPE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTIONS. BENDS MAY BE REQUIRED TO MAINTAIN PROPER WATER MAIN ALIGNMENT WITHIN EASEMENTS OR PUBLIC

9. WATER MAIN SHALL NOT BE PLACED UNDER SIDEWALK, CURBS, GUTTERS, OR ANY PERMANENT STRUCTURES WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER.

10. NO CONNECTION TO THE CITY WATER SYSTEM IS ALLOWED UNTIL THE NEW CONSTRUCTION PASSES PRESSURE AND PURITY TESTS, AND HAS BEEN APPROVED AND ACCEPTED BY THE CITY.

11. PRIOR TO MAKING CONNECTIONS TO THE EXISTING SYSTEM, CONTRACTOR SHALL FIELD VERIFY THE LOCATION,

DEPTH AND MATERIAL OF EXISTING WATER MAINS AT THE POINT OF CONNECTION. 12. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE FROM SANITARY SEWERS. WHEN

WATER LINES CROSS SEWER LINES, THE MINIMUM VERTICAL CLEARANCE SHALL BE 18 INCHES. 13. TO FILL THE MAIN FOR FLUSHING, PRESSURE AND PURITY TESTS, THE CONTRACTOR IS REQUIRED TO USE AN APPROVED METER AND DCVA. THE HYDRANT SHALL REMAIN IN THE FULL OPEN POSITION TO PREVENT BACK-SIPHONAGE THROUGH THE DRAIN HOLE. AFTER SUCCESSFUL TESTING, THE CONTRACTOR WILL TIE INTO THE

14. THE CONTRACTOR SHALL CONTACT THE CITY FOR VALVE OPERATION. ONLY AUTHORIZED REPRESENTATIVES OF THE CITY CAN OPERATE VALVES IN THE CITY WATER SYSTEM.

15. THE CONTRACTOR IS HEREBY NOTIFIED THAT, SINCE FILLING AND FLUSHING WILL BE DONE THROUGH A CROSS—CONNECTION CONTROL DEVICE, LOW VELOCITY FLOWS MAY BE ENCOUNTERED. THEREFORE, EVERY ATTEMPT SHALL BE MADE TO KEEP THE PIPE CLEAN DURING INSTALLATION. THIS MAY INCLUDE SWABBING THE PIPE WITH CHLORINATED WATER.

16. THE CONTRACTOR SHALL PERFORM TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL, DUST CONTROL, NOISE CONTROL, AND TRAFFIC CONTROL AS REQUIRED BY THE CITY OR OTHER APPLICABLE AGENCIES.

17. CUTTING AND PATCHING OF ROAD WAYS SHALL CONFORM TO THE REQUIREMENTS OF THE RIGHT-OF-WAY PERMIT OF THE CITY OR OTHER APPLICABLE AGENCY.

18. INSTALL MEGA-LUGS AND THRUST BLOCKING ON ALL BENDS.

EXISTING SYSTEM, USING DISINFECTED SLEEVES AND SPOOL PIECES.

19. PRIOR TO ACCEPTANCE BY THE CITY, ALL STAND PIPES & UNKNOWN WATER VAULTS SHALL BE DISCONNECTED FROM THE WATER SYSTEM AT THE MAIN.

20. AFTER ALL STAND PIPES AND OTHER CONNECTIONS HAVE BEEN DISCONNECTED FROM THE MAIN THE CONTRACTOR SHALL PRESSURE TEST ALL MAIN LINES AND FIRE HYDRANTS TO BE INSPECTED BY CITY PERSONNEL TO CONFIRM ISOLATION. THE CITY WILL WORK WITH THE CONTRACTOR ON THE ISOLATION OF WATER VALVES.

21. ALL NEW WATER SERVICE CONNECTION SHALL BE A HOT TAP MAIN LINE SIZE AND 4" GATE VALVE, 2" CTS POLY & 2" METER SETTER AND BOX.

22. ALL FIRE HYDRANTS THAT ARE TO BE RELOCATED MUST HAVE A RESTRAINT SYSTEM IN PLACE AND APPROVED AND INSPECTED BY C.O.A. BEFORE BURY.

23. ALL FIRE SYSTEMS THAT ARE NOT PROTECTED SHALL HAVE BACK FLOW PROTECTION INSTALLED, TESTED, AND

24. HOSE BIBS IN ALL BUILDINGS SHALL HAVE A NON-REMOVEABLE AVB INSTALLED.

25. RPBA REQUIRED AT METER IF STANDPIPES ARE SUPPLIED BY DOMESTIC WATER SERVICE.

26. IF ISOLATION TESTS DETERMINE ADDITIONAL SERVICE LINES ARE PRESENT, THE CONTRACTOR SHALL TRACE ADDITIONAL LINES AND CAP AT THE MAIN.

27. ADD A VALVE CAN AT EACH NEW WATER SERVICE CORP.

STORM DRAINAGE NOTES

1. 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.

2. 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.

3. 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).

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%

5. 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.

6. 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.

6. 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.

7. 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

8. 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.

9. ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FOOT BELOW PAVEMENT LEVEL.

10. 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/paying.

11. 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.

12. 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.

12. 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.

13. 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. 14. 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

15. 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

TESC NOTES

THE INFILTRATION AREA DURING CONSTRUCTION.

1. APPROVAL OF THE TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORM DRAINAGE DESIGN.

2. 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.

3. 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-LADDEN 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

4. 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.

5. 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

6. 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.

7. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.

8. 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.

9. SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT/SEDIMENT POND, AND SEDIMENT TRAPS UPON REACHING A DEPTH OF 12 INCHES.

10. 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.

11. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROXIMATE RATE OF 120 LBS PER ACRE.

12. 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.

13. 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. 14. 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.

15. MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.

16. 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.

17. ALL INFILTRATION FACILITIES SHALL BE PROTECTED FROM ALL COMPACTION BY CONSTRUCTION

SITE GRADING NOTES

ALL GRADING SHALL COMPLY WITH CHAPTER A33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION), AND APPLICABLE CITY OF ARLINGTON CODES.

2. PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.

3. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATTER.

AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED. ALL LOOSE AND SOFT AREAS SHALL BE REMOVED AND REPLACED WITH

5. ALL FILL MATERIALS USED SHALL BE FREE OF VEGETATION AND DELETERIOUS MATTER AND SHALL NOT CONTAIN ROCKS GREATER THAN SIX INCHES IN DIAMETER.

6. STRUCTURAL FILLS SHALL BE PLACED IN EIGHT TO 10 INCH THICK LOOSE HORIZONTAL LIFTS AND SPREAD UNIFORMLY.

7. AFTER EACH LIFT HAS BEEN SPREAD EVENLY, IT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR).

8. THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES, OR BY RUNNING THE COMPACTOR OVER THE SLOPE AS EACH FILL LIFT IS BEING PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORK DAY.

FIELD DENSITY TESTS (IF REQUIRED) WILL BE MADE BY A QUALIFIED SOILS ENGINEERING FIRM. DENSITY TESTS SHALL BE TAKEN AT OR JUST BELOW THE SURFACE AT THE FREQUENCY AND LOCATIONS DETERMINED BY THE SOILS ENGINEERING FIRM. WHEN THE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE SPECIFIED DENSITY, THE PARTICULAR SECTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

10. ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1.

11. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED TO PREVENT EROSION. HYDROSEED PREFERRED.

12. CONTRACTOR SHALL MAINTAIN A MINIMUM 2-FT GRADING SETBACK FROM PROPERTY BOUNDARY UNLESS WRITTEN PERMISSION IS OBTAINED FROM ADJACENT PROPERTY OWNER.

13. EXCESS MATERIAL MAY BE SPREAD EVENLY ACROSS SITE, PROVIDED IT DOES NOT INTERFERE WITH OR HINDER THE DRAINAGE PATTERN ESTABLISHED ON THE GRADING PLANS.

14. CONTRACTOR SHALL MAINTAIN A MINIMUM SLOPE OF 0.5% ACROSS AT ALL TIMES.

SEWER SYSTEM CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRES CITY APPROVAL

2. ALL MATERIALS SHALL CONFORM TO THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS AND THE MATERIAL SUBMITTALS SHALL BE APPROVED BY THE CITY BEFORE SCHEDULING THE PRECONSTRUCTION CONFERENCE AND BEFORE THE MATERIALS ARE DELIVERED TO THE JOB SITE. ONCE THE MATERIALS ARE DELIVERED TO THE JOB SITE THE INSPECTOR WILL DETERMINE IF THE MATERIALS WERE MANUFACTURED TO MEET THE REQUIREMENTS OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS BEFORE THE

3. ALL SEWER MAINS AND SIDE SEWER STUBS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A SURVEYOR PRIOR TO CONSTRUCTION. THE CONSTRUCTION STAKES MUST SHOW THE STATION AND OFFSET TO

4. THE CITY OF ARLINGTON WASTEWATER DIVISION SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP OR CONNECTION TO AN EXISTING SANITARY SEWER MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP OR CONNECTION.

5. GRAVITY SEWERS, INCLUDING SIDE SEWERS, WITH 5 TO 14 FEET OF COVER SHALL BE PVC ASTM D 3034 SDR 35. GRAVITY SEWER MAINS WITH LESS THAN 5 FEET OR GREATER THAN 14 FEET OF COVER SHALL BE DUCTILE IRON PIPE CLASS 52, OR C-900 PVC. IF DUCTILE IRON PIPE IS USED FOR SEWER, THE PIPE INTERIOR SHALL BE EPOXY COATED (NOT CEMENT-LINED).

6. PRE-CAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C-478. JOINTS SHALL BE RUBBER CASKETED AND GROUTED BOTH INSIDE AND OUTSIDE OF THE MANHOLE PER CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ALL LIFT HOLES CUT THROUGH THE WALLS OF THE MANHOLE SHALL BE GROUTED FROM THE INSIDE AND OUTSIDE OF THE MANHOLE TO BE WATERTIGHT. ADDITIONAL WATERPROOFING MAY BE

7. SIDE SEWER SERVICES SHALL BE PVC ASTM D 3034 SDR 35 WITH FLEXIBLE CASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A TEE FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. WYES ARE NOT ALLOWED ON LINES 8" OR LARGER. SIDE SEWERS CAN NOT BE INSTALLED UNDER DRIVEWAYS UNLESS APPROVED BY THE CITY INSPECTOR.

8. ALL SEWER PIPE SHALL BE INSTALLED WITH A CONTINUOUS TRACER TAPE 24" - 48" UNDER THE PROPOSED FINISHED SUBGRADE, OR AS DIRECTED BY THE CITY INSPECTOR. THE MARKER SHALL BE PLASTIC, NON-BIODEGRADABLE, METAL CORE, AND DETECTABLE, WITH BACKING MARKED "SEWER".

9. SIDE SEWERS SHALL BE INSTALLED BY THE DEVELOPER AND COORDINATED FOR CLEARANCE WITH POWER, GAS, TELEPHONE, CABLE, AND OTHER UTILITIES. SIDE SEWERS SHALL BE A MINIMUM OF 10 FEET BEYOND PROPERTY LINES AND 5' BEYOND ANY EASEMENT.

10. THE SEWER PIPE SHALL BE INSTALLED STARTING FROM DOWNSTREAM OF THE POINT OF CONNECTION ON

THE EXISTING SEWER OR FROM A DESIGNATED STARTING POINT. THE SEWER PIPE SHALL BE INSTALLED WITH 11. ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED

BY OSHA AND WISHA.

12. TO PREVENT WATER OR DEBRIS FROM DISCHARGING INTO THE CITY'S EXISTING SEWER SYSTEM, THE CONTRACTOR SHALL INSTALL A PLUG IN THE CONNECTION MANHOLE OR AS DIRECTED BY THE CITY INSPECTOR. THE PLUG SHALL NOT BE REMOVED UNTIL THE SEWER IS ACCEPTED BY THE CITY.

13. ALL SEWER LINES SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE AND A MINIMUM OF 18 INCHES VERTICAL CLEARANCE FROM WATER LINES. SEE STANDARDS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALTERNATIVES.

14. PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON STANDARD AND WSDOT STANDARD SPECIFICATIONS. 3/8-INCH MINUS MANUFACTURED CLEAN PEA GRAVEL IS THE REQUIRED BEDDING MATERIAL ALL PIPE SHALL BÉ LAID ON A PROPERLY PREPARED FOUNDATION. THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIALS AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.

15. THE CONTRACTOR SHALL COMPACT TRENCH BACKFILL WITHIN THE CITY RIGHT-OF-WAY TO AT LEAST 90% MAXIMUM DRY DENSITY FROM THE BOTTOM OF THE TRENCH TO A DEPTH OF 3' BELOW THE SURFACE. THE TRENCH BACKFILL MUST BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY WITHIN 3' OF THE SURFACE. ASPHALT MUST BE COMPACTED TO MEET THE REQUIREMENTS ON THE PLANS. ALL COMPACTION TESTS ARE AT THE DEVELOPER'S EXPENSE.

16. ALL SANITARY SEWER MANHOLES SHALL BE BROUGHT UP TO EXISTING CITY OF ARLINGTON STANDARD WHICH MAY INCLUDE INTERIOR GROUTING AND MANHOLE PADS PER COA DETAIL SS-070.

ADA NOTES

THE FOLLOWING NOTES SHALL APPLY TO HARDSCAPE FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY. 1. 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%

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.

3. 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.

ESTIMATED GRADING QUANTITIES

CUT: 175 CU. YDS.

FILL: 210 CU. YDS.

QUANTITIES OF CUT AND FILL ARE APPROXIMATE AND ARE FOR THE PURPOSE OF OBTAINING A GRADING PERMIT. THEY ARE NOT INTENDED TO BE USED FOR CONTRACTUAL PURPOSES.

FILL MATERIAL WILL BE COMPOSED OF NATIVE MATERIAL AND IMPORTED STRUCTURAL FILL. CRUSHED ROCK, CONCRETE AND ASPHALT WILL BE IMPORTED AND PLACED ON-SITE FOR THE CONSTRUCTION OF THE PAVED AREAS. ORGANIC MATERIAL MAY BE IMPORTED FOR CONSTRUCTION OF THE RAIN GARDENS

LEGEND

EX. FIRE HYDRANT

PROP. FIRE HYDRANI EX. WATER VALVE

EX. WATER METER W/ BUILDING NUMBER SERVED

EX. SANITARY SEWER MANHOLE

PROP. SANITARY SEWER MANHOLE PROP. SANITARY SEWER CLEAN-OUT

EX. STORM CATCH BASIN

PROP. STORM CATCH BASIN

PROP. OBSERVATION WELL EX. STORM OVERFLOW

EX. POWER VAULT

EX. POWER LOCATE PAINT

PROP. LUMINARE PROP. ORNAMENTAL TREE

EXISTING CONCRETE

EXISTING ASPHALT

-----SD------ STORM DRAIN SEWER LINE --- UT ---- UNDERGROUND T.V. CABLE - G - GAS LINE

---- T ----- UNDERGROUND TELEPHONE LINE -X- FENCE

PROPOSED ASPHALT

AS-BUILT DRAWING APPROVAL

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

BY: 2011018

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ARLINGTON ADVANCE MANUFACTURING PARK EXISTING SITE CONDITIONS

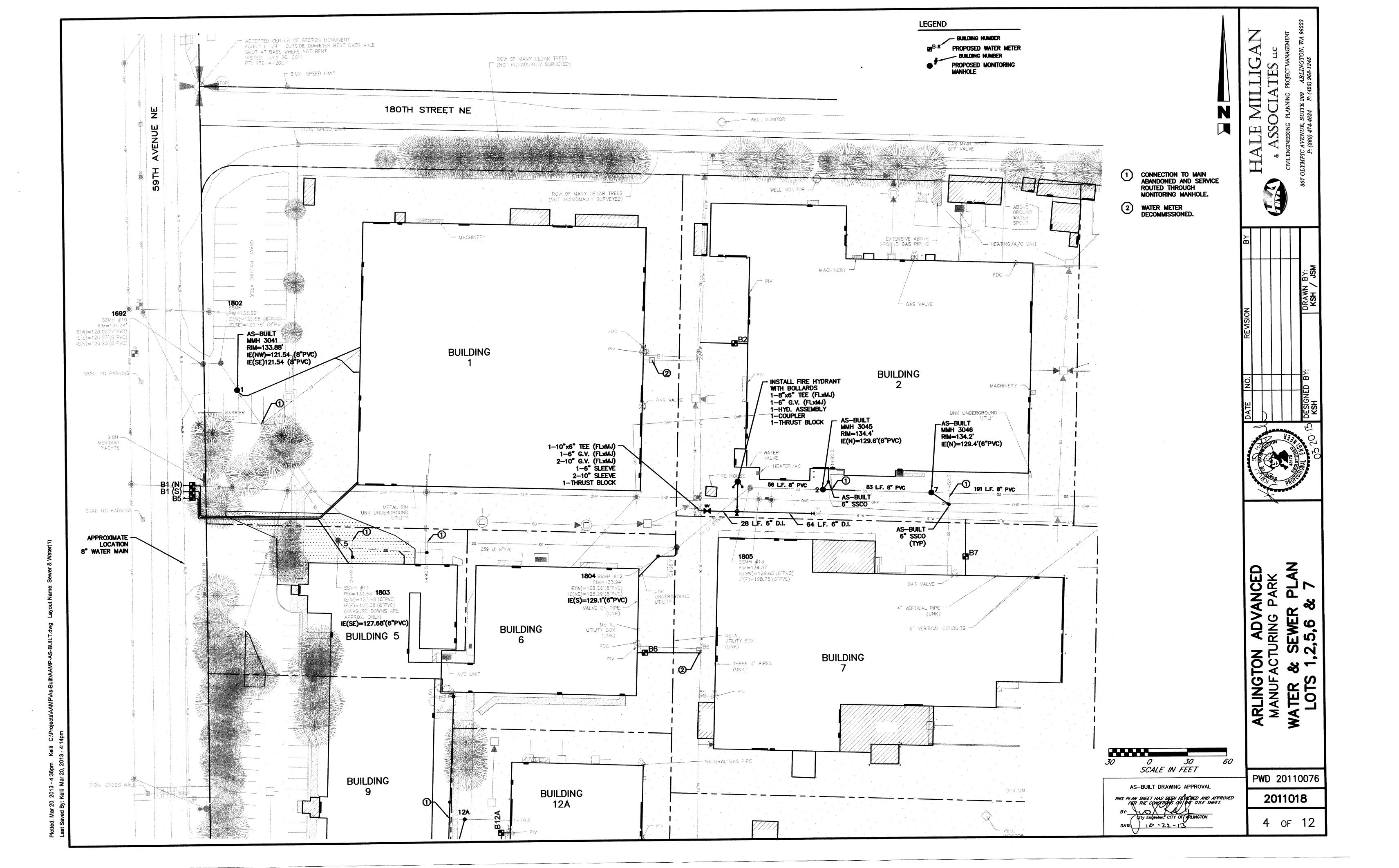
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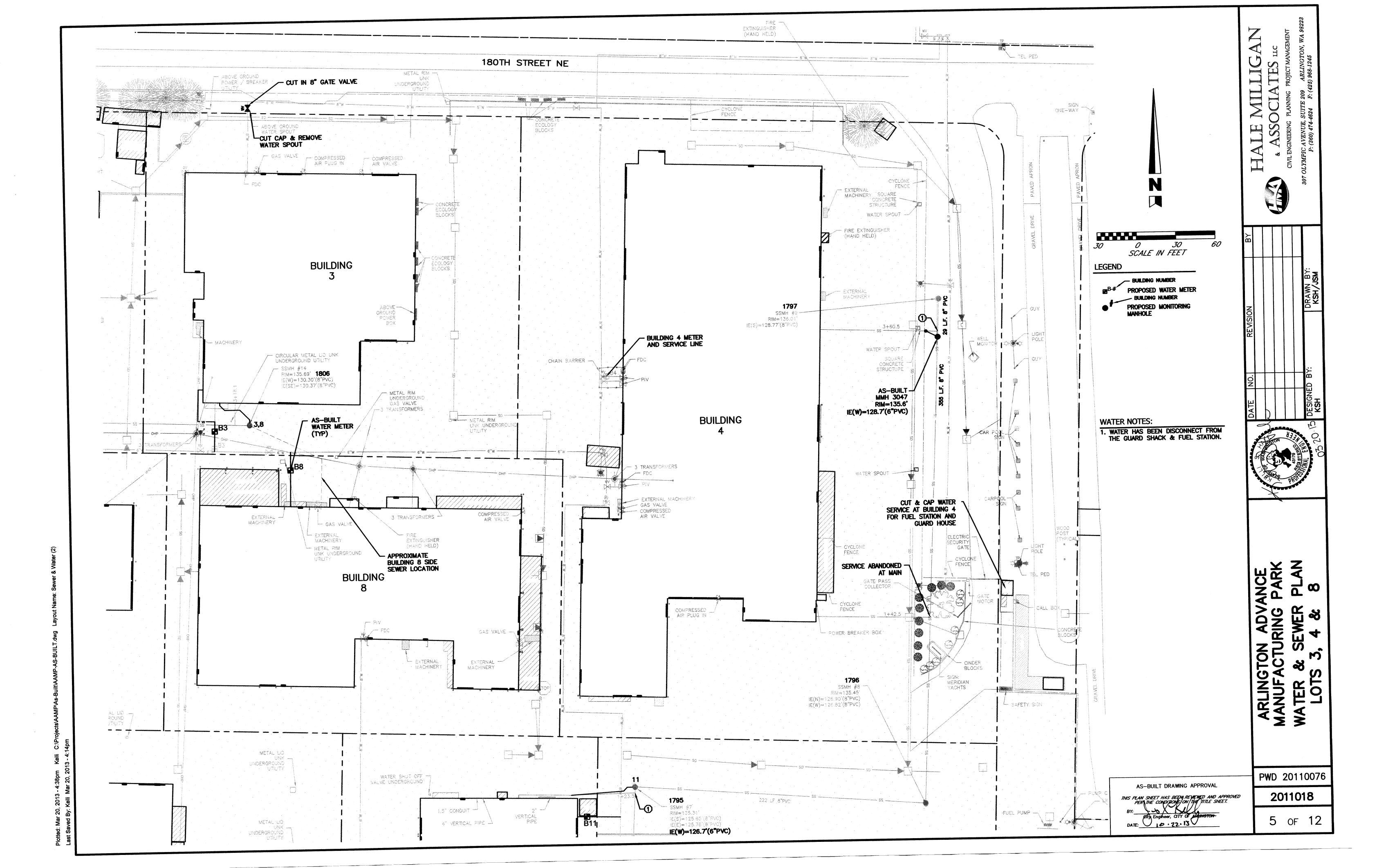
BY:
City Engineer, CITY OF ARLINGTON

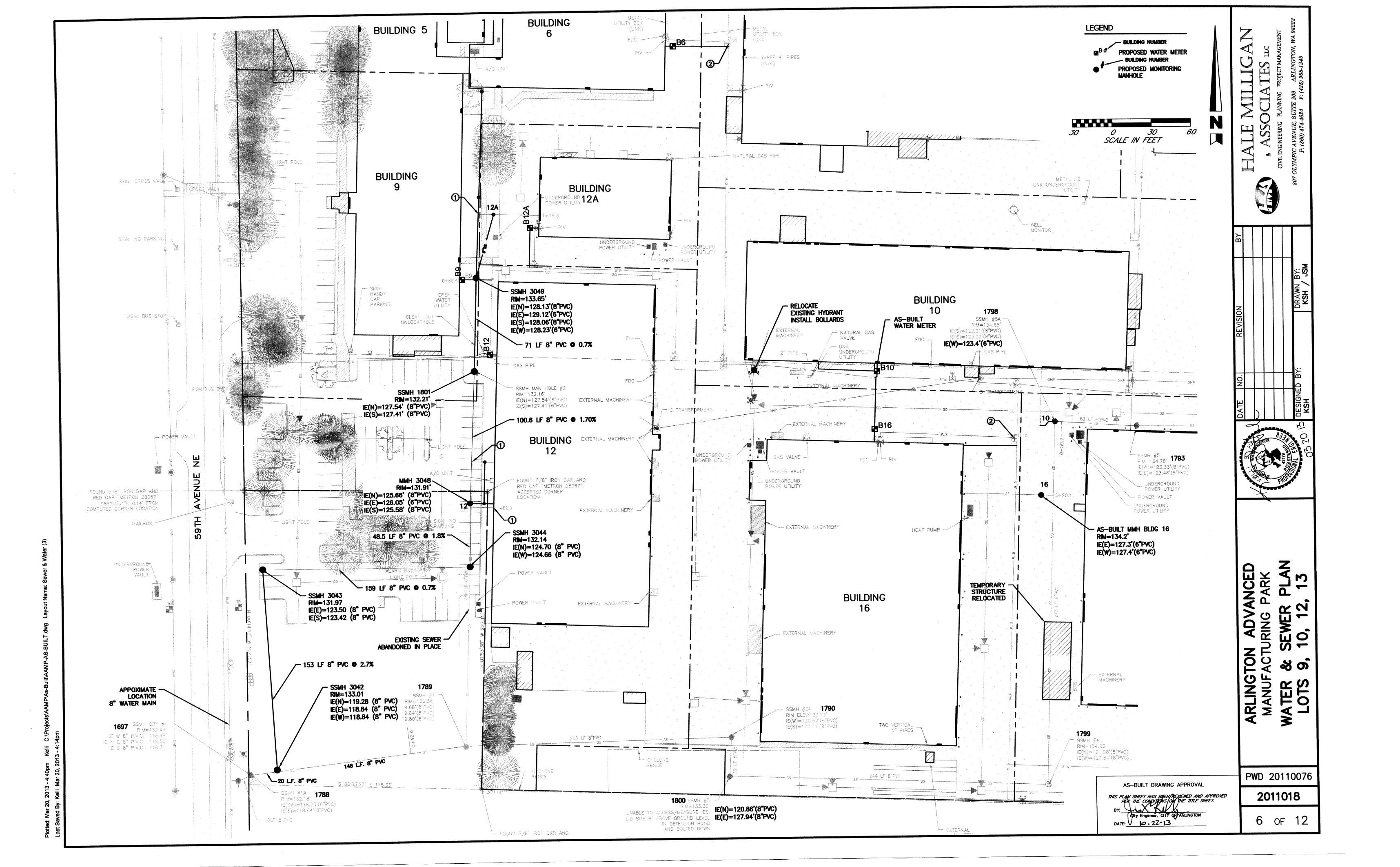
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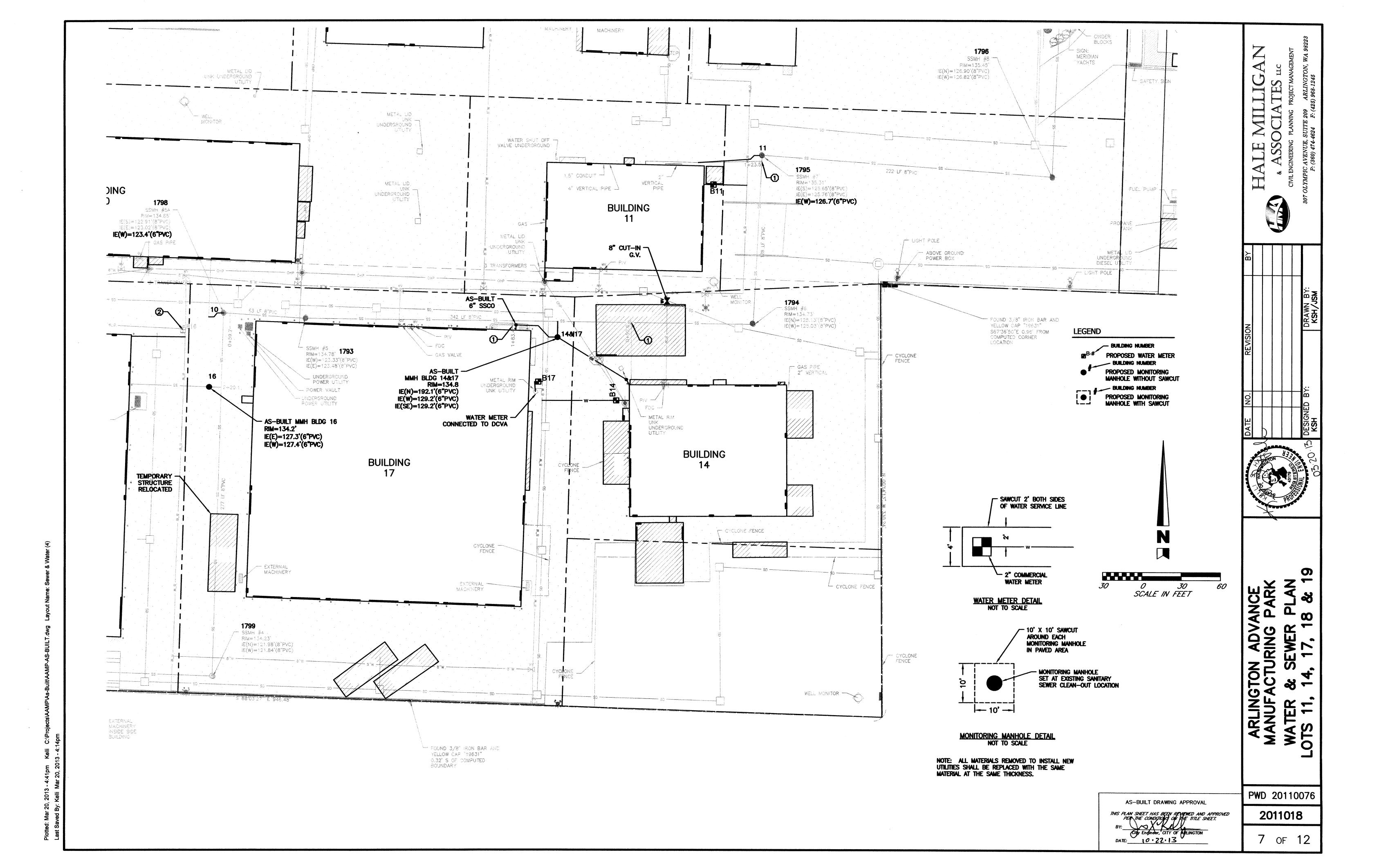
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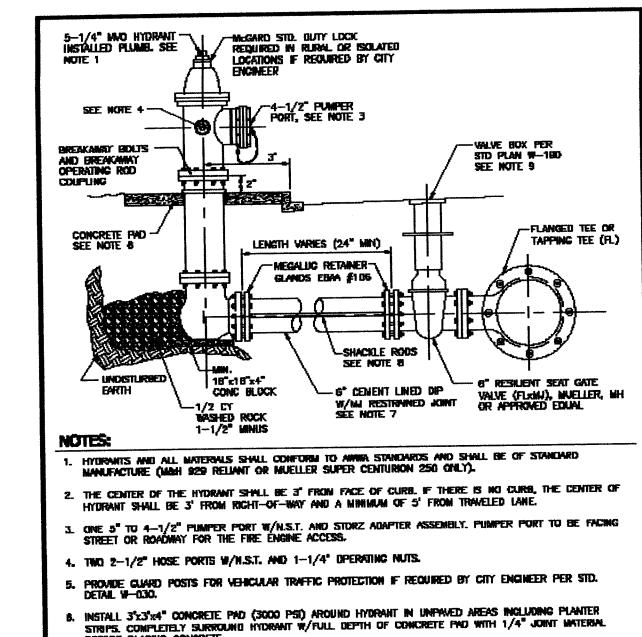
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7. HYDRANT RUN TO BE 6" CEMENT LINED DUCTILE IRON PIPE CLASS 52 WITH RESTRAINED JOINTS (MECALLIC OR APPROVED EQUAL). HYDRANT RUN LONGER THAN 50 FEET SHALL BE 8" DIA. OR LARGER.

10. INSTALL 24"x24"x4" CONCRETE PAD (3000 PSI) AROUND VALVE BOX AND 48"x48"x4" FOR MALTIPLE VALVE

menlement of final tenes

STANDARD DETAILS

FIRE HYDRANT ASSEMBLY

B. X GALV. SHACKLE ROOS WITH THE EYE BOLTS AT BOTH ENDS REQUIRED FROM VALVE TO HYDRANT.

PIPE D.D. + 18°

WISDOT 9-03.15, COMPACTED TO 90% OF MAXIMUM DENSITY.

DEPARTMENT OF FUNCE TORKS

STANDARD DETAILS

TYPICAL TRENCH DETAIL

BEFORE PLACING CONCRETE.

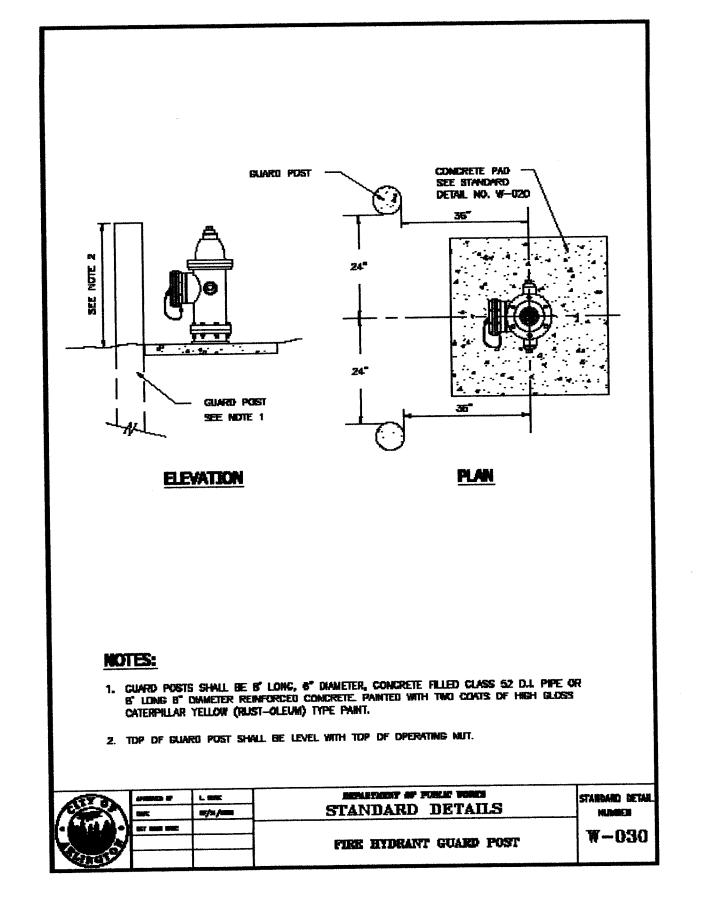
SURFACE RESTORATION AS SPECIFIED (SEE

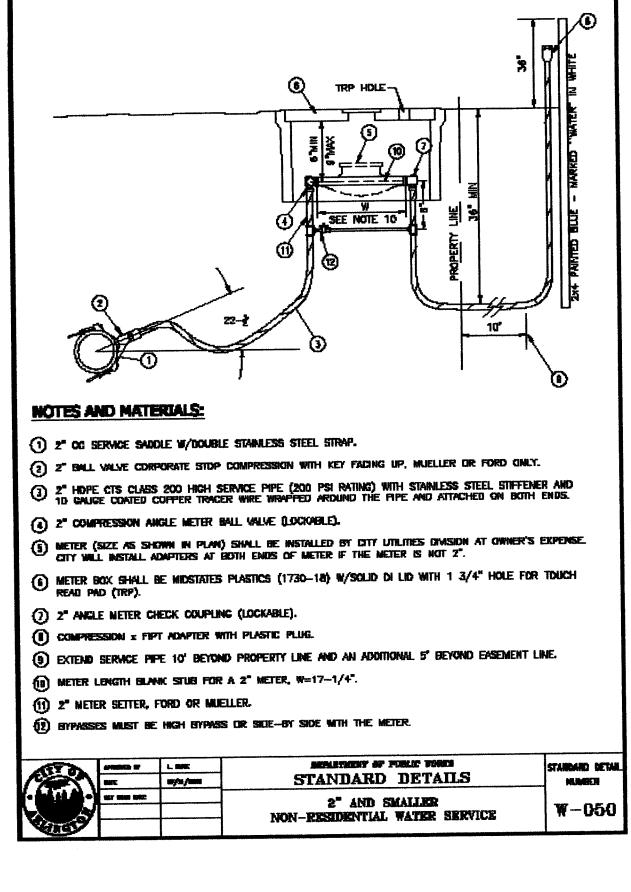
COMPACTED TRENCH -

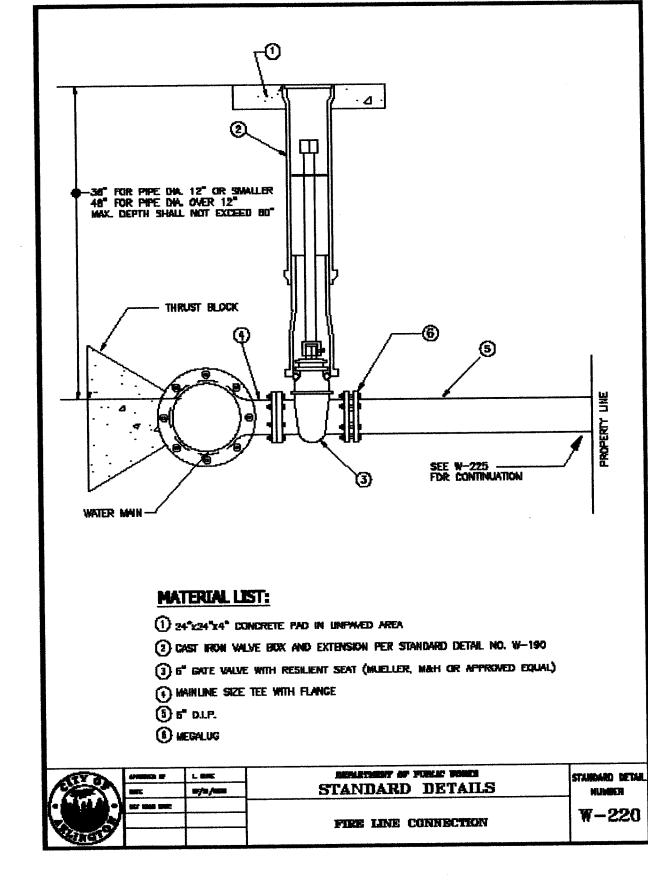
BACKFILL (SEE NOTE 1

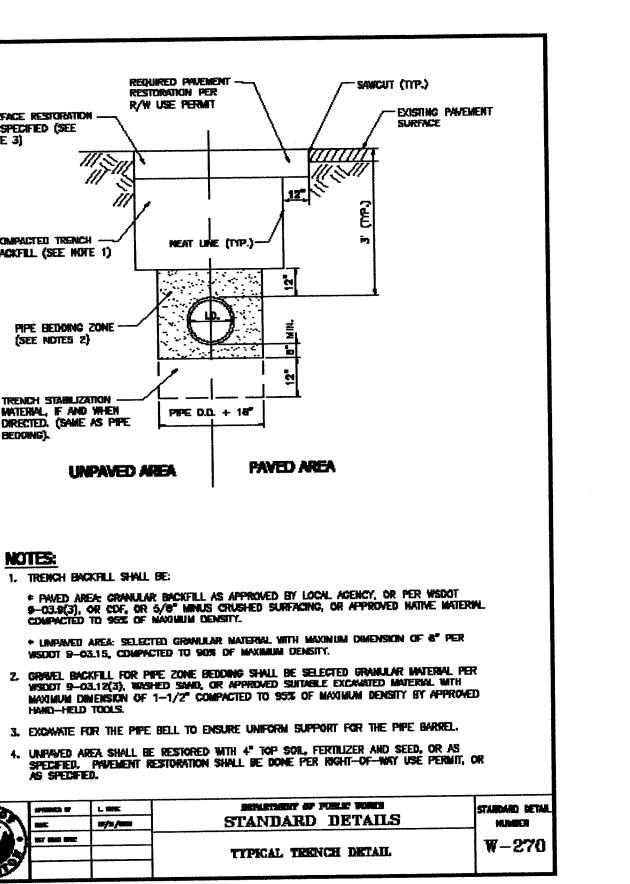
1. TRENCH BACKFILL SHALL BE:

m/s/mm



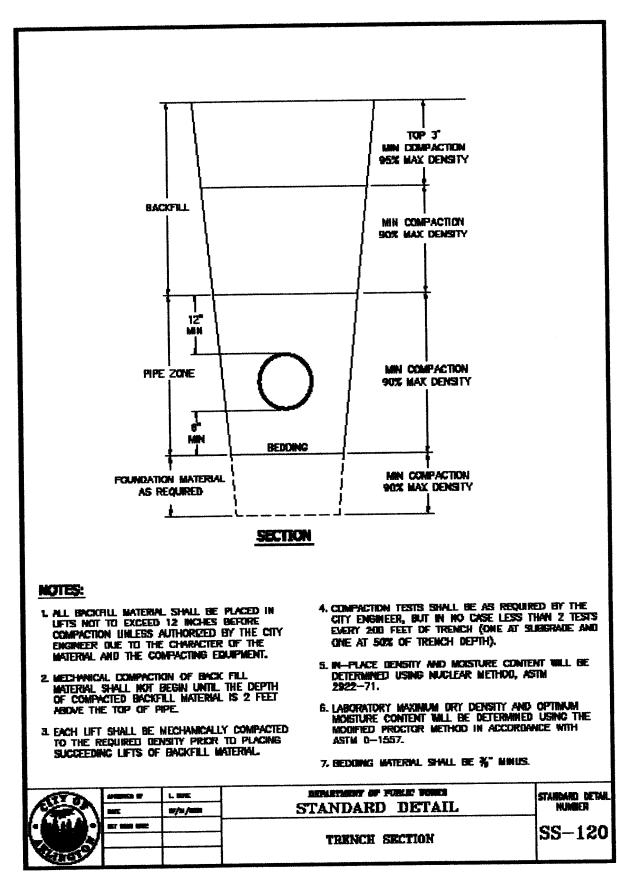


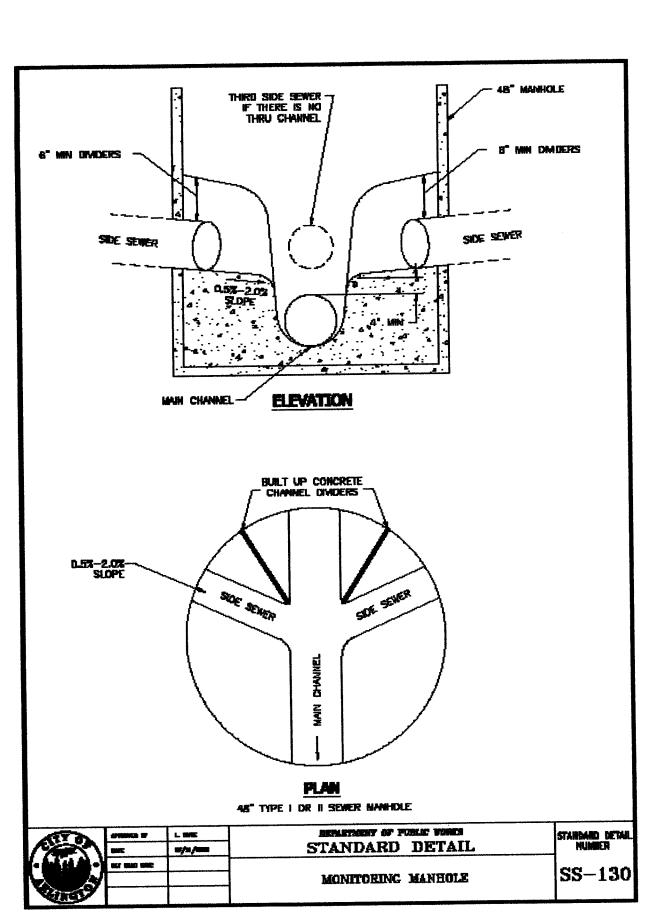


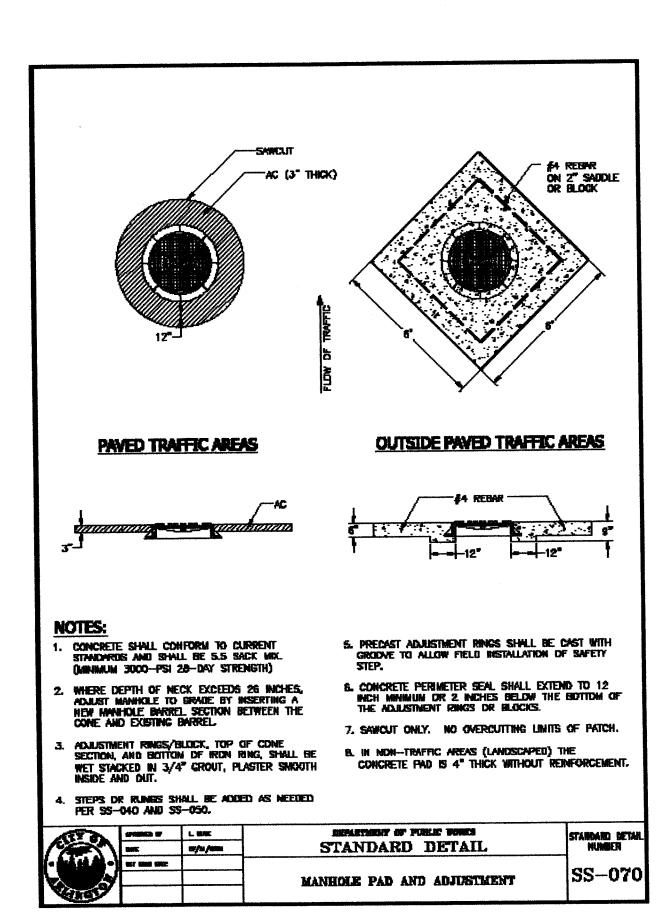


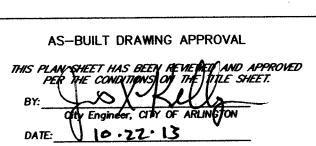
STANDAND DETAI

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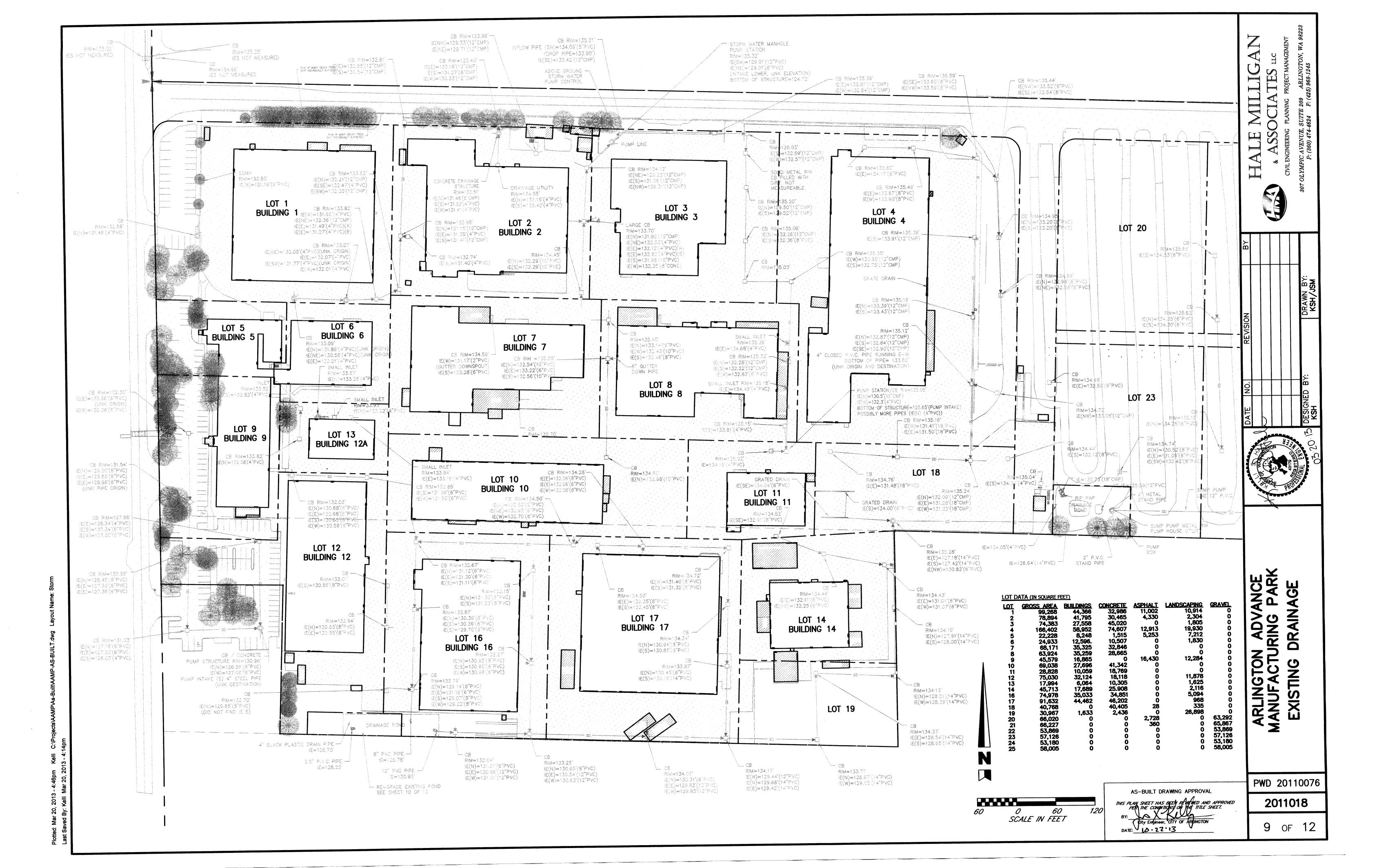


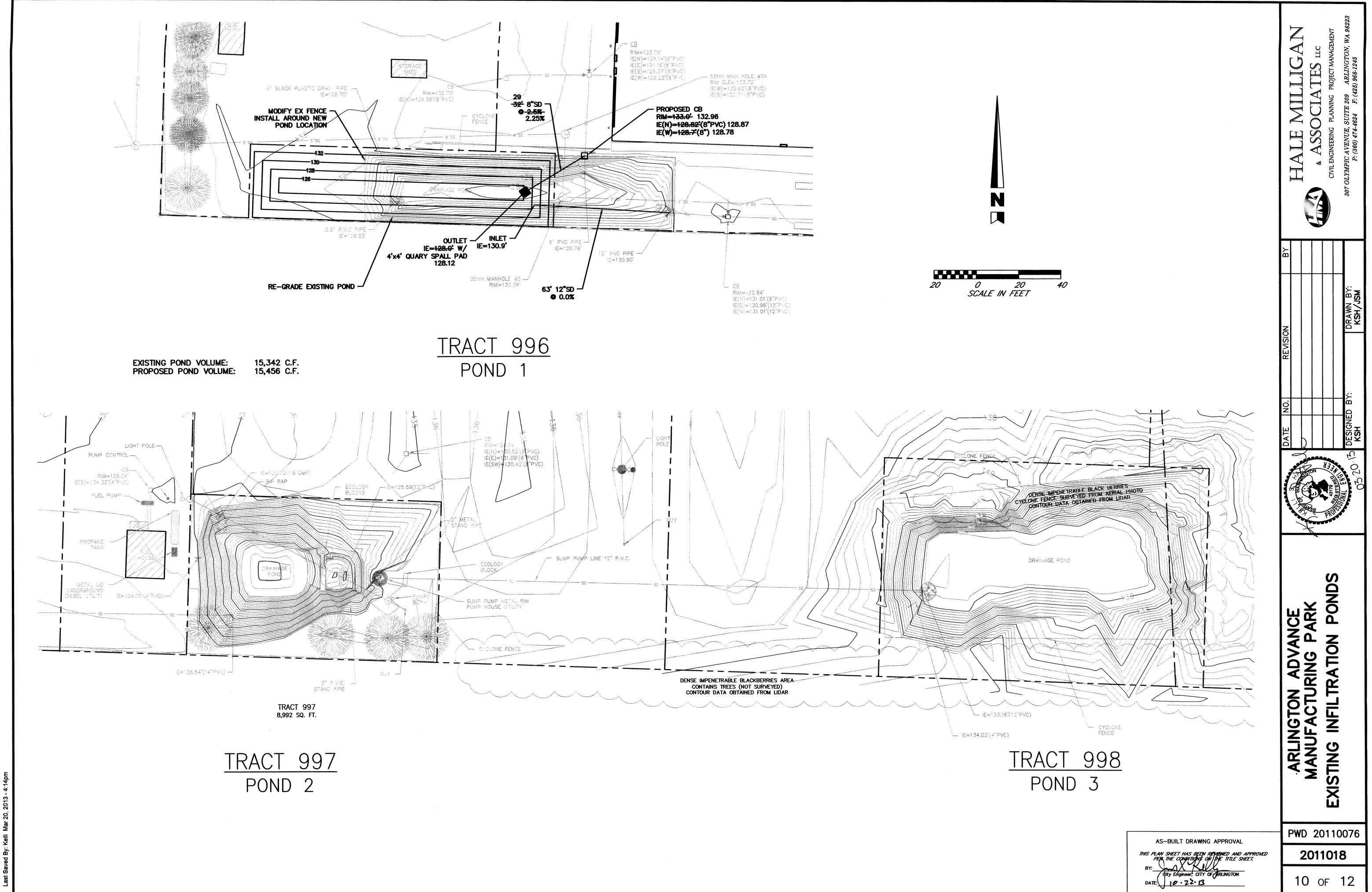


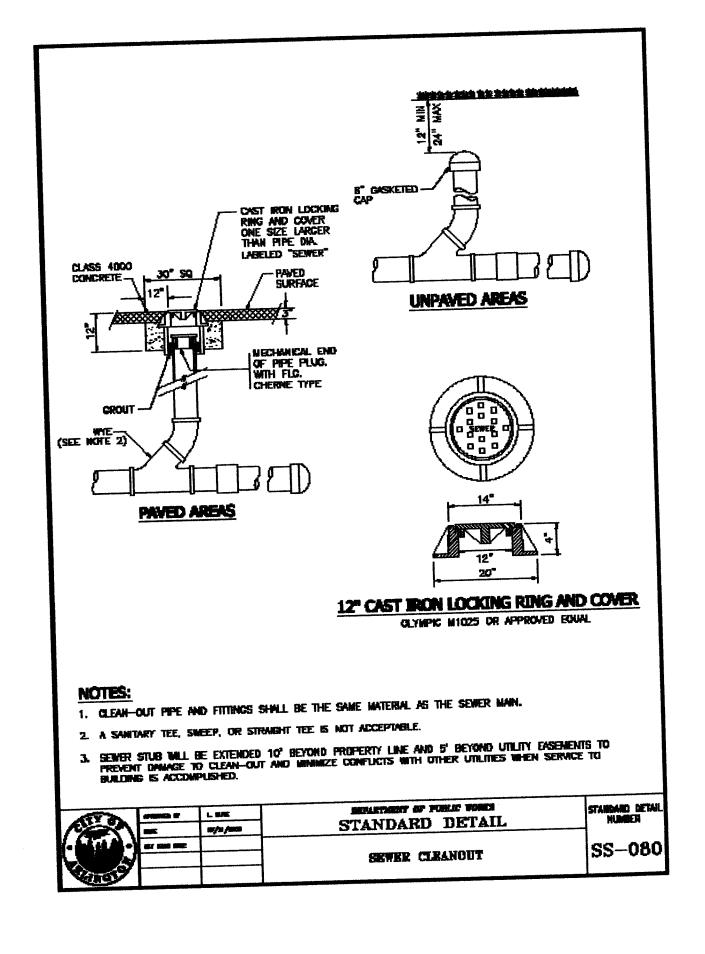


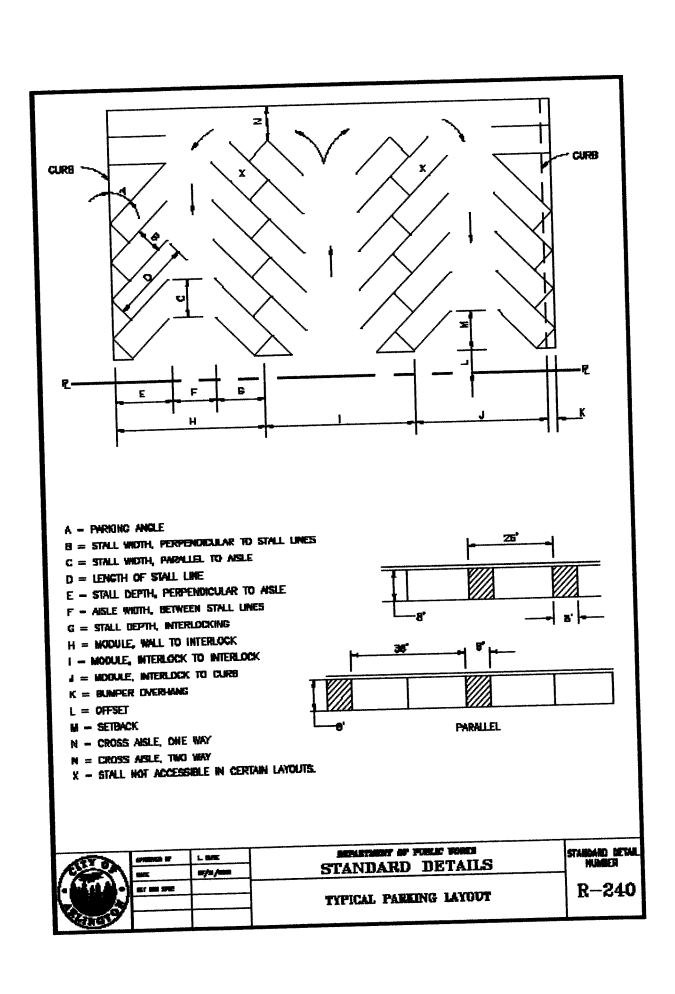


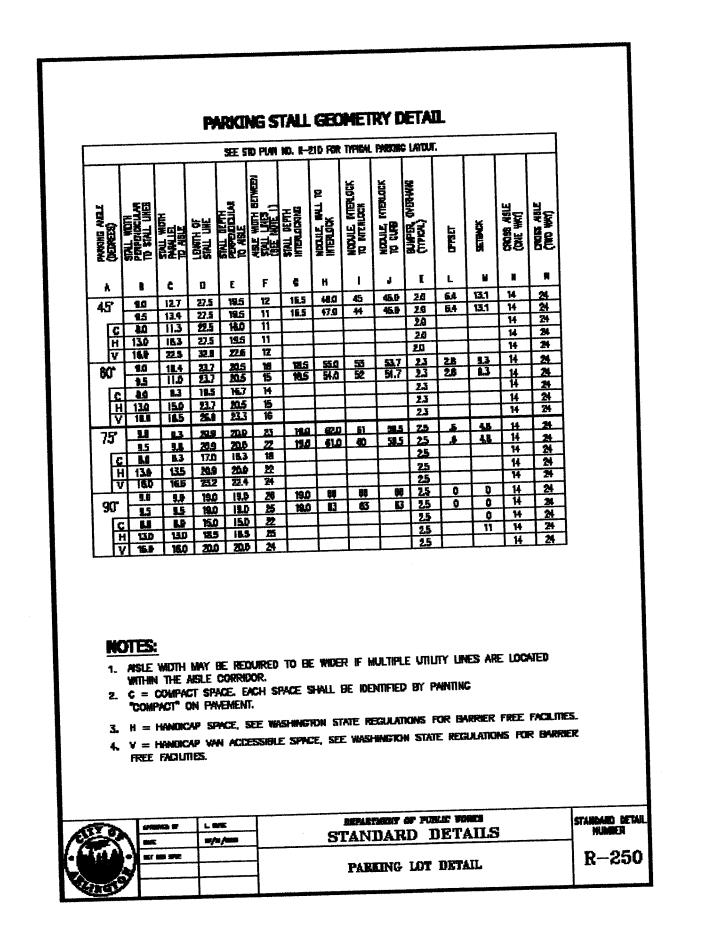
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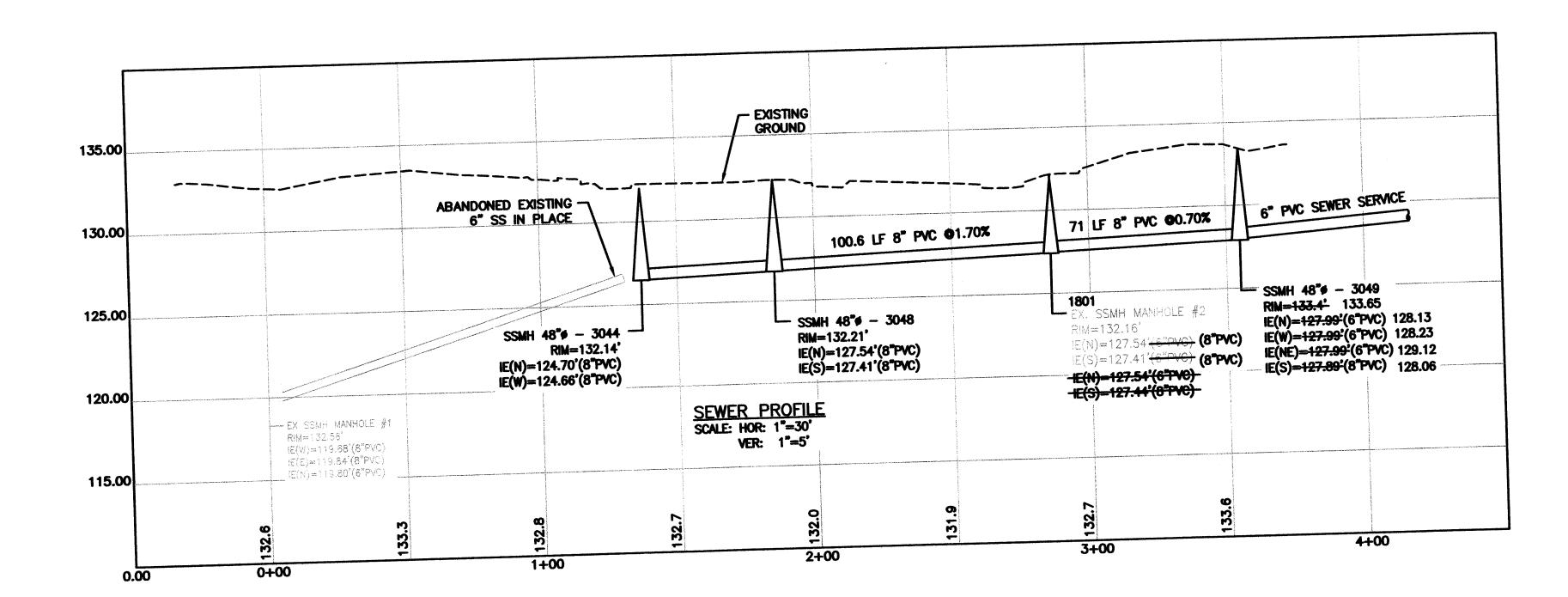


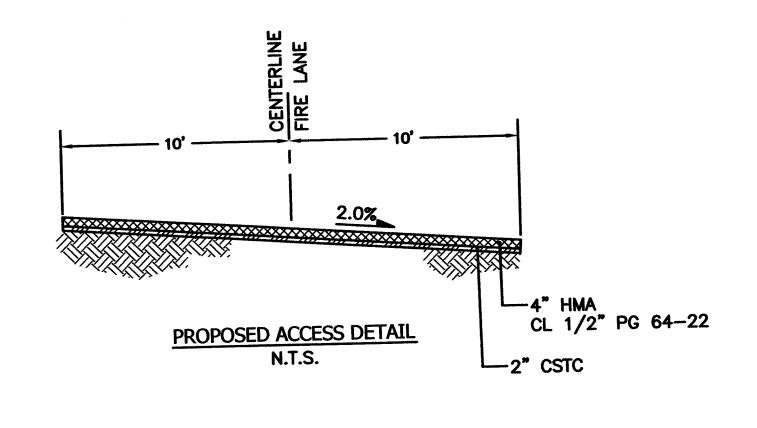












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ASK THE CONDITIONS ON THE TITLE SHEET.

BY:

City Engineer, CITY OF ARLINGTON DATE: 10.27.13

PWD 20110076 2011018

ARLINGTON ADVANCE MANUFACTURING PARK DETAILS, SECTIONS & PROFILES

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