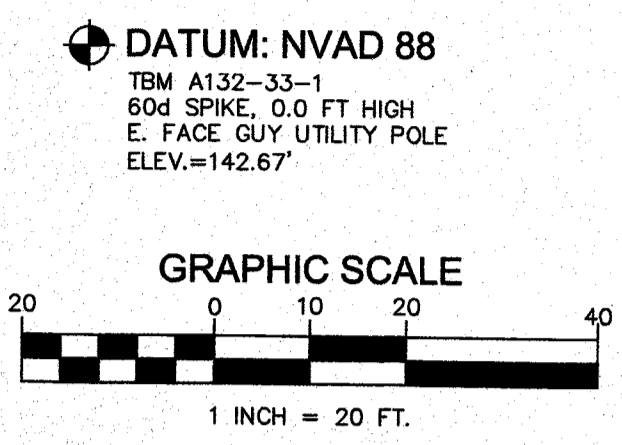
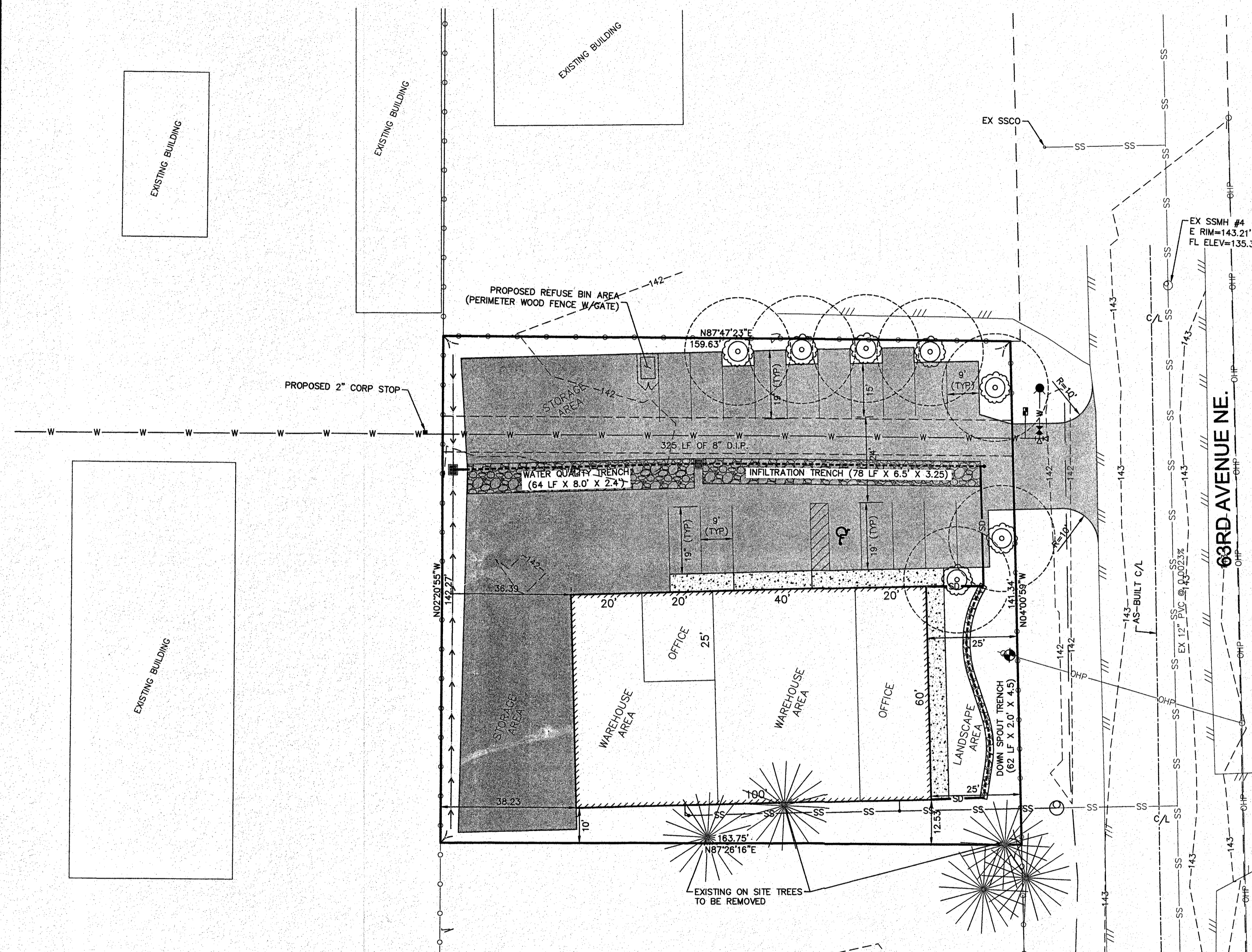
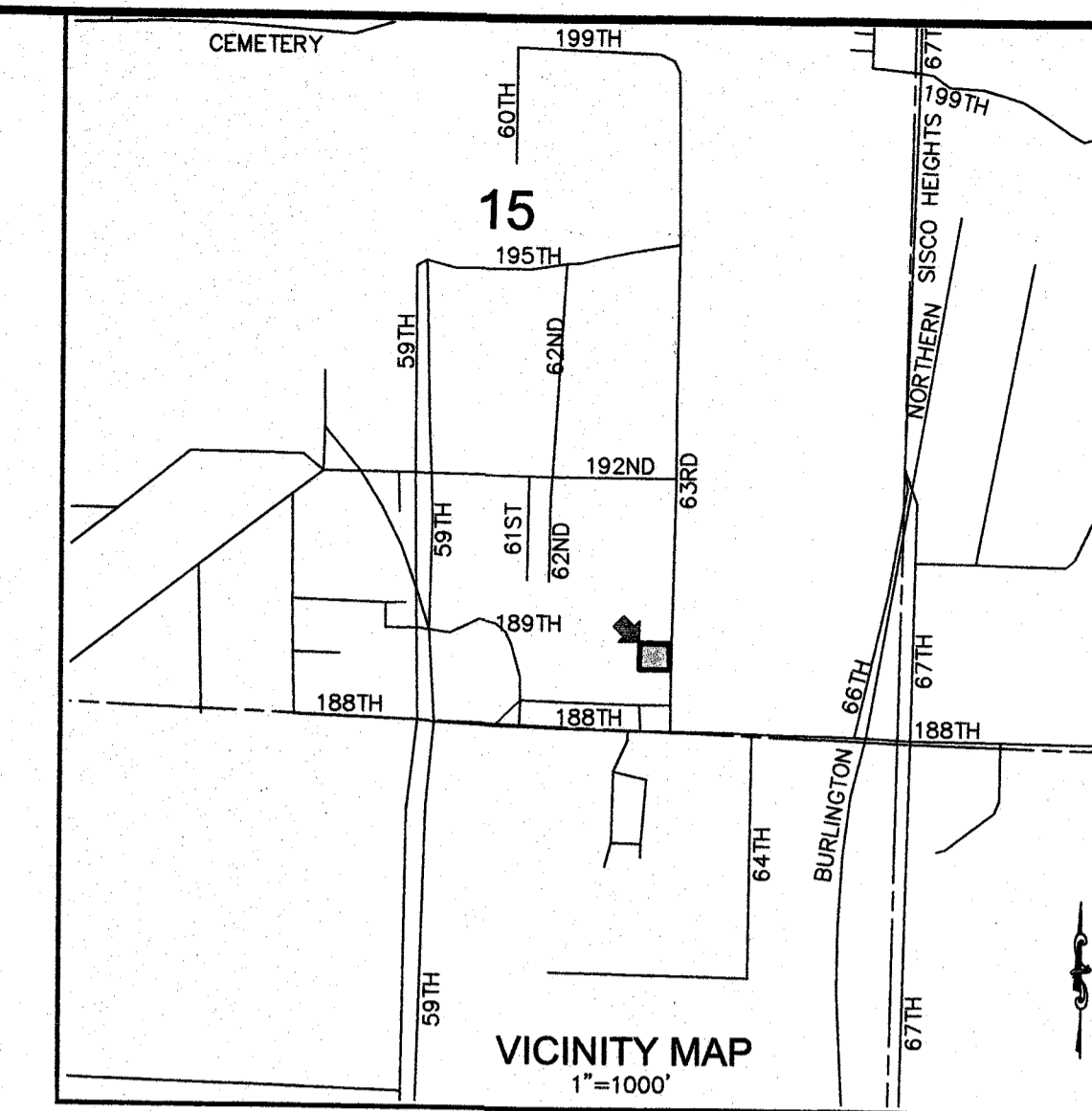


**CITY OF ARLINGTON
BACKSTROM 3
CITY FILE NO.:
PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.**



- LEGEND:**
- PROPERTY LINE
 - - - PLATTED PROPERTY
 - - - AS-BUILT CL OF ROAD
 - - - EXISTING CONTOURS
 - - - EXISTING EDGE OF PAVEMENT
 - - - EXISTING CHAINLINK FENCE
 - - - EXISTING WATER LINE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING OVERHEAD POWER LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - PROPOSED CATCH BASIN
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED ASPHALT SURFACE
 - PROPOSED ADA PARKING STALL
 - PROPOSED TYPICAL PARKING STALL OR AS OTHERWISE SHOWN
 - PROPOSED WAREHOUSE AND OFFICE BUILDING
 - PROPOSED GRASS LINED DRAINAGE SWALE
 - PROPOSED INFILTRATION TRENCH
 - PROPOSED STORM PERFORM PIPE
 - PROPOSED STORM PIPE
 - PROPOSED STORM CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED METER BOX
 - PROPOSED WATER VALVE
 - PROPOSED WATER TEE
 - PROPOSED THRUST BLOCK
 - PROPOSED MONITORING MANHOLE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED SHADE TYPE TREE
 - APPROX. LOCATION OF EXISTING TREES
 - FG=142.45' FINISHED GRADE SPOT ELEVATION



LEGAL DESCRIPTION
LOT 108A AIRPORT LEASE PROPERTY
ARLINGTON, WA 98223

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N 87° 35' 47" E ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 1055.97 FEET; THENCE N 2° 20' 55" W A DISTANCE OF 206.73 FEET TO THE SOUTHWEST CORNER OF LOT 108; THENCE CONTINUE N 2°20'55" W ALONG THE WEST LINE OF SAID LOT 108 A DISTANCE OF 138.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 2° 20' 55" W A DISTANCE OF 142.27 FEET; THENCE N 87° 47' 23" E A DISTANCE OF 159.63 FEET; THENCE S 4° 0' 59" E A DISTANCE OF 141.34 FEET; THENCE S 87° 26' 16" W A DISTANCE OF 163.75 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF RECORD, IF ANY.

SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONTAINING 22,924 SQUARE FEET OF LAND.

SITE ADDRESS:
1914 63rd AVENUE NE
ARLINGTON, WA. 98223

TAX PARCEL:
310515-004-012-00

SITE INFORMATION:
ZONING CLASSIFICATION: AIRPORT PROTECTION DISTRICT SUBDISTRICT USE CLASSIFICATION
GENERAL INDUSTRIAL PROTECTION DISTRICT B
3.121 (OFFICE) 10.240 (STORAGE)

TOTAL LOT SIZE:
BUILDING HEIGHT: 50 FT (MAX)
BUILDING SETBACK: 25 FT (63rd AVENUE NE)

PARKING SPACE REQUIREMENT:
REQUIRED SPACES: 7 SPACES
PROPOSED SPACES: 17 TOTAL SPACES
1 ADA COMPLIANT

CONTACT PERSON:
RANDY DEVOR
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA. 98223
PHONE: (360) 435-5551
randy@cascadesurveying.com

OWNER/APPLICANT:
BACKSTROM PROPERTIES, LLC.
DON BACKSTROM
1914 63rd AVENUE NE
ARLINGTON, WA 98223
PHONE: (360) 403-4866
don@backstromconcrete.com

UTILITY PROVIDER:
SEWER: CITY OF ARLINGTON
WATER: CITY OF ARLINGTON
ELECTRICITY: SNOHOMISH COUNTY PUD

PROJECT ENGINEER/SURVEYOR:
FRED F. POYNER III P.E., L.S.
CASCADE SURVEYING & ENGINEERING, INC.
P.O. BOX 326
ARLINGTON, WA. 98223
PHONE: (360) 435-5551
FAX: (360) 435-4012
FredPoyner@aol.com

**CONSTRUCTION DRAWING REVIEW
ACKNOWLEDGMENT**

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THIS 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 REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: [Signature] CITY ENGINEER
DATE: 4/14/17
THIS APPROVAL VALID FOR 18 MONTHS

Received
APR 05 2017
[Signature]

GRADING QUANTITIES:

| | | |
|---------------------------------|---|--------------|
| CUT: | | |
| ONSITE CUT | = | 424 CY |
| FILL: | | |
| ONSITE FILL | = | 38 CY |
| IMPORTED FILL (TRENCH MATERIAL) | = | 127 CY |
| TOTAL GRADING NET CUT/FILL | = | 386 CY (CUT) |

SHEET INDEX

| NUMBER | DESCRIPTION |
|--------|-----------------------------|
| C 1.00 | COVER SHEET |
| C 1.10 | SWPPP, NOTES, AND DETAILS |
| C 1.20 | WATER PLAN |
| C 1.21 | WATER DETAILS |
| C 1.30 | SANITARY SEWER PLAN |
| C 1.40 | GRADING AND DRAINAGE PLAN |
| C 1.41 | MISC. DETAILS |
| C 1.50 | LANDSCAPE AND LIGHTING PLAN |

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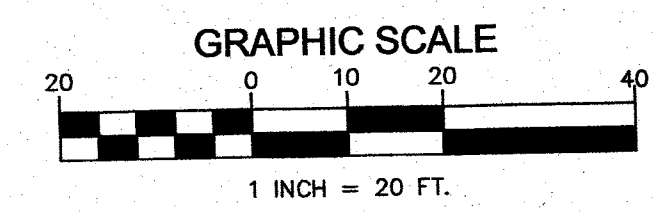
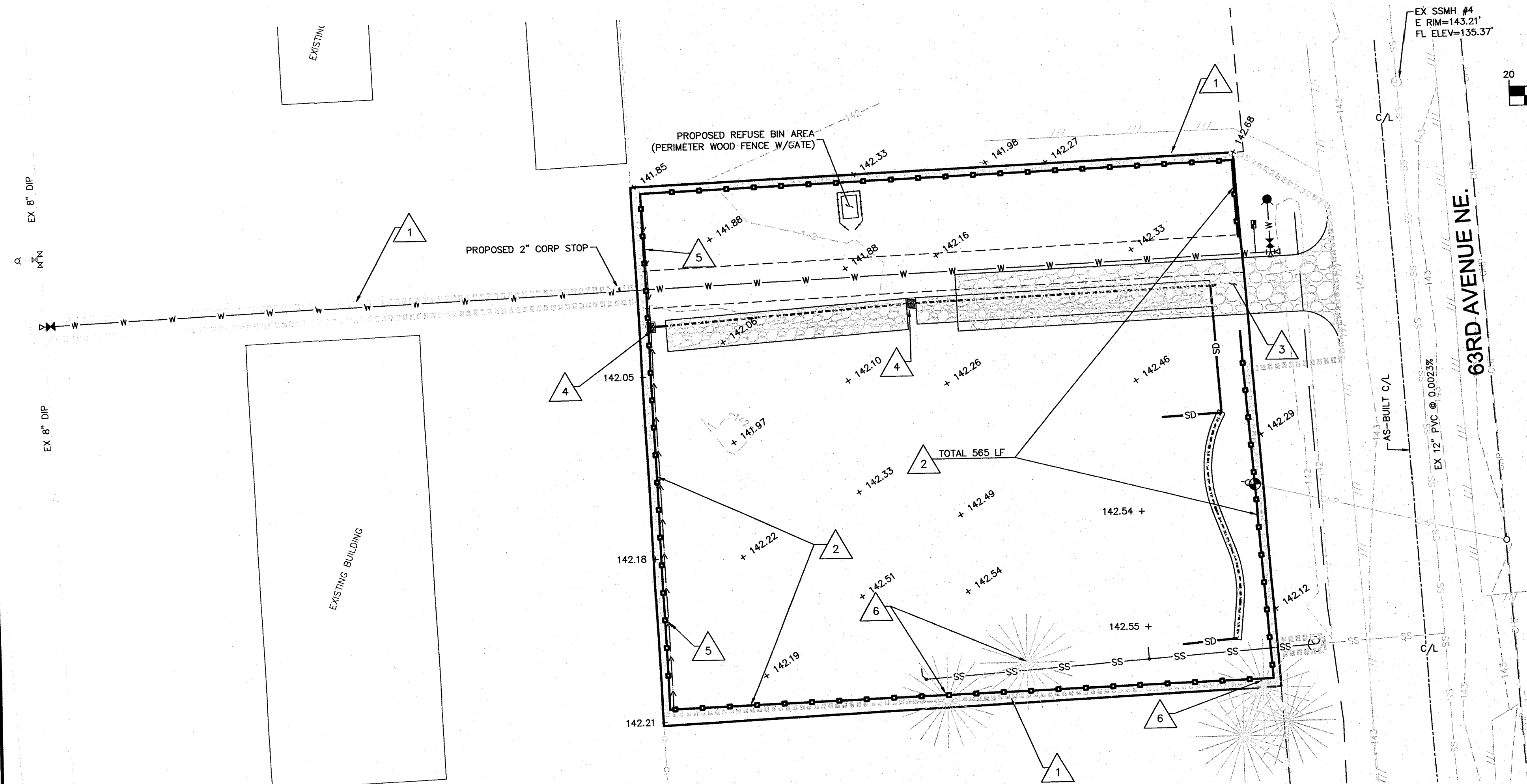
CASCADE SURVEYING & ENGINEERING, INC.
Engineers, Surveyors, Planners
P.O. BOX 326 ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM
PHONE: (360) 435-5551
FAX: (360) 435-4012

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|---------------------------------|--------|------|---------|
| DESIGNED | R.D. | DATE | 10/16 |
| DRAWN | T.A.A. | DATE | 10/16 |
| CHECKED | R.D. | DATE | 10/16 |
| FIELD BOOK | | REF. | ARL 132 |
| REVISED PER 1ST REVIEW COMMENTS | | | |
| | | 3/17 | NO |
| | | | BY |

**BACKSTROM 3
CONSTRUCTION DRAWINGS
COVER SHEET**
CITY FILE NO.

C 1.00
21153

**CITY OF ARLINGTON
BACKSTROM 3
CITY FILE NO.:
PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.**



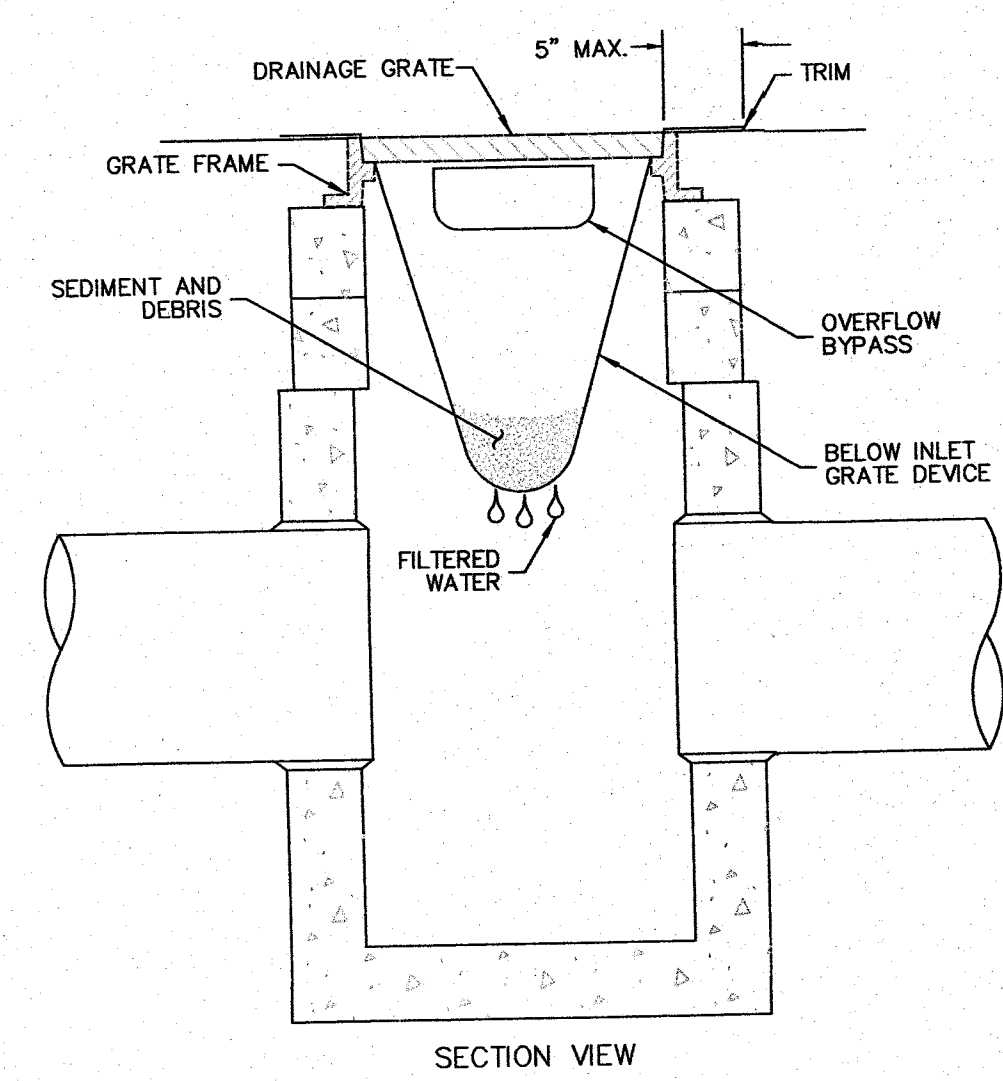
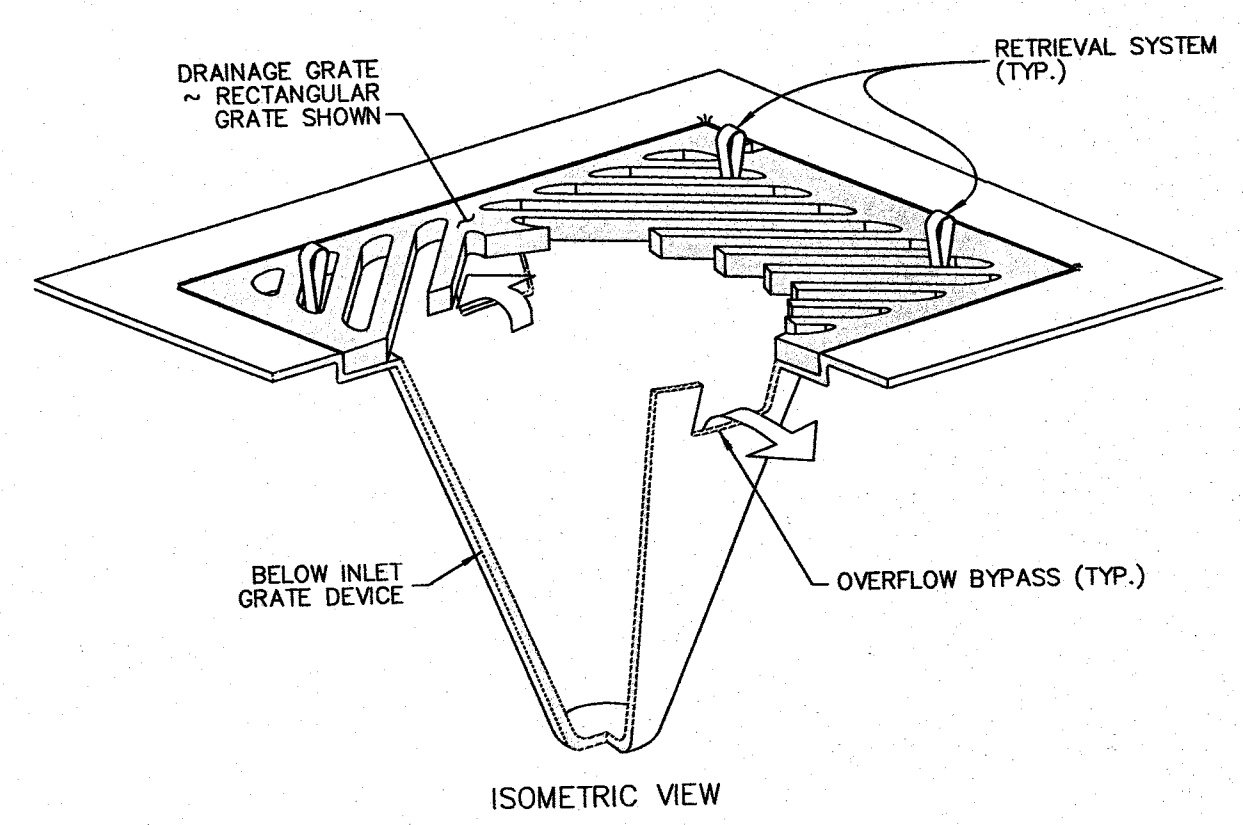
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TBM A132-33-1
80d SPIKE, 0.0 FT HIGH
E. FACE GUY UTILITY POLE
ELEV.=142.67



- T.E.S.C. NOTES:**
- APPROVAL OF THE TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORM DRAINAGE DESIGN.
 - A TESC PLAN MEETING THE DOE STORM WATER MANAGEMENT MANUAL ADOPTED BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ANY WORK ON THE SITE. AN APPROVED COPY MUST BE MAINTAINED ON-SITE AND BE READILY AVAILABLE TO THE CITY INSPECTOR AT THEIR REQUEST.
 - THE TESC B.M.P.'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 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 POUNDS 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 B.M.P.'S SHALL OCCUR AT THE END OF EACH WORK DAY.
 - STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
 - MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN TESC MEASURES BECOME DAMAGED.
 - UPON COMPLETION OF THE PROJECT, ALL B.M.P.'S SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF B.M.P.'S ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL BE MADE WITH THE CITY INSPECTOR.

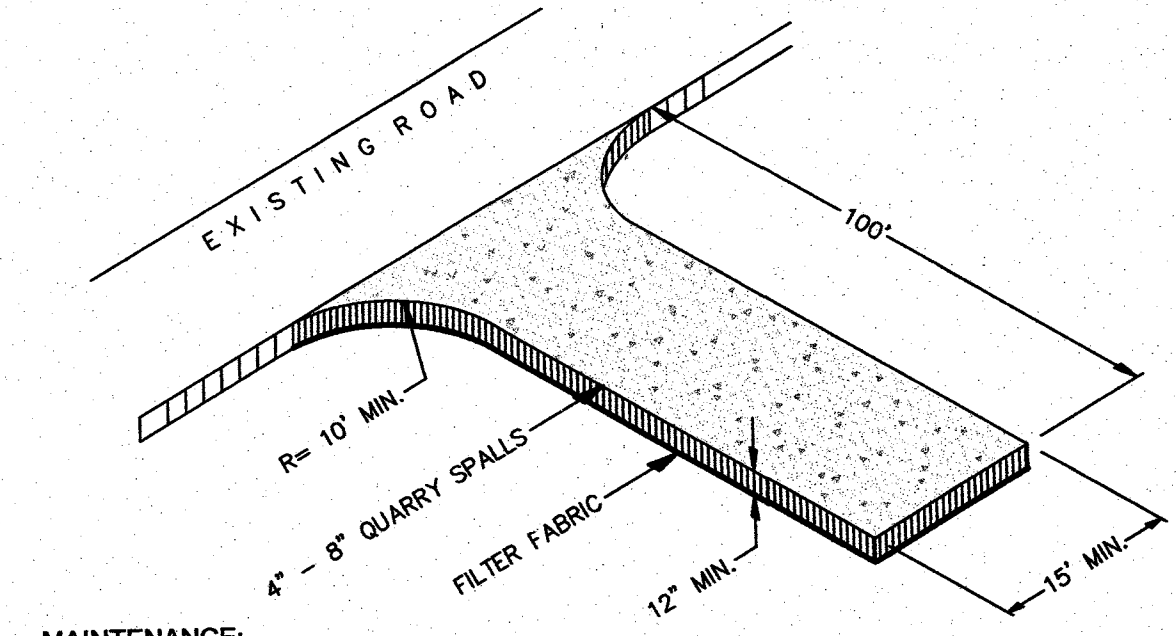
- LEGEND:**
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 - PROPOSED DRAINAGE TRENCH
 - PROPOSED INFILTRATION TRENCH
 - PROPOSED STORM PERF PIPE
 - SD --- PROPOSED STORM PIPE
 - PROPOSED STORM CLEANOUT
 - △ SITE DISTURBANCE LIMITS
 - SILT FENCE
 - APPROX. LOCATION OF EXISTING TREES
 - EXISTING SPOT ELEVATION

- KEY NOTES:**
- LIMITS OF SITE DISTURBANCE SHALL BE CLEARLY MARKED BEFORE LAND DISTURBING ACTIVITIES BEGIN. (BMP C103)
 - PROPOSED SILT FENCE (BMP C233), LENGTH AS SHOWN. INSTALL SILT FENCE AS NEEDED.
 - PROPOSED CONSTRUCTION ENTRANCE. (BMP C105) SEE DETAIL 1 ON THIS SHEET.
 - INSTALL INLET PROTECTION IN CATCH BASIN. SEE DETAIL 2 ON THIS SHEET.
 - PROPOSED GRASS LINED DRAINAGE SWALE
 - EXISTING ON SITE TREES TO BE REMOVED



- NOTES:**
- SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
 - THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
 - THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
 - PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).

**WSDOT STANDARD PLAN I-40.20-00
INLET PROTECTION DETAIL (BMP C220)**
NOT TO SCALE



MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. PERIODIC TOP DRESSING WITH 2" STONE MAY BE REQUIRED, AS CONDITIONS DEMAND. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL DEBRIS SPILLED, DROPPED, WASHED, OR TRACKED, FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS.

WASHING:
IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM THE VEHICLES TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED OFF BEFORE THE VEHICLES ENTER A PUBLIC ROAD. THE WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.

INSTALLATION:
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS ON THE PLANS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECS.

1 STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
NO SCALE

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1-800-424-5555**

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

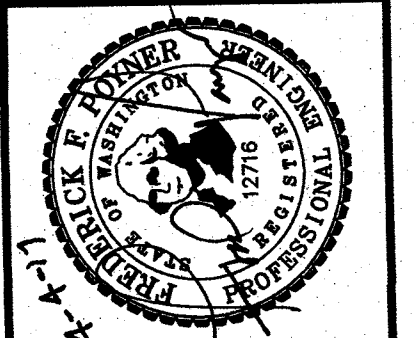
BY: *[Signature]*
CITY ENGINEER, CITY OF ARLINGTON

DATE: 4/14/17
THIS APPROVAL VALID FOR 18 MONTHS

CASCADE ENGINEERS & SURVEYORS, INC.
Planners
Engineers
Surveyors

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ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM

FAX: (860) 435-4012
1-800-593-5551
(960) 435-5551



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| DESIGNED | R.D. | DATE | 10/16 |
| DRAWN | T.A.A. | DATE | 02/17 |
| CHECKED | R.D. | DATE | 02/17 |
| FIELD BOOK | REF. | ARL 132 | |

**BACKSTROM 3
CONSTRUCTION DRAWINGS**

SWPPP

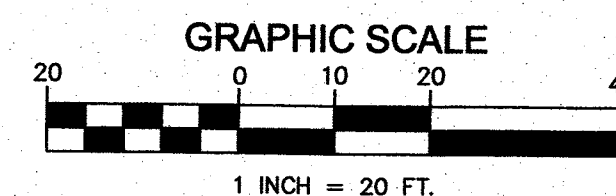
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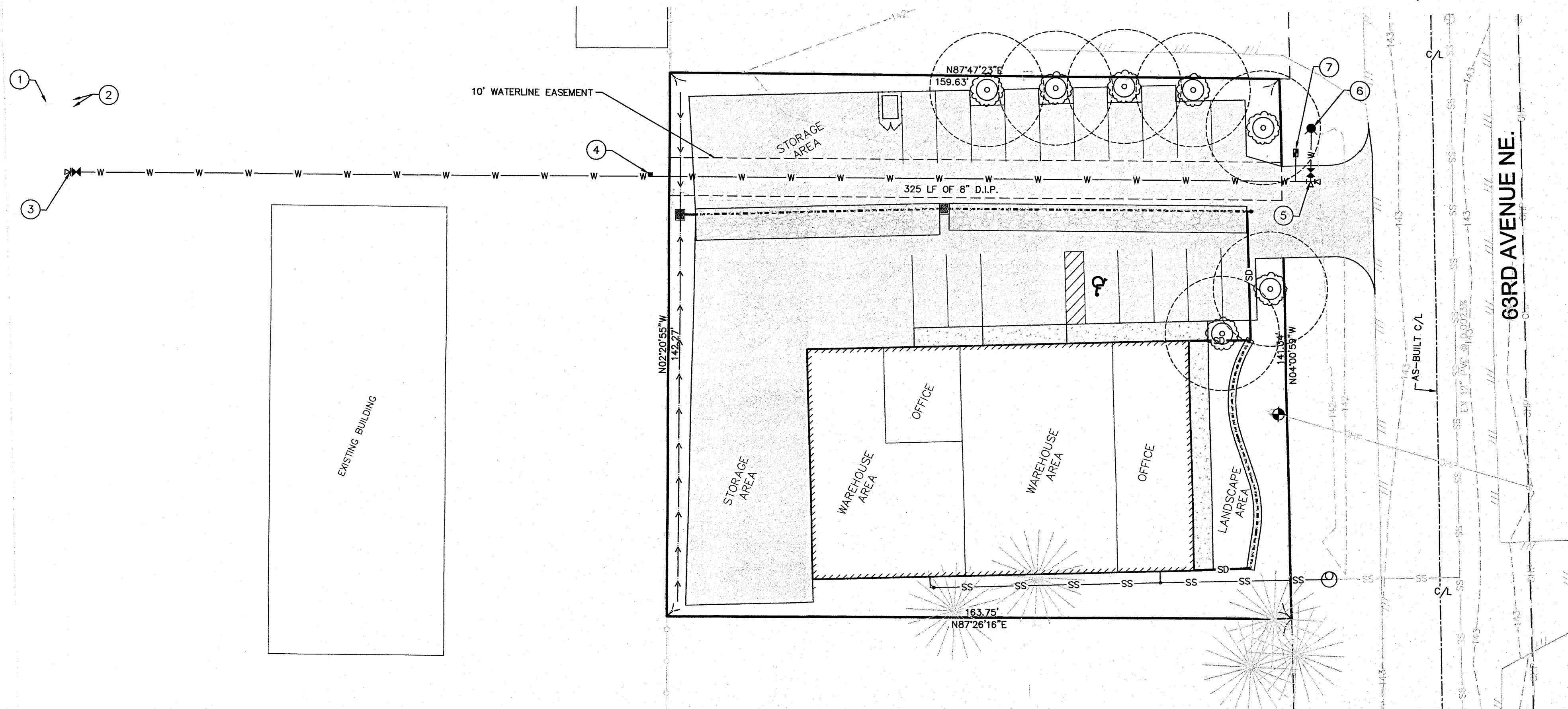
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CITY OF ARLINGTON
 BACKSTROM 3
 CITY FILE NO.:
 PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.

DATUM: NVAD 88
 TBM A132-33-1
 604 SPIKE, 0.0 FT HIGH
 E. FACE GUY UTILITY POLE
 ELEV.=142.67'



- LEGEND:**
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 - SD PROPOSED STORM PIPE
 - SD PROPOSED STORM CLEANOUT
 - W-W PROPOSED WATER LINE
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 - PROPOSED METER BOX
 - PROPOSED WATER VALVE
 - PROPOSED WATER TEE
 - PROPOSED THRUST BLOCK
 - PROPOSED MONITORING MANHOLE
 - SS-SS PROPOSED SANITARY SEWER LINE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED SHADE TYPE TREE
 - APPROX. LOCATION OF EXISTING TREES



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 RE-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 AND WSHA.
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 RIGHT-OF-WAY.
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 EXISTING SYSTEM, USING DISINFECTED SLEEVES AND SPOOL PIECES.
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 ROADWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE RIGHT-OF-WAY PERMIT OF THE CITY OR OTHER APPLICABLE AGENCY.

KEY SCHEDULE:

- ① EXISTING FIRE HYDRANT
- ② EXISTING WATER VALVES
- ③ PROPOSED 8" HOT TAP AND VALVE WITH THRUST BLOCK (SEE DETAIL 7 ON C 1.21)
- ④ CONNECT EXISTING 2" WATER SERVICE TO NEW 8" MAIN. POLY LINE TO BE ABANDONED AT WATER MAIN
- ⑤ PROPOSED 8" x 8" x 6" TEE (MJ X FLG) WITH BLIND FLANGE AND THRUST BLOCK. (SEE DETAILS 5 AND 6 ON C 1.21)
6" GATE VALVE (MJ X FLG)
- ⑥ PROPOSED HYDRANT ASSEMBLY (SEE DETAIL 1 ON C 1.21)
- ⑦ PROPOSED METERED SERVICE. INSTALL 8" METER. (SEE DETAIL 4 ON C 1.21)

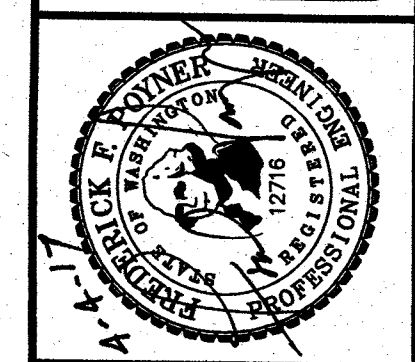
WATER NOTES:

1. ALL BELL GASKETS SHALL BE "FIELD-LOCK" STYLE.
2. ALL MJ FITTINGS SHALL BE "MEGA-LUG" STYLE.

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CONSTRUCTION DRAWING APPROVAL
 THIS SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
 BY: *Yves Hester*
 CITY ENGINEER, CITY OF ARLINGTON
 DATE: 4/14/17
 THIS APPROVAL VALID FOR 18 MONTHS

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 Engineers Surveyors Planners
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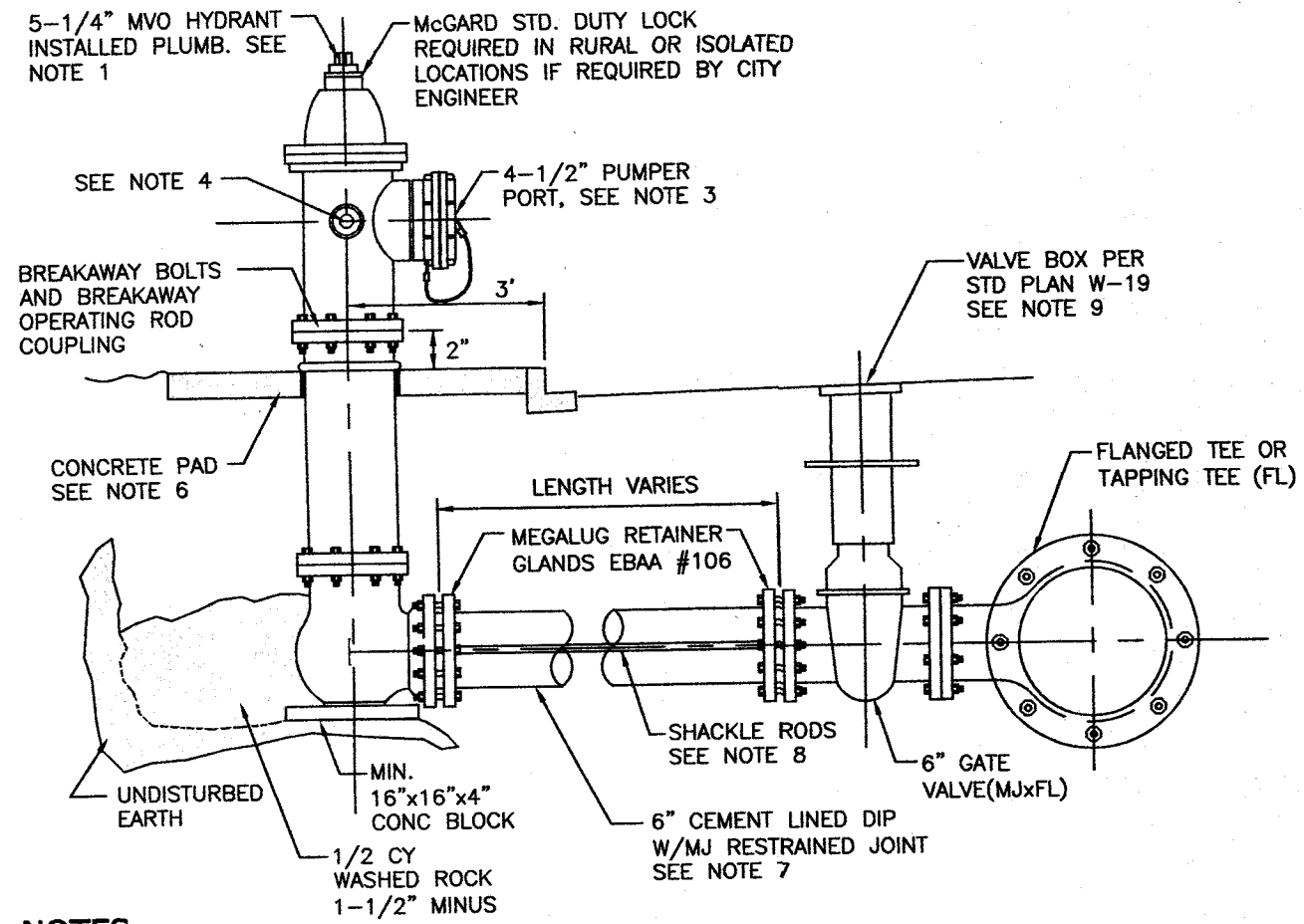
| REVISED PER | 1ST REVIEW | COMMENTS | DATE | BY |
|-------------|------------|----------|------|----|
| | | | 3/17 | KD |

| DESIGNED | R.L.D. | DATE | 10/16 |
|------------|---------|------|-------|
| DRAWN | TAA | DATE | 02/17 |
| CHECKED | R.L.D. | DATE | 02/17 |
| FIELD BOOK | ARL 132 | REF: | |

BACKSTROM 3
 CONSTRUCTION DRAWINGS
WATER PLAN
 CITY FILE NO.

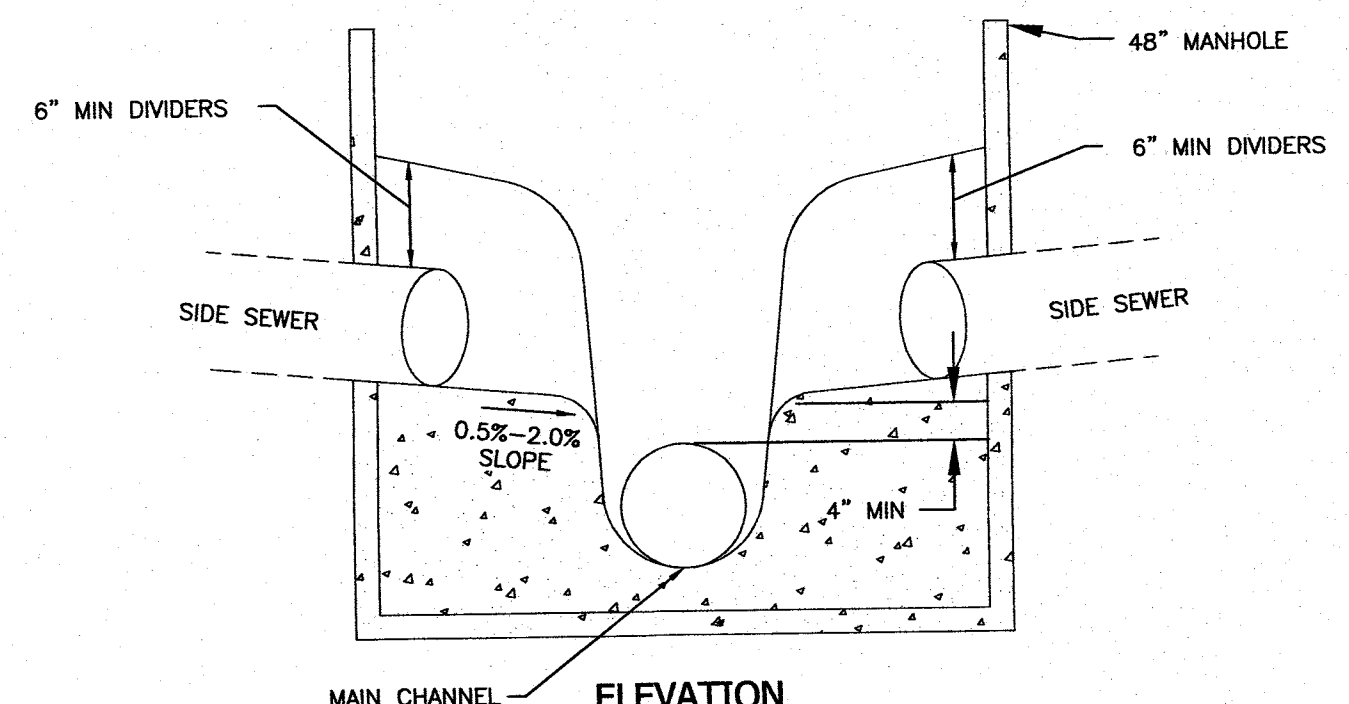
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 # 21153

CITY OF ARLINGTON BACKSTROM 3 CITY FILE NO.: PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.

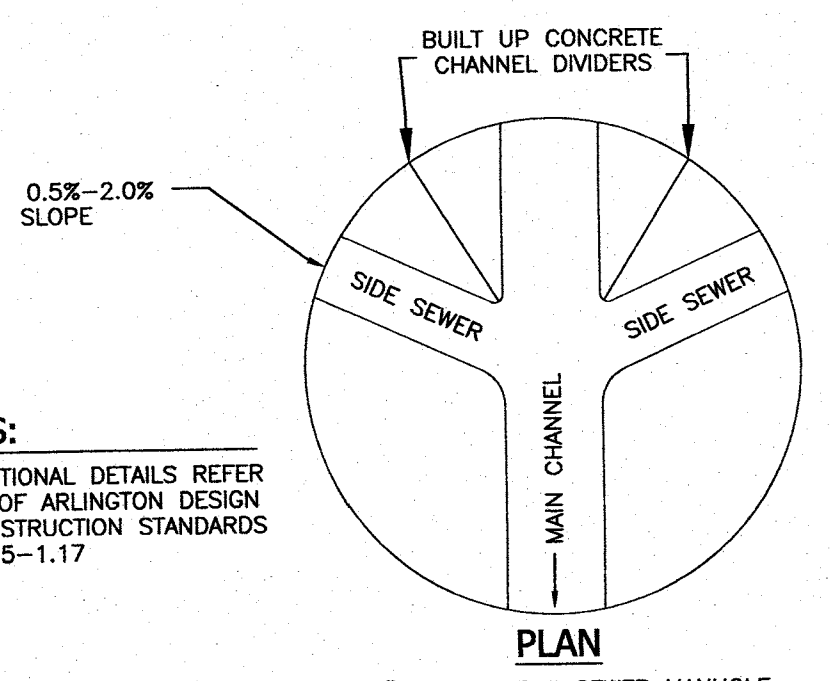


NOTES:

- 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 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. PLAN W-03.
- 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.



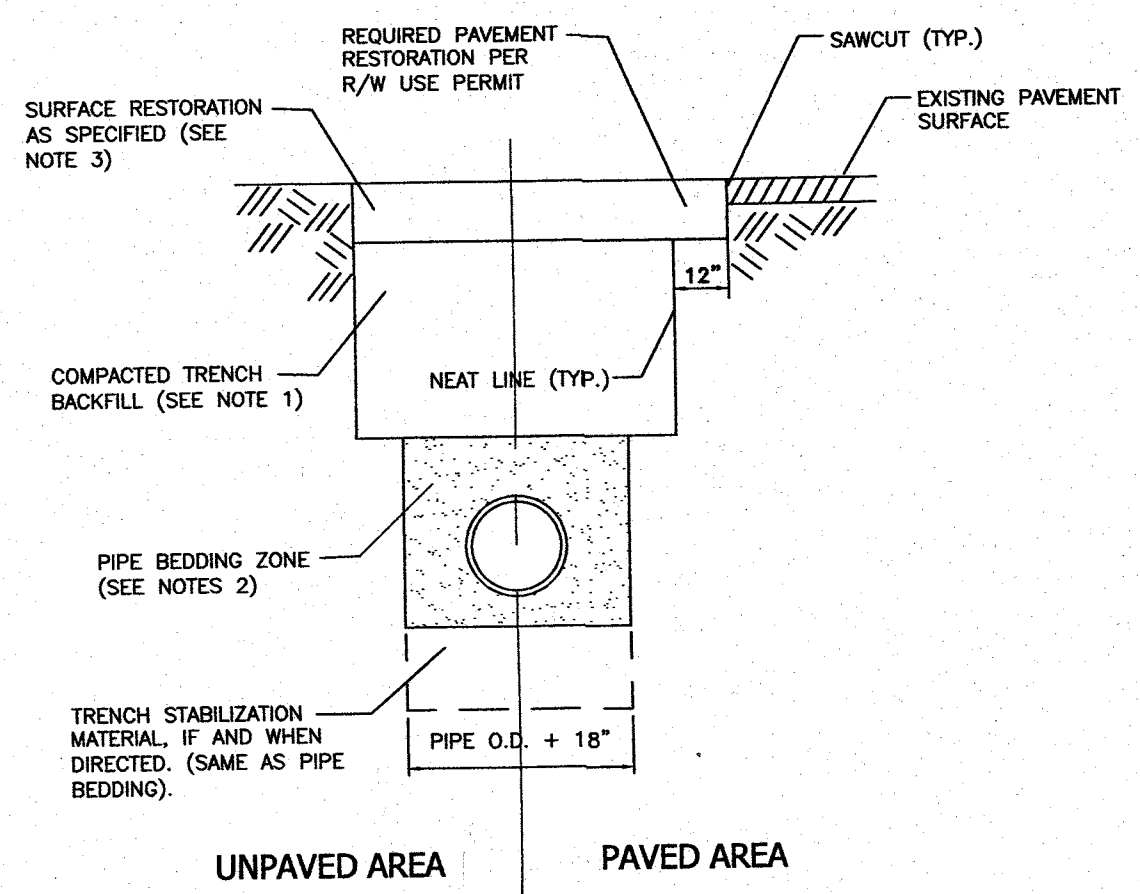
ELEVATION



PLAN

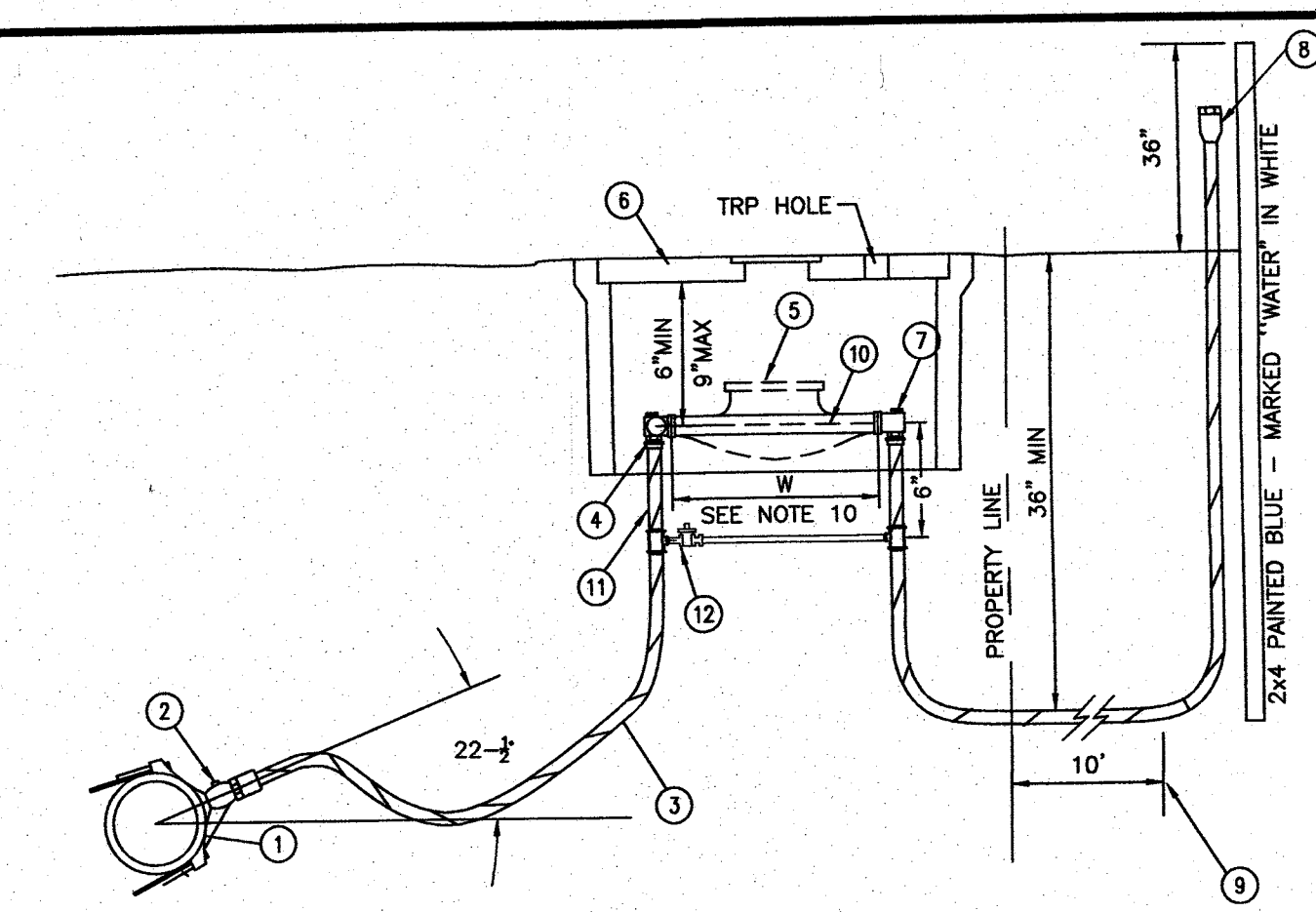
NOTES:

- FOR ADDITIONAL DETAILS REFER TO CITY OF ARLINGTON DESIGN AND CONSTRUCTION STANDARDS SECTION 5-1.17



NOTES:

- TRENCH BACKFILL SHALL BE:
 - * PAVED AREA: GRANULAR BACKFILL AS APPROVED BY LOCAL AGENCY, OR PER WSDOT 9-03.9(3), OR CIP, OR 5/8" MINUS CRUSHED SURFACING, OR APPROVED NATIVE MATERIAL COMPACTED TO 95% OF MAXIMUM DENSITY.
 - * UNPAVED AREA: SELECTED GRANULAR MATERIAL WITH MAXIMUM DIMENSION OF 6" PER WSDOT 9-03.15, COMPACTED TO 90% OF MAXIMUM DENSITY.
- GRAVEL BACKFILL FOR PIPE ZONE BEDDING SHALL BE SELECTED GRANULAR MATERIAL PER WSDOT 9-03.12(3), WASHED SAND, OR APPROVED SUITABLE EXCAVATED MATERIAL WITH MAXIMUM DIMENSION OF 1-1/2" COMPACTED TO 95% OF MAXIMUM DENSITY BY APPROVED HAND-HELD TOOLS.
- EXCAVATE FOR THE PIPE BELL TO ENSURE UNIFORM SUPPORT FOR THE PIPE BARREL.
- UNPAVED AREA SHALL BE RESTORED WITH 4" TOP SOIL, FERTILIZER AND SEED, OR AS SPECIFIED. PAVEMENT RESTORATION SHALL BE DONE PER RIGHT-OF-WAY USE PERMIT, OR AS SPECIFIED.

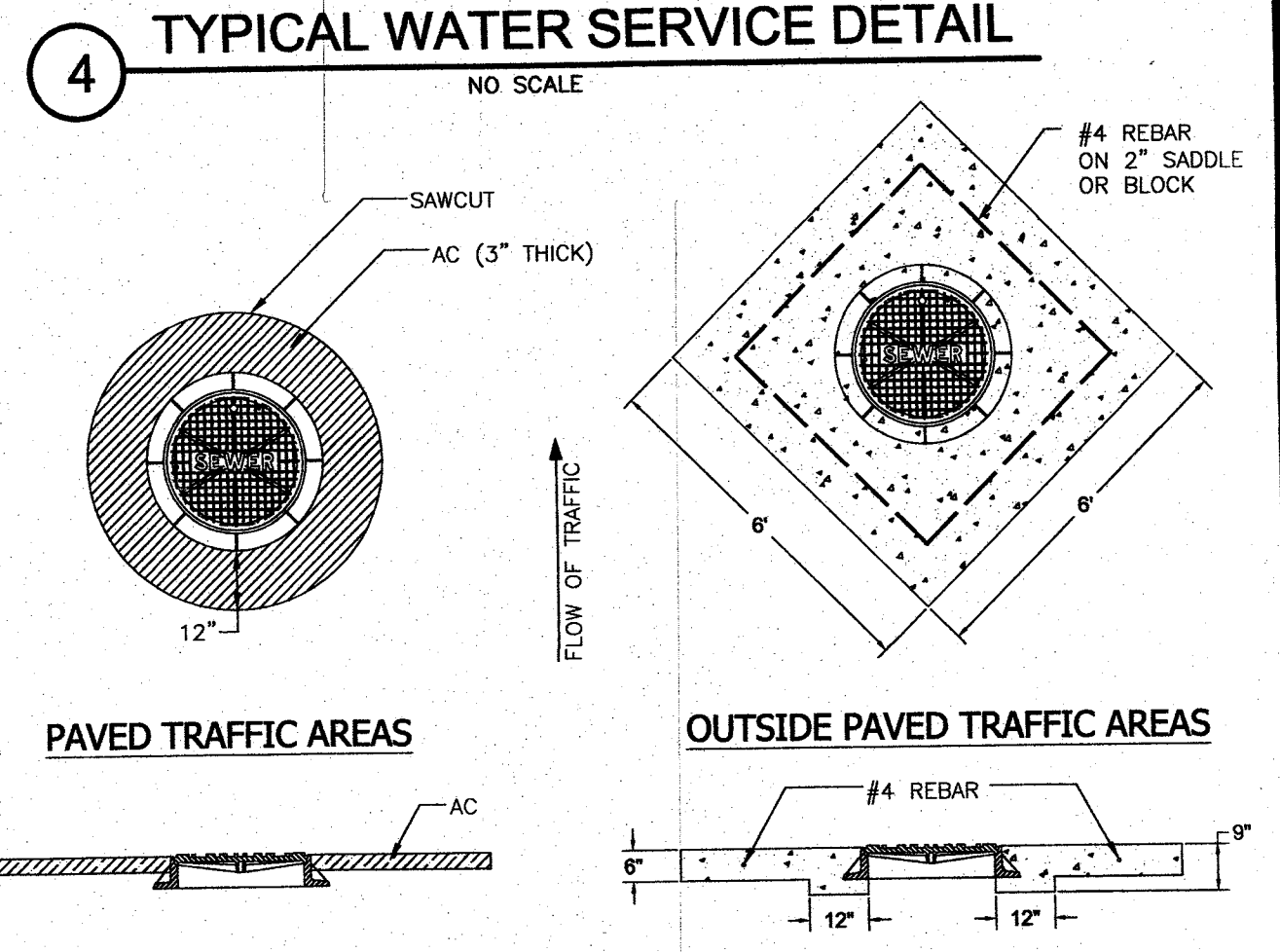


NOTES AND MATERIALS:

- 2" CC SERVICE SADDLE W/DOUBLE STAINLESS STEEL STRAP.
- 2" BALL VALVE CORPORATE STOP COMPRESSION WITH KEY FACING UP, MUELLER OR FORD ONLY.
- 2" HDPE CTS CLASS 200 HIGH SERVICE PIPE (200 PSI RATING) WITH STAINLESS STEEL STIFFENER AND 10 GAUGE COATED COPPER TRACER WIRE WRAPPED AROUND THE PIPE AND ATTACHED ON BOTH ENDS.
- 2" COMPRESSION ANGLE METER BALL VALVE (LOCKABLE).
- METER (SIZE AS SHOWN IN PLAN) SHALL BE INSTALLED BY CITY UTILITIES DIVISION AT OWNER'S EXPENSE. CITY WILL INSTALL ADAPTERS AT BOTH ENDS OF METER IF THE METER IS NOT 2".
- METER BOX SHALL BE MIDSTATES PLASTICS (1730-18) W/SOLID DI LID WITH 1 3/4" HOLE FOR TOUCH READ PAD (TRP).
- 2" ANGLE METER CHECK COUPLING (LOCKABLE).
- COMPRESSION x FITT ADAPTER WITH PLASTIC PLUG.
- EXTEND SERVICE PIPE 10' BEYOND PROPERTY LINE AND AN ADDITIONAL 5' BEYOND EASEMENT LINE.
- METER LENGTH BLANK STUB FOR A 2" METER, W=17-1/4".
- 2" METER SETTER, FORD OR MUELLER.
- BYASSES MUST BE HIGH BYPASS OR SIDE-BY SIDE WITH THE METER.

CITY OF ARLINGTON STANDARD DETAIL W-050

2" SERVICE



NOTES:

- CONCRETE SHALL CONFORM TO CURRENT STANDARDS AND SHALL BE 5.5 SACK MIX. (MINIMUM 3000-PSI 28-DAY STRENGTH).
- WHERE DEPTH OF NECK EXCEEDS 26 INCHES, ADJUST MANHOLE TO GRADE BY INSERTING A NEW MANHOLE BARREL SECTION BETWEEN THE CONE AND EXISTING BARREL.
- ADJUSTMENT RINGS/BLOCK, TOP OF CONE SECTION, AND BOTTOM OF IRON RING, SHALL BE WET STACKED IN 3/4" GROUT, PLASTER SMOOTH INSIDE AND OUT.
- STEPS OR RUNGS SHALL BE ADDED AS NEEDED PER SS-040 AND SS-050.
- PRECAST ADJUSTMENT RINGS SHALL BE CAST WITH GROOVE TO ALLOW FIELD INSTALLATION OF SAFETY STEP.
- CONCRETE PERIMETER SEAL SHALL EXTEND TO 12 INCH MINIMUM OR 2 INCHES BELOW THE BOTTOM OF THE ADJUSTMENT RINGS OR BLOCKS.
- SAWCUT ONLY. NO OVERCUTTING LIMITS OF PATCH.
- IN NON-TRAFFIC AREAS (LANDSCAPED) THE CONCRETE PAD IS 4" THICK WITHOUT REINFORCEMENT.

CITY OF ARLINGTON STANDARD DETAIL SS-070

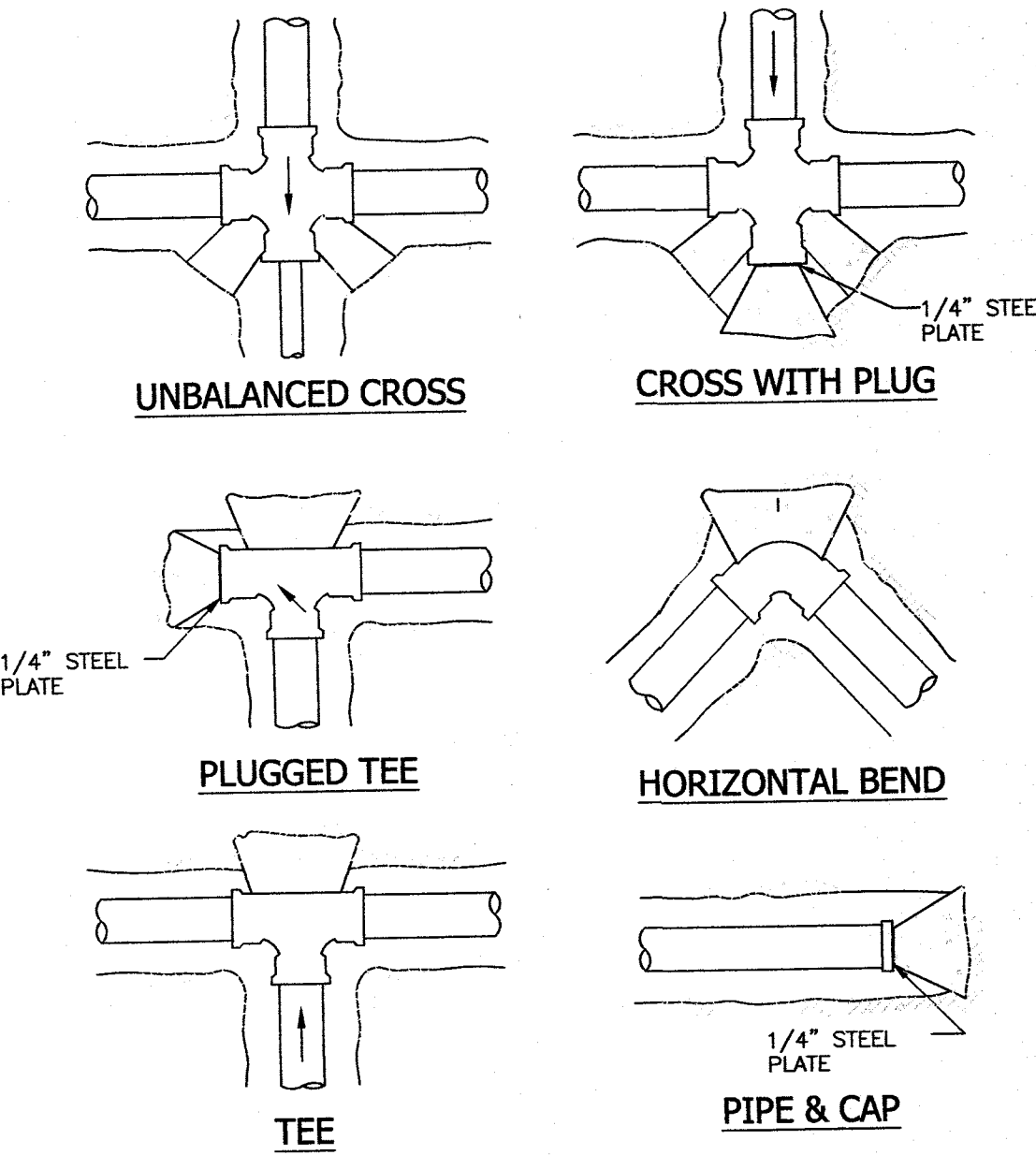
MANHOLE PAD AND ADJUSTMENT

CONSTRUCTION DRAWING APPROVAL
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PER THE CONDITIONS ON THE TITLE SHEET.

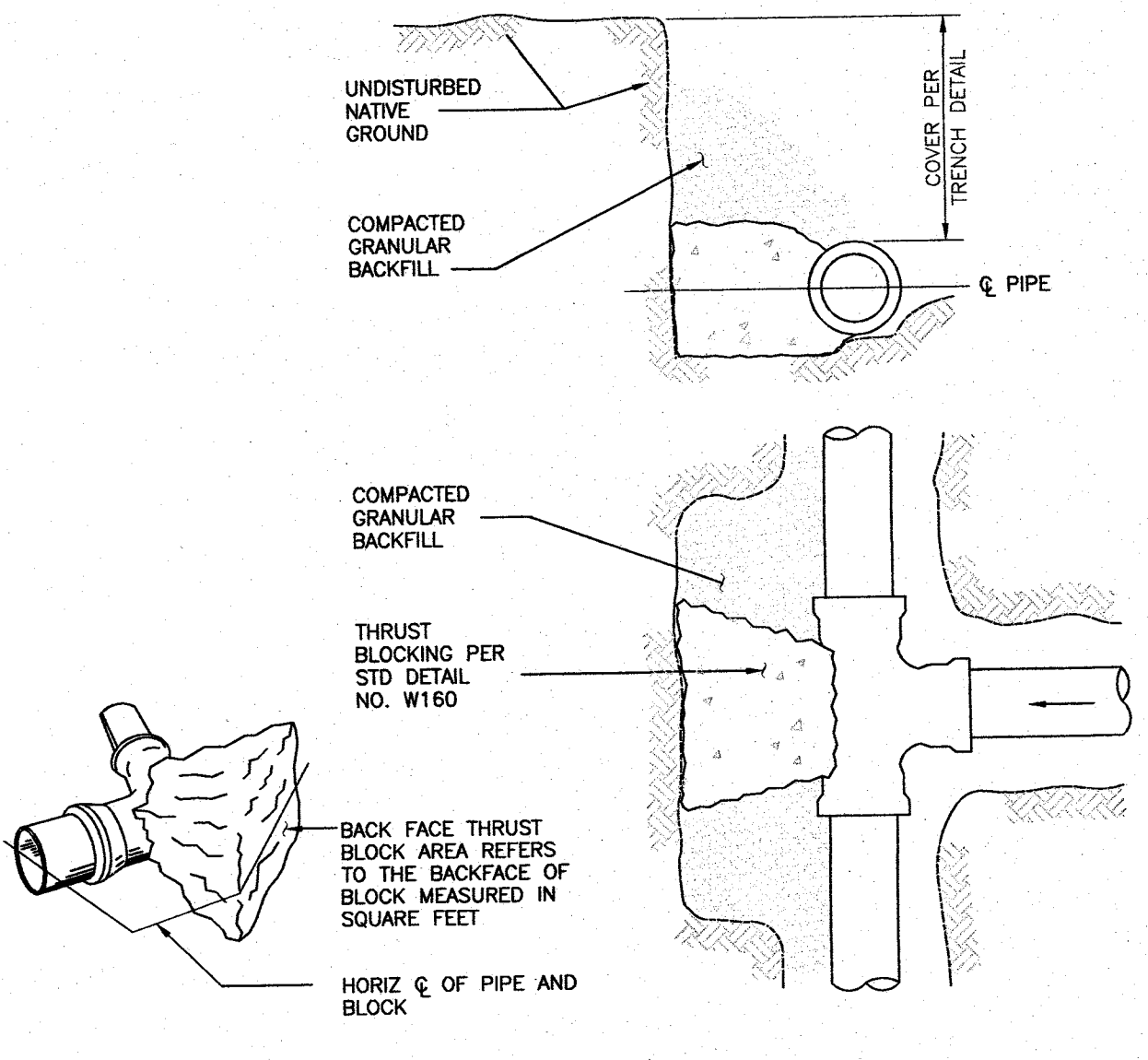
BY: *Mona Glantz*
CITY ENGINEER, CITY OF ARLINGTON

DATE: 4/14/17
THIS APPROVAL VALID FOR 18 MONTHS

**1 CITY OF ARLINGTON STANDARD DETAIL W-010
HYDRANT ASSEMBLY DETAIL**
NO SCALE



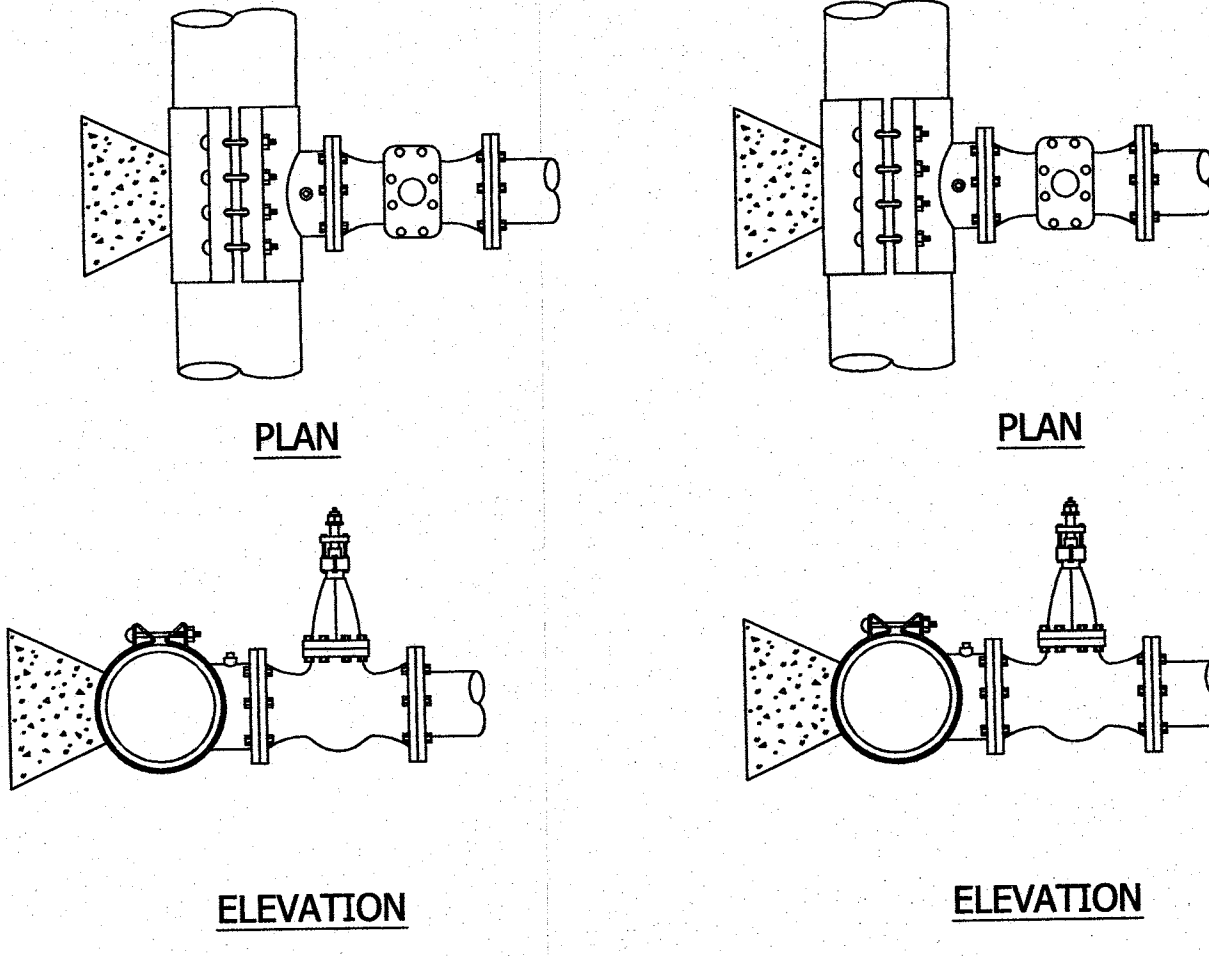
**2 CITY OF ARLINGTON STANDARD DETAIL SS-130
MONITORING MANHOLE**
NO SCALE



NOTES:

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

**3 CITY OF ARLINGTON STANDARD DETAIL W-270
TYPICAL TRENCH SECTION**
NO SCALE



STEEL FABRICATED EPOXY COATED TAPPING SLEEVE

INSTALLED ON DI PIPE

FABRICATED STAINLESS STEEL TAPPING SLEEVE

INSTALLED ON AC PIPE

NOTES:

- STAINLESS STEEL TAPPING TEES SHALL HAVE FULL CIRCLE SEAL.
- STEEL TAPPING TEES SHALL BE EPOXY COATED.
- ALL TEES AND VALVES TO BE WATER TESTED BEFORE TAPPING.

| SOIL | THRUST BLOCK AREA IN SQUARE FEET (SEE STD DETAIL NO W-165) | | | | | | | |
|---------|--|------|-------------------------|------------------------------------|-----------------------|-----|-------------------------|------------------------------------|
| | FIRM SILTY SAND | | COMPACT SAND | | COMPACT SAND & GRAVEL | | | |
| FITTING | 90° BEND | TEE | 45° BEND & 22 1/2° BEND | 11 1/4° CAP OR PLUG & 22 1/2° BEND | 90° BEND | TEE | 45° BEND & 22 1/2° BEND | 11 1/4° CAP OR PLUG & 22 1/2° BEND |
| 4" | 7.0 | 4.2 | 1.7 | 2.9 | 2.1 | 1.0 | 2.2 | 1.6 |
| 6" | 13.3 | 9.4 | 3.8 | 6.7 | 4.7 | 1.9 | 5.0 | 3.5 |
| 8" | 23.3 | 16.7 | 6.7 | 11.7 | 8.4 | 3.4 | 8.8 | 6.3 |
| 12" | 53.0 | 37.5 | 15.0 | 26.5 | 18.8 | 7.5 | 20.0 | 14.0 |

AREAS CALCULATED ON 300 PSI TEST PRESSURE AND 3'-0" MIN COVER OVER WATERMAIN

**5 CITY OF ARLINGTON STANDARD DETAIL W-160
THRUST BLOCK DETAILS**
NO SCALE

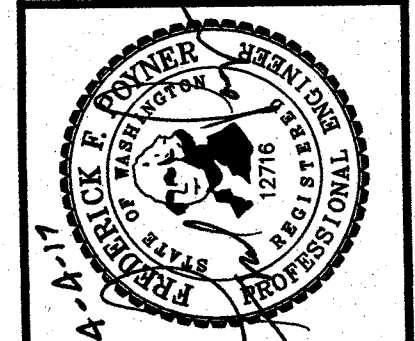
**6 CITY OF ARLINGTON STANDARD DETAIL W-165
THRUST BLOCK DETAILS**
NO SCALE

**7 CITY OF ARLINGTON STANDARD DETAIL W-200
TAPPING SLEEVES DETAIL**
NO SCALE

**8 CITY OF ARLINGTON STANDARD DETAIL SS-070
MANHOLE PAD AND ADJUSTMENT**
NO SCALE

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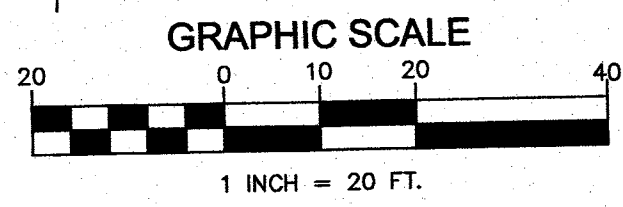
| NO. | REVISION | DATE | BY |
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| DESIGNED | R.L.D. | DATE | 10/16 |
| DRAWN | T.A.A. | DATE | 02/17 |
| CHECKED | R.L.D. | DATE | 02/17 |
| FIELD BOOK | | | |

**BACKSTROM 3
CONSTRUCTION DRAWINGS
WATER AND SANITARY
SEWER DETAILS**
CITY FILE NO.
C 1.21
21153

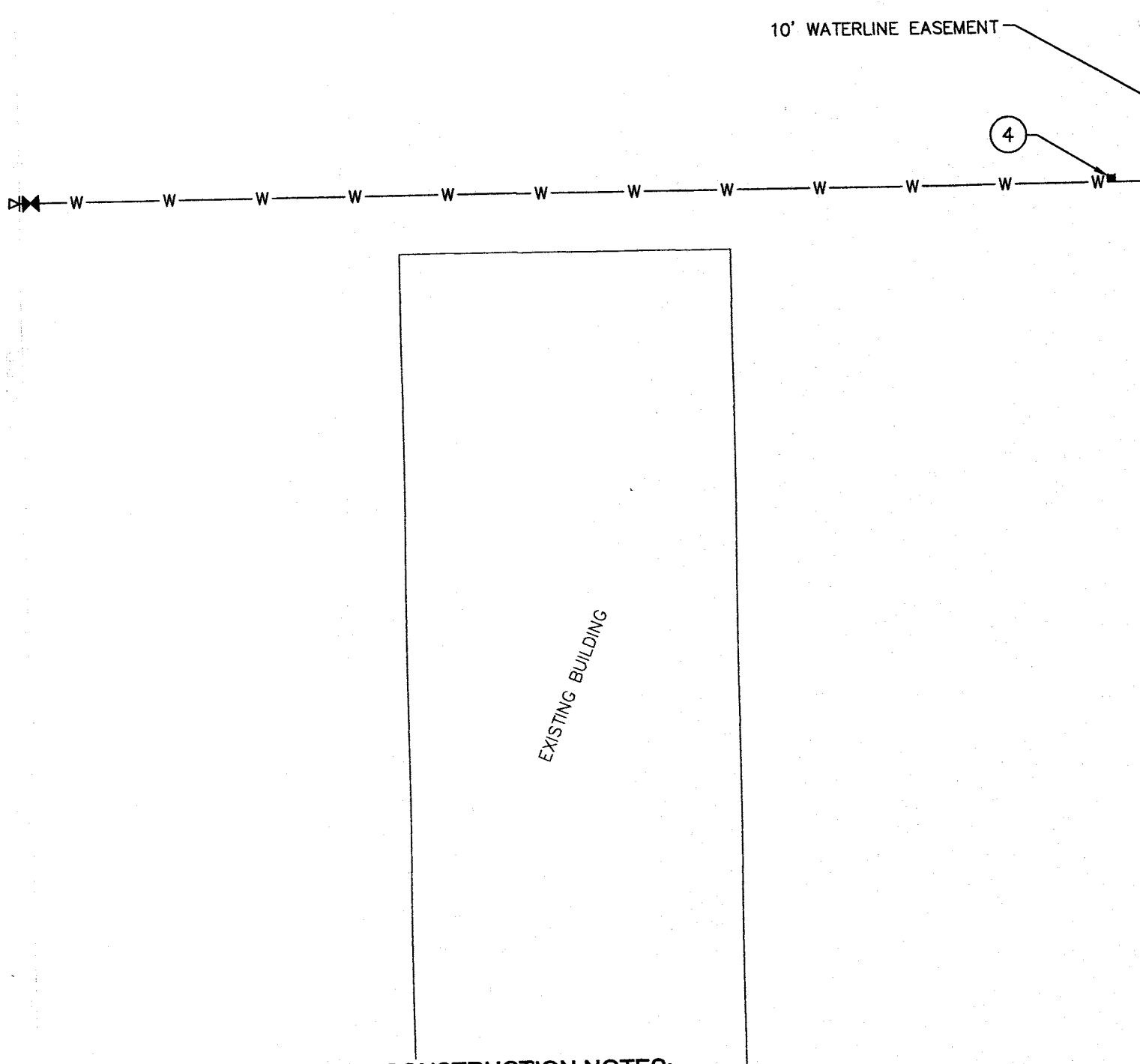
**CITY OF ARLINGTON
BACKSTROM 3
CITY FILE NO.:
PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.**

DATUM: NVAD 88
TBM A132-33-1
604 SPIKE, 0.0 FT HIGH
E. FACE GUY UTILITY POLE
ELEV.=142.67'



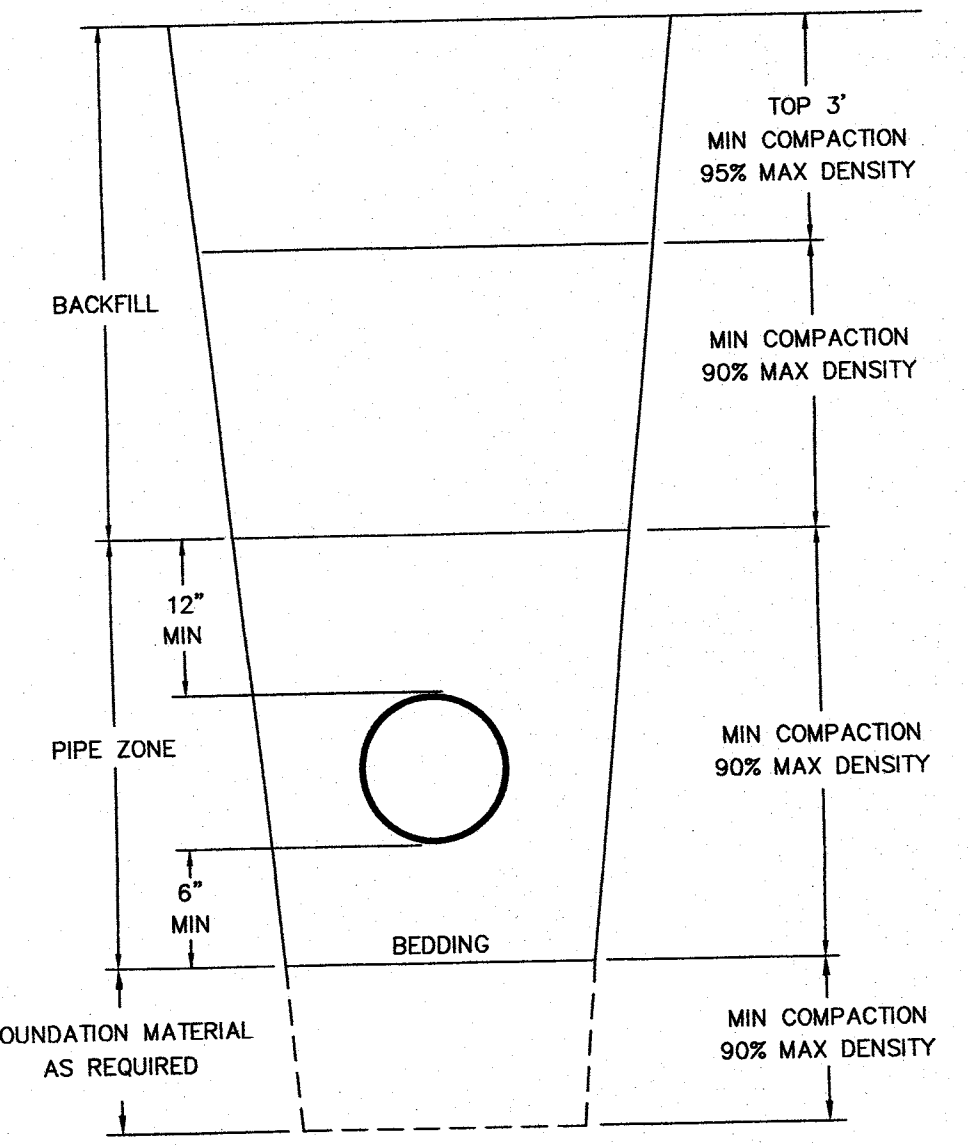
- LEGEND:**
- PROPERTY LINE
 - - - PLATTED PROPERTY
 - - - AS-BUILT CL OF ROAD
 - - - EXISTING CONTOURS
 - - - EXISTING EDGE OF PAVEMENT
 - - - EXISTING CHAINLINK FENCE
 - - - EXISTING WATER LINE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING OVERHEAD POWER LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - PROPOSED CATCH BASIN
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED ASPHALT SURFACE
 - PROPOSED ADA PARKING STALL
 - PROPOSED TYPICAL PARKING STALL OR AS OTHERWISE SHOWN
 - PROPOSED WAREHOUSE AND OFFICE BUILDING
 - PROPOSED GRASS LINED DRAINAGE SWALE
 - PROPOSED INFILTRATION TRENCH
 - PROPOSED INFILTRATION TRENCH
 - - - PROPOSED STORM PERFORATED PIPE
 - SD PROPOSED STORM PIPE
 - PROPOSED STORM CLEANOUT
 - - - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED METER BOX
 - PROPOSED WATER VALVE
 - PROPOSED WATER TEE
 - PROPOSED THRUST BLOCK
 - PROPOSED MONITORING MANHOLE
 - - - PROPOSED SANITARY SEWER LINE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED SHADE TYPE TREE
 - APPROX. LOCATION OF EXISTING TREES
 - FG=142.45' FINISHED GRADE SPOT ELEVATION

- KEY SCHEDULE:**
- 1 EXISTING SIDE SEWER LATERAL; IE=136.76'
 - 2 SIDE SEWER MARKER SHOULD BE 1-1/4" # WHITE PVC PIPE, PLACED VERTICALLY AT END OF STUB. CONTRACTOR TO LOCATE END OF PIPE AND VERIFY INVERT ELEV PRIOR TO START OF CONSTRUCTION.
INSTALL MONITORING MANHOLE PER DETAIL 2, SHEET C1.21 (SS-130), INSTALL CONCRETE PAD ACCORDING TO DETAIL 8, SHEET C1.21 (SS-070)
PRIOR TO CONNECTION THE STUB SHALL BE INSPECTED BY WASTEWATER STAFF. CONTRACTOR TO SCHEDULE THIS WORK BY CALLING INSPECTOR LINE (360) 403-3508
 - 3 INSTALL 44 LF OF 6" PIPE @ 1.00% IE=137.20'
 - 4 SSCO #1 (SEE DETAIL 2 ON THIS SHEET) IE=137.20'
 - 5 INSTALL 3 LF OF 6" PIPE @ 1.00% IE=137.23' (AT BUILDING)
 - 6 INSTALL 60 LF OF 6" PIPE @ 1.00%
 - 7 SSCO #2 (SEE DETAIL 2 ON THIS SHEET) IE=137.80'
 - 8 INSTALL 3 LF OF 6" PIPE @ 1.00% IE=137.83' (AT BUILDING) INSTALL WYE



SANITARY SEWER SYSTEM CONSTRUCTION NOTES:

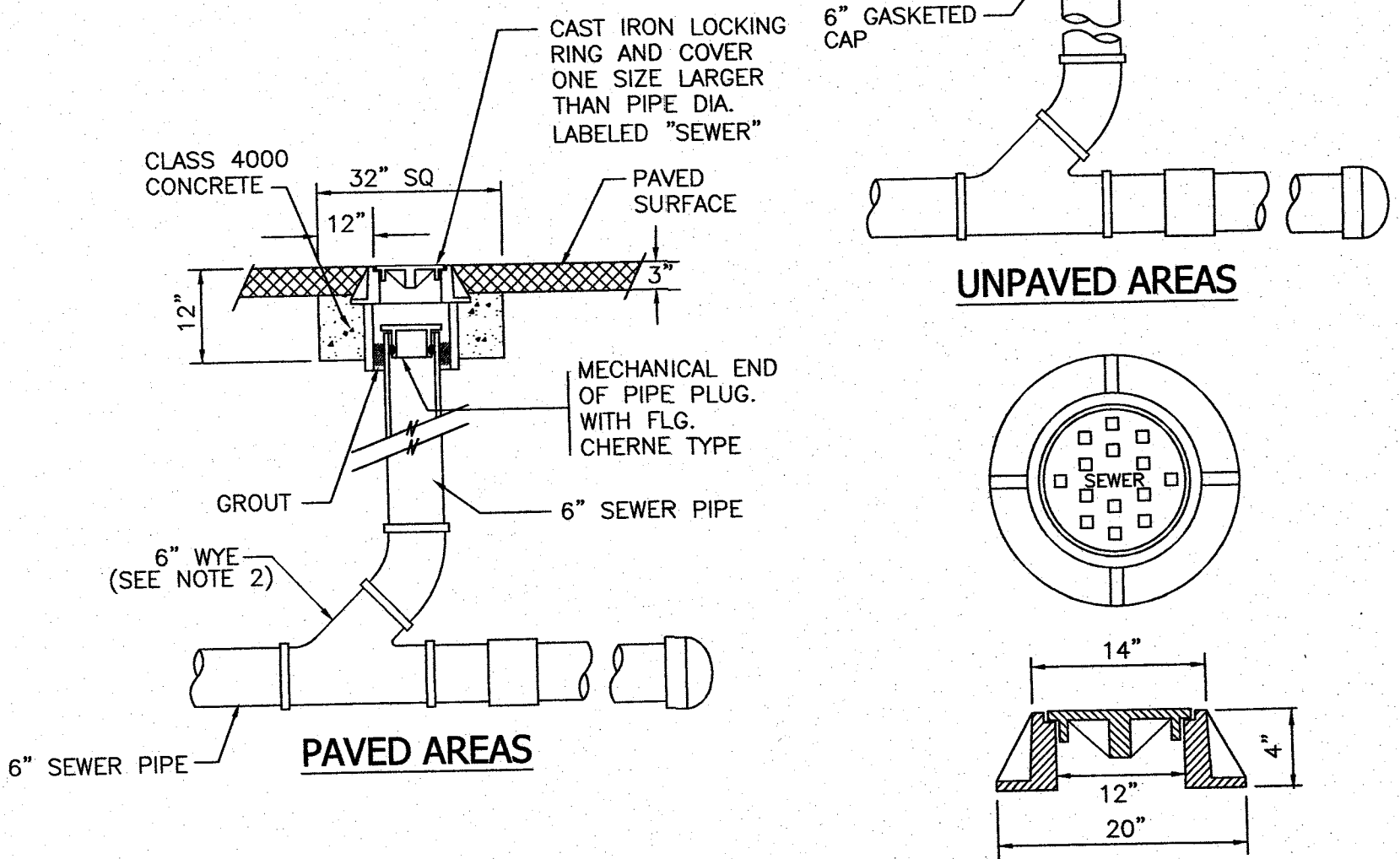
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRES CITY APPROVAL.
2. ALL MATERIALS SHALL CONFORM TO THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS AND THE MATERIAL SUBMITTALS SHALL 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 MATERIALS CAN BE INSTALLED.
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 THE ALIGNMENT.
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 GASKETED 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 REQUIRED.
7. SIDE SEWER SERVICES SHALL BE PVC ASTM D 3034 SDR 35 WITH FLEXIBLE GASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A TEE FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. WYES ARE NOT ALLOWED ON LINES 8" OR LARGER. SIDE SEWERS CAN NOT BE INSTALLED UNDER DRIVEWAYS UNLESS APPROVED BY THE CITY INSPECTOR.
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 THE BELL END UPSTREAM.
11. ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA AND WSHA.
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 BE LAID ON A PROPERLY PREPARED FOUNDATION. THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIALS AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED BY A UNIFORMLY DENSE 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. BUILDING FLOOR DRAINS ARE NOT PERMITTED TO DRAIN TO SANITARY SEWER LINES.



NOTES:

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

**CITY OF ARLINGTON STANDARD DETAIL SS-120
TYPICAL TRENCH SECTION**



12" CAST IRON LOCKING RING AND COVER
OLYMPIC M1025 OR APPROVED EQUAL

NOTES:

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

**CITY OF ARLINGTON STANDARD DETAIL SS-080
SEWER CLEANOUT DETAIL**

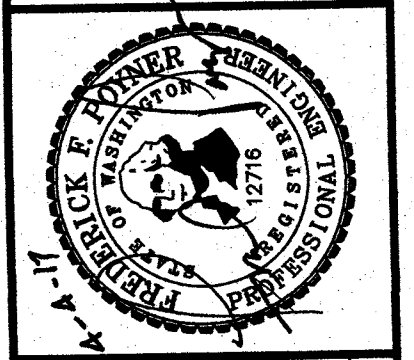
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CONSTRUCTION DRAWING APPROVAL
THIS SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Anna Kibbutz*
CITY ENGINEER, CITY OF ARLINGTON

DATE: 4/14/17
THIS APPROVAL/VALID FOR 18 MONTHS

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Engineers Surveyors Planners
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WWW.CASCADESURVEYING.COM
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(360) 435-6551



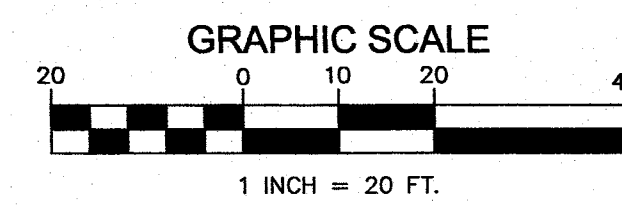
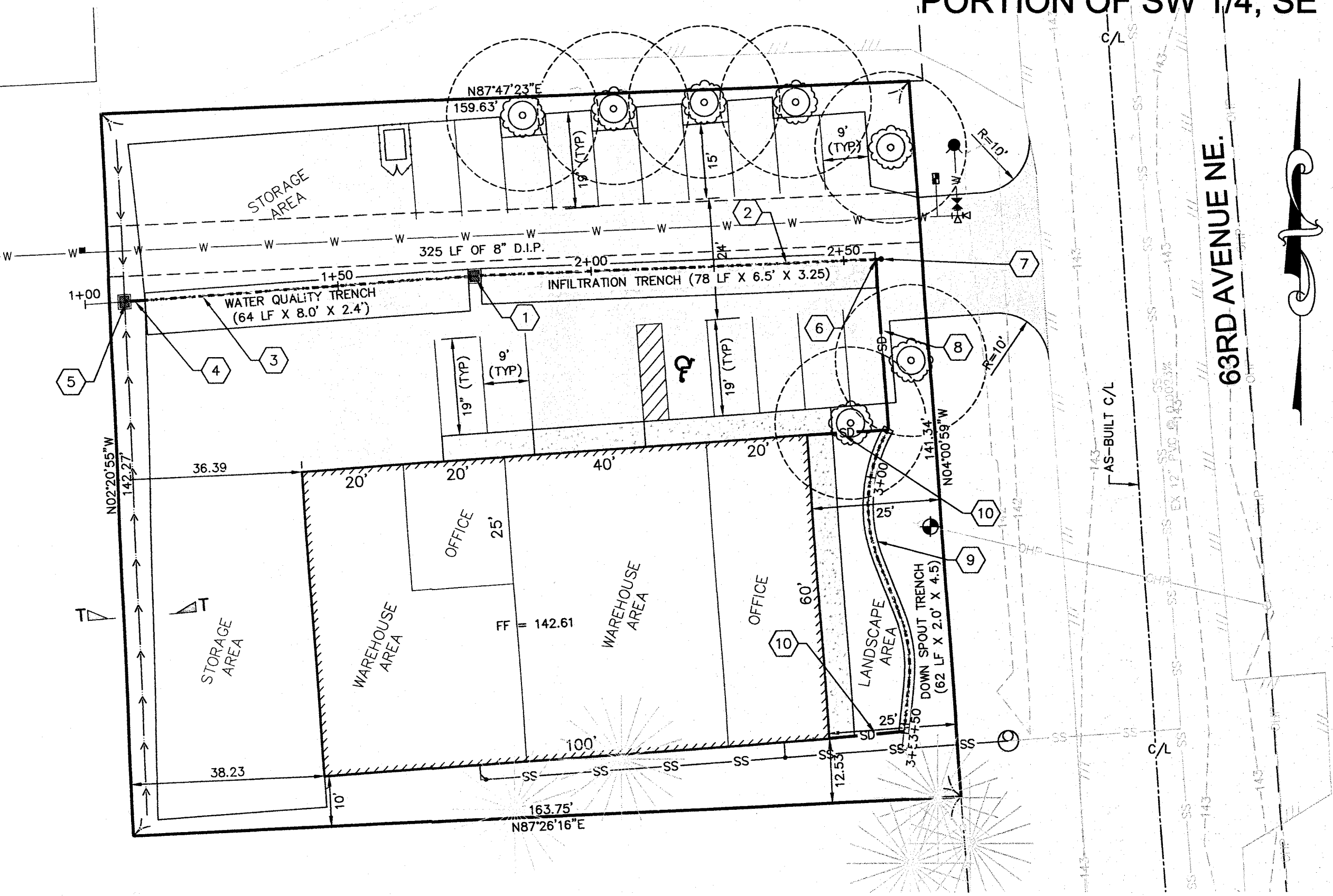
| DESIGNED | DATE | 10/16 | DATE | 02/17 |
|------------|---------|-------|-------|-------|
| DRAWN | TAA | DATE | 02/17 | |
| CHECKED | RLD | DATE | 02/17 | |
| FIELD BOOK | ARL 132 | REF: | | |

**BACKSTROM 3
CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN**
CITY FILE NO.

C 1.30
21153

CITY OF ARLINGTON
 BACKSTROM 3
 CITY FILE NO.:

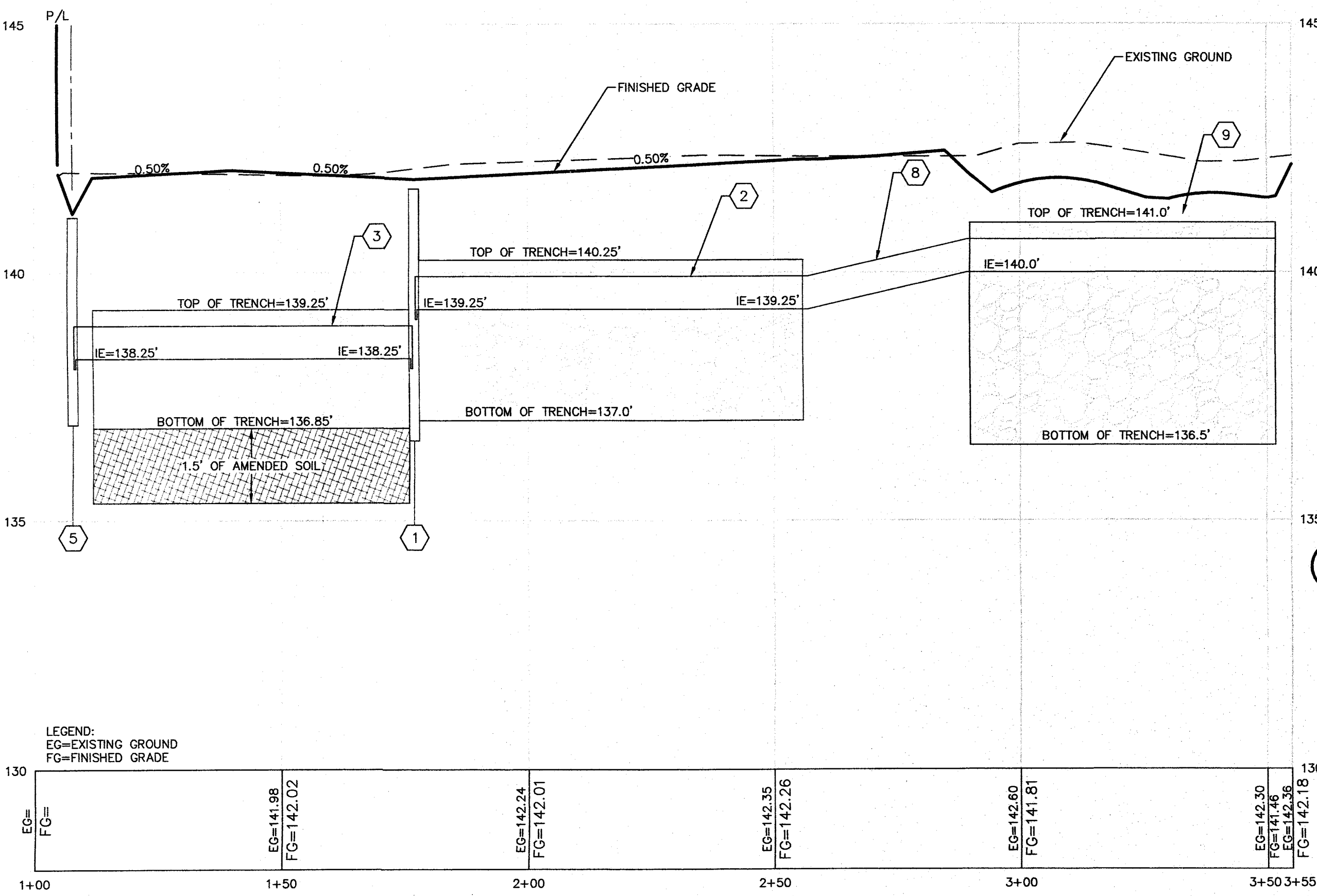
PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.



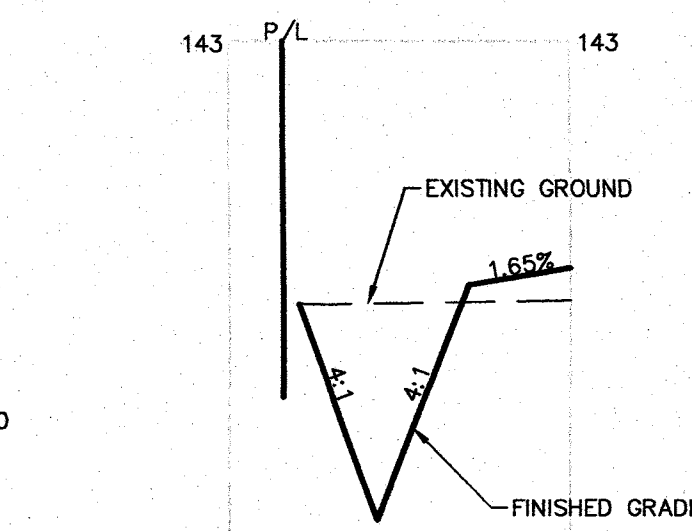
DATUM: NVAD 88
 TBM A132-33-1
 804 SPIKE, 0.0 FT HIGH
 E. FACE GUY UTILITY POLE
 ELEV.=142.67'

- KEY SCHEDULE:**
- 1 NEW TYPE 1L CATCH BASIN 1 (SEE DETAILS 1 AND 4 ON SHEET C 1.41)
 1+76.92; 0.79' LT.
 RIM ELEV.=141.79'
 E IE=139.25'
 W IE=138.25'
 - 2 INSTALL 78 LF OF 8" PVC PERF. PIPE @ 0.00% (SEE TRENCH SECTION 2 ON THIS SHEET)
 - 3 INSTALL 64 LF OF 8" PVC PERF. PIPE @ 0.00% (SEE TRENCH SECTION 3 ON THIS SHEET)
 - 4 INSTALL 4 LF OF 8" PVC PIPE @ 0.00%
 - 5 NEW TYPE 1 CATCH BASIN 2 (SEE DETAILS 2 AND 6 ON SHEET C 1.41)
 1+07.80; 0.96' RT.
 RIM ELEV.=141.10'
 E IE=138.25'
 - 6 NEW 8" PVC TEE TO CLEANOUT
 - 7 NEW 8" CLEANOUT (SEE DETAIL 5 ON SHEET C 1.41)
 - 8 INSTALL 33 LF OF 8" PVC PIPE @ 2.27% (FROM NEW 8" PVC TEE)
 - 9 INSTALL 62 LF OF 8" PVC PERF. PIPE @ 0.00% (SEE TRENCH SECTION 1 ON THIS SHEET)
 - 10 CONNECT ROOF DOWNSPOUTS TO TRENCH.

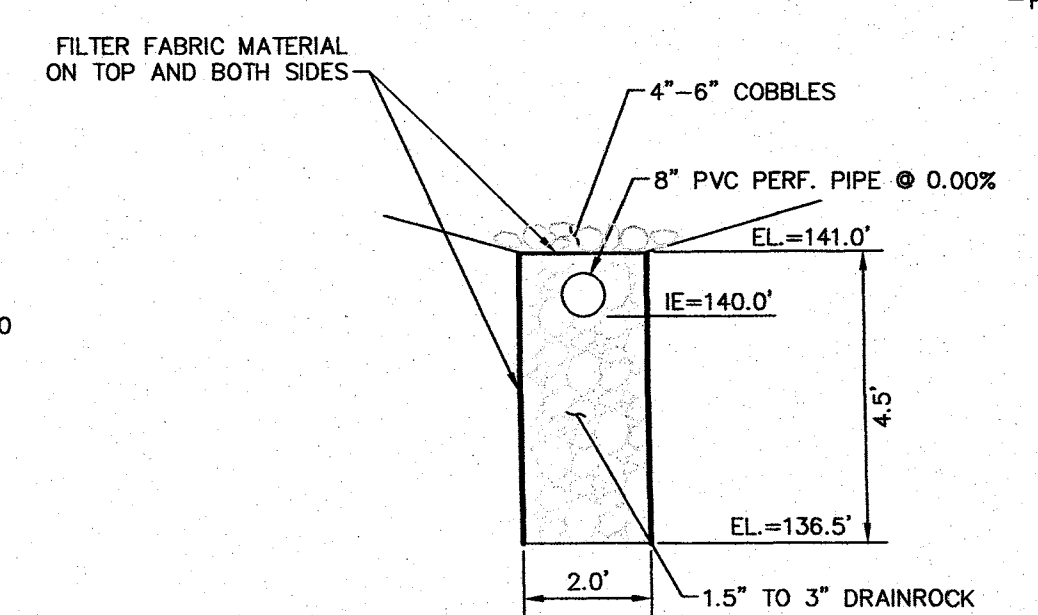
- LEGEND:**
- PROPERTY LINE
 - PLATTED PROPERTY
 - AS-BUILT CL OF ROAD
 - EXISTING CONTOURS
 - EXISTING EDGE OF PAVEMENT
 - EXISTING CHAINLINK FENCE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - PROPOSED CATCH BASIN
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED ASPHALT SURFACE
 - PROPOSED ADA PARKING STALL
 - PROPOSED TYPICAL PARKING STALL OR AS OTHERWISE SHOWN
 - PROPOSED WAREHOUSE AND OFFICE BUILDING
 - PROPOSED GRASS LINED DRAINAGE SWALE
 - PROPOSED INFILTRATION TRENCH
 - PROPOSED STORM PERF PIPE
 - PROPOSED STORM PIPE
 - PROPOSED STORM CLEANOUT
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED METER BOX
 - PROPOSED WATER VALVE
 - PROPOSED WATER TEE
 - PROPOSED THRUST BLOCK
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED SHADE TYPE TREE
 - APPROX. LOCATION OF EXISTING TREES
 - FINISHED GRADE SPOT ELEVATION



DRAINAGE TRENCH PROFILE
 SCALE 1"=20' (HORIZONTAL)
 1"=2' (VERTICAL)

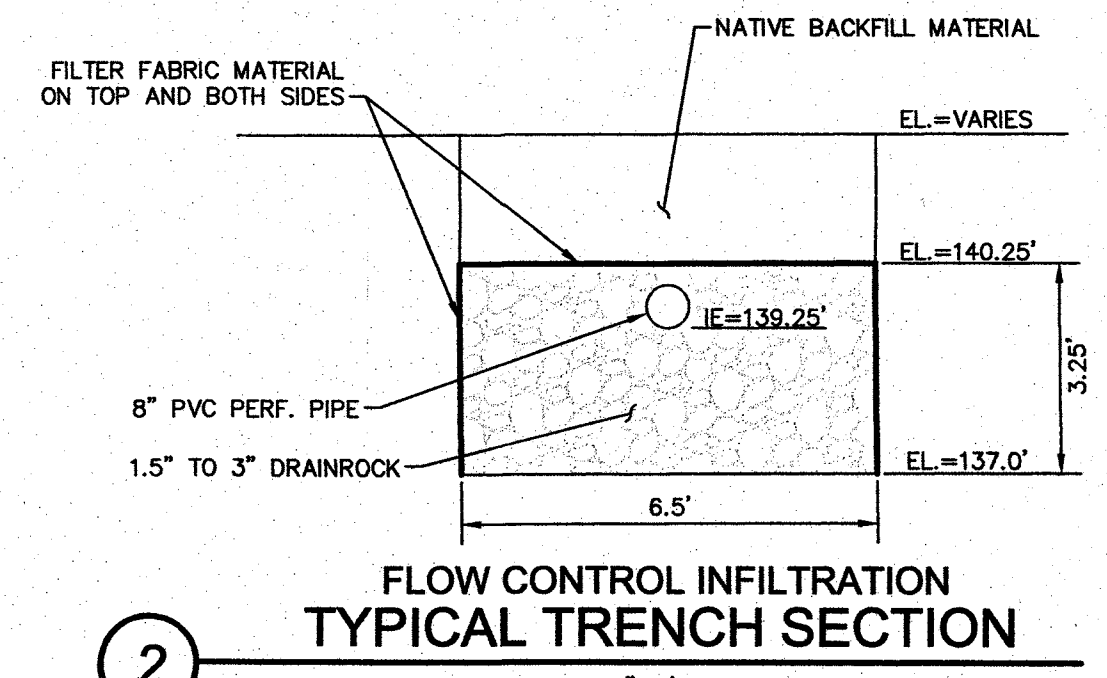


TYPICAL DITCH SECTION
 1"=6'

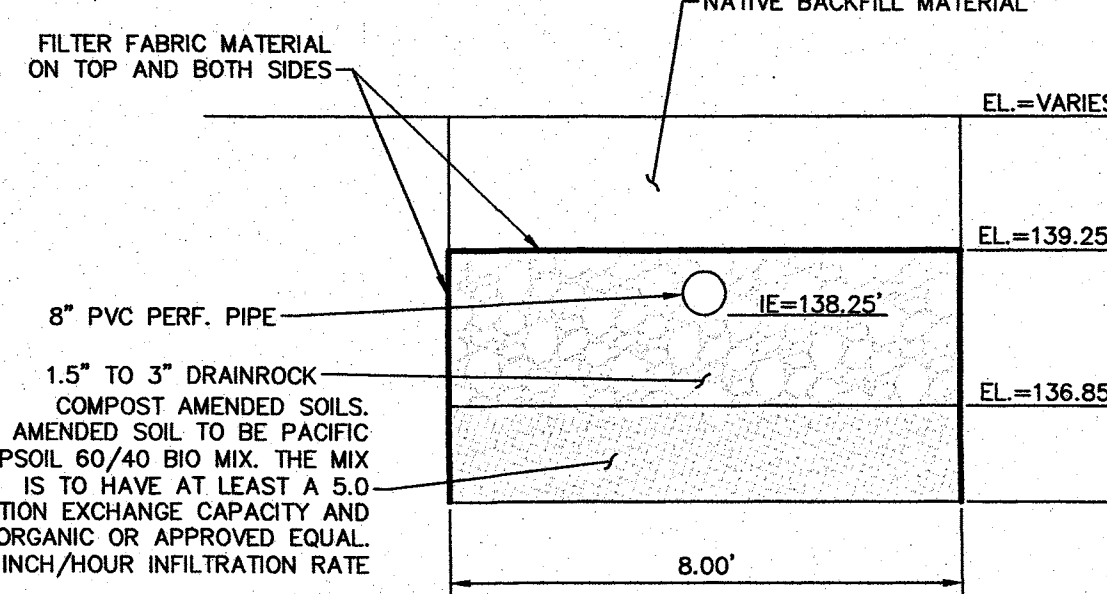


DOWN SPOUT INFILTRATION TYPICAL TRENCH SECTION
 1"=3'

- GENERAL CONSTRUCTION NOTES:**
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF ARLINGTON PUBLIC WORKS STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION. ADDITIONALLY ALL SITE WORK MUST COMPLY WITH THE CURRENT EDITION OF THE IBC.
 - IT SHALL BE 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, A 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 ANY 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 LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY 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 CITY'S UNDERGROUND UTILITIES LOCATE SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. A SUBSTANTIAL AMOUNT OF WORK IS BEING DONE IN AREAS REQUIRING A PRIVATE LOCATE SERVICE TO LOCATE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR CALLING FOR A PRIVATE LOCATE 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. ALL MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
 - 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. A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER SHALL VERIFY THAT INSTALLATION WAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND VARIANCE TO THE PLAN AND PROFILE SHEETS SHALL BE SO NOTED ON THE PLANS AND THE WORD "AS-BUILT" WITH THE CURRENT DATE SHALL BE WRITTEN OR STAMPED ON THE PLANS.
 - CONTRACTOR TO PROVIDE SAMPLES AND TEST RESULTS TO VERIFY CATION EXCHANGE CAPACITY AND INFILTRATION RATE
 - THE ONSITE INFILTRATION TRENCHES ARE DESIGNED TO INFILTRATE RUNOFF FROM THE SITE, AND THE DRIVEWAY ACCESSING 63RD AVE NE. THE TRENCHES ARE NOT DESIGNED TO HANDLE RUNOFF FROM ANY ADDITIONAL SURFACES.



FLOW CONTROL INFILTRATION TYPICAL TRENCH SECTION
 1"=3'



WATER QUALITY TYPICAL TRENCH SECTION
 1"=3'

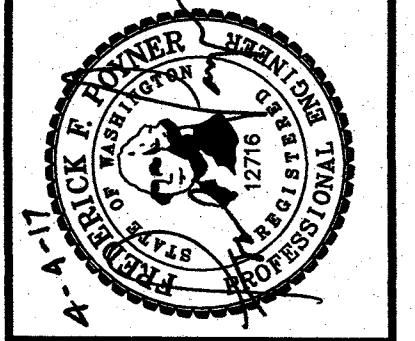
CONSTRUCTION DRAWING APPROVAL
 THIS SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *[Signature]*
 CITY ENGINEER, CITY OF ARLINGTON

DATE: 4/17/17
 THIS APPROVAL VALID FOR 18 MONTHS

CALL TWO BUSINESS DAYS BEFORE YOU DIG
 1-800-424-5555

CASCADE & SURVEYING, INC.
 Engineers Surveyors Planners
 P.O. BOX 326
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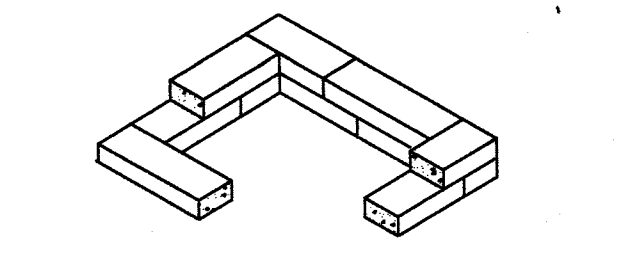
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| DESIGNED | R.D. | DATE | 10/16 |
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| DRAWN | TAA | DATE | 02/17 |
| CHECKED | R.D. | DATE | 02/17 |
| FIELD BOOK | ARL | 132 | REF. |

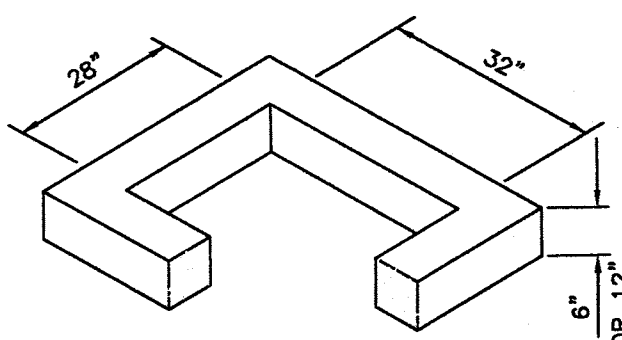
BACKSTROM 3
 CONSTRUCTION DRAWINGS
GRADING & DRAINAGE
 PLAN
 CITY FILE NO.

C 1.40
21153

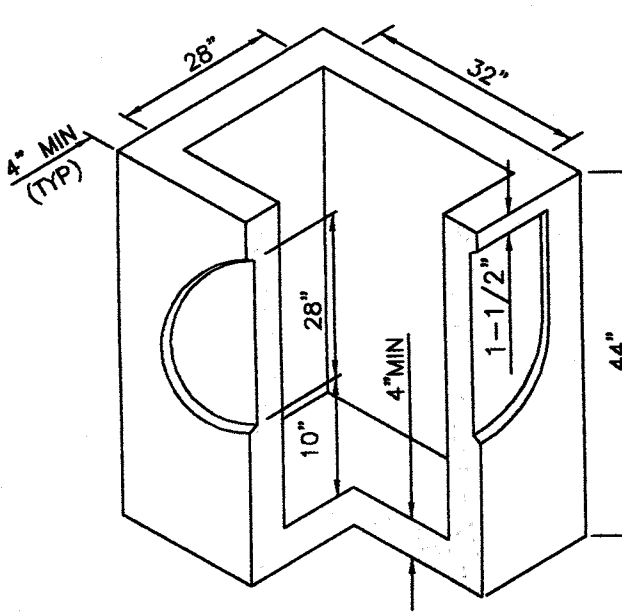
**CITY OF ARLINGTON
BACKSTROM 3
CITY FILE NO.:
PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.**



2"x4"x8" SOLID BRICK USED FOR FINAL ADJUSTMENT TO GRADE, 6" HIGH MAX



6" CONCRETE RISER SECTION



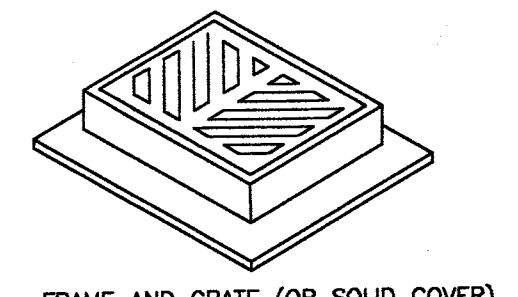
PRE-CAST BASE SECTION (MEASUREMENT AT THE TOP OF THE BASE)

- NOTES:**
1. CONCRETE INLET TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 & C890 UNLESS OTHERWISE SHOWN ON THE PLANS OR NOTED IN THE STANDARD SPECIFICATIONS. ALL CONCRETE SHALL BE CLASS 4000.
 2. REINFORCING SHALL BE EQUIVALENT TO WELDED WIRE FABRIC (WWF) HAVING A MINIMUM AREA OF 0.12 SQUARE INCH PER FOOT. WWF SHALL COMPLY TO ASTM A497. WWF SHALL NOT BE PLACED IN KNOCKOUTS.
 3. THE BOTTOM OF THE PRE-CAST BASE SECTION MAY BE ROUNDED.
 4. PRE-CAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
 5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTSIDE DIAMETER PLUS CATCH BASIN WALL THICKNESS. KNOCKOUTS MAY BE ROUND OR "D" SHAPED AND MAY BE ON ALL 4 SIDES WITH MAXIMUM DIAMETER OF 28".
 6. THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
 7. THE TAPER ON THE SIDES OF THE PRE-CAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FOOT.
 8. FRAME AND GRATE SHALL BE IN ACCORDANCE WITH WSDOT/APWA SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
 9. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
 10. EDGE OF REDUCING SECTION OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

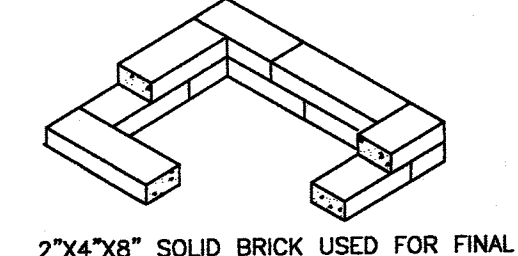
**CITY STANDARD DETAIL SD-030
CATCH BASIN TYPE 1-L DETAIL**

NO SCALE

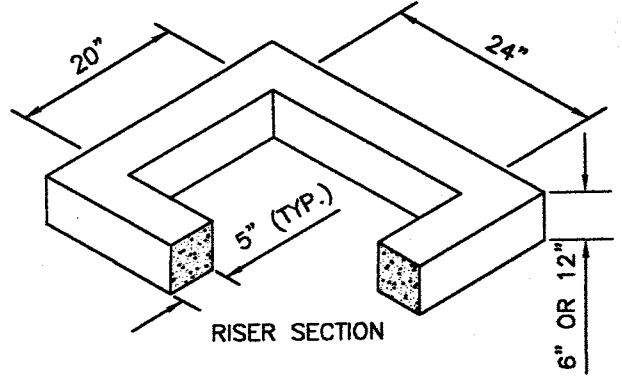
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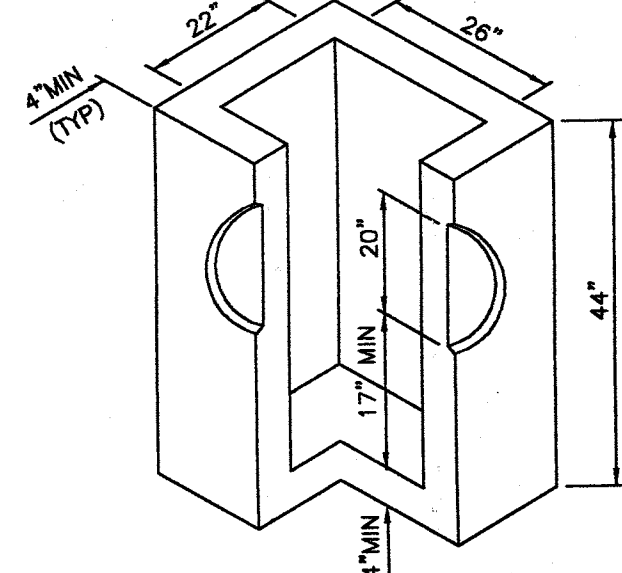
FRAME AND GRATE (OR SOLID COVER), SEE APPLICABLE STANDARD DETAILS



2"x4"x8" SOLID BRICK USED FOR FINAL ADJUSTMENT TO GRADE, 6" HIGH MAX



RISER SECTION

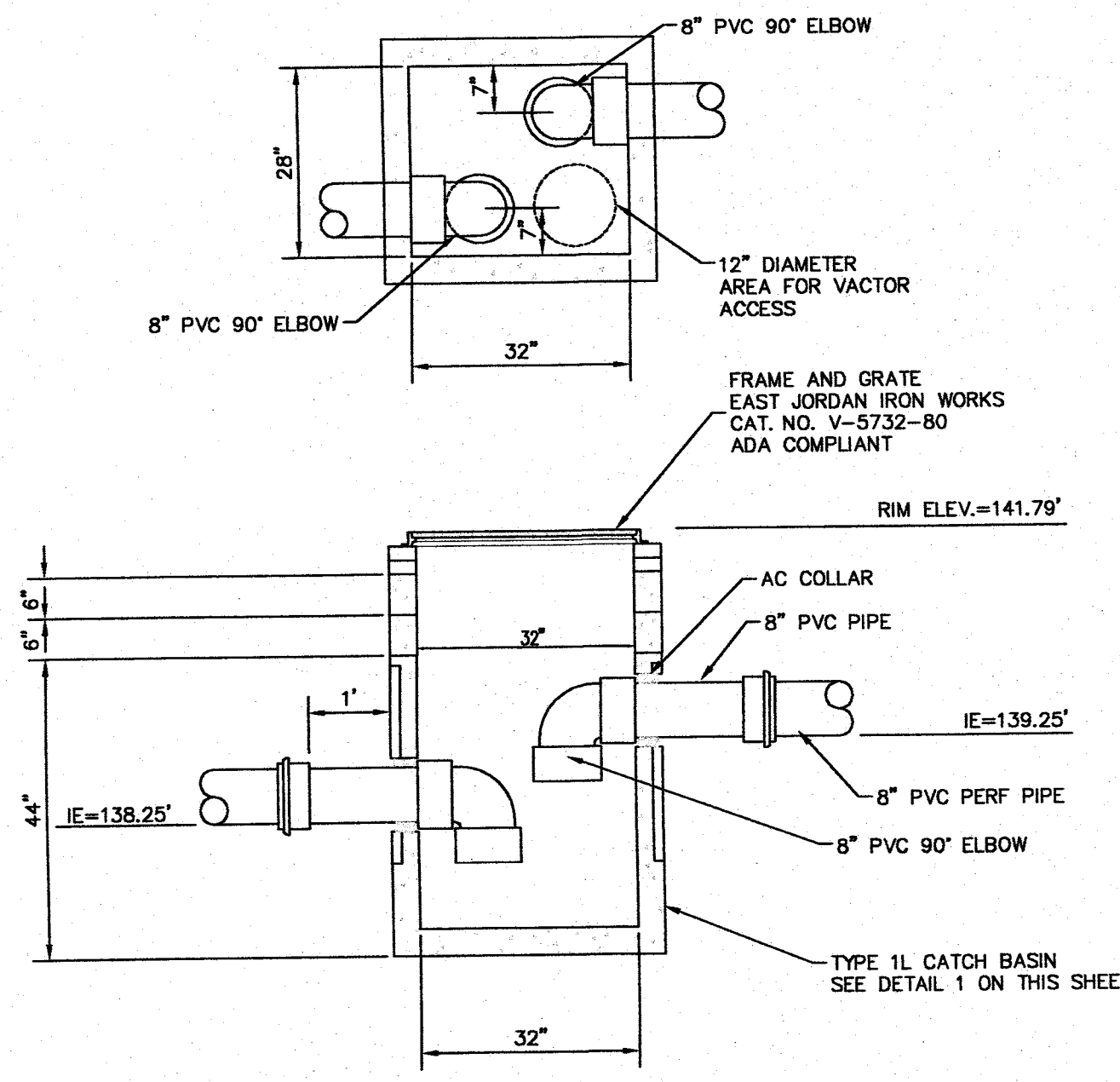


PRE-CAST BASE SECTION (MEASUREMENT AT THE TOP OF THE BASE)

**CITY STANDARD DETAIL SD-020
CATCH BASIN TYPE 1 DETAIL**

NO SCALE

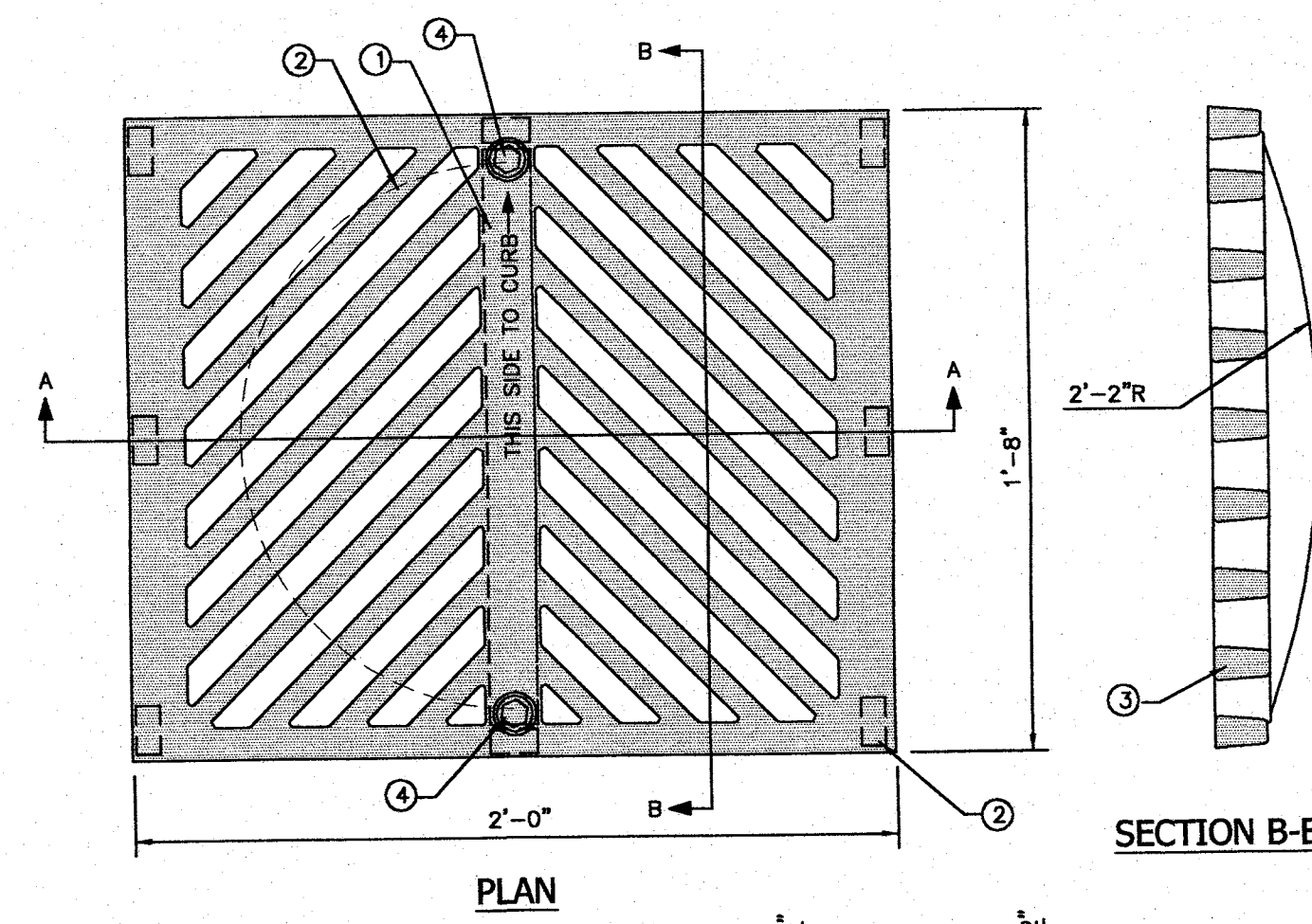
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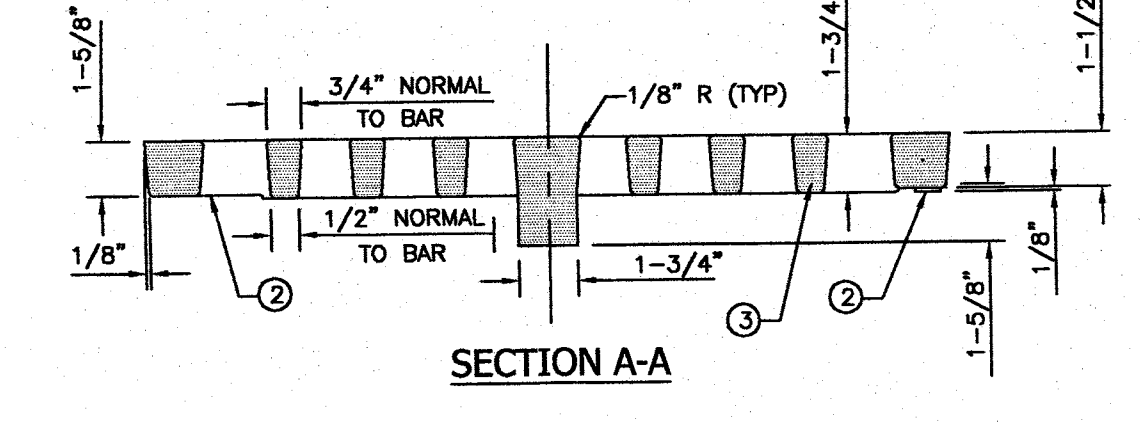
**OIL / WATER SEPARATOR
CATCH BASIN 1**

1"=2"

4



PLAN



SECTION A-A

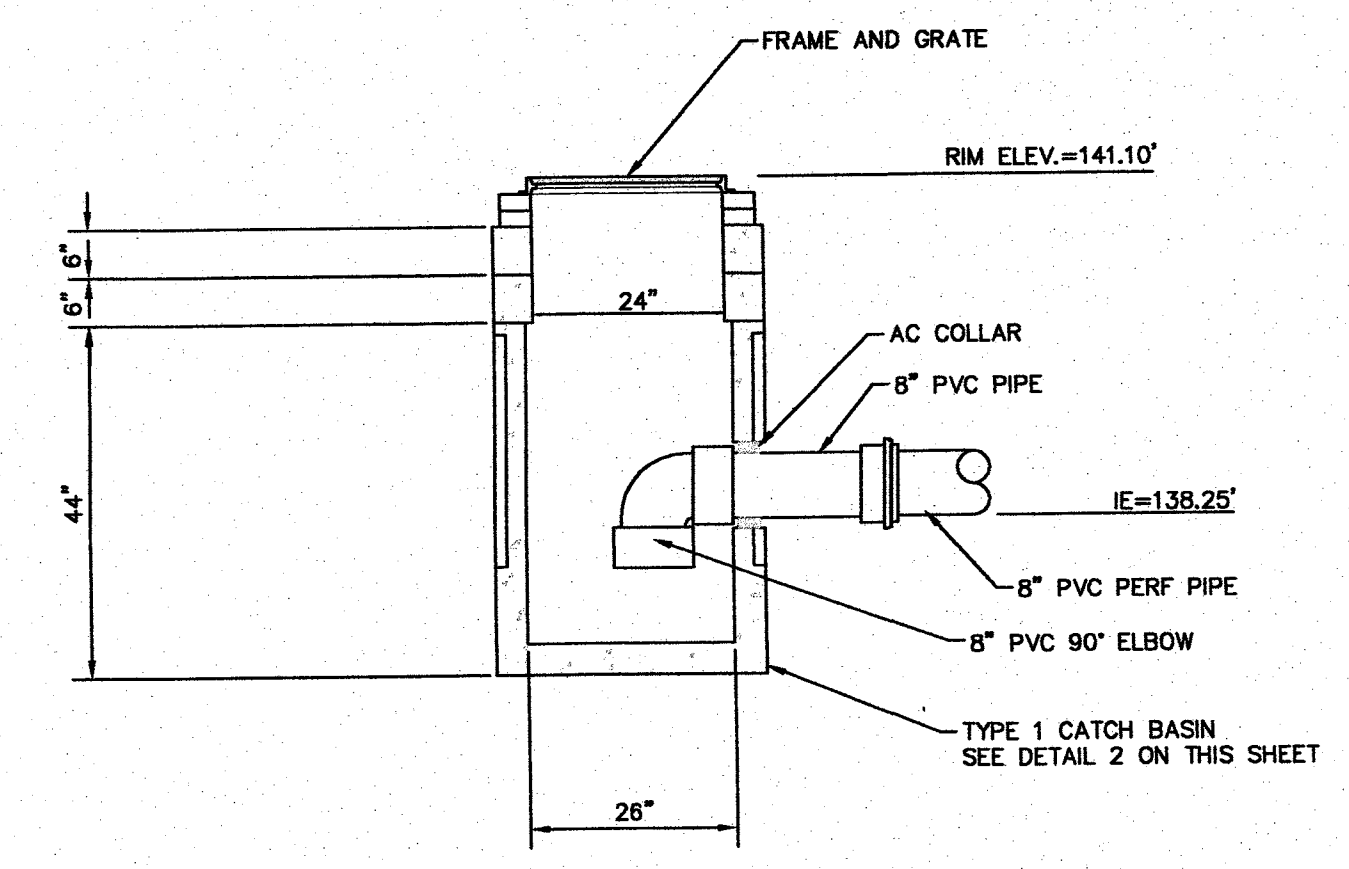
SECTION B-B

- NOTES:**
1. FOUNDRY NAME, THIS SIDE TO CURB W/ARROW AND (D) FOR DUCTILE IRON SHALL BE EMBOSSED ON TOP OF GRATE WITH 1/16" RECESSED LETTERS.
 2. SEATING OF GRATE SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING: A. 8 INTEGRALLY CAST PADS (1-1/2"x3/4"x1/8"). B. MACHINE BOTTOM SURFACE OUTSIDE A 17" DIA.
 3. MATERIAL USED SHALL BE DUCTILE IRON PER ASTM-A536, GRADE 80-55-06. ALL CASTINGS SHALL HAVE A BITUMINOUS COATING.
 4. LOCKING GRATE CASTED HOLES SHALL BE CASTED TO ALLOW FOR TWO 5/8" DIA STAINLESS STEEL SOCKET HEAD CAP SCREWS SO THAT NO PART OF HEAD PROTRUDES ABOVE TOP OF CASTING.
 5. GRATE TO BE USED WITH FRAME SHOWN IN STANDARD DETAIL SD-090.

**CITY STANDARD DETAIL SD-060
CATCH BASIN GRATE DETAIL**

NO SCALE

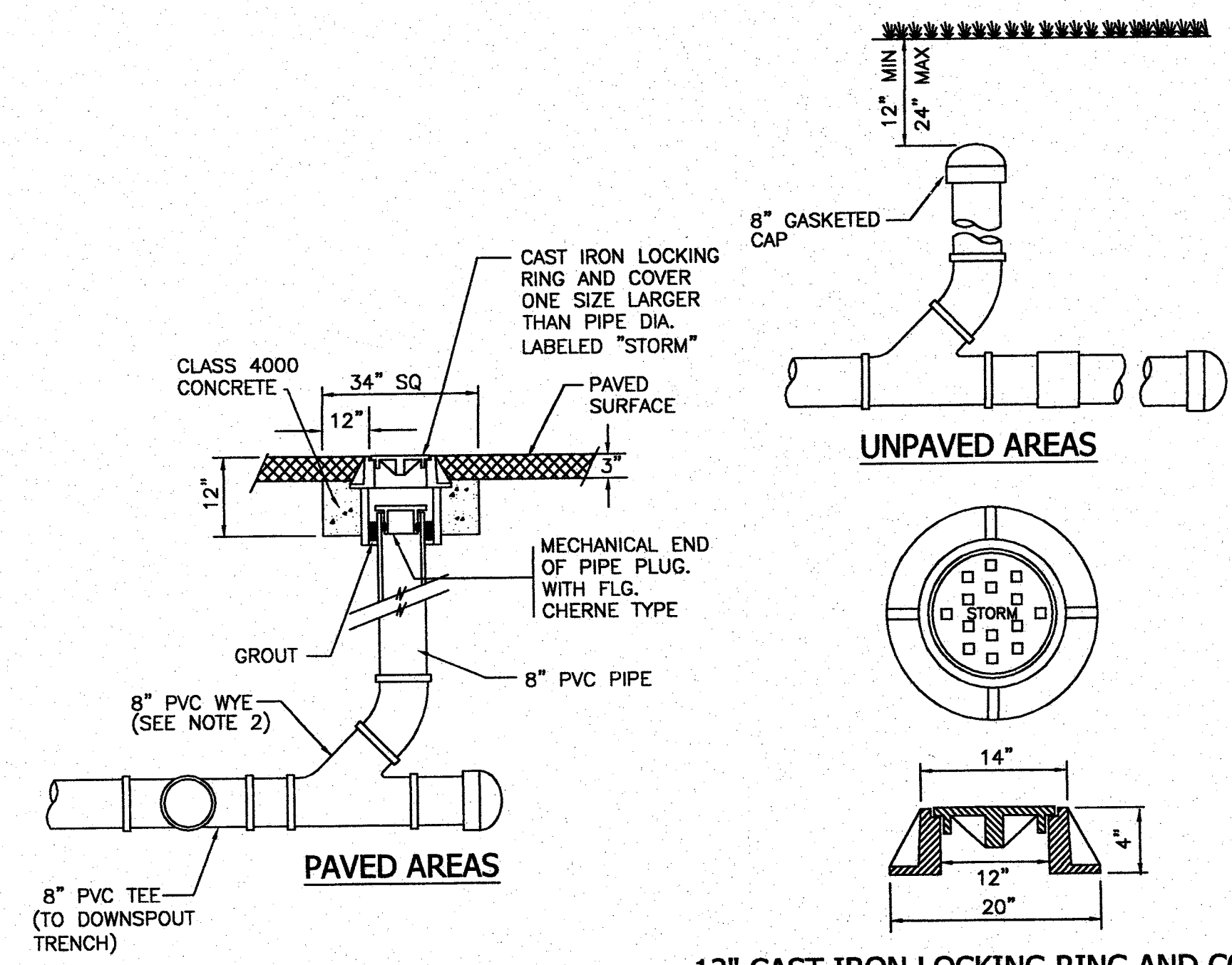
3



**OIL / WATER SEPARATOR
CATCH BASIN 2**

1"=2"

6



12" CAST IRON LOCKING RING AND COVER
OLYMPIC M1025 OR APPROVED EQUAL

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

STORM CLEANOUT DETAIL

NO SCALE

5

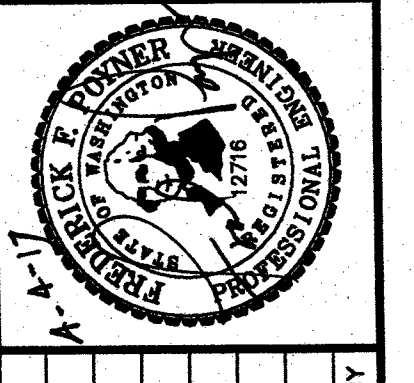
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1-800-424-5555

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

BY: *[Signature]*
CITY ENGINEER, CITY OF ARLINGTON

DATE: 4/16/17
THIS APPROVAL VALID FOR 18 MONTHS

CASCADE SURVEYING & ENGINEERS, INC.
Engineers, Surveyors, Planners
P.O. BOX 328
ARLINGTON, WASHINGTON 98223
WWW.CASCADESURVEYING.COM
(360) 435-5551



| NO. | REVISION | DATE | BY |
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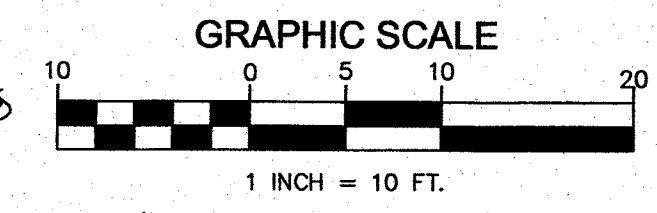
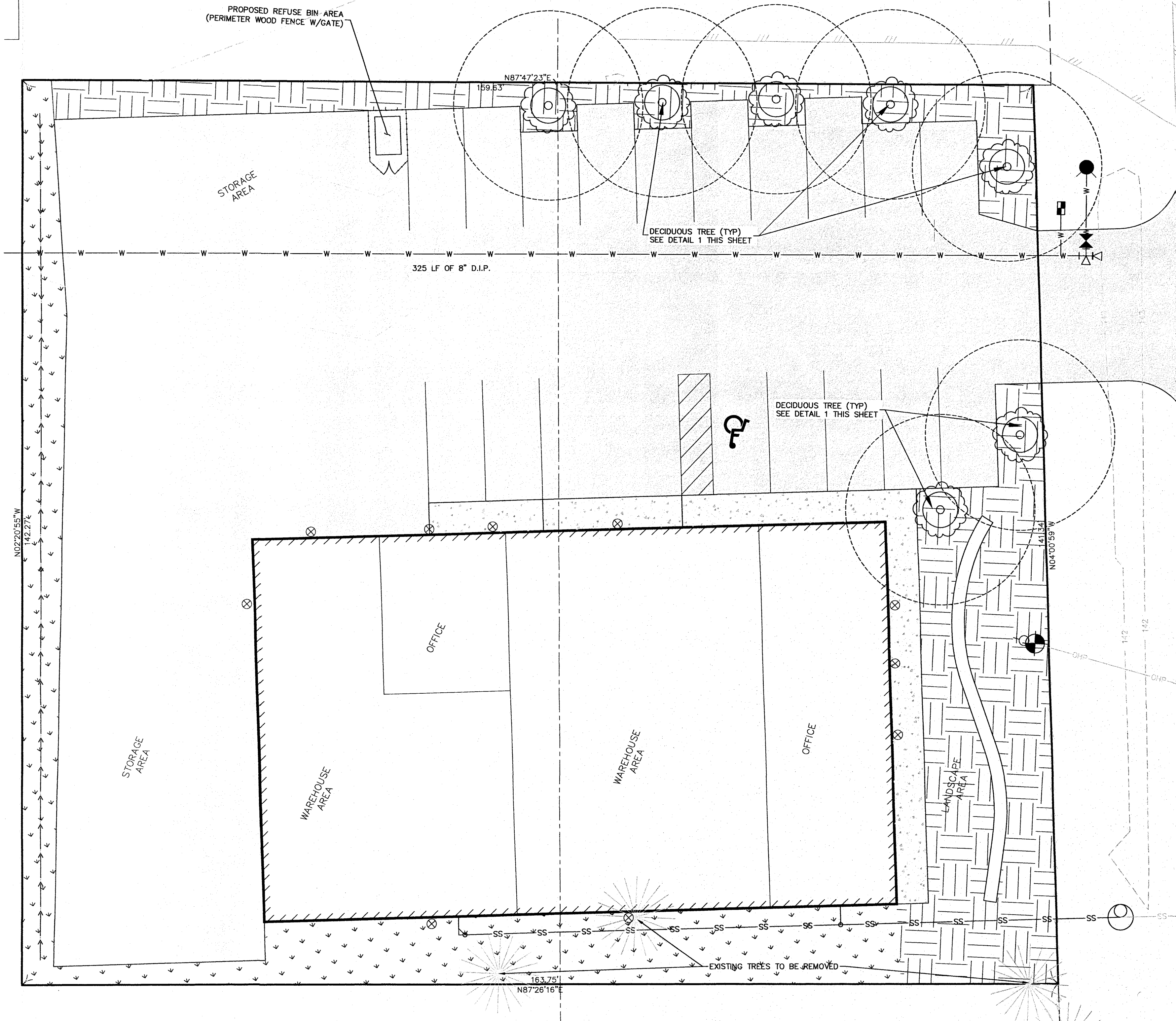
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| DESIGNED | R.D. | DATE | 10/16 |
| DRAWN | T.A.A. | DATE | 02/17 |
| CHECKED | R.D. | DATE | 02/17 |
| FIELD BOOK | ARL 132 | REF. | |

**BACKSTROM 3
CONSTRUCTION DRAWINGS
MISC. DETAILS**

CITY FILE NO.

**C 1.41
21153**

PORTION OF SW 1/4, SE 1/4 OF SEC. 15, TWP. 31 N., RGE. 05 E., W.M.
CITY OF ARLINGTON



DATUM: NVAD 88
TBM A132-33-1
60d SPIKE, 0.0 FT HIGH
E. FACE GUY UTILITY POLE
ELEV.=142.67

LEGEND:

- PROPERTY LINE
- - - PLATTED PROPERTY
- - - AS-BUILT CL OF ROAD
- - - EXISTING CONTOURS
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING CHAINLINK FENCE
- - - EXISTING WATER LINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING OVERHEAD POWER LINE
- - - EXISTING SEWER MANHOLE
- - - EXISTING SEWER CLEANOUT
- - - EXISTING POWER POLE
- - - EXISTING FIRE HYDRANT
- - - EXISTING WATER VALVE
- - - PROPOSED CATCH BASIN
- - - PROPOSED CONCRETE SIDEWALK
- - - PROPOSED WAREHOUSE AND OFFICE BUILDING
- - - PROPOSED GRASS LINED DRAINAGE SWALE
- - - PROPOSED WATER LINE
- - - PROPOSED FIRE HYDRANT
- - - PROPOSED METER BOX
- - - PROPOSED WATER VALVE
- - - PROPOSED WATER TEE
- - - PROPOSED THRUST BLOCK
- - - PROPOSED SANITARY SEWER LINE
- - - PROPOSED SEWER CLEANOUT
- - - PROPOSED LANDSCAPE AREA (BEAUTY BARK)
- - - PROPOSED GRASS
- - - PROPOSED SHADE TYPE TREE
- - - APPROX. LOCATION OF EXISTING TREES
- - - PROPOSED INFILTRATION TRENCH
- - - PROPOSED LIGHT LOCATION

LANDSCAPE CALCULATIONS:

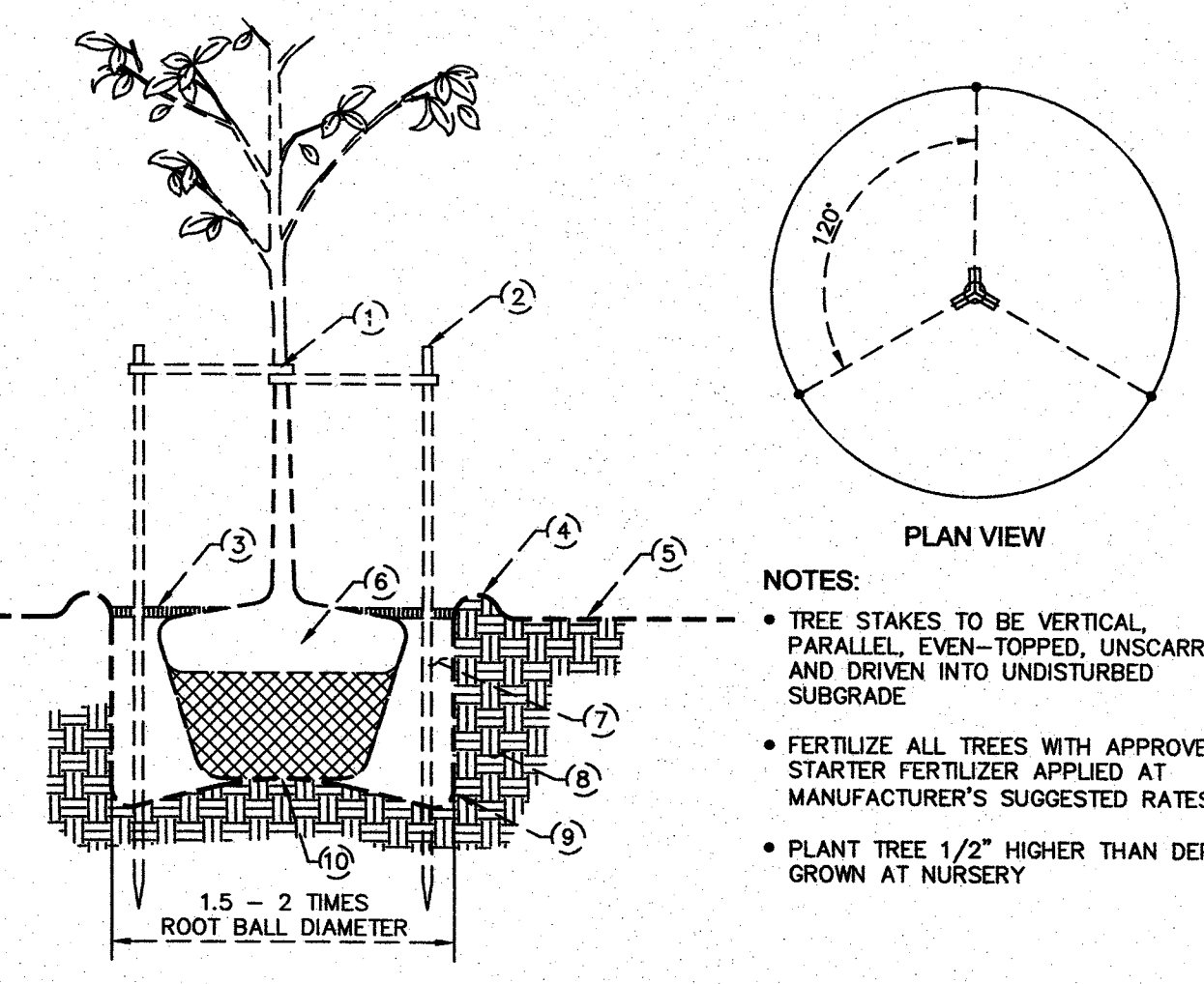
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| TOTAL PARKING AREA | 2,814 SF |
| TOTAL PARKING SHADING | 1,300 SF |
| PERCENT SHADED (20% REQUIRED) | 46% |

LANDSCAPE REQUIREMENTS:

| # OF TREES | TREE NAME | LATIN NAME |
|------------|-----------|-------------|
| 7 | RED MAPLE | ACER RUBRUM |

KEY:

- 1 GUYING APPARATUS: HEAVY DUTY POLY CHAIN LOCK
- 2 8 FOOT, 3" ROUND LODGEPOLE PINE STAKES, 3 PER TREE
- 3 2" DEPTH FERTILE MULCH
- 4 WATERING BASIN SURROUNDING TREE
- 5 FINISH GRADE
- 6 PULL BURLAP OFF TOP 1/3 OF ROOTBALL
- 7 PLANTING BACKFILL MIX
- 8 EXISTING SUBGRADE
- 9 SCARIFY PLANTING PIT WALLS
- 10 SET ROOTBALL ON MOUND OF COMPACTED PLANTING BACKFILL MIX



1 DECIDUOUS TREE PLANTING
NO SCALE

- NOTES:
- TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE
 - FERTILIZE ALL TREES WITH APPROVED STARTER FERTILIZER APPLIED AT MANUFACTURER'S SUGGESTED RATES
 - PLANT TREE 1/2" HIGHER THAN DEPTH GROWN AT NURSERY

SOIL AMENDED NOTES:

1. ALL AREAS DISTURBED DURING CONSTRUCTION THAT ARE NOT COVERED WITH IMPERVIOUS SURFACE SHALL FOLLOW BMP 15.13, POST CONSTRUCTION SOIL QUALITY AND DEPTH
2. TOPSOIL IS TO BE TAKEN AS THE TOP 12 INCHES OF SOIL AND THE DUFF LAYER.
3. COVER SOIL AND DUFF PILES WITH WOVEN WEED BARRIER (AVAILABLE FROM NURSERY SUPPLY STORES) THAT SHEDS MOISTURE YET ALLOWS AIR FLOW.
4. TOPSOIL AND DUFF IS TO BE STOCKPILED SEPARATELY FROM THE REST OF THE EXCAVATED SOILS.
5. REPLACE TOPSOIL IN SOIL AMENDMENT AREAS PRIOR TO PLANTING
6. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS WHERE FEASIBLE.
7. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL
8. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWA/FACILITIES/350.HTML](http://www.ecy.wa.gov/PROGRAMS/SWA/FACILITIES/350.HTML). THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 55% 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.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON AND NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.

LANDSCAPE NOTES:

1. TREES USED FOR SHADING PARKING MUST ADHERE TO ARLINGTON MUNICIPAL CODE 20.76.130.
2. TREES SHALL BE DECIDUOUS NATIVE SPECIES WITH A MINIMUM 1.5 INCH DIAMETER TRUNK WHEN PLANTED. ALL TREES MUST HAVE A MINIMUM 8 INCH TRUNK WHEN FULLY MATURE.
3. RED MAPLE (ACER RUBRUM) AND/OR FLOWERING CHERRY ("OCTOBER GLORY", "RED SUNSET"), ARE APPROVED BY THE CITY OF ARLINGTON TO BE USED AS SHADE TREES ON SITE.
4. LOW MAINTENANCE RED MAPLES TYPICALLY GROW TO HEIGHTS OF 45 FEET.
5. RED MAPLES ARE NOT SUITABLE TO BE PLANTED BENEATH POWER LINES.

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CONSTRUCTION DRAWING APPROVAL
THIS 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

CASCADE SURVEYING & ENGINEERS
P.O. BOX 326 SHUNSTON, WA 98283
WWW.CASCADESURVEYING.COM
(360) 435-5551

BACKSTROM 3 CONSTRUCTION DRAWINGS
LANDSCAPE & LIGHTING PLAN
CITY FILE NO.

C 1.50
21153

DESIGNED: KD DATE: 1/17
DRAWN: KB DATE: 03/17
CHECKED: RLD DATE: 03/17
FIELD BOOK: ARL 132 REF:

| NO. | DATE | REVISION |
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REVISED PER 1ST REVIEW COMMENTS: 3/17
DATE: 3/17
BY: [Signature]

V:\21153\DWG\CONSTRUCTION\21153 LANDSCAPE PLAN.DWG (1.50)