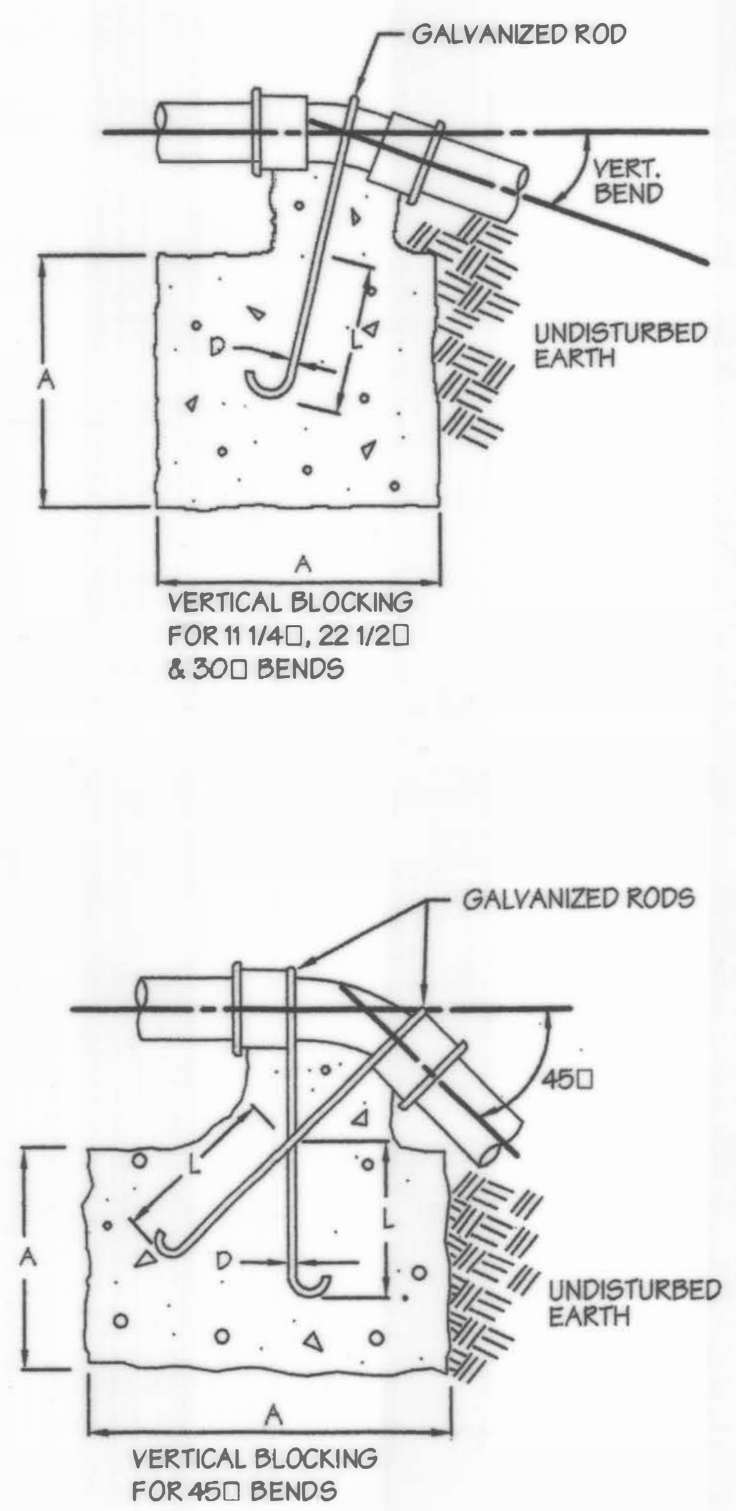
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



VERTICAL BLOCKING FOR 11 1/4□ & 22 1/2□ BENDS					
PIPE SIZE	V B	CU FT	A	D	L
4"	11 1/4□ 22 1/2□	8 11	2.0' 2.2'	3/4"	1.5' 2.0'
6"	11 1/4□ 22 1/2□	11 25	2.2' 2.9'	3/4"	2.0'
8"	11 1/4□ 22 1/2□	16 47	2.5' 3.6'	3/4"	2.0'
12"	11 1/4□ 22 1/2□	32 88	3.2' 4.5'	3/4" 7/8"	2.0' 3.0'
16"	11 1/4□ 22 1/2□	70 184	4.1' 5.7'	7/8" 11/8"	3.0' 4.0'
20"	11 1/4□ 22 1/2□	91 225	4.5' 6.1'	7/8" 11/4"	3.0' 4.0'
24"	11 1/4□ 22 1/2□	128 320	5.0' 6.8'	1" 13/8"	3.5' 4.5'
VERTICAL BLOCKING FOR 45□ BENDS					
4"	45□	30	3.1'	3/4"	2.0'
6"		68	4.1'		
8"		123	5.0'		
12"		232	6.1'	3/4"	2.5'
16"		478	7.8'	11/8"	4.0'
20"		560	8.2'	11/4"	
24"		820	9.4'	13/8"	4.5'

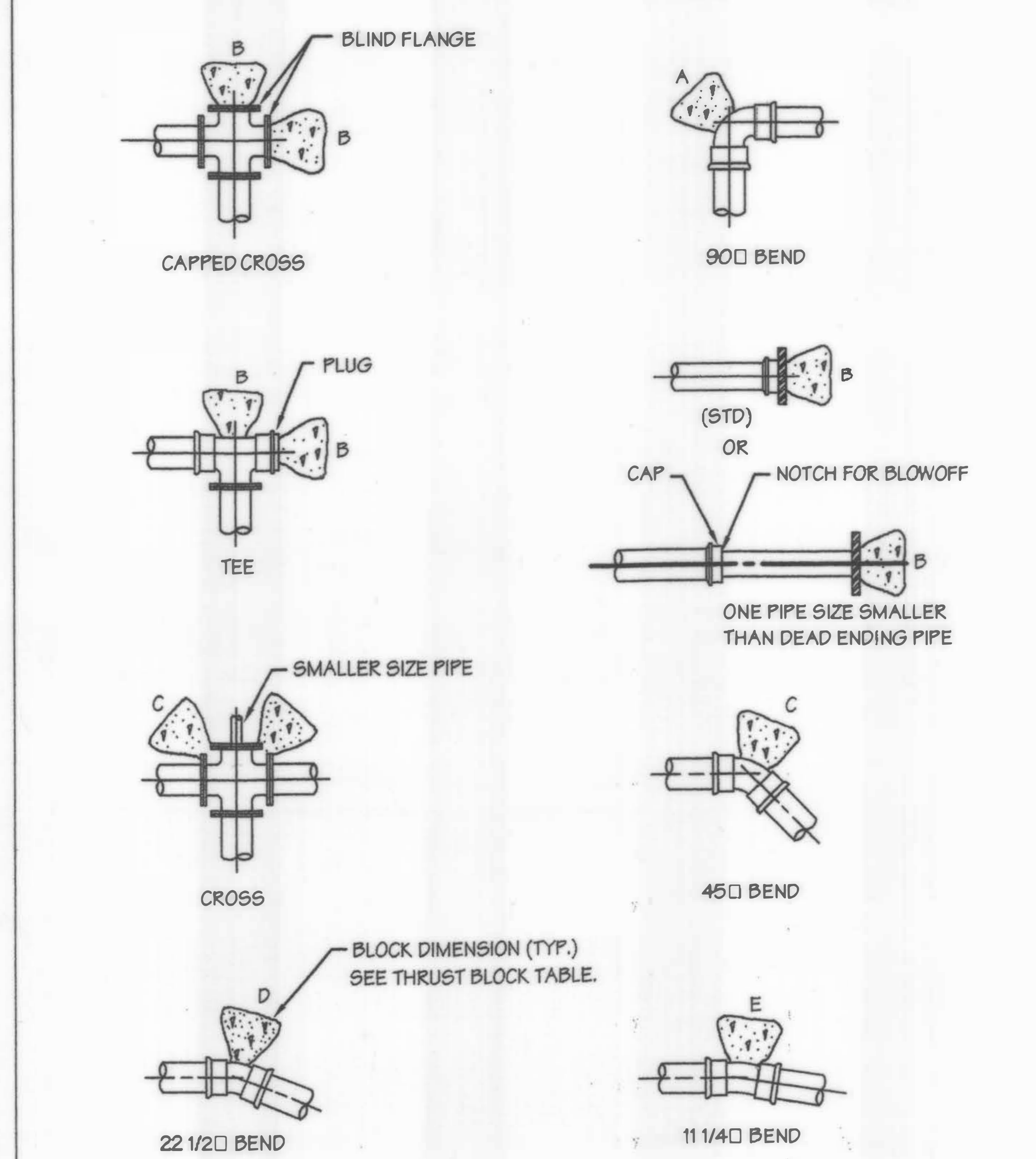
NOTE: CONCRETE BLOCKING BASED ON 200 PSI PRESSURE AND 2500 PSI CONCRETE

VERTICAL THRUST BLOCKING DETAIL

City of Marysville

STANDARD PLAN 2-130-001

LAST REVISED 5/7/97



NOTES:
SEE THRUST BLOCK TABLE FOR ALL NOTES.
PROVIDE POLYETHYLENE SHEETING TO COVER BOLTS AND JOINTS FOR DISMANTLING.

CONCRETE BLOCKING

City of Marysville

STANDARD PLAN 2-130-002

LAST REVISED 5/7/97

THRUST BLOCK - TABLE

MIN. BEARING AREA AGAINST UNDISTURBED SOIL
SQUARE FEET

PIPE SIZE	A (FT. 2)	B (FT. 2)	C (FT. 2)	D (FT. 2)	E (FT. 2)
3"	3	2	2	2	2
6"	4	4	2	2	2
8"	7	6	4	2	2
10"	11	10	6	3	2
12"	16	14	9	5	3
14"	22	19	12	6	3
16"	29	25	16	8	4
18"	36	31	20	10	5
20"	45	39	24	13	6
22"	54	47	29	15	8
24"	64	56	35	18	9
28"	87	76	48	24	12
30"	101	87	55	28	14
36"	145	125	78	40	20
42"	197	171	107	55	27
48"	257	223	140	71	36

NOTES:

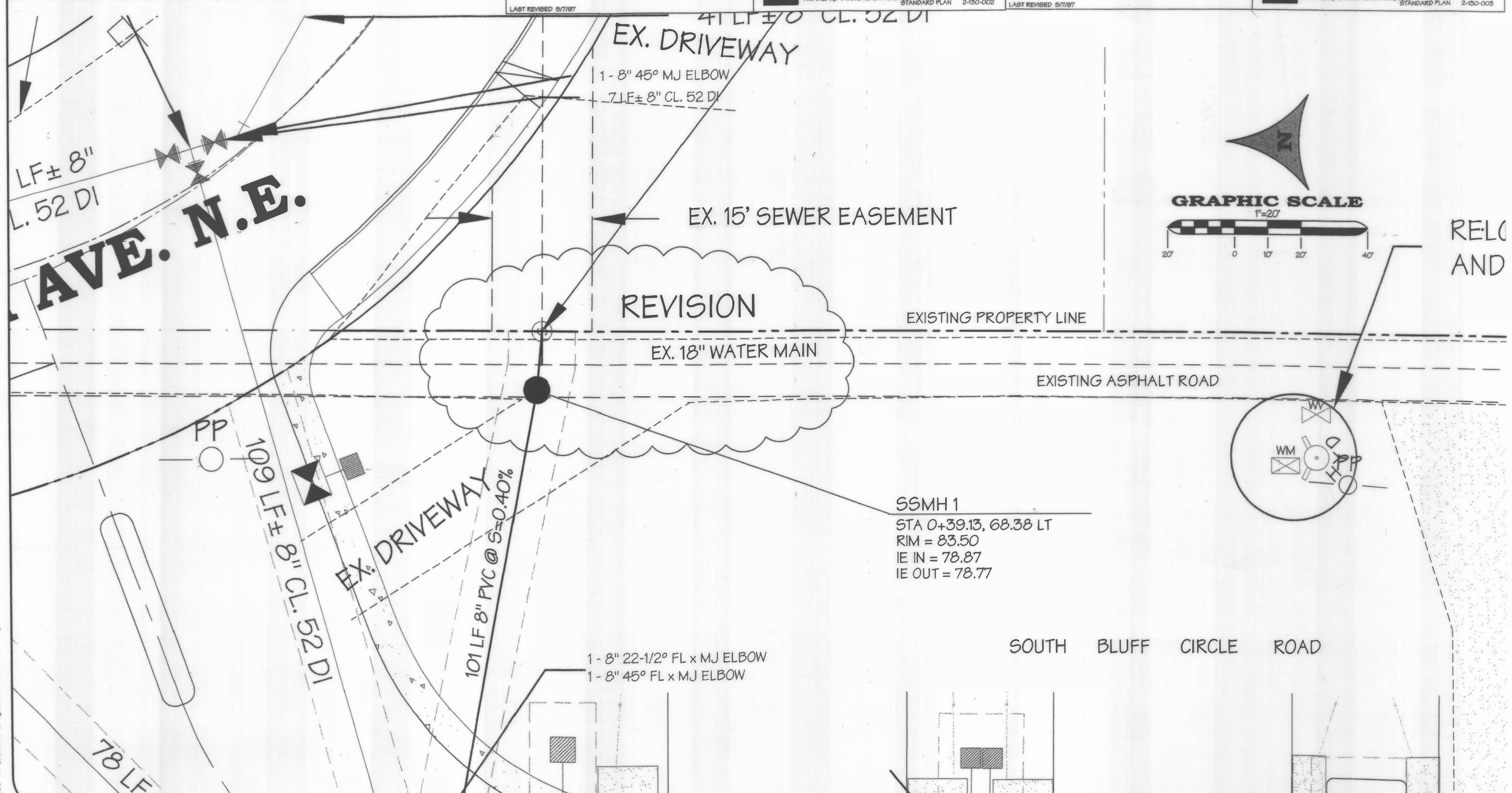
1. BEARING AREA OF CONC. THRUST BLOCK BASED ON 200 PSI PRESSURE AND SAFE SOIL BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZES, PRESSURES AND SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM BEARING SURFACE OF 6" X 6" SQUARE AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING OF JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATION PRESSURE UNDER ALL CONDITIONS OF SERVICE.
6. ALL BOLTS AND NUTS SHALL BE POLYWRAPPED PRIOR TO POURING CONCRETE.

THRUST BLOCK TABLE

City of Marysville

STANDARD PLAN 2-130-003

LAST REVISED 5/7/97



GENERAL NOTES FOR CONSTRUCTION PLANS (WATER MAIN INSTALLATION)

1. All workmanship and material shall be in accordance with City of Marysville standards and the most current copy of the State of Washington/A PWA Standard Specifications for Road, Bridge, and Municipal Construction.

2. A preconstruction meeting shall be held with the City prior to the start of construction.

3. It shall be the responsibility of the Contractor to locate or have located by the appropriate companies all utilities prior to beginning construction.

Call Underground Locate at 1-800-424-5555 a minimum of 48 hours prior to any excavations.

4. Water pipe shall be ductile iron pipe standard thickness Class 52 cement-lined unless otherwise specified and shall conform to ANSI/AWWA C151/A21.51.

5. Gate valves shall be resilient wedge, NRS (Non Rising Stem) with O-rings seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA 509-80. Valves shall be Mueller, M & H, Clow R/W or Waterous Series 500.

6. Fittings shall be ductile iron short body compact conforming to AWWA C110, C11 and C153 and shall be cement-mortar lined conforming to AWWA C104.

The City will be given 72 hours notice prior to scheduling a shutdown. Where connections require 'field verification", connection points will be exposed by Contractor and fittings verified 48 hours prior to distributing shut-down notices.

7. Fire hydrants shall conform to AWWA C501 and shall be of standard manufacture and of a pattern approved by Marysville, with Stortz 4" quarter turn fitting. Hydrants shall be M & H reliant Style 929 or Mueller A-423 (MJ). Hydrants shall be bagged until system is approved.

8. All lines shall be disinfected, flushed, and pressure tested in conformance with WSDOT/APWA standards and specifications. All pipe shall be tested at 240 psi. The Contractor shall furnish all temporary plugs, testing devices, etc. The City shall be present for all testing. The City will take purity tests, and connection will be authorized following passing of the tests.

The Contractor shall not operate any valve or part of the City water system without notification and specific supervision of the City utility superintendent. The Contractor shall make all connections to the system required after making arrangements with the City in advance. Work and procedures shall conform to APWA Sec. 7-11.3(9).

9. Installation of pipe, fittings and valves, hydrants, and appurtenances shall conform to WSDOT/APW standard specifications. Cover shall be 42 inches over the top of pipe unless otherwise noted on plans. In the event grade revision following water main construction results in cover over the water main of less than 3 feet or in excess of 5 feet, the water main shall be reconstructed by the Owner to conform to the specifications of the City of Marysville unless depth has been pre-approved by the City. All added costs of inspecting such water main reconstruction shall be charged to the developer.

10. Prior to construction of any water mains, the lot corners shall be staked and water main locations established by survey, cost of which is to be borne by the developer.

11. To maintain the required alignment, use short lengths and deflect the joints or use necessary bends.

12. Bedding material meeting the requirements for rigid pipe shall be placed to a depth of 6" under and around the pipe and to a depth of at least 12 inches over the top of the pipe. The bedding material shall be rammed and tamped around the pipe by the use of shovels or other approved hand-held tools so as to provide firm and uniform support over the full length of all pipe, valves, and fittings. Care shall be taken to prevent any damage to the pipe or its protective coating.

13. Separation of water and sewer mains shall conform to W.D.O.E. standards or special construction requirements.

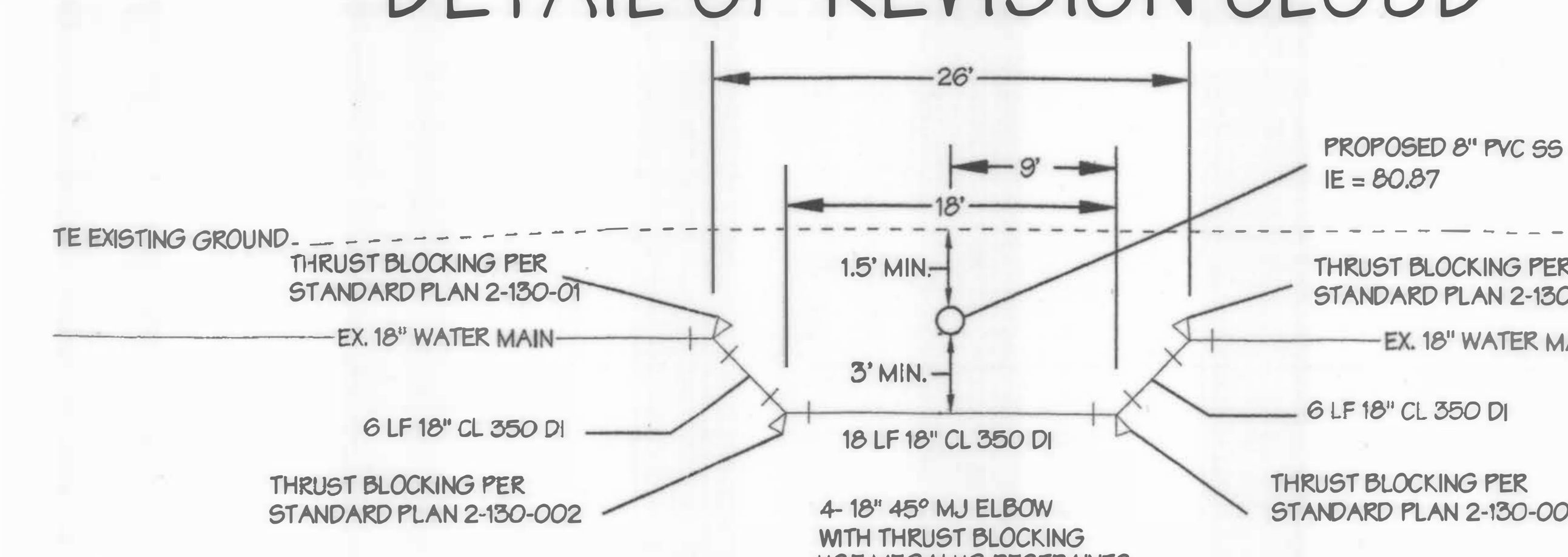
14. Services, blow-offs, and miscellaneous details shall be shown on the drawings or standard plans.

NOTES:

1. CUT IN SHALL BE COORDINATED WITH CITY OF MARYSVILLE PUBLIC WORKS. CONTACT TERRY RAWLEY AT 360-651-5700.

2. ASSEMBLE PIPE OUTSIDE OF TRENCH. PLACE IN TRENCH AS A UNIT TO MINIMIZE DOWNTIME SANITIZE PIPE PRIOR TO PLACEMENT OR AS DIRECTED BY CITY ENGINEER.

DETAIL OF REVISION CLOUD



GRAPHIC SCALE
1"=10'
10' 0 5' 10' 20'

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON

By: OWEN CARTER, P.E.

Date:

DATE	REVISION	BY
7/20/2000	ISSUED	TRJ

KENNETH M. WICKWARD, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER 31372
EXPIRES 10/21/2000

QUILCEDA Design Group, Inc.

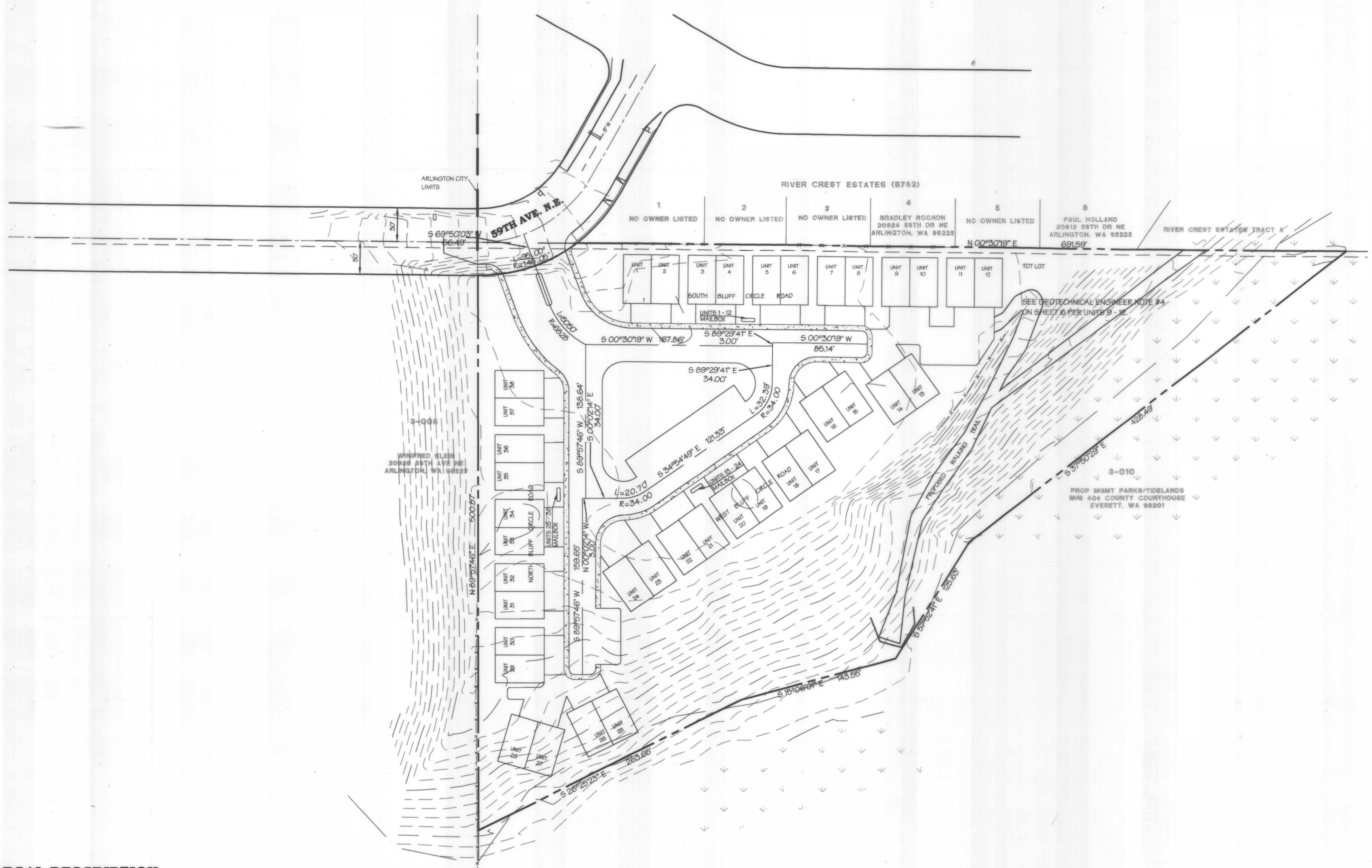
WATER PLAN AND NOTES AND DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

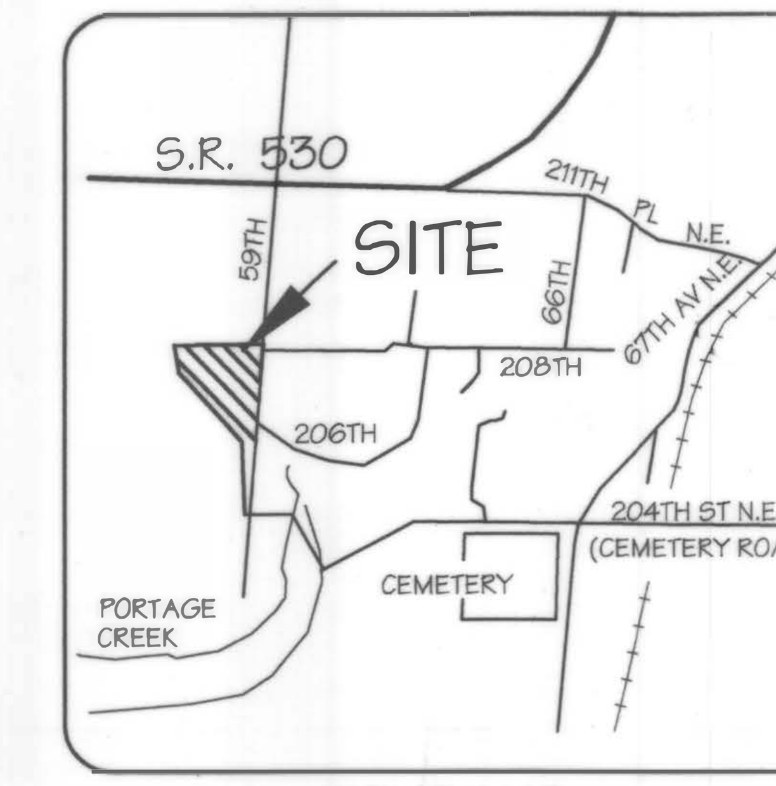
Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: 99034E
SHT: 1
OF: 1

07/20/00 Y:\99034e\dwg\construction.dwg

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON





VICINITY MAP

SHEET INDEX

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 03°27'54" WEST, 780.26 FEET ALONG THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 34°52'54" WEST, 428.49 FEET;
THENCE NORTH 54°55'06" WEST, 125.63 FEET;
THENCE NORTH 12°08'26" WEST,143.55 FEET;
THENCE NORTH 23°27'48" WEST, 250.80 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°19'57" EAST, 525.28 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION CONVEYEDTO BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION BY STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 9701270191, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
THENCE SOUTH 3°27'54" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR 88.67 FEET TO A POINT ON A 146.05 FOOT RADIUS CURVE TO THE RIGHT WITH A RADIUS POINT WHICH BEARS NORTH 56°04'52" EAST;
THENCE NORTHERLY ALONG SAID CURVE FOR 94.09 FEET, MORE OR LESS, WHILE CONSUMING A CENTRAL ANGLE OF 36°54'44" TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY ALONG SAID NORTH LINE FOR 30 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

06/30/100 Y:\99034e\dwg\construction.dwg

DATUM: CITY OF ARLINGTON SEWER DATUM
BENCH: RIM OF EX. SSMH IN 59TH AVENUE NE.
ELEV. = 86.35 FEET

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY METRON AND ASSOCIATES (360) 435-3777

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

GRAPHIC SCALE
1"=50'
50' 0 25' 50' 100'

US POSTAL SERVICE	DEVELOPER:	APPROVED FOR CONSTRUCTION CITY OF ARLINGTON
APPROVED FOR MB LOCATION By: ____ US POSTMASTER (ORIGINAL SIGNATURE IN FILE) DATE: ____	DUJARDIN DEVELOPMENT CO. 9623 - 32ND STREET S.E. EVERETT, WA 98205 (425) 334-5018 ATTN: BILL FOWLER	By: [signature] Date: July 8, 2000

DATE	REVISION	BY
8/05/99	ISSUED	TRJ
01/12/2000	REVISED	CJR
6-5-00	REVISED	

COVER SHEET
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

QUILCEDA Design Group, Inc.
Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: 99034E
SHT: 1
OF: 17

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 1998 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE 1991 WSDOT HYDRAULICS MANUAL. EXCEPT WHERE MODIFIED BY THE LATEST EDITION OF THE CITY OF ARLINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE.

3. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR PUBLIC WORKS TO SCHEDULE A PRECONSTRUCTION CONFERENCE (360) 435-3811. DUE TO FIELD CHANGES REVISIONS, APPROVED ENGINEERED AS-BUILTS SHALL BE REQUIRED PRIOR TO SITE APPROVAL.

4. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.

5. TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS, AS SPECIFIED IN SECTION 2-03.3(14)C COMPACTING EARTH EMBANKMENTS METHOD B.

6. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR AID IN UTILITY LOCATION CALL 1-800-424-5555.

7. THE CONTRACTOR SHALL NOTIFY QUILCEDA DESIGN GROUP, INC., AND CITY INSPECTOR WHEN CONFLICTS BETWEEN THE PLANS AND FIELD CONDITIONS EXIST PRIOR TO CONSTRUCTION AND SAID CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.

8. THE CONTRACTOR SHALL KEEP TWO SETS OF APPROVED PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO QUILCEDA DESIGN GROUP. INC., AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.

9. A GRADING PERMIT ISSUED PURSUANT TO CITY OF ARLINGTON CODE AND CHAPTER 33 UBC AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL HAVE BEEN OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS FOR ANY ONSITE GRADING WHICH IS NOT EXPRESSLY EXEMPT.

10. LOT LINES SHOWN HEREON ARE APPROXIMATE. ACTUAL PLATTED DIMENSIONS AND/OR DEEDED LOCATIONS SHALL TAKE PRECEDENCE.

11. A COPY OF THESE APPROVED PLANS, WSDOT 1998 STANDARD SPECIFICATIONS AND THE CURRENT CITY OF ARLINGTION PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE ON THE JOB SITE WHENEVER WORK IS IN PROGRESS.

12. ALL MATERIALS SHALL BE NEW AND UNDAMAGE, OF AN APPROVED BRAND, WITH REPLACEMENT AND REPAIR PARTS READILY AVAILABLE FROM THE GENERAL ARLINGTON/EVERETT/SEATTLE AREA.

13. ALL MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

14. ALL PUBLIC WATER, SEWER, AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES 10 FOOT WIDE PERMANENT EASEMENT GRANTED TO THE CITY.

STORM DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM SEWER PIPE SHALL BE SMOOTH WALLED STORM DRAIN (SWSD). SWSD SHALL BE CONCRETE PIPE (CP) NON-REINFORCED, ASTM C-14 (24" DIAMETER AND LARGER TO BE (RCP) REINFORCED ASTM C-76), OR CORRUGATED POLYETHYLENE PIPE (HDPE). HDPE SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE AND SHALL BE MANUFACTURED IN CONFORMITY WITH THE LATEST AASHTO SPECIFICATIONS FOR M 294 TYPE S AND THE MATERIAL COMPOUND SHALL CONFORM TO ASTM D 3350. PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M 294. COUPLERS SHALL COVER NOT LESS THAN ONE FULL CORRUGATION ON EACH ANNULAR SECTION OF PIPE. CORRUGATED METAL PIPE (CMP) TO BE GALVANIZED STEEL WITH TREATMENT 1 ASPHALT COATING OR BETTER, OR CORRUGATED ALUMINUM PIPE, OR AASHTO M274-70 ALUMINIZED STEEL. ALL PIPES SHALL HAVE RUBBER GASKETS.

   MINIMUM COVERAGE REQUIREMENTS FOR 12" PIPE IN TRAFFIC AREAS

   <1.0' REQUIRES DI (DUCTILE IRON)
   <2.0' REQUIRES RCP (REINFORCED CONCRETE PIPE) OR DI
   >2.0' PVC, HPDE, RCP & DI ARE ALL ALLOWED.

2. ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH A GRAVEL MATERIAL TO SUPPORT THE PIPE.

3. THE BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6", MAXIMUM DEPTH 9", THOROUGHLY TAMPING EACH LAYER. THESE COMPACTED LAYERS MUST EXTEND FOR ONE DIAMETER ON EACH SIDE OF THE PIPE OR TO THE SIDE OF THE TRENCH. MATERIALS TO COMPLETE THE FILL OVER PIPE SHALL BE THE SAME AS DESCRIBED. (REFER TO WSDOT STANDARD SPECIFICATION 7-04.3(3) AND STANDARD SPECIFICATION 2-03.2(14)C, METHOD B&C.

4. ALL GRATES (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL. GRATE ELEVATIONS SHOWN ON PLANS ARE PAVEMENT LEVEL.

5. ALL CATCH BASINS TO BE TYPE 1, UNLESS OTHERWISE NOTED.

6. ALL CATCH BASINS WITH A DEPTH OVER 5.0 FEET TO THE FLOW LINE SHALL BE A TYPE II CB (MANHOLE).

7. ALL TYPE II CATCH BASIN MANHOLES AND ALL INLET AND CATCH BASINS SHALL HAVE LOCKING LIDS.

8. STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS/MANHOLES EXCEEDING 5 FEET IN DEPTH.

9. CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL SM44 LOCKING TYPE OR APPROVED EQUAL. TYPE II CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL MH30, MH26 OR APPROVED EQUAL. CATCH BASINS ON GRADES 4% OR MORE SHALL HAVE OLYMPIC FOUNDRY FRAME AND GRATE SM60V OR APPROVED EQUAL. THROUGH CURB INLETS SHALL BE PROVIDED AT ALL LOW POINTS OF SAG VERTICAL CURVES.

10. DETENTION PONDS WITH SIDE SLOPES STEEPER THAN 3:1 SHALL REQUIRE A PERIMETER FENCE PER WSDOT STANDARD PLAN. SIDE SLOPE AVERAGING SHALL NOT BE ALLOWED.

11. CMP PIPE SPECIFICATIONS:

STEEL		ALUMINUM	
2-2/3 x 1/2 in. Corrugation		2-2/3 x 1/2 in. Corrugation	
Pipe Diameter (inches)	Gage Band	Pipe Diameter (inches)	Gage Band
12 - 54	16 12"	12 - 27	16 12"

12. CORRUGATED POLYETHYLENE PIPE: THE MATERIAL SUPPLIED UNDER THIS SPECIFICATION SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE AND SHALL BE MANUFACTURED IN CONFORMITY WITH THE LATEST AASHTO SPECIFICATIONS OR M 294 TYPE S AND THE MATERIAL COMPOUND SHALL CONFORM TO ASTM D 3350. PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M 294. COUPLERS SHALL COVER NOT LESS THAN ONE FULL CORRUGATION ON EACH ANNULAR SECTION OF PIPE.

13. ALL NON-PERFORATED METAL PIPE SHALL HAVE NEOPRENE GASKETS AT THE JOINTS. O-RING GASKETS MAY BE USED FOR TYPE F COUPLING BAND.

14. THE CULVERT ENDS SHALL BE BEVELED TO MATCH THE SIDE SLOPE. FIELD CUT OF CULVERT ENDS IS PERMITTED, WHEN APPROVED BY THE INSPECTOR.

15. ALL FIELD CUT CULVERT PIPE SHALL BE TREATED WITH TREATMENT AS SHOWN IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.

16. BACKFILL AROUND PIPE MUST BE COMPACTED TO A SPECIFIED AASHTO T-99 DENSITY OF 90%. USE REASONABLE CARE IN HANDLING AND INSTALLATION.

17. CORRUGATED ALUMINUM PIPE AND COUPLING BANDS SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND M197.

18. PRIOR TO SIDEWALK CONSTRUCTION, CONSTRUCT THE LOT DRAINAGE AND STUB-OUTS BEHIND THE SIDEWALK, DRAINS AS REQUIRED. STUB-OUTS SHALL BE MARKED WITH A 2" X 4" AND LABELED "STORM". LOCATIONS OF THESE INSTALLATIONS SHALL BE PLACED ON THE AS-BUILT CONSTRUCTION PLANS AND SUBMITTED TO THE CITY.

19. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO CITY OF ARLINGTON ACCEPTANCE.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET, AND CATCH BASIN FRAMES AND GRATES JUST PRIOR TO POURING OF CURBS AND PAVING.

21. YARD BASINS WITH MULTIPLE CONNECTIONS SHALL EITHER HAVE MULTIPLE KNOCKOUTS OR BE CORE-DRILLED. BROKEN BASINS SHALL NOT BE ACCEPTED.

SITE GRADING AND T.E.S.C. NOTES

1. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.

2. PRIOR TO ANY SITE CONSTRUCTION TO INCLUDE CLEARING/LOGGING OR GRADING THE SITE/LOT CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR AS REQUIRED BY THESE PLANS.

3. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.

4. THE DEVELOPER/ENGINEER IS RESPONSIBLE FOR THE WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM, ESTABLISHED BY THE ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER ARE QUILCEDA DESIGN GROUP, INC. (425) 259-6777.

5. ALL SITE WORK MUST COMPLY TO CHAPTER 33 OF THE UNIFORM BUILDING CODE. (LATEST EDITION).

6. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.

7. IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO FOLLOW CITY SPECIFICATIONS AND TO BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER EXPERIENCED IN SOILS MECHANICS.

8. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY COVERING TEMPORARY SEEDING AND MULCHING. HYDROSEED PREFERRED.

9. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST.

10. A GEOTECHNICAL CONSULTANT SHALL PROVIDE TESTING OF ALL FILLS AND SHALL SEND THE RESULTS TO CITY OF ARLINGTON. SAID CONSULTANT SHALL CERTIFY THAT ALL GRADING ACTIVITIES WERE DONE UNDER HIS/HER DIRECTION.

11. 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 WORKING DAY.

12. EARTH QUANTITIES (CUTS & FILLS) SHOWN ON PLANS ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR EXPANSION OR COMPACTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES AS REQUIRED.

13. AREAS TO RECEIVE FILL SHALL BE PREPARED BY REMOVING UNSUITABLE MATERIAL SUCH AS CONCRETE SLABS, TREE STUMPS, BRUSH, AND TRASH.

14. FILL MATERIALS SHALL BE AS SPECIFIED IN GENERAL NOTE 1., UNLESS SHOWN OTHERWISE ON PLANS.

15. WINTER BMP SHALL BE ONE OF THE FOLLOWING:

   A. STRAW MULCHING APPLIED TO A DEPTH OF 4 INCHES.
   B. MULCHING FROM ONSITE SOURCES APPLIED TO A DEPTH OF 4 INCHES
   C. 3 MIL PLASTIC SHEETING SECURELY ANCHORED TO THE GROUND. AND WEIGHTED TO PREVENT DISTURBANCE FROM WIND.
   D. OTHER MEASURES AS APPROVED BY ENGINEER AND THE CITY OF ARLINGTON.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

1. 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 IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

2. AGGREGATE: 4" TO 8" QUARRY SPALLS

3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.

4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MAY NEED TO BE DRIVEN THROUGH A WHEEL WASH AREA TO AID IN THE REMOVAL OF MUD AND SEDIMENT.

5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

HYDROSEEDING GENERAL NOTES

1. CONSTRUCTION ACCEPTANCE: WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS.

2. ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY.

3. PREPARATION OF SURFACE: ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISCING, RAKING, HARROWING OR OTHER ACCEPTABLE MEANS.

4. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPPLIED. (MINIMUM 80# PER ACRE). THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED FESCUE, 40% WHITE CLOVER. HYDROSEED REQUIRED.

5. FERTILIZER: SHALL BE APPLIED AT 400# PER ACRE OF 10-20-20 (10 lb. PER 1,100 SQUARE FEET) OR EQUIVALENT.

STAND PIPE AND SEDIMENT POND MAINTENANCE

1. THE EMBANKMENT OF THE BASIN SHOULD BE CHECKED REGULARLY TO INSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT ITS LINING IS WELL ESTABLISHED AND EROSION-RESISTANT. THE SILTATION BASIN SHOULD BE CHECKED AFTER EACH RUNOFF-PRODUCING RAINFALL FOR SEDIMENT CLEAN OUT. WHEN THE SEDIMENT REACHES THE CLEAN OUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED.

WATER QUALITY PLANTING NOTES

1. FINAL CONSTRUCTION APPROVAL AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY IS CONTINGENT OF SWALE INSPECTION.

2. INSPECTION MUST BE REQUESTED BY CALLING INSPECTOR AT LEAST 24 HOURS PRIOR TO INSPECTION DATE.

3. CONSTRUCTION:
   a. IF POSSIBLE, DIVERT RUNOFF FROM SWALES UNTIL VEGETATION IS ESTABLISHED.
   b. IF DIVERSION IS NOT POSSIBLE, COVER GRADED AND SEEDED AREAS WITH WITH A SUITABLE EROSION CONTROL SLOPE COVERING MATERIAL (STRAW, MULCH, ETC.)
   c. AVOID COMPACTION OF SWALES DURING CONSTRUCTION. IF COMPACTION OCCURS, TILL BEFORE PLANTING TO RESTORE LOST SOIL INFILTRATION CAPACITY.

4. SEED MIX:

   6% FOWL MANNAGRASS (GLYCERIA STRIATA)
   60% RED FESCUE (FESTUCA RUBRA)
   10% REDTOP BENTGRASS/COLONIAL BENTGRASS (AGROSTIS ALBA/TENIUS)
   10% MEADOW FOXTAIL (ALOPECURUS PRATENSIS)
   8% TUFTED HAIRGRASS (DESCHAMPSIA CESPITOSA)
   6% WHITE CLOVER (TRIFOLIUM REPENS)

   PLANT LIST FOR DRAINAGE SWALES AND POND SIDE SLOPES (WET-TOLERANT):

   SLOUGH SEDGE (CAREX OBNUPTA)
   BUR-REED (SPARGANIUM EMERSUM)
   SMALL FRUITED BULRUSH (SCIRPUS MICROCARPUS)

MAINTENANCE OF SILTATION BARRIERS

1. SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS, END RUNS AND UNDERCUTTING BENEATH BARRIERS. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON

By: [signature]

Date: July 8, 2000

DATE	REVISION	BY
8/05/99	ISSUED	TRN
01/12/2000	REVISED	TBJ
6-5-00	REVISED	CJR

MARK WICKWARD
10/21/2000

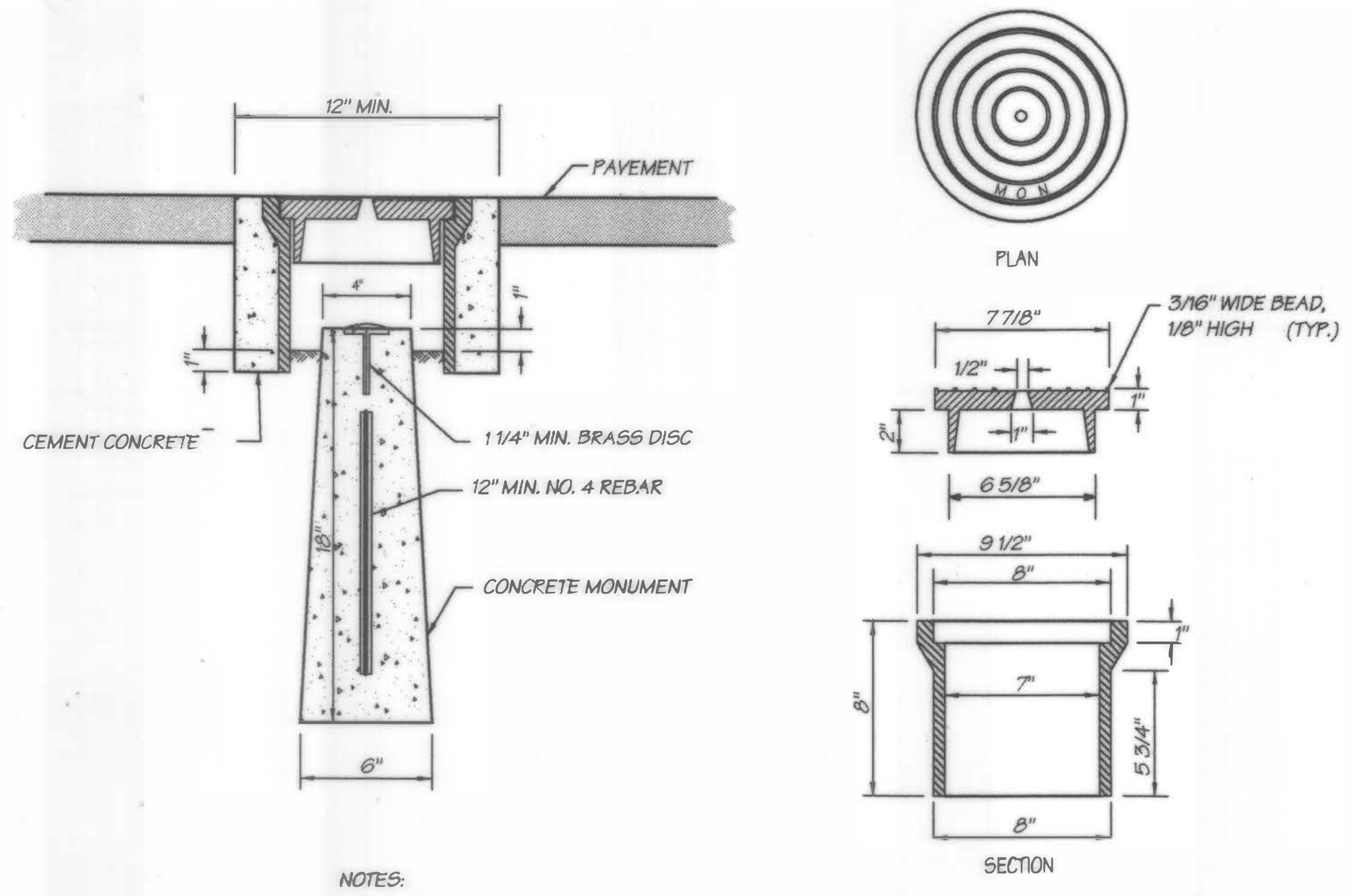
GENERAL NOTES AND DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

QUILCEDA Design Group, Inc.
Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: 99034E

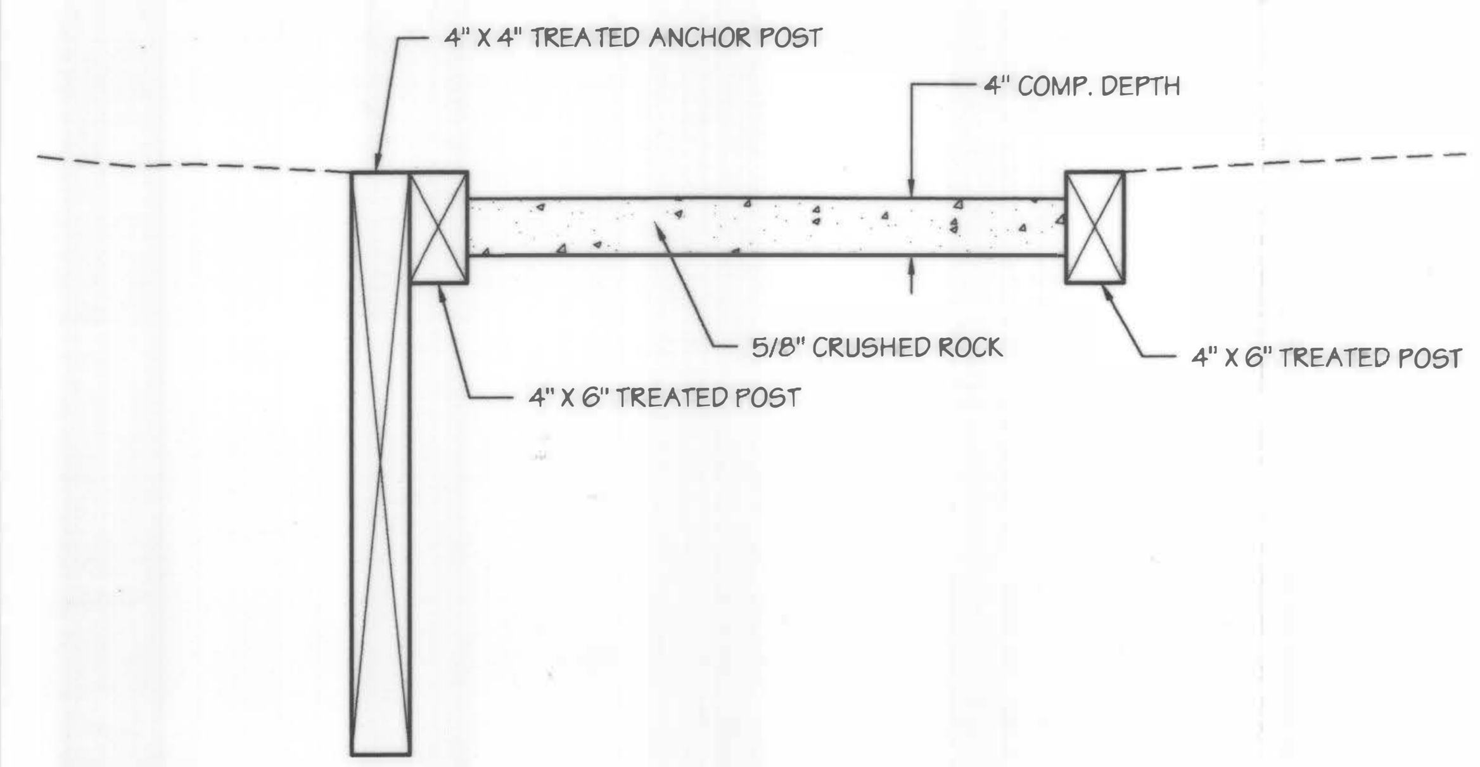
06/30/100 Y:\99034E\dwg\construction.dwg

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

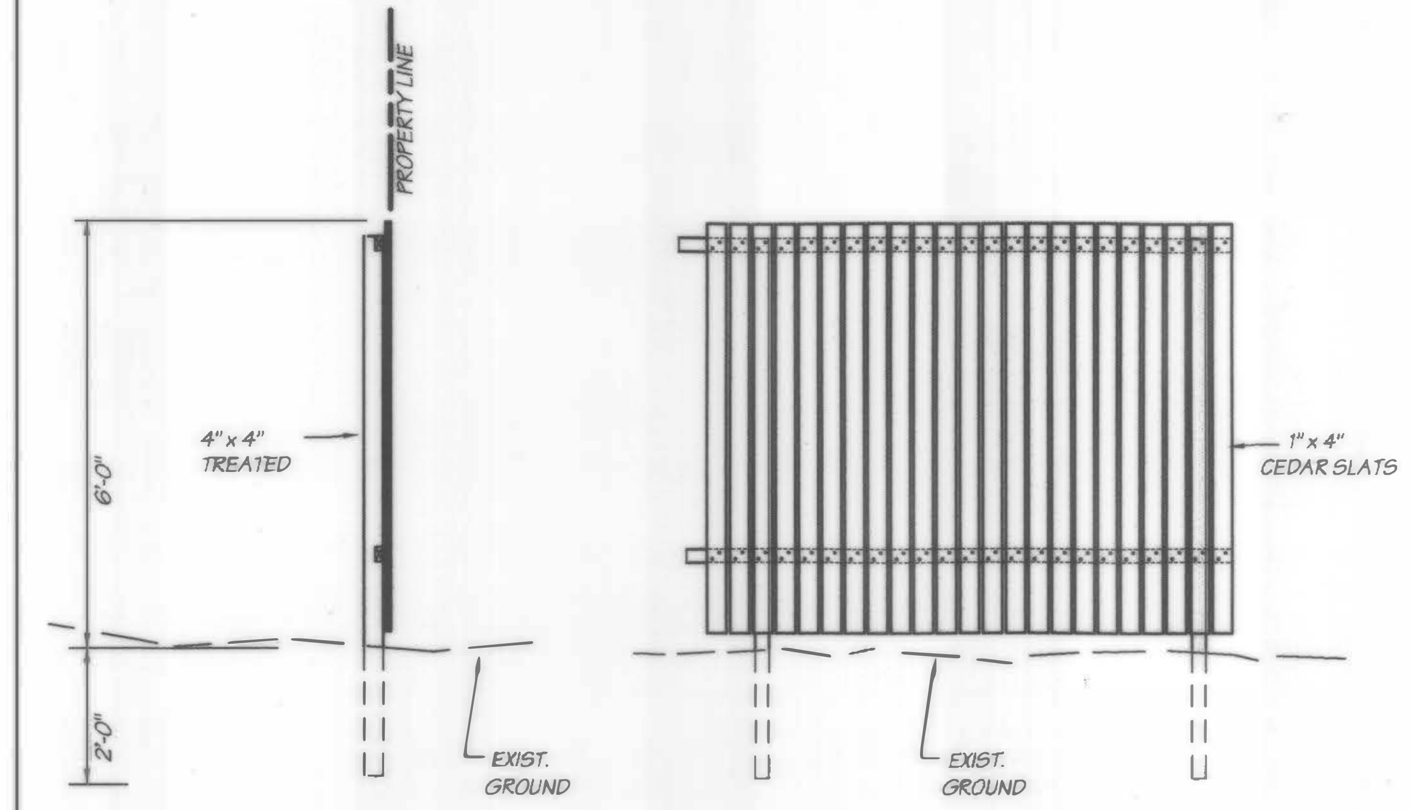


NOTES:
1. THE OFF-STREET MONUMENT SHALL BE THE SAME EXCEPT USING A NO. 8 REBAR AND WITHOUT A CASE AND COVER. THE OFF-STREET MONUMENT SHALL BE 3" ABOVE GRADE.
2. MONUMENT CASE AND COVER SHALL BE CAST IRON.
3. BRASS DISC SHALL BEAR LAND SURVEYOR'S REGISTRATION NUMBER.

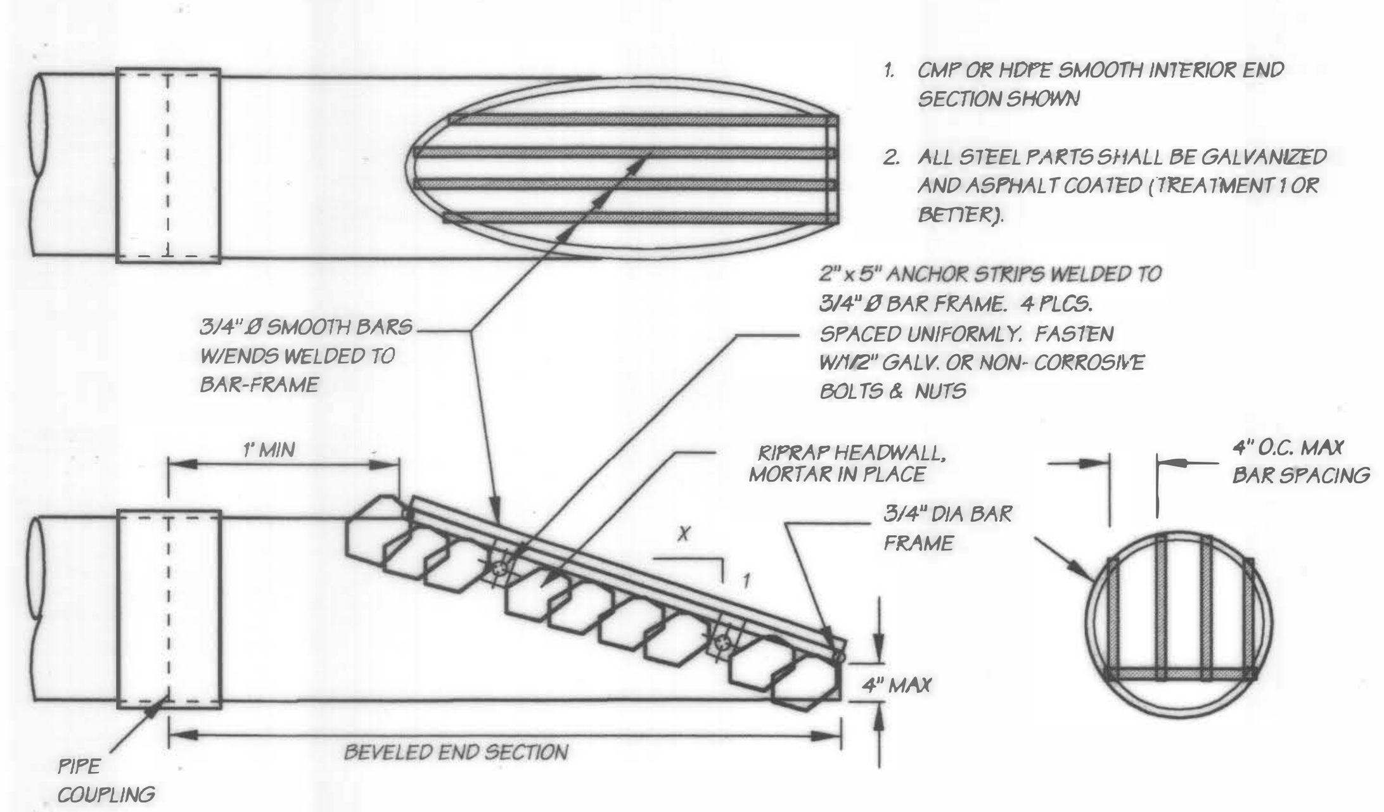
MONUMENT IN CASE (2)
N.T.S.



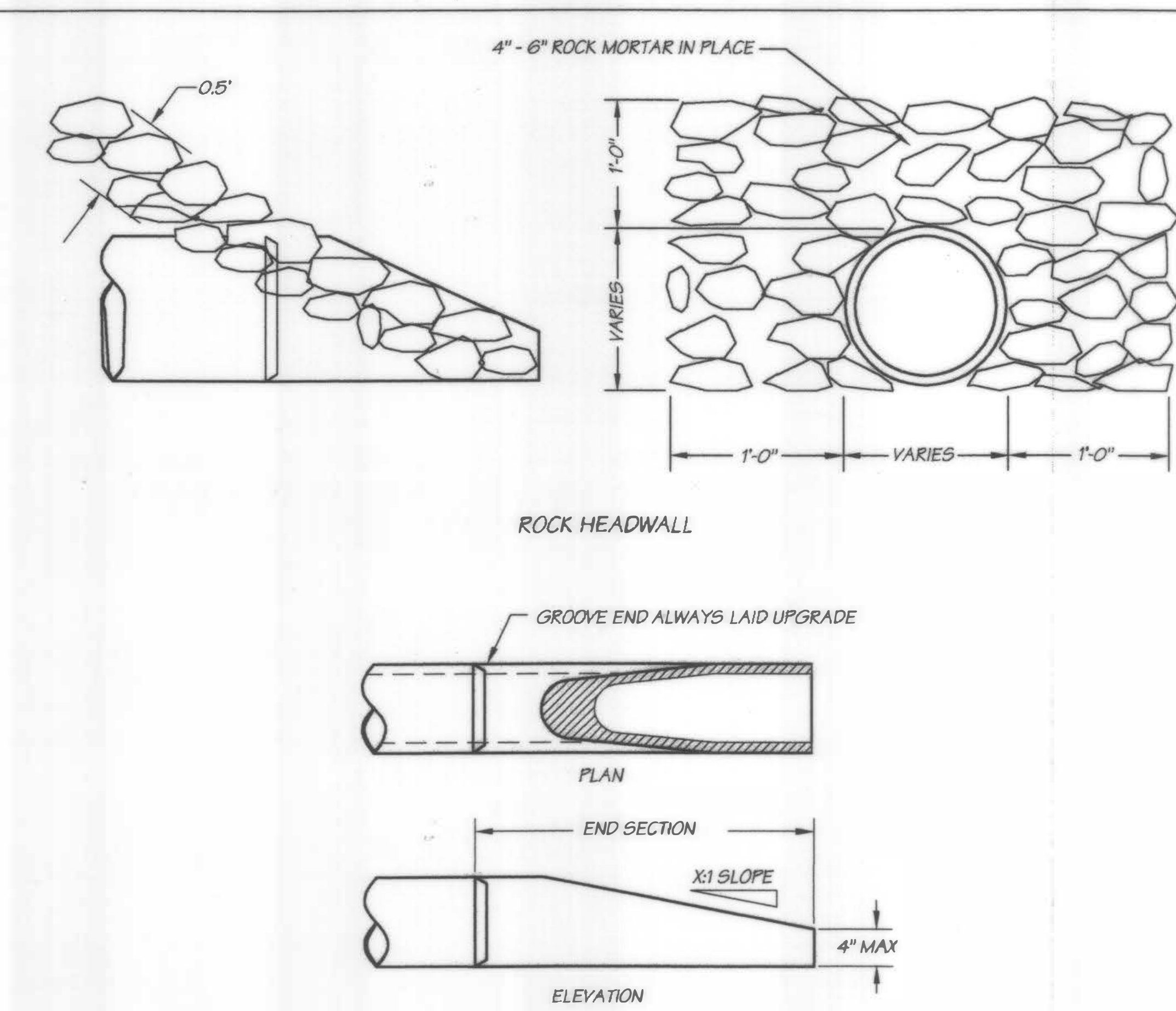
TRAIL SECTION (81)
N.T.S.



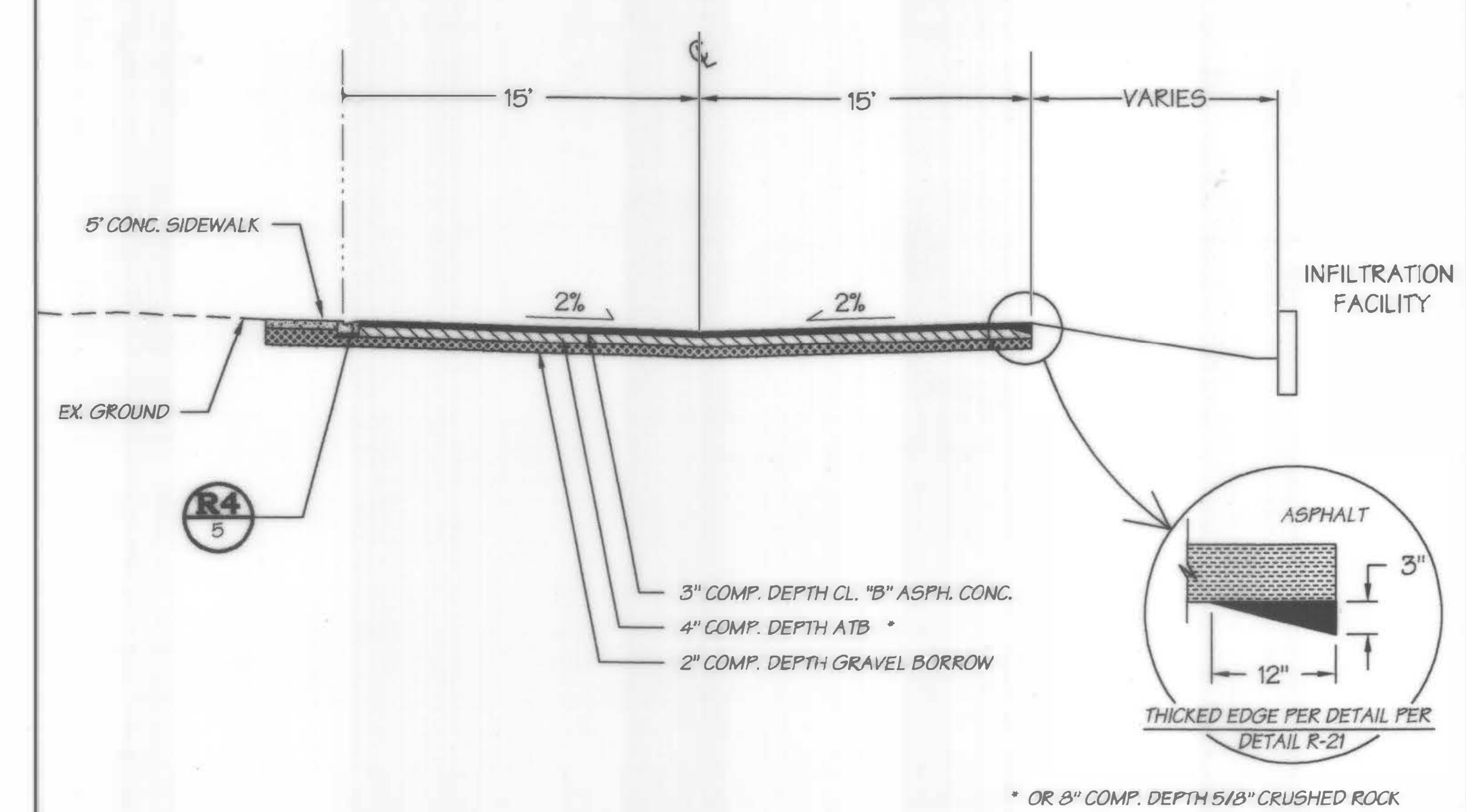
6' WOOD FENCE DETAIL (27/6)
N.T.S.



TRASH RACK DETAIL (47)
N.T.S.
OR APPROVED EQUAL



BEVELED END W/ROCK HEADWALL (48)
N.T.S.



ROAD SECTION (80)
N.T.S.

CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON

By: [signature]

Date: July 8, 2000

DATE	REVISION	BY
8/05/99	ISSUED	TBJ
01/12/2000	REVISED	CJR
6-5-00	REVISED	

QUILCEDA
Design Group, Inc.

DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

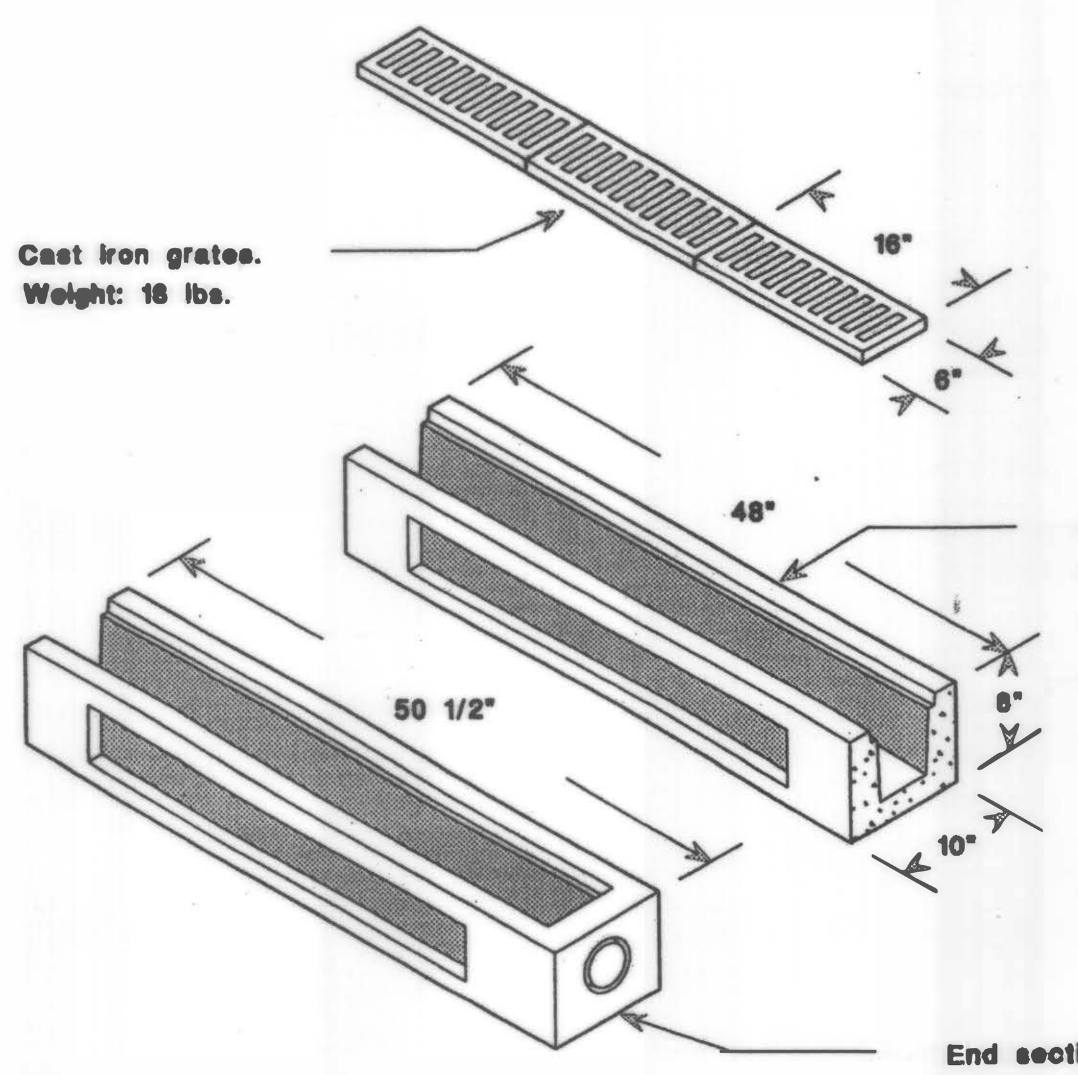
Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

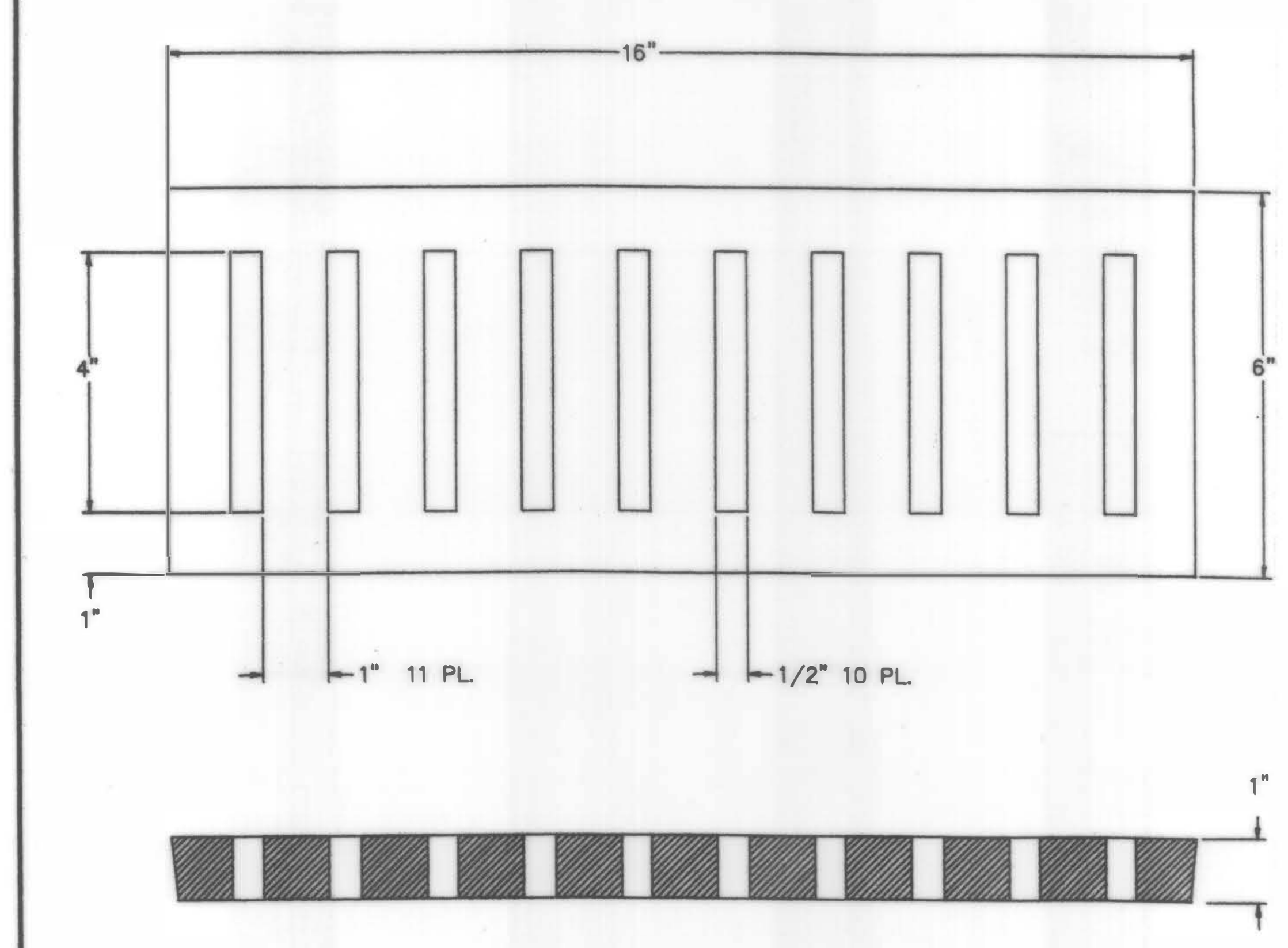
JOB NO: 99034E
SHT: 3
OF: 17

06/30/100 Y:\99034e\dwg\construction.dwg

CUZ CONCRETE PRODUCTS **TRENCHDRAIN**

19604 - 67th Ave NE Arlington, Wa. 98223 Telephone (360) 435-5531 Fax (360) 435-8575





REF# OF169

NOTES: • MATERIAL: CAST IRON, ASTM A-48, CL 30	OLYMPIC FOUNDRY, INC.	
	6" x 16" x 1" TRENCH GRATE	
APPROX. WEIGHT: 17 LBS.	RATING – H20	PART NO. T616

DATE	REVISION	BY
8/05/99	ISSUED	TRN
01/12/2000	REVISED	TBJ
6-5-00	REVISED	CJR

KENNETH MARK WICKWARD — STATE OF WASHINGTON — 31275 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 10/21/2000
DATE: 6/30/2000

QUILCEDA Design Group, Inc.

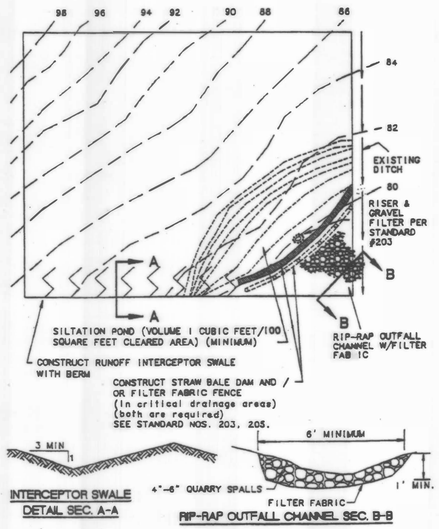
DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: [signature]
Date: July 8, 2000

JOB NO: 99034E
SHT: 4
OF: 17

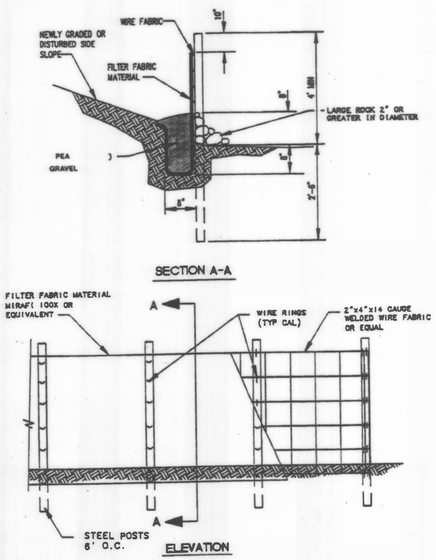
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



TYPICAL TEMPORARY EROSION CONTROL

STANDARD PLAN NUMBER G 1

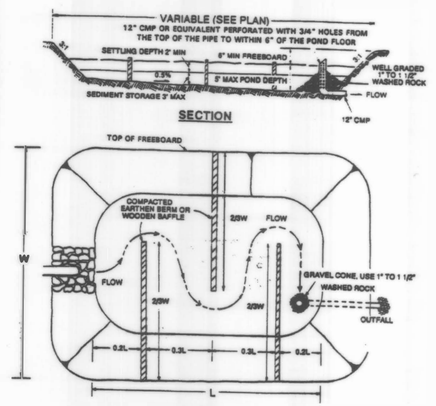
REVISED



SEDIMENT CONTROL FENCE

STANDARD PLAN NUMBER G 2

REVISED

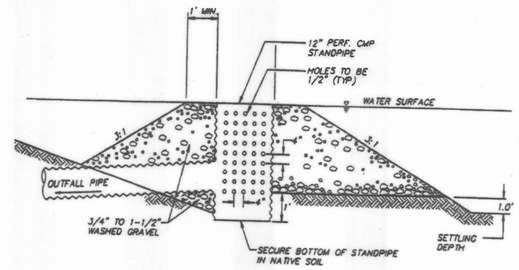


TYPICAL SCHEMATIC, NOT TO SCALE

TEMPORARY SEDIMENT POND

STANDARD PLAN NUMBER G 3

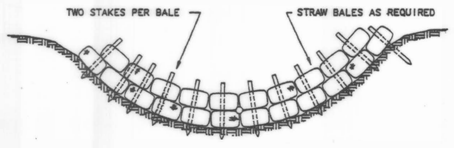
REVISED



TEMPORARY STANDPIPE DETAIL FOR SEDIMENT POND

STANDARD PLAN NUMBER G 3A

REVISED



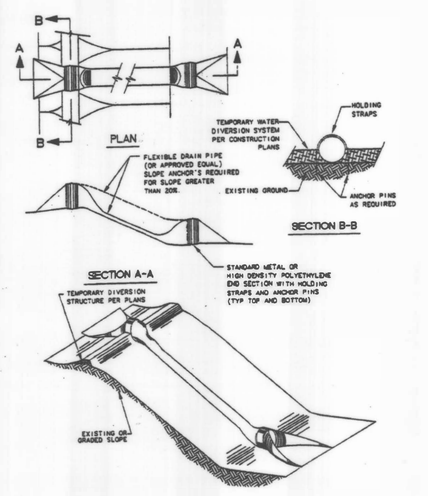
NOTES

1. WHERE POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
2. TEMPORARY SILTATION AND DETENTION PONDS TO BE CONSTRUCTED BY PLACING STRAW BALES OR FILTE FABRIC FENCES AC OSS SWALES OR EXCAVATION SILTATION PONDS UTILIZING FILTER SYSTEM PRIOR TO DISCHARGE. PONDS SHALL BE CONSTRUCTED SO AS TO PROVIDE ONE CUBIC FOOT OF SETTLING POND PER 100 SQUARE FEET OF CLEARED AREA TRIBUTARY TO POND.
3. ALL TEMPORARY SILTATION AND DETENTION PONDS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL.
4. RETURN SILTATION CONTROL AREAS TO ORIGINAL GROUND CONDITIONS.
5. RIP-RAP BASE (BOTH SIDES) OF BALES-OR OUTFALL CHANNEL FOR EROSION CONTROL, AS REQUIRED.

REVISED

STRAW BALE DAM

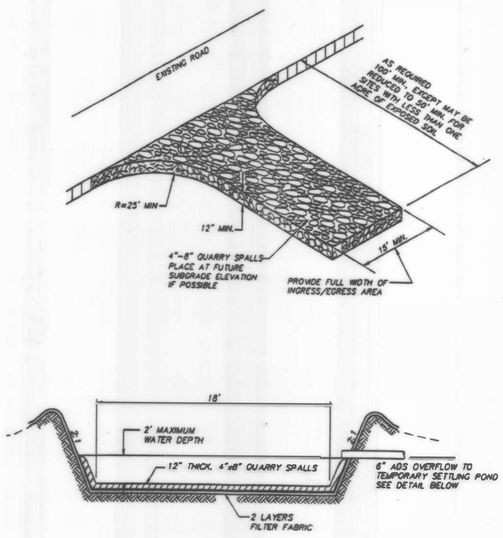
STANDARD PLAN NUMBER G 4



TEMPORARY DOWNDRAIN STRUCTURE

STANDARD PLAN NUMBER G 6

REVISED



ROCK CONSTRUCTION ENTRANCE AND CONSTRUCTION VEHICLE WASHDOWN PAD

STANDARD PLAN NUMBER G 12

REVISED

BY	REVISION	DATE
TEB	ISSUED	8/05/99
TBJ	REVISED	09/02/2000
CJK	REVISED	6-5-00

MARK W. KENNEATH — 19825 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — EXPIRES 10/02/2000 — DATE 6/5/00

QUILCEDA Design Group, Inc.

Land Use Planning and Civil Engineering
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Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

JOB NO: 99034E
SHT: 5
OF: 17

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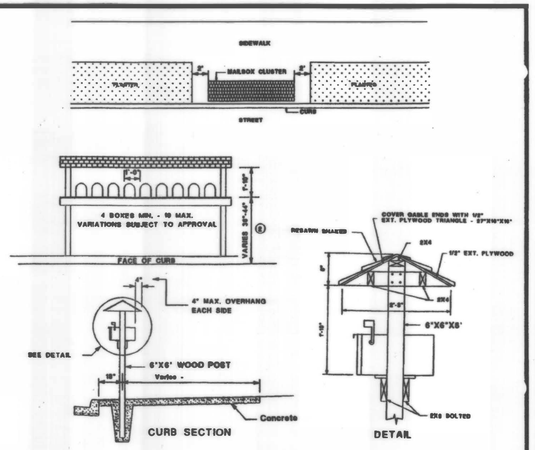
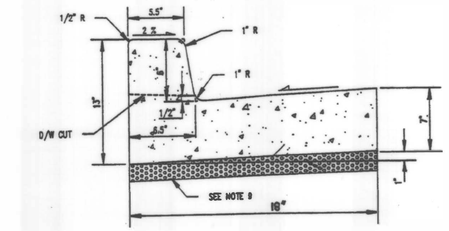


NOTES:

1. MAILBOX MUST BE TYPE "APPROVED BY THE POSTMASTER GENERAL" WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION PER EACH STANDARD.
2. LOCATION IS SUBJECT TO APPROVAL BY THE CITY FOR PROTECTION OF VIEWS AND ACCESS AND IS TO BE SHOWN ON STREET IMPROVEMENT PLANS.
3. THE SKETCH DEPICTS A MINIMUM STRUCTURAL AND DIMENSIONAL STANDARD. INNOVATIVE DESIGNS MEETING THE MINIMUM DIMENSIONAL AND STRUCTURAL REQUIREMENTS ARE ACCEPTABLE.
4. ALL WOOD TO BE PRESSURE TREATED FIR OR HEMLOCK.
5. PLANTER AREA TO BE FILLED WITH CONCRETE.

REVISED

MULTIPLE MAILBOX STRUCTURE — STANDARD PLAN NUMBER **M 2**



TYPICAL SECTION

NOTES

1 FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.

2 DUMMY JOINTS SHALL BE PLACED ON 15 FOOT CENTERS. DUMMY JOINTS SHALL BE 1/2" x 1-1/2".

3 THRU JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS, ALLEY AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 30 FT. PRE-MOLDED JOINT FILLER SHALL BE 1/2" WIDE AND CONFORM TO AASHTO DESIGN M213.

4 ALL JOINTS SHALL BE CLEAN AND EDGED.

5 CONCRETE SHALL BE CEMENT CONCRETE, CLASS 3000.

6 STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.

7 FINISH SHALL BE LIGHT BROOM FINISH.

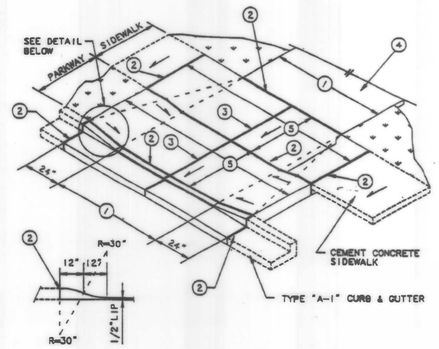
8 THE FINISHED CURB SHALL BE SPRAYED WITH A TRANSPARENT CURING COMPOUND AND COVERED BY WATERPROOF PAPER OR PLASTIC MEMBRANE IN THE EVENT OF RAIN OR OTHER UNSUITABLE WEATHER. CURING TIME SHALL BE A MINIMUM OF 72 HOURS.

9 ALL CURB AND GUTTER SHALL BE PLACED ON A MIN OF 2" OF CRUSHED SURFACING TOP COURSE.

10 DUMMY JOINT 1/2" x 1 1/2" BETWEEN A-1 CURB AND GUTTER AND THE SIDEWALK.

REVISED

CEMENT CONCRETE CURB AND GUTTER — STANDARD PLAN NUMBER **R 4**



CURB TRANSITION DETAIL

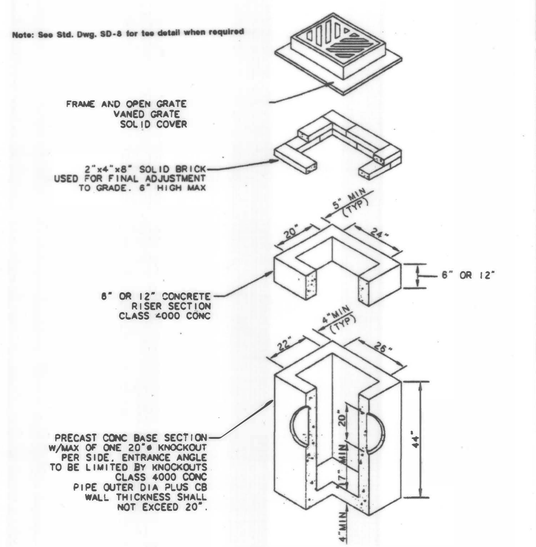
NOTES

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

REVISED

CEMENT CONCRETE DRIVEWAY TYPE 2 — STANDARD PLAN NUMBER **R 8**

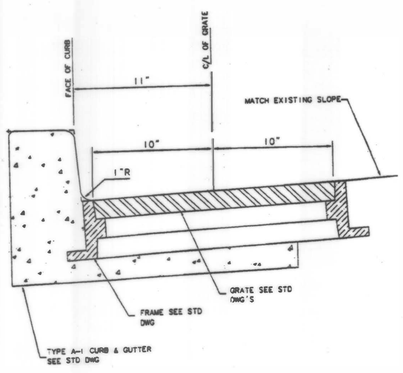
Note: See Std. Dwg. SD-8 for toe detail when required



CATCH BASIN TO CONFORM TO WSDOT STANDARD PLAN B-1

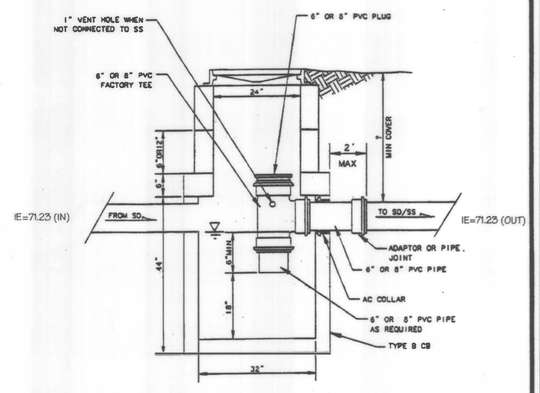
REVISED

CATCH BASIN TYPE I — STANDARD PLAN NUMBER **SD 2**



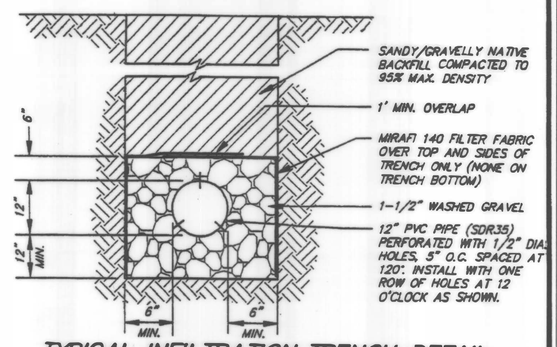
REVISED

TYPICAL FRAME AND GRATE INSTALLATION — STANDARD PLAN NUMBER **SD 7**



REVISED

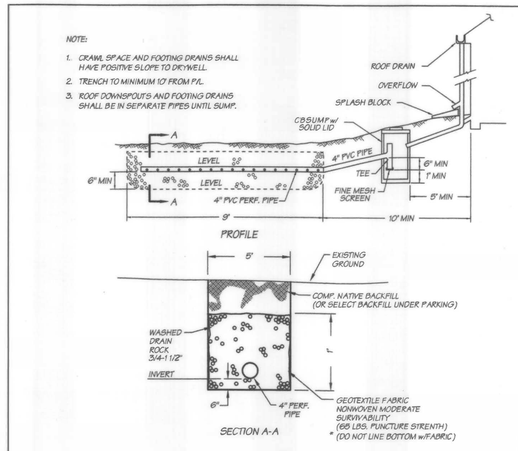
STANDARD OIL / WATER SEPARATOR — STANDARD PLAN NUMBER **SD 8**



TYPICAL INFILTRATION TRENCH DETAIL
NO SCALE

REVISED

TYPICAL INFILTRATION TRENCH DETAIL — STANDARD PLAN NUMBER **SD-15**



ROOF INFILTRATION TRENCH (39/6)
N.T.S.

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
9/05/99	ISSUED	TRH
07/05/2000	REVISED	TNJ
6-5-00	REVISED	CJK

MARK W. LOCKWARD — EXPIRES 10/23/2000 — DATE 6/30/2000

QUILCEDA Design Group, Inc.

Land Use Planning and Civil Engineering
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JOB NO: 99034E
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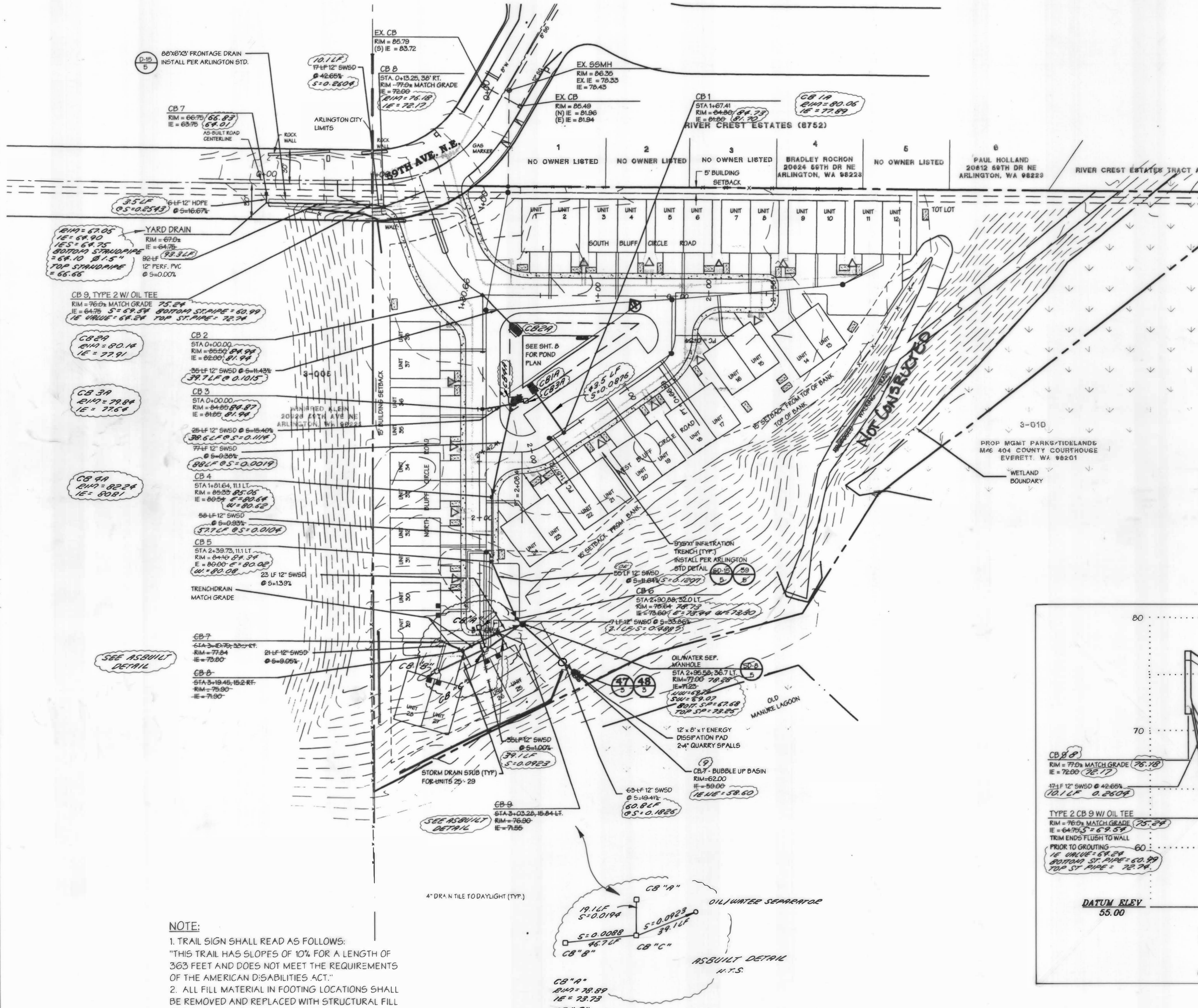
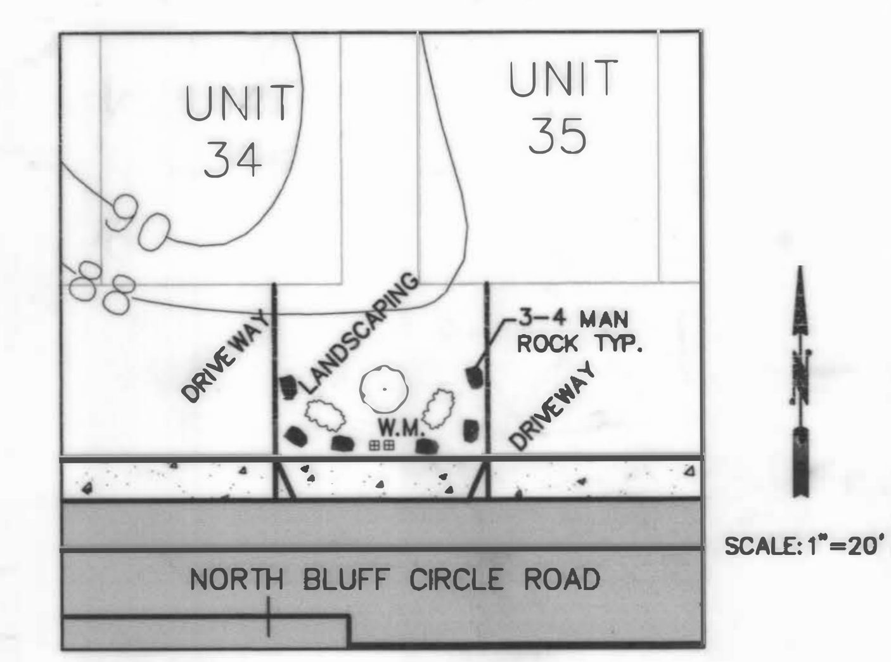
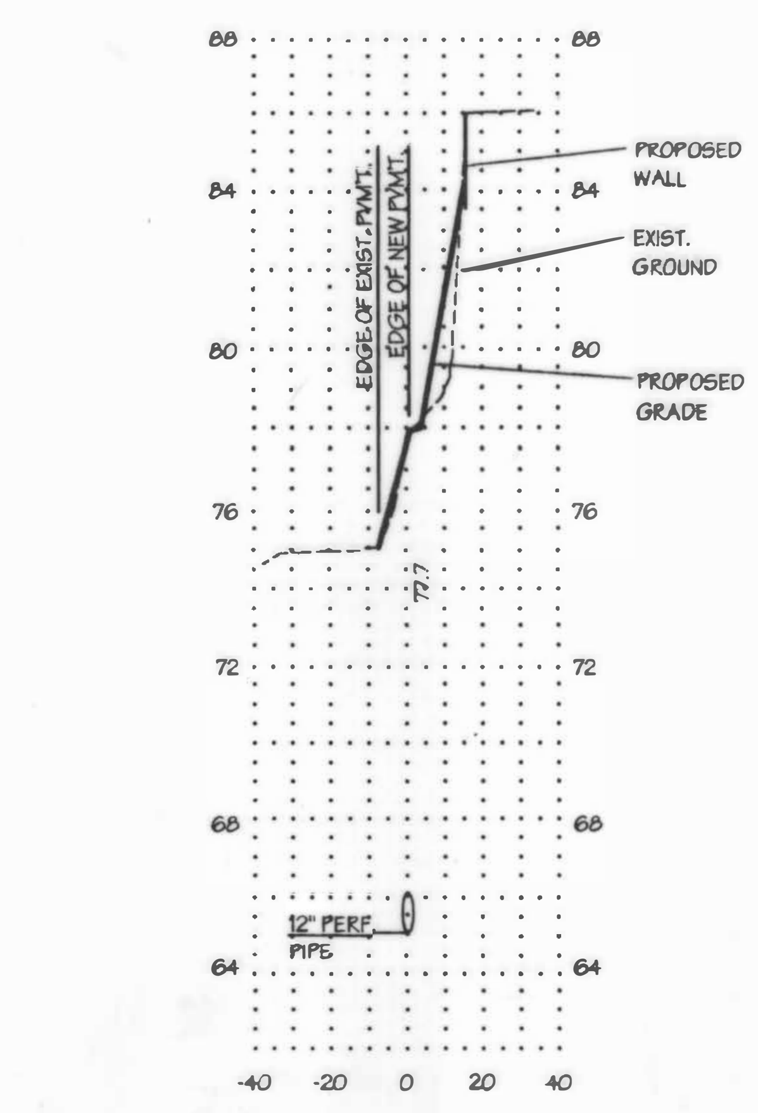
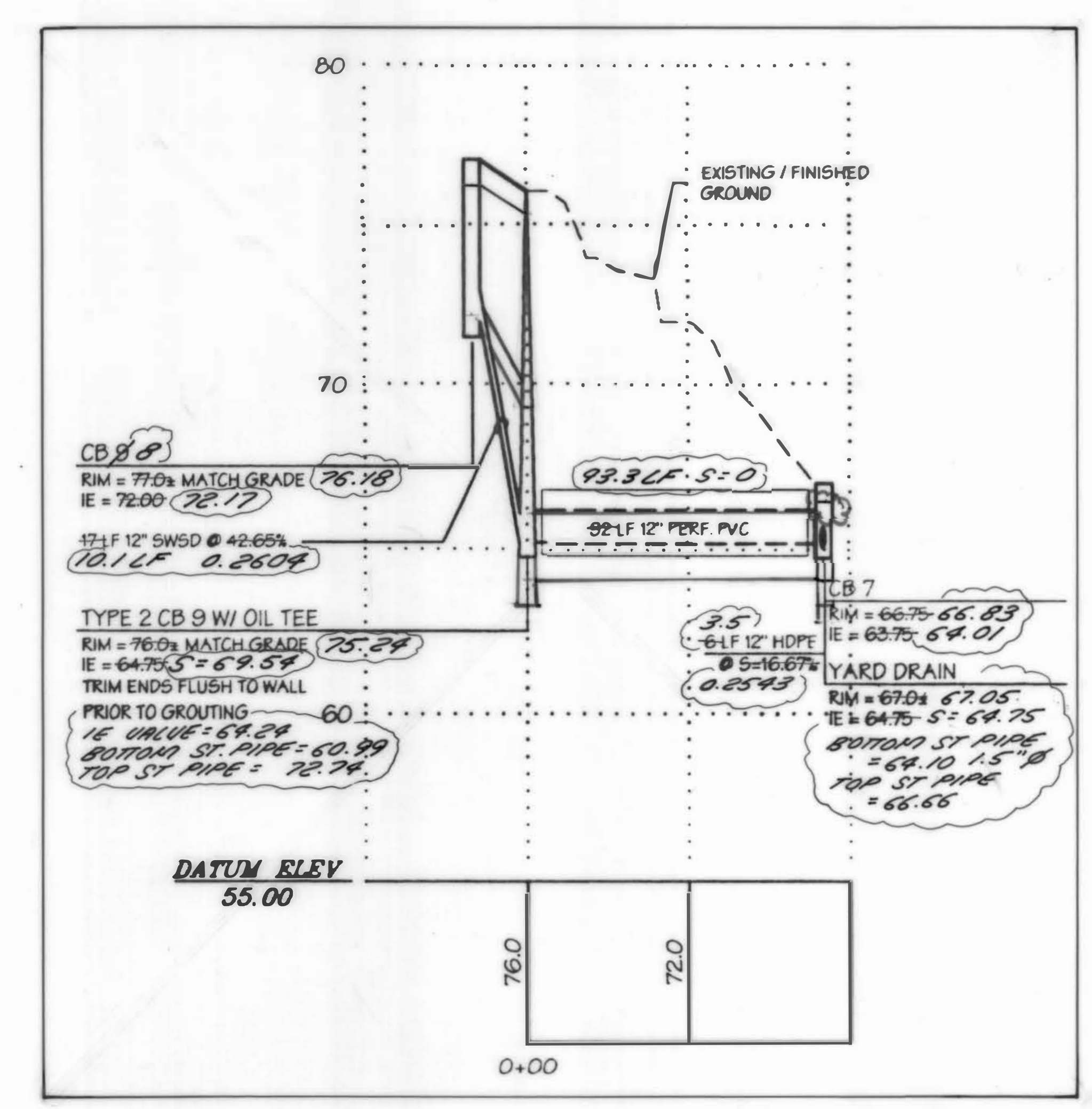


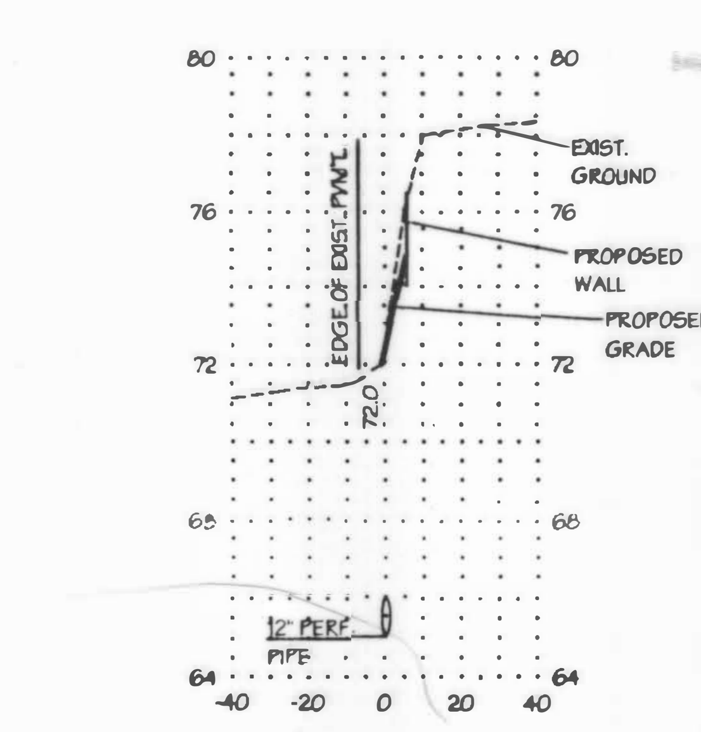


PERMANENT LANDSCAPE AREA
DETAIL



FRONTAGE SECTION (A/6)
SCALE: 1"=50' OR., 1"=5' VERT.





FRONTAGE SECTION (B/6)
SCALE: 1"=50' HOR., 1"=5' VERT.

NOTE:

1. TRAIL SIGN SHALL READ AS FOLLOWS:
"THIS TRAIL HAS SLOPES OF 10% FOR A LENGTH OF 363 FEET AND DOES NOT MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT."
2. ALL FILL MATERIAL IN FOOTING LOCATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. A GEOTECHNICAL REPORT ALONG WITH COMPACTION REPORTS ARE REQUIRED PRIOR TO POURING FOUNDATIONS FOR UNITS BUILT ON STRUCTURAL FILL.
4. A GEOTECHNICAL ENGINEER SHALL INSPECT FOOTING EXCAVATIONS FOR UNITS 9 -12 FOR STRUCTURAL BEARING CAPACITY.
5. ALL NON-NATIVE FILL IN FOOTING AREAS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM COMPACTION.

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

△ INICATES PERMANENT LANDSCAPE TYP.
(cloud) INDICATES ASBUILT

CONSTRUCTION RECORD DRAWING
ASBUILT DATA PROVIDED BY:
METRON & ASSOCIATES
1/5/01
ASBUILT DRAWINGS PROVIDED BY:
SOUND DEVELOPMENT GROUP
1/11/01

PATRICK L. SEVERIN, STATE OF WASHINGTON, 31326 REGISTERED PROFESSIONAL ENGINEER — 4/4/00 — EXPIRES 8/13/02

GRAPHIC SCALE
1"=50'

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION
By: ____
R/W Permit No. ____
Grading Permit No. ____

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
Sawdust under review. May still require removal
Units 1-12 shall have a setback of 10' from property line
By: ____
Date: 7/8/00

DATE	REVISION	BY
8/05/99	ISSUED	TRN
01/12/2000	REVISED	TBJ
6-5-00	REVISED	CJR
1-10-2001	ASBUILT	SJG

KENNETH MARK WICKWARD, STATE OF WASHINGTON, 31275 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 10/21/2000
DATE: 6/30/2000

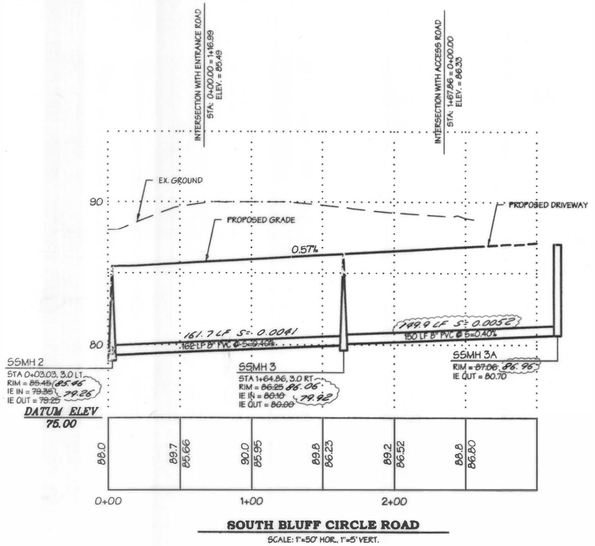
QUILCEDA Design Group, Inc.

ROAD, STORM, GRADING PLAN
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

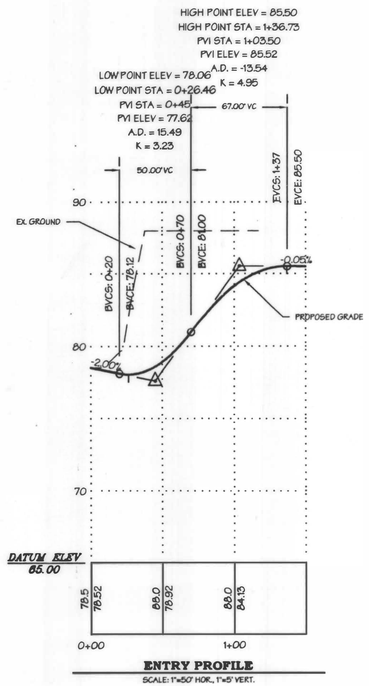
Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: 99034E
SHT: 7
OF: 17

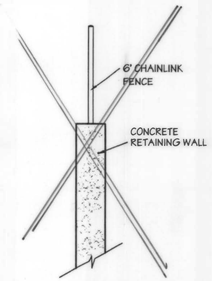
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



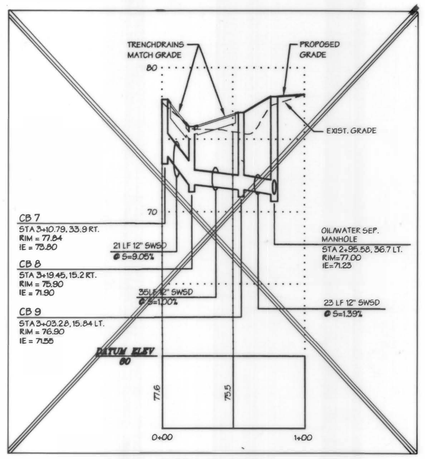
SOUTH BLUFF CIRCLE ROAD
SCALE: 1"=50' HOR., 1"=5' VERT.



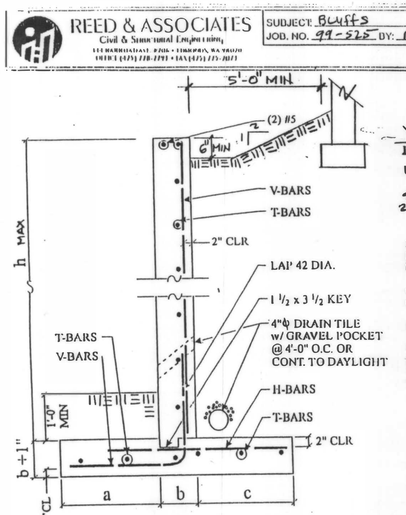
ENTRY PROFILE
SCALE: 1"=50' HOR., 1"=5' VERT.



CONCRETE RETAINING WALL W/ CHAINLINK FENCE DETAIL — 2/6
N.T.S.



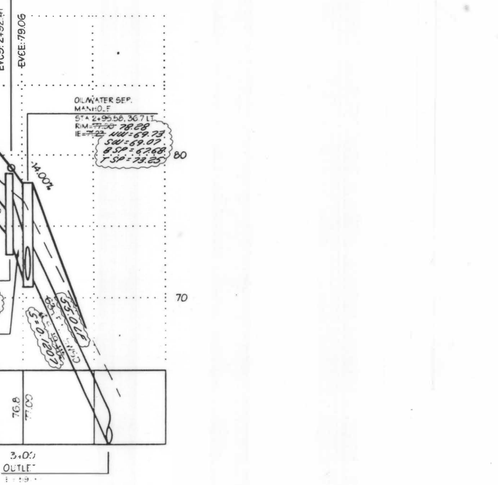
SEE ASBUILT DETAIL

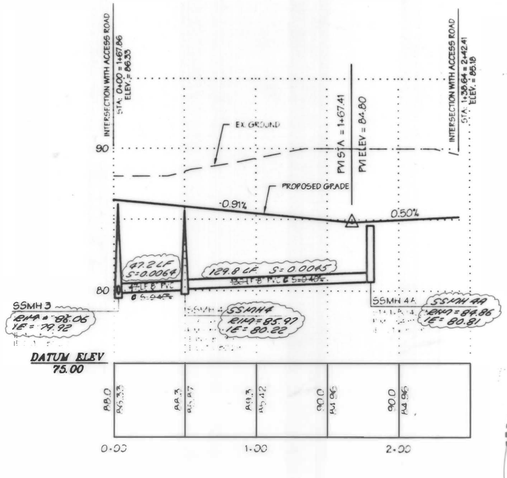


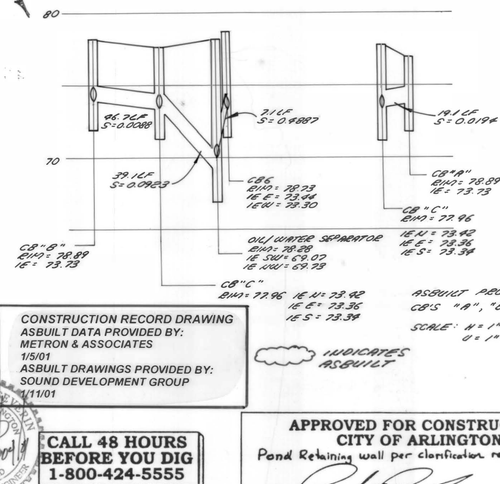
RETAINING WALL SCHEDULE

h	a	b	c	V-BARS	H-BARS	T-BARS
0' to 4'	1'-8"	8"	0'-10"	#4 @ 16	#4 @ 16	#4 @ 10
4' to 6'	1'-3"	8"	2'-4"	#4 @ 10	#4 @ 10	#4 @ 10
6' to 8'	1'-3"	8"	3'-10"	#5 @ 12	#5 @ 12	#4 @ 10
8' to 10'	1'-3"	8"	5'-4"	#5 @ 6	#5 @ 6	#4 @ 10

YARD
CONCRETE RETAINING WALL DETAIL — 1/6
N.T.S.







ASBUILT PROFILE
CB'S "A", "B", "C"
SCALE: H = 1"=50'
V = 1"=5'

CONSTRUCTION RECORD DRAWING
ASBUILT DATA PROVIDED BY:
METRON & ASSOCIATES
1/5/01
ASBUILT DRAWINGS PROVIDED BY:
SOUND DEVELOPMENT GROUP
1/11/01

INDICATES ASBUILT

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
Pond Retaining wall per clarification recd 7-7-00
By: _____
Date: July 8, 2000

DATE	REVISION	BY
8/08/99	ISSUED	TBB
01/12/2000	REVISED	TBJ
6-5-00	REVISED	CJR
1'-0"	AS BUILT	JSF

REED & ASSOCIATES
Civil & Structural Engineering
SUBJECT: BLUFFS
JOB NO. 99-525 BY: RBH CHK'D: ____
SHEET ____ OF ____
DATE: 11-13-99
REVISED 8-30-00

MARK W. EDWARD — STATE OF WASHINGTON — 9025 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 10/29/2000
DATE: 8-30-00

QUILCEDA Design Group, Inc.

RANDELL REED — STATE OF WASHINGTON — 20071 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 5-27-00
7-30-00

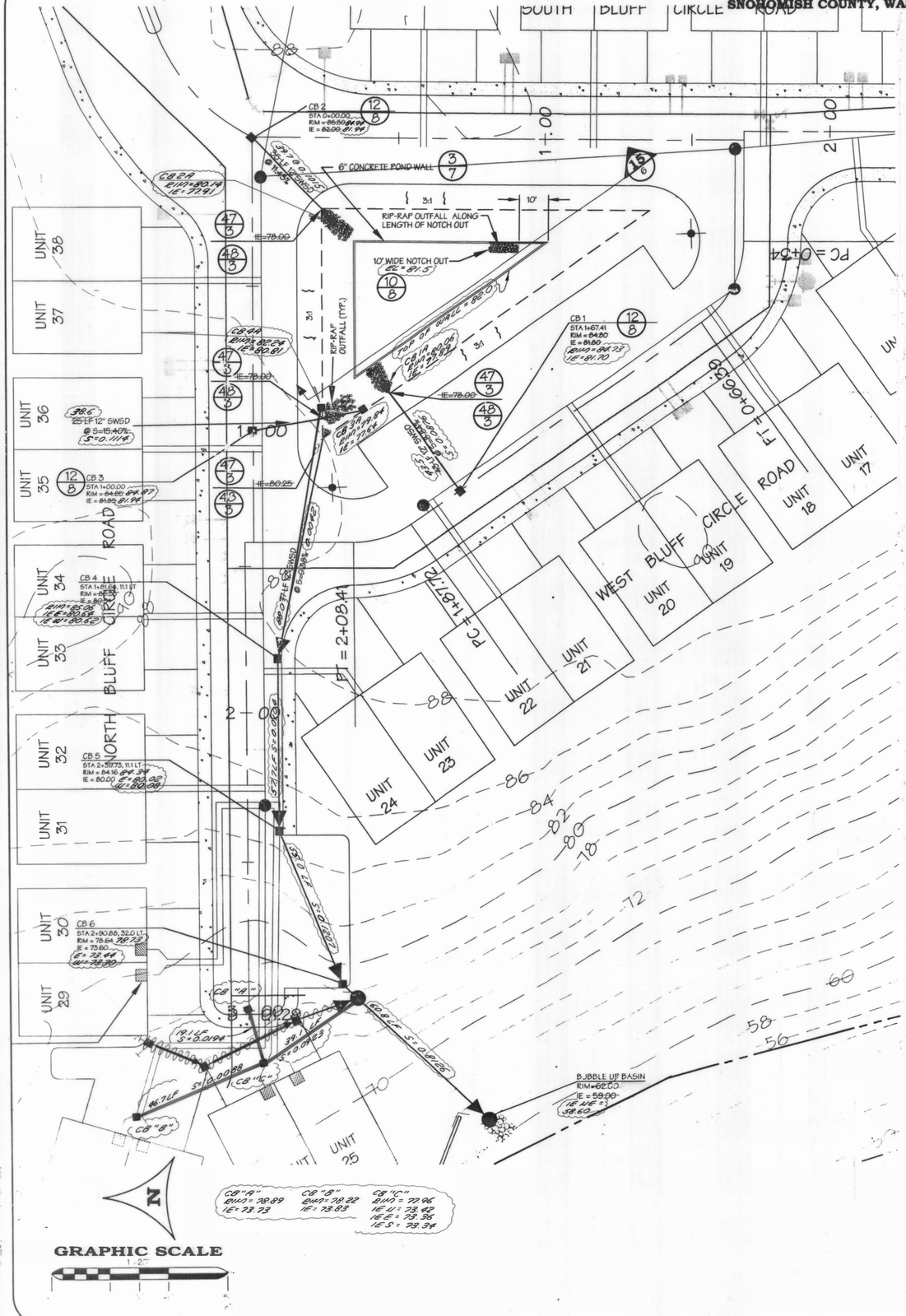
PATRICK L. [illegible] — STATE OF WASHINGTON — 22226 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/13/ [illegible]

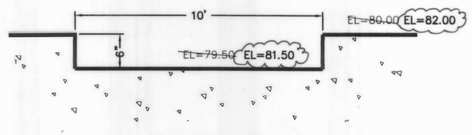
ROAD AND STORM PROFILES
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

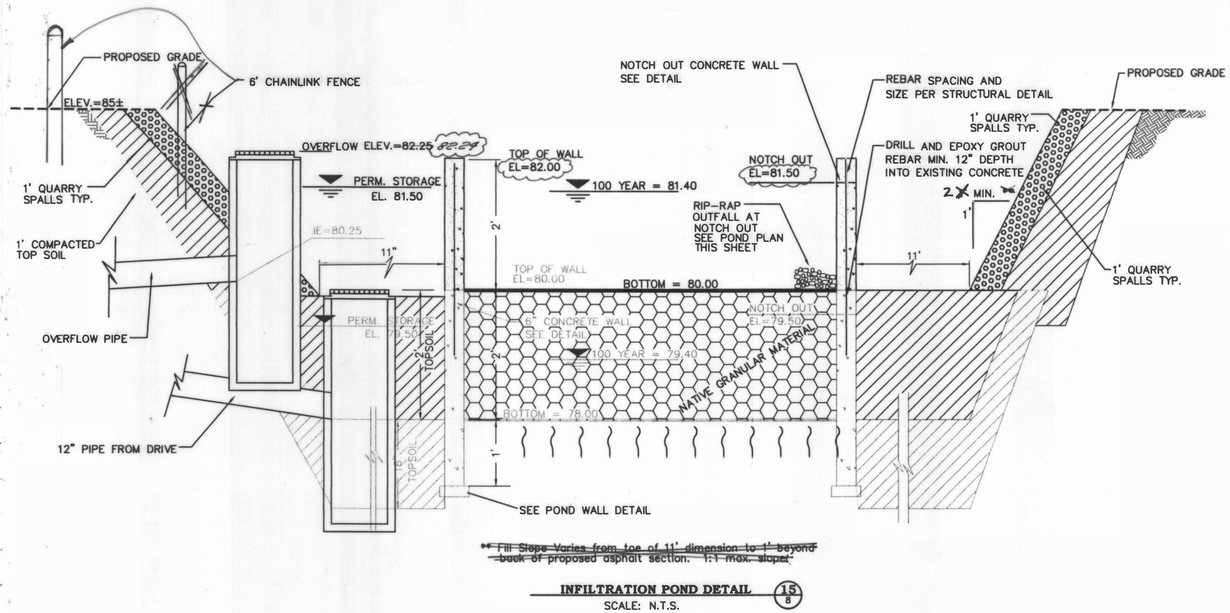
JOB NO. 9903.1E
SHTS 8
OF 17

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



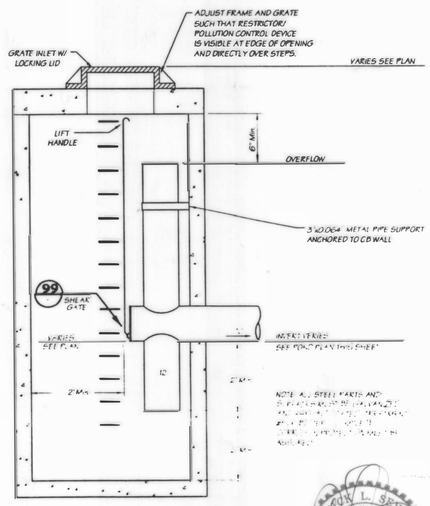


NOTCH OUT CONCRETE POND WALL (10/8)
SCALE: N.T.S.



** Fill Slops Varies from toe of 11' dimension to 1' beyond back of proposed asphalt section. 1:1 max. slope.

INFILTRATION POND DETAIL (15/8)
SCALE: N.T.S.



CB- 1-3 Type II-54" SECTION (12/8)
SCALE: 1" = 1'-0"

INDICATES ASBUILT

CONSTRUCTION RECORD DRAWING
ASBUILT DATA PROVIDED BY:
METRON & ASSOCIATES
1/5/01
ASBUILT DRAWINGS PROVIDED BY:
SOUND DEVELOPMENT GROUP
1/11/01

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
8/08/99	ISSUED	TRH
01/12/2000	REVISED	TBJ
6-5-00	REVISED	CJR
7-10-01	AS-BUILT	JRS

MARK W. CLEVELAND, 17887, REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON
EXPIRES 5/27/2000
DATE: 6/16/2000

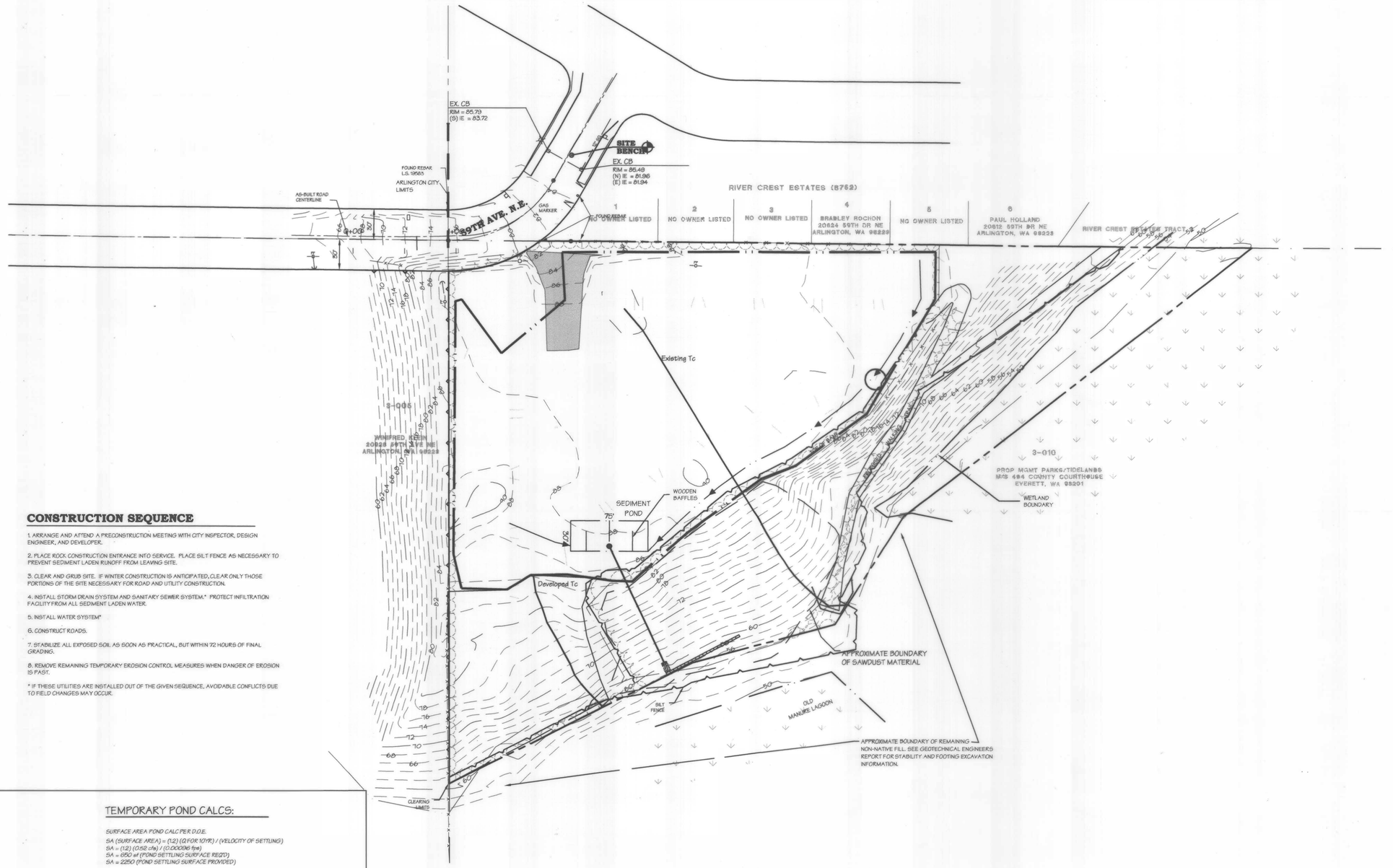
QUILCEDA Design Group, Inc.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

POND DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

JOB NO: 99034E
SHT: 9
OF: 17

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND A PRECONSTRUCTION MEETING WITH CITY INSPECTOR, DESIGN ENGINEER, AND DEVELOPER.

2. PLACE ROCK CONSTRUCTION ENTRANCE INTO SERVICE. PLACE SILT FENCE AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING SITE.

3. CLEAR AND GRUB SITE. IF WINTER CONSTRUCTION IS ANTICIPATED, CLEAR ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR ROAD AND UTILITY CONSTRUCTION.

4. INSTALL STORM DRAIN SYSTEM AND SANITARY SEWER SYSTEM.* PROTECT INFILTRATION FACILITY FROM ALL SEDIMENT LADEN WATER.

5. INSTALL WATER SYSTEM*

6. CONSTRUCT ROADS.

7. STABILIZE ALL EXPOSED SOIL AS SOON AS PRACTICAL, BUT WITHIN 72 HOURS OF FINAL GRADING.

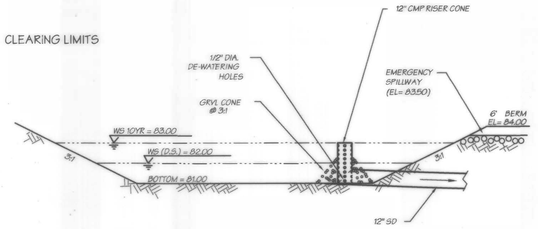
8. REMOVE REMAINING TEMPORARY EROSION CONTROL MEASURES WHEN DANGER OF EROSION IS PAST.

* IF THESE UTILITIES ARE INSTALLED OUT OF THE GIVEN SEQUENCE, AVOIDABLE CONFLICTS DUE TO FIELD CHANGES MAY OCCUR.

TEMPORARY POND CALCS:

SURFACE AREA POND CALC PER D.O.E.
SA (SURFACE AREA) = (1.2) (Q FOR 10YR) / (VELOCITY OF SETTLING)
SA = (1.2) (0.52 cfs) / (0.00096 fps)
SA = 650 sf (POND SETTLING SURFACE REQ'D)
SA = 2250 (POND SETTLING SURFACE PROVIDED)

1' DEPTH SEDIMENT TRAP



RISER FILTER CONE DETAIL (20)
N.T.S.

Erosion Control Notes

1. Interceptor ditch at the top of the bank shall be relocated as necessary to avoid running in the wood chip pile.
2. During dry seasons Dust shall be controlled via sprinklering or other means acceptable to the City of Arlington.

LEGEND

CLEARING LIMITS
SILT FENCE
STRAW BALE DAM

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

GRAPHIC SCALE
1"=50'
50' 0 25' 50' 100'

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
Note: TESC & grading previously approved for early sitework
By: _____
Date: July 26, 2000

DATE	REVISION	BY
8/05/99	ISSUED	TRM
07/12/2000	REVISED	TSJ
6-5-00	REVISED	CJK

MARK W. EDWARD — 20015 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
EXPIRES 9/22/2000
DATE: 6/19/2000

QUILCEDA Design Group, Inc.

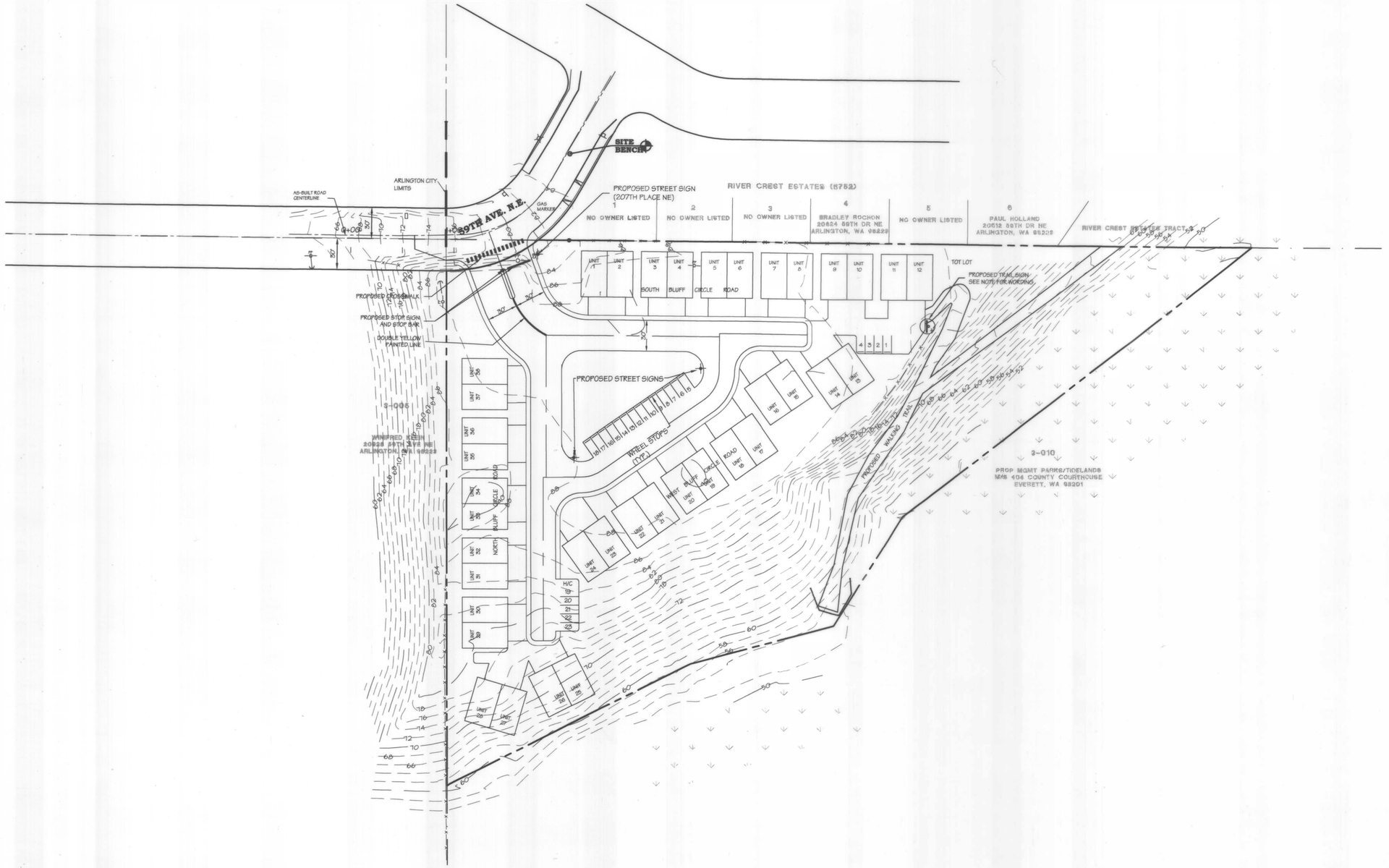
T.E.S.C. PLAN
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: 99034E
SHT: 10
OP: 17

06/30/100 Y:\99034e\dwg\construction.dwg

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

N

GRAPHIC SCALE
1"=50'
50' 0 25' 50' 100'

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
5/05/99	ISSUED	TBH
09/22/00	REVISED	TBJ
6-5-00	REVISED	CJK

MARK W. CKHARD KENNEDY/JENKS CONSULTANTS PROFESSIONAL ENGINEER
EXPIRES 10/2/2000
DATE: 6/16/2000

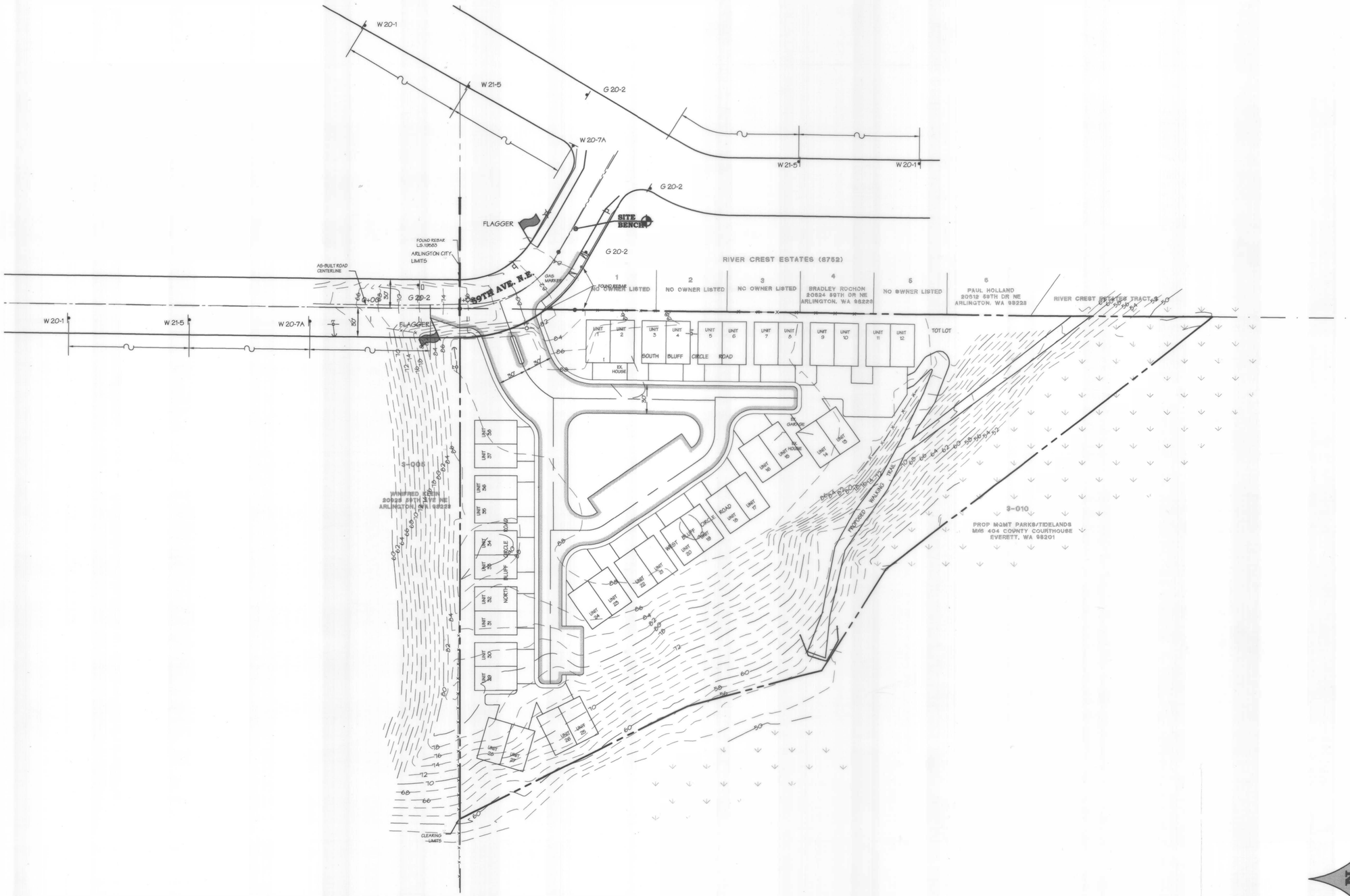
QUILCEDA Design Group, Inc.

CHANNELIZATION AND SIGNING PLAN
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: **99034E**
SHT: **11**
OF: **17**

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

LEGEND

M.U.T.C.D. CODE	DESCRIPTION
W 20-1	ROAD CONSTRUCTION AHEAD
W 20-7A	FLAGGER AHEAD
W 21-5	SHOULDER WORK
G 20-2	END CONSTRUCTION

GRAPHIC SCALE
1"=50'
50' 0 25' 50' 100'

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
8/06/99	ISSUED	TRB
07/07/2000	REVISED	TRJ
6-5-00	REVISED	CJK

MARK W. CROWARD — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
EXPIRES 7/27/2000
DATE 6/19/2000

QUILCEDA Design Group, Inc.

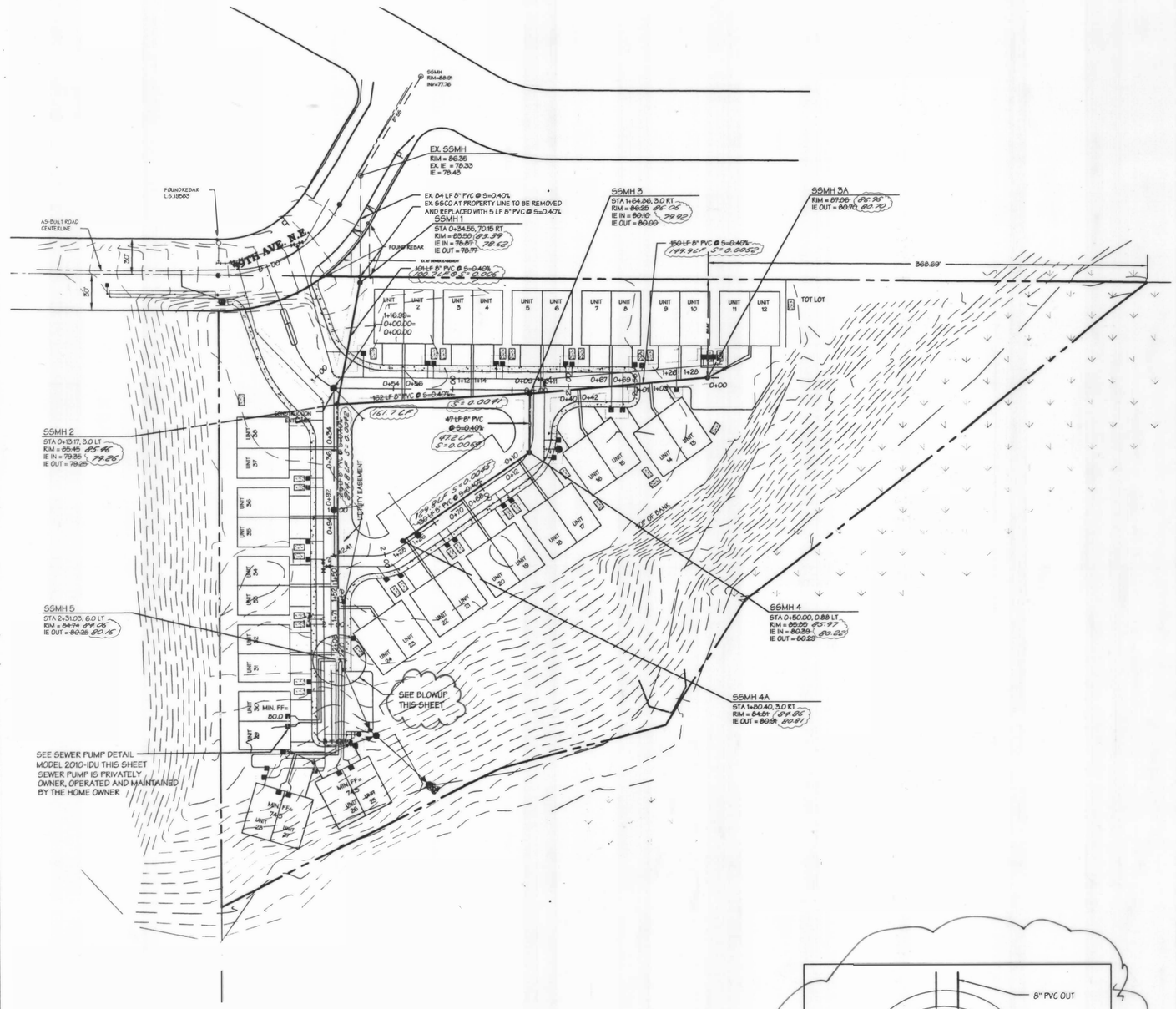
TRAFFIC CONTROL PLAN
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

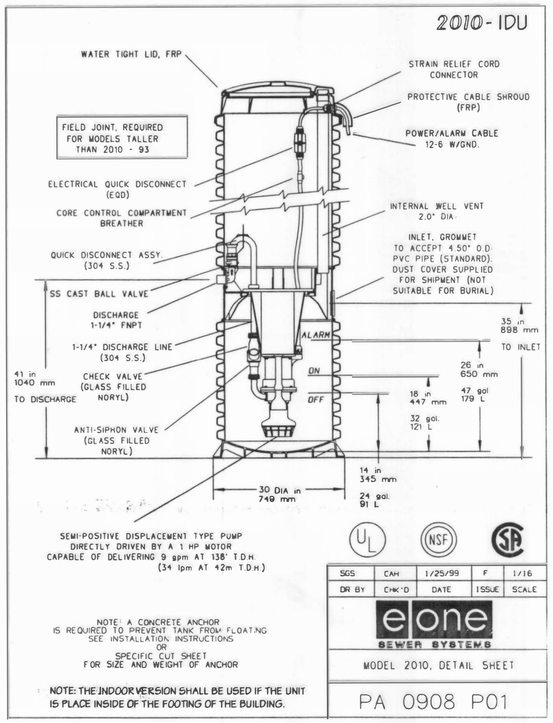
JOB NO: 99034E
SHT: 12
OF: 17

06/30/100 X:\99034e\dwg\construction.dwg

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

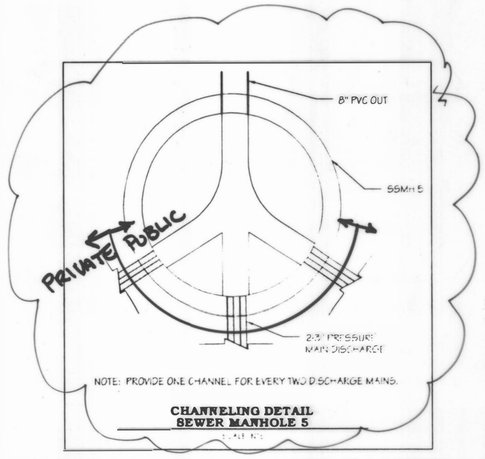


NOTE:
1. UNITS 28, 30 WILL HAVE INDIVIDUAL LIFT PUMPS TO SSMH 5.



SEWER PUMP DETAIL
N.T.S.

NOTE: SEWER PUMP IS PRIVATELY OWNED, OPERATED AND MAINTAINED BY THE HOME OWNER.



NOTE: PROVIDE ONE CHANNEL FOR EVERY TWO DISCHARGE MAINS.

CHANNELING DETAIL
SEWER MANHOLE 5
N.T.S.

PATRICK J. SEVERSON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/13/02

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

CONSTRUCTION RECORD DRAWING
ASBUILT DATA PROVIDED BY:
METRON & ASSOCIATES
1/5/01
ASBUILT DRAWINGS PROVIDED BY:
SOUND DEVELOPMENT GROUP
1/11/01

INDICATES ASBUILT

N

GRAPHIC SCALE
1" = 50'

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
1/08/99	ISSUED	TRM
01/12/2000	REVISED	TRJ
6-5-00	REVISED	CJR
7-10-01	ASBUILT	SF

MARK W. EDWARDS
STATE OF WASHINGTON
5075
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 10/02/2000
DATE: 6/14/2000

QUILCEDA Design Group, Inc.

SEWER PLAN
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO:
99034E
SHT:
13
OF:
17

GENERAL NOTES (SANITARY SEWER MAIN INSTALLATION)

All workmanship and materials shall be in accordance with City of Arlington standards and the most recent copy of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT/APWA).

City of Arlington datum (NGVD, 1929) shall be used for all vertical control. A list of benchmarks is available at the Public Works Department.

All approvals and permits required by the City of Arlington shall be obtained by the Contractor prior to the start of construction.

If construction is to take place in the County right-of-way, the Contractor shall contact the City Public Works Department to obtain all the required approvals and permits.

A preconstruction meeting shall be held with the City of Arlington Department of Public Works prior to the start of construction.

City of Arlington Department of Public Works 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.

The Contractor shall be fully responsible for the location and protection of all existing utilities. The Contractor shall verify all utility locations prior to construction by calling the Underground Locate Line at 1-800-424-5555 a minimum of 48 hours prior to any excavation.

Gravity sewer main shall be PVC, ASTM D 3034 SDR 35 or ASTM F 789 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 477.

Precast manholes shall meet the requirements of ASTM C 478. Manholes shall be Type 1-48" manhole unless otherwise specified on the plans. Joints shall be rubber gasketed conforming to ASTM C 443 and shall be grouted from the inside. Lift holes shall be grouted from the outside and inside of the manhole.

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 springline of the pipe.

All sewer mains shall be field staked for grades and alignment prior to construction by a licensed engineer or surveying firm qualified to perform such work. Prior to constructing any sewer, the lot corners shall be staked and sewer line location established by survey, cost of which shall be borne by the Developer.

All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished subgrade. The marker shall be plastic non-biodegradable, metal core or backing marked sewer which can be detected by a standard metal detector.

Each side sewer lateral shall have a 2" x 4" wood "marker" at the termination of the stub. The "marker" shall extend from the trench to above finished grade. Above the ground surface, it shall be painted "green" with "S/S" and the depth, in feet, stenciled in black letters 2" high.

Side sewers shall be installed by the Developer and coordinated for clearance with power, telephone, and other utilities.

All side sewers to be installed 10 feet into lot served and staked and marked as shown on these plans.

Pipe bedding shall be in accordance with WSDOT Standard Plan B-18c Class F. Pea gravel is an acceptable bedding material. All pipe shall be laid on a properly prepared foundation according to Standard Specification 7-02.3(1). 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 on a uniformly dense unyielding base.

A 3-foot square x 4-inch thick asphalt or concrete pad shall be installed around all cleanouts that are not in a pavement area.

Temporary street patching shall be allowed for as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of 1-inch maximum asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.

Erosion control measure shall be taken by the Contractor during construction to prevent infiltration and inflow into existing and proposed sanitary sewer facilities.

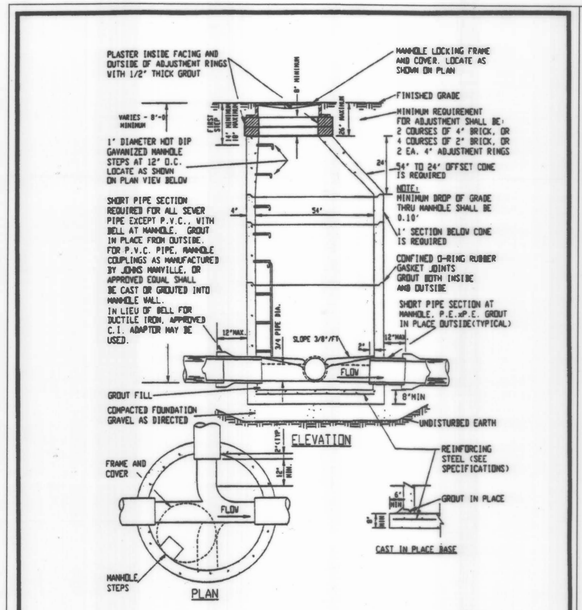
Provide traffic control plan(s) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) as required.

It shall be the responsibility of the Contractor to have a copy of these approved plans on construction site at all times.

Any changes to the design shall first be reviewed and approved by the project engineer and the City of Arlington.

All lines shall be cleaned and pressure tested prior to paving in conformance with the above referenced specifications. (See note 1.) Testing of the sanitary sewer main shall include TV-ing of the main by the Contractor. Immediately prior to TV-ing, enough water shall be run down the line so it comes out the lower manhole. A copy of the video tape shall be submitted to the City of Arlington. Acceptance of the line will be made after the tape has been reviewed and approved by Public Works. A water test of all manholes in accordance with Arlington standard may also be required. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is completed.

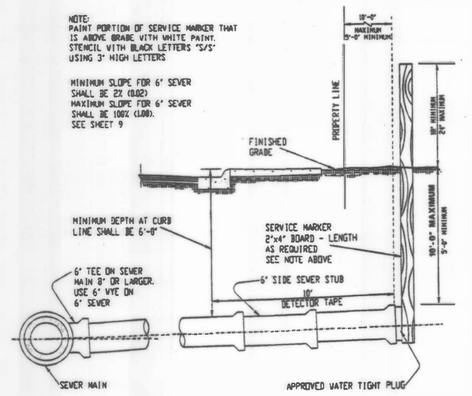
Prior to backfill all mains and appurtenances shall be inspected and approved by the City of Arlington Department of Public Works. Approval shall not relieve the Contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the Contractor's responsibility to notify the City of Arlington for the required inspections.



REVISED

PRECAST MANHOLE

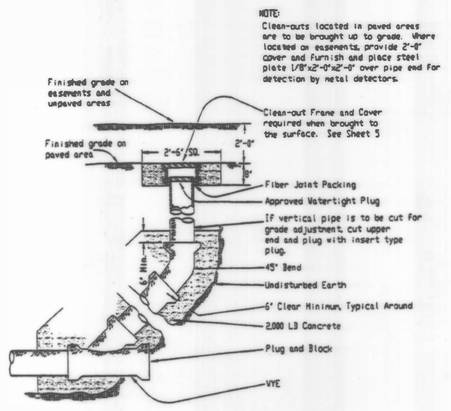
STANDARD PLAN NUMBER S 1



REVISED 5-22-97

SERVICE CONNECTION ELEVATION

STANDARD PLAN NUMBER S 8



REVISED

CLEANOUT

STANDARD PLAN NUMBER S 11

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
8/05/99	ISSUED	TRM
01/12/2000	REVISED	TRJ
6-5-00	REVISED	CJK

MARK W. KENNEDY — 36278 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON
EXPIRES 12/12/2000
DATE: 6/30/2000

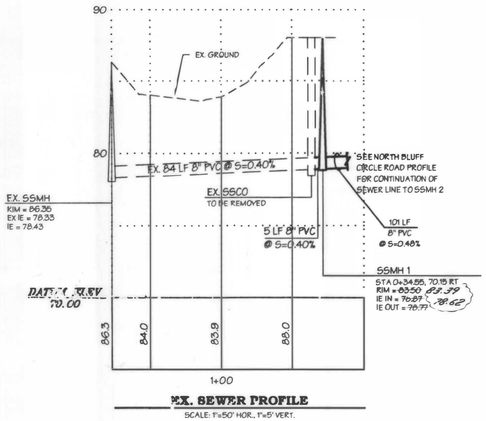
QUILCEDA Design Group, Inc.

SEWER NOTES AND DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

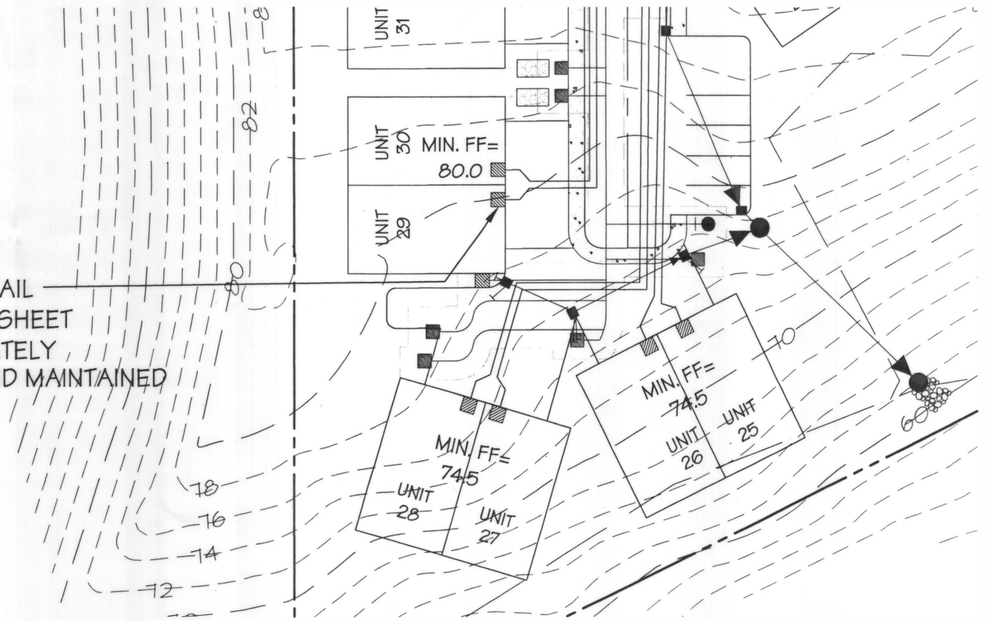
JOB NO: 99034E
SHT: 14
OF: 17

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



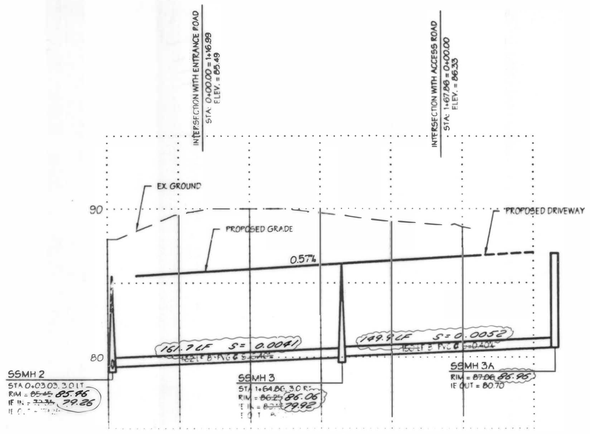
EX. SEWER PROFILE
SCALE: 1"=50' HOR., 1"=5' VERT.

SEE SEWER PUMP DETAIL MODEL 2010-IDU THIS SHEET
SEWER PUMP IS PRIVATELY OWNER, OPERATED AND MAINTAINED BY THE HOME OWNER

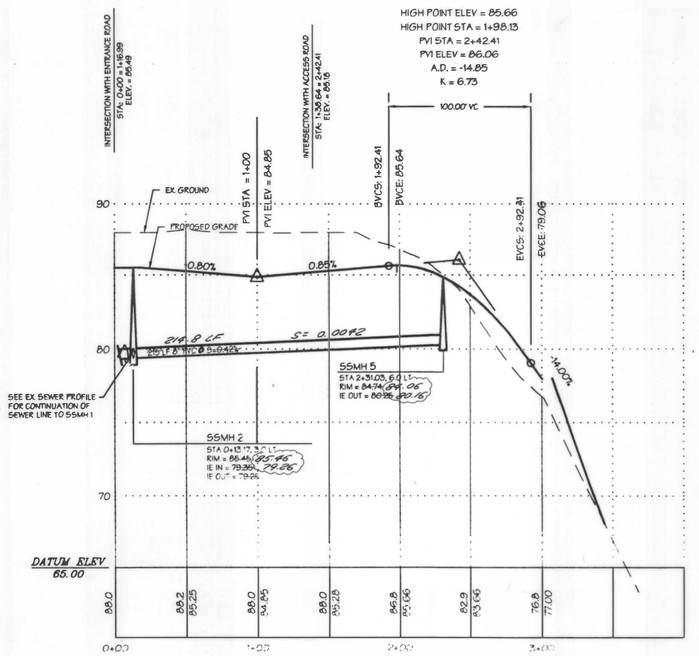


SEWER LIFT DETAIL
FOR UNITS 25-30
SCALE: 1"=20'

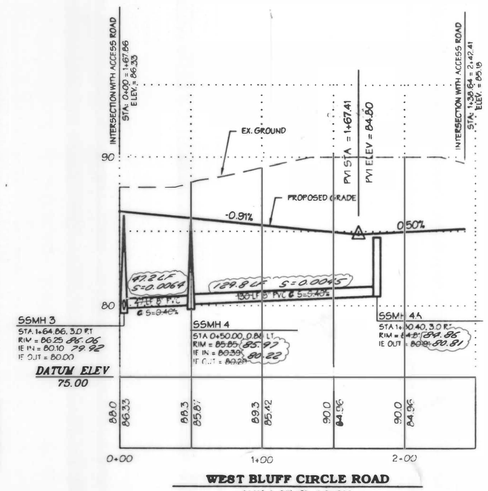
GRAPHIC SCALE
1"=20'
20 0 10 20 40



SOUTH BLUFF CIRCLE ROAD
SCALE: 1"=50' HOR., 1"=5' VERT.



NORTH BLUFF CIRCLE ROAD
SCALE: 1"=50' HOR., 1"=5' VERT.



WEST BLUFF CIRCLE ROAD
SCALE: 1"=50' HOR., 1"=5' VERT.

PATRICK L. SHEEN — STATE OF WASHINGTON — 19275 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/13/

INDICATES ASBUILT

CONSTRUCTION RECORD DRAWING
ASBUILT DATA PROVIDED BY:
METRON & ASSOCIATES
1/5/01
ASBUILT DRAWINGS PROVIDED BY:
SOUND DEVELOPMENT GROUP
1/11/01

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON
By: _____
Date: July 8, 2000

DATE	REVISION	BY
8/05/99	ISSUED	TRH
07/05/2000	REVISED	TRH
6-5-00	REVISED	CJK
1-10-01	ASBUILT	SK

MARK WICKWARD — EXPIRES 9/20/2000 — DATE 6/16/2000

QUILCEDA Design Group, Inc.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

SEWER PROFILES
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

JOB NO: 99034E
SHT: 15
OF: 17

05/30/100 x \99034e\dwg\sewer.dwg

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

REMOVE EX. BLOWOFF AT PC OF CURVE

1 - 8" FL TEE
3 - 8" FL x MJ GV

1 - 8" FL TEE
3 - 8" FL x MJ GV

INSTALL BLOWOFF ASSEMBLY AT PT OF CURVE PER CITY STANDARDS

GRIND AND OVERLAY PAVEMENT IN THIS AREA WITH 1 1/2" OVERLAY. PATCH IS NOT ACCEPTABLE.

41 LF± 8" CL. 52 DI

1 - 8" 45° MJ ELBOW

7 LF± 8" CL. 52 DI

1 - 8" 22-1/2° FL x MJ ELBOW

1 - 8" 45° FL x MJ ELBOW

RELOCATE FIRE HYDRANT AND ABANDON WATER METER

53 LF± 8" CL. 52 DI

10' CITY OF MARYSVILLE WATER EASEMENT (18" WATERLINE LOCATION INDEFINITE)

7 LF± 8" CL. 52 DI

1 - 8" 11-1/4° MJ ELBOW

6 LF± 8" CL. 52 DI

8 LF± 8" CL. 52 DI

INSTALL FIRE HYDRANT ASSEMBLY PER CITY STANDARDS

103 LF± 8" CL. 52 DI

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 | UNIT 10 | UNIT 11 | UNIT 12

TOT LOT

1 - 8" 22-1/2° MJ ELBOW

78 LF± CL. 52 DI

INSTALL BLOWOFF ASSEMBLY PER CITY STANDARDS

64 LF± 8" CL. 52 DI

145 LF± 8" CL. 52 DI

1 - 8" 45° MJ ELBOW

CONSTRUCTION ENTRANCE

1 - 8" FL TEE
2 - 8" FL x MJ GV
1 - 8" FL ADAPTOR

INSTALL FIRE HYDRANT ASSEMBLY PER CITY STANDARDS

9 LF± 8" CL. 52 DI

56 LF± CL. 52 DI

UNIT 38 | UNIT 37 | UNIT 36 | UNIT 35 | UNIT 34 | UNIT 33 | UNIT 32 | UNIT 31 | UNIT 30 | UNIT 29 | UNIT 28 | UNIT 27 | UNIT 26 | UNIT 25 | UNIT 24 | UNIT 23 | UNIT 22 | UNIT 21 | UNIT 20 | UNIT 19 | UNIT 18 | UNIT 17 | UNIT 16 | UNIT 15 | UNIT 14 | UNIT 13

UTILITY EASEMENT

135 LF± 8" CL. 52 DI

167 LF± 8" CL. 52 DI

1 - 8" 45° MJ ELBOW

57 LF± 8" CL. 52 DI

1 - 8" FL TEE
2 - 8" FL x MJ GV
1 - 8" FL ADAPTOR

INSTALL FIRE HYDRANT ASSEMBLY PER CITY STANDARDS

45 LF± 8" CL. 52 DI

1 - 8" 45° MJ ELBOW

178 LF± 8" CL. 52 DI

INSTALL BLOWOFF ASSEMBLY PER CITY STANDARDS

LEGEND

- WATER METER PER STD. PLAN W-2
- INDICATES ASBUILT WATER LOCATION MARKER
- INDICATES ASBUILT SAN. SEWER MARKER

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

PATRICK L. SEVERTSON — STATE OF WASHINGTON — 22224 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 8/13/02

INDICATES ASBUILT

CONSTRUCTION RECORD DRAWING
ASBUILT DATA PROVIDED BY:
METRON & ASSOCIATES
1/5/01
ASBUILT DRAWINGS PROVIDED BY:
SOUND DEVELOPMENT GROUP
1/11/01

N

GRAPHIC SCALE 1"=30'

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON

By: _____

Date: July 8, 2002

DATE	REVISION	BY
8/05/99	ISSUED	TRR
01/12/2000	REVISED	TBJ
6-5-00	REVISED	CJR
7-19-01	AS-BUILT	JSF

MARK WIGWARD — 19875 — REGISTERED PROFESSIONAL ENGINEER — DATE 6/21/2002

QUILCEDA Design Group, Inc.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

WATER PLAN
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

JOB NO: 99034E
SHT: 16
OF: 17

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

GENERAL NOTES FOR CONSTRUCTION PLANS (WATER MAIN INSTALLATION)

1. All workmanship and material shall be in accordance with City of Arlington standards and the most current copy of the State of Washington/A PWA Standard Specifications for Road, Bridge, and Municipal Construction.

2. A preconstruction meeting shall be held with the City prior to the start of construction.

3. It shall be the responsibility of the Contractor to locate or have located by the appropriate companies all utilities prior to beginning construction.

Call Underground Locate at 1-800-424-5555 a minimum of 48 hours prior to any excavations.

4. Water pipe shall be ductile iron pipe standard thickness Class 52 cement-lined unless otherwise specified and shall conform to ANSI/AWWA C151/A21.51.

5. Gate valves shall be resilient wedge, NRS (Non Rising Stem) with O-rings seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA 509-80. Valves shall be Mueller, M & H, Clow R/W or Waterous Series 500.

6. Fittings shall be ductile iron short body compact conforming to AWWA C110, C11 and C153 and shall be cement-mortar lined conforming to AWWA C104.

The City will be given 72 hours notice prior to scheduling a shutdown. Where connections require 'field verification", connection points will be exposed by Contractor and fittings verified 48 hours prior to distributing shut-down notices.

7. Fire hydrants shall conform to AWWA C501 and shall be of standard manufacture and of a pattern approved by Arlington, with Stortz 4" quarter turn fitting. Hydrants shall be Mueller A-423 (MJ). Hydrants shall be bagged until system is approved.

8. All lines shall be disinfected, flushed, and pressure tested in conformance with WSDOT/APWA standards and specifications. All pipe shall be tested at 240 psi. The Contractor shall furnish all temporary pluge, testing devices, etc. The City shall be present for all testing. The City will take purity tests, and connection will be authorized following paesing of the tests.

The Contractor shall not operate any valve or part of the City water system without notification and specific supervision of the City utility superintendent. The Contractor shall make all connections to the system required after making arrangements with the City in advance. Work and procedures shall conform to APWA Sec. 7-11.3(9).

9. Installation of pipe, fittings and valves, hydrants, and appurtenances shall conform to WSDOT/APW standard specifications. Cover shall be 42 inches over the top of pipe unless otherwise noted on plans. In the event grade revision following water main construction results in cover over the water main of less than 3 feet or in excess of 5 feet, the water main shall be reconstructed by the Owner to conform to the specifications of the City of Arlington unless depth has been pre-approved by the City. All added costs of inspecting such water main reconstruction shall be charged to the developer.

10. Prior to construction of any water mains, the lot corners shall be staked and water main locations established by survey, cost of which is to be borne by the developer.

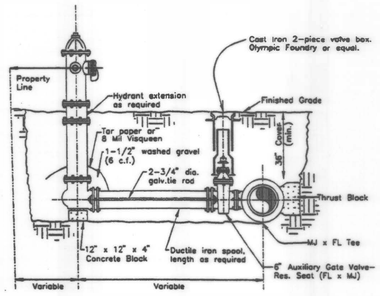
11. To maintain the required alignment, use short lengths and deflect the joints or use necessary bends.

12. Bedding material meeting the requirements for rigid pipe shall be placed to a depth of 6" under and around the pipe and to a depth of at least 12 inches over the top of the pipe. The bedding material shall be rammed and tamped around the pipe by the use of shovels or other approved hand-held tools so as to provide firm and uniform support over the full length of all pipe, valves, and fittings. Care shall be taken to prevent any damage to the pipe or its protective coating.

13. Separation of water and sewer mains shall conform to W.D.O.E. standards or special construction requirements.

14. Services, blow-offs, and miscellaneous details shall be shown on the drawings or standard plans.

5 1/4" MVO HYDRANT – MUELLER A-423 ONLY



NOTES:

Paint hydrant with Case Yellow No. X-3472.

Dug-lugs joint restraint system.

The MJ followers shall be Mega Lug.

Paint tie-rods with bituminous paint according to APWA standards, specification #77-3.02A.

Install blue pavement marker if hydrant is in right-of-way.

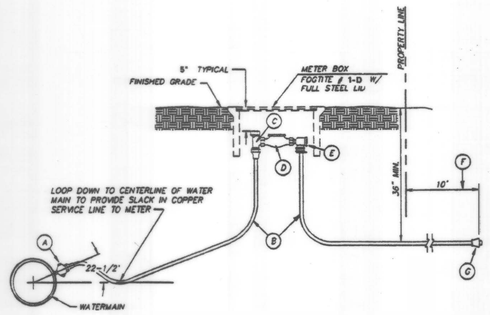
Red Head 5" Storz to 4½ NST Female Adapter Style No. S-37-MF-L-Storz Metalface or equal with a Metalface Cap Style No. SC-MF or equal.

The distance between the nearest point of the hydrant and traffic or the face of the curb shall be a minimum of 24".

REVISED 5-22-97

FIRE HYDRANT ASSEMBLY

STANDARD PLAN NUMBER **W 1**



NOTES:

A. CORPORATION STOP W/CC THREADS FOR COPPER SERVICE EQUAL TO MUELLER CO. H-15026 INSTALLED DIRECTLY INTO DUCTILE IRON WITH (MUELLER H-110 ONLY) FIPT x COMP. ADAPTER.

B. TYPE "K" SOFT COPPER TUBING, OR; CTS Cl. 200 HI MOL POLYPIPE. A #10 COPPER TRACE WIRE IS REQUIRED. CTS Cl. 200 HI MOL SERVICES SHALL BE 1" MIN. INCLUDING ALL FITTINGS EXCEPT ANGLE METER VALVE AND COUPLINGS WHICH SHALL BE 1" x 3/4".

C. WATER METER STOP WITH LOCK WING FOR COPPER SERVICE EQUAL TO MUELLER CO. H-14255 WITH MUELLER H-110 COMPRESSION FITTINGS.

D. BLANK STUB THE LENGTH OF FUTURE WATER METER. (LENGTH VARIES DEPENDING ON SERVICE SIZE.)

E. 90° ANGLE CHECK COUPLING W/110 ADAPTER.

F. TYPE "K" COPPER, OR CTS Cl. 200 HI MOL POLYPIPE W/#10 COPPER TRACE WIRE EXTENDED 10' BEYOND PROPERTY LINE.

G. MUELLER 110 x IPT FEMALE ADAPTER AT END.

REVISED 5-22-97

3/4" and 1" DOMESTIC WATER SERVICE

STANDARD PLAN NUMBER **W 2**

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION
CITY OF ARLINGTON

By: _____

Date: July 8, 2000

DATE	REVISION	BY
8/06/99	ISSUED	TRH
09/02/2000	REVISED	TRJ
6-5-00	REVISED	CJK

MARK H. EICKWARD — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON — 20225

EXPIRES 10/20/2000

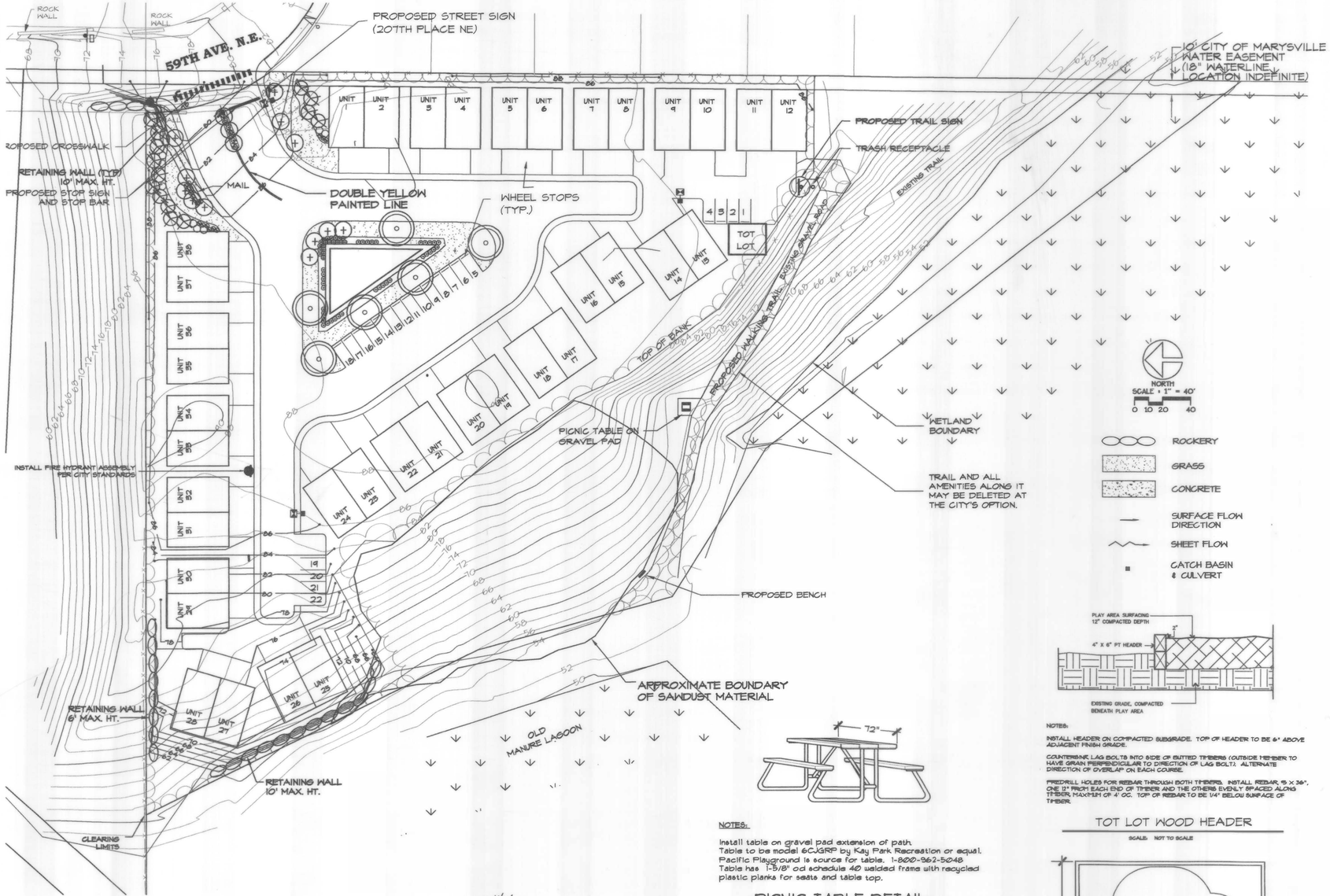
DATE 6/29/2000

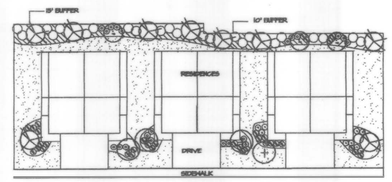
QUILCEDA Design Group, Inc.

WATER NOTES AND DETAILS
THE BLUFF AT ARLINGTON
DUJARDIN DEVELOPMENT CO.

Land Use Planning and Civil Engineering
2829 Rucker Avenue, Suite 100, Everett, Washington 98201
Phone: (425) 259-6777 Fax: (425) 259-2088 / E-mail: quilceda@quilceda.com

JOB NO: **99034E**
SHT: **17**
OF: **17**





TYPICAL LANDSCAPE SCHEME

APPROVED FOR CONSTRUCTION
CITY OF ARLington
Revision to be made in consultation w/ City inspector at Storm Pond to allow for new swale
July 6, 2000

PLANT KEY FOR DETAIL

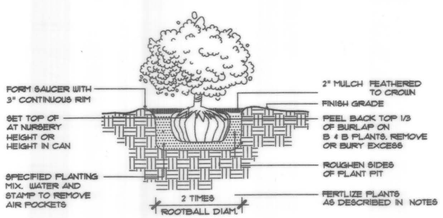
SYMBOL	PLANT TYPE		
	MULTISTEM ACCENT TREE		ACCENT PLANT
			EVERGREEN SMALL SHRUB
	FLOWERING ACCENT TREE		FLOWERING MEDIUM SHRUB
	EVERGREEN TREE		LARGE SHRUB

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE
	6	PRUNUS S. 'ROYAL BURGANDY'/ ROYAL BURGANDY CHERRY	1-3/4" CAL 10' HT
	15	PYRUS C. 'CHANTICLEER'/ FLOWERING PEAR	1-3/4" CAL 10'HT
	14	THUJA PLICATA 'FASTIGIATA'/ HOGAN'S COLUMNAR CEDAR	8' HT
	8	AUCUBA J. 'PICTURATA'/ JAPANESE AUCUBA	5 GALLON 24" HT MIN
	17	LEUCOTHOE AXILLARIS/ COAST LEUCOTHOE	5 GALLON 24" HT MIN
	43	PRUNUS L. 'OTTO LUYKEN'/ OTTO LUYKEN LAUREL	18-21" SP
	10	RHODO. 'CHRISTMAS CHEER'/ RHODODENDRON	21-24" SP
	10	THUJA O. 'EMERALD GREEN'/ COLUMNAR ARBORVITAE	5-6' HT
	**	ARCTOSTAPHYLLOS UVA-URSI/ KINNIKINNICK	1 GALLON 24" OC
NO SYMBOL	15	ACORUS 'OGON'/ YELLOW GRASS	1 GALLON LOCATION BY LA
	**	LAWN	

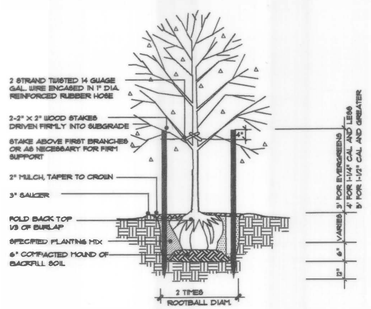
GENERAL NOTES:

1. Contractor shall be responsible for familiarizing himself with all other site improvements prior to starting landscape work. Contractor shall use caution while excavating to avoid disturbing any existing utilities or roots of trees to remain.
2. Notify general contractor of any drainage problems found during construction.
3. Install 5-way topsoil in all planting pits at a rate of 25% of backfill mix. Blend thoroughly. On-site soil may be used if it proves to be acceptable topsoil. A soil test performed by a certified soil testing lab will verify suitability of soil.
4. Rototill any areas that have been compacted during construction.
5. All plant material shall meet AAN standards for nursery stock, latest edition.
6. Field adjust trees to avoid conflict with location of streetlights, water meters, fire hydrants, and other utility equipment. Consult with LA if any problems are encountered.
7. Fertilize plant material with Agro transplant fertilizer 4-2-2 and 21 gram tablets per manufacturer's recommendation.
8. Plant material quantities are for convenience only. Contractor is responsible to verify quantities for himself. Symbols on drawing have priority over quantities given on plant schedule.
9. Install a minimum of 2" medium-fine bark mulch in planting area.
10. Contractor shall maintain and water plant material until owner's final acceptance.
11. Plant material shall be warranted for a period of one year from final acceptance.
12. Lawn areas may be commercially available sod or hydroseed composed of a blend of three rye grass varieties approved by landscape architect. Hydroseed slurry shall be composed of 4# grass seed, 2,000# per acre Eco-fiber mulch, 8# per 1,000 sf of 16-16-16 fertilizer and 50# per acre of tackifier. Slurry shall be mixedin a 1,000 gallon min. tank and mechanically agitated to keep it homogenous. Hydroseed all disturbed areas on site with same seed mix.
13. Trash receptacle to be model 132LR-RPSC. This holds a 32 gallon trash can surrounded with recycled plastic slats. Mount per manuf.'s instructions. Source is Pacific Playground at 1-800-962-5048.



SHRUB PLANTING

SCALE: NOT TO SCALE



NOTES:

INSTALL TREE SO TOP OF ROOTBALL IS AT SAME LEVEL IT WAS IN NURSERY.

USE THREE WOOD STAKES FOR TREES 3" CALIPER OR LARGER. SPACE EVENLY AROUND TREE.

TREE PLANTING DETAIL

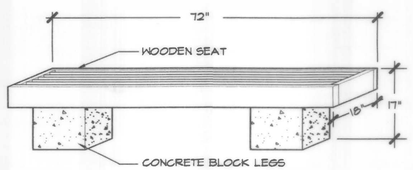
SCALE: NOT TO SCALE

NOTES:

Install table on gravel pad extension of path.
Table to be model 6CJGRP by Kay Park Recreation or equal.
Pacific Playground is source for table. 1-800-962-5048
Table has 1-5/8" od schedule 40 welded frame with recycled plastic planks for seats and table top.

PICNIC TABLE DETAIL

Not to Scale



NOTES:

Install bench on gravel pad extension of path.
Pacific Playground is source for bench. 1-800-962-5048
Bench to be model CCLB-72L by Kay Park Recreation or equal.
Bench has concrete block legs w/ wooden seat. Finish for concrete to be permastone.

BENCH DETAIL

Not to Scale

NOTES:

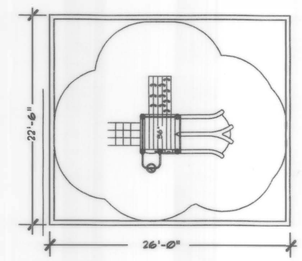
INSTALL HEADER ON COMPACTED SUBGRADE. TOP OF HEADER TO BE 6" ABOVE ADJACENT FINISH GRADE.

COUNTERSINK LAG BOLTS INTO SIDE OF BUTTED TIMBERS (OUTSIDE MEMBER TO HAVE GRAIN PERPENDICULAR TO DIRECTION OF LAG BOLT). ALTERNATE DIRECTION OF OVERLAP ON EACH COURSE.

PREDRILL HOLES FOR REBAR THROUGH BOTH TIMBERS. INSTALL REBAR, 15 X 36", ONE 12" FROM EACH END OF TIMBER AND THE OTHERS EVENLY SPACED ALONG TIMBER, MAXIMUM OF 4' OC. TOP OF REBAR TO BE 1/4" BELOW SURFACE OF TIMBER.

TOT LOT WOOD HEADER

SCALE: NOT TO SCALE



NOTES:

Play structure is Bungalow EC 650 by Earlyworks. Source is Pacific Playground at 1-800-962-5048.

Install play equipment per manufacturer's instructions or have their personnel install it. Contact Pacific Playground for installation bid and information.

Tot lot to be installed within header shown in other detail.

Maintenance of surfacing to be the responsibility of homeowners' association. This includes keeping chips a minimum of 12" deep under structure at all times.

Tot Lot Detail

Not to Scale

REVISIONS:		BY:
DATE: 4/10/00	DESCRIPTION: RECREATION ELEMENT DETAILS	RB

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RUTH ROBERTSON BURRUS
CERTIFICATE No. 621

BURRUS DESIGN GROUP
220 MAIN ST. EDMONDS, WA 98020
(425) 771-5813 FAX (425) 771-5653

BLUFF AT ARLINGTON
A PLANNED AREA DEVELOPMENT
LANDSCAPE AND RECREATION PLAN

SCALE:	1"=40'-0"
DATE	2/04/99
SHT.	OF
L-1	1