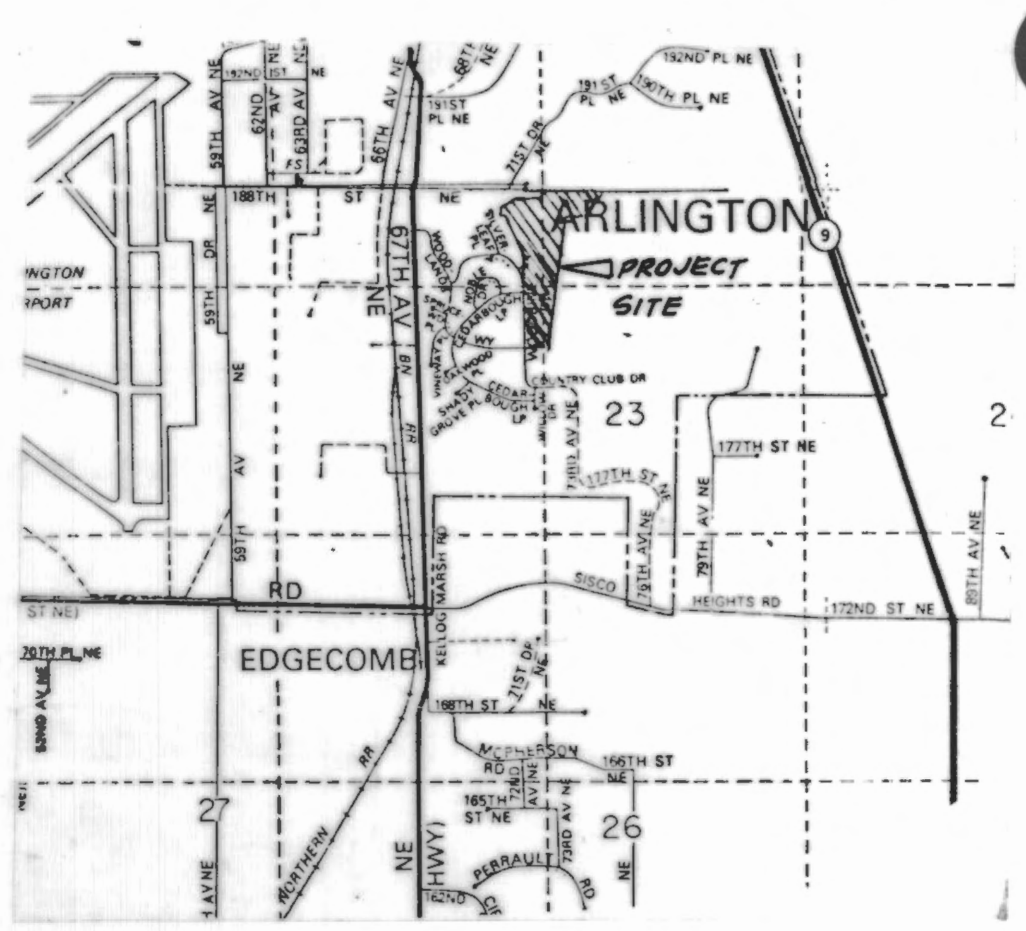
SECTION 23, TWP., 31 N., RGE. 5 E., W.M.

GLENEAGLE MASTER PLANNED COMMUNITY

SECTOR IIA

CITY OF ARLINGTON

SITE IMPROVEMENT PLANS



VICINITY MAP

N.T.S.

North

TABLE OF CONTENTS

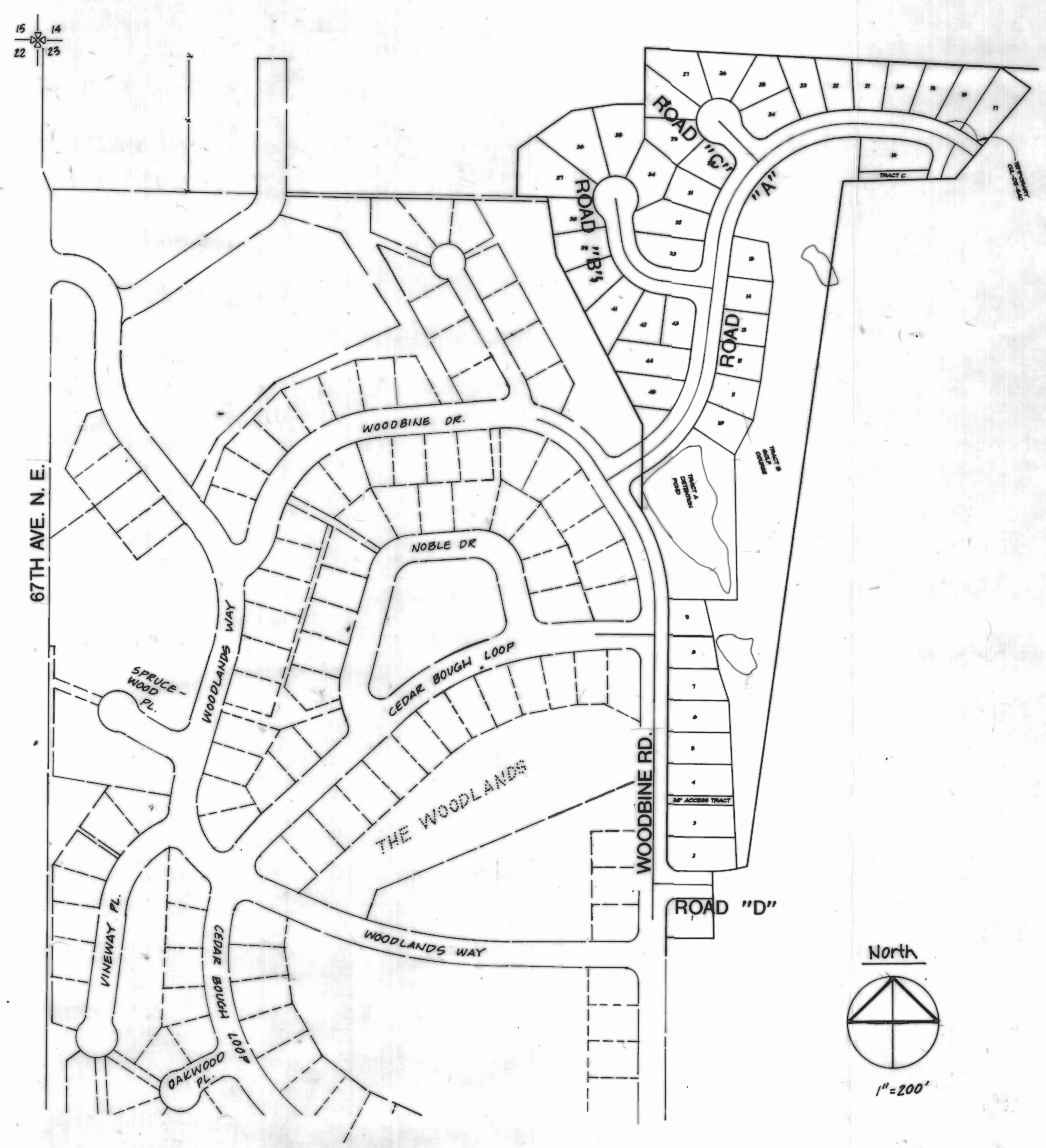
LEGAL DESCRIPTION

SECTOR IIA SINGLE FAMILY

THAT PORTION OF THE NORTHWEST QUARTER AND TRACT A-33, PLAT OF "THE WOODLANDS SECTOR 1" AS RECORDED IN VOLUME 46 OF PLATS, PAGES 37 THROUGH 42 INCLUSIVE, ALL IN SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A-33; THENCE SOUTH 00°18'25" WEST ALONG THE EAST LINE 98.00 FEET; THENCE NORTH 88°48'13" WEST 65.00 FEET; THENCE SOUTH 84°30'00" WEST 100.00 FEET; THENCE SOUTH 55°00'00" WEST 140.00 FEET; THENCE SOUTH 00°18'25" WEST TO THE NORTH LINE OF TRACT A-29 OF SAID PLAT; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT A-29 AND THE EAST MARGIN OF WOODBINE DRIVE TO A POINT OF INTERSECTION WITH SAID EAST MARGIN AND THE EASTERLY PROLONGATION OF THE CENTERLINE OF WOODLANDS WAY; THENCE NORTH 74°15'00" EAST 110.00 FEET; THENCE NORTH 00°18'56" EAST 150.00 FEET TO A POINT ON NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF WHICH BEARS NORTH 06°03'56" WEST, 320.00 FEET DISTANT; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF SAID CURVE, PASSING THOUGH A CENTRAL ANGLE OF 13°46'56" A DISTANCE OF 76.97 FEET; THENCE NORTH 07°53'22" EAST 1,510.00 FEET; THENCE NORTH 87°45'00" EAST 242.43 FEET; THENCE NORTH 37°00'00" EAST 311.17 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88°48'13" WEST ALONG SAID NORTH LINE TO A POINT WHICH BEARS NORTH 00°18'25" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 00°18'25" WEST TO THE POINT OF BEGINNING.

CONTAINING 18.7 ACRES MORE OR LESS.



EXAMINED AND APPROVED FOR CONSTRUCTION
THIS 16th DAY OF July, 1991

CITY OF ARLINGTON ENGINEER

COVER SHEET

GLENEAGLE MASTER PLANNED COMMUNITY - SECTOR IIA

WOODLAND RIDGE JOINT VENTURE

ARLINGTON, SNOHOMISH CO., WASHINGTON

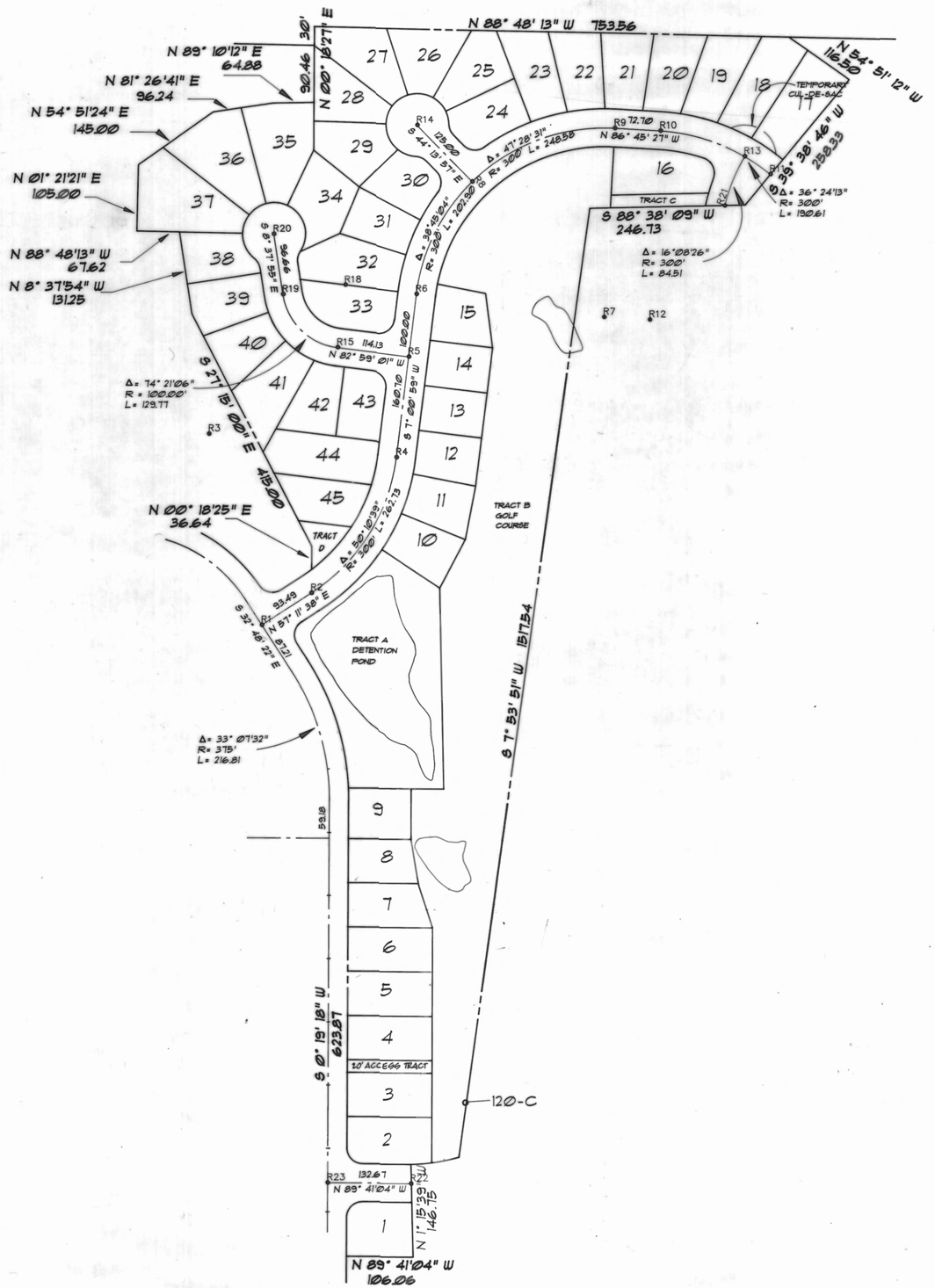
DAVID EVANS and ASSOCIATES, inc.

REVISIONS

1 OF TEN SHEETS

SCALE AS SHOWN | DESIGN CLK
DATE APRIL, 1991 | DRAWN DSN
FILE WJVX0003 | CHECKED MDM

CASCADE A & E SUPPLIES CO 141251



NORTH

APPROVED BY CITY ENGINEER _____ (INITIALS)

HORIZONTAL CONTROL PLAN

GLENEAGLE MASTER PLANNED COMMUNITY – SECTOR IIA

WOODLAND RIDGE JOINT VENTURE

ARLINGTON, SNOHOMISH CO., WASHINGTON

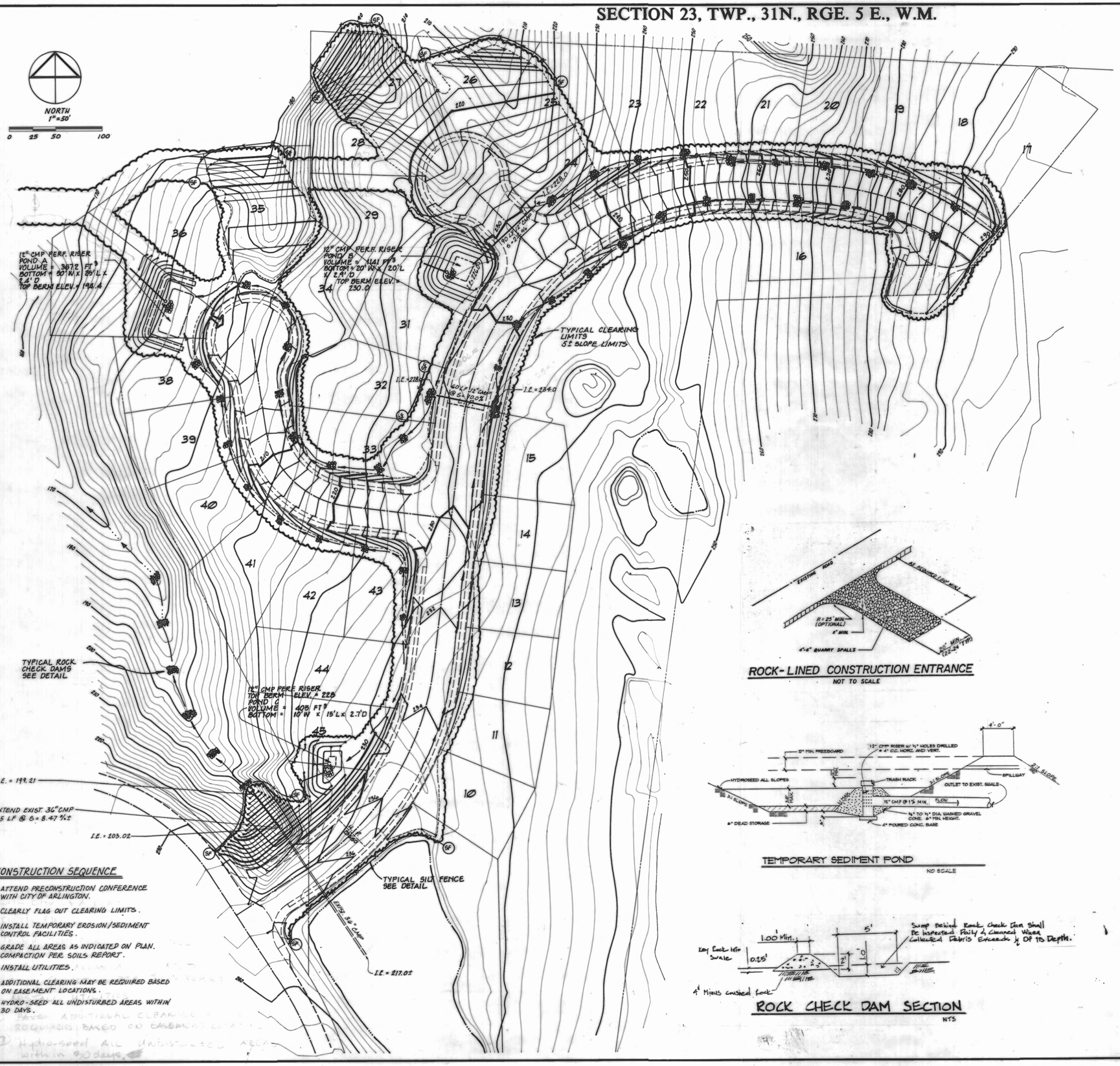
DAVID EVANS AND ASSOCIATES, INC.
301 - 116TH AVE. S.E. - BELLEVUE, WA. 98004 - 454/455-3971

REVISIONS

SHEETS 2 OF TEN

SCALE 1" = 100'
DESIGN KJV
DATE APRIL, 1991
DRAWN KJV
FILE WVX60003
CHECKED BGT

SECTION 23, TWP., 31N., RGE. 5 E., W.M.



CONSTRUCTION SEQUENCE

1. ATTEND PRECONSTRUCTION CONFERENCE WITH CITY OF ARLINGTON.
2. CLEARLY FLAG OUT CLEARING LIMITS.
3. INSTALL TEMPORARY EROSION/SEDIMENT CONTROL FACILITIES.
4. GRADE ALL AREAS AS INDICATED ON PLAN. COMPACTION PER SOILS REPORT.
5. INSTALL UTILITIES.
6. ADDITIONAL CLEARING MAY BE REQUIRED BASED ON EASEMENT LOCATIONS.
7. HYDRO-SEED ALL UNDISTURBED AREAS WITHIN 30 DAYS.

GENERAL NOTES FOR T.E.S.C.P.

1. Temporary erosion sedimentation control facilities shall be constructed by placing siltation control filters around swales (natural or man-made) and shall be maintained in a satisfactory condition until such time that land clearing and/or construction of permanent drainage facilities are completed, operational and then returned to original ground conditions.
2. Provide and maintain temporary sedimentation collection facilities to insure sediment laden water does not enter the natural drainage system. These facilities must be in operation prior to clearing and building construction, and satisfactorily maintained until construction and landscaping are completed and potential for on-site erosion has passed.

MAINTENANCE OF STRAW BALE

3. Straw bale 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 bales, end runs and undercutting beneath bales. Necessary repairs to barriers or replacement of ales 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 straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

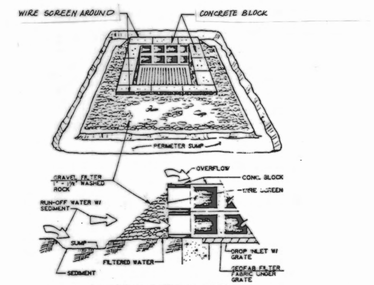
STAND PIPE AND SEDIMENT POND MAINTENANCE

4. 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 cleanout. When the sediment reaches the clean level, it shall be removed and properly disposed of.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

5. AGGREGATE: Ballast (WASH DOT std. spec. 9-03.9(1)).
6. ENTRANCE DIMENSIONS: The aggregate layer must be at least six (6) inches thick. It must extend the full width of the vehicular ingress and egress area. The length of the entrance must be at least 50 feet.
7. 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 must be washed before vehicles enter a public road. 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.
8. 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.
9. MAINTENANCE: The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 2" stone, as conditions demand, and repair and/or dropped, washed, or tracked from vehicles onto roadway or into storm drains must be removed immediately.

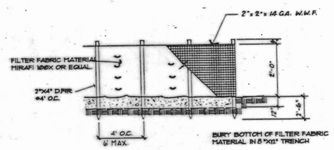
ROCK-LINED CONSTRUCTION ENTRANCE
NOT TO SCALE

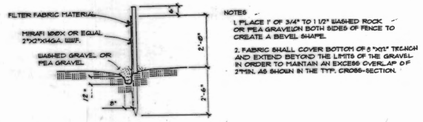


INLET SUMP/FILTER DETAIL
N.T.S.

TEMPORARY SEDIMENT POND
NO SCALE

ROCK CHECK DAM SECTION
NTS





SILTATION FENCE DETAIL
NO SCALE

APPROVED BY CITY ENGINEER _____

T.E.S.C.P. & GRADING PLAN (1"=50')

GLENEAGLE MASTER PLANNED COMMUNITY – SECTOR IIA

WOODLAND RIDGE JOINT VENTURE

ARLINGTON, SNOHOMISH CO., WASHINGTON

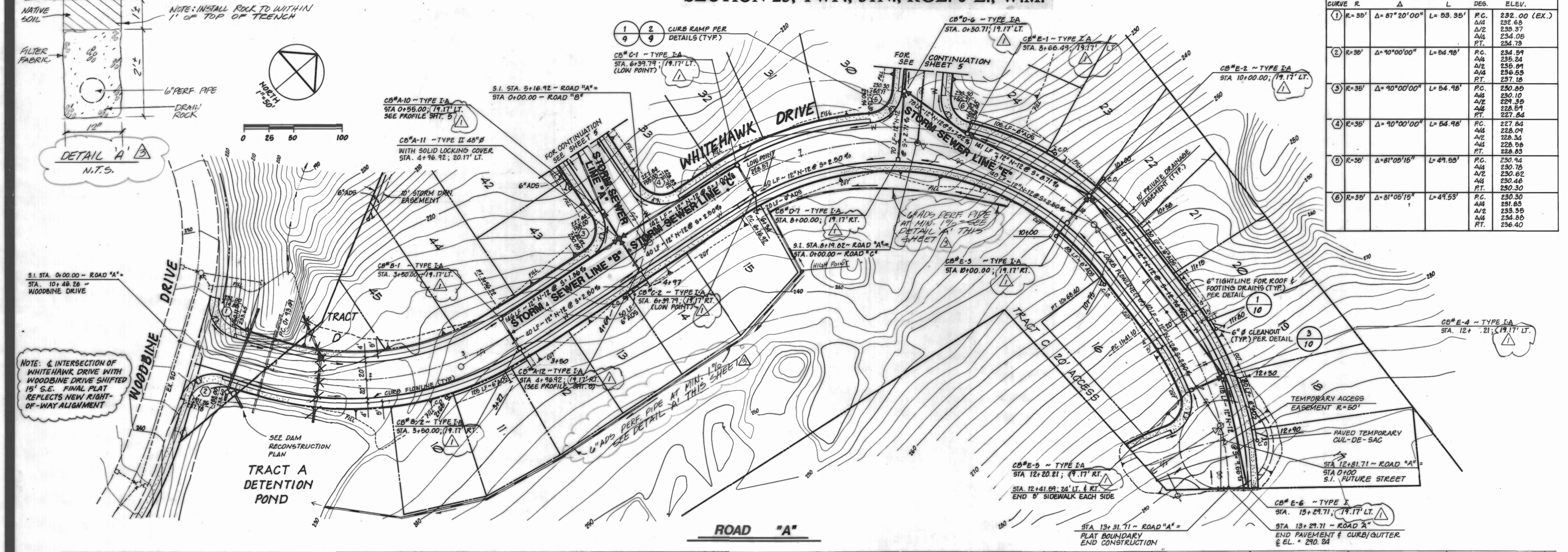
DAVID EVANS AND ASSOCIATES, INC.
DAVID EVANS AND ASSOCIATES, INC.
301 - 116TH AVE. S.E. BELLEVUE, WA. 98004 206/455-3971

REVISIONS			

SHEET 3 OF TEN SHEETS

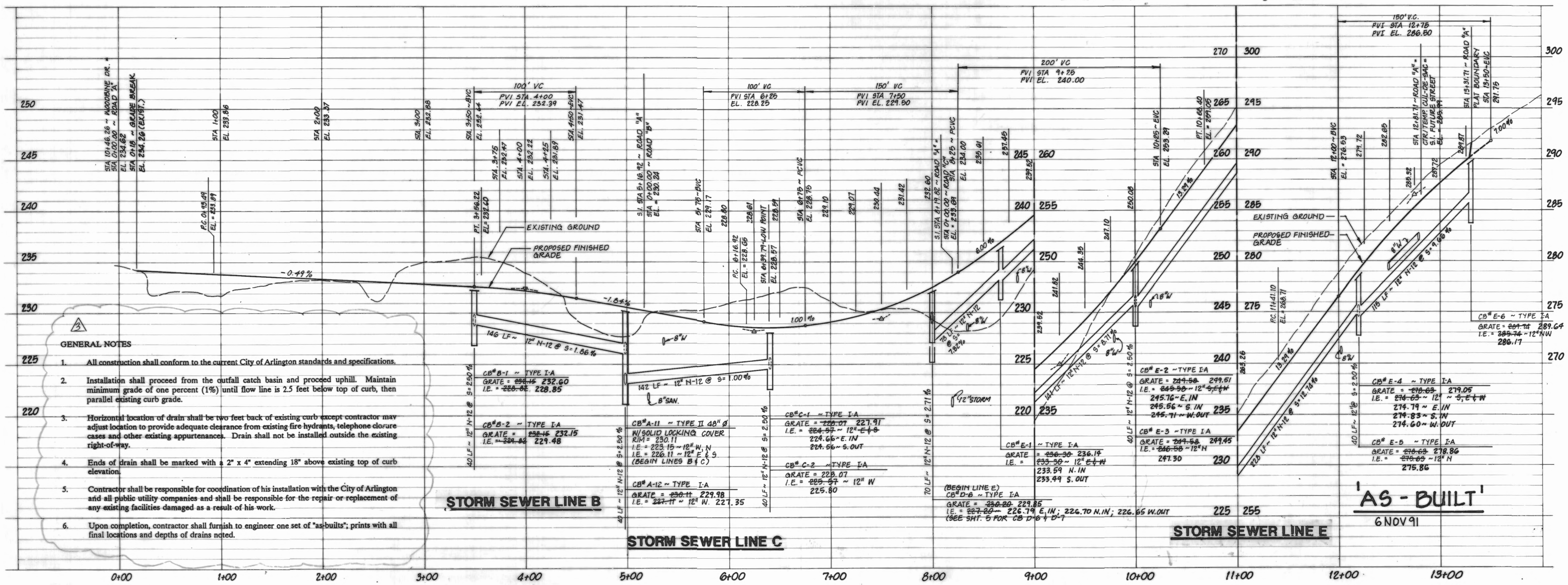
SCALE	1"= 50'
DATE	APRIL, 1991
FILE	WJVX 0003
DESIGN	JJB
DRAWN	JJB
CHECKED	BGT

SECTION 23, TWP., 31N., RGE. 5 E., W.M.



CURVE TABLE

CURVE	R	Δ	L	DES.	ELEV.
1	R=35'	Δ=87°20'00"	L=53.35'	P.C. Δ/4 Δ/2 Δ/4 P.T.	232.00 (EX.) 232.68 233.37 234.05 234.73
2	R=35'	Δ=90°00'00"	L=54.98'	P.C. Δ/4 Δ/2 Δ/4 P.T.	234.59 235.24 235.89 236.53 237.18
3	R=35'	Δ=90°00'00"	L=54.98'	P.C. Δ/4 Δ/2 Δ/4 P.T.	230.85 230.10 229.35 228.59 227.84
4	R=35'	Δ=90°00'00"	L=54.98'	P.C. Δ/4 Δ/2 Δ/4 P.T.	227.84 228.09 228.34 228.58 228.83
5	R=35'	Δ=81°05'15"	L=49.53'	P.C. Δ/4 Δ/2 Δ/4 P.T.	230.94 230.78 230.62 230.46 230.30
6	R=35'	Δ=81°05'15"	L=49.53'	P.C. Δ/4 Δ/2 Δ/4 P.T.	230.30 231.83 233.35 234.88 236.40



GENERAL NOTES

1. All construction shall conform to the current City of Arlington standards and specifications.
2. Installation shall proceed from the outfall catch basin and proceed uphill. Maintain minimum grade of one percent (1%) until flow line is 2.5 feet below top of curb, then parallel existing curb grade.
3. Horizontal location of drain shall be two feet back of existing curb except contractor may adjust location to provide adequate clearance from existing fire hydrants, telephone closure cases and other existing appurtenances. Drain shall not be installed outside the existing right-of-way.
4. Ends of drain shall be marked with a 2" x 4" extending 18" above existing top of curb elevation.
5. Contractor shall be responsible for coordination of his installation with the City of Arlington and all public utility companies and shall be responsible for the repair or replacement of any existing facilities damaged as a result of his work.
6. Upon completion, contractor shall furnish to engineer one set of "as-builts"; prints with all final locations and depths of drains noted.

STORM DRAINAGE & PAVING PLAN & PROFILE

GLENEAGLE MASTER PLANNED COMMUNITY – SECTOR IIA

WOODLAND RIDGE JOINT VENTURE

ARLINGTON, SNOHOMISH CO., WASHINGTON

BARTON G. TREECE, JR. STATE OF WASHINGTON 27505 REGISTERED PROFESSIONAL ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
301 - 116TH AVE. S.E. · BELLEVUE, WA. · 98004 · 206/455-3571

REVISIONS
3 24JUL92 'AS-BUILT' DRAIN PIPE
6NOV91 'AS-BUILT'
2 REV. GRADE AT DAM INTERSECTION 9-3-91
1 7AUG91 REV. C.B. OFF-SETS

4 OF TEN SHEETS

SCALE H: 1" = 50', V: 1" = 5' DESIGN CLK
DATE APRIL 1991 DRAWN DSN
FILE WJVX0003 CHECKED MDM

SECTION 23, TWP., 31N., RGE. 5 E., W.M.

NORTH
1"= 50'
0 25 50 100

CURVE TABLE			
CURVE	R	Δ	L
3	—	SEE SHEET 5	—
4	—	SEE SHEET 5	—
5	—	SEE SHEET 5	—
6	—	SEE SHEET 5	—
7	R=35'	Δ = 42°50'00"	L= 26.17'
8	R=40'	Δ= 265°40'01"	L= 185.47'
9	R=35'	Δ= 42°50'00"	L= 26.17'
10	R= 35'	Δ= 42°50'00"	L= 26.17'
11	R= 40'	Δ= 265°40'01"	L= 185.47'
12	R=35'	Δ=42°50'00"	L= 26.17'

STORM DRAINAGE & PAVING PLAN & PROFILE

GLENEAGLE MASTER PLANNED COMMUNITY – SECTOR IIA

WOODLAND RIDGE JOINT VENTURE

ARLINGTON, SNOHOMISH CO., WASHINGTON

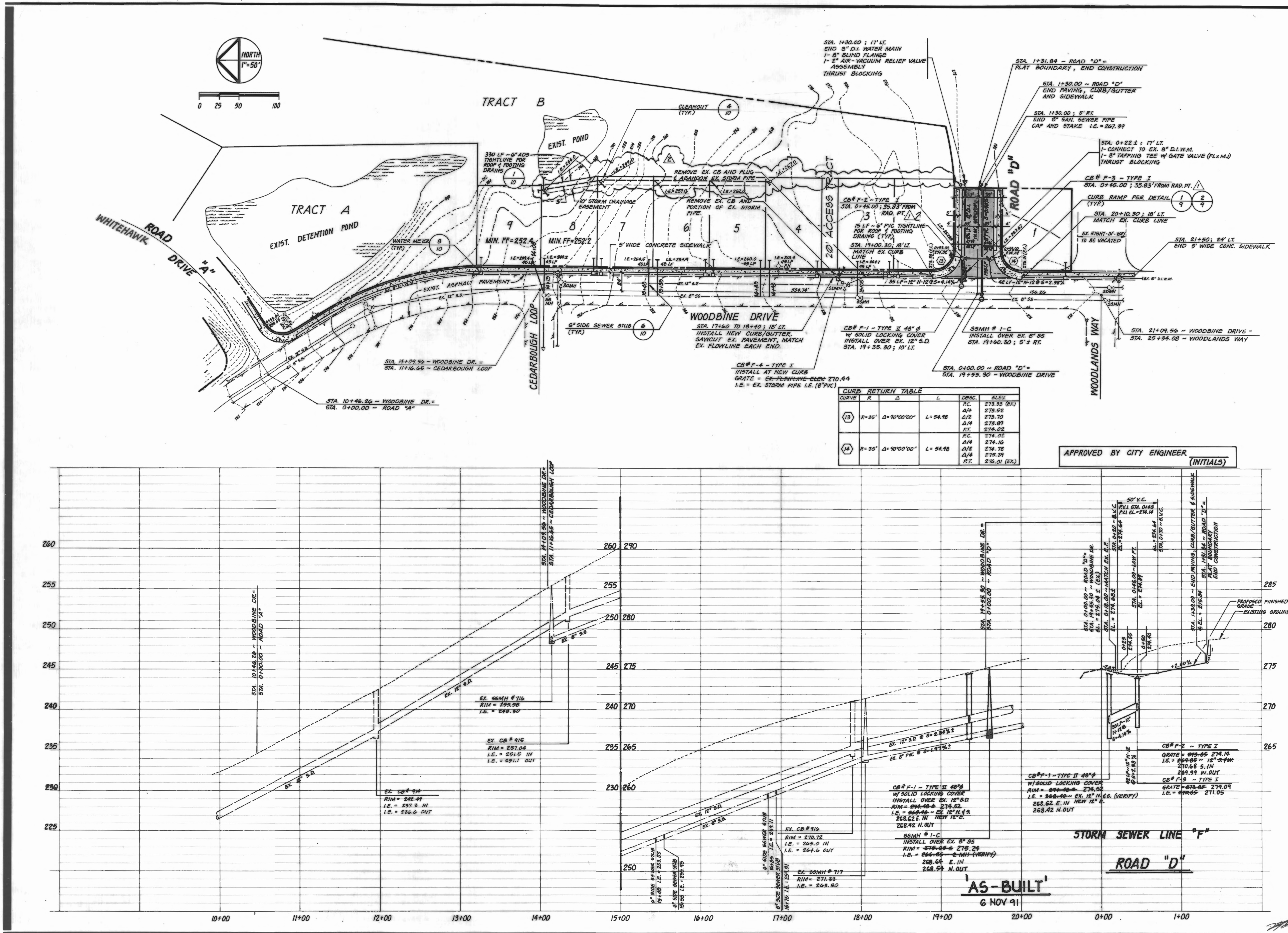
DAVID EVANS and ASSOCIATES, inc.
301 116th PLACE S.E. BELLEVUE, WA. 98004 206/455-3571

REVISIONS
1 21AUG91 REV. SAN. SEWER
2 16AUG91 REV STORM DRAIN
3 8AUG91 REV. STORM DRAIN
4 7AUG91 REV STORM DRAIN & CB OFF-SETS

"AS BUILT"
10-06-91

APPROVED BY CITY ENGINEER _____ (INITIALS)

SCALE H: 1"=50' V: 1"=5'
DATE APRIL 1991
FILE WJVX 0003
DESIGN CLK
DRAWN DN
CHECKED BGT
SHEET 5 OF TEN
24-6573


NORTH 1"=50'
0 25 50 100
TRACT B
TRACT A
EXIST. DETENTION POND
EXIST. POND
WHITEHAWK ROAD
DRIVE "A"
WOODBINE DRIVE
CEDARBOUGH LOOP
WOODLANDS WAY
20' ACCESS TRACT
ROAD "D"
MIN. FF=252.4
MIN. FF=252.2
5' WIDE CONCRETE SIDEWALK
EXIST. ASPHALT PAVEMENT
10' STORM DRAINAGE EASEMENT
STA. 1+30.00 ; 17' LT. END 8" D.I. WATER MAIN 1- 8" BLIND FLANGE 1- 2" AIR-VACUUM RELIEF VALVE ASSEMBLY THRUST BLOCKING
STA. 1+31.84 ~ ROAD "D" = PLAT BOUNDARY, END CONSTRUCTION
STA. 1+30.00 ~ ROAD "D" END PAVING, CURB/GUTTER AND SIDEWALK
STA. 1+30.00 ; 5' RT. END 8" SAN. SEWER PIPE CAP AND STAKE I.E. = 267.39
STA. 0+22 ± ; 17' LT. 1- CONNECT TO EX. 8" D.I.W.M. 1- 8" TAPPING TEE w/ GATE VALVE (FL x M.J.) THRUST BLOCKING
CB# F-3 ~ TYPE I STA. 0+45.00 ; 35.83' FROM RAD. PT.
CURB RAMP PER DETAIL (TYP.)
STA. 20+10.30 ; 18' LT. MATCH EX. CURB LINE
EX. RIGHT-OF-WAY TO BE VACATED
STA. 21+50 ; 24' LT. END 5' WIDE CONC. SIDEWALK
STA. 21+09.56 ~ WOODBINE DRIVE = STA. 25+34.08 ~ WOODLANDS WAY
CB# F-2 ~ TYPE I STA. 0+45.00 ; 35.83' FROM RAD. PT.
15 LF - 6" PVC TIGHTLINE FOR ROOF & FOOTING DRAINS (TYP.)
STA. 19+00.30 ; 18' LT. MATCH EX. CURB LINE
CLEANOUT (TYP.)
330 LF - 6" ADS TIGHTLINE FOR ROOF & FOOTING DRAINS
REMOVE EX. CB AND PLUG & ABANDON EX. STORM PIPE
REMOVE EX. CB AND PORTION OF EX. STORM PIPE
WATER METER (TYP.)
6" SIDE SEWER STUB (TYP.)
STA. 17+60 TO 18+40 ; 18' LT. INSTALL NEW CURB/GUTTER, SAWCUT EX. PAVEMENT, MATCH EX. FLOWLINE EACH END.
CB# F-1 ~ TYPE II 48" Ø w/ SOLID LOCKING COVER INSTALL OVER EX. 12" S.D. STA. 19+35.30 ; 10' LT.
SSMH # 1-C INSTALL OVER EX. 8" SS STA. 19+60.30 ; 5' ± RT.
CB# F-4 ~ TYPE I INSTALL AT NEW CURB GRATE = EX. FLOWLINE ELEV. 270.44 I.E. = EX. STORM PIPE I.E. (8" PVC)
STA. 0+00.00 ~ ROAD "D" = STA. 19+55.30 ~ WOODBINE DRIVE
STA. 14+09.56 ~ WOODBINE DR. = STA. 11+16.65 ~ CEDARBOUGH LOOP
STA. 10+46.26 ~ WOODBINE DR. = STA. 0+00.00 ~ ROAD "A"
35 LF - 12" N-12 @ S = 4.14%
42 LF - 12" N-12 @ S = 2.38%
APPROVED BY CITY ENGINEER (INITIALS)
EX. SSMH # 716 RIM = 255.98 I.E. = 248.30
EX. CB # 915 RIM = 257.04 I.E. = 251.5 IN I.E. = 251.1 OUT
EX. CB # 914 RIM = 242.49 I.E. = 237.3 IN I.E. = 236.6 OUT
EX. CB # 916 RIM = 270.72 I.E. = 265.0 IN I.E. = 264.6 OUT
EX. SSMH # 717 RIM = 271.33 I.E. = 263.80
SSMH # 1-C INSTALL OVER EX. 8" SS RIM = 276.05 ± 275.24 I.E. = 266.6 ± & MH (VERIFY) 268.66 E. IN 268.54 N. OUT
CB# F-1 ~ TYPE II 48" Ø W/ SOLID LOCKING COVER INSTALL OVER EX. 12" S.D. RIM = 274.52 I.E. = EX. 12" N. & S. NEW 12" E. 268.62 E. IN 268.42 N. OUT
CB# F-2 ~ TYPE I GRATE = 274.14 I.E. = 12" 270.68 S. IN 269.99 W. OUT
CB# F-3 ~ TYPE I GRATE = 274.09 I.E. = 271.05
50' V.C.
PROPOSED FINISHED GRADE
EXISTING GROUND
STORM SEWER LINE "F"
ROAD "D"
'AS-BUILT' 6 NOV 91
10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 0+00 1+00

CURB RETURN TABLE					
CURVE	R	Δ	L	DESC.	ELEV.
13	R=35'	Δ=90°00'00"	L=54.98	P.C. Δ/4 Δ/2 Δ/4 P.T.	273.33 (EX.) 273.52 273.70 273.89 274.02
14	R=35'	Δ=90°00'00"	L=54.98	P.C. Δ/4 Δ/2 Δ/4 P.T.	274.02 274.16 274.78 275.39 276.01 (EX.)

WOODBINE DRIVE
STREET IMPROVEMENT

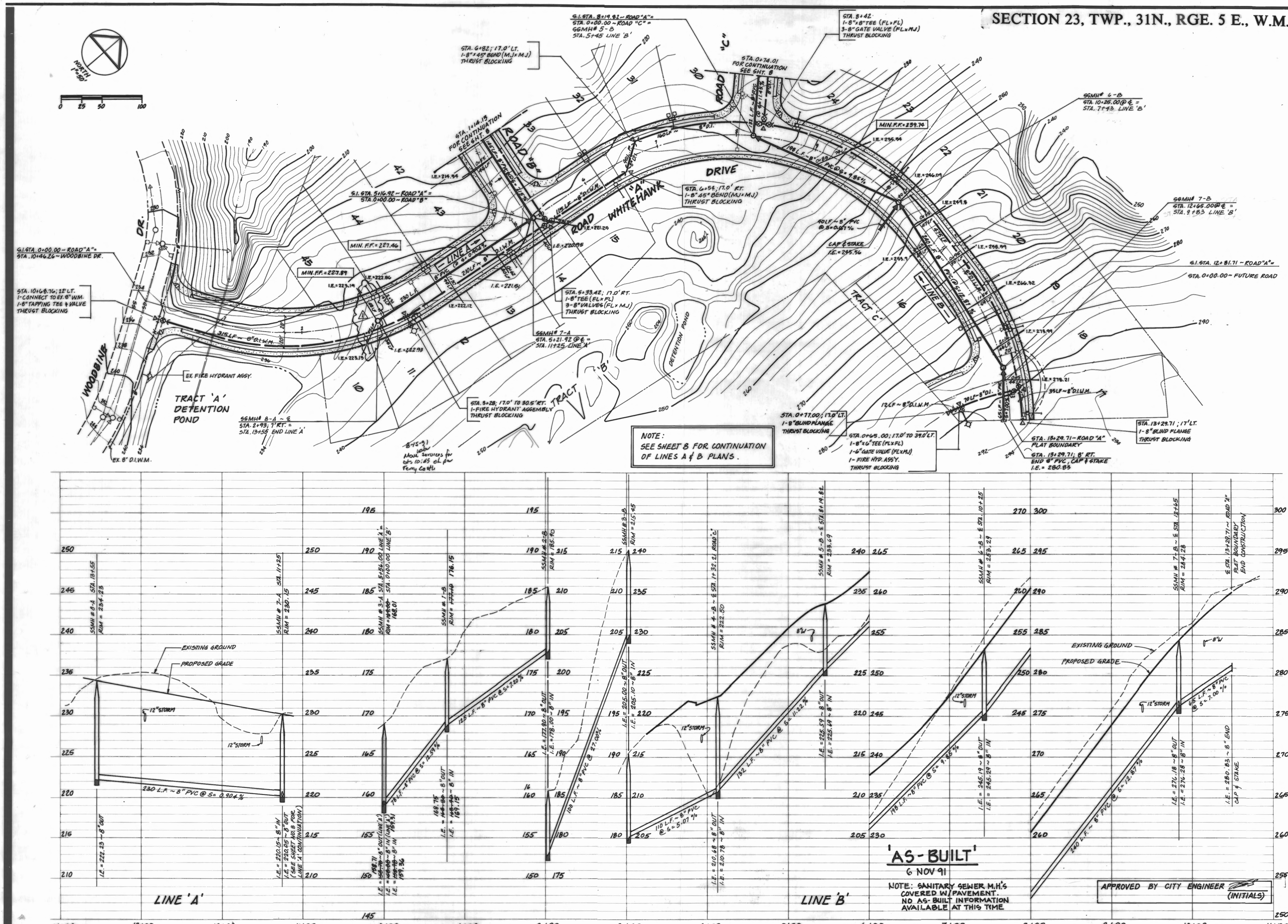
GLENEAGLE MASTER PLANNED COMMUNITY - SECTOR IIA
WOODLAND RIDGE JOINT VENTURE
ARLINGTON, SNOHOMISH CO., WASHINGTON

DAVID EVANS AND ASSOCIATES, INC.
301 116TH AVE. S.E. · BELLEVUE, WA · 98004 · 206/455-3571

6 NOV 91 'AS-BUILT'
2 21 AUG. 91 REV. ROOF & FTG. DRAIN & LOT LINES
1 7 AUG 91 REV. C.B. OFF-SETS
REVISIONS

6 OF TEN SHEETS
SCALE H: 1"=50' V: 1"=5' DESIGN CLK
DATE APRIL, 1991 DRAWN CLK
FILE WJYX 0003 CHECKED MDM

SECTION 23, TWP., 31N., RGE. 5 E., W.M.



NORTH 1"=50'
0 25 50 100
S.I. STA. 8+19.92 ~ ROAD "A" = STA. 0+00.00 ~ ROAD "C" = SSMH# 5-B STA. 5+45 LINE 'B'
STA. 8+42 1-8"x8" TEE (FLxFL) 3-8" GATE VALVE (FLxMJ) THRUST BLOCKING
STA. 6+82; 17.0' LT. 1-8"x45° BEND (MJxMJ) THRUST BLOCKING
STA. 0+74.01 FOR CONTINUATION SEE SHT. 8
SSMH# 6-B STA. 10+25.00 @ ℄ = STA. 7+43 LINE 'B'
STA. 1+16.13 FOR CONTINUATION SEE SHT. 8
MIN. F.F. = 239.74
S.I. STA. 5+16.92 ~ ROAD "A" = STA. 0+00.00 ~ ROAD "B"
STA. 6+54; 17.0' RT. 1-8" 45° BEND (MJxMJ) THRUST BLOCKING
ROAD "B"
ROAD "C"
ROAD "A" WHITEHAWK DRIVE
SSMH# 7-B STA. 12+65.00 @ ℄ = STA. 9+83 LINE 'B'
S.I. STA. 0+00.00 ~ ROAD "A" = STA. 10+46.26 ~ WOODBINE DR.
MIN. F.F. = 227.46
MIN. F.F. = 227.89
CAP & STAKE I.E. = 245.56
S.I. STA. 12+81.71 ~ ROAD "A" = STA. 0+00.00 ~ FUTURE ROAD
STA. 10+68.76; 22' LT. 1-CONNECT TO EX. 8" WM. 1-8" TAPPING TEE & VALVE THRUST BLOCKING
STA. 5+33.42; 17.0' RT. 1-8" TEE (FLxFL) 3-8" VALVES (FLxMJ) THRUST BLOCKING
TRACT 'C'
SSMH# 7-A STA. 5+21.92 @ ℄ = STA. 11+25 LINE 'A'
LINE A
LINE B
EX. FIRE HYDRANT ASSY.
DETENTION POND
WOODBINE DR.
TRACT 'A' DETENTION POND
STA. 3+28; 17.0' TO 30.5' RT. 1-FIRE HYDRANT ASSEMBLY THRUST BLOCKING
TRACT 'B'
SSMH# 8-A ~ 8 STA. 2+93; 7' RT. = STA. 13+55 END LINE 'A'
STA. 0+77.00; 17.0' LT. 1-8" BLIND FLANGE THRUST BLOCKING
STA. 0+65.00; 17.0' TO 39.0' LT. 1-8"x6" TEE (FLxFL) 1-6" GATE VALVE (FLxMJ) 1-FIRE HYD. ASS'Y. THRUST BLOCKING
STA. 13+29.71; 17' LT. 1-8" BLIND FLANGE THRUST BLOCKING
STA. 13+29.71 ~ ROAD "A" PLAT BOUNDARY
STA. 13+29.71; 8' RT. END 8" PVC, CAP & STAKE I.E. = 280.83
EX. 8" D.I.W.M.
NOTE: SEE SHEET 8 FOR CONTINUATION OF LINES A & B PLANS.
EXISTING GROUND
PROPOSED GRADE
12" STORM
230 L.F. ~ 8" PVC @ S= 0.904%
110 L.F. ~ 8" PVC @ S= 5.07%
132 L.F. ~ 8" PVC @ S= 11.22%
198 L.F. ~ 8" PVC @ S= 9.85%
240 L.F. ~ 8" PVC @ S= 12.87%
65 L.F. ~ 8" PVC @ S= 7.00%
LINE 'A'
LINE 'B'
14+00 13+00 12+00 11+00 0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00

'AS-BUILT'
6 NOV 91

NOTE: SANITARY SEWER M.H.'S COVERED W/ PAVEMENT. NO AS-BUILT INFORMATION AVAILABLE AT THIS TIME

APPROVED BY CITY ENGINEER (INITIALS)

SANITARY SEWER & WATER PLAN & PROFILE

GLENEAGLE MASTER PLANNED COMMUNITY - SECTOR IIA

WOODLAND RIDGE JOINT VENTURE

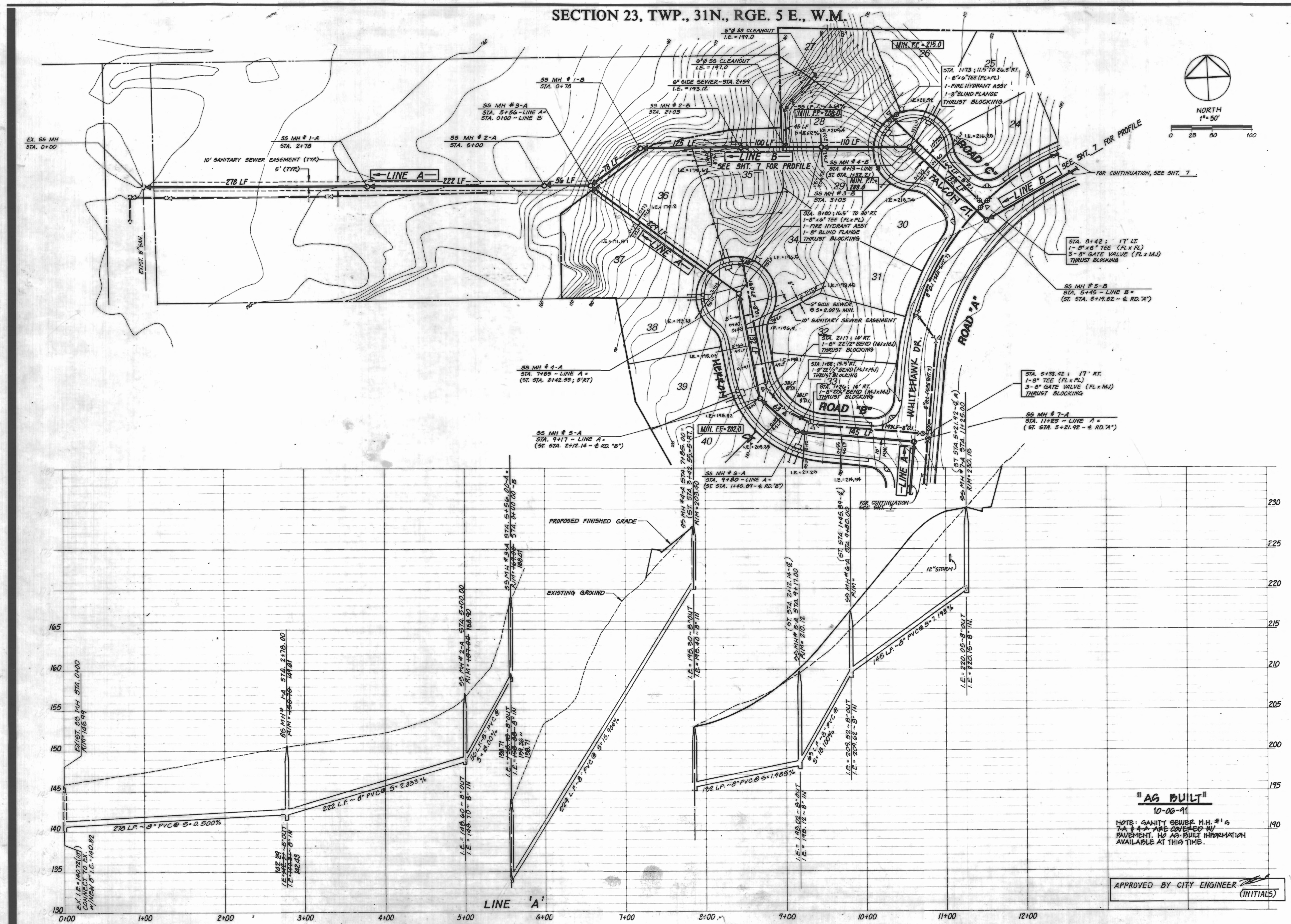
ARLINGTON, SNOHOMISH CO., WASHINGTON

DEA — DAVID EVANS and ASSOCIATES, inc.

Date	Revisions
6 NOV 91	'AS-BUILT'
15 AUG 91	REV. WATER SERVICE LOCATIONS

7 of TEN sheets

SCALE H: 1"=50'; V: 1"=5' — DESGN. CLK — DATE APRIL 1991 — DRAWN PJM/RSM — FILE WJVX 0003 — CHECKED MDM



SANITARY SEWER & WATER
PLAN & PROFILE

GLENEAGLE MASTER PLANNED COMMUNITY - SECTOR IIA

WOODLAND RIDGE JOINT VENTURE
ARLINGTON, SNOHOMISH CO., WASHINGTON

DAVID EVANS and ASSOCIATES, inc.

SCALE H: 1"=50' V: 1"=5'
DATE APRIL, 1991
DESIGN JJB
DRAWN JJB/CLK
CHECKED BJT
FILE WVX 0003

8 of TEN SHEETS

GENERAL NOTES

1. All work and materials shall be in accordance with: City of Arlington Design and Construction Standards and Specifications; Washington State Chapter of American Public Works Association (A.P.W.A.) Standard Specifications for Municipal Public Works Construction, latest edition; Washington State Department of Transportation Standard Specifications and Plans for Road, Bridge and Municipal Construction, latest edition.

2. All work performed in the construction or improvement of City streets and all appurtenances whether by or for a private developer shall be done to the satisfaction of the City Engineer and in accordance with the plans approved by the City for the work. It is emphasized that no permits will be issued to start work until plans for that work are approved. Any revisions to the plans shall be approved by the City Engineer before being implemented. A set of "As-builts" drawings (mylars) will be required at the completion of the project and prior to final acceptance of the work. See individual utility sections for more specific "AS-BUILT" requirements.

3. All roadway construction including, but not limited to, storm drain, water, and sanitary sewers in and out of the right-of-way will be done under the control of the City Engineer and/or his designated inspectors. The contractor or developer is responsible for arranging for inspections by the City Inspector for all portions of the work during the construction.

4. All work within the site and county right-of-way shall be subject to the inspection of the county engineer or his designated representative.

5. Prior to any site work pertaining to drainage, the contractor shall contract the chief inspector for land development division to schedule a preconstruction conference. Due to field changes (revisions), engineering as-builts shall be required prior to site approval.

6. 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 the potential for on-site erosion has passed.

7. Unless otherwise noted, all storm sewer pipe shall be concrete (CP) non-reinforced, ASTM C-14 (24" diameter and larger to be reinforced, ASTM C-76 CL-II), or corrugated metal (CMP) or HDPE N-12.

   PIPE SPECIFICATIONS: Galvanized steel CMP shall meet the requirements of AASHTO designation M-36, Type 1 and Type 2. Pipe shall have asphalt Treatment 1 or better.

STEEL
2-2/3 X 1/2 IN. CORRUGATION

Diameter of pipe (inches	Gauge	Band
12-54	16	(a)
60	14	24"
66-90	12	24"
96	10	24"
	8	24"

a: Band size 12" for pipe less than 42" diameter.

Corrugate aluminum pipe and coupling bands shall meet the requirements of AASHTO M196 and M197.

ALUMINUM

Gage	Pipe	Band Size
16	12"-27"	12"
14	30"-36"	18"
12	42"-54"	18"
10	60"-	24"

All non-perforated metal pipe shall be neoprene gaskets at the joints.

HDPE (N-12) pipe shall conform to the requirements of AASHTO M-294.

(PVC) Polyvinyle chloride pipe shall conform to the requirements of ASTM D3034 SDR 35 or ASTM F789.

8. All pipe shall be placed on stable earth, or if in the opinion of the City Engineer, the existing foundation is unsatisfactory, then it shall be excavated below grade and backfilled in accordance with standard specifications. Never install pipe on sod, frozen earth or large boulders or rock.

9. 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 8", thoroughly tamping each layer. These compacted layers must extend to the side of the trench. Materials to complete the fill over pipe shall be the same as described. (Refer to WSDOT std. spec. 7-04.03(3) and std. spec 2-03.3(14)C, method B & C).

10. All catch basins to be Type 1A unless otherwise noted.

11. The contractor shall be responsible for adjusting all manhole, inlet, and catch basin frames and grates just prior to pouring of curbs and paving.

12. All catch basins with a depth over 5.0 feet to the flow line shall be a Type II CB (manhole).

13. All Type II catch basin manholes and all inlet and catch basins outside of public right-of-way shall have locking lids.

14. All structural fills shall be compacted to a minimum of 95% of maximum density by modified proctor test.

15. Standard ladder steps shall be provided in all catch basins/manholes exceeding five (5) feet in depth.

16. Catch basin frame and grates shall be in accordance with A.P.W.A. Standard Specifications.

17. Backfill trench of new utilities shall be compacted to 95% relative compaction under roadways and 90% relative compaction off roadways.

18. Storm water conveyance facilities must be flushed and cleaned prior to City of Arlington acceptance.

19. Provide and maintain the temporary sedimentation collection facilities to insure sediment laden waters do not enter the natural drainage system.

20. 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 of Arlington Engineering Department.

21. All earthwork shall be performed in accordance with City standards. Pre-construction soils investigation may be required to evaluate soils stability.

22. 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.

23. Stockpiles are to be located in safe areas and adequately protected by temporary seeding and mulching. HYDRO-SEED preferred.

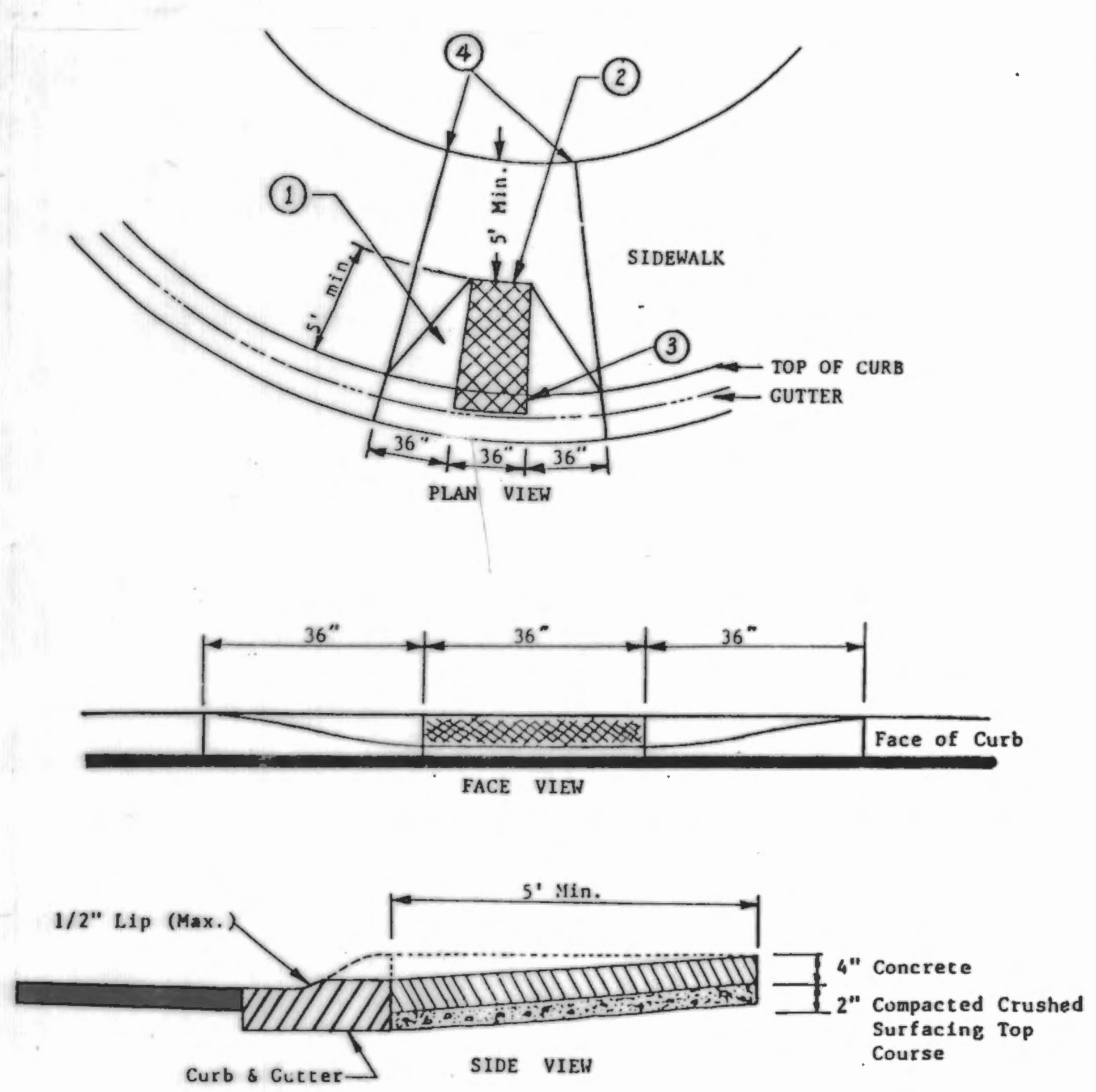
24. Immediately following finish grading, permanent vegetation (consisting of rapid, persistent and legume) will be applied. (Minimum 80# per acre.) This is to include the following:

    20% annual, perennial or hybrid rye grass;
    40% Creeping Red Fescue; and
    40% White Clover

    HYDRO-SEED preferred.

25. FERTILIZER: shall be applied at 400# per acre of 10-20-20 (ten (10) pounds per 1,100 square feet) or equivalent.

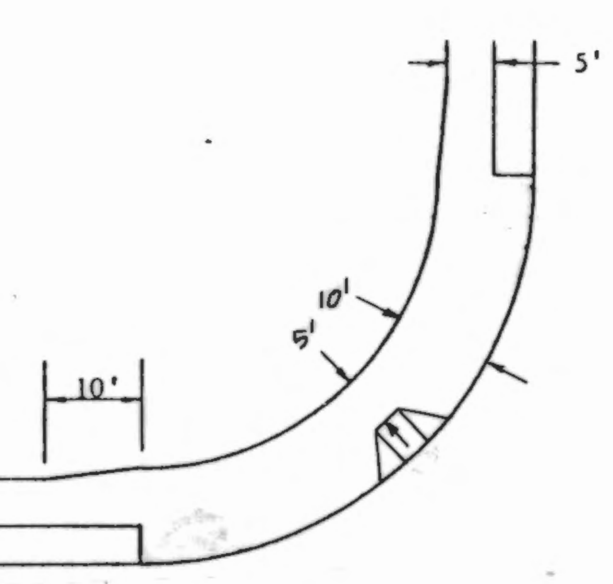
26. PREPARATION OF SURFACE: All areas to be seeded shall be cultivated to the satisfaction of the City inspector. This may be accomplished by dicing, raking, harrowing, or other acceptable means.



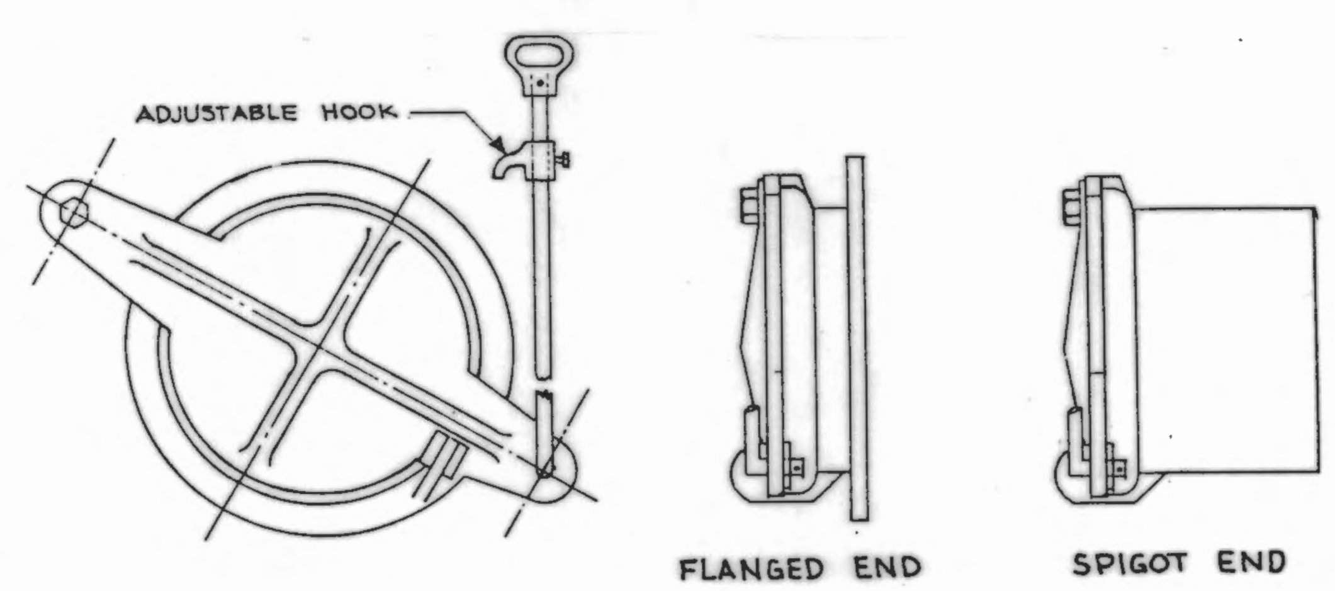
CONSTRUCTION NOTES:

1. Use Stiff Broom finish on transition slopes.
2. Imprint center portion of ramp with 1" diagonal grid pattern - 1/4" deep (Max.)
3. 1/2" Lip at gutter line.
4. Full depth expansion joint.

1/9 CURB RAMP DETAIL
N.T.S.



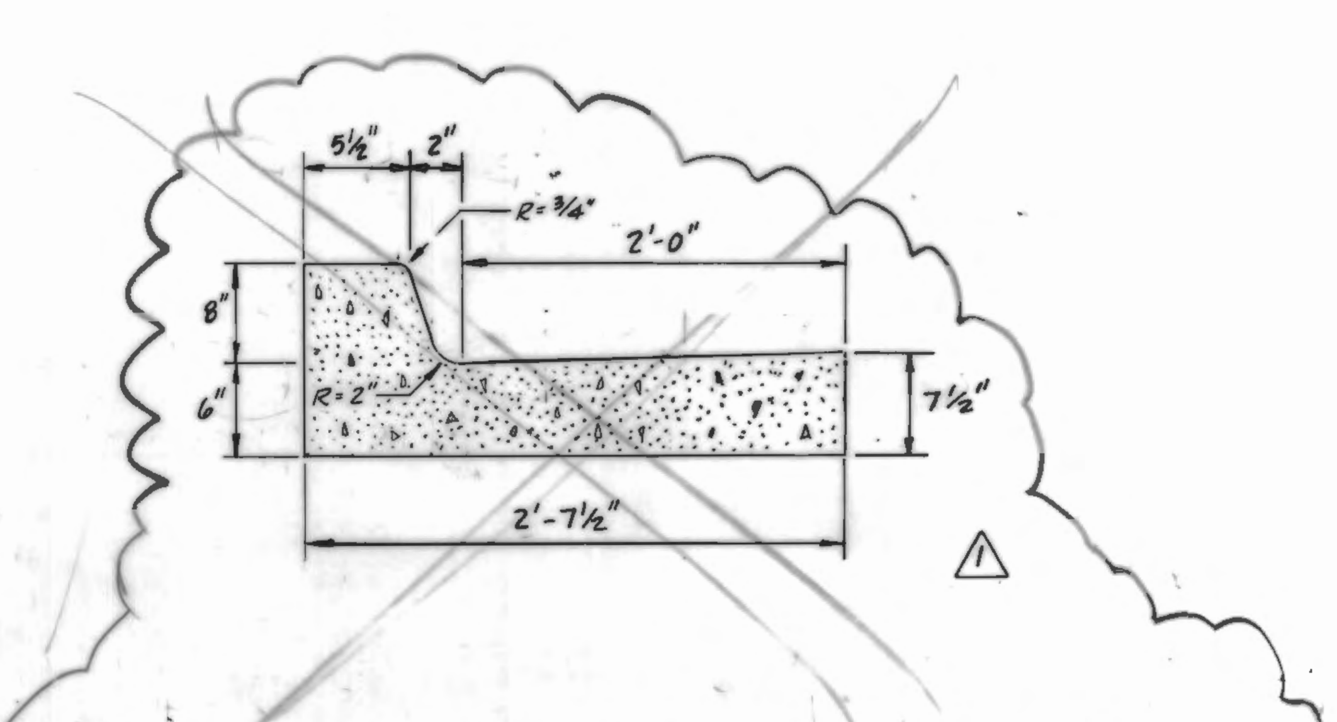
2/9 CURB RAMP LOCATION DETAIL
N.T.S.



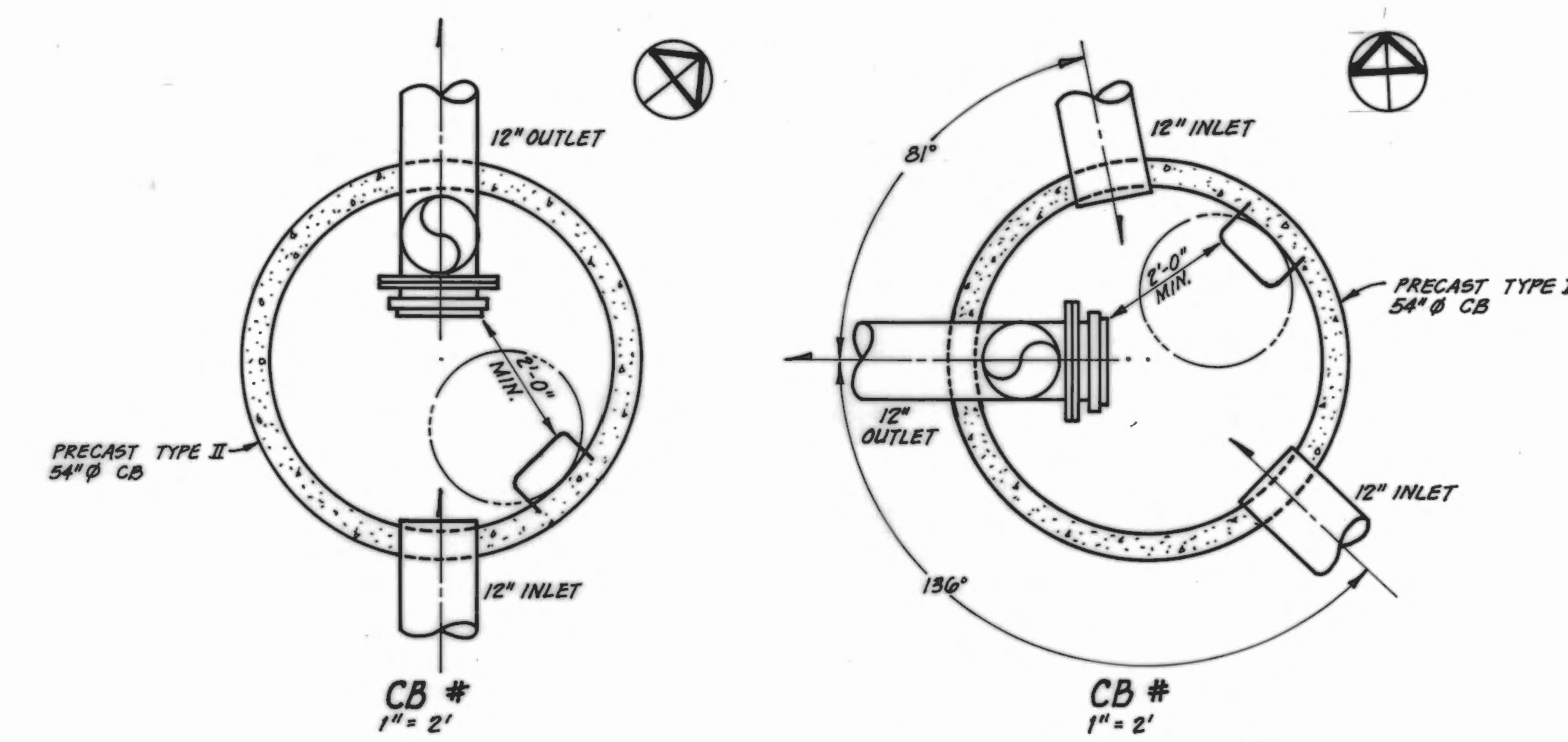
NOTES:

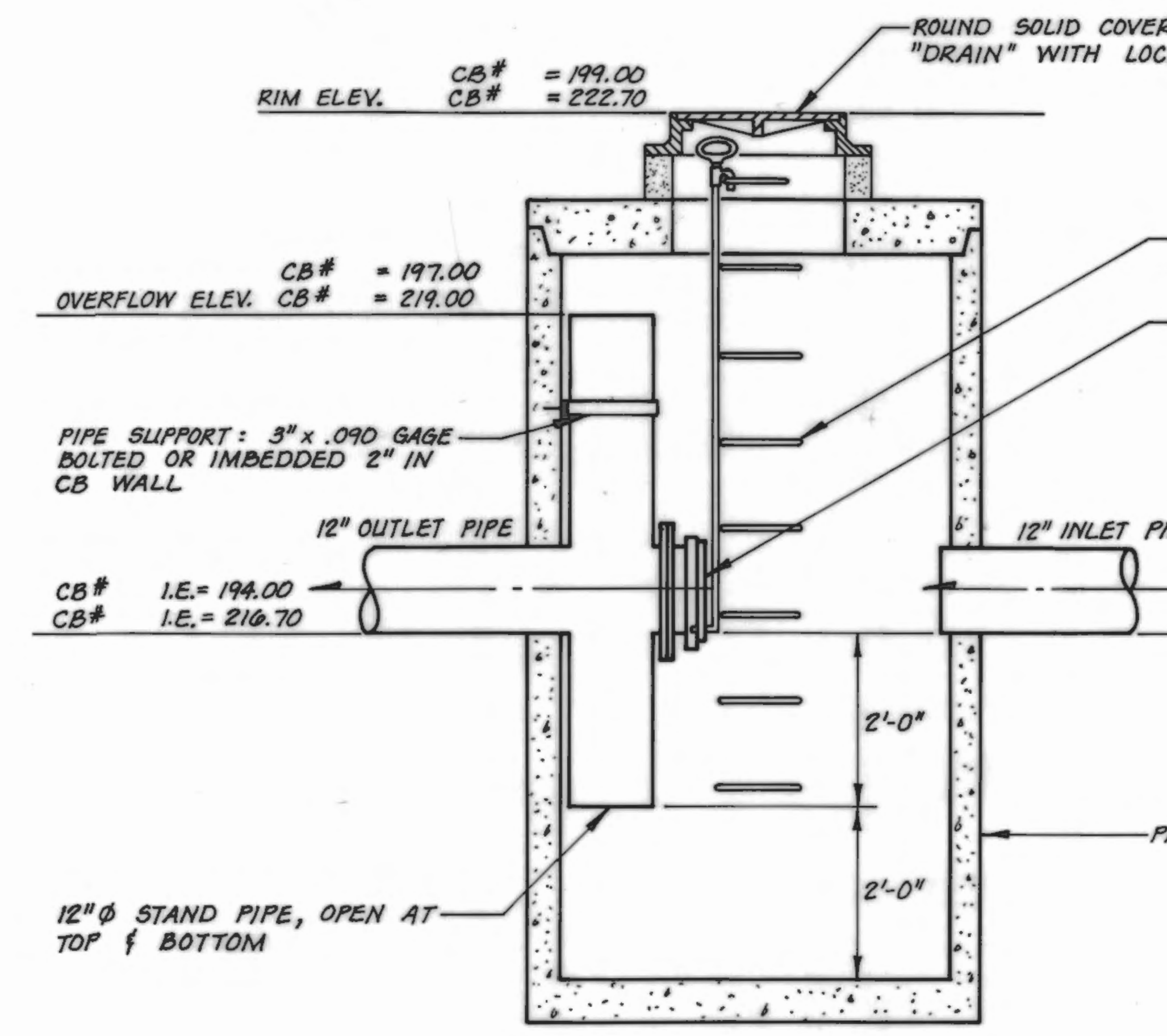
1. SHEAR GATE SHALL BE
   A. SHEAR GATE, CAST IRON BODY AND GATE, OLYMPIC FDY. STD. OR EQUAL OR
   B. SHEAR GATE ALUMINUM OR CAST IRON, DRAINAGE SPECIALTIES (SAVANNAH, GA) STD. OR EQUAL.
2. GATE SHALL BE 8" DIAM. UNLESS OTHERWISE SPECIFIED.
3. GATE SHALL BE JOINED TO TEE SECTION BY BOLTING (THROUGH FLANGE), WELDING, OR OTHER SECURE MEANS.
4. LIFT ROD: AS SPECIFIED BY MFR. WITH HANDLE EXTENDING TO WITHIN ONE FOOT OF COVER AND ADJUSTABLE HOOK LOCK FASTENED TO FRAME OR UPPER HANDHOLD.

3/9 SHEAR GATE DETAIL
N.T.S.



4/9 CEMENT CONCRETE CURB DETAIL
N.T.S.



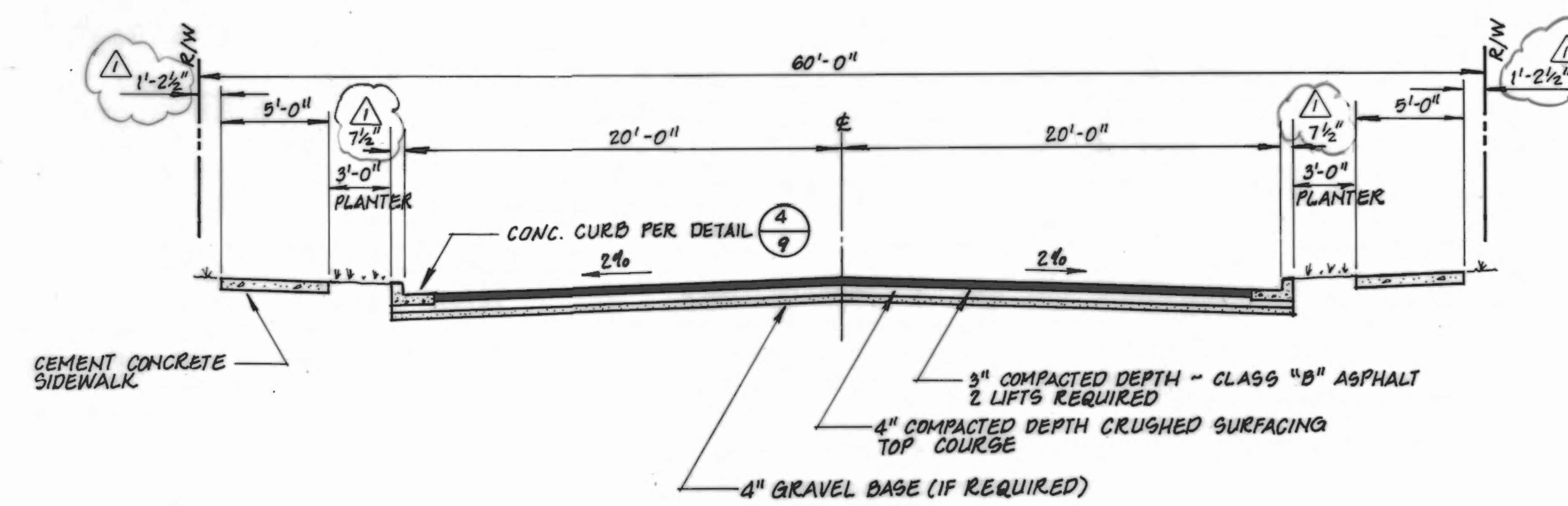


NOTES:

1. CB FRAME & STEPS TO BE OFFSET SO CLEANOUT GATE IS VISIBLE FROM TOP, CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE AND FRAME IS CLEAR OF CURB
2. METAL PARTS SHALL BE CORROSION RESISTANT. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.

TYPICAL SECTION
N.T.S.

5/9 OIL-WATER SEPARATOR DETAIL
SCALE: AS NOTED



TYPICAL ROADWAY SECTION
N.T.S.

APPROVED BY CITY ENGINEER (INITIALS)

NOTES & DETAILS

GLENEAGLE MASTER PLANNED COMMUNITY - SECTOR IIA
WOODLAND RIDGE JOINT VENTURE
ARLINGTON, SNOHOMISH CO., WASHINGTON

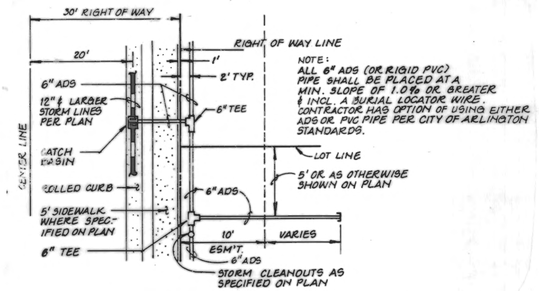
DAVID EVANS AND ASSOCIATES, INC.
301 - 116TH AVE. S.E. · BELLEVUE, WA. · 98004 · 206/455-3571

1 7AUG91 REV. CONC. CURB DETAIL & ROAD SECTION
REVISIONS

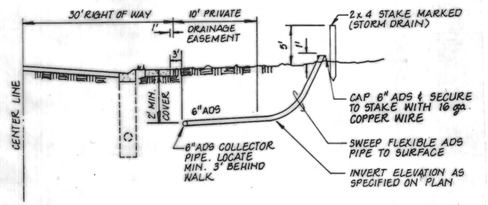
SCALE	AS SHOWN
DATE	APRIL, 1991
FILE	WJVX0003
DESIGN	CLK
DRAWN	DSN
CHECKED	MDM

9 OF TEN SHEETS

CASCADE A & E SUPPLIES CO 141251



PLAN VIEW



ELEVATION VIEW

NOTE:

DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY CITY OF ARLINGTON. STUB-OUTS SHALL CONFORM TO THE FOLLOWING: BY CITY OF ARLINGTON.

A) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.

B) OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE AND BE SECURED TO THE STAKE.

C) ADS OR PVC PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBE PER CITY OF ARLINGTON STANDARDS AND SHALL CONTAIN LOCATOR WIRE OR OTHER ACCEPTABLE DETECTION FEATURE.

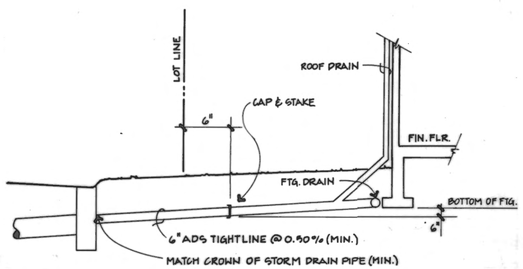
D) DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.

E) THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).

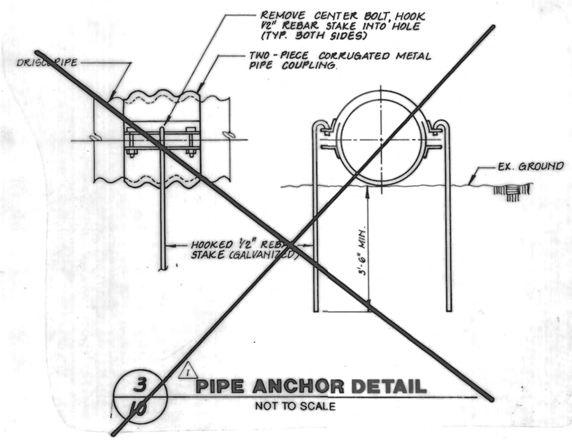
F) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.

1/10 ROOF & FOOTING DRAIN DETAIL

NOT TO SCALE

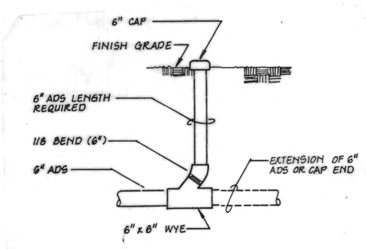


2/10 ROOF & FOOTING DRAIN CONNECTION



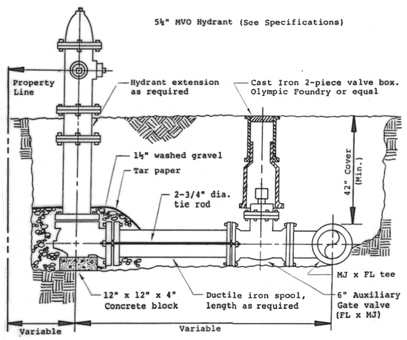
3/10 PIPE ANCHOR DETAIL

NOT TO SCALE



4/10 TYPICAL CLEANOUT DETAIL

NOT TO SCALE



Notes:

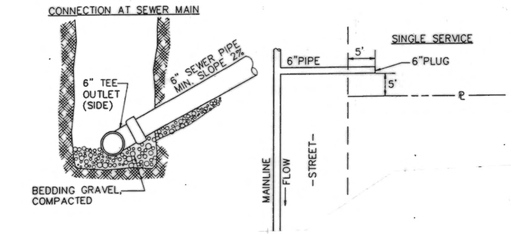
Paint hydrant w/ traffic yellow #1071 as manufactured by Farwest Paint Mfg. Co.

Star tie bolts, duc-lugs or other approved joint restraint system.

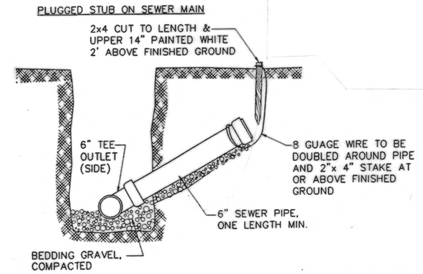
Paint tie rods w/ bituminous paint according to APWA standards, specification #77-3.02A

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

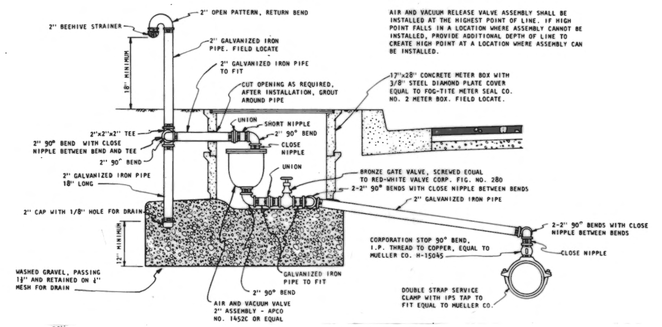
5/10 FIRE HYDRANT DETAIL



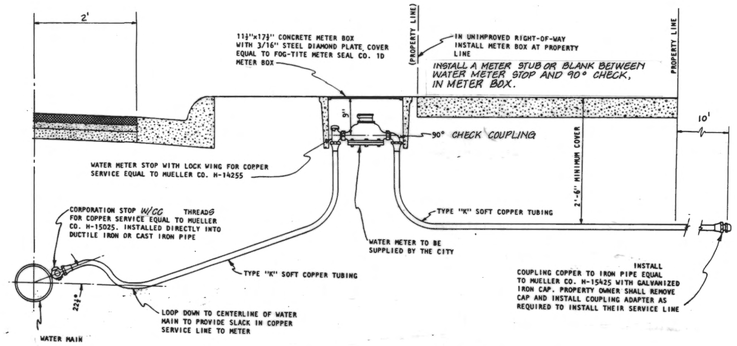
GENERAL NOTES:
1. WHERE SIDE SEWER CONNECTS TO MANHOLE: INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
2. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.



6/10 SIDE SEWER STUB DETAIL



7/10 2" AIR & VACUUM RELEASE VALVE ASSEMBLY



8/10 3/4" WATER SERVICE DETAIL

APPROVED BY CITY ENGINEER _____ (INITIALS)

NOTES & DETAILS

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DAVID EVANS AND ASSOCIATES, INC.
301 116TH AVE. S.E. BELLEVUE, WA. 98004 206/455-3571

7 AUG 91 DELETED PIPE ANCHOR DETAIL
REVISIONS

SHEET 10 OF TEN SHEETS
DESIGN CJC
DRAWN DSH
CHECKED MDM
DATE APRIL, 1991
FILE WJV'S 0023