

HALLER PARK PARKING LOT

AS-BUILT SET

JULY 2015

SHEET INDEX

SHEET NAME	SHEET #
COVER SHEET	1
GENERAL NOTES	2
PAVING AND HORIZONTAL CONTROL PLAN	3
EROSION CONTROL, GRADING, AND DRAINAGE PLAN	4
COX AVE DRAINAGE PLAN	5
LIGHTING AND ELECTRICAL PLAN	6
PLANTING PLAN	7
DETAILS	8
DETAILS	9



VICINITY MAP

N.T.S.

AS BUILT

Eric J. Scott



APPROVED FOR CONSTRUCTION

James X. Kelly

JAMES X. KELLY
PUBLIC WORKS DIRECTOR

03-16-2015

DATE



City of Arlington Officials

PUBLIC WORKS DIRECTOR
JAMES X. KELLY, P.E.

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GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF ARLINGTON DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION. IN THE EVENT OF A CONFLICT, THE CITY OF ARLINGTON DESIGN AND CONSTRUCTION STANDARDS SHALL GOVERN.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/ CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BY CALLING (360) 403-3500. PRIOR TO SCHEDULING, THE CONTRACTOR MUST SUBMIT AND RECEIVE APPROVAL FOR THE TRAFFIC CONTROL PLAN, CITY PERMITS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, PERFORMANCE BOND, COPY OF OTHER AGENCY PERMITS, A COPY OF THE CONTRACTOR'S LICENSE, AND PROOF OF INSURANCE COVERAGE.
3. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHEN CONSTRUCTION IS IN PROGRESS.
4. ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
5. ALL OF THE LOCATIONS OF THE EXISTING UTILITIES SHOWN IN THE PLANS HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHALL THEREFORE BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS.
6. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATE SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
7. INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY REPRESENTATIVES OF THE CITY OF ARLINGTON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE REMOVAL AND REPLACEMENT OF ITEMS THAT DO NOT MEET CITY STANDARDS OR WERE CONSTRUCTED WITHOUT INSPECTION.
8. THE CONTRACTOR SHALL KEEP THE ON-SITE AND OFF-SITE STREETS CLEAN AT ALL TIMES BY CLEANING WITH A SWEEPING AND/OR VACUUM TRUCK. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY INSPECTOR.
9. THE CONTRACTOR SHALL MAINTAIN TWO (1) SET OF "AS-BUILT" PLANS SHOWING ALL FIELD CHANGES AND MODIFICATIONS. IMMEDIATELY AFTER CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL DELIVER THE COPY OF RED-LINED PLANS TO THE CITY.
10. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK AS NEEDED TO INSTALL NEW SERVICE CONNECTIONS. EXISTING SIDEWALKS ARE APPROXIMATELY 5-FT WIDE.
11. IN LANDSCAPE AREAS, CONTRACTOR SHALL RESTORE SITE WITH 2-IN LAYER OF 3-WAY COMPOST MATERIAL AND WSDOT STANDARD GRASS SEED MIX.
12. PAVEMENT RESTORATION SHALL BE PER CITY OF ARLINGTON DETAIL R-140.
13. DEMOLITION OF EXISTING SURFACE AND BELOW GRADE FEATURES SHALL BE DETERMINED BY EXTENT OF PROPOSED IMPROVEMENTS.

TESC NOTES

1. THE TESC BMP'S SHOWN ON THE PLAN MUST BE INSTALLED PRIOR TO ALL OTHER CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADDED WATER DOES NOT ENTER THE DRAINAGE SYSTEM, LEAVE THE SITE, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE TESC PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY.
2. THE TESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AND ADDED TO AS NEEDED, FOR UNEXPECTED STORM EVENTS AND TO REFLECT CHANGED CONDITIONS, AS REQUIRED BY THE CITY.
3. THE CONTRACTOR SHALL PROVIDE THE CITY A 24-HOUR EMERGENCY CONTACT PHONE NUMBER OF THE CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
4. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.
5. BETWEEN OCTOBER 1 AND APRIL 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE IMMEDIATELY COVERED BY MULCH, SOD OR PLASTIC COVERING. BETWEEN MAY 1 AND SEPTEMBER 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE IMMEDIATELY COVERED BY SEEDING OR OTHER APPROVED METHODS.
6. SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT/SEDIMENT POND, AND SEDIMENT TRAPS UPON REACHING A DEPTH OF 12 INCHES.
7. INFILTRATION AREAS, SUCH AS RAIN GARDENS, SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AND SILT LADEN RUNOFF.
8. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 3 INCHES, OR 3,000 POUNDS PER ACRE.
9. SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS. WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE, STABILIZATION BY GROUND COVER BMP'S SHALL OCCUR AT THE END OF EACH WORK DAY.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
12. UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF BMP'S ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL BE MADE WITH THE CITY INSPECTOR.

STORM DRAIN NOTES

1. PIPE MATERIAL SHALL BE LINED CORRUGATED POLYETHYLENE PIPE (LCPE), IN ACCORDANCE WITH AASHTO M252 TYPE S.
2. PIPE BEDDING MATERIAL SHALL BE 3/8-INCH PEA GRAVEL
3. ALL TRENCH BACKFILL IN AREAS OF PAVEMENT OR STRUCTURAL LOADING SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY. ALL OTHER AREAS SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
4. ALL PIPE SHALL BE PLACED ON STABLE EARTH. IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING TRENCH FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH GRAVEL BEDDING MATERIAL TO SUPPORT THE PIPE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES/COVERS TO GRADE JUST PRIOR TO CURB INSTALLATION AND/PAVING.
6. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE CONTRACTOR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT.
7. WHEN INFILTRATION FACILITIES ARE CONSTRUCTED, COMPACTION OF SOIL IS NOT ALLOWED, AS THE DESIGN IS BASED ON NATURAL SOIL IN THE ORIGINAL LOCATION. VEHICLES SHALL NOT BE DRIVEN OVER THE INFILTRATION AREA DURING CONSTRUCTION.
8. CONTRACTOR SHALL INCLUDE DEWATERING IN THEIR BID. BASIS OF BID SHALL ASSUME DEPTH TO GROUNDWATER IS 15'.

ADA NOTES

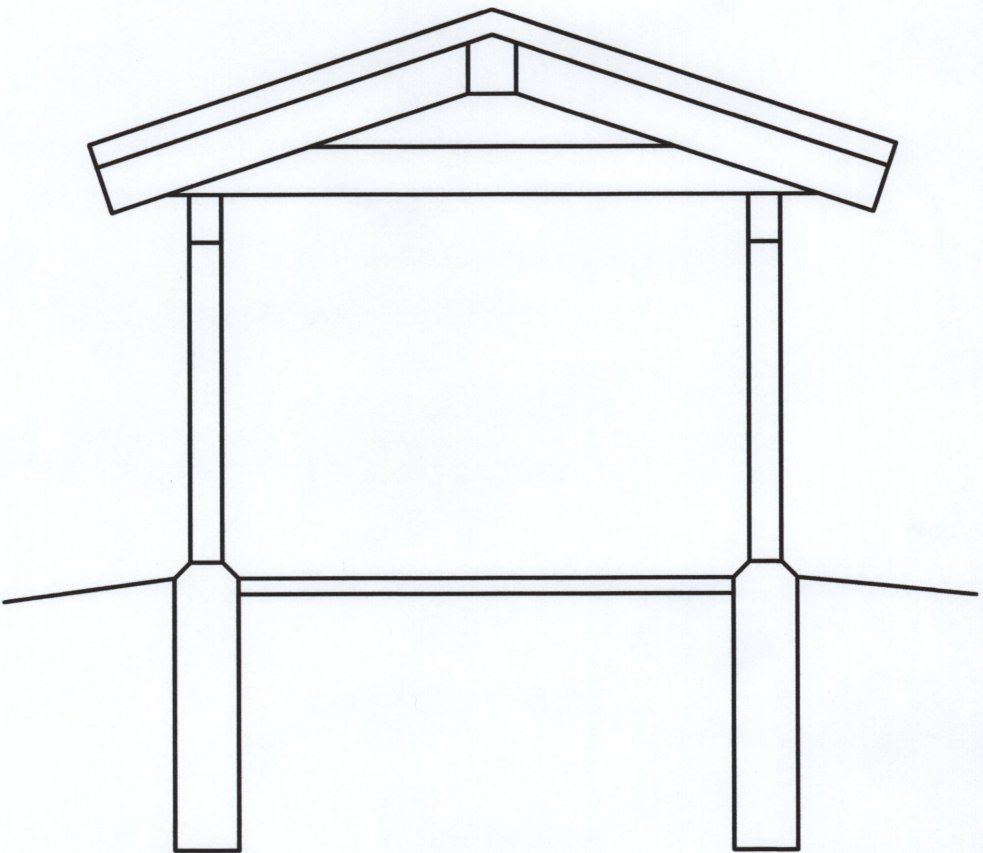
1. ALL ADA FACILITIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE PROPOSED RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) GUIDELINES.
2. UNLESS OTHERWISE SPECIFIED ON THE PLANS, OR DIRECTED BY THE ENGINEER, CROSS SLOPES OF SIDEWALKS SHALL BE A NOMINAL 1.5%. CROSS SLOPES SHALL NOT BE LESS THAN 1% NOR EXCEED 2%.
3. MAXIMUM SLOPES SHOWN ON THE PLANS REPRESENT THE MAXIMUM ALLOWABLE SLOPES PERMITTED BY CURRENT ADA REQUIREMENTS. THE CONTRACTOR SHALL TAKE INTO CONSIDERATION CONSTRUCTION TOLERANCES WHEN PLACING SIDEWALKS TO INSURE MAXIMUM SLOPES ARE NOT EXCEEDED.
4. CONTRACTOR SHALL NOTIFY CITY OF ANY DISCREPANCIES BETWEEN ELEVATIONS AND/OR MEASUREMENTS SHOWN ON THE PLANS AND REQUIRED ADA STANDARDS.
5. COMPLETED SIDEWALKS OR OTHER HARDSCAPE ELEMENTS THAT EXCEED MAXIMUM SPECIFIED SLOPES OR ARE LESS THAN MINIMUM SPECIFIED SLOPES SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. MEASUREMENT OF SLOPES SHALL BE PERFORMED ON THE WALKABLE SURFACE AND SHALL NOT TAKE INTO CONSIDERATION THE CURB ELEVATION.
7. FORMWORK FOR CURBS, SIDEWALKS, RAMPS, AND DRIVEWAYS SHALL BE INSPECTED BY CITY PRIOR TO CONCRETE POUR TO INSURE COMPLIANCE WITH ADA STANDARDS.

AS-BUILT SET

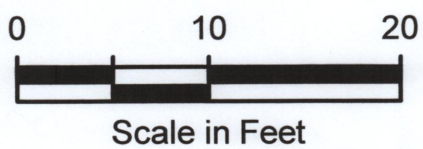
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NOTES

- REFER TO SHEET 2 FOR CONSTRUCTION NOTES.
- DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- PICNIC SHELTER STRUCTURE SHALL BE DESIGN BUILD BY THE CONTRACTOR AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - HAVE THE GENERAL APPEARANCE OF SHELTER DETAIL ON THIS SHEET.
 - ROOF PITCH SHALL BE 4:12
 - COLUMNS SHALL BE 8" DIAMETER LODGE POLE ROUND STOCK PLACED OVER ROUND CONCRETE FOUNDATION. WOOD SHALL NOT BE EMBEDDED WITHIN GROUND.
 - COLUMNS SHALL BE PLACED AT INSIDE EDGE OF CONCRETE SLAB SHOWN ON PLAN.
 - COLUMN FINISH SHALL MATCH EXISTING BUILDING ENTRY COLUMNS, WHICH IS A SUNFAST CLEAR SATIN EXTERIOR FINISH, AS MANUFACTURED BY CLOVERDALE PAINT.
 - CLEAR HEIGHT FROM FF TO BOTTOM OF ROOF TRUSS SHALL BE 8'-FT
 - METAL ROOF SHALL MATCH EXISTING BUILDING, WHICH IS A 26 GAUGE VERTICAL SEAM METAL ROOF, CLASSIC GREEN, AS MANUFACTURED BY MS METAL SALES.
 - FRAMING CONNECTIONS SHALL HAVE ROUGH-IRON FINISH.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR CITY REVIEW DRAWINGS FOR PICNIC SHELTER SHOWING LAYOUT, DIMENSIONS, AND CONNECTION TYPES.
- PICNIC SHELTER STRUCTURE SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC) AND APPLICABLE CITY MUNICIPAL CODE (AMC).
- PICNIC TABLES SHALL BE STANDARD SIZE WITH GALVANIZED STEEL TUBING WITH WOOD SEAT AND TABLE TOP.
- CONTRACTOR SHALL INSTALL FLUSH ANCHORING SYSTEM IN CENTER OF PICNIC SHELTER SLAB TO FACILITATE CHAINING OF PICNIC TABLES.



1/3 SHELTER DETAIL
NTS



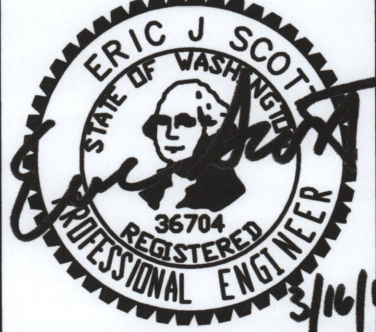
AS-BUILT SET

PLAN CHECK	BY	DATE	NO.	REVISION	BY
		6/11/15	4	CCD-5	EJS
		5/19/15	3	CCD-3	EJS
		3/25/15	2	ADDENDUM 3	EJS
		3/18/15	1	ADDENDUM 1	EJS
DESIGNED BY:		NO.		REVISION	
E. SCOTT				DRAWN BY:	
				E. SCOTT	

APPROVED FOR CONSTRUCTION

James X. Kelly
JAMES X. KELLY
PUBLIC WORKS DIRECTOR
03-16-2015

DATE APPROVED:



CITY OF ARLINGTON
DEPARTMENT OF
PUBLIC WORKS

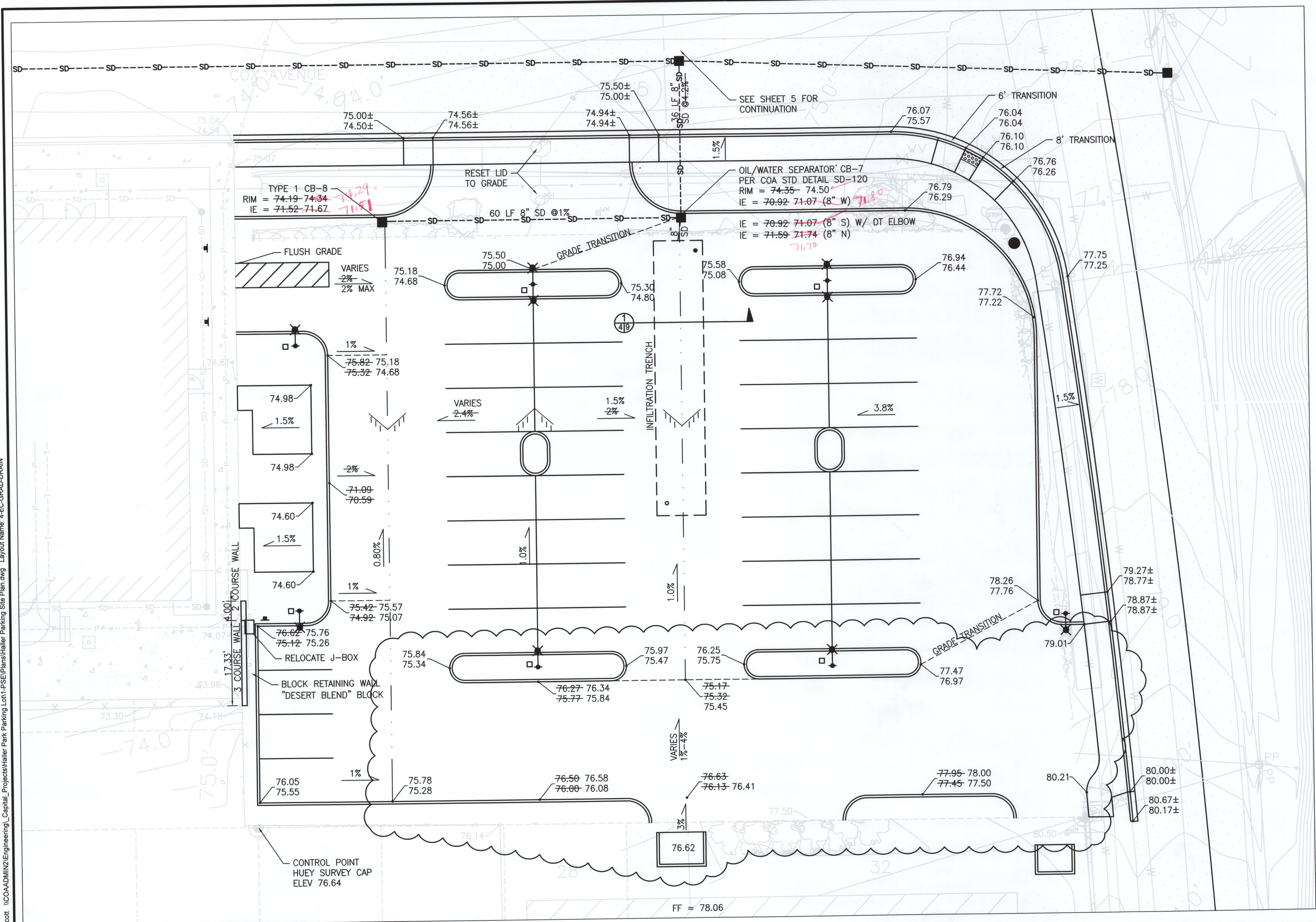
FUNDING NO. P02.382

HALLER PARK PARKING LOT
PAVING AND HORIZONTAL CONTROL

REFERENCE
SHEET NO.
C
SHEET
3
OF
9
SHEETS

NOTES

1. REFER TO SHEET 2 FOR CONSTRUCTION NOTES.
2. CONTRACTOR SHALL REMOVE EXISTING TOPSOIL PRIOR TO FINISH GRADING. DEPTH OF EXISTING TOPSOIL VARIES FROM 6" TO 12".
3. PRIOR TO PLACEMENT OF SURFACING MATERIAL, CONTRACTOR SHALL PREPARE SUBGRADE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 2-06.
4. EXISTING SOIL MAY CONTAIN DEBRIS FROM PREVIOUS HOUSE DEMOLITION.

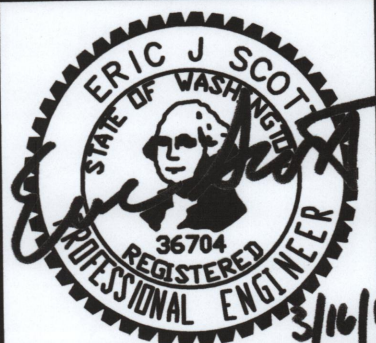


AS-BUILT SET

PLAN CHECK	BY	DATE	NO.	REVISION	BY
		6/11/15	4	CCD-5	EJS
		6/13/15	3	CCD-2	EJS
		6/8/15	2	CCD-1	EJS
		3/25/15	1	ADDENDUM 3	EJS
DESIGNED BY:		DATE		DRAWN BY:	
E. SCOTT				E. SCOTT	

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DATE APPROVED:



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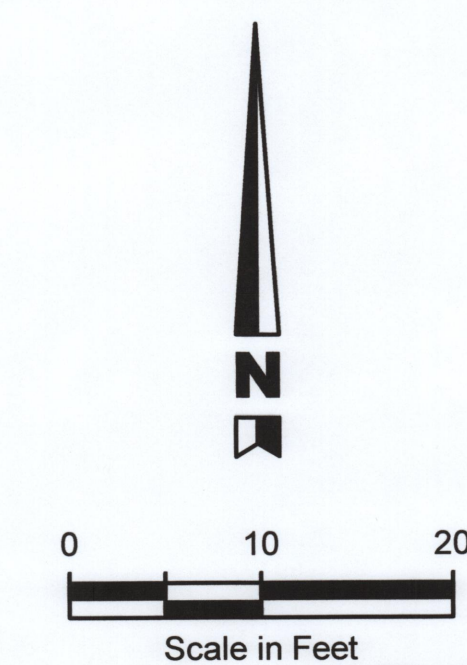
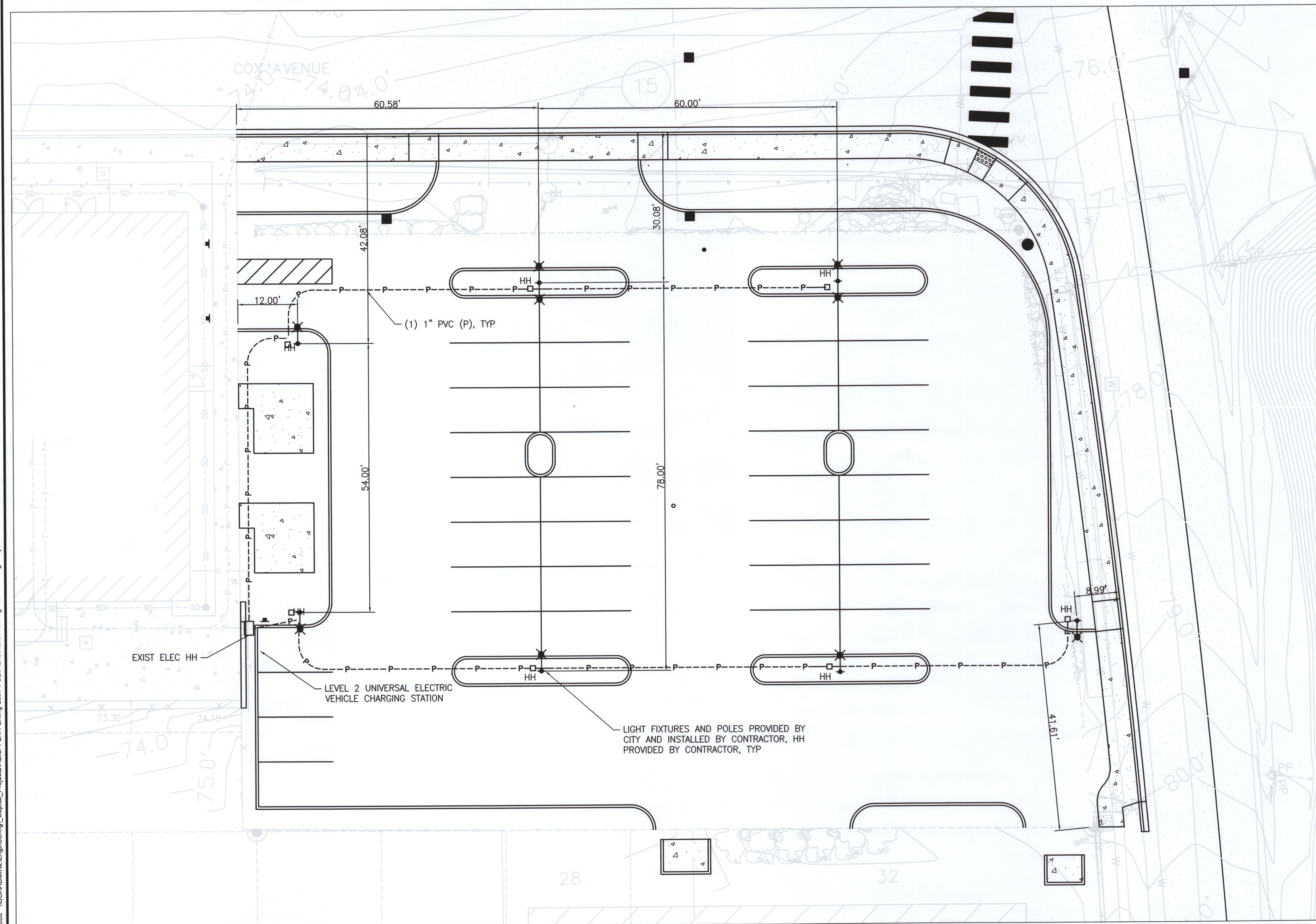
FUNDING NO. P02.382

HALLER PARK PARKING LOT
EROSION CONTROL, GRADING,
AND DRAINAGE PLAN

REFERENCE
SHEET NO.
C
SHEET
4
OF
9
SHEETS

NOTES

1. REFER TO SHEET 2 FOR CONSTRUCTION NOTES.
2. LIGHT POLES AND FIXTURES SHALL BE PROVIDED BY THE CITY AND INSTALLED BY THE CONTRACTOR.
3. LIGHT POLES ARE AVAILABLE FOR VIEWING BY THE CONTRACTOR PRIOR TO BID.
4. CONTRACTOR SHALL INSTALL ELECTRIC VEHICLE CHARGING STATION AT LOCATION SHOWN ON PLAN IN ACCORDANCE WITH ALL APPLICABLE ELECTRICAL CODES.
5. LIGHTING AND CHARGING STATION SHALL USE EXISTING ELECTRICAL PANEL IN ADJACENT BUILDING.
6. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL PERMITS AND INSPECTIONS WITH L&I AND BEAR ALL ASSOCIATED COSTS.

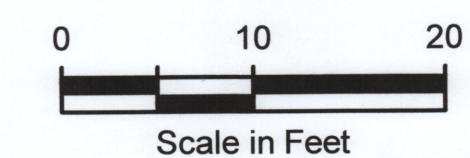


AS-BUILT SET

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1. ON-SITE SOIL MIXING OR PLACEMENT SHALL NOT OCCUR WHEN SOIL IS SATURATED, FROZEN, OR IN A CONDITION DETRIMENTAL TO THE WORK AS DETERMINED BY THE CITY.
2. ALL LANDSCAPE AREAS SHALL HAVE 6-IN LAYER OF IMPORTED 3-WAY TOPSOIL. 3-WAY TOPSOIL SHALL CONSIST OF LOAM, PEAT, AND COMPOST PROCESSED THROUGH A $\frac{1}{2}$ " SCREEN. TOPSOIL SHALL BE PLACED PRIOR TO INSTALLATION OF PLANTINGS.
3. AFTER PLANTING, IMMEDIATELY SATURATE ALL PLANTING PITS TO ELIMINATE AIR POCKETS AND FACILITATE SETTLING OF BACKFILL MATERIAL.
4. PLANTING PITS SHALL BE 1.5X ROOT BALL DIAMETER.
5. PLANTING PITS SHALL HAVE RECEIVE AN APPLICATION OF 4-2-2 TRANSPALANT FERTILIZER.
6. PROVIDE 2-IN DEPTH OF MEDIUM RED BEAUTY BARK FOR ALL PLANTING BEDS. PLANTING BEDS SHALL BE FULLY WEEDED PRIOR TO APPLICATION OF BARK.
7. LANDSCAPE PLANTING SHALL NOT OCCUR UNTIL ALL SITE WORK IS COMPLETED AND IRRIGATION IS OPERATIONAL.
8. ROOT BARRIER SHALL BE 24-IN IN HEIGHT AND BE PLACED WITH THE TOP 2-IN BELOW FINISH GRADE. ROOT BARRIER SHALL BE MANUFACTURED POLY ROOT BARRIER WITH RIBBED SUPPORT, AND BE SPECIFICALLY MADE FOR THIS APPLICATION.
9. IRRIGATION SHALL BE DESIGN BUILD BY THE CONTRACTOR.
10. IRRIGATION SHALL BE IN COMPLY WITH 2014 LANDSCAPE IRRIGATION BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE IRRIGATION ASSOCIATION & AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.
11. CONTRACTOR SHALL PROVIDE AS-BUILT OF IRRIGATION SYSTEM AFTER COMPLETION OF WORK.
12. IRRIGATION SYSTEM SHALL CONNECT TO EXISTING IRRIGATION SYSTEM AS SHOWN ON PLAN AND BE FULLY COMPATIBLE. EXISTING CONTROLLER IS A WEATHERMATIC MODEL SL1600. EXISTING SYSTEM HAS EXPANSION CAPABILITY FOR THREE ADDITIONAL ZONES.

#	PLANT	COUNT
1.	EMERALD GREEN ARBOVITAE THUJA OCCIDENTALIS INTALLED HEIGHT 6'-7' SPACING 3'	50- 29
2.	ARISTOCRAT CALLERY PEAR PYRUS CALLERYANA 'ARISTOCRAT' 2" CALLIPER SPACING AS SHOWN ON PLAN	10
3.	DAVID VIBERNUM VIBERNUM DAVIDII 1 GAL SIZE SPACING 3.5' OC TRIANGULAR LAYOUT	90
4.	PIERIS MOUNTAIN FIRE PIERIS JAPONICA 2 GAL SIZE SPACING AS SHOWN ON PLAN	18



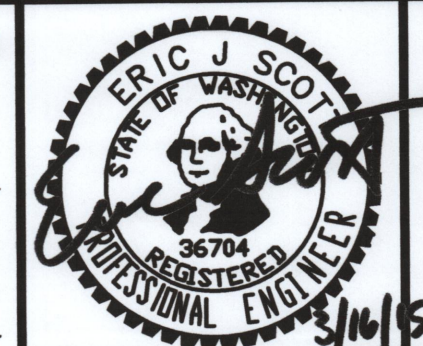
AS-BUILT SET

REFERENCE SHEET NO. L	SHEET 7 OF 9 SHEETS
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Plotted: Jul 21, 2015 - 2:56pm	PLAN	CHECK	BY	DATE						
					6/11/15	1	CCD-5		EJS	
					DATE	NO.	REVISION		BY	
				DESIGNED BY: T. MILLS				DRAWN BY: E. SCOTT		

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HALLER PARK PARKING LOT

LANDSCAPE PLAN

