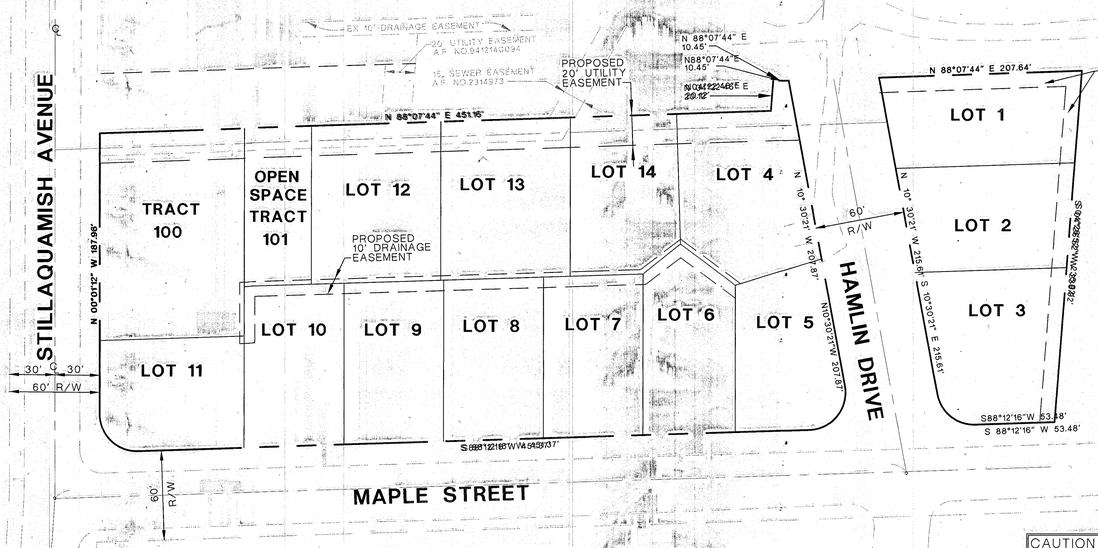
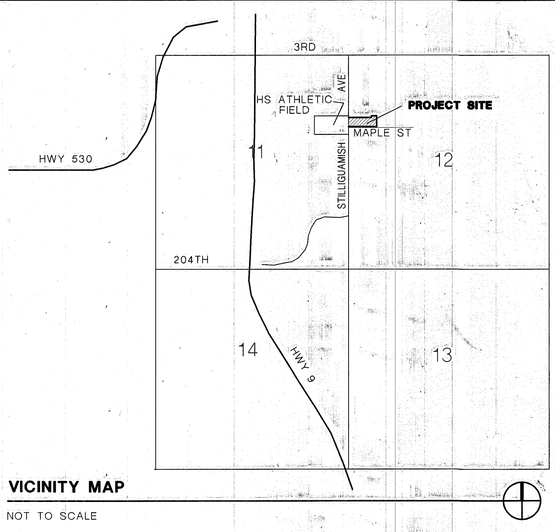
NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.

SCALE: 1" = 50'
0 25 50



SITE PLAN
1" = 50'



VICINITY MAP
NOT TO SCALE

GENERAL PROJECT REQUIREMENTS

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION", WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, EXCEPT WHERE MODIFIED BY THE LATEST EDITION OF THE CITY OF ARLINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. AN APPROVED COPY OF CONSTRUCTION PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE CITY RIGHT-OF-WAY. SEE THE CITY OF ARLINGTON STANDARDS SECTION TITLED "WORK WITHIN EXISTING RIGHTS-OF-WAY".

4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT (360) 435-3811 MUST BE CONTACTED FOR A PRECONSTRUCTION MEETING.

5. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY, AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES WHICH MAY BE AFFECTED BY HIS WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS. A FEE OF $35.00 WILL BE CHARGED FOR EACH RE-LOCATE REQUEST.

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

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

8. ALL PUBLIC WATER, SEWER AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES 10' (TEN FOOT) WIDE PERMANENT EASEMENTS GRANTED TO THE CITY.

9. AS-BUILT PLANS SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS, SUBDIVISIONS AND ANY OTHER CONSTRUCTION RELATING TO THE CITY OF ARLINGTON STREETS, DRAINAGE AND UTILITY SYSTEMS.

   A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER SHALL VERIFY THAT INSTALLATION OF ROADS AND UTILITIES WAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTIONS PLANS, ANY VARIANCE TO THE PLAN AND PROFILE SHEETS SHALL BE SO NOTED ON THE PLANS AND THE WORDS "AS-BUILT" WITH THE CURRENT DATE SHALL BE WRITTEN OR STAMPED ON THE PLANS.

   THE "AS-BUILT" PLAN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
   a) 2 (TWO) FULL SIZE (22"x34" OR 24"x36") PHOTO MYLARS*, OR ORIGINAL MYLARS OF EACH SHEET.
   b) 1 (ONE) PHOTO NEGATIVE (8-1/2"x11") OF EACH SHEET.
   c) 2 (TWO) SEPARATE SETS OF FULL SIZE PRINTS FOR EACH OF THE FOLLOWING: WATER, SEWER, STORM, STREETS AND TRAFFIC (UNLESS OTHERWISE DIRECTED BY THE ENGINEERING DEPARTMENT).
   d) IF THE DESIGN DRAWINGS ARE DONE ON A CAD SYSTEM, ONE SET OF "AS-BUILTS" SHALL ALSO BE SUPPLIED ON 3-1/2" HIGH DENSITY DISKS IN A FORMAT COMPATIBLE WITH THE CITY'S AutoCAD SYSTEM.

   * SEPIA MYLARS OR XEROX COPIES ARE NOT A SUITABLE SUBSTITUTE FOR PHOTOGRAPHIC MYLAR.

   WORK WITHIN EXISTING RIGHTS-OF-WAY

1. AT THE PUBLIC WORKS DIRECTOR'S DISCRETION, PRIOR TO COMMENCING ANY CONSTRUCTION, PHOTOGRAPHS DEPICTING PRE-EXISTING ROADWAY CONDITIONS WILL BE REQUIRED EVERY 50' (FIFTY FEET) IN PAVED AREAS OR ANY OTHER LOCATION AS SPECIFIED BY THE PUBLIC WORKS DIRECTOR. A 35mm CAMERA SHALL BE USED, AND COLOR PICTURES PROVIDED AS 5"x7" PRINTS CONTAINED IN ALBUMS, CATALOGUED AND CROSS REFERENCED.

CAUTION

LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

2. SIGNING, FLAGGING AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CITY OF ARLINGTON "PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS" (SEE STANDARD TRAFFIC CONTROL PLANS IN SECTION 4), THE WSDOT TRAFFIC MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

3. ONE LANE OF TRAFFIC SHALL REMAIN OPEN AT ALL TIMES, ATTENDED BY FLAGGERS, AND THE APPROPRIATE CONSTRUCTION SIGNING PROVIDED. THE ROAD SHALL BE RESTORED TO TWO-WAY TRAFFIC AT THE END OF EACH WORKING DAY. APPLICATION FOR TOTAL ROAD CLOSURES MUST BE FILED WITH THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 5 (FIVE) DAYS PRIOR TO THE ANTICIPATED CLOSURE.

4. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM WILL NOT BE PERMITTED WITHOUT THE CONSENT OF THE PUBLIC WORKS DIRECTOR. ANY DRAINAGE CULVERT, CATCH BASIN, MANHOLE OR OTHER DRAINAGE STRUCTURE DISTURBED BY EXCAVATION SHALL BE REPLACED WITH NEW MATERIAL OR REPAIRED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED TO PROTECT ADJACENT PROPERTY AND STORM DRAINAGE FACILITIES.

5. GRAVEL SHOULDERS DISTURBED BY EXCAVATION SHALL BE SHAPED TO CITY STANDARDS AND PROVIDED WITH A MINIMUM OF 2" (TWO INCHES) COMPACTED CRUSHED SURFACING TOP COURSE GRAVEL.

6. IF, IN THE OPINION OF THE PUBLIC WORKS DIRECTOR, WEATHER CONDITIONS DETERIORATE TO THE POINT WHERE THE TRAVELED ROADWAYS ARE UNSAFE FOR THE PUBLIC OR DETRIMENTAL TO THE RESTORATION OF THE ROADWAY, EXCAVATION SHALL CEASE IMMEDIATELY AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.

7. ALL PIPE OR OTHER MATERIAL STORED ALONG CITY RIGHT-OF-WAY MUST BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO AVOID FALLING ONTO THE ROADWAY.

8. NO EXCESS OR UNSUITABLE MATERIAL SHALL BE WASTED ON CITY RIGHT-OF-WAY. ANY SUCH MATERIAL DUMPED ON PRIVATE PROPERTY MAY REQUIRE A GRADING PERMIT. VERIFICATION WITH CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT DEVELOPMENT IS REQUIRED.

9. STREET SURFACES SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.

10. NO OPEN CUT CROSSING OF CITY ROADS OR STREETS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE PUBLIC WORKS DIRECTOR.

11. MAXIMUM AMOUNT OF OPEN TRENCH ON STREETS SHALL BE 400 LINEAL FEET. AT THE END OF EACH DAY, ALL DITCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES AND BARRICADED WITH FLASHING WARNING LIGHTS TO PREVENT PEOPLE OR ANIMALS FROM FALLING INTO THE TRECH.

12. FINAL CLEANUP, INCLUDING COMPLETE RESTORATION OF SHOULDERS, CLEANING OF DITCHES, CULVERTS AND CATCH BASINS, AND REMOVAL OF LOOSE MATERIAL FROM BACK SLOPES OF DITCHES SHALL NOT EXCEED 1500 LINEAL FEET BEHIND EXCAVATING OPERATIONS AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.

13. THE PERMITEE WILL BE RESPONSIBLE TO COORDINATE WITH THE STATE DEPARTMENT OF NATURAL RESOURCES FOR ANY CONFLICT BETWEEN PERMIT WORK AND EXISTING MONUMENTATION.

14. TO REMOVE EXISTING ASBESTOS CEMENT PIPE FROM TRENCHES, A FEE AND PERMIT IS REQUIRED FROM THE PUGET SOUND AIR POLLUTION CONTROL AGENCY. IN ADDITION, WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REQUIRES THAT OPERATORS REMOVING ASBESTOS CEMENT PIPE BE CERTIFIED.

OWNER/DEVELOPER

DAVE O'CONNOR
1415 84TH ST.
EVERETT, WA 98201
425.435.5197
425.353.7700

ENGINEER

COMMUNITY DESIGN, INC
CIVIL ENGINEERING - LAND USE CONSULTING
2940 COLBY AVENUE.
EVERETT, WA 98201
425.252.3090

SITE ADDRESS:

210 HAMLIN DR. INCLUDING THE AREA TO THE NORTHEAST CORNER OF STILLAQUAMISH AVE. AND MAPLE ST.

LEGAL DESCRIPTION:

THE NORTH 305.42 FEET OF THE WEST 655.75 FEET OF THE SW1/4 OF THE NW1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., EXCEPT THE NORTH 40 FEET THEREOF, AND EXCEPT THE SOUTH 20 FEET OF THE NORTH 60 FEET OF THAT PORTION LYING WESTERLY OF THE WEST LINE OF HAMLIN AVENUE AS THE 60 FOOT RIGHT OF WAY PORTION THEREOF IS EXTENDED SOUTHERLY IN ITS REGULAR PLATTED DIRECTION.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

TAX PARCEL NUMBER:

123105-021-0101
123105-021-0000

ZONE:

R-MD

CONSTRUCTION SEQUENCE

1) ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY INSPECTOR
2) INSTALL TEMPORARY EROSION & SEDIMENTATION CONTROL MEASURES
3) EXCAVATE DETENTION (INTERIM) SEDIMENT POND
4) CONSTRUCT RETAINING WALLS ASSOCIATED WITH DETENTION POND
5) ROUGH GRADE HAMLIN DRIVE & PRIVATE ACCESS RD
6) INSTALL SEWER, STORM AND WATER IMPROVEMENTS
7) CONSTRUCT HAMLIN DR AND ALL OTHER FRONTAGE IMPROVEMENTS
8) STABILIZE ALL EXPOSED SOILS WITH APPROVED COVER BMP

DRAWING INDEX

SHEET 1	COVER SHEET & GENERAL PROJECT NOTES
SHEET 2	GRADING & EROSION CONTROL PLAN
SHEET 3	STORM DRAINAGE PLAN & DETAILS
SHEET 4	STORM DRAINAGE PROFILES
SHEET 5	WATER PLAN
SHEET 6	SEWER PLAN & PROFILES
SHEET 7	ROAD PLAN
SHEET 8	ROAD PROFILES

ANDREW C. CHELMS
STATE OF WASHINGTON
21257
REGISTERED PROFESSIONAL ENGINEER
12-8-00
EXPIRES 6/17/01

FOR:
DAVE O'CONNOR
1415 84TH ST. SE
EVERETT, WA 98201
425-435-5197
425-353-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2940 COLBY AVENUE, EVERETT, WA 98201 (425) 252-3090

(AS-BUILT 12/07/00) KENT RIDGE PLAT

COVER SHEET & GENERAL PROJECT NOTES

JOB NO.: 1141
DATE: APRIL 1, 1999
DRAWN BY: ALK
CHECKED BY: ACR
REVISIONS: 07.19.99, 09.16.99, 10.28.99

SHEET 1 OF 8

FILE: 1141\CONSTRUCTION\1141SHT1.DWG XREF: 1141BASE.DWG

NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.

SCALE: 1" = 50'
0 25 50

SYMBOL LEGEND

- CE — CONSTRUCTION ENTRANCE
- FF — FILTER FABRIC FENCE
- IP — STORM DRAIN INLET PROTECTION SEE DETAIL & NOTES BELOW
- MU — MULCHING & MATTING
- PS — PERMANENT SEEDING AND PLANTING

GRADING QUANTITIES

CUT = 2400 C.Y.
FILL = 2300 C.Y.

EROSION CONTROL MEASURES

1) CONTACT CONSTRUCTION INSPECTOR AT (360) 435-3811 TO SCHEDULE PRE-CONSTRUCTION MEETING.

2) MARK CLEARING LIMITS IN FIELD PRIOR TO ANY SITE DISTURBANCE.

2A) INSTALL CONSTRUCTION ENTRANCE

2B) INSTALL CATCH BASIN INSERTS WITHIN EXISTING CB'S. INSTALL STORM DRAIN INLET PROTECTION FOR NEW CB'S AND INLETS IMMEDIATELY AFTER INSTALLATION.

2C) INSTALL FILTER FABRIC FENCE.

3) CONSTRUCT WET POND FOR USE AS INTERIM SEDIMENT POND. TEMPORARILY BLOCK LOWER ORIFICE UNTIL SITE IS STABILIZED.

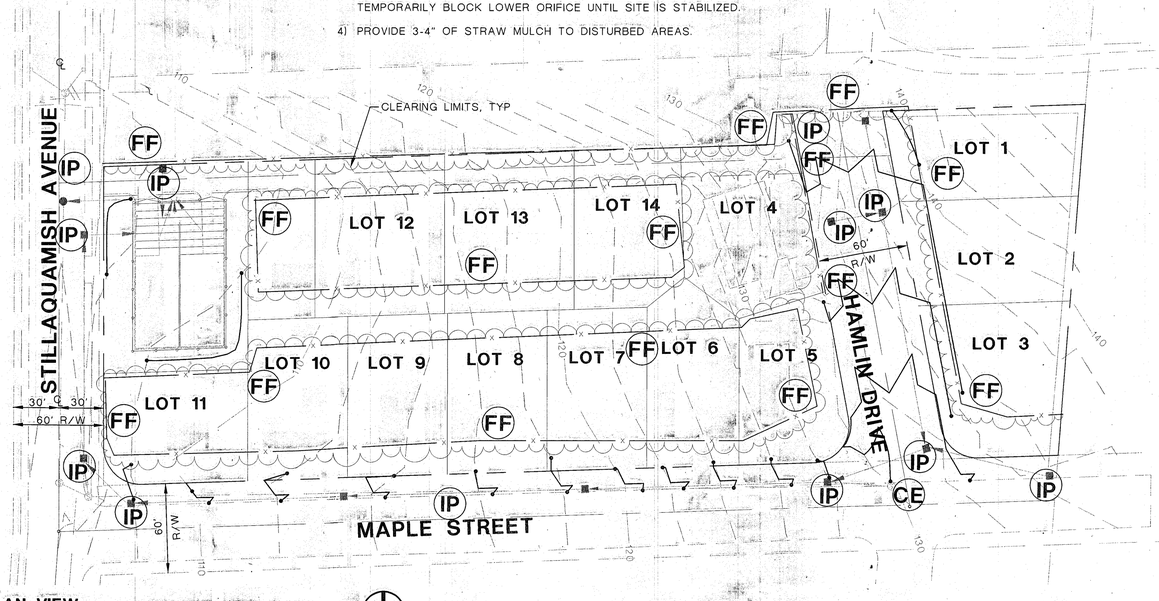
4) PROVIDE 3-4" OF STRAW MULCH TO DISTURBED AREAS.

INTERIM SEDIMENT POND NOTES

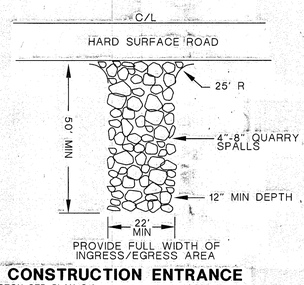
1) SEE SHEET 3 OF 8 & STRUCTURAL DETAILS FOR FURTHER INFORMATION ON CONSTRUCTING INTERIM SEDIMENT POND.

2) TEMPORARILY PLUG OUTLET ORIFICE DURING CONSTRUCTION PHASE.

3) REMOVE TEMPORARY PLUG AT SUCH TIME AS CONSTRUCTION IS COMPLETED AND SITE IS STABILIZED.

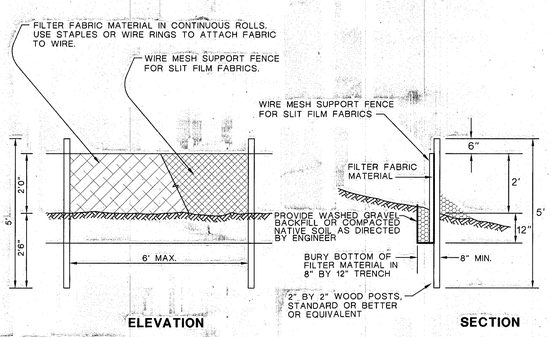


PLAN VIEW
1" = 50'



ROCK CONSTRUCTION ENTRANCE
SEE ARLINGTON STD PLAN G12

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

CONTRACTOR RESPONSIBILITY FOR EROSION/SILTATION CONTROL

IT IS THE INTENT OF THIS TEMPORARY EROSION AND SILTATION CONTROL PLAN THAT STORM WATER RUN-OFF BE CONTROLLED AT ALL TIMES TO PREVENT SOIL EROSION AND TO MAINTAIN WATER QUALITY, ANY AND ALL MEASURES NECESSARY TO DO SO SHALL BE EMPLOYED BY THE CONTRACTOR.

1. REGARDLESS OF SITE, WEATHER, SOIL OR OTHER CONDITIONS, THE CONTRACTOR SHALL BE FULLY ENSURING THAT EROSION DOES NOT OCCUR ON THE SITE AND THAT POLLUTED OR SILT-LADEN RUNOFF DOES NOT LEAVE THE SITE OR ENTER INTO ANY CREEK, STREAM, WETLAND OR WATER BODY ON THE SITE.

2. BEYOND THE MINIMUM REQUIREMENTS SHOWN ON THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND IMPLEMENTING APPROPRIATE METHODS, "BEST MANAGEMENT PRACTICES" (BMP'S), FOR STORM WATER TREATMENT AND CONTROL THAT MEET THE REQUIREMENTS OF BOTH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AND CITY OF ARLINGTON.

3. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF BMP'S, INCLULDING BUT NOT LIMITED TO SOD OR OTHER VEGETATION, PLASTIC COVERING, MULCHING, OR APPLICATION OF GROUND BASE ON AREAS TO BE PAVED. ALL BMP'S SHALL BE SELECTED, DESIGNED AND MAINATAINED IN ACCORDANCE WITH AN APPROVED MANUAL.

A.) OCTOBER 1 THRUOUG APRIL 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 2 DAYS.

B.) MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS.

4. THE CONTRACTOR SHALL REPORT ALL WATER QUALITY CONCERNS AND ACTIVITIES TO THE PROJECT ENGINEER AND TO THE CITY OF ARLINGTON. IN THE EVENT THAT THE INSTALLED WATER QUALITY CONTROL MEASURES ARE INEFFECTIVE AT CONTROLLING EROSION AND SILTATION, THE CONTRACTOR SHALL IMMEDIATELY REPORT TO AND CONSULT WITH THE PROJECT ENGINEER TO FIND AN APPROPRIATE REMEDY. ALL CONSTRUCTION ACTIVITIES, WITH THE EXCEPTION OF EROSION AND SILTATION CONTROL MEASURES, SHALL CEASE UNTIL SUCH TIME AS THE WATER QUALITY IS BROUGHT UNDER CONTROL.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING WEATHER FORECASTS AND ANTICIPATING STORM ACTIVITY AND SHALL SCHEDULE ALL PROJECT ACTIVATES IN ANTICIPATION OF THE WEATHER.

6. ALL SUPPLIES AND MATERIALS NECESSARY FOR IMPLEMENTING BMPs SHALL BE STORED ON SITE AND SHALL BE IMMEDIATELY AVAILABLE FOR USE. SUCH SUPPLIES AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, STRAW BALES OR OTHER MULCHING MATERIAL, SILT FENCING AND STAKES FILTER FABRIC, ECT.

7. DURING AND AFTER RUNOFF PRODUCING STORM EVENTS, CONTRACTOR SHALL MONITOR ALL EROSION CONTROL MEASURES AND SHALL PRIORITIZE IMPLEMENTATION AND MAINTENANCE OF EROSION AND SILTATION CONTROL MEASURES ABOVE ALL OTHERS.

8. CLEANING OF THE EROSION & SEDIMENT CONTROL POND IS REQUIRED WHEN SILT REACHES 1' BELOW OUTLET PIPE.

9. THE CONTRACTOR SHALL VACTOR THE CONVEYANCE SYSTEM AND SEDIMENT POND OF ALL SILT UPON SITE STABILIZATION AND PRIOR TO FINAL INSPECTION.

PERMANANENT SITE STABILIZATION

DESIGN CRITERIA

SEEDING SHOULD BE DONE IMMEDIATELY AFTER FINAL SHAPING, EXCEPT DURING THE PERIOD OF NOVEMBER 1 THROUGH MARCH 1, WHEN THE SITE SHOULD BE PROTECTED BY MULCHING OR PLASTIC COVERING UNTIL THE NEXT SEEDING PERIOD.

SITE PREPARATION: INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, BERMS, DIKES, LEVEL SPREADERS, WATERWAYS AND SEDIMENT BASINS PRIOR TO SEEDING OR PLANTING.

SEEDING GRASSES AND LEGUMES: SEEDBED PREPARATION:-IF INFERTILE OR COARSE TEXTURED SUBSOIL WILL BE EXPOSED DURING LAND SHAPING, IT IS BEST TO STOCKPILE TOPSOIL AND RESPREAD IT OVER THE FINISHED SLOPE AT A MINIMUM 2 TO 6-INCH DEPTH AND ROLL IT TO PROVIDE A FIRM SEEDBED. IF CONSTRUCTION FILLS HAVE LEFT SOIL EXPOSED WITH A LOOSE, ROUGH OR IRREGULAR SURFACE, SMOOTH WITH BLADE AND ROLL. IF CUTS OR CONSTRUCTION EQUIPMENT HAVE LEFT A TIGHTLY COMPACTED SURFACE, BREAK WITH CHISEL PLOW OR OTHER SUITABLE IMPLEMENT. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE (CONTOURED), SUCH AS WITH CAT TRACKS ON THE FINAL PASS. THE SEEDBED SHOULD BE FIRM WITH A FAIRLY FINE SURFACE.

SOIL AMENDMENTS: RATES WILL DEPEND ON SITE CHARATERISTICS AND SOIL, BUT AS A GUIDE, APPLY LIME AT THE RATE OF 100 POUNDS PER 1,000 SQ. FT.! APPLY ACTUAL NITROGEN AT THE RATE OF 1-2 POUNDS PER 1,000 SQ. FT., PHOSPHORIC ACID AT THE RATE OF 1.5 POUNDS PER 1,000 SQ. FT., AND POTASSIUM AT THE RATE OF 1.5 POUNDS PER 1,000 SQ. FT. WORK IN LIME AND OTHER NUTRIENTS TO A DEPTH OF A MINIMUM OF 4 INCHES WITH SUITABLE EQUIPMENT. SCATTER AMENDMENTS UNIFORMLY AND WORK INTO THE SOIL DURING SEEDBED PREPARATION.

SEEDING: APPLY AN APPROPRIATE MIXTURE TO THE PREPARED SEEDBED AT A RATE OF 120 LBS/ACRE. (SEED MIXTURE MAY BE VARIED BY THE LOCAL GOVERNMENT TO TAKE ACCOUNT OF LOCAL CONDITIONS).

NAME	PORTIONS BY WEIGHT	% PURITY	GERMINATION
KENTUCKY BLUEGRASS	30%	85	80 DAYS
CREEPING RED FESCUE	40%	98	90 DAYS
PERENNIAL RYE	30%	95	90 DAYS

COVER THE SEED WITH TOPSOIL OR MULCH NO DEEPER THEAN 1/2 INCH. IT IS BETTER TO WORK TOPSOIL INTO THE UPPER SOIL LAYER RATHER THAN SPREAD A LAYER OF IT DIRECTLY ONTO THE TOP OF THE NATIVE SOIL.

"HYDRO-SEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

MAINTENANCE

INSPECT SEEDED AREA FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEED IMMEDIATELY. CONDUCT A FOLLOW-UP SURVEY AFTER ONE YEAR AND REPLACE FAILED PLANTS WHERE NECESSARY.

IF VEGETATIVE COVER IS INADEQUATE TO PREVENT RILL EROSION, OVERSEED AND FERTILIZE IN ACCORDANCE WITH SOIL TEST RESULTS.

IF A STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND FOLLOWING SEEDBED PREPARATION AND SEEDING RECOMMENDATIONS, OMITTING LIME AND FERTILIZER IN THE ABSENCE OF SOIL TEST RESULTS. IF THE SEASON PREVENTS RESOWING, MULCH OR JUTE NETTING IS AN EFFECTIVE TEMPORARY COVER.

MULCHING & MATTING

STRAW - STRAW IS THE MULCH MOST COMMONLY USED IN CONJUNCTION WITH SEEDING. ITS USE IS RECOMMENDED WHERE IMMEDIATE PROTECTION IS DESIRED, AND PREFERABLY WHERE THE NEED FOR PROTECTION WILL BE LESS THAN 3 MONTHS. THE STRAW SHOULD COME FROM WHEAT OR OATS AND MAY BE SPREAD BY HAND OR MACHINE. IF THE STRAW IS NOT CLEAN, WEED GROWTH CAN OCCUR. STRAW CAN BE WINDBLOWN AND MUST BE ANCHORED DOWN. COMMON ANCHORING METHODS ARE:

1. CRIMPING, DISKING, ROLLING OR PUNCHING INTO THE SOIL;
2. COVERING WITH NETTING;
3. SPRAYING WITH A CHEMICAL OR FIBER BINDER (TACKIFIER); AND
4. KEEPING MOIST. NATURAL PRECIPITATION CAN OFTEN PROVIDE SUFFICIENT MOISTURE.

WOOD FIBER - USED IN HYDRO-SEEDING OPERATIONS, APPLIED AS PART OF THE SLURRY. THESE SHORT CELLULOSE FIBERS DO NOT REQUIRE TACKING, ALTHOUGH A TACKING AGENT OR SOIL BINDERS ARE SOMETIMES USED WITH WOOD FIBER. THE LONGER THE FIBER LENGTH, THE BETTER THE WOOD WILL WORK IN EROSION CONTROL. THIS FORM OF MULCH DOES NOT PROVIDE SUFFICIENT PROTECTION TO ERODIBLE SOILS TO BE USED ALONE DURING THE SEVERE HEAT OF SUMMER OR FOR LATE FALL SEEDINGS. WOOD FIBER HYDRO-SEED SLURRIES MAY BE USED TO TACK STRAW MULCH. THIS COMBINATION TREATMENT IS WELL SUITED FOR STEEP SLOPES AND CRITICAL AREAS, AND FOR SEVERE CLIMATE CONDITIONS.
THERE ARE OTHER ORGANIC MATERIALS WHICH MAKE EXCELLENT MULCHES BUT ARE ONLY AVAILABLE LOCALLY OR SEASONALLY. CREATIVE USE OF THESE MATERIALS CAN REDUCE COSTS.

SITE PREPARATION - SAME AS TEMPORARY SEEDING

MULCH MATERIALS, APPLICATION RATES AND SEPECIFICATIONS - SEE TABLE II-5.2 BELOW

MAINTENANCE
MULCHED AREAS SHOULD BE CHECKED PERIODICALLY, ESPECIALLY FOLLOWING SEVERE STORMS, WHEN DAMAGED AREAS OF MULCH OR TIE-DOWN MATERIAL SHOULD BE REPAIRED.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

TABLE II-5.2 GUIDE TO MULCH MATERIALS, RATES AND USES

MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES /1000 FT	APPLICATION RATES /ACRE	DEPTH OF APPLICATION	REMARKS
HAY OR STRAW	AIR-DRIED, FREE FROM UNWANTED SEEDS & COARSE MATERIAL	75-100 LBS OR 2-3 BALES	1½- 2½ TONS OR 90-120 BALES	MIN 2 INCHES	USE WHERE THE MULCHING EFFECT IS TO BE MAINTAINED FOR >3 MONTHS. IS SUBJECT TO WIND BLOWING UNLESS KEPT MOIST OR TACKED DOWN. MOST COMMON & WIDELY USED MULCHING MATERIAL. CAN BE USED IN CRITICAL EROSION AREAS.
WOOD FIBER CELLULOSE (PARTIALLY DIGESTED WOOD FIBERS)	DYED GREEN SHOULD NOT CONTAIN GROWTH INHIBITING FACTORS	25-30 LBS	1000-1500 LBS		IF USED ON CRITICAL AREAS, DOUBLE THE NORMAL APPLICATION RATE. APPLY W/ HYDROMULCHER. NO TIE-DOWN REQUIRED. PACKAGED IN 100 LB BAGS.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

ANDREW C. RAMES — STATE OF WASHINGTON — 31257 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 6/17/01

FOR:
DAVE O'CONNOR
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EVERETT, WA 98201
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425-353-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2940 COLBY AVENUE, EVERETT, WA 98201 (425) 252-3090

(AS-BUILT 12/07/00) KENT RIDGE PLAT

GRADING & EROSION CONTROL PLAN

JOB NO.:	1141
DATE:	APRIL 1, 1999
DRAWN BY:	ALK
CHECKED BY:	ACR
REVISIONS:	07.19.99, 09.16.99, 10.28.99

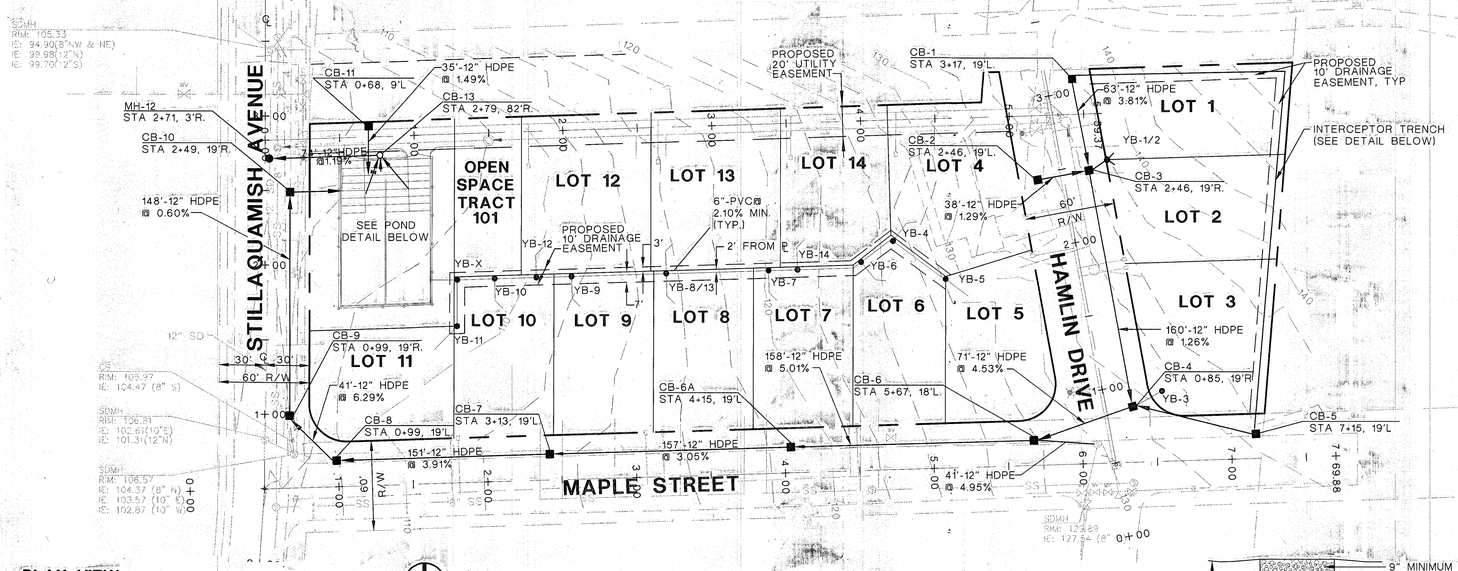
FILE: 1141\CONSTRUCTION\1141SHT2.DWG XREF: 1141BASE.DWG

NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.

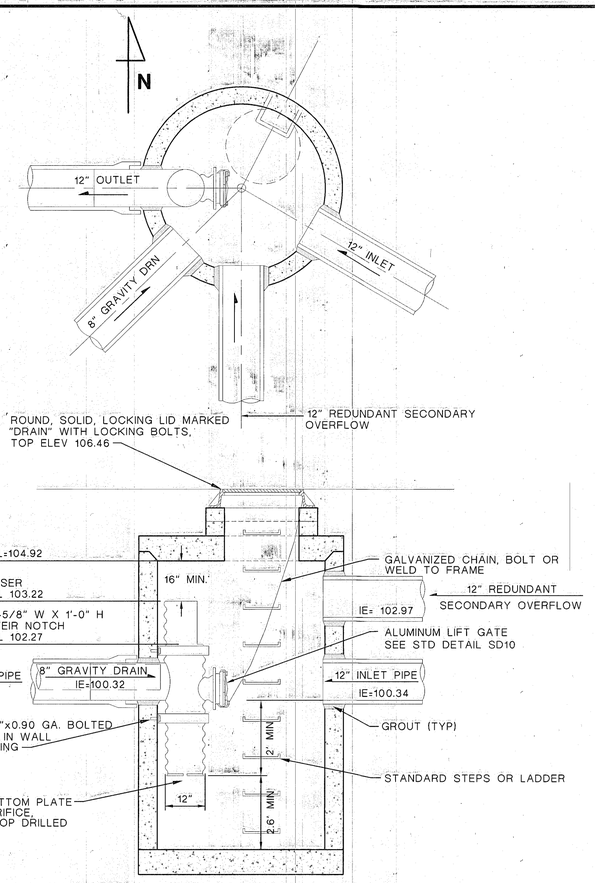
SCALE: 1" = 50'
0 25 50

YARD BASIN TABLE			AS-BUILT YARD BASIN TABLE		
Y.B. NO.	GRATE EL.	INV. ELEV.	Y.B. NO.	GRATE EL.	INV. ELEV.
YB-1/2	GE=136.0	IE=134.0	YB-1/2	GE=134.7	IE=132.1
YB-4	GE=125.0	IE=123.0	YB-3	GE=131.2	IE=128.6
YB-5	GE=128.0	IE=126.0	YB-4	GE=130.4	IE=127.8
YB-6	GE=123.0	IE=121.0	YB-5	GE=126.6	IE=124.2
YB-7	GE=120.0	IE=118.0	YB-6	GE=123.4	IE=120.8
YB-8/13	GE=115.0	IE=113.0	YB-7	GE=119.6	IE=117.0
YB-9	GE=111.0	IE=109.0	YB-8/13	GE=115.0	IE=112.4
YB-10	GE=109.0	IE=107.0	YB-9	GE=110.7	IE=108.1
YB-11	GE=109.0	IE=107.0	YB-10	GE=108.8	IE=106.2
YB-12	GE=110.0	IE=108.0	YB-11	GE=109.5	IE=105.5
YB-14	GE=121.0	IE=119.0	YB-12	GE=110.0	IE=107.4
YB-X	GE=108.0	IE=103.25	YB-14	GE=121.2	IE=118.6
			YB-X	GE=108.2	IE=103.2

INSTALL SS WYE

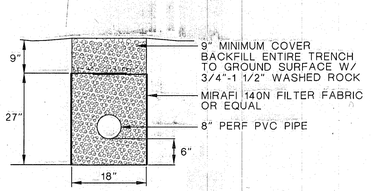


PLAN VIEW
1" = 50'

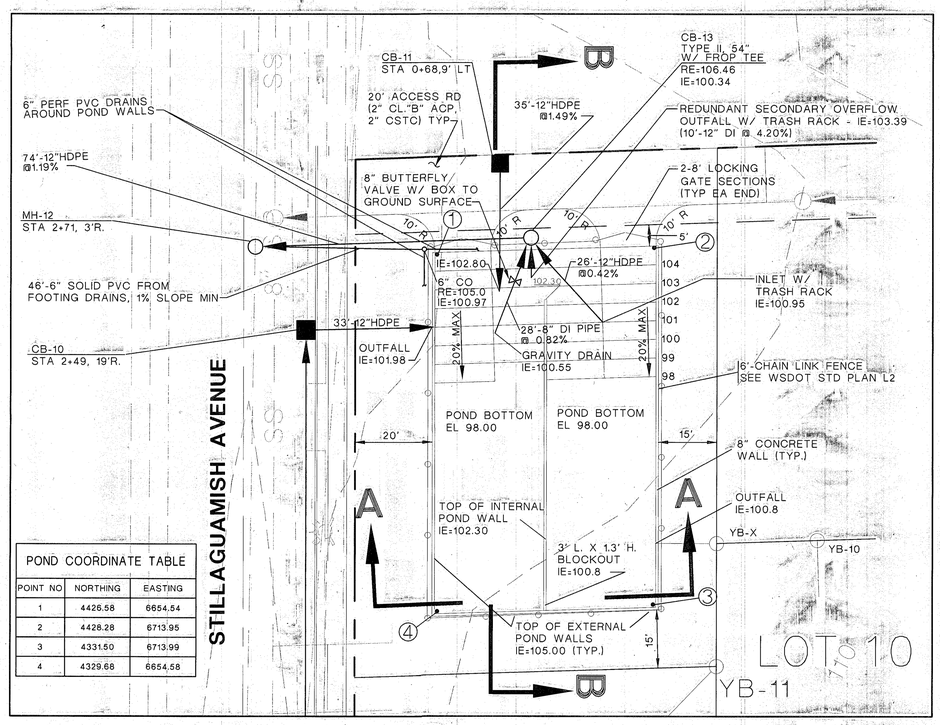


FLOW RESTRICTOR/OIL-POLLUTION CONTROL MANHOLE DETAIL, 54" DIA
NTS

(SEE CITY OF ARLINGTON STD PLANS SD9, SD10 & SD11 FOR ADDITIONAL INFORMATION)

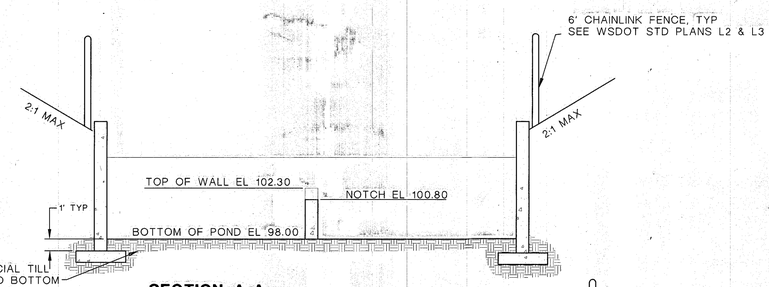


INTERCEPTOR TRENCH DETAIL
NTS

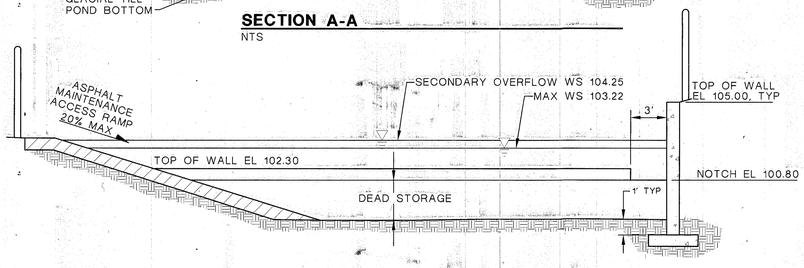


POND COORDINATE TABLE		
POINT NO	NORTHING	EASTING
1	4426.58	6654.54
2	4426.28	6713.95
3	4331.50	6713.99
4	4329.68	6654.58

DETENTION DETAIL
1" = 20'



SECTION A-A
NTS



SECTION B-B
NTS

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

ANDREW C. ROBINSON STATE OF WASHINGTON 10257 REGISTERED PROFESSIONAL ENGINEER 12-6-00
EXPIRES 6/17/01

FOR:
DAVE O'CONNOR
1415 84TH ST. SE
EVERETT, WA 98201
425-435-5197
425-353-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2940 COLBY AVENUE, EVERETT, WA 98201 (425) 252-3090

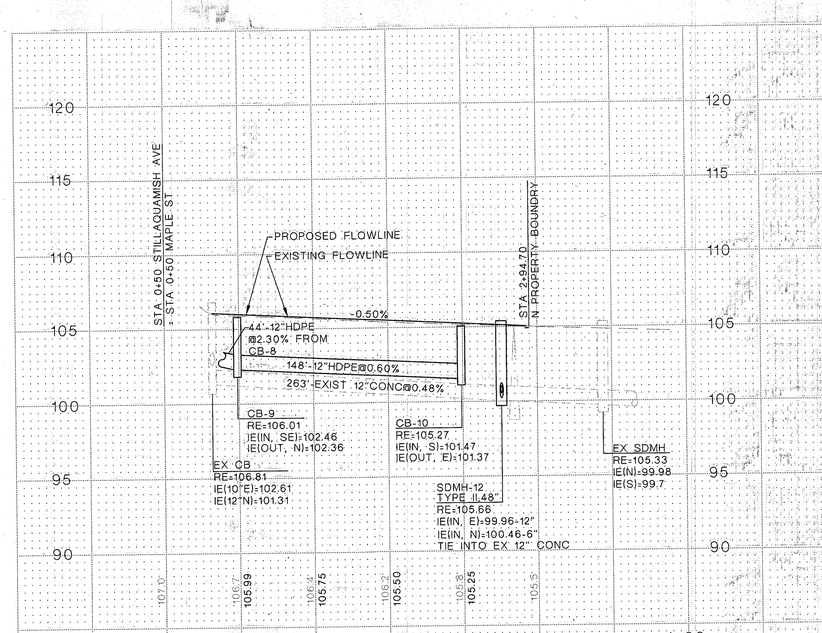
(AS-BUILT 12/07/00) KENT RIDGE PLAT
STORM DRAINAGE PLAN & DETAILS

JOB NO.:	1141
DATE:	APRIL 1, 1999
DRAWN BY:	ALK
CHECKED BY:	ACR
REVISIONS:	07.19.99, 09.16.99, 10.28.99

SHEET 3 OF 8

FILE: 1141\CONSTRUCTION\1141SHT3.DWG XREF: 1141BASE.DWG

NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.

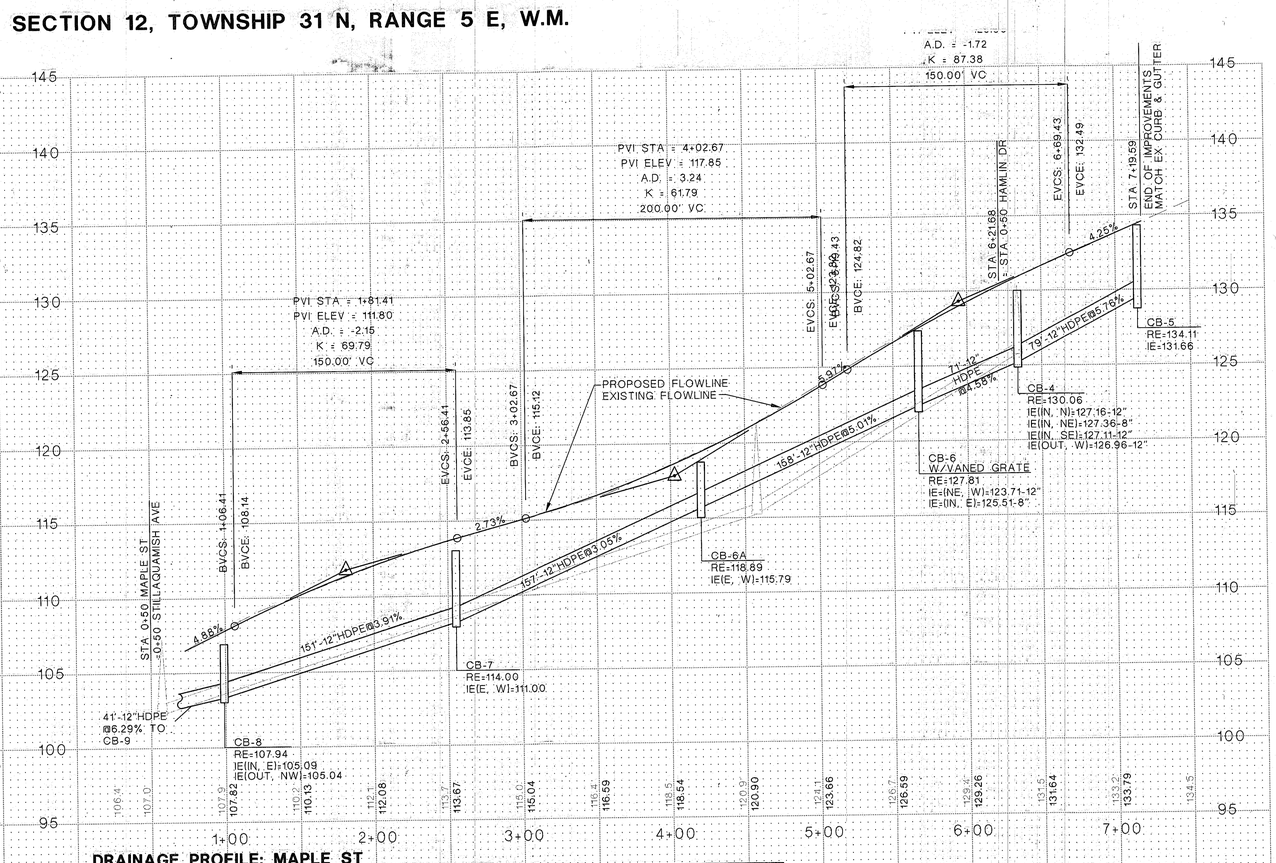


DRAINAGE PROFILE: STILLAQUAMISH AVE

SCALE: 1" = 50'H, 5'V

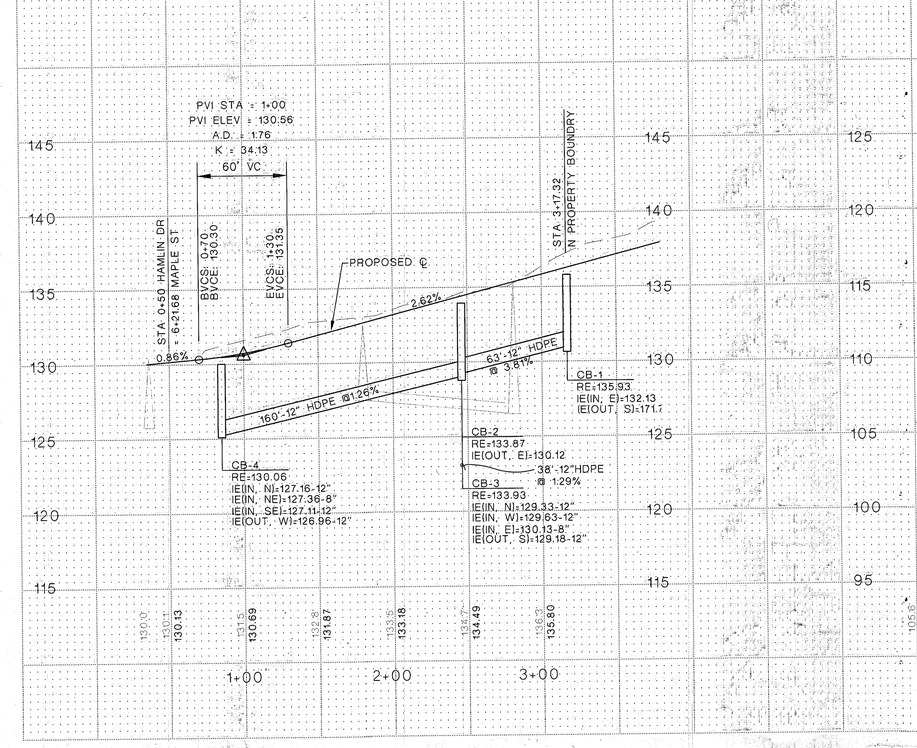
NOTE:

USE CONTROLLED DENSITY FILL (CDF) TO BACKFILL UTILITY TRENCHED IN VICINITY OF MH-12



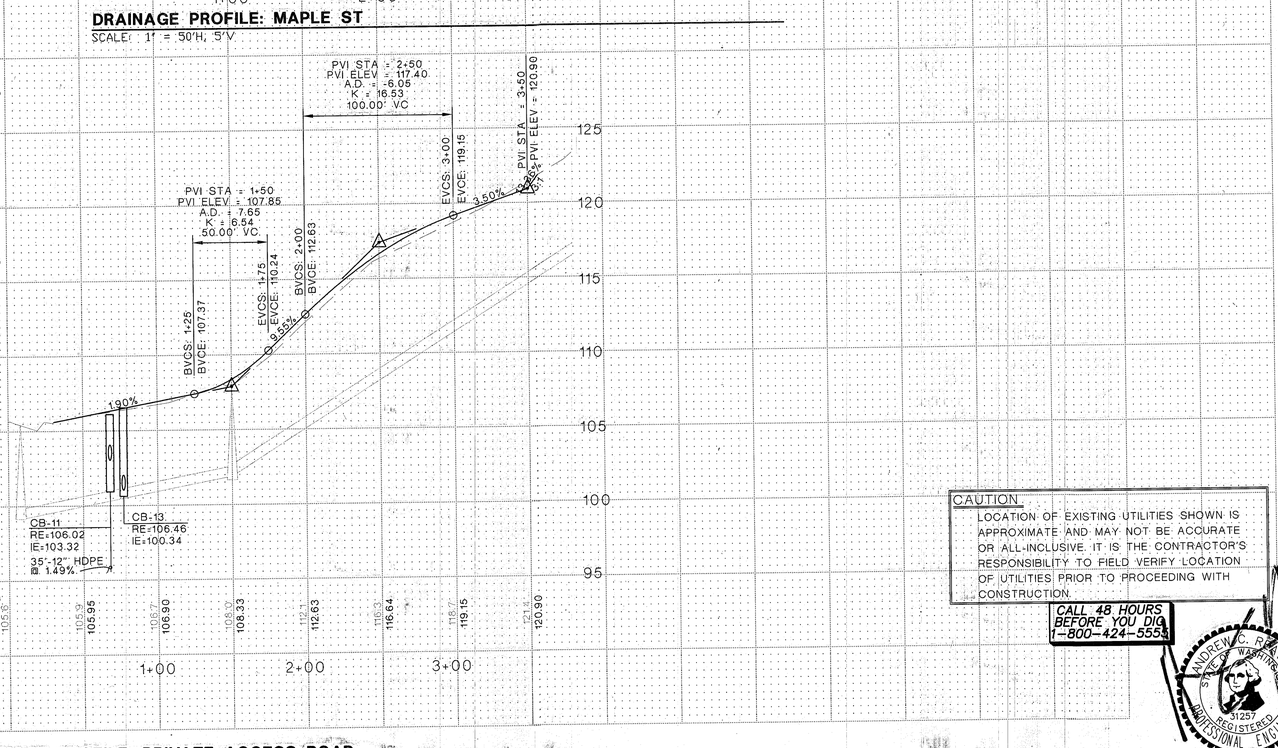
DRAINAGE PROFILE: MAPLE ST

SCALE: 1" = 50'H, 5'V



DRAINAGE PROFILE: HAMLIN DR

SCALE: 1" = 50'H, 5'V



DRAINAGE PROFILE: PRIVATE ACCESS ROAD

SCALE: 1" = 50'H, 5'V

CAUTION

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

ANDREW C. RAVEY STATE OF WASHINGTON 31251 REGISTERED PROFESSIONAL ENGINEER

EXPIRES 6/17/01

FOR:

DAVE O'CONNOR
1415 84TH ST. SE
EVERETT, WA 98201
425-435-5197
425-353-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2940 COLBY AVENUE, EVERETT, WA 98201 (425) 252-3090

(AS-BUILT 12/07/00) KENT RIDGE PLAT

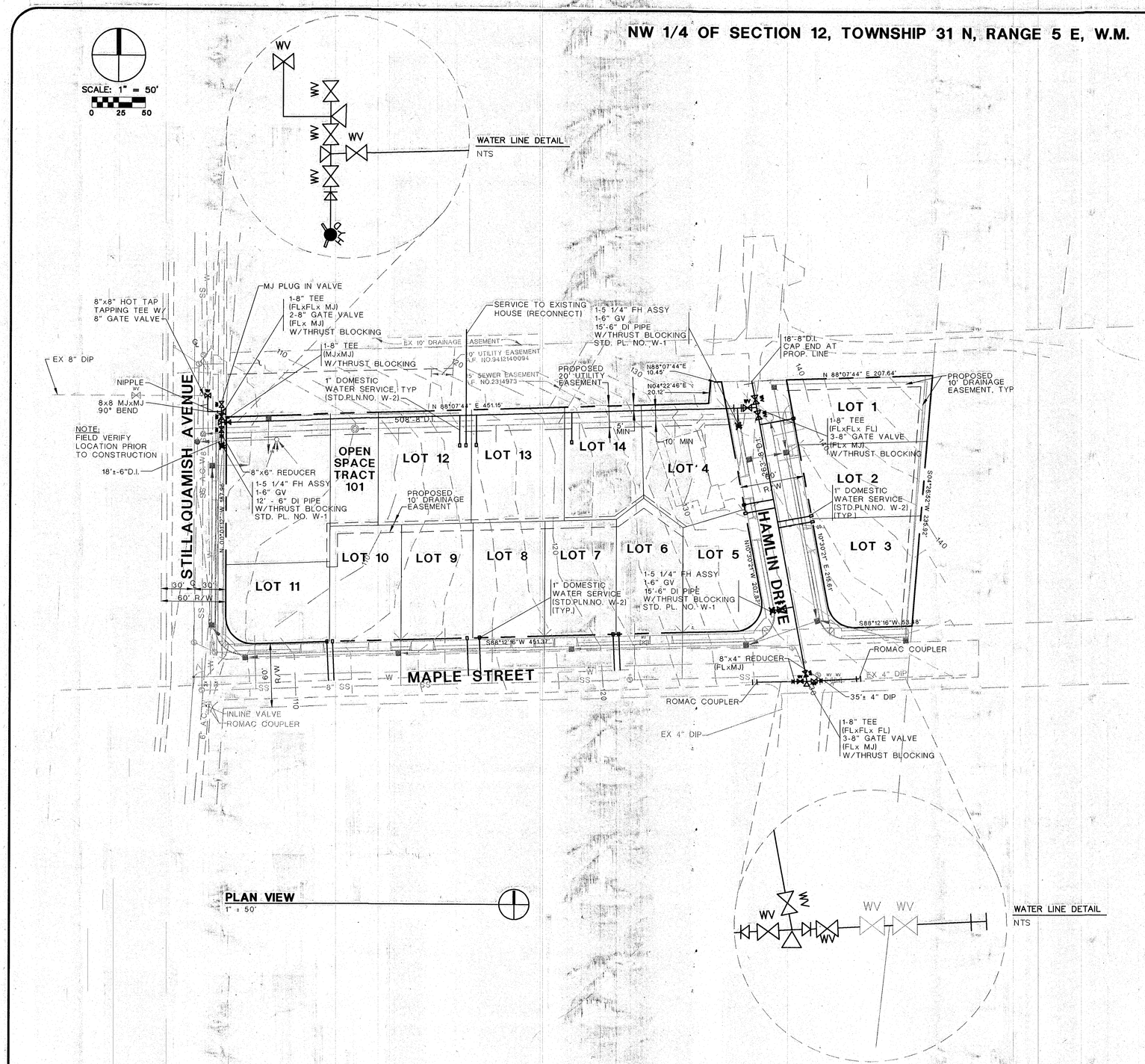
STORM DRAINAGE PROFILES

JOB NO.:	1141
DATE:	APRIL 1, 1999
DRAWN BY:	ALK
CHECKED BY:	ACR
REVISIONS:	07.19.99, 09.16.99, 10.28.99

SHEET 4 OF 8

FILE: 1141\CONSTRUCTION\1141SHT4.DWG XREF: 1141BASE.DWG

NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.



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EXPIRES 6/17/01

FOR:
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EVERETT, WA 98201
425-435-5197
425-353-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2940 COLBY AVENUE, EVERETT, WA 98201 (425) 252-3090

(AS-BUILT 11/07/00) KENT RIDGE PLAT

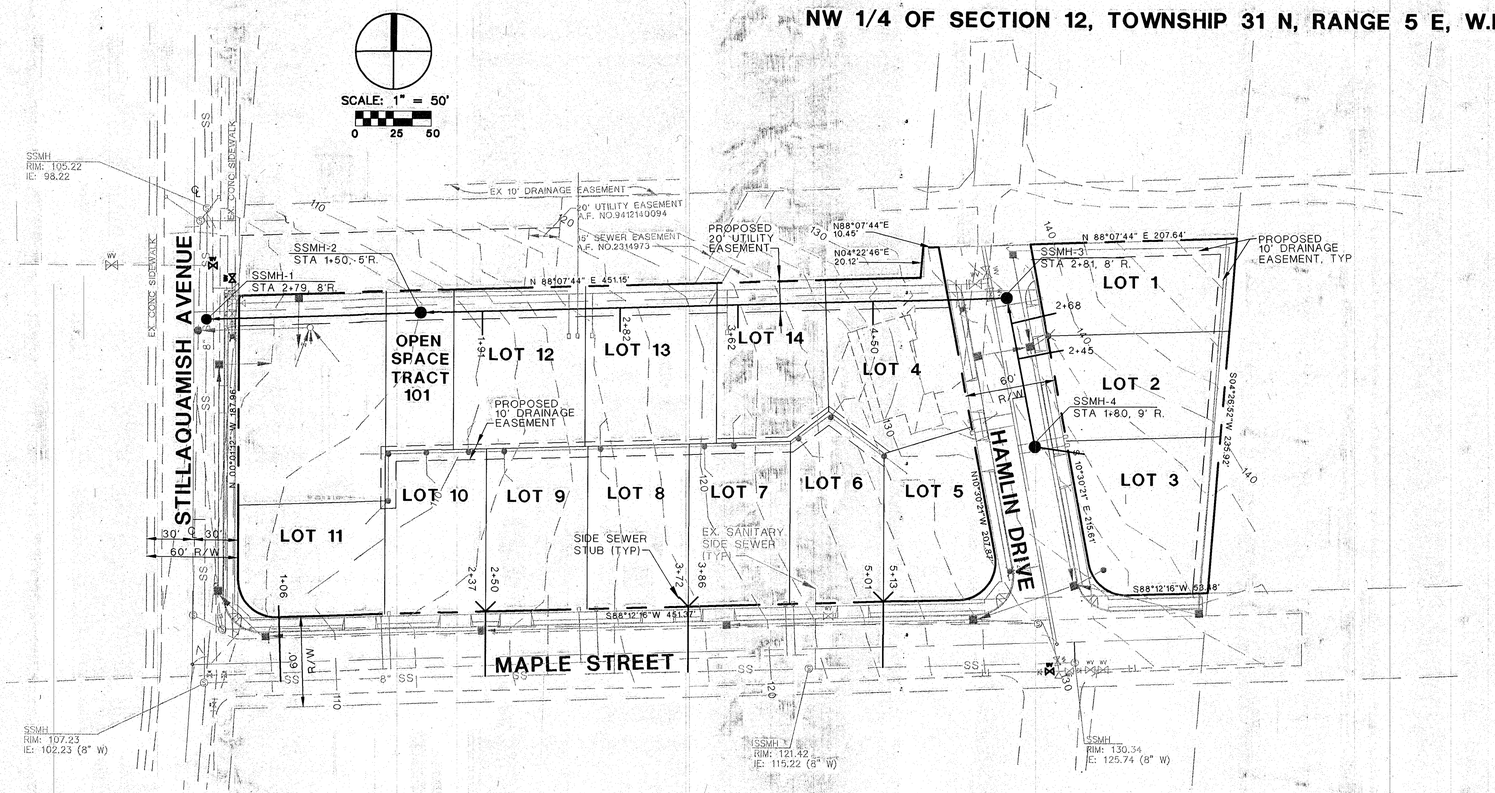
WATER PLAN

JOB NO.:	1141
DATE:	APRIL 1, 1999
DRAWN BY:	ALK
CHECKED BY:	ACR
REVISIONS:	07.19.99, 09.16.99, 10.28.99

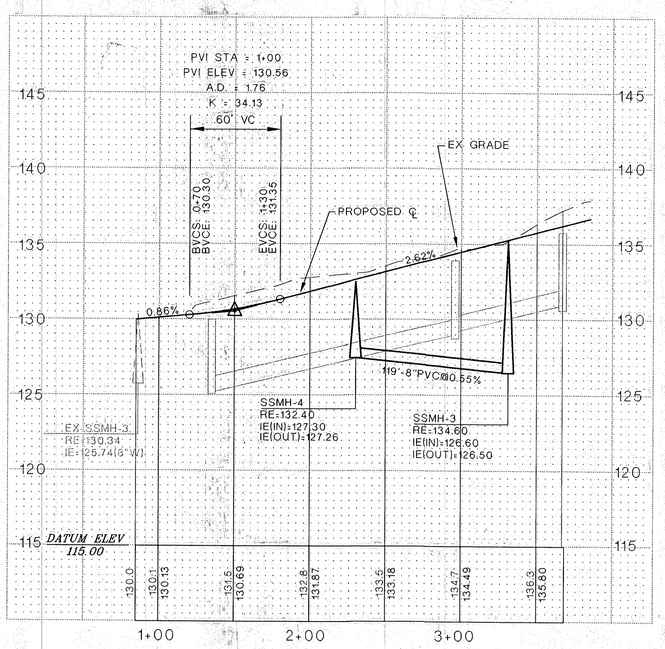
SHEET 5 OF 8

FILE: 1141\CONSTRUCTION\1141SHT5.DWG XREF: 1141BASE.DWG

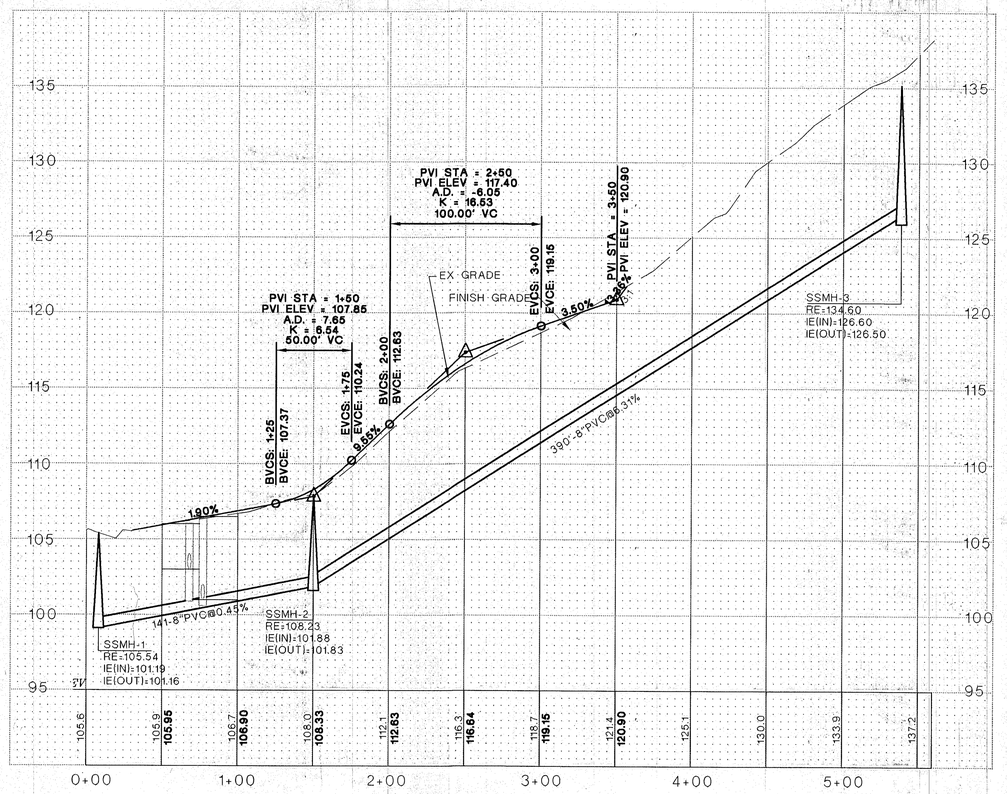
NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.



PLAN VIEW
1" = 50'



SEWER PROFILE: HAMLIN DR
SCALE: 1" = 50'H, 5'V



SEWER PROFILE: PRIVATE ACCESS RD
SCALE: 1" = 50'H, 5'V

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FOR:
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EVERETT, WA 98201
425-435-5197
425-283-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting

(AS-BUILT 11/07/00) KENT RIDGE PLAT

SEWER PLAN AND PROFILES

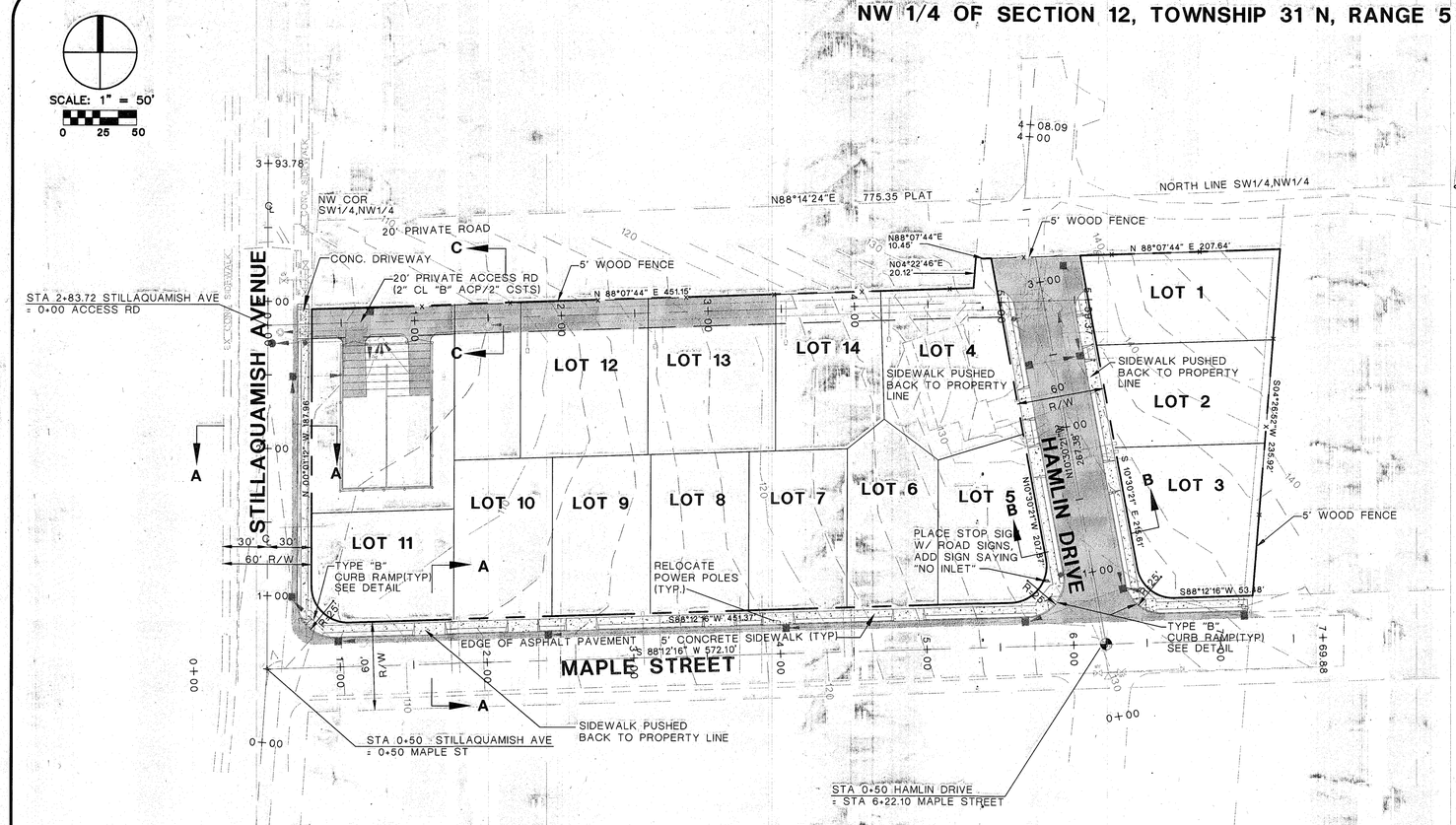
JOB NO.:	1141
DATE:	APRIL 1, 1999
DRAWN BY:	ALK
CHECKED BY:	ACR
REVISIONS:	07.19.99, 09.16.99, 10.28.99

STATE OF WASHINGTON ANDREW C. REYNOLDS 21257 REGISTERED PROFESSIONAL ENGINEER 11-01
EXPIRES 6/17/01

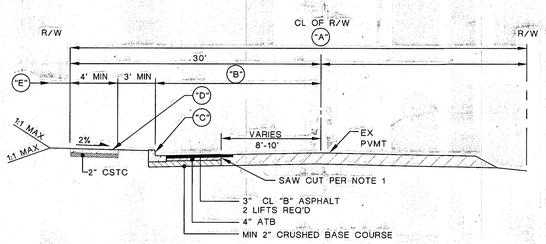
SHEET 6 OF 8

NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.

SCALE: 1" = 50'
0 25 50



PLAN VIEW
1" = 50'



STANDARD ROADWAY SECTION

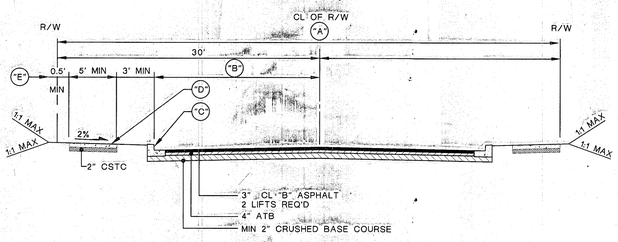
- "A" RIGHT OF WAY REQUIREMENTS-60'
- "B" PAVEMENT WIDTH-20'
- "C" CONCRETE CURB & GUTTER TYPE A-1 SEE ARLINGTON STD PLAN R4
- "D" CEMENT CONCRETE SIDEWALK SEE STD DWG R6
- "E" CONSTRUCTION EASEMENT REQUIRED

NOTES

1) IN WIDENING AREAS, THE EXISTING PAVEMENT EDGE SHALL BE SAW-CUT TO LEAVE A JOIN POINT. ANY TRAFFIC STRIPING REMOVED OR DAMAGED DURING WIDENING WORK SHALL BE REPLACED IN KIND OR AS DIRECTED BY THE CITY ENGINEER.
2) COMPACTION TESTS ON SUBGRADE AND SURFACING SHALL BE REQUIRED. THE NUMBER OF TESTS SHALL BE AT THE DISCRETION OF THE CITY INSPECTOR. ALL TESTING SHALL BE THROUGH A LICENSED TESTING LABORATORY. THE MINIMUM COMPACTION SHALL BE 96% OF MAXIMUM DENSITY ON BOTH SUBGRADE AND SURFACING.
3) ADJUSTMENT OF CATCH BASIN LIDS OR GRATES, MONUMENT CASES, VALVE BOXES ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (RAISED OR CUT IN).
4) ROADWAY SECTION MAY BE ADJUSTED WITH THE APPROVAL OF THE CITY ENGINEER UPON SUBMISSION OF SUBSTANTIATING ENGINEERING DATA (CBR,ETC) TO SUPPORT THE ADJUSTMENT. FOR DESIGN PURPOSES, THE MINIMUM THICKNESS OF CLASS "B" ASPHALT SHALL BE 3" COMPACTED DEPTH. COMPACTION SHALL BE AN AVERAGE OF 92% OF DRY DENSITY, WSDOT TEST METHOD 705.

TYPICAL ROADWAY SECTION A-A LOCAL ACCESS STREETS
SEE ARLINGTON STD PLAN R 1

NOT TO SCALE



STANDARD ROADWAY SECTION

- "A" RIGHT OF WAY REQUIREMENTS-60'
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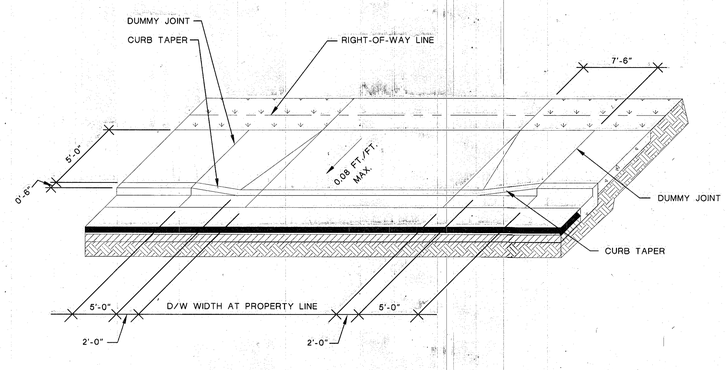
TYPICAL ROADWAY SECTION B-B LOCAL ACCESS STREETS
SEE ARLINGTON STD PLAN R 1

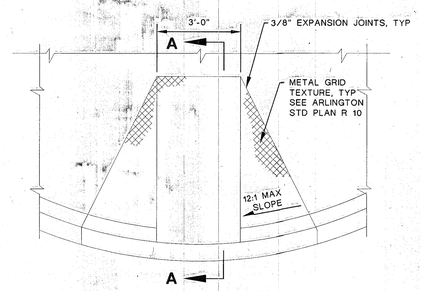
NOT TO SCALE

BOLLARD DETAIL
NOT TO SCALE

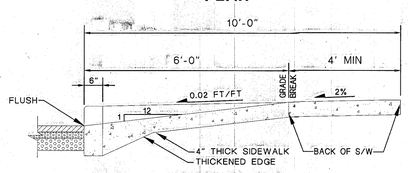


TYP DRIVEWAY DETAIL
SEE ARLINGTON STD PLAN R7

NOT TO SCALE



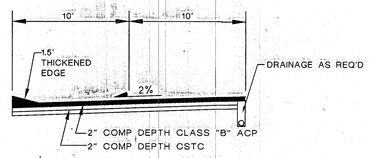
PLAN



SECTION A-A

TYPE "B" RAMP
SEE ARLINGTON STD PLAN R 10

NTS



SECTION C-C - ACCESS ROAD
NOT TO SCALE

NOTE:

THE EXISTING CONDITION OF MAPLE ST HAS BEEN DOCUMENTED AND ANY DAMAGE TO IT WILL REQUIRE REPAIR TO CURRENT STANDARDS. THE APPLICANT MAY ELECT TO PROVIDE A TWO INCH OVERLAY TO PREVENT DEGRADATION TO CURRENT CONDITIONS.

ANY CURB CUTS OR OTHER WORK TO STILLAQUAMISH AVE WILL REQUIRE THE RECONSTRUCTION OF AFFECTED PORTIONS OF THE STREET TO CURRENT STANDARDS.

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

ANDREW C. RAMES STATE OF WASHINGTON 31257 REGISTERED PROFESSIONAL ENGINEER 12-8-00
EXPIRES 6/17/01

FOR:
DAVE O'CONNOR
1415 84TH ST. SE
EVERETT, WA 98201
425-435-5197
425-353-7700

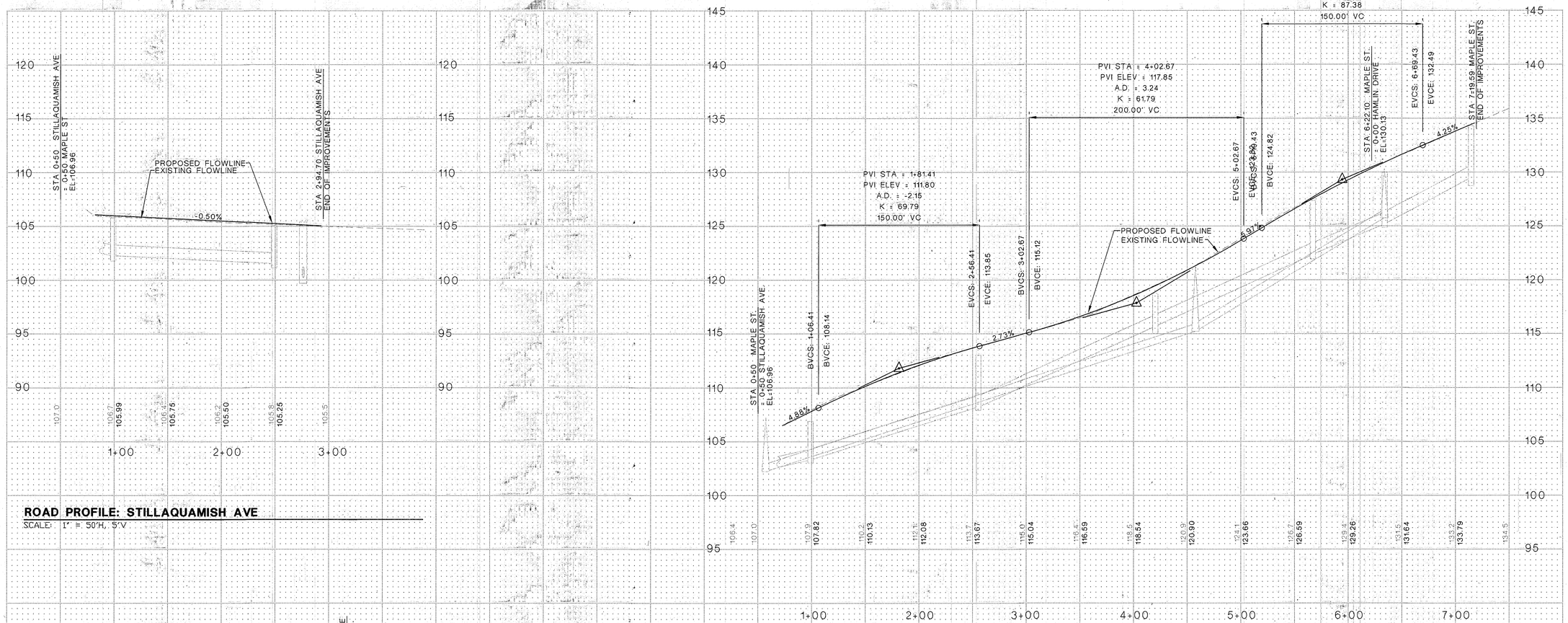
COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2930 COLBY AVENUE, EVERETT, WA. 98201 (425) 252-3090

(AS-BUILT 12/07/00) KENT RIDGE PLAT
ROAD PLAN

JOB NO.: 1141
DATE: APRIL 1, 1999
DRAWN BY: ALK
CHECKED BY: ACR
REVISIONS: 07.19.99, 09.16.99, 10.28.99

FILE: 1141\CONSTRUCTION\1141SHT7.DWG XREF: 114IBASE.DWG

NW 1/4 OF SECTION 12, TOWNSHIP 31 N, RANGE 5 E, W.M.

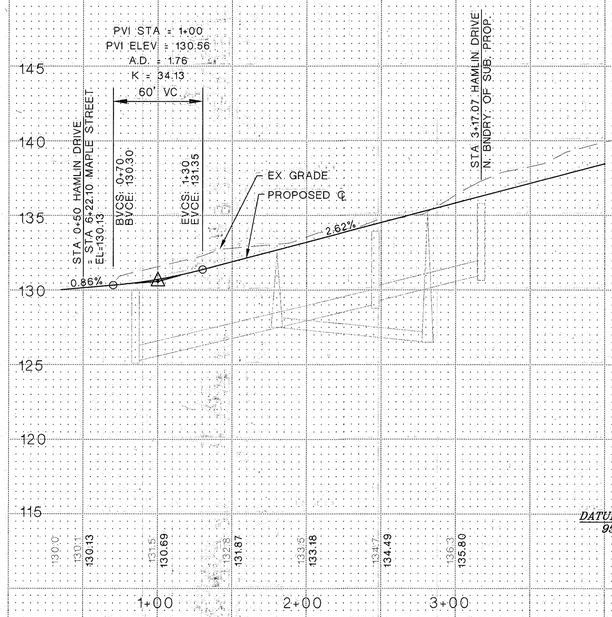


ROAD PROFILE: STILLAQUAMISH AVE

SCALE: 1" = 50'H, 5'V

ROAD PROFILE: MAPLE ST

SCALE: 1" = 50'H, 5'V



ROAD PROFILE: HAMLIN DR

SCALE: 1" = 50'H, 5'V

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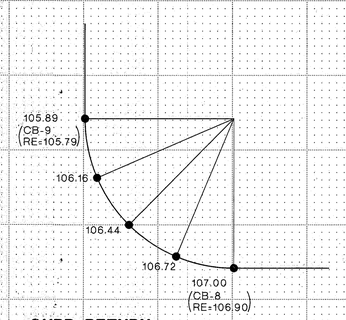
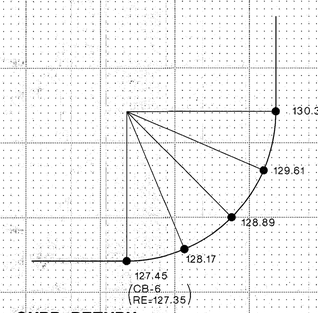


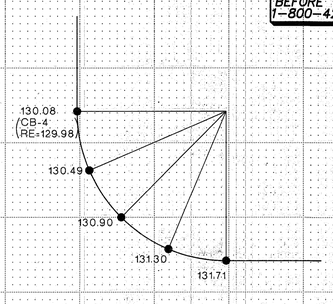
CURB RETURN
NE CORNER STILLAQUAMISH/MAPLE

NTS



CURB RETURN
NW CORNER MAPLE/HAMLIN

NTS



CURB RETURN
SW CORNER MAPLE/HAMLIN

NTS

ANDREW C. RUSSELL
STATE OF WASHINGTON
31257
REGISTERED
PROFESSIONAL ENGINEER
12-8-00

EXPIRES 6/17/01

FOR:

DAVE O'CONNOR
1415 84TH ST. SE
EVERETT, WA 98201
425-435-5197
425-353-7700

COMMUNITY DESIGN, INC.
Civil Engineering • Land Use Consulting
2940 COLBY AVENUE, EVERETT, WA 98201 (425) 252-3090

(AS-BUILT 12/07/00)
KENT RIDGE PLAT

ROAD PROFILES

JOB NO.:	1141
DATE:	APRIL 1, 1999
DRAWN BY:	ALK
CHECKED BY:	ACR
REVISIONS:	JULY 19, 1999 SEPTEMBER 16, 1999

SHEET 8 OF 8

FILE: 1141SHT8.DWG XREF: 1141BASE.DWG