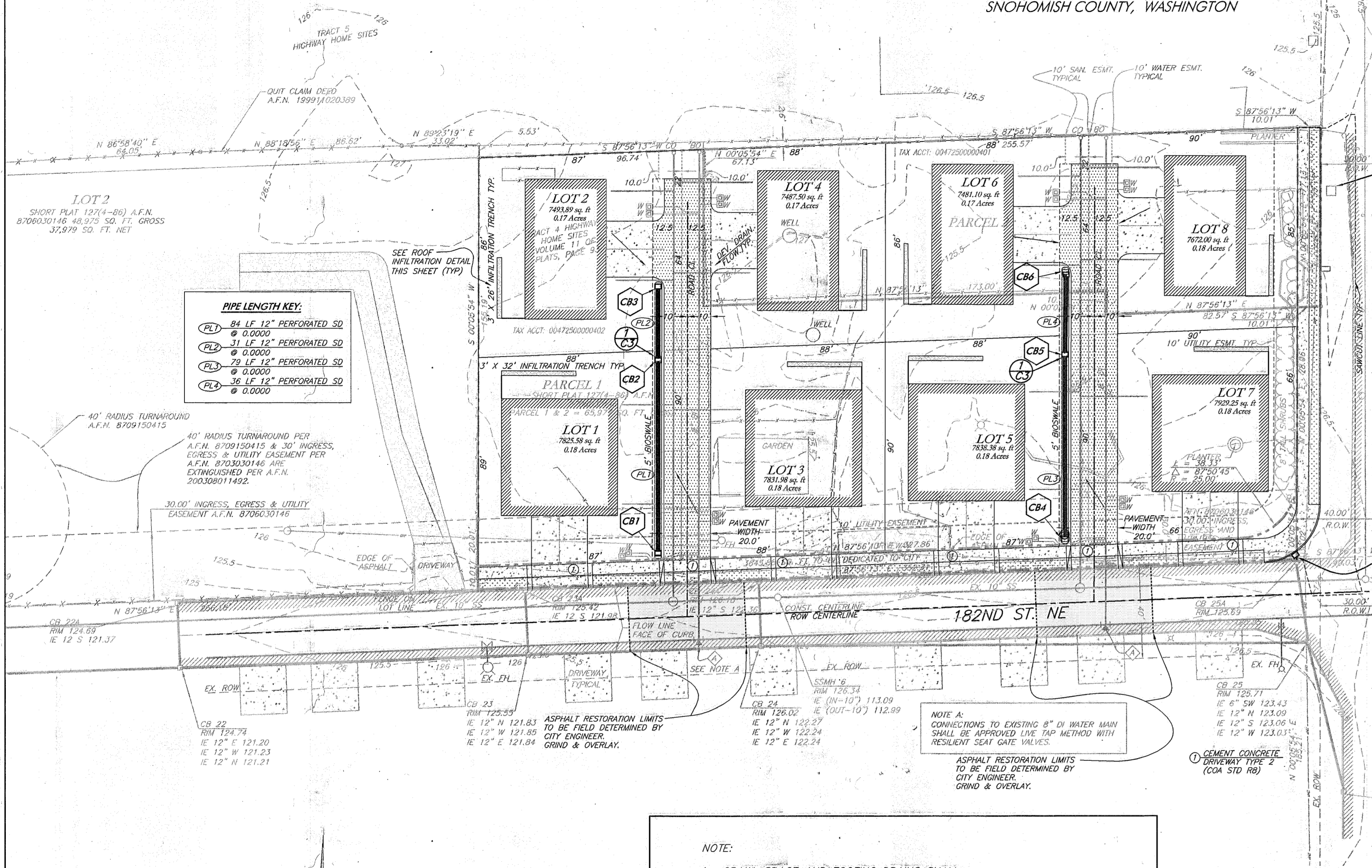
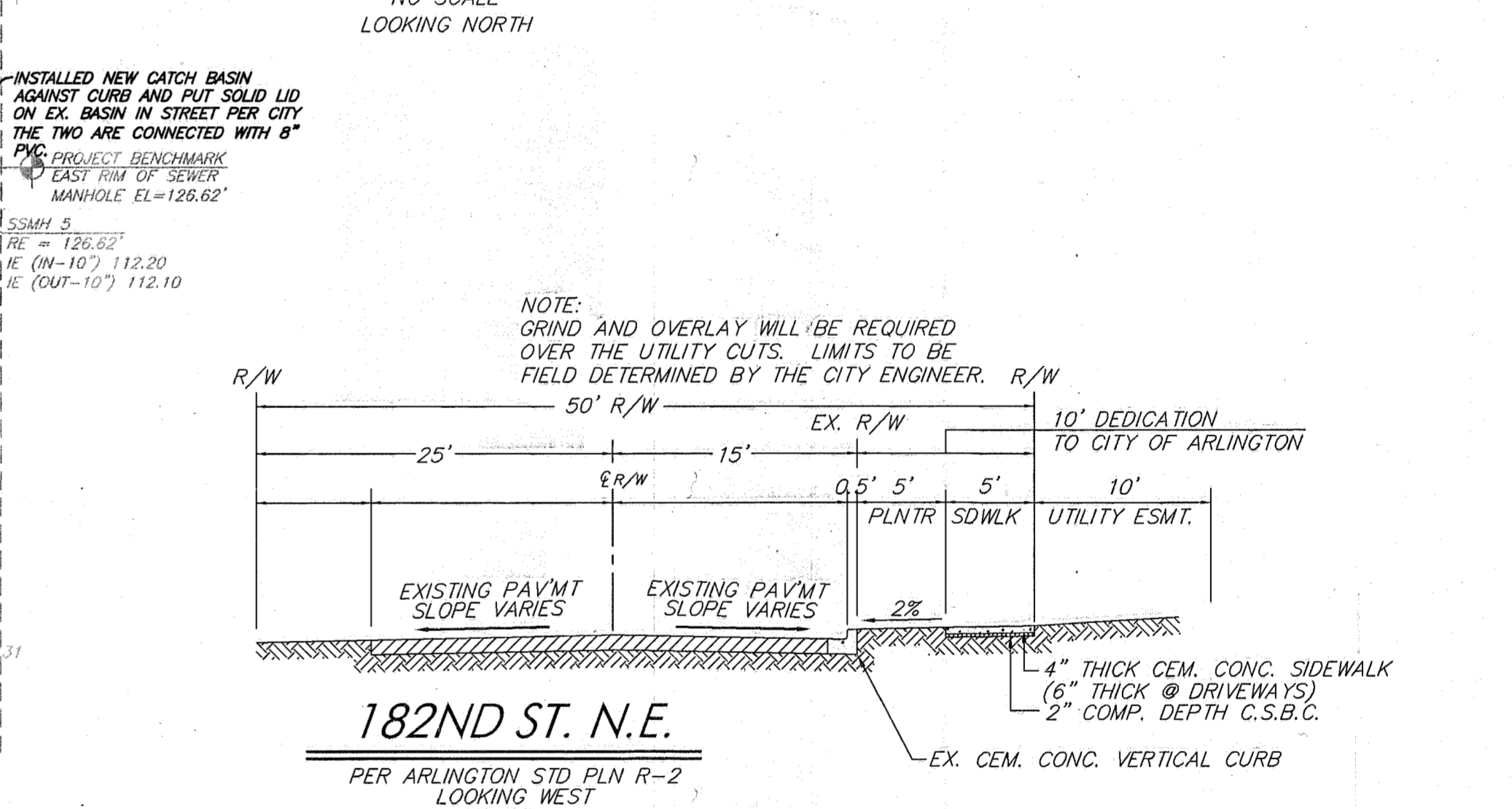
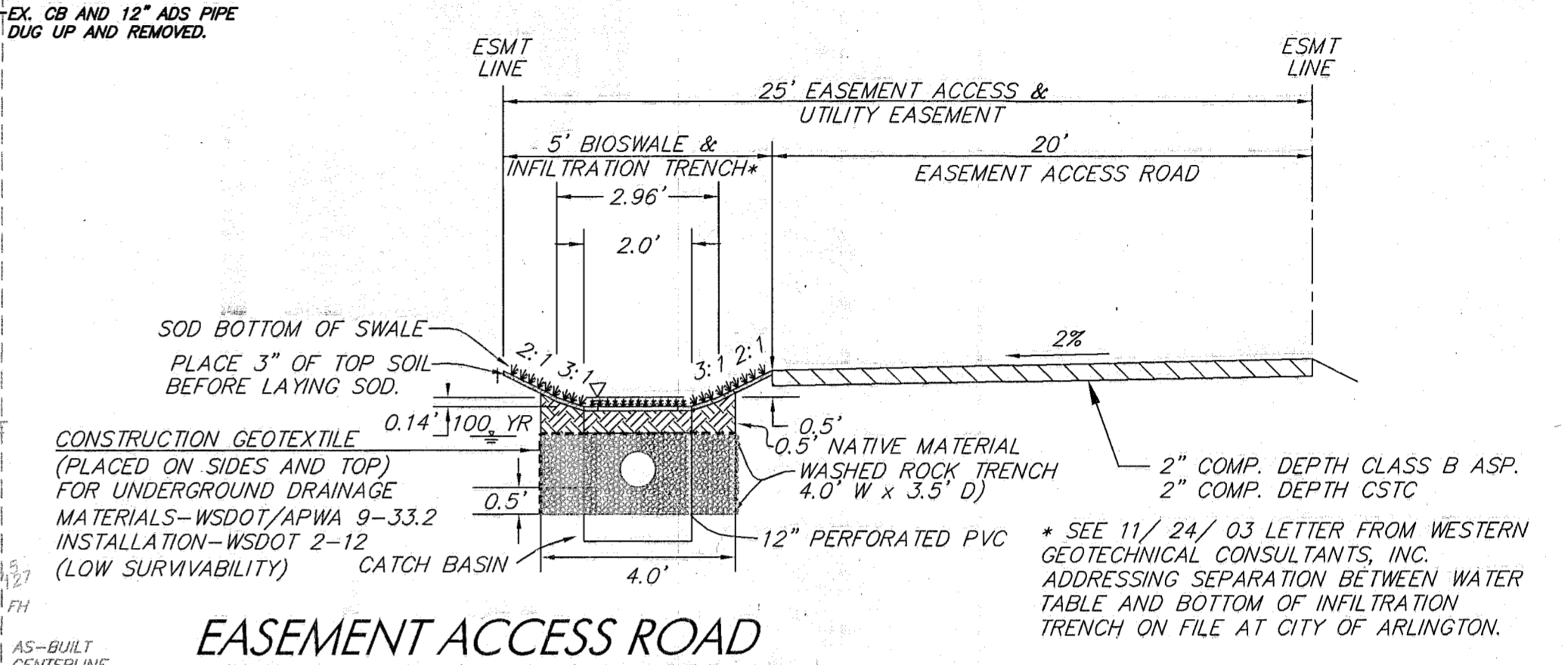


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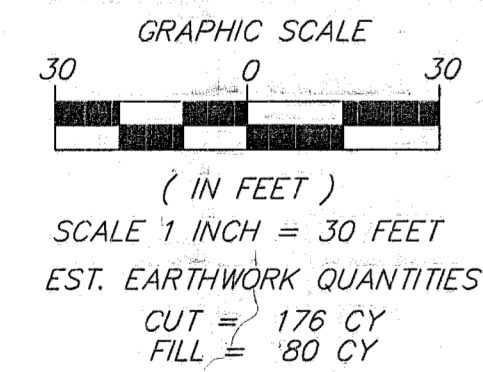
FILE NUMBER: MJ-03-054 SP
SMOKEY POINT TOWNHOMES
18202 & 18208 SMOKEY POINT BLVD.
TAX I.D.: #310511-004-018-00,
004725-000-004-02, 004725-000-004-01
A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4
SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON



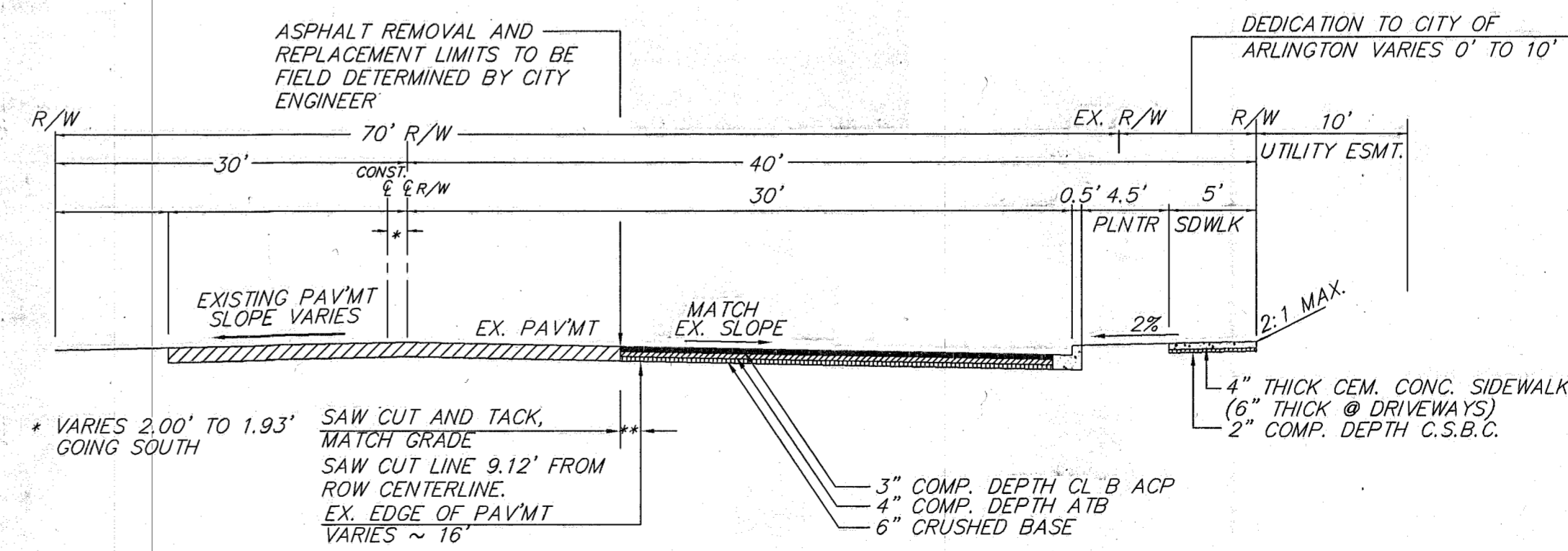
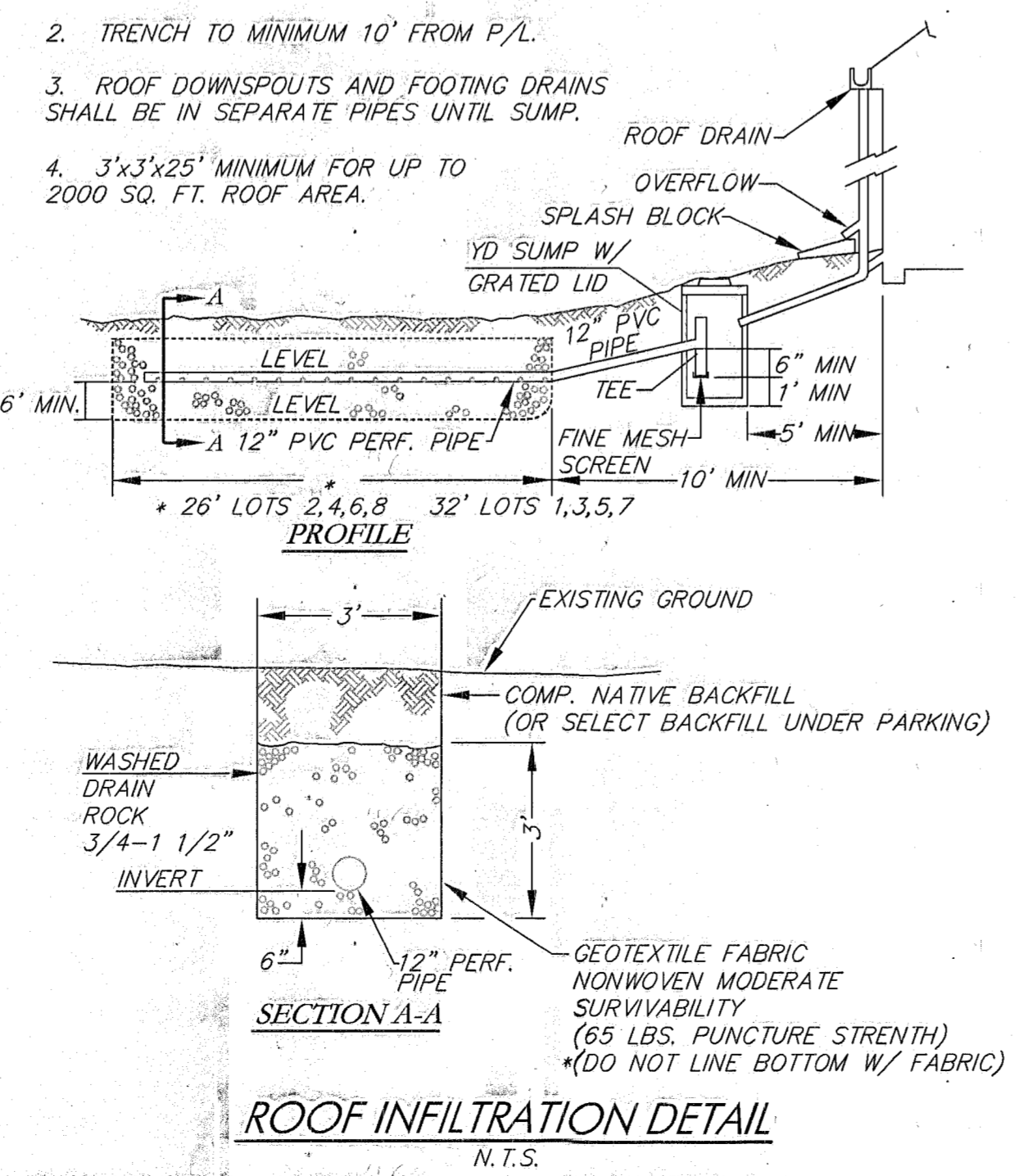
- CB1 CB 1**
TYPE 1, STD GRATE (STD PLN SD2)
"EASEMENT ACCESS DR. WEST" STA 10+27.02, 12.56' LT
RIM +24.77- 125.62 10+27.42, 12.56' LT
12" IE 121.21-12" IE 121.25
- CB2 CB 2**
TYPE 1, STD GRATE (STD PLN SD2)
"EASEMENT ACCESS DR. WEST" STA 11+10.18, 12.56' LT
RIM +24.77- 124.80 11+09.89, 12.54' LT
6" IE 121.77- 121.62 (N) 11+09.89, 12.54' LT
6" IE 121.53 (S)
- CB3 CB 3**
TYPE 1, STD GRATE (STD PLN SD2)
"EASEMENT ACCESS DR. WEST" STA 11+41.57, 12.56' LT
RIM +24.65- 124.97 11+41.60, 12.70' LT
12" IE 121.21-121.32
- CB4 CB 4**
TYPE 1, STD GRATE (STD PLN SD2)
W/ LOCKING GRATE
"EASEMENT ACCESS DR. EAST" STA 10+28.96, 12.56' LT
RIM +25.96- 125.56 10+28.96, 12.64' LT
12" IE 120.74-120.84
- CB5 CB 5**
TYPE 1, STD GRATE (STD PLN SD2)
W/ LOCKING GRATE
"EASEMENT ACCESS DR. EAST" STA 11+05.94, 12.56' LT
RIM +24.21- 124.26 11+06.17, 12.58' LT
6" IE 121.21- 121.23 (N) 11+06.17, 12.58' LT
6" IE 121.27 (S)
- CB6 CB 6**
TYPE 1, STD GRATE (STD PLN SD2)
W/ LOCKING GRATE
"EASEMENT ACCESS DR. EAST" STA 11+40.19, 12.56' LT
RIM +24.47- 124.38 11+40.44, 12.18' LT
12" IE 120.74-120.78



ROAD & STORM DRAINAGE PLAN



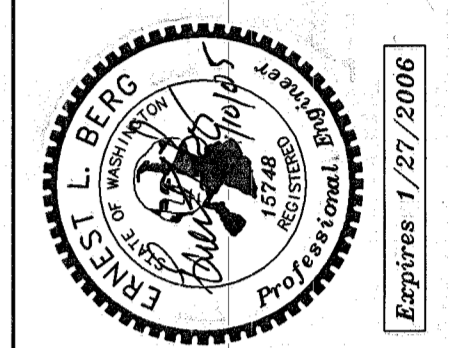
- NOTE:**
- CRAWL SPACE AND FOOTING DRAINS SHALL HAVE POSITIVE SLOPE TO DRYWELL.
 - TRENCH TO MINIMUM 10' FROM P/L.
 - ROOF DOWNSPOUTS AND FOOTING DRAINS SHALL BE IN SEPARATE PIPES UNTIL SUMP.
 - 3'x3'x25" MINIMUM FOR UP TO 2000 SQ. FT. ROOF AREA.



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date	revision/issued	by



ROAD & STORM DRAINAGE PLAN
AND GENERAL INFORMATION
SMOKEY POINT TOWNHOMES
DAVE MADLE
RECORD DRAWING

Berg Engineering
4229.76th ST NE
Marysville, WA 98270
Phone 360-657-4709
FAX 360-657-4779
ebergwa@gte.net

date: 12/8/2004
job no. BE 03017
SHEET NO. C2
OF 9 SHTS.

PFN: MJ-03-054 SP
TAX ACCT #S: 0047250000401
0047250000402

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET.

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: PAUL RICHARD CITY ENGINEER	BY: Dave Madle, PE CITY ENGINEER
DATE: 6/23/04	DATE: 02/18/05

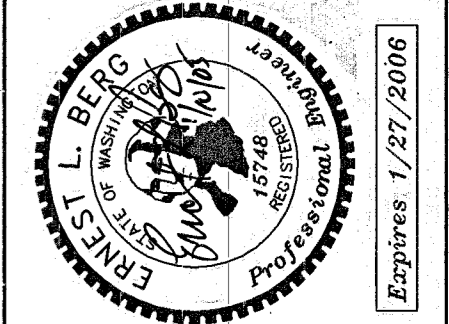
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1-800-553-4344

FILE NUMBER: MJ-03-054 SP
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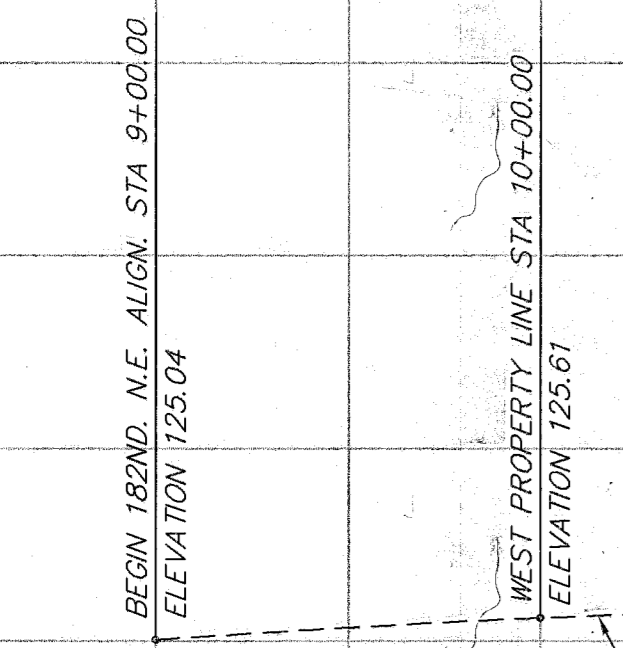


ROAD & STORM DRAINAGE PROFILES
SMOKEY POINT TOWNHOMES
DAVE MADLE
RECORD DRAWING

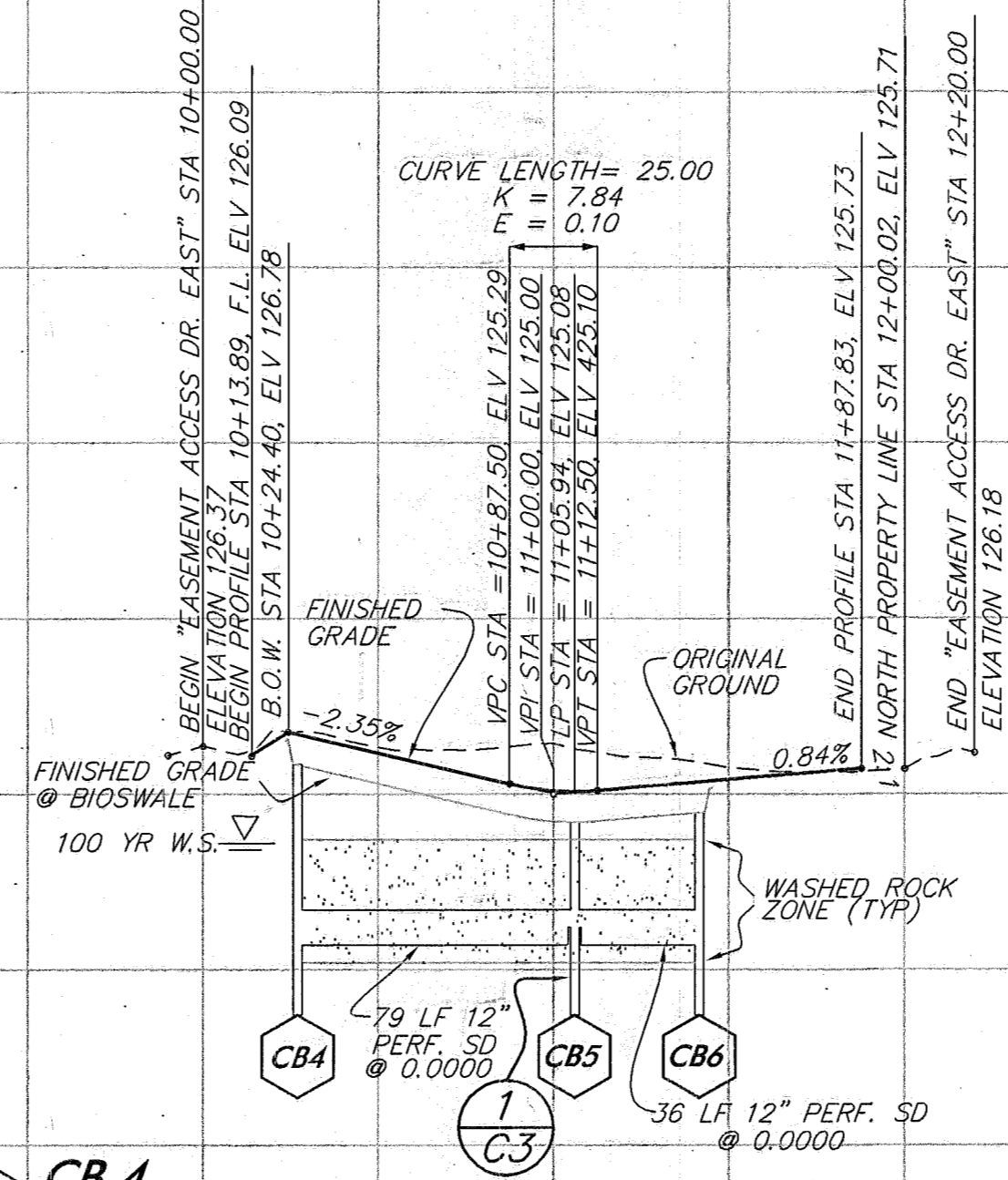
Berg Engineering
4229 76th St NE
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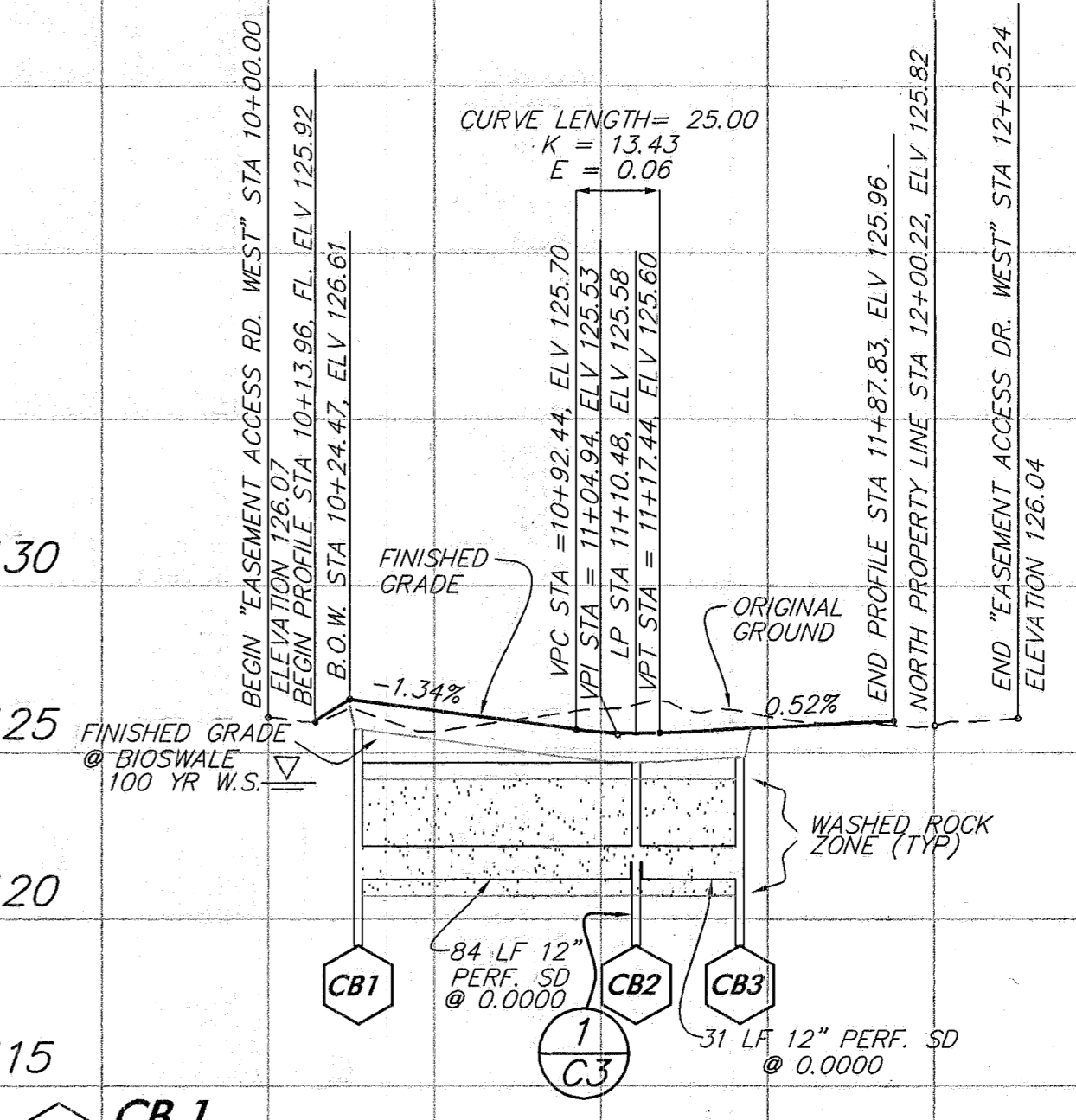
SHEET NO. C3
OF 9 SHTS.



"182ND ST. N.E. ALIGNMENT"



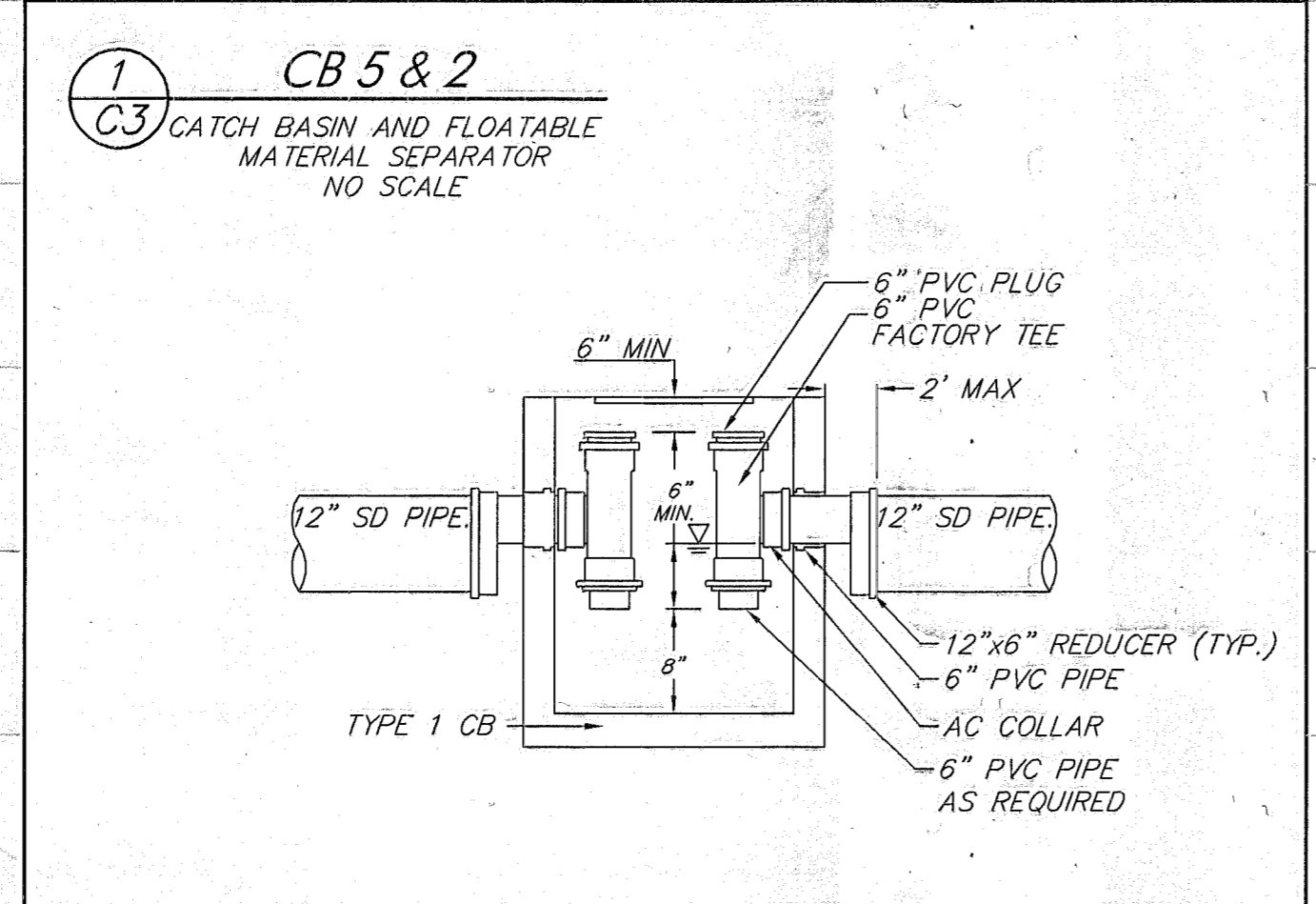
- CB 4**
TYPE 1, STD. GRATE (STD. PLN. SD2)
W/ LOCKING GRATE
"EASEMENT ACCESS DR. EAST" STA 10+28.96, 12.50' LT
RIM +25.80, 125.56
12" IE 120.77, 120.84
- CB 5**
TYPE 1, STD. GRATE (STD. PLN. SD2)
W/ LOCKING GRATE
"EASEMENT ACCESS DR. EAST" STA 11+06.04, 12.56' LT
RIM +24.24, 124.26
6" IE +24.24, 121.23 (N)
6" IE 121.27 (S)
- CB 6**
TYPE 1, STD. GRATE (STD. PLN. SD2)
W/ LOCKING GRATE
"EASEMENT ACCESS DR. EAST" STA 11+40.19, 12.56' LT
RIM +24.47, 124.38
12" IE 120.77, 120.78



- CB 1**
TYPE 1, STD. GRATE (STD. PLN. SD2)
"EASEMENT ACCESS DR. WEST" STA 10+27.02, 12.50' LT
RIM +25.71, 125.62
12" IE 121.21, 121.21
- CB 2**
TYPE 1, STD. GRATE (STD. PLN. SD2)
"EASEMENT ACCESS DR. WEST" STA 11+09.48, 12.50' LT
RIM +24.74, 124.80
6" IE +24.74, 121.62 (N)
6" IE 121.53 (S)
- CB 3**
TYPE 1, STD. GRATE (STD. PLN. SD2)
"EASEMENT ACCESS DR. WEST" STA 11+41.57, 12.50' LT
RIM +24.85, 124.97
12" IE 121.21, 121.32

"EASEMENT ACCESS DR. EAST"
(BASELINE STATIONING)

"EASEMENT ACCESS DR. WEST"
(BASELINE STATIONING)



SCALE: HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

DATUM: N.G.V.D. 1929
N.G.V.D. 29 + 3.70 FEET = N.A.V.D. 1988

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PFN: MJ-03-054 SP
TAX ACCT #S: 00472500000401
00472500000402

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET.

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: PAUL RICHARD CITY ENGINEER	BY: Dave Madle CITY ENGINEER
DATE: 6/22/04	DATE: 02/25/05

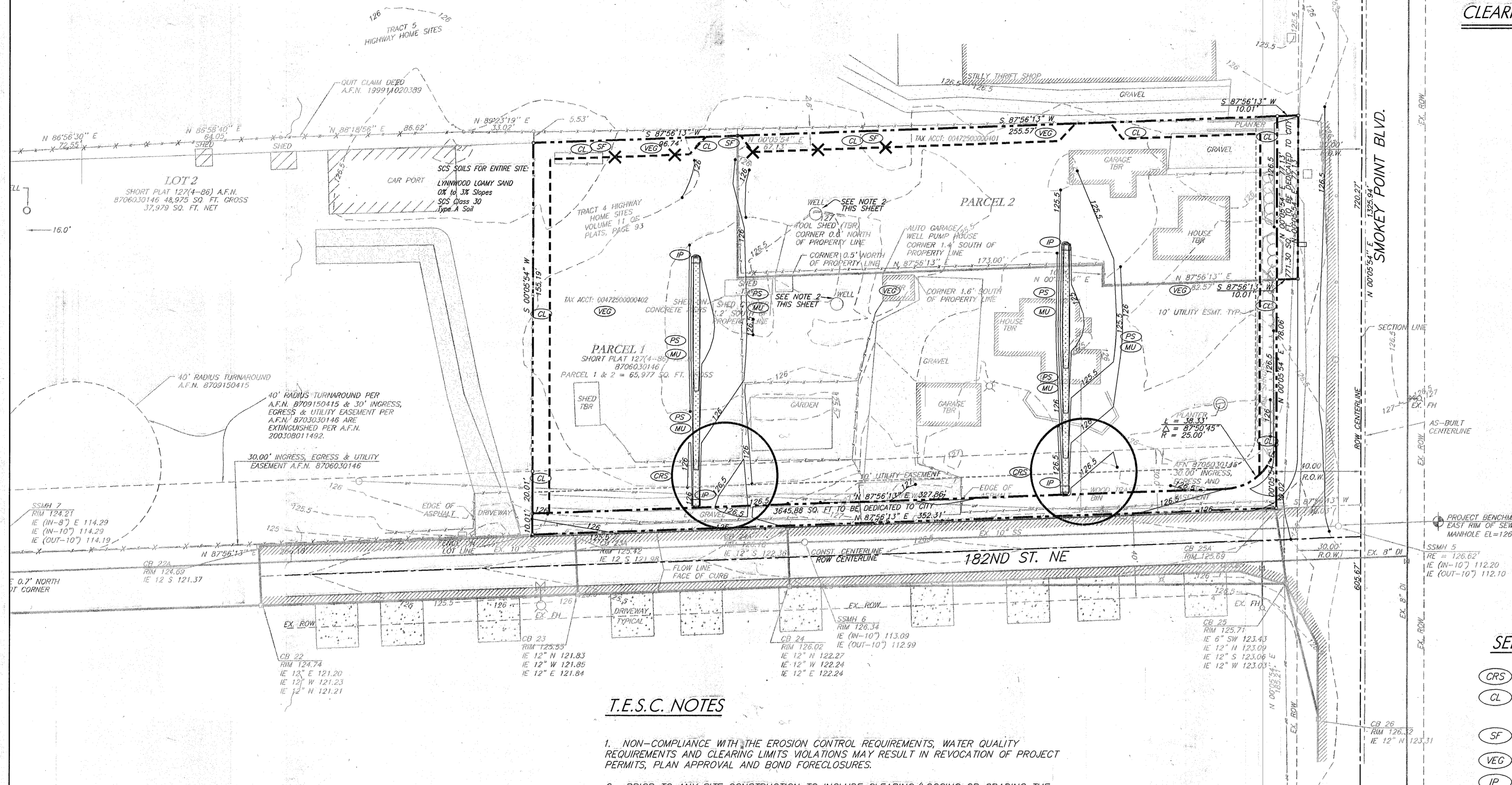
ORIGINAL SIGNATURE ON FILE WITH THE CITY OF ARLINGTON

NOTE 1: EXISTING SEPTIC TANK & DRAINFIELD SYSTEM SHALL BE LOCATED AND ABANDONED IN ACCORDANCE WITH WAC 246-272 AND THE CITY OF ARLINGTON STANDARDS. PUMP TANK SYSTEM AND FILL WITH SAND. CUT LINES AND PLUG ENDS WITH LEAN CONCRETE, 1 FT. MIN.

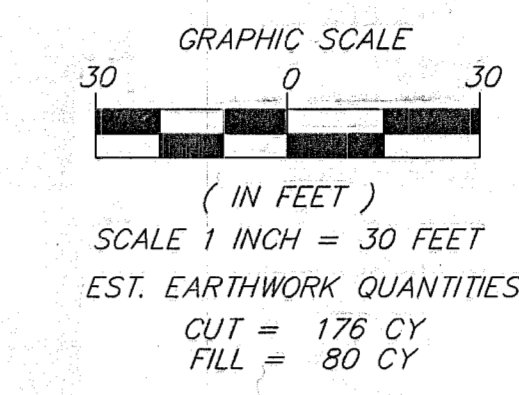
NOTE 2: EXISTING WELL TO BE ABANDONED. WORK TO BE DONE BY A CERTIFIED WELL DRILLER IN ACCORDANCE WITH WAC 173-160-381 (ABANDONMENT OF WELLS), AS WELL AS THE CITY OF ARLINGTON STANDARDS FOR ABANDONMENT OF WELLS.

NOTE 3: COMPLETE REMOVAL OF THE EXISTING ON-SITE DRAINFIELD SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE CITY WHERE THE SUBJECT EXISTING SYSTEM CONFLICTS WITH INSTALLATION OF THE PROPOSED INFILTRATION/BIOSWALE SYSTEM.

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 SMOKEY POINT TOWNHOMES
 18202 & 18208 SMOKEY POINT BLVD.
 TAX I.D.: #310511-004-018-00,
 004725-000-004-02, 004725-000-004-01
 A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4
 SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
 SNOHOMISH COUNTY, WASHINGTON



CLEARING, GRADING, & EROSION CONTROL PLAN



LEGEND

SILT FENCE X---X---X

CLEARING LIMITS - - - - -

GENERAL EROSION REQUIREMENTS

- CONSTRUCTION ACCESS ROUTE. CONSTRUCTION VEHICLE ACCESS SHALL BE LIMITED TO ONE ROUTE. THE ACCESS POINT MAY REQUIRE SOME STABILIZATION WITH QUARRY SPALLS AND/OR CRUSHED ROCK TO MINIMIZE THE TRACKING OF SEDIMENT ONTO PUBLIC ROADS. ANY SEDIMENT TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED BY THE END OF THE DAY.
- STABILIZATION OF DENuded AREAS. ALL EXPOSED SOILS SHALL BE PREVENTED FROM MOVING OFFSITE OR ONTO NATURAL OR ARTIFICIAL DRAINAGE SYSTEMS THROUGH SUITABLE APPLICATION OF BEST MANAGEMENT PRACTICES (BMP'S), INCLUDING BUT NOT LIMITED TO SOIL OR OTHER VEGETATION, PLASTIC COVERING, MULCHING, OR APPLICATION OF GROUND BASE ON AREAS TO BE PAVED. ALL BMP'S SHALL BE SELECTED, DESIGNED, AND MAINTAINED IN ACCORDANCE WITH THE (D.O.E.) STORMWATER MANAGEMENT MANUAL.
- PROTECTION OF ADJACENT PROPERTIES. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY APPROPRIATE USE OF VEGETATIVE BUFFER STRIPES, SEDIMENT BARRIER OR FILTERS, DIKES, BERMS, OR MULCHING, OR BY A COMBINATION OF THESE MEASURES AND OTHER APPROPRIATE BMP'S.
- MAINTENANCE. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED AND MAINTAINED REGULARLY BY THE OWNER, TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- OTHER BMP'S. AS REQUIRED BY THE CITY ENGINEER OR DESIGNER, OTHER APPROPRIATE BMP'S TO MITIGATE THE EFFECTS OF INCREASED RUNOFF SHALL BE APPLIED.

SELECTED BMP'S

- (CRS) CONSTRUCTION ROAD STABILIZATION. SEE SHEET C5.
- (CL) CLEARING LIMITS. INSTALL PLASTIC CONST. FENCE. FENCE SHALL BE 3 FEET HIGH AND HIGHLY VISIBLE AND NOT WIRED OR STAPLED TO TREES.
- (SF) SILT FENCE. SEE DETAIL SHEET C5.
- (VEG) PRESERVE EXISTING VEGETATION.
- (IP) INLET PROTECTION. SEE DETAIL SHEET C5.
- (PS) PERMANENT SEEDING. SEE DETAIL SHEET C5.
- (MU) MULCH. SEE DETAIL SHEET C5.

CONSTRUCTION SEQUENCE

- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ARLINGTON AT 360-403-3500.
- INSTALL ORANGE PLASTIC CLEARING LIMIT FENCING AS INDICATED. (CL)
- CLEAR FOR AND CONSTRUCT THE TEMPORARY CONSTRUCTION ROAD STABILIZATION TO GRADE. (CRS)
- INSTALL ALL SILT FENCE. (SF)
- CLEAR, GRUB, AND GRADE FOR ROAD AND UTILITY CORRIDORS.
- CONSTRUCT UTILITIES, PAVING, CURBING & SIDEWALK PER APPROVED DESIGN PLANS.
- APPLY MULCH TO UNCOVERED AREAS IN ACCORDANCE WITH THE MULCH DETAIL SHEET C5. (MU)
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED IN ACCORDANCE WITH THESE PLANS AND APPLICABLE BMP'S REMOVED. (PS)

T.E.S.C. NOTES

- NON-COMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
- 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/ENGINEER AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND TELEPHONE NUMBER ARE METRON & ASSOCIATES, INC., 360-435-3777.
- THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM. ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND TELEPHONE NUMBER ARE ERNIE BERG, BERG ENGINEERING, (360) 657-4709.
- 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.
- ALL SITE WORK MUST COMPLY TO CHAPTER 33 OF THE UNIFORM BUILDING CODE. (1997 EDITION).
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
- PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.
- SITE SOILS MAY BE SUSCEPTIBLE TO DISTURBANCE BY CONSTRUCTION EQUIPMENT, PARTICULARLY DURING PERIODS OF WET WEATHER. THE GRADING CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO LIMIT SURFACE DISTURBANCE AND PROTECT THE SITE GRADING AREA FROM EXCESSIVE RUNOFF EROSION.
- ALL DISTURBED AREAS AND TEMPORARY STOCK PILES SHALL BE SEEDED WITH A TEMPORARY SEED MIX CONSISTING OF 10% COLONIAL BENTGRASS, 40% PERENNIAL RYE, 40% CREEPING RED FESCUE, 10% WHITE CLOVER. HYDRO-SEED PREFERRED.
- CATCH BASIN INSERTS SHALL BE INSTALLED IN ALL EXISTING CATCH BASINS THAT ARE DOWNSTREAM OF ACTIVE CONSTRUCTION ENTRANCES.
- INFILTRATION SYSTEMS ARE NOT TO BE USED TO CONTROL STORMWATER DURING CONSTRUCTION. ANY STORMWATER FLOWS DURING CONSTRUCTION TO BE DIRECTED TO A 2' DEEP TEMPORARY POND WITH 3:1 SIDE SLOPES. ADDITIONAL TEMPORARY PONDS MAY BE UTILIZED AS NECESSARY DURING CONSTRUCTION. TEMPORARY PONDS MUST BE LOCATED AT LEAST 10' FROM ANY PROPOSED INFILTRATION SYSTEM.
- DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED AS FOLLOWS:
 FROM OCTOBER 1 TO APRIL 30: WITHIN 2 DAYS
 FROM MAY 1 TO SEPTEMBER 30: WITHIN 7 DAYS

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revision/issued	
date	



CLEARING, GRADING & EROSION CONTROL PLAN
 SMOKEY POINT TOWNHOMES
 DAIVE MADLE
 RECORD DRAWING

Berg Engineering
 4229 76th ST NE
 Marysville, WA 98270
 Phone 360-657-4709
 FAX 360-657-4779
 ebergwa@gte.net

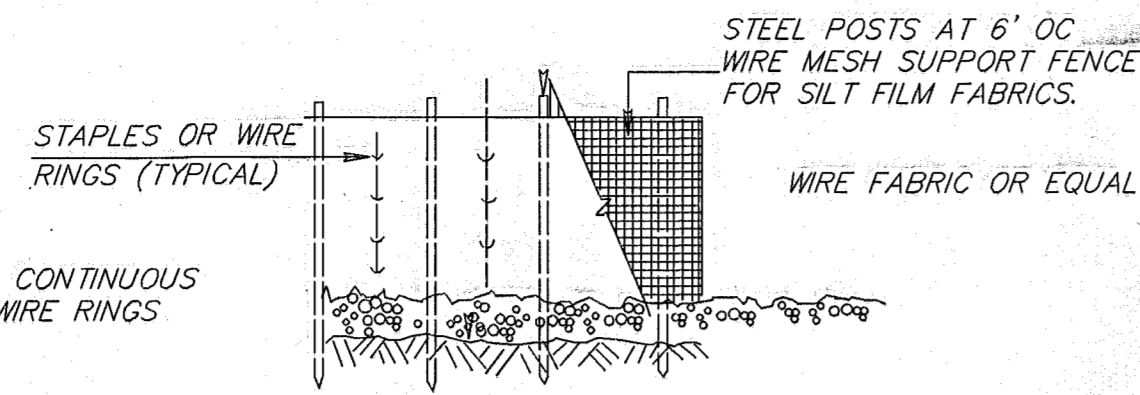
date: 12/8/2004
 job no. BE 03017
 SHEET NO. C4
 OF 9 SHTS.

PFN: MJ-03-054 SP
 TAX ACCT #S: 00472500000401
 00472500000402

CITY OF ARLINGTON
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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: PAUL RICHART CITY ENGINEER	BY: [Signature] CITY ENGINEER
DATE: 12/31/04	DATE: 02/13/05

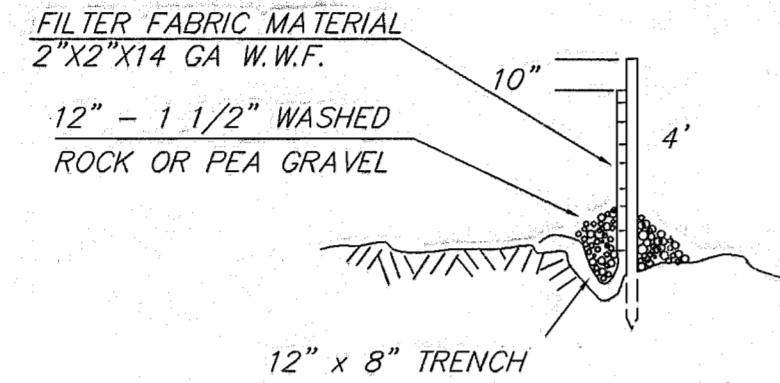
ORIGINAL SIGNATURE ON FILE WITH THE CITY OF ARLINGTON



FILTER FABRIC MATERIAL IN CONTINUOUS ROLLS. USE STAPLES OR WIRE RINGS TO ATTACH WIRE.

NOTES:

1. PLACE 1' OF 3/4" - 1 1/2" WASHED ROCK OR PEA GRAVEL ON BOTH SIDES OF THE FENCE TO CREATE A BEVEL SHAPE.
2. FABRIC SHALL COVER BOTTOM OF 12"x8" TRENCH AND EXTEND BEYOND THE LIMITS OF THE GRAVEL IN ORDER TO MAINTAIN AN EXCESS OVERLAP OF 2" MINIMUM AS SHOWN.
3. SPOIL PILES FROM ADJACENT UTILITY CONSTRUCTION SHALL NOT BE PLACED AGAINST SILT FENCE.



MAINTENANCE OF SILTATION BARRIERS

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 FENCE, END RUNS, AND UNDERCUTTING BENEATH FENCE. 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 FENCE BARRIER IS NO LONGER REQUIRED SHALL BE REMOVED AND REPLACED WITH SOD.

SILT FENCE

SF
NOT TO SCALE

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SMOKEY POINT TOWNHOMES
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TAX I.D.: #310511-004-018-00,
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SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

APPLICATION RATES AND QUALITY STANDARDS FOR MULCH MATERIALS		
MULCH MATERIALS	QUALITY PRODUCTS	APPLICATION RATES
STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL	2"-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE
WOOD FIBER CELLULOSE	NO GROWTH INHIBITING FACTORS	APPROX. 25-30 LBS PER 1000 SF, OR 1000-1500 LBS PER ACRE
COMPOST	NO VISIBLE WATER OR DUST DURING HANDLING. MUST BE PURCHASED FROM SUPPLIER WITH SOLID WASTE HANDLING PERMIT	2" THICK, MIN.; APPROX. 100 TONS PER ACRE APPROX. 800 LBS PER YARD)
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES	2" MINIMUM THICKNESS

APPLICATION:

MULCH MAY BE APPLIED:

ON DISTURBED SURFACES THAT WILL REMAIN UNWORKED FOR MORE THAN 7 DAYS (2 DAYS IN THE WET SEASON).

ON DISTURBED AREAS THAT NEED COVER MEASURES FOR LESS THAN 30 DAYS.

AS A COVER FOR SEED DURING THE WET SEASON AND DURING THE HOT SUMMER MONTHS.

DURING THE WET SEASON, ON DISTURBED SLOPES STEEPER THAN 3H:1V WITH MORE THAN 10 FEET OF VERTICAL RELIEF.

MAINTENANCE:

MULCH MUST BE INSPECTED REGULARLY AND MORE MULCH ADDED AS NEEDED TO MAINTAIN THE SUGGESTED APPLICATION RATE. ALL RIPS OR TEARS IN PLASTIC SHEETING SHALL BE REPAIRED. SHEETING SHALL BE CHECKED TO ENSURE IT IS PROPERLY OVERLAPPED AND WEIGHTED IN PLACE; SHEETING SHALL BE RE-LAPPED AND WEIGHTS REPLACED AS NEEDED.

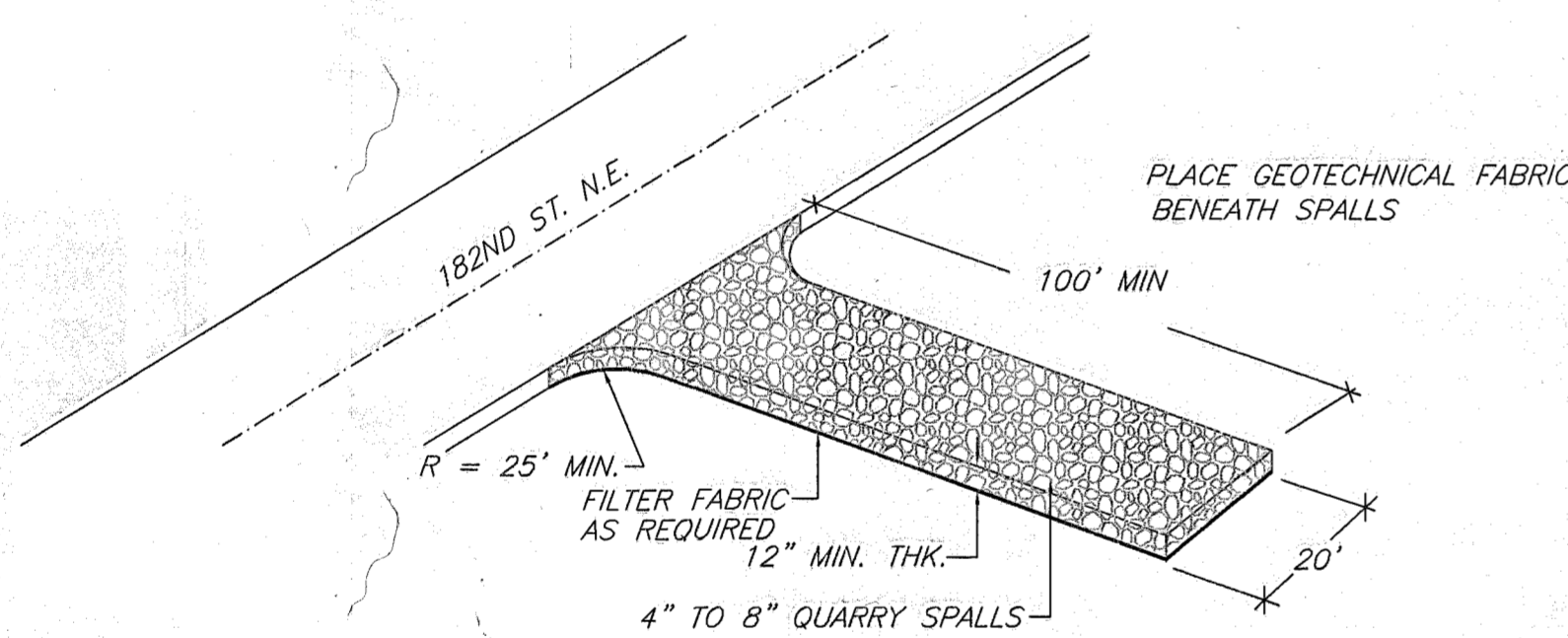
MULCH

MU



GRADING & EROSION CONTROL DETAILS
SMOKEY POINT TOWNHOMES
DAVE MADLE
RECORD DRAWING

CALL 48 HOURS
BEFORE YOU DIG
1-800-553-4344



1. THE TEMPORARY CONSTRUCTION ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. 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. GRAVEL SHALL BE CRUSHED BALLAST ROCK, 8" TO 12" IN DEPTH AND INSTALLED TO THE SPECIFIED DIMENSIONS AT THE ENTRANCE.
3. THE GRAVEL BALLAST ROCK SHALL BE 4" TO 8" IN DIAMETER AND PLACED ACROSS THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50 FEET.
4. 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 ONTO A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. 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 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.

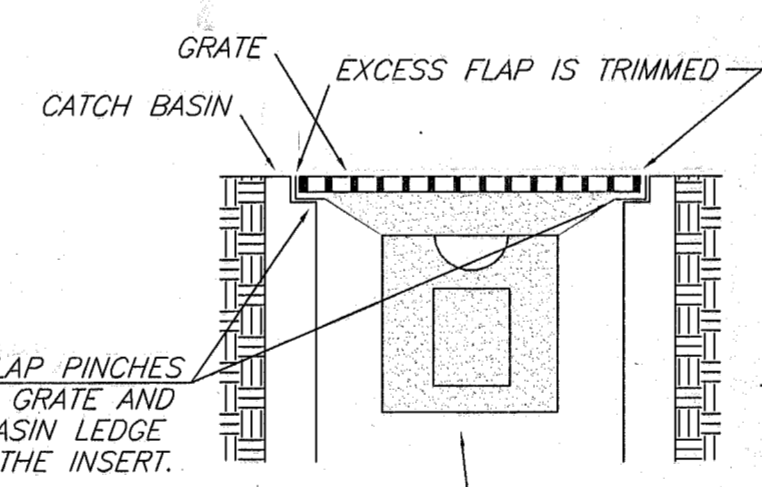
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

CRS
NOT TO SCALE

NOTE:

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(ONE CALL 1-800-553-4344). THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION (ON PUBLIC OR PRIVATE PROPERTY) DIMENSION, MATERIAL AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION.



"GULLYWASHER" UNIVERSAL GEOTEXTILE CATCH BASIN INSERT OR APPROVED EQUAL
CONTRACT PRICE-MOON ENTERPRISES, INC.
360-563-8709 FAX: 360-563-5790

INLET PROTECTION

IP
NOT TO SCALE

1. CONSTRUCTION ACCEPTANCE: WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENTS OF THE APPROVED CONSTRUCTION PLANS & THE CITY OF ARLINGTON.
2. ALL DISTURBED AREAS SUCH AS RETENTION FACILITIES, ROADWAY BACKSLOPES, 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.
3. PREPARATION OF SURFACE: ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS.
4. IMMEDIATELY FOLLOWING FINISH GRADING, THE FOLLOWING TYPES OF PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUMES) WILL BE APPLIED:

APPLICATION RATE: 150 POUNDS PER ACRE
MIX CONSISTENCY: 10% REDTOP, 40% ANNUAL RYE, 40% CHEWINGS FESCUE, 10% WHITE DUTCH CLOVER
MIX VARIANT: WHEN APPLICATION ADJOINS EXISTING LAWNS, DELETE THE WHITE CLOVER AND INCREASE THE ANNUAL RYE ACCORDINGLY.
MULCH: HAY OR STRAW: 150 TO 200 POUNDS PER 1000 SF. WOOD FIBER CELLULOSE: 20 TO 30 POUNDS PER 1000 SF.
FERTILIZER: 600 POUNDS PER ACRE (10 POUNDS PER 1100 SQUARE FEET) OF 10-20-20 OR 22.5-10-10. IN ALL CASES, 70% OF THE POTASH SHALL BE SLOW FEEDING.
GROUND CHARACTERISTICS: ON SLOPES OF 2:1 OR GREATER, A BINDER (J-TACK OR EQUIVALENT) SHALL BE USED AT 40 POUNDS PER ACRE.

5. ALL HYDROSEEDING FIRMS SHALL HAVE A PRINTOUT OF THE APPLICATION RATE FOR EACH JOB READILY AVAILABLE FOR INSPECTION BY THE ENGINEERING DEPARTMENT.
6. THE CITY OF ARLINGTON ENGINEERING DEPARTMENT SHALL BE NOTIFIED OF POTENTIAL HYDROSEEDING PRIOR TO THE COMMENCEMENT OF SAME TO ENSURE COMPLIANCE OF THESE SPECIFICATIONS.

PERMANENT SEEDING

PS

PFN: MJ-03-054 SP
TAX ACCT #S: 00472500000401
00472500000402

CITY OF ARLINGTON THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET.	
CONSTRUCTION BY: PAUL RICHART CITY ENGINEER DATE: 6/29/04	AS-BUILT ACKNOWLEDGEMENT BY: Dave Madle CITY ENGINEER DATE: 02/25/05

date: 12/8/2004
job no. BE 03017
SHEET NO. C5
OF 9 SHTS.

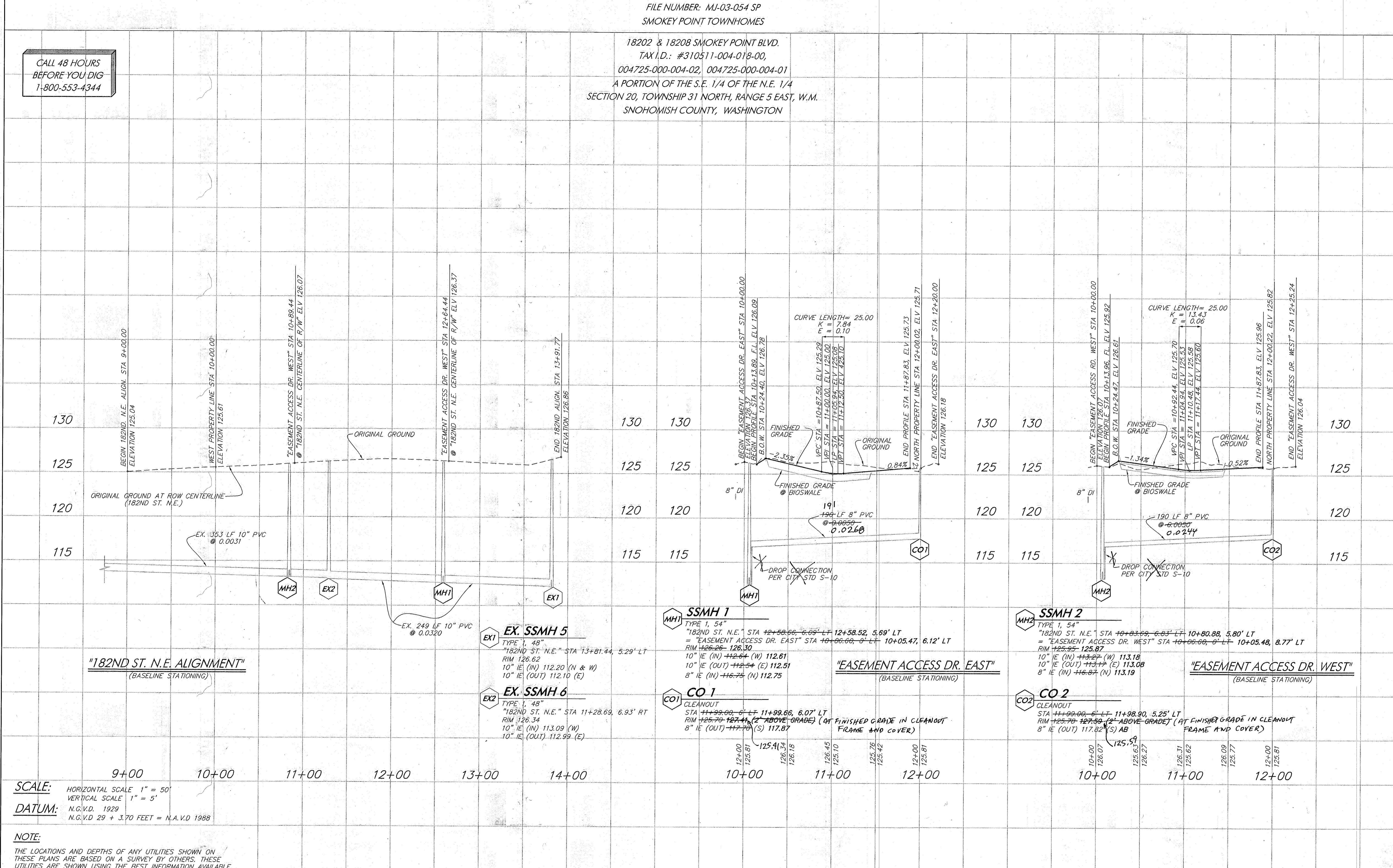
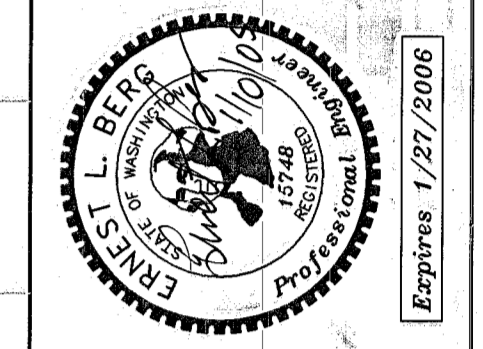
*ORIGINAL SIGNATURE ON FILE WITH THE CITY OF ARLINGTON

FILE NUMBER: MJ-03-054 SP
SMOKEY POINT TOWNHOMES

18202 & 18208 SMOKEY POINT BLVD.
TAX I.D.: #310511-004-018-00,
004725-000-004-02, 004725-000-004-01
A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4
SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

CALL 48 HOURS
BEFORE YOU DIG
1-800-553-4344

date	revision/issued	by



SANITARY SEWER PROFILES
 SMOKEY POINT TOWNHOMES
 DAVE MADLE
 RECORD DRAWING

SCALE: HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

DATUM: N.G.V.D. 1929
N.G.V.D. 29 + 3.70 FEET = N.A.V.D. 1988

NOTE:
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Berg Engineering
 4229 76th ST NE
 Marysville, WA 98270
 Phone 360-657-4709
 FAX 360-657-4779
 ebergwa@gte.net

date: 12/8/2004

job no. BE 03017

SHEET NO. C7 OF 9 SHTS.

PN: MJ-03-054 SP
TAX ACCT #'S: 00472500000401
00472500000402

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET.

CONSTRUCTION
BY: PAUL RICHARD
CITY ENGINEER
DATE: 12/8/04

AS-BUILT ACKNOWLEDGEMENT
BY: Dave Madle
CITY ENGINEER
DATE: 12/8/05

ORIGINAL SIGNATURE ON FILE WITH THE CITY OF ARLINGTON

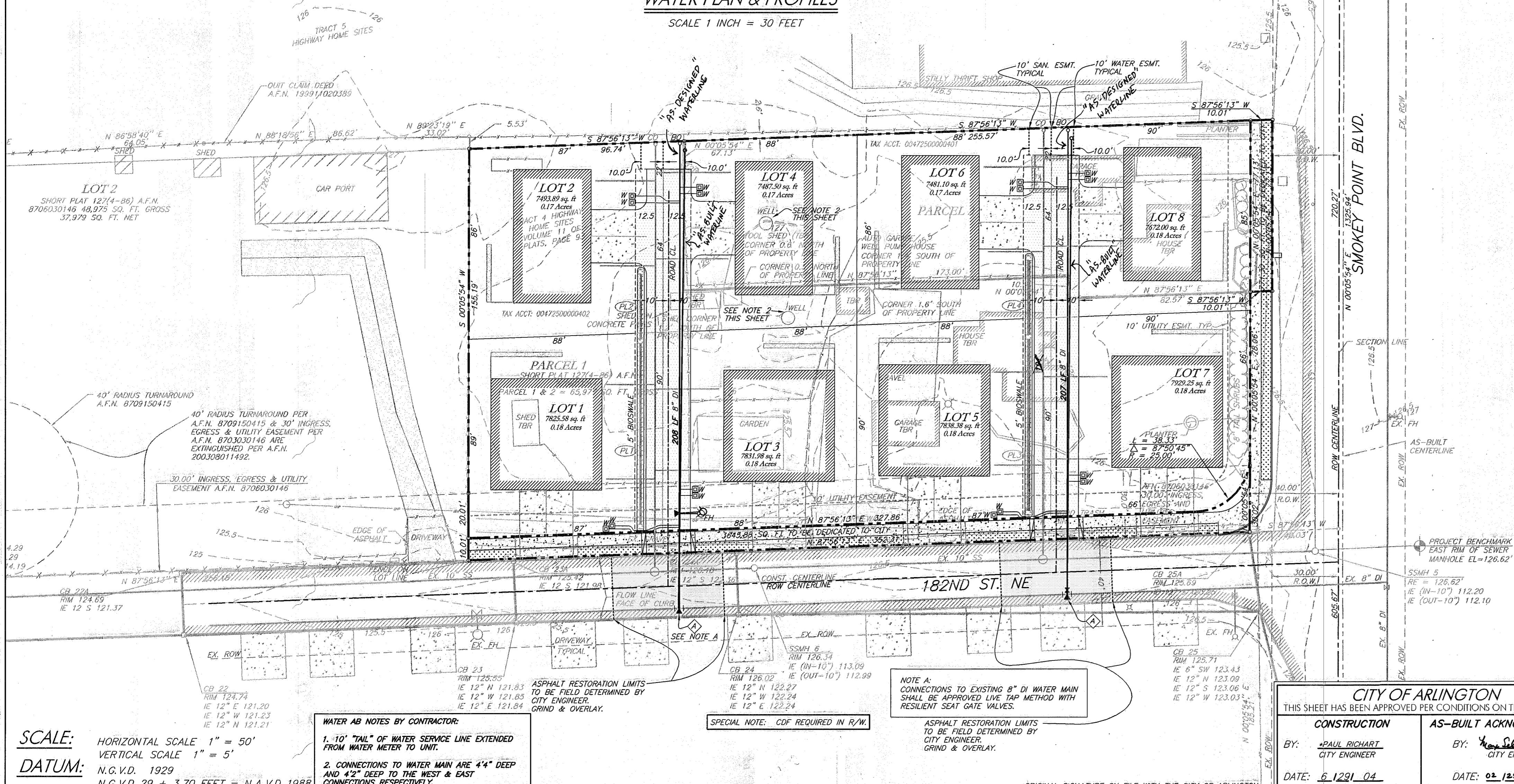
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SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON

WATER PLAN & PROFILES
SCALE 1 INCH = 30 FEET

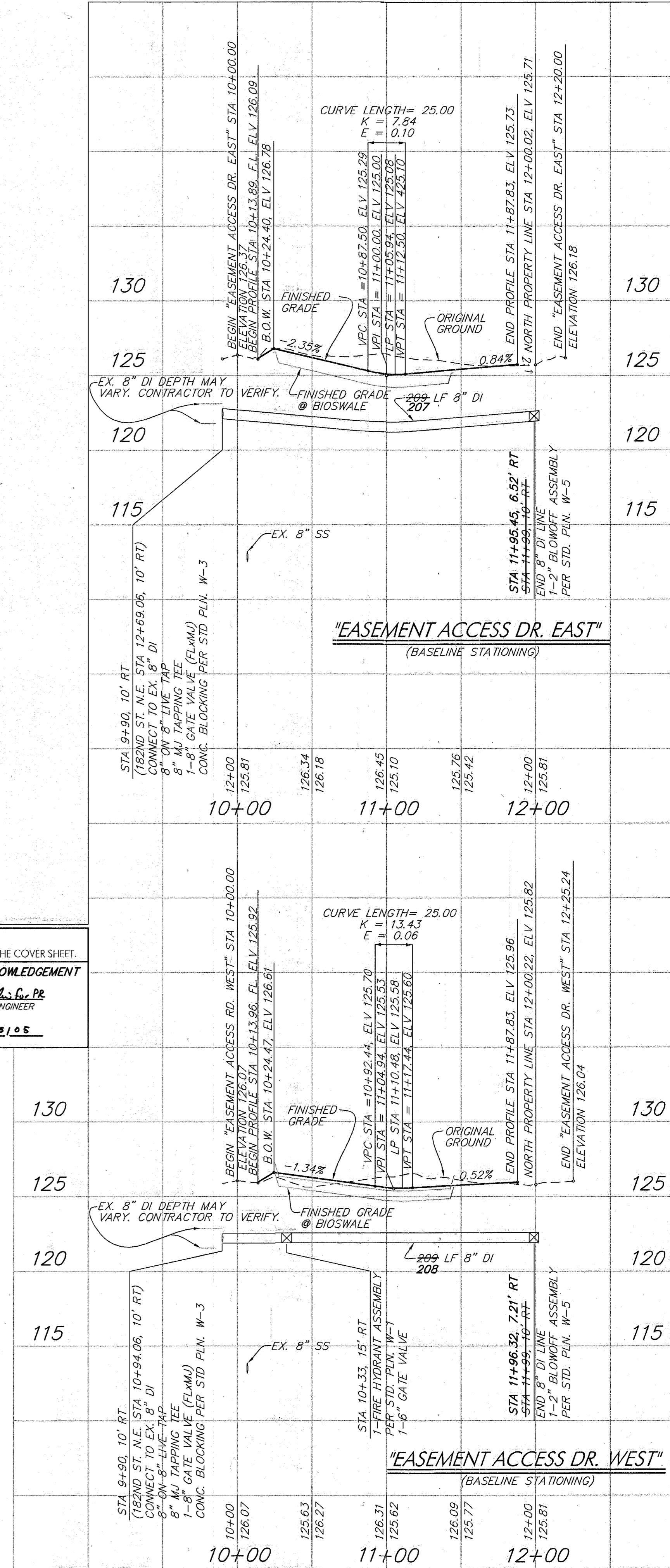


WATER NOTES:

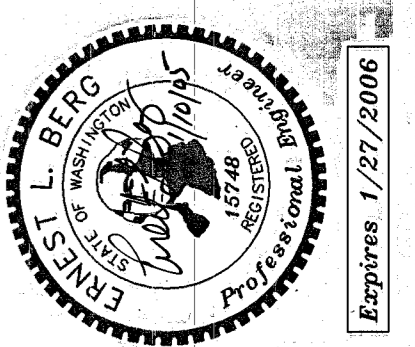
- DUCTILE IRON WATER PIPE SHALL BE NEW, CLASS 52, CEMENT-LINED, CONFORMING TO ANSI STANDARD A21.51 (AWWA C-151).
- DUCTILE IRON PIPE SHALL BE PUSH-ON JOINT (TYTON JOINT ONLY) OR MECHANICAL JOINT. PIPE WITH PUSH-ON JOINTS SHALL BE FURNISHED WITH A SINGLE RUBBER GASKET. ALL GASKETS, INCLUDING MJ, SHALL BE LUBRICATED TO EFFECT THE SEAL. PIPE WITH MECHANICAL JOINTS SHALL BE FURNISHED WITH A MECHANICAL JOINT OF THE STUFFING BOX TYPE, INCLUDING RUBBER GASKET, CAST-IRON GLAND, AND TEE-HEAD BOLTS AND NUTS TO EFFECT THE SEAL. ALL JOINTS SHALL CONFORM TO ANSI STANDARD A21.11 AWWAC-111.
- FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1.
- INTERNALLY LOCKED JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND EQUAL TO U.S. PIPE TR FLEX GRIFFIN "SNAP LOK".
- BELL AND SOCKET JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.10 AND EQUAL TO U.S. PIPE "UNIFLEX".
- STANDARD THICKNESS CEMENT MORTAR LINING SHALL BE IN ACCORDANCE WITH ANSI STANDARD A21.4 (AWWA C-104).
- THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER OF THE PIPE AND GASKET BEING SUPPLIED THAT THE INSPECTION AND ALL OF THE SPECIFIED TESTS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENTS OF THIS STANDARD.
- TRENCHES SHALL BE EXCAVATED TO LINE AND DEPTH SO ALL NEW PIPELINES CONSTRUCTED SHALL HAVE NOT LESS THAN THREE (3) FEET OR IN EXCESS OF FOUR (4) FEET OF COVER, MEASURED FROM THE TOP OF THE PIPE TO THE APPROVED FINISH GRADE. IF A GRADE REVISION IS MADE, THE COVER OVER THE WATER MAIN MUST REMAIN WITHIN THESE LIMITS; OTHERWISE, THE WATER MAIN SHALL BE RECONSTRUCTED.
- THE EXCAVATION SHALL BE MADE IN A STRAIGHT GRADE THROUGH LOCALIZED BREAKS IN GRADE. THE EXCAVATION SHALL BE DEEPENED GRADUALLY AT CHANGES IN THE STREET GRADES SO THAT THERE ARE NO ABRUPT CHANGES IN PIPELINE GRADE. DEFLECTIONS AT EACH PIPE JOINT SHALL NOT EXCEED THE MAXIMUM PERMISSIBLE DEFLECTION.

- EXCEPT FOR UNUSUAL CIRCUMSTANCES WHERE APPROVED BY THE ENGINEER, THE TRENCH SIDES SHALL BE EXCAVATED VERTICALLY AND THE TRENCH DEPTH SHALL BE EXCAVATED ONLY TO SUCH WIDTHS AS ARE NECESSARY FOR ADEQUATE WORKING SPACE. THE MINIMUM TRENCH WIDTH AT THE TOP OF THE PIPE SHALL NORMALLY BE THE OUTSIDE DIAMETER OF THE PIPE BARREL PLUS 18 INCHES. THE TOP WIDTH OF THE TRENCH SHALL NOT EXCEED THE OUTSIDE DIAMETER OF THE PIPE PLUS 36 INCHES. THE TRENCH SHALL BE KEPT FREE FROM WATER UNTIL JOINTING IS COMPLETE. SURFACE WATER SHALL BE DIVERTED SO AS NOT TO ENTER THE TRENCH. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT PIPING EQUIPMENT ON THE JOB TO ENSURE THAT THESE PROVISIONS ARE CARRIED OUT. GRAVEL REQUIRED IN THE BOTTOM OF THE TRENCH DUE TO ACTION OF WEATHER OR WORKMAN SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION OF EVERY DESCRIPTION AND OF WHATEVER SUBSTANCE ENCOUNTERED AND BOULDERS, ROCKS, ROOTS AND OTHER CONSTRUCTIONS SHALL BE ENTIRELY REMOVED OR CUT OUT TO THE NEW WIDTH OF THE TRENCH AND TO A DEPTH 6 INCHES BELOW WATER MAIN GRADE. WHERE MATERIAL IS REMOVED FROM BELOW WATER MAIN GRADE, THE TRENCH SHALL BE BACKFILLED TO GRADE WITH MATERIAL SATISFACTORY TO THE ENGINEER AND THOROUGHLY COMPACTED.
- TRENCHING OPERATIONS SHALL NOT PROCEED MORE THAN 100 FEET IN ADVANCE OF PIPE LAYING EXCEPT WITH WRITTEN APPROVAL OF THE CITY.
- WHEN TRENCHING OPERATIONS CUT THROUGH CONCRETE PAVEMENT, THE PAVEMENT SHALL BE REMOVED TO A WIDTH OF 18 INCHES GREATER THAN THE TOP WIDTH OF THE TRENCH. THE CONCRETE SHALL BE CUT ON A STRAIGHT LINE AND SHALL BE BEVELED SO THAT THE CUT WILL BE APPROXIMATELY 1 INCH WIDER AT THE TOP THAN AT THE BOTTOM. ASPHALT PAVING SHALL BE CUT AHEAD OF THE TRENCHING EQUIPMENT TO PREVENT EXCESSIVE TEARING UP OF THE SURFACING AND TO ELIMINATE RAGGED EDGES.
- THE CONTRACTOR SHALL NOT OPERATE ANY GATE VALVE OR MAKE ANY CONNECTIONS TO THE EXISTING WATER MAIN WITHOUT PRIOR APPROVAL OF THE CITY.
- THE CITY MAY ELECT TO FURNISH THE MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR MAKING THE CONNECTIONS AND THE CONTRACTOR SHALL PAY THE CITY ALL COSTS FOR THE CONNECTION. IN THE EVENT THE CITY DOES NOT ELECT TO MAKE THE CONNECTION, THEY MAY AUTHORIZE THE CONTRACTOR TO FURNISH THE CITY APPROVED MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR MAKING THE CONNECTION UNDER THE SUPERVISION OF THE CITY.

- ALL MATERIAL USED FOR THE CONNECTION SHALL BE THOROUGHLY STERILIZED BY SWABBING THE INTERIOR WITH A CHLORINE SOLUTION OF 50 PPM.
- BACKFLOW PREVENTION REQUIREMENTS SHALL BE COMPLETED PRIOR TO CONSTRUCTION.
- 1-1/2" OR 2" WATER SERVICE LINES SHALL BE INSTALLED AS PER CITY OF ARLINGTON STANDARD PLAN W-9 AND W-10.
- ALL TRENCHING OPERATIONS SHALL BE PERFORMED IN STRICT COMPLIANCE WITH APPLICABLE FEDERAL, STATE, LOCAL AND INDUSTRY SAFETY REGULATIONS AND REQUIREMENTS.
- ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS, AWWA SPECIFICATIONS, AND THE INSTRUCTIONS OF THE MANUFACTURER SUBJECT TO THE APPROVAL OF THE CITY. ALL PIPE ENDS SHALL BE SQUARE WITH THE LONGITUDINAL AXIS OF THE PIPE AND ANY DAMAGE TO THE ENDS SHALL BE CUT OFF BEFORE INSTALLATION, WHERE NECESSARY TO CUT THE PIPE, THE PIPE SHALL BE CUT WITH APPROVED CUTTING TOOLS.
- THE PIPE SHALL BE LAID IN A STRAIGHT GRADE THROUGH LOCALIZED BREAKS IN GRADE. THE EXCAVATION SHALL BE DEEPENED GRADUALLY AT CHANGES IN THE STREET GRADES SO THAT THERE ARE NO ABRUPT CHANGES IN PIPELINE GRADE. TO MAINTAIN THE REQUIRED ALIGNMENT, USE SHORT LENGTHS AND DEFLECT THE JOINTS OR USE NECESSARY BENDS. MAXIMUM DEFLECTION ALLOWED PER DIPRA INSTALLATION GUIDE, 1994.
- EACH PIPE SECTION SHALL BE CAREFULLY LOWERED INTO PLACE IN THE DITCH AFTER INSPECTING IT FOR DEFECTS AND REMOVING ANY GRAVEL OR DIRT, ETC., FROM THE INTERIOR OF THE PIPE.
- WHEN NECESSARY, WATER MAINS TO BE CONSTRUCTED UNDER OTHER UTILITIES SHALL MEET THE MINIMUM COVER REQUIREMENTS.
- WHERE IT IS NECESSARY TO CROSS SANITARY SEWER OR STORM SEWER TRENCHES, ALL TRENCH BACKFILL SHALL BE REMOVED AND REPLACED WITH MECHANICALLY COMPACTED PIT RUN MATERIAL TO PROVIDE A UNIFORM SUPPORT FOR THE FULL LENGTH OF THE PIPE.
- BLOCKING TO BE INSTALLED ON ALL TEES, CROSSES, FLANGES, BENDS, AND VALVES AS PER CITY OF ARLINGTON STANDARD DETAIL W.3.



date	revision/issued	by



WATER PLAN AND PROFILES
SMOKEY POINT TOWNHOMES
DAVE MADLE
RECORD DRAWING

Berg Engineering
4229 76th ST NE
Marysville WA 98270
Phone 360-657-4709
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