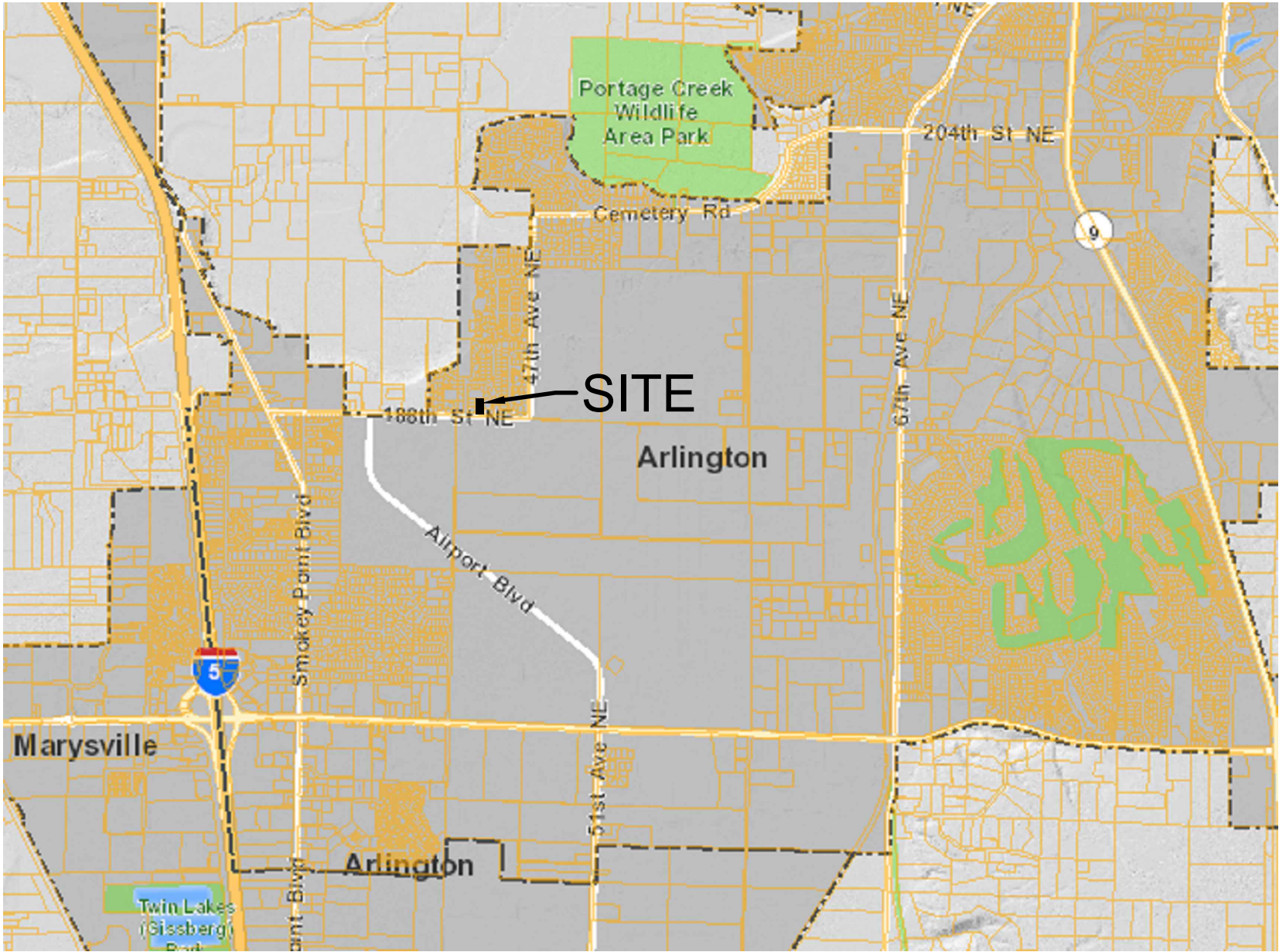


KING SHORT PLAT



VICINITY MAP

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CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE REPSONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____ DATE: _____
Development Services Manager

THESE APPROVED CONSTRUCITON PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL.

PROJECT CONTACTS

OWNER
JON AND JORDAN KING
6705 67TH DR NE,
MARYSVILLE, WA 98270

CONTRACTOR
TBD

CIVIL ENGINEER
ERIC SCOTT – PRINCIPAL
TERRAVISTA NW CONSULTING ENGINEERS
3204 SMOKEY POINT DRIVE, SUITE 207
ARINGTON, WA 98223
(360) 691-9272
ERICS@TERRAVISTANW.COM

SURVEYOR
BRIAN DEBOER
BENCHMARK SURVEYING, LLC
11915 44TH DRIVE SE
EVERETT, WA 98208
(206) 459-7010

CESCL
TBD

PROJECT SITE INFORMATION

SURVEY REFERENCE
BASE INFORMATION PROVIDED BY BENCHMARK SURVEYING, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

DATUM
HORIZONTAL MERIDIAN: NAD83/2011 CONSTRAINED TO THE WSRN
VERTICAL DATUM: NAVD88 CONSTRAINED TO THE WSRN
CONTROLLING BENCHMARK: CATCH BASIN RIM NEAR SE LOT CORNER=136.55'

PARCEL ADDRESS
4405 188TH ST NE, ARLINGTON, WA 98223

PARCEL NUMBER
31051600400300

LEGAL DESCRIPTION
LOT 3 OF SHORT PLAT SP 225 (7-84) RECORDED UNDER RECORDING NUMBER 8506120125, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

ZONING
RLC-RESIDENTIAL LOW CAPACITY
AIRPORT PROTECTION SUBDISTRICT B AND INNER TURNING ZONE 3
LOT
43,560 SF (1.00 ACRES)

EX PERVIOUS AREA = 0.82 ACRES
EX IMPERVIOUS AREA = 0.18 ACRES

CUT/FILL ESTIMATED QUANTITIES
SITE CUT AND FILL QUANTITIES ARE CALCULATED FROM AVAILABLE INFORMATION PROVIDED BY THE OWNER PRIOR TO CONSTRUCTION. ACTUAL QUANTITIES WILL VARY. QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. BIDDERS SHALL PERFORM THEIR OWN QUANTITY TAKEOFFS.

1600 CY: STRIPPING
20 CY: SITE CUT (EXCLUDES STRIPPING)
1660 CY: SITE FILL (EXCLUDING SELECT SURFACING MATERIAL)

ABBREVIATIONS

TYP – TYPICAL
SIM – SIMILAR
UNO- UNLESS NOTED OTHERWISE

BY
REVISION
NO.
DATE

TerraVista NW LLC
Consulting Engineers
3204 SMOKEY POINT DR, SUITE 207
ARLINGTON, WA 98223
(360) 691-9272
WWW.TERRAVISTANW.COM

GENERAL INFORMATION
KING SHORT PLAT
4405 188TH STREET NE, ARLINGTON WA 98223
[CITY OF ARLINGTON]

C1.1
JOB NO.
230108

CALL BEFORE YOU DIG 1-800-424-5555

Plotted: Jan 10, 2024 - 5:56am Rodney T:\Projects\230108 King Short Plat (Arlington)\Plans\KINGSP_P-Civil.dwg Layout Name: C1.2-GEN NOTES

ARLINGTON STANDARD GENERAL NOTES
UNLESS NOTES OTHERWISE

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF ARLINGTON PUBLIC WORKS 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.
- IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO OBTAIN A GRADING PERMIT, RIGHT-OF-WAY PERMIT, AND UTILITY PERMITS, FROM THE CITY. ALL REQUIRED PERMITS FROM OTHER AGENCIES MUST ALSO BE OBTAINED BY THE DEVELOPER/CONTRACTOR.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/ CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY. THE CONSTRUCTOR SHALL SCHEDULE THE PRECONSTRUCTION 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.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHEN CONSTRUCTION IS IN PROGRESS.
- 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.
- 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.
- 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.
- 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.
- 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. 10. THE CONTRACTOR SHALL MAINTAIN TWO (2) SETS OF 'ASBUILT' PLANS SHOWING ALL FIELD CHANGES AND MODIFICATIONS. IMMEDIATELY AFTER CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL DELIVER BOTH COPIES OF RED-LINED PLANS TO THE CITY.

THE CITY WILL FORWARD ONE OF THE COPIES TO THE DESIGN ENGINEER.

ARLINGTON STANDARD TESC NOTES
UNLESS NOTES OTHERWISE

- APPROVAL OF THE TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORM DRAINAGE DESIGN.
- A TESC PLAN MEETING THE DOE STORM WATER MANAGEMENT MANUAL ADOPTED BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ANY WORK ON THE SITE. AN APPROVED COPY MUST BE MAINTAINED ON-SITE AND BE READILY AVAILABLE TO THE CITY INSPECTOR AT THEIR REQUEST.
- 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-LADEN 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.
- THE BOUNDARIES OF THE CLEARING LIMITS, SHOWN ON THE TESC PLAN, SHALL BE CLEARLY FENCED OR FLAGGED IN THE FIELD PRIOR TO STARTING CONSTRUCTION. NO DISTURBANCE BEYOND THE FENCED OR FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FENCING AND/OR FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- 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.
- THE CONTRACTOR SHALL PROVIDE THE CITY A 24-HOUR EMERGENCY CONTACT PHONE NUMBER OF THE CONTRACTOR' CERTIFIED EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
- THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.
- 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.
- SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT/SEDIMENT POND, AND SEDIMENT TRAPS UPON REACHING A DEPTH OF 12 INCHES.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES, SHALL PROVIDE ADEQUATE STORAGE CAPACITY, AND SHALL BE CLEANED OUT ENTIRELY ONCE THE SITE IS STABILIZED. IF THE PERMANENT FACILITY IS TO ULTIMATELY FUNCTION AS AN INFILTRATION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROXIMATE RATE OF 120 LBS PER ACRE.
- 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.
- 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.
- 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.
- MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
- 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.
- THE DUFF LAYER AND NATIVE TOPSOIL SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT WILL NOT BE COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT THE PROJECT COMPLETION DEMONSTRATE THE REQUIREMENTS ESTABLISHED IN 2014 SWMMWW T5.13, POST-CONSTRUCTION SOIL QUALITY AND DEPTH.

ARLINGTON STANDARD DRAINAGE NOTES

- ALL STORM DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS AND CITY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
- ALL PIPE MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY STANDARDS AND SPECIFICATIONS. ACCEPTABLE STORM DRAINAGE PIPE MATERIALS INCLUDE CONCRETE, PVC, HDPE, AND DUCTILE IRON. CORRUGATED METAL PIPES (GALVANIZED ALUMINUM OR STEEL) ARE NOT ACCEPTED BY THE CITY. ALL PIPE JOINTS MUST HAVE GASKETS AND SHALL BE WATER TIGHT UNLESS OTHERWISE DIRECTED BY THE CITY.
- PIPE BEDDING MATERIAL SHALL BE 5/8-INCH MINUS CRUSHED GRAVEL FOR ALL PIPE TYPES, EXCEPT DUCTILE IRON. BEDDING MATERIAL FOR DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF THE CITY'S STANDARDS AND SPECIFICATIONS (CHAPTER 4).
- 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.
- 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.
- LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY DRAINS BEHIND THE SIDEWALK MUST BE INSTALLED AS REQUIRED PRIOR TO SIDEWALK CONSTRUCTION. STUB-OUTS SHALL BE MARKED WITH A 2"x4" WITH 3 FEET VISIBLE ABOVE GRADE AND MARKED "STORM". LOCATION AND DEPTH OF THESE INSTALLATIONS SHALL BE SHOWN ON THE AS-BUILT PLANS SUBMITTED TO THE CITY.
- ALL CATCH BASINS SHALL BE TYPE 1 UNLESS OTHERWISE SHOWN ON THE PLANS AND APPROVED BY THE CITY. THE USE AND INSTALLATION OF INLETS IS DISCOURAGED.
- ALL CATCH BASINS WITH A DEPTH OF 5 FEET (RIM TO INVERT) OR GREATER SHALL BE TYPE 2 CATCH BASINS EQUIPPED WITH 3/4-INCH DIAMETER SAFETY MANHOLE STEPS OR A MANHOLE LADDER PER CITY STANDARD DETAILS.
- ALL GRATES SHALL BE MARKED "OUTFALL TO STREAM - DUMP NO POLLUTANTS". ALL SOLID COVER SHALL BE MARKED "DRAIN". ALL CATCH BASINS AND MANHOLES SHALL BE EQUIPPED WITH LOCKING FRAMES AND LIDS OR GRATES PER CITY STANDARD DETAILS.
- ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FOOT BELOW PAVEMENT LEVEL.
- 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.
- ALL RETENTION/DETENTION FACILITIES SHALL BE INSTALLED AND IN OPERATION PRIOR TO, OR IN CONJUNCTION WITH, ALL CONSTRUCTION ACTIVITY, UNLESS OTHERWISE APPROVED BY THE CITY.
- DETENTION/RETENTION PONDS WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL BE ENCLOSED WITH A VINYL COATED CHAIN LINK FENCE.
- BIO-FILTRATION SWALES AND/OR FILTER STRIPS SHALL BE CONSTRUCTED, BEDDED OR SEEDED AND IN OPERATION PRIOR TO, OR SODDED IN CONJUNCTION WITH, ASPHALT PAVING. THE VEGETATION IN THE BIO-SWALE MUST BE WELL ESTABLISHED BEFORE PAVING BEGINS.
- STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT.
- 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.
- IF THE CONTRACTOR ENCOUNTERS GROUNDWATER OR SOIL CONDITIONS DIFFERENT FROM THAT SHOWN IN THE PLANS DURING INFILTRATION SYSTEM INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR.

ADA NOTES

- WORK SHALL BE ACCORDANCE WITH THE PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), AS PUBLISHED BY THE UNITED STATES ACCESS BOARD.
- LIMITS OF SIDEWALK TRANSITIONS SHALL BE REPLACED TO THE NEAREST CONCRETE JOINT BEYOND THE MINIMUM LIMITS SHOWN ON THE PLANS.
- UNLESS OTHERWISE SPECIFIED ON THE PLANS, OR DIRECTED BY THE CITY, CROSS SLOPES OF SIDEWALKS SHALL BE A NOMINAL 1.5%. CROSS SLOPES SHALL NOT BE LESS THAN 1% NOR EXCEED 2%.
- 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.
- PROTECT FRESHLY POURED CONCRETE FROM VANDALISM OR OTHER DAMAGE FOR A MINIMUM OF TWENTY-FOUR (24) HOURS OR UNTIL CURED ENOUGH TO SUPPORT TYPICAL USE, WHICHEVER IS LONGER.



GENERAL NOTES

KING SHORT PLAT

4405 188TH STREET NE, ARLINGTON WA 98223

[CITY OF ARLINGTON]

C1.2

JOB NO.
230108

CALL BEFORE YOU DIG 1-800-424-5555

Plotted: Jan 10, 2024 - 5:56am Rodney T:\Projects\230108 King Short Plat (Arlington)\Plans\KINGSP_P-Civil.dwg Layout Name: C1.3-GEN NOTES

ARLINGTON STANDARD WATER NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRE CITY APPROVAL.
2. ALL MATERIALS SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE CITY PRIOR TO DELIVERY TO THE JOB SITE. MATERIAL SUBMITTALS ARE REQUIRED AND MUST BE APPROVED PRIOR TO SCHEDULING A PRE-CONSTRUCTION CONFERENCE.
3. WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 52 UNLESS OTHERWISE APPROVED BY THE CITY.
4. ALL SERVICE LOCATIONS SHALL BE FIELD APPROVED BY THE CITY PRIOR TO INSTALLATION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES BY CALLING ONE-CALL UNDERGROUND UTILITY LOCATOR (1-800-424-5555) 48 HOURS PRIOR TO CONSTRUCTION.
6. ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA AND WISHA.
7. THE PIPE SHALL BE INSTALLED BY FOLLOWING THE FINISHED GRADE PROFILE WHEREVER POSSIBLE. THE DEPTH OF COVER SHALL BE TYPICALLY 36 INCHES (3 FEET), AND MAY BE UP TO 60 INCHES (5 FEET) WITH THE APPROVAL OF THE CITY ENGINEER. WATER MAINS UNDER THE STATE (OR COUNTY) HIGHWAYS SHALL MEET THE MINIMUM COVER DEPTHS REQUIRED BY WSDOT (OR SNOHOMISH COUNTY).
8. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE-HALF OF PIPE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTIONS. BENDS MAY BE REQUIRED TO MAINTAIN PROPER WATER MAIN ALIGNMENT WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
9. WATER MAIN SHALL NOT BE PLACED UNDER SIDEWALK, CURBS, GUTTERS, OR ANY PERMANENT STRUCTURES WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER.
10. NO CONNECTION TO THE CITY WATER SYSTEM IS ALLOWED UNTIL THE NEW CONSTRUCTION PASSES PRESSURE AND PURITY TESTS, AND HAS BEEN APPROVED AND ACCEPTED BY THE CITY.
11. PRIOR TO MAKING CONNECTIONS TO THE EXISTING SYSTEM, CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND MATERIAL OF EXISTING WATER MAINS AT THE POINT OF CONNECTION.
12. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE FROM SANITARY SEWERS. WHEN WATER LINES CROSS SEWER LINES, THE MINIMUM VERTICAL CLEARANCE SHALL BE 18 INCHES.
13. TO FILL THE MAIN FOR FLUSHING, PRESSURE AND PURITY TESTS, THE CONTRACTOR IS REQUIRED TO USE AN APPROVED METER AND DCVA. THE HYDRANT SHALL REMAIN IN THE FULL OPEN POSITION TO PREVENT BACK-SIPHONAGE THROUGH THE DRAIN HOLE. AFTER SUCCESSFUL TESTING, THE CONTRACTOR WILL TIE INTO THE EXISTING SYSTEM, USING DISINFECTED SLEEVES AND SPOOL PIECES.
14. THE CONTRACTOR SHALL CONTACT THE CITY FOR VALVE OPERATION. ONLY AUTHORIZED REPRESENTATIVES OF THE CITY CAN OPERATE VALVES IN THE CITY WATER SYSTEM.
15. THE CONTRACTOR IS HEREBY NOTIFIED THAT, SINCE FILLING AND FLUSHING WILL BE DONE THROUGH A CROSS-CONNECTION CONTROL DEVICE, LOW VELOCITY FLOWS MAY BE ENCOUNTERED. THEREFORE, EVERY ATTEMPT SHALL BE MADE TO KEEP THE PIPE CLEAN DURING INSTALLATION. THIS MAY INCLUDE SWABBING THE PIPE WITH CHLORINATED WATER.
16. THE CONTRACTOR SHALL PERFORM TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL, DUST CONTROL, NOISE CONTROL, AND TRAFFIC CONTROL AS REQUIRED BY THE CITY OR OTHER APPLICABLE AGENCIES.
17. CUTTING AND PATCHING OF ROAD WAYS SHALL CONFORM TO THE REQUIREMENTS OF THE RIGHT-OF-WAY PERMIT OF THE CITY OR OTHER APPLICABLE AGENCY.
18. ALL IN-LINE PIPE JOINTS SHALL BE RESTRAINED WITH FIELD LOCK GASKETS.
19. ALL FITTINGS SHALL BE RESTRAINED JOINTS AND HAVE THRUST BLOCKING.

ARLINGTON STANDARD SEWER NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT EDITION OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ANY CHANGES TO THE DESIGN REQUIRES CITY APPROVAL.
2. ALL MATERIALS SHALL CONFORM TO THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS AND THE MATERIAL SUBMITTALS SHALL BE APPROVED BY THE CITY BEFORE SCHEDULING THE PRECONSTRUCTION CONFERENCE AND BEFORE THE MATERIALS ARE DELIVERED TO THE JOB SITE. ONCE THE MATERIALS ARE DELIVERED TO THE JOB SITE THE INSPECTOR WILL DETERMINE IF THE MATERIALS WERE MANUFACTURED TO MEET THE REQUIREMENTS OF THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS BEFORE THE MATERIALS CAN BE INSTALLED.
3. ALL SEWER MAINS AND SIDE SEWER STUBS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A SURVEYOR PRIOR TO CONSTRUCTION. THE CONSTUCTION STAKES MUST SHOW THE STATION AND OFFSET TO THE ALIGNMENT.
4. THE CITY OF ARLINGTON WASTEWATER DIVISION SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP OR CONNECTION TO AN EXISTING SANITARY SEWER MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP OR CONNECTION.
5. GRAVITY SEWERS, INCLUDING SIDE SEWERS, WITH 5 TO 14 FEET OF COVER SHALL BE PVC ASTM D 3034 SDR 35. GRAVITY SEWER MAINS WITH LESS THAN 5 FEET OR GREATER THAN 14 FEET OF COVER SHALL BE DUCTILE IRON PIPE CLASS 52, OR C-900 PVC. IF DUCTILE IRON PIPE IS USED FOR SEWER, THE PIPE INTERIOR SHALL BE EPOXY COATED (NOT CEMENT-LINED).
6. PRE-CAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C-478. JOINTS SHALL BE RUBBER GASKETED AND GROUTED BOTH INSIDE AND OUTSIDE OF THE MANHOLE PER CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS. ALL LIFT HOLES CUT THROUGH THE WALLS OF THE MANHOLE SHALL BE GROUTED FROM THE INSIDE AND OUTSIDE OF THE MANHOLE TO BE WATERTIGHT. ADDITIONAL WATERPROOFING MAY BE REQUIRED.
7. SIDE SEWER SERVICES SHALL BE PVC ASTM D 3034 SDR 35 WITH FLEXIBLE GASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A TEE FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. WYES ARE NOT ALLOWED ON LINES 8" OR LARGER. SIDE SEWERS CAN NOT BE INSTALLED UNDER DRIVEWAYS UNLESS APPROVED BY THE CITY INSPECTOR.
8. ALL SEWER PIPE SHALL BE INSTALLED WITH A CONTINUOUS TRACER TAPE 24" - 48" UNDER THE PROPOSED FINISHED SUBGRADE, OR AS DIRECTED BY THE CITY INSPECTOR. THE MARKER SHALL BE PLASTIC, NON-BIODEGRADABLE, METAL CORE, AND DETECTABLE, WITH BACKING MARKED "SEWER".
9. SIDE SEWERS SHALL BE INSTALLED BY THE DEVELOPER AND COORDINATED FOR CLEARANCE WITH POWER, GAS, TELEPHONE, CABLE, AND OTHER UTILITIES. SIDE SEWERS SHALL BE A MINIMUM OF 10 FEET BEYOND PROPERTY LINES AND 5' BEYOND ANY EASEMENT.
10. THE SEWER PIPE SHALL BE INSTALLED STARTING FROM DOWNSTREAM OF THE POINT OF CONNECTION ON THE EXISTING SEWER OR FROM A DESIGNATED STARTING POINT. THE SEWER PIPE SHALL BE INSTALLED WITH THE BELL END UPSTREAM.
11. ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA AND WISHA.
12. TO PREVENT WATER OR DEBRIS FROM DISCHARGING INTO THE CITY'S EXISTING SEWER SYSTEM, THE CONTRACTOR SHALL INSTALL A PLUG IN THE CONNECTION MANHOLE OR AS DIRECTED BY THE CITY INSPECTOR. THE PLUG SHALL NOT BE REMOVED UNTIL THE SEWER IS ACCEPTED BY THE CITY.
13. ALL SEWER LINES SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE AND A MINIMUM OF 18 INCHES VERTICAL CLEARANCE FROM WATER LINES. SEE STANDARDS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALTERNATIVES.
14. PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON STANDARD AND WSDOT STANDARD SPECIFICATIONS. 3/8-INCH MINUS MANUFACTURED CLEAN PEA GRAVEL IS THE REQUIRED BEDDING MATERIAL. ALL PIPE SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION. THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIALS AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
15. THE CONTRACTOR SHALL COMPACT TRENCH BACKFILL WITHIN THE CITY RIGHT-OF-WAY TO AT LEAST 90% MAXIMUM DRY DENSITY FROM THE BOTTOM OF THE TRENCH TO A DEPTH OF 3' BELOW THE SURFACE. THE TRENCH BACKFILL MUST BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY WITHIN 3' OF THE SURFACE. ASPHALT MUST BE COMPACTED TO MEET THE REQUIREMENTS ON THE PLANS. ALL COMPACTION TESTS ARE AT THE DEVELOPER'S EXPENSE.

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GENERAL NOTES	KING SHORT PLAT 4405 188TH STREET NE, ARLINGTON WA 98223	[CITY OF ARLINGTON]			DATE	NO.	REVISION	BY
C1.3			JOB NO.			230108		

Plotted: Jan 10, 2024 - 5:57am Rodney T:\Projects\230108 King Short Plat (Arlington)\Plans\KINGSP_P-CIVIL.dwg Layout Name: C1.4-SWPPP NOTES

ELEMENTS OF CONSTRUCTION SWPPP

SE 16 T31N R 5E

1. PRESERVE VEGETATION / MARK CLEARING LIMITS

BEFORE BEGINNING LAND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, CLEARLY MARK ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.

RETAIN THE DUFF LAYER, NATIVE TOP SOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM DEGREE PRACTICAL. IF IT IS NOT PRACTICAL TO RETAIN THE DUFF LAYER IN PLACE, THEN STOCKPILE IT ON-SITE, COVER IT TO PREVENT EROSION, AND REPLACE IT IMMEDIATELY WHEN YOU FINISH DISTURBING THE SITE.

- BMP's
- C101: PRESERVING NATURAL VEGETATION

C102: BUFFER ZONES

➤C103: HIGH VISIBILITY FENCE

C233: SILT FENCE

2. ESTABLISH CONSTRUCTION ACCESS

LIMIT CONSTRUCTION VEHICLE ACCESS AND EXIT TO ONE ROUTE, IF POSSIBLE. STABILIZE ACCESS POINTS WITH A PAD OF QUARRY SPALLS, CRUSHED ROCK, OR OTHER EQUIVALENT BMPs, TO MINIMIZE TRACKING SEDIMENT ONTO ROADS. LOCATE WHEEL WASH OR TIRE BATHS ON SITE, IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT EFFECTIVE IN PREVENTING TRACKING SEDIMENT ONTO ROADS. IF SEDIMENT IS TRACKED OFF SITE, CLEAN THE AFFECTED ROADWAY THOROUGHLY AT THE END OF EACH DAY, OR MORE FREQUENTLY AS NECESSARY (FOR EXAMPLE, DURING WET WEATHER). REMOVE SEDIMENT FROM ROADS BY SHOVELING, SWEEPING, OR PICK UP AND TRANSPORT THE SEDIMENT TO A CONTROLLED SEDIMENT DISPOSAL AREA. CONDUCT STREET WASHING ONLY AFTER SEDIMENT IS REMOVED IN ACCORDANCE WITH THE ABOVE BULLET. CONTROL STREET WASH WASTEWATER BY PUMPING BACK ON SITE OR OTHERWISE PREVENTING IT FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE. MINIMIZE CONSTRUCTION SITE ACCESS POINTS ALONG LINEAR PROJECTS, SUCH AS ROADWAYS. STREET WASHING MAY REQUIRE LOCAL JURISDICTION APPROVAL.

- BMP's
- C105: STABILIZE CONSTRUCTION ENTRANCE/EXIT

C106: WHEEL WASH

C107: CONSTRUCTION ROAD/PARKING AREA STABILIZATION

3. CONTROL FLOW RATES

PROTECT PROPERTIES AND WATERWAYS DOWNSTREAM OF DEVELOPMENT SITES FROM EROSION AND THE ASSOCIATED DISCHARGE OF TURBID WATERS DUE TO INCREASES IN THE VELOCITY AND PEAK VOLUMETRIC FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE. WHERE NECESSARY, CONSTRUCT STORMWATER RETENTION OR DETENTION FACILITIES AS ONE OF THE FIRST STEPS IN GRADING. ASSURE THAT DETENTION FACILITIES FUNCTION PROPERLY BEFORE CONSTRUCTING SITE IMPROVEMENTS (E.G. IMPERVIOUS SURFACES). IF PERMANENT INFILTRATION PONDS ARE USED FOR FLOW CONTROL DURING CONSTRUCTION, PROTECT THESE FACILITIES FROM SILTATION DURING THE CONSTRUCTION PHASE.

- BMP's
- C203: WATER BARS

C207: CHECK DAMS

C209: OUTLET PROTECTION

C235: WATTLES

C240: SEDIMENT TRAP

C241: TEMPORARY SEDIMENT POND

4. INSTALL SEDIMENT CONTROLS

INSTALL AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS. CONSTRUCT SEDIMENT CONTROL BMPs (SEDIMENT PONDS, TRAPS, FILTERS, ETC.) PRIOR TO GRADING.

- BMP's
- C231: BRUSH BARRIER

C232: GRAVEL FILTER BERM

C233: SILT FENCE

C234: VEGETATED STRIP

C235: WATTLES

C240: SEDIMENT TRAP

C241: TEMPORARY SEDIMENT POND

C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT

C251: CONSTRUCTION STORMWATER FILTRATION

5. STABILIZE SOILS

SOILS MUST NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN THE TIME PERIODS SET FORTH BELOW TO PREVENT EROSION.
DURING THE DRY SEASON (MAY 1 – SEPT. 30): 7 DAYS.

DURING THE WET SEASON (OCTOBER 1 – APRIL 30): 2 DAYS.
STABILIZE SOILS AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. STABILIZE SOIL STOCKPILES FROM EROSION, PROTECT WITH SEDIMENT TRAPPING MEASURES, AND WHERE POSSIBLE, BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS. MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY. MINIMIZE THE DISTURBANCE OF STEEP SLOPES.

- BMP's
- C120: TEMPORARY AND PERMANENT SEEDING

C121: MULCHING

C122: NETS AND BLANKETS

C123: PLASTIC COVERING

C124: SODDING

C125: TOPSOILING / COMPOSTING

C126: POLYACRYLAMIDE (PAM) FOR SOIL EROSION PROTECTION

C130: SURFACE ROUGHENING

C131: GRADIENT TERRACES

➤C140: DUST CONTROL

6. PROTECT SLOPES

DIVERT OFF-SITE STORMWATER (RUN-ON) OR GROUND WATER AWAY FROM SLOPES AND DISTURBED AREAS WITH INTERCEPTOR DIKES, PIPES, AND/OR SWALES. OFF-SITE STORMWATER SHOULD BE MANAGED SEPARATELY FROM STORMWATER GENERATED ON THE SITE. PLACE EXCAVATED MATERIAL ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.

- BMP's
- C120: TEMPORARY AND PERMANENT SEEDING

C121: MULCHING

C122: NETS AND BLANKETS

C123: PLASTIC COVERING

C124: SODDING

C130: SURFACE ROUGHENING

C131: GRADIENT TERRACES

C200: INTERCEPTOR DIKE AND SWALE

C201: GRASS-LINED CHANNELS

C203: WATER BARS

C204: PIPE SLOPE DRAINS

C205: SUBSURFACE DRAINS

C206: LEVEL SPREADER

C207: CHECK DAMS

C208: TRIANGULAR SILT DIKE (TSD)(GEOTEXTILE-ENCASED CHECK DAM)

7. PROTECT DRAIN INLETS

PROTECT ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. CLEAN OR REMOVE AND REPLACE INLET PROTECTION DEVICES WHEN SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE (UNLESS A DIFFERENT STANDARD IS SPECIFIED BY THE PRODUCT MANUFACTURER). INLETS SHOULD BE INSPECTED WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.

- BMP's
- C220: STORM DRAIN INLET PROTECTION

8. STABILIZE CHANNELS AND OUTFALLS

CONSTRUCT AND STABILIZE ALL ON-SITE CONVEYANCE CHANNELS TO PREVENT EROSION. PROVIDE STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAMBANKS, SLOPES, AND DOWNSTREAM REACHES AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS. STABILIZE CHANNEL BY PLACING BLANKET PRODUCT FIRST, THEN ADD CHECK DAMS AS NECESSARY TO FUNCTION AS AN ANCHOR AND TO SLOW THE FLOW OF WATER.

- BMP's
- C202: CHANNEL LINING

C122: NETS AND BLANKETS

C207: CHECK DAMS

C209: OUTLET PROTECTION

9. CONTROL POLLUTANTS

INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS. HANDLE AND DISPOSE OF ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS THAT OCCUR ON-SITE IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.

- BMP's
- C151: CONCRETE HANDLING

➤C152: SAWCUTTING AND SURFACING POLLUTION PREVENTION

C153: MATERIAL DELIVERY, STORAGE AND CONTAINMENT

➤C154: CONCRETE WASHOUT AREA

C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT

C251: CONSTRUCTION STORMWATER FILTRATION

C252: HIGH PH NEUTRALIZATION USING C02

C253: PH CONTROL FOR HIGH PH WATER

10. CONTROL DEWATERING

DISCHARGE CLEAN, NON-TURBID DE-WATERING WATER, SUCH AS WELL-POINT GROUND WATER, TO SYSTEMS TRIBUTARY TO, OR DIRECTLY INTO SURFACE WATERS OF THE STATE, AS SPECIFIED IN ELEMENT #8, PROVIDED THE DE-WATERING FLOW DOES NOT CAUSE EROSION OR FLOODING OF RECEIVING WATERS OR INTERFERE WITH THE OPERATION OF THE SYSTEM. HANDLE HIGHLY TURBID OR CONTAMINATED DEWATERING WATER SEPARATELY FROM STORMWATER.

- BMP's
- C203: WATER BARS

C236: VEGETATIVE FILTRATION

11. MAINTAIN BMP's

KEEP QUANTITIES OF EROSION PREVENTION AND SEDIMENT CONTROL MATERIALS ON THE PROJECT SITE AT ALL TIMES TO BE USED FOR REGULAR MAINTENANCE AND EMERGENCY SITUATIONS SUCH AS UNEXPECTED HEAVY SUMMER RAINS. MAINTAIN AND REPAIR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION IN ACCORDANCE WITH BMP SPECIFICATIONS. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs WITHIN 30 DAYS AFTER ACHIEVING FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PROVIDE PROTECTION TO ALL BMPs INSTALLED FOR THE PERMANENT CONTROL OF STORMWATER FROM SEDIMENT AND COMPACTION. ALL BMPs THAT ARE TO REMAIN IN PLACE FOLLOWING COMPLETION OF CONSTRUCTION SHALL BE EXAMINED AND PLACED IN FULL OPERATING CONDITIONS. IF SEDIMENT ENTERS THE BMPs DURING CONSTRUCTION, IT SHALL BE REMOVED AND THE FACILITY SHALL BE RETURNED TO THE CONDITIONS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

12. MANAGE THE PROJECT

INSPECT, MAINTAIN, AND REPAIR ALL BMPs AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. CONDUCT SITE INSPECTIONS AND MONITORING IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER GENERAL PERMIT OR LOCAL PLAN APPROVAL AUTHORITY. MAINTAIN, UPDATE, AND IMPLEMENT THE SWPPP IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER GENERAL PERMIT. ALL BMPs MUST BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. SITE INSPECTIONS MUST BE CONDUCTED BY A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL.

13. PROTECT LOW IMPACT DEVELOPMENT

PROTECT ALL BIORETENTION AND RAIN GARDEN BMPs FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPs ON PORTIONS OF THE SITE THAT DRAIN INTO THE BIORETENTION AND/OR RAIN GARDEN BMPs. RESTORE THE BMPs TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION. RESTORING THE BMP MUST INCLUDE REMOVAL OF SEDIMENT AND ANY SEDIMENT-LADEN BIORETENTION/RAIN GARDEN SOILS, AND REPLACING THE REMOVED SOILS WITH SOILS MEETING THE DESIGN SPECIFICATION.

PREVENT COMPACTING BIORETENTION AND RAIN GARDEN BMPs BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC. PROTECT COMPLETED LAWN AND LANDSCAPED AREAS FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT.

CONTROL EROSION AND AVOID INTRODUCING SEDIMENT FROM SURROUNDING LAND USES ONTO PERMEABLE PAVEMENTS. DO NOT ALLOW MUDDY CONSTRUCTION EQUIPMENT ON THE BASE MATERIAL OR PAVEMENT. DO NOT ALLOW SEDIMENT-LADEN RUNOFF ONTO PERMEABLE PAVEMENTS.

PAVEMENTS FOULED WITH SEDIMENTS OR NO LONGER PASSING AN INITIAL INFILTRATION TEST MUST BE CLEANED USING PROCEDURES FROM THE LOCAL STORMWATER MANUAL OR THE MANUFACTURER'S PROCEDURES.

KEEP ALL HEAVY EQUIPMENT OFF EXISTING SOILS UNDER LID FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN THE INFILTRATION RATE OF THE SOILS.

LEGEND

- DENOTES MINIMUM REQUIRED BMP's. AS SITE WORK PROGRESSES, CONTRACTOR MAY NEED TO INSTALL ADDITIONAL BMP's AS NEEDED.

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SWPPP NOTES

KING SHORT PLAT

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C1.4

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0 20 40

Scale in Feet

1. SEE SHEET C1.1, C1.2, AND C1.3 FOR GENERAL INFORMATION.
2. SEE SHEET C1.4 FOR ELEMENTS OF CONSTRUCTION SWPPP.
3. THE 13 ELEMENTS SHOWN ON C1.3 MUST BE CONSIDERED IN THE DEVELOPMENT OF THE CONSTRUCTION SWPPP UNLESS SITE CONDITIONS RENDER THE ELEMENT UNNECESSARY. IF AN ELEMENT IS CONSIDERED UNNECESSARY, THE CONSTRUCTION SWPPP MUST PROVIDE THE JUSTIFICATION.
4. THE SWPPP ELEMENTS COVER THE GENERAL WATER QUALITY PROTECTION STRATEGIES OF LIMITING SITE IMPACTS, PREVENTING EROSION AND SEDIMENTATION, AND MANAGING ACTIVITIES AND SOURCES.
5. ADDITIONAL INFORMATION AND REQUIREMENTS ARE OUTLINED WITHIN THE SWPPP NARRATIVE INCLUDED WITH THE DRAINAGE REPORT.
6. THE HIGHLIGHTED BMP's SHOWN ON SHEET C1.3 ARE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN AND UTILIZE ADDITIONAL BMP's AS NECESSARY. ADDITIONAL INFORMATION ON EACH BMP CAN BE FOUND IN VOLUME II, CHAPTER 4 OF THE STORMWATER MANAGEMENT MANUAL OF WESTERN WASHINGTON.

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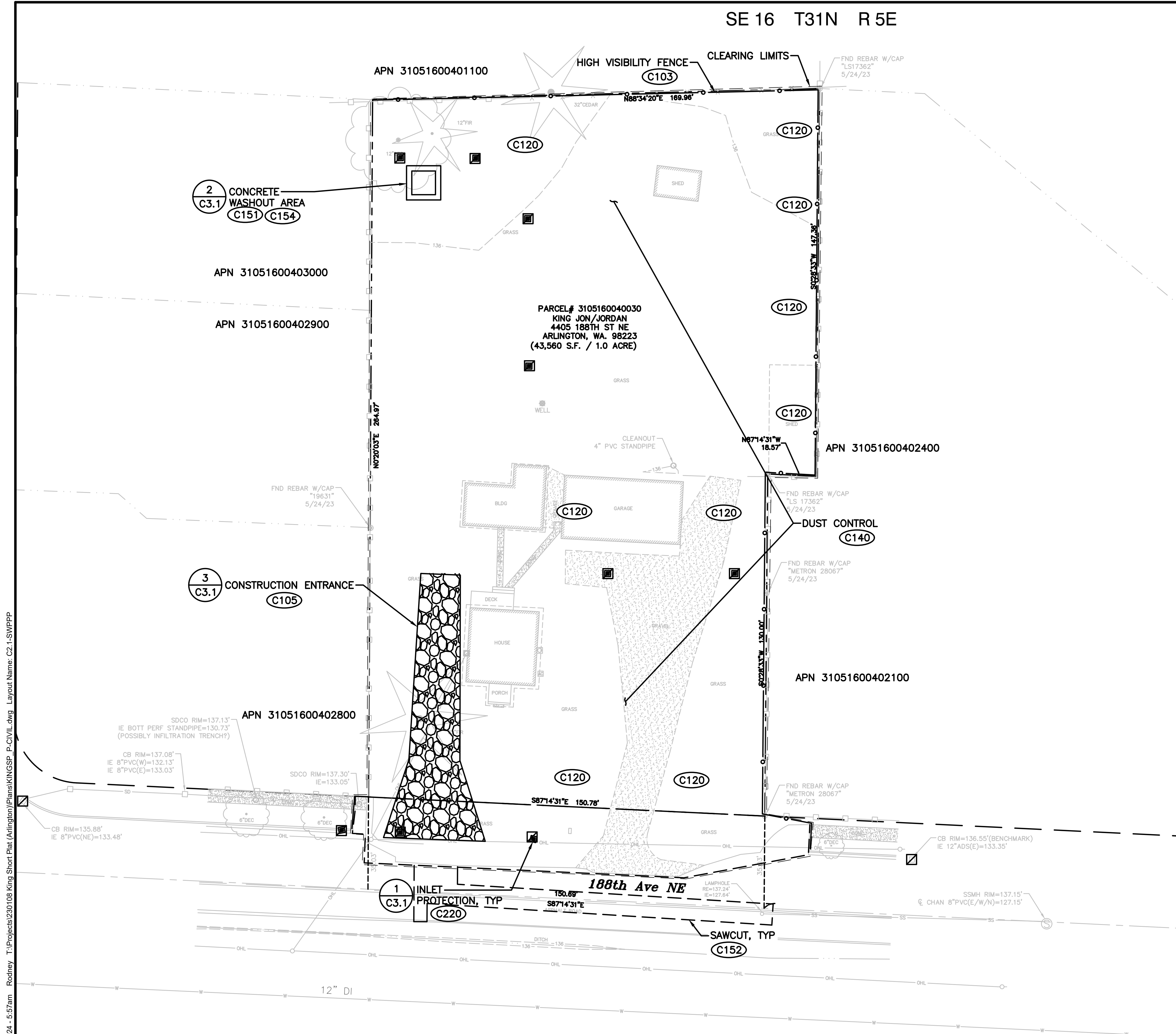
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SWPPP
KING SHORT PLAT
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C2.1

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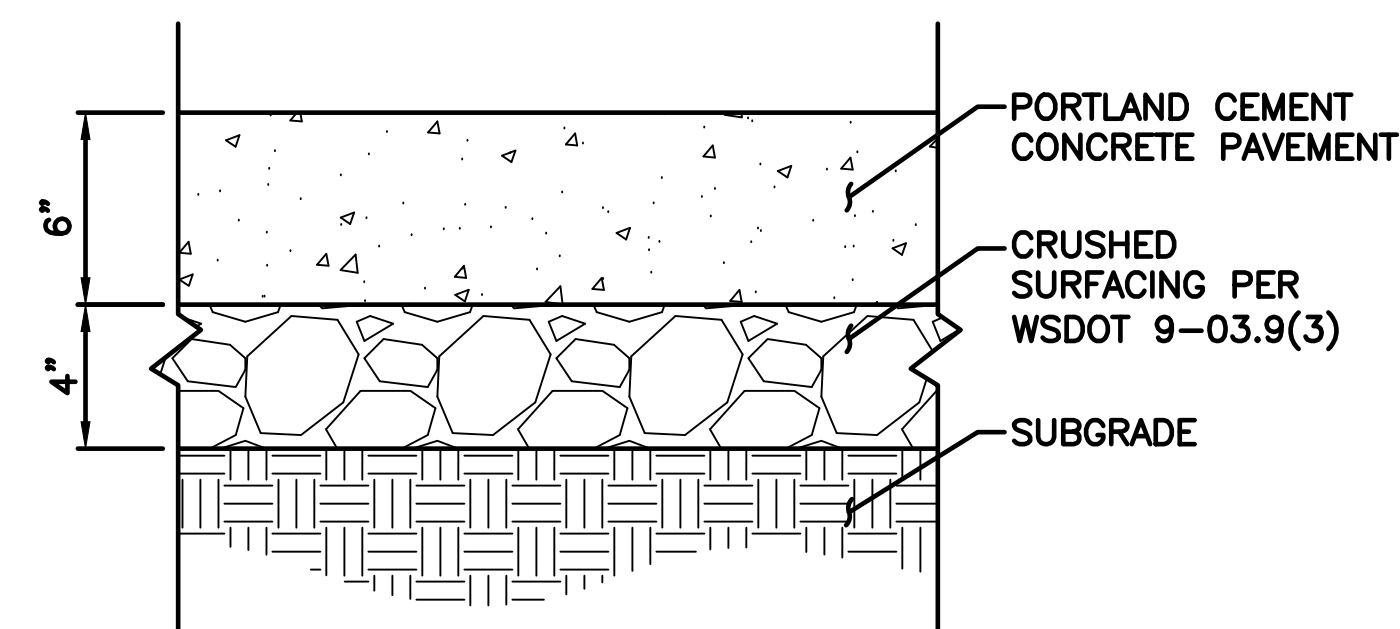
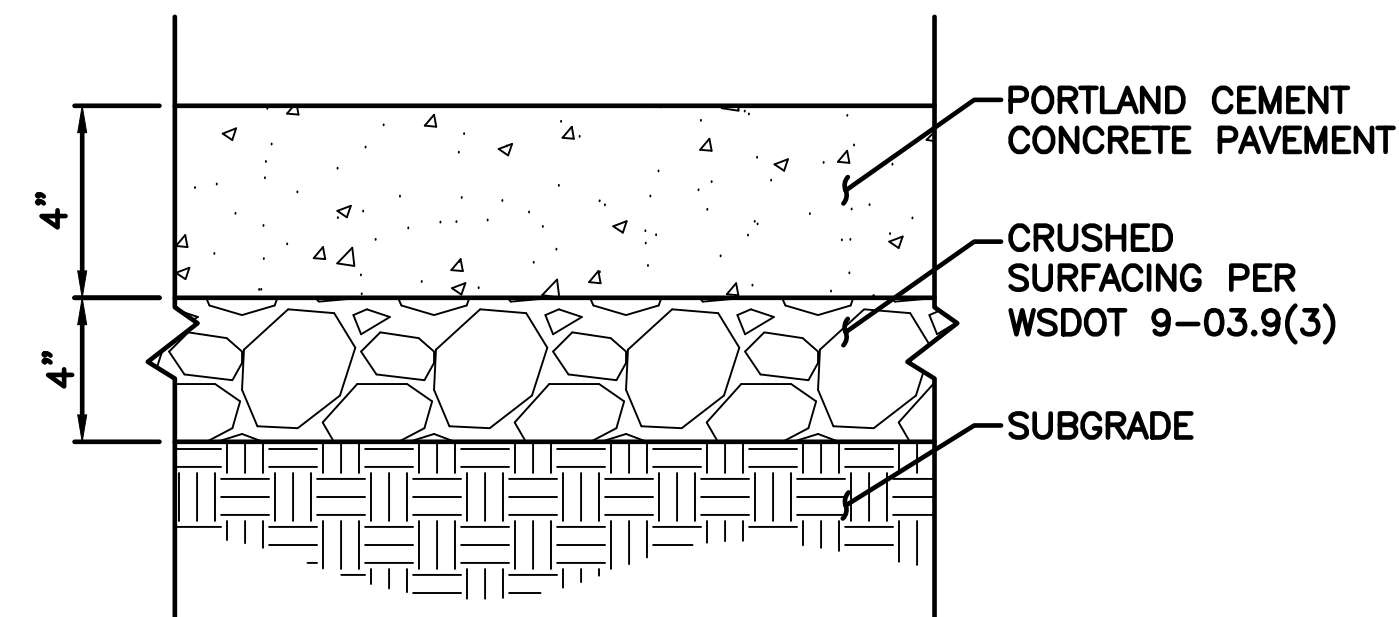
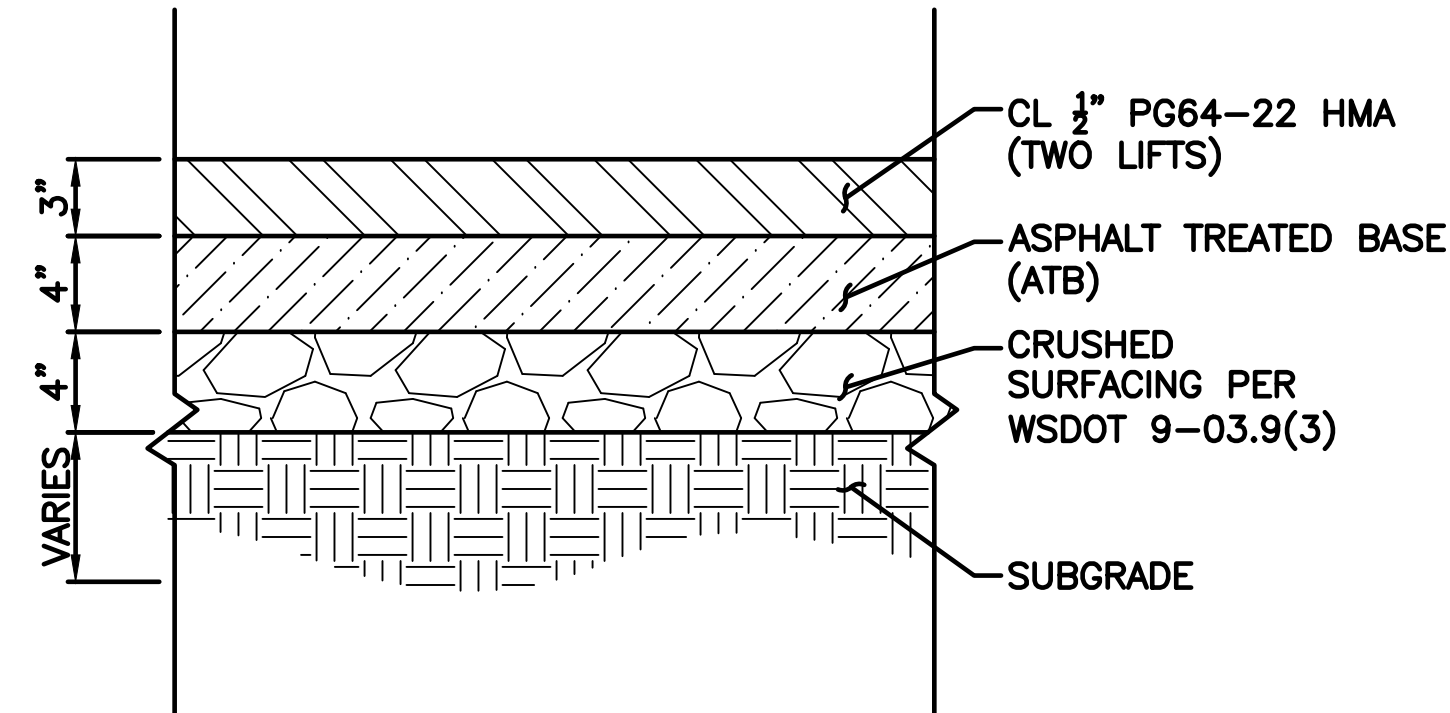
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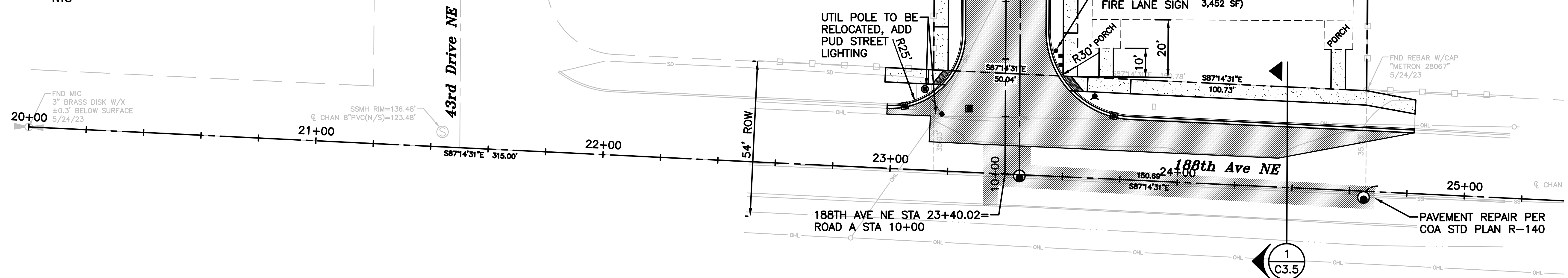
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	HMA PAVEMENT	
	CONCRETE SIDEWALK	
	CONCRETE PAVEMENT	

1. SEE SHEET C1.1, C1.2, AND C1.3 FOR GENERAL INFORMATION.
2. ROAD A (PUBLIC) SECTION PER COA STANDARD PLAN R-010.
3. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACE PER WSDOT STD PLAN F-45.10-03.
4. LOT DRIVEWAYS SHALL BE PER COA STANDARD PLAN R-220.
5. NO PARKING, FIRE LANE SIGN, 50' MAX SPACING, INSTALLED PER COA STANDARD PLAN R-120.
6. SIDEWALK PER COA STANDARD PLAN R-170.
7. SEE SHEET C2.6 FOR ROAD A PROFILE AND CURB RAMP DETAILS.
8. PRIVATE DRIVEWAYS OUTSIDE OF ROW LINE WILL BE CONSTRUCTED AT A LATER DATE WITH THE PERMITTED STRUCTURE.

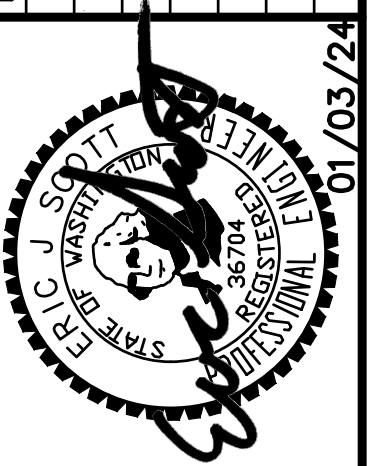


	STATION, OFFSET @ CENTER	WIDTH
LOT 1	11+19.71, 15.0' RT	29.1'
LOT 2	12+00.01, 15.0' RT	41.5'
LOT 3	12+55.91, 15.0' RT	20.0'



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PAVING PLAN

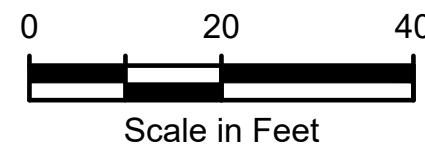
KING SHORT PLAT

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C2.2

JOB NO.
230108

SE 16 T31N R 5E



NOTES:

- SEE SHEET C1.1, C1.2, AND C1.3 FOR GENERAL INFORMATION.
- (CO) CLEANOUTS SHALL CONFORM TO COA STD PLAN SS-080.
- (RD) ROOF DRAIN PIPE SHALL BE PVC AND SLOPE AT 0.5% MIN.
- ALL STORM DRAIN PIPE SHALL BE LINED CORRUGATED POLYETHYLENE (LCPE), SUCH AS ADS N-12, UNLESS OTHERWISE INDICATED.
- ALL CATCH BASINS (CB) SHALL BE OIL/WATER SEPARATORS PER COA STD PLAN SD-120.
- INFILTRATION TRENCHES SHALL HAVE 10' CLEARANCE FROM PROPERTY LINE AND 20' FROM BUILDING.
- PRIVATE DRAINAGE SYSTEMS OUTSIDE OF ROW LINE WILL BE CONSTRUCTED AT A LATER DATE WITH THE PERMITTED STRUCTURE.

STRUCTURE TABLE

CB #	RIM	IE
CB1	136.45	132.46
*CB2	136.87	132.00
CB3	136.45	133.02
CB4	137.10	134.30
CB5	136.80	134.30
CB6	136.50	134.00
CB7	135.90	133.40
CB8	135.22	132.00
CB9	135.22	132.58

*SOLID LOCKING LID

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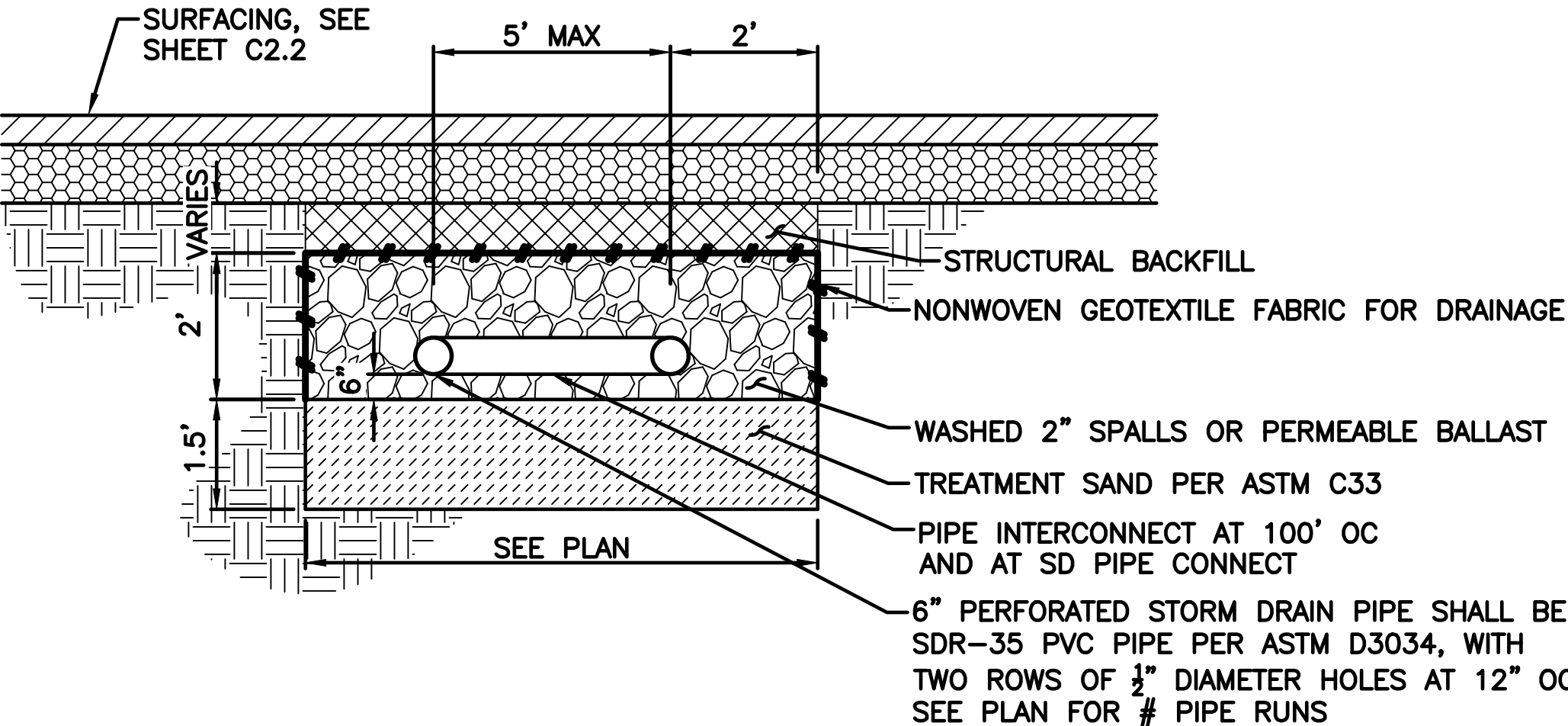
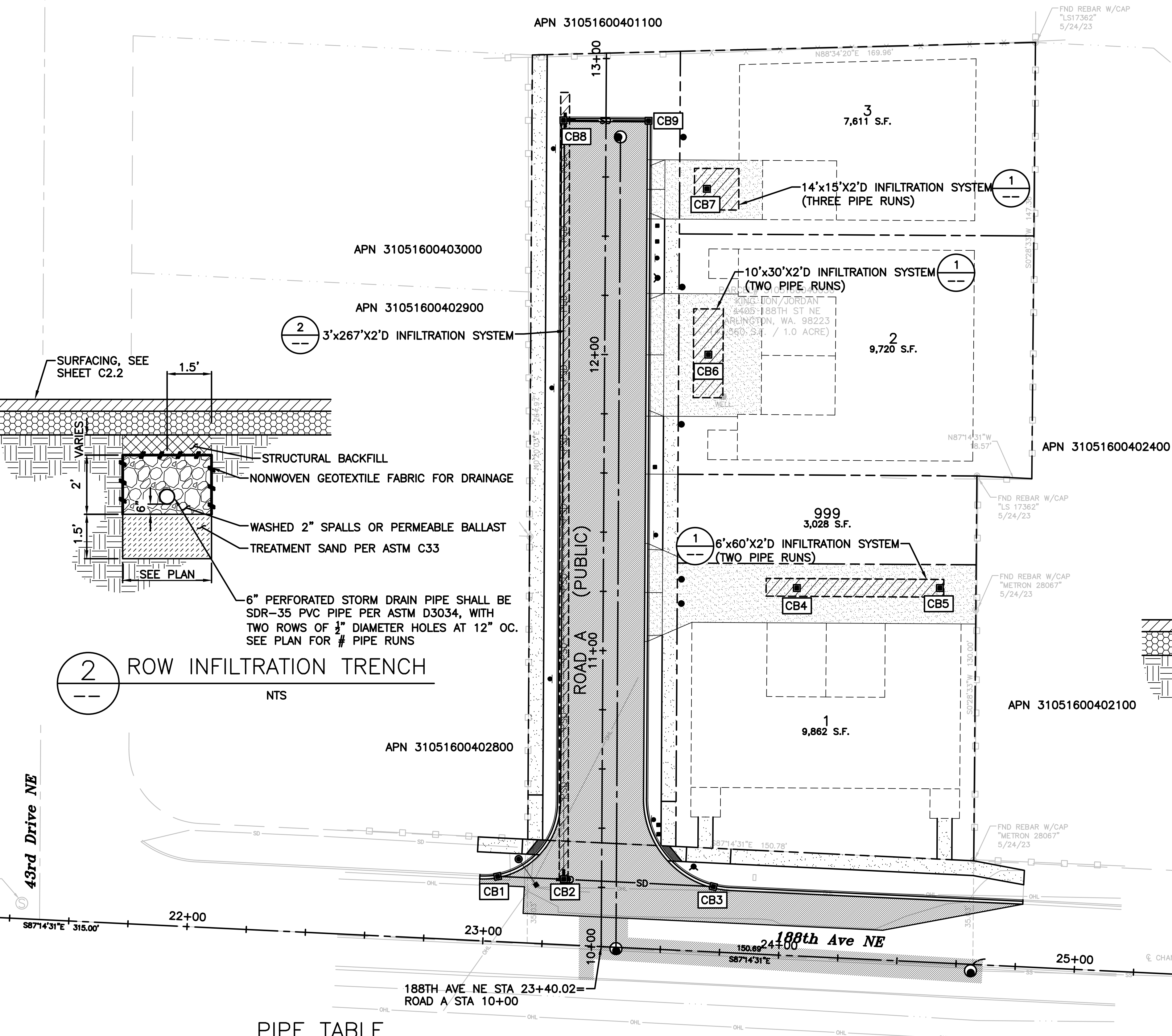
DRAINAGE PLAN

KING SHORT PLAT

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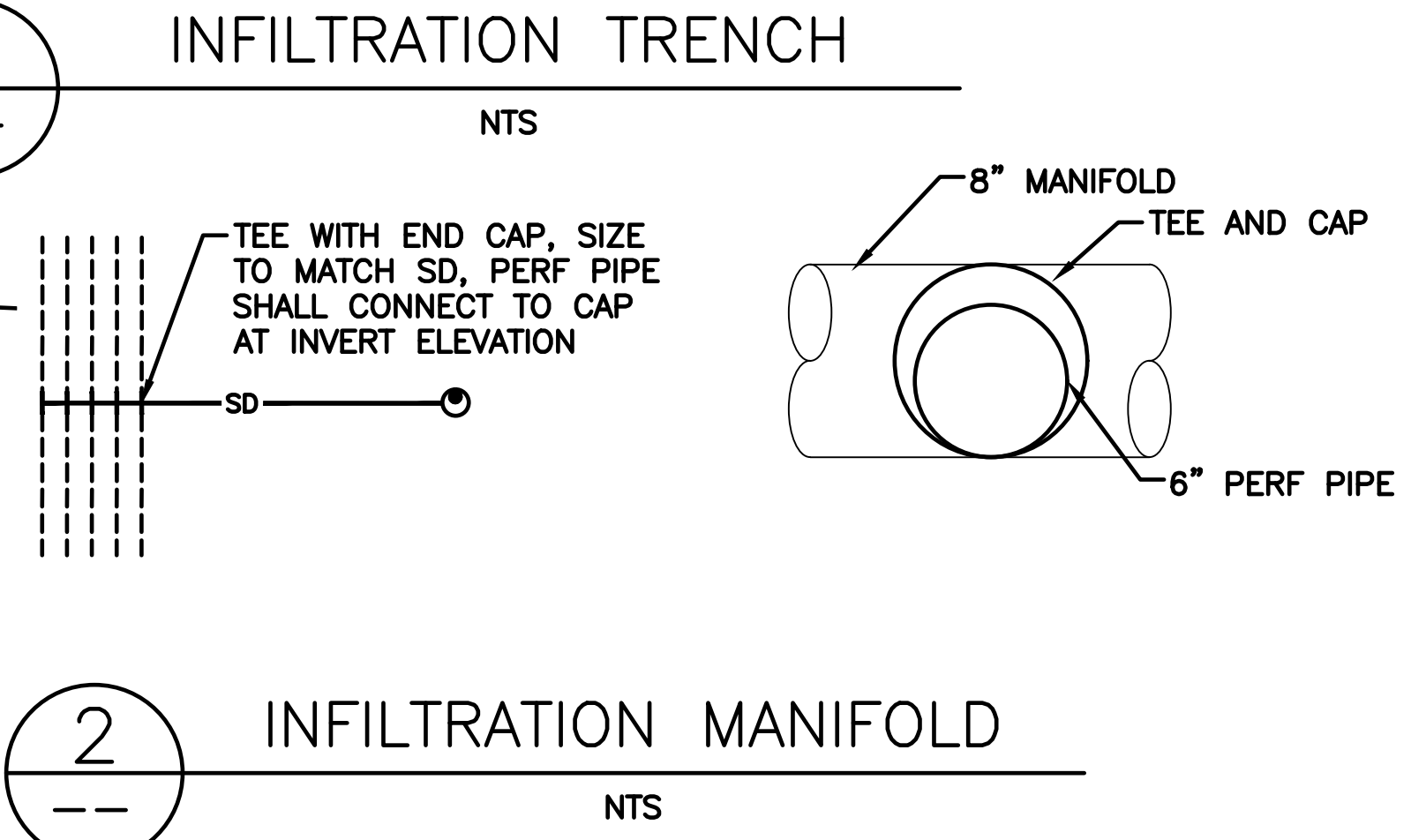
C2.4

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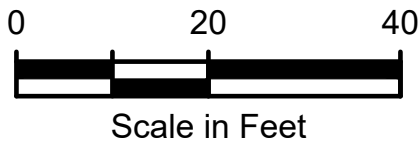


PIPE TABLE					
FROM	TO	SIZE	MTL	LENGTH	SLOPE
CB3	CB2	12"	LCPE	51'	-2.00%
CB2	CB1	12"	LCPE	23'	2.00%
CB2	CB8	6"	PVC PERF	256'	0.00%
CB4	CB5	6"	PVC PERF	58'	0.00%
CB6	TRENCH	6"	PVC PERF	28'	0.00%
CB7	TRENCH	6"	PVC PERF	(2EA) 15'	0.00%
CB9	CB8	12"	LCPE	29'	-2.00%

NOTE TO OWNER
THE ONSITE DRAINAGE FACILITIES UTILIZE ENCLOSED INFILTRATION SYSTEMS. AS SUCH, REGULAR CLEANING AND MAINTENANCE OF CATCH BASINS IS IMPERATIVE TO PREVENT CLOGGING AND PERMANENT DAMAGE. REFER TO MAINTENANCE PROCEDURES CONTAINED WITHIN THE PROJECT DRAINAGE REPORT.



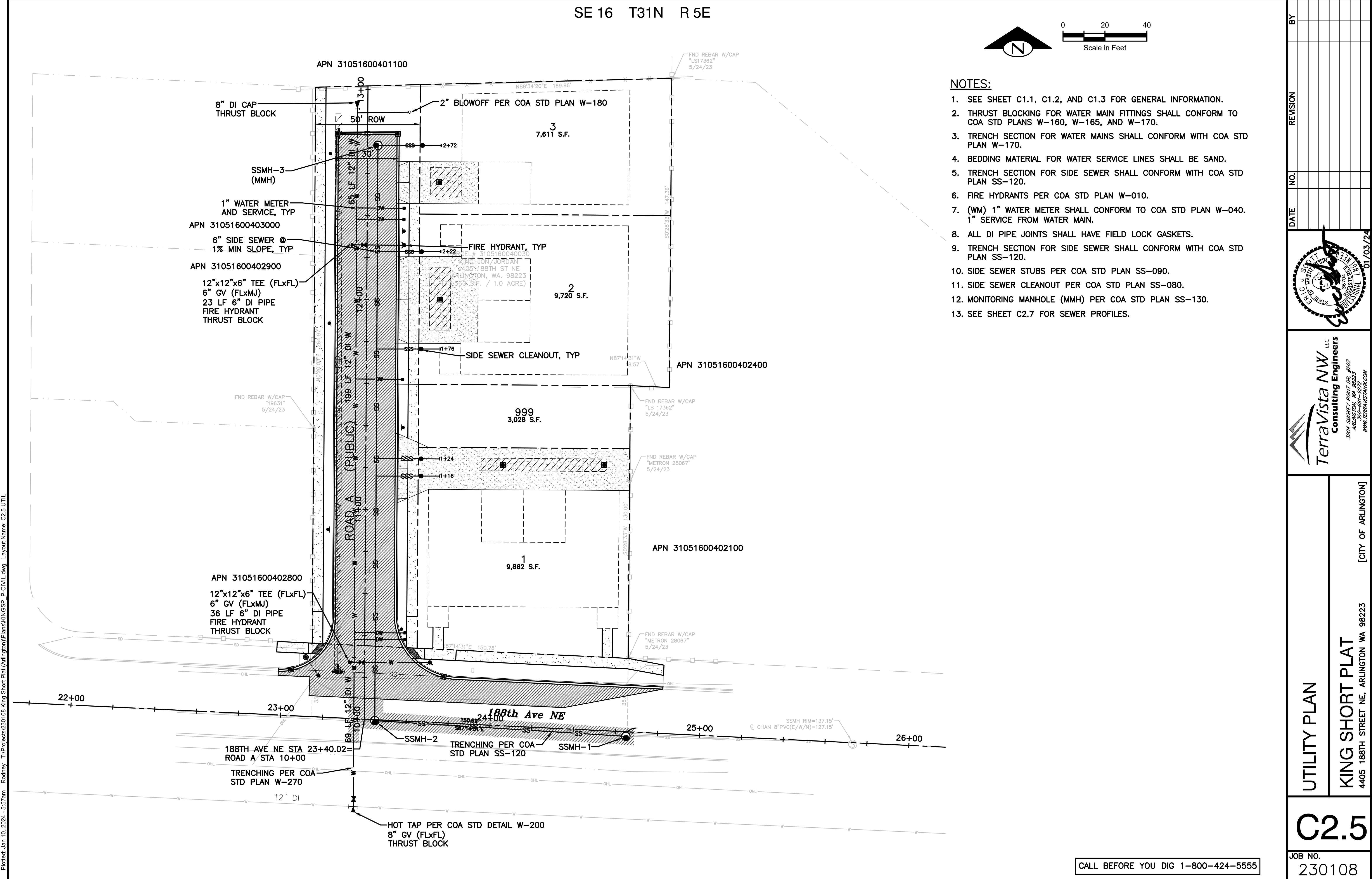
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NOTES:

- 1. SEE SHEET C1.1, C1.2, AND C1.3 FOR GENERAL INFORMATION.
- 2. THRUST BLOCKING FOR WATER MAIN FITTINGS SHALL CONFORM TO COA STD PLANS W-160, W-165, AND W-170.
- 3. TRENCH SECTION FOR WATER MAINS SHALL CONFORM WITH COA STD PLAN W-170.
- 4. BEDDING MATERIAL FOR WATER SERVICE LINES SHALL BE SAND.
- 5. TRENCH SECTION FOR SIDE SEWER SHALL CONFORM WITH COA STD PLAN W-170.
- 6. FIRE HYDRANTS PER COA STD PLAN W-010.
- 7. (WM) 1" WATER METER SHALL CONFORM TO COA STD PLAN W-040. 1" SERVICE FROM WATER MAIN.
- 8. ALL DI PIPE JOINTS SHALL HAVE FIELD LOCK GASKETS.
- 9. TRENCH SECTION FOR SIDE SEWER SHALL CONFORM WITH COA STD PLAN SS-120.
- 10. SIDE SEWER STUBS PER COA STD PLAN SS-090.
- 11. SIDE SEWER CLEANOUT PER COA STD PLAN SS-080.
- 12. MONITORING MANHOLE (MMH) PER COA STD PLAN SS-130.
- 13. SEE SHEET C2.7 FOR SEWER PROFILES.

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UTILITY PLAN

KING SHORT PLAT

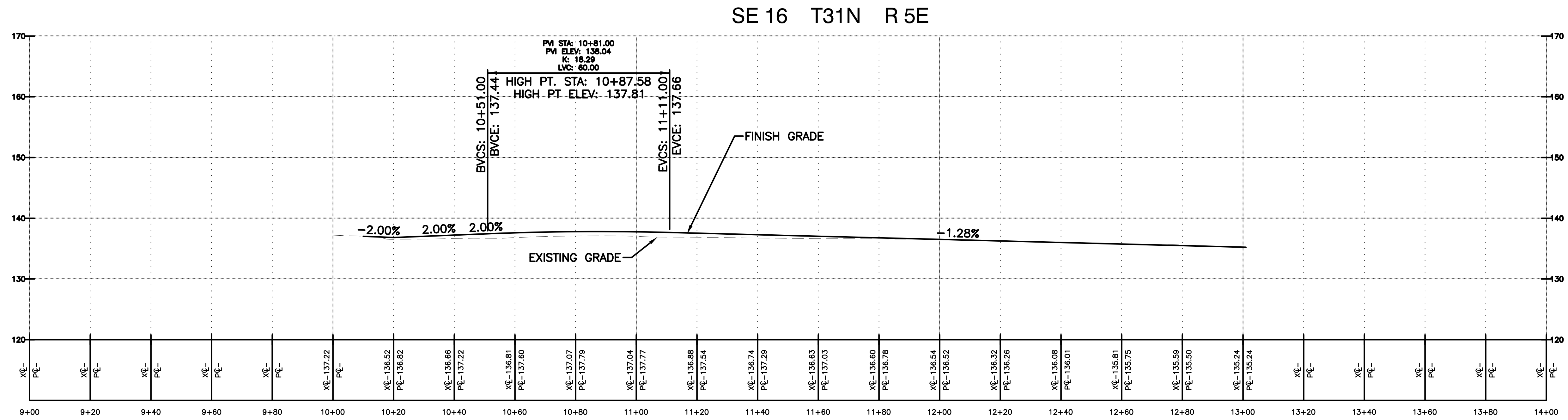
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C2.5

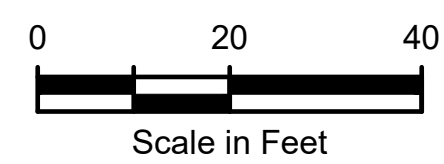
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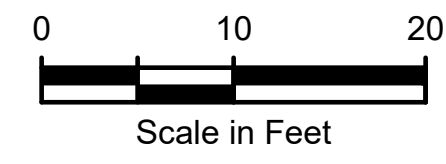
ROAD A GRADING PROFILE

HORIZONTAL SCALE

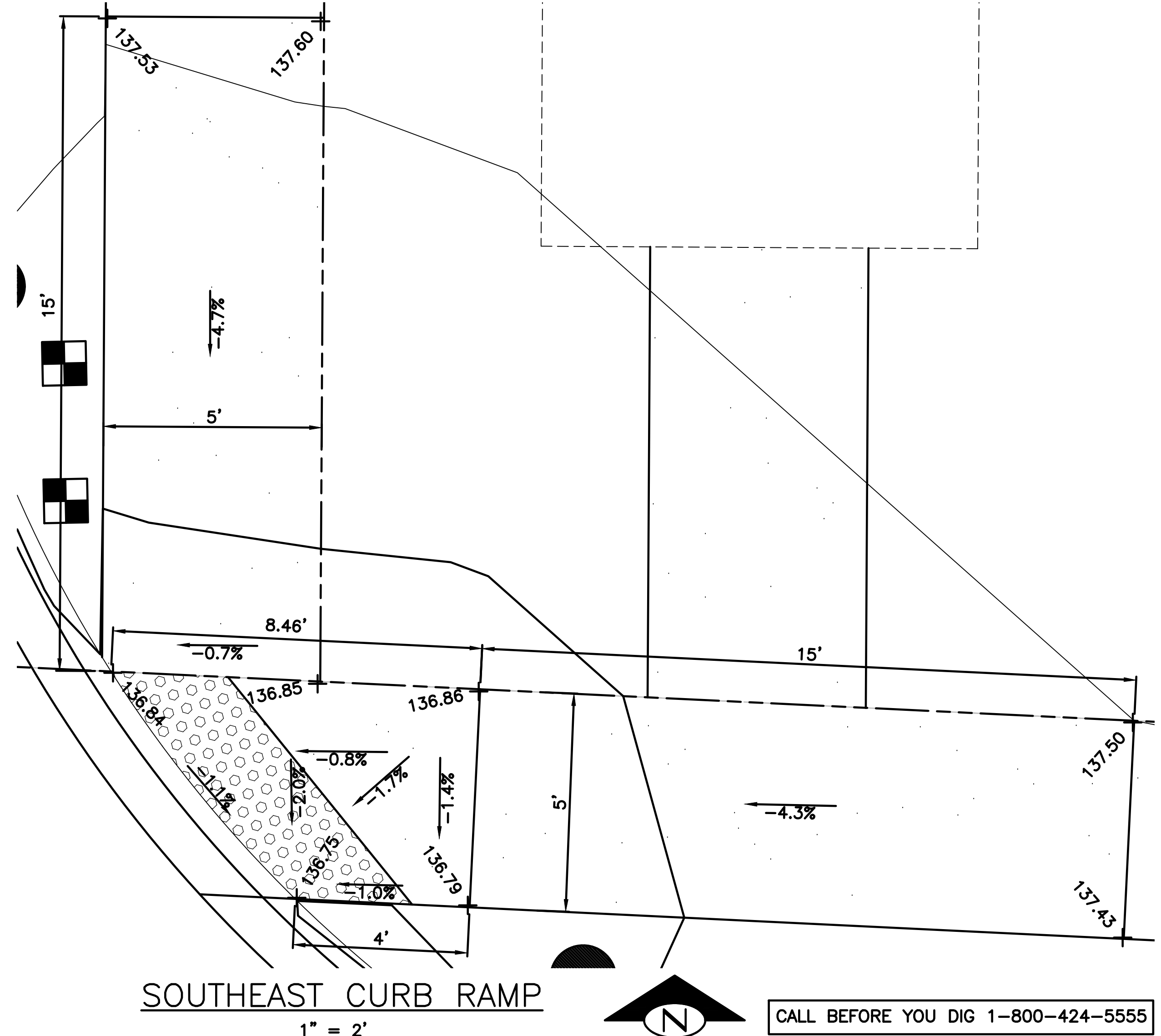
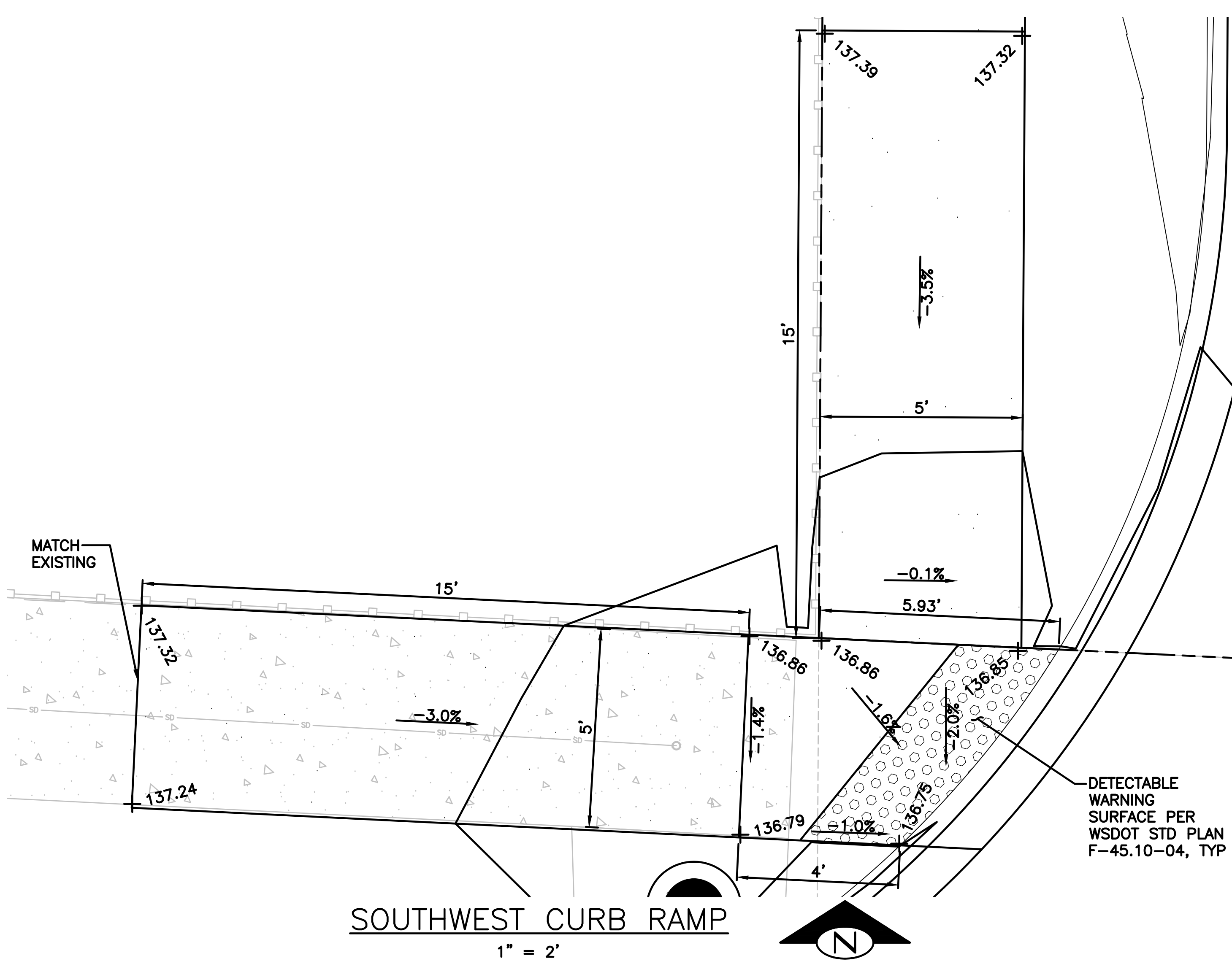


Scale in Feet

VERTICAL SCALE



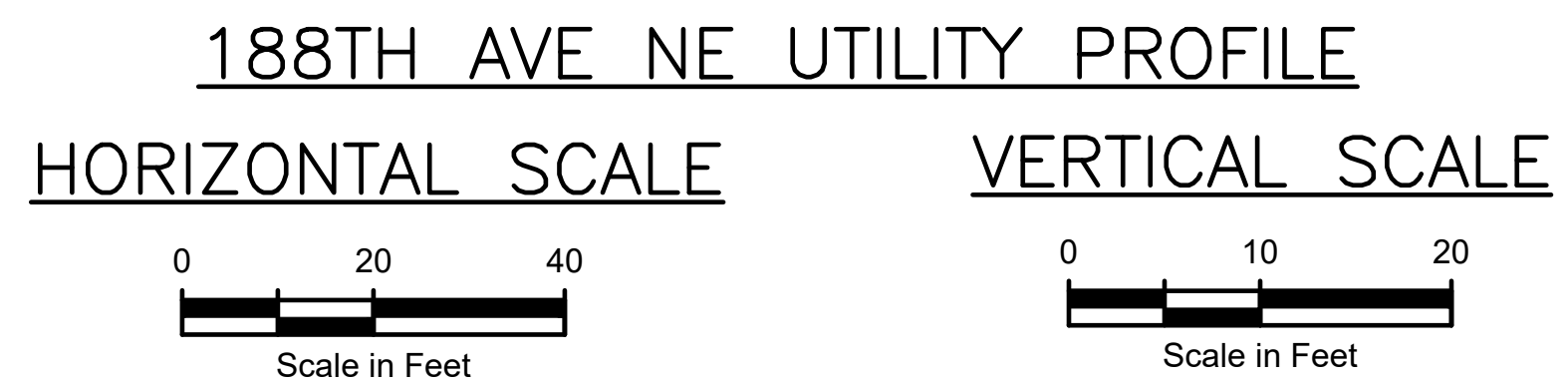
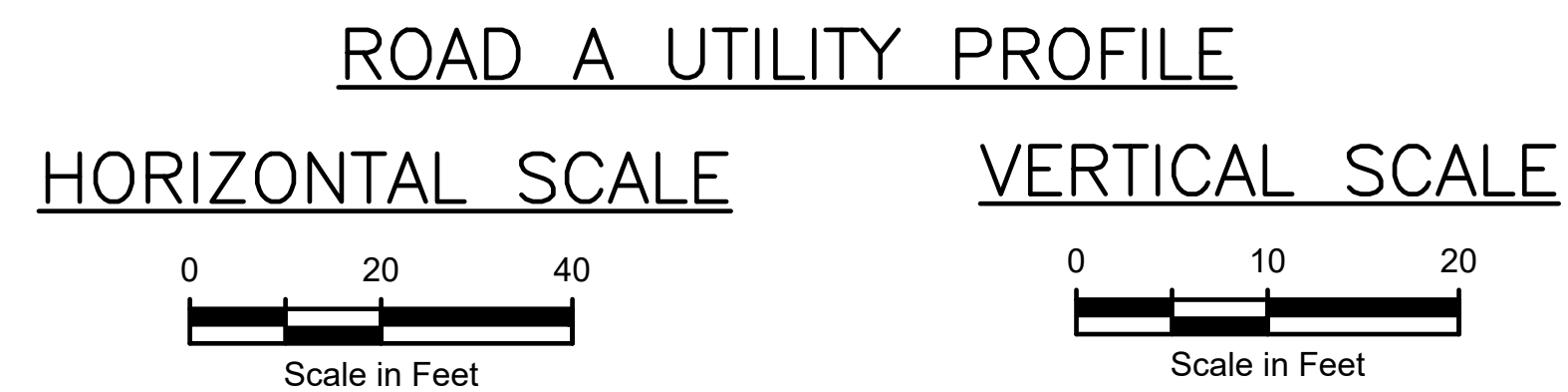
Scale in Feet



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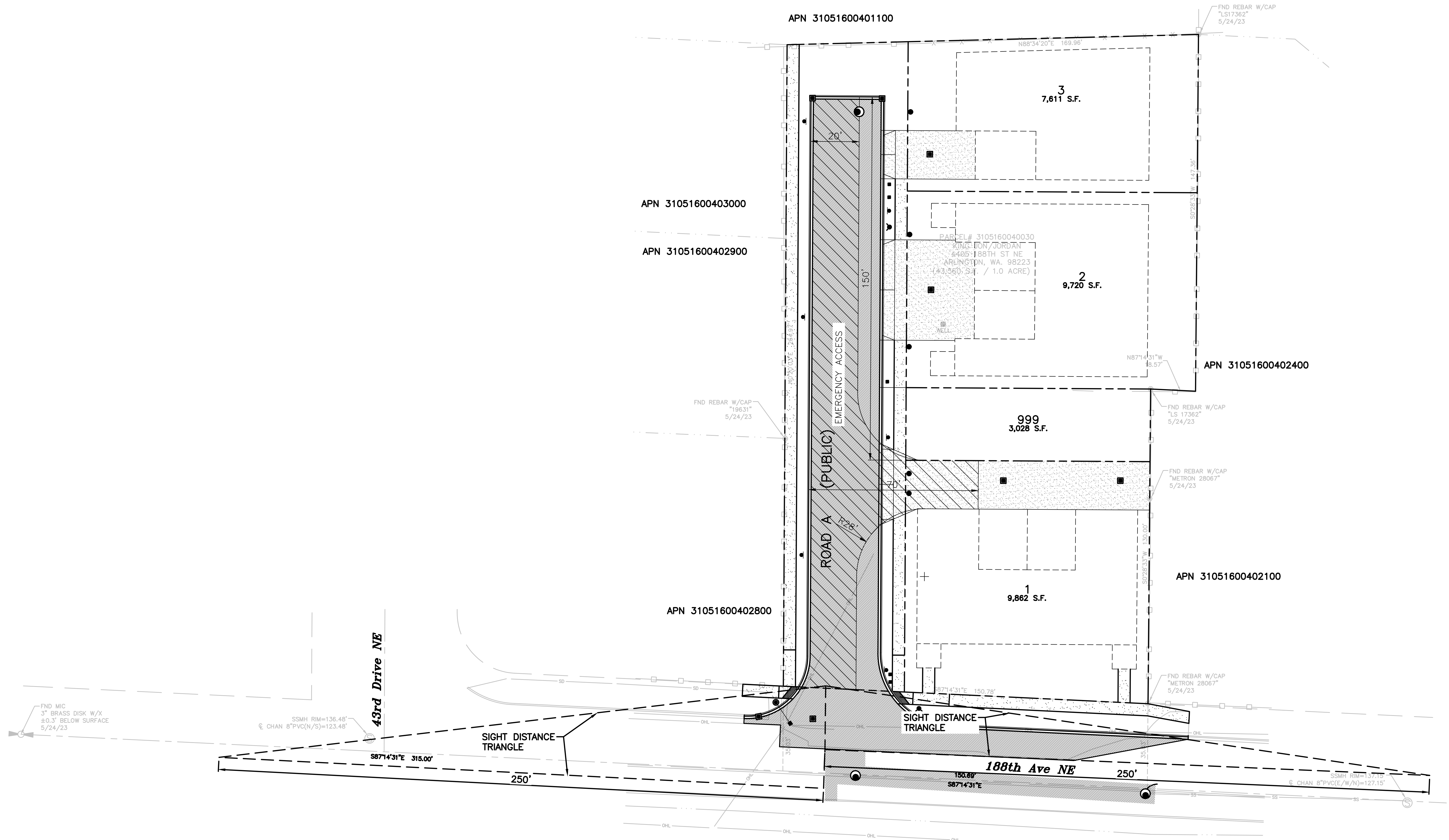
C2.6	ROAD A PROFILE / CURB RAMP DETAILS	KING SHORT PLAT	4405 1188TH STREET NE, ARLINGTON WA 98223	[CITY OF ARLINGTON]	 TerraVista NW Consulting Engineers 3204 SMOKEY POINT DR. #207 ARLINGTON, WA 98223 800-888-2444 WWW.TERRAVISTANW.COM		DATE	NO.	REVISION	BT
	JOB NO. 230108									01/03/24

Plotted: Jan 10, 2024 - 5:57am Rodney T:\Projects\230108 King Short Plat (Arlington)\Plans\KINGSP P-CIVIL.dwg Layout Name: C2.7 UTE PROFILES



C2.7	UTILITY PROFILES	KING SHORT PLAT	4405 188TH STREET NE, ARLINGTON WA 98223	[CITY OF ARLINGTON]	 TerraVista NW LLC Consulting Engineers 1204 SHAWNEY POINT DR. #207 ARLINGTON, WA 98223 360-691-9272 WWW.TERRAVISTANW.COM	 01/03/24	DATE	NO.	REVISION	BT

1. SEE SHEET C1.1, C1.2, AND C1.3 FOR GENERAL INFORMATION.

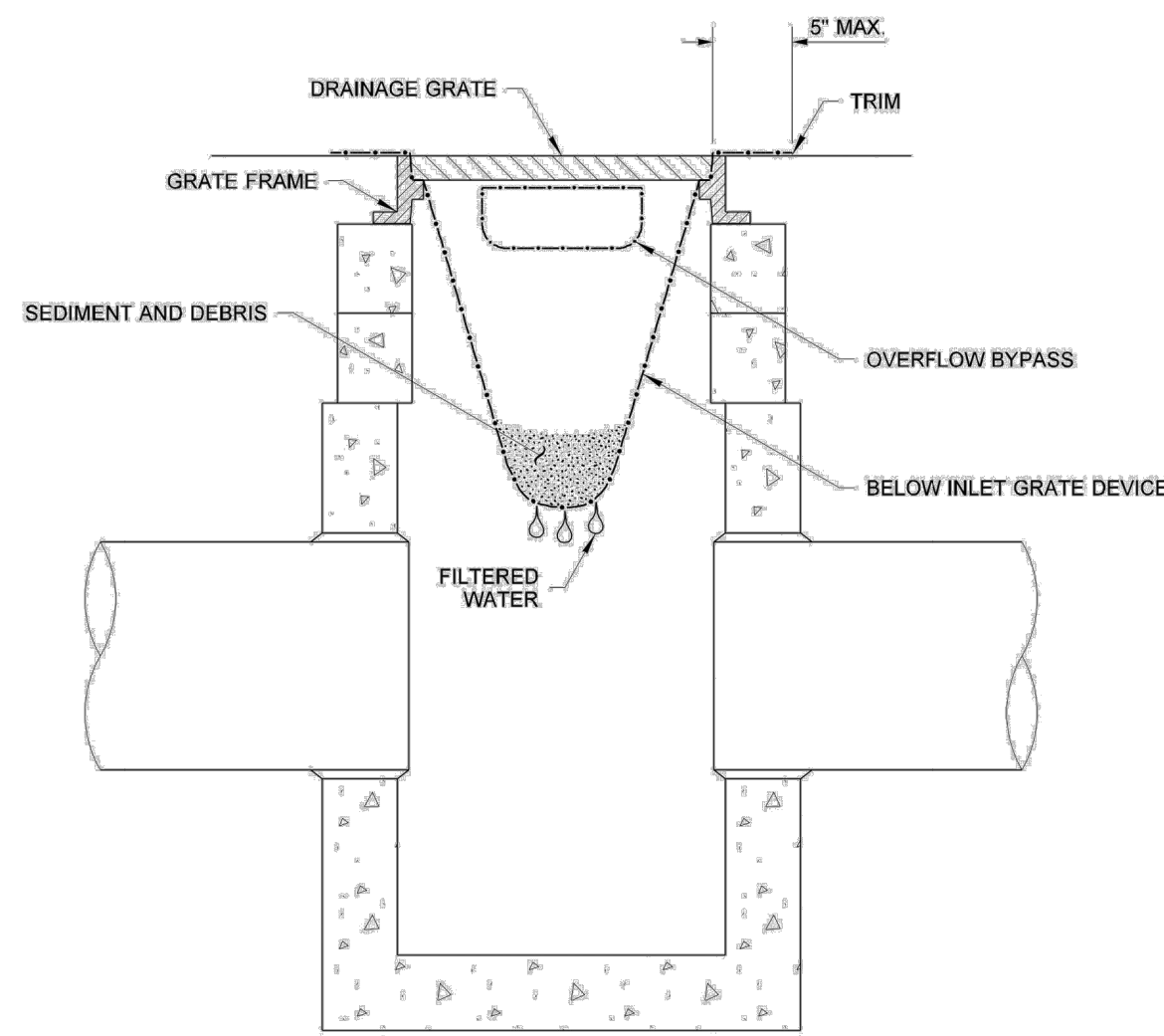


CALL BEFORE YOU DIG 1-800-424-5555

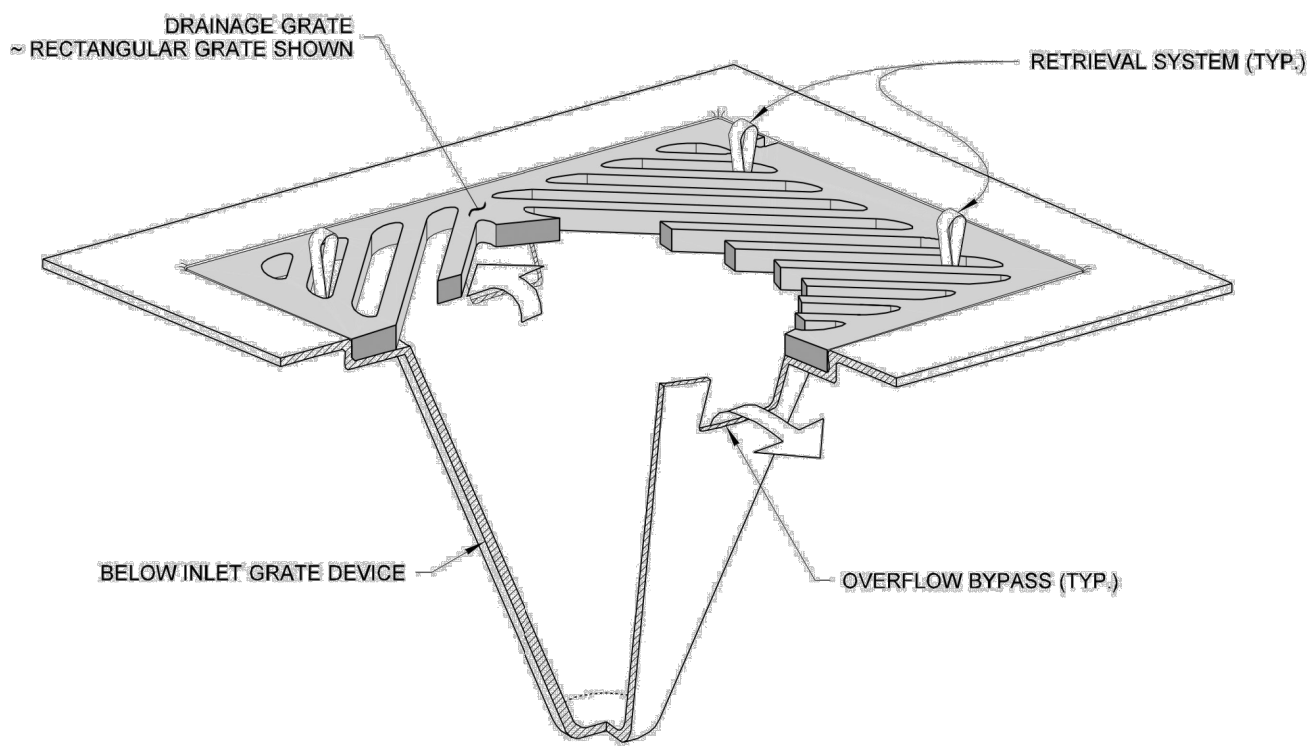
C2.8	SIGHT DISTANCE & FIRE TRUCK TURNING	KING SHORT PLAT	4405 188TH STREET NE, ARLINGTON WA 98223	[CITY OF ARLINGTON]	 TerraVista NW Consulting Engineers 12004 SHAWNEY POINT DR. #207 ARLINGTON, WA 98223 360-691-9272 WWW.TERRAVISTANW.COM	 01/03/24	DATE	NO.	REVISION	BY

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



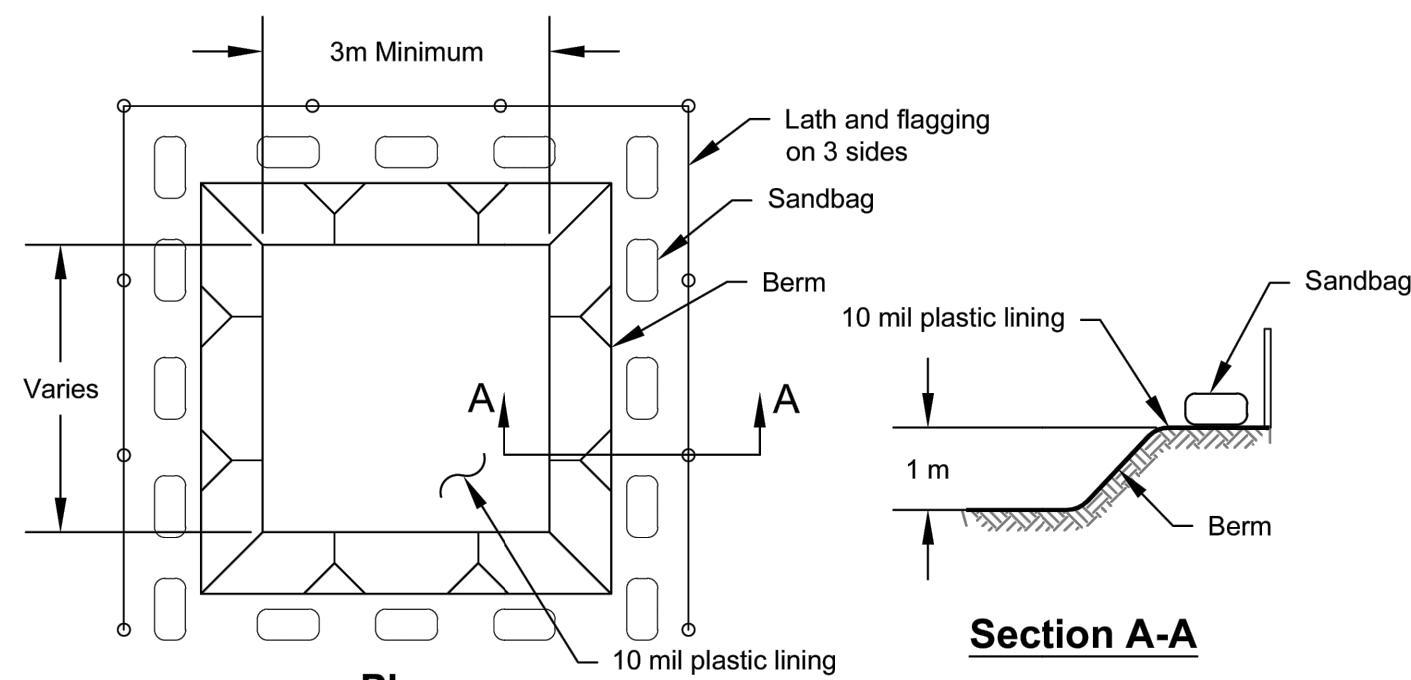
SECTION VIEW
NOT TO SCALE



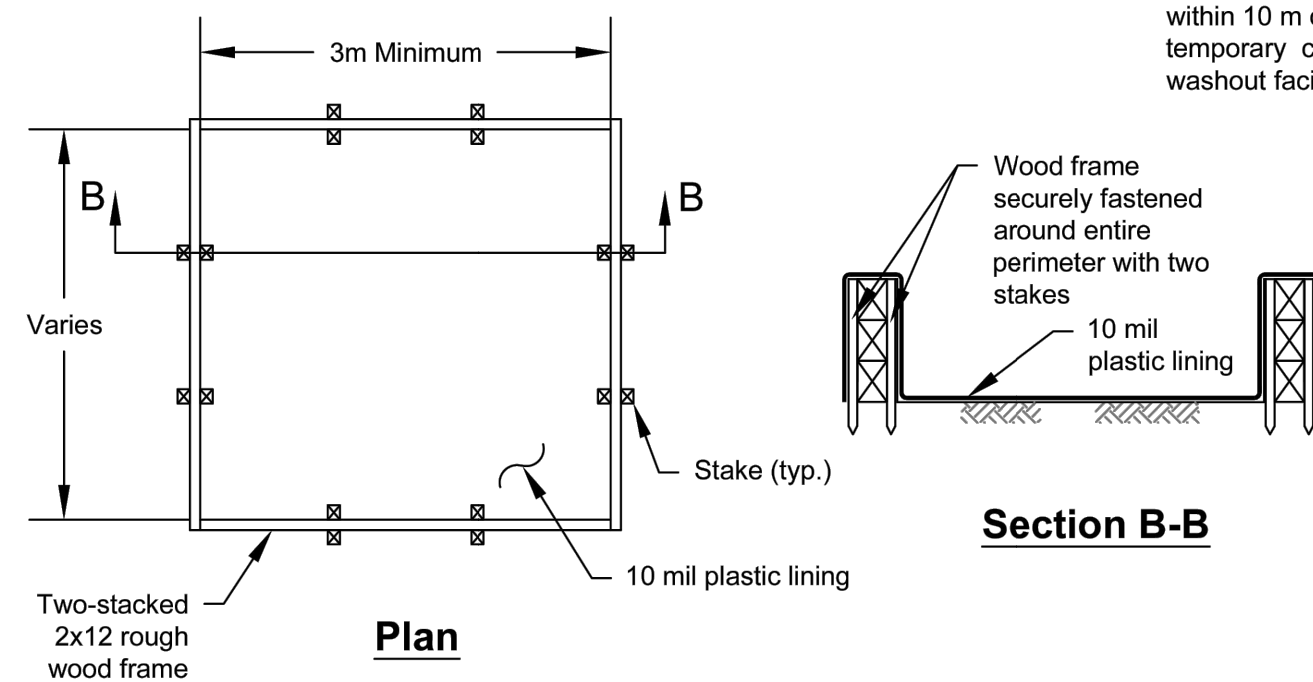
ISOMETRIC VIEW

1 STORM INLET PROTECTION

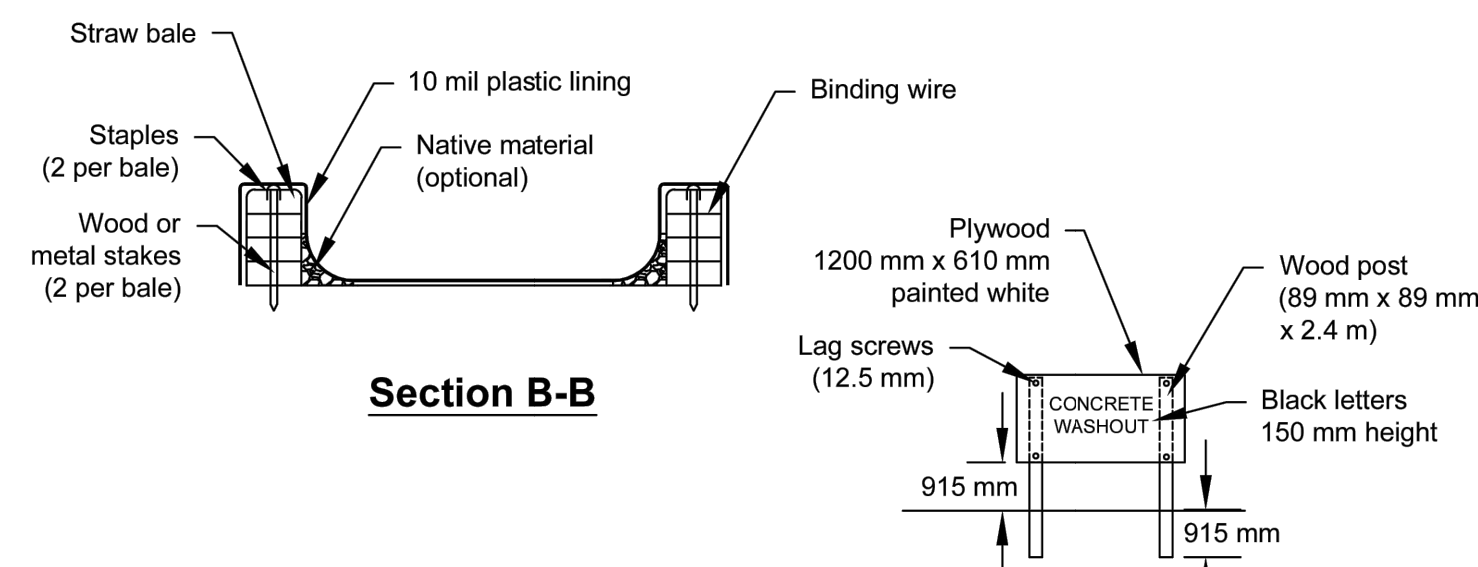
NTS



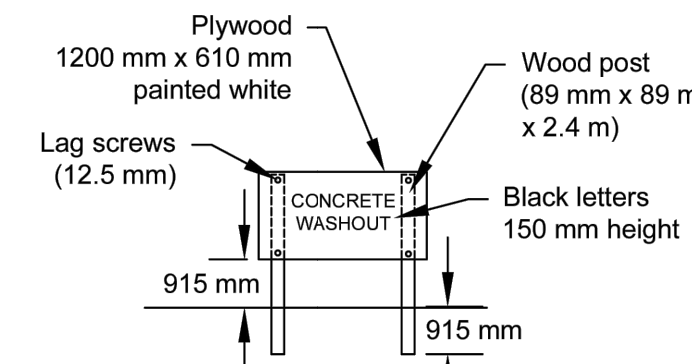
Type "Below Grade"



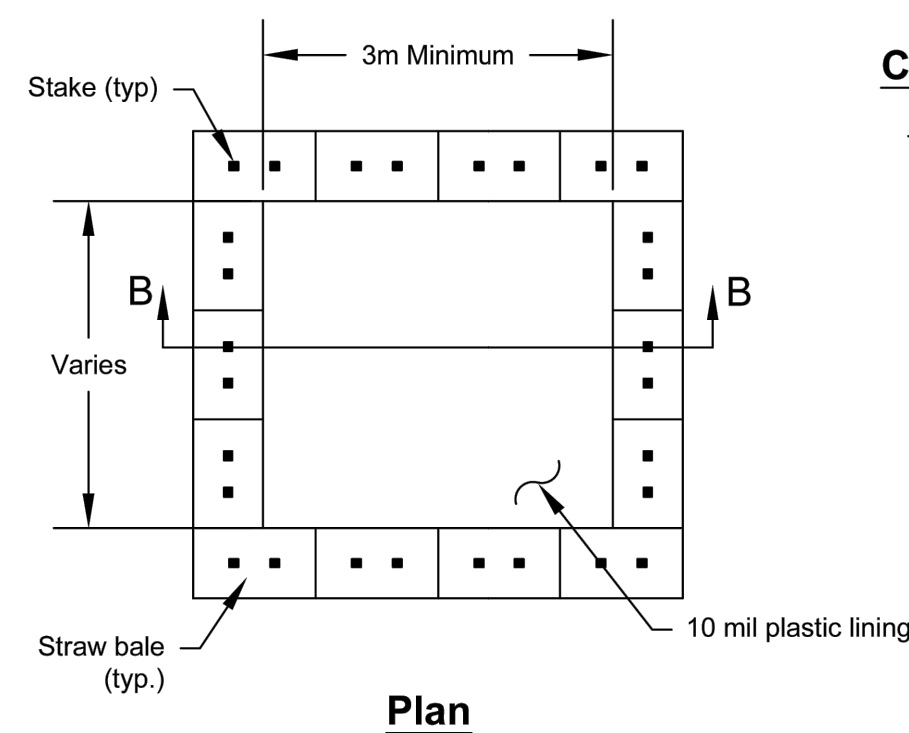
Type "Above Grade" with Wood Planks



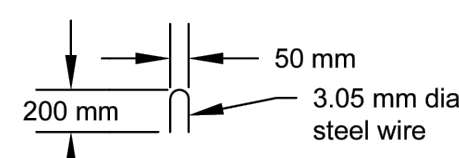
Section B-B



**Concrete Washout Sign
Detail (or equivalent)**



Plan

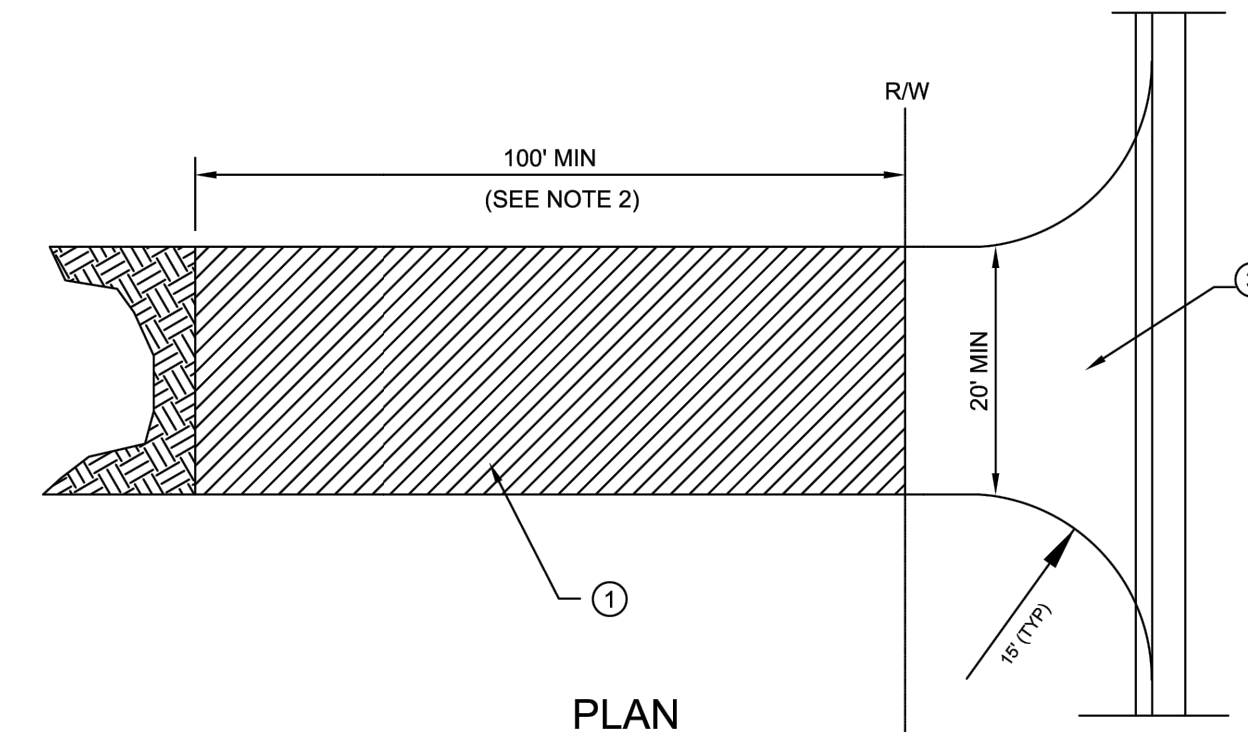


Staple Detail

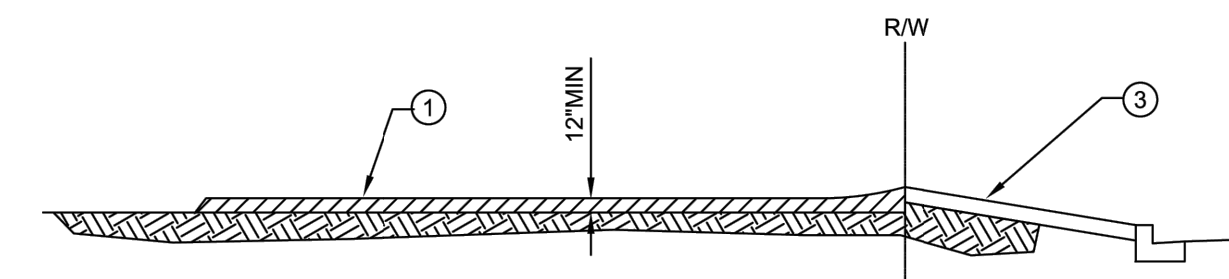
- Notes:
1. Actual layout determined in the field.
 2. The concrete washout sign shall be installed within 10 m of the temporary concrete washout facility.

CONSTRUCTION ENTRANCE

NTS



PLAN



SECTION

NOTES:

- ① QUARRY SPALLS 4" - 8", CRUSHED CONCRETE 4" - 8", OR HOG FUEL.
- ② SEE FIGURE 4.2 IN THE 2005 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON FOR DETAILS. NOTE: THE MINIMUM 100°F OF ENTRANCE SHALE BE REDUCED TO THE MAXIMUM PRACTICABLE SIZE WHEN THEIR SIZE OR CONFIGURATION OF THE SITE DOES NOT ALLOW THE FULL LENGTH (100LF).
- ③ EXISTING DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. MATERIAL MUST BE EQUAL TO OR BETTER THAN SPECIFIED IN NOTE 1.
- ④ A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:

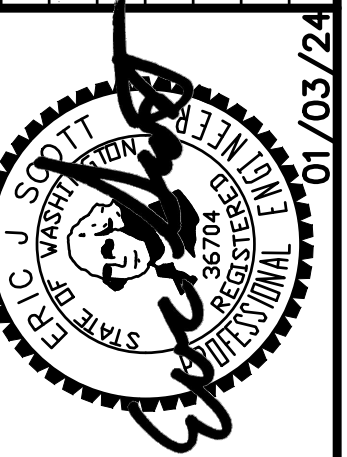
1) TENSILE STRENGTH (ASTM D4751)	200 PSI MIN.
2) GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
3) MULLEN BURST STRENGTH (ASTM D3786-80A)	400 PSI MIN.
4) AOS (ASTM D4751)	20-45 (U.S. STANDARD SIEVE SIZE)

3

C2

CONCRETE WASH AREA

NTS

[illegible]

SWPPP DETAILS

KING SHORI PLAI
4405 188TH STREET NE, ARLINGTON WA

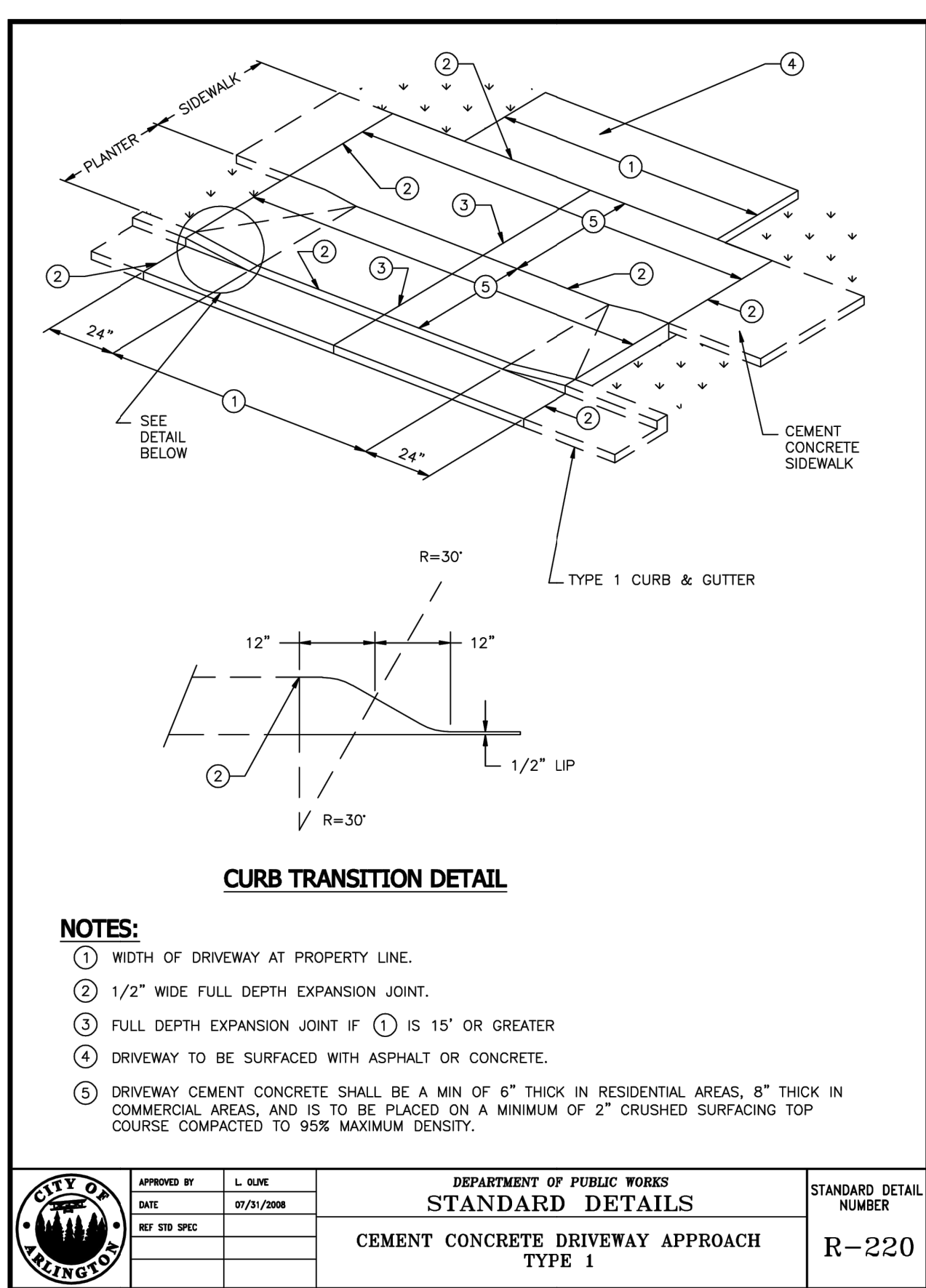
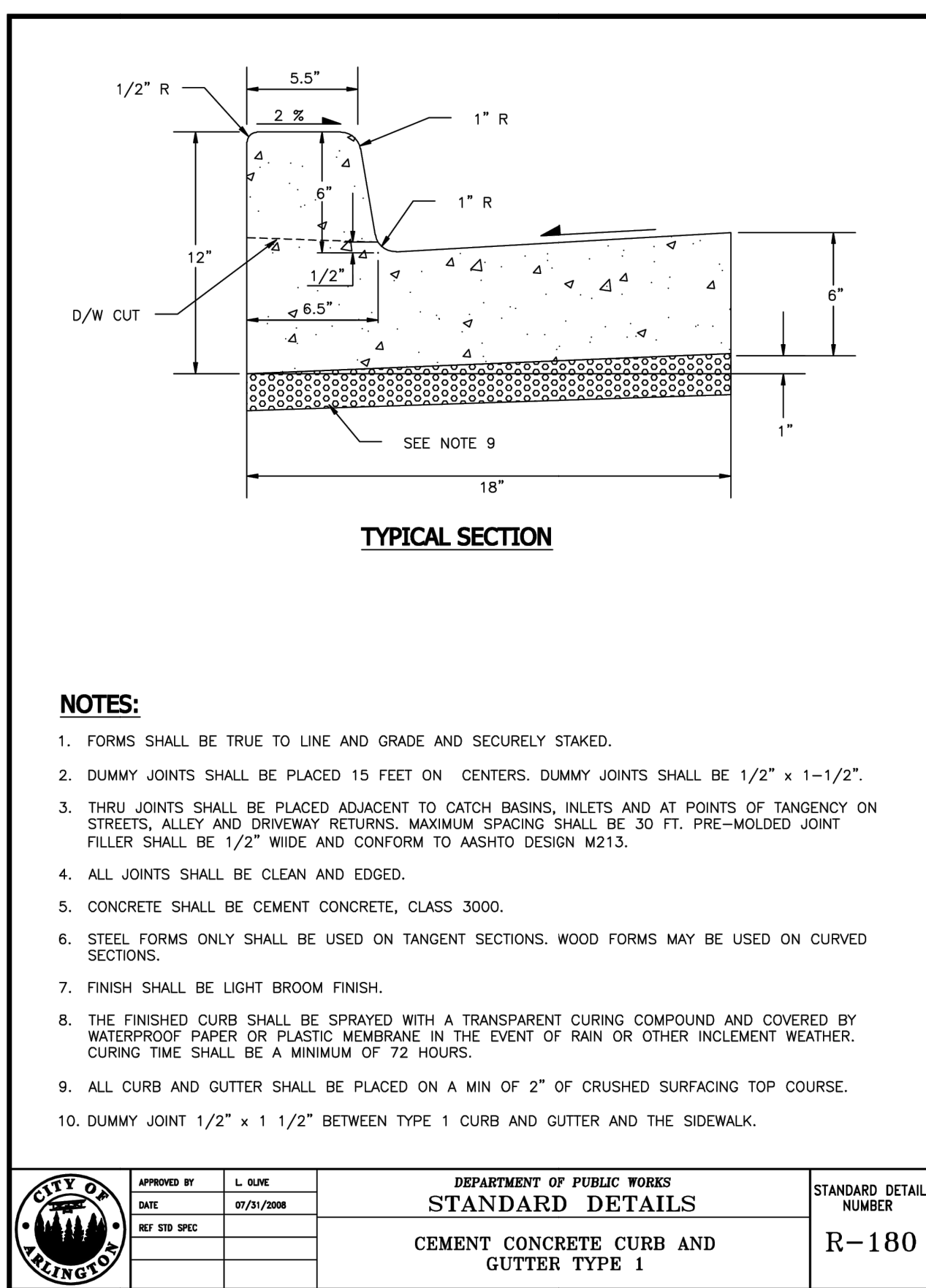
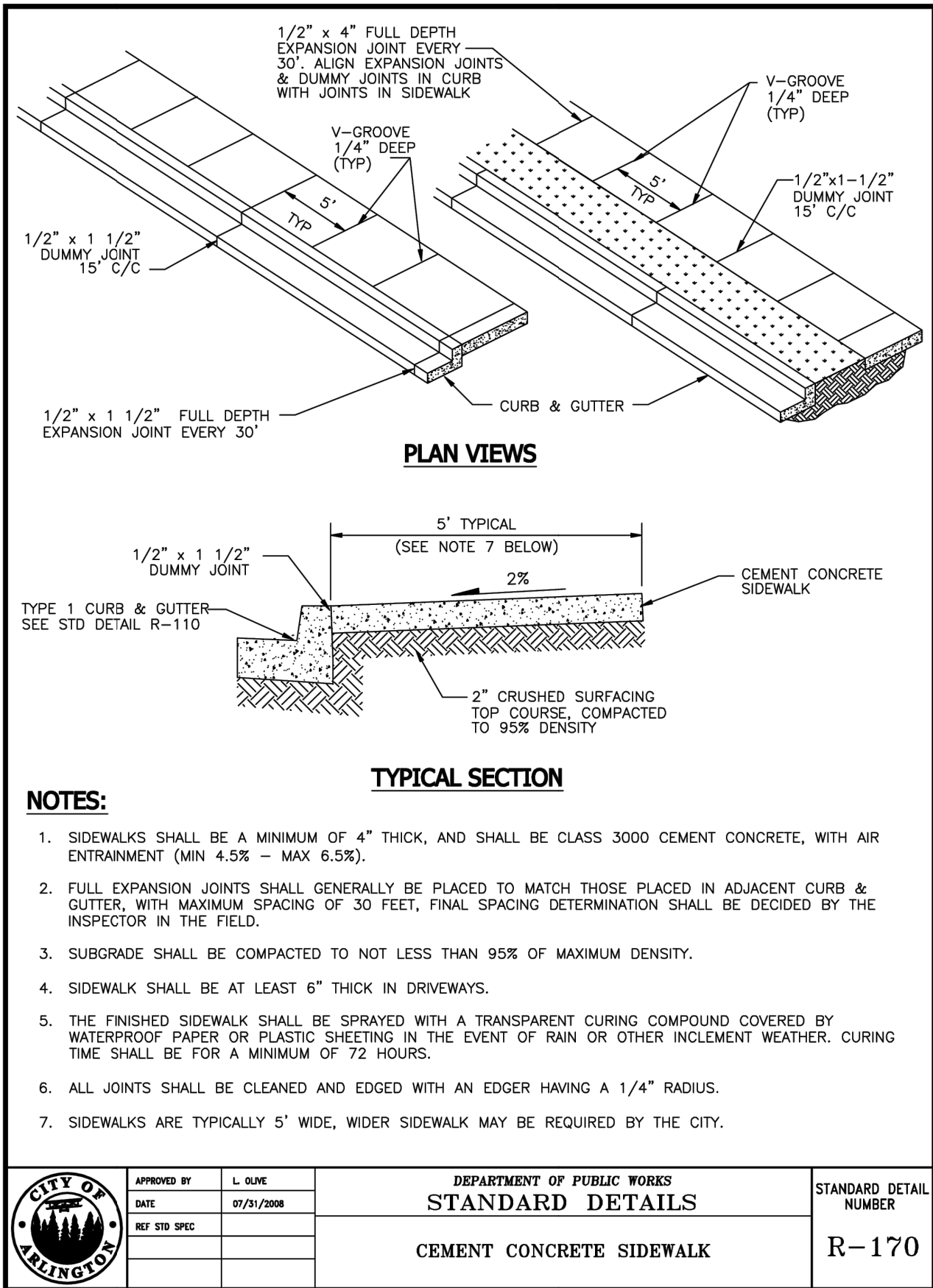
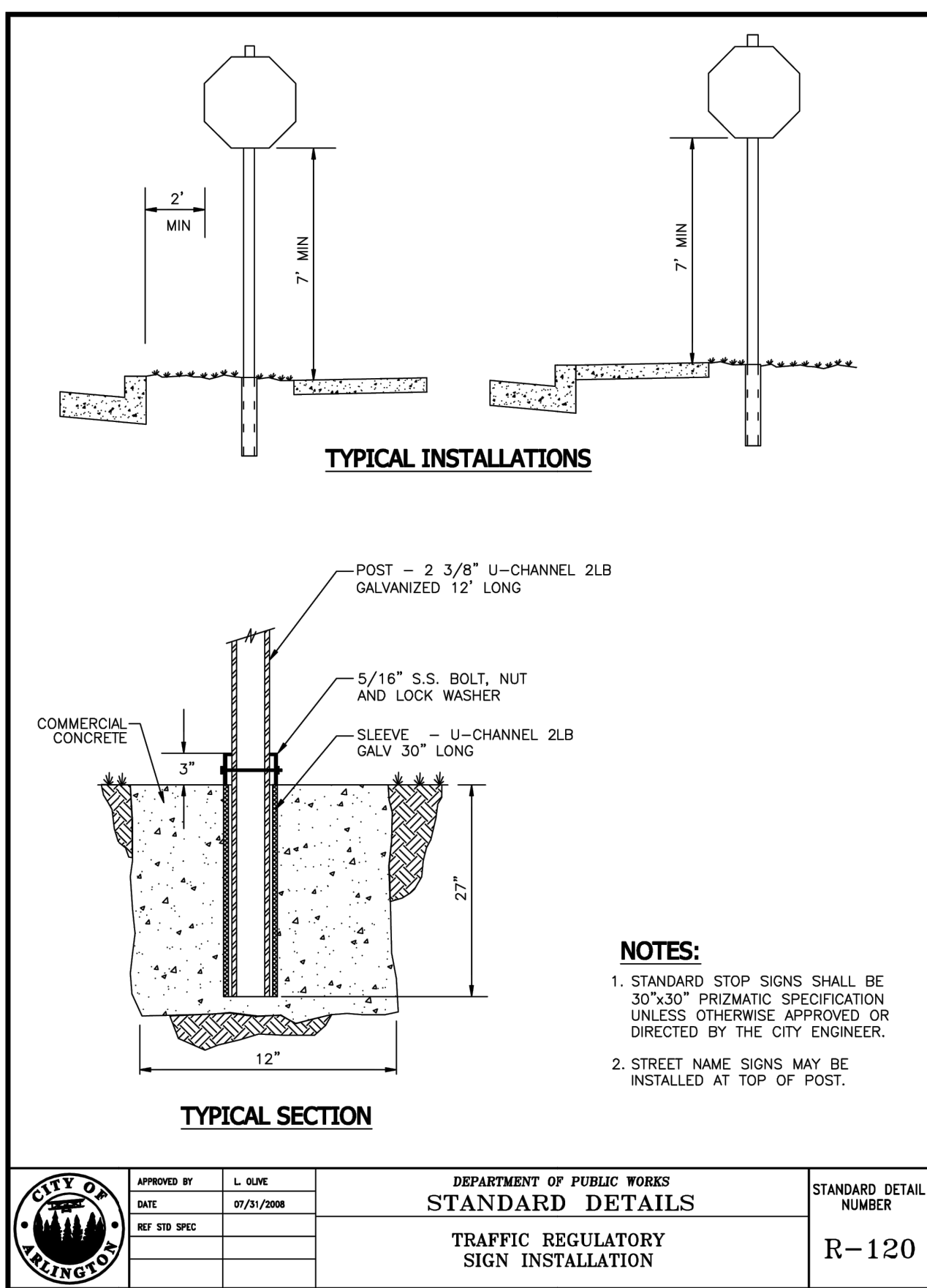
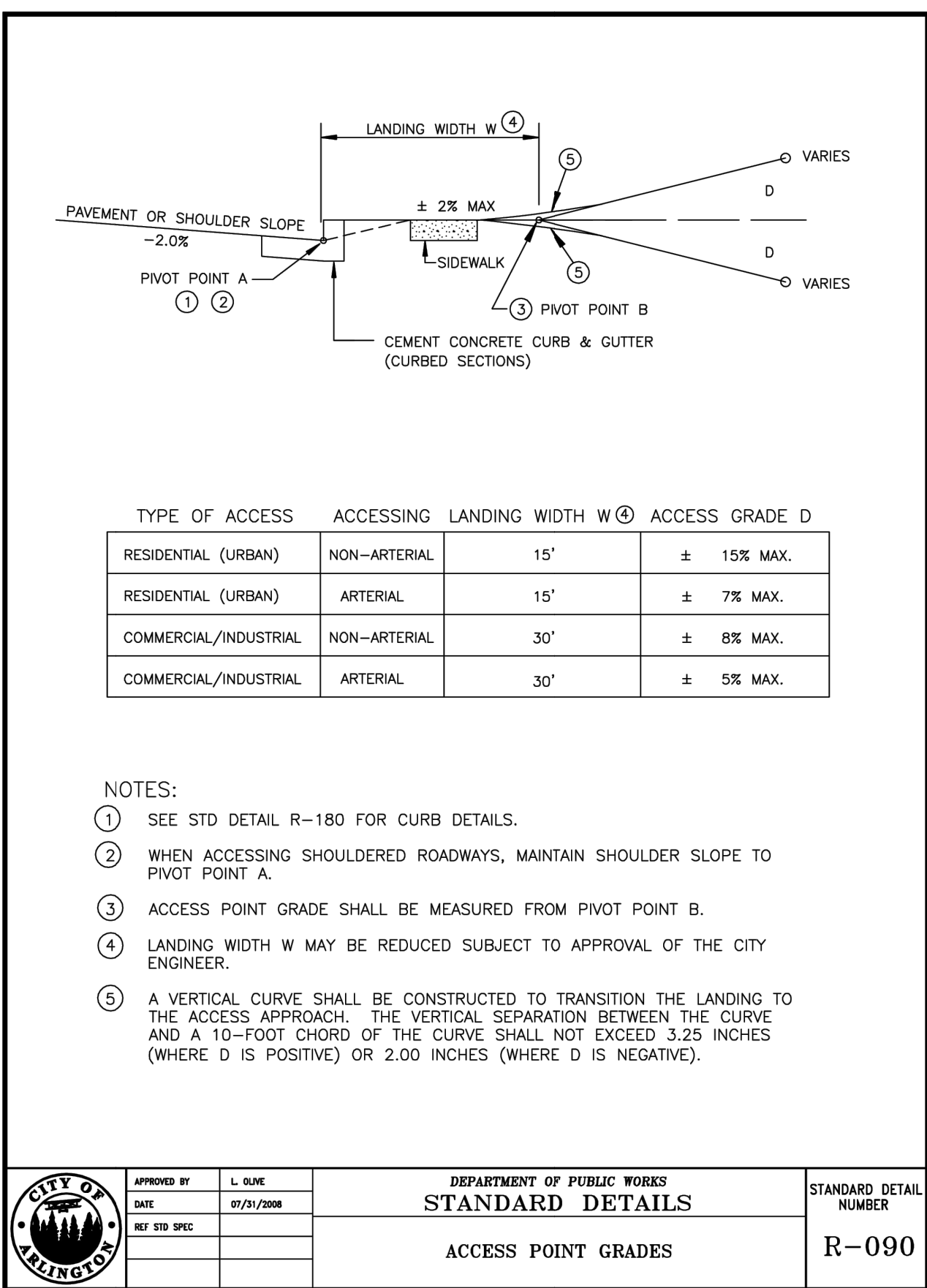
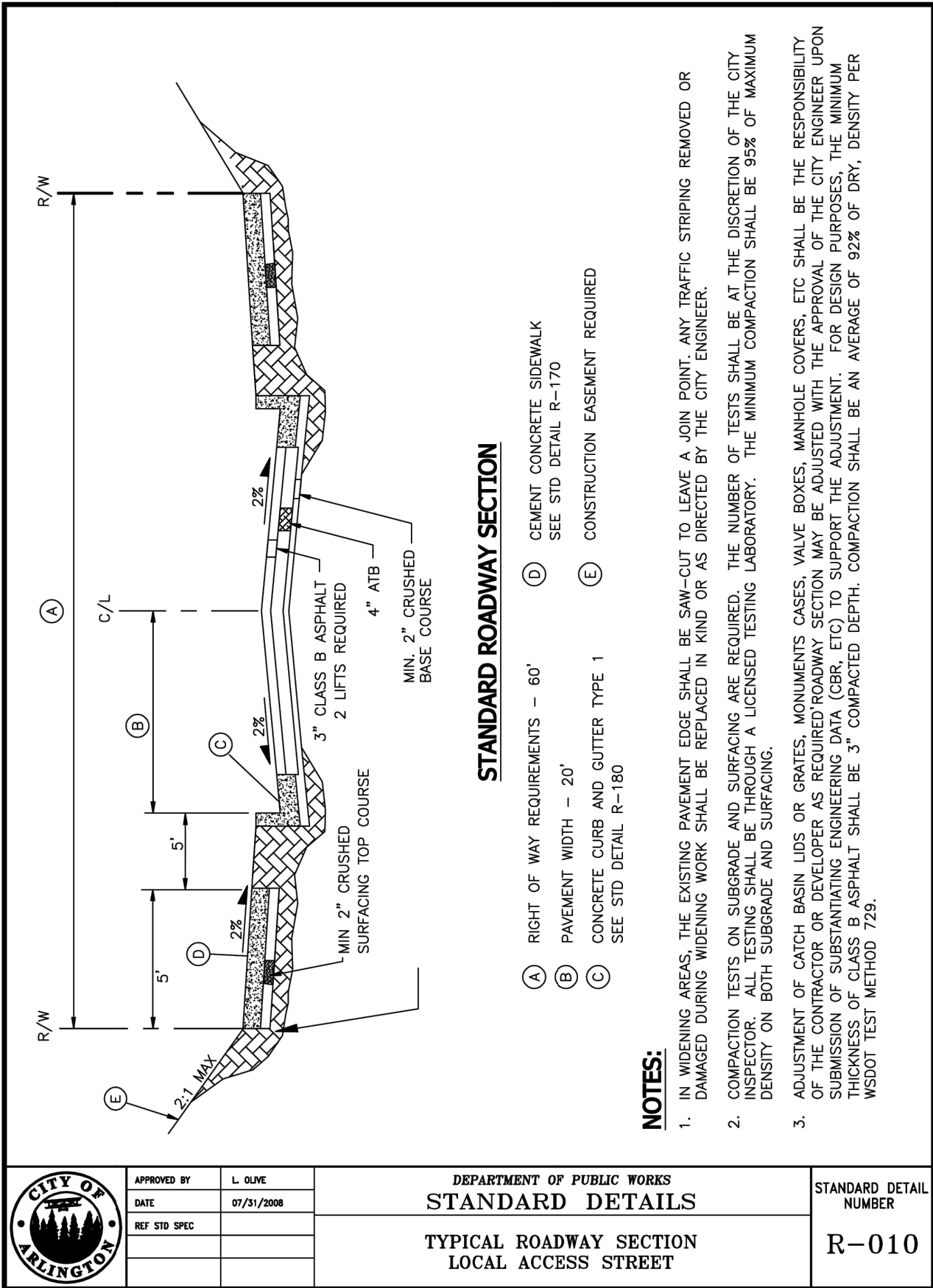
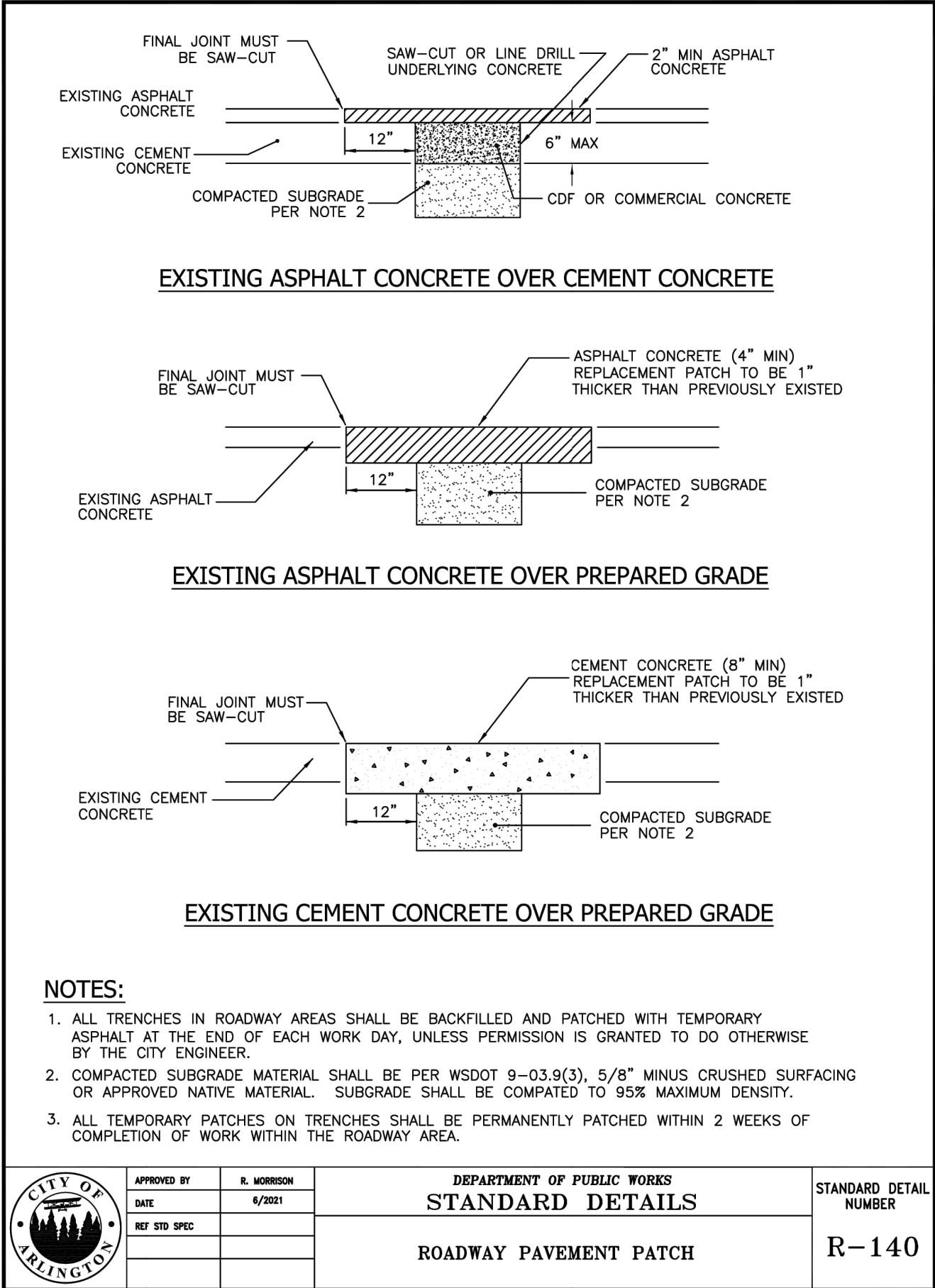
4403 188TH SIREEI NE, ARLINGTON WA 98223

[CITY OF ARLINGTON]

C3.1

DB NO.
230108

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BY

REVISION

NO.

DATE

3204 S. UNIVERSITY BLVD. #207
ARLINGTON, WA 98223
360-691-9272
WWW.TERRAVISTANW.COM

DETAILS

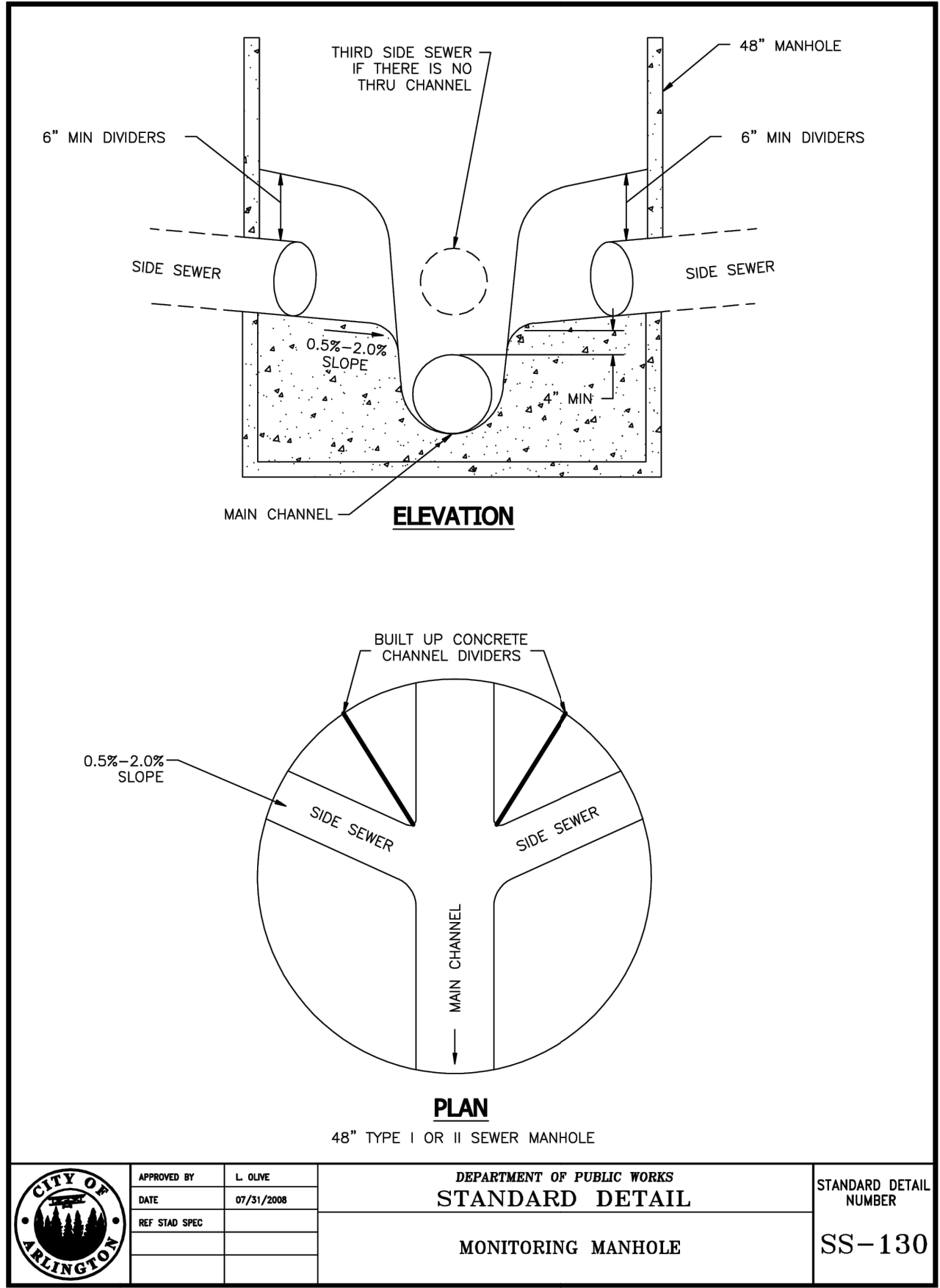
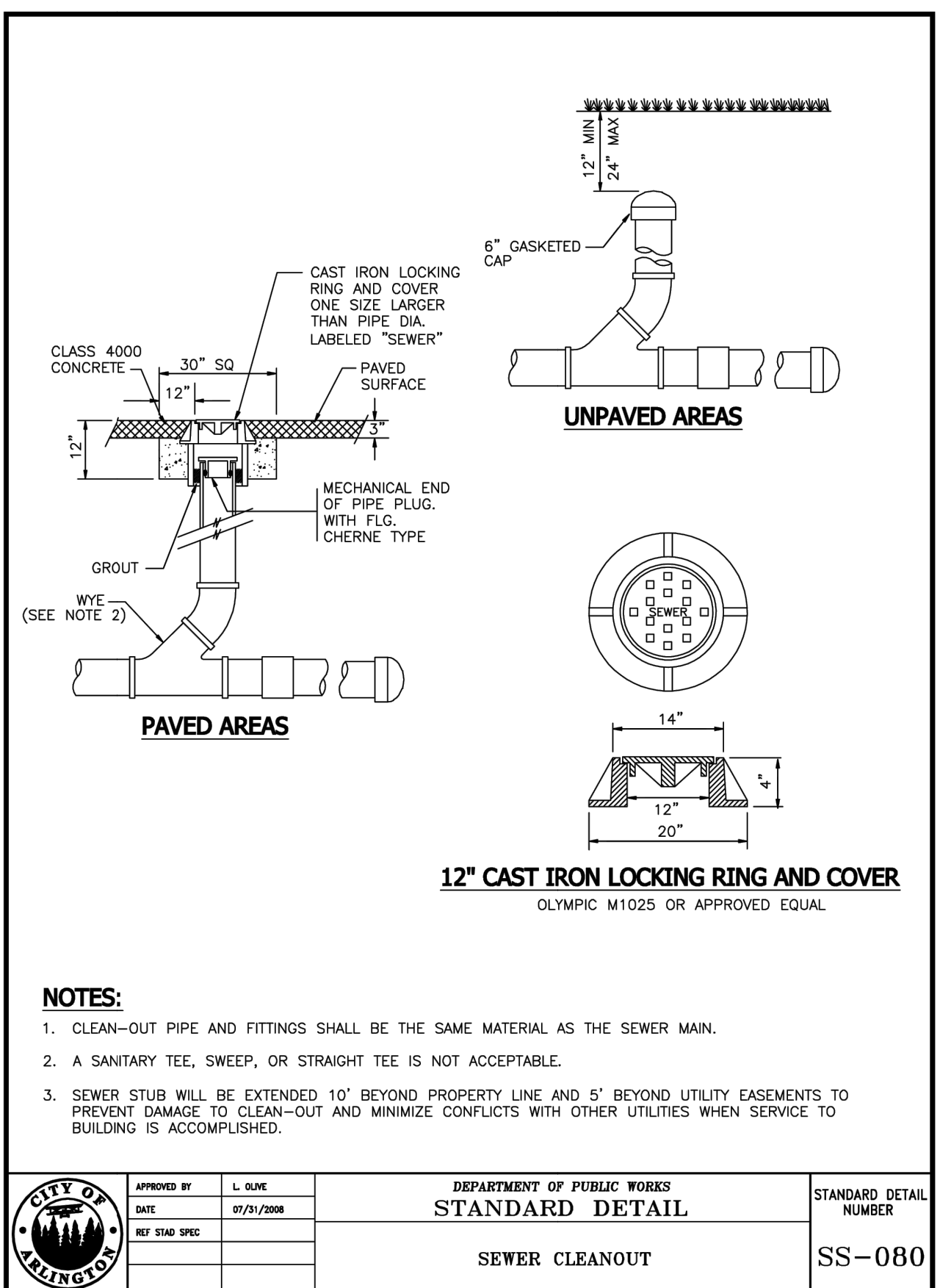
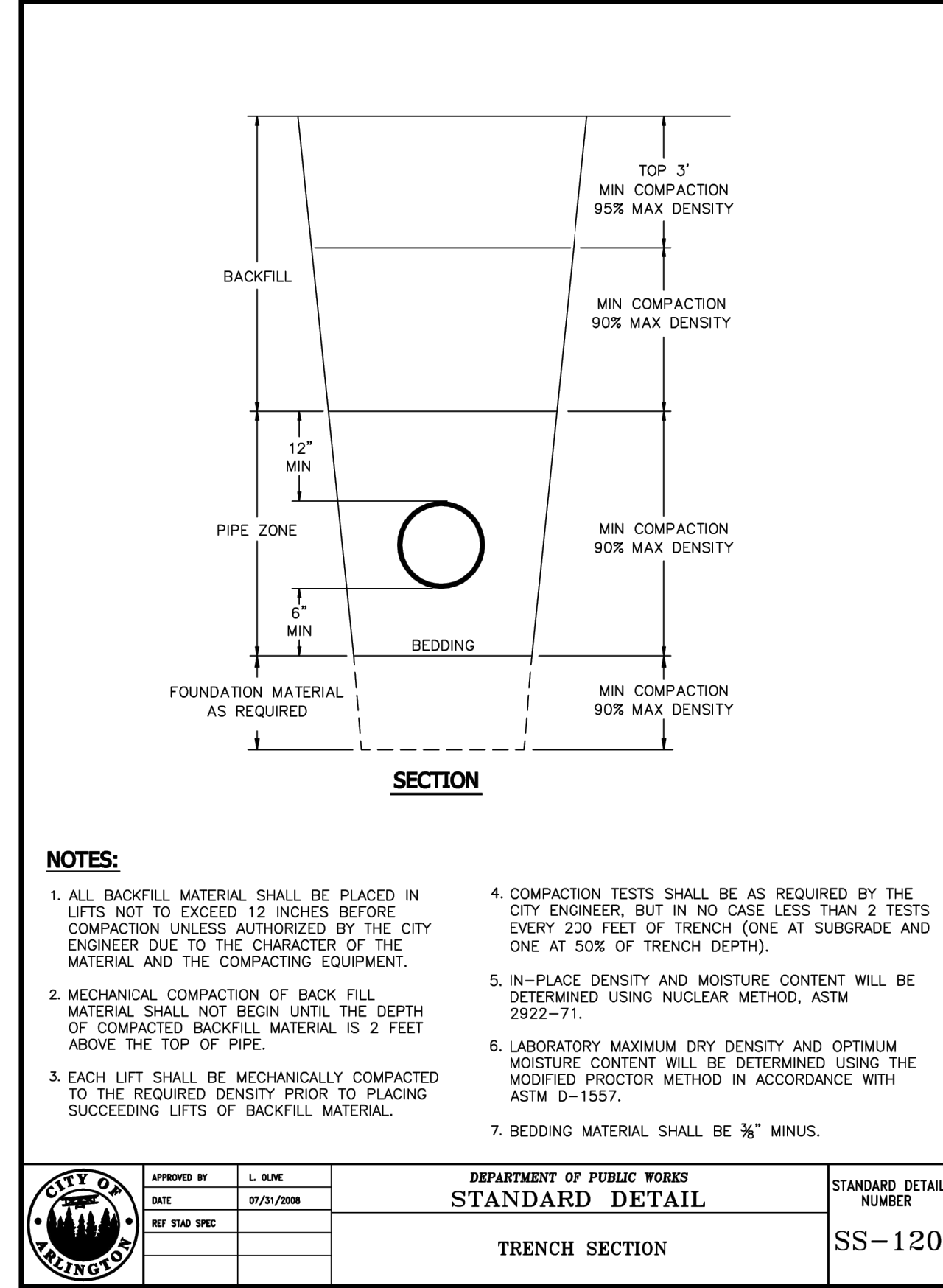
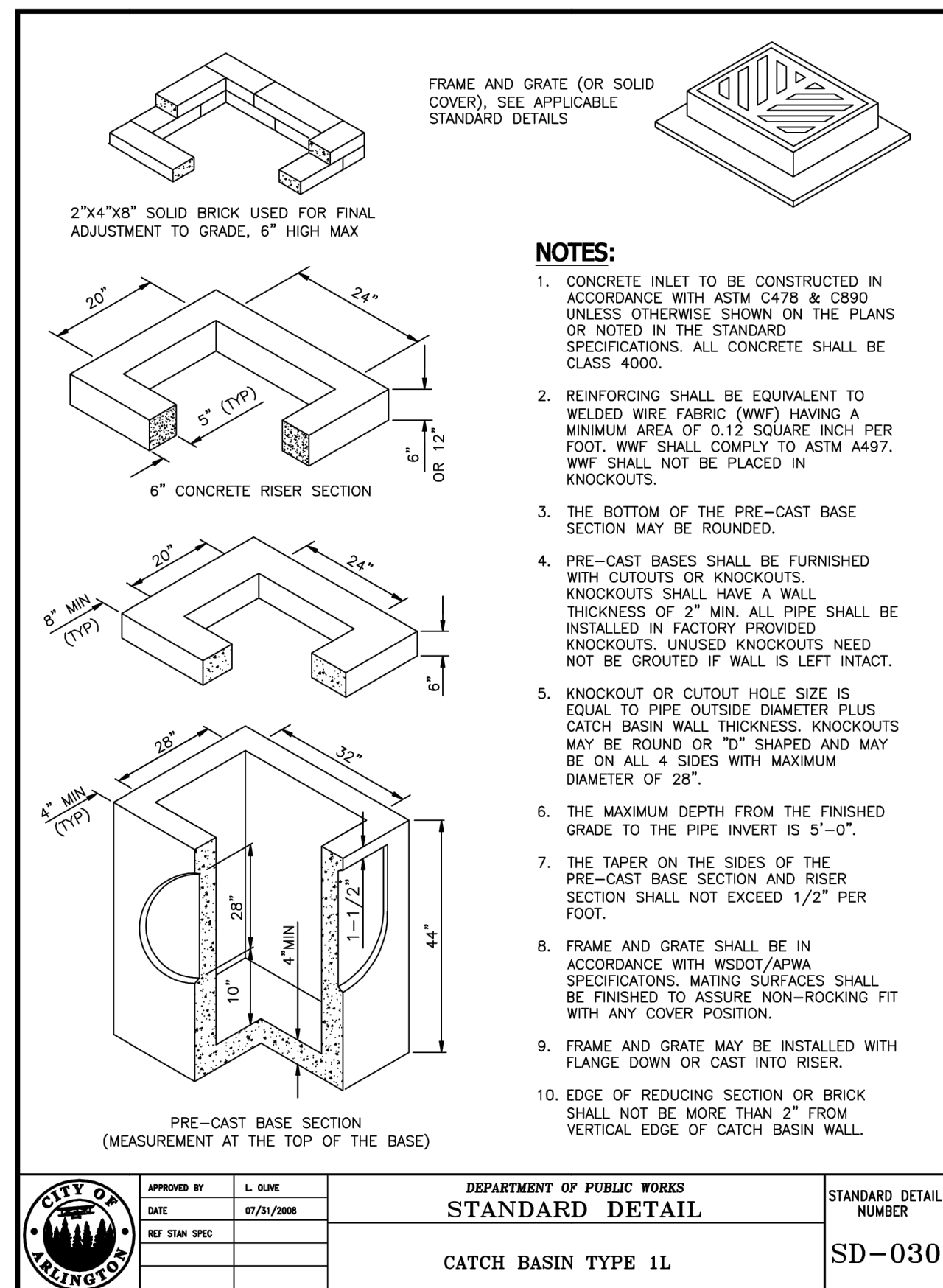
KING SHORT PLAT

4405 188TH STREET NE, ARLINGTON WA 98223

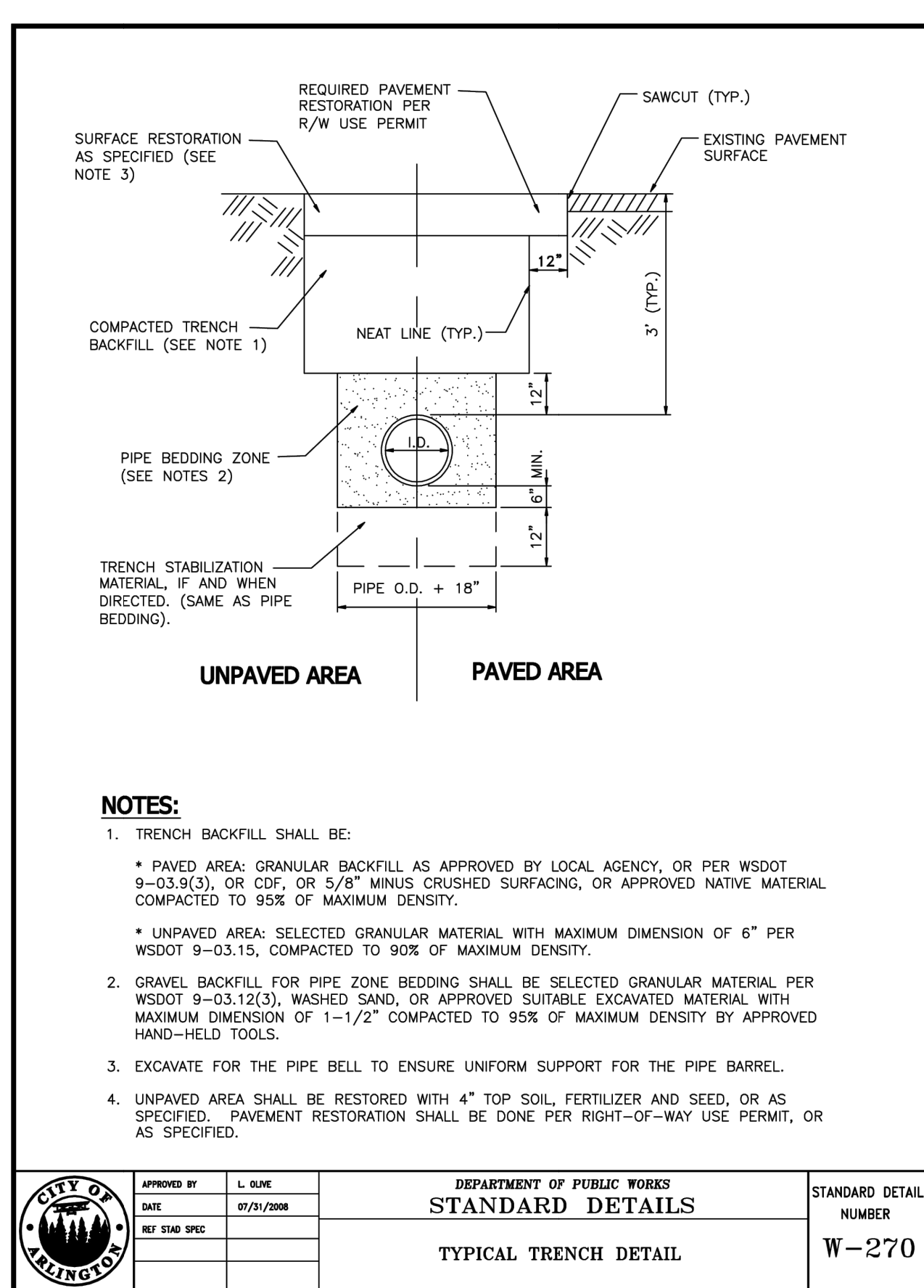
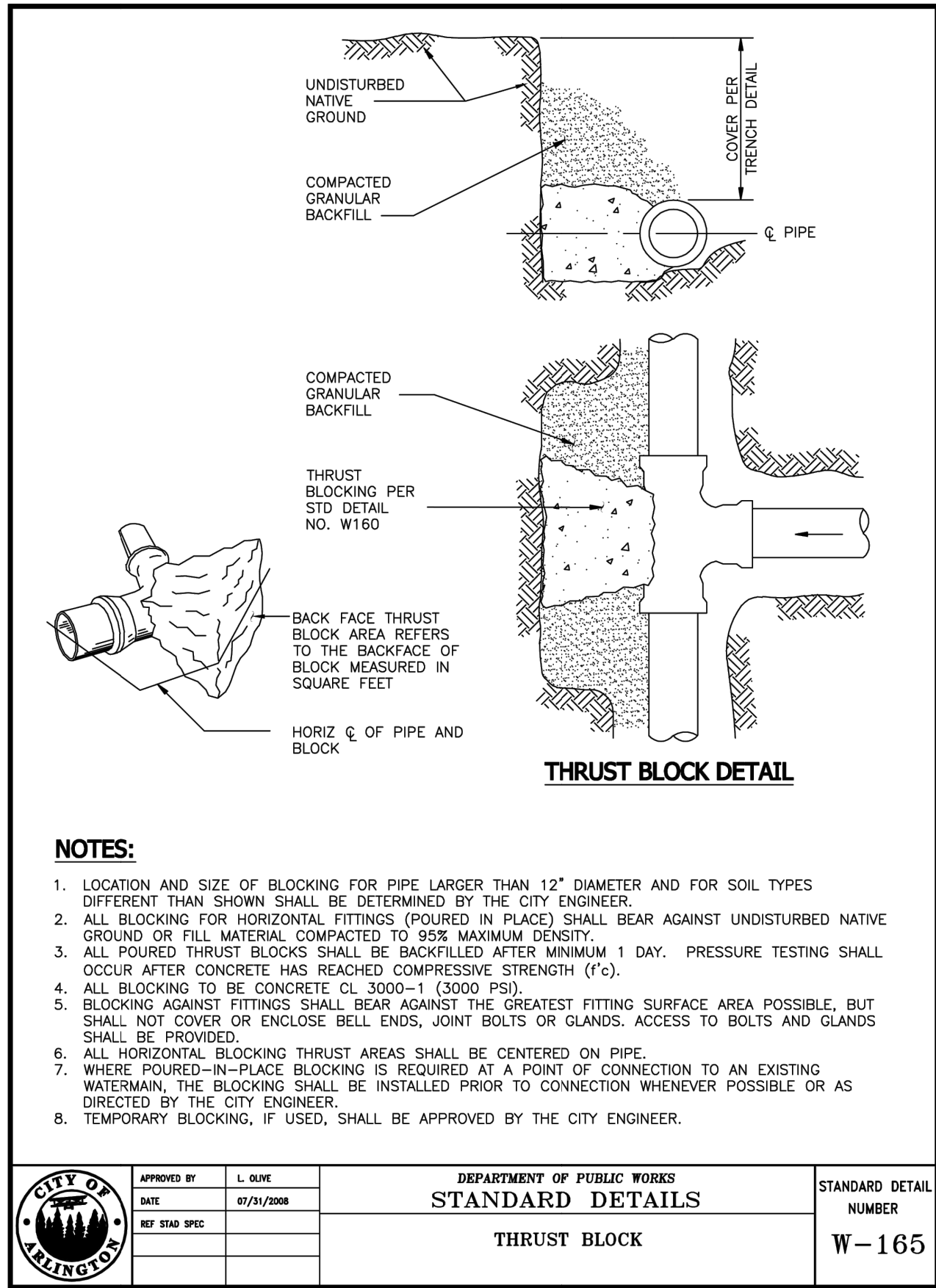
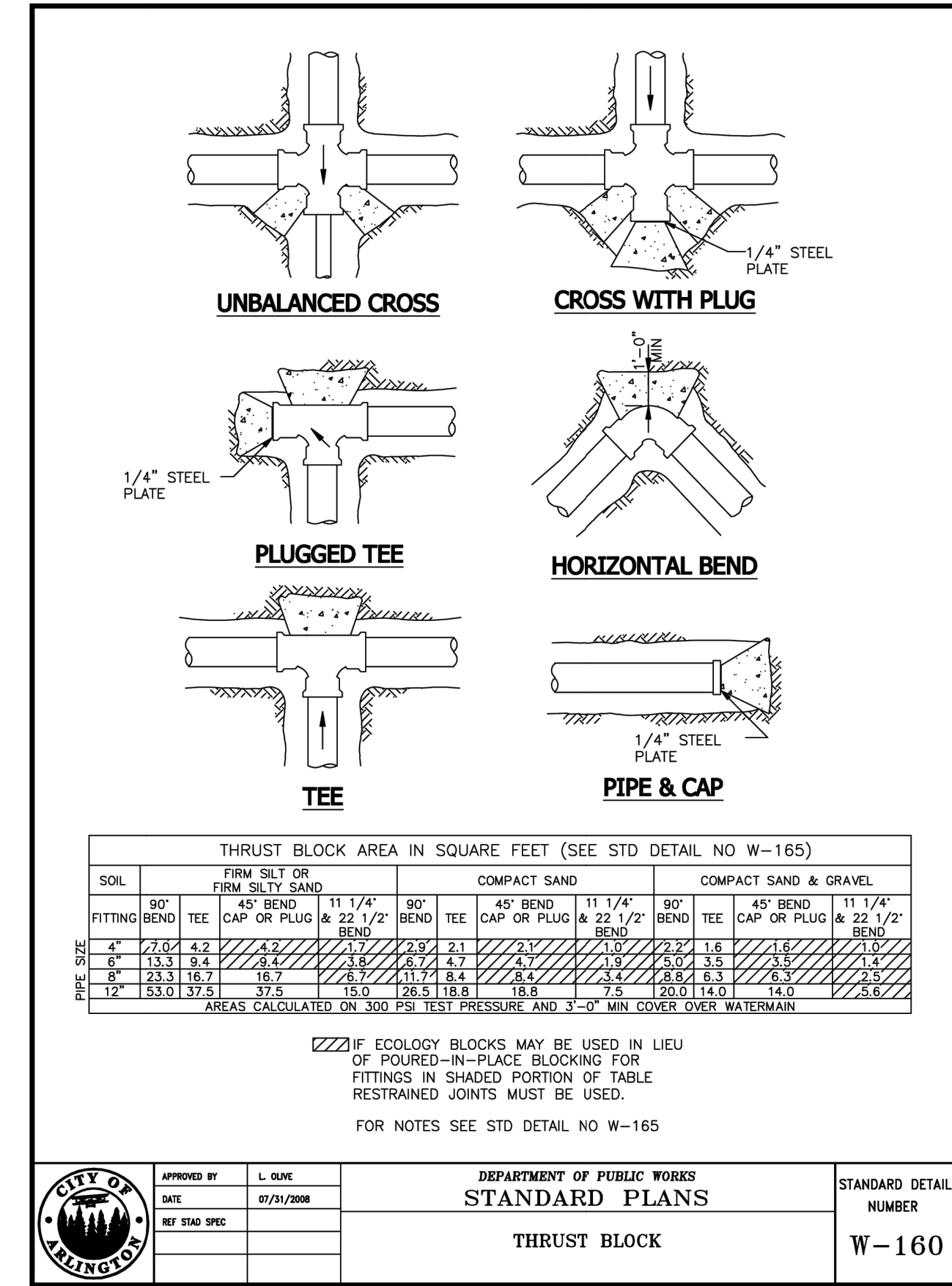
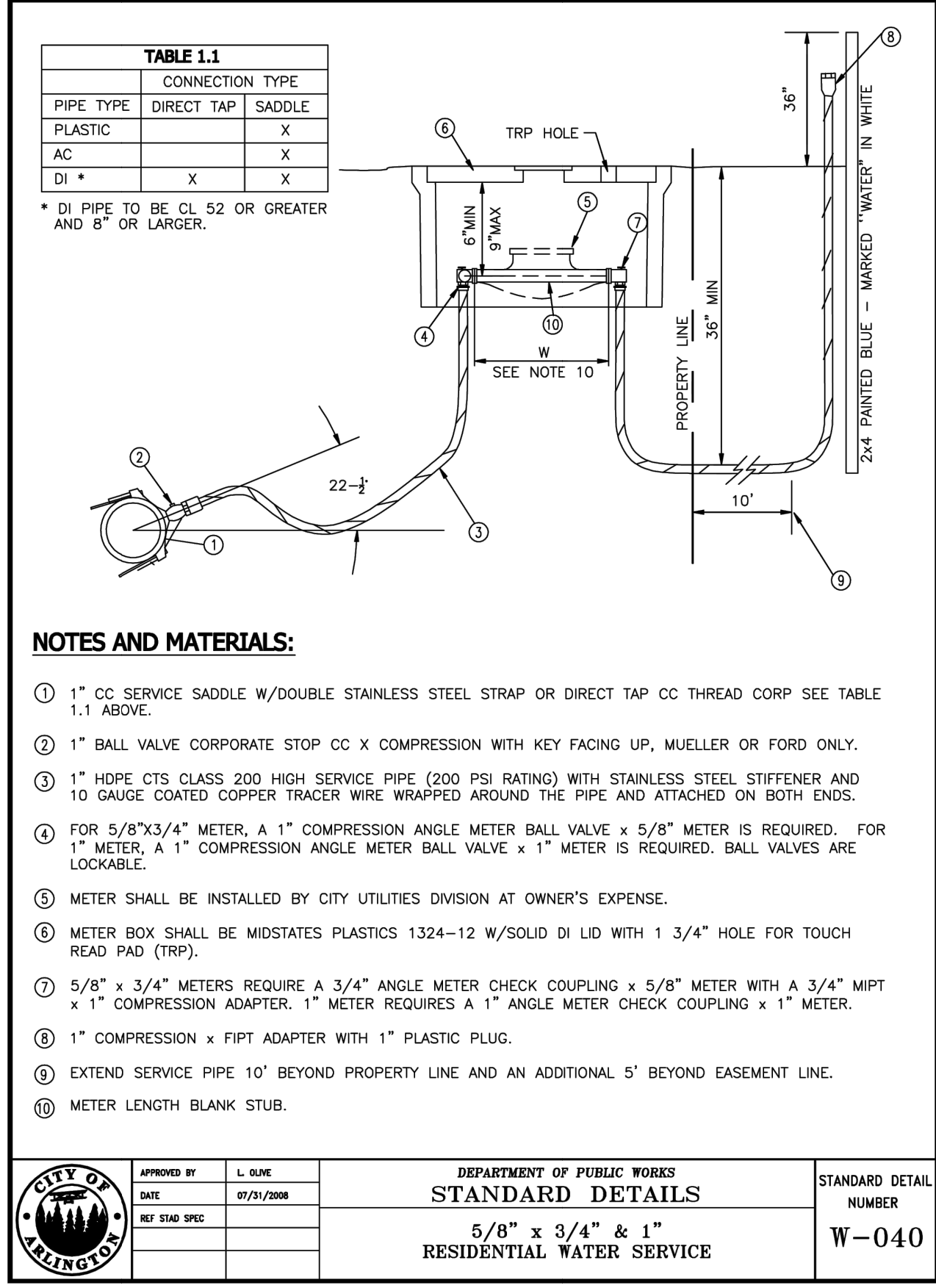
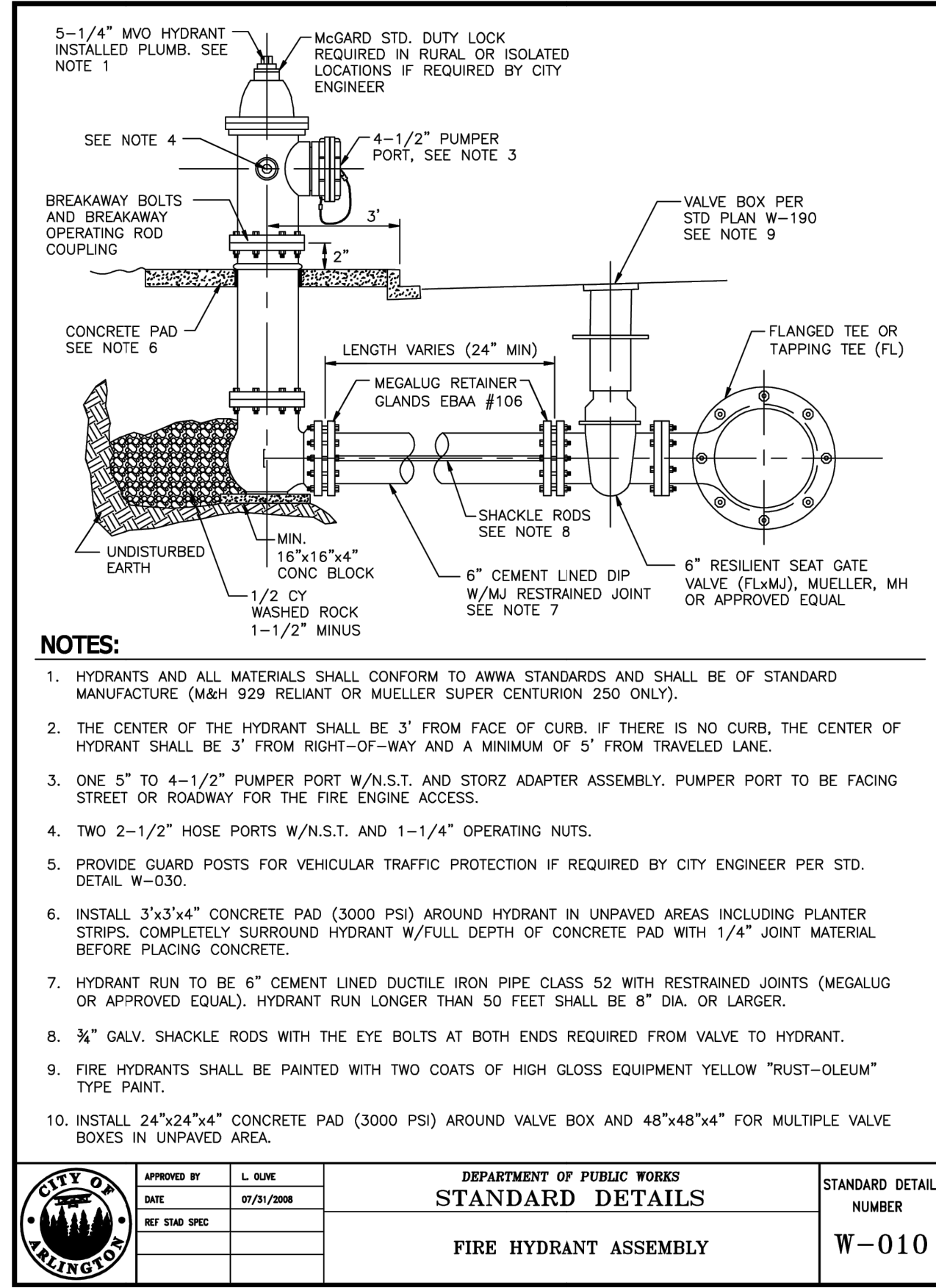
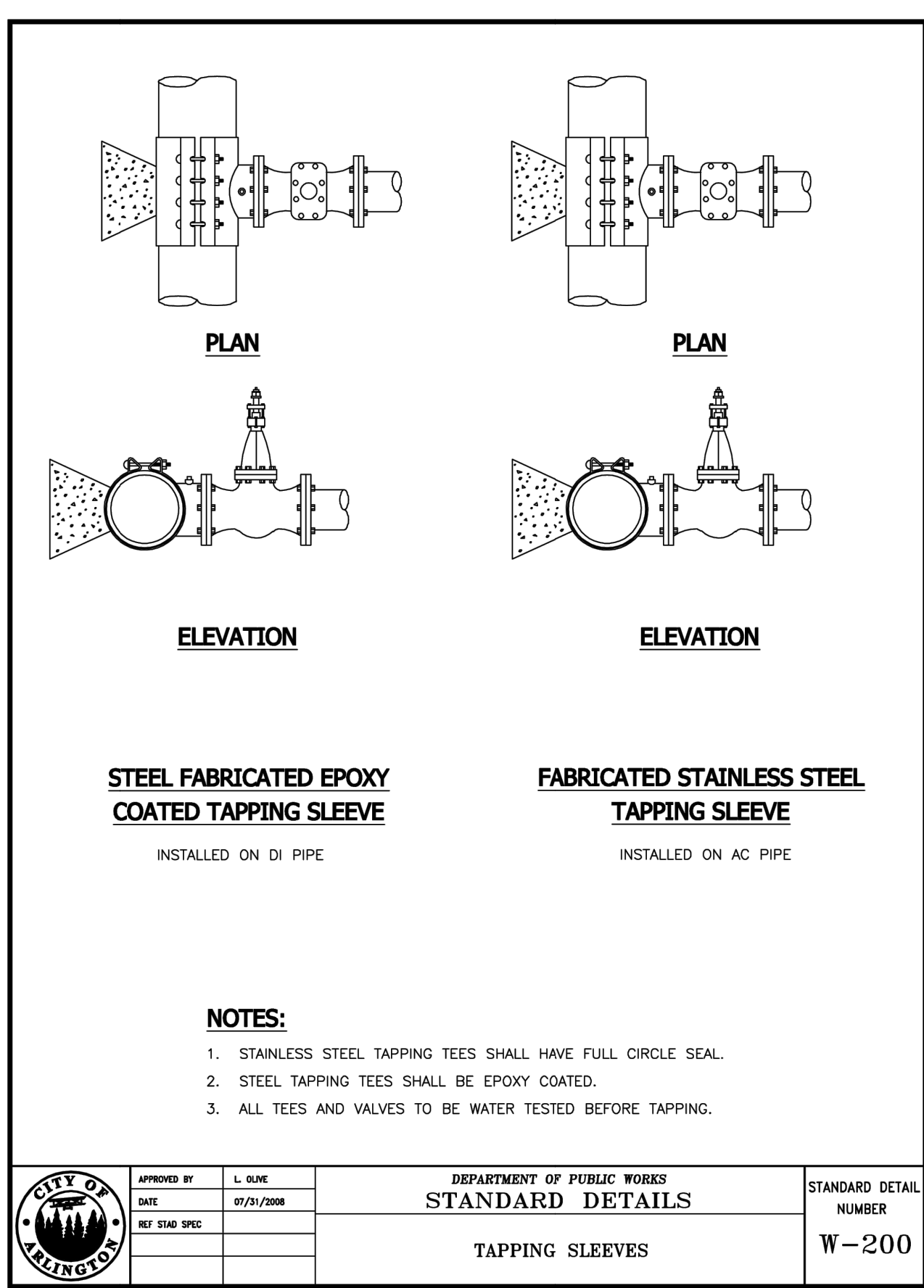
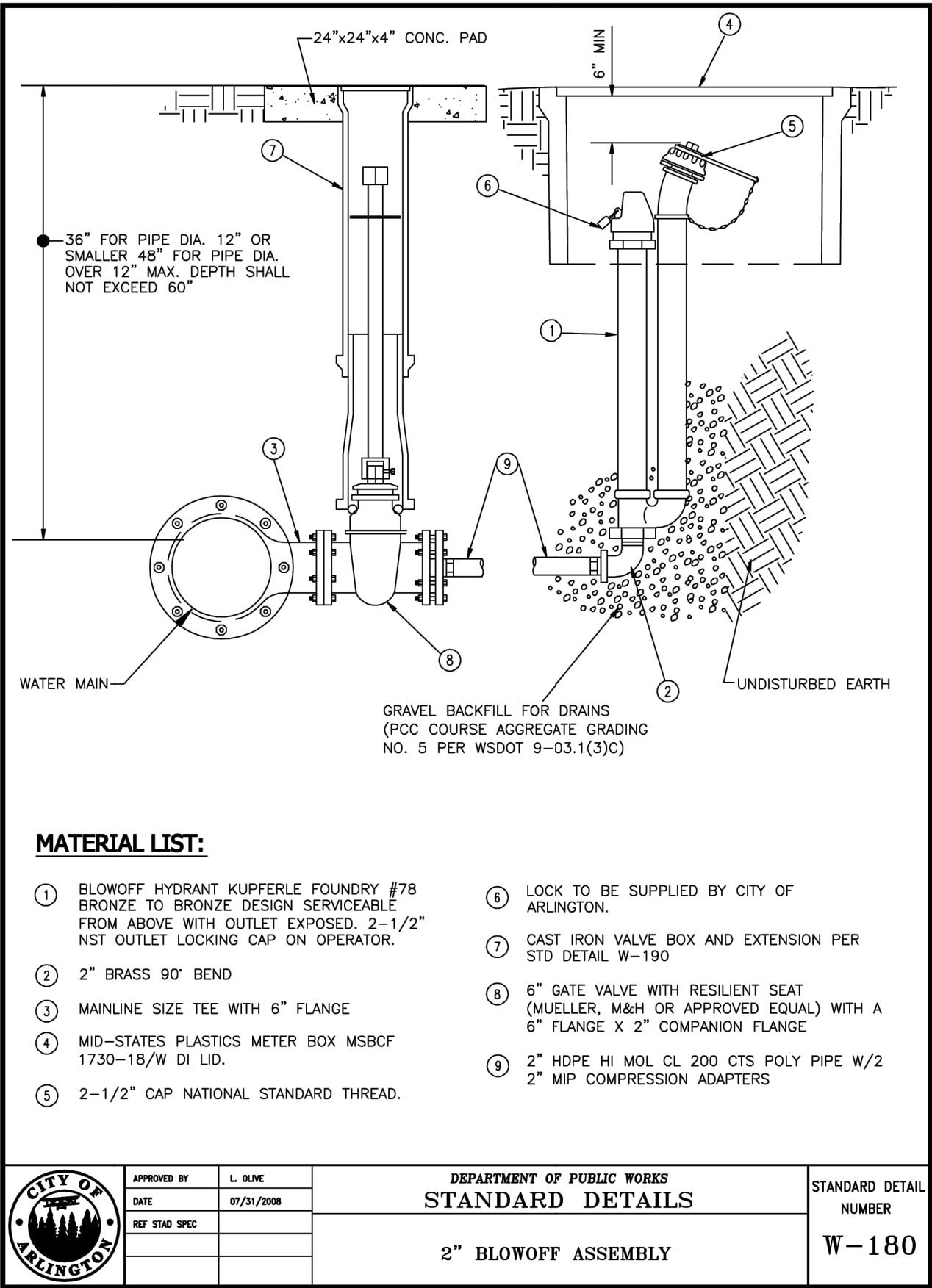
[CITY OF ARLINGTON]

C3.2

JOB NO. 230108



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REVISION

NO.

DATE

TerraVista NW LLC

Consulting Engineers

3204 SHERIDAN POINT DR #207
ARLINGTON WA 98223
360-691-9272
WWW.TERRAVISTANW.COM

DETAILS

KING SHORT PLAT

4405 188TH STREET NE, ARLINGTON WA 98223

[CITY OF ARLINGTON]

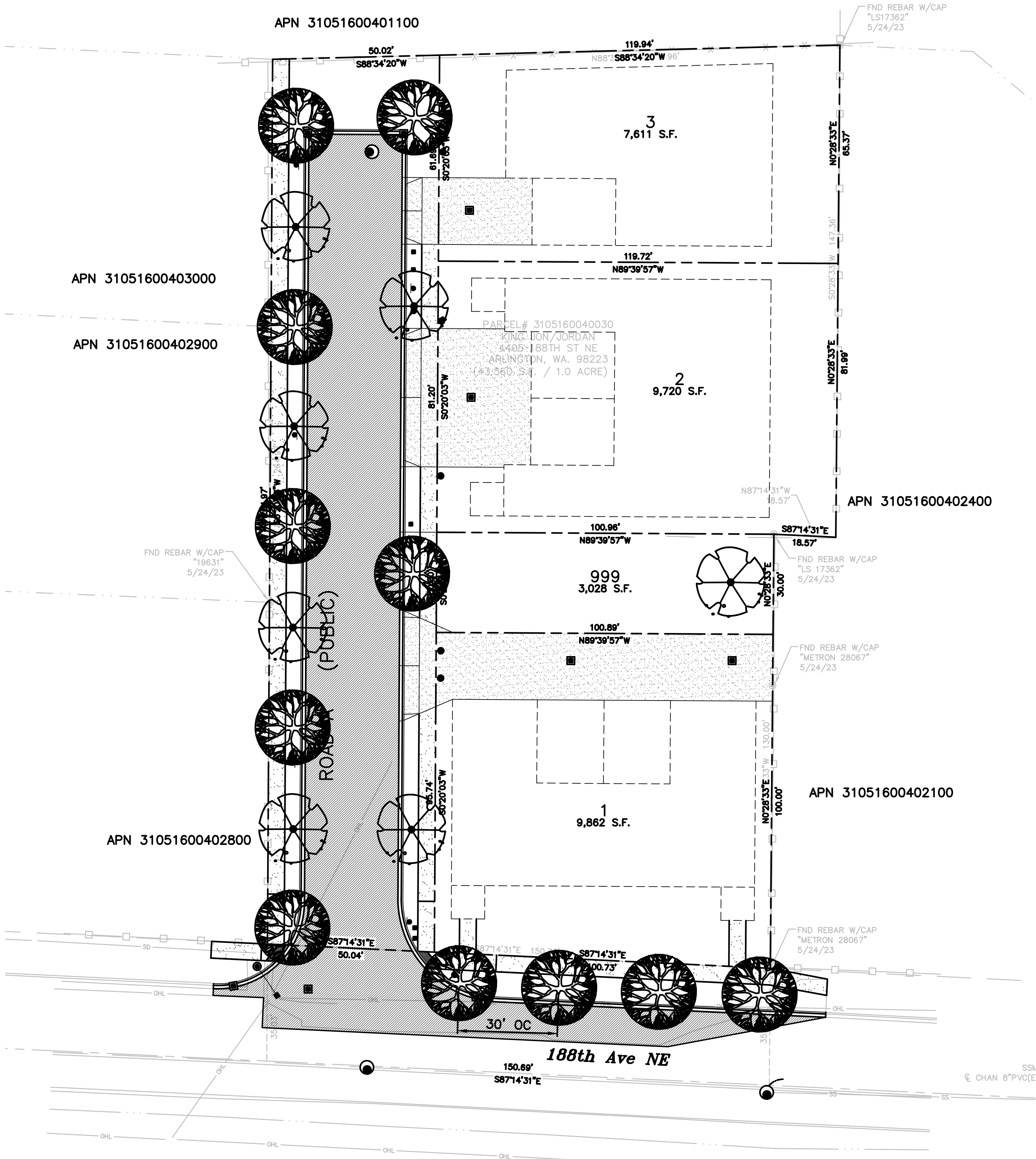
C3.4

JOB NO.
230108

Plotted: Jan 10, 2024 - 5:58am Rodney T:\Projects\230108 King Short Plat (Arlington)\Plans\KINGSP P-CIVIL.dwg Layout Name: C3.5-XSECTION

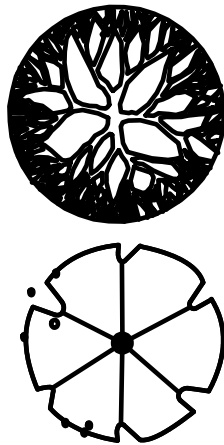


C3.5	JOB NO. 230108	ROAD CROSS-SECTION	KING SHORT PLAT	4405 188TH STREET NE, ARLINGTON WA 98223	[CITY OF ARLINGTON]	 TerraVista NW Consulting Engineers 3204 SANDY POND RD. #207 ARLINGTON WA 98223 360-691-9272 WWW.TERRAVISTAWN.COM		DATE	NO.	REVISION	BY



- NOTES:
1. PLACE A MINIMUM OF 6" TOPSOIL IN ALL PLANTING BEDS, EXCEPT FOR BIOFILTRATION. PLANTING SOIL MIX FOR BACKFILL FOR ALL TREES, SHRUBS AND GROUND COVER SHALL BE MIXTURE OF 2/3 TOPSOIL AND 1/3 ORGANIC MATTER, OR COMMERCIALY AVAILABLE 3-WAY TOPSOIL
 2. PLANTING AND TOPSOIL STANDARDS SHALL MEET CITY OF ARLINGTON CODE.
 3. CONTRACTOR SHALL FOLLOW STANDARDS FOR NURSERY STOCK AND THE ANI "AMERICAN STANDARDS FOR NURSERY STOCK.
 4. PLAN SHALL BE FOLLOWED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR.
 5. ALL PLANT PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
 6. SUBCONTRACTOR SHALL PLACE UNIFORM 2" MULCH OVER PROPERLY CLEANED AND GRADED PLANT BEDS.
 7. ALL TREES SHALL HAVE 24" PLASTIC ROOT BARRIER PLACED BETWEEN THE ROOT BALL AND CURBING, PAVEMENT, OR SIDEWALKS.
 8. OWNER WILL SELF-WATER TREES AND PLANTS FOR ESTABLISHMENT.

TREE SCHEDULE



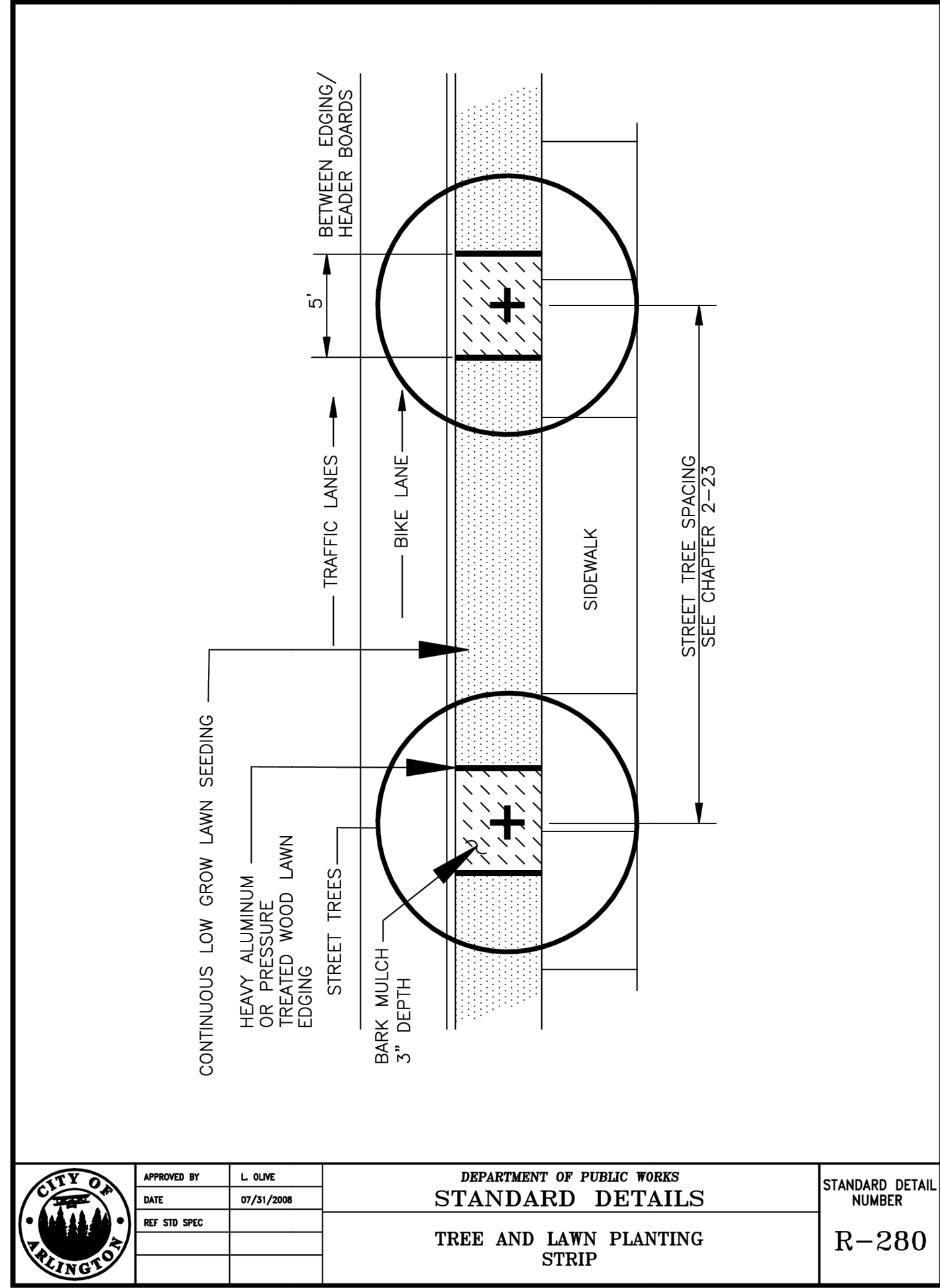
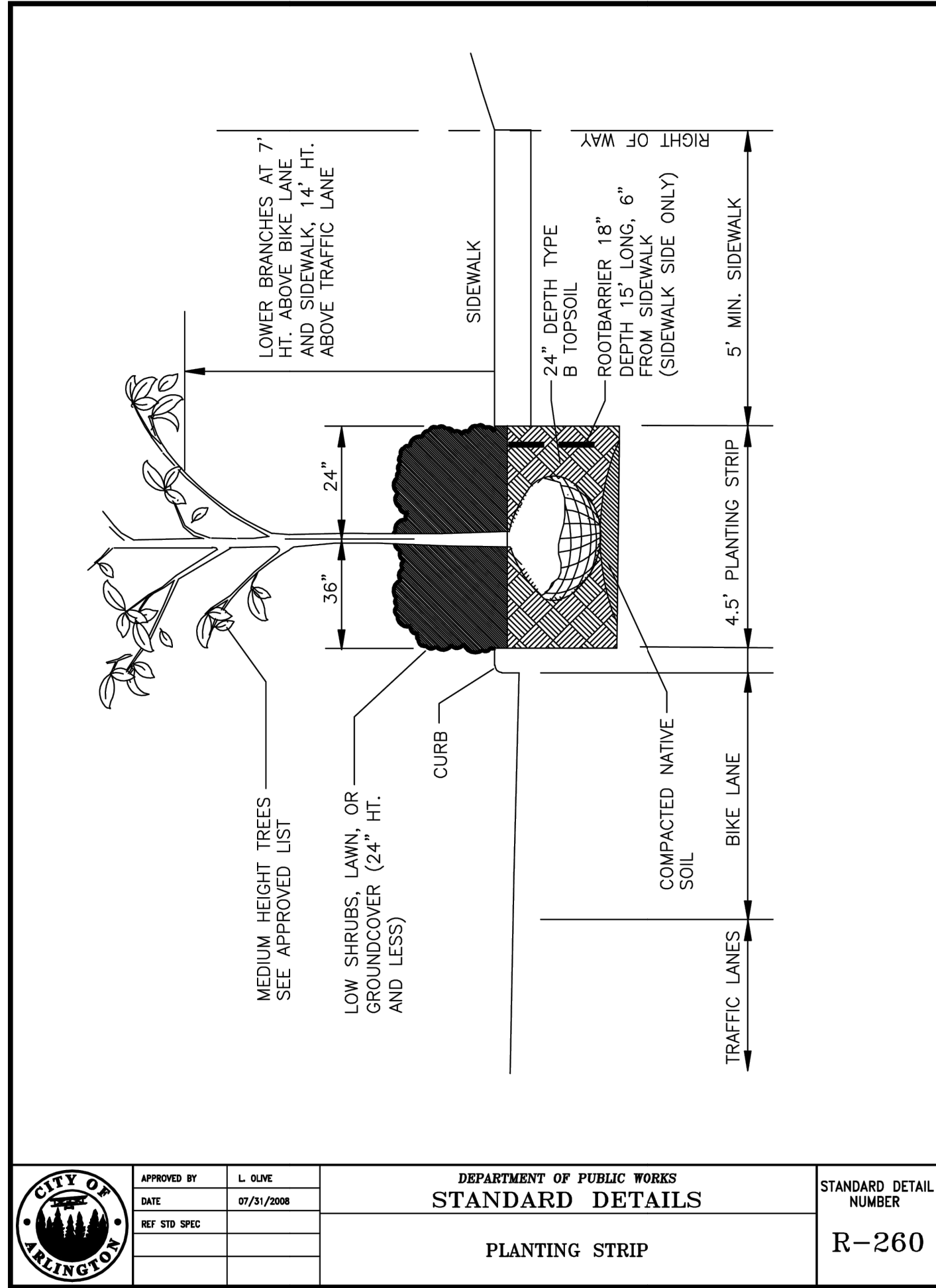
CARPINUS JAPONICA — JAPANESE HORNBREAM	2" CALIPER	(11)
AMELANCHIER GRANDIFLORA — "AUTUMN BRILLIANCE" SERVICEBERRY	2" CALIPER	(7)

LANDSCAPE PLAN	KING SHORT PLAT	4405 188TH STREET NE, ARLINGTON WA 98223	[CITY OF ARLINGTON]	TerraVista NW Consulting Engineers 3204 SHERIDAN BLVD. #207 ARLINGTON, WA 98223 360-691-9272 WWW.TERRAVISTANW.COM		DATE	NO.	REVISION	BY
						01/03/24			

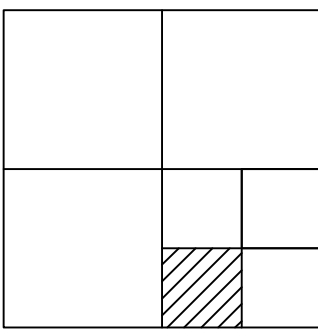
CALL BEFORE YOU DIG 1-800-424-5555

L1

JOB NO. 230108



16-31N-05E



LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- POWER/UTILITY POLE
- POWER METER
- GAS METER
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- FOUND CASED MONUMENT
- FOUND PROPERTY CORNER UNLESS OTHERWISE STATED.

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- DITCH LINE
- WATER LINE
- SS
- SD
- OVERHEAD UTILITY LINES
- WIRE FENCE
- WOOD FENCE

NOTES:

BASIS OF BEARING: WASHINGTON COORDINATE SYSTEM, NAD83(2011)(EPOCH: 2010), NORTH ZONE, DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN). HELD A BEARING OF SOUTH 87°14'31" EAST BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF 188TH AVE NE. CALCULATED DEED AND PLAT BEARINGS WERE ROTATED TO SAID COORDINATE SYSTEM.

VERTICAL DATUM: NAVD 88 DERIVED FROM GPS OBSERVATIONS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

BENCHMARK: RIM ELEVATION OF SSCO SOUTH OF SOUTHEAST PROPERTY CORNER, EL=137.24'

TOTAL SITE AREA: 43,560 SQ. FT.

TAX ACCOUNT NO: 3105160040030

REFERENCE SURVEYS:

R-1: SHORT PLAT AFN: 8506120125 (HELD)

R-2: SHORT PLAT AFN: 200602235242

R-3: SHORT PLAT AFN: 200712275140

DISTANCES ARE IN FEET AND DECIMALS THEREOF AND REPRESENT CALCULATED OR MEASURED GROUND DISTANCES.

THE LOCATION AND DESCRIPTION OF SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN MAY 2023, UNLESS OTHERWISE INDICATED.

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) LEICA T161 ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090.

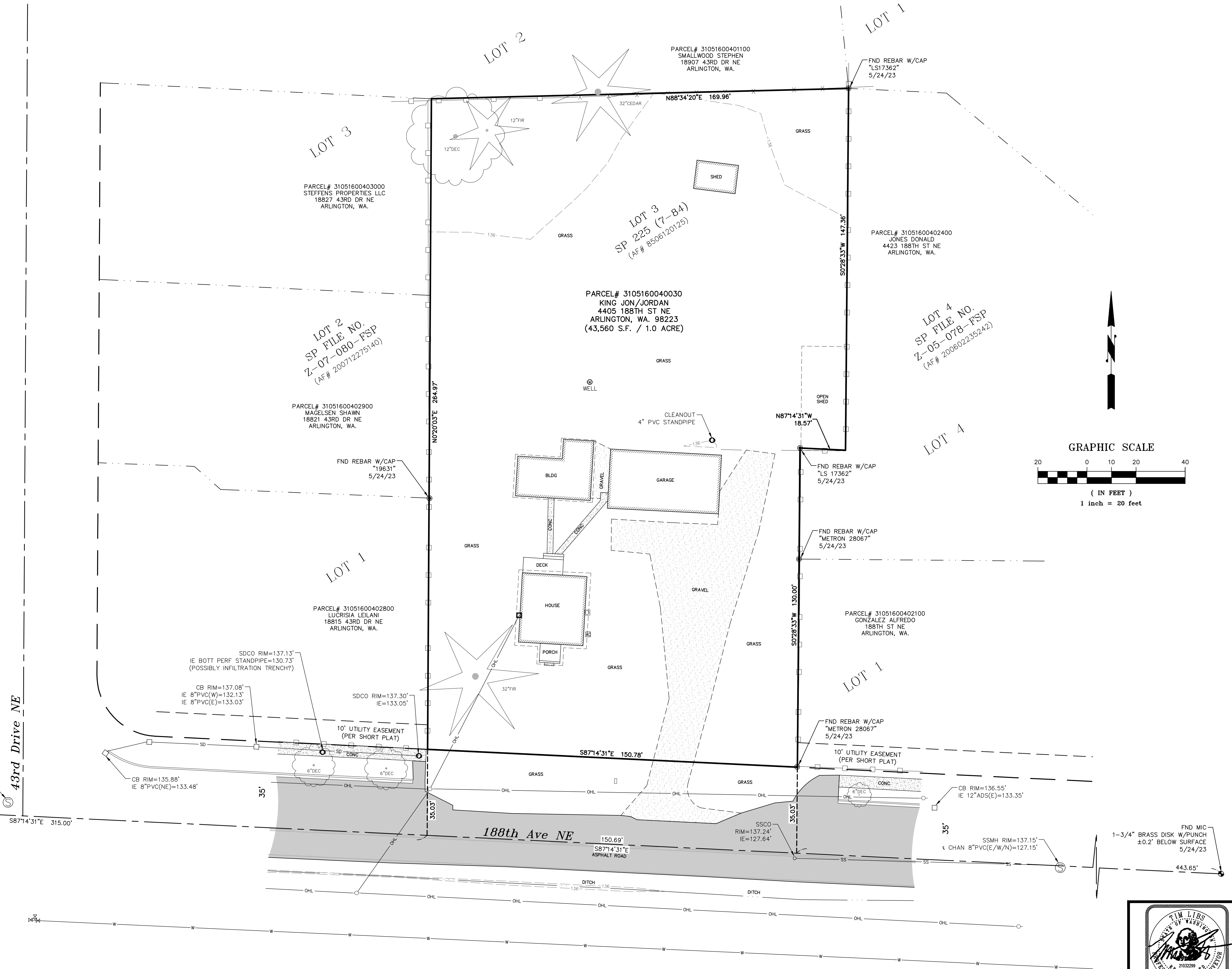
THIS SURVEY DRAWING REPRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND BENCHMARK SURVEYING LLC DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THE ACCURACY OR COMPLETENESS.

CONTRACTOR/ENGINEERS/OWNERS/ARCHITECTS AND ALL OTHERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-424-5555 or 811

LEGAL DESCRIPTION:

LOT 3 OF SHORT PLAT SP 225 (7-84) RECORDING UNDER RECORDING NUMBER 8506120125, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

LOT 3
SHORT PLAT SP 225 (7-84) AFN: 8506120125
PORTION OF: SW 1/4 SE 1/4, SECTION 16 T. 31 N., R. 05 E., W.M.



PORTION OF: SW 1/4 NE 1/4, SECTION 16, T. 31 N., R. 5 E., W.M.

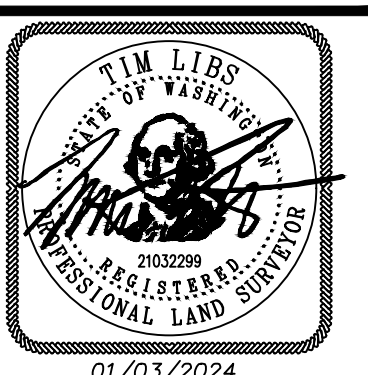
CAD/CALC	BD				
DRAWN	BD				
XXX					

BENCHMARK SURVEYING LLC
11915 44TH DRIVE SE
EVERETT, WA 98208
EVERETT
p. 206.459.7010

PARCEL NO. 31051600400300
4405 188TH ST NE, ARLINGTON, WA. 98223
LOT 3 SHORT PLAT SP225 (7-84)

DATE JANUARY 3, 2024
SCALE 1" = 20'
SURVEY TEAM BD
FIELD BOOK ELEC.
DWG FILE 23006-SRV

TOPOGRAPHIC SURVEY
FOR
KING SHORT PLAT



PROJECT NO.
23006
SHEET 1 OF 1