

SCHEDULE B EXCEPTIONS

CHICAGO TITLE COMPANY OF WASHINGTON
 COMMITMENT NO. 500101516
 COMMITMENT DATE: APRIL 27, 2020 AT 8:00 AM

1. RIGHTS GRANTED TO RAILWAY COMPANY BY DEED INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 7, 1890
 RECORDING NO.: 2777 AND IN VOLUME 10, PAGE 113
 AS FOLLOWS:
 RIGHT TO GO UPON THE LAND ADJACENT TO SAID CENTERLINE ON EACH SIDE THEREOF, AND CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF SAID RAILWAY.

(SURVEYOR NOTE: NOT PLOTTED)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., LIBERTY T.V. CABLE COMPANY
 PURPOSE: ELECTRIC, COMMUNICATION AND TELEVISION SYSTEM
 RECORDING DATE: JULY 10, 1978
 RECORDING NO.: 7807100188
 AFFECTS: PORTION OF PARCEL 1-B APPROXIMATELY AS DELINEATED THEREIN

(SURVEYOR NOTE: APPROXIMATE LOCATION SHOWN ON SHEET 2 OF 2)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
 RECORDING DATE: MAY 1, 1980
 RECORDING NO.: 8005010166
 AFFECTS: WESTERLY PORTION OF PARCEL 1-A AND OTHER PROPERTY

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND GTE NORTHWEST, INC.
 PURPOSE: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 RECORDING DATE: JUNE 25, 1997
 RECORDING NO.: 9706250359
 AFFECTS: PORTIONS OF PARCEL 1-A APPROXIMATELY AS DELINEATED THEREIN

(SURVEYOR NOTE: APPROXIMATE LOCATION SHOWN ON SHEET 2 OF 2)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ARLINGTON
 PURPOSE: SLOPES AND DRAINAGE
 RECORDING DATE: AUGUST 6, 1997
 RECORDING NO.: 9708060291, BEING A RE-RECORD OF 9704150450 AND OF 9705160053
 AFFECTS: PORTIONS OF PARCEL 1-A AND OTHER PROPERTY

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

6. EASEMENT AND RIGHT OF WAY AGREEMENT CONTAINING OBLIGATIONS FOR CONSTRUCTION OF UTILITY AND DRIVEWAYS ON OTHER PROPERTY INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 13, 2001
 RECORDING NO.: 200103130559

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
 PURPOSE: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 RECORDING DATE: JUNE 6, 2001
 RECORDING NO.: 200106060302
 AFFECTS: WESTERLY PORTION OF PARCEL 1-A

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. MW-01-015-BLA

RECORDING NO.: 200108315002

(SURVEYOR NOTE: NOT PLOTTED)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
 PURPOSE: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 RECORDING DATE: FEBRUARY 12, 2002
 RECORDING NO.: 200202120253
 AFFECTS: NORTHERLY PORTION OF PARCEL 1-A

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
 PURPOSE: UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 RECORDING DATE: DECEMBER 4, 2002
 RECORDING NO.: 200212040683
 AFFECTS: NORTHERLY PORTIONS OF PARCEL 1-A

NOTICE THAT ENTIRE EASEMENT IS EXTINGUISHMENT RECORDED UNDER RECORDING NO. 201110060427.

(SURVEYOR NOTE: PLOTTED ON SHEET 2 OF 2 BUT EXTINGUISHED PER ABOVE REFERENCED DOCUMENT)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF ARLINGTON
 PURPOSE: NATIVE GROWTH PROTECTION
 RECORDING DATE: APRIL 7, 2004
 RECORDING NO.: 200404070088
 AFFECTS: PORTION OF PARCEL 1-A

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: EXIT 206 LLC
 PURPOSE: DRAINAGE FACILITIES RECORDING DATE: SEPTEMBER 27, 2004
 RECORDING NO.: 200409270401
 AFFECTS: A PORTION OF PARCEL 1-A

NOTE: AN ASSIGNMENT OF SAID RIGHTS WAS RECORDED UNDER AUDITOR'S FILE NO. 200704180892 RECORDS OF SNOHOMISH COUNTY.

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

SCHEDULE B EXCEPTIONS (CONTINUED)

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:

PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS."
 RECORDING DATE: JANUARY 13, 2005
 RECORDING NO.: 200501130353
 AFFECTS: AIR SPACE ABOVE SAID LAND.

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(SURVEYOR NOTE: APPROXIMATE LOCATION SHOWN ON SHEET 2 OF 2)

14. LATECOMER'S AGREEMENT FOR SEWER IMPROVEMENTS INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 2, 2005
 RECORDING NO.: 200503020730

(SURVEYOR NOTE: NOT PLOTTED)

15. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF ARLINGTON BOUNDARY LINE ADJUSTMENT NO. Z-06-015-BLA

RECORDING NO.: 200606055267

(SURVEYOR NOTE: NOT PLOTTED)

16. BOUNDARY LINE ADJUSTMENT AGREEMENT PURSUANT TO RCW 58.04.007 AND THE TERMS AND CONDITIONS THEREOF.

RECORDING DATE: APRIL 12, 2007
 RECORDING NO.: 200704125004
 AFFECTS: PARCEL 1-A

(SURVEYOR NOTE: NOT PLOTTED)

17. DRAINAGE EASEMENT AND AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF

RECORDING DATE: MARCH 13, 2009
 RECORDING NO.: 200903130840

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
 PURPOSE: INGRESS AND EGRESS
 RECORDING DATE: MARCH 16, 2010
 RECORDING NO.: 201003160555
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT (PARCEL 1-A)

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC.
 PURPOSE: INGRESS AND EGRESS
 RECORDING DATE: FEBRUARY 18, 2011
 RECORDING NO.: 201102180492
 AFFECTS: AS DESCRIBED IN SAID INSTRUMENT (PARCEL 1-A)

(SURVEYOR NOTE: AS SHOWN ON SHEET 2 OF 2)

20. ANY EASEMENTS NOT DISCLOSED BY THE REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

(SURVEYOR NOTE: NOT PLOTTED)

21. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY BARGHAUSEN, DATED OCTOBER 30, 2014, DESIGNATED JOB NO. 14743.

MATTERS SHOWN:

- A. BARBED WIRE FENCE LIES UP TO 4.3 FEET SOUTH OF NORTHERN BOUNDARY OF PARCEL 1-A
- B. STEEL FENCE POST LIES 10.3 FEET NORTH OF SOUTHERN BOUNDARY OF PARCEL 1-A
- C. SILT FENCE IS LOCATED AT WESTERN PORTION OF PARCEL 1-A
- D. SILT FENCE LIES WITHIN EASEMENT AREA OF THAT EASEMENT FOR NATIVE GROWTH PROTECTION AREA RECORDED UNDER RECORDING NO. 200404070088 LOCATED IN PARCEL 1-A
- E. CHAINLINK FENCE LIES UP TO 1.0 FEET EAST OF WESTERN BOUNDARY OF PARCEL 1-A
- F. LANDSCAPING LIES 4.8 FEET EAST OF WESTERN BOUNDARY OF PARCEL 1-A
- G. HOGWIRE FENCE LIES UP TO 4.5 FEET NORTH OF SOUTHERN BOUNDARY OF PARCEL 1-B

(SURVEYOR NOTE: NOT PLOTTED)

22. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

(SURVEYOR NOTE: NOT PLOTTED)

23. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR: 2020
 TAX ACCOUNT NUMBER: 310527-001-001-00
 LEVY CODE: 00110
 ASSESSED VALUE-LAND: \$2,675,300.00
 ASSESSED VALUE-IMPROVEMENTS: \$0.00

GENERAL AND SPECIAL TAXES: BILLED: \$24,173.41
 PAID: \$12086.94
 UNPAID: \$12086.95
 AFFECTS: PARCEL 1-A

(SURVEYOR NOTE: NOT PLOTTED)

24. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR: 2020
 TAX ACCOUNT NUMBER: 310527-001-009-00
 LEVY CODE: 00110
 ASSESSED VALUE-LAND: \$19,700.00
 ASSESSED VALUE-IMPROVEMENTS: \$0.00

GENERAL AND SPECIAL TAXES: BILLED: \$186.53
 PAID: \$186.53
 UNPAID: \$0
 AFFECTS: PARCEL 1-B

(SURVEYOR NOTE: NOT PLOTTED)

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

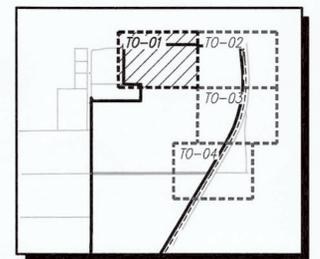
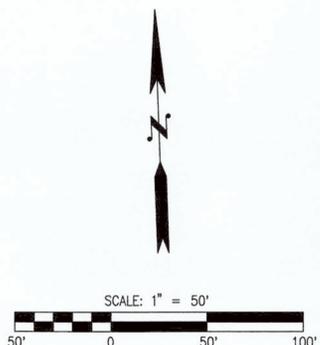
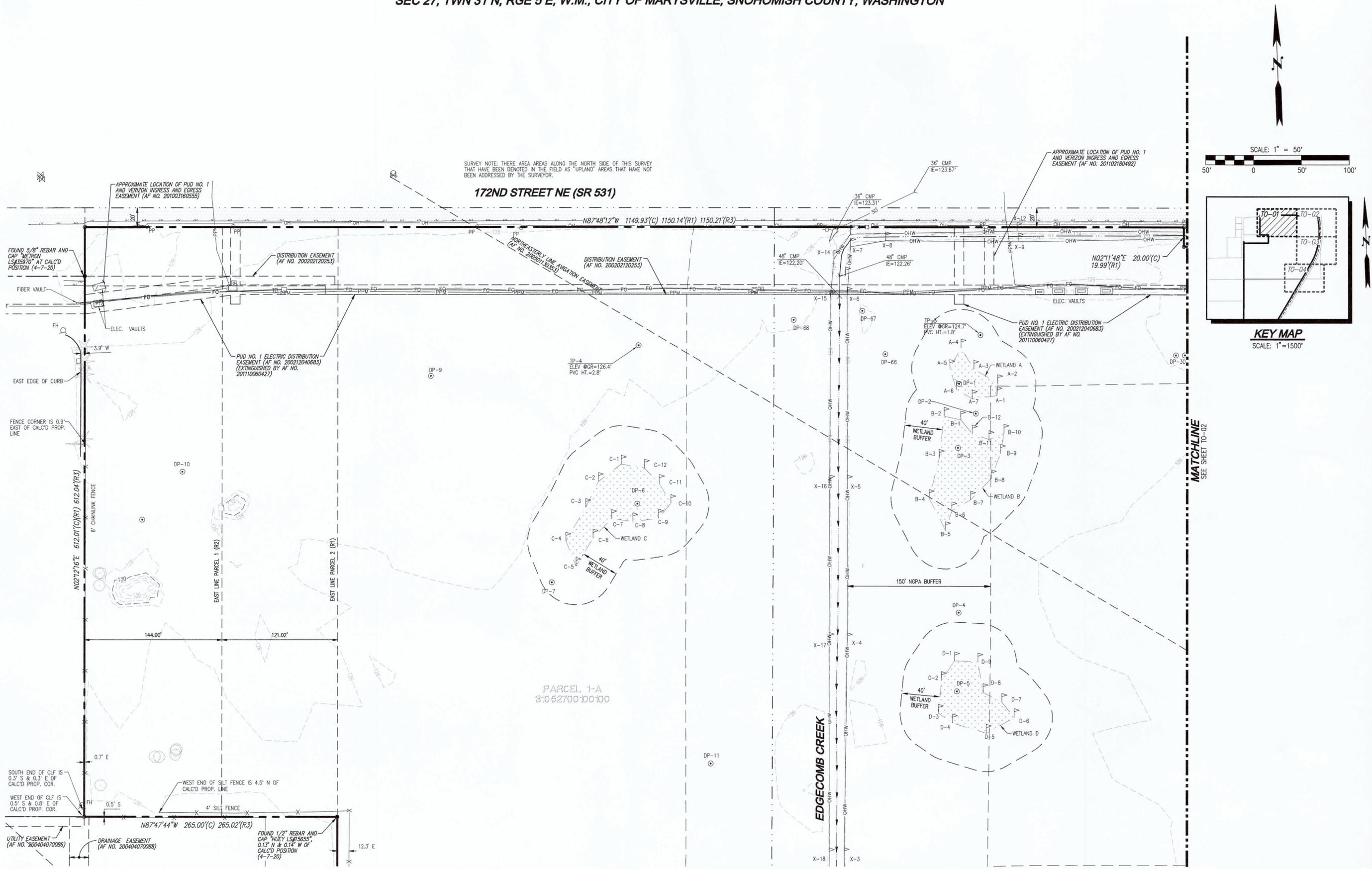
**CITY OF ARLINGTON
 CONSTRUCTION DRAWING REVIEW APPROVAL**

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nova Heaton*
 Nova Heaton, PE, Development Services Manager
 DATE: 4/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS
 NO. DATE DESCRIPTION
 SURVEYING ENGINEERING
 NORTHPOINT
 JOB NUMBER
 DRAWING NUMBER
 DESIGNER
 DRAFTER
 DATE
 SCALE
 JURISDICTION
 SHEET

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



MATCHLINE
SEE SHEET TO-02

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 6/30/21 THIS APPROVAL VALID FOR 18 MONTHS



REVISIONS
DESCRIPTION
DATE
NO.

Surveying Engineering

NORTHPOINT

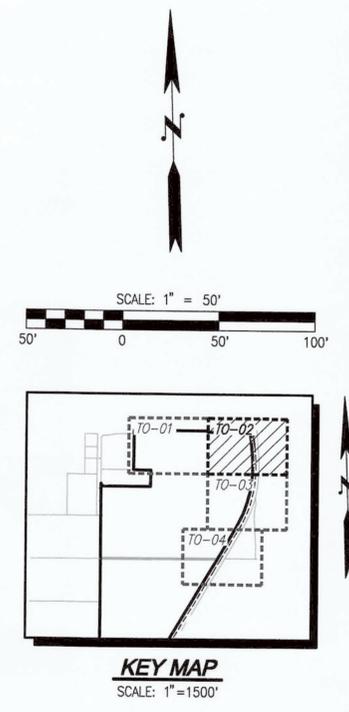
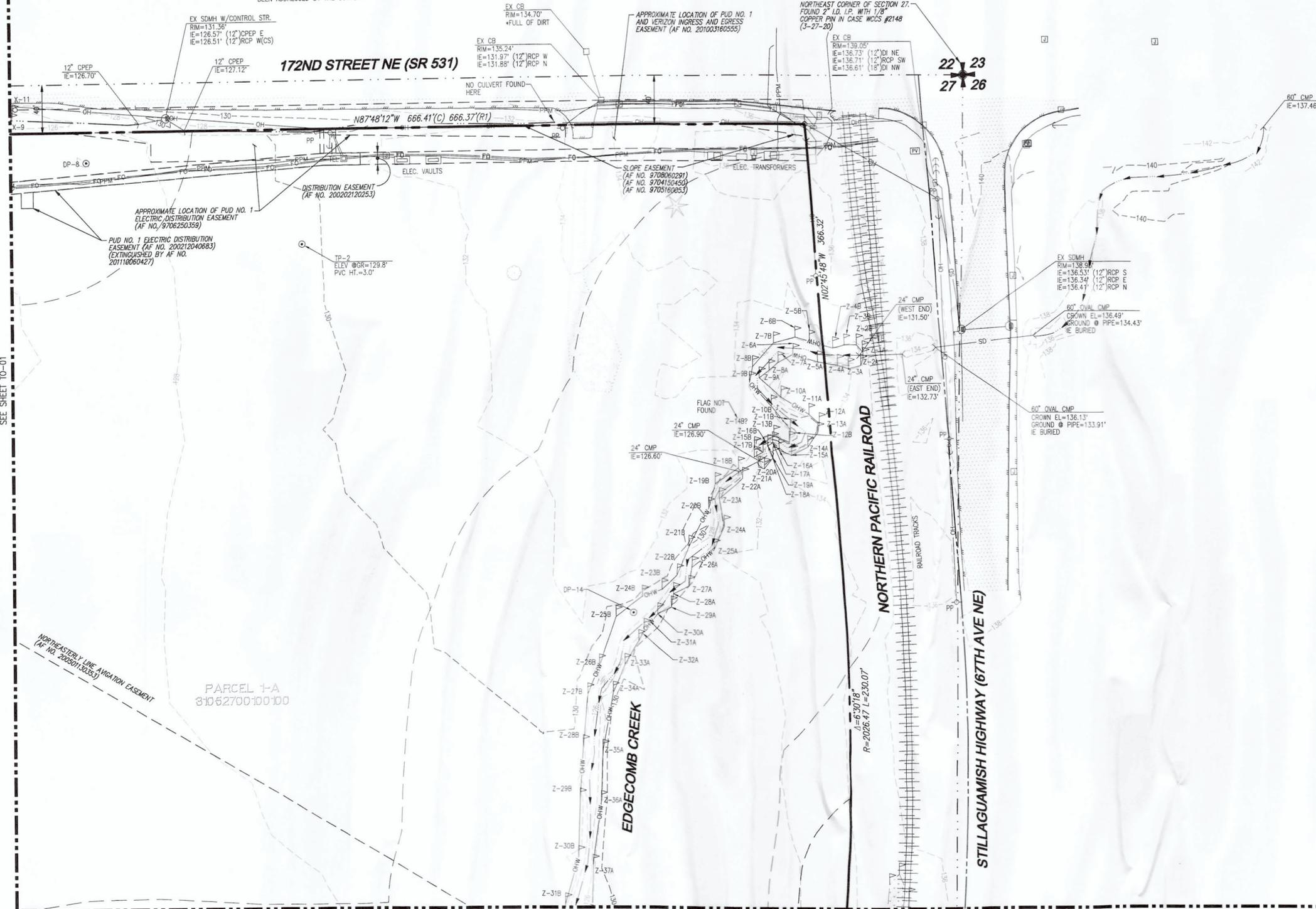
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DESIGNER
DRAFTING
DATE
SCALE
JURISDICTION

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SHEET

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SURVEY NOTE: THERE ARE AREAS ALONG THE NORTH SIDE OF THIS SURVEY THAT HAVE BEEN DENOTED IN THE FIELD AS "UPLAND" AREAS THAT HAVE NOT BEEN ADDRESSED BY THE SURVEYOR.



MATCHLINE
SEE SHEET 10-01

MATCHLINE
SEE SHEET 10-03

NO.	DATE	DESCRIPTION

Surveying
Engineering
Planning

LDC

NORTHPOINT
CASCADE INDUSTRIAL CENTER



JOB NUMBER:
DRAWING NAME:
DESIGNER:
DRAFTING BY:
DATE:
SCALE:
JURISDICTION: CN

TO-
SHEET 5 OF

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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Utilities Underground Location Center

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

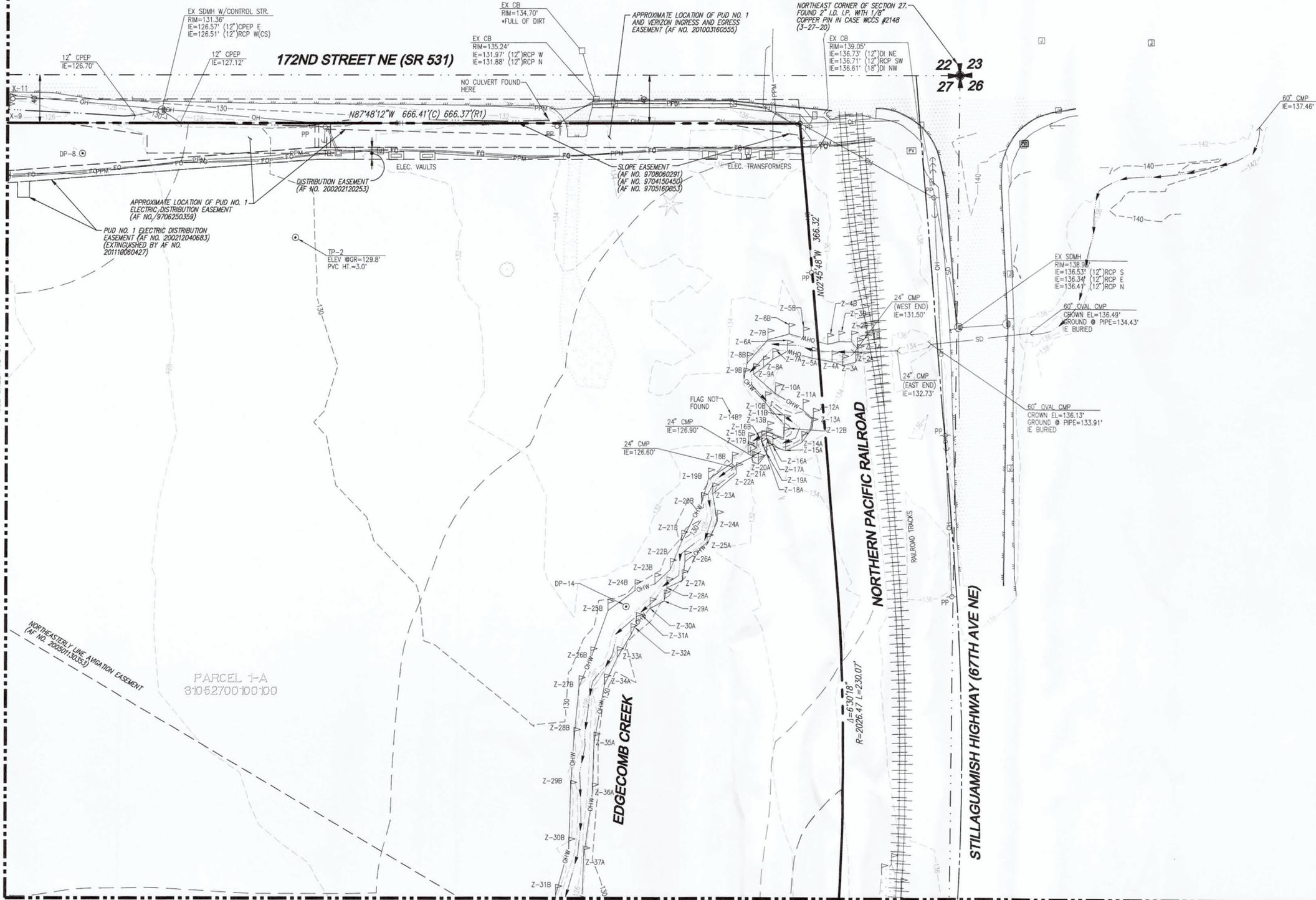
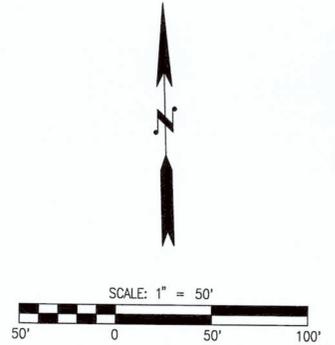
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 4/30/21 THIS APPROVAL VALID FOR 18 MONTHS

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

SURVEY NOTE: THESE AREAS ALONG THE NORTH SIDE OF THIS SURVEY THAT HAVE BEEN DENOTED IN THE FIELD AS "UPLAND" AREAS THAT HAVE NOT BEEN ADDRESSED BY THE SURVEYOR.



MATCHLINE
SEE SHEET TO-01

MATCHLINE
SEE SHEET TO-03

NORTHEASTERLY LINE AVIGATION EASEMENT
(AF NO. 2005013353)

PARCEL 1-A
31052700100100

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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Utilities Underground Location Center

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

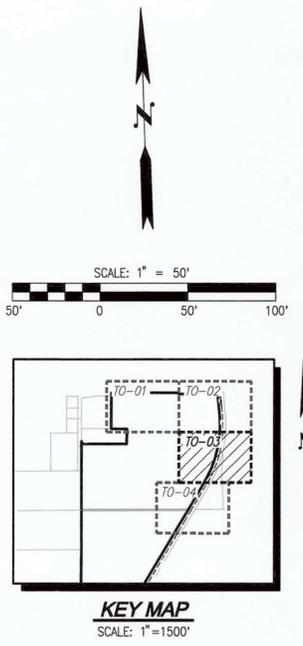
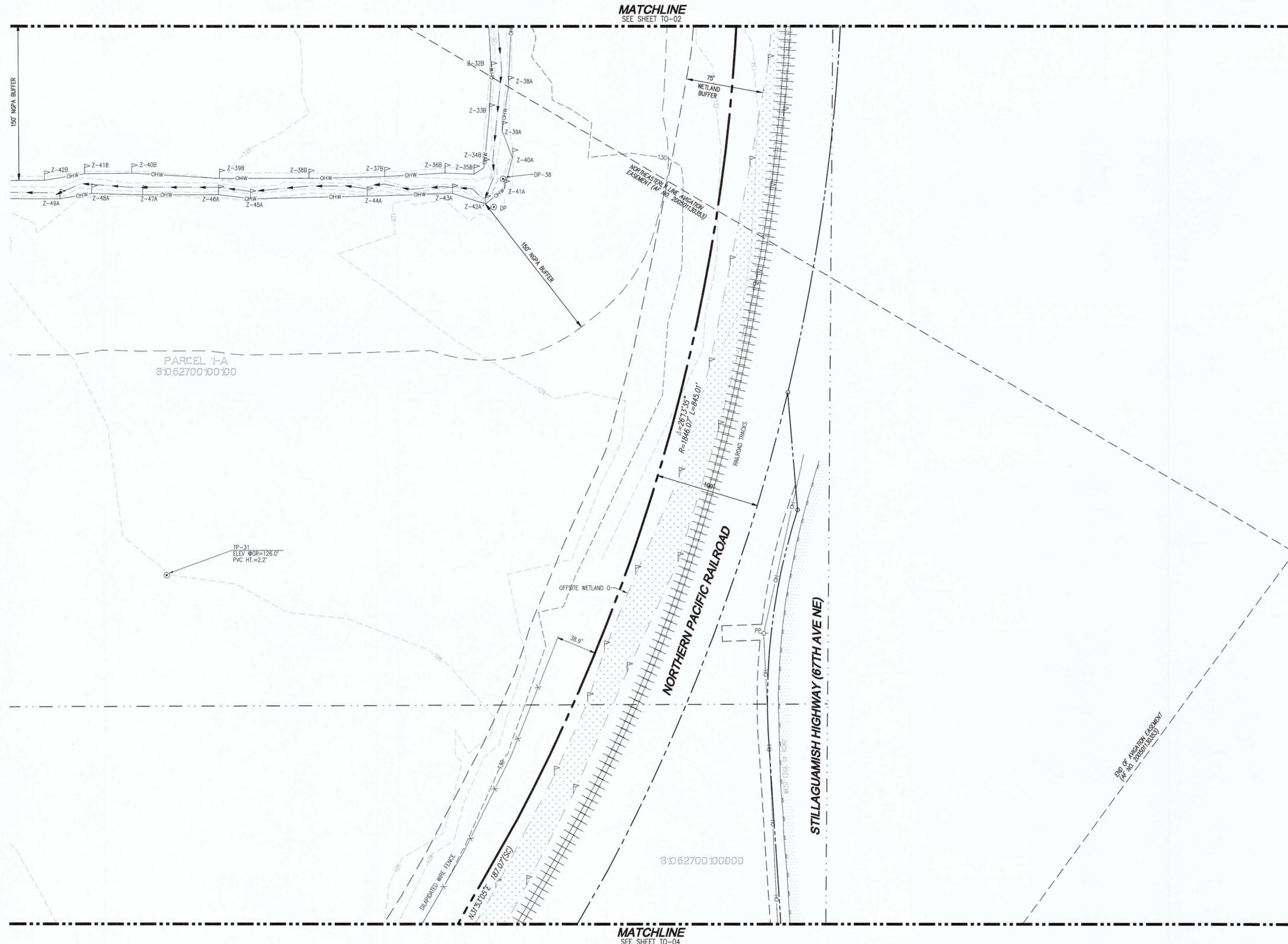
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 6/23/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS
 NO. DATE DESCRIPTION
 SURVEYING ENGINEERING
 LDC
 NORTHPOINT
 JOB NO.
 DRAWING
 DESIGNER
 DRAFTING
 DATE:
 SCALE:
 JURISDIC
 T
 SHEET

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



Drawing: P:\Civil\2020\C20-133\Cascade Industrial Center\Drawings\Overall EC&G\4-Arlington Creek ECO\C20133EC&G-10-PL.dwg Plotted: Jan 24, 2021 - 3:55pm

UTILITY NOTE
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CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *[Signature]*
Nova Heaton, PE, Development Services Manager

DATE: 6/30/21 THIS APPROVAL VALID FOR 18 MONTHS

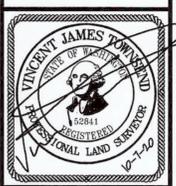
NO.	DATE	DESCRIPTION

LDC | Surveying
Engineering
Planning

Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T: 425.806.1869

Kent
1851 Central Pk.S. #101
Kent, WA 98030
www.LDCcorp.com
F: 425.482.2893

NORTHPOINT
CASCADE INDUSTRIAL CENTER
EDGECOMB CREEK EARLY CLEARING AND GRADING
EXISTING CONDITIONS MAP

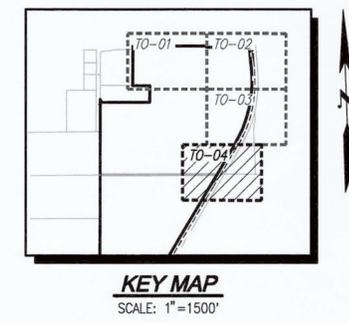
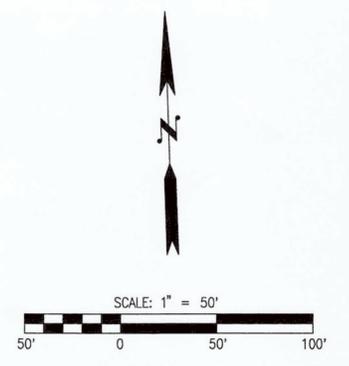
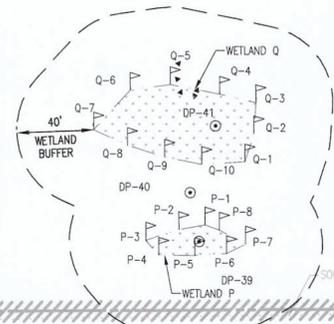
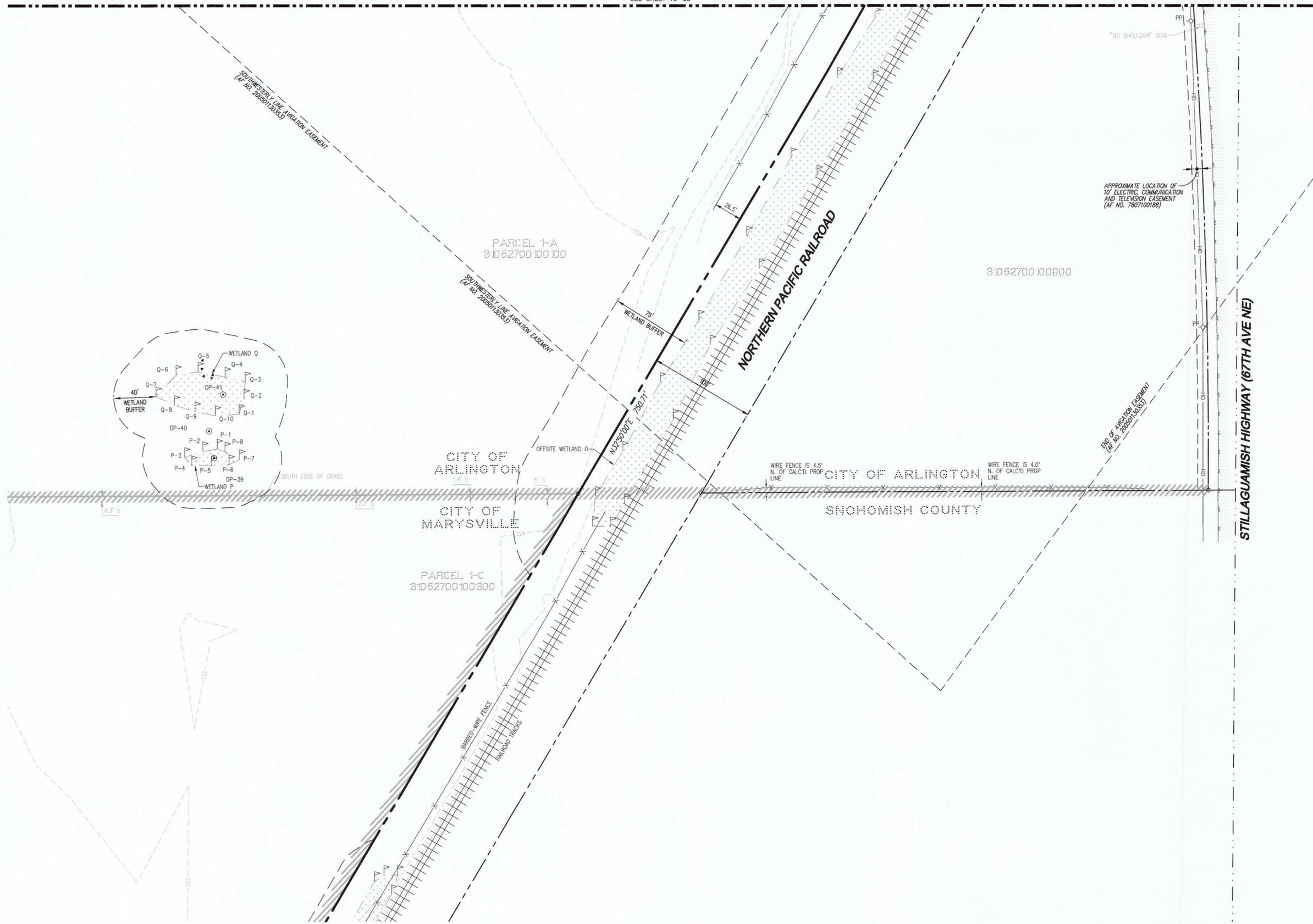


JOB NUMBER: C20133
DRAWING NAME: C20133EC&G-10-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 6-24-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

TO-03
SHEET 6 OF 17

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET TO-03



CITY OF ARLINGTON
CITY OF MARYSVILLE
SNOHOMISH COUNTY

UTILITY NOTE
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CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 6/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS
DESCRIPTION
NO. DATE

Surveying

INCS

NORTHPOINT

JOB
DRAW
DESIGN
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JURY

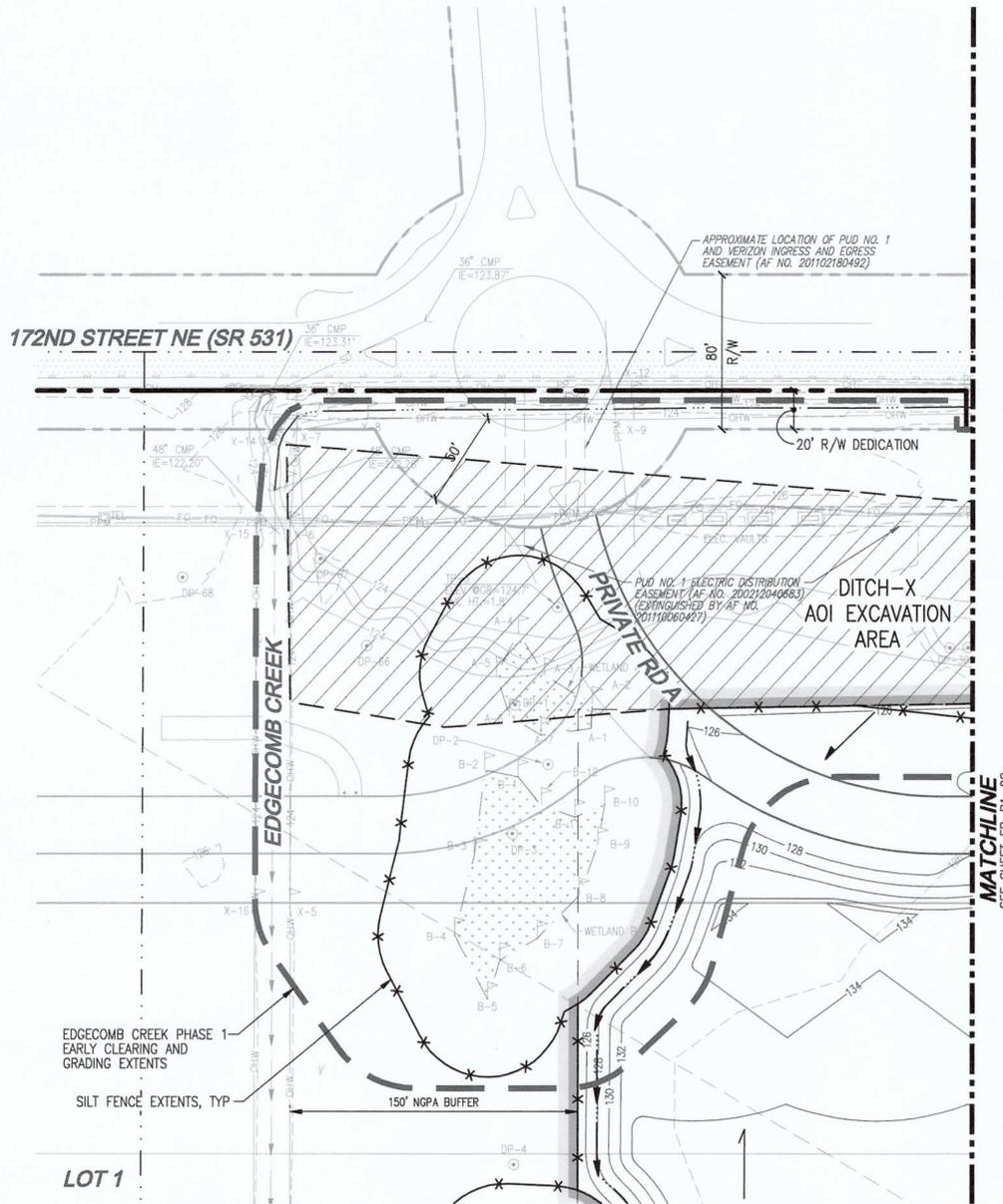
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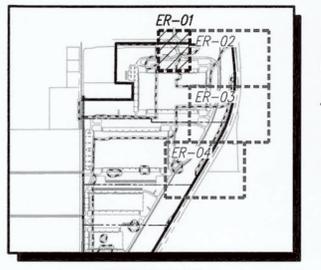
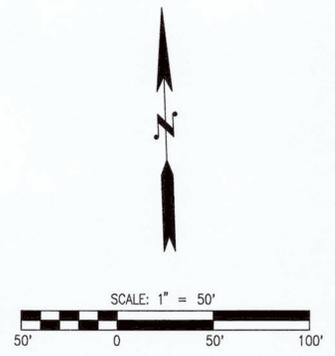
SCALE

JURY

SH



SITE PLAN IS SHOWN FOR REFERENCE ONLY AND IS NOT PROPOSED TO BE CONSTRUCTED WITH THIS EARLY CLEARING AND GRADING PERMIT. SITE IMPROVEMENTS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.



LEGEND

	CLEARING AREA		CLEARING LIMITS
	PROTECTED AREA		SILT FENCE / ORANGE FENCE
			CONVEYANCE SWALE
			PUMPED DISCHARGE LINE
			ROCK CONSTRUCTION ENTRANCE
			CATCH BASIN PROTECTION
			TESC POND
			PRE DEVELOPMENT DRAINAGE PATTERN
			POST DEVELOPMENT DRAINAGE PATTERN
			INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
	TBR		TO BE REMOVED
			BAKER TANK
			RIPRAP PAD
			AOI EXCAVATION AREA
			AOI RELOCATION AREA

UTILITY NOTE
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DISCLAIMER
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CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 6/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS

NO.	DATE	DESCRIPTION

Surveying Engineering

LDC

NORTHPOINT

JOB NO. 21001

JOB NUMBER

DRAWING

DESIGNER

DRAFTING

DATE:

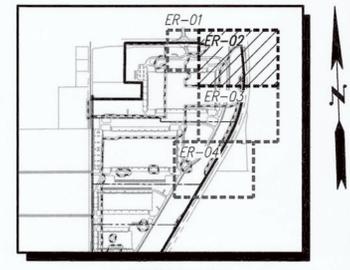
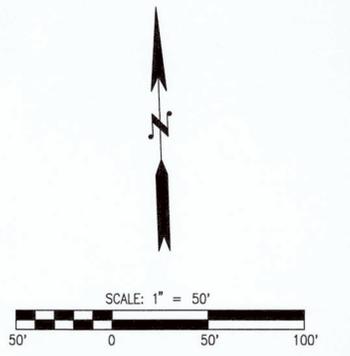
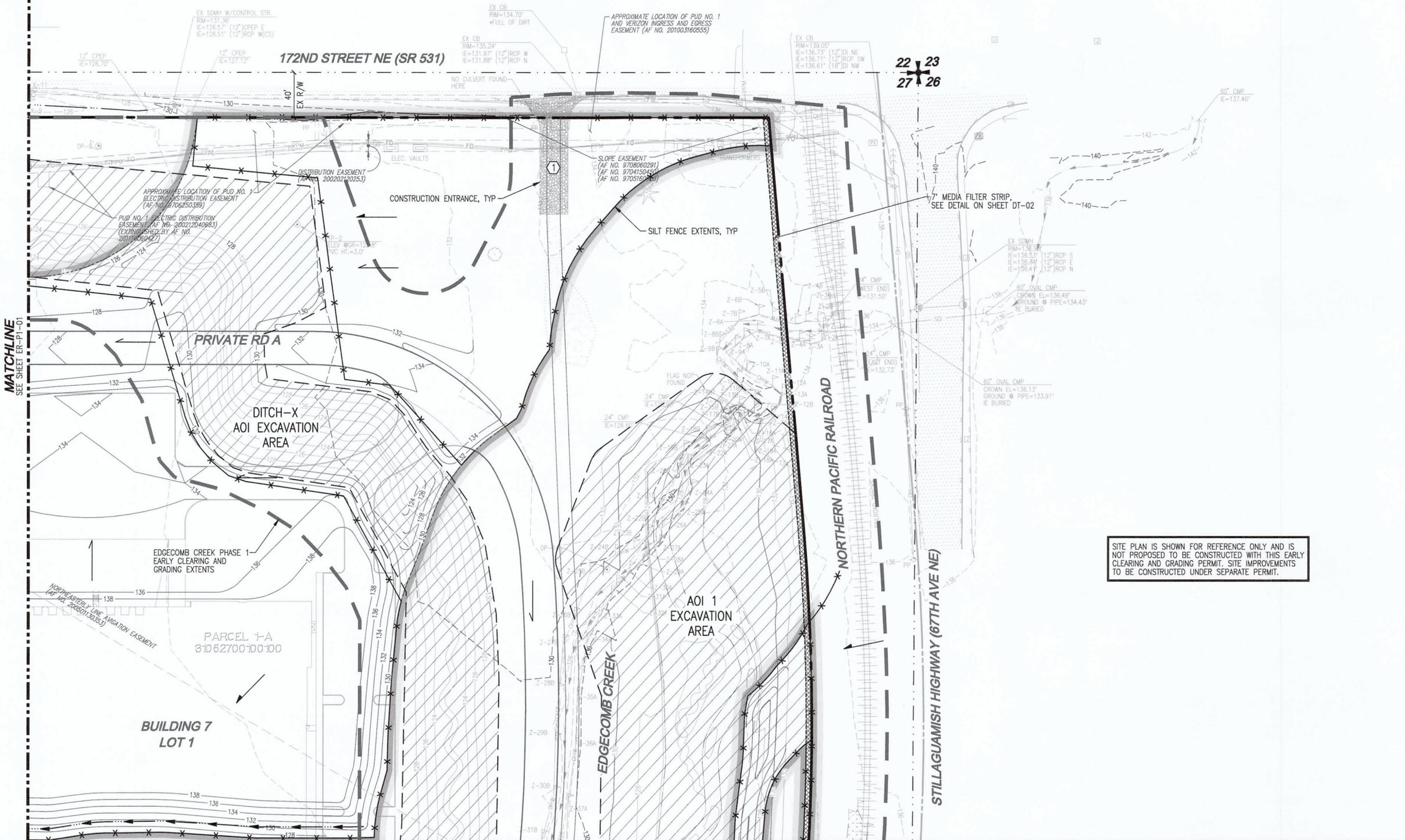
SCALE:

JURISDICTION

ER

SHEET

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

	CLEARING AREA		CLEARING LIMITS
	PROTECTED AREA		SILT FENCE/ ORANGE FENCE
	CONVEYANCE SWALE		PUMPED DISCHARGE LINE
	ROCK CONSTRUCTION ENTRANCE		CATCH BASIN PROTECTION
	TESC POND		PRE DEVELOPMENT DRAINAGE PATTERN
	POST DEVELOPMENT DRAINAGE PATTERN		INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
	TO BE REMOVED		BAKER TANK
	RIPRAP PAD		AOI EXCAVATION AREA
	AOI RELOCATION AREA		7' MEDIA FILTER STRIP

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MATCHLINE
SEE SHEET ER-P1-01

MATCHLINE
SEE SHEET ER-P1-03

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811 or 1-800-424-5555
Utilities Underground Location Center

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

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BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 4/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS
DESCRIPTION
DATE
NO.

Surveying
LDC

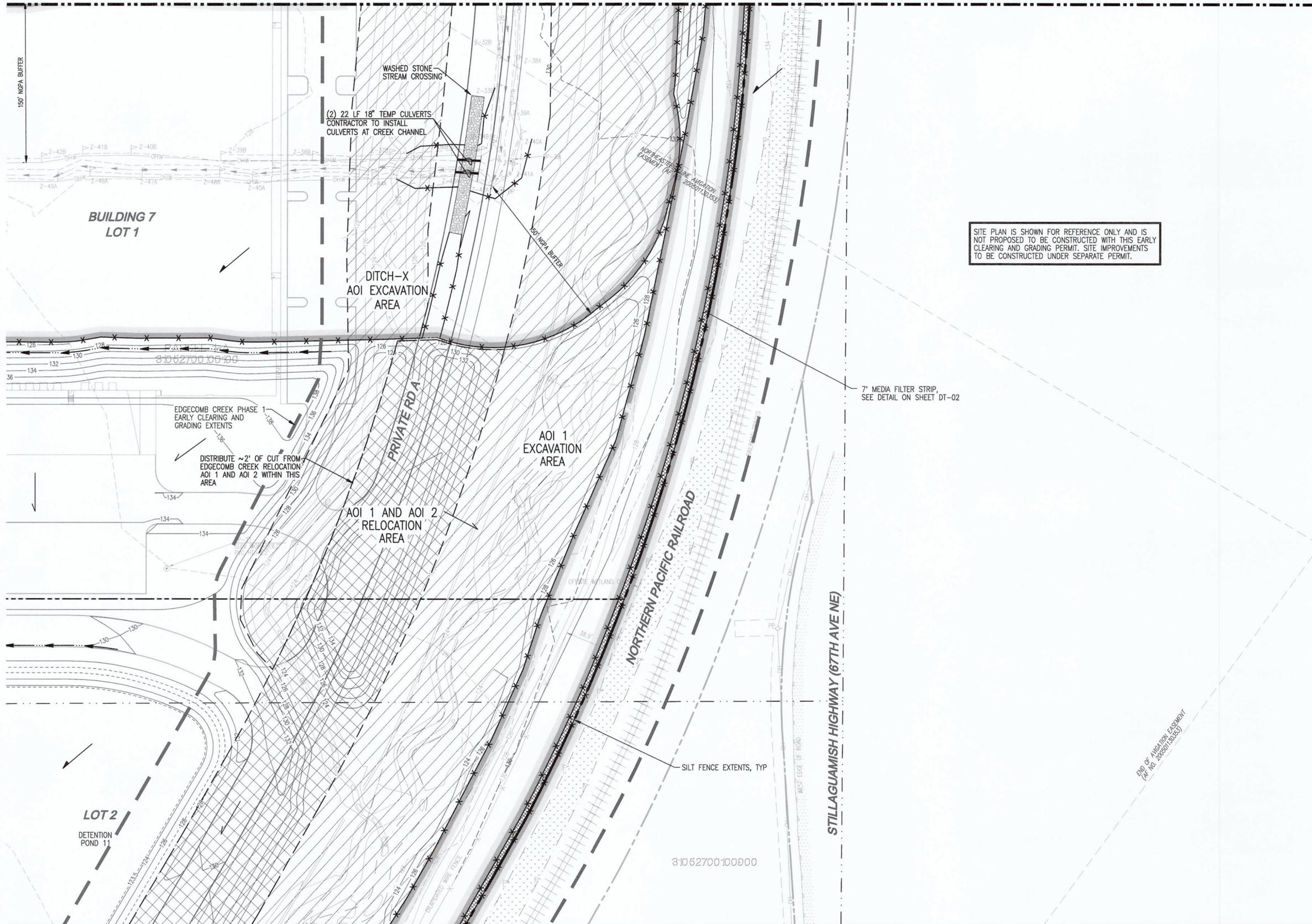
NORTHPOINT

JOB NO.
DRAWING
DESIGNER
DRAFTING
DATE:
SCALE:
JURISDICTION

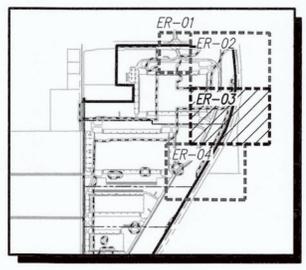
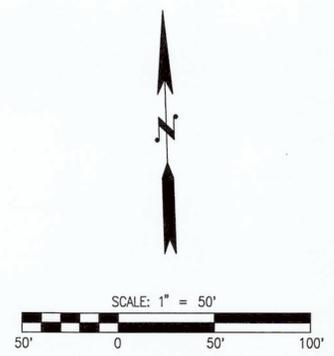
ER
SHEET

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET ER-P1-02



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- LEGEND**
- CLEARING AREA
 - PROTECTED AREA
 - CLEARING LIMITS
 - SILTY FENCE/ORANGE FENCE
 - CONVEYANCE SWALE
 - P1 PUMPED DISCHARGE LINE
 - ROCK CONSTRUCTION ENTRANCE
 - CATCH BASIN PROTECTION
 - TESC POND
 - PRE DEVELOPMENT DRAINAGE PATTERN
 - POST DEVELOPMENT DRAINAGE PATTERN
 - INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
 - TBR TO BE REMOVED
 - BAKER TANK
 - RIPRAP PAD
 - AOI EXCAVATION AREA
 - AOI RELOCATION AREA
 - 7" MEDIA FILTER STRIP

MATCHLINE
SEE SHEET ER-P1-04

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**CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL**

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BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 4/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS

NO.	DATE	DESCRIPTION

Surveying Engineering Planning

LDC

NORTHPOINT

CASCADE INDUSTRIAL CENTER

JOSEPH H. HEATON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
NO. 41113

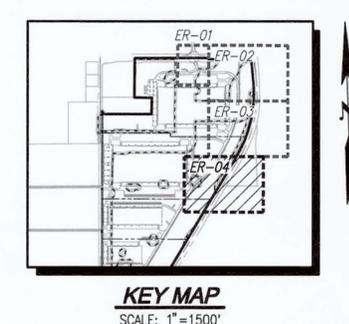
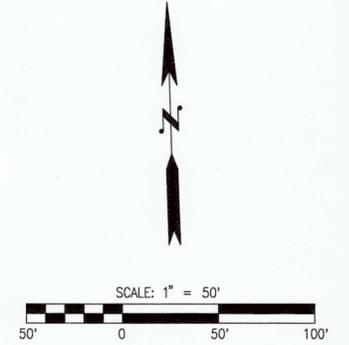
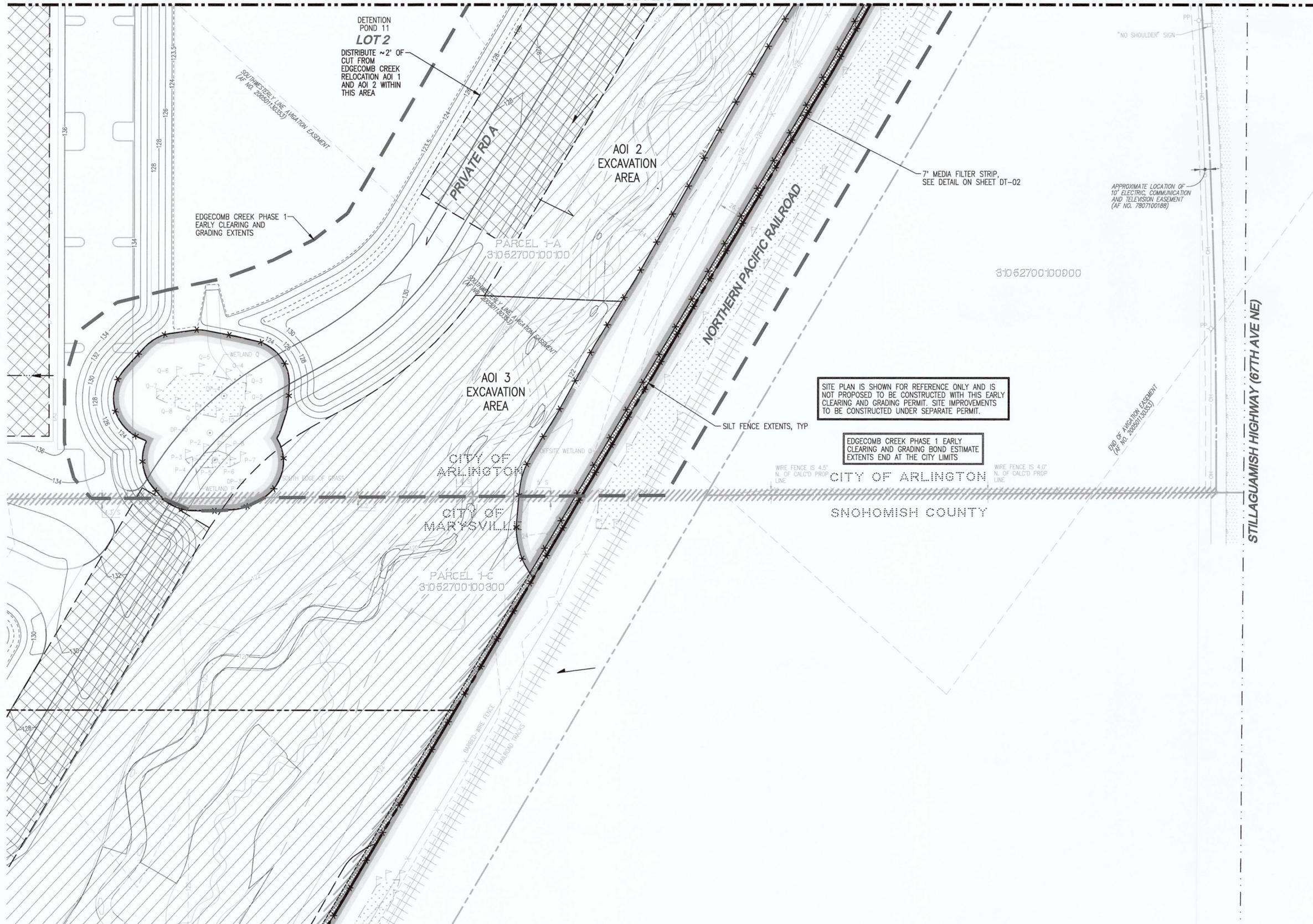
JOB NUMBER:
DRAWING NAME:
DESIGNER:
DRAFTING BY:
DATE:
SCALE:
JURISDICTION:

ER-F

SHEET 10

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET ER-P1-03



LEGEND

	CLEARING AREA	CLEARING LIMITS
	PROTECTED AREA	SILT FENCE/ ORANGE FENCE
	CONVEYANCE SWALE	PUMPED DISCHARGE LINE
	ROCK CONSTRUCTION ENTRANCE	CATCH BASIN PROTECTION
	TESC POND	PRE DEVELOPMENT DRAINAGE PATTERN
	PRE DEVELOPMENT DRAINAGE PATTERN	POST DEVELOPMENT DRAINAGE PATTERN
	POST DEVELOPMENT DRAINAGE PATTERN	INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
	INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE	TO BE REMOVED
	TO BE REMOVED	BAKER TANK
	BAKER TANK	RIPRAP PAD
	RIPRAP PAD	AOI EXCAVATION AREA
	AOI EXCAVATION AREA	AOI RELOCATION AREA
	AOI RELOCATION AREA	7' MEDIA FILTER STRIP

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EDGECOMB CREEK PHASE 1 EARLY CLEARING AND GRADING BOND ESTIMATE EXTENTS END AT THE CITY LIMITS

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Utilities Underground Location Center

CITY OF ARLINGTON
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BY: *Nova Heaton*
Nova Heaton, PE, Development Services Manager

DATE: 4/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS

NO.	DATE	DESCRIPTION

Surveying

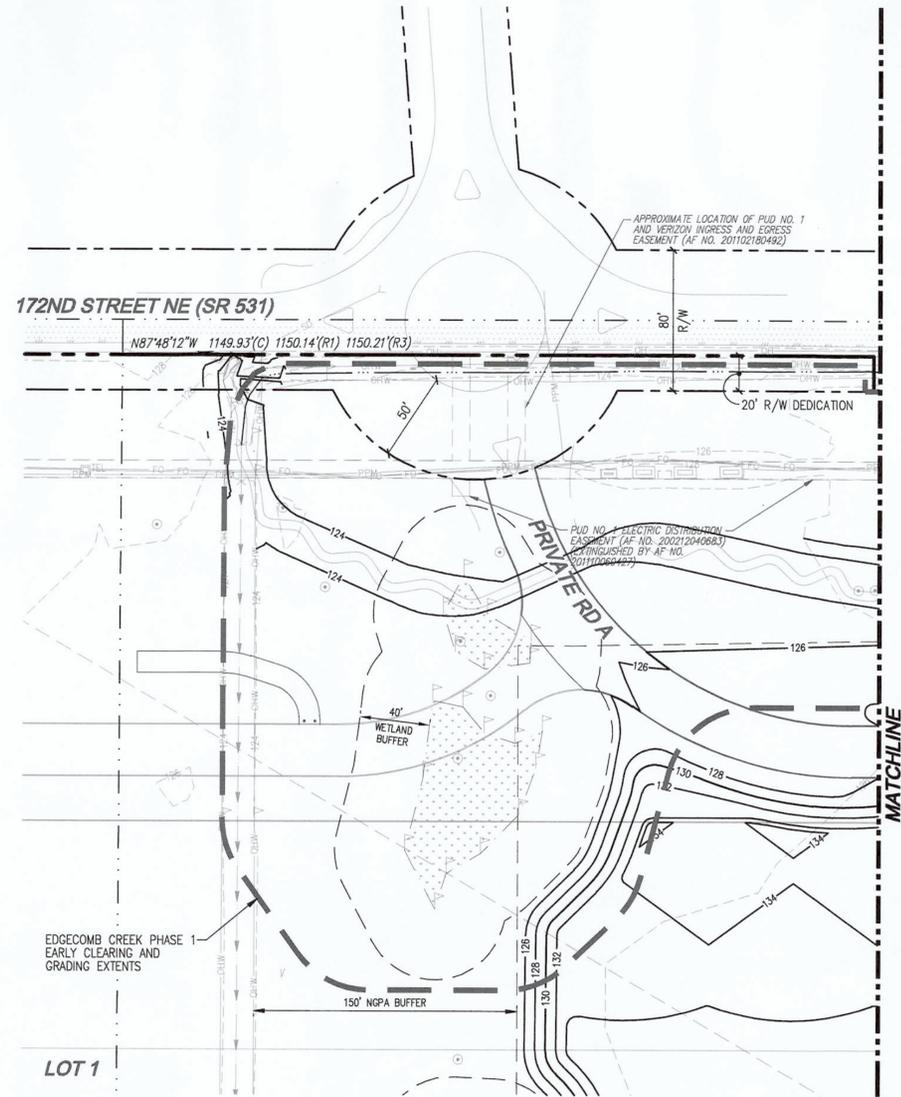
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NORTHPOINT

JOB NO.
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DATE:
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JURISD.

EF

SHEET



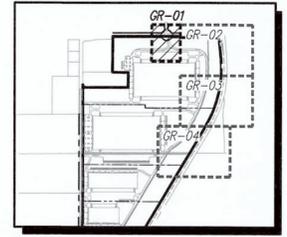
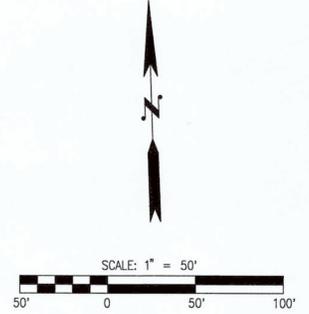
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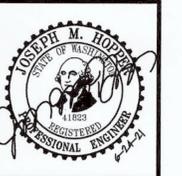


Drawing: P:\Civil\2020\020-133 Cascade Industrial Center (Drawings)\Overall E\020-133BECARC-GR-PL.dwg Plotted: Jun 24, 2021 - 3:57pm

NO.	DATE	DESCRIPTION	BY

LDC Surveying Engineering Planning
 Kent
 1851 Central Pl S, #101
 Woodinville, WA 98072
 T: 425.806.1869 www.LDCcorp.com F: 425.882.2883

NORTHPOINT
CASCADE INDUSTRIAL CENTER
EDGECOMB CREEK EARLY CLEARING AND GRADING
 PHASE 1 GRADING PLAN



JOB NUMBER: C20133
 DRAWING NAME: C0113BECARC-GR-PL
 DESIGNER: JMH
 DRAFTING BY: RCR
 DATE: 6-24-21
 SCALE: 1" = 50'
 JURISDICTION: CITY OF ARLINGTON

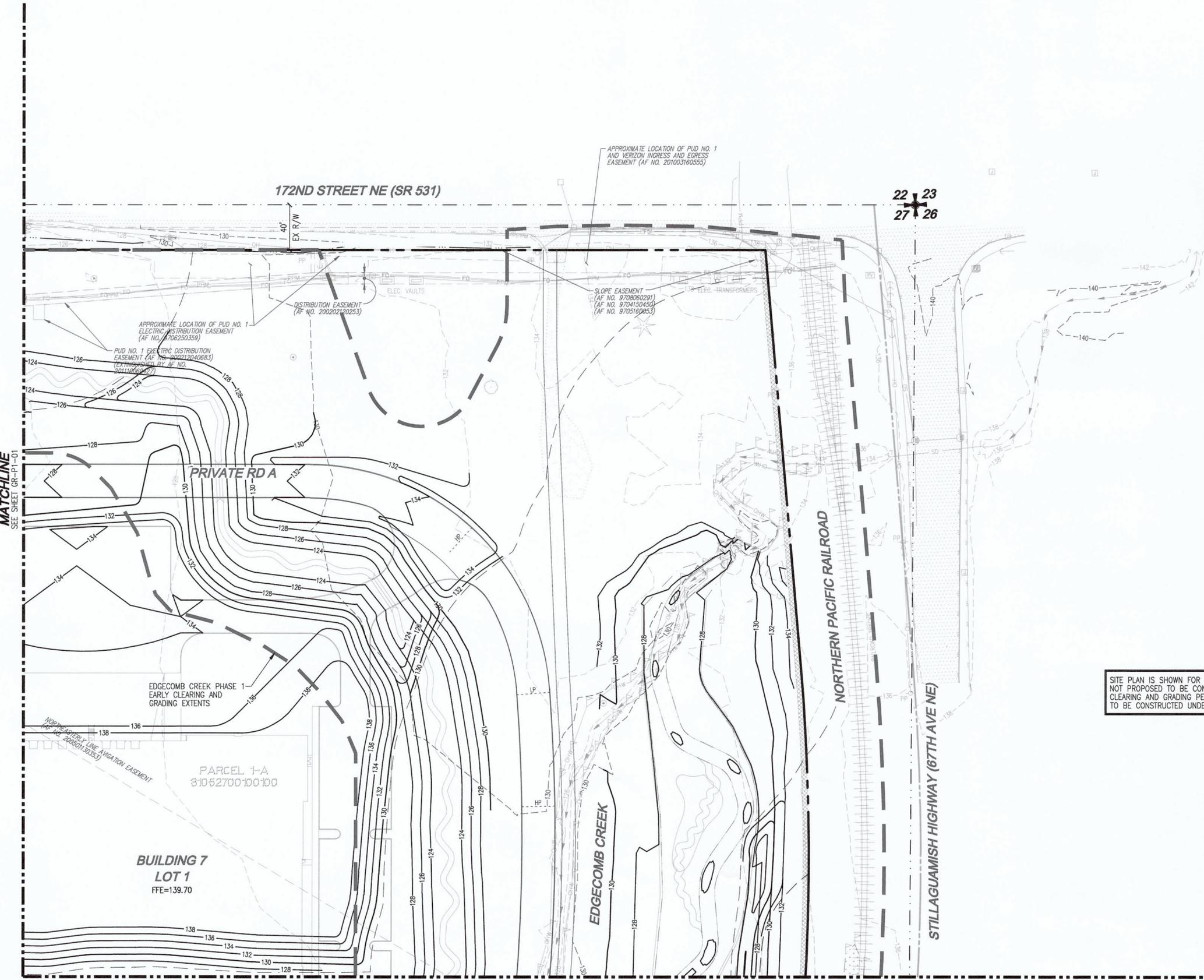
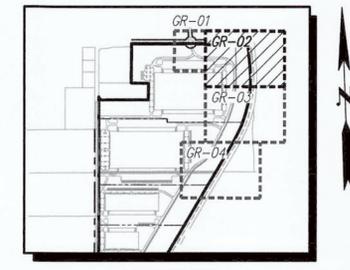
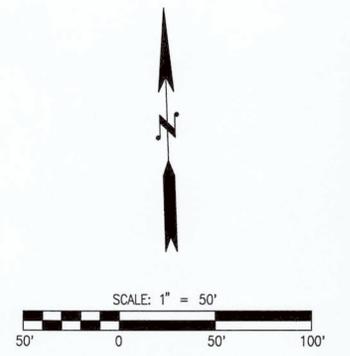
CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

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BY: *Nova Heaton*
 Nova Heaton, PE, Development Services Manager
 DATE: 6/30/21, THIS APPROVAL VALID FOR 18 MONTHS

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

GR-P1-01
 SHEET 12 OF 17



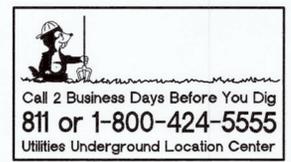
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MATCHLINE SEE SHEET GR-P1-01

MATCHLINE SEE SHEET GR-P1-03

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**CITY OF ARLINGTON
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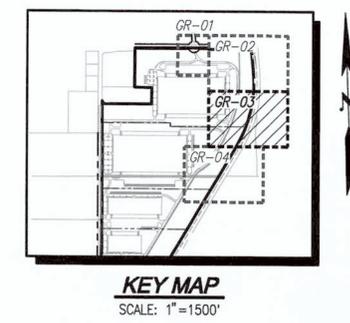
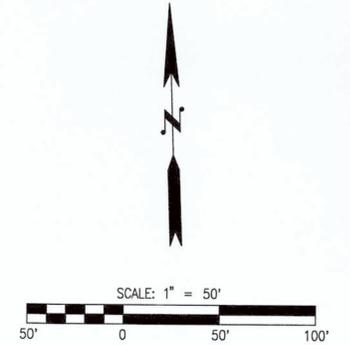
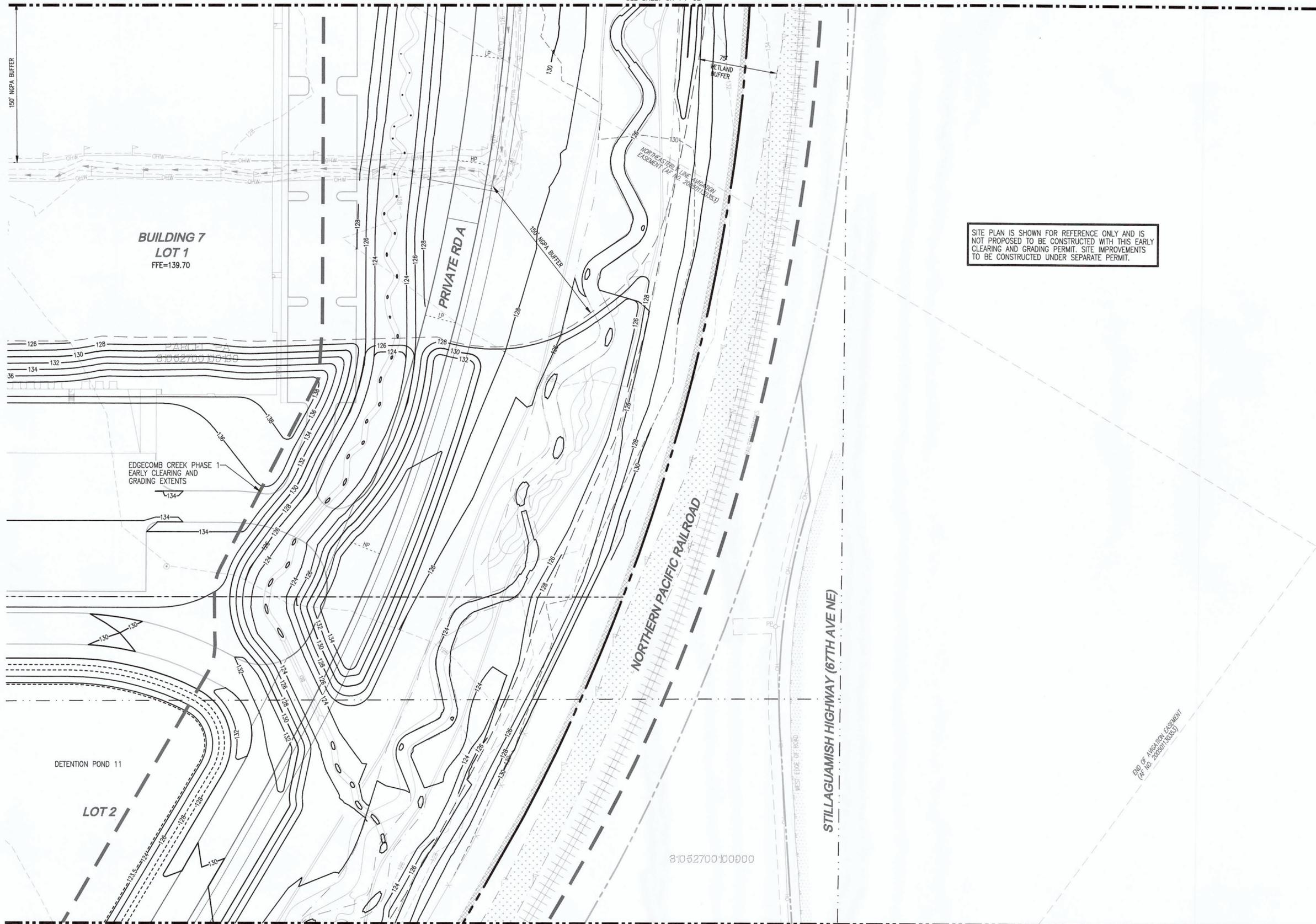
NORTHPOINT	CASCADIA INDUSTRIAL CENTER
LDC	LDC
Surveying Engineering	Surveying Engineering
NO. DATE	NO. DATE
DESCRIPTION	DESCRIPTION
BY	BY

GR-13

SHEET 13

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET GR-P1-02



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MATCHLINE
SEE SHEET GR-P1-04

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CITY OF ARLINGTON
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BY: *[Signature]*
Nova Heaton, PE, Development Services Manager

DATE: 6/30/21 THIS APPROVAL VALID FOR 18 MONTHS

REVISIONS
NO. DATE DESCRIPTION

Surveying Engineering

LDC

NORTHPOINT

JOSBY

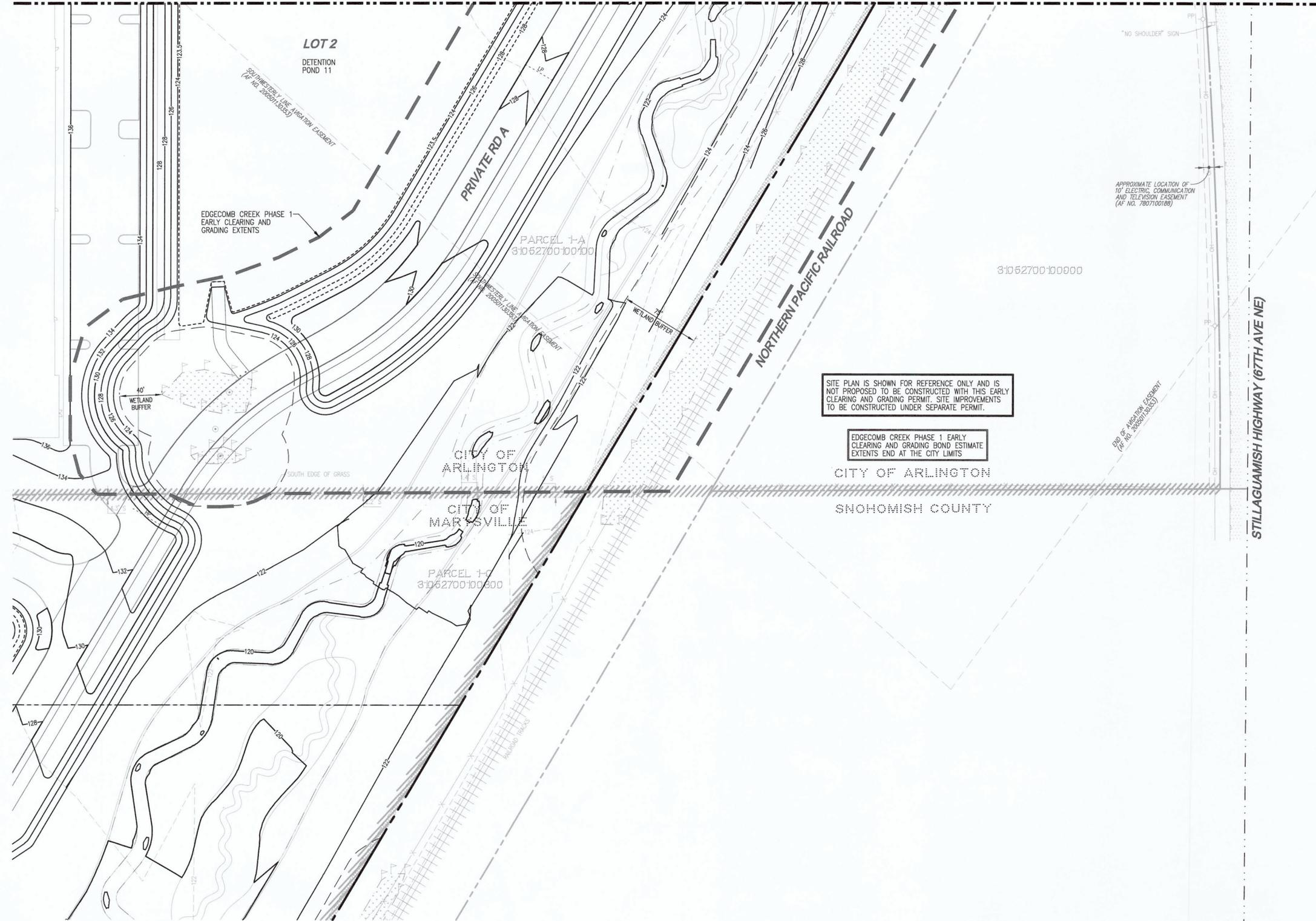
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DATE:
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SHEET

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

MATCHLINE
SEE SHEET GR-P1-03



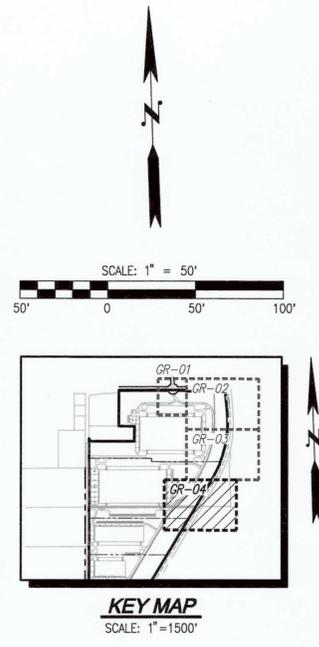
*NO SHOULDER SIGN

APPROXIMATE LOCATION OF
10' ELECTRIC, COMMUNICATION
AND TELEVISION EASEMENT
(AF NO. 7807100188)

END OF ANTIION EASEMENT
(AF NO. 2020113025)

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EDGECCOMB CREEK PHASE 1 EARLY CLEARING AND GRADING BOND ESTIMATE EXTENTS END AT THE CITY LIMITS



Drawing: P:\CWA\2020\C20-133 Cascade Industrial Center\Drawings\Overall\ECAG\2-Arlington ECD\C2013BECARC-GR-PL.dwg Printed: Jun 24, 2021 - 3:58pm

UTILITY NOTE
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BY: *Nová Heaton*
Nová Heaton, PE, Development Services Manager

DATE: 4/20/21 THIS APPROVAL VALID FOR 18 MONTHS

NO.	DATE	DESCRIPTION	BY

LDC | Surveying
Engineering
Planning

Woodinville
20210 44000 NE
Woodinville, WA 98072
T: 425.466.1860 www.LDCorp.com

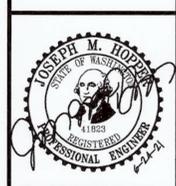
Kent PLS #101
1851 Canton Way NE
Kent, WA 98030
F: 425.462.2893

NORTHPOINT

CASCADE INDUSTRIAL CENTER

EDGECCOMB CREEK EARLY CLEARING AND GRADING

PHASE 1 GRADING PLAN



JOB NUMBER: C20133
DRAWING NAME: C2013BECARC-GR-PL
DESIGNER: JMH
DRAFTING BY: RCR
DATE: 6-24-21
SCALE: 1"=50'
JURISDICTION: CITY OF ARLINGTON

GR-P1-04

SHEET 15 OF 17

SEC 27, TWN 31 N, RGE 5 E, W.M., CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON

GRADING AND EROSION CONTROL NOTES:

- CITY OF ARLINGTON TESC NOTES:**
- 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'S 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 15.13 OF THE 2014 SWMMWW, POST CONSTRUCTION SOIL QUALITY AND DEPTH.

EROSION, SEDIMENTATION AND WATER QUALITY SITE INSPECTIONS:

PRIOR TO ANY SITE DEVELOPMENT WORK TAKING PLACE, A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, AND COUNTY INSPECTOR SHALL BE HELD.

THE DEPARTMENT OF ECOLOGY REQUIRES THAT CONSTRUCTION PROJECTS ONE ACRE OR LARGER RETAIN A CESCL TO ENSURE THAT THE PROJECT IS IN COMPLIANCE WITH THE CURRENT EROSION, SEDIMENTATION AND WATER QUALITY STANDARDS. THE OWNER WILL DESIGNATE A CESCL FOR THIS PROJECT. THE 24 HOUR CONTACT IS LEWIS SHAWN HOPKINS, CONTACT NUMBER IS (360) 407-6442.

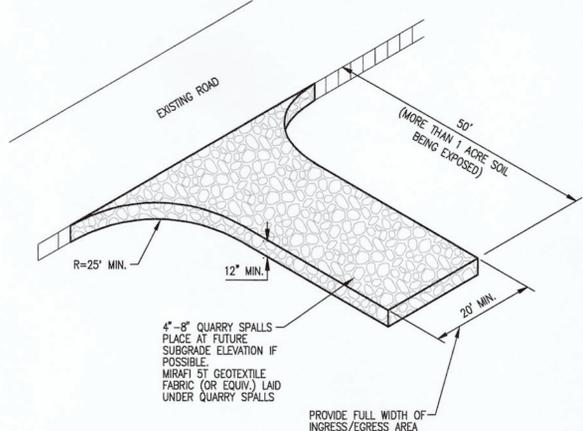
THE CESCL IS RESPONSIBLE FOR:

- INSPECTING THE CONSTRUCTION SITE TO ENSURE THAT ALL CONSTRUCTION SWPPP MEASURES ARE FUNCTIONING AS INTENDED.
- ALLOCATING RESOURCES TO REPAIR ALL EROSION CONTROL STRUCTURES THAT ARE IN NEED OF MAINTENANCE.
- MONITORING WATER QUALITY FOR ANY STORM DRAINAGE THAT LEAVES THE SITE.
- STOPPING AND/OR REDIRECTING CONSTRUCTION ACTIVITIES DEEMED NECESSARY TO PROTECT THE ENVIRONMENT.

SHOULD BMP PERFORMANCE GOALS NOT BE ACHIEVED, THE ONLY CONSTRUCTION ACTIVITIES THAT SHALL BE ALLOWED ARE THE REPAIR OF EXISTING EROSION CONTROL STRUCTURES, INSTALLATION OF ADDITIONAL BMP'S TO MINIMIZE THE TRANSPORT OF SEDIMENT OFFSITE, OR THOSE ACTIVITIES THAT DO NOT DISTURB EXPOSED EARTH AND DO NOT HAVE THE POTENTIAL TO GENERATE ADDITIONAL SEDIMENT.

THE THIRTEEN ELEMENTS OF A CONSTRUCTION SWPPP:

- THE BMP'S REFERENCED BELOW ARE PER THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON
- MARK CLEARING LIMITS: THE CLEARING LIMITS ARE INDICATED ON THE PLAN SHEET. CLEARING AND GRADING WILL BE LIMITED TO ONLY AREAS THAT NEED TO BE DISTURBED FOR GRADING, AND PLACING OR STOCK PILING FILL AND TO PRESERVE AS MUCH NATURAL VEGETATION AND THE DUFF LAYER AS POSSIBLE. FIELD MARKING THE CLEARING LIMITS SHALL BE COMPLETED PRIOR TO ANY CLEARING OR DISTURBING THE SITE.
 - BMP'S:
 - C103 HIGH VISIBILITY PLASTIC OR METAL FENCE
 - C233 SILT FENCE
 - ESTABLISH CONSTRUCTION ACCESS: ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE ROCK CONSTRUCTION ENTRANCES.
 - BMP'S:
 - C105 STABILIZED CONSTRUCTION ENTRANCE
 - CONTROL FLOW RATES: NO SIGNIFICANT FLOW RATES ARE EXPECTED TO LEAVE THE SITE. FLOWS WILL DISPERSE ACROSS NATIVE VEGETATION
 - INSTALL SEDIMENT CONTROLS: SEDIMENT CONTROL WILL BE PROVIDED THROUGH THE USE OF SILT FENCE
 - BMP'S:
 - C233 SILT FENCE
 - STABILIZE SOILS: TEMPORARY AND PERMANENT SOIL STABILIZATION WILL BE PROVIDED. TEMPORARY STABILIZATION WILL BE PROVIDED TO EXPOSED WORKED EARTH. FROM OCTOBER 1 UNTIL APRIL 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS; FROM MAY 1 UNTIL SEPTEMBER 30, NO EXPOSED SOIL MAY REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS.
 - BMP'S:
 - C120 TEMPORARY AND PERMANENT SEEDING
 - C121 MULCHING
 - C123 PLASTIC COVERING
 - PROTECT SLOPES: SLOPES SHALL BE PROTECTED FROM EROSION THROUGH COVER AND SOIL STABILIZATION.
 - BMP'S:
 - C120 TEMPORARY AND PERMANENT SEEDING
 - C121 MULCHING
 - C123 PLASTIC COVERING
 - PROTECT DRAIN INLETS: INLET PROTECTION WILL NOT BE NEEDED ON SITE.
 - STABILIZE CHANNELS AND OUTLETS: ALL CHANNEL SLOPES SHALL BE CONSTRUCTED AND PROTECTED AGAINST EROSION.
 - BMP'S:
 - C120 TEMPORARY AND PERMANENT SEEDING
 - C121 MULCHING
 - CONTROL POLLUTANTS: POLLUTANTS SHALL BE CONTROLLED PER POLLUTANT CONTROL NOTES. SEE THIS SHEET FOR NOTES.
 - CONTROL DE-WATERING: DISPOSAL OPTIONS FOR DE-WATERING WATER ARE AS SPECIFIED IN THE DE-WATERING CONTROL NOTES. SEE THIS SHEET FOR NOTES.
 - BMP'S:
 - C151 CONCRETE HANDLING
 - MAINTAIN BMP'S: MAINTENANCE OF THE BMP'S IS SPECIFIED IN THE CONSTRUCTION SEQUENCE AND GRADING AND EROSION CONTROL NOTES, SEE SHEET ER-01 AND THIS SHEET.
 - PROJECT MANAGEMENT: THE GRADING AND EROSION CONTROL NOTES SPECIFY SEASONAL WORK LIMITATIONS. BMP'S SHALL BE MAINTAINED PER ELEMENT #11.
 - PROTECT LID BMP'S: LID BMP'S SHALL BE PROTECTED WITH PROTECTION FROM SOIL COMPACTION WITH PLASTIC COVERING AND HIGH VISIBILITY FENCING AS NECESSARY.



ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

BMP T5.13 DESIGN GUIDELINES

SOIL RETENTION: THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL
- QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
 - a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html). THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST. THE RESULTING SOIL SHOULD BE CONDUIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

- LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PREAPPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT.
- STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE:

- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
- PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.

SEED OPTIONS MIX

Table 4.1 represents the standard mix for those areas where just a temporary vegetative cover is required.

	% Weight	% Purity	% Germination
Chewings or annual blue grass Festuca rubra var. commutata or poa anna	40	98	90
Perennial rye Lolium perenne	50	98	90
Redtop or colonial bentgrass Agrostis alba or Agrostis tenuis	5	92	85
White dutch clover Trifolium repens	5	98	90

This turf seed mix in Table 4.3 is for dry situations where there is no need for much water. the advantage is that this mix requires very little maintenance.

	% Weight	% Purity	% Germination
Dwarf tall fescue (several varieties) Festuca arundinacea var.	45	98	90
Dwarf perennial rye (Barelay) Lolium perenne var. barelay	30	98	90
Red fescue Festuca rubra	20	98	90
Colonial bentgrass Agrostis tenuis	5	98	90

Table 4.4 presents a mix recommended for bioswales and other intermittently wet areas.

	% Weight	% Purity	% Germination
Tall or meadow fescue Festuca arundinacea or festuca elatior	75-80	98	90
Seaside/Creeping bentgrass Agrostis palustris	10-15	92	85
Redtop bentgrass Agrostis alba or Agrostis gigantea	5-10	90	80

DE-WATERING CONTROL NOTES

ALL TURBID DE-WATERING WATER SHALL BE DISPOSED OF USING ONE OF THE FOLLOWING OPTIONS:

- INFILTRATION
- TRANSPORT OFFSITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATERS.
- ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
- ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
- ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON-SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- BMP'S SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

POLLUTANT CONTROL NOTES

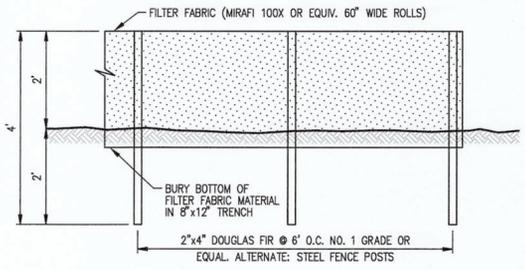
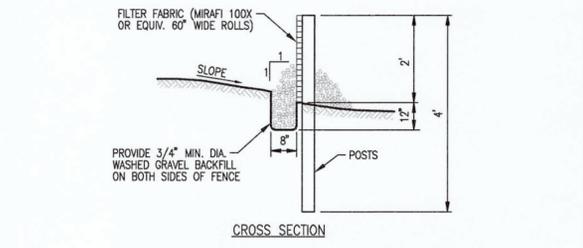
- ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON-SITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
- COVER, CONTAINMENT AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON THE SITE (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE). ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
- ALL MAINTENANCE OF HEAVY EQUIPMENT AND VEHICLES SHALL BE DONE OFFSITE.
- ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. EMERGENCY REPAIRS MAY BE PERFORMED ON-SITE USING TEMPORARY PLASTIC PLACED BENEATH AND, IF RAINING, OVER THE VEHICLE.
- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO STORMWATER RUNOFF. MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- BMP'S SHALL BE USED TO PREVENT OR TREAT CONTAMINATION OF STORMWATER RUNOFF BY PH MODIFYING SOURCES. THESE SOURCES INCLUDE, BUT ARE NOT LIMITED TO, BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHING AND CURING WATERS, WASTE STREAMS GENERATED FROM CONCRETE GRINDING AND SAWING, EXPOSED AGGREGATE PROCESSES, AND CONCRETE PUMPING AND MIXER WASHOUT WATERS. STORMWATER DISCHARGES SHALL NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF THE WATER QUALITY STANDARD FOR PH IN THE RECEIVING WATER.

UTILITY NOTE

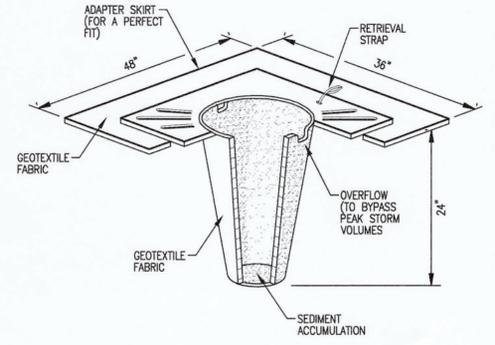
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



SILT FENCE DETAIL
NOT TO SCALE



STORM DRAIN INLET PROTECTION
NOT TO SCALE

CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: *Nová Heaton*
Nová Heaton, PE, Development Services Manager

DATE: 4/20/21 THIS APPROVAL VALID FOR 18 MONTHS

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DATE PH
STATE OF
WASHINGTON
PROFESSIONAL

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DRAWING NAME:
DESIGNER:
DRAFTING BY:
DATE:
SCALE:
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DT

SHEET 16

