

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

GRADING AND EROSION CONTROL NOTES

- THE EROSION PREVENTION AND SEDIMENT CONTROL (ESC) MEASURES ON THE APPROVED PLANS ARE MINIMUM REQUIREMENTS.
- BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES, ESTABLISH THE CLEARING LIMITS, INSTALL CONSTRUCTION ENTRANCE, AND INSTALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES.
- BEFORE ANY GROUND DISTURBANCE OCCURS, ALL DOWNSTREAM EROSION PREVENTION AND SEDIMENT CONTROL MEASURES (ESC) MUST BE CONSTRUCTED AND IN OPERATION. INSTALL AND MAINTAIN ALL ESC MEASURES ACCORDING TO THE ESC PLAN.
- ESC MEASURES, INCLUDING ALL PERIMETER CONTROLS, SHALL REMAIN IN PLACE UNTIL FINAL SITE CONSTRUCTION IS COMPLETED AND PERMANENT STABILIZATION IS ESTABLISHED.
- FROM MAY 1 THROUGH SEPTEMBER 30, PROVIDE TEMPORARY AND PERMANENT COVER MEASURES TO PROTECT DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR SEVEN DAYS OR MORE.
- FROM OCTOBER 1 THROUGH APRIL 30, PROVIDE TEMPORARY AND PERMANENT COVER MEASURES TO PROTECT DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR TWO DAYS OR MORE. IN ADDITION TO COVER MEASURES, THE CONTRACTOR SHALL:
 - PROTECT STOCKPILES AND STEEP CUT AND FILL SLOPES IF UNWORKED FOR MORE THAN 12 HOURS.
 - STOCKPILE, ON SITE, ENOUGH COVER MATERIALS TO COVER ALL DISTURBED AREAS.
 - BY OCTOBER 8, SEED ALL AREAS THAT WILL REMAIN UNWORKED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). MULCH ALL SEEDING AREAS.
- FAILURE TO MAINTAIN ESC MEASURES IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE MAY RESULT IN THE WORK BEING PERFORMED AT THE DIRECTION OF THE DIRECTOR AND ASSESSED AS A LIEN AGAINST THE PROPERTY WHERE SUCH FACILITIES ARE LOCATED.
- DURING THE LIFE OF THE PROJECT, THE PERMITTEE SHALL MAINTAIN IN GOOD CONDITION AND PROMPTLY REPAIR, RESTORE, OR REPLACE ALL GRADE SURFACES; WALLS, DRAINS, DAMS, STRUCTURES, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE DEVICES IN ACCORDANCE WITH APPROVED PLANS.
- THE PERMITTEE SHALL MONITOR THE DOWNSTREAM DRAINAGE FEATURES, AND SHALL, WITH THE DIRECTOR'S APPROVAL, REMOVE ALL SEDIMENT DEPOSITION RESULTING FROM PROJECT-RELATED WORK.
- ALL WORK PERFORMED SHALL BE PER APPROVED PLANS AND SPECIFICATIONS ONLY. THE PERMITTEE IS REQUIRED TO MAINTAIN A SET OF APPROVED PLANS AND SPECIFICATIONS AND ASSOCIATED PERMITS ON THE JOB SITE. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
- AS THE FIRST ORDER OF BUSINESS, THE PERMITTEE SHALL INSTALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES PER THE ESC AND SHALL INSTALL THE DOWNSTREAM TEMPORARY ESC MEASURES BEFORE ANY SITE DISTURBANCE OCCURS. BEFORE THE TEMPORARY MEASURES ARE REMOVED, INSTALL AND ESTABLISH THE UPSTREAM PERMANENT ESC MEASURES.
- THE PERMITTEE SHALL AT ALL TIMES PROTECT SENSITIVE AREAS, THEIR BUFFERS, AND ADJACENT PRIVATE PROPERTIES AND PUBLIC RIGHTS-OF-WAY OR EASEMENTS FROM DAMAGE DURING GRADING OPERATIONS. THE PERMITTEE SHALL RESTORE, TO THE STANDARDS IN EFFECT AT THE TIME OF THE ISSUANCE OF THE PERMIT, SENSITIVE AREAS, THEIR BUFFERS, AND PUBLIC AND PRIVATE PROPERTIES AND IMPROVEMENTS DAMAGED BY THE PERMITTEE'S OPERATIONS.
- PERMITTEE SHALL ARRANGE FOR AND COMPLY WITH THE FOLLOWING:
 - NOTIFY THE PUBLIC WORKS DEPARTMENT WITHIN 48 HOURS FOLLOWING INSTALLATION OF ESC MEASURES.
 - OBTAIN PERMISSION IN WRITING FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO MODIFYING THE ESC PLAN.
 - MAINTAIN ALL ROAD DRAINAGE SYSTEMS, STORM WATER DRAINAGE SYSTEMS, CONTROL MEASURES AND OTHER FACILITIES AS IDENTIFIED IN THE ESC PLAN.
 - REPAIR ANY SILTATION OR EROSION DAMAGES TO ADJOINING PROPERTIES AND DRAINAGE FACILITIES.
 - INSPECT ACCORDING TO THE APPROVED ESC INSPECTION SCHEDULE AND MAKE NEEDED REPAIRS IMMEDIATELY.

GEOTECHNICAL REPORT NOTES

- THE FOLLOWING GEOTECHNICAL REPORT WAS PREPARED FOR THE SITE:

SOILS REPORTS:	GEOTECHNICAL ENGINEERING STUDY PROJECT NUMBER: J-0045 DATE: FEBRUARY 9TH, 2018
ADDENDUM:	SOIL INFILTRATION RATE PROJECT NUMBER: J-0045 DATE: OCTOBER 30, 2020
PREPARED BY:	SONDERGAARD GEOSCIENCE, PLLC
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
- ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN ENGINEERS.
- A REPRESENTATIVE FOR THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS FOR SOILS INSPECTIONS AS RECOMMENDED WITHIN SOILS REPORT. AS A MINIMUM, THIS INCLUDES THE OBSERVATION OF THE FOLLOWING BY A SOILS ENGINEER:
 - BUILDING FOUNDATIONS.
 - PLACEMENT OF STRUCTURAL FILL MATERIAL BENEATH BUILDINGS AND PAVEMENT
 - SUITABLE REUSE OF EXISTING ONSITE SOILS.
- THE CONTRACTOR SHALL QUALIFY ANY LIMITATIONS TO SOILS INSPECTIONS WITHIN BID PROPOSAL.

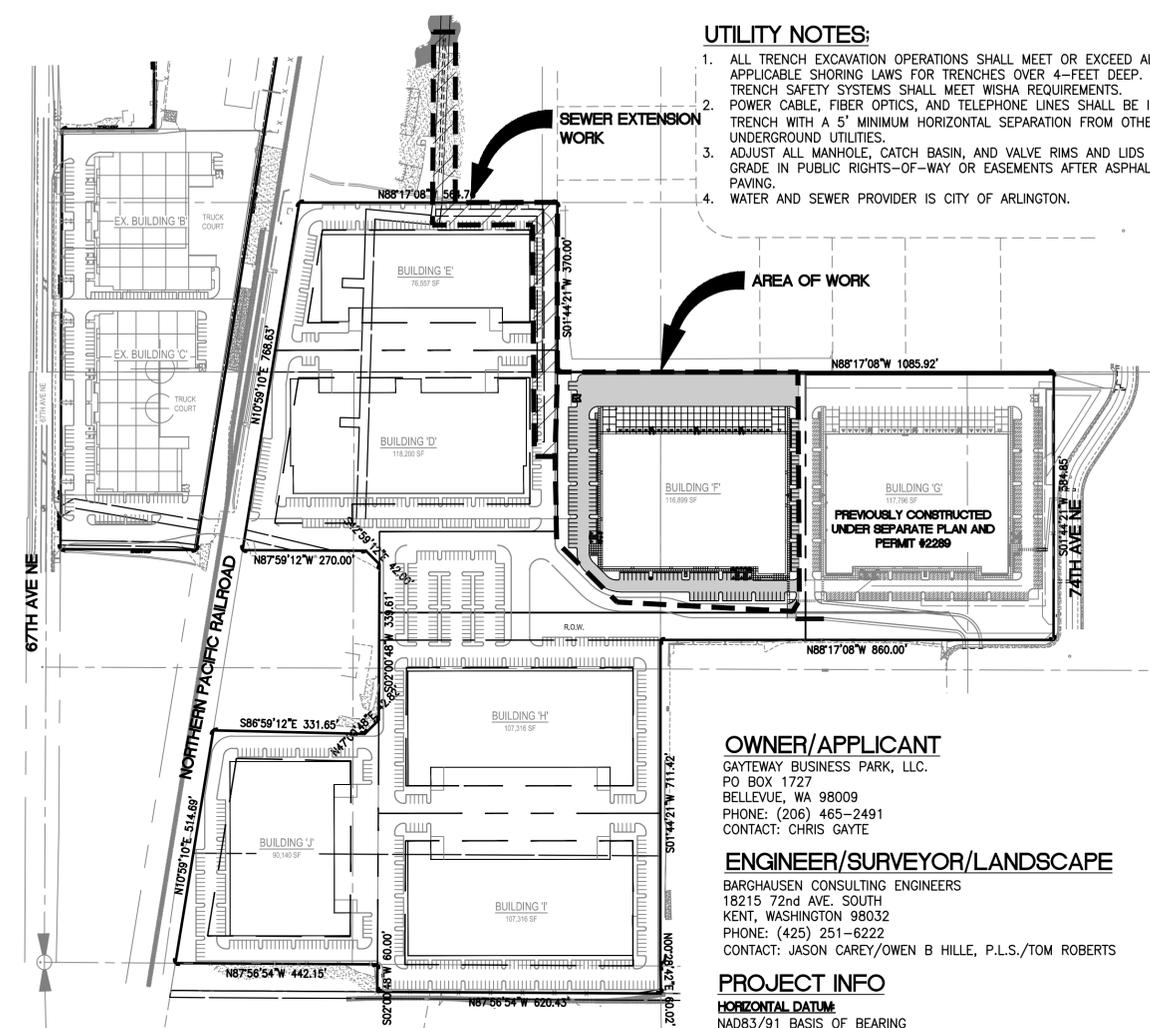
ESTIMATED EARTHWORK QUANTITIES:

CUT: 11,400 CY
FILL: 12,900 CY
NET: 1,500 CY (FILL)

AREA TO BE DISTURBED = 5.80 AC

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

CIVIL COVER SHEET FOR GAYTEWAY BUSINESS PARK
 PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
 CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



- UTILITY NOTES:**
- ALL TRENCH EXCAVATION OPERATIONS SHALL MEET OR EXCEED ALL APPLICABLE SHORING LAWS FOR TRENCHES OVER 4- FEET DEEP. ALL TRENCH SAFETY SYSTEMS SHALL MEET WISHA REQUIREMENTS.
 - POWER CABLE, FIBER OPTICS, AND TELEPHONE LINES SHALL BE IN A TRENCH WITH A 5' MINIMUM HORIZONTAL SEPARATION FROM OTHER UNDERGROUND UTILITIES.
 - ADJUST ALL MANHOLE, CATCH BASIN, AND VALVE RIMS AND LIDS TO GRADE IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS AFTER ASPHALT PAVING.
 - WATER AND SEWER PROVIDER IS CITY OF ARLINGTON.

LANDSCAPE SHEET LIST

SHEET NUMBER	SHEET TITLE
L1	PLANTING PLAN
L2	LANDSCAPE PLANTING NOTES AND DETAILS
L3	IRRIGATION PLAN
L4	IRRIGATION NOTES AND DETAILS
L5	IRRIGATION DETAILS

SITE INFORMATION

SITE AREA:
 PROJECT AREA: 252,704 SF (5.80 AC)
 SEWER EXTENSION AREA: 57,476 SF (1.32 AC)

EXISTING SURFACE AREAS
 PERVIOUS/LANDSCAPE AREA: 252,704 SF (5.80 AC)
 SEWER EXTENSION PERVIOUS/LANDSCAPE AREA: 57,476 SF (1.32 AC)

PROPOSED SURFACE AREAS
 TOTAL IMPERVIOUS: 223,600 SF (5.13 AC)
 TOTAL PERVIOUS/LANDSCAPE AREA: 29,104 SF (0.67 AC)

SEWER EXTENSION PROPOSED AREAS
 (TO BE INCLUDED IN SUBSEQUENT BUILDING'S IMPROVEMENTS DRAINAGE DESIGNS)
 TOTAL IMPERVIOUS: 11,761 SF (0.27 AC)
 TOTAL PERVIOUS/LANDSCAPE AREA: 45,817 SF (1.05 AC)

OWNER/APPLICANT

GAYTEWAY BUSINESS PARK, LLC.
 PO BOX 1727
 BELLEVUE, WA 98009
 PHONE: (206) 465-2491
 CONTACT: CHRIS GAYTE

ENGINEER/SURVEYOR/LANDSCAPE

BARGHAUSEN CONSULTING ENGINEERS
 18215 72nd AVE. SOUTH
 KENT, WASHINGTON 98032
 PHONE: (425) 251-6222
 CONTACT: JASON CAREY/OWEN B HILLE, P.L.S./TOM ROBERTS

PROJECT INFO

HORIZONTAL DATUM:
 NAD83/91 BASIS OF BEARING
 PER A LINE CALCULATED FROM A 2.5" BRASS DISK, LOCATED AT THE INTERSECTION OF 67TH AVENUE NE AND 204TH STREET NE, BEING KNOWN AS THE NORTHWEST CORNER OF SECTION 14, T31N, R05E, W.M. AND SNOHOMISH COUNTY 3105J17 (WCCS 3335), AND A 2.5" IP WITH LEAD AT THE WEST QUARTER CORNER OF SECTION 14, BEING KNOWN A SNOHOMISH COUNTY POINT 3105L17 (WCCS 3334). BEARING HELD BETWEEN THESE TWO MONUMENT WAS S02°00'48"W

SITE ADDRESS:
 20015 67TH AVE NE, ARLINGTON, WA 98223-8756

FLOOD INFORMATION:
 THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN AS SHOWN ON MAP NUMBER 53061C0392 E, DATED NOVEMBER 8, 1999.

TAX PARCEL NUMBER:
 APN: 31051400200700

LEGAL DESCRIPTION:
 SEE SURVEY FOR LEGAL DESCRIPTION.

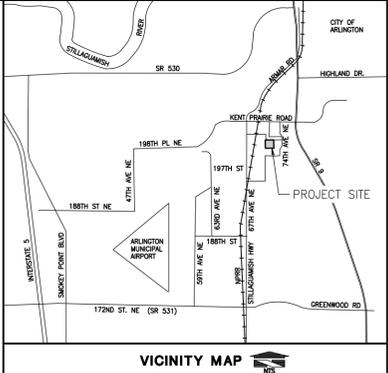
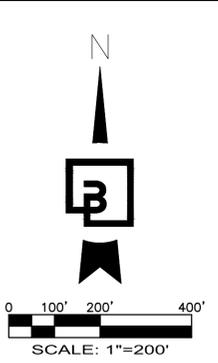
PARKING REQUIREMENTS:
 SEE SITE PLAN FOR PARKING CALCULATIONS.

LAND USE:
 SEE SITE PLAN FOR LAND USE DESIGNATION.

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT 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 AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

By: _____
 City Engineer
 DATE: _____
 THIS APPROVAL VALID FOR 18 MONTHS



SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	CIVIL COVER SHEET
C2	SITE PLAN
C3	TESC PLAN
C4	TESC DETAILS
C5	GRADING PLAN
C6	GRADING DETAILS
C7	STORM DRAINAGE PLAN
C8	STORM DETAILS
C9	STORM DETAILS
C10	WATER PLAN
C11	WATER PROFILES
C12	SANITARY SEWER PLAN
C13	SEWER EXTENSION - PROFILE
C14	SEWER PROFILE
C15	SITE DETAILS
C16	CONSTRUCTION DETAILS
C17	CONSTRUCTION DETAILS
C18	CONSTRUCTION DETAILS



Know what's below.
 Call before you dig.

SITE PLAN NOTE:

SITE PLAN HAS BEEN PROVIDED BY NELSON LLC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OF THE SITE PLAN.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

MONUMENT PROTECTION NOTE:

CONTRACTOR SHALL FIELD LOCATE ALL MONUMENTS WITHIN THE AREA OF DISTURBANCE PRIOR TO CONSTRUCTION AND PROTECT FROM DISTURBANCE/DESTRUCTION TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NECESSARY TO REMOVE OR REPLACE A MONUMENT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION HAVING AUTHORITY (RCW 58.24.040) AND BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PRIOR TO DISTURBANCE/DESTRUCTION OR RELOCATION OR REPLACEMENT (WAC 332-120). APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR AND MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES:

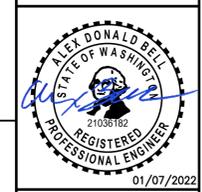
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
 PUBLIC LAND SURVEY OFFICE
 1111 WASHINGTON STREET S.E.
 P.O. BOX 47060
 OLYMPIA, WASHINGTON 98504-7060
 (206)902-1190

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED THAT ARE ABLE TO BE REPLACED, SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

Revision	1	11/30	MMM	ADB	CRU	PERMIT SUBMITTAL
No.	Date	By	Chk.	Appr.		

Title: **CIVIL COVER SHEET**

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



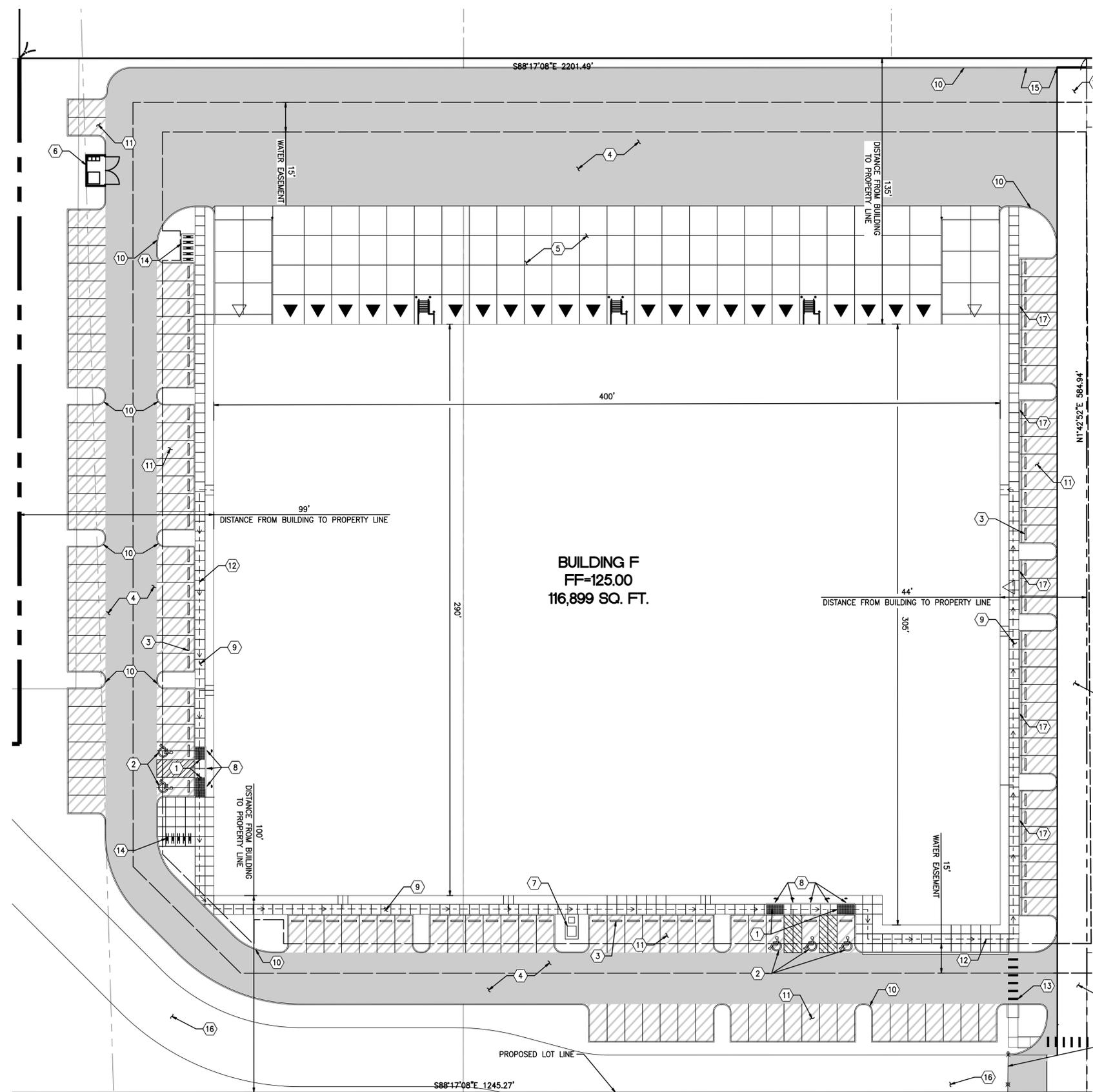
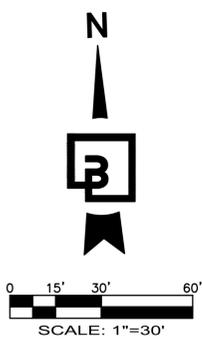
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	1" = 200'	N/A
Designed	MMM	
Drawn	MMM	
Checked	ADB	
Approved	CRU	
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com

Job Number: **21334**
 Sheet: **C1** of **18**

**SITE PLAN
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED
PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
City Engineer, CITY OF ARLINGTON
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS



- 17 SITE PLAN NOTES:**
1. PROPOSED ADA CURB RAMP PER DETAIL 6/C15.
 2. PROPOSED ADA MARKINGS PER DETAILS 1 AND 10/C15.
 3. PROPOSED 6-FT LONG WHEELSTOP (TYP.) PER DETAIL 12/C15.
 4. PROPOSED HEAVY DUTY ASPHALT PAVEMENT FOR DRIVE AISLES PER DETAIL 2/C15.
 5. PROPOSED CONCRETE SLAB PER DETAIL 8/C15.
 6. PROPOSED TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 7. PROPOSED TRANSFORMER. COORDINATE WITH THE PURVEYOR AND SEE ELECTRICAL PLANS FOR DETAILS.
 8. ACCESSIBLE PARKING SIGN PER DETAILS 9 AND 11/C15.
 9. PROPOSED ON-SITE MONOLITHIC CONCRETE CURB AND SIDEWALK (TYP.) PER DETAIL 5/C15.
 10. PROPOSED CONCRETE CURB PER DETAIL 4/C15.
 11. PROPOSED LIGHT DUTY ASPHALT PAVEMENT FOR PARKING STALLS PER DETAIL 2/C15.
 12. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH OF TRAVEL NOTE THIS SHEET.
 13. PROPOSED CROSSWALK. REFLECTIVE 1' WHITE STRIPING AT 4' ON 48" CENTER.
 14. PROPOSED BIKE PARKING SPOTS. 20 BIKE PARKING SPOTS PROVIDED (17 BIKE PARKING SPOTS REQUIRED) SEE ARCHITECTURAL PLAN FOR DETAIL.
 15. PROPOSED CURB WALL. SEE DETAIL 3/C15 AND GRADING PLAN SHEET C5 FOR MORE INFORMATION.
 16. IMPROVEMENTS COMPLETED UNDER SEPARATE PLAN AND PERMIT.
 17. PROPOSED CURB AND GUTTER PER DETAIL 7/C15.

PARKING REQUIREMENTS						
	TOTAL (SF)	RATIO	STALLS REQ.	ADA STALLS REQ.	STALLS PROVIDED	ADA STALLS PROVIDED
OFFICE (5%)	5,853	1/800	7	0	7	5
WAREHOUSE (95%)	111,207	1/1000	111	0	131	0
TOTALS			119	0	138	5

LAND USE CODE 4.120
ZONING: GENERAL INDUSTRIAL (GI)
- MAX BUILDING HEIGHT = 50'
- MAX PROPOSED BUILDING HEIGHT = 38'-4"

UTILITY PROVIDER
CITY OF ARLINGTON

DATUM
VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83



ACCESSIBLE PATH OF TRAVEL NOTE:
WALKWAYS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMP COMPLIING WITH 2009 ANSI 117.1 STANDARDS OF ACCESSIBILITY WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20). A CONTINUOUS 24" WIDE DETECTABLE WARNING STRIP MEETING 2009 ANSI 117.1 STANDARDS OF ACCESSIBILITY STANDARDS SHALL BE PLACED WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY AND IS NOT SEPARATED BY A CURB, RAILING, OR OTHER ELEMENT MEETING 2009 ANSI 117.1 STANDARDS OF ACCESSIBILITY STANDARDS.

PAVING LEGEND:

	CONCRETE
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT

Revision		PERMIT SUBMITTAL		CRJ		ADB		Ckd.		By		MM		Date		11/30		No.		1																																																																																																															
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For: GAYTEWAY BUSINESS PARK LLC PO BOX 1727 BELLEVUE, WA 98009																																																																																																																																			
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Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com																																																																																																																																			
Job Number: 21334 Sheet: C2 of 18																																																																																																																																			

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**TESC PLAN
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



0 15' 30' 60'
SCALE: 1"=30'

SEWER TRENCH NOTE:

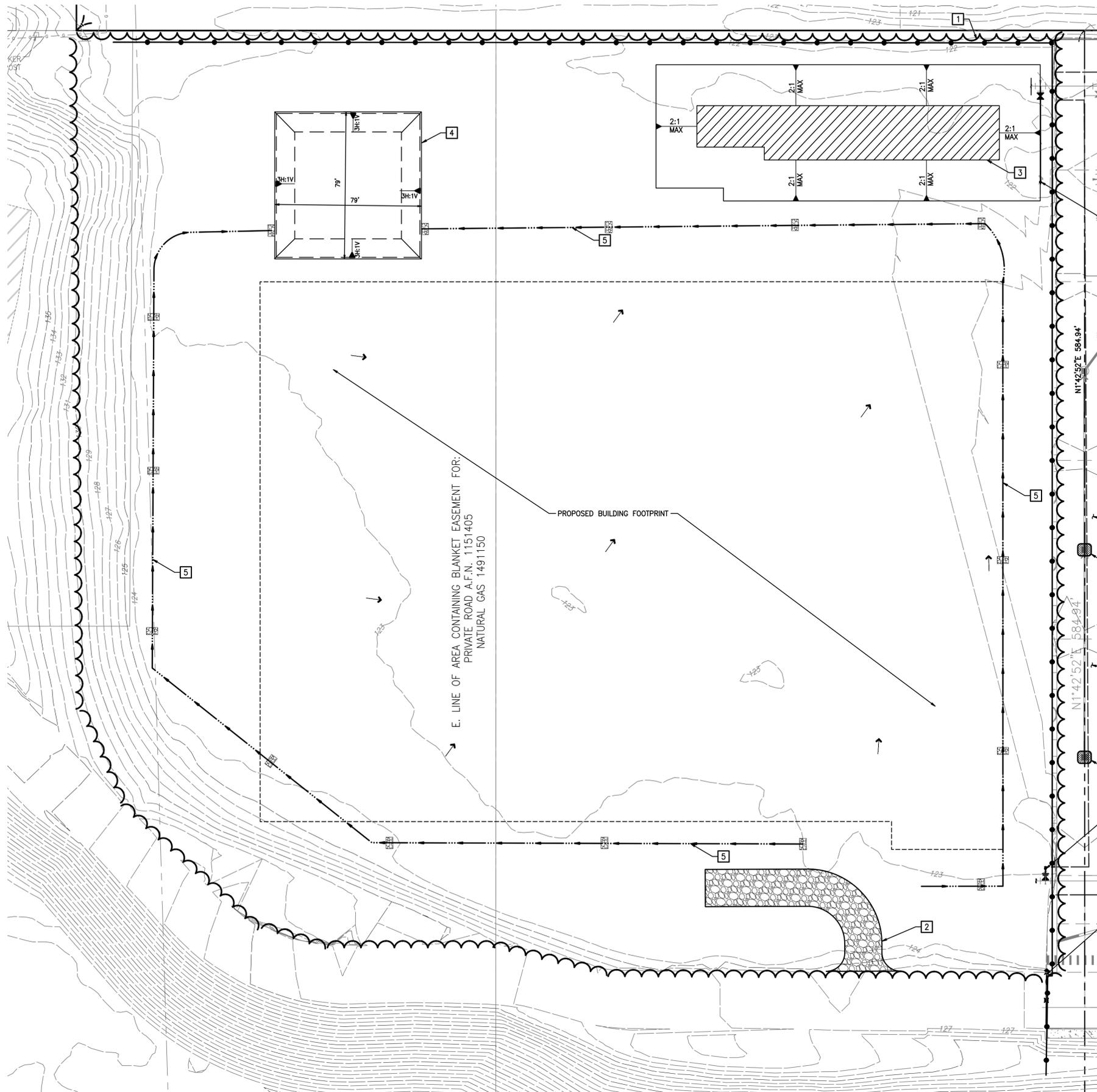
FOR EXTENTS OF SANITARY SEWER TRENCHING, SEE SEWER EXTENSION SHEETS C13 AND C14.

INLET PROTECTION NOTE:

CONTRACTOR TO INSTALL STORM DRAIN INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY THE INSPECTOR. SEE DETAIL 5/C4 FOR DETAILS.

TESC LEGEND:

-  CATCH BASIN INSERT
-  FILTER FABRIC FENCE
-  LIMITS OF DISTURBANCE
-  DRAINAGE FLOWPATH
-  TEMPORARY CONSTRUCTION ENTRANCE
-  TEMPORARY "V" DITCH W/ CHECK DAM



7 EROSION CONTROL CALLOUTS:

1. CONTRACTOR TO INSTALL FILTER FABRIC FENCE AROUND DOWNSTREAM PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL 3/C4 FOR MORE INFO.
2. CONTRACTOR TO INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER CITY OF ARLINGTON STANDARDS. SEE DETAIL 1/C4 FOR MORE INFO.
3. AREA OF PROPOSED INFILTRATION SHALL BE DELINEATED AND PROTECTED PRIOR TO CONSTRUCTION AS SHOWN. AREA OF INFILTRATION TO BE PROTECTED FROM COMPACTION AND SILTATION. CONTRACTOR TO ENSURE HEAVY EQUIPMENT AND OTHER MEANS OF COMPACTION STAY CLEAR OF THIS AREA. ROUTE CONSTRUCTION STORMWATER AWAY FROM EXCAVATION AREA.
4. TEMPORARY SEDIMENT/INFILTRATION POND PER DETAIL 4/C4.
5. TEMPORARY "V" DITCH WITH CHECK DAM PER DETAIL 6/C4 AND 2/C4.
6. CATCH BASIN PROTECTION ON EXISTING STORM CATCH BASINS BUILT UNDER SEPARATE PERMIT PER DETAIL 5/C4. SEE INLET PROTECTION NOTE THIS SHEET.

EXISTING BLOW-OFF VALVE TO BE REMOVED

EXISTING PAVEMENT TO REMAIN UNALTERED

PROTECT ADJACENT IMPROVEMENTS DURING CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH THE OPERATION OF THE BUSINESS ON THE ADJACENT SITE. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE TENANT PRIOR TO COMMENCING.

EXISTING BLOW-OFF VALVE TO BE REMOVED

EXISTING FENCE TO BE RELOCATED, SEE SHEET C2 FOR RELOCATION

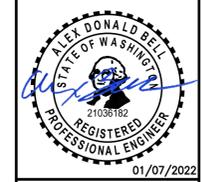


CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
City Engineer, CITY OF ARLINGTON
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Revision	No.	Date	By	Check	Appr.	CRJ	ADB	MMM	MMM	PERMIT SUBMITTAL
1	11/30									

Title: **TESC PLAN**

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009

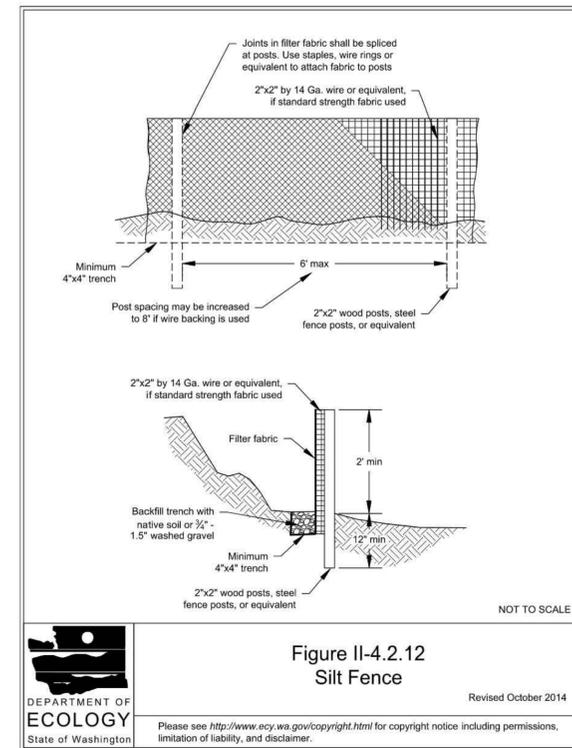
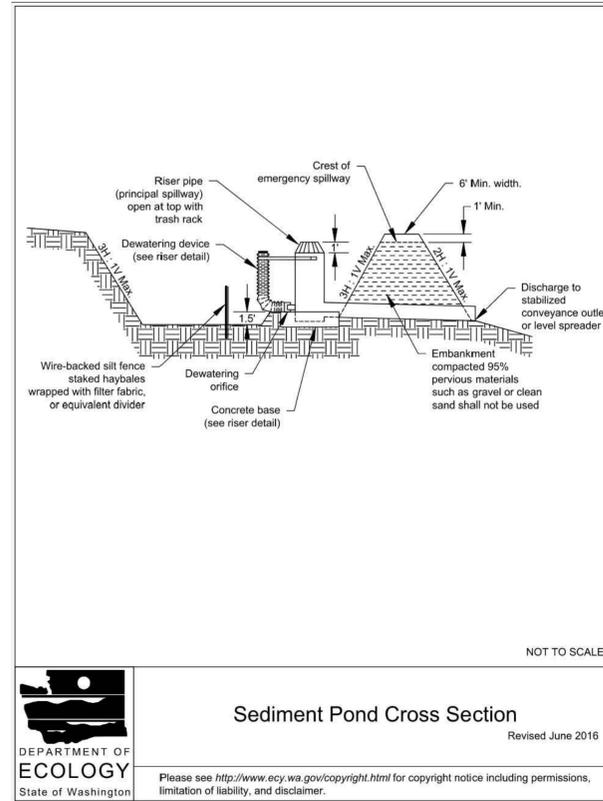
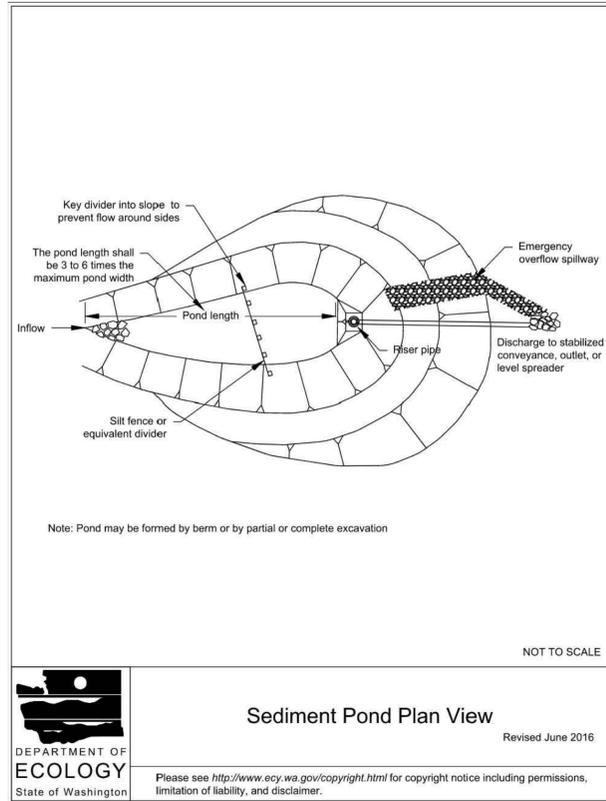
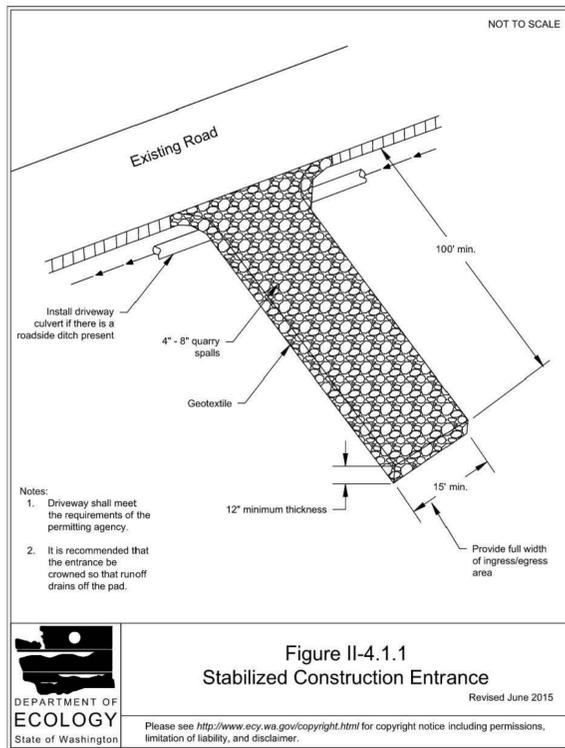


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Designed: MMM, Draw: MMM, Checked: ADB, Approved: CRJ, Date: 11/30/21

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18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number: **21334**
Sheet: **C3** of **18**

**TESC DETAILS
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



1
C4 **STABILIZED CONSTRUCTION ENTRANCE**
SCALE: N.T.S.

4
C4 **TEMPORARY INFILTRATION POND**
SCALE: N.T.S.

3
C4 **SILT FENCE DETAIL**
SCALE: N.T.S.

MATERIALS OF CONSTRUCTION

FABRIC: NEEDLE PUNCHED NON-WOVEN GEOTEXTILE MATERIAL. FABRIC IS RESISTANT TO ULTRAVIOLET AND BIOLOGICAL DEGRADATION AND A BROAD RANGE OF CHEMICALS.

APPARENT OPENING SIZE (AOS): 80 US STANDARD SIEVE (0.180 MM)

GRAB TENSILE STRENGTH: 200 LBS

PUNCTURE STRENGTH: 130 LBS

MULLEN BURST: 400 PSI

TRAPEZIODAL TEAR: 85 LBS

WATER FLOW RATE: 110 GPM/FT²

PERMEABILITY: 0.38 CM/SECOND

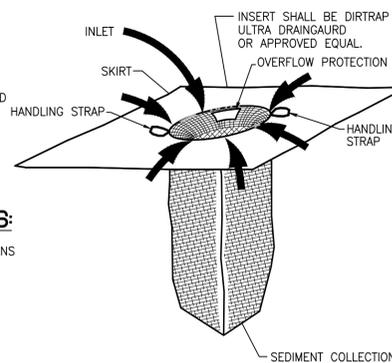
DIMENSIONS:

SKIRT: 24"x36"

SOCK FILTER/SEPARATOR: 10" D x 24" L

DISPOSAL REQUIREMENTS:

CONSULT FEDERAL, STATE, AND LOCAL REGULATIONS FOR DISPOSAL OF INSERTS



5
C4 **INLET PROTECTION**
SCALE: N.T.S.

THIS HYDROSEED MIX IS TO BE USED AS TEMPORARY STABILIZATION FOR AREAS TO REMAIN UNWORKED. DO NOT USE IN CRITICAL AREAS/CONSERVATION EASEMENT. PERMANENT LANDSCAPING SHALL BE PER THE LANDSCAPE AND MITIGATION PLANS.

KIND AND VARIETY OF SEED IN MIXTURE	PERCENT BY WEIGHT	MINIMUM PERCENT PURE SEED	MINIMUM PERCENT GERMINATION
CHEWINGS OR ANNUAL BLUEGRASS (FESTUCA RUBRA VAR. COMMUTATE 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%

APPLICATION RATE: HYDROSEED @ 5 LBS./1000 SF

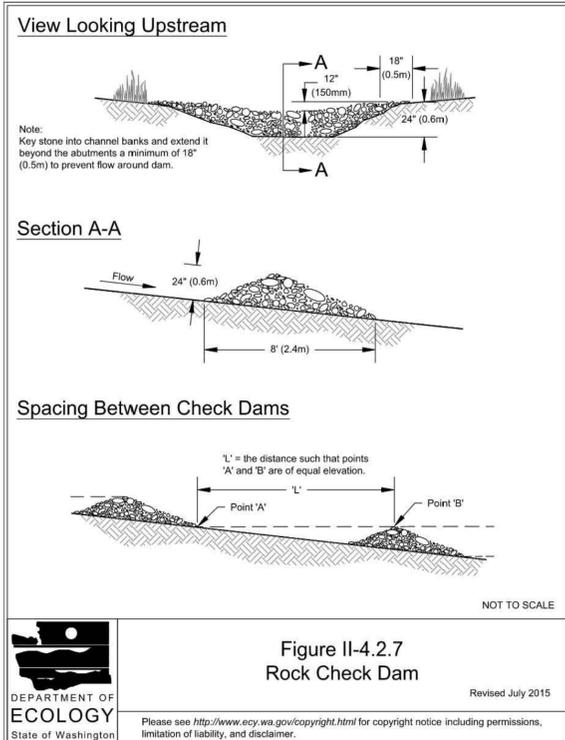
7
C4 **HYDROSEED MIXTURE**
SCALE: N.T.S.

CONCRETE HANDLING NOTES

CONCRETE WORK GENERATES PROCESS WATER AND SLURRY THAT CONTAIN FINE PARTICLES AND HIGH PH, BOTH OF WHICH CAN VIOLATE WATER QUALITY STANDARDS. UTILIZE THESE MANAGEMENT PRACTICES ANY TIME CONCRETE IS USED.

- CONCRETE TRUCK CHUTES, PUMPS, AND INTERNALS SHALL BE WASHED OUT ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT.
- WHEN NO FORMED AREAS ARE AVAILABLE, CONTAIN WASHWATER AND LEFTOVER PRODUCT IN A LINED CONTAINER. DISPOSE OF WASHWATER IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
- UNUSED CONCRETE REMAINING IN THE TRUCK AND PUMP SHALL BE RETURNED TO THE ORIGINATING BATCH PLANT FOR RECYCLING.
- HAND TOOLS INCLUDING, BUT NOT LIMITED TO, SCREEDS, SHOVELS, RAKES, FLOATS, AND TROWELS SHALL BE WASHED OFF ONLY INTO FORMED AREAS AWAITING INSTALLATION OF CONCRETE OR ASPHALT.
- EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN AREAS THAT DO NOT DIRECTLY DRAIN TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
- WASHDOWN FROM AREAS SUCH AS CONCRETE AGGREGATE DRIVEWAYS SHALL NOT DRAIN DIRECTLY TO NATURAL OR CONSTRUCTED STORMWATER CONVEYANCES.
- CONTAINERS SHALL BE CHECKED FOR HOLES IN THE LINER DAILY DURING CONCRETE POURS AND REPAIRED THE SAME DAY.

8
C4 **CONCRETE HANDLING NOTES**
SCALE: N.T.S.



2
C4 **CHECK DAM**
SCALE: N.T.S.

Revision

No.	Date	By	Appr.	CRJ	ADB	MMM	11/30	PERMIT SUBMITTAL
1								

Title:

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



Scale:	Horizontal	Vertical
	N/A	N/A

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425.251.6222 barghausen.com



Job Number: 21334
Sheet: C4 of 18

CONSTRUCTION DRAWING APPROVAL

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

By: _____
City Engineer, CITY OF ARLINGTON

Date: _____

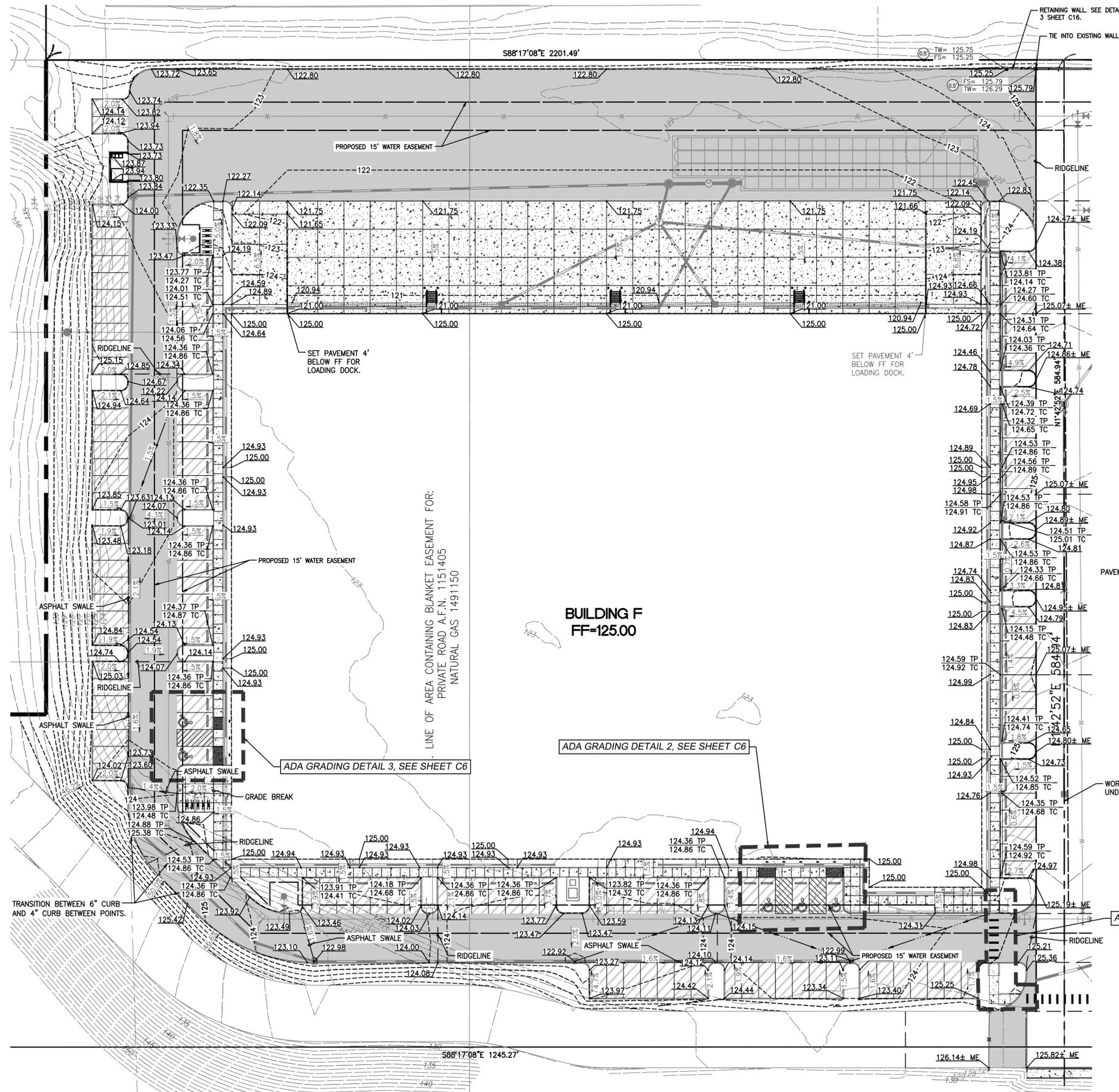
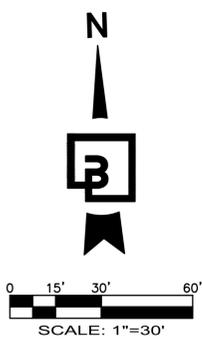
THIS APPROVAL VALID FOR 18 MONTHS



Know what's below.
Call before you dig.

**GRADING PLAN
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

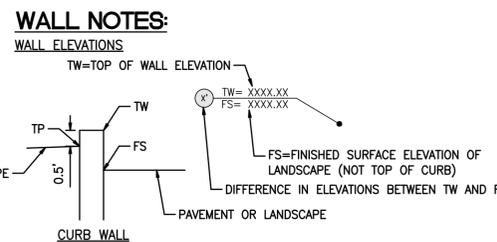
CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED
PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
City Engineer, CITY OF ARLINGTON
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS



SPOT ELEVATION NOTES:
ALL SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT) UNLESS OTHERWISE NOTED.
TP - TOP OF PAVEMENT ADJACENT TO CURB/SIDEWALK
TC - TOP OF CURB/SIDEWALK ADJACENT TO PAVEMENT
FC - FLUSH CURBING ADJACENT TO PAVEMENT
ME - MATCH EXISTING
TW - TOP OF WALL

GRADING GENERAL NOTES:
1. ALL GRADING AND PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING AND IMPROVEMENTS ARE SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.

GEOTECH RECOMMENDATION NOTES:
THE INFORMATION BELOW ARE EXCERPTS FROM THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SONDERGAARD GEOSCIENCE, PLLC DATED FEBRUARY 9, 2018 AND IS PROVIDED FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COMPLYING WITH ALL RECOMMENDATIONS OUTLINED IN THE GEOTECH REPORT:
• THE WOOD FILL IDENTIFIED AT THE SITE AND THAT MAY BE ENCOUNTERED IN OTHER AREAS DURING GRADING OPERATIONS SHOULD BE REMOVED FROM BENEATH ALL BUILDING AND PAVEMENT AREAS.
• FILL TYPICALLY CONSISTING OF LOOSE, MOIST, DARK BROWN, SAND WITH WOOD FRAGMENTS AND SOFT, MOIST DARK BROWN WOODCHIPS, DIMENSIONAL LUMBER AND SMALL LOGS WAS ENCOUNTERED IN EXPLORATION PITS EP-1, EP-2, EP-3, EP-4, EP-5, EP-6, AND EP-11. THE WOOD FILL WAS TYPICALLY FOUND AT THE SURFACE TO DEPTHS RANGING FROM APPROXIMATELY 2 TO 8 FEET. THE APPROXIMATE THICKNESS OF THE WOOD FILL IS SHOWN ON FIGURE 2. THIS MATERIAL IS NOT SUITABLE FOR THE SUPPORT OF THE FOUNDATIONS, FLOOR SLABS OR PAVEMENTS.



EAST PROPERTY LINE NOTE:
THE MATCH EXISTING ELEVATIONS ALONG THE EAST PROPERTY LINE ARE BASED ON THE BUILDING G DESIGN ELEVATIONS. SURVEY ELEVATIONS WILL BE COMPLETED PRIOR TO CONSTRUCTION TO CONFIRM THE GRADES.
ANY NECESSARY REVISIONS WILL BE MADE PRIOR TO CONSTRUCTION TO PREVENT EXCESSIVE SLOPING.

LAND USE CODE 4.120
ZONING: GENERAL INDUSTRIAL (GI)
- MAX BUILDING HEIGHT = 50'
- MAX PROPOSED BUILDING HEIGHT = 38'-4"
UTILITY PROVIDER
CITY OF ARLINGTON
DATUM
VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83



Revision	1	11/30	MM	ADB	CRJ	PERMIT SUBMITTAL
No.	Date	By	Ck'd.	Appr.		
Title: GRADING PLAN						
For: GAYTEWAY BUSINESS PARK LLC PO BOX 1727 BELLEVUE, WA 98009						
Scale: Horizontal 1" = 30', Vertical NA						
Designed: MM, Drawn: MM, Checked: ADB, Approved: CRJ, Date: 11/30/21						
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com						
Job Number	21334		Sheet	C5 of 18		

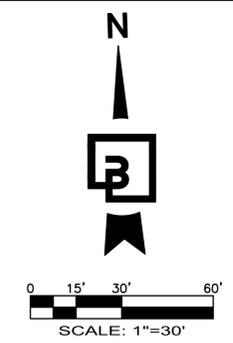
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Know what's below.
Call before you dig.

STORMTECH NOTE:
SEE STORMTECH CHAMBER DETAILS PER SHEET C9.

**STORM DRAINAGE PLAN
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



CONSTRUCTION DRAWING APPROVAL

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

BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

CLEANOUT NOTE:
CLEANOUTS LOCATED IN A DRIVE AISLE SHALL HAVE A TRAFFIC RATED LID, CLEANOUTS LOCATED IN AN ADA PATH SHALL HAVE AN ADA RATED LID, AND CLEANOUTS LOCATED IN LANDSCAPE SHALL HAVE A CONCRETE COLLAR.

- BAYFILTER**
- 1 BAY FILTER SEE DETAIL 1/CB.
- OIL CONTROL TEE**
- 2 OIL CONTROL TEE SEE DETAIL 2/CB.

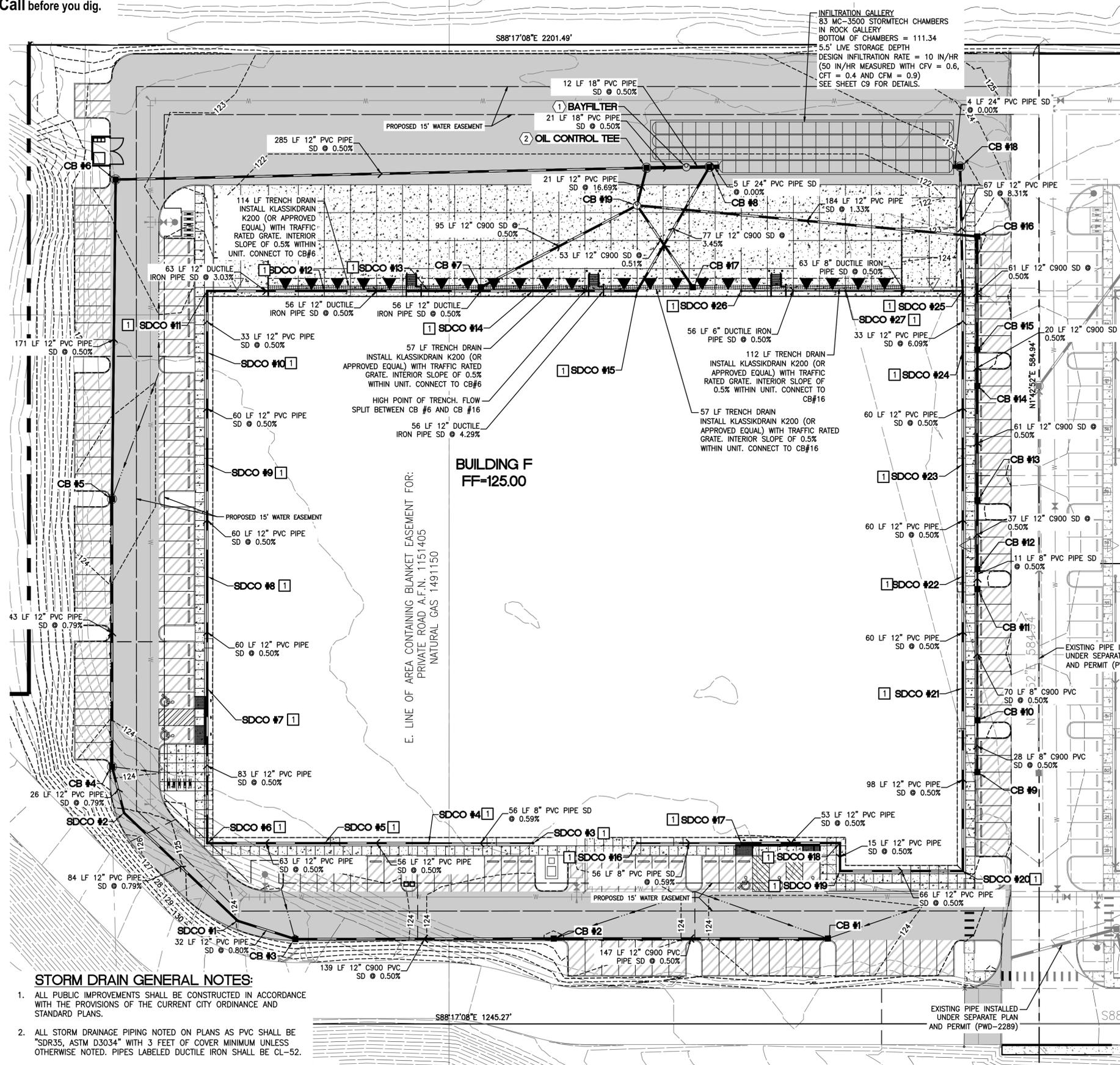
LAND USE CODE 4.120
ZONING: GENERAL INDUSTRIAL (GI)
- MAX BUILDING HEIGHT = 50'
- MAX PROPOSED BUILDING HEIGHT = 38'-4"

UTILITY PROVIDER
CITY OF ARLINGTON

DATUM
VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83

Revision	No.	Date	By	Check	Appr.	Permit
1	11/30		MM	ADB	CRJ	PERMIT SUBMITTAL

Title: **STORM DRAINAGE PLAN**



CATCH BASINS	CATCH BASINS	CATCH BASINS
1 BAYFILTER, RIM=121.89 IE=113.90 (18" W) IE=113.40 (18" E)	CB #17, K2-902G, OR EQUAL, W/STANDARD TRAFFIC RATED LID RIM=122.94 IE=117.75 (12" NW)	1 SDCO #14, RIM=120.96 IE=118.40 (12" W) IE=118.40 (12" E)
CB #1, TYPE 1, W/STANDARD GRADE RIM=122.98 IE=119.98 (12" W)	CB #18, TYPE 2-48" W/ SOLID LID RIM=122.72 IE=113.34 (12" S) IE=111.34 (24" W)	1 SDCO #15, RIM=120.97 IE=116.00 (12" W) IE=116.00 (12" NE)
CB #2, TYPE 1, W/STANDARD GRADE RIM=122.92 IE=119.24 (12" E) IE=119.24 (12" W)	CB #19, TYPE 1 W/ SOLID LID RIM=121.59 IE=117.48 (12" SW) IE=117.48 (12" SE) IE=117.48 (12" E)	1 SDCO #16, RIM=124.95 IE=123.28 (8" E)
CB #3, TYPE 1 W/STANDARD GRADE RIM=122.98 IE=118.55 (12" E) IE=118.55 (12" W)	2 OIL CONTROL TEE, TYPE 2-54" CB RIM=121.89 IE=114.01 (12" W) IE=114.01 (12" S) IE=114.01 (18" E)	1 SDCO #17, RIM=124.95 IE=122.95 (8" W) IE=122.95 (12" E)
CB #4, TYPE 2-48" W/ STANDARD GRADE RIM=123.60 IE=117.43 (12" S) IE=117.43 (12" N)	1 SDCO #18, RIM=124.99 IE=122.68 (12" W) IE=122.68 (12" S)	1 SDCO #18, RIM=124.99 IE=122.68 (12" W) IE=122.68 (12" S)
CB #5, TYPE 2-48" W/STANDARD GRADE RIM=122.99 IE=116.30 (12" S) IE=116.30 (12" N)	1 SDCO #19, RIM=124.83 IE=122.61 (12" N) IE=122.61 (12" E)	1 SDCO #19, RIM=124.83 IE=122.61 (12" N) IE=122.61 (12" E)
CB #6, TYPE 2-48" W/SOLID LID RIM=123.71 IE=115.44 (12" S) IE=115.44 (12" E)	1 SDCO #2, RIM=125.14 IE=117.63 (12" SE) IE=117.63 (12" N)	1 SDCO #20, RIM=125.00 IE=122.28 (12" W) IE=122.28 (12" N)
CB #7, K2-902G, OR EQUAL, W/STANDARD TRAFFIC RATED LID RIM=120.95 IE=117.95 (12" NE)	1 SDCO #3, RIM=124.95 IE=123.28 (8" W)	1 SDCO #21, RIM=124.91 IE=121.79 (12" S) IE=121.79 (12" N)
CB #8, TYPE 2-48" W/SOLID LID RIM=121.90 IE=113.34 (18" W) IE=113.34 (12" SW) IE=111.34 (24" E)	1 SDCO #4, RIM=124.95 IE=122.95 (8" E) IE=122.95 (12" W)	1 SDCO #22, RIM=124.87 IE=121.49 (12" S) IE=121.49 (12" N)
CB #9, TYPE 1 W/ STANDARD GRADE RIM=124.35 IE=121.35 (8" N)	1 SDCO #5, RIM=124.95 IE=122.67 (12" E) IE=122.67 (12" W)	1 SDCO #23, RIM=124.98 IE=121.19 (12" S) IE=121.19 (12" N)
CB #10, TYPE 1 W/ STANDARD GRADE RIM=124.41 IE=121.21 (8" S) IE=121.21 (8" N)	1 SDCO #6, RIM=124.94 IE=122.35 (12" E) IE=122.35 (12" N)	1 SDCO #24, RIM=124.62 IE=120.89 (12" S) IE=120.89 (12" N)
CB #11, TYPE 1 W/ STANDARD GRADE RIM=124.15 IE=120.86 (8" S) IE=120.86 (8" N)	1 SDCO #7, RIM=124.94 IE=121.94 (12" S) IE=121.94 (12" N)	1 SDCO #25, RIM=124.78 IE=118.88 (12" S) IE=118.88 (8" W) IE=118.88 (12" N)
CB #12, TYPE 1 W/ STANDARD GRADE RIM=124.33 IE=120.81 (8" S) IE=120.81 (12" N)	1 SDCO #8, RIM=124.95 IE=121.64 (12" S) IE=121.64 (12" N)	1 SDCO #26, RIM=120.97 IE=119.47 (6" E)
CB #13, TYPE 1 W/STANDARD GRADE RIM=124.51 IE=120.62 (12" S) IE=120.62 (12" N)	1 SDCO #9, RIM=124.95 IE=121.34 (12" S) IE=121.34 (12" N)	1 SDCO #27, RIM=120.96 IE=119.19 (6" W) IE=119.19 (8" E)
CB #14, TYPE 1 W/ STANDARD GRADE RIM=124.32 IE=120.31 (12" S) IE=120.31 (12" N)	1 SDCO #10, RIM=124.95 IE=121.04 (12" S) IE=121.04 (12" N)	1 SDCO #10, RIM=124.73 IE=120.87 (12" S) IE=120.87 (12" E)
CB #15, TYPE 1 W/ STANDARD GRADE RIM=124.03 IE=120.22 (12" S) IE=120.22 (12" N)	1 SDCO #11, RIM=124.96 IE=118.96 (12" W) IE=118.96 (12" E)	1 SDCO #11, RIM=124.96 IE=118.96 (12" W) IE=118.96 (12" E)
CB #16, TYPE 1 W/ STANDARD GRADE RIM=123.81 IE=119.91 (12" S) IE=119.91 (12" W)	1 SDCO #12, RIM=120.96 IE=118.68 (12" W) IE=118.68 (12" E)	1 SDCO #12, RIM=120.96 IE=118.68 (12" W) IE=118.68 (12" E)

- STORM DRAIN GENERAL NOTES:**
- ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS.
 - ALL STORM DRAINAGE PIPING NOTED ON PLANS AS PVC SHALL BE "SDR35, ASTM D3034" WITH 3 FEET OF COVER MINIMUM UNLESS OTHERWISE NOTED. PIPES LABELED DUCTILE IRON SHALL BE CL-52.

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



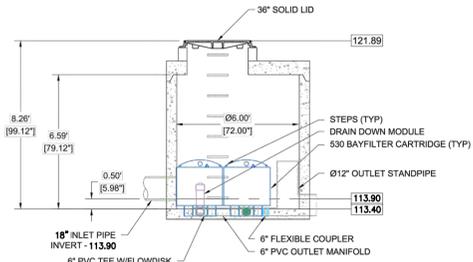
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Designed	MM	
Drawn	MM	
Checked	ADB	
Approved	CRJ	
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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barghausen.com

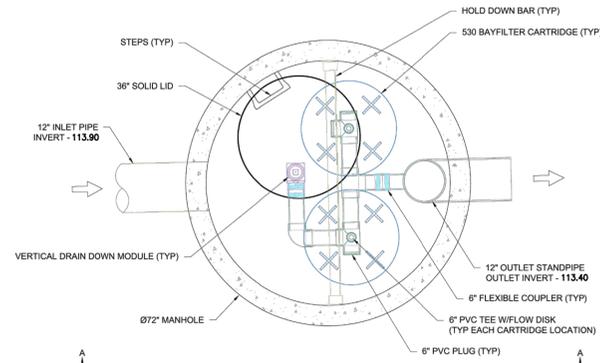


Job Number: **21334**
Sheet: **C7** of **18**

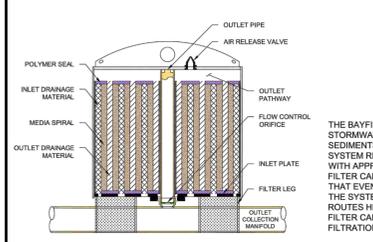
STORM DETAILS
FOR
GAYTEWAY BUSINESS PARK
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



SECTION A-A
SCALE: 1/4" = 1'



PLAN VIEW
SCALE: 1/2" = 1'



530 BAYFILTER 72-2 MANHOLE		WQ-1
WATER QUALITY FLOW RATE	0.13 CFS	
DRAINAGE AREA	---	
CARTRIDGE DESIGN FLOW RATE	30 GPM	
# BAYFILTER CARTRIDGES	2	
TREATED SEDIMENT CAPACITY	700 LBS	

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPHORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 80 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES ARE HOUSED IN A CONCRETE STRUCTURE THAT EVENLY DISTRIBUTES THE FLOW BETWEEN CARTRIDGES. THE SYSTEM IS OFFLINE WITH AN EXTERNAL BYPASS THAT ROUTES HIGH INTENSITY STORMS AROUND THE SYSTEM. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.

ARLINGTON GAYTEWAY BUSINESS PARK (LDG) F

ARLINGTON, WA

DATE: 8/21/21 DRAWN: CJM

PROJECT #: 210306 CHECKED: XXX

DESIGNER: JAMES CHASE

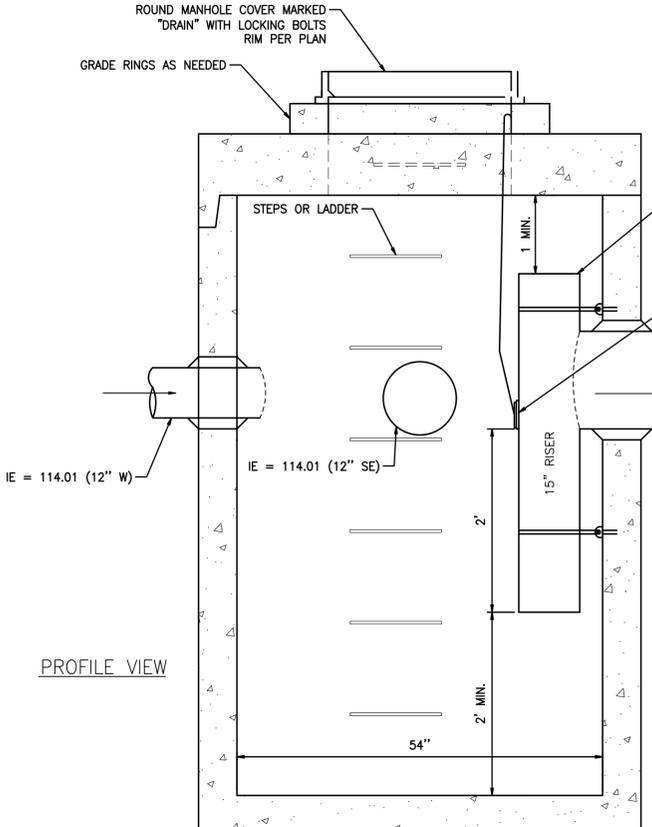
4640 TRULEMAN BLVD
HILLIARD, OH 43026

ADS AS NOTED

4 SHEET OF 8

Bayfilter®
Stormwater Media Filters
1-800-295-2750 | WWW.BAYFILTER.COM

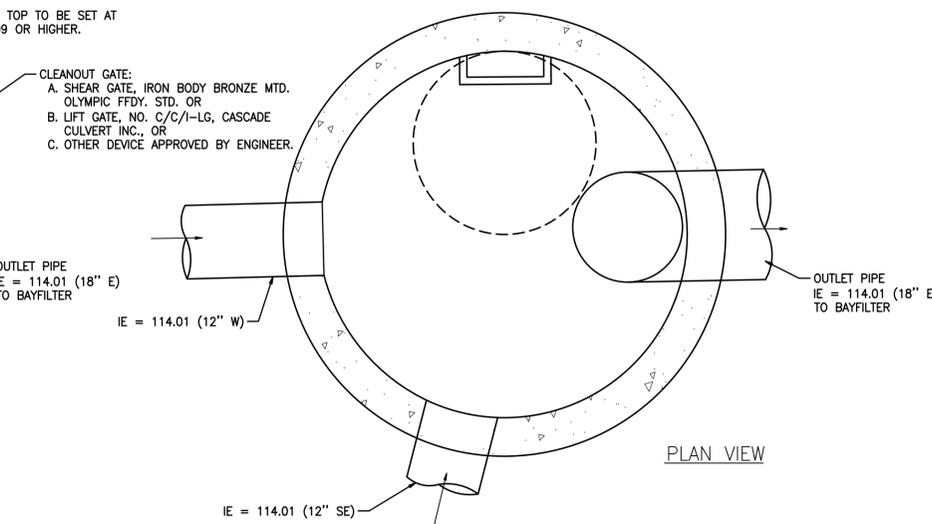
THIS MANUAL IS THE PROPERTY OF ADS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT DESCRIPTION. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE THAT MAY BE CAUSED BY THE USE OF THIS MANUAL. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.



PROFILE VIEW

1 96\"/>

2 OIL CONTROL TEE
SCALE: N.T.S.



PLAN VIEW



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

BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

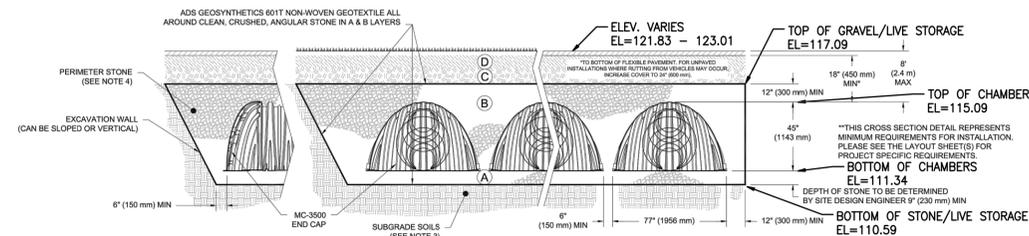
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No.	Date	By	Chk.	App.																																					
Title: STORM DETAILS																																									
For: GAYTEWAY BUSINESS PARK LLC PO BOX 1727 BELLEVUE, WA 98009																																									
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Date	11/30/21																																								
<table border="1"> <tr> <td>Job Number</td> <td>21334</td> <td>Sheet</td> <td>C8 of 18</td> </tr> <tr> <td colspan="4"> Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com </td> </tr> </table>							Job Number	21334	Sheet	C8 of 18	Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com																														
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**STORM DETAILS
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

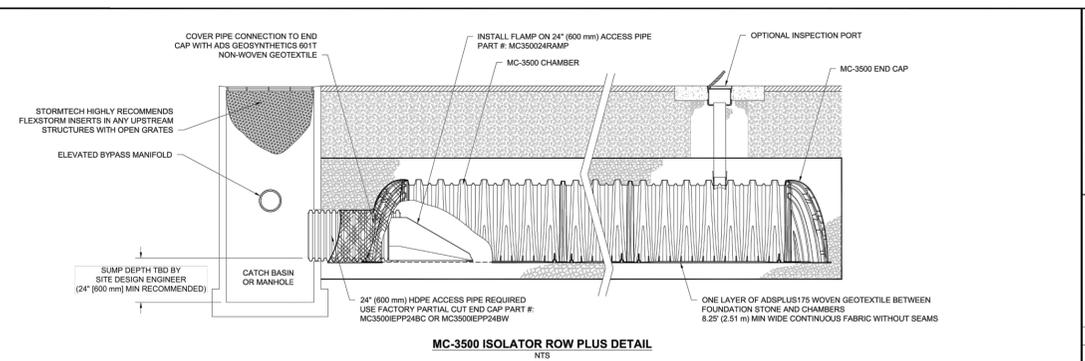
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 2" (50 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2-4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 2" (50 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 4	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
 - MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LB/INCH².
 - AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

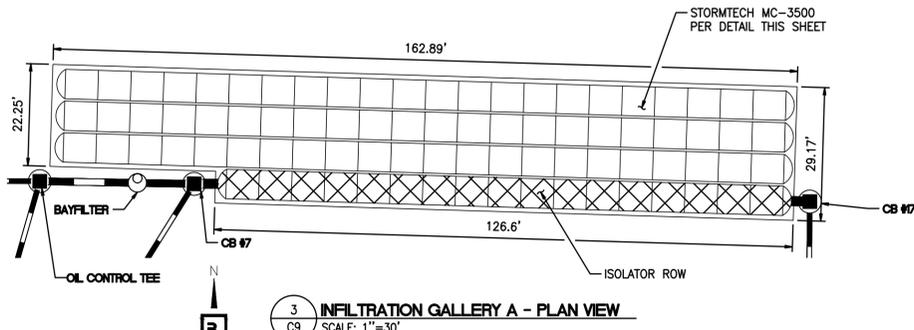
1
C9 **STORMTECH MC-3500 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL - GALLERY A**
SCALE: N.T.S.



- INSPECTION & MAINTENANCE**
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- REMOVE OPEN LID ON NYLON/PLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL). IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - IF MIRRORS OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

- NOTES**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

2
C9 **STORMTECH MC-3500 CHAMBER SYSTEM ISOLATOR ROW**
SCALE: N.T.S.



STORM TECH QUANTITIES

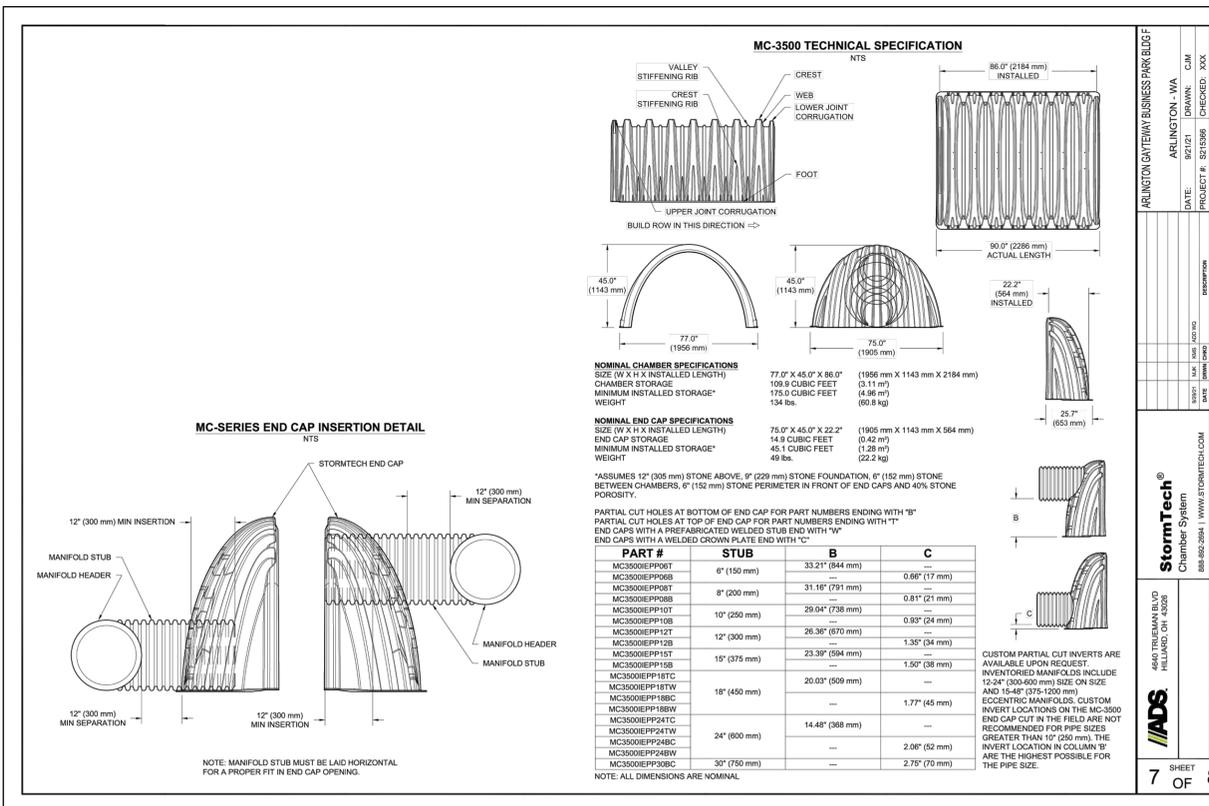
CHAMBERS	83
SYSTEM AREA	4,400 SF

STAGE-STORAGE TABLE

STAGE (FT)	VOLUME (CF)
0	0
0.50	870
1.00	2,309
1.50	4,182
2.00	6,055
2.50	7,840
3.00	9,540
3.50	11,108
4.00	12,458
4.50	13,431
5.00	14,331
5.50	15,246
6.00	16,117
6.50	16,988

FACILITY CALCULATIONS

MAX STORAGE PRIOR TO INFILTRATION
MAX LIVE STORAGE EL = 117.09
BOTTOM OF LIVE STORAGE EL = 110.59
STORAGE REQUIRED=16,811 CF
STORAGE PROVIDED=16,988 CF



4
C9 **STORMTECH MC-3500 CHAMBER SYSTEM END CAP**
SCALE: N.T.S.

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
By: _____
City Engineer, CITY OF ARLINGTON
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Revision
1 11/30 11/30 CRU PERMIT SUBMITTAL
No. Date By Ckd. Appr.

Title: STORM DETAILS

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale: Horizontal
N/A
Vertical
NA

Designed: MAM
Drawn: MAM
Checked: ADB
Approved: CRU
Date: 11/30/21

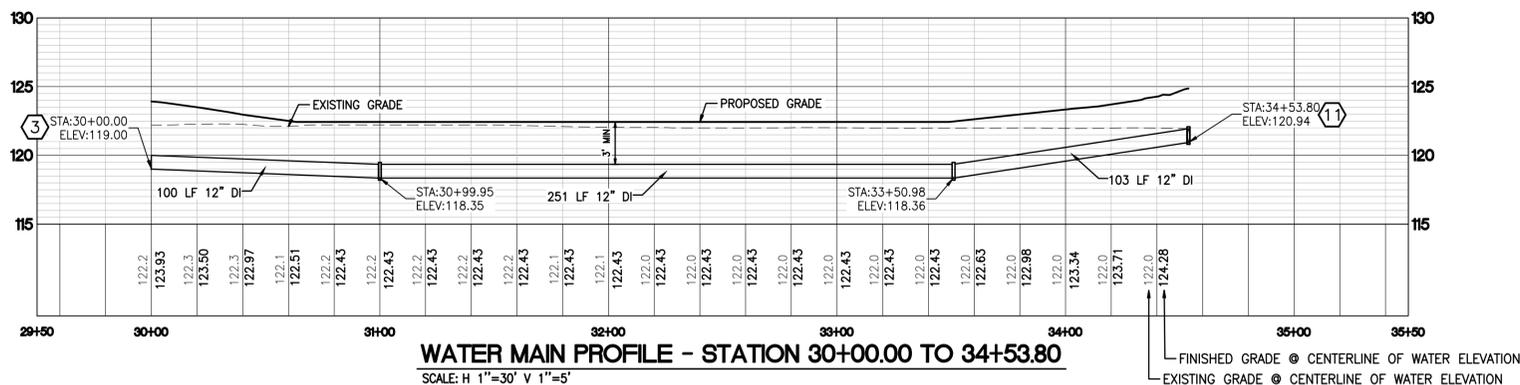
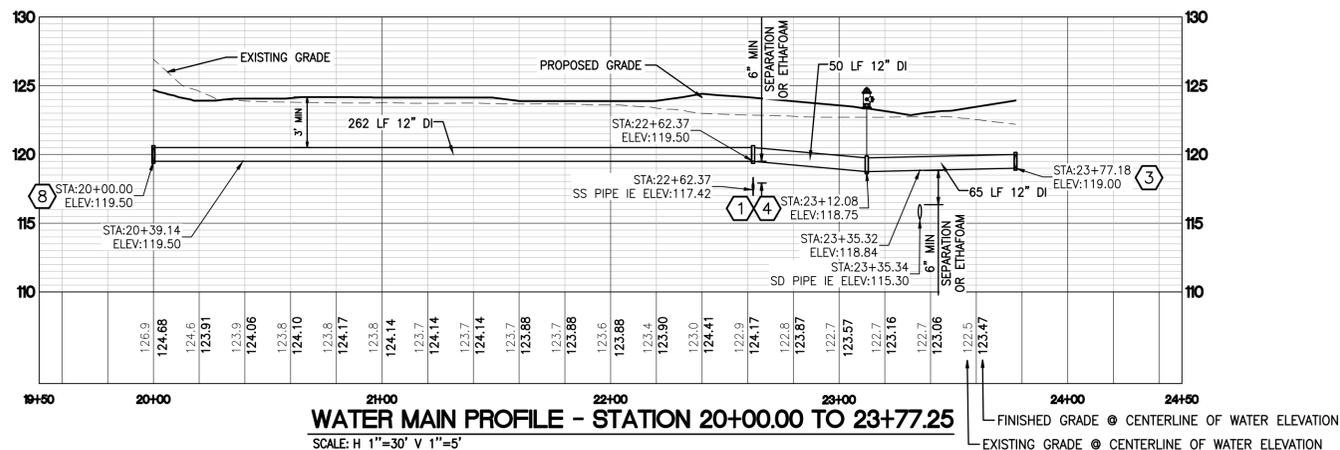
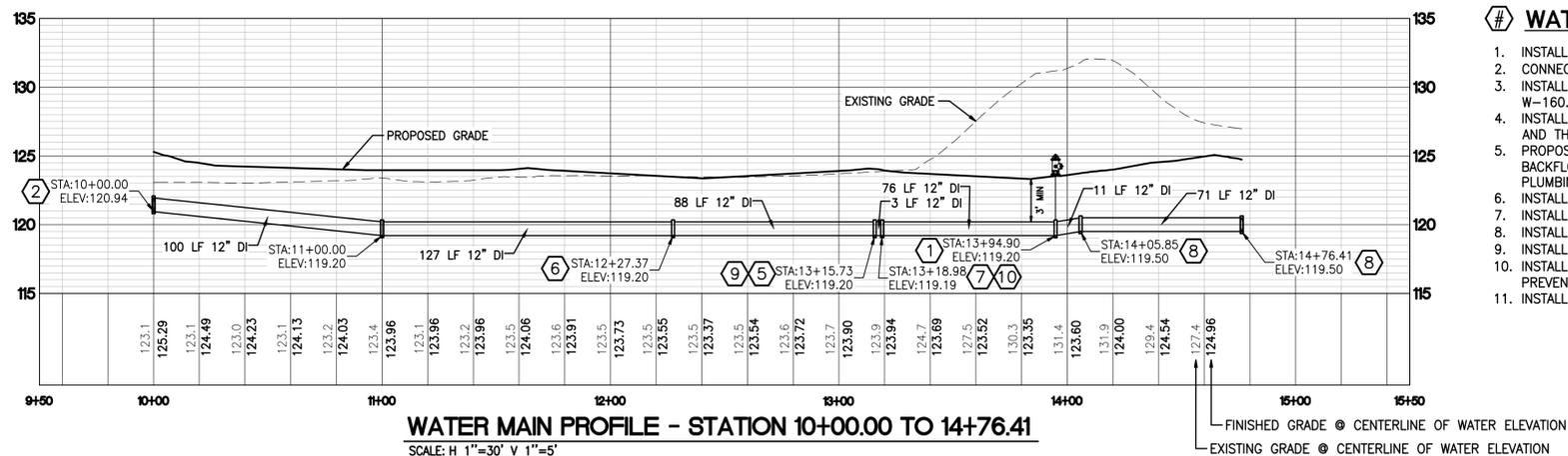
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 21334
Sheet: C9 of 18



**WATER PROFILES
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



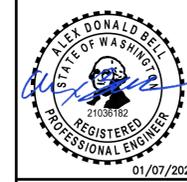
WATER STRUCTURE NOTES:

1. INSTALL: 12"x6" TEE (MJXFL).
2. CONNECT TO STUB W/ COUPLING (MJ).
3. INSTALL: 12" 90° BEND (MJ) W/ THRUST BLOCKING PER CITY STD. NO W-160.
4. INSTALL: FIRE HYDRANT PER CITY STD. W-010 W/ 6" GATE VALVE (FLXMJ) AND THRUST BLOCKING PER CITY STD. NO W-160.
5. PROPOSED 2" DOMESTIC WATER METER PER CITY STD. W-050 W/ BACKFLOW PREVENTION. CONTRACTOR TO CONFIRM SIZE OF METER WITH PLUMBING PLANS PRIOR TO ORDERING UNIT.
6. INSTALL: 12"x8" TEE (MJXFL).
7. INSTALL: 1" TAP ON 12" MAIN FOR IRRIGATION SERVICE.
8. INSTALL: 45° BEND (MJ) W/ THRUST BLOCKING PER CITY STD. W-160.
9. INSTALL: 12"x2" TEE (MJXFL).
10. INSTALL: 1" IRRIGATION METER PER CITY STD. W-050 W/ BACKFLOW PREVENTION.
11. INSTALL: 12" COUPLING (MJ).

Revision	No.	Date	By	App.	CRJ	ADB	MMM	11/30
	1							

Title: **WATER PROFILES**

For: **GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009**



Scale:	Horizontal	Vertical
	N/A	N/A
Designed	MMM	
Drawn	MMM	
Checked	ADB	
Approved	CRJ	
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Know what's below.
Call before you dig.

LAND USE CODE 4.120
ZONING: GENERAL INDUSTRIAL (GI)
- MAX BUILDING HEIGHT = 50'
- MAX PROPOSED BUILDING HEIGHT = 38'-4"

UTILITY PROVIDER
CITY OF ARLINGTON

DATUM
VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83

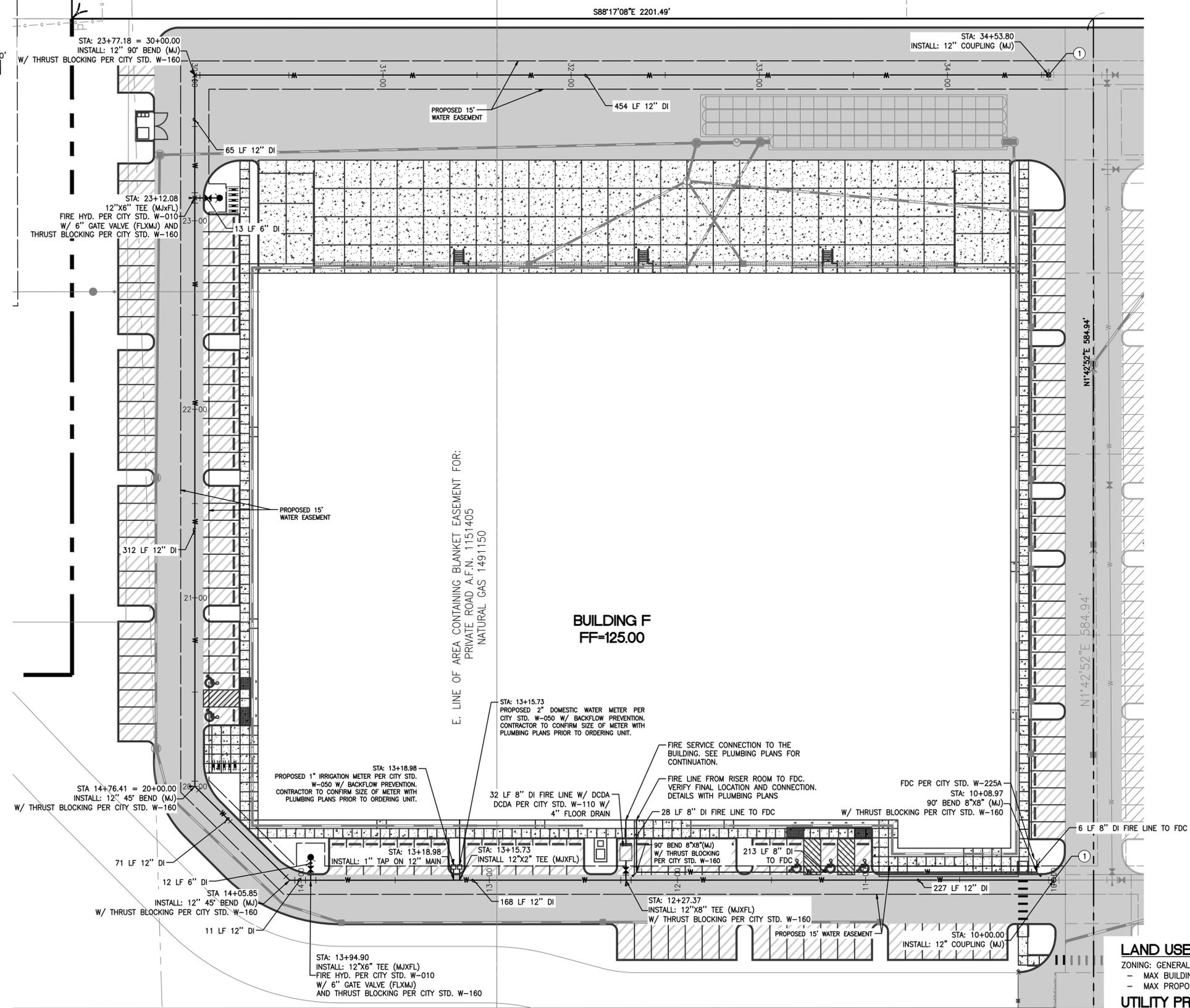
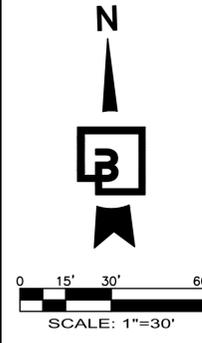
CONSTRUCTION DRAWING APPROVAL
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BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Job Number: **21334**
Sheet: **C11** of **18**

**WATER PLAN
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



DRY UTILITY NOTE:
CONTRACTOR SHALL INSTALL DRY UTILITY SERVICES PER PURVEYOR DRAWINGS COORDINATED BY OTHERS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

WATER SCOPE OF WORK NOTE:
CONTRACTOR TO CONFIRM CONNECTION SCOPE OF WORK WITH CITY PRIOR TO CONSTRUCTION.

UTILITY POTHOLES NOTE:
THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EX. UTILITIES. POTHOLES SHOULD OCCUR PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

Revision	1	11/30	MM	ADB	CRJ	PERMIT SUBMITTAL
No.		Date	By	Checked	Appr.	

Title: **WATER PLAN**

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



Scale:	Horizontal	Vertical
	1" = 40'	N/A
Designed	MM	
Drawn	MM	
Checked	ADB	
Approved	CRJ	
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



LAND USE CODE 4.120
ZONING: GENERAL INDUSTRIAL (GI)
- MAX BUILDING HEIGHT = 50'
- MAX PROPOSED BUILDING HEIGHT = 38'-4"

UTILITY PROVIDER
CITY OF ARLINGTON

DATUM
VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83

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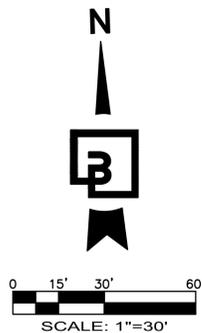
By: _____
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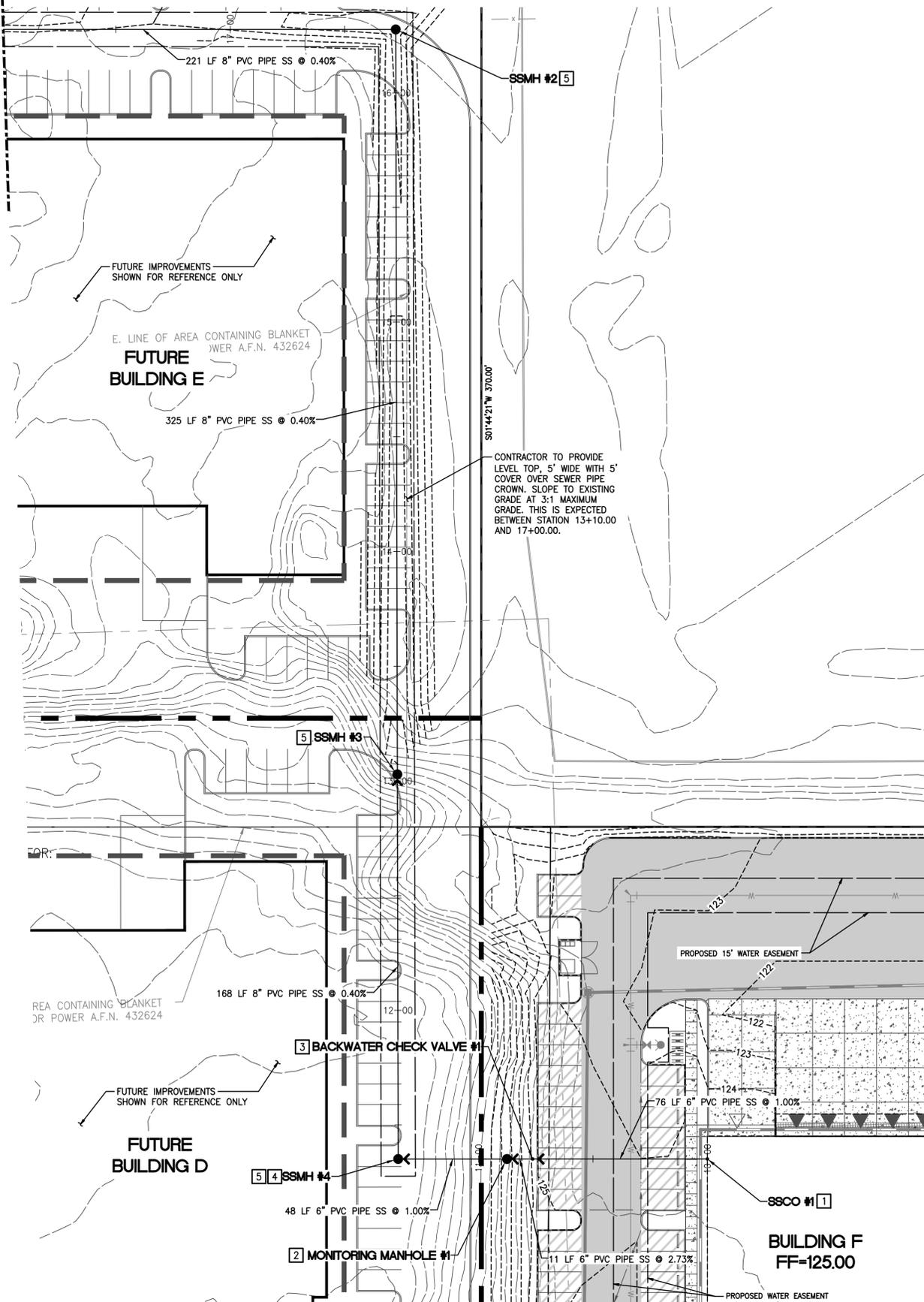
Job Number	21334
Sheet	C-10 of 18

**SANITARY SEWER PLAN
FOR
GAYTEWAY BUSINESS PARK**

PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



MATCHLINE - SEE SHEET C13



DRY UTILITY NOTE:

CONTRACTOR SHALL INSTALL DRY UTILITY SERVICES PER PURVEYOR DRAWINGS COORDINATED BY OTHERS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM OF 12" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND OTHER UTILITIES UNLESS OTHERWISE SHOWN. 18" OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY SEWER AND WATER MAIN. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

SEWER STRUCTURE NOTE:

1. INSTALL SANITARY SEWER CLEANOUT PER CITY OF ARLINGTON STANDARD SS-080. SEE SHEET C16 FOR DETAIL.
2. INSTALL MONITORING MANHOLE PER CITY OF ARLINGTON STANDARD SS-130. SEE SHEET C16 FOR DETAIL.
3. INSTALL BACKWATER CHECK VALVE PER CITY OF ARLINGTON STANDARD SS-110 AND PER CITY OF ARLINGTON STANDARDS AND SPECIFICATION SECTION 5-2.07. BACKWATER CHECK VALVE SHALL BE RUBBER FLAPPER SWING TYPE CHECK VALVES. SEE SHEET C16 FOR DETAIL.
4. INSTALL SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD SS-090. SEE SHEET C16 FOR DETAIL.
5. INSTALL SANITARY SEWER MANHOLE PER CITY OF ARLINGTON STANDARD SS-010. SEE SHEET C16 FOR DETAIL.

SANITARY SEWER NOTE:

1. SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF ARLINGTON DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
2. SANITARY SEWER PIPE SHALL BE SDR 35 PVC CONFORMING TO ASTM 3034 WHERE INVERT DEPTHS ARE 5 FEET TO 14 FEET. WHEN INVERT DEPTHS ARE LESS THAN 5 FEET, AWWA C900 PVC PIPE OR CLASS 52 DUCTILE IRON PIPE EPOXY COATED SHALL BE USED.

SANITARY SEWER MANHOLE TABLE	
3	BACKWATER CHECK VALVE #1, TYPE 1 W/ SOLID LID STA = 10+76.34, 0.00 RIM=125.85 IE=117.04 (6" IN E) IE=117.04 (6" OUT W)
2	MONITORING MANHOLE #1, TYPE 1 W/ SOLID LID STA = 10+87.59, 0.00 RIM=128.50 IE=116.74 (6" IN E) IE=116.64 (6" OUT W)
1	SSCO #1, W/CONCRETE COLLAR STA = 10+00.00, 0.00 RIM=125.00 IE=117.80 (6" OUT W)
5 4	SSMH #2, TYPE 1 W/SOLID LID STA = 16+27.63, 0.00 RIM=120.89 IE=113.99 (8" IN S) IE=113.89 (8" OUT W)
5	SSMH #3, TYPE 1 W/SOLID LID STA = 13+02.87, 0.00 LT RIM=123.38 IE=115.39 (8" IN S) IE=115.29 (8" OUT N)
5	SSMH #4, TYPE 1 W/SOLID LID STA = 11+35.14, 0.00 RIM=137.49 IE=116.16 (6" IN E) IE=116.06 (8" OUT N)

LAND USE CODE 4.120

- ZONING: GENERAL INDUSTRIAL (GI)
 - MAX BUILDING HEIGHT = 50'
 - MAX PROPOSED BUILDING HEIGHT = 38'-4"

UTILITY PROVIDER

CITY OF ARLINGTON

DATUM

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83



Know what's below.
Call before you dig.

CONSTRUCTION DRAWING APPROVAL

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

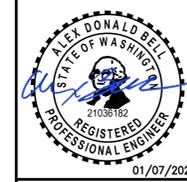
By: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Revision No.	Date	By	Check	Appr.	Permit Submittal
1	11/30	MM	ADB	CRJ	

Title: **SANITARY SEWER PLAN**

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



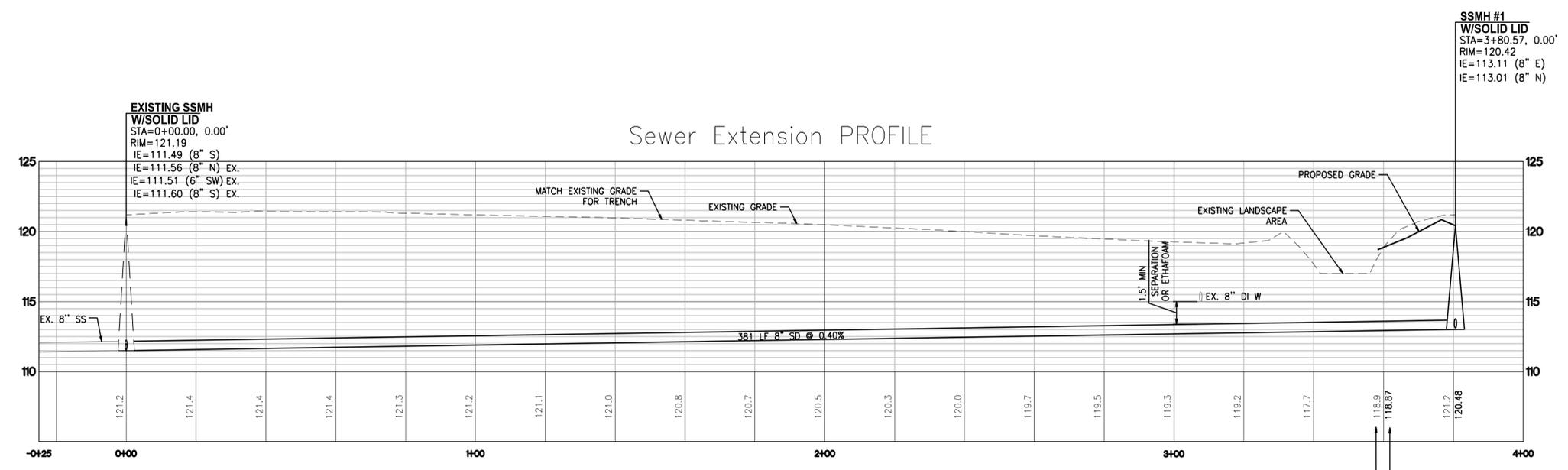
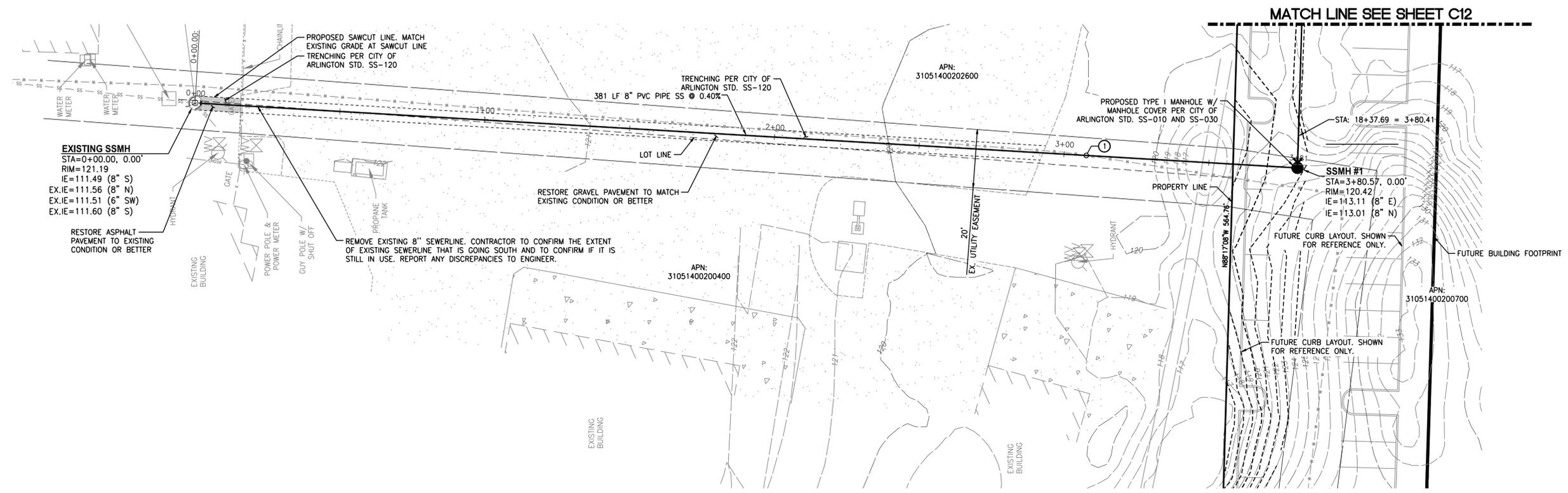
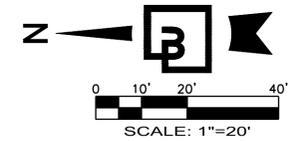
Scale:	Horizontal	Vertical
	1" = 30'	NA
Designed	MM	
Drawn	MM	
Checked	ADB	
Approved	CRJ	
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number	21334
Sheet	C12 of 18

SEWER EXTENSION - PROFILE
FOR
GAYTEWAY BUSINESS PARK
 PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
 CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



SEWER EXTENSION PROFILE - STATION 0+00 TO 3+80.41
 SCALE: H: 1"=20' V: 1"=5'

Revision	1	11/30	MMB	ADB	CRJ	PERMIT SUBMITTAL
No.	1	Date	By	Ckt.	Appr.	

For: **GAYTEWAY BUSINESS PARK LLC**
 PO BOX 1727
 BELLEVUE, WA 98009



Scale:	Horizontal	1"=20'
	Vertical	1"=5'
Designed	MMB	
Drawn	MMB	
Checked	ADB	
Approved	CRJ	
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

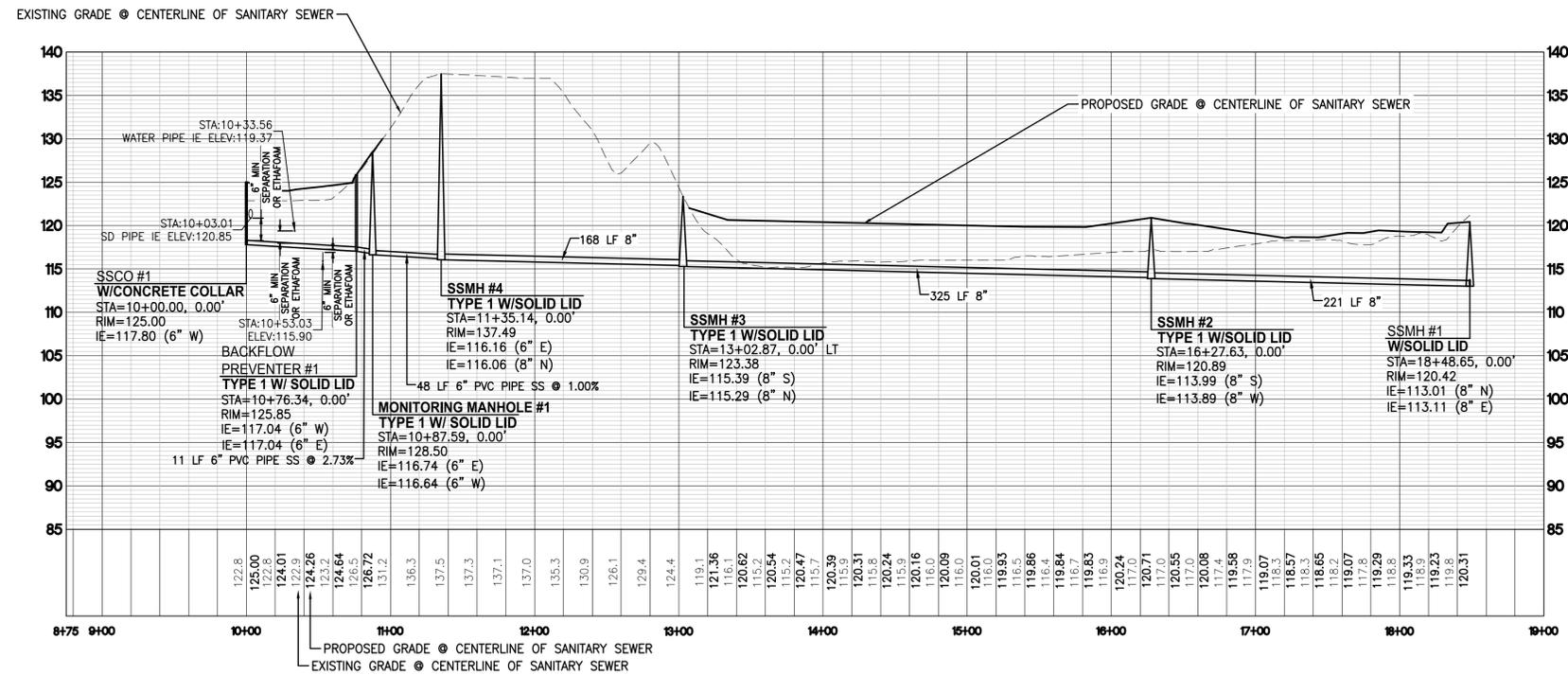
Job Number	21334
Sheet	C13 of 18

CONSTRUCTION DRAWING APPROVAL
 THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
 BY: _____
 City Engineer, CITY OF ARLINGTON
 DATE: _____
 THIS APPROVAL VALID FOR 18 MONTHS

UTILITY POTHOING NOTE:
 THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO CONFIRM WHETHER OR NOT UTILITY CONFLICTS NEED TO BE RESOLVED. POTHOING SHOULD OCCUR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.



SEWER PROFILE
FOR
GAYTEWAY BUSINESS PARK
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



SEWER MAIN PROFILE - STATION 10+00.00 TO 18+37.69
SCALE: H 1"=30' V 1"=5'

Revision	No.	Date	By	Appr.	CRJ	ADB	MMM	PERMIT SUBMITTAL
	1	11/30						

Title: **SEWER PROFILE**

For: **GAYTEWAY BUSINESS PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



Scale:	Horizontal	Vertical
	N/A	NA

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



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CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
City Engineer, CITY OF ARLINGTON
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Job Number: **21334**
Sheet: **C14** of **18**

**CONSTRUCTION DETAILS
FOR
GAYTEWAY BUSINESS PARK**
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



Know what's below.
Call before you dig.

CONSTRUCTION DRAWING APPROVAL
THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.
BY: _____
City Engineer, CITY OF ARLINGTON
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

1	11/30	MM	ADB	CRJ	PERMIT SUBMITTAL
No.	Date	By	Chk.	Appr.	

Revision

Title: CONSTRUCTION DETAILS

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale: Horizontal N/A, Vertical NA

Designed: MAM, Drawn: MAM, Checked: ADB, Approved: CRJ, Date: 11/30/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number: 21334
Sheet: C-16 of 18

NOTES:

- MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH ASHTO M-189 (ASTM C 478) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN STANDARD SPECIFICATIONS.
- ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUS.
- ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
- CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MAXIMUM PIPE SIZE IS 12" FOR 48" MANHOLE, 24" FOR 54" MANHOLE. MINIMUM DISTANCE BETWEEN HOLES IS 8" (MEASURED ON THE INSIDE OF THE MANHOLE).
- MANHOLE SIZE, LOCATION AND NUMBER OF HOLES FOR PIPES, MANHOLE DESIGN AND SIZE SHALL BE APPROVED AND WARRANTED BY THE MANHOLE SUPPLIER.
- FOR DEPTHS OVER 25' MANHOLE BASE SLAB DESIGN SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- ALL INTERIOR AND EXTERIOR JOINTS TO BE GROUTED (SEE GROUT SPECIFICATIONS). GROUT TO BE 1/2" THICK MINIMUM AND 3" EACH SIDE OF JOINT MINIMUM. THEY MUST BE INSPECTED PRIOR TO BACKFILL.
- CORE DRILLING ONLY. HAMMERING KNOCKOUTS WILL NOT BE ALLOWED. KOR-N-SEAL FACTORY INSTALLED BOOTHS ARE ALLOWED.
- MANHOLES 5'-7' DEEP MUST BE FLAT TOPS.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
MANHOLE TYPE I
SS-010

NOTES:

- MANHOLES TO BE CONSTRUCTED IN ACCORDANCE WITH ASHTO M-189 (ASTM C 478) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN STANDARD SPECIFICATIONS.
- ALL REINFORCED CAST IN PLACE CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUS.
- ALL BASE REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MINIMUM CLEARANCE.
- CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MAXIMUM PIPE SIZE IS 36" FOR 72" MANHOLE, 48" FOR 96" MANHOLE. MINIMUM DISTANCE BETWEEN HOLES IS 12" (MEASURED ON THE INSIDE OF THE MANHOLE).
- MANHOLE SIZE, LOCATION AND NUMBER OF HOLES FOR PIPES, MANHOLE DESIGN AND SIZE SHALL BE APPROVED AND WARRANTED BY THE MANHOLE SUPPLIER.
- FOR DEPTHS OVER 25' MANHOLE BASE SLAB DESIGN SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- ALL INTERIOR AND EXTERIOR JOINTS TO BE GROUTED. GROUT TO BE 1/2" THICK MINIMUM AND 3" EACH SIDE OF JOINT MINIMUM. THEY MUST BE INSPECTED PRIOR TO BACKFILL.
- CORE DRILLING ONLY. HAMMERING KNOCKOUTS WILL NOT BE ALLOWED. KOR-N-SEAL FACTORY INSTALLED BOOTHS ARE ALLOWED.
- MANHOLES 5'-7' DEEP MUST BE FLAT TOPS.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
MANHOLE TYPE II
SS-015

NOTES:

- MANHOLE RINGS SHALL BE GRAY IRON CONFORMING TO THE REQUIREMENTS OF ASHTO M 105, GRADE 30B.
- MANHOLE COVER TO BE DUCTILE IRON CONFORMING TO ASTM A536, GR 80-55-06 OLYMPIC FOUNDRY PART NO. MH30 OR APPROVED EQUAL.
- LOCKING COVER TO BE USED IN ALL LOCATIONS. THE LID SHALL BE LOCKED DOWN WITH 3-5/8" S.S SOCKET HEAD CAP SCREWS.
- RING AND COVER SHALL BE TESTED FOR ACCURACY OF FIT AND SHALL BE MARKED IN SETS FOR DELIVERY.
- ALL CASTINGS TO HAVE A BITUMINOUS COATING.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
MANHOLE COVER
SS-030

NOTES:

- CLEAN-OUT PIPE AND FITTINGS SHALL BE THE SAME MATERIAL AS THE SEWER MAIN.
- A SANITARY TEE, SWEEP, OR STRAIGHT TEE IS NOT ACCEPTABLE.
- SEWER STUB WILL BE EXTENDED 10' BEYOND PROPERTY LINE AND 5' BEYOND UTILITY EASEMENTS TO PREVENT DAMAGE TO CLEAN-OUT AND MINIMIZE CONFLICTS WITH OTHER UTILITIES WHEN SERVICE TO BUILDING IS ACCOMPLISHED.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
SEWER CLEANOUT
SS-080

NOTES:

- ANY PLUMBING WITHIN THE BUILDING MUST COMPLY WITH THE CURRENT CITY OF ARLINGTON ADOPTED PLUMBING CODE.
- THE SIDE-SEWER OUTSIDE THE BUILDING MUST COMPLY WITH THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS.
- ALL BACKWATER VALVES MUST BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE BY THE OWNER.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
BACK WATER VALVE
SS-110

NOTES:

- AT THE CONNECTION TO THE SEWER MAIN A MAIN DIA. X 6" TEE IS REQUIRED FOR NEW SEWER MAINS AND A ROMAC TAPPING TEE OR CORE DRILLED INSERT-A-TEE REQUIRED FOR AN EXISTING SEWER MAIN.
- 2x4 PRESSURE TREATED MARKER POST SHALL BE PAINTED WHITE WITH BLACK LETTERS "SEWER LOT # INVERT DEPTH".
- 12 GAUGE WIRE SHALL BE CONNECTED TO PIPE AT INVERT AND WRAPPED AROUND MARKER POST.
- DETECTOR TAPE REQUIRED FROM SEWER MAIN TO MARKER POST.
- TEST TEE SHALL BE INSTALLED AT THE SEWER MAIN WHEN A SIDE SEWER IS CONNECTED TO AN EXISTING SEWER MAIN.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
SIDE SEWER STUB
SS-090

NOTES:

- ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES BEFORE COMPACTION UNLESS AUTHORIZED BY THE CITY ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT.
- MECHANICAL COMPACTION OF BACK FILL MATERIAL SHALL NOT BEGIN UNTIL THE DEPTH OF COMPACTED BACKFILL MATERIAL IS 2 FEET ABOVE THE TOP OF PIPE.
- EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
- COMPACTION TESTS SHALL BE AS REQUIRED BY THE CITY ENGINEER, BUT IN NO CASE LESS THAN 2 TESTS EVERY 200 FEET OF TRENCH (ONE AT SUBGRADE AND ONE AT 50% OF TRENCH DEPTH).
- IN-PLACE DENSITY AND MOISTURE CONTENT WILL BE DETERMINED USING NUCLAR METHOD, ASTM 2922-71.
- LABORATORY MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT WILL BE DETERMINED USING THE MODIFIED PROCTOR METHOD IN ACCORDANCE WITH ASTM D-1557.
- BEDDING MATERIAL SHALL BE 3/4" MINUS.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
TRENCH SECTION
SS-120

NOTES:

- ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES BEFORE COMPACTION UNLESS AUTHORIZED BY THE CITY ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT.
- MECHANICAL COMPACTION OF BACK FILL MATERIAL SHALL NOT BEGIN UNTIL THE DEPTH OF COMPACTED BACKFILL MATERIAL IS 2 FEET ABOVE THE TOP OF PIPE.
- EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
- COMPACTION TESTS SHALL BE AS REQUIRED BY THE CITY ENGINEER, BUT IN NO CASE LESS THAN 2 TESTS EVERY 200 FEET OF TRENCH (ONE AT SUBGRADE AND ONE AT 50% OF TRENCH DEPTH).
- IN-PLACE DENSITY AND MOISTURE CONTENT WILL BE DETERMINED USING NUCLAR METHOD, ASTM 2922-71.
- LABORATORY MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT WILL BE DETERMINED USING THE MODIFIED PROCTOR METHOD IN ACCORDANCE WITH ASTM D-1557.
- BEDDING MATERIAL SHALL BE 3/4" MINUS.

APPROVED BY: _____ L. NAME: _____
DATE: 07/31/2008
REF STD SPEC: _____
DEPARTMENT OF PUBLIC WORKS
STANDARD DETAIL
MONITORING MANHOLE
SS-130



Know what's below.
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CONSTRUCTION DETAILS

FOR

GAYTEWAY BUSINESS PARK

PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

CONSTRUCTION DRAWING APPROVAL

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

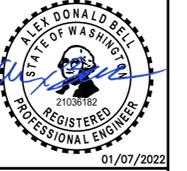
BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Revision
1 11/30 MMB ADB CRJ PERMIT SUBMITTAL
No. Date By Ckd. App.

Title: CONSTRUCTION DETAILS

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale: Horizontal N/A, Vertical NA
Designed: MMB, Drawn: MMB, Checked: ADB, Approved: CRJ, Date: 11/30/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number: 21334
Sheet: C-17 of 18

NOTES:

- HYDRANTS AND ALL MATERIALS SHALL CONFORM TO AWWA STANDARDS AND SHALL BE OF STANDARD MANUFACTURE (M&H 929 RELIANT OR MUELLER SUPER CENTURION 250 ONLY).
- THE CENTER OF THE HYDRANT SHALL BE 3' FROM FACE OF CURB. IF THERE IS NO CURB, THE CENTER OF HYDRANT SHALL BE 3' FROM RIGHT-OF-WAY AND A MINIMUM OF 5' FROM TRAVELED LANE.
- ONE 5" TO 4-1/2" PUMPER PORT W/N.S.T. AND STORZ ADAPTER ASSEMBLY, PUMPER PORT TO BE FACING STREET OR ROADWAY FOR THE FIRE ENGINE ACCESS.
- TWO 2-1/2" HOSE PORTS W/N.S.T. AND 1-1/4" OPERATING NUTS.
- PROVIDE GUARD POSTS FOR VEHICULAR TRAFFIC PROTECTION IF REQUIRED BY CITY ENGINEER PER STD. DETAIL W-030.
- INSTALL 3'x3'x4" CONCRETE PAD (3000 PSI) AROUND HYDRANT IN UNPAVED AREAS INCLUDING PLANTER STRIPS. COMPLETELY SURROUND HYDRANT W/FULL DEPTH OF CONCRETE PAD WITH 1/4" JOINT MATERIAL BEFORE PLACING CONCRETE.
- HYDRANT RUN TO BE 6" CEMENT LINED DUCTILE IRON PIPE CLASS 52 WITH RESTRAINED JOINTS (MEGALUG OR APPROVED EQUAL). HYDRANT RUN LONGER THAN 50 FEET SHALL BE 8" DIA. OR LARGER.
- 3/4" GALV. SHACKLE RODS WITH THE EYE BOLTS AT BOTH ENDS REQUIRED FROM VALVE TO HYDRANT.
- FIRE HYDRANTS SHALL BE PAINTED WITH TWO COATS OF HIGH GLOSS EQUIPMENT YELLOW "TRUST-OLEUM" TYPE PAINT.
- INSTALL 24"x24"x4" CONCRETE PAD (3000 PSI) AROUND VALVE BOX AND 48"x48"x4" FOR MULTIPLE VALVE BOXES IN UNPAVED AREA.

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-010
DATE: 11/30/21	REF STD SPEC:	FIRE HYDRANT ASSEMBLY	

NOTES:

- CONCRETE SHALL BE CLASS 3000 PSI MIN.
- INSTALL 1/4" EXPANSION JOINT MATERIAL WITH FULL DEPTH OF CONCRETE PAD AROUND HYDRANT.

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-020
DATE: 11/30/21	REF STD SPEC:	FIRE HYDRANT CONCRETE PAD	

NOTES AND MATERIALS:

- 2" CC SERVICE SADDLE W/DOUBLE STAINLESS STEEL STRAP.
- 2" BALL VALVE CORPORATE STOP COMPRESSION WITH KEY FACING UP, MUELLER OR FORD ONLY.
- 2" HDPE CTS CLASS 200 HIGH SERVICE PIPE (200 PSI RATING) WITH STAINLESS STEEL STIFFENER AND 10 GAUGE COATED COPPER TRACER WIRE WRAPPED AROUND THE PIPE AND ATTACHED ON BOTH ENDS.
- 2" COMPRESSION ANGLE METER BALL VALVE (LOCKABLE).
- METER (SIZE AS SHOWN IN PLAN) SHALL BE INSTALLED BY CITY UTILITIES DIVISION AT OWNER'S EXPENSE. CITY WILL INSTALL ADAPTERS AT BOTH ENDS OF METER IF THE METER IS NOT 2".
- METER BOX SHALL BE MIDSTATES PLASTICS (1730-18) W/SOLID DI LID WITH 1 3/4" HOLE FOR TOUCH READ PAD (TRP).
- 2" ANGLE METER CHECK COUPLING (LOCKABLE).
- COMPRESSION x FIPT ADAPTER WITH PLASTIC PLUG.
- EXTEND SERVICE PIPE 10' BEYOND PROPERTY LINE AND AN ADDITIONAL 5' BEYOND EASEMENT LINE.
- METER LENGTH BLANK STUB FOR A 2" METER, W-17-1/4".
- 2" METER SETTER, FORD OR MUELLER.
- BYPASSES MUST BE HIGH BYPASS OR SIDE-BY-SIDE WITH THE METER.

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-050
DATE: 11/30/21	REF STD SPEC:	2" AND SMALLER NON-RESIDENTIAL WATER SERVICE	

THRUST BLOCK AREA IN SQUARE FEET (SEE STD DETAIL NO W-165)

SOL.	FIRM SILT OR FIRM SILTY SAND		COMPACT SAND		COMPACT SAND & GRAVEL	
	45° BEND	90° BEND	45° BEND	90° BEND	45° BEND	90° BEND
4"	22.0	4.2	2.7	2.9	2.1	2.7
6"	33.3	6.4	4.0	4.7	3.0	4.0
8"	48.3	9.7	5.7	6.4	4.4	5.7
12"	83.0	17.4	9.9	10.8	7.5	9.9

IF ECOLOGY BLOCKS MAY BE USED IN LIEU OF POURED-IN-PLACE BLOCKING FOR FITTINGS IN SHADED PORTION OF TABLE RESTRAINED JOINTS MUST BE USED.

FOR NOTES SEE STD DETAIL NO W-165

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD PLANS	STANDARD DETAIL NUMBER: W-160
DATE: 11/30/21	REF STD SPEC:	THRUST BLOCK	

NOTES:

- LOCATION AND SIZE OF BLOCKING FOR PIPE LARGER THAN 12" DIAMETER AND FOR SOIL TYPES DIFFERENT THAN SHOWN SHALL BE DETERMINED BY THE CITY ENGINEER.
- ALL BLOCKING FOR HORIZONTAL FITTINGS (POURED IN PLACE) SHALL BEAR AGAINST UNDISTURBED NATIVE GROUND OR FILL MATERIAL COMPACTED TO 95% MAXIMUM DENSITY.
- ALL POURED THRUST BLOCKS SHALL BE BACKFILLED AFTER MINIMUM 1 DAY. PRESSURE TESTING SHALL OCCUR AFTER CONCRETE HAS REACHED COMPRESSIVE STRENGTH (F_c).
- ALL BLOCKING TO BE CONCRETE (3000-1 (3000 PSI)).
- BLOCKING AGAINST FITTINGS SHALL BEAR AGAINST THE GREATEST FITTING SURFACE AREA POSSIBLE, BUT SHALL NOT COVER OR ENCLOSE BELL ENDS, JOINT BOLTS OR GLANDS. ACCESS TO BOLTS AND GLANDS SHALL BE PROVIDED.
- ALL HORIZONTAL BLOCKING THRUST AREAS SHALL BE CENTERED ON PIPE.
- WHERE POURED-IN-PLACE BLOCKING IS REQUIRED AT A POINT OF CONNECTION TO AN EXISTING WATERMAIN, THE BLOCKING SHALL BE INSTALLED PRIOR TO CONNECTION WHENEVER POSSIBLE OR AS DIRECTED BY THE CITY ENGINEER.
- TEMPORARY BLOCKING, IF USED, SHALL BE APPROVED BY THE CITY ENGINEER.

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-165
DATE: 11/30/21	REF STD SPEC:	THRUST BLOCK	

NOTES:

- VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN THREE (3) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG. ONLY ONE EXTENSION WILL BE ALLOWED PER VALVE.
- ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL PAINT.
- VALVE BOXES SHALL BE CAST IRON, TWO PIECE UNITS, DESIGNED WITH DEEP SKIRT (2") LIDS W/LUGS, EQUAL TO "RICH NO. 940" AS MANUFACTURED BY RICH OR SATHER.
- 4" THICK CONCRETE PAD AROUND VALVE BOXES OUTSIDE OF PAVED AREAS. 2'x2' SQUARE AROUND SINGLE VALVE BOXES AND 4'x4' AROUND MULTIPLE VALVE BOXES.

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-190
DATE: 11/30/21	REF STD SPEC:	VALVE BOX AND OPERATING NUT EXTENSION	

MATERIAL LIST:

- 24"x24"x4" CONCRETE PAD IN UNPAVED AREA
- CAST IRON VALVE BOX AND EXTENSION PER STANDARD DETAIL NO. W-190
- 6" GATE VALVE WITH RESILIENT SEAT (MUELLER, M&H OR APPROVED EQUAL)
- MAINLINE SIZE TEE WITH FLANGE
- 6" D.I.P.
- MEGALUG

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-220
DATE: 11/30/21	REF STD SPEC:	FIRE LINE CONNECTION	

NOTES:

- TRENCH BACKFILL SHALL BE:
 - PAVED AREA: GRANULAR BACKFILL AS APPROVED BY LOCAL AGENCY, OR PER WSDOT 9-03.9(1), OR C1F, OR 5/8" MINUS CRUSHED SURFACING, OR APPROVED NATIVE MATERIAL COMPACTED TO 95% OF MAXIMUM DENSITY.
 - UNPAVED AREA: SELECTED GRANULAR MATERIAL WITH MAXIMUM DIMENSION OF 6" PER WSDOT 9-03.15, COMPACTED TO 90% OF MAXIMUM DENSITY.
- GRAVEL BACKFILL FOR PIPE ZONE BEDDING SHALL BE SELECTED GRANULAR MATERIAL PER WSDOT 9-03.12(2), WASHED SAND, OR APPROVED SUITABLE EXCAVATED MATERIAL WITH MAXIMUM DIMENSION OF 1-1/2" COMPACTED TO 95% OF MAXIMUM DENSITY BY APPROVED HAND-HELD TOOLS.
- EXCAVATE FOR THE PIPE BELL TO ENSURE UNIFORM SUPPORT FOR THE PIPE BARREL.
- UNPAVED AREA SHALL BE RESTORED WITH 4" TOP SOIL, FERTILIZER AND SEED, OR AS SPECIFIED. PAVEMENT RESTORATION SHALL BE DONE PER RIGHT-OF-WAY USE PERMIT, OR AS SPECIFIED.

APPROVED BY: [Signature]	L. DATE: 07/31/2008	DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS	STANDARD DETAIL NUMBER: W-270
DATE: 11/30/21	REF STD SPEC:	TYPICAL TRENCH DETAIL	



Know what's below.
Call before you dig.

CONSTRUCTION DETAILS

FOR

GAYTEWAY BUSINESS PARK

PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

CONSTRUCTION DRAWING APPROVAL

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

BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

Revision
1 11/30 MMB ADB CRJ PERMIT SUBMITTAL
No. Date By Ckd. Appr.

Title: CONSTRUCTION DETAILS

NOTES:

- CONCRETE INLET TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 & C890 UNLESS OTHERWISE SHOWN ON THE PLANS OR NOTED IN THE STANDARD SPECIFICATIONS. ALL CONCRETE SHALL BE CLASS 4000.
- REINFORCING SHALL BE EQUIVALENT TO WELDED WIRE FABRIC (WWF) HAVING A MINIMUM AREA OF 0.12 SQUARE INCH PER FOOT. WWF SHALL COMPLY TO ASTM A497. WWF SHALL NOT BE PLACED IN KNOCKOUTS.
- THE BOTTOM OF THE PRE-CAST BASE SECTION MAY BE ROUNDED.
- PRE-CAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUDED IF WALL IS LEFT IN PLACE.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTSIDE DIAMETER PLUS CATCH BASIN WALL THICKNESS. KNOCKOUTS MAY BE ROUND OR "D" SHAPED AND MAY BE ON ALL 4 SIDES WITH MAXIMUM DIAMETER OF 20".
- THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5'-0".
- THE TAPER ON THE SIDES OF THE PRE-CAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FOOT.
- FRAME AND GRATE SHALL BE IN ACCORDANCE WITH WSDOT/APWA SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
- EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	STANDARD DETAIL	SD-020
REF. SPEC.		CATCH BASIN TYPE 1	

NOTES:

- HANDHOLDS IN RISER OR ADJUSTMENT SECTION SHALL HAVE A 3" MINIMUM CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MINIMUM CLEARANCE. NO STEPS ARE REQUIRED WHEN "B" IS 4" OR LESS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MINIMUM OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE.
- MINIMUM SOIL BEARING STRENGTH SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
- MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING RINGS, TOP OF TOP SLAB, AND BOTTOM OF IRON RING.
- SEE THE STANDARD SPECIFICATIONS FOR MORE REQUIREMENTS.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	STANDARD DETAIL	SD-040
REF. SPEC.		CATCH BASIN TYPE 2 48", 54", 60", 72" & 96"	

NOTES:

- FOUNDRIY NAME, THIS SIDE TO CURB W/ARROW AND (D) FOR DUCTILE IRON SHALL BE EMBOSSED ON TOP OF GRATE WITH 1/16" RECESSED LETTERS.
- SEATING OF GRATE SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING: A. 8 INTEGRALLY CAST PADS (1-1/2"x3/4"x1/8"). B. MACHINE BOTTOM SURFACE OUTSIDE A 17" DIA.
- MATERIAL USED SHALL BE DUCTILE IRON PER ASTM-A536, GRADE 80-55-06. ALL CASTINGS SHALL HAVE A BITUMINOUS COATING.
- LOCKING GRATE CASTED HOLES SHALL BE CASTED TO ALLOW FOR TWO 5/8" DIA STAINLESS STEEL SOCKET HEAD CAP SCREWS SO THAT NO PART OF HEAD PROTRUDES ABOVE TOP OF CASTING.
- GRATE TO BE USED WITH FRAME SHOWN IN STANDARD DETAIL SD-060.

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	STANDARD DETAIL	SD-060
REF. SPEC.		STANDARD GRATE CATCH BASIN INLET	

NOTES:

- USE WITH TWO LOCKING BOLTS 5/8" DIA STAINLESS STEEL TYPE 304 SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG. SELF-LOCK VANED GRATE IS NOT ACCEPTED.
- MATERIAL SHALL BE DUCTILE IRON PER ASTM A536, GRADE 80-55-06, WITH BITUMINOUS COATING.
- WELDING IS NOT PERMITTED. EDGES SHALL HAVE 0.125" RADIUS, 0.125" CHAMFER OR COMPLETE DEBURRING.
- USE A BI-DIRECTIONAL VANED GRATE IN SAG VERTICAL CURVES.

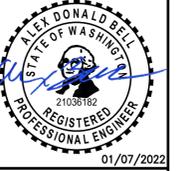
APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	STANDARD DETAIL	SD-070
REF. SPEC.		VANED GRATE	

NOTE:

- MATERIAL USED SHALL BE DUCTILE IRON PER ASTM-A536, GRADE 80-55-06, WITH BITUMINOUS COATING.
- LOCKING HOLES TO BE PROVIDED IN CASTING TO ALLOW FOR TWO 5/8" DIA STAINLESS STEEL SOCKET HEAD CAP SCREWS. NO PART OF SCREW WILL PROTRUDE ABOVE GRATE.
- GRATE TO BE USED WITH FRAME SHOWN IN STD DETAIL SD-060.
- GRATE SEATING: 8 INTEGRALLY CAST PADS.
- CAST POCKET LIFT HANDLE.
- NON-SKID DIAMOND PATTERN APPROX. 2-1/2"x1"x1/8" HIGH

APPROVED BY	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
DATE	07/21/2008	STANDARD DETAIL	SD-080
REF. SPEC.		SOLID COVER	

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale:	Horizontal	Vertical
	N/A	NA
Designed	MMB	MMB
Drawn	ADB	ADB
Checked	CRJ	CRJ
Approved	CRJ	CRJ
Date	11/30/21	

Barghausen Consulting Engineers, Inc.
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Job Number 21334
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Date 11/30/21