Coles Valley Neighborhood
Langley, Washington

Project Information

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Architect / Land Planner
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Ross Chapin Architects
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Schedule of Graphic Info

Project and Site Information
0.1  Cover Sheet
0.2  Vicinity Aerial View
0.3  Langley Zoning Map
0.4  Property Plan
0.5  Site Aerial
0.6  Topography
0.7  2005 Approved Plan

Concept Site Plan
1.1  Concept Site Plan
1.2  Open Space & Sub-Parcel Diagram

Sub Parcel Plans
2.1  Sub-Parcel 1
2.2  Sub-Parcel 2
2.3
2.4
2.5
2.6
2.7

Building Examples
3.1
3.2
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3.4

Preliminary Civil Plans
4.1  Schematic Stormwater Plan
4.2  Schematic Utility Plan
4.3  Street Section
Coles Valley
Langley, Washington

Property Plan

0.4 ± acres
Development Site

11.17 ± acres
Portion to be donated to City or land trust

City Sewage Treatment Plant

ROSS CHAPIN
ARCHITECTS
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7/24/19

v3.2

24 July 2019

Property Plan
Approved Plan from 2005
PIPE STORMWATER OVERFLOW FROM INFILTRATION GALLERIES TO LEVEL SPREADER LOCATED AT LOW POINT OF THE SITE.

NOTES:
1. RAIN GARDENS AND PERVIOUS PAVEMENT INFILTRATION GALLERIES WILL BE SIZED TO INFILTRATE 100% OF THE STORMWATER RUN-OFF. THESE INFILTRATION GALLERIES WILL PIPE TO THE OVERFLOW GALLERY IN EMERGENCY RAINFALL EVENTS ONLY.

2. ACTUAL LOCATION AND SIZES OF RAIN GARDENS, INFILTRATION GALLERIES, AND OVERFLOWS TO BE VERIFIED DURING FINAL DESIGN AND LAYOUT.

LEGEND
RAIN GARDEN PLACED IN PARKING STRIP.
PERVIOUS PAVEMENT INFILTRATION GALLERY TO TREAT AND INFILTRATE ALLEY RUN-OFF
NOTES:
1. ALLEYS WILL BE 20' MINIMUM WIDTH TO ALSO SERVE AS EMERGENCY ACCESS.
2. PAVEMENT SECTIONS WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.