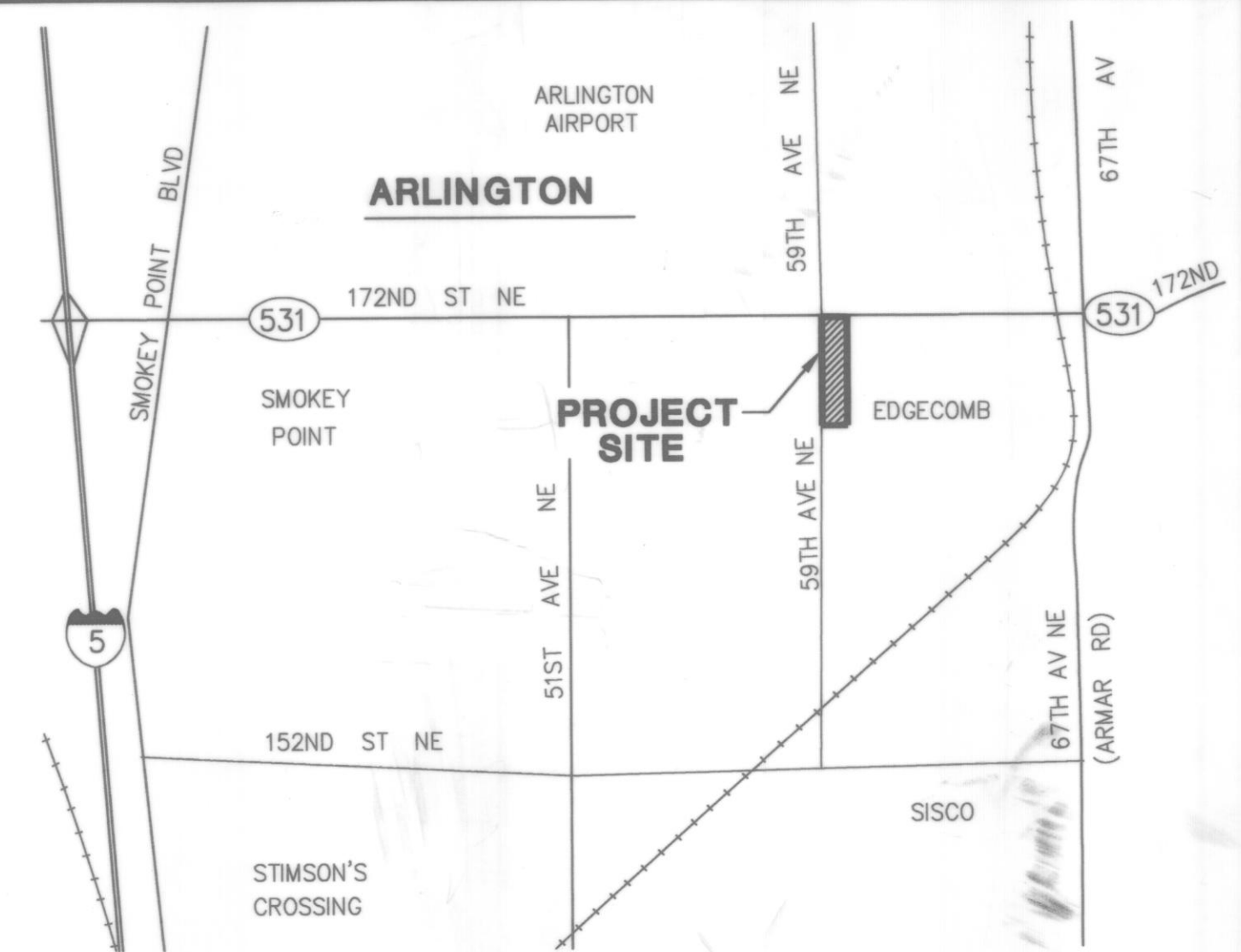


STREET, UTILITY AND DRAINAGE IMPROVEMENTS 172ND ST. NE (SR 531) & 59TH AVE. NE FOR CROWN PARK L.L.C.



VICINITY MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION
PACIFIC NORTHWEST TITLE COMPANY SUBDIVISION GUARANTEE DATED JANUARY 14, 2000, ORDER NO. 101407-1.
THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, EXCEPT ROAD.

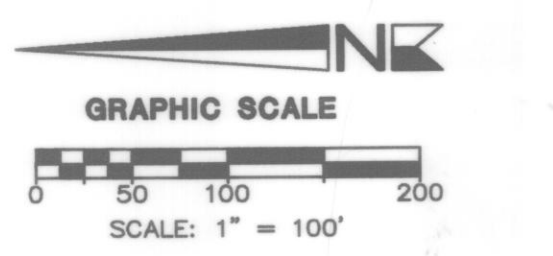
APPLICANT/OWNER
GREG BLUNT
CROWN DEVELOPMENT
3409 McDOUGAL AVE.
EVERETT, WA. 98201
(425) 387-5090

ENGINEER
HIGA BURKHOLDER ASSOCIATES L.L.C.
1721 HEWITT AVE.
SUITE 401
EVERETT, WA. 98201
(425) 252-2826

SURVEYOR
METRON AND ASSOCIATES, INC.
307 N. OLYMPIC AVE. SUITE 203
ARLINGTON, WA 98223
(360) 435-3377
(360) 435-4822 FAX

DATUM N.A.V.D. 1988
BENCHMARK
1. VERTICAL DATUM IS BASED ON A G.P.S. TIE TO W.S.D.O.T. MONUMENT DESIGNATION GP31531-163, AND IS THE PROJECT BENCHMARK LOCATED AS SHOWN HEREON. ELEVATION = 127.57' NAVD 88.
2. N.G.V.D. 29 CONVERSION IS N.A.V.D. - 3.73 FEET = N.G.V.D. 29.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



CITY OF ARLINGTON
AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT
THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.
By: *[Signature]*
CITY ENGINEER
DATE: 11/8/04

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION," WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, MOST RECENT EDITION, EXCEPT WHERE MODIFIED BY THE MOST RECENT EDITION OF THE CITY OF ARLINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- AN APPROVED COPY OF CONSTRUCTION PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE CITY RIGHT-OF-WAY.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT (360) 435-3811 MUST BE CONTACTED FOR A PRECONSTRUCTION MEETING.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES WHICH MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR THEIR REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS. A FEE OF \$35.00 WILL BE CHARGED FOR EACH RELOCATE REQUEST.
- ALL MATERIALS SHALL BE NEW AND UNDAMAGED, OF AN APPROVED BRAND, WITH REPLACEMENT AND REPAIR PARTS READILY AVAILABLE FROM THE ARLINGTON/EVERETT/SEATTLE AREA.
- ALL MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- ALL PUBLIC WATER, SEWER, AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES 10 FOOT WIDE PAVEMENT EASEMENTS GRANTED TO THE CITY.
- AS-BUILT PLANS SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS, SUBDIVISIONS, AND ANY OTHER CONSTRUCTION RELATING TO THE CITY OF ARLINGTON STREETS, DRAINAGE, AND UTILITY SYSTEMS.
- 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 CONTRACT. 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. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23- TRAFFIC CONTROL SHALL APPLY.
- UTILITY CROSSINGS OF 172ND ST NE SHALL BE BY JACK & BORE UNLESS OTHERWISE APPROVED BY CITY OF ARLINGTON.

NPDES SWPPP NOTE

STORMWATER GENERAL PERMIT- 503-004207
THIS CONSTRUCTION PLAN SET, TOGETHER WITH THE ACCOMPANYING WRITTEN DRAINAGE ANALYSIS/SWPPP REPORT, CONSTITUTE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PER THE REQUIREMENTS OF SECTION II-4 OF D.O.E.'S PUGET SOUND STORMWATER MANAGEMENT MANUAL. CONTRACTOR SHALL SUBMIT NOTICE OF TERMINATION TO D.O.E. WHEN WORK IS COMPLETE AND SITE IS STABILIZED.

INTERIM IMPROVEMENTS

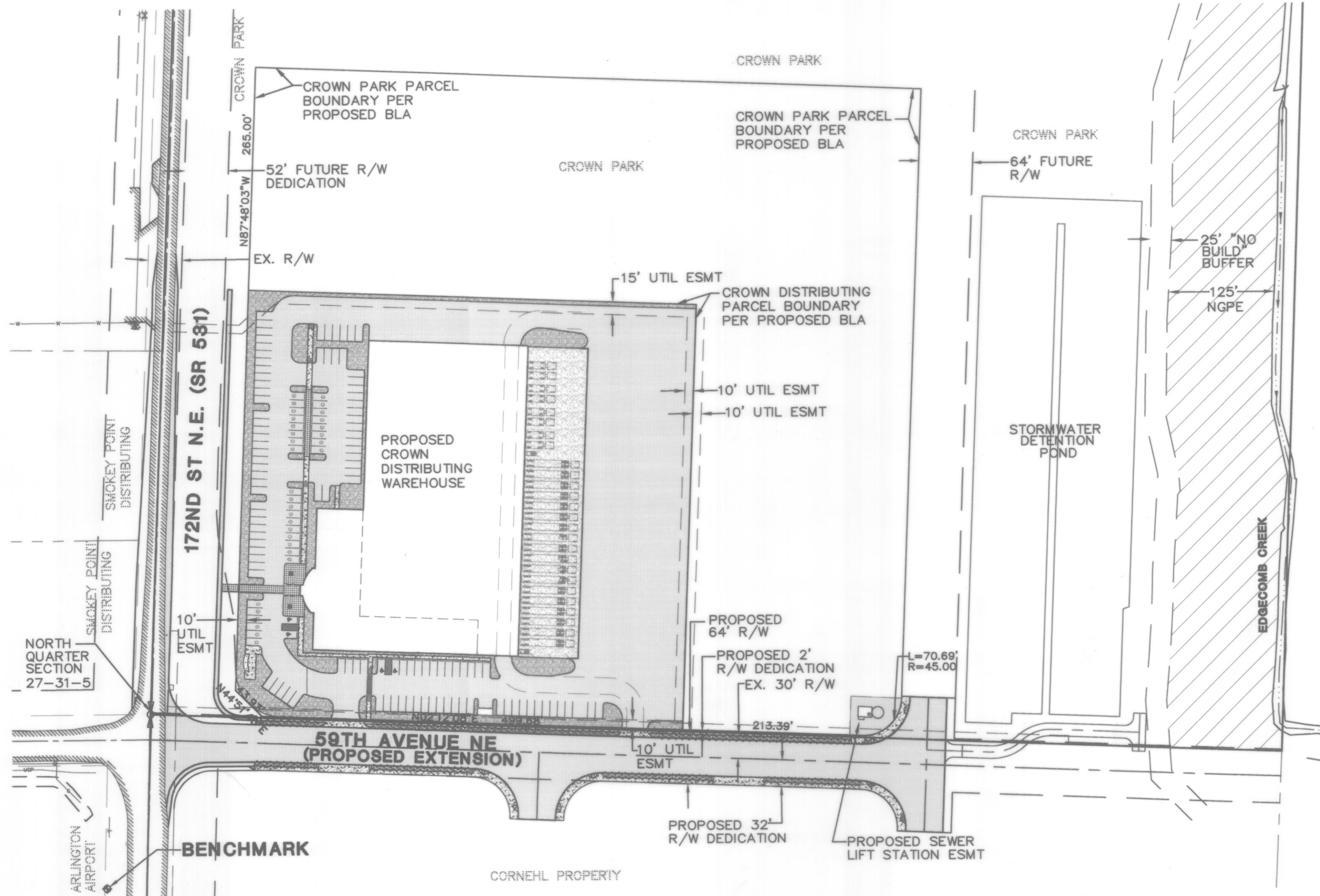
THE 172ND ST. NE RIGHT-OF-WAY IMPROVEMENTS SHOWN ON THIS PLAN ARE TEMPORARY PENDING FINALIZATION OF WSDOT'S SR 531 CORRIDOR IMPROVEMENT PLAN.

CROWN DISTRIBUTING BUILDING SITE WATER/SEWER CONNECTIONS

SEWER & WATER CONNECTIONS TO PROPOSED CROWN DISTRIBUTING FACILITY SHALL BE COORDINATED WITH ARCHITECT/MECHANICAL PLANS SUBMITTED SEPARATELY.

RELATED PLANS

SEE ALSO CONSTRUCTION PLANS PREPARED BY HIGA BURKHOLDER ASSOCIATES L.L.C.
• SITE DEVELOPMENT FOR CROWN DISTRIBUTING BUILDING



SITE PLAN
SCALE: 1"=100'

CONSTRUCTION SEQUENCE AND SCHEDULE

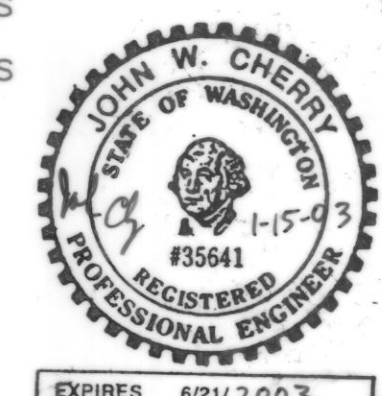
- SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH ARLINGTON PUBLIC WORKS (360-435-3811).
- INSTALL TEMPORARY EROSION CONTROL FACILITIES.
- CLEAR AND ROUGH GRADE SITE.
- STABILIZE DISTURBED SURFACES.
- INSTALL UTILITIES AND DRAINAGE FACILITIES.
- INSTALL LANDSCAPING AND PAVEMENT.
- REMOVE TEMPORARY EROSION CONTROL FACILITIES.

HYDRAULIC PROJECT APPROVAL

THIS PROJECT IS SUBJECT TO THE CONDITIONS DETAILED IN THE HYDRAULIC PROJECT APPROVAL #00-E8712-01 ISSUED JANUARY 12, 2001 BY WASHINGTON STATE DEPARTMENT OF FISHERIES. THE CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE H.P.A. ON SITE AT ALL TIMES AND TO OPERATE IN COMPLIANCE WITH ITS PROVISIONS.

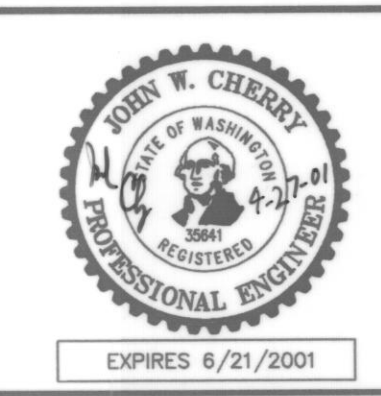
SHEET INDEX

SHEET 1	SITE PLAN	SHEET 9	WATER EXTENSION PLAN
SHEET 2	GRADING & T.E.S.C. PLAN	SHEET 10	SEWER EXTENSION PLAN
SHEET 3	T.E.S.C. NOTES & DETAILS	SHEET 11	SEWER EXTENSION PLAN PUMP STATION DETAIL
SHEET 4	172ND ST NE (SR 531) ROAD IMPROVEMENTS	SHEET 12	SEWER EXTENSION PLAN PUMP STATION NOTES & DETAILS
SHEET 5	59TH AVE NE PLAN & PROFILE	SHEET 13	SEWER EXTENSION PLAN PUMP HOUSE DETAILS
SHEET 6	STREET PLANTING NOTES AND DETAILS	SHEET 14	SEWER/PUMP STATION SPECIFICATIONS
SHEET 7	DRAINAGE NOTES AND DETAILS		
SHEET 8	DRAINAGE NOTES AND DETAILS		



AS-BUILT

JOHN W. CHERRY
HIGA BURKHOLDER ASSOCIATES, LLC
DATE: 1-15-03

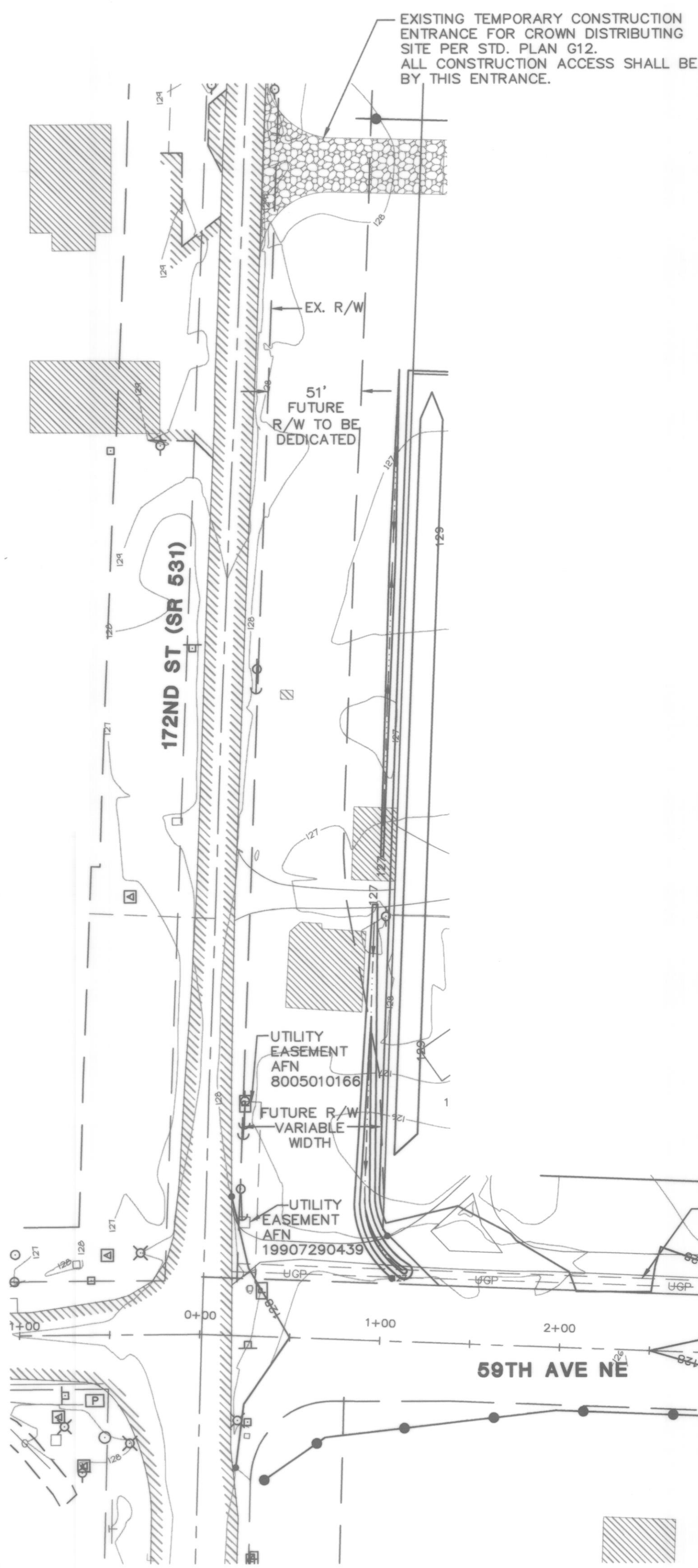


CITY OF ARLINGTON DEPARTMENT OF PUBLIC WORKS APPROVED FOR CONSTRUCTION
By: *[Signature]*
DATE: 4/30/01

DATE	REVISIONS	BY:	ISSUE DATE:
4/5/01	PER CITY REVIEW	JWC	DECEMBER 11, 2000
4/27/01	PER CITY REVIEW	JWC	DESIGNED BY: JWB, VLH, JWC, MAD
01/14/03	AS-BUILT SHEETS 5,7-11,13 AND AS-BUILT REVISION OF DISPERSION AREA DISCHARGE TO STREAM, SHEET 1 OF 1, ADDED AT END OF SET	PCM	DRAWN BY: RFA PLAN CHECK BY: JWC
7/02/03	AS-BUILT PER SEASON AND ROGERS ELECTRIC MARKUPS	PCM	1ST SUBMITTAL: 1/19/01
11/25/03	ADDED COA AS-BUILT APP. BLOCK	PCM	2ND SUBMITTAL: 4/06/01

**CONSTRUCTION PLANS
CROWN PARK, L.L.C.
STREET & DRAINAGE IMPROVEMENTS**

JOB NO. 1448
1/14



GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH CHAPTER A33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION).
2. PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.
3. THE SITE SOILS ARE GENERALLY CONSIDERED MOISTURE SENSITIVE AND AS SUCH ARE SUSCEPTIBLE TO DISTURBANCE BY CONSTRUCTION EQUIPMENT, PARTICULARLY DURING PERIODS OF WET WEATHER, THE GRADING CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO LIMIT SURFACE DISTURBANCE AND PROTECT THE SITE GRADING AREA FROM EXCESSIVE RUNOFF EROSION.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATTER.
5. AREAS TO RECEIVE FILL SHALL BE PROOFROLLED. ALL LOOSE AND SOFT AREAS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
6. ALL FILL MATERIALS USED SHALL BE FREE OF VEGETATION AND DELETERIOUS MATTER AND SHALL NOT CONTAIN ROCKS GREATER THAN SIX INCHES IN DIAMETER.
7. STRUCTURAL FILLS SHALL BE PLACED IN EIGHT TO TEN INCH THICK LOOSE HORIZONTAL LIFTS AND SPREAD UNIFORMLY.
8. AFTER EACH LIFT HAS BEEN SPREAD EVENLY, IT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR).
9. FIELD DENSITY TESTS (IF REQUIRED) WILL BE MADE BY A QUALIFIED SOILS ENGINEERING FIRM. DENSITY TESTS SHALL BE TAKEN AT OR JUST BELOW THE SURFACE AT THE FREQUENCY AND LOCATIONS DETERMINED BY THE SOILS ENGINEERING FIRM. WHEN THE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE SPECIFIED DENSITY, THE PARTICULAR SECTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

GRADING QUANTITIES

ROAD:
INCLUDES ESTIMATED 3400 CY TOPSOIL STRIPPED (18" DEPTH ASSUMED) AND REPLACED WITH STRUCTURAL FILL

CUT: 3413 CU. YDS
FILL: 6400 CU. YDS.

DETENTION POND
CUT: 17,000 CU. YDS.
FILL: 5000 CU. YDS.
2200 CU. YDS. QUARRY SPALLS

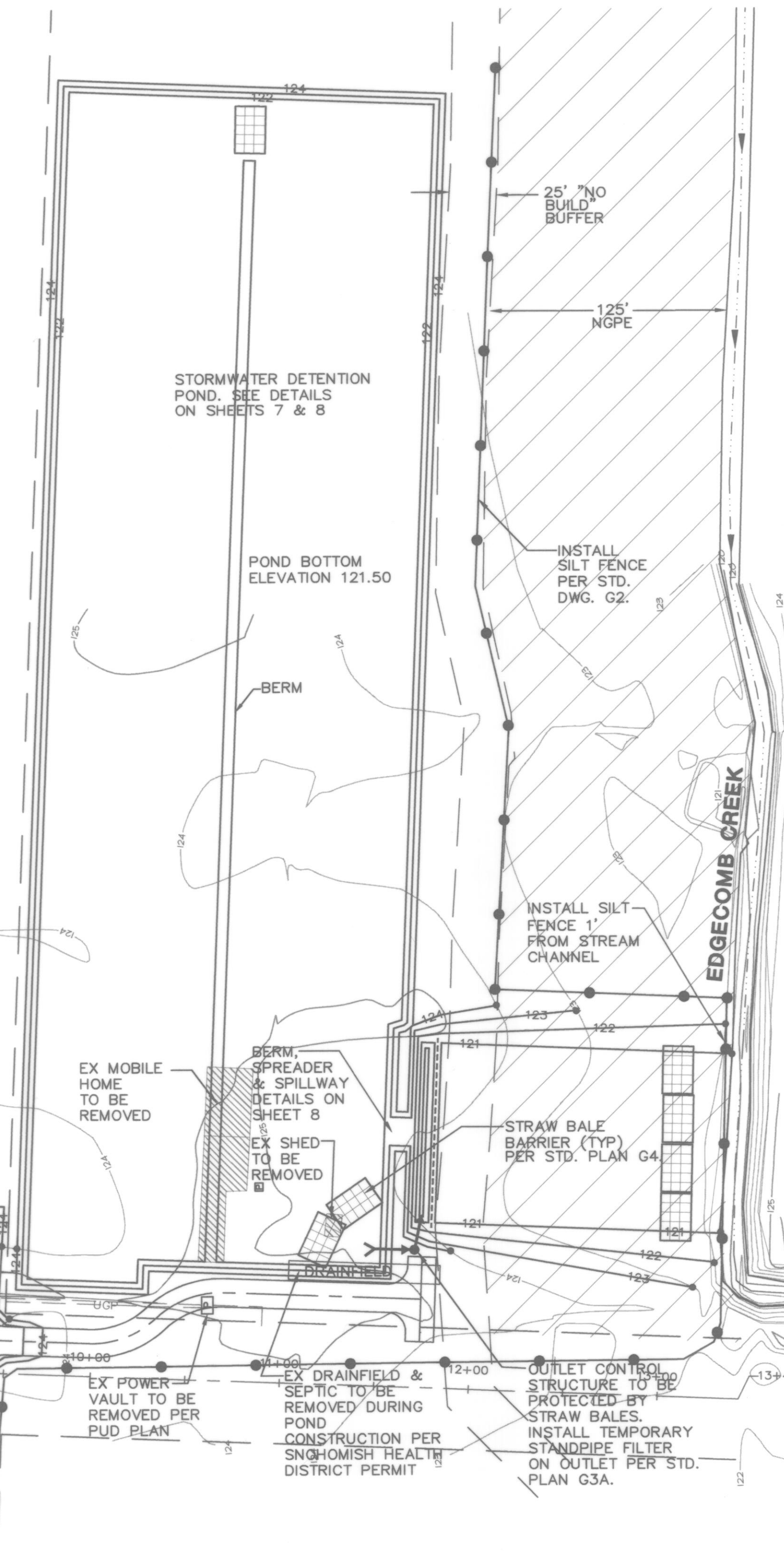
EXCESS CUT MATERIAL SHALL BE REMOVED TO APPROVED FILL SITE. QUANTITIES CALCULATED BY SOFTDESK GRID METHOD.

PROJECT NOTES

1. ALL T.E.S.C. FACILITIES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE DISTURBANCE.
2. QUANTITIES AND LOCATIONS OF T.E.S.C. FACILITIES MAY BE ADJUSTED IN THE FIELD AS SITE CONDITIONS DICTATE.
3. SITE IS NEARLY LEVEL AND DENSELY VEGETATED WITH PASTURE GRASS. WHERE FEASIBLE 300 FEET OR MORE FROM EDGEComb CREEK, DISPERSION OF SILT-LADEN RUNOFF INTO ADJACENT PASTURE IS PREFERABLE TO CONCENTRATING FLOWS. CONTRACTOR SHALL MONITOR DISPERSED FLOWS TO ENSURE SILT DOES NOT REACH CREEK.
4. CONTOURS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL DETERMINE APPROPRIATE SUB-GRADE ELEVATIONS.
5. FILL AREAS SHALL BE TAPERED TO EXISTING GROUND AT MAXIMUM SLOPE OF 3:1.
6. DEPTH OF TOPSOIL TO BE STRIPPED PRIOR TO FILL: 1-2 FEET.
7. SEE T.E.S.C. NOTES AND DETAILS ON SHEET 3.

DATUM BENCHMARK

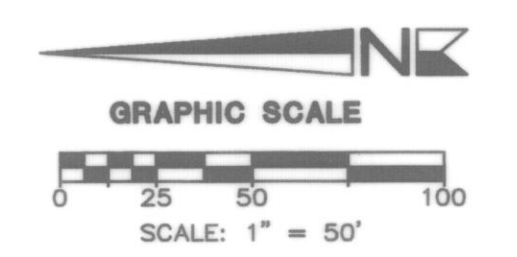
1. VERTICAL DATUM IS BASED ON A G.P.S. TIE TO W.S.D.O.T. MONUMENT DESIGNATION GP31531-163, AND IS THE PROJECT BENCHMARK LOCATED AS SHOWN ON SHEET 1. ELEVATION = 127.57' NAVD 88.
2. N.G.V.D. 29 CONVERSION IS N.A.V.D. - 3.73 FEET = N.G.V.D. 29.



AS-BUILT ACKNOWLEDGEMENT
BY: *[Signature]*
CITY ENGINEER
DATE: 1/8/04

NOTE: CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION BY INSTALLATION OF FABRIC FENCES OR STRAW BALE BARRIERS PER STD. PLAN G9.

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



HIGA ENGINEERING, INC.
1721 Hewitt Avenue, Suite 401
Everett, WA 98201
(425) 252-2826 fax: 252-9551

JOHN W. CHERRY
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 6/21/2001

**CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION**

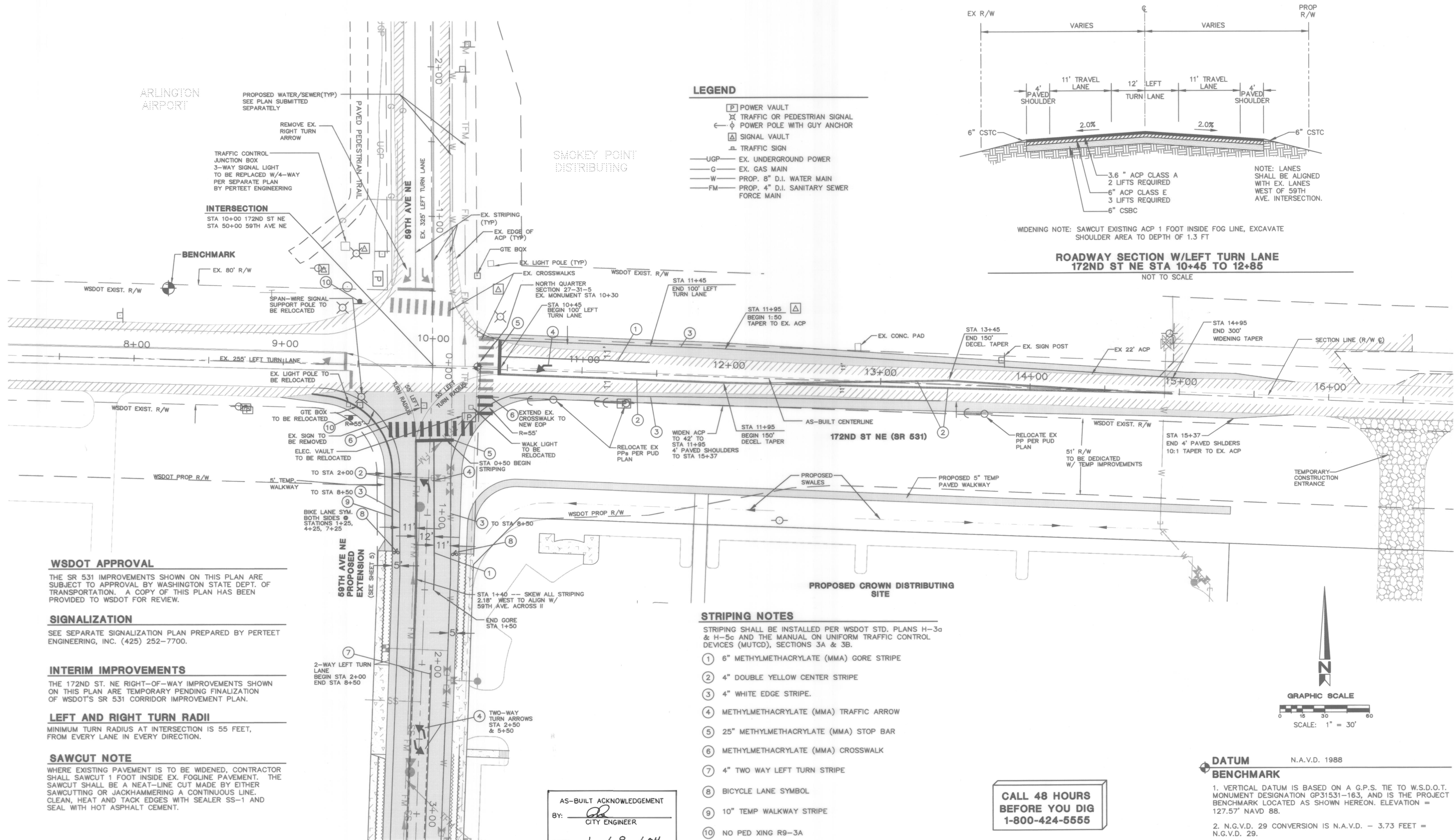
BY: *[Signature]*
DATE: 1/8/04

DATE	REVISIONS	BY:
4/5/01	PER CITY REVIEW	JWC

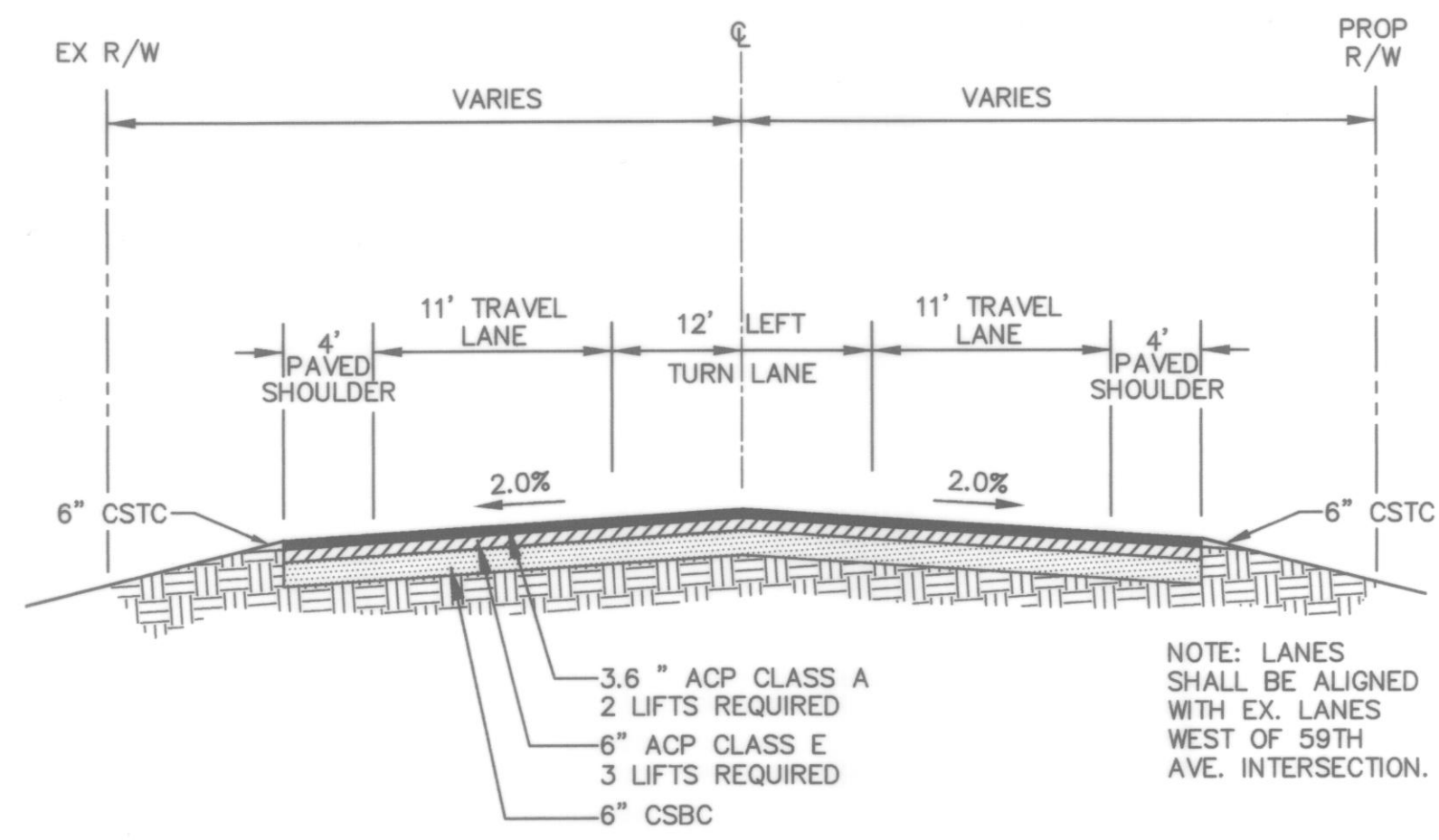
ISSUE DATE:	DECEMBER 11, 2000
DESIGNED BY:	JWB, VLH, JWC, MAD
DRAWN BY:	RFA
PLAN CHECK BY:	JWC
1ST SUBMITTAL:	1/19/01
2ND SUBMITTAL:	4/06/01

**CONSTRUCTION PLANS
CROWN PARK L.L.C.
GRADING & T.E.S.C. PLAN**

JOB NO.
1448
2
14



- LEGEND**
- [P] POWER VAULT
 - [X] TRAFFIC OR PEDESTRIAN SIGNAL
 - ⊕ POWER POLE WITH GUY ANCHOR
 - [A] SIGNAL VAULT
 - [T] TRAFFIC SIGN
 - UGP EX. UNDERGROUND POWER
 - G EX. GAS MAIN
 - W PROP. 8" D.I. WATER MAIN
 - FM PROP. 4" D.I. SANITARY SEWER FORCE MAIN



WIDENING NOTE: SAWCUT EXISTING ACP 1 FOOT INSIDE FOG LINE, EXCAVATE SHOULDER AREA TO DEPTH OF 1.3 FT

**ROADWAY SECTION W/LEFT TURN LANE
172ND ST NE STA 10+45 TO 12+85**
NOT TO SCALE

WSDOT APPROVAL

THE SR 531 IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO APPROVAL BY WASHINGTON STATE DEPT. OF TRANSPORTATION. A COPY OF THIS PLAN HAS BEEN PROVIDED TO WSDOT FOR REVIEW.

SIGNALIZATION

SEE SEPARATE SIGNALIZATION PLAN PREPARED BY PERTEET ENGINEERING, INC. (425) 252-7700.

INTERIM IMPROVEMENTS

THE 172ND ST. NE RIGHT-OF-WAY IMPROVEMENTS SHOWN ON THIS PLAN ARE TEMPORARY PENDING FINALIZATION OF WSDOT'S SR 531 CORRIDOR IMPROVEMENT PLAN.

LEFT AND RIGHT TURN RADII

MINIMUM TURN RADIUS AT INTERSECTION IS 55 FEET, FROM EVERY LANE IN EVERY DIRECTION.

SAWCUT NOTE

WHERE EXISTING PAVEMENT IS TO BE WIDENED, CONTRACTOR SHALL SAWCUT 1 FOOT INSIDE EX. FOGLINE PAVEMENT. THE SAWCUT SHALL BE A NEAT-LINE CUT MADE BY EITHER SAWCUTTING OR JACKHAMMERING A CONTINUOUS LINE. CLEAN, HEAT AND TACK EDGES WITH SEALER SS-1 AND SEAL WITH HOT ASPHALT CEMENT.

STRIPING NOTES

STRIPING SHALL BE INSTALLED PER WSDOT STD. PLANS H-3a & H-5c AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), SECTIONS 3A & 3B.

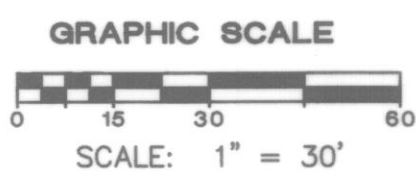
- 1 6" METHYLMETHACRYLATE (MMA) GORE STRIPE
- 2 4" DOUBLE YELLOW CENTER STRIPE
- 3 4" WHITE EDGE STRIPE.
- 4 METHYLMETHACRYLATE (MMA) TRAFFIC ARROW
- 5 25" METHYLMETHACRYLATE (MMA) STOP BAR
- 6 METHYLMETHACRYLATE (MMA) CROSSWALK
- 7 4" TWO WAY LEFT TURN STRIPE
- 8 BICYCLE LANE SYMBOL
- 9 10" TEMP WALKWAY STRIPE
- 10 NO PED XING R9-3A

AS-BUILT ACKNOWLEDGEMENT
BY: *[Signature]*
CITY ENGINEER
DATE: 1/18/04

**CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555**

DATUM BENCHMARK

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HIGA ENGINEERING, INC.
1721 Hewitt Avenue, Suite 401
Everett, WA 98201
(425) 252-2826 fax: 252-9551

JOHN W. CHERRY
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 6/21/2001

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.

**CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION**
BY: *[Signature]*
DATE: 4/30/01

DATE	REVISIONS	BY:
4/6/01	PER CITY REVISION	JWC

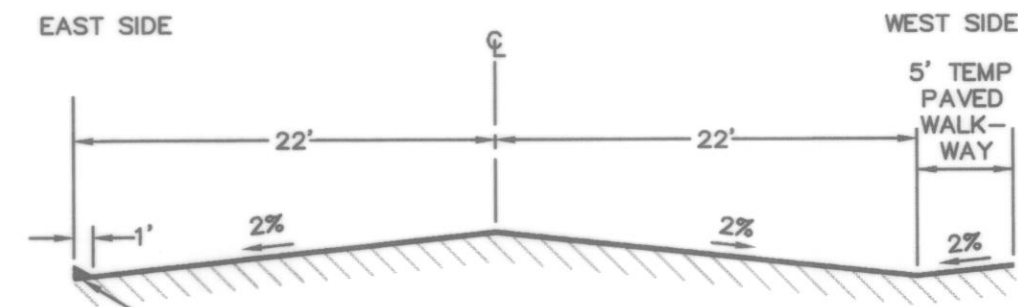
PLAN DATE: DECEMBER 11, 2000
DESIGNED BY: JWC, WNH
DRAWN BY: RFA
PLAN CHECK BY: JWC
1ST SUBMITTAL: 1/19/01
2ND SUBMITTAL: 4/06/01

**CONSTRUCTION PLANS FOR
CROWN PARK, L.L.C.
172ND ST NE (SR 531)
ROAD IMPROVEMENTS**

JOB NO.
1448
4
14
REF: CRPRK-C.DWG

STRIPING PLAN

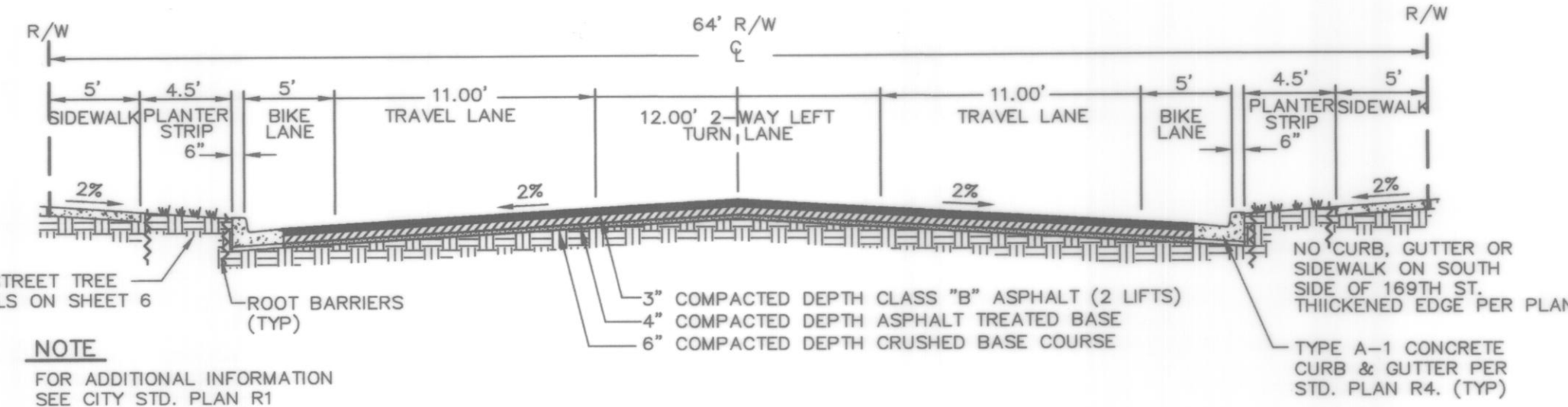
SEE CHANNELIZATION PLAN ON SHEET 4. ALL STRIPING ENDS AT STA 8+50



NOTES:
CHANNEL TEMPORARY ACP AT ENDS OF SIDEWALK TO DRAIN INTO GUTTERS AT STA 1+25. WEST WALKWAY EXTENDS FULL LENGTH AROUND RETURN TO MEET WIDE SHOULDER ON 172ND. NORTH OF STA 0+50, WARP PAVEMENT TO ELIMINATE SURFACE CHANNEL.

TEMPORARY PAVEMENT EDGES - STA 0+50 TO 1+25

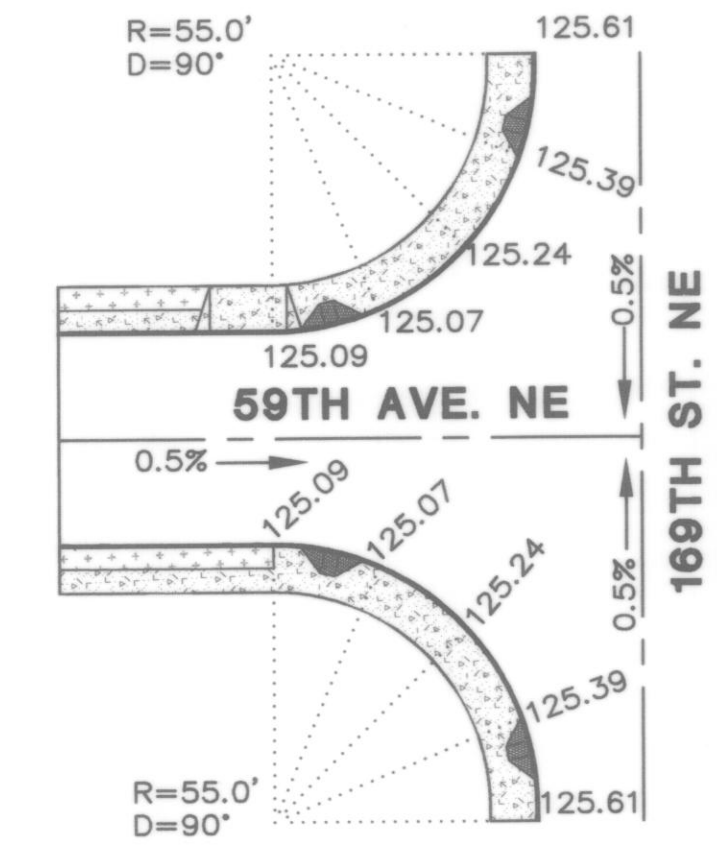
NOT TO SCALE



NOTE:
FOR ADDITIONAL INFORMATION SEE CITY STD. PLAN R1

59TH AVE. NE - 169TH ST. NE - 170TH PL. NE

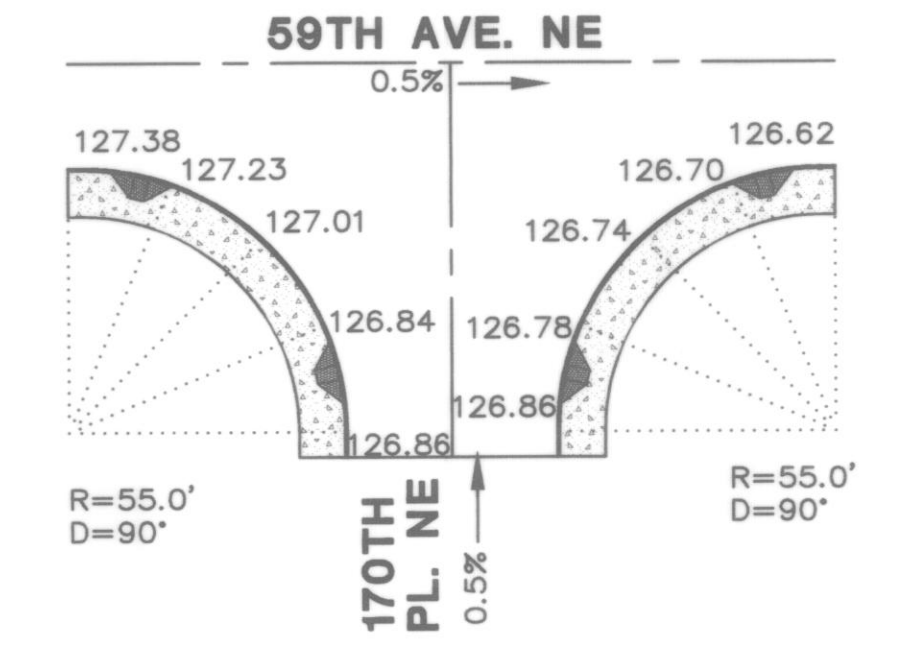
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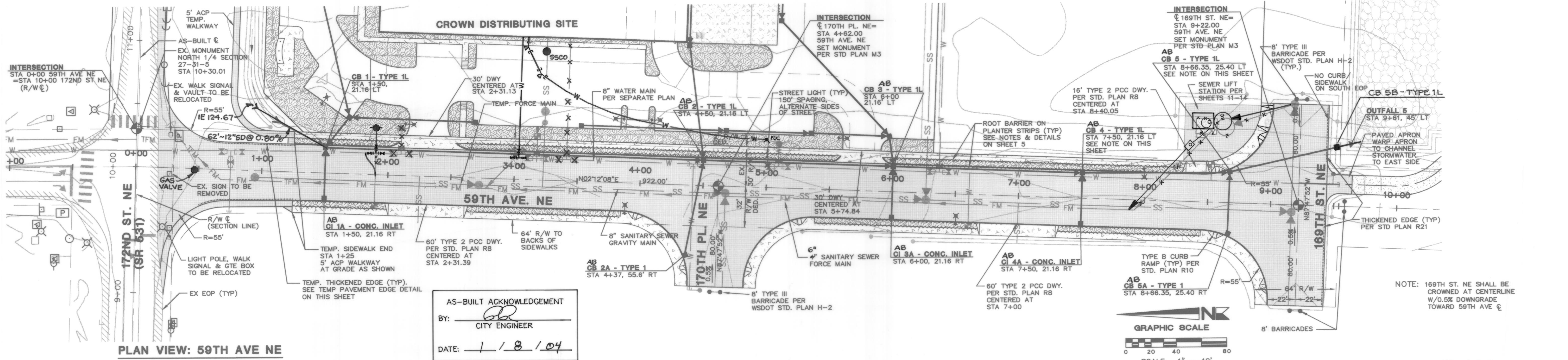
59TH AVE. NE & 169TH ST. NE

CURB RETURN ELEVATION DETAILS

SCALE: 1"=40'

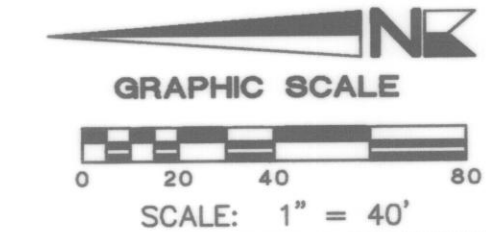


59TH AVE. NE & 170TH PL. NE

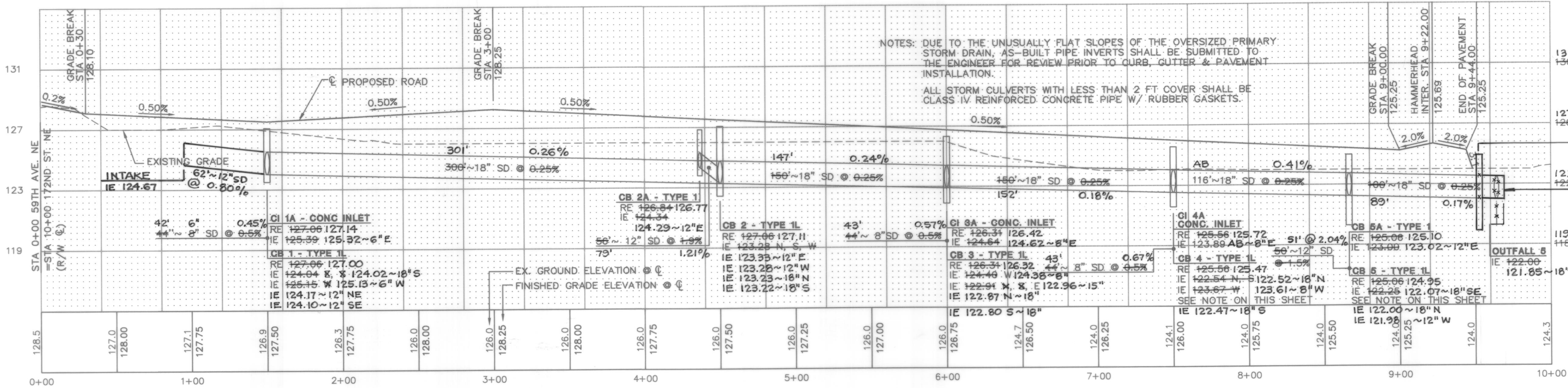


PLAN VIEW: 59TH AVE NE

AS-BUILT ACKNOWLEDGEMENT
BY: *[Signature]*
CITY ENGINEER
DATE: 1/8/04



NOTE: 169TH ST. NE SHALL BE CROWNED AT CENTERLINE W/0.5% DOWNGRADE TOWARD 59TH AVE E



59TH AVENUE NE CENTERLINE PROFILE

SCALE: 1"=40' HORIZ., 4' VERT.

NOTES: DUE TO THE UNUSUALLY FLAT SLOPES OF THE OVERSIZED PRIMARY STORM DRAIN, AS-BUILT PIPE INVERTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CURB, GUTTER & PAVEMENT INSTALLATION.
ALL STORM CULVERTS WITH LESS THAN 2 FT COVER SHALL BE CLASS-IV REINFORCED CONCRETE PIPE W/ RUBBER GASKETS.

CBs 4 & 5
CBs 4 & 5 SHALL HAVE A MINIMUM 36" CATCH BELOW THE OUTLET. THESE CBs ALSO SHALL BE FITTED WITH VERTICALLY-ORIENTED OIL SEPARATION TEES AND OIL-ABSORBENT PILLOWS.

CB 5B - TYPE 1L
RE 124.92
IE 121.94 ~ 18" SE
IE 121.92 ~ 18" NW
16" ~ 18" SD @ 0.56%

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

HIGA ENGINEERING, INC.
1721 Hewitt Avenue, Suite 401
Everett, WA 98201
(425) 252-2826 fax: 252-9551

OWEN W. CHERRY
PROFESSIONAL ENGINEER
EXPIRES 6/21/2001

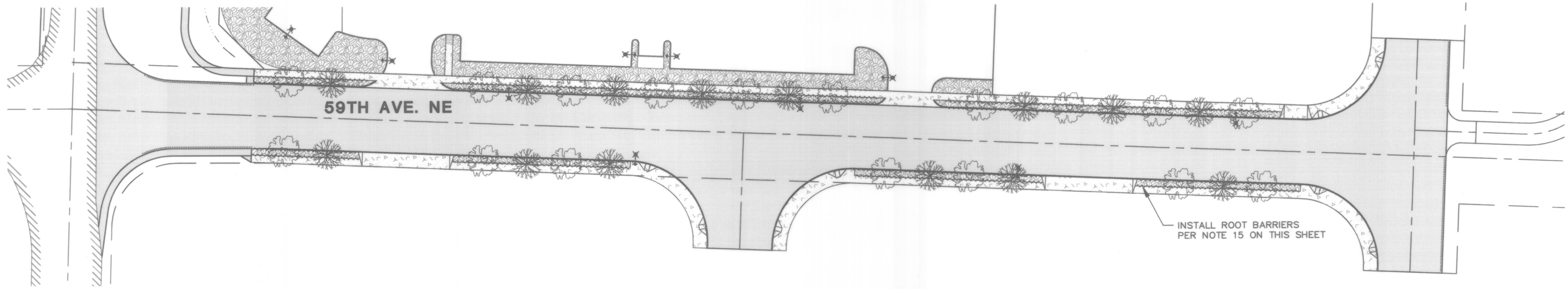
NOTE
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CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
RCP may be replaced w/ D.I for Storm
BY: *[Signature]*
DATE: 4/30/01

DATE	REVISIONS	BY:	PLAN DATE:
4/6/01	PER CITY REVIEW	JWC	DECEMBER 11, 2000
4/26/01	PER CITY REVIEW	JWC	DESIGNED BY: JWC, WNH
6/26/02	AS-BUILT	PCM	DRAWN BY: RFA
7/02/03	AS-BUILT PER SEACON AND ROGERS ELECTRIC MARKUPS	PCM	PLAN CHECK BY: JWC
12/4/03	AS-BUILT PER CITY REVIEW	PCM	1ST SUBMITTAL: 1/19/01
			2ND SUBMITTAL: 4/06/01

CONSTRUCTION PLANS FOR CROWN PARK, L.L.C. 59TH AVENUE NE PLAN AND PROFILE

JOB NO. 1448
5/14



MAINTENANCE NOTES

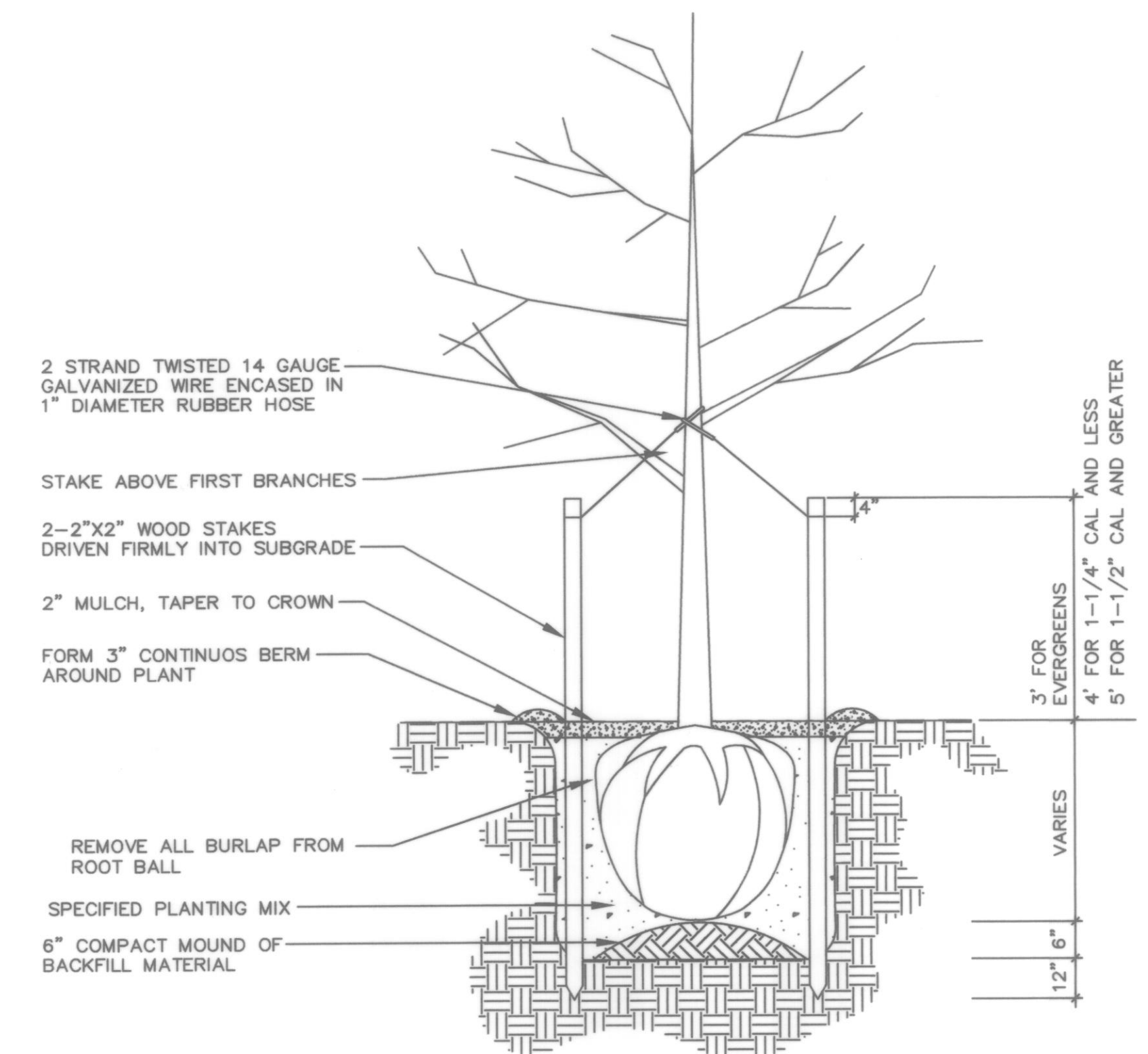
1. HAND WATERING OF PLANTS SHALL BE DONE AS NEEDED FOR PLANT SURVIVAL, UNLESS OTHERWISE NOTED ON PLANTING PLAN.
2. ALL NON-NATIVE / UNDESIRABLE PLANTS (BLACKBERRY, SCOTCH BROOM, REED CANARY GRASS, ETC.) THAT MAY INHIBIT THE GROWTH OF NEW PLANTINGS, SHALL BE REMOVED FROM THE AREA.
3. THE BARK MULCH AREAS SHALL REMAIN FREE OF WEEDS AND COMPETING PLANTS TO ENSURE OPTIMUM GROWTH.

PLANTING AND CONSTRUCTION NOTES

1. FOR MORE DETAILED SPECIFICATION, SEE CROWN DISTRIBUTING BUILDING PLANTING AND LANDSCAPE SPECIFICATIONS SUBMITTED SEPARATELY.
2. IT IS PERMISSIBLE TO SUBSTITUTE BARE ROOT STOCK FOR THE INDICATED SPECIES. BARE ROOT STOCK WILL BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE DESIGNER, INSTALLED IN THE APPROPRIATE SEASON AND INSTALLED AT A RATIO OF 3:2.
3. ALL TREES OVER 4' IN HEIGHT SHALL BE STAKED.
4. ROOT MASSES OF CONTAINERIZED STOCK SHOULD BE "SCORED" WITH A SHARP OBJECT TO INSURE THE PLANTS WILL NOT BECOME ROOT BOUND.
5. PLANTING PITS WILL RECEIVE AN APPLICATION OF 4-2-2 TRANSPLANT FERTILIZER.
6. AFTER PLANTING, IMMEDIATELY SATURATE ALL PLANTING PITS, TO ELIMINATE AIR POCKETS, AND FACILITATE SETTling OF BACKFILL MATERIAL.
7. ALL PLANTS SHALL BE MARKED WITH BIODEGRADABLE SURVEY FLAGGING TO FACILITATE FUTURE MONITORING.
8. PLANTING DATES: OCTOBER 1 THROUGH APRIL 15.
9. SHRUBS, LIVING GROUND COVERS AND LAWNS CAN BE SELECTED FROM THE PLANT SCHEDULE LIST OF SHRUBS AND GROUND COVER, BUT MUST MEET THE FOLLOWING SPACING AND COVERAGE CRITERIA:
 - A) SHRUBS AND GROUND COVERS CAN BE INTERCHANGED, BUT ONE OF THE OTHER MUST BE PLANTED TO ATTAIN A COVERAGE OF 90 PERCENT WITHIN THREE YEARS OF PLANTING.
 - B) SHRUBS SHALL BE PLANTED AT AT DENSITY OF 5 SHRUBS PER 100 SQUARE FEET.
 - C) GROUND COVERS SHALL BE PLANTED AS FOLLOWS:
 - (i) TWO AND ONE HALF (2.5) INCH POTS TWELVE INCHES ON CENTER.
 - (ii) FOUR (4) INCH POTS EIGHTEEN INCHES ON CENTER.
 - D) LAWNS MAY BE USED FOR UP TO 75 PERCENT OF REQUIRED GROUND COVER.
10. LOCATION OF STREET LIGHTS ARE CONCEPTUAL ONLY. SNOHOMISH COUNTY P.U.D. NO. 1 WILL PROVIDE PLAN.
11. STREET TREES SHALL BE LOCATED EVERY 30' ON CENTER.
12. DO NOT LOCATE STREET TREES WITHIN 30' OF ANY ROAD INTERSECTION.
13. INSTALL STREET TREES WITHIN DESIGNATED PLANTING STRIP.
14. STREET TREES TO BE INSTALLED AFTER SITE WORK IS DONE, INCLUDING ROADS, UTILITIES, DRIVEWAYS, ETC.
15. ROOT BARRIERS SHALL BE INSTALLED AT BOTH EDGES OF ALL PLANTER STRIPS. BARRIERS SHALL BE CENTURY ROOT BARRIERS, 18" WIDE ROLLS, OR EQUAL.

PLANT SCHEDULE AND LEGEND

SYMBOL	TREES		SIZE		SPACING
	SCIENTIFIC (COMMON NAME)		INSTALLED	MATURE	
	ACER PLATANOIDES (CRIMSON KING/NORWAY MAPLE)		1.5" DIA, 6' HT.	50'	30' O/C
	BETULA PAPYRIFERA (CANOE BIRCH)		1.5" DIA, 6' HT.	50'	30' O/C
	GROUND COVER				
	PARKING ILLUMINATION				



TREE PLANTING DETAIL

NOT TO SCALE

AS-BUILT ACKNOWLEDGEMENT
 BY:
 CITY ENGINEER
 DATE: 1/8/04

HIGA
 ENGINEERING, INC.
 1721 Hewitt Avenue, Suite 401
 Everett, WA 98201
 (425) 252-2826 fax: 252-9551

JOHN W. CHERRET
 STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 EXPIRES 6/21/2001

CITY OF ARLINGTON
 DEPARTMENT OF PUBLIC WORKS
 APPROVED FOR CONSTRUCTION
 BY:
 DATE: 4/30/01

DATE	REVISIONS	BY:
4/26/01	PER CITY REVIEW	JWC

ISSUE DATE: DECEMBER 11, 2000
 DESIGNED BY: JWB, VLH, JWC, MAD
 DRAWN BY: RFA
 PLAN CHECK BY: JWC
 1ST SUBMITTAL: 1/19/01
 2ND SUBMITTAL: 4/06/01

CONSTRUCTION PLANS
CROWN PARK L.L.C.
LANDSCAPE NOTES AND DETAILS

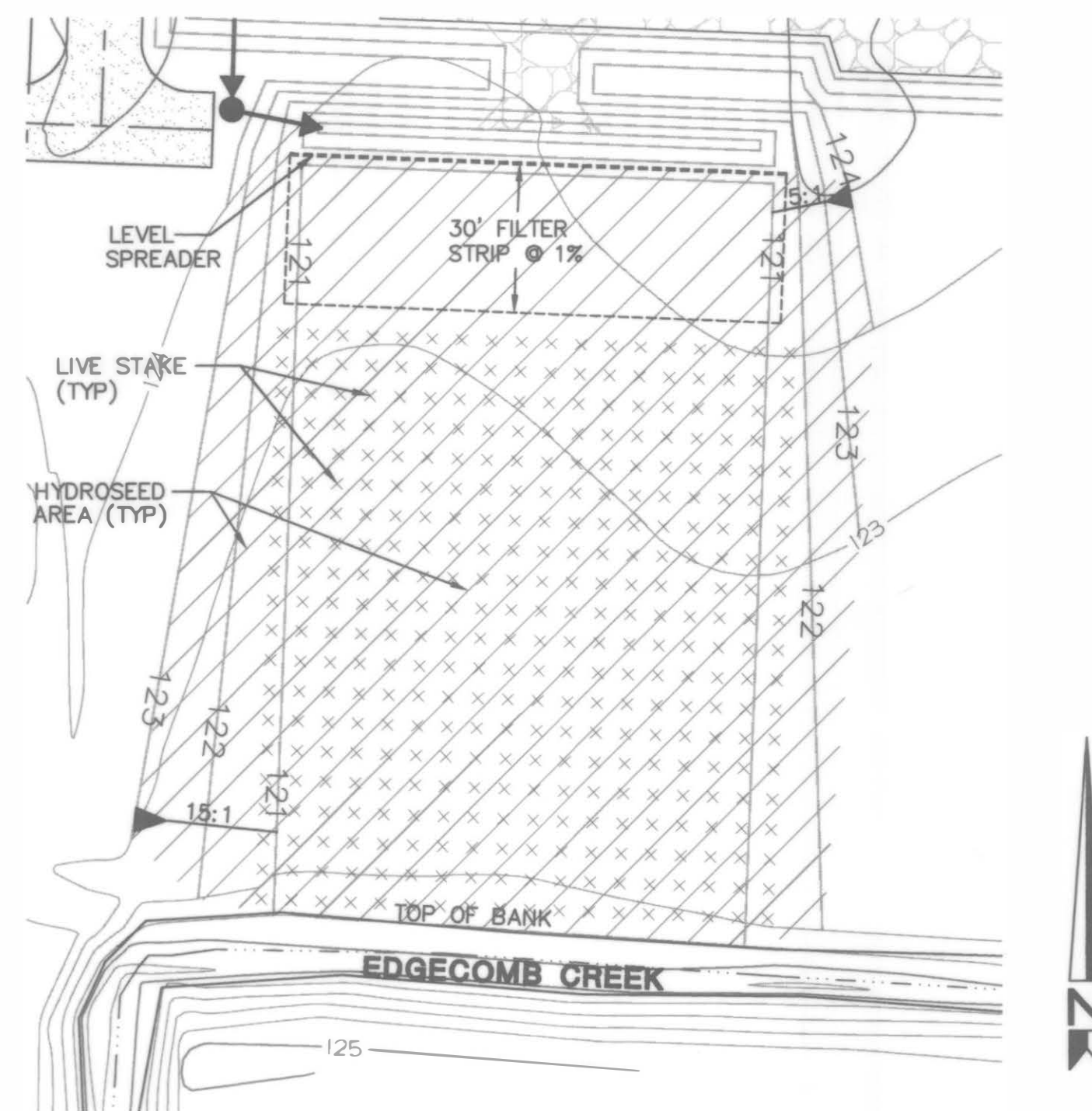
JOB NO.
1448
6
14

CATTAIL RINGS

- CATTAILS SHALL BE PLANTED AT THE TWO STORMWATER OUTFALLS IN THE DETENTION POND.
- CATTAILS (TYPHA LATIFOLIA) SHALL BE PLANTED IN THREE CONCENTRIC RINGS EVENLY SPACED BETWEEN 12 AND 20 FEET FROM THE OUTFALLS.
- QUARRY SPALLS SHALL BE CLEARED (ONE FOOT WIDTH) FROM THE ENTIRE LENGTH OF EACH RING.
- PLANT RHIZOME CUTTINGS 4 FT. O.C. IN CLEARED RINGS.
- ESTIMATED TOTAL PLANTINGS IN BOTH AREAS: 60.

FLOW DISPERSAL AREA CONSTRUCTION SEQUENCE

- INSTALL SILT FENCE 1 FT. FROM TOP OF BANK AT EDGECOMB CREEK AS SHOWN ON T.E.S.C. PLAN.
- STRIP & REMOVE TOP 6" OF EXISTING TOPSOIL, INCLUDING REED CANARY GRASS ROOTS, OVER 100' x 150' FLOW DISPERSAL AREA. STRIP & STOCKPILE REMAINDER OF EXISTING TOPSOIL.
- EXCAVATE SANDY SUBSOIL TO MINIMUM DEPTH OF 1 FT. BELOW FINISHED GRADE.
- REPLACE REED CANARY GRASS-FREE NATIVE TOPSOIL TO GRADE, AUGMENTED WITH TOPSOIL STRIPPED ELSEWHERE ON SITE.
- FINAL GRADE SHALL BE 1% FOR 30 FT. (VEGETATED FILTER STRIP) IMMEDIATELY SOUTH OF SPREADER. REMAINDER SHALL BE LEVELED AT 121.00 BETWEEN FILTER STRIP AND CREEK. SIDE SLOPES OF DISPERSAL AREA SHALL BE 5:1 AT SPREADER, FLATTENING TO 15:1 NEAR CREEK.
- DISPERSAL AREA SHALL BE PLANTED PER PLAN ON THIS SHEET. NO TREES OR SHRUBS SHALL BE PLANTED IN 30-FT. FILTER STRIP. SILT FENCE SHALL BE REMOVED ONLY AFTER VEGETATION IS ESTABLISHED AND SOIL IS STABILIZED.



LEGEND

- LIVE STAKE PLANTING LOCATIONS (SEE PLANTING NOTE 1)
- AREA TO BE HYDROSEEDED (SEE PLANTING NOTE 2)

FLOW DISPERSAL AREA PLANTING PLAN

SCALE: 1"=30'

STORM DRAINAGE NOTES

- ALL STORM SEWER PIPE SHALL CONFORM WITH SECTION 5 OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE INSPECTOR THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACK-FILLED WITH A GRAVEL MATERIAL TO SUPPORT THE PIPE.
- THE BACK FILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6", MAXIMUM DEPTH 8"-9", THOROUGHLY STAMPING EACH LAYER. THESE COMPACTED LAYERS MUST EXTEND FOR ONE DIAMETER ON EACH SIDE OF THE PIPE OR TO THE SIDE OF THE TRENCH. MATERIALS TO COMPLETE THIS FILL OVER PIPE SHALL BE THE SAME AS DESCRIBED. (REFER TO WSDOT STANDARD SPECIFICATIONS 7-04.3(3) AND 2-03.2(14)C, METHOD B & C).
- CATCH BASIN OFFSETS ARE MEASURED TO CENTER OF GRATE.
- ALL CATCH BASINS SHALL BE TYPE 1 PER SD 2, EXCEPT AS OTHERWISE NOTED.
- ALL CATCH BASINS WITH A DEPTH OVER 5.0 FEET TO THE FLOW LINE SHALL BE A TYPE II CB OR LARGER (MANHOLE).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES TO GRADE JUST PRIOR TO POURING CURBS AND PAVING.
- CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL 5435, LOCKING TYPE OR EQUAL.
- ALL STORM SEWER WITH LESS THAN TWO FEET COVER SHALL BE CLASS IV REINFORCED CONCRETE PIPE WITH RUBBER GASKETS. WHERE GREATER THAN TWO FEET COVER EXISTS, CORRUGATED POLYETHYLENE PIPE MAY BE SUBSTITUTED. THE MATERIAL SUPPLIED UNDER THIS SPECIFICATION SHALL BE HIGH-DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE AND SHALL BE MANUFACTURED IN CONFORMITY WITH THE LATEST AASHTO SPECIFICATIONS OR M 294 TYPE S AND THE MATERIAL COMPOUND SHALL CONFORM TO AASHTO M 294. COUPLERS SHALL COVER NOT LESS THAN ONE FULL CORRUGATION ON EACH ANNULAR SECTION OF PIPE AND PASS THE WSDOT STANDARD SPECIFICATION SECTION 7-04.3(4)D LOW PRESSURE AIR TEST FOR STORM SEWERS.
- GALVANIZED STEEL PIPE SHALL HAVE TYPE 1 ASPHALT COATING. ALUMINIZED PIPE DOES NOT REQUIRE COATING.
- STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO ARLINGTON PUBLIC WORKS ACCEPTANCE.

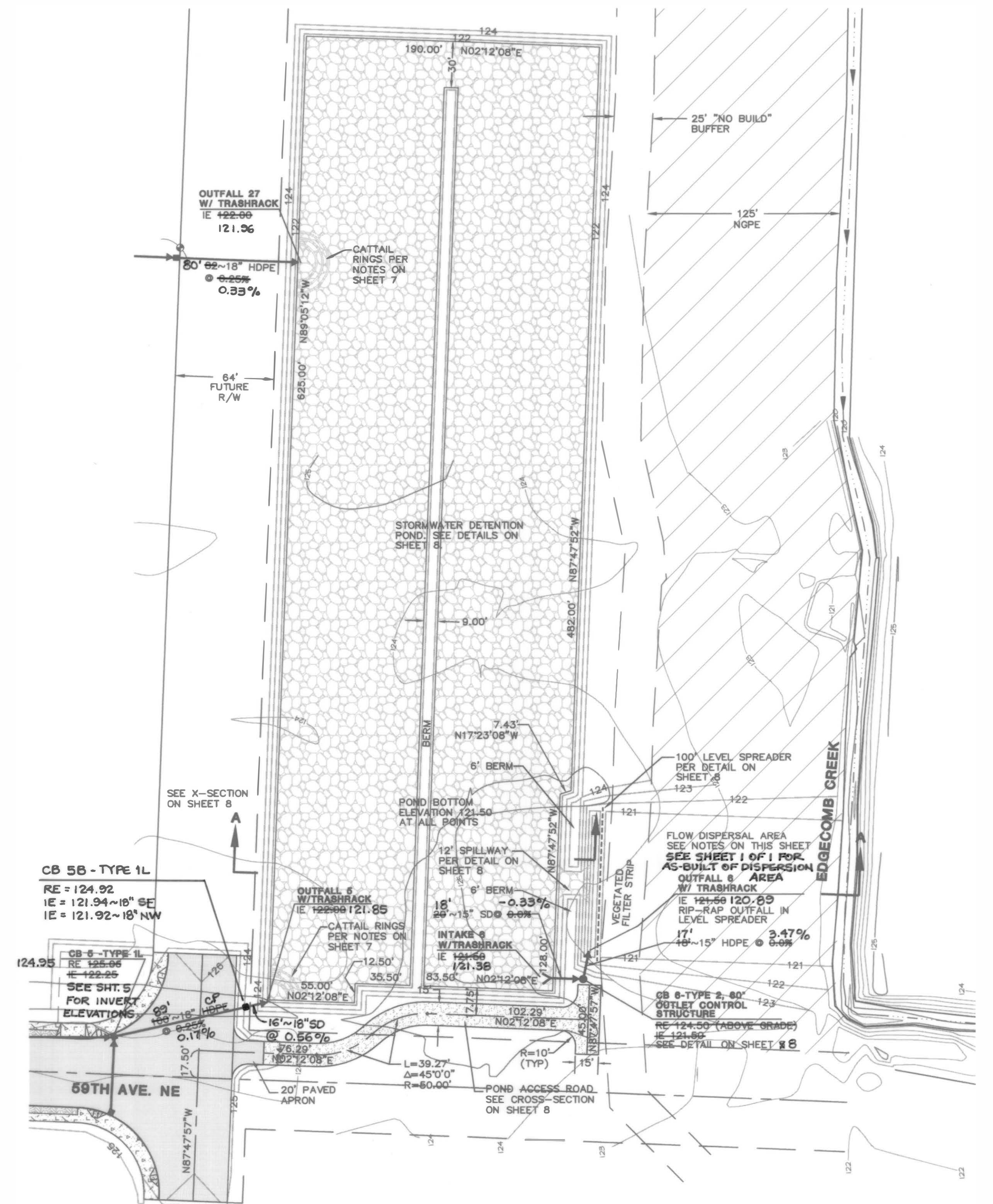
FLOW DISPERSAL AREA PLANTING NOTES

- LIVE STAKES SHOULD BE AT LEAST TWO (2) FEET IN LENGTH AND SHALL BE PLANTED SIX (6) FEET ON CENTER THROUGHOUT THE PICTURED AREA (SEE PLANTING PLAN)
- AFTER PLANTING LIVE STAKES, HYDROSEED ENTIRE DISTURBED AREA AT FOUR POUNDS OF SEED MIX PER 1000 SQUARE FEET.
- PLEASE REFER TO PLANTING & MAINTENANCE NOTES ON SHEET 6 FOR ADDITIONAL REQUIREMENTS.

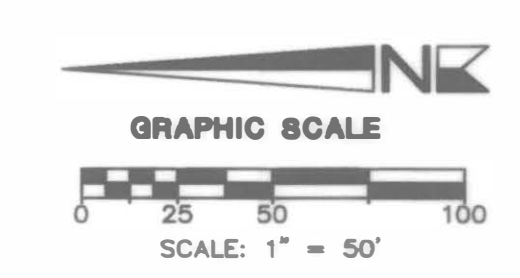
PLANTING LIST

DISPERSAL AREA HYDROSEED MIX	
60-70%	TALL FESCUE
10-15%	SEASIDE/COLONIAL BENTGRASS
10-15%	MEADOW FOXTAIL
6-10%	ALSIKE CLOVER
1-5%	MARSHFIELD DIG TREFOIL
1-6%	REDFOP

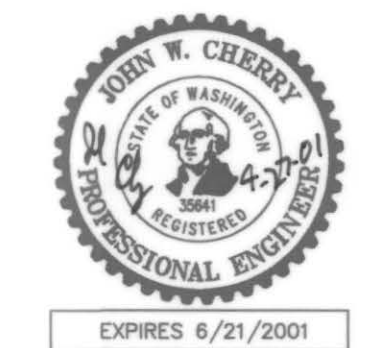
LIVE STAKE SHRUBS	
SITA WILLOW	SALIX SITCHENSIS
REDTWG DOGWOOD	CORNUS ALBA
BLACK HAWTHORN	CRATAEGUS DOUGLASII



**CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555**



AS-BUILT ACKNOWLEDGEMENT
BY: *[Signature]*
CITY ENGINEER
DATE: 1/8/04



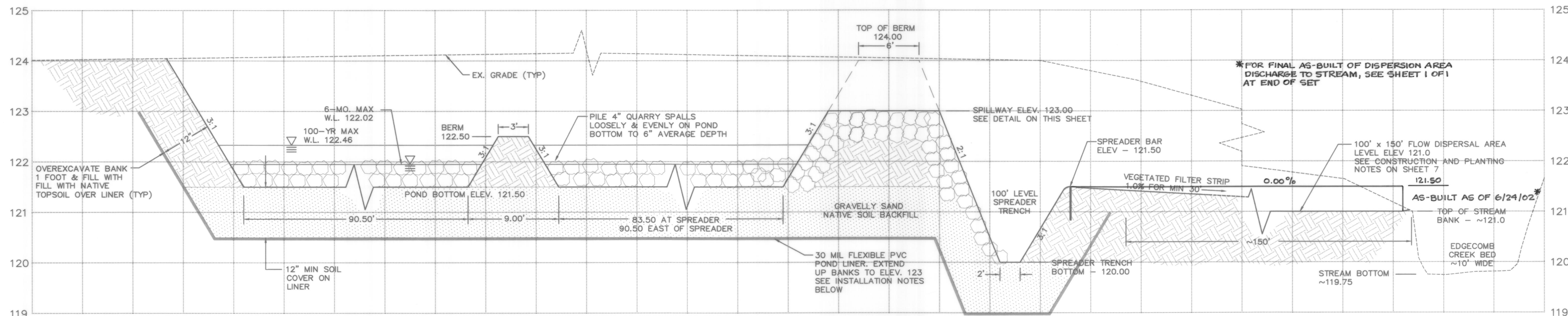
CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
BY: *[Signature]*
DATE: 4/20/01

DATE	REVISIONS	BY:
4/6/01	PER CITY REVIEW	JWC
4/26/01	PER CITY REVIEW	JWC
7/09/02	AS-BUILT	PCM

ISSUE DATE: DECEMBER 11, 2000
DESIGNED BY: JWB, VLH, JWC, MAD
DRAWN BY: RFA
PLAN CHECK BY: JWC
1ST SUBMITTAL: 1/19/01
2ND SUBMITTAL: 4/06/01

**CONSTRUCTION PLANS
CROWN PARK L.L.C.
DRAINAGE NOTES AND DETAILS**

JOB NO. 1448
7/14

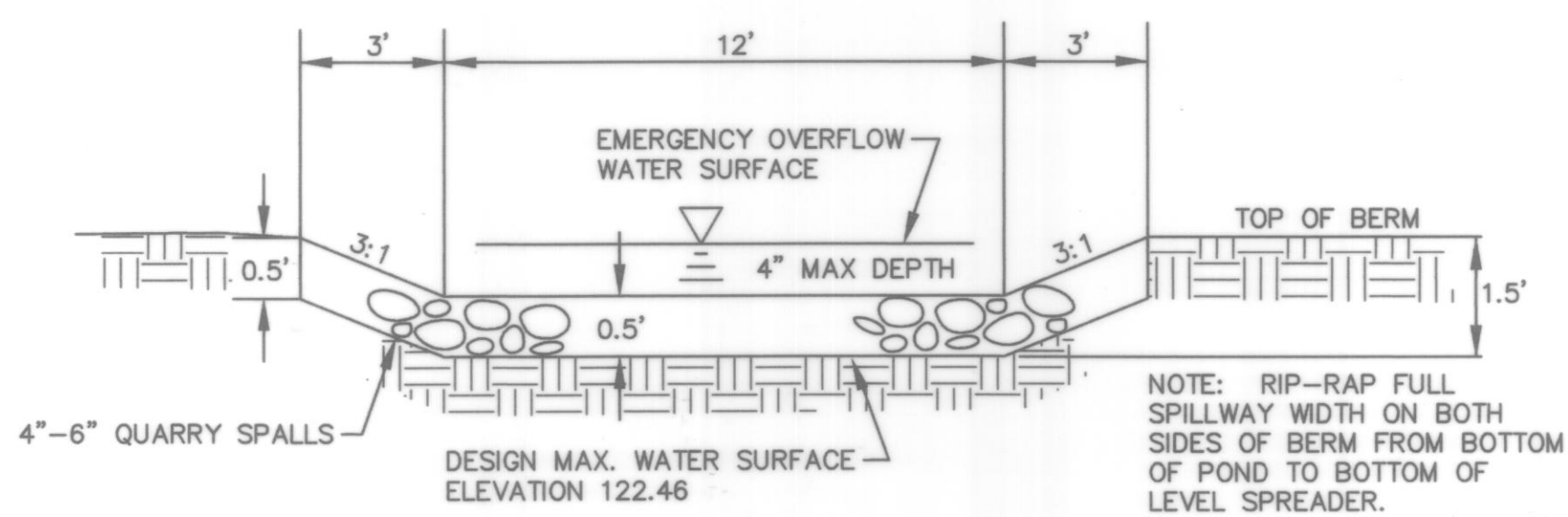


TYPICAL POND CROSS-SECTION A-A

SCALE: 1" = 5' HORIZ.
1" = 1' VERT.

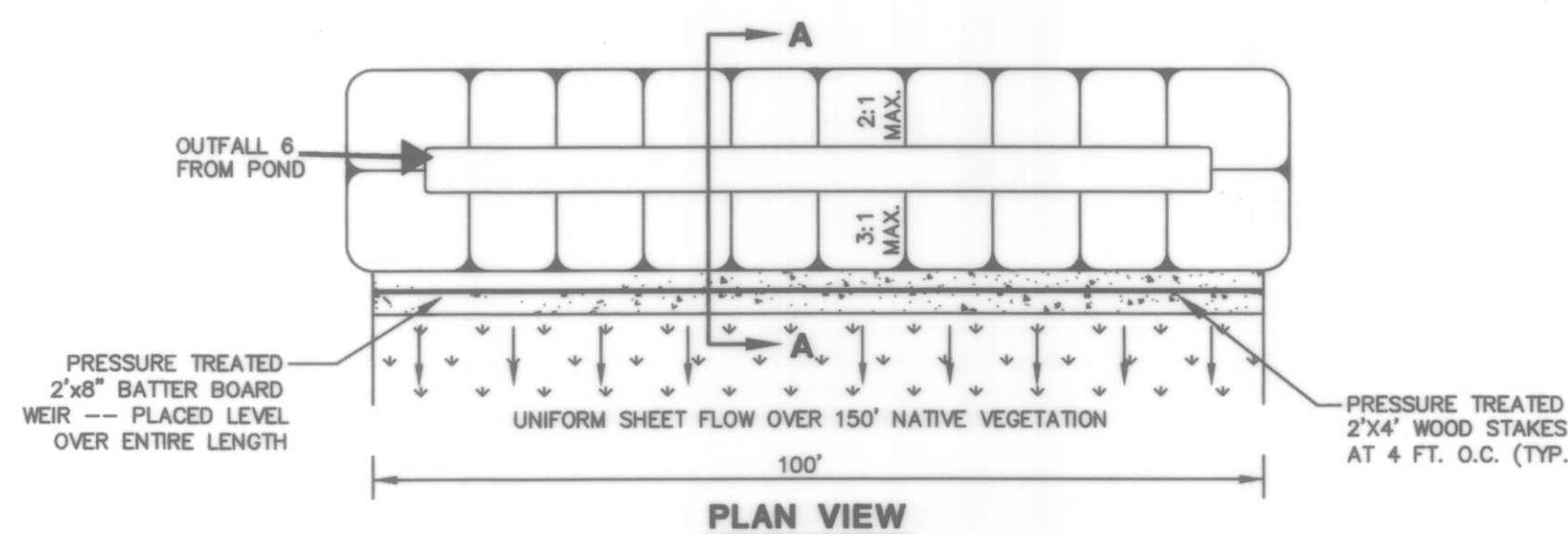
POND LINER INSTALLATION NOTES

1. LINER SHALL BE 30 MIL FLEXIBLE PVC FILM AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. MINIMUM OVERLAP SHALL BE 4 FEET OR AS RECOMMENDED BY MANUFACTURER. SEAMS SHALL BE WATERTIGHT AND MAY BE SEALED BY SOLVENT WELDING OR BY OTHER METHOD RECOMMENDED BY MANUFACTURER.
3. GROUND SHALL BE PREPARED BY LEVELING AND COMPACTING SANDY NATIVE SUBSOIL. SURFACE SHALL BE CLEARED OF SHARP STONES AND ORGANIC MATERIALS.
4. POND BOTTOM SHALL BE OVEREXCAVATED BY A MINIMUM OF 12 INCHES. THE ADDITIONAL MATERIAL SHALL BE USED TO BACKFILL OVER THE LINER.
5. THE NATIVE SUBSOIL IS EXPECTED TO CONSIST OF GRAVELLY SAND. IF DIFFERENT MATERIAL IS ENCOUNTERED, CONTRACTOR SHALL CONSULT WITH THE PROJECT ENGINEER TO DETERMINE SUITABILITY FOR SUBGRADE AND BACKFILL.
6. BACKFILL SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY. SURFACE ELEVATION OF COMPACTED BACKFILL SHALL BE SET AT 121.50.
7. CONSTRUCTION VEHICLES SHALL NOT BE PERMITTED TO OPERATE ON UNPROTECTED LINER. MINIMUM DEPTH OF SOIL COVER FOR OPERATION OF EQUIPMENT UP TO D6 STYLE CAT IS 12 INCHES. EQUIPMENT UP TO D9 CAT MAY BE OPERATED ON 24 INCHES COVER. LARGER EQUIPMENT, INCLUDING LOADED TANDEM AXLE TRUCKS, REQUIRE 36" COVER.
8. CONTRACTOR MAY CONSTRUCT TEMPORARY ROAD OF REQUIRED DEPTH FOR DELIVERY OF MATERIAL TO STOCKPILES WITHIN THE POND. SMALLER EQUIPMENT CAN THEN BE USED TO DISTRIBUTE THE STOCKPILED MATERIAL.
9. QUARRY SPALLS SHALL BE MINIMUM 4 INCHES ON ONE FACE, FREE OF CHIPS AND FINES. SPALLS SHALL BE SPREAD LOOSELY ON SURFACE OF BACKFILL TO AVERAGE DEPTH OF 6 INCHES. NO COMPACTION REQUIRED.

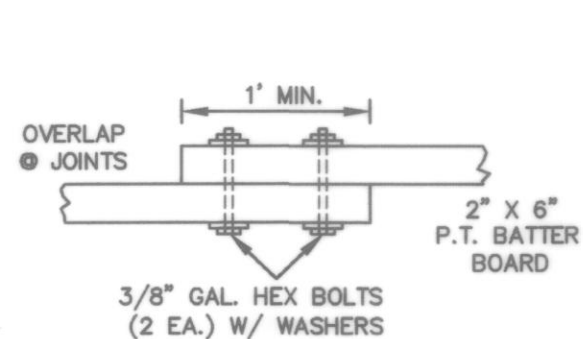


EMERGENCY SPILLWAY DETAIL

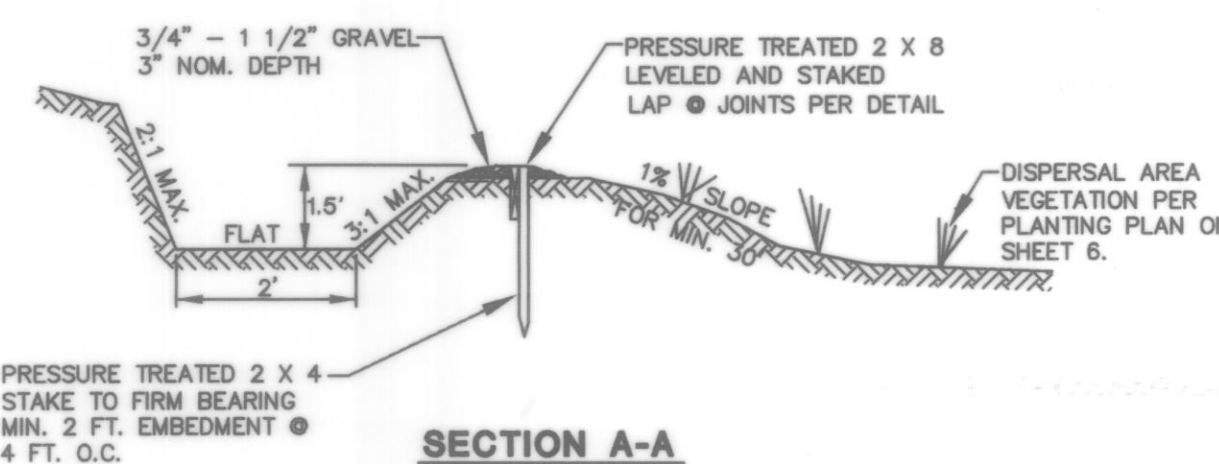
NOT TO SCALE



PLAN VIEW



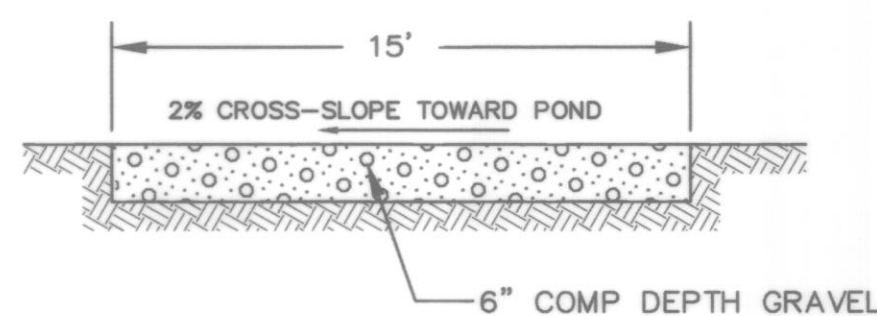
LAP JOINT DETAIL
PLAN VIEW (N.T.S.)



SECTION A-A

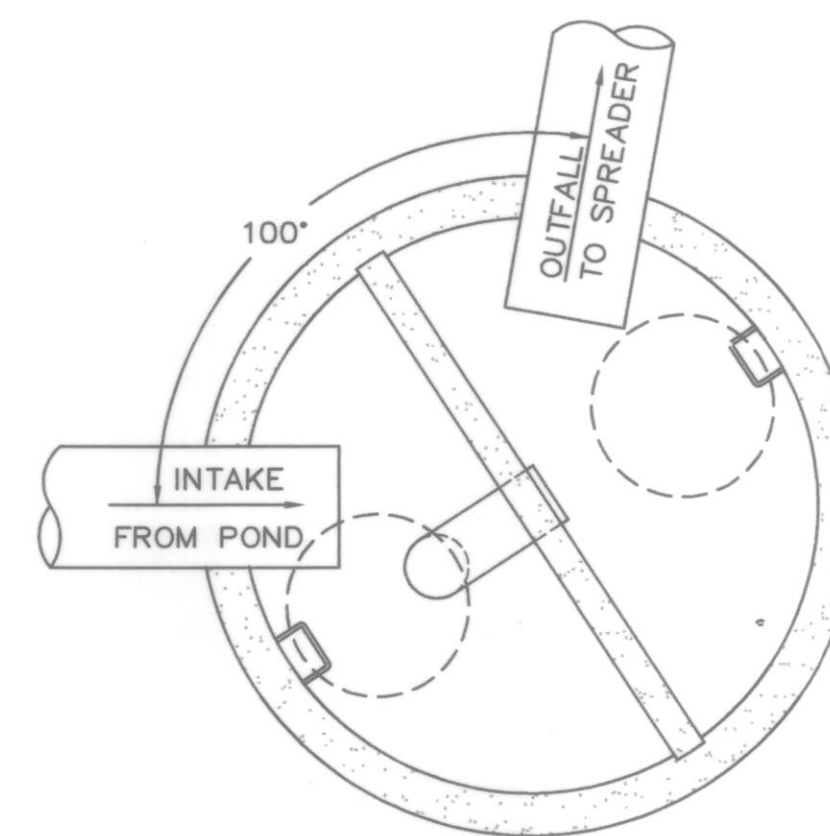
LEVEL SPREADER DETAIL

NOT TO SCALE

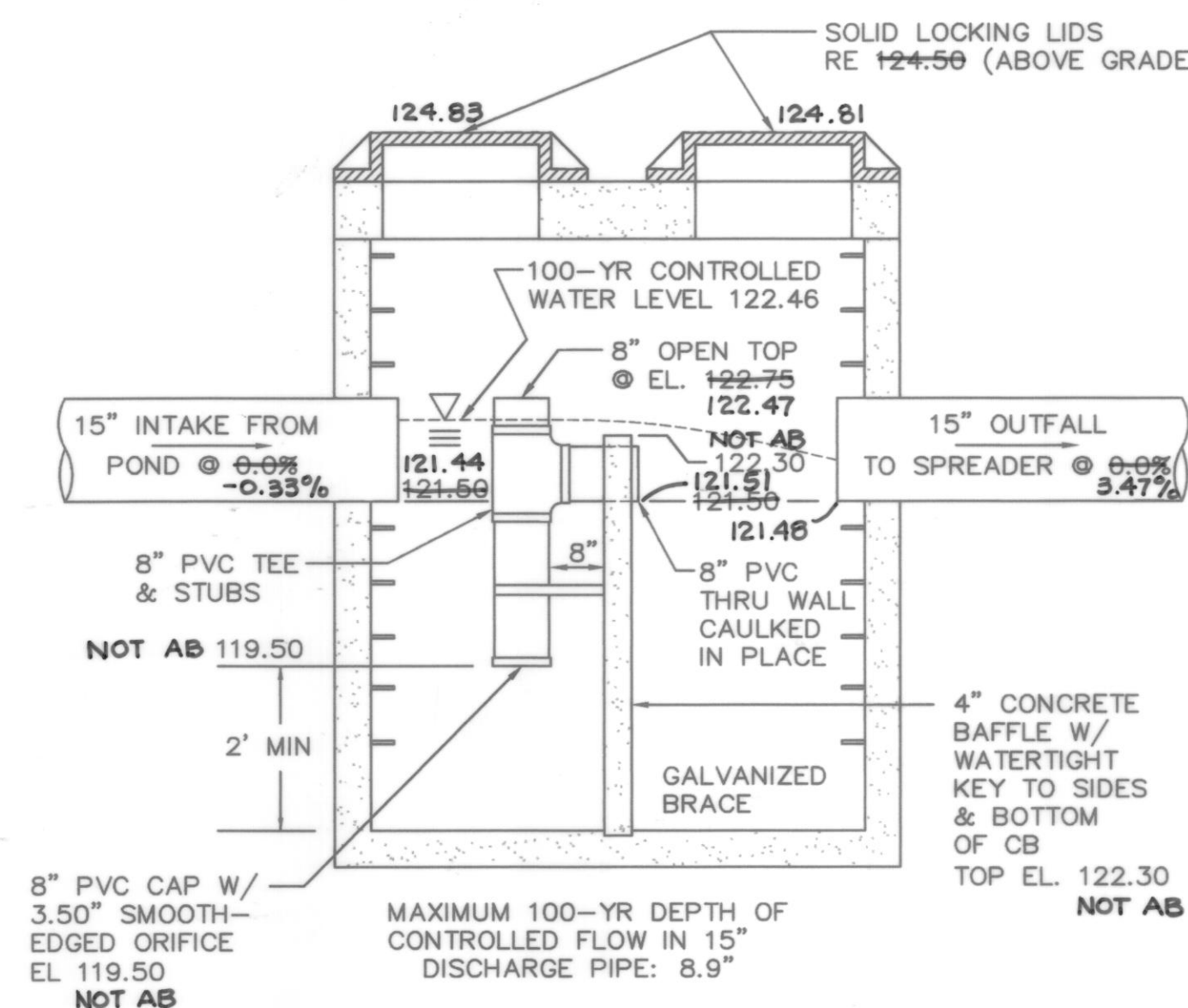


POND ACCESS ROAD
(TYPICAL SECTION)

NOT TO SCALE



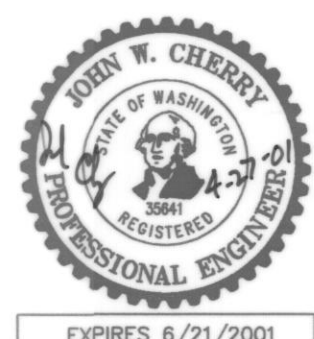
PLAN



OUTLET CONTROL STRUCTURE
CB 6 - TYPE II - 60" SECTION

NOT TO SCALE

AS-BUILT ACKNOWLEDGEMENT
By: *[Signature]*
CITY ENGINEER
DATE: 1/8/01

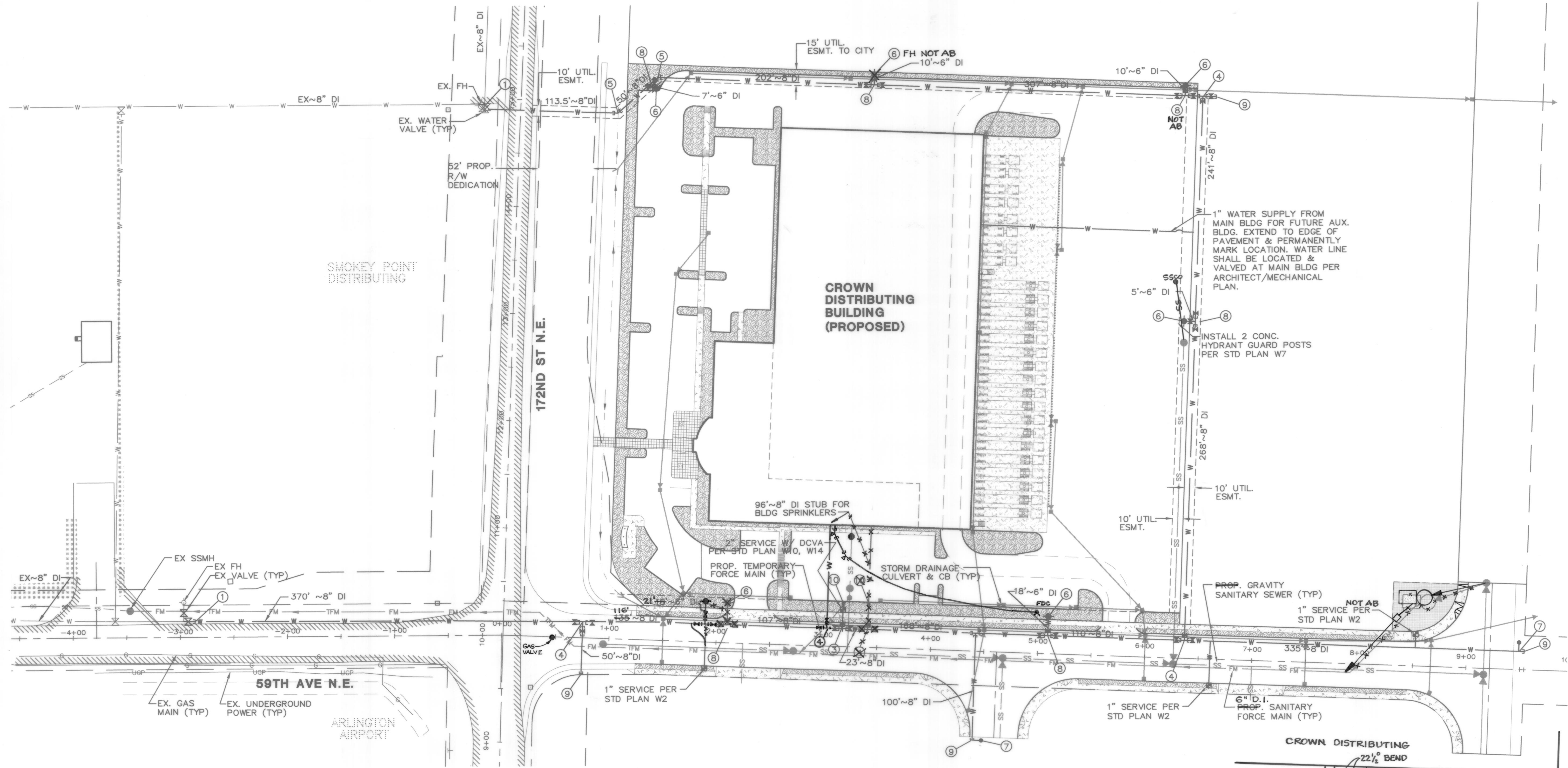


CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
By: *[Signature]*
DATE: 4/30/01

DATE	REVISIONS	BY:	ISSUE DATE:
4/6/01	PER CITY REVIEW	JWC	DECEMBER 11, 2000
7/9/02	AS-BUILT	PCM	DESIGNED BY: JWB, VLH, JWC, MAD
			DRAWN BY: RFA
			PLAN CHECK BY: JWC
			1ST SUBMITTAL: 1/19/01
			2ND SUBMITTAL: 4/06/01

CONSTRUCTION PLANS
CROWN PARK, L.L.C.
DRAINAGE NOTES AND DETAILS
CROSS-SECTIONS

JOB NO.
1448
8
14



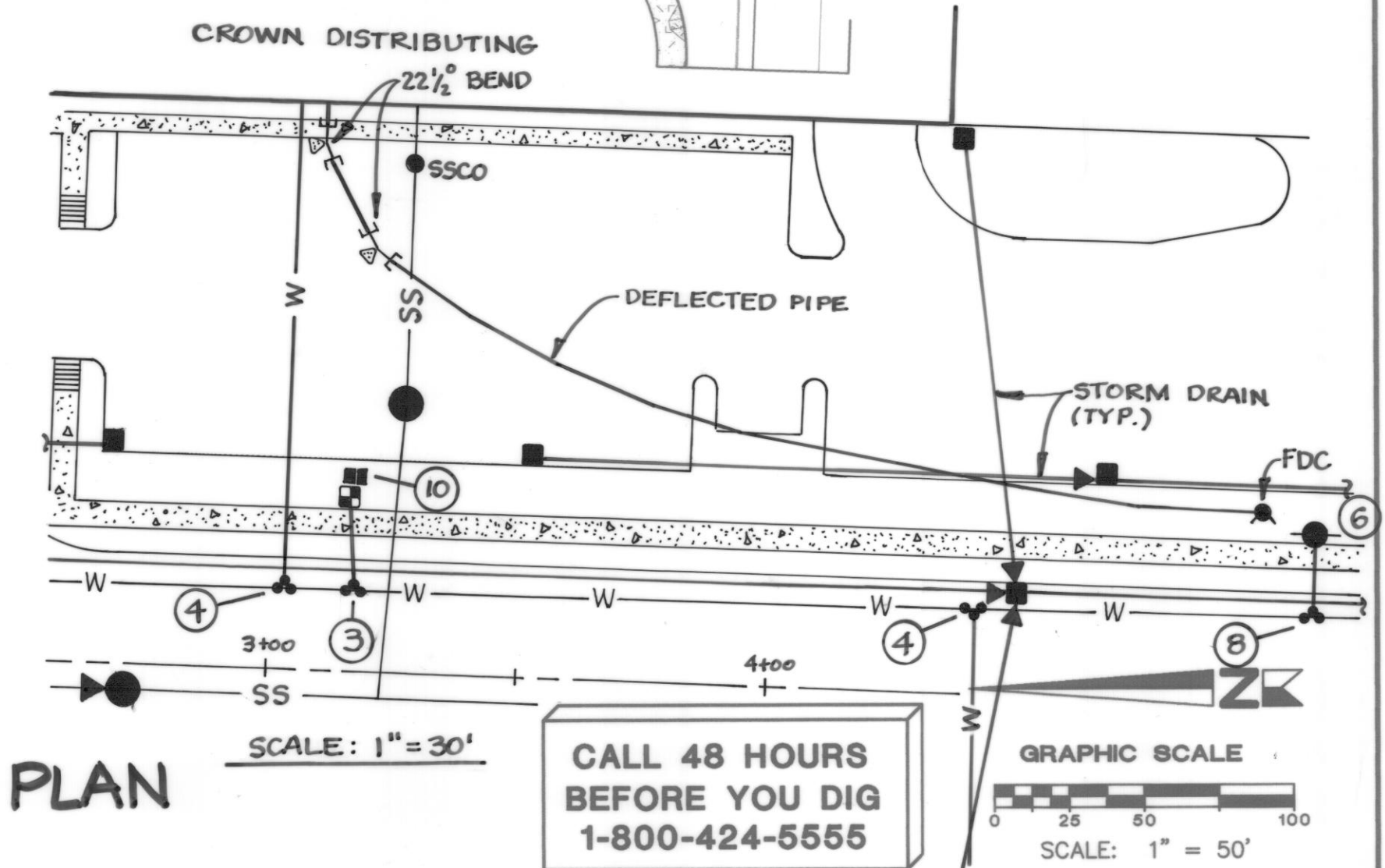
WATER NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF ARLINGTON PUBLICS WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS (PWSS), CURRENT EDITION, AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, OR HAVE LOCATED BY THE APPROPRIATE COMPANIES, ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
5. WATER PIPE SHALL BE 8" DUCTILE IRON PIPE STANDARD THICKNESS CLASS 52 CEMENT-LINED UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO ANSI/AWWA C151/A21.51.
6. UTILITY CROSSINGS OF 172ND ST. NE SHALL BE BY OPEN TRENCH UNLESS OTHERWISE SPECIFIED BY CITY OF ARLINGTON.
7. SOUTH OF 172ND ST. NE, WATER MAIN IN 59TH AVE. NE SHALL BE INSTALLED 17' EAST OF CENTERLINE. FROM 172ND ST. NORTHWARD, MAIN SHALL BE INSTALLED ON SHOULDER 15' EAST OF CENTERLINE IN ALIGNMENT WITH EXISTING MAIN.
8. MAINTAIN 10' HORIZONTAL SEPARATION FROM PROPOSED SANITARY SEWER GRAVITY AND FORCE MAINS. COVER: 36" MINIMUM, 48" MAXIMUM.

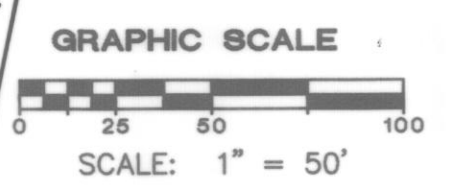
- ① FIELD LOCATE AND CONNECT TO EXISTING 8" WATER LINE AS SPECIFIED IN CITY OF ARLINGTON PWSS.
- ② NOT USED.
- ③ INSTALL TWO 8" GATE VALVES, 8"x8"x4" TEE, 4" GATE VALVE, 4" X 2" REDUCER, 2" DOMESTIC CONNECTION AND DCVA AS SHOWN AND BLOCKING, SEE STANDARD PLAN W3, W10, W13 (PWSS).
- ④ INSTALL 8"x8"x8" TEE, BENDS AND BLOCKING AS REQUIRED. SEE STANDARD PLAN W3 FOR BLOCKING. INSTALL GATE VALVES ON ALL LEGS.
- ⑤ INSTALL 8" 45° BEND W/CONCRETE BLOCKING.
- ⑥ INSTALL FIRE HYDRANT ASSEMBLY PER STANDARD PLAN W1.
- ⑦ INSTALL 2" BLOWOFF ASSEMBLY PER STANDARD PLAN W5.
- ⑧ INSTALL 8"x8"x6" TEE W/GATE VALVES ON ALL LEGS.
- ⑨ INSTALL END CAP.
- ⑩ REDUCED PRESSURE BACKFLOW ASSEMBLY PER STD PLAN W16.

AS-BUILT ACKNOWLEDGEMENT
 BY: *[Signature]*
 CITY ENGINEER
 DATE: 1/18/04

WATER AS-BUILT PER PLAN
 (EXCEPT WHERE NOTED)



CALL 48 HOURS BEFORE YOU DIG
 1-800-424-5555



HIGA ENGINEERING, INC.
 1721 Hewitt Avenue, Suite 401
 Everett, WA 98201
 (425) 252-2826 fax: 252-9551

JOHN W. CHERRY
 STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 EXPIRES 6/21/2001

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.

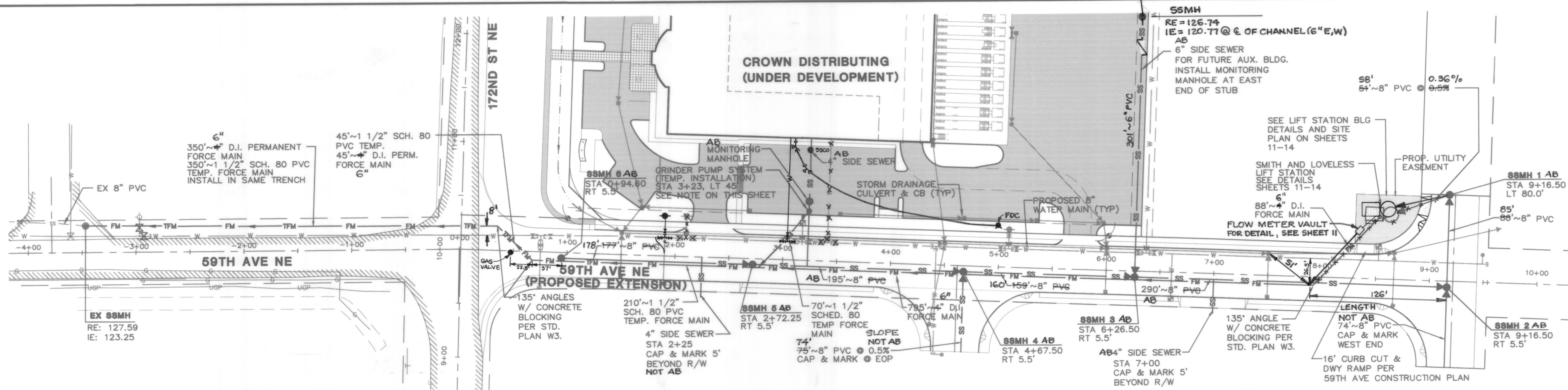
CITY OF ARLINGTON
 DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
Modification is possible during construction
 BY: *[Signature]*
 DATE: 4/30/01

DATE	REVISIONS	BY:	PLAN DATE: DECEMBER 11, 2000
4/6/01	PER CITY REVIEW	JWC	DESIGNED BY: JWC
4/26/01	PER CITY REVIEW	JWC	DRAWN BY: RFA
7/09/02	AS-BUILT	PCM	PLAN CHECK BY: JWC
7/02/03	AS-BUILT PER SEACON AND ROGERS ELECTRIC MARKUPS	PCM	1ST SUBMITTAL: 1/19/01
12/4/03	AS-BUILT PER CITY REVIEW	PCM	2ND SUBMITTAL: 4/06/01

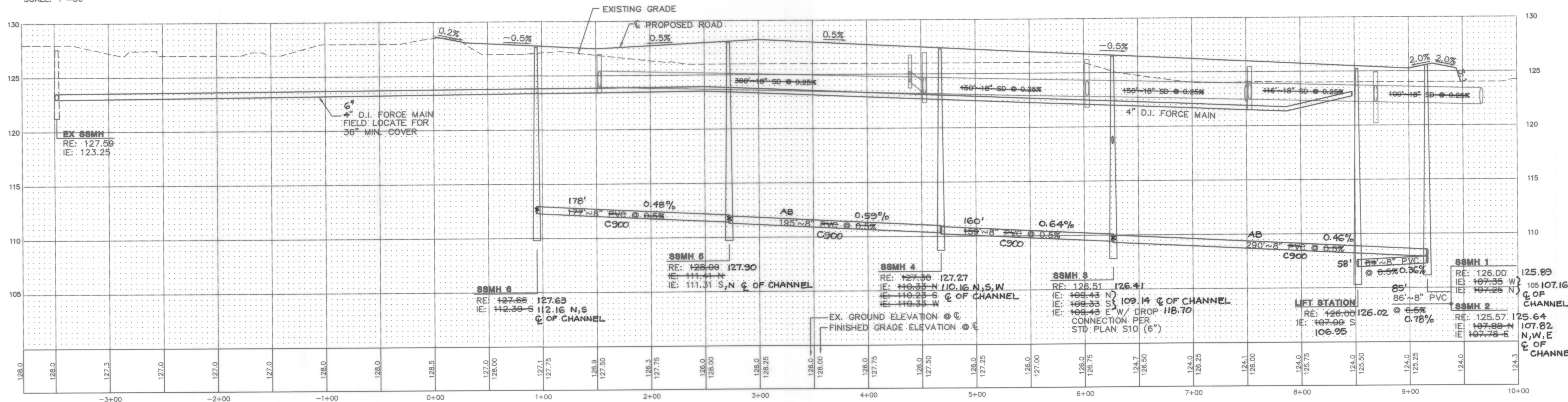
CONSTRUCTION PLANS FOR CROWN PARK, L.L.C. WATER EXTENSION PLAN

JOB NO. 1448
 9/14
 XREF: CRPRK-C.DWG

SECTIONS 22 & 27, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



PLAN VIEW: 59TH AVE NE
SCALE: 1"=50'



SEWER PROFILE: 59TH AVE NE
SCALE: 1"=50' HORIZ.
1"= 5' VERT.

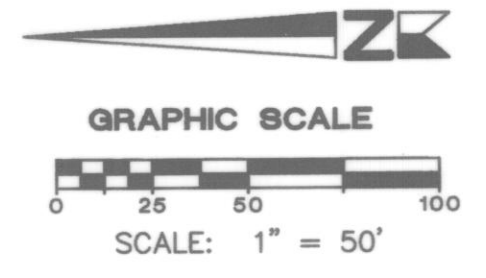
SEWER LOCATION/ALIGNMENT

- GRAVITY SEWER ON 59TH AVE. NE SHALL BE INSTALLED 5.5' WEST OF CENTERLINE WITH 5' MINIMUM COVER.
- FORCE MAIN SOUTH OF 172ND ST. NE SHALL BE INSTALLED 7.5' WEST OF CENTERLINE.
- FROM 172ND ST. NE NORTHWARD, FORCE MAIN SHALL BE INSTALLED ON SHOULDER 25' EAST OF CENTERLINE IN ALIGNMENT WITH EXISTING SEWER MAIN. FORCE MAIN VARIES BETWEEN 24' AND 25' EAST OF CENTERLINE.
- MAINTAIN 3' MINIMUM COVER ON FORCE MAIN AND 10' MINIMUM HORIZONTAL SEPARATION FROM PROPOSED WATER MAIN.

TEMPORARY GRINDER PUMP INSTALLATION

- AS AN INTERIM MEASURE UNTIL THE SMITH AND LOVELESS LIFT STATION IS INSTALLED AND OPERATIONAL, THE BUILDERS OF THE CROWN DISTRIBUTING FACILITY MAY INSTALL A TEMPORARY GRINDER PUMP SYSTEM TO BYPASS THE GRAVITY SEWER.
- TEMPORARY GRINDER PUMP SYSTEM SHALL BE MYERS TPL-15 1.5HP DUPLEX SYSTEM OR EQUAL WITH 1.5" DISCHARGE LINE. SYSTEM, INCLUDING CONTROL PANEL, SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. F.E. MYERS: (419) 289-1144
- TEMPORARY PUMP SYSTEM SHALL BE FIELD LOCATED ON 4" SIDE SEWER FROM CROWN DISTRIBUTING BUILDING TO SSMH #3. STUB BETWEEN TEMPORARY SYSTEM AND SSMH #3 SHALL BE CAPPED IMMEDIATELY ADJACENT TO PUMP SYSTEM TANK TO FACILITATE FINAL CONNECTION WHEN PUMP SYSTEM IS REMOVED.
- TEMPORARY 1.5" PVC FORCE MAIN TO EX. SSMH NORTH OF 172ND ST. NE ~~MAY BE~~ INSTALLED IN SAME TRENCH AS PERMANENT 4" FORCE MAIN.

AS-BUILT ACKNOWLEDGEMENT
BY:
CITY ENGINEER
DATE: 1/8/04



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.

CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
Modification is possible during construction
BY:
DATE: 4/20/01

DATE	REVISIONS	BY:	PLAN DATE: DECEMBER 11, 2000
4/6/01	PER CITY REVIEW	JWC	DESIGNED BY: JWC
4/26/01	PER CITY REVIEW	JWC	DRAWN BY: RFA
7/10/02	AS-BUILT	PCM	PLAN CHECK BY: JWC
7/10/03	AS-BUILT PER SEACON AND ROGERS ELECTRIC MARKUPS	PCM	1ST SUBMITTAL: 1/19/01
12/4/03	AS-BUILT PER CITY REVIEW	PCM	2ND SUBMITTAL: 4/06/01

**CONSTRUCTION PLANS FOR
CROWN PARK, L.L.C.
SEWER EXTENSION PLAN**

JOB NO. 1448
10/14
XREF: CRPRK-C.DWG

PANEL HV-1 225A BUS 60A MLO					
A	P	DESCRIPTION	A	P	DESCRIPTION
20	3	CLEARWATER PANEL	50	2	25 KVA TRF
20	3	CLEARWATER PANEL	50	2	25 KVA TRF
20	3	CLEARWATER PANEL			SPACE
30	3	HEATER OUTLET			
30	3	HEATER OUTLET			
30	3	HEATER OUTLET			
		SPACE			

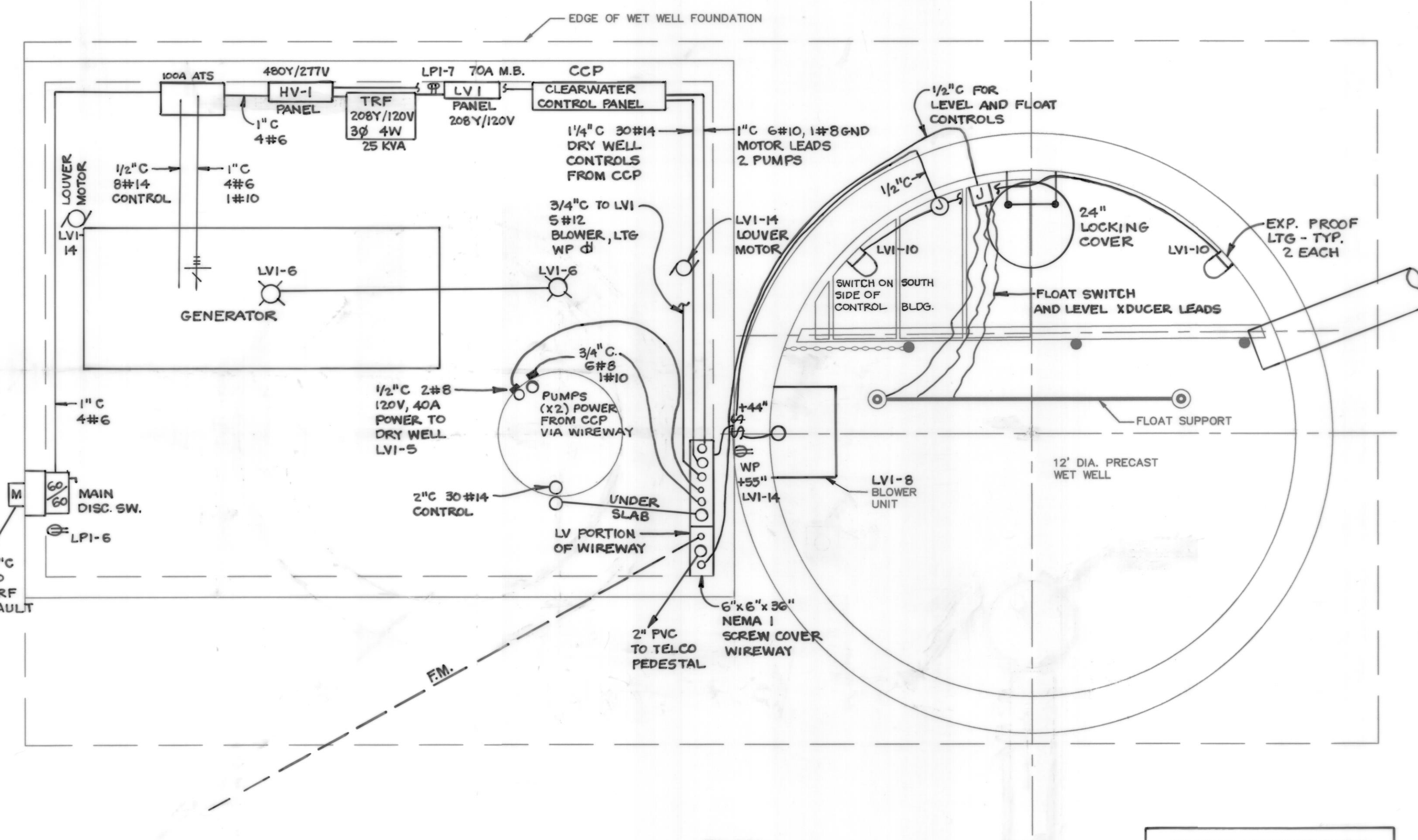
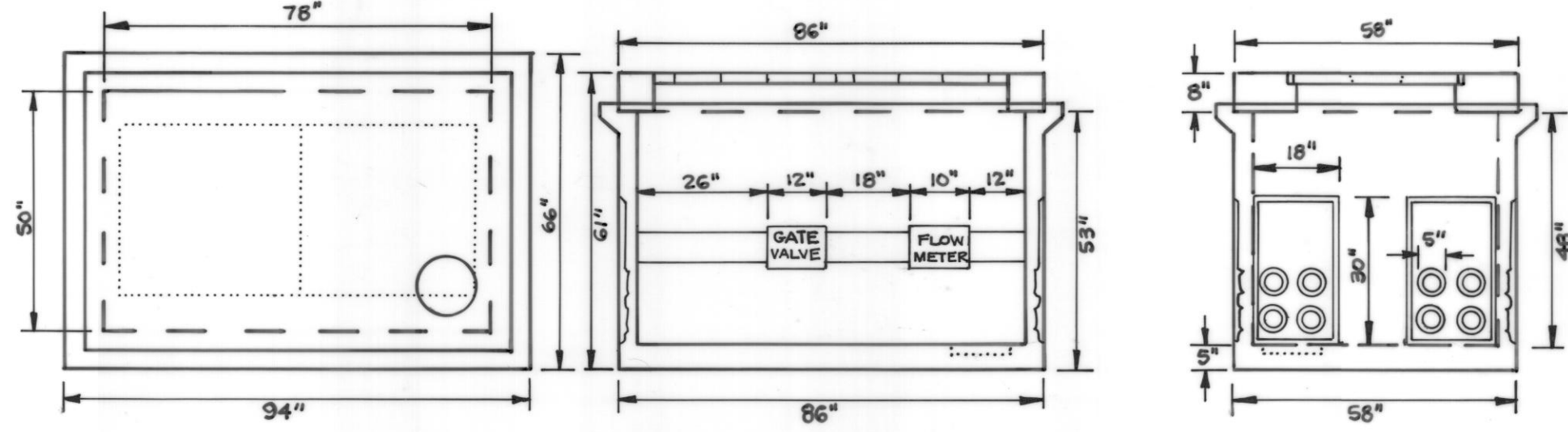
PANEL LV-1 70A M. BKR					
A	P	DESCRIPTION	A	P	DESCRIPTION
20	2		20	2	SPARE
20	2		20	2	SPARE
40	1	S & L DRY WELL	20	1	RECEP-N WALL
20	1	RECEP- BELOW FNL	20	1	HOUSE LTG
		SPACE	20	1	WET WELL BLOWER
			20	1	WET WELL LTG
			20	1	LOUVER MTRS
			20	1	GFI - OUTSIDE
		SPACE			

- CONCRETE: 28 DAY COMPRESSIVE STRENGTH $f'c = 4000$ psi
- REBAR: #4 ASTM A-615 GRADE 60
- MESH: ASTM A-185 GRADE 66
- DESIGN: ASTM C-857 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES"
- LOADS: H20 TRUCK WHEEL W/ 30% IMPACT PER AASHTO
- REINFORCING PLACEMENT: 4x4/4 GAUGE THROUGHOUT W/ 2-#4 BARS ALONG BELL JOINTS
- JOINT MATERIAL: MEETS FEDERAL SPECS. SS-5-C0210, AASHTO M-1988 AND ASTM C990
- HATCHES PER DISTRICT SPECIFICATIONS

TRANSDUCER SETTINGS

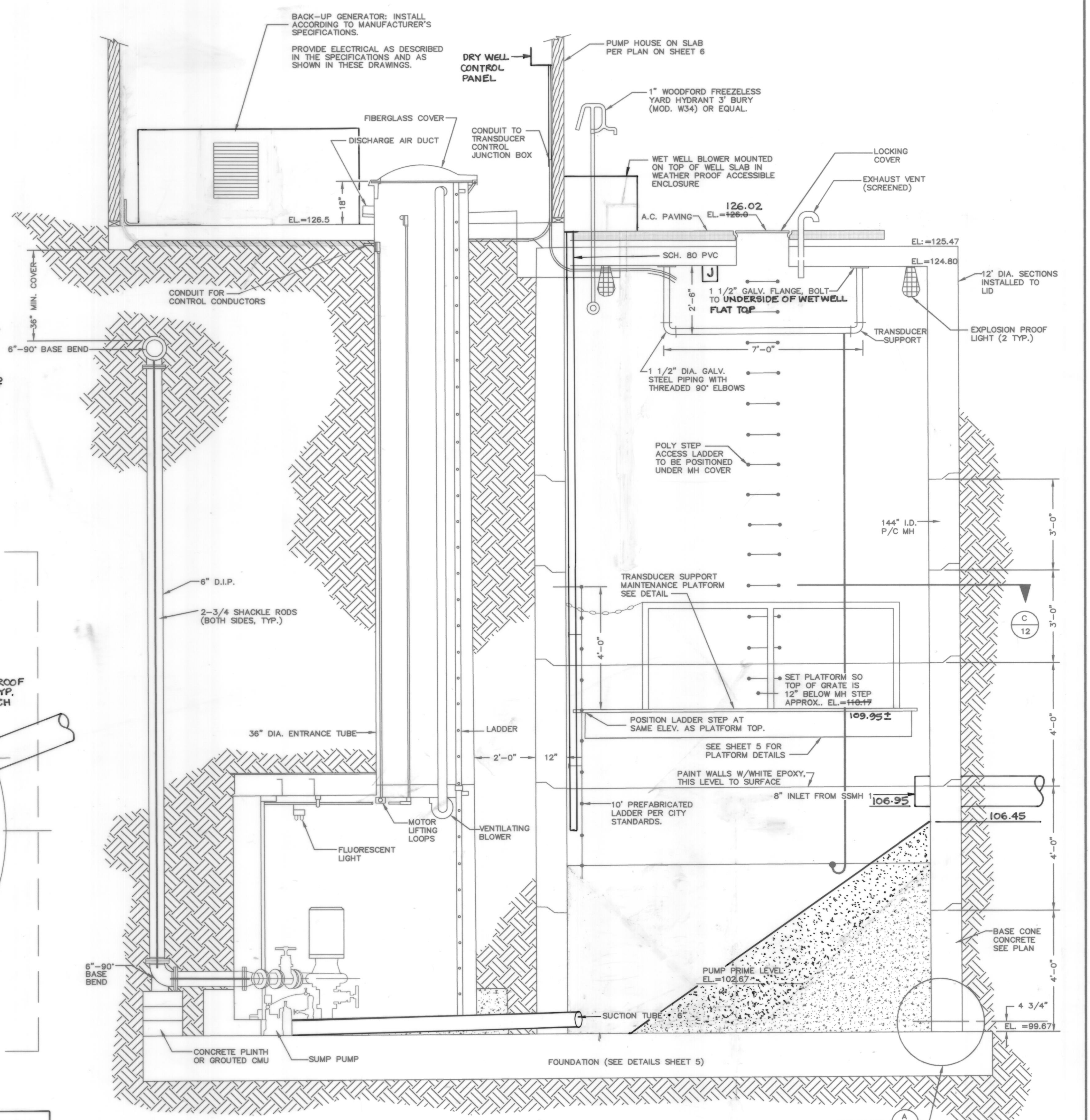
LEAD PUMP ON	ELEV.	104.58
LAG PUMP ON	106.17	105.33
HIGH WATER ALARM	106.67	105.50
BOTH PUMPS OFF	103.17	103.16
LOW WATER ALARM/SHUTOFF	101.67	102.75

FINAL BASIN SETTINGS, ADJUST FOR EARLY LOW FLOWS.

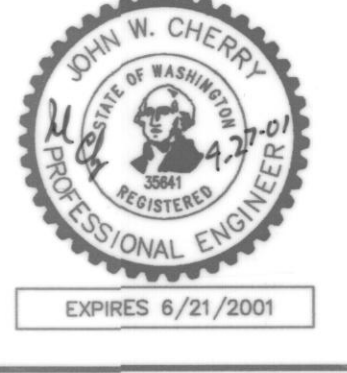


PLAN
SCALE: 1"=2'

AS-BUILT ACKNOWLEDGEMENT
 BY: *[Signature]*
 CITY ENGINEER
 DATE: 1/8/04



8' DIA. SMITH AND LOVELESS PUMPING STATION
SCALE: 1"=2'



NOTE
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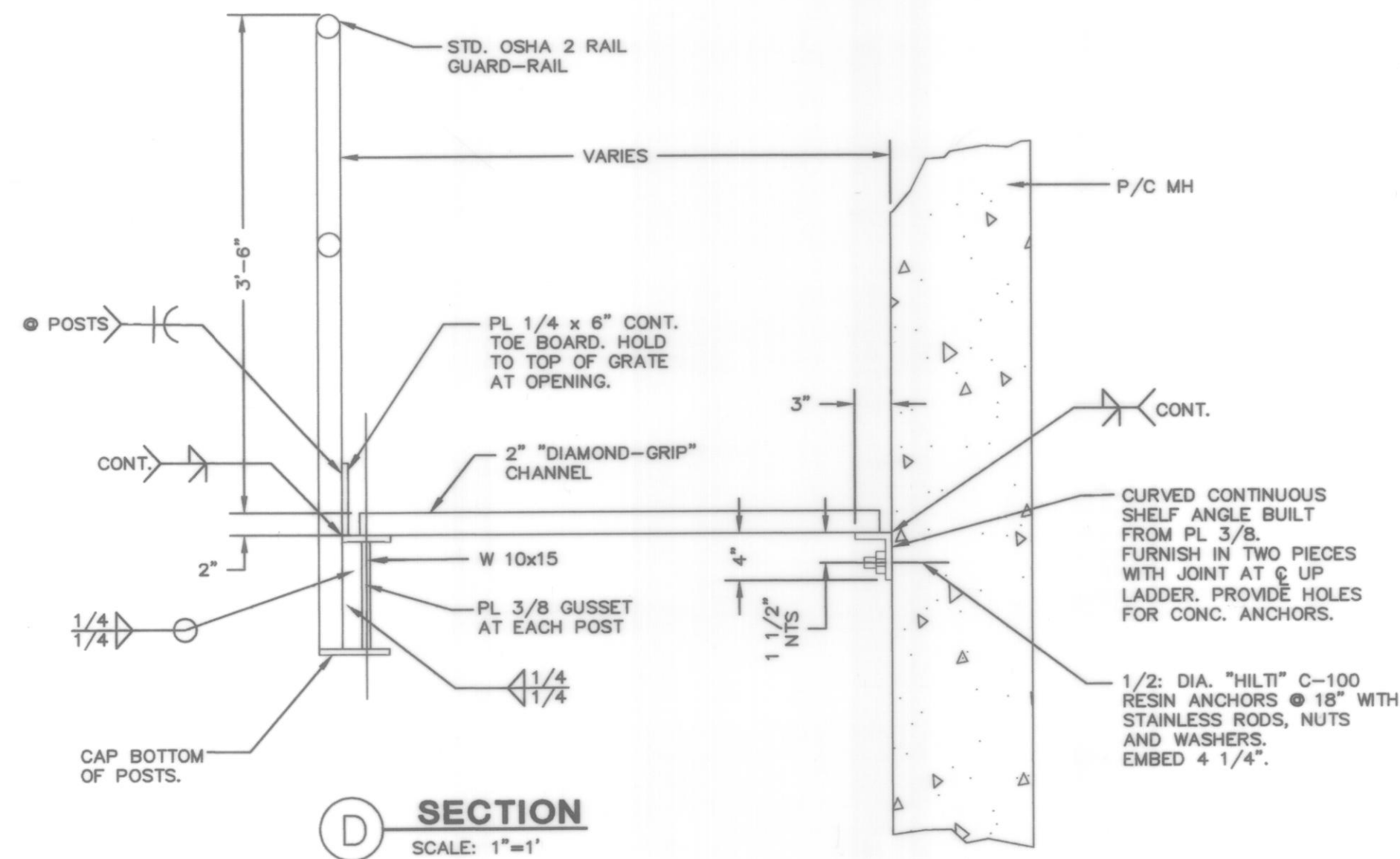
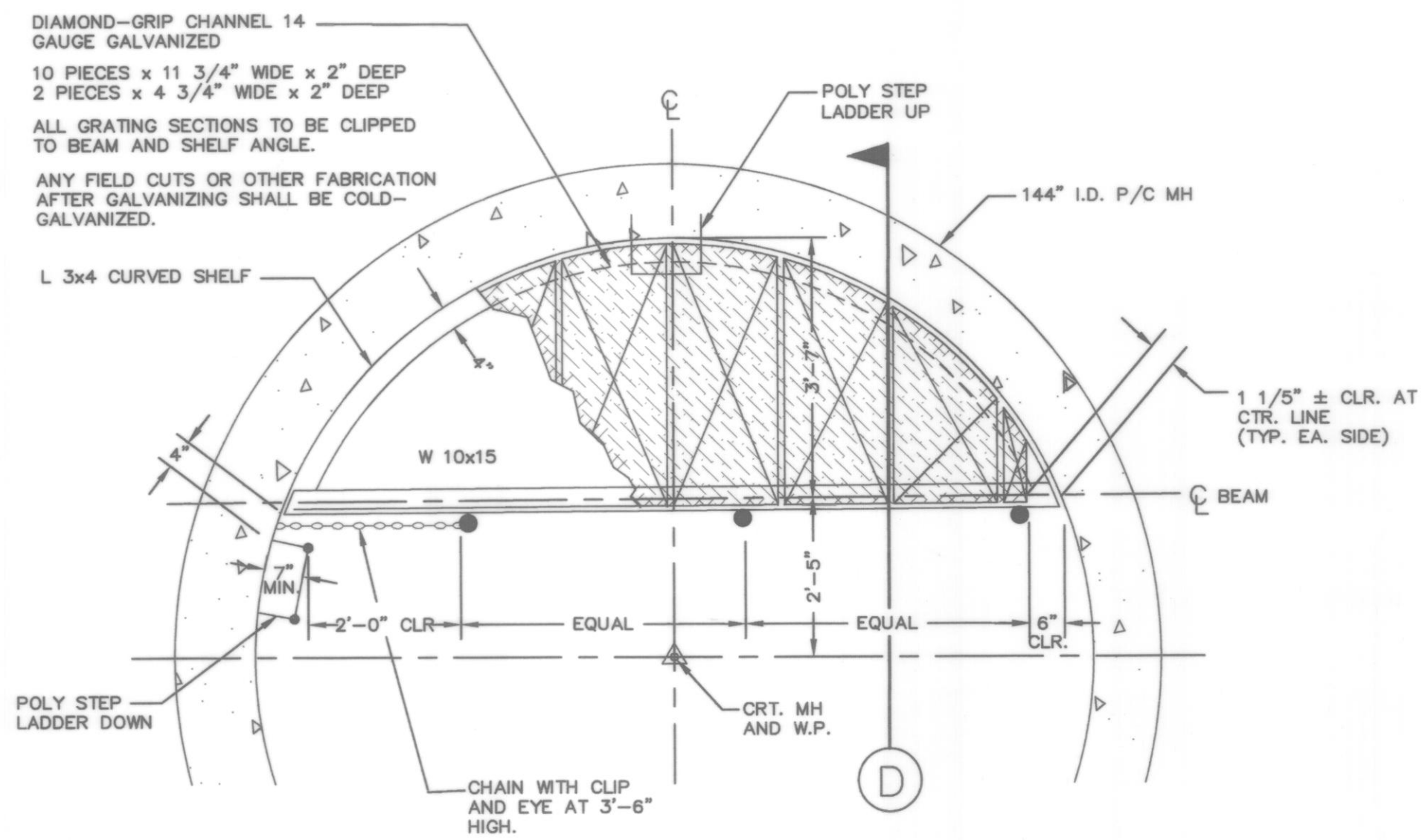
CITY OF ARLINGTON
 DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
[Signature]
 BY: *[Signature]*
 DATE: 4/22/01

DATE	REVISIONS	BY:	ISSUE DATE:
4/5/01	PER CITY REVIEW	JWC	DEC. 11, 2000
7/09/02	AS-BUILT	PCM	DESIGNED BY: JWC DRAWN BY: RFA
7/02/03	AS-BUILT PER SEASON AND ROGERS ELECTRIC MARKUPS	PCM	PLAN CHECK BY: JWC

1ST SUBMITTAL: 1/19/01
 2ND SUBMITTAL: 4/06/01

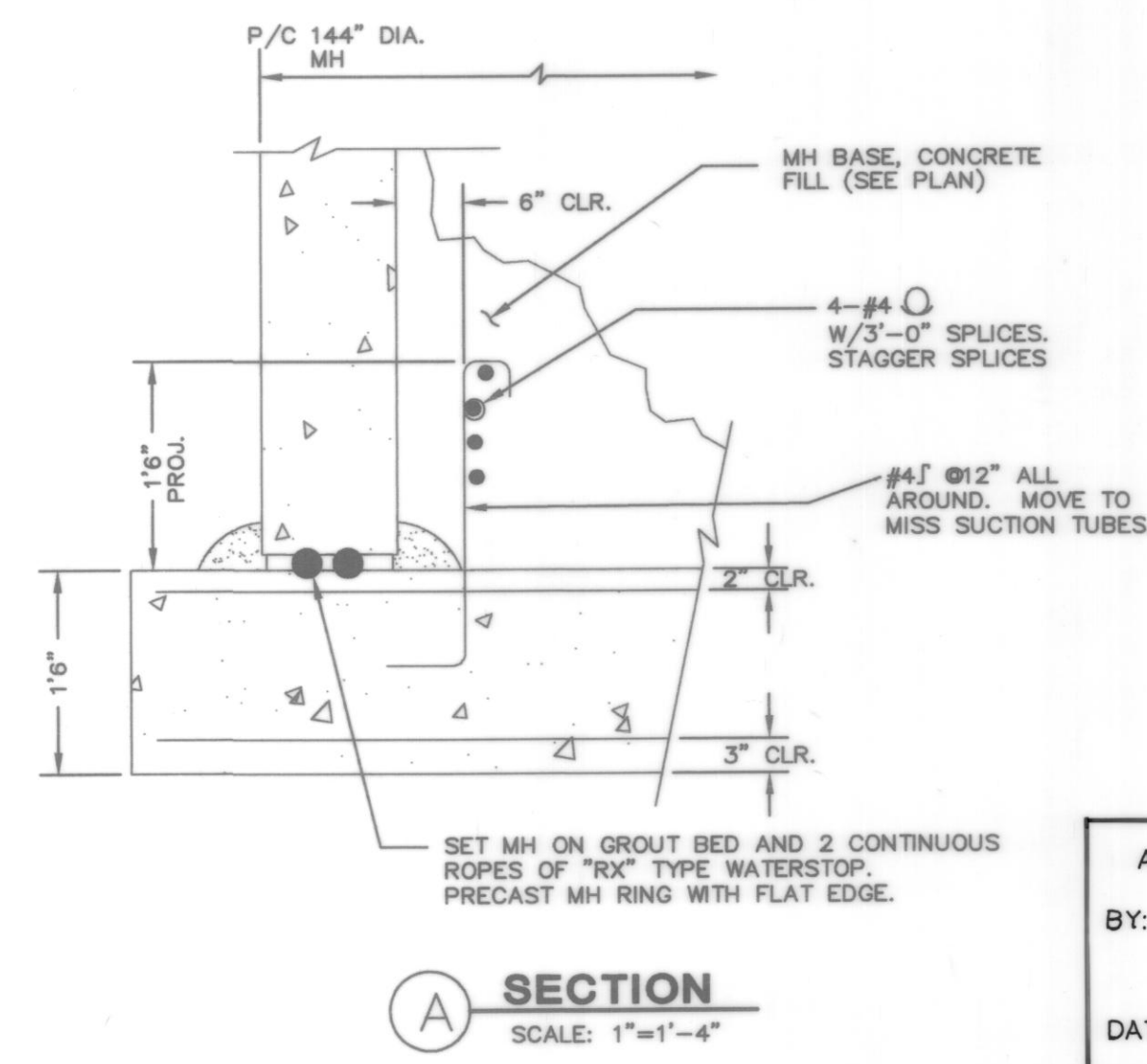
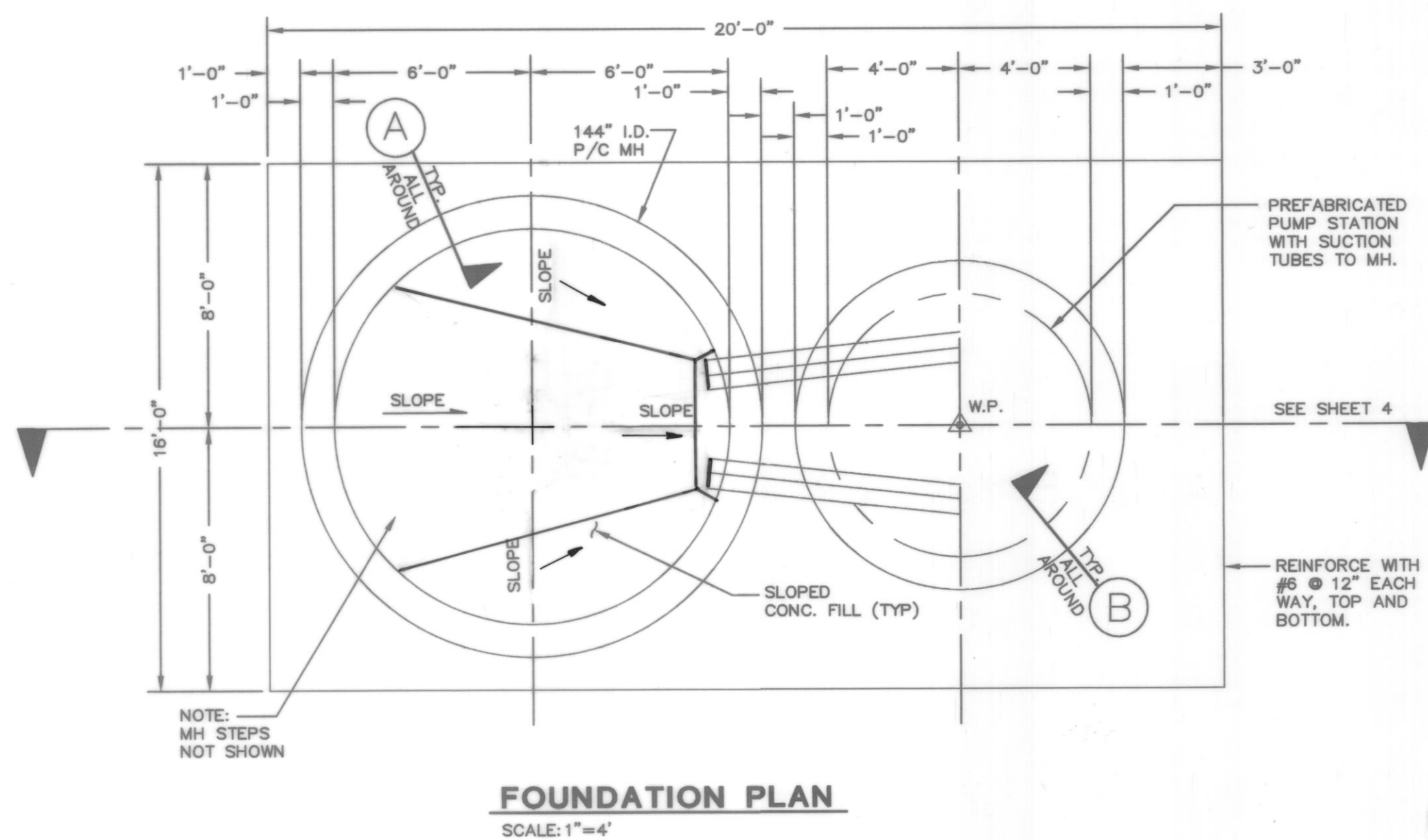
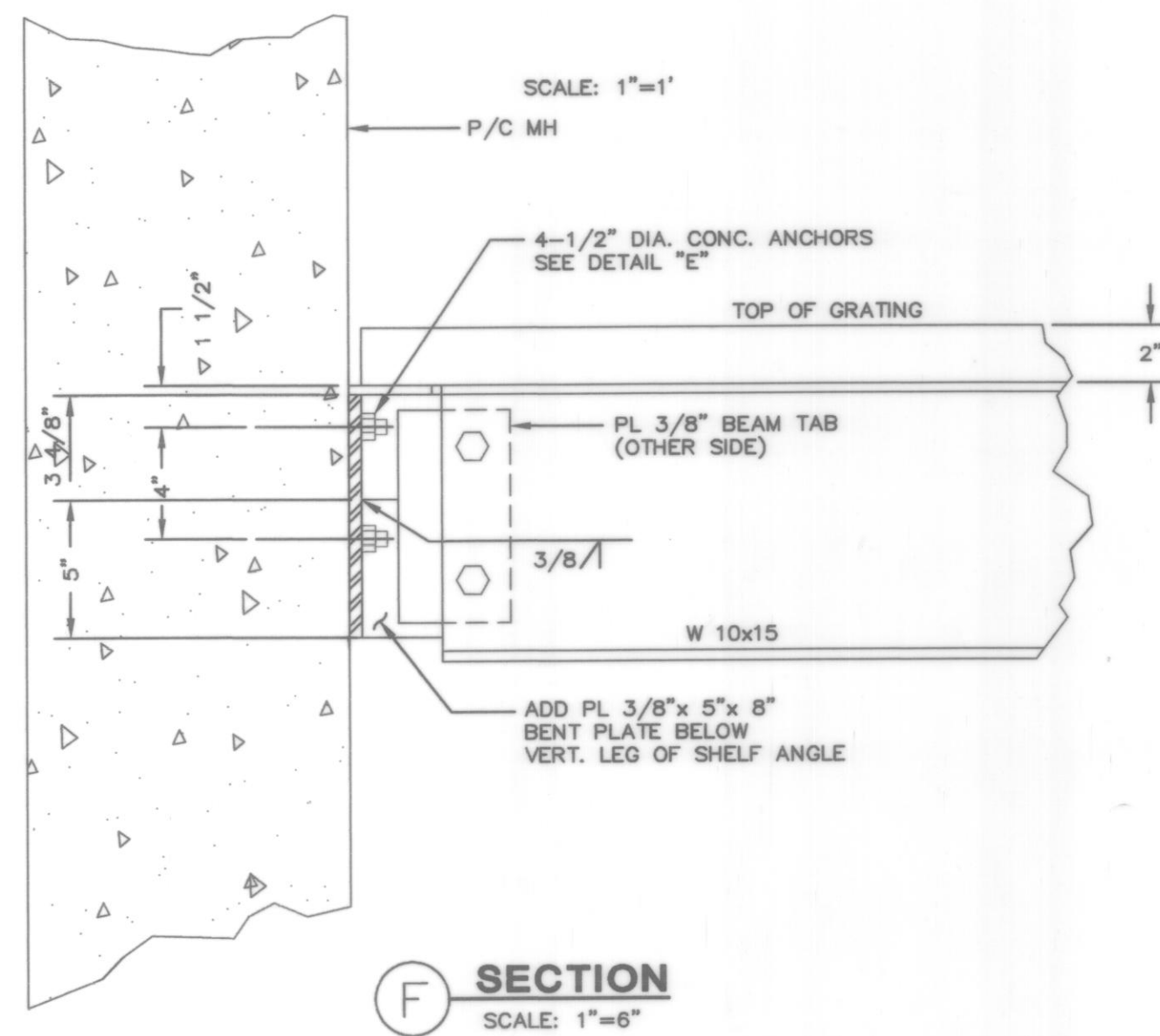
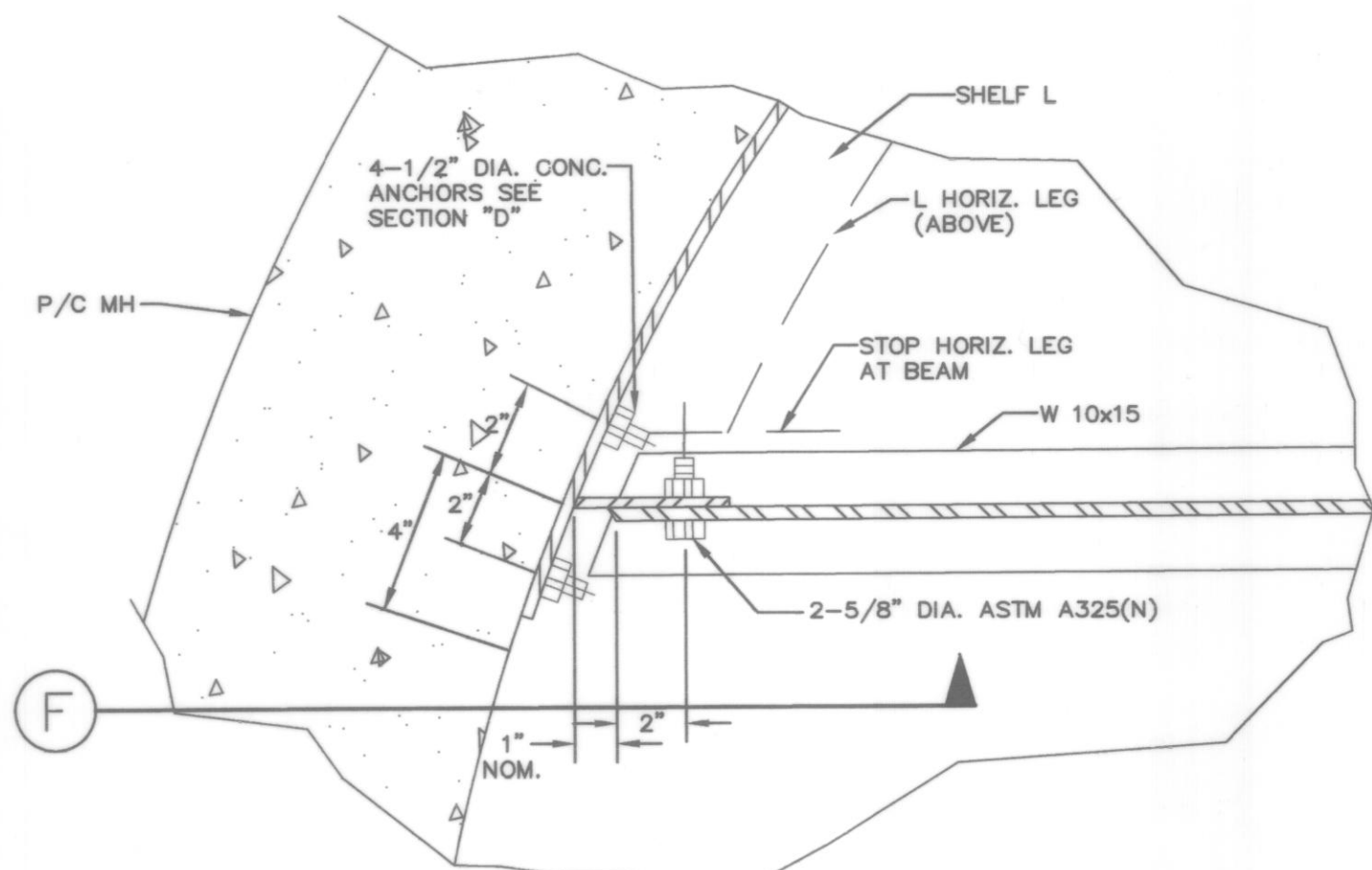
**CONSTRUCTION PLANS FOR
 CROWN PARK, L.L.C.
 SEWER EXTENSION PLAN
 NOTES AND DETAILS**

JOB NO. 1448
 11
 14
 XREF: NONE

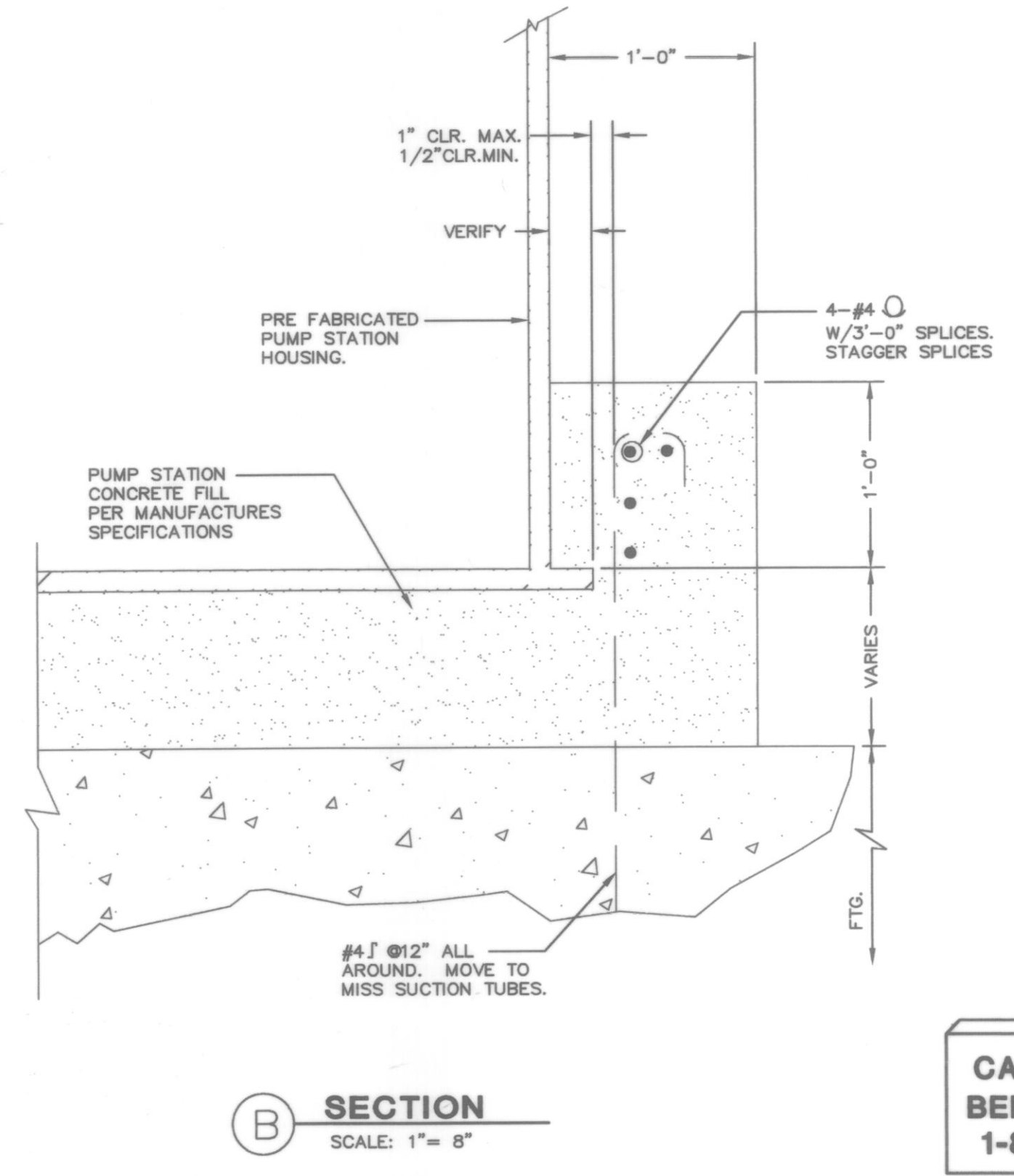


STRUCTURAL NOTES

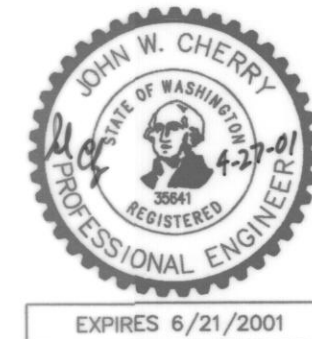
- GENERAL: ALL CONSTRUCTION SHALL CONFORM TO THE UNIFORM BUILDING CODE, CURRENT EDITION, UNLESS SHOWN OTHERWISE.
- CONCRETE: DESIGN STRENGTH IS $f'c = 3000$ PSI. MAXIMUM WATER CEMENT RATIO SHALL BE 0.42 BY WEIGHT. AT LEAST 15% FLY ASH SHALL BE ADDED TO ALL MIXES. MINIMUM COARSE AGGREGATE SIZE SHALL BE 3/4 INCH FOR THE FOUNDATION AND 3/8 INCH FOR FILL UNDER THE PREFABRICATED PUMP STATION. AIR ENTRAINING AGENT SHALL BE ADDED TO ALL CONCRETE TO PRODUCE NOT LESS THAN 5% BY VOLUME OF AIR. A HIGH RANGE WATER REDUCER SHALL BE ADDED TO THE CONCRETE FILL UNDER AND AROUND THE PREFABRICATED PUMP STATION TO EASE PLACEMENT.
- REINFORCING STEEL: SHALL CONFORM TO ASTM A615, GRADE 60. MINIMUM SPLICES, IF REQUIRED, SHALL BE CLASS B WITH FACTORS INCLUDED FOR SPACING, TOP BARS, AND COVER. BENDING AND PLACING DETAILS SHALL CONFORM TO CRSI CODE OF STANDARD PRACTICE. REINFORCING DETAILS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR REVIEW.
- MISCELLANEOUS METALS: STEEL SHALL CONFORM TO ASTM A-36. WELDING SHALL CONFORM TO AWS D 1.4 AND SHALL BE PERFORMED BY WABCO CERTIFIED WELDERS. ELECTRODES SHALL BE E-60XX OR E-70XX. ALL MATERIALS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM-123 AFTER ALL FABRICATION. ANY FIELD CUTTING OR DAMAGES SHALL BE REPAIRED BY PAINTING WITH A COLD GALVANIZING COMPOUND. ANY BOLTS SHALL BE GALVANIZED HEX HEAD AND CONFORM TO ASTM A324-N. SHOP DETAILS SHALL BE PREPARED BEFORE FABRICATION AND SUBMITTED TO THE ENGINEER FOR REVIEW.



AS-BUILT ACKNOWLEDGEMENT
BY: *[Signature]*
CITY ENGINEER
DATE: 1/8/04



CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555



NOTE
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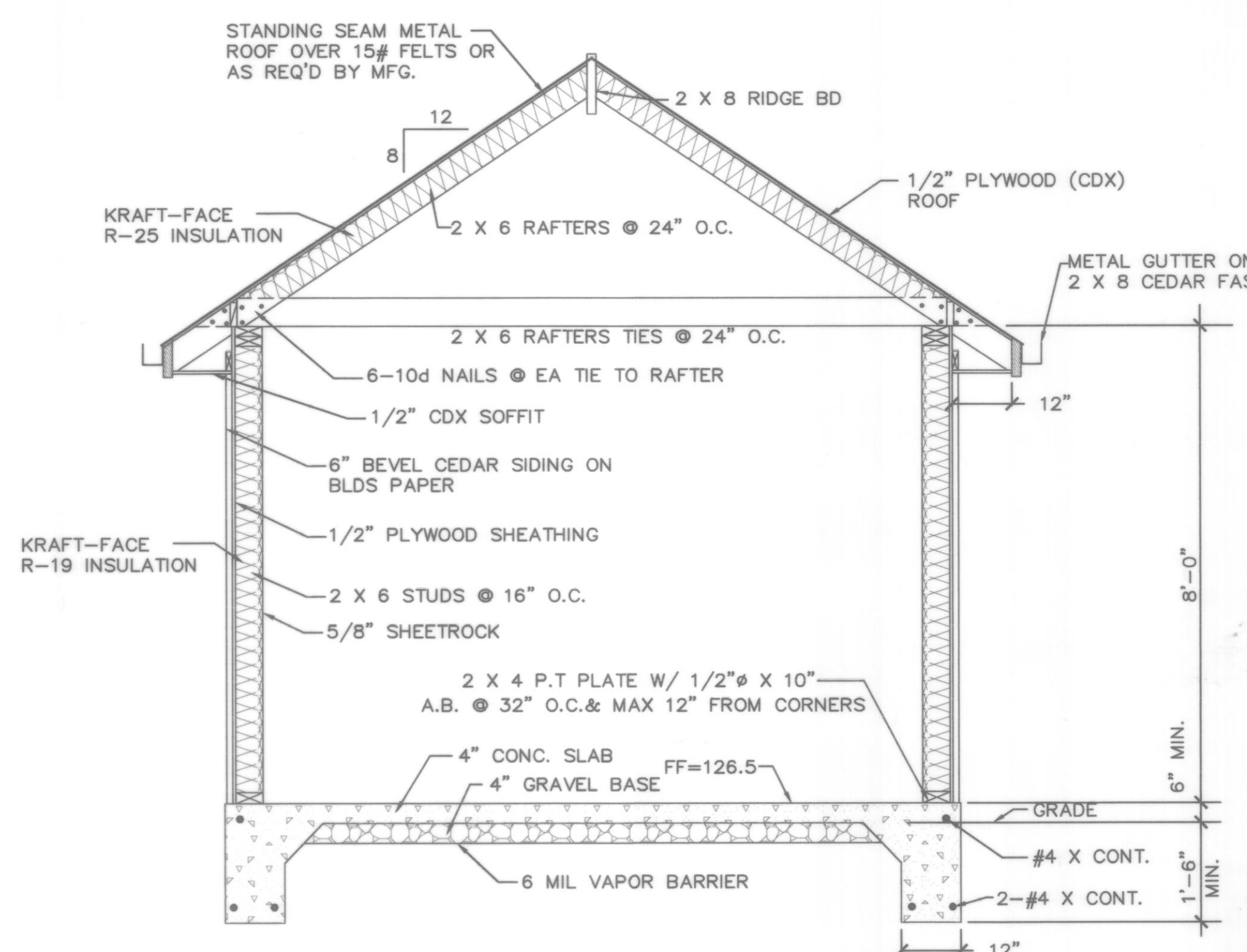
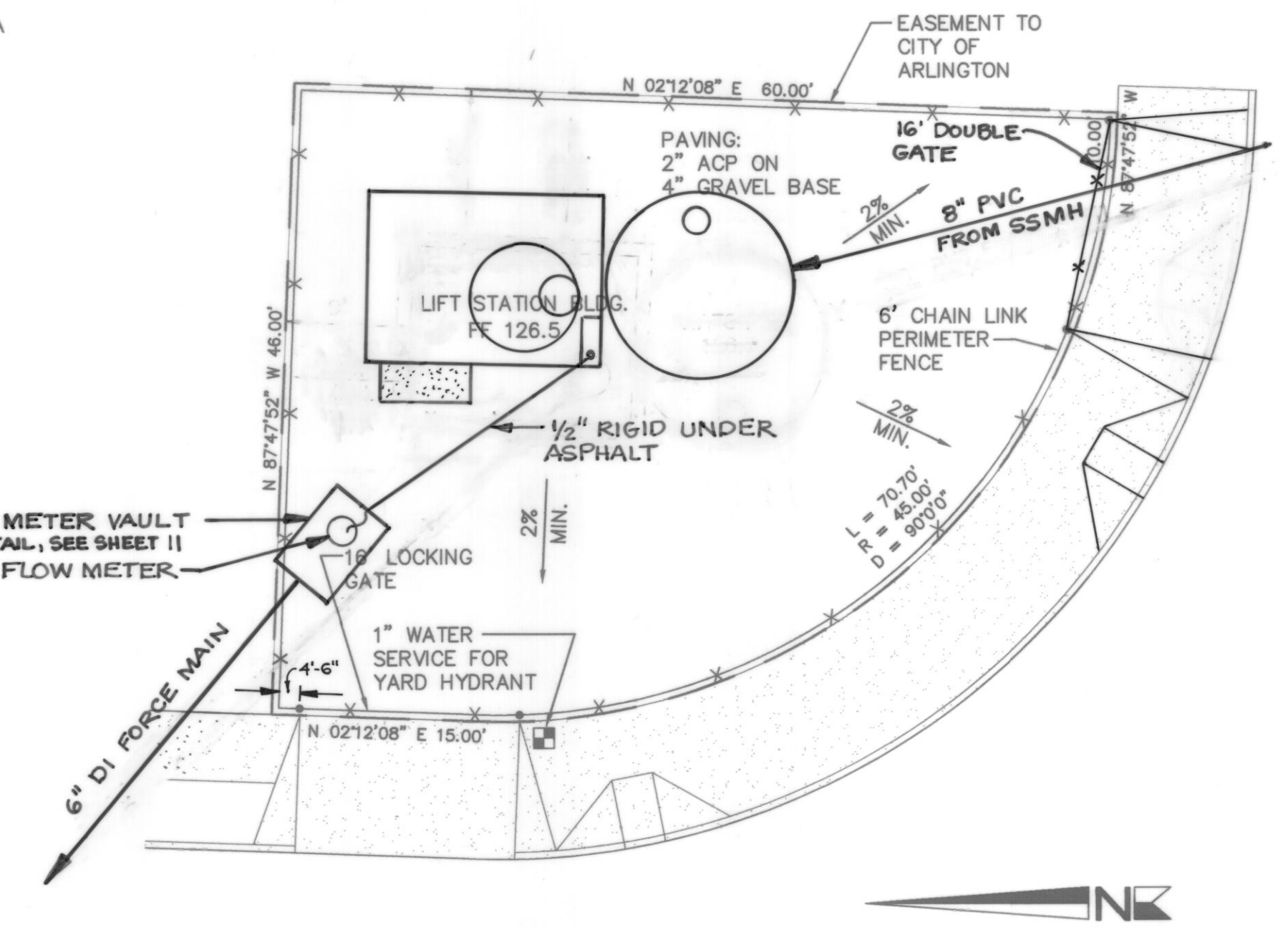
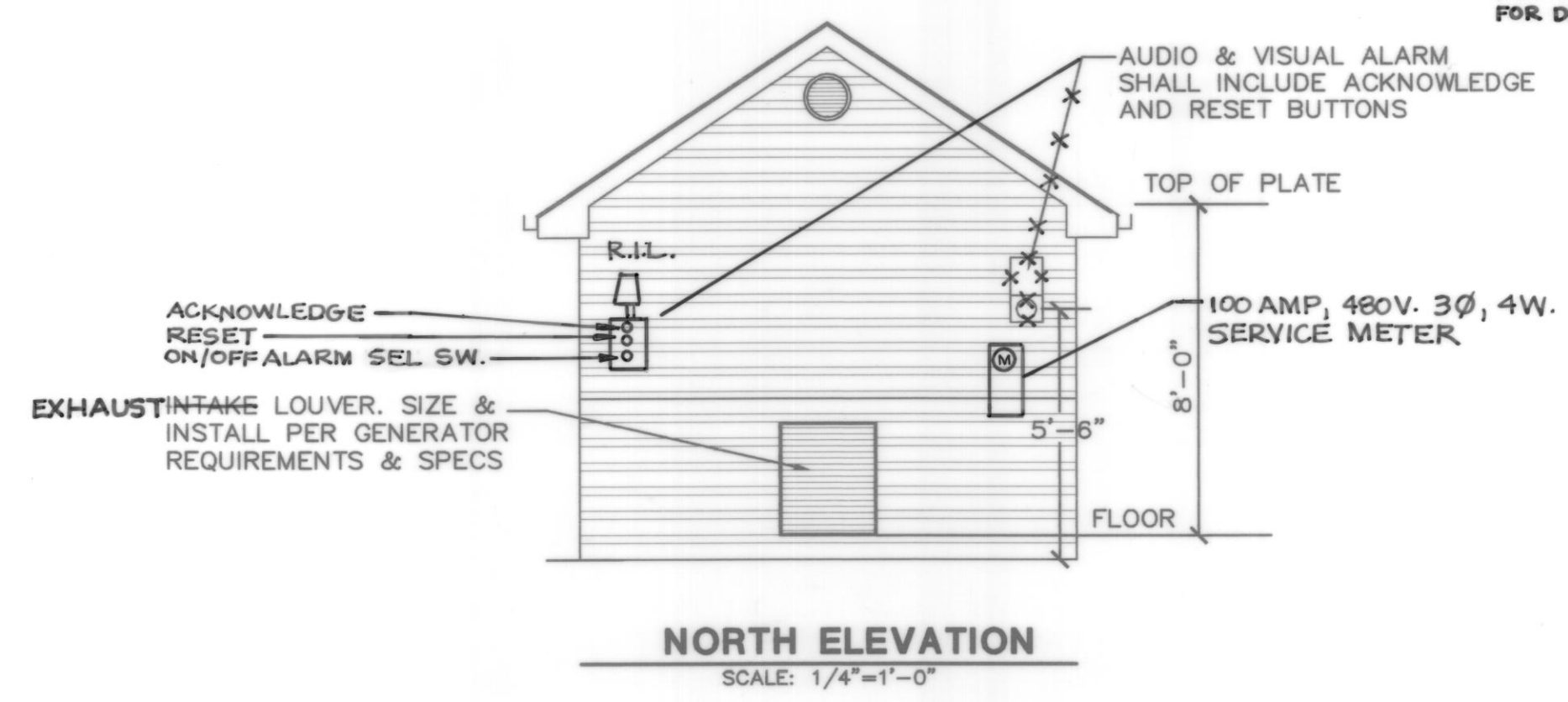
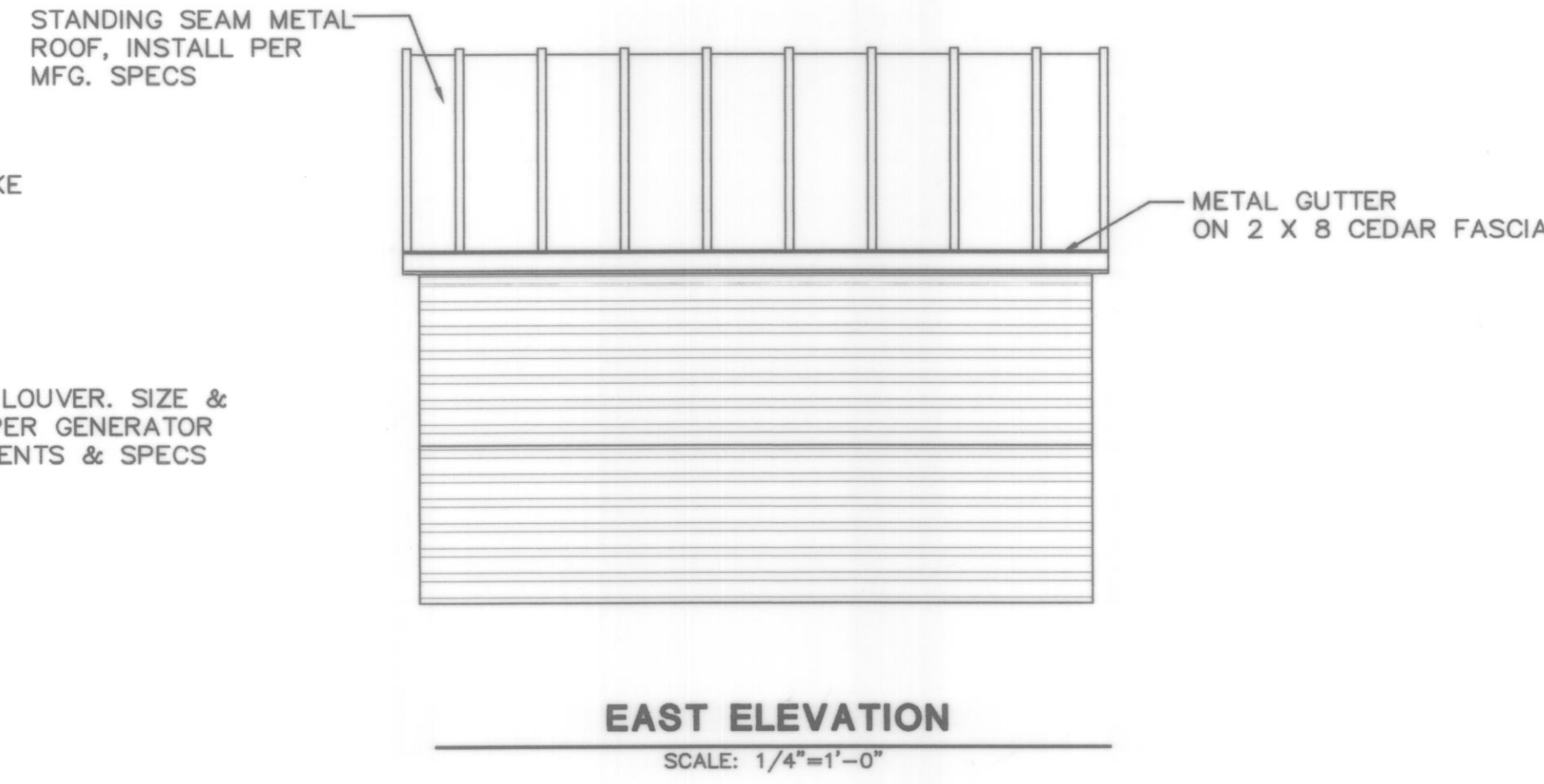
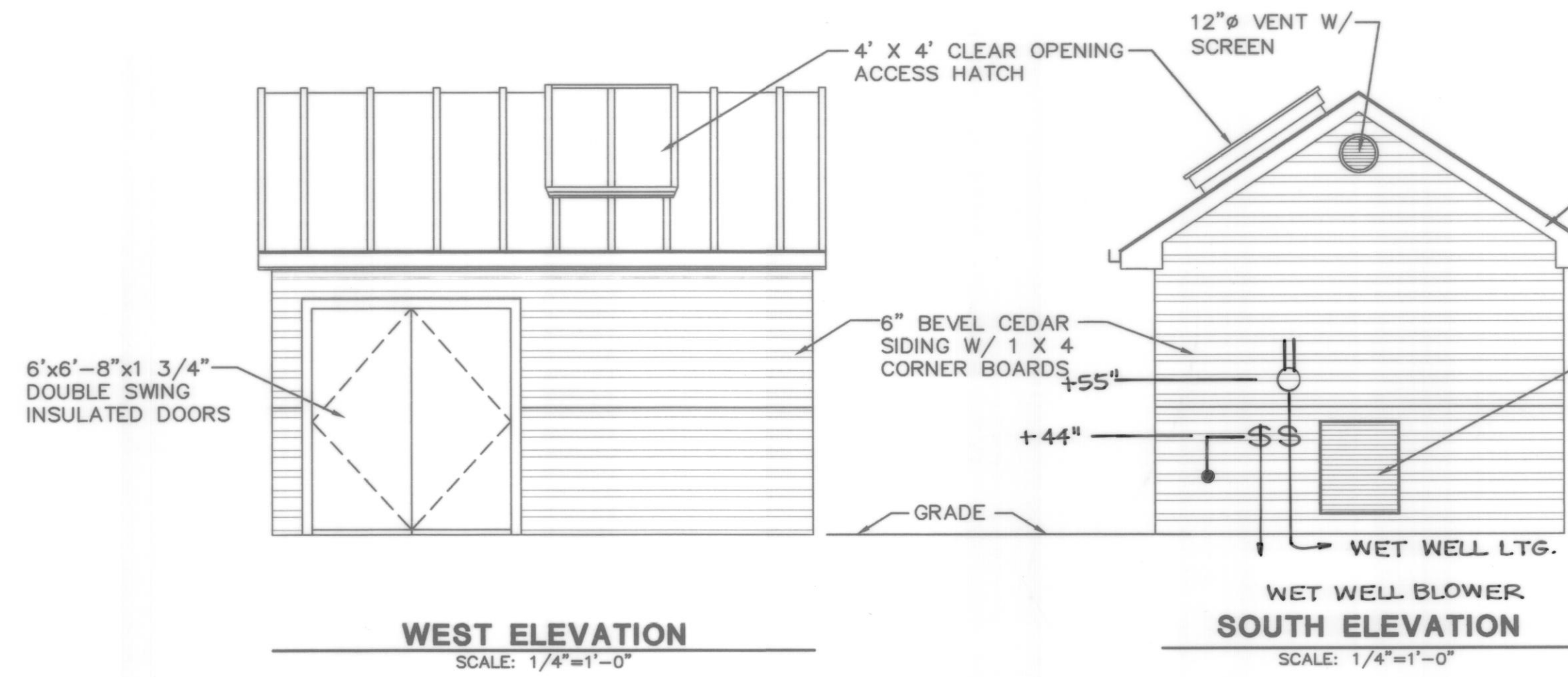
CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
[Signature]
DATE: 4/30/01

DATE	REVISIONS	BY:
4/5/01	PER CITY REVIEW	JWC
7/02/03	AS-BUILT PER SEACON AND ROGERS ELECTRIC MARKUPS	PCM

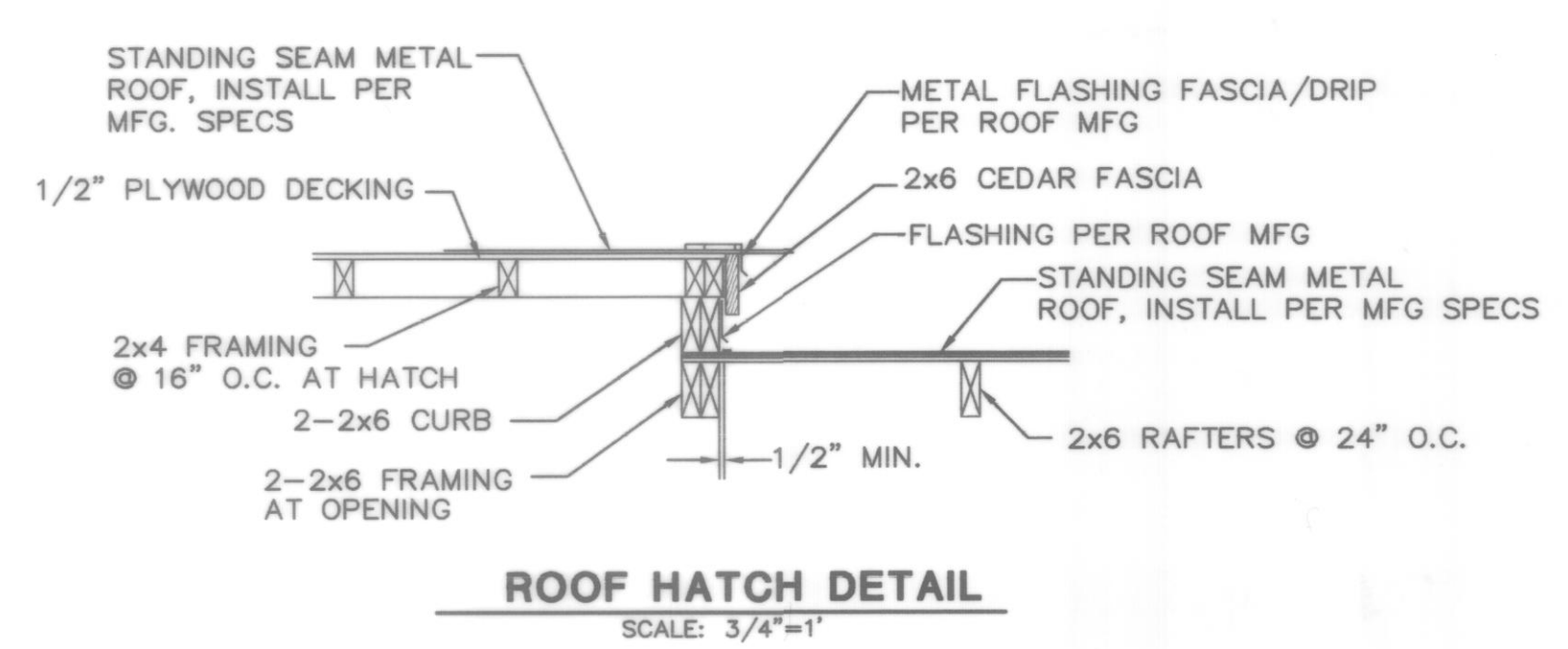
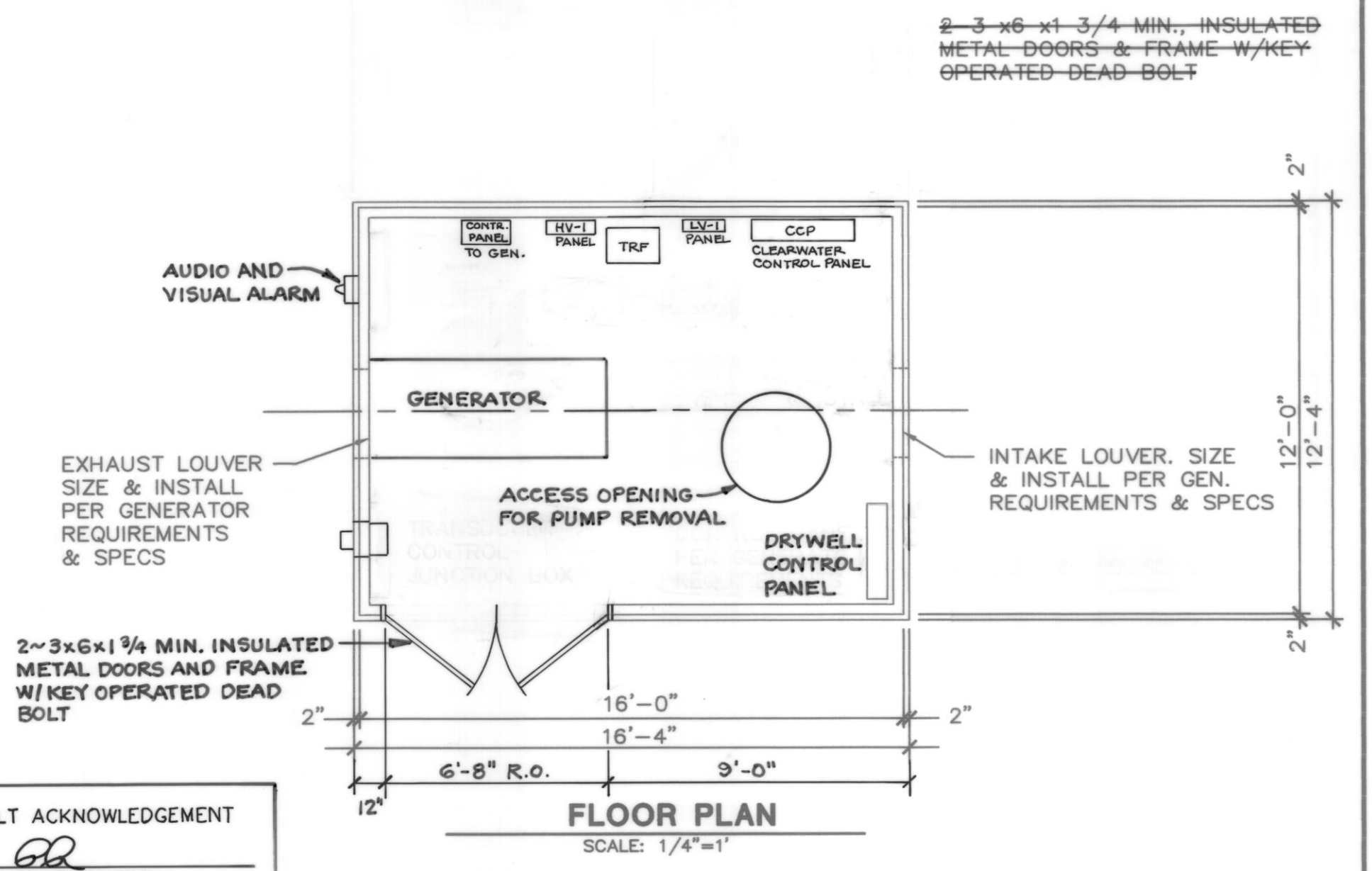
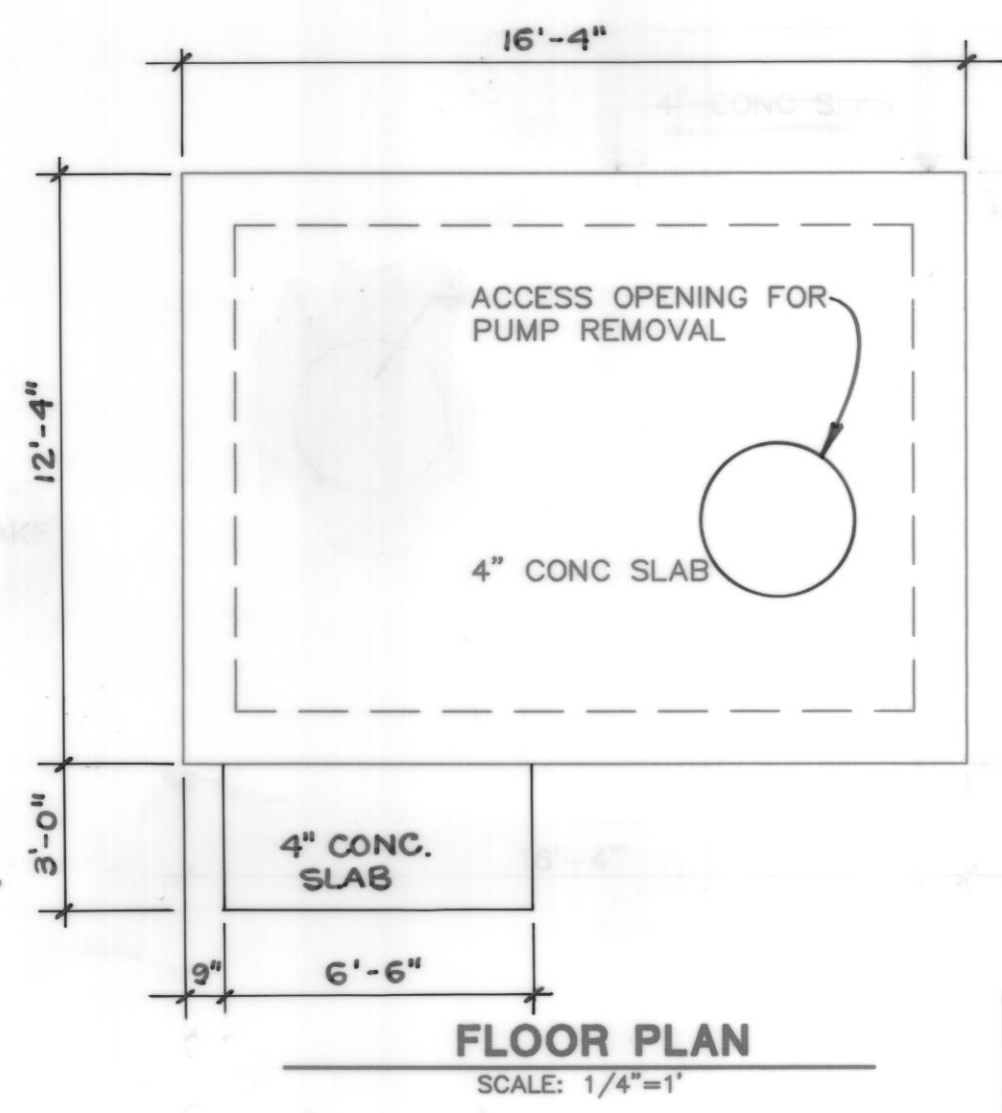
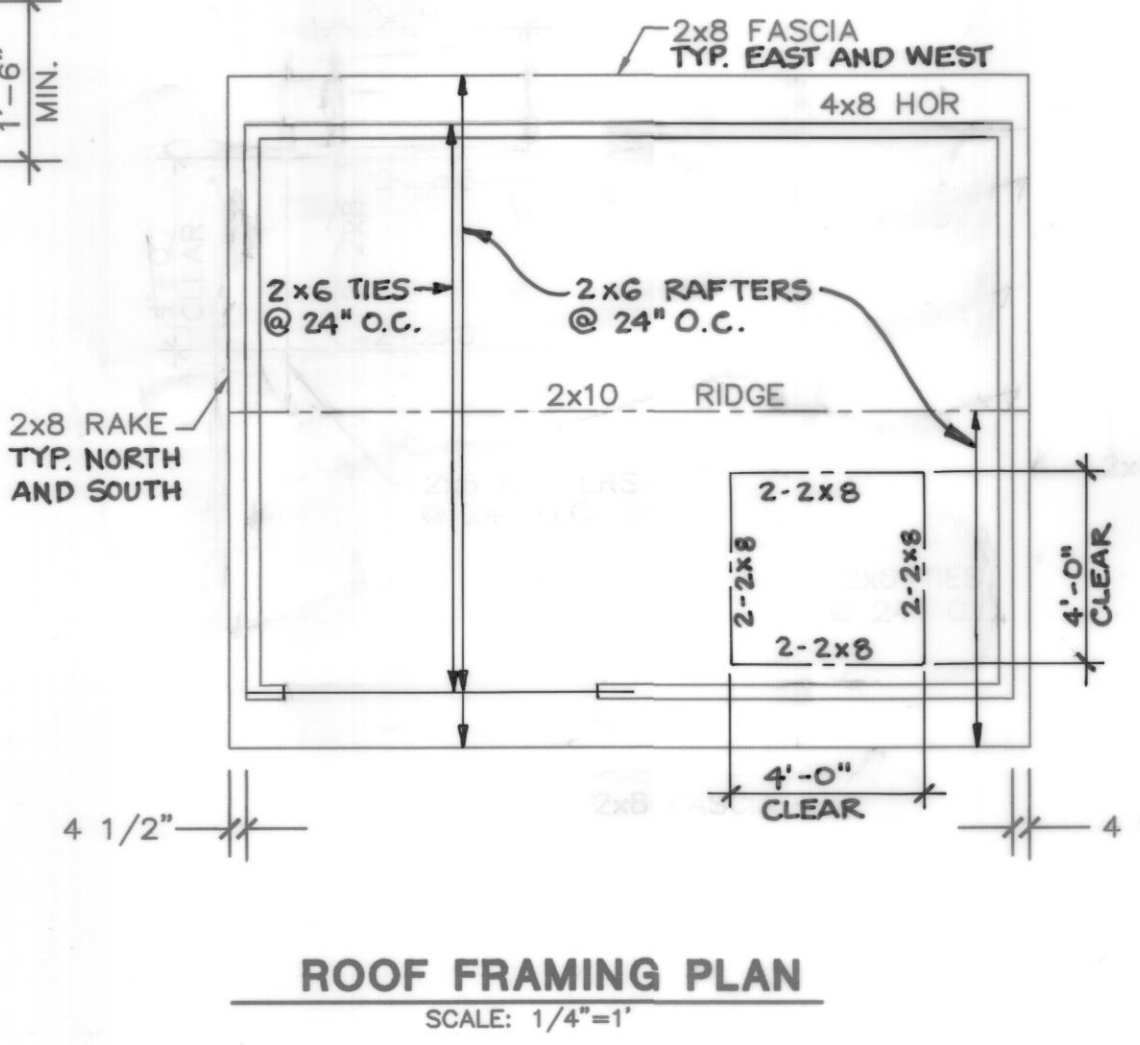
PLAN DATE: DECEMBER 11, 2000
DESIGNED BY: JWC
DRAWN BY: RFA
PLAN CHECK BY: JWC
1ST SUBMITTAL: 1/19/01
2ND SUBMITTAL: 4/06/01

CONSTRUCTION PLANS FOR
CROWN PARK, L.L.C.
SEWER EXTENSION PLAN
PUMP STATION NOTES & DETAILS

JOB NO.
1448
12
14
XREF: NONE



NOTE:
CONSTRUCTION AND FURNISHED EQUIPMENT SHALL MEET SPECIFICATIONS DETAILED IN SECTION 5-7 (LIFT STATIONS) OF CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATION. CONTRACTOR SHALL OBTAIN MOST RECENT UPDATED LIFT STATION SPECIFICATIONS FROM CITY.



AS-BUILT ACKNOWLEDGEMENT
By: *[Signature]*
CITY ENGINEER
DATE: 1/8/04

HIGA ENGINEERING, INC.
1721 Hewitt Avenue, Suite 401
Everett, WA 98201
(425) 252-2826 fax: 252-9551

JOHN W. CHERRY
PROFESSIONAL ENGINEER
EXPIRES 5/21/2001

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.

CITY OF ARLINGTON DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
[Signature]
DATE: 4/30/01

DATE	REVISIONS	BY:
4/6/01	PER CITY REVIEW	JWC
7/02/02	AS-BUILT	PCM
7/02/03	AS-BUILT PER SEACON AND ROGERS	PCM
	ELECTRIC MARKUPS	

PLAN DATE: DECEMBER 11, 2000
DESIGNED BY: JWC
DRAWN BY: RFA
PLAN CHECK BY: JWC
1ST SUBMITTAL: 1/19/01
2ND SUBMITTAL: 4/06/01

CONSTRUCTION PLANS FOR CROWN PARK, L.L.C. SEWER EXTENSION PLAN PUMP STATION BUILDING

JOB NO. 1448
13
14
XREF: NONE

LIFT STATION SPECIFICATIONS

Equipment List:

Smith & Loveless 8' Diameter Duo-Duct Pump Station with Standby Diesel Powered Generator

The lift station shall have a minimum design pumping capacity of 250 GPM.

(Items supplied by Smith & Loveless)

Blank spaces will need to be completed when lift station is sized.

One (1) Smith & Loveless Duo-Duct, Factory Assembled, Automatic Pumping Station complete with 8'-0" diameter welded steel chamber, 8'-6" internal height, x integral base beam sections, 6" common side outlet discharge pipe, 36" dia. x 20' long entrance tube, access ladder, and electrical conduits to control panel in station.

Principal items of equipment will include (2) Smith & Loveless Vertical, Non Clog, Pumps directly connected to _____HP, 460/3/60 Motors; 480 disconnects for motor lockout; 1/2" plugged taps on Suction and Discharge; NivusBar Plus Level transducer; High and low emergency call button with switch for building alarm and telemetry; Remote HOA switch for each pump in dry well; Pump check valve limit switches, Dry sump water float; Sump Pump with integral discharge to wet well; Ventilation Blower with PVC inlet duct; Dehumidifier; 4 Magnesium Anode Packs with 15' copper leads; all internal wiring in the main chamber only.

The entrance tube with electrical conduits and ladder, the Magnesium Anode Packs, level transducer and the two Float Switches for the Wet Well are furnished, but not installed. One or two circumferential welds are required to attach the entrance tube to the main chamber (by others). Touch up epoxy paint is provided to cover the weld areas.

Additional Specifications for Lift Station Items--

CONTROL PANEL

The liftstation control panel shall be equivalent to a Clearwater Controls and Automation's P/N LS-1000
-This panel shall be placed in the main building within reach of the dry well hatch.

Additional accessories included in panel are Run Time Meters for Pumps; signal and alarm contacts listed under the signal, alarm and data collected by telemetry section; Terminal strips for external alarm and for telemetry system; Emergency Generator connection for power interlock to allow only one pump to run under generator power. The 460/60 electrical power to be installed and connected to the control panel terminals by others. Control panel shall be mounted in the liftstation building in close proximity of the dry well entrance.

CONTROLS:

The control system consists of a wetwell mounted hydrostatic level transmitter, control panel mounted level indicator and pump controller and back-up emergency pump control from high and low wetwell level floats. The back up float control is completely independent from the level transducer and pump control.

The control panel front cover will have:

1. Level indicator in inches
2. Hand off auto switches for each pump
3. Pump alternator switch to switch from either pump 1, 2 or alternate each cycle
4. Pump hour meters that read to the hundredth
5. Data entry screen for setting levels
6. Local alarm horn silencing switch
7. Independent alarm reset push buttons for each pump
8. Overload reset push buttons

The pump controller receives a signal from the wet well level sensor and displays the wet well level in inches on the control panel:

1. Low wet well level alarm
2. Lead pump off
3. Lag pump off
4. Lead pump on
5. Lag pump on
6. High wet well level alarm

In the event of wet well transducer or pump controller failure the high and low wet well floats provide independent back up pump control. When the high wet well level float is tripped one pump starts and runs for the time set on the emergency run timer. The other pump will start after a set amount of time and shut off with the first pump. If the timer is still active when the low level float is reached, the pump shuts down. At no time while the station is in auto will the pumps pump below the low level float.

The hand off auto switch will control the pumps by the controller while in the auto position. When in the hand position is selected the pump will continue to run until it is switched to off or auto. The hand position should be the only way to pump below the low-level float switch.

The pump alternator will allow the pumps to alternate at the end of each pump cycle while in alternate. When set on pump 1 or 2 the pump that is selected will continue to be the lead pump and the other pump will be used as the lag pump.

The data entry screen will allow the operator to review and or charge set points and review current and or past alarms.

TELEMETRY:

Telemetry will be supplied and installed in the proposed lift station. Telemetry components are to be included as part of the control panel. Telemetry will be installed and operation verified by supplier and City of Arlington.

SIGNALS, ALARMS, AND DATA TO BE COLLECTED BY TELEMETRY:

- High-high and low-low floats-Alarm
- Pump fail by motor overload and check valve limit switch-Alarms
- Water in dry well-Alarm
- Power failure phase monitor-Alarm
- Common generator failure-Alarm
- Flow rate and total-Data
- Wetwell level-Data
- Pump run-Data
- Diesel fuel tank low fuel alarm-Alarm
- Emergency button-Alarm
- Transfer switch position-Data
- Generator running-Data
- Pump run time-Data
- Pump Starts-Data

GENERATOR:

The generator shall be either Kohler or Onan. The minimum generator size shall be 25 KW. The generator shall be installed to automatically start during the event of a power outage and shall be sized to run all ancillary uses and one pump at a constant duty rating. The minimum fuel tank capacity shall be 100 gallons and shall be full at time of startup. The generator shall be capable of running for thirty-six hours with out refueling. Connection points shall be provided by the manufacturer for alarms that are specified under the section signals and alarms that apply to the generator. Generator panel will have a minimum of the following operational items.
-12 light alarm panel to include:

1. Run
2. Pre low oil pressure
3. Pre hi engine temp
4. Low oil pressure
5. Hi engine temp
6. Over speed
7. Over crank
8. Low engine temp
9. Low fuel
10. Switch off
11. Low coolant level
- A-C Volts meter
- A-C amperes meter
- RPM and Hz meter
- Field breaker
- Upper scale lower scale indicator
- Voltage adjuster
- Emergency stop button
- Hour meter
- Temp gauge
- Oil gauge
- DC volts gauge
- Phase selector to control view of Volts and amperes meter

EQUIPMENT AND PARTS TO BE FURNISHED:

- One four-drawer tool chest that is of the same quality as SnapOn.
- Lock out tag out tag out station with appropriate equipment to lock out and tag out all equipment in the lift station. The equipment shall be the same type as specified in the

City's Lockout Tagout program.

- One cordless wall mounted telephone 900 mega HZ.
- Safety climb for dry well entrance tube ladder and one OSHA approved safety harness.
- Manufactures recommended spare parts shall be provided for all equipment as specified

in the O&M manuals.

- Three complete sets of operation and maintenance manuals.
- One wall mounted halon fire extinguisher in enclosure. The minimum size shall be six (6) pounds.

WET WELL:

- Minimum wet well size is 12 feet diameter.
- The wet well shall have two (2) explosion proof 110 VAC lights.
- A wet well blower must be attached to either the wet well top or its own slab. It may not be attached to the generator building. The blower shall be enclosed so as not to be exposed to the outside elements. The enclosure shall be built to allow access and match the lift station building.
- The wet well shall have an operator walkway.
- Transducer and float support shall be accessible from operator walkway.

YARD HYDRANT:

One freeze-proof 1" yard hydrant shall be installed outside of the building (placement to be determined during plan review). Hydrant shall have a minimum 3' burial and be a IOWA Woodford or approved equal. Yard hydrant shall have a separate shut-off valve with valve box. Water service shall be provided as port of liftstation construction.

TELEPHONE LINE:

- One type 3002 voice grade leased multi-point line shall be installed at the proposed lift station. RJ-11 jack shall be provided with the two wires clearly identified and circuit I.D. number for that leg. The telephone line shall be connected to a specific telephone circuit to be specified at the time of design of the lift station. This telephone line will be for the telemetry system.
- One additional telephone line for a telephone.

FLOW METER:

A magnetic flow meter with 4 to 20 milli amp output will be installed on the discharge line in accordance with the manufacturers set up and operations manual. The meter will be from a company with local representation and service technicians for calibration and operational trouble shooting. Flow will be totalized in 100's of gallons. If meter is installed outside of main building the flow tube will be NEMA 6 rated.

PUMP STATION BUILDING:

The following criteria will apply to a lift stations building. The following list is for the minimum requirement. Additional items to match the building to development structures may be allowed but must be approved by the City of Arlington.

- The building shall meet all applicable zoning and building code requirements.
- Building size shall be a minimum of 12' x 16'.
- Croft face R-19 insulation
- 5/8 fire -x drywall finished and painted.
- All conduits shall be run in the interior wall structure.
- 6" beveled cedar siding w/1"x 4" corner boards.
- 6' x 6'-8" x 1-3/4" double swing insulated metal doors; key operated dead bolt, minimum of 6 keys keyed to City standard.
- Roof standards: 2" x 6" rafters 24" on center, 2" x 6" rafter ties, 2" x 8" ridge board, 1/2" plywood (cd) decking. 4' x 4' clear opening access hatch with internal lock (must be placed directly over dry well access tube).
- The following roofing materials will be from TOMEN BUILDING COMPONENTS, INC. Ontario, California.

1. Profile TBC 305 Series Standing Seam Roofing (18-in wide)
2. Gauge: 22 gauge
3. Finish: Kynar 500, Evergreen Code #B15G112
4. Flashing, Closures, Trim, Gutters, Downspouts, etc.: Fabrication of same material, gauge, and finish as roofing
5. Fasteners: shall be as per manufacturer's recommendation
- Rain gutter with a down spout must be provided on access door side of building.
- All exterior wood surfaces shall be treated with a brown or equal latex stain.
- Other colors must be City approved.
- Minimum clearances of 3 feet will be required between any components to include distant from the wall. Exception to this will be the generator to wall where louver is and 1 foot from back of dry well hatch to the finished wall. Clearances must meet electrical codes or provide safe access to all components.
- One solid wood wall mounted cabinet with the minimum size of 3' x 3' x16".

ADDITIONAL ELECTRICAL REQUIREMENTS:

- Air intake and exhaust louvers in GenSet building shall be motor operated. They shall open upon generator start-up and close with GenSet shut down.
- Wet Well controls shall be intrinsically protected.
- Low water alarm float shall also provide pump lockout upon activation and be self clearing.
- Generator building lighting shall consist of two (2) incandescent fixtures w/ 150 watt bulbs.
- Audio / Visual Alarm shall be installed on the exterior of the building (placement to be determined by City). Horn and light must be one unit. Unit must have silence and reset buttons. Horn shall be 85db.
- Wet well lights and Blower shall be switched on the exterior of the building (placement to be determined by City) in a weatherproof box.

FENCING:

The building and wet well shall have a 6' Cyclone fence installed around it. A 12' double swing gate shall also be installed (placement to be determined during plan review).

SITE ADDRESS:

Appropriate area shall be provided to allow City vehicles to turn around and access wet well with vactor and truck. This is defined as a vehicle 30 feet in length. This may be accomplished in conjunction with a street or a turn around area. The entire area within the fence shall be paved.

FORCE MAIN:

The force main shall be installed according to the City of Arlington Construction Standards and Specifications Manual. Force main valving shall be installed on the lift station site (see attached drawing). Valving shall be placed in a concrete vault of a size to allow City personnel to access to the valves for safe maintenance. The minimum force main shall be 4 inch. The force main shall be constructed with ductile iron only.

LANDSCAPING:

All developer installed landscaping will remain the maintenance responsibility of the developer or homeowners association. This includes landscaping within the dedicated property of the lift station site. Any landscaping within the fenced area will be the responsibility of the City of Arlington.

AS-BUILT ACKNOWLEDGEMENT
BY: [Signature]
CITY ENGINEER
DATE: 1/8/04

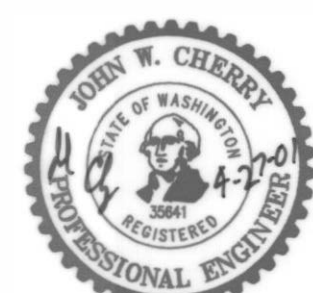
CITY OF ARLINGTON
DEPARTMENT OF PUBLIC WORKS
APPROVED FOR CONSTRUCTION
Modification possible during construction
BY: [Signature]
DATE: 4/30/01

DATE	REVISIONS	BY:
4/5/01	PER CITY REVIEW	JWC

ISSUE DATE:	DECEMBER 8, 2000
DESIGNED BY:	JWB, VLH, JWC, MAD
DRAWN BY:	RFA
PLAN CHECK BY:	JWC
1ST SUBMITTAL:	1/19/01
2ND SUBMITTAL:	4/06/01



HIGA
ENGINEERING, INC.
1721 Hewitt Avenue, Suite 401
Everett, WA 98201
(425) 252-2826 fax: 252-9551



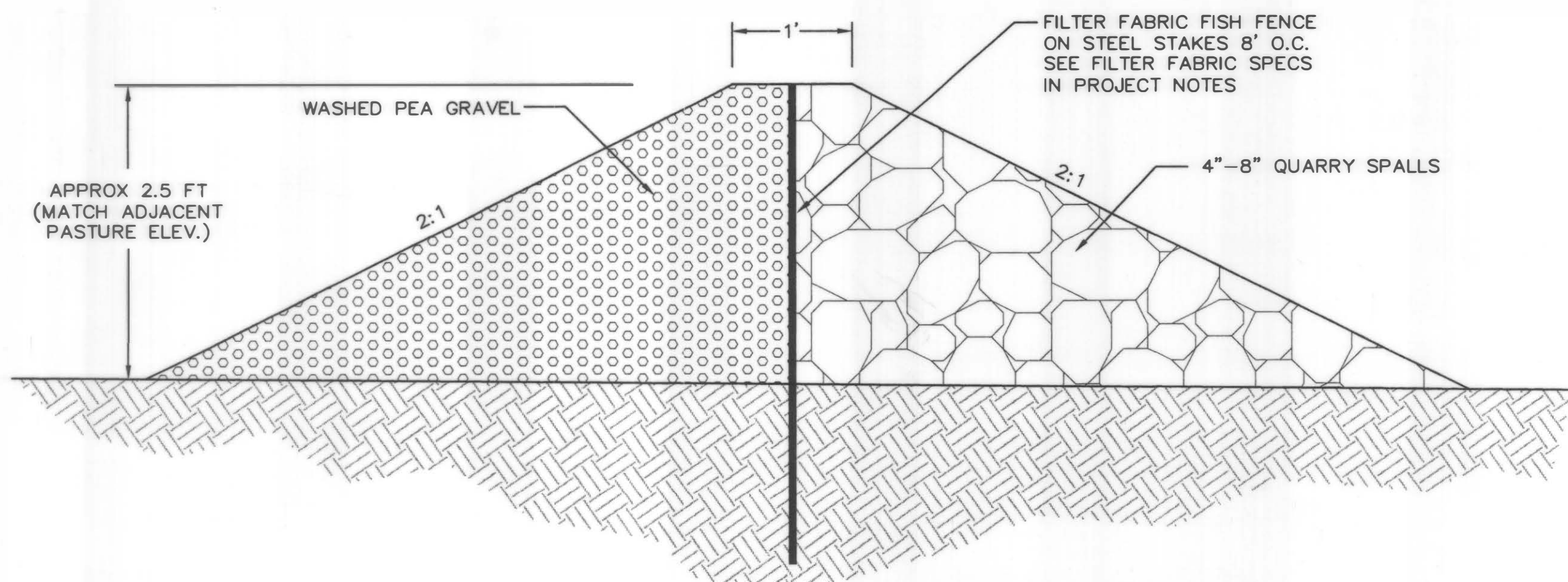
JOHN W. CHERREY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 6/21/2001

CONSTRUCTION PLANS
CROWN PARK L.L.C.
PUMP STATION SPECIFICATIONS

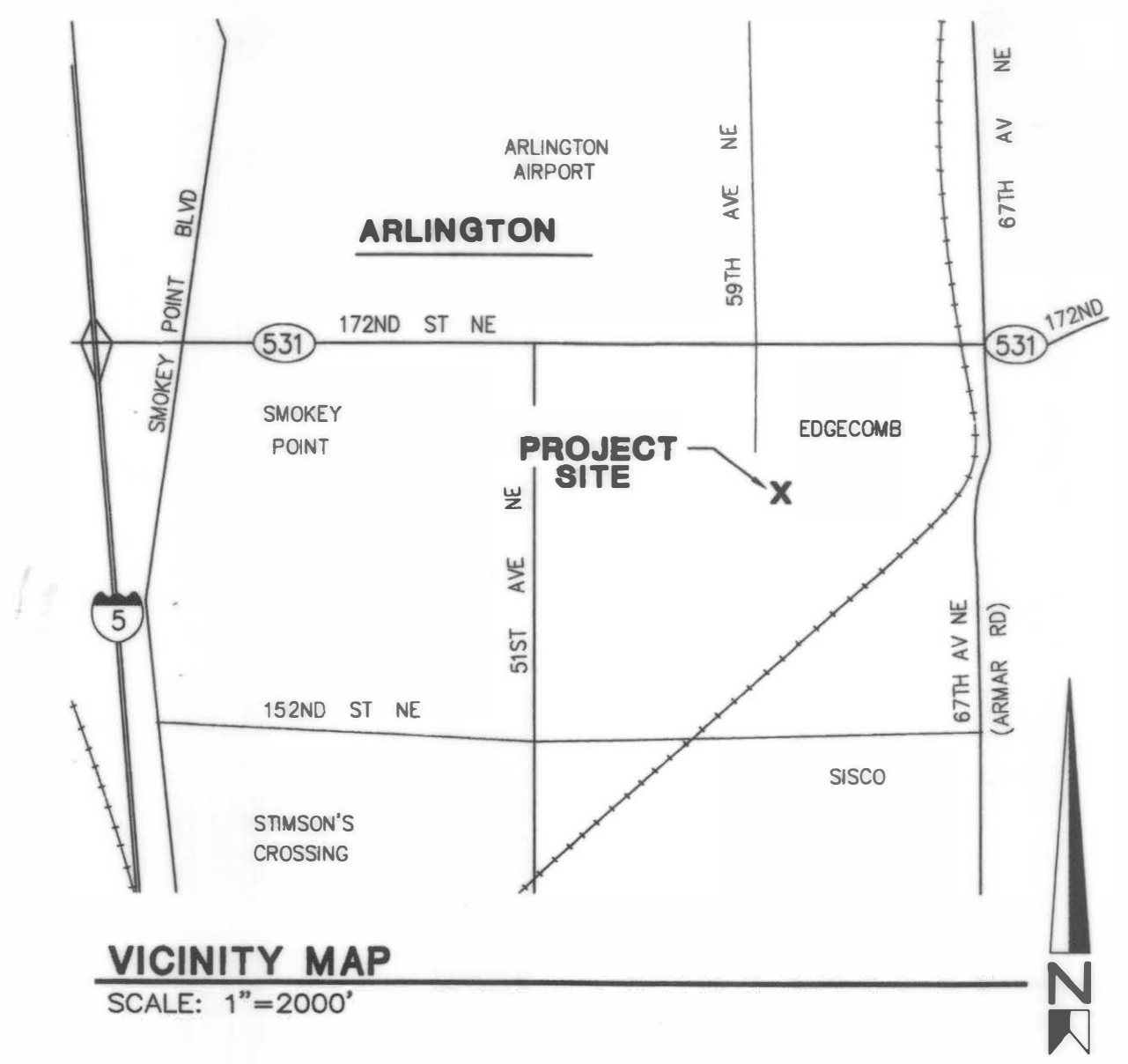
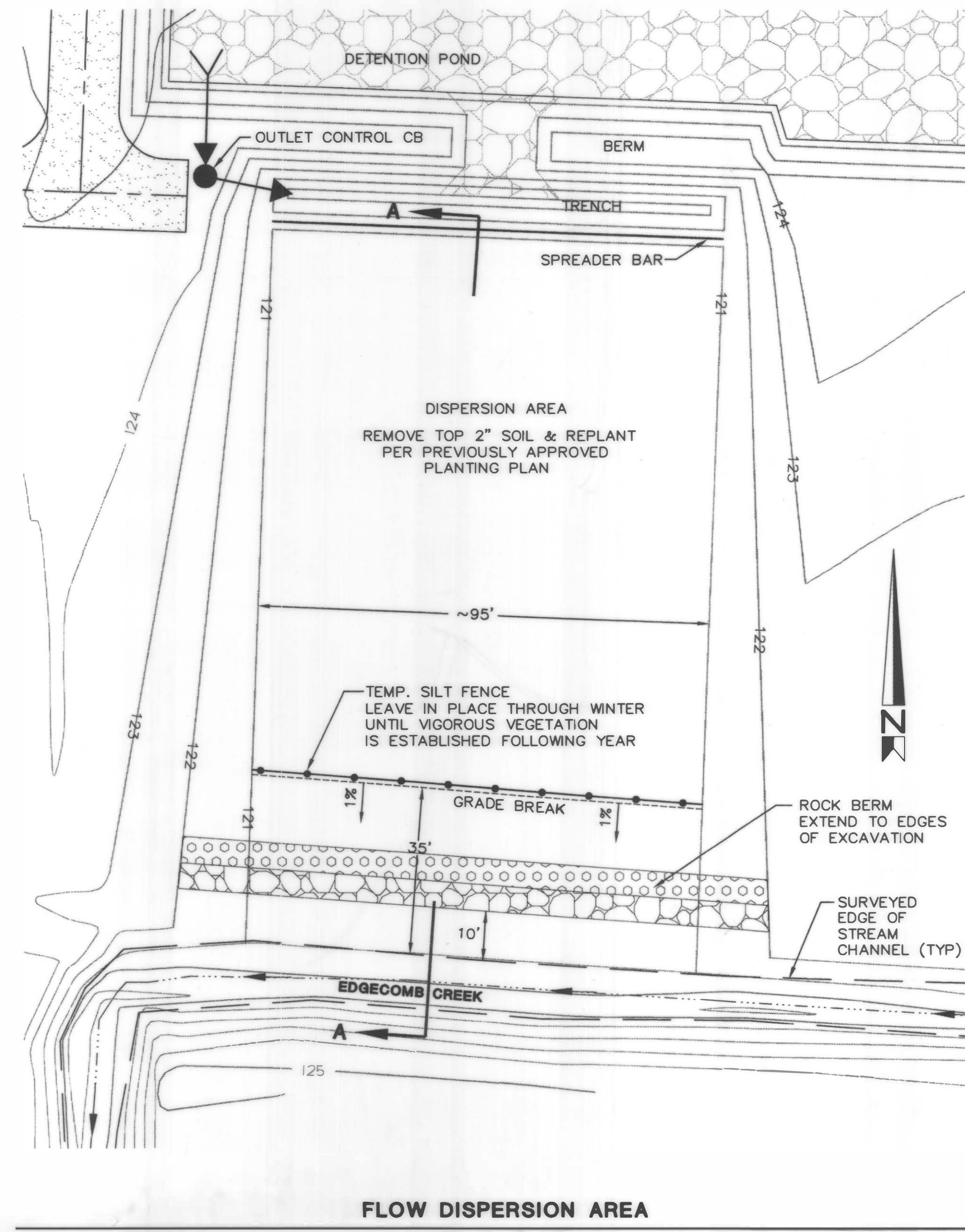
JOB NO.
1448
14
14

PROJECT NOTES

1. WORK SHALL BE PERFORMED WHEN DISPERSION AREA IS DRY. DISTURBED SOIL SHALL BE RESEEDED AND MULCHED TO PREVENT EROSION. CONTRACTOR SHALL NOT DISTURB THE STREAM CHANNEL OR PERMIT DISCHARGE OF SOIL OR SEDIMENT INTO EDGEComb CREEK.
2. FOLLOWING REPAIR WORK, DISPERSION AREA SHALL BE REPLANTED WITH SHRUBS AS SPECIFIED IN THE DETENTION POND CONSTRUCTION PLANS BY HIGA BURKHOLDER ASSOCIATES, LLC, DATED 4-27-01.
3. HEIGHT OF ROCK BERM SHALL MATCH ELEVATION OF ADJACENT PASTURE AT EITHER END (ESTIMATED APPROX. 2.5 FT).
4. FILTER FABRIC FISH FENCE IN ROCK BERM SHALL BE SINGLE PLY OF TENSAR TB1000 EROSION MAT OR APPROVED SUBSTITUTE, SUPPORTED BY STEEL FENCE STAKES 8' O.C. OPENINGS IN FABRIC SHALL BE MAXIMUM 1/8TH INCH. BOTTOM OF FABRIC SHALL BE EMBEDDED MINIMUM 6" IN SOIL TO PREVENT GAPS. AT CONTRACTOR'S OPTION, WIRE FENCING MAY BE INSTALLED TO FURTHER SUPPORT FABRIC DURING ROCK PLACEMENT.
5. ESTIMATED ROCK QUANTITIES REQUIRED: 48 CU. YDS. PEA GRAVEL, 48 CU. YDS. QUARRY SPALLS.



AS-BUILT ACKNOWLEDGEMENT
BY:
CITY ENGINEER
DATE: 1/8/04



APPLICANT/OWNER

GREG BLUNT
CROWN DEVELOPMENT
3409 McDUGAL AVE.
EVERETT, WA 98201
(425) 387-5090

ENGINEER

HIGA BURKHOLDER ASSOCIATES L.L.C.
1721 HEWITT AVE.
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SURVEYOR

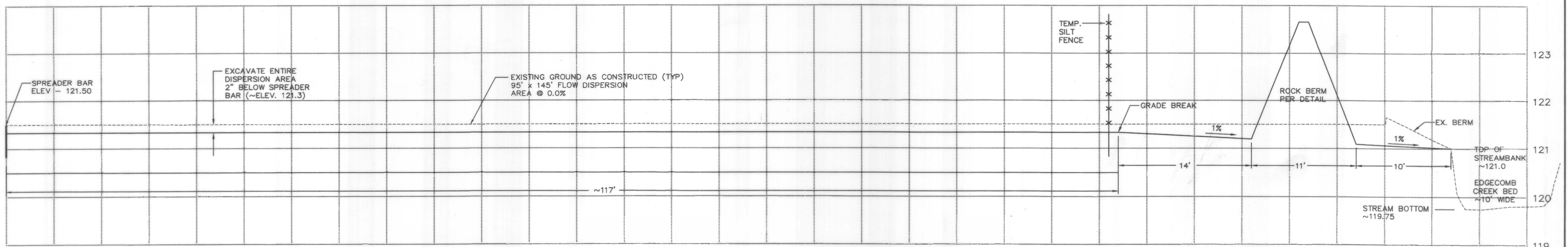
METRON AND ASSOCIATES, INC.
307 N. OLYMPIC AVE. SUITE 203
ARLINGTON, WA 98223
(360) 435-3377
(360) 435-4822 FAX

DATUM

N.A.V.D. 1988

BENCHMARK

1. VERTICAL DATUM IS BASED ON A G.P.S. TIE TO W.S.D.O.T. MONUMENT DESIGNATION GP31531-163, AND IS THE PROJECT BENCHMARK LOCATED AS SHOWN HEREON. ELEVATION = 127.57' NAV. 88.
2. N.G.V.D. 29 CONVERSION IS N.A.V.D. - 3.73 FEET = N.G.V.D. 29.



DISPERSION AREA DISCHARGE AS-BUILT PER PLAN

 HIGA ENGINEERING, INC. 1721 Hewitt Avenue, Suite 401 Everett, WA 98201 (425) 252-2826 fax: 252-9551		CITY OF ARLINGTON DEPARTMENT OF PUBLIC WORKS APPROVED FOR CONSTRUCTION BY: _____ DATE: _____	DATE: 01/14/03	REVISIONS: AS-BUILT	BY: PCM	ISSUE DATE: JULY 11, 2002 DESIGNED BY: JWC DRAWN BY: JWC PLAN CHECK BY: JWC 1ST SUBMITTAL: 7-12-02	CONSTRUCTION PLAN CROWN PARK DETENTION POND REVISION OF DISPERSION AREA DISCHARGE TO STREAM	JOB NO. 1448
			1/1		1/1			