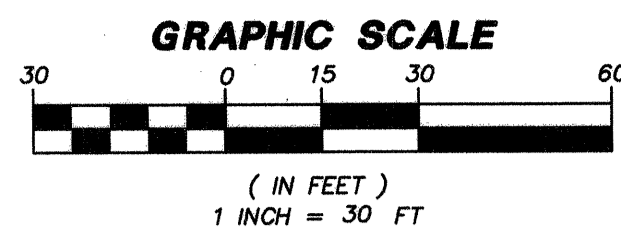
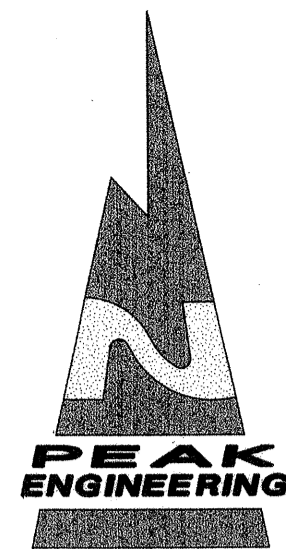
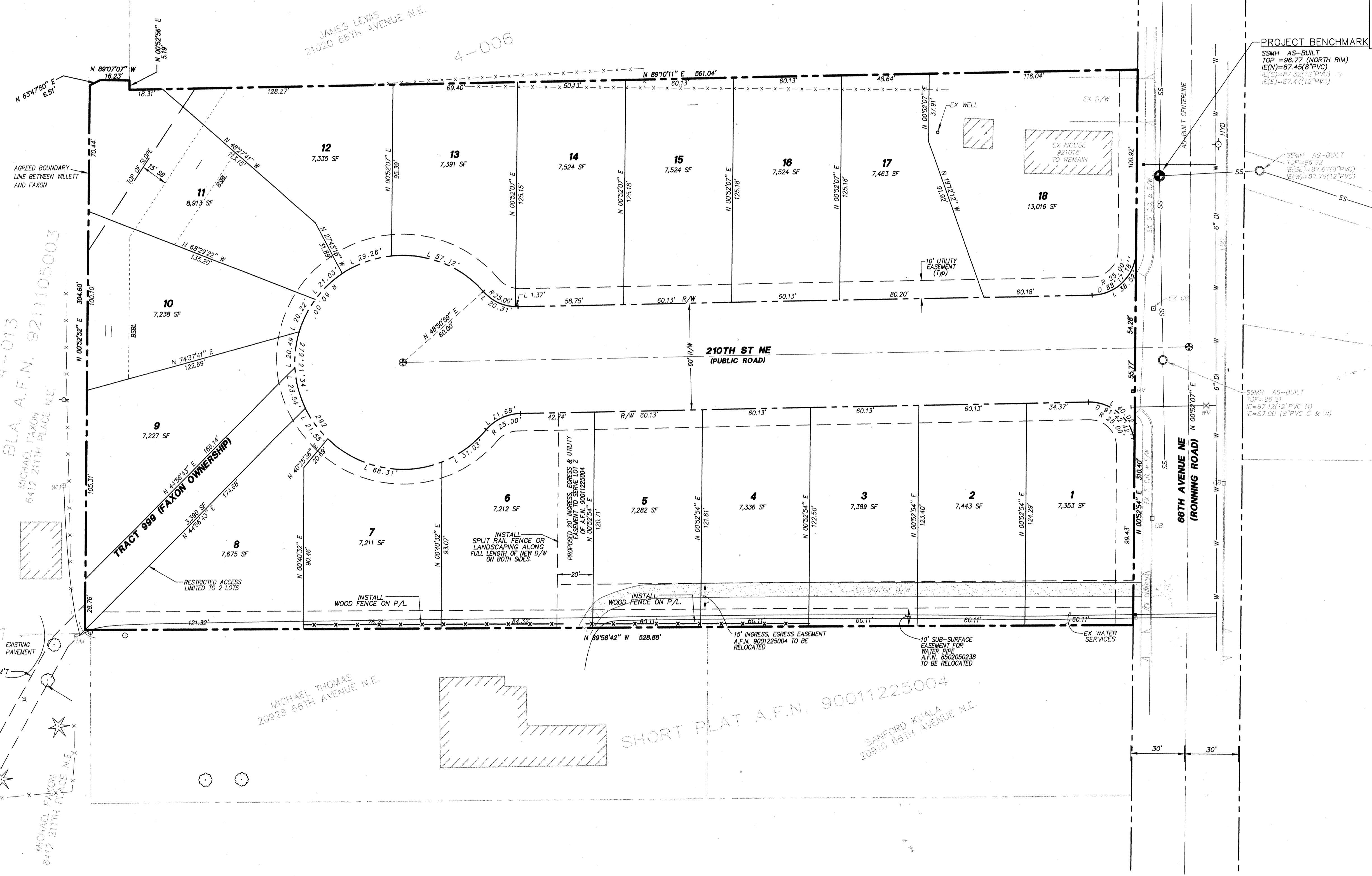
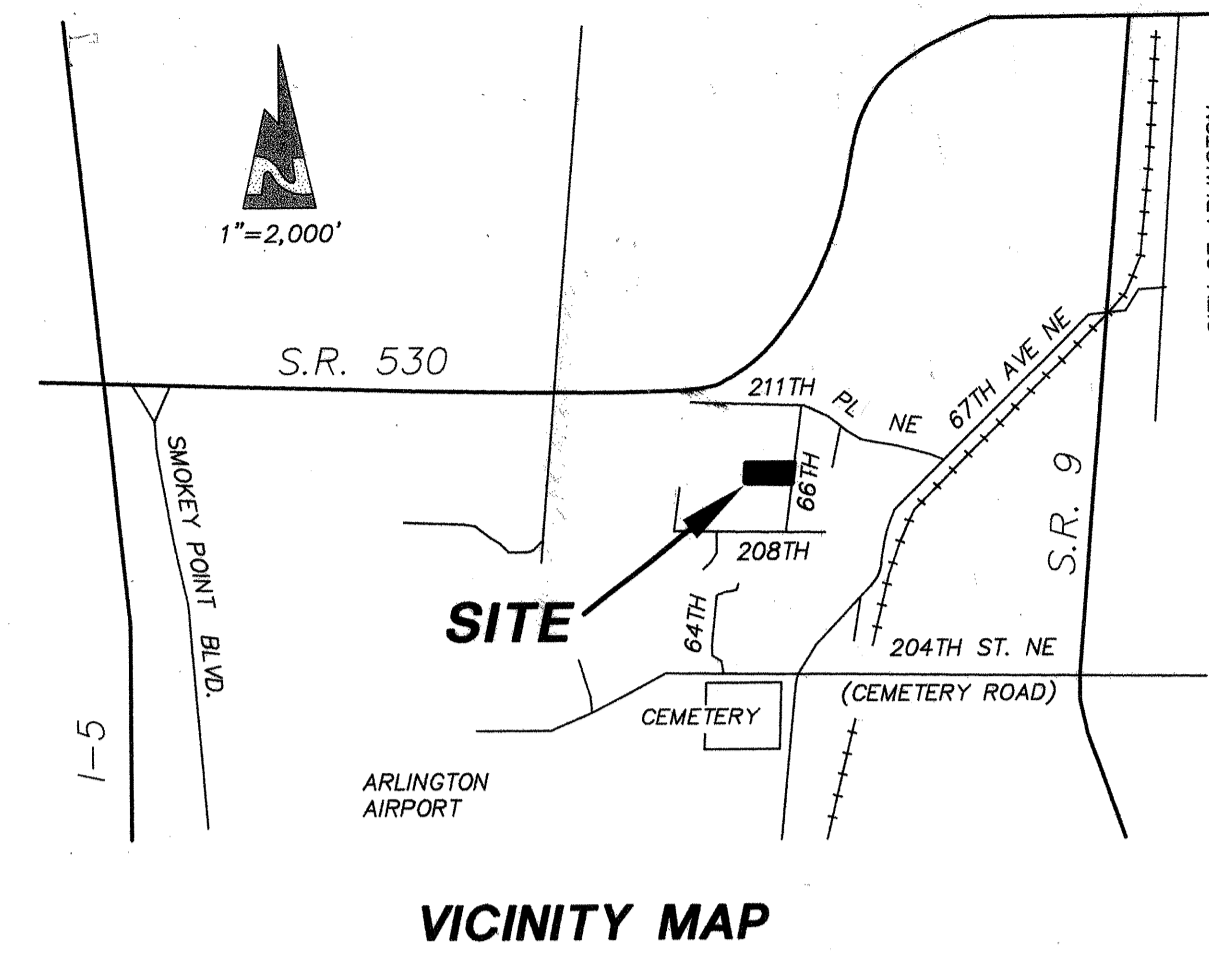


A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



DATUM: NGVD (1929 NATIONAL GEODETIC VERTICAL DATUM)
BENCH: NORTH RIM SSMH IN RONNING ROAD (OPPOSITE HOUSE NO. 21018)
TOP ELEVATION = 96.77
IF ELEVATION = 87.45 (8" PVC-N)
VERTICAL DATUM BASED ON AS-BUILT SANITARY SEWER PLAN FOR PLAT OF BUENA VISTA.



LEGAL DESCRIPTION:
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF 66TH AVENUE N.E. (RONNING ROAD), DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE NORTH 87°59'06" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 792.34 FEET; THENCE SOUTH 03°41'59" WEST A DISTANCE OF 528.24 FEET TO THE INTERSECTION OF THE EAST LINE OF THAT RECORD OF SURVEY AS RECORDED IN VOLUME 39 OF SURVEYS, PAGE 23 UNDER AUDITOR'S FILE NO. 9211105003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND THE SOUTH LINE OF THAT DEED AS FILED UNDER AUDITOR'S FILE NO. 8604300411, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 03°41'59" WEST, ALONG THE EAST LINE OF SAID SURVEY, A DISTANCE OF 303.26 FEET TO A POINT ON THE NORTH LINE OF THAT RECORD OF SURVEY AS RECORDED IN VOLUME 31 OF SURVEYS, PAGES 22 AND 23, UNDER AUDITOR'S FILE NO. 9001225004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 88°54'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 113.48 FEET; THENCE SOUTH 87°17'12" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 678.74 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEARS SOUTH 03°41'59" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 03°41'59" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 837.94 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
THE SOUTH 111.99 FEET OF THE NORTH 640.00 FEET OF THE EAST 340.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF 66TH AVENUE N.E. (RONNING ROAD).
ALSO EXCEPT THAT PORTION, IF ANY, LYING NORTH OF THE SOUTH LINE OF THAT DEED AS RECORDED UNDER AUDITOR'S FILE NO. 8604300411, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TEXTUAL SITE DATA:
TOTAL SITE AREA 176,857 SQ. FT.
NUMBER OF LOTS 18
AVERAGE LOT SIZE 7,752 SQ. FT.
SMALLEST PROPOSED LOT 7,204 SQ. FT.
DEDICATED AREA 31,400 SQ. FT.
TAX ACCOUNT NO'S. 103105-4-008-0000
103105-4-020-0004

NOTES:
1.) NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
2.) NO DUPLEX STRUCTURES ARE PROPOSED.
3.) LESS THAN 2 FEET OF VERTICAL DIFFERENCE IN THE PROJECT SITE. NO CONTOUR LINES ARE SHOWN.

APPLICANT: ELITE CONSTRUCTION
ATTN: GUY WILLETT
P.O. BOX 272
ARLINGTON, WA. 98223
(360) 435-6409

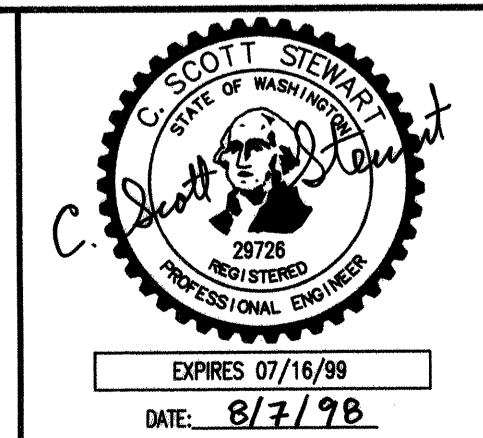
OWNER: COSTA H. PEARSON

DRAWING INDEX:
1) SITE PLAN
2) CLEARING AND TESC PLAN
3) GRADING, ROAD AND DRAINAGE PLAN
4) ROAD & DRAINAGE PROFILE AND NOTES
5) SANITARY SEWER PLAN
6) SANITARY SEWER PROFILE
7) WATER PLAN

WE HEREBY DECLARE THAT THE ROAD AND STORM DRAINAGE IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.

BY: *C. Scott Stewart* 12/8/98
PROJECT ENGINEER/SURVEYOR DATE
BY: *Doug C. L. Dill* 12/8/98
PLAT DEVELOPER/OWNER DATE

PEAK ENGINEERING
1818A GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 FAX: (360) 658-7826



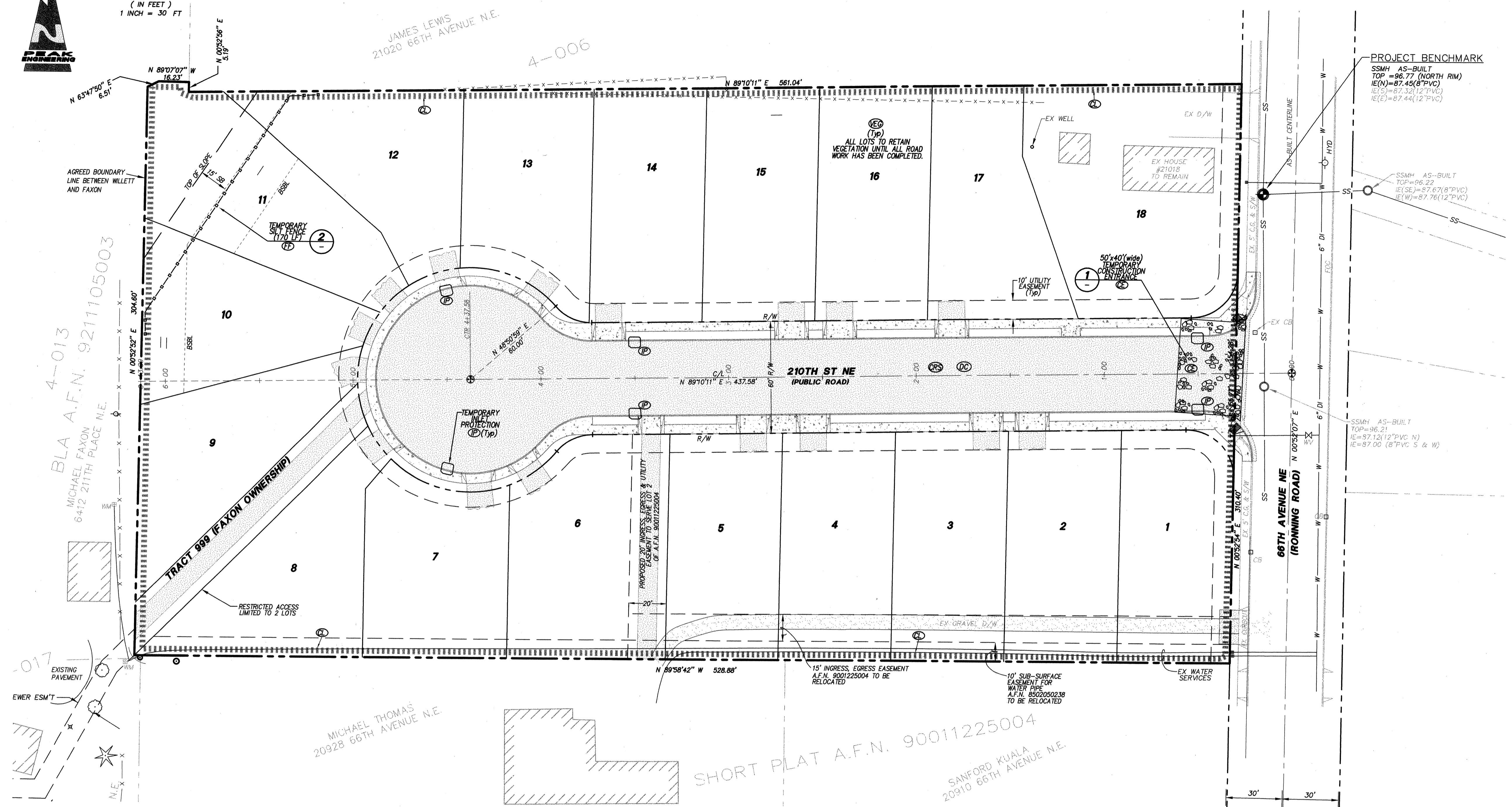
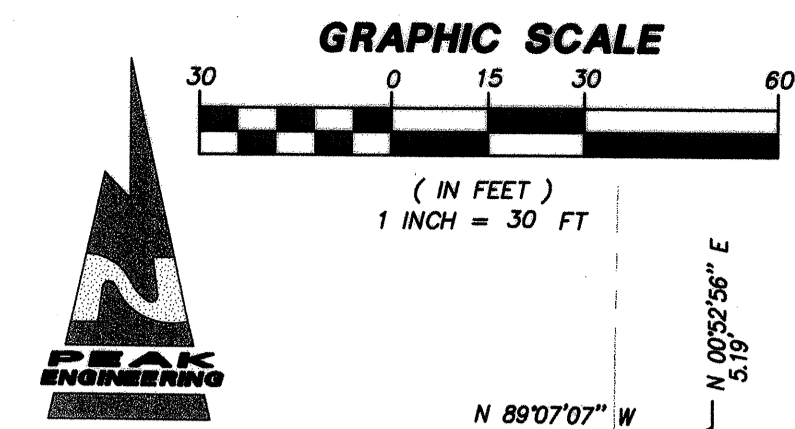
DATE	REVISION/ISSUED
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12/7/98	AS-BUILT

AS-BUILT, SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:
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ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822
CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

RECORD AS-BUILT DRAWING
ELITE ESTATES
FOR GUY WILLETT
SITE PLAN

CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION
BY: *J. R. B. P.* 8/20/98
R/W PERMIT NO.:
PROJECT NO. **98164**
DWG **1**
OF **7**

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



- CONSTRUCTION SEQUENCE:**
- ARRANGE AND ATTEND PRE-CONSTRUCTION MEETING WITH THE CITY.
 - FLAG PROPERTY LINES AND CLEARING LIMITS AS INDICATED ON CLEARING, AND T.E.S.C. PLAN.
 - INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE PER PLAN.
 - CLEAR & GRUB ROAD AREA, LEAVING AS MUCH OF GROUND COVER AS POSSIBLE.
 - ROUGH GRADE ROADS.
 - INSTALL SEWER.
 - INSTALL STORM AND WATER IMPROVEMENTS.
 - INSTALL UTILITY CROSSINGS (POWER, PHONE, CABLE TV, GAS, ETC).
 - INSTALL CURB, GUTTER AND SIDEWALK. PAVE.
 - HYDROSEED DISTURBED LAND SURFACES.
 - REMOVE REMAINING T.E.S.C. STRUCTURES AFTER SITE HAS BEEN STABILIZED AND APPROVED BY THE CITY INSPECTOR.
 - CLEAN STORM DRAINAGE SYSTEM, INFILTRATION SYSTEM AND PLACE INTO OPERATION.

- NOTES:**
- 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.
 - EXISTING WELL TO BE ABANDONED. WORK TO BE DONE BY A CERTIFIED WELL DRILLER IN ACCORDANCE WITH WAC 173-160-381 (ABANDONMENT OF WELLS).
 - LESS THAN 2 FEET OF VERTICAL DIFFERENCE IN THE PROJECT SITE. NO CONTOUR LINES ARE SHOWN.
 - ALL PIPES DISCHARGING INTO THE INFILTRATION SYSTEM SHALL BE PLUGGED UNTIL ROAD HAS BEEN PAVED AND SIDEWALKS INSTALLED.

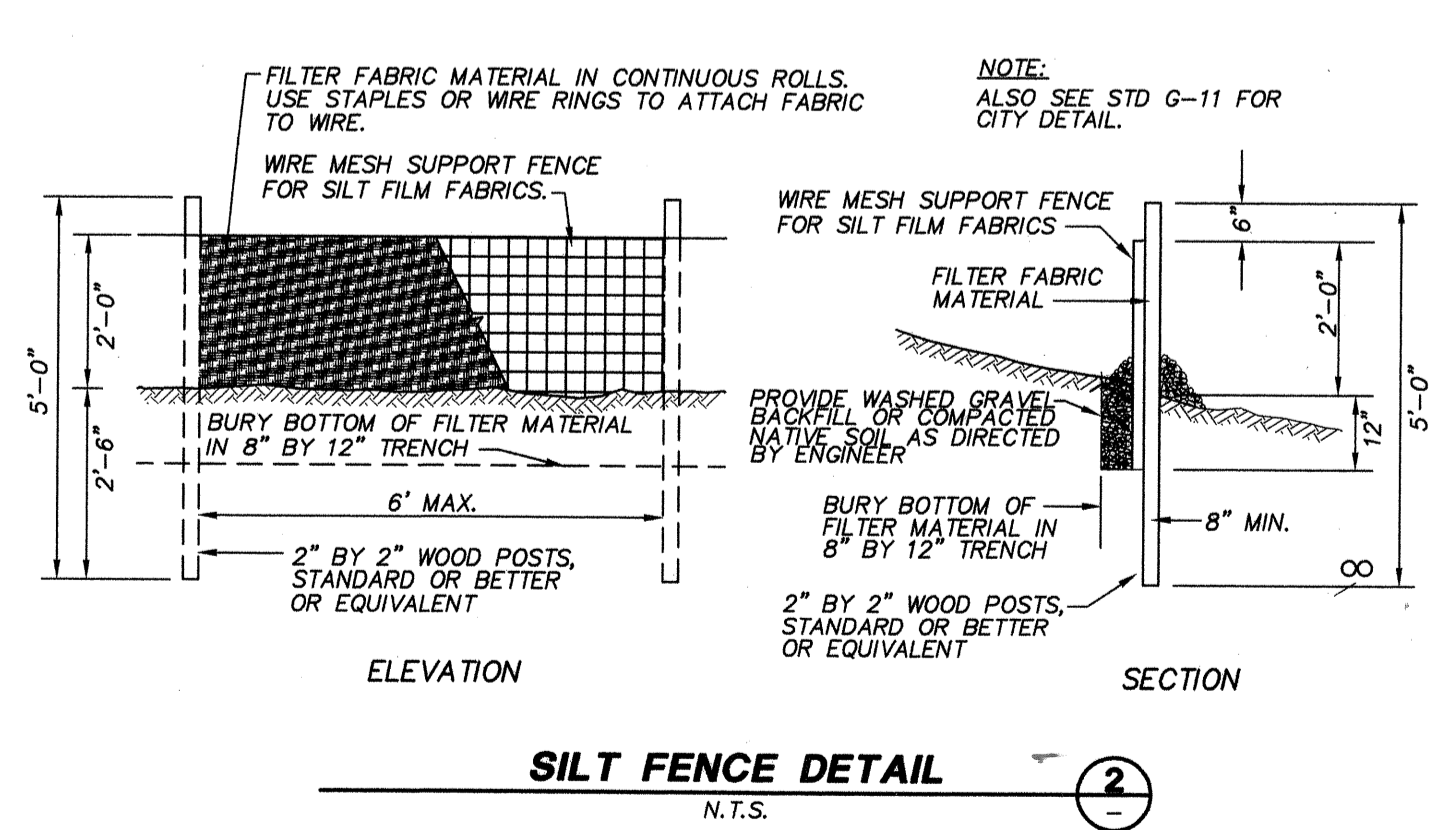
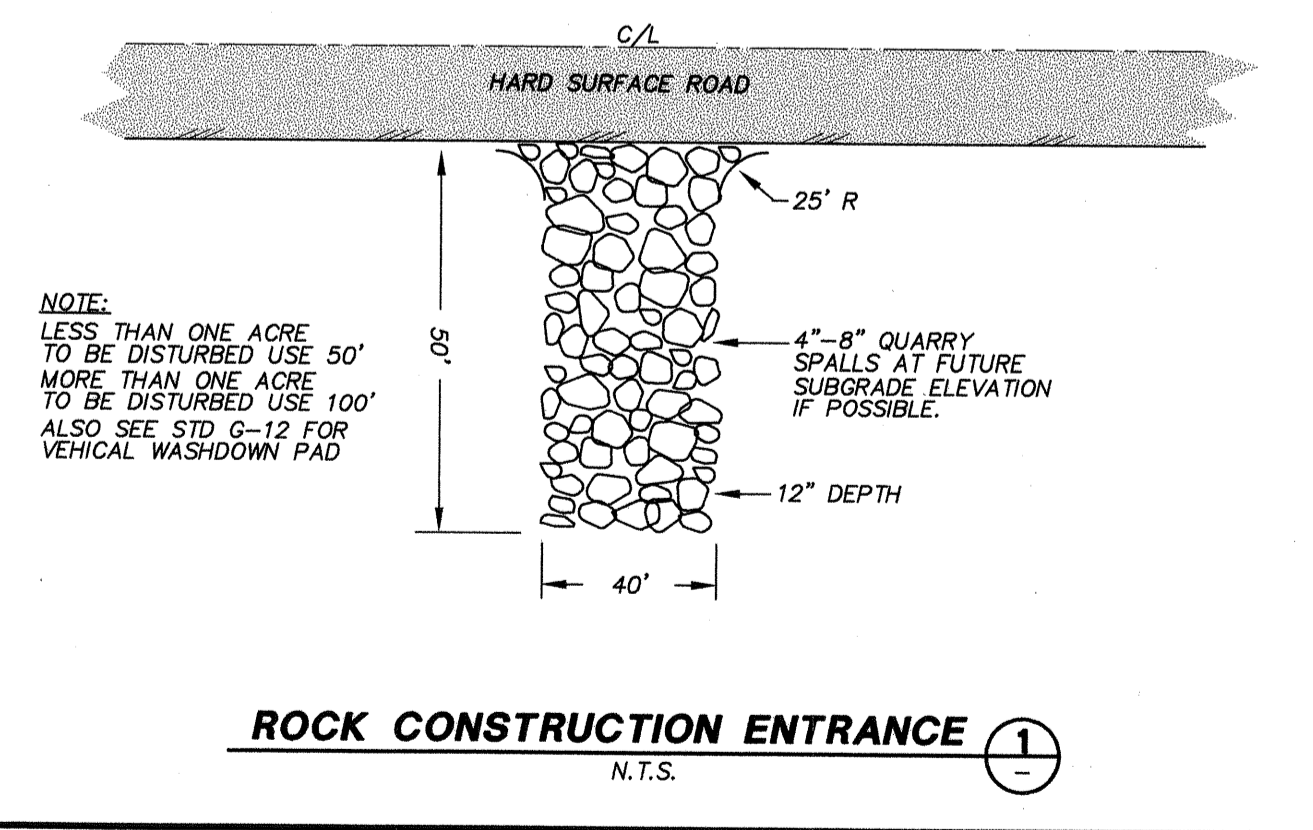
- EROSION CONTROL CONCEPTS:**
- CLEAR EXISTING TREES AND BRUSH LEAVING GROUND COVER (GRASS, ETC.) WHERE POSSIBLE, OUTSIDE OF ROAD, UTILITY AND STRUCTURAL FILL AREAS.
 - PROVIDE TEMPORARY BMP'S FOR EXPOSED AREAS (STOCKPILES, GRADED AREAS, ETC.). THESE CAN INCLUDE MULCHING OR MATTING (WITH WOOD CHIPS, STRAW, ETC.), CLEAR PLASTIC COVERING OR TEMPORARY SEEDING.
 - AVOID CONCENTRATED RUNOFF. DIRECT SEDIMENT LADEN WATERS TO CLOSED DEPRESSIONS, VEGETATED AREAS OR SEDIMENT TRAPS.
 - NO SEDIMENT LADEN WATER SHALL BE ALLOWED TO ENTER THE INFILTRATION SYSTEM. PLUG DISCHARGE FROM STORMDRAIN UNTIL THE SITE IS STABILIZED. WATER WHICH DOES ENTER THE STORM SYSTEM DURING CONSTRUCTION SHALL BE PUMPED OUT AND DISPERSED ON TO THE LOTS TO INFILTRATE.

- LEGEND:**
- (VED) PRESERVE NATURAL VEGETATION
 - (BZ) VEGETATIVE BUFFER ZONE
 - (CRS) CONSTRUCTION ROAD STABILIZATION STABILIZE ROAD DURING CONSTRUCTION WITH BALLAST IF NEEDED
 - (CE) STABILIZED CONSTRUCTION ENTRANCE
 - (DC) DUST CONTROL (WATERING AS NEEDED)
 - (FT) FILTER (SILT) FENCE
 - (P) STORM DRAIN (CATCH BASIN) INLET PROTECTION THE USE OF CATCH BASIN INSERTS ARE REQUIRED IN ALL CATCH BASINS, THESE SHALL REMAIN IN USE THROUGHOUT CONSTRUCTION OF THE PLAT. (MFG. PRICE-MOON ENTERPRISES 360-568-0146).
 - TBR TO BE REMOVED
 - EXISTING GRADE CONTOUR
 - FINISHED GRADE CONTOUR
 - ===== CLEARING LIMIT

WE HEREBY DECLARE THAT THE ROAD AND STORM DRAINAGE IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.

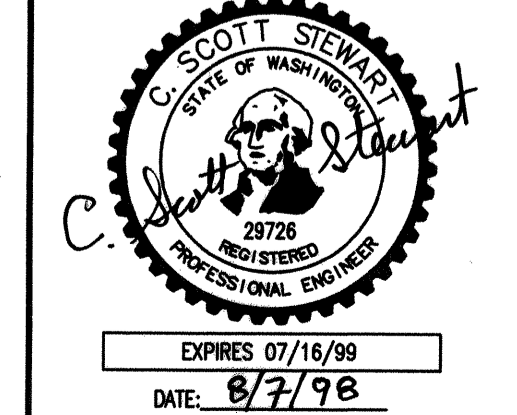
BY: *C. Scott Stewart* 12/8/98
PROJECT ENGINEER/SURVEYOR DATE

BY: *Guy C. Willett* 12/8/98
PLAT DEVELOPER/OWNER DATE



PEAK ENGINEERING

1818A GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 FAX: (360) 658-7826



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RECORD AS-BUILT DRAWING

ELITE ESTATES
FOR GUY WILLETT
CLEARING AND TESC PLAN

CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION

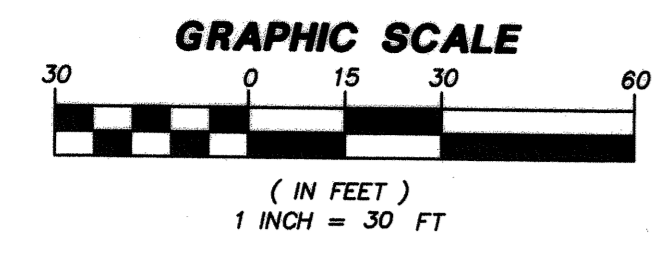
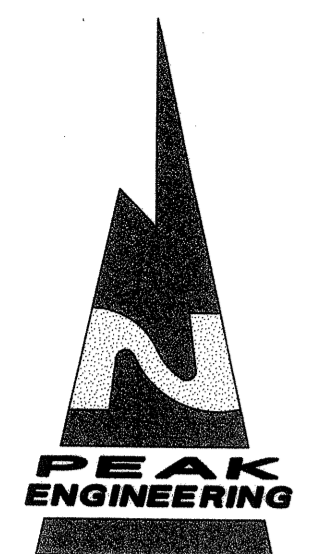
BY: *Guy C. Willett* 12/8/98

R/W PERMIT NO.:

PROJECT NO. **98164**

DWG **2**
OF **7**

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



WE HEREBY DECLARE THAT THE ROAD AND STORM DRAINAGE IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.

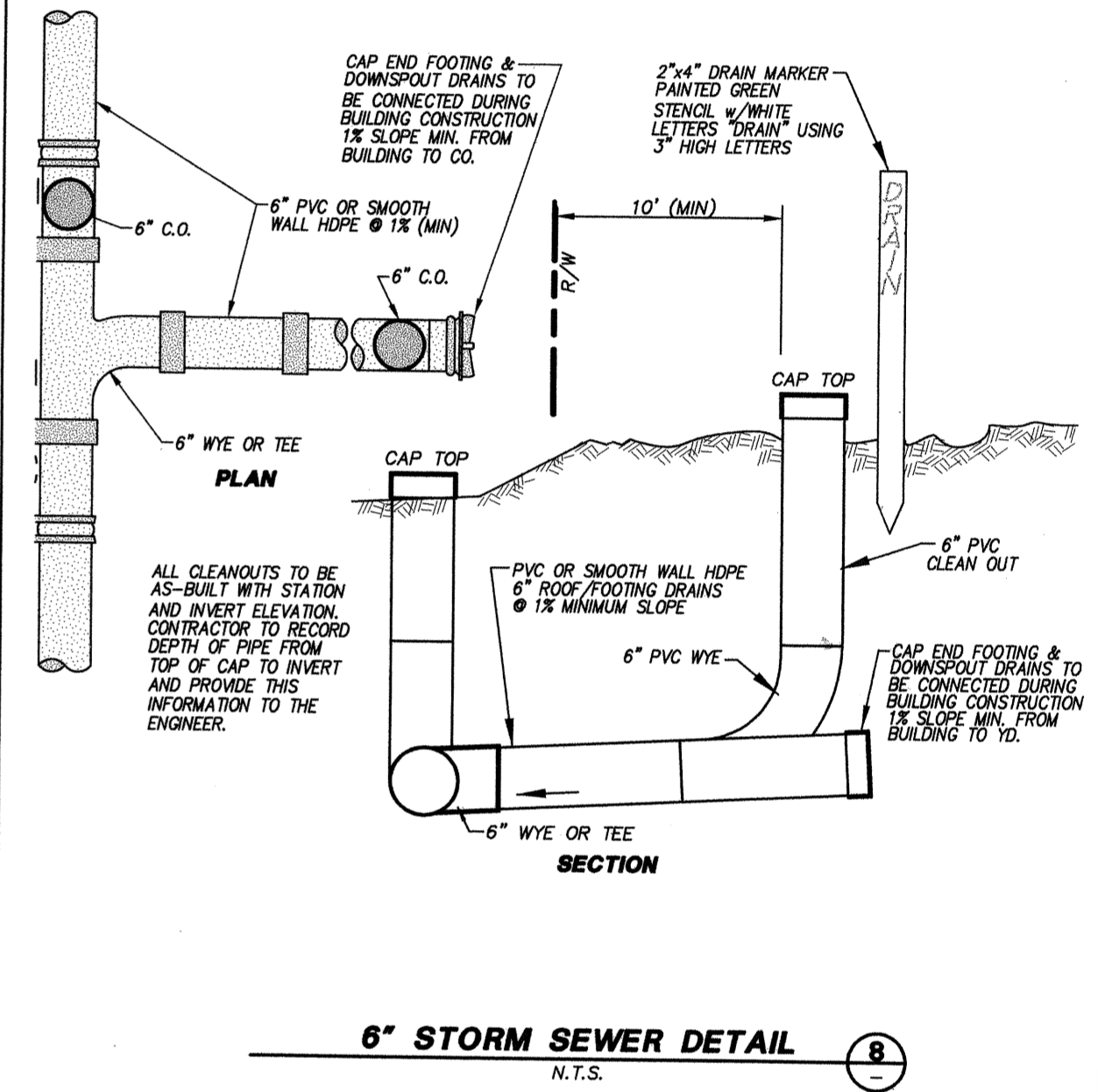
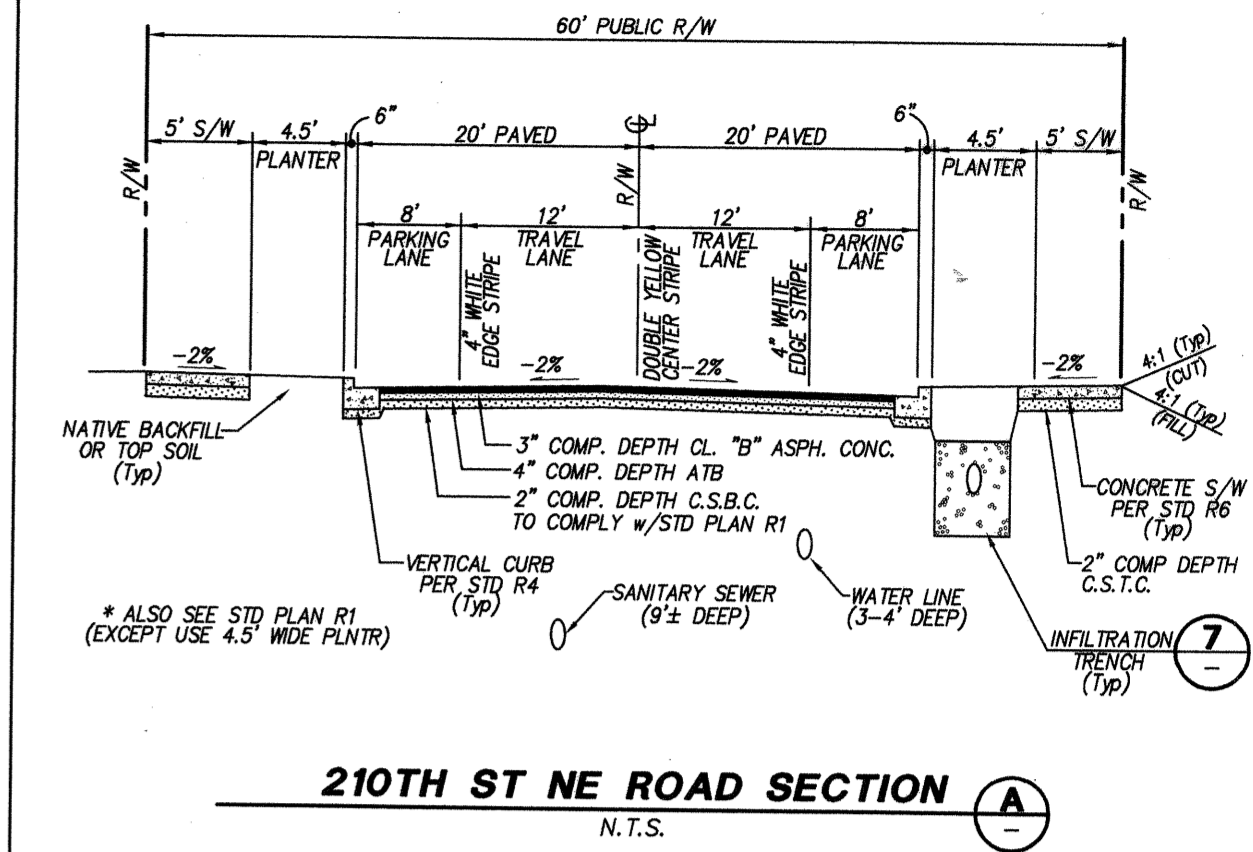
BY: C. Scott Stewart 12/8/98
PROJECT ENGINEER/SURVEYOR DATE

BY: Jim C. Wolff 11/3/98
PLAT DEVELOPER/OWNER DATE

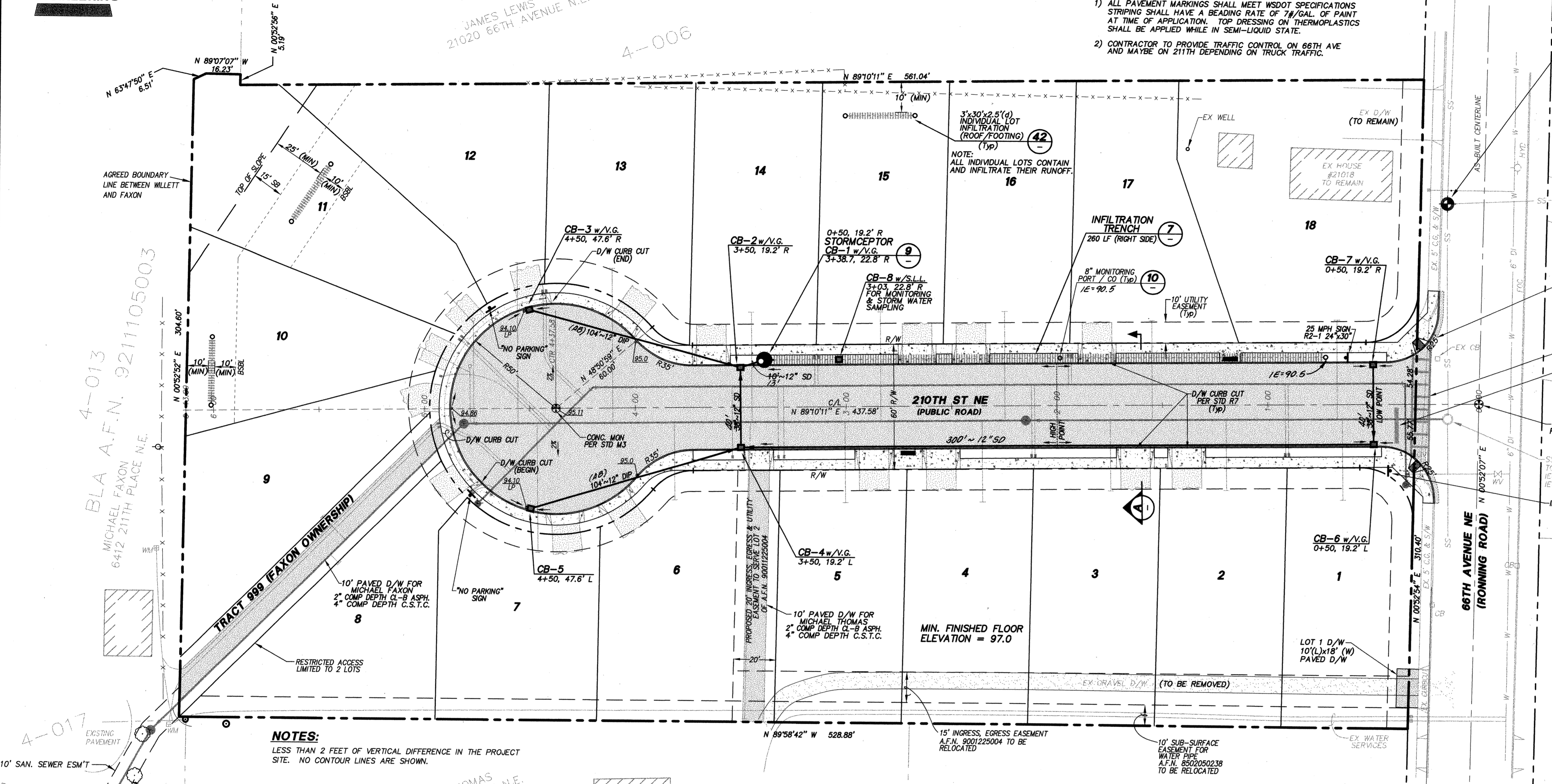
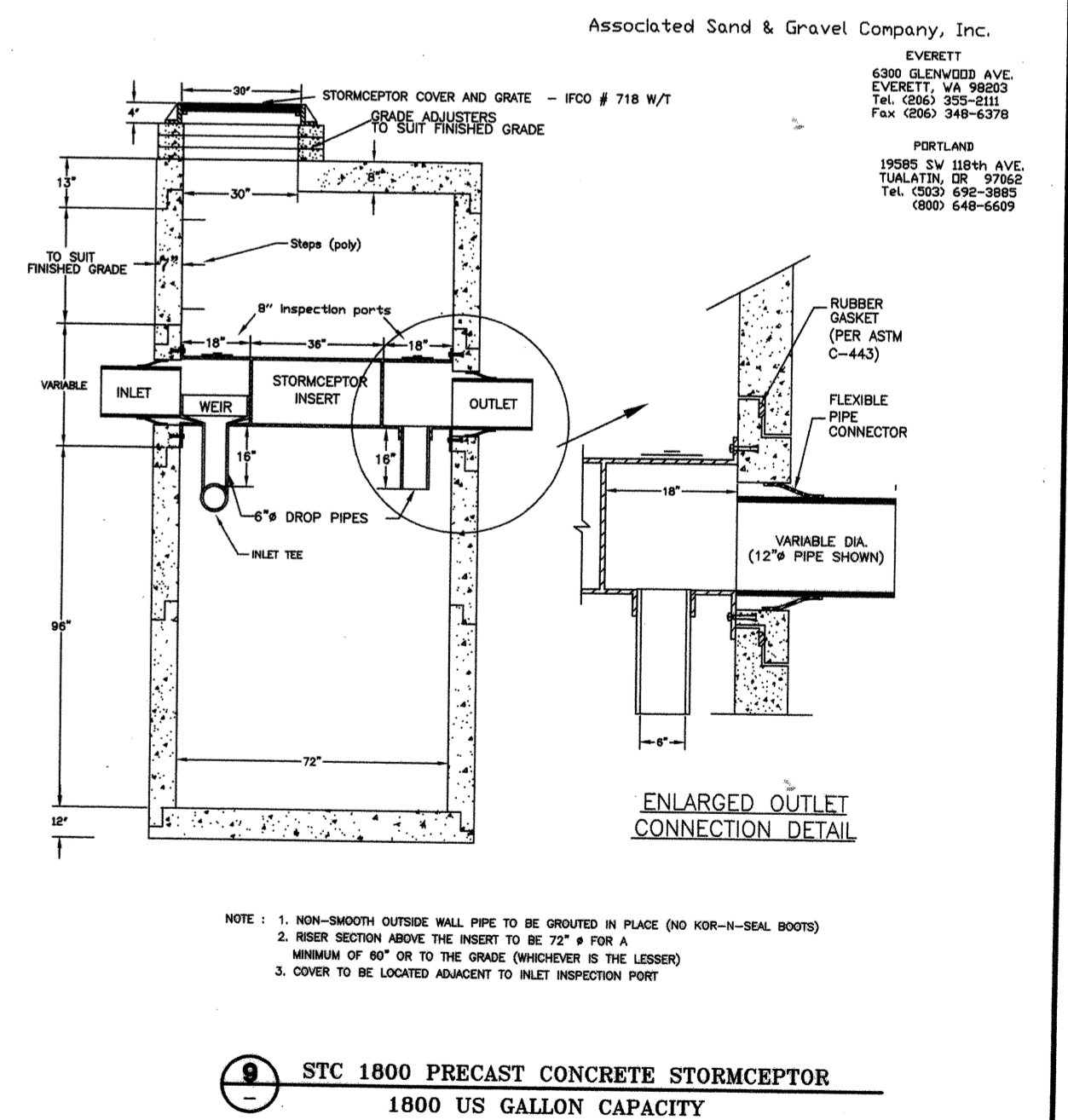
JAMES LEWIS
21020 66TH AVENUE N.E.
4-006

NOTES:
1) ALL PAVEMENT MARKINGS SHALL MEET WSDOT SPECIFICATIONS STRIPING SHALL HAVE A BEADING RATE OF 7% GAL. OF PAINT AT TIME OF APPLICATION. TOP DRESSING ON THERMOPLASTICS SHALL BE APPLIED WHILE IN SEMI-LIQUID STATE.
2) CONTRACTOR TO PROVIDE TRAFFIC CONTROL ON 66TH AVE AND MAYBE ON 211TH DEPENDING ON TRUCK TRAFFIC.

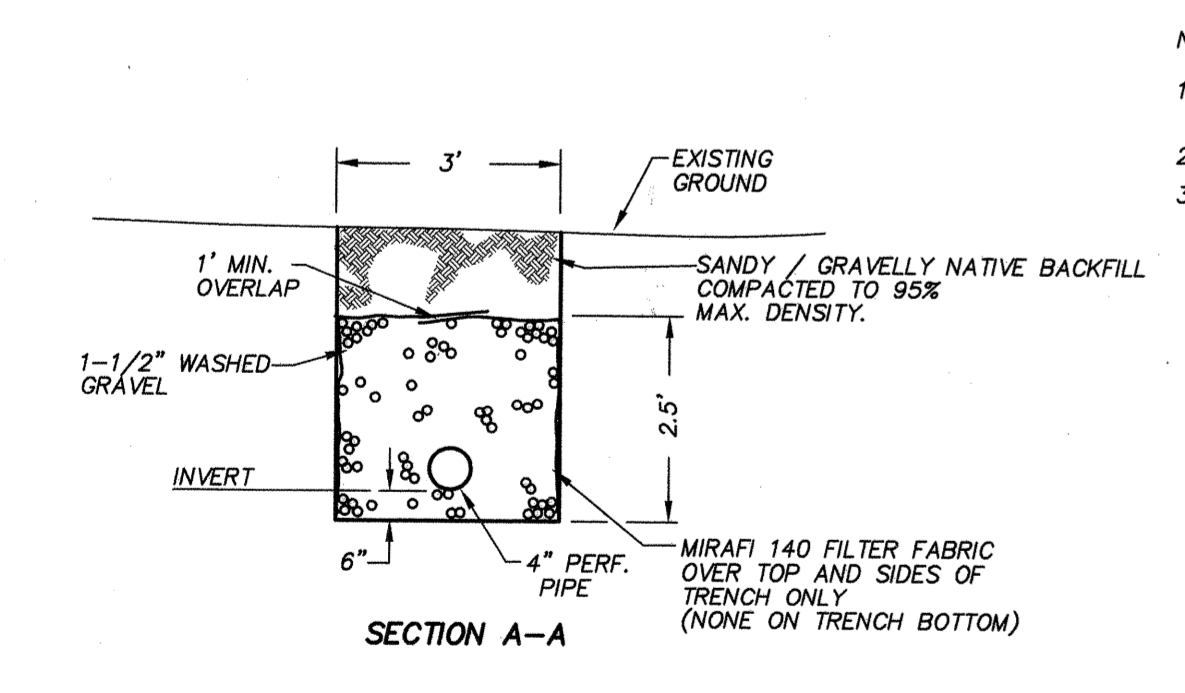
PROJECT BENCHMARK
SSMH AS-BUILT
TOP = 96.77 (NORTH RIM)
IE(N) = 87.45(8" PVC)
IE(S) = 87.23(12" PVC)
IE(W) = 87.44(12" PVC)



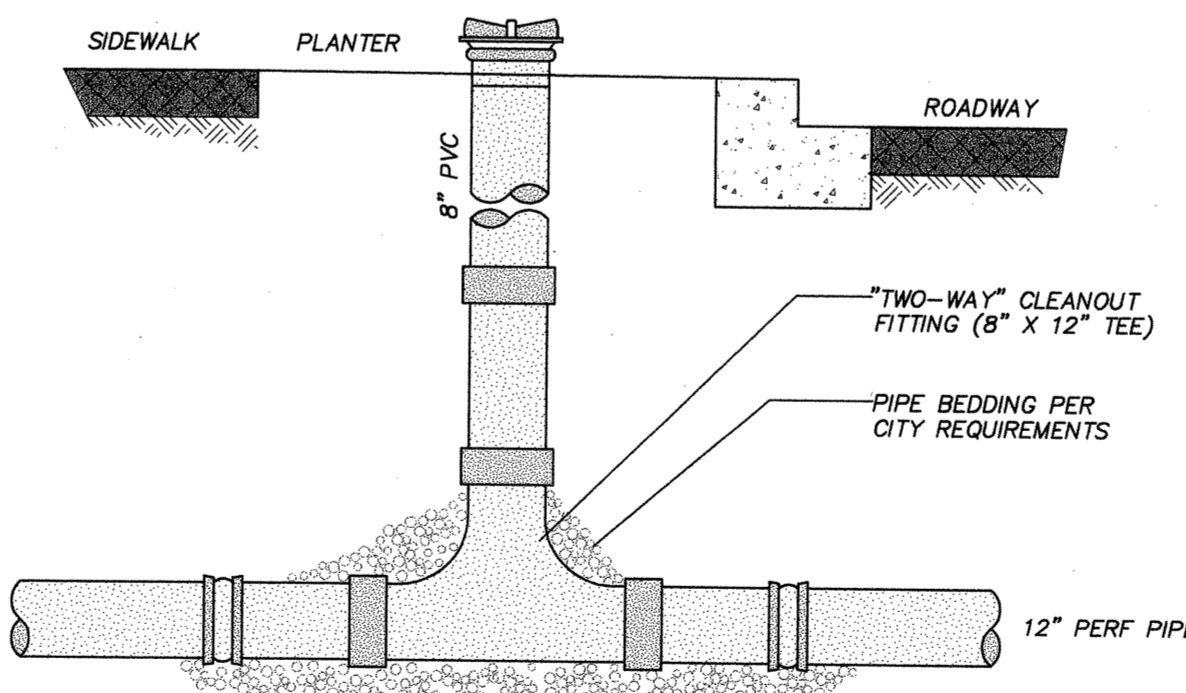
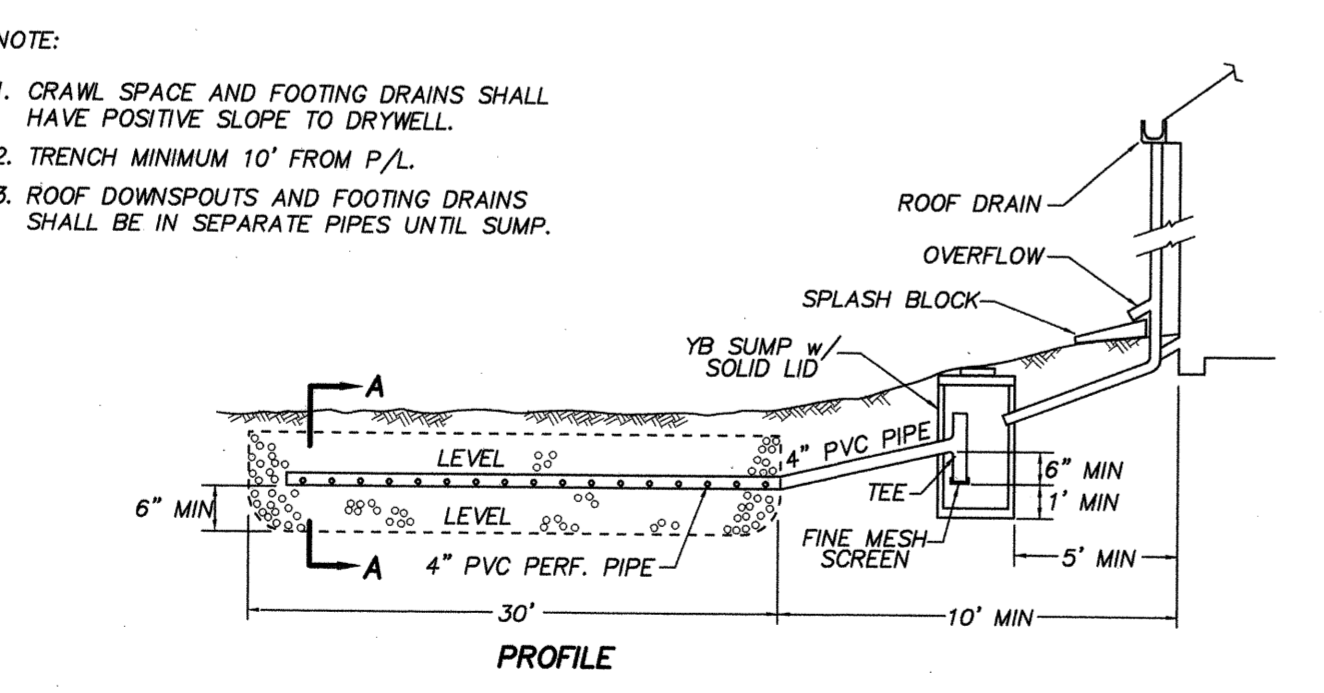
GRADING QUANTITIES
CUT: 600 CY's
FILL: 600 CY's



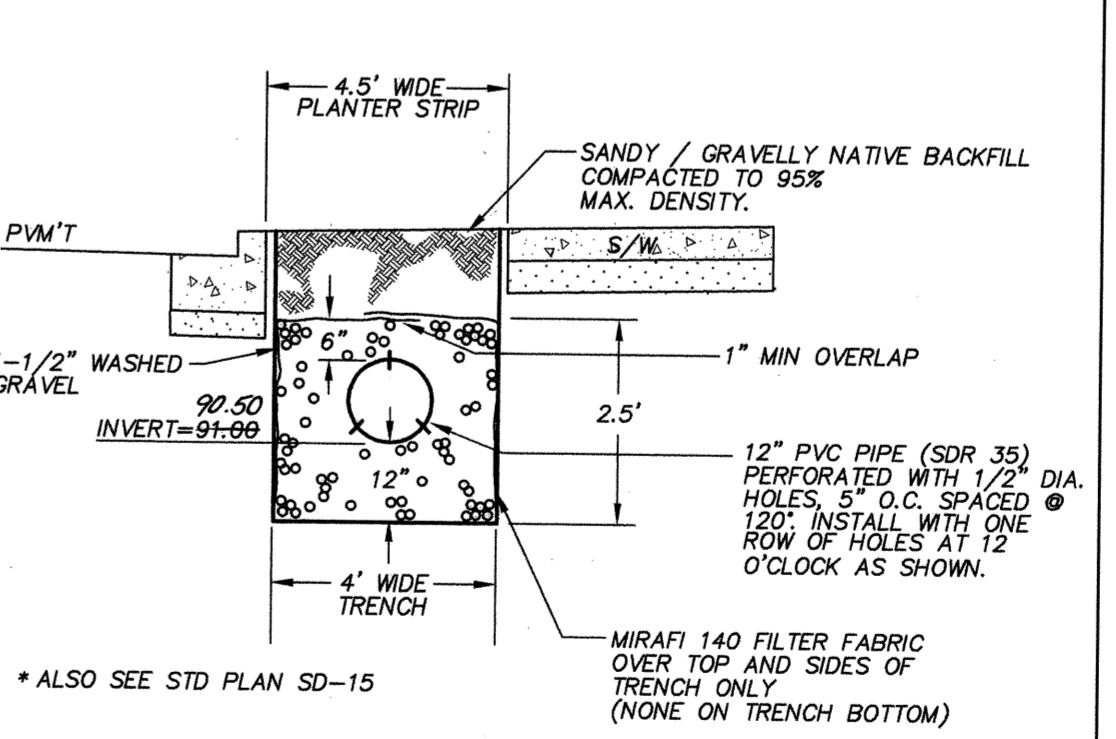
NOTES:
LESS THAN 2 FEET OF VERTICAL DIFFERENCE IN THE PROJECT SITE. NO CONTOUR LINES ARE SHOWN.



ROOF INFILTRATION TRENCH (42) N.T.S.



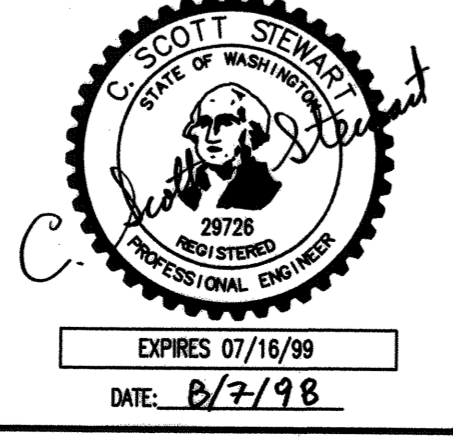
TWO-WAY CLEANOUT TO GRADE (10) N.T.S.



INFILTRATION/SPEADER TRENCH (7) N.T.S.

PEAK ENGINEERING

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(360) 658-6986 FAX: (360) 658-7826



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RECORD AS-BUILT DRAWING
ELITE ESTATES
GRADING, ROAD AND DRAINAGE PLAN

CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION

PROJECT NO. **98164**

BY: [Signature] 8/20/98

DWG **3**
OF **7**

**A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON**

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE 1992 DOE STORMWATER MANUAL.
- ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE.
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY TO SCHEDULE A PRECONSTRUCTION CONFERENCE CHANGES TO DESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION. AS-BUILTS SHALL BE REQUIRED PRIOR TO SITE APPROVAL.
- SEDIMENT LADEN WATERS SHALL NOT ENTER THE DRAINAGE INFILTRATION SYSTEM.
- TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS AS SPECIFIED IN SECTION 2-03.3(1)(c) COMPACTING EARTH EMBANKMENTS METHOD B.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR AID IN UTILITY LOCATION CALL 1-800-424-5555.
- THE CONTRACTOR SHALL NOTIFY PEAK ENGINEERING AND THE CITY INSPECTOR WHEN CONFLICTS BETWEEN THE PLANS AND FIELD CONDITIONS EXIST PRIOR TO CONSTRUCTION AND SAID CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP TWO SETS OF APPROVED PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION. ONE SET SHALL BE SUBMITTED TO PEAK ENGINEERING AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- LOT LINES SHOWN HEREON ARE APPROXIMATE. ACTUAL PLATTED DIMENSIONS AND/OR DEEDED LOCATIONS SHALL TAKE PRECEDENCE.

STORM DRAINAGE NOTES

- UNLESS OTHERWISE NOTED, ALL STORM SEWER PIPE SHALL BE SMOOTH WALLED STORM DRAIN (SD). SD SHALL BE REINFORCED CONCRETE PIPE (RCP) OR CORRUGATED POLYETHYLENE PIPE (CPP). CPP SHALL BE HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE AND SHALL BE MANUFACTURED IN CONFORMITY WITH THE LATEST AASHTO SPECIFICATIONS FOR M 294 TYPE S AND THE MATERIAL COMPOUND SHALL CONFORM TO ASTM D 3350. PIPE JOINTS AND FITTINGS SHALL CONFORM TO AASHTO M 294 COUPLINGS SHALL BE INTEGRAL BELL AND SPIGOT OR DOUBLE BELL SEPARATE COUPLINGS. SPLIT COUPLINGS WILL NOT BE ALLOWED. ALL PIPES SHALL HAVE RUBBER GASKETS. POLYETHYLENE VINYL CHLORIDE PIPE (PVC) SHALL CONFORM TO SDR35, ASTM D3034.
- ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH A GRAVEL MATERIAL TO SUPPORT THE PIPE.
- THE BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6" MAXIMUM DEPTH 9" THOROUGHLY TAMPING 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 THE FILL OVER PIPE SHALL BE THE SAME AS DESCRIBED. (REFER TO WSDOT STANDARD SPECIFICATION 7-04.3(3) AND STANDARD SPECIFICATION 2-03.2(1)(c), METHOD B&C.
- ALL GRATES (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL. GRATE ELEVATIONS SHOWN ON PLANS ARE PAVEMENT LEVEL.
- ALL CATCH BASINS TO BE TYPE 1, UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS WITH A DEPTH OVER 5.0 FEET TO THE FLOW LINE SHALL BE A TYPE II CB (MANHOLE).
- ALL TYPE II CATCH BASIN MANHOLES AND ALL INLET AND CATCH BASINS SHALL HAVE LOCKING LIDS. ROLLED GRATES ARE NOT APPROVED FOR OUTSIDE OF CITY RIGHT-OF-WAY OR FOR USE WITH TYPE II MANHOLE.
- STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS/MANHOLES EXCEEDING 5 FEET IN DEPTH.
- CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL SM60 LOCKING TYPE OR APPROVED EQUAL TYPE II CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL MH30, MH26 OR APPROVED EQUAL.
- STORM DRAINAGE PIPE AND CATCHBASINS SHALL BE FLUSHED AND CLEANED PRIOR TO CITY ACCEPTANCE. NO STORMWATER SHALL ENTER INFILTRATION FACILITY UNTIL CONSTRUCTION IS COMPLETE AND PERMANENT EROSION AND SEDIMENTATION CONTROL BMP'S ARE FUNCTIONING.

SITE GRADING AND T.E.S.C. NOTES

- NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
- PRIOR TO ANY SITE CONSTRUCTION TO INCLUDE CLEARING/LOGGING OR GRADING THE SITE LOT CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER ARE METRON AT 360-435-3777.
- THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM, OR INFILTRATION SYSTEM.
- ALL SITE WORK MUST COMPLY TO CHAPTER 33 OF THE UNIFORM BUILDING CODE. (LATEST EDITION).
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.
- IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO FOLLOW COUNTY SPECIFICATIONS AND TO BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER EXPERIENCED IN SOILS MECHANICS.
- STOCKPILES ARE TO BE LOCATED SUCH THAT SEDIMENT WILL NOT LEAVE SITE. TEMPORARY COVER (BMP'S) SHALL CONSIST OF HYDROSEEDING, MULCHING, OR COVERING DISTURBED AREAS AND STOCK PILES WITH PLASTIC SHEETING.
- ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST.
- A GEOTECHNICAL CONSULTANT SHALL PROVIDE TESTING OF ALL FILLS. SAID CONSULTANT SHALL CERTIFY THAT ALL GRADING ACTIVITIES WERE DONE UNDER HIS/HER DIRECTION.
- THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES, OR BY RUNNING THE COMPACTOR OVER THE SLOPE AS EACH FILL LIFT IS BEING PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
- EARTH QUANTITIES (CUTS & FILLS) SHOWN ON PLANS ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR EXPANSION OR COMPACTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ACTUAL QUANTITIES AS REQUIRED.
- AREAS TO RECEIVE FILL SHALL BE PREPARED BY REMOVING UNSUITABLE MATERIAL SUCH AS CONCRETE SLABS, TREE STUMPS, BRUSH, AND TRASH.
- FILL MATERIALS SHALL BE AS SPECIFIED IN GENERAL NOTE 1., UNLESS SHOWN OTHERWISE ON PLANS.

BMP NOTES:

WINTER CONDITIONS TEMPORARY EROSION & SEDIMENT CONTROL BMP'S (NOVEMBER 1 TO MARCH 31)

COVER PRACTICES:
THE EXISTING VEGETATION SHOULD BE LEFT UNDISTURBED WHERE POSSIBLE TO LIMIT EROSION. DISTURBED AREAS SHALL BE COVERED WITH MULCH AND/OR MATING. STOCKPILES OR SLOPES STEEPER THAN 2:1 SHALL BE COVERED WITH PLASTIC SHEETING HELD IN PLACE WITH SAND BAGS.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

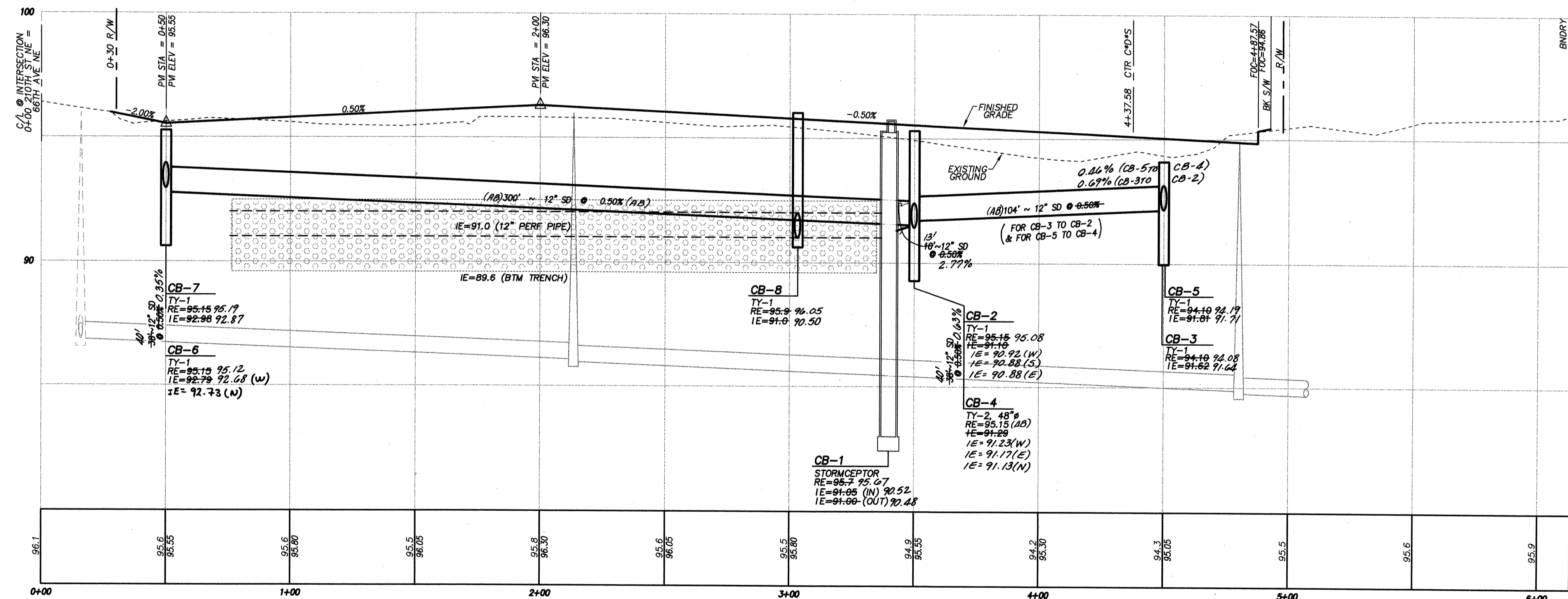
- INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- AGGREGATE: 4" TO 8" CRUSHED BALLAST ROCK.
- ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET.
- WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICULAR TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES BE CARRIED AWAY FROM ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
- MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE OF SILTATION BARRIERS

- SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS, END RUNS AND UNDERCUTTING BENEATH BARRIERS. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

PERMANENT COVER BMP (HYDROSEEDING GENERAL NOTES)

- CONSTRUCTION ACCEPTANCE: WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS AND CITY STANDARDS.
- ALL DISTURBED AREAS SUCH AS ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY CITY.
- PREPARATION OF SURFACE: ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISING, RAKING, HARROWING OR OTHER ACCEPTABLE MEANS.
- IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPLIED. (MINIMUM 80% PER ACRE). THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED FESCUE, 40% WHITE CLOVER. HYDROSEED REQUIRED.
- FERTILIZER: SHALL BE APPLIED AT 400# PER ACRE OF 10-20-20 (10 lb. PER 1,100 SQUARE FEET) OR EQUIVALENT.



210TH ST NE PROFILE
SCALE: 1" = 3' V., 1" = 30' H.

WE HEREBY DECLARE THAT THE ROAD AND STORM DRAINAGE IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.

BY: C. Scott Stewart 12/8/98
PROJECT ENGINEER/SURVEYOR DATE
BY: Jim C. L. Ditt 12/8/98
PLAT DEVELOPER/OWNER DATE

PEAK ENGINEERING
1818A GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 FAX: (360) 658-7826

C. SCOTT STEWART
STATE OF WASHINGTON
29728
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/16/99
DATE: 8/7/98

DATE	REVISION/ISSUED
5/20/98	ISSUED
7/20/98	REV. PER CITY
8/7/98	REV. PER CITY
12/17/98	AS-BUILT

AS-BUILT, SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:
METRON
LAND SURVEYS, MAPS, AND LAND PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822
CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

RECORD AS-BUILT DRAWING
ELITE ESTATES
ROAD AND DRAINAGE PROFILE

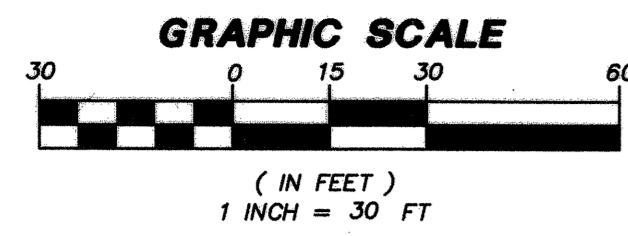
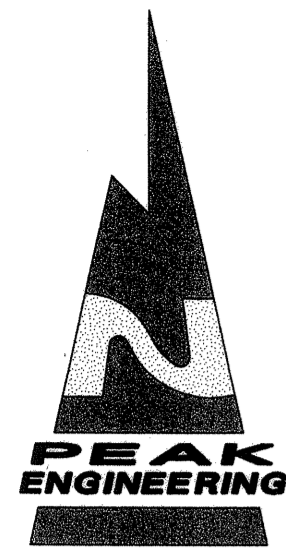
CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION

BY: J. L. Ditt 8/20/98

R/W PERMIT NO.:

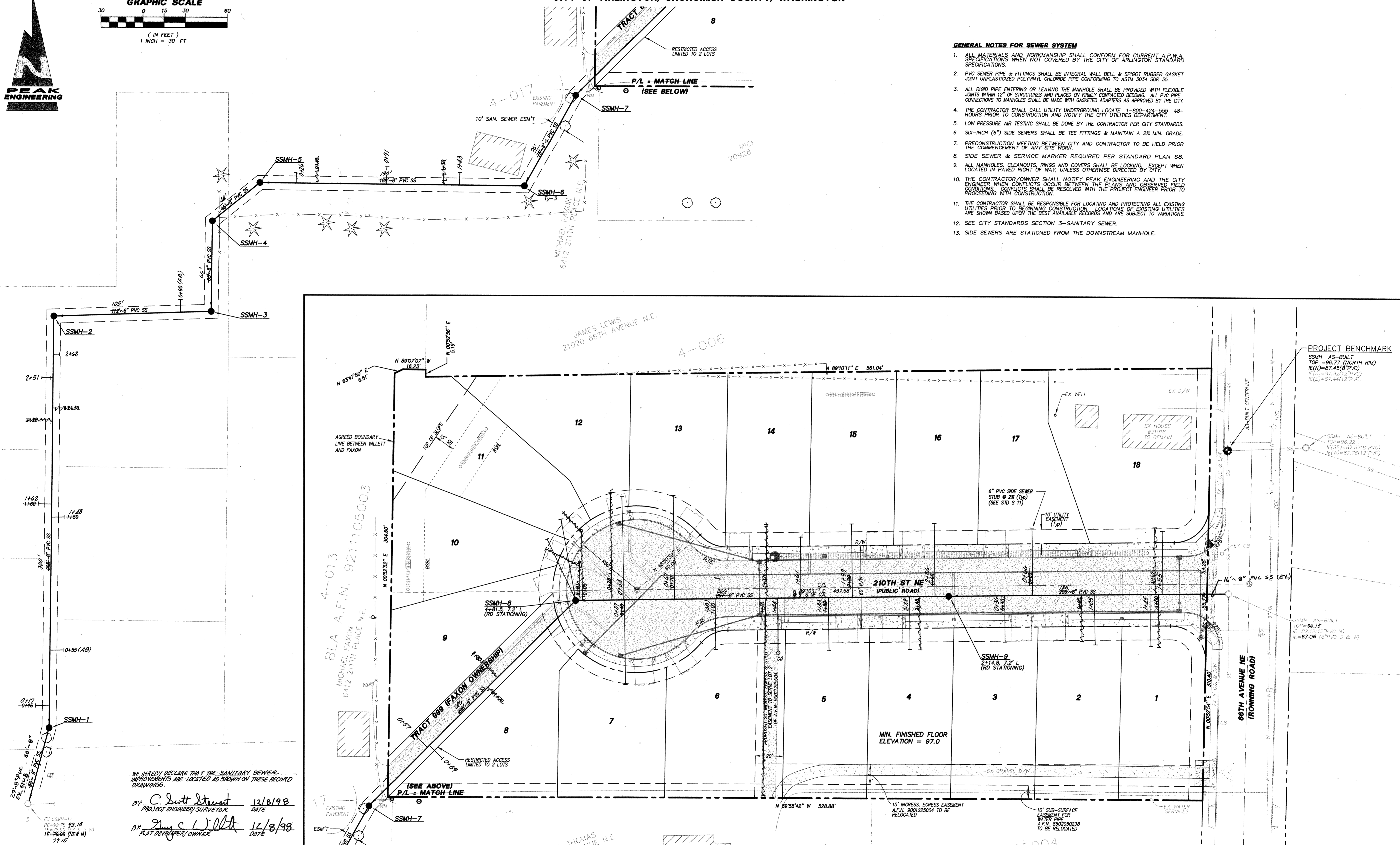
PROJECT NO.
98164
DWG **4**
OF **7**

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



GENERAL NOTES FOR SEWER SYSTEM

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM FOR CURRENT A.P.W.A. SPECIFICATIONS WHEN NOT COVERED BY THE CITY OF ARLINGTON STANDARD SPECIFICATIONS.
2. PVC SEWER PIPE & FITTINGS SHALL BE INTEGRAL WALL BELL & SPIGOT RUBBER GASKET JOINT UNPLASTICIZED POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM 3034 SDR 35.
3. ALL RIGID PIPE ENTERING OR LEAVING THE MANHOLE SHALL BE PROVIDED WITH FLEXIBLE JOINTS WITHIN 12" OF STRUCTURES AND PLACED ON FIRMLY COMPACTED BEDDING. ALL PVC PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WITH GASKETED ADAPTERS AS APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL CALL UTILITY UNDERGROUND LOCATE 1-800-424-555 48-HOURS PRIOR TO CONSTRUCTION AND NOTIFY THE CITY UTILITIES DEPARTMENT.
5. LOW PRESSURE AIR TESTING SHALL BE DONE BY THE CONTRACTOR PER CITY STANDARDS.
6. SIX-INCH (6") SIDE SEWERS SHALL BE TEE FITTINGS & MAINTAIN A 2% MIN. GRADE.
7. PRECONSTRUCTION MEETING BETWEEN CITY AND CONTRACTOR TO BE HELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
8. SIDE SEWER & SERVICE MARKER REQUIRED PER STANDARD PLAN SB.
9. ALL MANHOLES, CLEANOUTS, RINGS AND COVERS SHALL BE LOCKING, EXCEPT WHEN LOCATED IN PAVED RIGHT OF WAY, UNLESS OTHERWISE DIRECTED BY CITY.
10. THE CONTRACTOR/OWNER SHALL NOTIFY PEAK ENGINEERING AND THE CITY ENGINEER WHEN CONFLICTS OCCUR BETWEEN THE PLANS AND OBSERVED FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED WITH THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES ARE SHOWN BASED UPON THE BEST AVAILABLE RECORDS AND ARE SUBJECT TO VARIATIONS.
12. SEE CITY STANDARDS SECTION 3-SANITARY SEWER.
13. SIDE SEWERS ARE STATIONED FROM THE DOWNSTREAM MANHOLE.



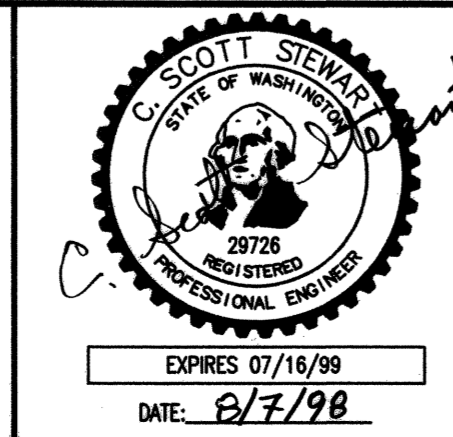
WE HEREBY DECLARE THAT THE SANITARY SEWER IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.

BY: *C. Scott Stewart* 12/8/98
PROJECT ENGINEER/SURVEYOR DATE

BY: *James C. L. Olt* 12/8/98
PLAT DEVELOPER/OWNER DATE

PEAK ENGINEERING

1818A GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 FAX: (360) 658-7826



DATE	REVISION/ISSUED
5/20/98	ISSUED
7/20/98	REV. PER CITY
8/7/98	REV. PER CITY
12/7/98	AS-BUILT

AS-BUILT, SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:

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1-800-424-5555

RECORD AS-BUILT DRAWING

ELITE ESTATES

FOR GUY WILLETT
SANITARY SEWER PLAN

CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION

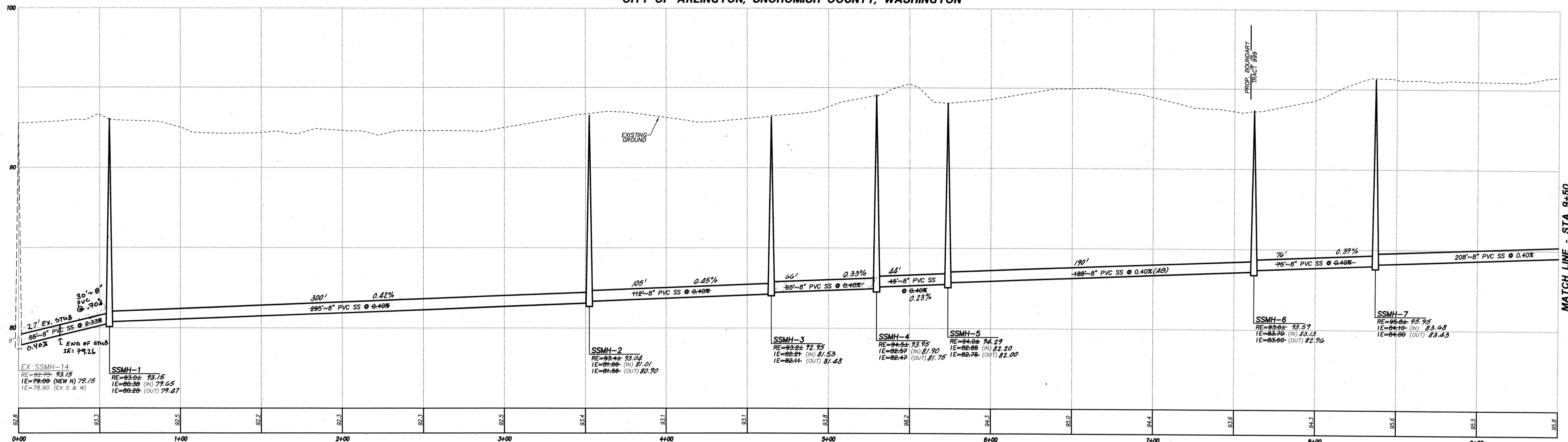
BY: *J. L. Olt* 8/20/98

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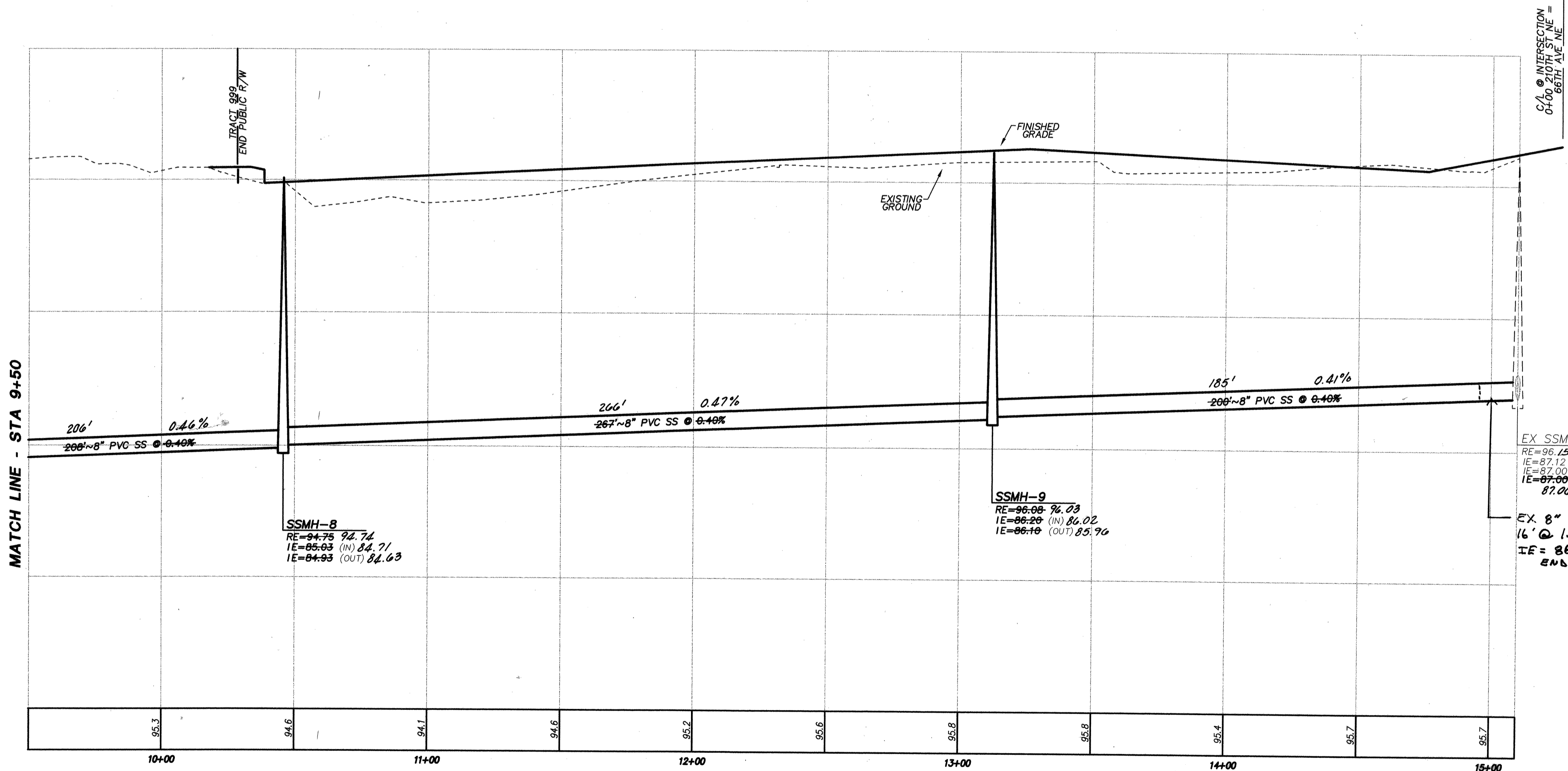
PROJECT NO.
98164

DWG **5**
OF **7**

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



SANITARY SEWER PROFILE
SCALE: 1" = 3' V, 1" = 30' H.



SANITARY SEWER PROFILE (CONT.)
SCALE: 1" = 3' V, 1" = 30' H.

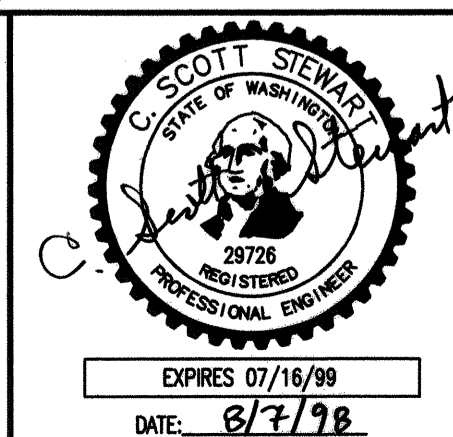
WE HEREBY DECLARE THAT THE SANITARY SEWER IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.

BY: C. Scott Stewart 12/8/98
PROJECT ENGINEER/SURVEYOR DATE

BY: Guy C. Willett 12/8/98
PLAT DEVELOPER/OWNER DATE

PEAK ENGINEERING

1818A GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 / FAX: (360) 658-7826



DATE	REVISION/ISSUED
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8/7/98	REV. PER CITY
12/7/98	AS-BUILT

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ELITE ESTATES
FOR GUY WILLETT
SANITARY SEWER PROFILE

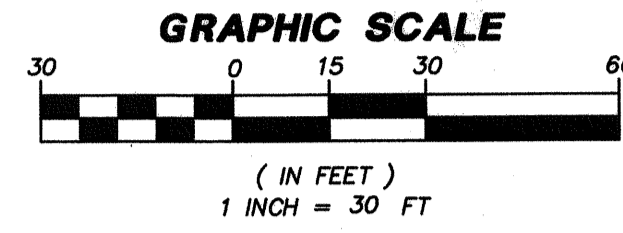
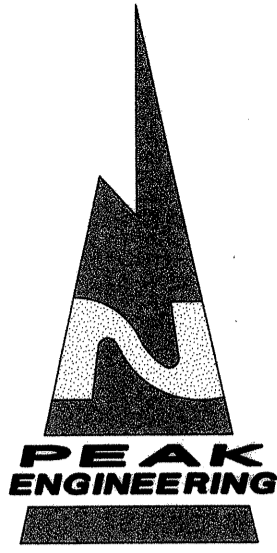
CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION

BY: _____
R/W PERMIT NO.: _____

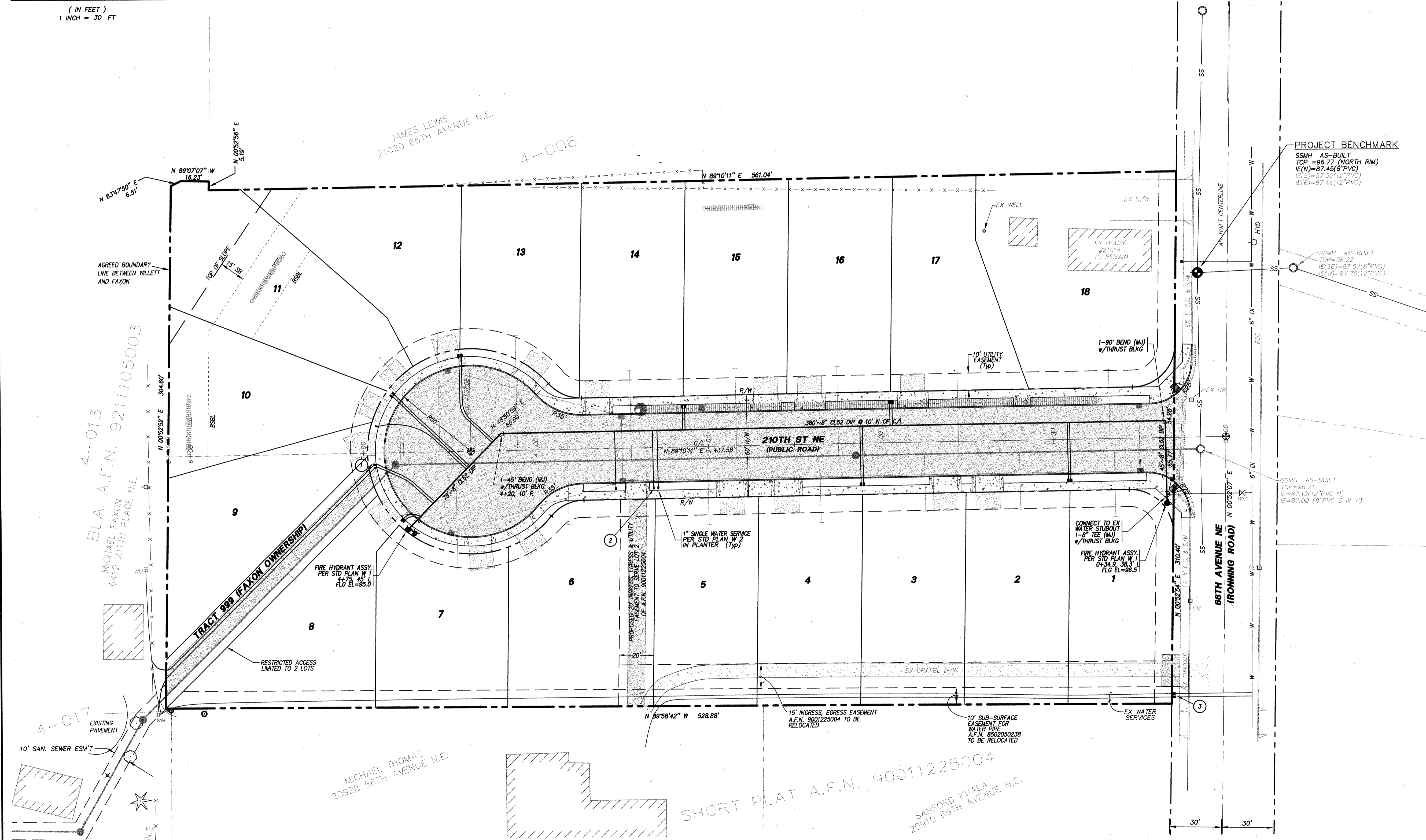
PROJECT NO. **98164**

DWG **6**
OF **7**

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, WASHINGTON



WE HEREBY DECLARE THAT THE WATER IMPROVEMENTS ARE LOCATED AS SHOWN ON THESE RECORD DRAWINGS.
BY: C. Scott Stewart 12/8/98
PROJECT ENGINEER/SURVEYOR DATE
BY: Guy C. Willett 12/9/98
PLAT DEVELOPER/OWNER DATE



- GENERAL NOTES FOR WATER SYSTEM**
- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF ARLINGTON STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON / APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
 - A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE OR HAVE LOCATED BY THE APPROPRIATE COMPANIES ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
 - WATER PIPE SHALL BE NEW DUCTILE IRON PIPE (DI) CLASS 52 CEMENT-LINED UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO ANSI A21.51 (AWWA C 151). DI PIPE SHALL BE PUSH-ON JOINT (TYTON JOINT ONLY) OR MECHANICAL JOINT.
 - VALVES 12" AND SMALLER SHALL BE GATE VALVES WITH RESILIENT SEAT, NRS (NON RISING STEM) O-RING PACKING. VALVES SHALL BE EQUAL TO MUELLER A-2370, M&M, AMERICAN-80 "CRS", OR WATEROUS SERIES 500.
 - FITTINGS SHALL BE DUCTILE IRON SHORT BODY FOR PRESSURE RATING OF 150 PSI, UNLESS OTHERWISE NOTED.
 - FIRE HYDRANTS SHALL BE 5 1/4 MVO MUELLER A-423 ONLY. PAINT HYDRANT WITH CASE YELLOW No. 4-342. M FOLLOWERS SHALL BE M&M LUC. HYDRANT SHALL BE FITTED WITH A RED HEAD 3" STORZ TO A 1 1/2" NTS FEMALE ADAPTER STYLE No. 5-37-M-L WITH A METAL FACE CAP STYLE No. SC-MF OR APPROVED EQUAL. SEE STANDARD PLAN W.1.
 - ALL LINES SHALL BE DISINFECTED, FLUSHED AND PRESSURE TESTED IN CONFORMANCE WITH WSDOT / APWA STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE TESTED AT 240 PSI. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY PLUGS, TESTING DEVICES, ETC. THE CITY SHALL BE PRESENT FOR ALL TESTING. THE CITY WILL TAKE PURITY TESTS AND CONNECTION WILL BE AUTHORIZED FOLLOWING PASSING OF THE TESTS.
THE CONTRACTOR SHALL NOT OPERATE ANY VALVE OR PART OF THE CITY WATER SYSTEM WITHOUT NOTIFICATION AND SPECIFIC SUPERVISION OF THE CITY UTILITY DEPARTMENT. THE CONTRACTOR SHALL MAKE ALL CONNECTIONS TO THE SYSTEM REQUIRED AFTER MAKING ARRANGEMENTS WITH THE CITY IN ADVANCE.
 - INSTALLATION OF PIPE, FITTINGS AND VALVES, HYDRANTS AND APPURTENANCES SHALL CONFORM TO WSDOT / APWA STANDARD SPECIFICATIONS. COVER SHALL BE 36 TO 48 INCHES OVER THE TOP OF PIPE UNLESS OTHERWISE NOTED ON PLANS.
 - PIPE BEDDING FOR WATER PIPE:
IT IS ANTICIPATED THAT NATIVE MATERIAL WILL BE SUITABLE FOR PIPE BEDDING. ACTUAL DETERMINATION OF SUITABILITY WILL BE DETERMINED BY THE CITY DURING CONSTRUCTION BASED ON OBSERVATION OF THE NATIVE MATERIAL. IF THE NATIVE MATERIAL IS JUDGED UNSUITABLE FOR PIPE BEDDING, IMPROVED PIPE BEDDING GRAVEL SHALL BE FURNISHED AND PLACED BY THE CONTRACTOR. SEE SANITARY SEWER MATERIAL SPECIFICATION No. 4. BEDDING SHALL BE LIMITED TO THE MAXIMUM AS SHOWN ON THE RIGID PIPE TYPICAL TRENCH DETAIL.
 - SERVICES, BLOW-OFFS AND MISCELLANEOUS DETAILS SHALL BE AS SHOWN IN THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS SECTION 2 - WATER.

- NOTES:**
- PROPOSED WATER METERS (2 TOTAL) CONNECT TO EXISTING SERVICES FOR FAXON PROPERTY (6412 211TH AVE NE). EXISTING METERS TO BE REMOVED BY CITY.
 - PROPOSED WATER METER FOR EXISTING HOUSE (MICHAEL THOMAS-20928 66TH AVE NE).
 - EXISTING SERVICES FROM 66TH AVE TO BE ABANDONED. METERS TO BE REMOVED AND RELOCATED AS SHOWN OR RETURNED TO CITY.

NOTES:
LESS THAN 2 FEET OF VERTICAL DIFFERENCE IN THE PROJECT SITE. NO CONTOUR LINES ARE SHOWN.

PEAK ENGINEERING
1818 GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 FAX: (360) 658-7826

C. SCOTT STEWART
STATE OF WASHINGTON
25726
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/16/99
DATE: 07/98

DATE	REVISION/ISSUED
5/20/98	ISSUED
7/20/98	REV. PER CITY
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RECORD AS-BUILT DRAWING
ELITE ESTATES
FOR GUY WILLETT
WATER PLAN

CITY OF ARLINGTON
APPROVED FOR CONSTRUCTION
PROJECT NO. **98164**
BY: J. H. B. J. 8/20/98
DWG **7**
R/W PERMIT NO.: _____
OF **7**