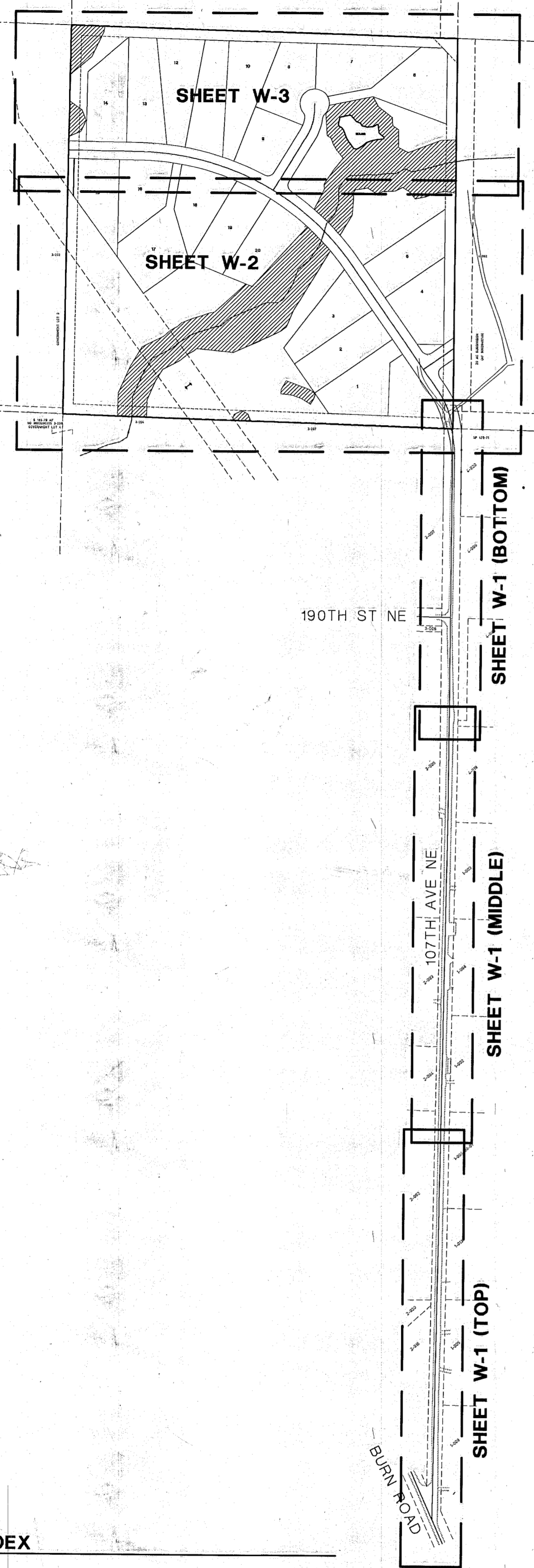
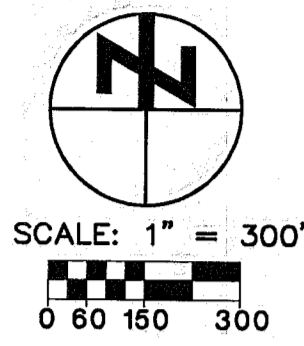


A PORTION OF THE SW 1/4 SECTION 18, TOWNSHIP 31 N, RANGE 6 E, W.M.

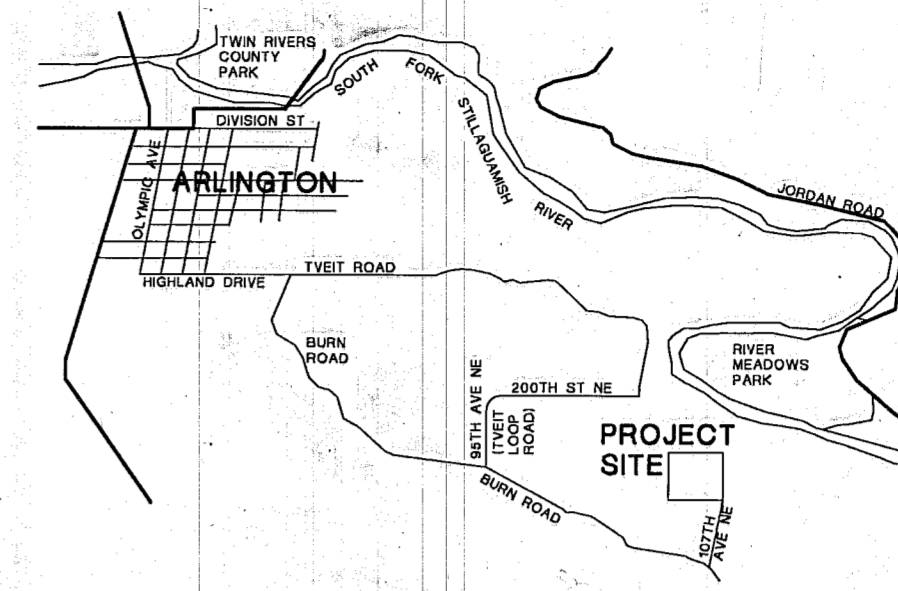


GENERAL PROJECT REQUIREMENTS

1. 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, LATEST EDITION, EXCEPT WHERE MODIFIED BY THE LATEST EDITION OF THE ARLINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 2. AN APPROVED COPY OF CONSTRUCTION PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
 3. 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. SEE THE CITY OF ARLINGTON STANDARDS SECTION TITLED "WORK WITHIN EXISTING RIGHT-OF-WAY".
 4. 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 LOCATION AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES WHICH MAY BE AFFECTED BY HIS WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS. A FEE OF \$35.00 WILL BE CHARGED FOR EACH RE-LOCATE REQUEST.
 5. ALL MATERIALS SHALL BE NEW AND UNDAMAGED, OF AN APPROVED BRAND, WITH REPLACEMENT AND REPAIR PARTS READILY AVAILABLE FROM THE GENERAL ARLINGTON/EVERETT/SEATTLE AREA.
 6. ALL MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
 7. ALL PUBLIC WATER, SEWER AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES A 10' (TEN FOOT) WIDE PERMANENT EASEMENT GRANTED TO THE CITY.
 8. AS-BUILTS SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS, SUBDIVISIONS AND ANY OTHER CONSTRUCTION RELATING TO THE CITY OF ARLINGTON STREETS, DRAINAGE AND UTILITY SYSTEMS.
 9. A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER SHALL VERIFY THAT INSTALLATION OF ALL ROADS AND UTILITIES WAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY VARIANCE TO THE PLAN AND PROFILE SHEETS SHALL BE SO NOTED ON THE PLANS AND THE WORDS "AS-BUILT" WITH THE CURRENT DATE SHALL BE WRITTEN OR STAMPED ON THE PLANS.
- THE "AS-BUILT" PLAN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
- A) 2 (TWO) FULL SIZE (22"x34" OR 24"x36") PHOTO MYLARS, OR ORIGINAL MYLARS OF EACH SHEET.
 - B) 1 (ONE) PHOTO NEGATIVE (8-1/2"x11") OF EACH SHEET.
 - C) 2 (TWO) SEPARATE SETS OF FULL SIZE PRINTS FOR EACH OF THE FOLLOWING: WATER, SEWER, STORM, STREETS AND TRAFFIC (UNLESS OTHERWISE DIRECTED BY THE ENGINEERING DEPARTMENT).
 - D) IF THE DESIGN DRAWINGS ARE DONE ON A CAD SYSTEM, ONE SET OF "AS-BUILTS" SHALL ALSO BE SUPPLIED ON 3-1/2" HIGH DENSITY DISKS IN A FORMAT COMPATIBLE WITH THE CITY'S AUTOCAD SYSTEM.
- * SEPA MYLARS OR XEROX COPIES ARE NOT A SUITABLE SUBSTITUTE FOR PHOTOGRAPHIC MYLAR.

GENERAL R/W USE RESTORATION REQUIREMENTS (SNOCO EDDS)

1. AT THE ENGINEER'S DISCRETION, PRIOR TO COMMENCING ANY CONSTRUCTION, PHOTOGRAPHS DEPICTING PRE-EXISTING ROADWAY CONDITIONS WILL BE REQUIRED EVERY 50 FEET IN PAVED AREAS OR ANY OTHER LOCATION AS SPECIFIED BY THE ENGINEER. A 35mm CAMERA SHALL BE USED AND COLOR PICTURES PROVIDED AS 5"x7" PRINTS CONTAINED IN ALBUMS, CATALOGUED AND CROSS-REFERENCED.
2. SIGNING, FLAGGING AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), THE WSDOT TRAFFIC MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ONE LANE OF TRAFFIC SHALL REMAIN OPEN AT ALL TIMES, ATTENDED BY FLAGGERS, AND THE APPROPRIATE CONSTRUCTION SIGNING PROVIDED. THE ROAD SHALL BE RESTORED TO TWO-WAY TRAFFIC AT THE END OF EACH WORKING DAY. APPLICATION FOR TOTAL ROAD CLOSURES MUST BE FILED WITH THE SNOHOMISH COUNTY PUBLIC WORKS DEPARTMENT AT LEAST 5 DAYS PRIOR TO THE ANTICIPATED CLOSURE.
4. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM WILL NOT BE PERMITTED WITHOUT THE CONSENT OF THE ENGINEER. ANY DRAINAGE CULVERT, CATCH BASIN, MANHOLE OR OTHER DRAINAGE STRUCTURE DISTURBED BY EXCAVATION SHALL BE REPLACED WITH NEW MATERIAL OR REPAIRED TO THE SATISFACTION OF THE ENGINEER. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED TO PROTECT ADJACENT PROPERTY AND STORM DRAINAGE FACILITIES.
5. GRAVEL SHOULDERS DISTURBED BY EXCAVATION SHALL BE SHAPED TO COUNTY STANDARDS AND PROVIDED WITH A MINIMUM OF 2" (TWO INCHES) COMPACTED CRUSHED SURFACING TOP COURSE GRAVEL.
6. IF, IN THE OPINION OF THE ENGINEER, WEATHER CONDITIONS DETERIORATE TO THE POINT WHERE THE TRAVELED ROADWAYS ARE UNSAFE FOR THE PUBLIC OR DETRIMENTAL TO THE RESTORATION OF THE ROADWAY, EXCAVATION SHALL CEASE IMMEDIATELY AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
7. ALL PIPE OR OTHER MATERIAL STORED ALONG COUNTY RIGHT-OF-WAY MUST BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO AVOID FALLING ONTO THE ROADWAY.
8. NO EXCESS OR UNSUITABLE MATERIAL SHALL BE WASTED ON COUNTY RIGHT-OF-WAY. ANY SUCH MATERIAL DUMPED ON PRIVATE PROPERTY MAY REQUIRE A GRADING PERMIT. VERIFICATION WITH SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES IS REQUIRED.
9. STREET SURFACES SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.
10. NO OPEN CUT CROSSING OF COUNTY ROADS OR STREETS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
11. MAXIMUM AMOUNT OF OPEN TRENCH ON STREETS SHALL BE 400 LINEAL FEET. AT THE END OF EACH DAY, ALL DITCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES AND BARRICADED WITH FLASHING WARNING LIGHTS TO PREVENT PEOPLE OR ANIMALS FROM FALLING INTO THE TRENCH.
12. FINAL CLEANUP, INCLUDING COMPLETE RESTORATION OF SHOULDERS, CLEANING OF DITCHES, CULVERTS AND CATCH BASINS, AND REMOVAL OF LOOSE MATERIAL FROM BACK SLOPES OF DITCHES SHALL NOT EXCEED 1500 LINEAL FEET BEHIND EXCAVATING OPERATIONS AS REQUIRED BY THE ENGINEER.
13. THE PERMITEE WILL BE RESPONSIBLE TO COORDINATE WITH THE STATE DEPARTMENT OF NATURAL RESOURCES FOR ANY CONFLICT BETWEEN PERMIT WORK AND EXISTING MONUMENTATION.
14. TO REMOVE EXISTING ASBESTOS CEMENT PIPE FROM TRENCHES, A FEE AND PERMIT IS REQUIRED FROM THE PUGET SOUND AIR POLLUTION CONTROL AGENCY. IN ADDITION, WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REQUIRES THAT OPERATORS REMOVING ASBESTOS CEMENT BE CERTIFIED.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 31 NORTH, RANGE 6 EAST, W.M., SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

DATUM

VERTICAL DATUM = NGVD. BENCH MARK RM93, 20 PENNY BOAT SPIKE 2 FEET ABOVE GROUND ON THE NORTHWEST SIDE OF 10 INCH ALDER LANDWARD OF THE RIGHT BANK OF RIVER LOCATED SOUTHWEST ALONG JORDAN ROAD FOR 3.75 MILES TO COUNTY PARK ACCESS ROAD ON THE RIGHT OPPOSITE OF POWER POLE NO. XJ100. FOLLOW ACCESS ROAD TO RIVER. THENCE UPSTREAM FOR 1000 FEET. ESTABLISHED BY U.S. ARMY CORPS OF ENGINEERS ELEV. = 104.45 FT.

SECTION BREAKDOWN AND BEARING BASE FROM RECORD OF SURVEY BY CASCADE SURVEYING & ENGINEERING INC. RECORDED IN VOLUME 29, PAGE 5, RECORDS OF SNOHOMISH COUNTY, WA. A.F. NO. 8905055003

SHEET INDEX

G-1	SEWER AND WATER COVER SHEET
W-1	WATER PLAN
W-2	WATER PLAN
W-3	WATER PLAN

STATIONING NOTE

STATIONING WHICH WAS ORIGINALLY BASED ON THE ROAD IMPROVEMENTS BEGINNING AT STA 0+00 +/- HAS BEEN USED TO AVOID CONFLICTING STATIONING WITHIN THE PLAT. CONSEQUENTLY, NEGATIVE STATIONING IS USED TO EXTEND THE STATIONING TO BURN ROAD.

UTILITY CONSTRUCTION BMP'S

UTILITY CONSTRUCTION BMP'S SHALL CONSIST OF FILTER FABRIC FENCE LOCATED DOWN-SLOPE OF AND PARALLEL TO TRENCHING, PROTECTION OF STOCKPILES WITH PLASTIC OR JUTE NETTING, TEMPORARY COVER OF DISTURBED AREAS WITH STRAW, WOOD CHIPS, ETC. AND PERMANENT VEGETATION ESTABLISHMENT IN NON-TRAVELED AREAS. THIS APPLIES TO BOTH ON AND OFF-SITE UTILITY CONSTRUCTION UNDER THE GRADING PERMIT (SEE APPROVED SNOHOMISH COUNTY GRADING PLAN, PFN 95 105773).

SNOHOMISH COUNTY ROAD RESTORATION

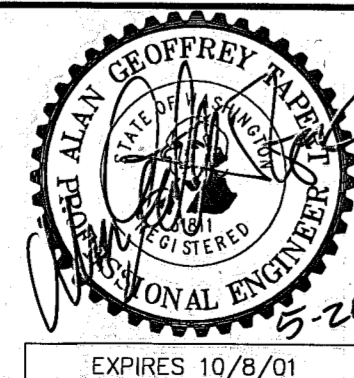
ROAD RESTORATION SHALL BE ACCOMPLISHED PER SNOHOMISH COUNTY EDDS 10-030 AND 10-040.

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. CALL 1-800-424-5555 FOR AID IN UTILITY LOCATIONS.

REVISION NO.	REVISION	DATE OF REV.	CITY APPROVAL	DATE OF CITY APPROVAL
Δ	AS-BUILT	12-10-01		

MAP SHEET INDEX
SCALE: 1" = 300'

CIVIL ENGINEER:
GEOFF TAPERT, P.E.
1831 COLBY AVE, S-100
EVERETT, WA 98201
(425) 259-6411 (TEL)
(425) 259-0288 (FAX)



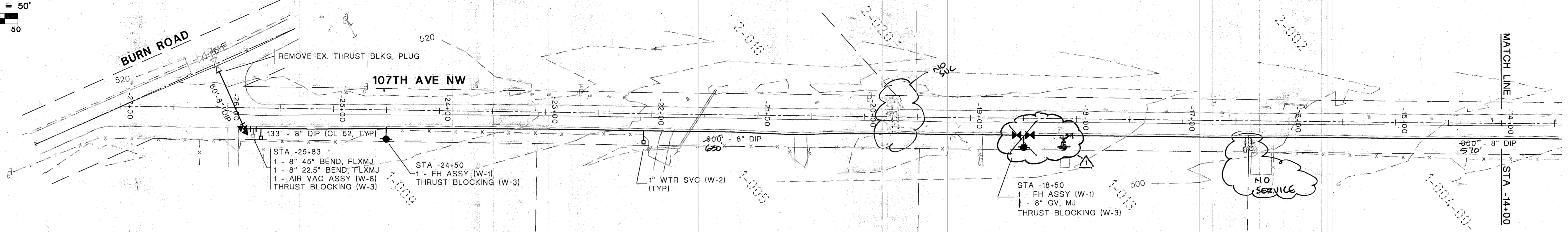
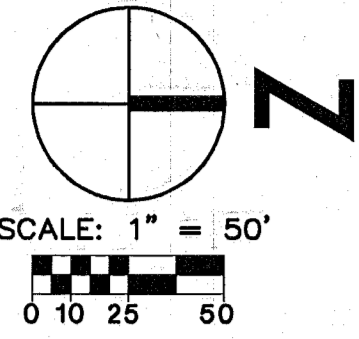
FOR:
WEST COAST, INC.
ATTN: JOHN ROBINETT
1831 COLBY AVE.
EVERETT, WA 98201
(425) 252-2500

FALCON RIDGE ESTATES
WATER COVER SHEET

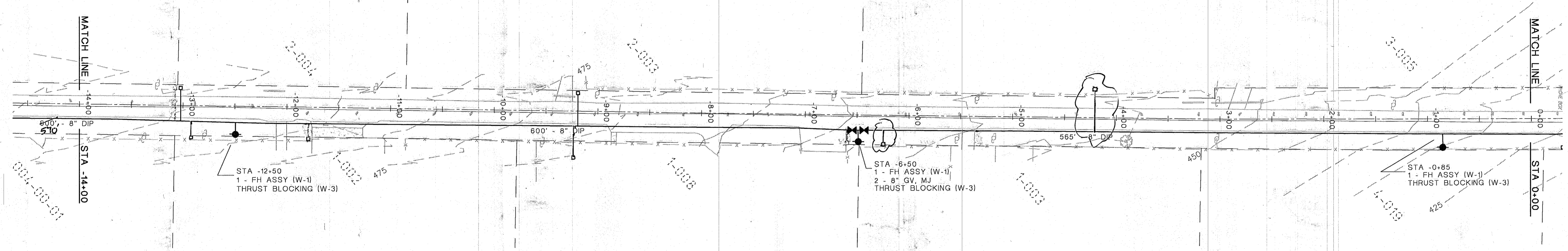
CITY OF ARLINGTON
Approved for Construction Pending City Council Policy Decision
ON THIS 26th DAY OF May, 2000
BY: *[Signature]*

JOB NO.: WC 1007
DATE: MAY 22, 2000
DRAWN BY: ACT
SHEET G-1 OF 1

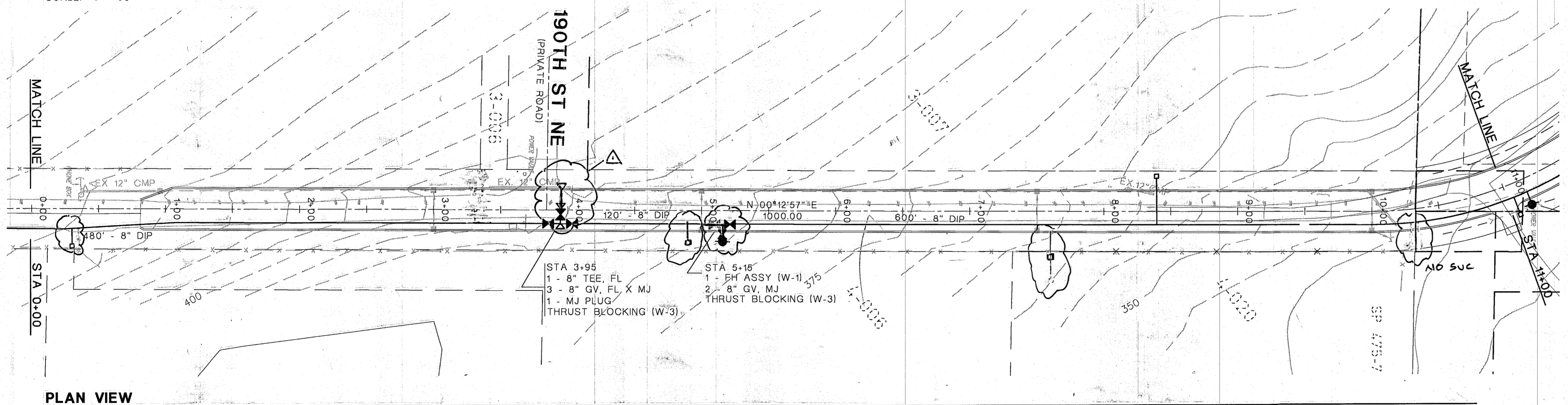
A PORTION OF THE SW 1/4 SECTION 18, TOWNSHIP 31 N, RANGE 6 E, W.M.



PLAN VIEW
SCALE: 1" = 50'



PLAN VIEW
SCALE: 1" = 50'



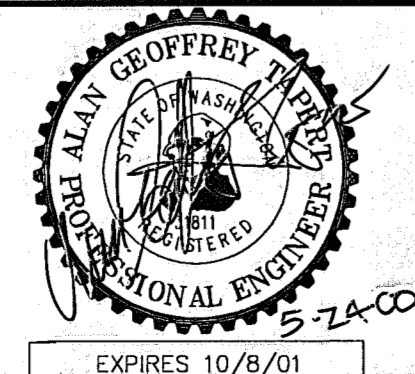
PLAN VIEW
SCALE: 1" = 50'

NOTE
ALL FIRE HYDRANT TOPS SHALL BE PAINTED RED UNTIL SUCH TIME THAT ADEQUATE FIRE FLOW IS AVAILABLE (SCC 16.36.0801(2))

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REVISION NO.	REVISION	DATE OF REV.	CITY APPROVAL	DATE OF CITY APPROVAL
1	AS-BUILT	12-20-01		

CIVIL ENGINEER:
GEOFF TAPERT, P.E.
1831 COLBY AVE, S-100
EVERETT, WA 98201
(425) 259-6411 (TEL)
(425) 259-0288 (FAX)



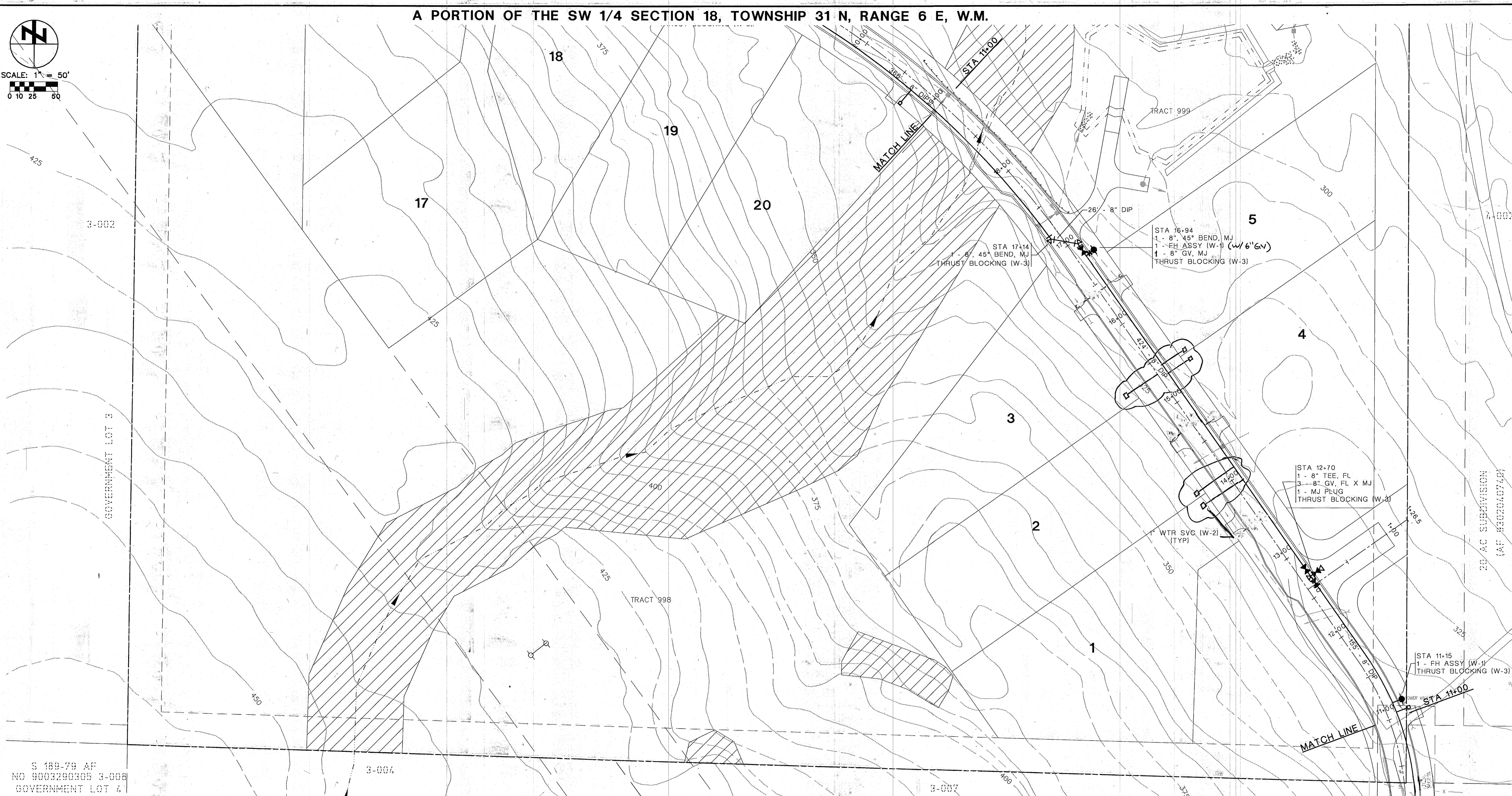
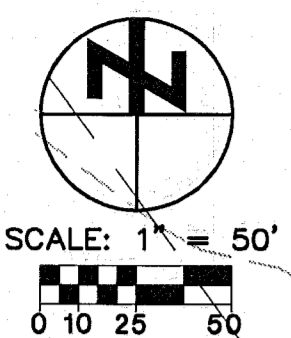
FOR:
WEST COAST, INC.
ATTN: JOHN ROBINETT
1831 COLBY AVE.
EVERETT, WA 98201
(425) 252-2500

FALCON RIDGE ESTATES
WATER PLAN

CITY OF ARLINGTON
Approved for construction pending City Council Policy Decision
ON THIS 26th DAY OF May 2000
BY: *[Signature]*

JOB NO.: WC 1007
DATE: MAR 13, 2000
DRAWN BY: AGT
SHEET W-1 OF 3

A PORTION OF THE SW 1/4 SECTION 18, TOWNSHIP 31 N, RANGE 6 E, W.M.



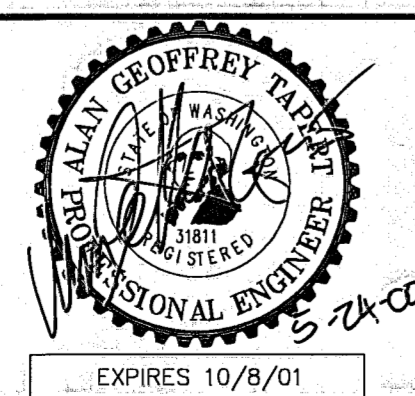
S 189-79 AF
NO 9003290305 3-003
GOVERNMENT LOT 3

PLAN VIEW
SCALE: 1" = 50'

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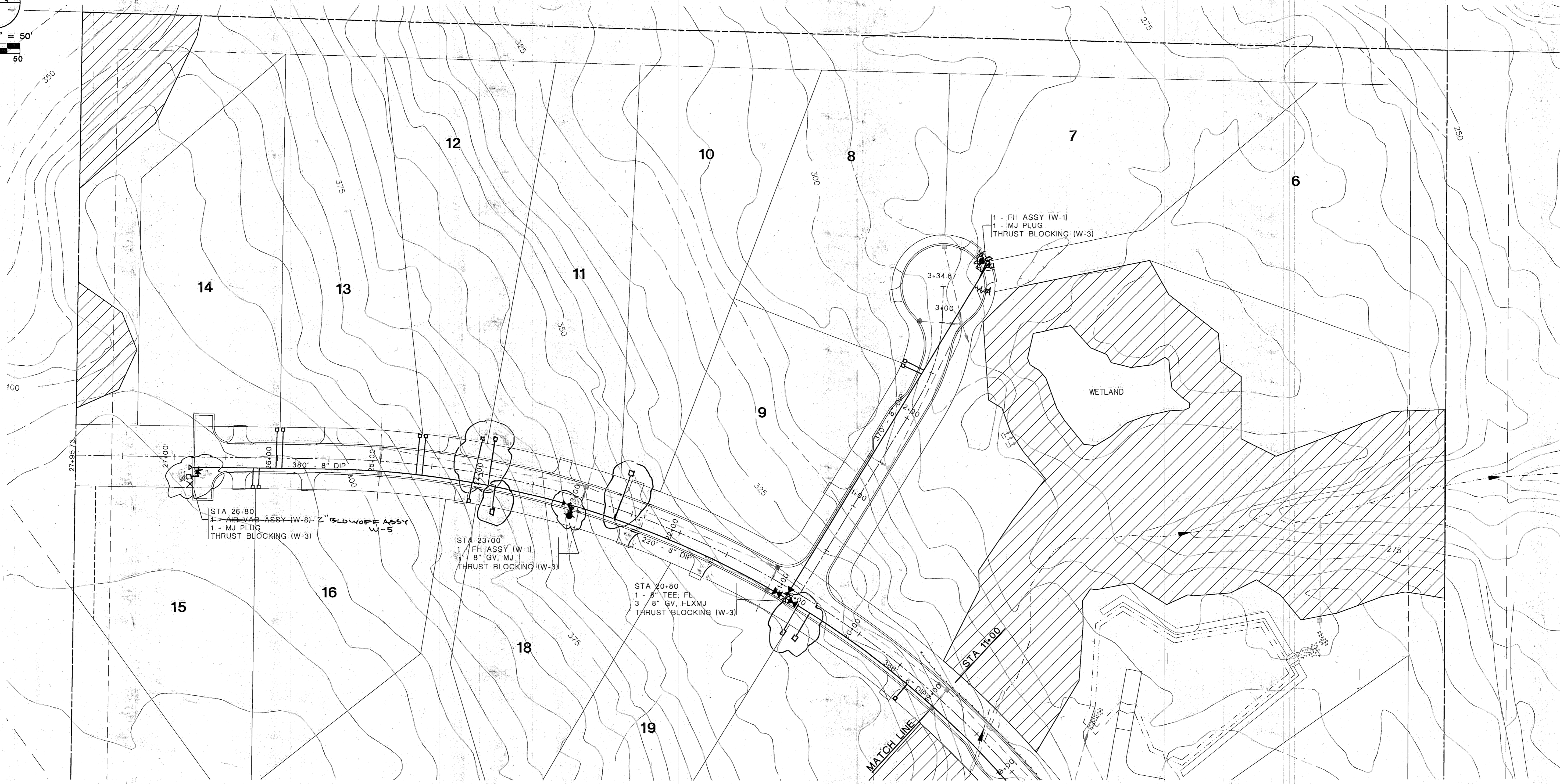
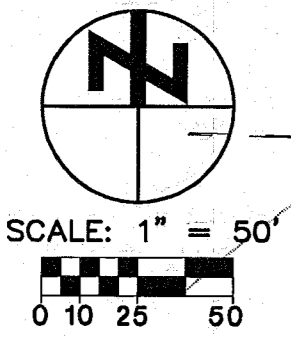
FOR:
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EVERETT, WA 98201
(425) 252-2500

FALCON RIDGE ESTATES
WATER PLAN

Approved for Construction pending City Council Policy Decision
ON THIS 26th DAY OF May 2000
BY: *[Signature]*

JOB NO.: WC 1007
DATE: MAR 13, 2000
DRAWN BY: ACT
SHEET W-2 OF 3

A PORTION OF THE SW 1/4 SECTION 18, TOWNSHIP 31 N, RANGE 6 E, W.M.

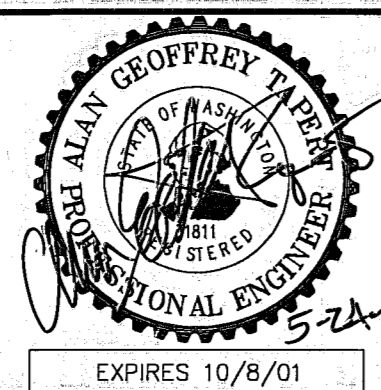


PLAN VIEW
SCALE: 1" = 50'

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FALCON RIDGE ESTATES
WATER PLAN

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DATE: MAR 13, 2000
DRAWN BY: AGT
SHEET W-3 OF 3