

OWNER/APPLICANT:
DALE FINCHER
909 - 169TH AVE SE
SNOHOMISH, WA 98290
(425) 334-8371

LEGAL DESCRIPTION:
LOT 4, SAU TURN DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 27 OF PLATS, PAGE 85, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PROPERTY TAX ACCOUNT NUMBER:
5646-000-004-0005

SITE DATA

NUMBER OF LOTS:	1 EXISTING / 2 PROPOSED
SITE AREA:	20,000 SF (0.46± ACRES)
ZONING:	R-LMD (6 UNITS / ACRE)
WATER SERVICE / PURVEYOR:	PUBLIC / CITY OF ARLINGTON
SEWAGE SERVICE / PURVEYOR:	SANITARY SEWER / CITY OF ARLINGTON

NOTES:

- 1) EACH NEW HOUSE SHALL HAVE ITS OWN INFILTRATION SYSTEM FOR ROOF RUNOFF. SEE DETAIL #3 SHEET C2 AND THE DRAINAGE REPORT REVISED BY PEAK ENGINEERING. LOTS MUST BE GRADED TO CONTAIN AND INFILTRATE THEIR RUNOFF.
- 2) 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 5 DAY CONSTRUCTION.
- 3) THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE EXISTING SANITARY SEWER SERVICE CONNECTIONS AND EXTEND IT TO THE APPROPRIATE LOT.
- 4) THE CONTRACTOR SHALL ADJUST IN FIELD NEW WATER METER LOCATIONS TO BE NOT LESS THAN 10' FROM SEWER SERVICE CONNECTION SUB.
- 5) THE STORM DRAINAGE PIPE FOR THE PROPOSED DRIVEWAYS SHALL BE DUCTILE IRON PIPE CLASS 52, CONFORMING TO ANSI STANDARD A21.51 (AWWA C-151).


DRAINAGE NOTES:

1. RUNOFF IN THE EXISTING CONDITION INFILTRATES INTO THE GROUND.
2. SOILS ON SITE ARE CLASSIFIED AS EVERETT GRAVELLY SANDY LOAM (SCS); HYDROLOGIC SOIL GROUP A; GRAVEL/SANDY GRAVEL
3. EXISTING COVER
0.46+ AC TREES/BRUSH
4. DEVELOPED CONDITION
0.33+ AC LANDSCAPE (GRASS/TREES)
0.13 AC IMPERVIOUS (DRIVEWAYS & RESIDENCES)
5. RUNOFF FROM ROOFTOPS WILL BE TIGHTENED TO THE PROPOSED INFILTRATION SYSTEMS.
6. RUNOFF FROM THE DRIVEWAY WILL SHEET FLOW TO THE GRASS / LANDSCAPED AREAS ALONG THE DRIVEWAY AND INFILTRATE INTO THE GROUND.
7. SEE "DRAINAGE REPORT AND DOWNSTREAM ANALYSIS" (DATED 9/11/2000), PREPARED BY PEAK ENGINEERING, INC.

CONSTRUCTION SEQUENCE

THIS CONSTRUCTION SEQUENCE IS TO BE USED AS A GUIDELINE. CONDITIONS MAY REQUIRE CHANGES IN TIMING OF WORK. CHANGES SHALL BE DISCUSSED WITH AND APPROVED BY INSPECTOR AND OWNER.

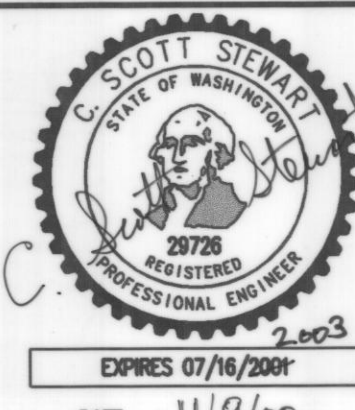
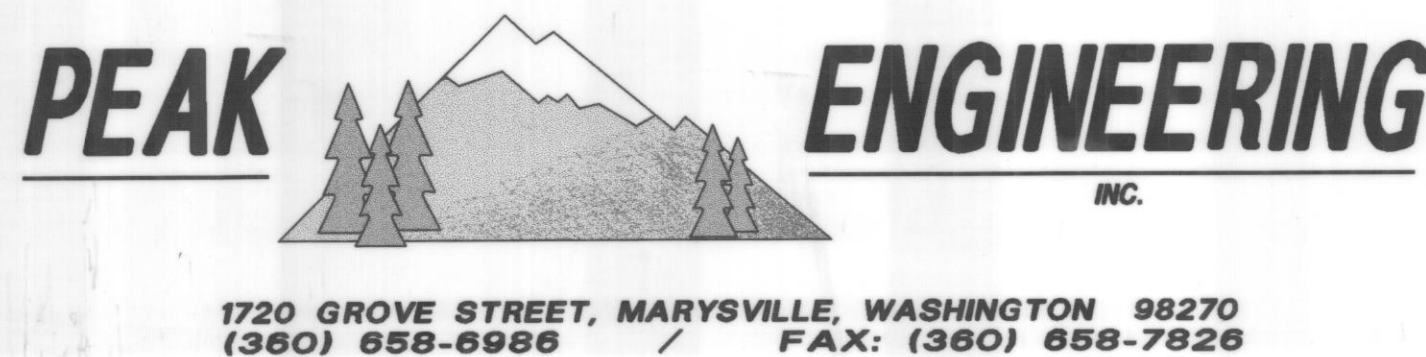
1. ARRANGE AND ATTEND PRE-CONSTRUCTION MEETING WITH THE CITY.
2. FLAG PROPERTY LINES AND CLEARING LIMITS AS INDICATED ON T.E.S.G. PLAN. INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCE AS DIRECTED BY CITY INSPECTOR/ENGINEER.
4. CLEAR & GRUB ROAD AREA, LEAVING AS MUCH OF GRASSY COVER AS POSSIBLE.
5. ROUGH GRADE WALKWAY AND DRIVEWAYS.
6. INSTALL SANITARY SEWER, STORM AND WATER IMPROVEMENTS.
7. PAVE DRIVEWAYS AND WALKWAY.
8. CLEAN STORM DRAINAGE SYSTEM.
9. HYDROSEED DISTURBED LAND SURFACES.
10. REMOVE REMAINING T.E.S.G. STRUCTURES AFTER SITE HAS BEEN STABILIZED AND APPROVED BY THE CITY INSPECTOR.

DATE	REVISION/ISSUED	CITY OF ARLINGTON APPROVED FOR CONSTRUCTION
9/20/00	ISSUED	BY: 
11/6/00	1ST CITY REVIEW COMMENTS/MYLAIRS	
8/17/01	AS-BUILT	
		R/W PERMIT NO.: Pending

CITY PROJECT No. MN-00-032-SP
FINCHER 2 LOT SP
GRADING, DRAINAGE, TESC
AND UTILITY PLAN

PROJECT NO.
00292

DWG
1
OF 2



**SURVEY & TOPOGRAPHIC
INFORMATION PROVIDED BY:**

METRON AND ASSOCIATES, INC.
LAND SURVEYS, MAPS & PLANNING
307 N. OLYMPIC, STE 205
ARLINGTON, WASHINGTON 98287
360-435-3777

APPLICANT

DALE FINCHER
909 169TH AVE SE
SNOHOMISH, WA 98290
(425) 334-8371

GRADING QUANTITIES

CUT: 20 CY's
FILL: 70 CY's

US POSTAL SERVICE
APPROVED FOR MR. LOCATION

BY: _____
US POSTMASTER

AS-BUILT DECLARATION

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

BY: C. Scott Stewart 8/23/01
PROJECT ENGINEER DATE

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

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (CURRENT EDITION) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE 1992 ODE STORMWATER MANUAL. THE CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS SHALL PREVAIL IF THERE ARE ANY CONFLICTS BETWEEN STANDARDS.
- 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. FIELD CHANGES REQUIRING REDESIGN 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(14)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.
- WATER SERVICES AND MISCELLANEOUS DETAILS SHALL BE AS SHOWN IN THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS SECTION 2 - WATER.
- SANITARY SEWER SERVICES AND MISCELLANEOUS DETAILS SHALL BE AS SHOWN IN THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS SECTION 3 - SANITARY SEWER.

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 CITY OF ARLINGTON STANDARDS 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.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

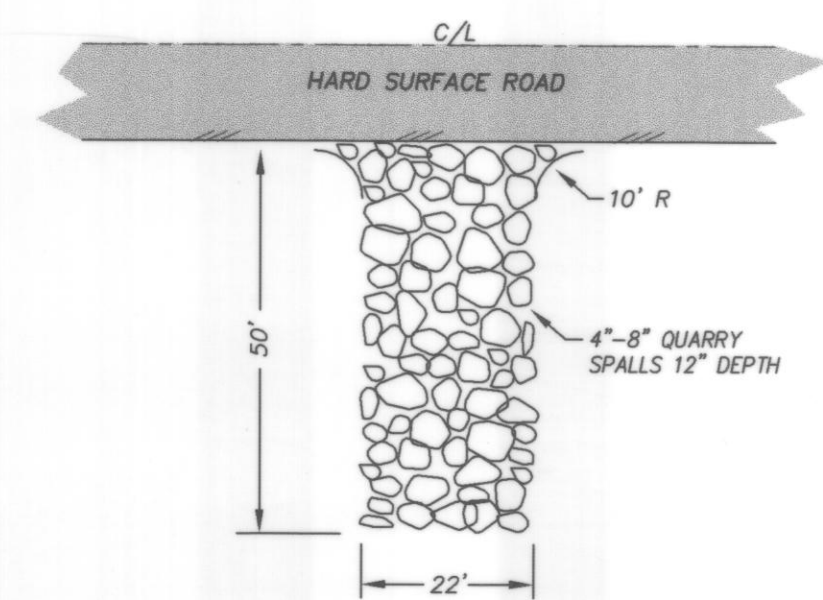
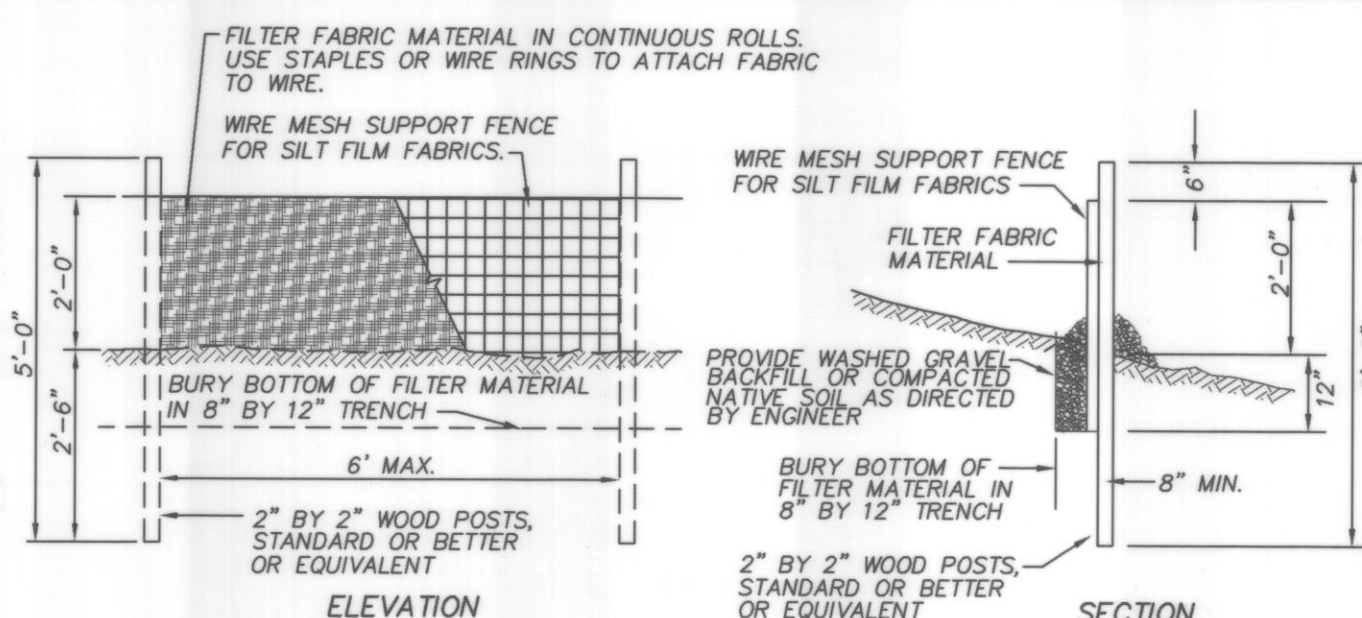
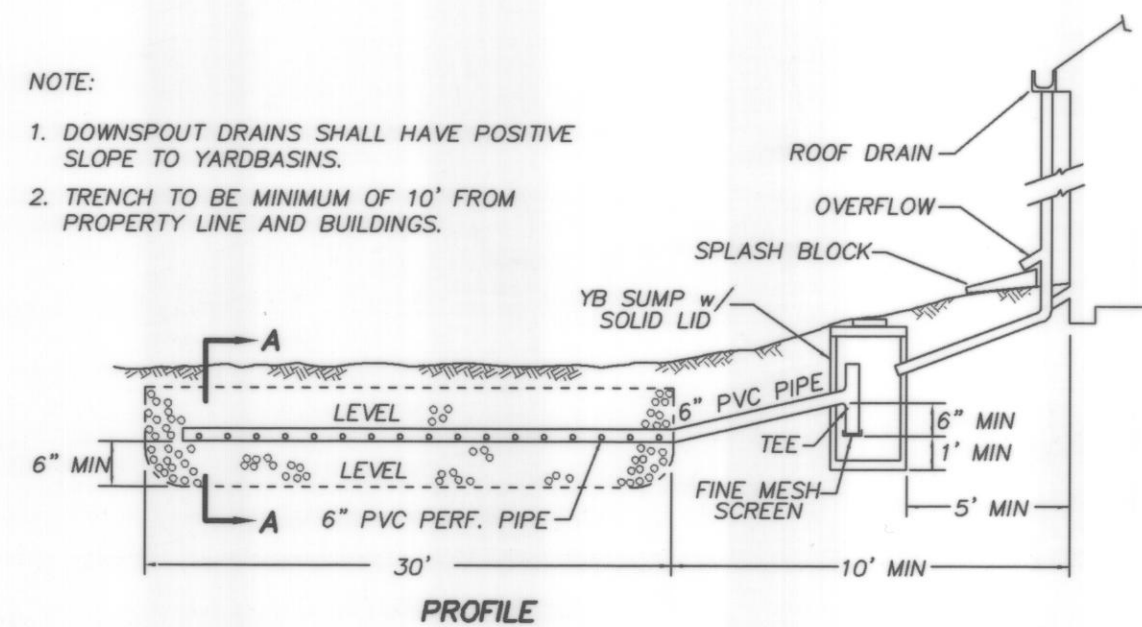
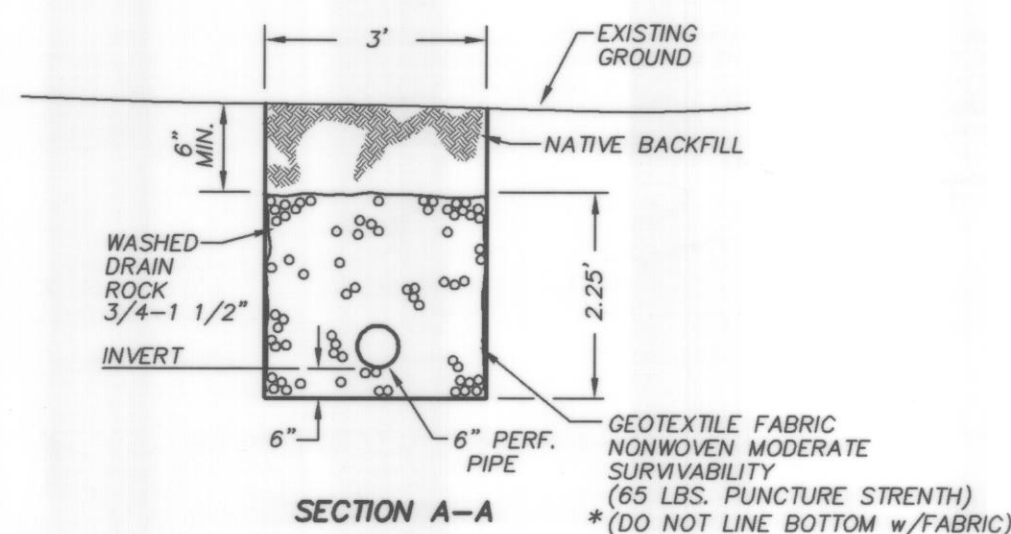
- INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS 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 90 FEET.
- WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM THE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER THE PUBLIC ROAD. WASH WATER MUST 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)

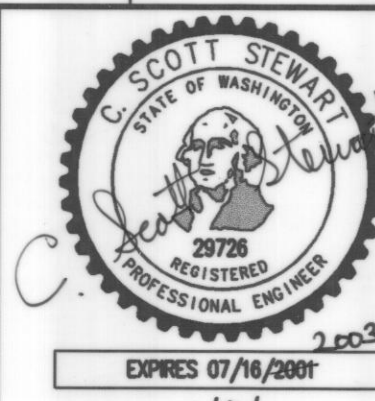
- CONSTRUCTION ACCEPTANCE: WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS AND CITY STANDARDS.
- ALL DISTURBED AREAS SUCH AS ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING 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 DISCING, 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.

ROCK CONSTRUCTION ENTRANCE
N.T.S.SILT FENCE DETAIL
N.T.S.ROOF INFILTRATION TRENCH
N.T.S.

SECTION A-A

PEAK ENGINEERING INC.

1720 GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 FAX: (360) 658-7826



SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:

METRON AND ASSOCIATES, INC.
LAND SURVEYS, MAPS & PLANNING
307 N. OLYMPIC, STE 205
ARLINGTON, WASHINGTON 98287
360-435-3777

APPLICANT

DALE FINCHER
909 16TH AVE SE
SNOHOMSH, WA 98290
(425) 334-8371

AS-BUILT DECLARATION

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

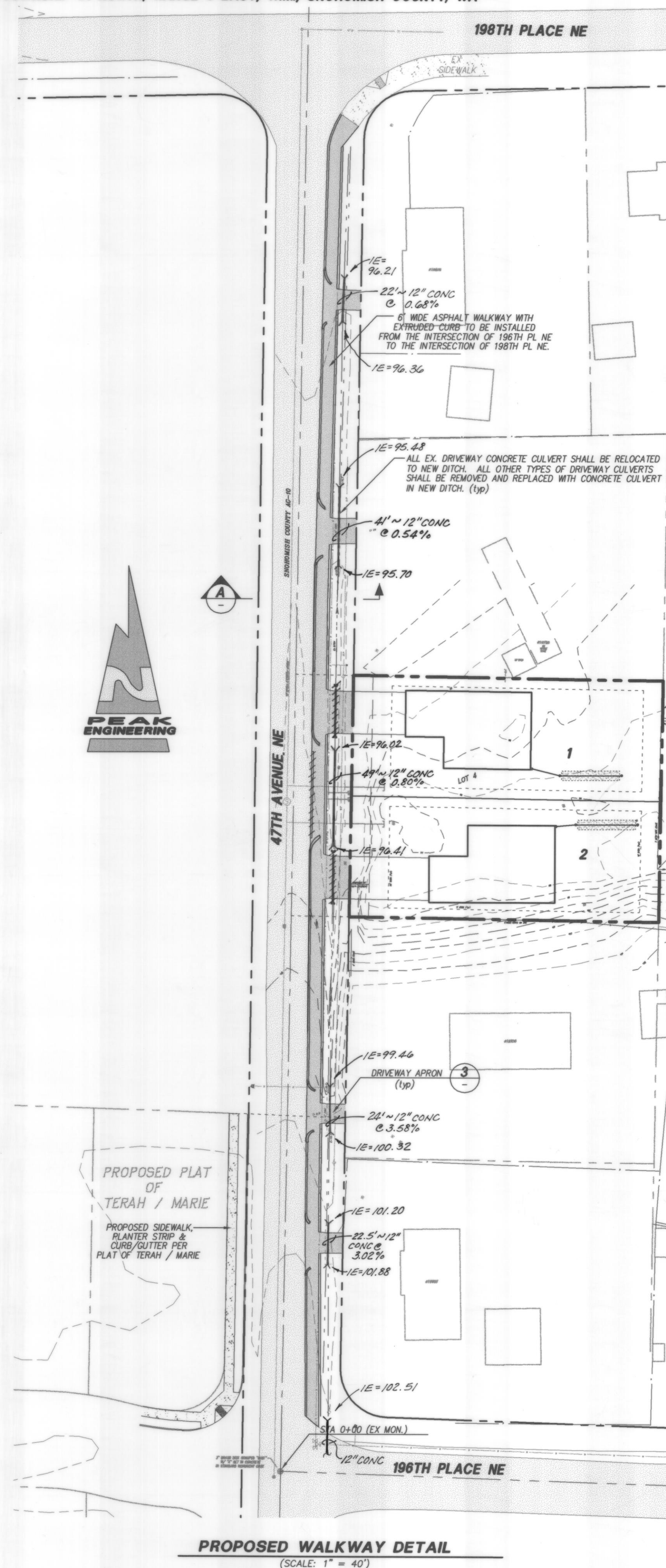
BY: *C. Scott Stewart* 8/22/01
PROJECT ENGINEER DATE

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

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CITY PROJECT No. MN-00-032-SP
FINCHER 2 LOT SP
NOTES, DETAILS AND WALKWAY PLAN

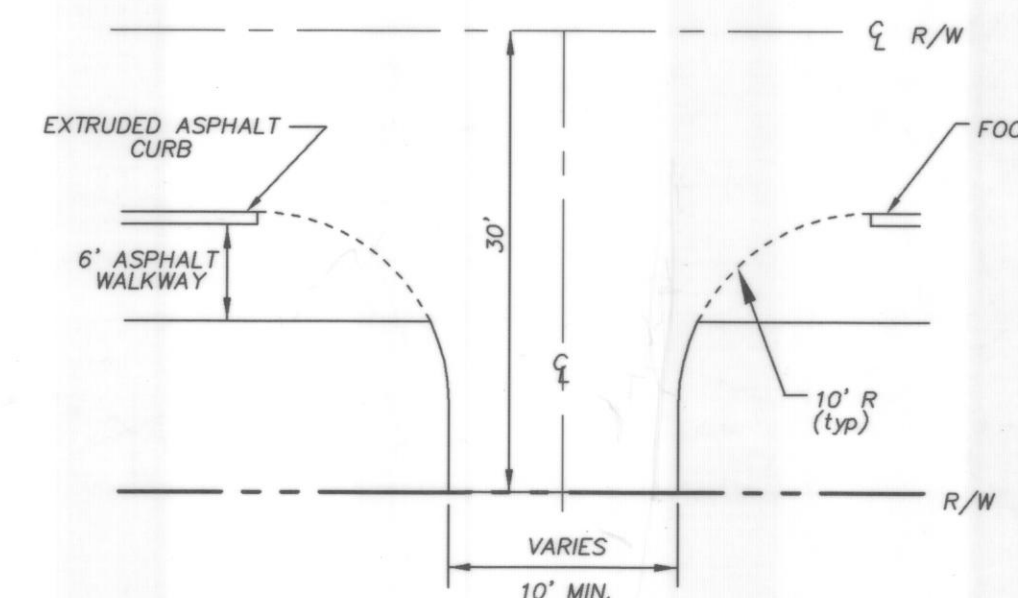
PROJECT NO.
00292
DWG
2
OF 2



BMP NOTES:

WINTER CONDITIONS TEMPORARY EROSION & SEDIMENT CONTROL BMP'S
(OCTOBER 1 TO APRIL 30)

COVER PRACTICES:
THE EXISTING VEGETATION SHOULD BE LEFT UNDISTURBED WHERE POSSIBLE TO LIMIT EROSION. DISTURBED AREAS SHALL BE COVERED WITH MULCH AND/OR MATTING. STOCKPILES OR SLOPES STEEPER THAN 2:1 SHALL BE COVERED WITH PLASTIC SHEETING HELD IN PLACE WITH SAND BAGS. DISTURBED AREAS MUST BE STABILIZED WITHIN 2 DAYS DURING WINTER CONDITIONS AND WITHIN 7 DAYS DURING THE REMAINDER OF THE YEAR.

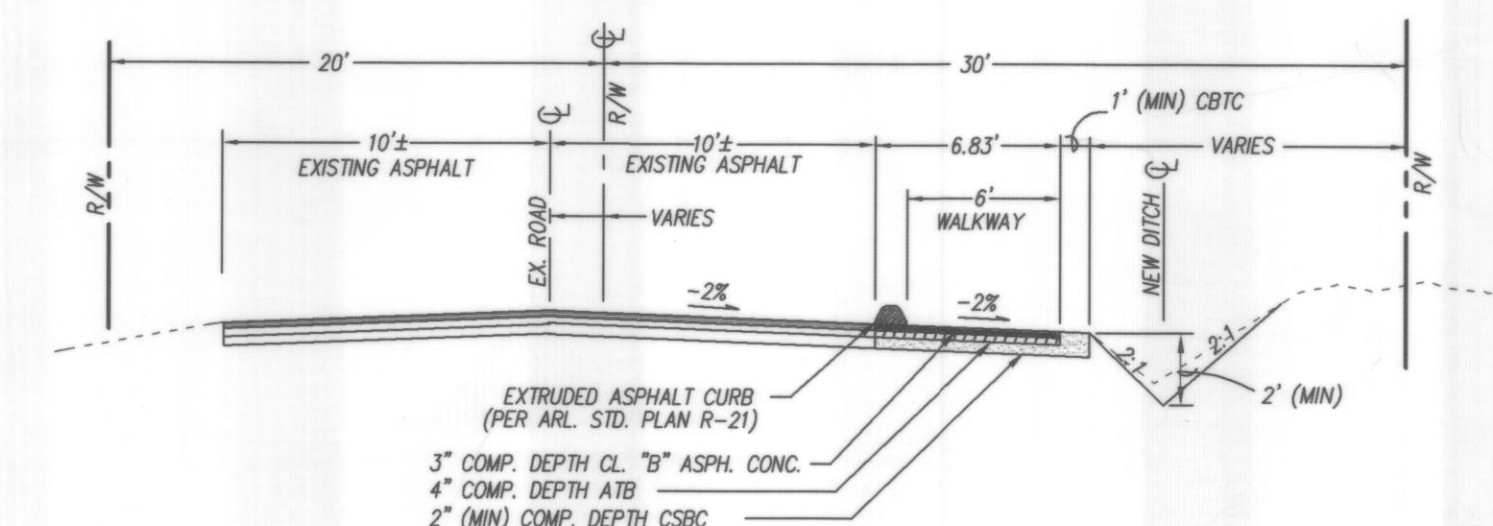


PAVED APRON DETAIL

N.T.S.

PAVED APRON CENTER LINE LOCATIONS:

STA 1+58, 10' WIDE (EX)
STA 2+13, 10' WIDE (EX)
STA 3+28, 22' WIDE
STA 4+09, 22' WIDE (EX)
STA 5+02, 13' WIDE (EX)
STA 6+18, 10' WIDE (EX)

47TH AVENUE NE
WALKWAY SECTION
N.T.S.

NOTE:
SUBGRADE AND STRUCTURAL FILL SHALL BE COMPACTED TO 95% MAX. DENSITY (MODIFIED PROCTOR METHOD). PROOF ROLLED SUBGRADE PRIOR TO PLACING PAVEMENT SECTION.

DATE	REVISION/ISSUED	CITY OF ARLINGTON APPROVED FOR CONSTRUCTION
9/20/00	ISSUED	
11/8/00	1ST CITY REVIEW COMMENTS/NTLR	
		BY: <i>C. Scott Stewart</i>
		R/W PERMIT NO.: Pending