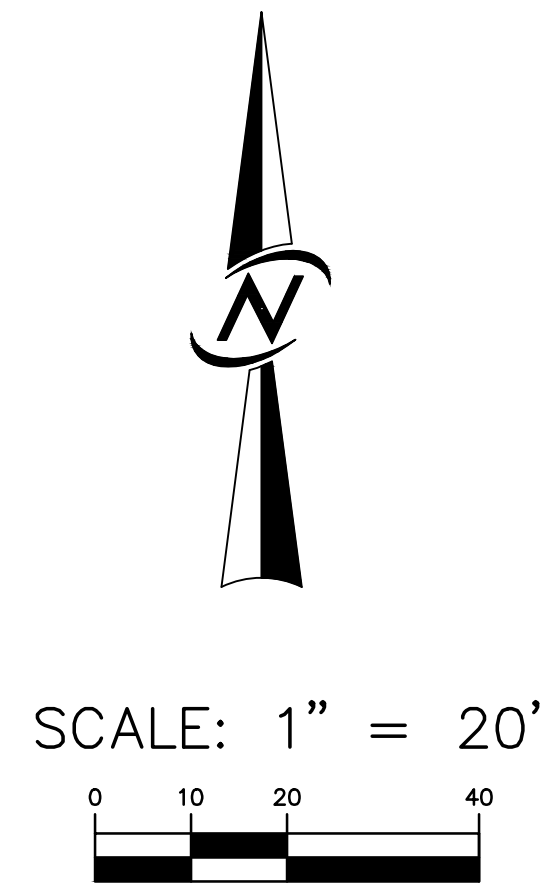




1. *CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT. SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.*
2. *ALL SEWER INSTALLATION SHALL FOLLOW CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.*
3. *ALL WATER LINE INSTALLATION SHALL FOLLOW CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.*
4. *TYPICAL MANHOLE CITY OF ARLINGTON STANDARD DETAILS CC-10 THRU SS-CC-130.*
5. *TYPICAL SEWER SERVICE STUB AND CLEANOUT SEE CITY OF ARLINGTON STANDARD DETAIL SS-80 AND SS-890.*
6. *TYPICAL FIRE HYDRANTS SEE CITY OF ARLINGTON STANDARD DETAIL W-010, W-015, W-020 AND W-030*
7. *TYPICAL RESIDENTIAL WATER METER PER W-040, W-070.*
8. *ALL MAINLINE FITTINGS TO BE THRUST BLOCKED PER CITY OF ARLINGTON STANDARD DETAILS W-160, W-165*

• 478.40

SPOT ELEVATION

GRAVEL

ASPHALT PAVEMENT

CONCRETE DRIVEWAY APRON

ROADWAY CENTERLINE

STORM SERVICE AND CLEANOUT

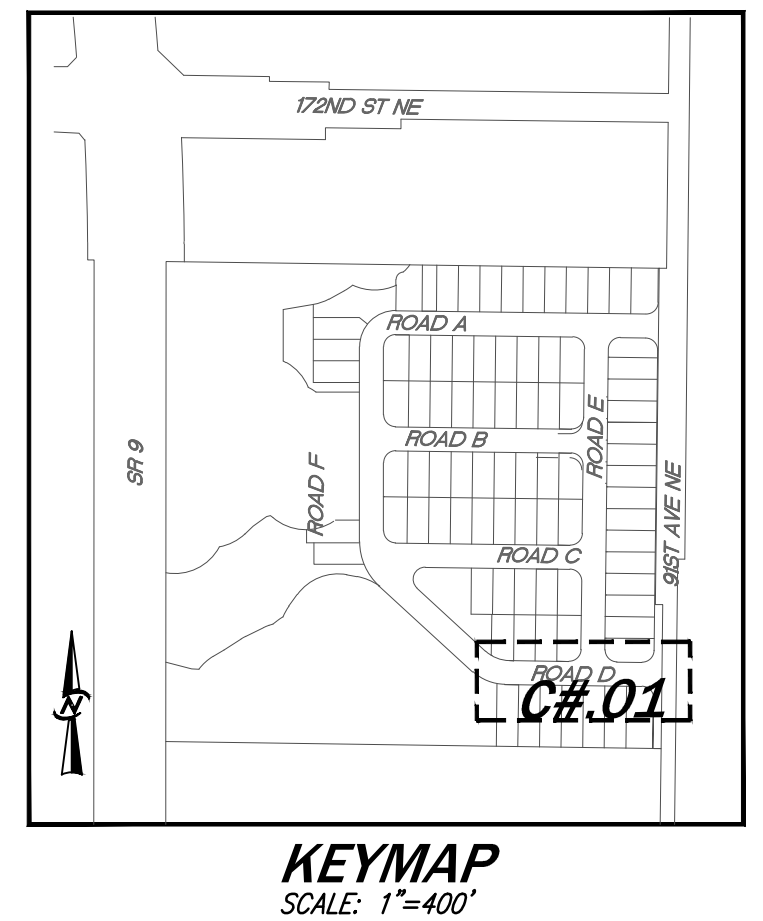
CATCH BASIN PER PLANS (TYP)

6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED

SEWER MANHOLE PER PLANS (TYP)

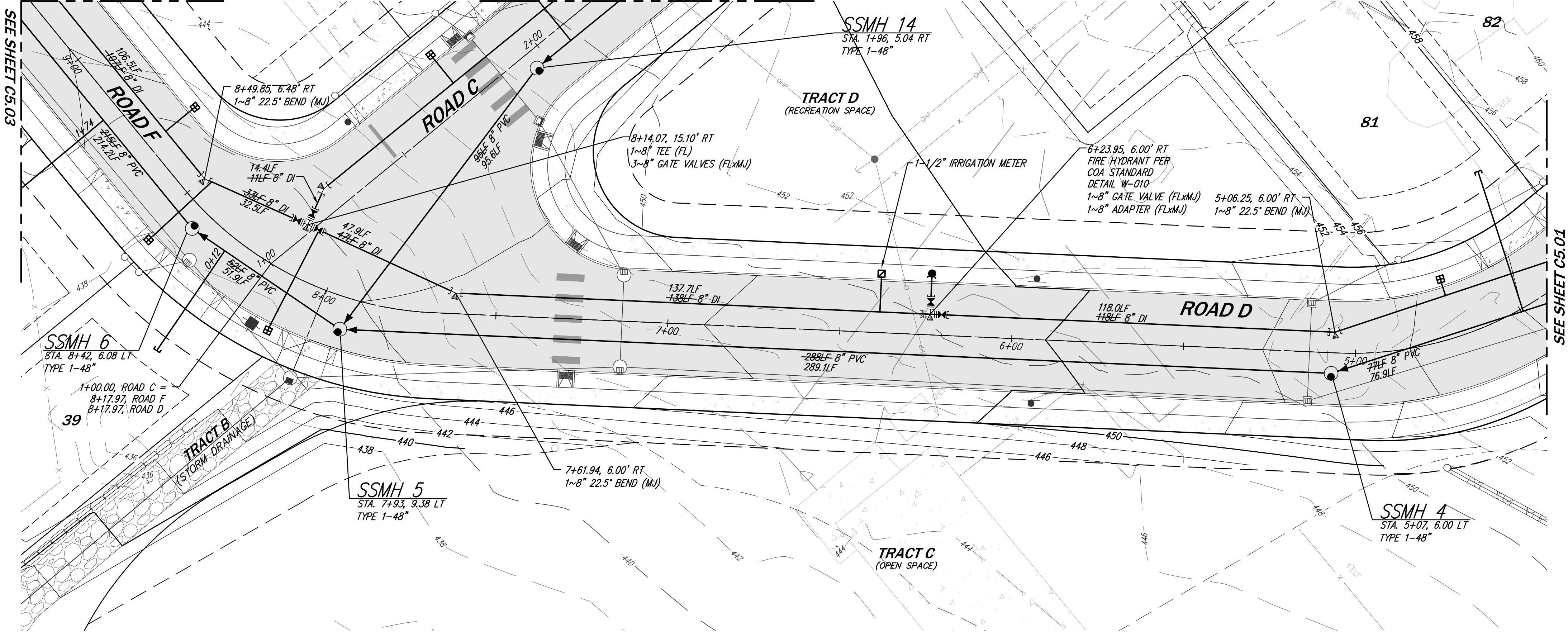
WATER LINE PER PLANS (TYP)

WATER METER PER STD DTL W-040 (TYP)



AS-BUILTS

SEE SHEET C5.09

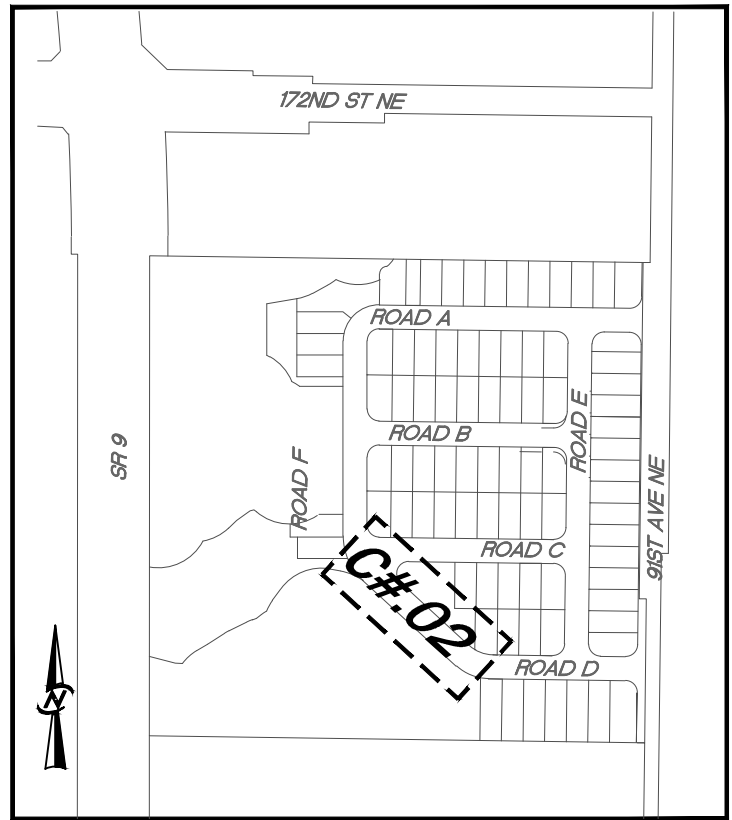
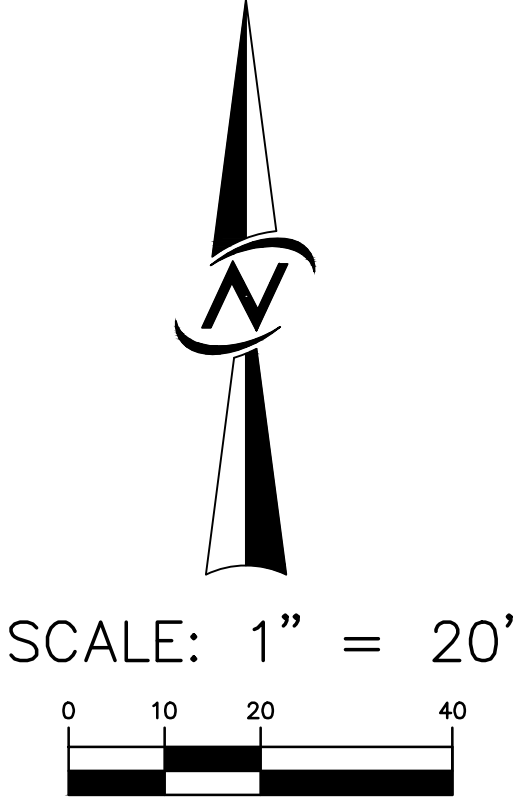
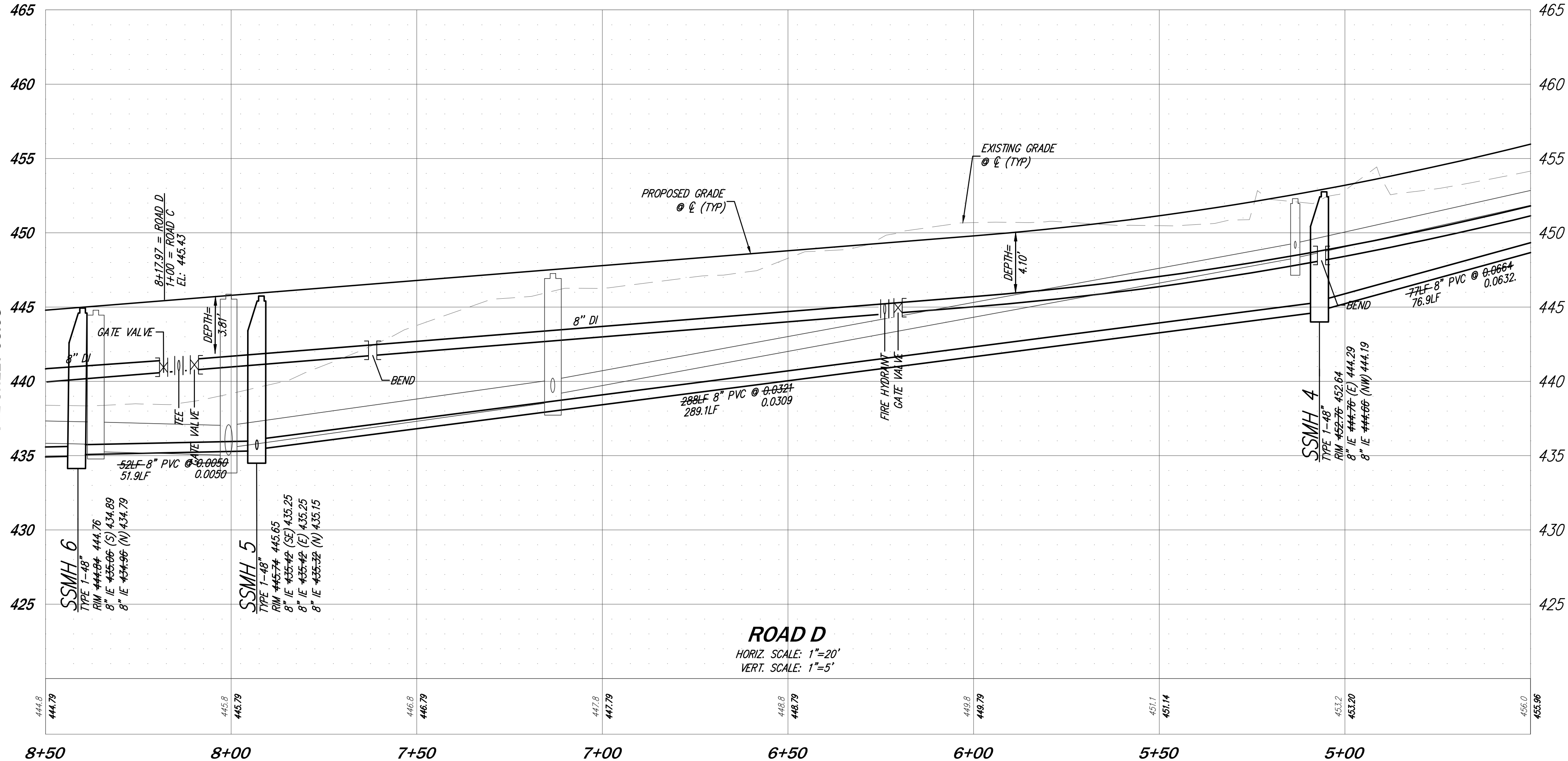


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LEGEND

- SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY APRON
- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
- 6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DTL W-040 (TYP)



KEYMAP
SCALE: 1"=400'

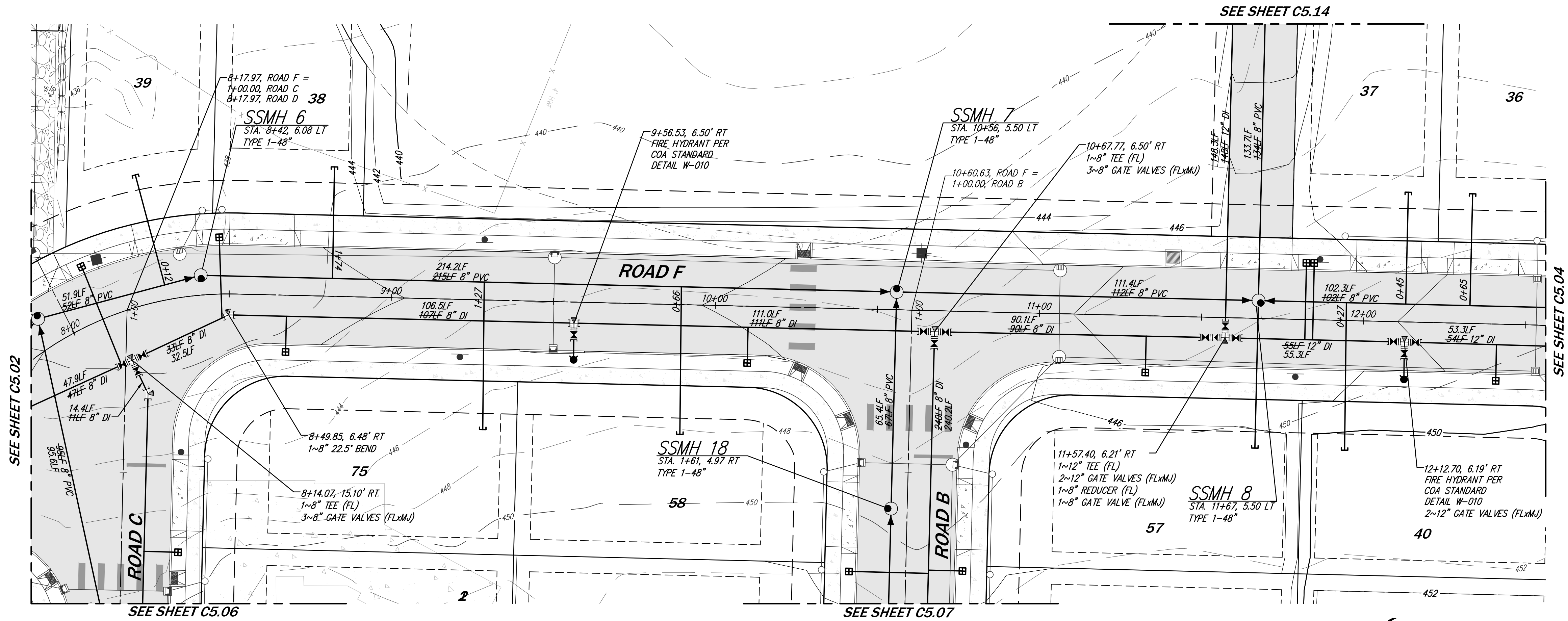
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	PRESTON J. LONGONI, E.I.T.	LISA S. JOHNSON	DAVID E. CAYTON, P.E.	DAVID E. CAYTON, P.E.
SHEET	OF	C5.02	34	PROJECT NUMBER
13024L				

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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GREGORY PARK

L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

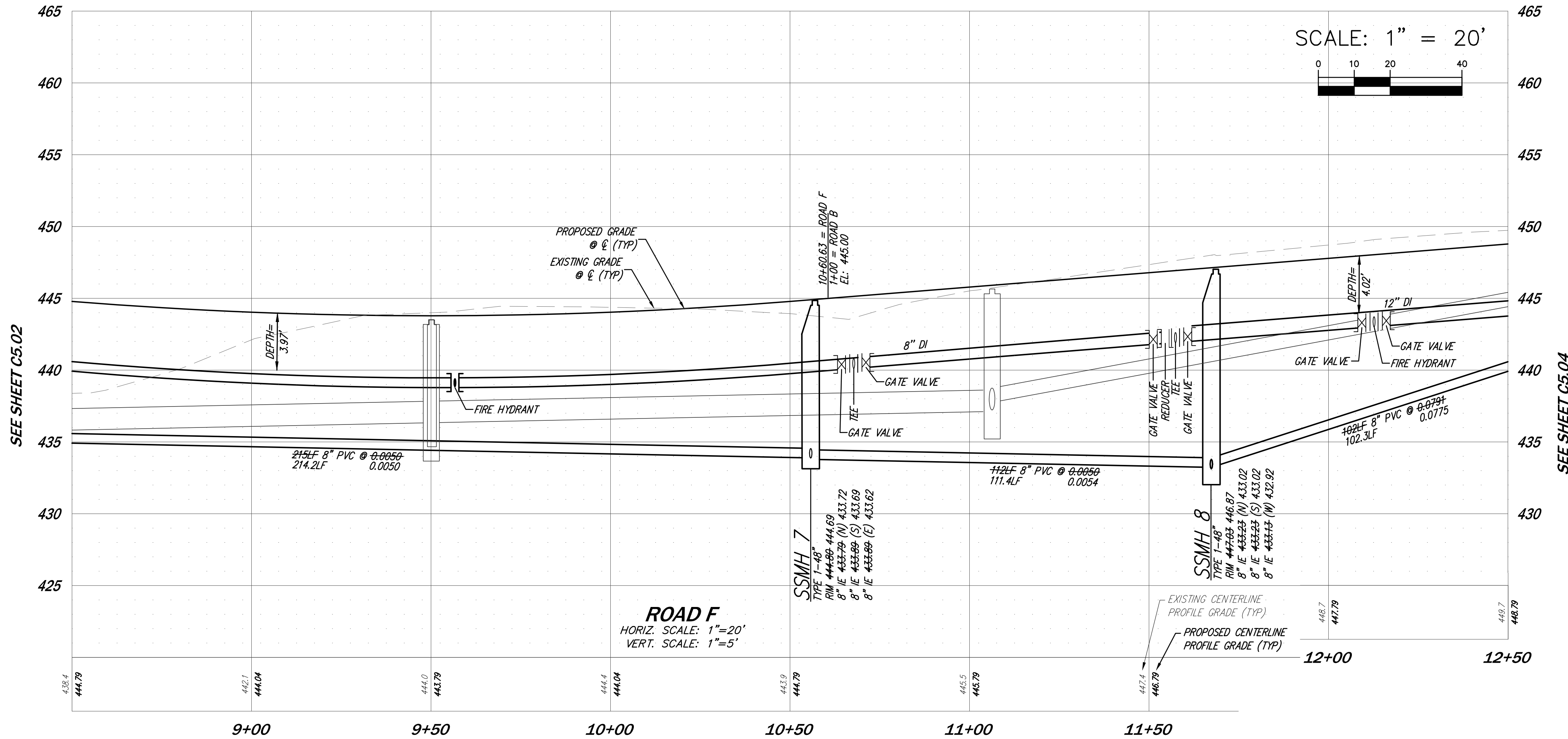
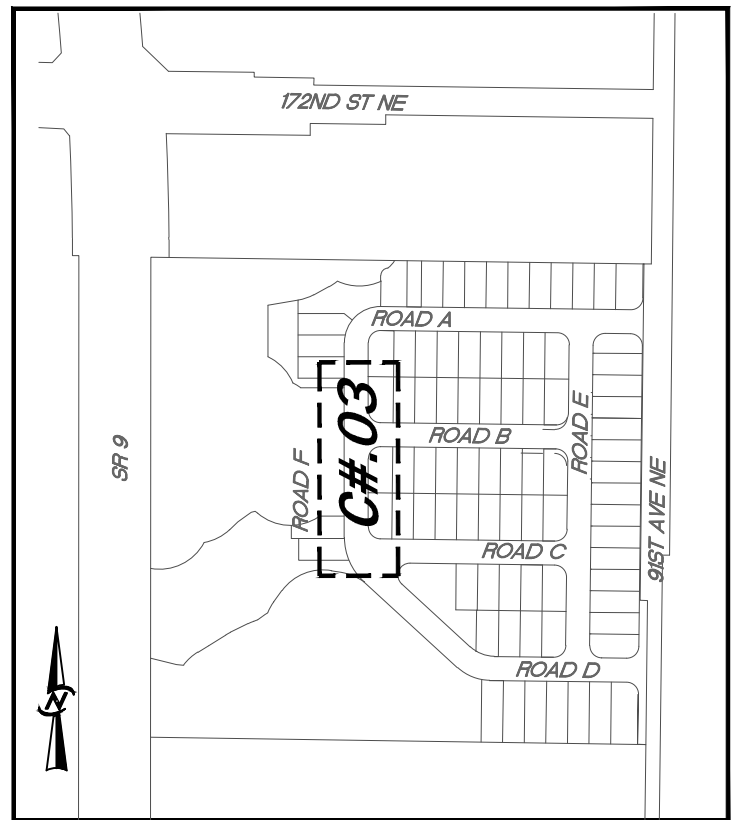


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LEGEND

- SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY APRON
- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
- 6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DTL W-040 (TYP)

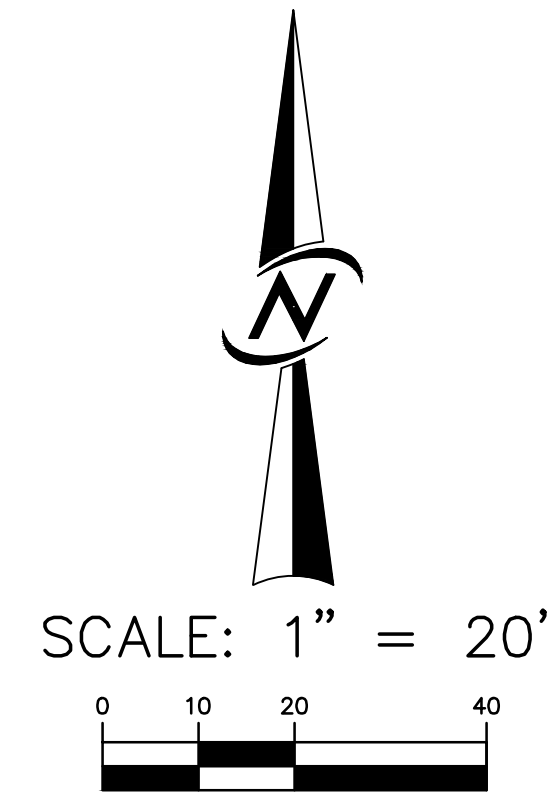


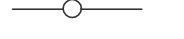
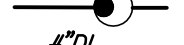
DATE	REVISIONS	NO.	DESCRIPTION
DECEMBER 2016			
DESIGNED	PRESTON J. LONGONI, E.I.T.		
DRAWN	LISA S. JOHNSON		
APPROVED	DAVID E. CAYTON, P.E.		
	DAVID E. CAYTON, P.E.		
	PROJECT MANAGER		
SHEET		OF	
C5.03		34	
PROJECT NUMBER		13024L	

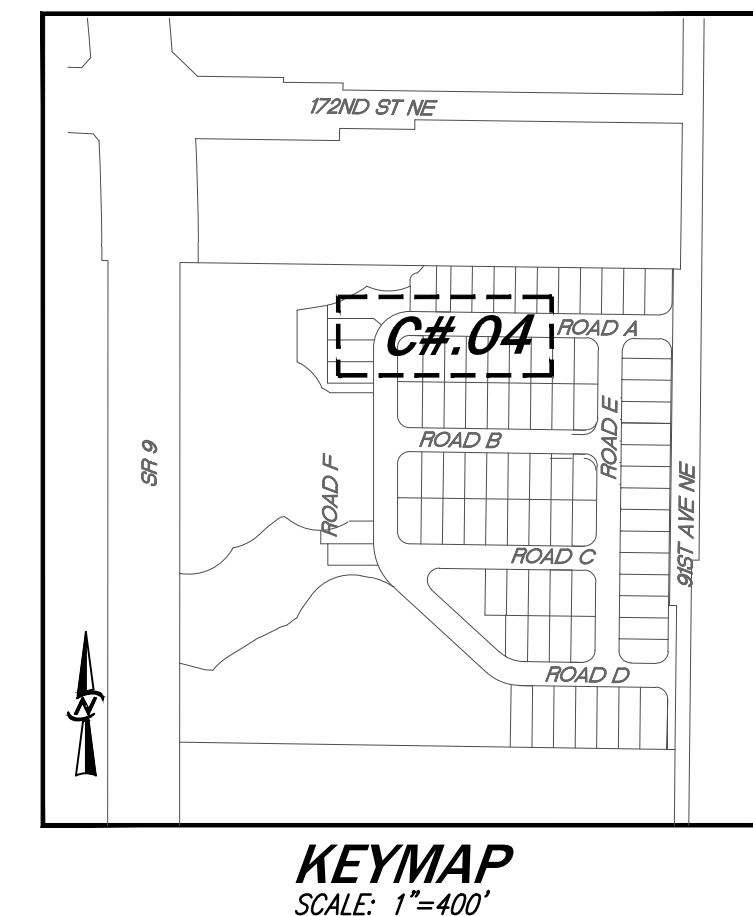
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L.G.I. HOMES
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THE WOODLANDS, TX 77380



- # LEGEND
-
- | | |
|---|--|
| • 476.40 | SPOOT ELEVATION |
|  | GRAVEL |
|  | ASPHALT PAVEMENT |
|  | CONCRETE DRIVEWAY
APRON |
|  | ROADWAY CENTERLINE |
|  | STORM SERVICE AND CLEANOUT |
|  | CATCH BASIN PER PLANS (TYP) |
|  | 6" PVC SIDE SEWER STUB PER CITY OF
ARLINGTON STANDARD DETAIL SS-090
UNLESS OTHERWISE NOTED |
|  | SEWER MANHOLE PER PLANS (TYP) |
| #DI | WATER LINE PER PLANS (TYP) |
|  | WATER METER PER STD. LOC. W-040 (TYP) |



SEWER AND WATER PLANS AND PROFILES
GREGORY PARK

L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

THE WOODLANDS, TX 77380

PROJECT MANAGER

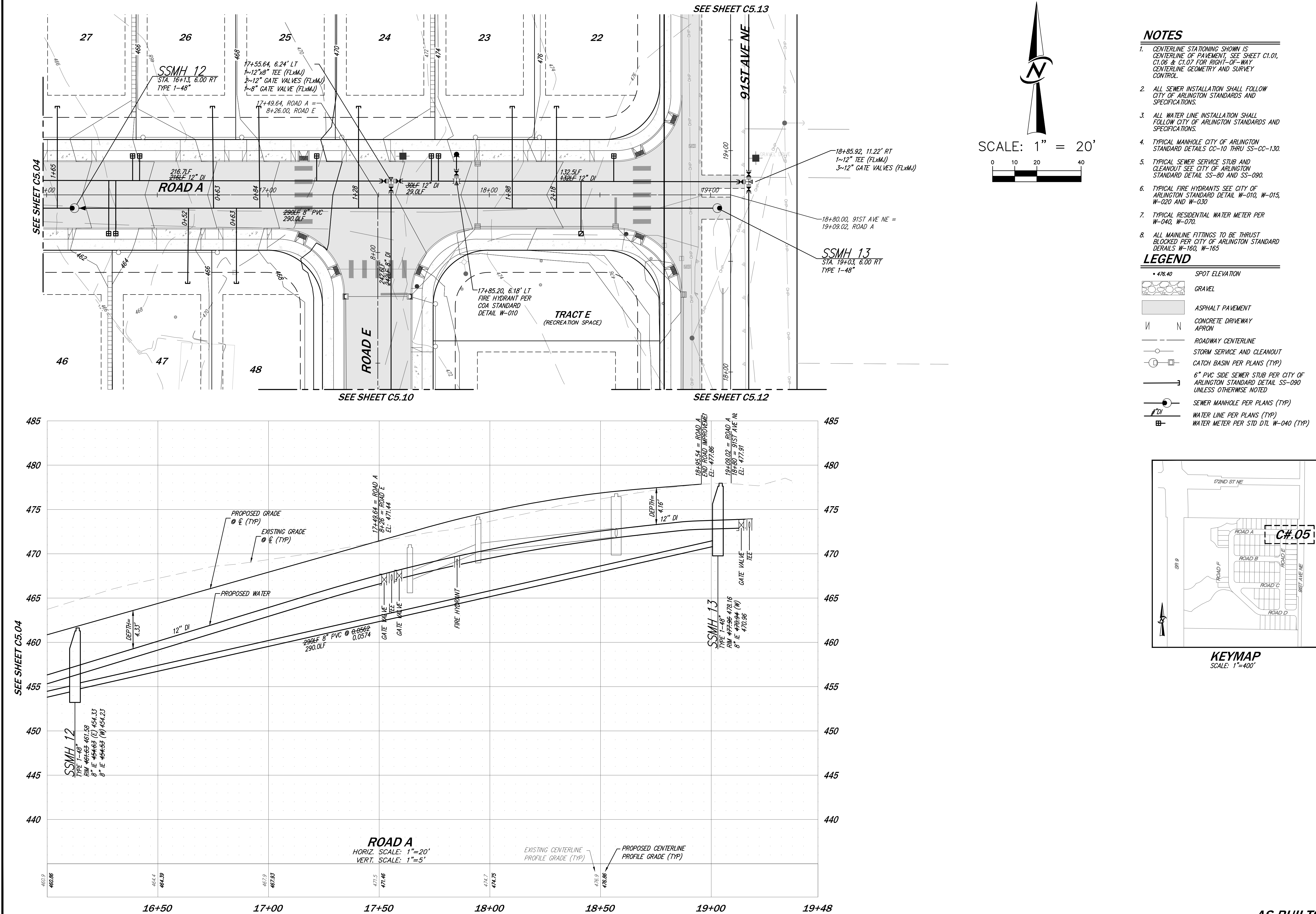
DAVID F CAYTON PF	LIST C: CAYTON
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DAVID F. CAYTON

DAVID F. CAYTON

PROJECT MANAGER

SHEET	OF
<i>C5.04</i>	<i>34</i>
PROJECT NUMBER <i>13024L</i>	



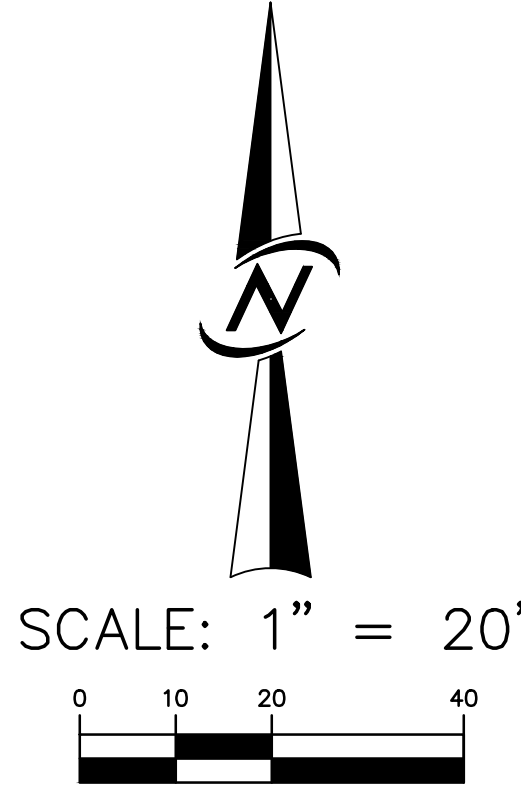
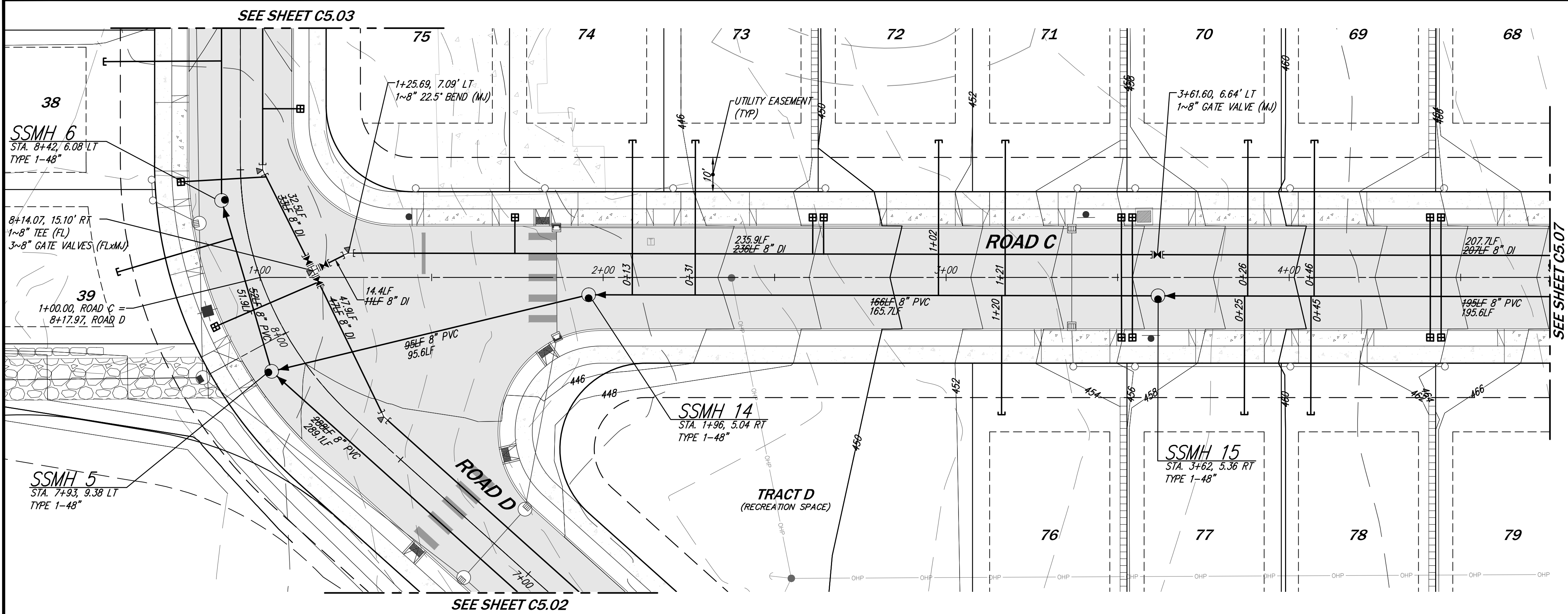
DATE	DECEMBER 2016	DESIGNED	PRESTON J. LONGONI, E.I.T.	SHEET	OF
DRAWN	LISA S. JOHNSON	APPROVED	DAVID E. CAYTON, P.E.	C5.05	34
PROJECT MANAGER	DAVID E. CAYTON, P.E.	PROJECT NUMBER 13024L			

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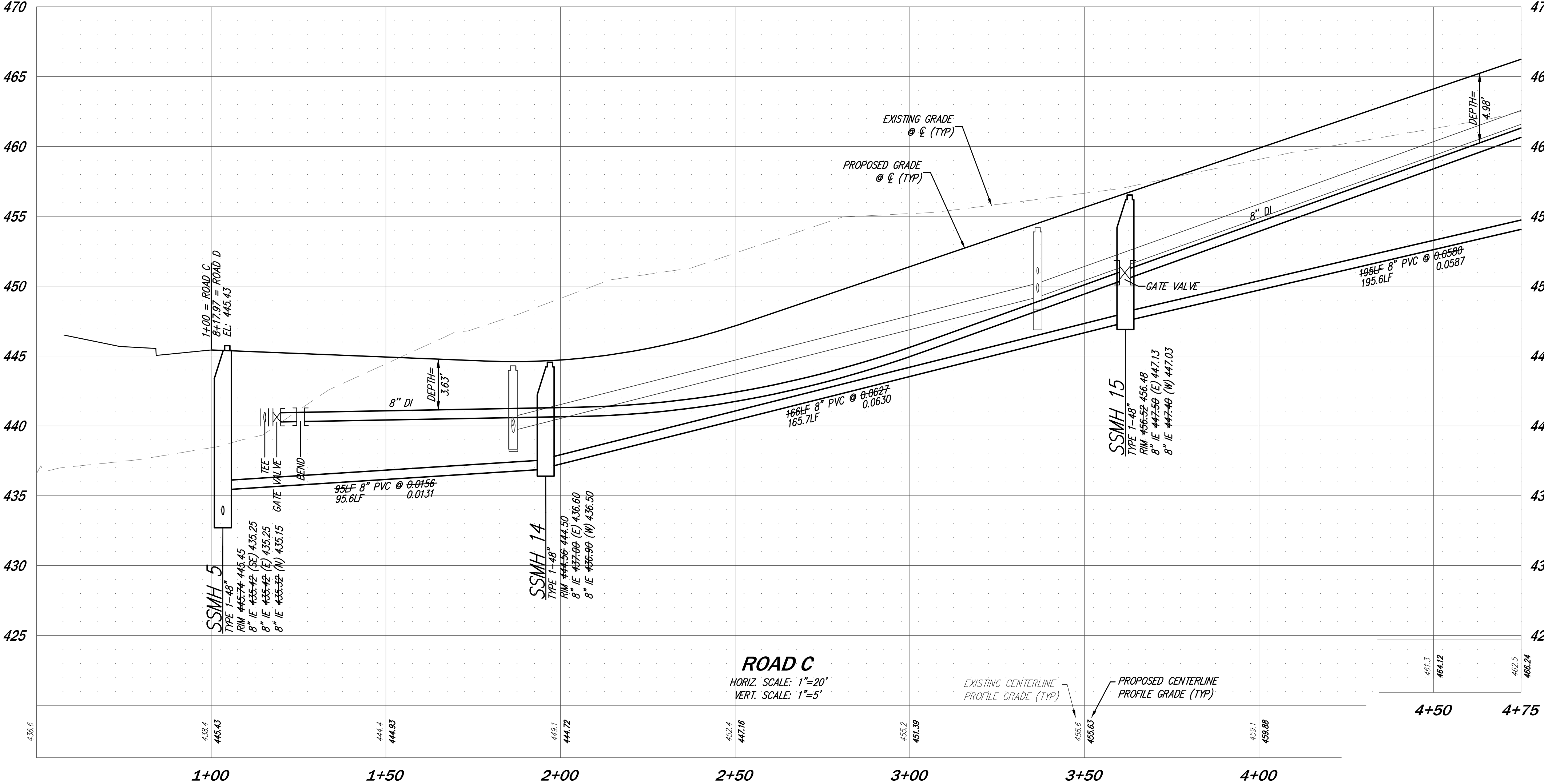
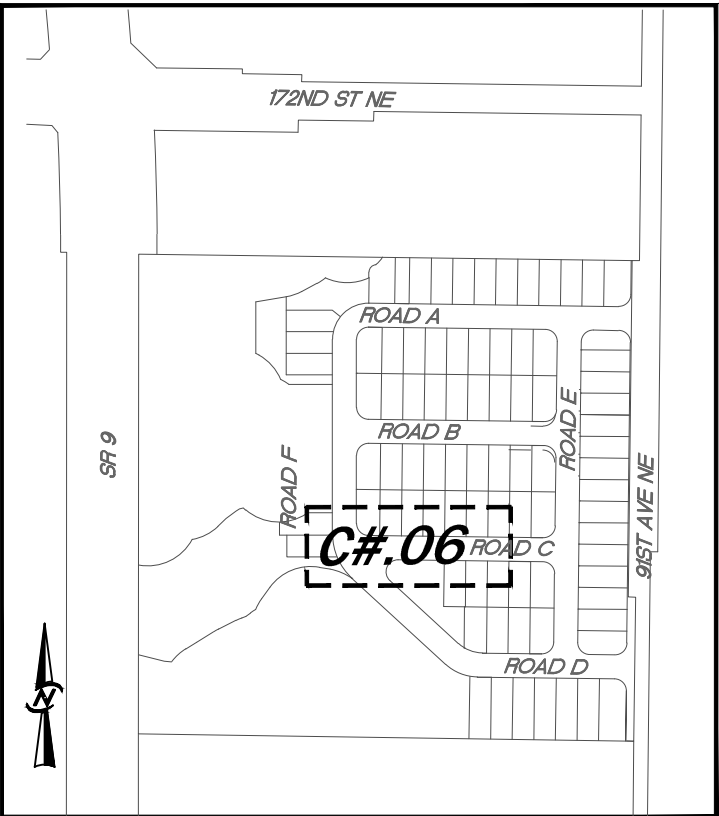


NOTES

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LEGEND

- 476.40 SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY
- APRON
- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
- 6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DTL W-040 (TYP)



DATE	REVISIONS	NO.	DATE
DECEMBER 2016			
DESIGNED	PRESTON J. LONGONI, E.I.T.		
DRAWN	LISA S. JOHNSON		
APPROVED	DAVID E. CAYTON, P.E.		
	DAVID E. CAYTON, P.E.		
	PROJECT MANAGER		

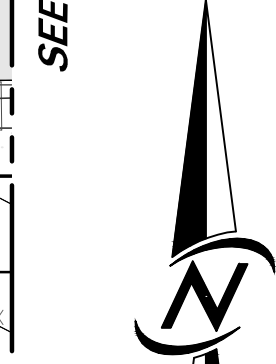
14711 NE 29th Place Suite 101
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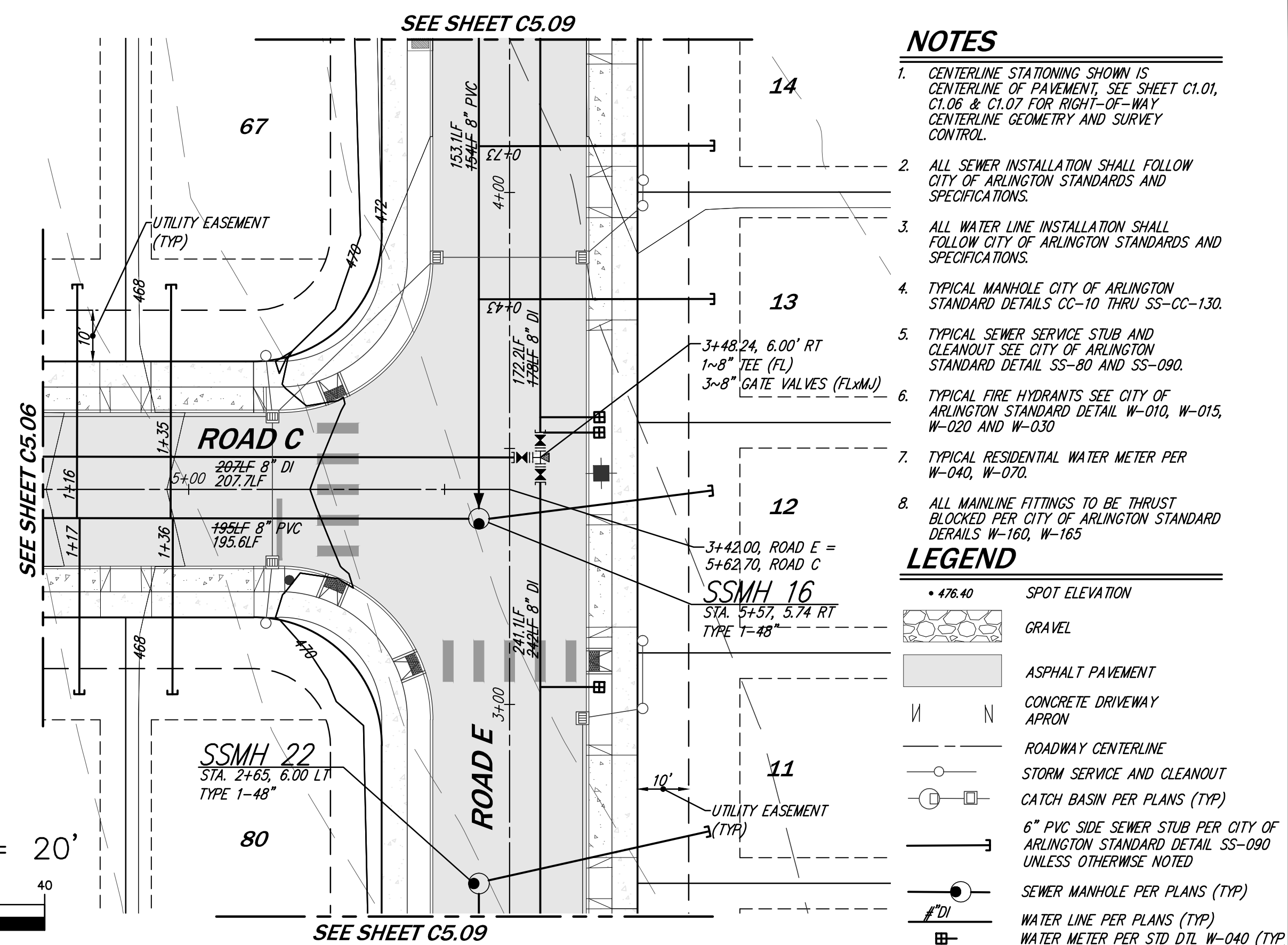
SEWER AND WATER PLANS AND PROFILES
GREGORY PARK

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THE WOODLANDS, TX 77380

SHEET 34 OF 34
PROJECT NUMBER 13024L

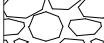
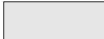
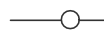
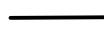
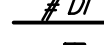


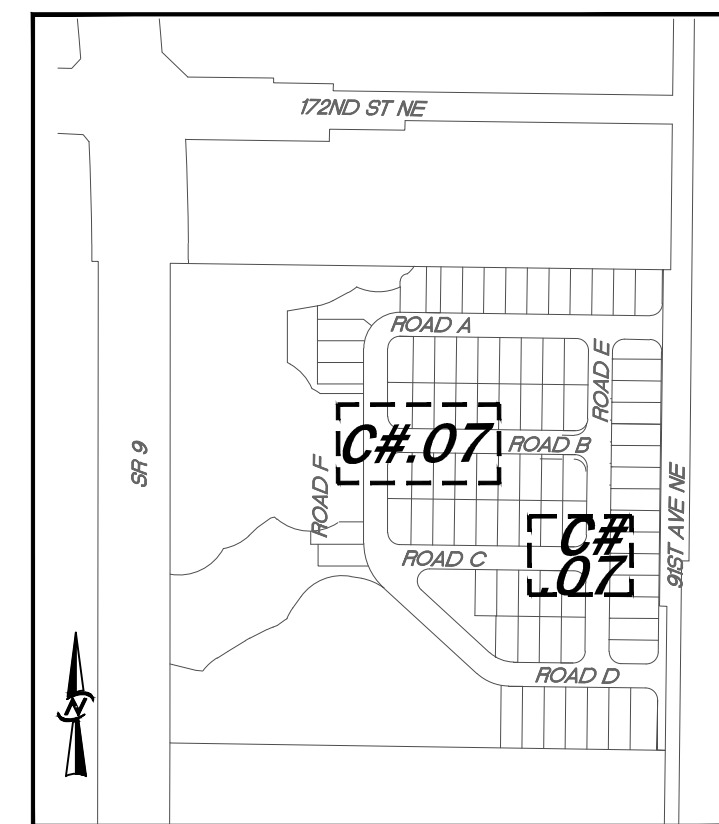
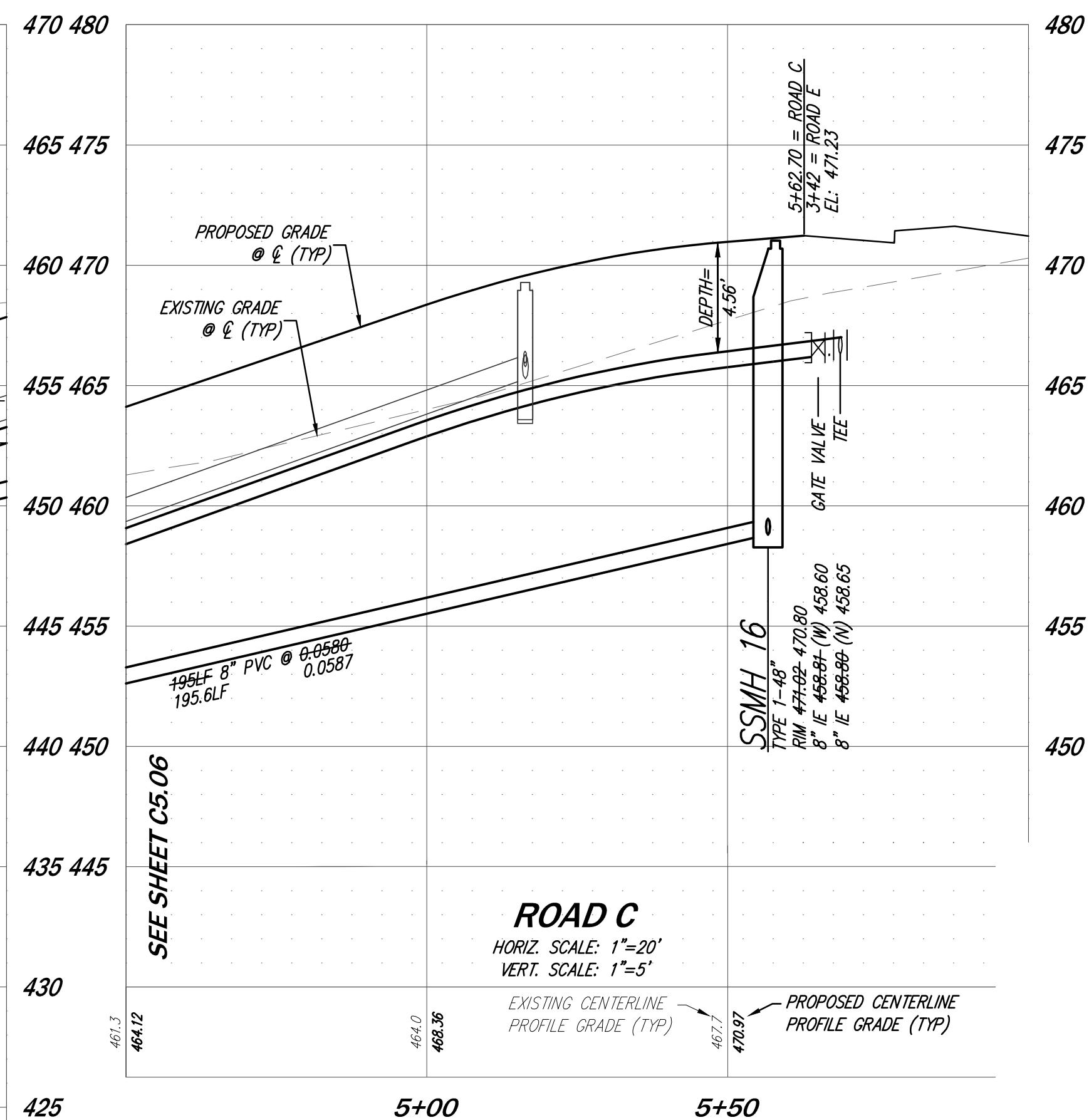
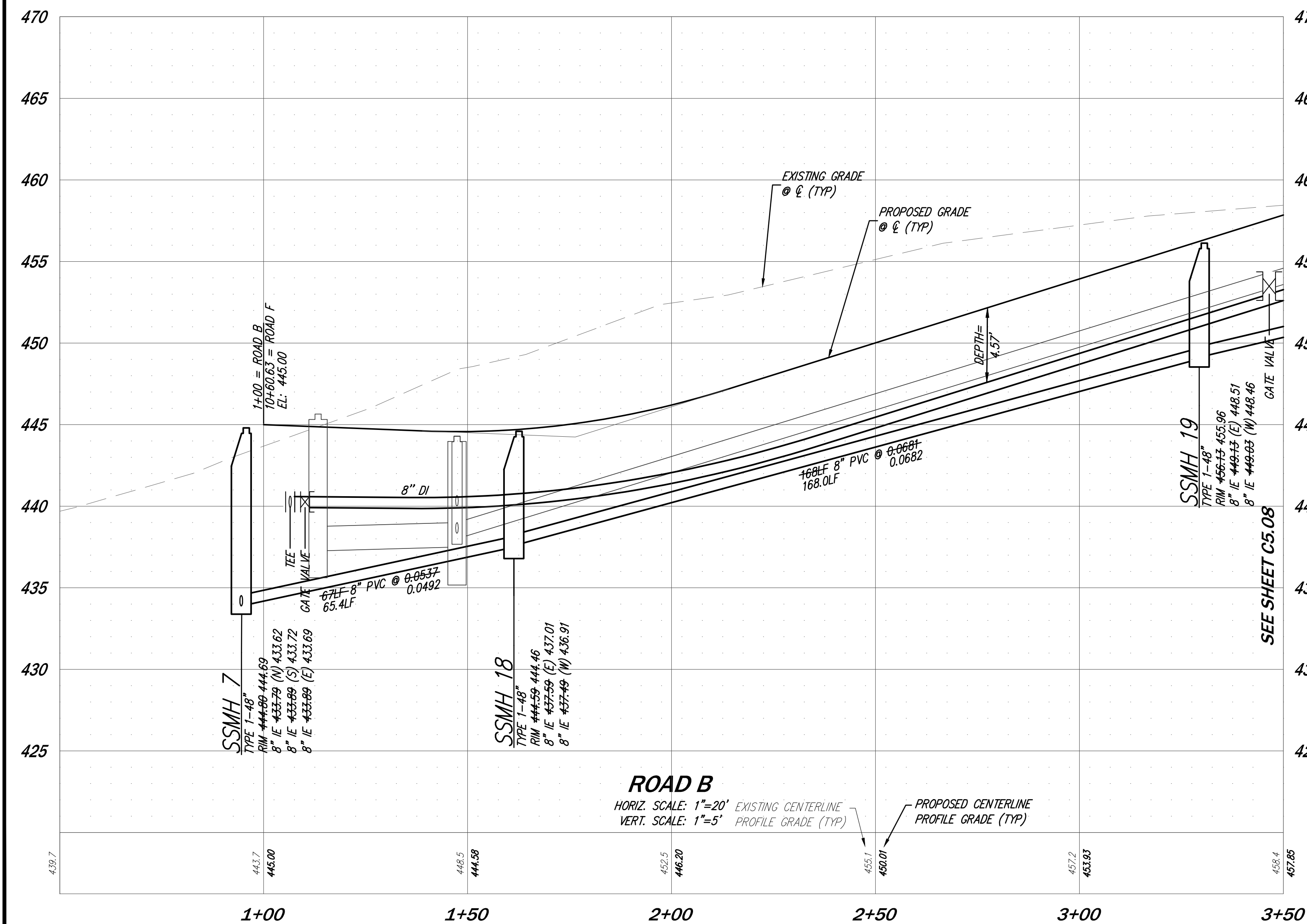
SCALE: 1" = 20'



- # NOTES
-
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 8. ALL MAINLINE FITTINGS TO BE THURST BLOCKED PER CITY OF ARLINGTON STANDARD DETAILS B-160, W-165

LEGEND

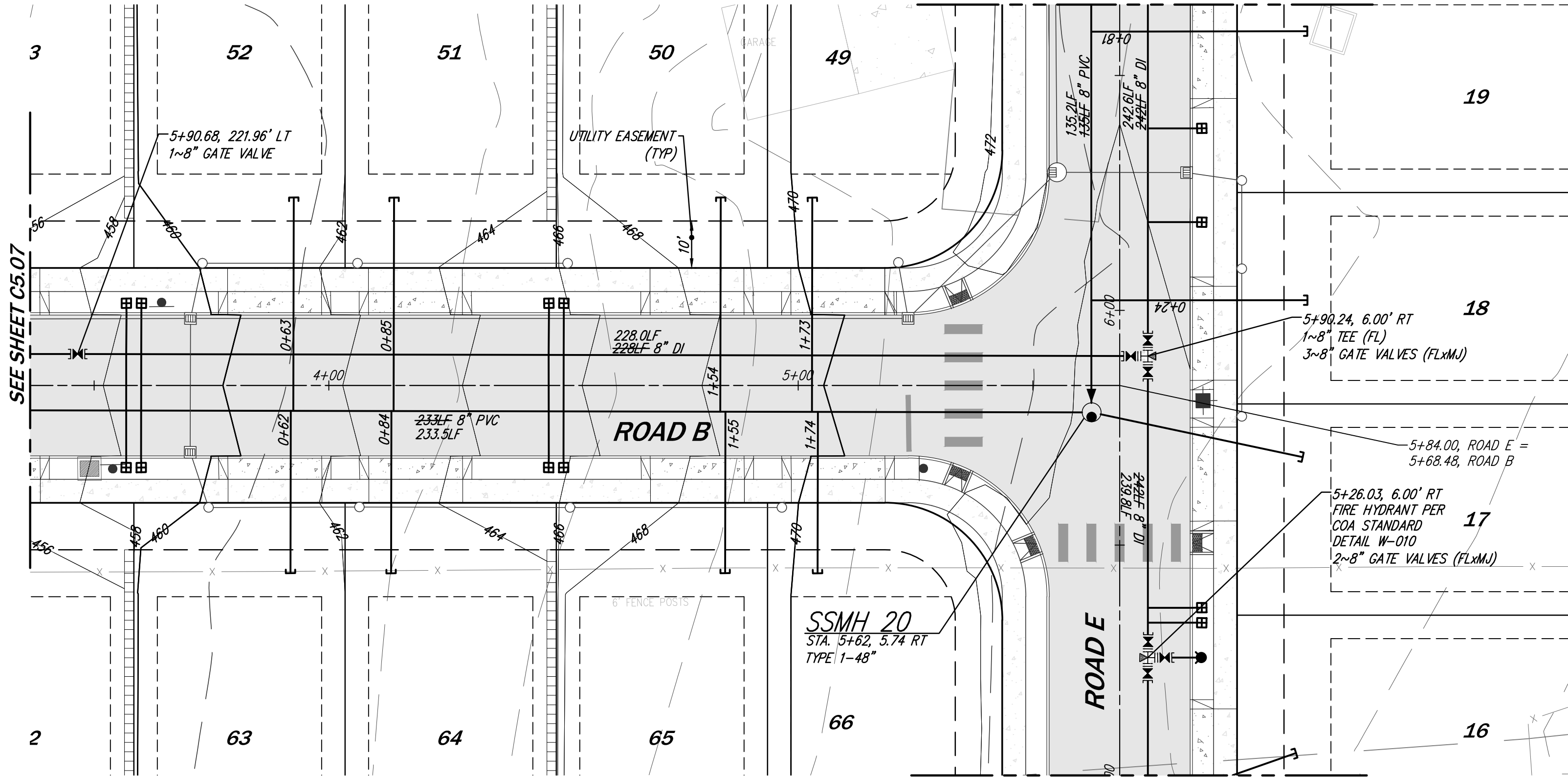
- 476.40
- SPOT ELEVATION
-  GRAVEL
-  ASPHALT PAVEMENT
-  CONCRETE DRIVEWAY APRON
-  ROADWAY CENTERLINE
-  STORM SERVICE AND CLEANOUT
-  CATCH BASIN PER PLANS (TYP)
-  6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
-  SEWER MANHOLE PER PLANS (TYP)
-  WATER LINE PER PLANS (TYP)
-  WATER METER PER STD D17 W-040 (TYP)



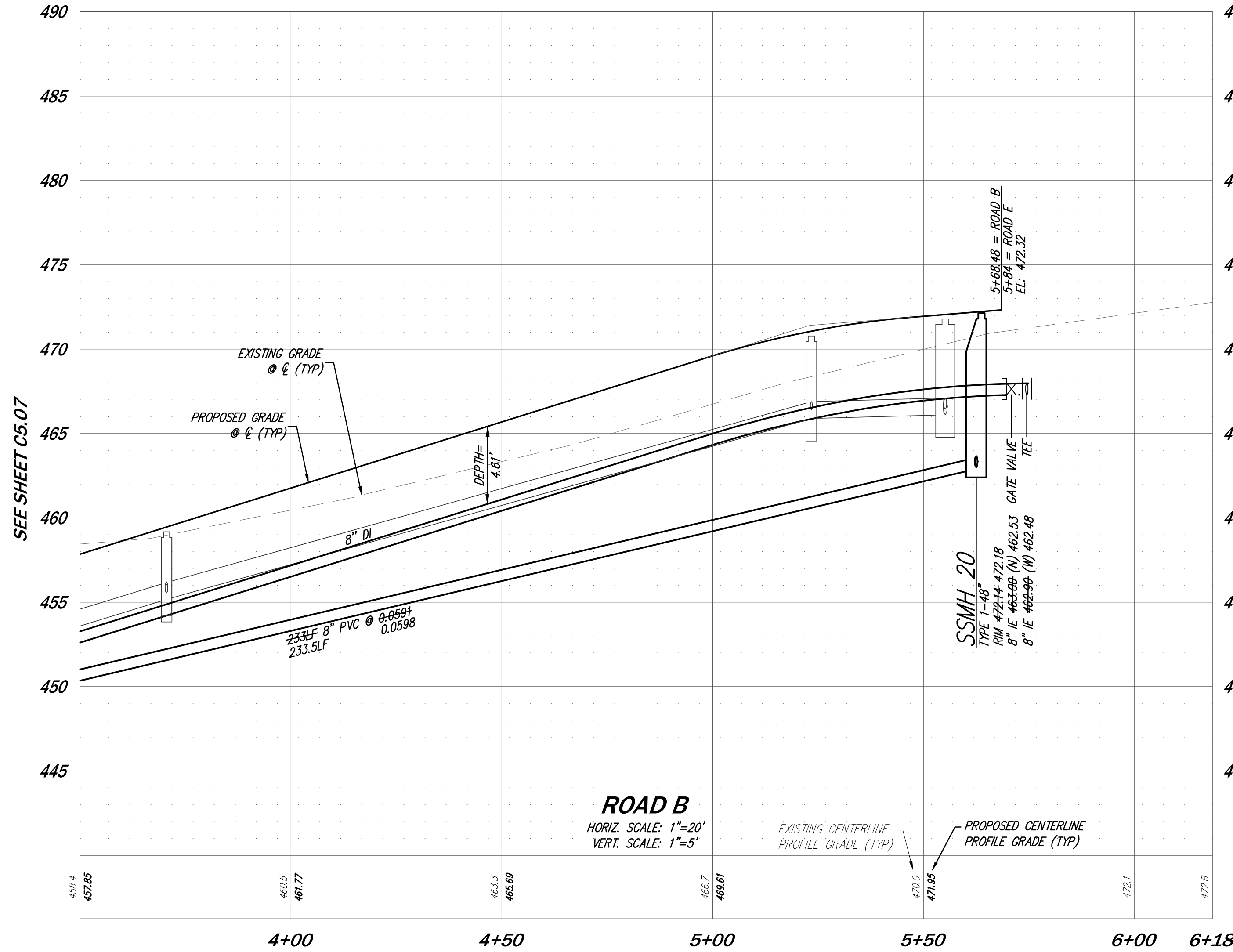
KEYMAP
SCALE: 1"=400'

SCALE: 1"=400'

SEE SHEET C5.10



SEE SHEET C5.10

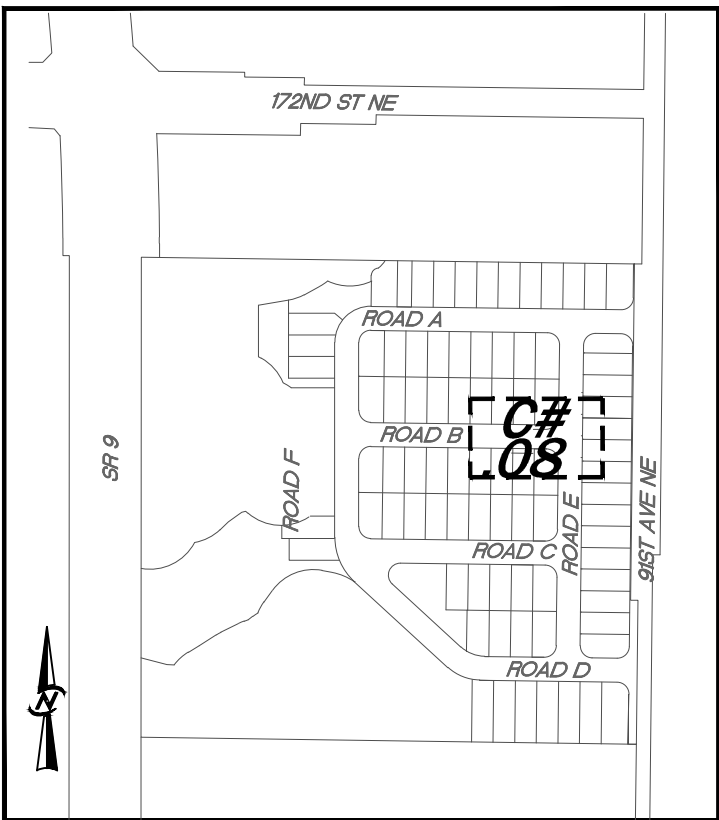


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LEGEND

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- ASPHALT PAVEMENT
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- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
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- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DTL W-040 (TYP)



SEWER AND WATER PLANS AND PROFILES

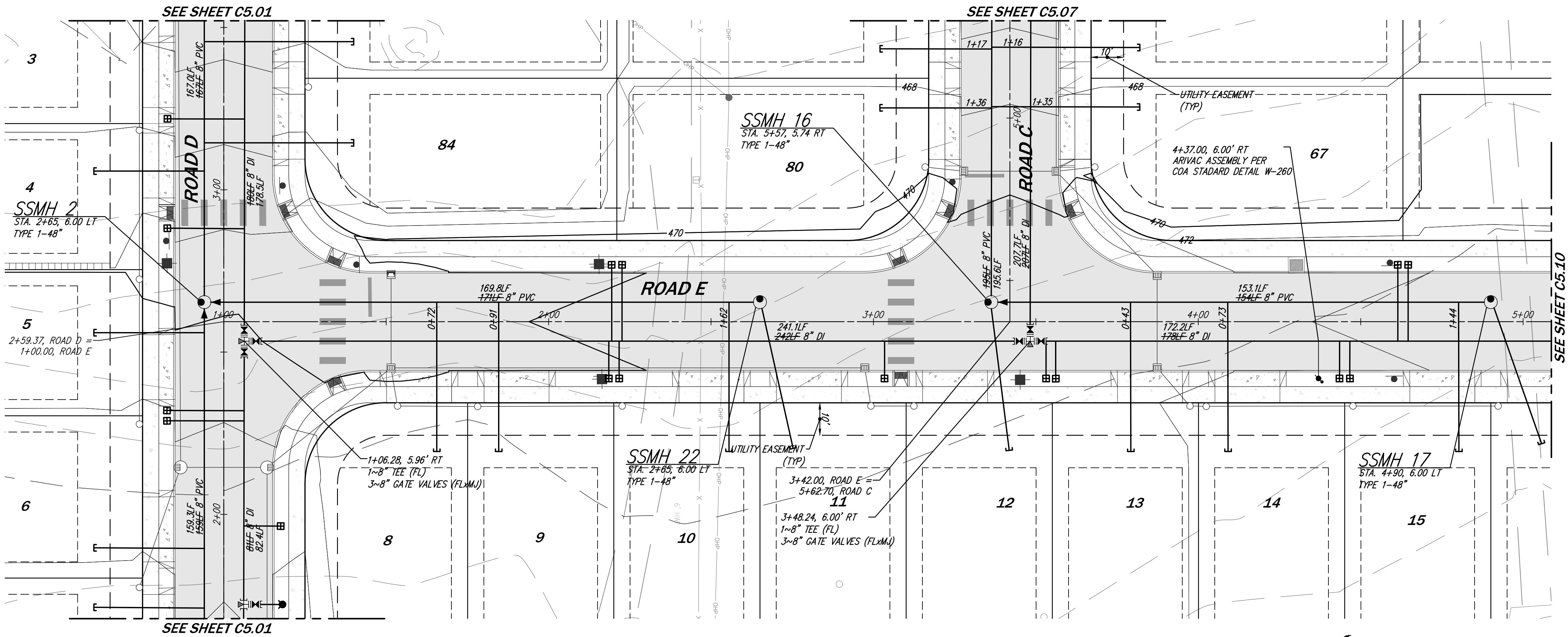
GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016	DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON	APPROVED	DAVID E. CAYTON, P.E.
PROJECT MANAGER	DAVID E. CAYTON, P.E.		
SHEET	OF		
C5.08	34		
PROJECT NUMBER	13024L		

AS-BUILTS

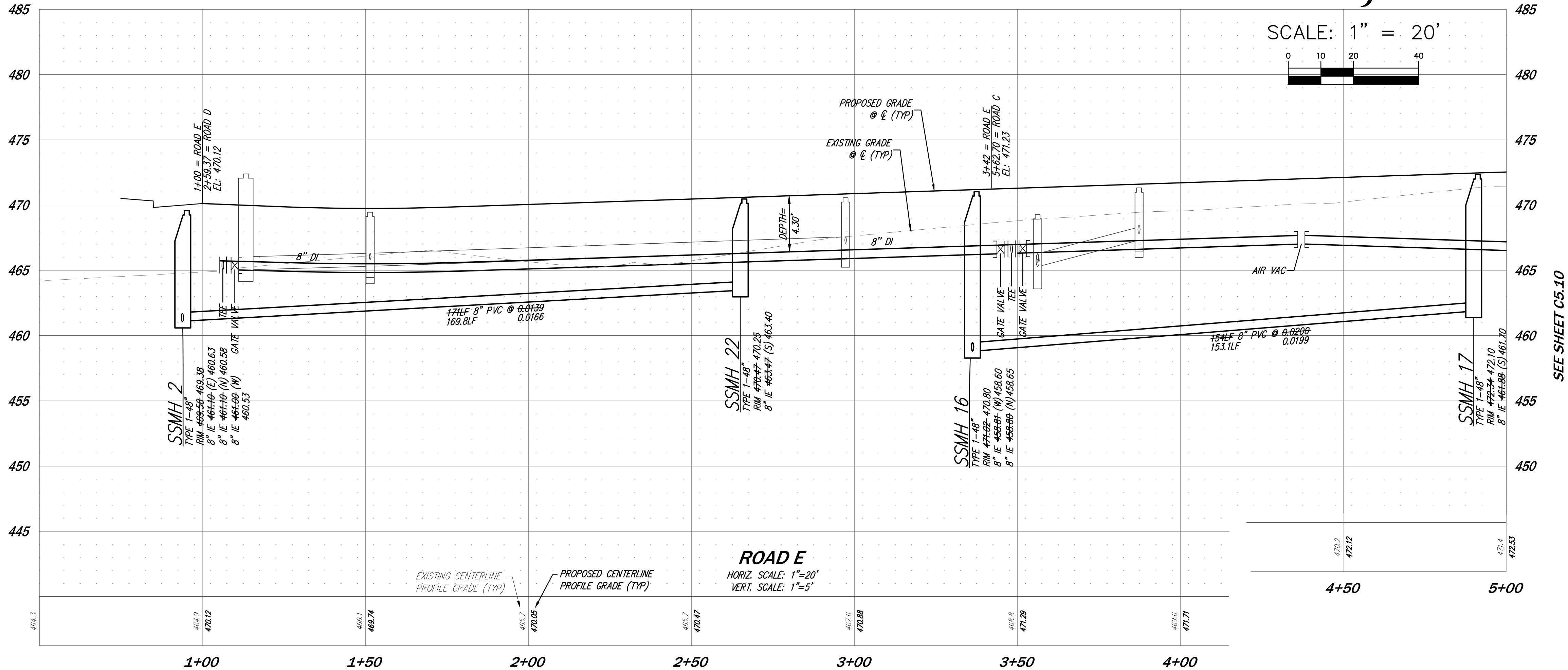
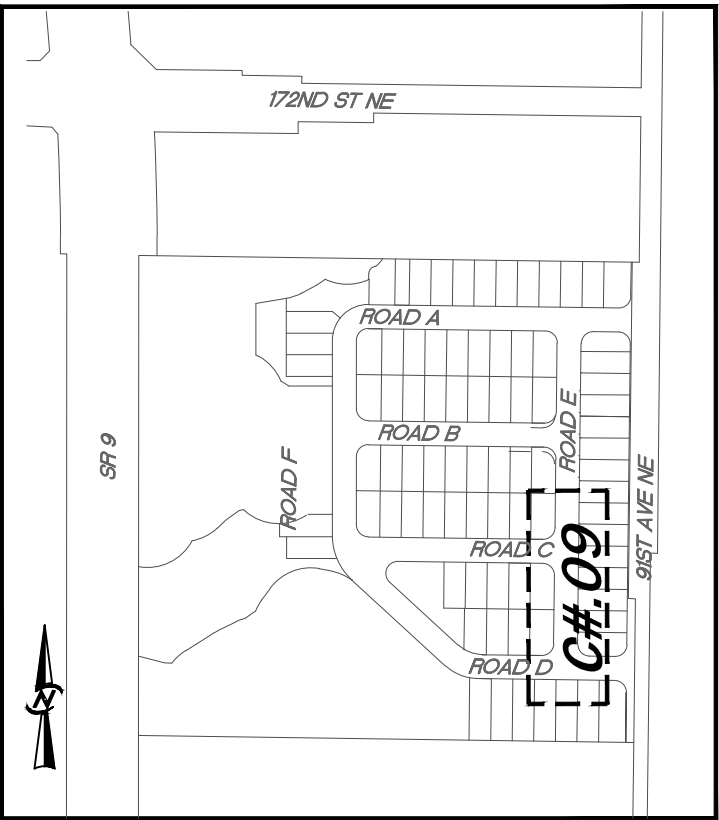


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LEGEND

- SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY APRON
- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
- 6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DET. W-040 (TYP)



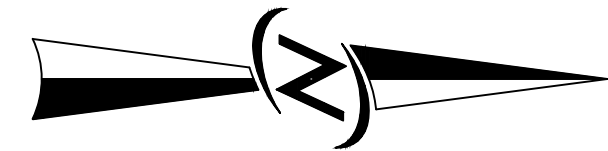
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	PRESTON J. LONGONI, E.I.T.	LISA S. JOHNSON	DAVID E. CAYTON, P.E.	DAVID E. CAYTON, P.E.
SHEET	OF	C5.09	34	
PROJECT NUMBER 13024L				

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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SEWER AND WATER PLANS AND PROFILES
GREGORY PARK

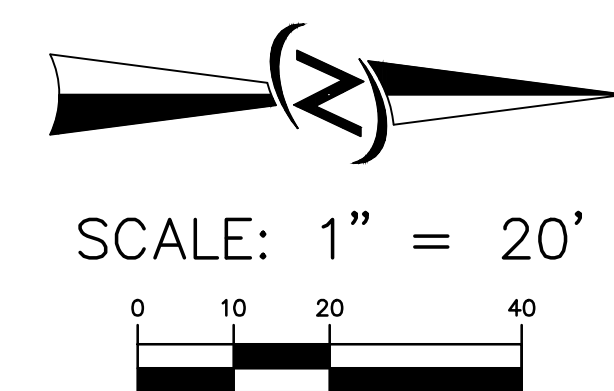
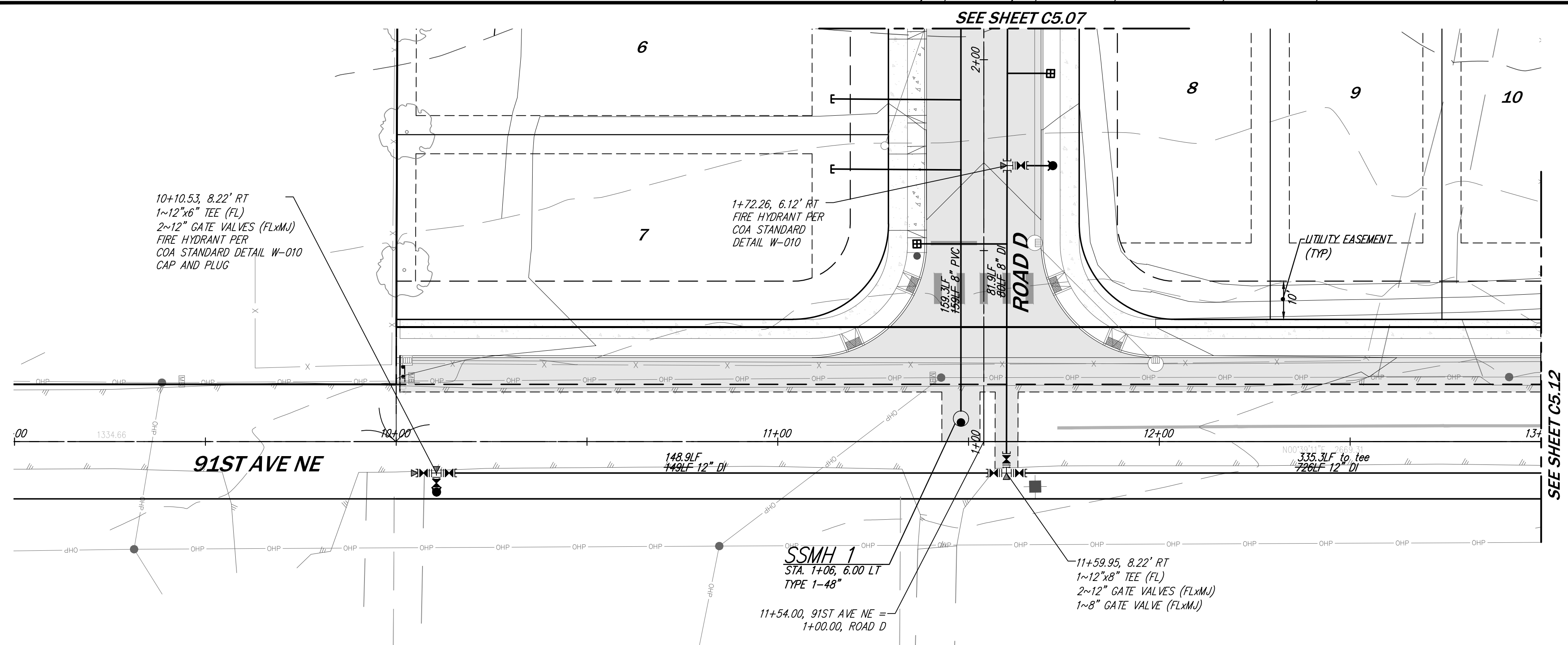
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380



• 476.40	SPOT ELEVATION
	GRAVEL
	ASPHALT PAVEMENT
	CONCRETE DRIVEWAY APRON
	ROADWAY CENTERLINE
	STORM SERVICE AND CLEANOUT
	CATCH BASIN PER PLANS (TYP)
	6" PVC SIDE SEWER STUD PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
	SEWER MANHOLE PER PLANS (TYP)
	WATER LINE PER PLANS (TYP)
	WATER METER PER STD DTL W-040 (TYP)

12-29-2016

N.E. 1/4, N.W. 1/4, SEC. 25, TWP. 31 N., RGN. 5 E., W.M.

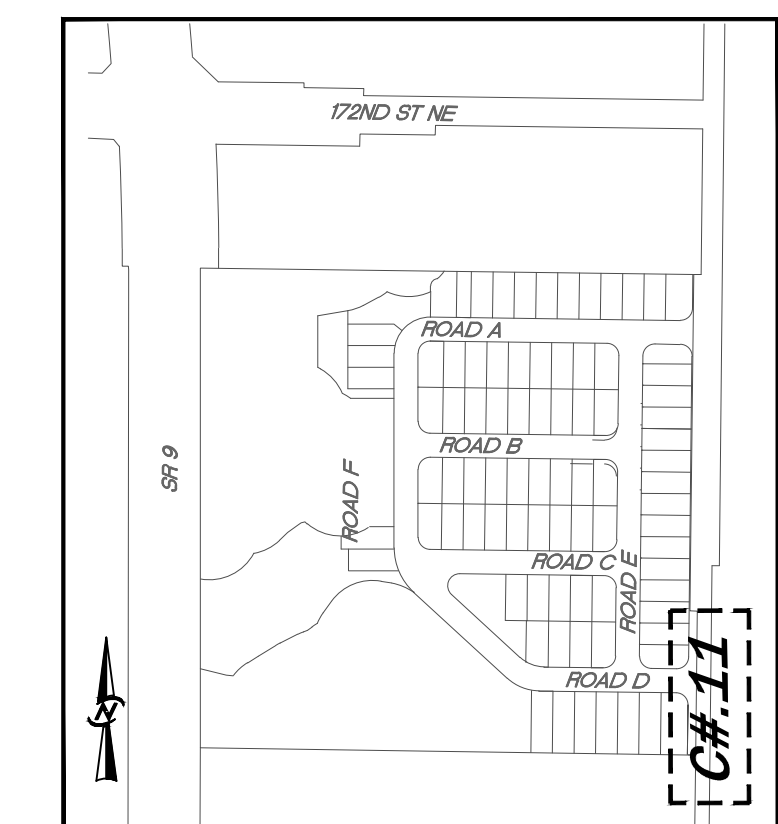


- ## NOTES

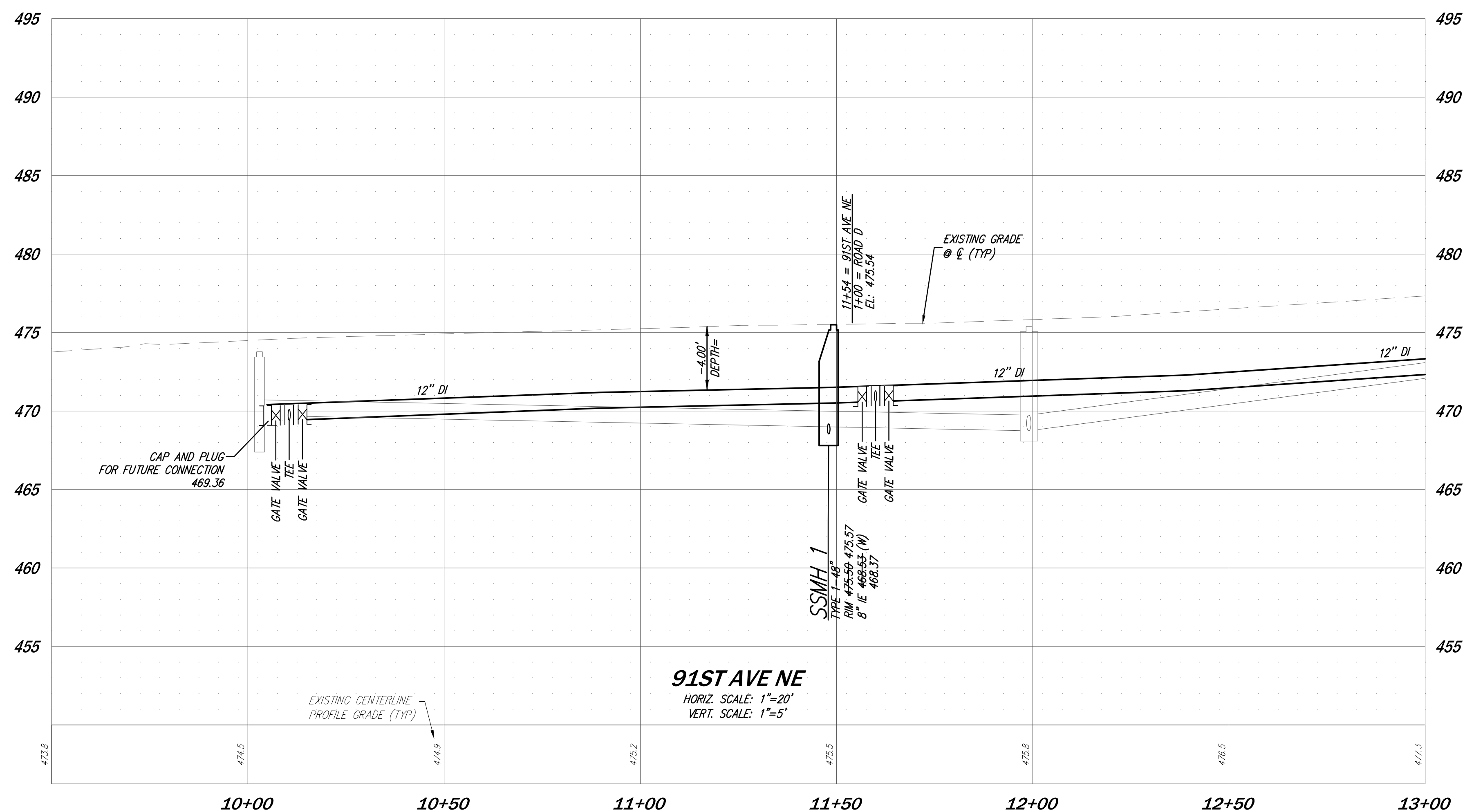
1. *CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT, SEE SHEET C1.01, C1.02 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.*
2. *ALL SEWER INSTALLATION SHALL FOLLOW CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.*
3. *ALL WATER LINE INSTALLATION SHALL FOLLOW CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.*
4. *TYPICAL MANHOLE CITY OF ARLINGTON STANDARD DETAILS CC-10 THRU SS-CC-130.*
5. *TYPICAL SEWER SERVICE STUB AND CLEANOUT SEE CITY OF ARLINGTON STANDARD DETAIL SS-80 AND SS-090.*
6. *TYPICAL FIRE HYDRANTS SEE CITY OF ARLINGTON STANDARD DETAIL W-010, W-015, W-020 AND W-030*
7. *TYPICAL RESIDENTIAL WATER METER PER W-040, W-070.*
8. *ALL MAINLINE FITTINGS TO BE THRUST BLOCKED PER CITY OF ARLINGTON STANDARD DERRALS W-160, W-165*

LEGEND

- 476.40
- SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY
APRON
- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
- 6" PVC SIDE SEWER STUB PER CITY OF
ARLINGTON STANDARD DETAIL SS-090
UNLESS OTHERWISE NOTED
- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DTL W-040 (TYP)



KEYMAP
SCALE: 1"=400'



SEE SHEET C5.12

SEWER AND WATER PLANS AND PROFILES

GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI E.I.T.

DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON

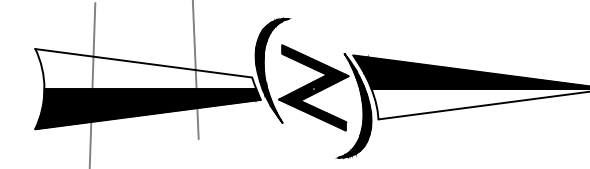
APPROVED *DAVID E. CAYTON, P.E.*

DAVID E. CAYTON, P.E.
PROJECT MANAGER

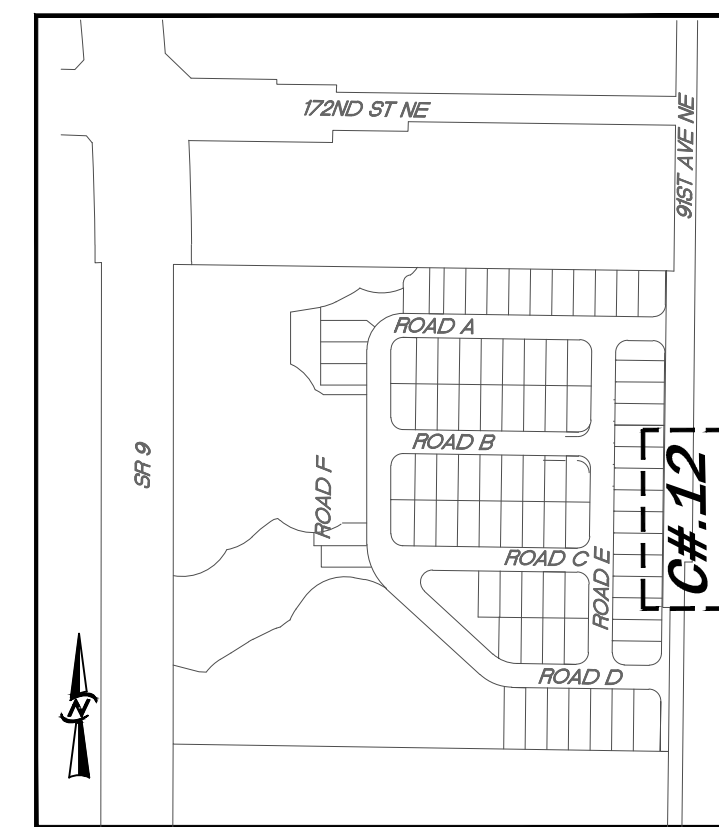
SHEET	OF
<i>C5.11</i>	<i>34</i>

PROJECT NUMBER
13024L

AS-BUILTS



A number line is shown with tick marks at 0, 10, 20, and 40. A shaded region is indicated between the tick marks for 10 and 20.

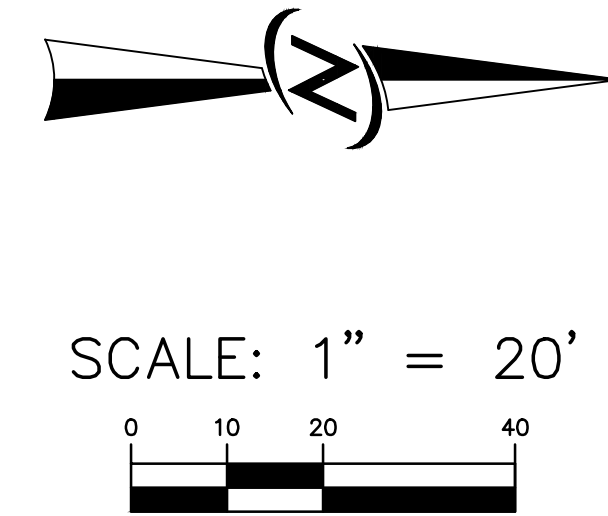


KEYMAP
SCALE: 1"=400'

1. CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT, SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.
2. ALL SEWER INSTALLATION SHALL FOLLOW CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.
3. ALL WATER LINE INSTALLATION SHALL FOLLOW CITY OF ARLINGTON STANDARDS AND SPECIFICATIONS.
4. TYPICAL MANHOLE CITY OF ARLINGTON STANDARD DETAILS CC-10 THRU SS-CC-130.
5. TYPICAL SEWER SERVICE STUB AND CLEANOUT SEE CITY OF ARLINGTON STANDARD DETAIL SS-80 AND SS-090.
6. TYPICAL FIRE HYDRANTS SEE CITY OF ARLINGTON STANDARD DETAIL W-010, W-015, W-020 AND W-030.
7. TYPICAL RESIDENTIAL WATER METER PER W-040, W-070.
8. ALL MAINLINE FITTINGS TO BE THRUST BLOCKED PER CITY OF ARLINGTON STANDARD DETAILS W-160, W-165

• 476.40	SPOT ELEVATION
	GRAVEL
	ASPHALT PAVEMENT
	CONCRETE DRIVEWAY APRON
	ROADWAY CENTERLINE
	STORM SERVICE AND CLEANOUT
	CATCH BASIN PER PLANS (TYP)
	6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
	SEWER MANHOLE PER PLANS (TYP)
	WATER LINE PER PLANS (TYP)
	WATER METER PER STD DTL W-040 (TYP)

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CATTON, P.E. DAVID E. CATTON, P.E. PROJECT MANAGER
SHEET	C5.12
OF	34
PROJECT NUMBER 13024L	
SEWER AND WATER PLANS AND PROFILES GREGORY PARK L.G.I. HOMES 1450 LAKE ROBBINS DRIVE THE WOODLANDS, TX 77380	
 14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963	
	
NO.	
REVISIONS	
DATE	



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• 476.40

SPOT ELEVATION

GRAVEL

ASPHALT PAVEMENT

CONCRETE DRIVEWAY APRON

ROADWAY CENTERLINE

STORM SERVICE AND CLEANOUT

CATCH BASIN PER PLANS (TYP)

6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED

SEWER MANHOLE PER PLANS (TYP)

WATER LINE PER PLANS (TYP)

WATER METER PER STD DTL W-040 (TYP)



SEWER AND WATER PLANS AND PROFILES

GREGORY PARK

L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGOMI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
	DAVID E. CAYTON, P.E. PROJECT MANAGER

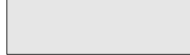
SHEET	OF
<i>C5.13</i>	<i>34</i>
PROJECT NUMBER <i>13024L</i>	

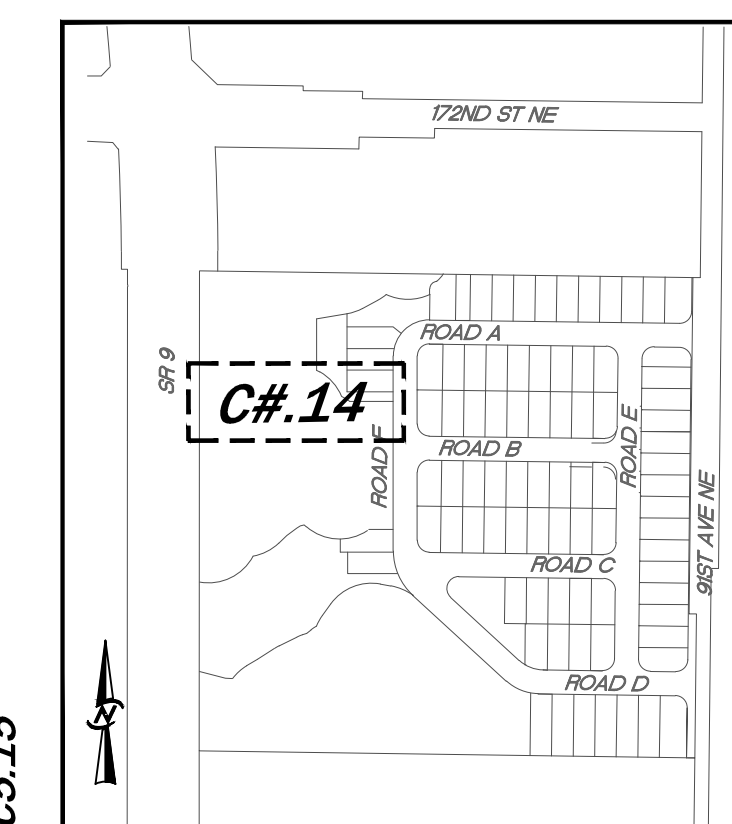
AS-BUILTS



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LEGEND

- | | |
|---|--|
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|  | GRAVEL |
|  | ASPHALT PAVEMENT |
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KEYMAP
SCALE: 1"=400'

SCALE: 1" = 20'



SEWER AND WATER PLANS AND PROFILES

GREGORY PARK

L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

1450 LAKE RUBBINS DRIVE
THE WOODLANDS, TX 77380

DAVID E. CAYTON, P.E.
PROJECT MANAGER

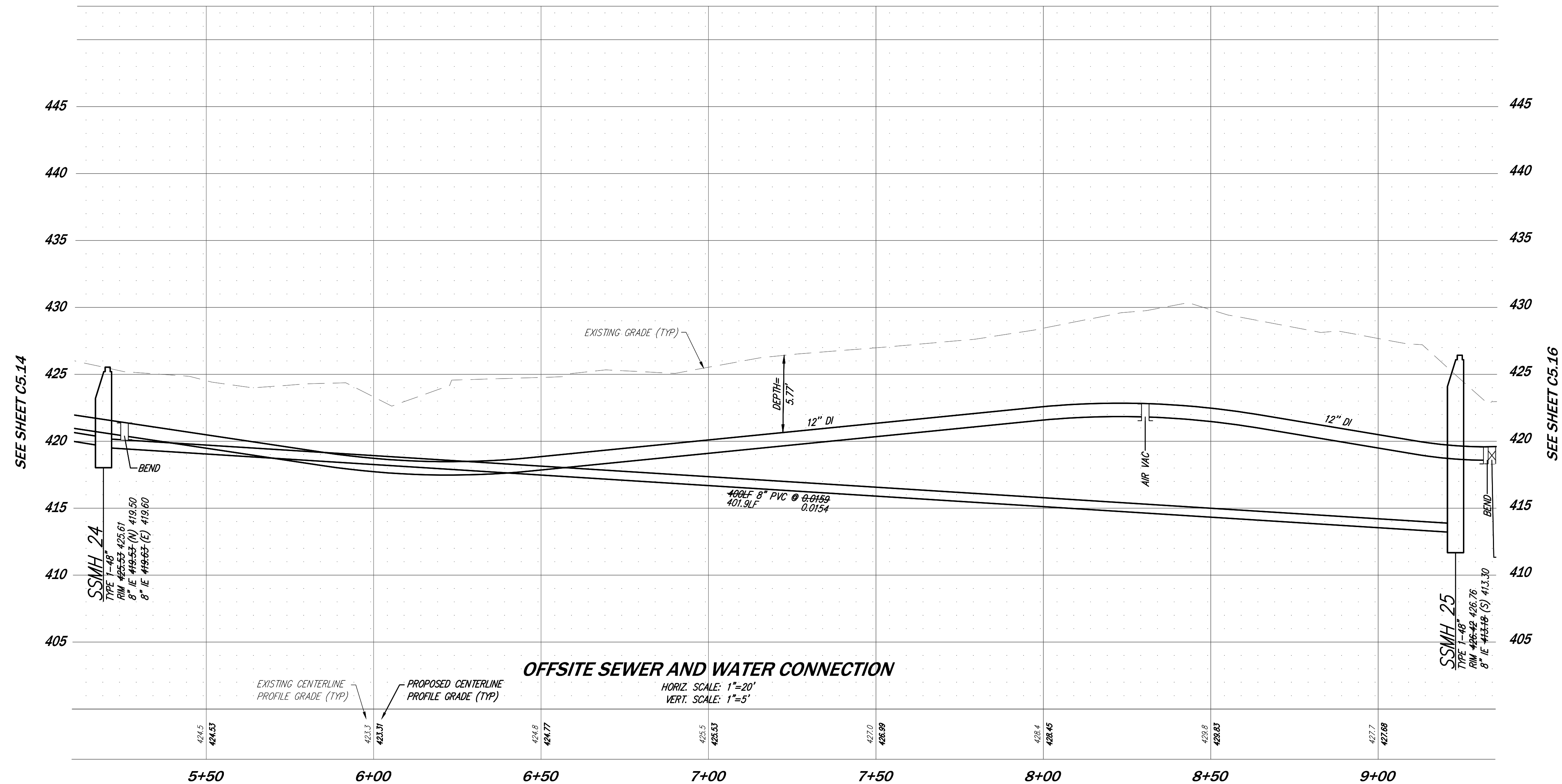
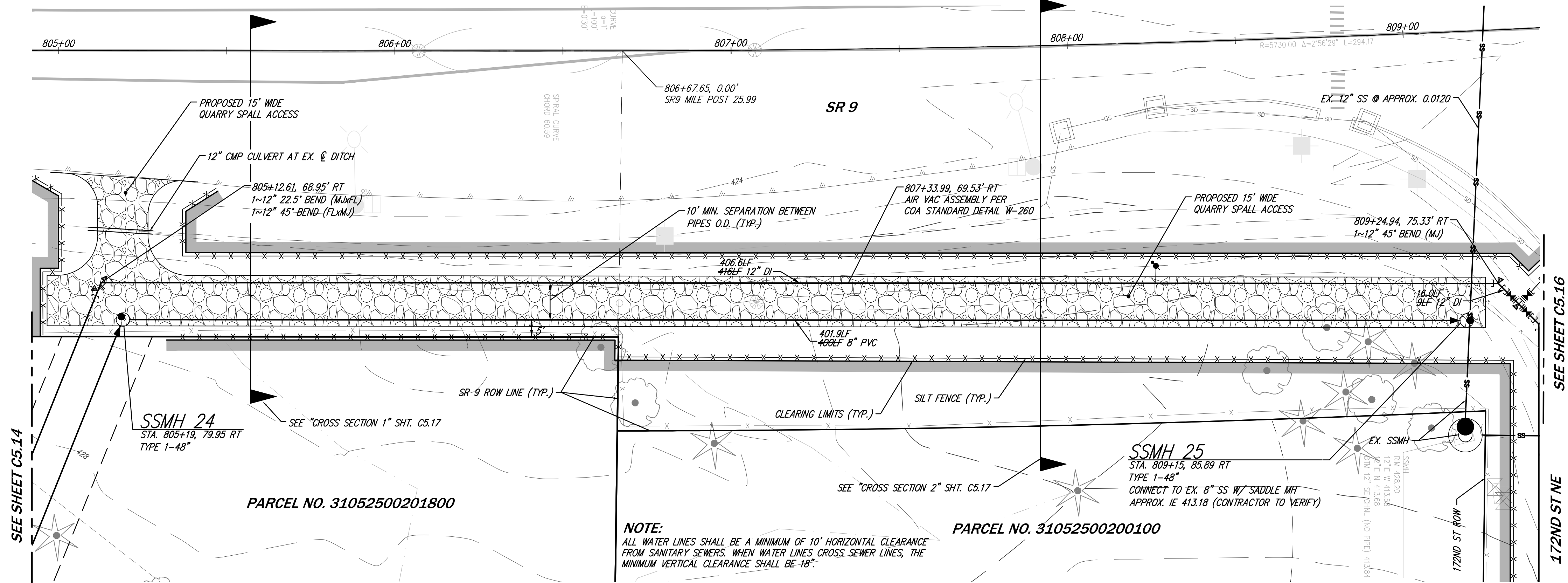
DAVID E. CAYTON, P.E.

EDWARD DAVID E. CAYTON,

DAVID E. CAYTON, P.E.
PROJECT MANAGER

SHEET	OF
C5.14	34
PROJECT NUMBER 13024L	

AS-BUILTS

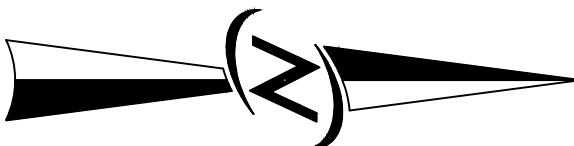
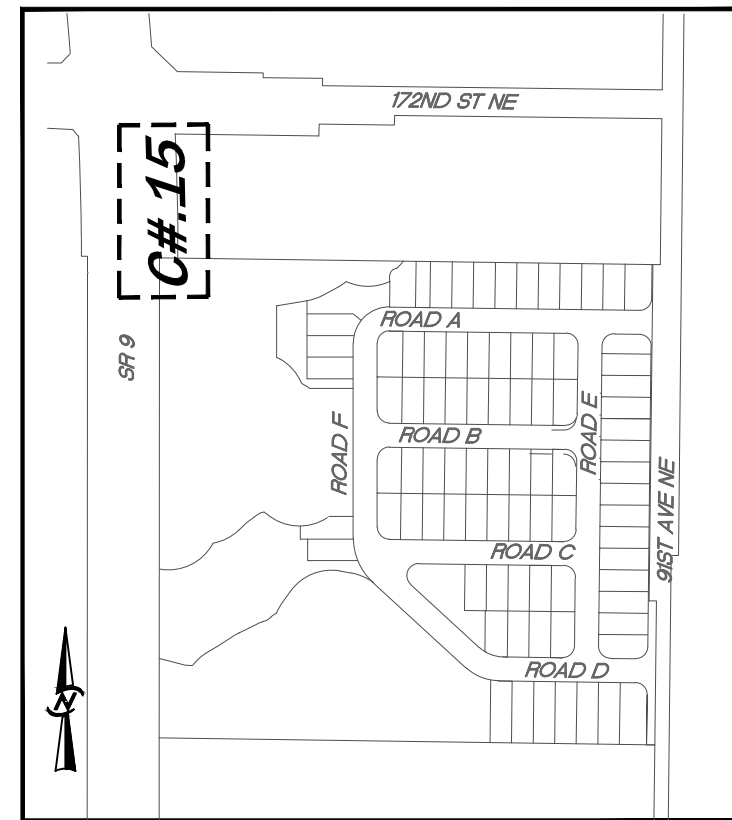


NOTES

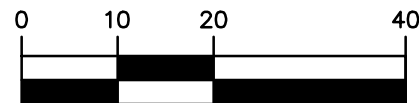
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LEGEND

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- WATER METER PER STD DTL W-040 (TYP)



SCALE: 1" = 20'



DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	PRESTON J. LONGONI, E.I.T.	LISA S. JOHNSON	DAVID E. CAYTON, P.E.	DAVID E. CAYTON, P.E.
SHEET C5.15 OF 34				
PROJECT NUMBER 13024L				

SEWER AND WATER PLANS AND PROFILES

GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE

THE WOODLANDS, TX 77380

14711 NE 29th Place Suite 101

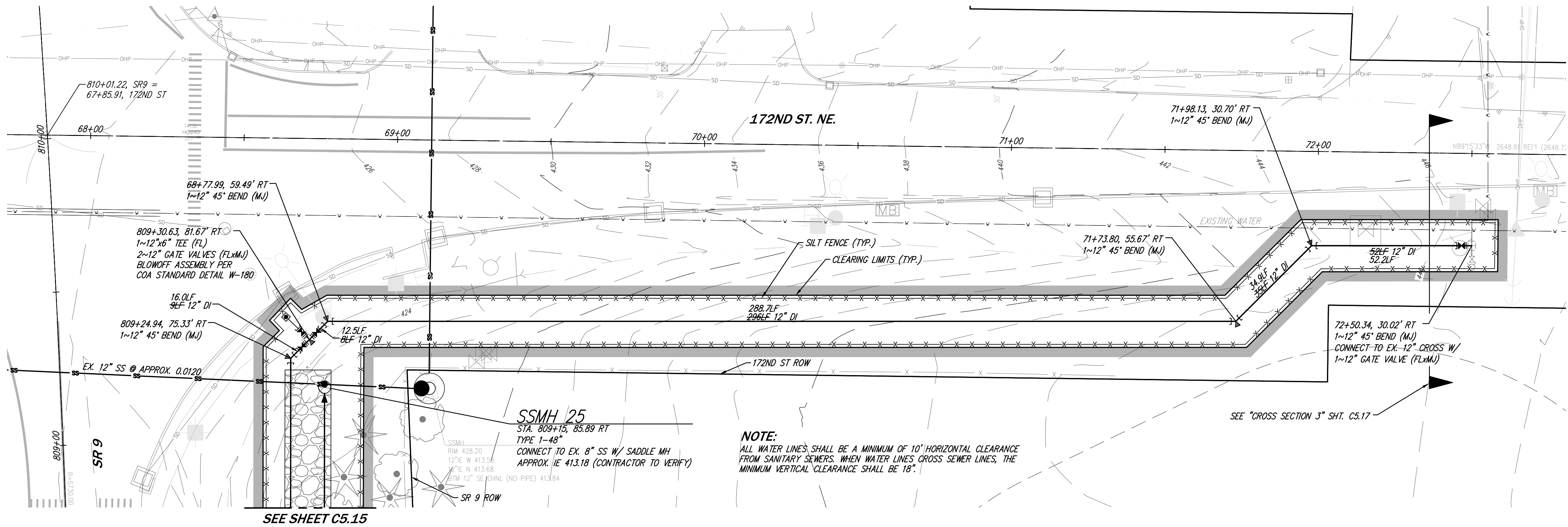
Bellevue, Washington 98007

425.885.7877 Fax 425.885.7963

CORE DESIGN

ENGINEERING • PLANNING • SURVEYING

12-29-2016

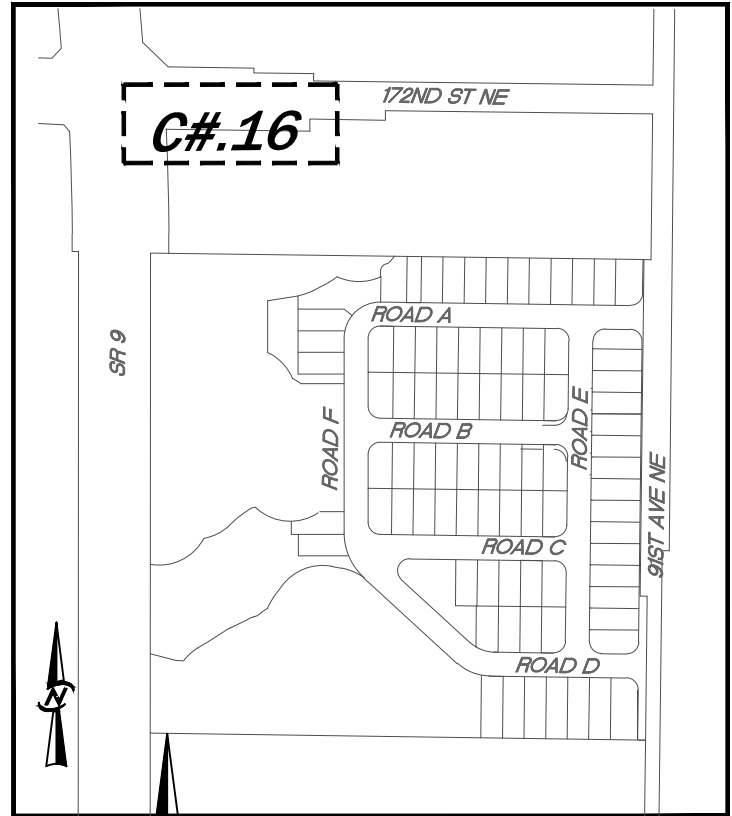
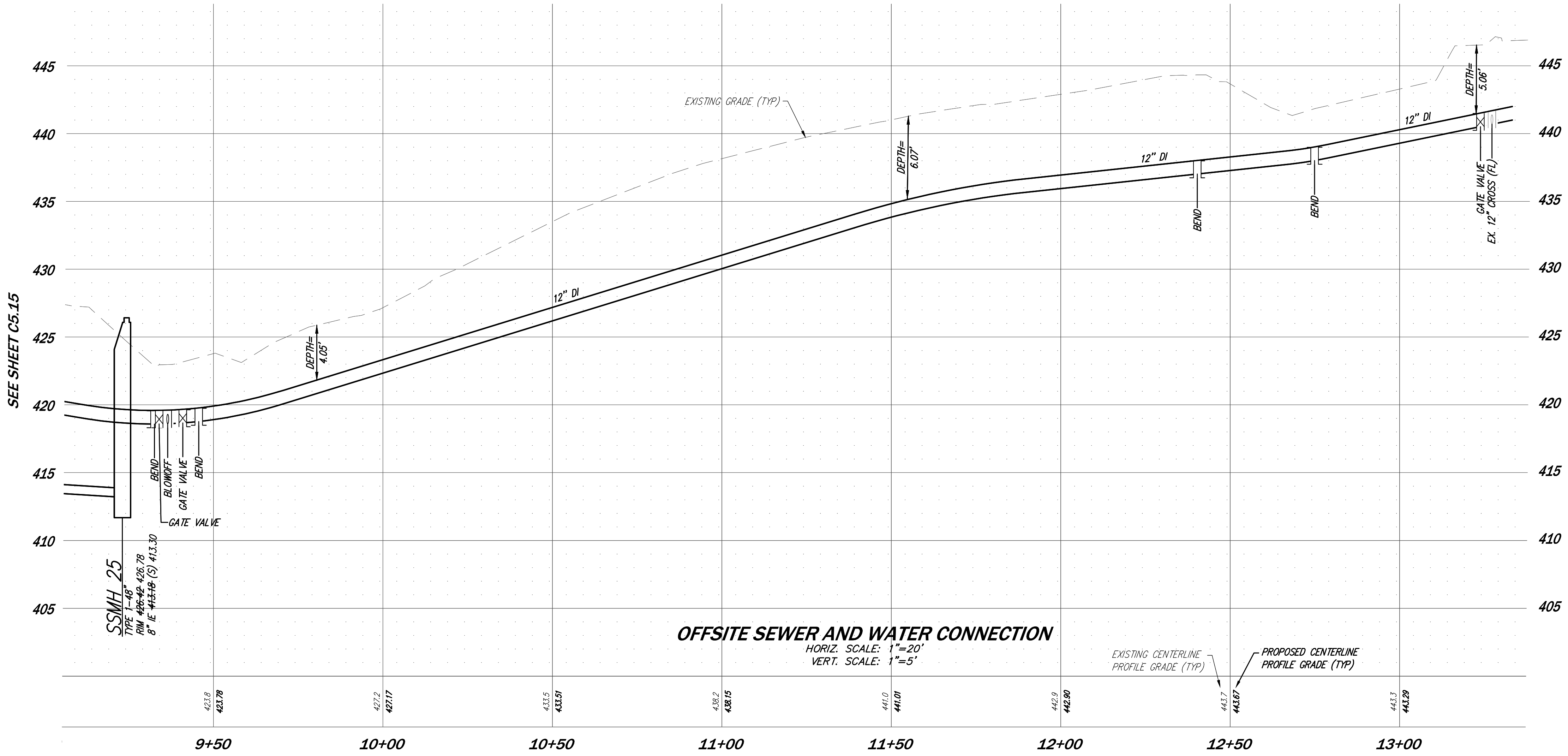


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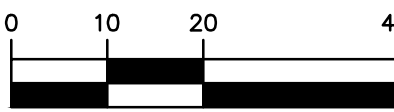
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- WATER LINE PER PLANS (TYP)
- WATER METER PER STD DTL W-040 (TYP)



KEYMAP
SCALE: 1"=400'



SCALE: 1" = 20'



OFFSITE SEWER AND WATER CONNECTION

HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

EXISTING CENTERLINE
PROFILE GRADE (TYP)

PROPOSED CENTERLINE
PROFILE GRADE (TYP)

DATE		REVISIONS		NO.	
12-29-2016					
DESIGNED		DRAWN		APPROVED	
PRESTON J. LONGONI, E.I.T.		LISA S. JOHNSON		DAVID E. CAYTON, P.E.	
PROJECT MANAGER					
DAVID E. CAYTON, P.E.					
PROJECT NUMBER		SHEET		OF	
13024L		C5.16		34	
PROJECT NUMBER		SHEET		OF	
13024L		C5.16		34	

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE
DESIGN
ENGINEERING • PLANNING • SURVEYING

SEWER AND WATER PLANS AND PROFILES
GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

CITY OF ARLINGTON
GREGORY PARK AS-BUILTS
(FORMERLY: STONEBROOK)
L.G.I. HOMES

LEGAL DESCRIPTION

SMITH:

LOT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. PF00-100817SP RECORDED UNDER RECORDING NO. 200012145001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

STAR:

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. PF00-100817 RECORDED UNDER RECORDING NO. 200012145001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

JUDY:

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. ZA9004213SP RECORDED UNDER RECORDING NO. 9107190354, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

RESTRICTIONS

SMITH:

- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7810230176.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8201130099.
- THIS SITE IS SUBJECT TO A RELINQUISHMENT OF ACCESS OF STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1213644.
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, NOTES AND RECITALS, IF ANY, CONTAINED ON SHORT PLAT RECORDED UNDER RECORDING NO. 9107190354.
- THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, NOTES AND RECITALS, IF ANY, CONTAINED ON SHORT PLAT RECORDED UNDER RECORDING NO. 200012145001.
- THIS SITE IS SUBJECT TO A RELINQUISHMENT OF WATERLINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200408090915.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR TELECOMMUNICATION FACILITIES, AND APPURTENANCES, TOGETHER WITH ACCESS RIGHTS GRANTED TO U.S. WEST WIRELESS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9905250613.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A LAND USE PERMIT BINDER AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200111090979.
- ARATION OF COVENANT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200501040661.

STAR:

- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7810230176.
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- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200501040661.

JUDY:

- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC DISTRIBUTION LINE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8201130099.
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- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF RESTRICTIONS, CONDITIONS, COVENANTS AND EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9110150251.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A NOTICE OF WELL WATER ARSENIC DISCLOSURE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200501040660.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200501040661.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25. N00°34'00"E PER REF. 1.

DATUM

NAVD 88

BENCHMARK

SNOHOMISH COUNTY SURVEY CONTROL POINT #1168
3 1/2" USCGS BRASS DISK IN CONCRETE, STAMPED "M332 1952". 15.6' SOUTH OF CENTERLINE OF 152ND STREET NORTHEAST AND 46.3' OPPOSITE TO NORTHWEST RAIL OF BNRR TRACKS
ELEVATION 108.79 (33.159M)

REFERENCES

- RECORD OF SURVEY BY DAVID EVANS AND ASSOCIATES FOR THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RECORDED UNDER AUDITOR'S FILE NUMBER 200209115002.
- RECORD OF SURVEY BY HUEY SURVEYING AND LAND CONSULTING, INC. FOR KEN LEGER RECORDED UNDER AUDITOR'S FILE NUMBER 9011285003.
- WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR SR-9 SHEETS 16-18.
- WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR SR-531 SHEET 1.
- SHORT PLAT BY METRON AND ASSOCIATES INC FOR GEOFF SMITH RECORDED UNDER AUDITORS FILE NUMBER 200012145001.

SURVEY NOTES

- LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY OLD REPUBLIC TITLE AND ESCROW ORDER NUMBERS 5226001127-C, 5226001126-C AND 5226001125-C. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 13, 2006.
- PROPERTY AREA = 1,027,345± SQUARE FEET (23.5846± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

SETBACKS

STREET 20'
SIDE/REAR 5'

NOTES

- OFFSITE TOPOGRAPHIC INFORMATION IS APPROXIMATE ONLY
- ALL ROADS ARE TO BE DEDICATED TO CITY OF ARLINGTON FOR PUBLIC STREETS
- LOT FRONTAGE WILL INCLUDE A 10' UTILITY EASEMENT
- ENTIRE SITE IS OUT OF FLOOD HAZARD AREA
- ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS OTHERWISE INDICATED.
- ALL DETENTION FACILITIES AND APPURTENANCES SHALL BE OWNED AND MAINTAINED BY A HOA. CITY OF ARLINGTON HAS RIGHT OF ENTRY FOR EMERGENCY PURPOSES.
- ALL PRIVATE DRAINAGE FACILITIES (LOT DRAINAGE) SHALL BE OWNED AND MAINTAINED BY A HOA.
- ALL OPEN SPACE/PARK TRACTS SHALL BE OWNED AND MAINTAINED BY A HOA.

CITY OF ARLINGTON
DENSITY CALCULATIONS

PER 20.48.044, NOTE 2 THE RHD ZONE HAS NO MAXIMUM DENSITY AS LONG AS ALL DIMENSIONAL REQUIREMENTS ARE MET.

OPEN SPACE TRACT BREAKDOWN

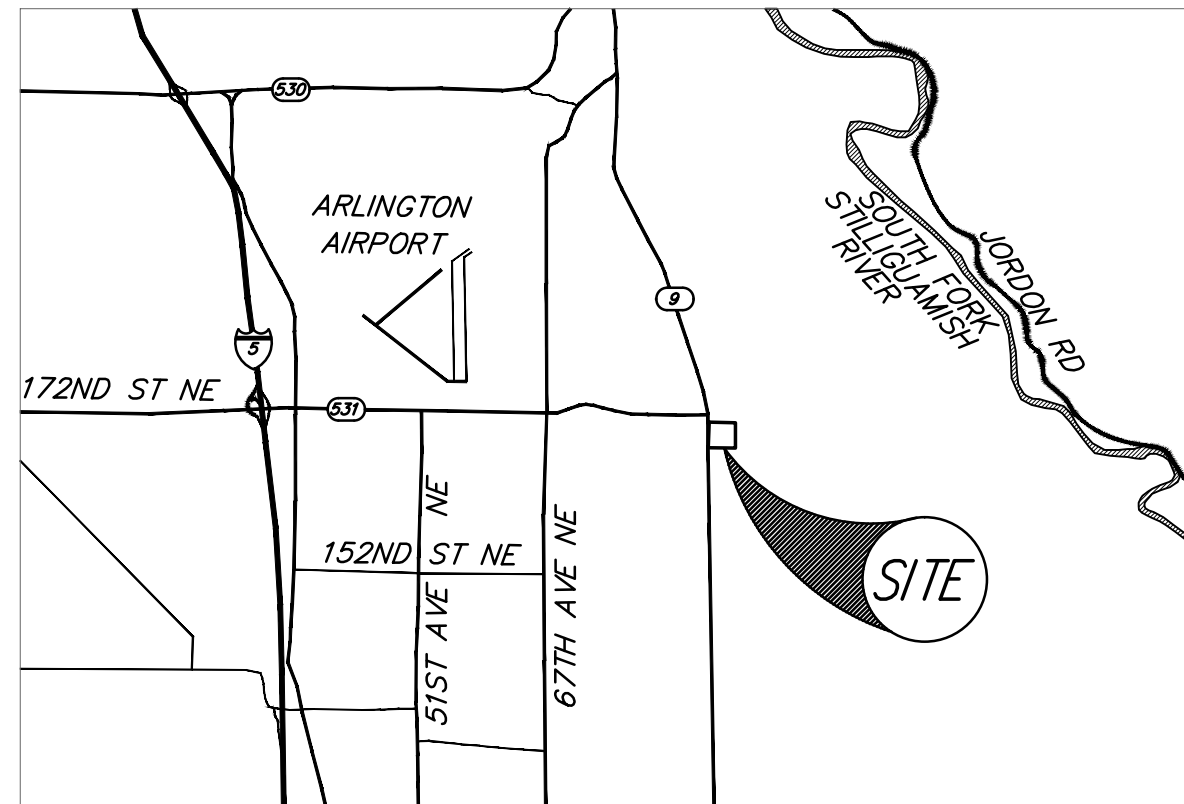
TRACT NO.	TYPE/USE	SIZE
A	OPEN SPACE	199,934 S.F.
C	OPEN SPACE	169,686 S.F.
TOTAL		369,620 S.F.

OWNER/APPLICANT

L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380
CONTACT: TIM KAINITZ
PHONE: (425) 359-4457

PLANNER/ENGINEER/SURVEYOR

CORE DESIGN INC.
14711 N.E. 29TH PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007
(425) 885-7877
CONTACT: DAVID E. CAYTON, P.E. - PROJECT ENGINEER
KENNETH W. SHIPLEY, P.L.S. - SURVEYOR
LAFE B. HERMANSEN - PLANNER



VICINITY MAP

SCALE: 1" = 3000'

SHEET INDEX

C1.01	COVER SHEET
C4.01-C4.15	ROAD AND STORM PLANS & PROFILES
C4.31	DETENTION POND PLAN & SECTIONS
C4.32	STORM DETAILS
C5.01-C5.16	SEWER AND WATER PLANS AND PROFILES

SITE INFORMATION

SITE ADDRESS	17020, 16914, 16828 91ST AVE NE ARLINGTON, WASHINGTON, 98223
TOTAL SITE AREA	1,015,873 S.F. OR 23.32 ACRES
NUMBER OF LOTS	84
RIGHT-OF-WAY DEDICATION	6,497 S.F.
GROSS DENSITY	3.56 DU/ACRE
AVERAGE LOT SIZE	4,704 S.F.
SMALLEST LOT ALLOWED	4,300 S.F.
SMALLEST PROPOSED LOT	4,300 S.F.
STORM DRAINAGE (TRACT B)	63,860 S.F.
REQ'D OPEN SPACE (5% of SITE)	1,027,345SF * 5% = 51,367 SF
OPEN SPACE (TRACTS A & C)	370,681 S.F.
OPEN SPACE AS % OF SITE	37%
REQ'D RECREATION SPACE	
65 S.F. / PROPOSED RESIDENT(269)	17,472 S.F.
65 S.F. * (84*3.2)	17,546 S.F.
RECREATION SPACE (TRACTS D & E)	167,390 S.F.
ROAD AREA (RIGHT-OF-WAY)	3,432 L.F.
ROAD LINEAGE	16%
ROAD AREA AS % OF SITE	RESIDENTIAL HIGH DENSITY
EXISTING ZONING	RESIDENTIAL HIGH DENSITY
PROPOSED ZONING	URBAN LOW DENSITY RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION	
PRESENT USE	SINGLE FAMILY RESIDENCE
PROPOSED USE	SINGLE FAMILY RESIDENCES
WATER SUPPLY	CITY OF ARLINGTON
SANITARY SEWER	CITY OF ARLINGTON
SCHOOL DISTRICT	ARLINGTON NO. 16
FIRE DISTRICT	SNOHOMISH COUNTY FIRE DISTRICT #21
POLICE:	CITY OF ARLINGTON
NATURAL GAS	PUGET SOUND ENERGY SERVICES
ELECTRIC SERVICE	SNOHOMISH PUBLIC UTILITY DISTRICT NUMBER ONE
PHONE SERVICE	CENTURY LINK

CONSTRUCTION DRAWING REVIEW
ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____
City Engineer

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

DATE: 12/29/2016

DESIGNED: PRESTON J. LONGWILL, E.I.T.

DRAWN: LISA S. JOHNSON

APPROVED: DAVID E. CAYTON, P.E.

PROJECT MANAGER: DAVID E. CAYTON, P.E.

COVER SHEET

GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE

THE WOODLANDS, TX 77380

SHEET

OF

C1.01

34

PROJECT NUMBER

13024L

REVISIONS

NO.

DATE

14711 NE 29th Place Suite 101

Bellevue, Washington 98007

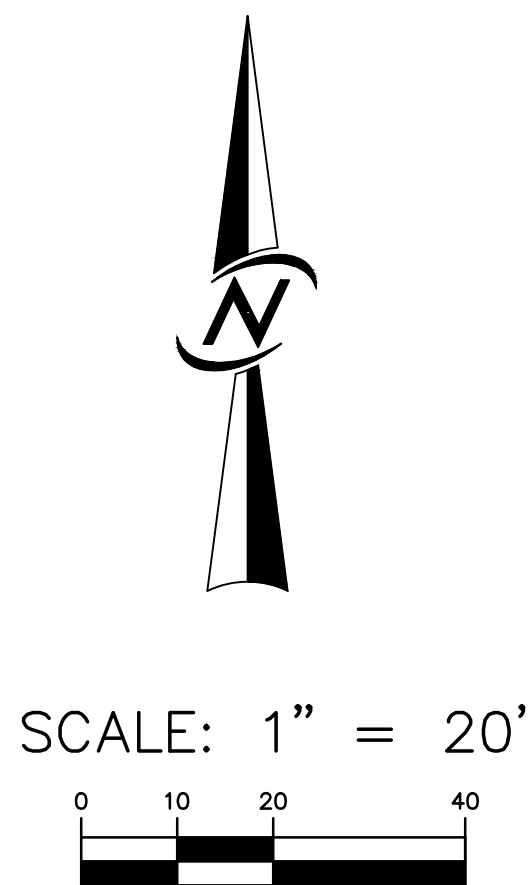
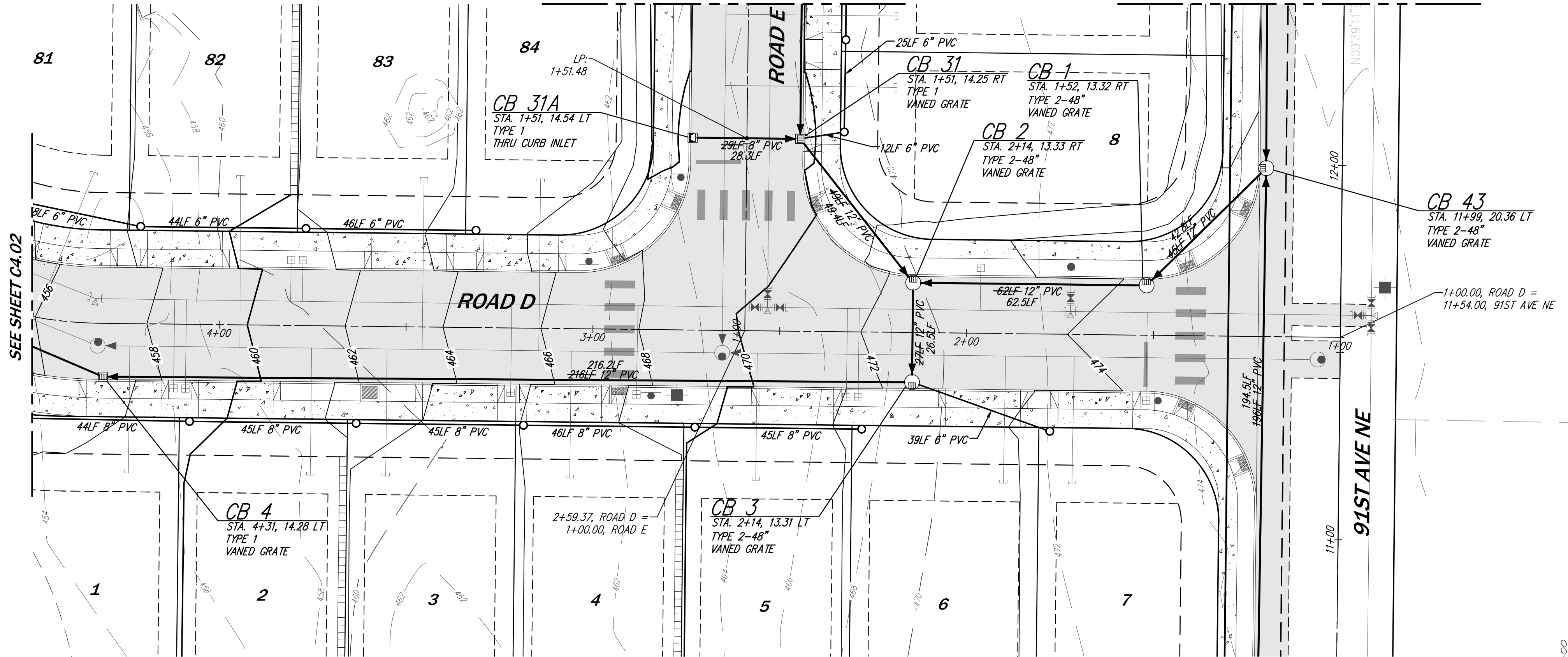
425.885.7877 Fax 425.885.7963

CORE DESIGN

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SEE SHEET C4.09

SEE SHEET C4.11

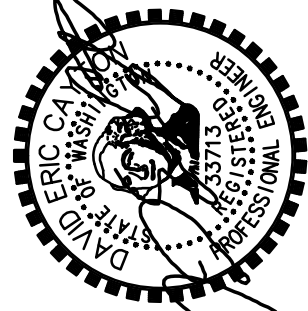


NOTES

- CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT, SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.

LEGEND

- SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY APRON
- ROADWAY CENTERLINE
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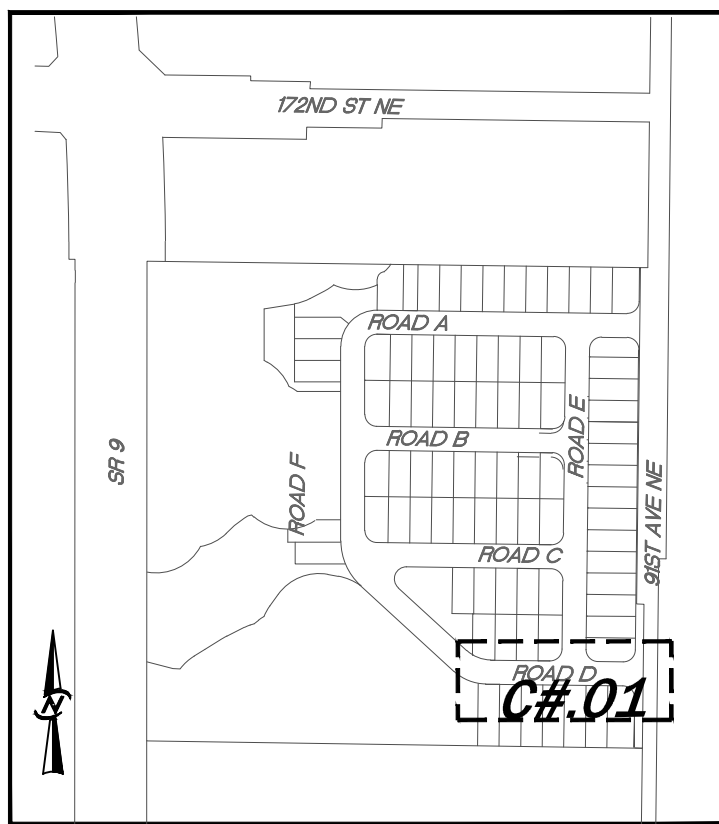


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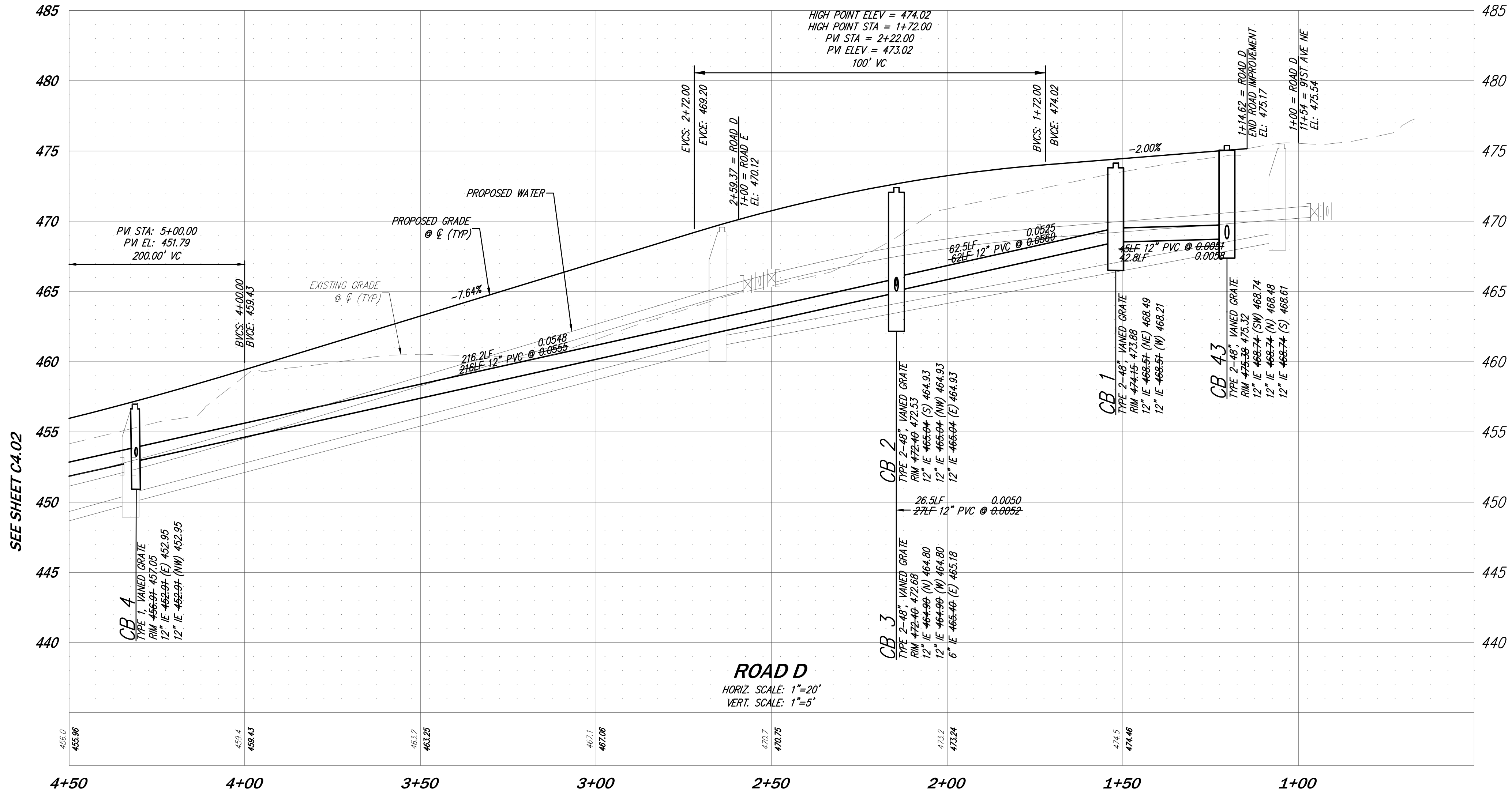


ROAD AND STORM PLAN & PROFILES

GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380



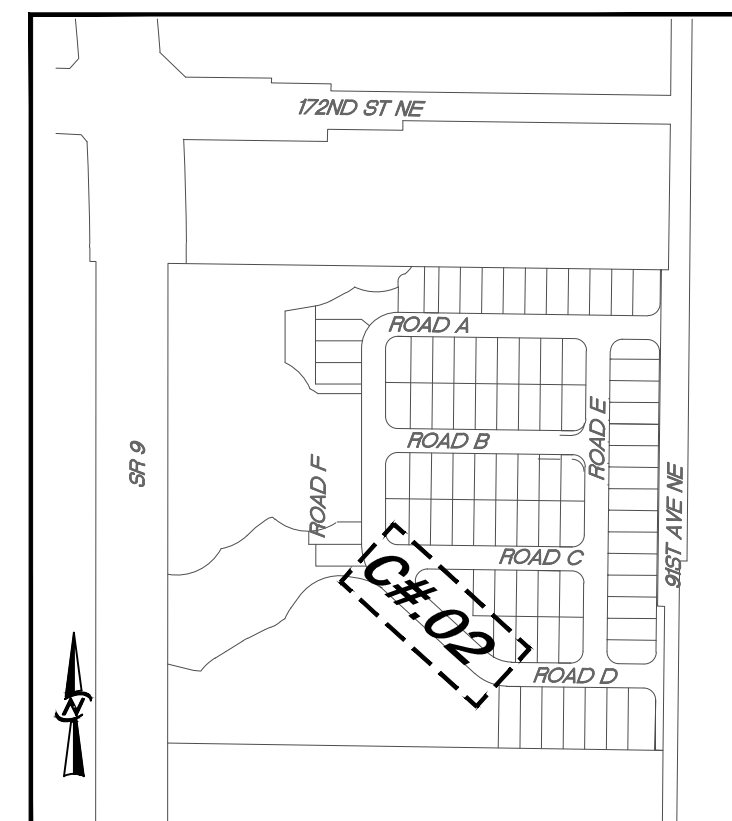
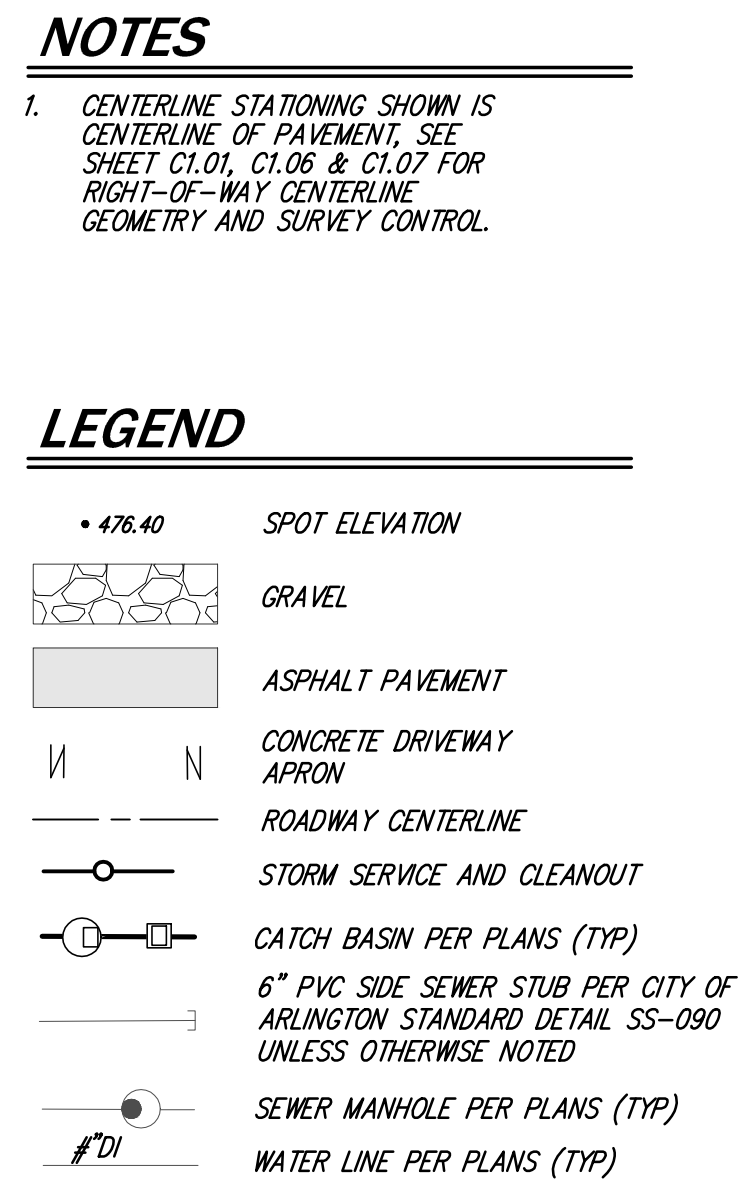
KEYMAP
SCALE: 1"=400'



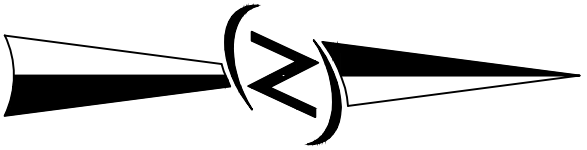
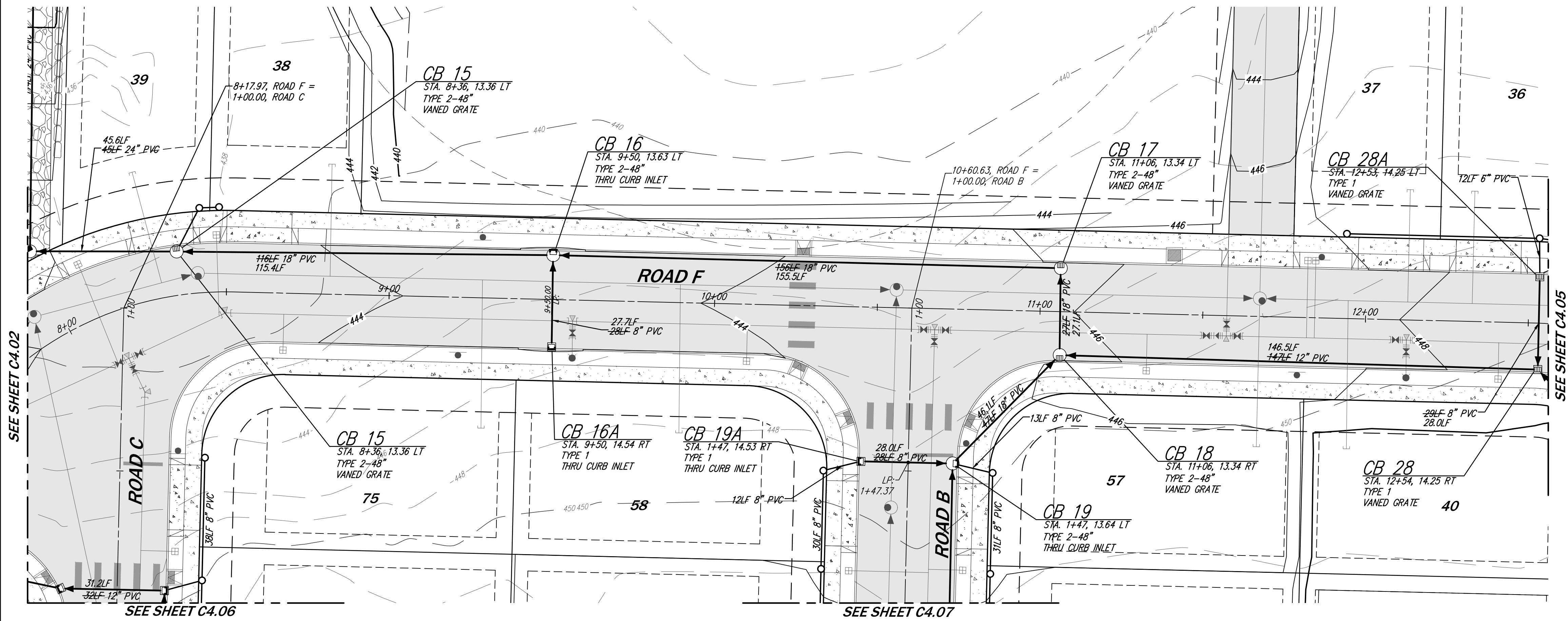
ROAD D
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

AS-BUILTS

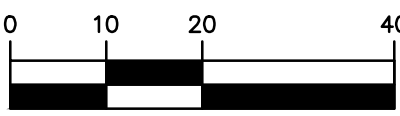
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	PRESTON J. LONGONI, E.I.T.	LISA S. JOHNSON	DAVID E. CAYTON, P.E.	DAVID E. CAYTON, P.E.
SHEET	OF			
C4.01	34			
PROJECT NUMBER				
13024L				



PROJECT NUMBER	C4.02	SHEET	OF
	13024L		34
DATE	DECEMBER 2016		
DESIGNED	PRESTON J. LONGONI, E.I.T.		
DRAWN	LISA S. JOHNSON		
APPROVED	DAVID E. CAYTON, P.E.		
	DAVID E. CAYTON, P.E. PROJECT MANAGER		



SCALE: 1" = 20'

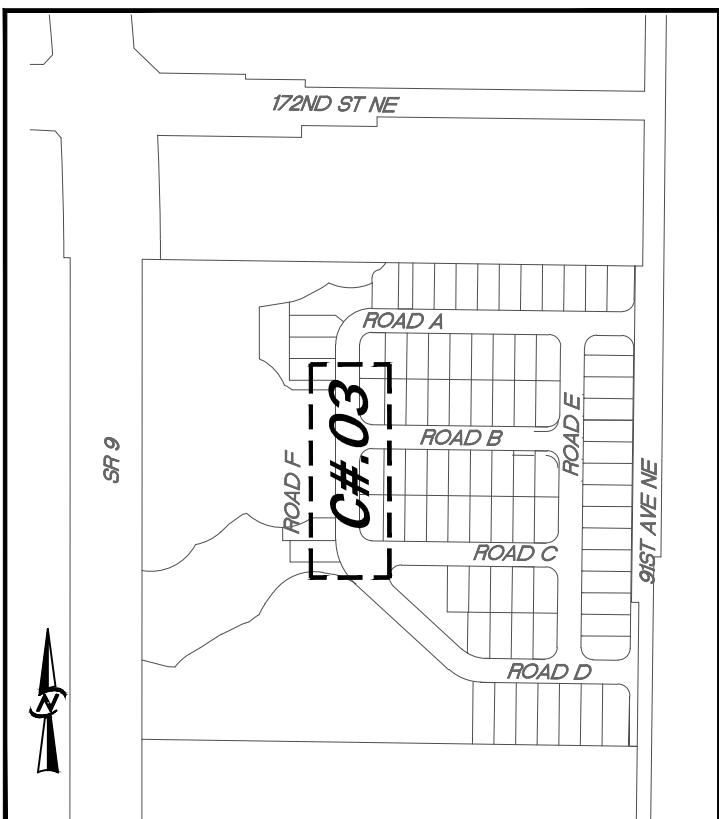


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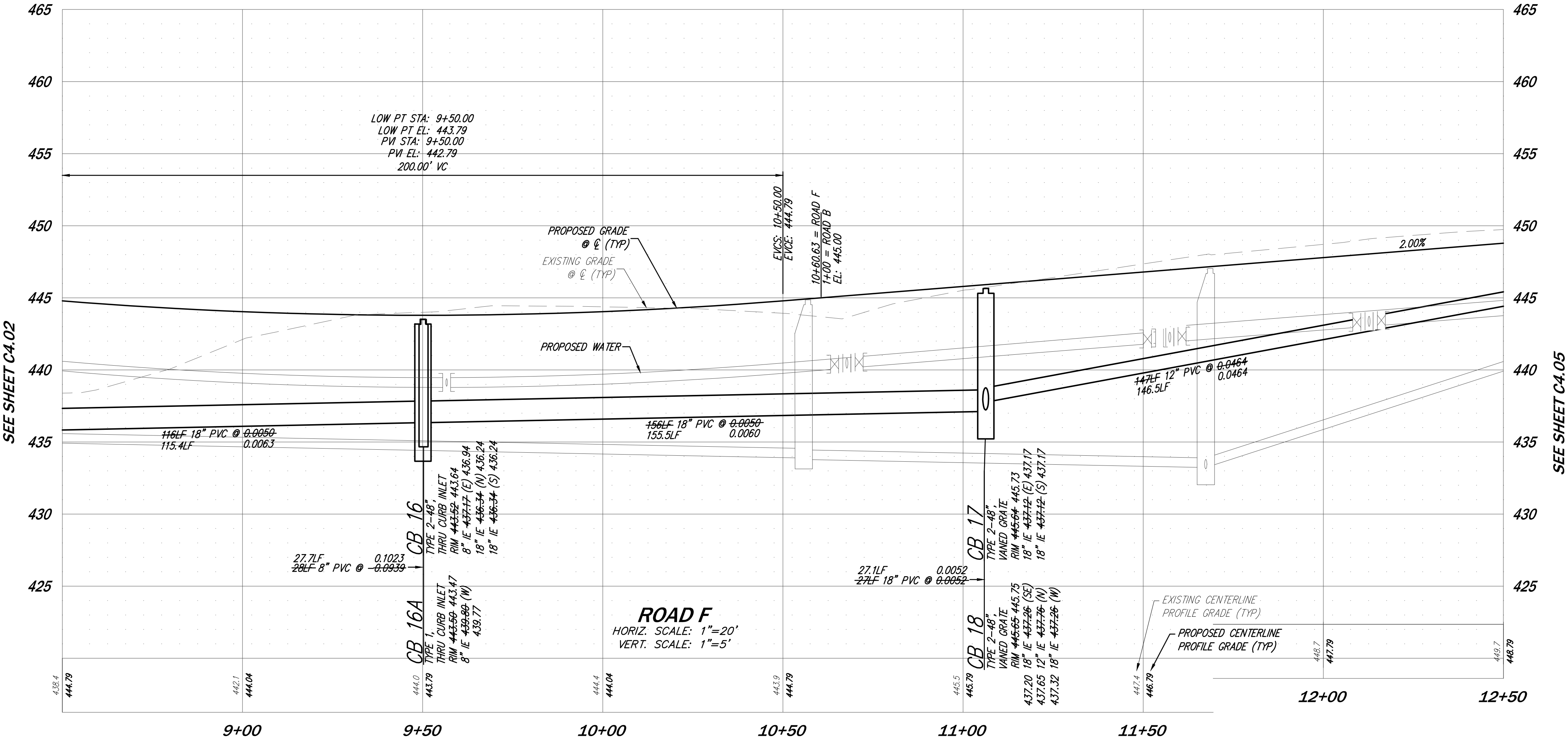
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LEGEND

- SPOT ELEVATION
- GRAVEL
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- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)



KEYMAP
SCALE: 1"=400'



DATE: DECEMBER 2016
DESIGNED: PRESTON J. LONGONI, E.I.T.
DRAWN: LISA S. JOHNSON
APPROVED: DAVID E. CAYTON, P.E.
PROJECT MANAGER: DAVID E. CAYTON, P.E.

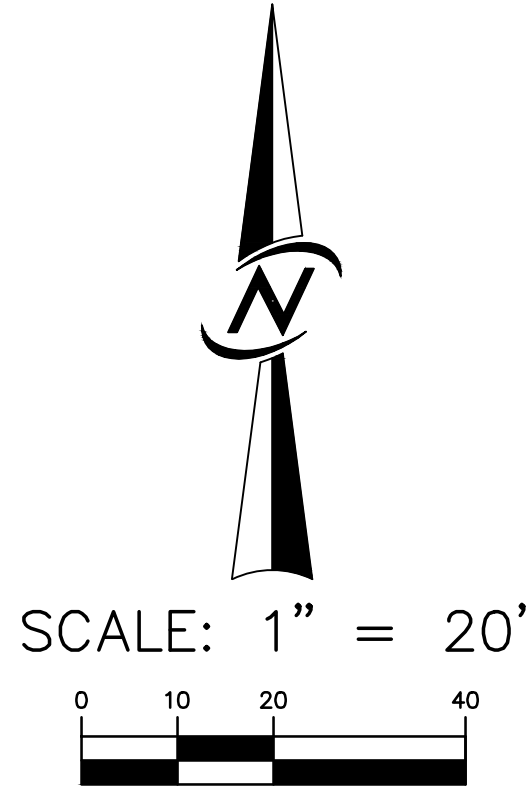
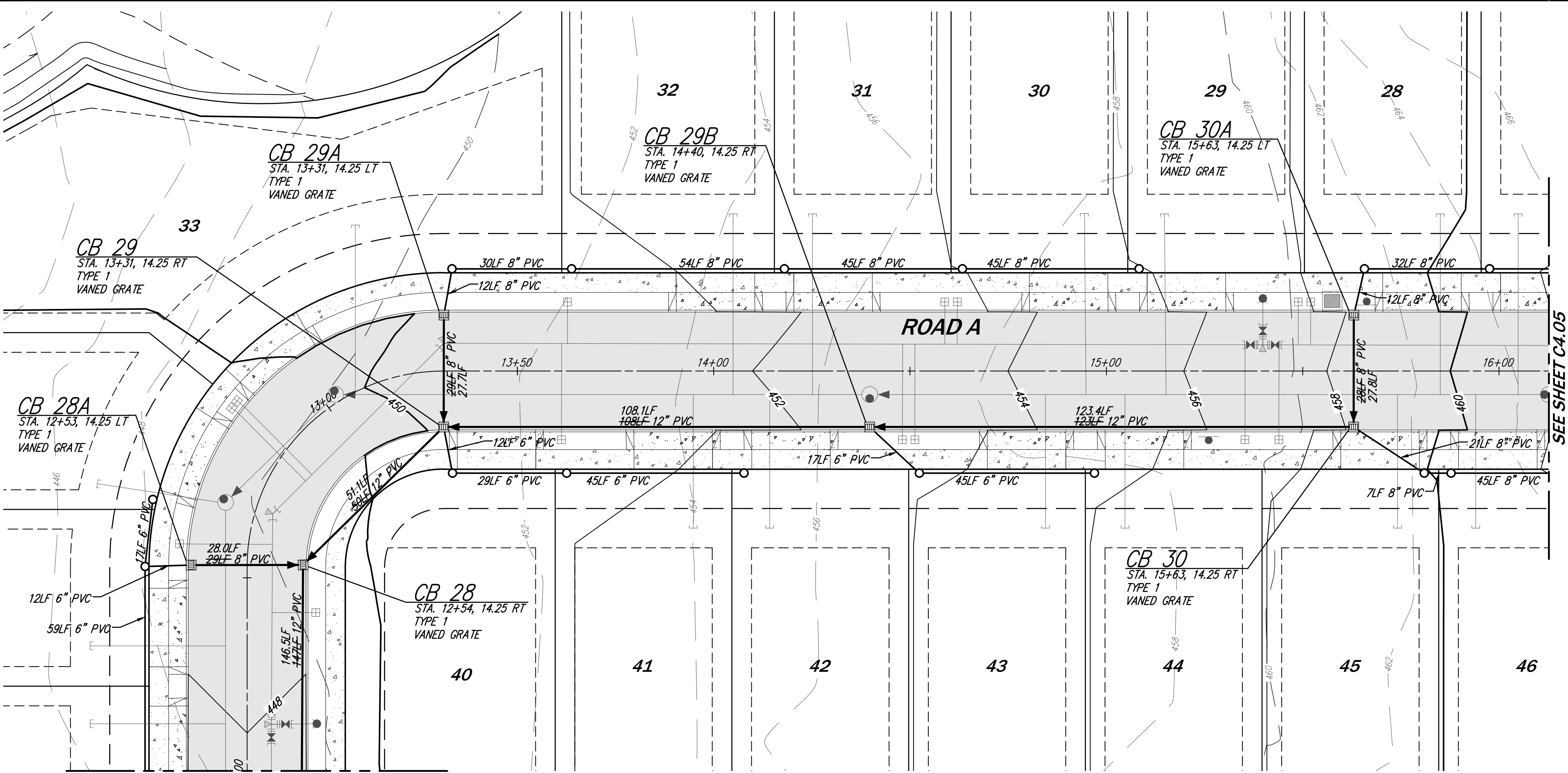
ROAD AND STORM PLAN & PROFILES
GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

SHEET C4.03 OF 34
PROJECT NUMBER 13024L

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
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12-29-2016

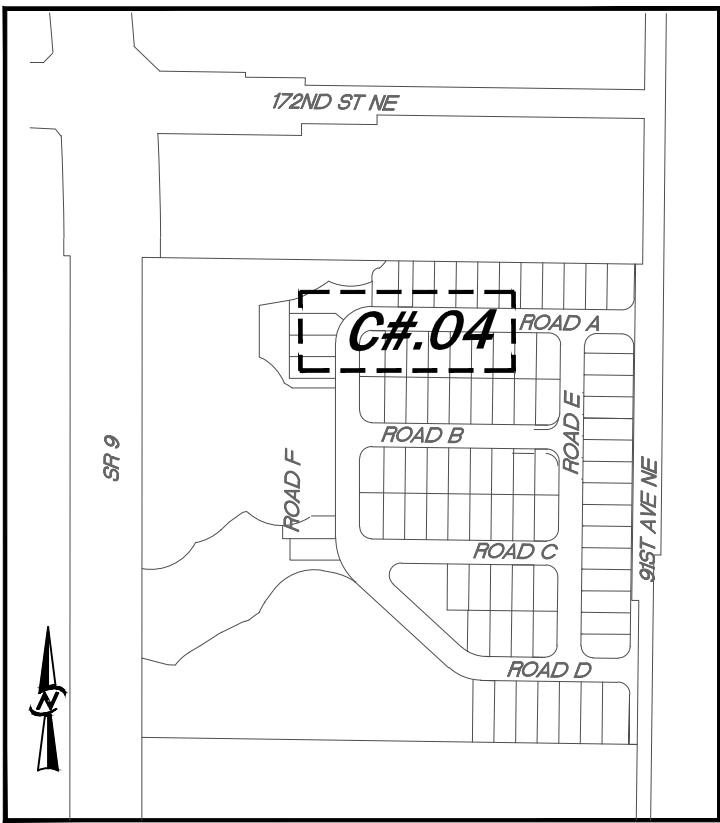


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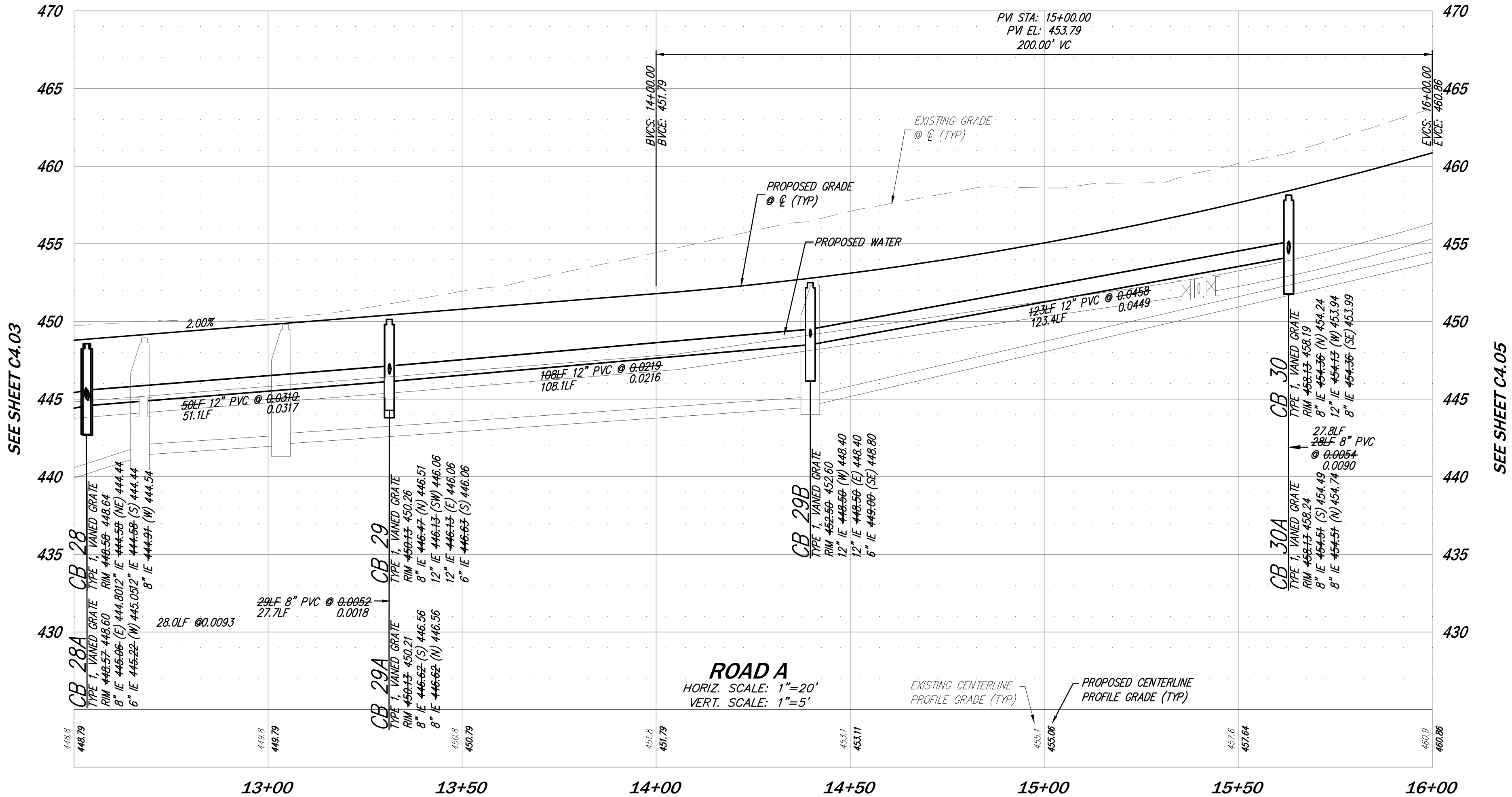
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KEYMAP
SCALE: 1"=400'



ROAD A
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=5'

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	PRESTON J. LONGONI, E.I.T.	LISA S. JOHNSON	DAVID E. CAYTON, P.E.	DAVID E. CAYTON, P.E.
SHEET	OF			
C4.04	34			
PROJECT NUMBER				
13024L				

ROAD AND STORM PLAN & PROFILES

GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE

THE WOODLANDS, TX 77380

14711 NE 29th Place Suite 101

Bellevue, Washington 98007

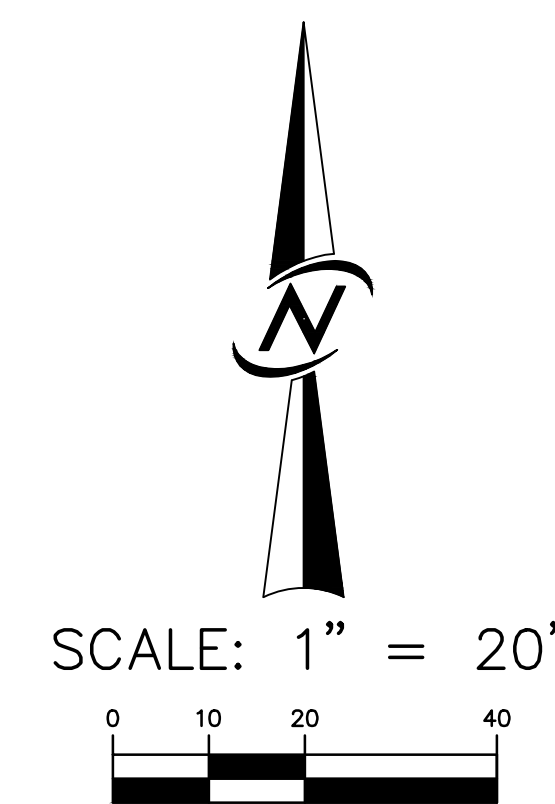
425.885.7877 Fax 425.885.7963

CORE

DESIGN

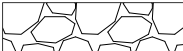
ENGINEERING • PLANNING • SURVEYING

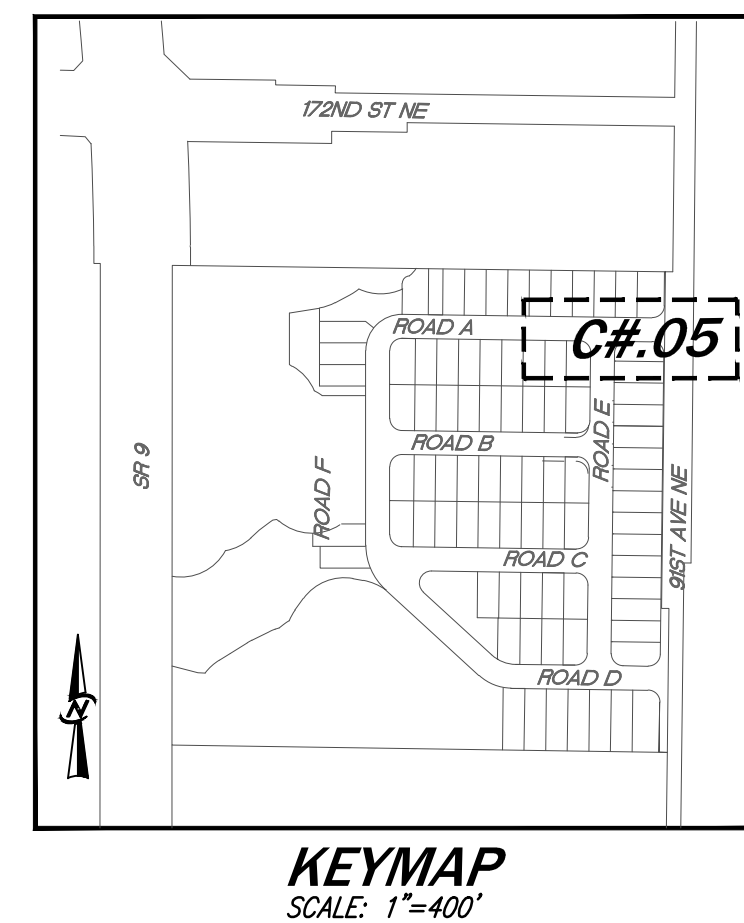
12-29-2016



1. CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT, SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.

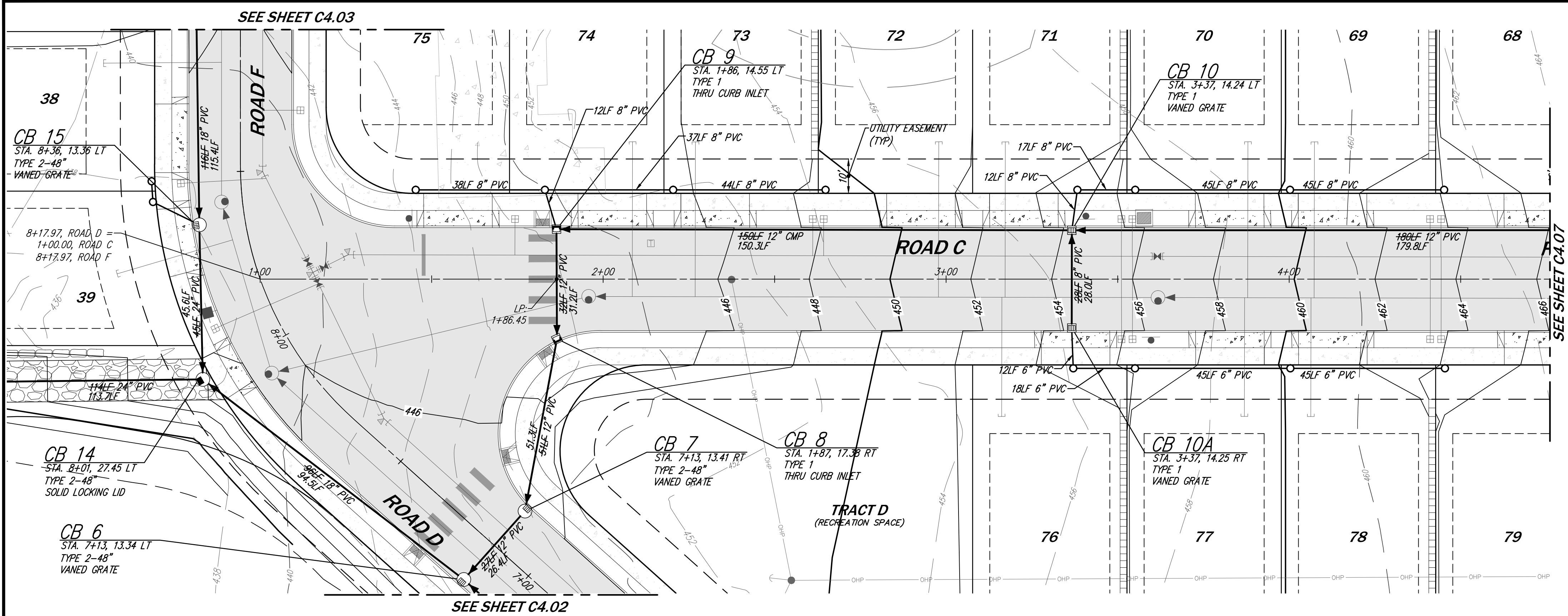
• 476.40 SPOT ELEVATION

	GRAVEL
	ASPHALT PAVEMENT
	CONCRETE DRIVEWAY APRON
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	WATER LINE PER PLANS (TYP)



AS-BUILTS

DATE		DECEMBER 2016		SHEET		C4.05	
DESIGNED		PRESTON J. LONGONI, E.I.T.		OF		34	
DRAWN		LISA S. JOHNSON		PROJECT NUMBER			
APPROVED		DAVID E. CAYTON, P.E.		PROJECT MANAGER			
		DAVID E. CAYTON, P.E.					
ROAD AND STORM PLAN & PROFILES GREGORY PARK L.G.I. HOMES 1450 LAKE ROBBINS DRIVE THE WOODLANDS, TX 77380							
				14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.865.7877 Fax 425.685.7963			
				NO. _____ REVISIONS _____ DATE _____			
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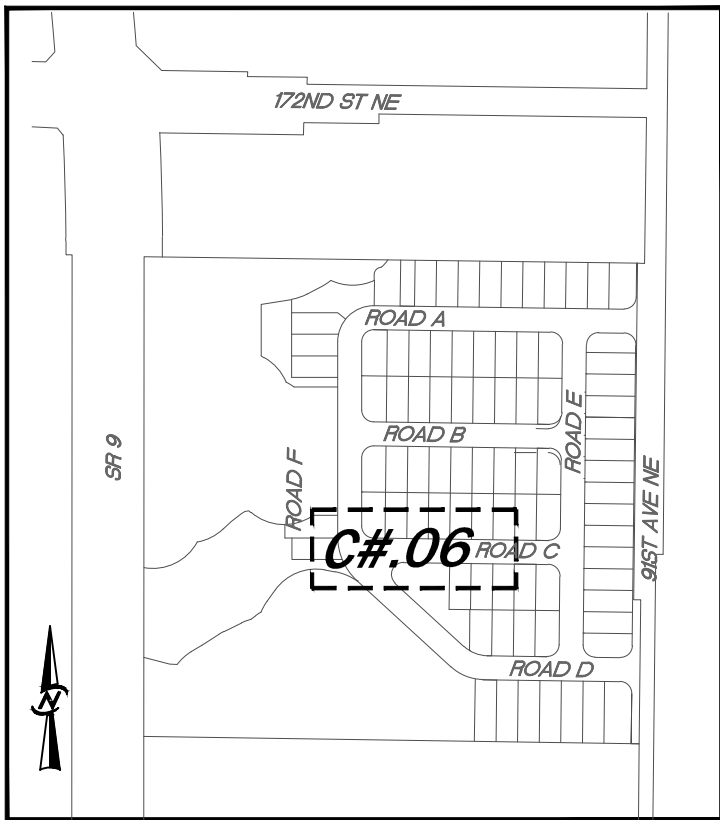
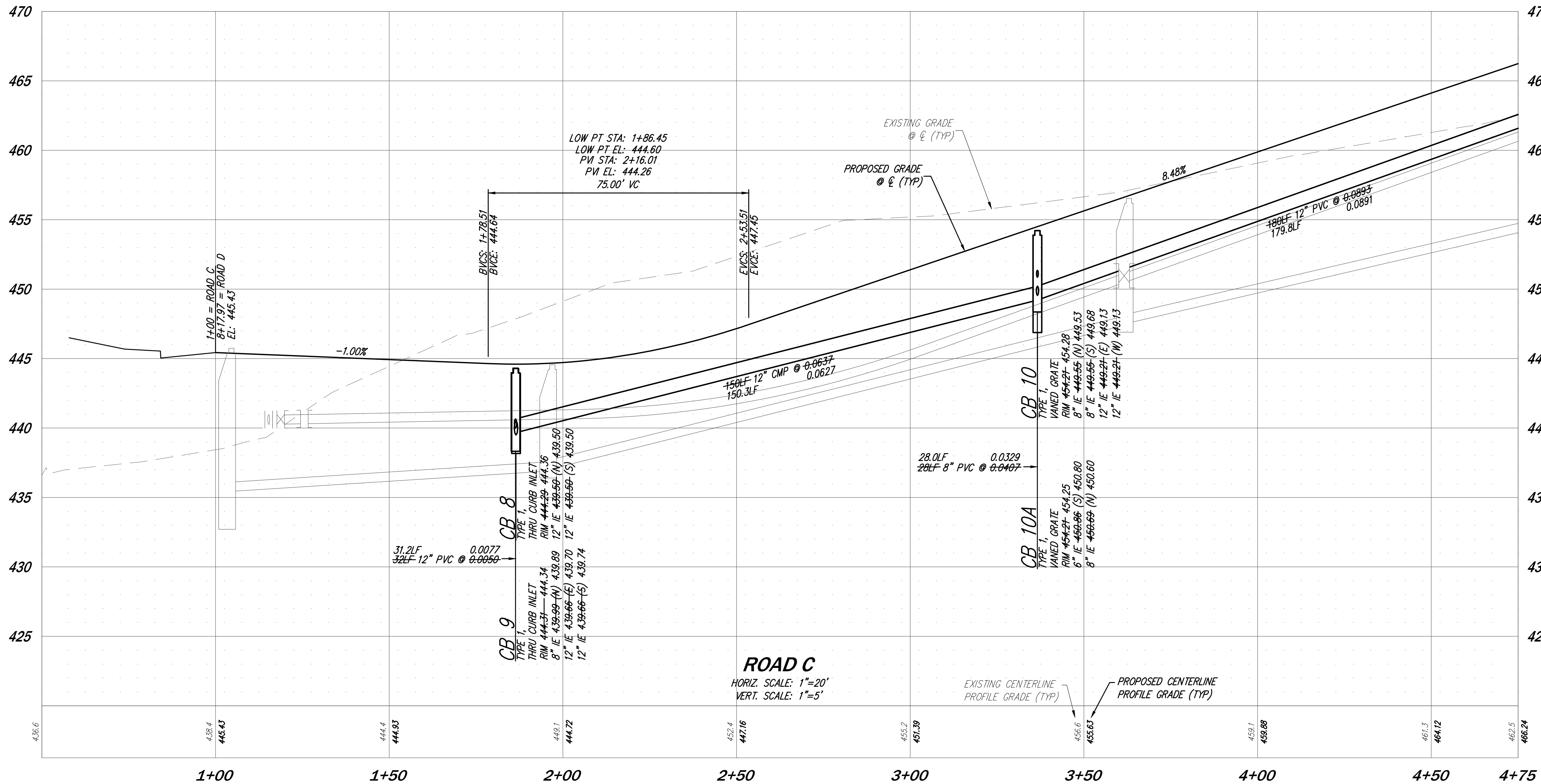
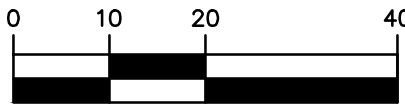
NOTES

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SCALE: 1" = 20'



ROAD AND STORM PLAN & PROFILES

GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE

THE WOODLANDS, TX 77380

DATE: DECEMBER 2016

DESIGNED: PRESTON J. LONGONI, E.I.T.

DRAWN: LISA S. JOHNSON

APPROVED: DAVID E. CAYTON, P.E.

DAVID E. CAYTON, P.E.

PROJECT MANAGER

SHEET

OF

C4.06

34

PROJECT NUMBER

13024L

AS-BUILTS

DATE

REVISIONS

NO.

DATE

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
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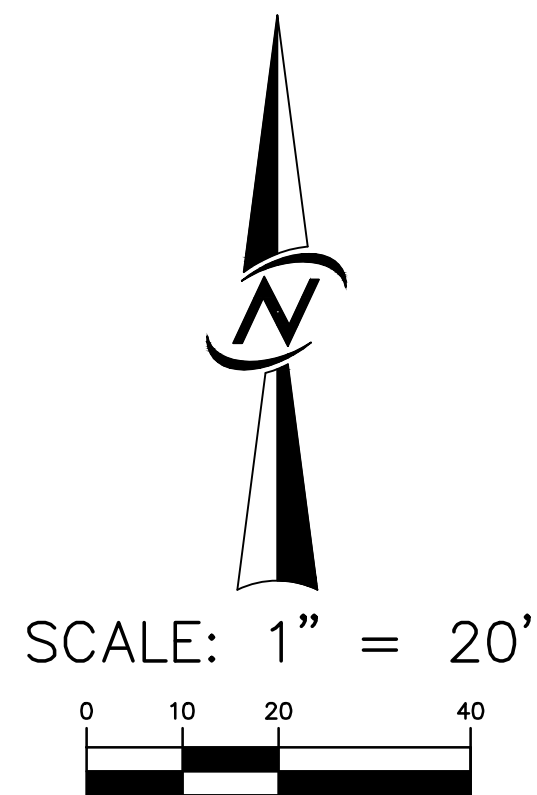
DESIGN

CORE

DESIGN

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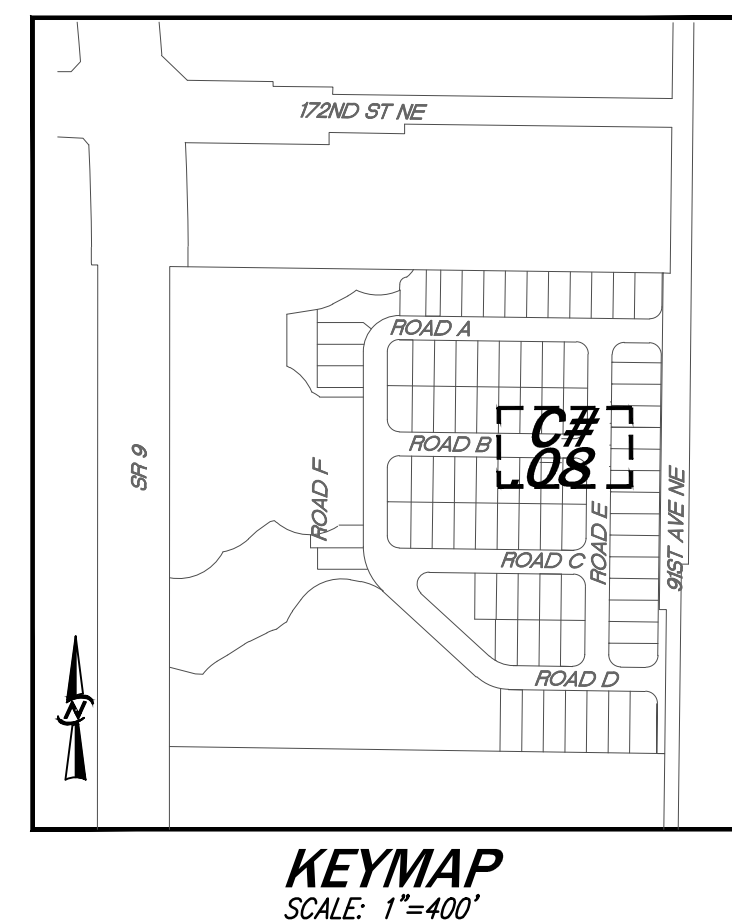
12-29-2016



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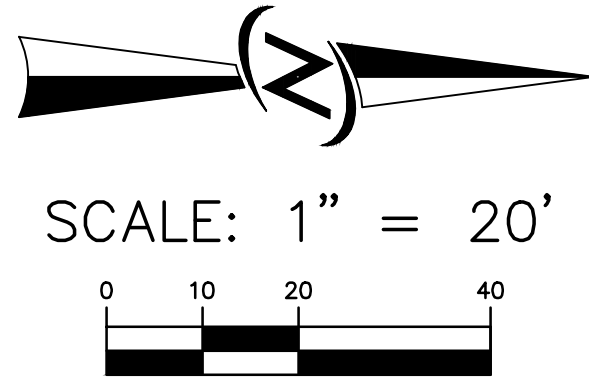
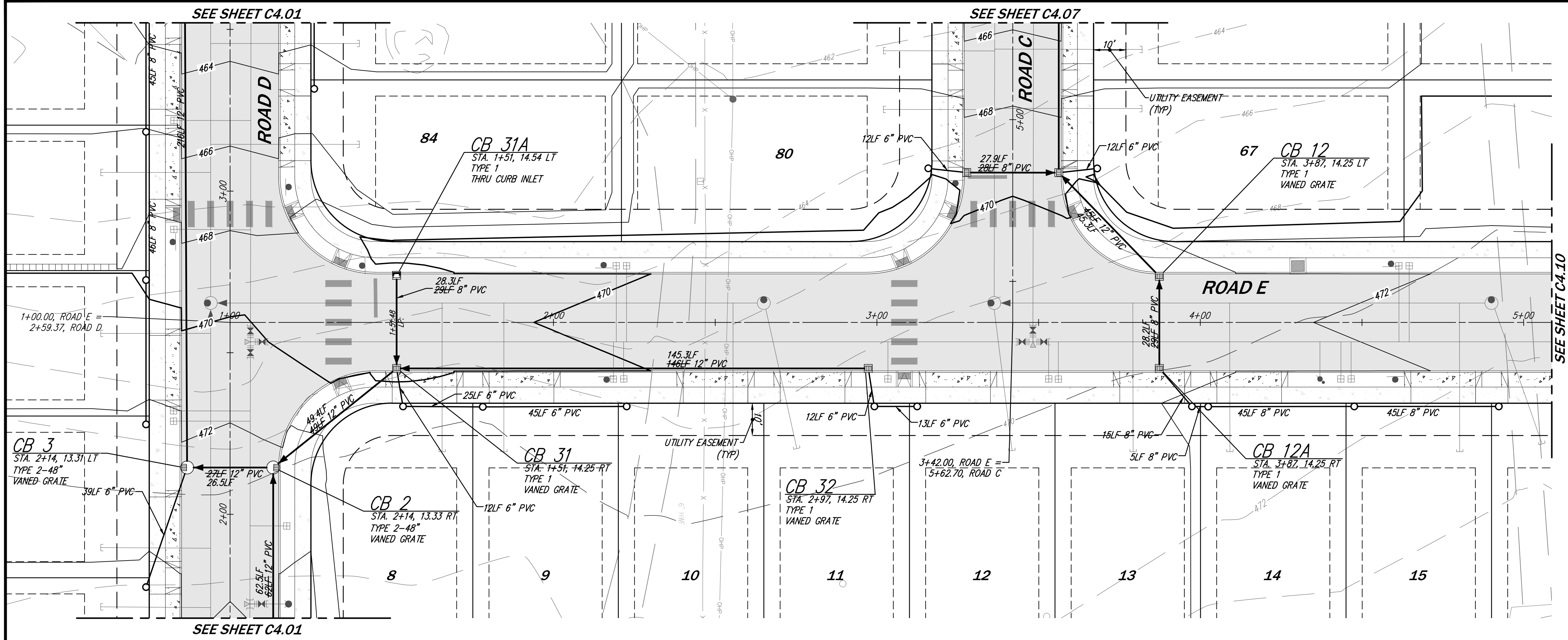


AS-BUILTS

ROAD AND STORM PLAN & PROFILES

GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
	DAVID E. CAYTON, P.E. PROJECT MANAGER
SHEET	OF
C4.08	34
PROJECT NUMBER 13024L	

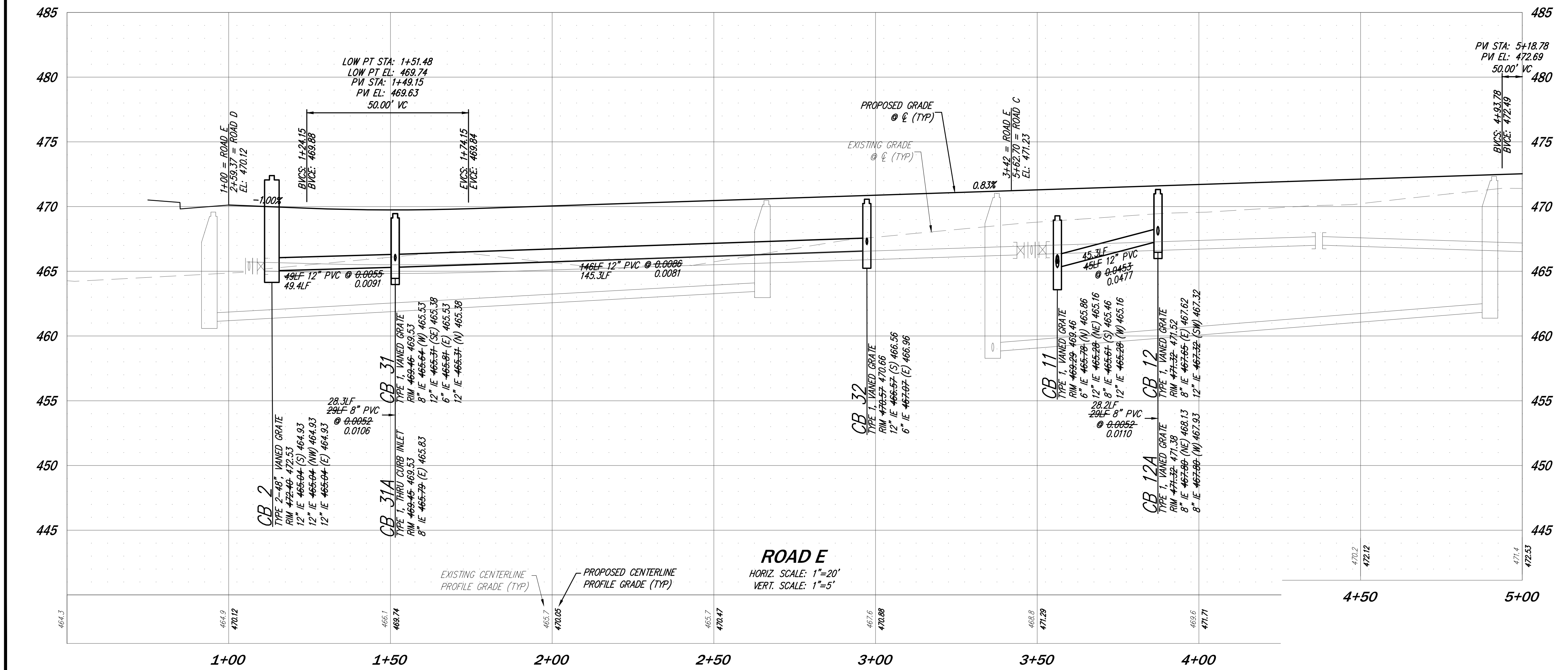
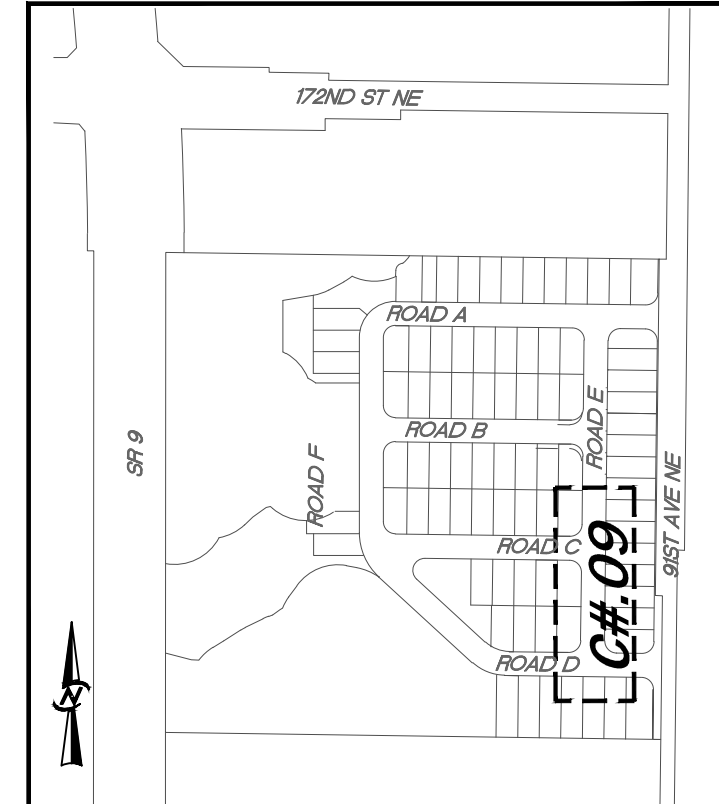


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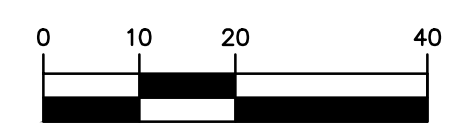
DATE		DESIGNED		DRAWN		APPROVED		PROJECT MANAGER	
DECEMBER 2016		PRESTON J. LONGONI, E.I.T.		LISA S. JOHNSON		DAVID E. CAYTON, P.E.		DAVID E. CAYTON, P.E.	
SHEET		OF		PROJECT NUMBER					
C4.09		34		13024L					

ROAD AND STORM PLAN & PROFILES
GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

14711 NE 29th Place Suite 101
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CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

12-29-2016



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• 476.40

SPOT ELEVATION

GRAVEL

ASPHALT PAVEMENT

CONCRETE DRIVEWAY APRON

ROADWAY CENTERLINE

STORM SERVICE AND CLEANOUT

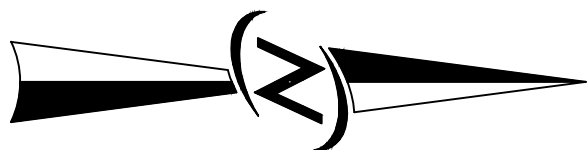
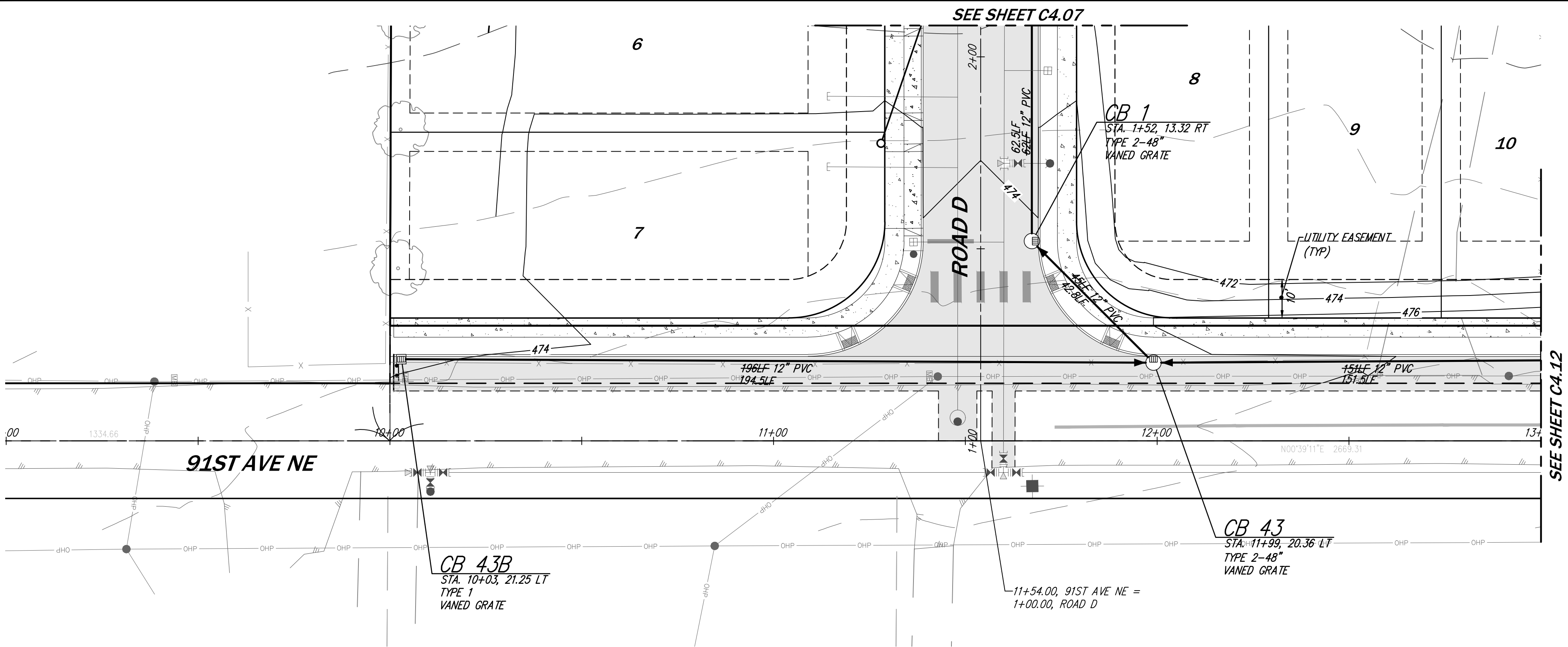
CATCH BASIN PER PLANS (TYP)

6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED

SEWER MANHOLE PER PLANS (TYP)

WATER LINE PER PLANS (TYP)





SCALE: 1" = 20'

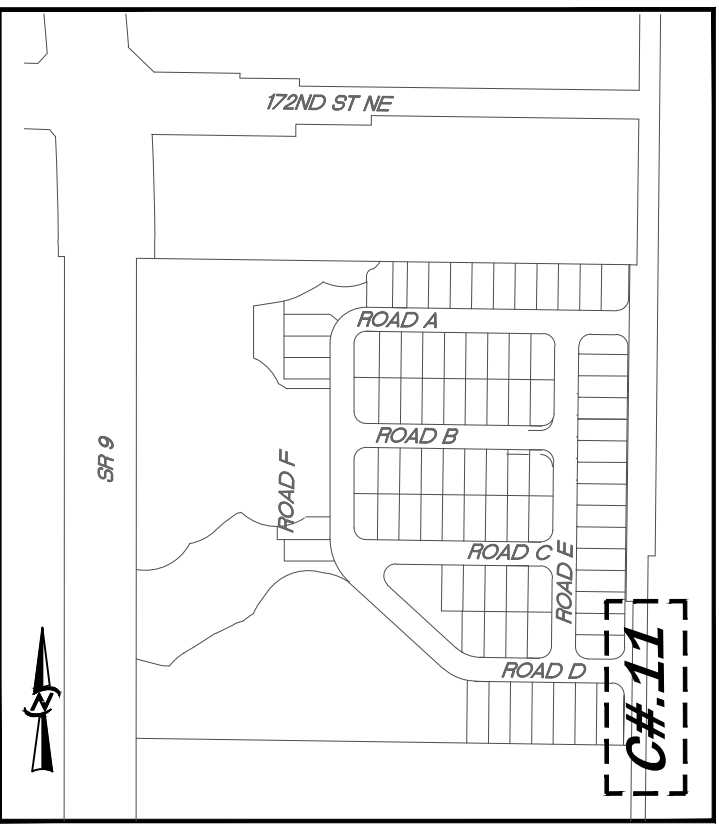


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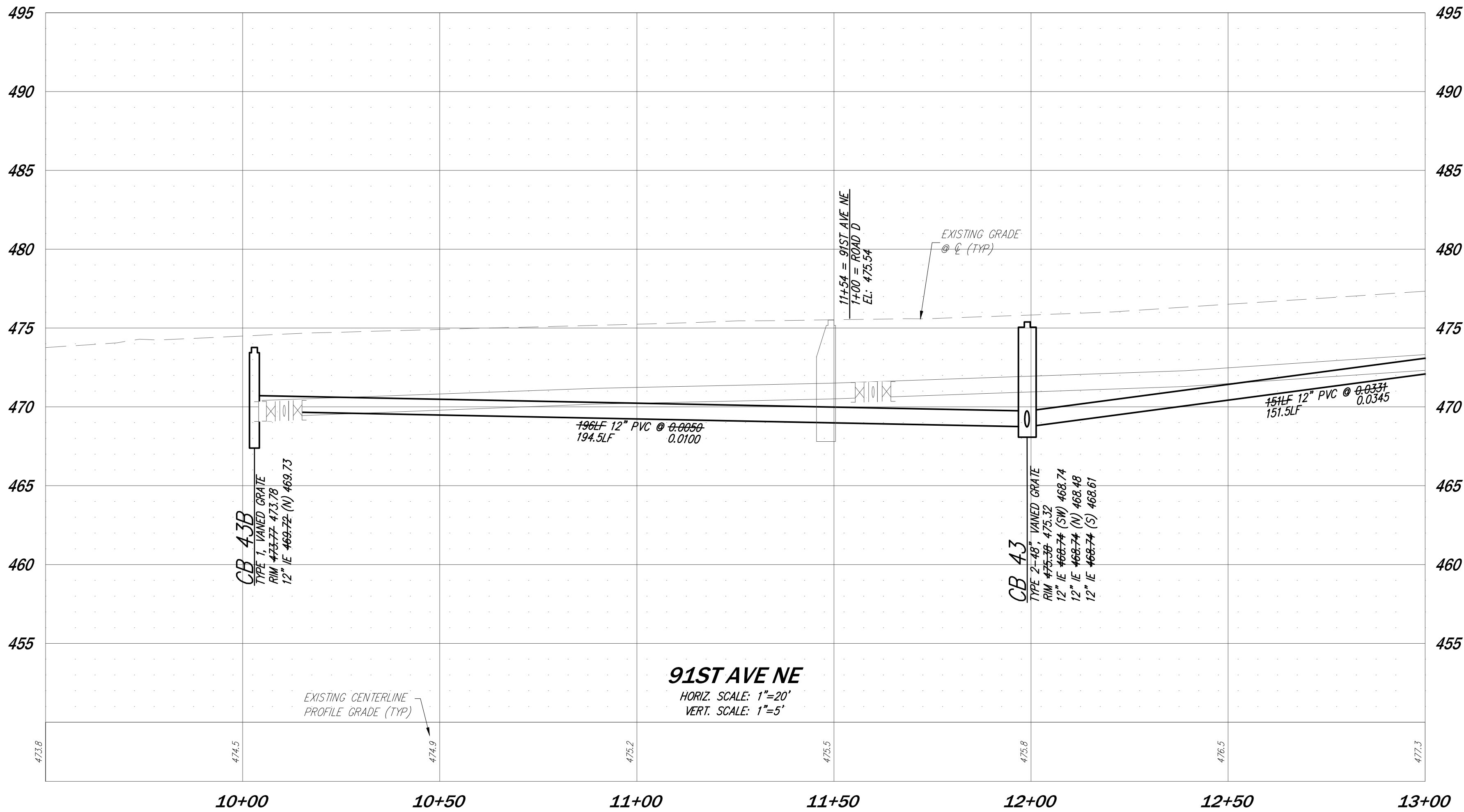
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LEGEND

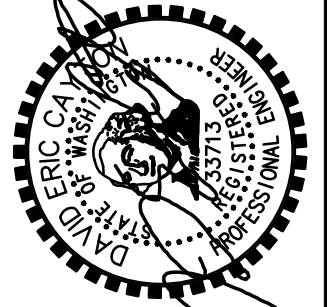
- 476.40 SPOT ELEVATION
- GRAVEL
- ASPHALT PAVEMENT
- CONCRETE DRIVEWAY APRON
- ROADWAY CENTERLINE
- STORM SERVICE AND CLEANOUT
- CATCH BASIN PER PLANS (TYP)
- 6" PVC SIDE SEWER STUB PER CITY OF ARLINGTON STANDARD DETAIL SS-090 UNLESS OTHERWISE NOTED
- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)



KEYMAP
SCALE: 1"=400'



NO.	REVISIONS	DATE

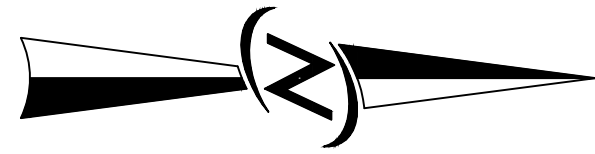
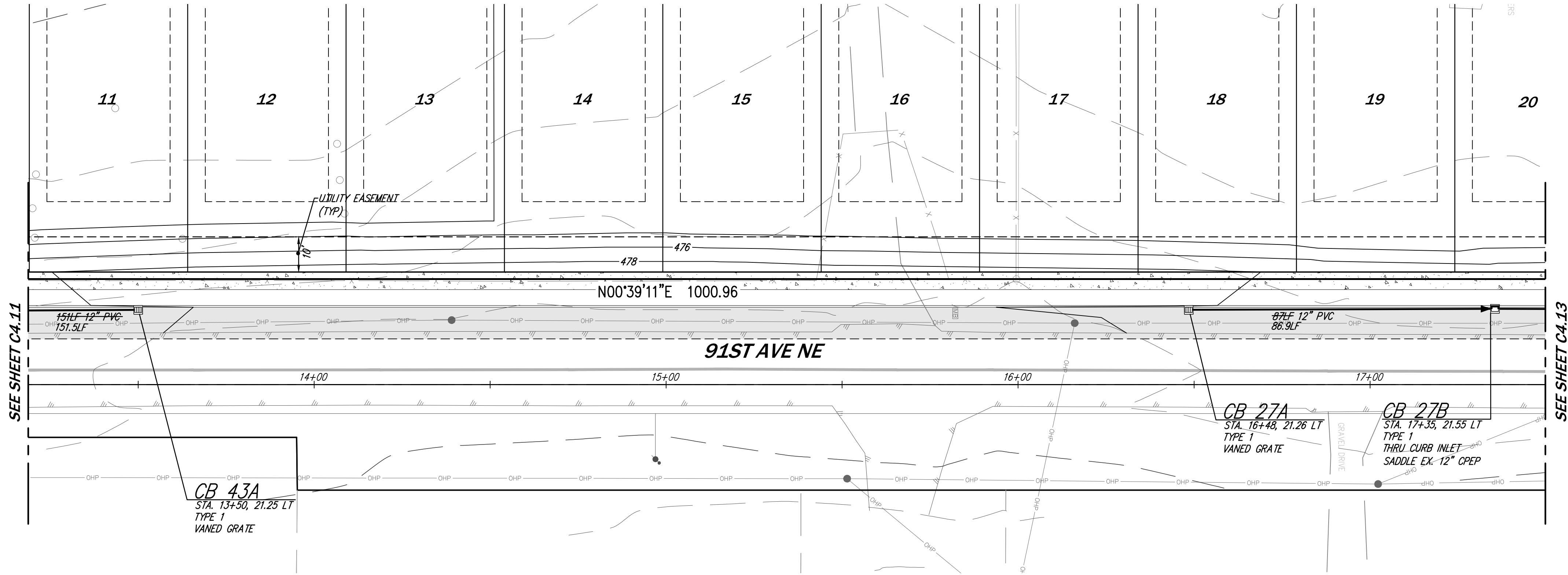
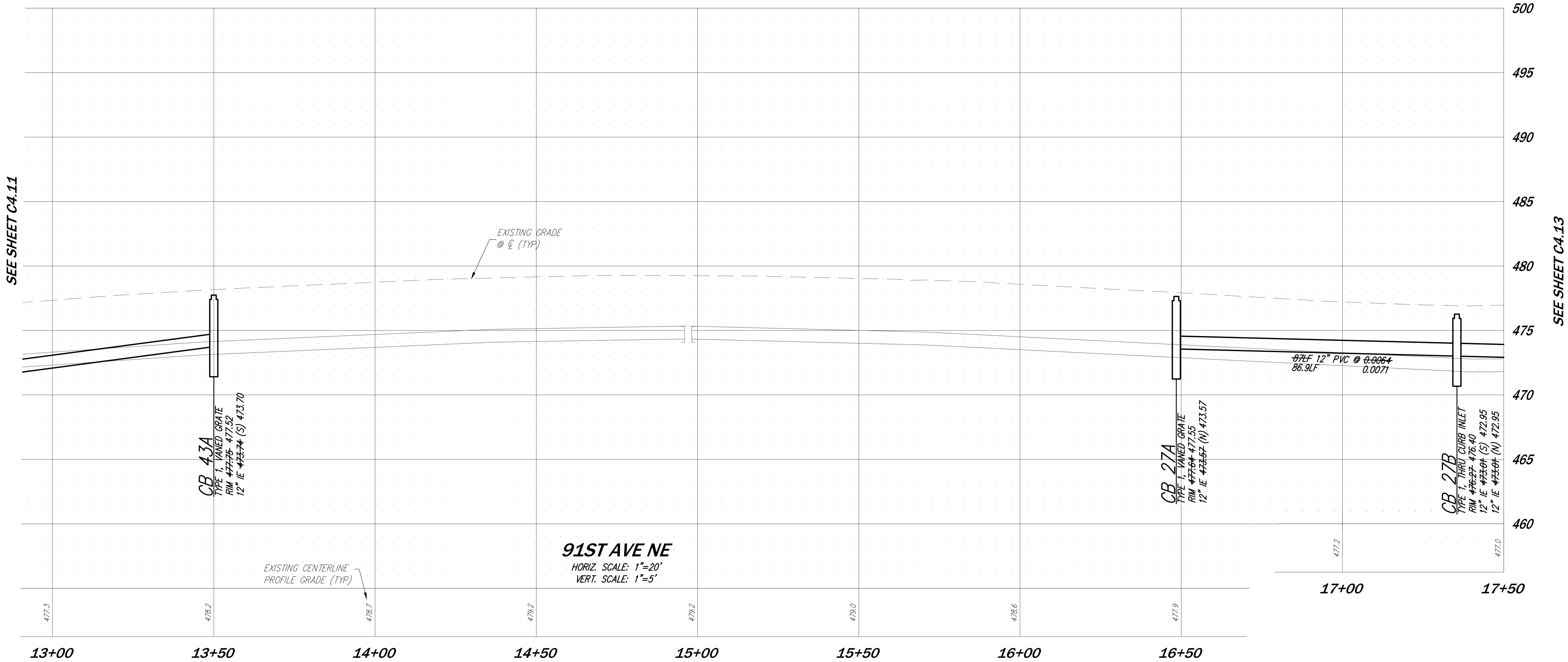


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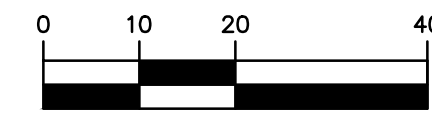
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DESIGN
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ROAD AND STORM PLAN & PROFILES
GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
PROJECT MANAGER	DAVID E. CAYTON, P.E.
SHEET	OF
C4.11	34
PROJECT NUMBER	13024L



SCALE: 1" = 20'

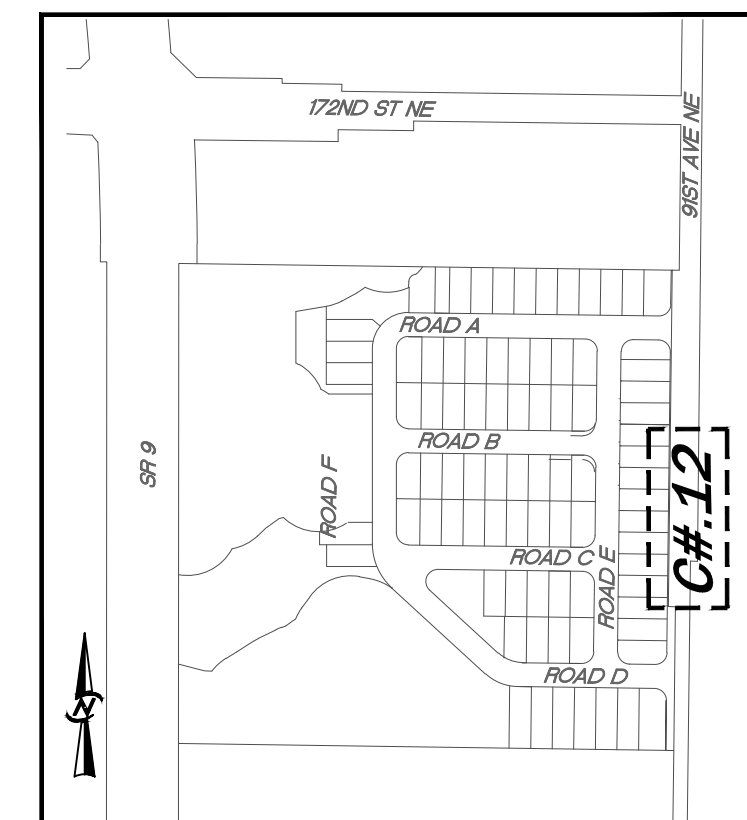


NOTES

- CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT, SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.

LEGEND

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- WATER LINE PER PLANS (TYP)



ROAD AND STORM PLAN & PROFILES

GREGORY PARK

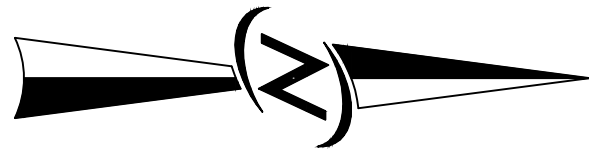
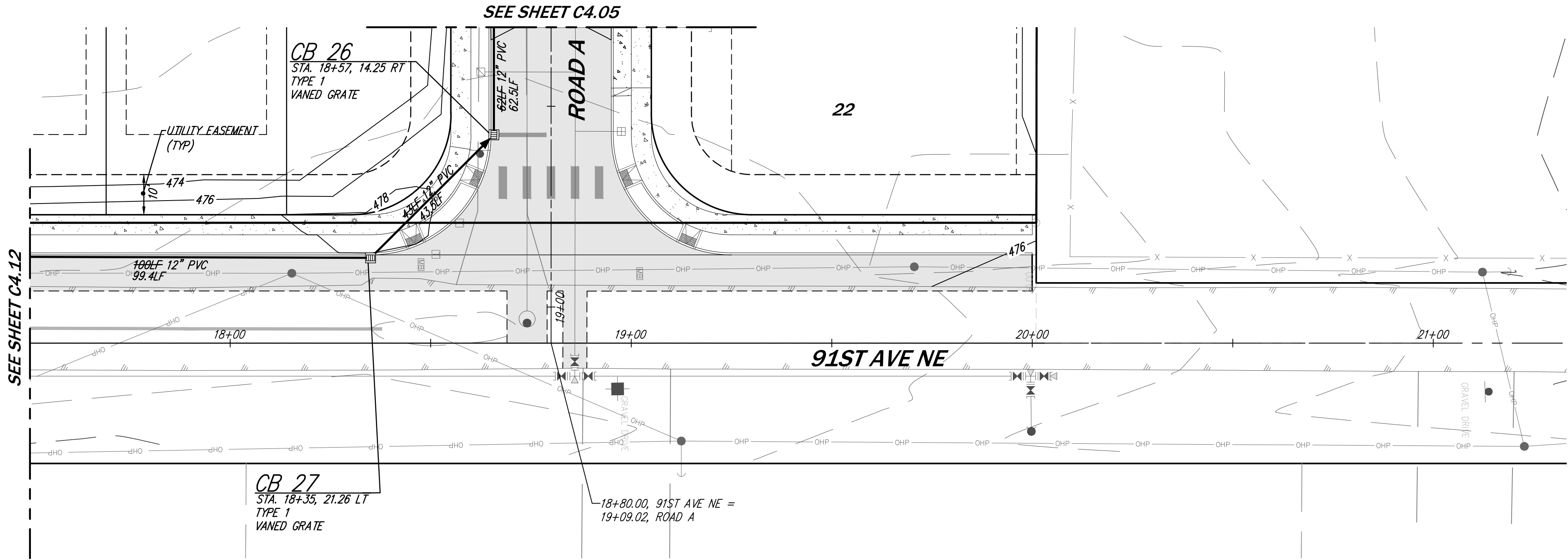
L.G.I. HOMES

1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
PROJECT MANAGER	DAVID E. CAYTON, P.E.

SHEET	OF
C4.12	34
PROJECT NUMBER	13024L

AS-BUILTS



SCALE: 1" = 20'

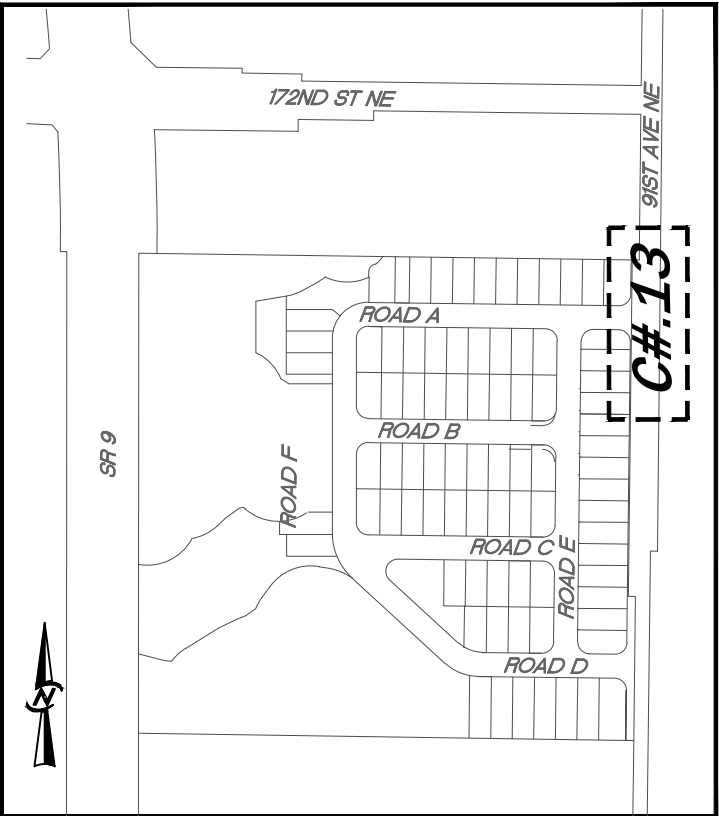


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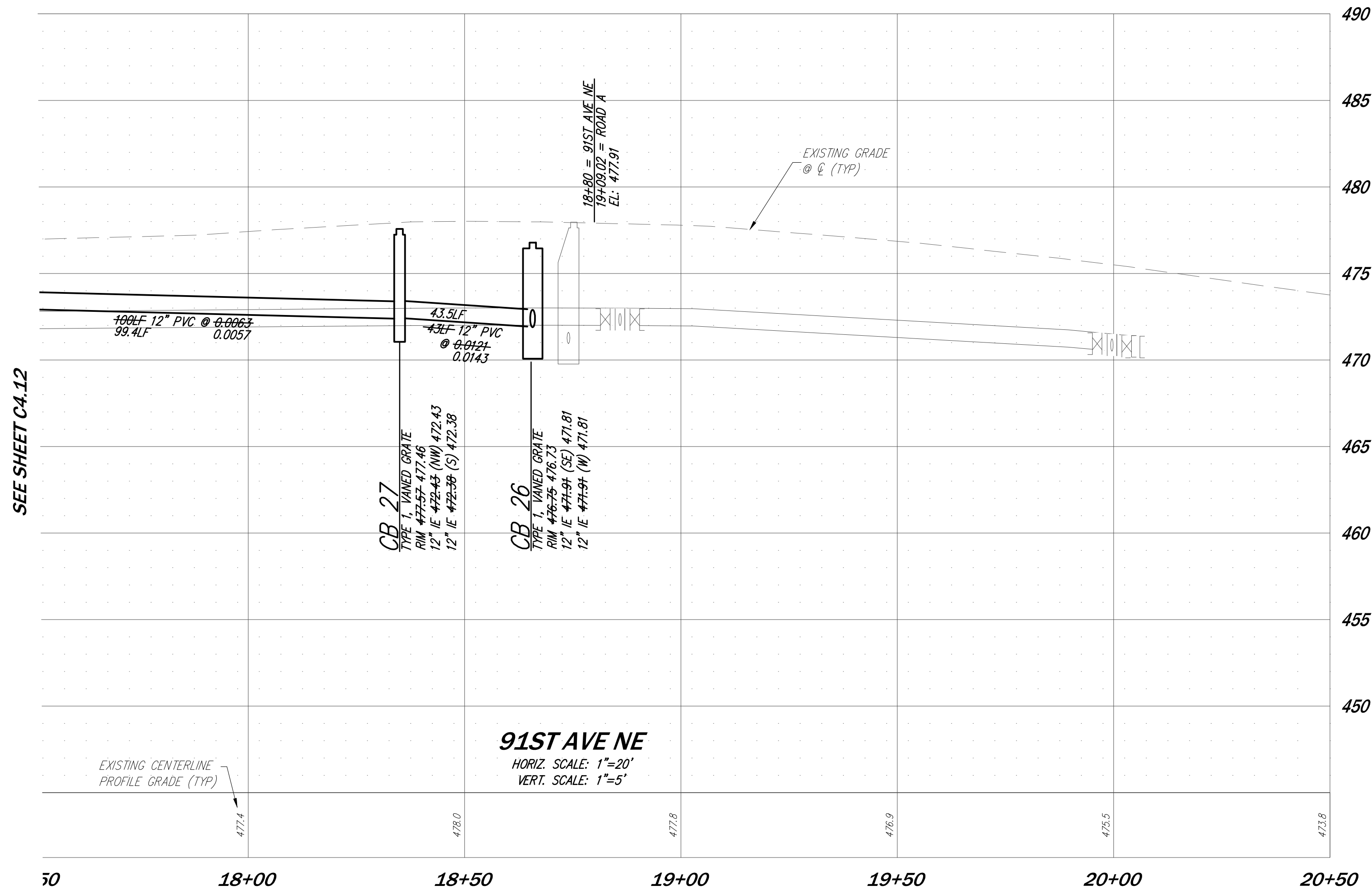
1. CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT. SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.

LEGEND

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- WATER LINE PER PLANS (TYP)

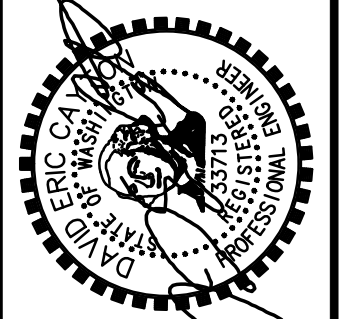


KEYMAP
SCALE: 1"=400'



AS-BUILTS

NO.	REVISIONS	DATE



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ROAD AND STORM PLAN & PROFILES

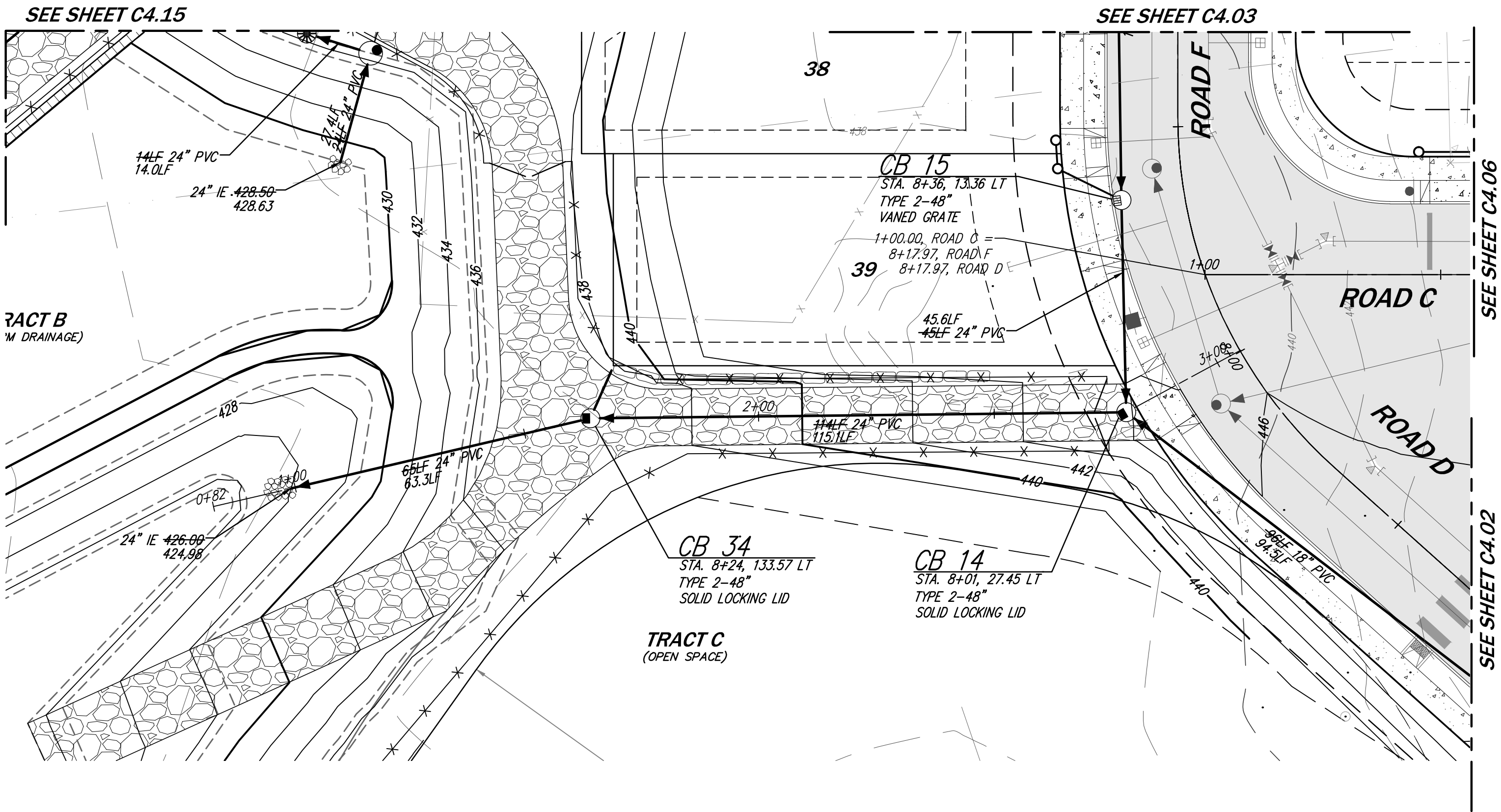
GREGORY PARK

L.G.I. HOMES

1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
	DAVID E. CAYTON, P.E.
	PROJECT MANAGER

SHEET	OF
C4.13	34
PROJECT NUMBER	13024L

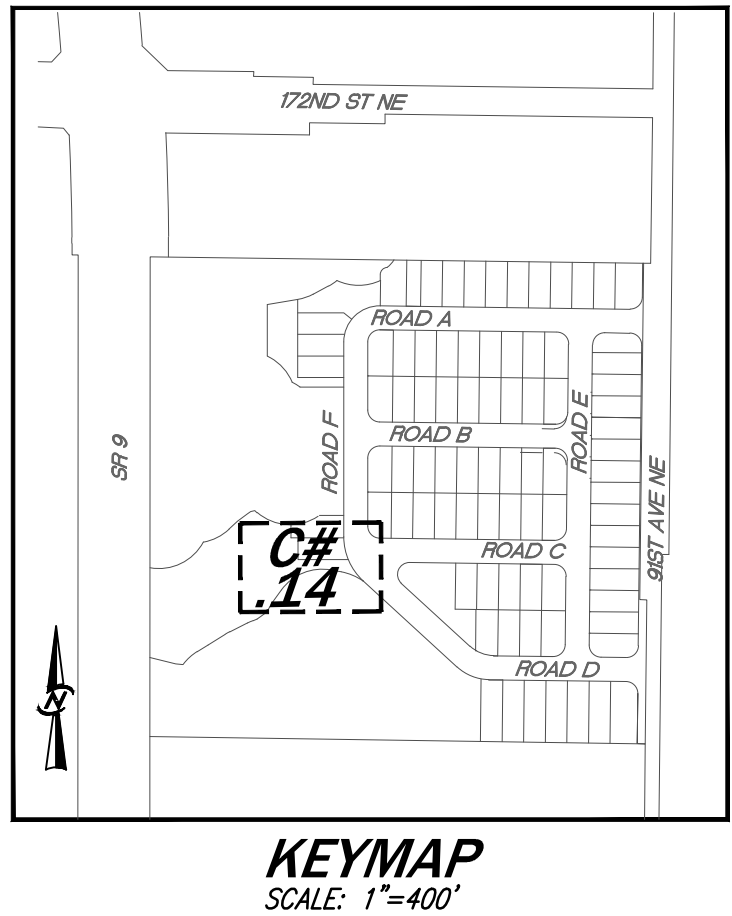
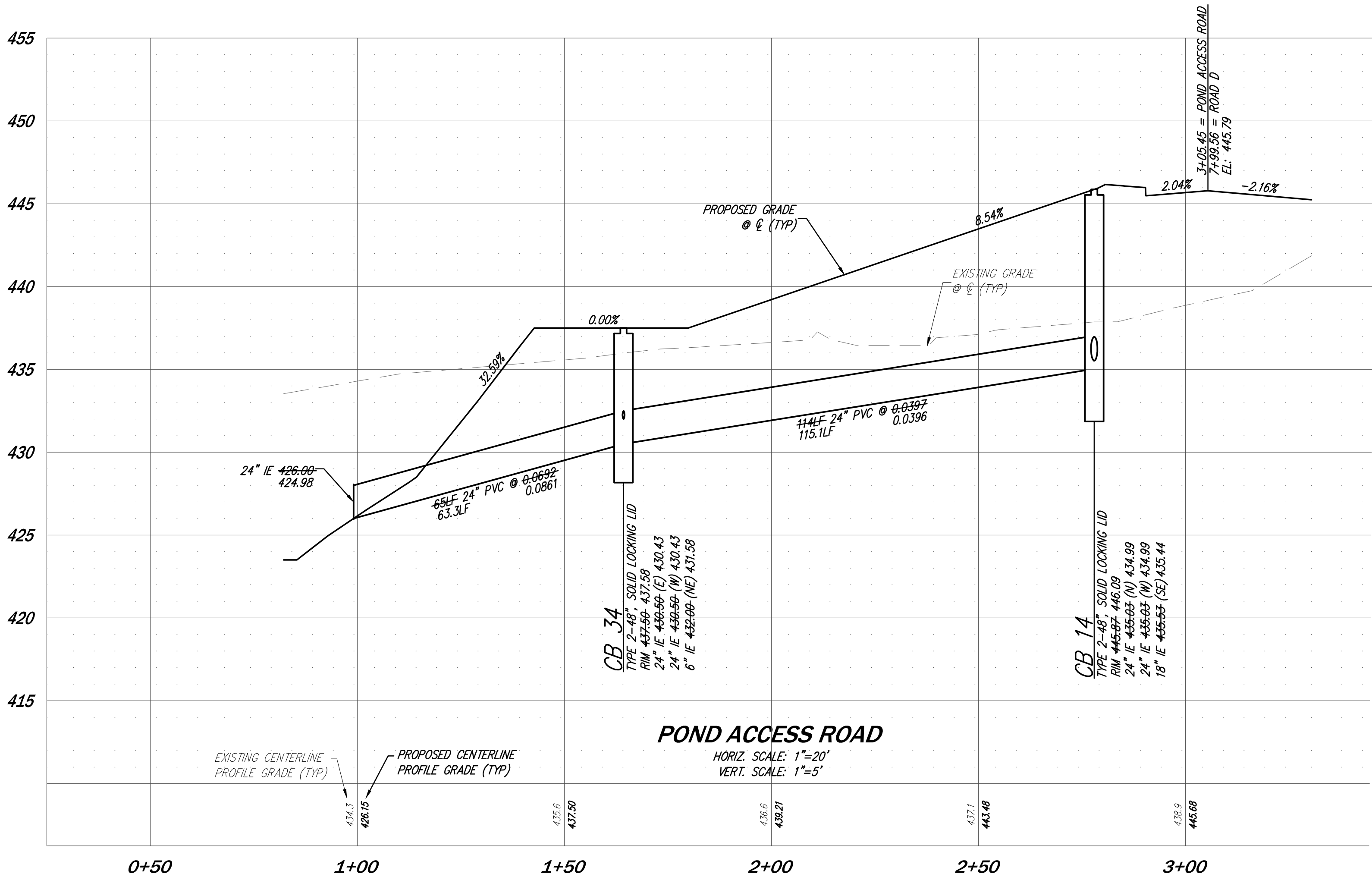


NOTES

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LEGEND

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- SEWER MANHOLE PER PLANS (TYP)
- WATER LINE PER PLANS (TYP)



DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	PRESTON J. LONGONI, E.I.T.	LISA S. JOHNSON	DAVID E. CAYTON, P.E.	DAVID E. CAYTON, P.E.
SHEET	OF	PROJECT NUMBER		
C4.14	34	13024L		

ROAD AND STORM PLAN & PROFILES

GREGORY PARK

L.G.I. HOMES

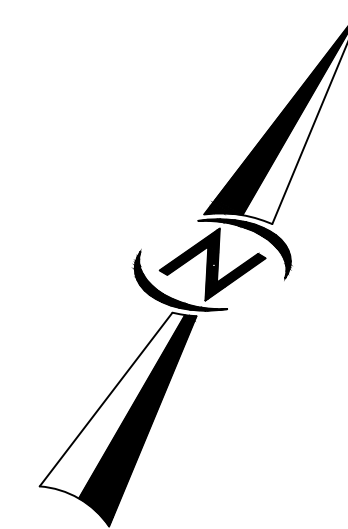
1450 LAKE ROBBINS DRIVE

THE WOODLANDS, TX 77380

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12-29-2016



1. CENTERLINE STATIONING SHOWN IS CENTERLINE OF PAVEMENT, SEE SHEET C1.01, C1.06 & C1.07 FOR RIGHT-OF-WAY CENTERLINE GEOMETRY AND SURVEY CONTROL.

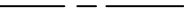
• 476.40

SPOT ELEVATION

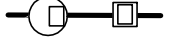
 GRAVEL

 ASPHALT PAVEMENT

 CONCRETE DRIVEWAY
APRON

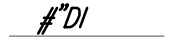
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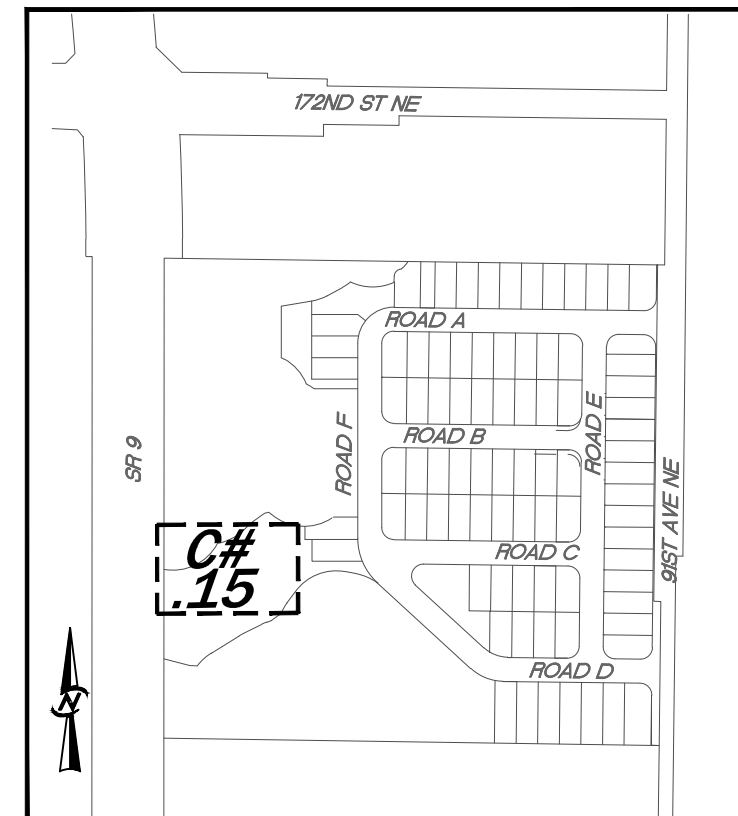
 STORM SERVICE AND CLEANOUT

 CATCH BASIN PER PLANS (TYP)

 6" PVC SIDE SEWER STUB PER CITY OF
ALABAMA STANDARD DETAIL SS-090
UNLESS OTHERWISE NOTED

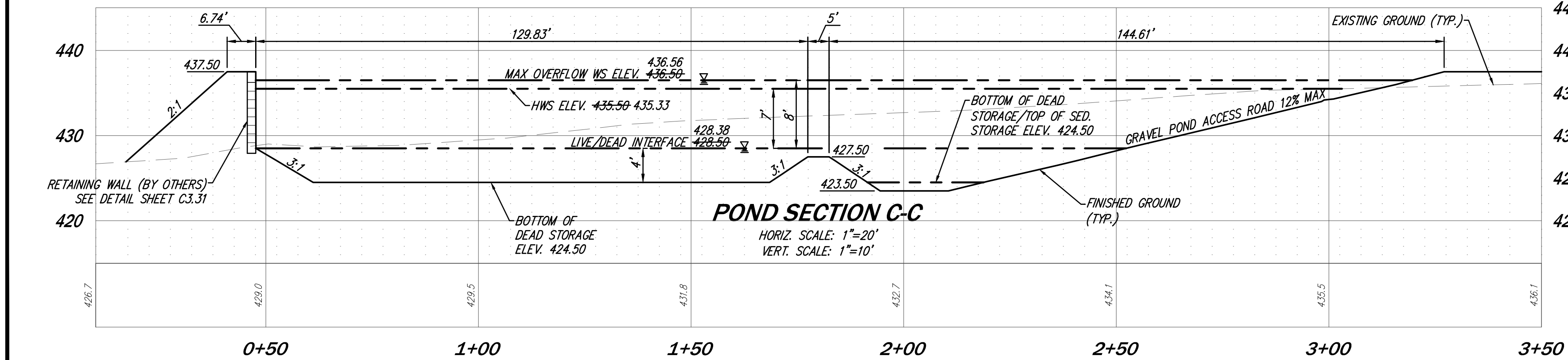
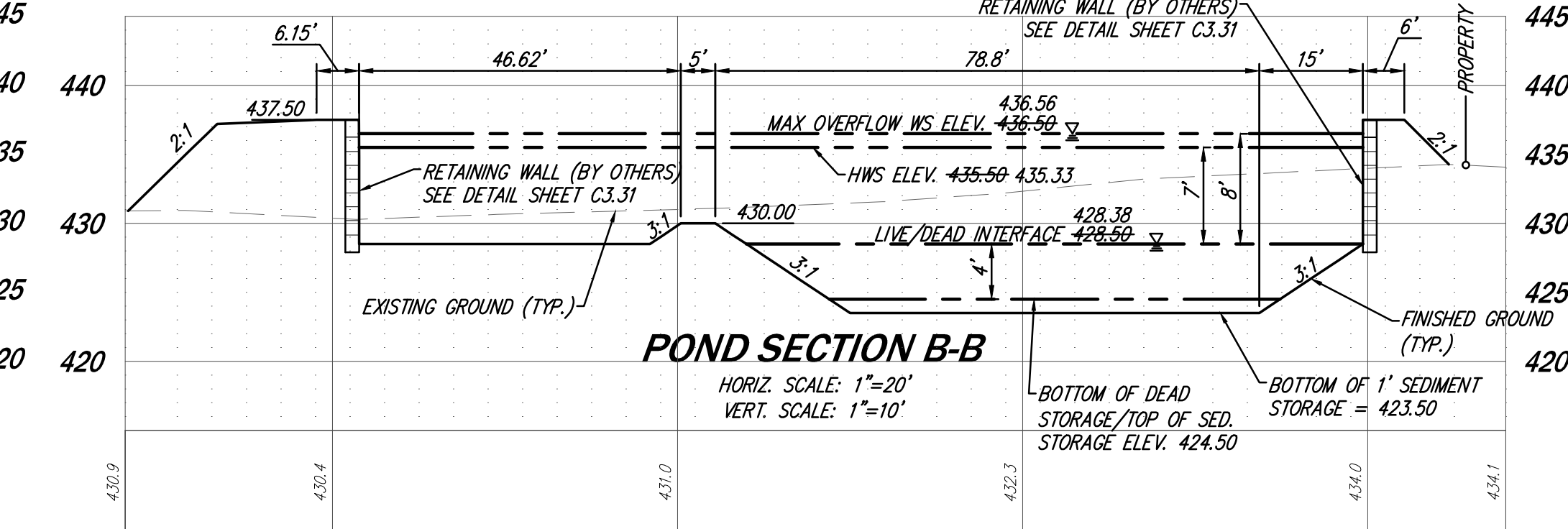
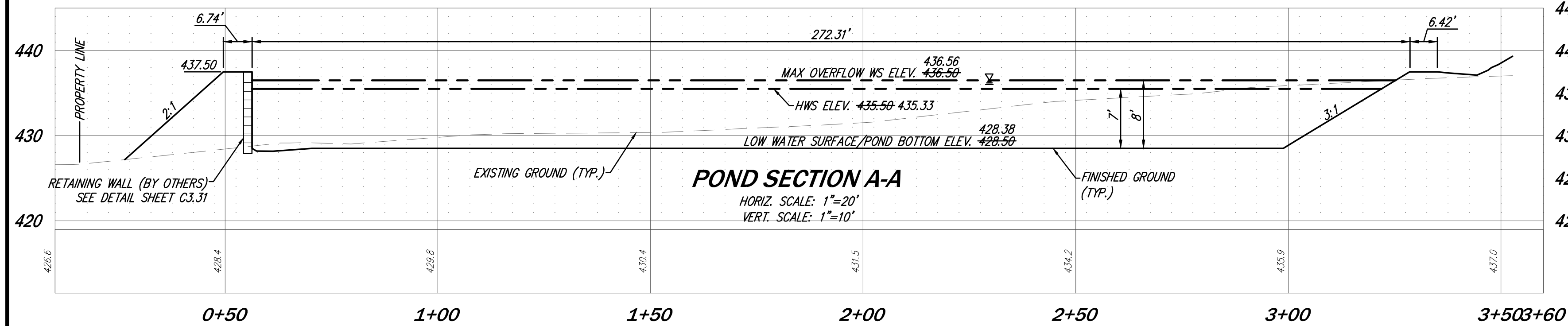
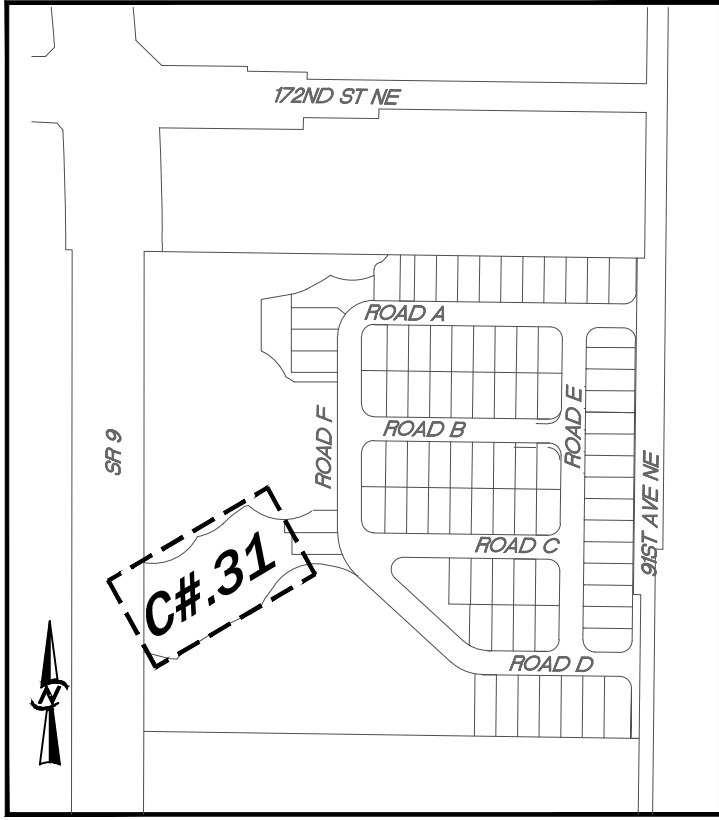
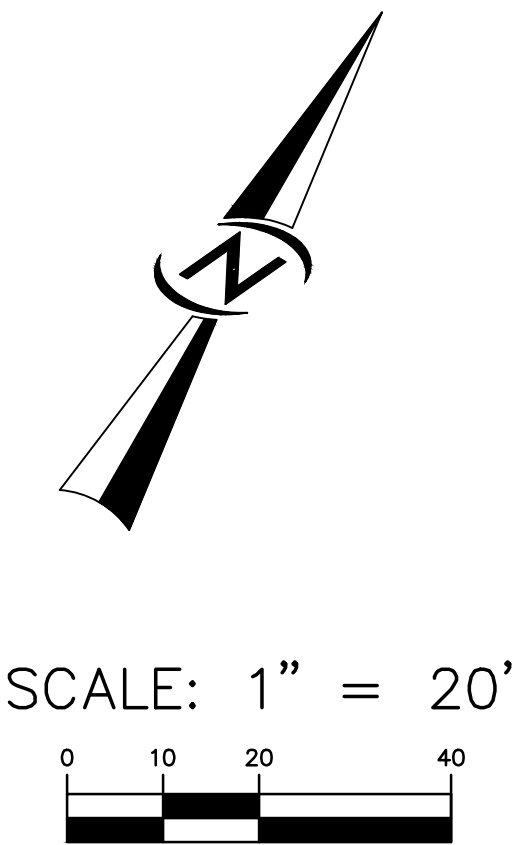
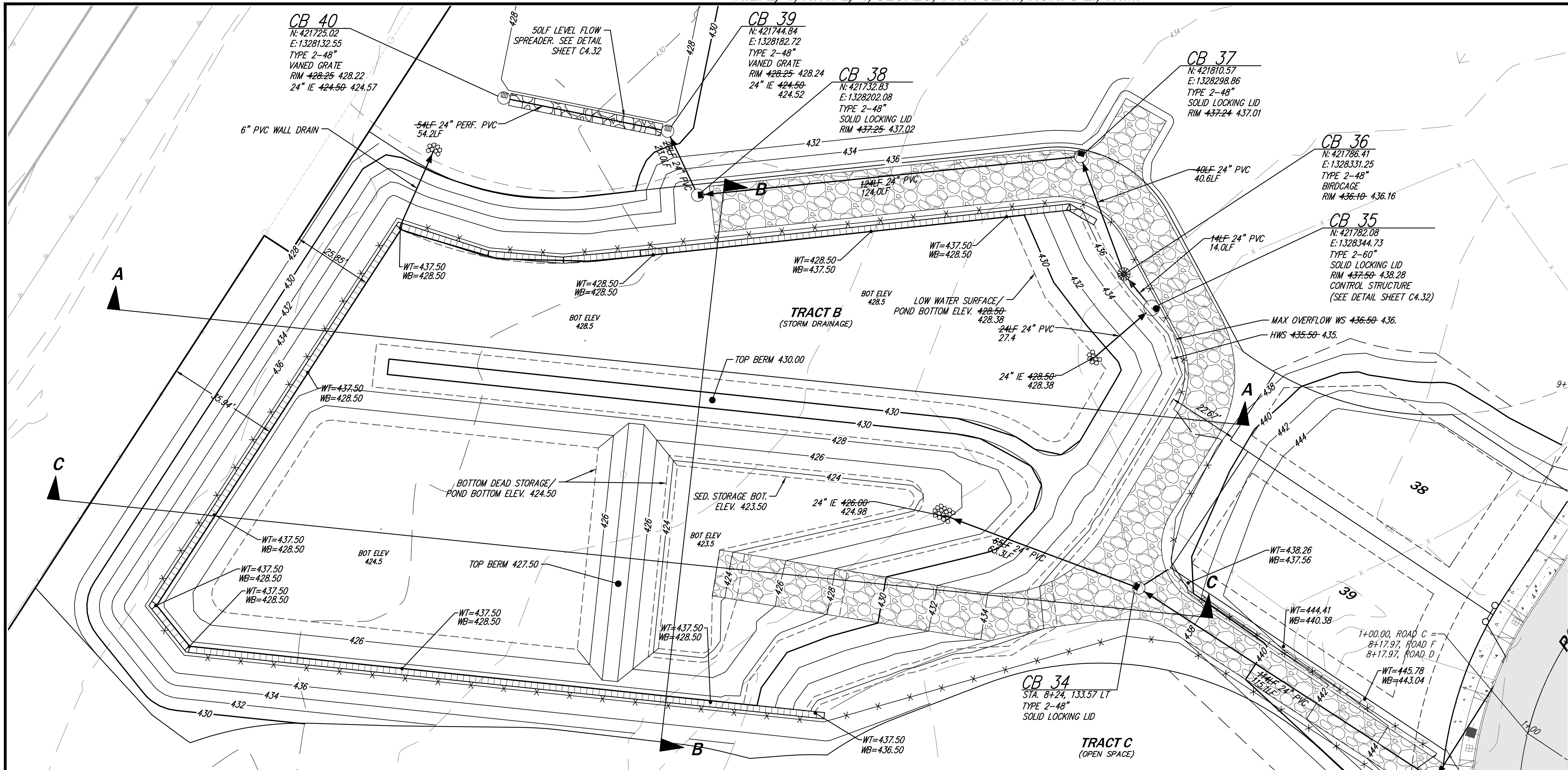
 SEWER MANHOLE PER PLANS (TYP)

 WATER LINE PER PLANS (TYP)



KEYMAP
SCALE: 1"=400'

N.E. 1/4, N.W. 1/4, SEC. 25, TWP. 31 N., RGN. 5 E., W.M.



DETENTION POND VOLUME SUMMARY			
	REQUIRED	DESIGNED	AS-BUILT
LIVE STORAGE	246,828 CF	247,807 CF	247,725 CF
WATER QUALITY STORAGE	57,917 CF	59,015 CF	58,750 CF

DATE	
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
PROJECT MANAGER	DAVID E. CAYTON, P.E.

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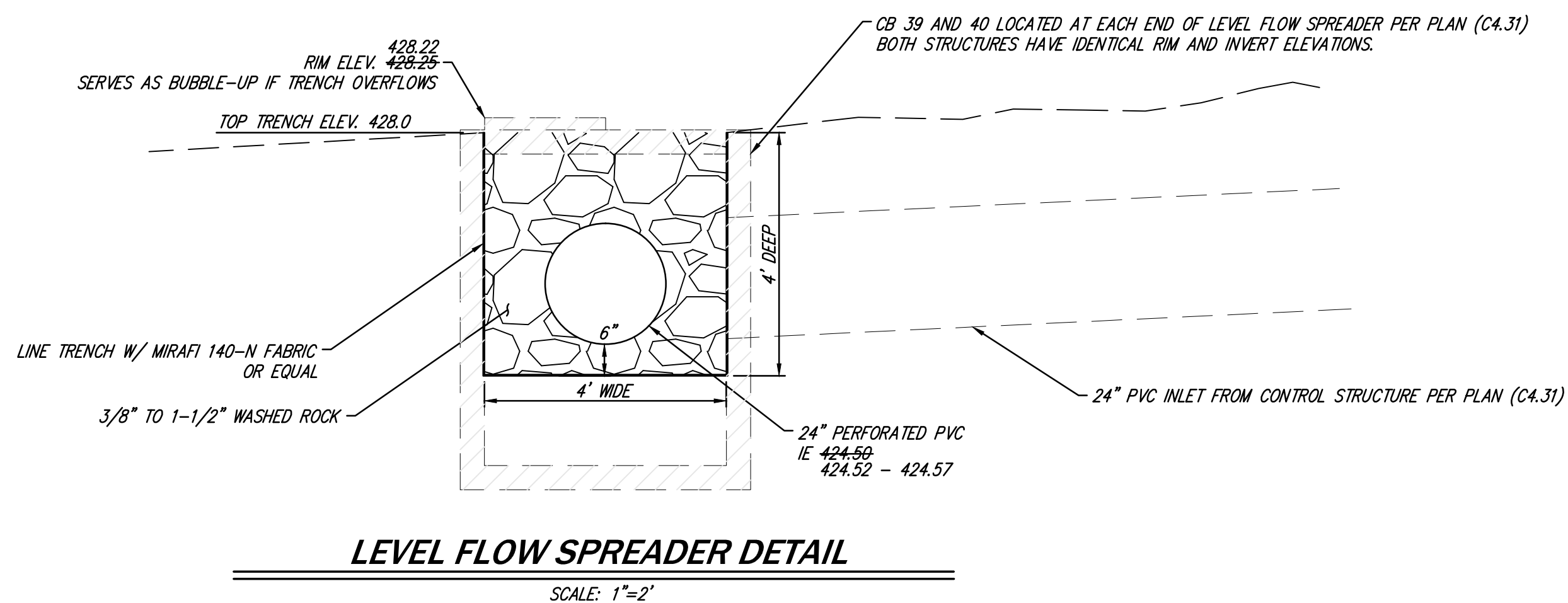
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DETENTION POND PLAN & SECTIONS
GREGORY PARK
L.G.I. HOMES
1450 LAKE ROBBINS DRIVE
THE WOODLANDS, TX 77380

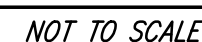
DATE	DECEMBER 2016
DESIGNED	PRESTON J. LONGONI, E.I.T.
DRAWN	LISA S. JOHNSON
APPROVED	DAVID E. CAYTON, P.E.
PROJECT MANAGER	DAVID E. CAYTON, P.E.

SHEET	C4.31	OF	34
PROJECT NUMBER			
13024L			

AS-BUILTS



NO SCALE



1. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCHBASIN TYPE 2 54" MINIMUM DIAMETER.
2. THE RESTRICTOR/SEPARATOR AND PIPE SUPPORTS SHALL BE OF THE SAME MATERIAL AND SHALL BE FABRICATED FROM 0.060" ALUMINUM OR 0.064" ALUMINIZED OR 0.064" GALVANIZED STEEL. IN ACCORDANCE WITH AASHTO M 35, M 196, M197 AND M274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
3. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE OR GROUDED INTO THE BELL OF CONCRETE PIPE.
4. THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE WITH A 8" MINIMUM SIZE.
5. FRAME AND LADDER OR STEPS TO BE OFFSET SO THAT (1) CLEANOUT GATE IS VISIBLE FROM TOP, (2) CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE, (3) FRAME IS CLEAR OF CURB (IF ANY EXIST).
6. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE. SIZE OF ELBOWS TO BE DETERMINED BY THE ENGINEER.
7. CLEANOUT GATE/SHEAR GATE :
ALUMINUM ALLOY PER ASTM B26-ZG32A OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED.
LIFT HANDLE EITHER SOLID OR TUBING WITH ADJUSTABLE HOOK AS REQUIRED.
NEOPRENE RUBBER GASKETS REQUIRED BETWEEN FLANGES.

	APPROVED BY:	L. OLIVE	DEPARTMENT OF PUBLIC WORKS	STANDARD DETAIL NUMBER
	DATE	07/31/2008	STANDARD DETAIL	
	REF. STATE SPEC		TYPICAL FLOW RESTRICTOR INSTALLATION	
				SD-150



ALTERNATES ARE ACCEPTABLE PROVIDED MATERIAL SPECIFICATIONS ARE MET AND FLANGE BOLT PATTERN MATCHES.

	APPROVED BY:	L. GAYE	DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL SHEAR GATE ASSEMBLY	STANDARD DETAIL NUMBER
	DATE	07/31/2008		SD-160
	REV	STAN SPEC		