SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

CONSTRUCTION PLANS FOR MAGNOLIA MEADOWS

AS-BUILT PLANS FOR PHASE I & II

GENERAL NOTES

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, MOST RECENT EDITION, EXCEPT WHERE MODIFIED BY THE LATEST EDITION OF THE CITY OF 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.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT (360) 403-3500 MUST BE CONTACTED FOR A PRECONSTRUCTION MEETING.
5. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES WHICH MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR THEIR REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS.
6. ALL MATERIALS SHALL BE NEW AND UNDAMAGED, OF AN APPROVED BRAND, WITH REPLACEMENT AND REPAIR PARTS READILY AVAILABLE FROM THE ARLINGTON/ EVERETT/SEATTLE AREA.
7. ALL MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
8. ALL PUBLIC WATER, SEWER, AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES 10 FOOT WIDE UTILITY EASEMENTS GRANTED TO THE CITY.
9. AS-BUILT PLANS SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS, SUBDIVISIONS, AND ANY OTHER CONSTRUCTION RELATING TO THE CITY OF ARLINGTON STREETS, DRAINAGE, AND UTILITY SYSTEMS.

UTILITY EASEMENTS

THESE UTILITY EASEMENTS HAVE BEEN RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PROPERTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES, TOGETHER WITH THE OTHER NECESSARY FACILITIES AND EQUIPMENT, FOR THE PURPOSE OF SERVING THIS AND OTHER PROPERTY WITH UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALL UTILITY LINES SHALL BE PLACED UNDERGROUND. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. THESE EASEMENTS SHALL PRECLUDE GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, AND ANY OTHER THING; EXCEPT UTILITY FACILITIES.

NPDES SWPPP NOTE

STORMWATER GENERAL PERMIT- S03-005711

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

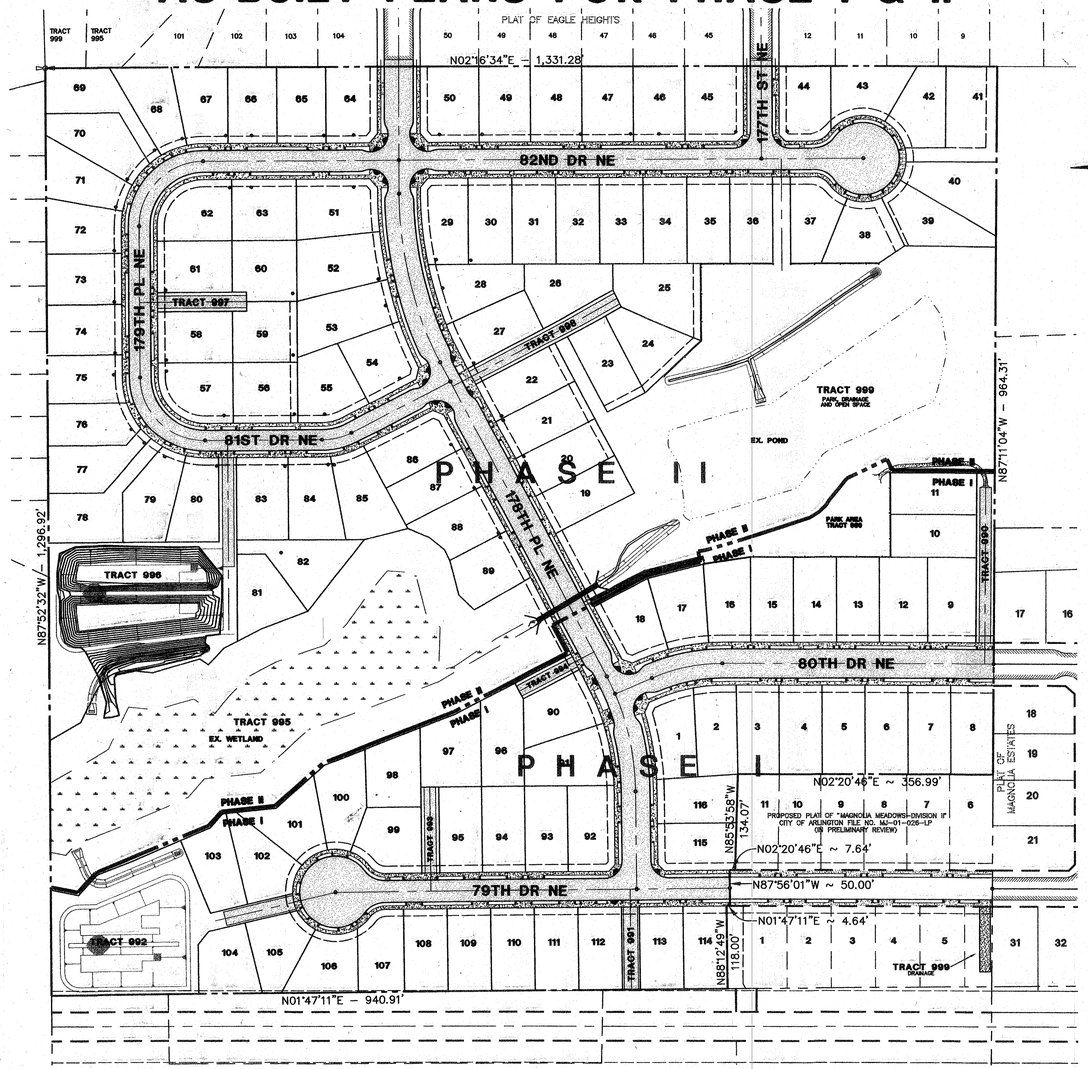
CONSTRUCTION SEQUENCE AND SCHEDULE

REFER TO THE APPROVED EARLY GRADING PLANS FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS

1. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH CITY OF ARLINGTON ENGINEERING DIVISION (360) 403-3500.
2. INSTALL STORM DRAIN AND UTILITIES. INSTALL INLET PROTECTION. REMOVE EXISTING SEDIMENT POND (LOT 9) AFTER STORM DRAIN FROM MAGNOLIA ESTATES HAS BEEN CONNECTED TO THE PROPOSED STORM DRAIN IN MAGNOLIA MEADOWS.
3. FINISH GRADE.
4. INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK.
5. AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT TRAPS.
6. REMOVE REMAINING TEMPORARY EROSION CONTROL FACILITIES. STABILIZE ALL REMAINING DISTURBED AREAS.

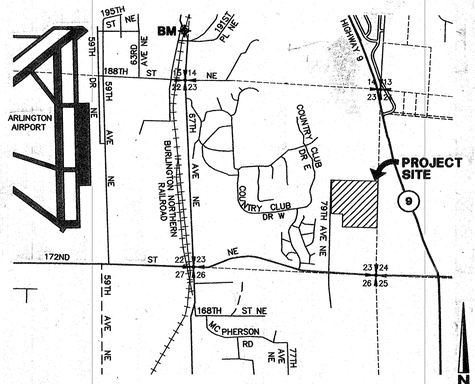
SHEET INDEX NOTE: SEE EARLY GRADING PLANS - FOR GRADING AND T.E.S.C.

SHEET 1	COVER SHEET	SHEET 12	DETENTION POND NO. 1 PLAN AND DETAILS
SHEET 2	ROAD AND STORM DRAINAGE PLAN	SHEET 13	DETENTION POND NO. 1 OUTFALL PROFILE, SECTIONS AND DETAILS
SHEET 3	ROAD AND STORM DRAINAGE PLAN	SHEET 14	DETENTION POND NO. 2 PLAN AND DETAILS
SHEET 4	ROAD AND STORM DRAINAGE PROFILE 178TH PL NE	SHEET 15	DETENTION POND NO. 2 OUTFALL PROFILE, SECTIONS AND DETAILS
SHEET 5	ROAD AND STORM DRAINAGE PROFILES 79TH DR NE, 80TH DR NE AND TRACT 990	SHEET 16	DETENTION POND NO. 3 PLAN
SHEET 6	ROAD AND STORM DRAINAGE PROFILE 81ST DR NE, 179TH PL NE & 82ND DR NE	SHEET 17	DETENTION POND NO. 3 PROFILE AND DETAILS
SHEET 7	ROAD AND STORM DRAINAGE PROFILES 82ND DR NE, 177TH ST NE, TRACTS 991, 993 AND 994	SHEET 18	LANDSCAPE PLAN
SHEET 8	ROAD AND STORM DRAINAGE PROFILES TRACTS 996, 997, 998, 999 EX. POND TO CB 35	SHEET 19	LANDSCAPE PLAN
SHEET 9	ROAD AND STORM DRAINAGE NOTES AND DETAILS	SHEET 20	LANDSCAPE PLAN
SHEET 10	CURB RETURN DETAILS	SHEET 21	CHANNELIZATION PLAN AND SIGNAGE PLAN
SHEET 11	CURB RETURN DETAILS		



SITE PLAN

SCALE: 1" = 100'



VICINITY MAP

SCALE: 1"=2000'

JAMES A. KRESSE — STATE OF WASHINGTON — 31107 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 3/17/2008

AS-BUILT REVIEW

LEGAL DESCRIPTION

PARCEL A:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; EXCEPT COUNTY ROAD; AND EXCEPT THAT PORTION, IF ANY, LYING EAST OF COUNTY ROAD AND WEST OF WEST LINE OF REAL ESTATE UNDER SEARCH; SUBJECT TO AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF SNOHOMISH COUNTY PURSUANT TO AN ORDER TO QUIET TITLE ENTERED UNDER SNOHOMISH COUNTY CAUSE NO. 87-2-02107-4; ALL IN SNOHOMISH COUNTY, STATE OF WASHINGTON.

PARCEL C:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TAX ACCOUNT NUMBERS

310523-004-001-00
310523-004-002-00
310523-004-003-00
310523-004-004-00

ENGINEER

HIGA BURKHOLDER ASSOCIATES L.L.C.
1721 HEWITT AVE., SUITE 401
EVERETT, WA. 98201
(425) 252-2826
(425) 252-9551 FAX

APPLICANT/OWNER

JOHN LAKHANI
8115 BROADWAY SUITE 204
EVERETT, WA 98203
(206) 972-2786 OR
(425) 438-1811

SURVEYOR

METRON AND ASSOCIATES, INC.
307 N. OLYMPIC AVE. SUITE 205
ARLINGTON, WA 98223
(360) 435-3777
(360) 435-4822 FAX

AS-BUILT DRAWINGS

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

1/31/07
BY: PROJECT ENGINEER/SURVEYOR DATE

HBA DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SURVEYOR, THE CITY OR OTHER SOURCES. HBA DOES TAKE RESPONSIBILITY FOR THE ACCURACY OF THE TRANSCRIPTION OF THE DATA PRODUCED BY OTHERS FOR THE PREPARATION OF THESE ASBUILT PLANS.

THIS AS-BUILT APPROVAL IS VALID FOR DIVISION I, PHASE I & II

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVE. N.E. AND THE BNSF RAILROAD, AS SHOWN ON THE VICINITY MAP ABOVE. ELEV. = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET 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. ACKNOWLEDGEMENT 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

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCILL — STATE OF WASHINGTON — 20981 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 8/27/2006

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

DATE	REVISIONS	BY
03/27/06	ADD NOTE PER CITY COMMENT	RLM
04/04/06	EDIT NOTE PER CITY COMMENT	RLM
04/06/06	EDIT TRACT NO. PER CITY COMMENT	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

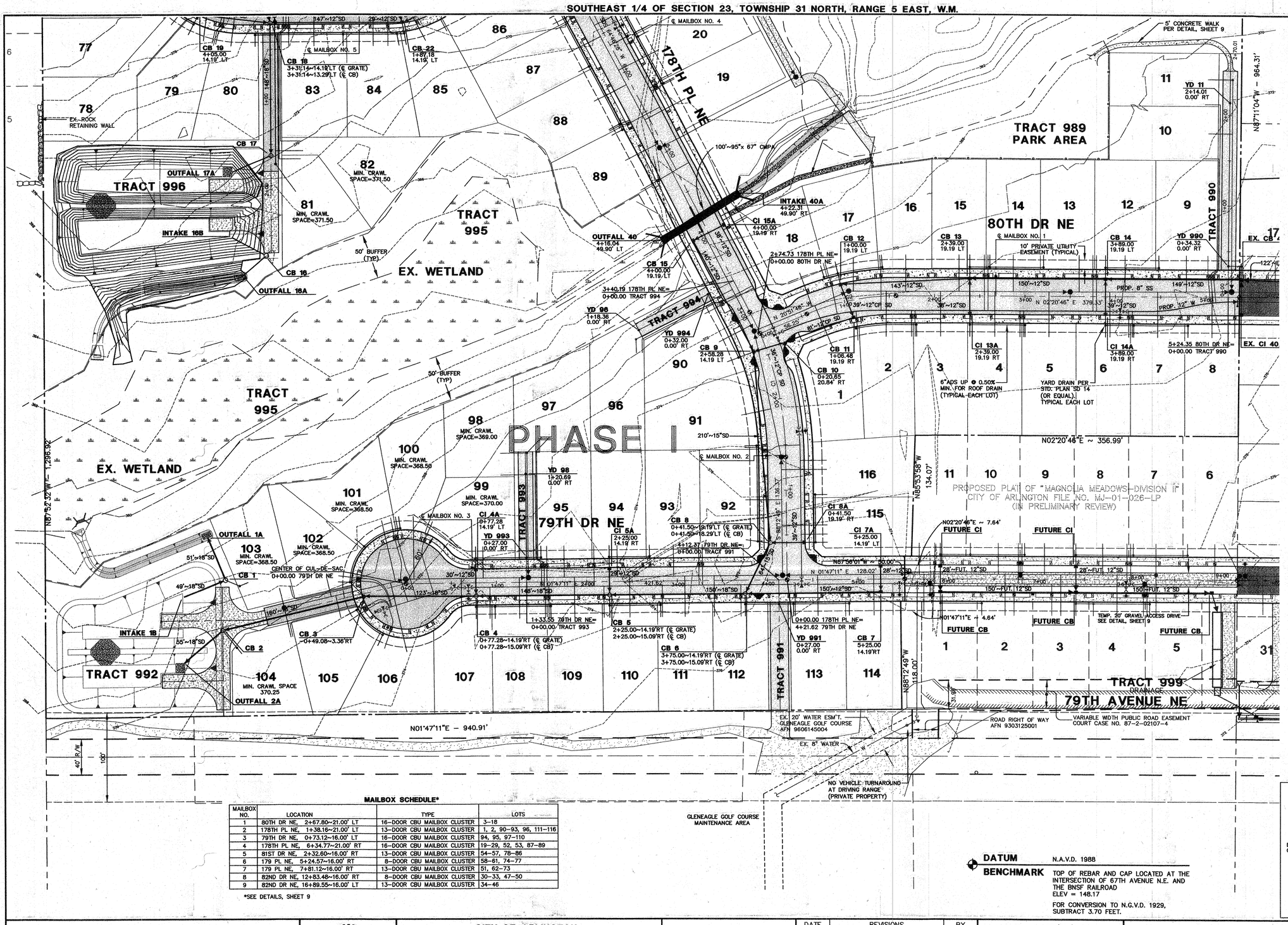
CONSTRUCTION PLANS MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
COVER SHEET

JOB NO. 1623
1 / 21

XREF: LAKMMCDWG

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



MAILBOX SCHEDULE*

MAILBOX NO.	LOCATION	TYPE	LOTS
1	80TH DR NE, 2+67.80~21.00' LT	16-DOOR CBU MAILBOX CLUSTER	3-18
2	178TH PL NE, 1+38.16~21.00' LT	13-DOOR CBU MAILBOX CLUSTER	1, 2, 90-93, 96, 111-116
3	79TH DR NE, 0+73.12~16.00' LT	16-DOOR CBU MAILBOX CLUSTER	94, 95, 97-110
4	178TH PL NE, 6+34.77~21.00' RT	16-DOOR CBU MAILBOX CLUSTER	19-29, 52, 53, 87-89
5	81ST DR NE, 2+32.60~16.00' RT	13-DOOR CBU MAILBOX CLUSTER	54-57, 78-86
6	179 PL NE, 5+24.57~16.00' RT	8-DOOR CBU MAILBOX CLUSTER	58-61, 74-77
7	179 PL NE, 7+81.12~16.00' RT	13-DOOR CBU MAILBOX CLUSTER	51, 62-73
8	82ND DR NE, 12+83.48~16.00' RT	8-DOOR CBU MAILBOX CLUSTER	30-33, 47-50
9	82ND DR NE, 16+89.55~16.00' LT	13-DOOR CBU MAILBOX CLUSTER	34-46

*SEE DETAILS, SHEET 9

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

LEGEND

- EX. TRAFFIC SIGN
- EX. WATER METER
- EX. MAILBOX
- EX. FIRE HYDRANT
- EX. TELEPHONE RISER
- EX. POWER POLE
- PROPOSED DOWNSPOUT
- EXISTING TELEPHONE CONDUIT
- EXISTING OVERHEAD POWER
- EXISTING WATER
- PROPERTY BOUNDARY
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

NOTE: ROOF DRAINS

ROOF DRAINS FOR LOTS 10-18, 81, 82, 88, 89, 96-98, AND 100-103 MAY DISCHARGE VIA DOWNSPOUTS AND SPLASH BLOCKS TO ADJACENT TRACTS. DRIVEWAYS FROM THESE LOTS MUST DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTES: 79TH AVENUE N.E.

1. 79TH AVENUE N.E. TO BE ABANDONED UPON COMPLETION OF 178TH PL NE AND 80TH DR NE WITH A CONNECTION TO EAGLE HEIGHTS.
2. THE EXISTING GRAVEL ENTRANCE TO THE GLENEAGLE GOLF COURSE MAINTENANCE AREA WILL BE RELOCATED TO TRACT 991 AND AREA ON LOT 114 WILL BE REMOVED AND THE DISTURBED AREAS RESTORED.

NOTE: MINIMUM CRAWL SPACE

THE ELEVATION FOR MINIMUM CRAWL SPACE IS THE MINIMUM REQUIRED FOR A CONNECTION FROM THE CRAWL SPACE DRAIN TO THE STORM DRAIN SYSTEM

NOTE: HORIZONTAL LOCATIONS

ALL STORM DRAINAGE STRUCTURES WERE BUILT AT THE SAME STATIONS AND OFFSETS AS INDICATED ON THE CONSTRUCTION PLANS.

JAMES A. KRISKOVICH — STATE OF WASHINGTON — 20081 REGISTERED PROFESSIONAL ENGINEER — 1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD
ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
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BRYANT O. MERCER — STATE OF WASHINGTON — 20981 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
04/04/06	EDIT PER CITY COMMENT PARK TRACT 989 FROM 999	RLM
10/10/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
ROAD AND STORM DRAINAGE PLAN

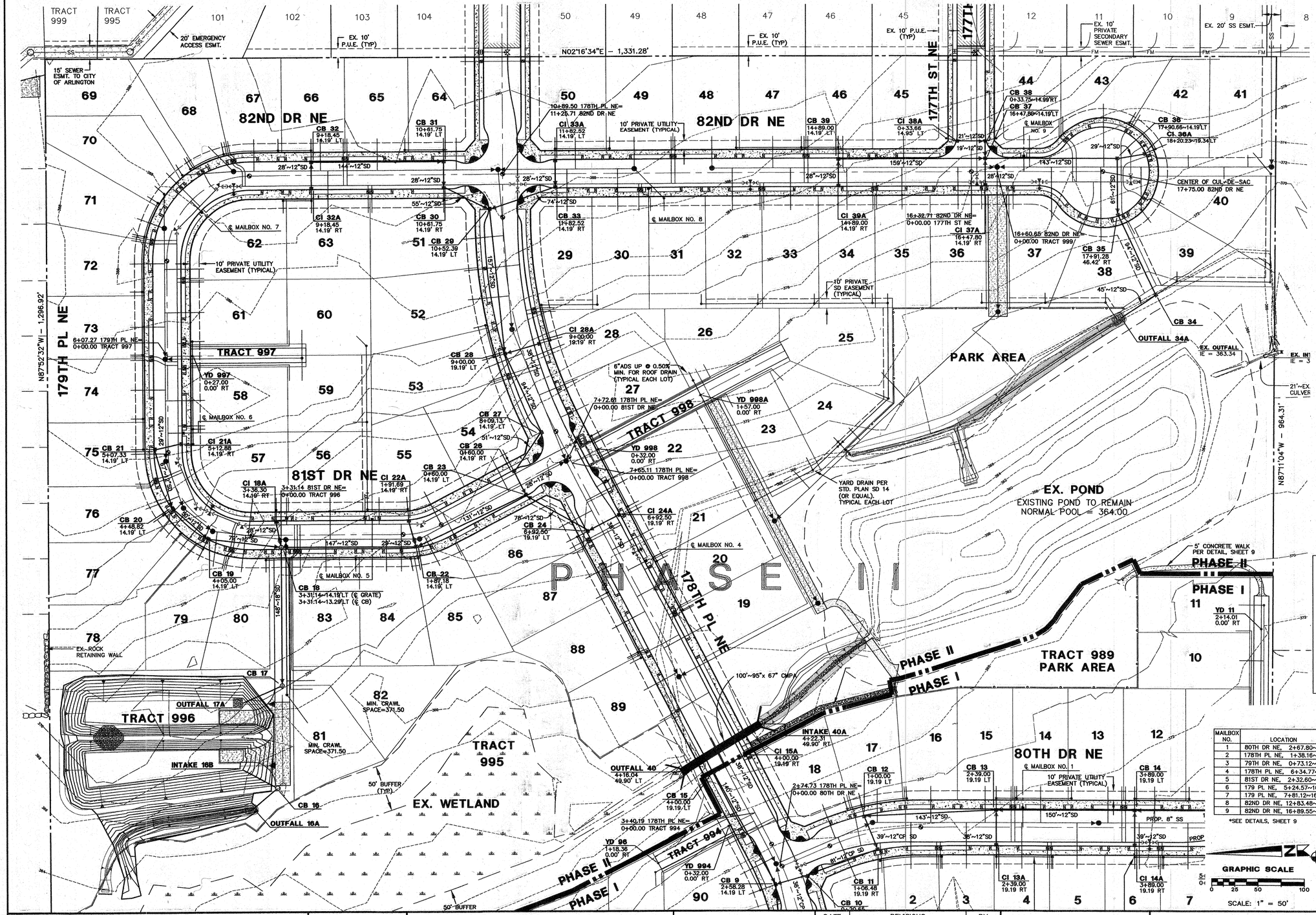
JOB NO. 1623

2 / 21

XREF: LAKMMCOVG

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



LEGEND

- EX. TRAFFIC SIGN
- EX. WATER METER
- EX. MAILBOX
- EX. FIRE HYDRANT
- EX. TELEPHONE RISER
- EX. POWER POLE
- PROPOSED DOWNSPOUT
- EXISTING TELEPHONE CONDUIT
- EXISTING OVERHEAD POWER
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- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

NOTE: ROOF DRAINS

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NOTE: MINIMUM CRAWL SPACE

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JAMES A. KRSKE — STATE OF WASHINGTON — 19091 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

MAILBOX SCHEDULE

MAILBOX NO.	LOCATION	TYPE	LOTS
1	80TH DR NE, 2+67.80~21.00' LT	16-DOOR CBU MAILBOX CLUSTER	3-18
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7	179 PL NE, 7+81.12~16.00' RT	13-DOOR CBU MAILBOX CLUSTER	51, 62-73
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9	82ND DR NE, 16+89.55~16.00' LT	13-DOOR CBU MAILBOX CLUSTER	34-46

*SEE DETAILS, SHEET 9

GRAPHIC SCALE 0 25 50 100 — SCALE: 1" = 50'

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
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BRYANT O. MERCIL — STATE OF WASHINGTON — 17991 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2008

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
04/07/06	EDIT TRACT NO. PER CITY COMMENTS	RLM
10/10/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

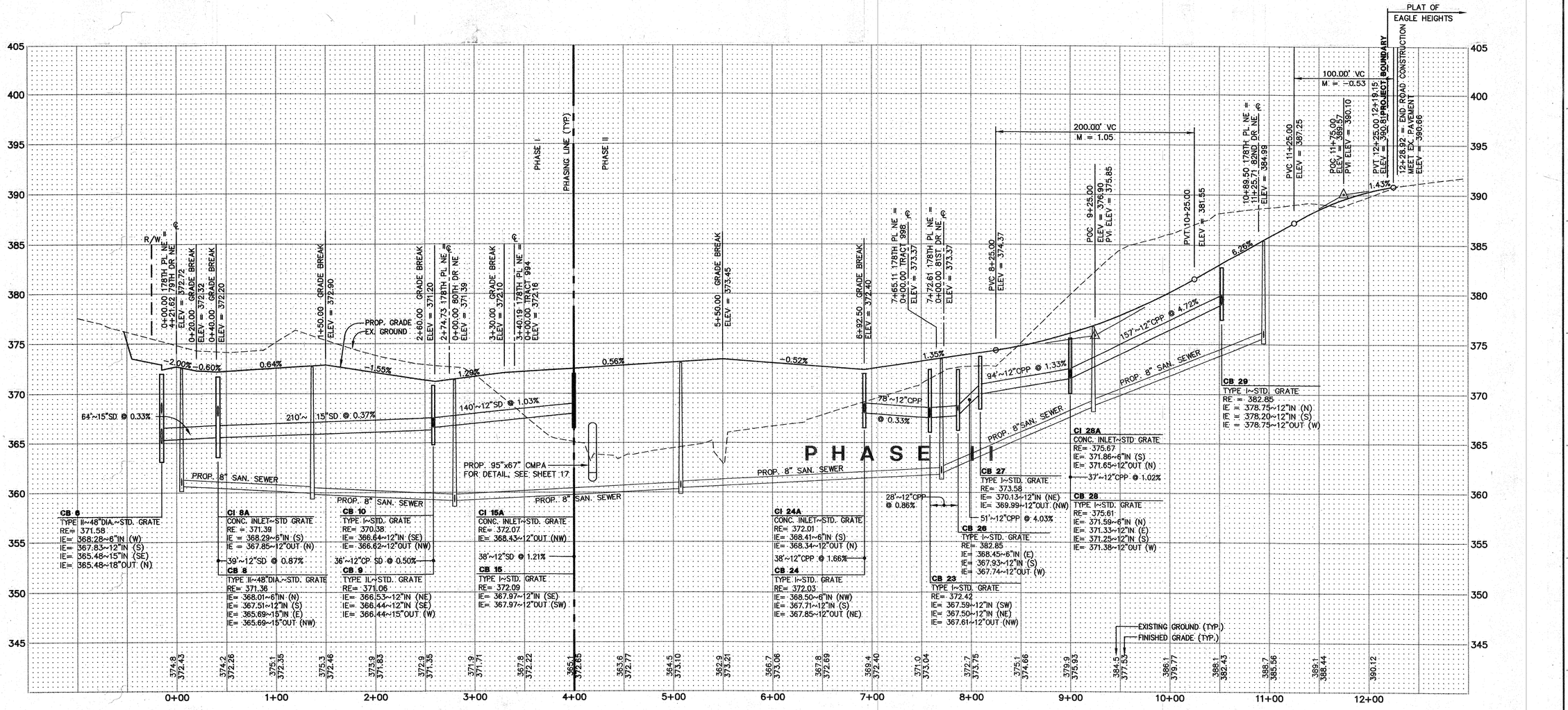
CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
ROAD AND STORM DRAINAGE PLAN

JOB NO. 1623

3/21

XREF: LAKMMC.DWG

H:\PROJECT FILES\ACTIVE\LAKMMC\dwg\AS-BUILT Ph II\1-17-06 CONST. MYLARS\LAKMMC03.dwg, 1/31/2007 1:15:08 PM, mmurdock, Copyright 2007 HBA Design Group, LLC



ROAD AND STORM DRAINAGE PROFILE - 178TH PL NE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

NOTE:
AS-BUILT ROAD CENTERLINE ELEVATIONS SHOWN ARE AT ROAD SUBGRADE AND WILL BE RAISED 3" (0.25 FEET) WHEN ROAD IS FINISHED.

JAMES A. KRESSER — STATE OF WASHINGTON — 15591 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

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1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCER — STATE OF WASHINGTON — 20181 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/10/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

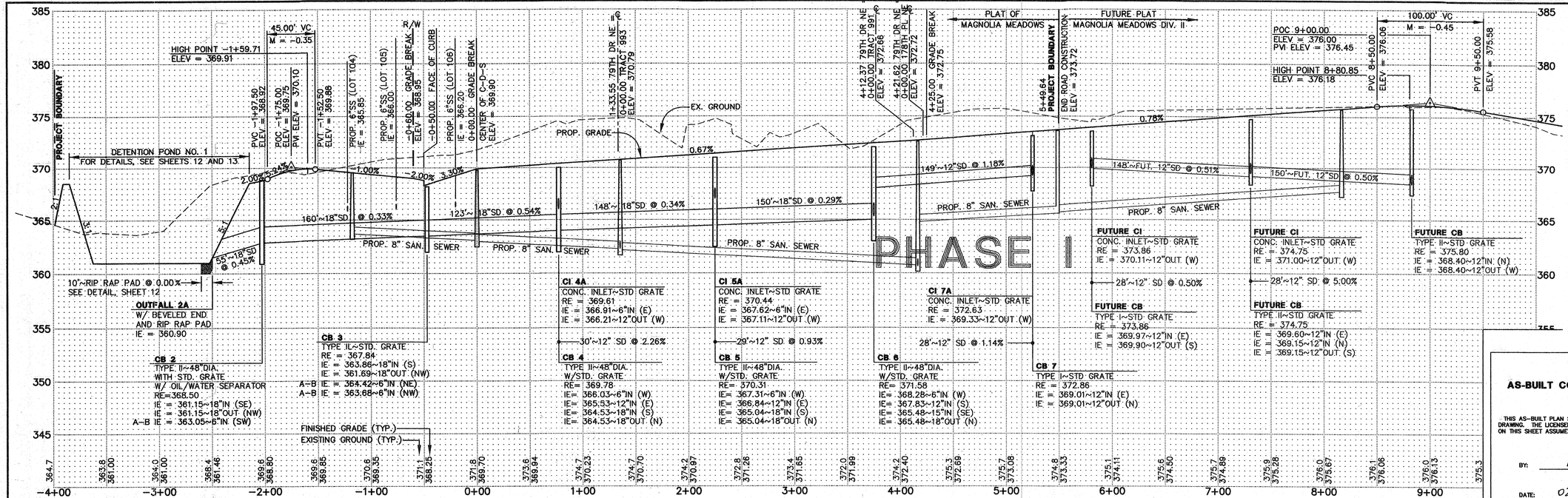
PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
178TH PL NE
ROAD AND STORM DRAINAGE PROFILE

JOB NO. 1623
4/21
XREF: NONE

H:\PROJECT FILES\ACTIVE\LAKMMC\dwg\AS-BUILT Ph II\11-17-06 CONST. MYLARS\LAKMMC04.dwg, 1/31/2007 1:16:09 PM, mmurdock, Copyright 2007 HBA Design Group, LLC

SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



ROAD AND STORM DRAINAGE PROFILE - 79TH DR NE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

NOTE:
AS-BUILT ROAD CENTERLINE ELEVATIONS SHOWN ARE AT ROAD SUBGRADE AND WILL BE RAISED 3" (0.25 FEET) WHEN ROAD IS FINISHED.

JAMES A. KRESSER — STATE OF WASHINGTON — 13091 — REGISTERED PROFESSIONAL ENGINEER
11/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

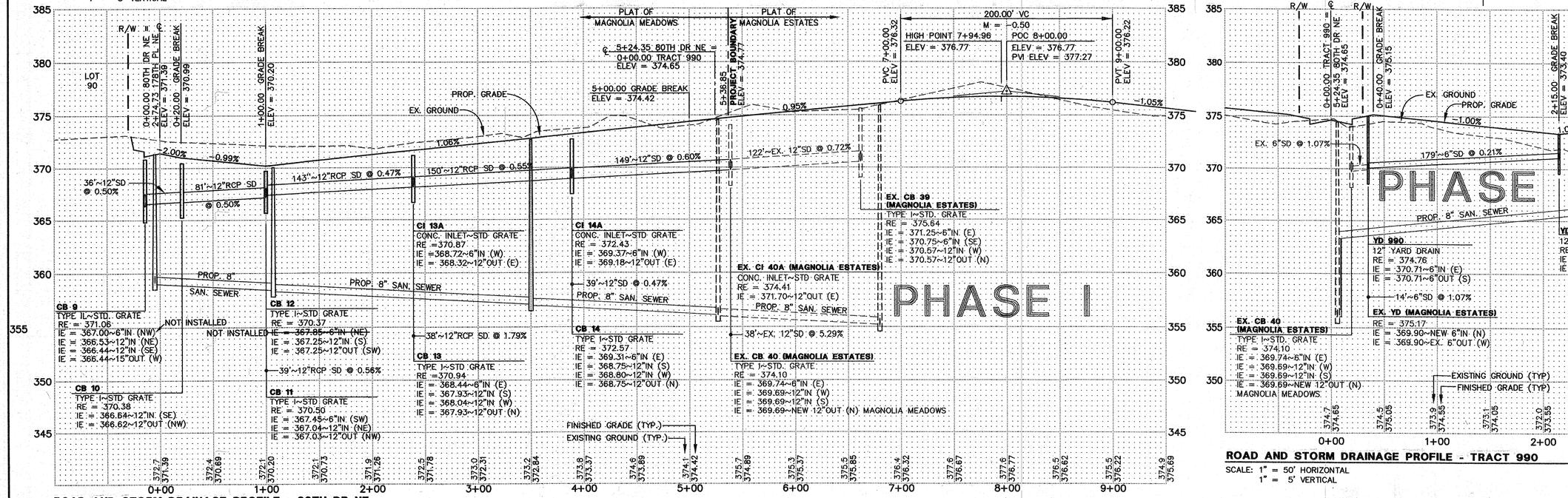
CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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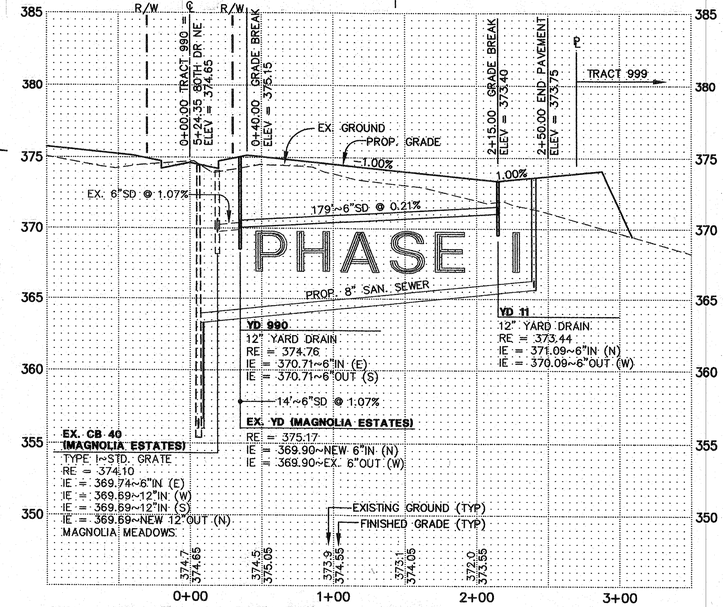
BY: _____ CITY ENGINEER

DATE: 02 / 01 / 2007



ROAD AND STORM DRAINAGE PROFILE - 80TH DR NE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



ROAD AND STORM DRAINAGE PROFILE - TRACT 990

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

HIGGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCER — STATE OF WASHINGTON — 20599 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

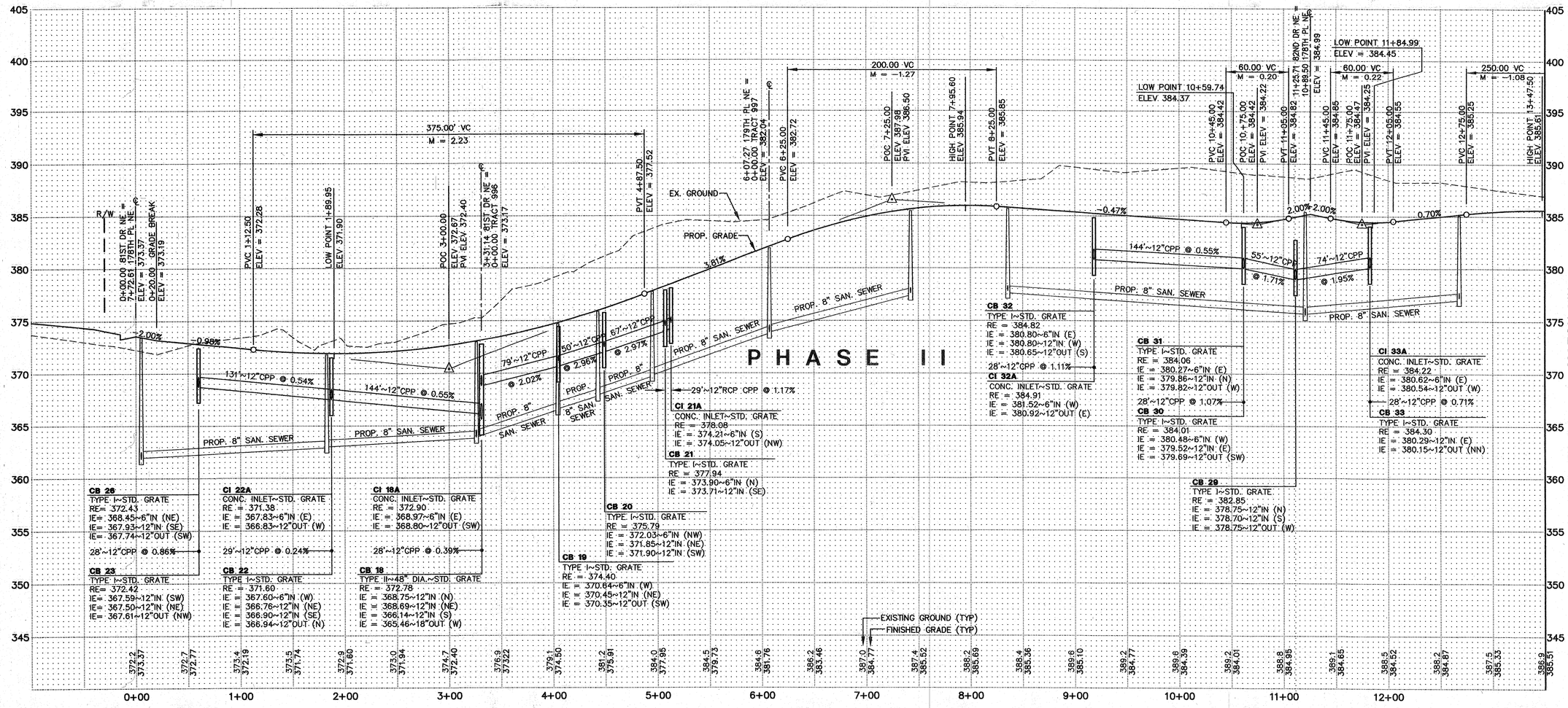
DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
79TH DR NE, 80TH DR NE AND TRACT 990
ROAD AND STORM DRAINAGE PROFILES

JOB NO. 1623
5 / 21
XREF: NONE.

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ROAD AND STORM DRAINAGE PROFILE - 81ST DR NE (STA. 0+00 TO STA. 4+50)
179TH PL NE (STA. 4+50TO STA. 8+00)
82ND DR NE (STA. 8+00 TO STA. 12+50)

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

JAMES A. KRESSER — STATE OF WASHINGTON — 19990 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
1/31/07

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

DATE: 02 / 01 / 2007

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BRYANT O. MERCER — STATE OF WASHINGTON — 17981 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON
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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

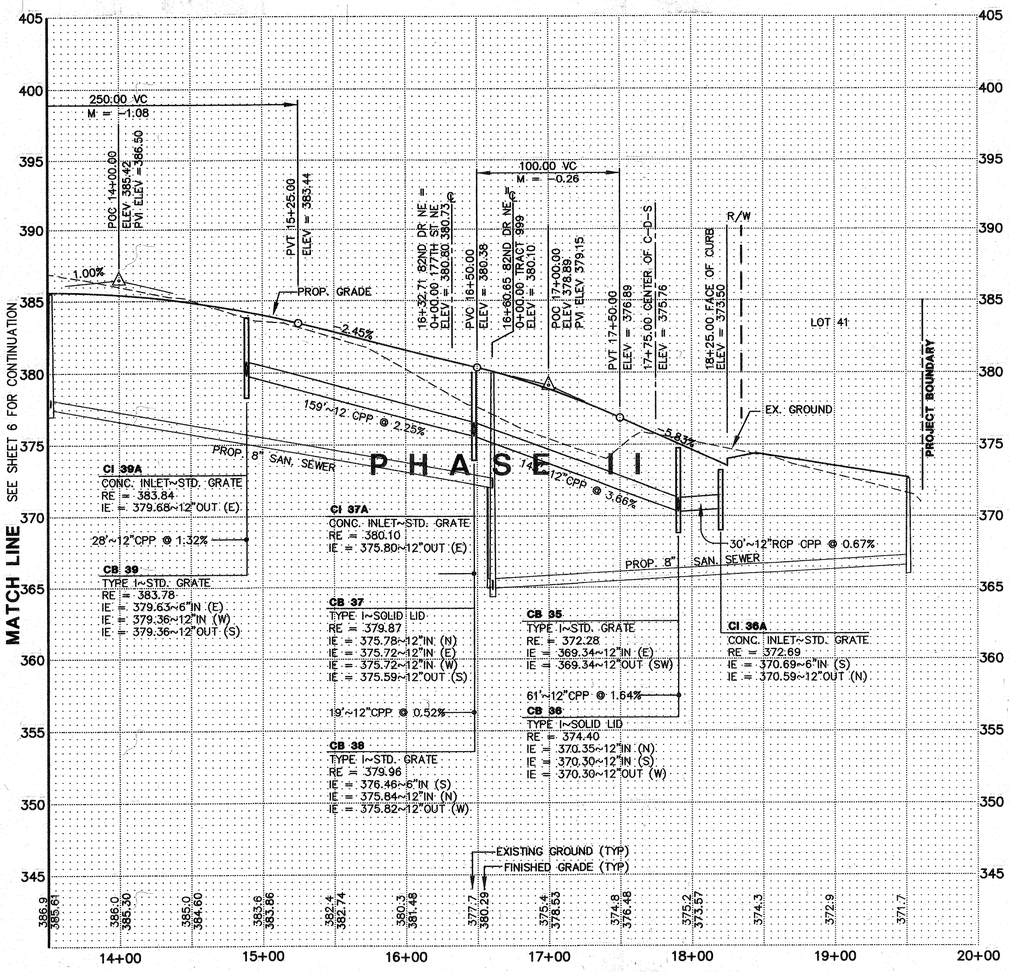
PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
81ST DR NE, 179TH PL NE & 82ND DR NE
ROAD AND STORM DRAINAGE PROFILE

JOB NO. 1623
6/21
XREF: NONE

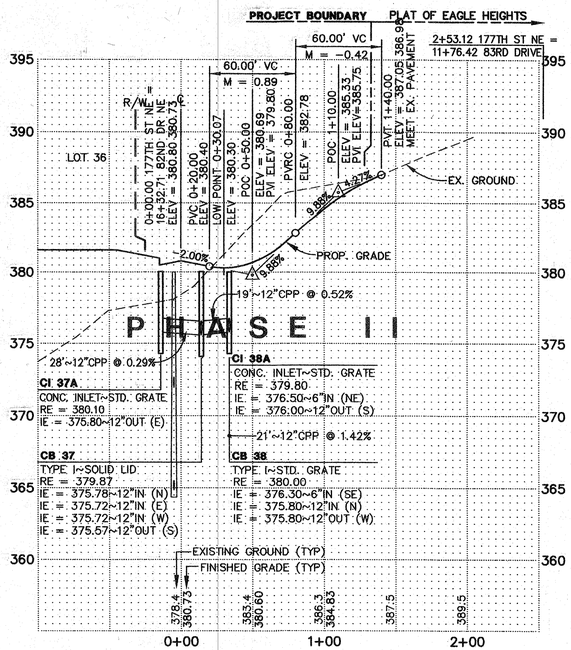
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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



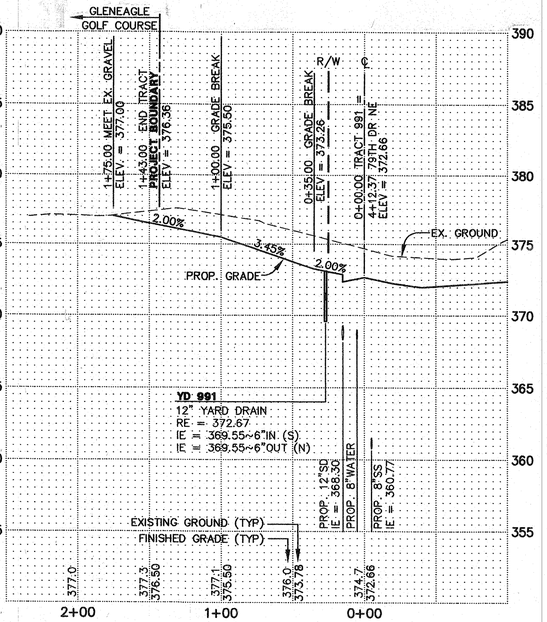
ROAD AND STORM DRAINAGE PROFILE - 82ND DR NE (STA. 12+50 TO STA. 20+00)

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



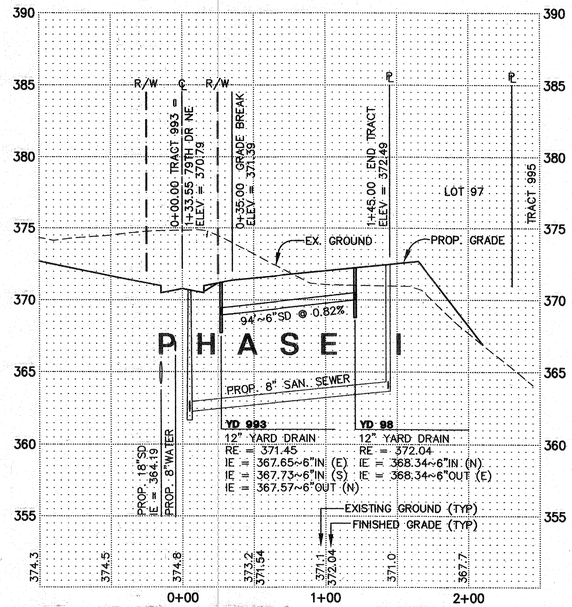
ROAD AND STORM DRAINAGE PROFILE - 177TH ST NE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



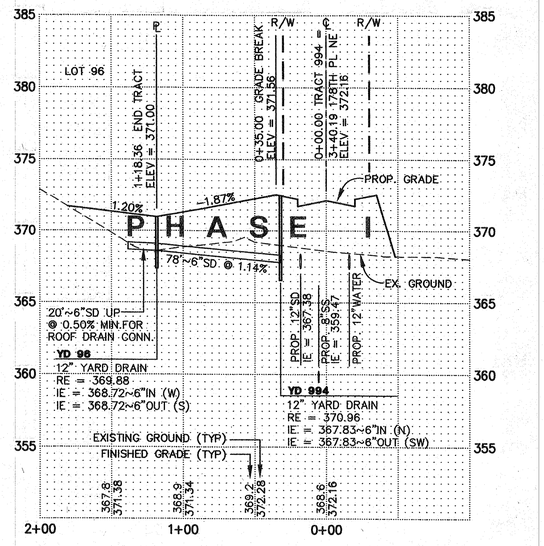
ROAD AND STORM DRAINAGE PROFILE - TRACT 991

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



ROAD AND STORM DRAINAGE PROFILE - TRACT 993

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



ROAD AND STORM DRAINAGE PROFILE - TRACT 994

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

JAMES A. KARSSEN
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
1/31/07

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

DATE: 02 / 01 / 2007

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phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERRILL
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON

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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____ / ____ / ____	DATE: ____ / ____ / ____

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DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE:	02/27/04
DESIGNED BY:	BOM
DRAWN BY:	LDR, PCM
PLAN CHECK BY:	BOM
1ST SUBMITTAL:	12/28/05
2ND SUBMITTAL:	03/23/06

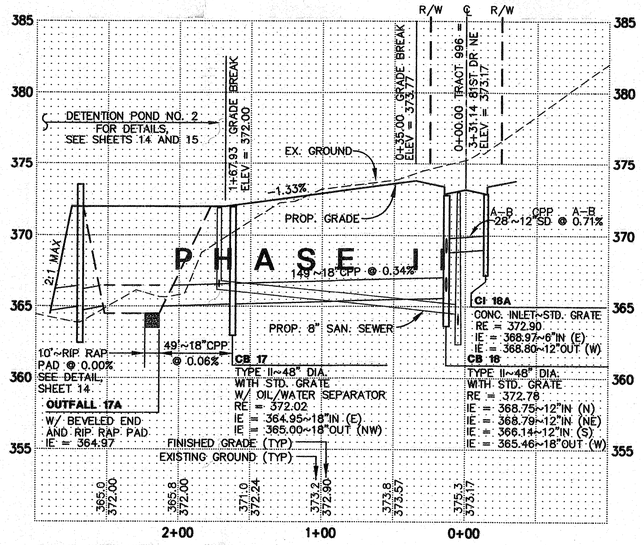
CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
82ND DR NE, 177TH ST NE, TRACTS 991, 993 AND 994
ROAD AND STORM DRAINAGE PROFILES

JOB NO. 1623

7/21

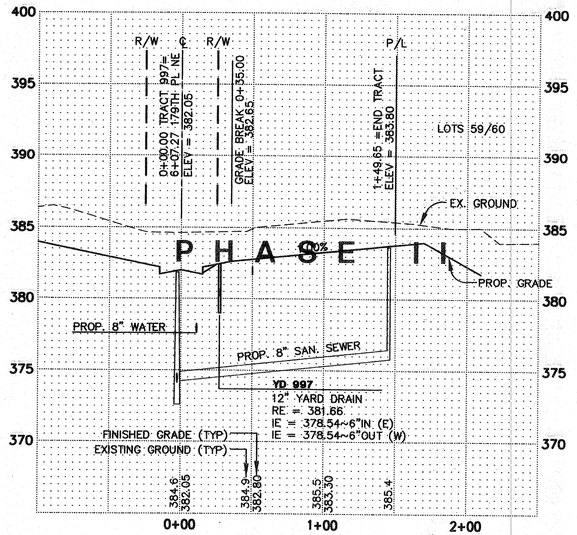
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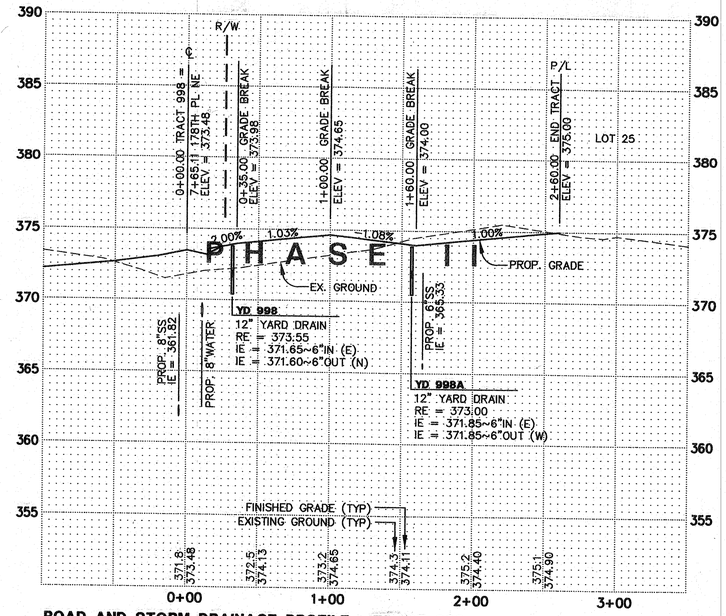
ROAD AND STORM DRAINAGE PROFILE - TRACT 996

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



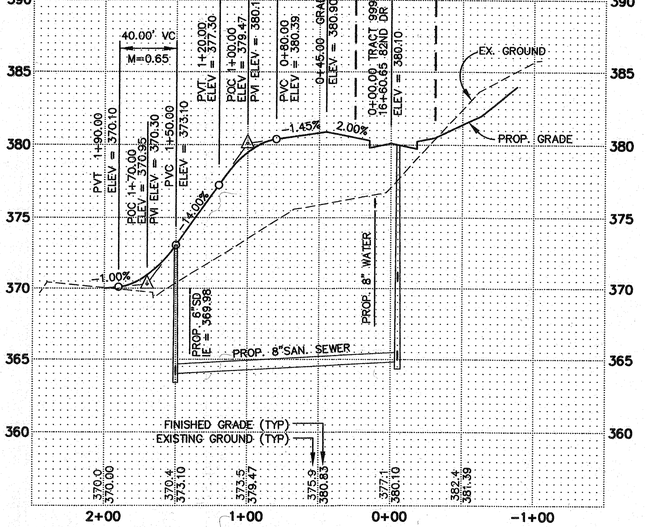
ROAD AND STORM DRAINAGE PROFILE - TRACT 997

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



ROAD AND STORM DRAINAGE PROFILE - TRACT 998

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



ROAD AND STORM DRAINAGE PROFILE - TRACT 999

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

JAMES A. KREKEL — STATE OF WASHINGTON — 19374 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

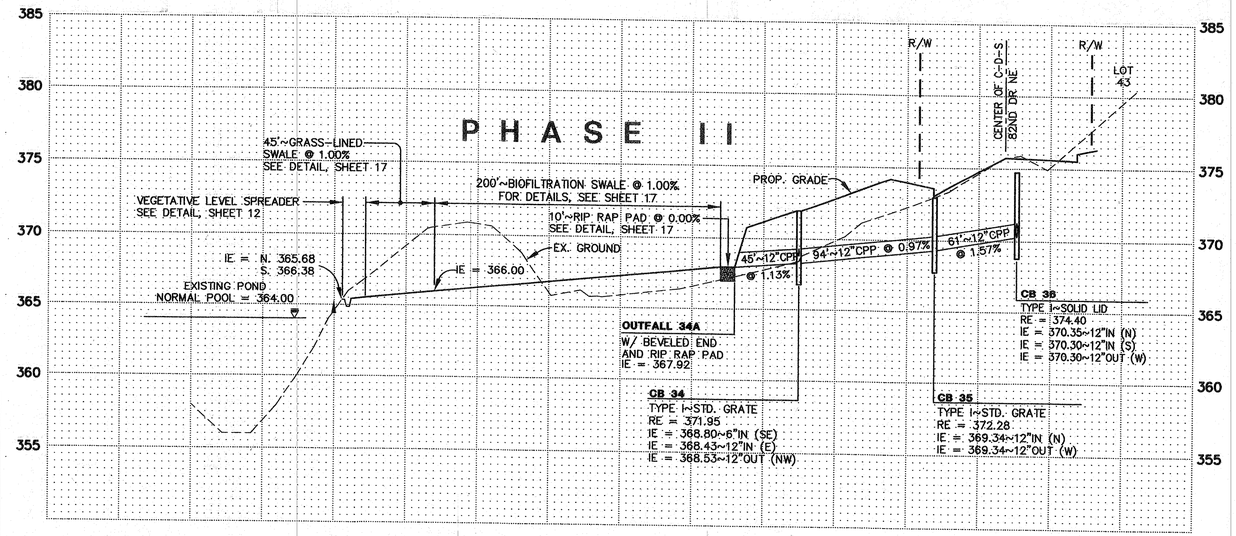
CITY OF ARLINGTON

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BY: _____ CITY ENGINEER

DATE: 02, 01, 2007



STORM DRAINAGE PROFILE - EX. POND TO CB 35 (82ND DR NE)

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
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BRYANT O. MERCER — STATE OF WASHINGTON — 20981 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON

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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
TRACTS 996, 997, 998, 999
EX. POND TO CB 35
ROAD AND STORM DRAINAGE PROFILES

JOB NO. 1623

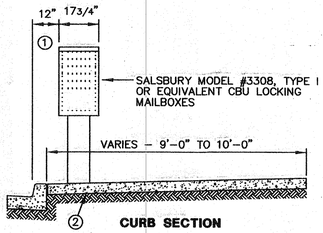
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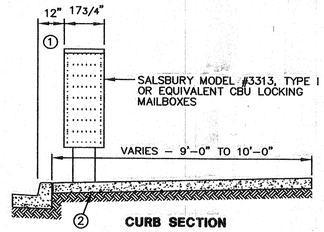
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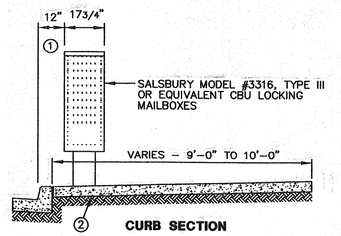
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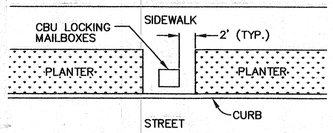
STORM DRAINAGE NOTES

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







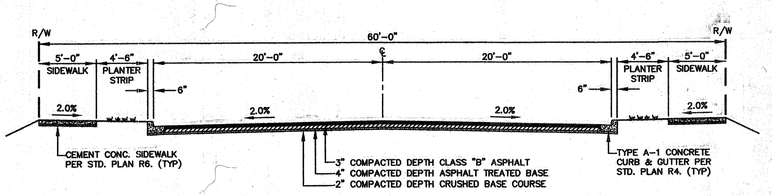


NOTES:
1. MAILBOXES MUST BE POSTMASTER APPROVED WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION.
2. CLUSTER BOX UNITS (CBU'S) INCLUDING PEDESTAL, BREAKAWAY BOLTS AND ASSOCIATED CONCRETE SLAB SHALL BE INSTALLED BY THE U.S. POSTAL SERVICE.
3. LOCATIONS OF MAILBOXES ARE SUBJECT TO APPROVAL BY THE CITY OF ARLINGTON POST OFFICE FOR PROTECTION OF VIEWS AND ACCESS.

APPROVED AS NOTED BY THE ARLINGTON POST OFFICE
SMOKEY POINT BRANCH

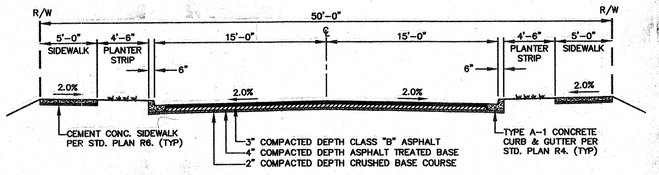
JOSEPH NORRIS, POSTMASTER SUPERVISOR COST SERVICES — DATE

DETAIL
8, 13 AND 16-DOOR CLUSTER BOX UNIT - CBU LOCKED BOXES
NOT TO SCALE



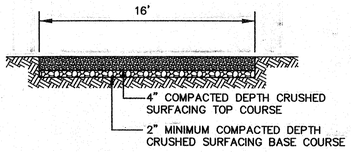
TYPICAL SECTION
178TH PL NE AND 80TH DR NE
NOT TO SCALE

NOTE
FOR ADDITIONAL INFORMATION SEE CITY STD. PLAN R1

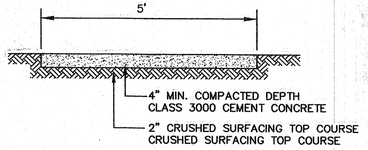


TYPICAL SECTION
79TH DR, 81ST DR, 179TH PL, 82ND DR, AND 177TH ST NE
NOT TO SCALE

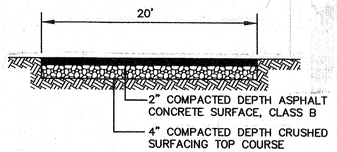
NOTE
FOR ADDITIONAL INFORMATION SEE CITY STD. PLAN R1



TYPICAL SECTION
GRAVEL ACCESS DRIVE (FROM 82ND DR NE TO TRACT 999)
GRAVEL ACCESS DRIVE (THROUGH MAGNOLIA MEADOWS DIV. II)
NOT TO SCALE



TYPICAL SECTION
CONCRETE PATH (FROM TRACT 990)
PER STD. PLAN R6
TRACT 999
NOT TO SCALE



TYPICAL SECTION
PAVED ACCESS DRIVEWAY
TRACTS 990 - 994, 996 - 998
NOT TO SCALE

JAMES A. KRESSLER — STATE OF WASHINGTON — 22400 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON
AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCILL — STATE OF WASHINGTON — 17981 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

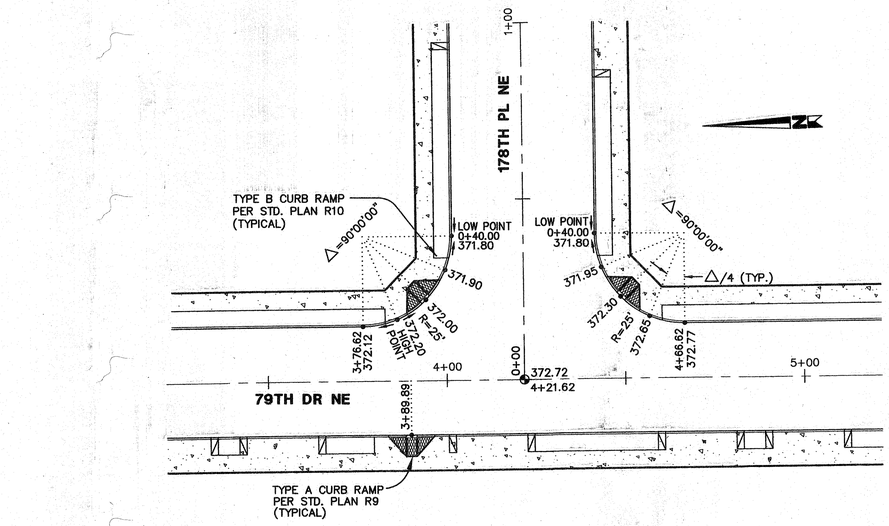
DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
ROAD AND STORM DRAINAGE
NOTES AND DETAILS

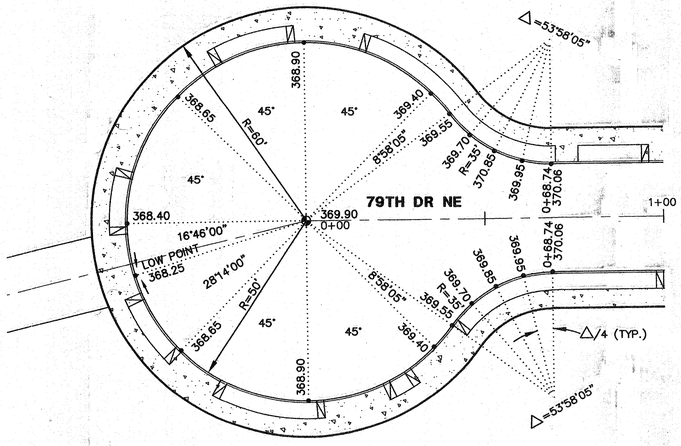
JOB NO. 1623
9/21
XREF: NONE

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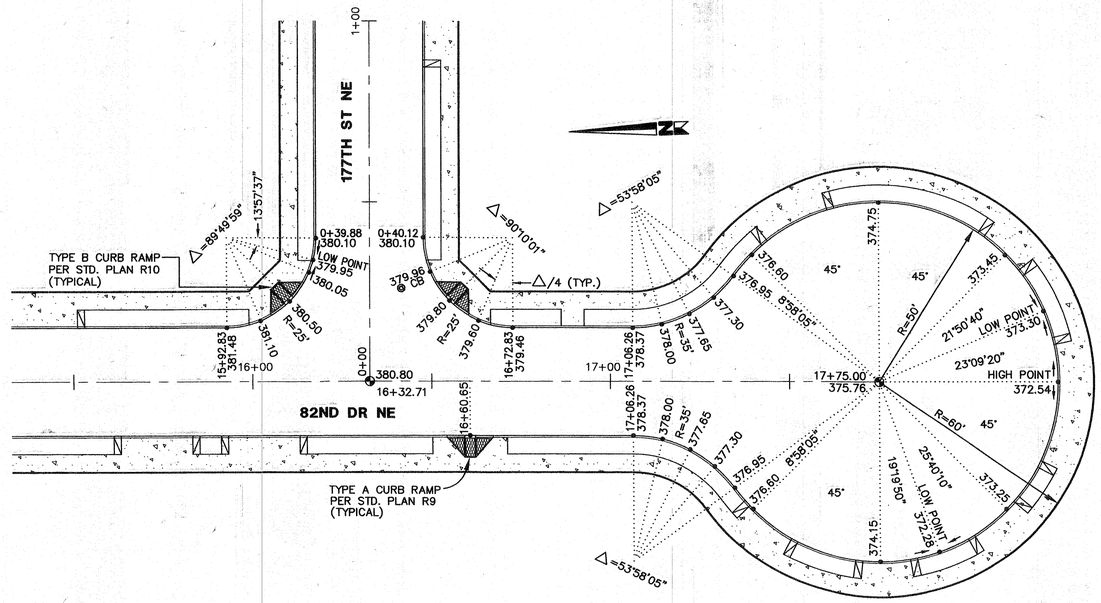
INTERSECTION OF 178TH PL NE AND 79TH DR NE
SCALE: 1" = 20'

PHASE I



CUL-DE-SAC ON 79TH DR NE
SCALE: 1" = 20'

PHASE II



INTERSECTION OF 82ND DR NE AND 177TH ST NE
SCALE: 1" = 20'

JAMES A. KREGER — STATE OF WASHINGTON — 20781 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
1/31/07

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DATE: ____ / ____ / ____	DATE: ____ / ____ / ____

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DATE	REVISIONS	BY
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10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

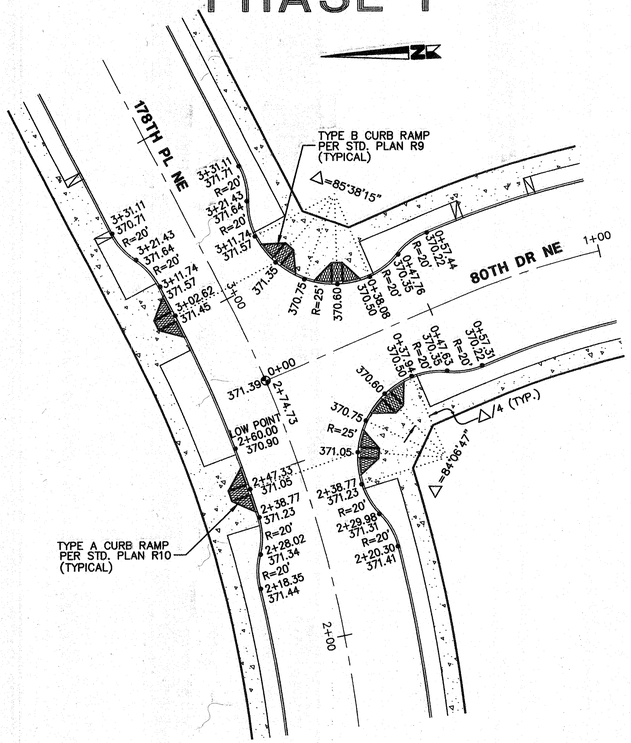
PLAN DATE: 02/27/04
DESIGNED BY: PCM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
CURB RETURN DETAILS

JOB NO. 1623
10 / 21
XREF: NONE

H:\PROJECT FILES\ACTIVE\LAK\MMC\dwg\AS-BUILT PH-II\11-17-05 CONST. MYLARS\LAKMMC10.dwg, 1/31/2007 1:32:47 PM, mmurdock, Copyright 2007 HBA Design Group, LLC

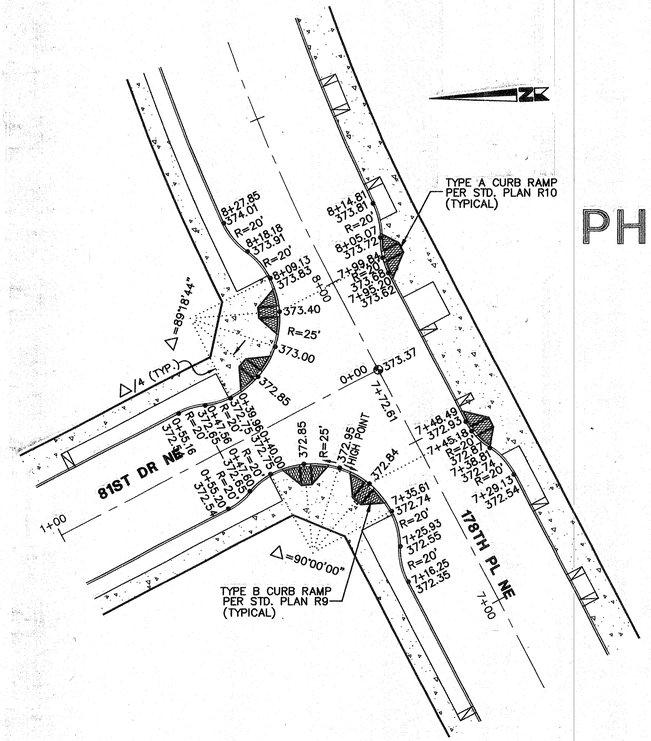
PHASE I



INTERSECTION OF 178TH PL NE AND 80TH DR NE

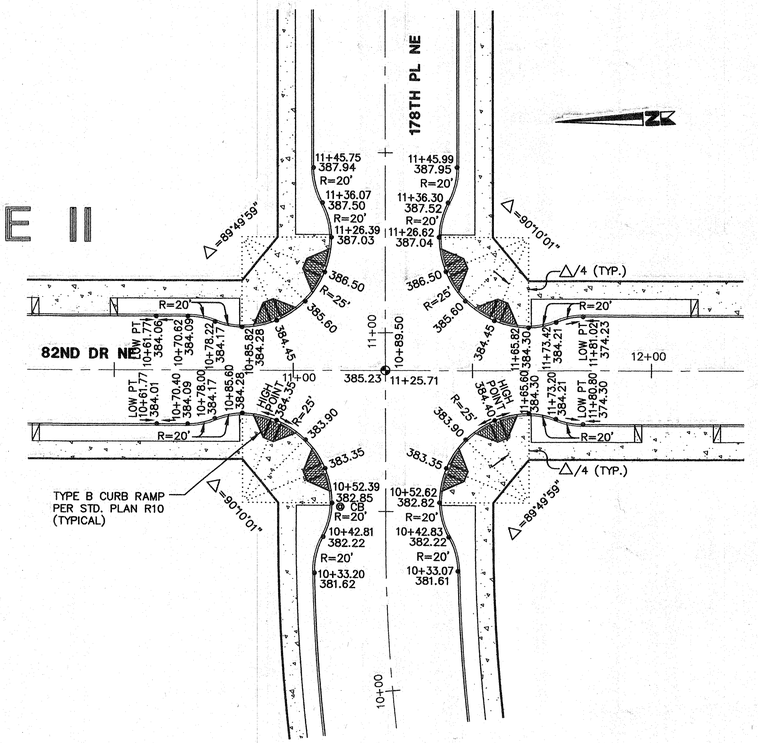
SCALE: 1" = 20'

PHASE II



INTERSECTION OF 178TH PL NE AND 81ST DR NE

SCALE: 1" = 20'



INTERSECTION OF 178TH PL NE AND 82ND DR NE

SCALE: 1" = 20'

JAMES A. KREBES — STATE OF WASHINGTON — 19981 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
7/31/07

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CITY OF ARLINGTON

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EXPIRES 8/27/2006

CITY OF ARLINGTON

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11/17/06	AS-BUILT DRAWINGS	RLM
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DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

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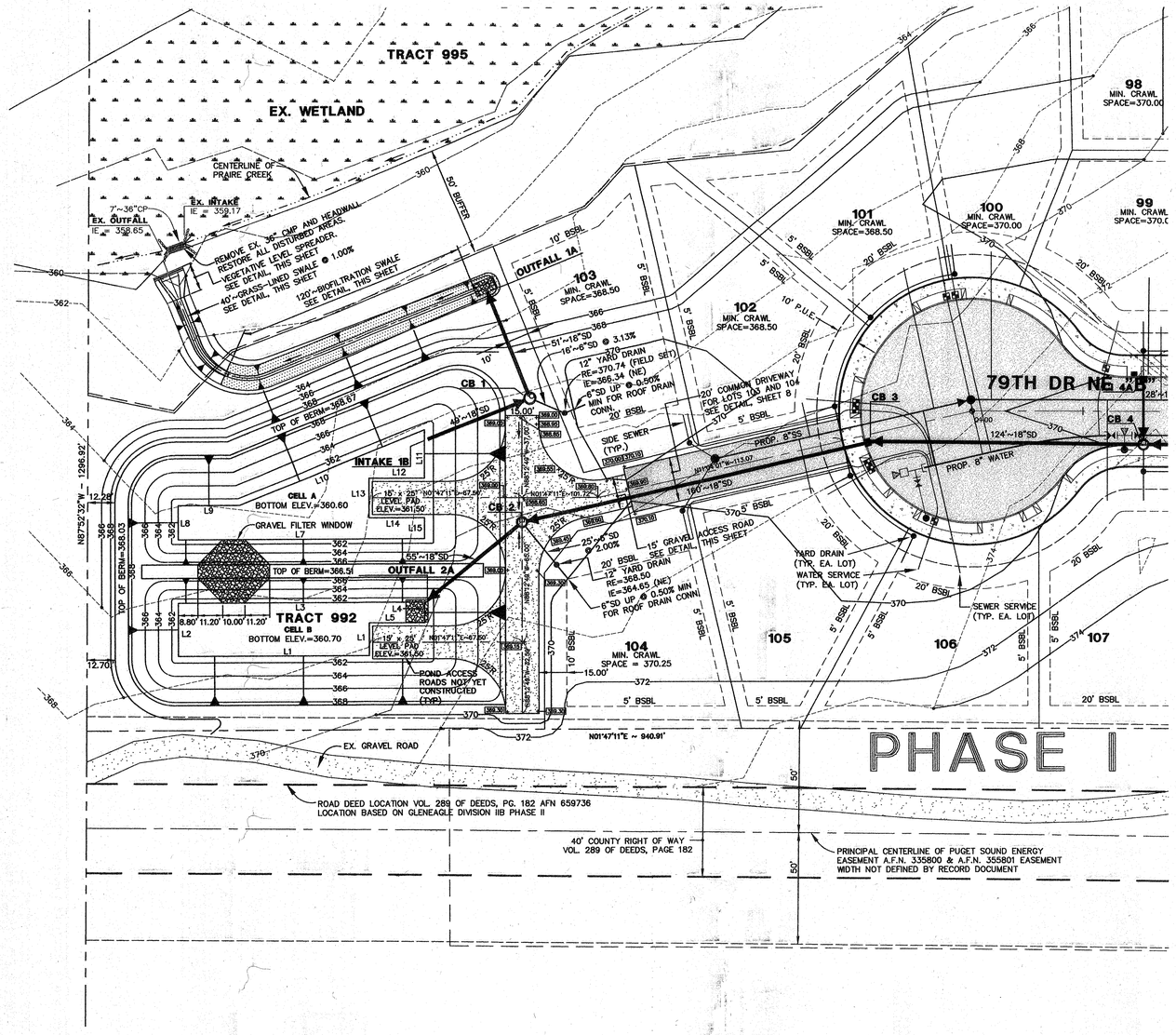
CONSTRUCTION PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
CURB RETURN DETAILS

JOB NO. 1623

SHEET 11 / 21

XREF: NONE

H:\PROJECT FILES\ACTIVE\LAKMMC\dwg\AS-BUILT Ph-II\11-17-06 CONST. MYLARS\LAKMMC11.dwg, 1/31/2007 1:34:55 PM, rmurdock, Copyright 2007 HBA Design Group, LLC



DETENTION POND PLAN

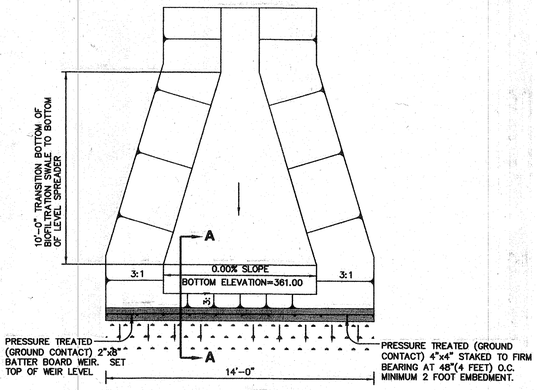
SCALE: 1" = 20'

BOTTOM DIMENSIONS - DETENTION POND NO. 1

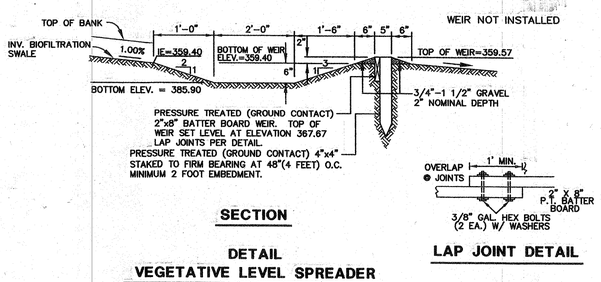
LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°47'11"E	86.00'
L2	N88°12'49"W	24.30'
L3	N01°47'11"E	111.00'
L4	N88°12'49"W	9.30'
L5	N01°47'11"E	25.00'
L6	N88°12'49"W	15.00'
L7	N01°47'11"E	111.00'
L8	N88°12'49"W	15.24'

LINE	BEARING	DISTANCE
L9	N01°47'11"E	27.69'
L10	N20°06'00"W	89.78'
L11	N88°12'49"W	21.41'
L12	N01°47'11"E	25.00'
L13	N88°12'49"W	18.00'
L14	N01°47'11"E	25.00'
L15	N88°12'49"W	9.30'



PLAN VIEW



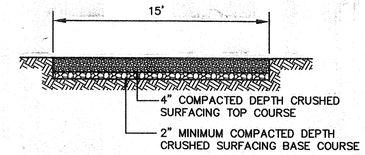
SECTION

LAP JOINT DETAIL

POND SEEDING LIST

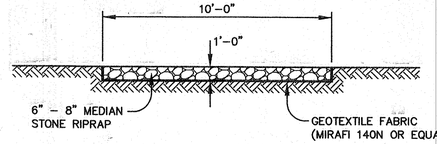
SEED SIDES & BOTTOM OF POND IN SPRING OR FALL.

6%	FOWL MANNAGRASS	*(GLYCERIA STRIATA)*
60%	RED FESCUE	*(FESTUCA RUBRA)*
10%	REDTOP BENTGRASS/COLONIAL BENTGRASS	*(AGROSTIS ALBA/TENIUS)*
10%	MEADOW FOXTAIL	*(ALOPECURUS PRATENSIS)*
8%	TUFFED HAIRGRASS	*(DESCHAMPSIA CESPITOSA)*
6%	WHITE CLOVER	*(TRIFOLIUM REPENS)*



TYPICAL SECTION
GRAVEL ACCESS ROAD / PAD

NOT TO SCALE



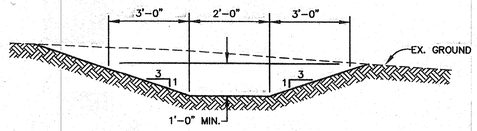
DETAIL
RIP RAP PAD

NOT TO SCALE

PLANT LIST FOR BIOFILTRATION SWALES

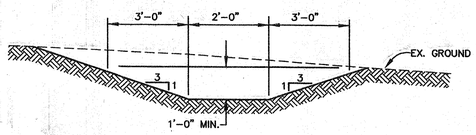
BOTANICAL NAME	COMMON NAME
Alopecurus pratensis	Meadow Foxtail
Alopecurus arundinceus poir	Creeping Foxtail
Agrotis alba	Redtop
Festuca rubra	Creeping Red Fescue
Lolium ssp., L. meltiflorum	Annual Ryegrass(es)
Phleum pratense	Timothy
Trifolium repens	'New Zealand' White Clover

TAKEN FROM:
GRASSES AND LEGUMES FOR SOIL CONSERVATION IN THE PACIFIC NORTHWEST AND GREAT BASIN STATES, AGRICULTURAL HANDBOOK NO. 339, SOIL CONSERVATION SERVICE, U.S. DEPARTMENT OF AGRICULTURE, REPRINT JANUARY 1979.



TYPICAL SECTION
GRASS-LINED SWALE

NOT TO SCALE



TYPICAL SECTION
BIOFILTRATION SWALE

NOT TO SCALE

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD
ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

JAMES A. KERSEY — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
1/31/07

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BRYANT O. MERCER — STATE OF WASHINGTON — PROFESSIONAL ENGINEER
EXPIRES 6/27/2006

CITY OF ARLINGTON

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BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____ / ____ / ____	DATE: ____ / ____ / ____

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03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
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PLAN DATE: 02/27/04
DESIGNED BY: TDP
DRAWN BY: TDP, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
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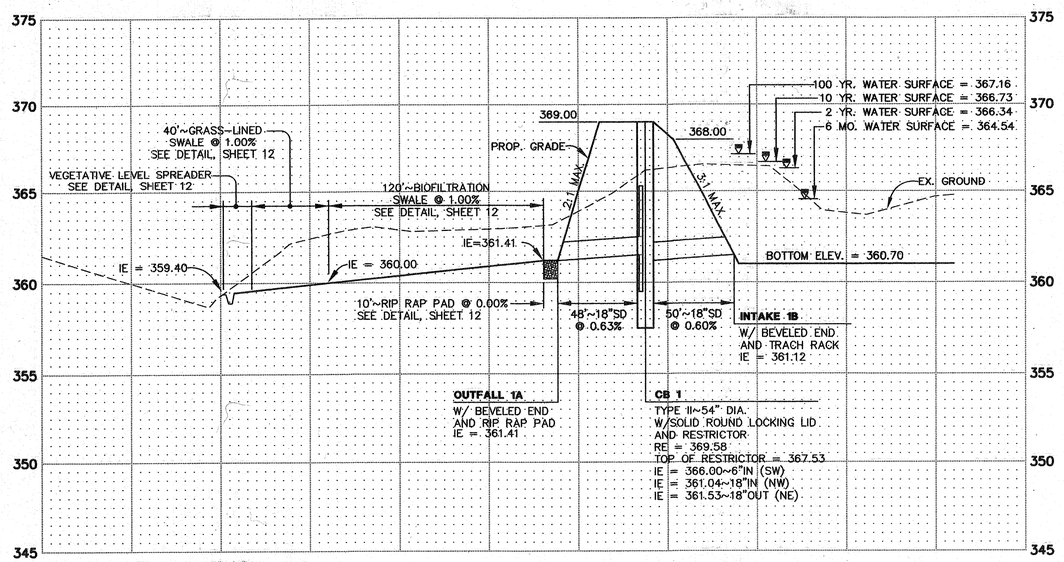
CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
DETENTION POND NO. 1
PLAN AND DETAILS

JOB NO. 1623

12/21

XREF: NONE

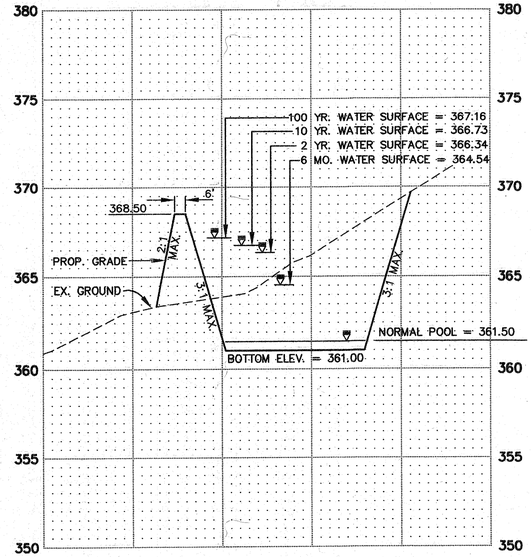
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PROFILE - DETENTION POND OUTFALL

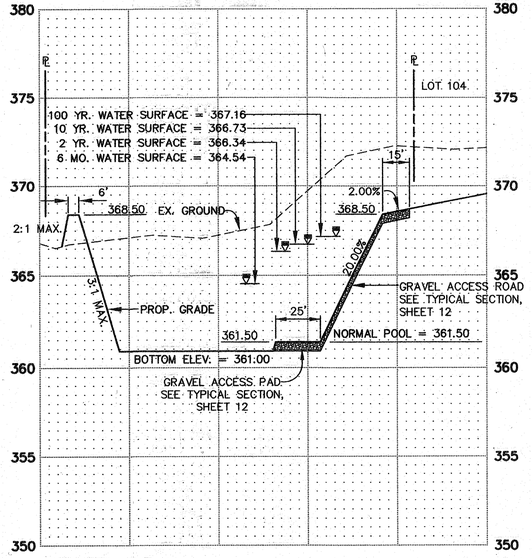
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PHASE I



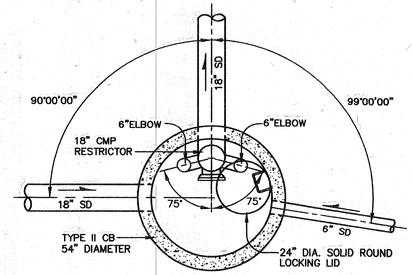
SECTION A-A

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

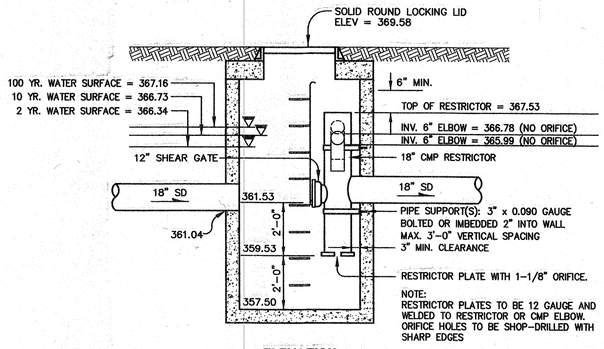


SECTION B-B

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



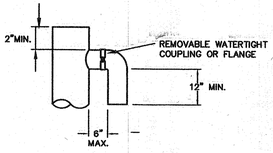
PLAN



ELEVATION

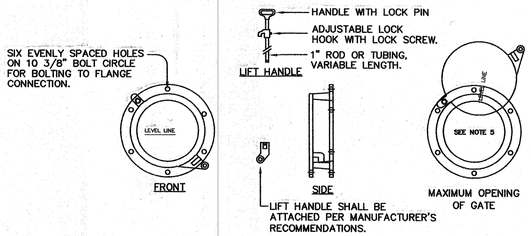
DETAIL
CB 1 - TYPE II - 54" DIAMETER

NOT TO SCALE



RESTRICTOR ELBOW DETAIL

NOT TO SCALE



DETAIL
FROP-T SHEAR GATE

NOT TO SCALE

NOTES:

1. SHEAR GATE SHALL BE ALUMINUM ALLOY PER ASTM B-26-ZG-32a OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED.
2. GATE SHALL BE 8" DIAM. UNLESS OTHERWISE SPECIFIED.
3. GATE SHALL BE JOINED TO TEE SECTION BY BOLTING (THROUGH FLANGE), WELDING, OR OTHER SECURE MEANS.
4. LIFT ROD: AS SPECIFIED BY MFR. WITH HANDLE EXTENDING TO WITHIN ONE FOOT OF COVER AND ADJUSTABLE HOOK LOCK FASTENED TO FRAME OR UPPER HANDHOLD.
5. GATE SHALL NOT OPEN BEYOND THE CLEAR OPENING BY LIMITED HINGE MOVEMENT, STOP TAB, OR SOME OTHER DEVICE.
6. NEOPRENE RUBBER GASKET REQUIRED BETWEEN RISER MOUNTING FLANGE AND GATE FLANGE.
7. MATING SURFACES OF LID AND BODY TO BE MACHINED FOR PROPER FIT.
8. FLANGE MOUNTING BOLTS SHALL BE 3/8" DIAM. STAINLESS STEEL.
9. ALTERNATE CLEANOUT/SHEAR GATES TO THE DESIGN SHOWN ARE ACCEPTABLE, PROVIDED THEY MEET THE MATERIAL SPECIFICATIONS ABOVE AND HAVE A SIX BOLT, 10 3/8" BOLT CIRCLE FOR BOLTING TO THE FLANGE CONNECTION.

NOTES:

1. PIPE SIZES AND SLOPES: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE II, 54" MIN. DIAM.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICTED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR STORM DRAIN WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTICTOR/SEPARATOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM.
8. FRAME AND LADDER OR STEPS OFFSET SD THAT:
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.



1/31/07

EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

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HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551



EXPIRES 8/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____ / ____ / ____	DATE: ____ / ____ / ____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILT	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
03/23/06	ADDED EL. AS-BUILT TO CB 1	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: TDP
DRAWN BY: TDP, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
DETENTION POND NO. 1
OUTFALL PROFILE, SECTIONS AND DETAILS

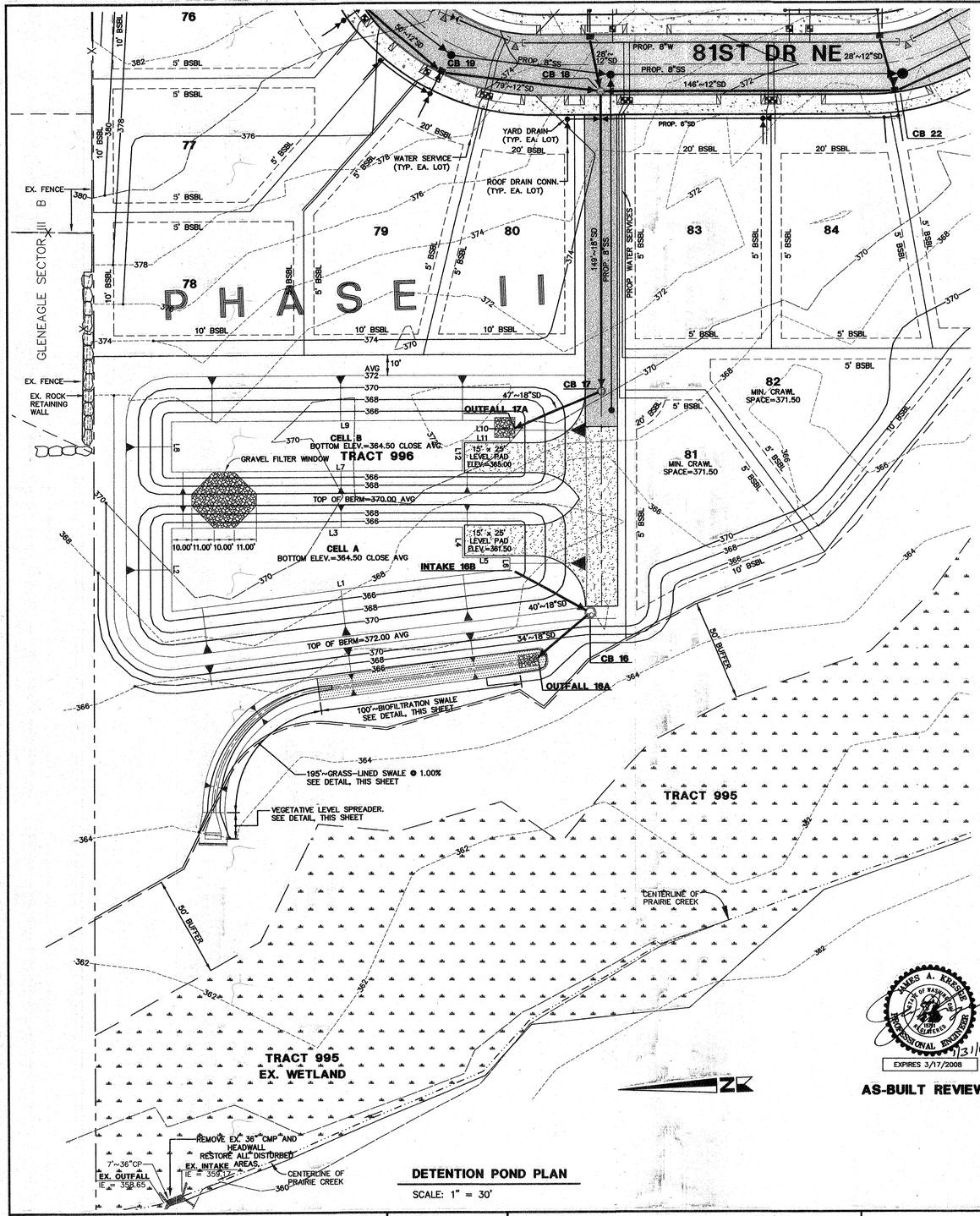
JOB NO. 1623

13/21

XREF: NONE

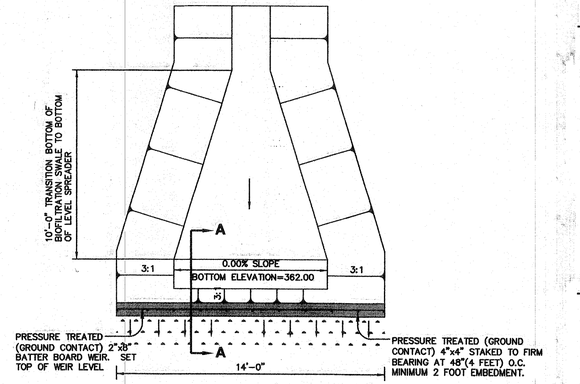
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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

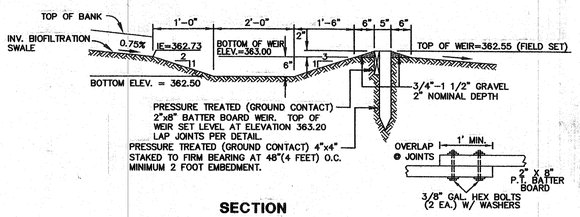


DETENTION POND PLAN

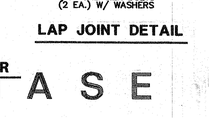
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PLAN VIEW



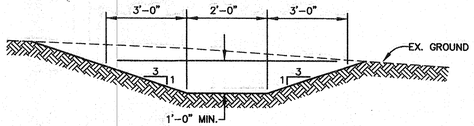
SECTION



LAP JOINT DETAIL

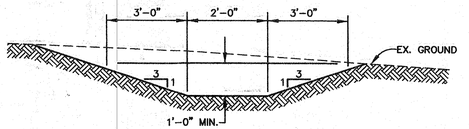
DETAIL VEGETATIVE LEVEL SPREADER

NOT TO SCALE



TYPICAL SECTION GRASS-LINED SWALE

NOT TO SCALE



TYPICAL SECTION BIOFILTRATION SWALE

NOT TO SCALE

BOTTOM DIMENSIONS - DETENTION POND NO. 2

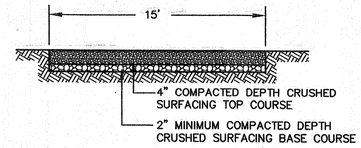
LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°37'45"W	168.80'
L2	N87°52'48"W	40.62'
L3	N02°07'12"E	144.13'
L4	N87°52'48"W	15.00'
L5	N02°07'12"E	23.50'
L6	N87°52'48"W	5.78'
L7	N02°07'12"E	144.13'
L8	N87°52'48"W	25.24'
L9	N02°07'12"E	167.63'
L10	N87°52'48"W	10.24'
L11	N02°07'12"E	23.50'
L12	N87°52'48"W	15.00'

POND SEEDING LIST

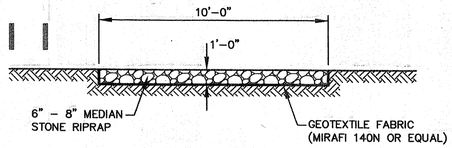
SEED SIDES & BOTTOM OF POND IN SPRING OR FALL.

6%	FOWL MANNAGRASS	*(GLYCERIA STRIATA)*
60%	RED FESCUE	*(FESTUCA RUBRA)*
10%	REDTOP BENTGRASS/COLONIAL BENTGRASS	*(AGROSTIS ALBA/TENIUS)*
10%	MEADOW FOXTAIL	*(ALOPECURUS PRATENSIS)*
8%	TUFFED HAIRGRASS	*(DESCHAMPSIA CESPITOSA)*
6%	WHITE CLOVER	*(TRIFOLIUM REPENS)*



TYPICAL SECTION GRAVEL ACCESS ROAD / PAD

NOT TO SCALE



DETAIL RIP RAP PAD

NOT TO SCALE

PLANT LIST FOR BIOFILTRATION SWALES

BOTANICAL NAME	COMMON NAME
Alopecurus pratensis	Meadow Foxtail
Alopecurus arundinceus poir	Creeping Foxtail
Agrotis alba	Redtop
Festuca rubra	Creeping Red Fescue
Lolium ssp., L. meltiflorum	Annual Ryegrass(es)
Phleum pratense	Timothy
Trifolium repens	'New Zealand' White Clover

TAKEN FROM:
GRASSES AND LEGUMES FOR SOIL CONSERVATION IN THE PACIFIC NORTHWEST AND GREAT BASIN STATES, AGRICULTURAL HANDBOOK NO. 339, SOIL CONSERVATION SERVICE, U.S. DEPARTMENT OF AGRICULTURE, REPRINT JANUARY 1979.

JAMES A. KRESSIE — STATE OF WASHINGTON — 20011 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
1/31/07

AS-BUILT REVIEW

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD
ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02 / 01 / 2007

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BRYANT O. MERCELL — STATE OF WASHINGTON — 20981 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
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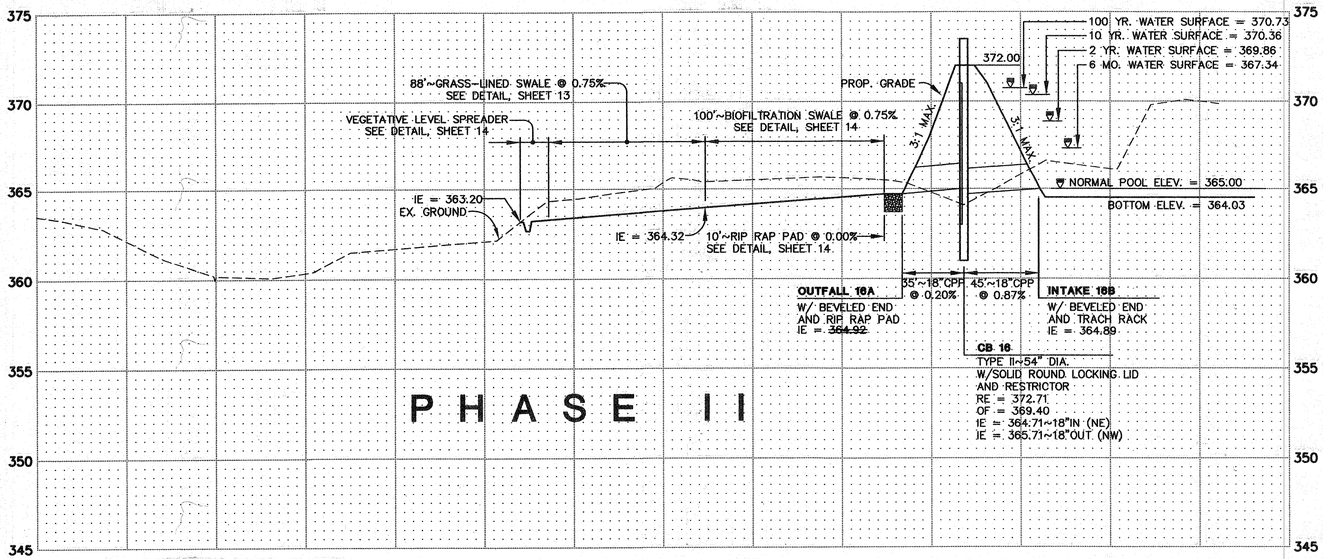
CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
DETENTION POND NO. 2
PLAN AND DETAILS

JOB NO. 1623

14/21

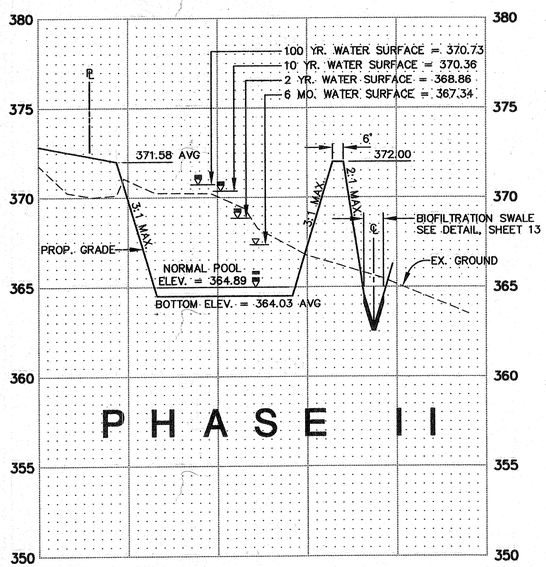
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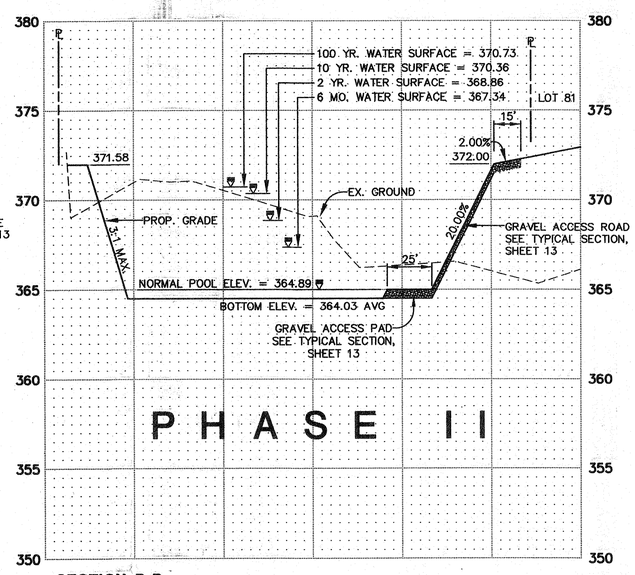
PROFILE - DETENTION POND OUTFALL

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



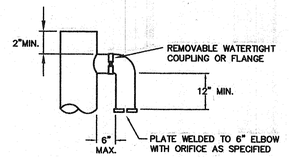
SECTION A-A

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL



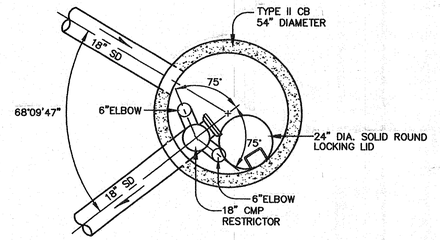
SECTION B-B

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

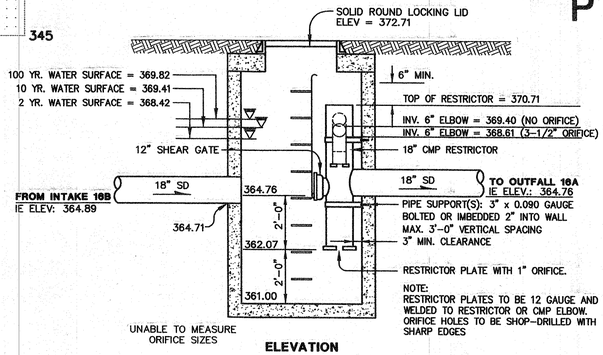


RESTRICTOR ELBOW DETAIL

NOT TO SCALE



PLAN



ELEVATION

DETAIL
CB 16 - TYPE II - 54" DIAMETER

NOT TO SCALE

NOTES:

1. PIPE SIZES AND SLOPES: PER PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE II, 54" MIN. DIAM.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICTED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR STORM DRAIN WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTICTOR/SEPARATOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.

PHASE II



1/31/07

EXPIRES 3/17/2008

AS-BUILT REVIEW

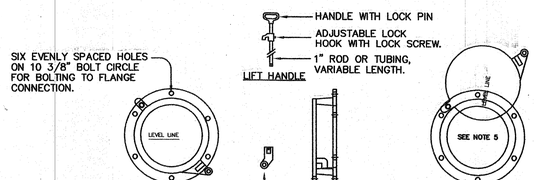
CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____
CITY ENGINEER

DATE: 02, 01, 2007



DETAIL
FROP-T SHEAR GATE

NOT TO SCALE

NOTES:

1. SHEAR GATE SHALL BE ALUMINUM ALLOY PER ASTM B-26-ZG-32a OR CAST IRON ASTM A48 CLASS 30B AS REQUIRED.
2. GATE SHALL BE 8" DIAM. UNLESS OTHERWISE SPECIFIED.
3. GATE SHALL BE JOINED TO TEE SECTION BY BOLTING (THROUGH FLANGE), WELDING, OR OTHER SECURE MEANS.
4. LIFT ROD: AS SPECIFIED BY MFR. WITH HANDLE EXTENDING TO WITHIN ONE FOOT OF COVER AND ADJUSTABLE HOOK LOCK FASTENED TO FRAME OR UPPER HANDHOLD.
5. GATE SHALL NOT OPEN BEYOND THE CLEAR OPENING BY LIMITED HINGE MOVEMENT, STOP TAB, OR SOME OTHER DEVICE.
6. NEOPRENE RUBBER GASKET REQUIRED BETWEEN RISER MOUNTING FLANGE AND GATE FLANGE.
7. MATING SURFACES OF LID AND BODY TO BE MACHINED FOR PROPER FIT.
8. FLANGE MOUNTING BOLTS SHALL BE 3/8" DIAM. STAINLESS STEEL.
9. ALTERNATE CLEANOUT/SHEAR GATES TO THE DESIGN SHOWN ARE ACCEPTABLE, PROVIDED THEY MEET THE MATERIAL SPECIFICATIONS ABOVE AND HAVE A SIX BOLT, 10 3/8" BOLT CIRCLE FOR BOLTING TO THE FLANGE CONNECTION.

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PLAN DATE: 02/27/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
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CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
DETENTION POND NO. 2
OUTFALL PROFILE, SECTIONS AND DETAILS

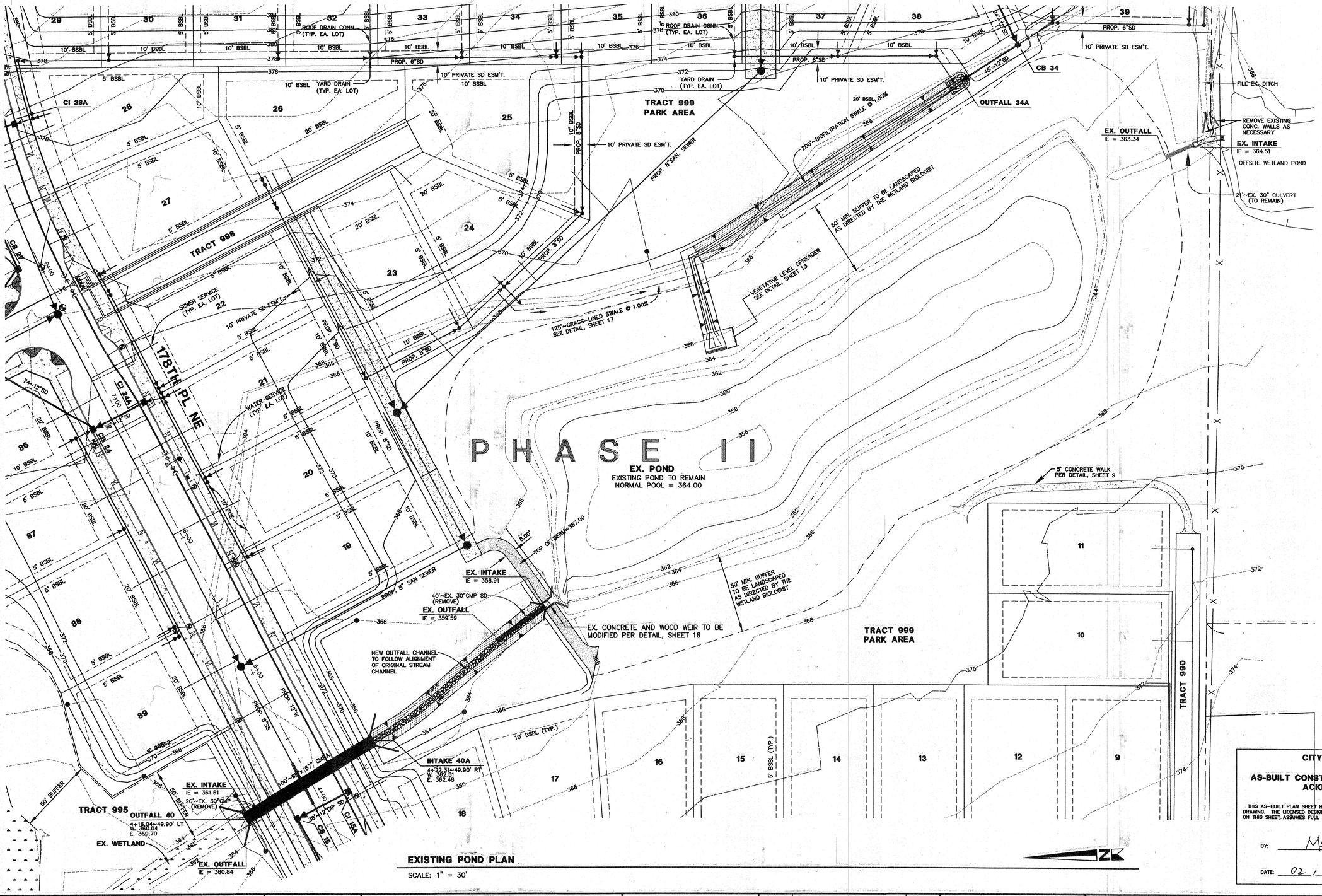
JOB NO. 1623

15/21

XREF: NONE

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



JAMES A. KRASCH
STATE OF WASHINGTON
20081
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 3/17/2008

1/31/07

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BRYANT O. MERCIL
STATE OF WASHINGTON
21081
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DRAWN BY: BOM, PCM
PLAN CHECK BY: BOM
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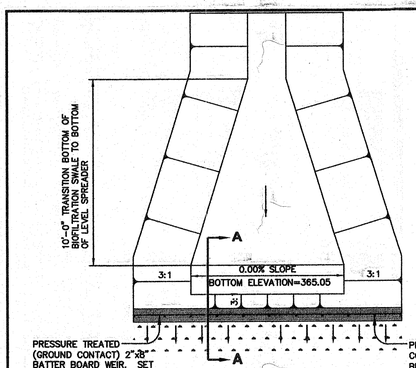
CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
DETENTION POND NO. 3
PLAN

JOB NO. 1623

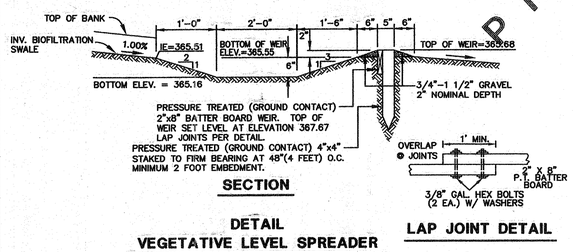
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PLAN VIEW



SECTION

LAP JOINT DETAIL

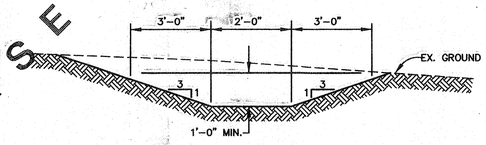
DETAIL
VEGETATIVE LEVEL SPREADER

NOT TO SCALE

PLANT LIST FOR BIOFILTRATION SWALES

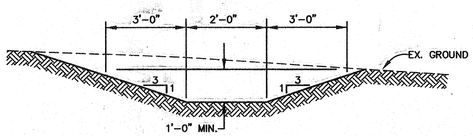
BOTANICAL NAME	COMMON NAME
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Alopecurus arundinceus poir	Creeping Foxtail
Agrotis alba	Redtop
Festuca rubra	Creeping Red Fescue
Lolium ssp., L. meltiflorum	Annual Ryegrass(es)
Phleum pratense	Timothy
Trifolium repens	'New Zealand' White Clover

TAKEN FROM:
GRASSES AND LEGUMES FOR SOIL CONSERVATION IN THE PACIFIC



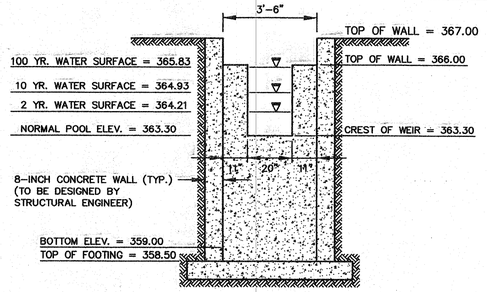
TYPICAL SECTION
BIOFILTRATION SWALE

NOT TO SCALE



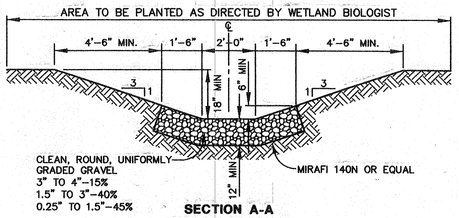
TYPICAL SECTION
GRASS-LINED SWALE

NOT TO SCALE



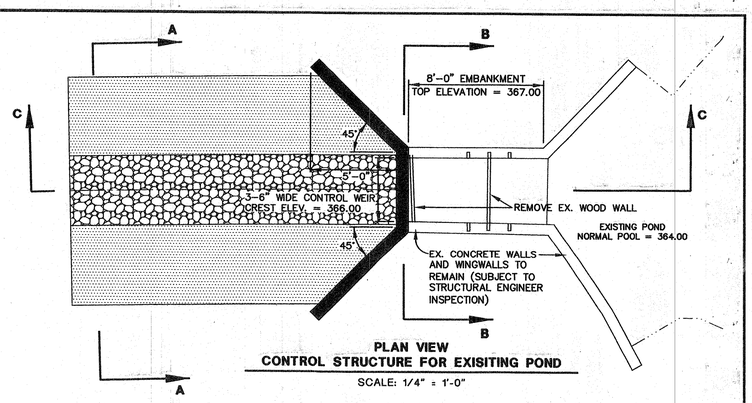
SECTION B-B
CONTROL WEIR

SCALE: 3/8" = 1'-0"



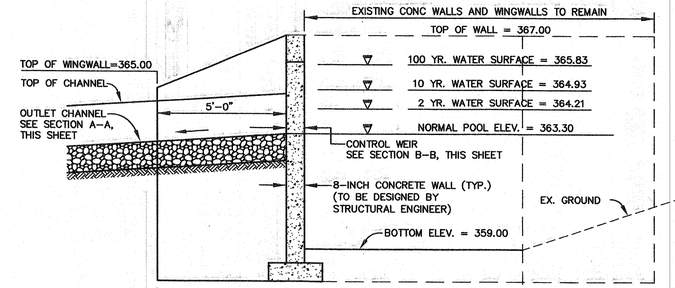
SECTION A-A
OUTLET CHANNEL

SCALE: 3/8" = 1'-0"



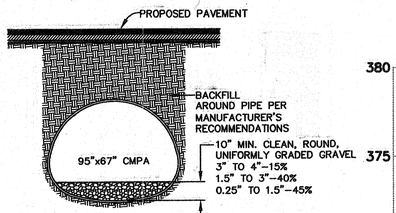
PLAN VIEW
CONTROL STRUCTURE FOR EXISITING POND

SCALE: 1/4" = 1'-0"



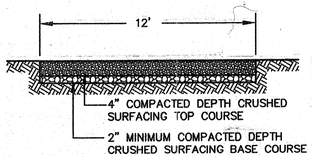
SECTION C-C
CONTROL STRUCTURE

SCALE: 3/8" = 1'-0"



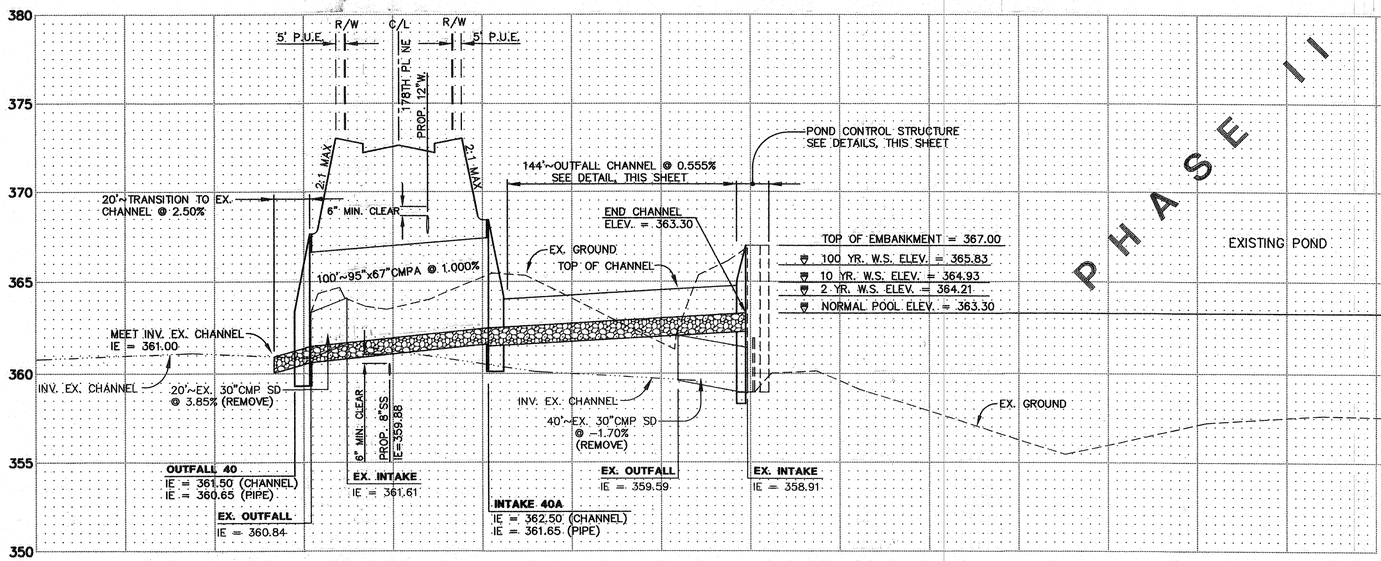
TYPICAL SECTION
95"x67" CMPA
OUTFALL 40 TO INTAKE 40A

NOT TO SCALE



TYPICAL SECTION
GRAVEL ACCESS ROAD

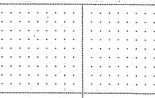
NOT TO SCALE



PROFILE - EXISTING POND OUTFALL AND STREAM RESTORATION

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

PHASE II



1/31/07

EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____
CITY ENGINEER

DATE: ____/____/____

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____
CITY ENGINEER

DATE: 02, 01, 2007

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551



EXPIRES 8/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILTS	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: TDP
DRAWN BY: TDP, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
DETENTION POND NO. 3
PROFILE AND DETAILS

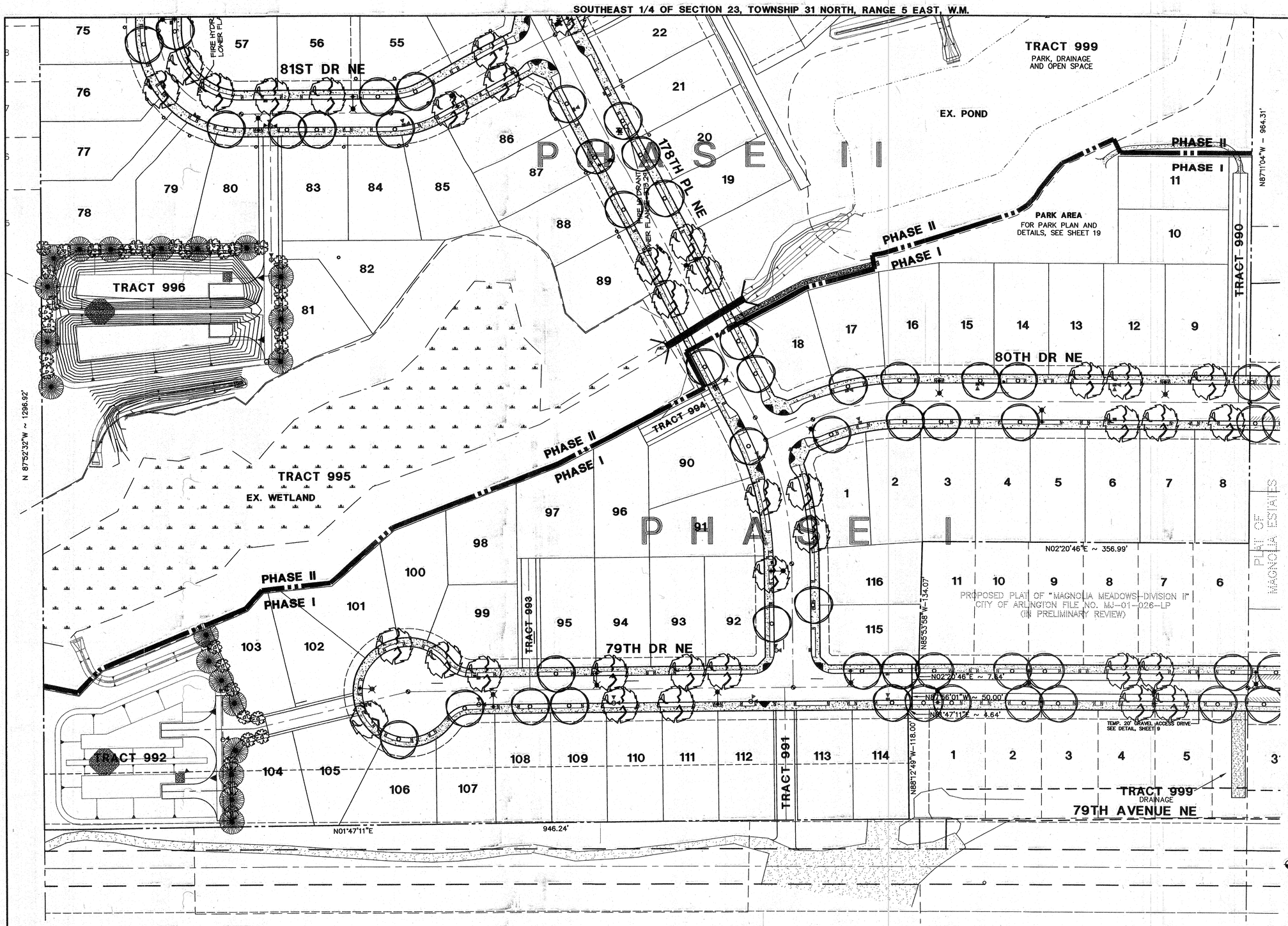
JOB NO. 1623

17/21

XREF: NONE

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

PLANT SCHEDULE AND LEGEND

FOR INSTALL SIZE, MATURE SIZE AND SPACING, SEE SHEET 19. FOR PLANTING AND CONSTRUCTION NOTES, SEE SHEET 20.

TREES	SCIENTIFIC/COMMON NAME
	FRAXINUS AGUSTIFOLIA (FLAME ASH)
	ACER RUBRUM (AUTUMN FLAME RED MAPLE)
	PINUS CONTORTA (SHORE PINE)
	ACER CIRCINATUM (VINE MAPLE)
	CORNUS ALBA 'SIBIRICA' (SIBERIAN TWIG DOGWOOD)

GROUND COVERS
SCIENTIFIC/COMMON NAME

ARCTOSTAPHYLOS UVA-URSI/KINNIKINNICK
COTONEASTER LINEARIFOLIUS/COTONEASTER
GAULTHERIA SHALLON/SALAL
GALIUM ODORATUM/SWEET WOODRUFF
CORNUS CANADENSIS/BUNCHBERRY

LEGEND

PROPOSED SIDEWALK

STREET LIGHT

NOTE

FOR PARK AREA FURNISHINGS AND PARK AREA REQUIREMENTS, SEE SHEET 19

JAMES A. KREGER — STATE OF WASHINGTON — 13761 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

DATE: 02 / 01 / 2007

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

HIGA-BURKHOLDER ASSOCIATES, LLC
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BRYANT O. MERCIL — STATE OF WASHINGTON — 27081 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____ / ____ / ____	DATE: ____ / ____ / ____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILTS	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
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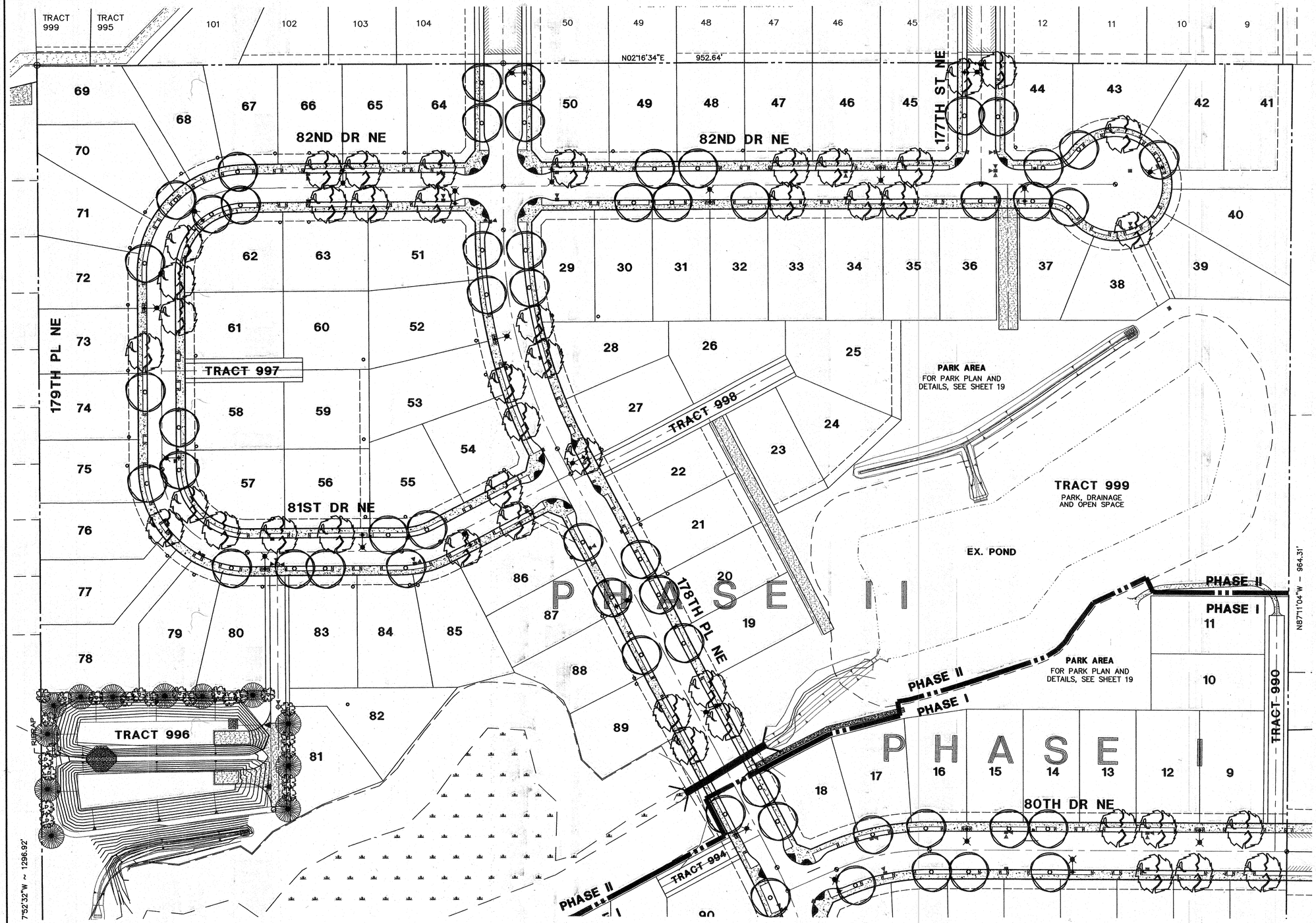
PLAN DATE: 02/27/04
DESIGNED BY: JWB
DRAWN BY: LDR
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
LANDSCAPE PLAN

JOB NO. 1623
18/21
XREF: LAKMMC.DWG

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE

0 25 50 100

SCALE: 1" = 50'

PLANT SCHEDULE AND LEGEND

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GALIUM ODORATUM/SWEET WOODRUFF
CORNUS CANADENSIS/BUNCHBERRY

LEGEND

PROPOSED SIDEWALK

STREET LIGHT

NOTE

FOR PARK AREA FURNISHINGS AND PARK AREA REQUIREMENTS, SEE SHEET 19

AS-BUILT REVIEW

JAMES A. KREGER — STATE OF WASHINGTON — 15578 — REGISTERED PROFESSIONAL ENGINEER

1/31/07

EXPIRES 3/17/2008

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

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BRYANT O. MERRIL — STATE OF WASHINGTON — 20786 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 8/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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DESIGNED BY: JWB
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PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
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CONSTRUCTION PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
LANDSCAPE PLAN

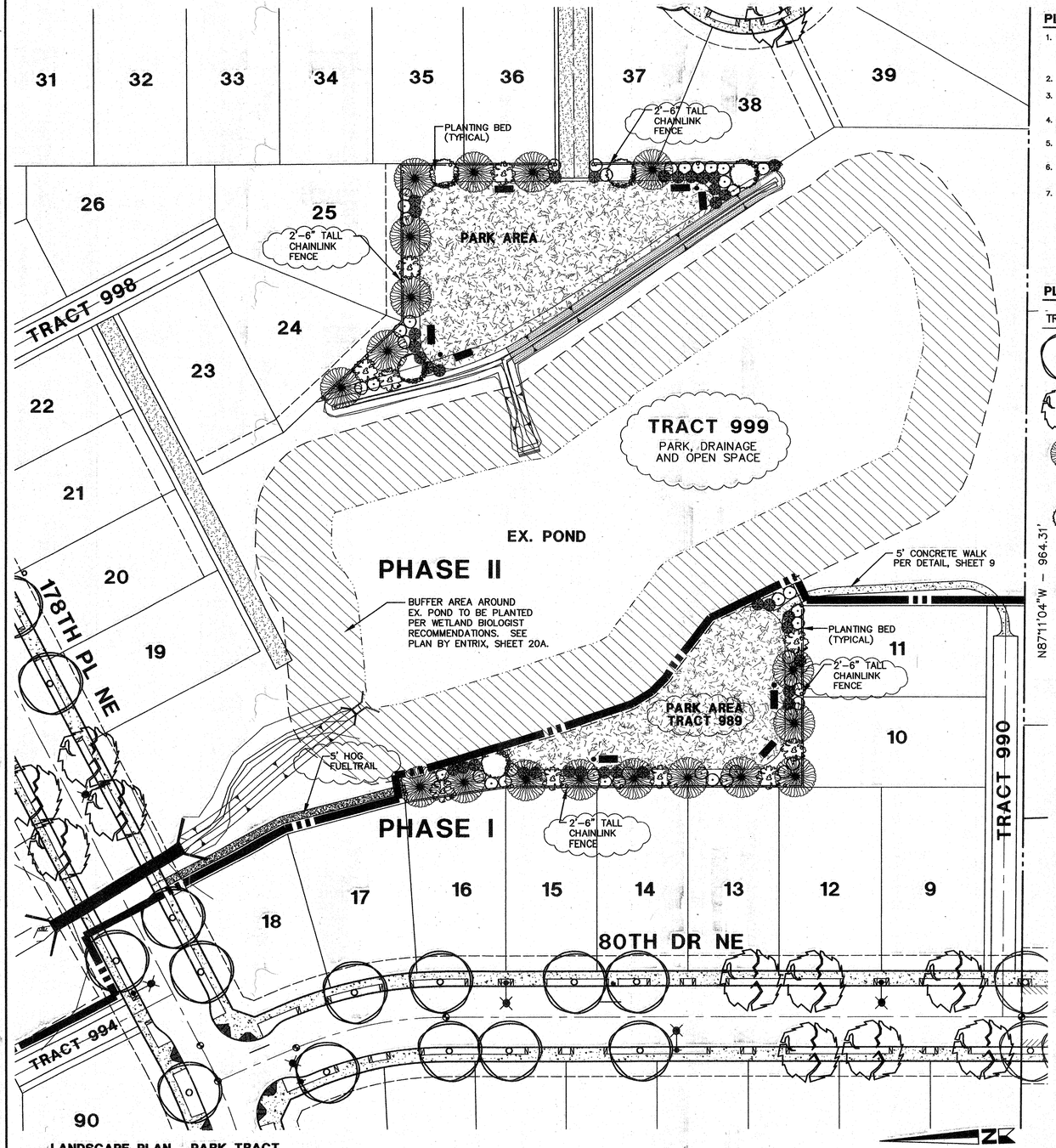
JOB NO. 1623

19 / 21

XREF: LAKMMC.DWG

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



LANDSCAPE PLAN - PARK TRACT

SCALE: 1" = 40'

PLANTING AND CONSTRUCTION NOTES

1. IT IS PERMISSIBLE TO SUBSTITUTE BARE ROOT STOCK FOR THE INDICATED SPECIES. BARE ROOT STOCK WILL BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE DESIGNER, INSTALLED IN THE APPROPRIATE SEASON AND INSTALLED AT A RATIO OF 3:2.
2. ALL TREES OVER 4' IN HEIGHT SHALL BE STAKED.
3. ROOT MASSES OF CONTAINERIZED STOCK SHOULD BE "SCORED" WITH A SHARP OBJECT TO INSURE THE PLANTS WILL NOT BECOME ROOT BOUND.
4. PLANTING PITS WILL RECEIVE AN APPLICATION OF 4-2-2 TRANSPLANT FERTILIZER.
5. AFTER PLANTING, IMMEDIATELY SATURATE ALL PLANTING PITS, TO ELIMINATE AIR POCKETS, AND FACILITATE SETTLING OF BACKFILL MATERIAL.
6. ALL PLANTS SHALL BE MARKED WITH BIODEGRADABLE SURVEY FLAGGING TO FACILITATE FUTURE MONITORING.
7. PLANTING DATES: OCTOBER 1 THROUGH APRIL 15.
8. SHRUBS, LIVING GROUND COVERS AND LAWNS CAN BE SELECTED FROM THE PLANT SCHEDULE LIST OF SHRUBS AND GROUND COVER, BUT MUST MEET THE FOLLOWING SPACING AND COVERAGE CRITERIA:
   A) SHRUBS AND GROUND COVERS CAN BE INTERCHANGED, BUT ONE OR THE OTHER MUST BE PLANTED TO ATTAIN A COVERAGE OF 90 PERCENT WITHIN THREE YEARS OF PLANTING EXCEPT WHERE SPECIFIC LOCATIONS ARE SHOWN ON PLANS.
   B) SHRUBS SHALL BE PLANTED AT AT DENSITY OF 5 SHRUBS PER 100 SQUARE FEET EXCEPT WHERE SPECIFIC LOCATIONS ARE SHOWN ON PLAN.
   C) GROUND COVERS SHALL BE PLANTED AS FOLLOWS: FOUR (4) INCH POTS, EIGHTEEN INCHES ON CENTER.
   D) LAWNS MAY BE USED FOR UP TO 75 PERCENT OF REQUIRED GROUND COVER EXCEPT IN PLANTING BEDS.
9. STREET TREES SHALL BE INSTALLED EVERY 30 FEET ALONG EITHER SIDE OF PROPOSED STREETS, EXCEPT WHERE DRIVEWAYS, UTILITIES OR OTHER IMPEDIMENTS ARE SITED. SPECIFIC LOCATIONS WILL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR IN THE FIELD.
10. DO NOT LOCATE STREET TREES WITHIN 30 FEET OF ANY ROAD INTERSECTION.
11. INSTALL STREET TREES WITHIN DESIGNATED PLANTING STRIP AS SHOWN ON THIS SHEET.
12. STREET TREES TO BE INSTALLED AFTER SITE WORK IS DONE, INCLUDING ROADS, UTILITIES, DRIVEWAYS, ETC.
13. ROOT BARRIERS SHALL BE INSTALLED AT BOTH EDGES OF ALL PLANTER STRIPS ALONG PUBLIC RIGHTS-OF-WAY. BARRIERS SHALL BE CENTURY ROOT BARRIERS, 18 INCH WIDE ROLLS, OR EQUAL.
14. ALL TREES AND SHRUBS INSTALLED IN LANDSCAPE AREA SHALL BE PLANTED IN A PLANTING BED WITHOUT TURF. THE BEDS SHALL BE AT LEAST 4 FEET IN DIAMETER OR THE SIZE OF THE DRIPLINE, WHICHEVER IS GREATER. ALL PLANTING BEDS SHALL HAVE 3 INCHES OF MULCH.
15. HAND WATERING OF PLANTS SHALL BE DONE AS NEEDED FOR PLANT SURVIVAL, UNLESS OTHERWISE NOTED ON PLANTING PLAN.
16. ALL NON-NATIVE / UNDESIRABLE PLANTS (BLACKBERRY, SCOTCH BROOM, REED CANARY GRASS, ETC.) THAT MAY INHIBIT THE GROWTH OF NEW PLANTINGS, SHALL BE REMOVED FROM THE AREA.
17. THE BARK MULCH AREAS SHALL REMAIN FREE OF WEEDS AND COMPETING PLANTS TO ENSURE OPTIMUM GROWTH.
18. LOCATION OF STREET LIGHTS ARE CONCEPTUAL ONLY. SNOHOMISH COUNTY P.U.D. NO. 1 WILL LOCATE IN FIELD.
19. ALL PLANTING BEDS SHALL BE BARK MULCHED TO A 2" DEPTH.

PLANT SCHEDULE AND LEGEND

TREES	SCIENTIFIC/COMMON NAME	INSTALL SIZE	MATURE SIZE	SPACING
	FRAXINUS AGUSTIFOLIA (FLAME ASH)	1.5" DIA, 6' HT.	70'	30' O.C.
	ACER RUBRUM (AUTUMN FLAME RED MAPLE)	1.5" DIA, 6' HT.	70'	30' O.C.
	PINUS CONTORTA (SHORE PINE)	1.5" DIA, 6' HT.	50'	20' O.C.
	MAGNOLIA HYPOLEUCA (JAPANESE BIG-LEAF MAGNOLIA)	5 GAL 6' HT	40'	25' O.C.
	MAGNOLIA X WIESENERI (MAGNOLIA)	5 GAL 6' HT	20'	15' O.C.
	ACER CIRCINATUM (VINE MAPLE)	1.5" DIA, 6' HT.	20'	20' O.C.
	CORNUS ALBA 'SIBIRICA' (SIBERIAN TWIG DOGWOOD)	5 GAL 6' HT	10'	8' O.C.

SHRUBS	SCIENTIFIC/COMMON NAME	PLANTING NOTE	SPACING	QUANTITY
	ROSA RUGOSA/RUGOSA ROSE VIBURNUM X BURKWOODII EUONYMUS ALATA 'COMPACTUS'/ WINGED EUONYMOUS	ALL SHRUBS SHALL BE TWO GALLON SIZE AND AT LEAST 24 INCHES AT PLANTING. SPACING OF SHRUBS IS 5 SHRUBS PER 100 SQUARE FEET, EXCEPT WHERE PLANS SHOW SPECIFIC LOCATIONS. TO BE PLANTED AT A MIXTURE OF 1/3 OF EACH SPECIES LISTED.	SEE NOTE 8 ON THIS SHEET	
	LIGUSTRUM JAPONICUM/JAPANESE PRIVET BERBERIS AQUIFOLIUM/OREGON GRAPE SYMPHORICARPOS ALBUS/SNOWBERRY			

GROUND COVERS	SCIENTIFIC/COMMON NAME	PLANTING NOTE	INSTALL SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI/KINNIKINNICK COTONEASTER LINEARIFOLIUS/COTONEASTER GAULTHERIA SHALLON/SALAL GALIUM ODORATUM/SWEET WOODRUFF CORNUS CANADENSIS/BUNCHBERRY	GROUND COVERS SHALL BE PLANTED BETWEEN ALL TREES AND SHRUBS TO COVER 90% OF GROUND IN THREE YEARS.	4" PTS	18" OC

PARK AREA FURNISHINGS

SYMBOL	NAME	QTY	MANUFACTURER	ITEM NO.	NOTES	MANUFACTURER'S REPRESENTATIVE
	CONTOUR BENCH	8	PILOT ROCK PARK EQUIPMENT	#SWRB/B-4PW OR EQUIVALENT	BROWN RECYCLED PLASTIC	SITE LINES PARK AND PLAYGROUND PRODUCTS 626 128TH ST. SW EVERETT, WA 98204 (425) 355-5655
	TRASH RECEPTACLE HOLDER AND RECEPTACLE HOLDER STATIONARY MOUNT	4	PILOT ROCK PARK EQUIPMENT	#TRH/B-32PW24 AND M2/B OR EQUIVALENT	BROWN RECYCLED PLASTIC	NOTE: ANCHOR PARK ELEMENTS (BENCHES AND LITTER RECEPTACLES) IN CONCRETE PER MANUFACTURER'S SPECIFICATIONS.

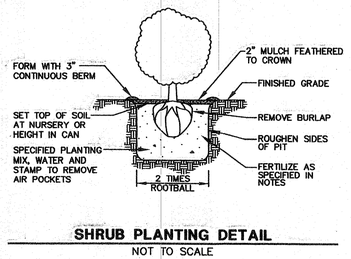
PARK AREA REQUIREMENTS

PARK AREA REQUIRED (200 SQ FT PER LOT)	22,800 SQ FT
PARK AREA PROPOSED	40,906 SQ FT (0.94 ACRES)

LEGEND

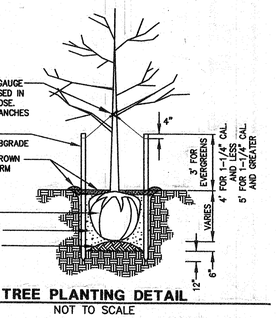
STANDARD LANDSCAPE TURFGRASS

STREET LIGHT



SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

AS-BUILT REVIEW

JAMES A. KRESSER, STATE OF WASHINGTON, 10978, REGISTERED PROFESSIONAL ENGINEER

1/31/07

EXPIRES 3/17/2008

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

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BRYANT O. MERRILL, STATE OF WASHINGTON, 19966, REGISTERED PROFESSIONAL ENGINEER

EXPIRES 8/27/2006

CITY OF ARLINGTON

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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
04/04/06	ADDED PARK NOTE	RLM
04/06/06	ADD FENCE & PATH, EDIT TRACT NO. PER CITY COMMENT	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: JWB
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 12/28/05
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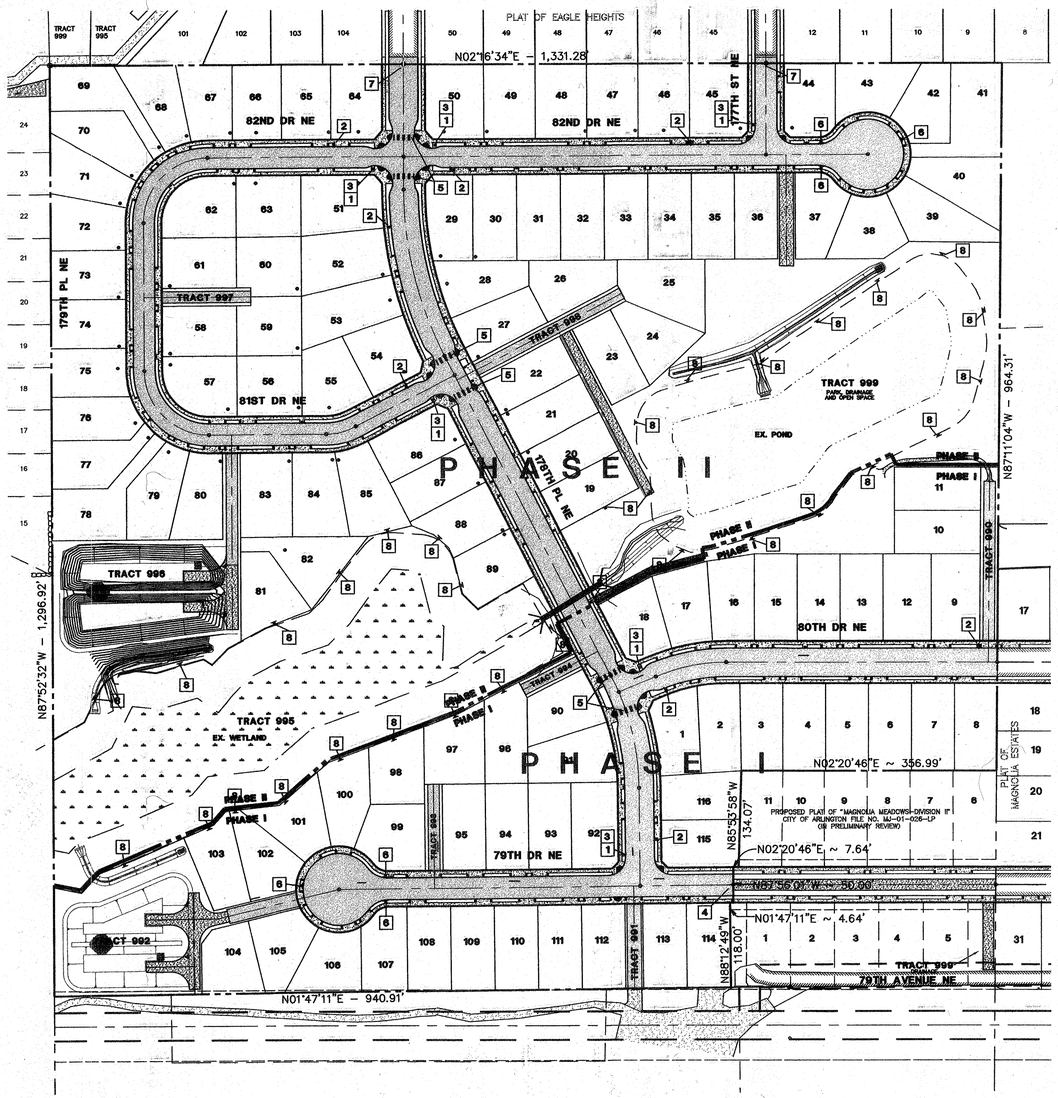
CONSTRUCTION PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
LANDSCAPE PLAN

JOB NO. 1623

20/21

XREF: LAKMMC.DWG

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CHANNELIZATION/SIGNING NOTES

1. ALL SIGNS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
2. STREET NAME SIGNS SHALL BE 6" HIGH ALUMINUM BLANKS WITH BLUE BACKGROUND AND 4" WHITE LETTERING, WITH REFLECTIVE SHEETING.
3. STREET NAME SIGNS SHALL SHOW DIRECTION (NORTH, SOUTH, EAST, WEST).
4. ALL STREET NAME SIGNS SHALL BE DOUBLE-FACED. STREET NAME SIGNS SHALL BE PLACED ON TOP OF STOP SIGN POSTS WHERE APPLICABLE.
5. SIGN POSTS, AND CROSSWALKS SHALL BE INSTALLED PER CITY OF ARLINGTON STANDARD DRAWINGS R14, R15 AND R16. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. DEVELOPER SHALL PROVIDE THE CITY WITH ONE DUPLICATE SIGN FOR EACH STREET NAME. ENTIRE PLAT SHALL HAVE CENTERLINE PAVEMENT STRIPING APPLIED.
7. ALL PAVEMENT MARKINGS SHALL MEET WSDOT SPECIFICATIONS. STRIPING SHALL HAVE A BEADING RATE OF 7 LBS. PER GALLON OF PAINT AT THE TIME OF APPLICATION. TOP DRESSING ON THERMOPLASTICS SHALL BE APPLIED WHILE IN SEMI-LIQUID STATE.
8. ALL CROSSWALKS AND STOP BARS SHALL BE THERMOPLASTIC.
9. THE STANDARD PLAN H-5C SHALL BE FOLLOWED FOR THE INSTALLATION OF PAVEMENT TRAFFIC ARROW SYMBOLS, CROSS WALK MARKINGS, STOP BAR MARKINGS AND BIKE LANE MARKERS PROPOSED FOR THE RIGHT OF WAY.

STRIPING NOTES

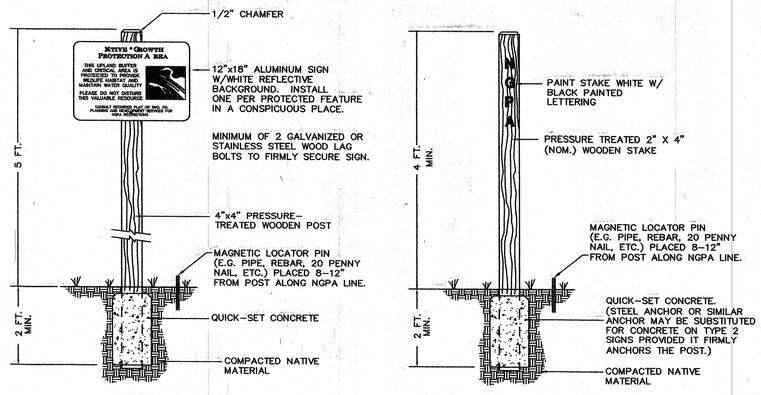
STRIPING SHALL BE INSTALLED PER WSDOT STD. PLANS H-3a, H-5c AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), SECTIONS 3A AND 3B.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE

SYMBOL LEGEND

1	R1-1	STOP SIGN (PER STD PLAN R-15 (AND MUTCD 2B-4)
2	R2-1	25 MPH SPEED LIMIT SIGN (PER MUTCD 2B-10)
3	D-3	STREET NAME SIGN (PER STND PLAN R-14 (AND MUTCD 2D-39) STREET NAME SIGN SHALL BE INSTALLED ON TOP OF STOP SIGN
4	TYPE III	ROAD BARRICADE DEVICE (PER MUTCD 6C-8)
5		THERMOPLASTIC CROSSWALK (SEE WSDOT STD. PLAN H-5c)
6	R7-1	"NO PARKING ANYTIME" (SEE MUTCD STD. 2B-34)
7		TEMPORARY TYPE III BARRICADES OR ECO-BLOCKS AT END OF 178TH PL NE AND 177TH ST NE DURING CONSTRUCTION. TO BE REMOVED UPON COMPLETION OF PLAT.
8		NPGA SIGN



NOTES

1.) NGPA SIGNS SHALL BE PLACED NO GREATER THAN 100 FEET APART AROUND THE PERIMETER OF THE NATIVE GROWTH PROTECTION AREA. MINIMUM PLACEMENT SHALL INCLUDE ONE TYPE 1 SIGN EVERY 400 FEET BORDERING AN NGPA, AND TYPE 2 SIGNS AT A MAXIMUM SPACING OF 100 FEET ALONG THE BOUNDARY OF EACH NGPA UNLESS OTHERWSE APPROVED BY THE COUNTY BIOLOGIST.

2.) SIGN PLACEMENT SHALL BE SUBJECT TO THE APPROVAL OF SNOHOMISH COUNTY. ALTERNATIVE SIGN DESIGNS MAY BE SUBMITTED TO SNOHOMISH COUNTY FOR APPROVAL.

3.) NO NGPA SIGNS SHALL BE PLACED WITHIN THE RIGHTS-OF-WAY AND ALL SIGNS MUST BE SECURE AND PERMANENT.

N.G.P.A. SIGNS
NOT TO SCALE

AS-BUILT REVIEW

JAMES A. KRESSE — STATE OF WASHINGTON — 22081 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

GRAPHIC SCALE
0 50 100 200
SCALE: 1" = 100'

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD
ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

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1721 Hewitt Avenue ■ Suite 401 ■ Everett, WA 98201
phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCER — STATE OF WASHINGTON — 22081 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
12/28/05	AS-BUILTS	EAB
03/23/06	AS-BUILT DRAWINGS MYLARS	RLM
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER COMMENTS	RLM

PLAN DATE: 02/27/04
DESIGNED BY: TDP
DRAWN BY: TDP, PCM
PLAN CHECK BY: BOM
1ST SUBMITTAL: 12/28/05
2ND SUBMITTAL: 03/23/06

CONSTRUCTION PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
CHANNELIZATION AND SIGNAGE PLAN

JOB NO. 1623
21/21
XREF: LAKMMC.DWG

SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

WATER AND SEWER PLANS FOR MAGNOLIA MEADOWS

GENERAL NOTES

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 SIDE SEWER BENDS SHALL HAVE CLEANOUTS.
8. ALL MANHOLES SHALL BE INSPECTED AND APPROVED PRIOR TO BACKFILL.
9. ACCESS SHALL BE PROVIDED TO THE CONSTRUCTION SITE AT ALL TIMES FOR INSPECTION PURPOSES.
10. TRACE TAPE SHALL BE INSTALLED OVER ALL SANITARY SEWER PIPES.
11. ALL PUBLIC WATER, SEWER AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES A 10' (TEN FOOT) MIN. WIDE PERMANENT EASEMENT GRANTED TO THE CITY.
12. 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.
13. 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 WRITEN 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 (SEPIA MYLARS OR XEROX COPIES ARE NOT A SUITABLE SUBSTITUTE FOR PHOTOGRAPHIC MYLAR), OR ORIGINAL MYLARS OF EACH SHEET.
    - B. 1 (ONE) AUTOCAD 2000 CD.
    - C. 8 (EIGHT) 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 CD IN A FORMAT COMPATIBLE WITH THE CITY'S AUTOCAD SYSTEM 2000 MINIMUM.

UTILITY EASEMENTS

THESE UTILITY EASEMENTS HAVE BEEN RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PROPERTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES, TOGETHER WITH THE OTHER NECESSARY FACILITIES AND EQUIPMENT, FOR THE PURPOSE OF SERVING THIS AND OTHER PROPERTY WITH UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE PROPERTY AT ALL TIMES FOR THE PURPOSES HEREIN STATED. ALL UTILITY LINES SHALL BE PLACED UNDERGROUND. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. THESE EASEMENTS SHALL PRECLUDE GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, AND ANY OTHER THING; EXCEPT UTILITY FACILITIES.

SHEET INDEX

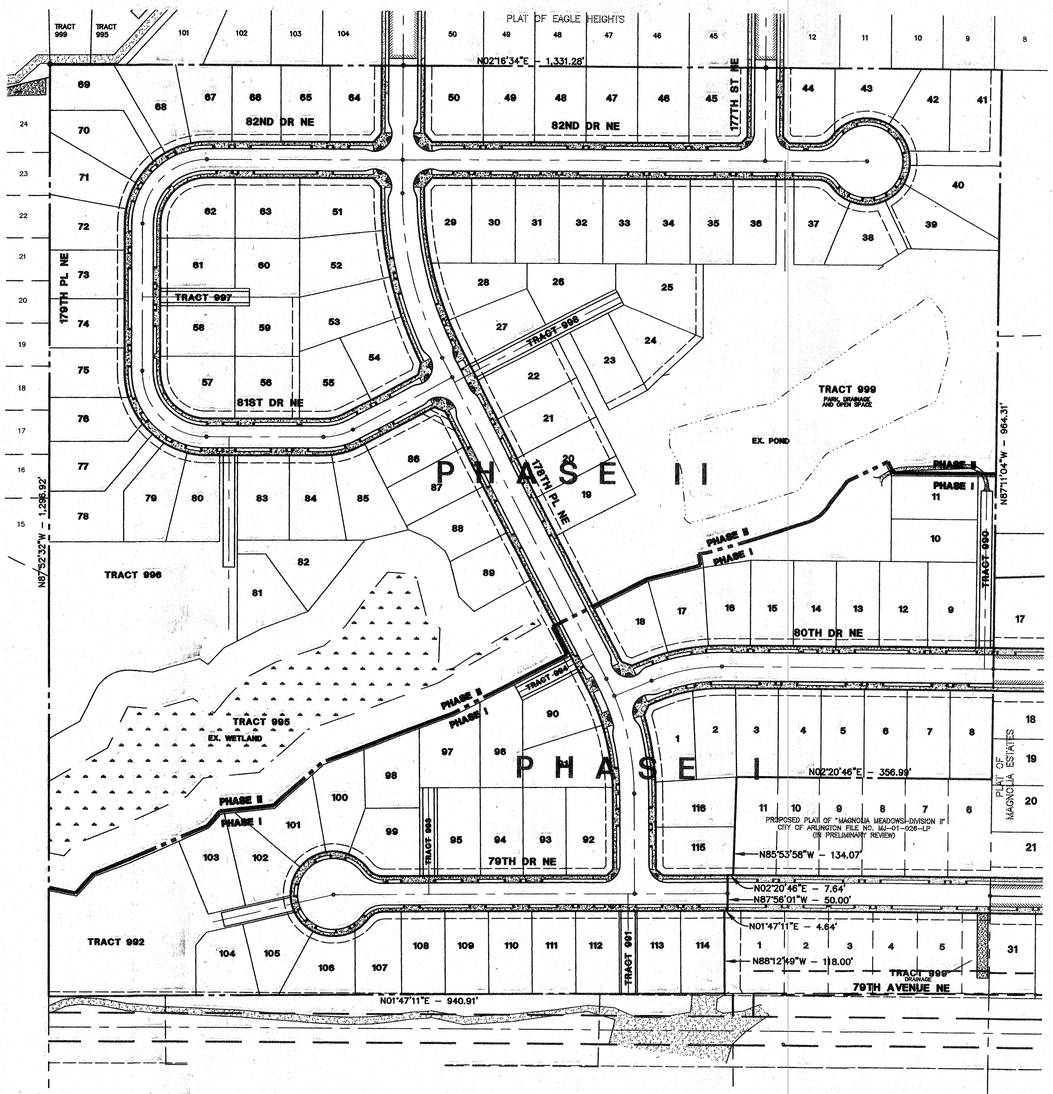
SHEET 1	COVER SHEET
SHEET 2	WATER PLAN
SHEET 3	WATER PLAN
SHEET 4	SEWER PLAN
SHEET 5	SEWER PLAN
SHEET 6	SEWER PROFILES
SHEET 7	SEWER PROFILES
SHEET 8	SEWER PROFILES
SHEET 9	SEWER PROFILES

JAMES A. KRUECK — STATE OF WASHINGTON — 19981 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 3/17/2008

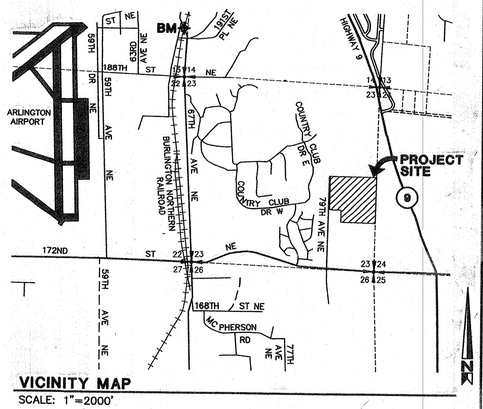
1/31/07

AS-BUILT REVIEW



SITE PLAN

SCALE: 1" = 100'



VICINITY MAP

SCALE: 1"=2000'

LEGAL DESCRIPTION

PARCEL A:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.; EXCEPT COUNTY ROAD; AND EXCEPT THAT PORTION, IF ANY, LYING EAST OF COUNTY ROAD AND WEST OF WEST LINE OF REAL ESTATE UNDER SEARCH; SUBJECT TO AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF SNOHOMISH COUNTY PURSUANT TO AN ORDER TO QUIET TITLE ENTERED UNDER SNOHOMISH COUNTY CAUSE NO. 87-2-02107-4; ALL IN SNOHOMISH COUNTY, STATE OF WASHINGTON.

PARCEL C:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TAX ACCOUNT NUMBERS

310523-004-001-00
310523-004-002-00
310523-004-003-00
310523-004-004-00

ENGINEER

HIGA BURKHOLDER ASSOCIATES L.L.C.
1721 HEWITT AVE., SUITE 401
EVERETT, WA. 98201
(425) 252-2826
(425) 252-9551 FAX

APPLICANT

JOHN LAKHANI
8115 BROADWAY SUITE 204
EVERETT, WA 98203
(206) 972-2786 OR
(425) 438-1811

SURVEYOR

METRON AND ASSOCIATES, INC.
307 N. OLYMPIC AVE. SUITE 205
ARLINGTON, WA 98223
(360) 435-3777
(360) 435-4822 FAX

AS-BUILT DRAWINGS

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

BY: _____ 1/31/07
PROJECT ENGINEER/SURVEYOR — DATE

HBA DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE SURVEYOR, THE CITY OR OTHER SOURCES. HBA DOES TAKE RESPONSIBILITY FOR THE ACCURACY OF THE TRANSCRIPTION OF THE DATA PRODUCED BY OTHERS FOR THE PREPARATION OF THESE ASBUILT PLANS.

CITY OF ARLINGTON
AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS AS-BUILT PLAN SHEET HAS BEEN REVIEWED AND ACCEPTED AS A RECORD DRAWING. THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET ASSUMES FULL AND COMPLETE RESPONSIBILITY FOR THE ACCURACY THEREIN.

BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET 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. ACKNOWLEDGEMENT 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

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVE. N.E. AND THE BNSF RAILROAD, AS SHOWN ON THE VICINTIY MAP ABOVE. ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

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LAND USE PLANNING / CIVIL ENGINEERING
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BRYANT O. MERCIL — STATE OF WASHINGTON — 19981 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 8/27/2006

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

DATE	REVISIONS	BY
01/03/06	AS-BUILT DRAWINGS	RLM,EAB
03/10/06	EDITS PER CITY COMMENTS	RLM,EAB
03/20/06	EDITS PER CITY COMMENTS	RLM,EAB
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER CITY COMMENTS	RLM

PLAN DATE: 03/08/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 01/03/06
2ND SUBMITTAL: 03/10/06
3RD SUBMITTAL: 03/22/06

WATER AND SEWER PLANS MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS

COVER SHEET

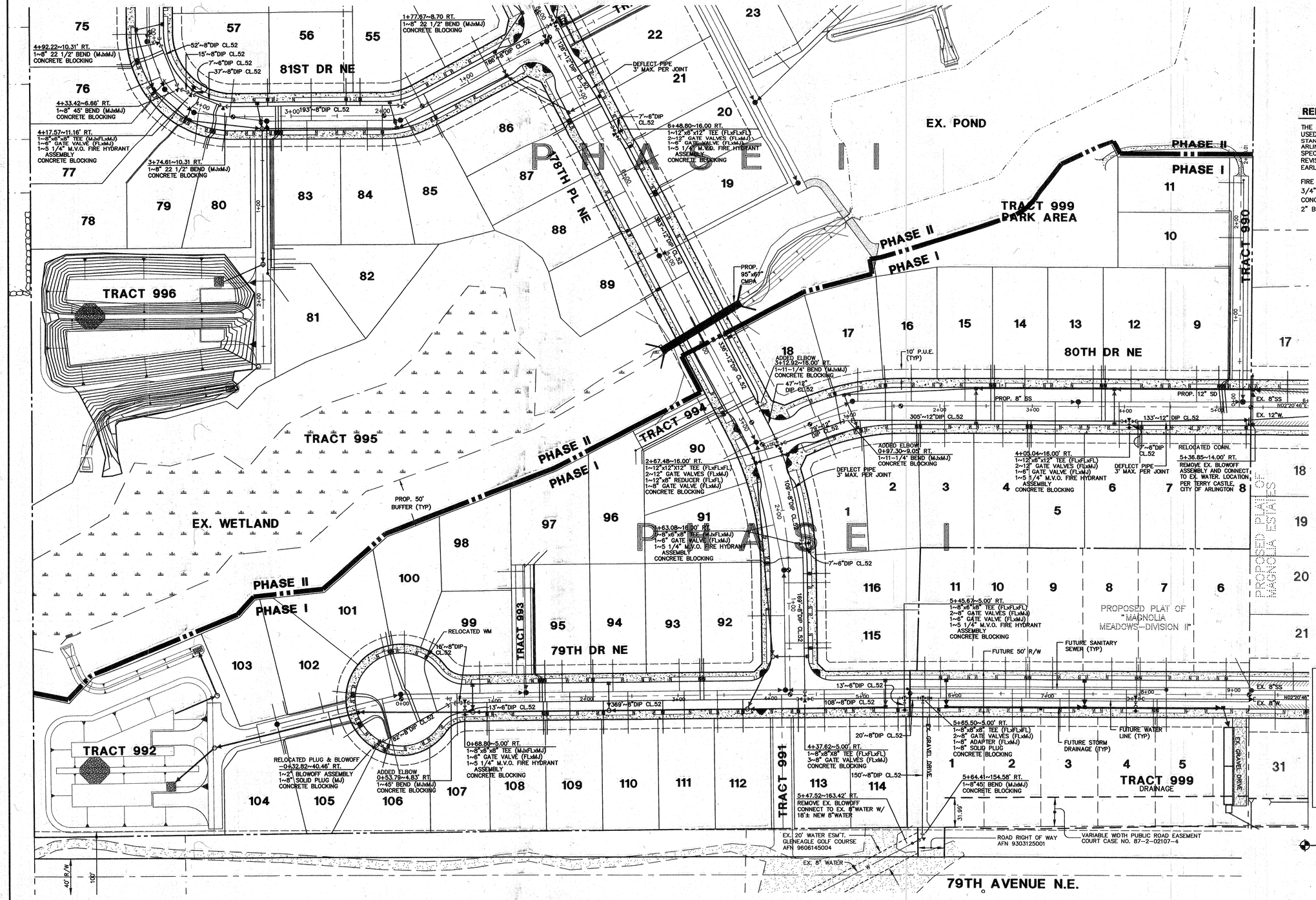
JOB NO. 1623

1 / 9

XREF: LAKMMC.DWG

H:\PROJECT FILES\ACTIVE\LAKMMC\dwg\A-B-01-31-07 WTR & SWR\LAKMMCWS01.dwg, 1/31/2007 2:54:05 PM, mwdock, Copyright 2007 HBA Design Group, LLC

SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

REFERENCE NOTE

THE FOLLOWING CITY OF ARLINGTON STANDARD PLANS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT. FOR ADDITIONAL STANDARD PLANS, SEE THE LATEST EDITION OF THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS. SOME OF THE STANDARD DETAILS HAVE BEEN REVISED AND A COPY OF THE REVISIONS IS AVAILABLE FROM EARL ANDERSON AT THE UTILITIES DEPARTMENT (360) 403-3506.

FIRE HYDRANT ASSEMBLY	STD. PLAN NO. W-2
3/4" DOMESTIC WATER SERVICE	STD. PLAN NO. W-2
CONCRETE BLOCKING	STD. PLAN NO. W-3
2" BLOWOFF ASSEMBLY	STD. PLAN NO. W-5

LEGEND

PROP. 12" STORM DRAIN AND 6" SIDE SERVICE

PROP. 8" SAN. SEWER AND 6" SIDE SERVICE

NOTE

NO WATER METER SHALL BE LESS THAN 3' FROM A DRIVEWAY.

JAMES A. KREGER — STATE OF WASHINGTON — 19431 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008
1/31/07

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BRYANT O. MERCER — STATE OF WASHINGTON — 22881 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

CITY OF ARLINGTON
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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
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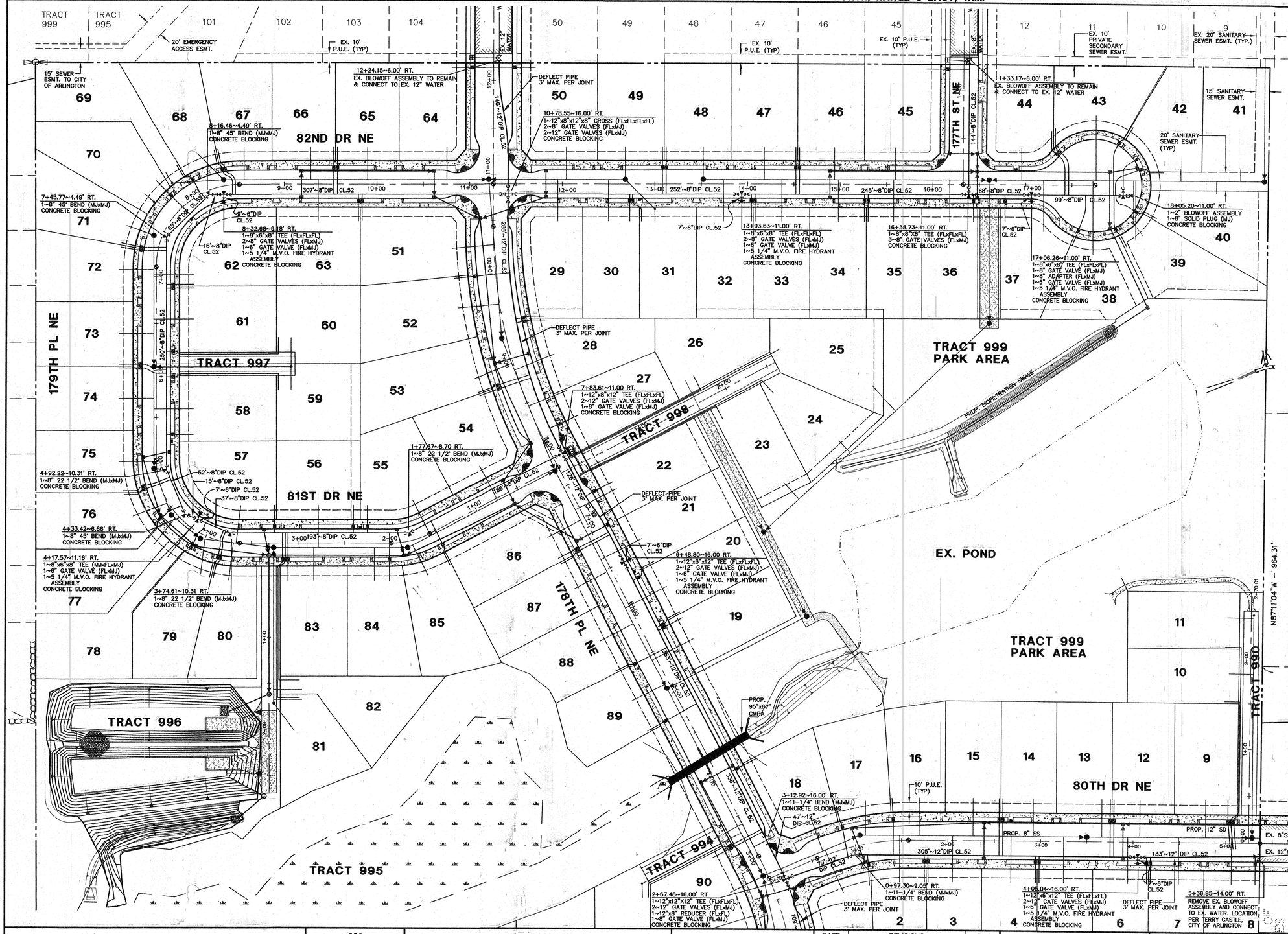
WATER AND SEWER PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
WATER PLAN

JOB NO. 1623
2 / 9

XREF: LAYXMC.DWG

H:\PROJECT FILES\ACTIVE\LAYXMC\dwg\AS-BUILT WS PH II\11-17-06 WTR & SWR MH,LAFD\LAYXMCWS02.dwg, 1/31/2007 1:01:39 PM, rmurdock, Copyright 2007 HBA Design Group, LLC

SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE

0 25 50 100

SCALE: 1" = 50'

REFERENCE NOTE

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FIRE HYDRANT ASSEMBLY	STD. PLAN NO. W-2
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CONCRETE BLOCKING	STD. PLAN NO. W-3
2" BLOWOFF ASSEMBLY	STD. PLAN NO. W-5

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PROP. 12" STORM DRAIN AND 6" SIDE SERVICE

PROP. 8" SAN. SEWER AND 6" SIDE SERVICE

NOTE

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JAMES A. KRAUSE — STATE OF WASHINGTON — 19981 — REGISTERED PROFESSIONAL ENGINEER

1131107

EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCER — STATE OF WASHINGTON — 20999 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 8/27/2006

CITY OF ARLINGTON

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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
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03/21/06	EDITS PER CITY COMMENTS	RLM,EAB
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WATER AND SEWER PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
WATER PLAN

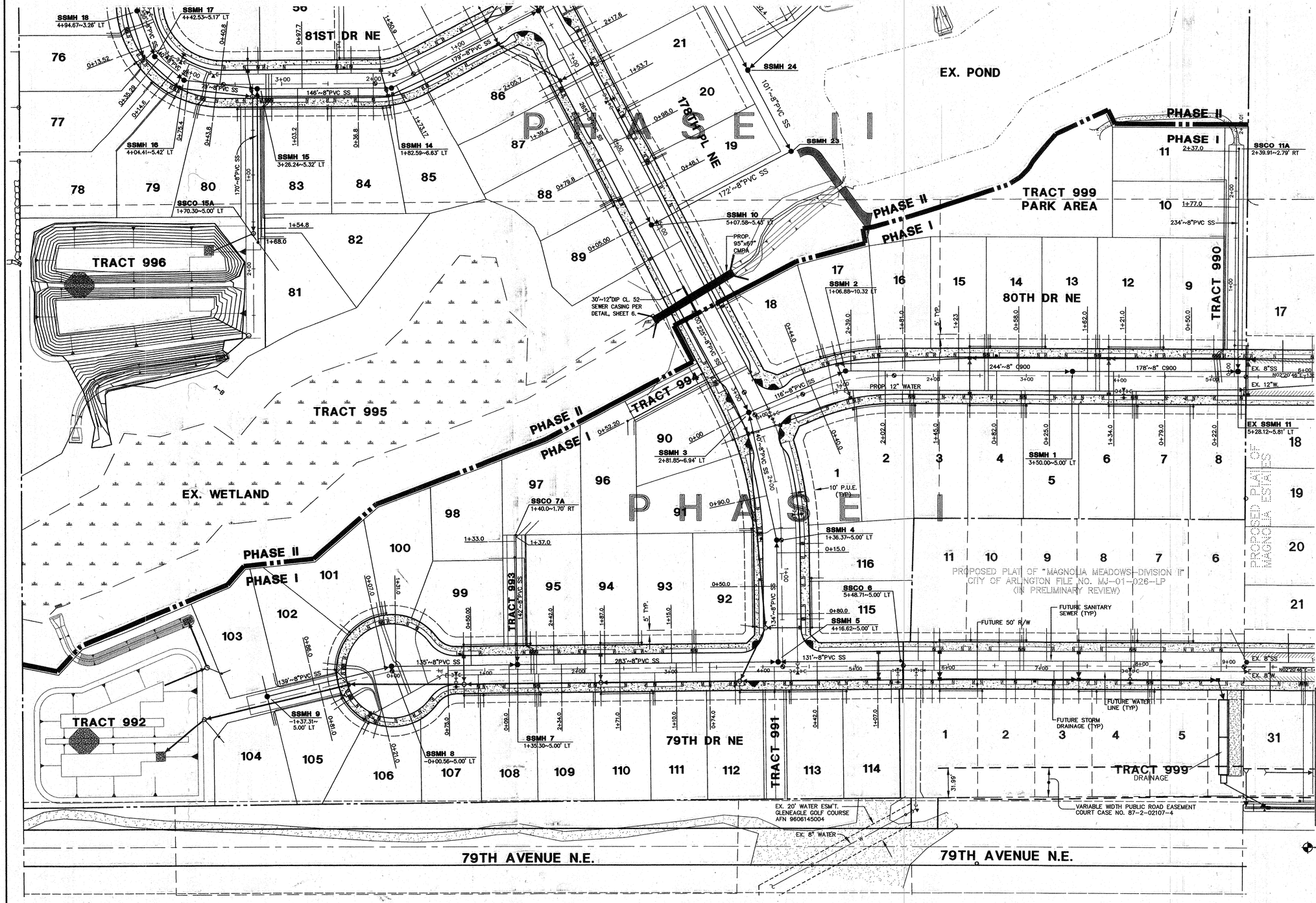
JOB NO. 1623

3 / 9

XREF: LAMMC.DWG

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE

0 25 50 100

SCALE: 1" = 50'

REFERENCE NOTE

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PRECAST MANHOLE	STD. PLAN NO. S-1
SERVICE CONNECTION ELEVATION	STD. PLAN NO. S-8
DROP CONNECTION	STD. PLAN NO. S-10
CLEANOUT	STD. PLAN NO. S-11

LEGEND

PROP. 12" STORM DRAIN AND 6" SIDE SERVICE

PROP. 8" WATER AND 1" SIDE SERVICE

NOTES

1. ALL MANHOLES SHALL BE INSPECTED AND APPROVED PRIOR TO BACKFILL.
2. SIDE SEWERS MUST HAVE A 2X4, PAINTED WHITE, LABELED "SEWER" IN 2" BLACK LETTERING. ALSO INCLUDE THE LOT NUMBER AND DEPTH TO STUB INVERT FROM FINISHED GRADE.
3. SIDE SEWER MARKERS SHALL BE WIRED TO THE STUB WITH 14-18 GAUGE WIRE OR SHALL HAVE A CLEAT ATTACHED TO THE BOTTOM OF THE MARKER TO PREVENT REMOVAL.
4. ALL CLEANOUT FRAME AND COVERS MUST BE SET TO FINISHED GRADE. ANY THAT ARE LOCATED OUTSIDE PAVED AREAS MUST HAVE A 2'x2'x6" REINFORCED CONCRETE PAD. THE COVER MUST BE OF THE LOCKING TYPE AND HAVE "SEWER" CAST INTO IT.
5. MANHOLES 23, 24 AND 25 REQUIRE A 6'x6'x6" REINFORCED CONCRETE PAD AROUND THEM AT FINISHED GRADE.
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JAMES A. EKSTEDT — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

1/31/07

EXPIRES 3/17/2006

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____ CITY ENGINEER

DATE: 02, 01, 2007

DATUM N.A.V.D. 1988

BENCHMARK TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVENUE N.E. AND THE BNSF RAILROAD
ELEV = 148.17

FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
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phone (425) 252-2826 fax (425) 252-9551

BRYANT O. MERCIAL — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

EXPIRES 6/27/2006

CITY OF ARLINGTON

THIS SHEET HAS BEEN APPROVED PER CONDITIONS ON THE COVER SHEET

CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
BY: _____ CITY ENGINEER	BY: _____ CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____

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

DATE	REVISIONS	BY
01/03/06	AS-BUILT DRAWINGS	RLM,EAB
03/10/06	EDITS PER CITY COMMENTS	RLM,EAB
03/21/06	EDITS PER CITY COMMENTS	RLM,EAB
10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER CITY COMMENTS	RLM

PLAN DATE: 03/08/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 01/03/06
2ND SUBMITTAL: 03/10/06
3RD SUBMITTAL: 03/22/06

WATER AND SEWER PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
SEWER PLAN

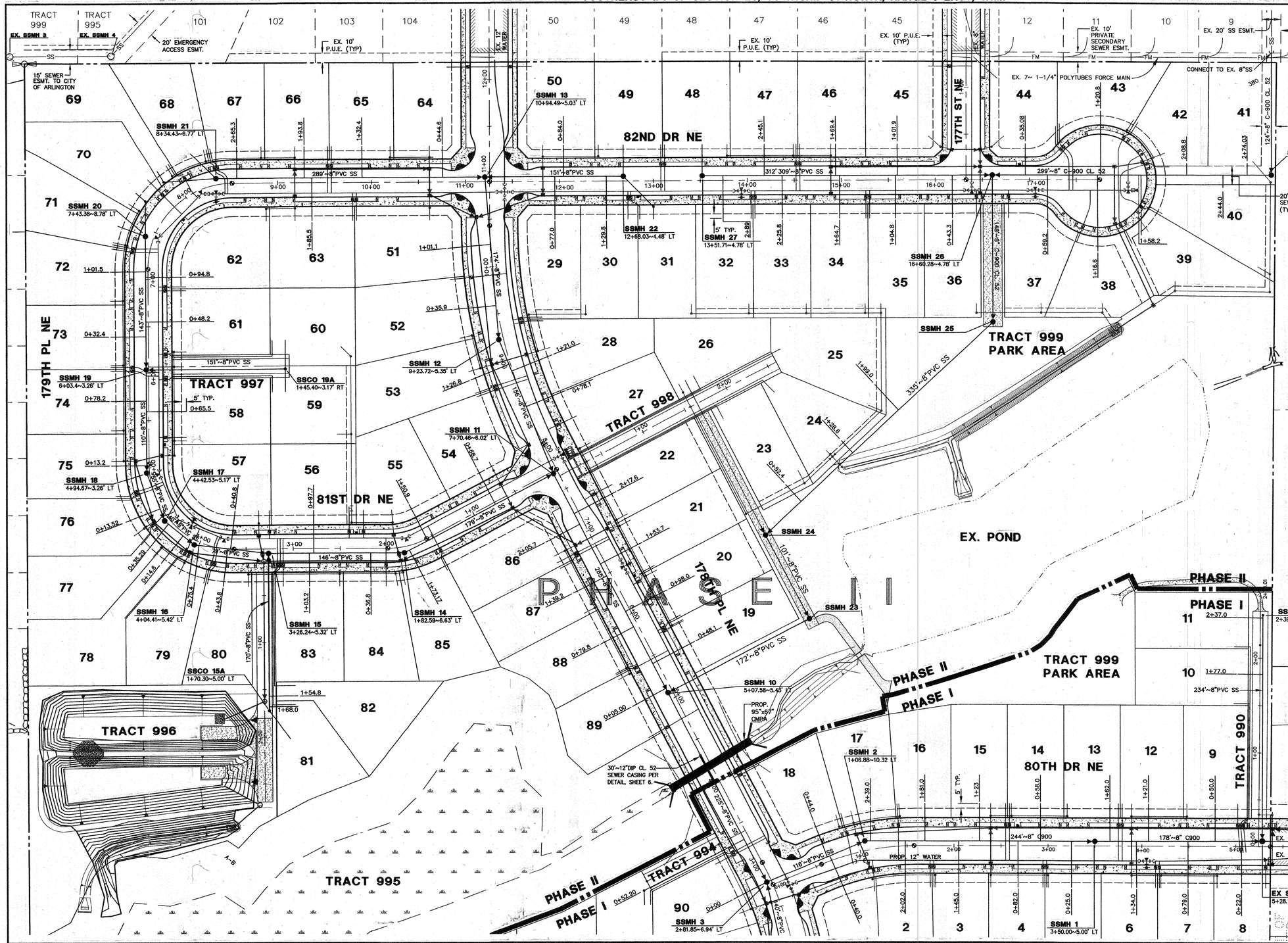
JOB NO. 1623

4 / 9

XREF: LAXMMCSWS04

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SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

REFERENCE NOTE

THE FOLLOWING CITY OF ARLINGTON STANDARD PLANS SHALL BE USED IN THE CONSTRUCTION OF THIS PROJECT. FOR ADDITIONAL STANDARD PLANS, SEE THE LATEST EDITION OF THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS. SOME OF THE STANDARD DETAILS HAVE BEEN REVISED AND A COPY OF THE REVISIONS IS AVAILABLE FROM EARL ANDERSON AT THE UTILITIES DEPARTMENT (360) 403-3506.

PRECAST MANHOLE	STD. PLAN NO. S-1
SERVICE CONNECTION ELEVATION	STD. PLAN NO. S-8
DROP CONNECTION	STD. PLAN NO. S-10
CLEANOUT	STD. PLAN NO. S-11

LEGEND

PROP. 12" STORM DRAIN AND 6" SIDE SERVICE

PROP. 8" WATER AND 1" SIDE SERVICE

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JAMES A. KRESSON — STATE OF WASHINGTON — 19990 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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CITY OF ARLINGTON
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CONSTRUCTION	AS-BUILT ACKNOWLEDGEMENT
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CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

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10/12/06	AS-BUILT DRAWINGS	RLM
11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER CITY COMMENTS	RLM

PLAN DATE: 03/08/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

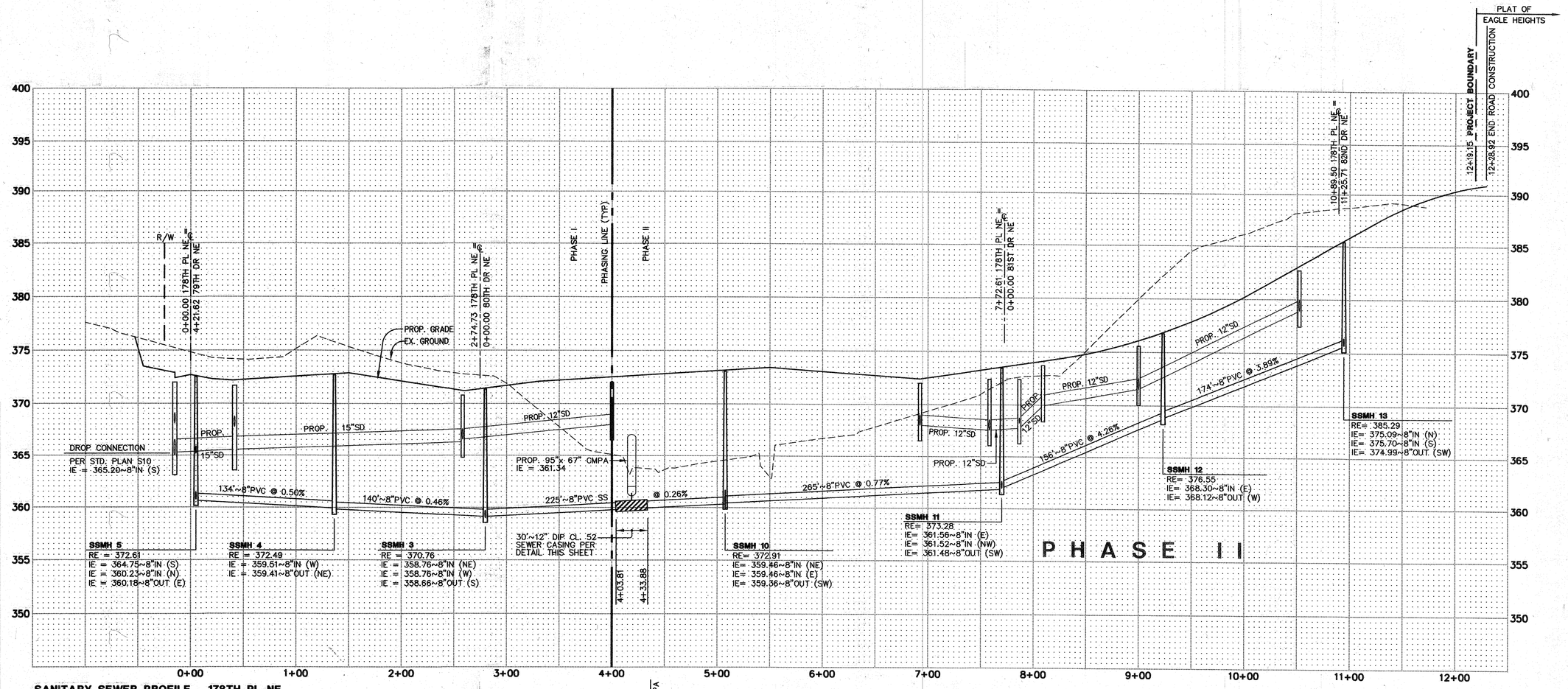
1ST SUBMITTAL: 01/03/06
2ND SUBMITTAL: 03/10/06
3RD SUBMITTAL: 03/22/06

WATER AND SEWER PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
SEWER PLAN

JOB NO. 1623
5/9

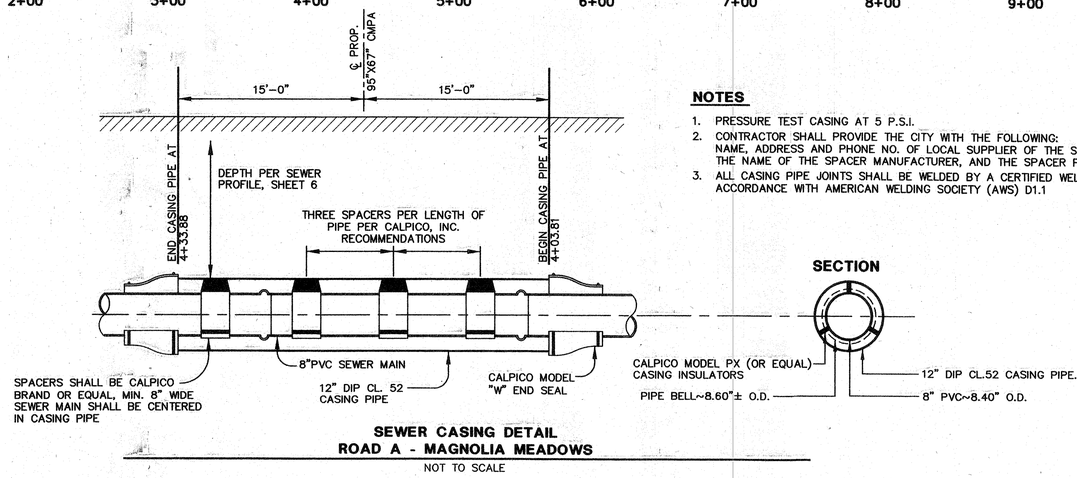
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SANITARY SEWER PROFILE - 178TH PL NE

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SEWER CASING DETAIL
ROAD A - MAGNOLIA MEADOWS
NOT TO SCALE

NOTES

1. PRESSURE TEST CASING AT 5 P.S.I.
2. CONTRACTOR SHALL PROVIDE THE CITY WITH THE FOLLOWING: NAME, ADDRESS AND PHONE NO. OF LOCAL SUPPLIER OF THE SPACERS THE NAME OF THE SPACER MANUFACTURER, AND THE SPACER PART NUMBER.
3. ALL CASING PIPE JOINTS SHALL BE WELDED BY A CERTIFIED WELDER IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1

JAMES A. KRESSER — STATE OF WASHINGTON — 19990 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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DATE: 02 / 01 / 2007

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CITY OF ARLINGTON

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DATE: ____ / ____ / ____	DATE: ____ / ____ / ____

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11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER CITY COMMENTS	RLM

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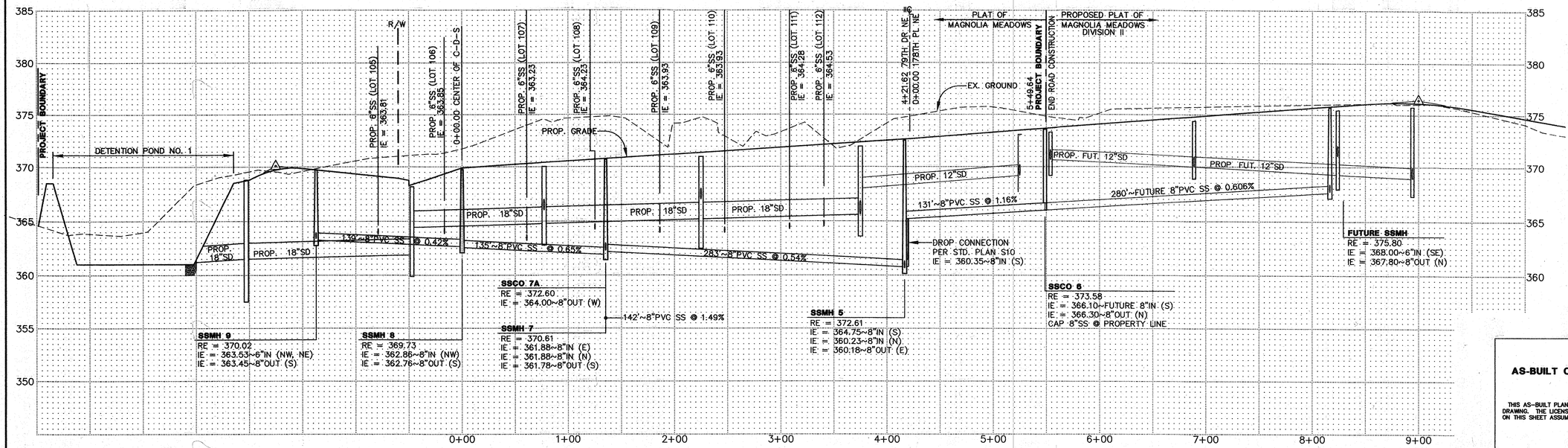
WATER AND SEWER PLANS
MAGNOLIA MEADOWS
PHASE I & II AS-BUILT PLANS
SEWER PROFILE

JOB NO. 1623

6 / 9

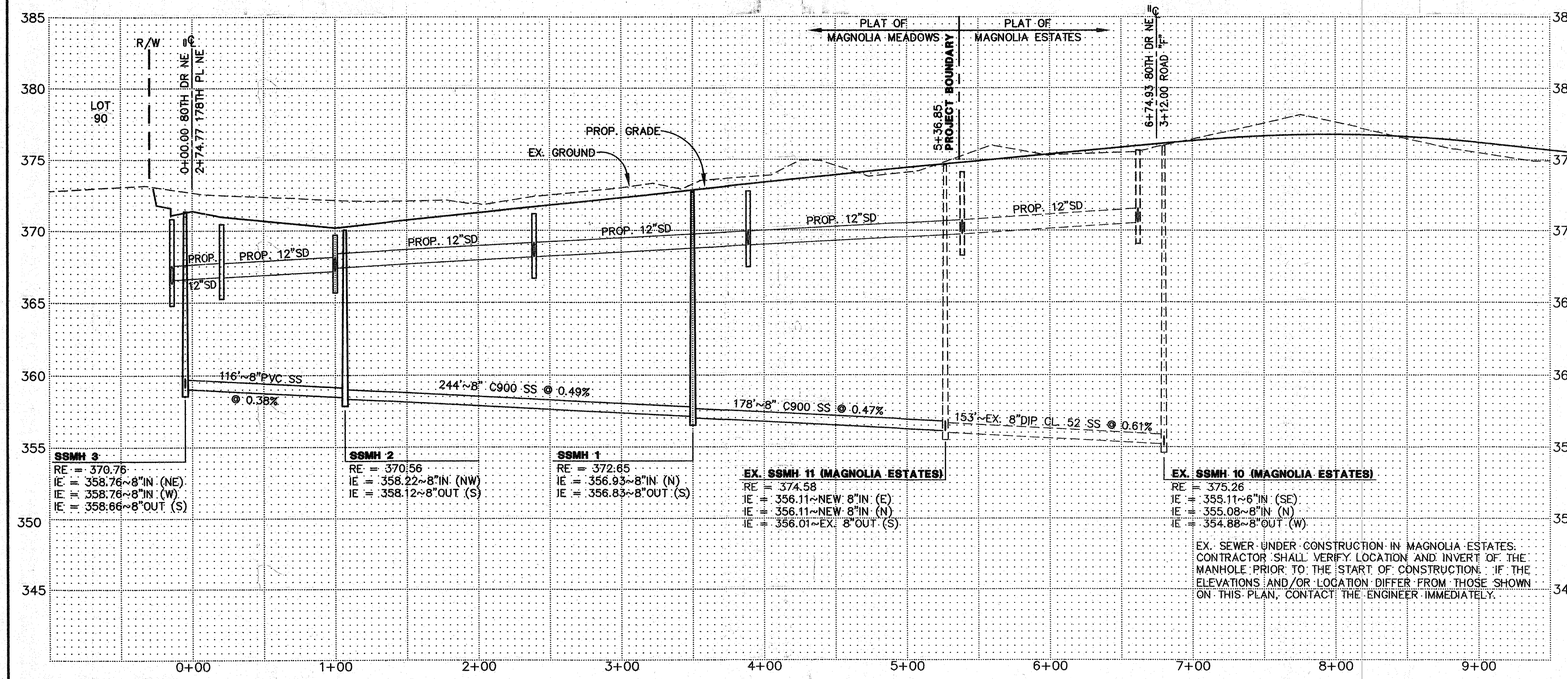
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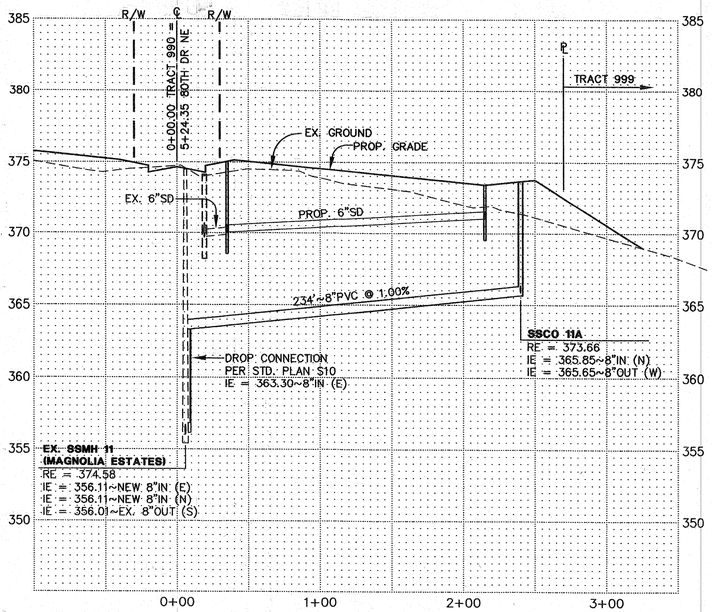


SANITARY SEWER PROFILE - 79TH DR NE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

THIS SHEET PHASE I AS-BUILT



SANITARY SEWER PROFILE - 80TH DR NE
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SANITARY SEWER PROFILE - TRACT 990
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

JAMES A. KERSHAW — STATE OF WASHINGTON — 19331 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

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DATE: 02, 01, 2007

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BRYANT O. MERCER — STATE OF WASHINGTON — 22761 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

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11/17/06	AS-BUILT DRAWINGS	RLM
01/31/07	EDIT A-B PER CITY COMMENTS	RLM

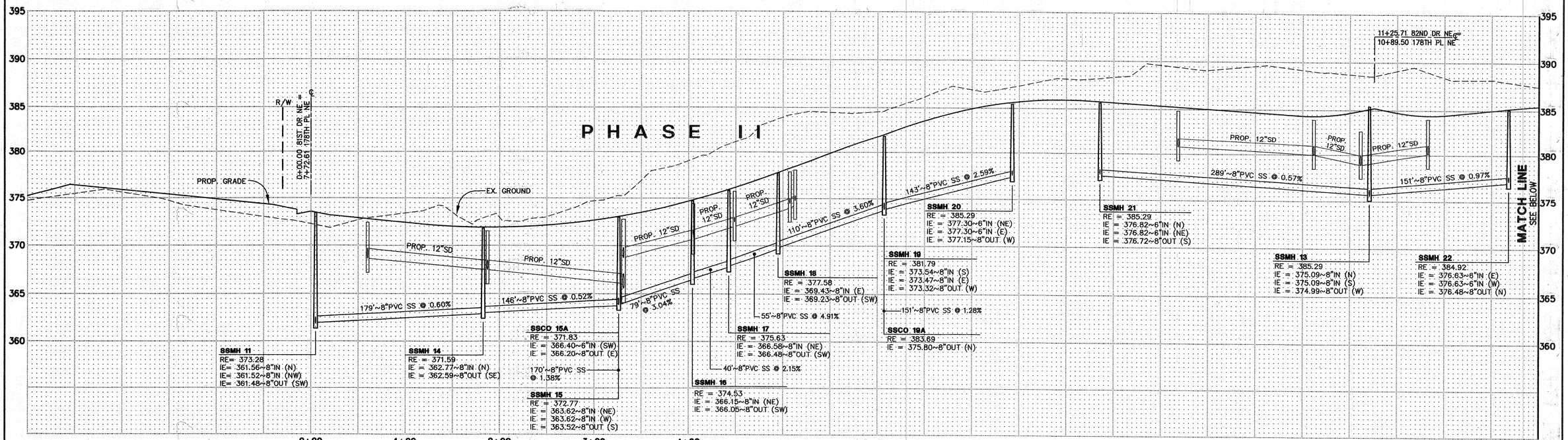
PLAN DATE: 03/08/04
DESIGNED BY: BOM
DRAWN BY: LDR, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 01/03/06
2ND SUBMITTAL: 03/10/06
3RD SUBMITTAL: 03/22/06

WATER AND SEWER PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
SEWER PROFILES

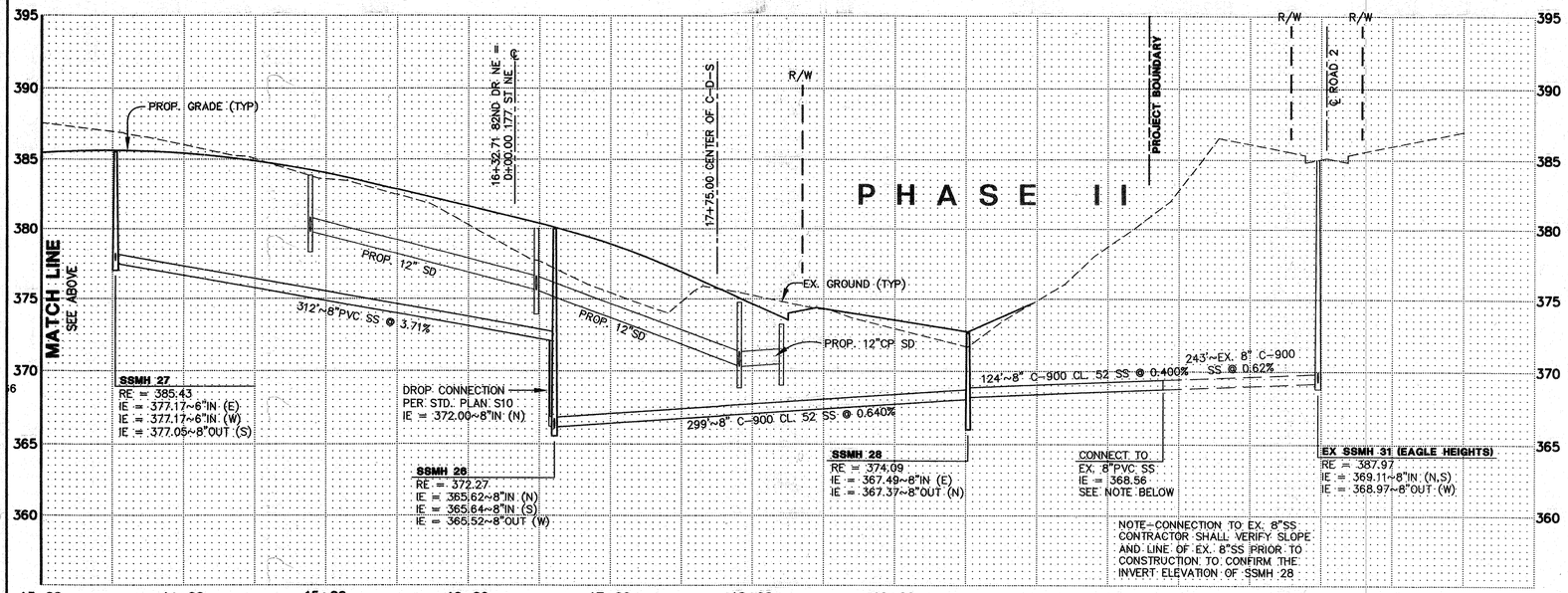
JOB NO. 1623
7/9
XREF: NONE

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SANITARY SEWER PROFILE - ROAD "D"

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SANITARY SEWER PROFILE - ROAD "D"

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

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BRYANT O. MERCIL — STATE OF WASHINGTON — 22997 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

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01/31/07	EDIT A-B PER CITY COMMENTS	RLM

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WATER AND SEWER PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
SEWER PROFILES

JOB NO. 1623
8 / 9
XREF: NONE

JAMES A. KERRIGAN — STATE OF WASHINGTON — 22997 — REGISTERED PROFESSIONAL ENGINEER
1/31/07
EXPIRES 3/17/2008

AS-BUILT REVIEW

CITY OF ARLINGTON

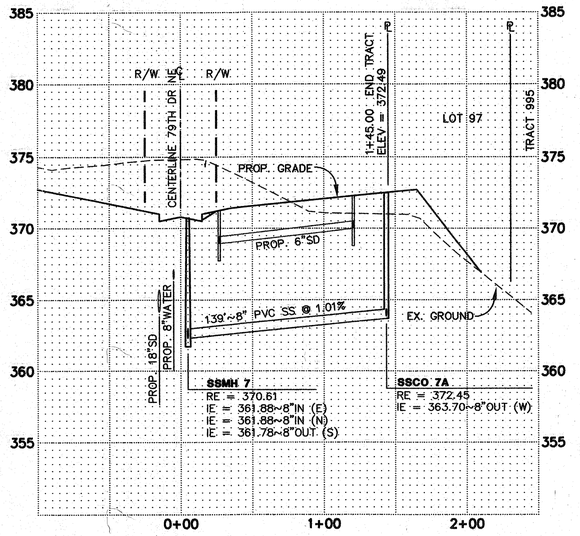
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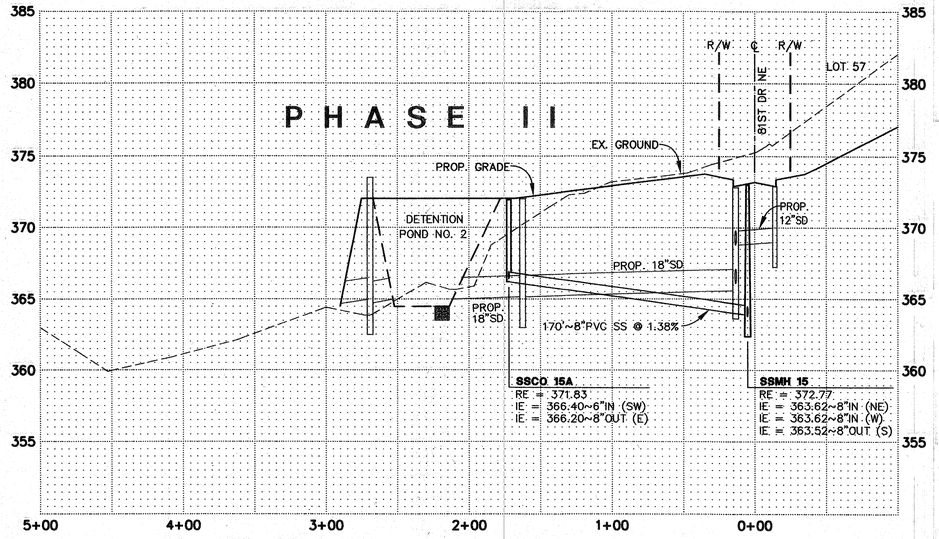
DATE: 02 / 01 / 2007

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SANITARY SEWER PROFILE - TRACT 993

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SANITARY SEWER PROFILE - TRACT 996

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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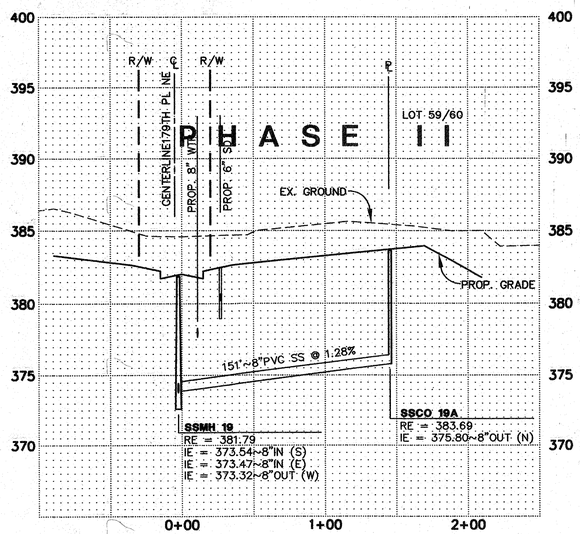
DATE: 02 , 01 , 2007

JAMES A. KEMPER — STATE OF WASHINGTON — 22407 — REGISTERED PROFESSIONAL ENGINEER

1/31/07

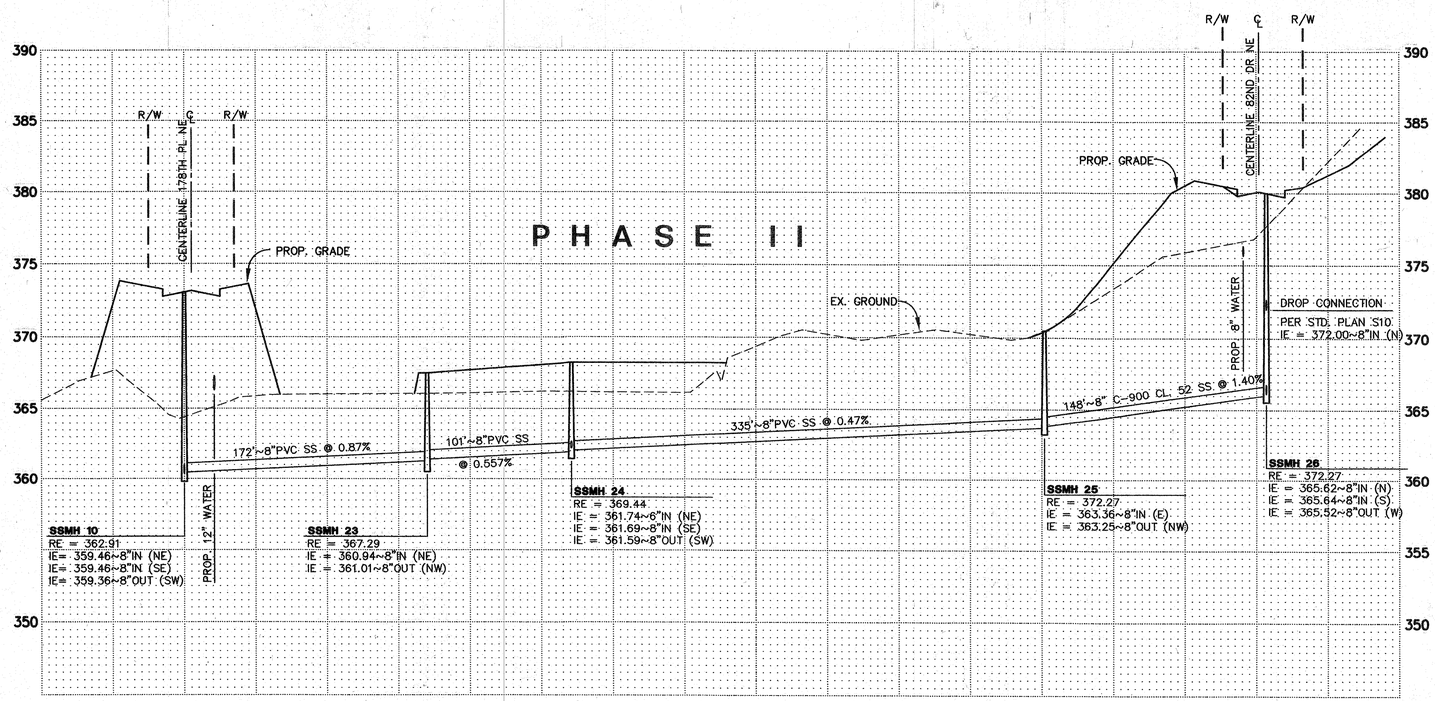
EXPIRES 3/17/2008

AS-BUILT REVIEW



SANITARY SEWER PROFILE - TRACT 997

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



SANITARY SEWER PROFILE - TRACT 999

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

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BRYANT O. MERCER — STATE OF WASHINGTON — 20911 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 8/27/2006

CITY OF ARLINGTON

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WATER AND SEWER PLANS
MAGNOLIA MEADOWS PHASE I & II AS-BUILT PLANS
SEWER PROFILES

JOB NO. 1623

9 / 9

XREF: NONE

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