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

CONSTRUCTION PLANS FOR MAGNOLIA MEADOWS DIVISION 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 PAVEMENT 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.

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 FILTER FENCE AND ORANGE BARRIER FENCING AROUND PROPOSED LIMITS OF DISTURBED AREA AS SHOWN.
3. INSTALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING SEDIMENTATION POND.
4. CLEAR, GRUB AND ROUGH GRADE SITE.
5. HYDROSEED DISTURBED SURFACES, AS NEEDED. SEE "T.E.S.C. GENERAL NOTES" NO. 6, SHEET 3 FOR TEMPORARY STABILIZATION REQUIREMENTS.
6. INSTALL STORM DRAIN AND UTILITIES. INSTALL INLET PROTECTION.
7. FINISH GRADE.
8. INSTALL PAVEMENT, CURB & GUTTER, AND SIDEWALK.
9. AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT POND.
10. REMOVE REMAINING TEMPORARY EROSION CONTROL FACILITIES. STABILIZE ALL REMAINING DISTURBED AREAS.

SHEET INDEX

CONSTRUCTION PLANS

SHEET 1	COVER SHEET
SHEET 2	GRADING AND T.E.S.C. PLAN
SHEET 3	GRADING AND T.E.S.C. NOTES AND DETAILS
SHEET 4	ROAD AND STORM DRAINAGE PLAN
SHEET 5	ROAD AND STORM DRAINAGE PROFILE, NOTES, AND DETAILS
SHEET 6	LANDSCAPE PLAN
SHEET 1/1	TREE MITIGATION PLANTING PLAN

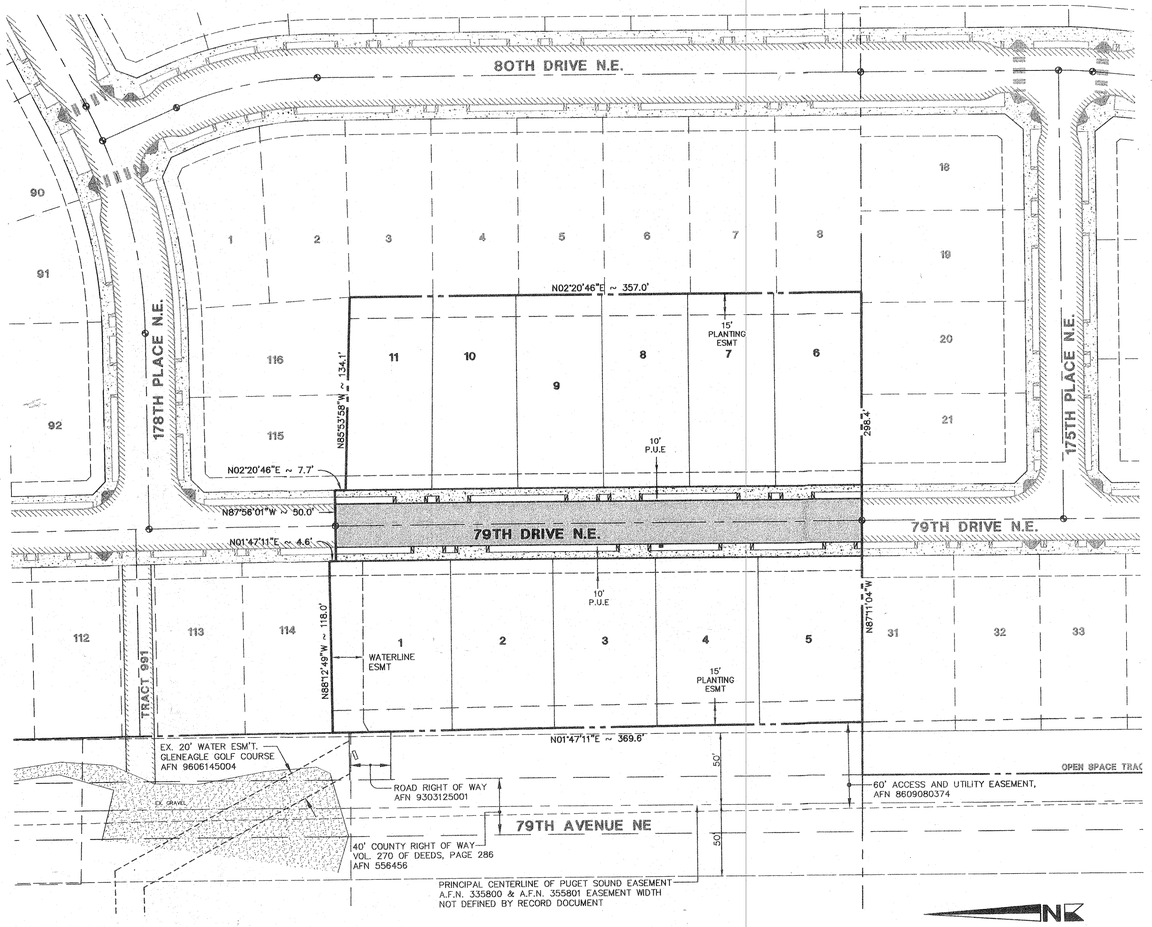
WATER AND SEWER PLANS

SHEET 1	COVER SHEET
SHEET 2	WATER PLAN
SHEET 3	SEWER PLAN
SHEET 4	WATER AND SEWER PROFILE

AS-BUILT DRAWINGS

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

BY: _____ 10/25/07
PROJECT ENGINEER/SURVEYOR DATE

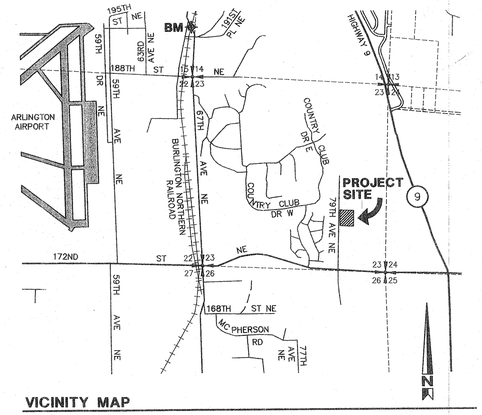


SITE PLAN

SCALE: 1" = 50'

NOTE

PROJECT BOUNDARY SHOWN REFLECTS THE BOUNDARY AFTER RECORDATION OF THE BOUNDARY LINE ADJUSTMENT WITH MAGNOLIA MEADOWS AND VACATION OF 177TH STREET N.E.



VICINITY MAP

SCALE: 1" = 2,000'

SITE ADDRESS

17625 79TH AVENUE N.E.
ARLINGTON, WA 98223

LEGAL DESCRIPTION

THE SOUTHWEST 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

310523-004-014-00
310523-004-014-01

APPLICANT

JOHN LAKHANI
QUILCEDA LAND GROUP, INC.
8115 BROADWAY SUITE 204
EVERETT, WA 98201
(206) 972-2786 OR
(425) 438-1811

PROJECT ENGINEER

HIGA BURKHOLDER ASSOC., LLC
1721 HEWITT AVENUE, SUITE 401
EVERETT, WA 98201
(425) 252-2826

PROJECT SURVEYOR

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

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.

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: 11 / 07 / 2007

RECEIVED
NOV 15 2007
Utilities Div.

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

AS-BUILTS

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401
Everett, Washington 98201
(425) 252-2826 Telephone
(425) 252-9551 Fax
150 North Seventh Street
Springfield, Oregon 97477
Telephone (541) 988-1862
Fax (541) 988-1863

JAMES A. KRESSER — STATE OF WASHINGTON — 10791 — REGISTERED PROFESSIONAL ENGINEER
10/25/07
EXPIRES 3/17/2008

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

DATE	REVISIONS	BY
05/31/05	REVISED PER CITY REVIEW	PCM
11/17/05	FINAL CITY APPROVAL/PERMIT SET	RLM
02/23/07	EDITS PER CITY COMMENTS	RLM
07/10/07	AS-BUILTS	RLM
08/08/07	AS-BUILTS	RLM
10/25/07	AS-BUILTS-MYLARS	RLM

PLAN DATE:	03/10/05
DESIGNED BY:	KTW
DRAWN BY:	KTW, PCM
PLAN CHECK BY:	BOM
1ST SUBMITTAL:	03/14/05
2ND SUBMITTAL:	06/06/05
3ND SUBMITTAL:	11/17/05
4TH SUBMITTAL:	02/23/07

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
DIVISION II
COVER SHEET

JOB NO. 1818C
1 / 6
KREET - LAKHNI.DWG

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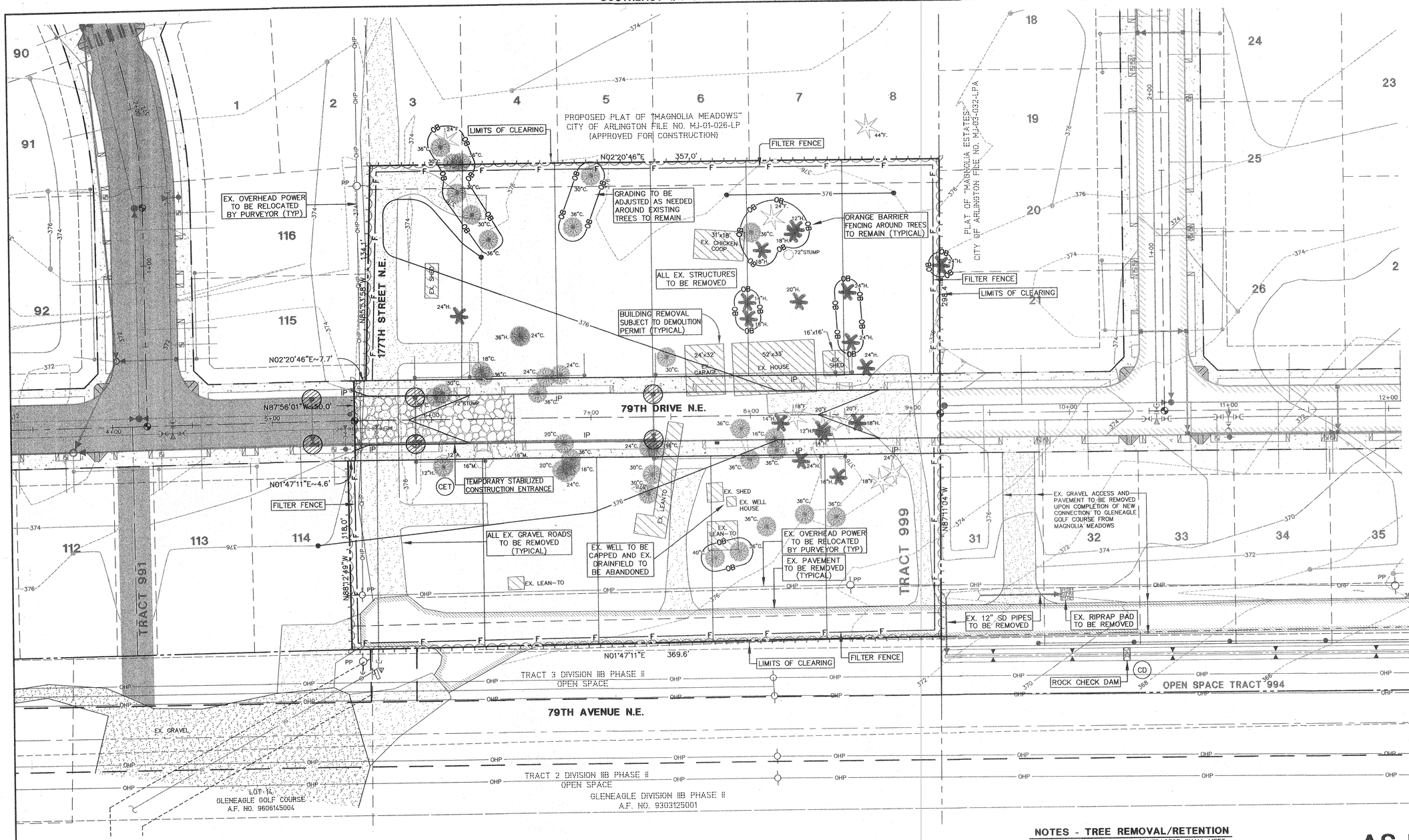
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE

0 15 30 60

SCALE: 1" = 30'

LEGEND

- EX. TRAFFIC SIGN
- EX. WATER METER
- EX. MAILBOX
- EX. FIRE HYDRANT
- EX. TELEPHONE RISER
- EX. POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING WATER
- PROPERTY BOUNDARY
- EXISTING ASPHALT PAVEMENT
- TEMP. FILTER FENCE PER CITY STD. PLAN NO. G11
- ORANGE BARRIER FENCING
- TEMP. STABILIZED CONST. ENTRANCE PER CITY STD. PLAN NO. G12
- INLET PROTECTION BLOCK AND GRAVEL FILTER PER CITY STD. PLAN NO. G8
- ROCK CHECK DAM PER CITY STD. PLAN NO. G5
- LIMITS OF CLEARING

TREE LEGEND

- HEMLOCK
- FIR
- CEDAR
- MAPLE

(TREES 12" DBH OR GREATER)

NOTES - TREE REMOVAL/RETENTION

1. PRIOR TO TREE REMOVAL, CONTRACTOR SHALL MEET WITH BILL BLAKE, CITY OF ARLINGTON NATURAL RESOURCES MANAGER (360) 403-3440 FOR FINAL DETERMINATION OF TREES TO BE SAVED.
2. PRIOR TO SUBMITTAL OF THE FINAL PLAT, ANY SIGNIFICANT TREES REMOVED BECAUSE THEIR RETENTION WOULD UNREASONABLY BURDEN A DEVELOPMENT SHALL BE REPLACED WITH 5 GALLON SIZED NATIVE SPECIES AT A RATIO OF 3 NEW TREES FOR EACH EXISTING TREE. (CONDITIONAL USE PERMIT C-04-059-LP, (CONDITION NO. 12). TYPE AND LOCATION OF REPLACEMENT TREES SHALL BE COORDINATED WITH BILL BLAKE, CITY OF ARLINGTON NATURAL RESOURCES MANAGER (360) 403-3440.

AS-BUILTS

DATUM BENCHMARK N.A.V.D. 1988

TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVE. N.E. AND THE BNSF RAILROAD, AS SHOWN ON THE VICINITY MAP ON SHEET 1. ELEV = 148.17

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

UNDERGROUND UTILITY NOTE

EX. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS. NO UNDERGROUND LOCATE SERVICE WAS UTILIZED FOR THEIR LOCATION. THE USE OF THIS MAP FOR THEIR EXACT LOCATION IS NOT WARRANTED. PRIOR TO CONSTRUCTION, USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555, TWO BUSINESS DAYS BEFORE CONSTRUCTION.

SOIL TYPE AND GROUND COVER

TOKUL GRAVELLY LOAM. GROUND COVER IS MOSTLY DEVELOPED WITH A FEW OUTBUILDINGS AND GRAVEL ROADS, WITH THE REMAINING PORTION CONSISTING OF TREES, GRASSES, AND SHRUBS.

GRADING QUANTITIES

CUT: 4,000 CU. YDS.
FILL: 4,000 CU. YDS.

THE QUANTITIES OF CUT AND FILL ARE APPROXIMATE AND ARE SHOWN ONLY FOR THE PURPOSES OF OBTAINING A GRADING PERMIT AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue ■ Suite 401
Everett, Washington 98201
(425) 252-2826 Telephone
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150 North Seventh Street
Springfield, Oregon 97477
Telephone (541) 988-1892
Fax (541) 988-1863

JAMES A. KRESSE — STATE OF WASHINGTON — 10701 — REGISTERED PROFESSIONAL ENGINEER — 10/25/07 — EXPIRES 3/17/2008

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: 11/07/2007

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

DATE	REVISIONS	BY
05/31/05	REVISED PER CITY REVIEW	PCM
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08/08/07	AS-BUILTS	RLM
10/25/07	AS-BUILTS-MYLARS	RLM

PLAN DATE: 03/10/05
DESIGNED BY: KTW
DRAWN BY: KTW, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 03/14/05
2ND SUBMITTAL: 06/06/05
3ND SUBMITTAL: 11/17/05
4TH SUBMITTAL: 02/23/07

CONSTRUCTION PLANS
MAGNOLIA MEADOWS DIVISION II
GRADING AND T.E.S.C. PLAN

JOB NO. 1818C

XREF: LAKRWC.DWG

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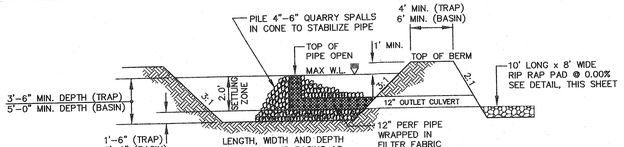
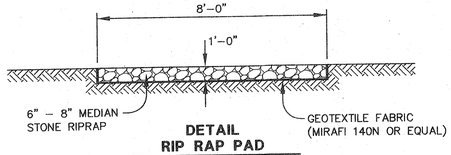


NOTE: CONTRACTOR SHALL MONITOR SEDIMENT ACCUMULATION IN POND & REMOVE EXCESS AS NECESSARY TO ENSURE EFFECTIVENESS OF OUTLET FILTER.

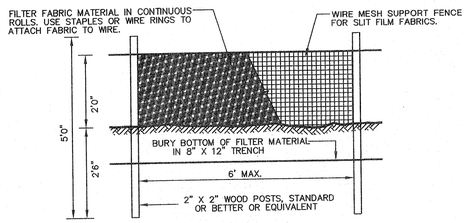
TEMPORARY SEDIMENT TRAP AND SEDIMENT BASIN WITH FILTER OUTLET

NOT TO SCALE

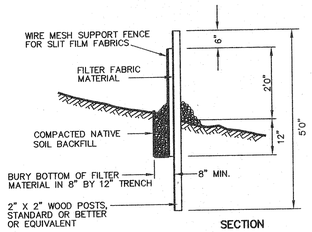


DETAIL RIP RAP PAD

NOT TO SCALE



ELEVATION



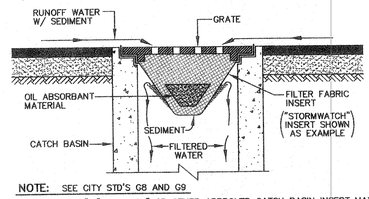
SECTION

TEMPORARY FILTER FABRIC FENCE

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES (WHERE PHYSICALLY POSSIBLE).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOUR.
4. WHEN SLIT FILM FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY–DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. SLIT FILM FILTER FABRIC SHALL BE WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. OTHER TYPES OF FABRIC MAY BE STAPLED TO THE FENCE.
6. WHEN EXTRA–STRENGTH OR MONOFILAMENT FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE "5" APPLYING. EXTRA CARE SHOULD BE USED WHEN JOINING OR OVERLAPPING THESE STIFFER FABRICS.
7. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN STABILIZED. RETAINED SEDIMENT MUST BE REMOVED AND PROPERLY DISPOSED OF OR MULCHED AND SEEDED.
8. INSPECT IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIR AS NECESSARY.
9. SEDIMENT MUST BE REMOVED WHEN IT REACHES APPROXIMATELY ONE THIRD THE HEIGHT OF THE FENCE, ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
10. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FILTER FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

SITE GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH CHAPTER A33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION), AND APPLICABLE CITY OF ARLINGTON CODES.
2. PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.
3. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATTER.
4. AREAS TO RECEIVE FILL SHALL BE PROOF ROLLED. ALL LOOSE AND SOFT AREAS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
5. ALL FILL MATERIALS USED SHALL BE FREE OF VEGETATION AND DELETERIOUS MATTER AND SHALL NOT CONTAIN ROCKS GREATER THAN SIX INCHES IN DIAMETER.
6. STRUCTURAL FILLS SHALL BE PLACED IN EIGHT TO 10 INCH THICK LOOSE HORIZONTAL LIFTS AND SPREAD UNIFORMLY.
7. AFTER EACH LIFT HAS BEEN SPREAD EVENLY, IT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 (MODIFIED PROCTOR).
8. THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER–BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES, OR BY RUNNING THE COMPACTOR OVER THE SLOPE AS EACH FILL LIFT IS BEING PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORK DAY.
9. FIELD DENSITY TESTS (IF REQUIRED) WILL BE MADE BY A QUALIFIED SOILS ENGINEERING FIRM. DENSITY TESTS SHALL BE TAKEN AT OR JUST BELOW THE SURFACE AT THE FREQUENCY AND LOCATIONS DETERMINED BY THE SOILS ENGINEERING FIRM. WHEN THE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE SPECIFIED DENSITY, THE PARTICULAR SECTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.
10. ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1.
11. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED TO PREVENT EROSION. HYDROSEED PREFERRED.
12. CONTRACTOR SHALL MAINTAIN A MINIMUM 2–FT GRADING SETBACK FROM PROPERTY BOUNDARY UNLESS WRITTEN PERMISSION IS OBTAINED FROM ADJACENT PROPERTY OWNER.
13. EXCESS MATERIAL MAY BE SPREAD EVENLY ACROSS SITE, PROVIDED IT DOES NOT INTERFERE WITH OR HINDER THE DRAINAGE PATTERN ESTABLISHED ON THE GRADING PLANS.
14. CONTRACTOR SHALL MAINTAIN A MINIMUM SLOPE OF 0.5% ACROSS AT ALL TIMES.

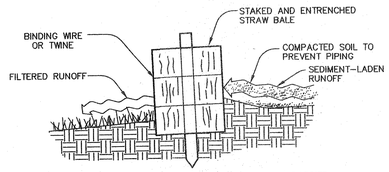


NOTE: SEE CITY STD'S G8 AND G9

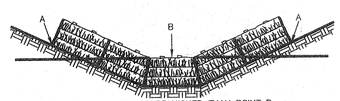
"GULLYWASHER", "SILT SACK" OR OTHER APPROVED CATCH BASIN INSERT MAY BE USED FOR INLET PROTECTION. CONTACT: PRICE–MOON ENTERPRISES PH: 360–563–6709 OR, "SILTSACK" BY ACF ENVIRONMENTAL PH: 1–800–644–9223 (OR APPROVED EQUAL).

DETAIL TEMPORARY INLET PROTECTION

NOT TO SCALE



CROSS–SECTION OF PROPERLY INSTALLED STRAW BALE BARRIER

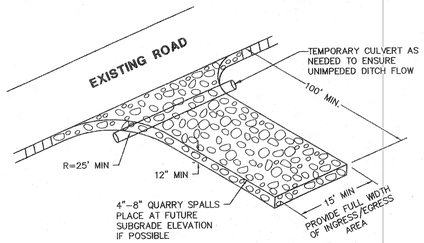


POINTS A SHOULD BE HIGHER THAN POINT B

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY. BALES MAY BE WRAPPED IN FILTER FABRIC IF MORE SILT FILTRATION IS NEEDED, ESPECIALLY IN DITCHES.

STRAW BALE BARRIERS

1. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF–PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS, AND UNDERCUTTING BENEATH BALES.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF–PRODUCING RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
6. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

THIS PROVISION IS REQUIRED ONLY IF TRACKING IS ANTICIPATED.

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 8" CRUSHED BALLAST ROCK.
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET.
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2 INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

T.E.S.C. GENERAL NOTES

THE TEMPORARY/EROSION/SILTATION CONTROL FACILITIES SPECIFIED ON SHEET 2 WERE SELECTED FOR ANTICIPATED SITE CONDITIONS. ACTUAL SITE CONDITIONS MAY REQUIRE ADDITIONAL MEASURES BEYOND THOSE SPECIFIED. APPROPRIATE RESPONSES TO UNANTICIPATED SITE CONDITIONS MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING ADDITIONAL BMPs.

· STRAW MULCH · JUTE OR SYNTHETIC MATTING, EITHER GENERIC OR PROPRIETARY · TEMPORARY DITCHES, SWALES, DIKES OR BASINS
· BRUSH OR GRAVEL FILTER BERMS · ANCHORED PLASTIC SHEETING · SLOPE SCARIFICATION OR TERRACING
· TIRE WASH STATIONS · SODDING · ROCK CHECK DAMS · DUST CONTROL

SUCH MEASURES SHALL BE SELECTED BY THE CONTRACTOR IN CONSULTATION WITH THE CITY INSPECTOR AND THE PROJECT ENGINEER AND SHALL BE INSTALLED PER CITY OF ARLINGTON STANDARD PLANS, MANUFACTURER'S SPECIFICATIONS, ENGINEER'S DESIGN OR STANDARD CONSTRUCTION INDUSTRY PRACTICE AS THE SITUATION DICTATES.

1. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON–SITE EROSION HAS PASSED.
2. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS, AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS OR PLAN APPROVAL, FINES AND BOND FORECLOSURES.
3. THE T.E.S.C. FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING IMPROVED OR MODIFIED FACILITIES AS NECESSARY TO MAINTAIN RUNOFF WATER QUALITY DURING AND AFTER SIGNIFICANT STORM EVENTS AND TO ADDRESS THE ACTUAL SITE AND SOIL ENCOUNTERED.
4. THE CONTRACTOR SHALL MAINTAIN ON SITE AT ALL TIMES SUFFICIENT QUANTITIES OF EROSION CONTROL MATERIALS TO COVER ALL EXPOSED SOIL IN THE EVENT OF UNANTICIPATED WEATHER CONDITIONS. THE CONTRACTOR MAY CONSIDER PHASING GRADING ON LARGE SITES TO MINIMIZE BARE SOIL EXPOSURE.
5. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE T.E.S.C. FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
6. ANY AREA STRIPPED OF VEGETATION WITH EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS (OCTOBER 1 TO MARCH 31) OR SEVEN DAYS (APRIL 1 TO SEPTEMBER 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED T.E.S.C. METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, PLASTIC COVERING, ETC.). SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS.
7. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
8. WINTER GRADING NOTE: FROM OCTOBER 1 THROUGH MARCH 31, AND AT ALL OTHER TIMES WHEN LOCAL TEMPERATURE AND WEATHER CONDITIONS PRECLUDE THE RAPID GERMINATION AND ROOTING OF EROSION CONTROL VEGETATION, THE CONTRACTOR SHALL SUBSTITUTE NON–VEGETATIVE EROSION CONTROL METHODS FOR HYDROSEEDING. SUCH METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO: STRAW MULCHES, JUTE OR SYNTHETIC EROSION CONTROL MATTING OR PLASTIC SHEETING. TYPE AND LOCATION OF WINTER EROSION CONTROL MEASURES SHALL BE SELECTED FOR SPECIFIC SITE TOPOGRAPHY AND CONDITIONS IN CONSULTATION WITH THE CITY INSPECTOR AND THE PROJECT ENGINEER. WINTER COVER BMPs SHALL BE INSTALLED WITHIN 2 DAYS OF COMPLETION OF SOIL DISTURBANCE. THE CONTRACTOR SHALL COMPLETE PERMANENT HYDROSEEDING WHEN WEATHER PERMITS.
9. ANY AREA NEEDING T.E.S.C. MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
10. THE T.E.S.C. FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
12. THE CONTRACTOR SHALL USE INDUSTRY BEST MANAGEMENT PRACTICES TO PREVENT PETROLEUM PRODUCTS, FERTILIZERS, CONCRETE BYPRODUCTS AND OTHER POLLUTANTS FROM ENTERING OFF–SITE DRAINAGE COURSES. SLASH PILES AND OTHER SOLID WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL REGULATIONS.
13. THE CONTRACTOR SHALL KEEP OFF–SITE STREETS CLEAN AT ALL TIMES BY THE USE OF A ROCK CONSTRUCTION ENTRANCE INSTALLED PER CITY STD. PLAN G12, SUPPLEMENTED BY A WHEEL WASH FACILITY IF NECESSARY. DEBRIS TRACTED ONTO PUBLIC ROADS SHALL BE REMOVED BY SWEEPING OR WASHING WITH CITY APPROVAL.

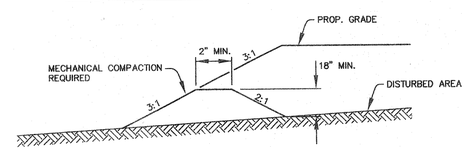
SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF ARLINGTON.
2. EFFECTIVE SEEDING IS BEST ACCOMPLISHED DURING THE MONTHSOF APRIL, MAY, JUNE AND SEPTEMBER. SEEDING DURING JULY AND AUGUST MAY REQUIRE SUBSTANTIAL IRRIGATION. SEE WINTER GRADING NOTE ABOVE.
3. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT SEEDING WILL BE APPLIED (4# PER 1,000 SQ. FT.) EXCEPT AS NOTED IN THE PLANS, THIS SHALL INCLUDE THE FOLLOWING MIX OF SEEDS:
4. 40% PERENNIAL RYE GRASS, 40% RED FESCUE, 10% WHITE DUTCH CLOVER, 10% COLONIAL BENTGRASS. SEED MIXTURE SHALL BE MIN. 98% PURE, WITH MIN. GERMINATION RATE OF 90%, AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 6–9 OF THE ARLINGTON CONSTRUCTION STANDARDS.
5. ALL AREAS TO BE SEEDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISKING, RAKING HARROWING OR OTHER ACCEPTABLE MEANS. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE. IF NECESSARY, SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKE/SWALES, LEVEL SPREADERS, AND SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO SEEDING.
6. FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE AS SPECIFIED IN SECTION 6–9 OF THE ARLINGTON CONSTRUCTION STANDARDS. RATE AND METHOD OF APPLICATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
7. CONTRACTOR SHALL MONITOR GERMINATION AND GROWTH UNTIL GROUND COVER IS UNIFORMLY ESTABLISHED. THIN AREAS SHALL BE RESEEDED OF OVERSEEDED AS NECESSARY.

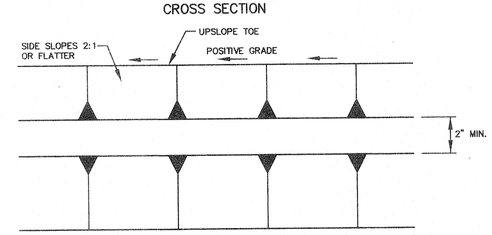
CONTRACTOR RESPONSIBILITY FOR EROSION/SILTATION CONTROL:

IT IS THE INTENT OF THE TEMPORARY EROSION AND SILTATION CONTROL PLAN THAT STORM WATER RUNOFF BE CONTROLLED AT ALL TIMES TO PREVENT SOIL EROSION AND TO MAINTAIN WATER QUALITY. ANY AND ALL MEASURES NECESSARY TO DO SO SHALL BE EMPLOYED BY THE CONTRACTOR.

1. ***REGARDLESS OF SITE, WEATHER, SOIL OR OTHER CONDITIONS, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ENSURING THAT EROSION DOES NOT OCCUR ON THE SITE AND THAT POLLUTED OR SILT–LADEN RUNOFF DOES NOT LEAVE THE SITE OR ENTER INTO ANY CREEK, STREAM, WETLAND OR WATER BODY ON THE SITE.***
2. BEYOND THE MINIMUM REQUIREMENTS SHOWN ON THIS PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND IMPLEMENTING APPROPRIATE METHODS, "BEST MANAGEMENT PRACTICES" (BMPs), FOR STORM WATER TREATMENT AND CONTROL THAT MEET THE REQUIREMENTS OF BOTH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AND THE CITY OF ARLINGTON.
3. THE CONTRACTOR SHALL REPORT ALL WATER QUALITY CONCERNS AND ACTIVITIES TO THE PROJECT ENGINEER AND TO THE CITY OF ARLINGTON. IN THE EVENT THAT THE INSTALLED WATER QUALITY CONTROL MEASURES ARE INEFFECTIVE AT CONTROLLING EROSION AND SILTATION, THE CONTRACTOR SHALL IMMEDIATELY REPORT TO AND CONSULT WITH THE PROJECT ENGINEER TO FIND AN APPROPRIATE REMEDY. ALL CONSTRUCTION ACTIVITIES, WITH THE EXCEPTION OF EROSION AND SILTATION CONTROL MEASURES, SHALL CEASE UNTIL SUCH TIME AS THE WATER QUALITY IS BROUGHT UNDER CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING WEATHER FORECASTS AND ANTICIPATING STORM ACTIVITY AND SHALL SCHEDULE ALL PROJECT ACTIVITIES IN ANTICIPATION OF THE WEATHER.
5. ALL SUPPLIES AND MATERIALS NECESSARY FOR IMPLEMENTING BMPs SHALL BE STORED ON SITE AND SHALL BE IMMEDIATELY AVAILABLE FOR USE. SUCH SUPPLIES AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO: STRAW BALES OR OTHER MULCHING MATERIAL, SILT FENCING AND STAKES, FILTER FABRIC, ETC.
6. DURING AND AFTER RUNOFF PRODUCING STORM EVENTS, THE CONTRACTOR SHALL MONITOR ALL EROSION CONTROL MEASURES AND SHALL PRIORITIZE IMPLEMENTATION AND MAINTENANCE OF EROSION AND SILTATION CONTROL MEASURES ABOVE ALL OTHERS.



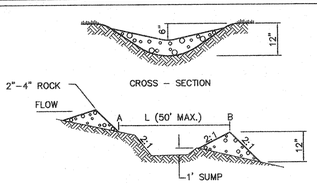
CROSS SECTION



PLAN VIEW

DETAIL TEMPORARY PERIMETER DIKE

NOT TO SCALE



CROSS – SECTION

L = THE DISTANCE SUCH THAT POINTS A AND B ARE EQUAL ELEVATION

ROCK CHECK DAM

NOT TO SCALE

AS-BUILTS

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JAMES A. KRESSER — STATE OF WASHINGTON — 10291 — REGISTERED PROFESSIONAL ENGINEER
10/25/07
EXPIRES 3/17/2008

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: 11/07/2007

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

DATE	REVISIONS	BY
05/31/05	REVISED PER CITY REVIEW	PCM
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08/08/07	AS–BUILTS	RLM
10/25/07	AS–BUILTS–MYLARS	RLM

PLAN DATE: 03/10/05
DESIGNED BY: KTW
DRAWN BY: KTW, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 03/14/05
2ND SUBMITTAL: 06/06/05
3ND SUBMITTAL: 11/17/05
4TH SUBMITTAL: 02/23/07

CONSTRUCTION PLANS
MAGNOLIA MEADOWS DIVISION II
GRADING AND T.E.S.C. NOTES AND DETAILS

JOB NO. 1818C
3 / 6
XREF: NONE

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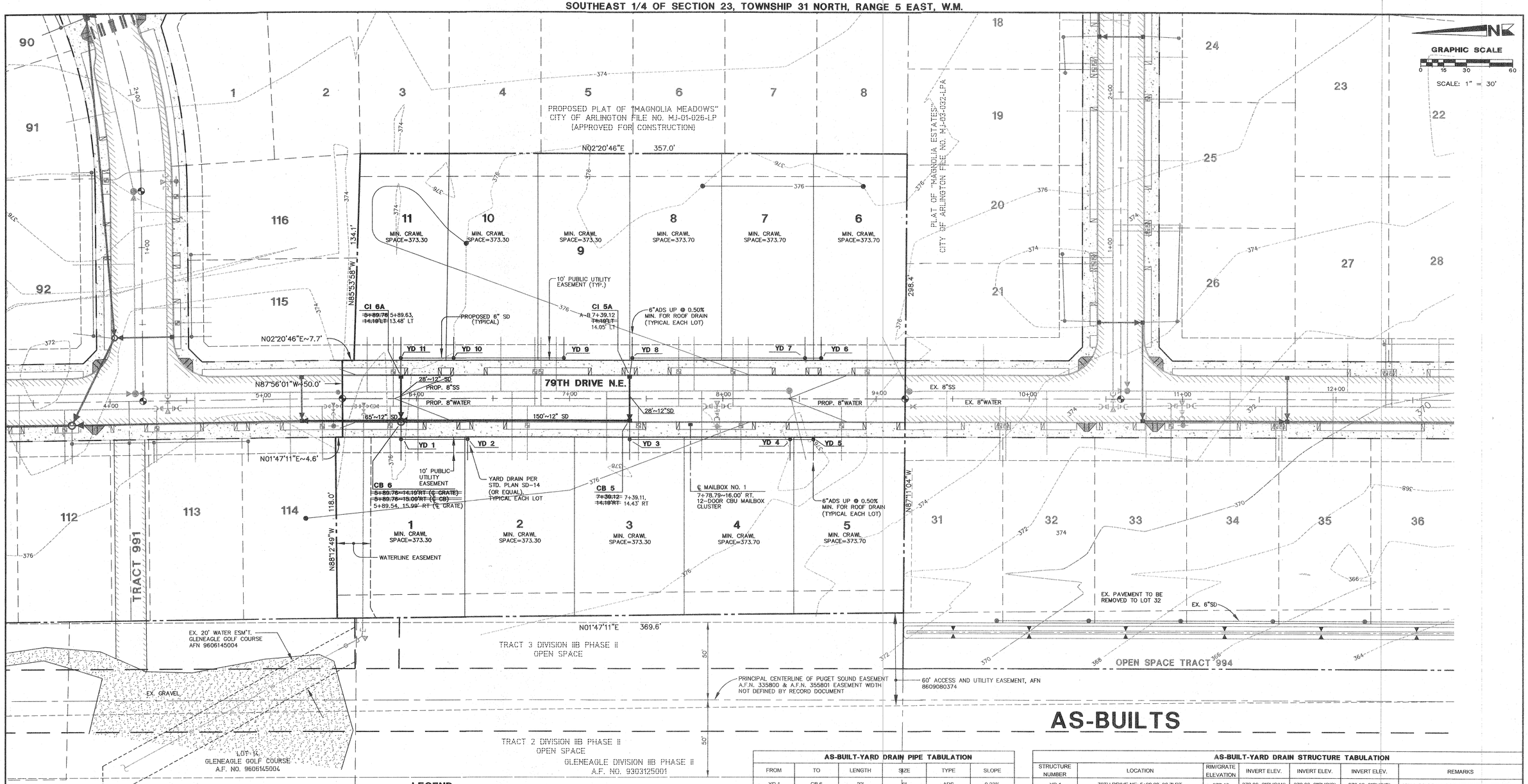
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



AS-BUILTS

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

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 ON SHEET 1. ELEV = 148.17

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

LEGEND

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

AS-BUILT-YARD DRAIN PIPE TABULATION

FROM	TO	LENGTH	SIZE	TYPE	SLOPE
YD 1	CB 6	22'	6"	ADS	9.23%
YD 2	YD 1	44'	6"	ADS	4.31%
YD 3	CB 5	22'	6"	ADS	9.05%
YD 4	YD 3	104'	6"	ADS	1.20%
YD 5	YD 4	14'	6"	ADS	0.29%
YD 8	CI 5A	24'	6"	ADS	6.34%
YD 7	YD 8	112'	6"	ADS	1.50%
YD 6	YD 7	10'	6"	ADS	3.70%
YD 11	CI 6A	23'	6"	ADS	6.35%
YD 10	YD 11	35'	6"	ADS	2.06%
YD 9	YD 10	73'	6"	ADS	0.93%

AS-BUILT-YARD DRAIN STRUCTURE TABULATION

STRUCTURE NUMBER	LOCATION	RIM/GRATE ELEVATION	INVERT ELEV.	INVERT ELEV.	INVERT ELEV.	REMARKS
YD 1	79TH DRIVE NE: 5+90.20, 36.7' RT	377.19	372.09~6"PVC(W)	372.03~6"PVC(S)	373.03~6"PVC(E)	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 2	79TH DRIVE NE: 6+34.35, 37.8' RT	379.25	373.93~6"PVC(W)	373.93~6"PVC(N)	----------	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 3	79TH DRIVE NE: 7+39.41, 36.8' RT	378.36	373.26~6"PVC(W)	373.26~6"PVC(S)	373.11~6"PVC(E)	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 4	79TH DRIVE NE: 8+43.63, 36.9' RT	379.79	374.69~6"PVC(W)	374.69~6"PVC(S)	374.51~6"PVC(N)	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 5	79TH DRIVE NE: 8+58.0, 38.3' RT	380.08	374.73~6"PVC(W)	374.73~6"PVC(N)	----------	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 6	79TH DRIVE NE: 8+64.20, 36.5' LT	380.12	375.00~6"PVC(E)	374.87~6"PVC(N)	----------	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 7	79TH DRIVE NE: 8+53.87, 36.9' LT	379.71	374.50~6"PVC(E)	374.50~6"PVC(S)	374.50~6"PVC(N)	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 8	79TH DRIVE NE: 7+41.59, 37.9' LT	378.11	372.99~6"PVC(E)	372.87~6"PVC(W)	372.83~6"PVC(S)	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 9	79TH DRIVE NE: 6+96.56, 37.5' LT	378.83	373.65~6"PVC(E)	373.65~6"PVC(N)	----------	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 10	79TH DRIVE NE: 6+23.81, 37.6' LT	378.09	372.97~6"PVC(S)	372.94~6"PVC(W)	372.85~6"PVC(N)	12" YARD DRAIN PER ARLINGTON STD. SD-14
YD 11	79TH DRIVE NE: 5+88.94, 36.7' LT	377.27	372.19'~6"PVC(E)	372.13~6"PVC(S)	372.03~6"PVC(W)	12" YARD DRAIN PER ARLINGTON STD. SD-14

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JAMES A. KRESSER — STATE OF WASHINGTON — 10/26/07 — REGISTERED PROFESSIONAL ENGINEER — EXPIRES 3/17/2008

CITY OF ARLINGTON
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CONSTRUCTION PLANS
MAGNOLIA MEADOWS DIVISION II
ROAD AND STORM DRAINAGE PLAN

JOB NO. 1818C

4 / 6

XREF: LAKRWCD.DWG

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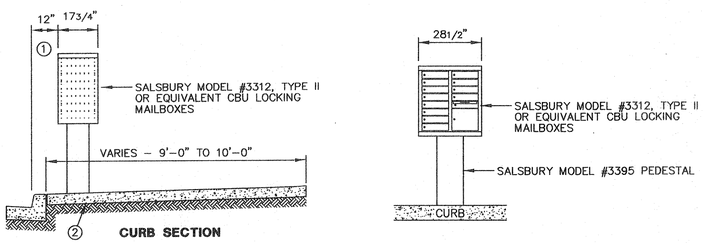
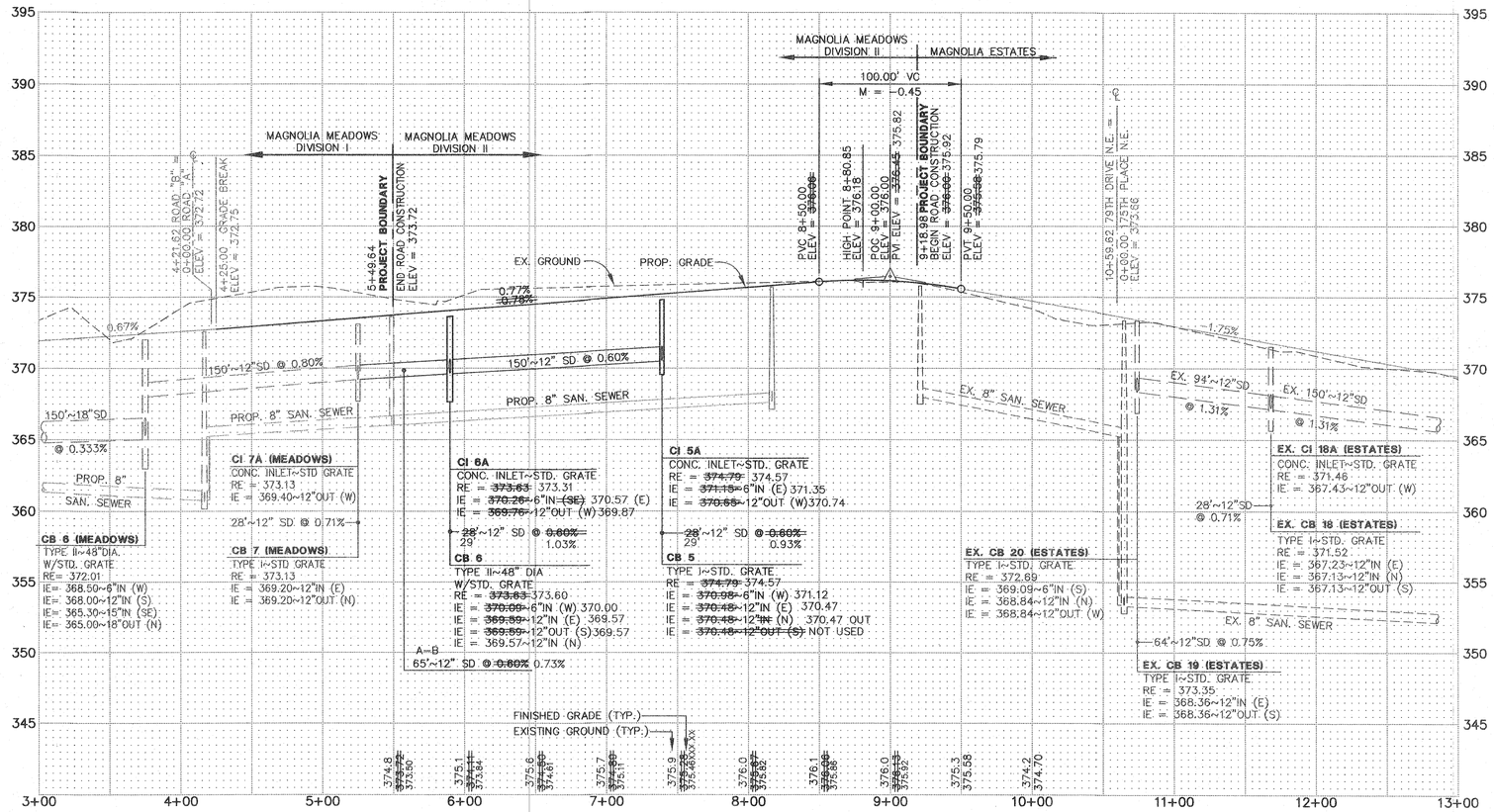
STORM DRAINAGE NOTES

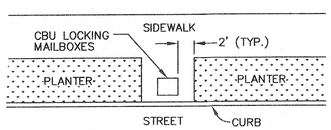
1. ALL STORM SEWER PIPE SHALL CONFORM WITH SECTION 5 OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE INSPECTOR THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACK-FILLED 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 DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO ARLINGTON PUBLIC WORKS ACCEPTANCE.





ROAD AND STORM DRAINAGE PROFILE - 79TH DRIVE N.E.

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



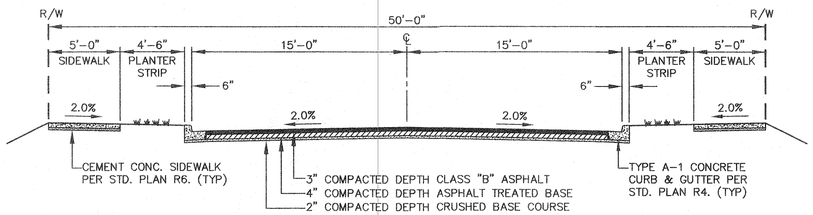
NOTES:

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
12-DOOR CLUSTER BOX UNIT - CBU LOCKED BOXES
NOT TO SCALE



TYPICAL SECTION
79TH DRIVE N.E.

NOT TO SCALE

NOTE
FOR ADDITIONAL INFORMATION SEE CITY STD. PLAN R1

AS-BUILTS

HIGA-BURKHOLDER ASSOCIATES, LLC
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1721 Hewitt Avenue ■ Suite 401
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(425) 252-9551 Fax
150 North Seventh Street
Springfield, Oregon 97477
Telephone (541) 988-1862
Fax (541) 988-1863

JAMES A. KRESGE — STATE OF WASHINGTON — 20125102 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008

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: 11 / 07 / 2007

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

DATE	REVISIONS	BY
05/31/05	REVISED PER CITY REVIEW	PCM
11/17/05	FINAL CITY APPROVAL/ PERMIT SET	RLM
02/23/07	EDITS PER CITY COMMENTS	RLM
07/10/07	AS-BUILTS	RLM
08/08/07	AS-BUILTS	RLM
10/25/07	AS-BUILTS-MYLARS	RLM

PLAN DATE: 03/10/05
DESIGNED BY: KTW
DRAWN BY: KTW, PCM
PLAN CHECK BY: BOM

1ST SUBMITTAL: 03/14/05
2ND SUBMITTAL: 06/06/05
3ND SUBMITTAL: 11/17/05
4TH SUBMITTAL: 02/23/07

CONSTRUCTION PLANS
MAGNOLIA MEADOWS DIVISION II
ROAD AND STORM DRAINAGE PROFILE, NOTES, AND DETAILS

JOB NO. 1818C
5/6

XREF: NONE

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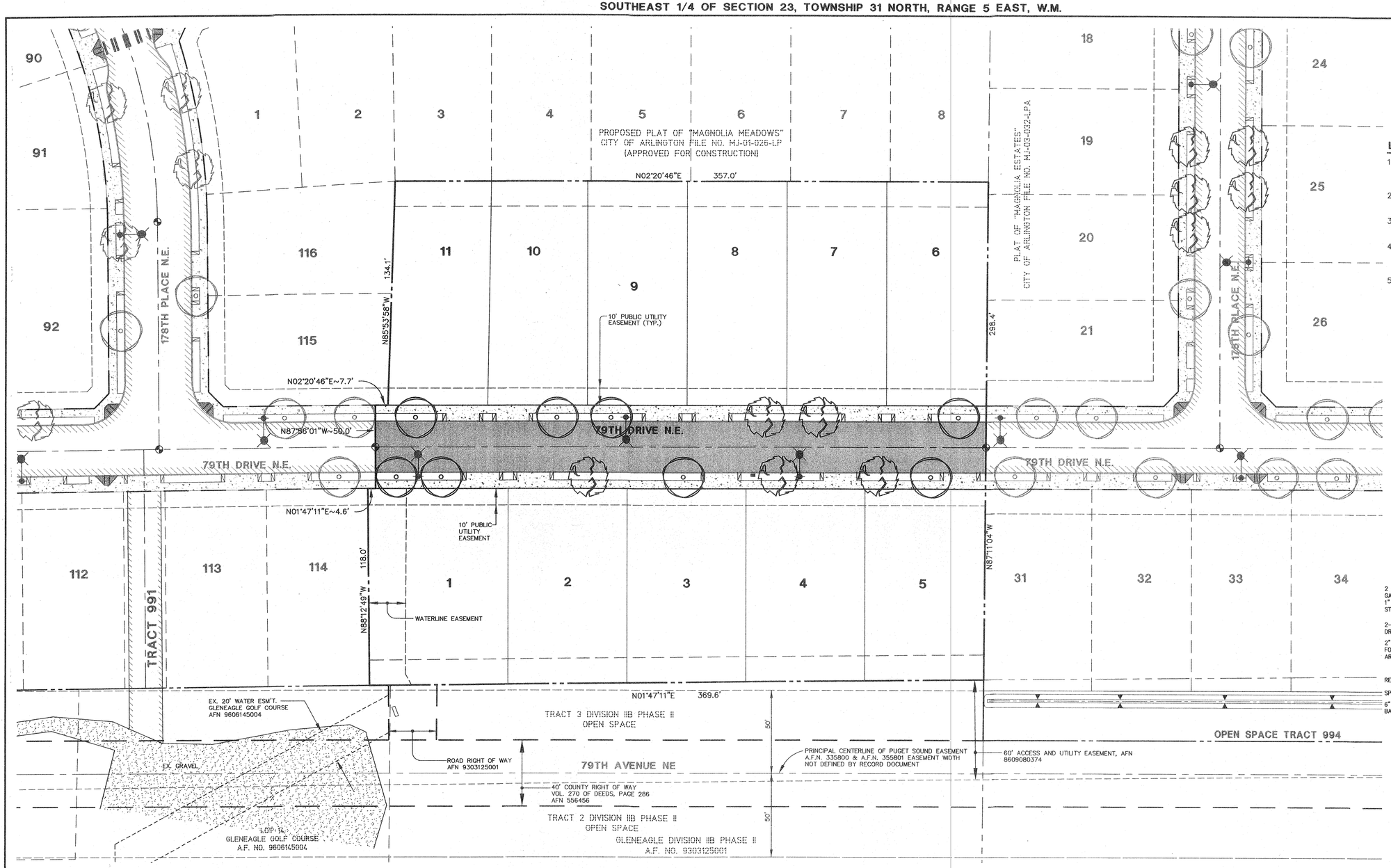
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



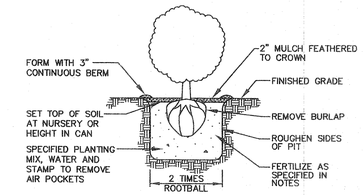
GRAPHIC SCALE

0 15 30 60

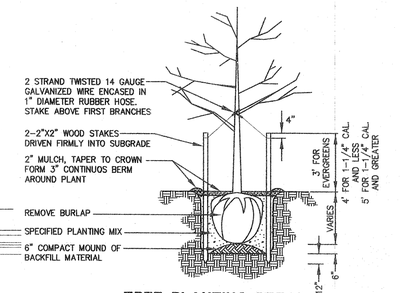
SCALE: 1" = 30'
CONTOUR INTERVAL = 2 FEET

LANDSCAPE NOTES

1. STREET TREES SHALL BE INSTALLED EVERY 30' ALONG EITHER SIDE OF THE PROPOSED STREETS, EXCEPT WHERE DRIVEWAYS, UTILITIES OR OTHER IMPEDIMENTS ARE SITED.
2. DO NOT LOCATE STREET TREES WITHIN 30' OF ANY ROAD INTERSECTION.
3. STREET TREES TO BE INSTALLED AFTER SITE WORK IS DONE, INCLUDING ROADS, UTILITIES, DRIVEWAYS, ETC.
4. ALL TREES AND SHRUBS SHALL BE PLACED IN A PLANTING BED WITH 2" OF MULCH. PLANT MATERIALS SHALL BE PLACED AT LEAST 18" FROM EDGE OF LAWN.
5. ROOT BARRIERS SHALL BE INSTALLED AT BOTH EDGES OF ALL PLANTER STRIPS ALONG PUBLIC RIGHT-OF-WAYS. BARRIERS SHALL BE CENTURY ROOT BARRIERS, 18 INCH WIDE ROLLS OR EQUAL.



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE AND LEGEND

TREES	QUANTITY	SCIENTIFIC/COMMON NAME	INSTALL SIZE	MATURE SIZE	SPACING
	8	AMELANCHIER GRANDIFLORA (AUTUMN BRILLIANCE SERVICEBERRY)	2" DIA, 6' HT.	70'	30' O.C.
	5	ACER RUBRUM 'AUTUMN FLAME' (RED MAPLE)	2" DIA, 6' HT.	70'	AS SHOWN

LEGEND

CONCRETE WALKWAY

STREET LIGHT

NOTE

PROJECT BOUNDARY SHOWN REFLECTS THE BOUNDARY AFTER RECORDATION OF THE BOUNDARY LINE ADJUSTMENT WITH MAGNOLIA MEADOWS AND VACATION OF 177TH STREET N.E.

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.

AS-BUILTS

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Fax (541) 988-1863

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

DATE	REVISIONS	BY
05/31/05	REVISED PER CITY REVIEW	PCM
11/17/05	FINAL CITY APPROVAL/ PERMIT SET	RLM
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PLAN DATE:	03/10/05
DESIGNED BY:	PCM
DRAWN BY:	KTW, PCM
PLAN CHECK BY:	BOM
1ST SUBMITTAL:	03/14/05
2ND SUBMITTAL:	06/06/05
3ND SUBMITTAL:	11/17/05
4TH SUBMITTAL:	02/23/07

CONSTRUCTION PLANS
MAGNOLIA MEADOWS
DIVISION II
LANDSCAPE PLAN

JOB NO. 1818C

6/6

XREF: LAKRWC.DWG

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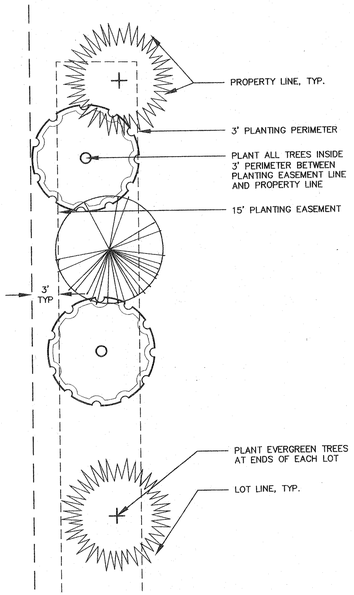
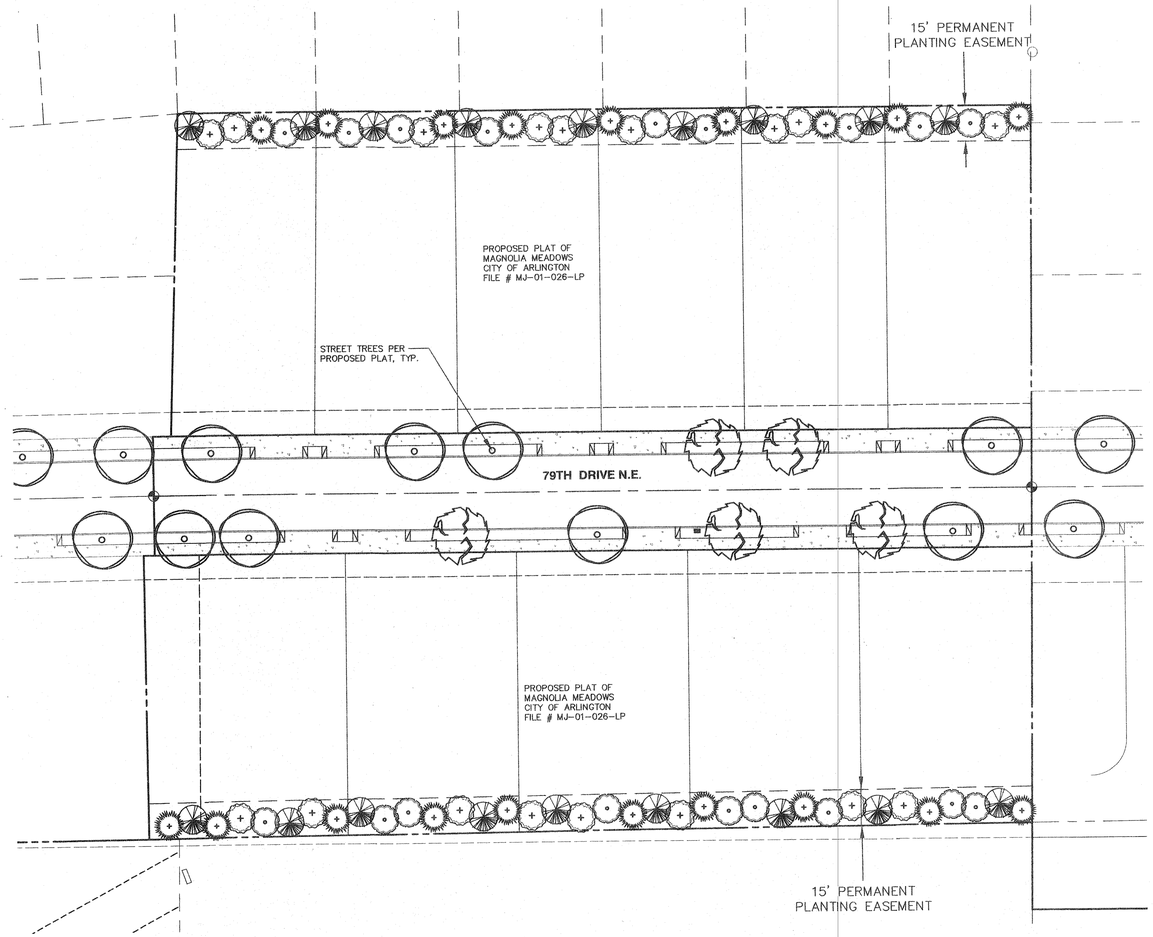
SE 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

LANDSCAPE PLANTING NOTES

1. MITIGATION PLAN IS IN RESPONSE TO CITY OF ARLINGTON NOTICE OF VIOLATION PURSUANT TO AMC TITLE 20, DATED JUNE 29, 2005. SEE TREE MITIGATION INFORMATION, THIS SHEET, FOR PLANT QUANTITIES, SIZE, SPACING AND SPECIES.
2. PLANTING PITS SHALL RECEIVE AN APPLICATION OF 4–2–2 TRANSPLANT FERTILIZER.
3. AFTER PLANTING, IMMEDIATELY SATURATE ALL PLANTING PITS TO ELIMINATE AIR POCKETS AND FACILITATE SETTLING OF BACKFILL MATERIAL.
4. PROVIDE 2" DEPTH OF BARK MULCH FOR ALL PLANTING BEDS. BARK MULCH AREAS SHALL REMAIN FREE OF WEEDS AND COMPETING PLANTS TO ENSURE OPTIMUM GROWTH.
5. ALL TREES OVER 4' IN HEIGHT SHALL BE STAKED.
6. INSTALL TREES WITHIN DESIGNATED PLANTING AREA AS SHOWN ON TREE MITIGATION PLANTING DETAIL, THIS SHEET.
7. TREES SHALL BE INSTALLED AFTER SITE WORK IS DONE, INCLUDING ROADS UTILITIES, DRIVEWAYS, ETC.
8. HAND WATERING OF PLANTS SHALL BE DONE AS NEEDED FOR PLANT SURVIVAL, UNLESS OTHERWISE NOTED ON PLANTING PLAN.
9. 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.
10. PLANTING DATES: OCTOBER 1 THROUGH APRIL 15.
11. ALL TREES ARE GUANRANTEED FOR ONE YEAR FROM DATE OF PURCHASE PROVIDED THAT PLANTING AND WATERING RECOMMENDATIONS ARE REASONABLY FOLLOWED.
12. PLANTING EASEMENT SHALL BE RECORDED WITH THE PLAT.



MITIGATION PLANTING DETAIL, TYP.
SCALE 1/8"=1'–0"



TREE MITIGATION PLANTING PLAN
SCALE 1"=30'

NOTE:

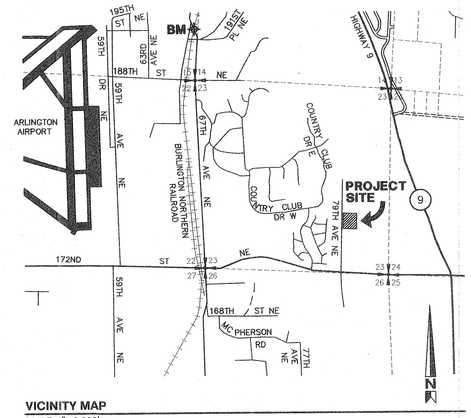
THIS MITIGATION PLAN HAS BEEN MODIFIED FROM APPROVED MITIGATION PLAN TO REMOVE DETENTION VAULT, SWALES AND STORMFILTER NO LONGER REQUIRED AND TO ADD TO MITIGATING TREES IN AREAS VACATED BY THE ABOVE LISTED ITEMS.

N

SCALE: 1" = 30'

0 15' 30' 60'

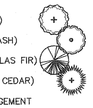
CONTOUR INTERVAL = 2 FEET

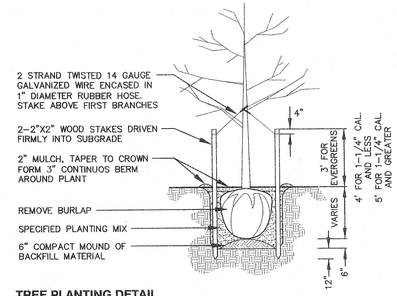


VICINITY MAP
SCALE 1"=2,000'

TREE MITIGATION INFORMATION

REPLACEMENT TREE SIZE:	5 GAL.
REPLACEMENT TREE QTY.:	72 TOTAL 3 X TREES REMOVED, PER ACC 20.76.120(d) 6 PER LOT
REPLACEMENT TREE SPECIES:	(17) ACER CIRCINATUM (VINE MAPLE) (18) FRAXINUS LATIFOLIA (OREGON ASH) (18) PSEUDOTSUGA MENZIESII (DOUGLAS FIR) (19) THUJA PLICATA (WESTERN RED CEDAR)
REPLACEMENT TREE SPACING:	10' O.C. TYP., NATURALISTIC ARRANGEMENT





TREE PLANTING DETAIL
NOT TO SCALE

AS-BUILTS

HIGA-BURKHOLDER ASSOCIATES, LLC
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1721 Hewitt Avenue ■ Suite 401
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Fax (541) 988-1863

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

DATE	REVISIONS	BY
02/23/07	EDITS PER CITY COMMENTS	RLM
07/10/07	AS–BUILTS	RLM
10/25/07	AS–BUILTS–MYLARS	RLM

ISSUE DATE:	07/11/2005
DESIGNED BY:	ABG
DRAWN BY:	ABG, RLM
PLAN CHECK BY:	JWB, JAK
1ST SUBMITTAL:	07/11/2005
2ND SUBMITTAL:	02/23/07

MAGNOLIA MEADOWS DIVISION II

TREE MITIGATION PLANTING PLAN

JOB NO. 1818

1/1

XREF: LA-ROW.DWG

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

WATER AND SEWER PLANS FOR MAGNOLIA MEADOWS DIVISION 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) 435-3811 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 PAVEMENT 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

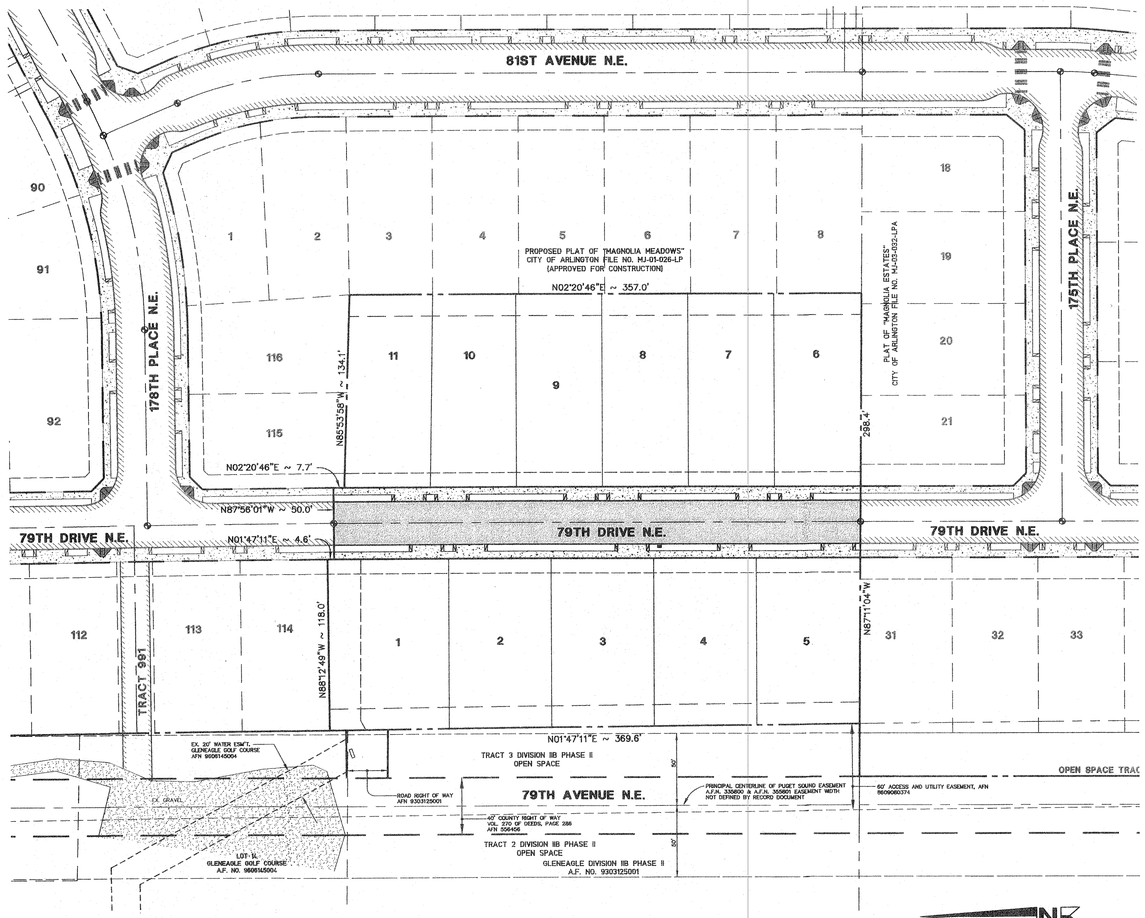
THESE UTILITY EASEMENTS HAVE BEEN RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PROPERTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE 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.

WORK WITHIN EXISTING RIGHTS-OF-WAY

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

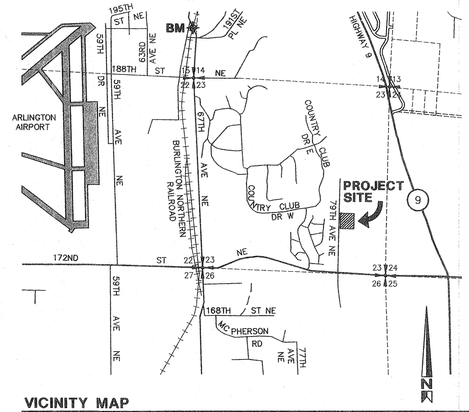
WATER NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS (PWCSS), AUGUST 1997, AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE, OR HAVE LOCATED BY THE APPROPRIATE COMPANIES, ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY EXCAVATIONS.
5. WATER PIPE SHALL BE 8" DUCTILE IRON PIPE STANDARD THICKNESS CLASS 52 CEMENT-LINED UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO ANSI/AWWA C151/A21.51.
6. ALL FIRE HYDRANTS SHALL BE MUELLER A-423 ONLY, NO SUBSTITUTES.



SITE PLAN

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 2,000'

LEGAL DESCRIPTION

THE SOUTHWEST 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.

APPLICANT

JOHN LAKHANI
QUILCEDA LAND GROUP, INC.
8115 BROADWAY SUITE 204
EVERETT, WA 98201
(206) 972-2786 OR
(425) 438-1811

PROJECT ENGINEER

HIGA BURKHOLDER ASSOC., LLC
1721 HEWITT AVENUE, SUITE 401
EVERETT, WA 98201
(360) 403-4942

TAX ACCOUNT NUMBER

310523-004-014-00
310523-004-014-01

PROJECT SURVEYOR

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

DATUM BENCHMARK

N.A.V.D. 1988

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.

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: 11 / 07 / 2007

AS-BUILT DRAWINGS

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

BY: _____
PROJECT ENGINEER/SURVEYOR DATE

SEWER NOTES

FOR SEWER NOTES, SEE SHEET 4 OF 4

NOTE

PROJECT BOUNDARY SHOWN REFLECTS THE BOUNDARY AFTER RECORDATION OF THE BOUNDARY LINE ADJUSTMENT WITH MAGNOLIA MEADOWS AND VACATION OF 177TH STREET N.E.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 WATER PLAN
SHEET 3 SEWER PLAN
SHEET 4 SEWER PROFILES

AS-BUILTS

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
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(425) 252-9551 Fax
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Springfield, Oregon 97477
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Fax (541) 988-1863

JAMES A. KRESSE — STATE OF WASHINGTON — 10791 — REGISTERED PROFESSIONAL ENGINEER — 10-25-07
EXPIRES 3/17/2008

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07/10/07	AS-BUILTS	RLM
08/08/07	AS-BUILTS	RLM
10/25/07	AS-BUILTS-MYLARS	RLM

PLAN DATE:	03/10/05
DESIGNED BY:	KTW
DRAWN BY:	KTW, PCM
PLAN CHECK BY:	BOM
1ST SUBMITTAL:	03/14/05
2ND SUBMITTAL:	11/17/05
3RD SUBMITTAL:	02/23/07

WATER AND SEWER PLANS
MAGNOLIA MEADOWS
DIVISION II
COVER SHEET

JOB NO. 1818C

1 / 4

XREF: LAKRWC.DWG

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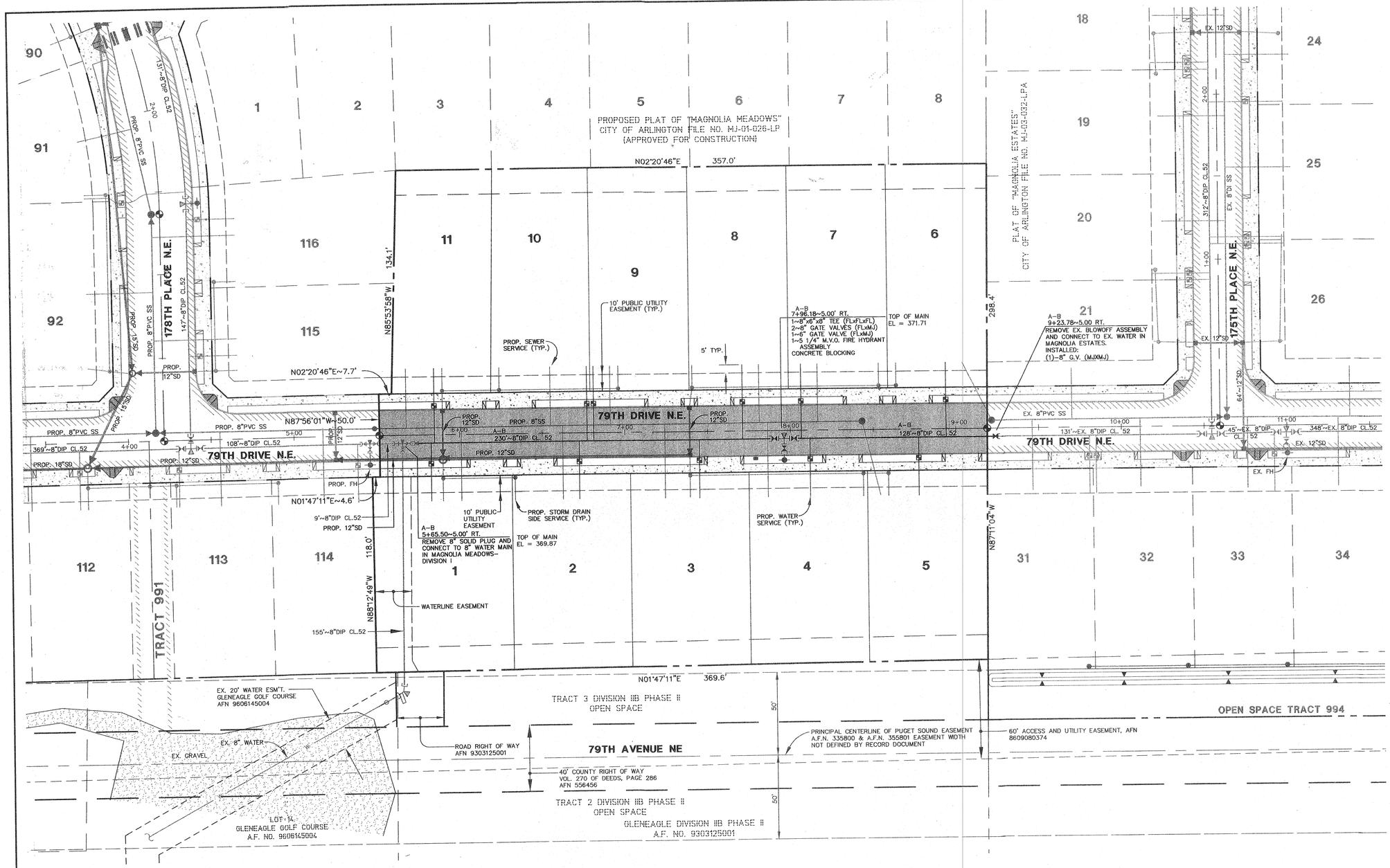
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



GRAPHIC SCALE

0 15 30 60

SCALE: 1" = 30'

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

DATUM BENCHMARK

N.A.V.D. 1988

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STATE OF WASHINGTON JAMES A. KROSCHE 16791 REGISTERED PROFESSIONAL ENGINEER 10/23/07
EXPIRES 3/17/2008

CITY OF ARLINGTON
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DRAWN BY: KTW, PCM
PLAN CHECK BY: BOM

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3RD SUBMITTAL: 02/23/07

WATER AND SEWER PLANS
MAGNOLIA MEADOWS DIVISION II
WATER PLAN

JOB NO. 1818C

2/4

XREF: LAKRWC.DWG

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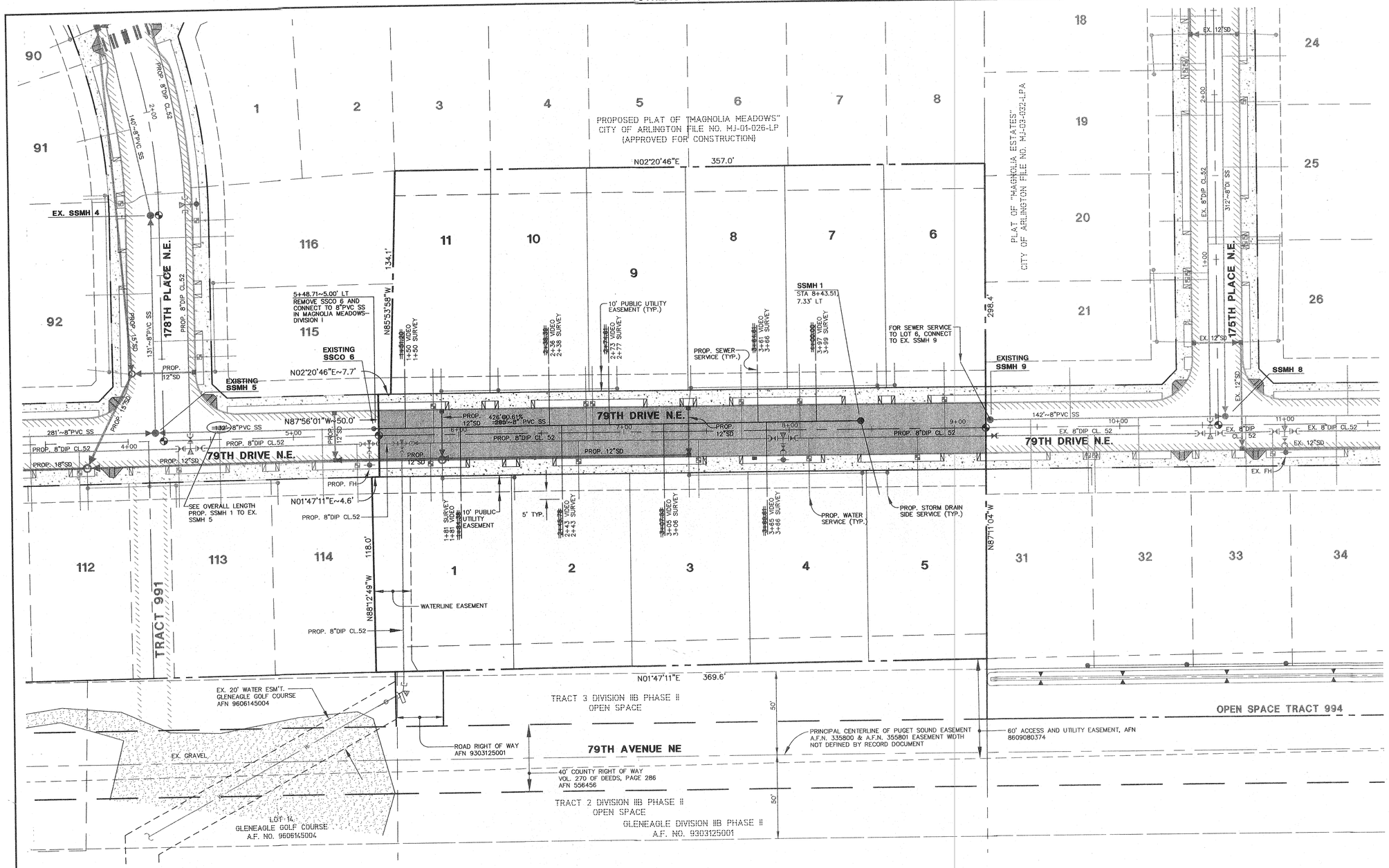
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.



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

DATUM BENCHMARK N.A.V.D. 1988

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JAMES A. KRESSER — STATE OF WASHINGTON — 40725707 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 3/17/2008

CITY OF ARLINGTON
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WATER AND SEWER PLANS
MAGNOLIA MEADOWS DIVISION II
SEWER PLAN

JOB NO. 1818C

3/4

XREF: LAKRWC.DWG

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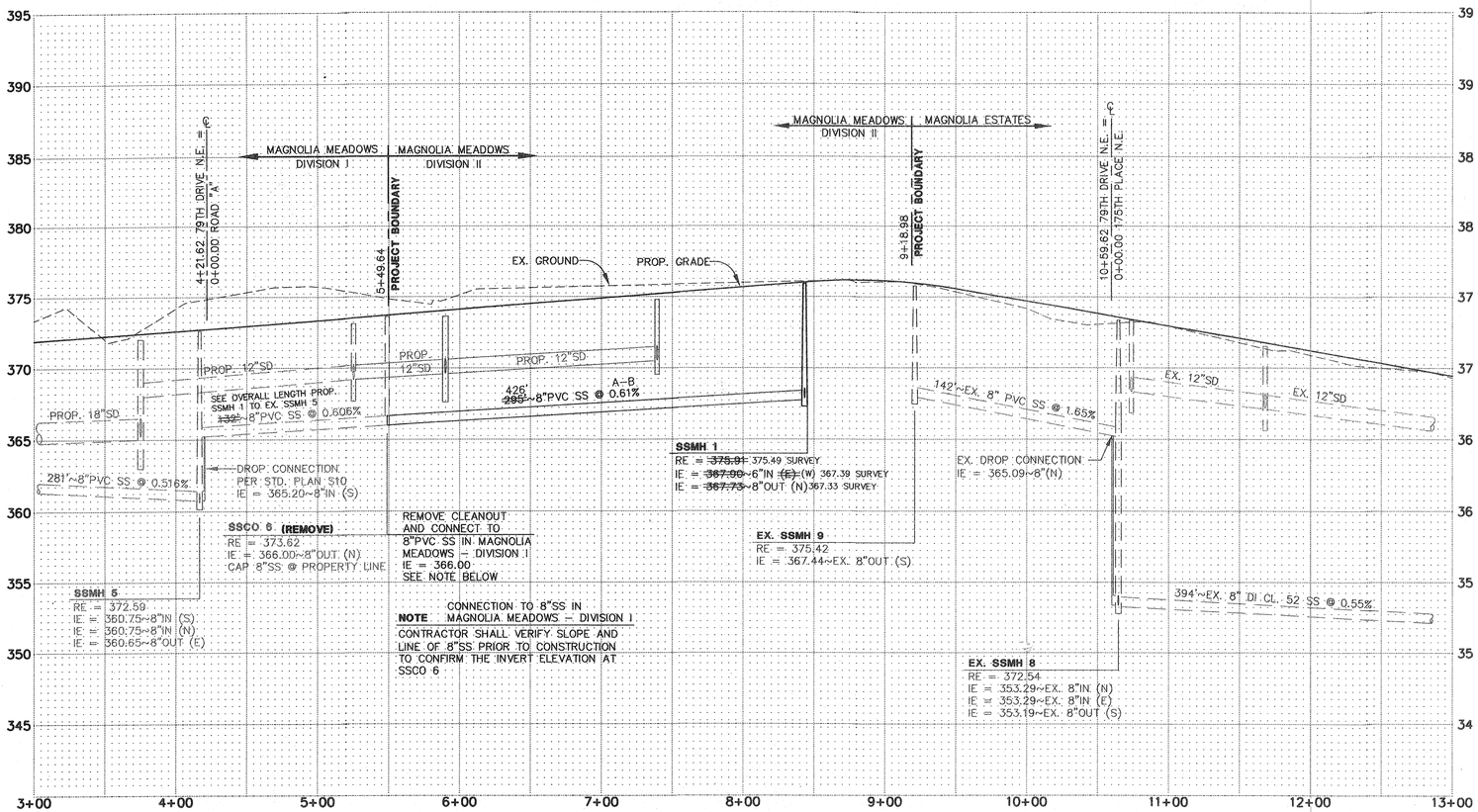

SANITARY SEWER PROFILE - 79TH DRIVE N.E.

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

SEWER NOTES

1. PVC PIPE AND FITTINGS SHALL BE INTEGRAL WALL BELL AND SPIGOT, RUBBER GASKET JOINT, PVC CONFORMING TO ASTM 3034 SDR 35.
2. ALL PVC SEWER PIPE AND FITTINGS MANUFACTURE AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE ASTM RECOMMENDED SPECIFICATIONS D3034–73, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS. ALL PIPE SHALL BE CLEARLY MARKED WITH THE DATE OF MANUFACTURE. THERE SHALL BE NO REDUCTION IN PIPE WALL THICKNESS AT THE BELL AS A RESULT OF BELL FORMATION. ALL PIPE SHALL BE PROVIDED WITH A REFERENCE MARK FOR PROPER SPIGOT INSERTION. JOINT GASKETS SHALL BE FABRICATED FROM A COMPOUND OF WHICH THE BASIC POLYMER SHALL BE A SYNTHETIC RUBBER CONSISTING OF STYRENE, BUTADIENE, POLYISOPRENE, OR ANY COMBINATION THEREOF AND SHALL MEET THE REQUIREMENTS OF ASTM F477, LATEST REVISIONS.
3. CONNECTIONS FOR SIDE SEWER STUBS SHALL BE 6 INCHES INSIDE DIAMETER TEE FITTINGS FABRICATED IN THE MANUFACTURER'S PLANT. WYE BRANCHES SHALL BE USED WHERE THE SEWER MAIN SIZE IS LESS THEN 8" INSIDE DIAMETER. NO FIELD CUT–IN TEES OR WYES WILL BE ALLOWED UNDER THESE SPECIFICATIONS WITHOUT WRITTEN APPROVAL BY THE CITY.
4. MANHOLES SHALL BE OF THE OFFSET TYPE AND SHALL BE PRECAST CONCRETE SECTIONS WITH EITHER A CAST IN PLACE BASE OR A PRECAST BASE MADE FROM A 3,000 PSI STRUCTURAL CONCRETE. JOINTS BETWEEN PRECAST WALL SECTIONS SHALL BE CONFINED O RING OR AS OTHERWISE SPECIFIED. THEY SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ASTM C478 AND THE DETAILS SHOWN ON STANDARD SPECIFICATIONS PRECAST MANHOLE AND AS FURTHER SPECIFIED HEREIN.
5. MANHOLE SECTIONS SHALL BE PLACED AND ALIGNEDSO AS TO PROVIDE VERTICAL SIDES AND VERTICAL ALIGNMENT OF THE LADDER STEPS. THE COMPLETED MANHOLE SHALL BE RIGID, TRUE TO DIMENSION AND BE WATERTIGHT. ROUGH UNEVEN SURFACES WILL NOT BE PERMITTED.
6. WHERE WORK IS LOCATED IN PUBLIC RIGHT–OF–WAY, NOT LESS THAN 14 INCHES NOR MORE THAN 26 INCHES SHALL BE PROVIDED BETWEEN THE TOP OF THE CONE OR SLAB AND THE TOP OF THE MANHOLE FRAME.
7. CHANNELS SHALL BE MADE TO CONFORM ACCURATELY TO THE SEWER GRADE AND SHALL BE BROUGHT TOGETHER SMOOTHLY WITH WELL–ROUNDED JUNCTIONS, SATISFACTORY TO THE CITY ENGINEER.
8. THE CHANNELS SHALL BE FIELD POURED AFTER THE INLET AND OUTLET PIPES HAVE BEEN LAID AND FIRMLY GROUTED INTO PLACE AT THE PROPER ELEVATION. ALLOWANCES SHALL BE MADE FOR THE MINIMUM OF 1/10 FOOT (0.1') DROP IN ELEVATION ACROSS THE MANHOLE IN THE DIRECTION OF FLOW.
9. BACKFILLING AND SURFACE RESTORATION SHALL CLOSELY FOLLOW INSTALLATION AND TESTING OF THE PIPE SO THAT NO MORE THAN 100 FEET OF PIPE IS LEFT EXPOSED WITH EXPRESS APPROVAL OF THE ENGINEER. CARE SHALL BE TAKEN TO INSURE THAT THE PIPE AND ITS PROTECTIVE COATINGS ARE NOT DAMAGED. NO ROCKS OR STONE SHALL BE PERMITTED WITHIN 12" OF THE PIPE.
10. WHEN REQUIRED IN AREAS OF UNSUITABLE TRENCH BOTTOM, FOUNDATION GRAVEL SHALL CONSIST OF CLEAN, GRANULAR MATERIAL FREE FROM OBJECTIONABLE MATERIALS SUCH AS VEGETABLE MATTER OR OTHER DELETERIOUS SUBSTANCES WITH AT LEAST 90 PERCENT COARSE MATERIAL RANGING FROM 1" IN DIAMETER TO 3" IN DIAMETER AND 100% 3" IN DIAMETER OR LESS.
11. 3/8" CLEAN MANUFACTURED PEA GRAVEL BEDDING SHALL BE REQUIRED.
12. BEDDING MATERIAL SHALL BE CAREFULLY PLACED AND FIRMLY COMPACTED TO PROVIDE A FIRM, UNIFORM CRADLE FOR THE PIPE. THE MINIMUM THICKNESS OF THE LAYER OF BEDDING MATERIAL REQUIRED SHALL BE 4 INCHES UNDER THE BELL FOR ALL PIPE SIZES OF 27 INCHES DIAMETER AND SMALLER, 6 INCHES FOR ALL PIPE SIZES 30 INCHES DIAMETER AND LARGER AND 6 INCHES UNDER THE BELL OF THE PIPE FOR ALL DIAMETER PIPES WHERE ROCK IS EXCAVATED. TO PROVIDE THIS FIRM, CONTINUOUS SUPPORT FOR THE PIPE, IT IS NECESSARY TO HAND TAMP OR "SLICE" BEDDING MATERIAL SOLIDLY UNDER THE PIPE.
13. AFTER THE PIPE LAYING OPERATION, ADDITIONAL BEDDING MATERIAL SHALL BE PLACED AND COMPACTED BY HAND TOOLS FOR THE FULL WIDTH OF THE TRENCH TO A HEIGHT OF 12" ABOVE THE TOP OF THE SEWER MAIN AND 6" ABOVE THE TOP OF THE WATER MAIN.
14. IT IS ASSUMED THAT EXCAVATED MATERIAL IS SUITABLE FOR TRENCH BACKFILL. WHERE EXCAVATED MATERIAL IS NOT APPROVED FOR BACKFILL, GRAVEL BASE, CLASS B, CONFORMING TO THE REQUIREMENTS OF SECTION 9–03.10 OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, OR GRANULAR MATERIAL COMMONLY KNOWN AS BANK RUN GRAVEL, SHALL BE USED AS DIRECTED BY THE ENGINEER.
15. ALL JOINTS SHALL BE MADE UP IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS AND ALL SEWER PIPE MANUFACTURE AND HANDLING SHALL MEET OR EXCEED THE ASTM AND CPAW RECOMMENDED SPECIFICATIONS, CURRENT REVISIONS.
16. FURTHER ALL 8" OR LARGER PVC PIPE LAID SHALL BE DEFECTION TESTED IN ACCORDANCE WITH SECTION 7–17–3 OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. FOR ACCEPTANCE, PVC PIPE SHALL NOT HAVE ANY DIAMETER DECREASED BY 5 PER CENT OR MORE.
17. THE SEWER PIPE, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SHALL BE INSTALLED UPGRADE FROM POINT OF CONNECTION ON THE EXISTING SEWER OR FROM A DESIGNATED STARTING POINT TO LINE AND GRADE PER APPROVED PLANS. THE SEWER PIPE SHALL BE INSTALLED WITH THE BELL END FORWARD OR UPGRADE. WHEN PIPE LAYING IS NOT IN PROGRESS, THE FORWARD END OF THE PIPE SHALL BE KEPT TIGHTLY CLOSED WITH AN APPROVED TEMPORARY PLUG. WHEREVER MOVABLE SHORING (STEEL BOX) IS USED IN THE DITCH, CARE SHALL BE TAKEN SO THAT THE PIPE AND/OR JOINTS DO NOT MOVE WHEN THE SHORING OR BOX IS MOVED. ANY INDICATION THAT JOINTS ARE NOT BEING ADEQUATELY HELD SHALL BE SUFFICIENT REASON FOR THE CITY ENGINEER TO REQUIRE RESTRAINTS, WHETHER OR NOT MOVABLE SHORING IS BEING USED.
18. AT THE TIME OF BUILDING PERMIT INDIVIDUAL LOT OWNERS MAY BE REQUIRED TO INSTALL MONITORING MANHOLES AS REQUIRED BY THE CITY.
19. ALL MANHOLE STRUCTURES SHALL BE INSPECTED AND SIGNED OFF PRIOR TO BACKFILL BEING ADDED TO THE EXCAVATION.
20. ACCESS SHALL BE PROVIDED TO THE CONSTRUCTION SITE AT ALL TIMES FOR INSPECTION PURPOSES.
21. SEWER TRACER TAPE REQUIRED OVER ALL SEWER PIPE INSTALLATION.
22. INSTALL SIDE SEWER STUBS TO ONE SIDE OR THE OTHER OF CEMENT/ASPHALT DRIVEWAYS WHEN POSSIBLE.
23. SIDE SEWERS ARE TO BE CAPPED AND MARKED BY A 2"X4" MARKED S/S. THE STUB MARKER MUST INCLUDE LOT NUMBER AND DEPTH OF STUB INVERT. (SEE SERVICE CONNECTION DETAIL, S–8)
24. SEWER BACKFILL WITHIN THE CITY RIGHT OF WAY TO BE COMPACTED TO 95%, WITH TESTING RESULTS TO THE CITY OR CDF BACKFILL REQUIRED.
25. ALL SANITARY SEWER MANHOLES OUTSIDE OF PAVED OR CONCRETE AREAS MUST HAVE A 6'x6'x6" REINFORCED CONCRETE PAD SET TO FINISH GRADE.
26. SANITARY SEWER MARKER POSTS ARE REQUIRED TO HAVE A 12–18 GAGE WIRE TO THE STUB.
27. ALL SANITARY SIDE SEWERS ARE TO BE DIMENSION FROM THE NEAREST DOWNSTREAM MANHOLE RATHER THAN THE INVERT OF THE PIPE.
28. WYES ARE NOT ALLOWED ON LINES 8" AND LARGER, TEES ARE REQUIRED.
29. SIDE SEWERS STUBS MUST EXTEND A MINIMUM OF 10' BEYOND THE PROPERTY LINE AND A MINIMUM OF 5' BEYOND THE UTILITY EASEMENT.

AS-BUILTS

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WATER AND SEWER PLANS
MAGNOLIA MEADOWS DIVISION II
SEWER PROFILE

JOB NO. 1818C
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