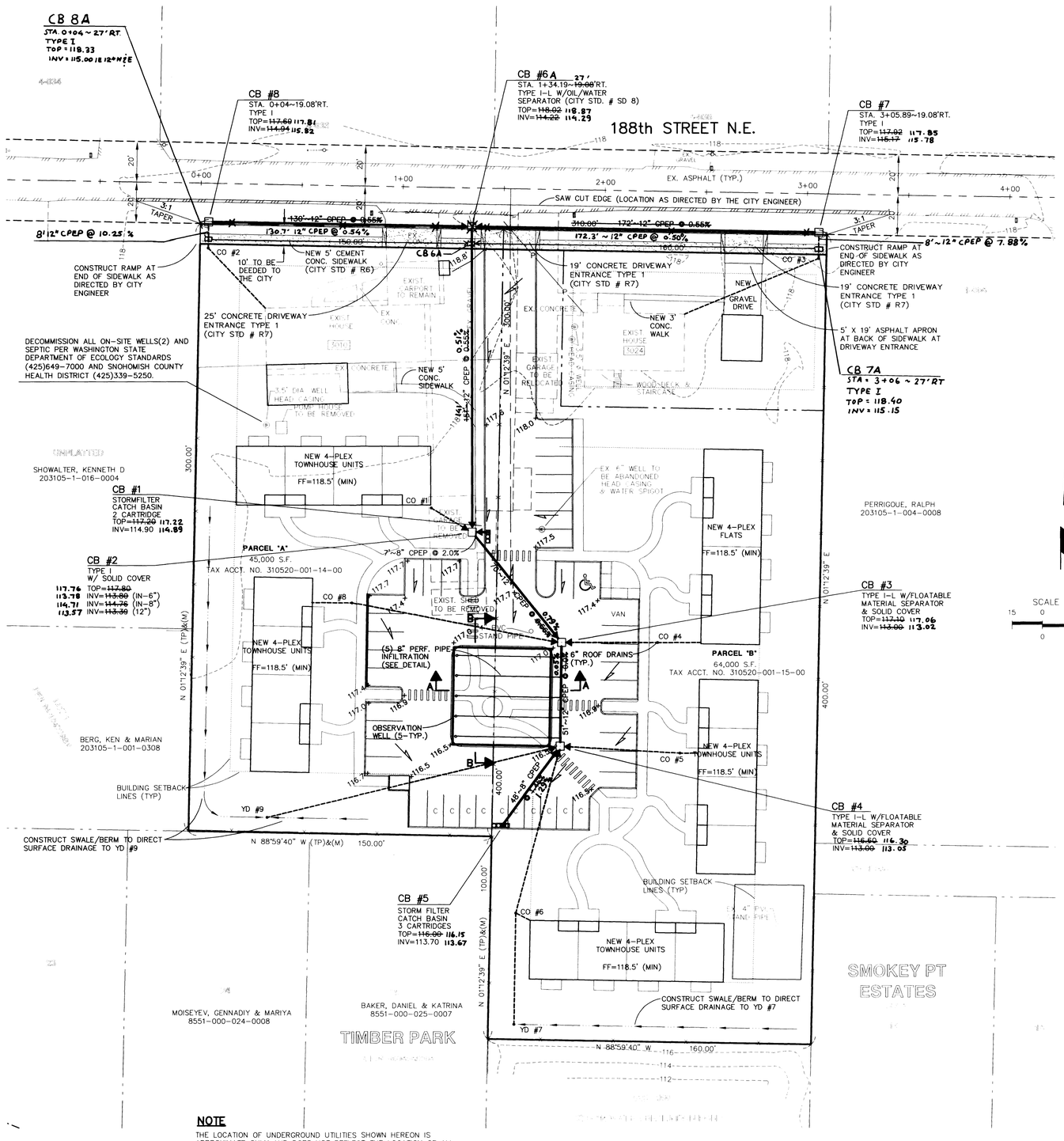
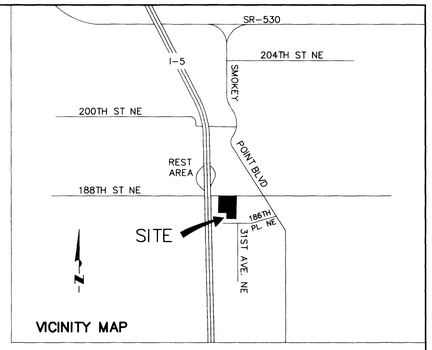
MAPLE LEAF

SECTION 20, T.31 N., R.5 E.,W.M.

CITY OF ARLINGTON

SNOHOMISH COUNTY, WASHINGTON





PROJECT TEAM

OWNER / DEVELOPER
HOUSING HOPE
5830 EVERGREEN WAY
EVERETT, WA 98203
CONTACT: RON WALLACE

ENGINEERING/SURVEYOR
LOVELL-SAUERLAND & ASSOCIATES, INC.
19400 33RD AVENUE W., SUITE 200
LYNNWOOD, WA 98036
TELEPHONE: (425)775-1591
PROJECT CONTACT: ROB LONG

ARCHITECT/PLANNER
JOHNSON ARCHITECTURE & PLANNING
2124 3rd AVE.
SUITE 200
SEATTLE, WA 98121
PHONE: (206) 448-7580
CONTACT:JEFF OAKLIEF

SITE ADDRESS

3010, 188TH ST. NE.
ARLINGTON, WA

TAX ACCOUNT NUMBER:

310520-001-15-00
310520-001-14-00

BENCHMARK & DATUM

ORIGINAL BENCHMARK:

(ELEV.=121.22)

FOUND 60D NAIL IN TELEPHONE POLE LOCATED ON EAST SIDE OF SMOKEY POINT BLVD. AT THE INTERSECTION OF 186th PL. N.E..

DATUM: NGVD 1929 PER ENGINEERING PLANS OF "SMOKEY POINT ESTATES (9014)

DATUM CONVERSION

NGVD 1929 + 3.71' = NAVD 1988

BASIS OF BEARINGS

N88°59'40"W AS MEASURED ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 20, T.31N., R.5E., WM, PER THE PLAT OF TIMBER PARK FILED UNDER A.F.N. 9604245004, RECORDS OF SNOHOMISH COUNTY, WA.

LEGAL DESCRIPTION

PARCEL A:
ALL THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 160 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 320 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER 150 FEET;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 320 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 20 FEET FOR ROAD.

PARCEL B:
ALL THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST HALF;
THENCE WEST 160 FEET;
THENCE SOUTH 420 FEET;
THENCE EAST 160 FEET;
THENCE NORTH 420 FEET TO PINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF LYING WITHIN 188TH AVENUE NORTHEAST.

LOT/YD/CO	TOP ±	AS-BUILT	INV.	AS-BUILT	TYPE	COMMENTS
1	117.8	117.7	114.0	114.2	CO	PER CONTRACTOR
2	118.5	118.3	115.1	115.0	CO	TYPE I CB W/SOLID LID
3	118.7	118.4	115.3	115.1	CO	- " -
4	117.5	117.6	113.5	113.4	CO	PER CONTRACTOR
5	117.5	117.4	113.6	113.5	CO	- " -
6	117.0	117.5	113.9	113.8	CO	- " -
7	116.0	116.5	114.5	114.9	YD	- " -
8	117.8	118.0	114.1	114.5	CO	- " -
9	116.0	117.1	114.5	115.5	YD	- " -

ROOF/YARD DRAIN PIPE=6" PVC @ 1.0% (MIN)

YARD DRAIN/CLEANOUT SCHEDULE

INDEX OF DRAWINGS

1 OF 3 STORM DRAINAGE PLAN
2 OF 3 NOTES AND DETAILS PLAN
3 OF 3 GRADING AND T.E.S.C. PLAN

S1 OF S2 SANITARY SEWER PLAN
S2 OF S2 SANITARY SEWER PROFILES

W1 OF W1 WATER PLAN

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: 8 / 6 / 02
THIS APPROVAL VALID FOR 18 MONTHS

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: 4 / 16 / 03

ROBERT L. LONG — STATE OF WASHINGTON — 36508 — REGISTERED PROFESSIONAL ENGINEER — 7-30-02

EXPIRES 8/17/02

NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY AND DOES NOT REFLECT THE LOCATION OF ALL UTILITIES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. THE OWNER SHOULD CONTACT ALL UTILITY PURVEYORS IN THE AREA TO ASCERTAIN THE LOCATION AND DEPTH OF ALL UTILITIES.

ASBUILTS

STORM DRAINAGE PLAN
FOR
MAPLE LEAF

IN NW1/4, NE1/4 OF SECTION 20,T.31 N.,R.5 E.,W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

4. ASBUILTS	3-17-03	
3. REVISIONS PER CITY REVIEW LETTER	6-20-02	RCN
2. REVISIONS PER CITY SITE PLAN REVIEW LETTER	4-26-02	RCN
1. REVISIONS PER CITY SITE PLAN CHANGES	3-07-02	MMM

LSA — Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 FAX

DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO.	SHEET NO.
JAE	RLL	03-12-01	463, PG. 25	1"=30'	4223-0-01	1 OF 3

NW 1/4, NE 1/4 SECTION 20, T.31 N., R.5 E.,W.M.

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, CURRENT 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. SEE THE FOLLOWING SECTION - "WORK WITHIN EXISTING RIGHTS-OF-WAY."
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT (360) 403-3527 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 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.
6. 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.
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 PERMANENT 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.

WORK WITHIN EXISTING RIGHTS-OF-WAY

1. AT THE CITY ENGINEER'S DISCRETION, PRIOR TO COMMENCING ANY CONSTRUCTION, PHOTOGRAPHS DEPICTING PRE-EXISTING ROADWAY CONDITIONS WILL BE REQUIRED EVERY 50 FEET IN PAVED AREAS OR ANY OTHER LOCATION AS SPECIFIED BY THE CITY ENGINEER. A 35 MM CAMERA SHALL BE USED AND COLOR PICTURES PROVIDED AS 5" X 7" PRINTS, CONTAINED IN ALBUMS, CATALOGUES 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 IS REQUIRED.
9. STREET SURFACES SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.
10. NO OPEN CUT CROSSING OF CITY ROADS OR STREETS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER.
11. MAXIMUM AMOUNT OF OPEN TRENCH ON STREETS SHALL BE 400 LINEAL FEET. AT THE END OF EACH DAY, ALL DITCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES AND COLD MIX ASPHALT 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 CITY ENGINEER.
13. THE PERMITTEE WILL BE RESPONSIBLE TO COORDINATE WITH THE STATE DEPARTMENT OF NATURAL RESOURCES FOR ANY CONFLICT BETWEEN PERMIT WORK AND EXISTING MONUMENTATION.
14. TO REMOVE EXISTING ASBESTOS CEMENT PIPE FROM TRENCHES, A FEE AND PERMIT IS REQUIRED FROM THE PUGET SOUND AIR POLLUTION CONTROL AGENCY. IN ADDITION, WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REQUIRES THAT OPERATORS REMOVING ASBESTOS CEMENT PIPE BE CERTIFIED.

STORM DRAINAGE NOTES

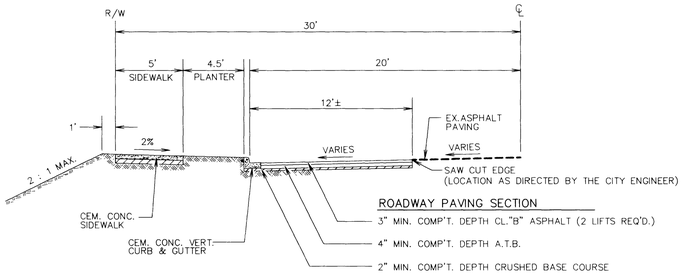
1. ALL STORM DRAIN PIPE MAY BE CONSTRUCTED OF ONE OF THE FOLLOWING MATERIALS AS SPECIFIED IN THE PLANS. ALL PIPE JOINTS MUST BE GASKETED AND MUST BE THE SAME MATERIAL AS THE PIPE. ALL PIPE SHALL HAVE A MINIMUM COVER AS SHOWN BELOW AND SHALL BE ADEQUATELY PROTECTED DURING CONSTRUCTION (REFER TO MANUFACTURER'S RECOMMENDATIONS FOR MINIMUM COVER FOR HEAVY EQUIPMENT LOADINGS).

   *COVERAGE REQUIREMENTS FOR 18" OR SMALLER PIPE

   > 1.5" - CORRUGATED POLYETHYLENE PIPE (CPEP)

   A. CORRUGATED POLYETHYLENE PIPE (CPEP) 4" THROUGH 36" DIAMETER PIPE SHALL BE CORRUGATED EXTERIOR/SMOOTH INTERIOR CONFORMING TO AASHTO M294 TYPE S. PIPE SHALL CONFORM TO ASTM D3350. FITTINGS SHALL BE EXTRUSION WELDED. COUPLINGS TO MEET REQUIREMENTS OF ASTM F667 WITH ADDITION OF CLOSED CELL NEOPRENE GASKETS MEETING REQUIREMENTS OF ASTM D1056. GASKETS TO BE INSTALLED TO FULLY ENCLOSE PIPE JOINT. INSTALLATION SHALL BE ACCORDING TO ASTM D2321, STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC PIPE.

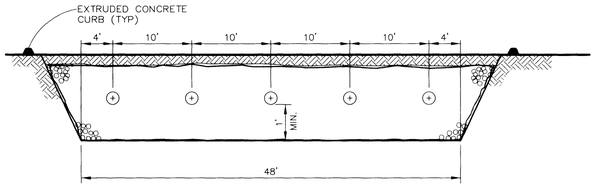
   B. POLY VINYL CHLORIDE (PVC) 4" THROUGH 12" DIAMETER PIPE SHALL CONFORM TO ASTM D3034.
2. ALL GRATES AND SOLID COVERS (INLET AND CATCH BASIN) SHALL BE FLUSH WITH PAVEMENT.
3. ALL CATCH BASINS TO BE TYPE 1 UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET, AND CATCH BASIN FRAMES AND GRATES JUST PRIOR TO POURING OF CURBS AND PAVING.
5. CATCH BASIN FRAME AND GRATES/COVERS SHALL MEET CITY STANDARDS. THE GRATE/COVER MATERIAL SHALL BE DUCTILE IRON PER ASTM-A536, GRADE 80-55-06 WITH BITUMINOUS COATING.
6. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO ACCEPTANCE.



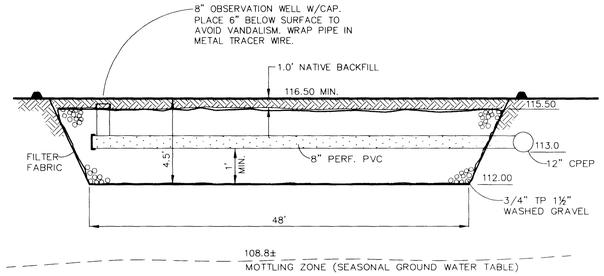
ROADWAY PAVING SECTION

TYPICAL FRONTAGE IMPROVEMENT SECTION

NO SCALE



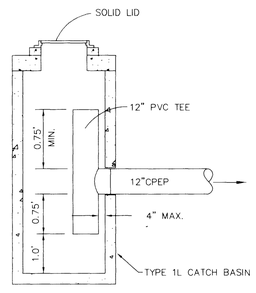
SECTION B-B



SECTION A-A

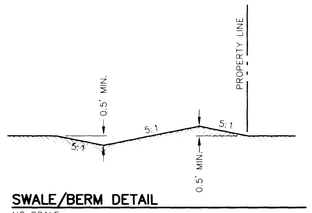
INFILTRATION SYSTEM

NO SCALE



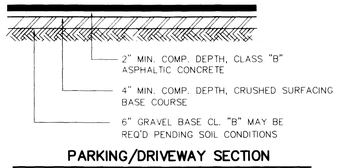
CATCH BASIN #3 & 4 W/ FLOATABLE MATERIAL SEPARATOR

NO SCALE



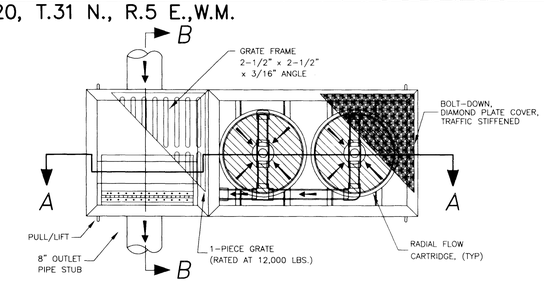
SWALE/BERM DETAIL

NO SCALE



PARKING/DRIVEWAY SECTION

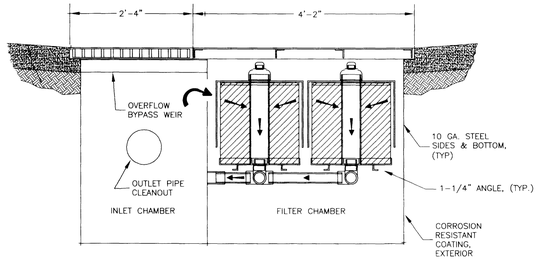
NO SCALE



CATCH BASIN STORMFILTER - PLAN

SCALE: N.T.S

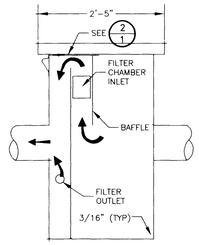
(1/1)



CATCH BASIN STORMFILTER - SECTION

SCALE: N.T.S

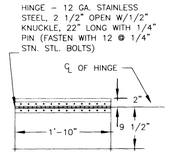
(A-A / 1)



SECTION B-B

SCALE: N.T.S

(B-B / 1)



CLEANOUT

SCALE: N.T.S

(2 / 1)

CB#1, STORMFILTER (NORTH BASIN)

1) 2 CARTRIDGE UNIT
2) RIM EL = 117.20
3) INV OUT = 114.90 (8")
4) INV IN = NONE
5) MEDIUM TYPE = PERLITE
6) COLLECTION AREA = 0.124 AC
7) TREATMENT FLOW (6 MONTH) = 0.030 CFS
8) H-20 TRAFFIC RATING
9) CONFIGURATION: OUT

CB#5, STORMFILTER (SOUTH BASIN)

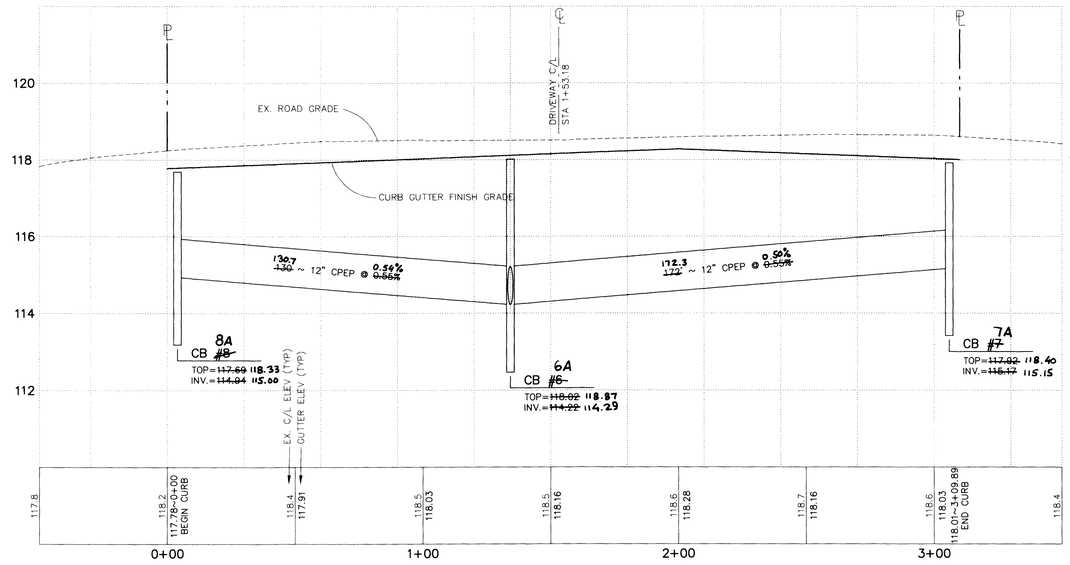
1) 3 CARTRIDGE UNIT
2) RIM EL = 116.00
3) INV OUT = 113.70 (8")
4) INV IN = NONE
5) MEDIUM TYPE = PERLITE
6) COLLECTION AREA = 0.270 AC
7) TREATMENT FLOW (6 MONTH) = 0.065CFS
8) H-20 TRAFFIC RATING
9) CONFIGURATION: OUT

GENERAL NOTES:

1.) STORMFILTER BY STORMWATER MANAGEMENT, PORTLAND, OREGON (503-240-3393).
2.) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR DETAILS.
3.) CATCH BASIN STORMFILTER AVAILABLE WITH 1, 2, 3, OR 4 CARTRIDGES, AS SPECIFIED. CARTRIDGE CHAMBERS PLACED LEFT OR RIGHT OF INLET CHAMBER, AS SPECIFIED. 1-CARTRIDGE UNIT MEASURES 2'-5" X 4'-10" AT FRAME, 2'-0" X 4'-5" AT CHAMBER, 2-CARTRIDGE UNIT MEASURES 2'-5" X 6'-7" AT FRAME, 2'-0" X 6'-2" AT CHAMBER.
4.) H-20 TRAFFIC RATING AVAILABLE, IF SPECIFIED.
5.) EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
6.) FLEXIBLE COUPLING TO BE ATTACHED TO OUTLET. FERNCO OR ENGINEER APPROVED.
7.) CARTRIDGE UNITS ARE TO BE INSTALLED AFTER THE FINAL LIFT OF ASPHALT HAS BEEN INSTALLED.

CB STORMFILTER, CB'S #1 & #5

NO SCALE



FRONTAGE IMPROVEMENTS ON 188th STREET NE

SCALE: HORIZONTAL: 1"=30', VERTICAL 1"=2'

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: 8 / 6 / 02 THIS APPROVAL VALID FOR 18 MONTHS

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: 4 / 16 / 03

ROBERT L. LONG — STATE OF WASHINGTON — 36508 — REGISTERED PROFESSIONAL ENGINEER — 7-30-02

EXPIRES 8/17/02

ASBUILTS

NOTES & DETAILS PLAN

FOR

MAPLE LEAF

IN NW1/4, NE1/4 OF SECTION 20,T.31 N.,R.5 E.,W.M.

CITY OF ARLINGTON

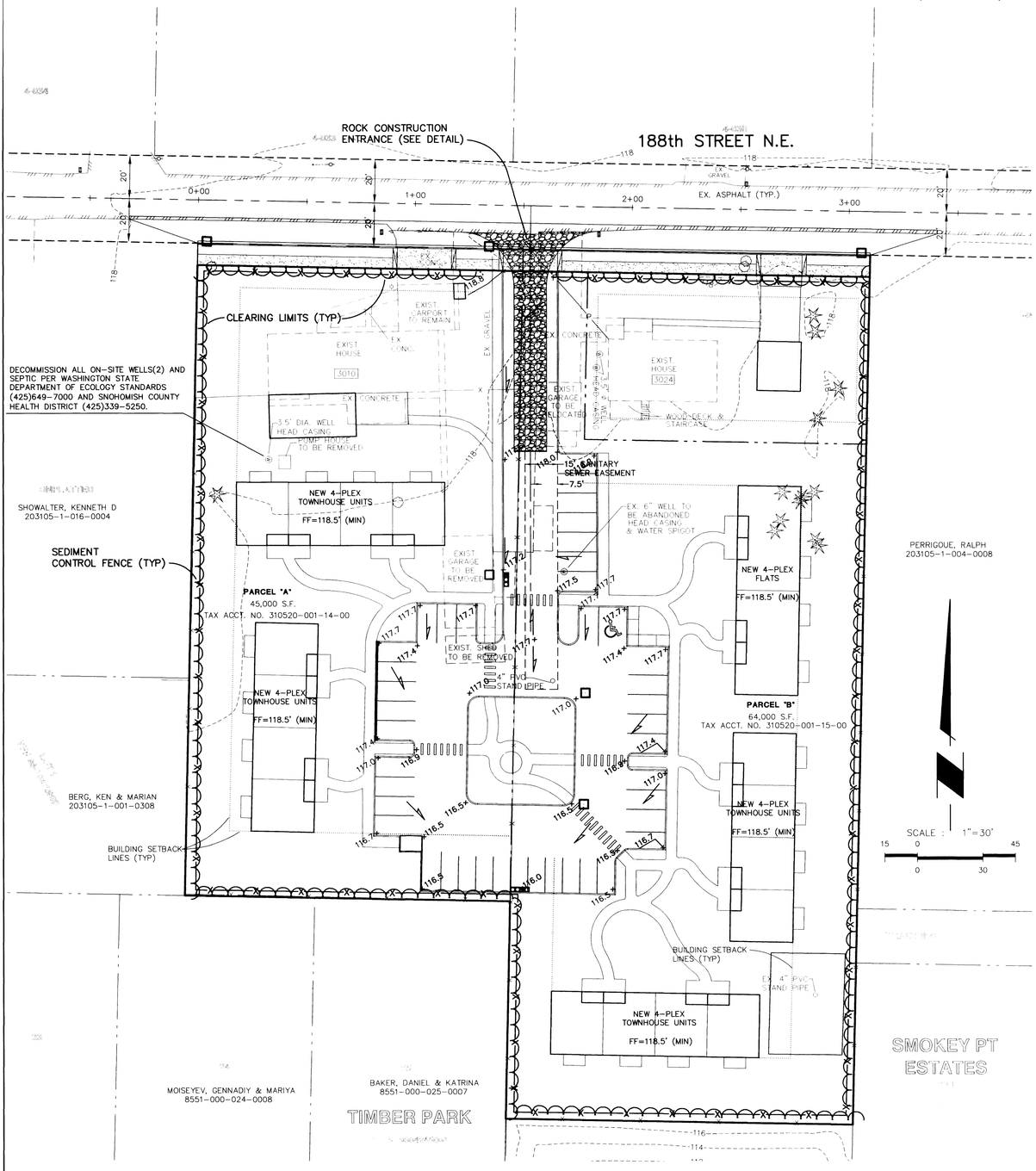
SNOHOMISH COUNTY, WASHINGTON

3. ASBUILTS		3-17-03
2. REVISIONS PER CITY REVIEW LETTER		6-20-02 RCN
1. REVISIONS PER CITY SITE PLAN REVIEW LETTER		4-26-02 RCN

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 FAX

DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO.	SHEET NO.
JAE	RLL	03-12-01	463, PG. 25	1"=30'	4223-0-01	2 OF 3

NW 1/4, NE 1/4 SECTION 20, T.31 N., R.5 E.,W.M.

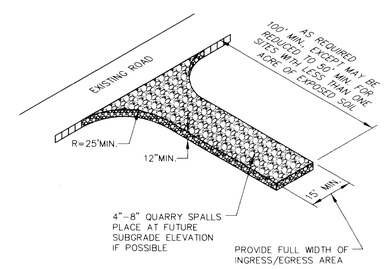


T.E.S.C. NOTES AND BEST MANAGEMENT PRACTICES (BMP'S)

1. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
2. GRADING AND CONSTRUCTION SHALL BE TIMED AND CONDUCTED IN STAGES TO MINIMIZE SOIL EXPOSURE.
3. THE CONTRACTOR SHALL MINIMIZE OR PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACE DURING CONSTRUCTION. IF SEDIMENT IS TRANSPORTED ONTO A PAVED SURFACE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN IT AT THE END OF EACH DAY.
4. SUFFICIENT TESC BMP MATERIALS AND SUPPLIES TO PROTECT THE ENTIRE SITE SHALL BE STOCKPILED ON-SITE PRIOR TO ANY SITE ACTIVITY.
5. THE CONTRACTOR SHALL MAINTAIN AND REPAIR AS NECESSARY ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO ASSURE THEIR CONTINUED PERFORMANCE.
6. MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
8. SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL TEMPORARY DRAINAGE FACILITIES AND STRUCTURES UPON REACHING A DEPTH OF 6 INCHES.
9. SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS. WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE, STABILIZATION SHALL OCCUR AT THE END OF EACH WORK DAY.
10. SILTATION BARRIERS AND ALL OTHER TESC MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL EVENT GREATER THAN 0.1" RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS.
11. INLETS OF THE PERMANENT DRAINAGE SYSTEM SHALL BE PROTECTED FROM SEDIMENT INFLUX BY USE OF FILTER FABRIC OR SIMILAR FILTERING MATERIALS AND METHODS.

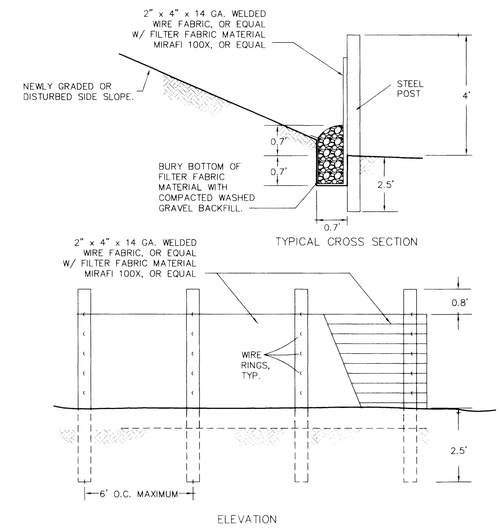
SITE GRADING NOTES

1. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS.
2. SLOPE: THE SLOPE OF CUT SURFACES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE. CUT SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
3. FILL LOCATIONS: FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN TWO TO ONE.
4. PREPARATION OF GROUND: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NONCOMPLYING FILL, TOP-SOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
5. FILL MATERIAL: DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. EXCEPT AS PERMITTED BY THE BUILDING OFFICIAL, NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
6. COMPACTION: ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST FOR THE TOP 5 FEET AND 90 PERCENT THEREAFTER OR ACCORDING TO SOIL ENGINEERS RECOMMENDATIONS OR AS APPROVED BY THE BUILDING OFFICIAL.
7. IF CUT AND FILL SLOPES EXCEED MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED.
8. AREAS TO RECEIVE FILL SHALL BE PROOFROLLED. ALL LOOSE AND SOFT AREAS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
9. STRUCTURAL FILLS SHALL BE PLACED IN 8" TO 10" THICK HORIZONTAL LIFTS AND SPREAD UNIFORMLY.
10. THE SURFACE OF ALL LIFTS 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 LIFT IS TO BE PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORK DAY.



ROCK CONSTRUCTION ENTRANCE DETAIL

N.T.S.



CONSTRUCTION NOTES:

1. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER MATERIAL.
2. IF A FILTER BARRIER IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW, AND THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.
3. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE NOTES:

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED AND SEEDED.

SEDIMENT CONTROL FENCE

NO SCALE

APPROXIMATE QUANTITIES OF EXCAVATION AND FILL

TOTAL CUT ± C.Y. 1,500
TOTAL FILL ± C.Y. 1,500

THE QUANTITIES OF EXCAVATION AND FILL ARE APPROXIMATE ONLY.

BENCHMARK & DATUM

ORIGINAL BENCHMARK:

(ELEV.=121.22)

FOUND 60D NAIL IN TELEPHONE POLE LOCATED ON EAST SIDE OF SMOKEY POINT BLVD. AT THE INTERSECTION OF 186th PL. N.E..

DATUM: NGVD 1929 PER ENGINEERING PLANS OF "SMOKEY POINT ESTATES (9014)

DATUM CONVERSION

NGVD 1929 + 3.71' = NAVD 1988

CONSTRUCTION SEQUENCE SCHEDULE

1. ATTEND PRE-CONSTRUCTION MEETING.
2. FLAG CLEARING LIMITS
3. INSTALL PERIMETER SEDIMENT CONTROL FENCE.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
5. CLEAR SITE PER CLEARING PLAN (GRUBBING).
6. GRADE SITE PER GRADING PLAN (ROUGH GRADING).
7. INSTALL UTILITIES (SEWER, STORM, WATER, POWER, ETC.).
8. FINAL GRADE/PAVE, MAINTAIN CB PROTECTION.
9. HYDROSEED AND MULCH OR LANDSCAPE ALL EXPOSED AREAS.
10. FLUSH STORM DRAINAGE SYSTEM (I.E., CLEAN OUT AND TEST SYSTEM).
11. REMOVE ALL TESCP FACILITIES ONLY WHEN ENTIRE SITE IS STABILIZED.

TREE LEGEND

TREES TO REMAIN

TREES TO BE REMOVED

NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY AND DOES NOT REFLECT THE LOCATION OF ALL UTILITIES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. THE OWNER SHOULD CONTACT ALL UTILITY PURVEYORS IN THE AREA TO ASCERTAIN THE LOCATION AND DEPTH OF ALL UTILITIES.

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: 8/6/02 THIS APPROVAL VALID FOR 18 MONTHS

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: 4/16/03

ROBERT L. LOVELL STATE OF WASHINGTON 36508 REGISTERED PROFESSIONAL ENGINEER 7-30-02

EXPIRES 8/17/02

ASBUILTS

GRADING AND T.E.S.C. PLAN
FOR
MAPLE LEAF

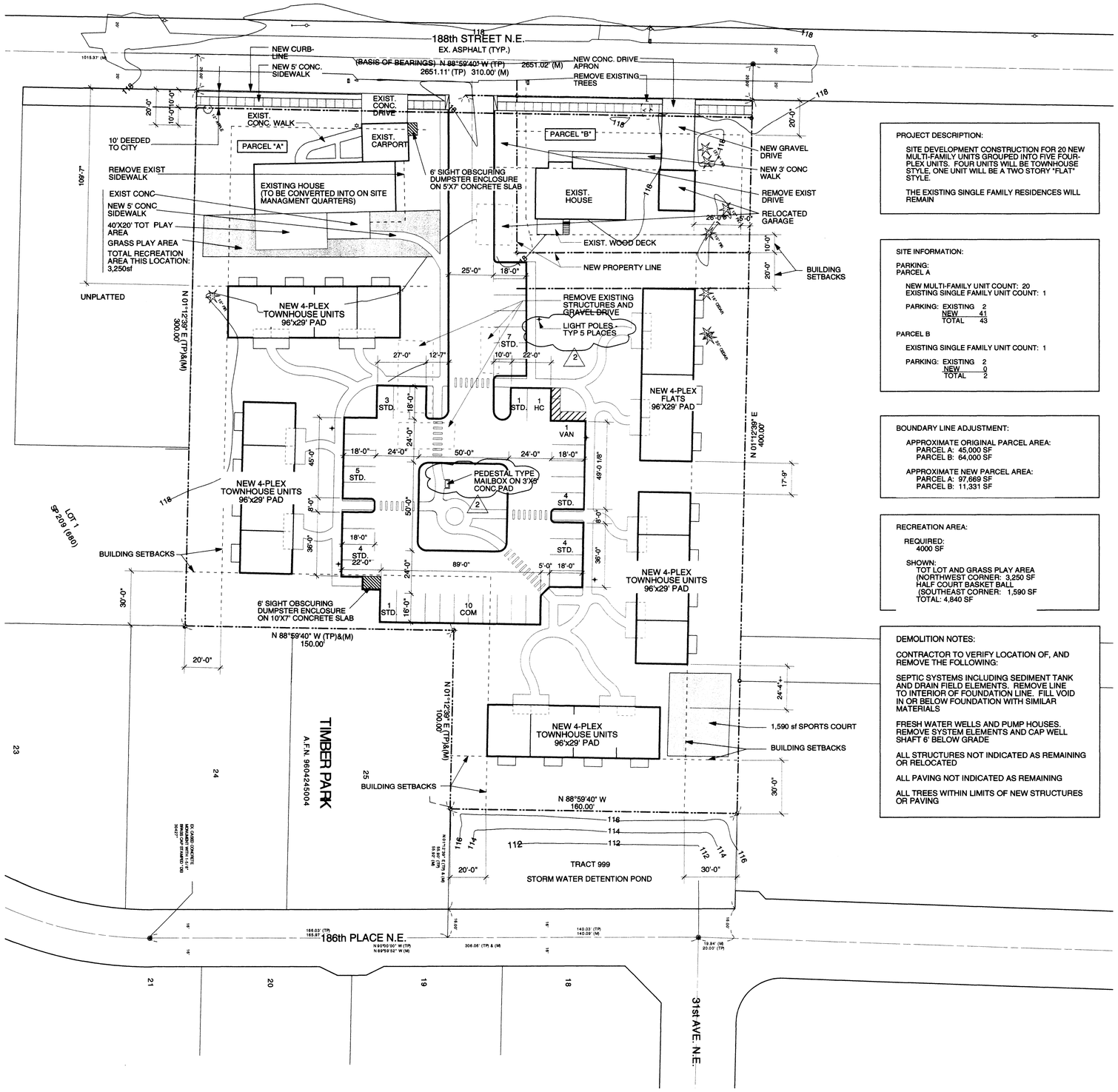
IN NW1/4, NE1/4 OF SECTION 20,T.31 N.,R.5 E.,W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

4. ASBUILTS		3-17-03
3. REVISIONS PER CITY REVIEW LETTER	6-20-02	RCN
2. REVISIONS PER CITY SITE PLAN REVIEW LETTER	4-26-02	RCN
1. REVISIONS PER CITY SITE PLAN CHANGES	3-07-02	MMM

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 FAX

SHEET NO. 3 OF 3

DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO
JAE	RLL	03-12-01	463, PG. 25	1"=30'	4223-0-01



PROJECT DESCRIPTION:

SITE DEVELOPMENT CONSTRUCTION FOR 20 NEW MULTI-FAMILY UNITS GROUPED INTO FIVE FOUR-PLEX UNITS. FOUR UNITS WILL BE TOWNHOUSE STYLE, ONE UNIT WILL BE A TWO STORY "FLAT" STYLE.

THE EXISTING SINGLE FAMILY RESIDENCES WILL REMAIN

SITE INFORMATION:

PARKING:
PARCEL A

NEW MULTI-FAMILY UNIT COUNT: 20
EXISTING SINGLE FAMILY UNIT COUNT: 1

PARKING: EXISTING 2
NEW 41
TOTAL 43

PARCEL B

EXISTING SINGLE FAMILY UNIT COUNT: 1

PARKING: EXISTING 2
NEW 0
TOTAL 2

BOUNDARY LINE ADJUSTMENT:

APPROXIMATE ORIGINAL PARCEL AREA:
PARCEL A: 45,000 SF
PARCEL B: 64,000 SF

APPROXIMATE NEW PARCEL AREA:
PARCEL A: 97,669 SF
PARCEL B: 11,331 SF

RECREATION AREA:

REQUIRED:
4000 SF

SHOWN:
TOT LOT AND GRASS PLAY AREA (NORTHWEST CORNER: 3,250 SF
HALF COURT BASKET BALL (SOUTHEAST CORNER: 1,590 SF
TOTAL: 4,840 SF

DEMOLITION NOTES:

CONTRACTOR TO VERIFY LOCATION OF, AND REMOVE THE FOLLOWING:

SEPTIC SYSTEMS INCLUDING SEDIMENT TANK AND DRAIN FIELD ELEMENTS. REMOVE LINE TO INTERIOR OF FOUNDATION LINE. FILL VOID IN OR BELOW FOUNDATION WITH SIMILAR MATERIALS

FRESH WATER WELLS AND PUMP HOUSES. REMOVE SYSTEM ELEMENTS AND CAP WELL SHAFT 6' BELOW GRADE

ALL STRUCTURES NOT INDICATED AS REMAINING OR RELOCATED

ALL PAVING NOT INDICATED AS REMAINING

ALL TREES WITHIN LIMITS OF NEW STRUCTURES OR PAVING

Record drawing per Cover
GR
4/16/03

APPROVED - CITY OF ARLINGTON
GE FOR P. RICHART
CITY ENGINEER

08/19/02
DATE

5 SITE PLAN

SCALE: 1" = 30'-0"

JOHNSON
Architecture & Planning
2124 THIRD AVENUE
SUITE 200
SEATTLE, WA 98121
206-448-7580
FAX 448-8977

REGISTERED ARCHITECT
3993
STEVAN PHILIP JOHNSON
STATE OF WASHINGTON

PROJECT NO:	2000.33
DATE:	6/11/01
DRAWN BY:	CP
APPROVAL:	JO

NO.	DESCRIPTION	DATE
2	OWNER / VE	4/29/2002
1	PLANNING BOARD	1/15/2002

REVISIONS

HOUSING HOPE MAPLE LEAF DEVELOPMENT

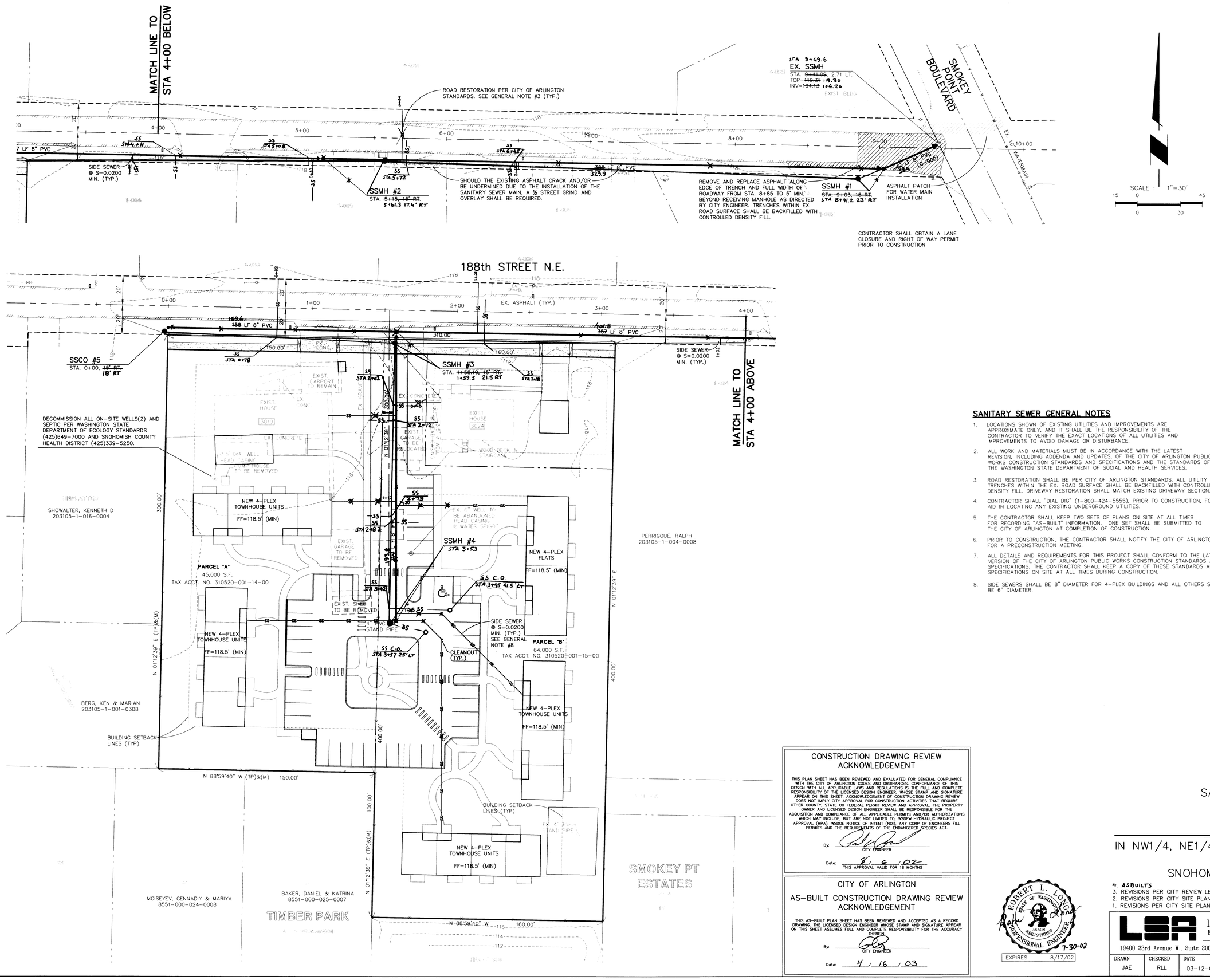
188th STREET NE
ARLINGTON, WA

Site Plan

SHEET NO:

A-1

NW 1/4, NE 1/4 SECTION 20, T.31 N., R.5 E.,W.M.



SANITARY SEWER GENERAL NOTES

1. LOCATIONS SHOWN OF EXISTING UTILITIES AND IMPROVEMENTS ARE APPROXIMATE ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UTILITIES AND IMPROVEMENTS TO AVOID DAMAGE OR DISTURBANCE.
2. ALL WORK AND MATERIALS MUST BE IN ACCORDANCE WITH THE LATEST REVISION, INCLUDING ADDENDA AND UPDATES, OF THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE STANDARDS OF THE WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES.
3. ROAD RESTORATION SHALL BE PER CITY OF ARLINGTON STANDARDS. ALL UTILITY TRENCHES WITHIN THE EX. ROAD SURFACE SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL. DRIVEWAY RESTORATION SHALL MATCH EXISTING DRIVEWAY SECTION.
4. CONTRACTOR SHALL "DIAL DIG" (1-800-424-5555), PRIOR TO CONSTRUCTION, FOR AID IN LOCATING ANY EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING "AS-BUILT" INFORMATION. ONE SET SHALL BE SUBMITTED TO THE CITY OF ARLINGTON AT COMPLETION OF CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF ARLINGTON FOR A PRECONSTRUCTION MEETING.
7. ALL DETAILS AND REQUIREMENTS FOR THIS PROJECT SHALL CONFORM TO THE LATEST VERSION OF THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL KEEP A COPY OF THESE STANDARDS AND SPECIFICATIONS ON SITE AT ALL TIMES DURING CONSTRUCTION.
8. SIDE SEWERS SHALL BE 8" DIAMETER FOR 4-PLEX BUILDINGS AND ALL OTHERS SHALL BE 6" DIAMETER.

BENCHMARK & DATUM

ORIGINAL BENCHMARK:

(ELEV.=121.22)

FOUND 60D NAIL IN TELEPHONE POLE LOCATED ON EAST SIDE OF SMOKEY POINT BLVD. AT THE INTERSECTION OF 186th PL. N.E..

DATUM: NGVD 1929 PER ENGINEERING PLANS OF "SMOKEY POINT ESTATES (9014)

DATUM CONVERSION

NGVD 1929 + 3.71' = NAVD 1988

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: 8 / 6 / 02
THIS APPROVAL VALID FOR 18 MONTHS

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: 4 / 16 / 03

ROBERT L. LONG — STATE OF WASHINGTON — 36508 — REGISTERED PROFESSIONAL ENGINEER
7-30-02
EXPIRES 8/17/02

ASBUILTS

SANITARY SEWER PLAN

FOR

MAPLE LEAF

IN NW1/4, NE1/4 OF SECTION 20,T.31 N.,R.5 E.,W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

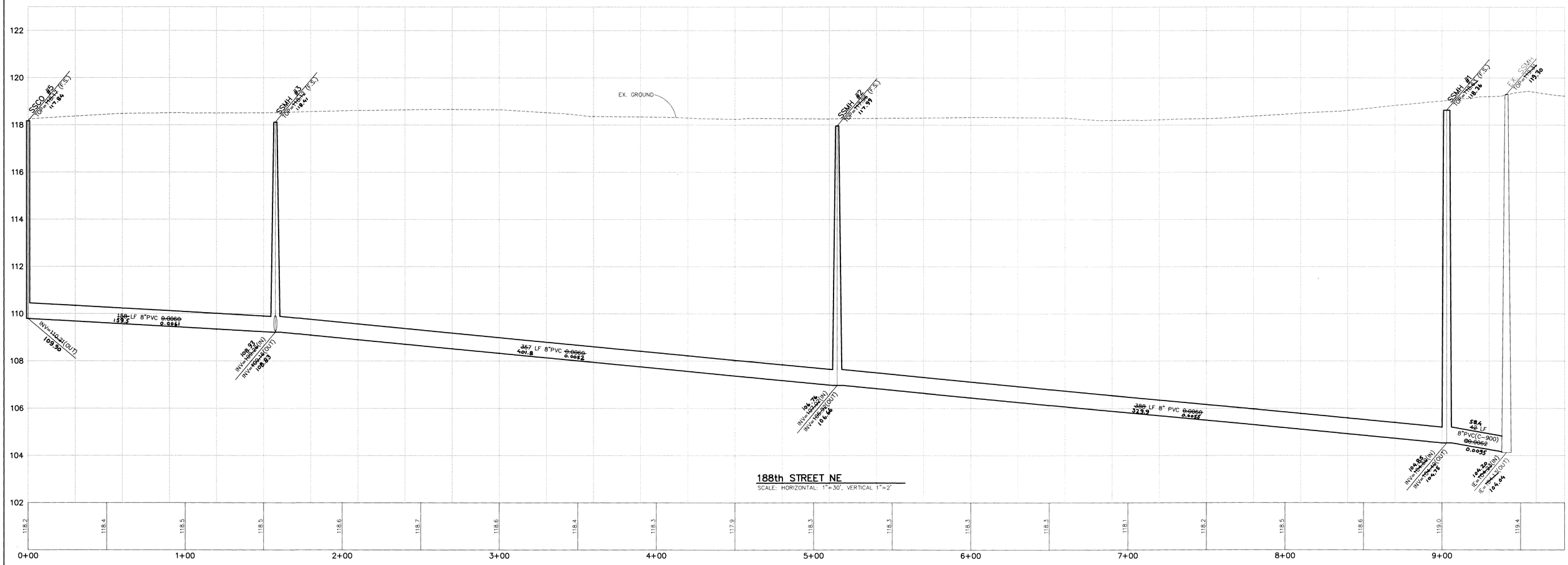
4. ASBUILTS	3-17-03	
3. REVISIONS PER CITY REVIEW LETTER	6-20-02	RCN
2. REVISIONS PER CITY SITE PLAN REVIEW LETTER	4-26-02	RCN
1. REVISIONS PER CITY SITE PLAN CHANGES	3-07-02	MMM

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 FAX

SHEET NO. S1 OF S2

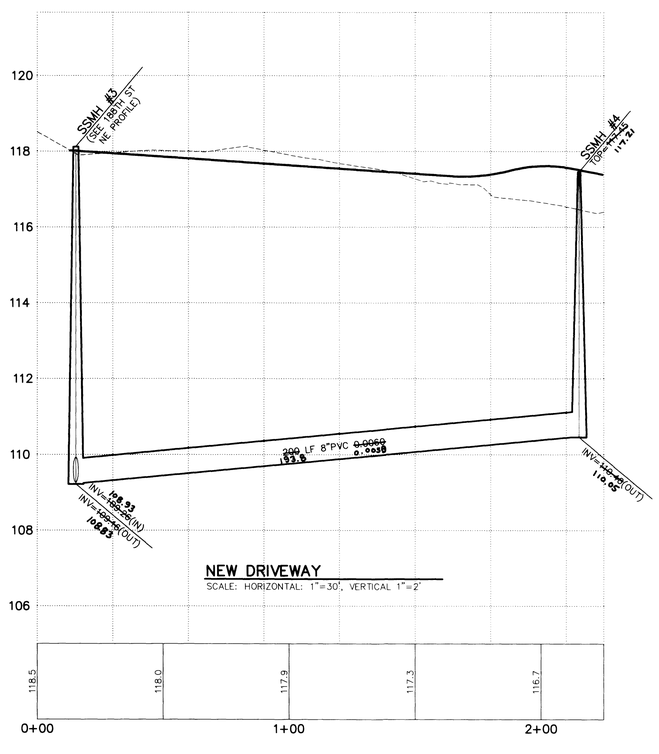
DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO.
JAE	RLL	03-12-01	463, PG. 25	1"=30'	4223-0-01

NW 1/4, NE 1/4 SECTION 20, T.31 N., R.5 E.,W.M.



188th STREET NE

SCALE: HORIZONTAL: 1"=30', VERTICAL 1"=2'



NEW DRIVEWAY

SCALE: HORIZONTAL: 1"=30', VERTICAL 1"=2'

NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY AND DOES NOT REFLECT THE LOCATION OF ALL UTILITIES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. THE OWNER SHOULD CONTACT ALL UTILITY PURVEYORS IN THE AREA TO ASCERTAIN THE LOCATION AND DEPTH OF ALL UTILITIES.

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: 8 / 6 / 02 THIS APPROVAL VALID FOR 18 MONTHS

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: 4 / 16 / 03

ROBERT L. LOVE — STATE OF WASHINGTON — 36508 — REGISTERED PROFESSIONAL ENGINEER

7-30-02

EXPIRES 8/17/02

ASBUILTS

SANITARY SEWER PROFILES

FOR

MAPLE LEAF

IN NW1/4, NE1/4 OF SECTION 20,T.31 N.,R.5 E.,W.M.

CITY OF ARLINGTON

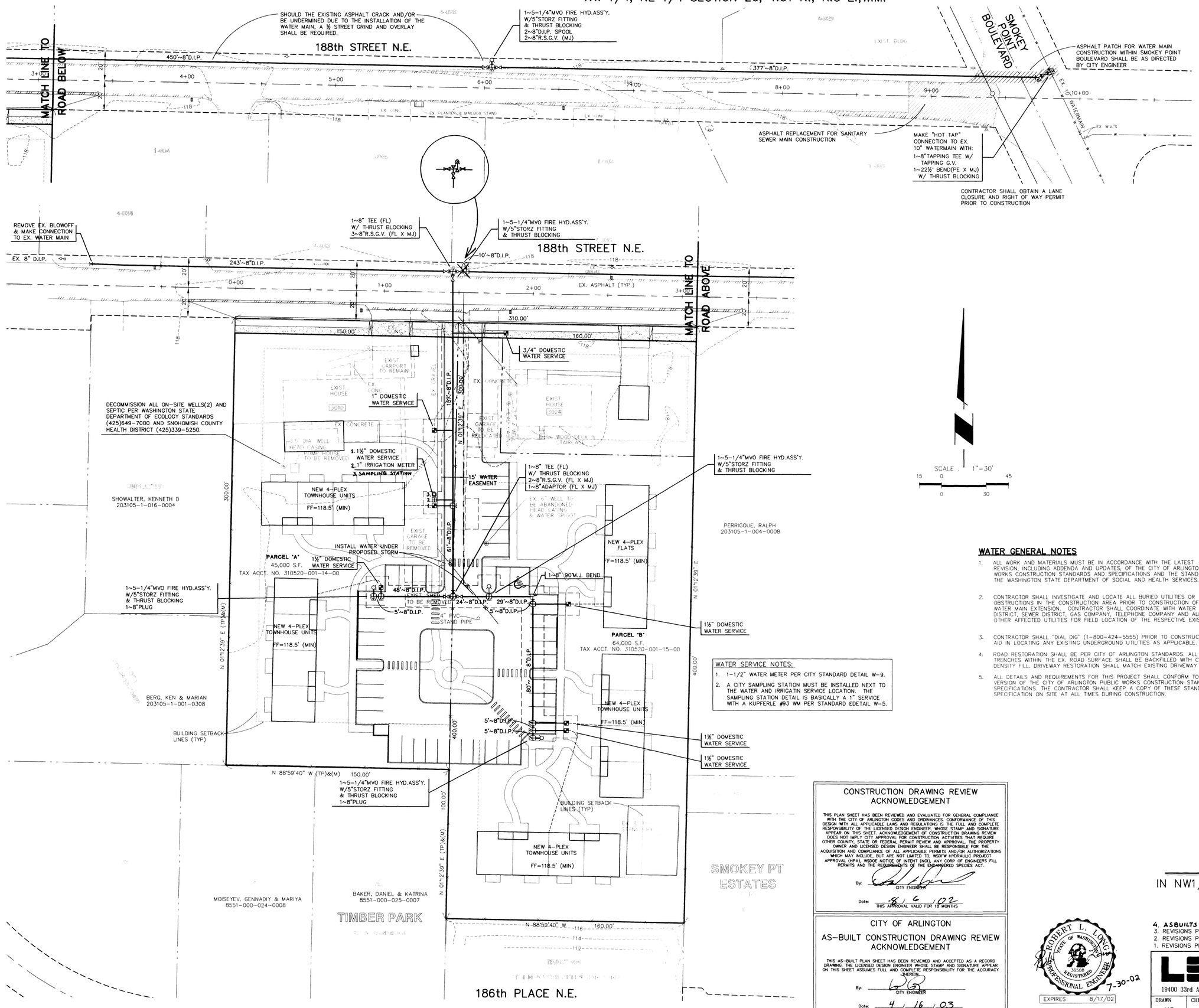
SNOHOMISH COUNTY, WASHINGTON

3. ASBUILTS	3-17-03	
2. REVISIONS PER CITY REVIEW LETTER	6-20-02	RCN
1. REVISIONS PER CITY SITE PLAN REVIEW LETTER	4-26-02	RCN

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 FAX

DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO.	SHEET NO.
JAE	RLL	03-12-01	463, PG. 25	1"=30'	4223-0-01	S2 OF S2

NW 1/4, NE 1/4 SECTION 20, T.31 N., R.5 E.,W.M.



WATER SERVICE NOTES:

1. 1-1/2" WATER METER PER CITY STANDARD DETAIL W-9.
2. A CITY SAMPLING STATION MUST BE INSTALLED NEXT TO THE WATER AND IRRIGATIN SERVICE LOCATION. THE SAMPLING STATION DETAIL IS BASICALLY A 1" SERVICE WITH A KUPFERLE #93 WM PER STANDARD EDETAIL W-5.

WATER GENERAL NOTES

1. ALL WORK AND MATERIALS MUST BE IN ACCORDANCE WITH THE LATEST REVISION, INCLUDING ADDENDA AND UPDATES, OF THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE STANDARDS OF THE WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES.
2. CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL BURIED UTILITIES OR OBSTRUCTIONS IN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION OF THE WATER MAIN EXTENSION. CONTRACTOR SHALL COORDINATE WITH WATER DISTRICT, SEWER DISTRICT, GAS COMPANY, TELEPHONE COMPANY AND ALL OTHER AFFECTED UTILITIES FOR FIELD LOCATION OF THE RESPECTIVE EXISTING
3. CONTRACTOR SHALL "DIAL DIG" (1-800-424-5555) PRIOR TO CONSTRUCTION FOR AID IN LOCATING ANY EXISTING UNDERGROUND UTILITIES AS APPLICABLE.
4. ROAD RESTORATION SHALL BE PER CITY OF ARLINGTON STANDARDS. ALL UTILITY TRENCHES WITHIN THE EX. ROAD SURFACE SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL. DRIVEWAY RESTORATION SHALL MATCH EXISTING DRIVEWAY SECTION.
5. ALL DETAILS AND REQUIREMENTS FOR THIS PROJECT SHALL CONFORM TO THE LATEST VERSION OF THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL KEEP A COPY OF THESE STANDARDS AND SPECIFICATION ON SITE AT ALL TIMES DURING CONSTRUCTION.

BENCHMARK & DATUM

ORIGINAL BENCHMARK:

(ELEV.=121.22)

FOUND 60D NAIL IN TELEPHONE POLE LOCATED ON EAST SIDE OF SMOKEY POINT BLVD, AT THE INTERSECTION OF 186th PL. N.E..

DATUM: NGVD 1929 PER ENGINEERING PLANS OF "SMOKEY POINT ESTATES (9014)

DATUM CONVERSION

NGVD 1929 + 3.71' = NAVD 1988

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: 8 / 6 / 02 THIS APPROVAL VALID FOR 18 MONTHS

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: 4 / 16 / 03

ROBERT L. LONG — STATE OF WASHINGTON — 36508 — REGISTERED PROFESSIONAL ENGINEER — 7-30-02

EXPIRES 8/17/02

ASBUILTS WATER PLAN FOR *MAPLE LEAF*

IN NW1/4, NE1/4 OF SECTION 20,T.31 N.,R.5 E.,W.M.
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON

4. ASBUILTS	3-17-03	
3. REVISIONS PER CITY REVIEW LETTER	6-20-02	RCN
2. REVISIONS PER CITY SITE PLAN REVIEW LETTER	4-26-02	RCN
1. REVISIONS PER CITY SITE PLAN CHANGES	3-07-02	MMM

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
19400 33rd Avenue W., Suite 200 • Lynnwood, WA 98036 • (425)775-1591 • (425)672-7998 FAX

SHEET NO. W1 OF W1

DRAWN	CHECKED	DATE	F.B.	SCALE	FILE NO.
JAE	RLL	03-12-01	463, PG. 25	1"=30'	4223-0-01

IRRIGATION NOTES:

GENERAL CONTRACTOR SHALL:
PROVIDE SUBGRADE WITHIN +/- .10' OF FINISH GRADE LESS TOPSOIL DEPTH.
2. REMOVE ALL ASPHALT EXTENDING MORE THAN 4" BEYOND BACK OF EXTRUDED CURBING TO ALLOW FOR HEAD PLACEMENT.
3. INSTALL ALL SLEEVING UNDER PAVING. MINIMUM DEPTH TO BE 18" BELOW FINISH GRADE. TAPE ENDS AND LOCATE FOR IRRIGATION CONTRACTOR PRIOR TO HIS STARTING WORK.

ELECTRICAL CONTRACTOR SHALL:
SUPPLY 110V POWER TO THE CONTROLLER LOCATION. LOCATION OF CONTROLLER TO BE DETERMINDED BY OWNER. PROVIDE CONDUIT THROUGH EXTERIOR WALL FOR CONTROLLER.

MECHANICAL CONTRACTOR SHALL:
SUPPLY AND INSTALL WATER SOURCE AND 1" METER WITH 1" SERVICE.
2. 1" GALVANIZED STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE APPROXIMATELY 18" BELOW FINISH GRADE.

IRRIGATION CONTRACTOR SHALL:
BEGIN WORK ONLY AFTER SUBGRADE HAS BEEN COMPLETED.
2. PROVIDE AND MOUNT CONTROLLER AT LOCATION DETERMINED BY OWNER.
3. PULL WIRES THROUGH CONDUIT BY ELEC. CONTRACTOR AND CONNECT LOW VOLTAGE CONTROL WIRES TO CONTROLLER.
4. BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES AS NEEDED.
5. TEST WATER PRESSURE AT POINT OF CONNECTION PRIOR TO BEGINNING WORK. VERIFY WATER PRESSURE IS A MINIMUM OF 60 PSI. SUBMIT RESULTS TO LANDSCAPE ARCHITECT.
6. PERFORM ALL WORK PER LOCAL CODE AND MANUFACTURERS' SPECIFICATIONS.
7. INSTALL DCVA WITH TEST COCKS TO THE SIDE.
8. INSTALL A RAIN SENSOR ADJUSTED TO MANUFACTURER'S RECOMMENDED SETTINGS.
9. INSTALL MAINLINE WITH MINIMUM 18" COVER AND LATERALS WITH 12" MINIMUM COVER. NO ROCK OR DEBRIS MAY BE USED AS BACKFILL OVER PIPES.
10. ALL VALVES TO BE INSTALLED IN GREEN AMATEK BOXES WITH SNAPPING LIDS. SET BOX HIGHER THAN FINISH GRADE SO TOP OF BOX IS FLUSH WITH MULCH.
11. HARD PIPE TO BE INSTALLED AT DEPTH NOTED ABOVE. IF ANY DRIPLINE OR POLYLINES ARE USED THEY ARE TO BE INSTALLED 2" BELOW BARK TO MINIMIZE DAMAGE BY PEDESTRIANS. STAKE DRIPLINE IN PLACE EVERY 6'.
12. INSTALL SPRAY HEADS WITH SWING PIPE OR TRIPLE SWING JOINT. INSTALL HEADS FLUSH WITH FINISH GRADE AND A MAXIMUM OF 4" FROM EDGE OF BED. FINE TUNE SYSTEM TO MINIMIZE OVERSPRAY.
13. ZONE SYSTEM SO LAWN AND SHRUB AREAS ARE ON SEPARATE ZONES.
14. IF DRIP SYSTEM IS INSTALLED, DRIP TUBING SHALL BE INSTALLED BELOW BARK MULCH. INSTALL BUG CAPS AT ENDS OF ALL 1/4" TUBING.
15. TREES SHALL HAVE SIX TUBES SERVING THEM. LARGE SHRUBS SHALL HAVE TWO AND SMALL SHRUBS SHALL HAVE ONE TUBE PER PLANT.
16. INSTALL MANUAL DRAINS IN LOW POINTS OF EACH LINE IF SYSTEM IS NOT TO BE WINTERIZED USING COMPRESSED AIR.
17. PROVIDE OWNER WITH AS-BUILT DRAWINGS AND OPERATION MANUALS UPON COMPLETION.
18. OPERATE ENTIRE SYSTEM ELECTRICALLY AND RUN THRUOUGH ON CONTINUOUS OPERATION CYCLE IN THE PRESENCE OF THE DESIGNER OR OWNER AND PROVIDE COMPLETE AND ACCEPTABLE COVERAGE. INSTRUCT OWNER OR HIS REPRESENTATIVE AS TO PROPER OPERATION AND WINTERIZATION OF THE SYSTEM.
19. DEACTIVATE AND DRAIN THE SYSTEM PRIOR TO THE ONSET OF THE FREEZING SEASON AND REACTIVATE THE SYSTEM AT THE ONSET OF THE SPRING IRRIGATION SEASON.
20. WARRANTY ALL WORK IN WRITING FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
21. MONITOR IRRIGATION SYSTEM WEEKLY FOR FIRST 6 WEEKS OF GROWING SEASON AFTER INSTALLATION TO DETERMINE IF WATERING SCHEDULE IS ADEQUATE FOR THE PLANTS.

IRRIGATION EQUIPMENT

IRRIGATION HEADS:
RAINBIRD 1800 OR TORO 570 SERIES SPRAY HEADS.
HUNTER OR TORO XP300 SERIES STREAM SPRAYS.

DRIP EQUIPMENT
MULTI-OUTLET PRESSURE REGULATING MANIFOLD PR25-9 WITH AG-20-BC EMITTERS WITH BUILT IN BUG CAPS-SEE NOTES FOR SPECIFICS

VALVES
WEATHERMATIC CR8200 SERIES VALVES-SIZED AS NEEDED

BUCKNER QBSLRC10 QUICK COUPLING VALVE WITH RC25001 VALVE KEYS. INSTALL AT ENDS OF MAINLINE, VALVE CLUSTERS AND AT POC

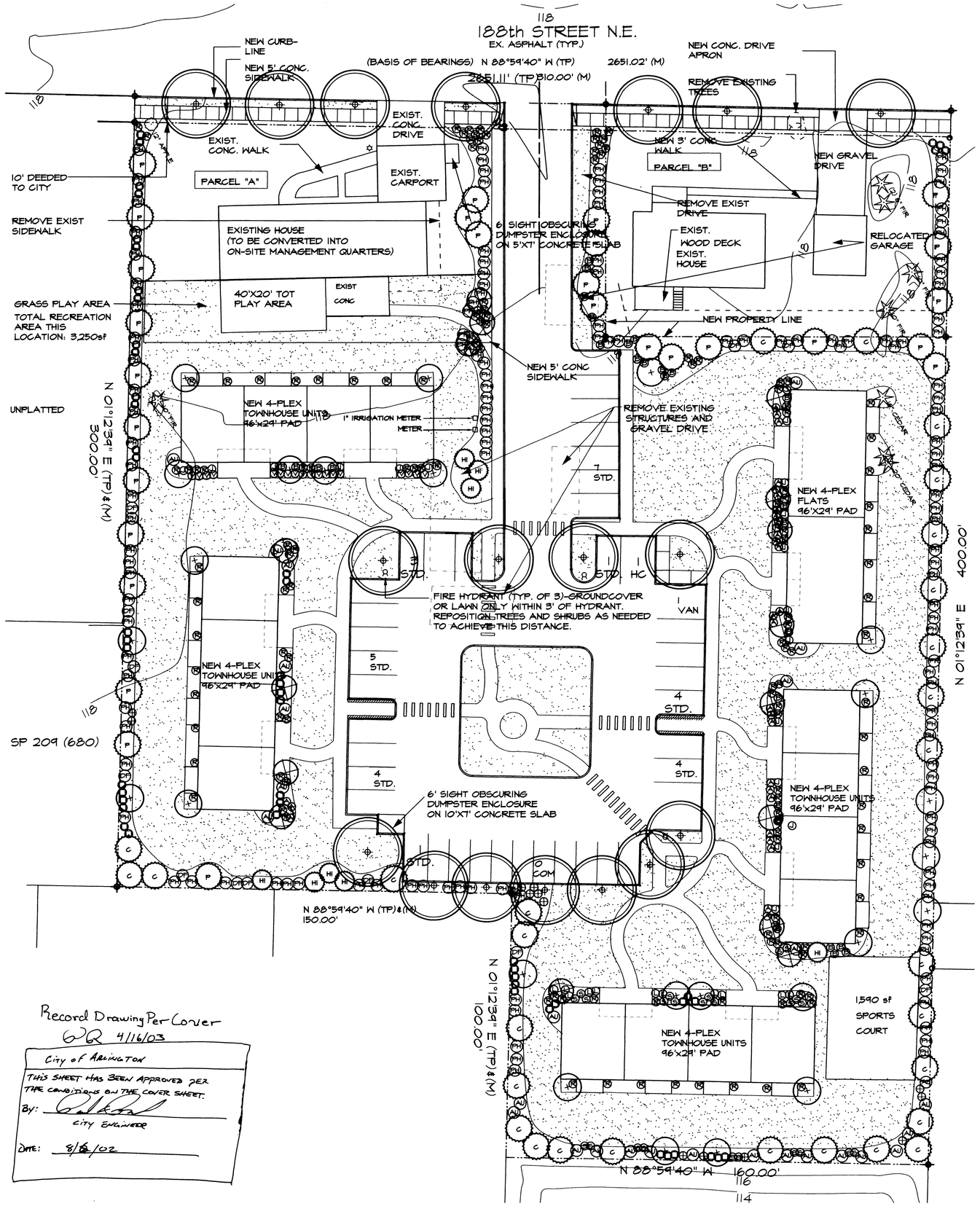
POINT OF CONNECTION:
FEBCO 805Y DOUBLECHECK VALVE
BUCKNER QBSLRC10 QUICK COUPLING VALVE
WATTS 777 SERIES BRONZE STRAINER - IF DRIP SYSTEM IS INSTALLED

LATERALS:
CLASS 200 PVC - MIN 3/4"

MAINLINE:
SCHEDULE 40 PVC

SLEEVES:
CLASS 200 PVC- 2 SIZES LARGER THAN DIAMETER OF PIPE WITHIN. ALLOW ENOUGHT ROOM FOR WIRE

CONTROLLER:
RAINBIRD ESP



Record Drawing Per Cover
GR 4/16/03

City of Arlington
THIS SHEET HAS BEEN APPROVED PER THE CONDITIONS ON THE COVER SHEET.
By: _____ City Engineer
Date: 8/6/02

NORTH
SCALE: 1" = 20'-0"

LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE/COMMENTS
+	26	ACER CIRCINATUM/ VINE MAPLE	8-10' HT MIN 3 STEMS
✦	18	CERCIDIPHYLLUM JAPONICUM/ KATSURA	1-1/2" CALIPER 10' HT MIN.
HI	7	CHAMAECYPARIS OBTUSA/ HINOKI FALSECYPRESS	6-7' HT FULL TO BASE
⊘	13	CORNUS K. CHINENSIS/ KOREAN DOGWOOD	7-8' HT SINGLE STEM
P	28	PINUS SYLVESTRIS/ SCOT'S PINE	6-7' HT FULL TO BASE
C	29	THUJA PLICATA 'FASTIGIATA'/ HOGAN'S CEDAR	6-7' HT FULL TO BASE
AU	25	AUCUBA J. 'PICTURATA'/ VARIEGATED AUCUBA	5 GALLON
A	19	AZALEA 'GAIETY'/ EVERGREEN AZALEA	1 GALLON
E	27	BERBERIS T. 'ROSY GLOW'/ ROSY GLOW BARBERRY	5 GALLON
⊕	14	CORNUS S. 'BAILEY'/ BAILEY REDTWIG DOGWOOD	5 GALLON
J	15	JUNIPERUS C. 'TORULOSA'/ HOLLYWOOD JUNIPER	5 GALLON
L	11	LEUCOTHOE AXILLARIS/ COAST LEUCOTHOE	1 GALLON
PH	141	PHOTINIA FRASERI/ PHOTINIA	5 GALLON 24-30" HT
□	51	PIERIS J. 'MOUNTAIN FIRE'/ PIERIS	18-21" SP
R	139	RHODO. 'NOVA ZEMBLA'/ NOVA ZEMBLA RHODO.	21-24" HT/SP
S	24	SARCOCOCCA RUSCIFOLIA/ SWEET BOX	5 GALLON
V	14	VIBURNUM DAVIDII/ DAVID'S VIBURNUM	1 GALLON
DF	12	VIBURNUM P. T. 'MARIESII'/ DOUBLEFILE VIBURNUM	5 GALLON
	**	ARCTOSTAPHYLOS UVA-URSI/ KINNIKINNICK	1 GALLON 24" OC
	**	LAWN	
	**	CONTRACTOR TO DETERMINE QUANTITY NEEDED	

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR.
3. NOTIFY GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IF ANY DRAINAGE PROBLEMS ARE FOUND DURING CONSTRUCTION.
4. A MINIMUM OF 2" OF ORGANIC MATTER SHALL BE ROTOTILLED INTO EXISTING SOIL TO A 6" DEPTH IN ALL LAWN AND PLANTING AREAS. INCORPORATION OF ORGANIC MATTER MAY BE REDUCED IF ON-SITE SOIL PROVES TO BE ACCEPTABLE TOPSOIL. DETERMINATION SHALL BE BASED ON SOIL TEST BY AN ACCREDITED SOIL TESTING LABORATORY. TESTS TO BE RUN INCLUDE pH, SOIL TEXTURE, PERCENT ORGANIC MATTER, AND AN APPROXIMATED SOIL INFILTRATION RATE.
5. ALL PLANT MATERIAL SHALL MEET AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. PLANT MATERIAL QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES FOR HIMSELF. SYMBOLS ON DRAWING HAVE PRIORITY OVER QUANTITIES GIVE ON PLANT SCHEDULE.
6. GROUNDCOVER SHALL BE PLANTED IN AN EQUILATERAL, TRIANGULAR SPACING PATTERN AT THE ON-CENTER SPACING SHOWN ON THE PLANT SCHEDULE. WHERE GROUNDCOVER ABUTS CURBING, WALKWAYS, SIGNS OR POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, WALKS, ETC. MINIMUM PLANTING DISTANCE FROM TREES SHALL BE 14" FROM CENTER OF TREE. GROUNDCOVER SHALL BE INSTALLED THROUGHOUT BEDS IN TYPE III BUFFERS.
7. FIELD ADJUST TREES TO AVOID CONFLICT WITH LOCATION OF STREETLIGHTS, WATER METERS, FIRE HYDRANTS, AND OTHER UTILITY EQUIPMENT. CONSULT WITH LANDSCAPE ARCHITECT IF PROBLEMS ARE ENCOUNTERED.
8. FERTILIZE PLANT MATERIAL WITH AGRO TRANSPLANT FERTILIZER, 4-2-2, AND 21 GRAM TABLETS PER MANUFACTURER'S RECOMMENDATION.
9. INSTALL A MINIMUM OF 2" MEDIUM-FINE BARK MULCH IN PLANTING AREAS. INSTALL A 36" DIAMETER CIRCLE OF BARK AROUND TREES IN LAWNS. CONTRACTOR SHALL INSTALL A 6' WIDE BARK HOU STRIP WHEREVER LAWN ABUTS BUILDING. DEPTH OF BARK IN HOU STRIP SHALL BE 2".
10. CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE.
11. LAWN SHALL BE FROM COUNTRY GREEN TURF FARMS OR SHALL BE HYDROSEEDED WITH A BLEND OF THREE RYE GRASS VARIETIES APPROVED BY LANDSCAPE ARCHITECT. HYDROSEED SLURRY TO BE COMPOSED OF 4# GRASS SEED, 2,000# PER ACRE ECO-FIBER MULCH, 8# PER 1,000 SF OF 16-16-16 FERTILIZER AND 50# PER ACER OF TACKIFIER. SLURRY SHALL BE MIXED IN A 1,000 GALLON MINIMUM TANK AND MECHANICALLY AGITATED TO KEEP IT HOMOGENUS.
12. PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
13. ANY TREES UNDER 3" CALIPER THAT ARE NOT STAKED SHALL BE MONITORED BY MAINTENANCE PERSONNEL FOR WIND DAMAGE AND TIP OVERS.
14. INSTALL ROOT BARRIER PER DETAIL ON SHEET L-2 WHEREVER TREES ARE INSTALLED NEXT TO SIDEWALKS OR DRIVING AREAS.

REVISIONS

DATE	REVISION
5/21/01	SITE PLAN REVISIONS TO ENTRIES
6/12/01	SITE PLAN REVISIONS TO ISLAND AND ADD IRRIGATION NOTES
1/14/02	SITE PLAN REVISIONS
1/21/02	RELOCATION OF BUILDING 4
6/25/02	ADDITIONAL DETAILS AND HYDRANT LOCATIONS
7/23/02	ADDED NOTE 14 RE: ROOT BARRIER

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RUTH ROBERTSON BURRUS
CERTIFICATE No. 627

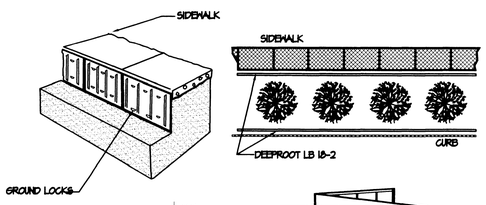
BURRUS DESIGN GROUP
220 MAIN ST, EDMONDS, WA 98020
(425) 771-5813/ (425) 771-5863 FAX

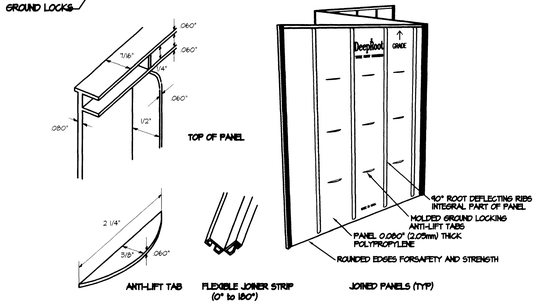
MAPLE LEAF
ARLINGTON, WASHINGTON
LANDSCAPE PLAN

DATE: 3/13/01
DRAWN BY: RRB
SCALE: 1"=20'-0"

L-1

BLANK SPACE





TREE ROOT BARRIER TO BE #LB 18-2 MANUFACTURED BY DEEP ROOT PARTNERS, L.P. LOCAL SUPPLIER IS KC SALES IN WOODINVILLE, WA (425) 485-8511.

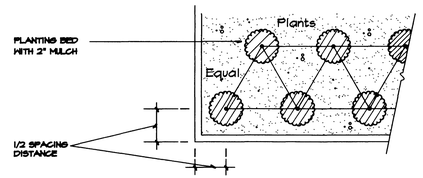
CONTRACTOR SHALL INSTALL 8' LENGTHS OF BARRIERS WHEREVER TREES ARE INSTALLED NEXT TO SIDEWALKS OR DRIVING AREAS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOTBALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED WITH THE FLEXIBLE JOINER STRIPS TO THE REQUIRED LENGTH FOR THE LINEAR APPLICATION.

EXCAVATION AND SOIL PREPARATION SHALL BE AS NEEDED TO INSTALL BARRIER VERTICALLY ADJACENT TO HARD SURFACE.

CAUTION: LINEAR BARRIERS SHOULD NEVER BE USED IN A SURROUND STYLE PLANTING APPLICATION.

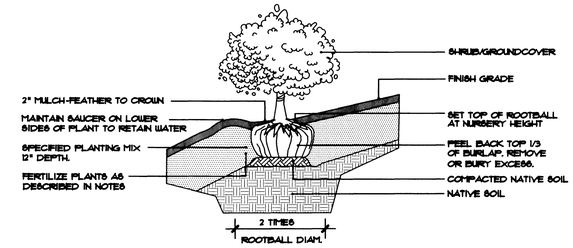
ROOT BARRIER INSTALLATION DETAIL

NOT TO SCALE



GROUND COVER SPACING DETAIL

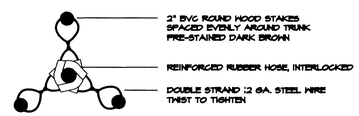
No Scale- Triangular Spacing

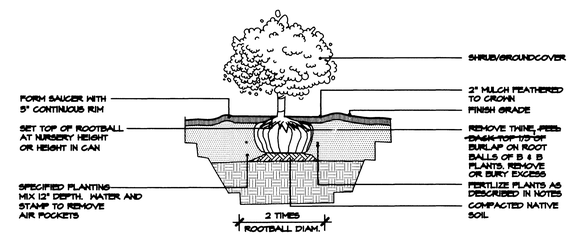


SHRUBS/GROUNDCOVERS ON SLOPES

SCALE: NOT TO SCALE

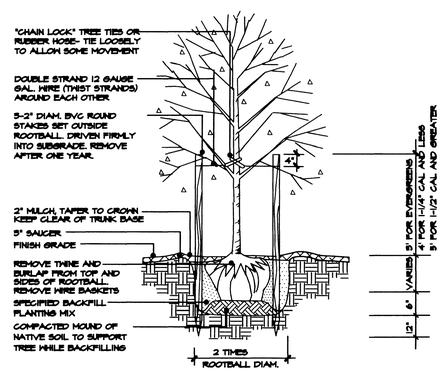
PLAN VIEW OF STAKING





SHRUB/GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



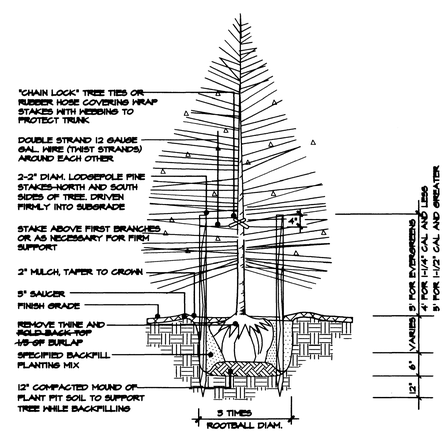
NOTES:

INSTALL TREE SO TOP OF ROOTBALL IS AT SAME LEVEL IT HAS IN NURSERY.

USE THREE WOOD STAKES FOR TREES 5" CALIPER OR LARGER. SPACE EVENLY AROUND TREE.

DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



NOTES:

INSTALL TREE SO TOP OF ROOTBALL IS AT SAME LEVEL IT HAS IN NURSERY.

EVERGREEN TREE PLANTING DETAIL

SCALE: NOT TO SCALE

Record Drawing Per Cover
GR
4/16/03

City of Arlington
This sheet has been approved per conditions on the cover sheet. & Per Change
By: City Engineer
Date: 8/6/02

REVISIONS

DATE	REVISION
7/29/02	ADDITION OF ROOT BARRIER DETAIL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RUTH ROBERTSON BURRUS
CERTIFICATE No. 621

BURRUS DESIGN GROUP
220 MAIN ST. EDMONDS, WA 98020
(425) 771-5813/ (425) 771-5653 FAX

MAPLE LEAF
ARLINGTON, WASHINGTON
DETAILS

DATE: 6/25/02
DRAWN BY: RRB
SCALE: AS NOTED

L-2 OF 2

IRRIGATION NOTES:

GENERAL CONTRACTOR SHALL:

1. PROVIDE SUBGRADE WITHIN +/- .10' OF FINISH GRADE LESS TOPSOIL DEPTH.
2. REMOVE ALL ASPHALT EXTENDING MORE THAN 4" BEYOND BACK OF EXTRUDED CURBING TO ALLOW FOR HEAD PLACEMENT.
3. INSTALL ALL SLEEVING UNDER PAVING, MINIMUM DEPTH TO BE 18" BELOW FINISH GRADE. TAPE ENDS AND LOCATE FOR IRRIGATION CONTRACTOR PRIOR TO HIS STARTING WORK.

ELECTRICAL CONTRACTOR SHALL:

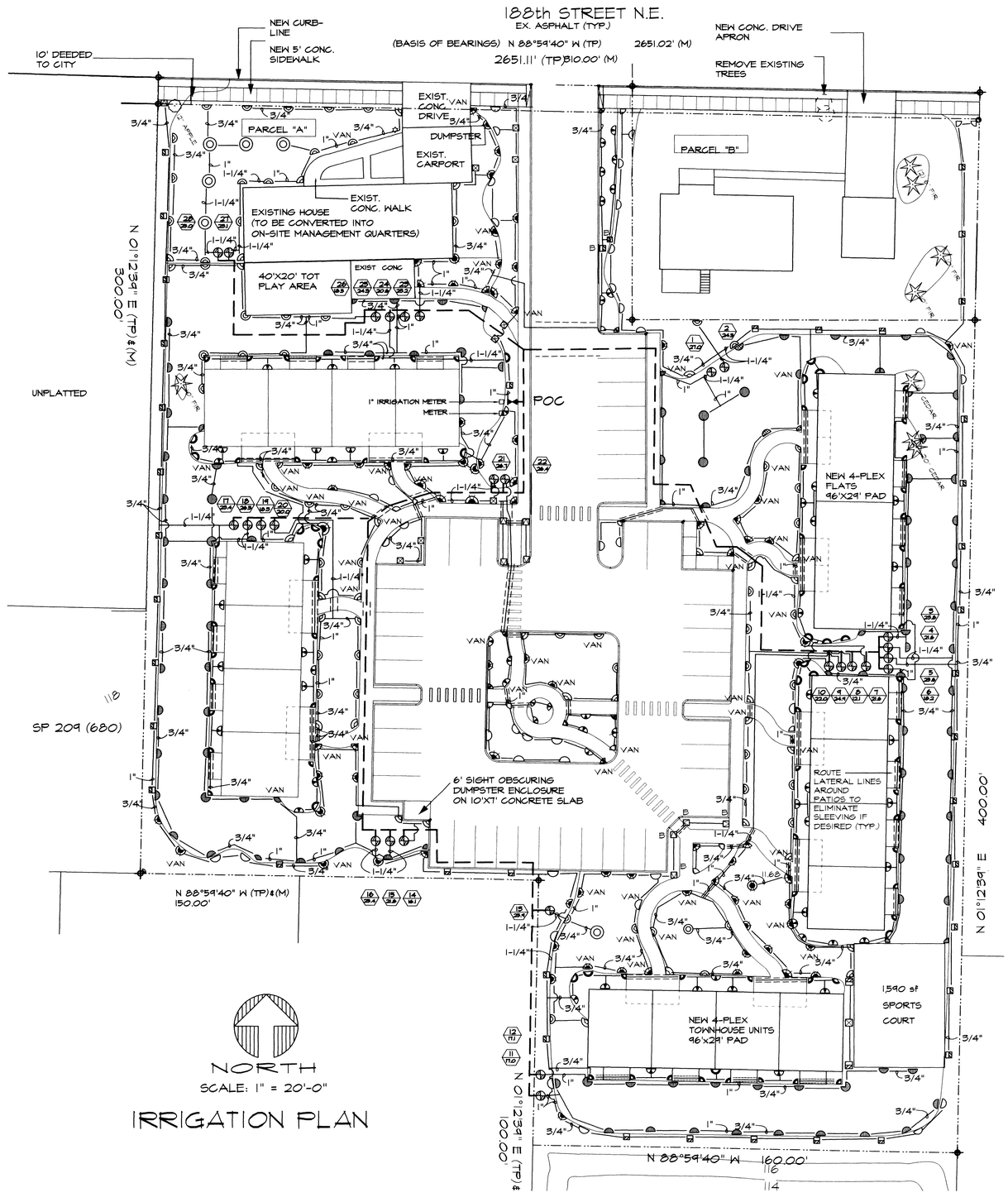
1. SUPPLY 110V POWER TO THE CONTROLLER LOCATION. LOCATION OF CONTROLLER TO BE DETERMINDED BY OWNER. PROVIDE CONDUIT THROUGH EXTERIOR WALL FOR CONTROLLER.

MECHANICAL CONTRACTOR SHALL:

1. SUPPLY AND INSTALL WATER SOURCE AND 1" METER WITH 1-1/4" SERVICE.
2. 1-1.4" GALVANIZED STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE APPROXIMATELY 18" BELOW FINISH GRADE.

IRRIGATION CONTRACTOR SHALL:

1. BEGIN WORK ONLY AFTER SUBGRADE HAS BEEN COMPLETED.
2. PROVIDE AND MOUNT CONTROLLER AT LOCATION DETERMINED BY OWNER.
3. PULL WIRES THROUGH CONDUIT BY ELEC. CONTRACTOR AND CONNECT LOW VOLTAGE CONTROL WIRES TO CONTROLLER.
4. BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES AS NEEDED.
5. TEST WATER PRESSURE AT POINT OF CONNECTION PRIOR TO BEGINNING WORK. VERIFY WATER PRESSURE IS A MINIMUM OF 70 PSI. SUBMIT RESULTS TO LANDSCAPE ARCHITECT.
6. PERFORM ALL WORK PER LOCAL CODE AND MANUFACTURERS' SPECIFICATIONS.
7. INSTALL DCVA WITH TEST COCKS TO THE SIDE.
8. INSTALL A RAIN SENSOR ADJUSTED TO MANUFACTURER'S RECOMMENDED SETTINGS.
9. PIPING LAYOUT IS DIAGRAMATIC IN THAT PIPE IS SHOWN IN PAVED AREAS FOR EASE OF READING. ALLPIPE SHALL BE INSTALLED IN PLANTING OR LAWN AREAS.
10. WHERE PIPES ARE SHOWN RUNNING PARALLEL A COMMON TRENCH MAY BE USED WITH 4" MIN. COVER BETWEEN PIPES.
11. INSTALL MAINLINE WITH MINIMUM 18" COVER AND LATERALS WITH 12" MINIMUM COVER. NO ROCK OR DEBRIS MAY BE USED AS BACKFILL OVER PIPES.
12. ONLY HAND TRENCHING ALLOWED IN AREAS WHERE EXISTING TREES ARE TO REMAIN. ROUTE PIPE IN FIELD TO MINIMIZE INCURSION INTO ROOTZONE.
13. ALL VALVES TO BE INSTALLED IN GREEN AMAETEK BOXES WITH SNAPPING LIDS. SET BOX HIGHER THAN FINISH GRADE SO TOP OF BOX IS FLUSH WITH MULCH.
14. INSTALL SPRAY HEADS WITH SWING PIPE OR TRIPLE SWING JOINT.
15. INSTALL HEADS FLUSH WITH FINISH GRADE AND A MAXIMUM 4" FROM EDGE OF BED.
16. FINE TUNE SYSTEM TO MINIMIZE OVERSPRAY.
17. ADJUST RADIUS AND DEGREE OF ROTATION OF 3500 SERIES ROTORS FOR MAXIMUM COVERAGE WITH LEAST OVERSPRAY.
18. PROVIDE OWNER WITH AS-BUILT DRAWINGS AND OPERATION MANUALS UPON COMPLETION.
19. OPERATE ENTIRE SYSTEM ELECTRICALLY AND RUN THRUOUGH ON CONTINUOUS OPERATION CYCLE IN THE PRESENCE OF THE DESIGNER OR OWNER AND PROVIDE COMPLETE AND ACCEPTABLE COVERAGE.
20. INSTRUCT OWNER OR HIS REPRESENTATIVE AS TO PROPER OPERATION AND WINTERIZATION OF THE SYSTEM.
21. DEACTIVATE AND DRAIN THE SYSTEM PRIOR TO THE ONSET OF THE FREEZING SEASON AND REACTIVATE THE SYSTEM AT THE ONSET OF THE SPRING IRRIGATION SEASON.
22. WARRANTY ALL WORK IN WRITING FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
23. MONITOR IRRIGATION SYSTEM WEEKLY FOR FIRST 6 WEEKS OF GROWING SEASON AFTER INSTALLATION TO DETERMINE IF WATERING SCHEDULE IS ADEQUATE FOR THE PLANTS.



IRRIGATION PLAN

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION OF EQUIP	GPM/AAN	RADIUS/PATTERN
	RIANBIRD 1800 SERIES SPRAY HEADS		
	5 Q	0.10	5'
	5 TH	0.13	5'
	5 H	0.20	5'
	8 Q	0.26/0.72	8'
	8 TH	0.35/1.19	8'
	8 H	0.52/1.19	8'
	10 Q	0.34/0.75	10'
	10 TH	0.53/1.45	10'
	10 H	0.79/1.45	10'
	12 Q	0.65/0.65	12'
	12 TH	0.87/1.30	12'
	12 H	1.30/1.30	12'
	12 TT	1.74/1.95	12'
	12 TQ	1.95/1.95	12'
	12 F	2.60	12'
	15 Q	0.92/0.92	15'
	15 TH	1.23/1.85	15'
	15 H	1.85/1.85	15'
	15 TT	2.48/2.78	15'
	15 TQ	2.78/2.78	15'
	15 F	3.70	15'
	9 SST	1.73	9' x 18'
	15 EST	0.61	4' x 15'
	15 SST	1.21	4' x 30'
B	B15 EST	0.65	6' x 13'
	RAINBIRD 3500 SERIES ROTOR POP-UP SPRINKLERS		
	PATTERN / NOZZLE #		
	90-120° / 1	0.92	17'
	121-180° / 1.5	1.28	17'
	181-270° / 2	1.69	17'
	271-359° / 3	2.60	17'
	360° / 4	3.58	17'
	90° / 1	0.92	19'
	180° / 3	2.60	19'

VALVES
WEATHERMATIC 11024 VALVES-SEE PLAN FOR LOCATIONS - 1" THROUGHOUT

BUCKNER QB5LRC10 QUICK COUPLING VALVE WITH RC25001 VALVE KEYS. INSTALL AT ENDS OF MAINLINE, VALVE CLUSTERS AND AT POC

POC — POINT OF CONNECTION:
FEBCO 805Y DOUBLECHECK VALVE - 1"
BUCKNER QB5LRC10 QUICK COUPLING VALVE

LATERALS:
CLASS 200 PVC (SIZE AS NOTED ON PLAN - MIN 3/4")

MAINLINE:
SCHEDULE 40 PVC-1-1/4"

SLEEVES:
CLASS 200 PVC- 2 SIZES LARGER THAN DIAMETER OF PIPE WITHIN. ALLOW ENOUGHT ROOM FOR WIRE

C — CONTROLLER:
RAINBIRD ESP-MC 32 STATION CONTOLLER - MOUNTED IN LOCATION SPECIFIED BY OWNER OR GENERAL CONTRACTOR.

NO SYMBOL — AUTOMATIC RAIN SHUTOFF DEVICE:
RAINBIRD RSD-Bex RAIN SENSOR: INSTALL PER MANUFACTURER'S SPECIFICATIONS

Record Drawing Per Cover
GR 4/16/03

Approved per the conditions on Page 1 of Site Civil Plans.
(GE) for PR
City Engineer
8/15/02
DATE

REVISIONS

DATE	REVISION

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
RUTH ROBERTSON BURRUS
CERTIFICATE No. 621

BURRUS DESIGN GROUP
220 MAIN ST, EDMONDS, WA 98020
(425) 771-5813/ (425) 771-5653 FAX

MAPLE LEAF
ARLINGTON, WASHINGTON
IRRIGATION PLAN

DATE: 4/15/02
DRAWN BY: RRB
SCALE: 1"=20'-0"
L-3