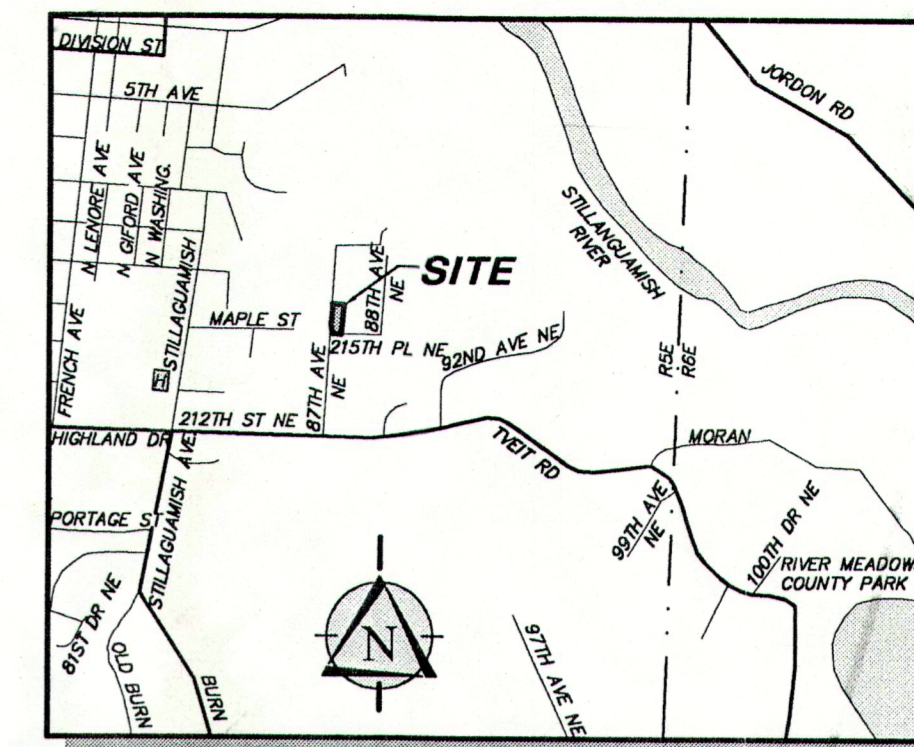
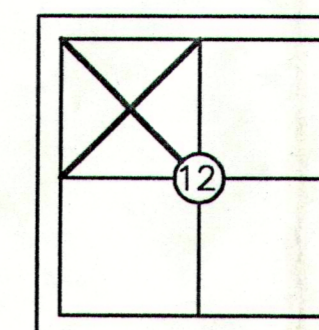


SITE CIVIL PLANS
FOR

NEWMAN SHORT PLAT

LOCATED IN
CITY OF ARLINGTON
SNOHOMISH COUNTY, WASHINGTON
CITY PROJECT NO. Z-07-002-SP
JULY 2007



VICINITY MAP
SCALE: APPROX. 1"=2,000'

PROJECT DESCRIPTION

DEVELOPMENT OF 4 LOTS FOR SINGLE FAMILY HOMES ON A PARCEL OF APPROXIMATELY .78 ACRES.

LEGAL DESCRIPTION

THAT PORTION OF LOT 7, KUNZE ACREAGE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1914 IN VOLUME 9 OF PLATS, PAGE 43, UNDER RECORDING NUMBER 201077, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 7 WITH THE NORTH LINE OF COUNTY ROAD RIGHT-OF-WAY;
THENCE NORTH ALONG SAID WEST LINE 320 FEET;
THENCE EAST, PARALLEL TO THE SOUTH LINE OF LOT 7, FOR 114 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 7 FOR 320 FEET TO THE NORTH LINE OF COUNTY ROAD RIGHT-OF-WAY;
THENCE WEST ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED IN EXHIBIT D OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 200207230764;

EXCEPT THAT PORTION THEREOF DEEDED TO SNOHOMISH COUNTY FOR ROAD PURPOSES UNDER RECORDING NO. 7802020236;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO HIMALAYA HOMES, INC. UNDER RECORDING NUMBER 200207230763;

TOGETHER WITH THAT PORTION OF SAID LOT 7, KUNZE ACREAGE TRACTS, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF THE CONVEYANCE LEGAL DESCRIPTION AS DESCRIBED IN A BOUNDARY LINE AGREEMENT DECLARATION AS RECORDED UNDER AUDITOR'S FILE NUMBER 200207230764;
THENCE SOUTH 89°37'39" EAST ALONG THE NORTH LINE OF SAID CONVEYANCE LEGAL DESCRIPTION, 1.94 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;
THENCE CONTINUING SOUTH 89°37'39" EAST, 1.83 FEET;
THENCE SOUTH 84°20'43" EAST, 91.40 FEET TO THE NORTH LINE OF THAT TRACT CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8501220149 AND THE TERMINUS OF THIS DESCRIBED LINE;

EXCEPT THAT PORTION OF SAID LOT 7, KUNZE ACREAGE TRACTS, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF THE CONVEYANCE LEGAL DESCRIPTION AS DESCRIBED IN A BOUNDARY LINE AGREEMENT DECLARATION AS RECORDED UNDER AUDITOR'S FILE NUMBER 200207230764;
THENCE SOUTH 89°37'39" EAST ALONG THE NORTH LINE OF SAID CONVEYANCE LEGAL DESCRIPTION, 1.94 FEET;
THENCE CONTINUING SOUTH 89°37'39" EAST, 1.83 FEET;
THENCE SOUTH 84°20'43" EAST, 91.40 FEET TO THE NORTH LINE OF THAT TRACT CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8501220149 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED LINE;
THENCE CONTINUING SOUTH 84°20'43" EAST, 21.72 FEET TO THE CORNER OF A BARB WIRE FENCE AS IT EXISTED ON FEBRUARY 8, 2005;
THENCE NORTH 44°39'12" EAST ALONG SAID BARB WIRE FENCE, 1.40 FEET TO THE EAST LINE OF SAID TRACT CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8501220149 AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL TAX NUMBER

PARCEL NUMBER: 0048680000701

SITE ADDRESS

8707 215TH STREET NE
ARLINGTON, WA 98223

VERTICAL DATUM

NAVD 88'

ELEVATIONS OF THE CONTROL POINTS WERE DETERMINED USING GPS MEASUREMENTS OBTAINED WITH LEICA SYSTEM 500 GPS RECEIVERS. THE ELLIPSOIDAL HEIGHTS WERE TRANSFORMED TO ORTHOMETRIC ELEVATIONS USING THE NATIONAL GEODETIC SURVEY GEOID96 CONVERSION SOFTWARE.

TO CONVERT FROM NGVD 1929 TO NAVD 188; ADD 3.72 FT.

BASIS OF BEARING

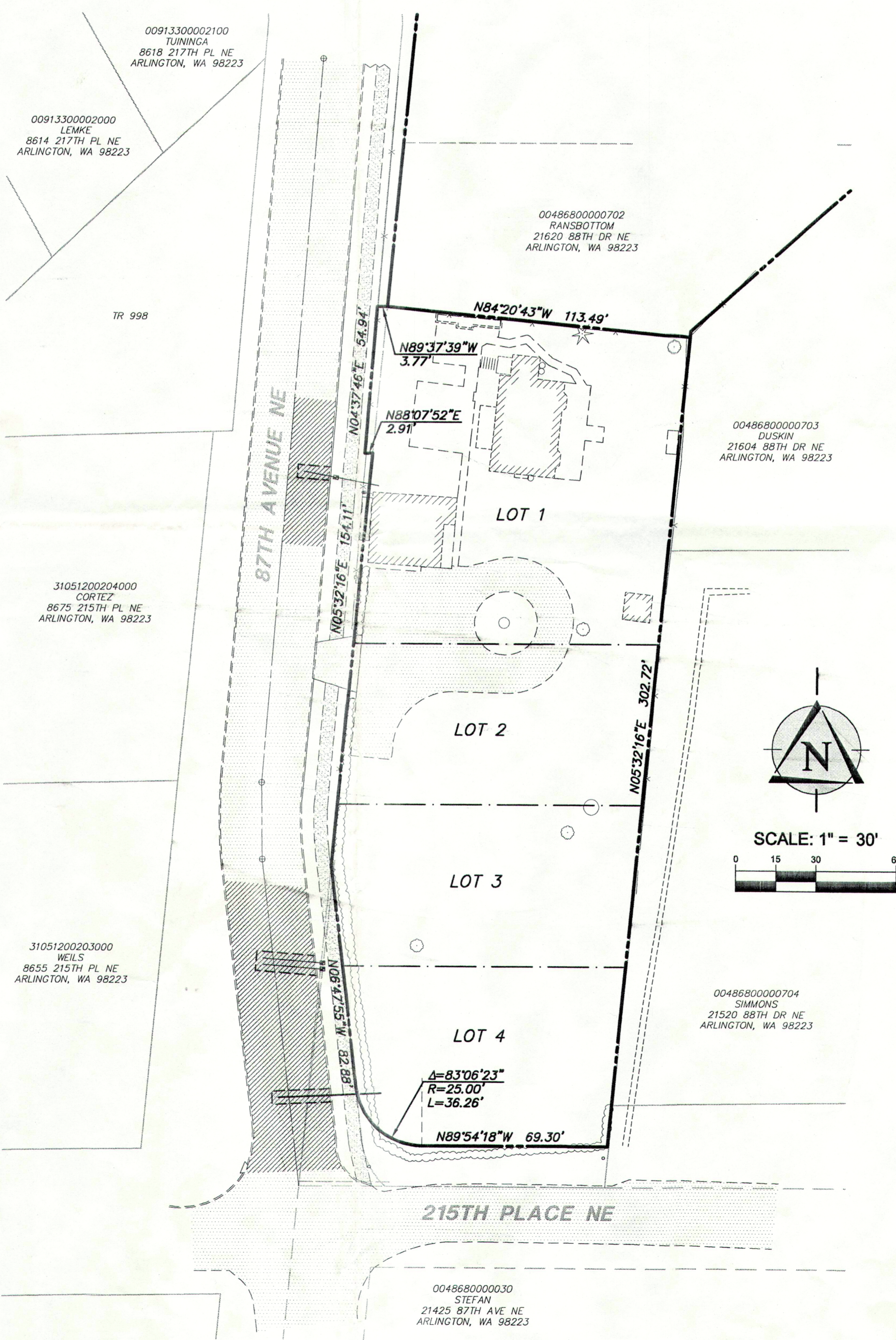
HORIZONTAL DATUM - NAD 83/91

NOTE: DATUM WAS ESTABLISHED BY HOLDING SPC COORDINATES, WASHINGTON NORTH ZONE, AT KING COUNTY SURVEY CONTROL POINTS 1405 AND 1407, AS PUBLISHED BY SURVEY UNIT OF KING COUNTY IN 1992.

COORDINATES ASSOCIATED WITH THIS DRAWING ARE PROJECT COORDINATES WHICH MAY BE CONVERTED TO STATE PLANE GRID COORDINATES SUBTRACTING 100,000 METERS THEN MULTIPLY BY 0.99996082183. THE COORDINATE CONVERSION WAS PERFORMED USING THE SKIPRO V. 3.0.0.

GENERAL NOTES

1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
2. SURVEY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED EMPLOYING STANDARD FIELD TRAVERSE PROCEDURES UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCE. CLOSURES OF THE TRAVERSES MEET OR EXCEED THE STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE DURING THE WEEKS OF FEBRUARY 7 TO 11, 2005 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
4. ALL UTILITIES SHOWN HEREON, INCLUDING SANITARY SEWER AND STORM DRAINAGE FACILITIES, HAVE BEEN AS-BUILT THROUGH FIELD MEASUREMENTS OF SURFACE EVIDENCE (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.), THE LOCATION OF THE ACCESS STRUCTURES, THE TOP ELEVATION OF THE STRUCTURES AND THE INVERT ELEVATIONS OF ANY PIPES ENTERING OR LEAVING THE STRUCTURES. IT IS STANDARD PRACTICE TO SHOW THE UTILITIES, INCLUDING PIPES, CONNECTING THE SURFACE EVIDENCE AND/OR STRUCTURES AS STRAIGHT LINES, BOTH IN PLAN AND PROFILE. THIS IS ONLY AN ASSUMPTION AND THE ACTUAL LOCATION OF THE UTILITY AND/OR PIPING MUST BE VERIFIED IN THE FIELD BY THE CONSTRUCTION CONTRACTOR OR ANY EXCAVATOR PRIOR TO ANY DIGGING, EXCAVATION OR CONSTRUCTION.



PROPERTY OWNER
H. GEORGE NEWMAN
6715 123RD PLACE SE
BELLEVUE, WA 98006

APPLICANT
H. GEORGE NEWMAN
6715 123RD PLACE SE
BELLEVUE, WA 98006
(425) 216-2137
FAX (425) 821-3481
CONTACT: H. GEORGE NEWMAN
E-MAIL: GNEWMAN@TRIADASSOC.COM

ENGINEER / SURVEYOR
TRIAD ASSOCIATES
12112 115TH AVENUE NE
KIRKLAND, WA 98034
(425) 216.2137
FAX (425) 821-3481
CONTACT: R. ALAN MURRAY, PE
CONTACT: MARK S. HARRISON, PLS

CITY INSPECTOR
CITY OF ARLINGTON
238 NORTH OLYMPIC AVENUE
ARLINGTON, WA 98223
(360) 403-3537
CONTACT: TIM CROSS

SHEET INDEX

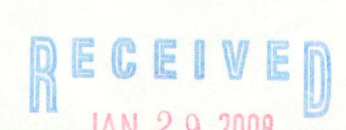
1	COVER SHEET
2	SEWER AND WATER PLAN

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

AS-BUILT DRAWING REVIEW ACKNOWLEDGMENT

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: [Signature]
CITY ENGINEER
DATE: 01/29/2008

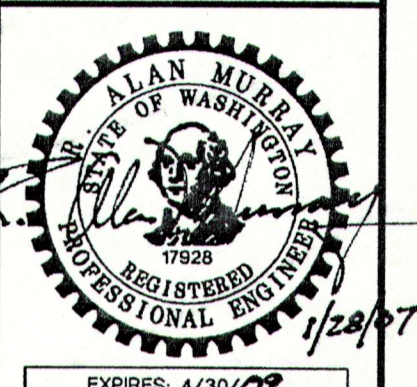


CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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

* BY: [Signature]
City Engineer
DATE: 10/12/2007
THIS APPROVAL VALID FOR 18 MONTHS

12112 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com



NO.	PER CITY COMMENTS	DATE	BY
1	PER CITY COMMENTS	07/23/07	KMP
2	PER CITY COMMENTS DATED	10/19/07	KMP
3	RECORD DRAWING	12/17/07	BJM
4	RECORD DRAWING	1/28/08	BJM

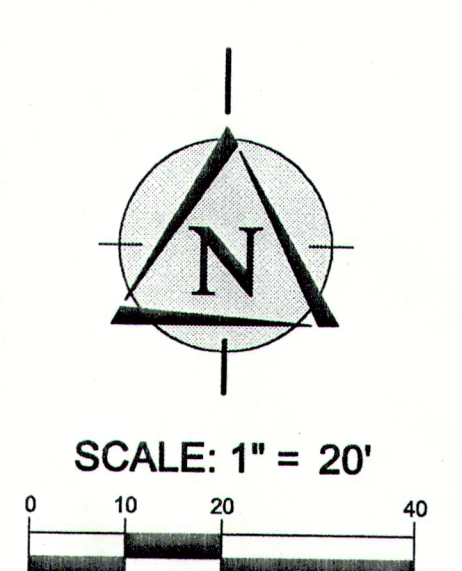
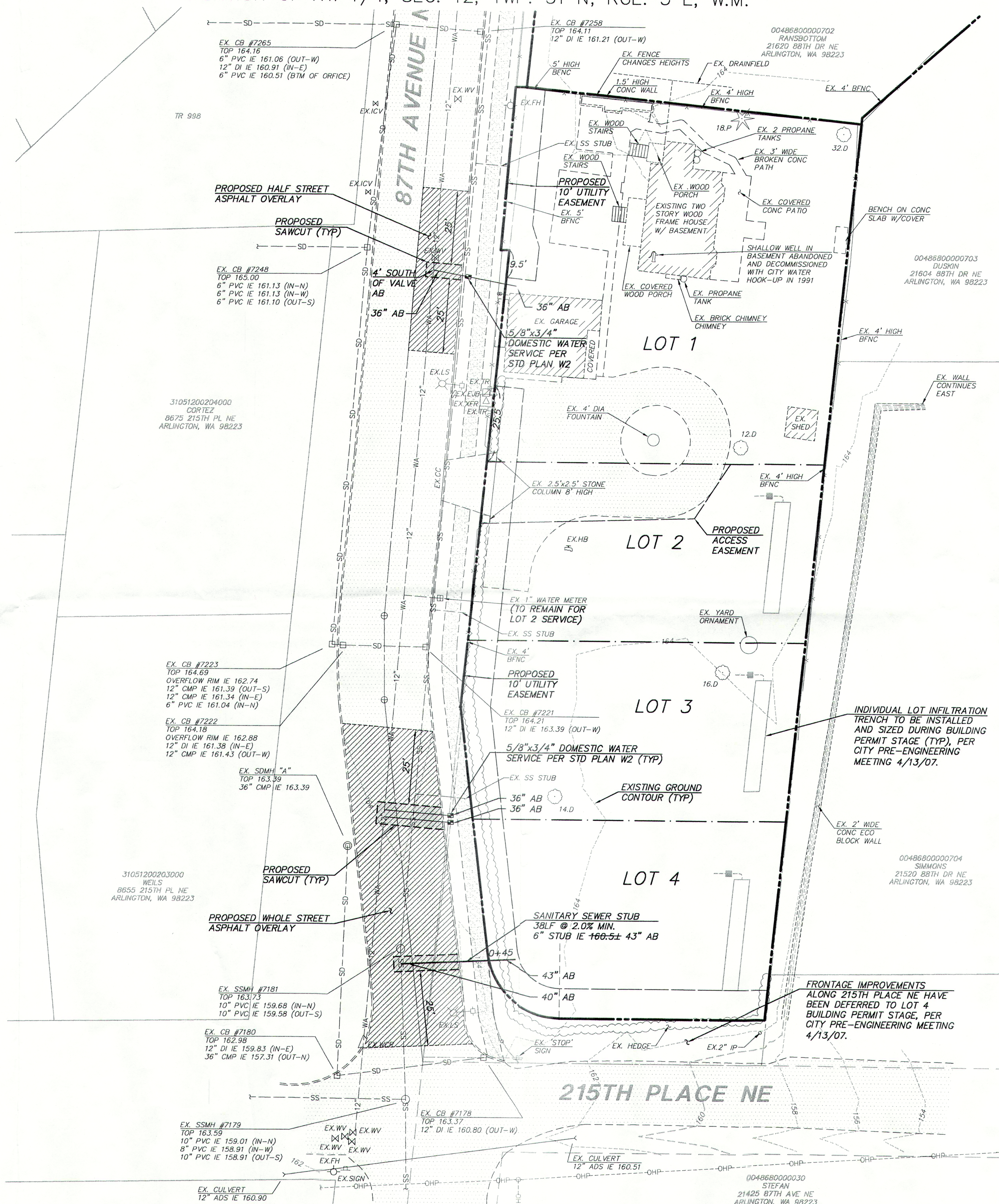
DESIGNED, S.M.P. DATE 07/23/07
DRAWN K.M.P. DATE 07/24/07
CHECKED R.A.M. DATE 07/24/07
APPROVED _____ DATE _____

COVER SHEET
NEWMAN SHORT PLAT
CITY OF ARLINGTON
FILE # Z-07-002-SP

PORTION OF NW 1/4, SEC. 12, TWP. 31 N, RGE. 5 E, W.M.

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 2006 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT LAURA BROWN AT (360) 403-3527 AND TIM CROSS, CITY INSPECTOR, AT (360) 403-3537 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
- SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.
- TRENCH BACKFILL OF NEW UTILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR). PROVIDE ALL TESTING WITH THE AS-BUILTS TO THE CITY.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR AID IN UTILITY LOCATION CALL 1-800-424-5555.
- THE CONTRACTOR SHALL NOTIFY TRIAD ASSOCIATES, AND CITY INSPECTOR WHEN CONFLICTS BETWEEN THE PLANS AND FIELD CONDITIONS EXIST PRIOR TO CONSTRUCTION AND SAID CONFLICTS SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP TWO SETS OF APPROVED PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO DVE CONSULTANTS INC., AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK. AS-BUILTS SHALL BE CERTIFIED BY THE SURVEYOR AND ENGINEER.
- LOT LINES SHOWN HEREON ARE APPROXIMATE. ACTUAL PLATTED DIMENSIONS AND/OR DEEDED LOCATIONS SHALL TAKE PRECEDENCE.
- A RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK IN CITY RIGHT-OF-WAY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INTERIM TRAFFIC CONTROL DURING CONSTRUCTION ON OR ALONG CITY ROADWAYS. THE DEVELOPER/CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO PUBLIC WORKS AND RECEIVE APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- REMOVE ABANDONED PIPES WITHIN THE RIGHT-OF-WAY.
- PRIOR TO PLACING ANY SURFACE MATERIALS ON THE ROADWAY, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR UTILITY TO PROVIDE DENSITY TEST REPORTS CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON.



- AS-BUILT INFORMATION PROVIDED BY WEST COAST EXCAVATING.
- LOTS 1-4 ARE SINGLE-FAMILY RESIDENCES ONLY, NO DUPLEXES.
- SEPTIC SYSTEM TO BE DECOMMISSIONED PER SNOHOMISH HEALTH DISTRICT STANDARDS.
- ALL EXISTING STRUCTURES ON LOT 1 TO REMAIN.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

NOTE TO CONTRACTOR: RECORD DRAWINGS
PRIOR TO FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS, RECORD DRAWINGS MUST BE PREPARED BY THE ENGINEER AND SUBMITTED TO THE PERMITTING AGENCY FOR REVIEW/APPROVAL. THE CONTRACTOR SHALL ANTICIPATE NEED FOR AS-BUILT FIELD SURVEY AND NOTIFY THE SURVEYOR WHEN FACILITIES ARE CONSTRUCTED, ACCESSIBLE AND READY FOR SURVEY.

TO AVOID DELAY AND COSTS ASSOCIATED WITH RE-EXCAVATION, OR ADDITIONAL SERVICES TO SATISFY OSHA REQUIREMENTS FOR WORK WITHIN CONFINED SPACE, THE CONTRACTOR SHALL:

PROVIDE ADEQUATE NOTICE TO THE SURVEYOR TO ENABLE SCHEDULING OF AS-BUILT SURVEY OF THOSE FACILITIES NOT VISIBLE FROM THE SURFACE PRIOR TO BACKFILL (WHEN POSSIBLE), AND PRIOR TO THE INSTALLATION OF THE TOPS OF DRAINAGE VAULTS (ALWAYS). ALL BURIED UTILITIES REQUIRED TO BE AS-BUILT SHALL BE REFERENCED BY APPROPRIATE MARKERS SUCH AS SHOWN WITHIN THE STANDARD DETAILS OF THESE PLANS. IF A UTILITY MARKER IS DESTROYED OR REMOVED BEFORE AS-BUILT INFORMATION IS ACQUIRED BY THE SURVEYOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO EXPOSE SUCH UTILITY FOR MEASUREMENT.

OR, BUT ONLY IF ACCEPTABLE TO THE PERMITTING AGENCY OTHERWISE MAINTAIN AN ACCURATE RECORD OF DRAINAGE VAULT/FLOW RESTRICTOR DIMENSIONS, PENETRATIONS AND INVERT ELEVATIONS; SANITARY SEWER AND STORM DRAINAGE TEE ELEVATIONS, STUB CLEANOUT LOCATIONS AND STUB INVERT ELEVATIONS; ALSO WATER BEND AND WATER TEE LOCATIONS, IF REQUIRED; ADDITIONALLY, IF REQUIRED, THE TOP OF WATER MAIN ELEVATIONS AT 50' O.C. SHALL BE RECORDED. THESE RECORDS SHALL BE PROVIDED TO TRIAD ASSOCIATES UPON COMPLETION OF UTILITY/DRAINAGE WORK.

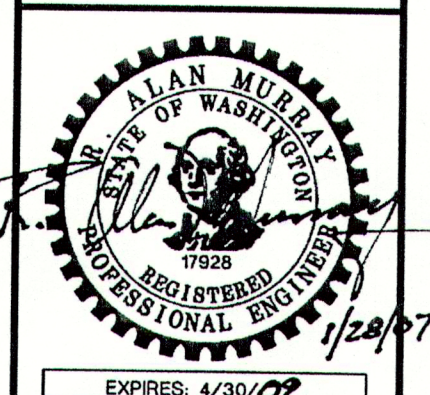
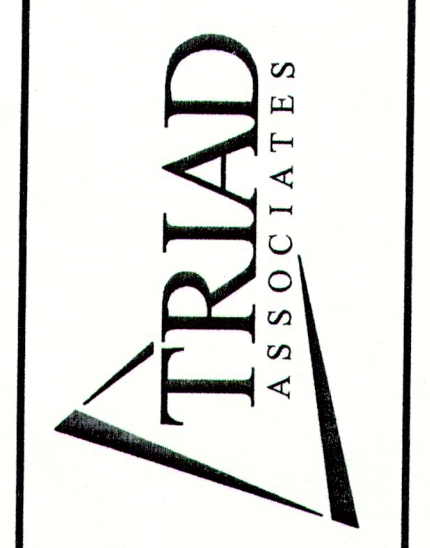
CITY OF ARLINGTON
THIS SHEET HAS BEEN APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

AS-BUILT PLAN
BY: *Menz* CITY ENGINEER DATE: 01/29/2008

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

CONSTRUCTION PLAN
* BY: *Menz* City Engineer DATE: 10/12/2007
THIS APPROVAL VALID FOR 18 MONTHS

12112 115th Ave. NE
Kirkland, WA 98034-6923
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassoc.com



DESIGNED	KMP	DATE	8/7/07	KMP	DATE	10/5/07	RECORD DRAWING	12/17/07	B/M	DATE	1/28/08	REVISION	DATE	BY
1 - PER CITY COMMENTS														
2 - PER CITY COMMENTS DATED			10/02/07											
3 - RECORD DRAWING														
4 - RECORD DRAWING														

SEWER AND WATER PLAN
NEWMAN SHORT PLAT
CITY OF ARLINGTON
FILE # Z-07-002-SP

2 of 2
JOB #04308

*IMAGE OF ORIGINAL APPROVAL SIGNATURE