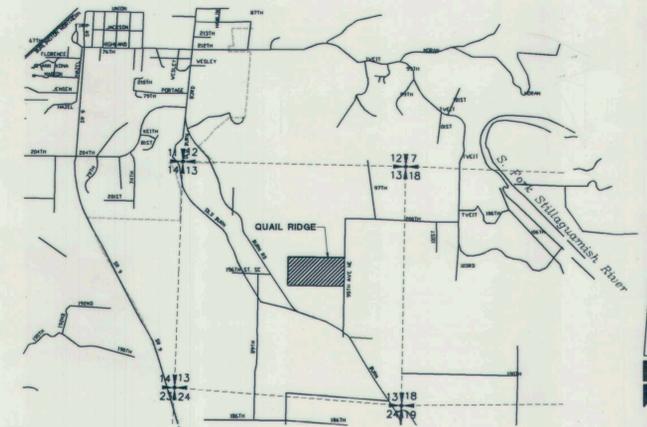
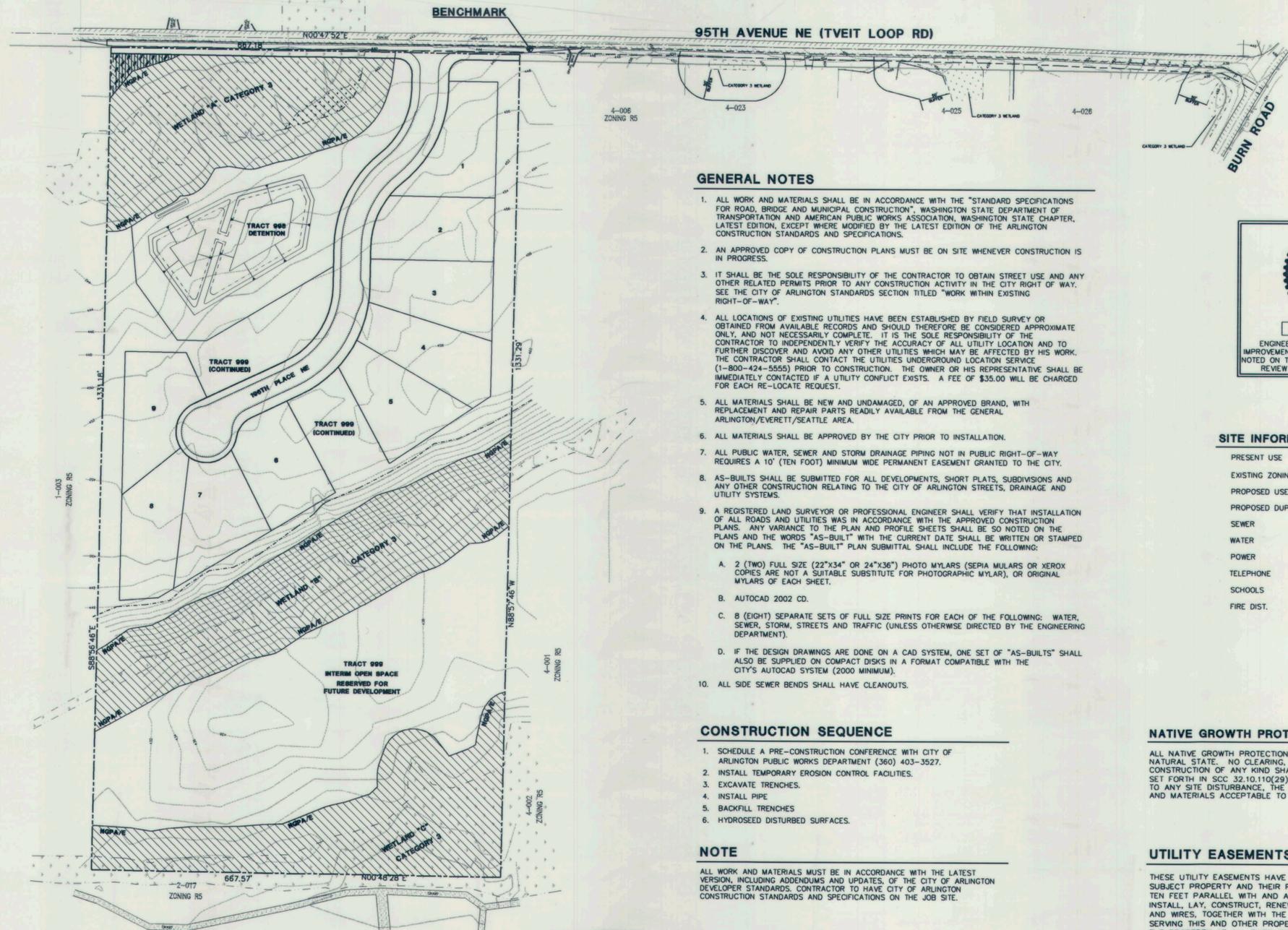


WATER CONSTRUCTION PLANS QUAIL RIDGE RURAL CLUSTER SUBDIVISION



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION", WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, EXCEPT WHERE MODIFIED BY THE LATEST EDITION OF THE ARLINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. AN APPROVED COPY OF CONSTRUCTION PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE CITY RIGHT OF WAY. SEE THE CITY OF ARLINGTON STANDARDS SECTION TITLED "WORK WITHIN EXISTING RIGHT-OF-WAY".
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY, AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATION AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES WHICH MAY BE AFFECTED BY HIS WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS. A FEE OF \$35.00 WILL BE CHARGED FOR EACH RE-LOCATE REQUEST.
5. ALL MATERIALS SHALL BE NEW AND UNDAMAGED, OF AN APPROVED BRAND, WITH REPLACEMENT AND REPAIR PARTS READILY AVAILABLE FROM THE GENERAL ARLINGTON/EVERETT/SEATTLE AREA.
6. ALL MATERIALS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
7. ALL PUBLIC WATER, SEWER AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES A 10' (TEN FOOT) MINIMUM WIDE PERMANENT EASEMENT GRANTED TO THE CITY.
8. AS-BUILTS SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS, SUBDIVISIONS AND ANY OTHER CONSTRUCTION RELATING TO THE CITY OF ARLINGTON STREETS, DRAINAGE AND UTILITY SYSTEMS.
9. A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER SHALL VERIFY THAT INSTALLATION OF ALL ROADS AND UTILITIES WAS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY VARIANCE TO THE PLAN AND PROFILE SHEETS SHALL BE SO NOTED ON THE PLANS AND THE WORDS "AS-BUILT" WITH THE CURRENT DATE SHALL BE WRITTEN OR STAMPED ON THE PLANS. THE "AS-BUILT" PLAN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
 - A. 2 (TWO) FULL SIZE (22"x34" OR 24"x36") PHOTO MYLARS (SERIA MULARS OR XEROX COPIES ARE NOT A SUITABLE SUBSTITUTE FOR PHOTOGRAPHIC MYLAR), OR ORIGINAL MYLARS OF EACH SHEET.
 - B. AUTOCAD 2002 CD.
 - C. 8 (EIGHT) SEPARATE SETS OF FULL SIZE PRINTS FOR EACH OF THE FOLLOWING: WATER, SEWER, STORM, STREETS AND TRAFFIC (UNLESS OTHERWISE DIRECTED BY THE ENGINEERING DEPARTMENT).
 - D. IF THE DESIGN DRAWINGS ARE DONE ON A CAD SYSTEM, ONE SET OF "AS-BUILTS" SHALL ALSO BE SUPPLIED ON COMPACT DISKS IN A FORMAT COMPATIBLE WITH THE CITY'S AUTOCAD SYSTEM (2000 MINIMUM).
10. ALL SIDE SEWER BENDS SHALL HAVE CLEANOUTS.



SITE INFORMATION

PRESENT USE	VACANT
EXISTING ZONING	R5/RUTA
PROPOSED USE	SFR
PROPOSED DUPLEX LOTS	0
SEWER	SEPTIC
WATER	CITY OF ARLINGTON
POWER	PUD
TELEPHONE	VERIZON
SCHOOLS	ARLINGTON
FIRE DIST.	FPD 21

NATIVE GROWTH PROTECTION AREAS

ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT FOR REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES SET FORTH IN SCC 32.10.110(29)(a), (c) AND (d) ARE ALLOWED WHEN APPROVED BY THE COUNTY. PRIOR TO ANY SITE DISTURBANCE, THE N.G.P.A.s SHALL BE TEMPORARILY MARKED IN THE FIELD USING METHODS AND MATERIALS ACCEPTABLE TO THE COUNTY.

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

1. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT (360) 403-3527.
2. INSTALL TEMPORARY EROSION CONTROL FACILITIES.
3. EXCAVATE TRENCHES.
4. INSTALL PIPE
5. BACKFILL TRENCHES
6. HYDROSEED DISTURBED SURFACES.

NOTE

ALL WORK AND MATERIALS MUST BE IN ACCORDANCE WITH THE LATEST VERSION, INCLUDING ADDENDUMS AND UPDATES, OF THE CITY OF ARLINGTON DEVELOPER STANDARDS. CONTRACTOR TO HAVE CITY OF ARLINGTON CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE.

DATUM ASSUMED - N.G.V.D 29
BENCHMARK DOWNING & ASSOCIATES SURVEY CONTROL POINT #33 - SET SPIKE AT ELEV=445.08 S30°50'30"E AND 18.49' FROM THE SE PROPERTY CORNER AND 1.4' WEST OF THE WEST PAVED EDGE OF 95TH AVENUE NE.

APPLICANT / OWNER

WEST COAST INC.
1831 COLBY AVE.
EVERETT, WA 98201
(425) 252-2500

CONTACT

JOHN ROBINETT
1831 COLBY AVE.
EVERETT, WA 98201
(425) 252-2500

WETLAND BIOLOGIST

WETLAND RESOURCES, INC.
9505 19TH AVENUE S.E., SUITE 106
EVERETT, WA 98208
(425) 337-3174

SURVEYOR

DAVID R. DOWNING & ASSOCIATES
4229 76TH ST N.E. SUITE 202
MARYSVILLE, WA 98270
(360) 653-5385

PROJECT ENGINEER

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

TAX ACCOUNT NUMBERS

310513-001-004-00

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., EXCEPT THE EAST 20 FEET CONVEYED TO SNOHOMISH COUNTY BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 525503 AND 525506.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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.

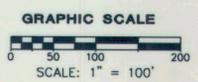
BY: *Yusef S. Al-PR*
CITY ENGINEER
DATE: 05 / 24 / 2005

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: _____
CITY ENGINEER
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS

SITE PLAN
SCALE: 1" = 100'



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



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

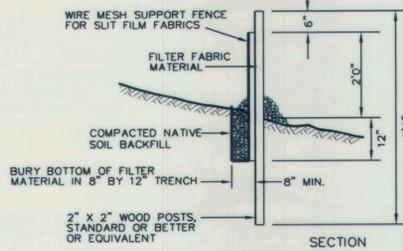
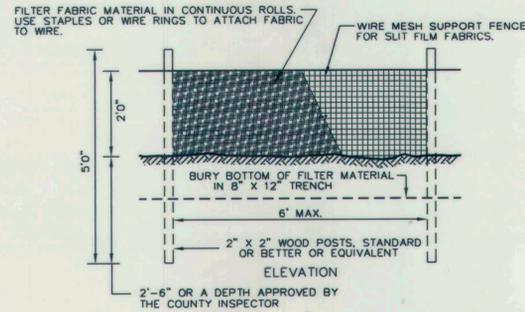
DATE	REVISIONS	BY
7/14/03	PER CITY OF ARLINGTON	MAD,KTW
3/30/05	AS-BUILT INFO	TDP
5/6/05	AS-BUILT MYLARS	TDP

ISSUE DATE: FEBRUARY 26, 2003
DESIGNED BY: TDP
DRAWN BY: TDP
PLAN CHECK BY: WNH, TDP

1ST SUBMITTAL: FEBRUARY 26, 2003
2ND SUBMITTAL: JULY 14, 2003
3RD SUBMITTAL: AUGUST 8, 2003

WATER CONSTRUCTION PLANS FOR
QUAIL RIDGE RCS
COVER SHEET

JOB NO.
1672
1
3



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 TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE 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 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 PERMANENTLY STABILIZED. RETAINED SEDIMENT MUST BE REMOVED AND PROPERLY DISPOSED OF OR MULCHED AND SEED.
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 SEED.

CONTRACTOR RESPONSIBILITY FOR EROSION/SILTATION CONTROL:

IT IS THE INTENT OF THIS 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

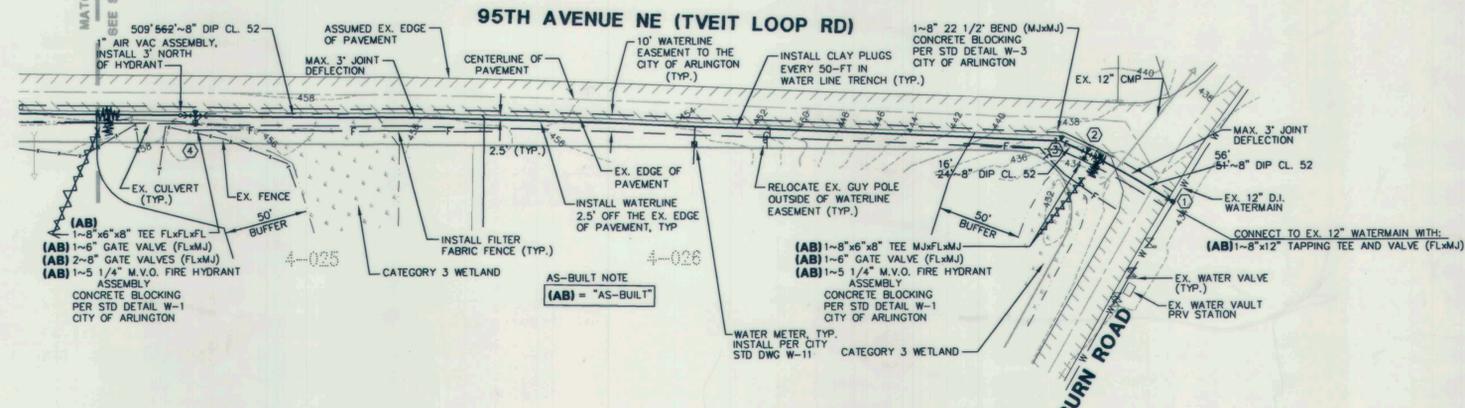
CONTRACTOR SHALL IMMEDIATELY REPORT TO AND CONSULT WITH THE PROJECT ENGINEER TO FIND AN APPROPRIATE REMEDY. ALL CONSTRUCTION ACTIVITIES, WITH THE EXCEPTION OF EROSION AND SILTATION CONTROL MEASURES, SHALL CEASE UNTIL SUCH TIME AS THE WATER QUALITY IS BROUGHT UNDER CONTROL.

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, CONTRACTOR SHALL MONITOR ALL EROSION CONTROL MEASURES AND SHALL PRIORITIZE IMPLEMENTATION AND MAINTENANCE OF EROSION AND SILTATION CONTROL MEASURES ABOVE ALL OTHERS.

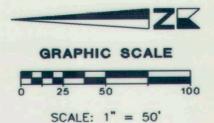
CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555



WATER EXTENSION PLAN - 95TH AVENUE NE

SCALE: 1" = 50'

DESCRIPTION	OFFSET LOCATION
① TAPPING TEE AND VALVE (WATERLINE CONNECTION)	24.7' 22-50 FEET SOUTHEAST OF EX. WATER VALVE (AB)
② TEE AND GATE VALVE (FH ASSEMBLY)	3.3' 3-70 FEET SOUTHEAST OF EDGE OF PAVEMENT (AB)
③ PIPE BEND CONCRETE BLOCKING	3.00 FEET WEST OF EDGE OF PAVEMENT. 21.50 FEET NORTHEAST OF EX. SIGN (NAB)
④ TEE AND GATE VALVE (FH ASSEMBLY)	2.3' 2-50 FEET WEST OF EDGE OF PAVEMENT (AB)



CITY OF ARLINGTON
AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: *Ray S. G. for PR*
 CITY ENGINEER

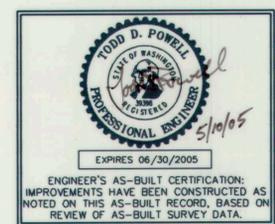
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BY: _____
 CITY ENGINEER

DATE: _____
 THIS APPROVAL VALID FOR 18 MONTHS



DATE	REVISIONS	BY	PLAN DATE:
6/30/03	WETLAND REVISIONS	TDP	JANUARY 28, 2003
7/14/03	PER CITY OF ARLINGTON	MAD,KTW	DESIGNED BY: MAD
8/8/03	PER CITY OF ARLINGTON	KTW	DRAWN BY: MAD
3/30/05	AS-BUILT INFO	TDP	PLAN CHECK BY: TDP
5/6/05	AS-BUILT MYLARS	TDP	1ST SUBMITTAL: JANUARY 28, 2003
			2ND SUBMITTAL: JULY 14, 2003
			3RD SUBMITTAL: AUGUST 8, 2003

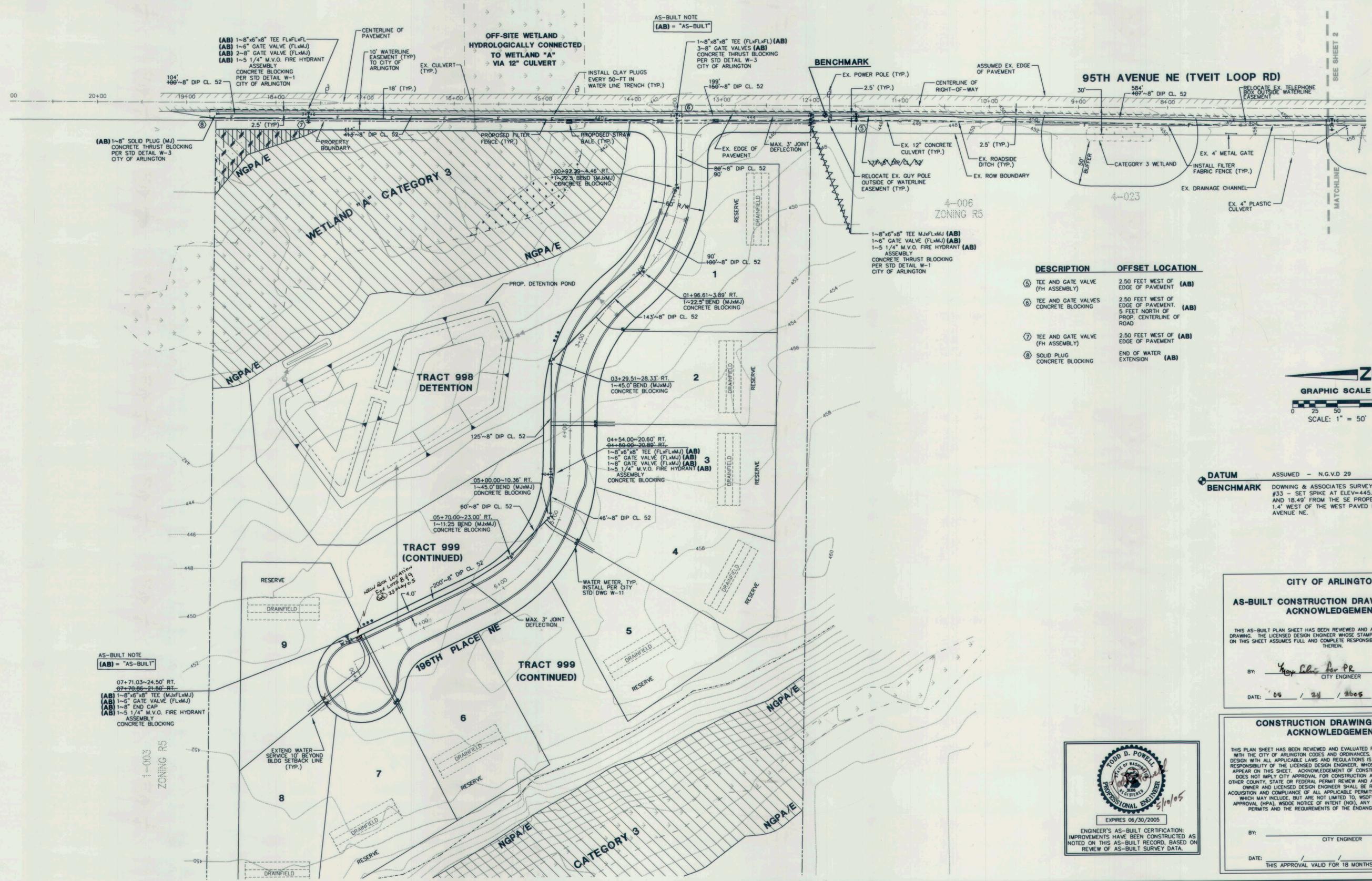
WATER CONSTRUCTION PLANS FOR QUAIL RIDGE RCS 95TH AVENUE NE AND BURN ROAD INTERSECTION

JOB NO. 1672
 2/3

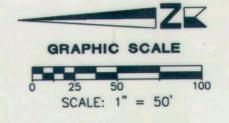
HIGA-BURKHOLDER ASSOCIATES, LLC
 LAND USE PLANNING / CIVIL ENGINEERING

1721 Hewitt Avenue Suite 401
 Everett, Washington 98201
 Telephone (425) 252-2828
 Fax (425) 252-9551





DESCRIPTION	OFFSET LOCATION
⑤ TEE AND GATE VALVE (FH ASSEMBLY)	2.50 FEET WEST OF EDGE OF PAVEMENT (AB)
⑥ TEE AND GATE VALVES CONCRETE BLOCKING	2.50 FEET WEST OF EDGE OF PAVEMENT. 5 FEET NORTH OF PROP. CENTERLINE OF ROAD (AB)
⑦ TEE AND GATE VALVE (FH ASSEMBLY)	2.50 FEET WEST OF EDGE OF PAVEMENT (AB)
⑧ SOLID PLUG CONCRETE BLOCKING	END OF WATER EXTENSION (AB)



DATUM ASSUMED - N.G.V.D 29
BENCHMARK DOWNING & ASSOCIATES SURVEY CONTROL POINT #33 - SET SPIKE AT ELEV=445.08 S30°50'30"E AND 18.49' FROM THE SE PROPERTY CORNER AND 1.4' WEST OF THE WEST PAVED EDGE OF 95TH AVENUE NE.

CITY OF ARLINGTON
AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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BY: *Yusef Saleh, P.E.*
CITY ENGINEER

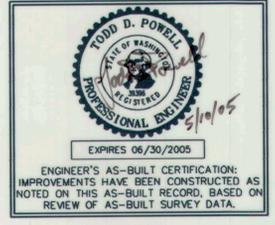
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BY: _____
CITY ENGINEER

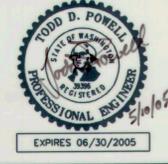
DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS



HIGA-BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING

1721 Hewitt Avenue Suite 401
Everett, 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



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

DATE	REVISIONS	BY	ISSUE DATE:	FEBRUARY 26, 2003
6/30/03	ADD FIRE HYDRANT	TDP	DESIGNED BY:	TDP
7/14/03	PER CITY OF ARLINGTON	MAD,KTW	DRAWN BY:	TDP
8/8/03	PER CITY OF ARLINGTON	KTW	PLAN CHECK BY:	WNH, TDP
3/30/05	AS-BUILT INFO	TDP	1ST SUBMITTAL:	FEBRUARY 26, 2003
5/5/05	AS-BUILT MYLARS	TDP	2ND SUBMITTAL:	JULY 14, 2003
			3RD SUBMITTAL:	AUGUST 8, 2003

WATER CONSTRUCTION PLANS FOR QUAIL RIDGE RCS

95TH AVENUE NE & 196TH PLACE NE

JOB NO. 1672

3/3

REF: ROBOR.DWG