SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

RUYBAL SHORT PLAT

LOT 10, PLAT OF SAU TURN DIV. 2

CITY OF ARLINGTON, WASHINGTON

PROJECT FILE NO. Z-05-065-SP

GENERAL NOTES

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

WORK WITHIN EXISTING RIGHTS-OF-WAY

1. AT THE PUBLIC WORKS DIRECTOR DISCRETION, PRIOR TO COMMENCING ANY CONSTRUCTION, PHOTOGRAPHS DEPICTING PREEXISTING ROADWAY CONDITIONS WILL BE REQUIRED EVERY 50 FEET IN PAVED AREAS OR ANY OTHER LOCATION AS SPECIFIED BY THE PUBLIC WORKS DIRECTOR. A 35 MM CAMERA SHALL BE USED AND COLOR PICTURES PROVIDED AS 5"x7" PRINTS, CONTAINED IN ALBUMS, CATALOGUED AND CROSS-REFERENCED.
2. SIGNING, FLAGGING AND TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THESE STANDARDS, (SEE STANDARD TRAFFIC CONTROL PLANS IN SECTION 4): THE WSDOT TRAFFIC MANUAL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ONE LANE OF TRAFFIC SHALL REMAIN OPEN AT ALL TIMES, ATTENDED BY FLAGGERS AND APPROPRIATE CONSTRUCTION SIGNING PROVIDED. THE ROAD SHALL BE RESTORED TO TWO-WAY TRAFFIC AT THE END OF EACH WORKING DAY. APPLICATION FOR TOTAL ROAD CLOSURES MUST BE FILED WITH THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 5 DAYS PRIOR TO THE ANTICIPATED CLOSURE.
4. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM WILL NOT BE PERMITTED WITHOUT THE CONSENT OF THE PUBLIC WORKS DIRECTOR. ANY DRAINAGE CULVERT, CATCH BASIN, MANHOLE OR OTHER DRAINAGE STRUCTURE DISTURBED BY EXCAVATION SHALL BE REPLACED WITH NEW MATERIAL OR REPAIRED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED TO PROTECT ADJACENT PROPERTY AND STORM DRAIN FACILITIES.
5. GRAVEL SHOULDERS DISTURBED BY EXCAVATION SHALL BE SHAPED TO CITY STANDARDS AND PROVIDED WITH A MINIMUM OF 2 INCHES COMPACTED CRUSHED SURFACING TOP COURSE GRAVEL.
6. IF, IN THE OPINION OF THE PUBLIC WORKS DIRECTOR, WEATHER CONDITIONS DETERIORATE TO THE POINT WHERE THE TRAVELED ROADWAYS ARE UNSAFE FOR THE PUBLIC OR DETRIMENTAL TO THE RESTORATION OF THE ROADWAY, EXCAVATION SHALL CEASE IMMEDIATELY AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
7. ALL PIPE OR OTHER MATERIAL STORED ALONG CITY RIGHT-OF-WAY MUST BE PLACED AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY IN SUCH A MANNER AS TO AVOID FALLING ONTO THE ROADWAY.
8. NO EXCESS OR UNSUITABLE MATERIAL SHALL BE WASTED ON CITY RIGHT-OF-WAY. ANY SUCH MATERIAL DUMPED ON PRIVATE PROPERTY MAY REQUIRE A GRADING PERMIT. VERIFICATION WITH CITY OF ARLINGTON PUBLIC WORKS DEPARTMENT DEVELOPMENT IF REQUIRED.
9. STREET SURFACE SHALL BE CLEANED AT THE END OF EACH DAY'S OPERATION WITH A POWER BROOM OR OTHER APPROVED MEANS.
10. NO OPEN CUT CROSSING OF CITY ROADS OR STREETS SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF THE PUBLIC WORKS DIRECTOR.
11. MAXIMUM AMOUNT OF OPEN TRENCH ON STREETS SHALL BE 400 LINEAL FEET. AT THE END OF EACH DAY, ALL DITCHES MUST BE BACKFILLED OR COVERED WITH STEEL PLATES AND BARRICADED WITH FLASHING WARNING LIGHTS TO PREVENT PEOPLE OR ANIMALS FROM FALLING INTO THE TRENCH.
12. FINAL CLEANUP INCLUDING COMPLETE RESTORATION OF SHOULDERS, CLEANING OF DITCHES, CULVERTS AND CATCH BASINS, AND REMOVAL OF LOOSE MATERIAL FROM BACK SLOPES OF DITCHES SHALL NOT EXCEED 1500 L.F. BEHIND EXCAVATING OPERATIONS AS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
13. THE PERMITEE WILL BE RESPONSIBLE TO COORDINATE WITH THE STATE DEPARTMENT OF NATURAL RESOURCES FOR ANY CONFLICT BETWEEN PERMIT WORK AND EXISTING MONUMENTATION.
14. TO REMOVE EXISTING ASBESTOS CEMENT PIPE FROM TRENCHES, A FEE AND PERMIT 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.

CONSTRUCTION SEQUENCE AND SCHEDULE

1. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH CITY OF ARLINGTON ENGINEERING AT (360) 403-3500.
2. INSTALL TEMPORARY EROSION CONTROL FACILITIES.
3. REMOVE EX. SEPTIC TANK. HAVE INSPECTED FOR APPROVAL.
4. ROUGH GRADE SITE.
5. HYDROSEED DISTURBED SURFACES, AS NEEDED. SEE "T.E.S.C. GENERAL NOTES" NO. 6, SHEET 2 FOR TEMPORARY STABILIZATION REQUIREMENTS.
6. INSTALL STORM DRAIN AND UTILITIES. BLOCK INTAKES TO INFILTRATION TRENCHES.
7. FINISH GRADE PARKING AREAS.
8. INSTALL PAVEMENT.
9. CONSTRUCT BUILDING.
10. AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED, REMOVE REMAINING TEMPORARY CONTROL FACILITIES. STABILIZE ALL REMAINING DISTURBED AREAS.

NOTES

1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. THIS FIELD SURVEY WAS COMPLETED JULY 2005
3. NO SLOPES GREATER THAN 33%
4. FOR SECTION BREAKDOWN REFER TO A.F.N. 20020815504
5. ELEVEN TREES WILL BE REMOVED DUE TO CONFLICTS WITH SITE DEVELOPMENT PLAN. ANY TREE DEEMED "SIGNIFICANT" PER AMC CODE WILL BE REPLACED AT A 3:1 RATIO. REPLACEMENT LOCATIONS TO BE DETERMINED PRIOR TO FINAL APPROVAL.

UNDERGROUND UTILITY NOTE

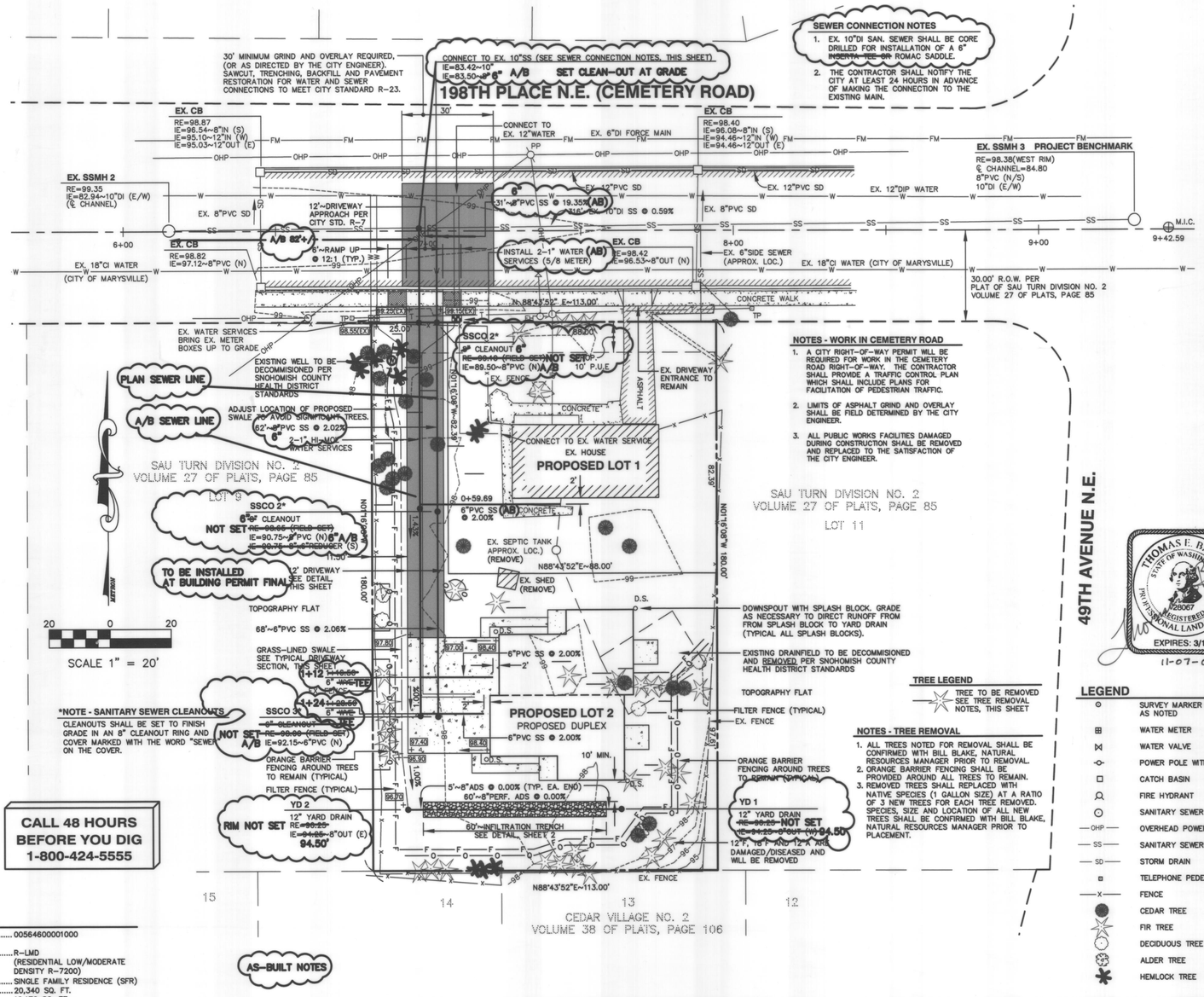
UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS. NO UNDERGROUND LOCATE SERVICE WAS UTILIZED FOR THEIR LOCATION. THE USE OF THIS MAP FOR THEIR EXACT LOCATION IS NOT WARRANTED. PRIOR TO CONSTRUCTION USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555 48 HOURS BEFORE CONSTRUCTION.

SITE STATISTICS

TAX PARCEL NUMBER	00564600001000
EXISTING ZONING	R-LMD (RESIDENTIAL LOW/MODERATE DENSITY R-7200)
PROPOSED LAND USE	SINGLE FAMILY RESIDENCE (SFR)
TOTAL AREA	20,340 SQ. FT.
AVERAGE LOT SIZE	10,170 SQ. FT.
WATER & SEWER	CITY OF ARLINGTON
SCHOOL DISTRICT	ARLINGTON SCHOOL DISTRICT NO. 16
FIRE DISTRICT	CITY OF ARLINGTON

AVIGATON EASEMENT

AN AVIGATION EASEMENT OVER THE PROPERTY STARTING AT 287 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD IS HEREBY DEDICATED TO ARLINGTON MUNICIPAL AIRPORT UPON THE RECORDING OF THIS PLAT WHEREBY NO OBJECTS WILL BE CONSTRUCTED THAT WILL PENETRATE THAT SURFACE (BASED ON FEDERAL AVIATION REGULATIONS (FAR) PART 77).



NOTES - WORK IN CEMETERY ROAD

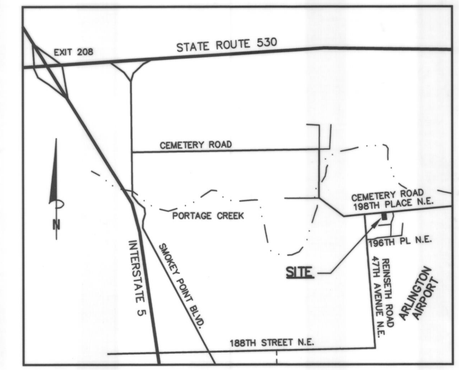
1. A CITY RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR WORK IN THE CEMETERY ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN WHICH SHALL INCLUDE PLANS FOR FACILITATION OF PEDESTRIAN TRAFFIC.
2. LIMITS OF ASPHALT GRIND AND OVERLAY SHALL BE FIELD DETERMINED BY THE CITY ENGINEER.
3. ALL PUBLIC WORKS FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.

TREE LEGEND

TREE TO BE REMOVED SEE TREE REMOVAL NOTES, THIS SHEET

NOTES - TREE REMOVAL

1. ALL TREES NOTED FOR REMOVAL SHALL BE CONFIRMED WITH BILL BLAKE, NATURAL RESOURCES MANAGER PRIOR TO REMOVAL.
2. ORANGE BARRIER FENCING SHALL BE PROVIDED AROUND ALL TREES TO REMAIN.
3. REMOVED TREES SHALL REPLACED WITH NATIVE SPECIES (1 GALLON SIZE) AT A RATIO OF 3 NEW TREES FOR EACH TREE REMOVED. SPECIES, SIZE AND LOCATION OF ALL NEW TREES SHALL BE CONFIRMED WITH BILL BLAKE, NATURAL RESOURCES MANAGER PRIOR TO PLACEMENT.



VICINITY MAP

SCALE: 1" = 2000'

APPLICANT / OWNER

DOMINIQUE AND REBECCA RUYBAL
5130 223RD ST. S.E.
BOTHELL, WA 98021
425-210-6367

ENGINEER

METRON AND ASSOCIATES, INC.
BRYANT O. MERCIL, P.E.
3216 WETMORE AVE. STE. 205
EVERETT, WA 98201
425-259-6072 OFFICE
425-252-1139 FAX

SURVEYOR

METRON AND ASSOCIATES, INC.
THOMAS E. BARRY, PLS
307 N. OLYMPIC AVE. STE. 205
ARLINGTON, WA 98223
360-435-3777 OFFICE
360-435-4822 FAX

LEGAL DESCRIPTION

LOT 10, SAU TURN DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 27 OF PLATS, PAGE 85, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5718943, DATED AUGUST 5, 2005)

VERTICAL DATUM - N.A.V.D. 88

TEMPORARY PROJECT BENCHMARK - AS SHOWN HEREON.
TEMPORARY BENCHMARK WEST RIM OF SSMH #3 = 98.38'
CENTERLINE CHANNEL=84.80'
IE(E,W)12"PVC FLOWS WEST
IE(N,S)8"PVC FLOWS WEST

N.A.V.D. 88 - 3.70' = N.G.V.D. 29

N.A.V.D. 88 VERTICAL DATUM BASED ON G.P.S. TIE TO SNOHOMISH COUNTY SURVEY CONTROL #1448.

49TH AVENUE N.E.

THOMAS E. BARRY, STATE OF WASHINGTON, 28067, REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3/17/06
11-07-06

LEGEND

	SURVEY MARKER RECOVERED AS NOTED
	WATER METER
	WATER VALVE
	POWER POLE WITH GUY ANCHOR
	CATCH BASIN
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
—OHP—	OVERHEAD POWERLINE
—SS—	SANITARY SEWERLINE
—SD—	STORM DRAIN
	TELEPHONE PEDESTAL
—X—	FENCE
	CEDAR TREE
	FIR TREE
	DECIDUOUS TREE
	ALDER TREE
	HEMLOCK TREE

CITY OF ARLINGTON

AS-BUILT CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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

BY: _____ CITY ENGINEER

DATE: 11 / 14 / 2006

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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

BY: _____ CITY ENGINEER

DATE: ___ / ___ / ___

THIS APPROVAL VALID FOR 18 MONTHS

DATE	REVISIONS	BY
02/23/06	REVISED PER CITY OF ARLINGTON	PCM
04/03/06	REVISED PER CITY OF ARLINGTON	PCM
10/26/06	A/B'S PER CITY COMMENTS	TEB/JSM

BRYANT O. MERCIL, STATE OF WASHINGTON, 27981, REGISTERED PROFESSIONAL ENGINEER
EXPIRES 8/27/2006

METRON and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
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CONSTRUCTION PLANS

RUYBAL SHORT PLAT

LOT 10, PLAT OF SAU TURN DIV. 2

A PORTION OF THE S.E.1/4 OF THE N.E.1/4
SECTION 16, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.
SNOHOMISH COUNTY, STATE OF WASHINGTON

SHEET NAME: PFN Z-05-065-SP

GRADING, DRAINAGE, TESC, WATER AND SEWER PLAN

(FIELD SURVEY PERFORMED JULY 2005)

DRAWN BY: PCM	APPROVED BY: BOM DATE:	PROJECT NO. 05080 ENG
DATE: DECEMBER 2005	SCALE: 1" = 20'	
FIELD BOOK: 5-31	DWG FILE: 05080 ENG.DWG	SHEET: 1 OF 3