SW1/4, SE1/4, SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WA

GENERAL NOTES FOR SEWER SYSTEM

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM FOR CURRENT A.P.W.A. SPECIFICATIONS WHEN NOT COVERED BY THE CITY OF ARLINGTON STANDARD SPECIFICATIONS.
2. PVC SEWER PIPE & FITTINGS SHALL BE INTEGRAL WALL BELL & SPIGOT RUBBER GASKET JOINT UNPLASTICIZED POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM 3034 SDR 35.
3. ALL RIGID PIPE ENTERING OR LEAVING THE MANHOLE SHALL BE PROVIDED WITH FLEXIBLE JOINTS WITHIN 12" OF STRUCTURES AND PLACED ON FIRMLY COMPACTED BEDDING. ALL PVC PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WITH GASKETED ADAPTERS AS APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL CALL UTILITY UNDERGROUND LOCATE 1-800-424-555, 48-HOURS PRIOR TO CONSTRUCTION AND NOTIFY THE CITY UTILITIES DEPARTMENT.
5. LOW PRESSURE AIR TESTING SHALL BE DONE BY THE CONTRACTOR PER CITY STANDARDS.
6. SIX-INCH (6") SIDE SEWERS SHALL BE TEE FITTINGS & MAINTAIN A 2% MINIMUM GRADE.
7. PRECONSTRUCTION MEETING BETWEEN CITY AND CONTRACTOR TO BE HELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
8. SIDE SEWER & SERVICE MARKER PER STANDARD PLAN S2.
9. ALL MANHOLES, CLEANOUTS, RINGS AND COVERS SHALL BE LOCKING. EXCEPT WHEN LOCATED IN PAVED RIGHT OF WAY, UNLESS OTHERWISE DIRECTED BY CITY.
10. THE CONTRACTOR/OWNER SHALL NOTIFY PEAK ENGINEERING, INC. AND THE CITY ENGINEER WHEN CONFLICTS OCCUR BETWEEN THE PLANS AND OBSERVED FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED WITH THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES ARE SHOWN BASED UPON THE BEST AVAILABLE RECORDS AND ARE SUBJECT TO VARIATIONS.
12. SEE CITY STANDARDS SECTION 3-SANITARY SEWER.
13. SIDE SEWERS ARE STATIONED FROM THE DOWNSTREAM MANHOLE.
14. ALL SEWER LINES THAT ARE 14' OR GREATER IN DEPTH SHALL BE C-900 PVC.
15. THE CONTRACTOR WILL PLUG THE EXISTING SANITARY SEWER MANHOLE PRIOR TO ANY CONSTRUCTION TO PROTECT THE SYSTEM. THE PLUG SHALL NOT BE REMOVED UNTIL FINAL APPROVAL HAS BEEN RECEIVED FROM THE CITY OF ARLINGTON.
16. THE SANITARY SEWER SYSTEM PIPING SHALL BE INSTALLED WITH PEA GRAVEL BEDDING 4 INCHES BELOW AND 12 INCHES ABOVE THE PIPE FOR THE FULL TRENCH WIDTH.
17. THE CONTRACTOR WILL INSTALL A CLEANOUT (AT GRADE) FOR ALL SANITARY SIDE SEWER STUBS THAT ARE UNAVOIDABLY LOCATED UNDER DRIVEWAYS. THE CLEANOUTS WILL BE INSTALLED PER STANDARD PLAN S 11.
18. ALL SIDE SEWERS NOT EXTENDED TO THE PROPERTY LINE ON THE EAST SIDE OF 43RD DR NE SHALL HAVE CONSTRUCTION JOINTS INSTALLED IN THE SIDEWALK AS DIRECTED BY THE CITY ENGINEER AND "S" STAMPED IN THE CONCRETE AT THE LATERAL LOCATION.

APPLICANT

DARLING INVESTMENT, LLC
ATTN. SCOTT DARLING
7323 - 126TH AVE. NE
KIRKLAND, WA 98033
(425) 239-9925

PLAT DATA

SITE AREA:	230,618 SF/5.29 ACRES
EXISTING/PROPOSED ZONING:	PRD-20,000 / R-7,200
PROPOSED LOTS:	17 (3.21 LOTS/ACRE)
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
SCHOOL DISTRICT:	ARLINGTON NO. 16
FIRE DISTRICT:	SNO. CO. FPD # 21

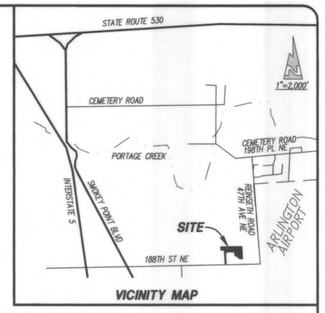
TAX PARCEL NUMBER

31051600401400

SITE ADDRESS

19100 45th DRIVE NE, ARLINGTON, WA.

RISK ASSESSMENT: MODERATE-HIGH.



VICINITY MAP

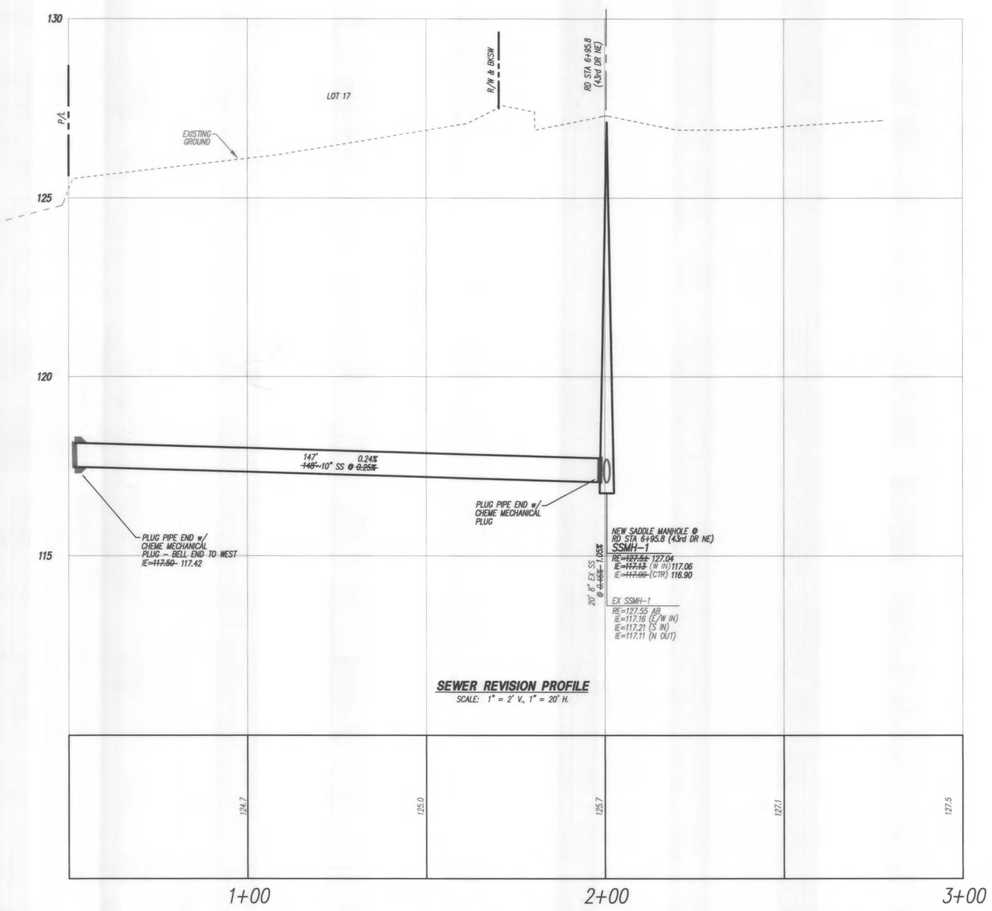
LEGAL DESRIPTION:

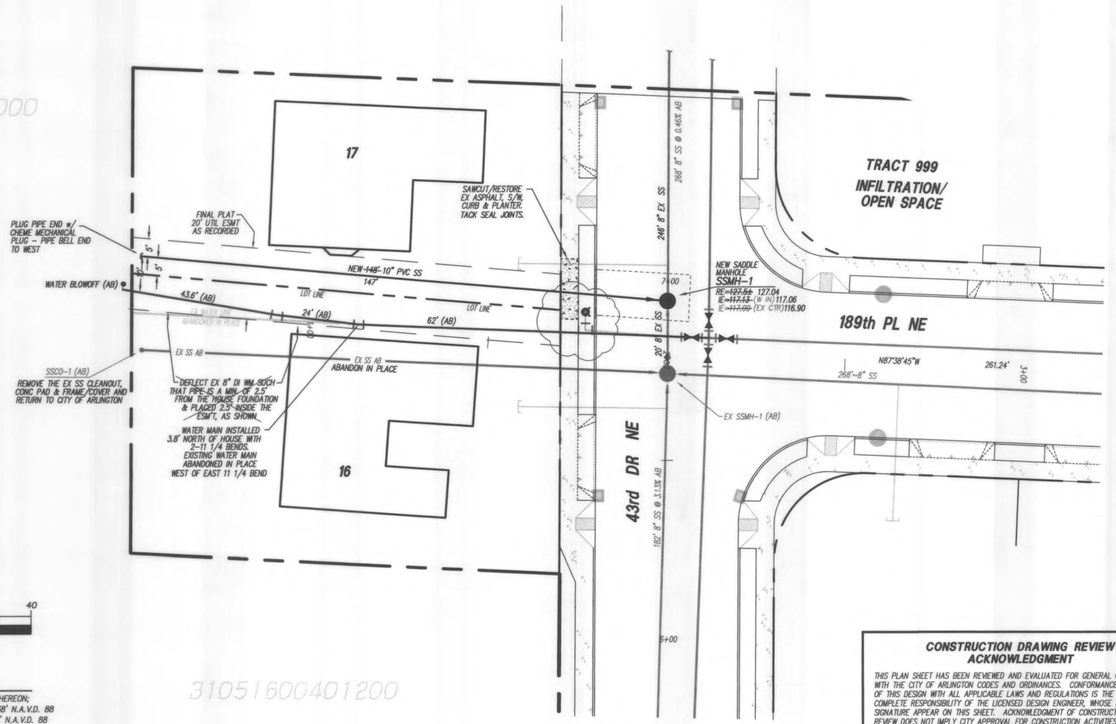
THAT PORTION OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 15 ACRES OF THE EAST HALF OF SAID SUBDIVISION; THENCE SOUTH 89°59'53" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 104.35 FEET; THENCE NORTH 21°07'03" WEST PARALLEL WITH THE WEST LINE OF SAID EAST 15 ACRES FOR A DISTANCE OF 208.70 FEET TOT THE TRUE POINT OF BEGINNING; THENCE NORTH 89°59'53" EAST PARALLEL WITH SAID SOUTH LINE FOR A DISTANCE OF 104.35 FEET TO THE WEST LINE OF SAID EAST 15 ACRES; THENCE NORTH 21°7'03" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 449.78 FEET TO THE SOUTH LINE OF THE NORTH 660.00 FEET OF SAID SUBDIVISION; THENCE SOUTH 89°36'22" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 763.47 FEET TOT HE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 2°25'33" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 136.32 FEET TO A POINT 517.00 FEET NORTHERLY FORM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°59'53" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 23°25'33" EAST PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF 517.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°59'53" EAST ALONG THE SOUTH LINE FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 2°25'33" WEST PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF OF 380.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°01'35" FOR A DISTANCE OF 112.44 FEET; THENCE NORTH 89°36'22" EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 660.00 FEET OF SAID SUBDIVISION FOR A DISTANCE OF 217.80 FEET; THENCE SOUTH 87°67'13" EAST FOR A DISTANCE OF 143.49 FEET; THENCE NORTH 89°59'53" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 39.93 FEET; THENCE SOUTH 53°01'53" EAST FOR A DISTANCE OF 172.27 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 35.00 FEET THEREOF ABUTTING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 16 FOR COUNTY ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.





31051600302000

31051600401200

PEAK ENGINEERING INC.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20' FT

DATUM: NAVD 88
BENCH: PROJECT BENCH MARKS AS SHOWN HEREON; NORTH NUT OF FIRE HYDRANT=136.38' N.A.V.D. 88
TOP OF REBAR ELEVATION = 135.22' N.A.V.D. 88
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.

DATE	REVISION/ISSUED
4/12/06	ISSUED
5/9/06	REVISED PER CITY REVIEW
2/27/07	AS-BUILT
3/20/07	REVISED PER CITY REVIEW
4/9/07	MYLAR PER CITY REQUEST

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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. 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 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: PAUL RICHARDT
CITY ENGINEER

DATE: 5/12/06
THIS APPROVAL VALID FOR 18 MONTHS

PEAK ENGINEERING INC.
1720 GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 / FAX: (360) 658-7826

C. SCOTT STEWART — STATE OF WASHINGTON — 29726 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/16/2007
DATE: 4/10/07

ORIGINAL SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:
METRON AND ASSOCIATES, INC.
LAND SURVEYS, MAPS & PLANNING
307 N. OLYMPIC, STE 205
ARLINGTON, WASHINGTON 98223
360-435-3777
METRON JOB NO. 02097

REVISION STAKING & AB's SURVEY WORK ~~TO BE~~ PROVIDED BY:
PEAK ENGINEERING, INC.
601 DELTA AVENUE
MARYSVILLE, WA 98270
PH: 360-658-7826

DARLING INVESTMENTS, LLC
7323 - 126th AVE NE
KIRKLAND, WA 98033
PH: 425-239-9925
FX: 425-739-0287

CITY OF ARLINGTON
AS-BUILT CONSTRUCTION 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: CITY ENGINEER
DATE: 04/19/2007

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

PFN: 02-109857

WALNUT RIDGE 2

REVISION FOR SANITARY SEWER AND WATER AS-BUILT

AS-BUILT

PROJECT NO. 02437

DWG 1 OF 1

SW1/4, SE1/4, SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WA

PEAK ENGINEERING INC.

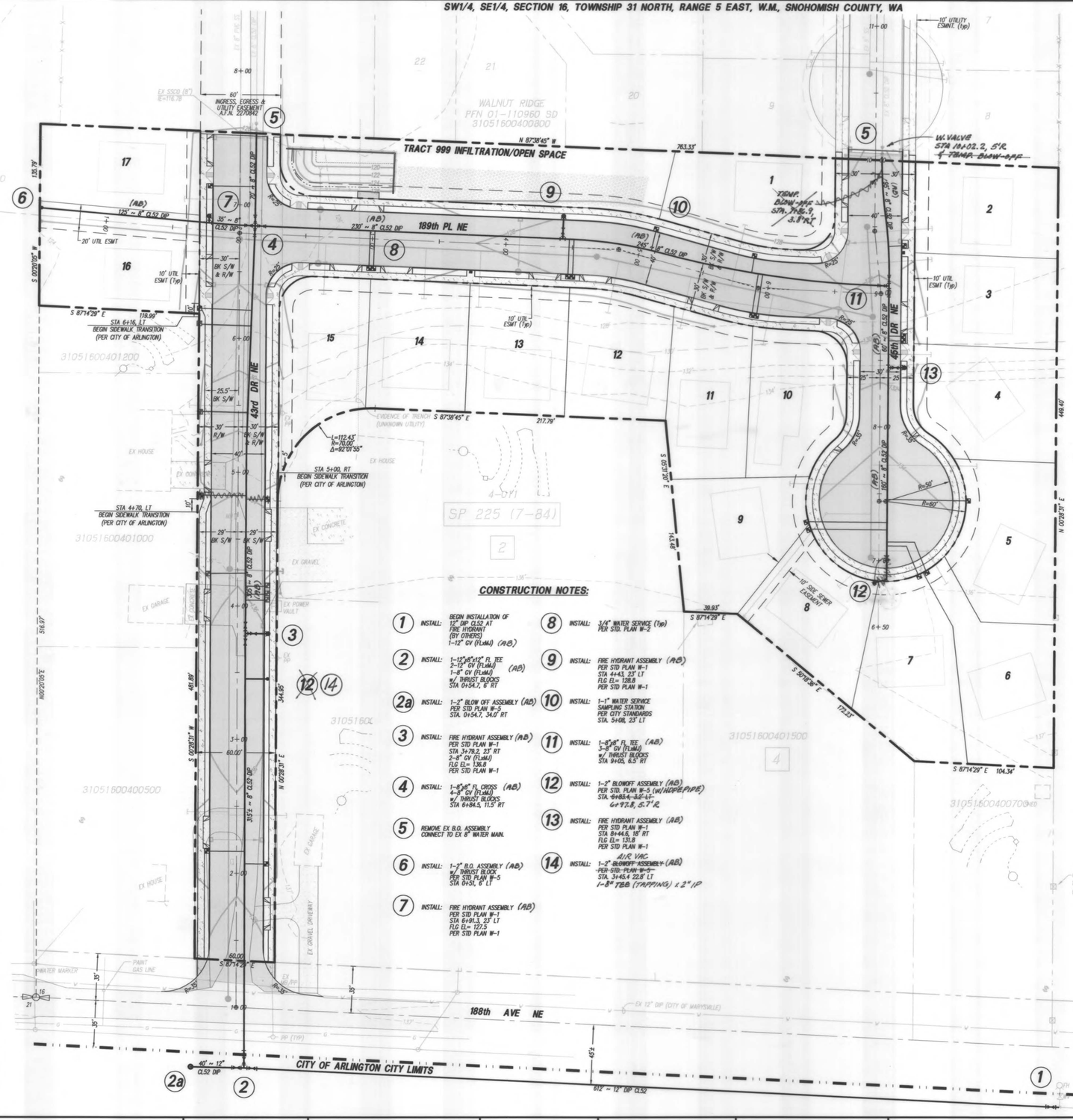
GRAPHIC SCALE

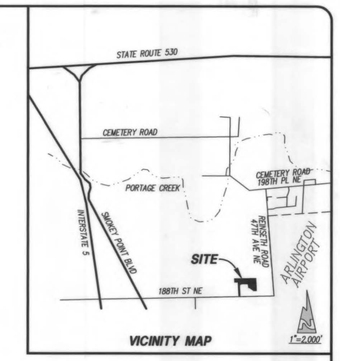
40 0 20 40 80

(IN FEET)
1 INCH = 40 FT

DATUM: NAVD 88
BENCH: PROJECT BENCH MARKS AS SHOWN HEREON; NORTH NUT OF FIRE HYDRANT=136.38' N.A.V.D. 88 TOP OF REBAR ELEVATION = 135.22' N.A.V.D. 88 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.





VICINITY MAP

ABREVIATIONS TABLE

(A/P)	= ANGLE POINT	(MCSE)	= MIN CRAWL SPACE ELEV.
(BC)	= BOTTOM OF CURB-F/L	(OWS)	= OIL WATER SEPARATER
(BW)	= BOTTOM OF WALL	(PC)	= POINT OF CURVATURE
(BO)	= BLOWOFF	(PI)	= POINT OF INTERSECTION
(BRK)	= BREAK/GRADE BREAK	(PL)	= PROPERTY LINE
(CB)	= CATCH BASIN	(PP)	= POWER/UTILITY POLE
(CBU)	= COLLECTION BOX UNITS	(PT)	= POINT OF TANGENCY
(CE)	= CULVERT END	(PVMT)	= PAVEMENT
(CL)	= CENTER LINE	(RE)	= RIM ELEVATION
(CO)	= CLEANOUT	(SD)	= STORM DRAIN
(CSBC)	= CR. SURF'G BASE COURSE	(SLL)	= SOLID LOCKING LID
(CSTC)	= CR. SURF'G TOP COURSE	(SS)	= SANITARY SEWER
(CTR)	= CENTER	(SSMH)	= SEWER MANHOLE
(DIP)	= DUCTILE IRON PIPE	(STRC/TR)	= STRUCTURE
(DRNG)	= DRAINAGE	(TBR)	= TO BE REMOVED
(EL)	= ELEVATION	(TC)	= TOP OF CURB
(EOA)	= EDGE OF ASPHALT	(TCO)	= THRU CURB INLET
(EOG)	= EDGE OF GRAVEL	(TOB)	= TOP OF BANK
(ESMT)	= EASEMENT	(TW)	= TOP OF WALL
(EX)	= EXISTING	(Typ)	= TYPICAL
(G/L)	= GUTTER LINE OF CURB	(Ty-X)	= TYPE-CB/MH
(GRT)	= GRATE	(Ty-1)	= TYPE 1 CB
(GRVL)	= GRAVEL	(YD)	= YARD DRAIN
(FH)	= FIRE HYDRANT	(VG)	= VANED GRATE
(FOC)	= FACE OF CURB	(W)	= WATER/WATER MAIN
(IE)	= INVERT ELEVATION	(WCR)	= WHEEL CHAIR RAMP
(INT)	= INTERSECTION	(WM)	= WATER METER
(LL)	= LOT LINE	(WV)	= WATER VALVE
(MB)	= MAILBOX	(1/4 ∆)	= 1/quarts DELTA

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BSBL	BLDG SETBACK LINE (BSBL)	BSBL
	BLOW-OFF (BO)	
	CATCH BASIN (Ty-1)	
	CATCH BASIN (Ty-2) w/GRATE	ROUND LID
	CASE MONUMENT	
	CONCRETE MON	
SD	CULVERTS (CE=CULV END)	X'~12" SD
	DRAINAGE DITCH/SWALE	
	DRAINAGE FLOW PATTERNS	
	D/W CURBCUT	
	EASEMENTS (ESMT)	
EOA	EDGE PAVEMENT (EOA)	EOA
	FIRE HYDRANT (FH)	
	LOT LINE (L/L)	L/L
MB	MAILBOXES (MB, CBU)	
P/L	PROPERTY LINE (P/L)	P/L
EX R/W	RIGHT OF WAY (R/W)	R/W
C/L	ROAD CENTER (CTR) LINE	C/L
	SANITARY SEWER MANHOLE	
	SECTION CORNER	
	SEWER STUBOUT	
SD	STORM PIPE (SD)	X'~12" SD
	STORM STUBOUT	
PP	UTILITY POLE (PP, UP)	PP
8"W	WATER LINE	X'~8" D.I.P.
WS	WATER SERVICE (WS)	
	WATER VALVE (WV)	
	WHEEL CHAIR RAMP (WCR)	
	YARD BASIN (YD)	

CONSTRUCTION NOTES:

1. INSTALL: BEGIN INSTALLATION OF 12" DIP CL52 AT FIRE HYDRANT (BY OTHERS) 1~12" GV (FLxMJ) (AB)
2. INSTALL: 1~12"x8"x12" FL TEE 2~12" GV (FLxMJ) 1~8" GV (FLxMJ) w/ THRUST BLOCKS STA 0+54.7, 6' RT (AB)
2a. INSTALL: 1~2" BLOW OFF ASSEMBLY (AB) PER STD PLAN W-5 STA. 0+54.7, 34.0' RT
3. INSTALL: FIRE HYDRANT ASSEMBLY (AB) PER STD PLAN W-1 STA 3+79.2, 23' RT 2~8" GV (FLxMJ) FLG EL= 136.8 PER STD PLAN W-1
4. INSTALL: 1~8"x8" FL CROSS (AB) 4~8" GV (FLxMJ) w/ THRUST BLOCKS STA 6+94.5, 11.5' RT
5. REMOVE EX B.O. ASSEMBLY CONNECT TO EX 8" WATER MAIN.
6. INSTALL: 1~2" B.O. ASSEMBLY (AB) w/ THRUST BLOCK PER STD PLAN W-5 STA 0+51, 6' LT
7. INSTALL: FIRE HYDRANT ASSEMBLY (AB) PER STD PLAN W-1 STA 6+91.3, 23' LT FLG EL= 127.5 PER STD PLAN W-1
8. INSTALL: 3/4" WATER SERVICE (Typ) PER STD. PLAN W-2
9. INSTALL: FIRE HYDRANT ASSEMBLY (AB) PER STD PLAN W-1 STA 4+43, 23' LT FLG EL= 128.8 PER STD PLAN W-1
10. INSTALL: 1~1" WATER SERVICE SAMPLING STATION PER CITY STANDARDS STA. 5+08, 23' LT
11. INSTALL: 1~8"x8" FL TEE (AB) 3~8" GV (FLxMJ) w/ THRUST BLOCKS STA 9+05, 6.5' RT
12. INSTALL: 1~2" BLOWOFF ASSEMBLY (AB) PER STD. PLAN W-5 (w/HDPE PIPE) STA. ~~6+83.4, 3.2' LT~~ 6+97.8, 5.7' RT
13. INSTALL: FIRE HYDRANT ASSEMBLY (AB) PER STD PLAN W-1 STA 8+44.6, 18' RT FLG EL= 131.8 PER STD PLAN W-1 d/c VAC
14. INSTALL: ~~1~2" BLOWOFF ASSEMBLY (AB) PER STD. PLAN W-5 STA. 3+45.4 22.8' LT~~ 1~8" TEE (TAPPING) x 2" IP

GENERAL NOTES FOR WATER SYSTEM

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF ARLINGTON STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON / APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. A PRECONSTRCUTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE OR HAVE LOCATED BY THE APPROPRIATE COMPANIES ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. WATER PIPE SHALL BE NEW DUCTILE IRON PIPE (DI) CLASS 52 CEMENT-LINED UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO ANSI A21.51 (AWWA C 151). DI PIPE SHALL BE PUSH-ON JOINT (TYTON JOINT ONLY) OR MECHANICAL JOINT.
5. VALVES 12" AND SMALLER SHALL BE GATE VALVES WITH RESILIENT SEAT, NRS (NON RISING STEM) O-RING PACKING. VALVES SHALL BE EQUAL TO MUELLER A-2370, M&H, AMERICAN-80 "CRS", OR WATEROUS SERIES 500.
6. FITTINGS SHALL BE DUCTILE IRON SHORT BODY FOR PRESSURE RATING OF 150 PSI, UNLESS OTHERWISE NOTED.
7. FIRE HYDRANTS SHALL BE 5-1/4 MVO MUELLER A-423 ONLY. PAINT HYDRANT WITH CASE YELLOW NO. X-3472. MJ FOLLOWERS SHALL BE MEGA LUG. HYDRANT SHALL BE FITTED WITH A RED HEAD 5" STORZ TO 4-1/2" NTS FEMALE ADAPTER STYLE NO. 5-37-MF-L WITH A METAL FACE CAP STYLE NO. SC-MF OR APPROVED EQUAL. SEE STANDARD PLAN W1.
8. ALL LINES SHALL BE DISINFECTED, FLUSHED AND PRESSURE TESTED IN CONFORMANCE WITH WSDOT/APWA STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE TESTED AT 240 PSI. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY PLUGS, TESTING DEVICES, ETC. THE CITY SHALL BE PRESENT FOR ALL TESTING. THE CITY WILL TAKE PURITY TESTS AND CONNECTION WILL BE AUTHORIZED FOLLOWING PASSING OF THE TESTS.
9. THE CONTRACTOR SHALL NOT OPERATE ANY VALVE OR PART OF THE CITY WATER SYSTEM WITHOUT NOTIFICATION AND SPECIFIC SUPERVISION OF THE CITY UTILITY DEPARTMENT. THE CONTRACTOR SHALL MAKE ALL CONNECTIONS TO THE SYSTEM REQUIRED AFTER MAKING ARRANGEMENTS WITH THE CITY IN ADVANCE.
10. INSTALLATION OF PIPE, FITTINGS AND VALVES, HYDRANTS AND APPURTENANCES SHALL CONFORM TO WSDOT/APWA STANDARD SPECIFICATIONS. COVER SHALL BE 36 TO 48 INCHES OVER THE TOP OF PIPE UNLESS OTHERWISE NOTED ON PLANS.
11. PIPE BEDDING FOR WATER PIPE:
    IT IS ANTICIPATED THAT NATIVE MATERIAL WILL BE SUITABLE FOR PIPE BEDDING. ACTUAL DETERMINATION OF SUITABILITY WILL BE DETERMINED BY THE CITY DURING CONSTRUCTION BASED ON OBSERVATION OF THE NATIVE MATERIAL. IF THE NATIVE MATERIAL IS JUDGED UNSUITABLE FOR PIPE BEDDING, IMPORTED PIPE BEDDING GRAVEL SHALL BE FURNISHED AND PLACED BY THE CONTRACTOR. SEE SANITARY SEWER MATERIAL SPECIFICATION NO. 4. BEDDING SHALL BE LIMITED TO THE MAXIMUM AS SHOWN ON THE RIGID PIPE TYPICAL TRENCH DETAIL.
12. SERVICES, BLOW-OFFS AND MISCELLANEOUS DETAILS SHALL BE AS SHOWN IN THE CITY OF ARLINGTON PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS SECTION 2 – WATER.
13. THE CONTRACTOR WILL BEGIN INSTALLATION OF THE WATER LINE BY INSTALLING A TEMPORARY RESILIENT SEAT VALVE AND AN APPROVED DOUBLE CHECK VALVE ASSEMBLY AT THE END OF THE EXISTING 8" WATER MAIN.
14. PROVIDE BLUE STREET REFLECTOR(S) ON THE HYDRANT SIDE OF CENTERLINE TO INDICATE HYDRANT LOCATION. THE TOP OF THE HYDRANT(S) SHALL BE COLORED GREEN.
15. ANY AREA OF THE TRAIL THAT IS DISTURBED IN THE PROCESS OF INSTALLING THE WATERLINE MUST BE GRADED FLAT AND RESHAPED TO A MINIMUM OF 10 FEET WIDE WITH THE INSTALLATION OF 4 INCHES OF CRUSHED ROCK. IN ADDITION, THERE IS CURRENTLY HEAVY VEGETATION AND SOME BERMS LOCATED BETWEEN THE TRAIL AND 188th STREET TO KEEP PEOPLE FROM DRIVING UP ON THE TRAIL. IF THE VEGETATION AND/OR BERMS ARE DISTURBED DURING THE INSTALLATION OF THE WATERLINE THEY MUST BE REPAIRED UPON COMPLETION OF THE INSTALLATION.
16. THE DEVELOPER MUST PROVIDE ADEQUATE NOTICE TO THE AIRPORT OFFICE PRIOR TO THE START OF WORK ALONG THE AIRPORT TRAIL. NOTICE IS REQUIRED TO ALLOW US TO DETOUR THE TRAIL USERS AROUND THE PORTION OF THE TRAIL BEING AFFECTED BY THE INSTALLATION OF THE WATERLINE.

SPECIAL NOTE:

CITY OF ARLINGTON HAS INDICATED THAT THERE HAVE BEEN A NUMBER OF STANDARDS REVISIONS THAT ARE NOT INCLUDED IN THE CURRENT EDITION OF THE MANUAL. PLEASE CONTACT EARL ANDERSON AT (360) 403-3506 FOR THOSE REVISIONS. SAID REVISIONS INCLUDE CHANGES IN STANDARD SERVICE DETAILS, MORE HYDRANT OPTIONS, ETC.

DATE	REVISION/ISSUED
4/1/03	ISSUED
7/29/03	PER CITY OF ARLINGTON REVIEW COMMENTS
9/16/03	PER CITY OF ARLINGTON REVIEW COMMENTS
10/8/03	ROAD X-SECTION PER CITY OF ARLINGTON
4/26/04	AS-BUILT
3/18/14	ADD'L INFO FROM CITY (AB)

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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. 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 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: 10/17/07
THIS APPROVAL VALID FOR 18 MONTHS

PEAK ENGINEERING INC.
1720 GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 / FAX: (360) 658-7826

C. SCOTT STEWART — STATE OF WASHINGTON — 29728 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/16/2005
DATE: 10/9/03

SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:
METRON AND ASSOCIATES, INC.
LAND SURVEYS, MAPS & PLANNING
307 N. OLYMPIC, STE 205
ARLINGTON, WASHINGTON 98223
360-435-3777
METRON JOB NO. 02097

DARLING INVESTMENTS, LLC
7323 – 126th AVE NE
KIRKLAND, WA 98033
PH: 425-239-9925
FX: 425-739-0287

CITY OF ARLINGTON AS-BUILT CONSTRUCTION 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: _____ CITY ENGINEER
DATE: 5/25/04

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

PFN: 02-109857
WALNUT RIDGE 2
WATER PLAN

AS-BUILT

PROJECT NO. 02437
DWG W1
OF 1

SW1/4, SE1/4, SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WA

PEAK ENGINEERING INC.

GRAPHIC SCALE

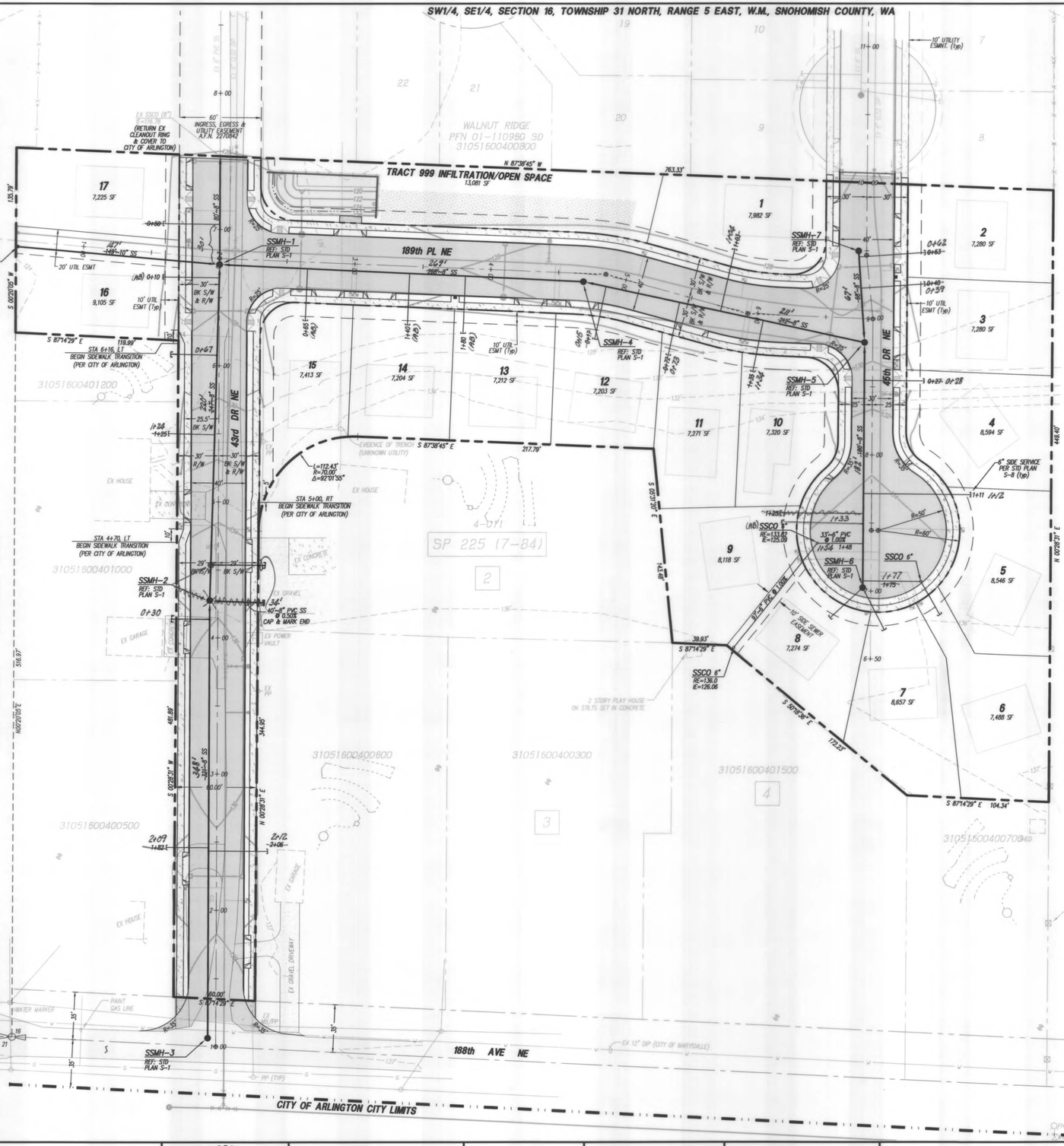
40 0 20 40 80

(IN FEET)
1 INCH = 40 FT

DATUM: NAVD 88

BENCH: PROJECT BENCH MARKS AS SHOWN HEREON;
NORTH NUT OF FIRE HYDRANT=136.38' N.A.V.D. 88
TOP OF REBAR ELEVATION = 135.22' N.A.V.D. 88
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.



ABREVIATIONS TABLE

(A/P)	= ANGLE POINT	(MCSE)	= MIN CRAWL SPACE ELEV.
(BC)	= BOTTOM OF CURB-F/L	(OWS)	= OIL WATER SEPARATOR
(BW)	= BOTTOM OF WALL	(PC)	= POINT OF CURVATURE
(BO)	= BLOWOFF	(PI)	= POINT OF INTERSECTION
(BRK)	= BREAK/GRADE BREAK	(PL)	= PROPERTY LINE
(CB)	= CATCH BASIN	(PP)	= POWER/UTILITY POLE
(CBU)	= COLLECTION BOX UNITS	(PT)	= POINT OF TANGENCY
(CE)	= CULVERT END	(PVMT)	= PAVEMENT
(CL)	= CENTER LINE	(RE)	= RIM ELEVATION
(CO)	= CLEANOUT	(SD)	= STORM DRAIN
(CSBC)	= CR. SURF'G BASE COURSE	(SLL)	= SOLID LOCKING LID
(CSTC)	= CR. SURF'G TOP COURSE	(SS)	= SANITARY SEWER
(CTR)	= CENTER	(SSMH)	= SEWER MANHOLE
(DIP)	= DUCTILE IRON PIPE	(STRCTR)	= STRUCTURE
(DRNG)	= DRAINAGE	(TBR)	= TO BE REMOVED
(EL)	= ELEVATION	(TC)	= TOP OF CURB
(EOA)	= EDGE OF ASPHALT	(TCI)	= THRU CURB INLET
(EOG)	= EDGE OF GRAVEL	(TOB)	= TOP OF BANK
(ESMT)	= EASEMENT	(TW)	= TOP OF WALL
(EX)	= EXISTING	(Typ)	= TYPICAL
(G.L)	= GUTTER LINE OF CURB	(Ty-X)	= TYPE-CB/MH
(GRT)	= GRATE	(Ty-1)	= TYPE 1 CB
(GRVL)	= GRAVEL	(YD)	= YARD DRAIN
(FH)	= FIRE HYDRANT	(VG)	= VANED GRATE
(FOC)	= FACE OF CURB	(W)	= WATER/WATER MAIN
(IE)	= INVERT ELEVATION	(WCR)	= WHEEL CHAIR RAMP
(INT)	= INTERSECTION	(WM)	= WATER METER
(LL)	= LOT LINE	(WV)	= WATER VALVE
(MB)	= MAILBOX	(1/x a)	= 1/parts DELTA

LEGEND

EXISTING	DESCRIPTION	PROPOSED
BSBL	BLDG SETBACK LINE (BSBL)	BSBL
	BLOW-OFF (BO)	
	CATCH BASIN (Ty-1)	
	CATCH BASIN (Ty-2)	w/GRATE ROUND LID
	CASE MONUMENT	
	CONCRETE MON	
SD	CULVERTS (CE=CULV END)	X'-12" SD
	DRAINAGE DITCH/SWALE	
	DRAINAGE FLOW PATTERNS	
	D/W CURBCUT	
	EASEMENTS (ESMT)	
EOA	EDGE PAVEMENT (EOA)	EOA
	FIRE HYDRANT (FH)	
	LOT LINE (L/L)	L/L
MB	MAILBOXES (MB, CBU)	
P/L	PROPERTY LINE (P/L)	P/L
R/W	RIGHT OF WAY (R/W)	R/W
C/L	ROAD CENTER (CTR) LINE	C/L
S	SANITARY SEWER MANHOLE	
	SECTION CORNER	
	SEWER STUBOUT	
SD	STORM PIPE (SD)	X'-12" SD
	STORM STUBOUT	
PP	UTILITY POLE (PP, UP)	PP
8"W	WATER LINE	X'-8" D.I.P.
WS	WATER SERVICE (WS)	
	WATER VALVE (WV)	
	WHEEL CHAIR RAMP (WCR)	
	YARD BASIN (YD)	

APPLICANT

DARLING INVESTMENT, LLC
ATTN. SCOTT DARLING
7323 - 126TH AVE. NE
KIRKLAND, WA 98033
(425) 239-9925

CONTACT

SHOCKEY BRENT, INC.
ATTN. RICK McARDLE
2716 COLBY AVE.
EVERETT, WA 98201
(425) 258-9308

OWNER

KEITH AND MARION PARSONS
5607-135TH PL NE
MARYSVILLE, WA 98271

PLAT DATA

SITE AREA:	230,618 SF/5.29 ACRES
EXISTING/PROPOSED ZONING:	PRD-20,000 / R-7,200
PROPOSED LOTS:	17 (3.21 LOTS/ACRE)
WATER:	CITY OF ARLINGTON
SEWER:	CITY OF ARLINGTON
SCHOOL DISTRICT:	ARLINGTON NO. 16
FIRE DISTRICT:	SNO. CO. FPD # 21

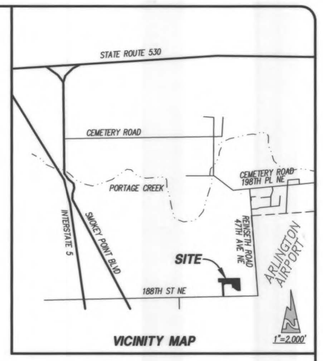
TAX PARCEL NUMBER

310516004014OO

SITE ADDRESS

19100 45th DRIVE NE, ARLINGTON, WA.

RISK ASSESSMENT: MODERATE-HIGH.



VICINITY MAP 1"=2,000'

LEGAL DESRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 15 ACRES OF THE EAST HALF OF SAID SUBDIVISION; THENCE SOUTH 89°59'53" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 104.35 FEET; THENCE NORTH 21°7'03" WEST PARALLEL WITH THE WEST LINE OF SAID EAST 15 ACRES FOR A DISTANCE OF 208.70 FEET TOT THE TRUE POINT OF BEGINNING; THENCE NORTH 89°59'53" EAST PARALLEL WITH SAID SOUTH LINE FOR A DISTANCE OF 104.35 FEET TO THE WEST LINE OF SAID EAST 15 ACRES; THENCE NORTH 21°7'03" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 449.78 FEET TO THE SOUTH LINE OF THE NORTH 660.00 FEET OF SAID SUBDIVISION; THENCE SOUTH 89°36'22" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 763.47 FEET TOT HE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 2°25'33" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 136.32 FEET TO A POINT 517.00 FEET NORTHERLY FORM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°59'53" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 23°25'33" EAST PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF 517.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°59'53" EAST ALONG THE SOUTH LINE FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 2°25'33" WEST PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF OF 380.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°01'55" FOR A DISTANCE OF 112.44 FEET; THENCE NORTH 89°36'22" EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 660.00 FEET OF SAID SUBDIVISION FOR A DISTANCE OF 217.80 FEET; THENCE SOUTH 8°16'13" EAST FOR A DISTANCE OF 143.49 FEET; THENCE NORTH 89°59'53" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 39.93 FEET; THENCE SOUTH 53°01'53" EAST FOR A DISTANCE OF 172.27 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 35.00 FEET THEREOF ABUTTING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 16 FOR COUNTY ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

GENERAL NOTES FOR SEWER SYSTEM

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM FOR CURRENT A.P.W.A. SPECIFICATIONS WHEN NOT COVERED BY THE CITY OF ARLINGTON STANDARD SPECIFICATIONS.
2. PVC SEWER PIPE & FITTINGS SHALL BE INTEGRAL WALL BELL & SPIGOT RUBBER GASKET JOINT UNPLASTICIZED POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM 3034 SDR 35.
3. ALL RIGID PIPE ENTERING OR LEAVING THE MANHOLE SHALL BE PROVIDED WITH FLEXIBLE JOINTS WITHIN 12" OF STRUCTURES AND PLACED ON FIRMLY COMPACTED BEDDING. ALL PVC PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WITH GASKETED ADAPTERS AS APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL CALL UTILITY UNDERGROUND LOCATE 1-800-424-555, 48-HOURS PRIOR TO CONSTRUCTION AND NOTIFY THE CITY UTILITIES DEPARTMENT.
5. LOW PRESSURE AIR TESTING SHALL BE DONE BY THE CONTRACTOR PER CITY STANDARDS.
6. SIX-INCH (6") SIDE SEWERS SHALL BE TEE FITTINGS & MAINTAIN A 2% MINIMUM GRADE.
7. PRECONSTRUCTION MEETING BETWEEN CITY AND CONTRACTOR TO BE HELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
8. SIDE SEWER & SERVICE MARKER PER STANDARD PLAN S2.
9. ALL MANHOLES, CLEANOUTS, RINGS AND COVERS SHALL BE LOCKING. EXCEPT WHEN LOCATED IN PAVED RIGHT OF WAY, UNLESS OTHERWISE DIRECTED BY CITY.
10. THE CONTRACTOR/OWNER SHALL NOTIFY PEAK ENGINEERING, INC. AND THE CITY ENGINEER WHEN CONFLICTS OCCUR BETWEEN THE PLANS AND OBSERVED FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED WITH THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES ARE SHOWN BASED UPON THE BEST AVAILABLE RECORDS AND ARE SUBJECT TO VARIATIONS.
12. SEE CITY STANDARDS SECTION 3-SANITARY SEWER.
13. SIDE SEWERS ARE STATIONED FROM THE DOWNSTREAM MANHOLE.
14. ALL SEWER LINES THAT ARE 14' OR GREATER IN DEPTH SHALL BE C-900 PVC.
15. THE CONTRACTOR WILL PLUG THE EXISTING SANITARY SEWER MANHOLE PRIOR TO ANY CONSTRUCTION TO PROTECT THE SYSTEM. THE PLUG SHALL NOT BE REMOVED UNTIL FINAL APPROVAL HAS BEEN RECEIVED FROM THE CITY OF ARLINGTON.
16. THE SANITARY SEWER SYSTEM PIPING SHALL BE INSTALLED WITH PEA GRAVEL BEDDING 4 INCHES BELOW AND 12 INCHES ABOVE THE PIPE FOR THE FULL TRENCH WIDTH.
17. THE CONTRACTOR WILL INSTALL A CLEANOUT (AT GRADE) FOR ALL SANITARY SIDE SEWER STUBS THAT ARE UNAVOIDABLY LOCATED UNDER DRIVEWAYS. THE CLEANOUTS WILL BE INSTALLED PER STANDARD PLAN S 11.
18. ALL SIDE SEWERS NOT EXTENDED TO THE PROPERTY LINE ON THE EAST SIDE OF 43RD DR NE SHALL HAVE CONSTRUCTION JOINTS INSTALLED IN THE SIDEWALK AS DIRECTED BY THE CITY ENGINEER AND "S" STAMPED IN THE CONCRETE AT THE LATERAL LOCATION.

AS-BUILT NOTE:
AS-BUILT STATIONING FOR SIDE SEWERS PER VIDEO REPORT DATA ON FILE W/CITY.

DATE	REVISION/ISSUED
4/1/03	ISSUED
7/29/03	PER CITY OF ARLINGTON REVIEW COMMENTS
9/17/03	PER CITY OF ARLINGTON REVIEW COMMENTS
10/8/03	ROAD X-SECTION PER CITY OF ARLINGTON
4/26/04	AS-BUILT

CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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BY: _____ CITY ENGINEER

DATE: 10/17/03
THIS APPROVAL VALID FOR 18 MONTHS

PEAK ENGINEERING INC.
1720 GROVE STREET, MARYSVILLE, WASHINGTON 98270
(360) 658-6986 / FAX: (360) 658-7826

C. SCOTT STEWART — STATE OF WASHINGTON — 29726 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/16/2005
DATE: 10/9/03

SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY:
METRON AND ASSOCIATES, INC.
LAND SURVEYS, MAPS & PLANNING
307 N. OLYMPIC, STE 205
ARLINGTON, WASHINGTON 98223
360-435-3777
METRON JOB NO. 02097

DARLING INVESTMENTS, LLC
7323 - 126th AVE NE
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PFN: 02-109857

WALNUT RIDGE 2

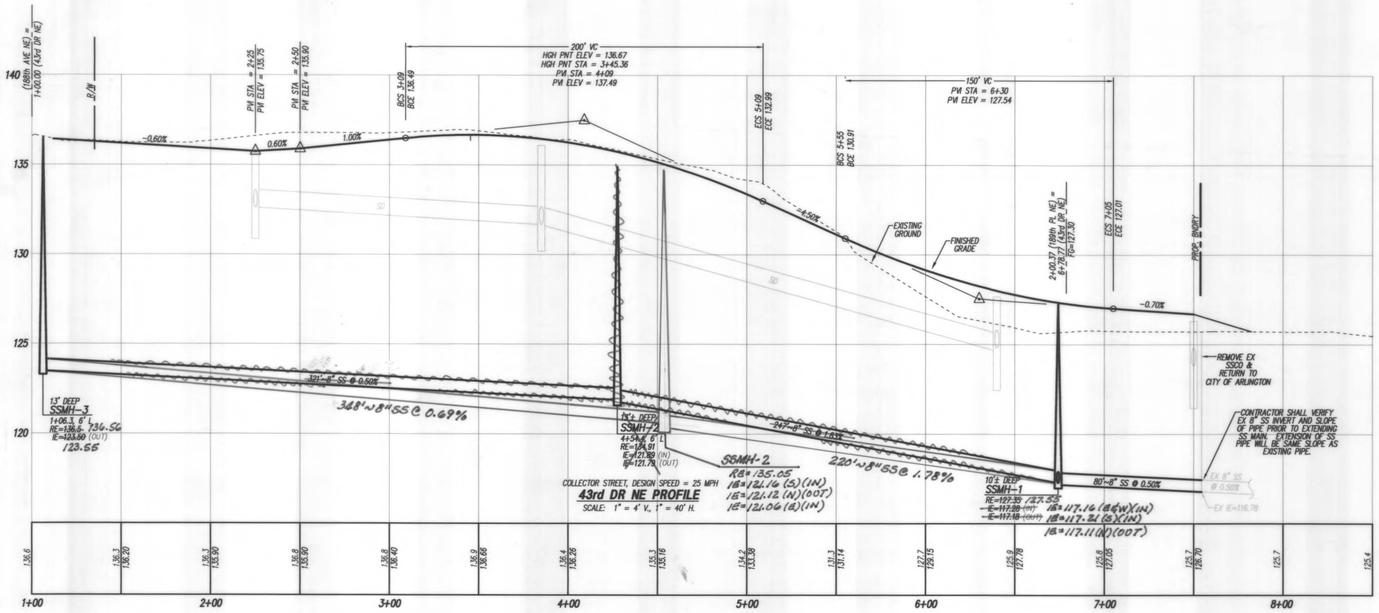
SANITARY SEWER PLAN

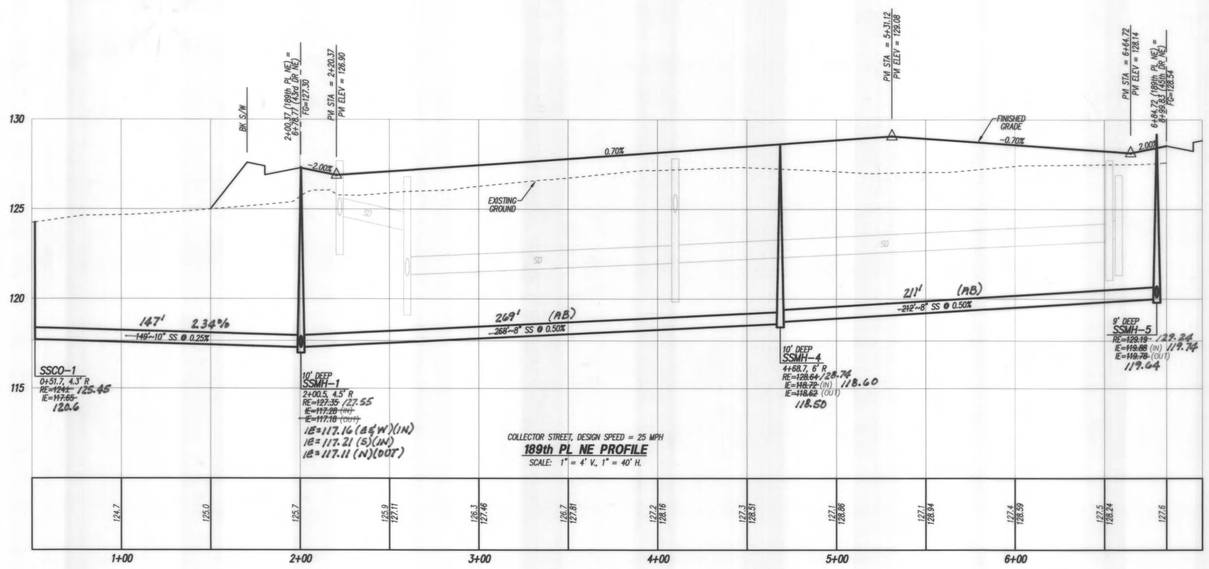
AS-BUILT

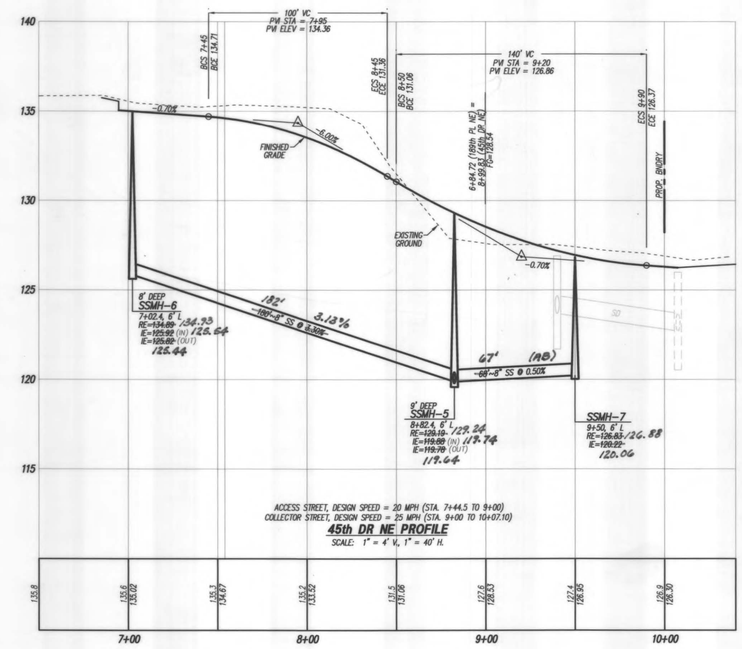
PROJECT NO. 02437

DWG SS1 OF 2

SW1/4, SE1/4, SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WA







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EXPIRES 07/16/2005

DATE: 9/18/03

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307 N. OLYMPIC, STE 205
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DWG SS2 OF 2