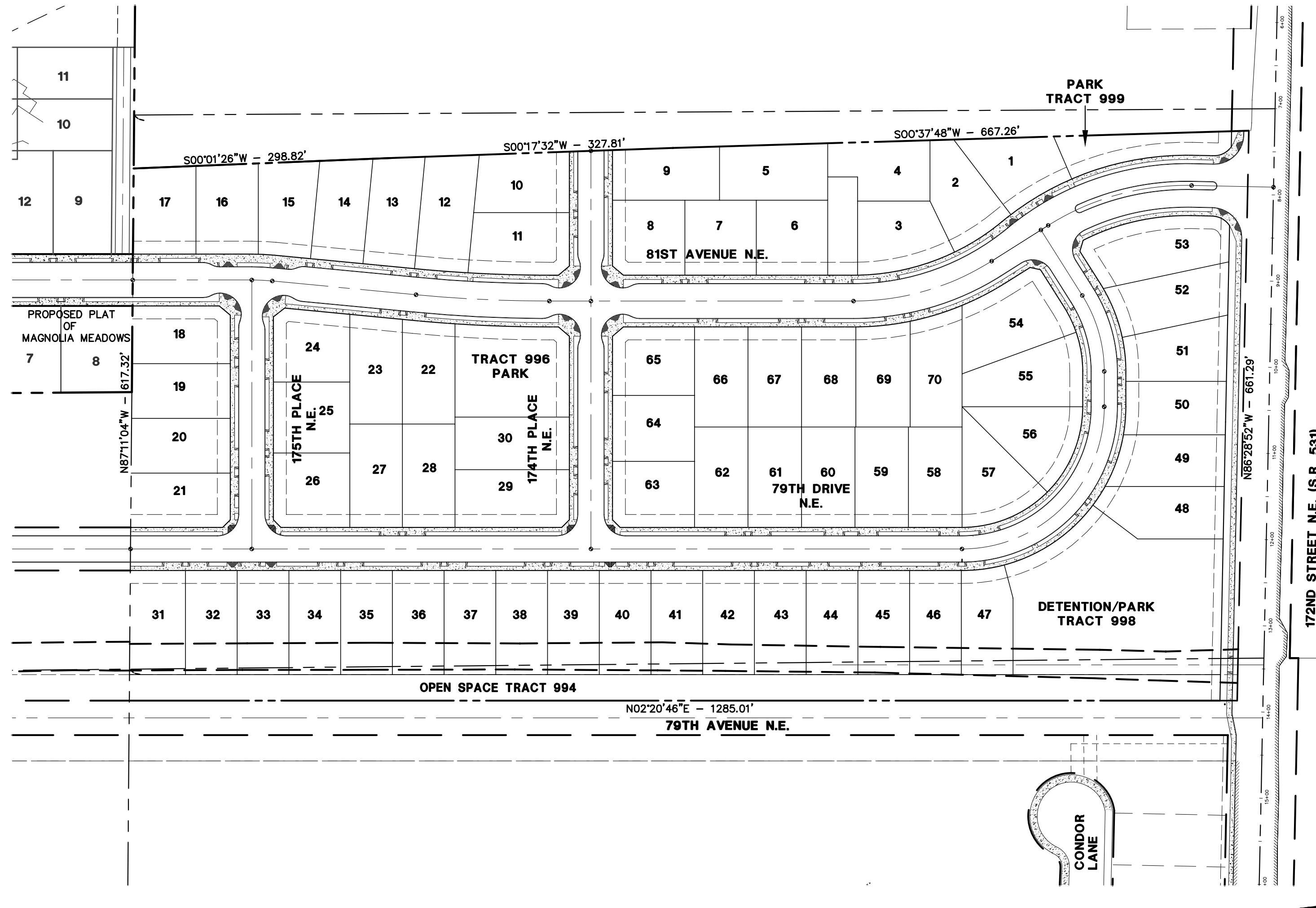


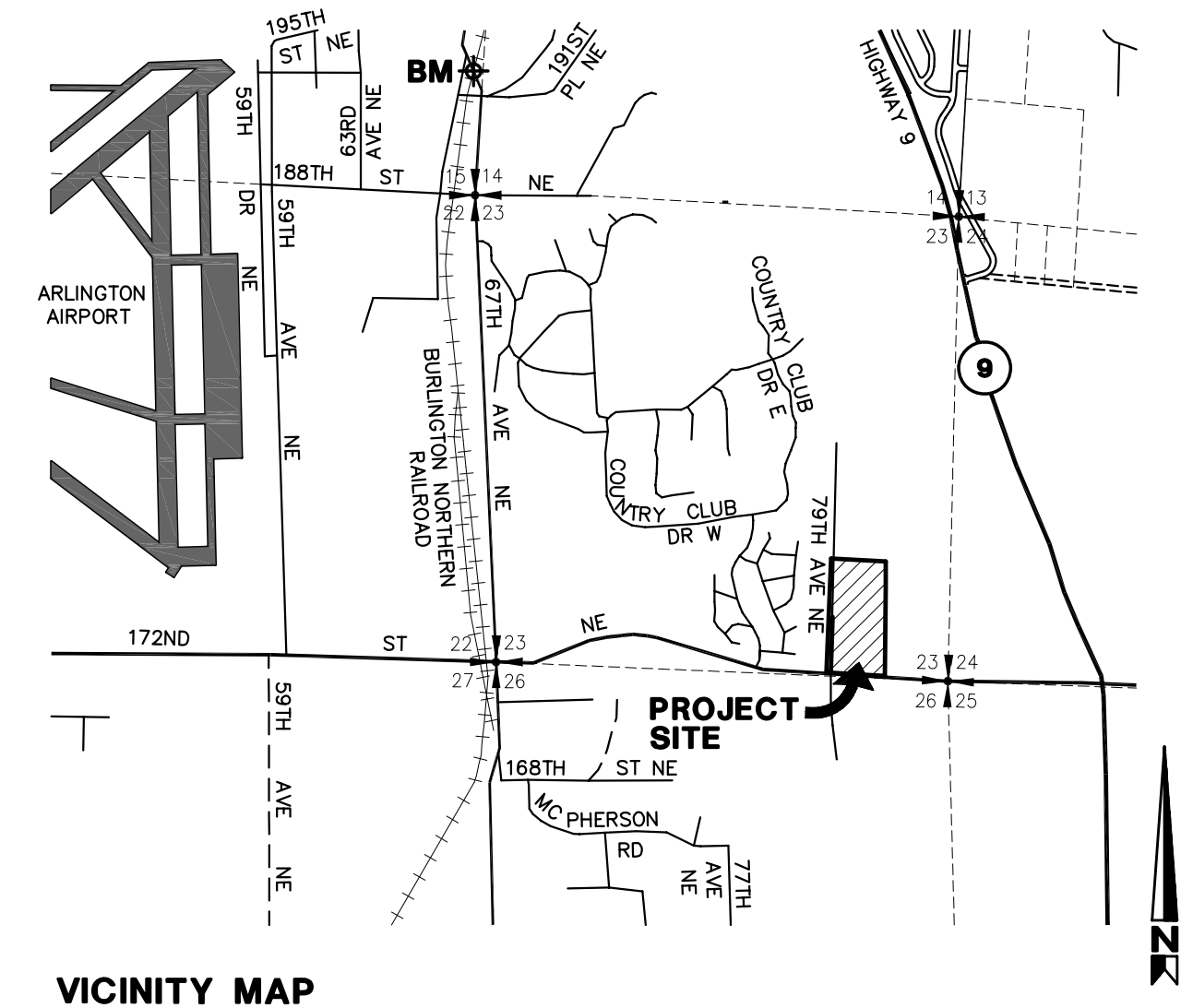
WATER AND SEWER PLANS FOR MAGNOLIA ESTATES

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 SIDE SEWER BENDS SHALL HAVE CLEANOUTS.
8. ALL MANHOLES SHALL BE INSPECTED AND APPROVED PRIOR TO BACKFILL.
9. ACCESS SHALL BE PROVIDED TO THE CONSTRUCTION SITE AT ALL TIMES FOR INSPECTION PURPOSES.
10. TRACE TAPE SHALL BE INSTALLED OVER ALL SANITARY SEWER PIPES.
11. ALL PUBLIC WATER, SEWER AND STORM DRAINAGE PIPING NOT IN PUBLIC RIGHT-OF-WAY REQUIRES A 10' (TEN FOOT) MIN. WIDE PERMANENT EASEMENT GRANTED TO THE CITY.
12. 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.
13. 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 (SEPIA MYLARS OR XEROX COPIES ARE NOT A SUITABLE SUBSTITUTE FOR PHOTOGRAPHIC MYLAR), OR ORIGINAL MYLARS OF EACH SHEET.
 - B. 1 (ONE) AUTOCAD 2000 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 CD IN A FORMAT COMPATIBLE WITH THE CITY'S AUTOCAD SYSTEM 2000 MINIMUM.



SITE PLAN
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1"=2000'

TAX ACCOUNT NUMBERS	ENGINEER	SURVEYOR
310523-004-009-00	HIGA BURKHOLDER ASSOCIATES L.L.C.	METRON AND ASSOCIATES, INC.
310523-004-010-00	1721 HEWITT AVE., SUITE 401	307 N. OLYMPIC AVE. SUITE 203
310523-004-013-00	WEST VANCOUVER, B.C.	ARLINGTON, WA 98223
	(425) 252-2826	(360) 435-3377
		(360) 435-4822 FAX
APPLICANT	OWNERS	
JOHN LAKHANI	BURTON L. THOMSON	MICHAEL AND MICHELLE WELLS
5703 WESPORT WYND	280 E. DIVISION DRIVE	8021 172ND STREET N.E.
SHERWOOD, OR 97140	CANADA, V7W 2Y1	ARLINGTON, WA 98223
(206) 972-2786 OR	(208) 541-0922 OR	(360) 435-8098
(604) 921-8328	(503) 701-5857	

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.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	WATER PLAN
SHEET 3	SEWER PLAN
SHEET 4	SEWER PROFILES
SHEET 5	SEWER PROFILES
SHEET 6	SEWER PROFILES

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LEGAL DESCRIPTION

PARCEL A:
THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 31 NORTH RANGE 5 EAST, W.M.;
EXCEPT THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE;
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 88°25'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 62.00 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED LINE;
THENCE SOUTH 1°12'30" EAST ALONG SAID LINE FOR 298.82 FEET;
THENCE SOUTH 0°56'24" EAST ALONG SAID LINE FOR 327.81 FEET;
THENCE SOUTH 0°35'16" EAST FOR 697.76 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED SUBDIVISION WHICH IS NORTH 87°42'25" WEST A DISTANCE OF 24.50 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE TERMINUS POINT OF HEREIN DESCRIBED LINE; AND
EXCEPT SISCO HEIGHTS ROAD, (172ND ST)

PARCEL B:
THE EAST 10 FEET OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 31 NORTH RANGE 5 EAST, W.M.;
EXCEPT SISCO HEIGHTS ROAD, (172ND ST)

PARCEL C:
THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 31 NORTH RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS;

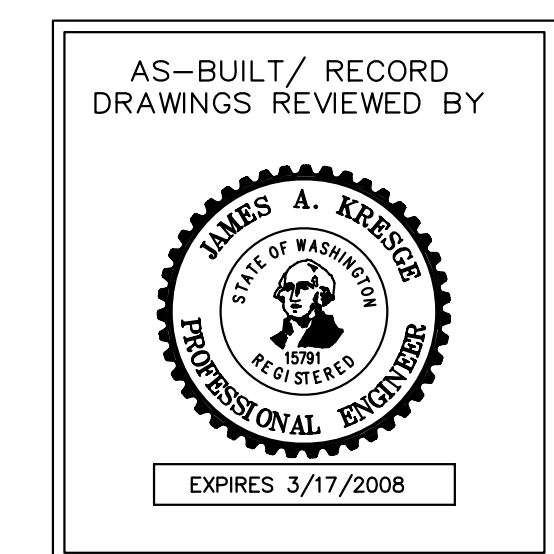
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°41'04" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 172ND STREET NORTHEAST;
THENCE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 33.92 FEET TO INTERSECT AND EXISTING FENCE LINE;
THENCE NORTH 0°41'53" WEST ALONG SAID EXISTING FENCE LINE A DISTANCE OF 630.09 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°03'43" EAST ALONG SAID NORTH LINE A DISTANCE OF 48.94 FEET TO A POINT WHICH LIES 10 FEET WESTERLY OF THE EAST LINE OF SAID SUBDIVISION AS MEASURED PERPENDICULAR THERETO;
THENCE SOUTH 0°41'04" EAST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 629.79 FEET TO THE NORTH RIGHT OF WAY LINE OF 172ND STREET N.E. AND THE TRUE POINT OF BEGINNING.

PARCEL D:
THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 31 NORTH RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON;
EXCEPT THE EAST 10 FEET THEREOF;
TOGETHER WITH THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER LYING EASTERLY OF COUNTY ROAD IN SECTION 23 TOWNSHIP 31 NORTH RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
(LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 0003655235, DATED JANUARY 25, 2000)

THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THE EAST 10 FEET THEREOF;
EXCEPT THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 31 NORTH RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°41'04" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 30.01 FEET TO THE NORTH RIGHT OF WAY LINE OF 172ND STREET NORTHEAST;
THENCE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 87°42'25" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 33.92 FEET TO INTERSECT THE EXISTING FENCE LINE;
THENCE NORTH 0°41'53" WEST ALONG SAID EXISTING FENCE LINE A DISTANCE OF 630.09 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE SOUTH 88°03'43" EAST ALONG SAID NORTH LINE A DISTANCE OF 48.94 FEET TO A POINT WHICH LIES 10 FEET WESTERLY OF THE EAST LINE OF SAID SUBDIVISION AS MEASURED PERPENDICULAR THERETO;
THENCE SOUTH 0°41'04" WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 629.79 FEET TO THE NORTH RIGHT OF WAY LINE OF 172ND STREET N.E. AND THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION LYING WITHIN SISCO HEIGHTS ROAD (172ND STREET N.E.)
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
(LEGAL DESCRIPTIONS PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 372191, DATED JULY 20, 2001)



DATUM BENCHMARK

N.A.V.D. 1988
TOP OF REBAR AND CAP LOCATED AT THE INTERSECTION OF 67TH AVE. N.E. AND THE BNSF RAILROAD, AS SHOWN ON THE VICINITY MAP ABOVE. ELEV = 148.17
FOR CONVERSION TO N.G.V.D. 1929, SUBTRACT 3.70 FEET.

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: ____/____/____

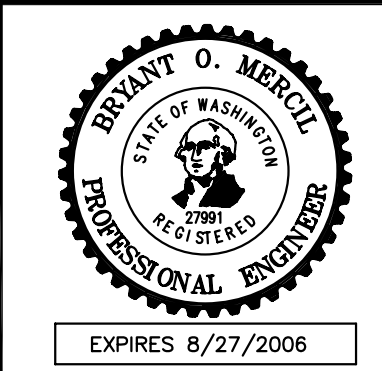
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THIS PLAN 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, WSDPW HYDRAULIC PROJECT APPROVAL (HPPA), WSDPW 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

HIGA BURKHOLDER ASSOCIATES, LLC
LAND USE PLANNING / CIVIL ENGINEERING
1721 Hewitt Avenue Suite 401 Everett, WA 98201
phone (425)252-2826 fax (425)252-9551



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

DATE	REVISIONS	BY	PLAN DATE:
6/16/03	REVISED PER CITY REVIEW	LDR	10/04/02
9/26/03	REVISED PER CITY REVIEW	LDR	DESIGNED BY: TDP
8/05/04	AS-BUILT	PCM, JMH	DRAWN BY: TDP, PCM
10/07/04	AS-BUILT REV. PER CITY REVIEW	PCM	PLAN CHECK BY: BOM
07/28/06	AS-BUILT REV. PER CITY REVIEW	RLM	1ST SUBMITTAL: 10/10/02
09/27/06	AS-BUILT REV. PER CITY REVIEW	RLM	2ND SUBMITTAL: 06/26/03
10/11/06	AS-BUILT MYLAR	RLM	3RD SUBMITTAL: 09/26/03

**WATER AND SEWER PLANS
MAGNOLIA ESTATES**

COVER SHEET

JOB NO.
1618

1

6

XREF: LAKTWC.DWG