

20 Jun 2005 - 2:37:45PM

A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.

OWNERS

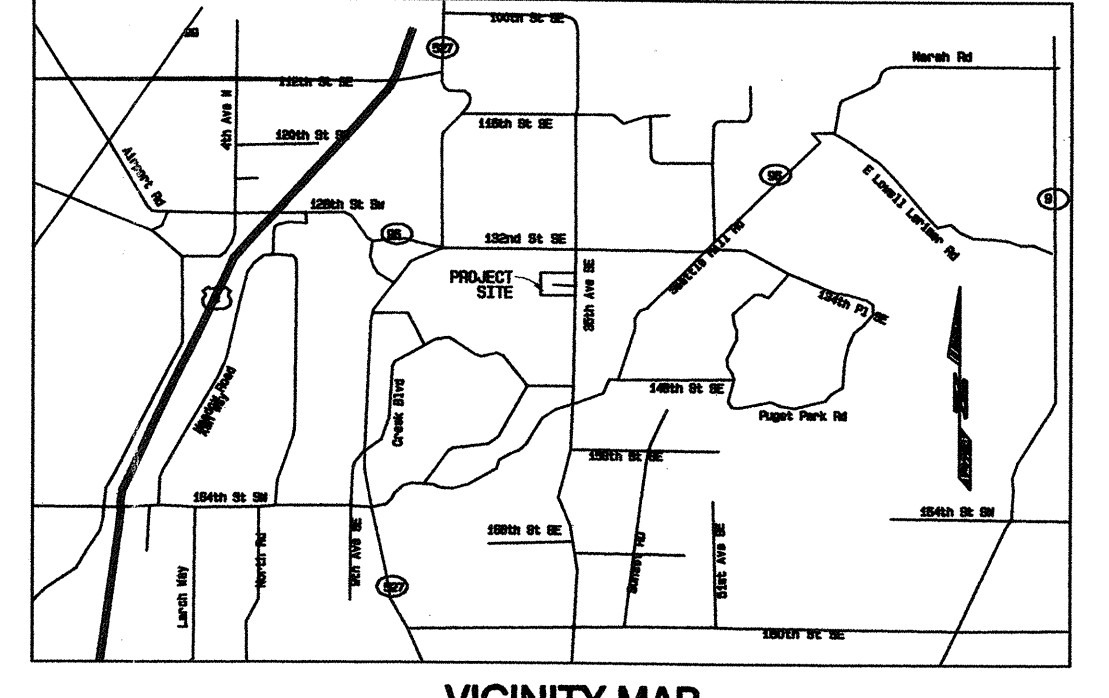
James J and Bobbie Foster Allen
2805320010080
13504 35th Ave SE
Bothell, WA 98012
425-337-9464

Cynthia and Brian White
2805320010170
13519 31st Drive SE
Bothell, WA 98012
425-338-0653

MB Denning
2805320010130
13405 31st Drive SE
Bothell, WA 98012
Unlisted

PARCEL INFORMATION

Table with 4 columns: Parcel, Owner, Area (sq ft), Area (ac). Lists parcels 1 through 7 with owner names and areas.



LEGAL DESCRIPTION

Parcel 1
The South 250 feet of the North 825.50 feet of the East half of the West half of the Northeast quarter of the Northeast quarter of Section 32, Township 28 North, Range 5 East, W.M., in Snohomish County, Washington;

PROJECT NOTES

- 1. Topography and Boundary are preliminary and are subject to change.
2. Site is not located within a flood hazard zone.
3. Drawings prepared July - October 2003 by Land Technologies, 18820 Third Ave. NE, Arlington, WA 98223, Phone 360-652-9727.

SITE PLAN

GEOTECH ENGINEER
Associated Earth Sciences, Inc.
914 Fifth Ave, Suite 100
Kirkland, WA 98033

PROJECT SURVEYOR
Centre Points Surveying, Inc.
33701 9th Ave S
Federal Way, WA 98003

GRADING QUANTITIES
Cut: 38,000 cu yd AB
Fill: 38,000 cu yd AB

LOCAL SERVICES
WATER SUPPLY: Silver Lake Water District
SEWER DISPOSAL: Silver Lake Water District

APPLICANT
Pacific Ridge Homes
11627 Airport Road, Suite A
Everett, WA 98204

INDEX TO SHEETS

Table mapping sheet numbers to drawing types: C1 of C14 - Drainage Cover Sheet, C2 of C14 - Construction Notes, etc.

LEGEND
METLAND
EXISTING BUILDING
PROPOSED PAVED AREA
SIDEWALK/CONCRETE AREAS
LANDSCAPE/OPEN AREAS

SOILS

Soil Type: Silver Lake Gravelly Sandy Loam
Vegetative Cover: - Second growth forest, Landscape & Grass, Pasture

SURVEY REFERENCE

BEARING BASIS: SOUTH LINE OF SECTION 8 PER PLAT OF WILL CREEK NEARMS RECORDED UNDER AF#9903105004.

PROJECT ENGINEER/CONTACT PERSON

Land Technologies
Dave Parshall, PE
18820 Third Ave NE
Arlington, WA 98223

ROADWAY DATA

ISLE LENGTH: 3,310 ft
AREA: 69,875 sq ft
SIDEWALK LENGTH: 3,874 ft

SLOPE ANALYSIS

There are no steep slopes on site. The majority of the site slopes downward at an average 3 percent to the east.

WETLAND CONSULTANT

B & A Inc.
3303 43rd Street NW
Gig Harbor, WA 98335

PROJECT INFORMATION

EXISTING ZONING: R-7200
EXISTING LAND USE: Single Family Residential
PROPOSED ZONING: COMMERCIAL

PROJECT INFORMATION

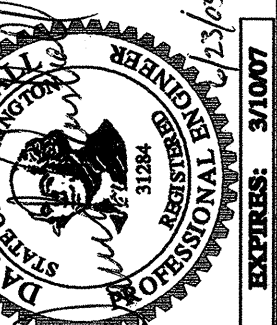
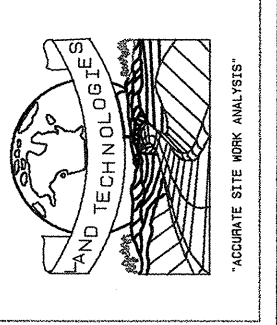
EXISTING ZONING: R-7200
EXISTING LAND USE: Single Family Residential
PROPOSED ZONING: COMMERCIAL

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES

APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS).
BY: [Signature] (Project Engineer)

AS-BUILT
11-MAY-2005

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727 360-652-5374 Fax



DESIGNED BY: Paolo
CHECKED BY: Paolo
DATE: 08-04-2003
REV: 08-04-2003 Rev 1
08-04-2003 Rev 2
08-04-2004 Rev 3
08-04-2004 Rev 4
08-04-2004 Rev 5
08-04-2004 Rev 6
08-04-2004 Rev 7
08-04-2004 Rev 8

Pacific Ridge Homes
11627 Airport Road, Everett, WA 98204

The Meadows
A PORTION OF NE-1/4 OF NE-1/4 SEC 32, T28N, R5E, W.M.

SHEET
C1 of C14
03-108845

GENERAL NOTES

- 1. All work and materials shall be in accordance with 2003 Snohomish County Design and Development Standards (EDDS), Washington State Department of Transportation (WSDOT)/American Public Works Association 2004 Standard Specifications for Road, Bridge, and Municipal Construction, and the current WSDOT Hydraulics Manual.
3. All site work must comply with the requirements of UDC Chapter 30.63A & 30.63B Snohomish County Code (SCC) and with Chapter UDC of the Uniform Building Code (UBC) - latest edition.
5. Prior to any site work, the contractor shall contact the chief inspector for the land development division at (425) 386-3213 to schedule a pre-construction conference.
8. The owner and contractor shall be responsible for location and protection of all existing utilities prior to beginning construction.
9. The Developer and Engineer are responsible for water quality. A monitoring program shall be established by the project engineer.
10. Engineered As-Builts shall be required prior to final approval of the drainage system.
11. All native growth protection areas (NPA) shall be left in a substantially natural state.
12. It shall be the contractor's responsibility to apply for and obtain grading permits required for non-approved dumpsites.
13. The contractor shall notify Land Technologies at 360-652-9727, and county inspector when conflicts between the plans and field conditions exist prior to construction and said conflicts shall be resolved prior to proceeding with construction.
14. The contractor shall keep three sets of approved plans at site at all times for recording as-built information; one set shall be submitted to Land Technologies, Inc., at completion of construction and prior to final acceptance of work.
15. A grading permit issued pursuant to Title 17 SCC and Chapter 35 UBC and approval of the Temporary Erosion and Sedimentation Control (TESC) plan shall have been obtained from the Department of Public Works for any on site grading which is not expressly exempt by Section 17.04.280 SCC.
16. Lot lines shown hereon are approximate, actual platted dimensions and/or deeded locations shall take precedence.
17. A copy of these approved plans, a current WSDOT (2004) Standard Specifications and the current Snohomish County Public Works Engineering Design and Development Standards (EDDS) shall be on the job site whenever work is in progress.
18. A right-of-way permit is required for all work in the county right-of-way.
19. Monuments and property corners shall be protected from disturbance during construction.
20. Survey monuments shall be installed as shown on the plans in accordance with Snohomish County Engineering Design and Development Standards (EDDS), Chapter 6-03, Detail 6-02a, and PD-5200.

GEO-TECHNICAL NOTES

- GENERAL
1. Strip the vegetation, topsoil, or loose soils to expose medium dense to very dense native soils in pavements and building area. Stockpile for landscaping use.
2. Work soils for structural fill in dry weather if possible.
3. See TESC notes
STRUCTURAL FILL
1. See TESC notes.
2. Fill should be placed in 10-inch lifts. Spread evenly and compact to 95% of the soils dry density (ASTM D 1557).
3. Fill more than 2 feet below sidewalks, curbs and pavement shall be compacted to 90% maximum dry density. Moisture content should be 2% of optimum so that a compactable condition exists.
4. Protect all cuts from erosion.
5. During construction monitoring should be provided by a licensed Geo-Technical Engineer per A Snohomish County Requirements. Compaction and other test reports will be required for county submittal with as-built plans.

CHANNELIZATION & SIGNING

Approved permanent traffic control signs and markings within the public right of way shall be installed by County forces at the developer's expense. The inspector shall notify the Department of Public Works Traffic Division when the project is ready for signing and channelization.
During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required.
Access by emergency vehicles shall be maintained at all times during construction.
After work within the traveled roadway is completed at the end of each day, the road shall be clear of debris and equipment and completely open to traffic. Lighted barricades or barrels shall delineate all areas within the roadway affected by construction (i.e., edge of pavement, new curb edges not illuminated by street lights).

A right of way use permit is required from the Department of Public Works for any lane/road closure within the Snohomish County rights of way. Contact Public Works at least 15 days prior to construction activity within the public right of way. Snohomish County does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property. For any activity encroaching on such property, the applicant should obtain permission from the appropriate authority.

Work for any lane/road closure within the Snohomish County rights of way. Contact Public Works at least 15 days prior to construction activity within the public right of way. Snohomish County does not have jurisdiction on state routes, roadways within incorporated cities, private roads, or private property. For any activity encroaching on such property, the applicant should obtain permission from the appropriate authority.

A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.

SITE GRADING & T.E.S.C. NOTES:

- 1. The temporary erosion/sedimentation control facility (TESC measures) shall be constructed prior to any grading or extensive land clearing in accordance with the temporary erosion/sedimentation control plan. These facilities must be satisfactorily maintained until construction and landscaping is completed and potential for on-site erosion has passed. Sediment laden waters shall not enter the natural drainage system.
2. Sufficient TESC BMP materials and supplies to protect the entire site shall be stockpiled on-site.
3. During and after construction, all persons engaging in development activities shall prevent or minimize erosion and sedimentation on-site and shall protect volumes and water courses downstream from the site from erosion due to increases in volume, velocity and peak flow rates storm water runoff from the site: The applicant shall prevent the transport of sediment onto adjacent properties.
4. All streets are to be kept clear of dirt and debris. Streets shall be swept immediately when dirt has been traced onto the paved surfaces. A truck wash will be required if necessary to prevent material from reaching the road on county R/W.
5. Noncompliance with the erosion control requirements, water quality requirements and clearing limits violations may result in revocation of project permits, plan approval and bond forfeitures.
6. From October 1 to March 31 grading will require cover for soil exposed for more than 2 days. From April 1 to September 31, soil shall be exposed for a maximum of seven days. Ground cover BMP's shall be used to stabilize the soil including but not limited to PVC cover, straw or other BMP's approved by the county.
7. Denuded areas shall be covered by mulch, sod, plastic, or other BMP from the Snohomish County drainage manual or as approved by the county inspector. Grading and construction shall be timed and conducted in stages to minimize soil exposure.
8. Prior to any site construction to include clearing/logging or grading the site/lot clearing limits shall be located and field identified by the project surveyor as required by these plans. The project surveyor's name and phone number are: Centre Pointe Surveying, Inc. 253-661-1901.
9. Soil stockpiles are to be stabilized within 24 hours. When actively working with the soil stockpile, stabilization shall occur at the end of each working day. Stockpiles shall be located in safe areas and adequately protected by covering temporary seeding and mulching. Hydroseeding or plastic sheeting is preferred.
10. Siltation barriers and all other TESC measures shall be inspected immediately after each rainfall event greater than 0.1" rainfall, and at least daily during prolonged rain events.
11. During periods of wet weather, the grading contractor shall take all precautions to limit surface disturbance and protect the site grading area from excessive runoff erosion.
12. The surface of all fill areas shall be compacted by the end of each working day.
13. Excavated material shall be placed on the uphill side of trenches, unless inconsistent with safety or constraints.
14. Sediment deposits shall be removed from all temporary drainage facilities and structures upon reaching a depth of 6 inches.
15. All structural fills shall be compacted to a minimum of 95% of maximum density by modified proctor test, ASTM D-1577-70.
16. A Geotechnical consultant shall provide testing of all fills and shall send the results to Snohomish County. Said consultant shall certify that all grading activities were done under his/her direction. Geotechnical consultant or his representative will direct and observe excavation and filling of all wetland areas.
17. Earth quantities (cuts & fills) shown on plans are estimates only and are not adjusted for expansion or compaction. The contractor is responsible for verification of actual quantities as required.
18. Areas to receive fill shall be prepared by removing unsuitable material such as concrete slabs, organic material, debris.
19. Before construction approval, all areas to be seeded shall be cultivated to the satisfaction of the county inspector. This may be accomplished by disking, raking, harrowing or other acceptable means. Perform all cultural operations across or at right angles to the slope if necessary. Surface runoff control measures such as gradient terraces, interceptor dike/swales, level spreaders, and sediment basins shall be installed prior to seeding. Place permanent vegetative ground cover to control soil erosion and to survive severe weather conditions on all areas of land disturbance not otherwise permanently stabilized by impervious surfaces or other means.
20. Areas to receive fill shall be cleared of all vegetation and deleterious matter.
21. All fill materials used in structural areas shall be free of vegetation and deleterious matter and shall not contain rocks greater than 6 inches in diameter.
22. Structural fills shall be placed in 8" to 10" thick loose horizontal lifts and spread uniformly.
23. Dewatering devices must discharge into a sediment-retention BMP.
24. The contractor shall implement fully the erosion and sediment control plan at each stage of site development.
25. Construction acceptance will be subject to a well-established ground cover that fulfills the requirement of the approved construction plans and title 24, Snohomish County Drainage Ordinance.
26. All disturbed areas such as retention facilities, roadway back-slopes, etc. shall be seeded with a perennial ground cover or other approved application to minimize erosion. Grass seeding will be done using an approved hydro-seeder or as otherwise approved by Snohomish County.
27. All areas seeded shall be cultivated to the satisfaction of the county inspector. This may be accomplished by disking, raking, harrowing or other acceptable means. Perform all measures such as gradient terraces, interceptor dike/swales, level spreaders, and sediment basins shall be installed prior to seeding.
28. Immediately following finish grading, permanent vegetation (consisting of rapid, persistent and legume) will be applied at a minimum 80# per acre. This is to include the following: 20# annual, perennial or hybrid rye grass, 40# creeping red fescue, 40# white clover, or as otherwise approved by the county. Hydro seed required.
29. Non-phosphorous fertilizer shall be applied at 400# per acre of 10-0-20 (10 pounds per 1000 square feet) or equivalent.
30. Excess excavation shall be disposed of at a permitted site or commercial topsoil company.
31. If cut and fill slopes exceed a maximum of two feet horizontal to one foot vertical, a rock or concrete retaining wall may be required. All rock retaining walls greater than four (4) feet in height are to follow county specifications and be designed and certified by a civil engineer experienced in soils mechanics. All other cut and fill slopes shall be a maximum of 2:1.
32. The embankment of the temporary sedimentation basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to insure that its lining is well established and erosion-resistant. The siltation basin should be cleaned after each runoff-producing rainfall for sediment cleanout. When the sediment reaches the clean out level, it should be immediately removed and properly disposed.
33. A subsurface Geologic Hazards and a Geotechnical Engineering report has been prepared by Associated Earth Sciences, contact Kurt Merriman at 425-927-7701. This report is part and parcel of these plans. The contractor shall review this report prior to construction of structural areas and structural items.
34. Storm water inlets shall be protected from erosion while receiving storm water runoff during construction so that water will not enter the inlet without first being filtered or otherwise treated to minimize the amount of sediment entering the inlet. The use of an approved fabric or straw bales or berms are all BMP's which may be used.
35. The installation of underground utility lines shall be subject to the following additional requirements: (i) between October 1 and March 31, no more than 500 feet of continuous trench may remain open at one time unless check dams to reduce flow velocities and prevent erosion are installed in accordance with the Snohomish County Drainage Manual. (ii) excavated material shall be placed on treated material unless the contractor can demonstrate with safety or site constraints. (iii) Discharge from dewatering devices shall discharge into a sediment-retention BMP.

STORM DRAIN NOTES

- 1. Unless otherwise noted, all storm sewer pipe shall be smooth walled storm drain (SMWD). SMWD shall be corrugated polyethylene pipe ADS (M-12) for diameters 8" & greater or concrete pipe (CP) non-reinforced, ASTM C-14 (24" diameter and larger) to be (RCP) reinforced ASTM C-761, or corrugated polyethylene pipe (HDPE). HDPE shall be high density corrugated polyethylene smooth interior pipe and shall be manufactured in conformity with the latest AASHTO specifications for M-234 Type 5 and the material compound shall conform to ASTM D-3350. Polyvinyl chloride pipe (PVC) for 8" pipe for roof and footing drains unless specified otherwise. Pipe joints and fittings shall conform to AASHTO M-294. Couplers shall cover not less than one full corrugation on each annular section of pipe. Corrugated metal pipe (CMP) to be galvanized steel with treatment 1 asphalt coating or better, or corrugated aluminum pipe, or AASHTO M-274-70 aluminum steel. All pipes shall have rubber gaskets. Minimum coverage requirements for 12" pipe in traffic areas.
a. <1.0' - requires rcp (reinforced concrete pipe) minimum
b. 1.0'-1.5' - requires cp (concrete pipe) or n-12 (corrugated polyethylene pipe) minimum
c. >1.5' - requires 16 gauge cap, or hdpe minimum.
2. All storm pipe shall conform with Chapter 9 (Interim Chapter 5) of Snohomish County Engineering Design and Development standards (EDDS) and Division 7 of the WSDOT/APWA current standards and specifications.
3. All storm drain pipe shall be placed on stable earth, or if in the opinion of the county inspector, the existing foundation is unsatisfactory, then it shall be excavated below grade and backfilled with a gravel material to support the pipe.
4. The backfill shall be placed equally on both sides of the pipe or pipe-arch in layers with a loose average depth of 6", maximum depth 9", thoroughly tamping each layer. These compacted layers must extend for one diameter on each side of the pipe or to the side of the trench. Materials to complete the fill over pipe shall be the same as described. Refer to WSDOT standard specification 7-04.3(C) and standard specification 2-03.2(14)c, Method B & C.
5. All grates (inlet and catch basin) shall be depressed 0.1 feet below pavement level. Grate elevations shown on plans are pavement level.
6. All catch basins to be Type I or Type II, unless otherwise noted.
7. All catch basins with a depth over 5.0 feet to the flow line shall be a Type II CB (manhole).
8. All Type II catch basin manholes and all inlet and catch basins shall have locking lids. Rolled grates are not approved for outside of county right-of-way.
9. Standard ladder steps shall be provided in all catch basins/manholes exceeding 5 feet in depth.
10. Catch basin frame and grates shall be Olympic Foundry model SM44 locking type or approved equal. Type II catch basin frame and grates shall be Olympic Foundry model M30, M26 or approved equal. Catch basins on grades 4% or more shall have Olympic Foundry frame and grate SMO6V or approved equal. Through curb inlets shall be provided at all low points of sag vertical curves.
11. Detention ponds with side slopes steeper than 3:1 or vertical walls shall require a perimeter fence per Snohomish County Code. Side slope averaging is not allowed.
12. CMP pipe specifications:
material diameter gage band
Steel 12-54 16 12"
Aluminum 12-57 16 12"
13. All non-perforated metal pipe shall have neoprene gaskets at the joints. O-ring gaskets may be used for Type F coupling band.
14. The culvert ends shall be beveled to match the side slope. Field cut of culvert ends is permitted, when approved by the inspector.
15. All field cut culvert pipe shall be treated with treatment as shown in the standard specifications.
16. Backfill around pipe must be compacted to a specified AASHTO T-99 density of 90%. Use reasonable care in handling and installation.
17. Corrugated aluminum pipe and coupling bands shall meet the requirements of AASHTO M-198 and M-197.
18. Prior to sidewalk construction, construct the lot drainage and stub-outs behind the sidewalk, drains as required. Stub-outs shall be marked with a 2' x 4' and labeled "storm". Locations of these installations shall be placed on the as-built construction plans and submitted to the County.
19. Storm water retention/detention facilities, storm drainage pipe and catch basins shall be flushed and cleaned prior to Snohomish County acceptance.
20. The contractor shall be responsible for adjusting all manhole, inlet, and catch basin frames and grates just prior to pouring of curbs and paving.
21. Yard basins with multiple connections shall either have multiple knockouts or be core-drilled; broken basins shall not be accepted.
22. Polyvinyl Chloride pipe (PVC) is allowed for installation on private property and for connection of roof & footing drains to storm drainage systems within public right-of-way. The materials supplied under this specification shall be solid 1/2 sewer pipe, SDR-35, 4" to 15" which shall be manufactured in accordance with ASTM D-3034; pipe 18" to 24" shall meet ASTM F-679. Rubber gasketed pipe joints and fittings shall conform to ASTM F-477.

MULCHING

Protect disturbed slopes by mulching (2' - 4' thickness). This can be done before or after permanent seeding. The types of mulches available are described below (taken from the D.O.E manual):
Straw: most commonly used in conjunction with seeding, its use is recommended where immediate protection is required and preferable where the need for protection will be less than 3 months. The straw should be cut from wheat or oats, and may be spread by hand or machine. Straw can be windblown and must be anchored down (rolling or punching into soil, covering with netting, spraying tackifier).
Corn stalks: these should be shredded into 4 to 6-inch lengths. Stalks decompose slowly and are resistant to windblow.
Wood chips/bark chips: suitable for areas that will not be closely mowed, and around ornamental plantings. Chips decompose slowly and do not require tacking. Chips must be treated with 12 pounds nitrogen per ton to prevent nutrient deficiency in plants (not necessary for bark). Wood and bark chips tend to wash down slopes of more than 6 percent and create problems by clogging inlet grates, etc. and are therefore not recommended for use in those areas.
Wood fiber: used in hydro-seeding operations, applied as part of the slurry. This form of mulch does not provide sufficient protection to erodible soils to be used alone during the heat of summer or for late fall seedings. Wood fiber hydro-seed slurries may be used to tack straw mulch. This combination treatment is well suited for steep slopes and critical areas.
Nets and mats: used alone, netting does not retain soil moisture or modify soil temperature. It stabilizes the soil surface while grasses are being established, and is useful in grassed waterways and on slopes. Light netting may also be used to hold other mulches in place. It's relatively high cost makes it most suitable for small sites.

WATER QUALITY PLANTING NOTES

- 1. Final construction approval and/or issuance of certificate of occupancy and compliance to inspection by Snohomish County Community Development.
2. Inspection must be requested by calling chief inspector of Land Development Division at 425-388-3365 at least 24 hours prior to construction date.
3. Construction:
a. If possible, divert runoff from newly planted areas until vegetation is established.
b. If diversion is not possible, cover graded and seeded areas with a suitable erosion control material (straw, mulch, etc.)
4. Hydroseeding of pond, using water tolerant seed mix, as follows:
6% fowl manna grass (glycyrrhiza striata)
60% red fescue (festuca rubra)
10% redbud bentgrass/colonial bentgrass (agrostis alba/tenius)
10% meadow foxtail (lopecurus pratensis)
8% tufted hairgrass (deschampsia cespitosa)
6% white clover (trifolium repens)
Apply at 1.0 pound per 1,000 sq. ft.
Hydroseed using 2,000 pounds mulch per acre (Silva fibre mulch with tackifier). Apply per manufacturer's specifications.
5. Plant list for drainage. (See Landscape and Wetland Mitigation Plans).

TEMPORARY COVER

Temporary seed to provide soil stabilization by planting grasses and legumes to areas, which would remain bare for more than 7 days where permanent cover is not necessary or appropriate. A minimum of 2 1/2 inches of tilled topsoil is required for the seedbed. Planting should preferably be done between April 1 and June 30, and Sept. 1 through Oct. 31. If planting is done between Nov. 1 and March 31, mulching shall be required immediately after planting.
The seed mix of redbud (10%), annual rye (40%), chewings fescue (40%), and white datch clover (10%) shall be used as a guide (Snohomish County to approve seed mix). "Hydro-seeding" applications with approved seed-mulching-fertilizer mixtures may also be used. The soil cover methods listed under "cover during winter conditions" may also be used as temporary cover at any time.

HYDROSEEDING GENERAL NOTES

- 1. Construction acceptance: will be subject to a well established ground cover that fulfills the requirement of the approved construction plans and title 24, Snohomish county drainage ordinance.
2. All disturbed areas such as retention facilities, roadway back-slopes, etc. shall be seeded with a perennial ground cover grass to minimize erosion. Grass seeding will be done using an approved hydro-seeder or as otherwise approved by Snohomish County.
3. Preparation of surface: all areas to be seeded shall be cultivated to the satisfaction of the county inspector. This may be accomplished by disking, raking, harrowing or other acceptable means.
4. Immediately following finish grading, permanent vegetation (consisting of rapid, persistent and legume) will be applied at a minimum 80# per acre. This is to include the following:
20# annual, perennial or hybrid rye grass
40# creeping red fescue
40# white clover.
Hydroseeded required.
5. Fertilizer: shall be applied at 400# per acre of 10-20-20 (10 lb. per 1,100 square feet) or equivalent.

CLEAR PLASTIC COVERING

Protect disturbed slopes by covering with clear plastic. This method of cover is good for protecting bare areas, which need immediate cover, and for winter plantings. It is also quick and easy to place. The sheeting will result in rapid runoff, which may cause serious erosion problems and/or flooding at the base of slopes unless the runoff is properly intercepted and safely conveyed by a collecting drain. This is strictly a temporary measure, so permanent stabilization is still required. The plastic must be anchored.
Clear plastic sheeting shall have a minimum thickness of 6 mil and meet the requirements of WSDOT/APWA Section 9-14. Covering shall be installed and maintained tightly in place by using sandbags or tires on ropes with a maximum 10-foot grid spacing in all directions. All seams shall be taped or weighted down full length and there be at least a 1 to 2 foot overlap of all seams. Seams should then be rolled and staked or tied. Covering shall be installed immediately on areas seeded between November 1 to March 1, and remain until vegetation is firmly established. When the covering is used on unseeded slopes, it shall be left in place until the next seeding period. Sheeting should be tied in at the top of the slope to prevent surface flow beneath the plastic. Sheeting should be removed, as soon, as is possible once vegetation is well grown to prevent burning the vegetation through the plastic sheeting.

SEDIMENT POND MAINTENANCE

The embankment of the basin should be checked regularly to insure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to insure that its lining is well established and erosion resistant. The siltation basin should be checked after each runoff producing rainfall for sediment clean out. When the sediment reaches the cleanout level it shall be removed and disposed of properly. The pond shall be removed after the project construction when erosion seeding on the project has grown and become stable.

MAINTENANCE OF SILTATION BARRIERS:

Siltation barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales. Necessary repairs to barriers or replacement of bales shall be accomplished promptly. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier. Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

SPECIAL CONDITIONS

- 1. A geotechnical consultant shall be present on-site during grading activities as required by Snohomish County Planning and Development Services to provide field recommendations as necessary. The geotechnical consultant shall also provide testing of fills and cuts as required by Planning and Development services and shall forward test results to the county and shall certify that grading activities have been conducted under geotechnical observation.
2. Trench backfill of new utilities and storm drainage facilities shall be compacted to 95% maximum density (modified proctor) under roadways and 90% maximum density (modified proctor) off roadways, as specified in the WSDOT Standard Specifications Section 2-03.3(14)c, Compacting Earth Embankments Method B.
3. On-site soils in stockpiles should be protected against persistent rainfall; if they are to be used as structural fill. Below the first foot of sandy soils, there is a mixture of sand and coarse sand. This material can be worked during dryer periods of the winter season when it is not so saturated.
4. Out materials, that are unsuitable for use as fill on the site, are to be delivered off-site to a site approved by Snohomish County to accept materials of the nature exported.

CONSTRUCTION SEQUENCE

- 1. Arrange and attend a preconstruction meeting with Snohomish County Inspector, Silver Lake Water District, the design engineer, and developer.
2. Identify clearing limits with flagging.
3. Install filter fabric, silt fences, along relevant property boundaries and as shown on plans.
4. Grade and install construction entrance. Place silt fence, straw bales, as necessary to prevent sediment laden runoff from leaving site.
5. Install temporary sediment trap detention facility.
6. Grade and stabilize roads and interceptor swales (IDS) in conjunction with clearing and grading activity.
7. Clear and grub site Complete mass grading. Reconstruct or maintain sediment ponds as needed during progression of grading.
8. Grade permanent detention pond & natural wetland pond and construct temporary silt fence around pond if required.
9. Stabilize any areas which are to remain unworked for more than 7 days in the dry season. Intend to complete grading in dry season. If wet season work is required, will provide SWPPP.
10. Relocate or maintain surface water controls and erosion control measures, or install new measures as site conditions change so as to maintain compliance with Snohomish County and Washington State Department of Ecology standards.
11. Final grade, construct and pave roadways. Determine that the permanent drainage system is complete.
12. Remove all excess silt or soil from detention pond. Remove temporary sediment control structure when permanent drainage is complete and erosion measures are in place and working. Add topsoil to planting areas and plant wetland and pond areas. Plant pond and wetland areas in accordance with landscape and wetland mitigation plans.
13. Remove remaining temporary erosion control measures when danger of erosion is past and site is stabilized, and with final Snohomish County approval.

TRAFFIC SIGNS GENERAL NOTES

All signs to be installed by Snohomish county at the developers expense.

PIPE DIMENSION NOTES

All pipe length callouts are based on center-to-center distances.

CONSTRUCTION SCHEDULE

SPRING 2004 START AND CONTINUE. WEATHER PERMITTING, UNTIL ALL GRADING, UTILITY, AND ROAD CONSTRUCTION IS COMPLETE.

CONSTRUCTION TESTING

All test reports will be turned in to Snohomish County with As-Built Plans.

CONSTRUCTION SCHEDULE

SPRING 2004 START AND CONTINUE. WEATHER PERMITTING, UNTIL ALL GRADING, UTILITY, AND ROAD CONSTRUCTION IS COMPLETE.

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LAND TECHNOLOGIES logo and contact information: 18620 Third Avenue, N.E., Arlington, WA 98223, 360-652-9727, 360-652-9374 Fax. Includes professional seals for David J. Bartlett and David J. Bartlett, and a 'Construction Notes' vertical banner.

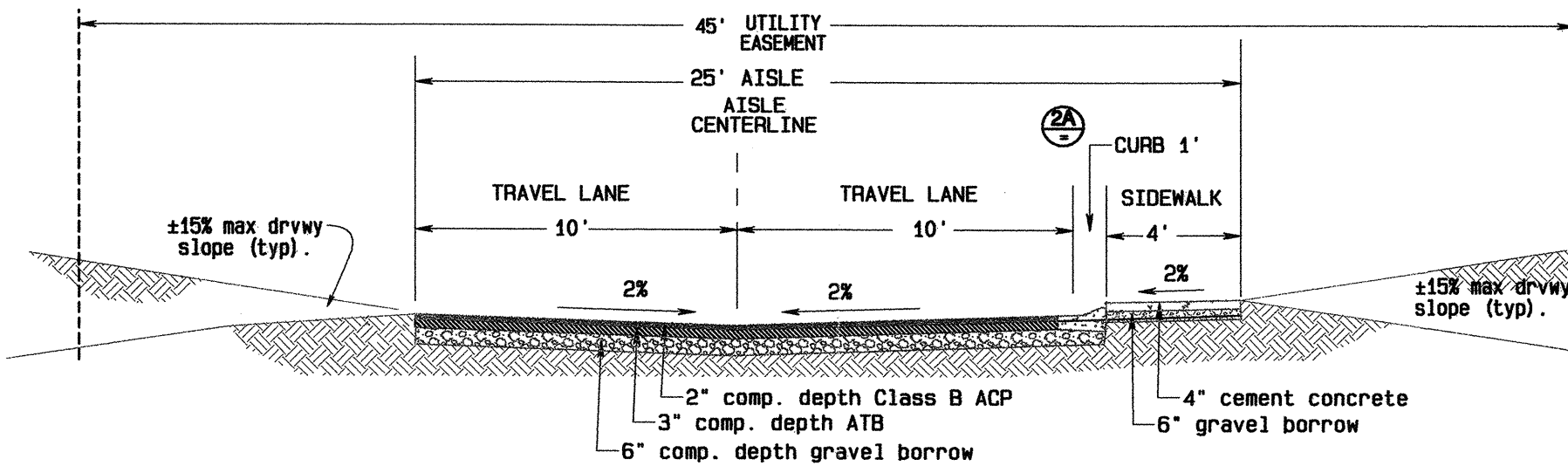
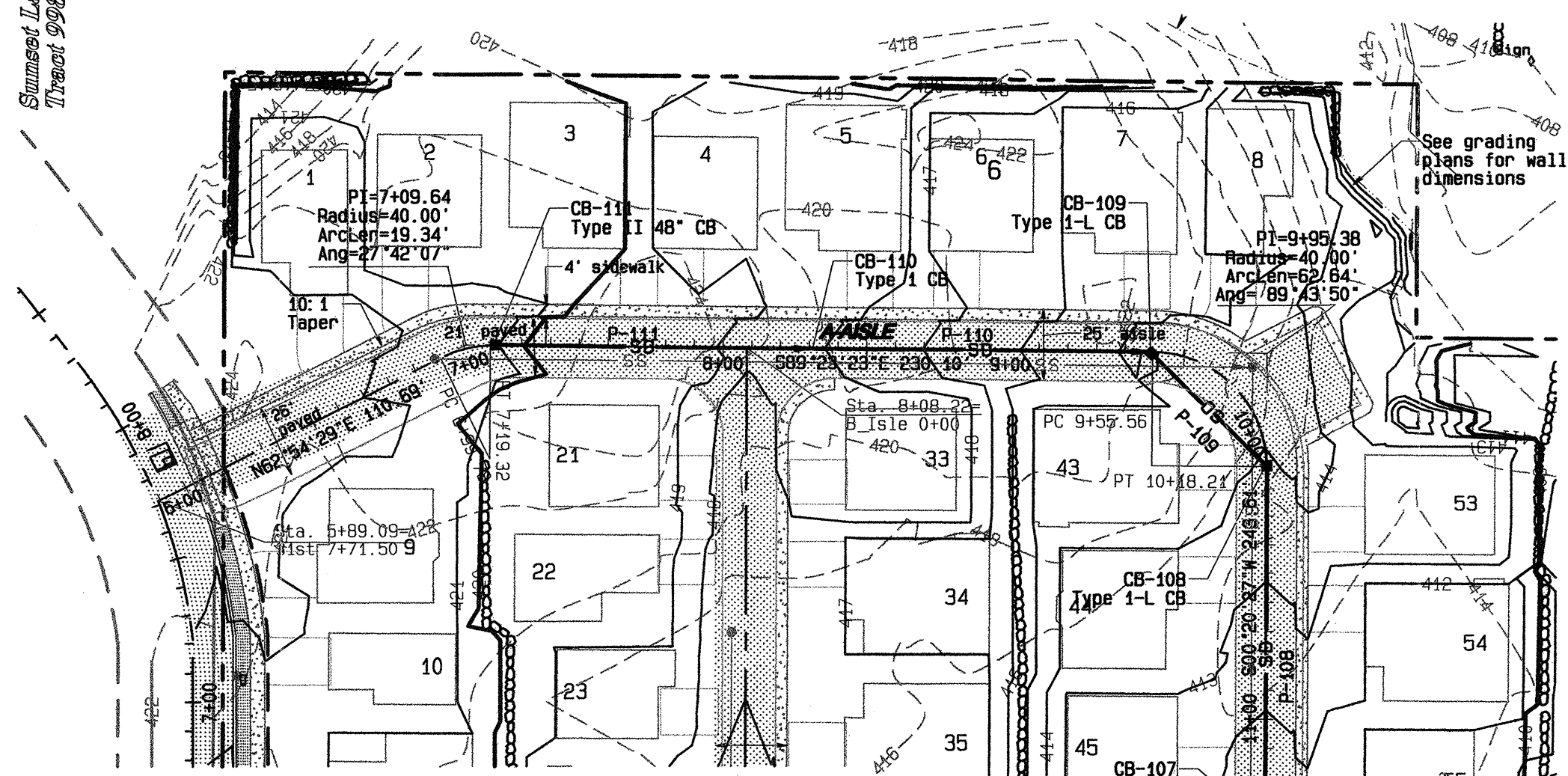
AS-BUILT 11-MAY-2005

I hereby declare that all improvements are located as shown on these as-built plans as indicated by AB by David Bartlett (Project Engineer), [Signature] (Project Surveyor), [Signature] (Project Developer)

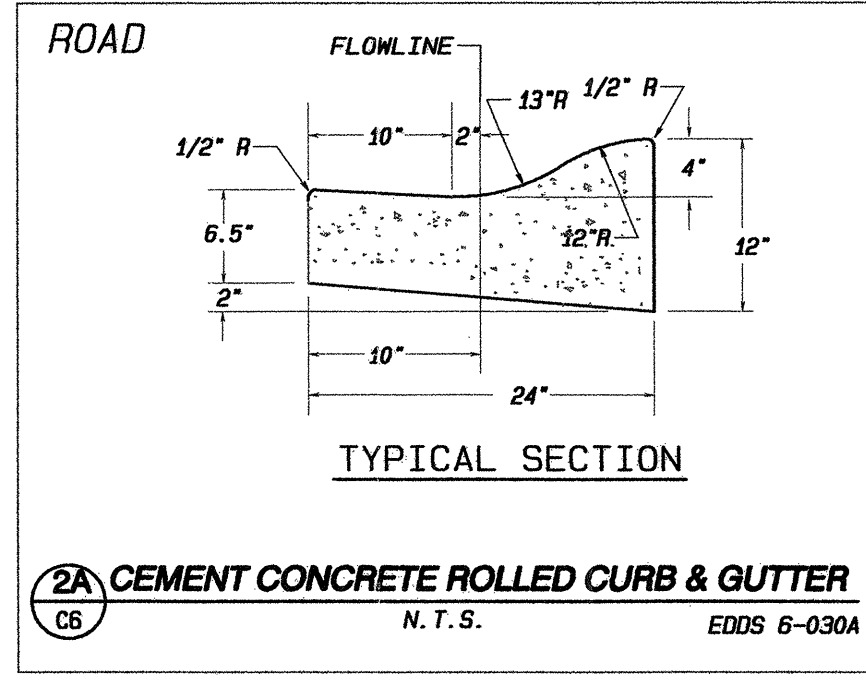
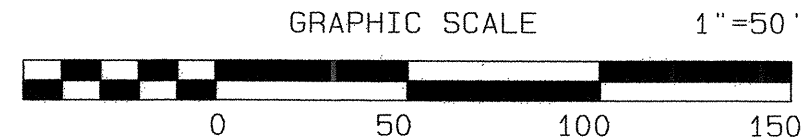
SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS. BY: [Signature] R/W PERMIT NO.: 03-108845

SHEET C2 of C14 03-108845

AS-BUILT THE MEADOWS HDEV-211



ACCESS ISLE A - PLAN VIEW

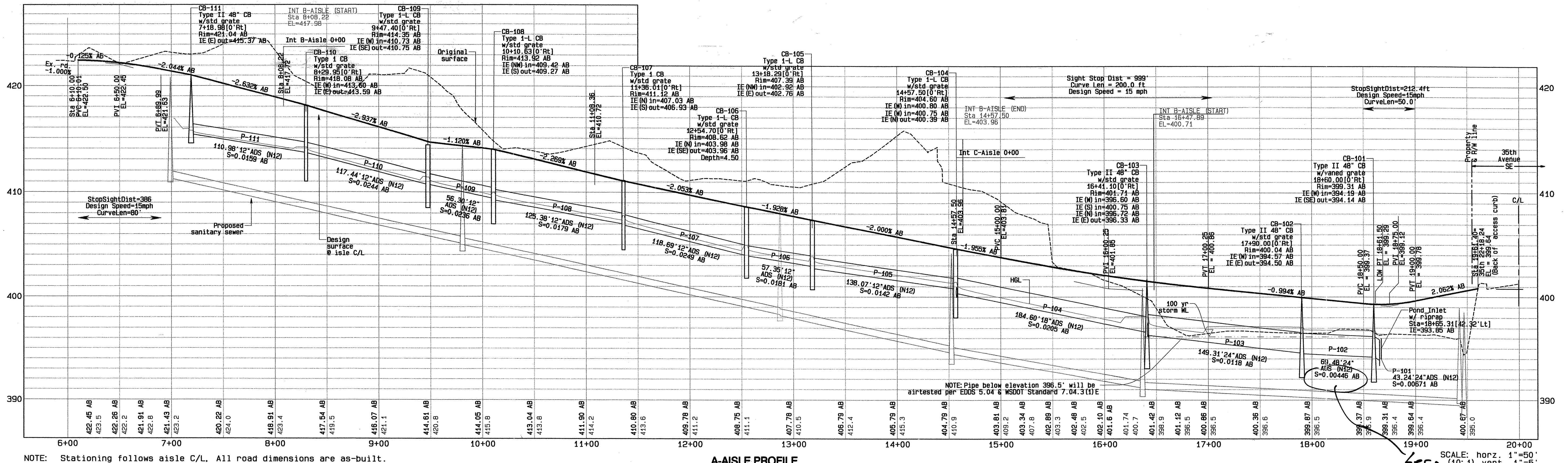


CEMENT CONCRETE ROLLED CURB & GUTTER N.T.S. EDDS 6-030A

(*) = use table below

STORM DRAIN CATCH BASIN TABLE

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5 - 060
Type I-L CB	5 - 070
Type I-P CB	5 - 080
Type II CB	5 - 090
Std. grate	5 - 180
Solid lid	5 - 190
Vaned grate	5 - 200
Thru curb grate	5 - 210
Rolled, std. grate	5 - 220AB
Rolled, vaned grate	5 - 225



NOTE: Stationing follows aisle C/L. All road dimensions are as-built.

A-AISLE PROFILE

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

I hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: *David Radall* (Project Engineer)

by: _____ (Project Surveyor)

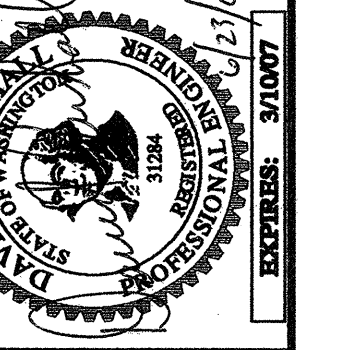
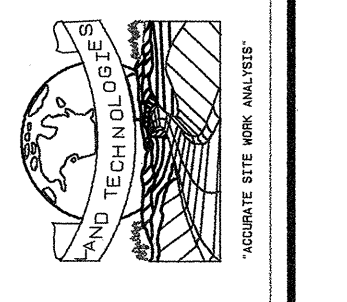
by: _____ (Project Developer)

SNOWHISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS).

BY: _____

R/W PERMIT NO.: _____

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9372 360-652-5374 Fax
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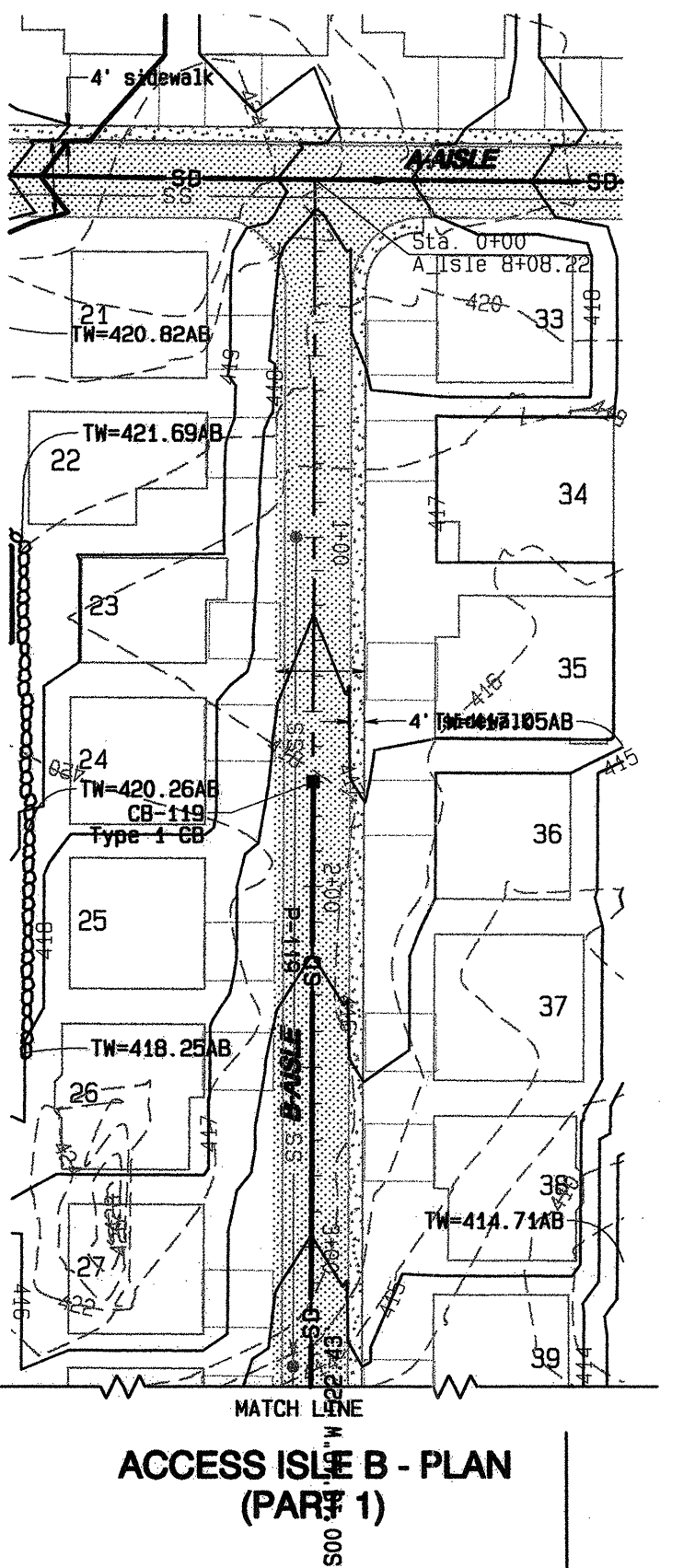
DESIGNED BY: *Pablo*
DRAWN BY: *Pablo*
CHECKED BY: _____
DATE: _____
REV: _____
11-May-2004 Rev. 1
14-May-2004 Rev. 2
25-Jun-2004 Rev. 3
17-May-2005 Rev. 4

Family Quality Construction and Development II, LLC
Pacific Ridge Homes
11657 Airport Road, Everett, WA 98004

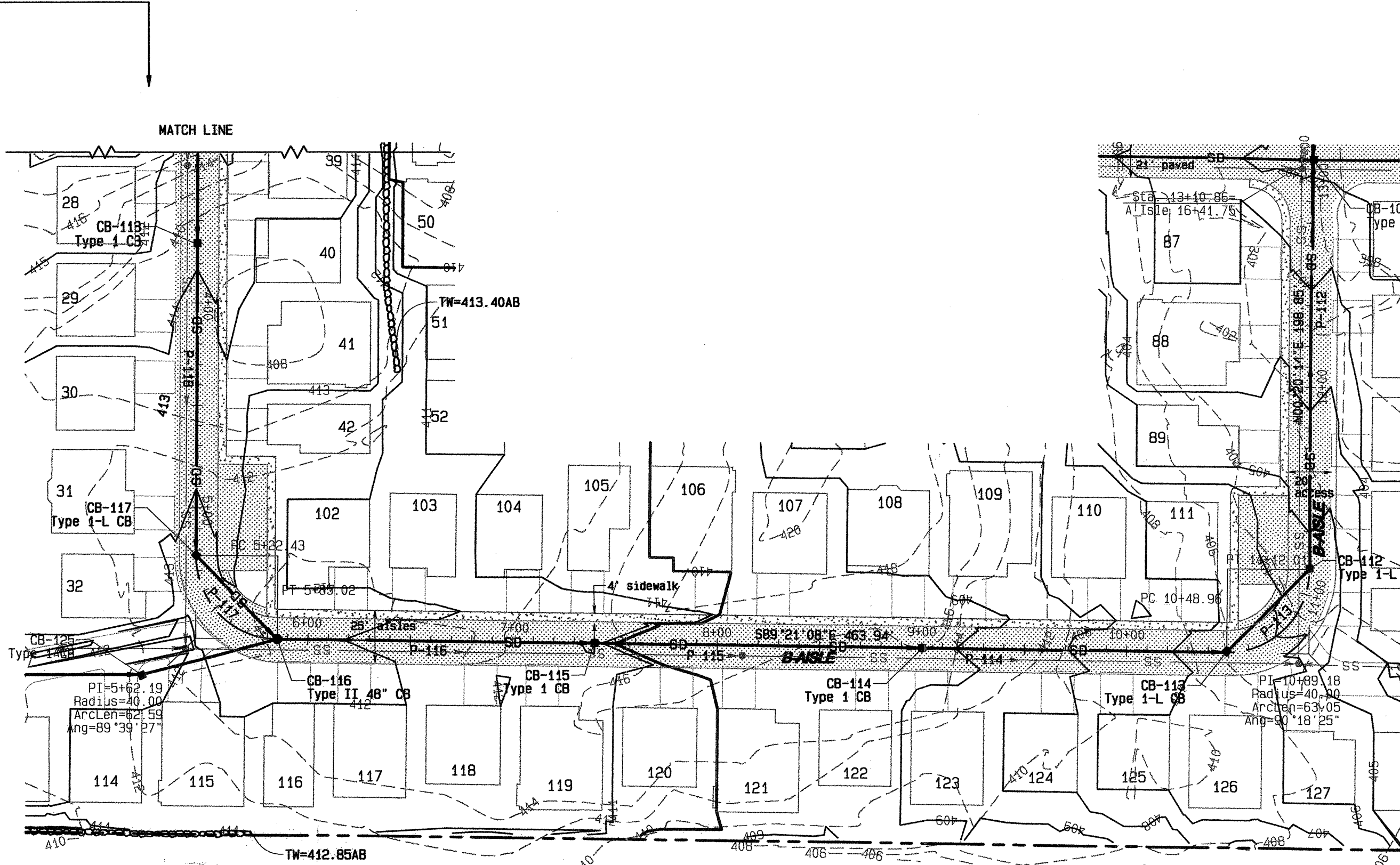
The Meadows
A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

SHEET
C6 of C14
03-108845

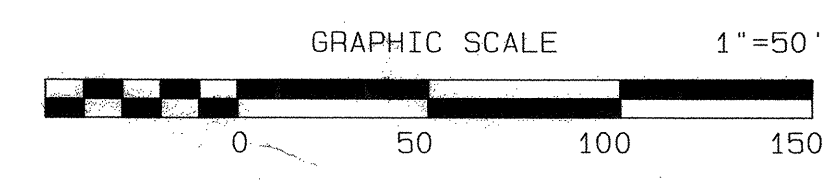
17 Jun 2005 - 2:53:13PM



ACCESS ISLE B - PLAN (PART 1)

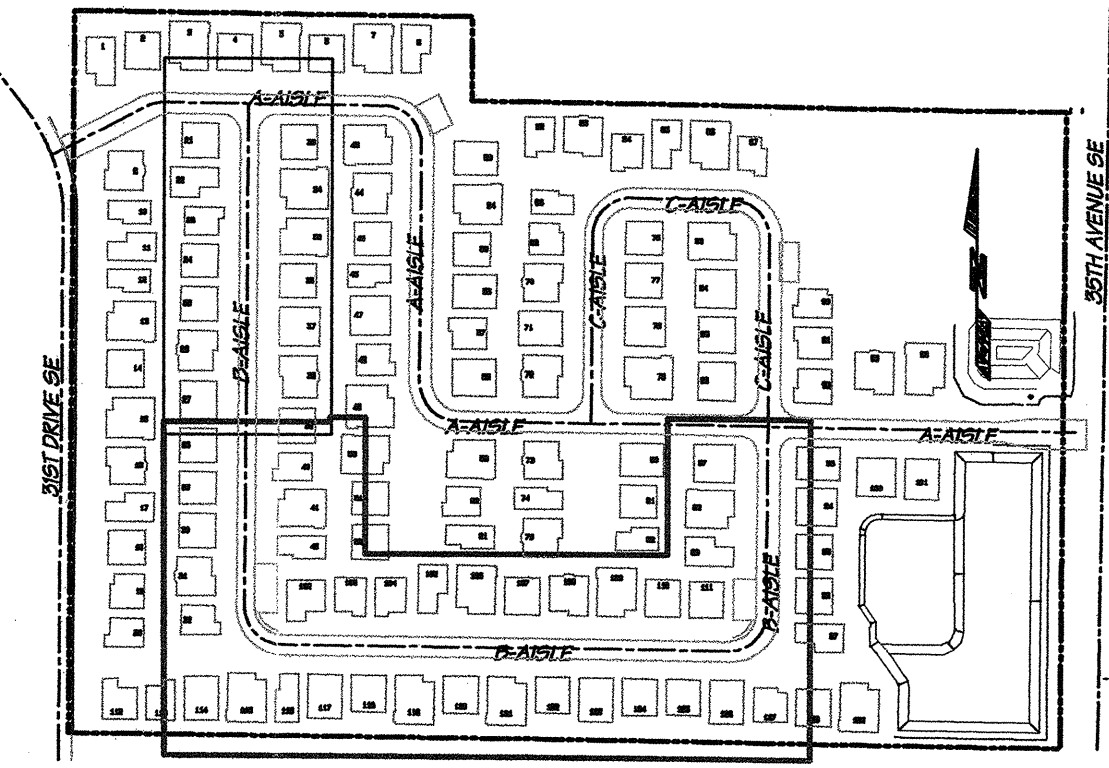


ACCESS ISLE B - PLAN (PART 2)

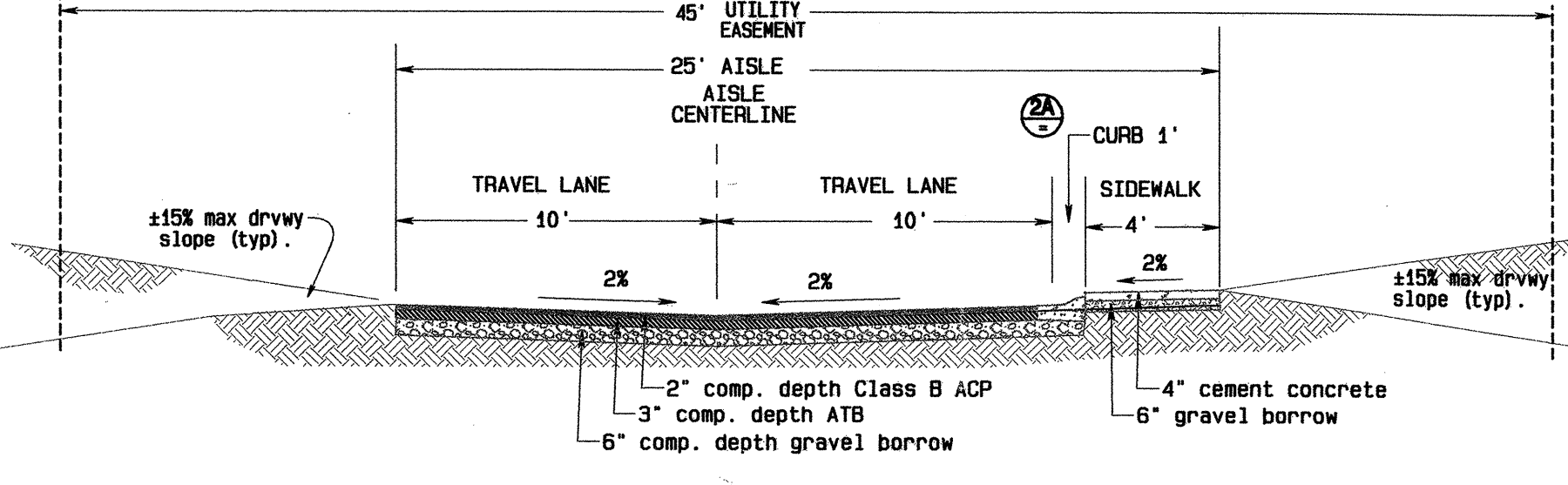


LEGEND

	WETLAND		EXISTING BUILDING
	WETLAND, BUFFER		EXISTING PAVED AREA
	LANDSCAPED/OPEN AREAS		PROPOSED PAVED AREA
	EXISTING CONTOUR		SIDEWALK/CONCRETE AREAS
	DESIGN CONTOUR		STORM CATCH BASINS
	PROPERTY LINE		PROPOSED STORM DRAIN
	ROAD R/W		YARD DRAIN W/ PIPE
	LOT BOUNDARY		PROPOSED SANITARY SEWER LINE
	PROPOSED MONUMENT		SEWER SIDE SERVICE
			PROPOSED WATER LINE



ROADWAY KEY
Scale 1"=200'



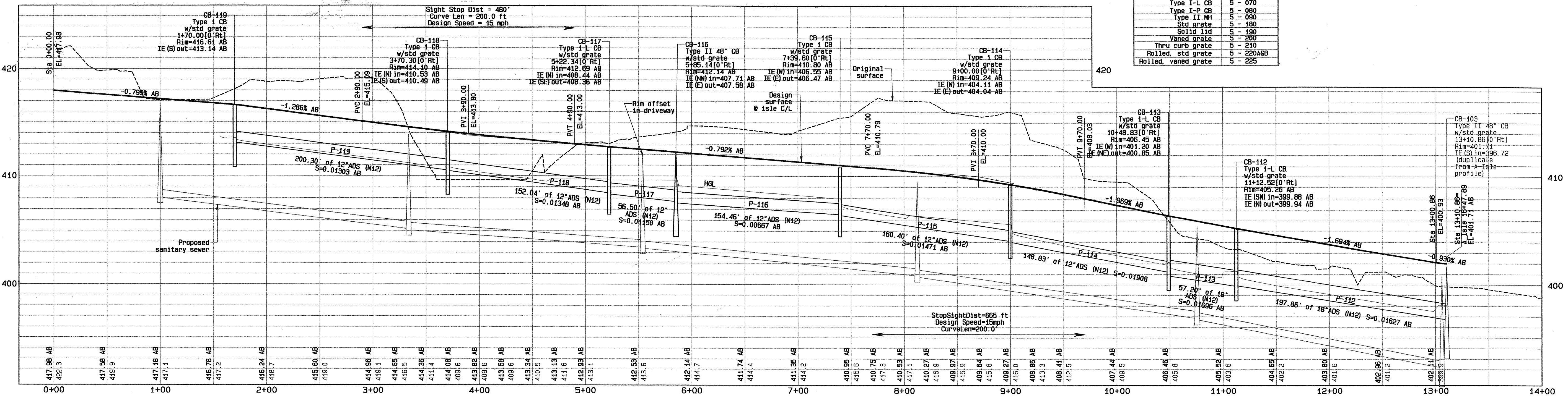
ROAD SECTION - ACCESS ISLE B

Urban Parking Aisle
Typical Section Sta 1+00 thru 13+00
Design speed 15 mph
Scale 1"=5'

(*) = use table below

STORM DRAIN CATCH BASIN TABLE

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5 - 060
Type I-L CB	5 - 070
Type I-P CB	5 - 080
Type II CB	5 - 090
Std grate	5 - 180
Solid lid	5 - 190
Yard grate	5 - 200
Thru curb grate	5 - 210
Rolled, std grate	5 - 220AB
Rolled, vaned grate	5 - 225



B-AISLE PROFILE

SCALE: horz. 1"=50'
(10:1) vert. 1"=5'

NOTE: Stationing follows aisle C/L. All road dimensions are as-built.

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

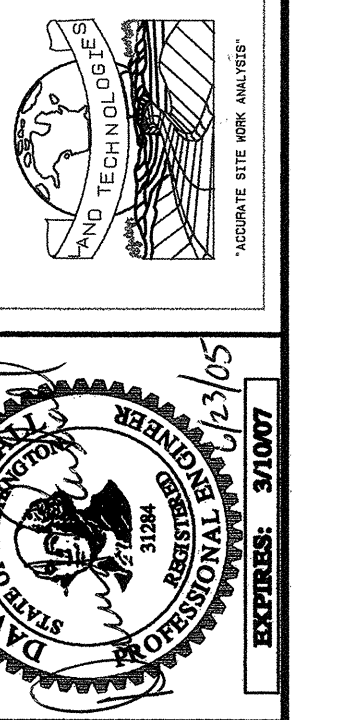
We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: *David Marshall* (Project Engineer)
by: _____ (Project Surveyor)
by: _____ (Project Developer)

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS)

BY: _____
R/W PERMIT NO.: _____

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727 360-652-5374 Fax
© CopyRight 1993



DESIGNED BY: Paolo
DRAWN BY: Paolo
CHECKED BY: Paolo
DATE: 08-24-2005
REV: 08-24-2005 Rev. 1
11-19-2005 Rev. 2
11-19-2005 Rev. 3
11-19-2005 Rev. 4

Family Quality Construction and Development II, LLC
dba. Pacific Ridge Homes
11627 Airport Road, Everett, WA 98204

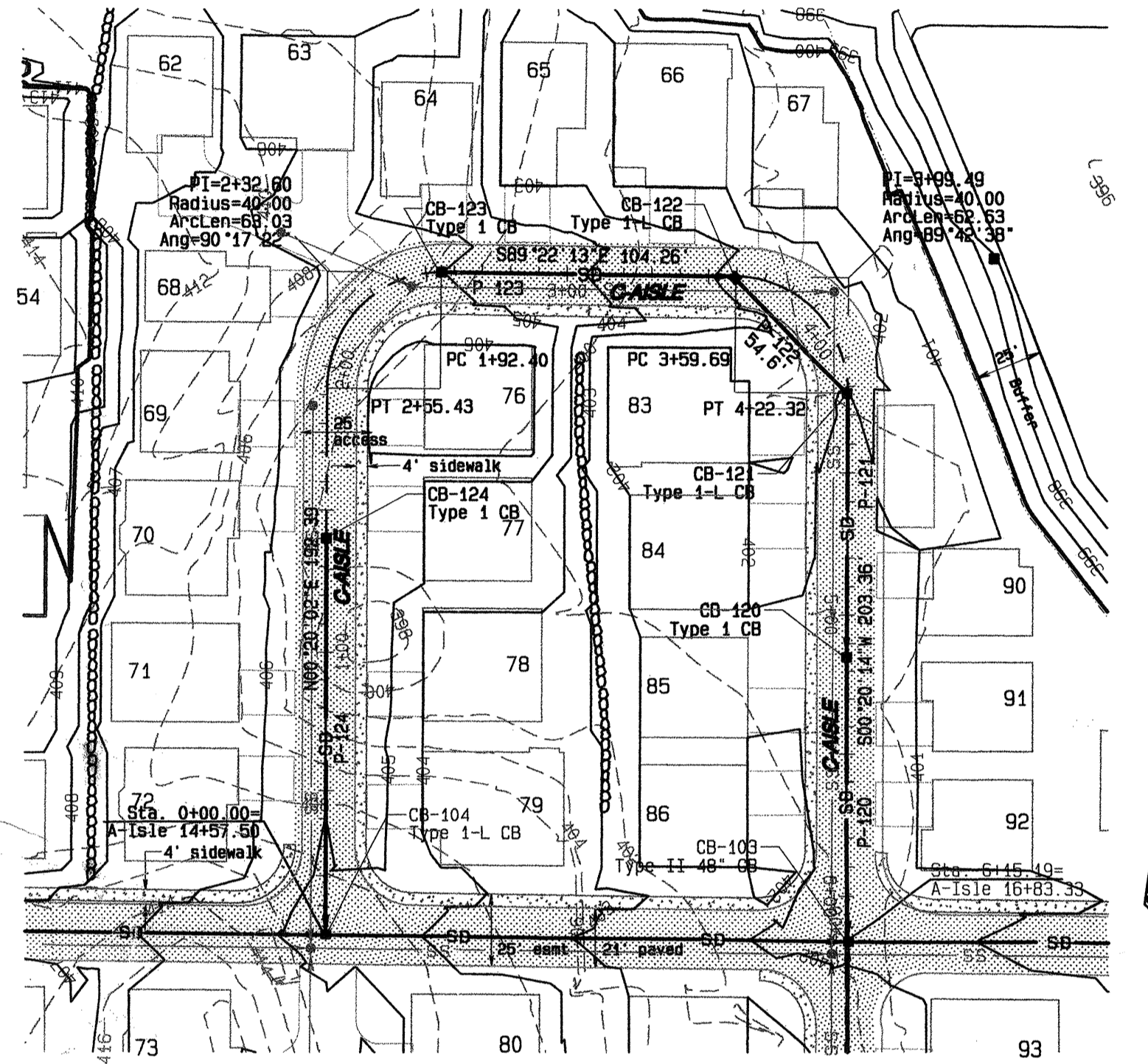
The Meadows
Access Isle B - Plan & Profile

SHEET
C7 of C14
03-108845

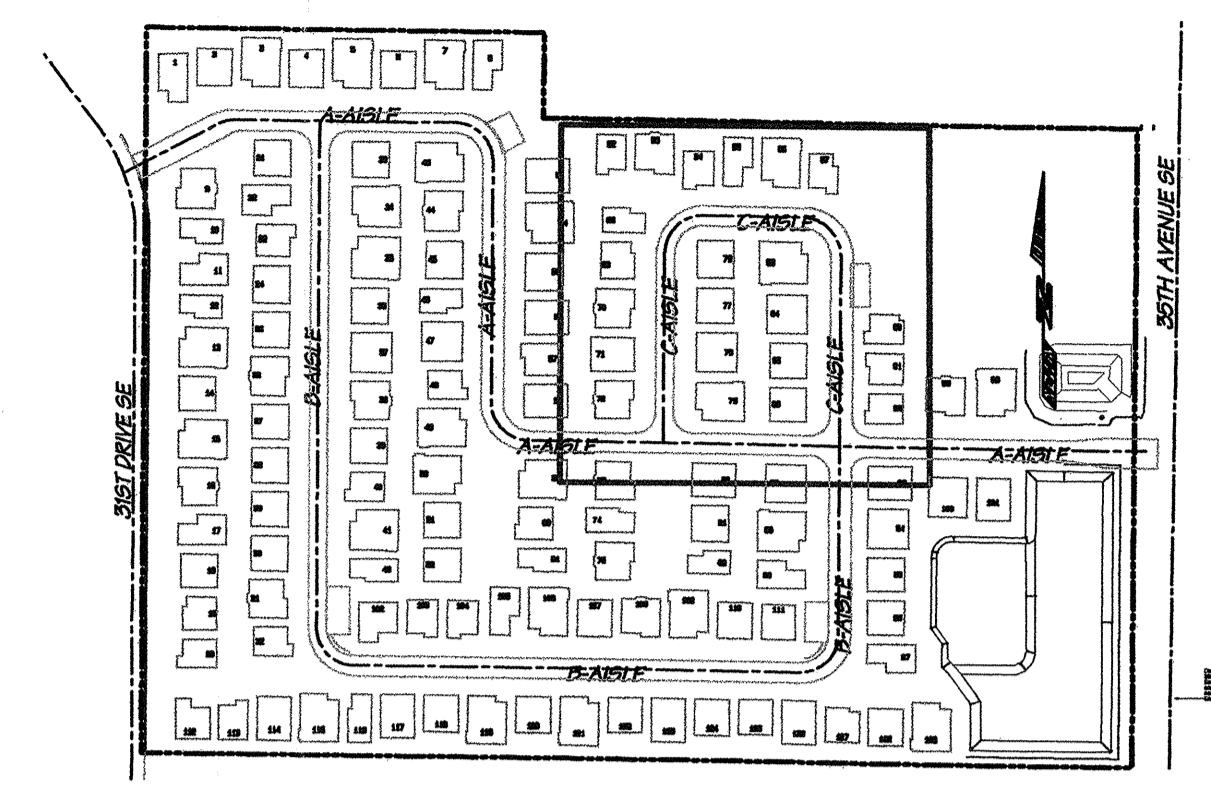
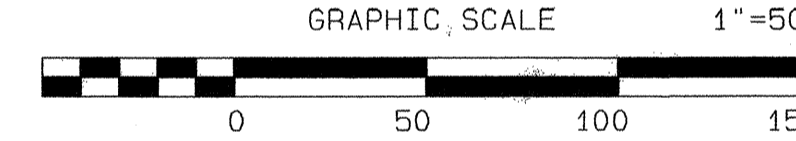
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PIPE/STRUCTURE TABLE

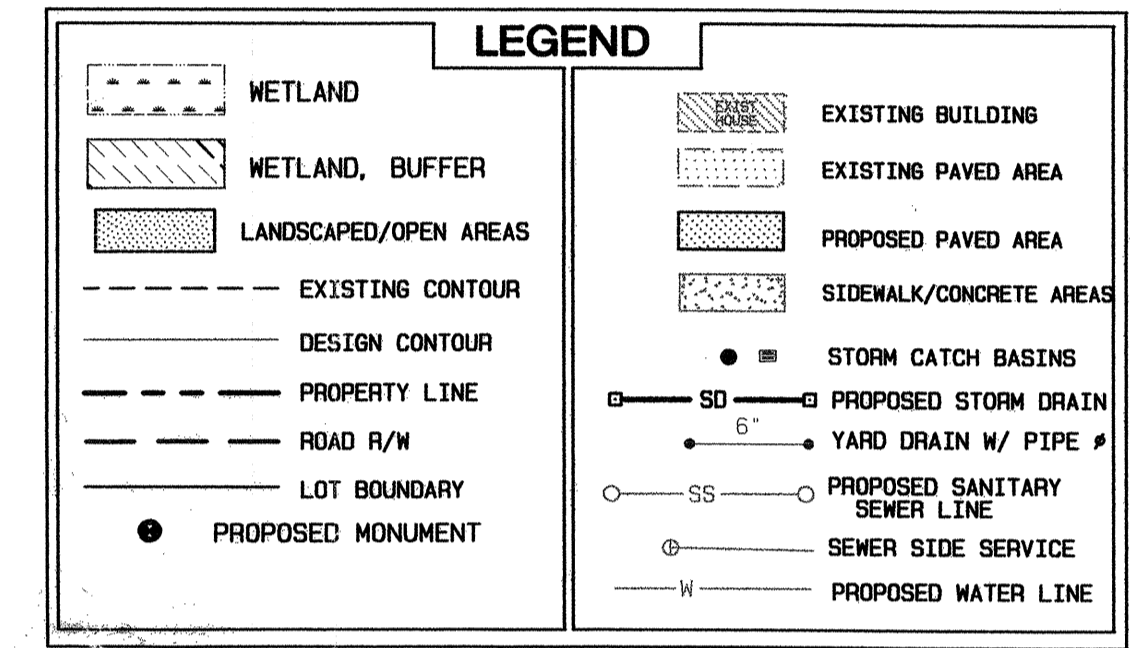
MANHOLE DATA				PIPE DATA											
NODE NAME	DESCRIPTION	DESIGN RIM	AS-BUILT RIM	PIPE NAME	DESIGN ENTRANCE EL (feet)	AS-BUILT ENTRANCE EL (feet)	DESIGN OUTLET EL (feet)	AS-BUILT OUTLET EL (feet)	DESIGN %GRADE	AS-BUILT %GRADE	DESIGN LENGTH (feet)	AS-BUILT LENGTH (feet)	SIZE (inches)	MATERIAL	
PIPE RUN: A-AISLE															
Pond_Inlet	w/riserap	395.00	395.85	P-101	394.22	394.14	394.00	393.85	0.52	0.67	42.51	43.24	24"	ADS (N12)	
CB-101	Type II 48" CB	399.42	399.31	P-102	394.55	394.50	394.22	394.19	0.53	0.45	70.01	59.48	24"	ADS (N12)	
CB-102	Type II 48" CB	399.70	400.04	P-103	395.55	396.33	394.65	394.57	0.60	1.18	148.25	149.31	24"	ADS (N12)	
CB-103	Type II 48" CB	400.75	401.71	P-104	399.46	400.39	396.05	396.60	1.85	2.05	184.25	184.60	18"	ADS (N12)	
CB-104	Type I-L CB	403.96	404.60	P-105	402.17	402.76	399.96	400.80	1.59	1.42	139.21	138.07	12"	ADS (N12)	
CB-105	Type I-L CB	406.67	407.39	P-106	403.30	403.96	402.17	402.92	2.11	1.81	53.58	57.35	12"	ADS (N12)	
CB-106	Type I-L CB	407.80	408.65	P-107	406.40	406.93	403.30	403.98	2.50	2.49	123.86	118.69	12"	ADS (N12)	
CB-107	Type I-L CB	410.07	411.12	P-108	408.55	409.27	406.40	407.03	1.74	1.79	123.86	125.38	12"	ADS (N12)	
CB-108	Type I-L CB	413.05	413.92	P-109	410.00	410.75	408.55	409.42	2.57	2.36	56.44	56.30	12"	ADS (N12)	
CB-109	Type I-L CB	414.57	414.35	P-110	413.00	413.59	410.00	410.73	2.51	2.44	119.47	117.44	12"	ADS (N12)	
CB-110	Type I-L CB	417.44	418.08	P-111	415.00	415.37	413.00	413.60	1.67	1.59	119.47	110.98	12"	ADS (N12)	
CB-111	Type II 48" CB	420.52	421.04												
PIPE RUN: B-AISLE															
CB-112	Type II 48" CB	400.75	401.71	P-112	399.50	399.94	396.05	396.72	1.72	1.63	200.81	197.86	18"	ADS (N12)	
CB-113	Type I-L CB	404.15	405.26	P-113	400.50	400.85	399.50	399.88	1.83	1.70	54.62	57.20	18"	ADS (N12)	
CB-114	Type I-L CB	405.37	406.45	P-114	403.50	404.04	401.00	401.20	1.67	1.91	149.99	148.83	12"	ADS (N12)	
CB-115	Type I-L CB	408.25	409.24	P-115	405.50	406.47	403.50	404.11	1.25	1.47	180.00	180.40	12"	ADS (N12)	
CB-116	Type II 48" CB	410.08	410.80	P-116	406.60	407.58	405.50	406.25	0.71	0.67	154.98	154.46	12"	ADS (N12)	
CB-117	Type I-L CB	411.38	412.14	P-117	407.55	408.36	406.60	407.71	1.68	1.15	56.40	55.53	12"	ADS (N12)	
CB-118	Type I-L CB	411.90	412.69	P-118	409.30	410.49	407.55	408.44	1.15	1.35	152.43	152.04	12"	ADS (N12)	
CB-119	Type I-L CB	413.33	414.10	P-119	411.80	413.14	409.30	410.53	1.25	1.30	200.00	200.30	12"	ADS (N12)	
CB-119	Type I-L CB	415.81	416.61												
PIPE RUN: C-AISLE															
CB-120	Type II 48" CB	400.75	401.71	P-120	396.05	397.46	395.55	396.76	0.51	0.70	100.19	100.30	18"	ADS (N12)	
CB-121	Type I-L CB	400.50	401.38	P-121	397.51	398.48	396.56	397.67	1.00	0.87	94.93	92.65	12"	ADS (N12)	
CB-122	Type I-L CB	401.15	401.91	P-122	398.05	399.01	397.51	398.44	0.99	1.01	54.63	56.67	12"	ADS (N12)	
CB-123	Type I-L CB	402.10	402.81	P-123	400.00	400.91	398.05	399.40	1.87	1.45	104.54	104.37	12"	ADS (N12)	
CB-123	Type I-L CB	404.05	405.03												
PIPE RUN: C-AISLE 2															
CB-124	Type I-L CB	403.96	404.60	P-124	401.67	401.75	400.96	400.75	0.51	0.71	140.00	140.41	12"	ADS (N12)	
CB-124	Type I-L CB	404.67	405.39												
PIPE RUN: TIE-IN 31ST-B-AISLE															
CB-125	Type II 48" CB	411.38	412.14	P-125	407.00	408.14	406.60	407.67	0.58	0.69	58.39	68.55	12"	ADS (N12)	
CB-125	Type I-L CB	412.07	412.90	P-126	408.00	409.06	407.00	408.30	0.65	0.50	152.85	150.80	12"	ADS (N12)	
CB-126	Type I-L CB	412.80	412.68												
PIPE RUN: 31st Drive SE(S)															
CB-126	Type I-L CB	412.80	412.68	P-127	409.50	409.58	409.00	409.06	0.77	0.98	64.97	50.90	12"	ADS (N12)	
CB-128	Type I-L CB	412.30	412.30												
PIPE RUN: 31st Drive SE(N)															
CB-128	Type I-L CB	412.80	412.68	P-128	409.60	409.52	409.00	409.05	0.70	0.55	85.21	85.47	12"	ADS (N12)	
CB-128	Type I-L CB	413.50	413.23	P-129	410.00	410.09	409.50	409.58	0.63	0.64	79.81	79.83	12"	ADS (N12)	
CB-129	Type I-L CB	414.28	414.25	P-130	414.50	413.73	410.00	410.03	2.36	1.94	190.44	190.56	12"	ADS (N12)	
CB-130	Type I-L CB	418.70	418.42												
PIPE RUN: Wetland Outlet															
Pond_Inlet-2	trash rack	395.00	395.00	P-131	394.00	393.92	394.00	393.94	0.00	-0.03	74.76	76.85	36"	CMP	
Wetland_Outlet	trash rack	397.00	397.00												
PIPE RUN: Pond Outlet / Control															
CB-132	Type II 54" CB	399.00	399.00	P-133	393.50	393.58	393.10	393.32	4.29	2.83	9.33	9.18	12"	ADS (N12)	
MH-133	Type II 54" CB	399.00	399.00	P-135	393.50	393.54	393.50	393.38	0.00	0.53	50.51	30.36	12"	ADS (N12)	
Pond_Outlet	trash rack	395.00	395.00												
PIPE RUN: Pond Overflow															
CB-132	Type II 54" CB	399.00	399.00	P-134	395.00	394.59	394.30	394.13	2.30	1.81	30.42	25.46	12"	ADS (N12)	
Pond_Overflow	trash rack	396.50	396.50												
PIPE RUN: Bypass along 35th															
CB-132	Type II 54" CB	399.00	399.00	P-201	393.75	394.14	393.00	393.41	0.49	0.49	151.62	147.53	18"	ADS (N12)	
CB-201	Type II 48" CB	400.00	399.62	P-202	394.50	394.75	393.75	394.15	0.50	0.40	149.93	151.18	18"	ADS (N12)	
CB-202	Type II 48" CB	400.00	401.20	P-203	394.75	394.73	394.50	394.70	0.50	0.07	42.94	42.19	18"	ADS (N12)	
CB-203	Type II 48" CB	400.00	400.07	P-204	395.25	395.14	394.75	394.73	0.57	0.36	106.46	107.03	18"	ADS (N12)	
CB-204	Type I-L CB	399.00	398.56	P-205	396.00	395.86	395.25	395.16	0.50	0.47	150.44	150.36	18"	ADS (N12)	
CB-205	Type I-L CB	398.00	399.05	P-206	396.25	396.09	396.00	395.84	0.45	0.49	51.41	51.30	18"	ADS (N12)	
Inlet_201	Trash rack	397.27	397.09												



ACCESS ISLE A - PLAN VIEW

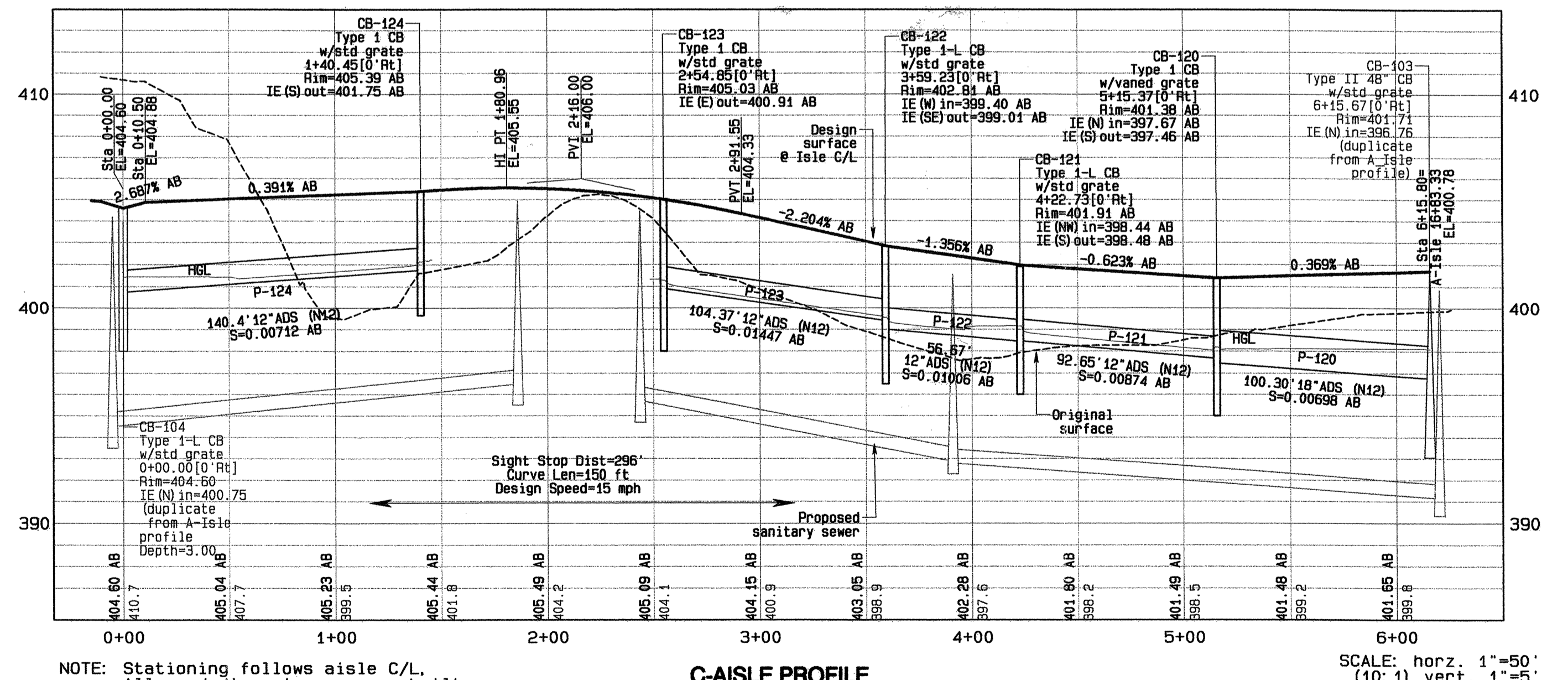


ROADWAY KEY Scale 1"=200'

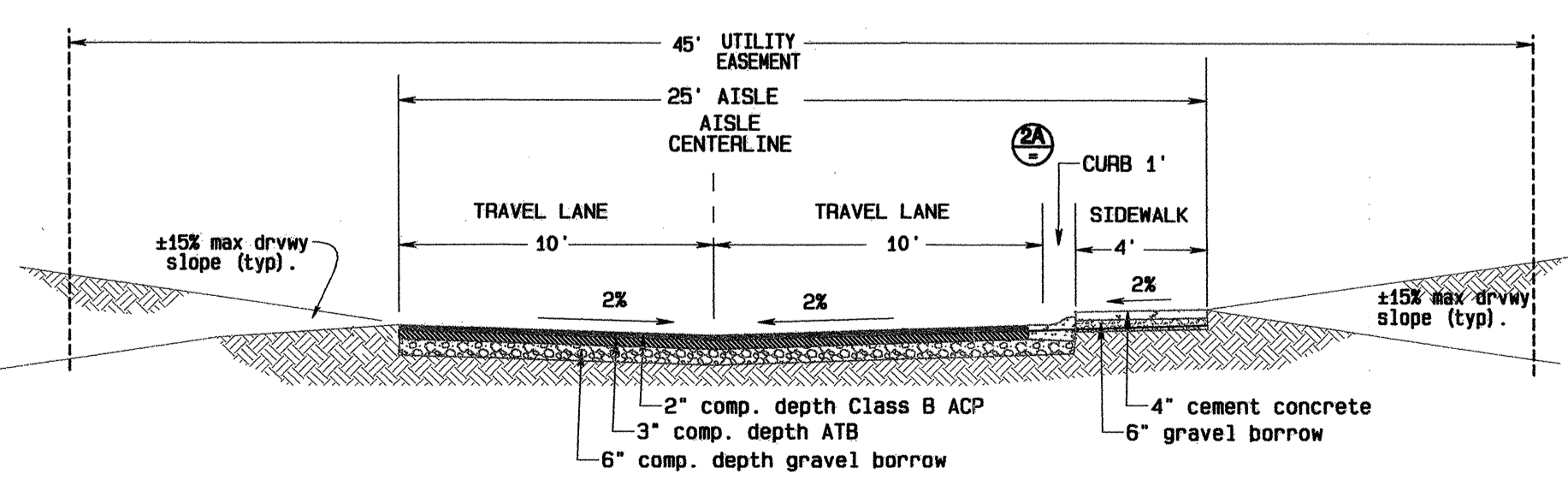


(*) = use table below

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5 - 060
Type I-L CB	5 - 070
Type II CB	5 - 080
Type II MH	5 - 090
Std grate	5 - 180
Solid lid	5 - 190
Vaned grate	5 - 200
Thru curb grate	5 - 210
Rolled, std grate	5 - 220A/B
Rolled, vaned grate	5 - 225



NOTE: Stationing follows aisle C/L. All road dimensions are as-built. SCALE: horz. 1"=50' (10:1) vert. 1"=5'



ROAD SECTION - ACCESS ISLE C Typical Section Sta 1400 thru 13+00 Design speed 15 mph Scale 1"=5'

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

I hereby declare that all improvements are located as shown on these as-built plans as indicated by AB
 by: David Marshall (Project Engineer)
 by: _____ (Project Surveyor)
 by: _____ (Project Developer)

SNODGRASS COUNTY PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS.

R/W PERMIT NO.:

LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-662-9727 360-652-5374 Fax
 © Copyright 1993

DESIGNED BY: Pacific
 DRAWN BY: Pacific
 CHECKED BY: Pacific
 DATE: 05-04-2005 Rev. 1
 05-04-2005 Rev. 2
 05-04-2005 Rev. 3
 05-04-2005 Rev. 4
 05-04-2005 Rev. 5

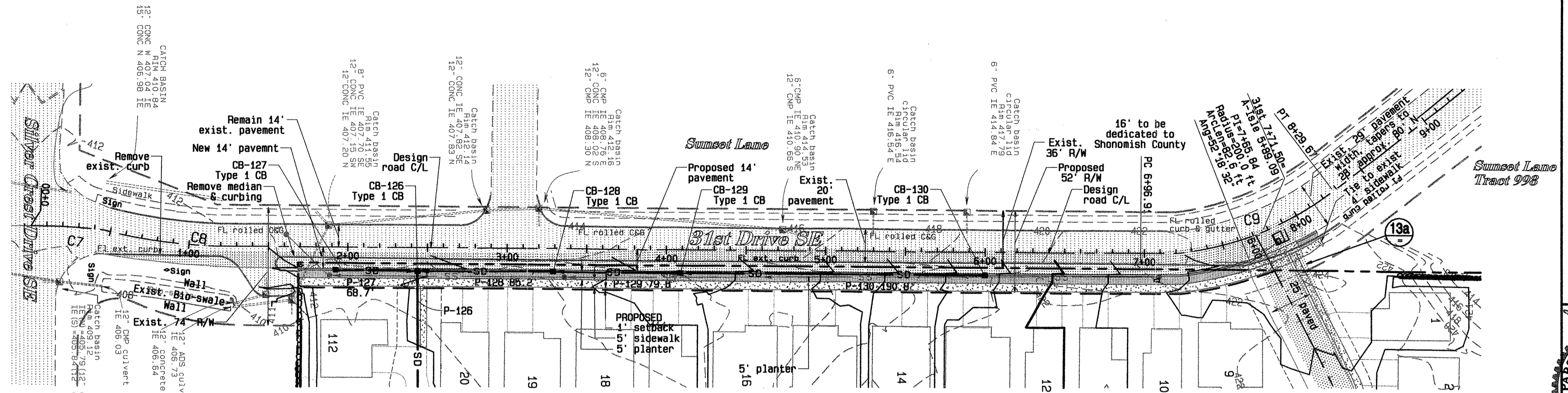
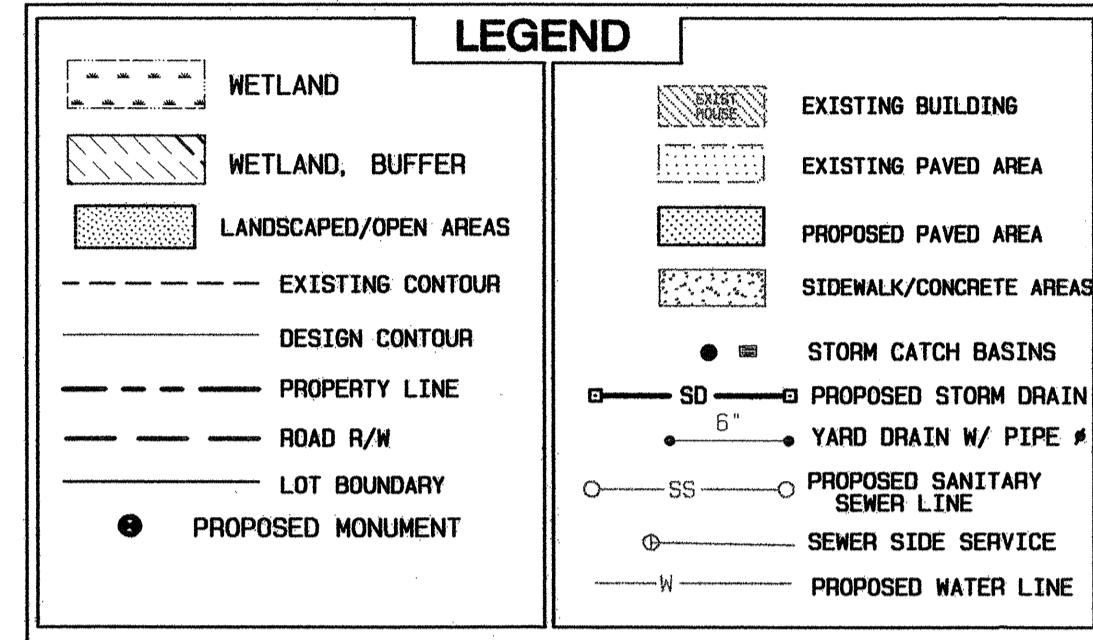
PROFESSIONAL SEAL
 STATE OF WASHINGTON
 PROFESSIONAL ENGINEER
 NO. 3194
 EXPIRES: 3/31/07

Family Quality Construction and Development II, LLC
 Pacific Ridge Homes
 11827 Airport Road, Everett, WA 98204

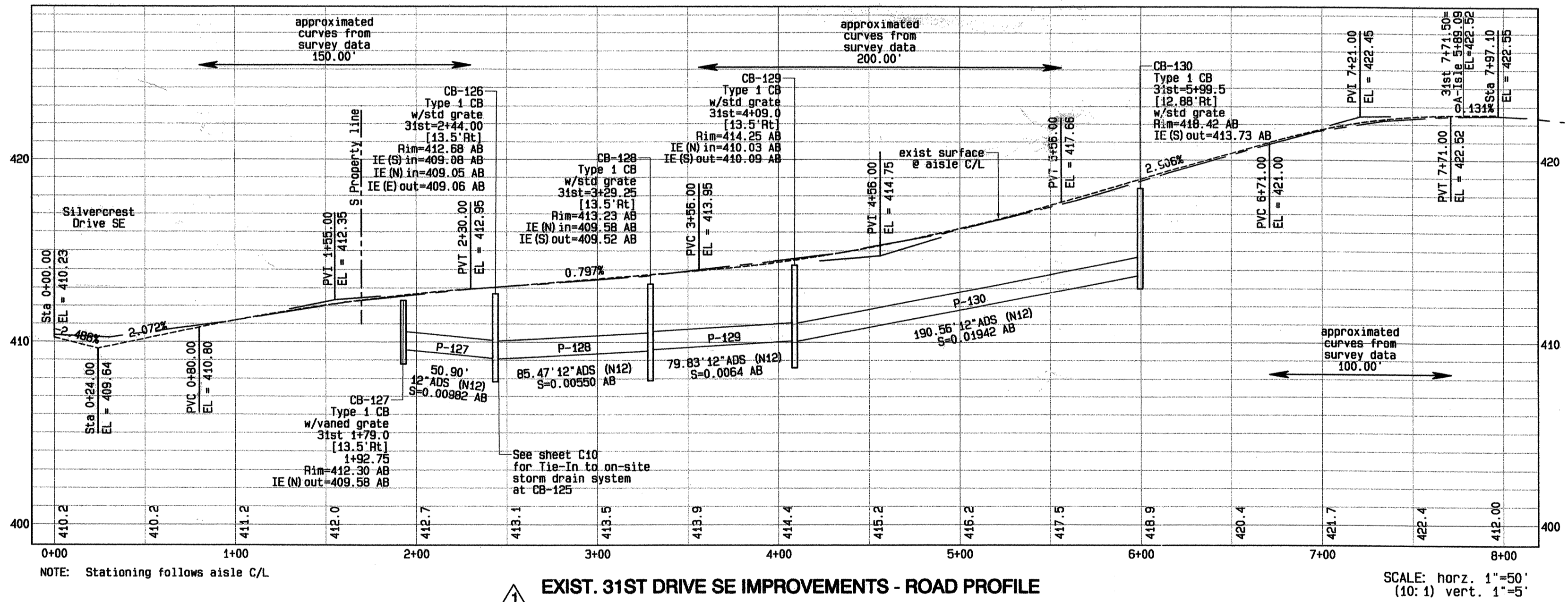
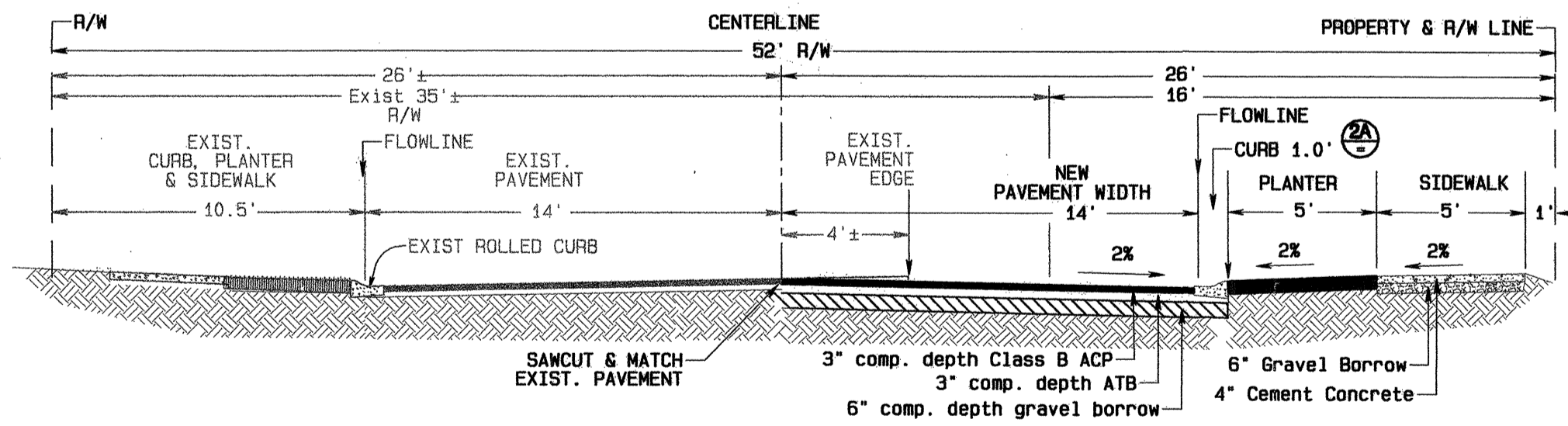
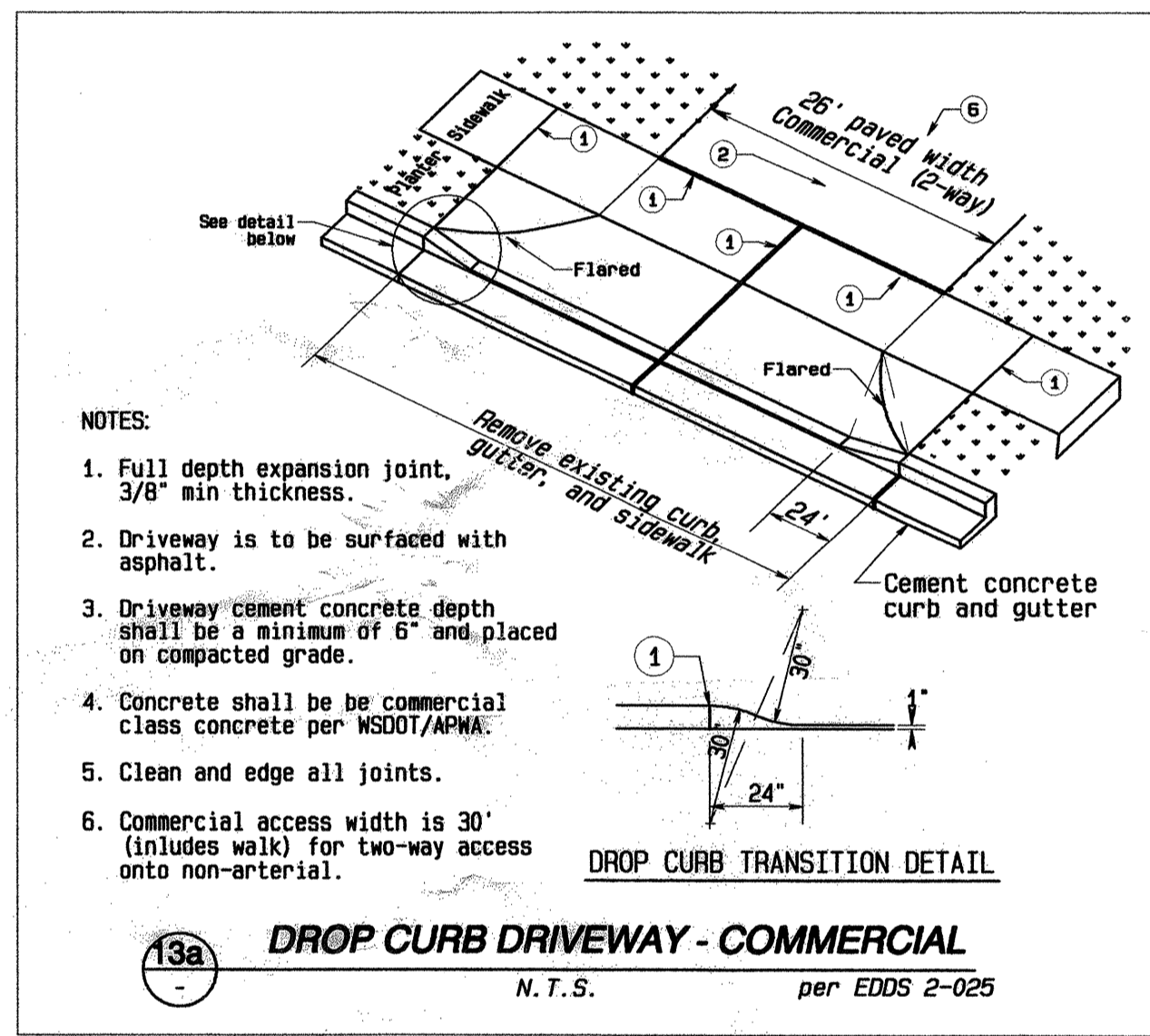
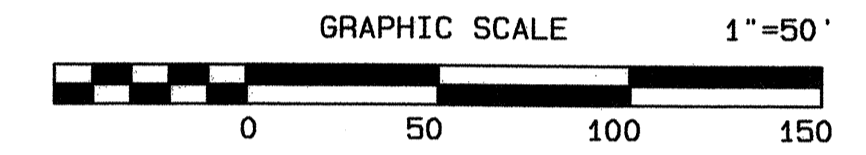
THE MEADOWS
 A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

SHEET
 C8 of C14
 03-108845

Z:\Star Development\1\Brentana Engineer\ng Meadows_LDW3_ASBUILD15.dwg



EXIST. 31ST DRIVE SE IMPROVEMENTS - ROAD PLAN



(*) = use table below

STORM DRAIN CATCH BASIN TABLE

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5-060
Type I-L CB	5-070
Type I-P CB	5-080
Type II MH	5-090
Std grate	5-180
Solid lid	5-190
Vaned grate	5-200
Thru curb grate	5-210
Roll'd, std grate	5-220A&B
Roll'd, vaned grate	5-225

AS-BUILT
11-MAY-2005

We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: David Marshall (Project Engineer)

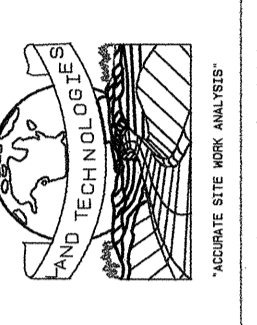
by: _____ (Project Surveyor)

by: _____ (Project Developer)

SNOWBUSH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS).

BY: _____

R/W PERMIT NO.: _____



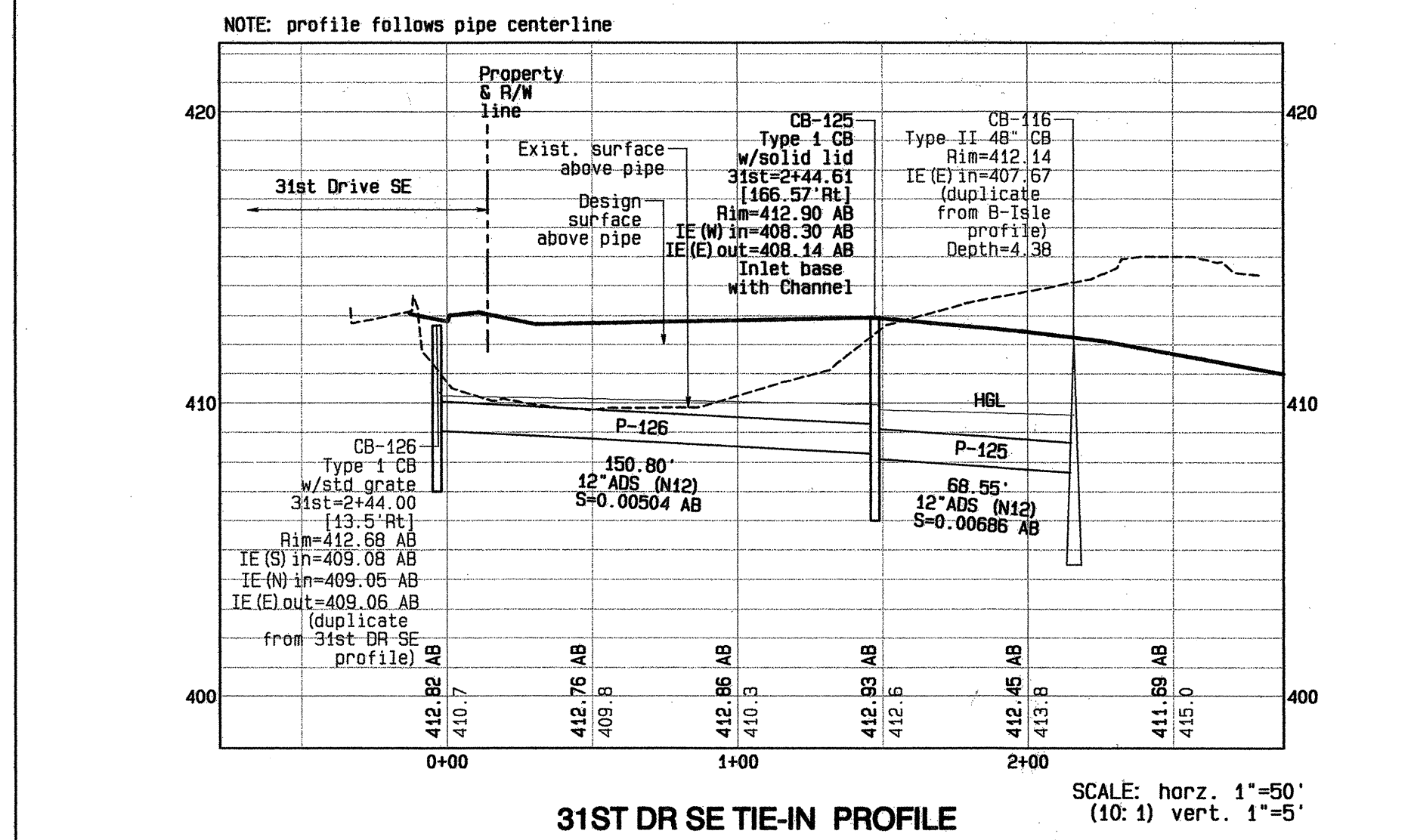
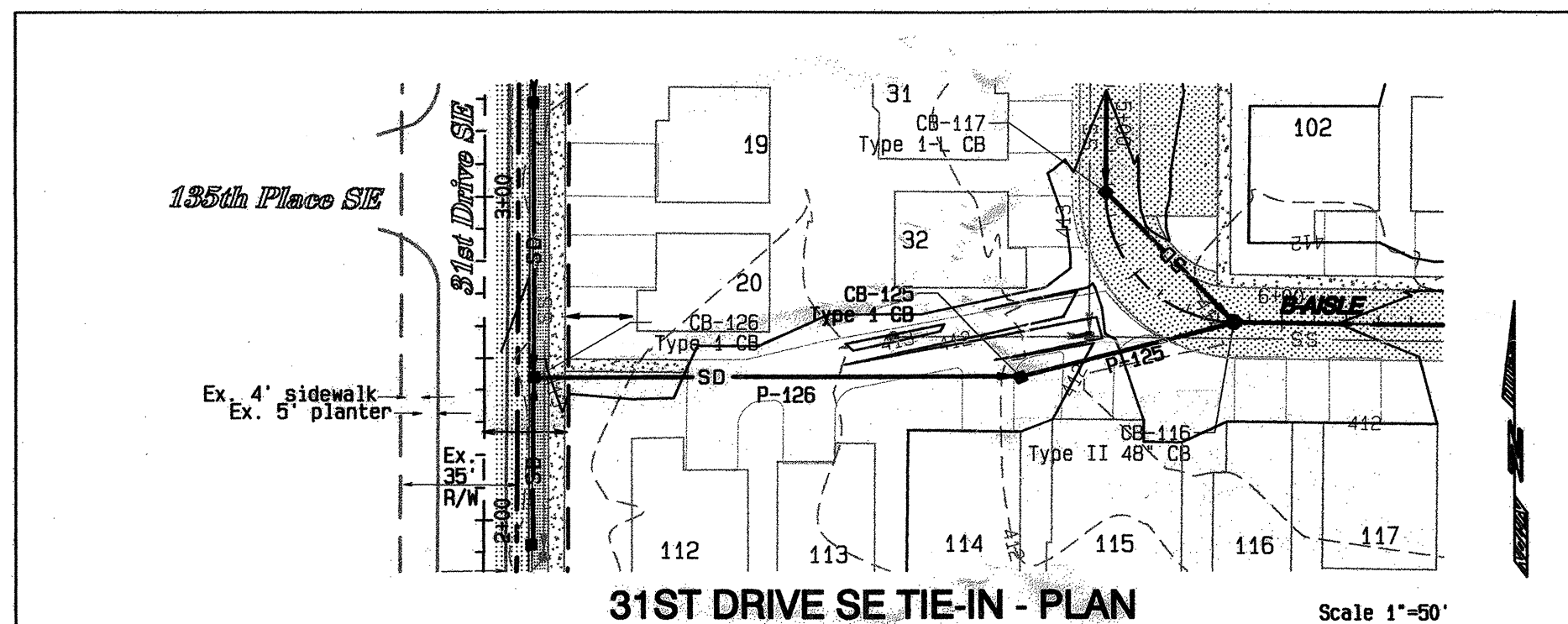
DESIGNED BY: Pacific Ridge Homes

DRAWN BY: Pacific Ridge Homes

CHECKED BY: Pacific Ridge Homes

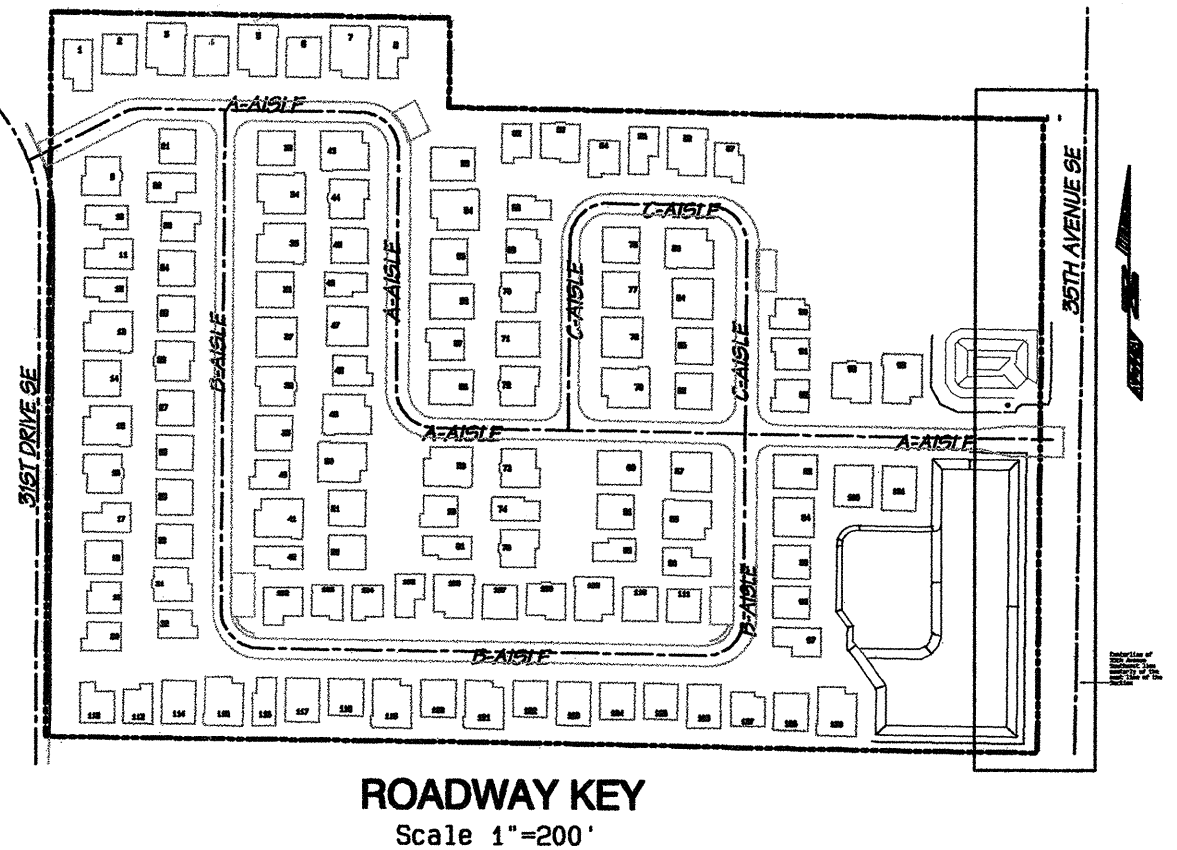
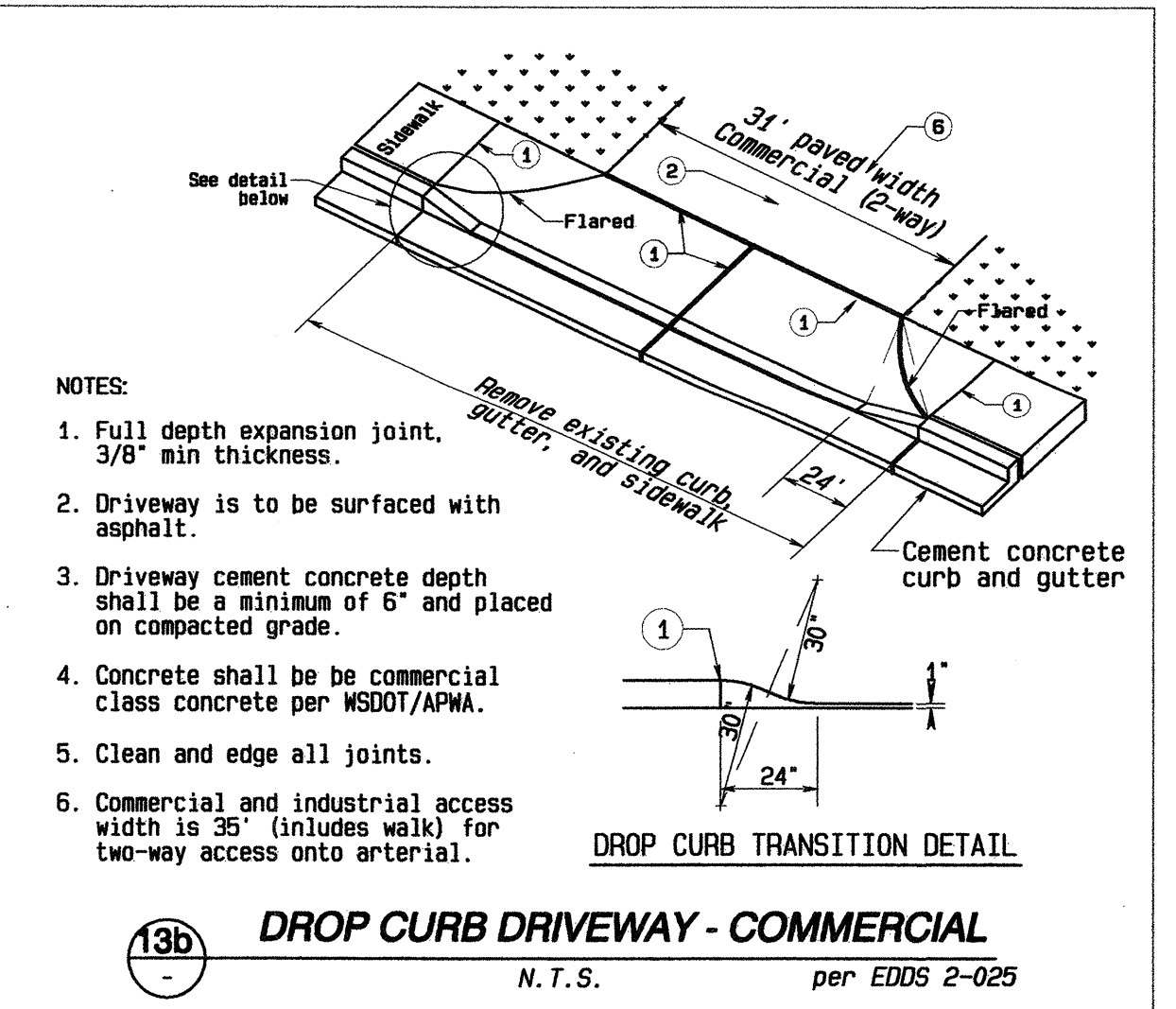
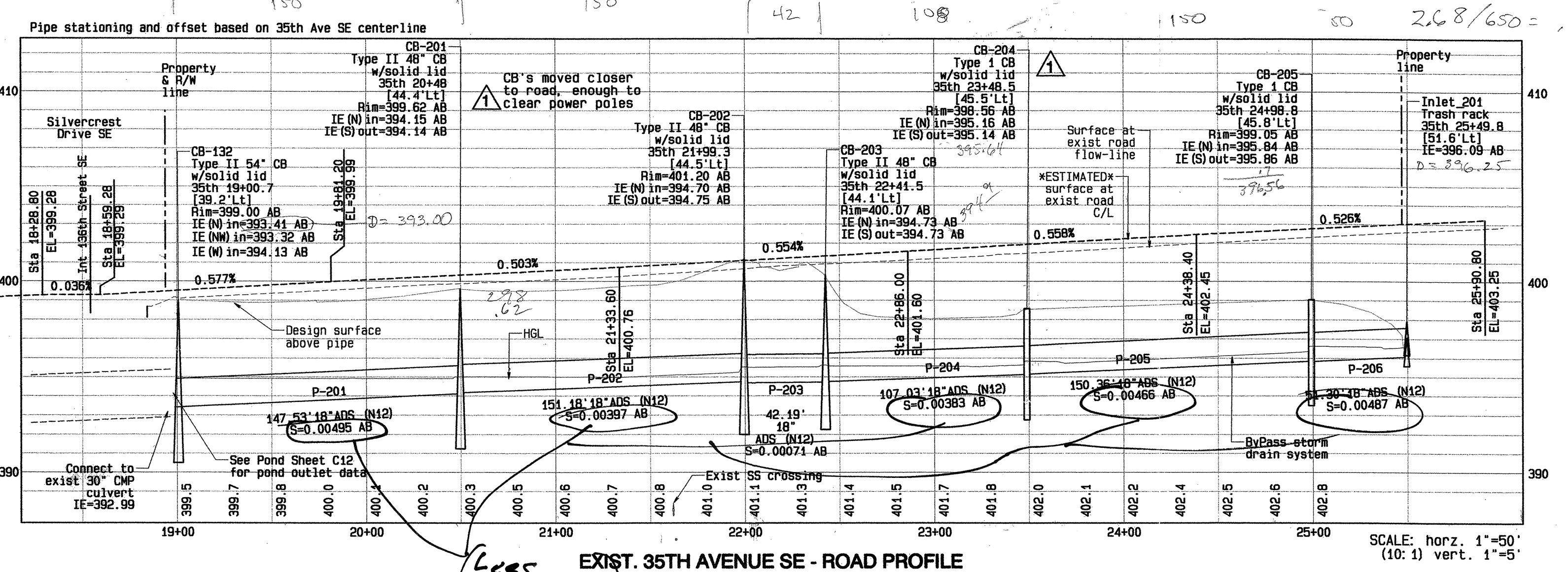
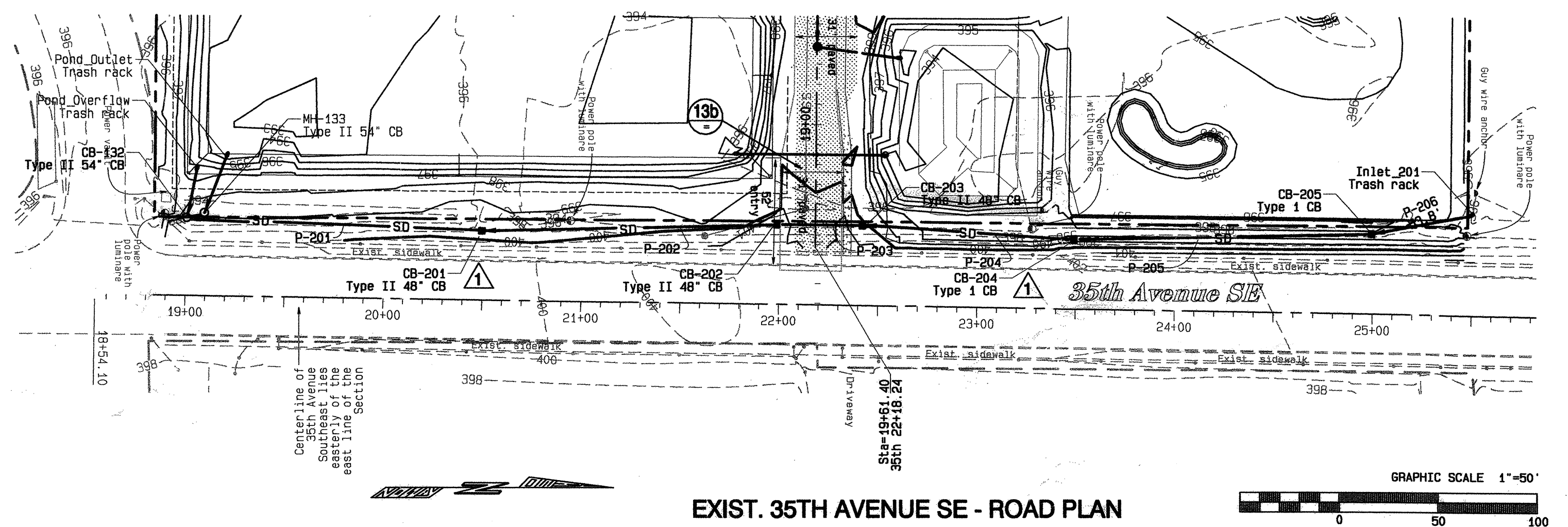
DATE: 05-04-2005

REV: 05-04-2005 Rev 1
05-04-2005 Rev 2
05-04-2005 Rev 3
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05-04-2005 Rev 97
05-04-2005 Rev 98
05-04-2005 Rev 99
05-04-2005 Rev 100



(*) = use table below

BASIN OR LID TYPE	COUNTY EDDS REFERENCE
Type I CB	5-050
Type I-L CB	5-070
Type I-P CB	5-080
Type II MH	5-090
Sta grate	5-180
Solid lid	5-190
Vaned grate	5-200
Thru curb grate	5-210
Roll'd, std grate	5-220A&B
Roll'd, vaned grate	5-225



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THE MEADOWS
A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

Pacific Ridge Homes
11827 Airport Road, Everett, WA 98204

35th Avenue SE Frontage - Plan & Profile

DESIGNED BY: Pacific
DRAWN BY: Pacific
CHECKED BY: Pacific
DATE: 05-04-2005
REV: 05-04-2005 Rev 1
05-04-2005 Rev 2
05-04-2005 Rev 3
05-04-2005 Rev 4
05-04-2005 Rev 5

SHEET
C10 of C14
03-108845

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

We hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

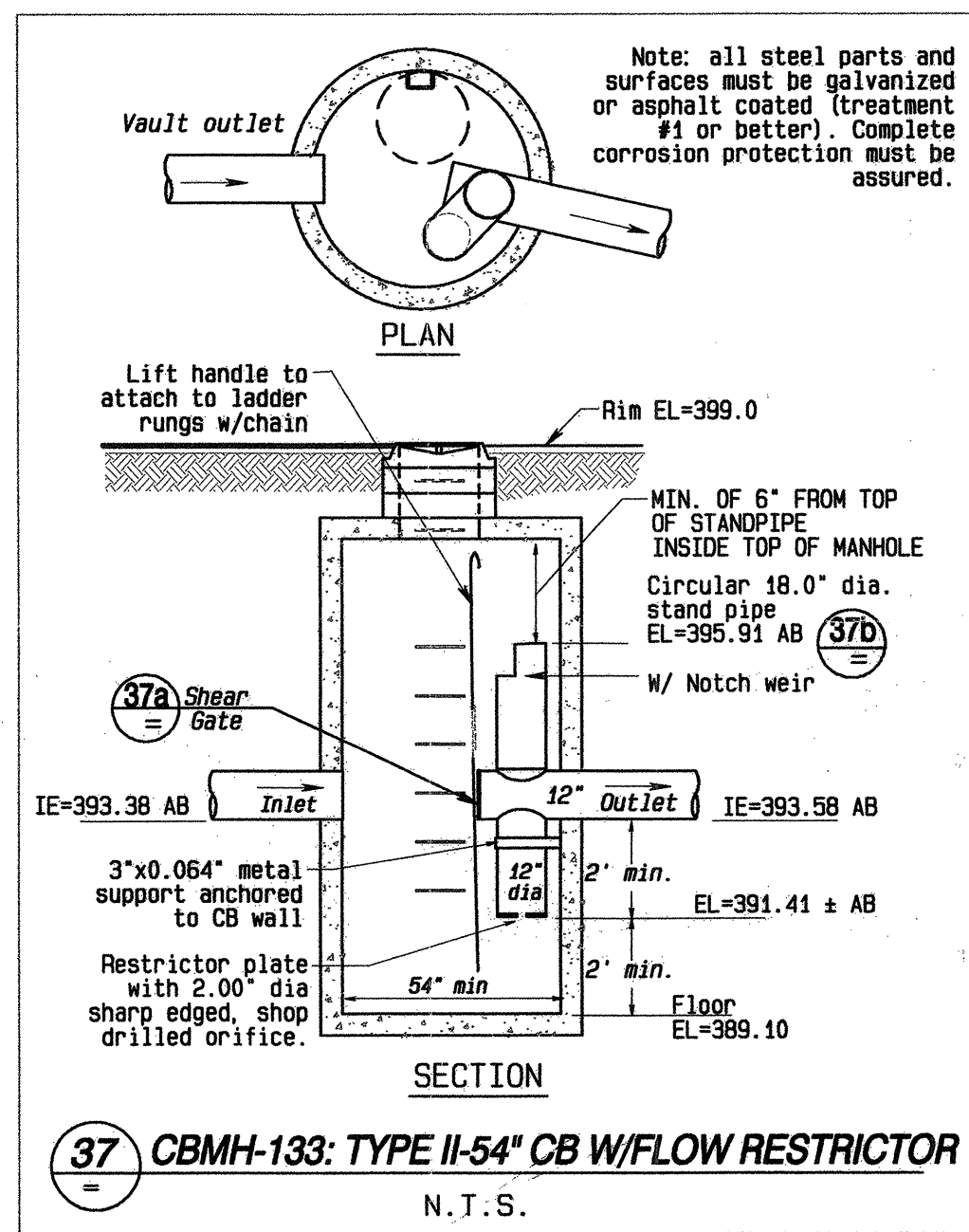
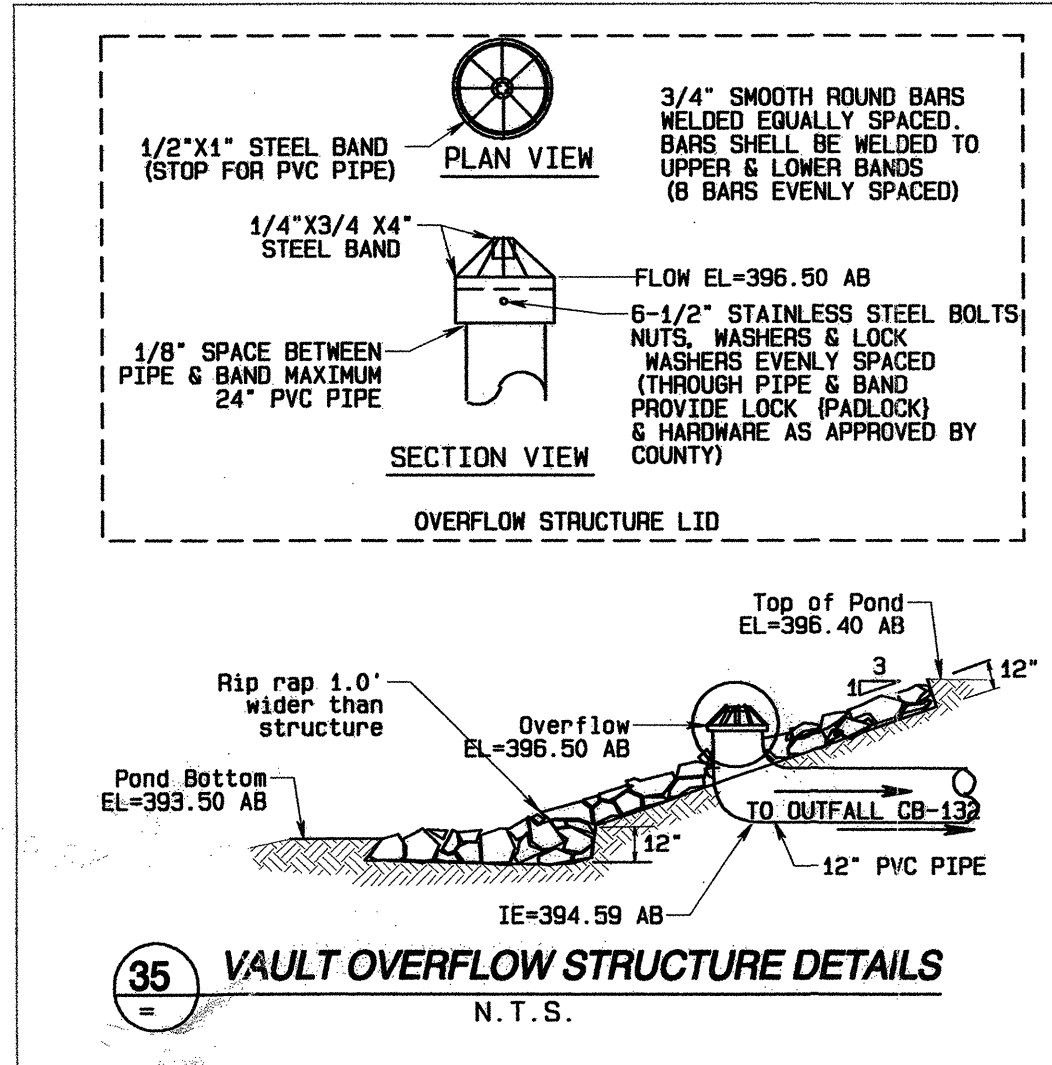
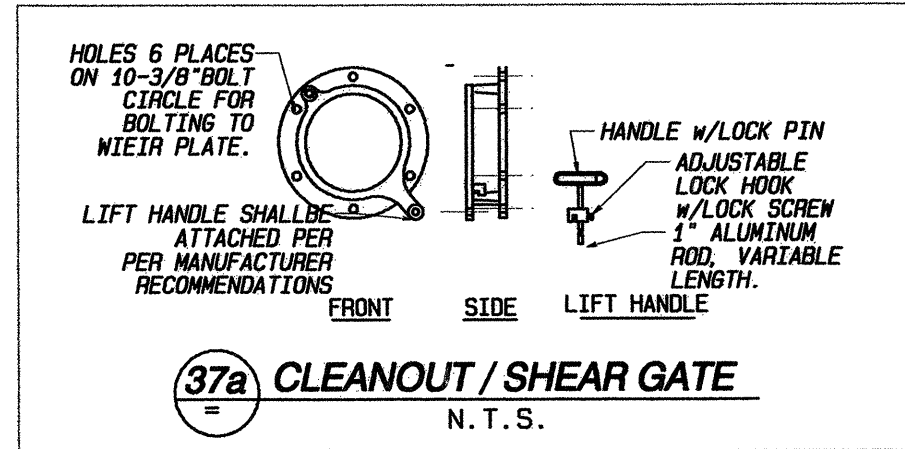
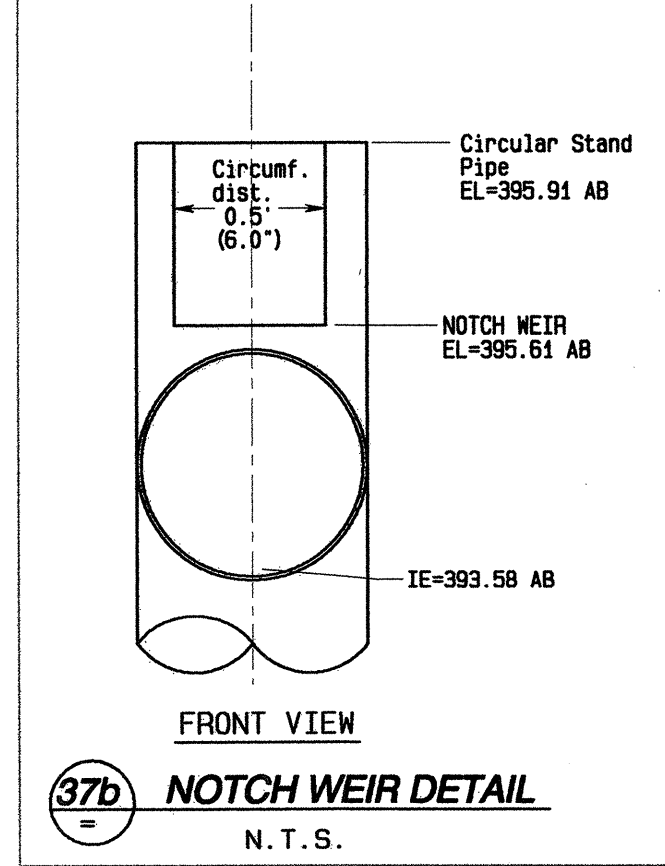
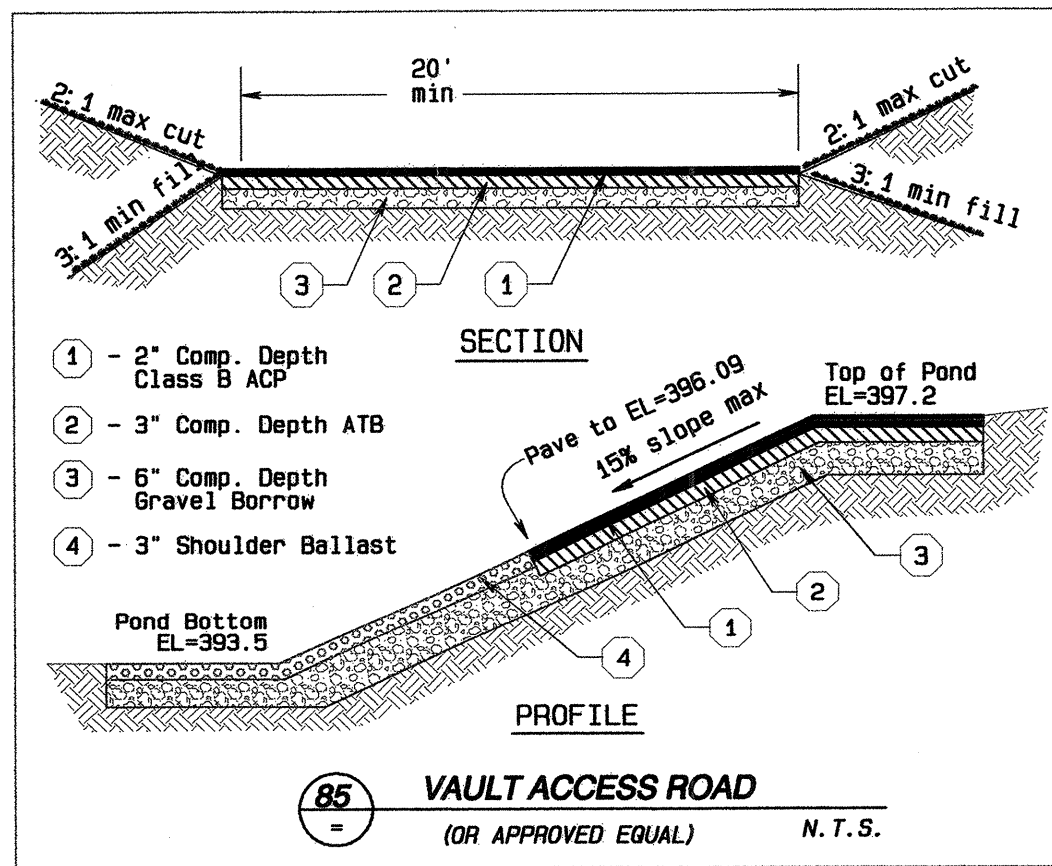
by: David Marshall (Project Engineer)
 by: _____ (Project Surveyor)
 by: _____ (Project Developer)

SNHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS)

BY: _____
 R/W PERMIT NO.: _____

Less than 0.5%
 Show Note on plan EDDS DEVIATION WAS APPROVED DATE for slope pipe slope less than 0.5% long 35th Ave. SE.

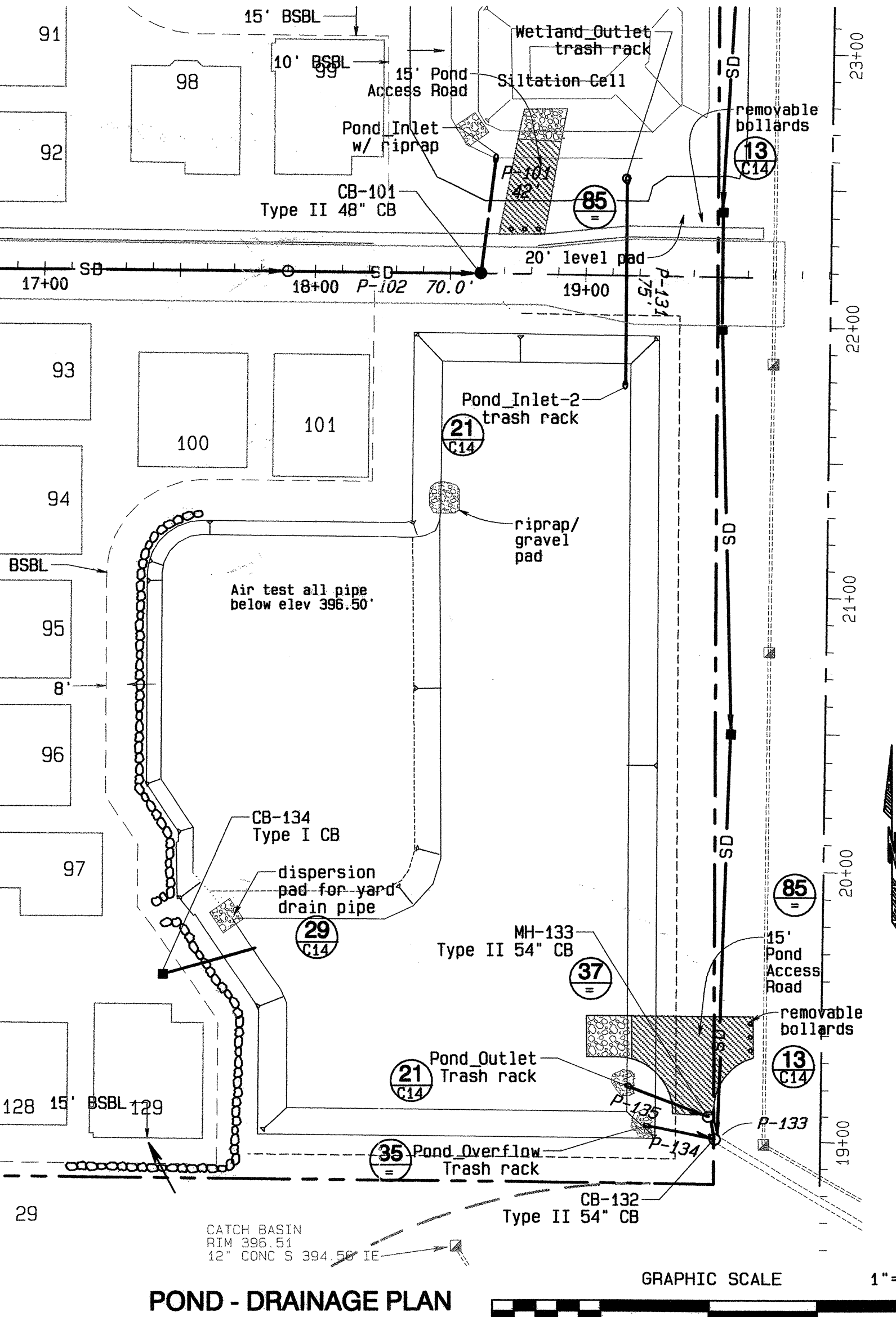
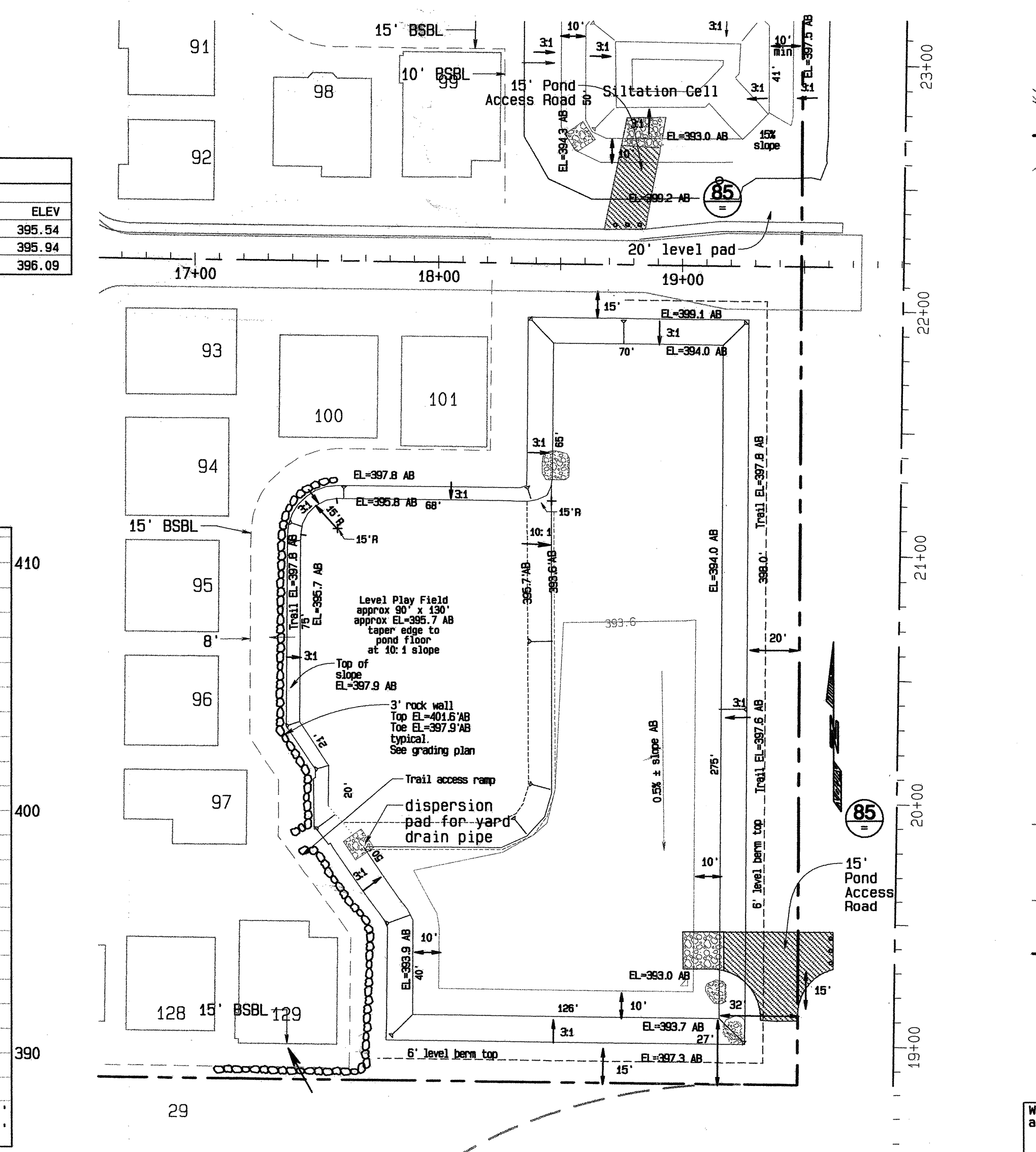
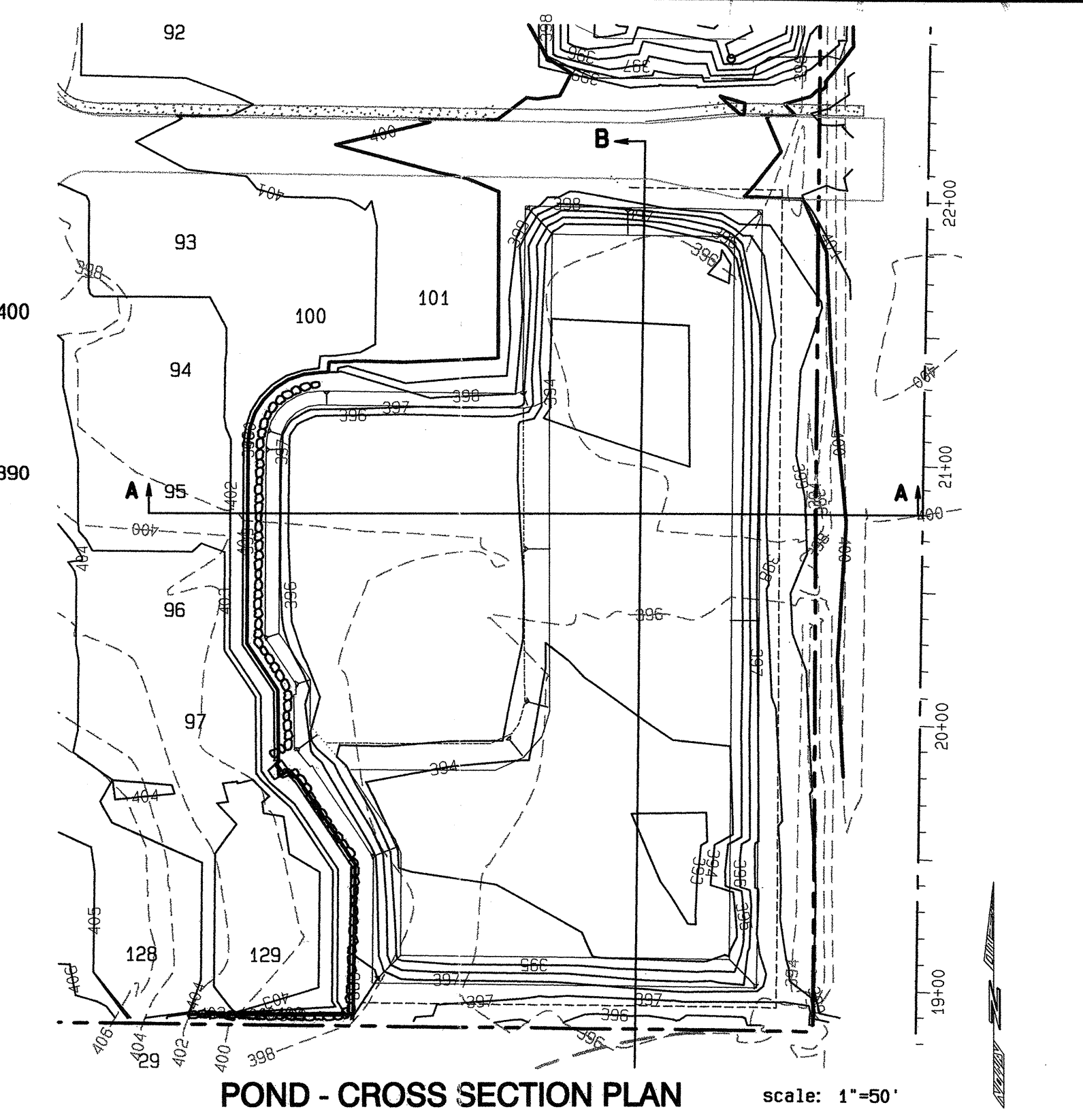
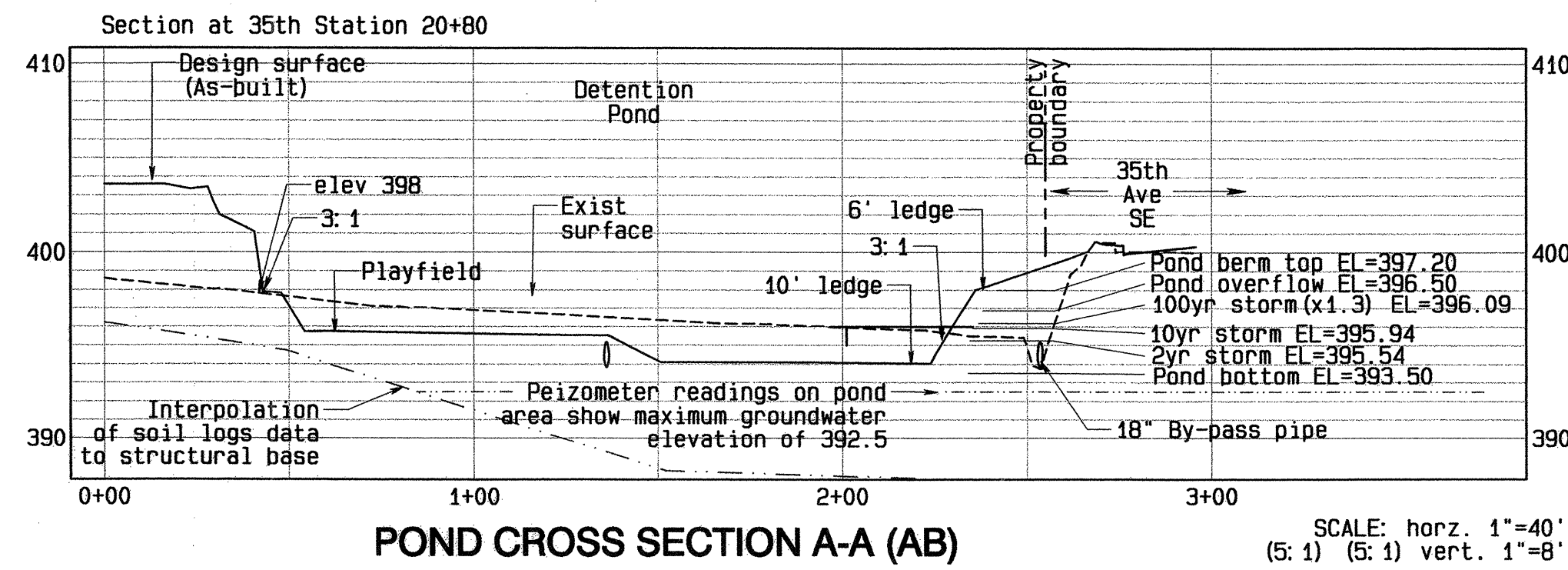
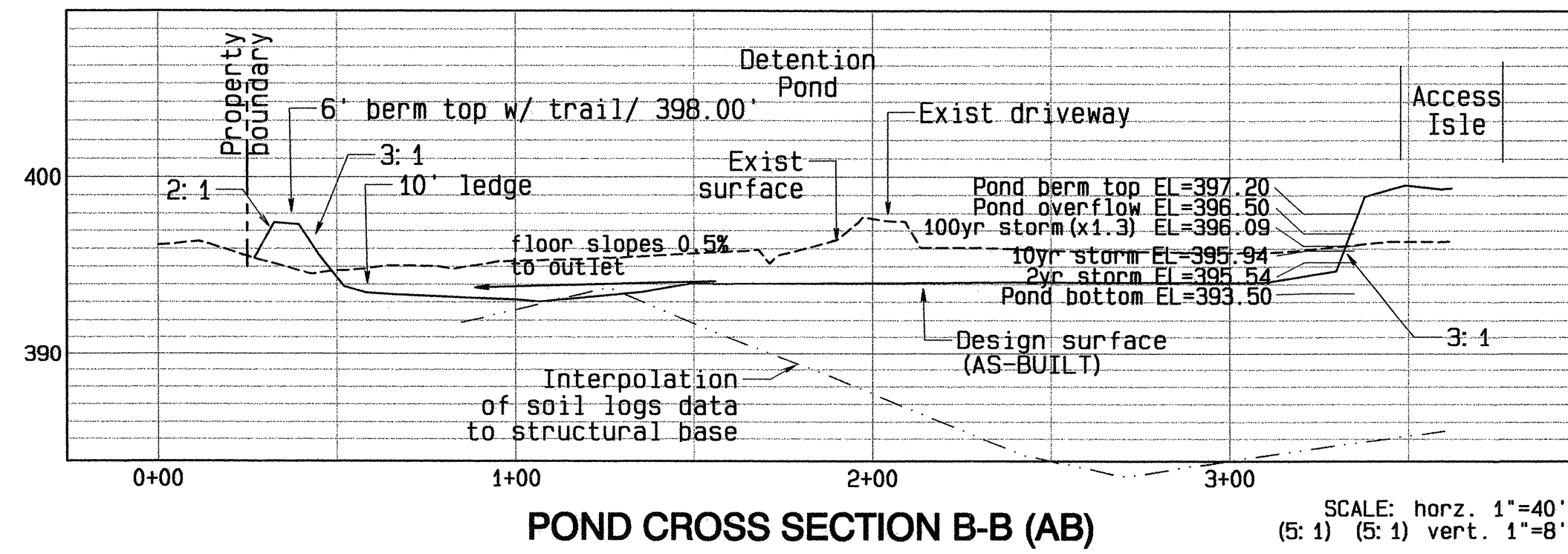
A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.



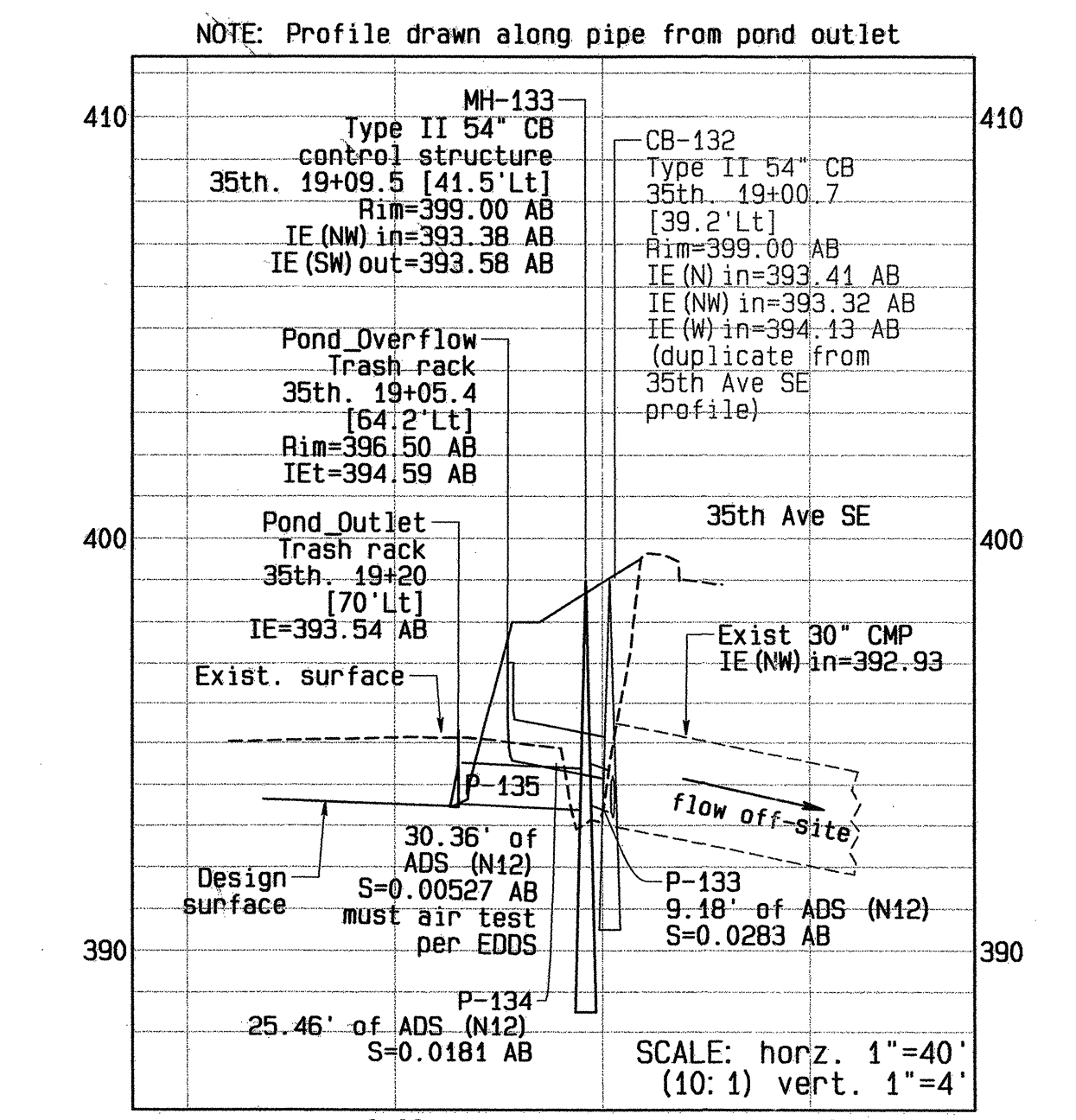
DETENTION POND SUMMARY CHART

STORM EVENT	LIVE STORAGE VOLUME (cf)			RELEASE RATE (cfs)		
	REQUIRED	DESIGNED	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2 (1/2)	50,948	63,383	51,384	0.20	.14	0.15
10	75,385	95,969	83,562	1.01	.74	0.61
100 (x1.3)	82,148	105,953	101,444	2.55	2.01	1.73

Impervious areas per building (all units):
 Roof & walk areas = 2,500 sf
 Driveway areas = 140 sf
 Total impervious area = 2,640 sf (per unit)



- POND CONSTRUCTION NOTES**
- Fill berms are to be filled with a low permeability soil. The on-site till material meets the required criteria.
 - Due to outwash soils on the site, the Geotechnical engineer prior to site soil being used, as berm fill will approve said material.
 - Prior to berms being constructed, the topsoil and loose soils shall be removed down to medium dense to very dense soil.
 - Areas to receive new fill should be stripped of unsuitable soils and compacted to a firm, non yielding state prior to placement of the new fill.
 - The excavation shall be kept dry to insure proper placement of structural fill. If water is encountered during excavation, temporary drains or sumps should be used to remove the water from areas to receive structural fill.
 - Structural fill shall be placed in 8 to 10 inch lifts. Each lift shall be spread evenly and be thoroughly compacted prior to placement of subsequent lifts.
 - Structural fill shall be compacted to a minimum of 92% of its maximum dry density as determined by the ASTM D 1557 compaction test procedure.
 - After each lift of the fill in a berm is compacted to specification, the surface should be scarified to a depth of 2 inches prior to placement of the next lift.
 - It is important to compact the face of any pond fill embankments.
 - If ground water is encountered within a cut slope face, the Geo-technical engineer may require a layer of rock spalls to minimize the erosion of the slope face.



AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

We hereby declare that all improvements are located as shown in these as-built plans as indicated by AB

by: *David Marshall* (Project Engineer)
 by: _____ (Project Surveyor)
 by: _____ (Project Developer)

SNOWHISH COUNTY PLANNING AND DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS.

BY: _____
 R/W PERMIT NO.: _____

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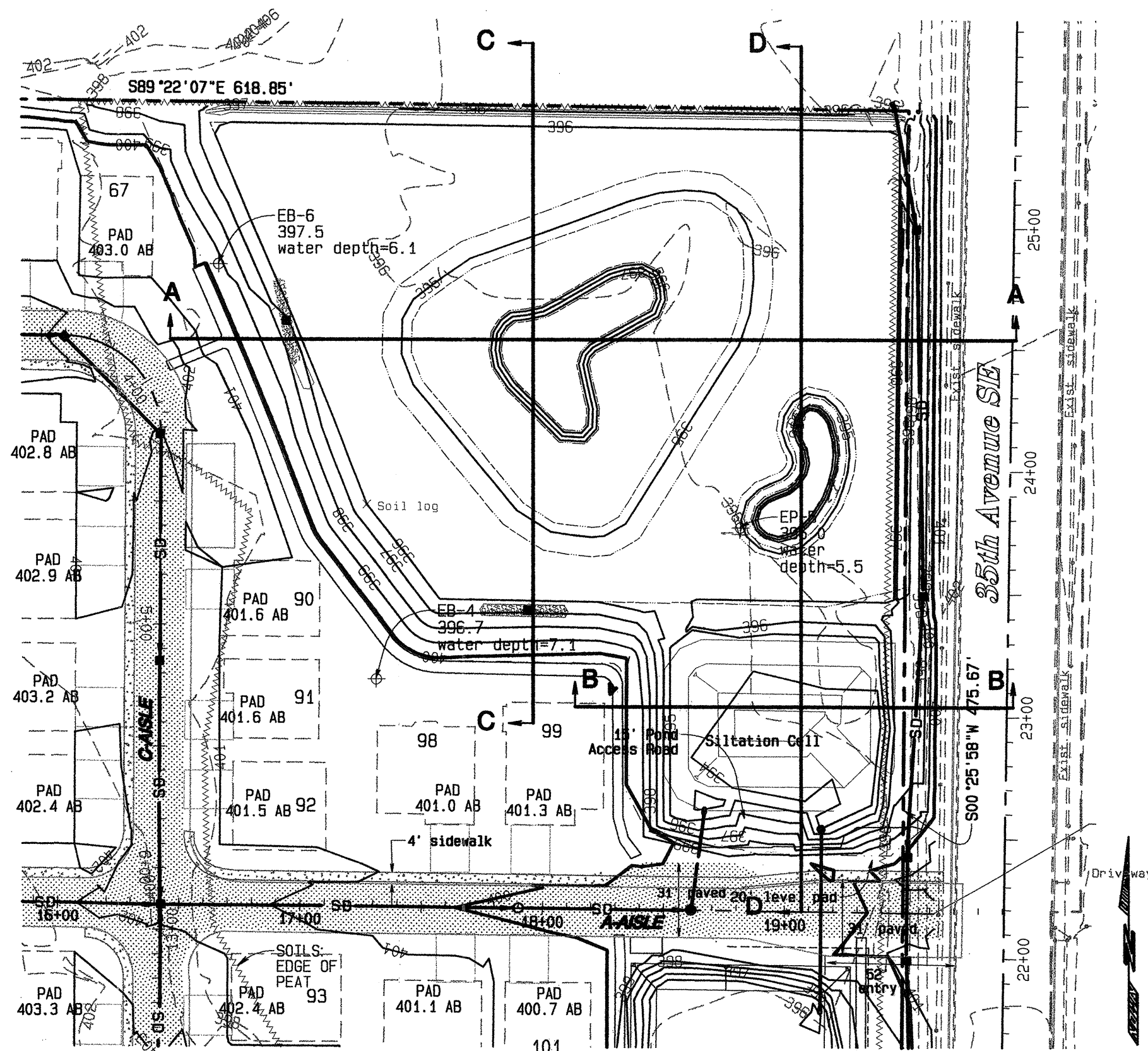
THE MEADOWS
 Family Quality Construction and Development II, LLC
 dba. Pacific Ridge Homes
 11827 Airport Road, Everett, WA 98244

Detention Pond - Plans & Details

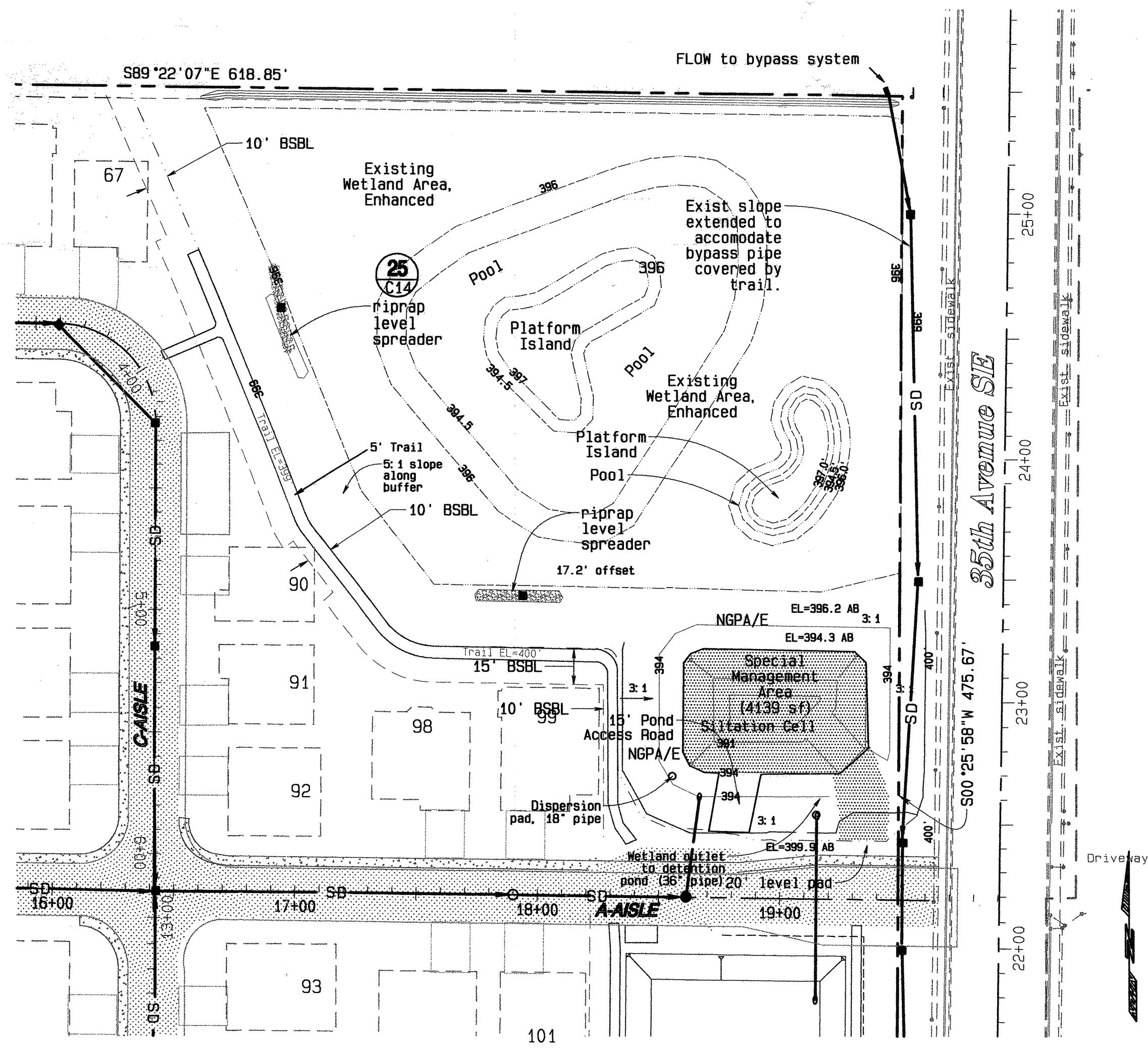
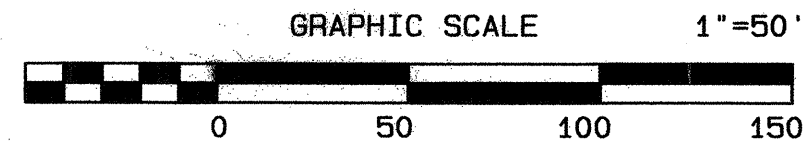
DESIGNED BY: *Pacific*
 DRAWN BY: *Pacific*
 CHECKED BY: *Pacific*
 DATE: 08-04-2004 Rev 1
 08-10-2004 Rev 2
 11-04-2004 Rev 3
 11-04-2005 Rev 4

SHEET
 C12 of C14
 03-108845

THE MEADOWS HDEV-2127

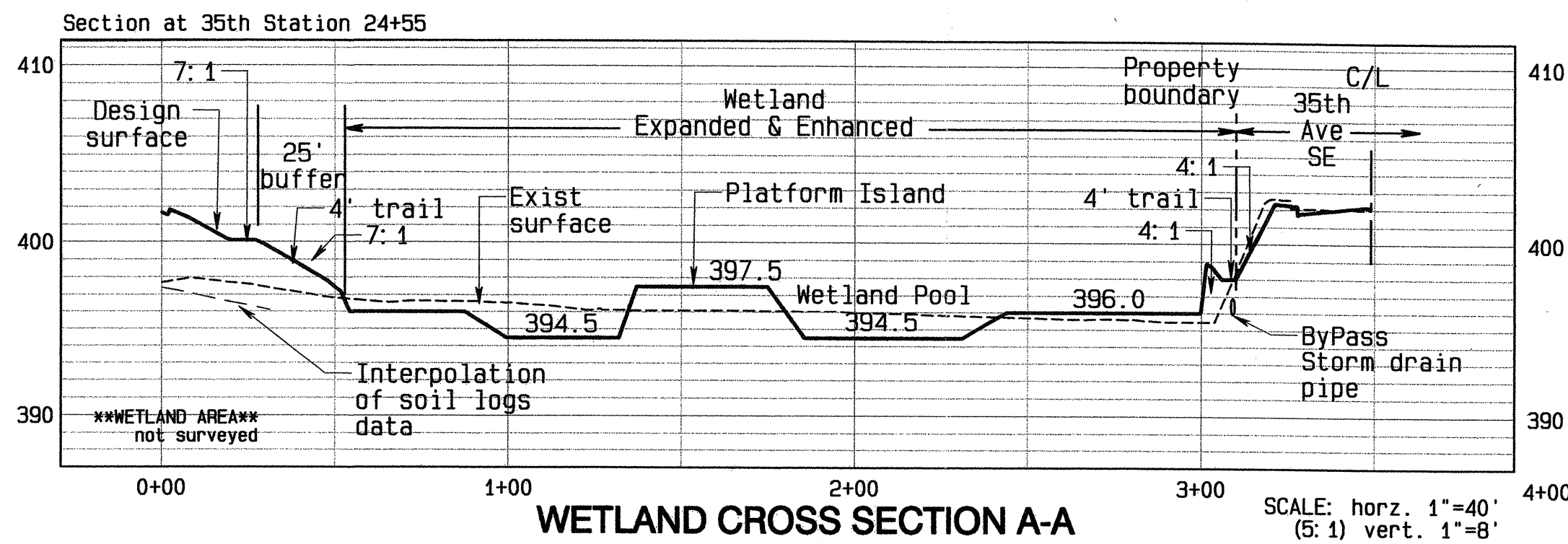


WETLAND ENHANCEMENT - CROSS SECTION PLAN



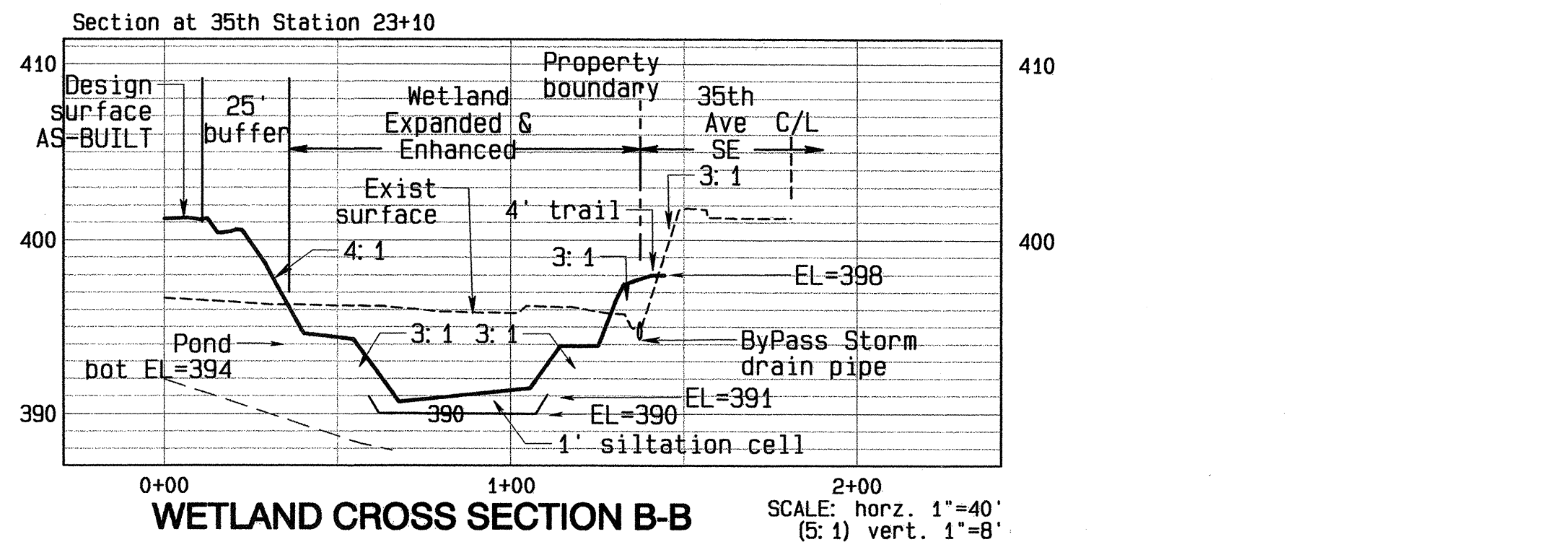
WETLAND ENHANCEMENT - DESIGN PLAN

scale: 1"=20'



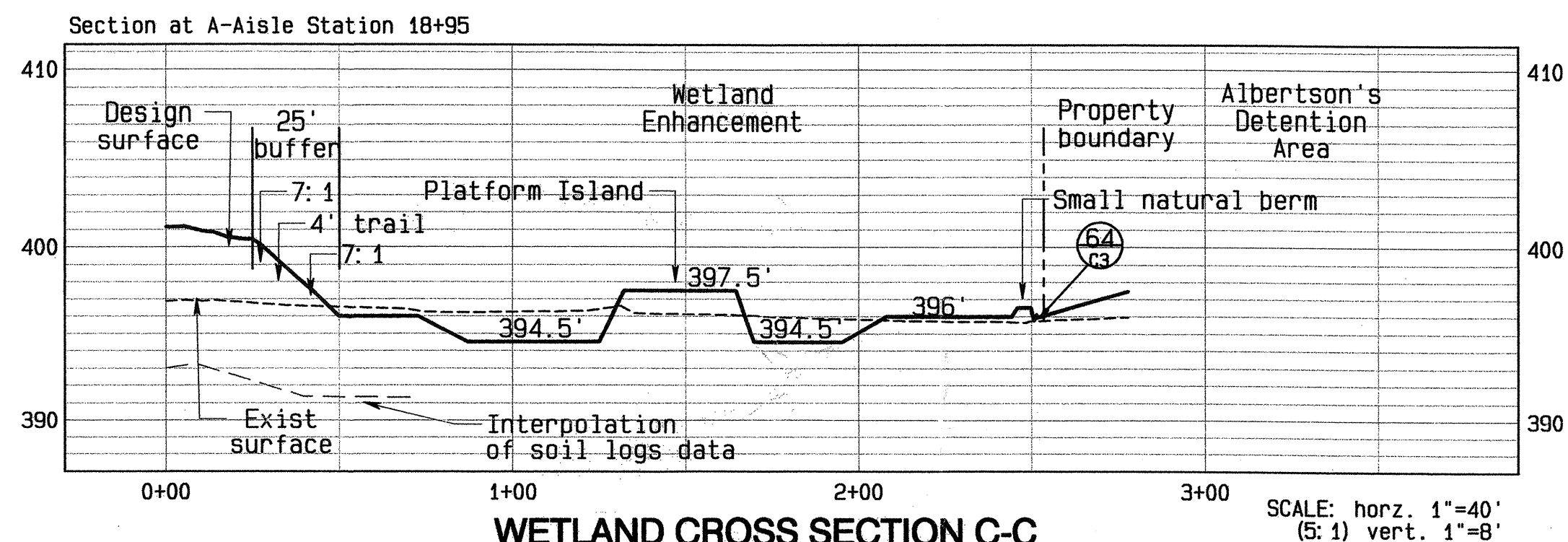
WETLAND CROSS SECTION A-A

SCALE: horiz. 1"=40' (5:1) vert. 1"=8'



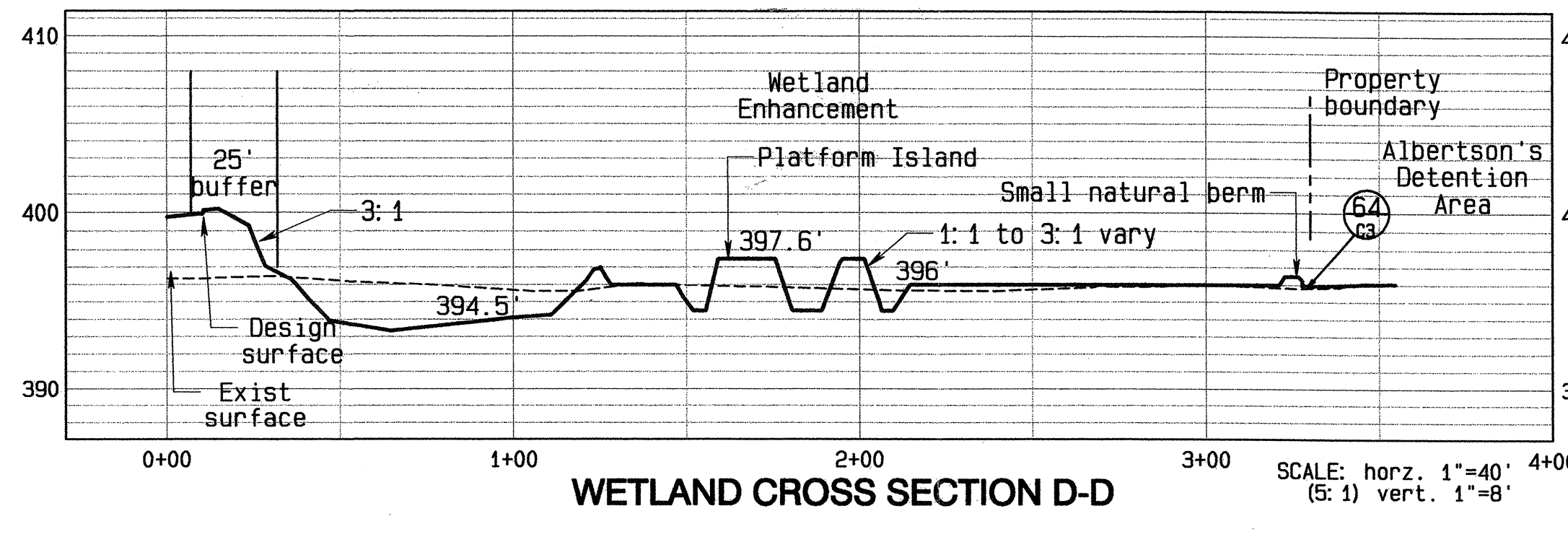
WETLAND CROSS SECTION B-B

SCALE: horiz. 1"=40' (5:1) vert. 1"=8'



WETLAND CROSS SECTION C-C

SCALE: horiz. 1"=40' (5:1) vert. 1"=8'



WETLAND CROSS SECTION D-D

SCALE: horiz. 1"=40' (5:1) vert. 1"=8'

WETLAND ENHANCEMENT NOTES

 See the Wetland Mitigation Report and Plans for details and additional wetland construction information.
 See also the Landscape plans for additional planting information.

AS-BUILT
11-MAY-2005

I hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

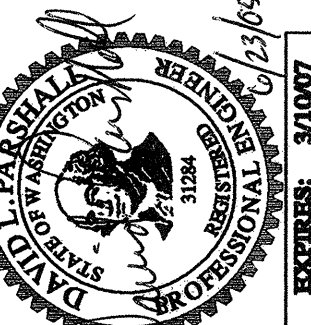
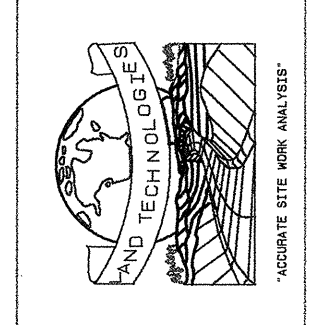
by: *David Marshall* (Project Engineer)
 by: _____ (Project Surveyor)
 by: _____ (Project Developer)

SNDHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION (OR GRADING IN THE CASE OF GRADING PERMITS)

BY: _____
 R/W PERMIT NO.: _____

DIAL DIG
 800-424-5555

LAND TECHNOLOGIES
 18820 Third Avenue, N.E.
 Arlington, WA 98223
 360-652-9727 360-652-5374 Fax



DESIGNED BY: Paolo
 DRAWN BY: Paolo
 CHECKED BY: CB
 DATE: 08-04-2004
 REV: 14-09-2004 Rev. 2
 25-01-2004 Rev. 3

Family Quality Construction and Development II, LLC
 Pacific Ridge Homes
 11827 Airport Road, Everett, WA 98204

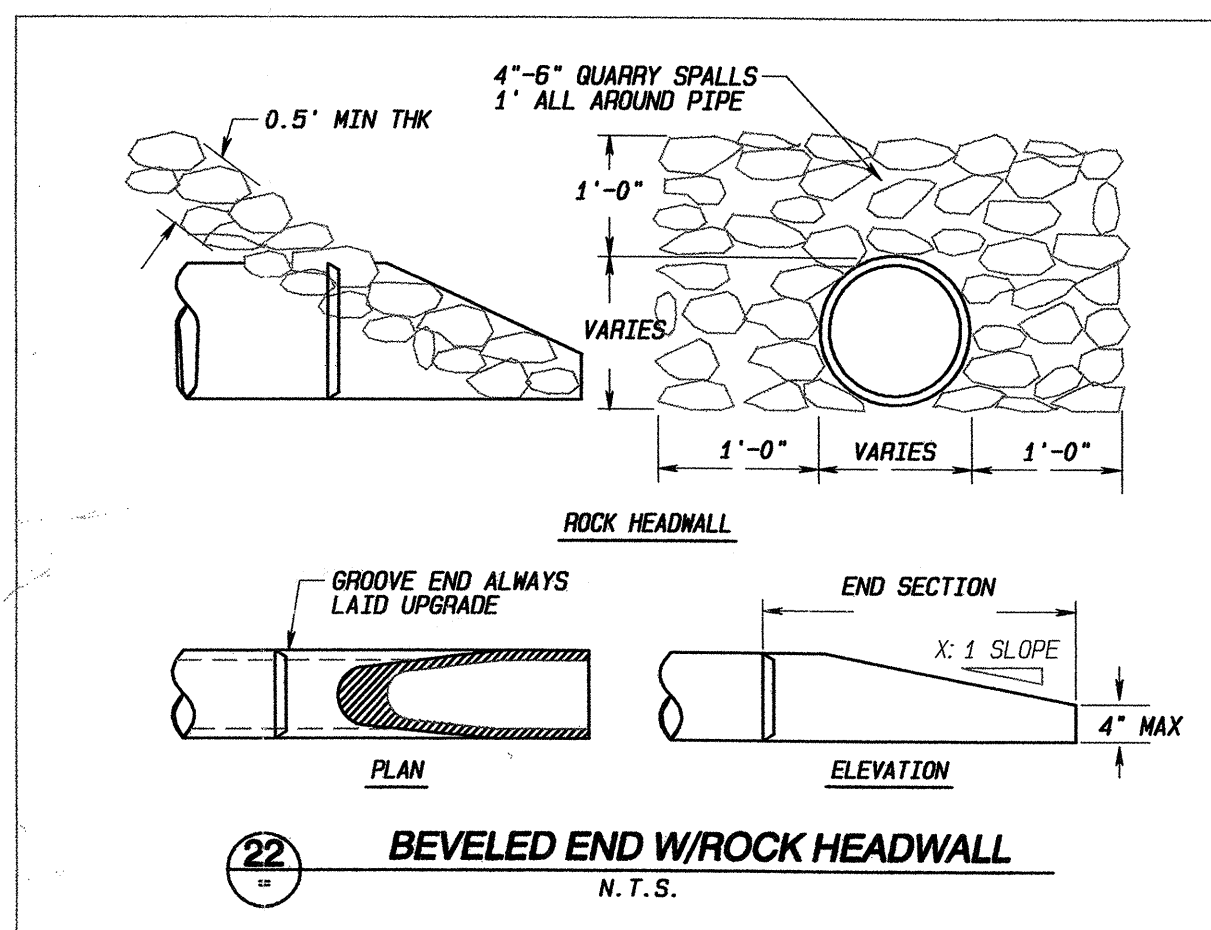
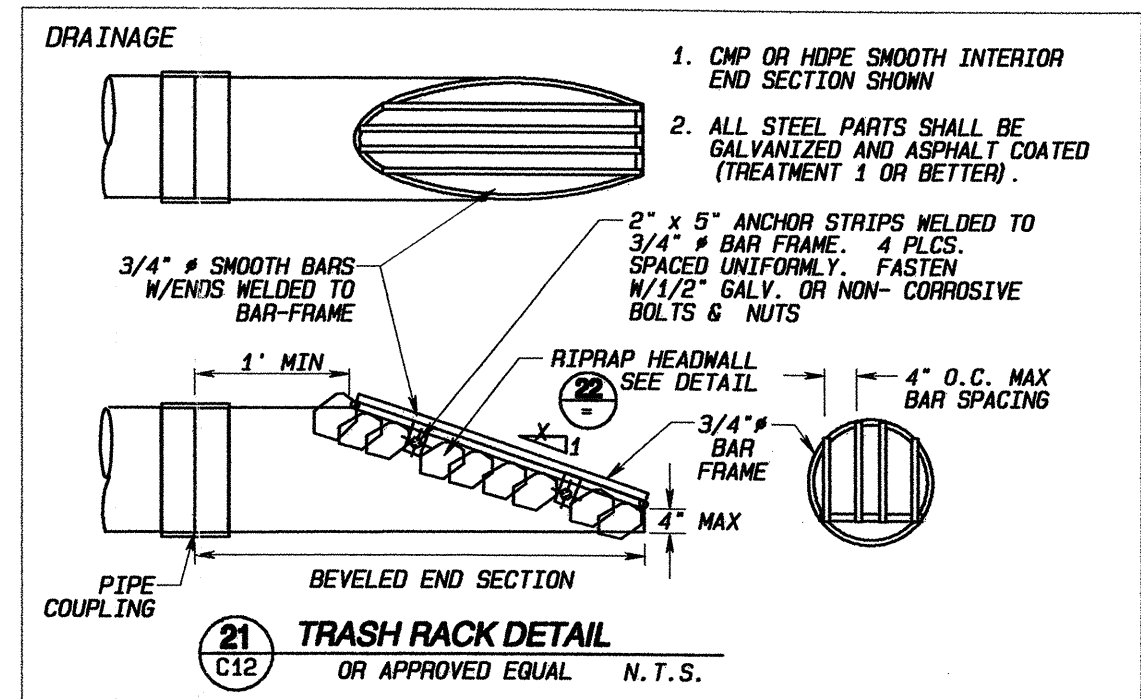
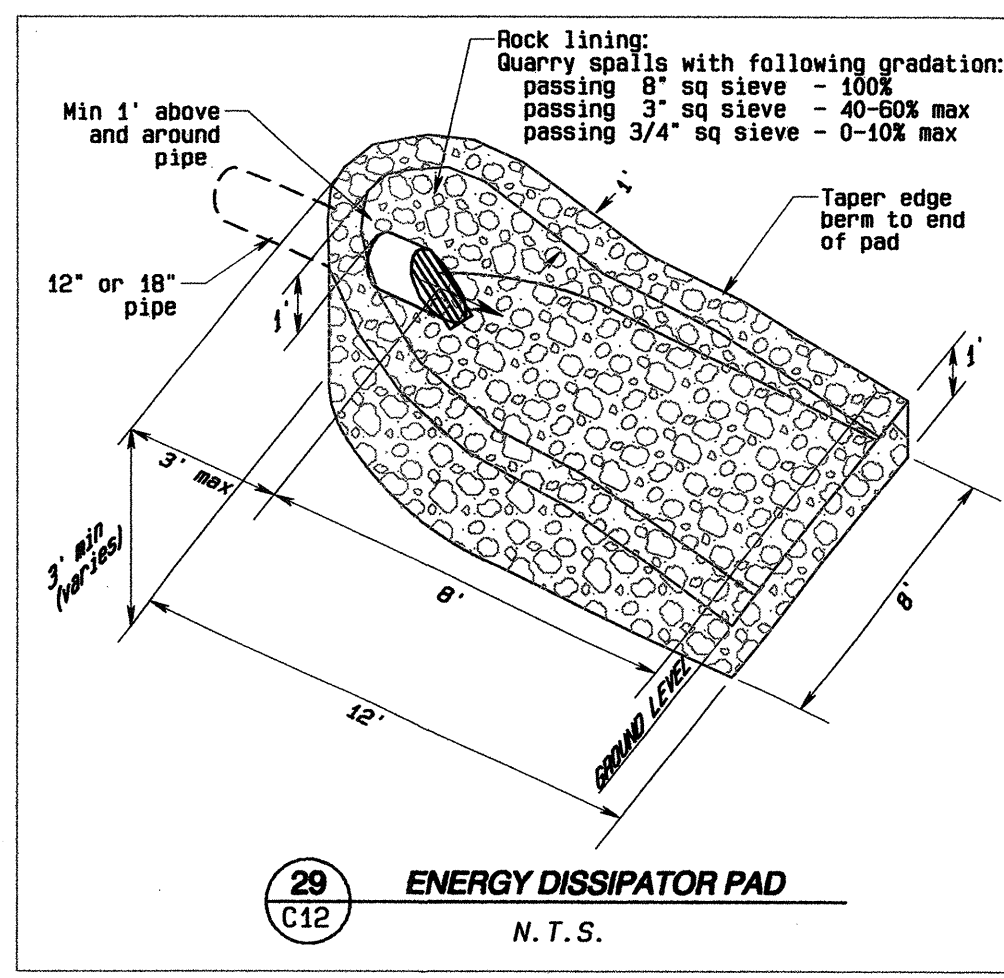
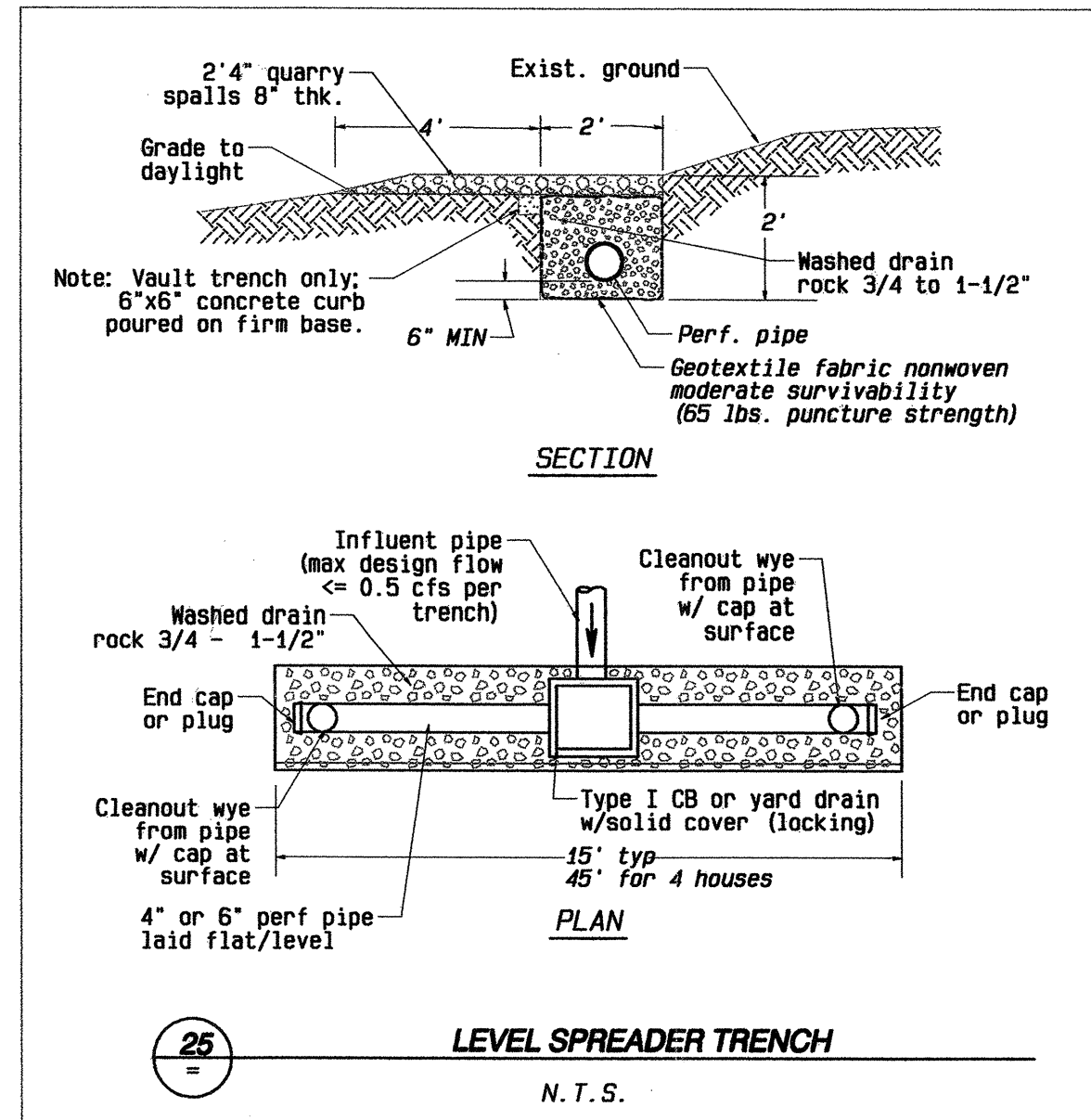
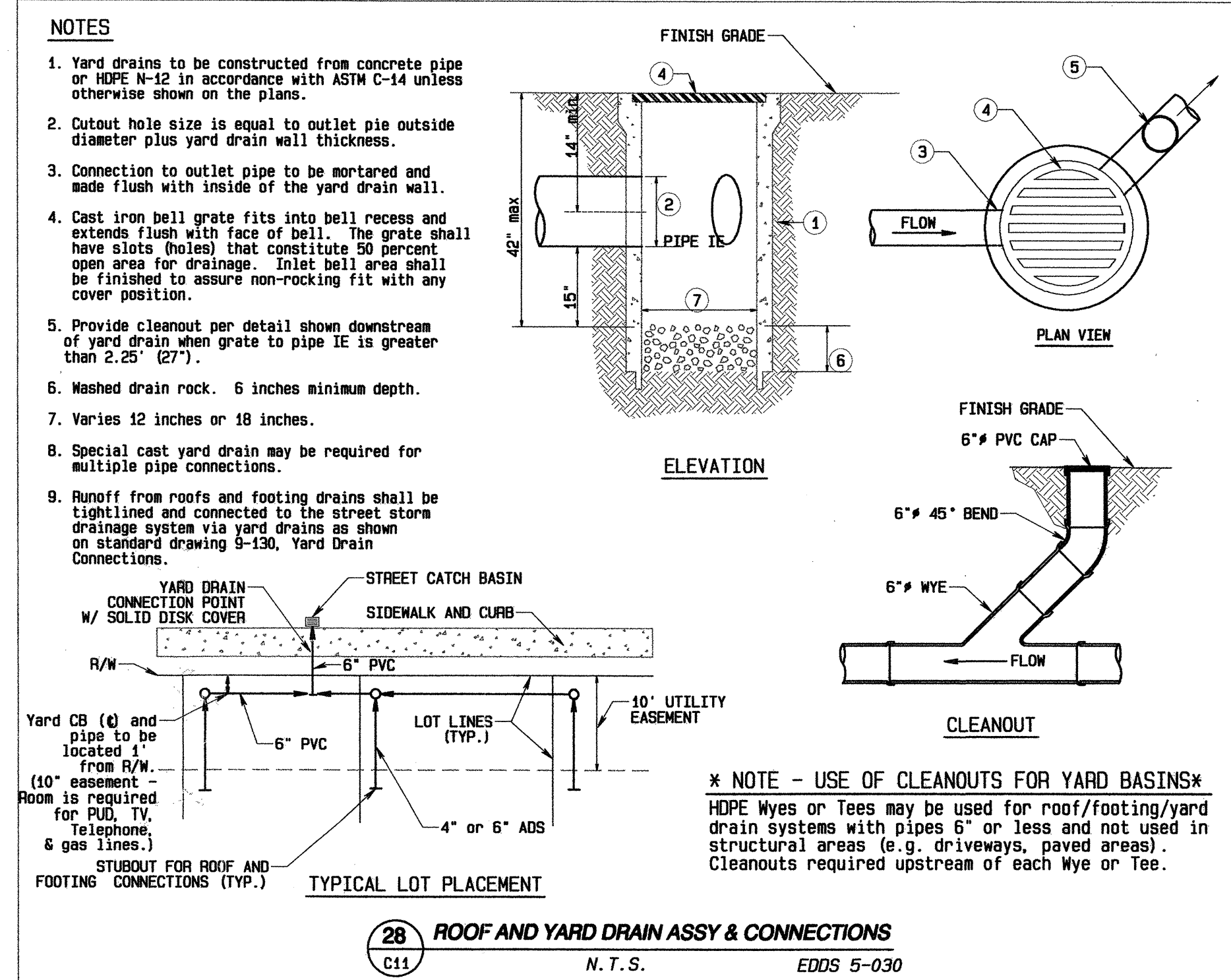
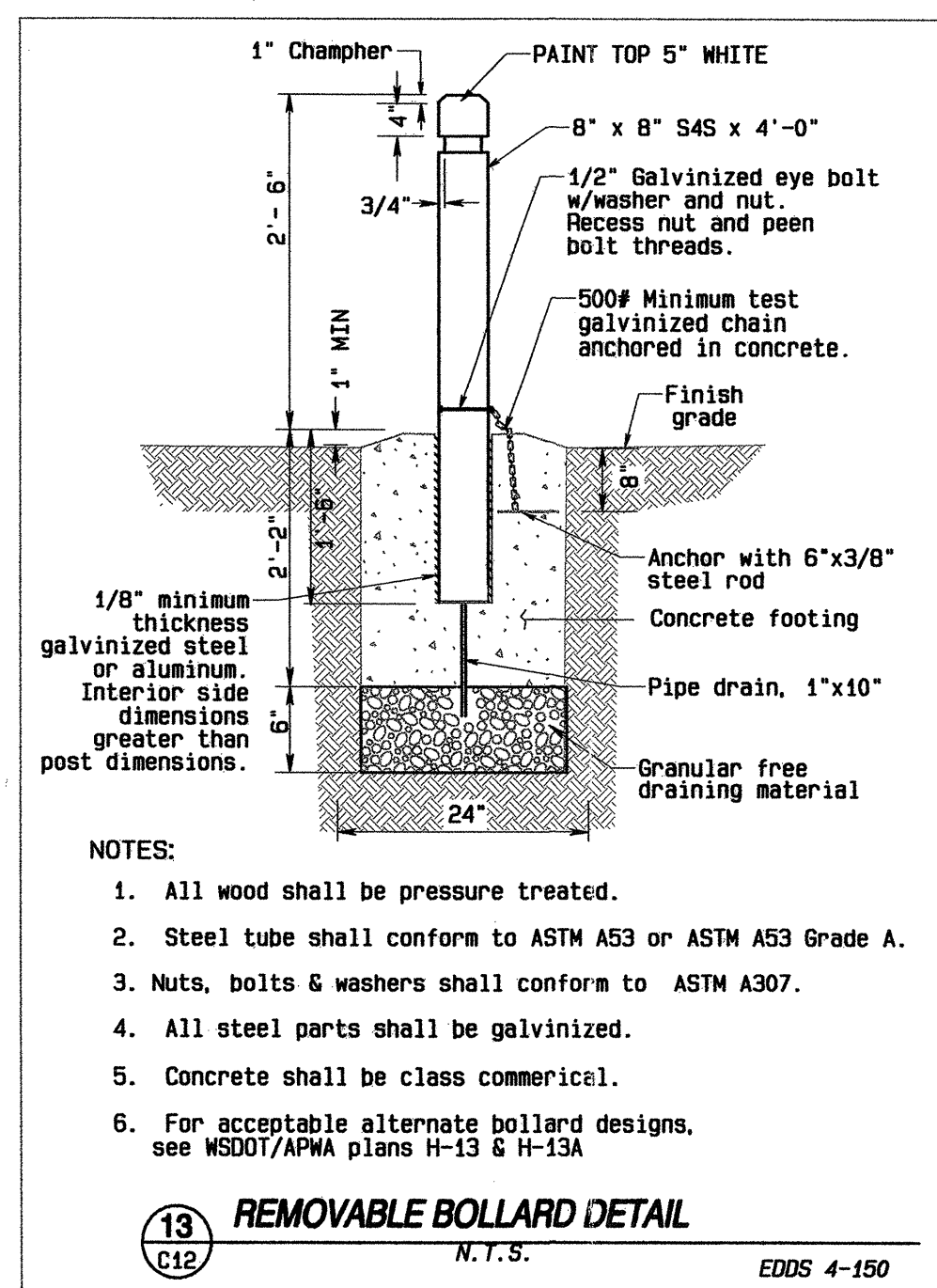
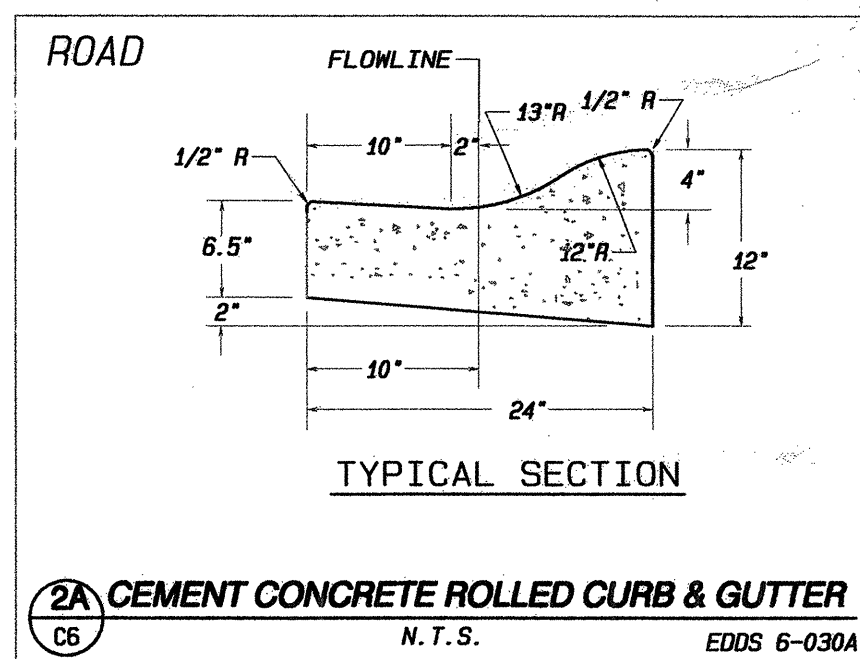
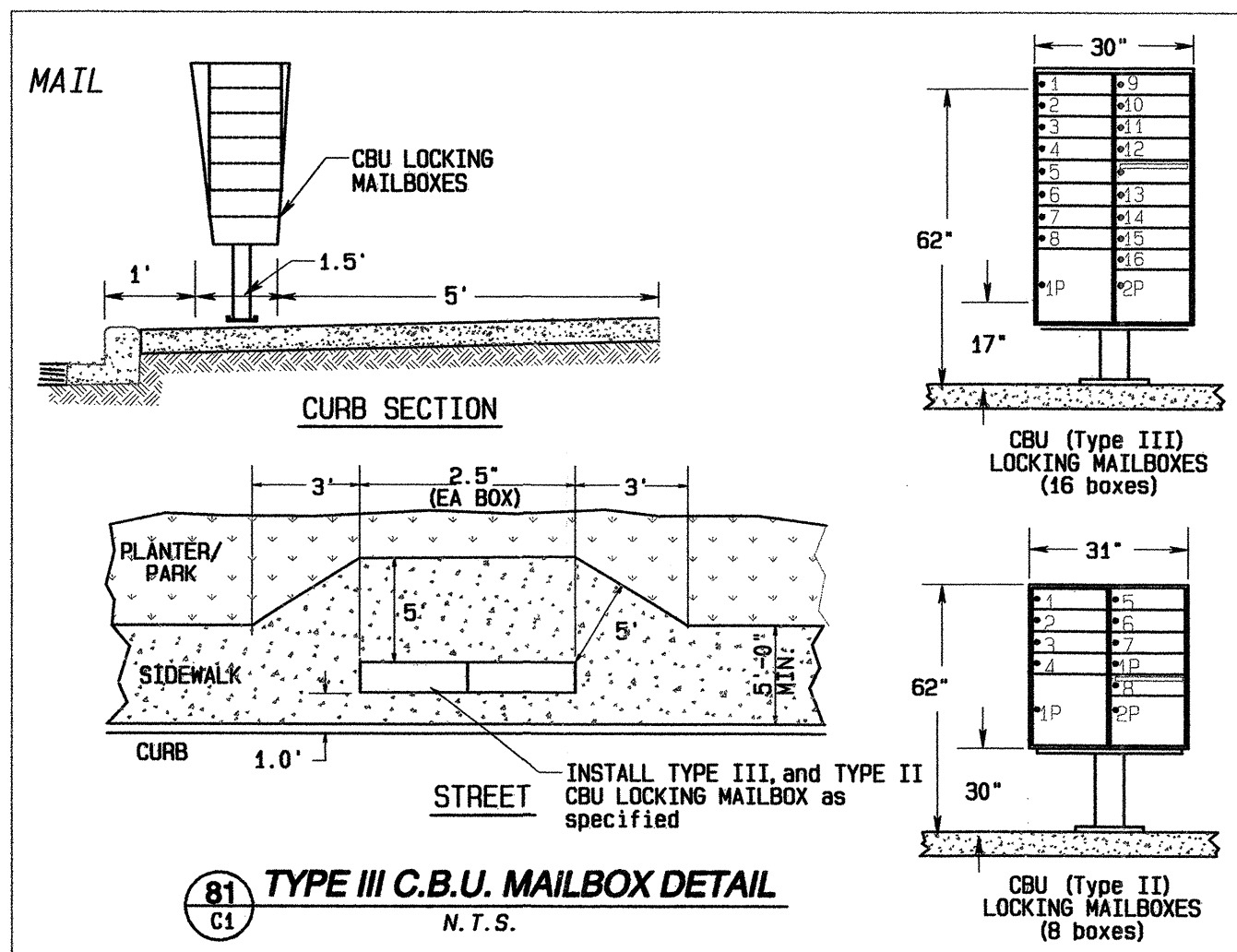
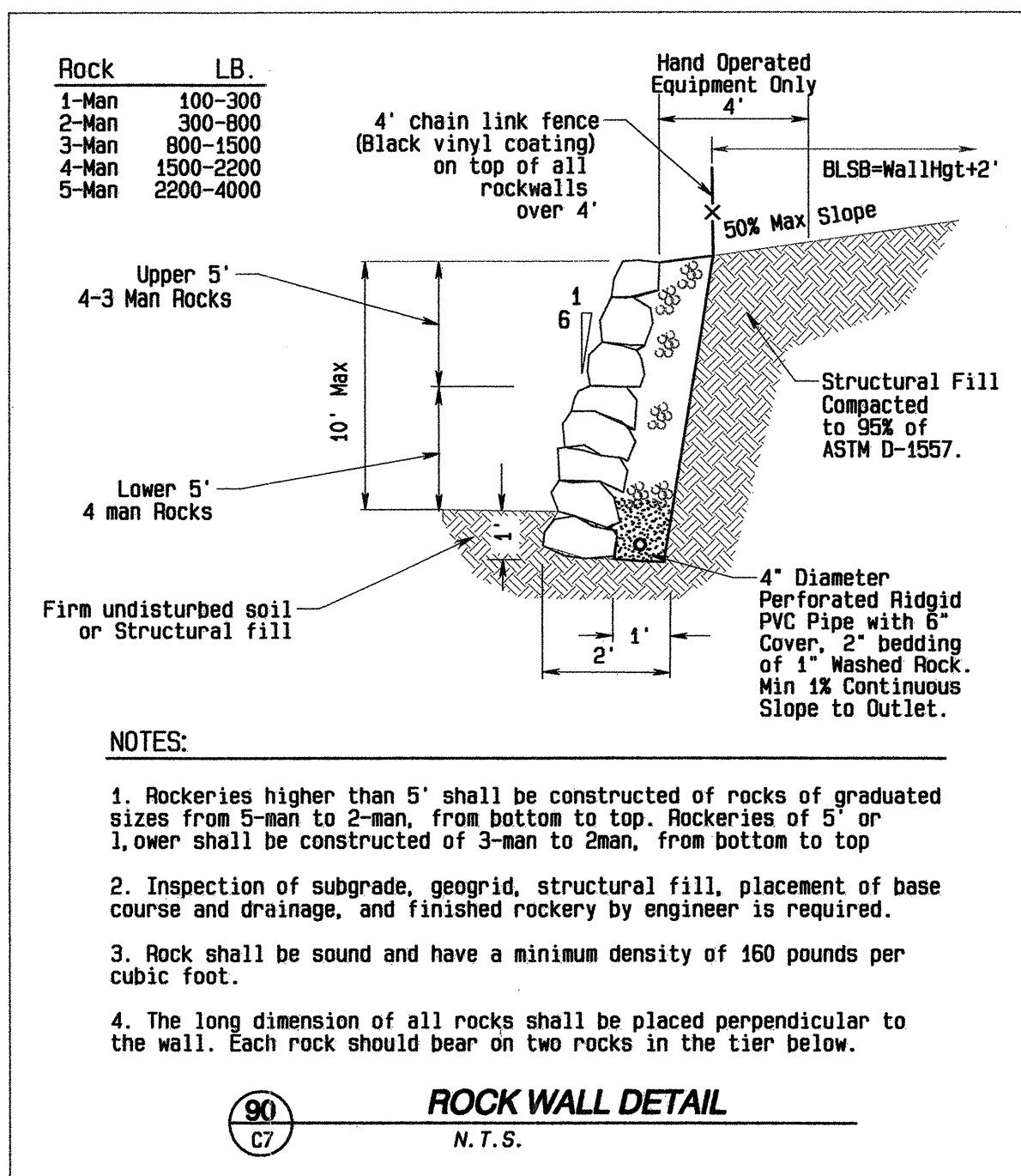
The Meadows
 A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

SHEET
 C13 of C14
 03-108845

17 Jun 2005 - 9:43:58PM
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A PORTION OF IN THE NE1/4 OF THE NE1/4 SEC. 32, T. 28 N., R. 5 E., W.M.

ROAD DETAILS



DRAINAGE DETAILS

AS-BUILT
11-MAY-2005

DIAL DIG
800-424-5555

I hereby declare that all improvements are located as shown on these as-built plans as indicated by AB

by: *David Marshall* (Project Engineer)

by: _____ (Project Surveyor)

by: _____ (Project Developer)

SNOWHISH COUNTY PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION (OR GRADING) IN THE CASE OF GRADING PERMITS.

BY: _____

R/W PERMIT NO.: _____

LAND TECHNOLOGIES
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Applington, WA 98223
360-652-9727 360-652-5374 Fax
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DESIGNED BY: *Paco*
DRAWN BY: *Paco*
CHECKED BY: *CO-001-2004*
DATE: *04-09-2004*
REV: *14-May-2004 Rev 2*
25-Jun-2004 Rev 3
REV: *17-May-2005*
17-May-2005

Family Quality Construction and Development II, LLC
dba. **Pacific Ridge Homes**
1027 Airport Road, Everett, WA 98204

The Meadows
A PORTION OF NE-1/4 OF NE-1/4 SEC. 32, T28N, R5E, W.M.

Construction Details

SHEET
C14 of C14
03-108845

THE MEADOWS HDEV-2129

LEGEND	
	PROPOSED PAVING
	EXISTING PAVEMENT
	TRAIL
	EXERCISE STATION
	CEDAR FENCE LINE
	PROPERTY BOUNDARY
	ROAD R/W LINE

HYDROSEED MIXTURE A:

For lawn areas, parks, athletic fields, planting strips, and right-of-way areas shall be a premium lawn mix at a ratio, by weight, of:
 70% perennial ryegrass
 30% red and chewings fescue
 Apply at 350 lb./acre
 Apply 10-20-20 fertilizer at 435 lb./acre
 Apply wood fiber mulch at 2000 lb./acre
 Apply sulfur-coated area at 150 lb./acre
 Apply tackifier at 40 lb./acre

SEED MIXTURE:

Seeding alone is acceptable only on flat areas and limited to March 31st to May 15th and August 15th to October 1st. Jute matting may be required on steep slopes. Seed shall conform to the standards for "certified" grade seed or better, as outlined by the State of WA. Department of Agriculture's "rules for seed certification" latest edition. Seed shall be furnished in unopened containers with seed mixture content and inert material plainly marked on the outside of containers. Furnish duplicate copies of a statement signed by the vendor certifying that a certified seed-testing lab has tested each lot of seed within 6 months of delivery to the project site

TOPSOIL:

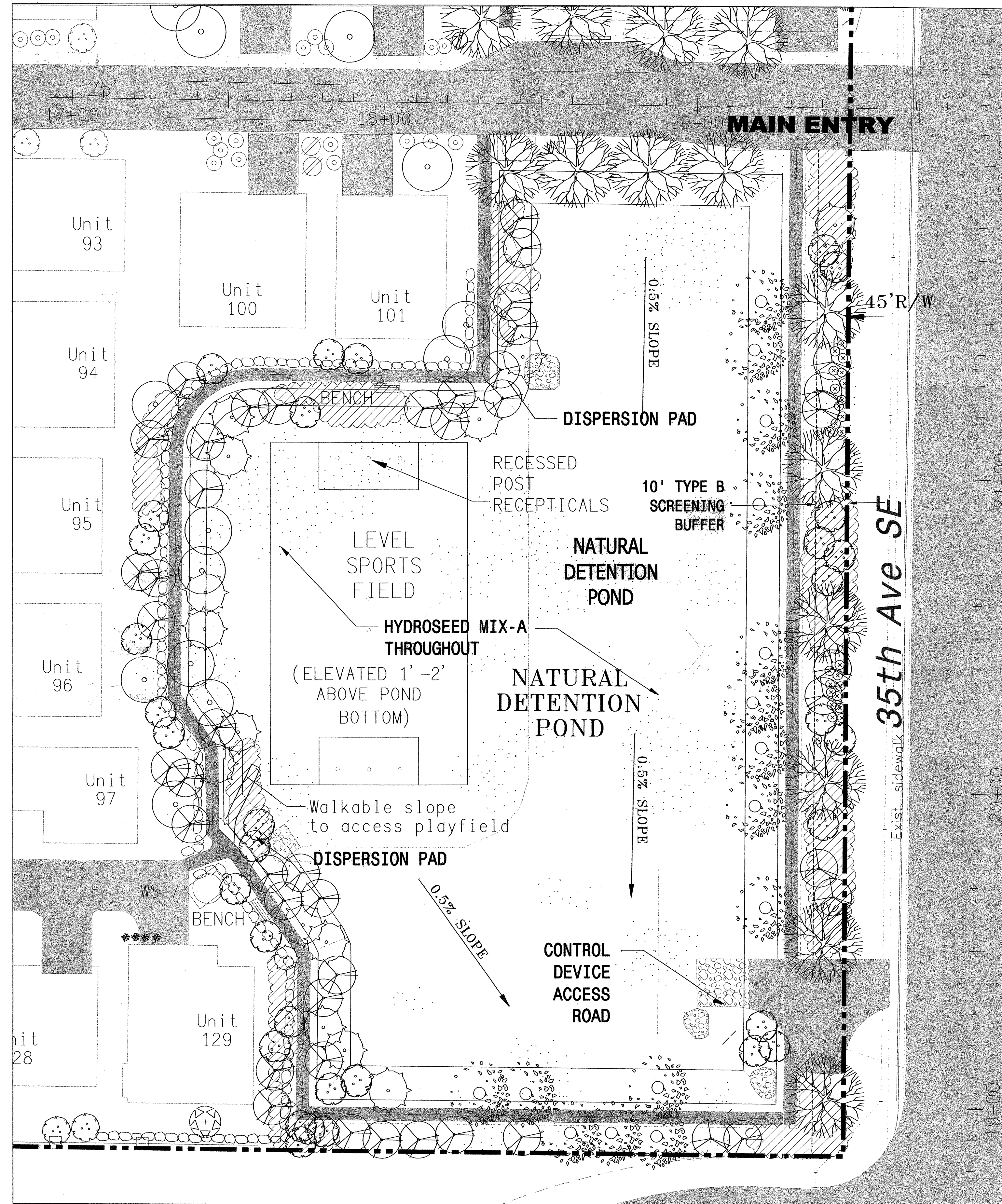
Three way planting soil mix consisting of 50% sandy loam, 30% manure compost, and 20% alder compost.

MULCH:

Medium ground douglas fir or hemlock bark mulch, uniform in color, free from weed seed, sawdust, and splinters. Mulch shall not contain salts, resin, or compounds detrimental to plant growth. Source shall be from freshwater mill.

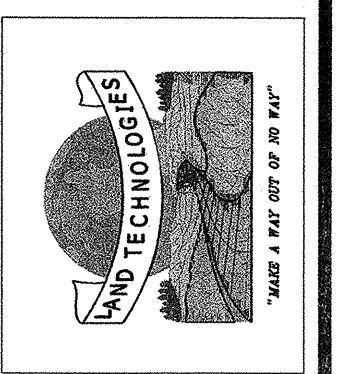
POND / RECREATIONAL AREA PLANTINGS

BOTANICAL NAME	COMMON NAME	QTY	NOTES
TREES			
Acer circinatum	Vine maple	34	8' ht. B&B. Well branched
Acer rubrum 'Bowhall'	Bowhall maple	10	8' ht. B&B. Well branched
Liquidambar styraciflua 'Worpleston'	Worpleston Sweetgum	15	2" cal. B&B. Well branched
Betula jacquemontii	Jacquemontii Birch	15	2" cal. B&B. Well branched
Pseudotsuga menziesii	Douglas Fir	45	8' ht. B&B. Well branched
Thuja plicata	Western Red Cedar	22	8' ht. B&B. Well branched
SHRUBS			
Gaultheria shallon	Salal	As req'd	1 gal, 30" oc. Tri-spacing
GROUNDCOVERS			
HYDROSEED MIX-A	Play areas	See specs	All other disturbed areas
HYDROSEED MIX-B	Wetland buffers	See specs	Areas subject to periodic flooding
HYDROSEED MIX-C	Wetland areas	See specs	Siltation cell and submerged areas



1 OPEN SPACE LANDSCAPE PLAN

LAND TECHNOLOGIES, INC.
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 Arlington, WA 98223
 (360) 652-9727 (360) 652-5374 Fax
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STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 Roger Hill
 CERTIFICATE NO. 343

DESIGNED BY: Roger Hill
 DRAWN BY: Paolo
 CHECKED BY: -----
 DATE: 08-04-2003
 REV: 08-Mar-2004
 14-May-2004
 17-Sep-2005

Family Quality Construction and Development II, LLC
Pacific Ridge Homes
 dba. 11627 Airport Road, Everett, WA 98204

The Meadows
 A PORTION OF THE SE 1/4 SECTION 32, TOWNSHIP 27, RANGE 5E, W.M.
POND LANDSCAPE PLAN & PLANT SCHEDULE

SHEET
 L2 OF L4
 DRAWING NUMBER
 03-108845

A PORTION OF THE SE 1/4 SECTION 32, TOWNSHIP 27, RANGE 5E, W.M.

MITIGATION IMPLEMENTATION

MONITORING/PERFORMANCE STANDARDS

The site will be monitored for three years to verify that there is an 80% survival rate of the plantings. 8 permanent plot will be established, each 20 feet by 20 feet, in the planting area. The plots will be randomly located an still be representative of the plant community. Plants in each of these areas will be documented and counted to verify 80% survival rate and not to contain more than 10% coverage by non-native species after 3rd year.

PHOTO STATIONS

Permanent photo stations will be established, one in each of the sample plots. Photos will be taken in each sample plot and the site conditions documented. These photos will be used to evaluate the community response over time.

MITIGATION TIMING

Mitigation will occur between November and March of the first planting season once construction has started.

PLANT SELECTION

The selected planting species are native to Western Washington and should require minimal maintenance. 49,040 sq. ft. of wetlands and additional buffer will be enhanced and/or restored. The entire area will be planted with 912 trees and shrubs.

STANDARD PROJECT REQUIREMENTS

- Sediment control measures will be instituted prior to construction and site work.
- Native species will be used for all new plantings unless otherwise approved.
- An as-built report will be prepared after the planting has been completed to verify that it has been done according to plans.
- A monitoring report will be provided to Snohomish County Planning Department on a yearly basis.
- Performance/maintenance assurance devices will be provided per the requirements of Snohomish County.

MATERIALS

- Plants shall be free of disease, insects, insect eggs, larvae, weeds, weed seed, and other pests.
- Plants shall be first quality with normal roots, trunks, limbs, stems and shape, and labeled with genus, species and variety. The owners' representative has the right to reject non-conforming plants.
- The transplanted materials will be maintained and monitored.
- Suitable substitutions may be made due to availability, price, and condition of the plants only with county approval.
- Preserve/save existing native vegetation.

PLANTING AND SEEDING

- All plants will be pruned to remove dead and diseased branches prior to planting.
- The choice of plants have been selected to provide a combination of benefits to the wildlife habitat and benefits to the urban landscape environment.
- The plantings are to be installed between November and March.
- Plants are to be placed in a natural orientation per the planting plan after major site work has been completed.
- When all work has been completed the owner's representative will inspect the work and grant acceptance. The plant warranty will become effective at this time for a period of one year. The contractor will be responsible for maintaining the area by weeding, watering, and replacing unhealthy plants.

BONDING

The performance bond will cover the installation of the plantings and monitoring. The provisions of the bond will be per county regulations. The bond will be 120% of the cost of plant materials, construction, and monitoring.

LIMITATIONS OF THE PLAN

B and A, Inc. accepts liability only to the extent of the amount received for preparing this report and only on the scope of work described in this proposal. To accept liability for the success of this project, B and A, Inc. must be involved during construction to inspect and verify adherence to this plan. If discrepancies between actual, shown, or proposed conditions occur, it is the responsibility of the owner or contractor to notify B and A, Inc. before proceeding.

MONITORING COSTS ESTIMATION:

Start: Planting supervision	\$900.00
Year 1: Site inspection & documentation	\$300.00
Year 2: Site inspection & documentation	\$300.00
Year 3: Site inspection & documentation	\$300.00
Final: Site visit w/ County	\$600.00
TOTAL MONITORING COSTS	\$2,400.00

CONSTRUCTION COST ESTIMATES:

Constructio/Excavation of wetland/buffer area	\$7,000.00
Hydro-seeding of wetland submerged areas	\$2,500.00
Hydro-seeding of wetland floor areas	\$5,000.00
Plants	\$6,060.00
Installation	\$6,500.00
Maintenance	\$5,000.00
TOTAL CONSTRUCTION COSTS	\$31,684.00

ESTIMATED TOTAL COSTS: \$32,060.00

HYDROSEED MIXTURE A:

For lawn areas, parks, athletic fields, planting strips, and right-of-way areas shall be a premium lawn mix at a ratio, by weight, of:
 70% perennial ryegrass
 30% red and chewing fescue
 Apply at 350 lb./acre
 Apply 10-20-20 fertilizer at 435 lb./acre
 Apply wood fiber mulch at 2000 lb./acre
 Apply sulfur-coated area at 150 lb./acre
 Apply tackifier at 40 lb./acre min.

HYDROSEED MIX B

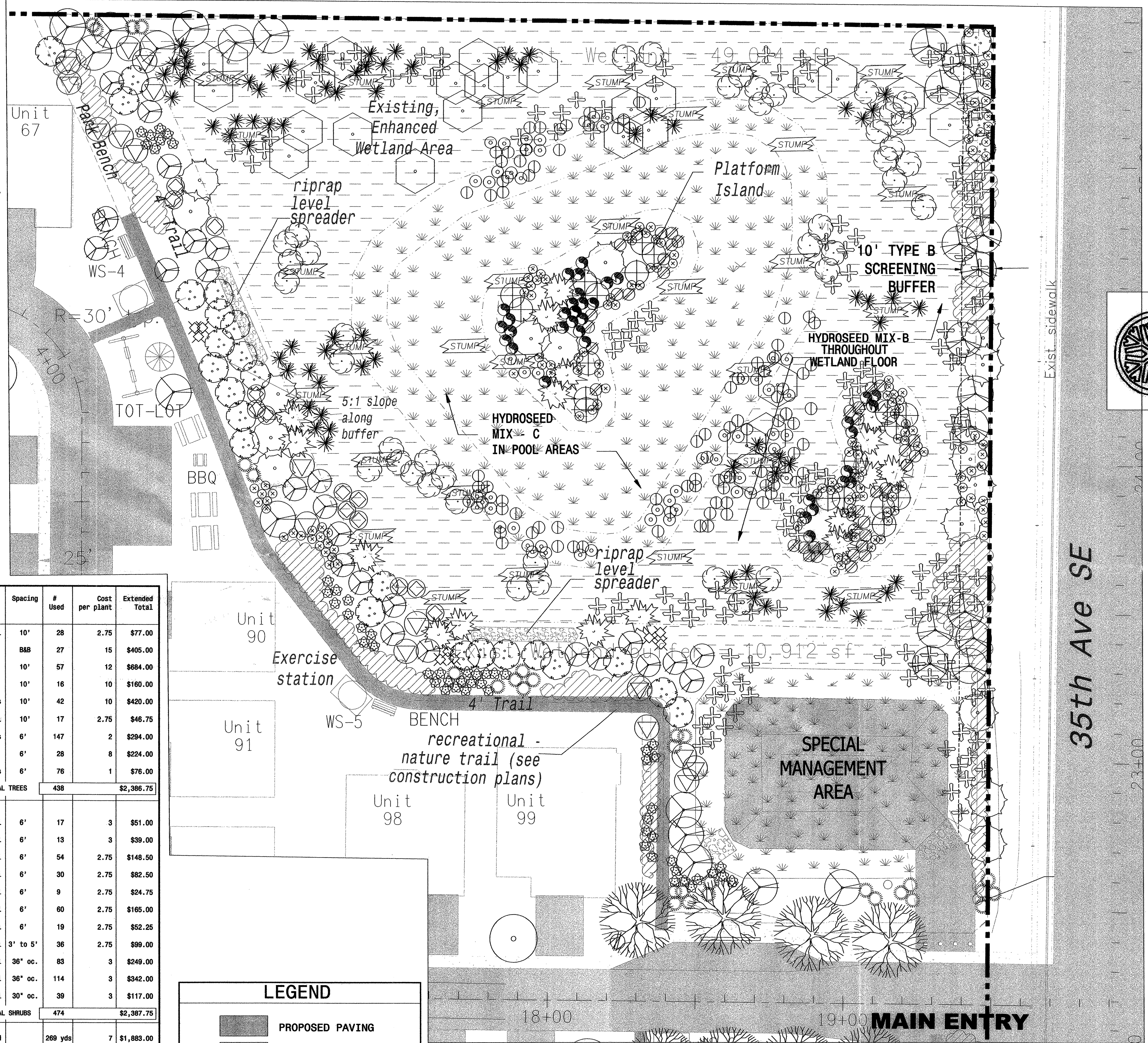
Wetland Buffer Area
 Buffer area species indigenous to the pacific NW
 Adapted to areas of periodical flooding and drier sites
 Provide food and shelter for variety of animal species
 Filter runoff and provide erosion control
 40% Blue Wildrye
 20% Tufted Hairgrass
 20% Northwest Mannagrass
 10% Meadow Barley
 10% American Sloughgrass
 Coverage 1.0 to 2.0 lbs./1000 sq. ft.

HYDROSEED MIX C

Wetland mix
 Group of wetland species native to the pacific NW
 Adapted to permanent or semi-permanent flooding
 Provide food and shelter for a variety of animal species
 Removes sediments and toxins from stromwater
 20% Slough Sedge
 20% Western Mannagrass
 20% Daggerleaf Rush
 20% Slender Fruited Bulrush
 Coverage 0.25 to 0.5 lb./1000 sq. ft.

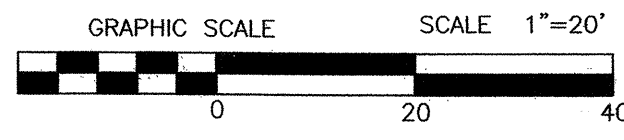
Common Name	Scientific Name	Size**	Spacing	# Used	Cost per plant	Extended Total
Trees						
Black cottonwood (BC)	Populus trichocarpa	1 gal	10'	28	2.75	\$77.00
Douglas fir (DF)	Pseudotsuga menziesii	8'	8'x8'	27	15	\$405.00
Douglas fir (DF)	Pseudotsuga menziesii	4'	10'	57	12	\$684.00
Western red cedar (RC)	Thuja plicata	2-4'	10'	16	10	\$160.00
Quaking aspen (QA)	Populus tremuloides	whips	10'	42	10	\$420.00
Sitka Spruce (SI)	Picea sitchensis	1 gal	10'	17	2.75	\$46.75
Redtwig dogwood (RD)	Cornus stolonifera	whips	6'	147	2	\$294.00
Vine maple (VM)	Acer circinatum	4'	6'	28	8	\$224.00
Pacific Willow	Salix lasiandra	whips	6'	76	1	\$76.00
TOTAL TREES				438		\$2,386.75
Shrubs						
Hazelnut (HN)	Corylus cornuta	1 gal	6'	17	3	\$51.00
Indian plum (IP)	Oemleria cerasiformis	1 gal	6'	13	3	\$39.00
Nootka Rose (NR)	Rosa nutkana	1 gal	6'	54	2.75	\$148.50
Ocean spray (OS)	Holodiscus discolor	1 gal	6'	30	2.75	\$82.50
Red elderberry (RE)	Sambucus racemosa	1 gal	6'	9	2.75	\$24.75
Salmon berry (SB)	Rubus spectabilis	1 gal	6'	60	2.75	\$165.00
Service berry (SE)	Amelanchier alnifolia	1 gal	6'	19	2.75	\$52.25
Buffalo berry	Shepherdia canadensis	2 gal	3' to 5'	36	2.75	\$99.00
Red-osier dogwood	Cornaceae cornus sericea	1 gal	36" oc.	83	3	\$249.00
Tall Oregon grape	Mahonia aquifolium	1 gal	36" oc.	114	3	\$342.00
Evergreen huckleberry	Vaccinium ovatum	1 gal	30" oc.	39	3	\$117.00
TOTAL SHRUBS				474		\$2,387.75
Medium Mulch		289 yd		289 yds	7	\$1,883.00
Log/Stump		6'x2' 3' dia		30	15	\$450.00
TOTAL						\$6,089.75

GROUNDCOVERS			
	HYDROSEED MIX-A	Play areas	See specs All other disturbed areas
	HYDROSEED MIX-B	Wetland buffers	See specs Areas subject to periodic flooding
	HYDROSEED MIX-C	Wetland areas	See specs Siltation cell and submerged areas



LEGEND

- PROPOSED PAVING
- EXISTING PAVEMENT
- TRAIL
- EXERCISE STATION
- CEDAR FENCE LINE
- PROPERTY BOUNDARY
- ROAD R/W LINE



WETLAND LANDSCAPE PLAN

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 Roger Hill
 LICENSE NO. 11827

DESIGNED BY: Roger Hill
 DRAWN BY: Paolo
 CHECKED BY:
 DATE: 08-Oct-2003
 REV: 09-Mar-2004
 11-Mar-2005

Family Quality Construction and Development, LLC
Pacific Ridge Homes
 11827 Airport Road, Everett, WA 98204

The Meadows
 A PORTION OF THE SE 1/4 SECTION 32, TOWNSHIP 27, RANGE 5E, W.M.

WETLAND MITIGATION PLAN & PLANT SCHEDULE

SHEET
L3 OF L4
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