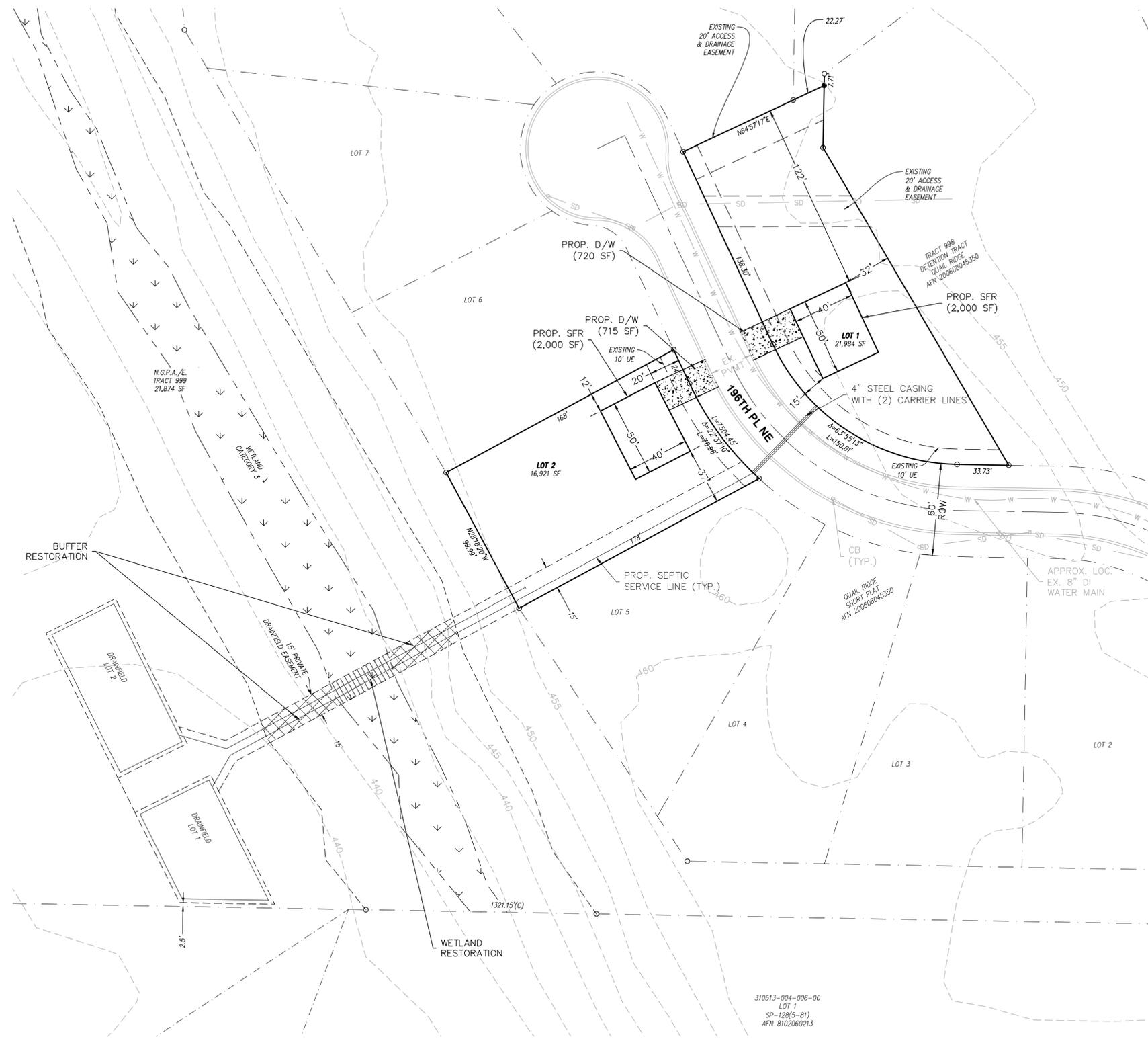


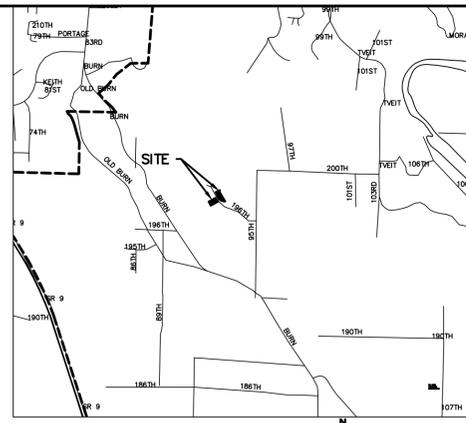
QUAIL RIDGE SP

SECTION 13, TOWNSHIP 31N, RANGE 5E, W.M.



GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF ARLINGTON PUBLIC WORKS STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO OBTAIN A GRADING PERMIT, RIGHT-OF-WAY PERMIT, AND UTILITY PERMITS, FROM THE CITY. ALL REQUIRED PERMITS FROM OTHER AGENCIES MUST ALSO BE OBTAINED BY THE DEVELOPER/CONTRACTOR.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BY CALLING (360) 403-3500. PRIOR TO SCHEDULING, THE CONTRACTOR MUST SUBMIT AND RECEIVE APPROVAL FOR THE TRAFFIC CONTROL PLAN, CITY PERMITS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, PERFORMANCE BOND, COPY OF OTHER AGENCY PERMITS, A COPY OF THE CONTRACTOR'S LICENSE, AND PROOF OF INSURANCE COVERAGE.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHEN CONSTRUCTION IS IN PROGRESS.
- ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
- ALL OF THE LOCATIONS OF THE EXISTING UTILITIES SHOWN IN THE PLANS HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHALL THEREFORE BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATE SERVICE (1-800-424-5555 OR 811). AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY REPRESENTATIVES OF THE CITY OF ARLINGTON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE REMOVAL AND REPLACEMENT OF ITEMS THAT DO NOT MEET CITY STANDARDS OR WERE CONSTRUCTED WITHOUT INSPECTION.
- THE CONTRACTOR SHALL KEEP THE ON-SITE AND OFF-SITE STREETS CLEAN AT ALL TIMES BY CLEANING WITH A SWEEPING AND/OR VACUUM TRUCK. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY INSPECTOR.
- THE CONTRACTOR SHALL MAINTAIN TWO (2) SETS OF "AS-BUILT" PLANS SHOWING ALL FIELD CHANGES AND MODIFICATIONS. IMMEDIATELY AFTER CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL DELIVER BOTH COPIES OF RED-LINED PLANS TO THE CITY. THE CITY WILL FORWARD ONE OF THE COPIES TO THE DESIGN ENGINEER.



VICINITY MAP
SCALE: 1" = 2,000'

| BY | DESCRIPTION | DATE |
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COVER SHEET

LEGAL DESCRIPTION

TRACT 999, QUAIL RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 200608045350, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SITE DATA

SITE ADDRESS: XXXX 196TH PL NE ARLINGTON, WA 98223
 TAX ACCOUNT NO.: 010523-0009-9900
 GROSS SITE AREA: 0.89 ACRES

CIVIL ENGINEER

OMEGA ENGINEERING, INC.
 JOSEPH SMEBY, PE
 2707 WETMORE AVE.
 EVERETT, WA 98201
 425.903.4852
 F: 425.259.1958

OWNER/APPLICANT

KJR FAMILY LLC,
 JOHN ROBINETT
 131 COLBY AVE
 EVERETT, WA 98201

SURVEYOR

ORCA LAND SURVEYING
 3605 COLBY AVE
 EVERETT, WA 98201
 425.259.3400

PLANNER/CONTACT

LAND RESOLUTIONS
 3605 COLBY AVE
 EVERETT, WA 98201
 425.258.4438
 ATTN: JEN HAUGEN

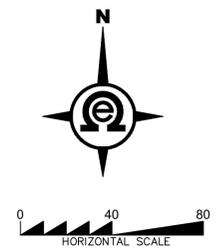
2707 WETMORE AVE.
 EVERETT, WA 98201
 1425.903.4852
 1425.259.1958



Know what's below.
 Call two business days before you dig.

DRAWING INDEX

- COVER SHEET
- EXISTING CONDITIONS
- SWPPP
- DRAINAGE & GRADING PLAN
- SEWER & WATER PLAN



CITY OF ARLINGTON
 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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

BY: _____ DATE: _____
 DEVELOPMENT SERVICE MANAGER

PROJ. NO. 24-0701 DES. BY: JMS
 DATE: 7/31/2025
 SCALE: 1" = 40'

DRAWING NO. 1 OF 5
 PFN: _____

TOTAL AREA - 0.89 Ac
 HARD SURFACE AREA SUMMARY TABLE

| | PGHS (sf) | NPGHS (sf) | Total (sf) |
|---------------------|-----------|------------|------------|
| Existing | 0 | 0 | 0 |
| Removed | 0 | 0 | 0 |
| Replaced | 0 | 0 | 0 |
| New | 1,435 | 4,000 | 5,435 |
| New + Replaced | 1,435 | 4,000 | 5,435 |
| Total Hard Surfaces | 1,435 | 4,000 | 5,435 |

GRADING QUANTITIES:

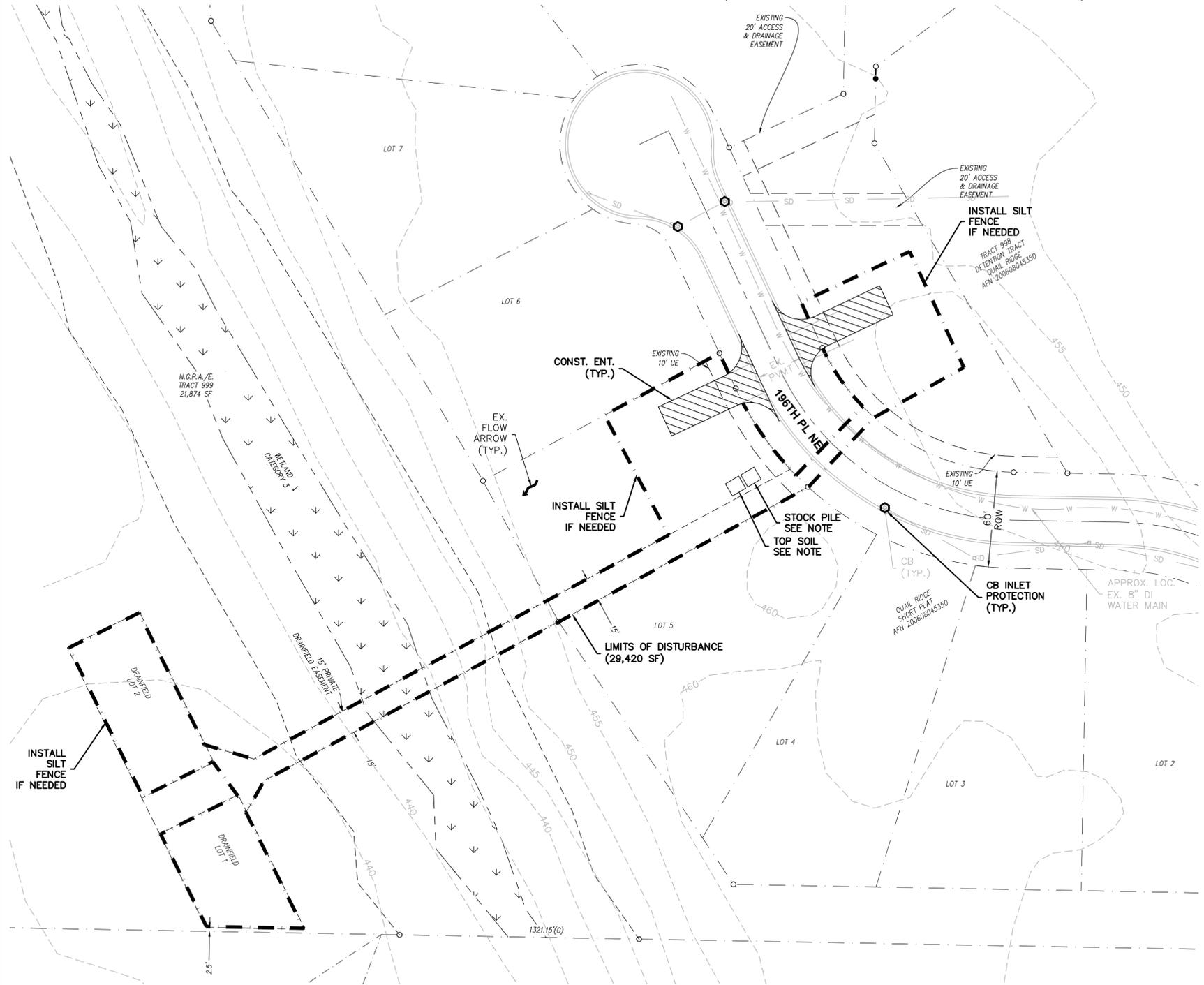
CUT = 200 C.Y.
 FILL = 200 C.Y.

GRADING QUANTITIES CALCULATED USING AUTOCAD GRID SUBTRACTION METHOD COMPARING EXISTING GRADE TO FINISHED GRADE.

310513-004-006-00
 LOT 1
 SP-128(5-81)
 AFN 200608045350

QUAIL RIDGE SP

SECTION 13, TOWNSHIP 31N, RANGE 5E, W.M.

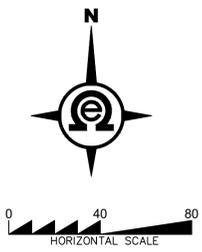
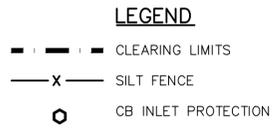


TESC NOTES:

1. APPROVAL OF THE TEMPORARY EROSION/SEDIMENT CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR STORM DRAINAGE DESIGN.
2. A TESC PLAN MEETING THE DOE STORM WATER MANAGEMENT MANUAL ADOPTED BY THE CITY SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO ANY WORK ON THE SITE. AN APPROVED COPY MUST BE MAINTAINED ON-SITE AND BE READILY AVAILABLE TO THE CITY INSPECTOR AT THEIR REQUEST.
3. THE TESC BMPs SHOWN ON THE PLAN MUST BE INSTALLED PRIOR TO ALL OTHER CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, LEAVE THE SITE, OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. MAINTENANCE, REPLACEMENT, AND UPGRADING OF THE TESC PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY.
4. THE BOUNDARIES OF THE CLEARING LIMITS, SHOWN ON THE TESC PLAN, SHALL BE CLEARLY FENCED OR FLAGGED IN THE FIELD PRIOR TO STARTING CONSTRUCTION. NO DISTURBANCE BEYOND THE FENCED OR FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FENCING AND/OR FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION PROJECT.
5. THE TESC FACILITIES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AND ADDED TO AS NEEDED, FOR UNEXPECTED STORM EVENTS AND TO REFLECT CHANGED CONDITIONS, AS REQUIRED BY THE CITY.
6. THE CONTRACTOR SHALL PROVIDE THE CITY A 24-HOUR EMERGENCY CONTACT PHONE NUMBER OF THE CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
7. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.
8. BETWEEN OCTOBER 1 AND APRIL 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE IMMEDIATELY COVERED BY MULCH, SOD OR PLASTIC COVERING. BETWEEN MAY 1 AND SEPTEMBER 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE IMMEDIATELY COVERED BY SEEDING OR OTHER APPROVED METHODS.
9. SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT/SEDIMENT POND, AND SEDIMENT TRAPS UPON REACHING A DEPTH OF 12 INCHES.
10. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES, SHALL PROVIDE ADEQUATE STORAGE CAPACITY, AND SHALL BE CLEANED OUT ENTIRELY ONCE THE SITE IS STABILIZED. IF THE PERMANENT FACILITY IS TO ULTIMATELY FUNCTION AS AN INFILTRATION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN.
11. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROXIMATE RATE OF 120 LBS PER ACRE.
12. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 3 INCHES, OR 3,000 POUNDS PER ACRE.
13. SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS. WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE, STABILIZATION BY GROUND COVER BMPs SHALL OCCUR AT THE END OF EACH WORK DAY.
14. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
15. MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
16. UPON COMPLETION OF THE PROJECT, ALL BMPs SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF BMPs ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL BE MADE WITH THE CITY INSPECTOR.
17. THE DUFF LAYER AND NATIVE TOPSOIL SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT WILL NOT BE COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT THE PROJECT COMPLETION, DEMONSTRATE THE REQUIREMENTS ESTABLISHED IN 15.13 OF THE 2014 SWMMWW, POST CONSTRUCTION SOIL QUALITY AND DEPTH.

TOPSOIL/STOCKPILE NOTE:
PILES ARE TO BE COVERED W/ PLASTIC SHEETING WITHIN 24 HOURS.

CONTRACTOR TO INSTALL SILT FENCING WHERE NECESSARY ALONG PERIMETER IF VEGETATIVE BUFFER DOES NOT PROVIDE ADEQUATE PROTECTION.



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SWPPP

2707 WETMORE AVE.
EVERETT, WA 98201
1425.903.4852
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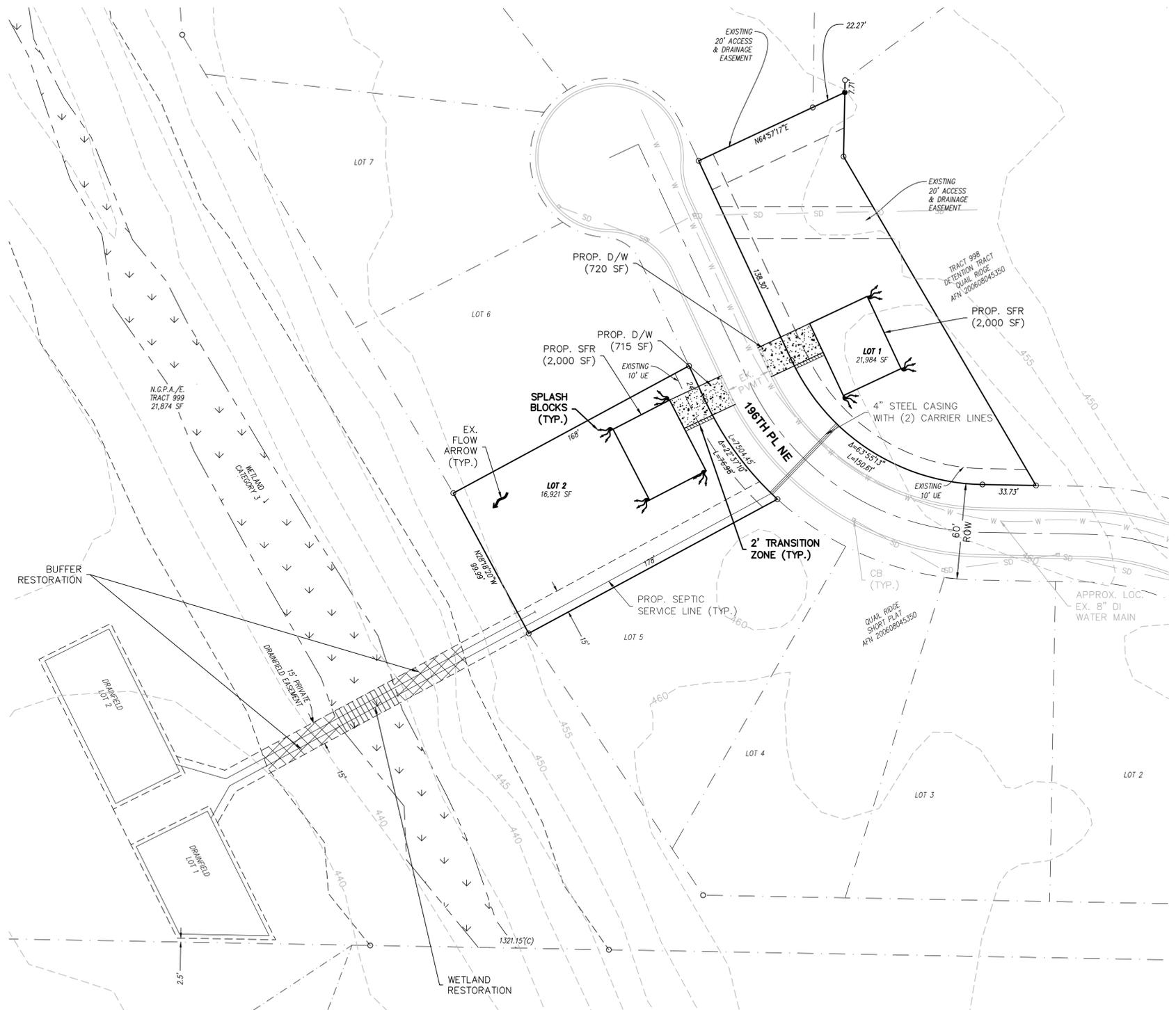
QUAIL RIDGE SP

CITY OF ARLINGTON, WASHINGTON
PORTION OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

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|---|--------------|
| CITY OF ARLINGTON | |
| CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT | |
| PROJ. NO. 24-0701 | DES. BY: JMS |
| DATE: 7/31/2025 | |
| SCALE: 1" = 40' | |
| DRAWING NO. 3 | OF 5 |
| DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS | |

QUAIL RIDGE SP

SECTION 13, TOWNSHIP 31N, RANGE 5E, W.M.



STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS AND CITY STANDARDS AND SPECIFICATIONS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
2. ALL PIPE MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY STANDARDS AND SPECIFICATIONS. ACCEPTABLE STORM DRAINAGE PIPE MATERIALS INCLUDE CONCRETE, PVC, HDPE, AND DUCTILE IRON. CORRUGATED METAL PIPES (GALVANIZED ALUMINUM OR STEEL) ARE NOT ACCEPTED BY THE CITY. ALL PIPE JOINTS MUST HAVE GASKETS AND SHALL BE WATER TIGHT UNLESS OTHERWISE DIRECTED BY THE CITY.
3. PIPE BEDDING MATERIAL SHALL BE 5/8-INCH MINUS CRUSHED GRAVEL FOR ALL PIPE TYPES, EXCEPT DUCTILE IRON. BEDDING MATERIAL FOR DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF THE CITY'S STANDARDS AND SPECIFICATIONS (CHAPTER 4).
4. ALL TRENCH BACKFILL IN AREAS OF PAVEMENT OR STRUCTURAL LOADING SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY. ALL OTHER AREAS SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
5. ALL PIPE SHALL BE PLACED ON STABLE EARTH. IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING TRENCH FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACKFILLED WITH GRAVEL BEDDING MATERIAL TO SUPPORT THE PIPE.
6. LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY DRAINS BEHIND THE SIDEWALK MUST BE INSTALLED AS REQUIRED PRIOR TO SIDEWALK CONSTRUCTION. STUB-OUTS SHALL BE MARKED WITH A 2" x 4" x 3 FEET VISIBLE ABOVE GRADE AND MARKED "STORM". LOCATION AND DEPTH OF THESE INSTALLATIONS SHALL BE SHOWN ON THE AS-BUILT PLANS SUBMITTED TO THE CITY.
7. ALL CATCH BASINS SHALL BE TYPE 1 UNLESS OTHERWISE SHOWN ON THE PLANS AND APPROVED BY THE CITY. THE USE AND INSTALLATION OF INLETS IS DISCOURAGED.
8. ALL CATCH BASINS WITH A DEPTH OF 5 FEET (RIM TO INVERT) OR GREATER SHALL BE TYPE 2 CATCH BASINS EQUIPPED WITH 3/4-INCH DIAMETER SAFETY MANHOLE STEPS OR A MANHOLE LADDER PER CITY STANDARD DETAILS.
9. ALL GRATES SHALL BE MARKED "OUTFALL TO STREAM - DUMP NO POLLUTANTS". ALL SOLID COVER SHALL BE MARKED "DRAIN". ALL CATCH BASINS AND MANHOLES SHALL BE EQUIPPED WITH LOCKING FRAMES AND LIDS OR GRATES PER CITY STANDARD DETAILS.
10. ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FOOT BELOW PAVEMENT LEVEL.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES/COVERS TO GRADE JUST PRIOR TO CURB INSTALLATION AND PAVING.
12. ALL RETENTION/DETENTION FACILITIES SHALL BE INSTALLED AND IN OPERATION PRIOR TO, OR IN CONJUNCTION WITH, ALL CONSTRUCTION ACTIVITY, UNLESS OTHERWISE APPROVED BY THE CITY.
13. DETENTION/RETENTION PONDS WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL BE ENCLOSED WITH A VINYL COATED CHAIN LINK FENCE.
14. BIO-FILTRATION SWALES AND/OR FILTER STRIPS SHALL BE CONSTRUCTED, BEDDED OR SEEDDED AND IN OPERATION PRIOR TO, OR SODDED IN CONJUNCTION WITH, ASPHALT PAVING. THE VEGETATION IN THE BIO-SWALE MUST BE WELL ESTABLISHED BEFORE PAVING BEGINS.
15. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT.
16. WHEN INFILTRATION FACILITIES ARE CONSTRUCTED, COMPACTION OF SOIL IS NOT ALLOWED, AS THE DESIGN IS BASED ON NATURAL SOIL IN THE ORIGINAL LOCATION. VEHICLES SHALL NOT BE DRIVEN OVER THE INFILTRATION AREA DURING CONSTRUCTION.
17. IF THE CONTRACTOR ENCOUNTERS GROUNDWATER OR SOIL CONDITIONS DIFFERENT FROM THAT SHOWN IN THE PLANS DURING INFILTRATION SYSTEM INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR.

SPLASH BLOCK NOTE:

A MAX OF 700 SF OF ROOF MAY BE DIRECTED TO EACH SPLASH BLOCK. ADDITIONAL SPLASH BLOCKS MAY BE ADDED AS NEEDED.



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DRAINAGE & GRADING PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
1 425.259.1958



QUAIL RIDGE SP
CITY OF ARLINGTON, WASHINGTON
PORTION OF SECTION 13, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

| | |
|---|-----------------------------|
| CITY OF ARLINGTON | |
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| DATE: 7/31/2025 | |
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| BY: _____ | DEVELOPMENT SERVICE MANAGER |
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| | | |
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| DR. NO. | 4 | 5 |
| DATE | 7/31/2025 | |
| SCALE | 1" = 40' | |
| DR. NO. | 4 | 5 |

