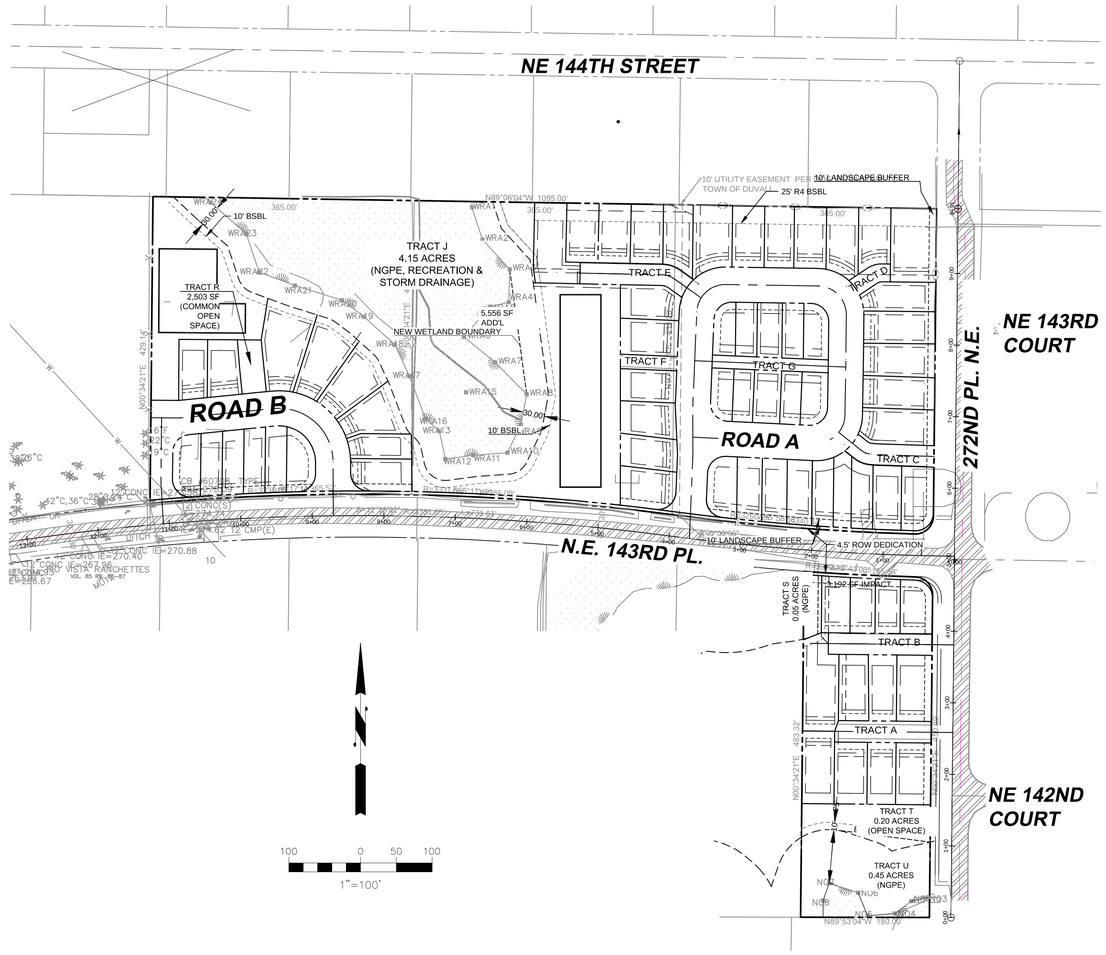
SEC. 24, TWP. 26N, RGE. 6E, W.M.



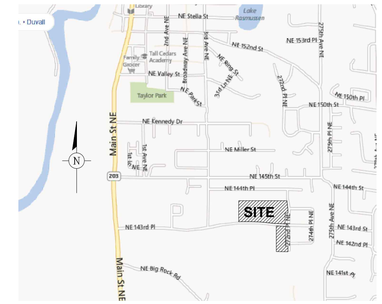
LEGEND

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- ROOF AND FOOTING DRAIN
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE (BSBL)
- SWALE OR DITCH
- FENCE
- 10' CONTOURS
- 2' CONTOURS
- RETAINING WALL
- ROCKERY
- KEYSTONE WALL
- GUARDRAIL
- BARRICADE
- AREA TO BE CLEARED — CLEARING LIMITS
- TW — TOP OF WALL ELEVATION
- BW — BOTTOM OF WALL ELEVATION
- (MEG) — MATCH EXISTING GRADE
- FG — FINISHED GRADE
- SAW CUT LINE
- CATCH BASIN, TYPE I WITH VANED GRATE
- CATCH BASIN, TYPE I WITH SOLID COVER
- CATCH BASIN, TYPE II WITH VANED GRATE
- CATCH BASIN, TYPE II WITH SOLID COVER
- CLEANOUT
- YARD DRAIN
- OVERFLOW STRUCTURE
- MAILBOX
- SIGN
- ASPHALT PAVEMENT
- EXISTING PAVEMENT
- GRAVEL
- CONCRETE
- RIPRAP

PROPOSED SANITARY SEWER AND WATER

- SEWER MAIN
- SEWER FORCE MAIN
- SEWER SERVICE
- WATER MAIN
- WATER SERVICE
- TEE (FL)
- TEE (FLxMJ)
- 11 1/4" BEND (MJ)
- 22 1/2" BEND (MJ)
- 45° BEND (MJ)
- 90° BEND (MJ)
- REDUCER
- CONCRETE BLOCKING
- ADAPTOR (FLxMJ)
- CAP (MJ)
- SEWER MANHOLE
- CLEANOUT
- WATER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE (FLxMJ)
- GATE VALVE (FL)
- TAPPING TEE



VICINITY MAP

NO SCALE

PROJECT TEAM

DEVELOPER:	RIO VISTA INVESTMENTS, LLC PO BOX 1282 BELLEVUE, WA 98009
ENGINEER:	LAND DEVELOPMENT ADVISORS, LLC 12865 SE 47TH PLACE BELLEVUE, WA 98006 425-466-5203 CONTACT: JON W. NELSON, P.E.
SURVEYOR:	ESM 181 SOUTH 333RD STREET, BLDG 3, SUITE 210 FEDERAL WAY, WA 98003 253-838-6113 CONTACT: RICK FOXWORTHY, P.L.S.
ARCHITECT:	GMS ARCHITECTURAL GROUP 1804 136TH PLACE NE, SUITE 1 BELLEVUE, WA 98005 425-644-1446 CONTACT: RICK GULSTROM
LANDSCAPE ARCHITECT:	GHA LANDSCAPE ARCHITECTS 1417 NE 80TH STREET SEATTLE, WA 98115 206-522-2334 CONTACT: NEIL BUCHANAN
WETLAND BIOLOGIST:	WETLAND RESOURCES 9505 19TH AVENUE SE, SUITE 106 EVERETT, WA 98208 425-337-3174 CONTACT: SCOTT BRAINARD
GEOTECHNICAL ENGINEER:	ASSOCIATED EARTH SCIENCES, INC. 911 5TH AVENUE, SUITE 100 KIRKLAND, WA 98033 425-827-7701 CONTACT: MATT MILLER, P.E.

SITE STATISTICS

TAX ID NUMBERS:	7325800-150, -160, -170, -180
SITE AREA:	12.72 ACRES
ZONING:	R-12
LOTS PROPOSED:	69
GROSS DENSITY:	5.4 LOTS/ACRE
LOT AREA:	1,883 - 7,016 SQUARE FEET
SETBACKS:	FRONT: 20' (GARAGE), 10' (STREET), 8' (PORCH) SIDE: 0'-5' REAR: 15', 5' (GARAGE W/ALLEY)

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2 - 4	ROAD & STORM DRAINAGE PLANS
5 - 10	ROAD & STORM DRAINAGE PROFILES
11 - 14	SANITARY SEWER & WATER PLANS
15 - 18	SANITARY SEWER PROFILES

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN/EM
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL, 2015
DATE:
PP1 REID004
FILE NAME:

COVER SHEET

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

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JOB NUMBER REID-004

SHEET NUMBER 1 OF 18

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SEC. 24, TWP. 26N, RGE. 6E, W.M.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER: JWN
DESIGNED: JWN
CADD: JWN
CHECKED: JWN
DATE: APRIL, 2015
FILE NAME: RS1 REID004

GRADING, ROAD & STORM DRAINAGE PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

DA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

STATE OF WASHINGTON JON W. NELSON 20784 REGISTERED PROFESSIONAL ENGINEER

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JOB NUMBER REID-004

SHEET NUMBER 2 OF 18

811 Know what's below. Call before you dig.

SEC. 24, TWP. 26N, RGE. 6E, W.M.

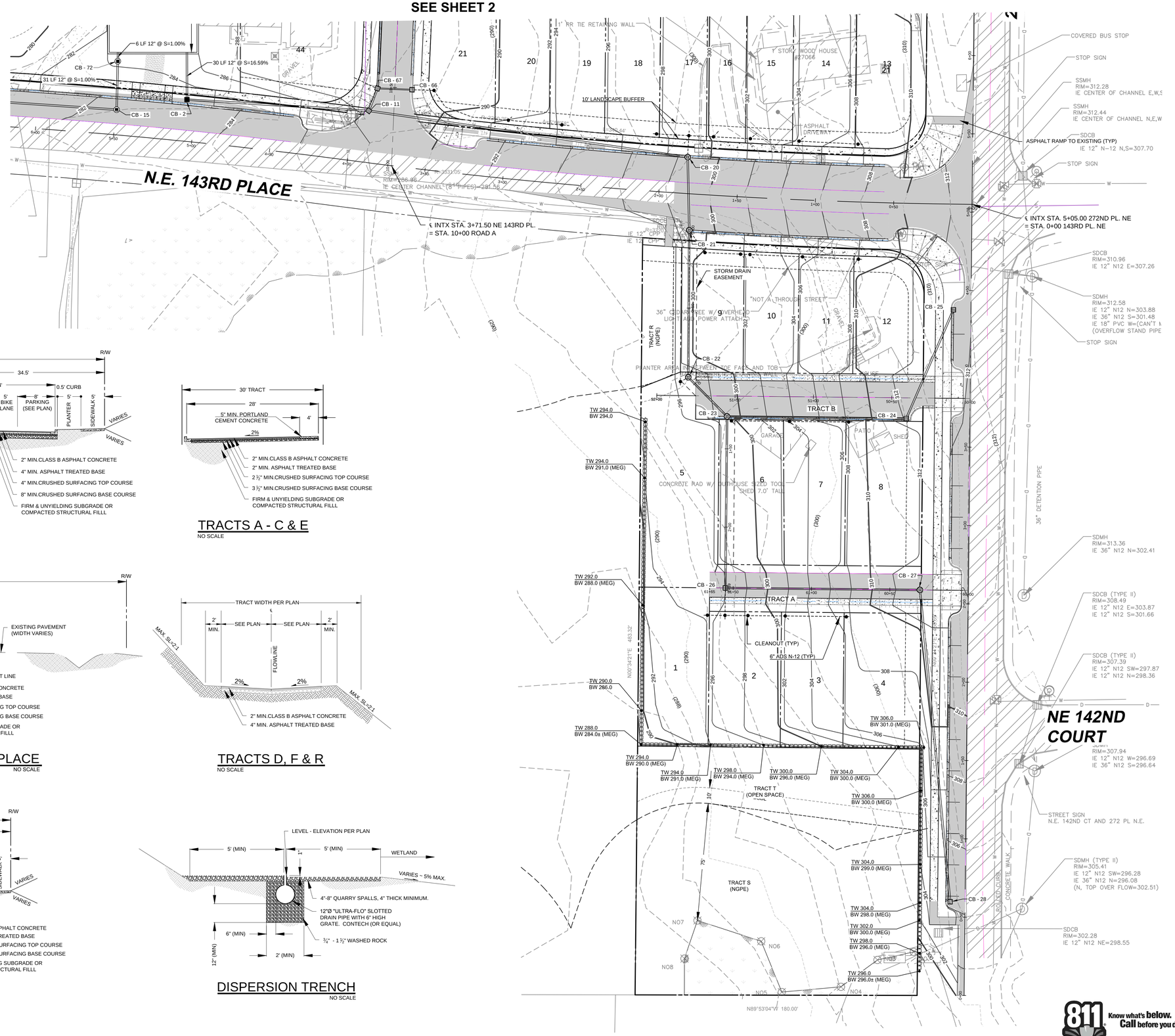
SEE SHEET 2

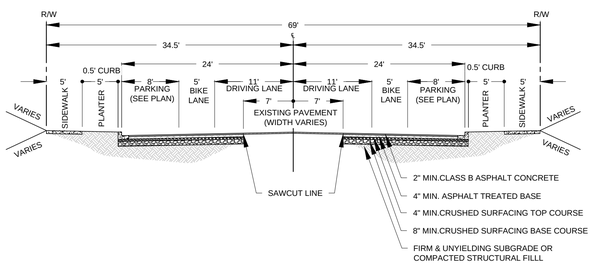
SEE SHEET 4

GRAPHIC SCALE

30 0 15 30 60

1" = 30'



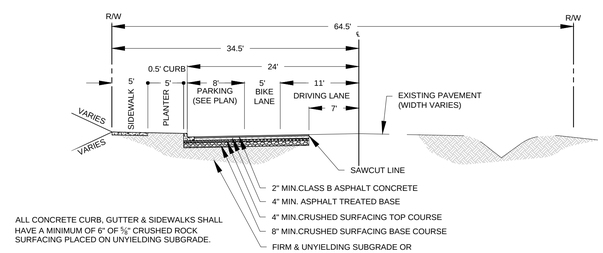


NE 143RD PLACE

STA. 0+00 - STA. 1+90 NO SCALE

TRACTS A - C & E

NO SCALE



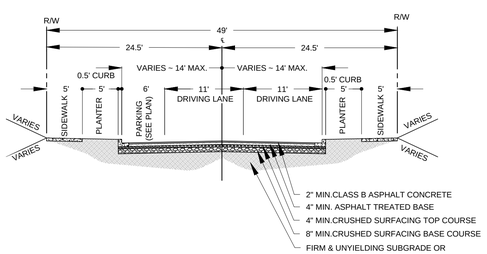
ALL CONCRETE CURB, GUTTER & SIDEWALKS SHALL HAVE A MINIMUM OF 6" OF ⅝" CRUSHED ROCK SURFACING PLACED ON UNYIELDING SUBGRADE.

NE 143RD PLACE

STA. 1+90 - STA. 11+00± NO SCALE

TRACTS D, F & R

NO SCALE



ROAD A & B

NO SCALE

DISPERSION TRENCH

NO SCALE

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL 2015
DATE:
RS1 REID004
FILE NAME:

GRADING, ROAD & STORM DRAINAGE PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

DA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON STATE OF WASHINGTON 20784 REGISTERED PROFESSIONAL ENGINEER 5/1/15

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JOB NUMBER REID-004

SHEET NUMBER 3 OF 18

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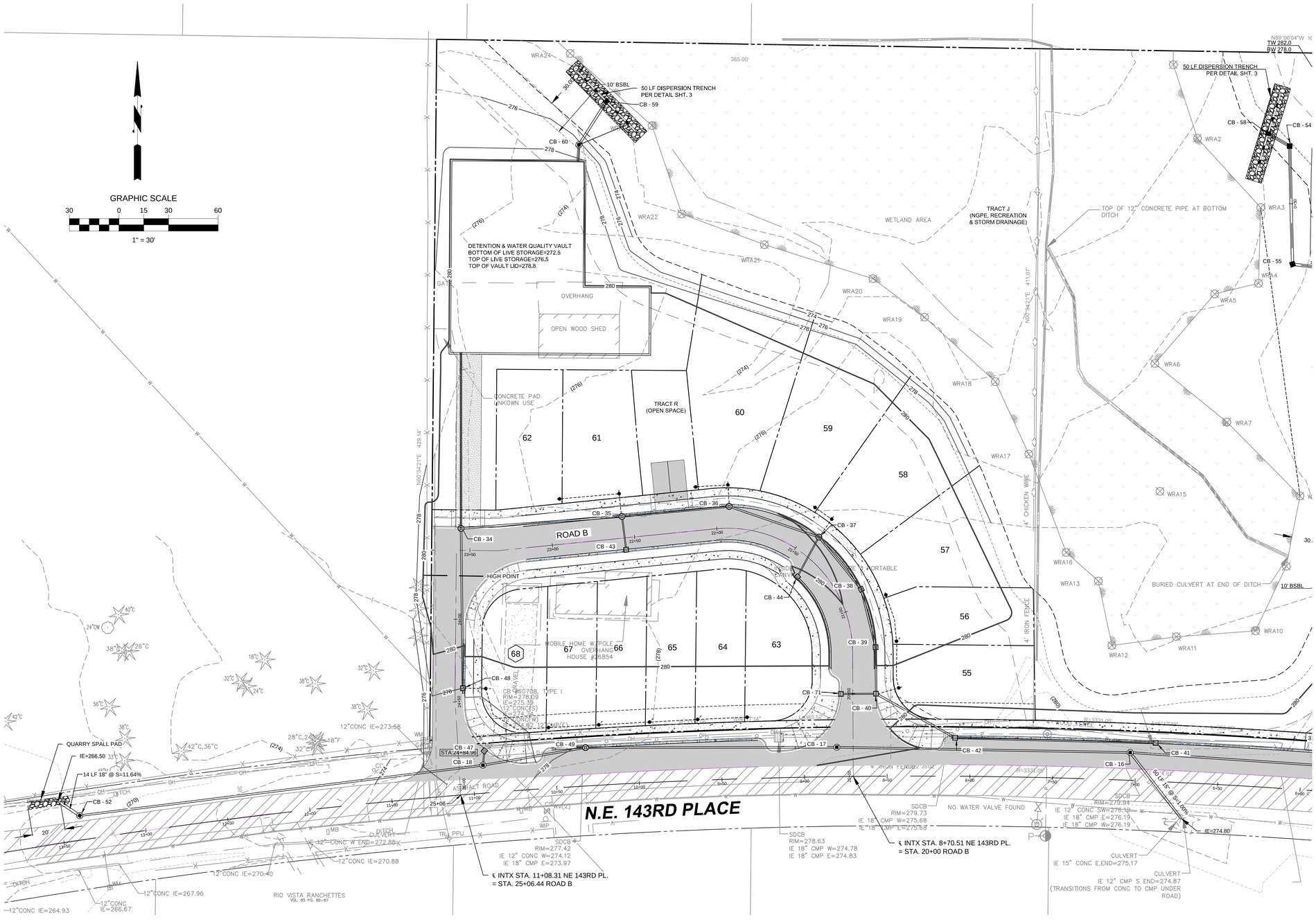

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL 2015
DATE:
RS1 REID004
FILE NAME:

GRADING, ROAD & STORM DRAINAGE PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

DA Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

STATE OF WASHINGTON JON W. NELSON 20784 REGISTERED PROFESSIONAL ENGINEER
5/1/15

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811 Know what's below. Call before you dig.

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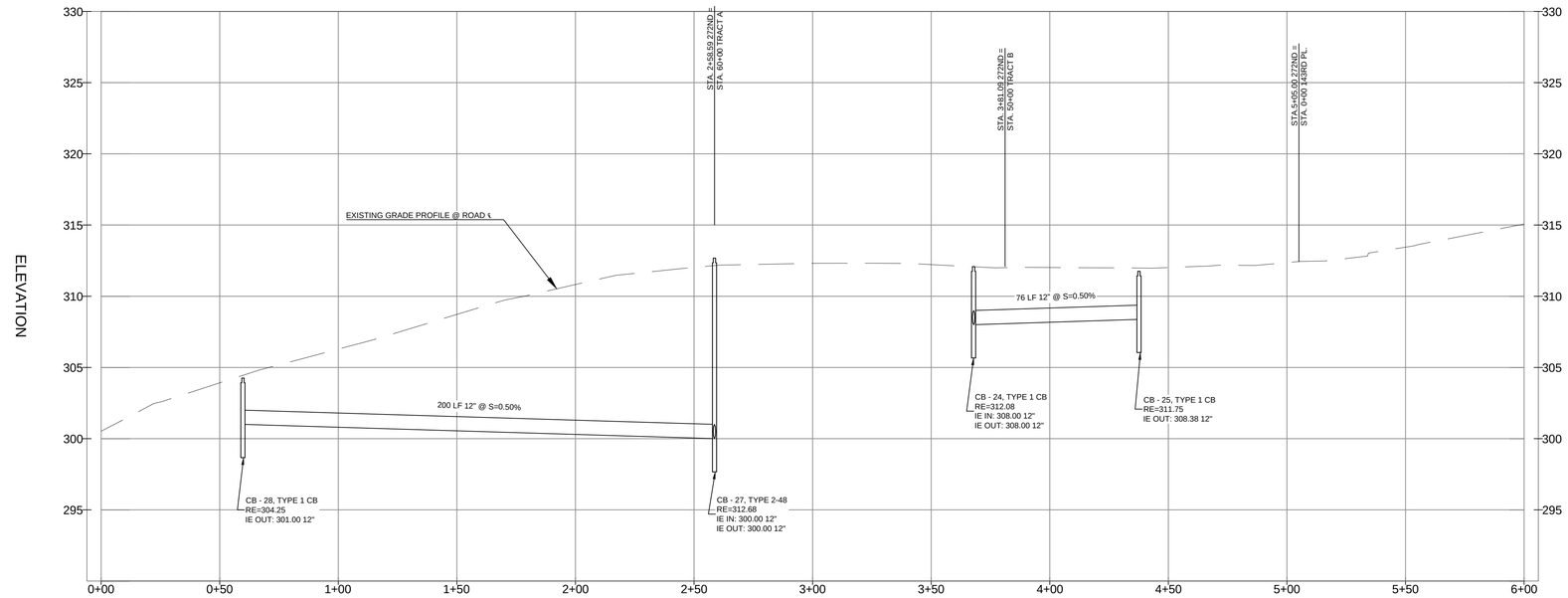
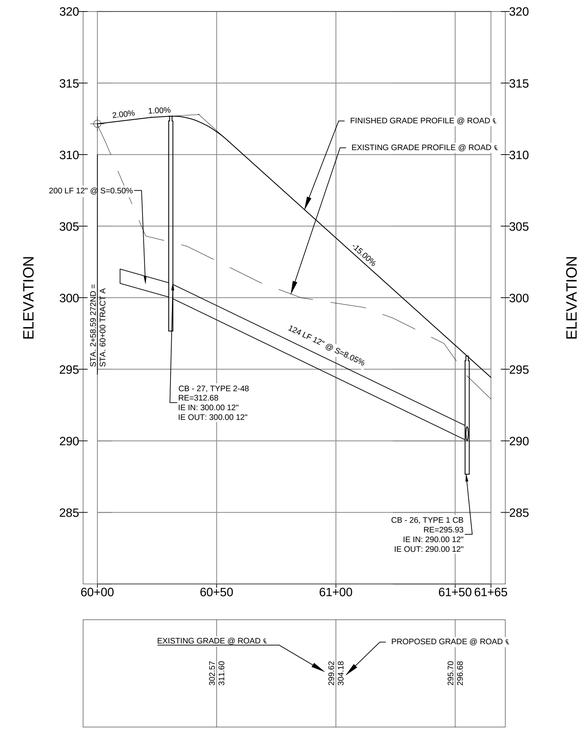
SEC. 24, TWP. 26N, RGE. 6E, W.M.



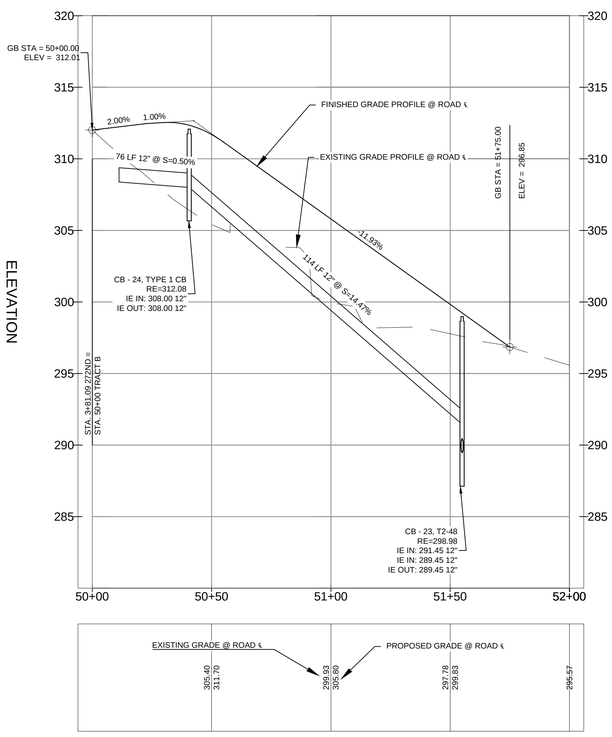
272ND PLACE NE

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



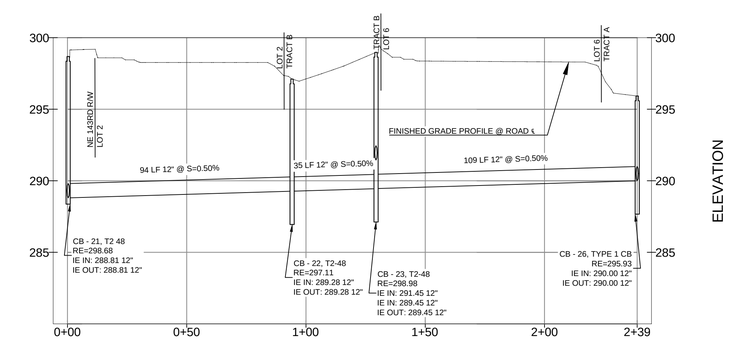
TRACT A

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



TRACT B

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



LOTS 6 & 9

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL 2015
DATE:
RS1 REID004
FILE NAME:

ROAD & STORM DRAINAGE PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON STATE OF WASHINGTON 20784 REGISTERED PROFESSIONAL ENGINEER 5/1/15

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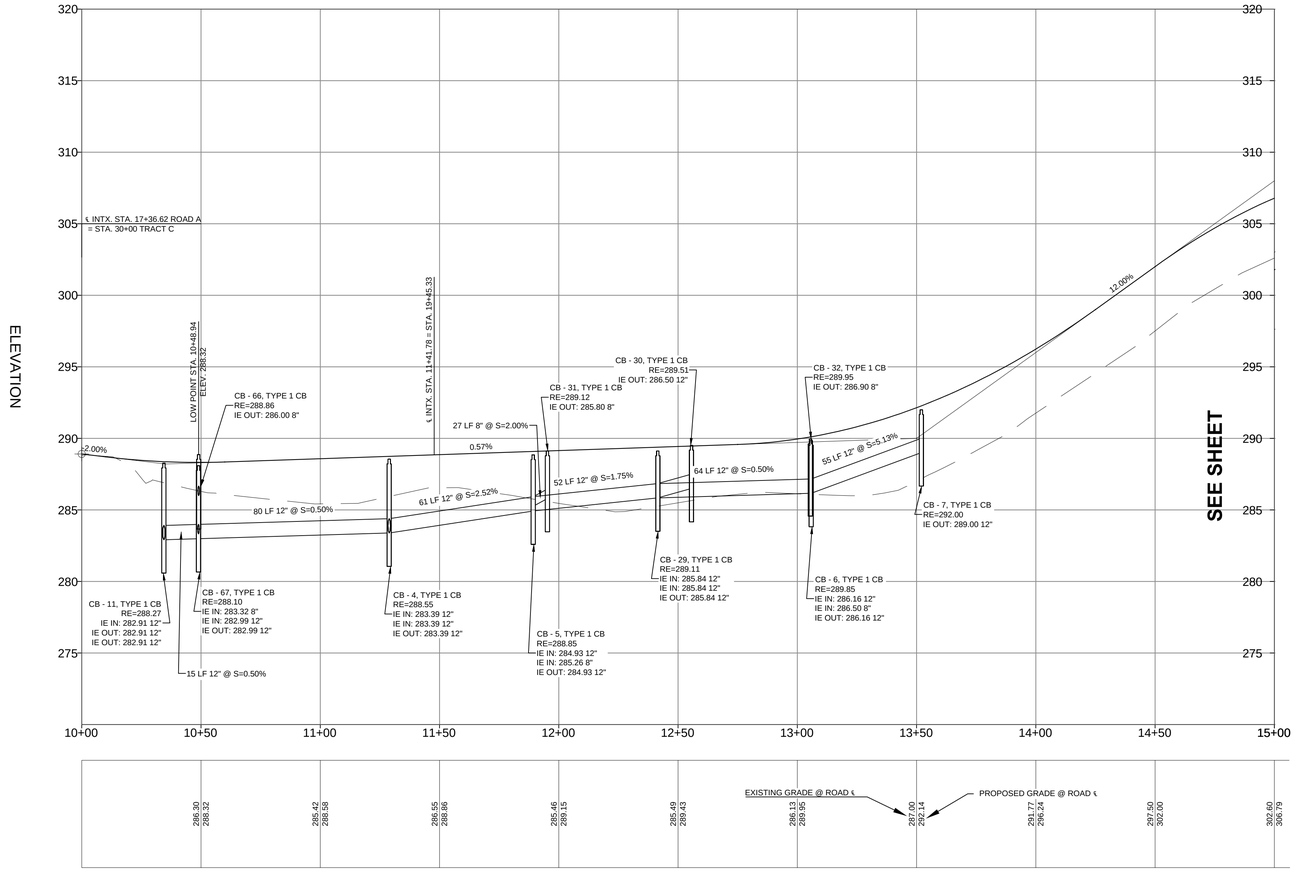
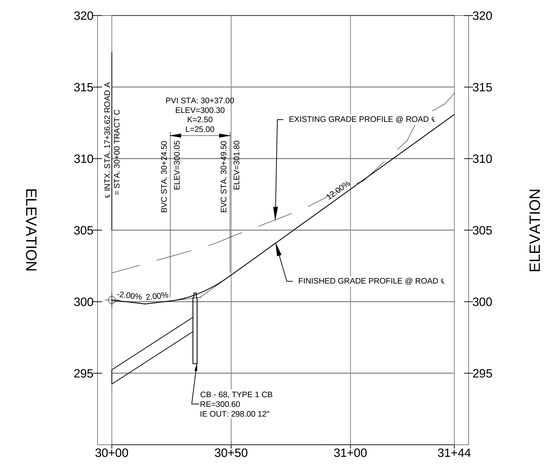
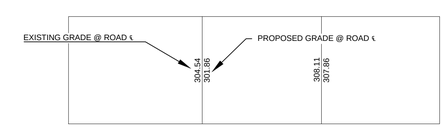


ROAD A

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.





TRACT C

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

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NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL 2015
DATE:
RS1 REID004
FILE NAME:

ROAD & STORM DRAINAGE PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

DA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON
STATE OF WASHINGTON
20784
REGISTERED
PROFESSIONAL ENGINEER
5/1/15

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SHEET NUMBER
6 OF 18

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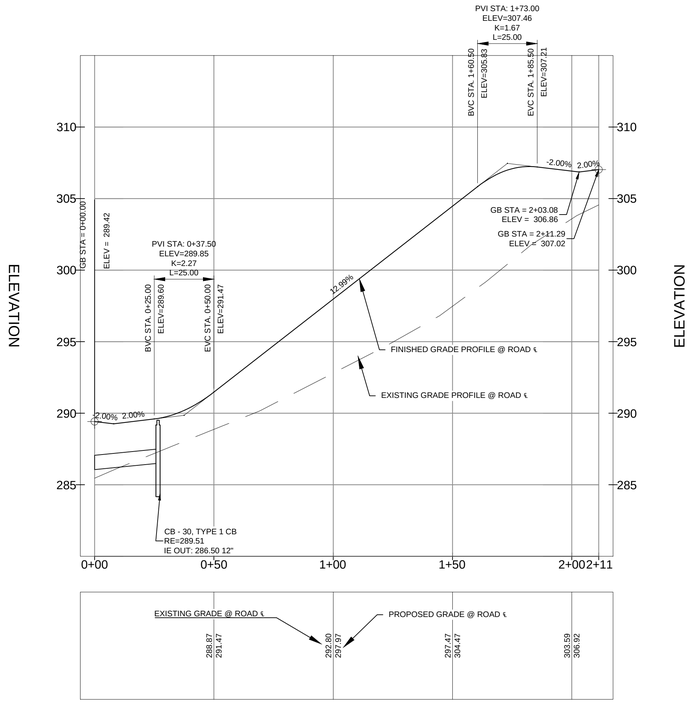
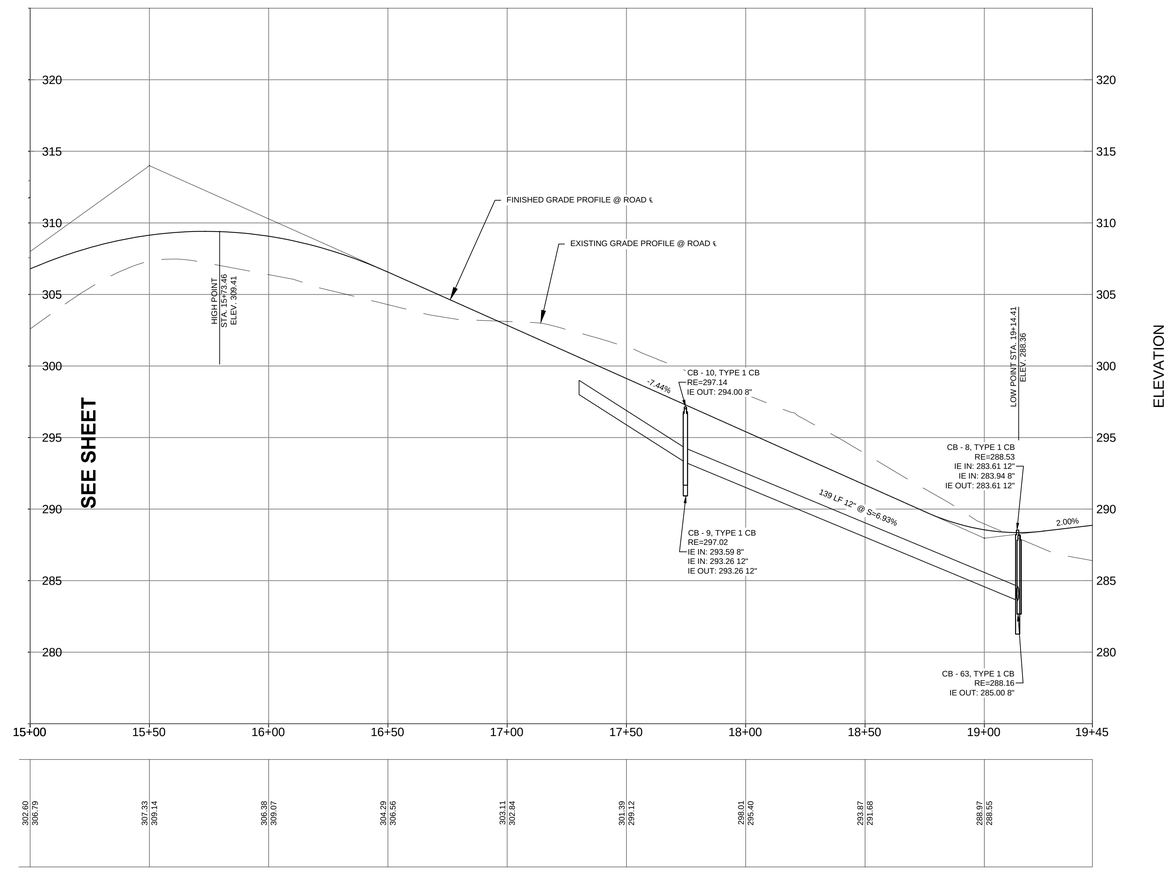


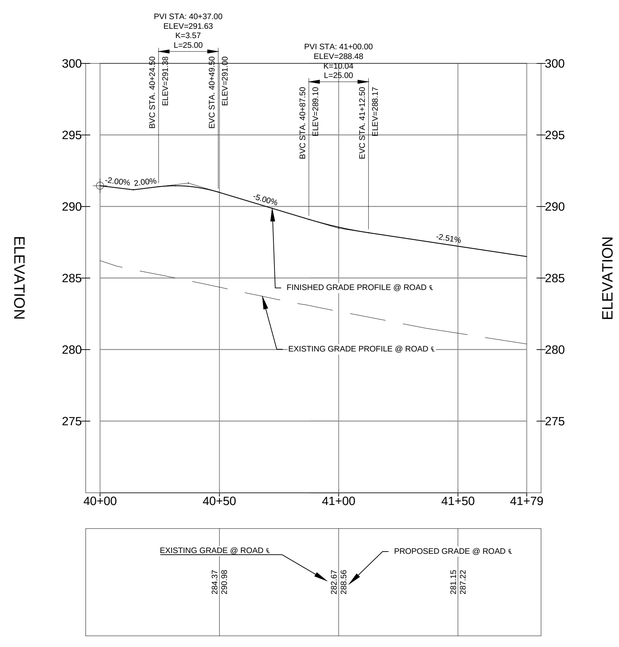
TRACT G

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



ROAD A

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



TRACT E

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL 2015
DATE:
RS1 REID004
FILE NAME:

ROAD & STORM DRAINAGE PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON
STATE OF WASHINGTON
20784
REGISTERED PROFESSIONAL ENGINEER
5/1/15

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JOB NUMBER REID-004

SHEET NUMBER 7 OF 18

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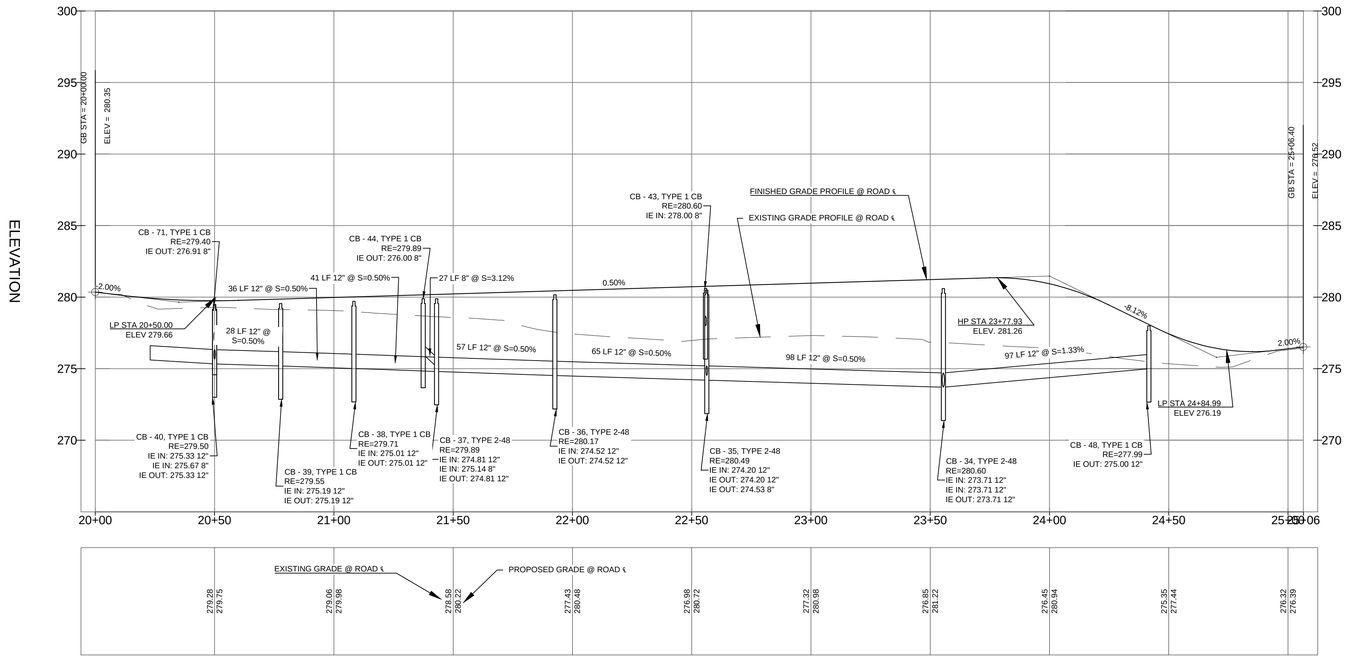
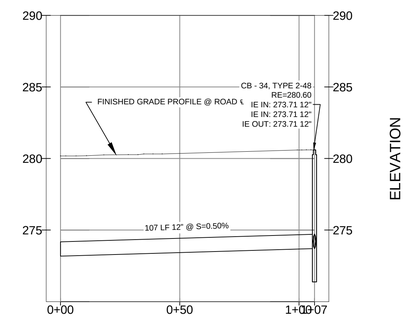


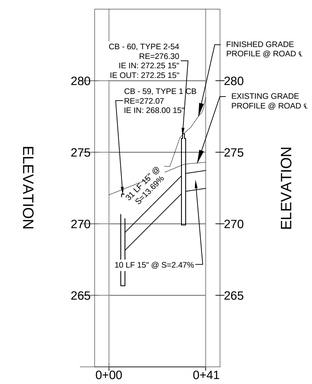
ROAD B

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



CB 34 TO VAULT

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



WEST VAULT OUTFALL

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

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NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL 2015
DATE:
RS1 REID004
FILE NAME:

ROAD & STORM DRAINAGE PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON
STATE OF WASHINGTON
20784
REGISTERED
PROFESSIONAL ENGINEER
5/1/15

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JOB NUMBER REID-004

SHEET NUMBER 8 OF 18

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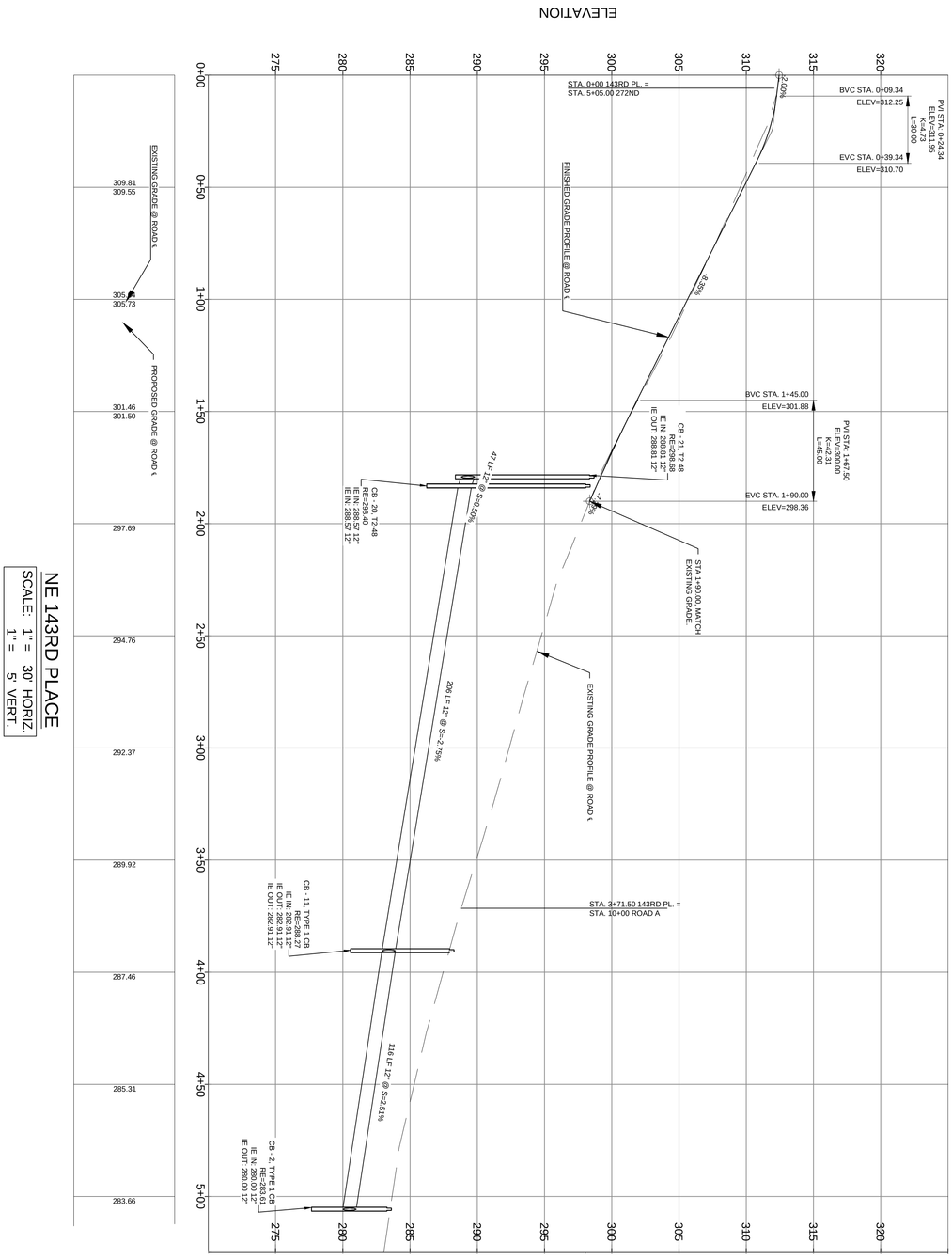

SEE SHEET

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JOB NUMBER REID-004

SHEET NUMBER 9 OF 18

STAMP NOT VALID UNLESS SIGNED AND DATED

STATE OF WASHINGTON JON W. NELSON 51715 REGISTERED PROFESSIONAL ENGINEER

LDA Planning, Engineering, Project Management

Land Development Advisors, LLC

12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

ROAD & STORM DRAINAGE PROFILES

RIO VISTA INVESTMENTS, LLC

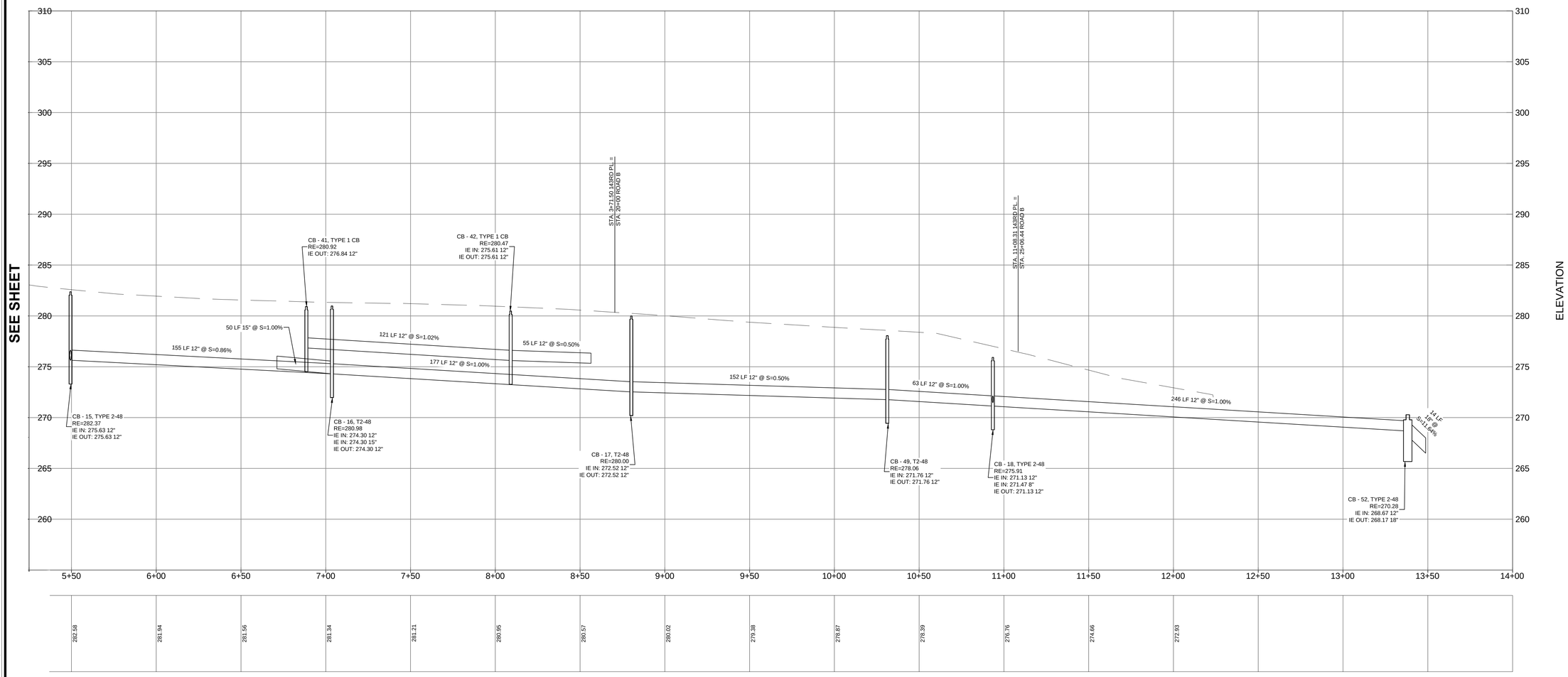
RIO VISTA

CITY OF DUVALL WASHINGTON

DESIGN GROUP	
JON W. NELSON, P.E.	
PROJECT MANAGER:	
JWN	
DESIGNED:	
JWN	
CADD:	
JWN	
CHECKED:	
APRIL, 2015	
DATE:	
RS1 REID004	
FILE NAME:	

NO.	DATE	REVISION	BY	CK

SEC. 24, TWP. 26N, RGE. 6E, W.M.



NE 143RD PLACE

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

Know what's **below.** **Call** before you dig.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
APRIL, 2015
DATE:
RS1 REID004
FILE NAME:

ROAD & STORM DRAINAGE PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON
STATE OF WASHINGTON
20764
REGISTERED
PROFESSIONAL ENGINEER
5/1/15

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JOB NUMBER REID-004

SHEET NUMBER 10 OF 18

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SEC. 24, TWP. 26N, RGE. 6E, W.M.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN/VEM
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1, REID004
FILE NAME:

SANITARY SEWER & WATER PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

PRELIMINARY

JON W. NELSON STATE OF WASHINGTON 20784 REGISTERED PROFESSIONAL ENGINEER 5/15/15

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JOB NUMBER REID-004

SHEET NUMBER 11 OF 18

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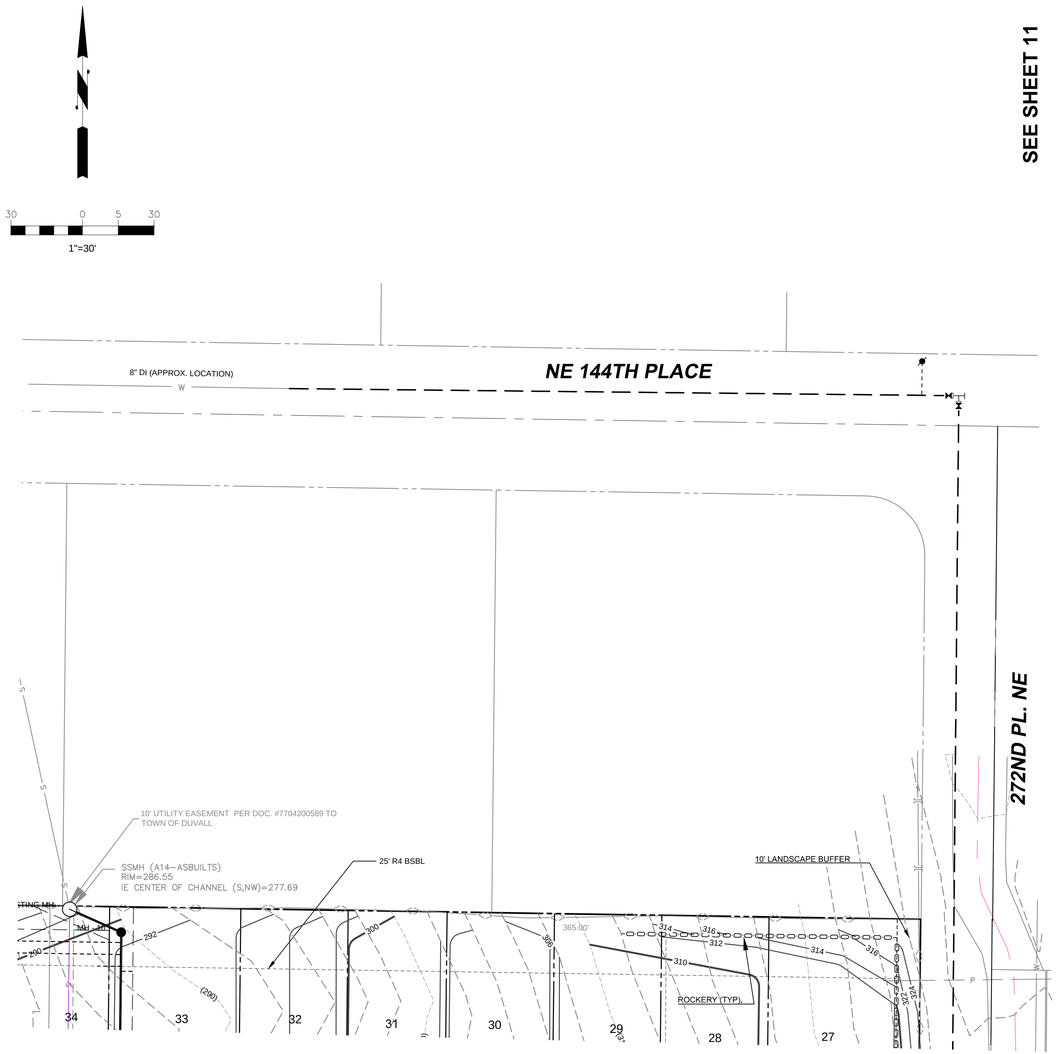
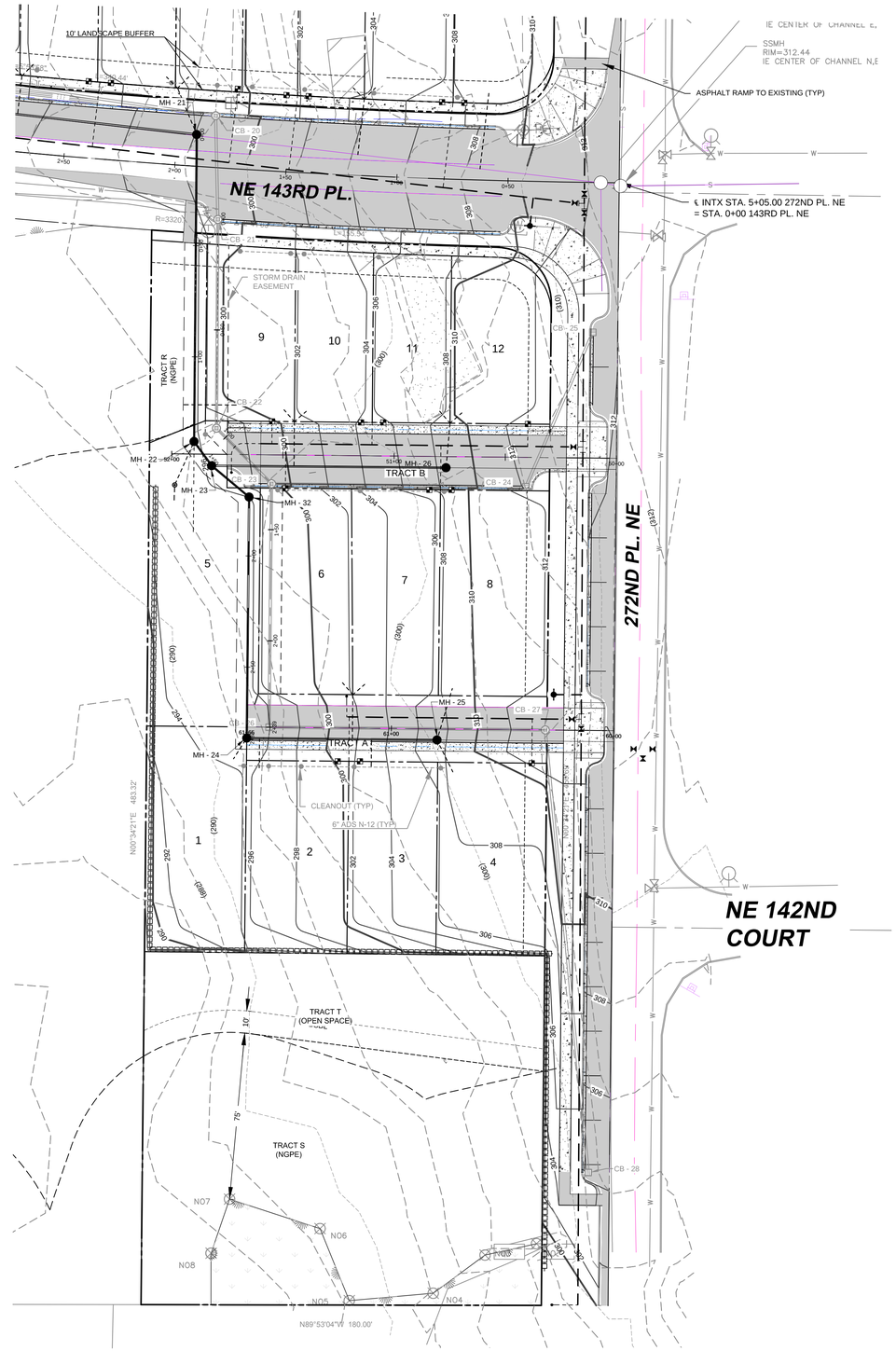
SEC. 24, TWP. 26N, RGE. 6E, W.M.



SEE SHEET 11

SEE SHEET 11



SEE SHEET 11

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN/VEM
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1_REID004
FILE NAME:

SANITARY SEWER & WATER PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

DA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

PRELIMINARY

JON W. NELSON STATE OF WASHINGTON 20784 REGISTERED PROFESSIONAL ENGINEER 5/1/15

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JOB NUMBER REID-004

SHEET NUMBER 12 OF 18

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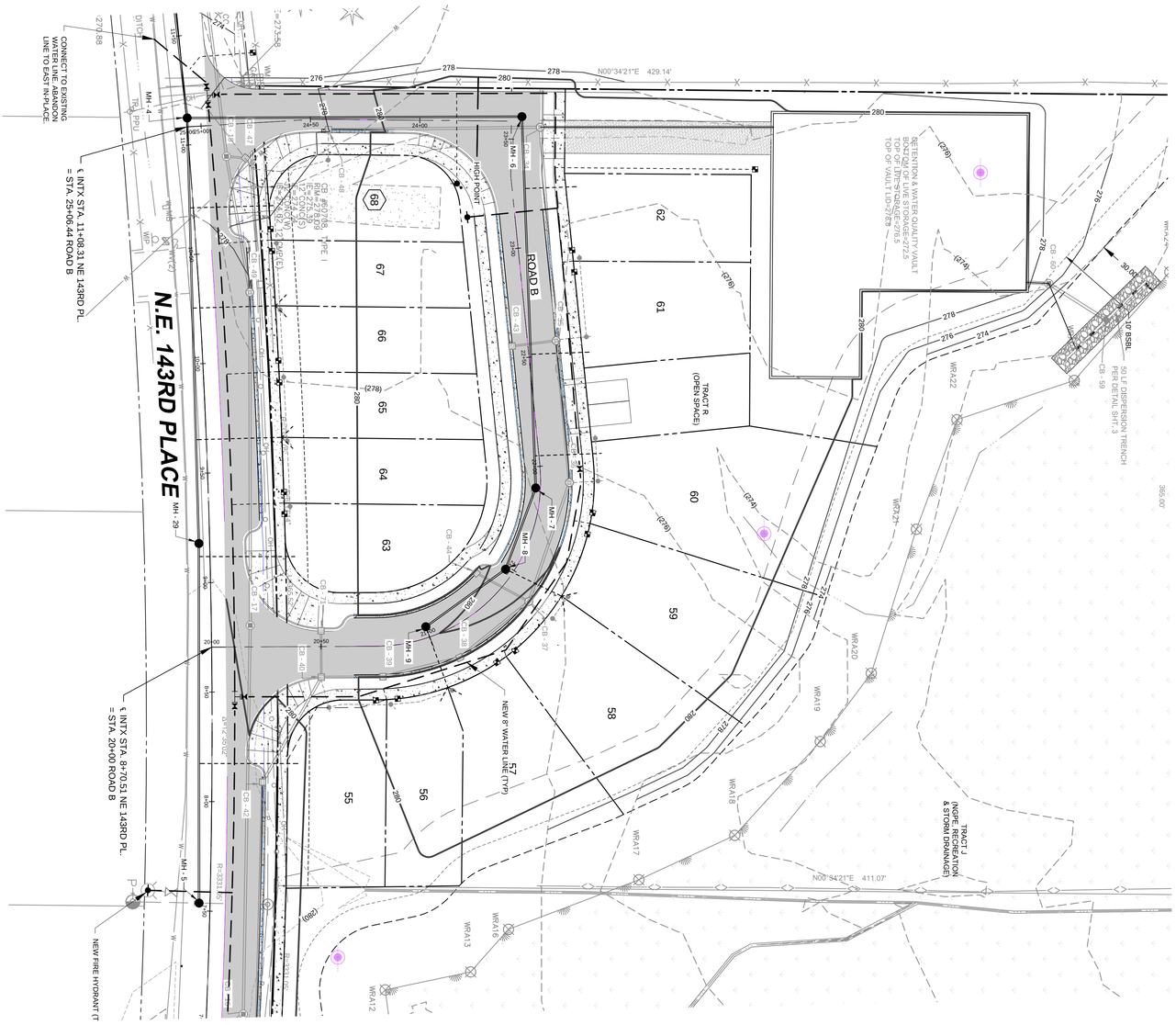

SEE SHEET 14

SEE SHEET 11

PRELIMINARY

D A Planning, Engineering, Project Management

Land Development Advisors, LLC

12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

SANITARY SEWER & WATER PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

DESIGN GROUP	
JON W. NELSON, P.E.	PROJECT MANAGER:
JWN/EM	DESIGNED:
JWN	CADD:
JWN	CHECKED:
MARCH, 2015	DATE:
SW1_REID004	FILE NAME:

NO.	DATE	REVISION	BY	CK
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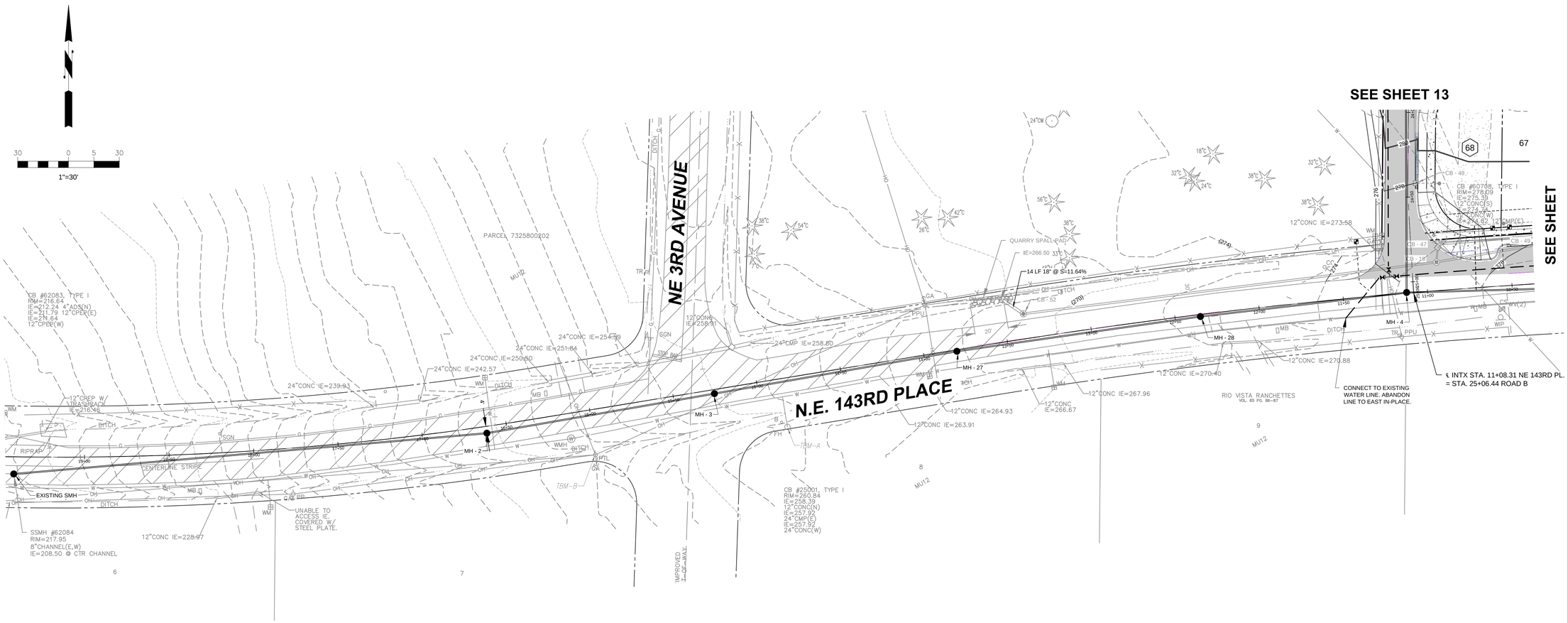
JOB NUMBER REID-004

SHEET NUMBER 13 OF 18

SEC. 24, TWP. 26N, RGE. 6E, W.M.



NO.	DATE	REVISION	BY	CK.

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN/VEM
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1_REID004
FILE NAME:

SANITARY SEWER & WATER PLAN

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

LDA
Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

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SHEET NUMBER 14 OF 18

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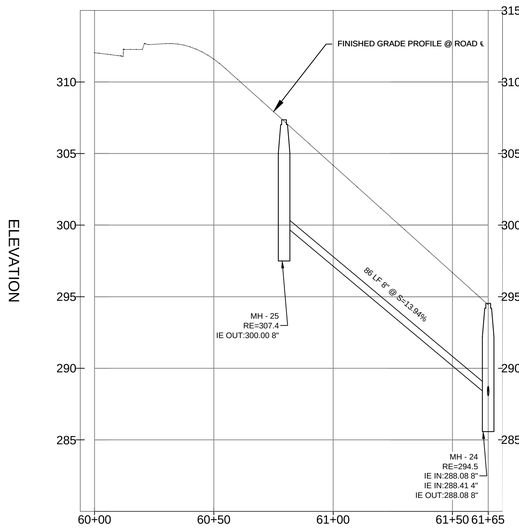
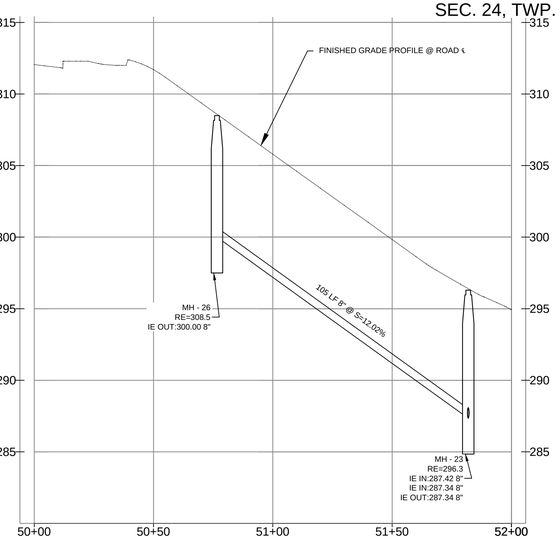
SEC. 24, TWP. 26N, RGE. 6E, W.M.



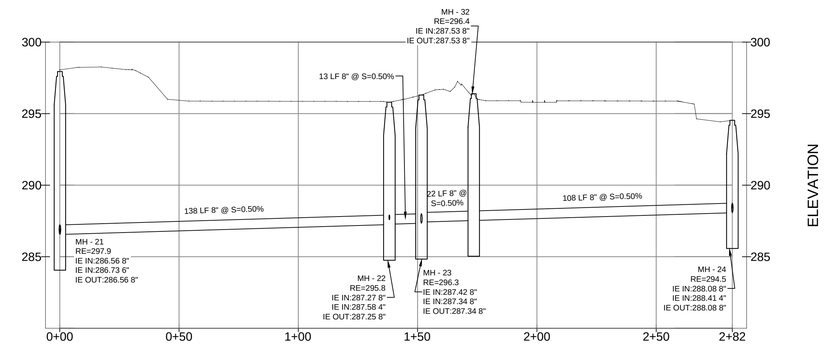
TRACT A

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



TRACT B

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



LOTS 1 5 & 9

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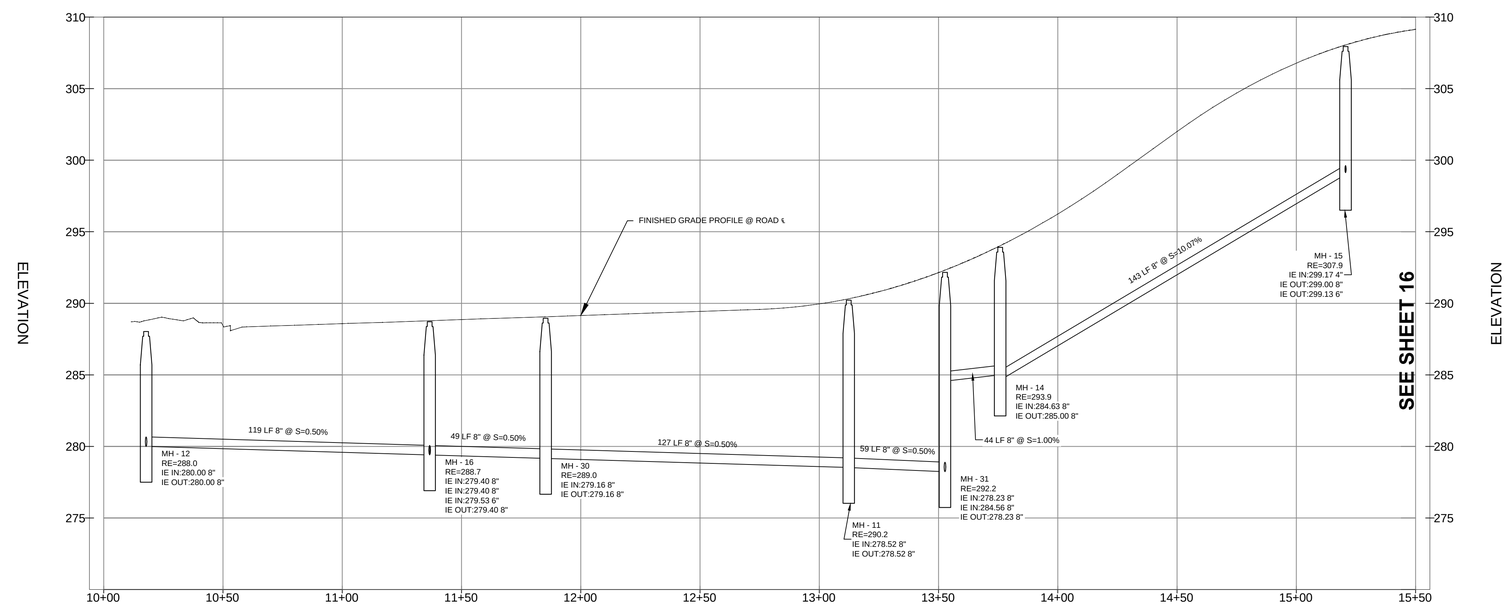
1" = 5' VERT.



ROAD A

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1_REID004
FILE NAME:

SANITARY SEWER PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

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PRELIMINARY

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JOB NUMBER
REID-004

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15 OF 18

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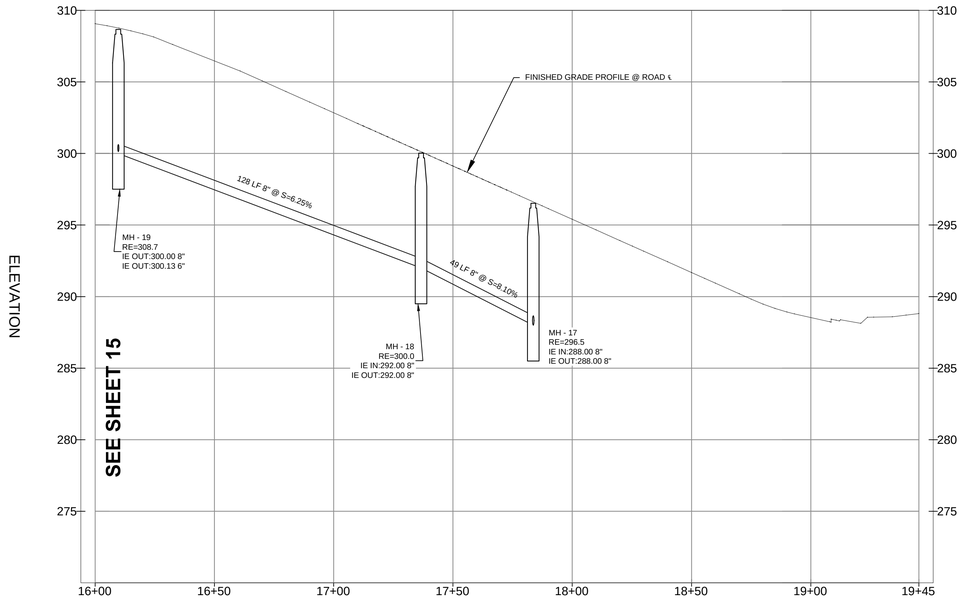
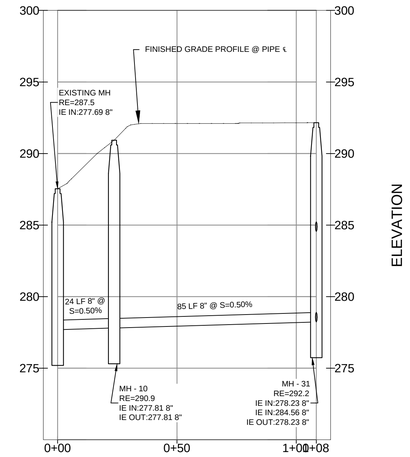
SEC. 24, TWP. 26N, RGE. 6E, W.M.



ROAD A

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



LOTS 34 & 35

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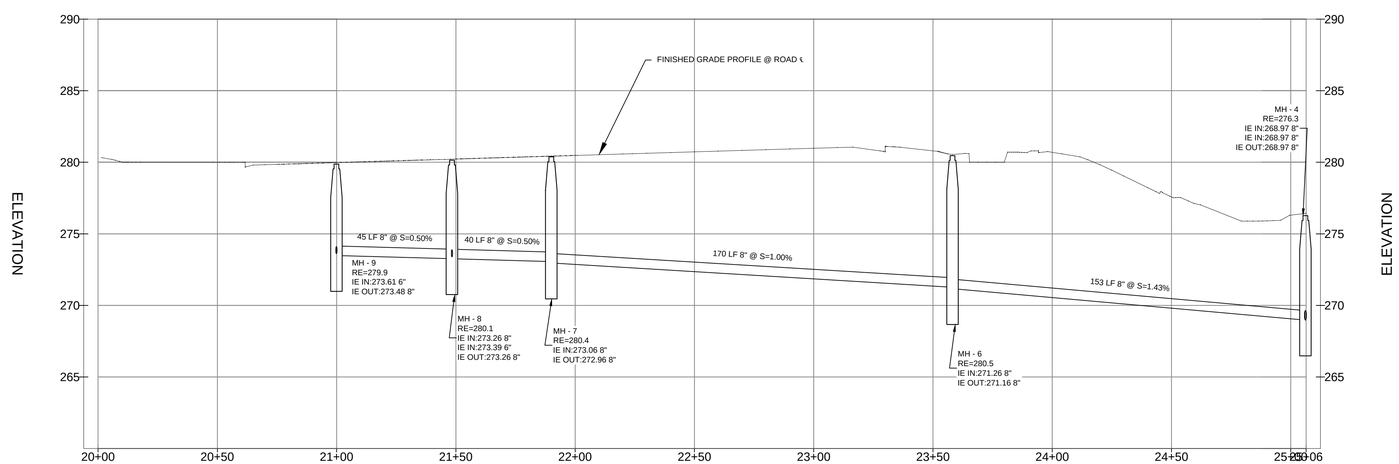
1" = 5' VERT.



ROAD B

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1_REID004
FILE NAME:

SANITARY SEWER PROFILES

RIO VISTA INVESTMENTS, LLC

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PRELIMINARY

JON W. NELSON
STATE OF WASHINGTON
20784
REGISTERED
PROFESSIONAL ENGINEER
5/1/15

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JOB NUMBER
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16 OF 18

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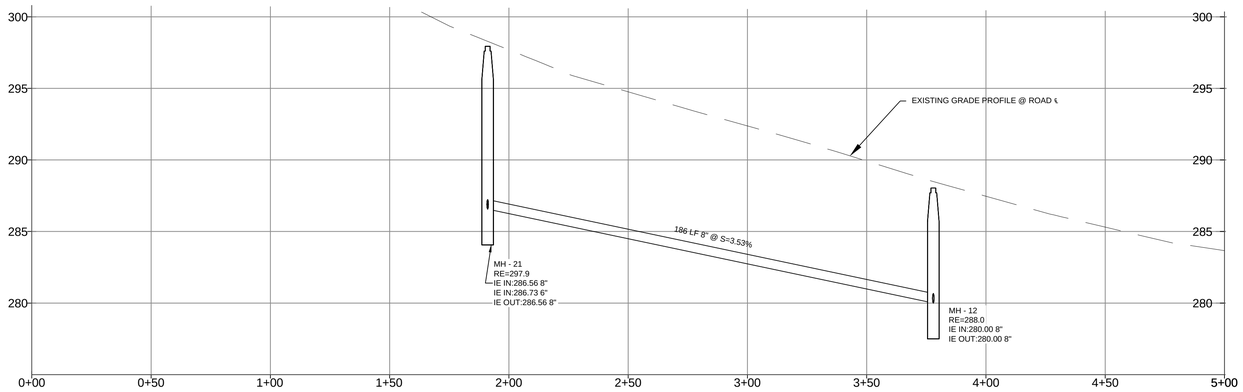
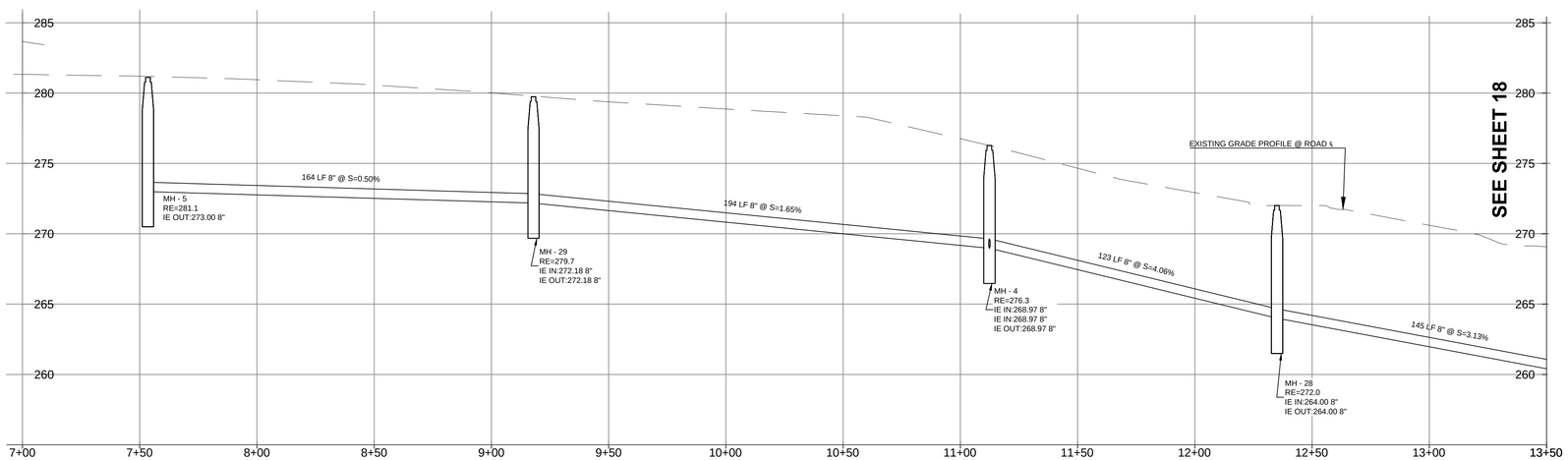


NE 143RD PLACE

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.



NE 143RD PLACE

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1_REID004
FILE NAME:

SANITARY SEWER PROFILES

RIO VISTA INVESTMENTS, LLC

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JON W. NELSON
STATE OF WASHINGTON
20184
REGISTERED
PROFESSIONAL ENGINEER
5/1/15

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JOB NUMBER REID-004

SHEET NUMBER 17 OF 18

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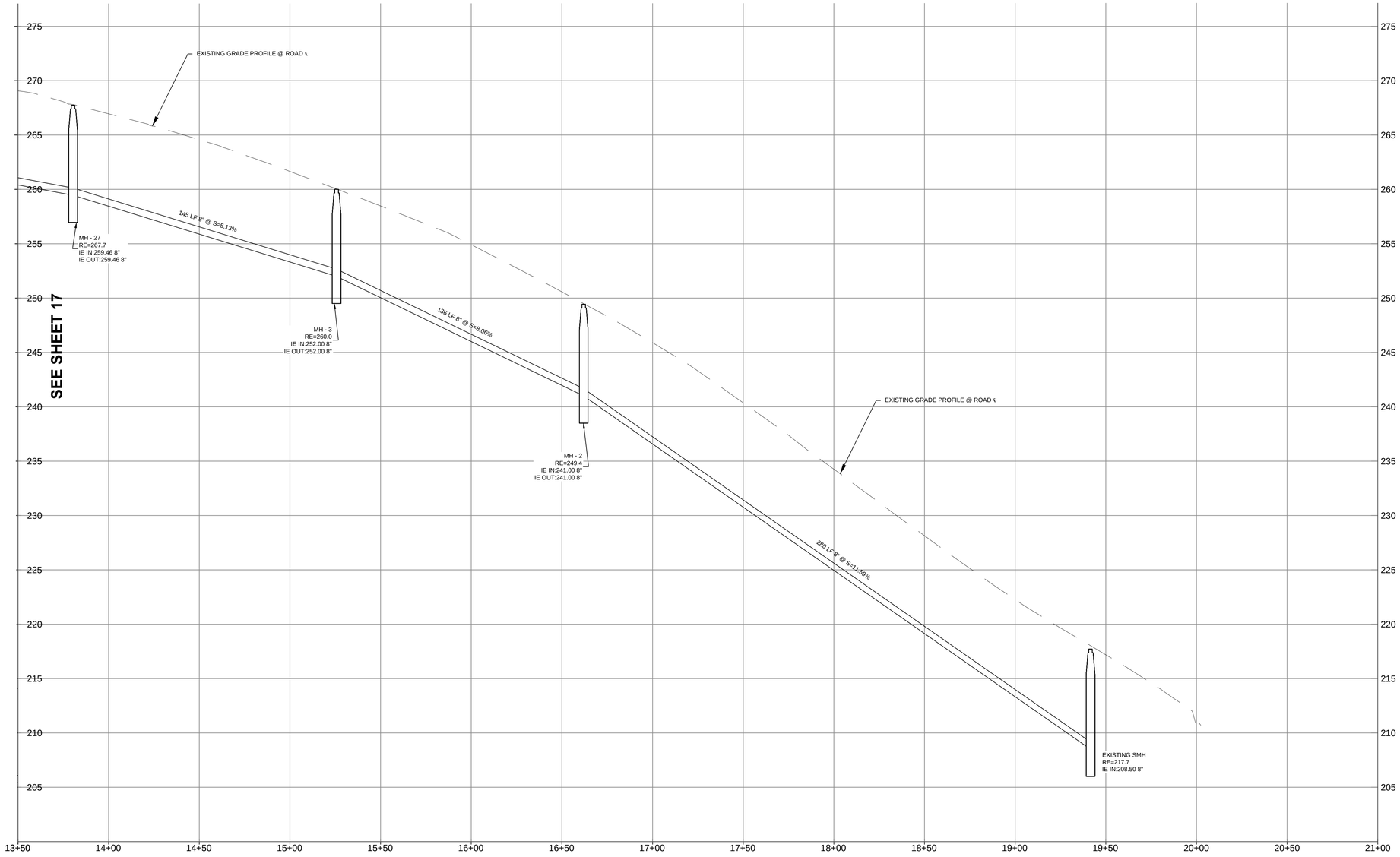
SEC. 24, TWP. 26N, RGE. 6E, W.M.



NE 143RD PLACE

SCALE: 1" = 30' HORIZ.
1" = 5' VERT.

NO.	DATE	REVISION	BY	CK.

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
JWN
CADD:
JWN
CHECKED:
MARCH, 2015
DATE:
SW1_REID004
FILE NAME:

SANITARY SEWER PROFILES

RIO VISTA INVESTMENTS, LLC

RIO VISTA

CITY OF DUVALL WASHINGTON

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PRELIMINARY

STATE OF WASHINGTON
JON W. NELSON
20784
REGISTERED
PROFESSIONAL ENGINEER
5/1/15

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JOB NUMBER
REID-004

SHEET NUMBER
18 OF 18

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