

CITY OF BLAINE
REQUEST FOR COUNCIL ACTION
MEETING DATE: September 24, 2007

SUBJECT: Campbell Investment Company Utility Easement

SUBMITTING DEPT: Public Works

PREPARED BY: _____
(Digital Signature)

AGENDA LOCATION: ☐ Comments/Communications; ☐ Consent; ☐ Committee Reports
☐ Unfinished Business; ☒ Council Action Items; ☐ Public Hearing; ☐ Standing Committees

ATTACHMENTS:

1. Ordinance No. 04-2588
2. Settlement Agreement between the City of Blaine and Campbell Investment Company
3. Utility Easement

ANALYSIS / SUMMARY: Ordinance No. 04-2588, passed at the August 23, 2004 City Council meeting, authorized the City to acquire a utility easement for a sewer force main and a water main crossing privately-owned tidelands. The City Attorney has negotiated a Settlement Agreement with the property owner, Campbell Investment Company. By terms of this agreement, the City will acquire a 25 foot-wide utility easement across the privately-owned tidelands at a cost of \$38,480.00. This cost includes \$14,000.00 for acquisition of the easement, \$18,480.00 as damages for use of the easement prior to its acquisition and \$6,000.00 for attorney's fees.

RECOMMENDATION: ☒ Waive 2nd Reading: Staff recommends that the City Council authorize the City Manager to execute the Settlement Agreement between the City of Blaine and Campbell Investment Company, including payment of \$38,480.00 to Campbell Investment Company for the utility easement, damages and attorney's fees.

FISCAL ANALYSIS:

REVIEWED BY:

City Manager _____ Finance Director _____ City Clerk _____
(Digital Signature) (Digital Signature) (Digital Signature)

COUNCIL ACTION:

☐ Approved ☐ Denied ☐ Tabled/Deferred ☐ Assigned to: _____

COUNCIL ACTION: _____

ORDINANCE NO. 04-2588

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLAINE AUTHORIZING THE CITY TO ACQUIRE BY NEGOTIATION AND/OR BY ACTION IN WHATCOM COUNTY SUPERIOR COURT UNDER THE RIGHT AND POWER OF EMINENT DOMAIN/CONDEMNATION OF AN UTILITY EASEMENT OVER PROPERTY DESCRIBED HEREIN; AND DIRECTING JUST COMPENSATION FOR THE SAME TO BE PAID TO THE PROPERTY OWNER BY THE CITY OF BLAINE; AND DECLARING THE TAKING OF SAID EASEMENT AND RIGHTS HEREIN DESCRIBED TO BE FOR PUBLIC USE, PURPOSE, AND NECESSITY; AND THAT THE CITY REQUIRES THE IMMEDIATE USE AND POSSESSION OF SUCH PROPERTY AND/OR AN EASEMENT OVER SAID PROPERTY TO ALLOW THE EXISTING SEWER FORCE MAIN, WATER MAIN, ELECTRICAL CONDUCTOR, COMMUNICATION LINES AND OTHER UTILITIES TO BE MAINTAINED AND UPGRADED TO SERVE THE CITY OF BLAINE.

WHEREAS, In 1996 the City of Blaine (the "City") installed new utility lines including a water main, a sewer force main, communications lines, and new electrical conductors across Drayton Harbor to replace deteriorated and substandard utility lines, and

WHEREAS, Said utility lines are necessary to provide water, power, and communications services to the western portion of the City and to convey wastewater to the current wastewater treatment plant for treatment and discharge, and

WHEREAS, The City, while in the process of mapping these lines for record purposes determined that the new utility lines, as constructed, are partially located on privately-owned tidelands from which there is no record of an utility easement having been obtained, and

WHEREAS, It is in the best interests of both the City and the private property owner to record this easement to prevent future unintended damage to these critical utilities.

IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLAINE, WASHINGTON, as follows:

Section 1: That the City is hereby authorized and directed to acquire by negotiation, to purchase and/or to institute, and prosecute to determination in the Superior Court of the State of Washington, in Whatcom County, an action in the name of the City of Blaine for acquisition and condemnation of certain property and property interests including, but not limited to, ownership and/or easements under, over, above, and upon real property for the purpose of establishing, monitoring, and maintaining utilities.

The property affected by this Ordinance is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference. By this Ordinance, the City is authorized to acquire interests in all, or any portion of, or interest in, under, or above, the real property described in Exhibit "A". The public right-of-way and utilities, if

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W:\pw_admin\ORDINANCES\04-2588 Drayton Harbor Utility Easement on Tidelands (8-2004)\Ordinance No 04-2588 - Harbor Crossing Easement.doc

any, are more particularly described in Exhibit "B", attached hereto and incorporated herein by this reference.

Section 2: The City Council hereby finds and declares that acquiring the rights herein described is for public use and necessary for public purposes.

Section 3: Nothing in this Ordinance shall be construed as a waiver by the City of its right to decline to take and pay for such right of properties and lands herein described should it so elect after the amount of damages has been ascertain and within the time allowed by law.

Section 4: That compensation for the lands, rights, and easements herein to be taken and/or damaged shall be paid for by the City in a manner provided by law.

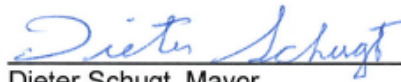
Section 5: All ordinances or parts of ordinances of the Blaine Municipal Code that conflict with this Ordinance are hereby repealed.

Section 6: If any section, subsection, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 7: This Ordinance shall be in force from and after passage by the City Council and approval by the Mayor, if approved, as provided by law.

PASSED by the City Council of the City of Blaine and APPROVED by the Mayor this 23 day of August, 2004.

CITY OF BLAINE, WASHINGTON



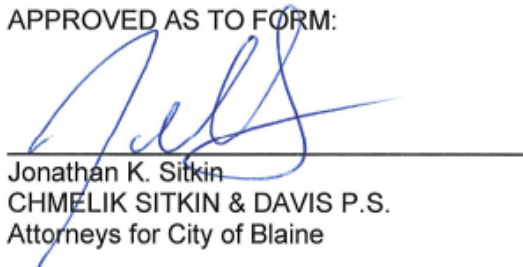
Dieter Schugt, Mayor

ATTEST/AUTHENTICATE:



Shirley Thorsteinson
City Clerk

APPROVED AS TO FORM:



Jonathan K. Sitkin
CHMELIK SITKIN & DAVIS P.S.
Attorneys for City of Blaine

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SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (the "Agreement") is made and entered into this ____ day of August, 2007, by and between the **CITY OF BLAINE**, a Washington municipal corporation (the "City"), and **CAMPBELL INVESTMENT COMPANY**, a Washington Corporation ("Campbell" or "Grantor"). The City and Campbell are collectively referred to herein as the "Parties".

I. RECITALS

WHEREAS, Campbell owns certain real property legally described as follows: (hereinafter referred to as the "Campbell Property"):

Lot\Block 41, "Whatcom County Tide Land Appraisers Map of Blaine Tidelands, State of Washington" Whatcom County, Washington, as per the map thereof recorded in Volume 4 of Plats, page 35, records of the said county and state.

and,

WHEREAS, in or about August of 1996 the City constructed water and sewer pipelines (the "Pipeline") through and across a portion of the Campbell Property; and,

WHEREAS, the City desires an easement to access, repair, replace, protect, and otherwise maintain the Pipeline over a portion of the Campbell Property; and,

WHEREAS, on May 22, 2006, Campbell filed the inverse condemnation lawsuit, *Campbell Investment Company v. City of Blaine*, Cause No. 06-2-01172-1, Whatcom County Superior Court (the "Lawsuit"), seeking compensation from the City with respect to the Pipeline, and the City has indicated that it intends to file an eminent domain action to acquire an easement for the Pipeline; and,

WHEREAS, the City and Campbell now desire to settle the Lawsuit and eliminate the need for an eminent domain action, create an easement for the City, and provide just compensation for the easement in accordance with the following terms and conditions.

II. TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the below promises and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Campbell agree to settle the claims between them as set forth below:

1. **Just Compensation.** The City shall compensate Campbell in the sum of fourteen thousand dollars (\$14,000) for the acquisition of the Pipeline easement. In addition, the City shall compensate Campbell in the sum of Eighteen Thousand Four Hundred Eighty Dollars (\$18,480) as damages for the use of the easement prior to its acquisition. Accordingly, the City's total

amount paid to Campbell for acquisition and damages will be Thirty Two Thousand Four Hundred Eighty Dollars (\$32,480).

2. **Payment of Attorney's Fees.** The City shall compensate Campbell for its attorney's fees and expenses incurred in relation to the Lawsuit in the sum of six thousand dollars (\$6,000).

3. **Timing of Payment.** The City shall pay Campbell the total amount of Thirty-Eight Thousand Four Hundred Eighty Dollars (\$38,480) as set forth above by not later than September 30, 2007. Payment shall be deemed to have been made if such funds are deposited in the US Mail or other mail/delivery service on or before such date, conditioned upon their actual receipt by Campbell.

4. **Easement.** Campbell shall grant the City a Utility Easement for the Pipeline (the "Utility Easement") as set forth in Exhibit "A," attached hereto, which Utility Easement shall be executed and delivered to the City in exchange for the above-referenced City payments.

5. **No Admission of Liability.** The Parties agree that this Agreement is in compromise of all claims and counterclaims asserted in the Lawsuit; that such claims are disputed by the party against which such claims are or could have been asserted; as well as the compromise of claims which the City could have otherwise brought in an eminent domain action for acquisition of the Utility Easement and that the agreements set forth herein are intended to resolve disputed claims and avoid the expense and risks of litigation and are not, and shall not be construed as or represented to be, an admission of liability by either party. As a result, this Agreement, any draft agreements, or statements made by the parties or their counsel, cannot be used as evidence in any future proceedings between the Parties, other than proceedings for enforcement of the terms of this Agreement or the Utility Easement.

6. **Release of Claims.** Campbell fully and unconditionally releases, acquits and discharges the City and its attorneys, agents, officers and employees of and from any and all actions, causes of action, claims, debts, demands, damages and liabilities, known or unknown, relating directly or indirectly to City's use of the Property prior to the execution of this Agreement. The City hereby fully and unconditionally waives and releases any claim of right to any easement or other right of use with respect to the Campbell Property, other than that granted by the Utility Easement to be executed pursuant to Section II, Paragraph 4.

7. **Entry of Order of Dismissal of Claims.** Upon Campbell's receipt of funds set forth in Section II, Paragraphs 1-3 of this Agreement and the recording of the Easement, the Parties hereto shall immediately cause their attorneys of record to execute a stipulated order for dismissal with prejudice of all claims and counterclaims asserted in the Lawsuit. Said order shall be immediately delivered to the law firm of Chmelik Sitkin & Davis P.S. of Bellingham, Washington for entry by the court.

8. **Notices.** All notices to be given by the Parties shall be in writing and may either be served personally or may be deposited in the United States mail, postage prepaid, by either certified mail with return receipt obtained or by regular mail to the following addresses:

To City of Blaine:

Gary Tomsic

City of Blaine
344 H Street
Blaine, WA 98230

To Campbell Investment Company:

With a copy to:

c/o Cody Walker
7315 - 176th Street S.W.
Edmonds, WA 98026

Dean A. Messmer
Lasher Holzapfel Sperry & Ebberson
601 Union Street, Suite 2600
Seattle, WA 98101-4000

or such other address as may be provided in writing.

9. **Nature of Agreement.** In executing this Agreement, each party fully and unconditionally acknowledges and agrees that: (a) it has consulted with, and had the advice of counsel of duly licensed and competent attorneys, that it has executed this Agreement after independent investigation, voluntarily, and without fraud, duress, or undue influence, and without reliance upon any inducements, promises or representations not set forth in this Agreement by the other party or its respective attorneys, representatives or other agents; (b) this Agreement shall be given full force and effect according to every provision; and (c) this Agreement does not constitute an admission of liability by any party.

10. **Authority to Execute Agreement.** Each person executing this Agreement on behalf of a party represents that he or she is fully authorized to execute and deliver this Agreement on behalf of such party.

11. **Disputes.** In the event of any dispute between the Parties in connection with or arising out of this Agreement, the Parties agree that the dispute shall be resolved by litigation in the Superior Court of the State of Washington for Whatcom County. The prevailing party in such litigation shall be entitled to recover its reasonable attorney's fees, costs and expenses from the non-prevailing party.

12. **Neutral Authorship.** Each of the provisions of this Agreement have been reviewed and negotiated and represent the combined work product of the Parties hereto. No presumption or other rules of construction which would interpret the provisions of this Agreement in favor of or against the party preparing the same shall be applicable in connection with the construction or interpretation of any of the provisions of this Agreement.

13. **Waiver.** No failure by either party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach or any other covenant, agreement, term or condition.

14. **Applicable Law.** This Agreement shall be deemed to have been made in the State of Washington and shall be governed by the laws of the State of Washington without regard to the laws pertaining to choice of law.

15. **Severability.** If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid, illegal or unenforceable to any extent, the remainder of this

Agreement and the application thereof, shall not be affected and shall be enforceable to the fullest extent permitted by law.

16. **Binding Nature of Agreement.** This Agreement shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the Parties.

17. **Entire Agreement.** This Agreement contains the entire understanding between the Parties and supersedes any prior understanding and agreement between them. There are no other representations, agreements, arrangements or understandings, oral or written, between and among the Parties hereto, relating to the subject matter of this Agreement. No amendment of or supplement to this Agreement shall be valid or effective unless made in writing and executed by the Parties hereto after the date of this Agreement.

18. **Counterparts.** This Agreement may be executed in any number of counterparts and all counterparts shall be deemed to constitute a single agreement. The execution and delivery of any counterpart by any person shall have the same force and effect as if that person had executed and delivered all other counterparts. The electronic facsimile or digitally scanned and emailed transmittal of a copy hereof bearing any person's signature shall have the same force and effect as the physical delivery to the same recipient of a copy hereof bearing such person's original signature. Any signature page hereof may be detached from any counterpart hereof and attached to another counterpart identical in form and content hereto, but having attached to it one or more additional signature pages, without impairing the legal effect of any signatures thereon.

19. **Captions.** The captions of this Agreement are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date and year set forth above.

CITY OF BLAINE

BY: _____
ITS: _____

CAMPBELL INVESTMENT COMPANY

BY: Cody Walker
ITS: Director

DRAFT

AFTER RECORDING, RETURN TO:

The City of Blaine
344 "H" Street
Blaine, WA 98230

AUDITOR INFORMATION:

| | |
|-----------------------|--|
| Document Title: | Utility Easement |
| Grantor: | CAMPBELL INVESTMENT COMPANY |
| Grantee: | CITY OF BLAINE |
| Legal Description: | Block 41 according to "Whatcom County Tide Land Appraisers" map of Blaine Tide Lands |
| Tax Parcel Number(s): | 415136 212012 0000 |

UTILITY EASEMENT

THIS UTILITY EASEMENT is made this _____ day of _____, 2007, between **CAMPBELL INVESTMENT COMPANY** (the "Grantor"), and the **CITY OF BLAINE** (the "Grantee").

WITNESSETH:

The Grantor holds legal title to that real property legally described in Exhibit "A" attached hereto and herein referred to as the "Campbell Property." For just compensation and other valuable consideration, receipt of which is hereby acknowledged, the Grantor hereby grants and conveys to the Grantee, its successors and assigns, A PERPETUAL EASEMENT FOR UTILITIES (the "Utility Easement"), over, under, upon, and through that portion of the Campbell Property described in Exhibit "B" attached hereto and referred to herein as the "Easement Area", all situate in the County of Whatcom, State of Washington. The Campbell Property and Easement Area are depicted on the map attached hereto as Exhibit "C".

The Utility Easement lies over, under, above and upon the whole of Easement Area.

THIS UTILITY EASEMENT is granted subject to the following terms, conditions and limitations:

1. Grantee shall have the right to construct, inspect, repair, alter, modify, replace, remove, and update the utilities, and accessory public facilities within the Easement area to present and future technological and other standards. The term "utilities" shall include, without limitation, water, sewer and/or storm water facilities, electrical, telecommunication and similar facilities and other utility infrastructure for which there is a public purpose. Grantee's use of the Easement Area shall at all times comply with all applicable statutes, laws and regulations. Grantee shall indemnify, defend and hold harmless Grantor and its successors in interest against any and all claims brought against them property arising from Grantee's exercise of rights granted by this Utility Easement, including without limitation the use of the Easement Area by Grantee or its

agents as well as the unauthorized use of Grantor's property by Grantee or its agents located outside the Easement Area.

2. Grantee may excavate and otherwise disturb the Easement area as necessary to carry out the purposes set forth herein above, provided that such excavation is accomplished in compliance with all applicable statutes, laws and regulations.

3. The rights granted to Grantee under this Utility Easement shall be non-exclusive, and Grantor and its successors in interest retain the right to use the Easement Area and to develop and construct improvements therein, subject to the limitation in section 4 below and so long as they do not materially interfere with Grantee's use of the Easement Area and its exercise of the rights granted hereunder. Further, nothing in this Utility Easement shall be construed to unreasonably limit or restrict the right of the Grantor or its successors in interest to use, develop or improve those portions of the Campbell Property which are not included in the Easement Area, provided that such use, development or improvements do not unreasonably interfere with the Grantee's exercise of its rights granted herein.

4. Grantor acknowledges that its development or use of the Easement Area is limited by the rights granted by this Utility Easement, and in no circumstance shall Grantor or its successors in interest materially limit, restrict and/or interfere with the Grantee's access to, or use of, the Utility Easement pursuant to the rights granted herein, including but not limited to maintaining, repairing, altering, and/or replacing the utilities. In the event that Grantor desires to construct improvements within the Easement Area, Grantor shall submit plans to Grantee for approval prior to the commencement of construction, which approval shall not be unreasonably withheld. If Grantor or its successors in interest construct improvements in the Easement Area without Grantee's prior approval, and such improvements materially restrict the Grantee's access to the Easement Area, the then-current owner of the Grantor's interest shall remove the restriction at its expense within thirty (30) days after receipt of written demand from the City, or within such longer period of time as is necessary to obtain the required permits for such removal. In the event that Grantor or its successors in interest fail to remove the restriction within such time period, Grantee may accomplish such removal and the then-current holder of the Grantor's interest shall be solely liable and responsible for any and all resulting reasonably necessary removal costs incurred by the Grantee. The Grantee shall not be liable for damage caused during such removal to any improvements placed within the Easement area by Grantor or its successors in interest without Grantee's prior approval. Where Grantor or its successor in interest is liable to the Grantee for cost of removing a restriction to access to the Easement Area, such reimbursement shall be due within thirty (30) days of receipt of an invoice from the Grantee and supporting documentation of such costs.

5. If, by reason of any default or breach on the part of either party in the performance of any of the provisions of this Agreement, a legal action is instituted, the non-prevailing party agrees to pay all reasonable costs and attorneys' fees incurred by the prevailing party in connection therewith. The parties agree that, in addition to other remedies at law or equity, injunctive relief and specific performance shall be available as remedies in the event of a legal action. It is agreed that the venue of any legal action brought under the terms of this Agreement shall be in the Superior Court for Whatcom County, Washington.

6. Grantee may at its discretion assign a portion of its interest under this Utility Easement, but only in connection with an assignment of ownership of a then-existing utility line located within the Easement Area, and only for the purpose of inspection, repair, maintenance, operation and replacement of such assigned utility line by the assignee. Any such assignee shall be bound by

all of the terms hereof, but shall have no right to install utility lines within the Easement Area other than the utility line so assigned to it and any replacement thereof, nor the right to further assign any different or greater rights to any subsequent assignee.

7. The permanent rights herein granted to the Grantee shall run with the land and continue in force until such time as the Grantee, its successors or assigns, shall permanently abandon same as evidenced by a written resolution adopted by the Blaine City Council or by comparable action of Grantee's assignee, and upon such abandonment all rights hereby granted shall terminate. In the event of such abandonment, Grantee or its assignee shall promptly perform any cleanup, removal or de-commissioning of its improvements located in the Easement Area as required by then-applicable laws or regulations, at its sole expense, and such obligations shall survive the termination of this Utility Easement.

IN WITNESS WHEREOF, said individual(s) has caused this instrument to be executed this ____ day of _____, 2007.

GRANTOR:

CAMPBELL INVESTMENT COMPANY

By: _____
Cody Walker
Its: Director

GRANTEE:

CITY OF BLAINE

By: _____
Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me _____,
to me known to be the _____ of the Campbell Investment
Company, and on oath verified that he/she was authorized to execute this document on behalf
of the Campbell Investment Company for the uses and purposes therein mentioned.

Given under my hand and official seal this ____ day of _____, 2007.

Print Name: _____
NOTARY PUBLIC in and for the
State of Washington, residing at _____

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me _____,
to me known to be the _____ of the City of Blaine, and on oath
verified that he/she was authorized to execute this document on behalf of the City of Blaine for
the uses and purposes therein mentioned.

Given under my hand and official seal this ____ day of _____, 2007.

Print Name: _____
NOTARY PUBLIC in and for the
State of Washington, residing at _____

EXHIBIT A

Lot\Block 41, "Whatcom County Tide Land Appraisers Map of Blaine Tidelands, State of Washington" Whatcom County, Washington, as per the map thereof recorded in Volume 4 of Plats, page 35, records of the said county and state.

DRAFT

EXHIBIT B

That portion of the parcel described in Exhibit A extending approximately ten (10) feet on either side of the utility pipelines as installed by the City of Blaine in 1996, described as follows:

The northerly 25 feet of the southerly 65 feet of Lot\Block 41, "Whatcom County Tide Land Appraisers Map of Blaine Tidelands, State of Washington" Whatcom County, Washington, as per the map thereof recorded in Volume 4 of Plats, page 35, records of the said county and state said Permanent Easement Area lying generally parallel with the northerly line of the right-of-way of Marine Drive and containing the water and sewer utility pipelines installed by the City of Blaine in 1996.

DRAFT

EXHIBIT C

DRAFT

100 LB HYDRO-TEST RAN 11/27
NO LOSS AS WITNESSED BY
FRANK ARNET (CITY OF BLAINE)
11/27/96

REMOVE EX. FLOW METER CHAMBER SEE DETAIL

FORCE MAIN ACTIVATED 11/27/96

NOTE: WATERLINE FROM STA 20+50 TO 21+50 WAS PAVED 3'-8" SOUTH OF PLAN LOCATION

Let Block 41, Whatcom County Tax Land Appraisers Map of Blaine Tidalands

NOTE: 25' Easement

ASPHALT DRIVEWAY

CONCRETE WALL

STA 20+00 TO STA 20+40 14" FM AND 14" W

STATION 20+00

STATION 20+40

STATION 20+80

STATION 21+20

STATION 21+60

STATION 22+00

STATION 22+40

STATION 22+80

STATION 23+20

STATION 23+60

STATION 24+00

STATION 24+40

STATION 24+80

STATION 25+20

STATION 25+60

STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

STATION 27+40

NOTE: PROFILE SHOWN IS FOR NEW 14" DIAMETER SEWER FOREMAN. PROFILE FOR NEW 14" DIAMETER WATER IS FOREMAN. ONE SAME.

NOTE: GENERAL CATHODIC PROTECTION SYSTEM ARRANGEMENT SEE DETAIL

NOTE: CATHODIC PROTECTION (TO BE FIELD LOCATED) SEE DETAIL

PLAN 1"=20'

SECTION D

NO SCALE

NOTE: PORTIONS OF TRENCH EXC. ARE COMPLETED BY IN WATER CONSTRUCTION SEE ADDENDUM #1, SECTION A.

SECTION D

NO SCALE

STATION 20+00 TO STA 27+40

STATION 20+00

STATION 20+40

STATION 20+80

STATION 21+20

STATION 21+60

STATION 22+00

STATION 22+40

STATION 22+80

STATION 23+20

STATION 23+60

STATION 24+00

STATION 24+40

STATION 24+80

STATION 25+20

STATION 25+60

STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

STATION 27+40

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NOTE: CATHODIC PROTECTION (TO BE FIELD LOCATED) SEE DETAIL

PLAN 1"=20'

SECTION D

NO SCALE

STATION 20+00 TO STA 27+40

STATION 20+00

STATION 20+40

STATION 20+80

STATION 21+20

STATION 21+60

STATION 22+00

STATION 22+40

STATION 22+80

STATION 23+20

STATION 23+60

STATION 24+00

STATION 24+40

STATION 24+80

STATION 25+20

STATION 25+60

STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

STATION 27+40

NOTE: PROFILE SHOWN IS FOR NEW 14" DIAMETER SEWER FOREMAN. PROFILE FOR NEW 14" DIAMETER WATER IS FOREMAN. ONE SAME.

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STATION 20+00

STATION 20+40

STATION 20+80

STATION 21+20

STATION 21+60

STATION 22+00

STATION 22+40

STATION 22+80

STATION 23+20

STATION 23+60

STATION 24+00

STATION 24+40

STATION 24+80

STATION 25+20

STATION 25+60

STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

STATION 27+40

NOTE: PROFILE SHOWN IS FOR NEW 14" DIAMETER SEWER FOREMAN. PROFILE FOR NEW 14" DIAMETER WATER IS FOREMAN. ONE SAME.

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STATION 21+20

STATION 21+60

STATION 22+00

STATION 22+40

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STATION 23+60

STATION 24+00

STATION 24+40

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STATION 25+20

STATION 25+60

STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

STATION 27+40

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STATION 24+00

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STATION 25+20

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STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

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STATION 22+80

STATION 23+20

STATION 23+60

STATION 24+00

STATION 24+40

STATION 24+80

STATION 25+20

STATION 25+60

STATION 26+00

STATION 26+40

STATION 26+80

STATION 27+00

STATION 27+40

NOTE: PROFILE SHOWN IS FOR NEW 14" DIAMETER SEWER FOREMAN. PROFILE FOR NEW 14" DIAMETER WATER IS FOREMAN. ONE SAME.

NOTE: GENERAL CATHODIC PROTECTION SYSTEM ARRANGEMENT SEE DETAIL

NOTE: CATHODIC PROTECTION (TO BE FIELD LOCATED) SEE DETAIL

PLAN 1"=20'

DRAFT