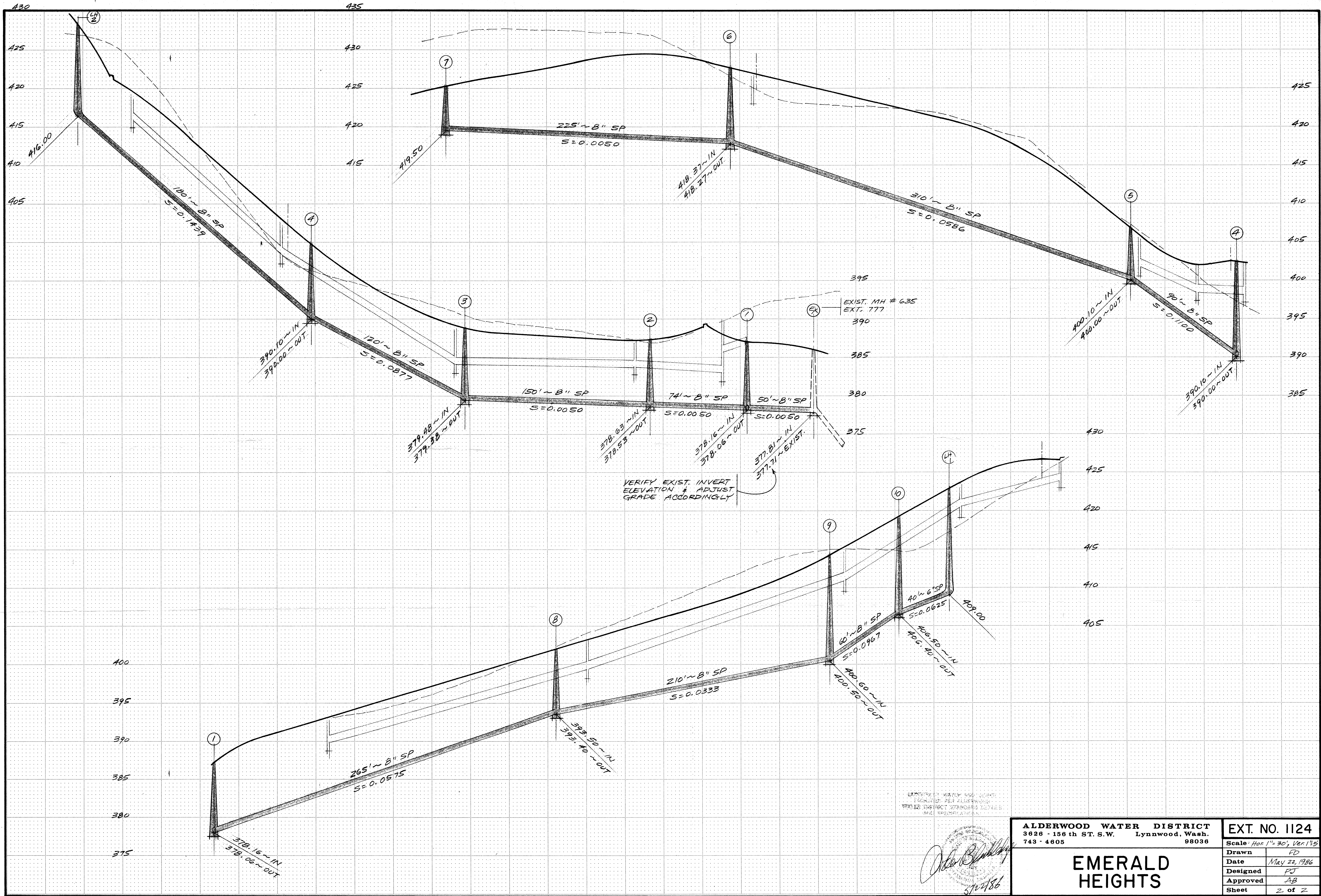






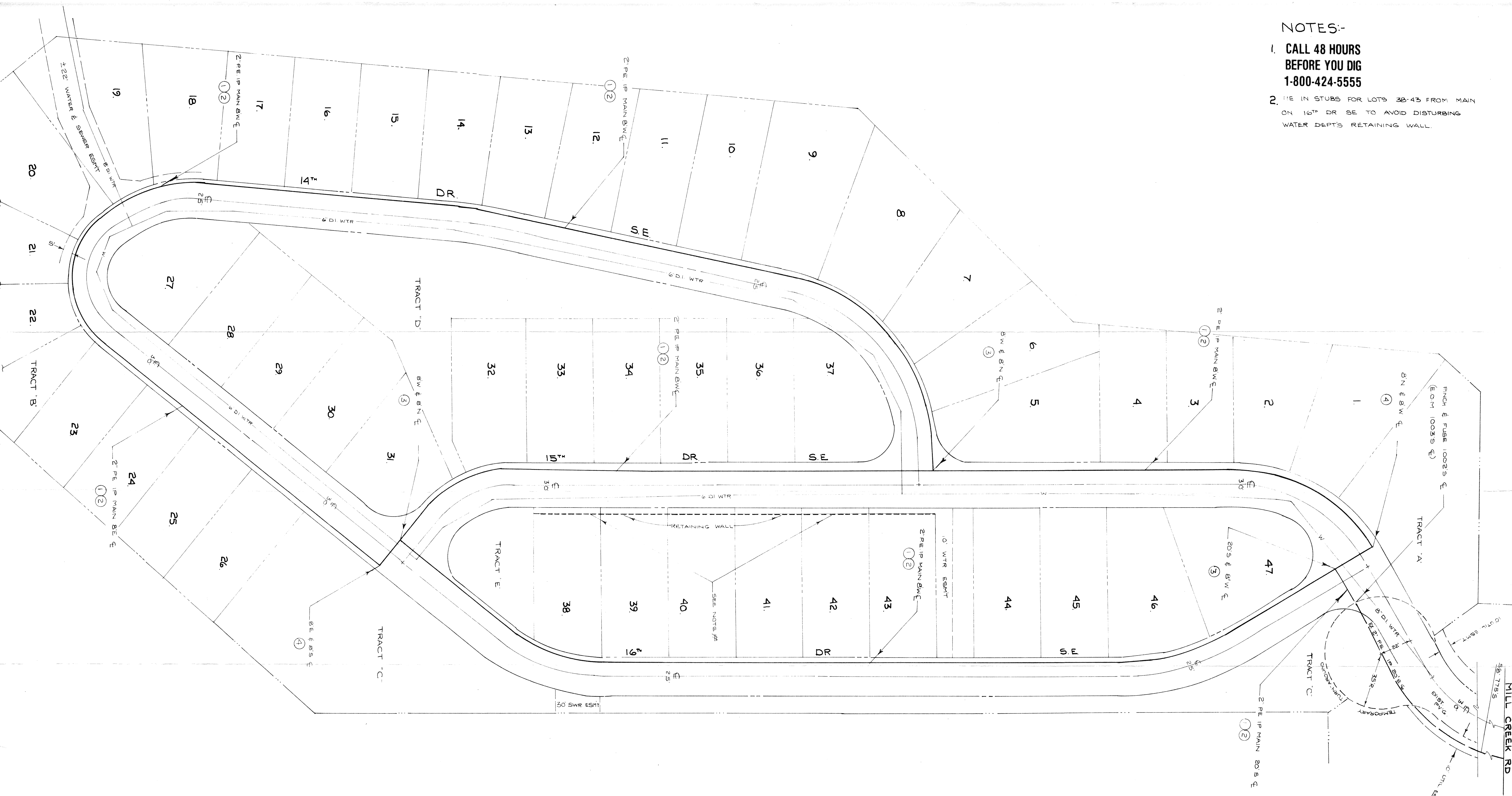
UNITS: FEET AND INCHES
 GRADE: 1" = 30'
 VERTICAL: 1" = 5'

John Blankley
 5/22/86

ALDERWOOD WATER DISTRICT 3626 - 156th ST. S.W. Lynnwood, Wash. 743 - 4605 98036		EXT. NO. 1124
EMERALD HEIGHTS		Scale: Hor. 1" = 30', Ver. 1" = 5'
Drawn	FD	
Date	May 22, 1986	
Designed	FJ	
Approved	AB	
Sheet	2 of 2	

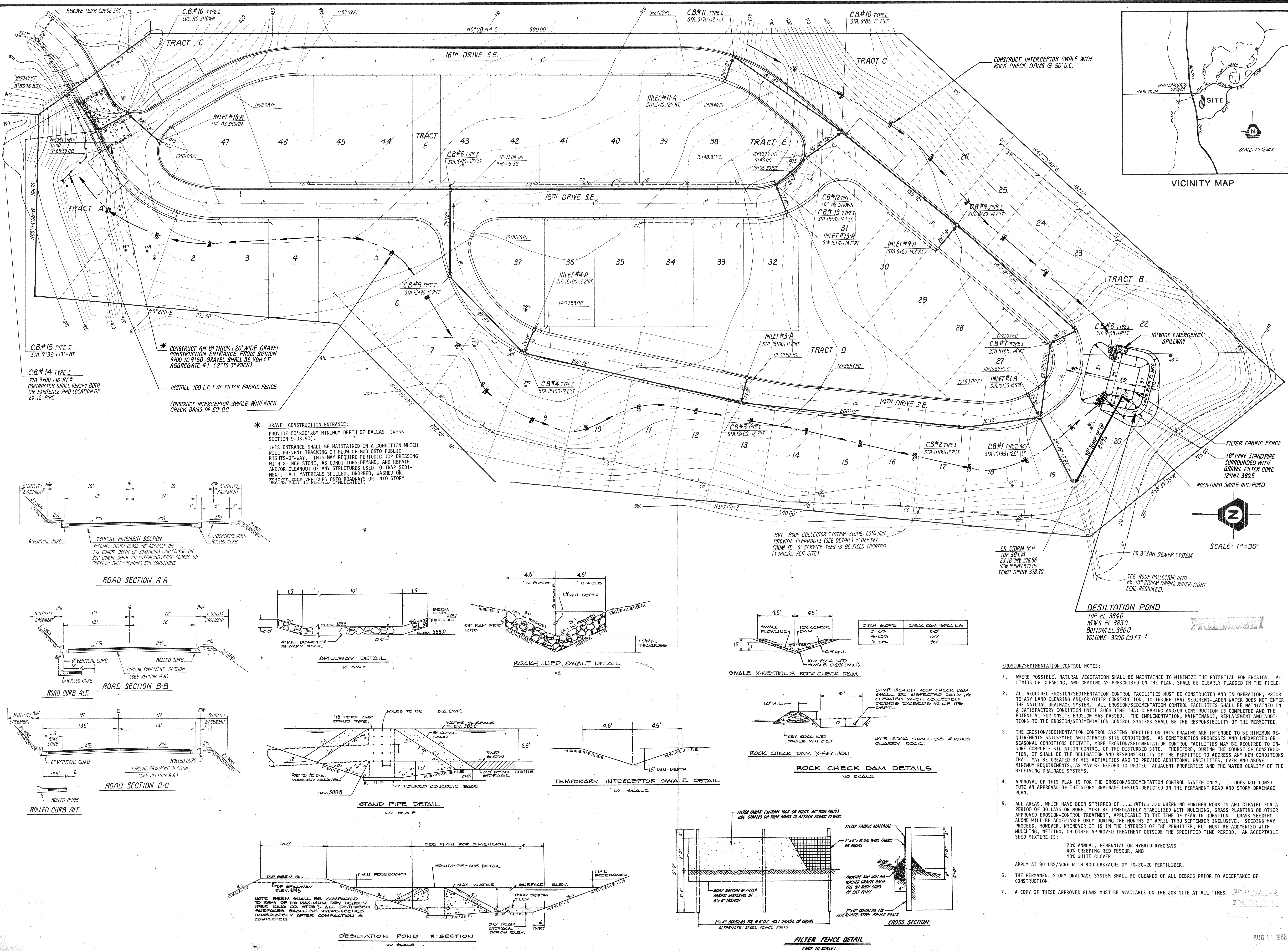
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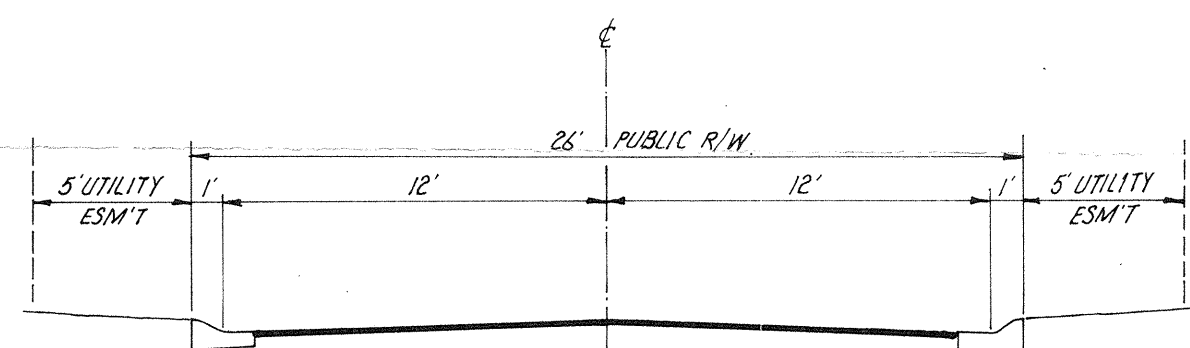
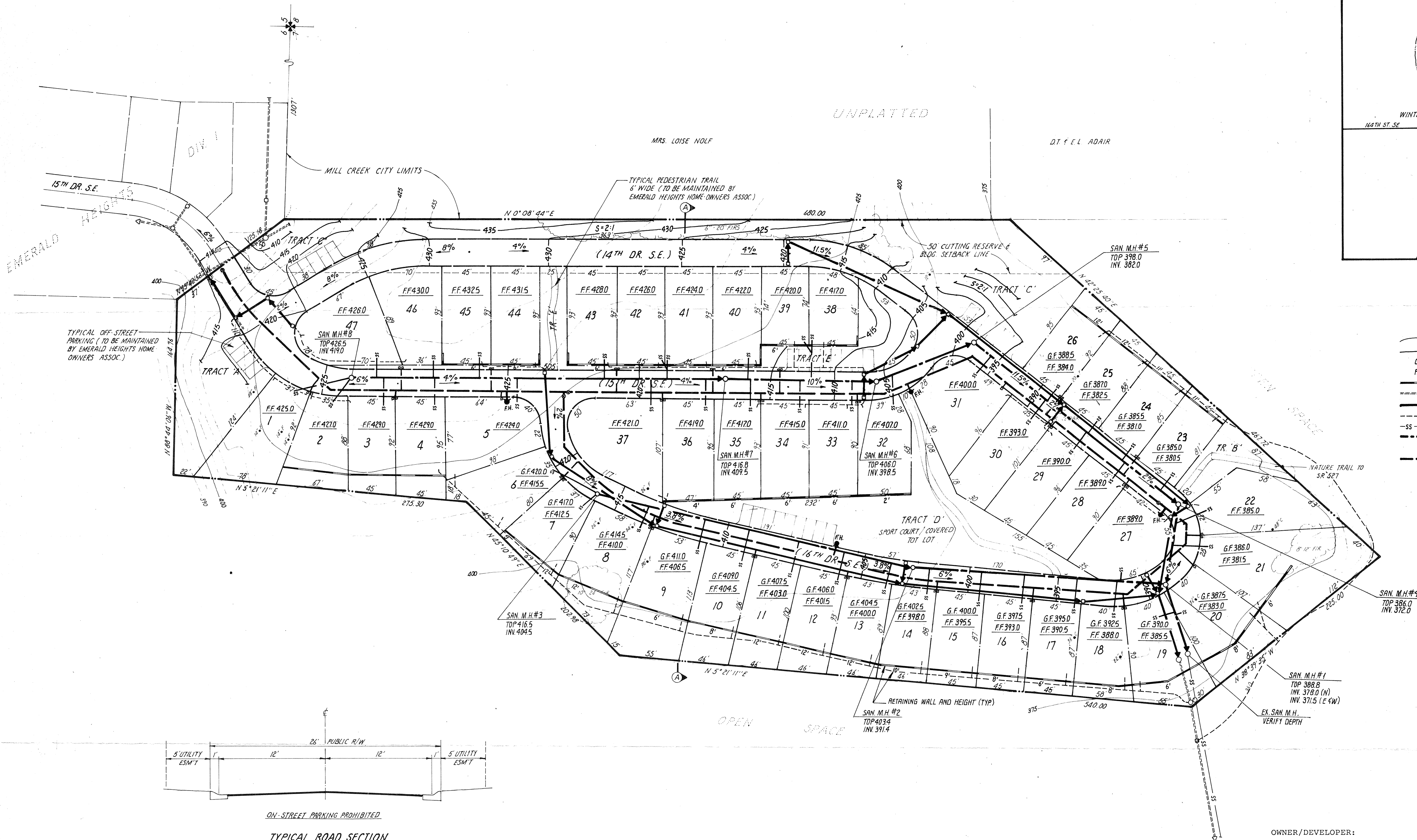
1. CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555
2. BE IN STUBS FOR LOTS 38-43 FROM MAIN ON 16TH DR SE TO AVOID DISTURBING WATER DEPT'S RETAINING WALL.



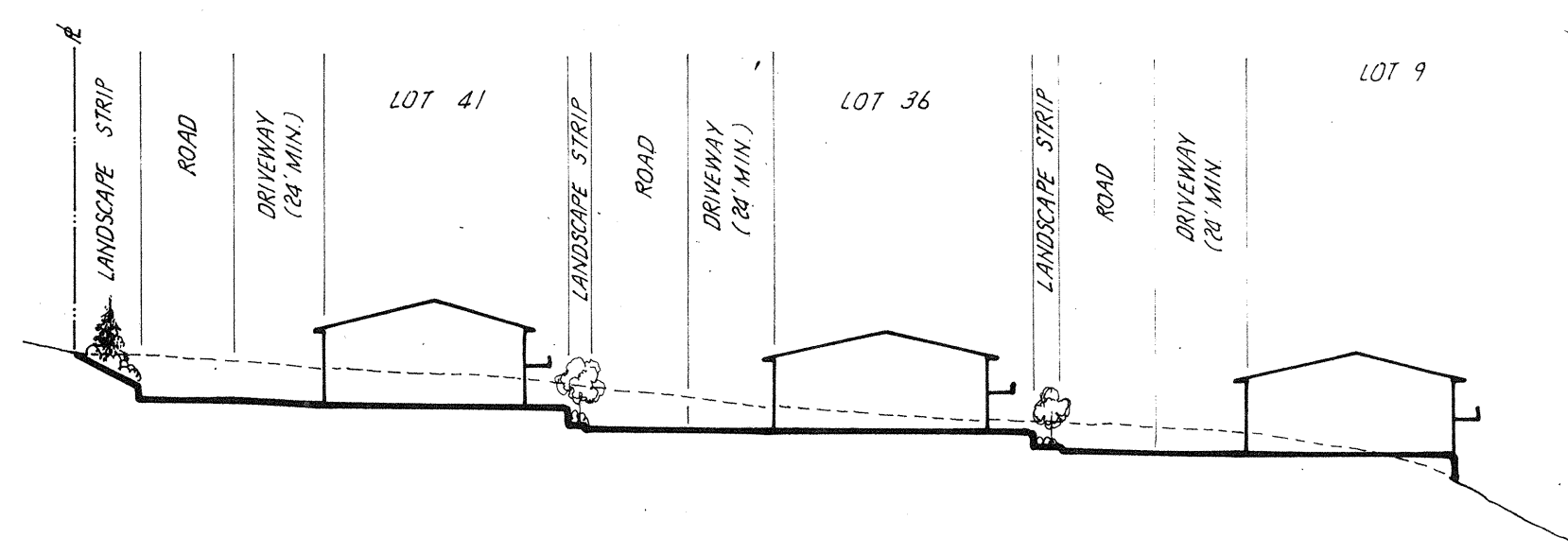
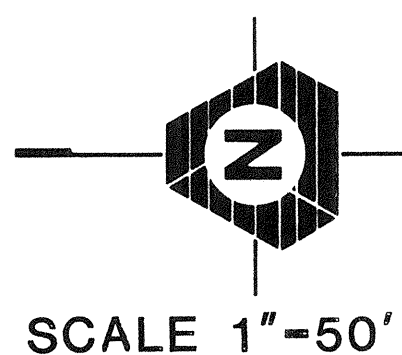
IR SUB DIVISION I			
7			
6			
5			
4	2	2 PE 90° ELL	60.485
3	3	2 PE TEE	78.363
2	2440	#14 DETECTION WIRE	85.940
1	2440	2 PE PIPE	70.260
ITEM/QUANT			
BILL OF MATERIAL			

PERMIT MILL CREEK	DGR 08-15-86
TAX CODE 270	1/4 SECT. NE T-27-5
	AREA OP MAP 156-080
	PLAT NO. 158-081
	SEQ. NO. 003
2 PE IP MAIN EXTENSION TO SERVE EMERALD HEIGHTS 15TH DR SE & MILL CREEK RD	
DWN. J NAYLOR	07/28/86
CHKD. JAY	7/30/86
SCALE 1" = 30'	APP. [initials]
IR	RR
JOB 863-263	DRAWING 863-269
1/1	

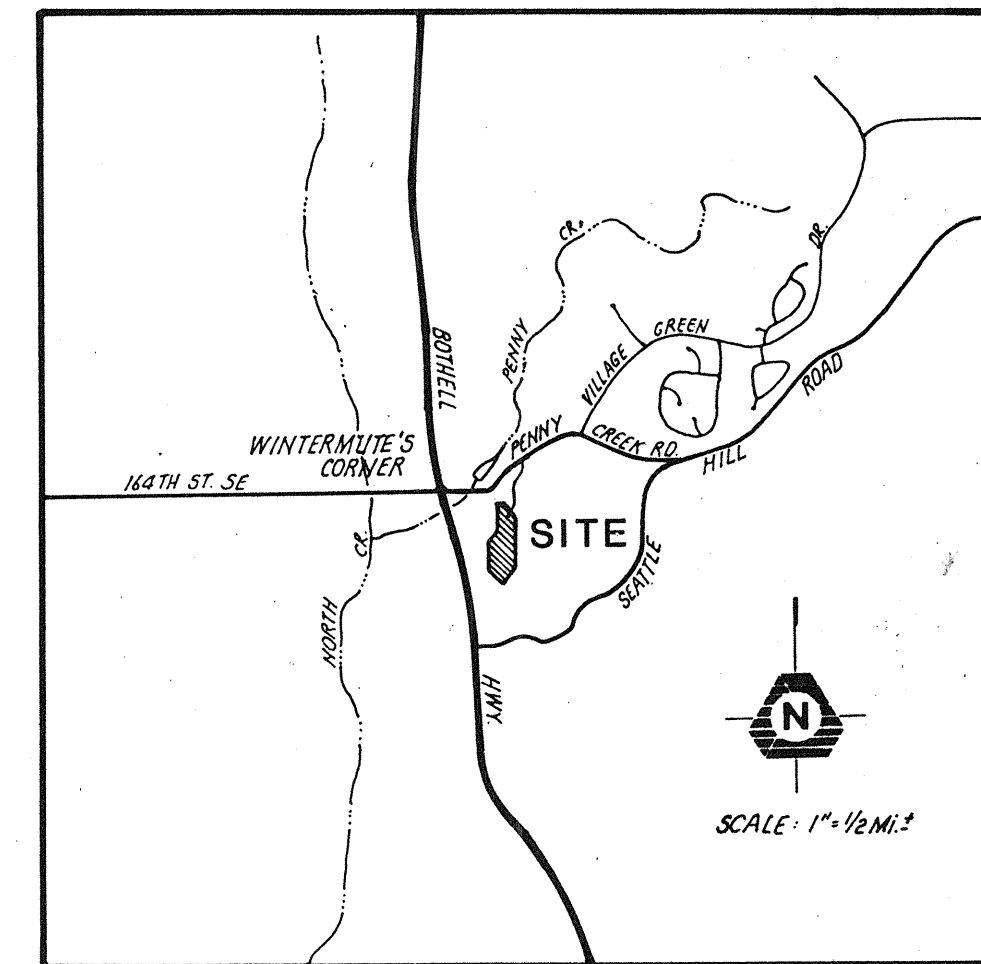




ON-STREET PARKING PROHIBITED
TYPICAL ROAD SECTION
N.T.S.



SECTION A-A
SCALE: 1"=50' H.F.F.



VICINITY MAP

- LEGEND**
- 425 EXISTING CONTOUR
 - 425 PROPOSED FINISH GRADE CONTOUR
 - GF PROPOSED GARAGE FLOOR ELEVATION
 - FF PROPOSED FIRST FLOOR ELEVATION
 - 8' PROPOSED RETAINING WALL AND HEIGHT
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN AND CATCH BASIN
 - PROPOSED ROOF AND FOOTING DRAIN COLLECTOR PIPE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER AND MANHOLE
 - PROPOSED SANITARY SIDE SEWER
 - PROPOSED WATER MAIN AND GATE VALVE
 - PROPOSED WATER METER (SERVICE)
 - PROPOSED FIRE HYDRANT

OWNER/DEVELOPER: Pacific Community Builders, Inc.
Mill Creek City Center
16000 Bothell-Everett Hwy., Suite 130
Mill Creek, Washington 98012-5857

ENGINEER: Triad Associates
11415 N.E. 128th Street
Kirkland, Washington 98034
PHONE: (206) 821-8448

ACREAGE: ±8.26 Ac

EXISTING ZONING: PRD - 9 D.U.'s/Ac.

NO. OF UNITS: 47 (Avg. Lot Size = ±4798 Sq. Ft.)

WATER/SEWER: Alderwood Water District

FIRE: Snohomish County Dist. No. 7

POWER: Snohomish County P.U.D.

TELEPHONE: General Telephone

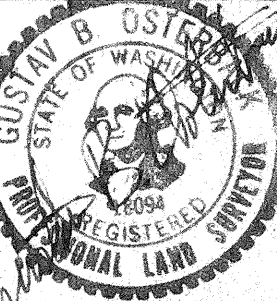
SCHOOL: Everett School District #2

LEGAL DESCRIPTION:
Parcel "B" per large Tract Segregation LTS 21-81 as filed for record under Volume 15 of Surveys at page 56 per records of Snohomish County Excepting therefrom that portion platted as Emerald Heights Div. 1 recorded in Volume 46 of Plats at pages 214 & 215 records of Snohomish County.

RECEIVED
FEB 25 1986

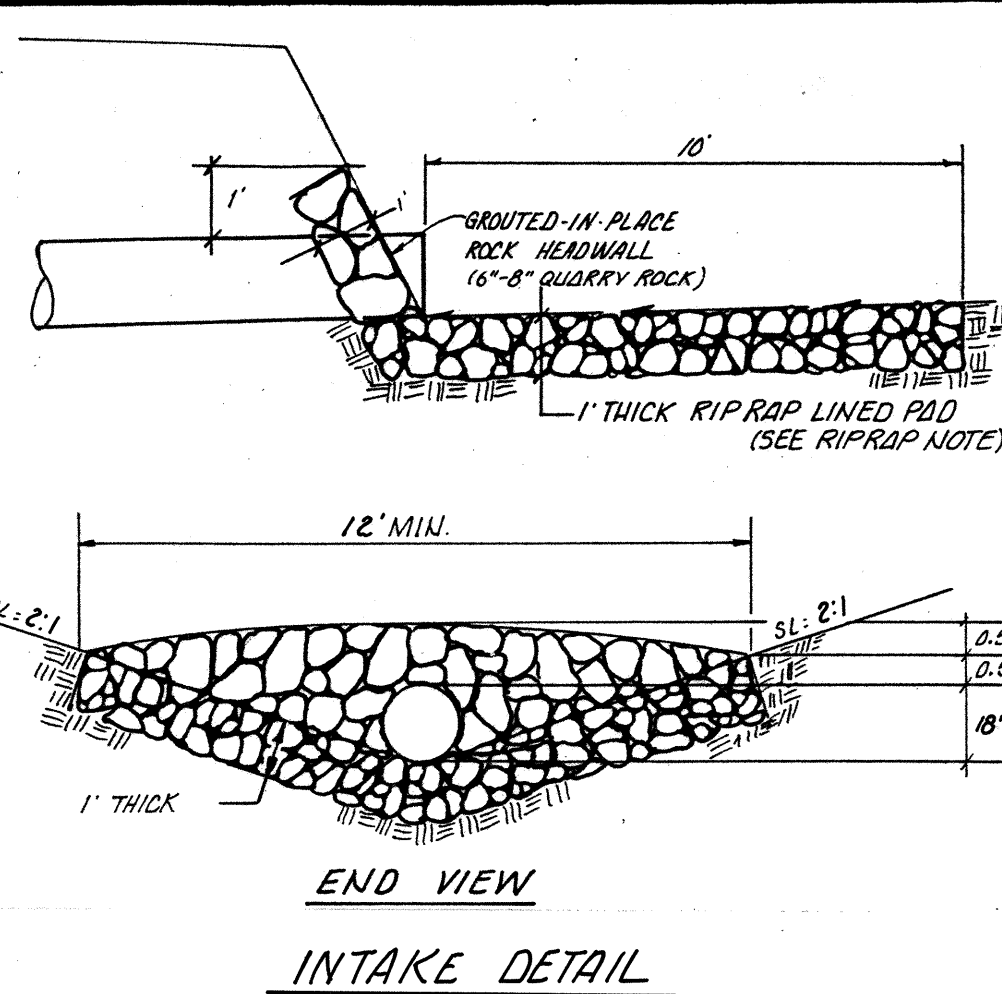
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
EMERALD HEIGHTS
CITY OF MILL CREEK, WASHINGTON

Date: FEB 12, 1986
Designed: D.B.H.
Drawn: D.B.H.
Checked: ALAN D. ELDER, P.E.
Project Manager



JOB NO.
85-319

HDEV-142



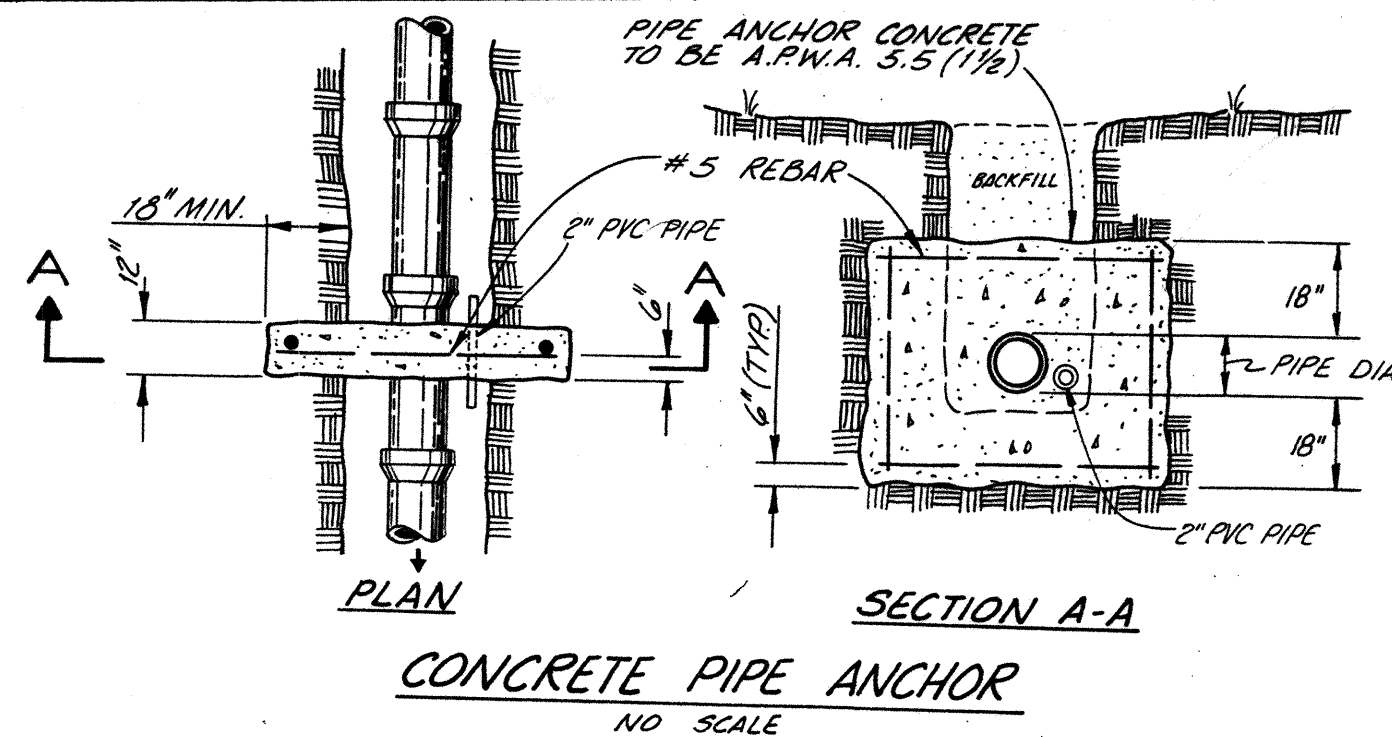
RIP RAP NOTE

RIP RAP SHALL CONSIST OF QUARRY ROCK GRADATION

MEAN DIA. OF ROCK	% FINER BY WEIGHT
12"	100%
10"	100%
8"	100%
6"	100%
4"	100%
2"	0%

2" MEAN DIA. OF ROCK $\leq$ 12"

UNLESS OTHERWISE SPECIFIED RIP RAP TO BE PLACED AT ALL INTAKES AND OUTFALLS IN 2 TO 50 FT. PAD APPROX. 10" THICK; 7.0' X 10.0'.



DIVISION 2

TRACT 101

TRACT 103

TRACT 104

TRACT 105

PARKING STALL DETAIL

UPON COMPLETION OF DIVISION 2

SCALE: 1" = 20'



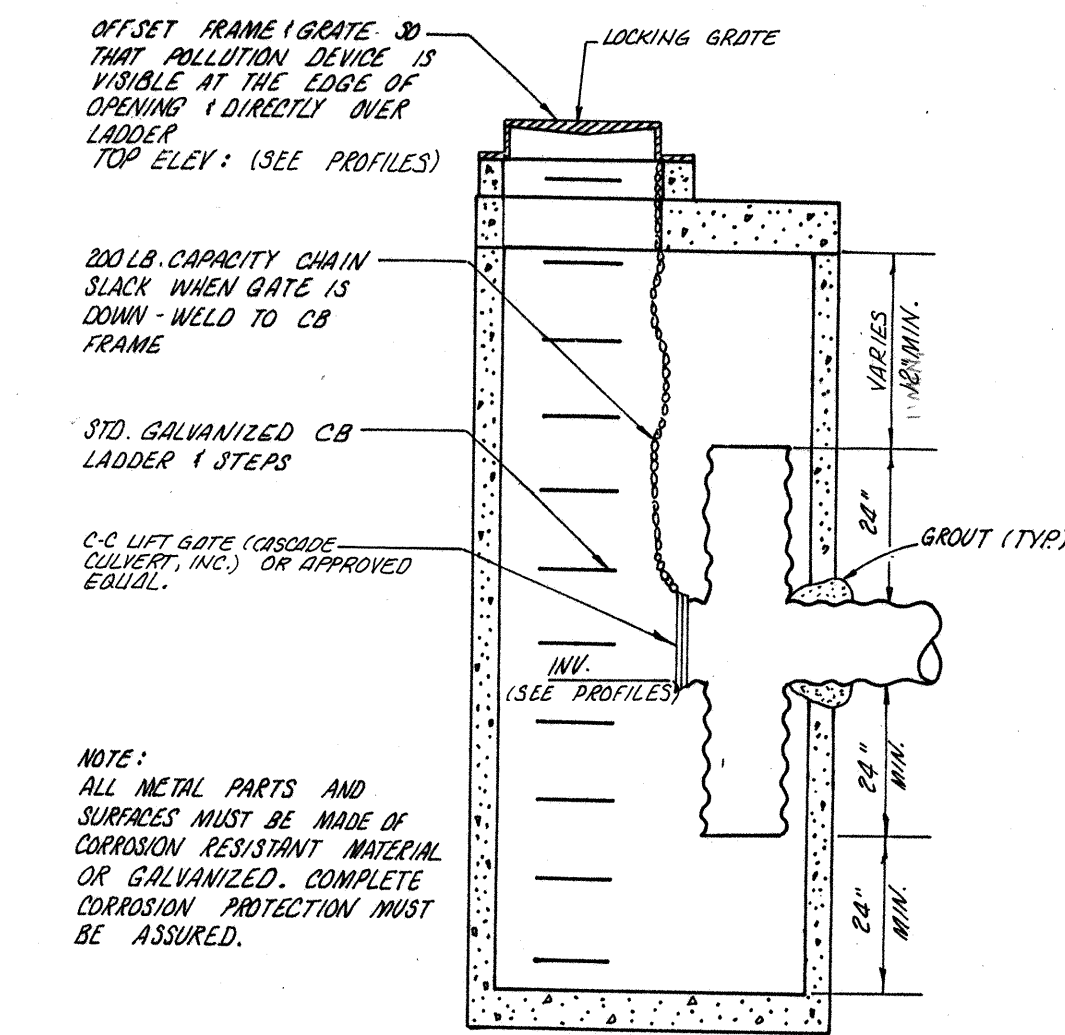
BEGIN P.V.M.T. @ STA. 7105
REAR EXIST. CURB WALK.
P.V.M.T. 1 TEMP. TURNAROUND
TO SOUTH - RAISE RD. GRADES
TO DESIGN (SEE SHEET 3)

MILL CREEK APARTMENTS

NATURE PRESERVE

DIVISION 2

DIVISION 1



LEGEND

⊕ CONC. MON. IN CASE PER SNOHOMISH CO. STANDARDS

⊕ CONC. MON. PER SNOHOMISH CO. STANDARDS

UNPLATTED

REVISIONS

NO. 1

DATE

BY

CHKD

APP'D

SHEET

2

3

TRIP ASSOCIATES

ENGINEERING SURVEYING PLANNING

11415 N.E. 128th St. • Kirkland WA 98033 • (206) 821-8448

WASHINGTON

ROAD AND STORM DRAINAGE PLAN

LEXINGTON LANE

SNOHOMISH CO.

DATE

DESIGNED

DRAWN

CHECKED

PROJECT MANAGER

DATE

DESIGNED

DRAWN

CHECKED

PROJECT MANAGER

DATE

DESIGNED

DRAWN

CHECKED

PROJECT MANAGER

DATE

DESIGNED

DRAWN

CHECKED

PROJECT MANAGER

DATE

DESIGNED

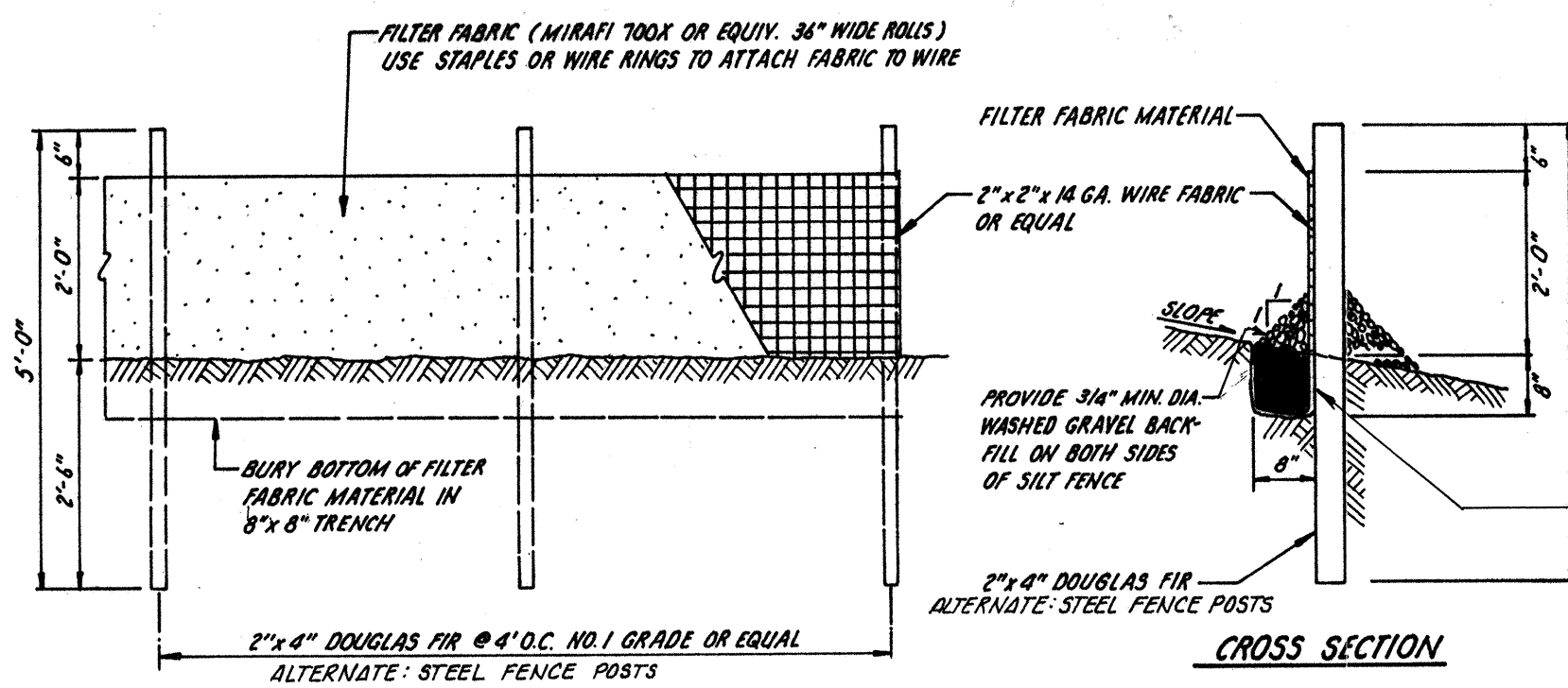
DRAWN

CHECKED

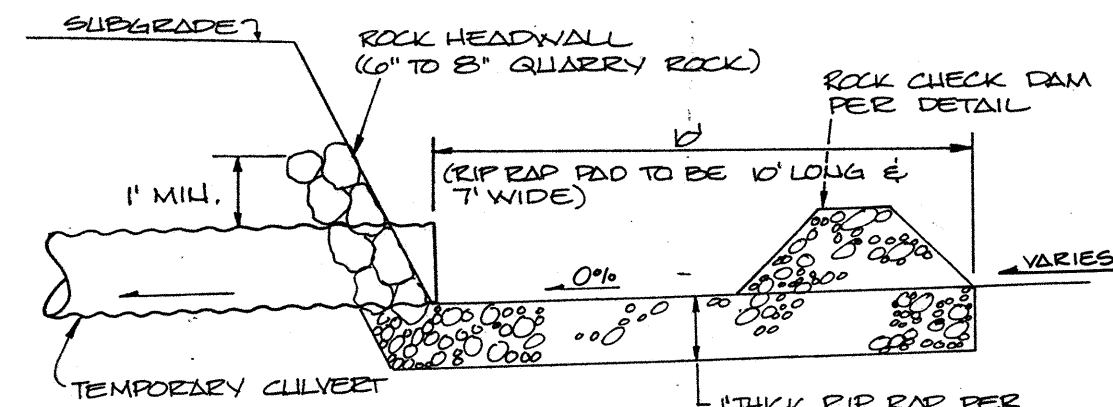
PROJECT MANAGER

EMERALD HEIGHTS DIV. I & II

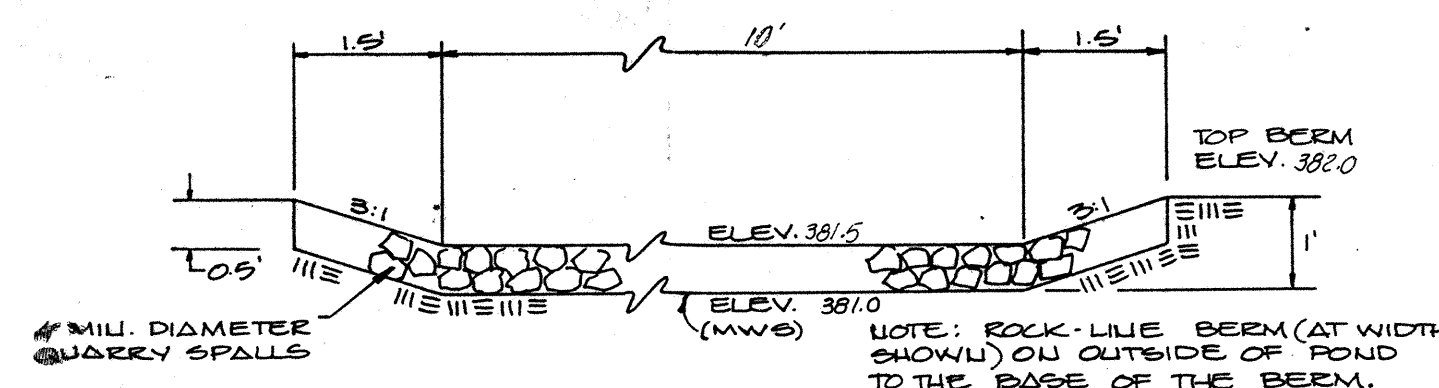
HDEV-138



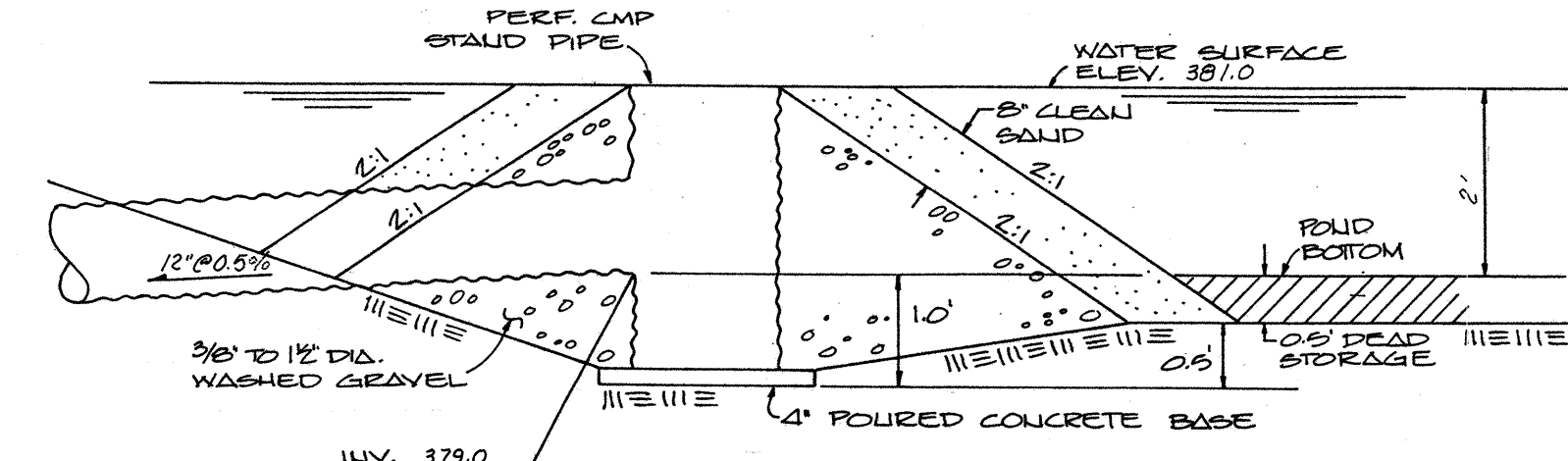
FILTER FENCE DETAIL
(NOT TO SCALE)



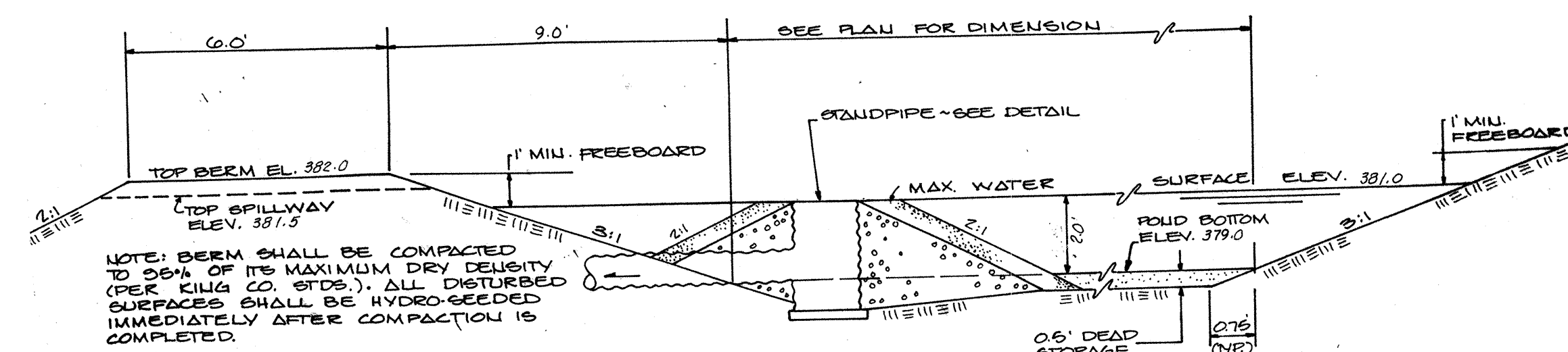
INTAKE DETAIL
(NO SCALE)



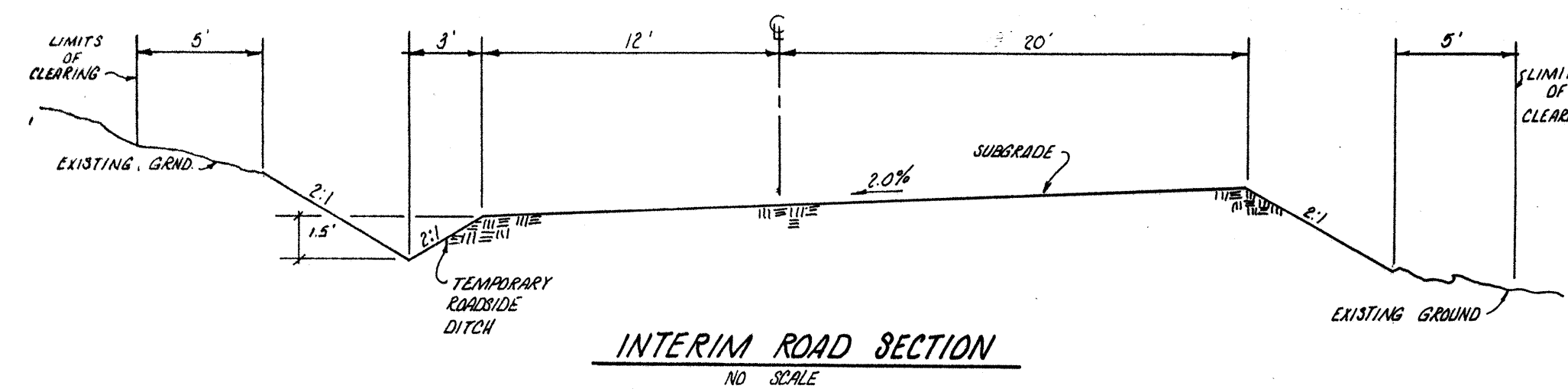
EMERGENCY SPILLWAY DETAIL
(SCALE: 1" = 2')



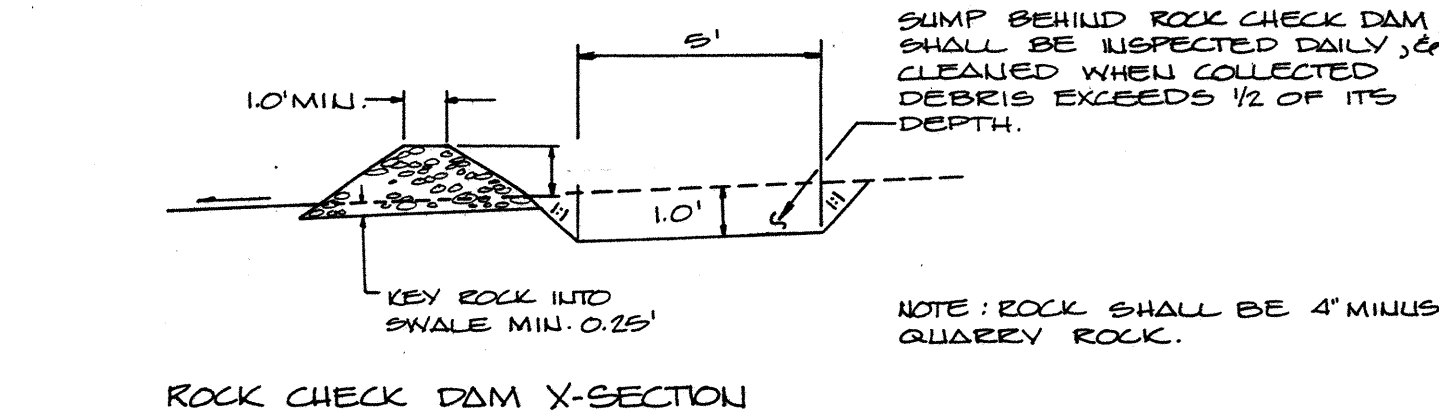
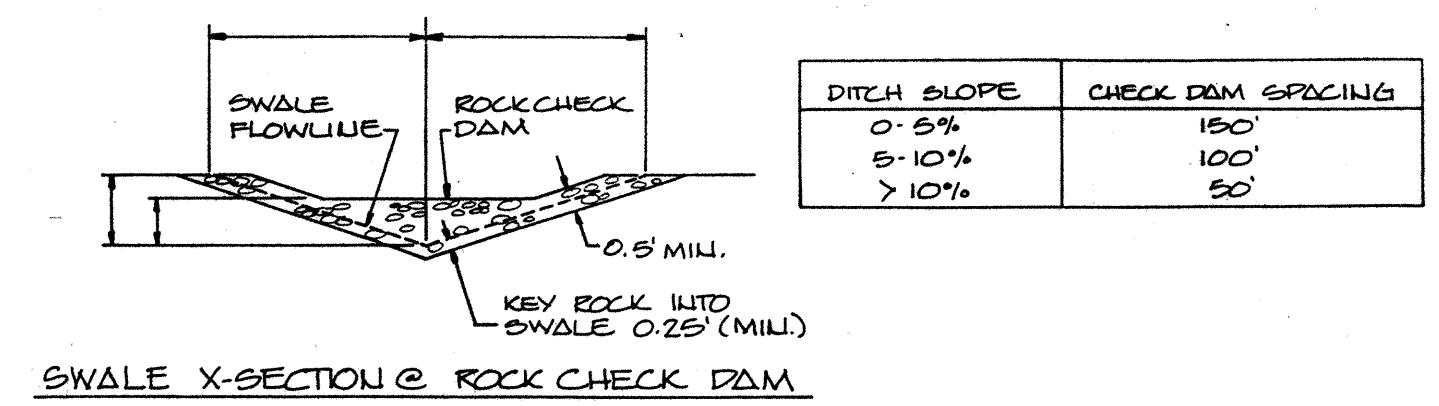
STAND PIPE DETAIL
(NO SCALE)



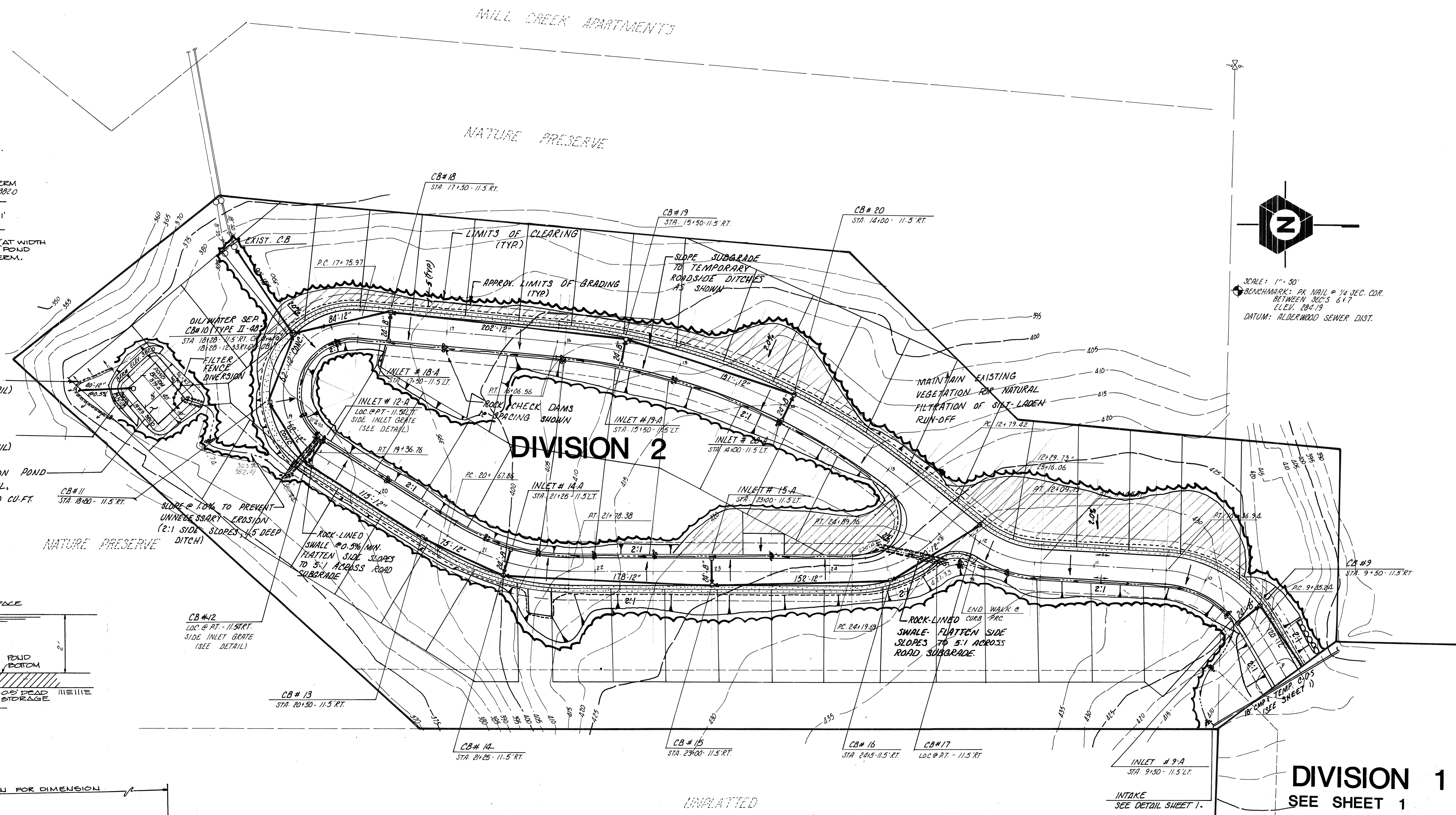
DESILTATION POND X-SECTION
(NO SCALE)



INTERIM ROAD SECTION
(NO SCALE)

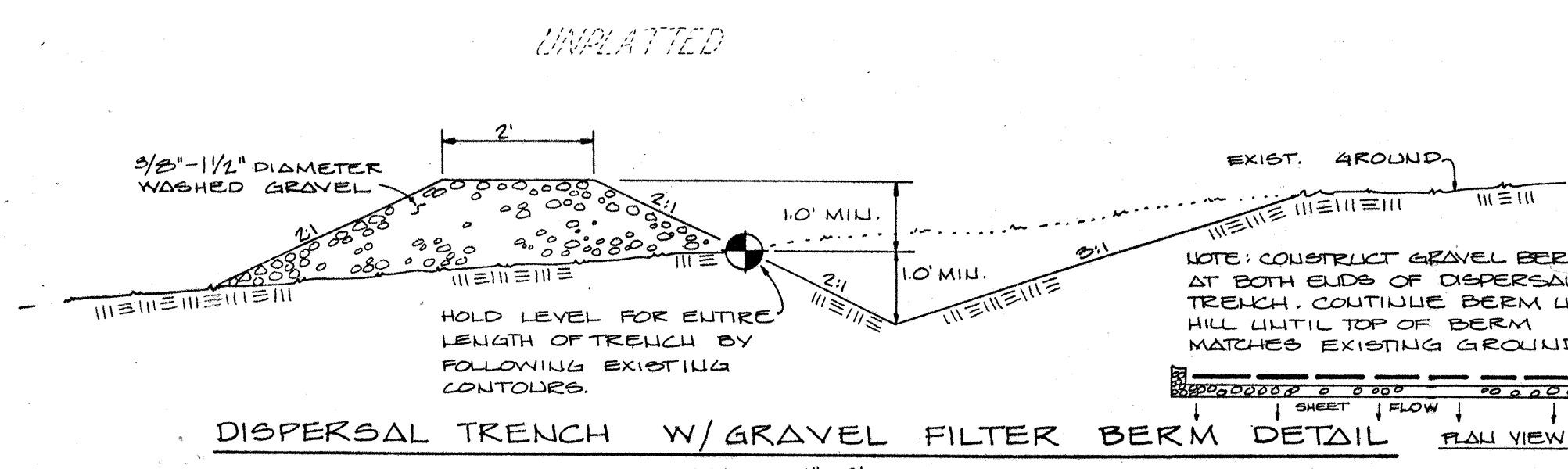


ROCK CHECK DAM DETAILS
(NO SCALE)

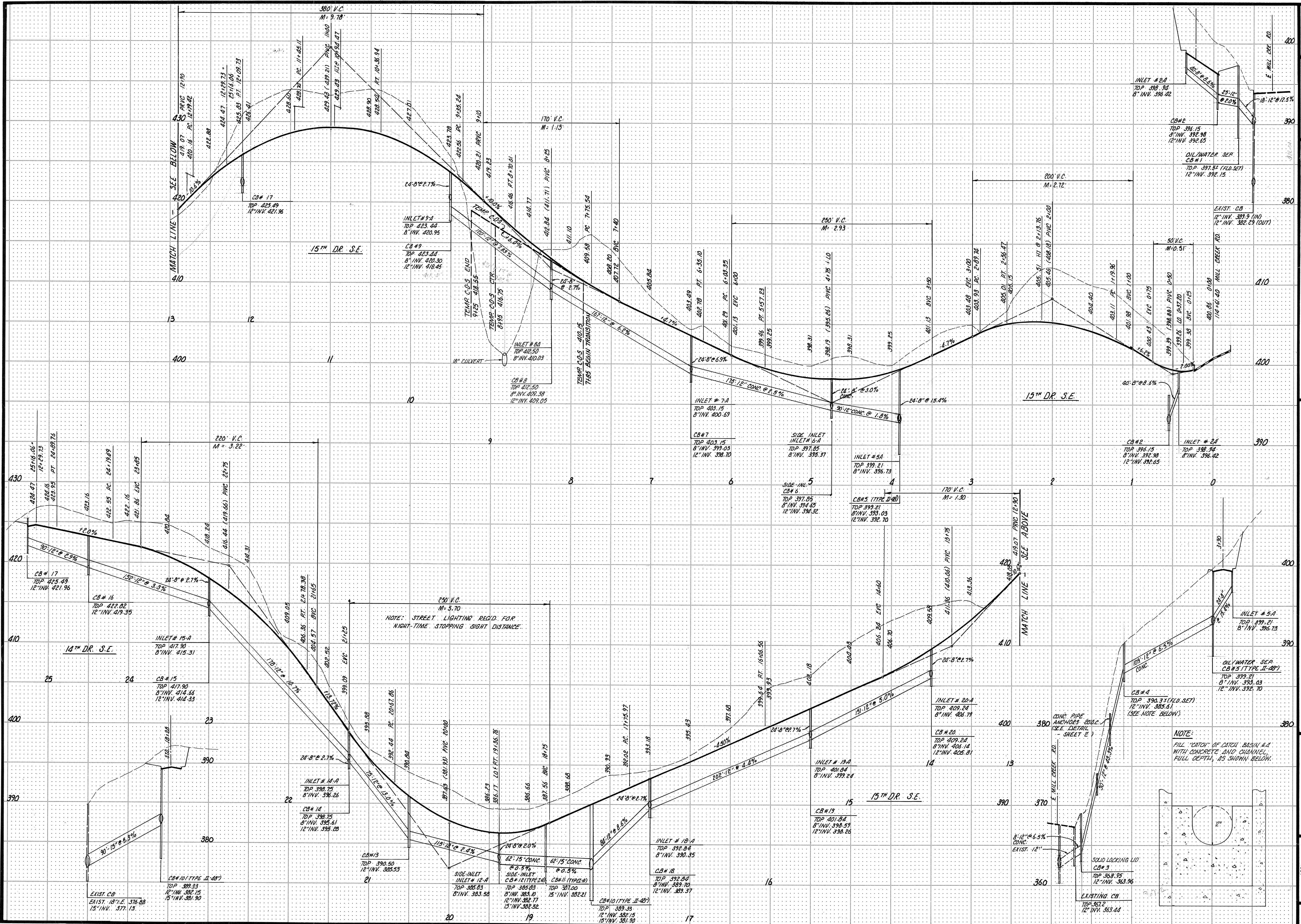


SCALE: 1" = 50'
BENCHMARK: PK. NAIL @ 1/4 SEC. COR. BETWEEN SECS. 6 & 7
ELEV. 284.19
DATUM: ALDERWOOD SEWER DIST.

DIVISION 1
SEE SHEET 1



DISPERSAL TRENCH W/ GRAVEL FILTER BERM DETAIL
(SCALE: 1" = 2')



3

3

REVISIONS

REVISED PER COUNTY

REVIEW 9-2-83

ADD STREET NAMES 9-28-83

TRIAD ASSOCIATES

ENGINEERING SURVEYING PLANNING

11415 N.E. 128th St. • Kirkland WA 98033 • (206) 821-8448

ROAD AND STORM PROFILE

LEXINGTON LANE

SNOHOMISH CO. WASHINGTON

Date: JULY 15, 1983

Designed: REL

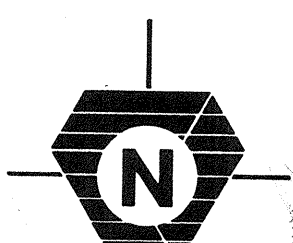
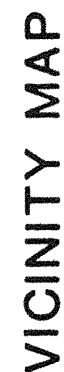
Drawn: L. J. JORDAN

Checked: M. J. JORDAN

Project Manager: ALAN D. FURBER, P.E.

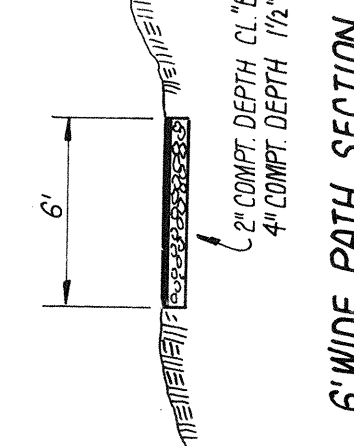
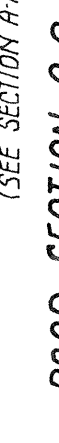
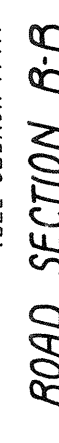
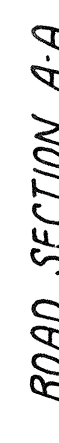
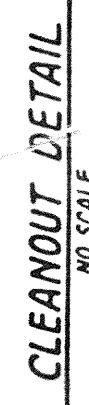
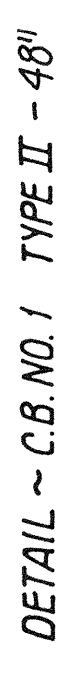
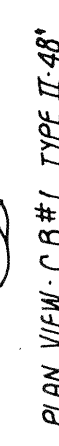
18-83

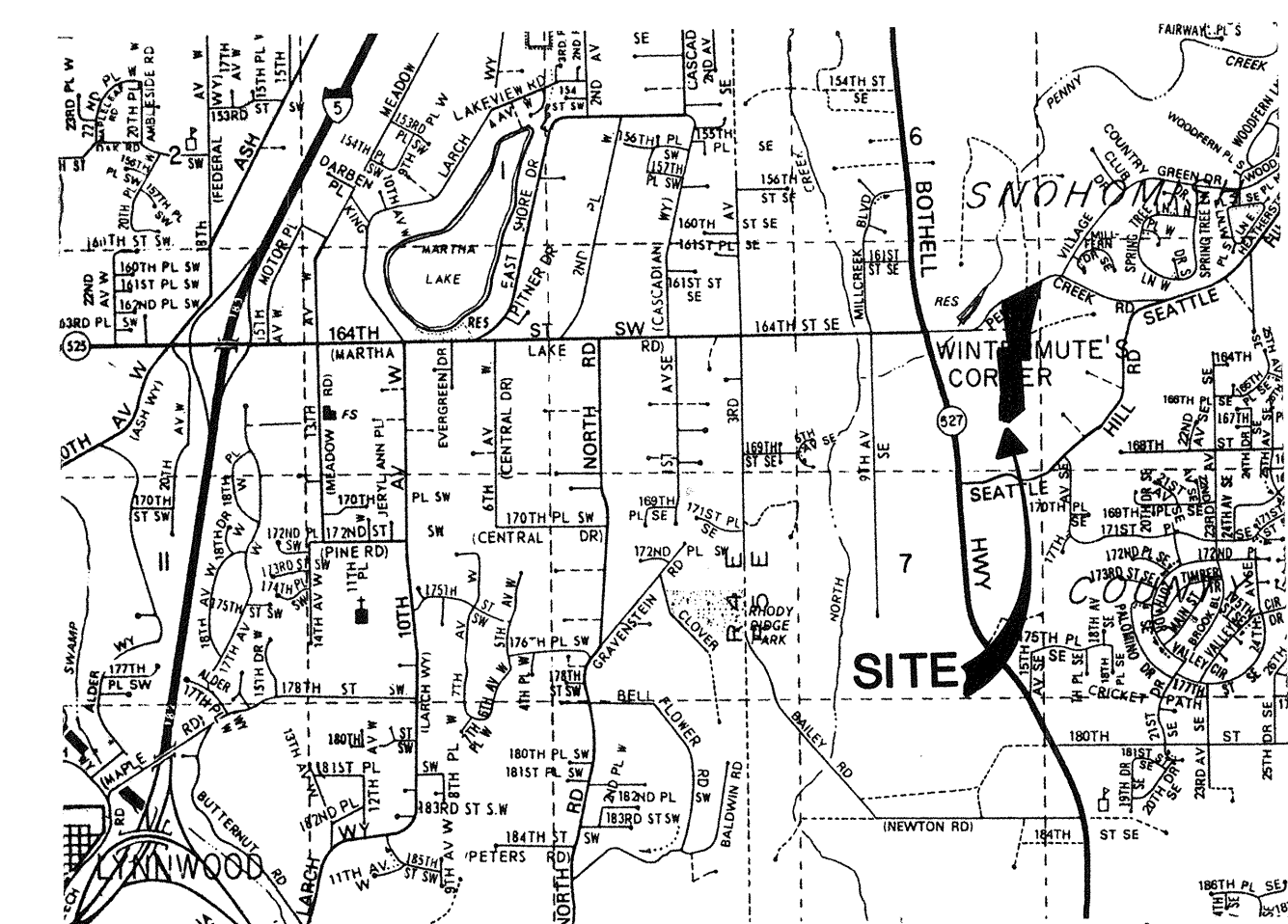
JOB NO. 83-101



WATER AND SEWER SHOWN ARE BASED ON DWG'S. BY
WALDERWOOD WATER DISTRICT AND ARE SCHEMATIC
ONLY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.

- [illegible]





VICINITY MAP

CONSTRUCTION SEQUENCE:

1. SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE SNOHOMISH COUNTY DEVELOPMENT INSPECTION DIVISION (PHONE: 259-9488), PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. CONSTRUCT THE PERMANENT STORM DRAINAGE SYSTEM FROM THE EXISTING CATCH BASIN IN MILL CREEK ROAD TO INLET #2-A. PROTECT CATCH BASIN #2 AND INLET #2-A WITH STRAWBALES, AS SHOWN IN THE DETAIL.
3. CONSTRUCT THE TEMPORARY CONSTRUCTION ENTRANCE, AS SHOWN.
4. CLEAR TO THE LIMITS INDICATED, INSTALLING FILTER FABRIC FENCES, IN LOCATIONS SHOWN.
5. CONSTRUCT THE TEMPORARY DESILTATION POND IN THE LOCATION SHOWN. THE POND SHALL BE IN OPERATION PRIOR TO ANY MAJOR CLEARING AND GRADING ACTIVITIES.
6. BEGIN MAJOR ROADWAY GRADING AND DRAINAGE SYSTEM INSTALLATION, PER THE APPROVED ROAD AND STORM DRAINAGE PLANS. AS SOON AS CUT/FILL SLOPES ARE ESTABLISHED, THEY SHOULD BE HYDROSEED PER SNOHOMISH COUNTY STANDARDS. ROADSIDE DITCHES SHALL BE CONSTRUCTED AND EQUIPPED WITH ROCK-CHECK DAMS, AS SHOWN.
7. THROUGHOUT CONSTRUCTION, THE EROSION/SEDIMENTATION CONTROL FACILITIES SHOULD BE INSPECTED DAILY AND MAINTAINED, AS NECESSARY.
8. ONCE PAVING IS COMPLETE, HYDROSEEDING IS ESTABLISHED AND THE PERMANENT STORM DRAINAGE SYSTEM IS IN OPERATION, THE EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE DISMANTLED. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR EXISTING CONDITIONS, OR BETTER. ANY DEBRIS COLLECTED IN THE PERMANENT STORM DRAINAGE SYSTEM SHALL BE REMOVED.

EROSION/SEDIMENTATION CONTROL NOTES:

1. WHERE POSSIBLE, NATURAL VEGETATION SHALL BE MAINTAINED TO MINIMIZE THE POTENTIAL FOR EROSION. ALL LIMITS OF CLEARING, AND GRADING AS PRESCRIBED ON THE PLAN, SHALL BE CLEARLY FLAGGED IN THE FIELD.
2. ALL REQUIRED EROSION/SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION, PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION, TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. ALL EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ONSITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THE EROSION/SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
3. THE EROSION/SEDIMENTATION CONTROL SYSTEMS DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM REQUIREMENTS SATISFYING ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, MORE EROSION/SEDIMENTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE DISTURBED SITE. THEREFORE, DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND THE WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEMS.
4. APPROVAL OF THIS PLAN IS FOR THE EROSION/SEDIMENTATION CONTROL SYSTEM ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF THE STORM DRAINAGE DESIGN DEPICTED ON THE PERMANENT ROAD AND STORM DRAINAGE PLAN.
5. ALL AREAS, WHICH HAVE BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING OR OTHER APPROVED EROSION-CONTROL TREATMENT, APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THRU SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED, HOWEVER, WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE, BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER APPROVED TREATMENT OUTSIDE THE SPECIFIED TIME PERIOD. AN ACCEPTABLE SEED MIXTURE IS:

20% ANNUAL, PERENNIAL OR HYBRID RYEGRASS
40% CREEPING RED FESCUE, AND
40% WHITE CLOVER

APPLY AT 80 LBS/ACRE WITH 400 LBS/ACRE OF 10-20-20 FERTILIZER.
6. THE PERMANENT STORM DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO ACCEPTANCE OF CONSTRUCTION.
7. A COPY OF THESE APPROVED PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

20% ANNUAL, PERENNIAL OR HYBRID RYEGRASS
40% CREEPING RED FESCUE, AND
40% WHITE CLOVER

APPLY AT 80 LBS/ACRE WITH 400 LBS/ACRE OF 10-20-20 FERTILIZER.

6. THE PERMANENT STORM DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO ACCEPTANCE OF CONSTRUCTION.

7. A COPY OF THESE APPROVED PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

1 / 2
SHEET

REVISIONS

1. 	REVISED PER COUNTY	
2. 	REVIEW 9-2-83	
3. 	ELIMINATED DESEALATION	912-083
	POND PER SMO CO. REQUEST	
	REV GRADING FOR PARKING	912-083
	STALLS	11-23-83

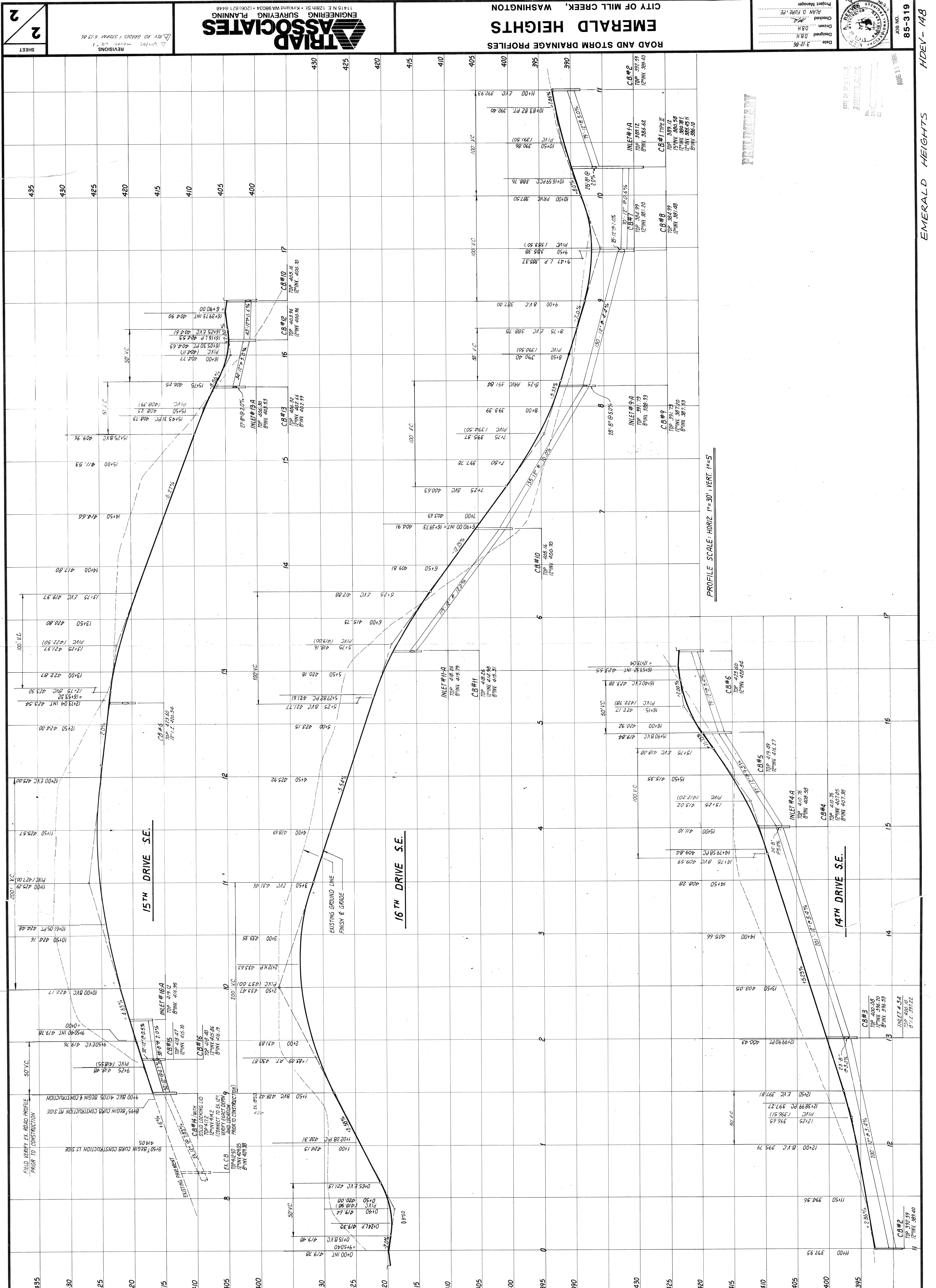
TRIAD ASSOCIATES
ENGINEERING SURVEYING PLANNING
11415 N.E. 128th St. • Kirkland WA 98033 • (206) 821-8448

EROSION/SEDIMENTATION CONTROL PLAN
LEXINGTON LANE
MOHOMISH CO. WASHINGTON

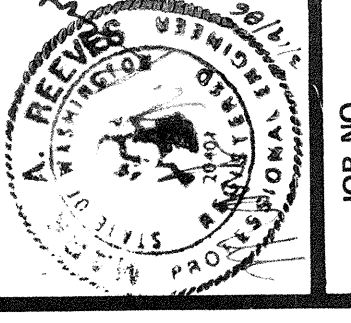
Date JULY 15, 1983
Designed REL
Drawn L. SWINFORD
Checked *Alan D. Fure*
Project Manager ALAN D. FURE

JOB NO.
83-101

7-18-83

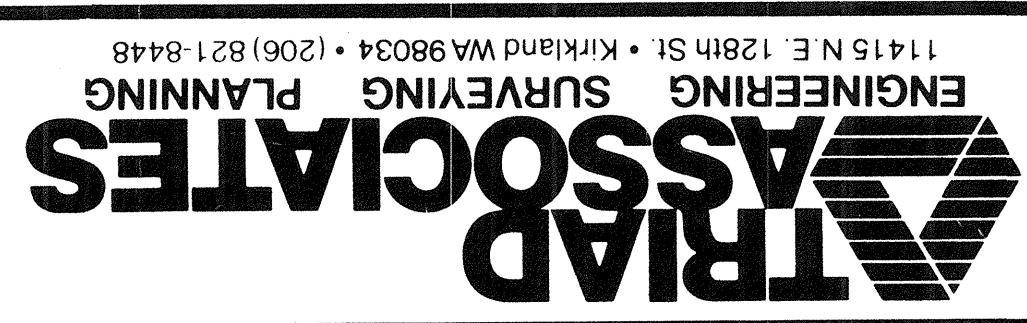


PROFILE SCALE: HORIZ. 1"=30', VERT. 1"=5'



Project Manager
Checked
Drawn
Designed
Date

CITY OF MILL CREEK, WASHINGTON
EMERALD HEIGHTS
ROAD AND STORM DRAINAGE PROFILES



REVISIONS
REV NO. DESCRIPTION
1 1/2" x 1/2" SCALE
2 1/2" x 1/2" SCALE