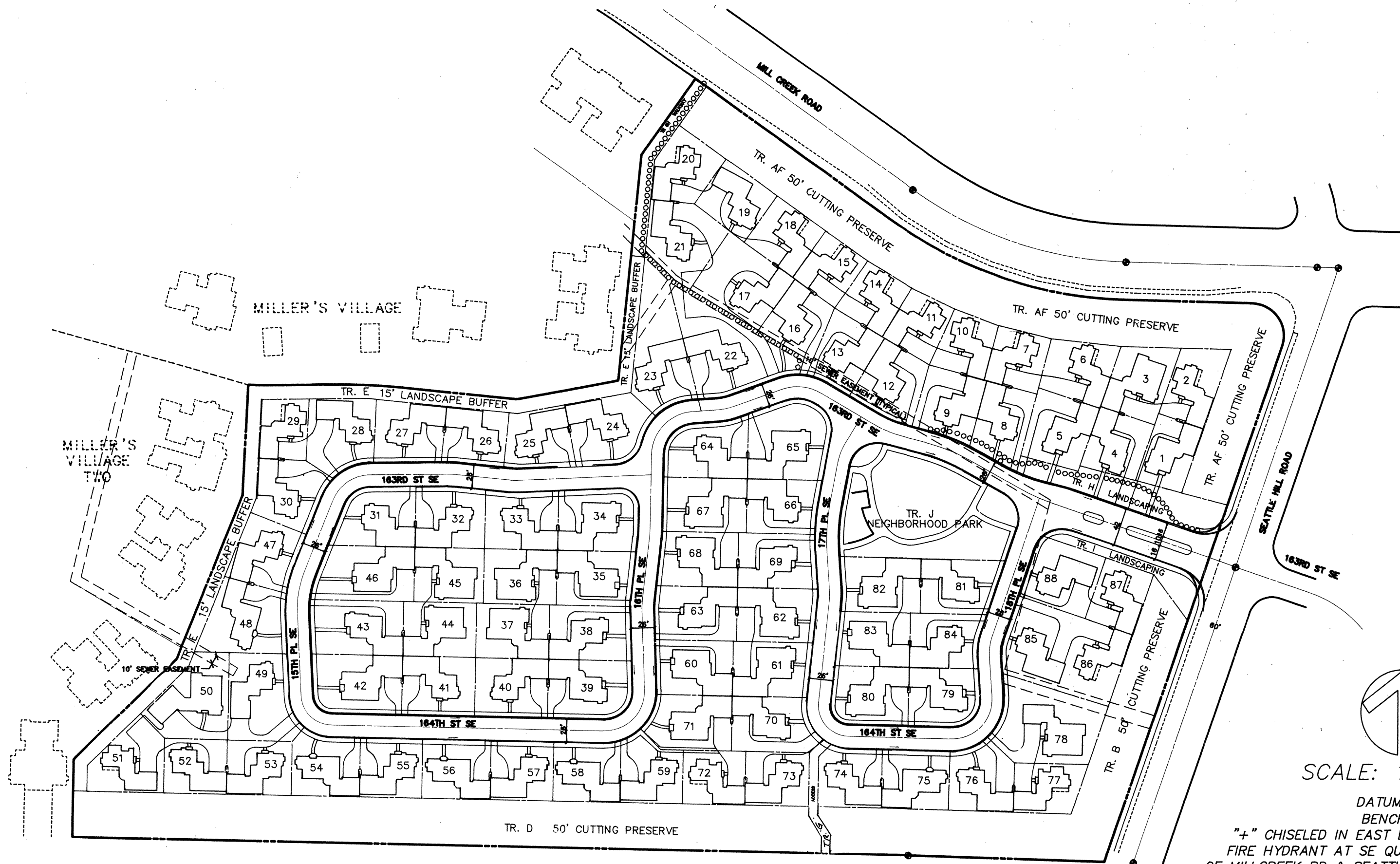




SCALE: 1" = 100'

DATUM: USGS
BENCHMARK:
"+" CHISELED IN EAST BOTTOM FLANGE BOLT OF
FIRE HYDRANT AT SE QUADRANT OF INTERSECTION
OF MILLCREEK RD & SEATTLE HILL RD - ELEV = 422.27

LEGAL DESCRIPTION:

PARCEL A:

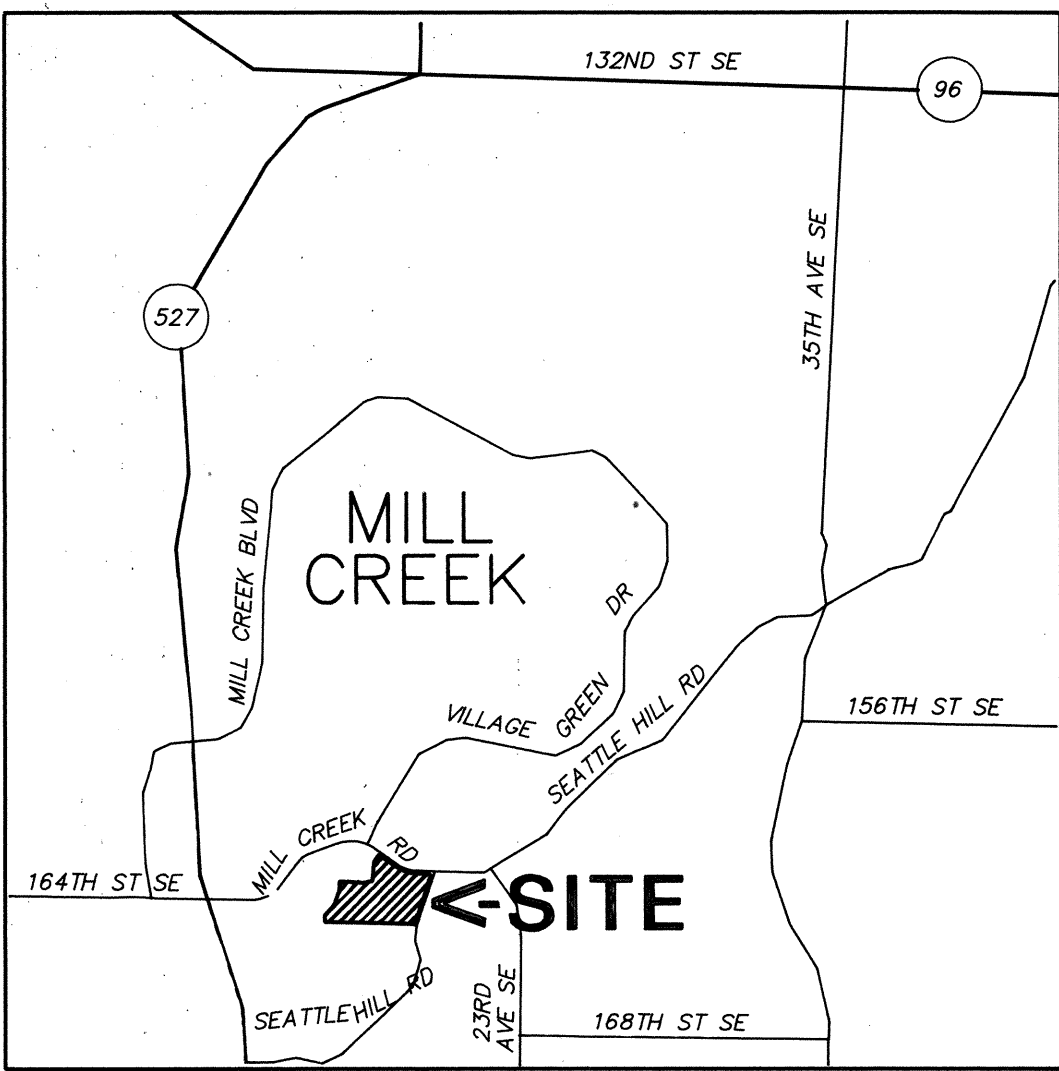
LOT 3, MILLER'S VILLAGE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 162, IN SNOHOMISH COUNTY, WASHINGTON EXCEPT PORTION LYING WITHIN MILLER'S VILLAGE 2 AND 3, BINDING SITE PLAN RECORDED MAY 20, 1987 UNDER RECORDING NUMBER 8705205001.

PARCEL B:

THAT PORTION OF LOT 3 OF THE PLAT OF MILLER'S VILLAGE AS RECORDED IN VOLUME 48 OF PLATS PAGES 162 THROUGH 164, RECORDS OF SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE ALONG THE WEST LINE OF SAID LOT THE FOLLOWING COURSES AND DISTANCES:
THENCE NORTH 01°15'54" EAST 100.00 FEET;
THENCE NORTH 32°57'43" EAST 438.83 FEET;
THENCE NORTH 09°29'02" EAST 132.89 FEET TO THE NORTH LINE OF SAID LOT;
THENCE ALONG THE NORTH LINE OF SAID LOT THE FOLLOWING COURSES AND DISTANCES:
THENCE SOUTH 80°30'58" EAST 112.32 FEET;
THENCE SOUTH 102°14'1" WEST 84.13 FEET;
THENCE SOUTH 80°17'00" EAST 98.33 FEET TO A POINT OF TANGENCY WITH A 337.50 FOOT RADIUS CIRCULAR CURVE TO THE LEFT;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'00", AN ARC DISTANCE OF 38.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID CURVE, FROM WHICH THE CENTER BEARS NORTH 03°08'00" EAST, THROUGH A CENTRAL ANGLE OF 03°33'00", AN ARC DISTANCE OF 20.91 FEET;
THENCE NORTH 89°35'00" EAST 76.99 FEET TO A POINT OF TANGENCY WITH A 587.50 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT;
THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°20'00", AN ARC DISTANCE OF 64.94 FEET;
THENCE SOUTH 84°25'00" EAST 125.29 FEET;
THENCE SOUTH 01°02'08" EAST, LEAVING SAID NORTH LINE, 322.76 FEET;
THENCE NORTH 88°44'08" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 288.80 FEET TO A POINT OF TANGENCY WITH A 64.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT;
THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°51'27" AN ARC DISTANCE OF 33.35 FEET;
THENCE NORTH 58°52'39" WEST 58.05 FEET;
THENCE NORTH 22°00'00" EAST 187.96 FEET;
THENCE NORTH 03°08'00" EAST 119.00 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 3 OF BINDING SITE PLAN RECORDED MAY 20, 1987 UNDER RECORDING NUMBER 8705205001.)



VICINITY MAP
SCALE: 1" = 2560'

AMBERLEIGH

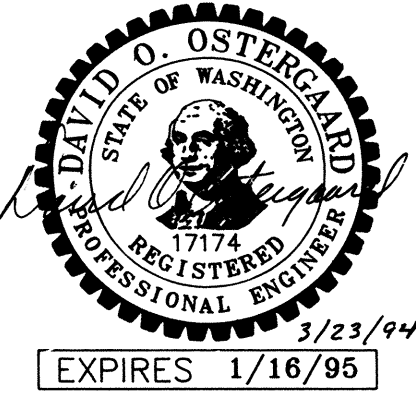
BASIC DATA:

OWNER/DEVELOPER:	WILLIAM BUCHAN, INC. 11555 NORTHUP WAY BELLEVUE, WASHINGTON 98004 (206) 828-6424	EXISTING ZONING:	PRD 7200
PLANNER/CONTACT PERSON:	DON MILLER G.W.C. LAND DEVELOPMENT CONSULTING 8888 45TH PLACE WEST MUKILTEO, WASHINGTON 98275 (206) 347-4627	PROPOSED USE:	SINGLE FAMILY TOWN HOUSES
ENGINEER/SURVEYOR:	OSTERGAARD-ROBINSON & ASSOC., INC. 3705 COLBY AVENUE EVERETT, WASHINGTON 98201 (206) 259-6445	TOTAL ACREAGE:	15.02 ACRES
		NUMBER OF LOTS PROPOSED:	88 LOTS (5.87/ACRE)
		AVERAGE LOT SIZE:	4,889 SQUARE FEET
		SMALLEST LOT:	3,321 SQUARE FEET
		AREA BREAKDOWN	SQ.FT./ACRES PERCENT
		LOTS	420,204 SQ.FT./9.65 ACRES 64.23%
		ROADS	72,741 SQ.FT./1.70 ACRES 11.12%
		OPEN SPACE	
		PARK & LANDSCAPE	46,242 SQ.FT./1.06 ACRES 7.07%
		CUTTING PRESERVE	115,028 SQ.FT./2.64 ACRES 17.58%
		TOTAL	654,213 SQ.FT./15.02 ACRES 100.00%

WATER:	ALDERWOOD WATER & SEWER DISTRICT
SEWER:	ALDERWOOD WATER & SEWER DISTRICT
SCHOOL:	EVERETT SCHOOL DISTRICT
FIRE:	CITY OF MILL CREEK
POWER:	SNOHOMISH COUNTY P.U.D.
NATURAL GAS:	WASHINGTON NATURAL GAS
TELEPHONE:	GENERAL TELEPHONE
REFUSE:	WASTE MANAGEMENT

TABLE OF CONTENTS:

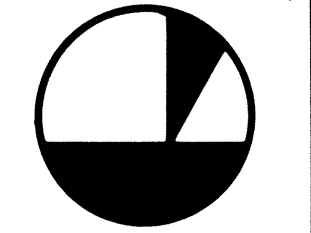
	SHEET
COVER SHEET:	W/VICINITY MAP 1/11
ROAD & STORM DRAINAGE:	PLAN 2/11 PROFILE 3/11 PROFILE 4/11 PROFILE 5/11 DETENTION VAULT 6/11 DETENTION VAULT 7/11 NOTES & DETAILS 8/11
CLEARING, GRADING & TESCP:	GRADING PLAN 9/11 CLEARING & TESCP 10/11 DETAILS 11/11



APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK
[Signature] 7 April 94
CITY ENGINEER DATE

DATE	4/28/95
REVISION	As-built
BY	NEC

OSTERGAARD • ROBINSON
& ASSOC., INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445



AMBERLEIGH
COVER SHEET
CITY OF MILL CREEK

Designed KR/ME	Checked
Drawn ME	Checked
As-built	

Sheet 1 of 11

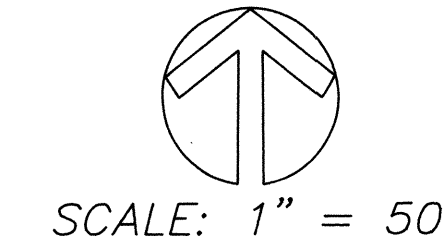
Job No. 93132

SEC 5/6, TWP 27N, RGE 5E, W.M.

STORM DRAIN TABLE

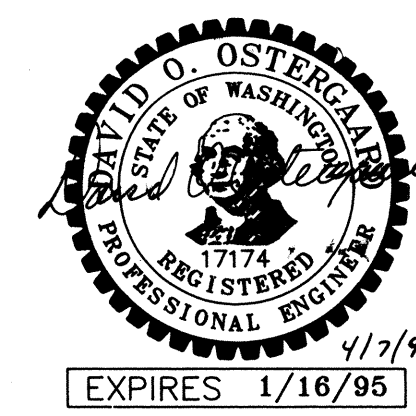
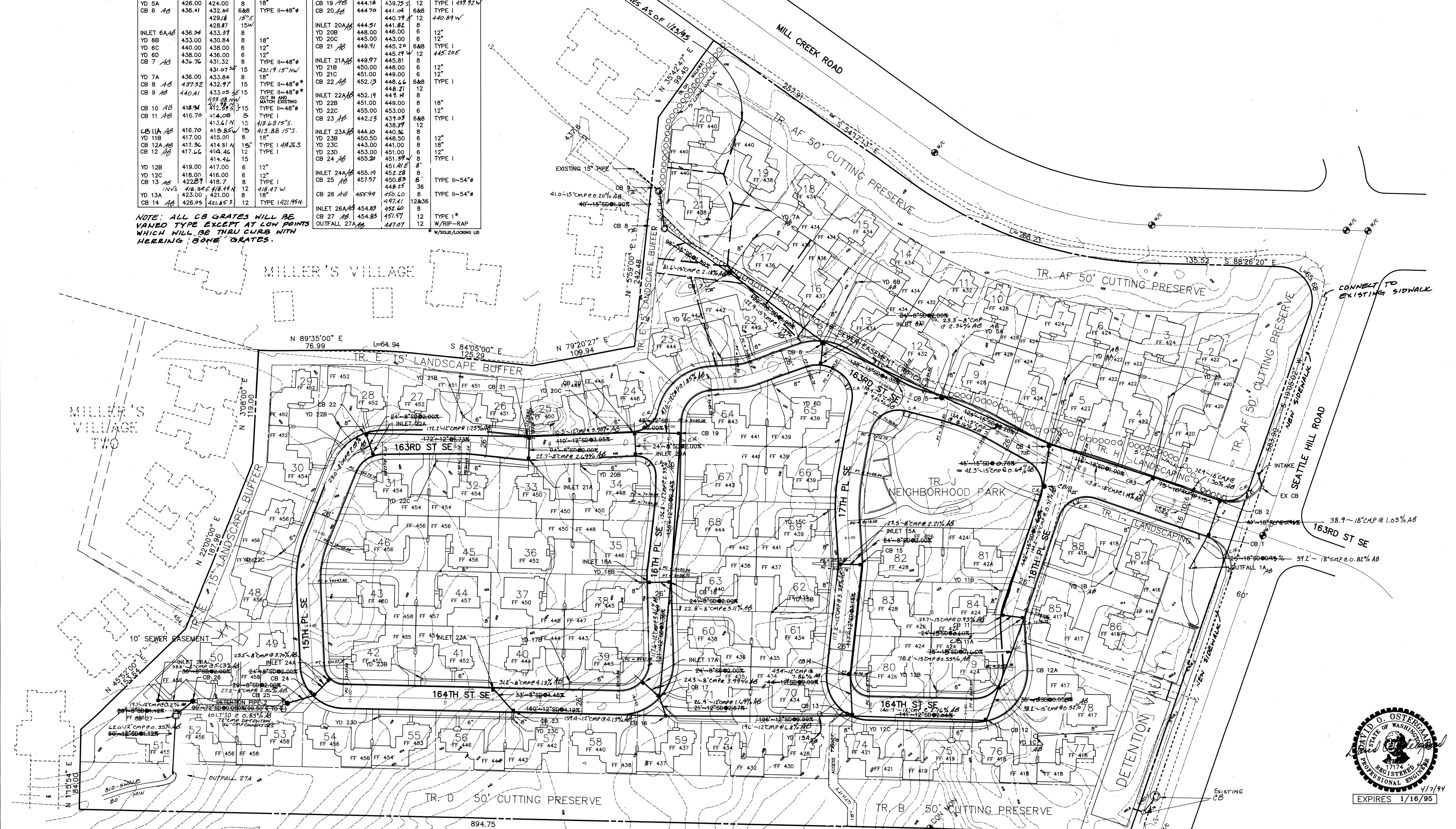
STRUCTURE	TOP	INVERT	PIPE SIZE	NOTES	STRUCTURE	TOP	INVERT	PIPE SIZE	NOTES
OUTFALL 1A	409.26	409.26	18"	W/RIP-RAP	CB 15	430.11	425.91	8"	TYPE I
CB 1	412.40	409.58	18"	TYPE IL	INLET 15A	430.09	427.18	12"	TYPE I
CB 2	412.68	409.98	18"	TYPE IL	YD 15B	433.00	431.00	8"	18"
CB 3	415.05	411.24	8"	TYPE IL	YD 15C	431.50	429.50	8"	18"
YD 3A	418.00	415.84	8"	18"	CB 16	435.75	431.80	12"	TYPE I
CB 4	420.80	416.90	8"	TYPE II-48"	CB 17	436.19	432.39	6"	TYPE I
YD 4A	421.00	419.00	8"	18"	INLET 17A	436.11	433.24	12"	TYPE I
CB 5	429.46	423.00	8"	TYPE II-48"	YD 17B	439.50	437.50	6"	TYPE I
YD 5A	426.00	424.00	8"	18"	CB 18	440.63	436.55	12"	TYPE I
CB 6	436.41	432.64	6"	TYPE II-48"	INLET 18A	440.63	437.26	8"	18"
INLET 6A	436.34	433.37	8"	18"	YD 18B	440.50	438.50	8"	18"
YD 6B	433.00	430.84	8"	12"	CB 19	444.18	439.75	12"	TYPE I 439.92 W
YD 6C	440.00	438.00	6"	12"	CB 20	444.70	441.04	6"	TYPE I
YD 6D	438.00	436.00	6"	12"	INLET 20A	444.51	441.82	8"	12"
CB 7	436.76	431.32	8"	TYPE II-48"	YD 20B	448.00	446.00	6"	12"
YD 7A	436.00	433.84	8"	18"	YD 20C	445.00	443.00	6"	12"
YD 7B	437.52	432.97	15"	TYPE II-48"	CB 21	449.91	445.20	6"	TYPE I
CB 8	440.41	433.05	15"	TYPE II-48"	CB 22	452.13	448.21	12"	TYPE I
CB 9	440.41	433.05	15"	TYPE II-48"	INLET 22A	452.19	449.18	8"	18"
CB 10	418.94	412.51	15"	TYPE II-48"	YD 22B	451.00	448.00	6"	12"
CB 11	416.70	414.08	8"	TYPE I	YD 22C	455.00	453.00	6"	TYPE I
CB 11A	416.70	414.08	8"	TYPE I	CB 23	442.23	439.03	6"	TYPE I
YD 11B	416.70	414.08	8"	TYPE I	INLET 23A	444.10	440.36	8"	12"
CB 12	417.66	414.46	12"	TYPE I	YD 23B	450.50	448.50	8"	18"
YD 12B	419.00	417.00	6"	12"	YD 23C	443.00	441.00	8"	18"
YD 12C	418.00	416.00	6"	12"	YD 23D	453.00	451.00	6"	TYPE I
CB 13	422.81	418.77	8"	TYPE I	CB 24	455.20	451.39	8"	TYPE I
YD 13A	423.00	421.00	8"	18"	INLET 24A	455.19	452.28	8"	TYPE II-54"
CB 14	426.05	421.85	12"	TYPE I 421.95 N	CB 25	457.57	450.89	6"	TYPE II-54"
					CB 26	455.99	450.60	8"	TYPE II-54"
					INLET 26A	454.83	451.71	12"	TYPE I*
					OUTFALL 27A	454.85	451.57	12"	W/RIP-RAP

NOTE: ALL CB GRATES WILL BE VARIOUS TYPE EXCEPT AT LOW POINTS WHICH WILL BE THRU CURB WITH HERRING BONE GRATES.



SCALE: 1" = 50'

DATUM: USGS
BENCHMARK:
"A" CHISELED IN EAST BOTTOM FLANGE BOLT OF
FIRE HYDRANT AT SE QUADRANT OF INTERSECTION
OF MILL CREEK RD & SEATTLE HILL RD - ELEV = 422.27



APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK
CITY ENGINEER
DATE

AS BUILT
AS INDICATED BY "AB"

DATE	9/1/94
REVISION	REVISED PIPE SIZES & SLOPES CB 10 TO CB 15 AS BUILT
BY	ME MCE

OSTERGAARD • ROBINSON
& ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
BELLEVUE, WA 98001
(206) 259-6445

AMBERLEIGH
ROAD + STORM DRAINAGE
PLAN
CITY OF MILL CREEK
WASHINGTON

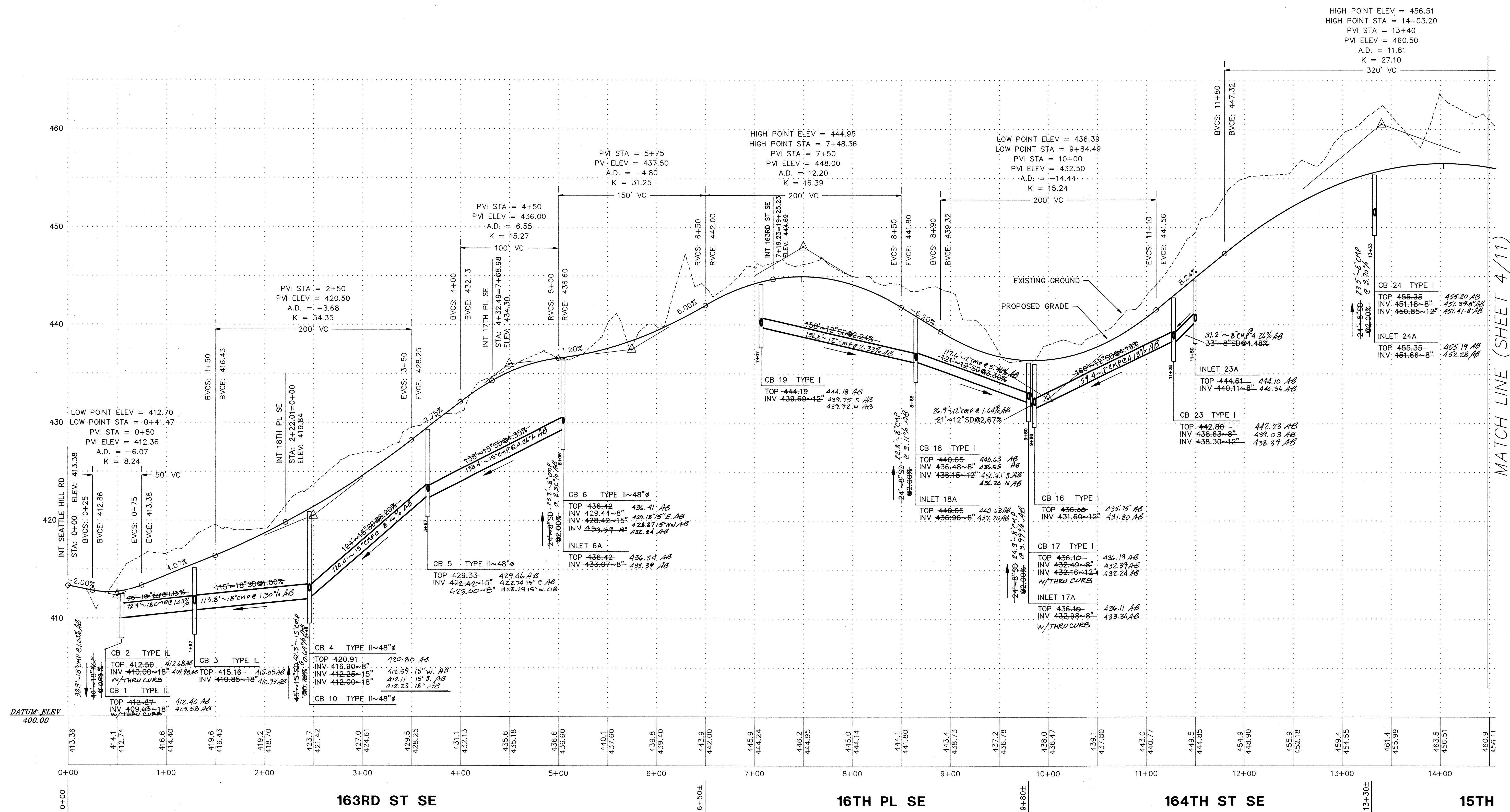
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Drawn ME	Checked
As-built	

Sheet 2 of 11

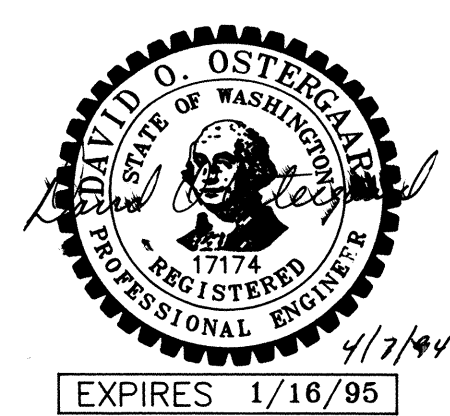
Job No. 93132

HDEV-051

SEC 5/6, TWP 27N, RGE 5E, W.M.



SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK
David O. Ostergaard
CITY ENGINEER
DATE: 4/7/94

AS BUILT
AS INDICATED BY "AB"

DATE	REVISION	BY
4/14/94	REVISED CB 16 & 17, 18, 19, 23, 24	ME
4/18/95	AS BUILT	ME

OSTERGAARD • ROBINSON
ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445

AMBERLEIGH
ROAD + STORM DRAINAGE
PROFILE
CITY OF MILL CREEK
WASHINGTON

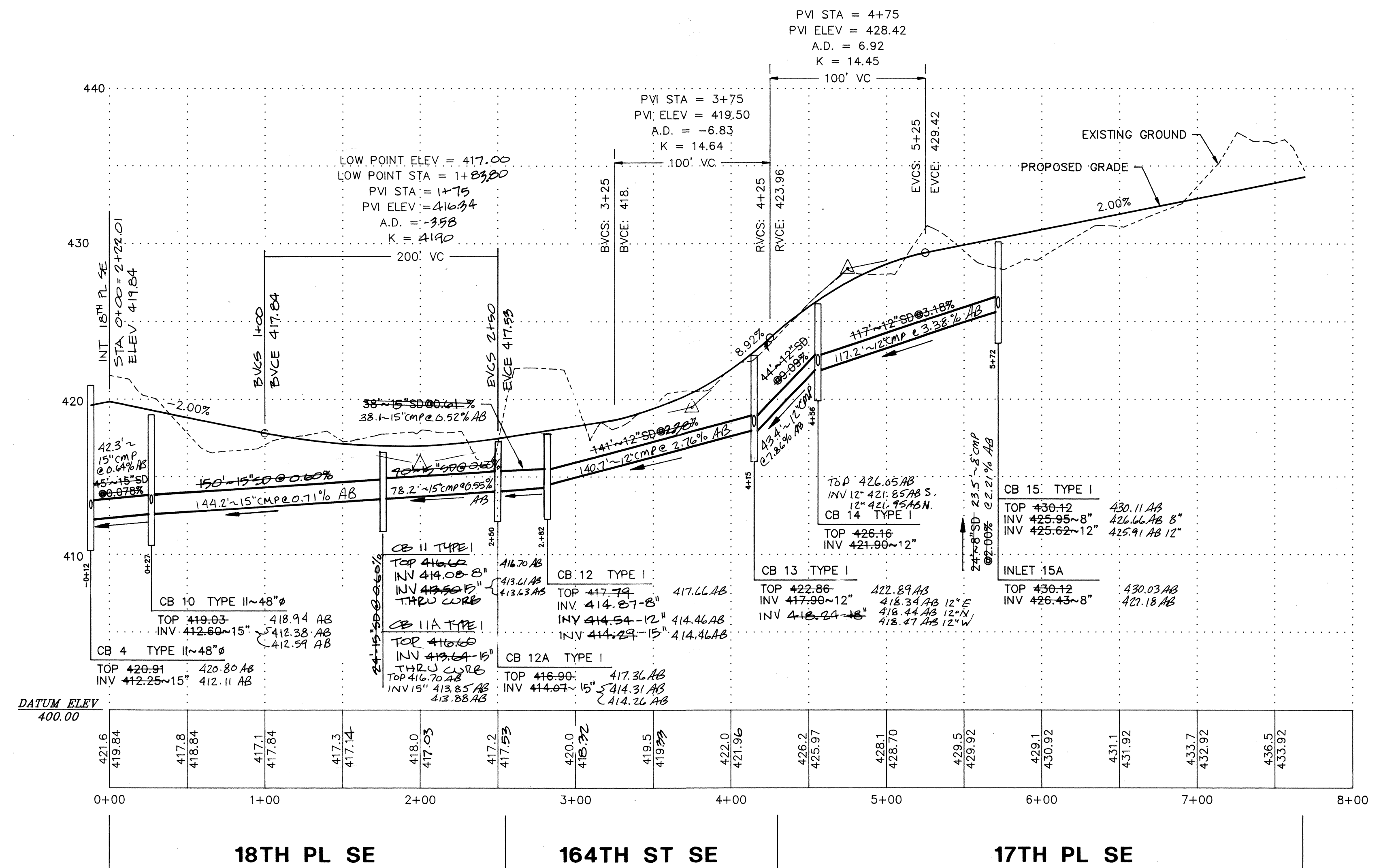
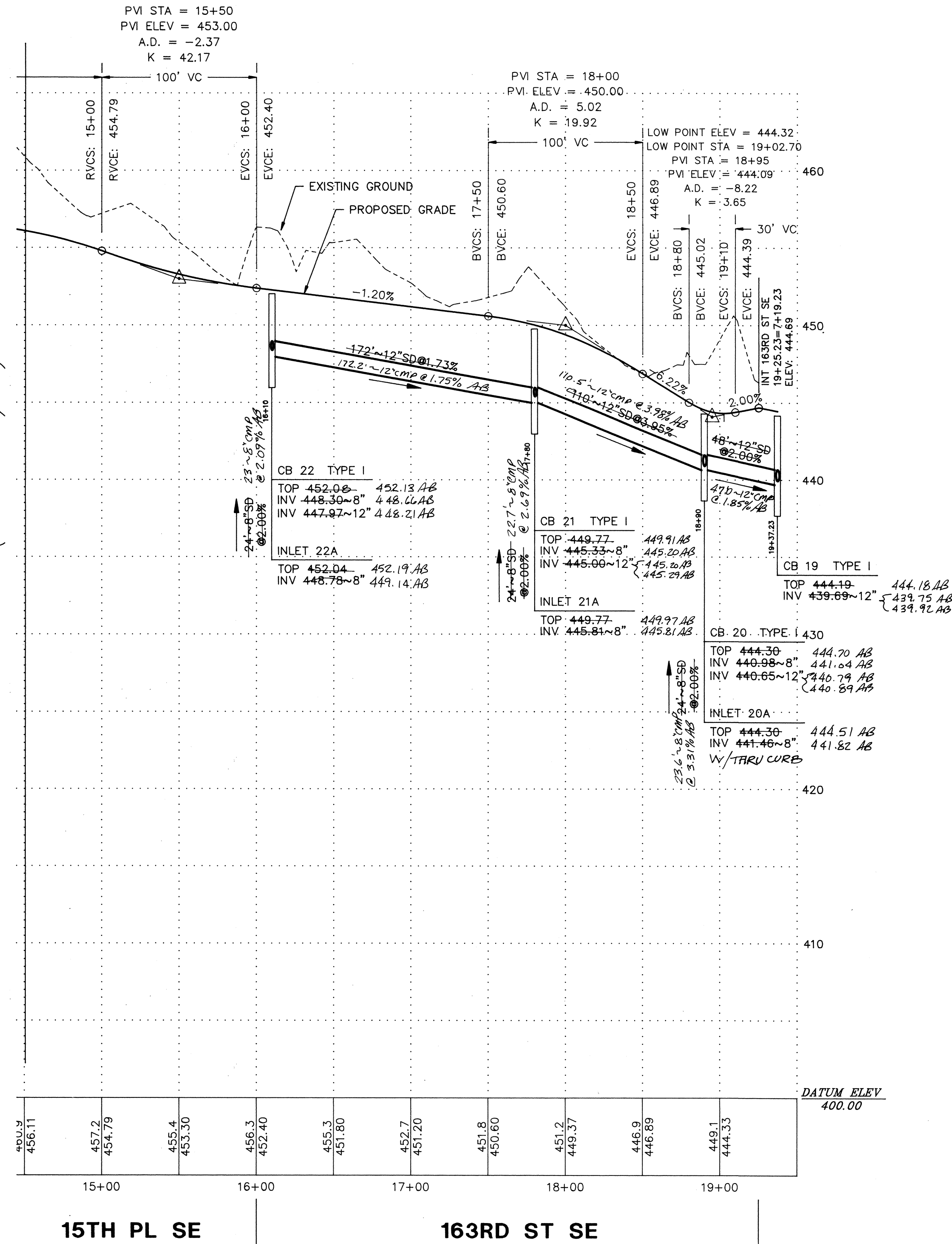
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Sheet 3 of 11

Job No. 93132

SEC 5/6, TWP 27N, RGE 5E, W.M.

MATCH LINE (SHEET 3/11)



SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

AS BUILT
AS INDICATED BY "AB"

APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK
[Signature]
CITY ENGINEER
DATE 7/2/94

DAVID O. OSTERGAARD
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 1/16/95

DATE	REVISION	BY
1/14/94	REVISED FROM STORM DRAINAGE	ME
4/28/95	AS BUILT	ME

OSTERGAARD • ROBINSON
ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445
BELLEVUE, (206) 827-5854

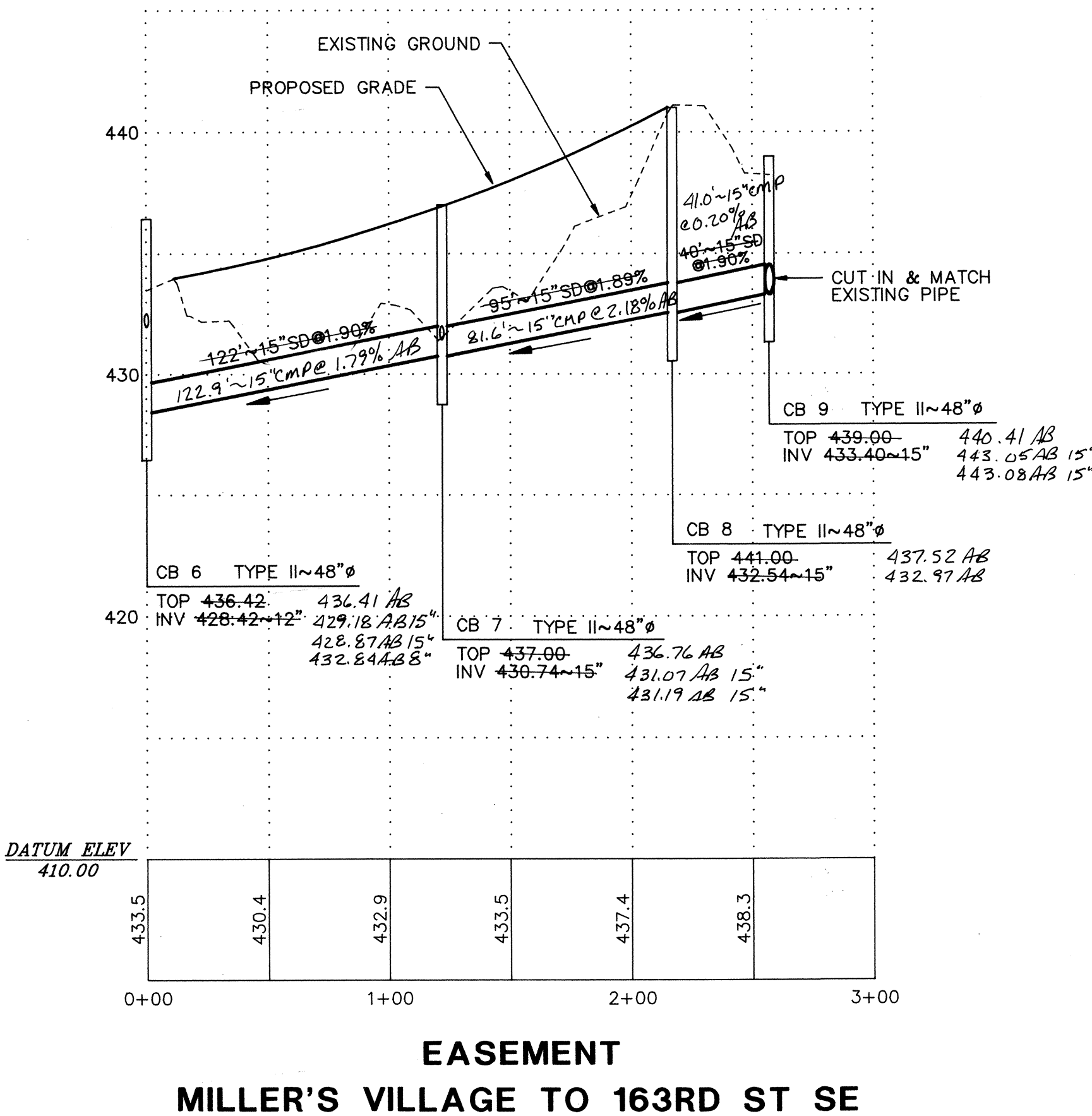
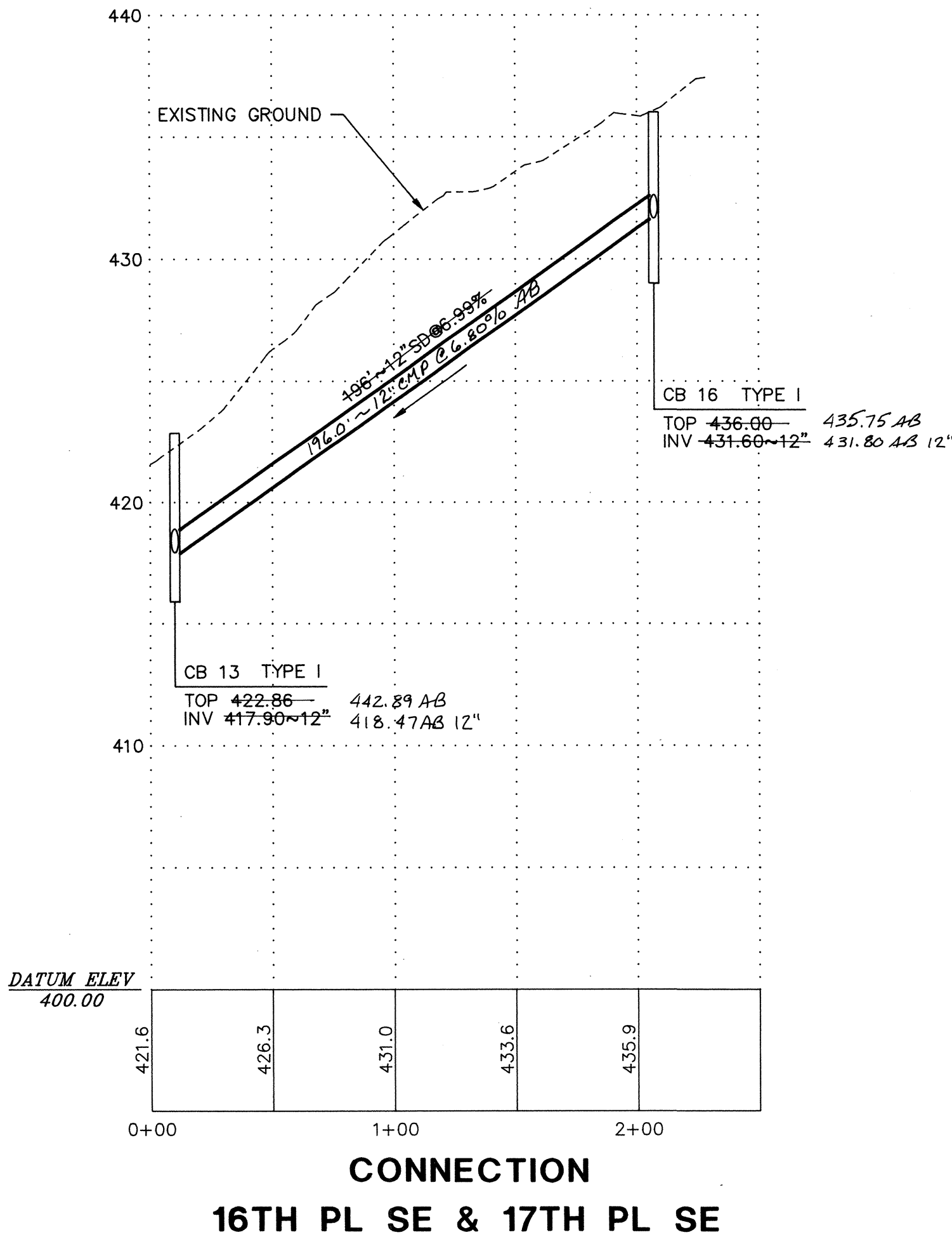
AMBERLEIGH
ROAD + STORM DRAINAGE
PROFILE
CITY OF MILL CREEK
WASHINGTON

Designed ME
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Drawn ME
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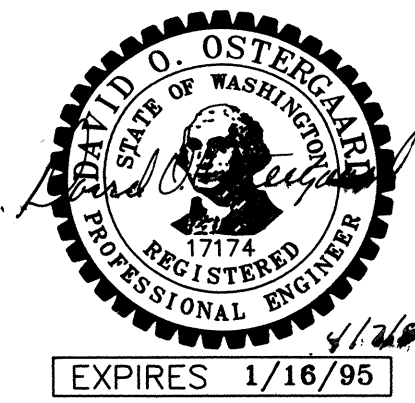
Sheet 4 of 11

Job No.
93132

HDEV-053



SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK

David O. Ostergaard
CITY ENGINEER

7/1/94
DATE

AS BUILT
AS INDICATED BY "AB"

DATE	REVISION	BY
4/28/95	AS BUILT	ME

OSTERGAARD • ROBINSON
C&E ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445
BELLEVUE: (206) 827-5854

AMBERLEIGH
ROAD + STORM DRAINAGE
PROFILE

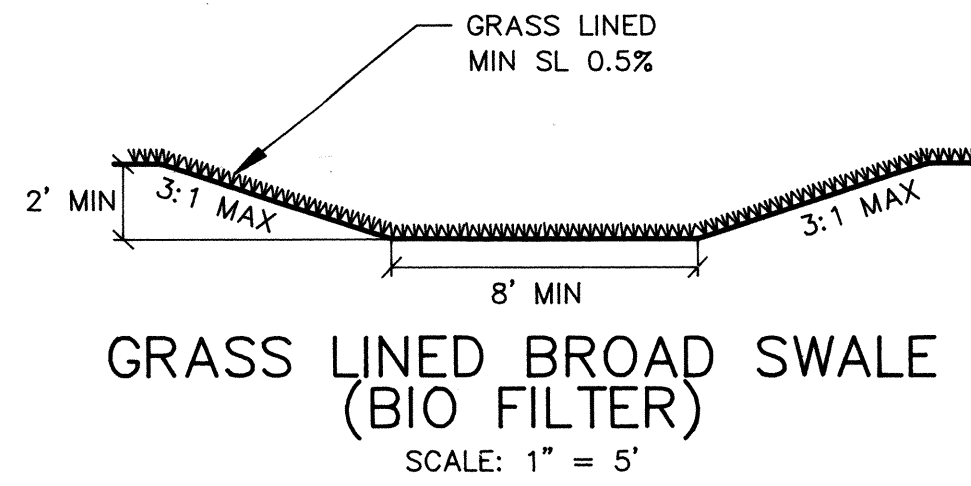
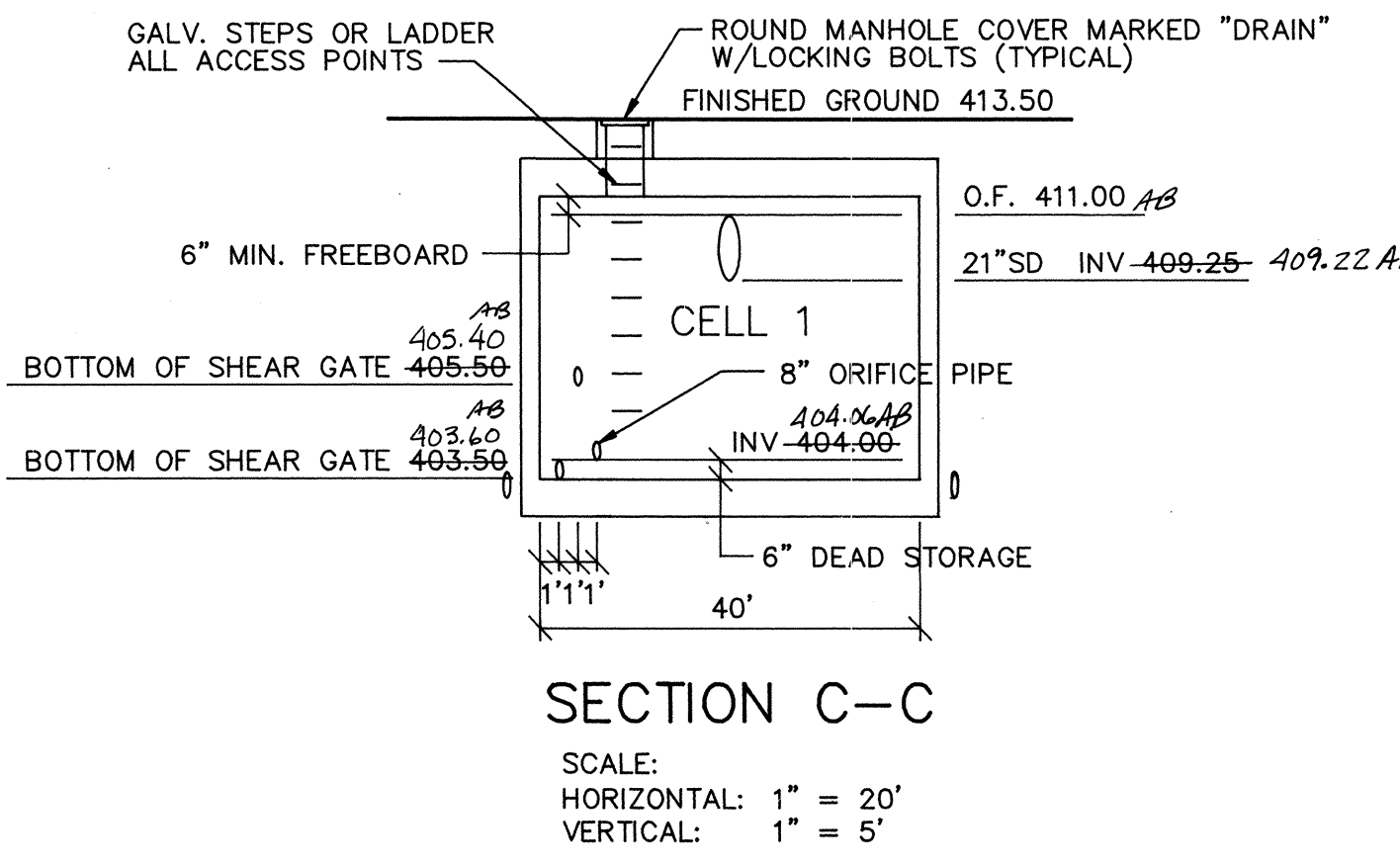
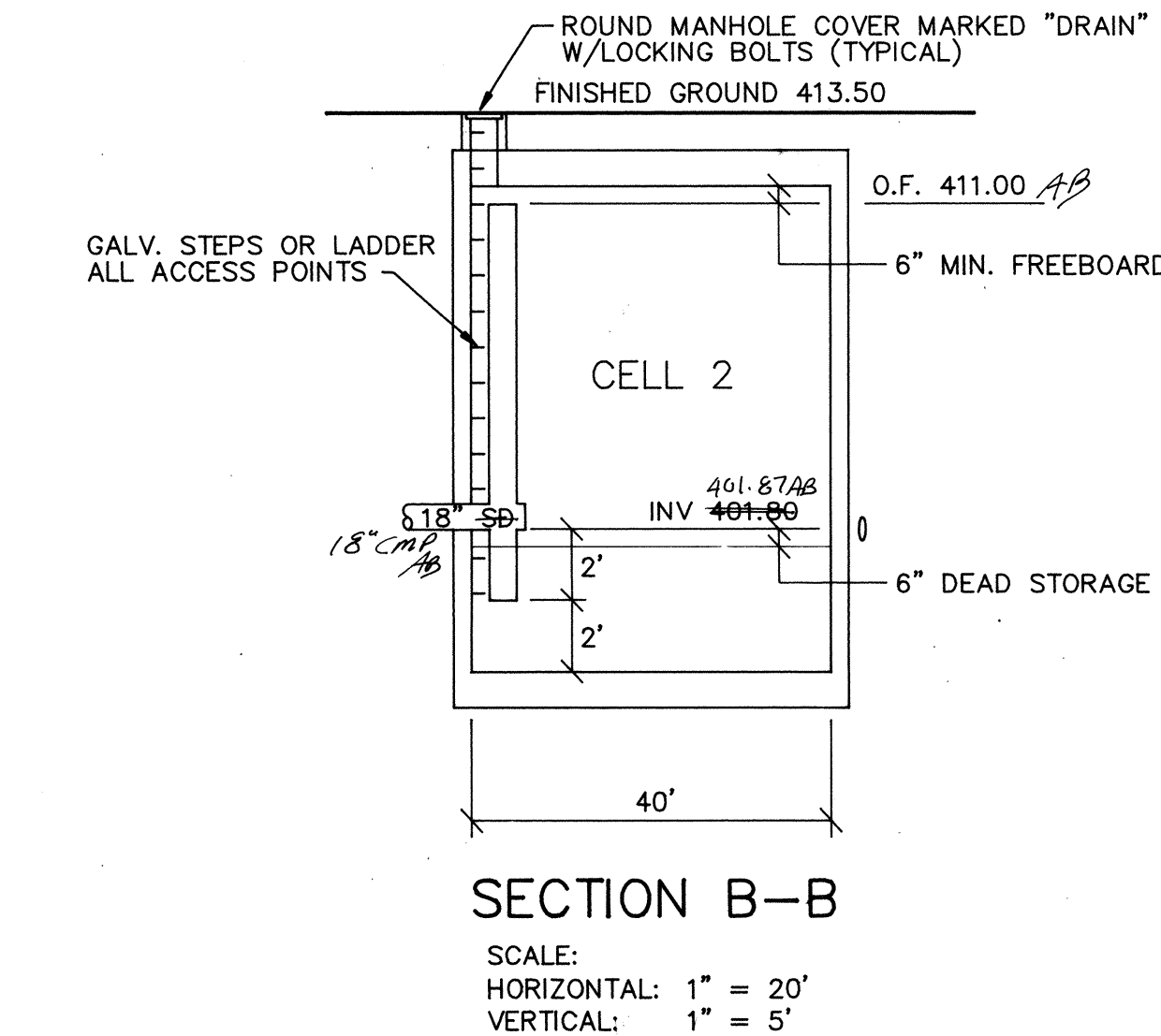
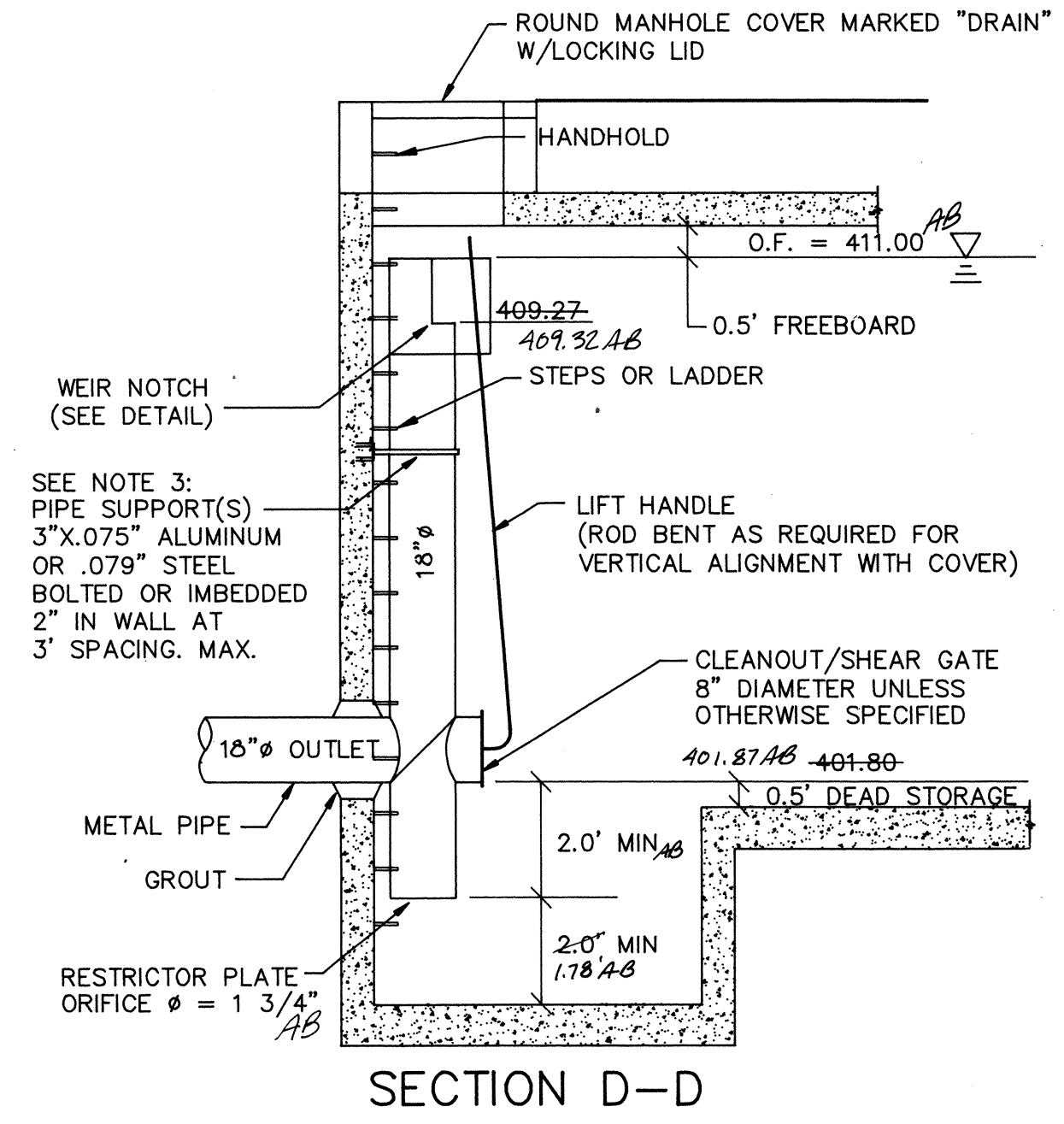
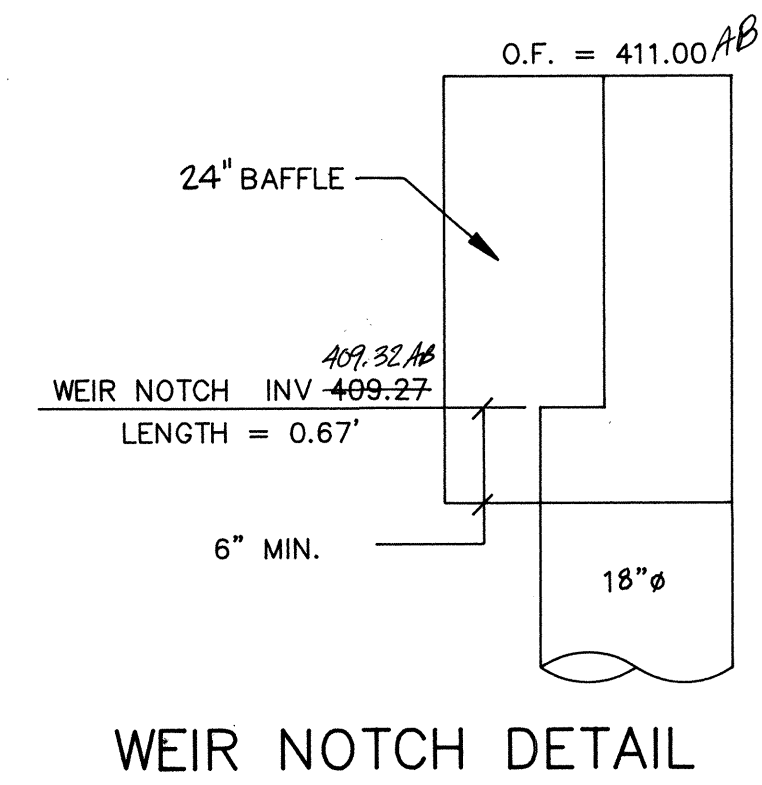
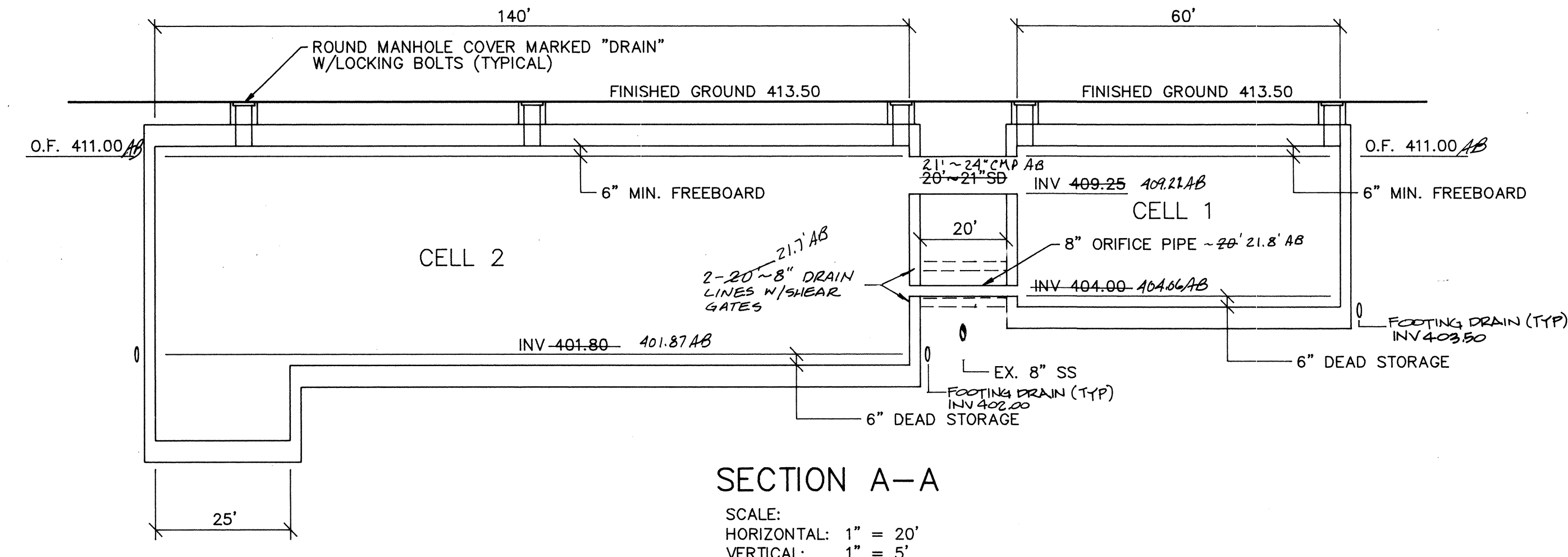
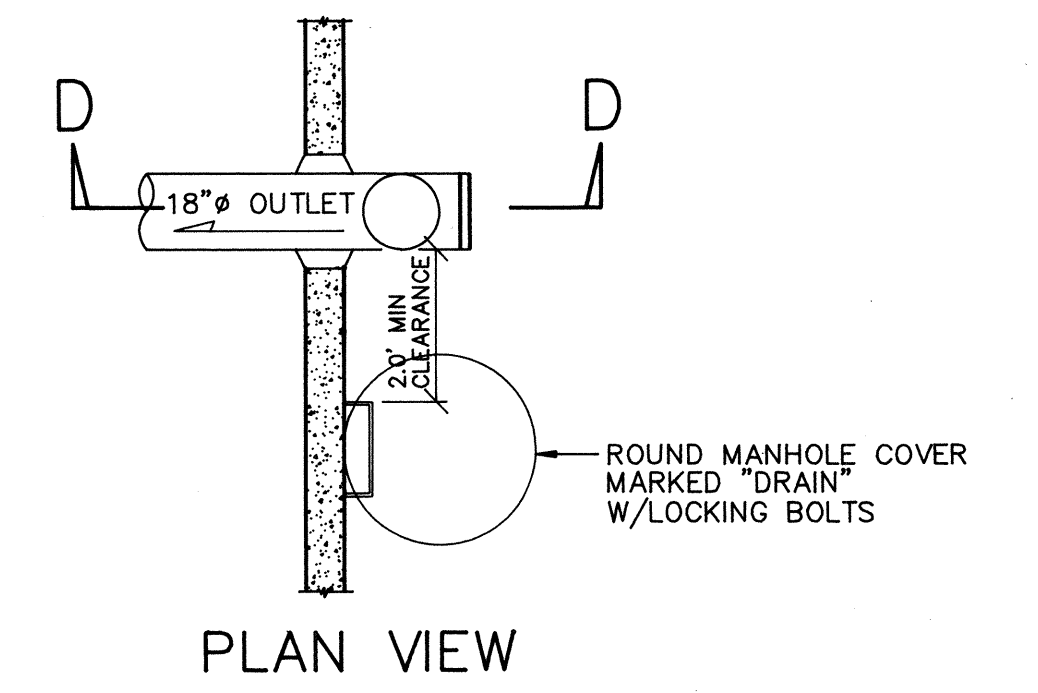
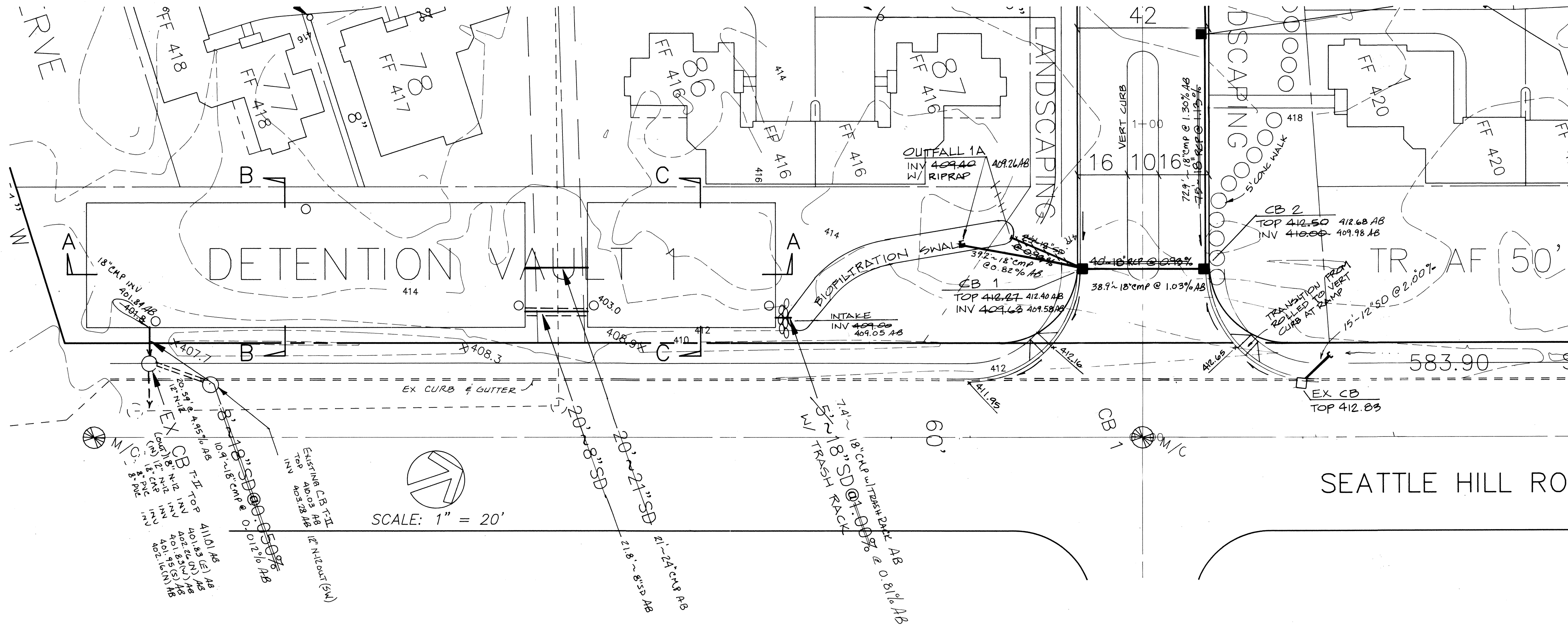
CITY OF MILL CREEK
WASHINGTON

Designed ME	_____
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Drawn ME	_____
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As-built	_____

Sheet 5 of 11

Job No. 93132

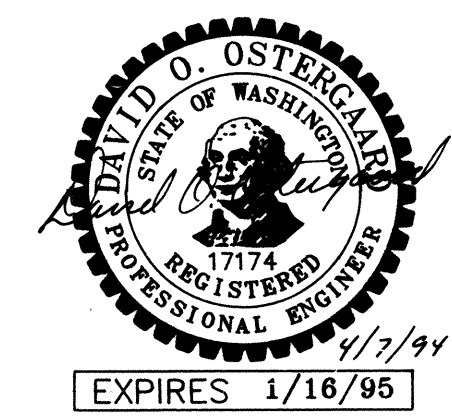
SEC 5/6, TWP 27N, RGE 5E, W.M.



RESTRICTOR DETAILS

N.T.S.

Revised Access



AS BUILT

AS INDICATED BY "AB"

APPROVED FOR CONSTRUCTION

CITY OF MILL CREEK

7 Apr 90

CITY ENGINEER

DATE

DATE	REVISION	BY
4/14/94	REVISED BATTLE SIZE & NOTES	ME
4/19/94	REVISED BATTLE SIZE	ME
4/28/95	REVISED BATTLE SIZE	ME

OSTERGAARD • ROBINSON

ASSOC. INC. CONSULTING ENGINEERS

3630 COLBY AVE.

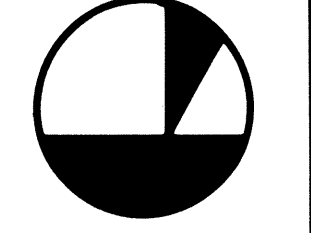
EVERETT, WA 98201

(206) 259-6445

REVISION

DATE

BY



AMBERLEIGH

VAULT PLAN + DETAILS

CITY OF MILL CREEK

Designed KR

Checked

Drawn ME

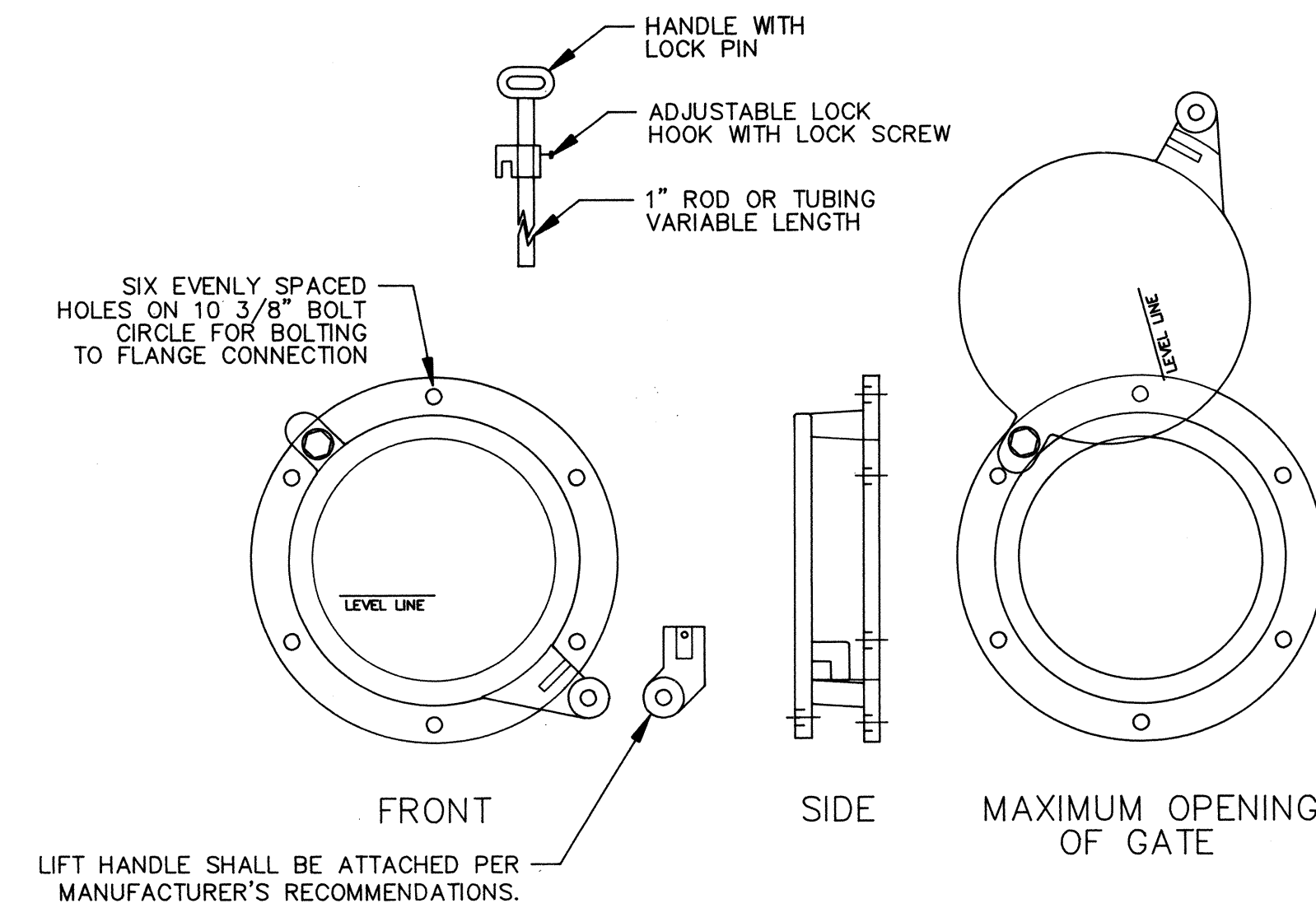
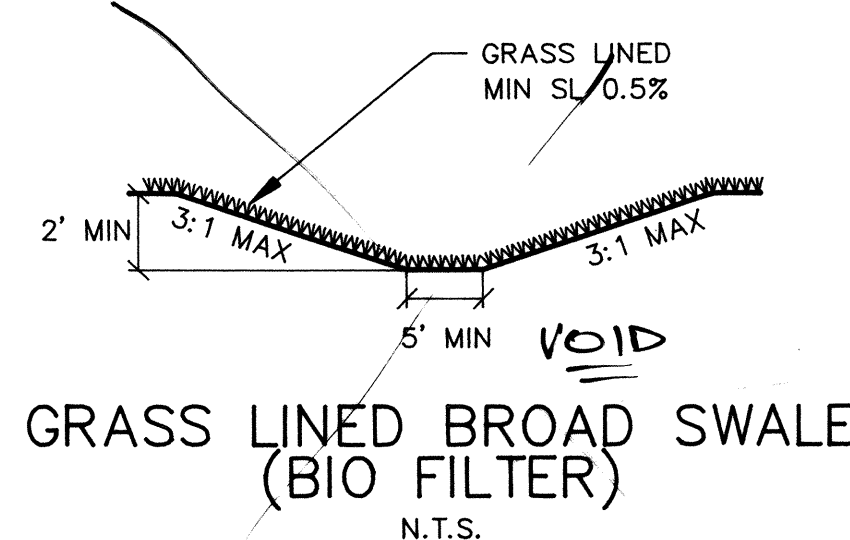
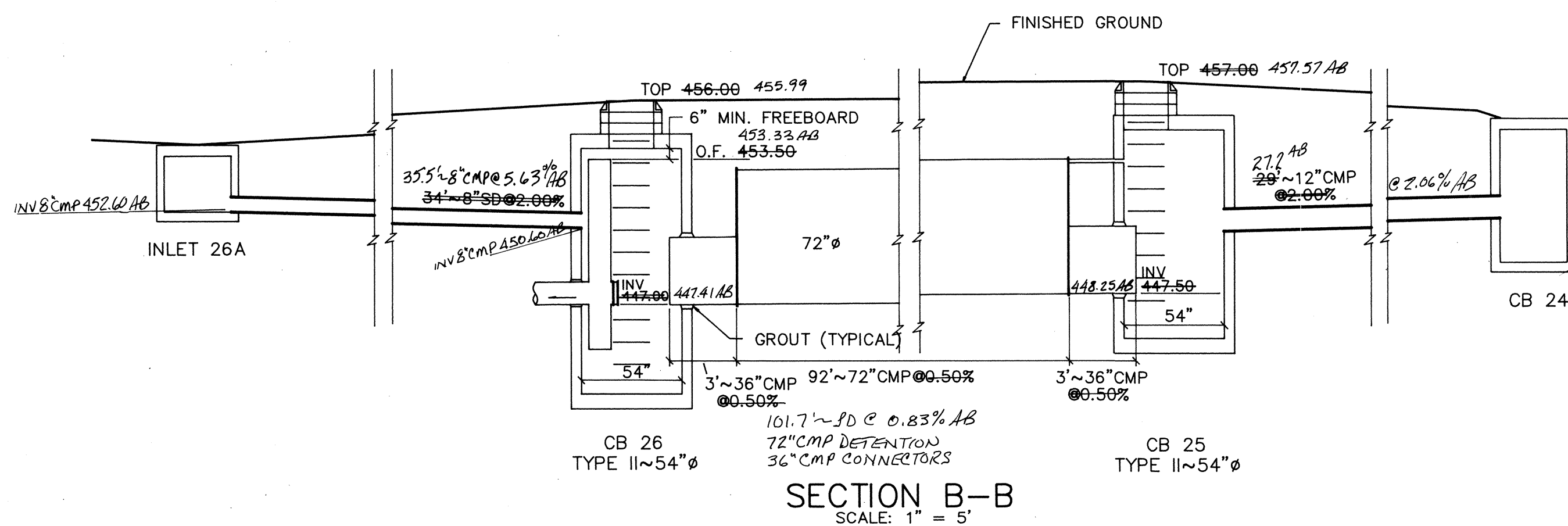
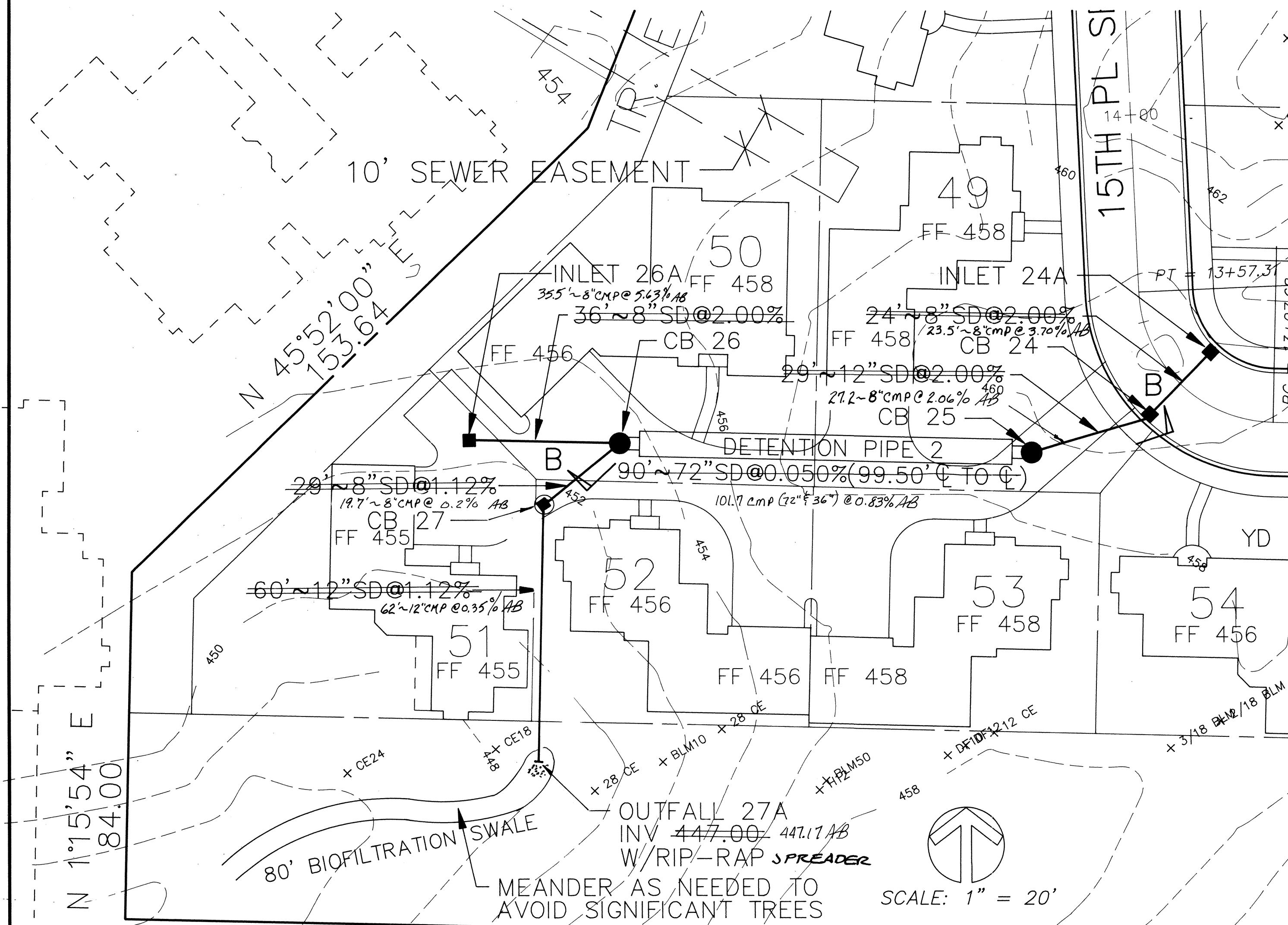
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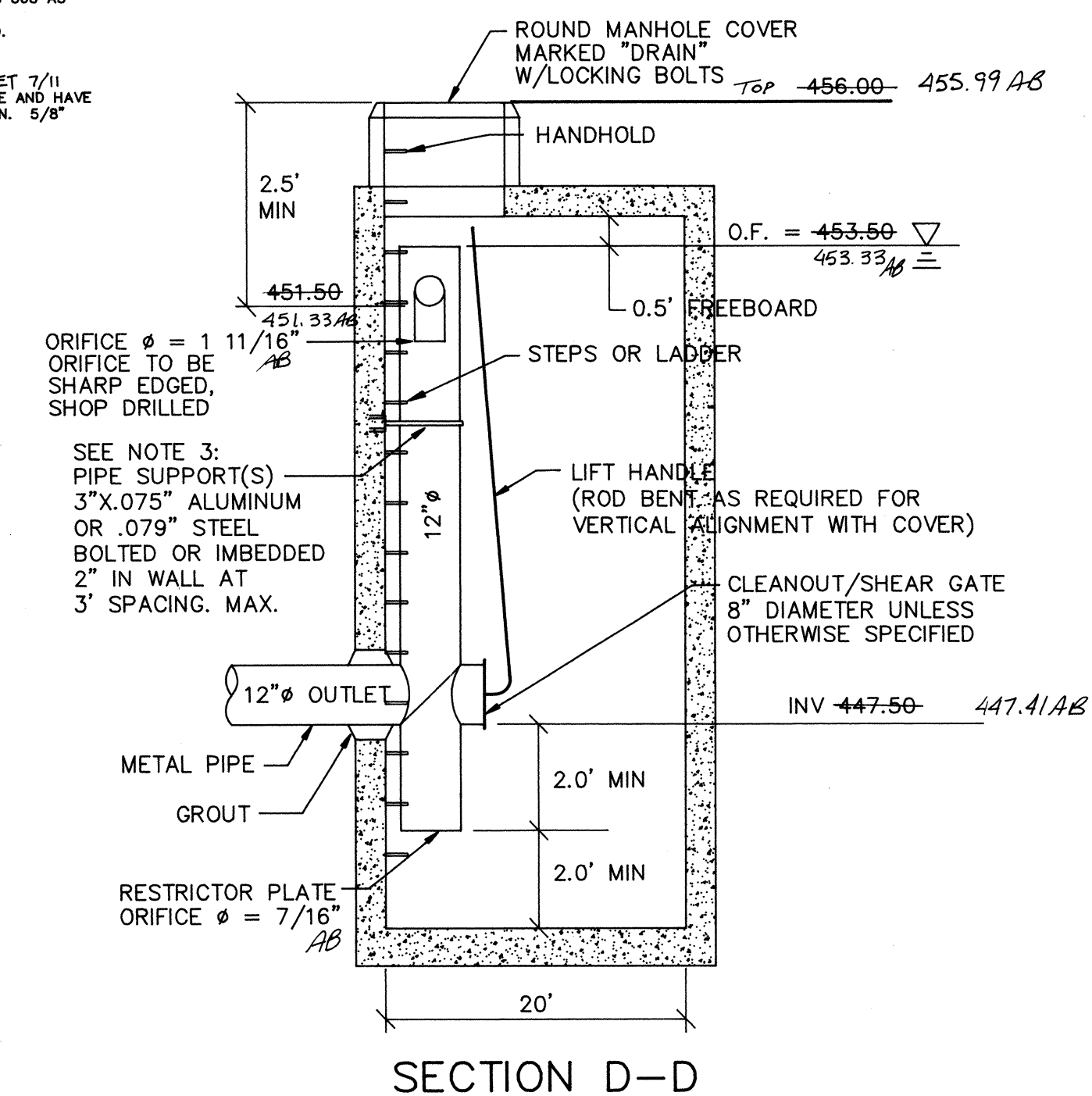
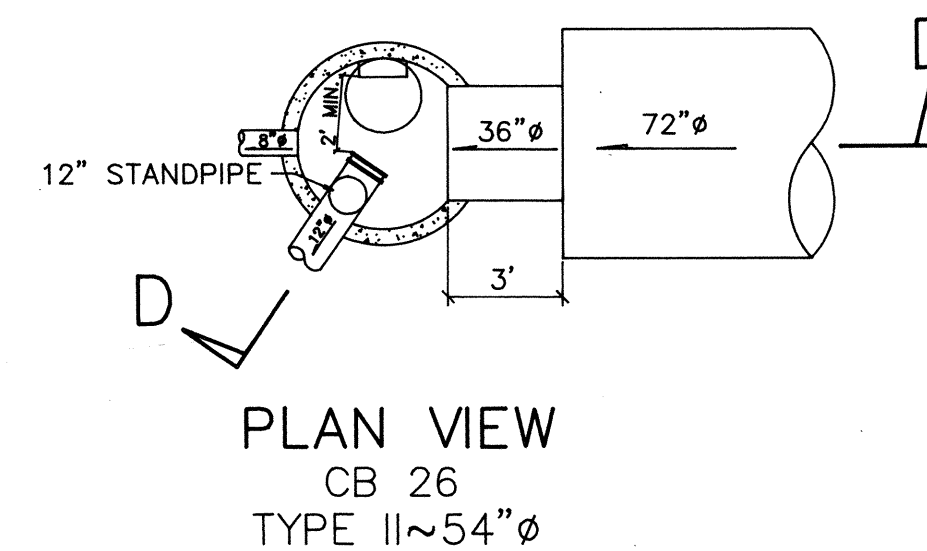
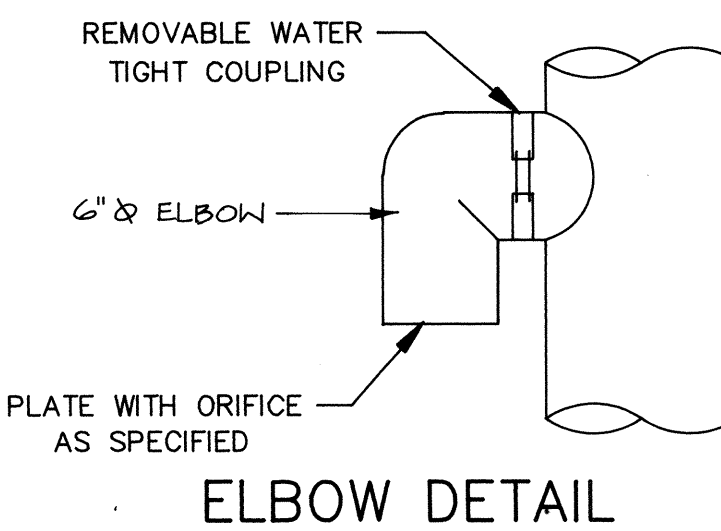
Sheet 6 of 11

Job No. 93132

HDEV-055

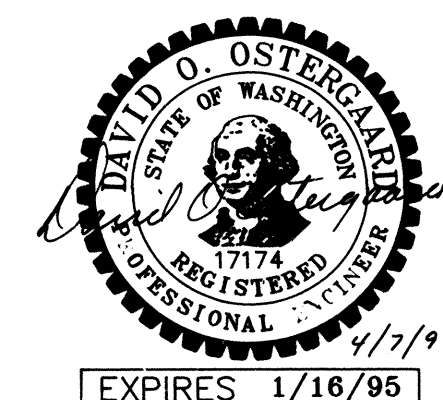


- NOTES
- EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MINIMUM DIAMETER.
 - FOR DETAILS SHOWING GRADE RING, LADDER, STEPS, HANDHOLDS AND TOP SLABS, SEE STANDARD PLAN "CATCH BASIN DETAILS".
 - THE RESTRICTOR/SEPARATOR AND PIPE SUPPORTS SHALL BE OF THE SAME MATERIAL AND SHALL BE FABRICATED FROM .060" ALUMINUM OR .064" ALUMINIZED STEEL OR .064" GALVANIZED STEEL PIPE IN ACCORDANCE WITH AIA/ISO M 35, M 105, M 107 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 - OUTLET SHALL BE CONNECTED TO OUTLET OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE OR GROUTED INTO THE BELL OF CONCRETE PIPE.
 - THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE WITH A 6" MINIMUM SIZE.
 - FRAME AND LADDER OR STEPS TO BE OFFSET SO THAT:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB (IF ANY EXISTS).
 - MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE. SIZE OF ELBOWS TO BE DETERMINED BY THE ENGINEER.
 - RESTRICTOR PLATE WITH ORIFICE AS SPECIFIED IN THE PLANS. OMIT PLATE IF ONLY FOR ALL POLLUTION CONTROL. SPECIFIED OPENING TO BE CUT ROUND AND SMOOTH.
 - CLEANOUT GATE/SHEAR GATE:
 - ALUMINUM ALLOY PER ASTM B-26-20-320 OR CAST IRON ASTM A48 CLASS 308 AS REQUIRED.
 - LIFT HANDLE EITHER SOLID OR TUBING WITH ADJUSTABLE HOOK AS REQUIRED. NEOPRENE RUBBER GASKETS REQUIRED BETWEEN FLANGES.
 - ALTERNATE CLEANOUT GATES/SHEAR GATES TO THE DESIGN SHOWN ON SHEET 7/11 ARE ACCEPTABLE PROVIDED THEY MEET THE MATERIAL SPECIFICATIONS ABOVE AND HAVE A SIX BOLT, 10 3/8" BOLT CIRCLE FOR BOLTING TO THE FLANGE CONNECTION. 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS SHALL BE USED.



RESTRICTOR DETAILS

N.T.S.



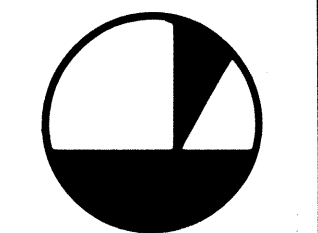
APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK

[Signature]
CITY ENGINEER

[Signature]
DATE

DATE	REVISION	NOTES
4/19/94	1	REVISED NOTES
4/18/95	2	AS-BUILT

OSTERGAARD • ROBINSON
& ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445



AMBERLEIGH
DETENTION PIPE
+ DETAILS

CITY OF MILL CREEK

Designed KR
Checked

Drawn ME
Checked

As-built

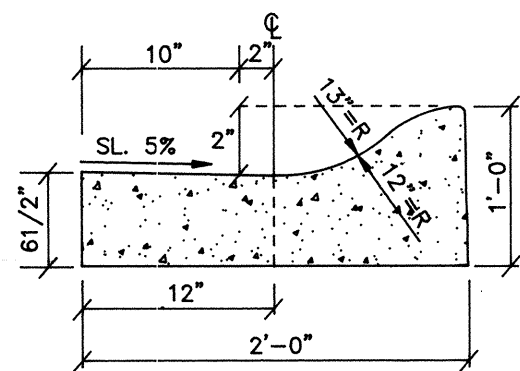
Sheet 7 of 11

Job No. 93132

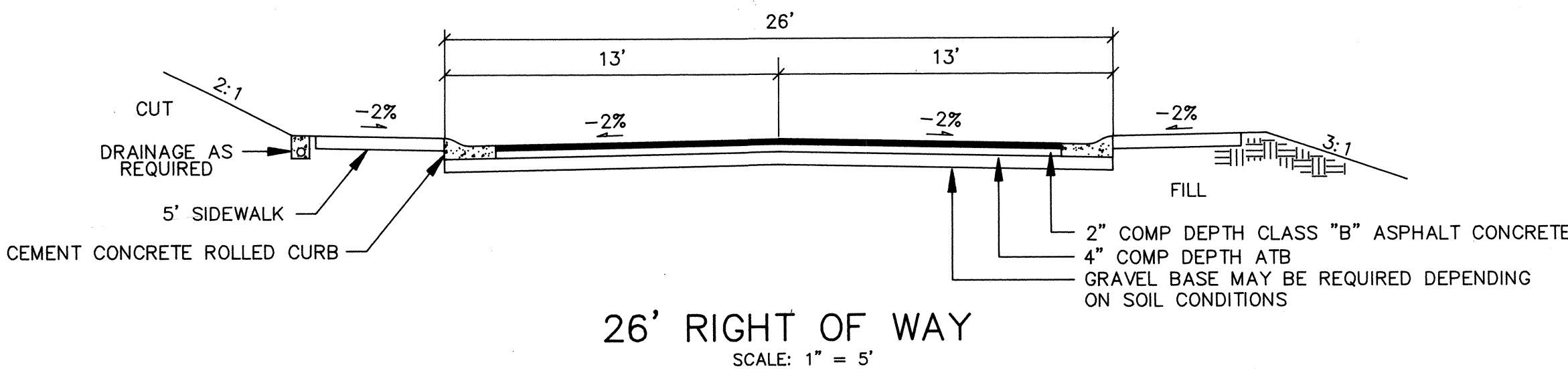
SEC 5/6, TWP 27N, RGE 5E, W.M.

GENERAL PLAN NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MILL CREEK STANDARDS AND SPECIFICATIONS AND WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 1988 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. ALL WORK WITHIN THE SITE SHALL BE SUBJECT TO THE INSPECTION OF THE CITY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE.
3. A COPY OF THESE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. 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/ENGINEER AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR/ENGINEER IS OSTERGAARD-ROBINSON AT (206) 259-6445.
5. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
6. TRENCH BACK FILL 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 SECTION 2-03.3(14)C COMPACTING EARTH EMBANKMENTS METHOD B.
7. DISTURBED SOIL SHALL BE GRASS SEEDING IN NOT WORKED WITHIN 30 DAYS.



CEMENT CONCRETE ROLLED CURB
SCALE: 1" = 1'



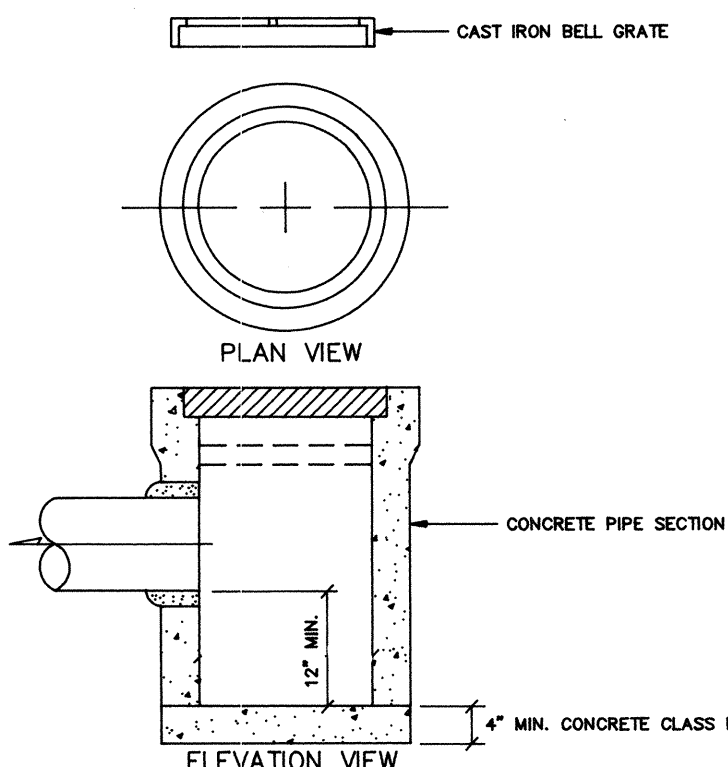
26' RIGHT OF WAY
SCALE: 1" = 5'

STORM DRAINAGE NOTES

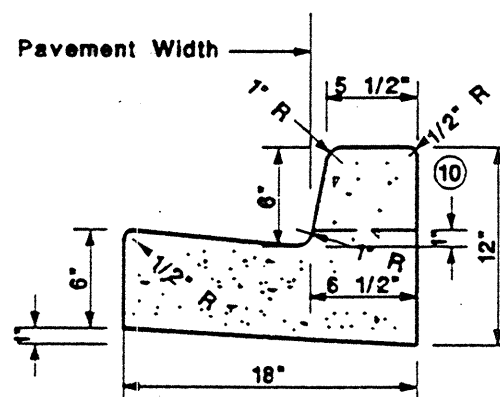
1. ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACK FILLED WITH A GRAVEL MATERIAL TO SUPPORT THE PIPE.
2. THE BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6", MAXIMUM DEPTH 8", 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 SPECIFICATION 2-03.3(14)C, METHOD b & c.
3. ALL CATCH BASINS TO BE TYPE 1 UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET, AND CATCH BASIN FRAMES AND GRATES JUST PRIOR TO POURING OF CURBS AND PAVING.
5. ALL CATCH BASINS WITH A DEPTH OVER 5.0 FEET TO THE FLOW LINE SHALL BE A TYPE II CB (MANHOLE).
6. ALL TYPE II CATCH BASIN MANHOLES AND ALL INLET AND CATCH BASINS OUTSIDE OF PUBLIC R/W SHALL HAVE LOCKING LIDS.
7. STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS/MANHOLES EXCEEDING 5 FEET IN DEPTH.
8. CATCH BASIN FRAME AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL 5435, 5435A, OR 50503A. MODEL 5435A IS REFERRED TO AS A "THROUGH CURB INLET" ON THE PLAN. MODEL 50503A IS REFERRED TO AS A "ROLLED GRATE INLET" IN THE PLAN.
9. PRIOR TO SIDEWALK CONSTRUCTION, CONSTRUCT THE LOT DRAINAGE AND STUB OUTS AND OR BEHIND SIDEWALK DRAINS AS REQUIRED. STUB OUTS SHALL BE MARKED WITH A 2" X 4" AND LABELED "STORM."
10. STORM WATER RETENTION/DETENTION FACILITIES STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED PRIOR TO ACCEPTANCE.
11. PIPE SPECIFICATIONS: PIPE MATERIAL, JOINTS AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9.05 AND AASHTO AND ASTM DESIGNATIONS AS NOTED BELOW.

MATERIALS ALLOWED FOR STORM DRAIN LINES:

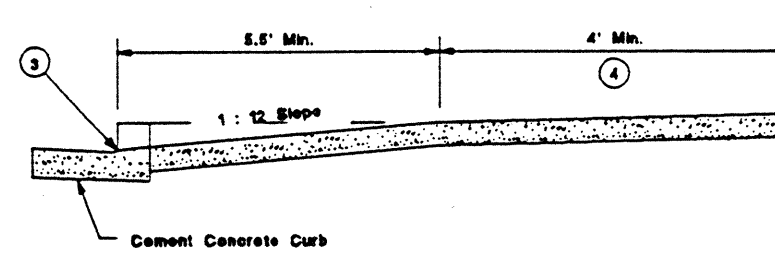
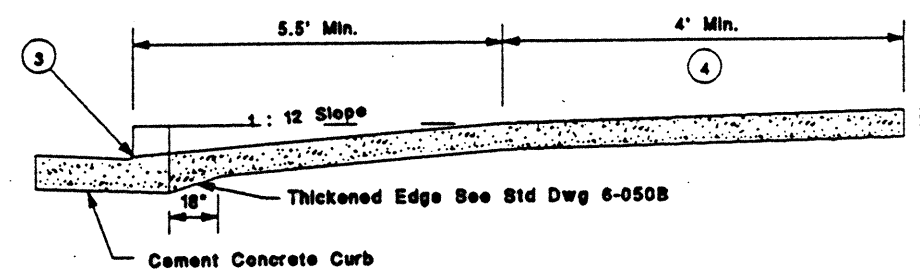
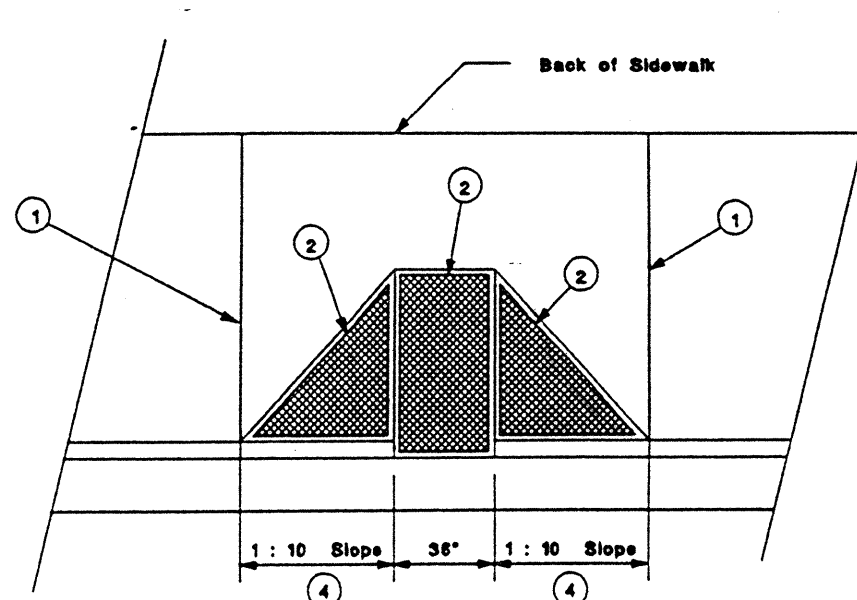
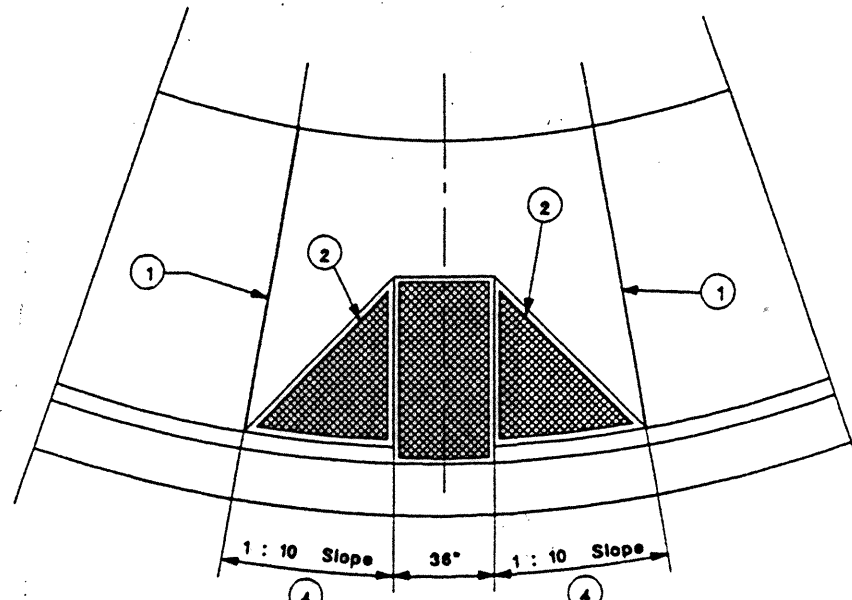
- PLAIN CONCRETE PIPE
- REINFORCED CONCRETE PIPE
- ALUMINUM SPIRAL RIB PIPE
- PVC IS ALLOWED FOR CONNECTION TO YARD DRAINS
- ALLOWABLE JOINTS:
 - CONCRETE PIPE SHALL BE RUBBER GASKETED
 - SPIRAL RIB PIPE SHALL BE "HAT BANDED" WITH NEOPRENE GASKETS



YARD DRAIN
N.T.S.



CEMENT CONCRETE VERTICAL CURB AND GUTTER



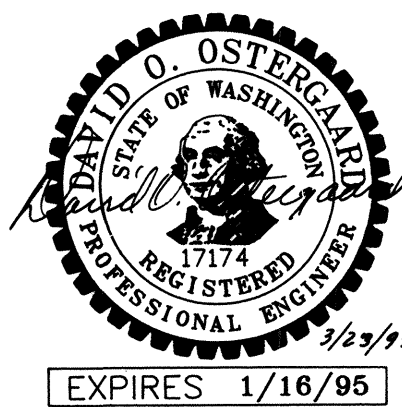
CURB RAMP DETAILS
N.T.S.

NOTES:

1. FULL DEPTH EXPANSION JOINT, 3/8" MIN. WIDTH, PREMOLDED JOINT FILLER.
 2. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE.
 3. 1/2" MAX. LP AT GUTTER LINE.
 4. IF LANDING AREA IS LESS THAN 4', DECREASE SIDE RAMP SLOPE TO 1:12.
- LOCATIONS DESIGNATED AS "C.R." ON SHET 2/11

CONSTRUCTION SEQUENCE

1. ATTEND PRE-CONSTRUCTION MEETING.
2. INSTALL SILT FENCES AND BARRIER FENCES WHERE SPECIFIED.
3. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
4. FLAG CLEARING LIMITS.
5. CLEAR FOR AND INSTALL SEDIMENT TRAPS, INTERCEPTOR DITCHES AND CHECK DAMS.
6. CLEAR AND GRADE ONSITE AREAS AS INDICATED.
7. CONSTRUCT PERMANENT STORM DRAINAGE SYSTEM AND UTILITIES AND PROVIDE C.B. PROTECTION.
8. FINAL GRADE/PAVEMENT.
9. HYDROSEED AND MULCH ALL EXPOSED AREAS.
10. FLUSH STORM DRAINAGE SYSTEM.
11. MAINTAIN TEMPORARY FACILITIES THROUGH THE COURSE ON CONSTRUCTION UNTIL SITE IS STABILIZED AND POTENTIAL FOR EROSION HAS PASSED.



CITY OF MILL CREEK
APPROVED FOR CONSTRUCTION
BY *[Signature]* DATE *1/16/95*

DATE	REVISION	BY

OSTERGAARD • ROBINSON
& ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445

AMBER LEIGH
ROAD + STORM
DETAILS + NOTES
CITY OF MILL CREEK

Designed ME	Checked
Drawn ME	Checked
As-built	

Sheet 8 of 11

Job No. 93132

SEC 5/6, TWP 27N, RGE 5E, W.M.



UNPLATTED
1-016

APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK

 _____ DATE 10/20/07

CITY ENGINEER

Designed KR
Checked

Drawn ME
Checked

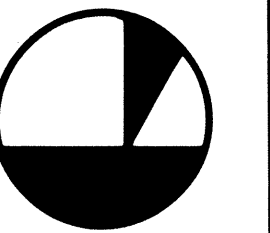
As-built

Sheet 9 of 11

Job No.
93132

HIDEV-058

AMBERLEIGH
GRADING PLAN
CITY OF MILL CREEK
WASHINGTON



OSTERGAARD • ROBINSON
ES ASSOC. INC. CONSULTING ENGINEERS

3630 COLBY AVE.
 (206) 259-6445

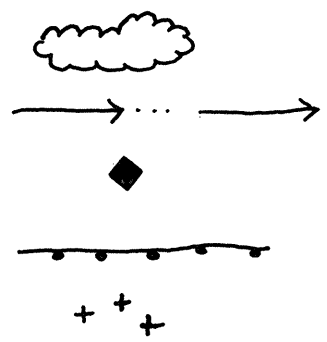
EVERETT, WA 98201
 BELLEVUE: (206) 827-5854

4/6/94	REVISED GRADING / BUILDING ELEV.	KLP
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SEC 5/6, TWP 27N, RGE 5E, W.M.

LEGEND

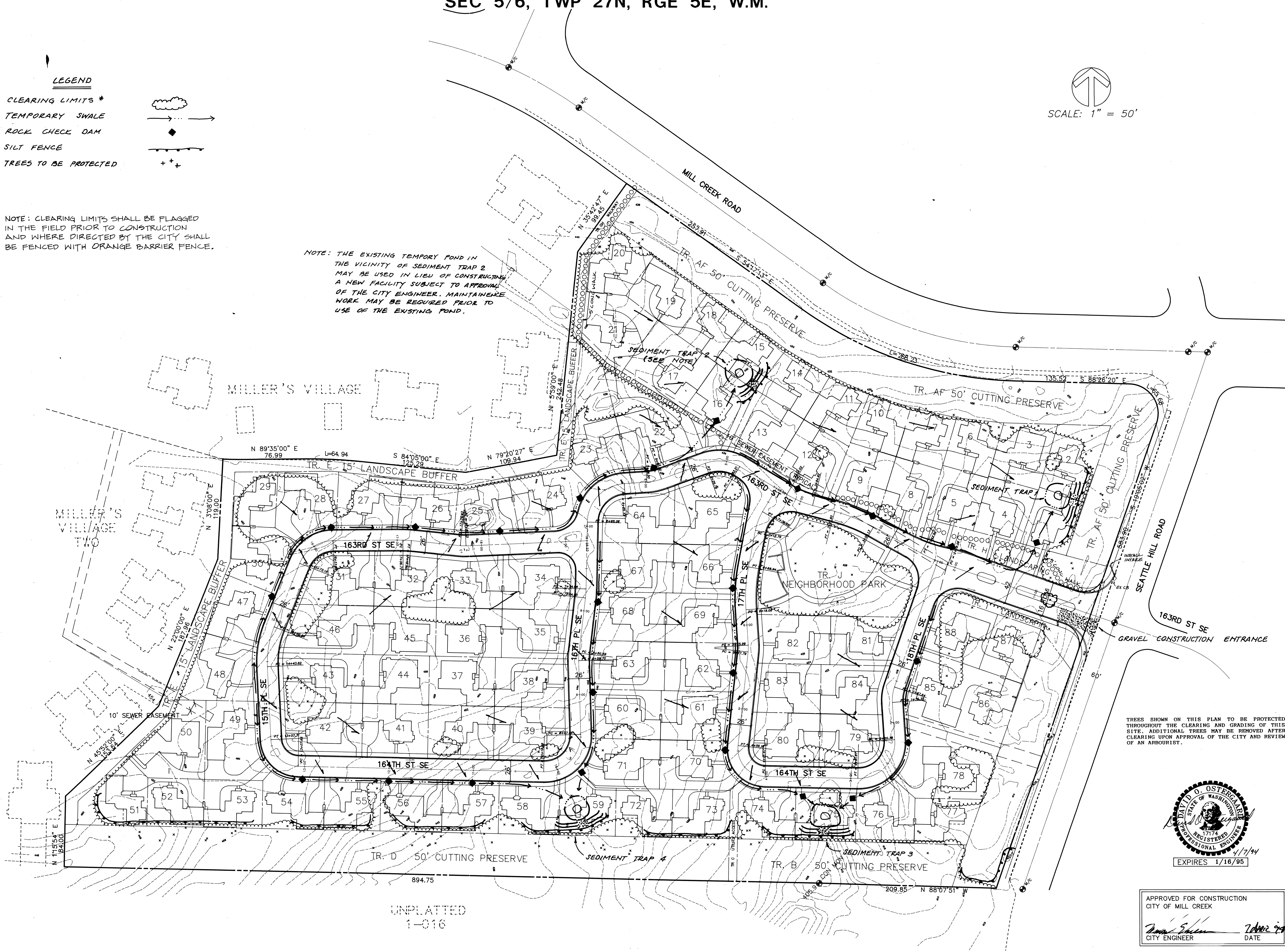
- CLEARING LIMITS *
- TEMPORARY SWALE
- ROCK CHECK DAM
- SILT FENCE
- TREES TO BE PROTECTED



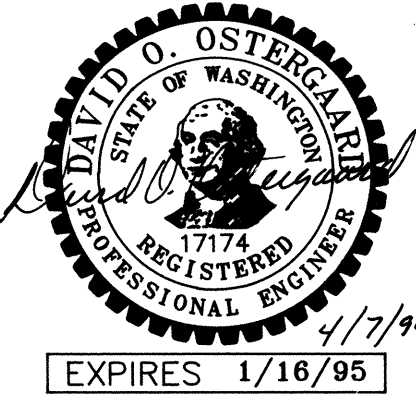
NOTE: CLEARING LIMITS SHALL BE FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION AND WHERE DIRECTED BY THE CITY SHALL BE FENCED WITH ORANGE BARRIER FENCE.

NOTE: THE EXISTING TEMPORARY POND IN THE VICINITY OF SEDIMENT TRAP 2 MAY BE USED IN LIEU OF CONSTRUCTING A NEW FACILITY SUBJECT TO APPROVAL OF THE CITY ENGINEER. MAINTENANCE WORK MAY BE REQUIRED PRIOR TO USE OF THE EXISTING POND.

SCALE: 1" = 50'



TREES SHOWN ON THIS PLAN TO BE PROTECTED THROUGHOUT THE CLEARING AND GRADING OF THIS SITE. ADDITIONAL TREES MAY BE REMOVED AFTER CLEARING UPON APPROVAL OF THE CITY AND REVIEW OF AN ARBOURIST.



APPROVED FOR CONSTRUCTION
CITY OF MILL CREEK
[Signature]
CITY ENGINEER
DATE 4/7/94

DATE	REVISION	BY
4/16/94	REVISED CLEARING LIMITS	KLR

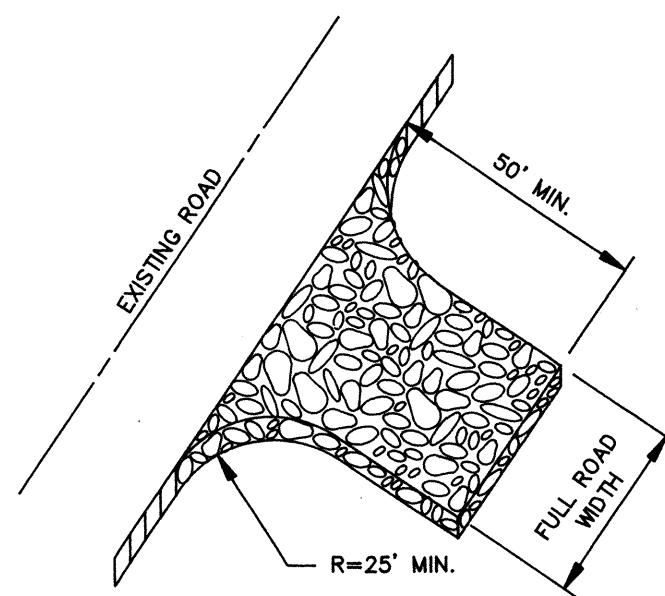
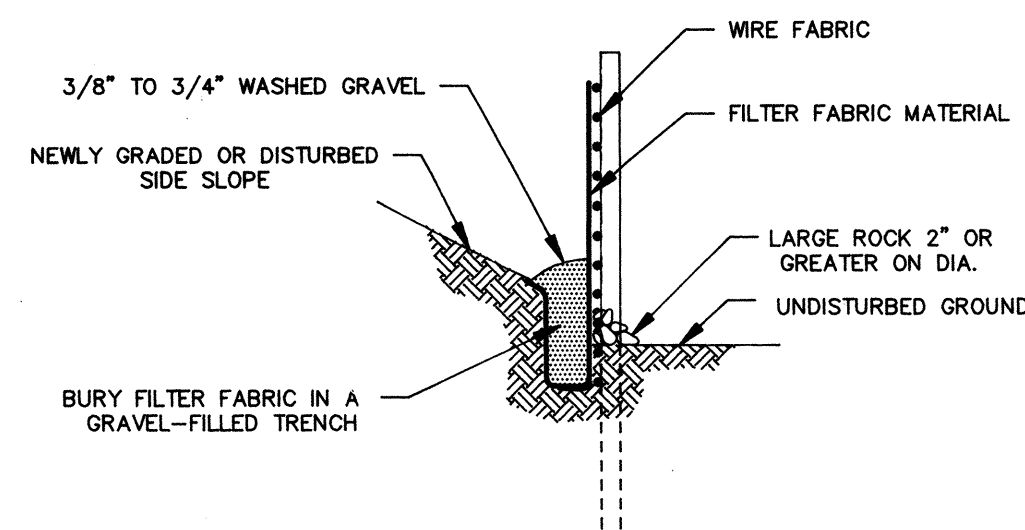
OSTERGAARD • ROBINSON
& ASSOC. INC. CONSULTING ENGINEERS
3630 COLBY AVE.
EVERETT, WA 98201
(206) 259-6445
BELLEVUE: (206) 827-5854

AMBERLEIGH
TREE RETENTION/
CLEARING + TESCP
CITY OF MILL CREEK

Designed KR	Checked
Drawn ME	Checked
As-built	

Sheet 10 of 11

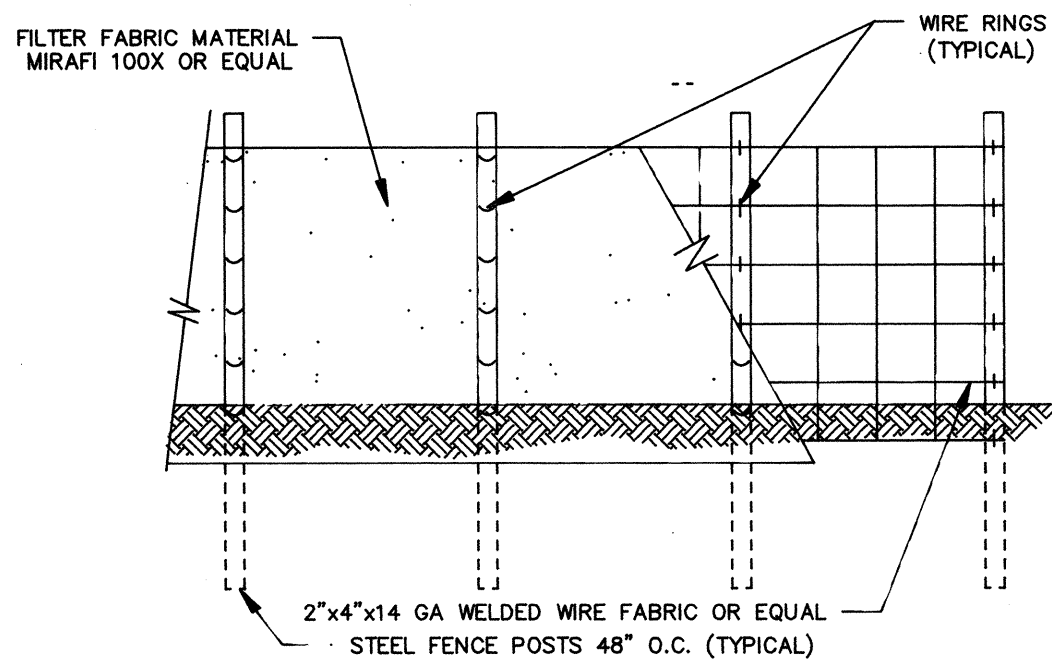
Job No. 93132



GRAVEL CONSTRUCTION ENTRANCE
NTS

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 6" CRUSHED BALLAST ROCK
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET.
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD TO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



SILT FENCE DETAILS
NTS

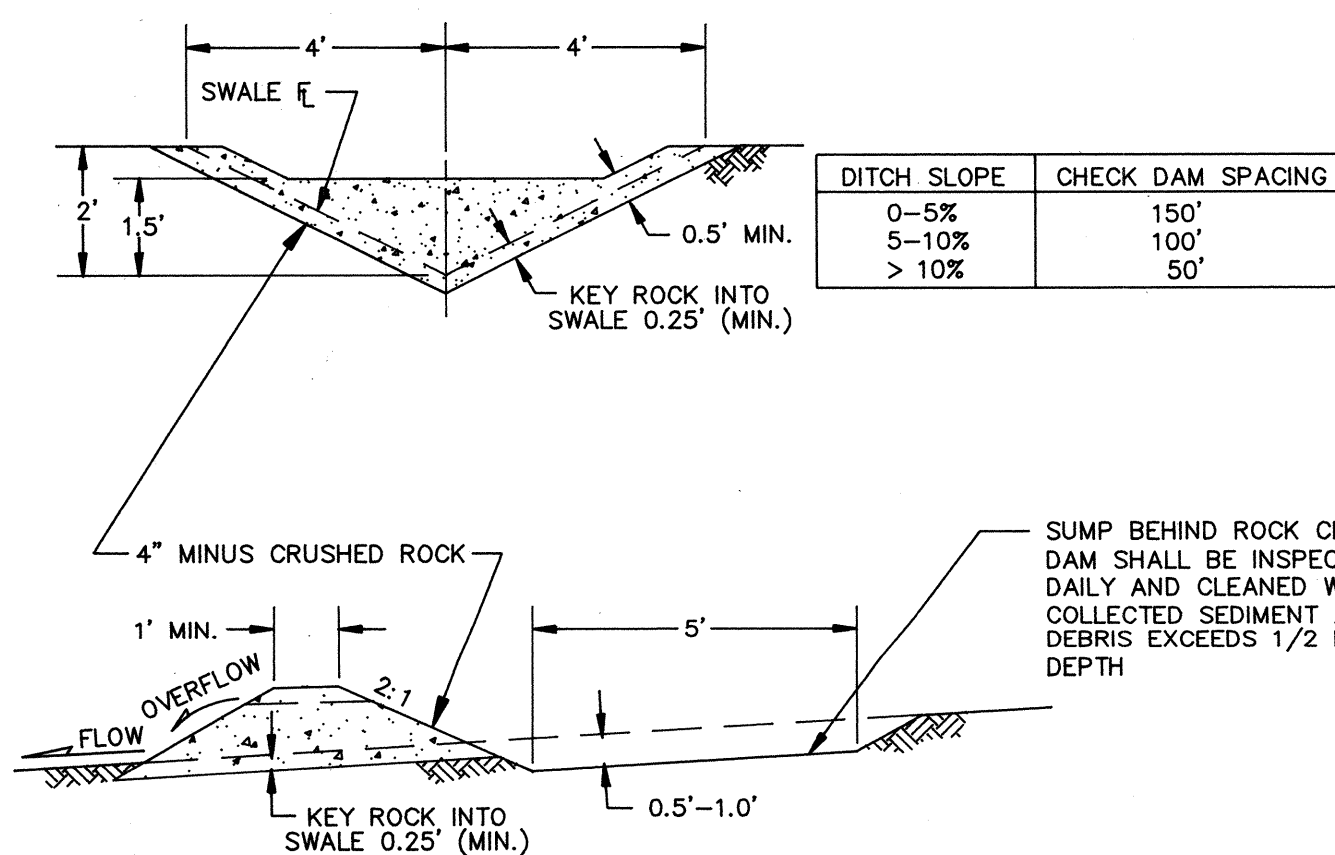
MAINTENANCE OF SILTATION BARRIERS

1. 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.

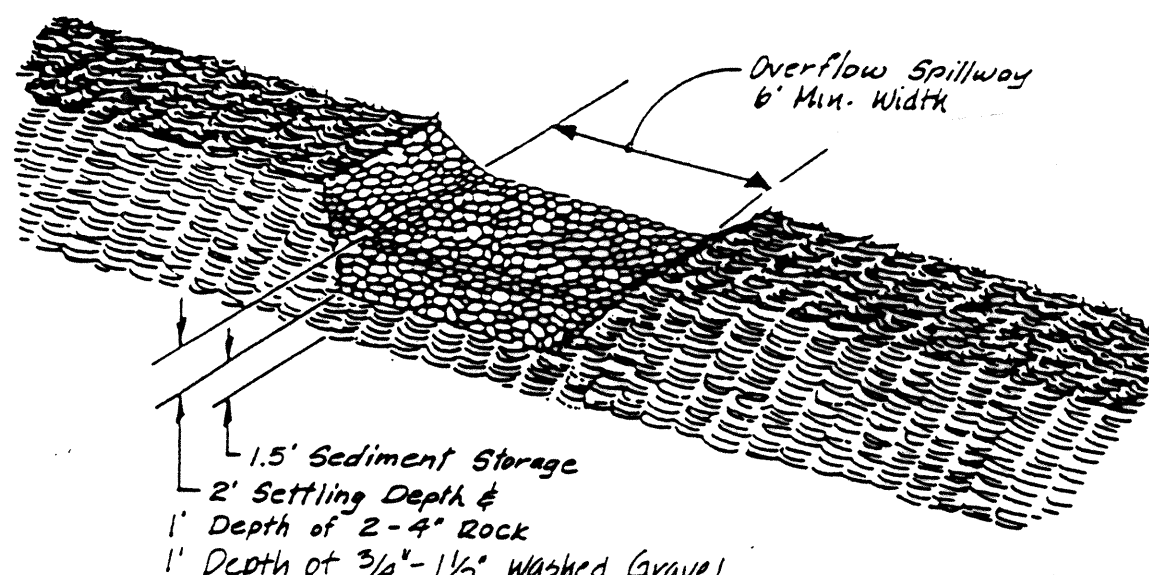
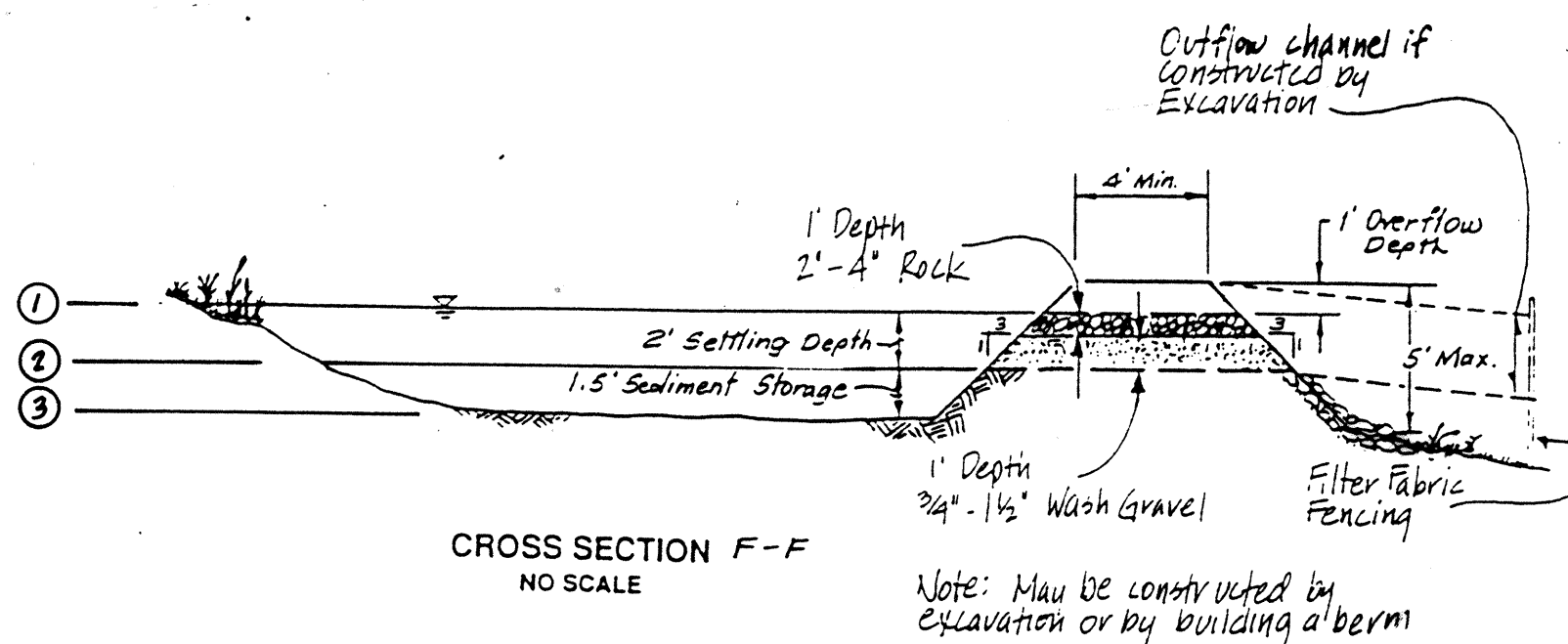
SITE GRADING AND T.E.S.C.P. NOTES

1. 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/ENGINEER AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR/ENGINEER IS OSTERGAARD-ROBINSON AT (206) 259-6445.
2. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH THE APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
4. 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 SHALL BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER EXPERIENCED IN SOILS MECHANICS.
5. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEED PREFERRED.
6. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY BY MODIFIED PROCTOR TEST.
7. 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 HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF MILL CREEK.
8. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPLIED. (MINIMUM 80# PER ACRE). THIS IS TO INCLUDE THE FOLLOWING:
 - 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS
 - 40% CREEPING RED FESCUE
 - 40% WHITE CLOVERHYDROSEED REQUIRED.
9. FERTILIZER: SHALL BE APPLIED AT 400# PER ACRE OF 10-20-20 (10 POUNDS PER 1100 SQUARE FEET) OR EQUIVALENT.

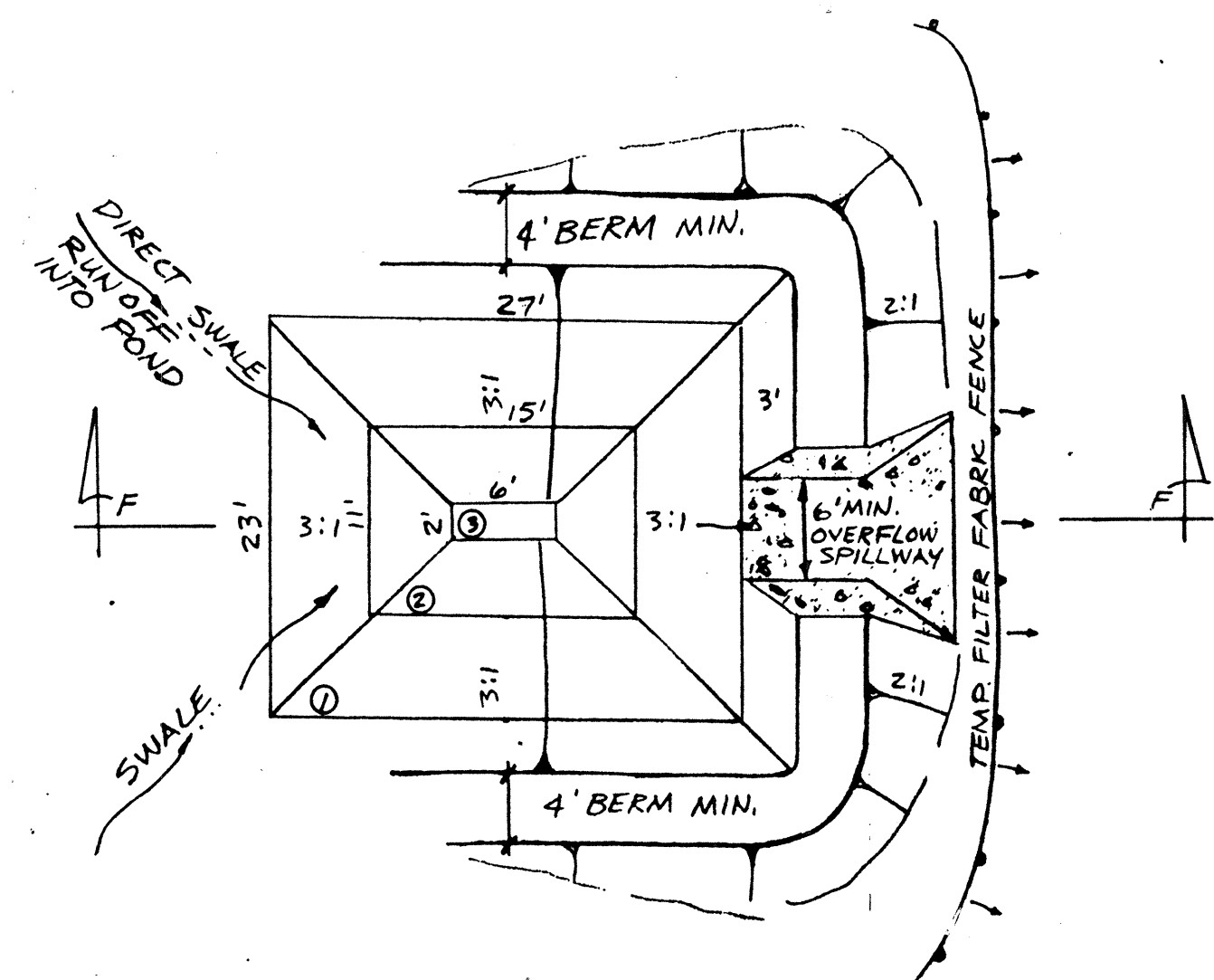
TEMPORARY SEDIMENT TRAP-MINIMUM DIMENSIONS			
T.S.T.#	1	2	3
ALL PONDS	23 X 27	11 X 15	2 X 6
SEE HYDRAULIC CALCULATIONS FOR T.S.T. CALCULATIONS			



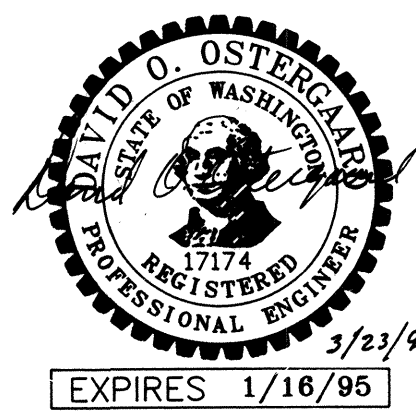
ROCK CHECK DAM DETAILS
NTS



SEDIMENT TRAP OUTLET
NO SCALE



TEMPORARY SEDIMENT TRAP
NTS



CITY OF MILL CREEK
APPROVED FOR CONSTRUCTION
BY *[Signature]* 7 April 94

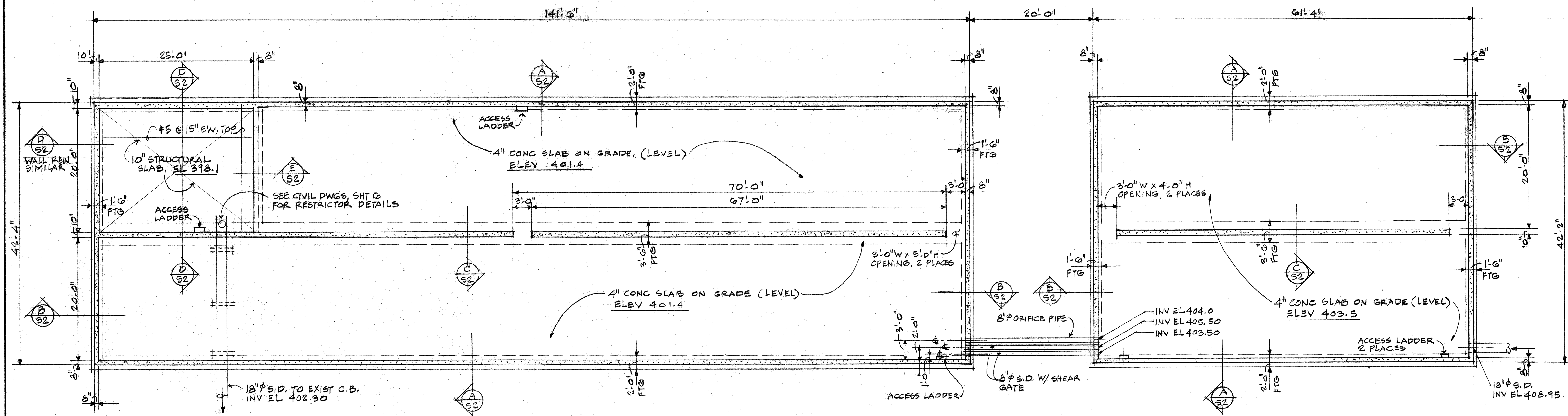
OSTERGAARD • ROBINSON
& ASSOC. INC. CONSULTING ENGINEERS
EVERETT, WA 98201
3630 COLBY AVE.
(206) 259-6445
BELLEVUE, WA 98005

AMBERLEIGH
GRADING + T.E.S.C.P.
DETAILS + NOTES
CITY OF MILL CREEK

Designed KR
Checked
Drawn ME
Checked
As-built

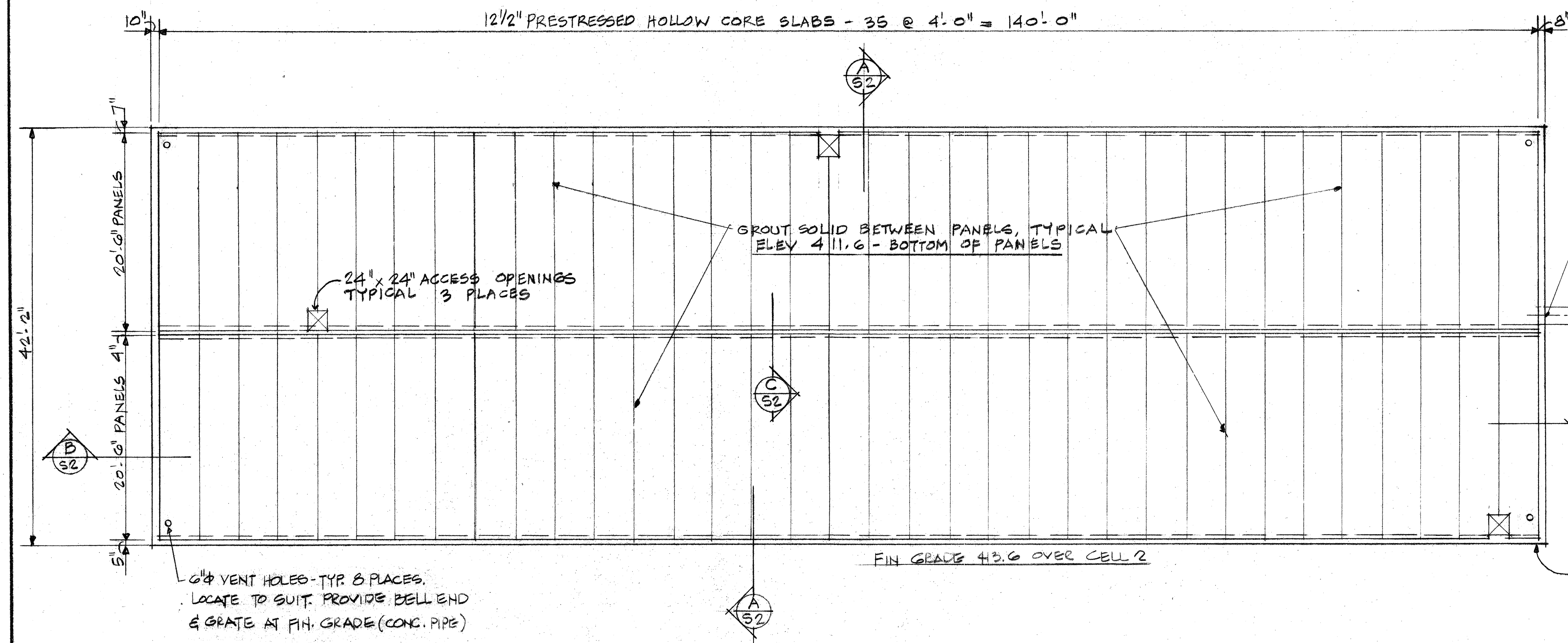
Sheet 11 of 11

Job No. 93132

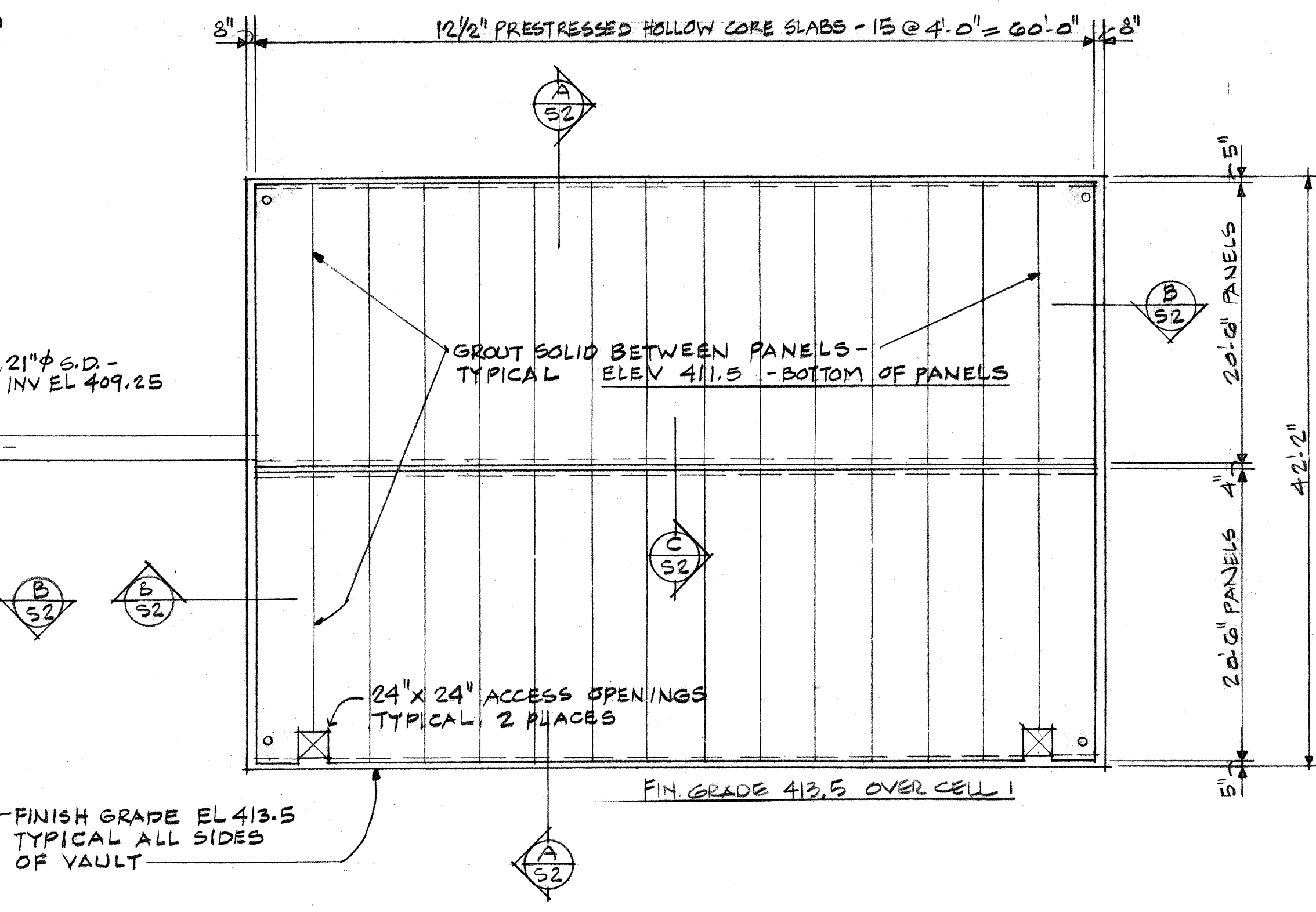


FOUNDATION PLAN ~ CELL 2
SCALE: 1/8" = 1'-0"

FOUNDATION PLAN ~ CELL 1
SCALE: 1/8" = 1'-0"



ROOF FRAMING PLAN ~ CELL 2
SCALE: 1/8" = 1'-0"



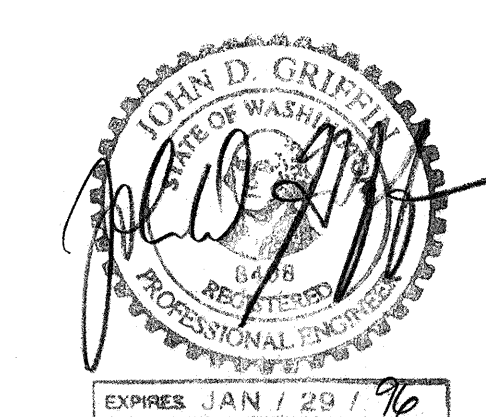
ROOF FRAMING PLAN ~ CELL 1
SCALE: 1/8" = 1'-0"

JOHN D. GRIFFIN ENGINEERS, INC.
CIVIL/STRUCTURAL CONSULTING ENGINEER
1168 SLATER AVENUE NE
KIRKLAND, WASHINGTON 98034
(206) 825-9903 FAX (206) 821-9408

drawing:
DETENTION VAULT NO 1
FOUNDATION AND
ROOF FRAMING PLANS

project:
AMBERLEIGH
CITY OF MILL CREEK, WASHINGTON

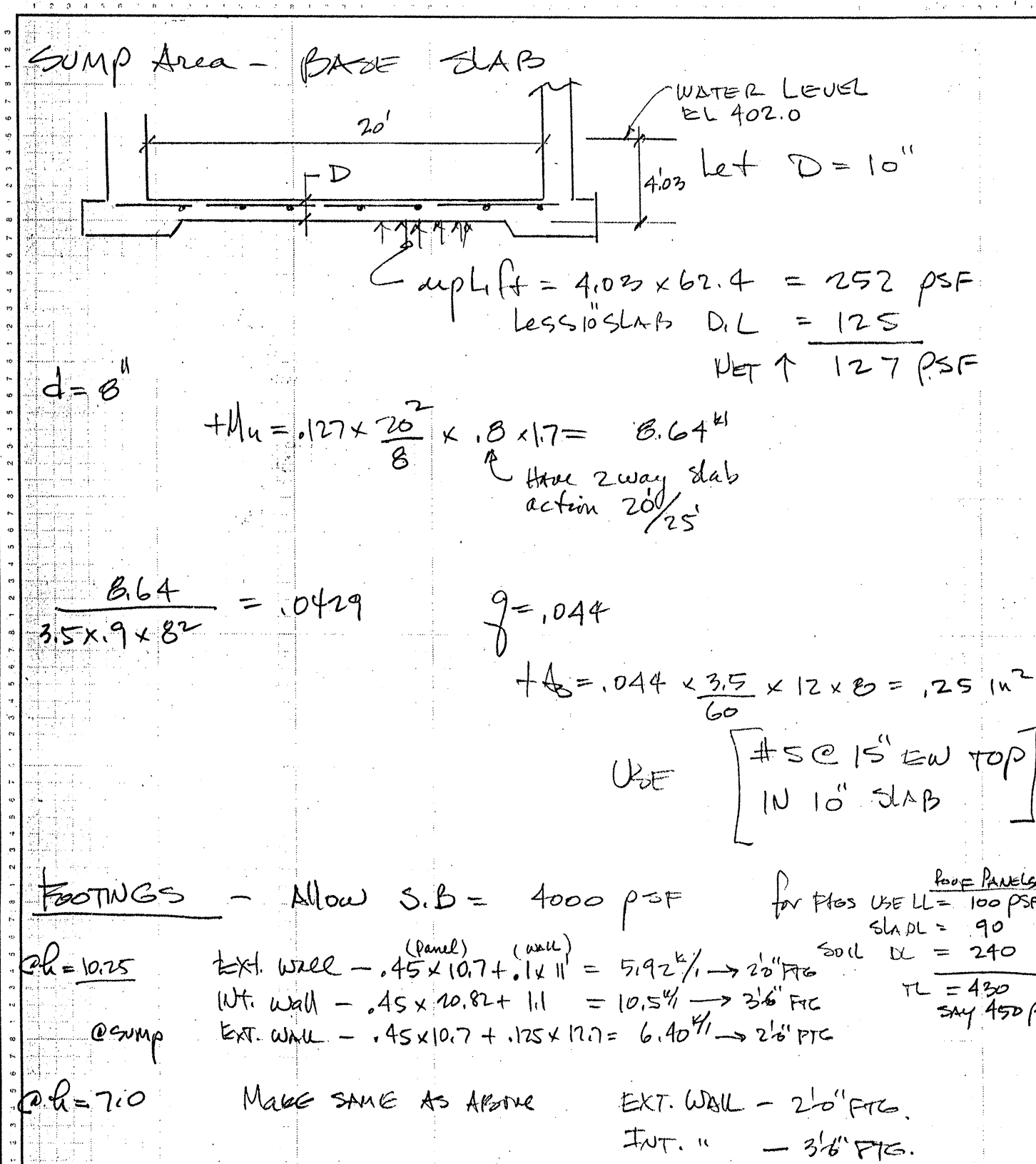
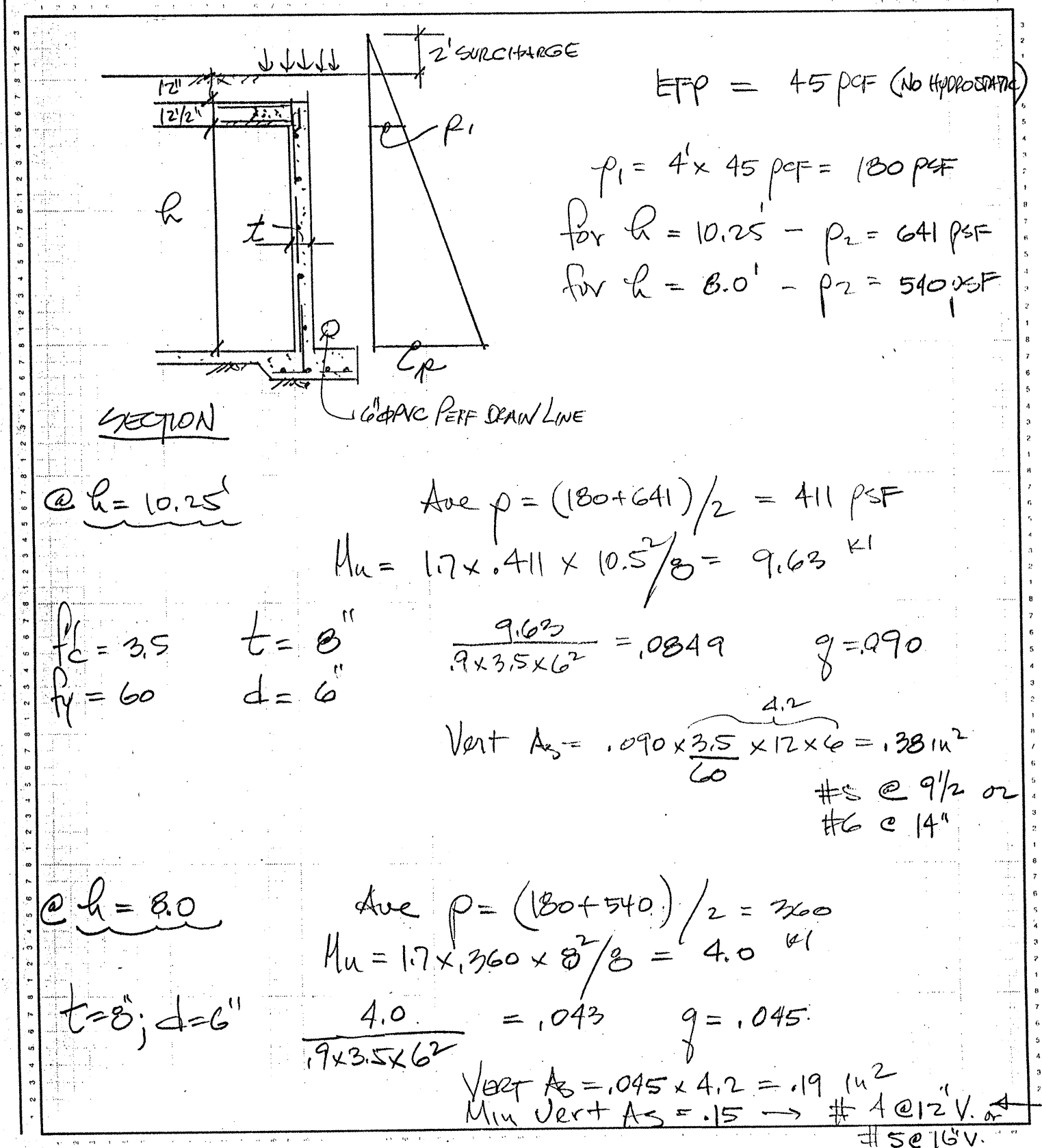
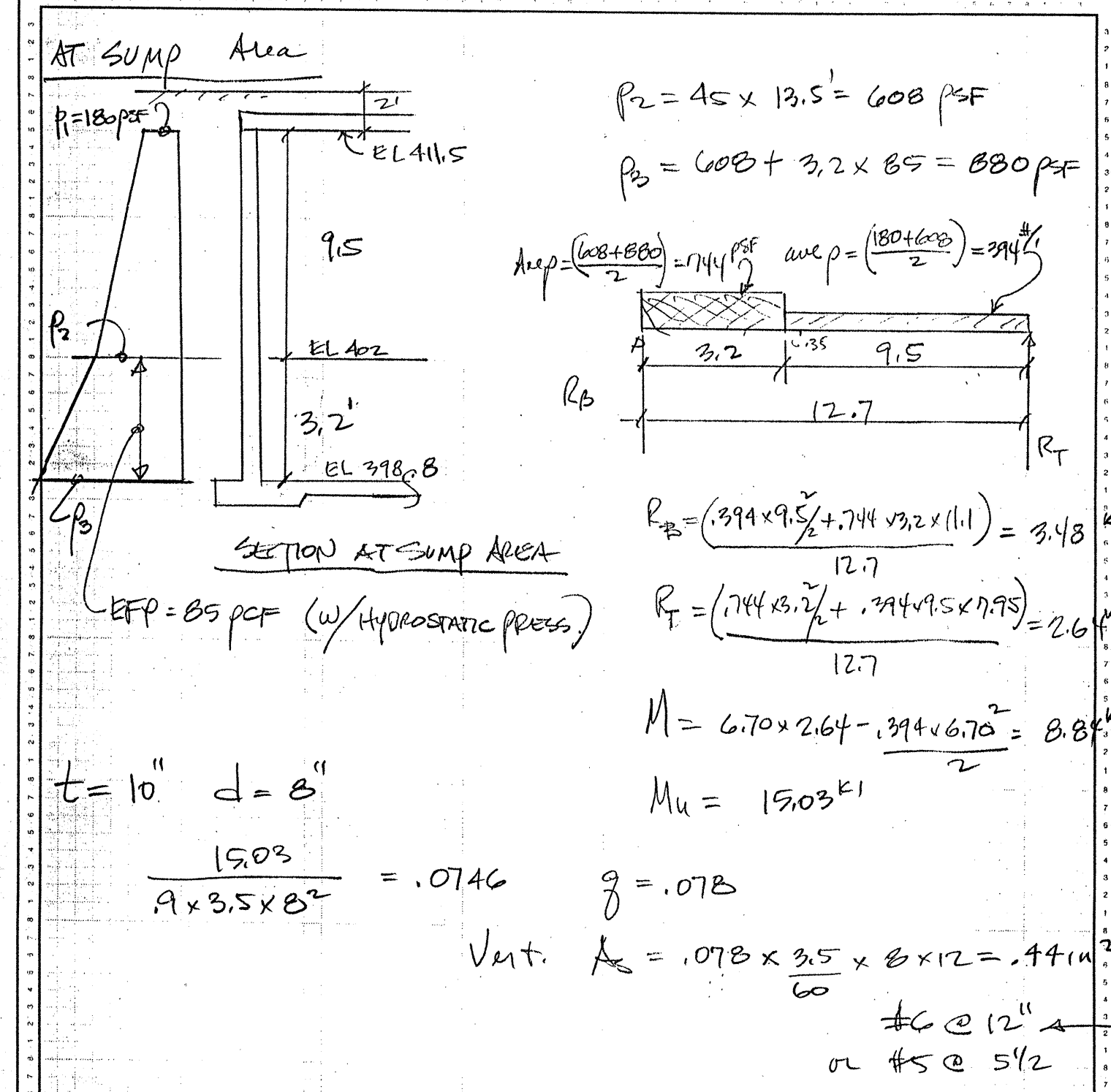
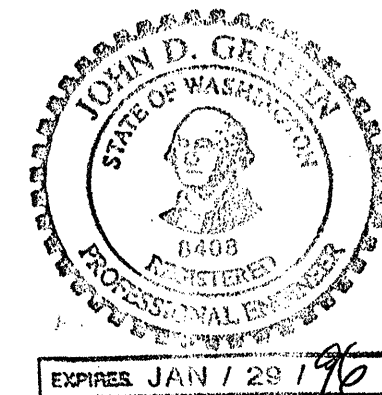
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drawn by:
JN
checked by:
JPG
date:
MAY 9, 1994
revisions:

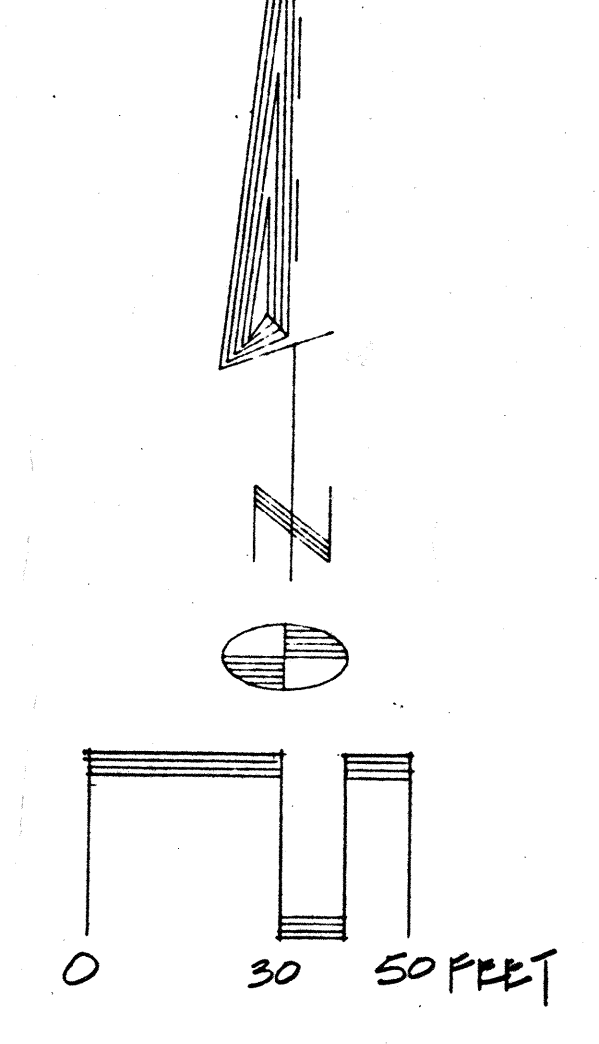


STRUCTURAL CALCULATIONS

INDEX

ITEM	SHEET NUMBER
WALL DESIGN	1, 2
STRUCT. SLAB, FOOTING	3



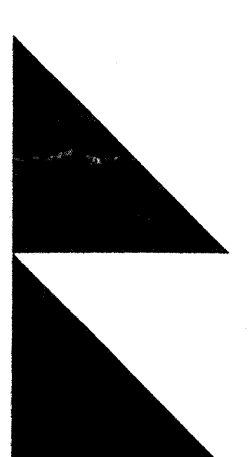


Bus Stop

Entry Monument

LEGEND:

- ○ ○ ○ ○ ○ ○ Pedestrian Circulation
- Proposed Wood Fence
- Existing Trees**
- Conifer Tree
- Deciduous
- Proposed Plantings**
- Conifer Tree
- Street Tree
- Large Flowering Tree
- Flowering Tree
- Evergreen Shrub



Williamson Associates

REVISION	DATE	REVISION	DATE

WILLIAM E. BUCHAN INCORPORATED
11555 Northrup Way • Bellevue, Washington 98004 • (206) 828-6424



Amberleigh
Mill Creek
Washington

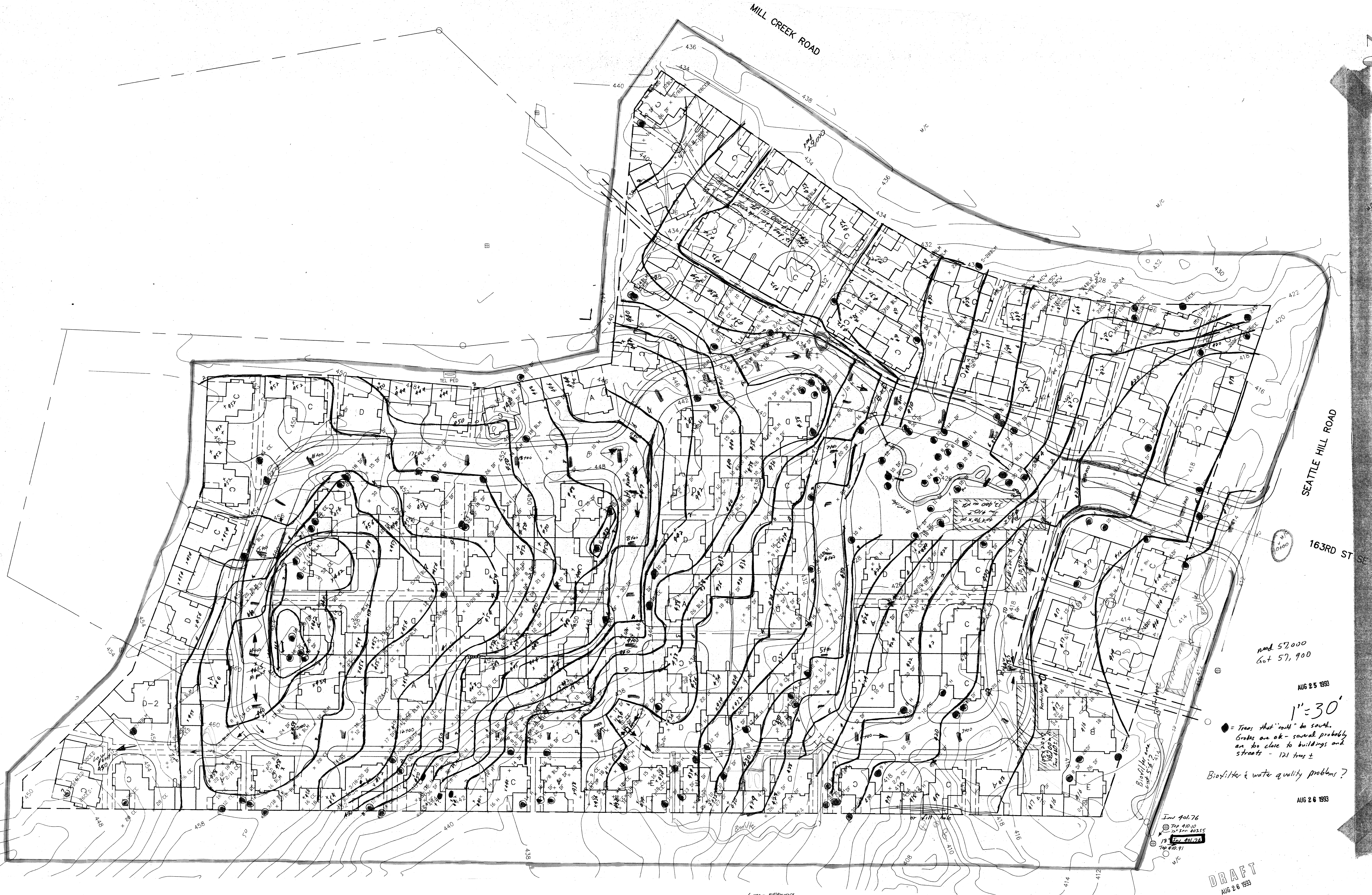
CONTENT

JOB NO.

DATE
October 4, 1993

SHEET

HDEV-061



mod 57,000
 Got 57,900

AUG 25 1993

1"=30'

• = Trees that "could" be saved.
 Grades are ok - several probably
 are too close to buildings and
 streets - 121 trees ±

Biofilter & water quality problems?

AUG 26 1993

Inv 901.76
 Top 910.10
 10' max 803.55
 18' max 801.76
 Top 910.91

DRAFT
 AUG 26 1993

Let's prepare
 TREE/DRAINAGE
 Plan

Rev. 22 Sep 93