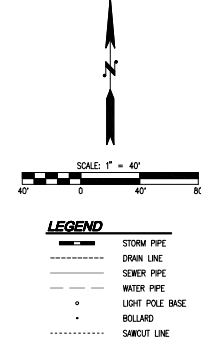
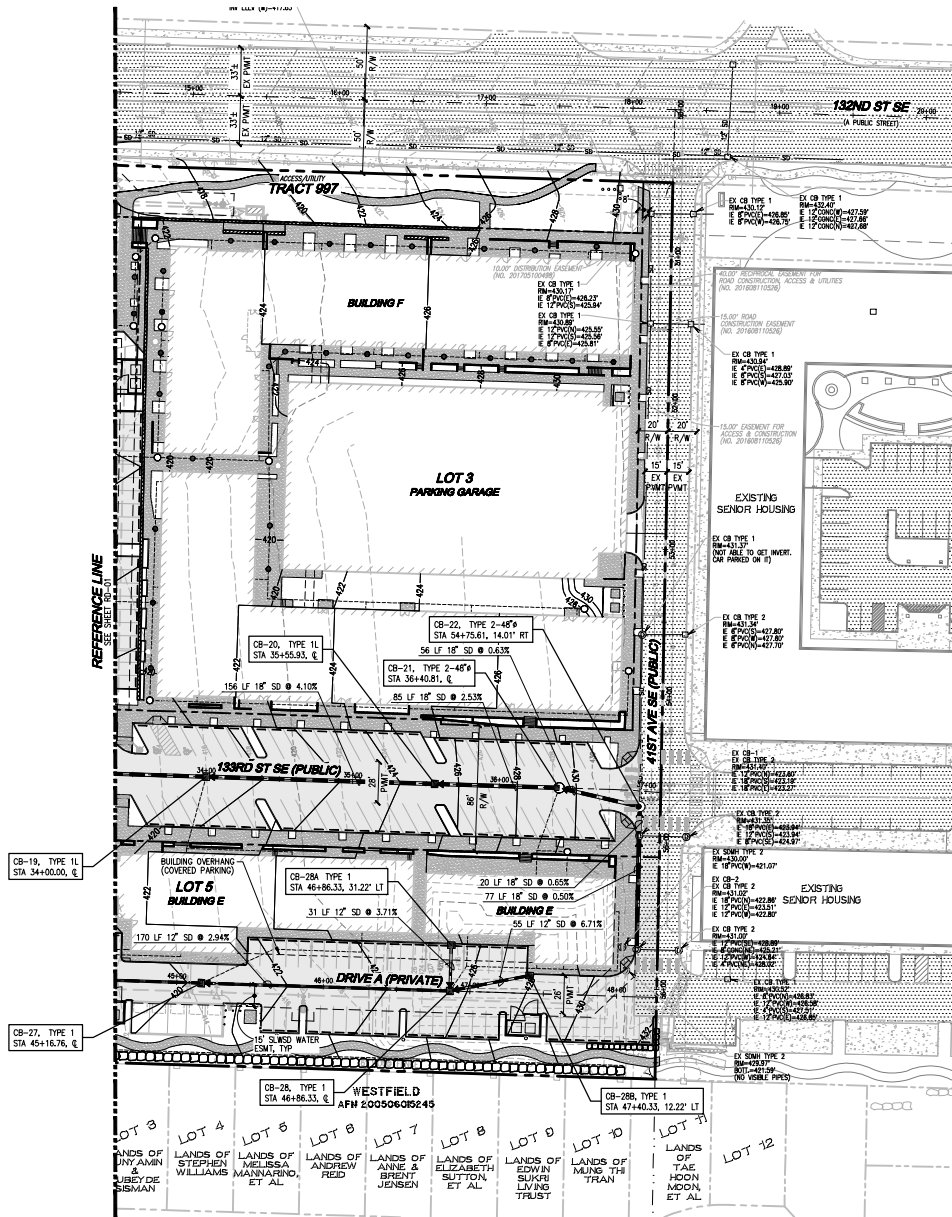


A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



LEGEND

- STORM PIPE
- DRAIN LINE
- SEWER PIPE
- WATER PIPE
- LIGHT POLE BASE
- BOLLARD
- SAWCUT LINE

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Underground Location Center

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

CITY ENGINEER _____ DATE _____

ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL
FOR C2017-0001

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT _____ DATE _____

15th ANNIVERSARY

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20027 1st Avenue NE
Mill Creek, WA 98012
P: 425.486.1000
F: 425.486.1001
www.LDC.com

EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

ROAD AND STORM DRAINAGE PLAN

NO.	DATE	REVISIONS	DESCRIPTION

JOB NUMBER: 171270

DRAWING NAME: 171270-RD-02

DESIGNER: JMS

DRAWING BY: JMS

DATE: 3-8-19

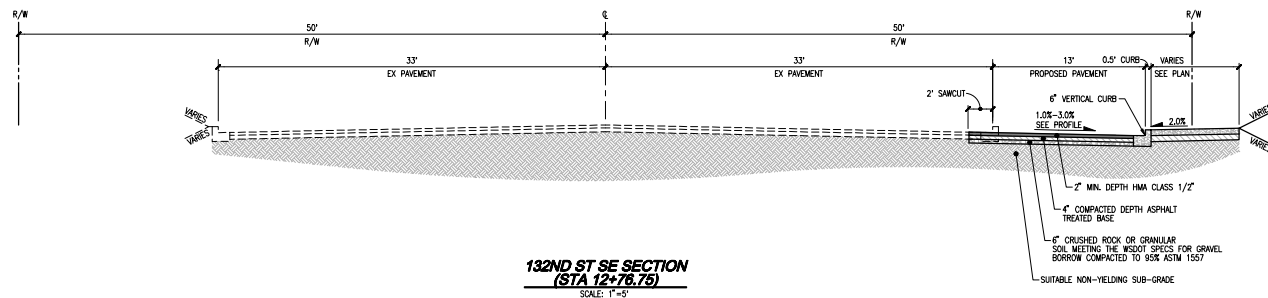
SCALE: 1"=40'

AUTHORITY: MILL CREEK

RD-02

SHEET 16 OF 32

Drawing: P:\CWA\2017\17-127 gateway at mill creek\Drawings\construction\171216-00-PR0.dwg Plotted: Mar 08, 2019 - 3:38pm



132ND ST SE SECTION
(STA 12+76.75)
SCALE: 1"=5'

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

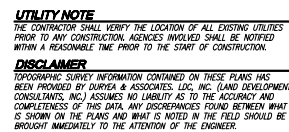
TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DURYEA & ASSOCIATES, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT	DATE
---	------

SHEET 17 OF 32

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Planning
18, 425-806,1049
20, 425-806,1049
15, 425-842,2893
www.LDC.com



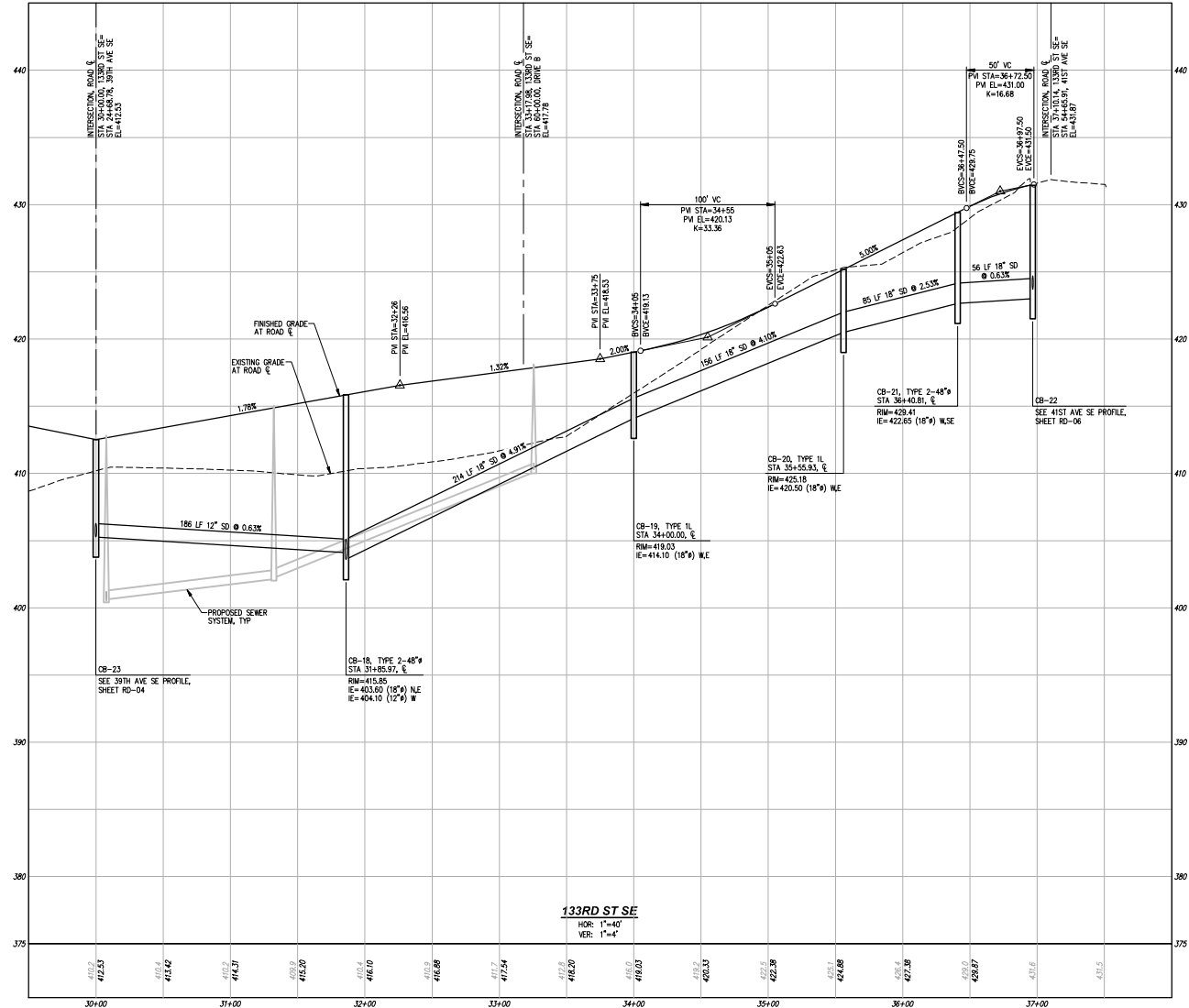
ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

CITY ENGINEER _____ DATE _____

ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL
FOR CG2017-0001

DIRECTOR OF COMMUNITY _____ DATE _____
AND ECONOMIC DEVELOPMENT

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



133RD ST SE
HOR: 1"=40'
VER: 1"=4'

UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
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ACCEPTED FOR CONSTRUCTION CITY OF MILL CREEK	
CITY ENGINEER	DATE
ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR C2017-0001	
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT	DATE

NO.	DATE	REVISIONS	DESCRIPTION

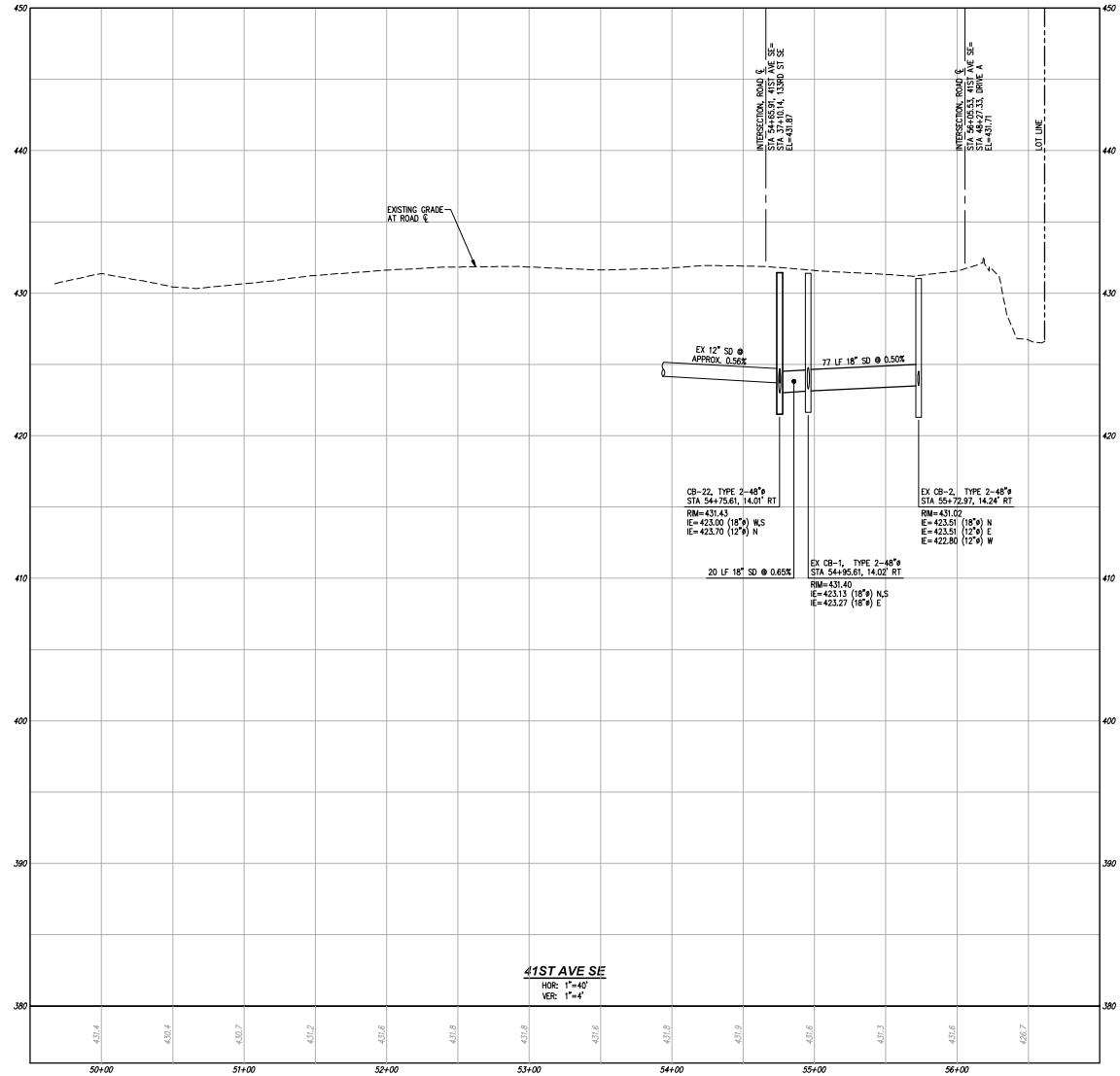
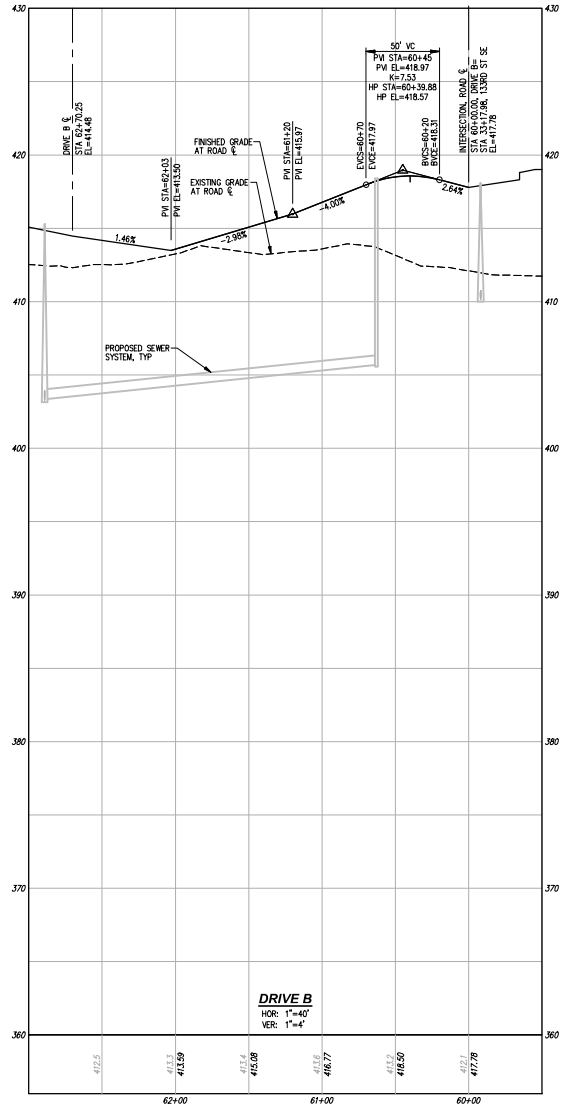
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Seattle, WA 98107
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F: 206.465.1001
www.LDCinc.com

EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
ROAD AND STORM DRAINAGE PROFILES AND SECTIONS



JOB NUMBER: 17127C
DRAWING NAME: 17127C-10-PR
DESIGNER: JMT
DRAFTING BY: HCR
DATE: 3-8-19
SCALE: 1"=40'
JURISDICTION: MILL CREEK

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

CITY ENGINEER _____ DATE _____

ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL
FOR C62017-0001

DIRECTOR OF COMMUNITY
AND ECONOMIC DEVELOPMENT _____ DATE _____

JOB NUMBER: 17127C
DRAWING NAME: 17127C-06-PH
DESIGNER: JMT
DRAFTING BY: JMT
DATE: 3-8-19
SCALE: 1"=40'
JURISDICTION: MILL CREEK

RD-06

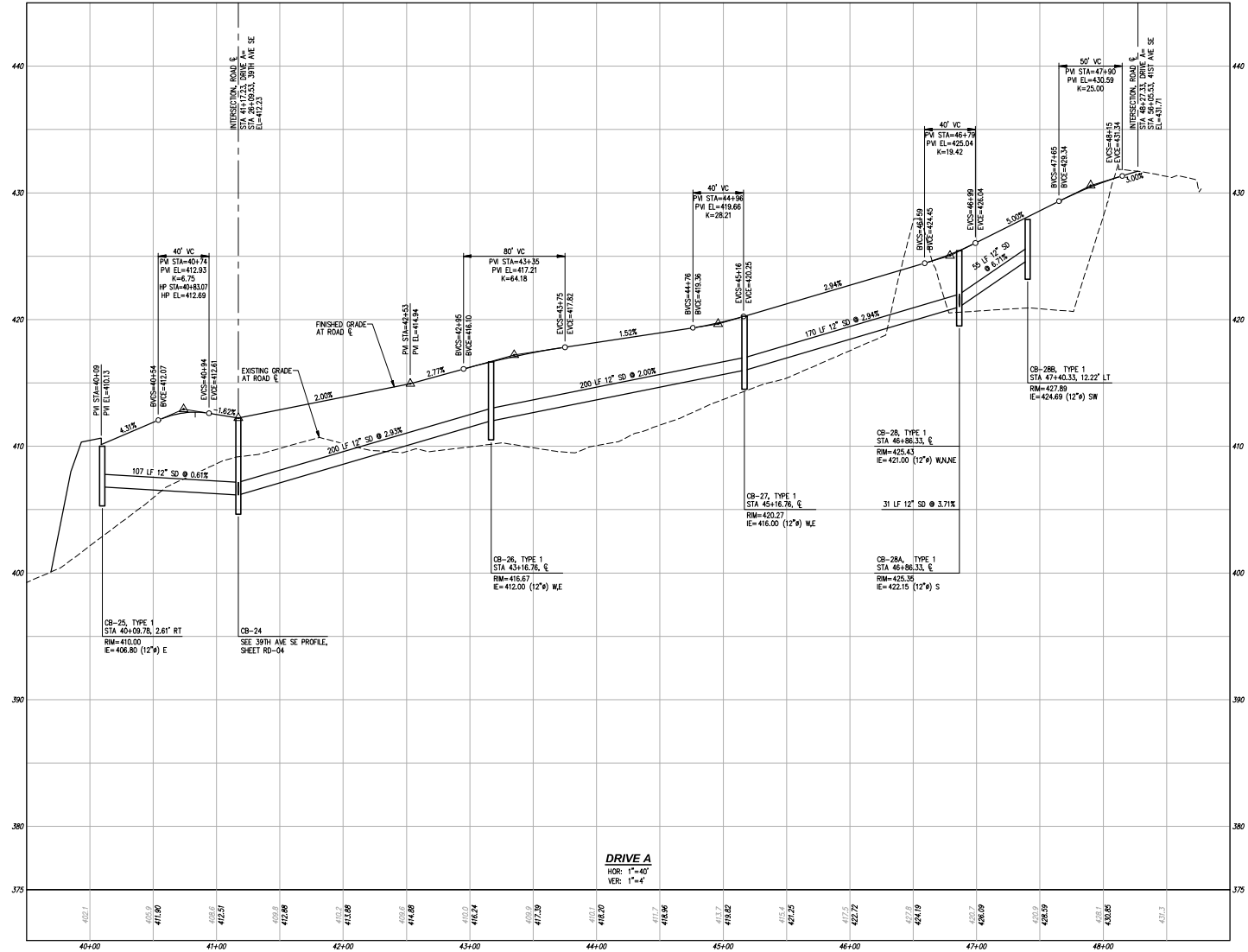
SHEET 20 OF 32

EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

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Seattle, WA 98107
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NO.	DATE	REVISIONS	DESCRIPTION

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



DRIVE A
HOR: 1"=40'
VER: 1"=4'

UTILITY NOTE
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CITY OF MILL CREEK
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ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL
FOR C02017-0001
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F: 206.465.1901
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EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

JOB NUMBER: 17127C

DRAWING NAME: 17127C-00-PR

DESIGNER: JMT

DRAWING BY: JMT

DATE: 3-8-19

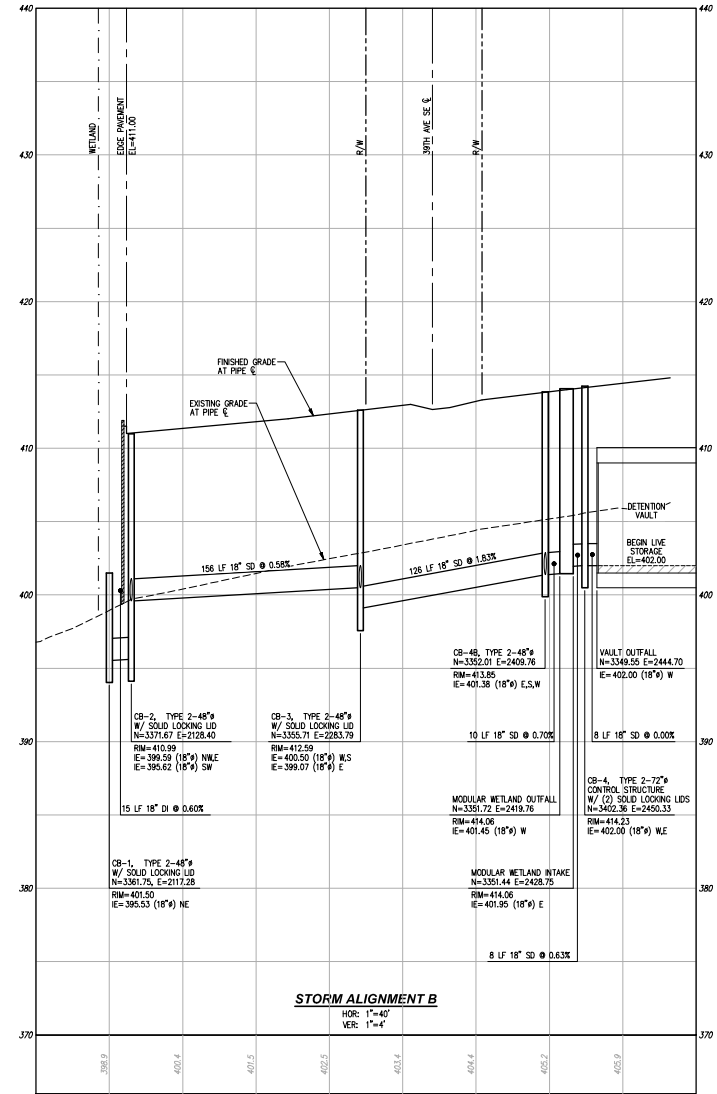
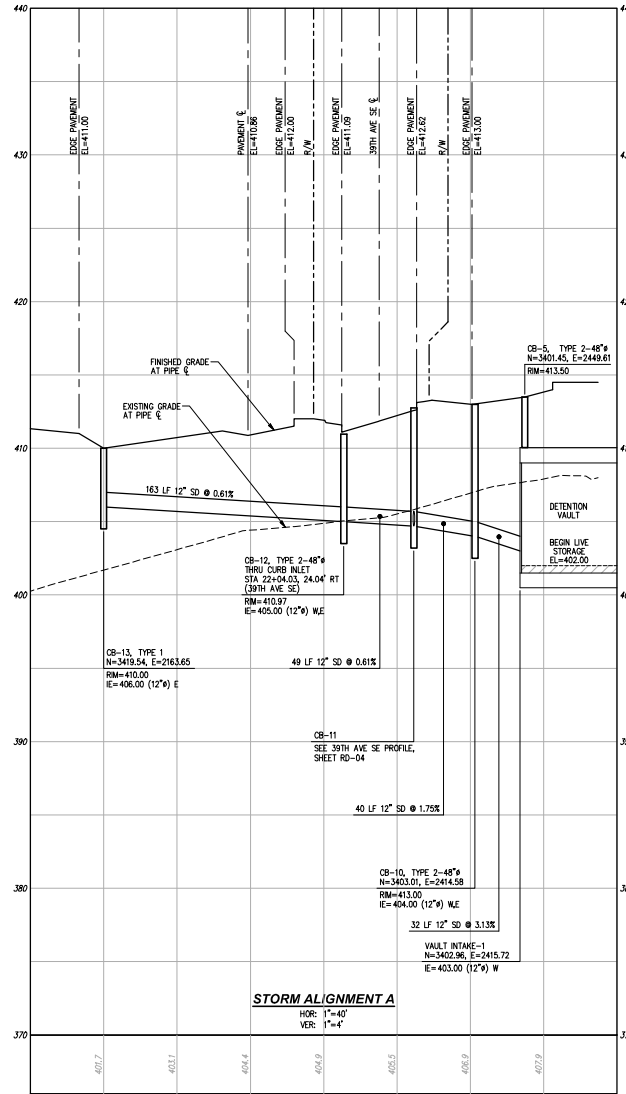
SCALE: 1"=40'

AUTHORITY: MILL CREEK

RD-07

SHEET 21 OF 32

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



UTILITY NOTE

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DISCLAIMER

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ACCEPTED FOR CONSTRUCTION CITY OF MILL CREEK	
CITY ENGINEER	DATE
ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR C02017-0001	
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT	DATE

EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

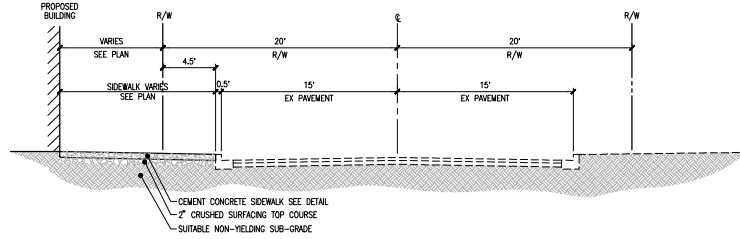


JOB NUMBER: 171270
DRAWING NAME: 171270-80-FR
DESIGNER: JMT
DRAFTING BY: HCR
DATE: 3-8-19
SCALE: 1"=40'
JURISDICTION: MILL CREEK

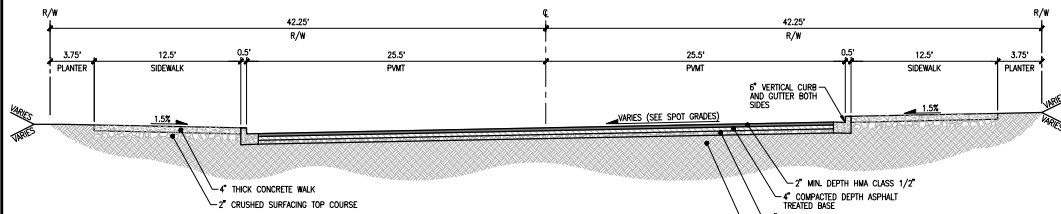
RD-08

SHEET 22 OF 32

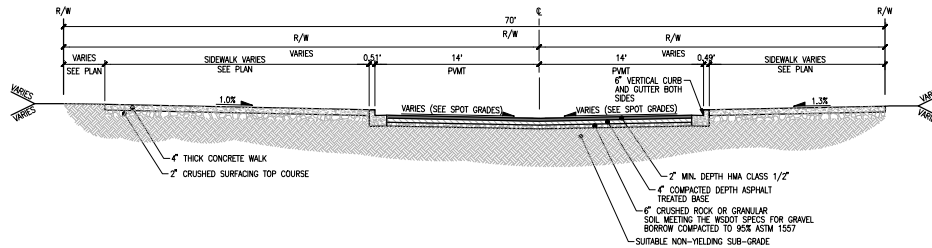
A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



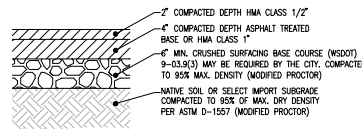
41ST AVE SE SECTION F-F
SCALE: 1"=5'



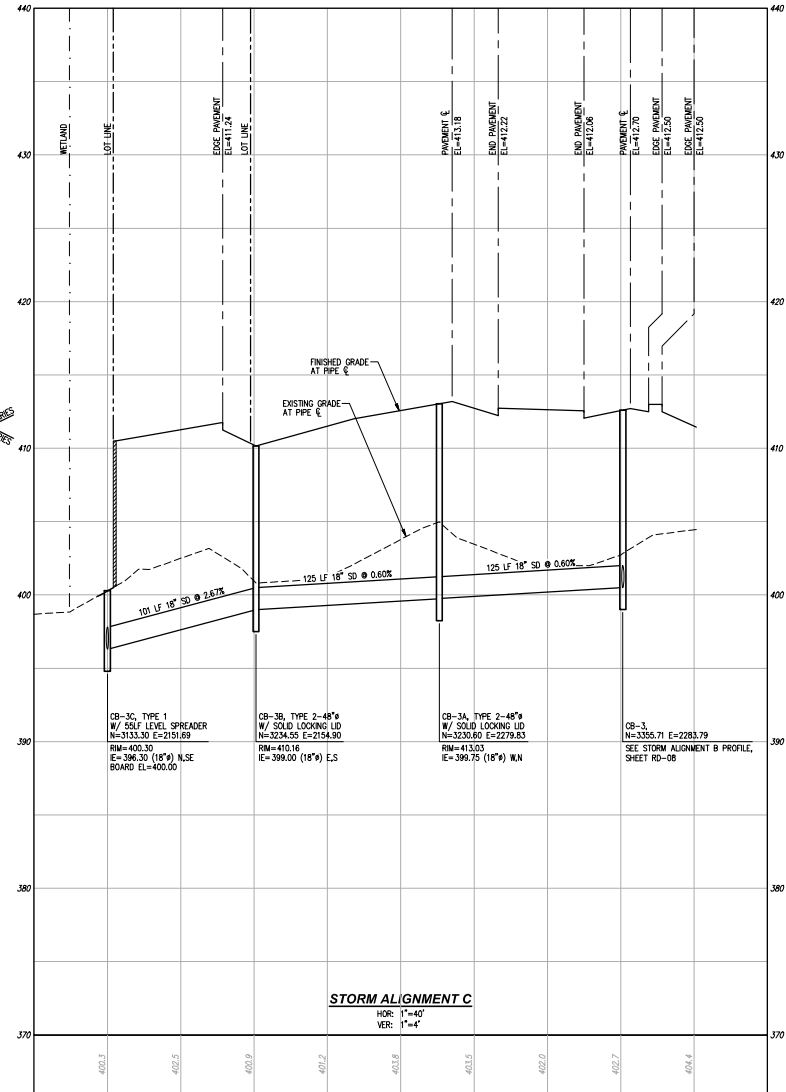
38TH AVE SE SECTION A-A
SCALE: 1"=5'



38TH AVE SE SECTION B-B
SCALE: 1"=5'



ON-SITE ASPHALT PAVEMENT SECTION
NOT TO SCALE



STORM ALIGNMENT C

UTILITY NOTE
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DISCLAIMER
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ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

CITY ENGINEER _____ DATE _____

ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL
FOR C2017-0001

DIRECTOR OF COMMUNITY
AND ECONOMIC DEVELOPMENT _____ DATE _____

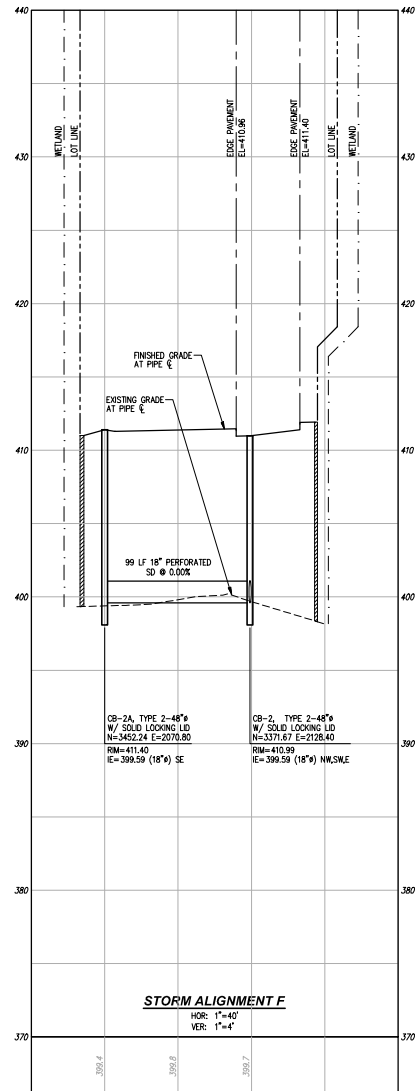
15th ANNIVERSARY
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EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

JOB NUMBER: 17127C
DRAWING NAME: 17127C-RD-09
DESIGNER: JMT
DRAFTING BY: HCR
DATE: 3-8-19
SCALE: 1"=40'
JURISDICTION: MILL CREEK

RD-09
SHEET 23 OF 32

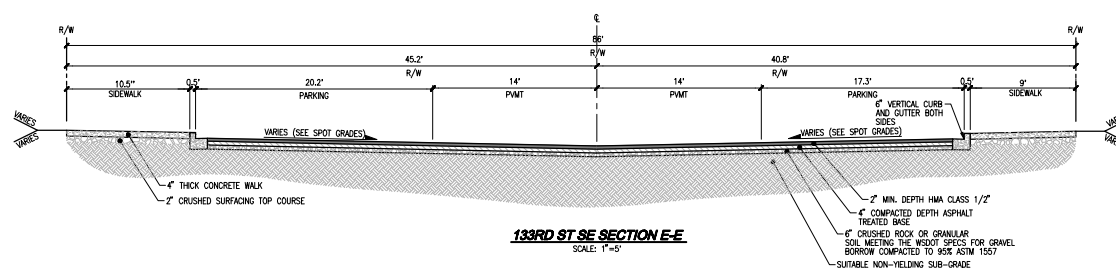
Drawing: P:\CWA\2017\17-127 gateway at mill creek\Drawings\construction\1712NC-60-P00.dwg Plotted: Mar 08, 2019 - 3:38pm



ACCEPTED FOR CONSTRUCTION CITY OF MILL CREEK	
CITY ENGINEER _____	DATE _____
ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR CG2017-0001	
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT _____	DATE _____

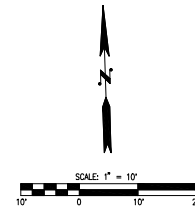
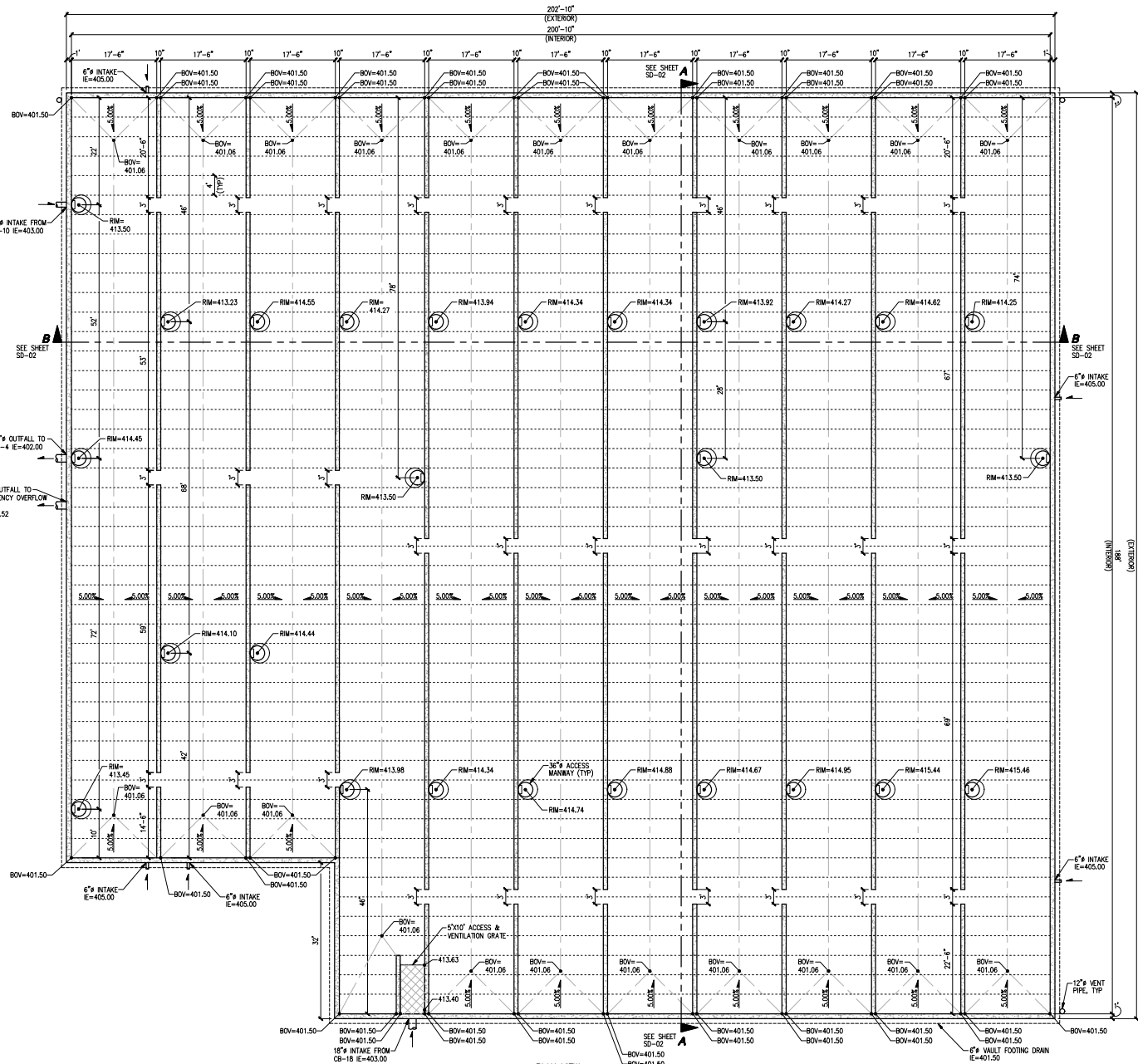
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Drawing: P:\CHM\2017\17-127 gateway at mill creek\Drawings\construction\17127C-40-PB.dwg Plotted: Mar 08, 2019 - 3:38pm



SHEET 25 OF 32

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



STORM EVENT	LINE STORAGE VOLUME (CF)			RELEASE RATE (CF/S)		
	REQUIRED	DESIGNED	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2 YR	196,478	197,193		0.5597	2.626	
10 YR	254,319	226,493		0.6636	2.812	
50 YR	228,074	231,077		0.8184	1.826	

UTILITY NOTE

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DISCLAIMER

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Call 2 Business Days Before You Dig
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 Utility Underground Location Center

ACCEPTED FOR CONSTRUCTION CITY OF MILL CREEK	
CITY ENGINEER	DATE
ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR C02017-0001	
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT	DATE

15th ANNIVERSARY

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Burien, WA 98147
P: 206.836.1000
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REVISIONS

NO.	DATE	DESCRIPTION

EASTGATE BY VINTAGE, LP

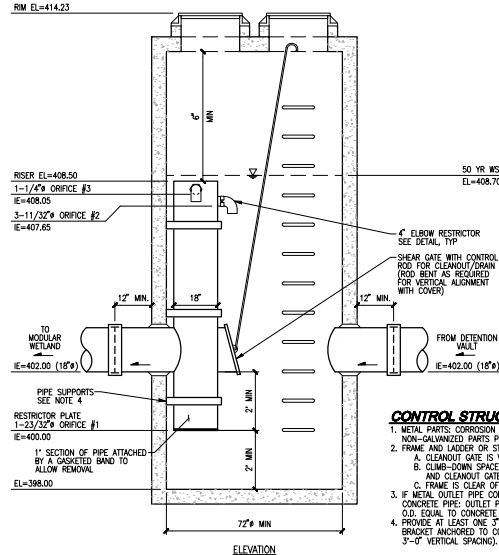
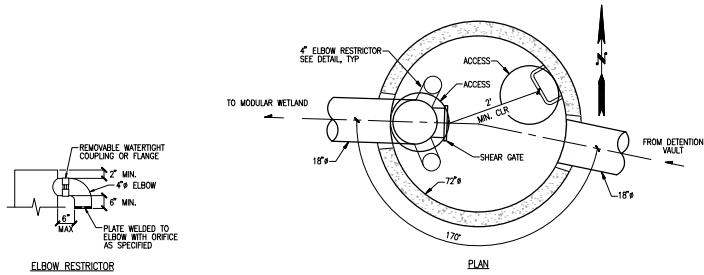
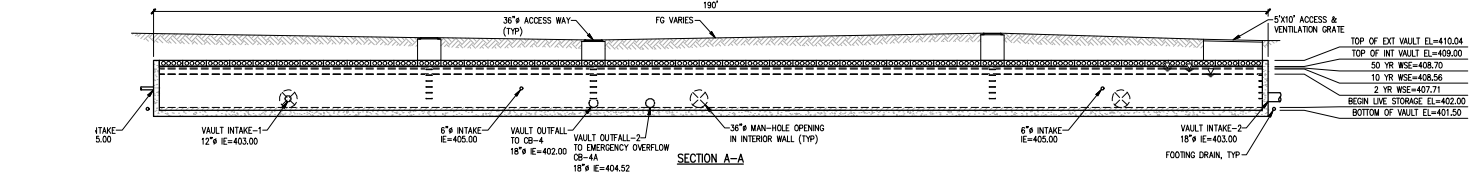
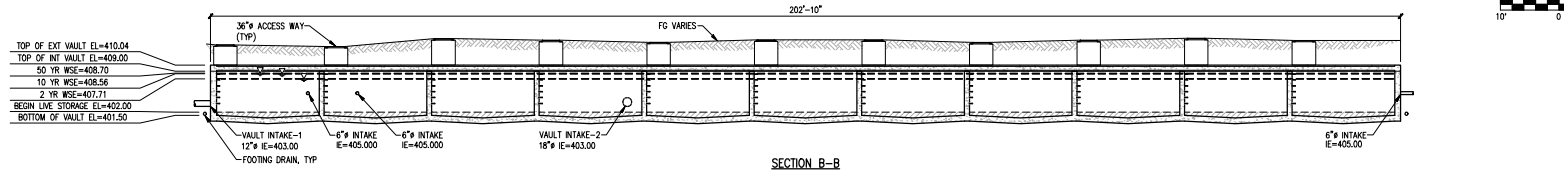
THE FARM AT MILL CREEK

STORM DETENTION VAULT PLAN AND SECTIONS

SD-01

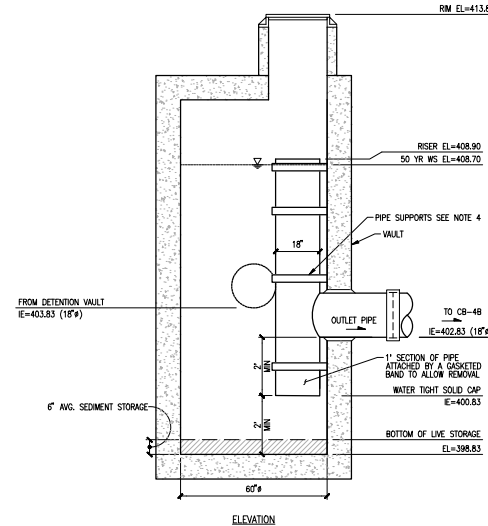
SHEET 26 OF 32

A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON



- CONTROL STRUCTURE NOTES**
1. METAL PARTS CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED.
 2. FRAME AND LADDER OR STEPS OFFSET SO:
 - A. CLEANOUT GATE IS VISIBLE FROM TOP.
 - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - C. FRAME IS CLEAR OF CURB.
 3. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
 4. PROVIDE AT LEAST ONE 3"x0.90 GAGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL (MAXIMUM 9'-0" VERTICAL SPACING).

CONTROL STRUCTURE CB-1
SCALE: 1"=2'



EMERGENCY OVERFLOW DETAIL CB-4A
SCALE: 1"=2'

EMERGENCY OVERFLOW NOTES

1. METAL PARTS CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
2. FRAME AND LADDER OR STEPS OFFSET SO:
 - A. CLEANOUT GATE IS VISIBLE FROM TOP.
 - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - C. FRAME IS CLEAR OF CURB.
3. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
4. PROVIDE AT LEAST ONE 3"x0.90 GAGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL (MAXIMUM 9'-0" VERTICAL SPACING).
5. LOCATE ELBOW RESTRICTOR(S) AS NECESSARY TO PROVIDE MINIMUM CLEARANCE AS SHOWN.

UTILITY NOTE

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DISCLAIMER

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ACCEPTED FOR CONSTRUCTION CITY OF MILL CREEK	DATE
CITY ENGINEER	DATE
ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR C02017-0001	DATE
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT	DATE

NO.	DATE	REVISIONS	DESCRIPTION

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EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
STORM DETENTION VAULT PLAN AND SECTIONS

SD-02
SHEET 27 OF 32