

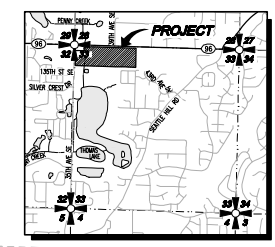
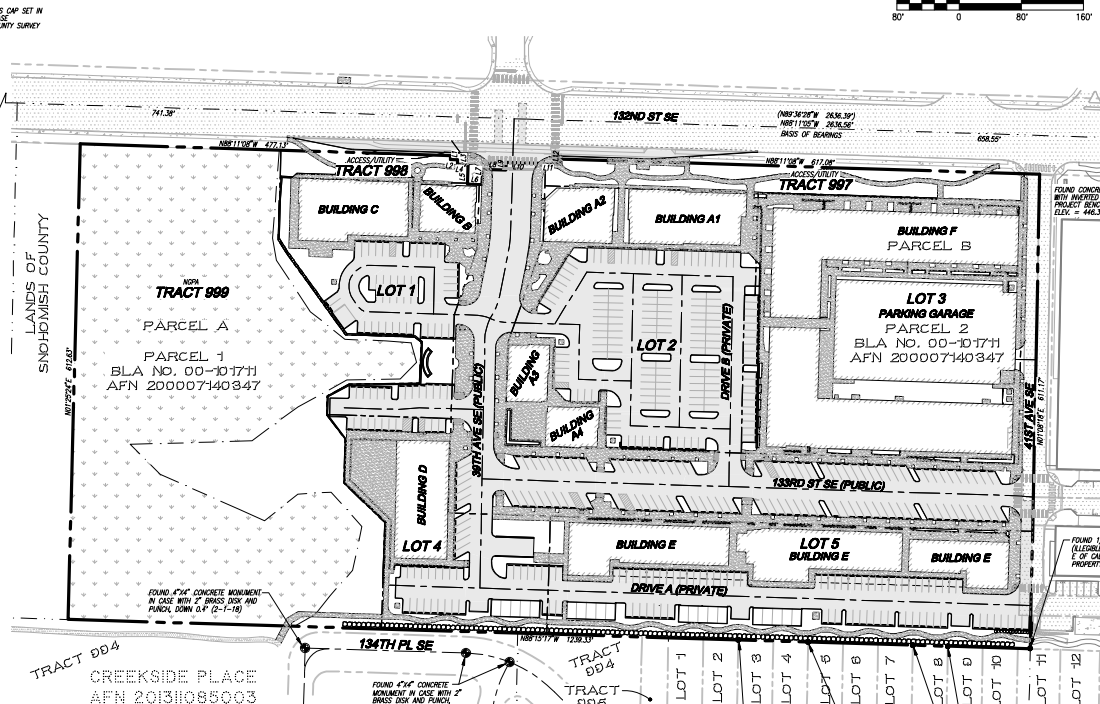
A PORTION OF THE NE 1/4 AND NW 1/4 OF SECTION 33, TWP. 28 N., RGE. 5 E., W.M., SNOHOMISH COUNTY, WASHINGTON

THE FARM AT MILL CREEK

WATER AND SANITARY SEWER PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	DESCRIPTION	ABBREVIATIONS
●	EXISTING REBAR W/ CAP, AS NOTED	CB CATCH BASIN
○	FOUND CONCRETE MONUMENT AS NOTED	CMP CORRUGATED METAL PIPE
⊙	STORM DRAIN MANHOLE	CP CONCRETE PIPE
⋈	INVERT/OUTVERT	EL ELEVATION
⋈	CATCH BASIN	EXT. EXISTING
⋈	WATER VALVE	F FLOWLINE
⋈	FIRE HYDRANT	FE INVERT ELEVATION
⋈	WATER METER	LOPE UNID CORRUGATED POLYETHYLENE PIPE
⋈	LUMINAIRE	P POWER POLE
⋈	SANITARY SEWER MANHOLE	PVC POLYVINYL CHLORIDE PIPE
⋈	SANITARY SEWER CLEAN OUT	R/R RIGHT-OF-WAY
⋈	SEIK POST	STA STATION
⋈	UTILITY/POWER POLE	SD STORM DRAIN
⋈	GUY ANCHOR	SS SANITARY SEWER
⋈	GAS VALVE	SSMH SANITARY SEWER MANHOLE
⋈	POWER VALVE	SWPE SOLID WALL POLYETHYLENE PIPE
⋈	WATER VALVE	TYP TYPICAL
⋈	TRAFFIC SIGNAL POLE	TRB TO BE REMOVED
⋈	CROSSWALK POLE	PROPOSED WATER SYMBOLS
⋈	TRAFFIC SIGNAL VALVE	DESCRIPTION
⋈	CONIFEROUS TREE	SYMBOL
⋈	DECIDUOUS TREE	WATER CAP
⋈	PROPOSED STORM SYMBOLS	CONCRETE BLOCKING
⋈	DESCRIPTION	BUTTERFLY VALVE
⋈	SYMBOL	11" BEND
⋈	SD CAP	45° BEND
⋈	TYPE 1 CATCH BASIN, GRATED LID	90° BEND
⋈	TYPE 1 CATCH BASIN, SOLID LID	22° BEND
⋈	TYPE 2 CATCH BASIN, GRATED LID	VALVE
⋈	TYPE 2 CATCH BASIN, SOLID LID	HYDRANT ASSEMBLY
⋈	BEDSIDE MANHOLE COVER	BLOW-OFF VALVE
⋈	SQUARE YARD DRAIN	REDUCER
⋈	ROUND YARD DRAIN	AR-VAC ASSEMBLY
⋈	STORM CLEAN OUT	WATER METER
⋈	STORM PIPE	WATER PIPE
⋈	PROPOSED SEWER SYMBOLS	PROPOSED SURVEY SYMBOLS
⋈	DESCRIPTION	SYMBOL
⋈	SEWER CAP	SURVEY MONUMENT
⋈	SEWER CLEANOUT	IN PROPOSED ROAD
⋈	SEWER MANHOLE	
⋈	SEWER PIPE	



- ### GENERAL NOTES
- LOCATIONS SHOWN OF EXISTING UTILITIES AND IMPROVEMENTS ARE APPROXIMATE ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UTILITIES AND IMPROVEMENTS TO AVOID DAMAGE OR DISTURBANCE.
 - ALL WORK AND MATERIALS MUST BE IN ACCORDANCE WITH THE LATEST REVISION, INCLUDING ADDENDA AND UPDATES, OF THE SILVER LAKE WATER & SEWER DISTRICT STANDARDS. CONTRACTOR TO HAVE THESE STANDARDS ON JOBSITE.
 - ROAD RESTORATION SHALL BE PER APPLICABLE CITY OF EVERETT/CITY OF MILL CREEK/SNOHOMISH COUNTY/WSDDT STANDARDS.
 - CONTRACTOR SHALL CALL "TOL" DIO (1-800-424-5555), 2 FULL WORKING DAYS PRIOR TO CONSTRUCTION, FOR AD IN LOCATING ANY EXISTING UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ONSITE AT ALL TIMES FOR RECORDING AND S.U.P.T. INFORMATION. ONE SET SHALL BE SUBMITTED TO SILVER LAKE WATER & SEWER DISTRICT AT COMPLETION OF CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE SILVER LAKE WATER & SEWER DISTRICT FOR PRECONSTRUCTION MEETING.
 - THE CONTRACTOR SHALL COORDINATE WITH THE DISTRICT FOR A FIELD MEETING PRIOR TO INSTALLATION OF ANY REDUCED PRESSURE BACKFLOW ASSEMBLY OR REDUCED PRESSURE DETECTION ASSEMBLY.

CONTACT LIST

OWNER/APPLICANT:
EASTGATE BY VINTAGE, LP
369 SAN MIGUEL DRIVE, SUITE 135
NEWPORT BEACH, CA 92660
CONTACT: RYAN PATTERSON
PHONE: (949) 721-6775
EMAIL: rpatterson@vintagehousing.com

ARCHITECT:
K. SAM NYSTROM, ARCHITECT
W. 511 24TH AVE
SPokane, WA 99203
PHONE: (509) 565-1401
EMAIL: ksam.nystrom@gmail.com

GEOTECH:
TERRA ASSOCIATES, INC.
12220 115TH AVENUE NE SUITE 130
KIRKLAND, WA 98034
CONTACT: TED SCHEPPER, P.E.
PHONE: (425) 817-1777
EMAIL: TSchepper@terra-associates.com

CIVIL ENGINEER:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WA 98072
CONTACT: MARK MILLROCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2883
EMAIL: millrock@ldccorp.com

TRAFFIC ENGINEER:
TENN
11400 SE 8TH ST, SUITE 200
BELLEVUE, WA 98004
CONTACT: ELYSE STEMMER, PE
PHONE: (206) 223-2851
EMAIL: ejs@tenn.com

SURVEYOR:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WA 98072
CONTACT: MICHAEL MERRITT, PLS, CFS
PHONE: (425) 806-1869
FAX: (425) 482-2883
EMAIL: mchmerritt@ldccorp.com

TABLE OF CONTENTS

WS-01 - WS-02	WATER AND SANITARY SEWER COVER SHEET
WS-03	WATER PLAN
WS-04 - WS-05	SANITARY SEWER PLAN AND PROFILES
WS-07 - WS-08	WATER AND SANITARY NOTES AND DETAILS

PROJECT INFORMATION

SITE ADDRESS: 3630 AND 4008 132ND ST SE, MILL CREEK, WA 98012
TAX PARCELS: 2805330000000, 2805300000000
SITE AREA: 755,493 SF 17.34 AC
CURRENT ZONING: EAST GATEWAY URBAN VILLAGE
PROPOSED ZONING: EAST GATEWAY URBAN VILLAGE
WATER: SILVER LAKE WATER AND SEWER DISTRICT
SEWER: SILVER LAKE WATER AND SEWER DISTRICT
SNOHOMISH COUNTY PUD
TELEPHONE: VERIZON
CABLE: PUSSET SOUND ENERGY
SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT NO. 2
FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT 7

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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DUNPHY & ASSOCIATES, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMED 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.



SILVER LAKE WATER & SEWER DISTRICT
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
DISTRICT PROJECT NUMBER: _____

"THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR THE PERIOD NOTED ON THE DEVELOPER EXTENSION AGREEMENT. THE DISTRICTS RESERVES THE RIGHT TO MAKE REVISIONS, MODIFICATIONS, AND CHANGES SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT."

15th ANNIVERSARY

LDC

Surveying
Engineering
Planning

3000 142nd Avenue SE
Woodinville, WA 98072
TEL: 425-806-1869
FAX: 425-482-2883
www.ldccorp.com

EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

WATER AND SEWER COVER SHEET

JOB NUMBER: 17127
DRAWING NAME: 17127-WS-01
DESIGNER: JMT
DRAWING BY: JMT
DATE: 3-8-19
SCALE: 1"=80'
JURISDICTION: WSWSD

WS-01

SHEET 1 of 9

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

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 0.22 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON;

EXCEPT A STRIP 20 FEET WIDE ON THE SOUTH SIDE OF A CENTERLINE COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, RUNNING THENCE SOUTH 89°50'40" EAST, 1997.80 FEET, AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 219541;

AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY INSTRUMENTS RECORDED OCTOBER 20, 1983 AND JANUARY 23, 1992 UNDER SNOHOMISH COUNTY RECORDING NOS. 8310200114 AND 9201230590; AND EXCEPT THAT PORTION CONDEMNED FOR ROAD IN SNOHOMISH COUNTY SUPERIOR CAUSE NO. 98-2-08976-6;

ALSO KNOWN AS PARCEL 1 OF BOUNDARY LINE ADJUSTMENT NO. 00-101711 RECORDED JULY 14, 2000 UNDER SNOHOMISH COUNTY RECORDING NO. 200007140347;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MILL CREEK, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON BY STATUTORY WARRANTY DEED RECORDED APRIL 19, 2010 UNDER RECORDING NO. 201004190474.

PARCEL B: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT A STRIP 20 FEET WIDE ON THE SOUTH SIDE OF A CENTERLINE COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33, RUNNING THENCE SOUTH 89°50'40" EAST, 1997.80 FEET, AS CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 219541;

AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY INSTRUMENTS RECORDED OCTOBER 20, 1983 UNDER SNOHOMISH COUNTY RECORDING NO. 8310200114;

AND EXCEPT THE WEST 0.22 FEET THEREOF;

ALSO KNOWN AS PARCEL 2 OF BOUNDARY LINE ADJUSTMENT NO. 00-101711 RECORDED JULY 14, 2000 UNDER SNOHOMISH COUNTY RECORDING NO. 200007140347;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MILL CREEK, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON BY STATUTORY WARRANTY DEED RECORDED APRIL 19, 2010 UNDER RECORDING NO. 201004190474;

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-806193-PHX1 DATED JULY 28, 2016.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-806193-PHX1 SCHEDULE B - EXCEPTIONS:

6) UTILITY EASEMENT RECORDED JANUARY 7, 1970 UNDER RECORDING NO. 2128496; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT NOT ON THE SUBJECT PROPERTY, PLOTTED.

7) EASEMENT RECORDED FEBRUARY 14, 1978 UNDER RECORDING NO. 7802140402; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, DESCRIPTION INSUFFICIENT TO PLOT THE EASEMENT.

8) EASEMENT RECORDED DECEMBER 16, 1983 UNDER RECORDING NO. 8317160306; DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT NOT ON THE SUBJECT PROPERTY, PLOTTED.

9) DISTRIBUTION EASEMENT RECORDED JULY 2, 1987 UNDER RECORDING NO. 8707020045; AFFECTS SUBJECT PROPERTY, PLOTTED.

10) TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 00-101711 RECORDED JULY 14, 2000 UNDER RECORDING NO. 200007140347; AFFECTS SUBJECT PROPERTY, WESTERLY PROPERTY LINE PLOTTED AS SHOWN ON SAID DOCUMENT ACCORDING TO SUPERIOR COURT CAUSE NO. 98-2-08976-6, ALL OTHER ITEMS GENERAL IN NATURE.

11) DRAINAGE FACILITY MAINTENANCE COVENANT RECORDED FEBRUARY 22, 2001 UNDER RECORDING NO. 200102220130; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

12) CRITICAL AREAS SITE PLAN RECORDED SEPTEMBER 7, 2001 UNDER RECORDING NO. 200108070282; AFFECTS SUBJECT PROPERTY, NATIVE GROWTH PROTECTION AREA PLOTTED.

13) CONCURRENT CERTIFICATE RECORDED JANUARY 8, 2002 UNDER RECORDING NO. 200201080001; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

14) RECORD OF DEVELOPER OBLIGATIONS FOR MITIGATION OF IMPACTS TO THE COUNTY ROAD SYSTEM RECORDED JANUARY 8, 2002 UNDER RECORDING NO. 200201080002; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

15) MEMORANDUM OF OPTION TO PURCHASE RECORDED SEPTEMBER 16, 1998 UNDER RECORDING NO. 9809160221; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

16) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED JANUARY 7, 1985 UNDER RECORDING NO. 8510075007 OF SURVEYS; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

17) NOTICE OF MORATORIUM ON NON-FORESTRY USE OF LAND RECORDED SEPTEMBER 22, 2004 UNDER RECORDING NO. 20040220945; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

18) ANY RIGHT, TITLE OR INTEREST OF LLOYD WEBBELMAN WHO ALSO APPEARS OF RECORD AS LLOYD WEBBELMAN, AS DISCLOSED BY THE DOCUMENT RECORDED SEPTEMBER 22, 2004 UNDER RECORDING NO. 20040220945; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

19) INTERLOCAL AGREEMENT RECORDED JANUARY 12, 2006 UNDER RECORDING NO. 200601120844; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

VERTICAL DATUM

THE VERTICAL RELIEF SHOWN HEREON, WITH A 1 FOOT CONTOUR INTERVAL, WAS PRODUCED FROM A GROUND SURVEY. BENCHMARK: THE MONUMENT DESIGNATED G002 AT THE NORTH QUARTER CORNER OF SECTION 33, A CONCRETE MONUMENT WITH AN INVERTED WAL, HAVING A PUBLISHED MAP 88 ELEVATION OF 446.37 FEET WAS USED AS THE CONTROLLING BENCHMARK.

BENCHMARK

ON-SITE TEMPORARY BENCH MARK: NORTHERLY HEAD BOLT ON FIRE HYDRANT, HAVING AN ELEVATION OF 434.65 FEET.

NOTES AND COMMENTS

1) POSTED PROPERTY ADDRESS: NO POSTED ADDRESS

2) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, OF THE FLOOD INSURANCE RATE MAP NO. 53061C1045F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 16, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

3) GROSS LAND AREA 755,743 SQUARE FEET OR 17.34 ACRES, MORE OR LESS. PARCEL A = 352,612 SQUARE FEET OR 8.09 ACRES, MORE OR LESS. PARCEL B = 403,131 SQUARE FEET OR 9.25 ACRES, MORE OR LESS.

4) PER THE CITY OF MILL CREEK PLANNING DEPARTMENT, THIS SITE IS CURRENTLY ZONED EGW (EAST GATEWAY URBAN VILLAGE); EGW ZONING REQUIREMENTS FOR THIS SITE: SETBACKS: 17.19.080 STATES THAT SETBACKS WILL BE ESTABLISHED THROUGH THE DESIGN GUIDELINES, AND IN COMPLIANCE WITH OTHER APPLICABLE CITY REGULATIONS. HEIGHT: FOR MIXED USE RESIDENTIAL BUILDINGS, 5 STORIES AND 60 FEET. LOT COVERAGE: NOW LISTED

PARKING: APARTMENTS: 1 BEDROOM, 1 1/2 SPACES PER UNIT 2 OR MORE BEDROOMS, 2 1/2 SPACES PER UNIT RETIREMENT CENTERS: 1/2 SPACE PER UNIT & 1 SPACE PER EMPLOYEE RETAIL STORES: 1 SPACE PER 250 SQUARE FEET PERSONAL SERVICES: 1 SPACE PER 300 SQUARE FEET RESTAURANTS, TAKEAWAYS, COCKTAIL LOUNGES: (a) IF LESS THAN 4,000 SQUARE FEET IN GROSS FLOOR AREA, ONE SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA. (b) IF OVER 4,000 SQUARE FEET IN GROSS FLOOR AREA, 20 SPACES PLUS ONE ADDITIONAL SPACE PER 100 SQUARE FEET IN EXCESS OF 4,000 SQUARE FEET.

5) THE BUILDING AREA SHOWN HEREON WAS DETERMINED BY THE FIELD MEASUREMENTS OF THE EXTERIOR WALLS AT GROUND LEVEL.

6) TOTAL PARKING SPACES REQUIRED BY CODE = 1,163 TOTAL PARKING STALLS PROVIDED WITH MODIFICATION = 1,202

7) THE UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM PLANS AND MAPS PROVIDED BY SILVER LAKE WATER AND SEWER DISTRICT AND VERIFIED BY THE VISIBLE SURFACE FEATURES OF THESE UTILITIES AND MARKINGS PROVIDED BY A 811 UTILITY LOCATE SERVICE PURSUANT TO SECTION 5.6.1. AN EXACT LOCATION OF THESE UTILITIES WAS NOT PERFORMED FOR THIS SURVEY. BEFORE DIGGING, CALL THE APPROPRIATE LOCAL UTILITY LOCATE SERVICE FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES.

8) AT THE TIME OF THE FIELD SURVEY, THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK (CONSTRUCTION OF DETENTION POND AND STORAGE OF EXCESS SOIL); THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

9) AT THE TIME OF FIELD SURVEY, THERE WAS OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ALONG THE EASTERLY PROPERTY LINE IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PROPERTY.

10) AT THE TIME OF FIELD SURVEY, THERE WAS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST.

11) PURSUANT TO TABLE A, ITEM 19, THERE ARE NO APPURTENANT EASEMENTS LISTED IN THE REFERENCED TITLE REPORT.

12) PHYSICAL ACCESS TO PROPERTY VIA PUBLIC RIGHTS OF WAY: 132nd STREET SE

13) EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM THE OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

14) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO VISIBLE EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.

15) THE RECORD DESCRIPTION MATHEMATICALLY CLOSES.

16) BASIS OF BEARINGS: THE BEARING OF NORTH 80°11'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., ACCORDING TO THE 132ND STREET OFFICE BUILDING BOUNDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NO. 201207165039 IN THE RECORDS OF SNOHOMISH COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS SURVEY.

17) THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE SUBJECT PROPERTY AND THE ADJOINING PROPERTIES OR PUBLIC STREET RIGHTS OF WAY SHOWN ON THIS SURVEY.

THERE ARE NO INTERIOR GAPS, GORES OR OVERLAPS BETWEEN THE PARCELS WITHIN THE SUBJECT PROPERTY.

18) TAX MAP PARCEL NO. 28053300200300 & 28053300200200

19) THIS IS AN AS-BUILT SURVEY PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

20) THIS SURVEY WAS PREPARED FOR THE PURPOSES OF OBTAINING AN EXTENDED COVERAGE TITLE INSURANCE POLICY.

21) THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" WITHIN THIS SURVEY ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS AND FINDINGS SHOWN ON THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED.

22) DURYEA & ASSOCIATES ONLY ACKNOWLEDGES SIGNED AND STAMPED MAPS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED MAPS AND DRAWINGS.

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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DURYEA & ASSOCIATES, LLC, 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.



SILVER LAKE WATER & SEWER DISTRICT APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

DISTRICT OFFICIAL _____

DISTRICT PROJECT NUMBER: _____

"THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR THE PERIOD NOTED ON THE DEVELOPER EXTENSION AGREEMENT. THE DISTRICTS RESERVES THE RIGHT TO MAKE REVISIONS, MODIFICATIONS, AND CHANGES SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT."

15th ANNIVERSARY

LDC

Surveying
Engineering
Planning

2020 15th Anniversary
30200 15th Avenue SE
Woodinville, WA 98097
PH: 425.806.1000
FX: 425.802.8010
www.LDC.com

EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

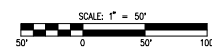
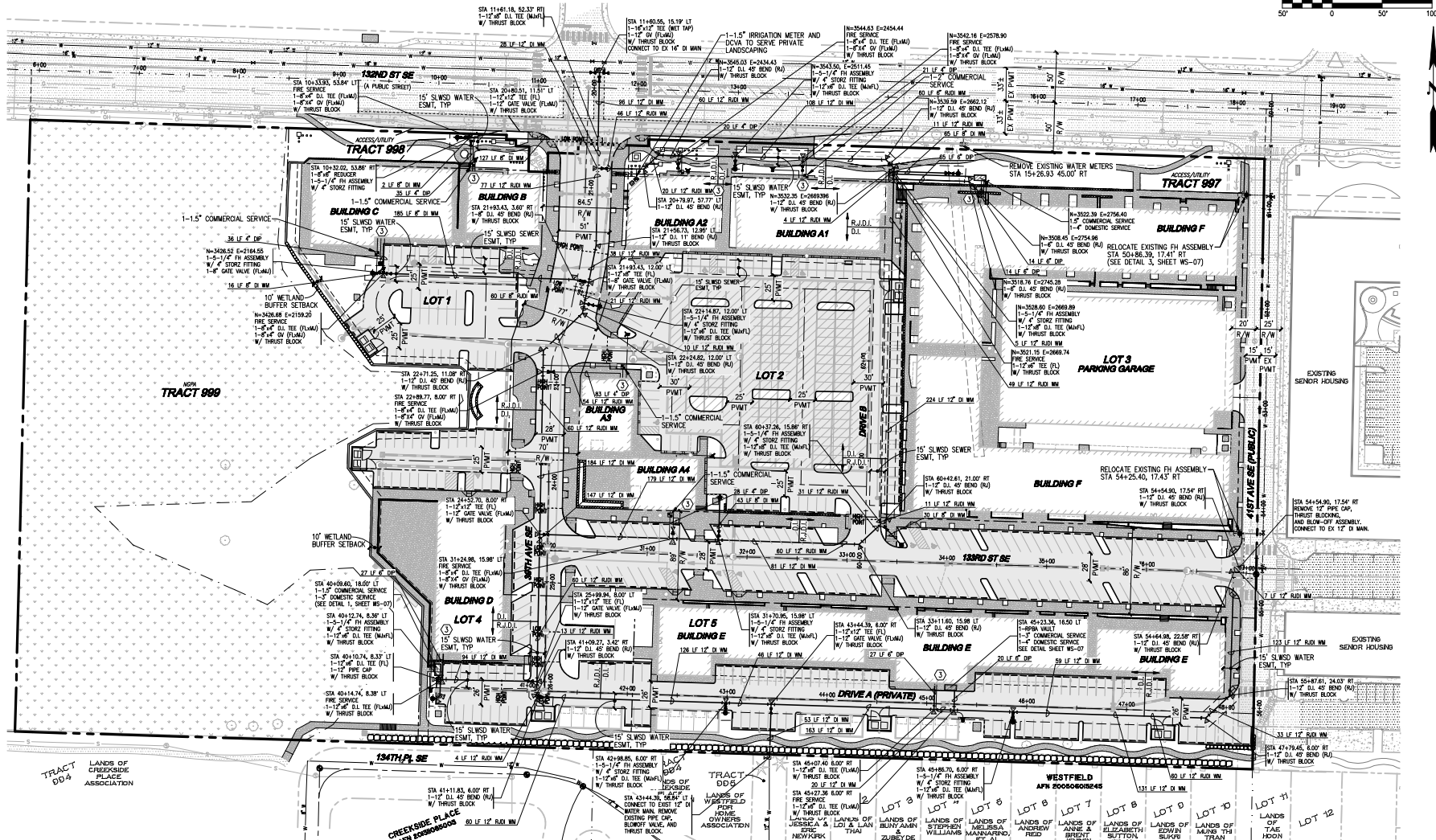
WATER AND SEWER COVER SHEET

JOB NUMBER: 17127
DRAWING NAME: 17127C-05-03
DESIGNER: JMD
DRAWING BY: HSD
DATE: 3-8-19
SCALE: AS NOTED
JURISDICTION: SLWSD

WS-02

SHEET 2 of 9

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



GENERAL NOTES

1. LOCATIONS SHOWN OF EXISTING UTILITIES AND IMPROVEMENTS ARE APPROXIMATE ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UTILITIES AND IMPROVEMENTS TO AVOID DAMAGE OR DISTURBANCE.
2. ALL WORK AND MATERIALS MUST BE IN ACCORDANCE WITH THE LATEST REVISION, INCLUDING ADDENDA AND UPDATES, OF THE SILVER LAKE WATER & SEWER DISTRICT STANDARDS. CONTRACTOR TO HAVE THESE STANDARDS ON JOB SITE.
3. ROAD RESTORATION SHALL BE PER APPLICABLE (MCMC 12.18.060 AND CITY STANDARD PLAN STA-10) STANDARDS.
4. CONTRACTOR SHALL CALL TOL 807 (811), 2 FULL WORKING DAYS PRIOR TO CONSTRUCTION, FOR AND IN LOCATING ANY EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AND BUILT INFORMATION. ONE SET SHALL BE SUBMITTED TO SILVER LAKE WATER & SEWER DISTRICT AT COMPLETION OF CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE SILVER LAKE WATER & SEWER DISTRICT FOR PRECONSTRUCTION MEETING.
7. THE CONTRACTOR SHALL COORDINATE WITH THE DISTRICT FOR A FIELD MEETING PRIOR TO INSTALLATION OF ANY REDUCED PRESSURE BACKFLOW ASSEMBLY OR REDUCED PRESSURE DETECTOR ASSEMBLY.

NOTES

1. METER AND SERVICE LINE SIZES TO BE VERIFIED BY MEP ENGINEER.
2. THE CONTRACTOR SHALL INSTALL A 4" STORZ ADAPTOR ON EXISTING FH ASSEMBLY.
3. REPAIRS FOR DOMESTIC AND COMMERCIAL ARE TO BE LOCATED IN MECHANICAL ROOM OF EACH BUILDING. REPAIRS FOR THE FIRE TO BE LOCATED IN FIRE RISER ROOMS IN BUILDINGS D,E,F AND IN MECHANICAL ROOMS OF OTHER BUILDINGS.

LEGEND

- STORM PIPE
- DRAIN LINE
- SEWER PIPE
- WATER PIPE
- FIRE HYDRANT
- FIRE METER
- FDC
- WATER VAULT

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

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DUFFY & ASSOCIATES, LLC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMED 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.

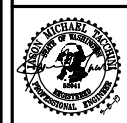


SILVER LAKE WATER & SEWER DISTRICT
APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
DISTRICT PROJECT NUMBER: _____
"THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR THE PERIOD NOTED ON THE DEVELOPER EXTENSION AGREEMENT. THE DISTRICTS RESERVES THE RIGHT TO MAKE REVISIONS, MODIFICATIONS, AND CHANGES SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT."

NO.	DATE	REVISIONS	DESCRIPTION

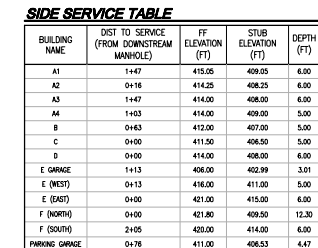
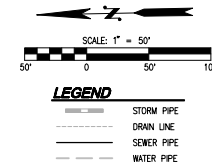
15th ANNIVERSARY
LDC
Surveying
Engineering
Planning
2020 N. Cedar Avenue SE
Woodinville, WA 98097
PH: 425.886.3200
FX: 425.886.3201
www.LDC.com

EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
WATER PLAN



JOB NUMBER: 17127
DRAWING NAME: 17127-W-PL
DESIGNER: JMT
DRAWING BY: HSD
DATE: 3-8-19
SCALE: 1"=50'
JURISDICTION: SLWSD

Drawing: P:\CM\2017\17-127 Gateway at Mill Creek\Drawings\Construction\17127C-SS-PP.dwg Plotted: Mar 08, 2019 - 3:53pm



CO	DIST TO SERVICE (FROM DOWNSTREAM MANHOLE)	RM (FT)	E (FT)	E AT MAN (FT)	CD DEPTH (FT)
SSCO-1A	1+47	41.937	40.896	40.277	8.11
SSCO-2A	1+47	41.660	40.619	40.124	11.24
SSCO-3A	1+47	41.570	40.639	39.921	8.01
SSCO-4A	1+03	41.570	40.831	40.186	6.39
SSCO-5A	0+63	41.197	40.696	40.144	7.01
SSCO-6A	0+00	41.195	40.689	40.437	5.56
SSCO-7A	0+00	41.400	40.714	40.089	6.86
SSCO-E (WEST)	1+13	42.000	41.000	40.186	10.82
SSCO-E (EAST)	0+00	42.100	41.400	41.027	7.00
SSCO-F (NORTH)	0+00	42.185	40.285	40.422	13.80
SSCO-F (SOUTH)	2+05	41.975	41.257	40.085	7.18
SSCO-9A	0+76	42.050	40.543	40.411	10.07

1. FOR SERVICE AND CLEAN OUT INFORMATION, SEE TABLES THIS SHEET.

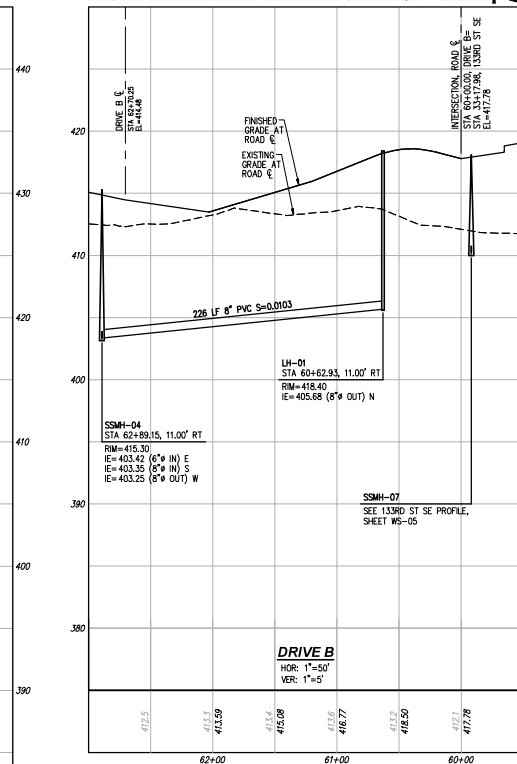
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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.

BY: _____ DATE: _____
DISTRICT OFFICIAL
DISTRICT PROJECT NUMBER: _____

"THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR THE PERIOD NOTED ON THE DEVELOPER EXTENSION AGREEMENT. THE DISTRICTS RESERVES THE RIGHT TO MAKE REVISIONS, MODIFICATIONS, AND CHANGES SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT."

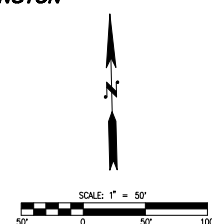


[illegible]

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

SHEET 5 OF 9

Drawing: P:\CM\2017\17-127 Gateway at Mill Creek\Drawings\Construction\17127C-SS-PP.dwg Plotted: Mar 08, 2019 - 3:53pm



STORM PIPE
DRAIN LINE
SEWER PIPE
WATER PIPE

KITCHEN FIXTURES*	QUANTITY	DRAINAGE FIXTURE UNIT (DFU) VALUE**	TOTAL
DISHWASHER	2	2	4
FLOOR DRAIN	4	2	8
SINK, COMMERCIAL WITH FOOD WASTE	2	3	6
SINK, WASH SINK	2	2	4
MOP BASH	1	3	3
CONTINGENCY, 20% MORE DFU	1	5	5
TOTAL DFU VALUE			30

* CONSERVATIVE ESTIMATE BECAUSE ARCHITECTURAL PLANS ARE NOT AVAILABLE
 ** FROM TABLE 702.1 OF THE 2018 UNIFORM PLUMBING CODE (UPC)
 FOR TOTAL DFU VALUES BETWEEN 22 AND 35, THE REQUIRED SIZE OF THE GREASE
 INTERCEPTOR IS 1,000 GALLONS PER TABLE 1014.3.6 OF THE 2018 UPC.



HOR: 1"=50'
VER: 1"=5'

1. FOR SERVICE AND CLEAN OUT INFORMATION, SEE TABLES ON SHEET WS-04.

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.

SILVER LAKE WATER & SEWER DISTRICT
APPROVED FOR CONSTRUCTION

BY: DISTRICT OFFICIAL DATE: _____

**Before You Dig
24-5555**



15th ANNIVERSARY
LDC
Surveying
Engineering
Planning
Ph. 425.866.1549
Fax 425.482.1893
13424 Avenue NE
Redmond, WA 98072
www.ldc.com

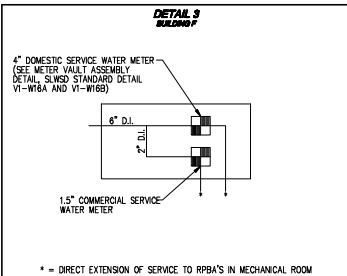
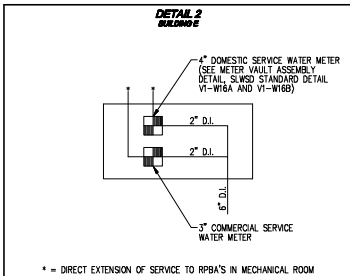
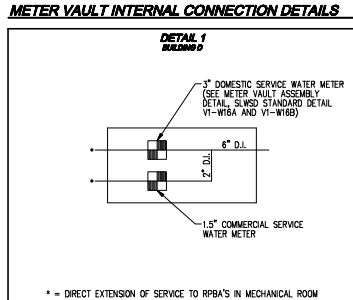
SANITARY SEWER PLAN AND PROFILE



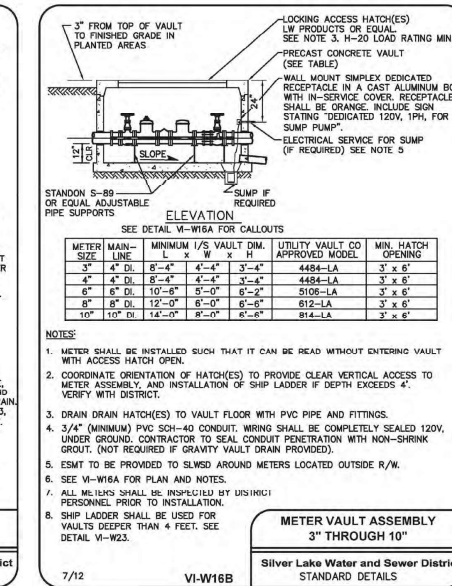
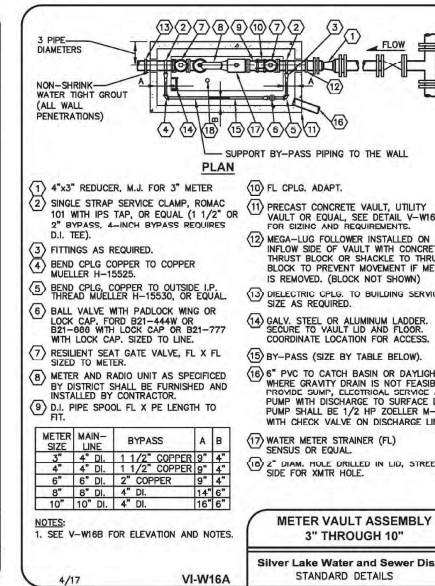
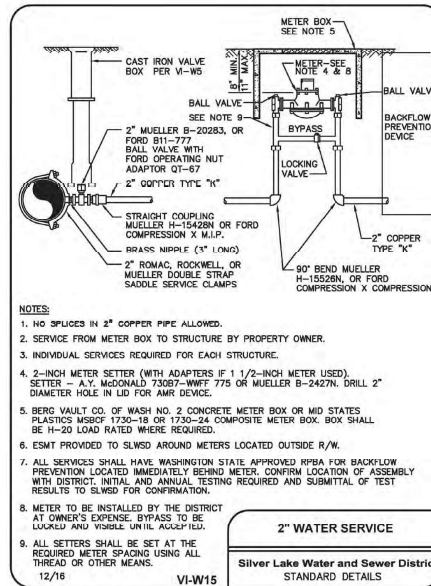
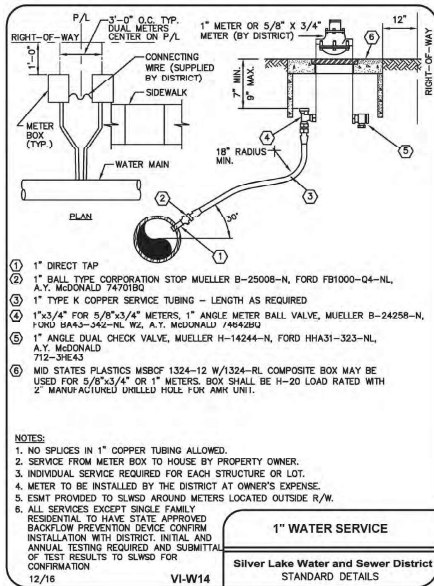
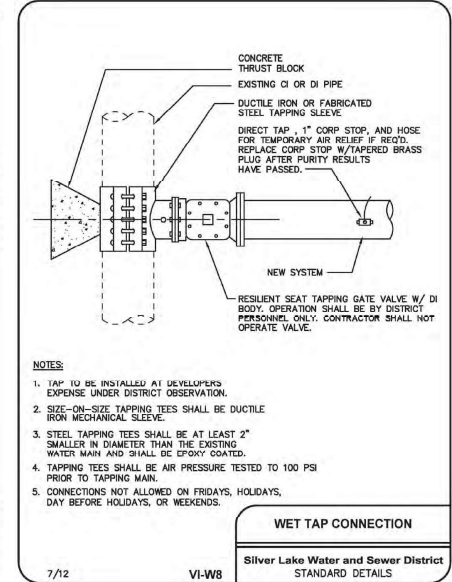
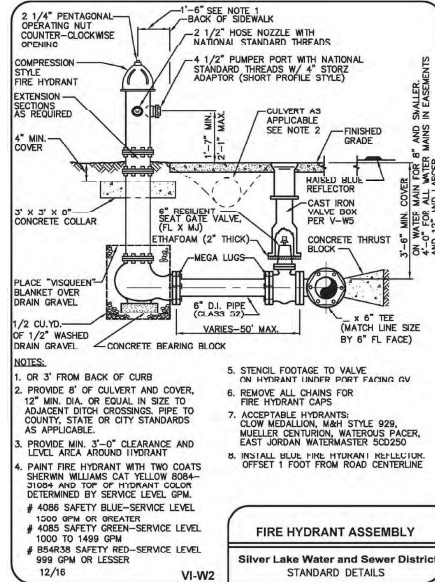
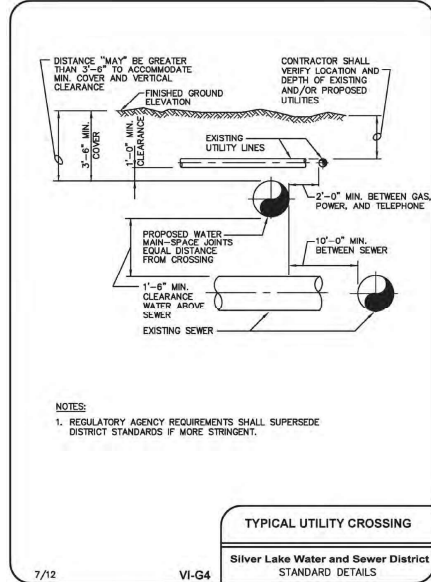
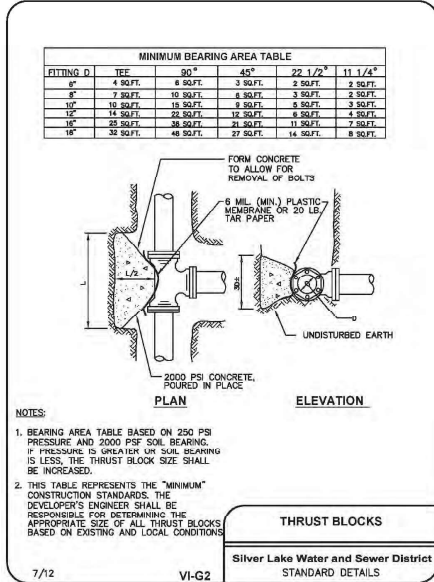
JOB NUMBER:	1712
DRAWING NAME:	17127C-SS-P
DESIGNER:	JM
DRAFTING BY:	RC
DATE:	3-8-1
SCALE:	1"=50'
JURISDICTION:	SLWS

WS-06

Drawing: P:\CWA\2017\17-127 Gateway at Mill Creek\Drawings\Construction\17127C-WS-07.dwg Plotted: Mar 08, 2019 - 3:54pm



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



NO. DATE DESCRIPTION

REVISIONS

15th ANNIVERSARY

LDC

Surveying
Engineering
Planning

76.02.000.000
76.02.000.000
76.02.000.000

EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

WATER AND SANITARY SEWER NOTES AND DETAILS

JOB NUMBER: 17127

DRAWING NAME: 17127C-W5-01

DESIGNER: JMT

DRAWING BY: JMT

DATE: 3-8-19

SCALE: AS NOTED

JURISDICTION: SLWSD

WS-08

SHEET 8 of 9

Drawing: P:\CIV\2017\17-127 Gateway at Mill Creek\Drawings\Construction\17127C-WS-DT.dwg Plotlet: Mar 08, 2019 - 3:54pm

