

SHEET 5 OF 32

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



[illegible]

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

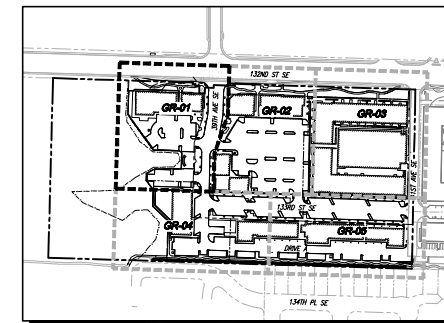
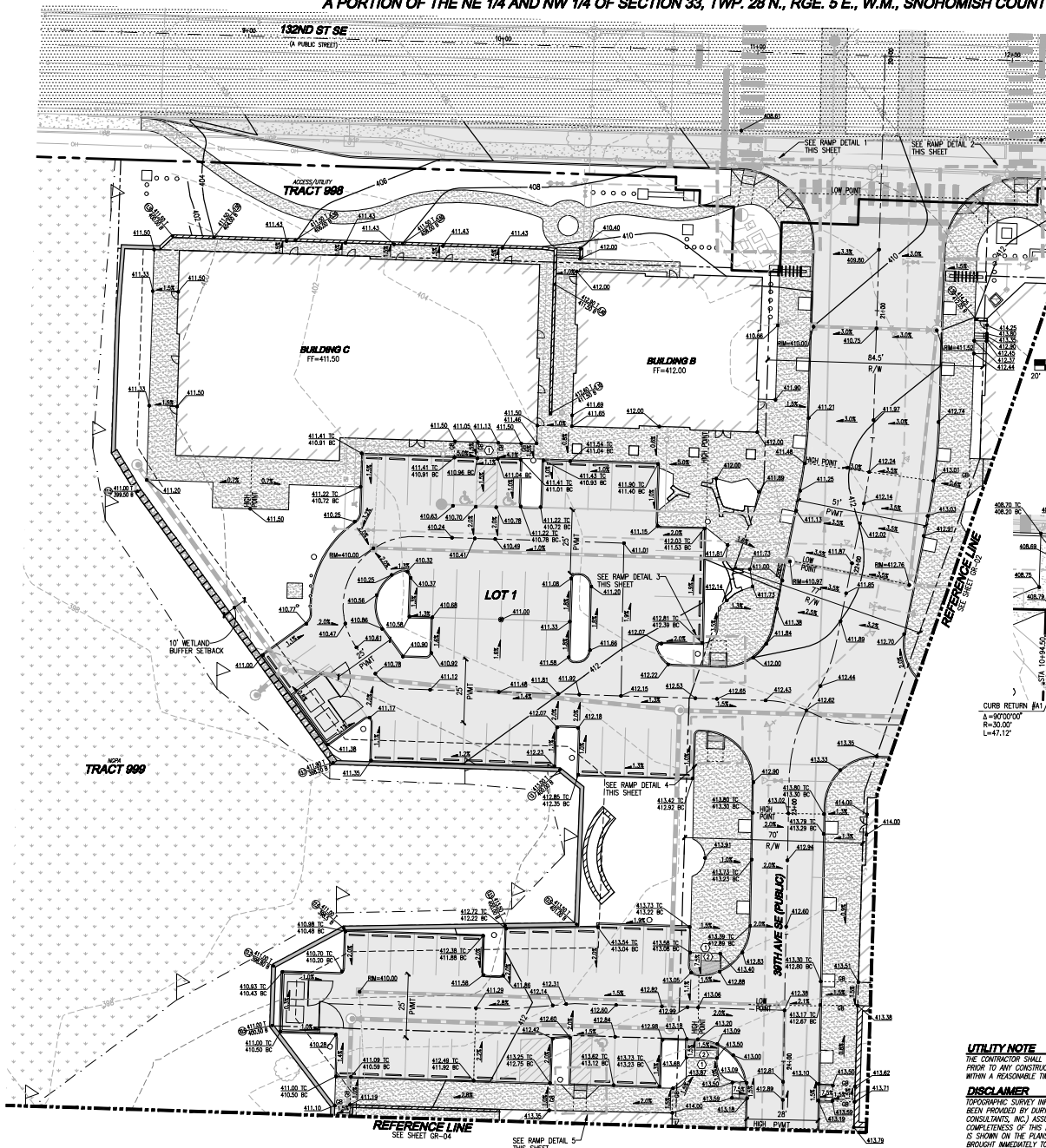
SHEET 6 OF 32

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



SHEET 7 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

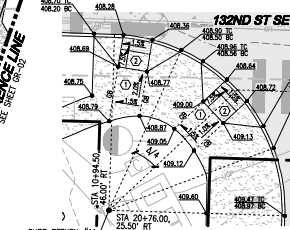


KEY MAP
SCALE: 1"=200'

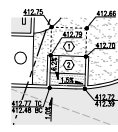
SCALE: 1" = 20'

LEGEND

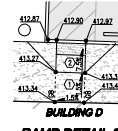
- STORM PIPE
- DRAIN PIPE
- SEWER PIPE
- WATER PIPE
- CAST-IN-PLACE WALL
- GABION WALL
- ROCKERY WALL
- LOCK-IN-LOAD WALL



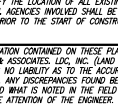
RAMP DETAIL 1
SCALE: 1"=10'



RAMP DETAIL 2
SCALE: 1"=10'



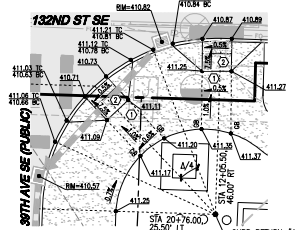
RAMP DETAIL 3
SCALE: 1"=10'



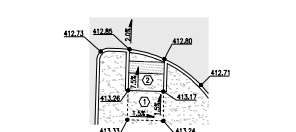
RAMP DETAIL 4
SCALE: 1"=10'

ADA RAMP NOTES

1. MINIMUM 4'-4" LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
2. ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX CROSS SLOPE, UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
4. SEE SHEET DT-02 FOR CURB RAMP DETAILS.
5. ALL CURB ELEVATION AT BOWLINE UNLESS OTHERWISE NOTED.
6. GR: GRADE BREAK
LP: LOW POINT
HP: HIGH POINT
TC: TOP OF CURB
MG: MATCH EXISTING GRADE



RAMP DETAIL 5
SCALE: 1"=10'



RAMP DETAIL 6
SCALE: 1"=10'

UTILITY NOTE
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DISCLAIMER
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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

NO.	DATE	REVISIONS	DESCRIPTION

15th ANNIVERSARY
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EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
GRADING PLAN

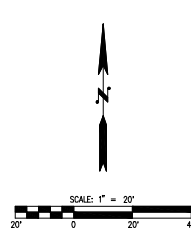
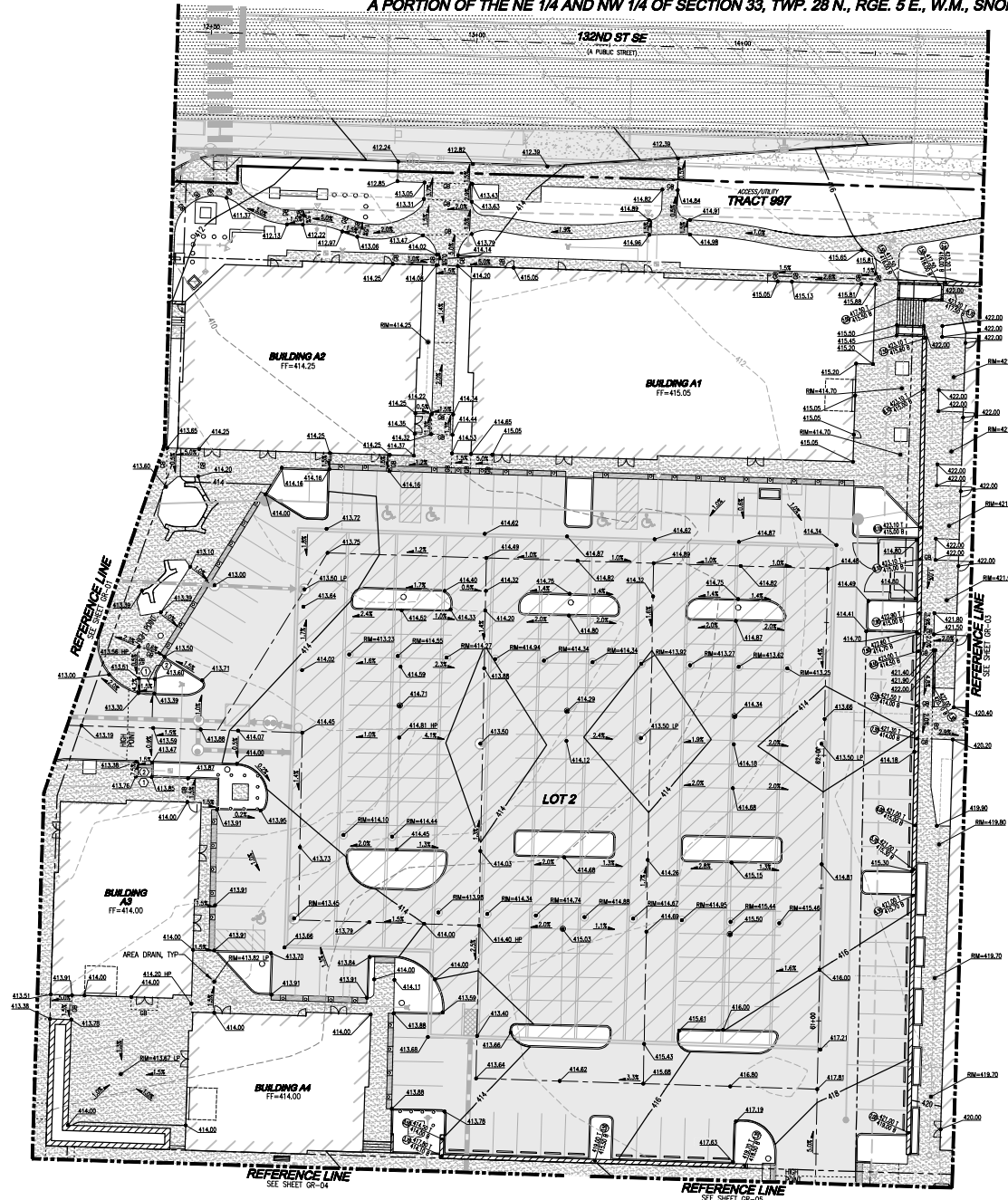


JOB NUMBER: 17127C
DRAWING NAME: 17127C-GR-01
DESIGNER: JMS
DRAWING BY: JMS
DATE: 3-8-19
SCALE: 1"=20'
AUSDRCTIONS: MILL CREEK

GR-01

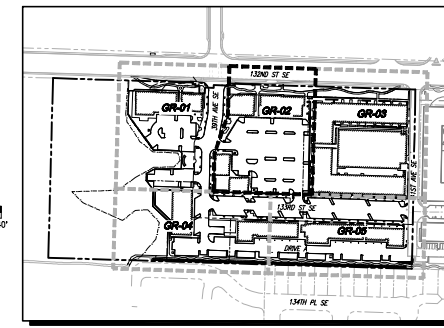
SHEET 10 OF 32

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



- LEGEND**
- STORM PIPE
 - DRAIN PIPE
 - SEWER PIPE
 - WATER PIPE
 - CAST-IN-PLACE WALL
 - GABION WALL
 - ROCKERY WALL
 - LOCK-N-LOAD WALL

- ADA RAMP NOTES**
- ① MINIMUM 4"x4" LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
 - ② ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX CROSS SLOPE, UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
 4. SEE SHEET DT-02 FOR CURB RAMP DETAILS.
 5. ALL CURB ELEVATION AT BOWLINE UNLESS OTHERWISE NOTED.
 6. GR: GRADE BREAK
LP: LOW POINT
HP: HIGH POINT
BC: BOTTOM OF CURB
TC: TOP OF CURB
MC: MATCH EXISTING GRADE



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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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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EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER: 171270

DRAWING NAME: 171270-GR-02

DESIGNER: JMT

DRAWING BY: JMT

DATE: 3-8-19

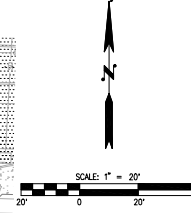
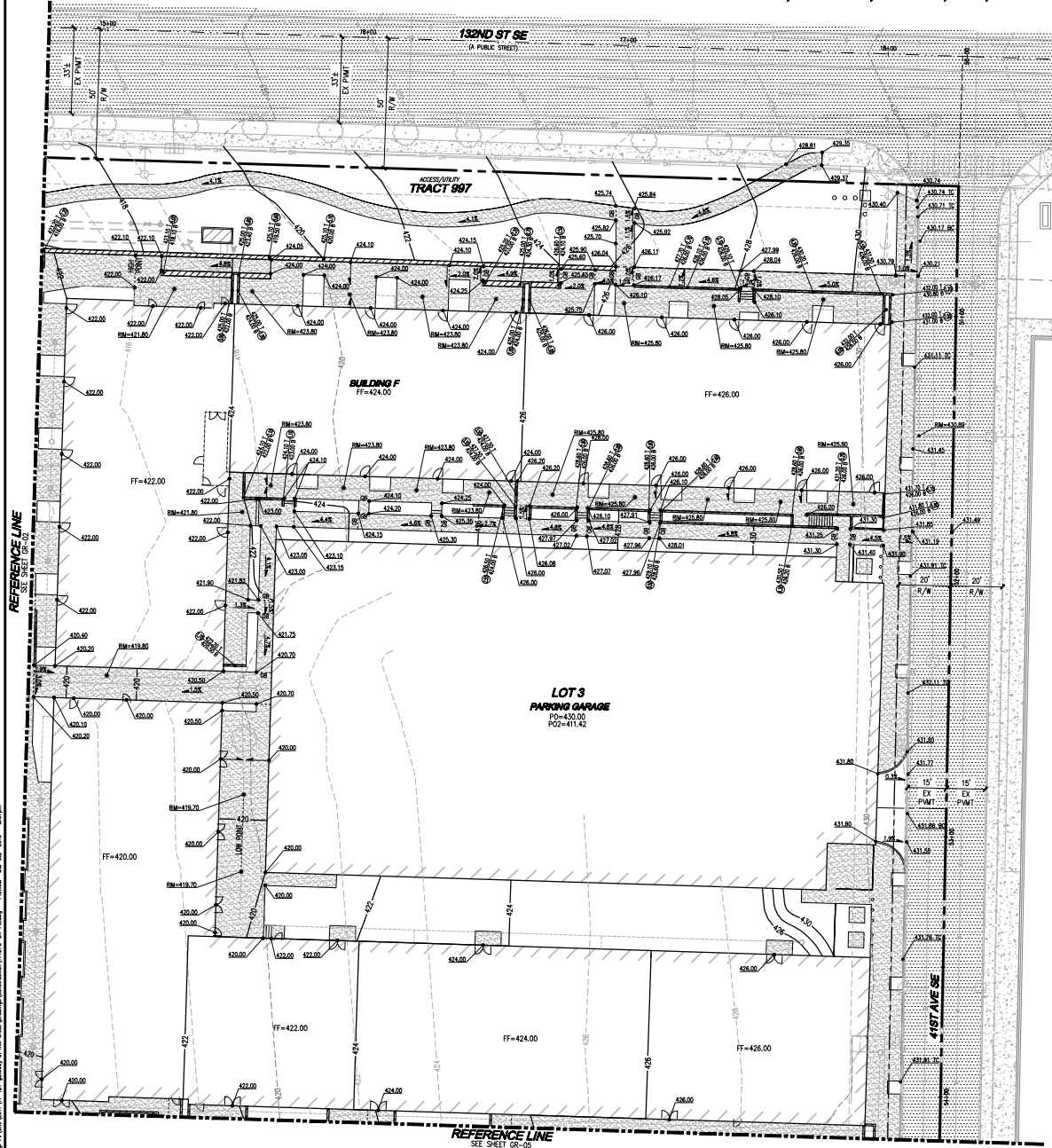
SCALE: 1"=20'

AUTHORITY: MILL CREEK

GR-02

SHEET 11 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

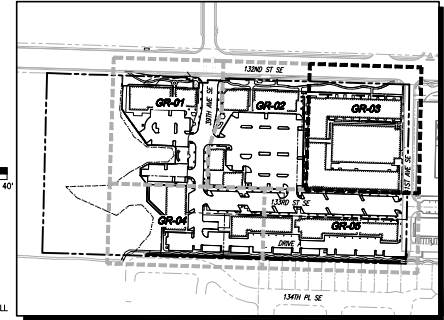


LEGEND

- STORM PIPE
- DRAIN PIPE
- SEWER PIPE
- WATER PIPE
- CAST-IN-PLACE WALL
- CARBON WALL
- ROCKERY WALL
- LOCK-IN-LOAD WALL

ADA RAMP NOTES

1. MINIMUM 4"x4" LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
2. ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX CROSS SLOPE, UNLESS OTHERWISE NOTED.
3. ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
4. SEE SHEET DT-02 FOR CURB RAMP DETAILS.
5. ALL CURB ELEVATION AT BOWLINE UNLESS OTHERWISE NOTED.
6. CB: GRADE BREAK
LP: LOW POINT
HP: HIGH POINT
BC: BOTTOM OF CURB
TC: TOP OF CURB
MG: MATCH EXISTING GRADE



UTILITY NOTE

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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 _____

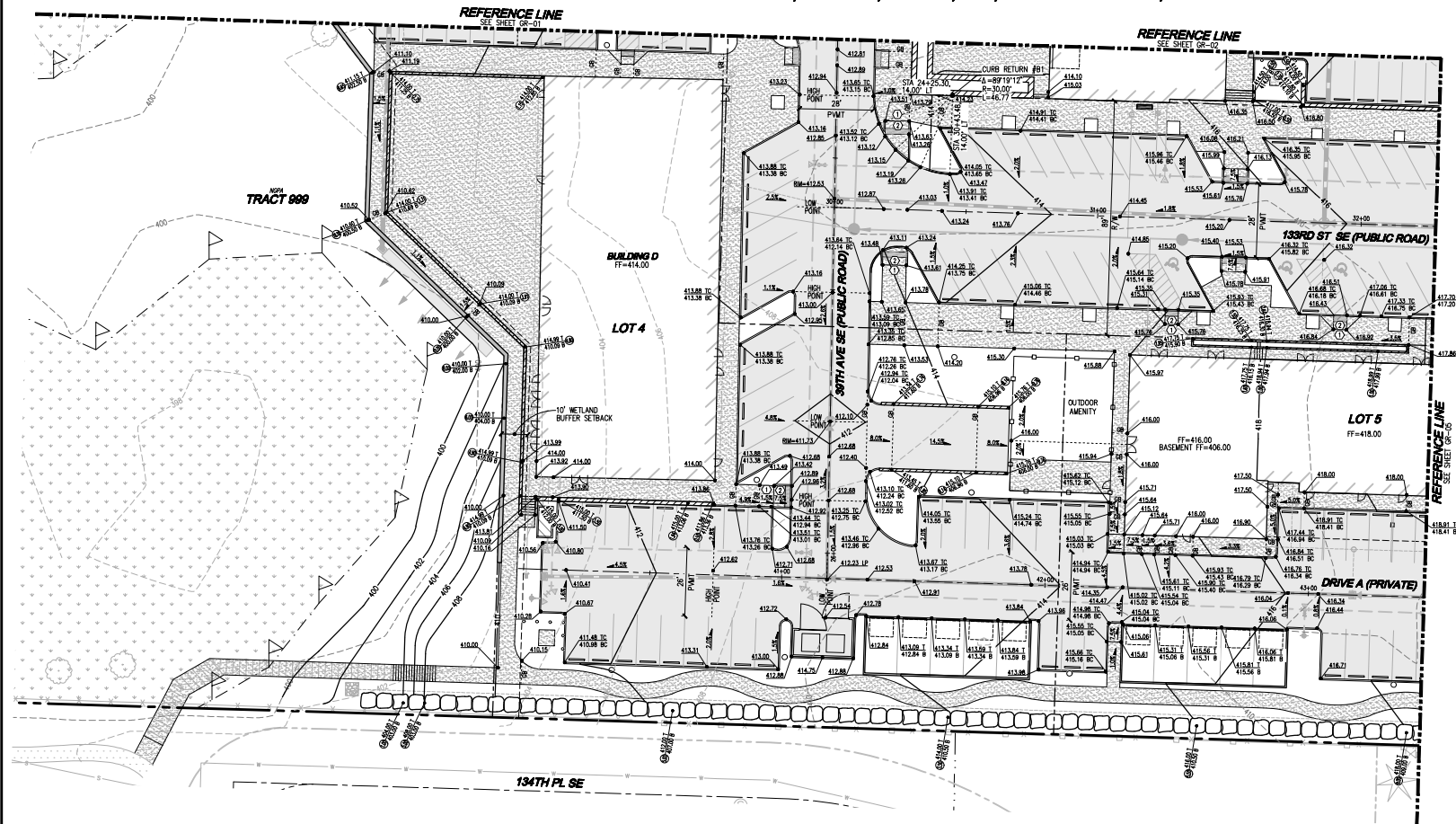
NO.	DATE	REVISIONS	DESCRIPTION

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Planning

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

GR-03
SHEET 12 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



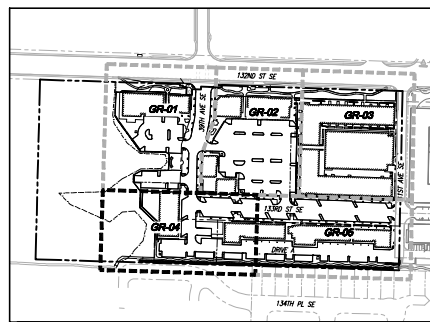
SCALE: 1" = 20'

LEGEND

- STORM PIPE
- DRAIN PIPE
- SEWER PIPE
- WATER PIPE
- CAST-IN-PLACE WALL
- GABION WALL
- ROCKERY WALL
- LOCK-N-LOAD WALL

ADA RAMP NOTES

- MINIMUM 4'-0" LANDING NOT TO EXCEED 2% RUNNING OR CROSS SLOPE.
- ALL SIDEWALK RAMP SHALL NOT EXCEED 8.33% WITH 2% MAX CROSS SLOPE, UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- SEE SHEET DT-02 FOR CURB RAMP DETAILS.
- ALL CURB ELEVATION AT ROOMLINE UNLESS OTHERWISE NOTED.
- GR: GRADE BREAK
LP: LOW POINT
HP: HIGH POINT
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TC: TOP OF CURB
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KEY MAP
SCALE: 1" = 200'

UTILITY NOTE
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ACCEPTED IN COMPLIANCE WITH CONDITIONS OF APPROVAL
FOR 022017-0001

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT _____ DATE _____

NO.	DATE	REVISIONS	DESCRIPTION

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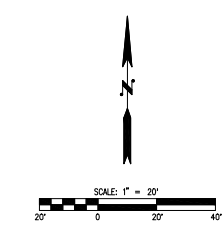
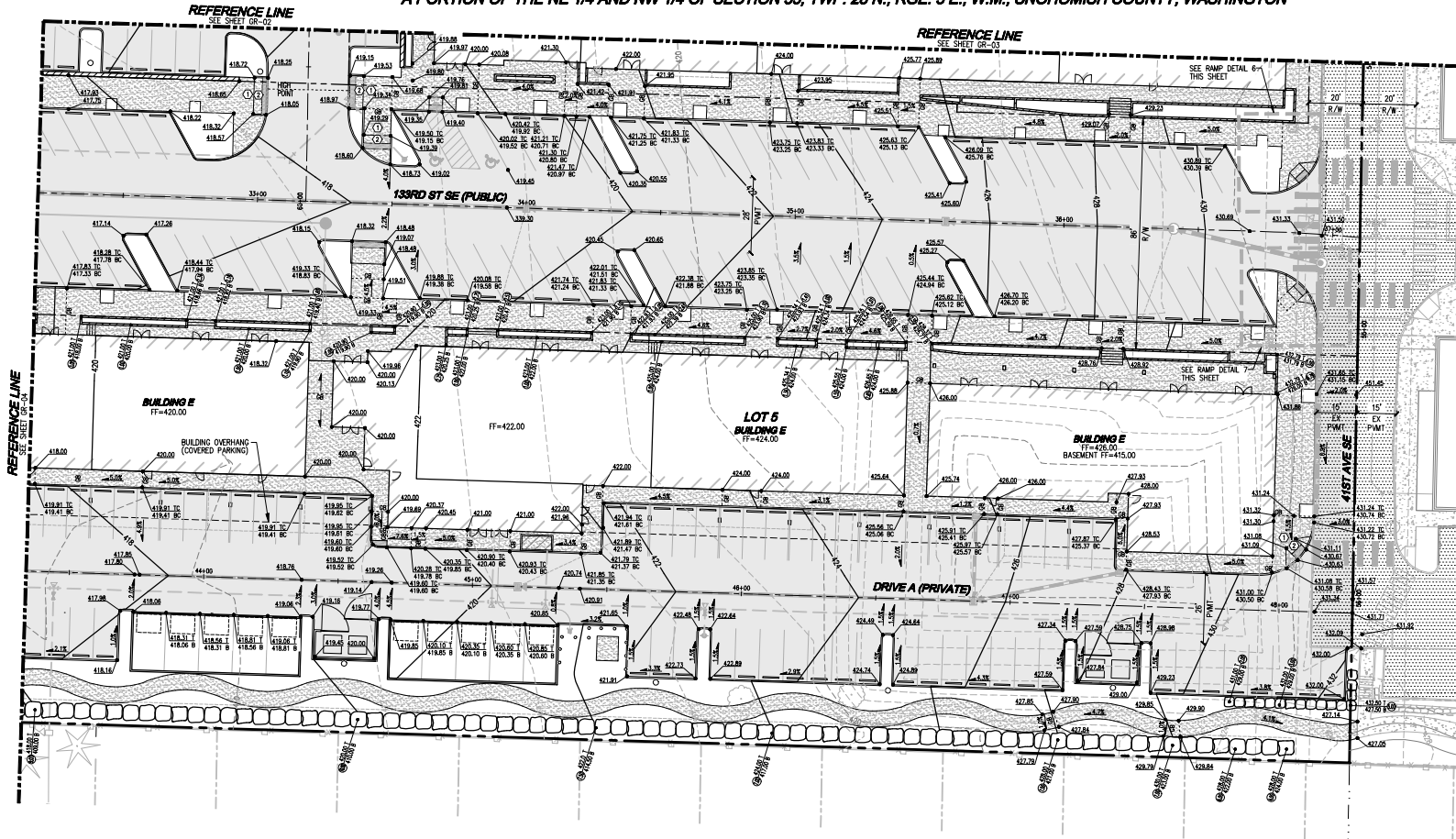
EASTGATE BY VINTAGE, LP
THE FARM AT MILL CREEK
GRADING PLAN



JOB NUMBER: 17127C
DRAWING NAME: 17127C-GR-04
DESIGNER: JMS
DRAFTING BY: HCR
DATE: 3-8-19
SCALE: 1" = 20'
AUGUST 2019: MILL CREEK

GR-04
SHEET 13 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

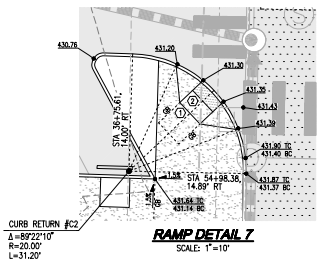
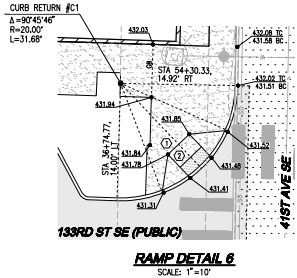
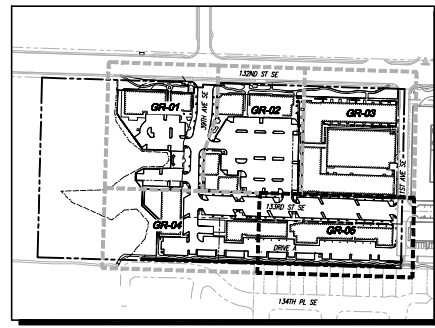


- LEGEND**
- STORM PIPE
 - DRAIN PIPE
 - SEWER PIPE
 - WATER PIPE
 - CAST-IN-PLACE WALL
 - CASION WALL
 - ROCKERY WALL
 - LOOK-N-LOAD WALL

- ADA RAMP NOTES**
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REFERENCE LINE
SEE SHEET GR-02

KEY MAP
SCALE: 1"=200'



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REVISIONS

NO.	DATE	DESCRIPTION

EASTGATE BY VINTAGE, LP

THE FARM AT MILL CREEK

GRADING PLAN

JOB NUMBER: 17127C

DRAWING NAME: 17127C-GR-01

DESIGNER: JML

DRAWING BY: JML

DATE: 3-8-19

SCALE: 1"=20'

AUTHORITY: MILL CREEK

GR-05

SHEET 14 OF 32