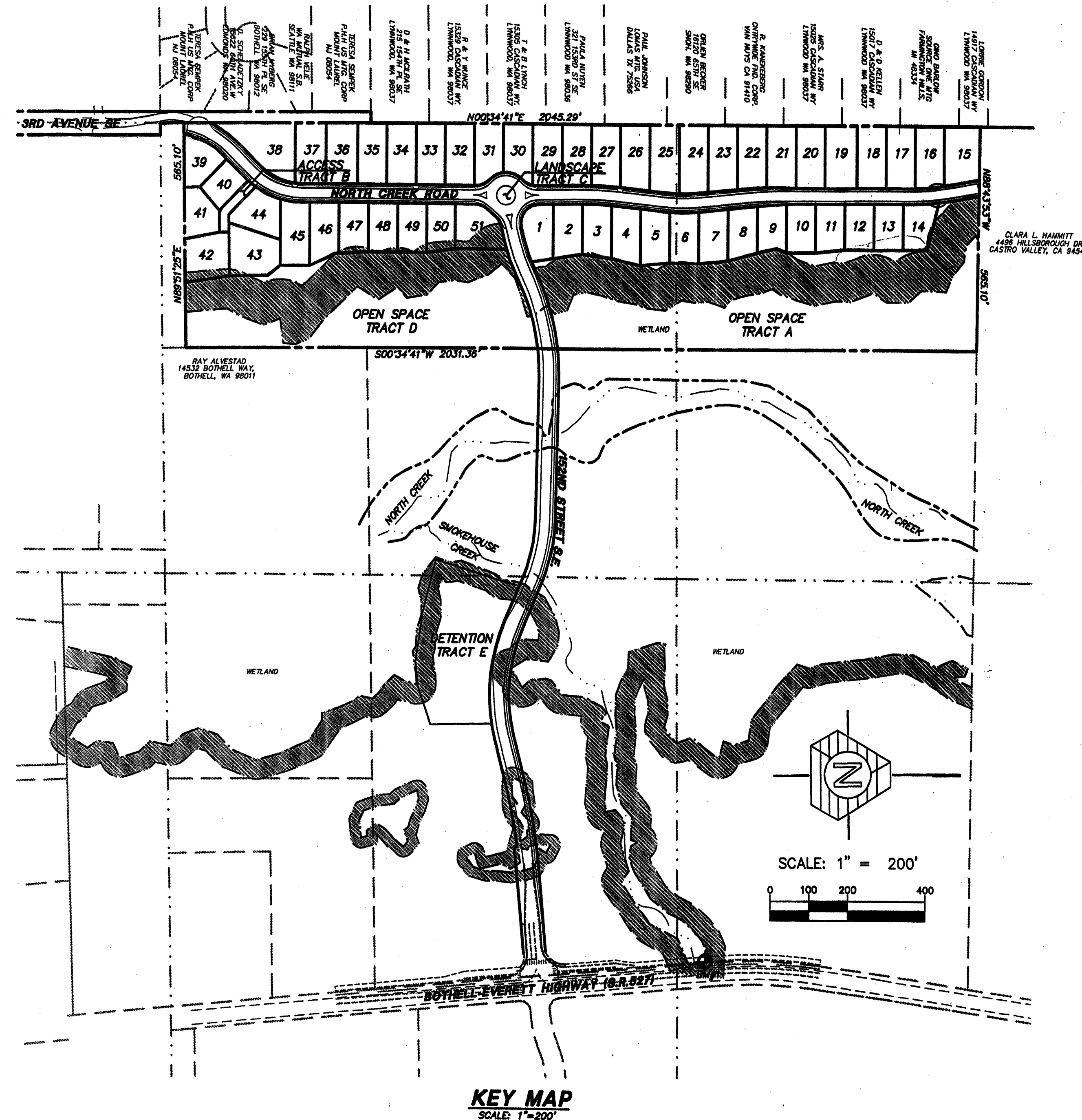


RIVER CROSSING WEST VILLAGE

POR. NW 1/4 OF SEC. 6, TWP. 27N., RGE. 5E., W.M.

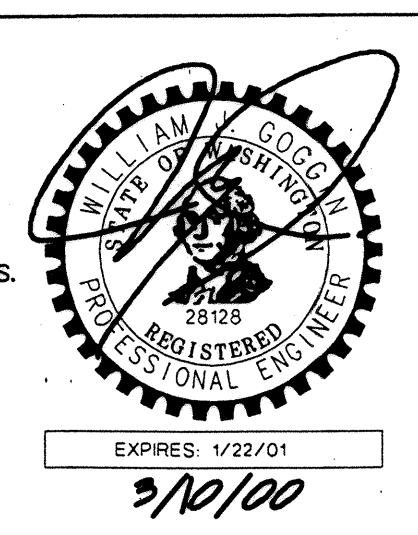


KEY MAP
SCALE: 1"=200'

LEGEND	
PROPOSED STORM DRAINAGE	
STORM DRAIN PIPE	CATCH BASIN, TYPE I
ROOF AND FOOTING DRAIN	CATCH BASIN, TYPE II
ROCKERY DRAIN	CLEANOUT
BOUNDARY	YARD DRAIN
LOT LINE	CURB RAMP
RIGHT-OF-WAY	RIPRAP
GUTTER, FLOW, AND VERTICAL CURB LINE	CUT SLOPES
CENTER LINE	FILL SLOPES
EASEMENT	ASPHALT PAVEMENT
BUILDING SETBACK (BSBL)	EXISTING PAVEMENT
SWALE OR DITCH	SIDEWALK
FENCE	CONCRETE
10' CONTOURS	WETLAND BUFFER AREA
2' CONTOURS	WETLAND
ROCKERY	
BARRICADE	

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE REVISIONS ARE TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF JANUARY 28, 2000. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS, SIDE SERVICE STUB MARKERS AND FIRE HYDRANTS WITHIN THE PROPOSED RIGHT-OF-WAY WHICH VARY MORE THAN FIVE FEET FROM DESIGN LOCATION BASED ON A VISUAL VERIFICATION OF FEATURES OBSERVABLE FROM THE SURFACE, HAVE BEEN REVISED ON THESE PLANS. THE AS-CONSTRUCTED TOP AND INVERT ELEVATIONS WERE DERIVED BY FIELD VERTICAL PROFILE TIED TO THE PROJECT BENCHMARK AS SHOWN ON THE APPROVED PLAN SET. THE REVISED SLOPES BETWEEN STRUCTURES ARE CALCULATED BASED ON THE AS-CONSTRUCTED INVERT ELEVATIONS AND MAY OR MAY NOT REFLECT THE ACTUAL SLOPE OF THE INSTALLED PIPE. ALL ITEMS MARKED WITH A Δ ON THESE PLANS REFLECT INFORMATION PROVIDED BY THE CONTRACTOR WHICH HAVE NOT BEEN FIELD VERIFIED. TRIAD ASSOCIATES DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.



APPROXIMATE SITE AREAS

TOTAL SITE: 26.4 AC (WEST VILLAGE SITE)
DISTURBED AREA: 18.2 AC (WEST VILLAGE SITE + 152ND STREET S.E.)

WATER AND SEWER

SILVER LAKE WATER AND SEWER DISTRICT
PHONE: (425) 337-3647

POWER

SNOHOMISH COUNTY P.U.D.
PHONE: (800) 582-8142

TELEPHONE

G.T.E.
PHONE: (425) 710-4128

NATURAL GAS

PUGET SOUND ENERGY SERVICES
PHONE: (206) 287-3889

DEVELOPER

WILLIAM BUCHAN
11555 NORTHMAP WAY
BELLEVUE, WA 98004
PHONE: (425) 828-8424

ENGINEER/SURVEYOR

BRUCE KNOWLTON, PROJECT MANAGER
TRIAD ASSOCIATES
11814 115TH AVE. N.E.
KIRKLAND, WA 98034
PHONE: (425) 821-8448

BENCHMARK AND DATUM:

DATUM: NAVD 1929 2' CONTOUR INTERVAL

BENCHMARK: TBM 353-819 NAIL W/ SNOHOMISH COUNTY ENGINEER TAG 15.0' W OF NW COR. OF "LARRY'S SMOKE HOUSE" @ 14525 BOTHELL-EVERETT HWY. ELEV. 358.54'

BM#1 - 2" X 2" CHISELED SQUARE AT THE NE CORNER OF CONCRETE RETENTION FOR 36" X 67" PIPE ARCH CULVERT FOR SMOKE HOUSE CREEK, WEST SIDE OF BOTHELL-EVERETT HIGHWAY. ELEV. 324.38'

BM#2 - 1" CHISELED SQUARE AT THE SW CORNER OF A CONCRETE SLAB APPROX. 12' SOUTH AND 6' WEST OF FLAG POLE AT THE HAMMITT PUBLIC LIBRARY, 15429 BOTHELL-EVERETT HIGHWAY. ELEV. 316.86'

BASIS OF BEARINGS: HELD BEARING OF NORTH 44°04'25" EAST BETWEEN THE MONUMENTS FOUND AT THE WEST QUARTER CORNER AND THE NORTH QUARTER CORNER OF SECTION 6, T. 27 N., R. 5 E., W.M. THIS BEARING WAS CALCULATED FROM INFORMATION SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 27 OF SURVEYS AT PAGE 196, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ENGINEER'S LEGAL DESCRIPTION

REVISED LOT E

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE NORTH 00°34'41" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 60.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907280315, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°51'25" EAST ALONG THE BOUNDARY LINE OF SAID TRACT OF LAND 565.10 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE; THENCE NORTH 00°34'41" EAST ALONG THE BOUNDARY LINE OF SAID TRACT OF LAND AND ITS NORTHERLY EXTENSION 2031.38 FEET TO THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN AN INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907280315; THENCE NORTH 88°43'53" WEST ALONG SAID NORTH LINE 565.10 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 6; THENCE SOUTH 00°34'41" WEST ALONG SAID WEST LINE 2045.29 FEET TO THE TRUE POINT OF BEGINNING.

SHEET INDEX

1	COVER SHEET
2-3	PRIVATE OFFSITE CONVEYANCE SYSTEM PLANS
4-6	PRIVATE OFFSITE CONVEYANCE SYSTEM PROFILES
7	PRIVATE OFFSITE CONVEYANCE SYSTEM PROFILE, DETAILS AND NOTES
8-	



TRIAD ASSOCIATES

Project Management
Civil Engineering
Land Surveying
Land Use Planning
Landscape Architecture
Site Design

11814 115th Ave. NE Kirkland, WA 98034-6925
Tel 425.821.4448 Fax 425.821.5401
Toll Free 800.488.0766 www.triadassociates.com

PRIVATE OFFSITE CONVEYANCE SYSTEM

**WEST VILLAGE
RIVER
CROSSING**

WASHINGTON

CITY OF MILL CREEK

NO.	DATE	REVISION
1	3/12/99	REVISED FOR CONSTRUCTION AND ADDENDUM
2	4/14/99	PLAN SET
3	6/25/99	REVISED PER CITY COMMENTS
4	11/14/99	REVISED PER CITY COMMENTS
5	12/26/00	AS-CONSTRUCTED

BRUCE KNOWLTON
PROJECT MANAGER

DESIGNED: W.J. GOOGIN, P.E. / J. FREDRICK

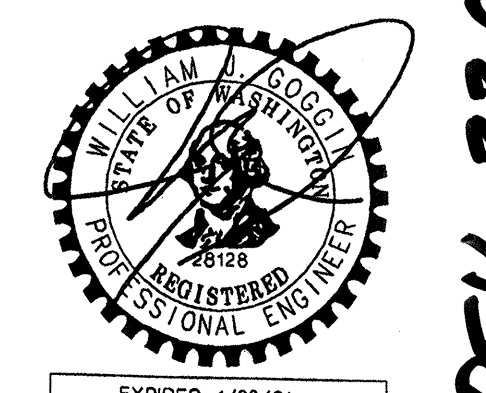
CADD: JCF / BMD

CHECKED: W.J. GOOGIN, P.E.

DATE: 6/19/98

SCALE: HORIZ.: 1"=50'

VERT.: N/A



1/1/99

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 96-321

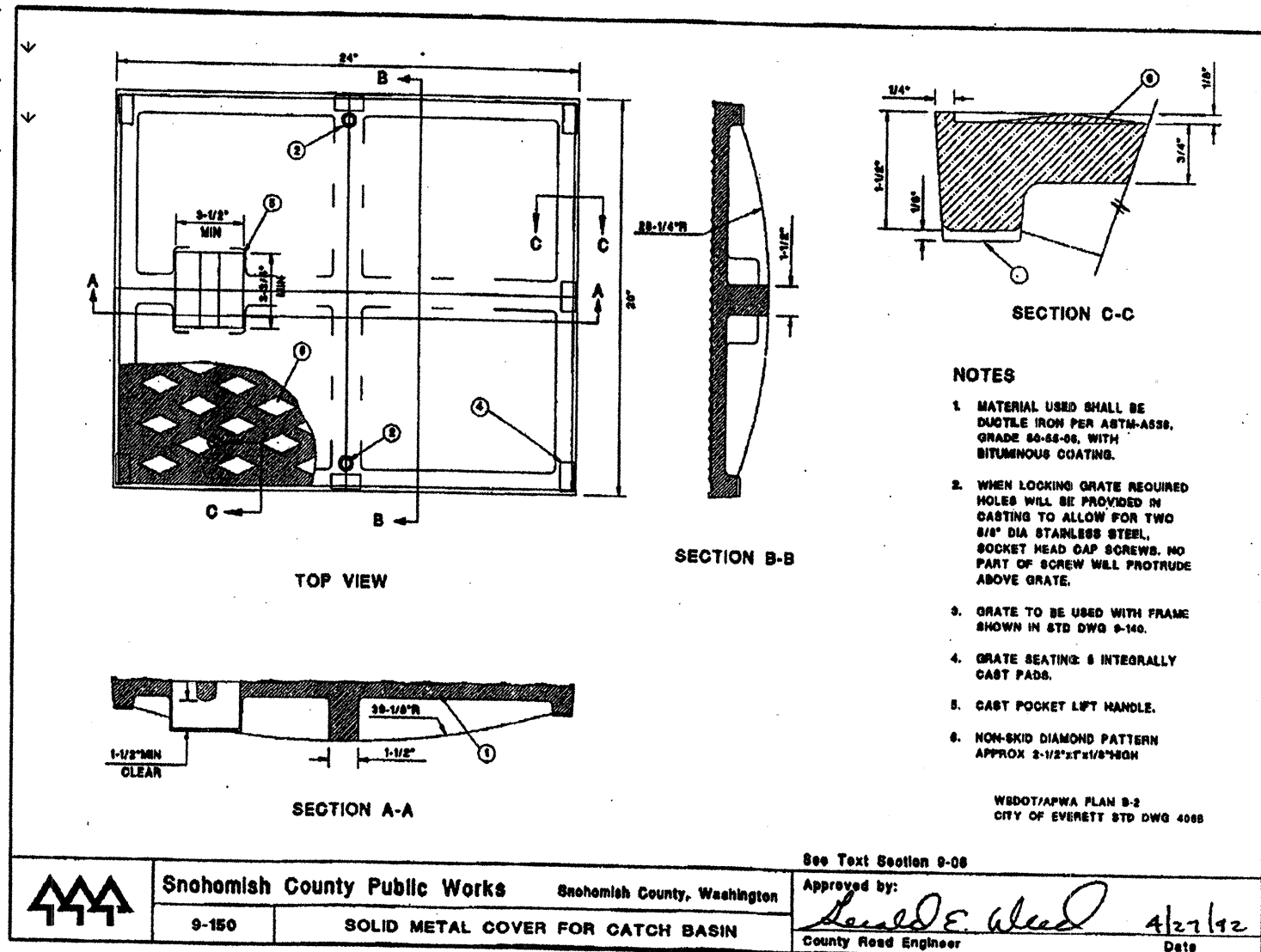
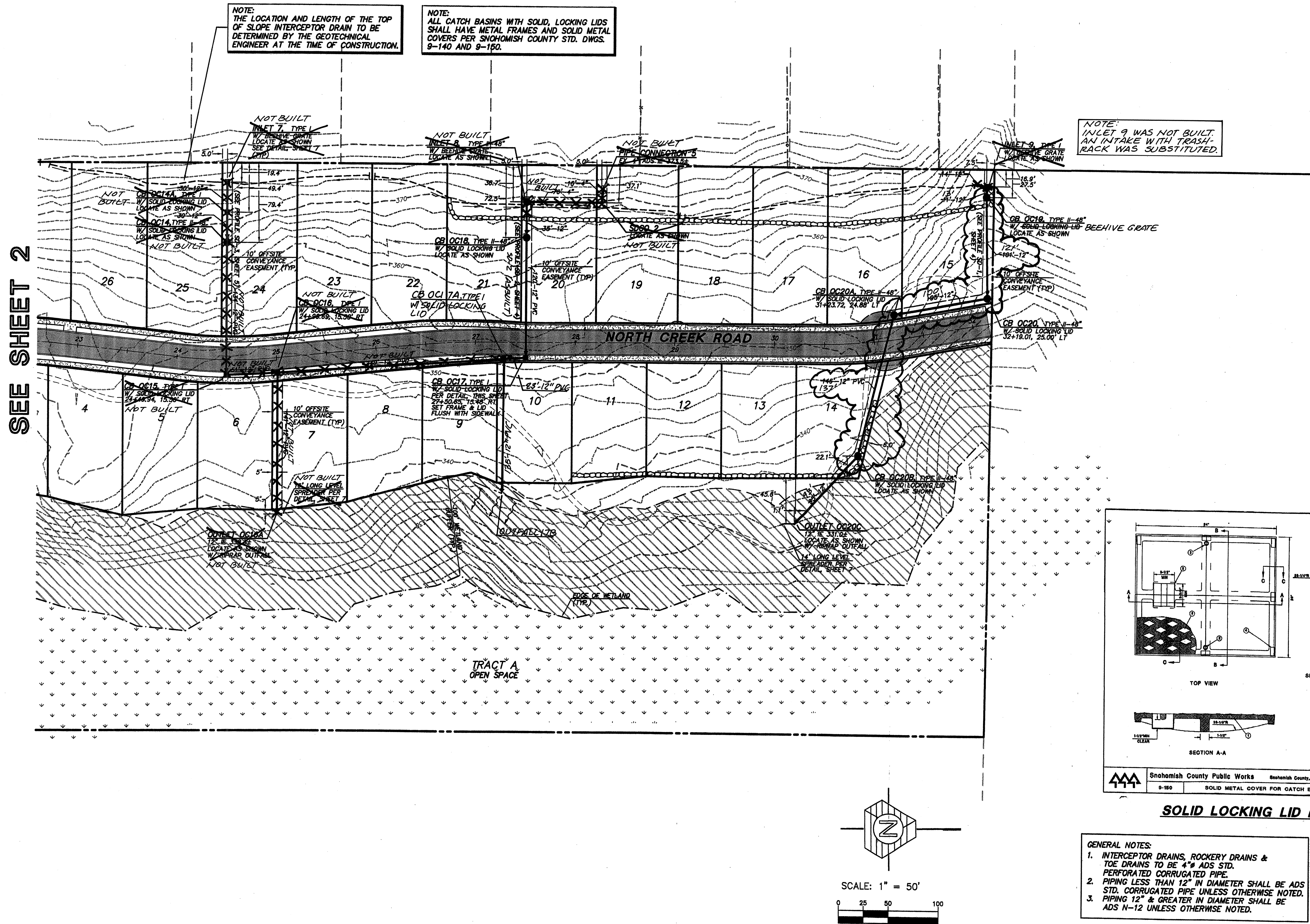
SHEET NUMBER 3 OF 21

DATE 7/19/99

DATE 7/19/99

DATE 7/19/99

DATE 7/19/99

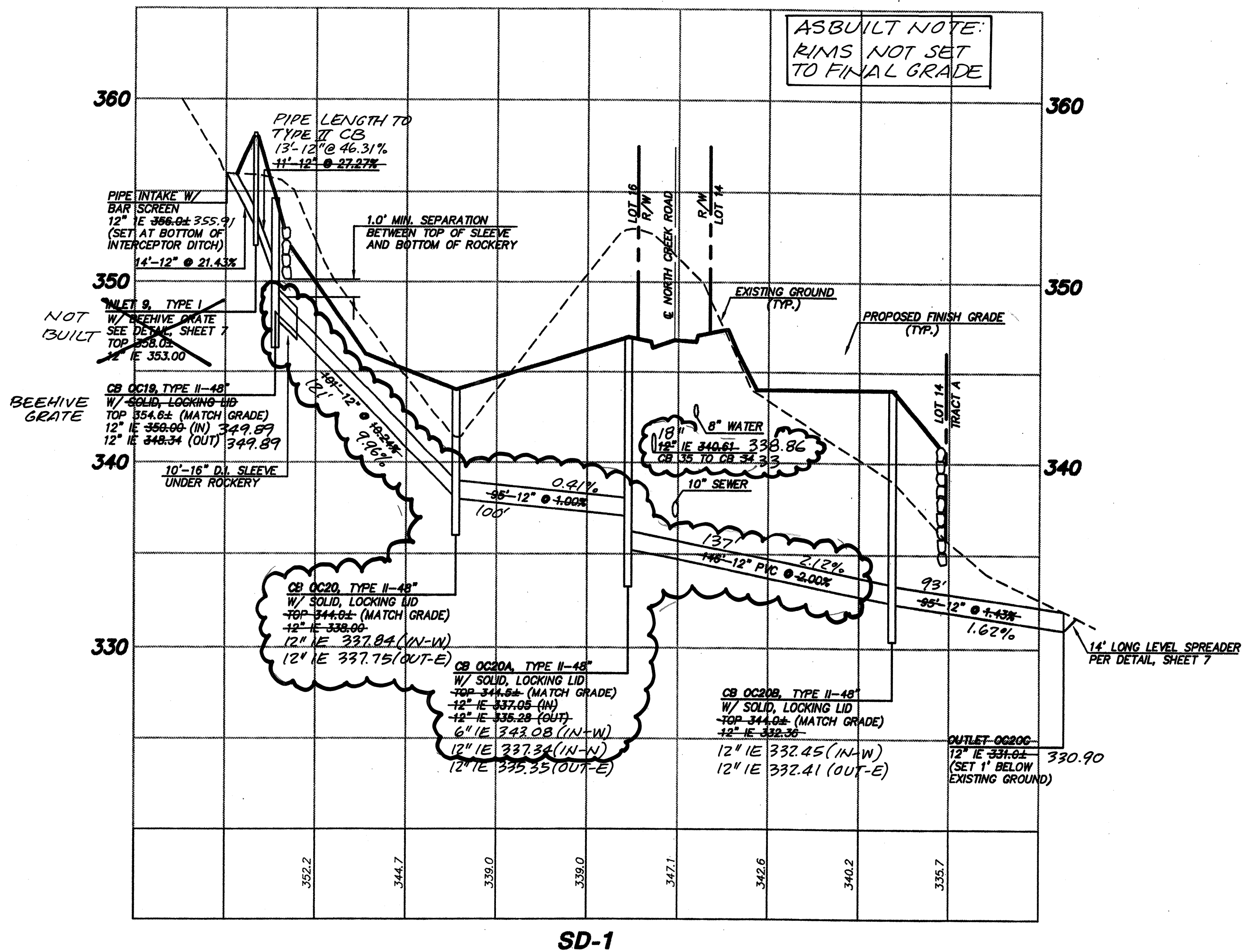


- GENERAL NOTES:**
- INTERCEPTOR DRAINS, ROCKERY DRAINS & TOE DRAINS TO BE 4" ADS STD. PERFORATED CORRUGATED PIPE.
 - PIPING LESS THAN 12" IN DIAMETER SHALL BE ADS STD. CORRUGATED PIPE UNLESS OTHERWISE NOTED.
 - PIPING 12" & GREATER IN DIAMETER SHALL BE ADS N-12 UNLESS OTHERWISE NOTED.

ACCEPTED FOR CONSTRUCTION BY:
[Signature]
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK
DATE 7/15/99

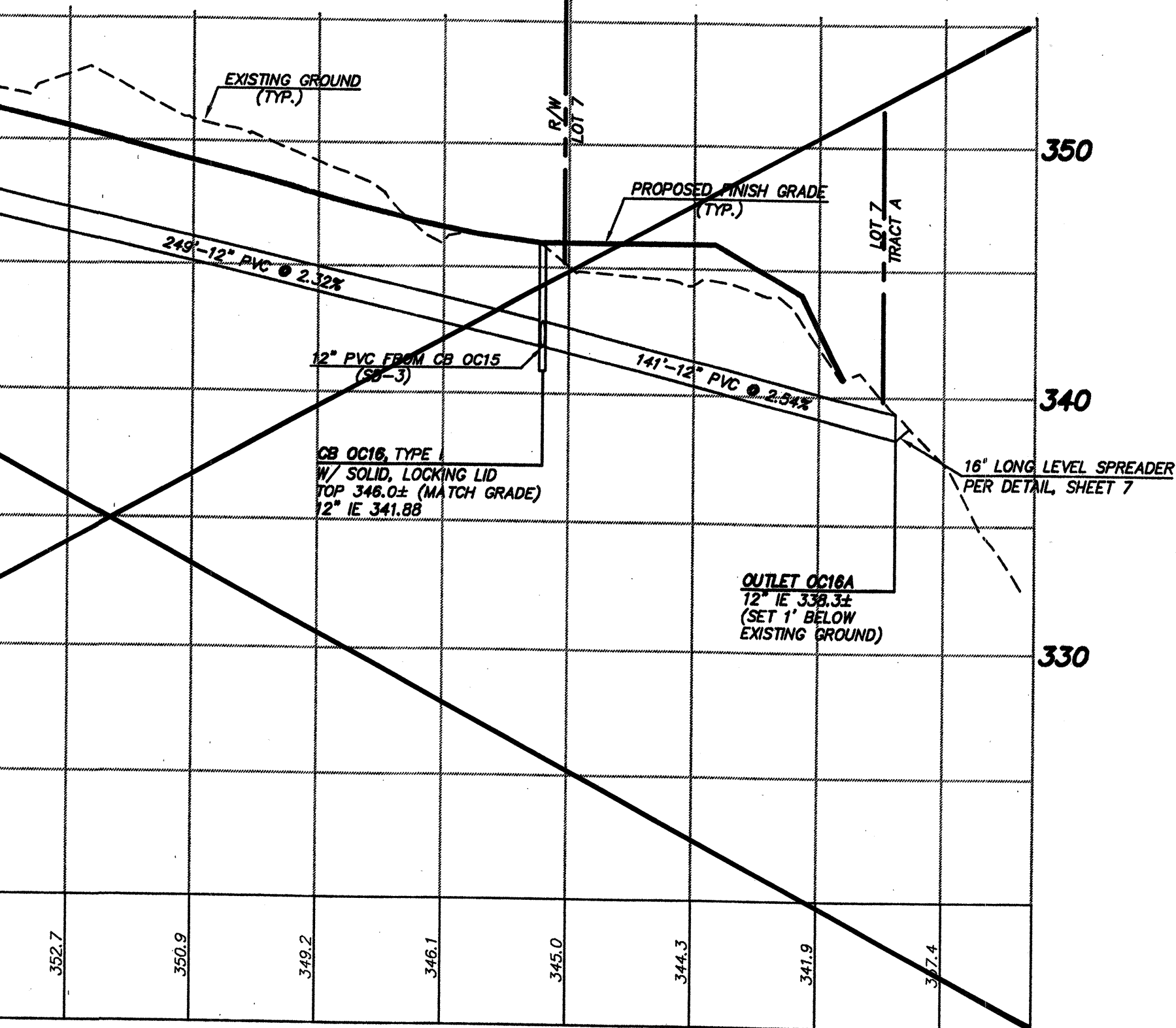
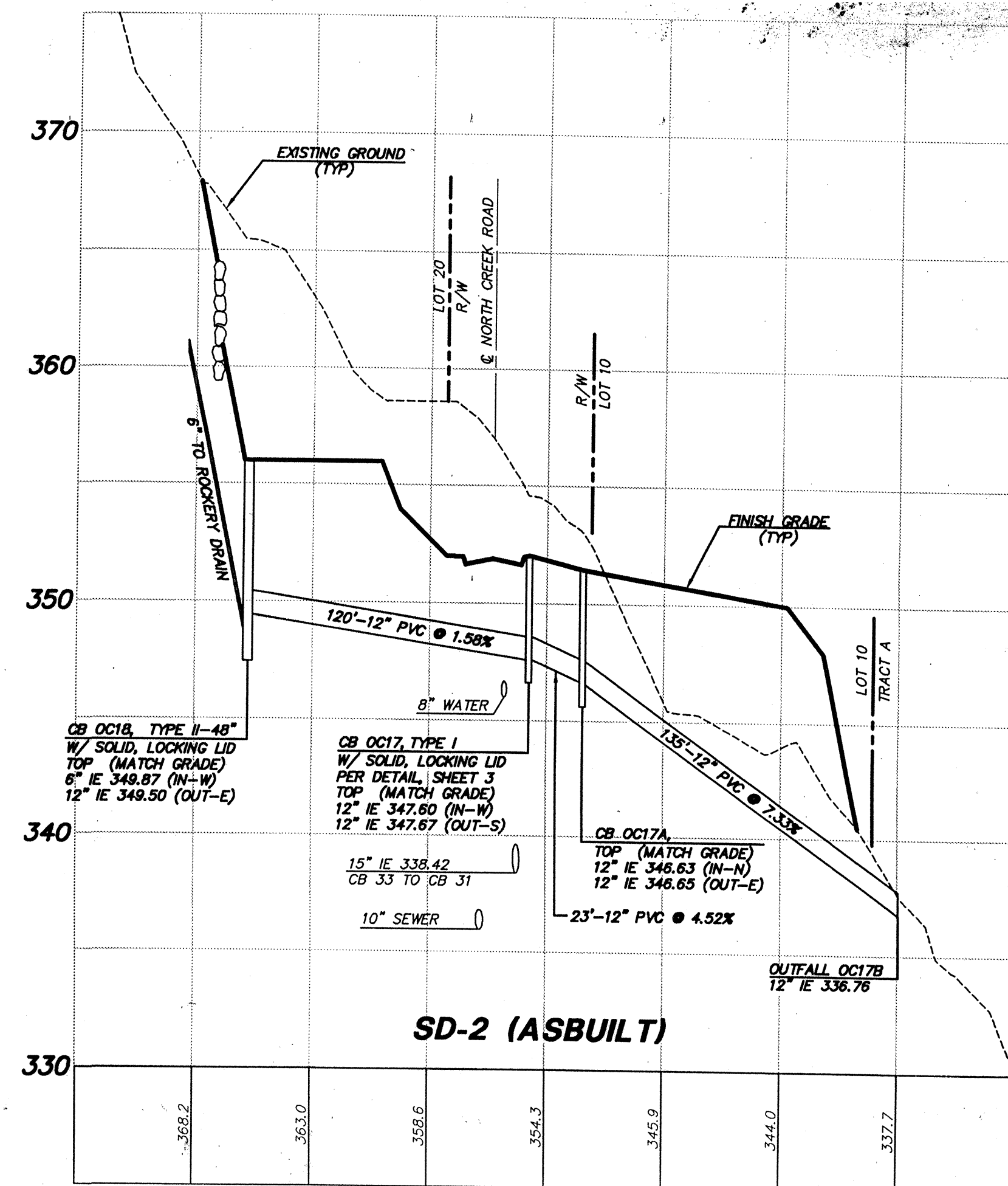
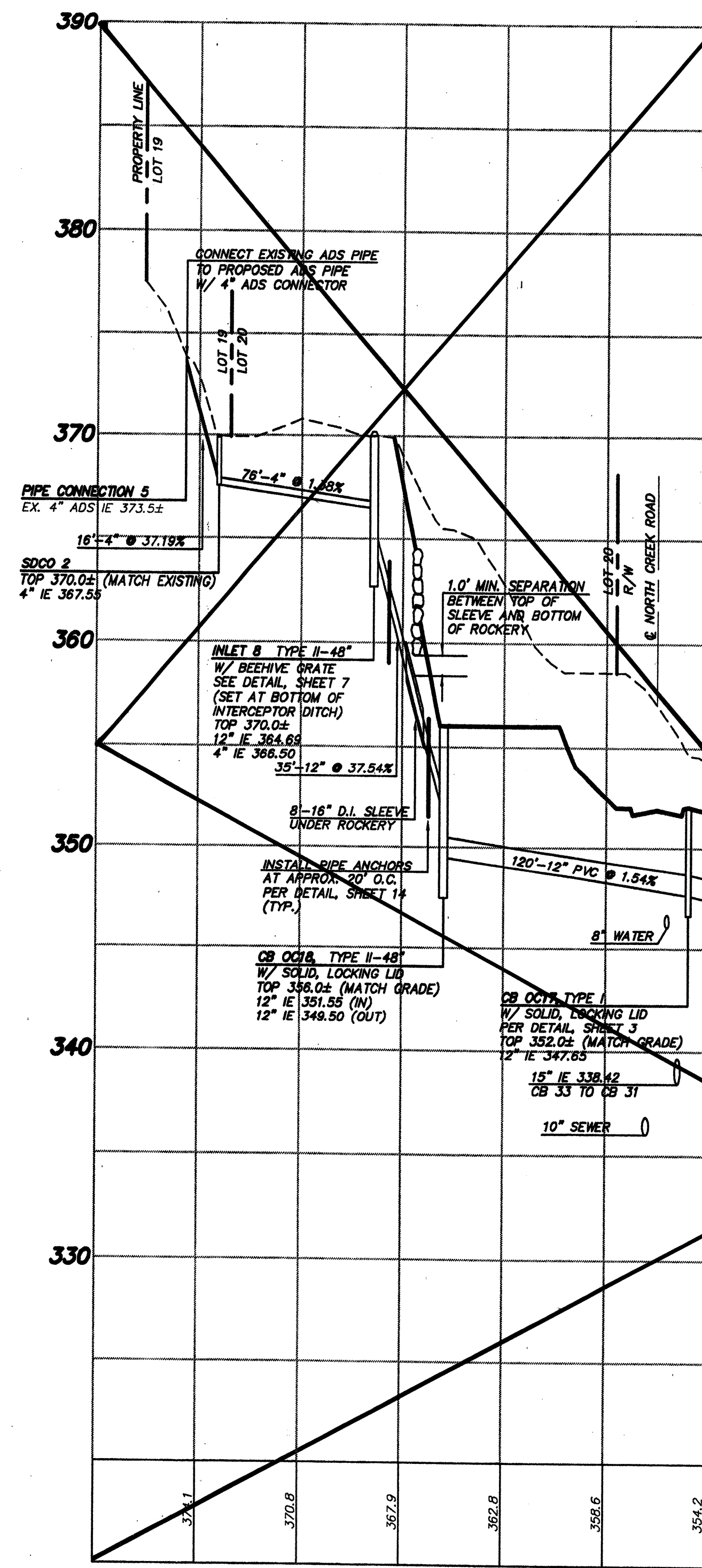
ACCEPTED FOR CONSTRUCTION BY:
[Signature]
DIRECTOR OF COMMUNITY
DEVELOPMENT
DATE 7-19-99

AS-CONSTRUCTED
(SEE SHEET 1 FOR DISCLAIMER)



NOTE:
ALL CATCH BASINS WITH SOLID, LOCKING LIDS
SHALL HAVE METAL FRAMES AND SOLID METAL
COVERS PER SNOHOMISH COUNTY STD. DWGS.
8-140 AND 8-150.

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



GENERAL NOTES:
1. INTERCEPTOR DRAINS, ROCKERY DRAINS &
TOE DRAINS TO BE 4" ADS STD.
PERFORATED CORRUGATED PIPE.
2. PIPING LESS THAN 12" IN DIAMETER SHALL BE ADS
STD. CORRUGATED PIPE UNLESS OTHERWISE NOTED.
3. PIPING 12" & GREATER IN DIAMETER SHALL BE
ADS N-12 UNLESS OTHERWISE NOTED.

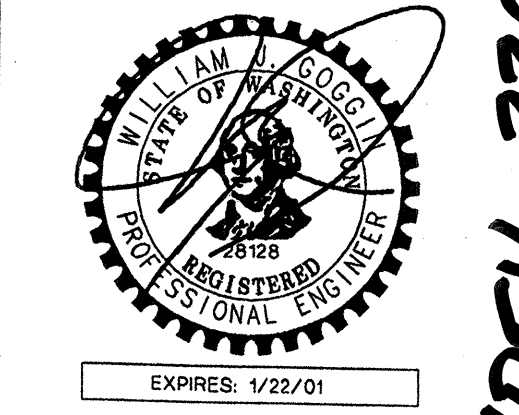
AS-CONSTRUCTED
(SEE SHEET 1 FOR DISCLAIMER)

ACCEPTED FOR CONSTRUCTION BY:
[Signature] 7/15/97
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK

ACCEPTED FOR CONSTRUCTION BY:
[Signature] 7-19-99
DIRECTOR OF COMMUNITY
DEVELOPMENT

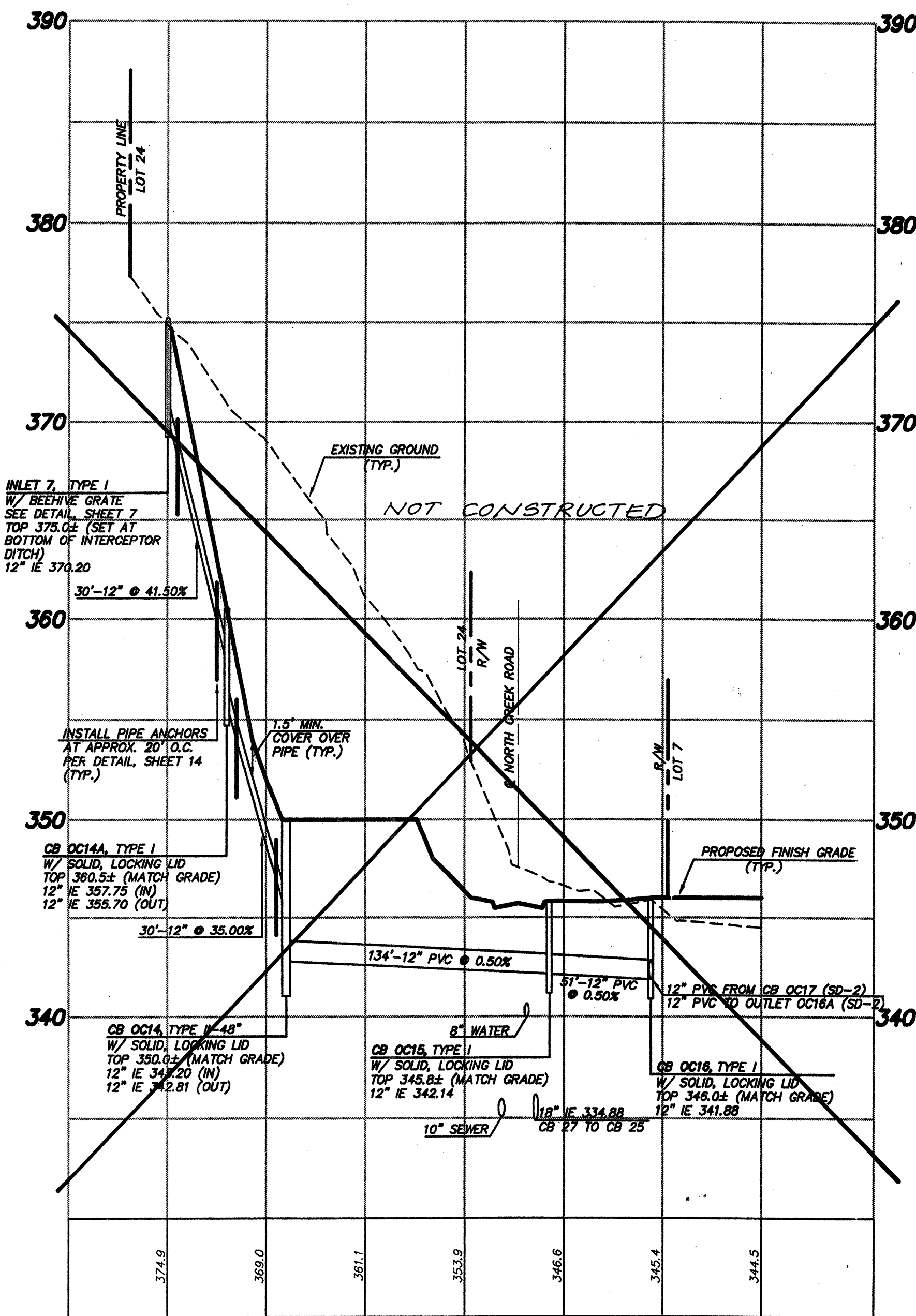
NO.	DATE	REVISION	BY	CHK
1	7/12/97	REVISED FOR CONSTRUCTION AND ADJUSTMENT	WJG	WJG
2	7/15/97	REVISED PER CITY COMMENTS	WJG	WJG
3	7/15/97	REVISED PER CITY COMMENTS	WJG	WJG
4	7/15/97	REVISED PER CLIENT	WJG	WJG
5	7/15/97	REVISED PER CLIENT	WJG	WJG
6	7/15/97	REVISED PER CLIENT	WJG	WJG
7	7/15/97	REVISED PER CLIENT	WJG	WJG
8	7/15/97	REVISED PER CLIENT	WJG	WJG
9	7/15/97	REVISED PER CLIENT	WJG	WJG
10	7/15/97	REVISED PER CLIENT	WJG	WJG

BRUCE KNOWLTON
PROJECT MANAGER
DESIGNED BY: W. J. GOGGIN, P.E. / J. FREDRICK
CADD: JDF / BMD
CHECKED: W. J. GOGGIN, P.E.
DATE: 6/19/98
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



STAMP NOT VALID
UNLESS SIGNED AND DATED
JOB NUMBER **96-321**
SHEET NUMBER **4 OF 21**

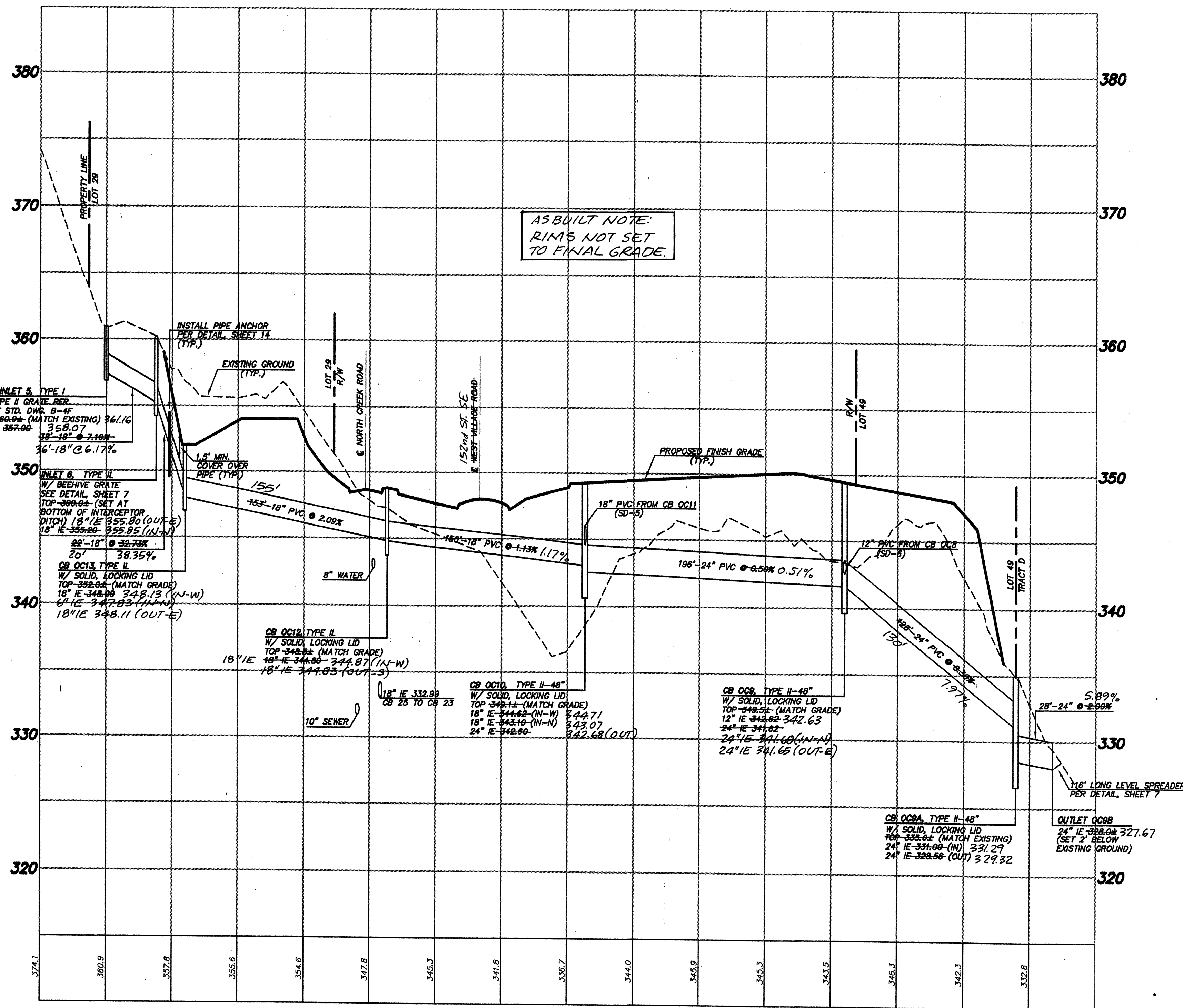
HDEV-2208



SD-3

NOTE:
ALL CATCH BASINS WITH SOLID, LOCKING LIDS
SHALL HAVE METAL FRAMES AND SOLID METAL
COVERS PER SNOHOMISH COUNTY STD. DWGS.
9-140 AND 9-150.

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



SD-4

GENERAL NOTES:
1. INTERCEPTOR DRAINS, ROCKERY DRAINS &
TOE DRAINS TO BE 4" ADS STD.
PERFORATED CORRUGATED PIPE.
2. PIPING LESS THAN 12" IN DIAMETER SHALL BE ADS
STD. CORRUGATED PIPE UNLESS OTHERWISE NOTED.
3. PIPING 12" & GREATER IN DIAMETER SHALL BE
ADS N-12 UNLESS OTHERWISE NOTED.

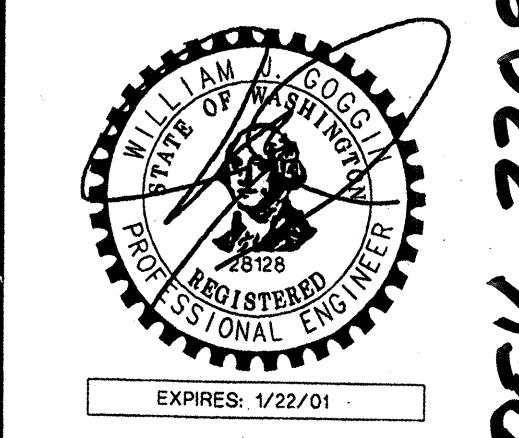
ACCEPTED FOR CONSTRUCTION BY:
[Signature] 7/15/99
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK

ACCEPTED FOR CONSTRUCTION BY:
[Signature] 7/19/99
DIRECTOR OF COMMUNITY
DEVELOPMENT

AS-CONSTRUCTED
(SEE SHEET 1 FOR DISCLAIMER)

NO.	DATE	REVISION	REASON FOR CONSTRUCTION	BY	CHK
1	7/15/99	AS-CONSTRUCTED	AS-CONSTRUCTED	WAM	WAM
2	7/19/99	REVISION PER CITY COMMENTS	REVISION PER CITY COMMENTS	WAM	WAM
3	7/19/99	REVISION PER CITY COMMENTS	REVISION PER CITY COMMENTS	WAM	WAM

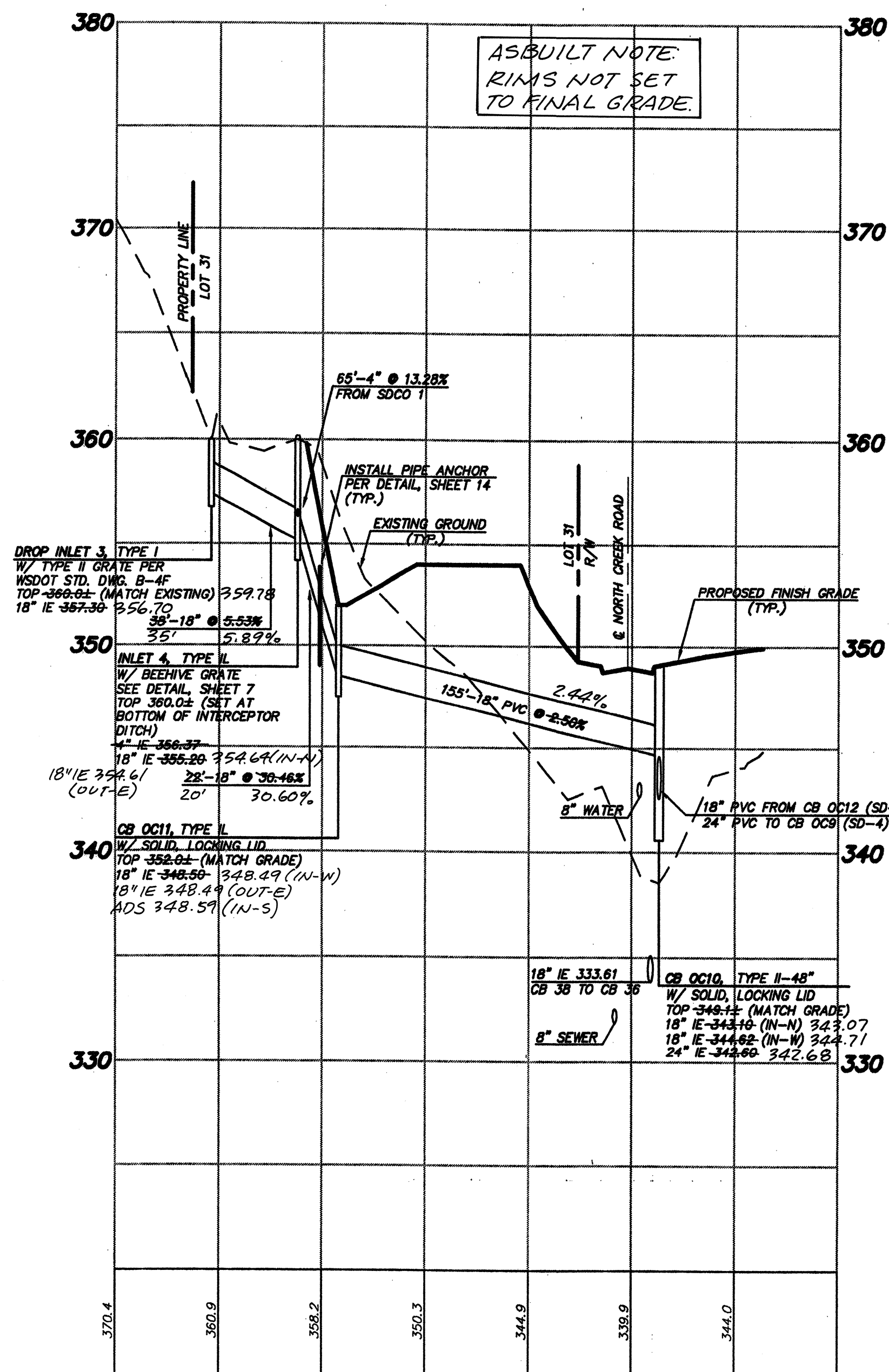
BRUCE KNOWLTON
PROJECT MANAGER
DESIGNED BY: K. J. GOGGIN, P.E. / J. FREDRICK
CADD: JDF / BMD
CHECKED BY: K. J. GOGGIN, P.E.
DATE: 6/19/98
SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'



7/1/99
STAMP NOT VALID
UNLESS SIGNED AND DATED
JOB NUMBER **96-321**
SHEET NUMBER **5 OF 21**

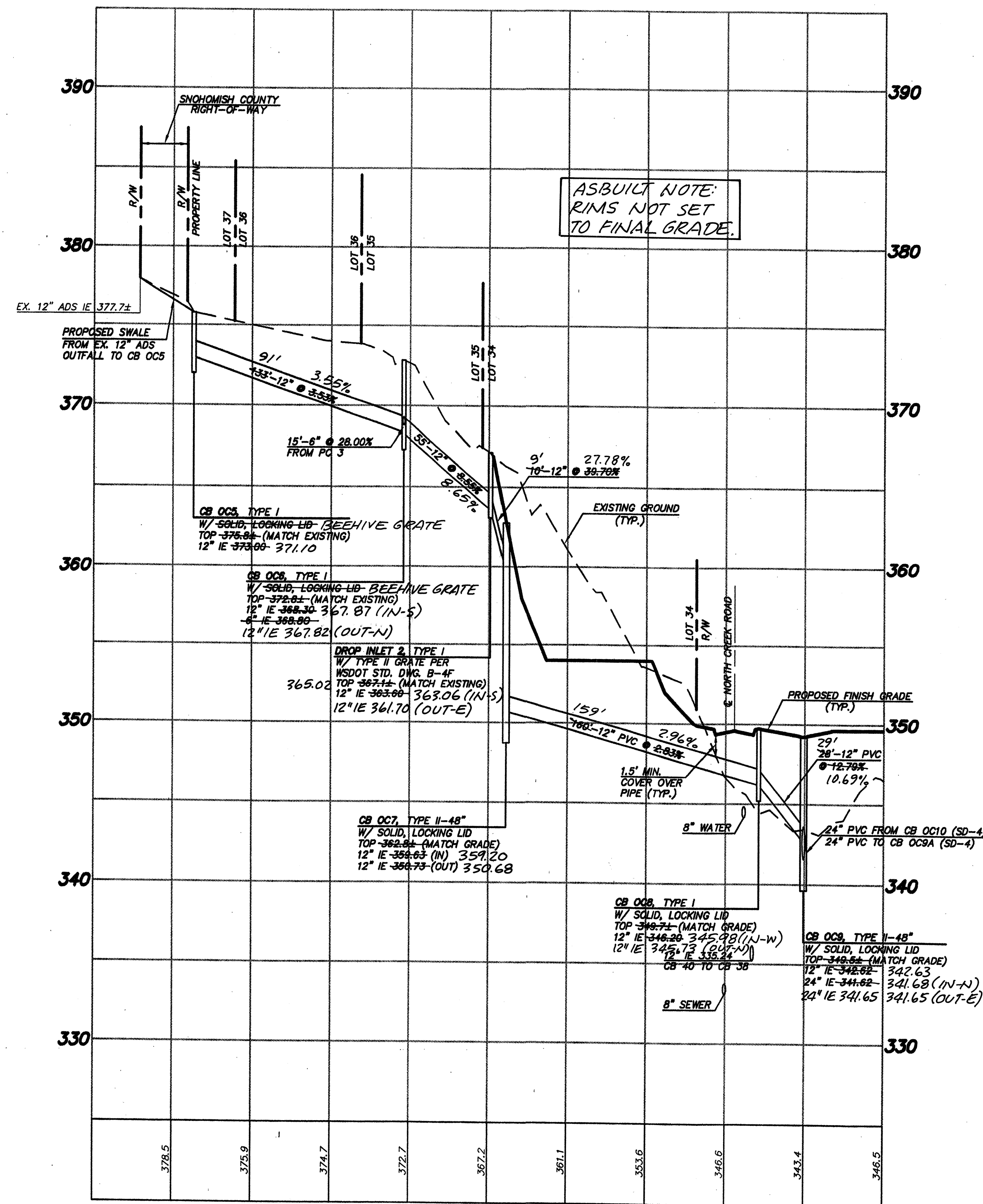
HDEV-2209

RECEIVED
MAR 07 2002
CITY OF MILL CREEK



NOTE:
ALL CATCH BASINS WITH SOLID, LOCKING LIDS
SHALL HAVE METAL FRAMES AND SOLID METAL
COVERS PER SNOHOMISH COUNTY STD. DWGS.
9-140 AND 9-150.

SCALE: 1" = 50' HORIZ.
1" = 5' VERT.



- GENERAL NOTES:
1. INTERCEPTOR DRAINS, ROCKERY DRAINS & TOE DRAINS TO BE 4" ADS STD. PERFORATED CORRUGATED PIPE.
 2. PIPING LESS THAN 12" IN DIAMETER SHALL BE ADS STD. CORRUGATED PIPE UNLESS OTHERWISE NOTED.
 3. PIPING 12" & GREATER IN DIAMETER SHALL BE ADS N-12 UNLESS OTHERWISE NOTED.

AS-CONSTRUCTED
(SEE SHEET 1 FOR DISCLAIMER)

ACCEPTED FOR CONSTRUCTION BY:

[Signature] 7/15/99
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK

ACCEPTED FOR CONSTRUCTION BY:

[Signature] 7-19-99
DIRECTOR OF COMMUNITY
DEVELOPMENT

TRIAD ASSOCIATES
Project Management
Civil Engineering
Land Surveying
Land Use Planning
Landscape Architecture
Site Design
11814 118th Ave. NE Kirkland, WA 98034-8828
Tel 425.821.8448 Fax 425.821.8481
Toll Free 800.488.9756 www.triadassoc.com

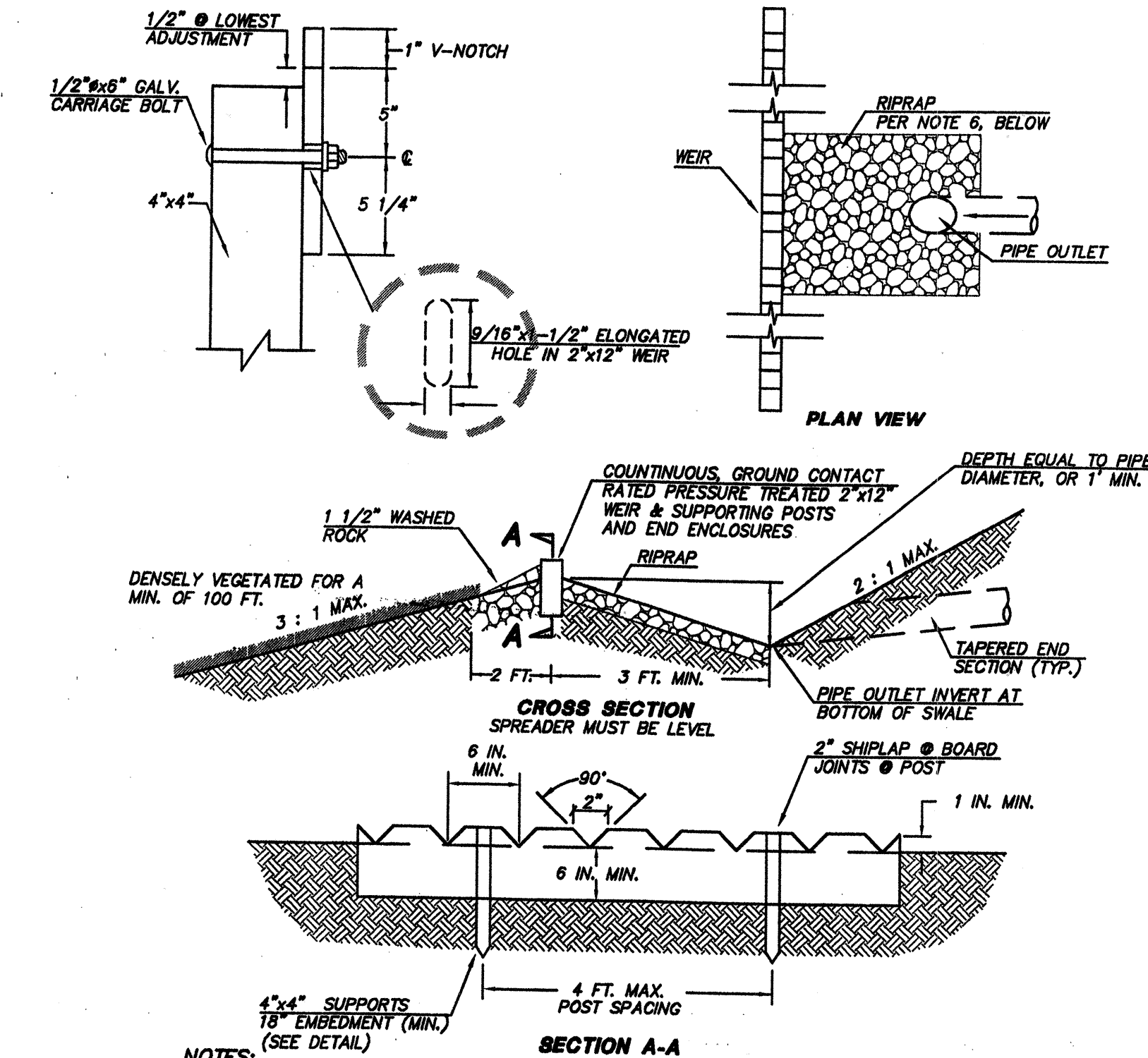
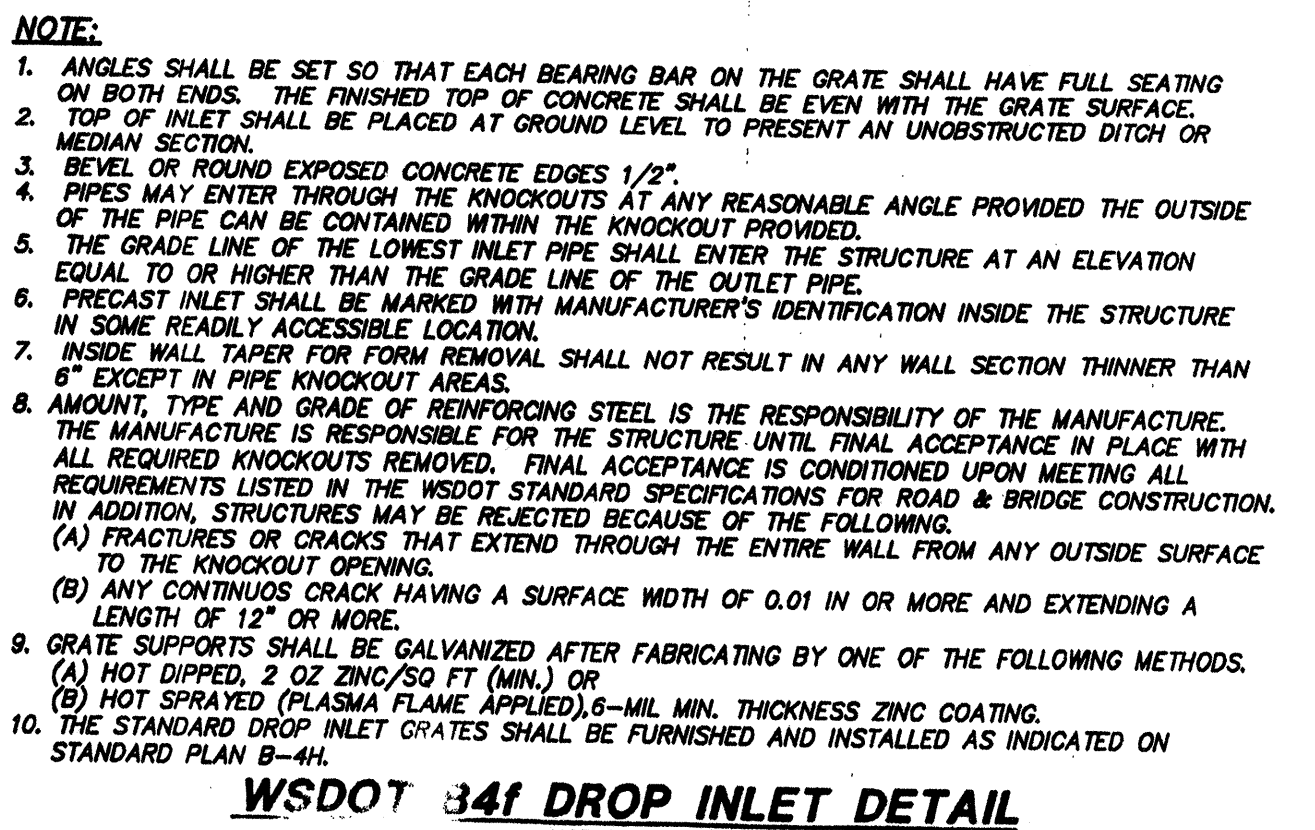
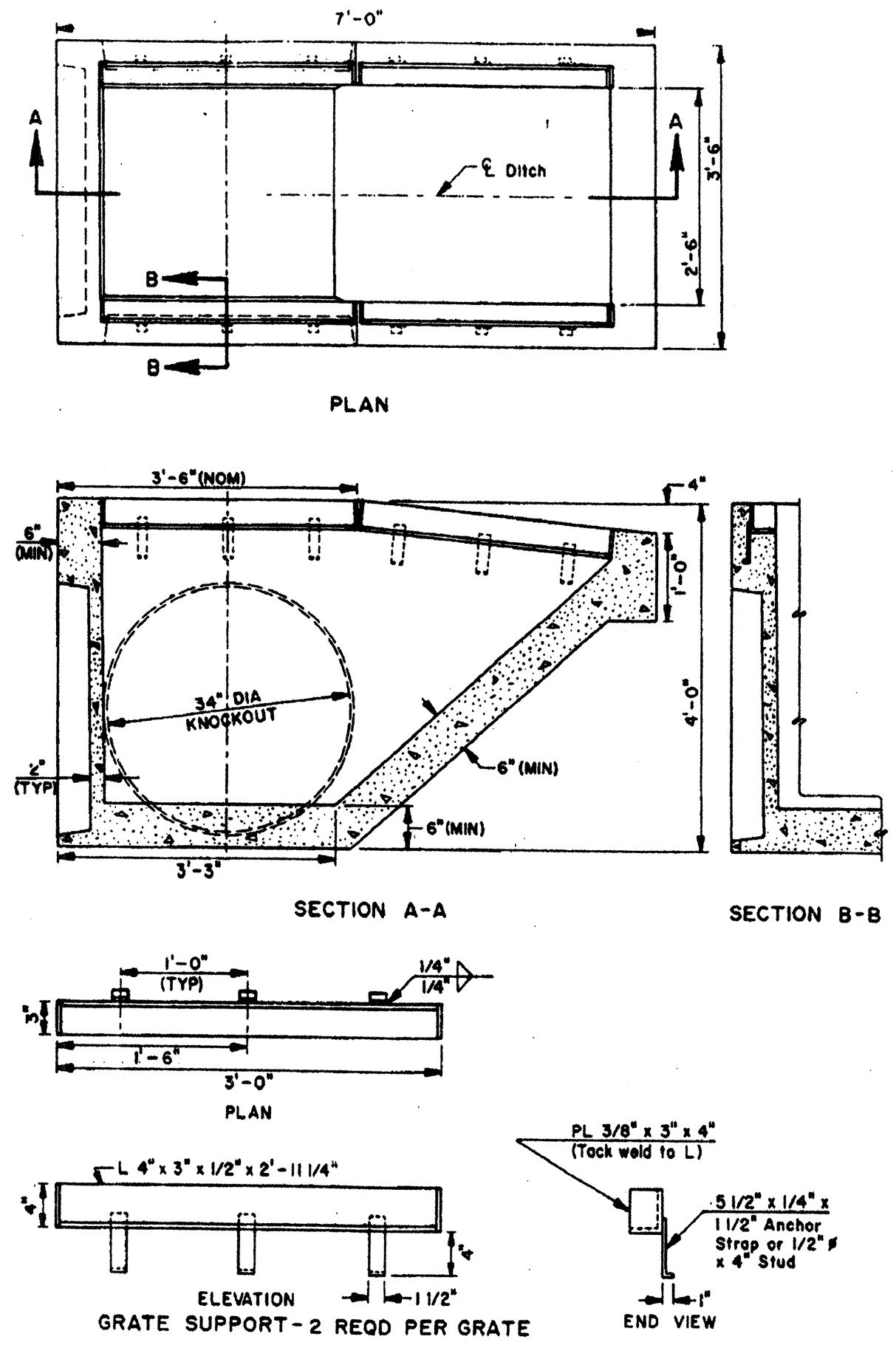
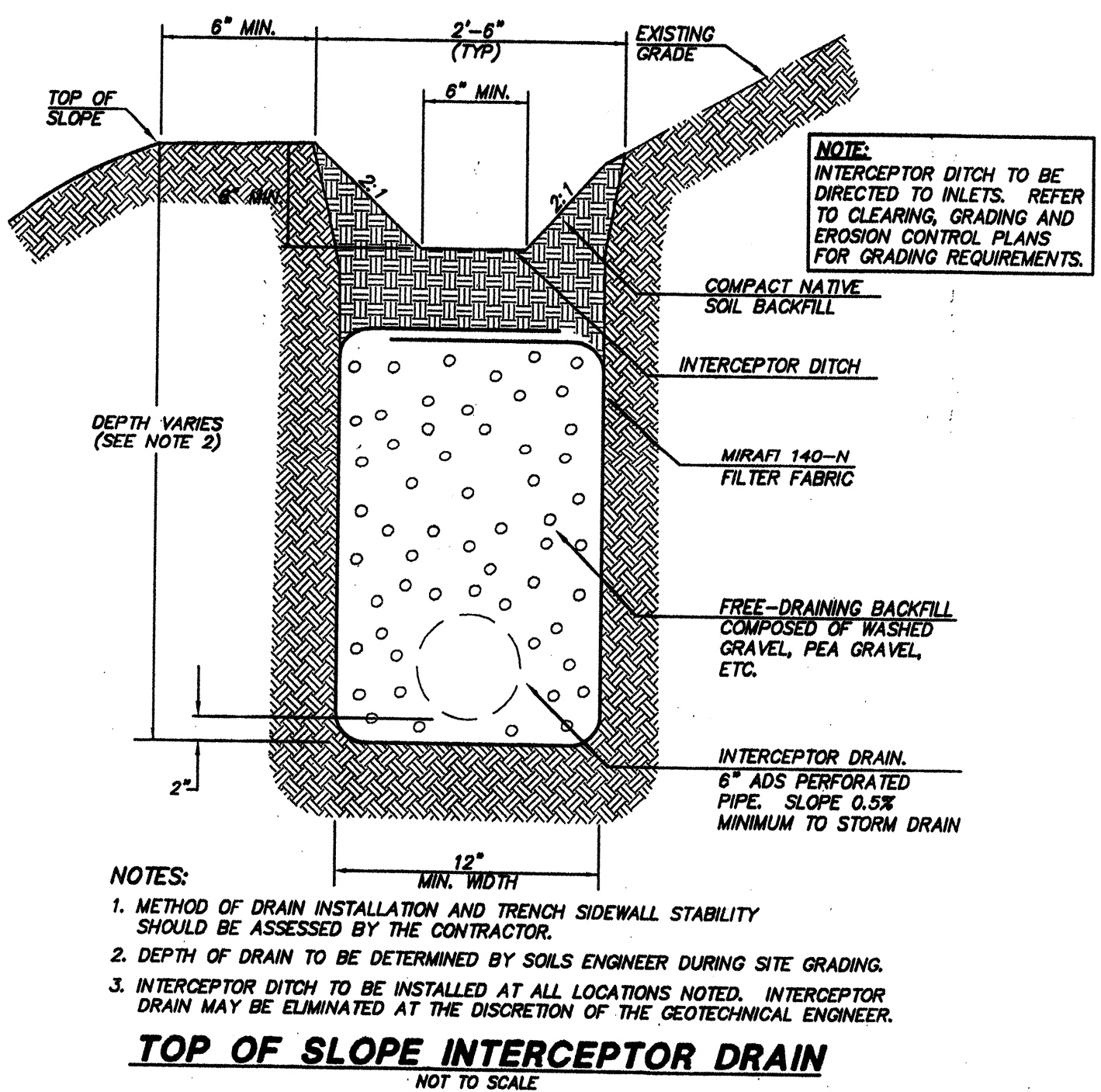
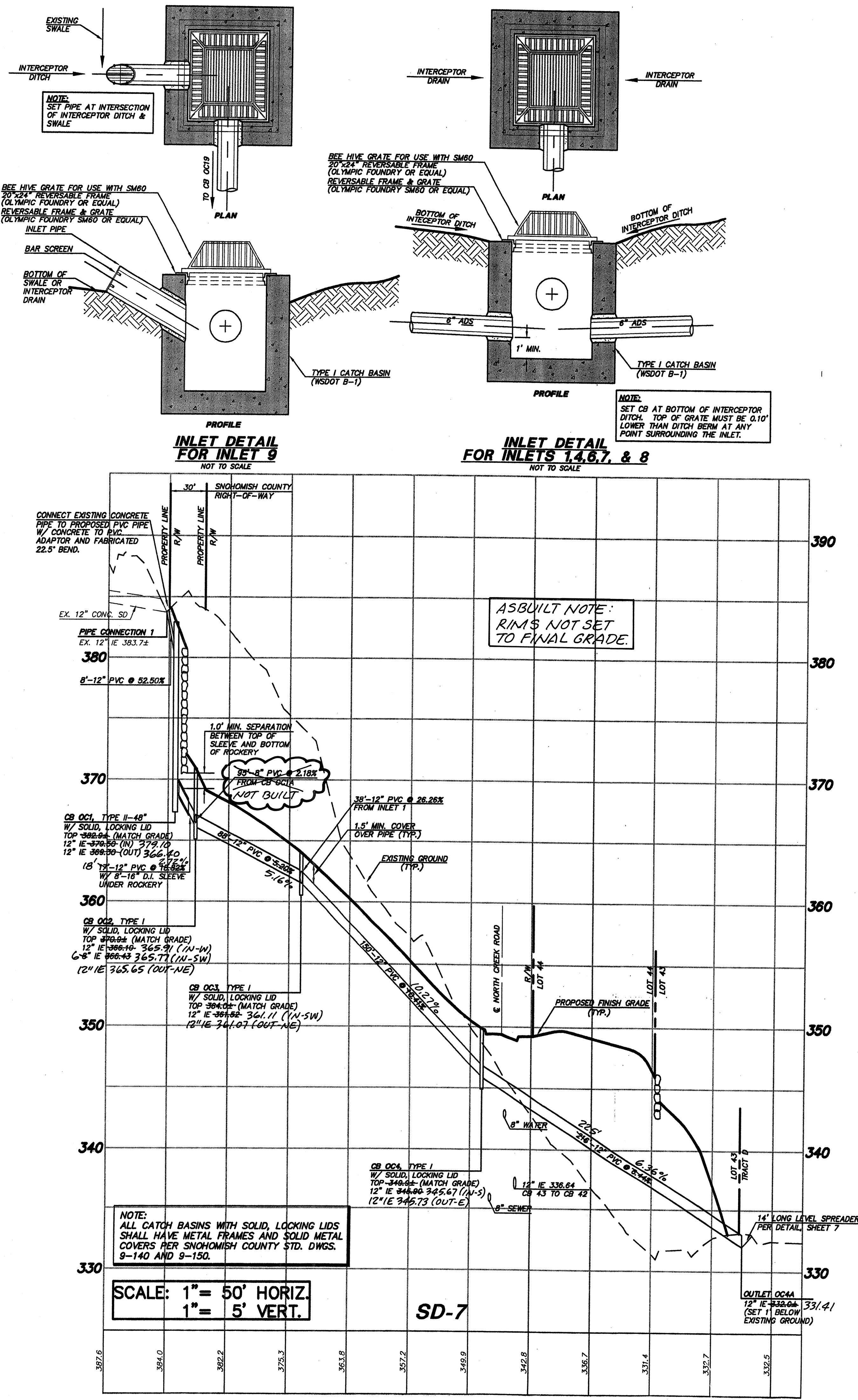
PRIVATE OFFSITE CONVEYANCE SYSTEM PROFILES

WEST VILLAGE
RIVER
CROSSING

CITY OF MILL CREEK, WASHINGTON

NO.	DATE	REVISION	BY	CHK	ENG
1	3/12/99	REVISED FOR CONSTRUCTION AND REVISIONS			
2	4/21/99	REVISED PER CITY COMMENTS			
3	6/19/99	REVISED PER CITY COMMENTS			
4	7/15/99	REVISED PER CITY COMMENTS			
5	7/15/99	REVISED PER CITY COMMENTS			
6	7/15/99	REVISED PER CITY COMMENTS			
7	7/15/99	REVISED PER CITY COMMENTS			
8	7/15/99	REVISED PER CITY COMMENTS			
9	7/15/99	REVISED PER CITY COMMENTS			
10	7/15/99	REVISED PER CITY COMMENTS			
11	7/15/99	REVISED PER CITY COMMENTS			
12	7/15/99	REVISED PER CITY COMMENTS			
13	7/15/99	REVISED PER CITY COMMENTS			
14	7/15/99	REVISED PER CITY COMMENTS			
15	7/15/99	REVISED PER CITY COMMENTS			
16	7/15/99	REVISED PER CITY COMMENTS			
17	7/15/99	REVISED PER CITY COMMENTS			
18	7/15/99	REVISED PER CITY COMMENTS			
19	7/15/99	REVISED PER CITY COMMENTS			
20	7/15/99	REVISED PER CITY COMMENTS			
21	7/15/99	REVISED PER CITY COMMENTS			
22	7/15/99	REVISED PER CITY COMMENTS			
23	7/15/99	REVISED PER CITY COMMENTS			
24	7/15/99	REVISED PER CITY COMMENTS			
25	7/15/99	REVISED PER CITY COMMENTS			
26	7/15/99	REVISED PER CITY COMMENTS			
27	7/15/99	REVISED PER CITY COMMENTS			
28	7/15/99	REVISED PER CITY COMMENTS			
29	7/15/99	REVISED PER CITY COMMENTS			
30	7/15/99	REVISED PER CITY COMMENTS			
31	7/15/99	REVISED PER CITY COMMENTS			
32	7/15/99	REVISED PER CITY COMMENTS			
33	7/15/99	REVISED PER CITY COMMENTS			
34					

RECEIVED
MAR 07 2002
CITY OF MILL CREEK



GENERAL NOTES:

- INTERCEPTOR DRAINS, ROCKERY DRAINS & TOE DRAINS TO BE 4" ADS STD. PERFORATED CORRUGATED PIPE.
- PIPING LESS THAN 12" IN DIAMETER SHALL BE ADS STD. CORRUGATED PIPE UNLESS OTHERWISE NOTED.
- PIPING 12" & GREATER IN DIAMETER SHALL BE ADS N-12 UNLESS OTHERWISE NOTED.

AS-CONSTRUCTED
(SEE SHEET 1 FOR DISCLAIMER)

ACCEPTED FOR CONSTRUCTION BY:
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK
7/15/92
DATE

ACCEPTED FOR CONSTRUCTION BY:
DIRECTOR OF COMMUNITY
DEVELOPMENT
7-19-99
DATE

TRIAD ASSOCIATES
Project Management
Civil Engineering
Land Surveying
Landscape Architecture
Site Design
11814 118th Ave. NE Kirkland, WA 98034-8925
Tel 425.821.8448 Fax 425.821.5461
Toll Free 800.458.0798 www.triadassoc.com

WEST VILLAGE
RIVER
CITY OF MILL CREEK, CROSSING

PRIVATE OFFSITE CONVEYANCE SYSTEM PROFILE</



TRIAD ASSOCIATES

Project Management
Civil Engineering
Land Surveying
Land Use Planning
Landscape Architecture
Site Design

11814 118th Ave. NE
Bellevue, WA 98004-9804
Tel: 425.881.8448
Fax: 425.881.3441
Web: www.triadassociates.com

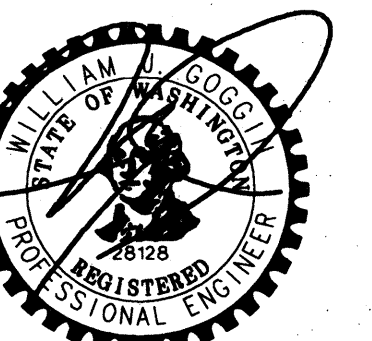
CURB AND ROAD ALIGNMENT PLAN

WEST VILLAGE
RIVER
CROSSING
CITY OF MILL CREEK, WASHINGTON

BY: CK
DATE: 7/1/99

DATE: 7/1/99
REVISION: 1/2/99
NO. 1

BRUCE KNOWLTON
PROJECT MANAGER
DESIGNED BY: J. GOGGIN, P.E. / J. FREDRICK
CADD: JCF / BMD
CHECKED: JCF
DATE: 6/19/98
SCALE: HORIZ.: 1"=50'
VERT.: N/A

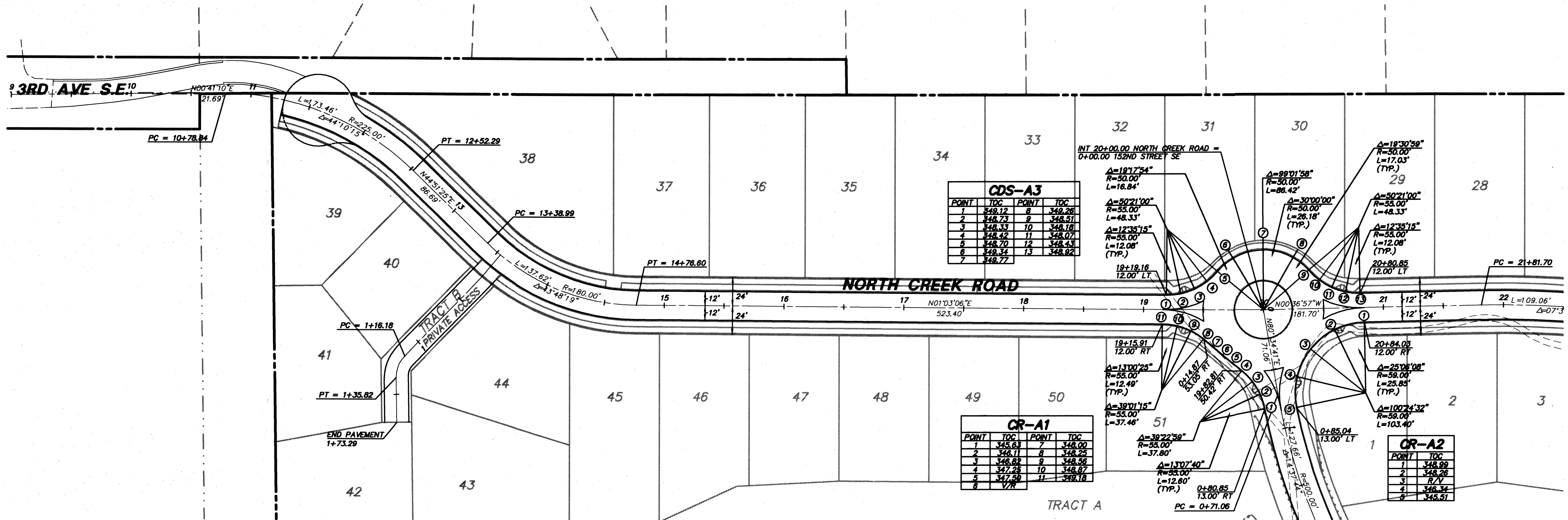


EXPIRES: 1/22/01

7/1/99

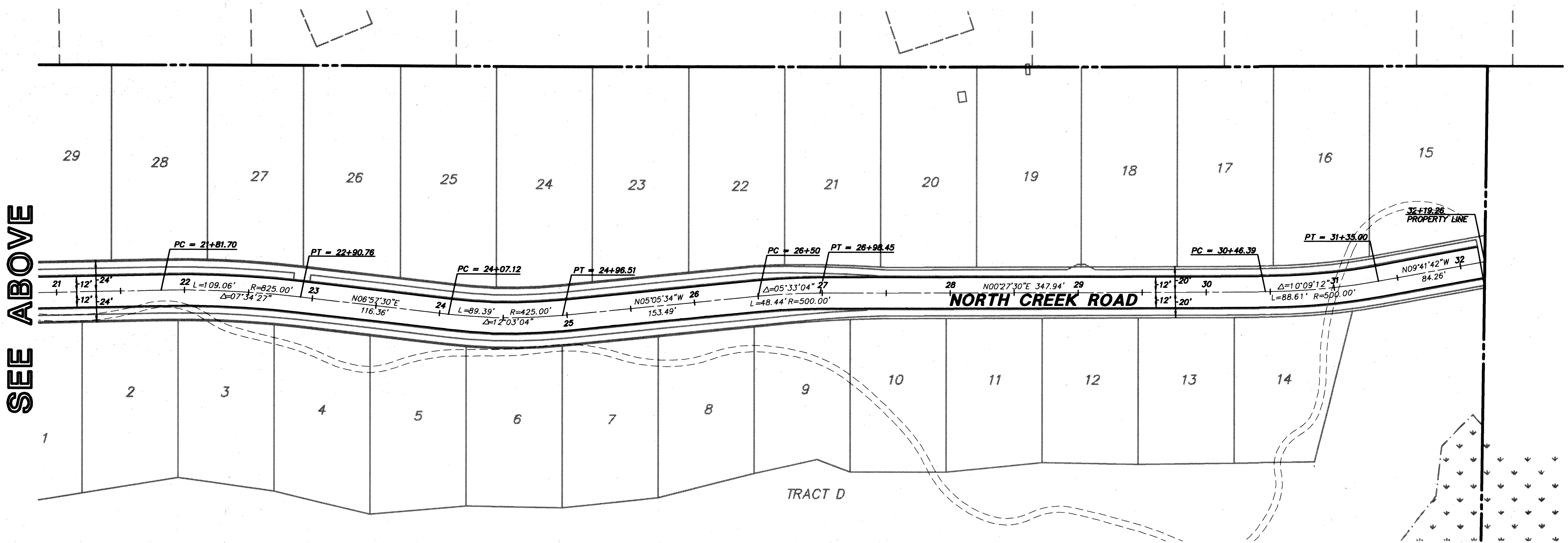
STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER: 96-321
SHEET NUMBER: 16 OF 21

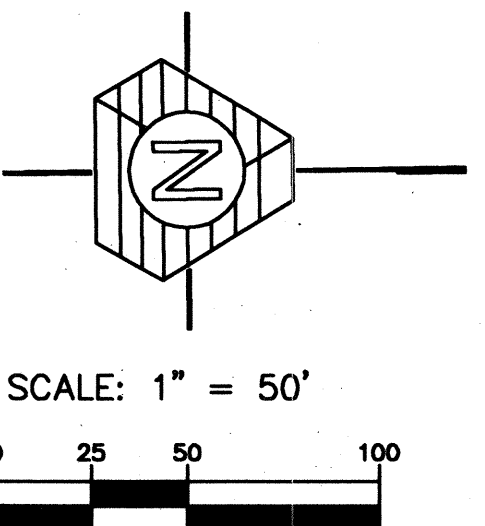


SEE BELOW

SEE SHEET 17



SEE ABOVE



ACCEPTED FOR CONSTRUCTION BY:
[Signature]
DIRECTOR OF PUBLIC WORKS,
CITY OF MILL CREEK
DATE: 7/1/99

ACCEPTED FOR CONSTRUCTION BY:
[Signature]
DIRECTOR OF COMMUNITY
DEVELOPMENT
DATE: 7/19/99

AS-CONSTRUCTED
(SEE SHEET 1 FOR DISCLAIMER)

HDEV-2222

