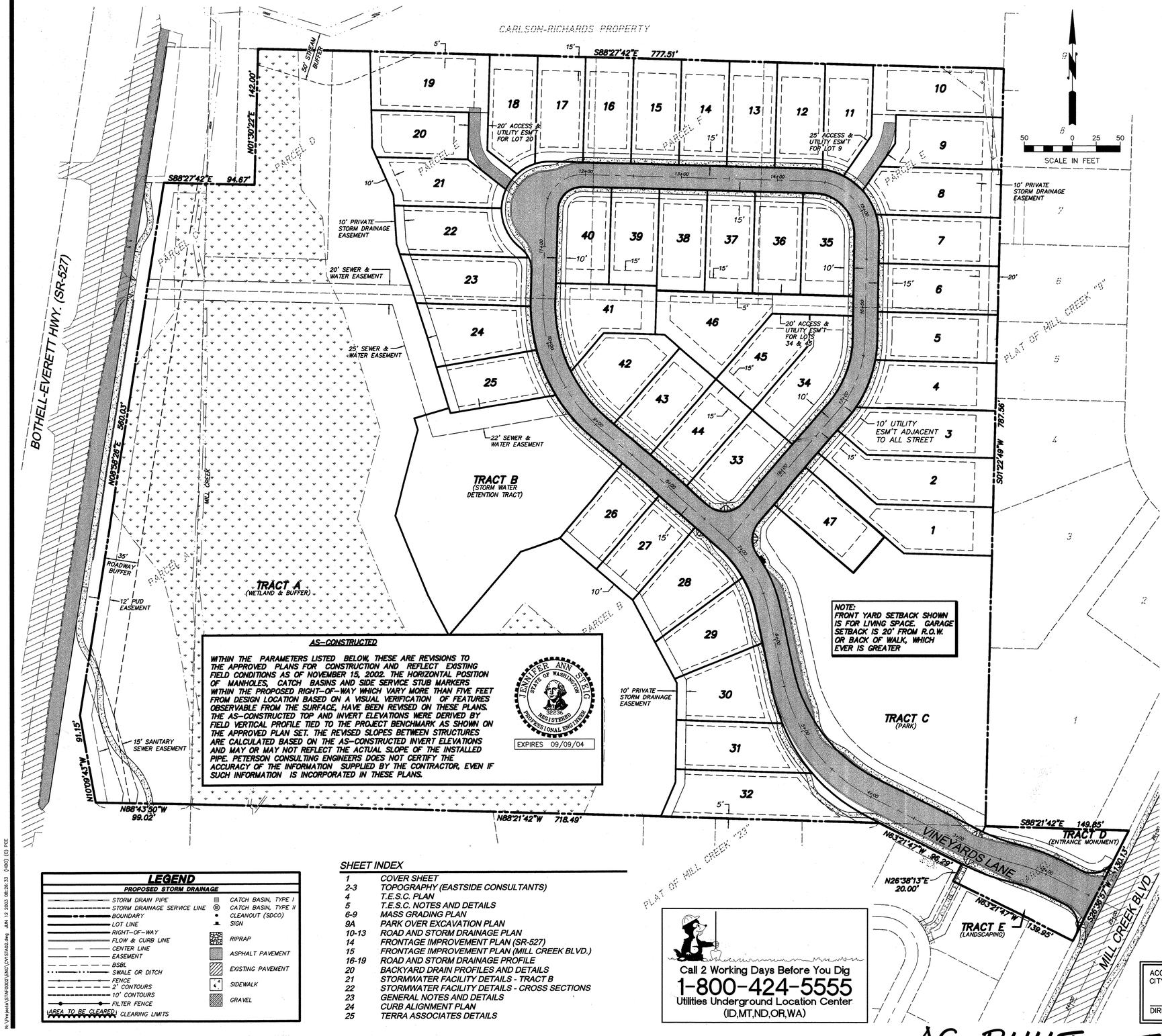
SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

THE VINEYARDS AT MILL CREEK



NOTE:
FRONT YARD SETBACK SHOWN IS FOR LIVING SPACE. GARAGE SETBACK IS 20' FROM R.O.W. OR BACK OF WALK, WHICH EVER IS GREATER

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 09/09/04

LEGEND

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- STORM DRAINAGE SERVICE LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- FLOW & CURB LINE
- CENTER LINE
- EASEMENT
- BSBL
- SWALE OR DITCH
- FENCE
- 2' CONTOURS
- 10' CONTOURS
- FILTER FENCE
- (AREA TO BE CLEARED) CLEARING LIMITS
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- CLEANOUT (SDCO)
- SIGN
- RIPRAP
- ASPHALT PAVEMENT
- EXISTING PAVEMENT
- SIDEWALK
- GRAVEL

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20	BACKYARD DRAIN PROFILES AND DETAILS
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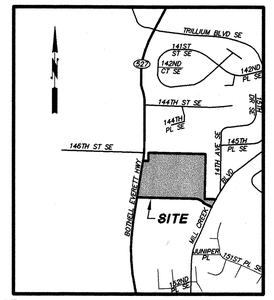
24	CURB ALIGNMENT PLAN
25	TERRA ASSOCIATES DETAILS

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

VICINITY MAP

NOT TO SCALE



CONTACT LIST

OWNER/DEVELOPER: STAFFORD HOMES
12931 NE 126th PLACE
KIRKLAND, WASHINGTON 98034
(425) 821-3400
CONTACT: BOB STOKKE

ENGINEER: PETERSON CONSULTING ENGINEERS, INC.
4030 LAKE WASHINGTON BLVD NE SUITE 200
KIRKLAND, WASHINGTON 98033
(425) 827-5874
CONTACT: JENNIFER STEIG, P.E.

SURVEYORS:
PRELIMINARY PLAT: MEAD GILMAN & ASSOC.
P.O. BOX 289
WOODINVILLE, WASHINGTON 98072
(425) 486-1252

BOUNDARY & TOPO: EASTSIDE CONSULTANTS, INC.
415 RAINIER BLVD. N.
ISSAQUAH, WASHINGTON 98027
(206) 392-5351

BENCHMARKS AND DATUM

VERTICAL DATUM:
NAVD 1929, TBM 353-619 PK NAIL AS SHOWN ON THE PROPOSED PLAT OF MERRILL GARDENS AT MILL CREEK.

BASIS OF BEARING:
HOLDING THE EAST PROPERTY LINE TO A BEARING OF N1°22'49"E AS SHOWN ON THE PLAT OF MILL CREEK No.9, AS FILED UNDER RECORDING No. 8210085008.

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION;
THENCE NORTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 544 FEET;
THENCE WEST 103.34 FEET, MORE OR LESS TO CENTERLINE OF PACIFIC HIGHWAY (ALSO KNOWN AS SR 527);
THENCE SOUTHERLY ALONG SAID HIGHWAY 316.7 FEET, MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF THE OLD BOTHELL ROAD;
THENCE ANGLE LEFT ALONG SAID ROAD 240 FEET, MORE OR LESS TO THE SOUTH LINE OF SECTION;
THENCE EAST ALONG THE SOUTH LINE OF SECTION, 98.90 FEET, MORE OR LESS TO THE PLACE OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING WITH ROADS KNOWN AS SR 527 AND OLD BOTHELL ROAD.

PARCEL B:
THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;
THENCE NORTH 534 FEET ON THE THE NORTH AND SOUTH CENTERLINE OF SAID SECTION;
THENCE EAST 825 FEET, MORE OR LESS TO THE EAST LINE OF THE WEST 25 ACRES OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 534 FEET TO THE SOUTH LINE OF SAID SECTION 31;
THENCE WEST ALONG SAID SOUTH LINE TO POINT OF BEGINNING;
EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD UNDER RECORDING NO. 181314.

PARCEL C:
THE SOUTH 100 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION;
THENCE NORTH 544 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 242 FEET;
THENCE WEST 37 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY;
THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY TO A POINT DUE WEST OF THE POINT OF BEGINNING;
THENCE EAST 73.34 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR WIDENING OF STATE ROUTE 527 BY DEED RECORDED UNDER RECORDING NO. 199908310333.

PARCEL D, E & F:
THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;
THENCE NORTH 534 FEET ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING;
THENCE EAST 825 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 25 ACRE TRACT;
THENCE NORTH 252 FEET;
THENCE WEST 825 FEET; MORE OR LESS, TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION;
THENCE SOUTH 252 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;
EXCEPT THE WEST 50 FEET OF THE NORTH 142 FEET THEREOF;
ALSO EXCEPT ROADS.

PARCEL G:
THAT PORTION OF TRACT 2 OF MILL CREEK - 21, ACCORDING TO PLAT RECORDED IN VOLUME 63 OF PLATS AT PAGE(S) 222 AND 223 UNDER RECORDING NO. 9705015002, IN SNOHOMISH COUNTY, WASHINGTON., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2;
THENCE SOUTH 26°38'52" WEST ALONG THE EASTERLY LINE OF SAID TRACT 2 A DISTANCE OF 130.00 FEET;
THENCE NORTH 63°21'08" WEST A DISTANCE OF 140.00 FEET;
THENCE NORTH 26°38'52" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 63°21'08" WEST A DISTANCE OF 95.99 FEET TO THE NORTH LINE OF SAID TRACT 2;
THENCE SOUTH 88°20'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 260.38 FEET TO THE POINT OF BEGINNING.

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

AS-BUILT THE VINEYARDS

NO.	DATE	REVISION	BY	CK
1	4/10/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	11/19/02	AS-BUILT	BMD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
CVSTA02
FILE NAME:

COVER SHEET

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER — 6/13/03

EXPIRES 09/09/04

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002

SHEET NUMBER 1 OF 25

HDEV-2331

N:\Projects\STAF0002\ENG\CVST1A02.dwg JUN 12 2003 08:26:33 (HDO) (C) PSE

CARLSON–RICHARDS PROPERTY

AREA OF TOTAL PARCELS A–B–C	16.05 AC.
AREA OF WETLAND A	609 SF ((0.14 AC.)
AREA OF WETLAND B	4.17 ACRES
TOTAL AREA SOUTHEAST OF 375' ELEVATION LINE	4.26 ACRES
TOTAL AREA NORTHWEST OF 375' ELEVATION LINE	11.79 ACRES
TOTAL AREA OF PARCELS NORTHWEST OF 375' ELEV. LESS WETLANDS	7.47 ACRES

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE LOCATION OF THE EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND TO INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

CALL BEFORE YOU DIG.
1–800–553–4344

LEGAL DESCRIPTIONS

PARCEL A:

THE SOUTH 100' OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER AT THE SOUTH LINE OF SAID SECTION; THENCE NORTH 544 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 242 FEET; THENCE WEST 37 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY TO A POINT DUE WEST OF THE POINT OF BEGINNING, THENCE EAST 73.34 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE NORTH 5.34 FEET ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE EAST 825 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 25 ACRE TRACT; THENCE NORTH 252 FEET; THENCE WEST 825 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE SOUTH 252 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF DEEDED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING No. 181314;
AND EXCEPT THE WEST 50 FEET OF THE NORTH 142 FEET OF THE REMAINDER.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

IN SECTION 31, TOWNSHIP 28 NORTH RANGE 5 E. W.M.; BEGINNING AT THE QUARTER CORNER ON THE SOUTH LINE OF SECTION; THENCE NORTH 544 FEET;
THENCE WEST 103.34 FEET MORE OR LESS TO CENTER LINE OF PACIFIC HIGHWAY;
THENCE (ALSO KNOWN AS SR 527)
THENCE SOUTHERLY ALONG SAID HIGHWAY 316.7 FEET MORE OR LESS TO AN INTERSECTION WITH THE CENTER LINE OF THE OLD BOTHELL ROAD; THENCE ANGLE LEFT ALONG SAID ROAD 240 FEET MORE OR LESS TO THE SOUTH LINE OF SECTION; THENCE EAST ALONG THE SOUTH LINE OF SECTION 98.90 FEET MORE OR LESS TO THE PLACE OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING WITHIN KNOWN AS SR 527 AND OLD BOTHELL ROAD.
ALSO, THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 534 FEET ON THE NORTH SOUTH CENTERLINE OF SAID SECTION; THENCE EAST 825 FEET, MORE OR LESS TO THE EAST LINE OF THE WEST 25 ACRES OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 5.34 FEET TO THE SOUTH LINE OF SAID SECTION 31;
THENCE WEST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD UNDER AUDITOR'S FILE No. 181314.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY NOTES

1. ALL FIELD WORK PERFORMED BY EASTSIDE CONSULTANTS WAS DONE DURING MARCH AND APRIL OF 1997.
2. THE LOCATION OF SR 527 IS BASED ON RIGHT OF WAY PLANS PROVIDED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, DATED MAY 27, 1994. THIS LOCATION WAS DETERMINED USING CENTERLINE MONUMENTS IN SAID HIGHWAY.
3. THE BOUNDARY SHOWN HEREON IS BASED ON THE ACCEPTANCE OF THE FOUND MONUMENTS ALONG THE BOUNDARY EXTERIOR AS SHOWN HEREON.
4. INSTRUMENT: USING A PENTAX PTS–V3 WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332–130.
5. THE WETLANDS SHOWN WERE IDENTIFIED BY WETLAND RESOURCES, INC. OF EVERETT, WA.
6. THE LEGAL DESCRIPTION SHOWN IS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. 78488–3 AND FIDELITY NATIONAL TITLE INSURANCE COMAPNY OF WASHINGTON, POLICY No. 0214677.

LEGEND

	A POWER POLE
10"A	A 10" ALDER TREE
14"CTN	A 14" COTTENWOOD TREE
12"F	A 12" FIR TREE
12"C	A 12" CEDAR TREE
12"M	A 12" MAPLE TREE
12"AP	A 12" APPLE TREE
◉	A FOUND REBAR W/LS CAP.
◆	A FOUND ROAD MONUMENT
⊡	A CONCRETE MONUMENT

BASIS OF BEARING:
HOLDING THE EAST PROPERTY LINE TO A BEARING OF N1°22'49"E AS SHOWN ON THE PLAT OF MILL CREEK No.9, AS FILED UNDER RECORDING No. 8210065008.

VERTICAL DATUM:
NAVD 1929, TBM 353–619 PK NAIL AS SHOWN ON THE PROPOSED PLAT OF MERRILL GARDENS AT MILL CREEK.

GRAPHIC SCALE
50' 0 50'
1"=50'

REVISIONS	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

TOPOGRAPHY
PRELIMINARY

WEST COAST
LAND DEVELOPMENT

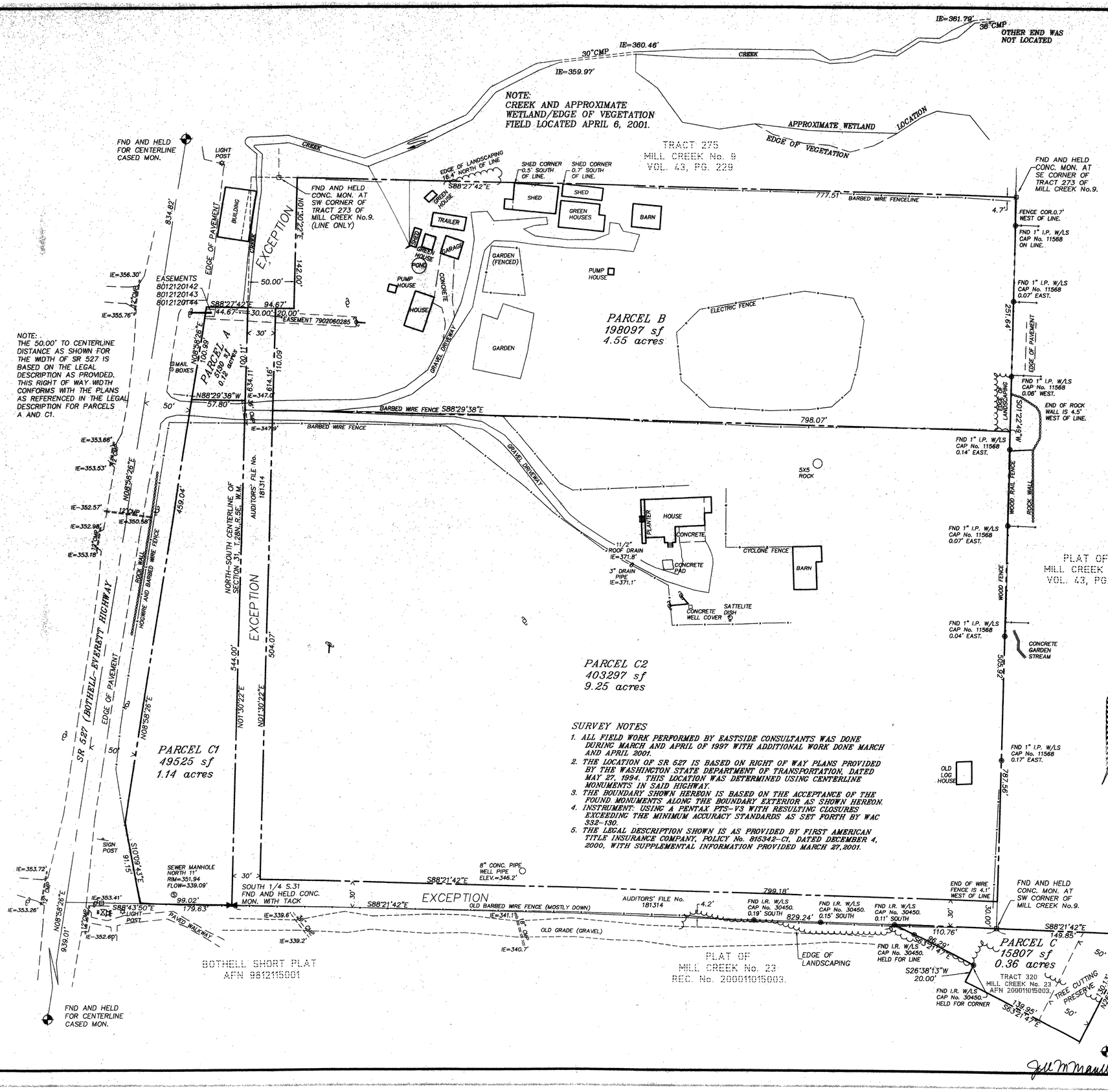
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
415 RANNIER BLVD. N.
ISSAQUAH, WASHINGTON 98027
PH:(425)392-3351 FAX:392-4676
196 EAST FIRST
CLE ELUM, WASHINGTON 98922
PH:(509)674-7433 FAX:674-7419

JOB NO.	97008
DATE	10/97
SCALE	1"=50'
DESIGNED	R.B.
DRAWN	RB/LG
CHECKED	R.KITZ
APPROVED	A.LANG

A2 2/25
SHEET 1 OF 1

THE VINEYARDS

HDEV-2222



SURVEY NOTES

1. ALL FIELD WORK PERFORMED BY EASTSIDE CONSULTANTS WAS DONE DURING MARCH AND APRIL OF 1997 WITH ADDITIONAL WORK DONE MARCH AND APRIL 2001.
2. THE LOCATION OF SR 527 IS BASED ON RIGHT OF WAY PLANS PROVIDED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, DATED MAY 27, 1994. THIS LOCATION WAS DETERMINED USING CENTERLINE MONUMENTS IN SAID HIGHWAY.
3. THE BOUNDARY SHOWN HEREON IS BASED ON THE ACCEPTANCE OF THE FOUND MONUMENTS ALONG THE BOUNDARY EXTERIOR AS SHOWN HEREON.
4. INSTRUMENT: USING A PENTAX PTS-V3 WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
5. THE LEGAL DESCRIPTION SHOWN IS AS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY No. 815342-C1, DATED DECEMBER 4, 2000, WITH SUPPLEMENTAL INFORMATION PROVIDED MARCH 27, 2001.

LEGAL DESCRIPTIONS:

PARCEL A:

THE SOUTH 100 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER AT THE SOUTH LINE OF SECTION; THENCE NORTH 544 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 242 FEET; THENCE WEST 37 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 73.34 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR WIDENING OF STATE ROUTE 527 BY DEED RECORDED UNDER RECORDING NO. 199908310333.

PARCEL B:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 534 FEET ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE EAST 825 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 25 ACRE TRACT (SAID EAST LINE BEING ALSO THE WEST LINE OF MILL CREEK 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43 OF PLATS AT PAGE 229, IN SNOHOMISH COUNTY, WASHINGTON); THENCE NORTH 252 FEET; THENCE WEST 825 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE SOUTH 252 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 50 FEET OF THE NORTH 142 FEET THEREOF;

ALSO EXCEPT ROADS.

PARCEL C1:

THAT PORTION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 544 FEET; THENCE WEST 103.34 FEET, MORE OR LESS TO CENTERLINE OF PACIFIC HIGHWAY (ALSO KNOWN AS SR 527); THENCE SOUTHERLY ALONG SAID HIGHWAY 316.7 FEET, MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF THE OLD BOTHELL ROAD; THENCE ANGLE LEFT ALONG SAID ROAD 240 FEET, MORE OR LESS TO THE SOUTH LINE OF SECTION; THENCE EAST ALONG THE SOUTH LINE OF SECTION, 98.90 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING WITH ROADS KNOWN AS SR 527 AND OLD BOTHELL ROAD.

AND EXCEPT THAT PORTION LYING NORTHWESTERLY OF A LINE BEGINNING AT HIGHWAY ENGINEERS STATION (HEREINAFTER REFERRED TO AS HES) 333+53.04 ON THE SR 527 LINE SURVEY OF 527, 164th ST. S.E. VIC. TO 129th PLACE S.E., THENCE SOUTHEASTERLY TO A POINT OPPISITE SAID HES 333+53.04 AND 50 FEET SOUTHEASTERLY THEREFROM; THENCE NORTHEASTERLY PARALLEL WITH SAID LINE SURVEY TO A POINT OPPISITE HES 339+13.02 THEREON AND THE END OF THIS LINE DECRIPTION.

PARCEL C2:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 534 FEET ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION; THENCE EAST 825 FEET, MORE OR LESS TO THE EAST LINE OF THE WEST 25 ACRES OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; (SAID EAST LINE ALSO BEING THE WEST LINE OF MILL CREEK 9 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43 OF PLATS PAGE 229); THENCE SOUTH 534 FEET TO THE SOUTH LINE OF SAID SECTION 31; THENCE WEST ALONG SAID SOUTH LINE TO POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD UNDER RECORDING NO. 181314.

EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD UNDER RECORDING NO. 181314.

PARCEL D:

TRACT 320 OF PLAT OF MILL CREEK-23, ACCORDING TO PLAT RECORDED UNDER RECORDING NO. 200011015003, PAGES 1 THROUGH 4, INCLUSIVE, IN SNOHOMISH COUNTY, WASHINGTON.

ROBERT J BOGDON STATE OF WASHINGTON 19331

4/9/07

LEGEND

- A POWER POLE
- A FOUND REBAR W/LS CAP.
- A FOUND ROAD MONUMENT
- A CONCRETE MONUMENT
- A QUARTER CORNER

BASIS OF BEARING:
HOLDING THE EAST PROPERTY LINE TO A BEARING OF N°23'49"E AS SHOWN ON THE PLAT OF MILL CREEK No.9, AS FILED UNDER RECORDING No. 8210085008.

VERTICAL DATUM:
NAVD 1929, TBM 353-619 PK NAIL AS SHOWN ON THE PROPOSED PLAT OF MERRILL GARDENS AT MILL CREEK.

GRAPHIC SCALE
50' 0 50'
1"=50'

REVISIONS	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

ADDITIONAL TOPO CREEK LOCATION

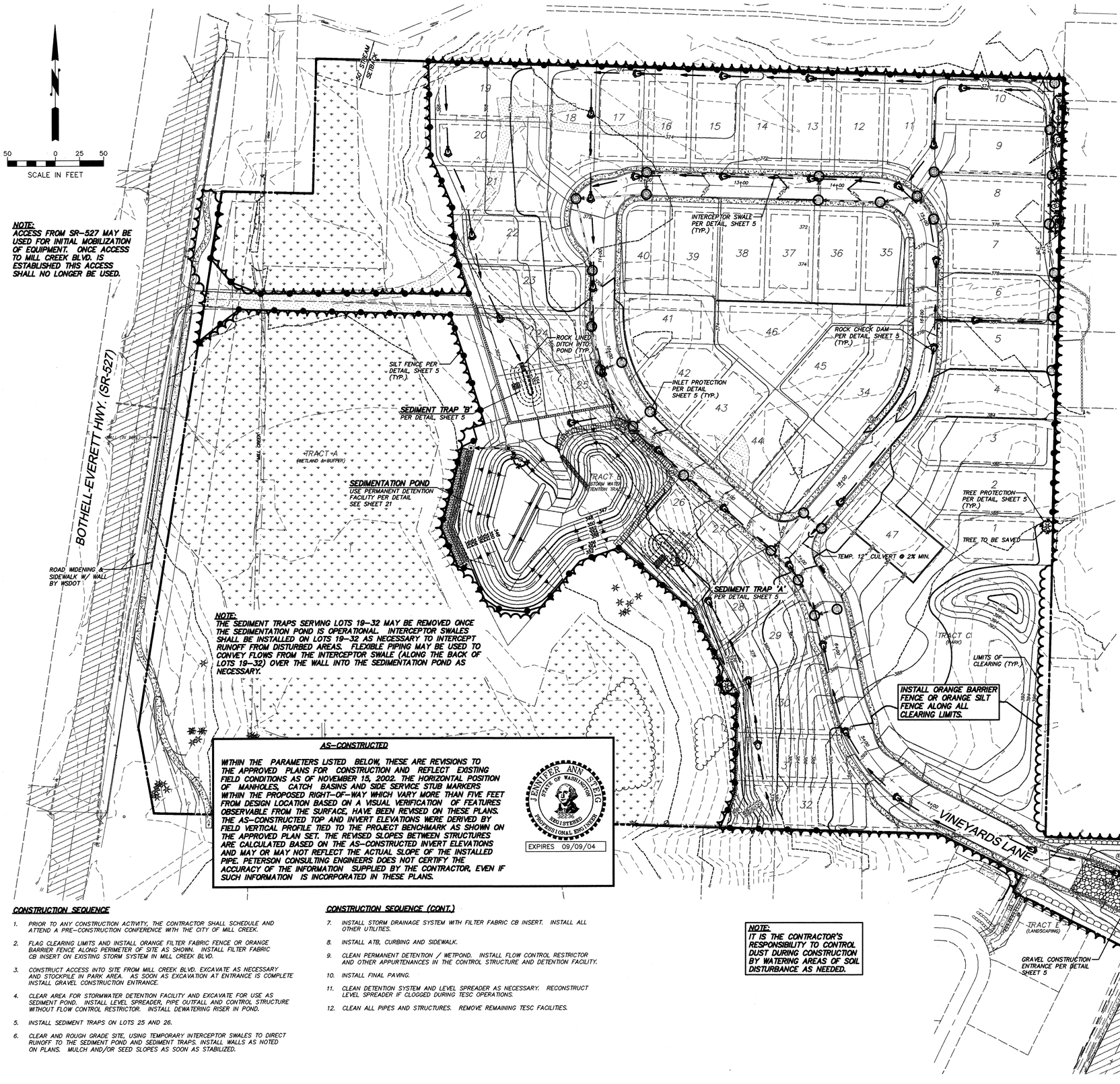
STAFFORD HOMES

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
616 EAST FIRST
CLE ELUM, WASHINGTON 98922
PH(509)674-7433 FAX(509)674-7419
418 RAINIER BLVD. N
ISSAQUAH, WASHINGTON 98027
PH(425)392-2251 FAX(425)392-4676

JOB NO.	01018
DATE	3/01
SCALE	1"=50'
DESIGNED	R.B.
DRAWN	R.B.
CHECKED	R.KITZ
APPROVED	R.KITZ
AB/25	
SHEET	1 OF 1

THE VINEYARDS HDEV-2333

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.



EROSION AND SEDIMENT CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLAN SHALL BE CLEARLY FLAGGED BY THE ENGINEER IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE REQUIRED SEDIMENTATION FACILITY AND LEVEL SPREADER OUTFALL MUST BE IN OPERATION PRIOR TO LAND CLEARING AND /OR OTHER CONSTRUCTION TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND POTENTIAL FOR ON-SITE EROSION HAS PASSED AND THE CITY HAS APPROVED REMOVAL OR MODIFICATION OF FACILITIES.
7. THE EROSION AND SEDIMENTATION CONTROL SYSTEMS DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND AS UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE CONTRACTOR SHOULD ANTICIPATE THAT MORE EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE NECESSARY TO INSURE COMPLETE SILTATION CONTROL ON THE PROPOSED SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEM.
8. THE ESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
9. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30). TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSPECTED WEEKLY AND MAINTAINED WITHIN 24 HOURS FOLLOWING A STORM EVENT. SEDIMENT SHALL BE REMOVED TO ENSURE THE FACILITIES WILL FUNCTION PROPERLY. THE FACILITIES SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
10. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
11. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
12. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
13. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF SEDIMENT.
14. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
15. THE CONTRACTOR SHALL REMOVE MATERIAL DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE CITY RIGHT-OF-WAY OR INTO THE STORM DRAINAGE SYSTEM ON MILL CREEK BLVD. DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINAGE SYSTEM. THE STORM SYSTEM SHALL BE CLEANED PRIOR TO ACCEPTANCE BY THE CITY.
16. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
17. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO TO THREE INCHES.
18. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR. THE CITY INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
19. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MILL CREEK.
2. FLAG CLEARING LIMITS AND INSTALL ORANGE FILTER FABRIC FENCE OR ORANGE BARRIER FENCE ALONG PERIMETER OF SITE AS SHOWN. INSTALL FILTER FABRIC CB INSERT ON EXISTING STORM SYSTEM IN MILL CREEK BLVD.
3. CONSTRUCT ACCESS INTO SITE FROM MILL CREEK BLVD. EXCAVATE AS NECESSARY AND STOCKPILE IN PARK AREA. AS SOON AS EXCAVATION AT ENTRANCE IS COMPLETE INSTALL GRAVEL CONSTRUCTION ENTRANCE.
4. CLEAR AREA FOR STORMWATER DETENTION FACILITY AND EXCAVATE FOR USE AS SEDIMENT POND. INSTALL LEVEL SPREADER, PIPE OUTFALL AND CONTROL STRUCTURE WITHOUT FLOW CONTROL RESTRICTOR. INSTALL DEWATERING RISER IN POND.
5. INSTALL SEDIMENT TRAPS ON LOTS 25 AND 26.
6. CLEAR AND ROUGH GRADE SITE, USING TEMPORARY INTERCEPTOR SWALES TO DIRECT RUNOFF TO THE SEDIMENT POND AND SEDIMENT TRAPS. INSTALL WALLS AS NOTED ON PLANS. MULCH AND/OR SEED SLOPES AS SOON AS STABILIZED.

CONSTRUCTION SEQUENCE (CONT.)

7. INSTALL STORM DRAINAGE SYSTEM WITH FILTER FABRIC CB INSERT. INSTALL ALL OTHER UTILITIES.
8. INSTALL ATB, CURBING AND SIDEWALK.
9. CLEAN PERMANENT DETENTION / WETPOND. INSTALL FLOW CONTROL RESTRICTOR AND OTHER APPURTENANCES IN THE CONTROL STRUCTURE AND DETENTION FACILITY.
10. INSTALL FINAL PAVING.
11. CLEAN DETENTION SYSTEM AND LEVEL SPREADER AS NECESSARY. RECONSTRUCT LEVEL SPREADER IF CLOGGED DURING TESC OPERATIONS.
12. CLEAN ALL PIPES AND STRUCTURES. REMOVE REMAINING TESC FACILITIES.

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 00-55
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

T.E.S.C. LEGEND

- AREA TO BE CLEARED — LIMITS OF CLEARING
- SILT FENCE
- INTERCEPTOR SWALE W/ ROCK CHECK DAM
- INLET PROTECTION

NO.	DATE	REVISION	BY	CK
1	4/12/02	PER CITY COMMENTS	ABD	JAS
2	5/20/02	PER CITY COMMENTS	ABD	JAS
3	6/17/02	PER CITY COMMENTS	ABD	JAS
4	11/19/02	AS-BUILT	BMD	JAS

DESIGN GROUP
JENNIFER A. STEG, P.E.
PROJECT MANAGER:
J. STEG
DESIGNED:
H. ONG
CADD:
J. STEG
CHECKED:
30502
DATE:
TP:15TI02
FILE NAME:

T.E.S.C. PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
6-13-03
EXPIRES 09/09/04

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 4 AB OF 25

THE VINEYARDS
HDEV-2334

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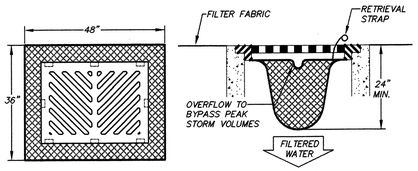
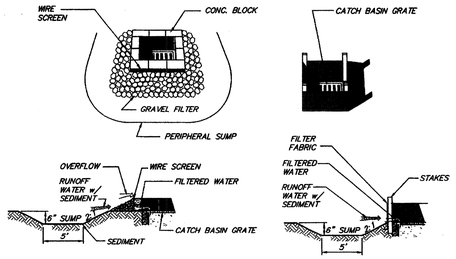


NOTES
1. REMOVE CATCH BASIN GRATING.
2. CLEAN DIRT AND DEBRIS FROM GRATING LEDGE.
3. LAY THE CATCH BASIN INSERT INSIDE THE BASIN.
4. REPLACE THE GRATING, PINCHING THE INSERT FABRIC BETWEEN THE GRATING AND THE CATCH BASIN FRAME.
5. CUT OFF THE EXCESS FABRIC WITH A BLADE KNIFE. A 3 TO 5 INCH WIDE STRIP OF FABRIC SHOULD BE LEFT AROUND THE OUTSIDE OF THE GRATING IF THE INSERT IS TO BE USED MORE THAN ONCE.

FILTER FABRIC CB INSERT

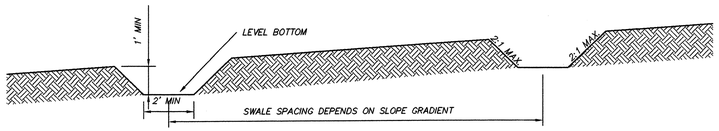


INLET PROTECTION

CB PROTECTION OPTIONS

NOT TO SCALE

NOTE: THE BEST CB PROTECTION SHALL BE DETERMINED ON A CASE BY CASE BASIS IN THE FIELD W/ CITY STAFF.



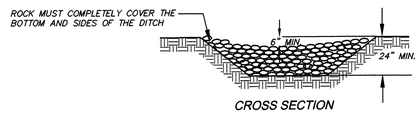
HORIZONTAL SPACING OF INTERCEPTOR SWALES:

AVERAGE SLOPE	SPACING
< 5%	300 FEET
5–10%	200 FEET
10–40%	100 FEET

INSTALL ROCK CHECK DAMS AS REQUIRED

INTERCEPTOR SWALE

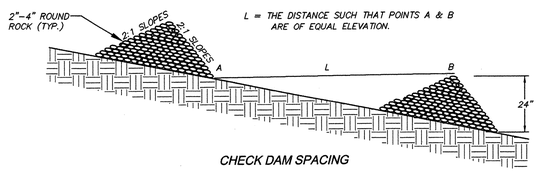
NOT TO SCALE



CROSS SECTION

CHECK DAM MAINTENANCE STANDARDS

1. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FEET SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL CAPACITY.
2. IF THE CHANNEL CAPACITY IS INSUFFICIENT FOR THE FLOW, IT MUST BE DETERMINED WHETHER THE PROBLEM IS LOCAL (e.g., A CONSTRICTION OR BEND) OR THE CHANNEL IS UNDER–SIZED. IF THE PROBLEM IS LOCAL, THE CHANNEL CAPACITY MUST BE INCREASED THROUGH CONSTRUCTION OF A BERM(S) OR BY EXCAVATION. IF THE PROBLEM IS UNDER–SIZED, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE CHANNEL DESIGNED TO A MORE CONSERVATIVE STANDARD TO BE APPROVED BY THE CITY INSPECTOR.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIPRAP OR AN EROSION CONTROL BLANKET OR NET.



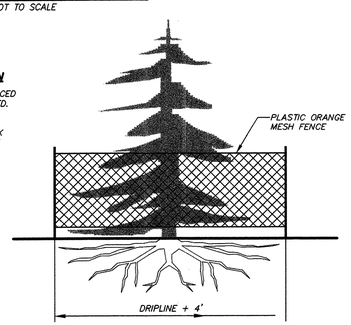
CHECK DAM SPACING

ROCK CHECK DAM DETAIL

NOT TO SCALE

TREE PROTECTION DURING CONSTRUCTION

1. PLASTIC ORANGE MESH FENCING SHALL BE PLACED 2' OUTWARD OF DRIPLINE OF TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S).
2. A REPRESENTATIVE OF THE CITY OF MILL CREEK SHALL VERIFY PROTECTIVE FENCING PLACEMENT PRIOR TO ISSUANCE OF NOTICE TO PROCEED FOR CLEARING & GRADING.
3. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED W/ DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
4. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.



TREE PROTECTION DETAIL

NOT TO SCALE

SEDIMENT POND SIZING CALCULATIONS: (TRACT B)

$SA = FS \times Q_{10}/Vs$ = SURFACE AREA

WHERE; FS = 1.2 = FACTOR OF SAFETY
Q_{10} = 3.95 cfs = 10 YEAR PEAK STORM EVENT
Vs = 0.00096 ft/s = SETTLING VELOCITY

SA = (1.2 x 3.95 cfs)/0.00096 ft/S
= 4,938 sf (REQUIRED)
= 16,125 sf (PROVIDED)

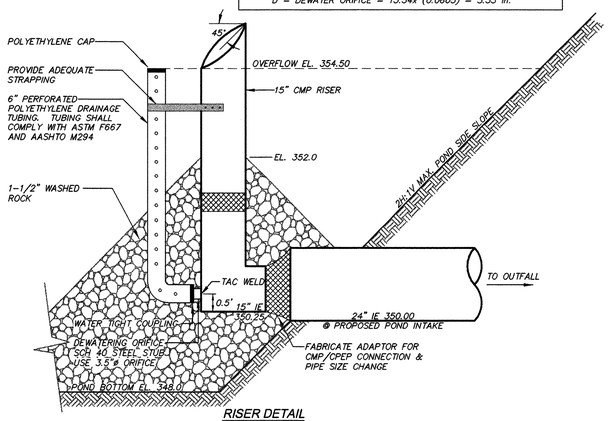
DEWATERING ORIFICE SIZING CALCULATIONS: (TRACT B)

$Ao = As(2h)^{0.5} / 0.6x3600T(g)^{0.5}$

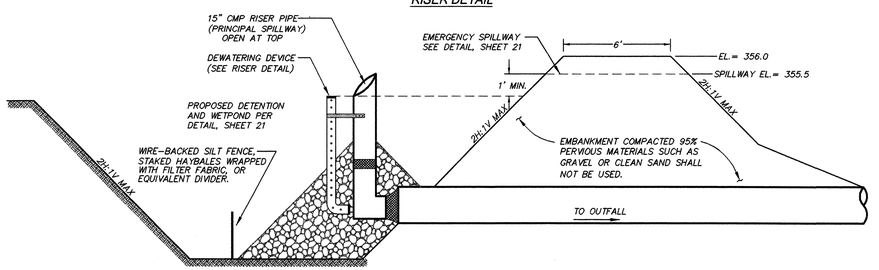
WHERE; Ao = ORIFICE AREA
As = 4,938 sf = REQUIRED POND SURFACE AREA
h = 6.5 ft = HEAD OF WATER ABOVE ORIFICE
T = 24 hr = DEWATERING TIME
g = 32.2 ft/sec^2 = GRAVITY

$Ao = (4,938)\ (2x6.5)\ / 0.6x3600x24x(32.2)^{0.5} = 0.0605$ sf

D = DEWATER ORIFICE$^{0.5}$ = $13.54x\ (0.0605)^{0.5} = 3.33$ in.



RISER DETAIL

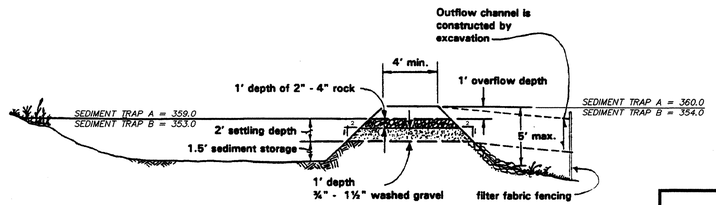


1. SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT BREACHES 1 FOOT IN DEPTH.
2. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

POND CROSS-SECTION

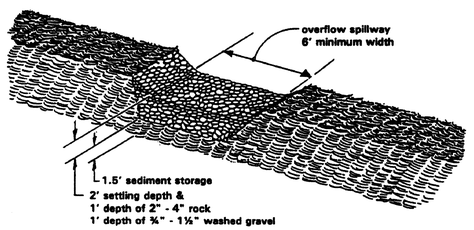
NOT TO SCALE

SEDIMENT POND DETAIL



CROSS SECTION
NO SCALE

note: may be constructed by excavation or by building a berm



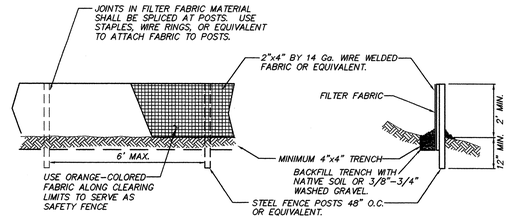
SEDIMENT TRAP OUTLET
NO SCALE

SEDIMENT TRAP DETAIL

NOT TO SCALE

SILT FENCE MAINTENANCE STANDARDS

1. SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
2. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
3. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
4. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
5. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
6. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.



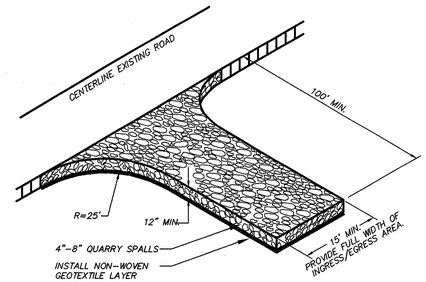
NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

SILT FENCE DETAIL

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE MAINTENANCE STANDARDS

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE QUARRY SPALLS SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS ON THE PLAN.
2. AGGREGATE: 4" TO 8" QUARRY SPALLS.
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12" THICK. IT MUST ALSO EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE 100' MINIMUM.
4. WASHING: IF CONDITIONS OF THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH AGGREGATE, 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 A PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE TOP–DRESSING WITH 2–INCH STONE, AS CONDITIONS DEMAND. REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES.



AS PER D.O.E. STANDARDS, DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R–O–W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

AS–CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PROJECT_NUM**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

BY	CK
HDO	JAS
HDO	JAS
HDO	JAS
BMD	JAS

NO.	DATE	REVISION
1	4/12/02	PER CITY COMMENTS
2	5/20/02	PER CITY COMMENTS
3	6/17/02	PER CITY COMMENTS
4	11/19/02	AS–BUILT

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
TDJSTA02
FILE NAME:

T.E.S.C. NOTES AND DETAILS

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827–5874
Fax (425) 822–7216

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER — 6/13/03
EXPIRES 09/09/04

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER STAF-0002

SHEET NUMBER 5 AD OF 25

THE VINEYARDS

HDEV-2335

N:\Projects\STAF0002\ENG\TDJSTA02.dwg JUN 12 2002 08:30:12 (HDO) (C) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

20 0 10 20
SCALE IN FEET

MILL CREEK BLVD.

CB (TYPE I)
RIM=383.9
8" PVC (SE) IE=381.3

INTERSECTION:
STA. 1+13.12 (VINEYARDS)=
STA. 25+10.50 (MILL CREEK)

SEE FRONTAGE IMPROVEMENT PLANS, SHEET 15, FOR IMPROVEMENT ALONG MILL CREEK BLVD.

TRACT D

VINEYARDS LANE

TRACT E

TRACT C

TW 394.0
BW 392.0

TW 400.0
BW 392.0

TW 401.0
BW 394.0

TW 400.0
BW 396.0

TW 399.5
BW 398.5

FENCE ALONG TOP OF ROCKERY

TOP 397.0
TOE 393.0

TOP 400.6
TOE 393.0

TOP 402.0
TOE 394.0

EXISTING SPOT ELEV. (TYP.)

TOP 403.0
TOE 396.0

TOP 403.0
TOE 396.0

3' TEMPORARY CONSTRUCTION EASEMENT

FENCE ALONG TOP OF ROCKERY

TOP 404.0
TOE 398.0

INSTALL ADDITIONAL ROCKS AS NECESSARY BETWEEN EXISTING ROCKERY AND NEW PATH. FIELD LOCATE WITH TERRA ASSOC.

8' TEMPORARY CONSTRUCTION EASEMENT

PROP. SPOT ELEV. (TYP.)

5' TEMPORARY CONSTRUCTION EASEMENT

10' TEMPORARY CONSTRUCTION EASEMENT

SEE SHEET 9A FOR PROPOSED OVER EXCAVATION IN PARK LAWN AREA

1

47

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 35236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

N.T.S.
THIS SHEET
SHEET 9
SHEET 7
SHEET 8
KEY MAP

NO	DATE	REVISION	BY	CK
1	4/10/00	PER CITY COMMENTS	HDO	JAS
2	5/30/00	PER CITY COMMENTS	HDO	JAS
3	6/17/00	PER CITY COMMENTS	HDO	JAS
4	11/28/00	AS-BUILT	BMD	JAS
5	6/6/03	REVISED AS-BUILT PER CITY COMMENTS	RSD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
GP1STA02
FILE NAME:

DETAILED GRADING PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 35236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 6 AB OF 25

THE VINEYARDS
HDEV-2336

N:\Projects\STAF0002\DWG\GPISTA02.dwg AUG 06 2003 10:33:27 (RSD) (O) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

20 0 10 20
SCALE IN FEET

TRACT C

TRACT B

INTERSECTION
STA. 7+17.68 (VINEYARDS LN.)
STA. 18+90.38 (VINEYARDS LN.)

PATCH OF FIR TREES

PATCH OF ALDER TREES

AS-CONSTRUCTED

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 32256 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

N.T.S.
SHEET 6
SHEET 9
THIS SHEET
SHEET 8
KEY MAP

BY	CK
HDO	JAS
HDO	JAS
HDO	JAS
BMD	JAS

NO.	DATE	REVISION
1	4/15/03	PER CITY COMMENTS
2	5/20/03	PER CITY COMMENTS
3	6/17/03	PER CITY COMMENTS
4	11/18/03	AS-BUILT

DESIGN GROUP
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PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
GPSSTA02
FILE NAME:

DETAILED GRADING PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32256 — REGISTERED PROFESSIONAL ENGINEER
6-12-03
EXPIRES 09/09/04

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Fax (425) 822-7216

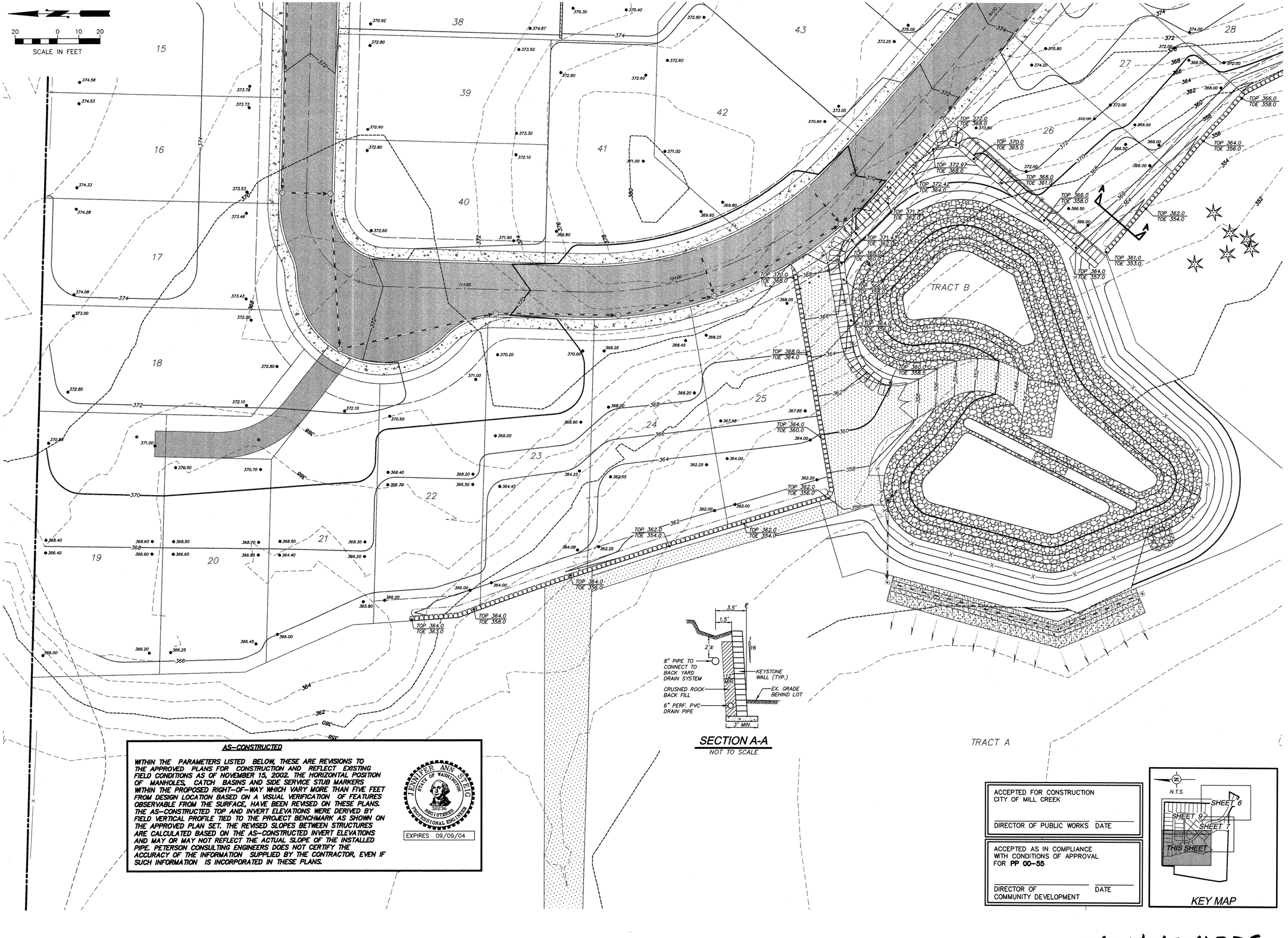
JOB NUMBER STAF-0002
SHEET NUMBER 7 AB OF 25

THE VINEYARDS HDEV-2337

N:\Projects\STAF0002\ENG\GPSSTA02.dwg JUN 12 2003 08:36:28 (HDO) (c) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

20 0 10 20
SCALE IN FEET



SECTION A-A
NOT TO SCALE

AS-CONSTRUCTED

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 38236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR **PP 00-55**
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

KEY MAP

BY	CK
HDO	JAS
HDO	JAS
HDO	JAS
BMD	JAS

NO.	DATE	REVISION
1	4/10/03	PER CITY COMMENTS
2	5/20/03	PER CITY COMMENTS
3	6/17/03	PER CITY COMMENTS
4	11/19/03	AS-BUILT

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
GP3ST402
FILE NAME:

DETAILED GRADING PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 38236 — REGISTERED PROFESSIONAL ENGINEER
6.12.03
EXPIRES 09/09/04

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Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 8 AB OF 25

THE VINEYARDS HDEV-2338

N:\Projects\STAF0002\DWG\GP3ST402.dwg JUN 12 2003 08:36:13 (HDO) (c) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

SCALE IN FEET
20 0 10 20

KEY MAP
N.T.S.
THIS SHEET
SHEET 6
SHEET 7
SHEET 8

TRACT C

AS-CONSTRUCTED

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JENNIFER A. STEIG STATE OF WASHINGTON 32636 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 00-55
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NO.	DATE	REVISION	BY	CK
1	4/12/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	11/19/02	AS-BUILT	BMD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E. PROJECT MANAGER:
J. STEIG DESIGNED:
H. ONG CADD:
J. STEIG CHECKED:
3/05/02 DATE:
CP4ST402 FILE NAME:

DETAILED GRADING PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG STATE OF WASHINGTON 32636 REGISTERED PROFESSIONAL ENGINEER
6-13-03
EXPIRES 09/09/04

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Kirkland, WA 98033
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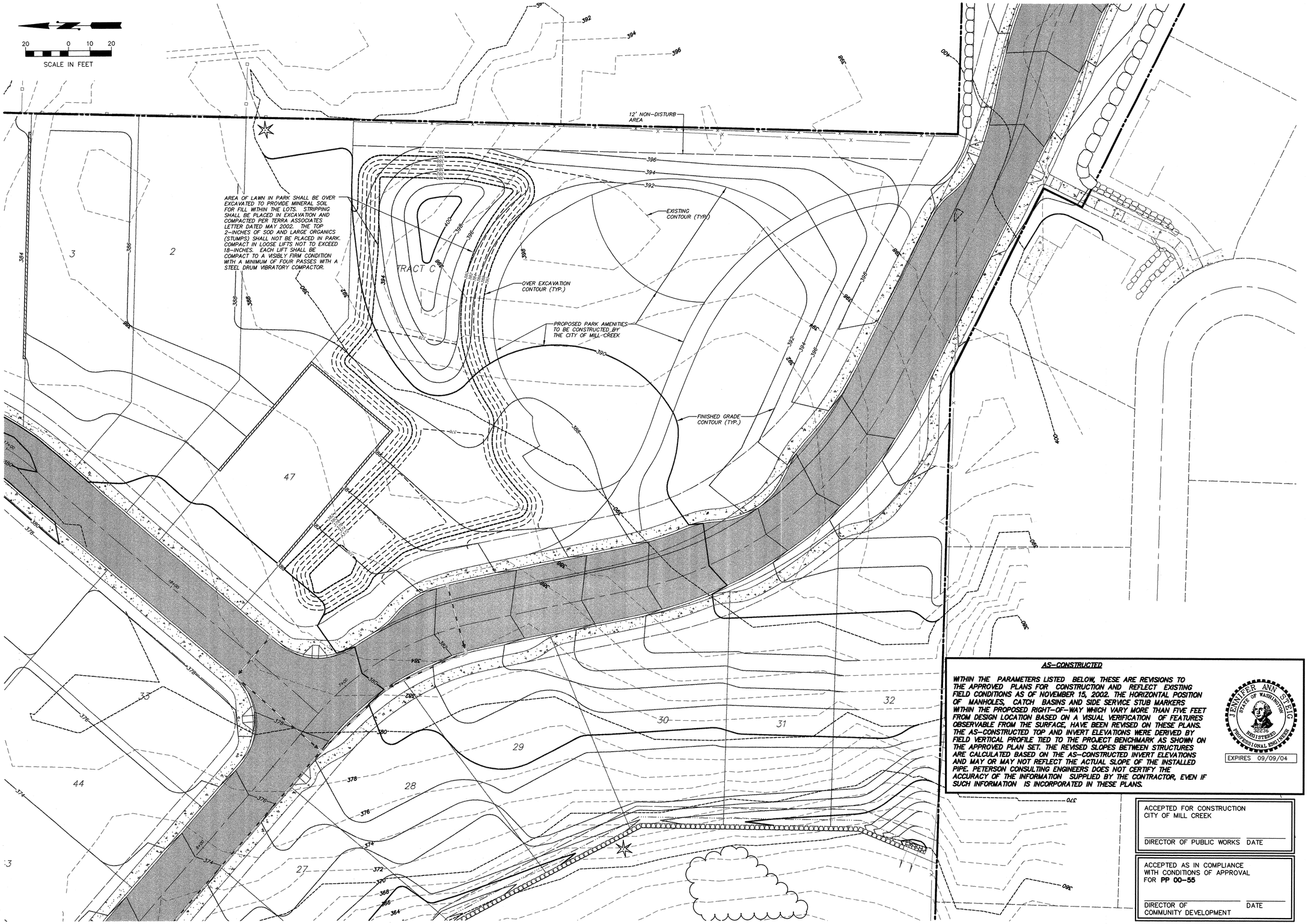
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 9A OF 25

THE VINEYARDS
HDEV-2339

N:\Projects\STAF0002\ENG\GPAST402.dwg JUN 12, 2003 08:39:12 (HDO) (C) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.



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JENNIFER ANN STEIG — STATE OF WASHINGTON — 22236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

NO.	DATE	REVISION	BY	CK
1	5/20/02	PER CITY COMMENTS	HDO	JAS
2	6/11/02	PER CITY COMMENTS	HDO	JAS
3	11/18/02	AS-BUILT	BMD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
GPSSTA02
FILE NAME:

PARK OVER EXCAVATION PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 22236 — REGISTERED PROFESSIONAL ENGINEER
6/13/03
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JOB NUMBER STAF-0002

SHEET NUMBER 9A-AB OF 25

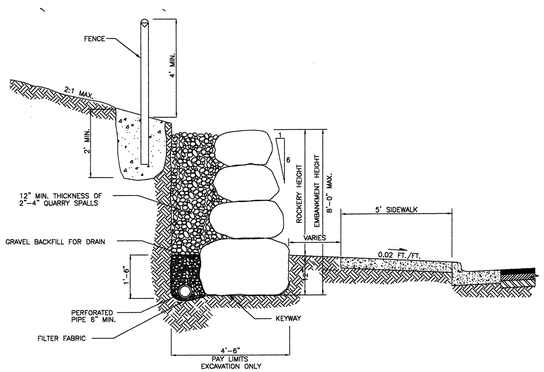
THE VINEYARDS

HDEV-2340

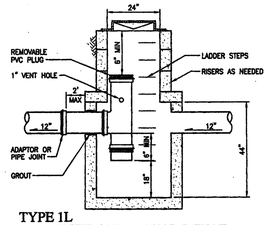
N:\Projects\STAF0002\DWG\SPSSTA02.dwg JUN 12 2003 08:45:16 (HDO) (c) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

20 0 10 20
SCALE IN FEET



ROCK WALL - CUT SECTION
NOT TO SCALE



TYPE 1L
OIL/WATER SEPARATOR DETAIL

CB #88
NOT TO SCALE

CB (TYPE I)
RIM=383.9
8" P.V.C. (SE) IE=381.3
12" IE (SW) = 381.3
CLEAN CB AFTER CONNECTION.

REPLACE CURB, BEGIN AT NEAREST JOINT.

REMOVE & REPLACE SIDEWALK, BEGIN AND END AT NEAREST FULL DEPTH EXPANSION JOINT.

MILL CREEK BLVD.

INTERSECTION:
STA. 1+13.12 (VINEYARDS)=
STA. 25+10.50 (MILL CREEK)

CB 33, TYPE 1L
STA. 1+55.79, 19.74' RT
W/ TURNED DOWN ELBOW FOR OIL/WATER SEPARATION PER DETAIL THIS SHEET

SEE FRONTAGE IMPROVEMENT PLANS, SHEET 15, FOR IMPROVEMENT ALONG MILL CREEK BLVD.

CB 34, TYPE 1
STA. 1+55.85, 19.74' LT

TW 394.0
BW 392.0

TW 400.0
BW 392.0

6" STUB FOR WALL DRAIN
STA. 1+80, 6' RT
BEGIN 4" YELLOW CORE STRIPE

6" STUB FOR WALL DRAIN

TW 398.0
BW 394.0

TW 400.0
BW 394.0

TW 402.0
BW 394.0

TRACT D
(ENTRANCE MONUMENT)

TW 401.0
BW 394.0

FENCE ALONG TOP OF ROCKERY

ROCKERY PER DETAIL THIS SHEET

TW 400.0
BW 396.0

STA. 1+90.17 18' RT.
BEGIN TAPER

STA. 1+79 LEFT TURN ARROW

STA. 1+80, 6' LT.
INSTALL STOP BAR & CROSSWALK PER DETAIL SHEET 23
BEGIN 4" WHITE GORE STRIPE

COMBINATION STOP SIGN/ STREET NAME SIGN

TW 403.0
BW 396.0

STA. 1+90.7, 18' LT.
BEGIN TAPER

TW 403.0
BW 396.0

STA. 2+10, 6' LT.
END WHITE GORE STRIPE

TRACT E
(LANDSCAPING)

ROCKERY PER DETAIL THIS SHEET

FENCE ALONG TOP OF ROCKERY

CURB RAMP PER DETAIL SHEET 23. (TYP.)

TW 404.0
BW 398.0

REMOVE EXISTING SIDEWALK TO THIS POINT AND REPLACE WITH NEW SIDEWALK @ 12:1 MAX.

EXISTING CONC. WALK

STA. 2+29.80, 12' LT & RT.
END TAPER

STA. 2+95.68
END TAPER

50' ROADWAY BUFFER

VINEYARDS LANE
(SEE PROFILE SHEET 16)

6' HIGH ESTATE STYLE (DETAIL SHEET 23) OR CHAINLINK FENCE (DETAIL SHEET 22) AS DETERMINED THROUGH PARK MASTER PLAN PROCESS.

TW 399.5
BW 398.0

4" YELLOW GORE STRIPE (TYP.)

4" WHITE GORE STRIPE BEGIN AND END @ CURB P.C.

TRACT C
(PARK)

1

47

10' UTILITY EASEMENT (TYP.)

5 PARALLEL PARKING STALLS

6" SIDEWALK AT DRIVEWAY (TYP.)

HIGH POINT

AS-CONSTRUCTED

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

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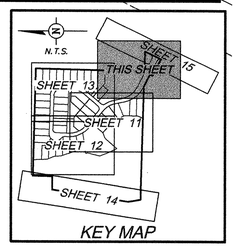

KEY MAP

NO	DATE	REVISION	BY	CK
1	4/15/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	11/19/02	AS-BUILT	BMD	JAS
5	8/6/03	REVISED AS-BUILT PER CITY COMMENTS	RSG	JAS

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DESIGNED:
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CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
RS1STA02
FILE NAME:

ROAD AND STORM DRAINAGE PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
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JOB NUMBER STAF-0002
SHEET NUMBER 10 AB OF 25

THE VINEYARDS
HDEV-2341

N:\Projects\STAF0002\ENG\RSIST1A02.dwg AUG 08 2003 10:34:30 (R60) (C) PSE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

SCALE IN FEET
20 0 10 20

TRACT C
(PARK)

4" WHITE GORE STRIPE
BEGIN AND END @ CURB PC

5 PARALLEL PARKING STALLS

(SEE PROFILE SHEET 17)

CB 10, TYPE I
STA. 6+40, 20.0' RT

AS-BUILT LOCATION
ONE CBU STAND W/ 3-16 UNIT CBU'S PER DETAIL, SHEET 23.

CB 7, TYPE I
STA. 18+50.47, 12.2' LT

CB 9, TYPE I
STA. 6+40, 12.2' LT

CB 8, TYPE I
STA. 6+85, 12.2' LT

LOTS 26-32
ALL ROOF, FOOTING AND CRAWL SPACE DRAINS SHALL BE CONNECTED TO YARD DRAIN SYSTEM.

COMBINATION STOP SIGN/ STREET NAME SIGN

CB 6, TYPE I
STA. 18+50.47, 12.2' RT

ACCESS RAMP PER "CITY OF MILL CREEK" STD. DWG. #STR 04-R (TYP.). (SEE SHEET 23)

INTERSECTION
STA. 7+17.88 (VINEYARDS LN.)
STA. 18+90.38 (VINEYARDS LN.)

CB 5, TYPE I
STA. 7+30, 12.2' LT

6" SIDEWALK AT DRIVEWAY (TYP.)

YD 7A
TOP 386.28
6" IE 382.25
8" IE 382.22

YD 6A
TOP 384.52
6" IE 379.97
8" IE 379.92

YD 5A
TOP 382.71
6" IE 378.26
8" IE 378.16

27'-8" ADS @ 46.96%

31'-8" ADS @ 46.58%

YD 4A
TOP 378.88
6" IE 375.22
8" IE 375.14

YD 5
TOP ~~372.01~~ 370.96
8" IE ~~365.9~~ 365.33 (N,S)
365.48 (E)

YD 6
TOP ~~370.54~~ 370.98
8" IE ~~366.9~~ 365.90 (N,S)
365.48 (E)

YD 7
TOP ~~369.01~~ 369.63
8" IE ~~366.5~~ 366.48

INSTALL 10'x3'x1' DEEP WASHED ROCK PAD TO DISSIPATE FLOW FROM DITCH.

6" ROOF DRAIN SYSTEM @ 1% MIN. (TYP.)

10' UTILITY EASEMENT (TYP.)

YD 3A
TOP 374.92
6" IE 369.63
8" IE 369.55

YD 4
TOP ~~369.01~~ 368.37
8" IE ~~365.1~~ 364.89 (N,S)
365.16 (E)

50'-8" @ 1% (MIN.)
45'
1.27%

50'-8" @ 1% (MIN.)
51'
1.14%

44'-8" @ 1% (MIN.)
0.86%

6" IE 366.0± (DAYLIGHT) WALL DRAIN STUB. INSTALL 5'x5'x1' DEEP RIP RAP PAD AT STUB OUTFALL

6" IE 359.0± (DAYLIGHT) WALL DRAIN STUB. INSTALL 5'x5'x1' DEEP RIP RAP PAD AT STUB OUTFALL

PATCH OF FIR TREES

CB 4, TYPE I
STA. 8+50, 12.2' LT

YD 2A
TOP 371.84
6" IE 366.37
8" IE 366.30

YD 3
TOP ~~365.51~~ 365.63
8" IE ~~360.5~~ 361.93 (N,S)
362.23 (E)

50'-8" @ 1% (MIN.)
5.92%

TREE TO BE EXAMINED BY ARBORIST AND RETAINED IF WALL CONSTRUCTION WILL NOT CAUSE DAMAGE. IF REMOVAL IS NECESSARY, MITIGATION WILL BE PROVIDED AS REQUIRED BY MILL CREEK CODE.

6" IE 357.0± (DAYLIGHT) WALL DRAIN STUB. INSTALL 5'x5'x1' DEEP RIP RAP PAD AT STUB OUTFALL

51'-8" @ 1% (MIN.)
3.71%

10' PRIVATE STORM DRAINAGE EASEMENT

YD 1A
TOP 370.53
6" IE 365.01
6" IE 364.98

YD 2
TOP ~~363.01~~ 362.87
8" IE ~~360.0~~ 360.04 (N,S)
360.01 (E)

47'-8" @ 5.47% (MIN.)

CB 3, TYPE I
STA. 9+20.68, 12.2' RT

CB 12, TYPE I
STA. 9+85.10, 12.2' RT

CB 2, TYPE II-48"
STA. 9+20.68, 11.3' RT

(SEE PROFILE SHEET 17)

CB 11, TYPE II-48"
STA. 9+85.10, 11.3' LT

CB 13, TYPE II-48"
STA. 10+28.5, 11.3' LT

TRACT B
(STORM WATER DETENTION / WATER QUALITY)
SEE SHEET 21 FOR DETAILED INFORMATION

YD 1
TOP ~~360.51~~ 360.93
8" IE ~~357.5~~ 357.47 (N,S)
357.66 (E)

353.69
8" IE ~~354.0~~

6" IE 352.0± (DAYLIGHT) WALL DRAIN STUB. INSTALL 5'x5'x1' DEEP RIP RAP PAD AT STUB OUTFALL

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG
STATE OF WASHINGTON
32235
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 09/09/04

OLYMPIC FOUNDRY
G-20 GRATE OR EQUAL

18" LINED CORRUGATED HDPE PIPE

FIELD-CORED HOLE FOR O.D. OF SERVICE PIPE AND INVERT ELEVATION

5/8"(-) CRUSHED ROCK BASE

FIELD DEPTH AS REQ'D

12"

6"

3"

YARD DRAIN
NOT TO SCALE

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

N.T.S.
SHEET 13
SHEET 15
SHEET 12
THIS SHEET
SHEET 14

KEY MAP

NO	DATE	REVISION	BY
1	4/15/02	PER CITY COMMENTS	CK
2	5/20/02	PER CITY COMMENTS	HDO
3	6/17/02	PER CITY COMMENTS	HDO
4	11/19/02	AS-BUILT	BMD
5	8/8/03	REVISED AS-BUILT PER CITY COMMENTS	RSD

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CAD:
J. STEIG
CHECKED:
3/05/02
DATE:
RSSSTA02
FILE NAME:

ROAD AND STORM DRAINAGE PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG
STATE OF WASHINGTON
32235
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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PETERSON CONSULTING ENGINEERS
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Kirkland, WA 98033
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Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 11 AB OF 25

THE VINEYARDS
HDEV-2342

N:\Projects\STAF0002\ENG\RSSSTA02.dwg AUG 06 2003 10:34:58 (RSD) (G) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

20 0 10 20
SCALE IN FEET

(SEE PROFILE SHEET 16)
(SEE PROFILE SHEET 17)
(SEE PROFILE SHEET 18)

5' SIDEWALK (TYP.)
10' UTILITY EASEMENT (TYP.)
26' R.O.W.

CB 17, TYPE II-48"
STA. 12+02, 11.3' LT

CB 16, TYPE II-48"
STA. 12+02, 11.3' RT

HIGH POINT

AS-BUILT MAILBOX LOCATION

6" SIDEWALK AT DRIVEWAY (TYP.)

CB 12, TYPE I
STA. 9+85.10, 12.2' RT

CB 4, TYPE I
STA. 8+50, 12.2' LT

CB 3, TYPE I
STA. 9+20.68, 12.2' RT

CB 2, TYPE II-48"
STA. 9+20.68, 11.3' RT

6" ROOF DRAIN SYSTEM @ 1% MIN. (TYP.)

STREET NAME SIGN

CB 11, TYPE II-48"
STA. 9+85.10, 11.3' LT

CB 14, TYPE II-48"
STA. 10+85, 11.3' LT

CB 13, TYPE II-48"
STA. 10+28.5, 11.3' LT

CB 15, TYPE II-48"
STA. 11+48.5, 32.22' LT

TRACT B
(STORM WATER DETENTION)
SEE SHEET 21 FOR DETAILED INFORMATION

LOTS 22-25
ALL ROOF, FOOTING AND CRAWL SPACE DRAINS SHALL BE CONNECTED TO YARD DRAIN SYSTEM.

YD 8
TOP ~~360.01~~ 361.44
8" IE ~~357.0~~ 356.54 (N,S)
356.94 (E)

YD 9
TOP ~~361.01~~ 361.48
8" IE ~~358.6~~ 357.38

YD 10
TOP ~~361.52~~ 363.14
8" IE ~~358.5~~ 358.34

YD 11
TOP ~~363.25~~ 364.01
8" IE ~~360.25~~ 360.26

SDCO

69' ~~69'-8" @ 1%~~ (MIN.) 1.39%

53'-8" @ ~~1%~~ (MIN.) 3.62%

49' ~~49'-8" @ 1%~~ (MIN.) 1.71%

6" IE 352.0± (DAYLIGHT)
WALL DRAIN STUB.
INSTALL 5'x5'x1' DEEP RIP RAP PAD AT STUB OUTFALL.

DURING BUILDING CONSTRUCTION FOOTING AND CRAWL SPACE DRAINS FOR LOTS 19-21 SHALL BE STUBBED TO THE WETLAND BUFFER (5' WEST OF PROPERTY LINE) AND DISCHARGED ONTO 5'x5'x1' DEEP RIP RAP PAD.

TRACT A
(WETLAND & BUFFER)

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 19236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 00-55
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

N.T.S.
SHEET 15
SHEET 10
SHEET 13
SHEET 11
THIS SHEET
SHEET 14
KEY MAP

NO.	DATE	REVISION	BY	CK
1	4/10/03	PER CITY COMMENTS	KDO	JAS
2	5/30/03	PER CITY COMMENTS	KDO	JAS
3	6/17/03	PER CITY COMMENTS	KDO	JAS
4	11/19/03	AS-BUILT	BMD	JAS
5	8/6/03	REVISED AS-BUILT PER CITY COMMENTS	RSG	JAS

DESIGN GROUP: JENNIFER A. STEIG, P.E.
PROJECT MANAGER: J. STEIG
DESIGNED: H. ONG
CADD: J. STEIG
CHECKED: 3/05/02
DATE: RSSSTA02
FILE NAME:

ROAD AND STORM DRAINAGE PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 19236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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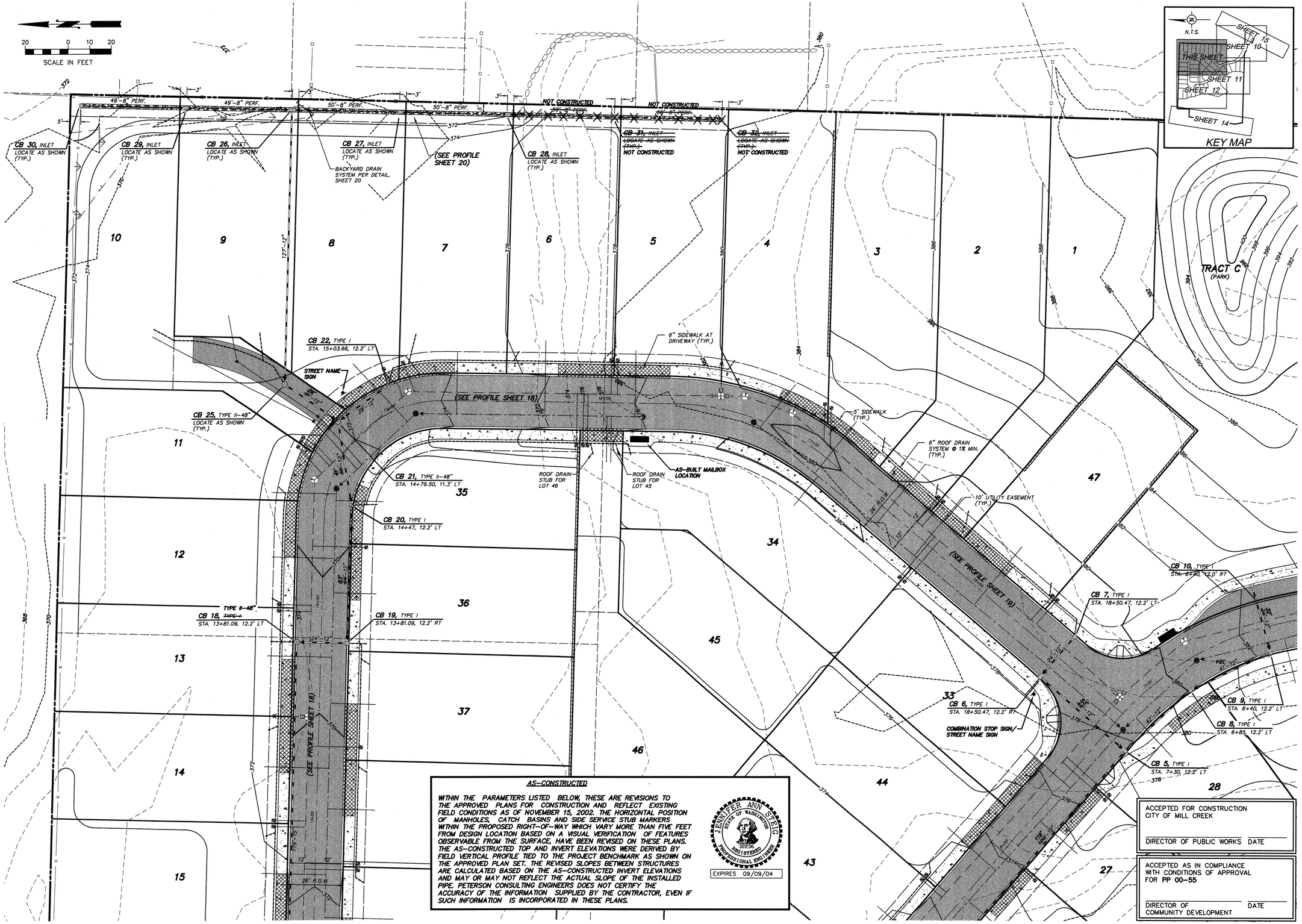
JOB NUMBER STAF-0002
SHEET NUMBER 12 AB OF 25

THE VINEYARDS
HDEV-2343

N:\Projects\STAF0002\CNO\RSSTA02.dwg AUG 06 2003 10:35:38 (RSG) (O) PDF

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.



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JENNIFER ANN STEIG — STATE OF WASHINGTON — 32536 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 00-55

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

BY	CK
HDO	JAS
HDO	JAS
HDO	JAS
BMD	JAS
RSO	JAS

NO	DATE	REVISION
1	4/15/02	PER CITY COMMENTS
2	5/20/02	PER CITY COMMENTS
3	6/11/02	PER CITY COMMENTS
4	11/19/02	AS-BUILTS
5	8/8/03	REVISED AS-BUILT PER CITY COMMENTS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
RSHSTA02
FILE NAME:

ROAD AND STORM DRAINAGE PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32536 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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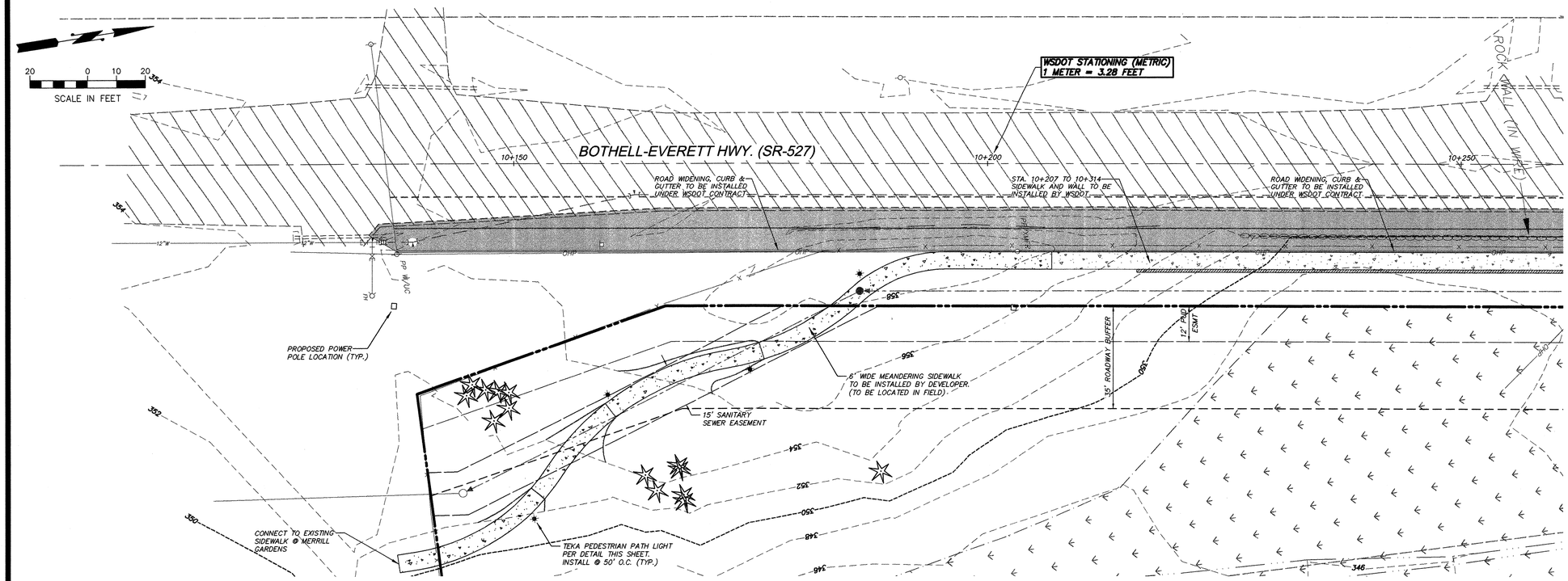
JOB NUMBER STAF-0002

SHEET NUMBER 13 AB OF 25

THE VINEYARDS
HDEV-2344

K:\Projects\STAF0002\ENG\PS\STA02.dwg AUG 06 2003 10:36:16 (RSG) (C) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

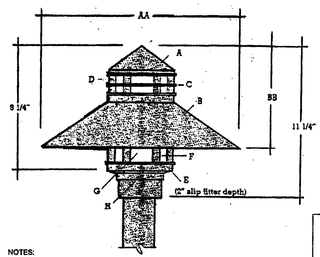


SEE THIS SHEET BELOW

AS-CONSTRUCTED

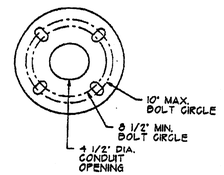
WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS WITHIN THE PROPOSED RIGHT-OF-WAY WHICH VARY MORE THAN FIVE FEET 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32234 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04



NOTES:

1. THIS STANDARD SHALL APPLY TO SIDEWALKS INSTALLED ALONG THE EAST SIDE OF SR527 (BOTHELL-EVERETT HWY.) OR AS REQUESTED BY CITY OF MILL CREEK.
2. WIRING SHALL BE INSTALLED IN BURIED 1 1/2" PVC-SCH.40 CONDUIT.
3. CONCRETE BASE SHALL BE A MINIMUM OF 18" ROUND/SQUARE AND 48" DEEP OR DESIGN AS APPROVED BY CITY.

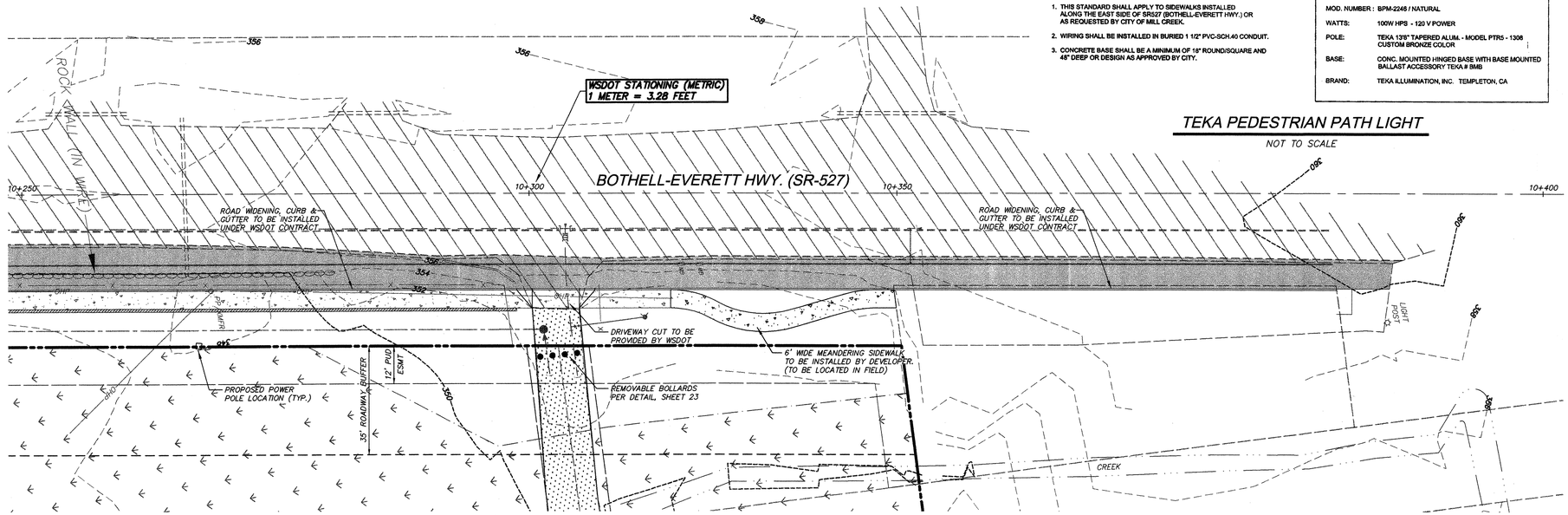


BASE DETAIL

SPECIFICATIONS:

MATERIAL :	COPPER SHADE, CAST BRONZE LOWER HOUSING, CAST BRONZE CAP.
MOD. NUMBER :	BPM-2246 / NATURAL
WATTS:	100W HPS - 120 V POWER
POLE:	TEKA 13'6" TAPERED ALUM. - MODEL PTR5 - 1308 CUSTOM BRONZE COLOR
BASE:	CONC. MOUNTED HINGED BASE WITH BASE MOUNTED BALLAST ACCESSORY TEKA # BMB
BRAND:	TEKA ILLUMINATION, INC. TEMPLETON, CA

SEE THIS SHEET ABOVE



TEKA PEDESTRIAN PATH LIGHT

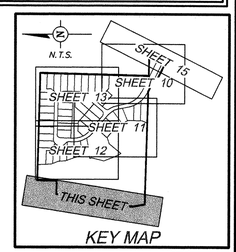
NOT TO SCALE

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE



KEY MAP

NO.	DATE	REVISION	BY	CK
1	4/12/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	11/19/02	AS-BUILT	BMD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
FHSTA02
FILE NAME:

FRONTAGE IMPROVEMENTS PLAN
SR-527 (BOTHELL-EVERETT HWY.)

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK

WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32234 — REGISTERED PROFESSIONAL ENGINEER
6/13/03
EXPIRES 09/09/04

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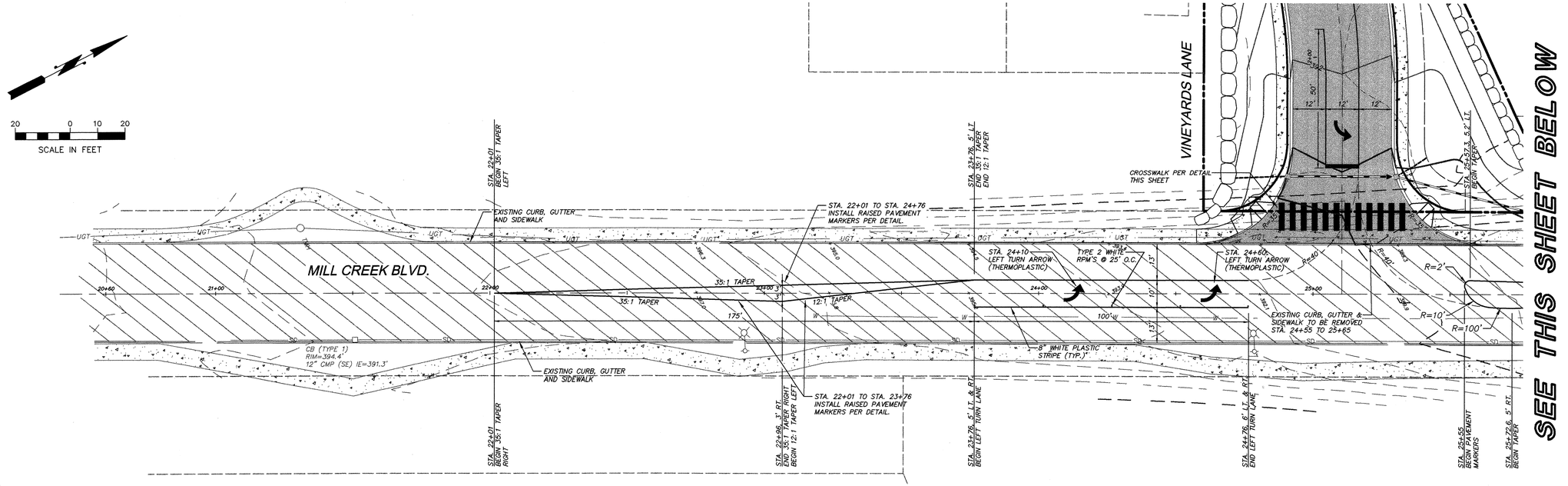
JOB NUMBER STAF-0002

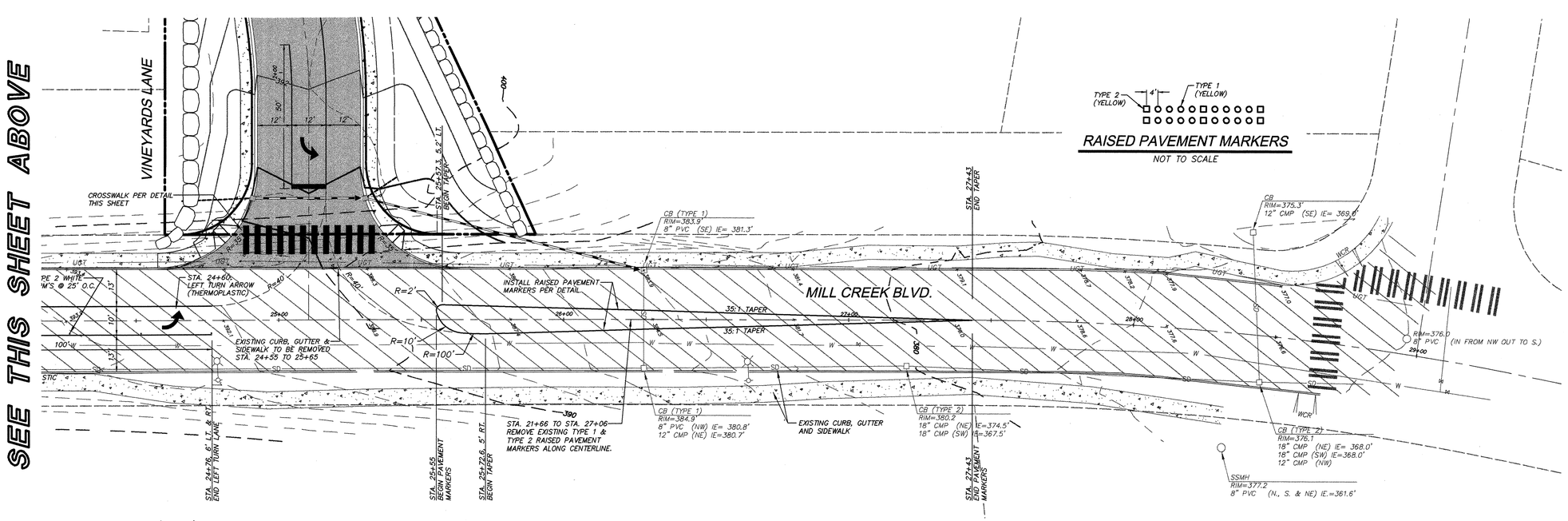
SHEET NUMBER 14 AB OF 25

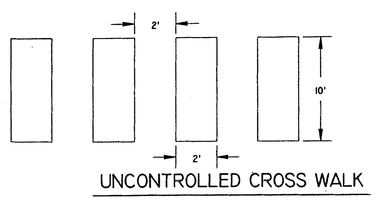
THE VINEYARDS HDEV-2245

N:\Projects\STAF0002\ENG\FHSTA02.dwg JUN 12 2003 08:52:47 (1/60) (G) POE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.







UNCONTROLLED CROSS WALK

NOTES
1. CROSS WALKS AND STOP BARS SHALL BE THERMO-PLASTIC WITH GLASS BEAD SURFACE. PAINT WILL BE ALLOWED ONLY WITH APPROVAL BY THE CITY ENGINEER AND SHALL BE A NO HEAT, INSTANT DRY PAVEMENT MARKING.
2. PAVEMENT SHALL BE SWEEPED BEFORE APPLICATION.
3. LOCATIONS SHALL BE APPROVED BY THE CITY ENGINEER.

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

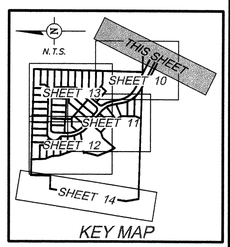
JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE



KEY MAP

NO	DATE	REVISION	BY	CK
1	1/13/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	11/19/04	AS-BUILT	BMD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
F:\2STA\02
FILE NAME:

FRONTAGE IMPROVEMENTS PLAN
MILL CREEK BOULEVARD

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK
WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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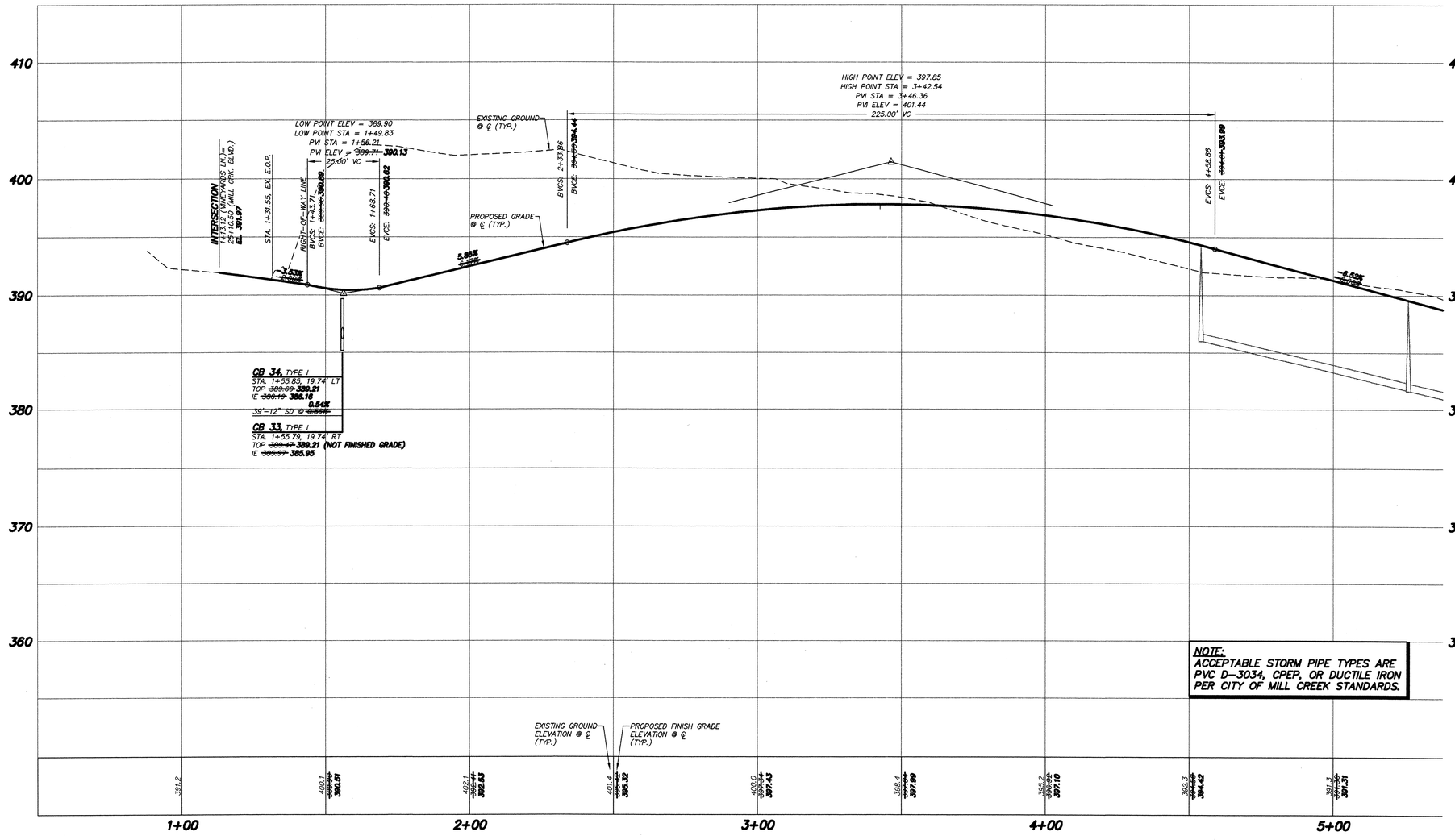
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 15 AB OF 25

THE VINEYARDS HDEV-2346

N:\Projects\STAF0002\DNG\Y2257A02.dwg JAN 12 2003 08:53:47 (HDO) (C) PCE



VINEYARDS LANE
SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

SEE SHEET 17

NOTE:
ACCEPTABLE STORM PIPE TYPES ARE PVC D-3034, CPEP, OR DUCTILE IRON PER CITY OF MILL CREEK STANDARDS.

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 22826 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 00-55

DIRECTOR OF
COMMUNITY DEVELOPMENT DATE

THE VINEYARDS

HDEV-2347

NO.	DATE	REVISION	BY	CK
1	4/15/02	PER CITY COMMENTS	HDD	JAS
2	5/20/02	PER CITY COMMENTS	HDD	JAS
3	6/17/02	PER CITY COMMENTS	HDD	JAS
4	11/19/02	AS-BUILT	HDD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
RP1ST402
FILE NAME:

ROAD AND STORM DRAINAGE PROFILE

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK

WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 22826 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04
1-13-03

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 16AB OF 25

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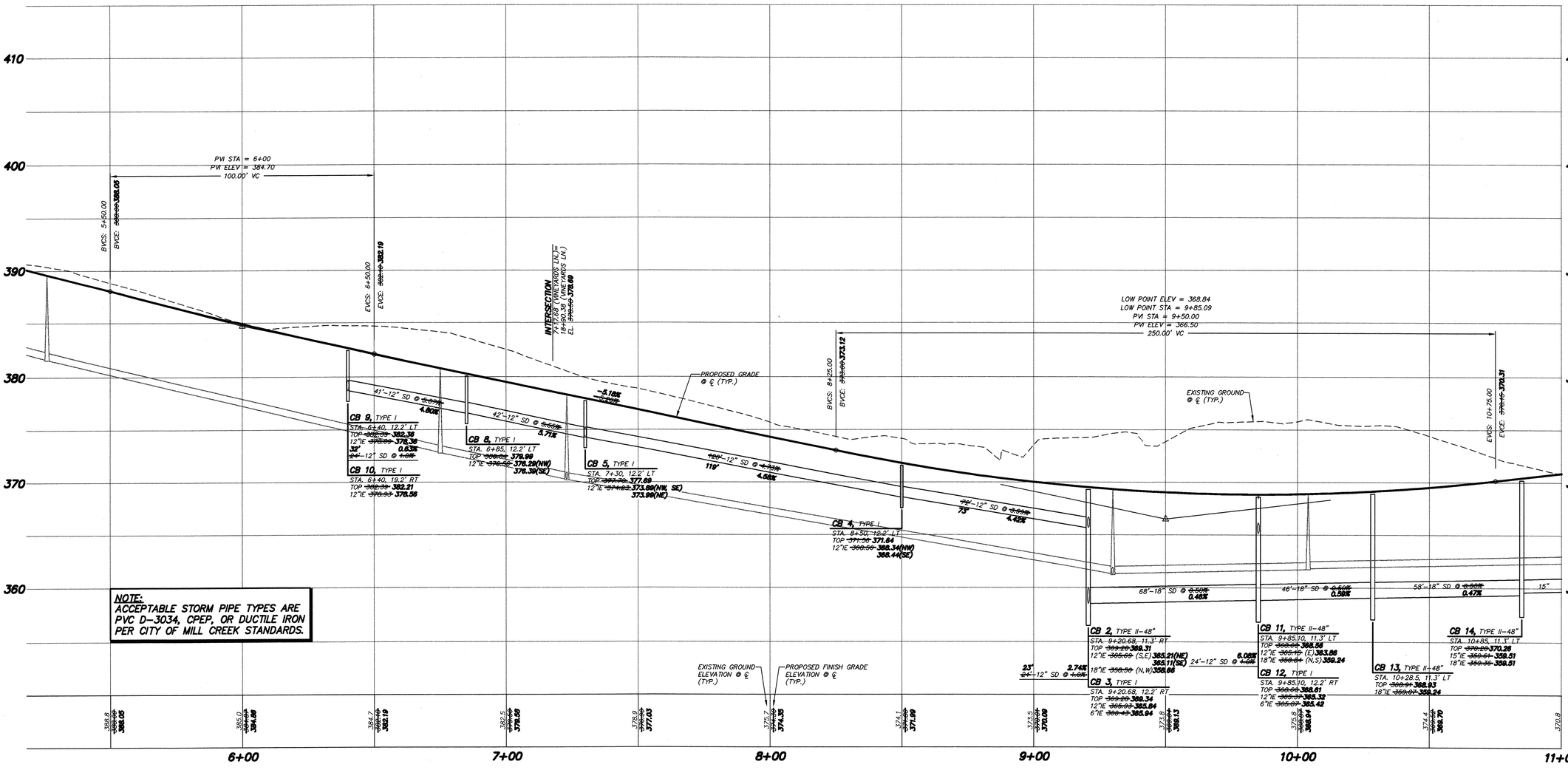
SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

SEE SHEET 16

SEE SHEET 18



NOTE:
ACCEPTABLE STORM PIPE TYPES ARE PVC D-3034, CPEP, OR DUCTILE IRON PER CITY OF MILL CREEK STANDARDS.

VINEYARDS LANE

SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 00-55

DIRECTOR OF
COMMUNITY DEVELOPMENT DATE

NO.	DATE	REVISION	BY	OK
1	4/12/02	PER CITY COMMENTS	KDO	JAS
2	5/20/02	PER CITY COMMENTS	KDO	JAS
3	6/17/02	PER CITY COMMENTS	KDO	JAS
4	9/17/02	REV. STORM PER FIELD CONDITION	KDO	JAS
5	11/19/02	AS-BUILT	KDO	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
RP2STA02
FILE NAME:

ROAD AND STORM DRAINAGE PROFILE

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK

WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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4030 Lake Washington Blvd. N.E., Suite 200
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Fax (425) 822-7216

JOB NUMBER STAF-0002

SHEET NUMBER 17 AD OF 25

HDEV-2348

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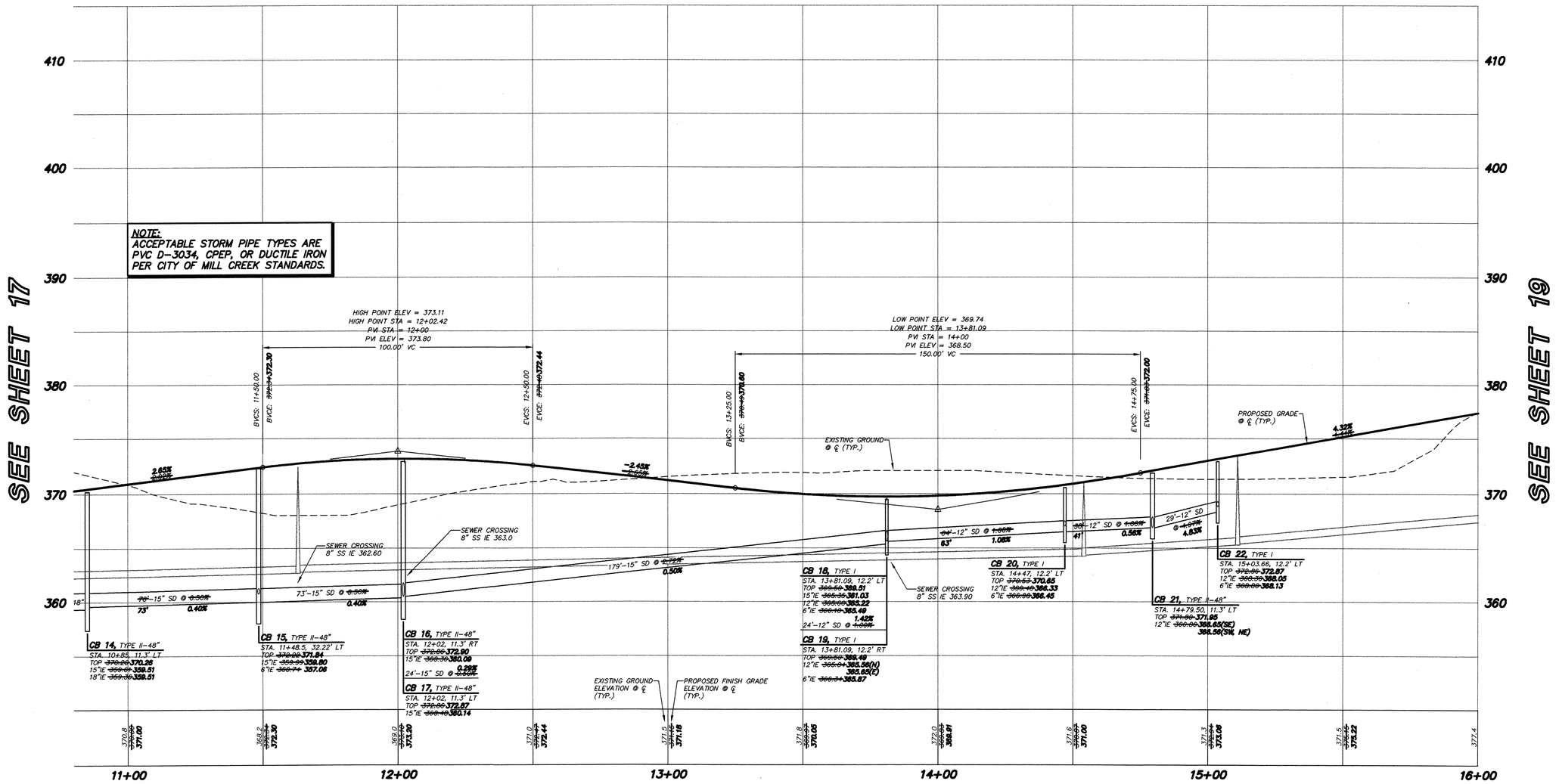

VINEYARDS LANE
SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

AS-CONSTRUCTED

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 38535 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 00-55

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

THE VINEYARDS

HDEV-2349

NO.	DATE	REVISION	BY	CK
1	4/12/02	PER CITY COMMENTS	HDD	JAS
2	5/20/02	PER CITY COMMENTS	HDD	JAS
3	6/17/02	PER CITY COMMENTS	HDD	JAS
4	9/17/02	REV. STORM PER FIELD CONDITION	HDD	JAS
5	11/18/02	AS-BUILT	HDD	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
RPSSTA02
FILE NAME:

ROAD AND STORM DRAINAGE PROFILE

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK
WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 38535 — REGISTERED PROFESSIONAL ENGINEER
6/13/03
EXPIRES 09/09/04

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PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
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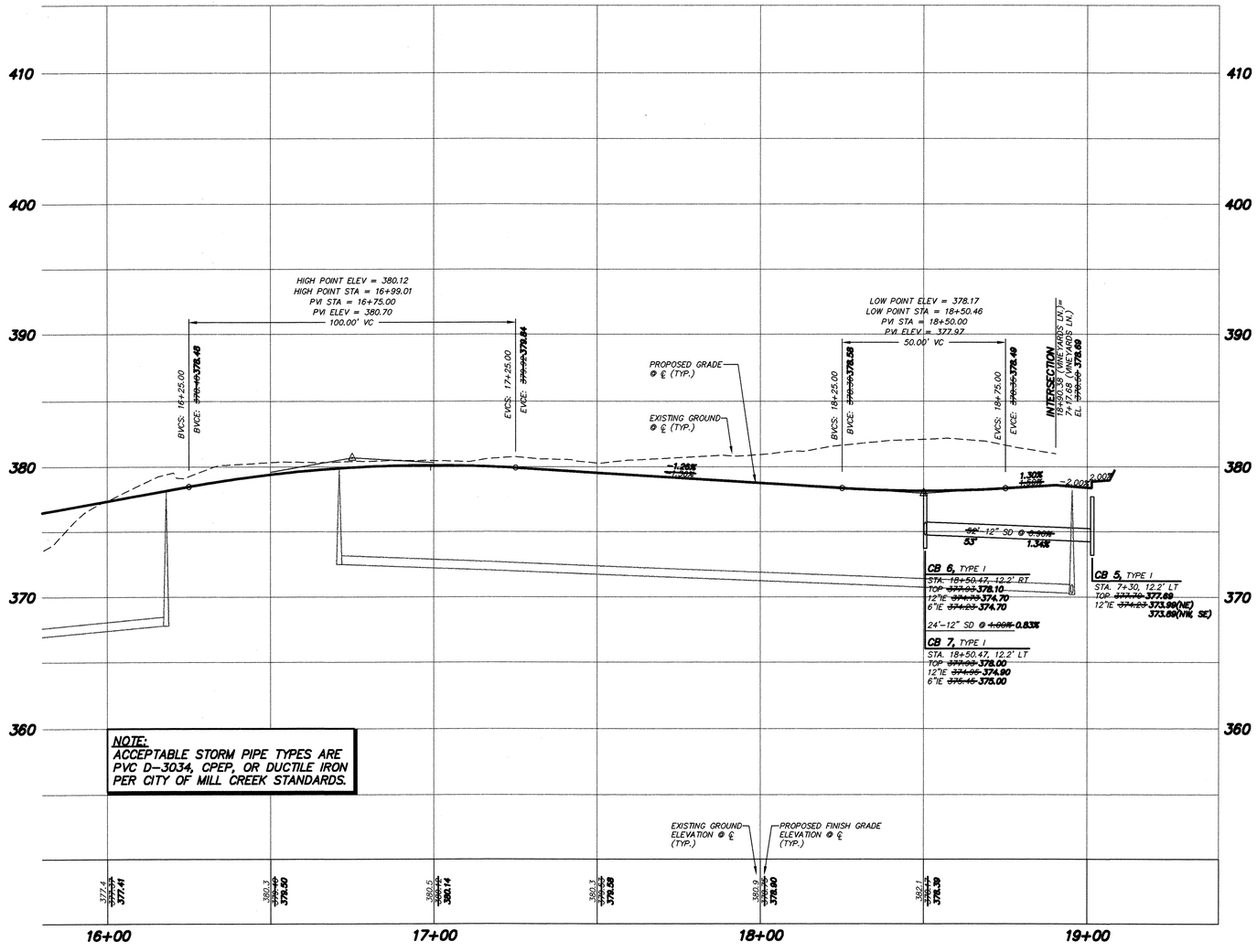
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 18 AB OF 25

N:\Projects\STAF0002\ENGR\SRSTA02.dwg JUN 12, 2003 08:53:04 (HDD) (2) PDF

SEE SHEET 18



VINEYARDS LANE
SCALE: 1"= 20' HORIZ.
1"= 5' VERT.

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 32226 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

THE VINEYARDS

HDEV-2350

NO.	DATE	REVISION	BY	CK
1	4/12/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	10/16/02	AS-BUILT	HDO	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/5/02
DATE:
RP4ST402
FILE NAME:

ROAD AND STORM DRAINAGE PROFILE

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32226 — REGISTERED PROFESSIONAL ENGINEER
6-13-03
EXPIRES 09/09/04

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PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
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Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002

SHEET NUMBER 19AB OF 25

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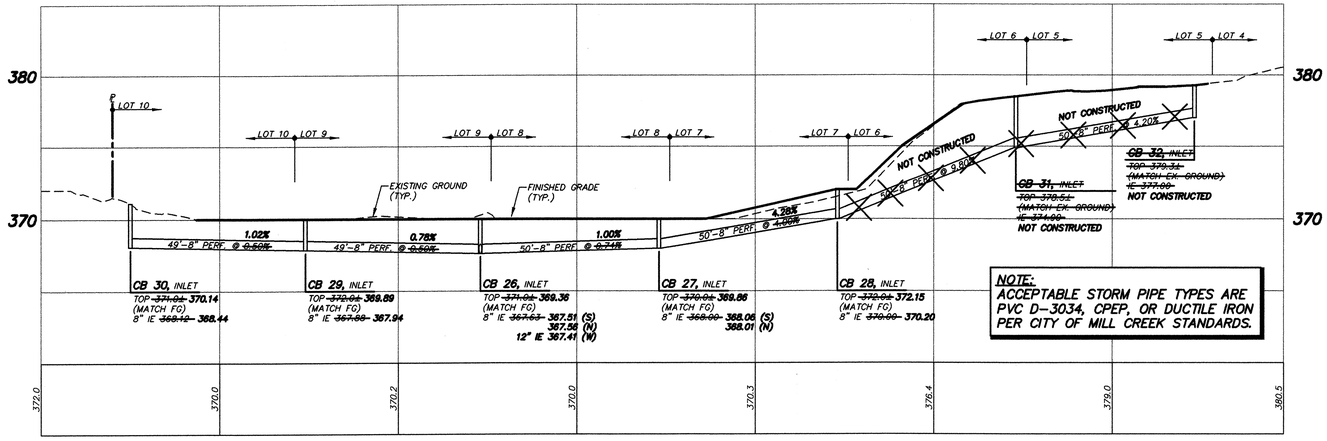
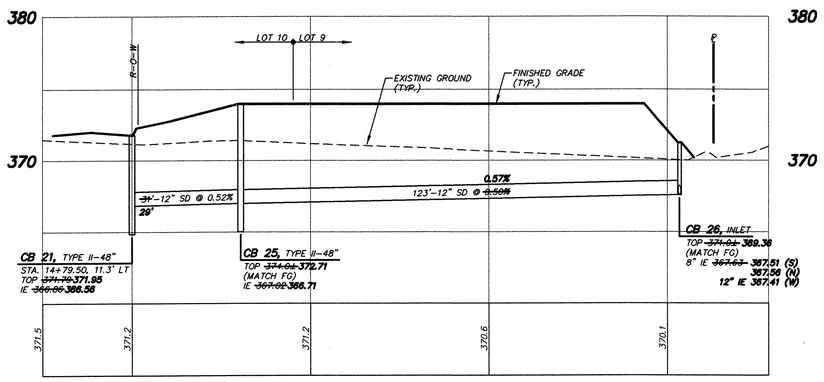
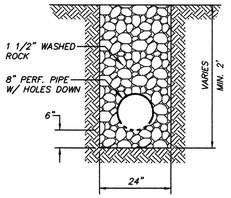


NOTE:
ACCEPTABLE STORM PIPE TYPES ARE PVC D-3034, CPEP, OR DUCTILE IRON PER CITY OF MILL CREEK STANDARDS.

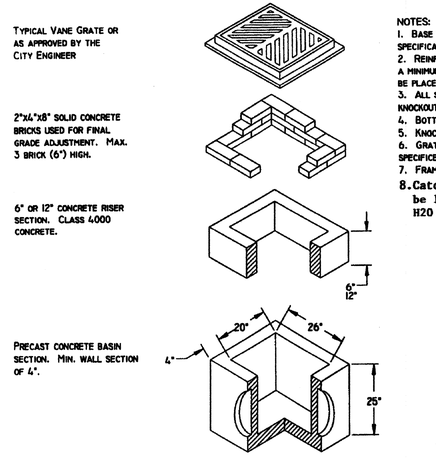
BACKYARD DRAIN
SCALE: 1"= 20' HORIZ.
1"= 5' VERT.



CB 21 - CB 26
SCALE: 1"= 20' HORIZ.
1"= 5' VERT.



BACKYARD DRAIN DETAIL
NOT TO SCALE



NOTES:
1. BASE TO BE CONSTRUCTED IN ACCORDANCE WITH WSDOT/APWA SPECIFICATIONS OR AS APPROVED BY THE CITY ENGINEER.
2. REINFORCING SHALL BE EQUIVALENT TO WELDED WIRE FABRIC HAVING A MINIMUM AREA OF 0.12 SQUARE FEET PER FOOT. FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL SIDE ACCESS INTO THE BASE SHALL BE THROUGH A PRECAST KNOCKOUT.
4. BOTTOM OF THE BASE MAY BE ROUNDED.
5. KNOCKOUTS SHALL HAVE A THICKNESS NOT LESS THAN 2 INCHES.
6. GRATE TYPE SHALL TYPICALLY BE VANE TYPE UNLESS OTHERWISE SPECIFICED BY THE CITY ENGINEER.
7. FRAME MAY BE INSTALL INVERTED TO MAKE FINAL GRADE ADJUSTMENT.
8. Catch Basin standard frame and grate shall be 18" x 24" ductile iron vaned grate with H20 load rating.

INLET DETAIL
NOT TO SCALE

AS-CONSTRUCTED

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 00-55
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NO.	DATE	REVISION	BY
1	4/12/02	PER CITY COMMENTS	HDO
2	5/20/02	PER CITY COMMENTS	HDO
3	6/17/02	PER CITY COMMENTS	HDO
4	9/17/02	REV. STORM PER FIELD CONDITION	HDO
5	11/18/02	AS-BUILT	HDO
6	4/8/03	REVISED AS-BUILT PER CITY COMMENTS	RSG

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
RPSSTA02
FILE NAME:

BACKYARD DRAIN PROFILES AND DETAILS

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04
4-8-03

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
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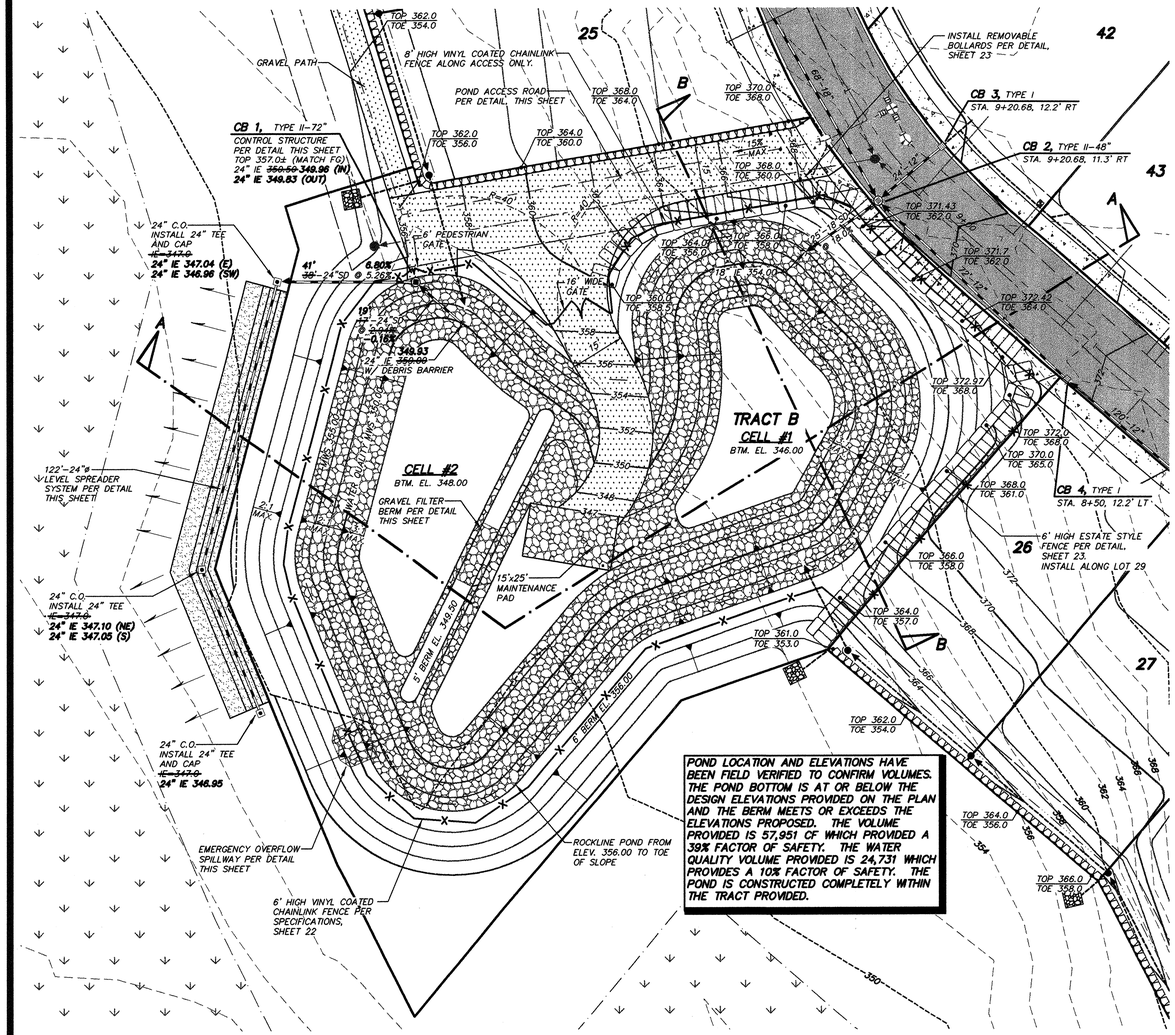
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 20 OF 25

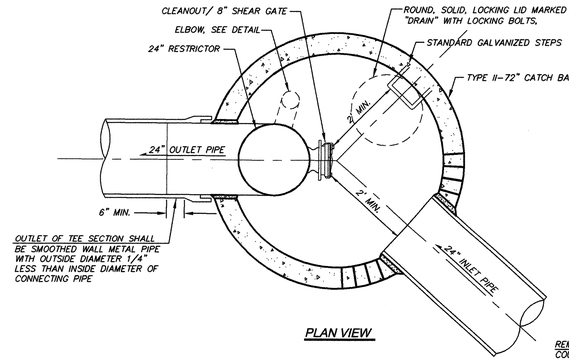
THE VINEYARDS HDEV-2351

N:\Projects\STAF0002\LDNG\BPSSTA02.dwg AUG 06 2003 10:38:29 (PSG) (C) PCE

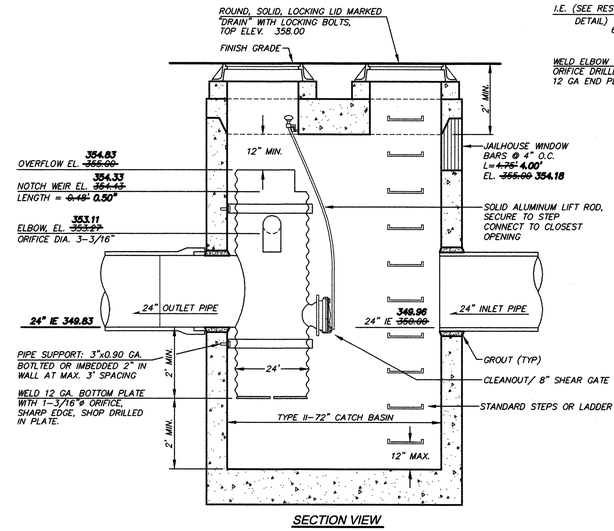
SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.



POND LOCATION AND ELEVATIONS HAVE BEEN FIELD VERIFIED TO CONFIRM VOLUMES. THE POND BOTTOM IS AT OR BELOW THE DESIGN ELEVATIONS PROVIDED ON THE PLAN AND THE BERM MEETS OR EXCEEDS THE ELEVATIONS PROPOSED. THE VOLUME PROVIDED IS 57,951 CF WHICH PROVIDED A 39% FACTOR OF SAFETY. THE WATER QUALITY VOLUME PROVIDED IS 24,731 WHICH PROVIDES A 10% FACTOR OF SAFETY. THE POND IS CONSTRUCTED COMPLETELY WITHIN THE TRACT PROVIDED.



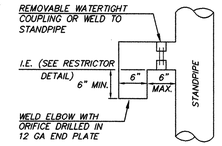
PLAN VIEW



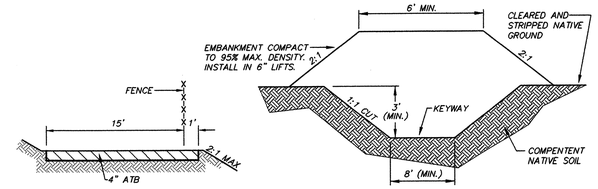
SECTION VIEW

CB 1, TYPE II-72" FLOW RESTRICTOR W/ OIL WATER SEPARATOR

SCALE: 1" = 2'

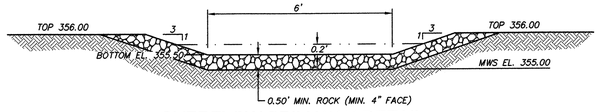


ELBOW DETAIL
NOT TO SCALE

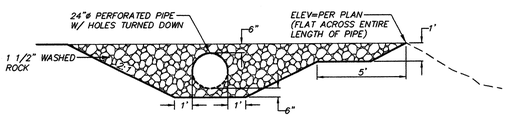


POND ACCESS ROAD
NOT TO SCALE

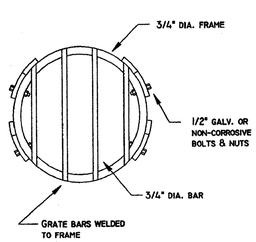
BERM KEYWAY DETAIL
NOT TO SCALE



OVERFLOW SPILLWAY DETAIL
NOT TO SCALE

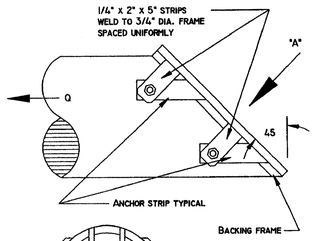


LEVEL SPREADER SYSTEM
SCALE: 1"=4'



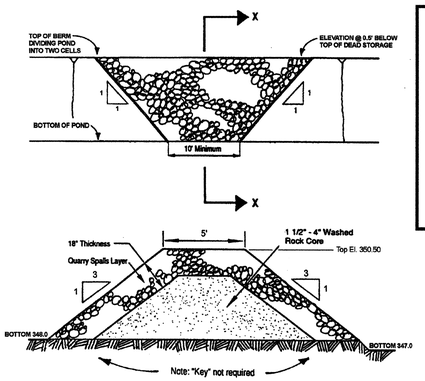
END VIEW

NOTES:
1. ALL STEEL PARTS SHALL BE HOT DIPPED GALVANIZED.
2. FRONT GRATE FRAME SHALL BE REMOVABLE.
3. SPACING BETWEEN GRATE BARS SHALL NOT EXCEED 3 INCHES C/C.
4. ALL FIELD WELDS SHALL BE FIELD GALVANIZED.



VIEW "A"

DEBRIS BARRIER
NOT TO SCALE



GRAVEL FILTER BERM
NOT TO SCALE

AS-CONSTRUCTED

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JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NO.	DATE	REVISION	BY	CK
1	4/11/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS
4	11/26/02	AS-BUILT	BMD	JAS
5	8/6/03	REVISED AS-BUILT PER CITY COMMENTS	RSO	JAS

DESIGN GROUP: JENNIFER A. STEIG, P.E.
PROJECT MANAGER: J. STEIG
DESIGNED: H. ONG
CADD: J. STEIG
CHECKED: 3/05/02
DATE: RD1STA02
FILE NAME:

DETENTION FACILITY DETAIL
TRACT B

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 21AB OF 25

THE VINEYARDS HDEV-2352

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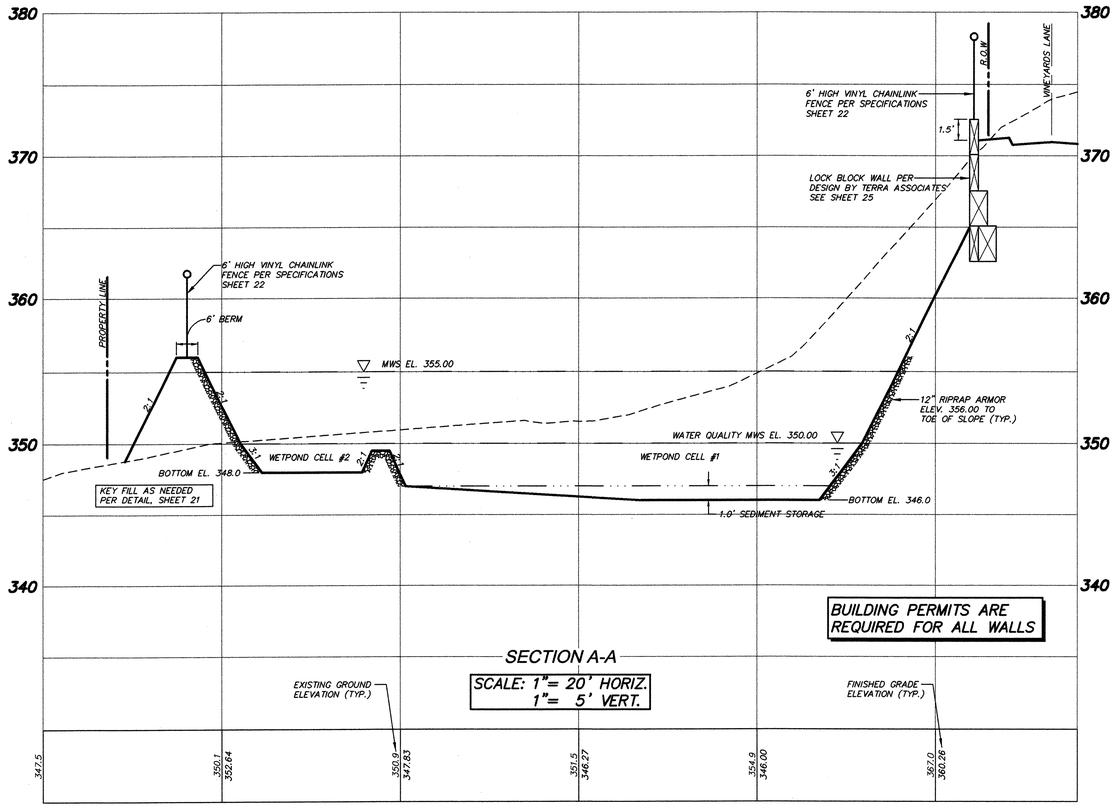

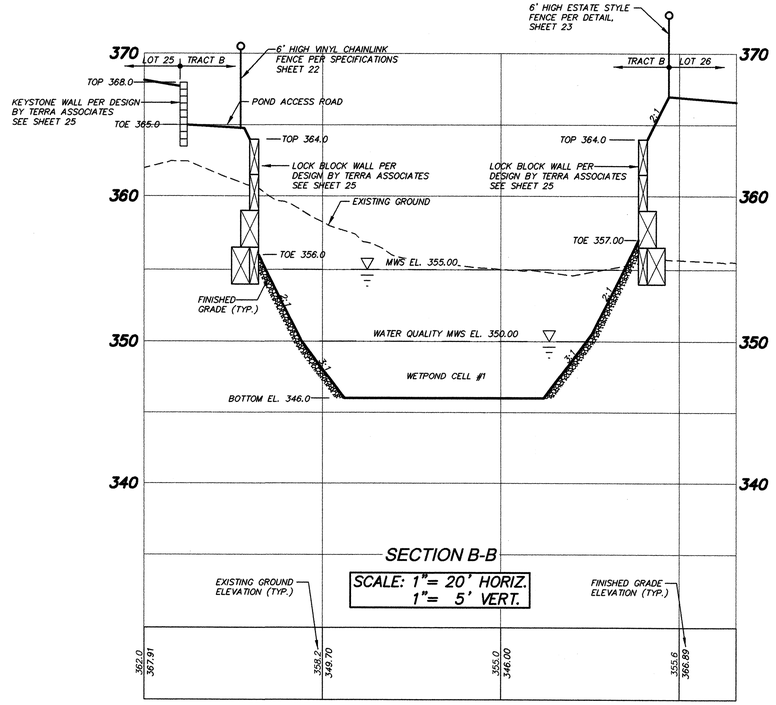

FENCING NOTES

1. CHAIN LINK FENCES SHALL BE THE HEIGHT INDICATED ON THE PLANS. FENCE TO BE PER WSDOT STD. DWG. L-2, TYPE 1 UNLESS OTHERWISE NOTED. FENCE GATE TO BE PER WSDOT STD. DWG. L-3.
2. ACCESS ROAD GATES SHALL BE 16 FEET IN WIDTH CONSISTING OF TWO SWINGING SECTIONS 8 FEET IN WIDTH.
3. PEDESTRIAN ACCESS GATES (IF NEEDED) SHALL BE 4 FEET IN WIDTH.
4. FENCE MATERIAL SHALL BE NO. 11 GALVANIZED STEEL FABRIC WITH BONDED VINYL COATING. VINYL COATING SHALL BE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT (E.G. GREEN IN OPEN, GRASSY AREAS AND BLACK OR BROWN IN WOODED AREAS). FENCE POSTS SHALL BE GALVANIZED STEEL, WITH CAPS, AND SET A MINIMUM OF 3 FEET DEEP IN CONCRETE. CROSS BARS SHALL CONNECT ADJACENT FENCE POSTS. ALL POSTS, CROSS BARS AND GATES SHALL BE PAINTED OR COATED THE SAME COLOR AS THE VINYL CLAD FENCE FABRIC.
5. WOOD FENCES ARE ALLOWED IN SUBDIVISIONS WHERE THE FENCE WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATIONS OR ADJACENT PROPERTY OWNERS. FENCE MAINTENANCE REQUIREMENTS SHALL BE A CONDITION OF SUBDIVISION AND A STATEMENT DETAILING MAINTENANCE RESPONSIBILITIES AND REQUIREMENTS MUST BE RECORDED.
6. WOOD FENCES SHALL HAVE PRESSURE TREATED (GROUND CONTACT) POSTS EITHER SET IN 24 INCH DEEP CONCRETE FOOTINGS OR ATTACHED TO FOOTINGS BY GALVANIZED BRACKETS. RAILS AND FENCE BOARDS SHALL BE CEDAR OR PRESSURE TREATED FIR OR HEMLOCK.

POND LOCATION AND ELEVATIONS HAVE BEEN FIELD VERIFIED TO CONFIRM VOLUMES. THE POND BOTTOM IS AT OR BELOW THE DESIGN ELEVATIONS PROVIDED ON THE PLAN AND THE BERM MEETS OR EXCEEDS THE ELEVATIONS PROPOSED. THE VOLUME PROVIDED IS 57,951 OF WHICH PROVIDED A 39% FACTOR OF SAFETY. THE WATER QUALITY VOLUME PROVIDED IS 24,731 WHICH PROVIDES A 10% FACTOR OF SAFETY. THE POND IS CONSTRUCTED COMPLETELY WITHIN THE TRACT PROVIDED.

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 38236 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/09/04

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CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

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DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NO	DATE	REVISION	BY	CK
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2	5/20/04	PER CITY COMMENTS	HDO	JAS
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DETENTION FACILITY DETAIL - CROSS SECTION
TRACT B

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 38236 — REGISTERED PROFESSIONAL ENGINEER
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SHEET NUMBER 22AB OF 25

THE VINEYARDS HDEV-2353

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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 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. ALL WORK WITHIN THE SITE SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR HIS/HER DESIGNATED REPRESENTATIVE.
3. PRIOR TO BEGINNING ROAD CONSTRUCTION, THE APPLICANT, HIS/HER ENGINEER AND ROAD CONTRACTOR SHALL MEET WITH THE DEPARTMENT OF PUBLIC WORKS FOR A PRE-CONSTRUCTION MEETING.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. 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 AND APPROVED BY THE CITY.
6. 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.
7. 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.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSES OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES LOCATION CENTER (1-800-424-5555)48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITIES LOCATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER NECESSARY PERMITS AND REQUIREMENTS BY THE CITY OF MILL CREEK GOVERNING AUTHORITY/AGENCY.
10. DISTURBED SOIL SHALL BE HYDRO-SEEDED IF NOT WORKED WITHIN 30 DAYS.

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 CITY APPROVED 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, MODEL 5435A IS REFERRED TO AS A "THROUGH CURB INLET" ON THE PLAN. ALL SHALL BE VANE GRATE EXCEPT AT THRU CURB WHICH SHALL BE HERRINGBONE.
9. PRIOR TO SIDEWALK CONSTRUCTION, CONSTRUCT THE LOT DRAINAGE AND STUB OUTS AND/OR BEHIND SIDEWALK DRAINS AS REQUIRED. POSITIVE DRAINAGE IS TO BE PROVIDED WHERE FEASIBLE WITH CONNECTION TO STORM DRAIN. 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 (CP)
- REINFORCED CONCRETE PIPE (RCP)
- ALUMINUM SPIRAL RIB PIPE (ASRP)
- ASTM D3034 PVC

MATERIALS ALLOWED FOR 6" ROOF DRAIN LINES:
- ASTM D3034 PVC
- SDR35

ALLOWABLE JOINTS:
- CONCRETE PIPE SHALL BE RUBBER GASKETED
- SPIRAL RIB PIPE SHALL BE "HAT BANDED" WITH NEOPRENE GASKETS

OPERATIONS AND MAINTENANCE

THE STORM DRAINAGE SYSTEM CONSISTS OF CATCH BASINS WITH SUMPS, INTERCONNECTING STORM DRAIN PIPES AND A DETENTION/WATER QUALITY STORAGE POND WITH A RESTRICTOR DEVICE. STORM WATER IS ROUTED TO THE DETENTION/WATER QUALITY VAULT VIA THE STORM DRAIN PIPES AND RUNOFF IS TEMPORARILY STORED AND THEN RELEASED AT A MEASURED RATE TO THE EXISTING WETLAND LOCATED IN TRACT A. A LISTING OF THE MAINTENANCE REQUIREMENTS FOR THE STORM DRAIN SYSTEM IS LISTED BELOW.

1. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SUBJECT PROPERTY.
2. THE CATCH BASIN GRATES SHALL BE CHECKED MONTHLY AND TRASH AND DEBRIS SHALL BE REMOVED.
3. THE CATCH BASIN SUMPS SHALL BE CLEANED ANNUALLY.
4. THE DETENTION/WATER QUALITY POND SHALL BE INSPECTED ANNUALLY AND SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1 FOOT.
5. THE RESTRICTOR OUTFLOW DEVICE SHALL BE INSPECTED ANNUALLY; ANY DEBRIS OR TRASH SHALL BE REMOVED. MECHANICAL ITEMS SHALL BE CHECKED AND REPAIRED WHEN NECESSARY.
6. CLEAN SURFACE OF LEVEL SPREADER SEMI-ANNUALLY.

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

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FOR **PP 00-55**

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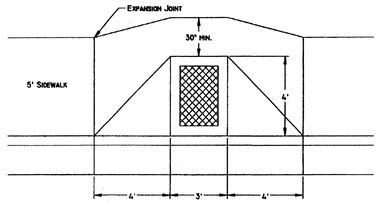
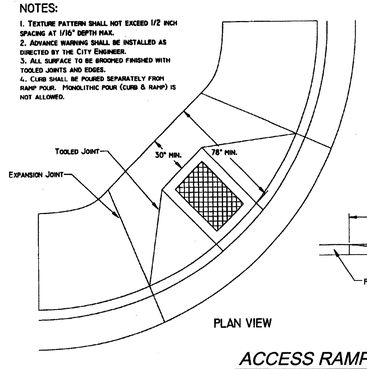
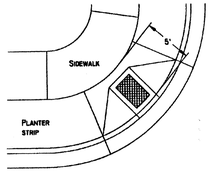


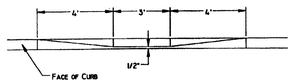
NOTES:
1. TEXTURE PATTERN SHALL NOT EXCEED 1/2 INCH SPACING AT 1/16" DEPTH MAX.
2. ADVANCE WARNING SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.
3. ALL SURFACE TO BE BROOMED FINISHED WITH TOOLED JOINTS AND EDGES.
4. CURB SHALL BE POURED SEPARATELY FROM RAMP POUR. MONOLITHIC POUR (CURB & RAMP) IS NOT ALLOWED.



PLAN VIEW



RAMP WITH PLANTER STRIP



CURB CUT DETAIL

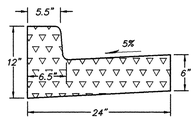
ACCESS RAMP
NOT TO SCALE

NOTES:
1. CEMENT CONCRETE SHALL BE CLASS 3000.
2. IN-SITU NATIVE MATERIAL MAY BE USED IF APPROVED BY THE CITY ENGINEER. ALTERNATIVE BASE SHALL BE 3/4" CRUSH ROCK PER WSDOT 9-03.9(3) WITH A MINIMUM DEPTH OF 4 INCH.
3. STEEL FORMS SHALL BE USED ON ALL STRAIGHT SECTIONS. WOOD BENDER BOARD SHALL BE USED ON RADIUS.
4. EXPANSION JOINTS SHALL BE PLACED AT 10 FEET CENTER TO CENTER, AT THE TOP OF EACH DRIVEWAY, AT TOP OF ACCESS RAMPS, AND ON BOTH SIDES OF A STORM BASIN.
5. FINISH SHALL BE BROOMED WITH TOOLED EDGES.
6. ALL EXPANSION JOINTS SHALL BE FULL DEPTH.

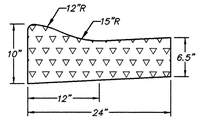
PLACEMENT

VERTICAL CURB & GUTTER SHALL BE PLACED ON MILL CREEK BLVD.

ROLLED CURB AND GUTTER SHALL BE PLACED ON ALL RESIDENTIAL STREETS.

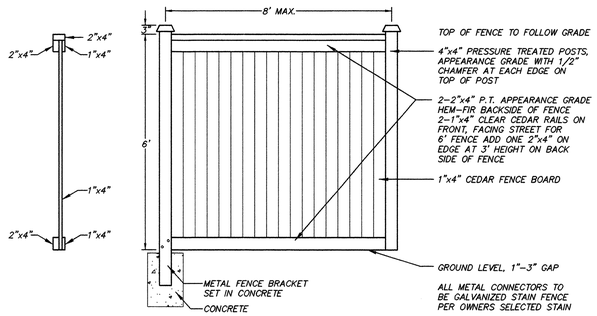


VERTICAL CURB & GUTTER

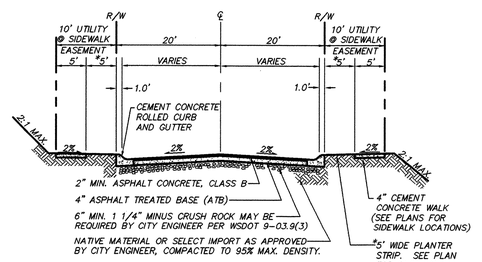


ROLLED CURB & GUTTER

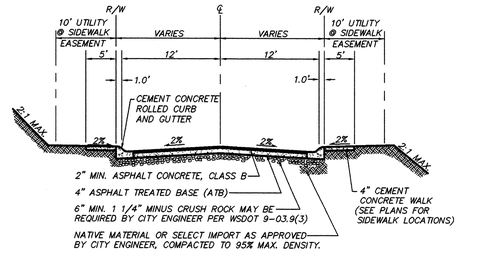
CURBS DETAIL
NOT TO SCALE



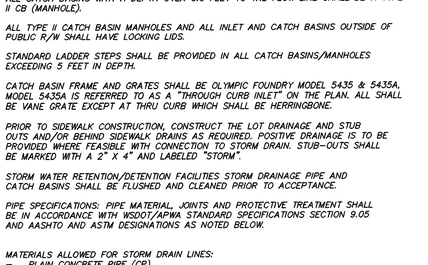
ESTATE STYLE FENCE
NOT TO SCALE



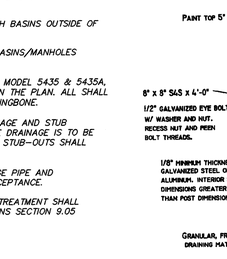
ROAD SECTION @ ENTRANCE
(MILL CREEK BLVD. TO INTX. WITH VINEYARDS LANE)
NOT TO SCALE



TYPICAL ROAD SECTION
NOT TO SCALE



REMOVABLE BOLLARD IN CONCRETE BASE



FIXED BOLLARD

NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED.
2. STEEL TUBE SHALL CONFORM TO ASTM A53 OR ASTM A53 GRADE A.
3. NUTS, BOLTS, AND WASHERS SHALL CONFORM TO ASTM A307.
4. ALL STEEL PARTS SHALL BE GALVANIZED.
5. CONCRETE SHALL BE CLASS COMMERCIAL.
6. FOR ACCEPTABLE ALTERNATE BOLLARD DESIGNS, SEE WSDOT/APWA PLANS H-13 AND H-13A.

TYPICAL BOLLARD DESIGN
NOT TO SCALE

AS-CONSTRUCTED

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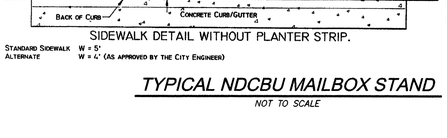
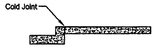
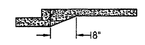


Sidewalk Widths
Residential & Commercial
W = 5 foot
Multi-use Sidewalk
W = 6 foot
Bus Stop
W = 8 foot Min.

SIDEWALK ONLY



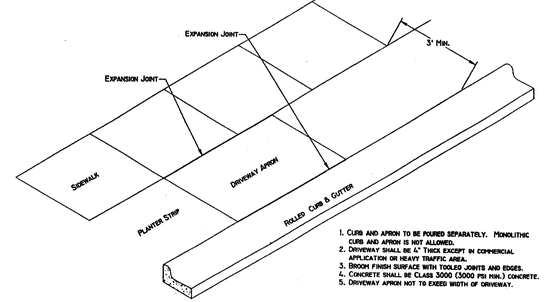
WITH CURB & GUTTER



WITH THICKEN EDGE

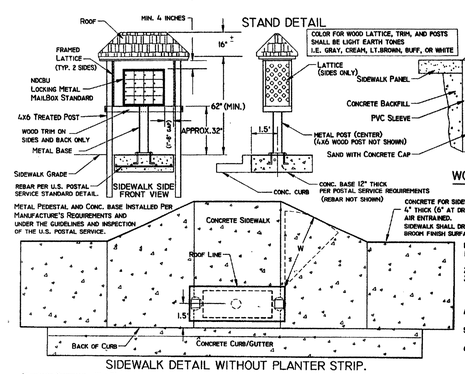
NOTES:
1. Concrete shall be Class 3000 air entrained.
2. Thickness shall be 4" typical except at driveways which shall be 6" thick.
3. Thicken edge shall be used on commercial corners and 2 1/2 feet on both side of a commercial driveway.
4. Sidewalk shall drain toward the street.
5. Broom finish surface with tooled joints and edges.
6. Expansion joint material may be used between curb and sidewalk joint.

CONCRETE SIDEWALK DETAILS
NOT TO SCALE



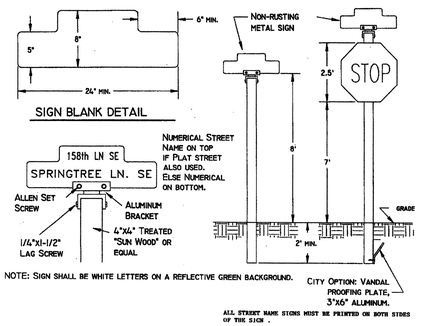
1. CURB AND APRON TO BE POURED SEPARATELY. MONOLITHIC CURB AND APRON IS NOT ALLOWED.
2. DRIVEWAY SHALL BE 4" THICK EXCEPT IN COMMERCIAL APPLICATION OR HEAVY TRAFFIC AREA.
3. BROOM FINISH SURFACE WITH TOOLED JOINTS AND EDGES.
4. CONCRETE SHALL BE CLASS 3000 (3000 PSI MIN.) CONCRETE.
5. DRIVEWAY APRON NOT TO EXEED WIDTH OF DRIVEWAY.

ROLLED CURB DRIVEWAY
NOT TO SCALE



NOTES:
1. MAILBOX SHALL BE APPROVED BY THE U.S. POST OFFICE.
2. ALL BOXES SHALL BE LOCK TYPE.
3. METAL PEDESTAL WITH METAL BASE IS REQUIRED BY THE POSTAL SERVICE. DO NOT COVER PEDESTAL OR BASE WITH WOOD.
4. RESIDENTIAL ACCESS WILL FACE AWAY FROM CURB.
5. STRUCTURE DESIGN ALTERATIONS ON APPROVAL BY CITY.
6. WOOD STRUCTURE MUST NOT TOUCH MAILBOX OR METAL BASE. MAILBOX AND BASE MUST BE REMOVABLE WITHOUT ALTERATION TO THE WOOD STRUCTURE.

TYPICAL NDCBU MAILBOX STAND
NOT TO SCALE



NOTE: SIGN SHALL BE WHITE LETTERS ON A REFLECTIVE GREEN BACKGROUND.

ALL STREET NAME SIGNS MUST BE PRINTED ON BOTH SIDES OF THE SIGN.

STREET NAME SIGN
NOT TO SCALE

BY	CK
HDD	JAS
HDD	JAS
HDD	JAS
BMD	JAS

NO	DATE	REVISION
1	4/12/02	PER CITY COMMENTS
2	5/20/02	PER CITY COMMENTS
3	6/17/02	PER CITY COMMENTS
4	11/19/02	AS-BUILT

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/5/02
DATE:
G01ST402
FILE NAME:

GENERAL NOTES AND DETAILS

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 09/09/04

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002

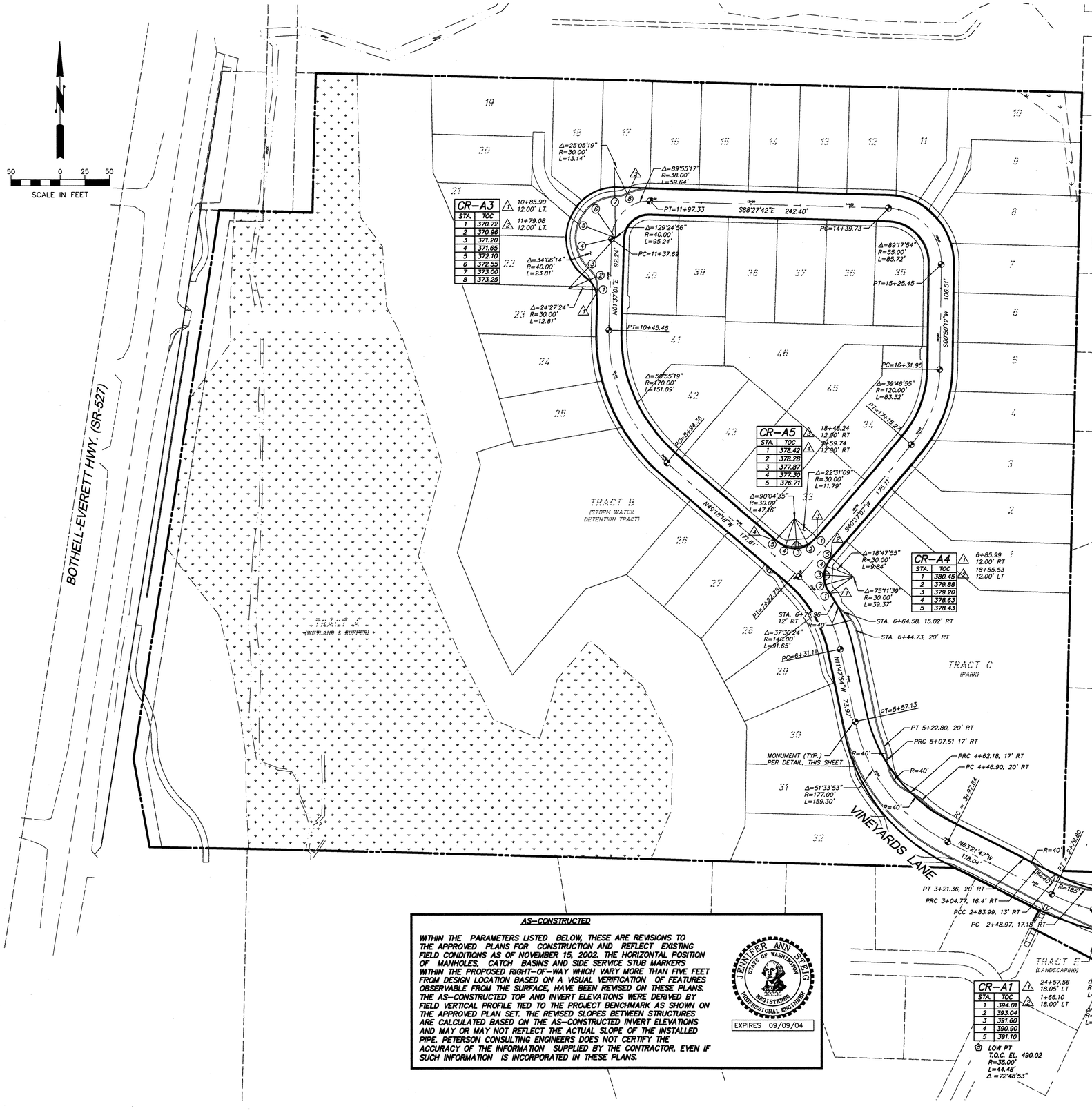
SHEET NUMBER 23 AB OF 25

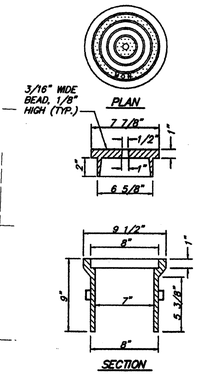
HDEV-2354

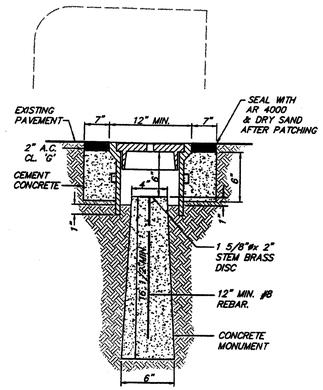
THE VINEYARDS

N:\Projects\STAF0002\ENG\G01ST402.dwg JUN 12 2003 09:01:44 (HDD) (C) PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.







NOTES:

1. STANDARD MONUMENT CASE AND COVER - WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD PLAN H-7.
2. THE CASTINGS SHALL BE GRAY-IRON CASTINGS, ASTM DESIGNATION A-48, CLASS 30B. THE COVER AND SEAT SHALL BE MACHINED SO AS TO HAVE PERFECT CONTACT AROUND THE ENTIRE CIRCUMFERENCE AND FULL WIDTH OF BEARING SURFACE.
3. MONUMENT CASE AND COVER SHALL BE SATHER MANUFACTURING # 313 OR APPROVED EQUAL.

MONUMENT CASE AND COVER

NOT TO SCALE

AS-CONSTRUCTED

WITHIN THE PARAMETERS LISTED BELOW, THESE ARE REVISIONS TO THE APPROVED PLANS FOR CONSTRUCTION AND REFLECT EXISTING FIELD CONDITIONS AS OF NOVEMBER 15, 2002. THE HORIZONTAL POSITION OF MANHOLES, CATCH BASINS AND SIDE SERVICE STUB MARKERS 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. PETERSON CONSULTING ENGINEERS DOES NOT CERTIFY THE ACCURACY OF THE INFORMATION SUPPLIED BY THE CONTRACTOR, EVEN IF SUCH INFORMATION IS INCORPORATED IN THESE PLANS.

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 09/09/04

NO.	DATE	REVISION	BY	CK
1	4/10/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/11/02	PER CITY COMMENTS	HDO	JAS
4	11/18/02	AS-BUILT	BMD	JAS
5	8/8/03	REVISED AS-BUILT PER CITY COMMENTS	RSG	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER:
J. STEIG
DESIGNED:
H. ONG
CADD:
J. STEIG
CHECKED:
3/05/02
DATE:
AL1STA02
FILE NAME:

ROADWAY AND CURB ALIGNMENT PLAN

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 32236 — REGISTERED PROFESSIONAL ENGINEER — 8-6-03

EXPIRES 09/09/04

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR **PP 00-55**

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

JOB NUMBER STAF-0002

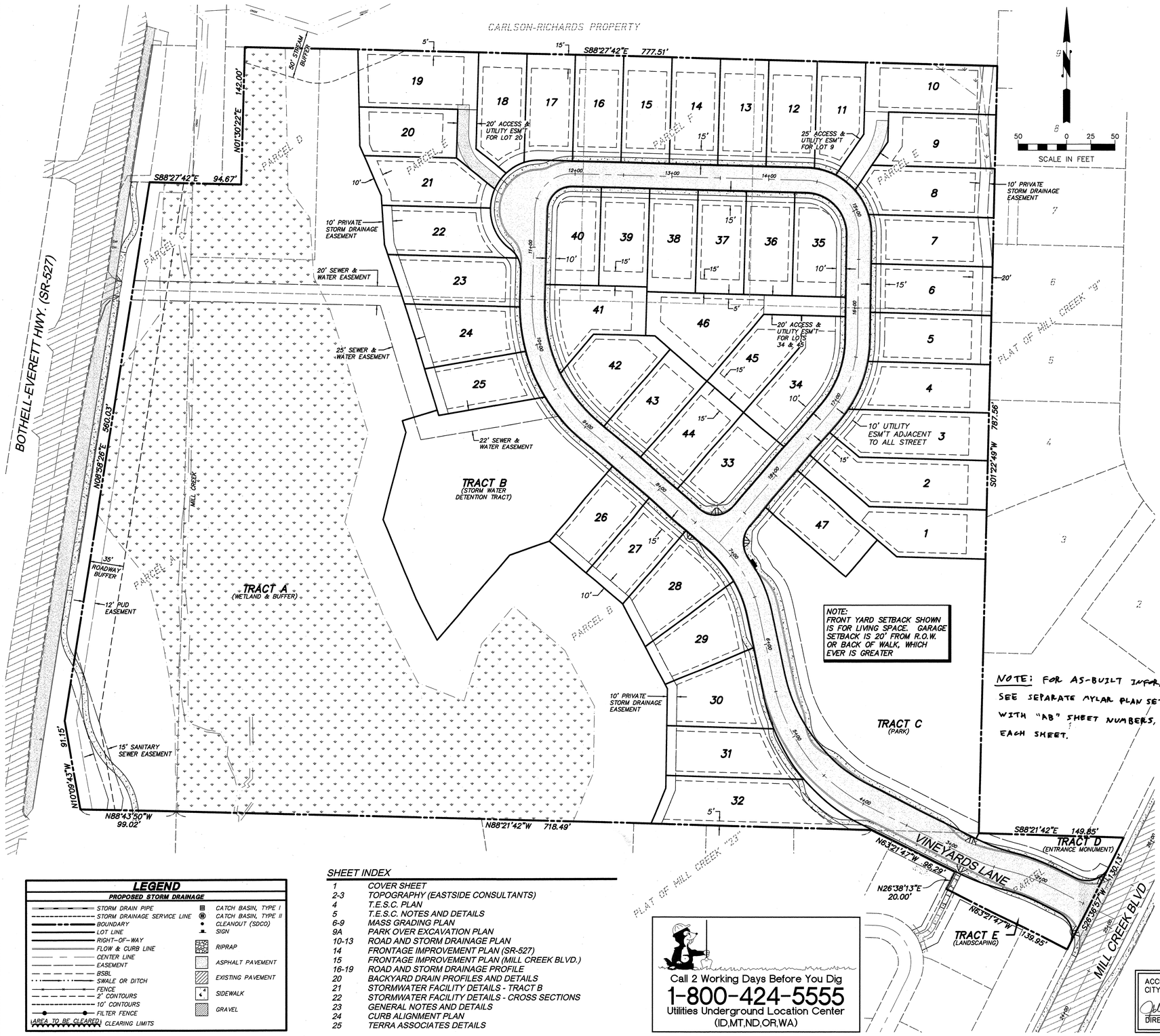
SHEET NUMBER 24AB OF 25

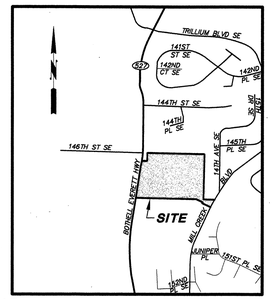
THE VINEYARDS HDEV-2355

N:\Projects\STAF0002\ENG\AL1STA02.dwg AUG 06 2003 10:39:19 (PST) CJ PCE

SW & SE 1/4 SEC. 31, TWP. 28 N., RGE. 5 E., W.M.

THE VINEYARDS AT MILL CREEK





VICINITY MAP

NOT TO SCALE

CONTACT LIST

OWNER/DEVELOPER:	STAFFORD HOMES 12931 NE 126th PLACE KIRKLAND, WASHINGTON 98034 (425) 821-3400 CONTACT: BOB STOKKE
ENGINEER:	PETERSON CONSULTING ENGINEERS, INC. 4030 LAKE WASHINGTON BLVD NE SUITE 200 KIRKLAND, WASHINGTON 98033 (425) 827-5874 CONTACT: JENNIFER STEIG, P.E.
SURVEYORS: PRELIMINARY PLAT:	MEAD GILMAN & ASSOC. P.O. BOX 289 WOODINVILLE, WASHINGTON 98072 (425) 486-1252
BOUNDARY & TOPO:	EASTSIDE CONSULTANTS, INC. 415 RAINIER BLVD. N. ISSAQUAH, WASHINGTON 98027 (206) 392-5351

BENCHMARKS AND DATUM

VERTICAL DATUM:
NAVD 1929, TBM 353-619 PK NAIL AS SHOWN ON THE PROPOSED PLAT OF MERRILL GARDENS AT MILL CREEK.

BASIS OF BEARING:
HOLDING THE EAST PROPERTY LINE TO A BEARING OF N1°22'49"E AS SHOWN ON THE PLAT OF MILL CREEK No.9, AS FILED UNDER RECORDING No. 8210085008.

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION;
THENCE NORTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 544 FEET;
THENCE WEST 103.34 FEET, MORE OR LESS TO CENTERLINE OF PACIFIC HIGHWAY (ALSO KNOWN AS SR 527);
THENCE SOUTHERLY ALONG SAID HIGHWAY 316.7 FEET, MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF THE OLD BOTHELL ROAD;
THENCE ANGLE LEFT ALONG SAID ROAD 240 FEET, MORE OR LESS TO THE SOUTH LINE OF SECTION;
THENCE EAST ALONG THE SOUTH LINE OF SECTION, 98.90 FEET, MORE OR LESS TO THE PLACE OF BEGINNING;
EXCEPT ANY PORTION THEREOF LYING WITH ROADS KNOWN AS SR 527 AND OLD BOTHELL ROAD.

PARCEL B:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;
THENCE NORTH 534 FEET ON THE THE NORTH AND SOUTH CENTERLINE OF SAID SECTION;
THENCE EAST 825 FEET, MORE OR LESS TO THE EAST LINE OF THE WEST 25 ACRES OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH 534 FEET TO THE SOUTH LINE OF SAID SECTION 31;
THENCE WEST ALONG SAID SOUTH LINE TO POINT OF BEGINNING;
EXCEPT THE SOUTH 30 FEET AND THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD UNDER RECORDING NO. 181314.

PARCEL C:

THE SOUTH 100 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION;
THENCE NORTH 544 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 242 FEET;
THENCE WEST 37 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY;
THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF THE PACIFIC HIGHWAY TO A POINT DUE WEST OF THE POINT OF BEGINNING;
THENCE EAST 73.34 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR WIDENING OF STATE ROUTE 527 BY DEED RECORDED UNDER RECORDING NO. 199908310333.

PARCEL D, E & F:

THAT PORTION OF THE WEST 25 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31;
THENCE NORTH 534 FEET ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING;
THENCE EAST 825 FEET, MORE OR LESS, TO THE EAST LINE OF SAID 25 ACRE TRACT;
THENCE NORTH 252 FEET;
THENCE WEST 825 FEET; MORE OR LESS, TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION;
THENCE SOUTH 252 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;
EXCEPT THE WEST 50 FEET OF THE NORTH 142 FEET THEREOF;
ALSO EXCEPT ROADS.

PARCEL G:

THAT PORTION OF TRACT 2 OF MILL CREEK - 21, ACCORDING TO PLAT RECORDED IN VOLUME 63 OF PLATS AT PAGE(S) 222 AND 223 UNDER RECORDING NO. 9705015002, IN SNOHOMISH COUNTY, WASHINGTON., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 2;
THENCE SOUTH 26°38'52" WEST ALONG THE EASTERLY LINE OF SAID TRACT 2 A DISTANCE OF 130.00 FEET;
THENCE NORTH 63°21'08" WEST A DISTANCE OF 140.00 FEET;
THENCE NORTH 26°38'52" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 63°21'08" WEST A DISTANCE OF 95.99 FEET TO THE NORTH LINE OF SAID TRACT 2;
THENCE SOUTH 88°20'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 260.38 FEET TO THE POINT OF BEGINNING.

LEGEND

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- STORM DRAINAGE SERVICE LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- FLOW & CURB LINE
- CENTER LINE
- EASEMENT
- BSBL
- SWALE OR DITCH
- FENCE
- 2' CONTOURS
- 10' CONTOURS
- FILTER FENCE
- AREA TO BE CLEARED / CLEARING LIMITS
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- CLEANOUT (SDCO)
- SIGN
- RIPRAP
- ASPHALT PAVEMENT
- EXISTING PAVEMENT
- SIDEWALK
- GRAVEL

SHEET INDEX

1	COVER SHEET
2-3	TOPOGRAPHY (EASTSIDE CONSULTANTS)
4	T.E.S.C. PLAN
5	T.E.S.C. NOTES AND DETAILS
6-9	MASS GRADING PLAN
9A	PARK OVER EXCAVATION PLAN
10-13	ROAD AND STORM DRAINAGE PLAN
14	FRONTAGE IMPROVEMENT PLAN (SR-527)
15	FRONTAGE IMPROVEMENT PLAN (MILL CREEK BLVD.)
16-19	ROAD AND STORM DRAINAGE PROFILE
20	BACKYARD DRAIN PROFILES AND DETAILS
21	STORMWATER FACILITY DETAILS - TRACT B
22	STORMWATER FACILITY DETAILS - CROSS SECTIONS
23	GENERAL NOTES AND DETAILS
24	CURB ALIGNMENT PLAN
25	TERRA ASSOCIATES DETAILS

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
DIRECTOR OF PUBLIC WORKS — DATE 6.21.02

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 00-55.
DIRECTOR OF COMMUNITY DEVELOPMENT — DATE 6.21.02

NO	DATE	REVISION	BY	CK
1	4/12/02	PER CITY COMMENTS	HDO	JAS
2	5/20/02	PER CITY COMMENTS	HDO	JAS
3	6/17/02	PER CITY COMMENTS	HDO	JAS

DESIGN GROUP
JENNIFER A. STEIG, P.E.
PROJECT MANAGER: J. STEIG
DESIGNED: H. ONG
DRAWN: J. STEIG
CHECKED: 3/05/02
DATE: CVYSTA02
FILE NAME:

COVER SHEET

THE VINEYARDS AT MILL CREEK

CITY OF MILL CREEK WASHINGTON

JENNIFER ANN STEIG — STATE OF WASHINGTON — 19908 — REGISTERED PROFESSIONAL ENGINEER — 6-19-02
EXPIRES 09/09/02

STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4030 Lake Washington Blvd. N.E., Suite 200
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER STAF-0002
SHEET NUMBER 1 OF 25

HDEV-2356

THE VINEYARDS

FILENAME: STAFORD\CVISTA02.DWG CREATED: JAN 11 2002 09:50:29 UPDATED: JAN 17 2002 15:40:54 PLOTTED: JAN 18 2002 11:24:04 (HDO,JW)