

LEGEND AND ABBREVIATIONS

EXISTING SYMBOL	DESCRIPTION	ABBREVIATIONS
●	SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"	CB CATCH BASIN
○	EXISTING REBAR W/CAP, AS NOTED	CENTERLINE
●	FOUND CONCRETE MONUMENT AS NOTED	CMP CORRUGATED METAL PIPE
○	RIGHT OF WAY CENTERLINE	CP CONCRETE PIPE
○	STORM DRAIN MANHOLE	EL ELEVATION
○	INVERT/CULVERT	EXIST. EXISTING
○	CATCH BASIN	FLOWLINE
○	WATER VALVE	IE INVERT ELEVATION
○	FIRE HYDRANT	LCPE LINED CORRUGATED POLYETHYLENE PIPE
○	WATER METER	POLYVINYL CHLORIDE PIPE
○	IRRIGATION CONTROL VALVE	R/W RIGHT-OF-WAY
○	YARD LIGHT	STA STATION
○	SANITARY SEWER MANHOLE	SD STORM DRAIN
○	SANITARY SEWER CLEAN OUT	SS SANITARY SEWER
○	MAILBOX	SSMH SANITARY SEWER MANHOLE
○	SIGN POST	SWPE SOLID WALL POLYETHYLENE PIPE
○	UTILITY/POWER POLE	TYP TYPICAL
○	GAS VALVE	TBR TO BE REMOVED
○	CONIFEROUS TREE	TBD TO BE DEMOLISHED
—	FENCE LINE	
—	GAS LINE	
—	OVERHEAD POWER LINE	
—	SANITARY SEWER LINE	
—	STORM DRAIN LINE	
—	WATER LINE	

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
□	SD CAP
■	TYPE 1 CATCH BASIN, GRATED LID
■	TYPE 1 CATCH BASIN, SOLID LID
○	TYPE 2 CATCH BASIN, GRATED LID
○	TYPE 2 CATCH BASIN, SOLID LID
○	BEHIND MANHOLE COVER
□	SQUARE YARD DRAIN
○	ROUND YARD DRAIN
○	STORM CLEAN OUT
—	STORM PIPE

PROPOSED SEWER SYMBOLS

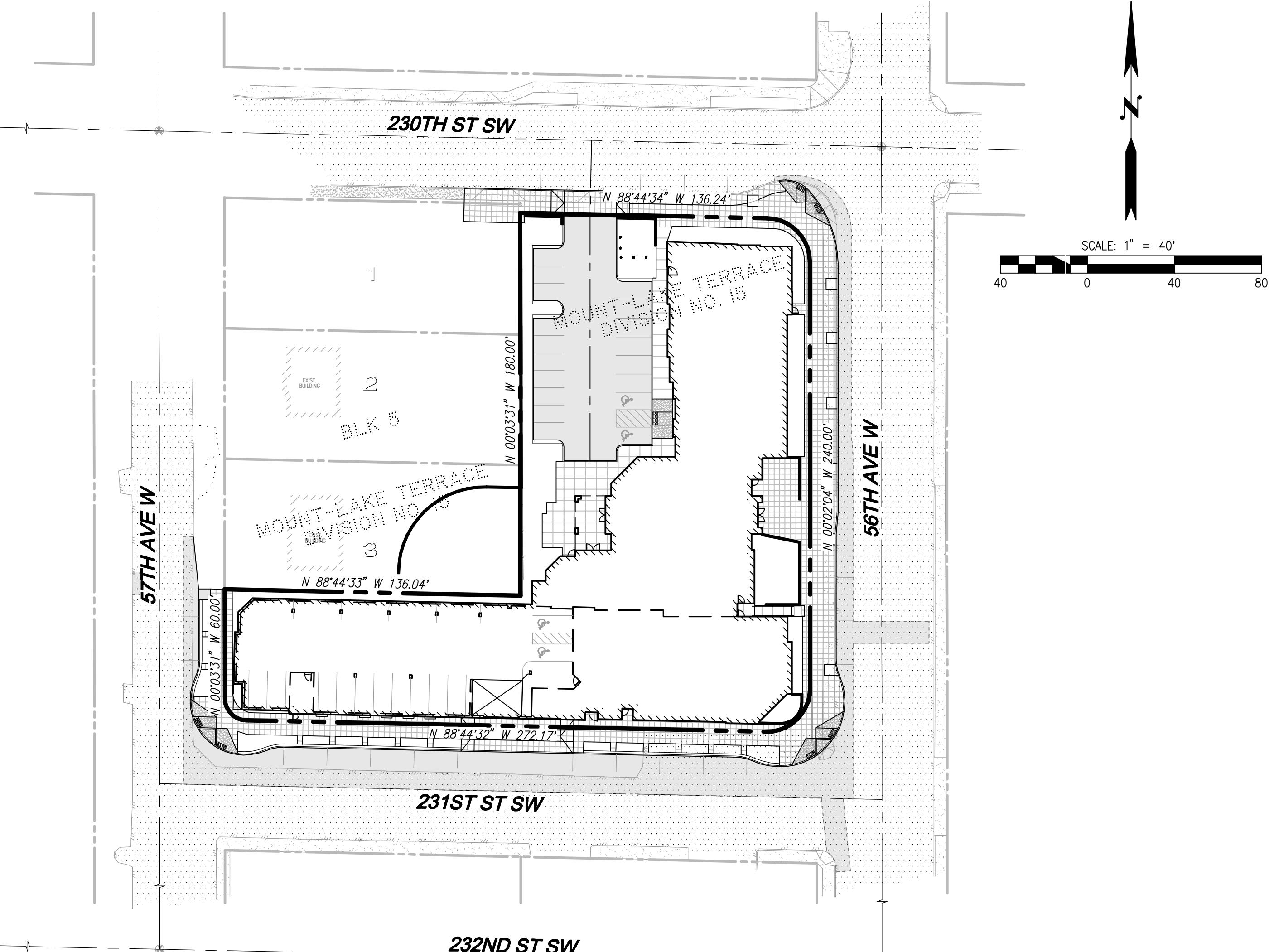
SYMBOL	DESCRIPTION
□	SEWER CAP
○	SEWER CLEANOUT
●	SEWER MANHOLE
—	SEWER PIPE

PROPOSED WATER SYMBOLS

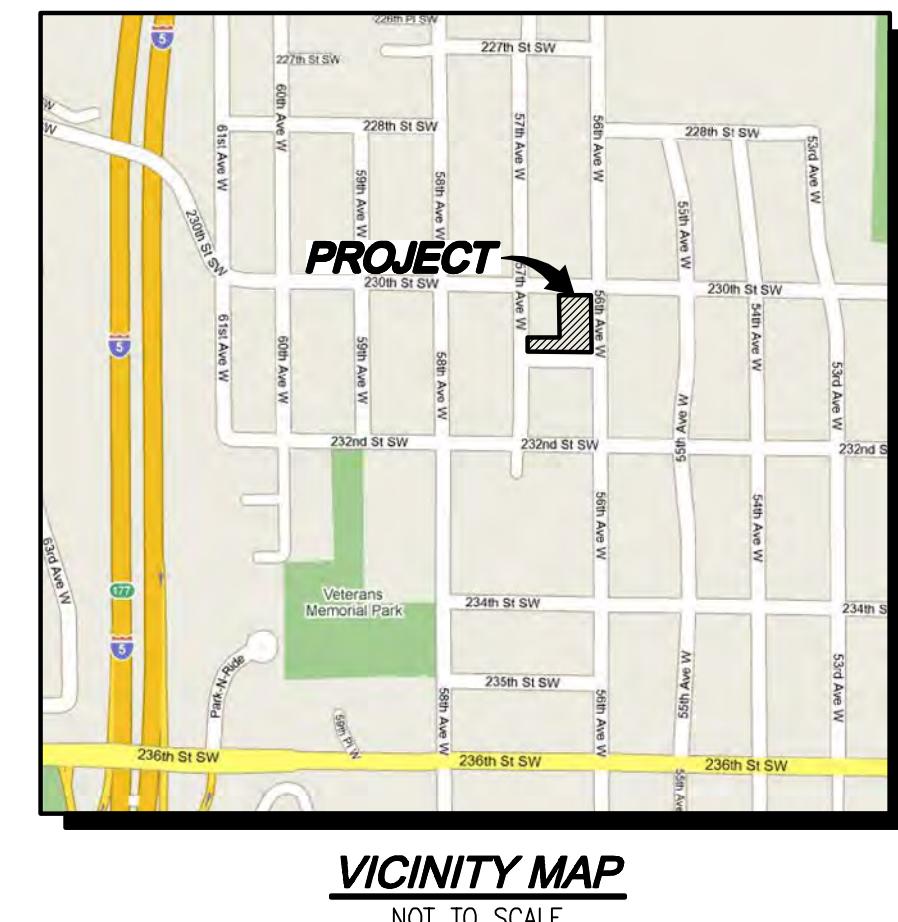
SYMBOL	DESCRIPTION
□	WATER CAP
△	CONCRETE BLOCKING
×	BUTTERFLY VALVE
11'	11' BEND
45'	45° BEND
90'	90° BEND
22'	22' BEND
—	VALVE
—	HYDRANT ASSEMBLY
—	BLOW-OFF VALVE
—	REDUCER
—	AIR-VAC ASSEMBLY
—	WATER METER
—	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
●	SURVEY MONUMENT IN PROPOSED ROAD

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- LA-01 CONCEPTUAL IRRIGATION PLAN (NOT AS-BUILT)
- LA-02 - LA-03 LANDSCAPE PLAN (NOT AS-BUILT)

AS-BUILT PLANS**SURVEY INFORMATION****LEGAL DESCRIPTION**

THAT PORTION OF LOTS 17, 18, 19, AND 20, BLOCK 5, PLAT OF MOUNT LAKE TERRACE ADDITION NO. 15, AS RECORDED IN VOLUME 13, AT PAGE 65, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS LEGAL DESCRIPTION (AFTER ADJUSTMENT) OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 201306275002, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

VERTICAL DATUM: NAVD-88**BENCHMARK**

BENCHMARK: FOUND 1-1/2" BRASS DISK IN CONC. IN CASE AT THE INTERSECTION OF 54TH AVE. W. AND 230TH ST. S.W. ELEVATION=462.05'

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 58TH AVE. WEST AS THE BEARING OF N 00°04'36" W.

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:

LEICA TCR 1105 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.

PROJECT INFORMATION

SITE ADDRESS: 23008 56TH AVE. WEST
MOUNTLAKE TERRACE, WA 98043

TAX PARCELS: 00521900500400
00521900501700
00521900501701
00521900501800

GROSS SITE AREA: 40,836 SF 0.937 AC

EXISTING ZONING: COMMUNITY BUSINESS DOWNTOWN DISTRICT C

TYPE 3, 4, 5 AND DISTRICT E TYPE 7

PROPOSED LAND USE: SENIOR HOUSING

SEWER DISTRICT: CITY OF MOUNTLAKE TERRACE

WATER DISTRICT: CITY OF MOUNTLAKE TERRACE

FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 1

PROPERTY OWNERS

LAND OWNER 1: DARCY NIEDERMEYER
DISTINCTIVE COUNTER TOPS
23002 56TH AVE W
MOUNTLAKE TERRACE, WA 98043
PHONE: (425) 673-7873
FAX: (425) 673-7793
EMAIL: distinctivecountertops@comcast.net

PARCELS:

00521900501800
00521900501700
00521900501701

PROJECT TITLE

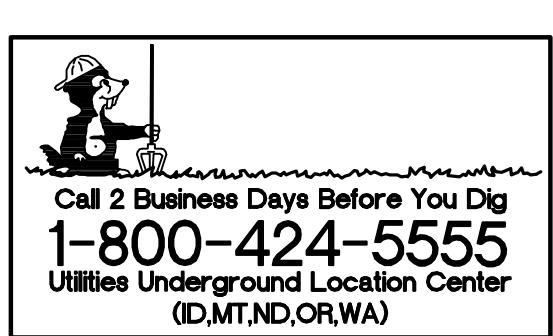
MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY

COVER SHEET

JURISDICTION: MOUNTLAKE TERRACE

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 8/20/09
ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN
THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON
THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT
IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



CS-01

SHEET 1 OF 25

