

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	P PROPERTY LINE
□	IRRIGATION CONTROL VALVE	PP POWER POLE
□	YARD LIGHT	PVC POLYVINYL CHLORIDE PIPE
□	SANITARY SEWER MANHOLE	R/W RIGHT-OF-WAY
□	SANITARY SEWER CLEAN OUT	STA STATION
□	MAILBOX	SD STORM DRAIN
□	SIGN POST	SS SANITARY SEWER
□	UTILITY/POWER POLE	SSMH SANITARY SEWER MANHOLE
□	GAS VALVE	SWPE SOLID WALL POLYETHYLENE PIPE
□	CONIFEROUS TREE	TYP TYPICAL
—	FENCE LINE	TBR TO BE REMOVED
—	GAS LINE	TBD TO BE DEMOLISHED
—	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

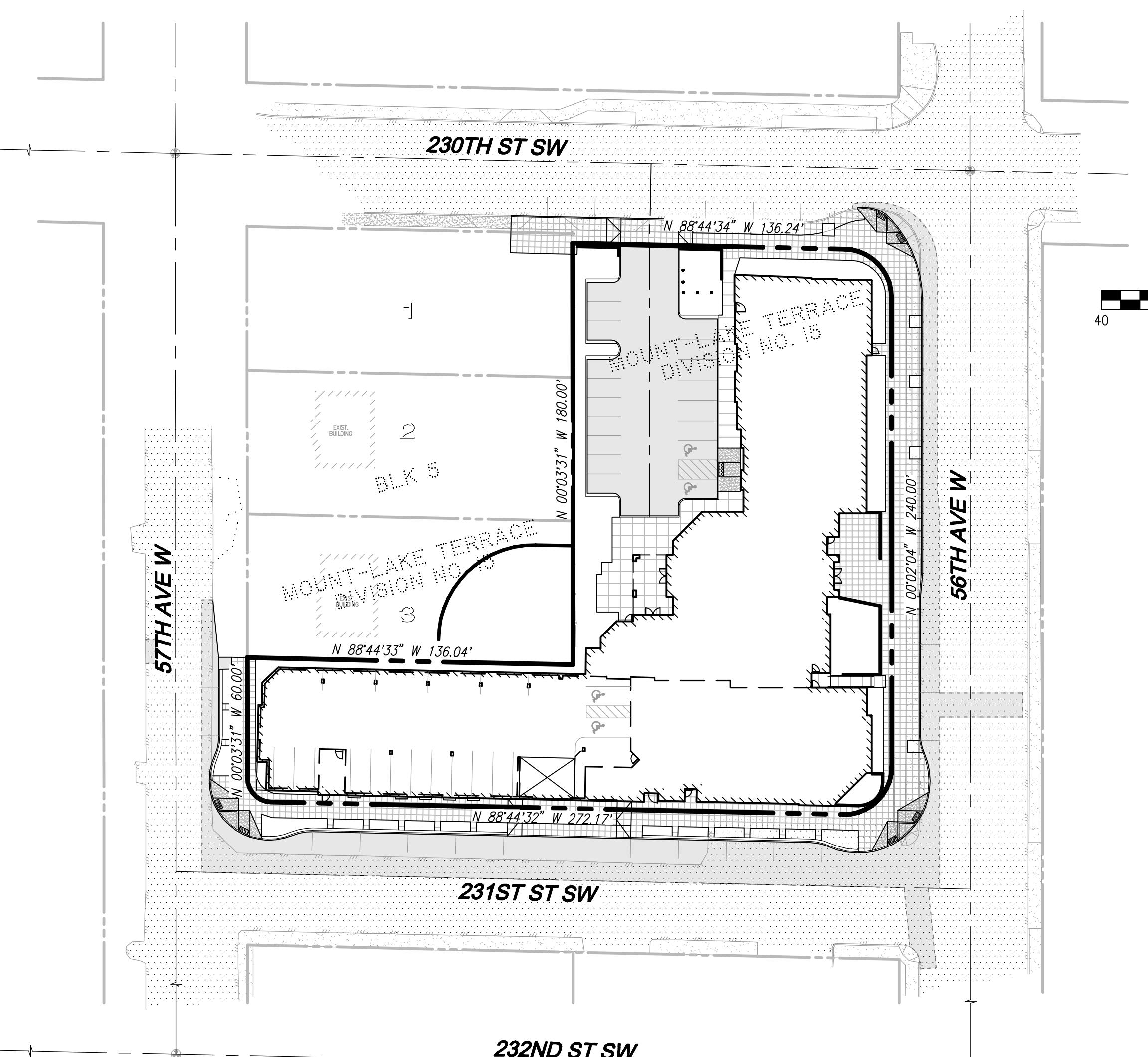
SYMBOL	DESCRIPTION
□	SEWER CAP
○	SEWER CLEANOUT
●	SEWER MANHOLE
—	SEWER PIPE

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

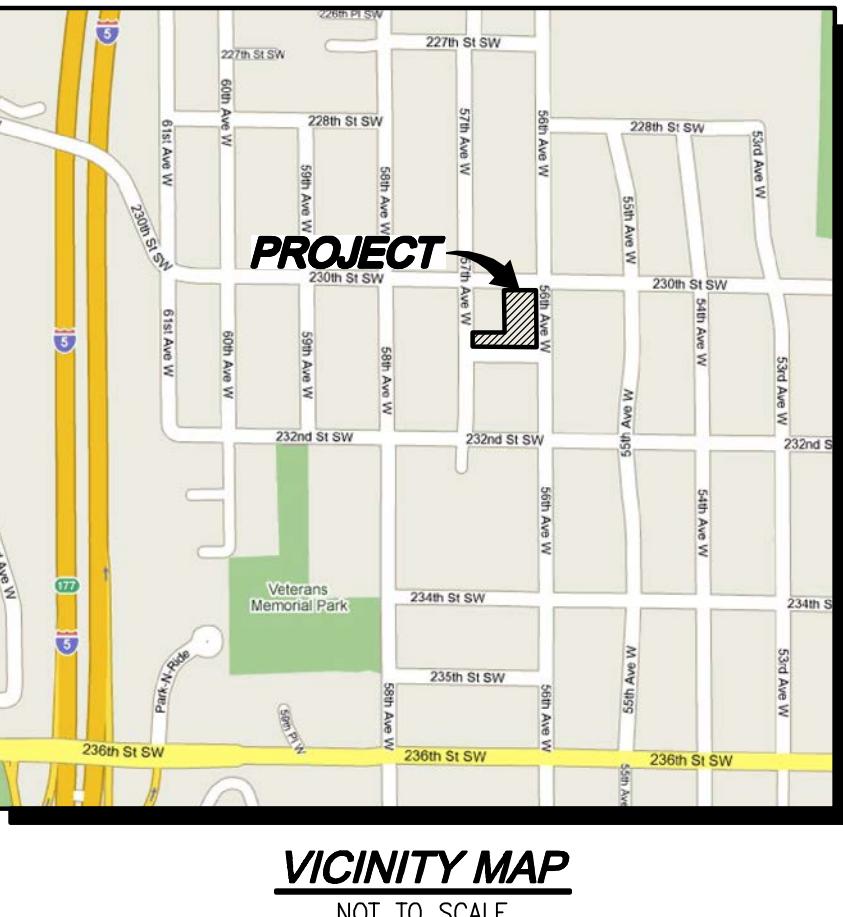
SYMBOL	DESCRIPTION
●	SURVEY MONUMENT IN PROPOSED ROAD

**TABLE OF CONTENTS**

1	COVER SHEET
2	EXISTING TOPOGRAPHIC MAP (NOT INCLUDED)
3	HORIZONTAL CONTROL PLAN (NOT AS-BUILT)
4	TESC PLAN (NOT AS-BUILT)
5	TESC AND GRADING NOTES AND DETAILS (NOT AS-BUILT)
6	GRADING PLAN (NOT AS-BUILT)
7-8	ROAD INTERSECTION DETAILS (NOT AS-BUILT)
9	ROAD AND STORM DRAINAGE PLAN
10-12	ROAD AND STORM DRAINAGE PROFILES
13	ROAD SECTIONS (NOT AS-BUILT)
14	STORM DRAINAGE DETENTION PLAN AND DETAILS (NOT AS-BUILT)
15-18	ROAD AND STORM DRAINAGE NOTES AND DETAILS
19	SANITARY SEWER PLAN
20-21	SANITARY SEWER PROFILES
22	SANITARY SEWER NOTES AND DETAILS
23	WATER PLAN
24-25	WATER NOTES AND DETAILS
LA-01	CONCEPTUAL IRRIGATION PLAN (NOT AS-BUILT)
LA-02 - LA-03	LANDSCAPE PLAN (NOT AS-BUILT)

AS-BUILT PLANS**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.



REVISIONS	
NO.	DATE
1	08/20/09
2	08/20/09
3	08/20/09

LDC
COMMERCIAL INFRASTRUCTURE RESIDENTIAL
THE CIVIL ENGINEERING GROUP
14201 NE 200th St, #100
Woodinville, WA 98072
Ph: (425) 806-1869
Fx: (425) 482-2983
www.LDCcorp.com

CLIENT

OWNER
Vineyard Park
2731 77th Ave SE, Suite #203
Mercer Island, WA 98040
Phone: (206) 232-1462
Contact: Bill Moore

PROJECT MANAGER/OWNERS REPRESENTATIVE
Urban Innovations Group
911 Western Ave, Suite #524
Seattle, WA 98104
Phone: (206) 325-6242
Contact: Kevin Carl

CONSULTANT

ARCHITECT
Innova Architects
301 10th Ave SE
Mercer Island, WA 98040-2915
Phone: (206) 622-8443
Contact: Kenneth Grooms

STRUCTURAL
CT Engineering
180 Nickerson Street, Suite #304
Seattle, WA 98109
Phone: (206) 285-4512

Mechanical
Rice Group Inc.
20201 Cedar Valley Rd, Ste #120
Seattle, WA 98036
Phone: (425) 774-3829

ELECTRICAL
Alpha Electrical Consultants Inc.
1901 10th Ave SE, Suite E
Lynnwood, WA 98036
Phone: (425) 775-1799

Civil
Land Development Consultants Inc.
14201 NE 200th, Suite #100
Woodinville, WA 98072
Phone: (425) 806-1869
Contact: Mark Villwock, PE

Landscape
Land Development Consultants Inc.
14201 NE 200th, Suite #100
Woodinville, WA 98072
Phone: (425) 806-1869
Contact: Vance Blue, PLS

SITE SURVEY
Land Development Consultants Inc.
14201 NE 200th, Suite #100
Woodinville, WA 98072
Phone: (425) 806-1869
Contact: Vance Blue, PLS

INTERIORS
Mercedes Fernandez
Interior Design
911 Western Ave, Suite #207
Seattle, WA 98104
Phone: (206) 325-5434

SITE ADDRESS
23008 56th Avenue W
Mountlake Terrace, WA 98043

LAND OWNERS

LAND OWNER 1	LAND OWNER 2
DARCY NIEDERMEYER	DAVID RICHARDSON
DISTINCTIVE COUNTER TOPS	ALCHEMY GROUP, LLC
23002 56th Ave W	23008 56th Ave W
Mountlake Terrace, WA 98043	Mountlake Terrace, WA 98043
PHONE: (425) 673-7873	PHONE: (425) 672-6797
FAX: (425) 673-7793	FAX: (425) 672-6799
EMAIL: distinctivecountertops@comcast.net	EMAIL: dave@electri-cityinc.com

PARCELS
00521900501040
005219005010700
005219005010701
005219005010800

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	LAND OWNER 2
00521900500400	00521900500400
00521900501700	00521900501700
00521900501701	00521900501701
00521900501800	00521900501800

PROJECT TITLE
MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY

SHEET TITLE
COVER SHEET

JURISDICTION: MOUNTLAKE TERRACE

DISCLAIMER

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

CS-01
SHEET 1 OF 25

