

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

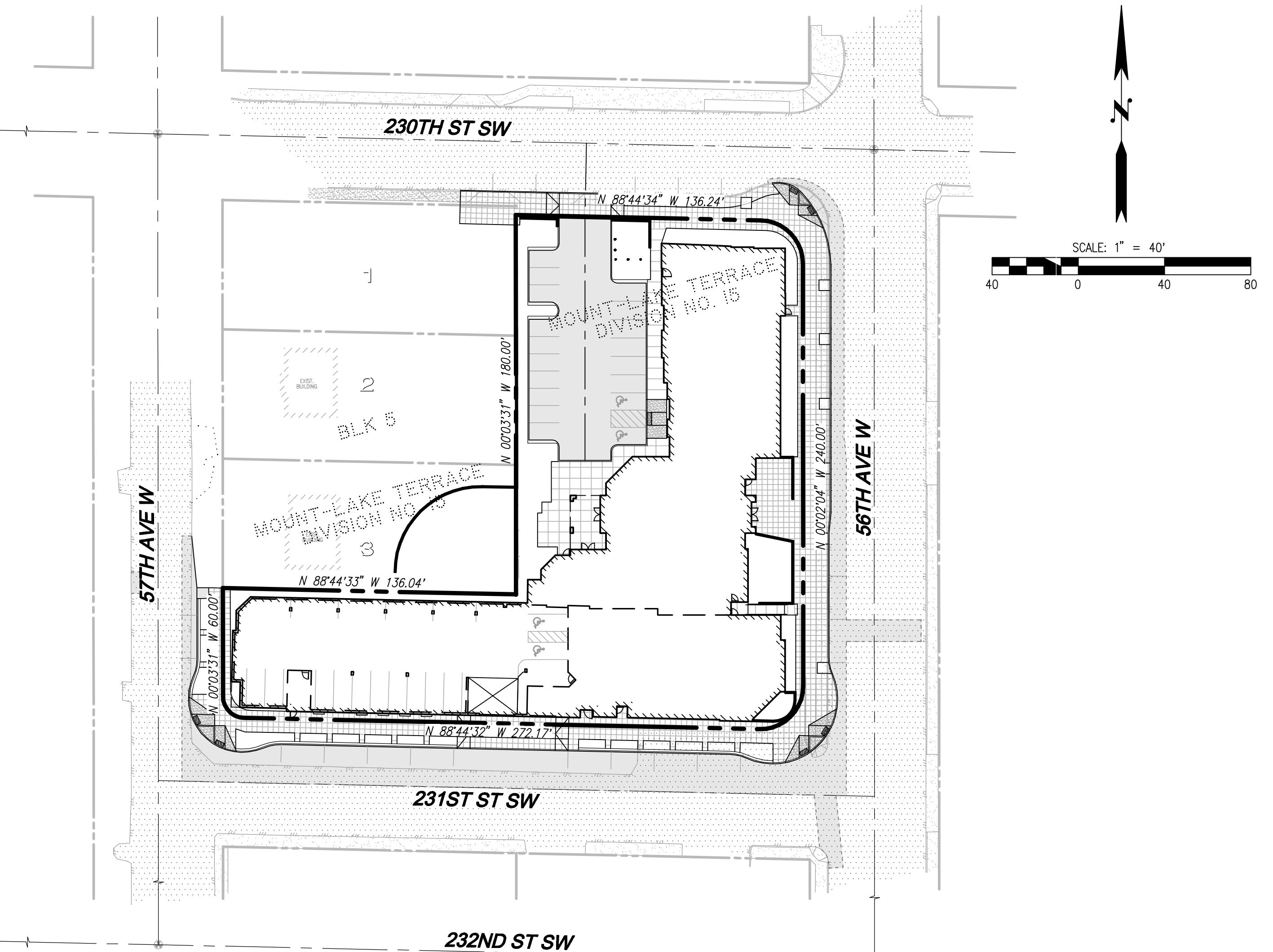
SYMBOL	DESCRIPTION
□	WATER CAP
△	CONCRETE BLOCKING
×	BUTTERFLY VALVE
11'	11' BEND
45'	45° BEND
90'	90° BEND
22'	22' BEND
—	VALVE
—	HYDRANT ASSEMBLY
—	BLOW-OFF VALVE
—	REDUCER
—	AIR-VAC ASSEMBLY
—	WATER METER
—	WATER PIPE

PROPOSED SURVEY SYMBOLS

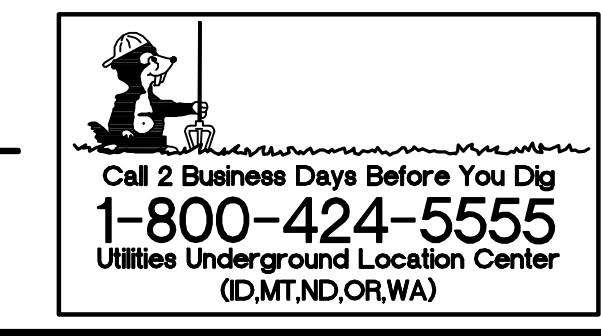
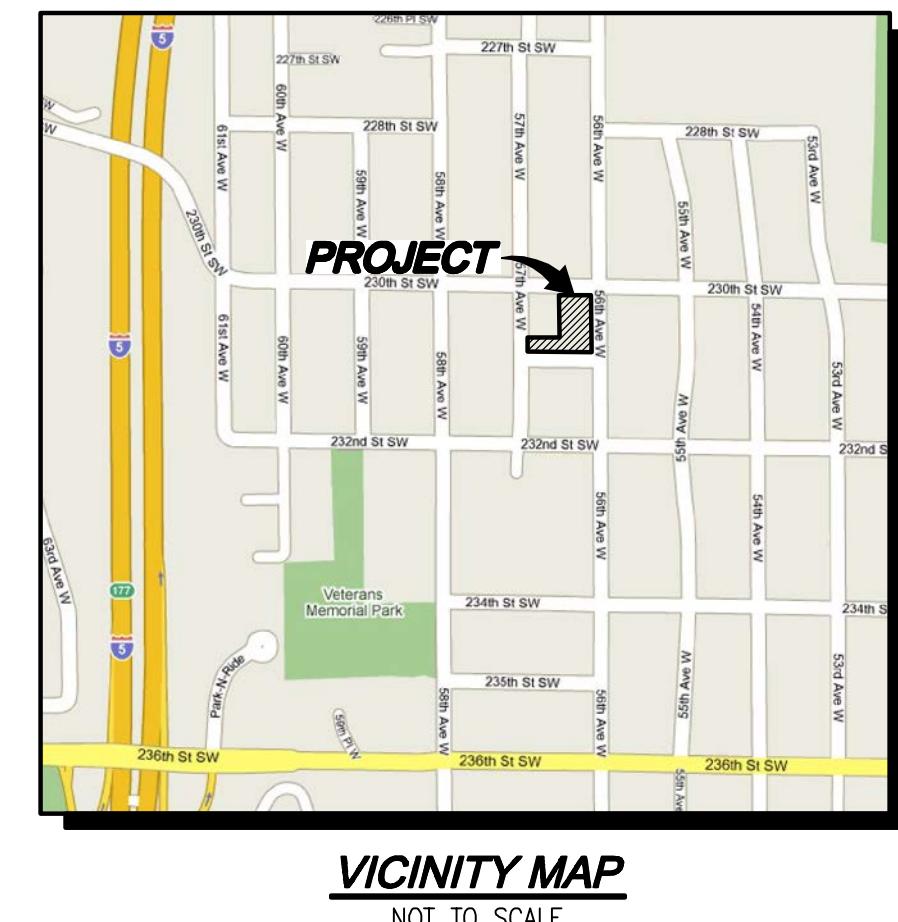
SYMBOL	DESCRIPTION
●	SURVEY MONUMENT IN PROPOSED ROAD

VINEYARD PARK AT MOUNTLAKE TERRACE

23008 56th AVE W, MOUNTLAKE TERRACE, WA 98043
AS-BUILT PLANS

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- 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

LAND OWNER 2: DAVID RICHARDSON
ALCHEMY GROUP, LLC
23008 56TH AVE W
MOUNTLAKE TERRACE, WA 98043
PHONE: (425) 672-6797
FAX: (425) 672-6799
EMAIL: dave@electri-cityinc.com

PARCELS:

00521900500400
00521900501700
00521900501701

PROJECT TITLE

MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY

SHEET TITLE

COVER SHEET

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 8/20/09

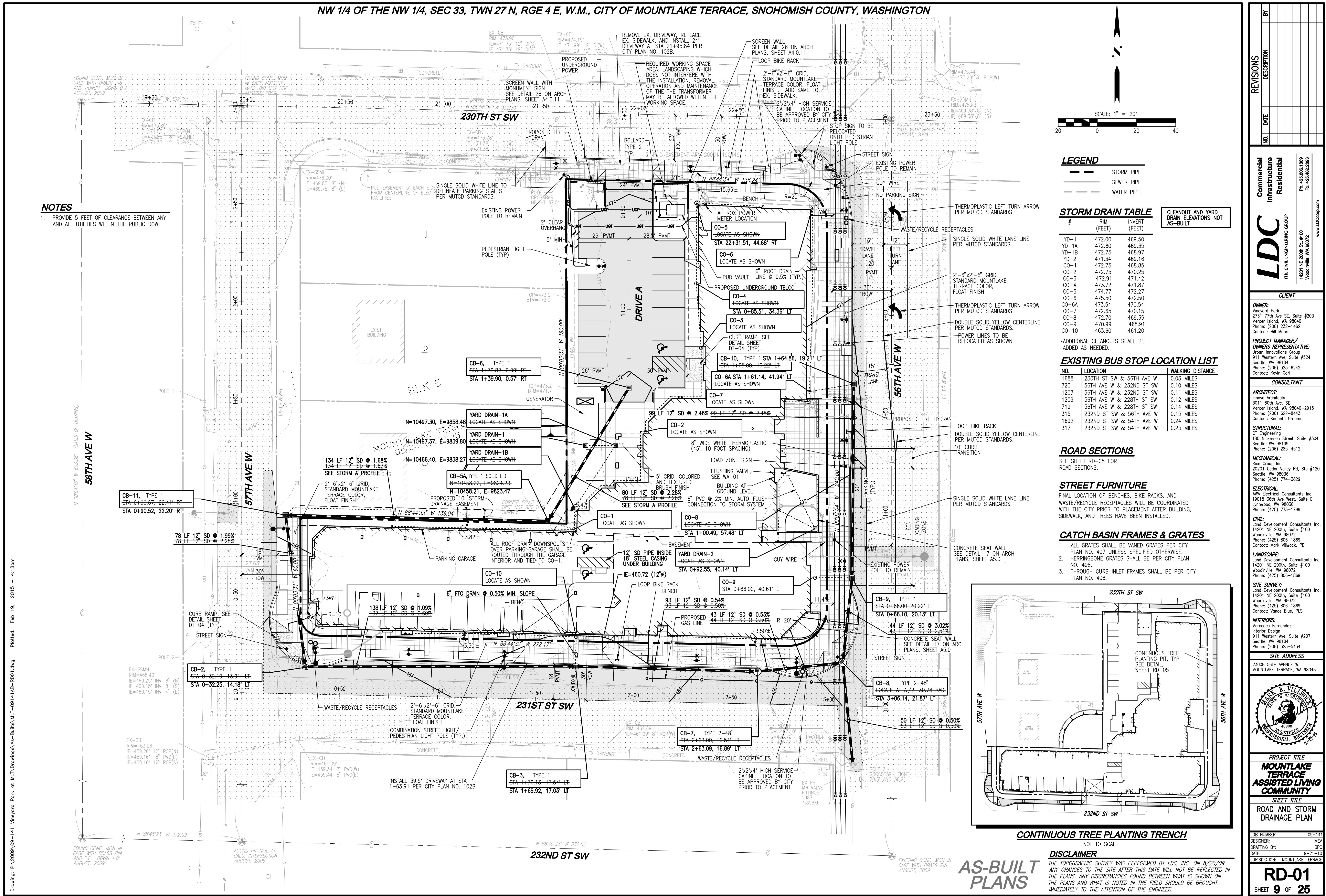
ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN

THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON

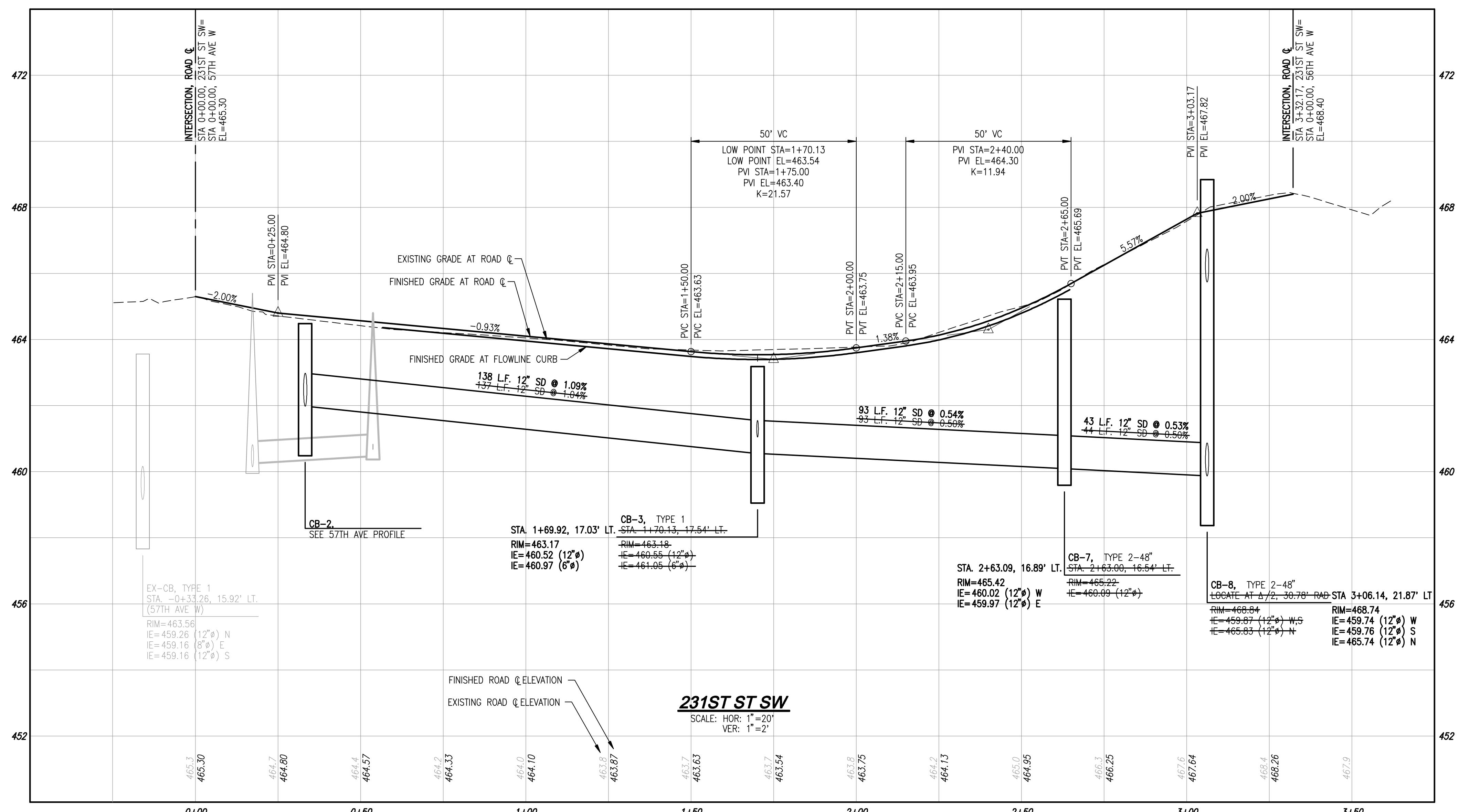
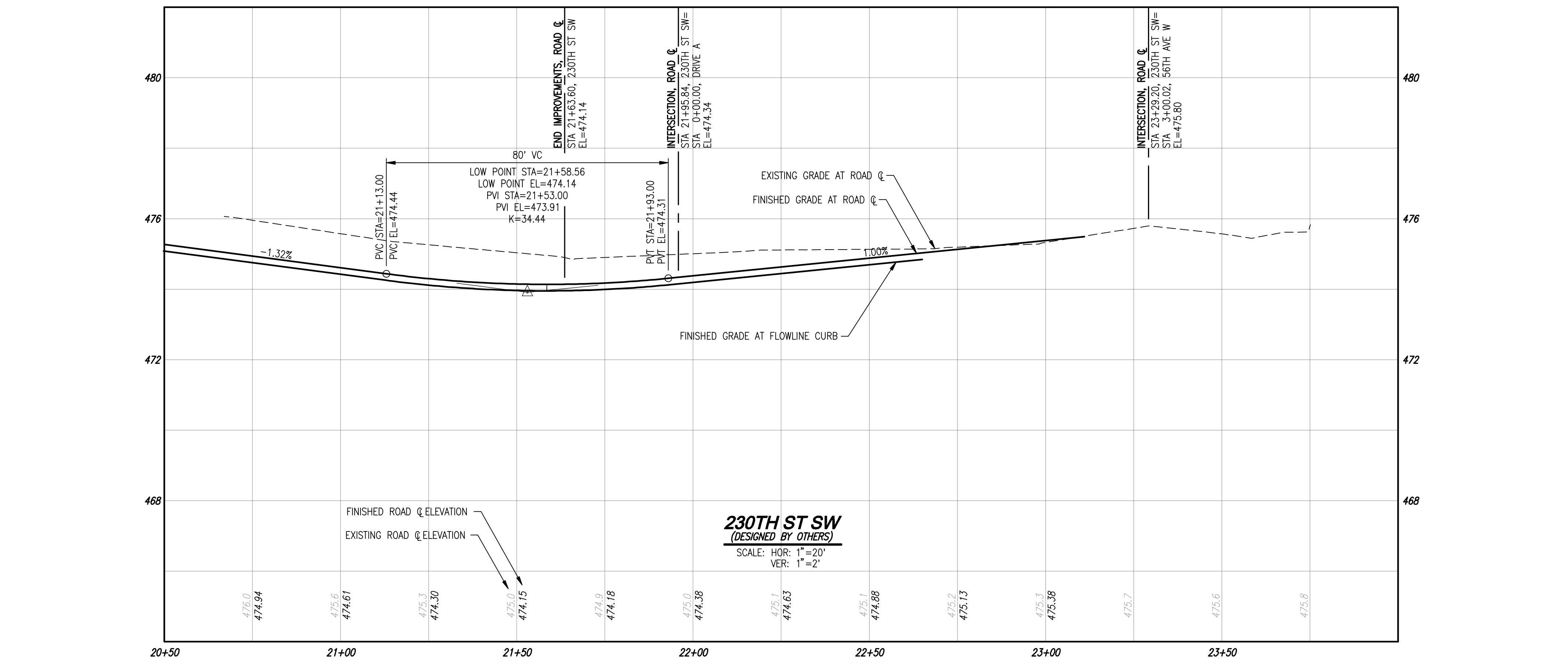
THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT

IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

REVISIONS		BY
DESCRIPTION		
NO.	DATE	
1	08/20/09	LDC, INC.
2	08/20/09	LDC, INC.
3	08/20/09	LDC, INC.
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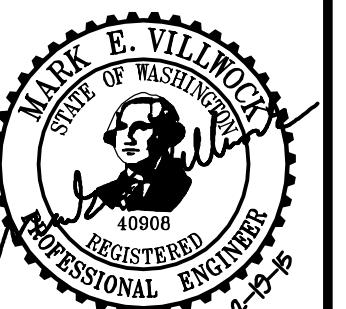
NW 1/4 OF THE NW 1/4, SEC 33, TWP 27 N, RGE 4 E, W.M., CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON



AS-BUILT PLANS

RD-02
SHEET 10 OF 25

CONSULTANT		REVISIONS	
OWNER:	BY	NO.	DATE
Vineyard Park 2731 7th Ave SE, Suite #203 Mukilteo, WA 98045 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			
ARCHITECT: Ingeny Architects 3011 80th Ave SE Mercer Island, WA 98040-2915 Phone: (206) 622-8443 Contact: Kenneth Grooms			
STRUCTURAL: GT Engineering 180 Nickerson Street, Suite #304 Seattle, WA 98109 Phone: (206) 285-4512			
MECHANICAL: Rice Mechanical Inc. 20301 Cedar Valley Rd, Suite #120 Seattle, WA 98036 Phone: (425) 774-3829			
ELECTRICAL: AWA Electrical Consultants Inc. 19015 36th Ave West, Suite E Lynnwood, WA 98036 Phone: (425) 775-1799			
CIVL: Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 Contact: Mark Villwock, PE			
LANDSCAPE: Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869			
SITE SURVEY: Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 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			



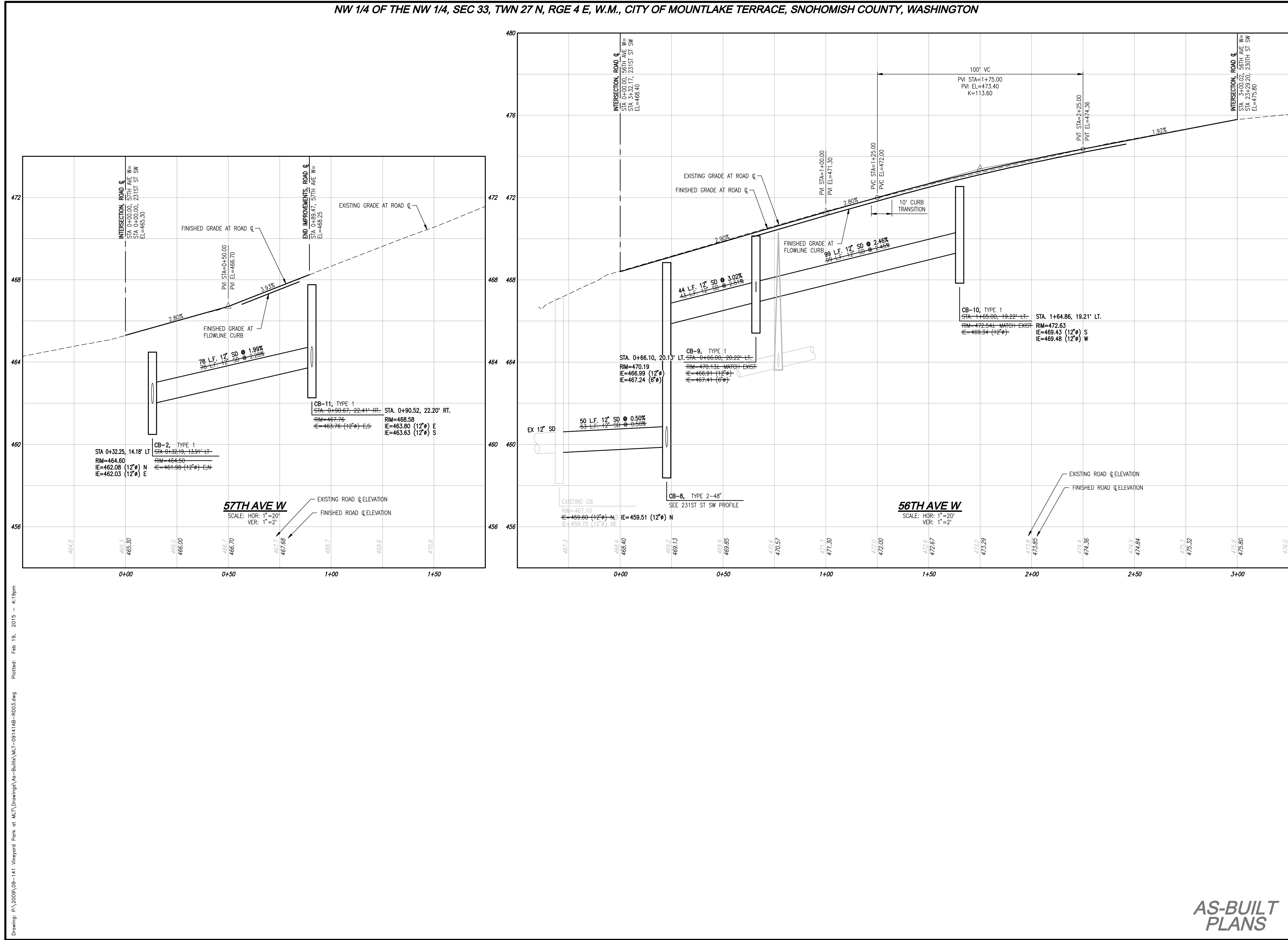
PROJECT TITLE
MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY

SHEET TITLE
ROAD AND STORM DRAINAGE PROFILES

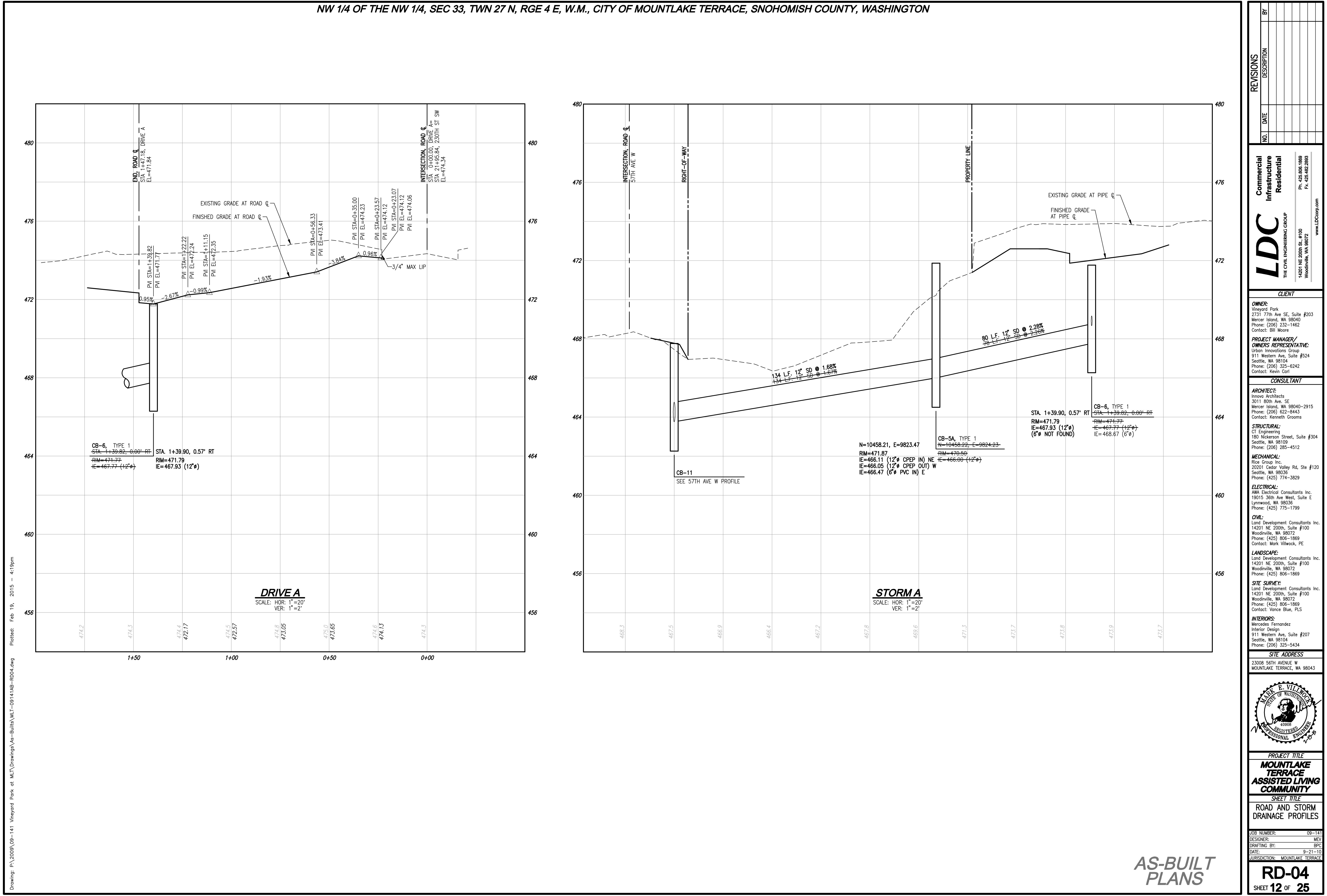
JOB NUMBER: 09-141
DESIGNER: MEV
DRAFTING BY: BPC
DATE: 9-21-10
JURISDICTION: MOUNTLAKE TERRACE

Ph: 425.806.1888
Fx: 425.462.2893
www.LDCcorp.com

NW 1/4 OF THE NW 1/4, SEC 33, Twp 27 N, Rge 4 E, W.M., CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON



REVISIONS	DESCRIPTION	BY
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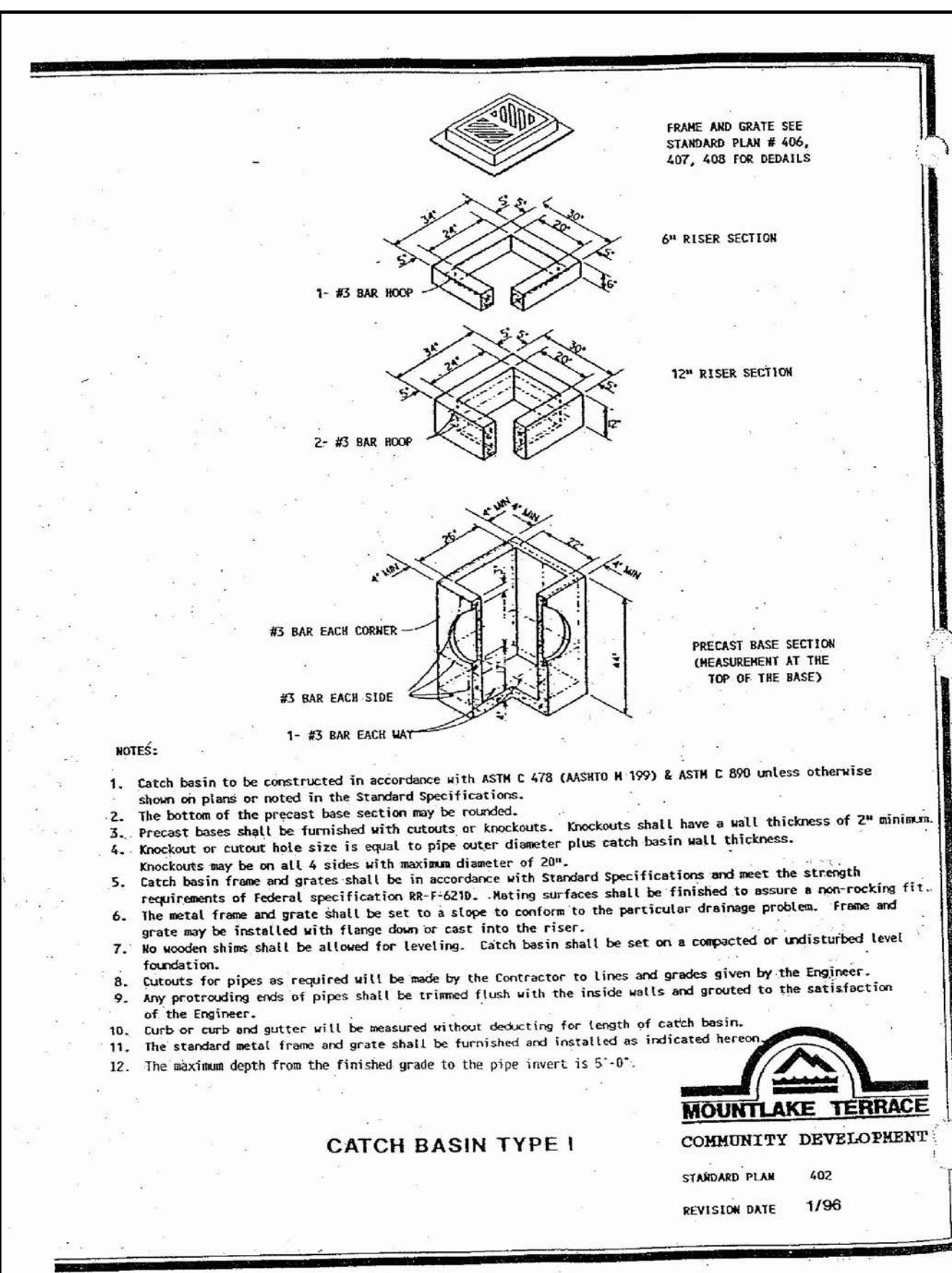
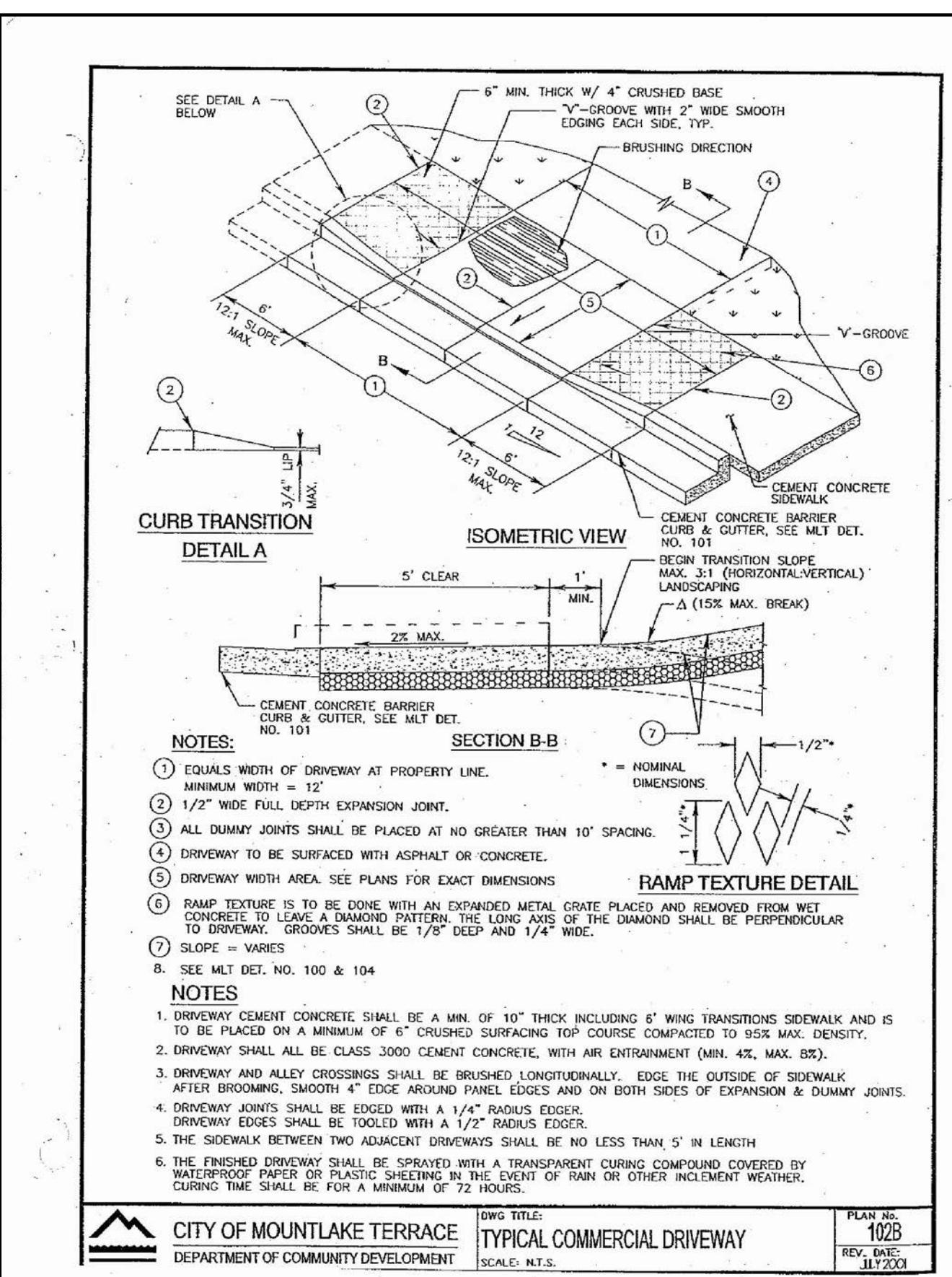
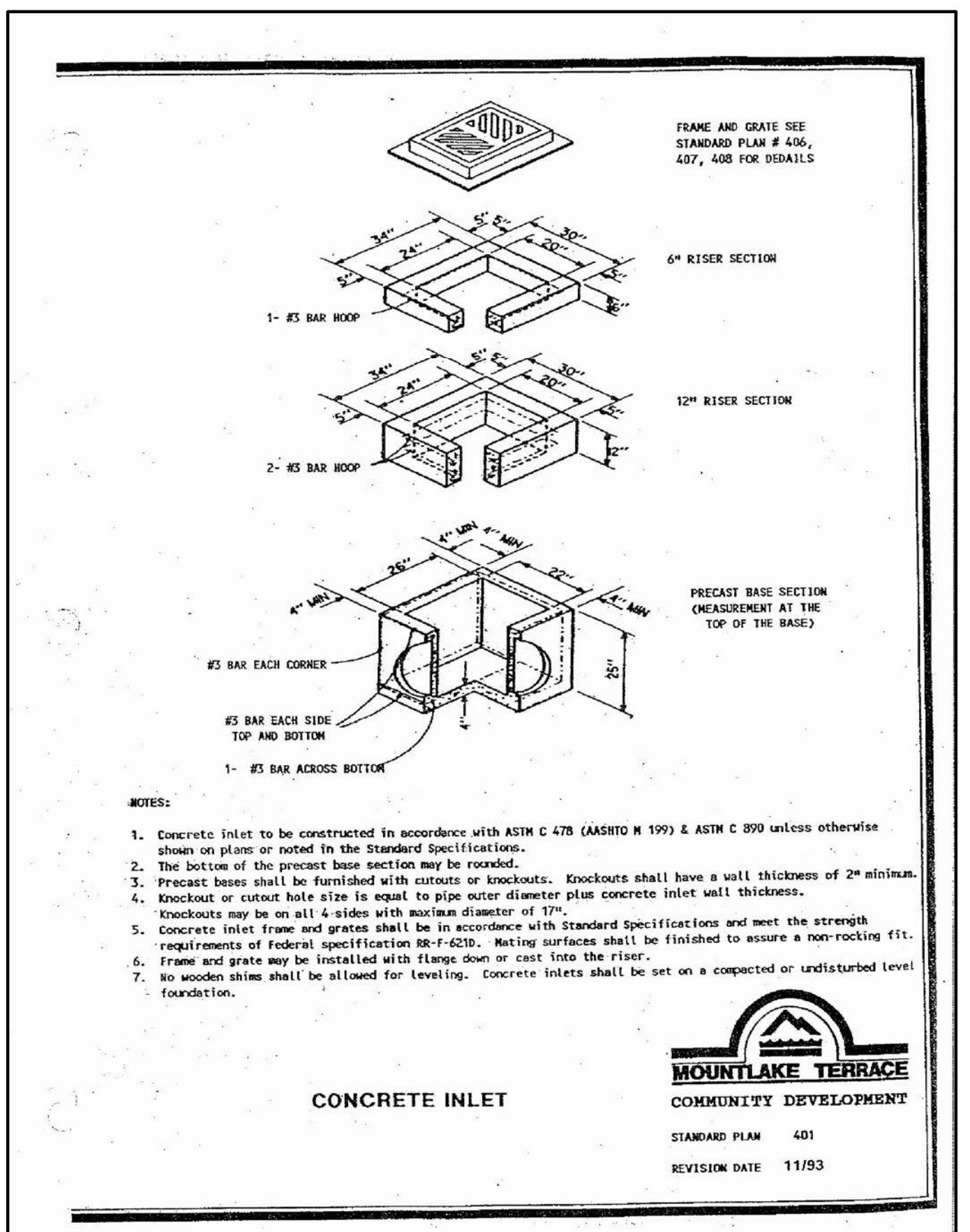
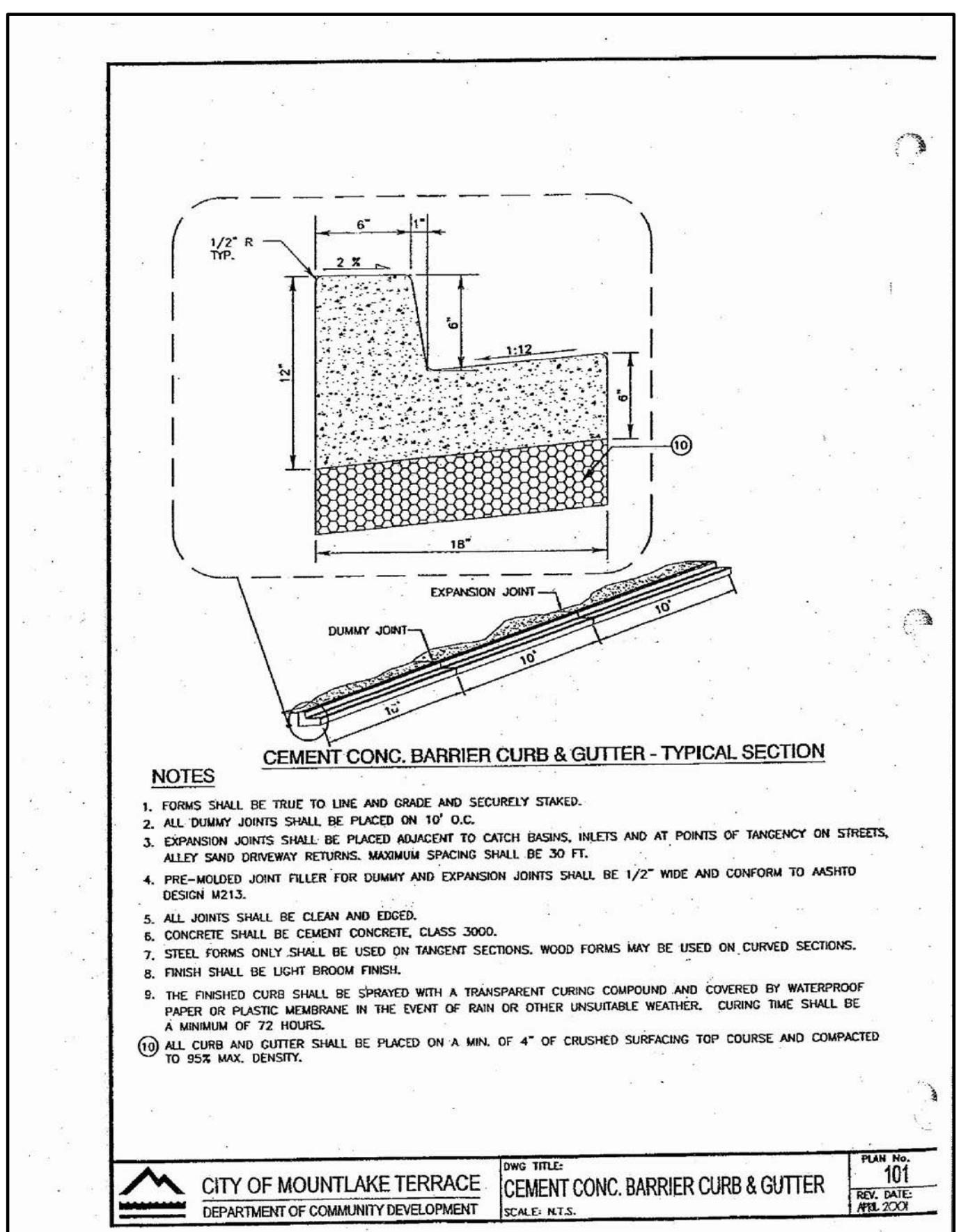
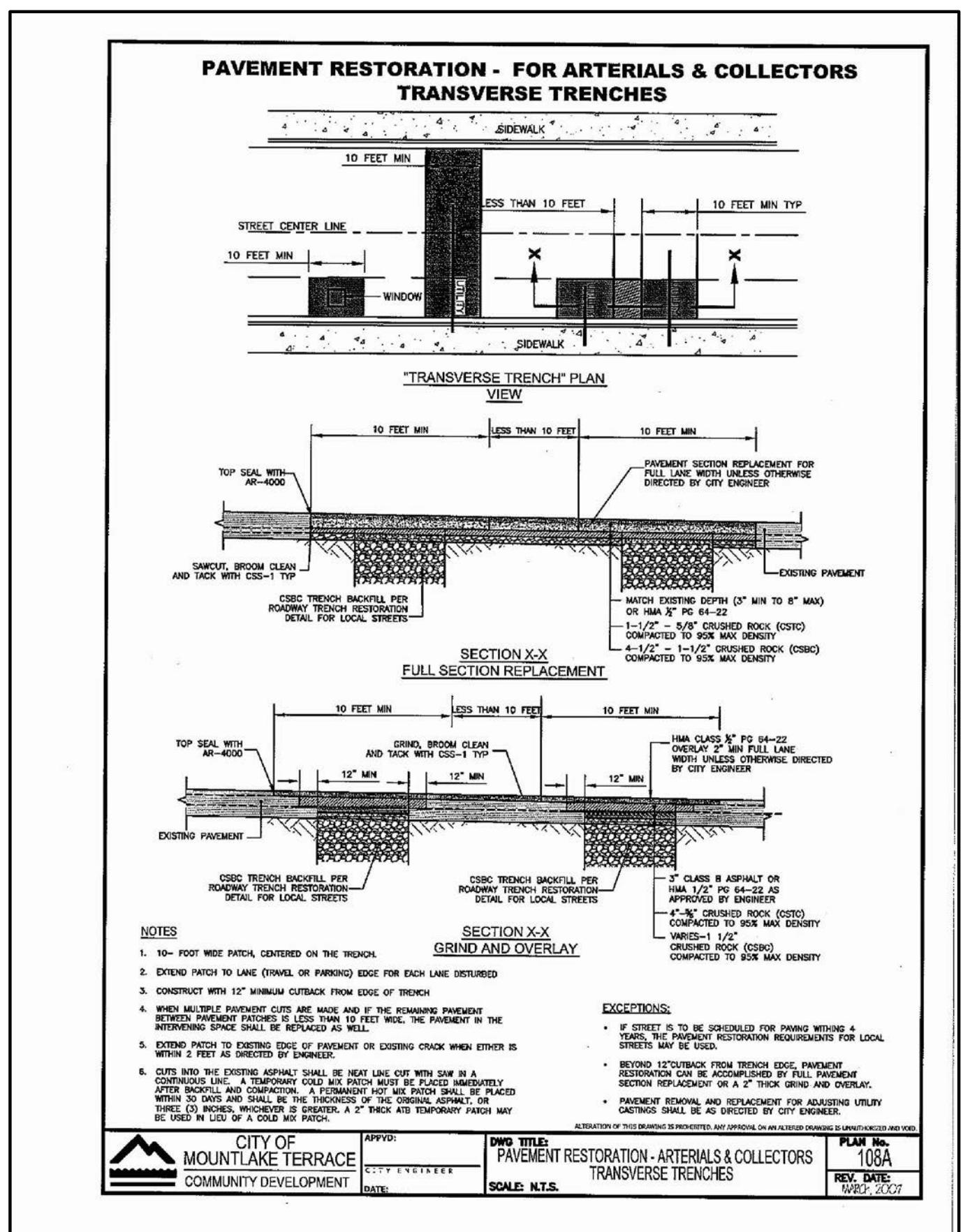
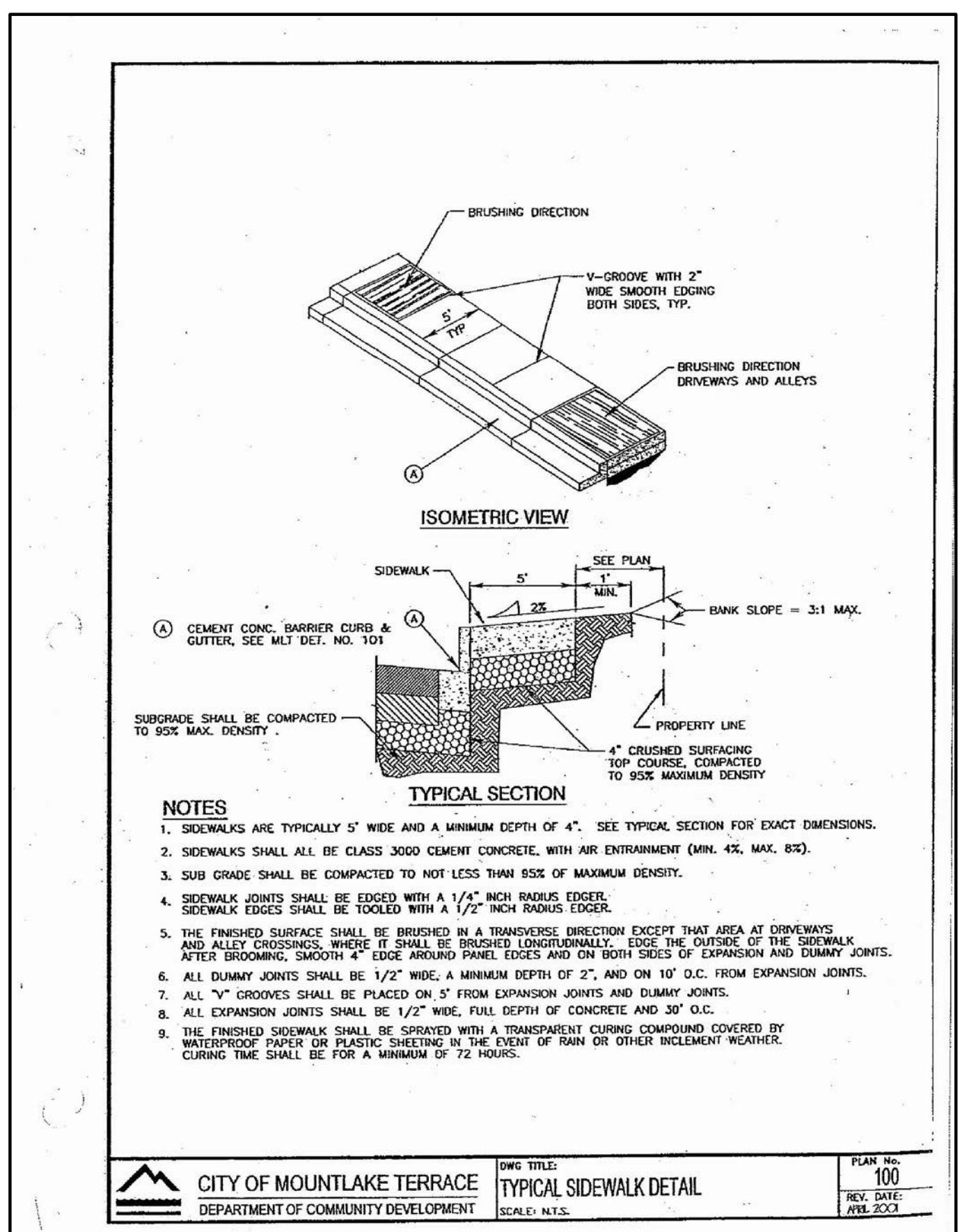


STORM DRAINAGE GENERAL NOTES

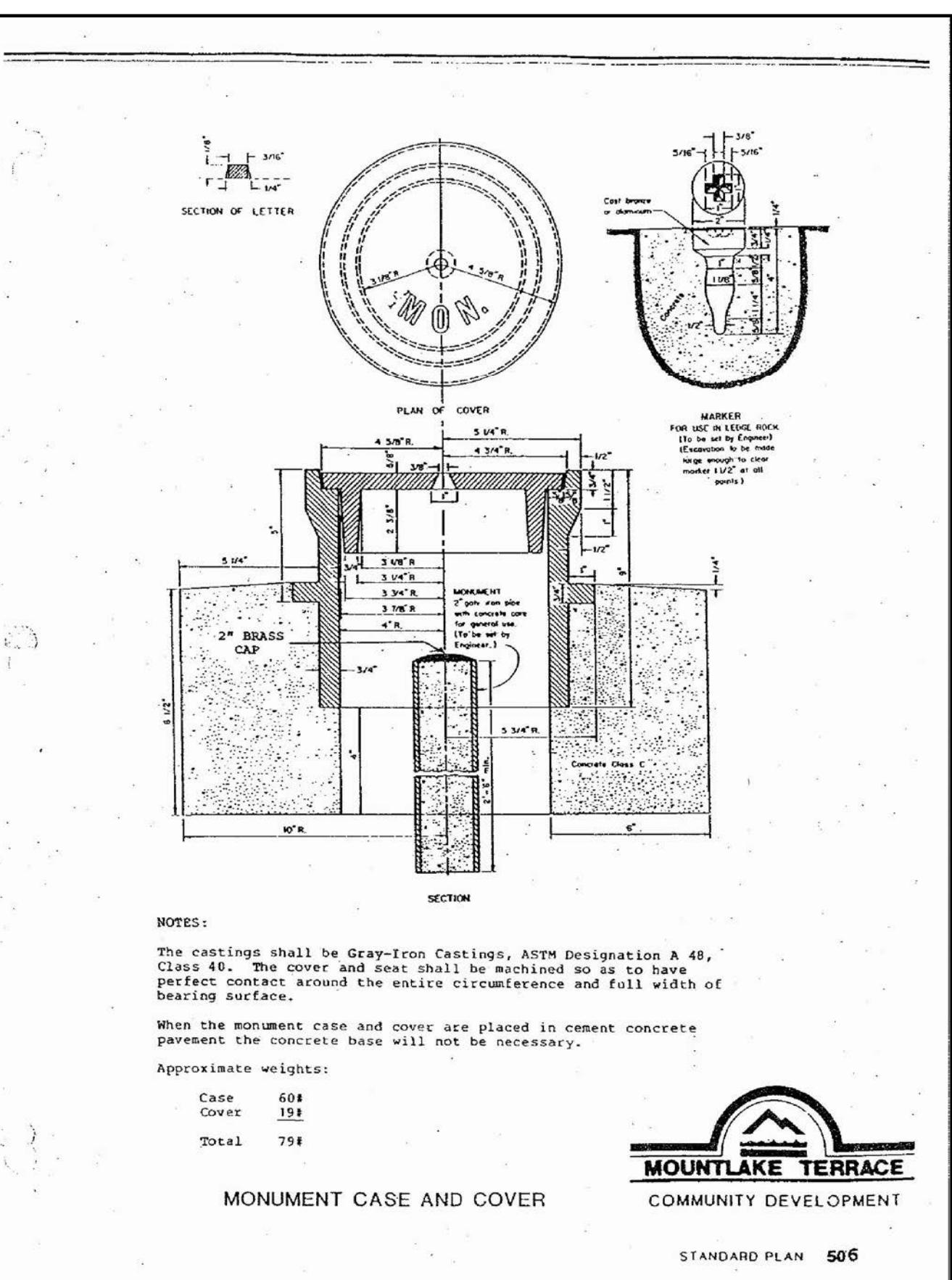
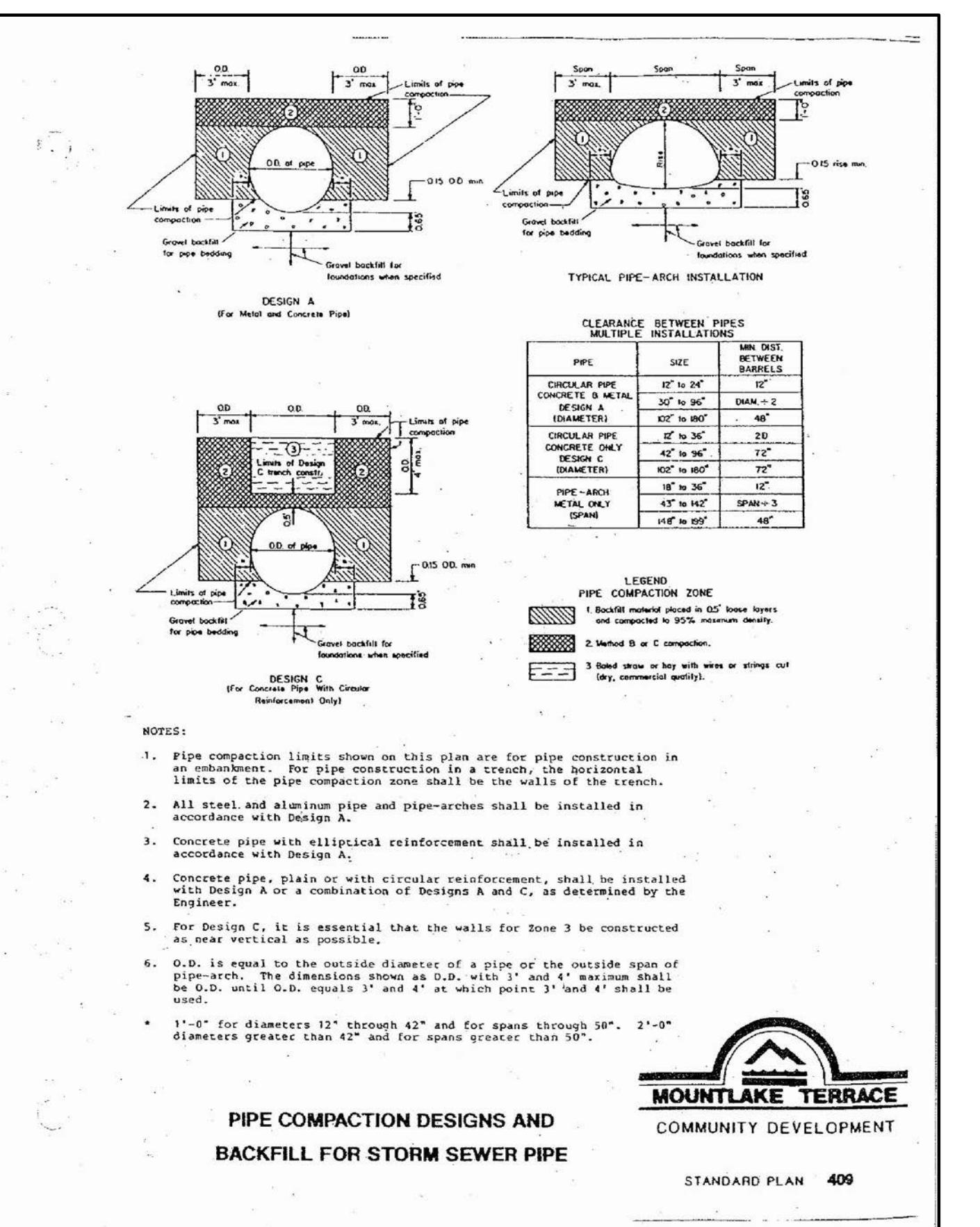
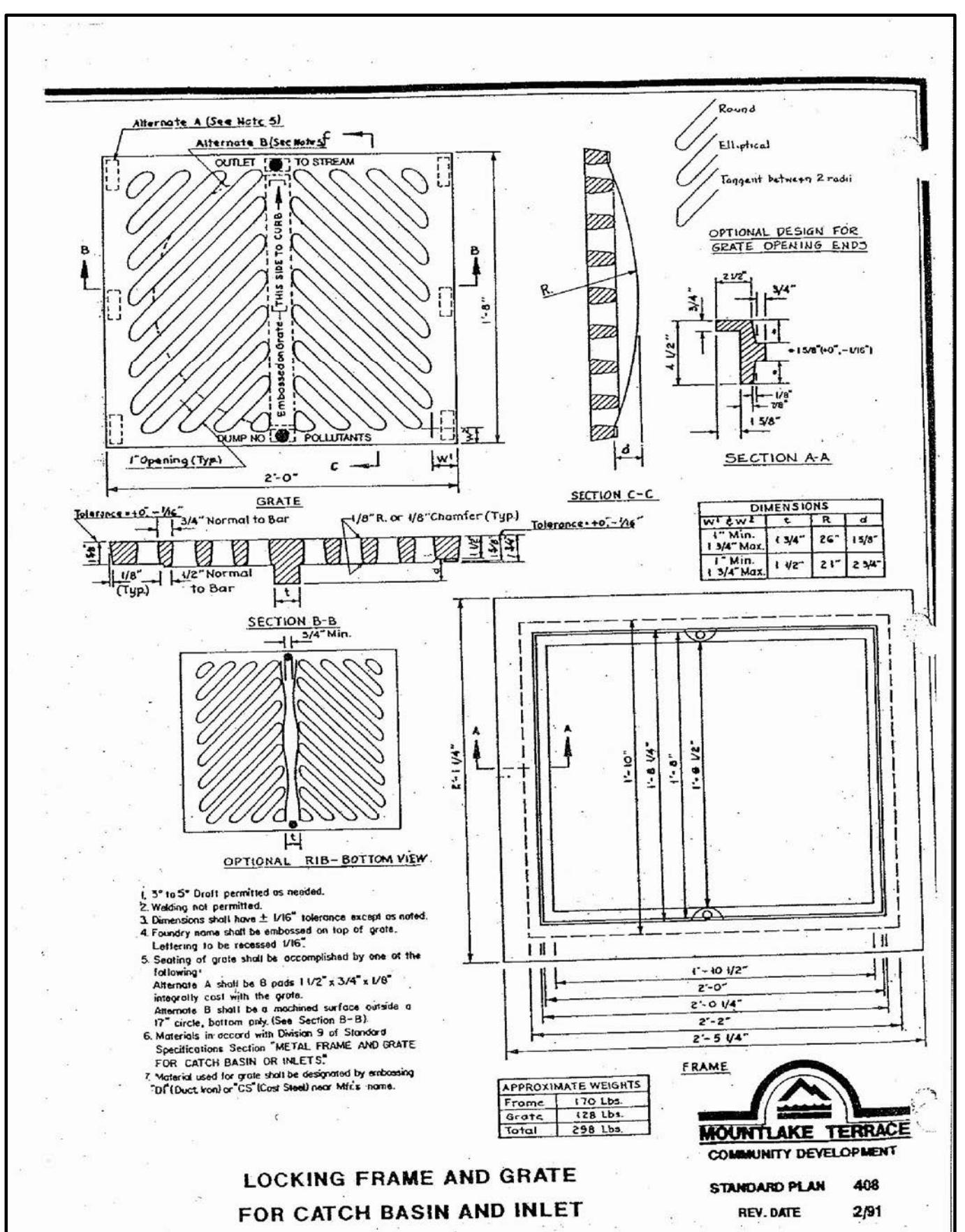
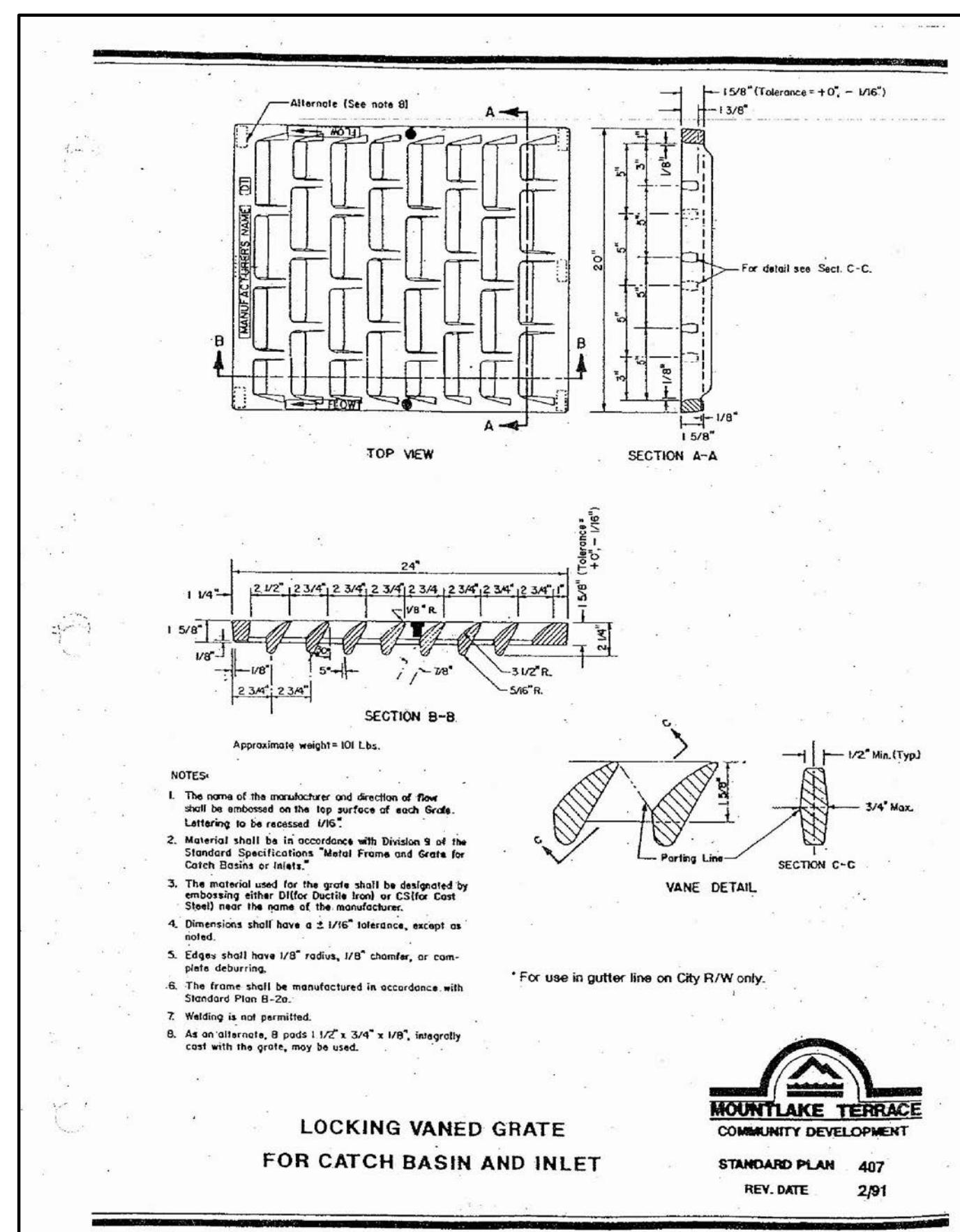
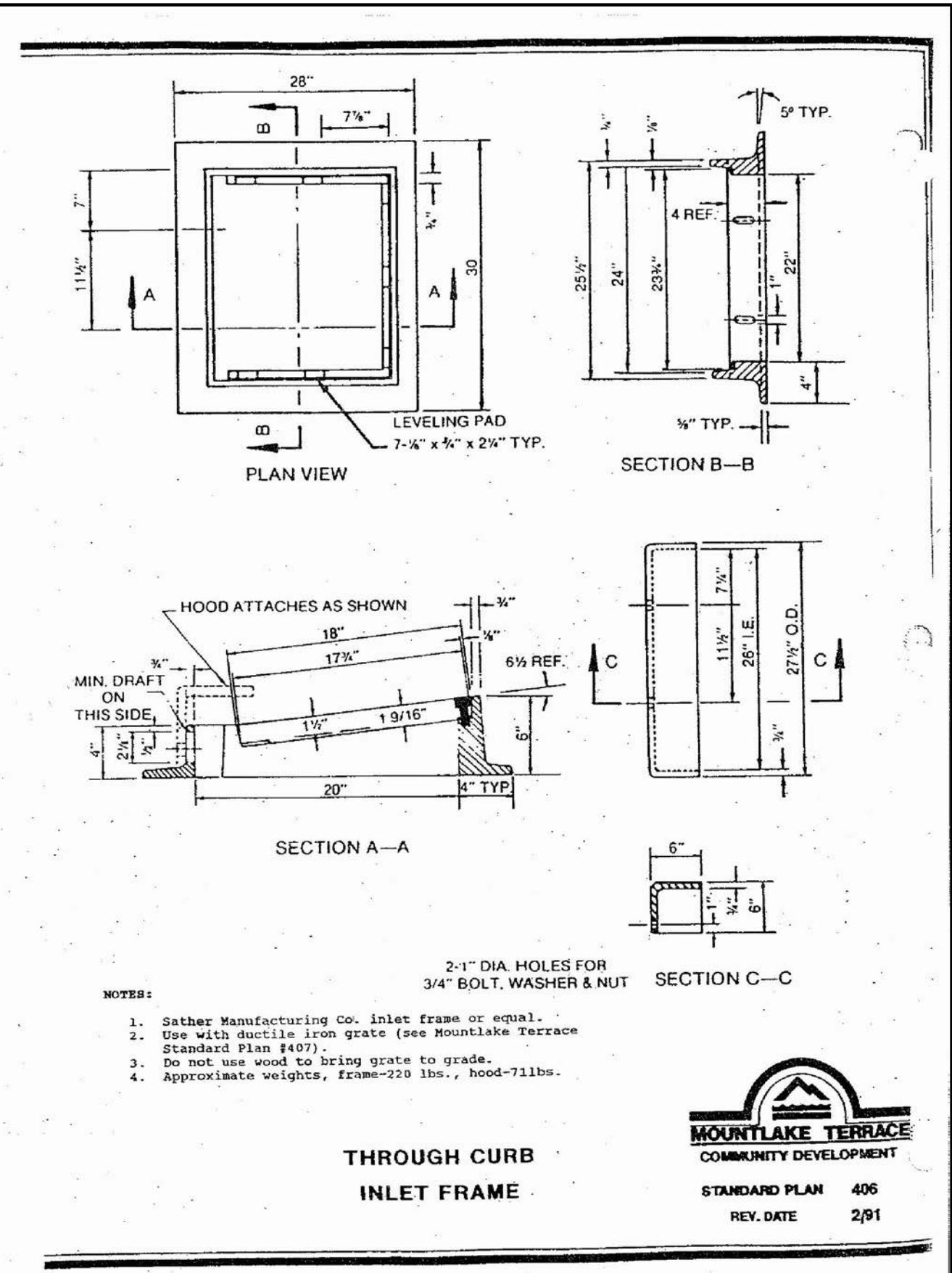
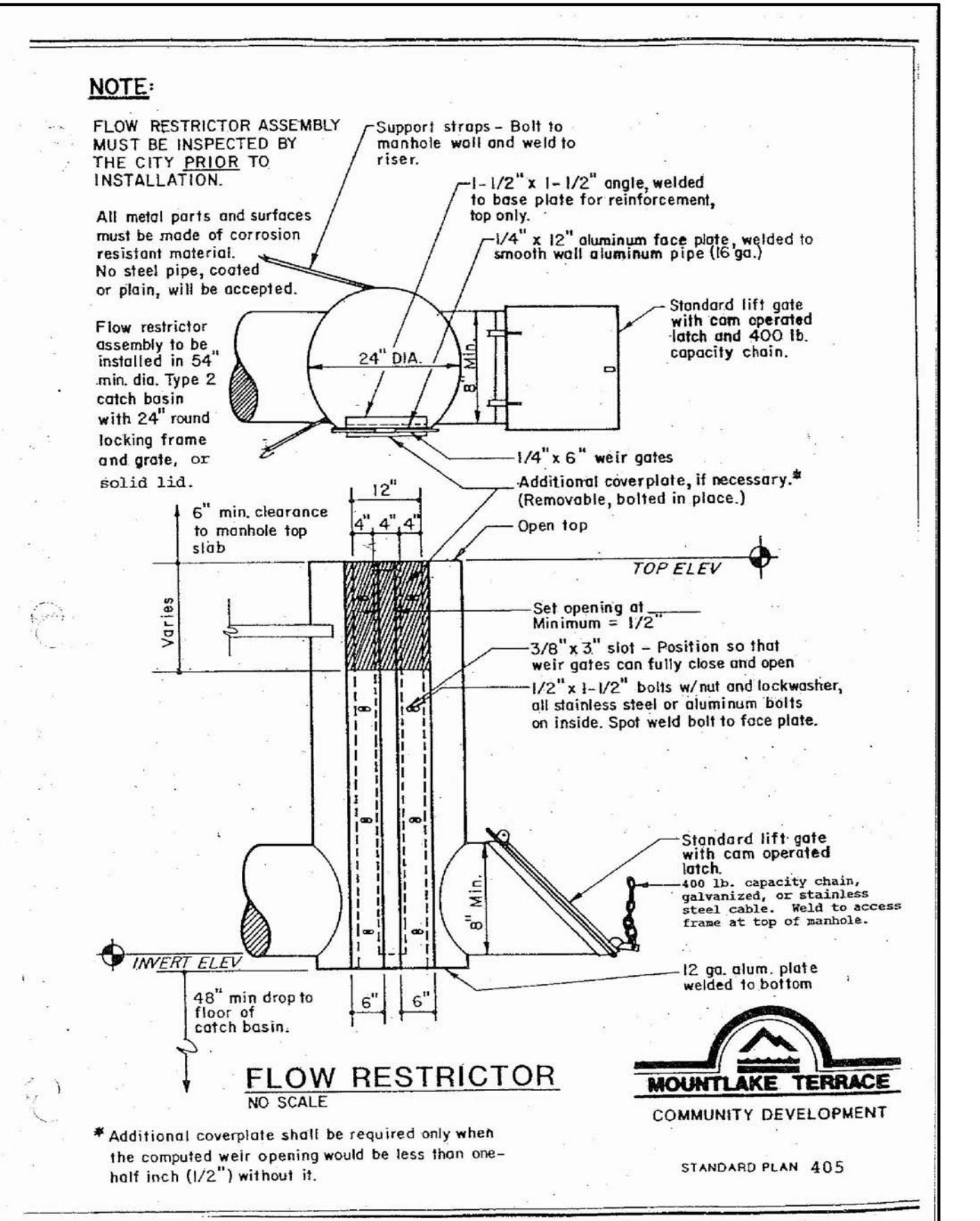
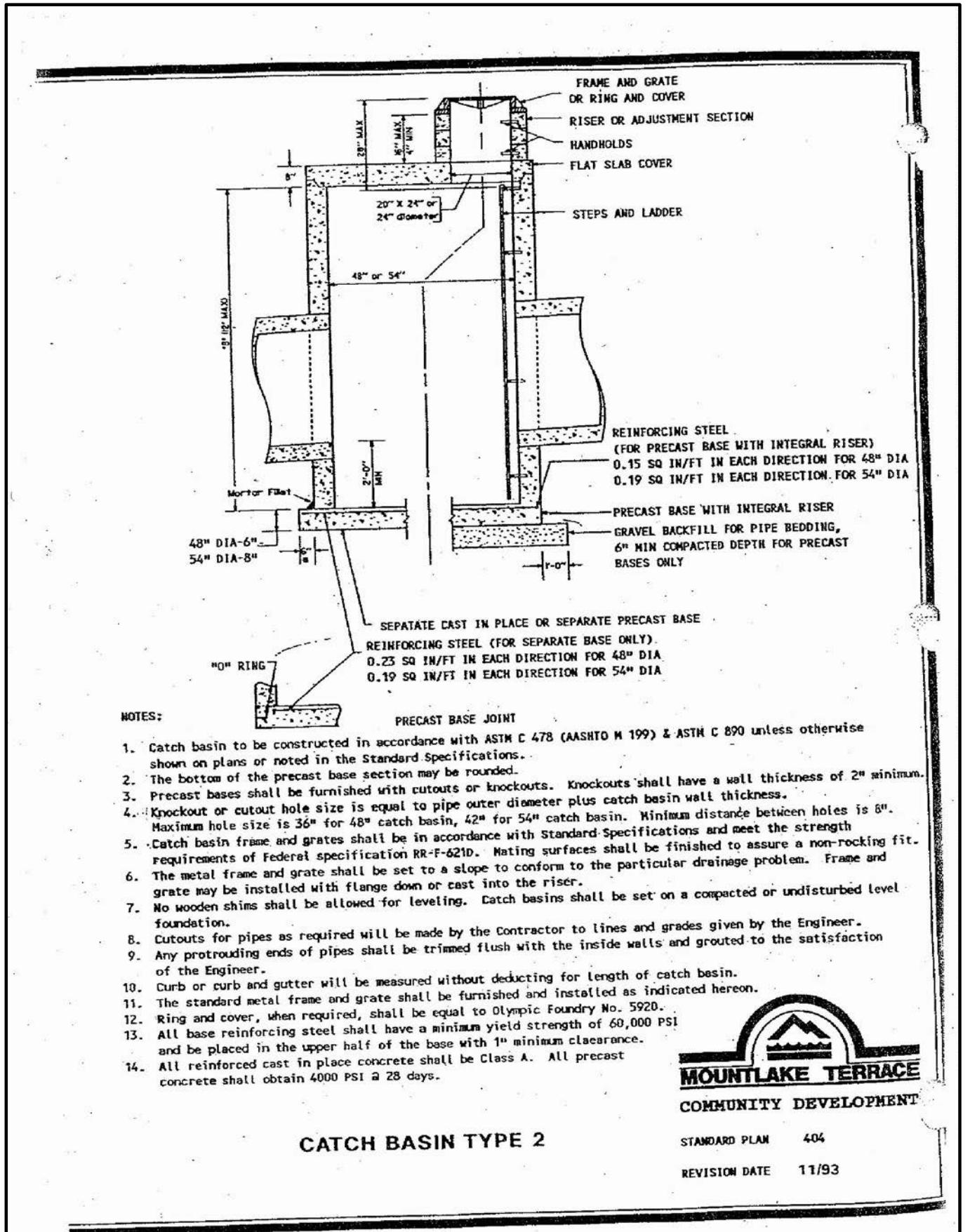
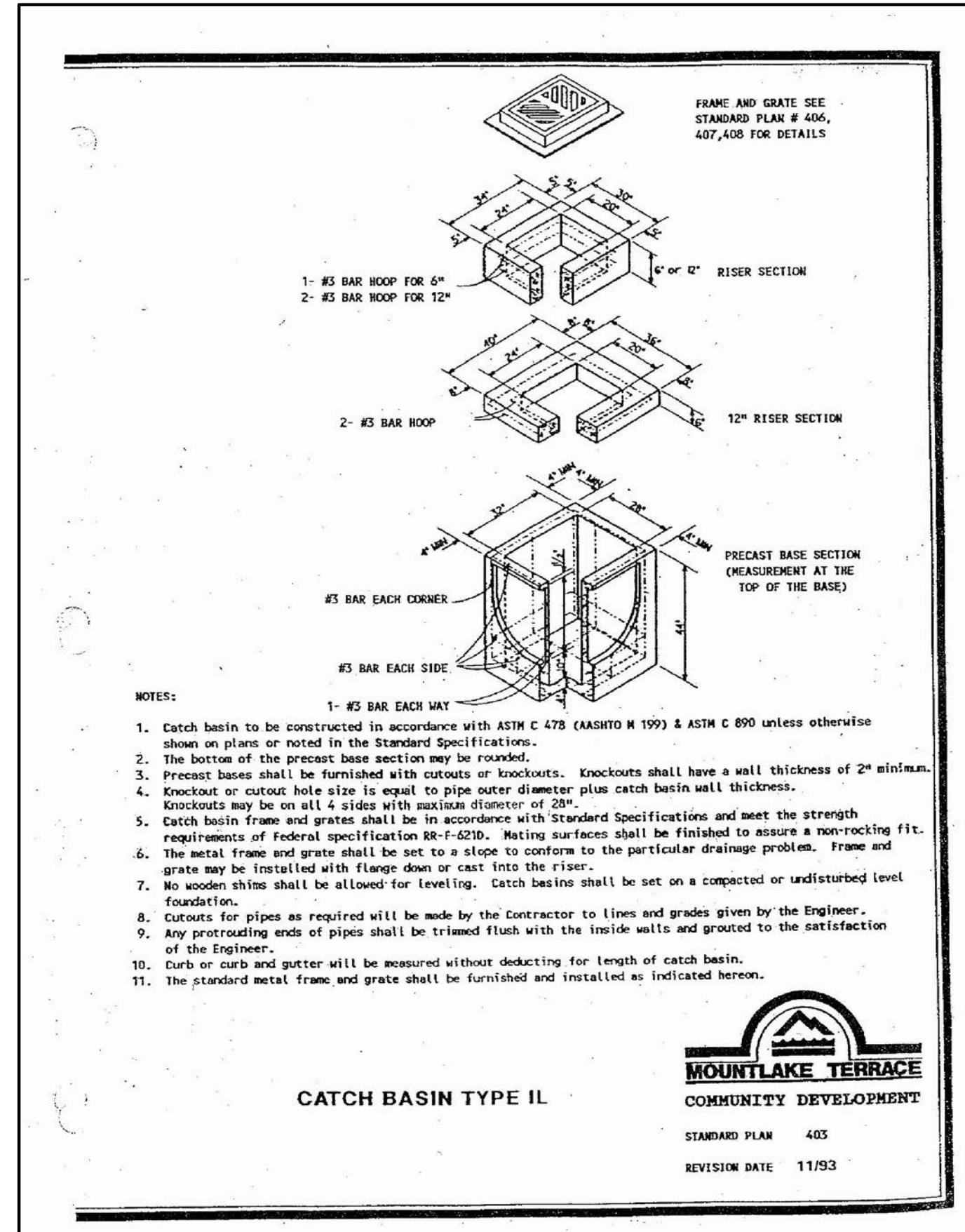
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION," WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, CURRENT ADDITION, TOGETHER WITH THE LATEST EDITION OF THE CITY OF MOUNTLAKE TERRACE ENGINEERING STANDARDS.
- AN APPROVED COPY OF THESE PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN CITY RIGHT-OF-WAY.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CITY OF MOUNTLAKE TERRACE ENGINEERING DEPARTMENT (776-1161) MUST BE CONTACTED FOR A PRECONSTRUCTION MEETING.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS.
- CATCH BASINS, INLETS, YARD DRAINS, AND GRATES:
 - ALL CATCH BASINS, INLETS, OR YARD DRAINS SHALL BE ONE OF THE FOLLOWING:
 - YARD DRAIN - WSDOT/APWA STANDARD PLAN B-20F, OR EQUAL.
 - INLET - WSDOT/APWA STANDARD PLAN B-26, OR EQUAL.
 - CATCH BASIN - TYPE I - WSDOT/APWA STANDARD PLAN B-1, OR EQUAL.
 - CATCH BASIN - TYPE II - WSDOT/APWA STANDARD PLAN B-1A, OR EQUAL.
 - CATCH BASIN - TYPE II - WSDOT/APWA STANDARD PLAN B-1E, OR EQUAL.
 - OTHER CATCH BASIN TYPES SHALL BE APPROVED FOR INSTALLATION BY THE CITY ENGINEER.
 - ALL TYPE II CATCH BASINS SHALL HAVE LADDERS OR SAFETY STEPS PER WSDOT/APWA STANDARD PLAN B-1.
 - LOCKING GRATES ARE REQUIRED ON ALL CITY RIGHT-OF-WAY AND CITY EASEMENT INSTALLATIONS. ALL GRATES SHALL BE ONE OF THE FOLLOWING:
 - CATCH BASINS TO BE CONSTRUCTED WITH A THROUGH-CURB INLET GRATE. SEE MOUNTLAKE TERRACE STANDARD PLAN NO. 404 AND 407.
 - ALL OTHER GRATES SHALL BE DUCTILE IRON, AND OF THE LOCKING TYPE. SEE MOUNTLAKE TERRACE STANDARD PLAN NO. 406.
 - CATCH BASIN FRAME AND GRATES IN THE CURB LINE SHALL BE DEPRESSED 0.10 FEET BELOW PAVEMENT/CURB LEVEL. SOLID FRAME AND LIDS IN THE TRAVELED ROADWAY SHALL BE FLUSH.
 - ALL OIL/WATER SEPARATOR AND DETENTION CONTROL CATCH BASIN GRATES SHALL BE OF THE LOCKING TYPE.
- STORM SEWER PIPE:
 - ALL STORM SEWER CONVEYANCE PIPE SHALL BE ONE OF THE FOLLOWING:
 - CONCRETE, PER ASTM C-114, CLASS II, NON-REINFORCED BELL AND SPIGOT (WITH BELL FLUSH WITH CB WALL IF USED), WITH RUBBER GASKETS.
 - PVC CONFORMING TO ASTM D-3034 - SDR 35.
 - PROFILE WALL PVC CONFORMING TO AASHTO M 304.
 - DUCTILE IRON CLASS 50 CONFORMING TO AWWA C 151.
 - PIPE MAY BE ANY OF THE ABOVE PROVIDED:
 - PIPE JOINTS MUST BE OF THE SAME MATERIALS.
 - WHERE A PIPE MATERIAL IS SPECIFICALLY SHOWN ON THE PLAN, THAT MATERIAL MUST BE USED.
 - MINIMUM PIPE COVER SHALL BE 2.0 FEET.
 - ALL PIPE BEDDING SHALL CONFORM TO SECTION 9-03-15, STANDARD SPECIFICATIONS FOR DUCTILE IRON, PVC PIPE, OR CONCRETE PIPE. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM DRY WEIGHT PER ASTM D-1557-70.
 - ALL PIPE SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION ACCORDING TO STANDARD SPECIFICATION 7-04.3(2)(B). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," SECTION 9-03-12(3), THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED, PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSEND, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE.
 - ALL ROOF AND FOOTING DRAINS SHALL BE LOCATED IN THE FILED AND ADJUSTED AS NECESSARY TO AVOID IMPACTING EXISTING TREES TO BE SAVED AS DENOTED ON THE GRADING PLAN. DRAIN LINES SHOULD BE LOCATED OUTSIDE THE DRIPLINE OF TREES TO BE SAVED WHENEVER POSSIBLE.
 - THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS WHICH ARE ON FILE IN THE ENGINEERING DEPARTMENT. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY.
 - BUILDINGS SHALL NOT BE PERMITTED WITHIN 10 FEET OF THE SPRING LINE OF ANY STORM DRAIN PIPE, OR WITHIN 15 FEET OF THE TOP OF A CHANNEL BANK. STORM SEWERS 6" DIAMETER OR LESS MAY BE LOCATED WITHIN 30' OF A STRUCTURE PROVIDED THAT THE SOIL SUPPORT PRISM IS NOT DISTURBED FOR THE ADJACENT FOUNDATION.
 - PRIOR TO OCCUPANCY, THE PERMANENT STORM DRAINAGE SYSTEM MUST BE CLEANED OUT BY PUMPING. (DO NOT PUMP OR DISPOSE OF THIS WASTE INTO ANY STREAM, STORM SEWER, OR SANITARY SEWER SYSTEM).
 - RIP RAP ROCK FOR EROSION PROTECTION SHALL BE OF SOUND QUARRY ROCK PLACED TO A MINIMUM DEPTH OF ONE (1) FOOT. ROCK AGGREGATE TO BE AS FOLLOWS:

ROCK SIZE	PERCENTAGE
8"	40% TO 70%
2" TO 4"	20% TO 40%
1/2" TO 2"	10% TO 40%

 - TESTING OF ALL STORM SEWER PIPE WILL BE AT THE OPTION OF THE CITY OF MOUNTLAKE TERRACE. ALL PIPE WILL BE INSPECTED BY TV VIEWING.
 - WHEN PLAIN ALUMINUM PIPE ARCH IS USED WHERE IT WILL BE IN CONTACT WITH CONCRETE OR CONCRETE PIPE, ALL ALUMINUM SURFACES IN CONTACT WITH THE CONCRETE OR CONCRETE PIPE SHALL BE PAINTED WITH 2 COATS OF PAINT. THE ALUMINUM PIPE TO BE PAINTED SHALL BE CLEANED WITH SOLVENT TO REMOVE CONTAMINANTS. AFTER CLEANING, THE PIPE SHALL BE PAINTED WITH TWO COATS OF PAINT CONFORMING TO THE FEDERAL SPECIFICATION TT-P-645 (PRIMER, PAINT, ZINC CHROMATE, ALKYD VEHICLE).
 - AN AS-BUILT STORM SEWER DRAWING SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS, AND SUBDIVISIONS.
 - SAND COLLARS OR OTHER CITY APPROVED COUPLINGS ARE REQUIRED ON ALL PVC PIPE CONNECTIONS TO CONCRETE CATCH BASINS OR MANHOLES.
 - ALL STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED TO GIVE MEAN VELOCITIES, WHEN FLOWING FULL, OF NOT LESS THAN 3 FEET PER SECOND.
 - FOR CITY MAINTAINED STORM SYSTEMS, TRASH RACKS SHALL BE INSTALLED ON THE UPSTREAM END OF PIPES OR CULVERTS.



REVISED DESCRIPTION		BY
NO.	DATE	
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2	4/25/2008	
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104	4/25/2008	
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REVISIONS	DESCRIPTION
NO. DATE	BY

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Fax: (425) 462-2889
www.LDCcorp.com

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CONSULTANT
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Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 Contact: Mark Villwock, PE

LANDSCAPE:
Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 Contact: Vance Blue, PLS

SITE SURVEY:
Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 Contact: Vance Blue, PLS

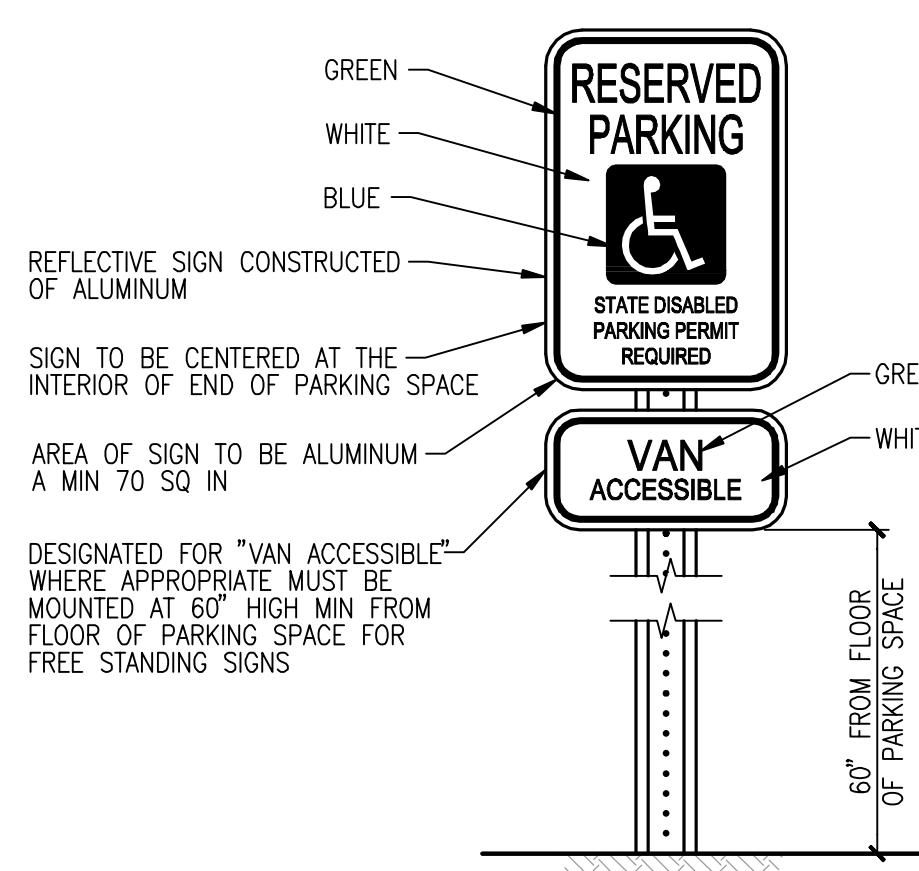
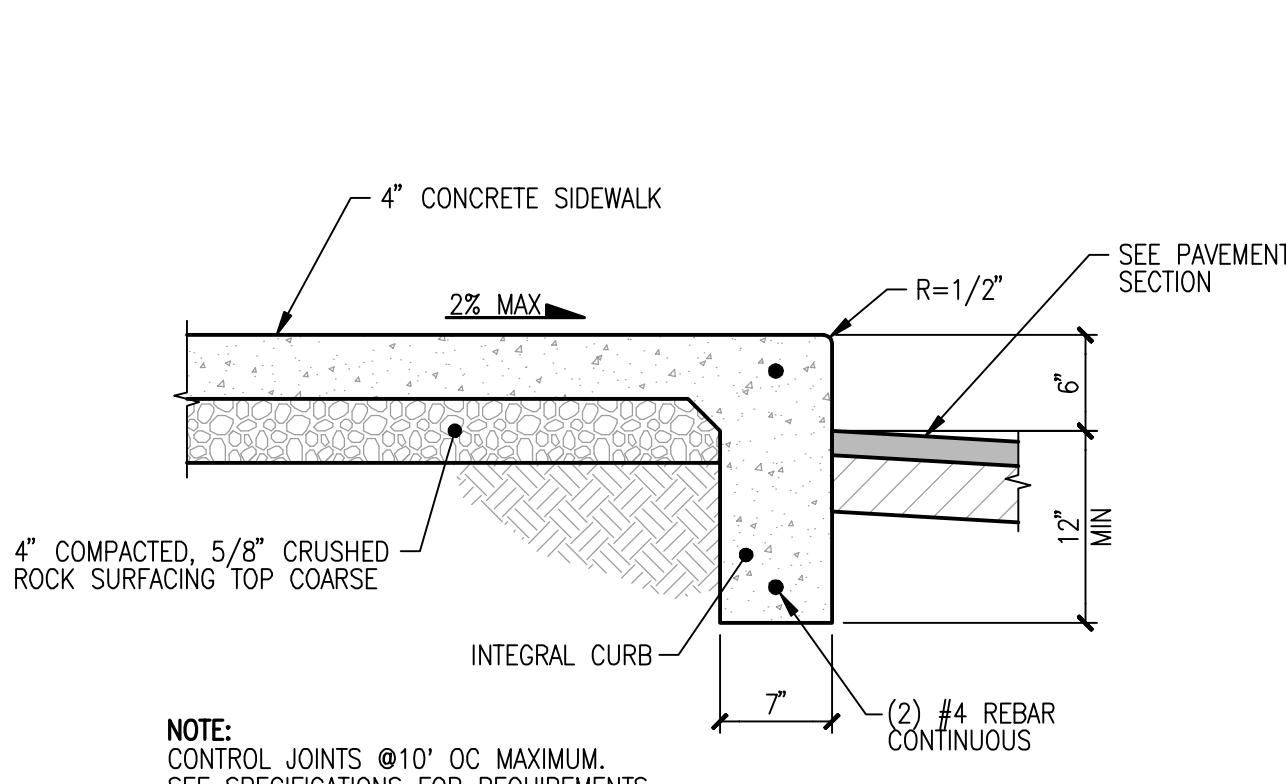
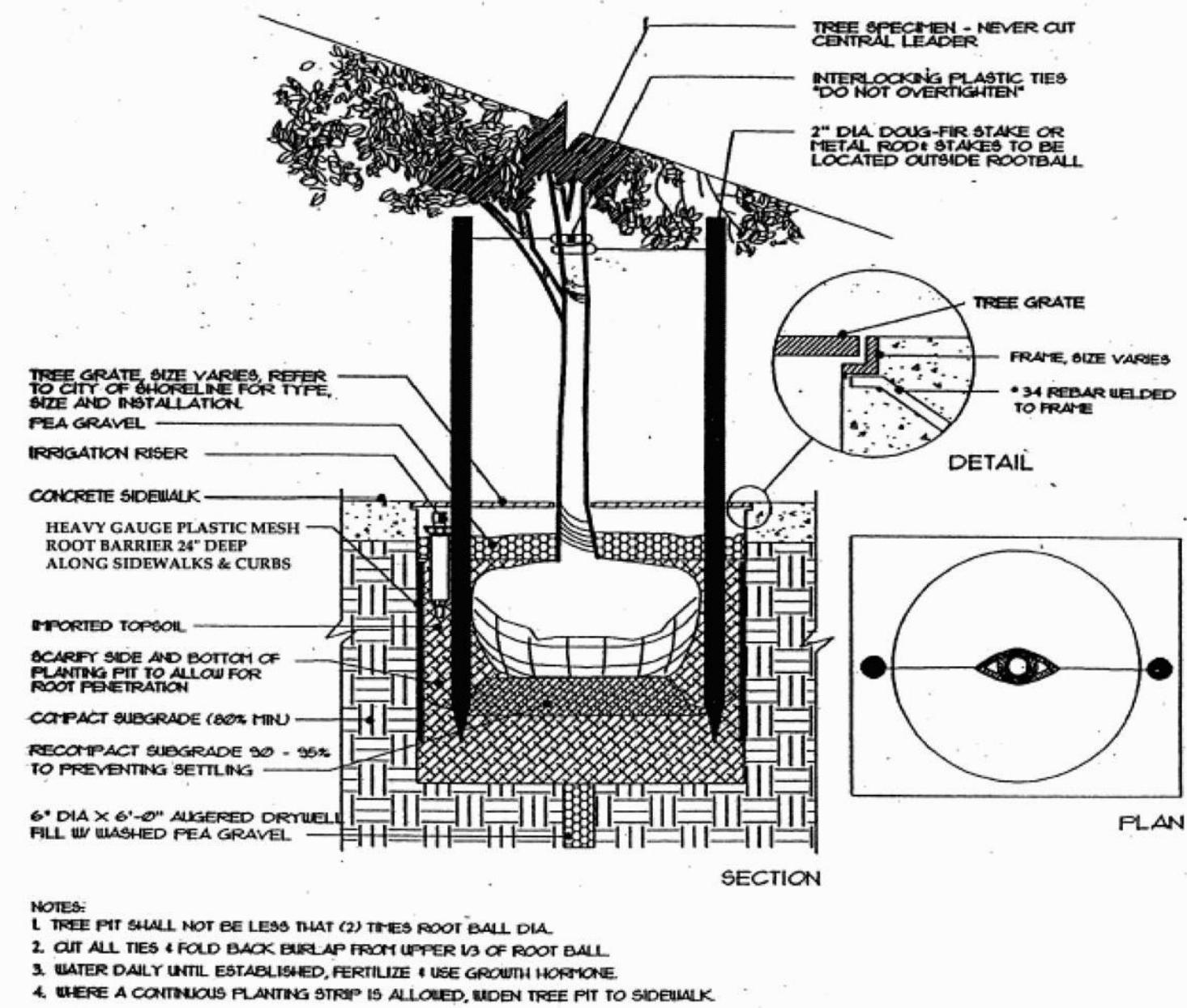
INTERIORS:
Mercedes Fernandez Interior Design 911 Western Ave, Suite #207 Seattle, WA 98104 Phone: (206) 325-5434

SITE ADDRESS:
23008 56th AVENUE W MOUNTLAKE TERRACE, WA 98043

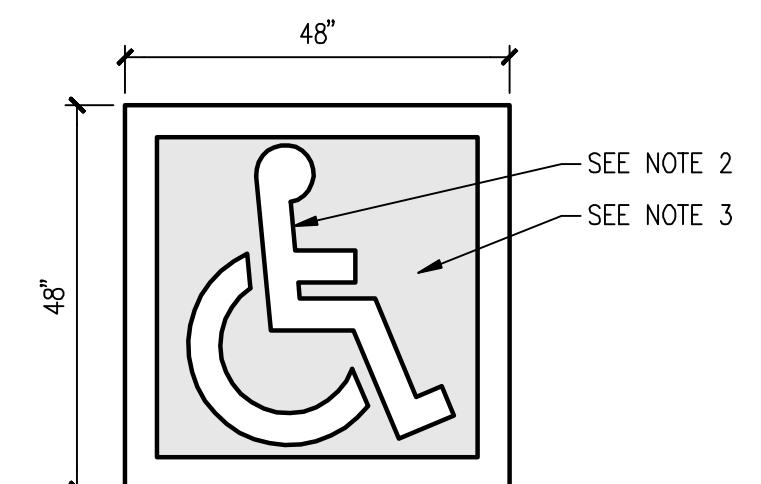
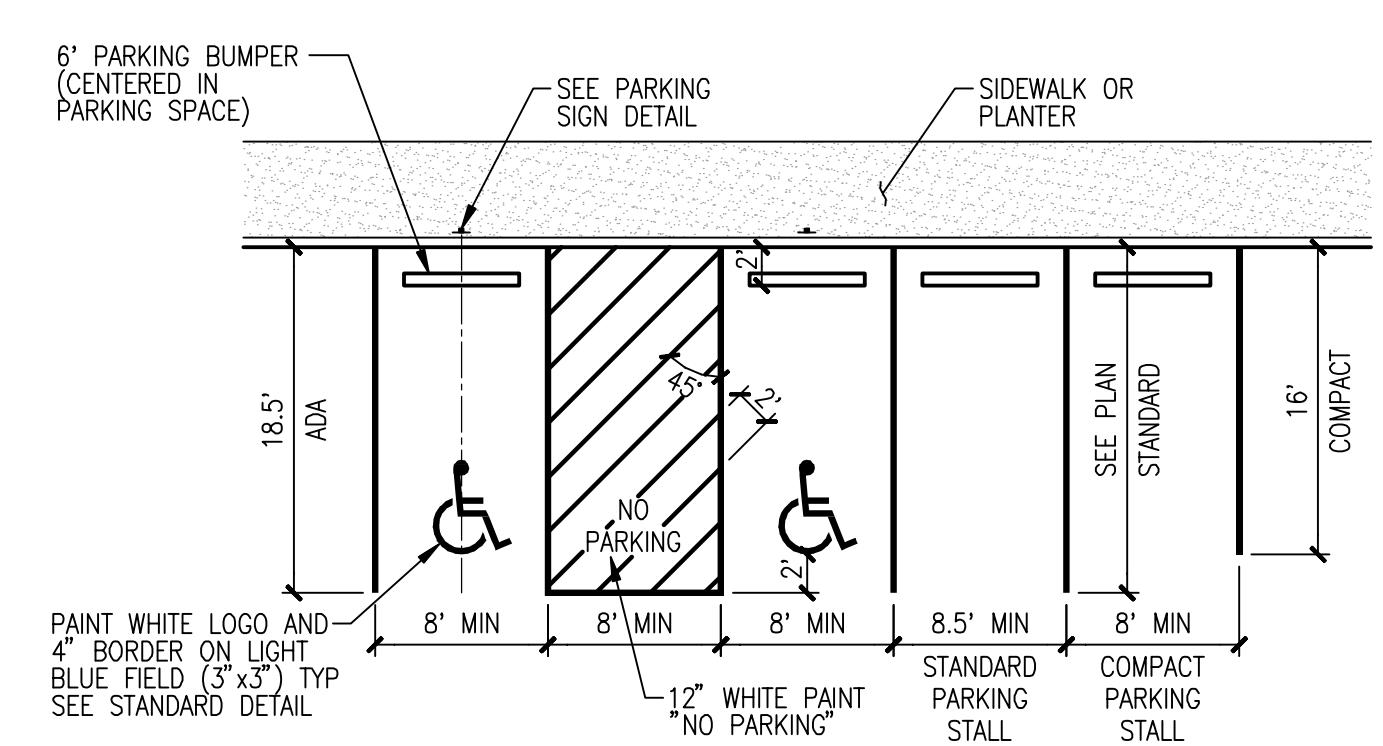


PROJECT TITLE
MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY
SHEET TITLE
ROAD AND STORM DRAINAGE NOTES AND DETAILS
JOB NUMBER: 09-141

DESIGNER: MEV	DRAFTING BY: BPC
DATE: 9-21-10	JURISDICTION: MOUNTLAKE TERRACE
JOBSITE: MOUNTLAKE TERRACE	



HANDICAP SIGN DIMENSION CRITERIA	
SIGN LOCATION	HEIGHT REQUIREMENT
ON POLE	MIN. 60" TO BOTTOM OF SIGN
ON BUILDING	MIN. 36" TO BOTTOM OF SIGN
PLACE VAN-ACCESSIBLE SIGN UNDER HC SIGN (SEE PLAN)	



- NOTES:**
1. USE 1-COAT PRIMER AND A MINIMUM OF 2-COATS OF "TRAFFIC PAINT" ON A.C. PAVING.
 2. SYMBOL TO BE WHITE, CENTERED IN PARKING STALL, 4" WIDE STRIPING.
 3. PAINTING TO BE BLUE, EQUAL TO COLOR #15090 IN FEDERAL STANDARD #595_a.
 4. SEE SHEET T-1 DISABLED NOTES FOR MORE INFORMATION.

REVISIONS	
NO.	DATE
BY	
Commercial	
Infrastructure	
Residential	
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LDC	
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Fax: 425.462.2893	
www.LDCcorp.com	

CLIENT

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Contact: Bill Moore

PROJECT MANAGER / OWNERS REPRESENTATIVE:
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Contact: Kevin Carl

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Contact: Kenneth Grooms

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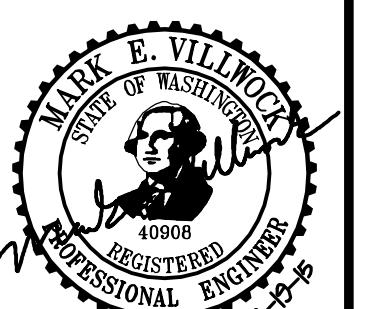
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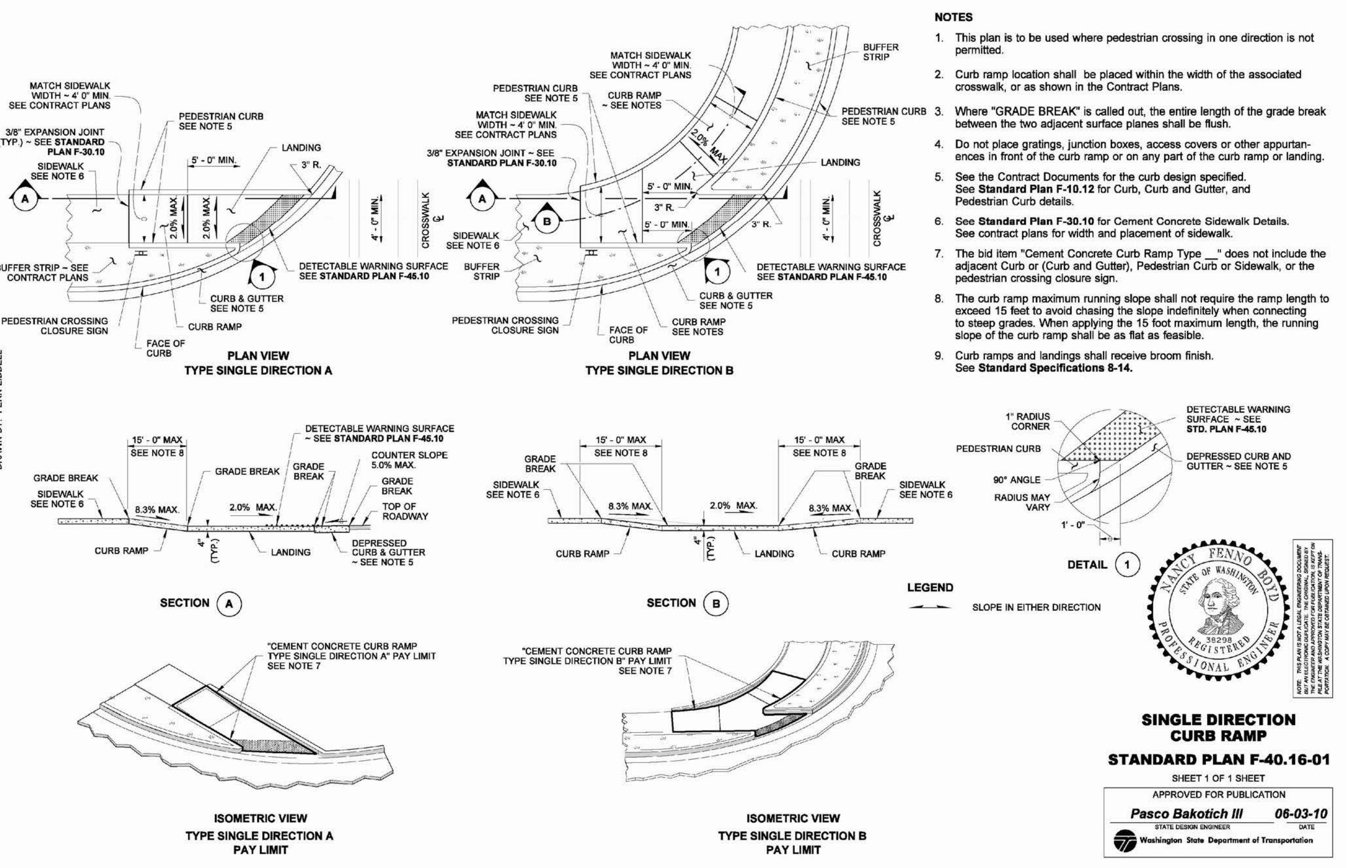
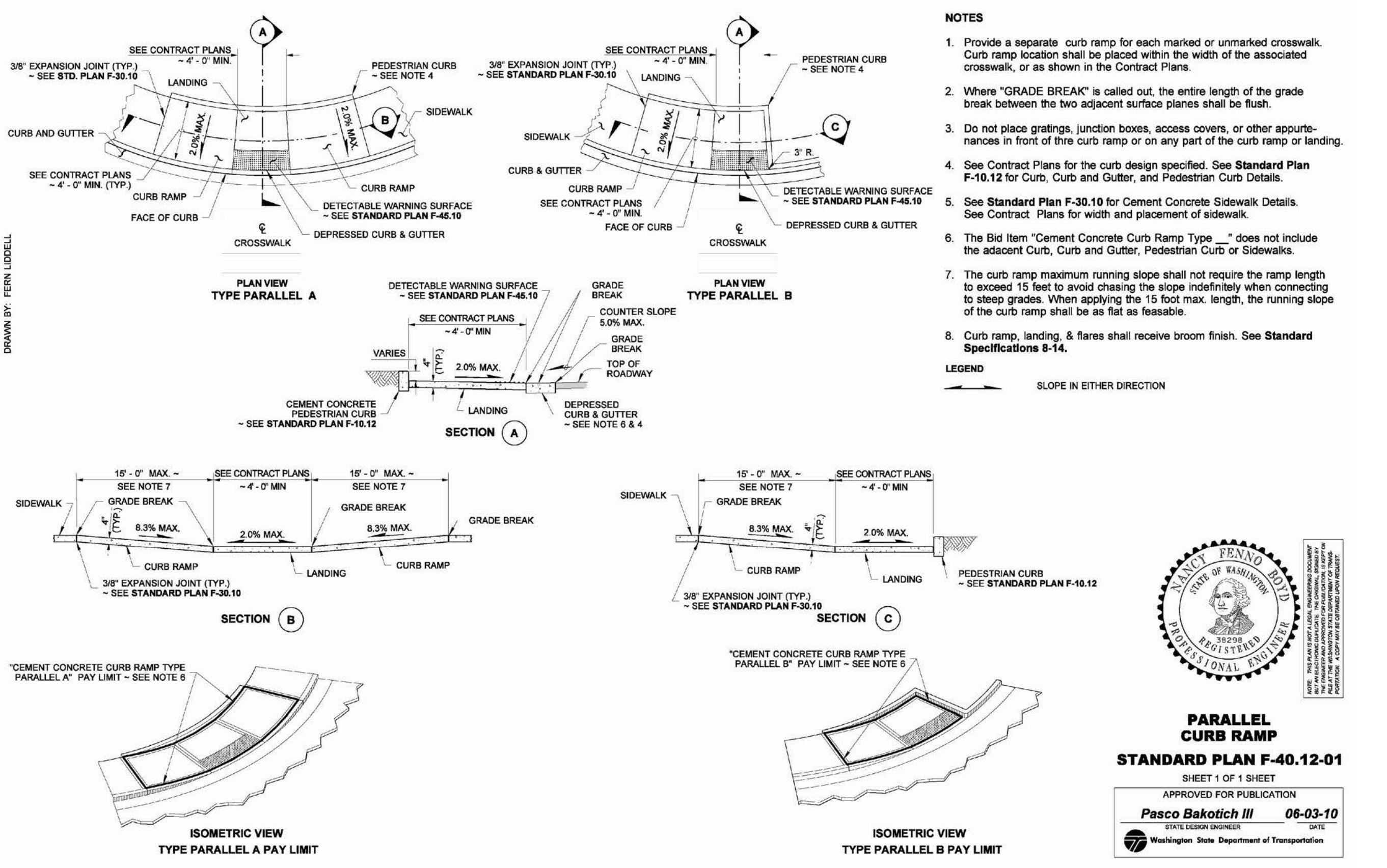


PROJECT TITLE
MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY

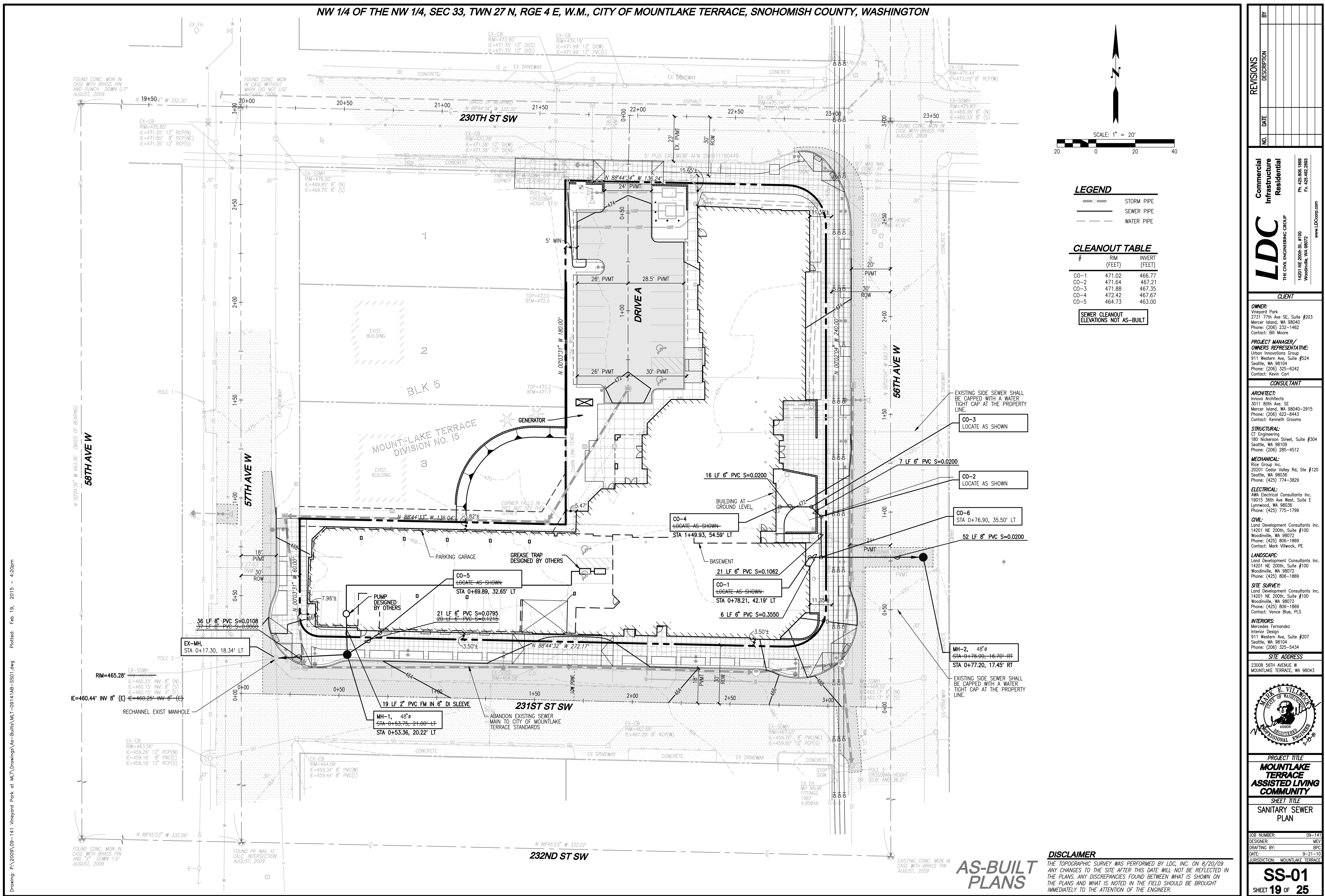
sheet title
ROAD AND STORM DRAINAGE NOTES AND DETAILS

JOB NUMBER: 09-141
DESIGNER: MEV
DRAFTING BY: BPC
DATE: 9-21-10
JURISDICTION: MOUNTLAKE TERRACE

NW 1/4 OF THE NW 1/4, SEC 33, TWN 27 N, RGE 4 E, W.M., CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

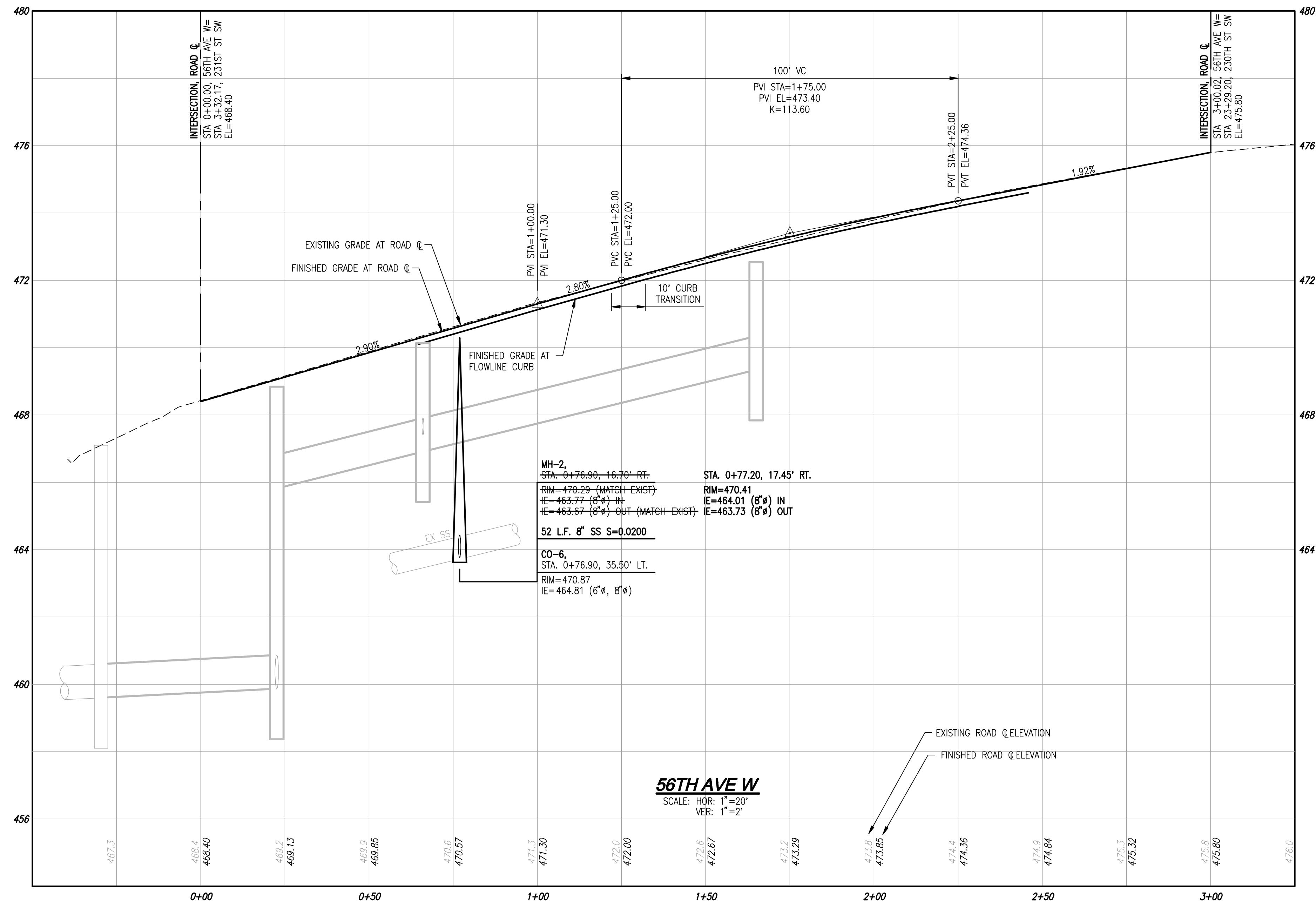


REVISIONS	
NO.	DESCRIPTION
DATE	BY
Ph. 425.806.1888 Fx. 425.462.2883	LDC COMMERCIAL INFRASTRUCTURE RESIDENTIAL
14201 NE 200th St. #100 Woodinville, WA 98072	THE CIVIL ENGINEERING GROUP www.LDCcorp.com
OWNER: Vineyard Park 2731 7th Ave SE, Suite #203 Mukilteo, WA 98043 Phone: (206) 232-1462 Contact: Bill Moore	CLIENT
PROJECT MANAGER / OWNERS REPRESENTATIVE: Urban Innovations Group 911 Western Ave, Suite #524 Seattle, WA 98104 Phone: (206) 325-6242 Contact: Kevin Corl	
ARCHITECT: Ingenier Architects 3011 80th Ave. SE Mercer Island, WA 98040-2915 Phone: (206) 622-8443 Contact: Kenneth Grooms	CONSULTANT
STRUCTURAL: GT Engineering 180 Nickerson Street, Suite #304 Seattle, WA 98109 Phone: (206) 285-4512	
Mechanical: Rice & Associates Inc. 20201 Cedar Valley Rd, Ste #120 Seattle, WA 98036 Phone: (425) 774-3829	
Electrical: AWA Electrical Consultants Inc. 1904 36th Ave West, Suite E Lynnwood, WA 98036 Phone: (425) 775-1799	
Civil: Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 Contact: Mark Villwock, PE	
Landscape: Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869	
Site Survey: Land Development Consultants Inc. 14201 NE 200th, Suite #100 Woodinville, WA 98072 Phone: (425) 805-1869 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	
NOTICE: THIS DRAWING IS AN APPROVAL DOCUMENT FOR USE AS A CONTRACT DRAWING. IT IS NOT A CONTRACT DRAWING UNLESS IT IS INCORPORATED BY REFERENCE IN A CONTRACT DOCUMENT. SEE THE CONTRACT DOCUMENT FOR THE CONTRACTUAL TERMS AND CONDITIONS.	
PROJECT TITLE: MOUNTLAKE TERRACE ASSISTED LIVING COMMUNITY	
STANDARD PLAN H-60.20-01	
APPROVED FOR PUBLICATION	
Pasco Bakotich III 07-03-08	
STATE DESIGN ENGINEER	
Washington State Department of Transportation	
DRAWN BY: FERN LIDDELL	
NOTICE: THIS DRAWING IS AN APPROVAL DOCUMENT FOR USE AS A CONTRACT DRAWING. IT IS NOT A CONTRACT DRAWING UNLESS IT IS INCORPORATED BY REFERENCE IN A CONTRACT DOCUMENT. SEE THE CONTRACT DOCUMENT FOR THE CONTRACTUAL TERMS AND CONDITIONS.	
ROAD AND STORM DRAINAGE NOTES AND DETAILS	
JOB NUMBER: 09-141 DESIGNER: MEV DRAFTING BY: BPC DATE: 9-21-10 JURISDICTION: MOUNTLAKE TERRACE	
AS-BUILT PLANS	
DT-04	
SHEET 18 OF 25	



NW 1/4 OF THE NW 1/4, SEC 33, TWN 27 N, RGE 4 E, W.M., CITY OF MOUNTLAKE TERRACE, SNOHOMISH COUNTY, WASHINGTON

Drawing: P:\2009\09-141 Vineyard Park at MLT\Drawings\As-Builts\MLT-09141AB-SS03.dwg
Plotted: Feb 19, 2015 – 4:21 pm



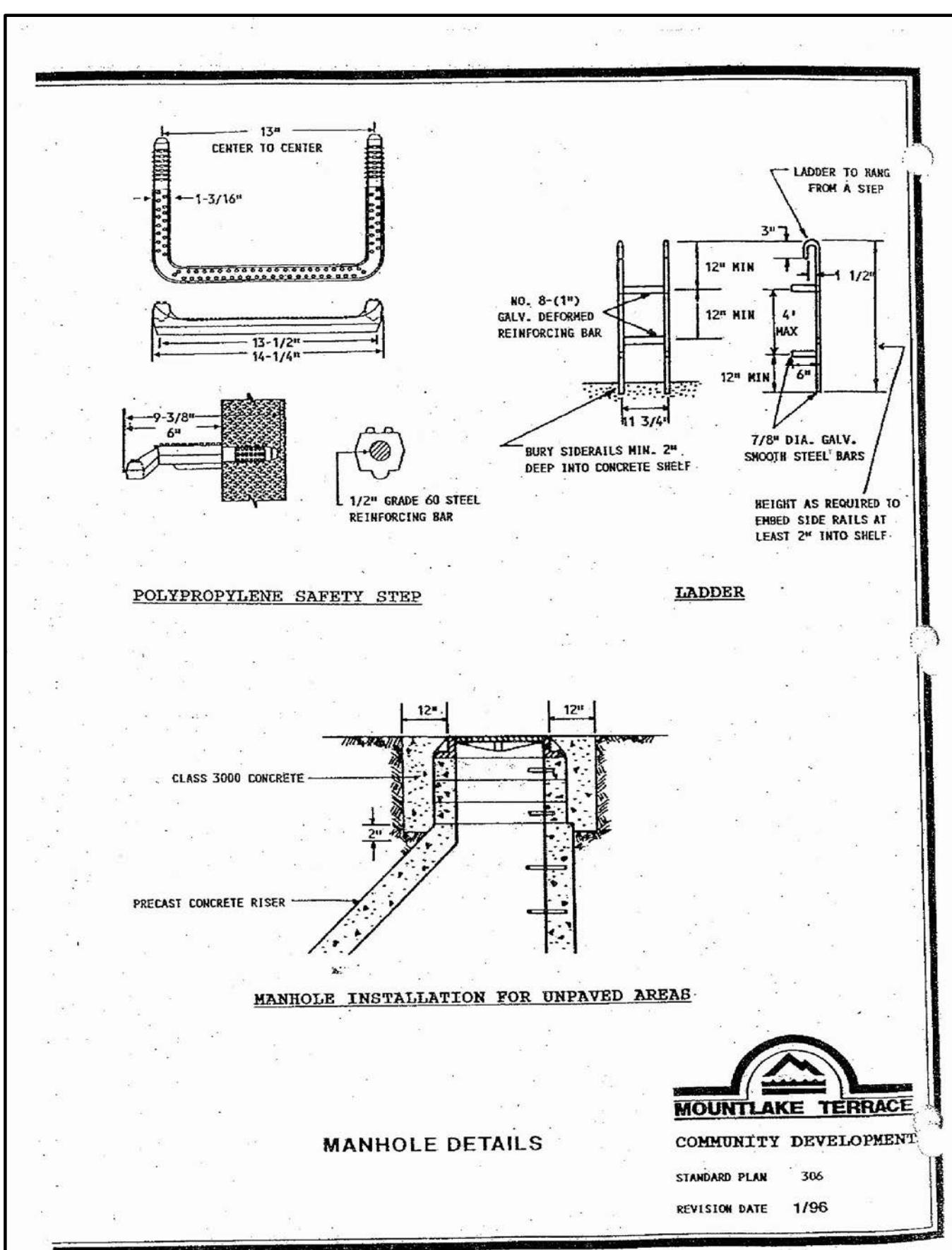
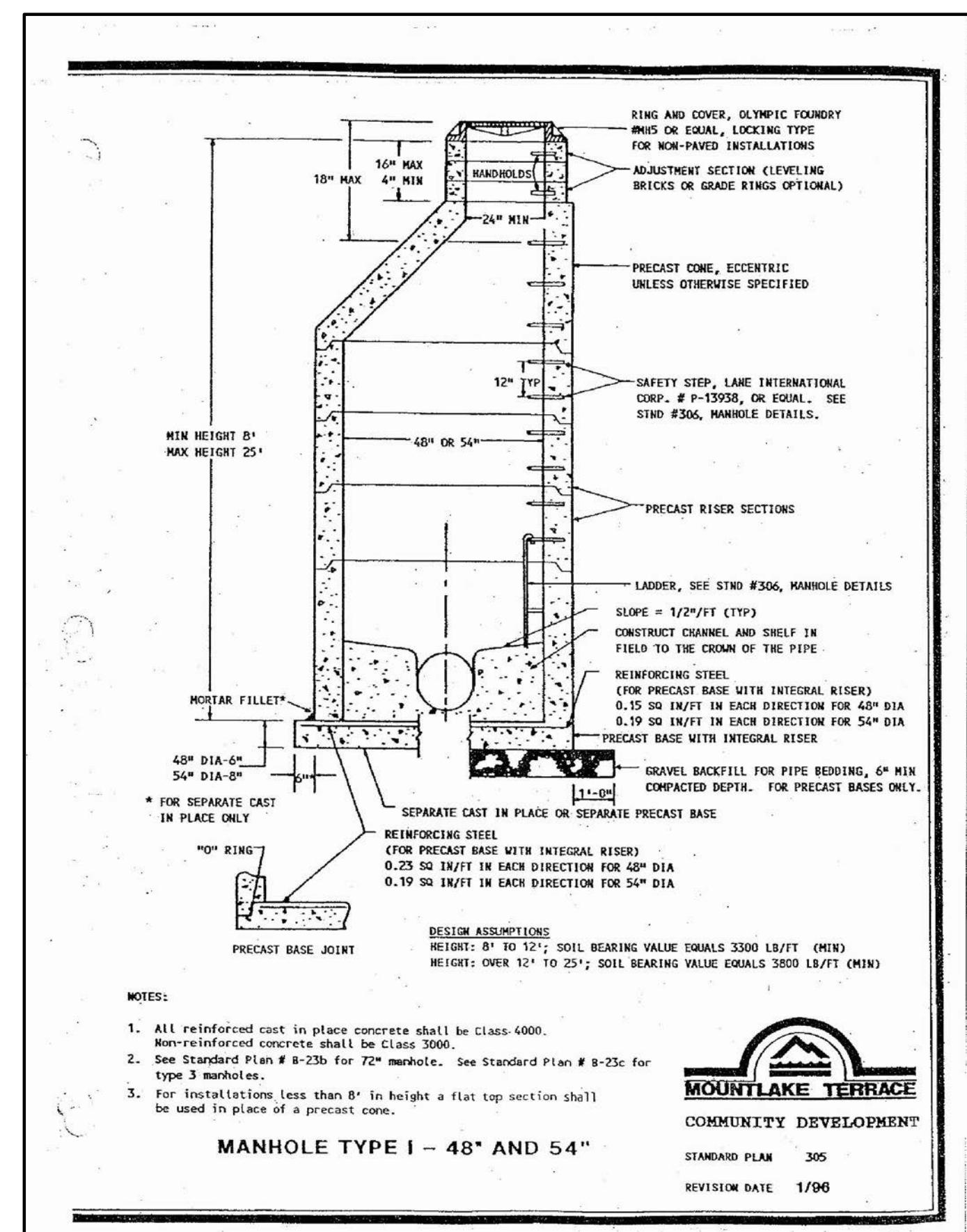
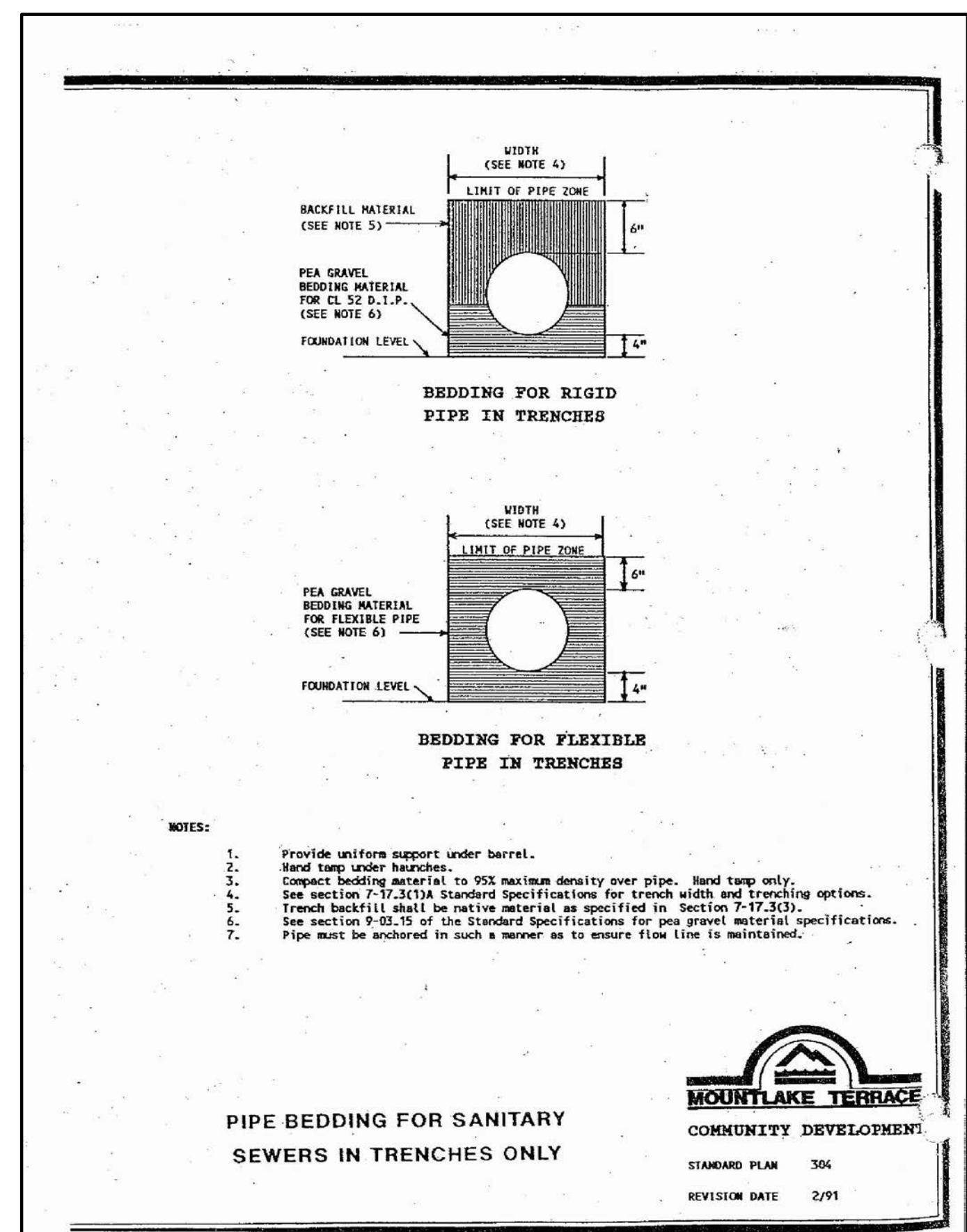
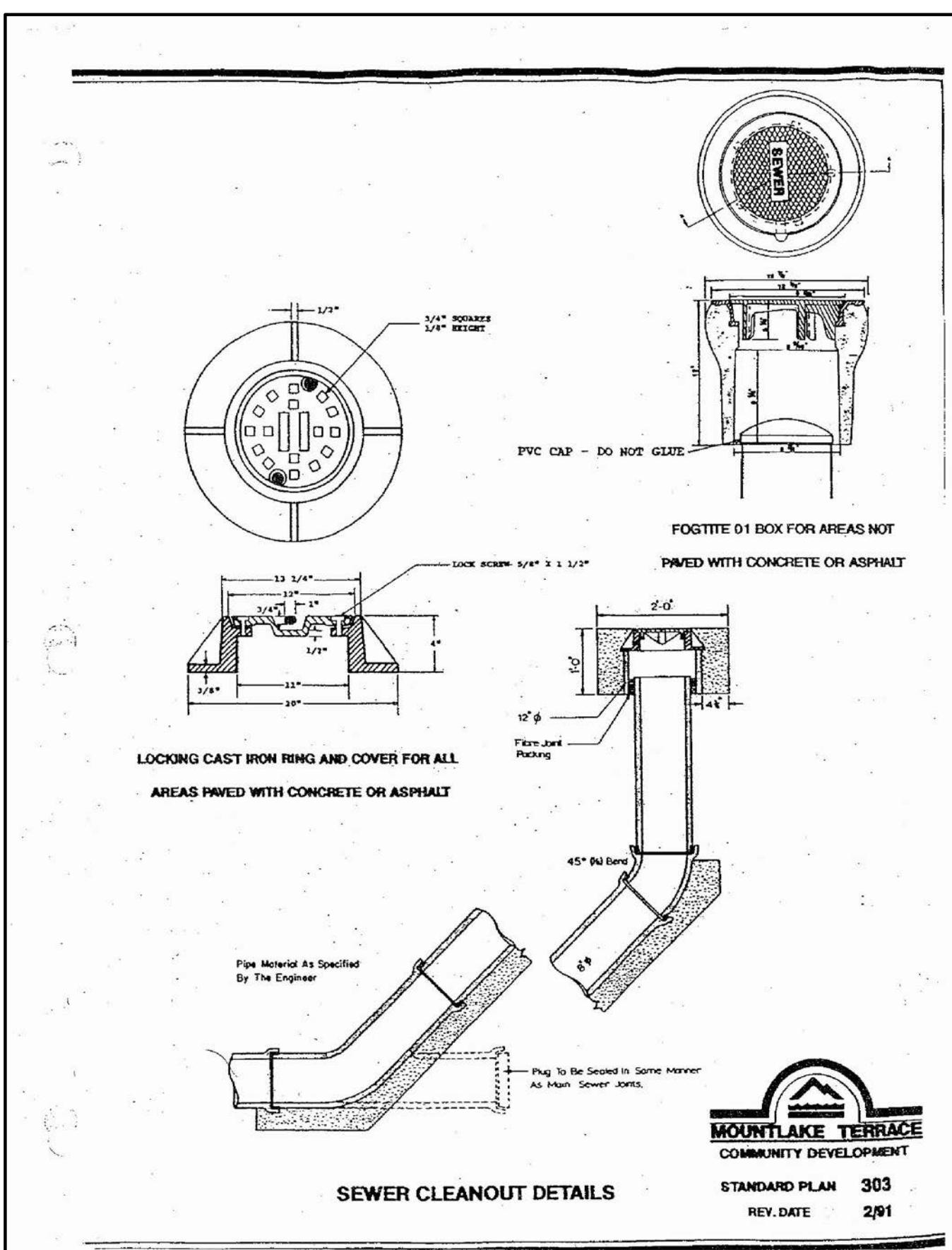
AS-BUILT PLANS

JURISDICTION: MOUNTLAKE TERRA
SS-03
SHEET **21** OF **25**

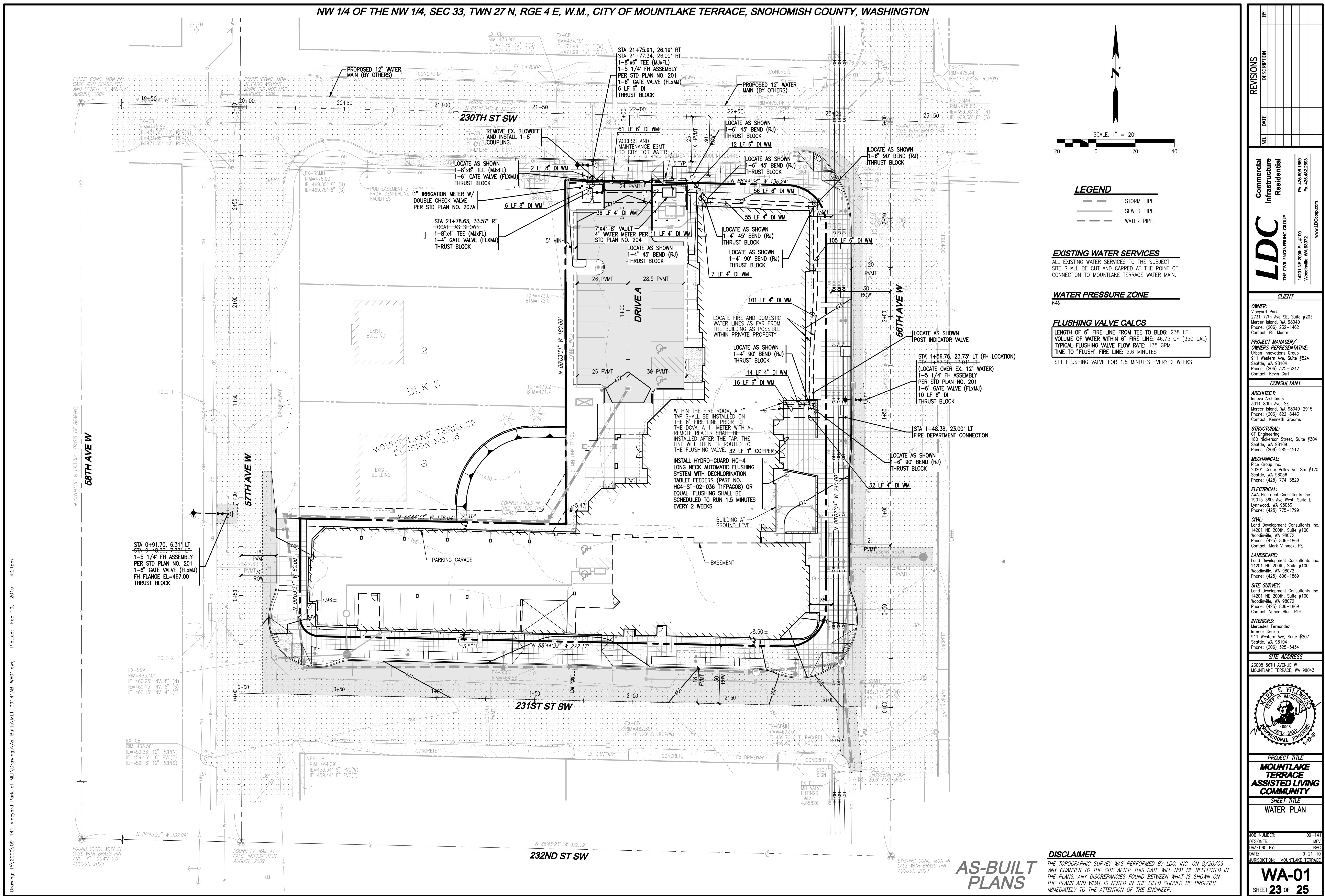


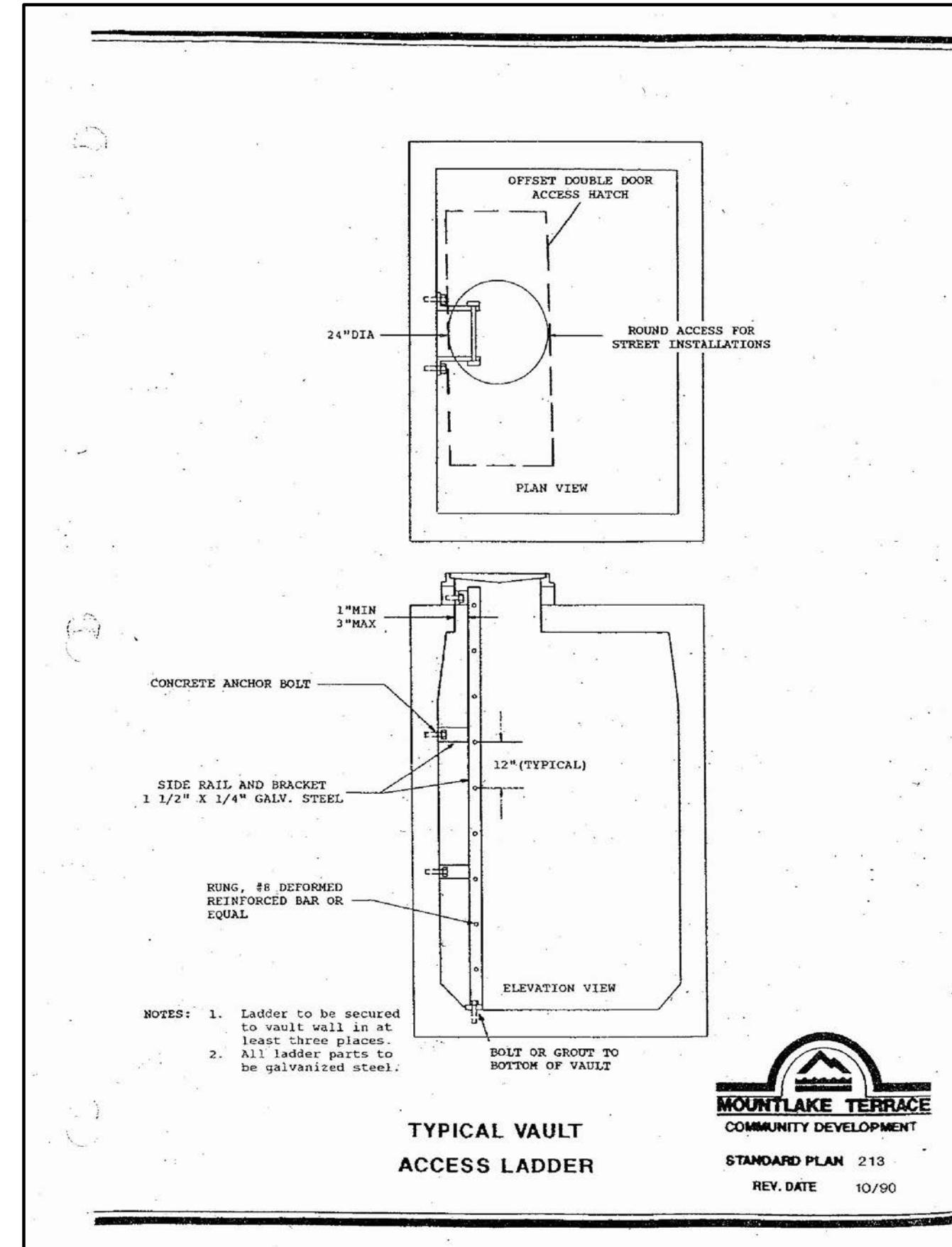
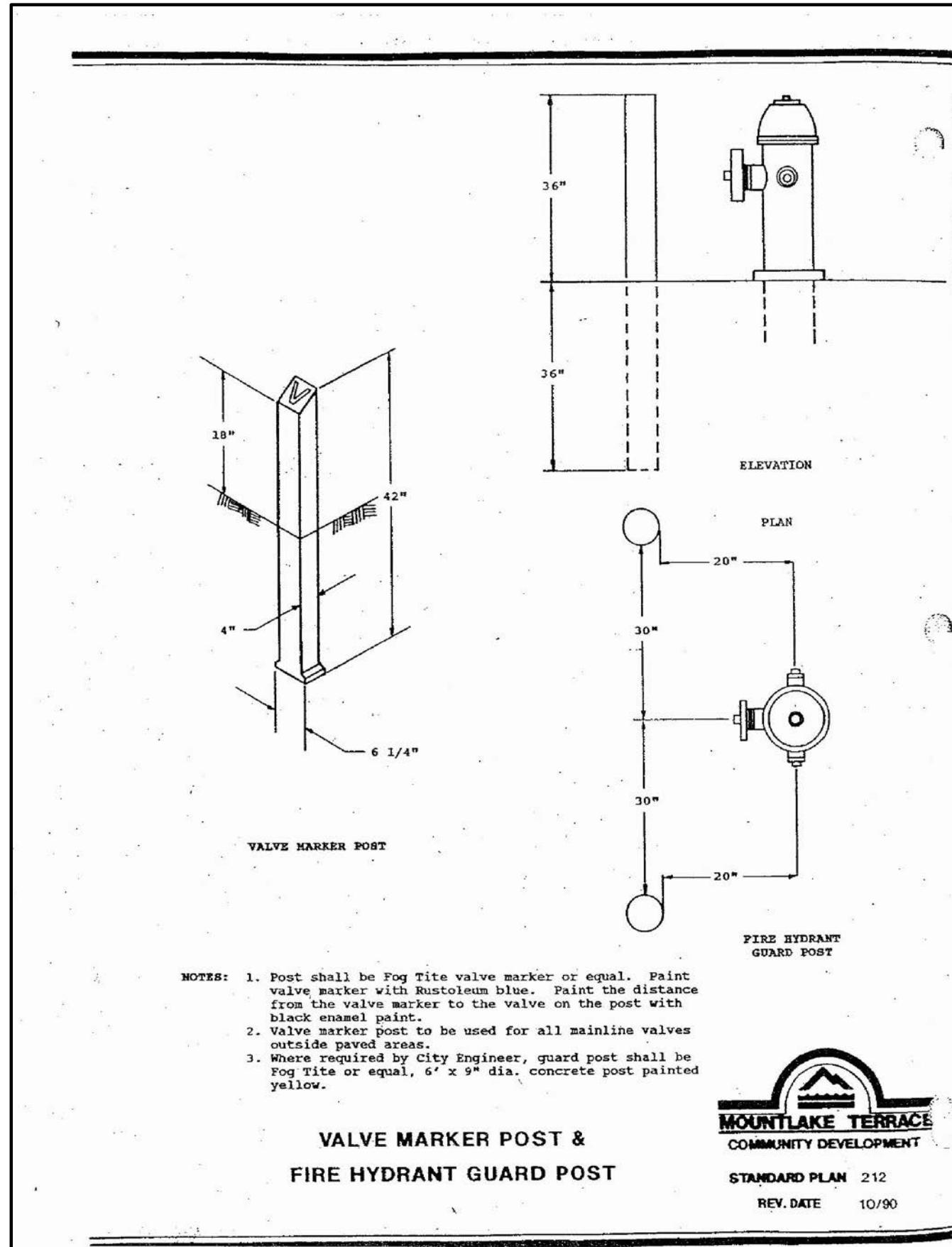
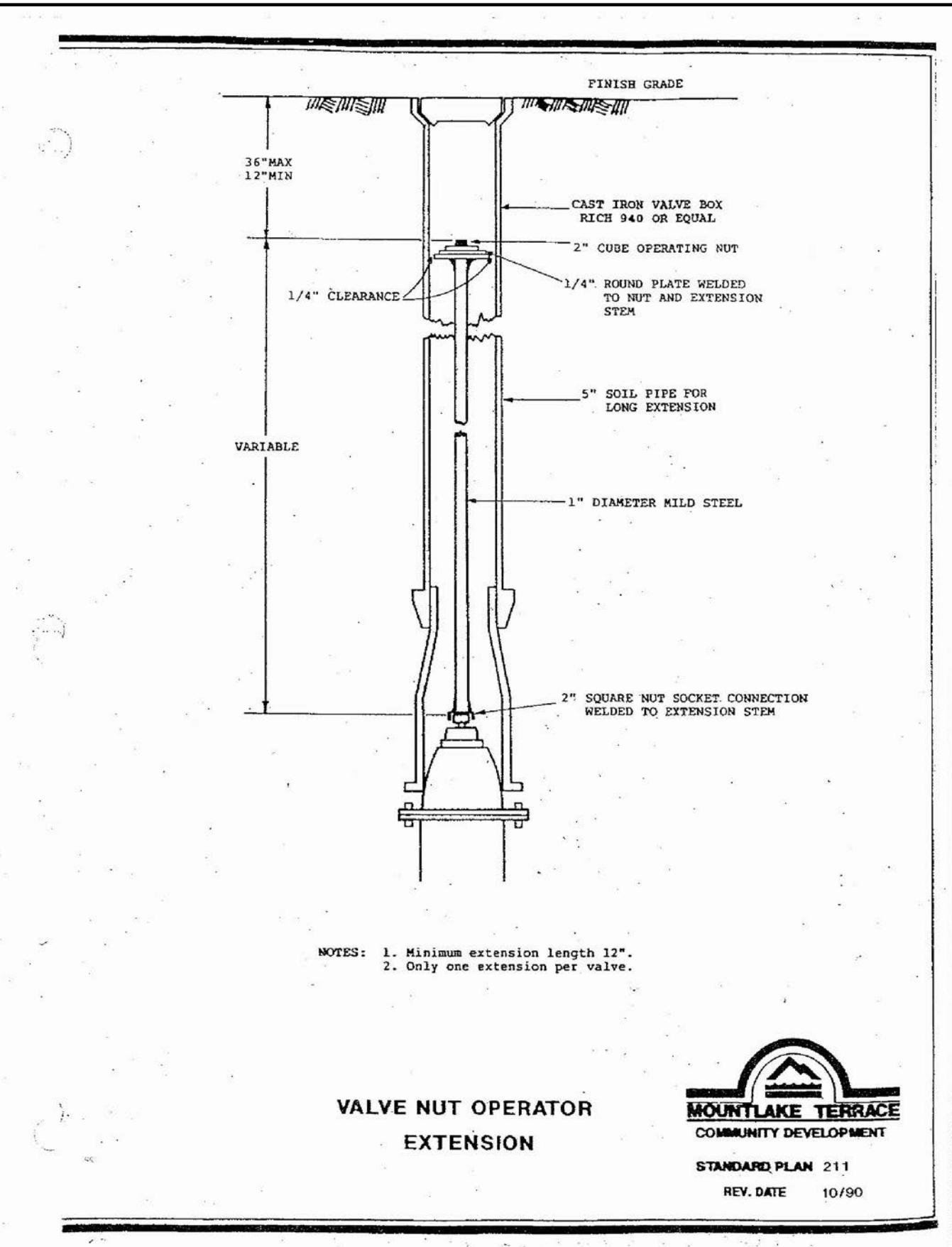
SANITARY SEWER GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION," WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, CURRENT ADDITION, TOGETHER WITH THE LATEST EDITION OF THE CITY OF MOUNTLAKE TERRACE ENGINEERING STANDARDS.
2. AN APPROVED COPY OF THESE PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN CITY RIGHT-OF-WAY.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CITY OF MOUNTLAKE TERRACE ENGINEERING DEPARTMENT (776-1161) MUST BE CONTACTED FOR A PRECONSTRUCTION MEETING.
5. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT THE UTILITIES UNDERGROUND LOCATION SERVICE (1-800-424-5555) PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE IMMEDIATELY CONTACTED IF A UTILITY CONFLICT EXISTS.
6. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS WHICH ARE ON FILE IN THE CITY OF MOUNTLAKE TERRACE ENGINEERING DEPARTMENT. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY.
7. ALL NEW SANITARY SEWER LINES SHALL BE SEALED OFF AT THE EXISTING TRUNK CONNECTION POINT UNTIL ALL UPSTREAM CONSTRUCTION IS COMPLETE, CLEANED, TESTED, LAMPED, AND ACCEPTED BY THE CITY OF MOUNTLAKE TERRACE. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED FROM PIPE PRIOR TO OPENING SEAL. AT THE END OF THE PROJECT AND PRIOR TO ACCEPTANCE, ALL SANITARY SEWER LINES SHALL BE INSPECTED BY TV VIEWING, RECORDED ON VHS TAPE, AND SUBMITTED TO THE CITY AS A PERMANENT RECORD.
8. MANHOLES AND LIDS:
 - A. ALL MANHOLES SHALL BE MOUNTLAKE TERRACE STANDARD PLAN NO. 305 (TYP) TYPE, WITH ECCENTRIC CONE.
 - B. OUTSIDE DROP CONNECTIONS SHALL BE CONSTRUCTED IN CONFORMANCE TO MOUNTLAKE TERRACE STANDARD PLAN NO. 308.
 - C. ALL MANHOLES SHALL HAVE A MINIMUM DROP OF 0.10 FEET BETWEEN INVERTS.
 - D. ALL MANHOLES NOT IN PAVED AREAS SHALL HAVE LOCKING LIDS.
 - E. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL MANHOLE TOPS TO MATCH FINAL ASPHALT ELEVATIONS AND GROUND ELEVATIONS IN LANDSCAPED AREAS.
9. SEWER PIPE, BEDDING, AND TRENCH COMPACTION:
 - A. ALL SEWER PIPE SHALL BE ONE OF THE FOLLOWING:
 - 1) PVC, CONFORMING TO ASTM D-3034, SDR 35
 - 2) DUCTILE IRON, CLASS 50, CONFORMING TO AWWA C151
 - 3) PIPE MAY BE ANY OF THE ABOVE PROVIDED:
 - a) ADJOINING PIPE LENGTHS MUST BE OF THE SAME MATERIALS AND BE PROVIDED WITH RUBBER GASKET JOINTS.
 - b) WHERE A PIPE MATERIAL IS SPECIFICALLY SHOWN ON THE PLAN, THAT MATERIAL MUST BE USED.
 - B. PIPE BEDDING SHALL CONFORM TO SECTION 7-17.3(1B), STANDARD SPECIFICATIONS. BEDDING MATERIAL SHALL CONFORM TO SECTION 9-03.15.
 - C. TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DRY OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR) PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
10. SIDE SEWER LATERALS:
 - A. SIDE SEWERS SHALL BE 6" MINIMUM DIAMETER WITH 1.0% MINIMUM SLOPE.
 - B. SIDE SEWERS SHALL BE TESTED FOR LEAKAGE AT THE SAME TIME THE MAIN LINE SEWER IS TESTED. IF NOT TESTED TOGETHER, PROVIDE TEST TEES AT SEWER CONNECTIONS.
 - C. BUILDINGS GREATER THAN 10 UNITS SHALL BE SERVICED BY ONE OF THE FOLLOWING METHODS:
 - 1) SINGLE 8" DIAMETER SERVICE WITH CLEANOUT CONNECTED TO TRUNK INTO MANHOLE ONLY.
 - 2) ALTERNATE CONNECTION METHODS IN COMPLIANCE WITH "CRITERIA FOR SEWAGE DESIGN", WASHINGTON STATE DEPARTMENT OF ECOLOGY.
 - D. ALL LATERAL CONNECTIONS TO SEWER MAINS SHALL BE MADE WITH A WYE OR SWEEPING TEE. WHERE NO TEE, WYE, OR RISE IS AVAILABLE, USE AN APPROVED SADDLE FOR SEWER CONNECTION.
 - E. CLEANOUTS MUST BE PROVIDED AT THE RIGHT-OF-WAY LINE FOR LATERALS EXTENDING FROM CITY OWNED MAINS. ALL CLEANOUTS MUST BE BROUGHT TO THE SURFACE IN ACCORDANCE WITH STANDARD PLAN NO. 303.
11. CONSTRUCTION OF Dewatering SYSTEMS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 7-17.3(1A).
12. WHENEVER SEWERS MUST CROSS UNDER WATER MAIN THE SEWER SHALL BE LAID AS SPECIFIED IN "CRITERIA FOR SEWAGE DESIGN", WASHINGTON STATE DEPARTMENT OF ECOLOGY.
13. BUILDINGS SHALL NOT BE PERMITTED WITHIN 10 FEET, OR CARPORTS WITHIN 5 FEET, OF THE SPRING LINE OF ANY SANITARY SEWER MAIN. SIDE SEWERS 6" DIAMETER OR LESS MAY BE LOCATED WITHIN 30' OF A STRUCTURE PROVIDED THAT THE SOIL SUPPORT PRISM IS NOT DISTURBED FOR THE ADJACENT FOUNDATION.
14. PRIOR TO OCCUPANCY, THE DEVELOPER SHALL GRANT NECESSARY SANITARY SEWER EASEMENTS TO THE CITY OF MOUNTLAKE TERRACE. THE WIDTH SHALL EQUAL THE NOMINAL DEPTH TO THE INVERT, BUT SHALL NOT BE LESS THAN 10'.
15. AN AS-BUILT SANITARY SEWER DRAWING SHALL BE SUBMITTED FOR ALL DEVELOPMENTS, SHORT PLATS AND SUBDIVISIONS.
16. ALL SEWERS SHALL BE DESIGNED AND CONSTRUCTED TO GIVE MEAN VELOCITIES, WHEN FLOWING FULL, OF NOT LESS THAN 2 FEET PER SECOND.
17. SAND COLLARS OR OTHER CITY APPROVED COUPLINGS ARE REQUIRED ON ALL PVC PIPE CONNECTIONS TO CONCRETE MANHOLES.



REVISIONS	DESCRIPTION	BY
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CLIENT

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Seattle, Washington

Contact: Kevin Carl
CONSULTANT
ARCHITECT

ARCHITECT:
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Mercer Island, WA 98040-2915
Phone: (206) 622-8443
Contact: Kenneth Grooms

CI Engineering
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Seattle, WA 98109
Phone: (206) 285-4512

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19015 36th Ave West, Suite E

Lynnwood, WA 98036
Phone: (425) 775-1799

Woodinville, WA 98072 "
Phone: (425) 806-1869
Contact: Mark Villwock, PE

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14201 NE 200th, Suite #100
Woodinville, WA 98072
Phone: (425) 806-1869

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

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

SITE ADDRESS

The seal of the State of Washington, featuring a central shield with a plow, a sheaf of wheat, and a salmon, surrounded by a circular border with the words "THE GREAT SEAL OF THE STATE OF WASHINGTON".

A close-up view of the portrait of George Washington on the one-dollar bill. The image shows his head and shoulders, framed by a circular border. He is wearing a white wig and a blue military uniform with a red sash. The background is dark.

A circular seal for a professional engineer. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "REGISTERED" at the bottom. The inner circle has "40908" at the top and "2-15-15" at the bottom. There are two crossed gears at the bottom.

PROJECT TITLE
**MOUNTLAKE
TERRACE
ASSISTED LIVING**

**ASSISTED LIVING
COMMUNITY**

SHEET TITLE

WATER NOTES

ANSWER AND DETAILS

JOB NUMBER:	09-141
DESIGNER:	MEV
DRAFTING BY:	BPC
DATE:	9-21-10
JURISDICTION:	MOUNTLAKE TERRACE

WA-03

SHEET **25** OF **25**

AS-BUILT PLANS

WA-03
SHEET **25** OF **25**