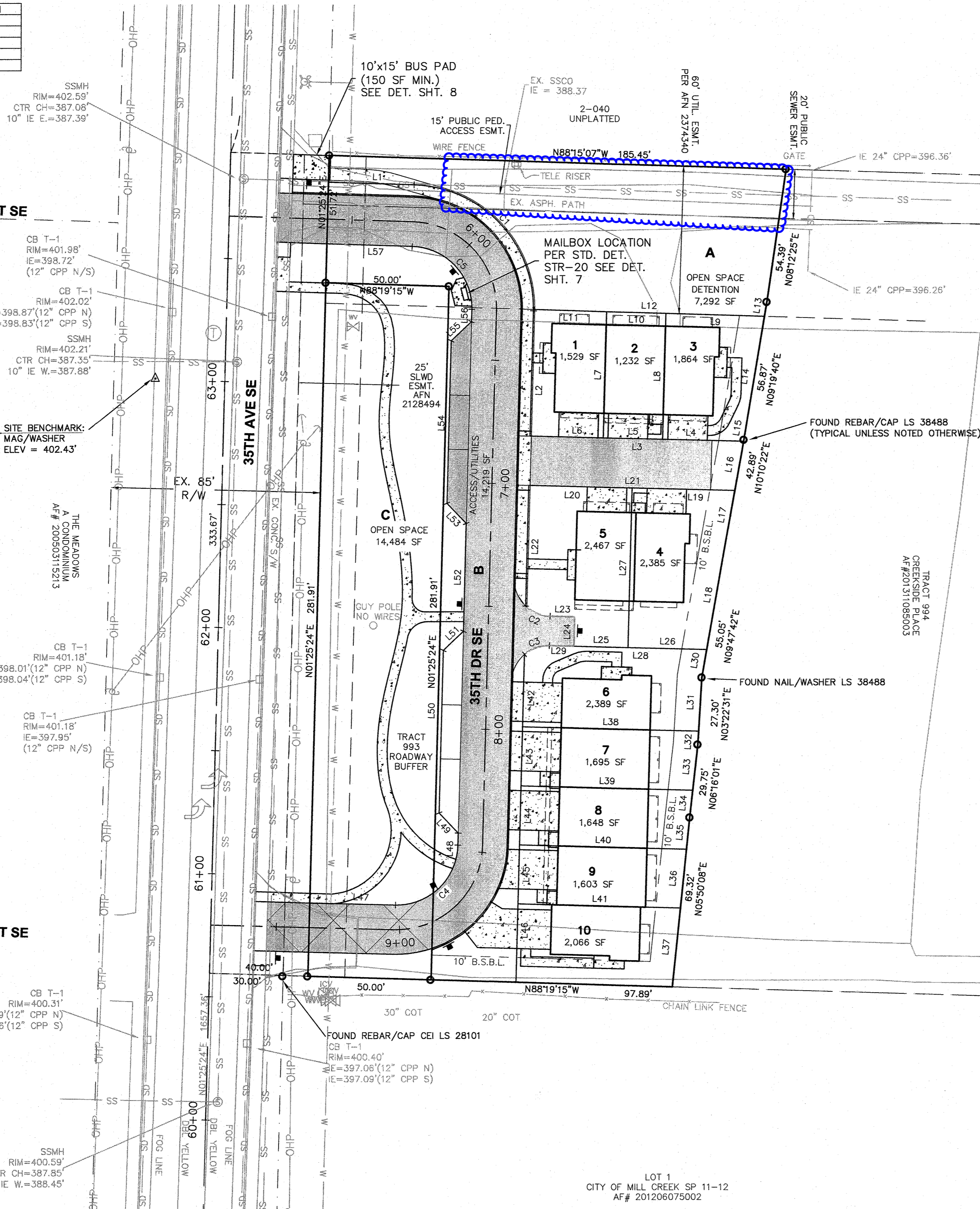


CREEKSID WEST

SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	50.00'	89°40'31"	78.26'
C2	15.00'	41°48'37"	10.95'
C3	15.00'	41°48'37"	10.95'
C4	24.84'	89°59'59"	39.01'
C5	25.00'	89°40'31"	39.13'

LINE	BEARING	DISTANCE
L1	N88°15'07"W	34.78'
L2	N01°25'24"E	50.94'
L3	N88°34'36"W	86.60'
L4	N88°34'36"W	32.89'
L5	N88°34'36"W	24.00'
L6	N88°34'36"W	29.71'
L7	N01°25'24"E	51.38'
L8	N01°25'24"E	51.25'
L9	N88°15'07"W	39.99'
L10	N88°15'07"W	24.00'
L11	N88°15'07"W	29.72'
L12	N88°15'07"W	93.70'
L13	N09°19'40"E	6.01'
L14	N09°19'40"E	50.86'
L15	N10°10'22"E	0.65'
L16	N10°10'22"E	20.24'
L17	N10°10'22"E	22.01'
L18	N09°47'42"E	43.62'
L19	N88°34'36"W	41.64'
L20	N88°34'36"W	41.89'
L21	N88°34'36"W	83.53'
L22	N01°25'24"E	49.08'
L23	N88°34'36"W	10.00'
L24	N01°25'24"E	12.00'
L25	N88°34'36"W	21.89'
L26	N88°34'36"W	31.94'
L27	N01°25'24"E	64.90'
L28	N88°34'36"W	53.83'
L29	N88°34'36"W	10.00'
L30	N09°47'42"E	11.43'
L31	N03°22'31"E	21.95'
L32	N03°22'31"E	5.35'
L33	N06°16'01"E	18.72'
L34	N06°16'01"E	11.03'
L35	N05°50'08"E	13.05'
L36	N05°50'08"E	24.07'
L37	N05°50'08"E	32.20'
L38	N88°34'36"W	71.42'
L39	N88°34'36"W	69.65'
L40	N88°34'36"W	67.72'
L41	N88°34'36"W	65.87'
L42	N01°25'24"E	29.43'
L43	N01°25'24"E	24.00'
L44	N01°25'24"E	24.00'
L45	N01°25'24"E	24.00'
L46	N01°25'24"E	31.82'
L47	N88°34'11"W	34.82'
L48	N01°35'15"E	4.87'
L49	N43°34'36"W	11.33'
L50	N01°25'24"E	66.00'
L51	N46°25'24"E	11.31'
L52	N01°25'24"E	43.86'
L53	N43°35'46"W	11.31'
L54	N01°24'14"E	66.00'
L55	N46°24'14"E	11.35'
L56	N01°25'24"E	5.00'
L57	N88°15'07"W	34.64'



ADDRESS ASSIGNMENT:

UNIT NO.	ADDRESS
1	13407 35TH DR SE
2	13409 35TH DR SE
3	13411 35TH DR SE
4	13417 35TH DR SE
5	13415 35TH DR SE
6	13423 35TH DR SE
7	13425 35TH DR SE
8	13427 35TH DR SE
9	13429 35TH DR SE
10	13431 35TH DR SE

Field Note Revision 4-26-21 to shift northern pedestrian path to the south to align with existing walkway to the east - Approved by Christi Schmidt. To be shown on As-Builts.

GENERAL PLAN NOTES

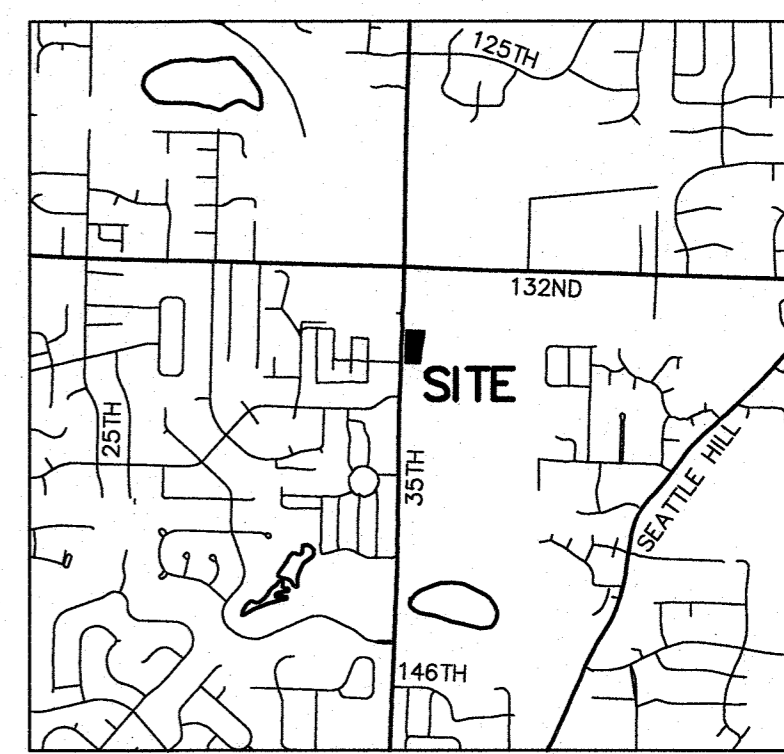
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE WSDOT "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION", CITY OF MILL CREEK STANDARD PLANS AND ANY DEVELOPMENT CONDITIONS OF APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THEIR PROFESSIONAL ENGINEER TO CORRECT AND NOTE ANY ERRORS, OMISSIONS, OR VARIATIONS FROM THE REQUIREMENTS FOUND IN THESE PLANS.
- A CITY RIGHT-OF-WAY (ROW) PERMIT IS REQUIRED FOR ANY WORK THAT WILL IMPACT THE PUBLIC ROW IN ACCORDANCE WITH MCMC CHAPTER 12.04.
- PRIOR TO BEGINNING ANY SITE CONSTRUCTION, THE APPLICANT, THEIR ENGINEER AND CONTRACTOR SHALL MEET WITH THE PUBLIC WORKS DEPARTMENT FOR A PRE-CONSTRUCTION MEETING.
- A COPY OF THE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- PRIOR TO ANY TREE REMOVAL ON SITE, THE CLEARING LIMITS SHALL BE LOCATED AND PROTECTED AS REQUIRED ON THE APPROVED PLANS. BARRIER FENCING SHALL BE PLACED AROUND THE DRILLLINE OF THE TREES TO BE RETAINED AND CITY STAFF SHALL FIELD INSPECT THE TREES TO BE RETAINED PRIOR TO COMMENCEMENT OF CLEARING AND GRADING ACTIVITIES.
- IN ACCORDANCE WITH MCMC SECTION 15.10.075.B, WHERE TREES DESIGNATED TO BE RETAINED ARE DAMAGED, DESTROYED OR REMOVED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, A PENALTY IN THE AMOUNT OF \$1,000 MAY BE ASSESSED PER TREE, AND EACH TREE SHALL BE REPLACED AT A 3:1 RATIO.
- APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND CLEARING IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THESE BMP'S MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
- BETWEEN OCTOBER 1 AND APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN TWO DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN SEVEN DAYS. ANY UNWORKED SOIL SHALL BE STABILIZED WITH AN APPROVED BMP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- PUBLIC STREETS SHALL BE CLEANED ONCE PER DAY WITH A REGENERATIVE AIR VACUUM SWEEPER OR AS DIRECTED BY THE CITY. FLUSHING OF STREETS WITH WATER WILL NOT BE ALLOWED.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITY LOCATE CENTER AT 811 NO LESS THAN 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL OTHER NECESSARY PERMITS AND REQUIREMENTS BY THE CITY OF MILL CREEK OR OTHER GOVERNING AUTHORITY/AGENCY.

NOTES

- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY PURSUANT TO WAC 32-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206.902.1190).

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET SE
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

A COPY OF THE APPLICATION SHALL BE FORWARDED TO THE CITY OF MILL CREEK CITY ENGINEER. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR. AT THE COST AND THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS, THE APPROPRIATE FORMS FOR THE REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL REFERENCES CONTAINED IN THESE PLANS TO THE CITY OF MILL CREEK STANDARD PLANS ARE TO THE NOV. 2006 EDITION.



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NUMBER 500056521, DATED APRIL 21, 2017)
LOT 26 AND TRACT 993, CREEKSID WEST PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 201311085003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM NAVD 88
BENCHMARK

PROJECT BENCHMARK: WGS SURVEY DATA WAREHOUSE CONTROL POINT 1041643. IT'S A WSDOT BRASS CAP IN SIDEWALK SOUTH SIDE OF 132ND ST SE (SR 99), EAST OF 35TH AVE SE. EL=458.43'
SITE BENCHMARK: SET MAG & WASHER AT BACK OF SIDEWALK ON THE WEST SIDE OF 35TH ST SE, APPROX. 27' SOUTH OF A TYPE I CB AND APPROX. 93' SOUTH OF THE NORTH LINE OF TRACT 26 EXTENDED WESTERLY.
EL=402.43'

SITE DATA

SITE ADDRESS: 13407 35TH AVE SE, MILL CREEK, WA 98012
TAX ACCOUNT NUMBER: 011354-000-026-00
EXISTING ZONING: MDR MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING: MDR MEDIUM DENSITY RESIDENTIAL
WATER SOURCE/PURVEYOR: PUBLIC/SILVER LAKE WATER & SEWER DISTRICT
SEWAGE DISPOSAL/PURVEYOR: PUBLIC/SILVER LAKE WATER & SEWER DISTRICT
TELEPHONE PURVEYORS: XFINITY
POWER/GAS PURVEYOR: PUD NO. 1/PUGET SOUND ENERGY
FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 7
SCHOOL DISTRICT: EVERETT SCHOOL DISTRICT NO. 2

OWNER/APPLICANT

CREEKSID WEST LLC
19020 33RD AVE W STE. 450
LYNNWOOD, WA 98036

CONTACT

VILLAGE LIFE
CHER ANDERSON
19020 33RD AVE W STE. 450
LYNNWOOD, WA 98036
425.778.4111

CIVIL ENGINEER

OMEGA ENGINEERING, INC.
JOSEPH SNEYD, PE
2707 WETMORE AVE.
EVERETT, WA 98201
425.387.3820
F: 425.258.1958

SURVEYOR

ALPHA SUBDIVISION PROS, INC
MATTHEW SCHNEIDERS, PLS
5205 S 2ND AVE, STE. A
EVERETT, WA 98203
425.252.1884

TOTAL AREA - 1.26 Ac
DISTURBED AREA - 0.90 Ac
OFF-SITE AREA - 0.01 Ac
PERVIOUS AREA - 0.40 Ac
IMPERVIOUS AREA - 0.53 Ac
-ROADS/SIDEWALKS = 0.31 Ac
-BUILDING = 0.22 Ac
UNDISTURBED AREA - 0.33 Ac (TRACT C)
-ROADWAY BUFFER TO BE LANDSCAPED PER MCMC 17.34



NOTE:
ALL NEW AND EXISTING UTILITY SERVICES WITHIN THE PROJECT (IE., POWER, CABLE, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND PER MCMC SECTION 17.22.110.

BY		DESCRIPTION	
DATE		DATE	
#		#	
COVER SHEET			
2707 WETMORE AVE. EVERETT, WA 98201 t 425.903.4852 f 425.258.1958			
CREEKSID WEST Snohomish County, Washington PORTION OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. VILLAGE LIFE			
PROJ. NO.	17-0514	DRN. BY:	JMS
DATE:	8/21/17		
SCALE:	1" = 30'		
DRAWING NO.	1 OF 8		

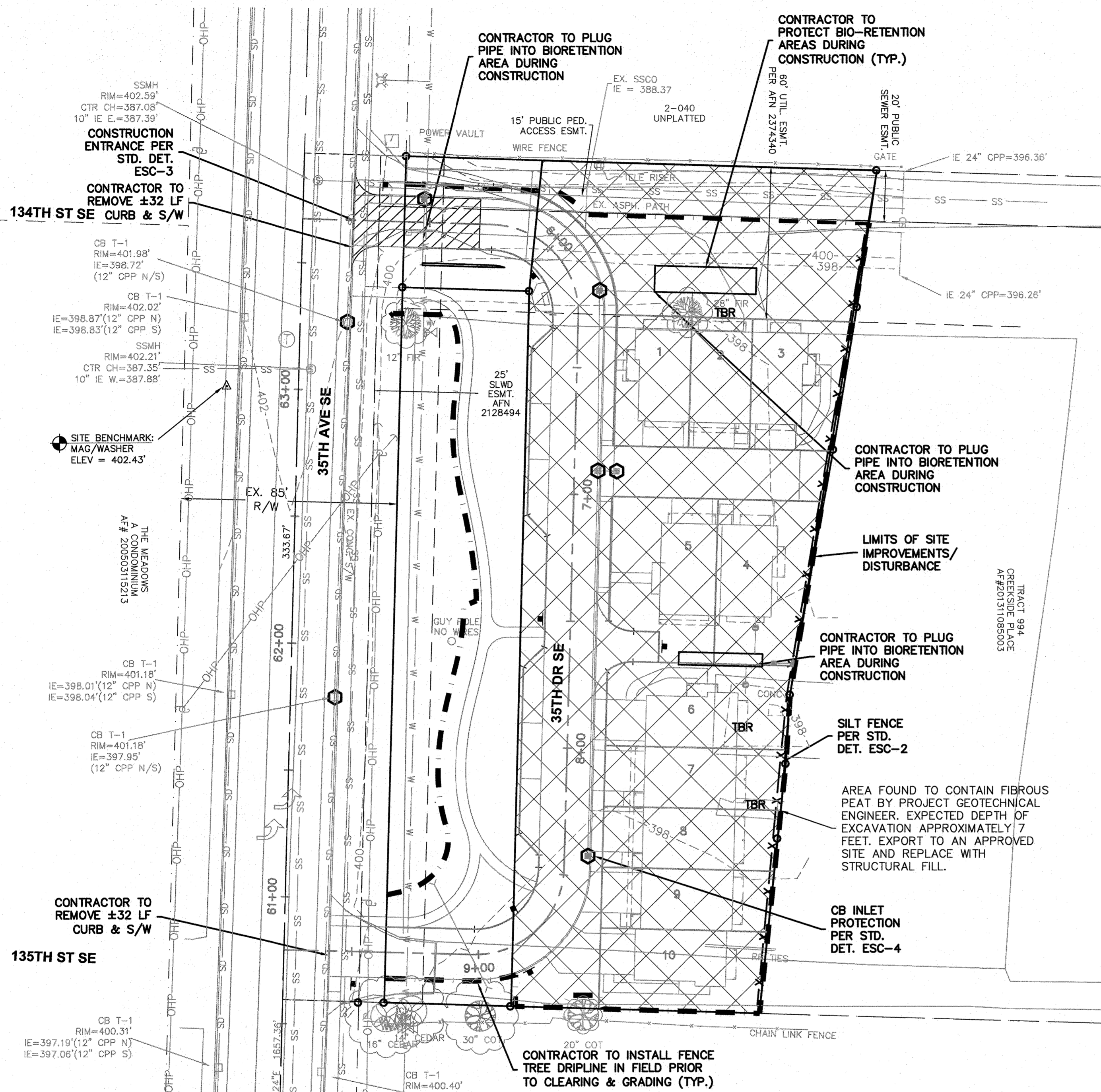
Approved as Submitted

Matthew Juley

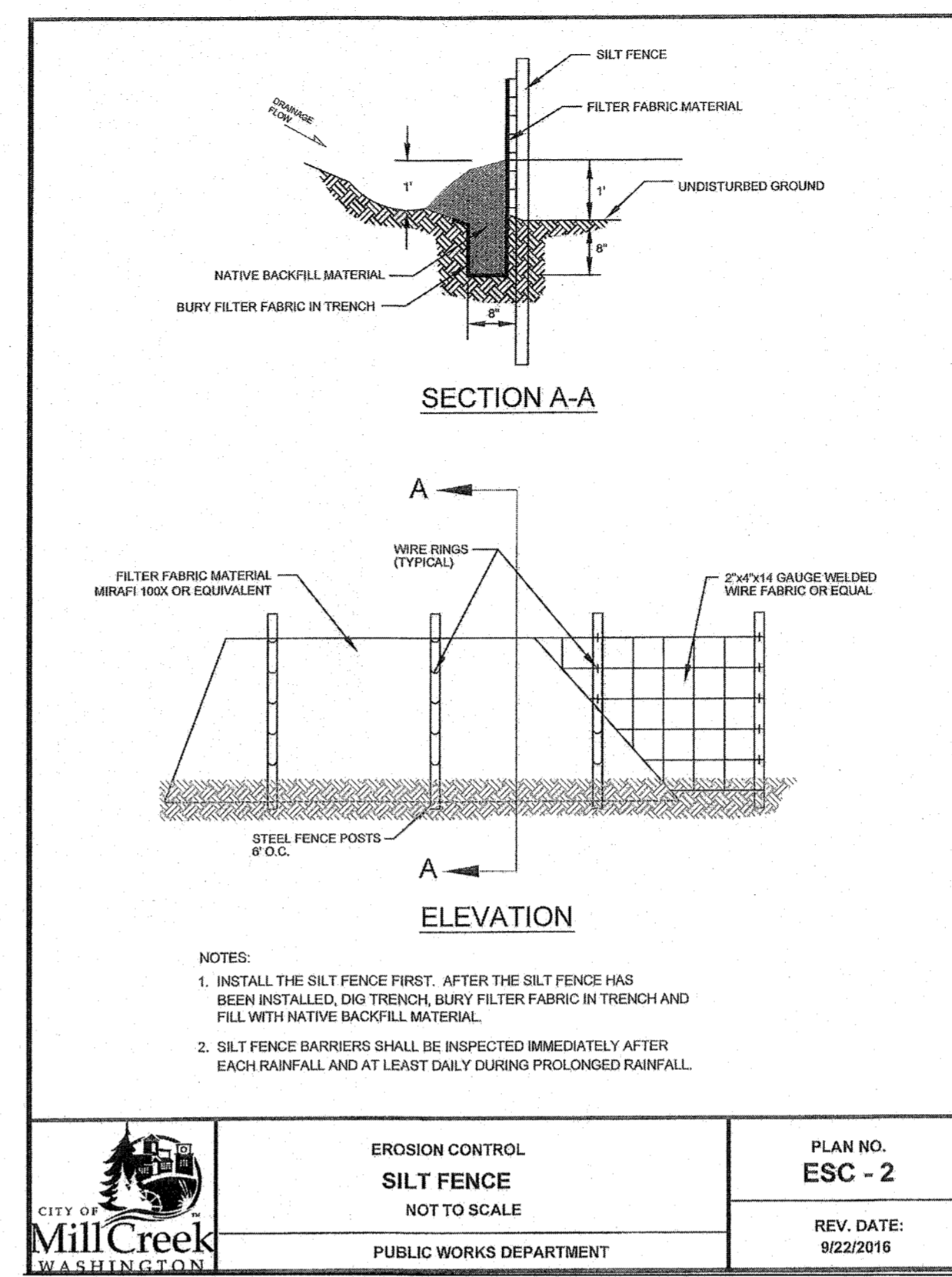
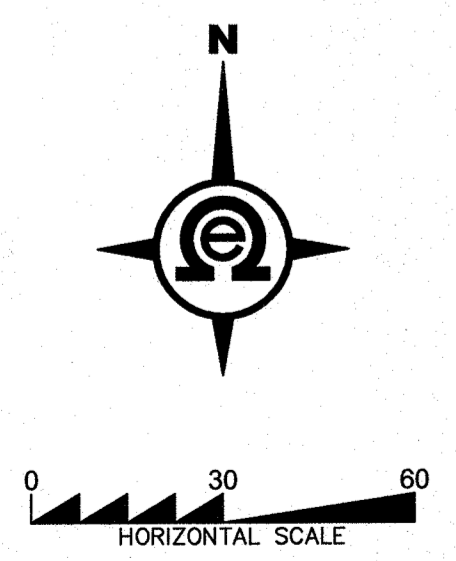
City of Mill Creek Supervising Engineer
07/19/2020

CREEKSIDE WEST

SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.



- CONSTRUCTION SEQUENCE:**
- HOLD PRE-CONSTRUCTION MEETING.
 - FLAG OR FENCE CLEARING LIMIT INFILTRATION AREAS, SIGNIFICANT TREES & CRITICAL AREAS PRIOR TO CLEARING/GRADING.
 - INSPECTION OF CLEARING LIMITS BY CITY.
 - INSTALL PERIMETER PROTECTION (SILT FENCE).
 - GRADE AND INSTALL CONSTRUCTION ENTRANCES.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF MILL CREEK STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH MILL CREEK EROSION AND SEDIMENT CONTROL STANDARDS.
 - COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
 - STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
 - SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS WITH A PERMANENT VEGETATIVE GROUND COVER AND REMOVE BMP'S IF APPROPRIATE.



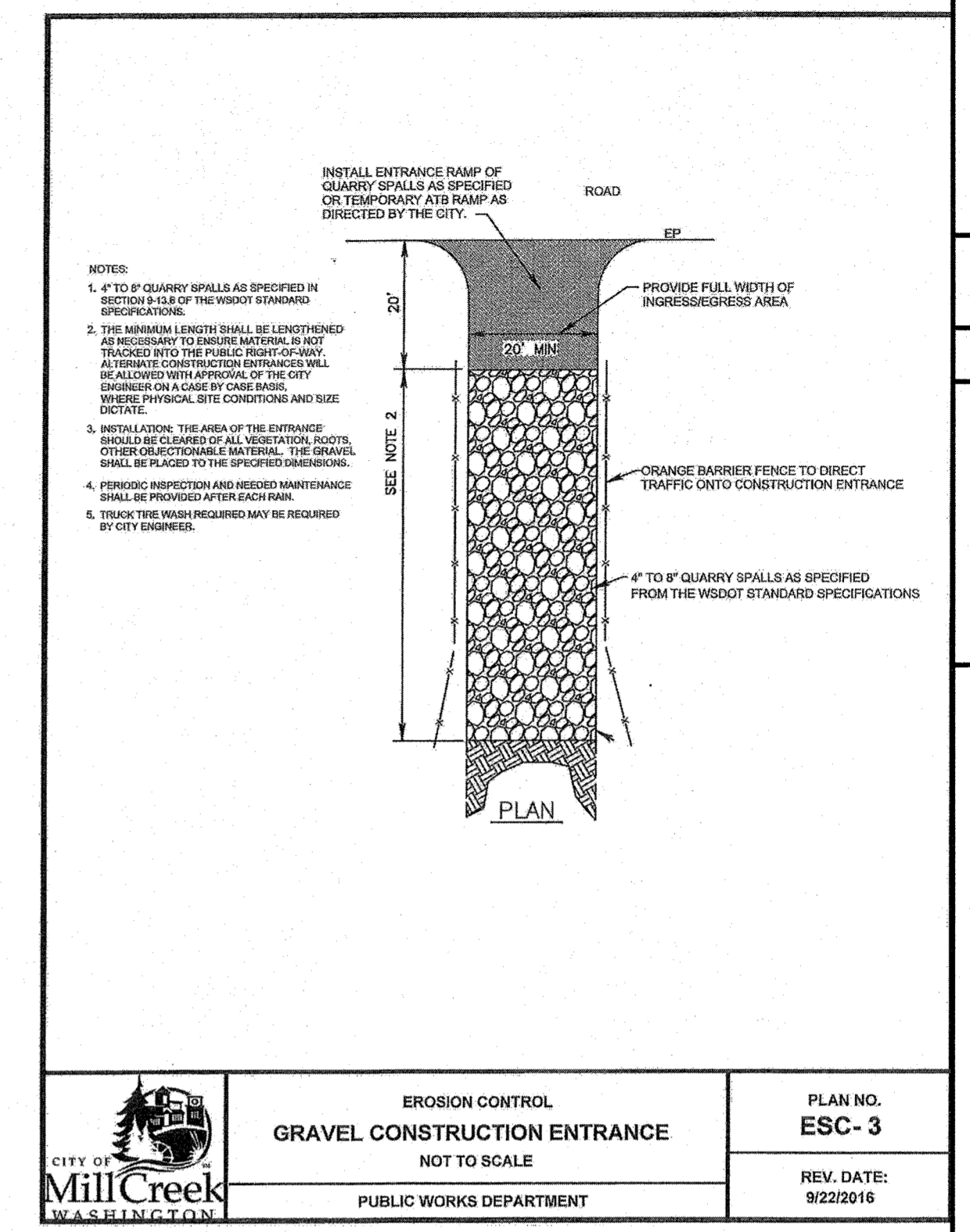
- NOTES:**
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY PURSUANT TO WAC 32-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206.902.1190).
- WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET SE
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060
- A COPY OF THE APPLICATION SHALL BE FORWARDED TO THE CITY OF MILL CREEK CITY ENGINEER. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR. AT THE COST AND THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR THE REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL REFERENCES CONTAINED IN THESE PLANS TO THE CITY OF MILL CREEK STANDARD PLANS ARE TO THE 2016 EDITION.

GRADING QUANTITIES:
CUT = 7,000 C.Y.
FILL = 18,000 C.Y.

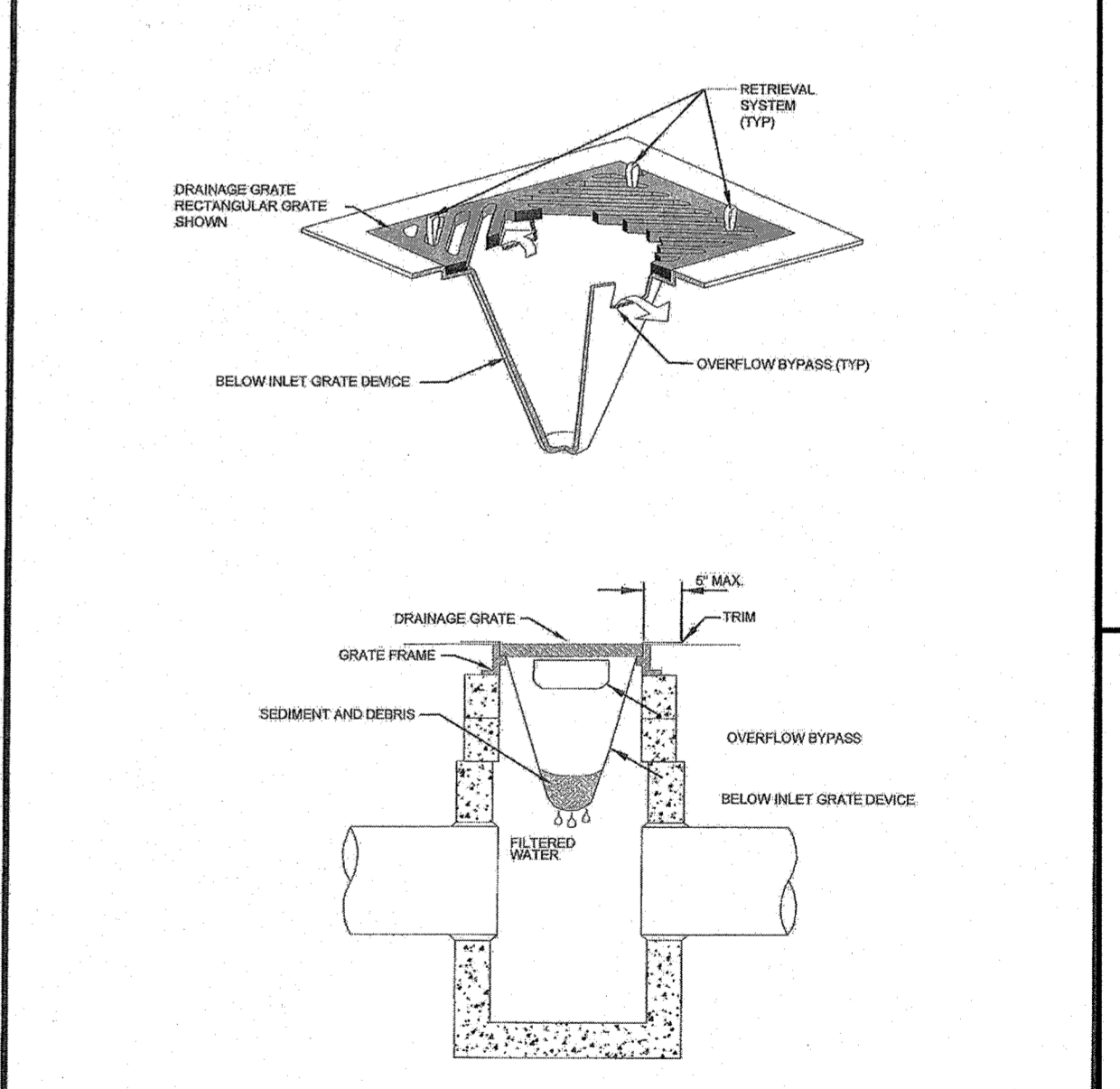
THESE GRADING QUANTITIES ARE REVISED BASED ON OUR GEOTECHNICAL ENGINEERS REPORT DATED FEBRUARY 21, 2018 (BY EARTH SOLUTIONS NW) THAT DISCUSSES SUBSURFACE CONDITIONS, THEIR FINDING STATES, BENEATH THE FILL LAYERS, NATIVE SOILS CONSISTED OF FIBROUS PEAT EXTENDING TO THE MAXIMUM EXPLORATION DEPTH OF APPROXIMATELY SEVEN FEET BELOW THE EXISTING GROUND SURFACE (BGS).

LEGEND

	INLET PROTECTION
	SILT FENCE
	LIMITS OF CLEARING



	EROSION CONTROL GRAVEL CONSTRUCTION ENTRANCE NOT TO SCALE	PLAN NO. ESC-3
	PUBLIC WORKS DEPARTMENT	REV. DATE: 9/22/2016



	EROSION CONTROL CATCH BASIN INLET PROTECTION NOT TO SCALE	PLAN NO. ESC-4
	PUBLIC WORKS DEPARTMENT	REV. DATE: 9/22/2016



Know what's below.
Call two business days before you dig.

Approved as Submitted

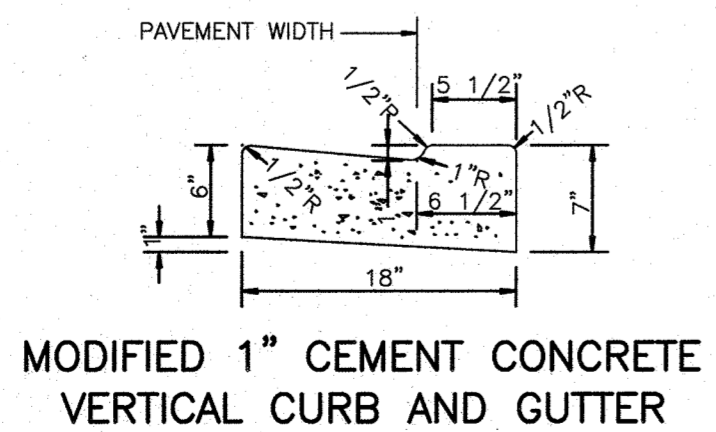
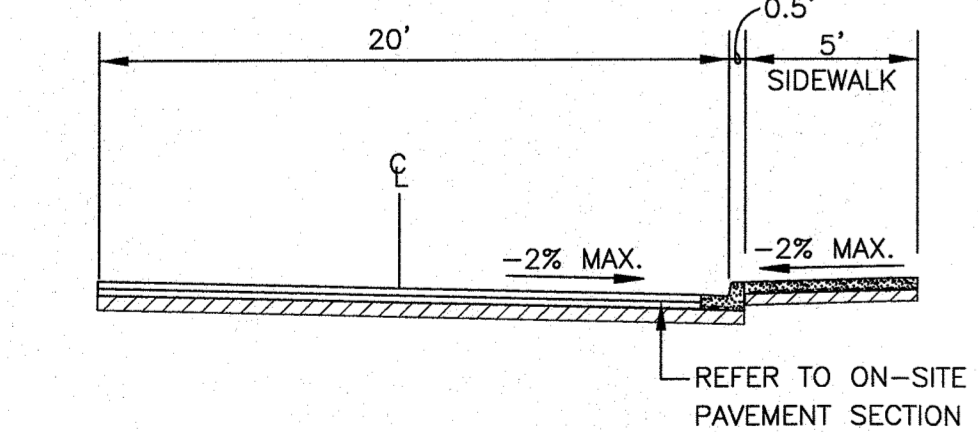
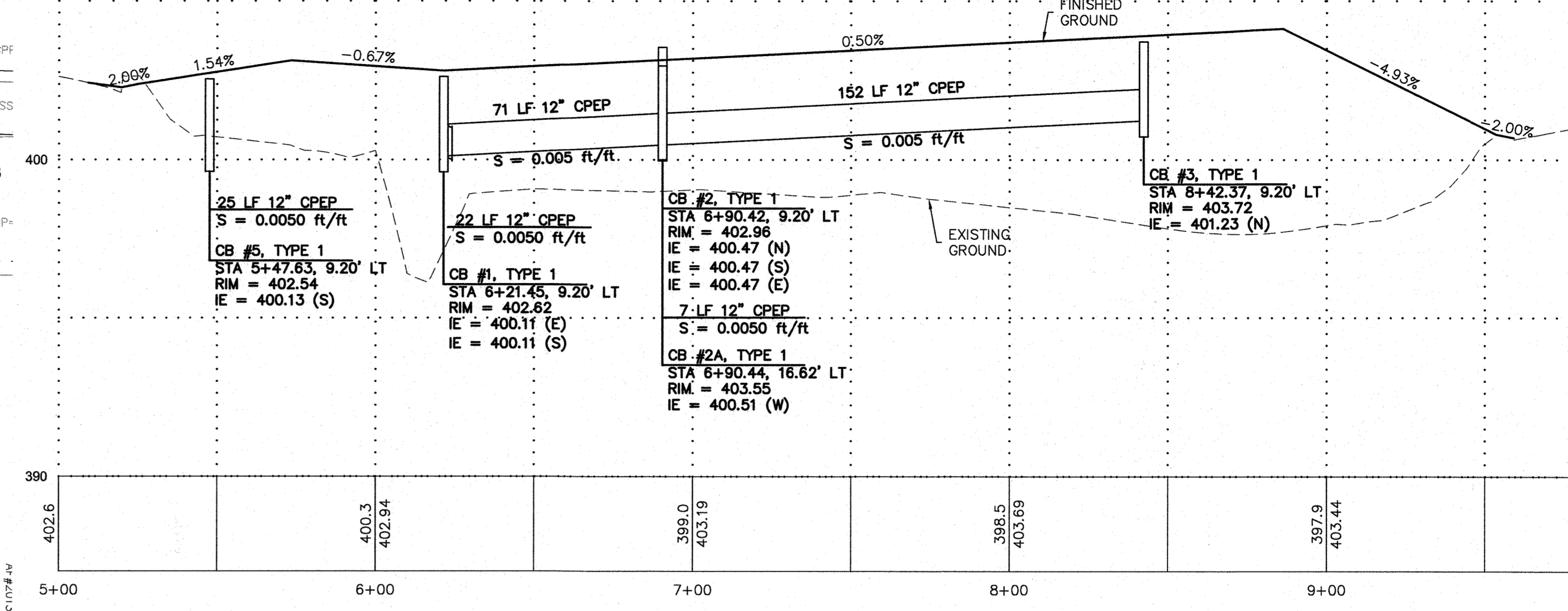
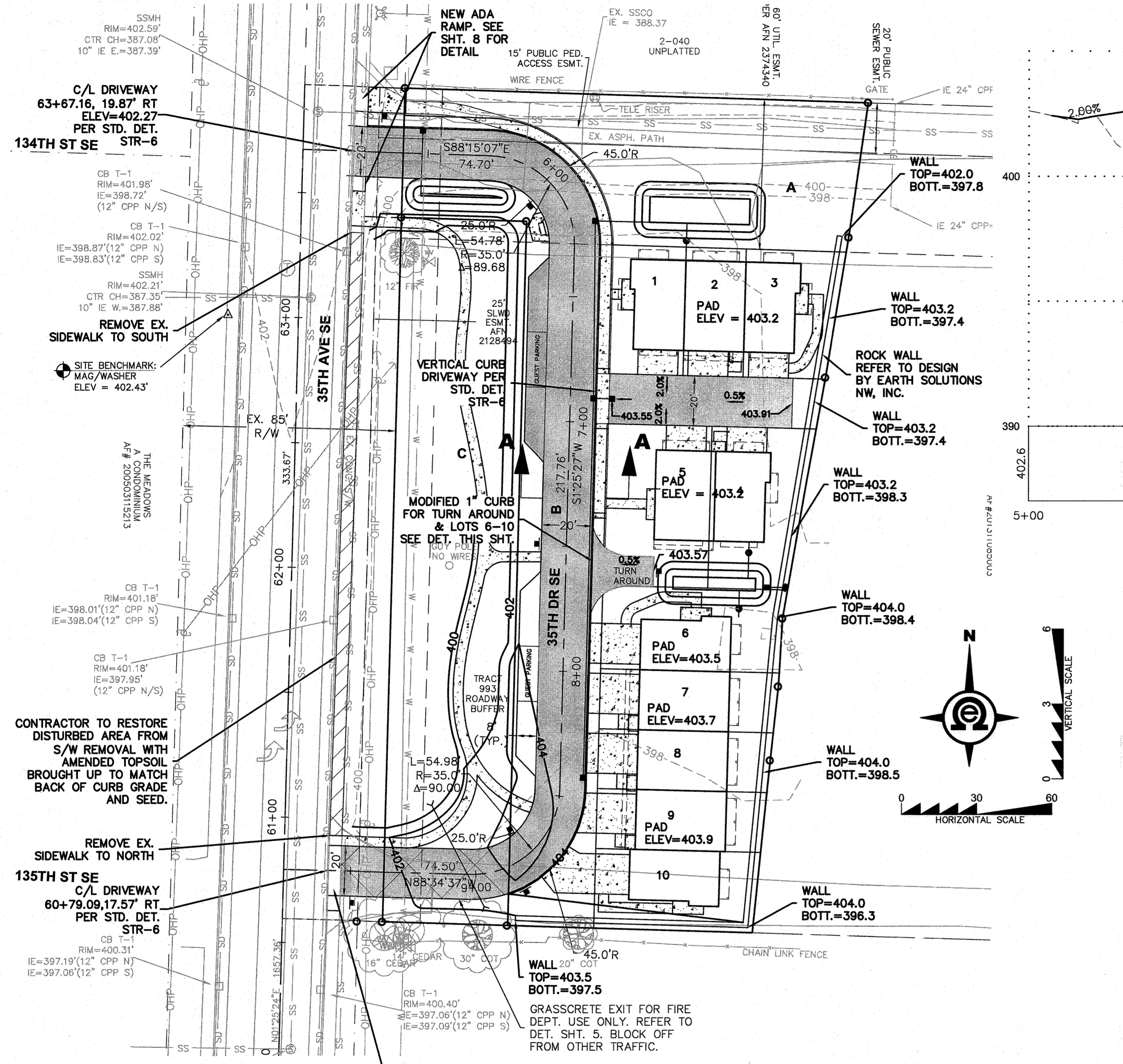
Matthew Juley

City of Mill Creek Supervising Engineer
07/19/2020

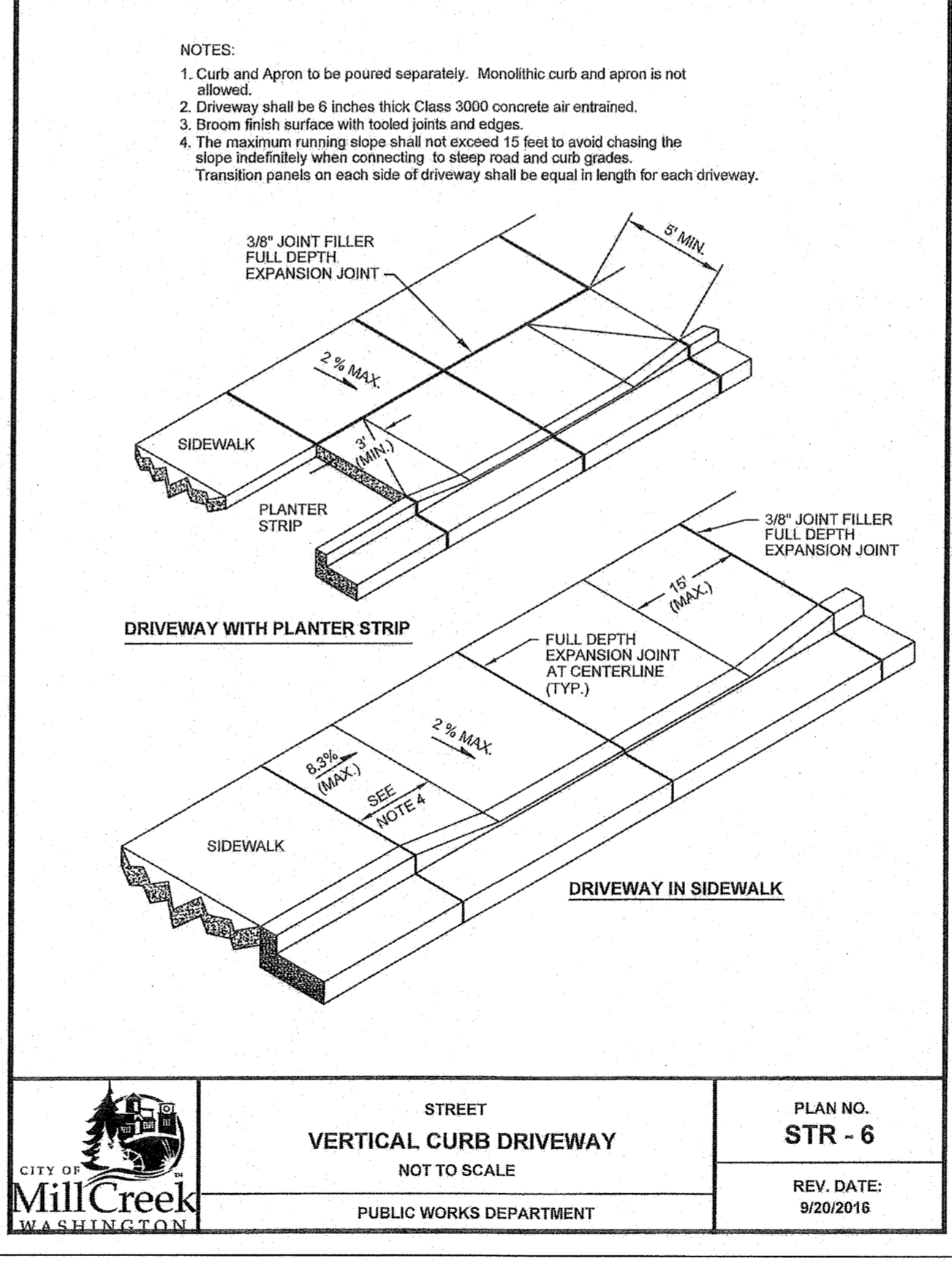
BY							
DESCRIPTION							
DATE							
R#							
SWPPP							
2707 WETMORE AVE. EVERETT, WA 98201 T 425.903.4852 F 425.259.1958							
CREEKSIDE WEST							
Snohomish County, Washington PORTION OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. The McLaughlin Group							
PROJ. NO.	17-0514	DSN BY:	JMS				
DATE:	8/21/17						
SCALE:	1" = 30'						
DRAWING NO.	2 OF 8						

CREEKSIDE WEST

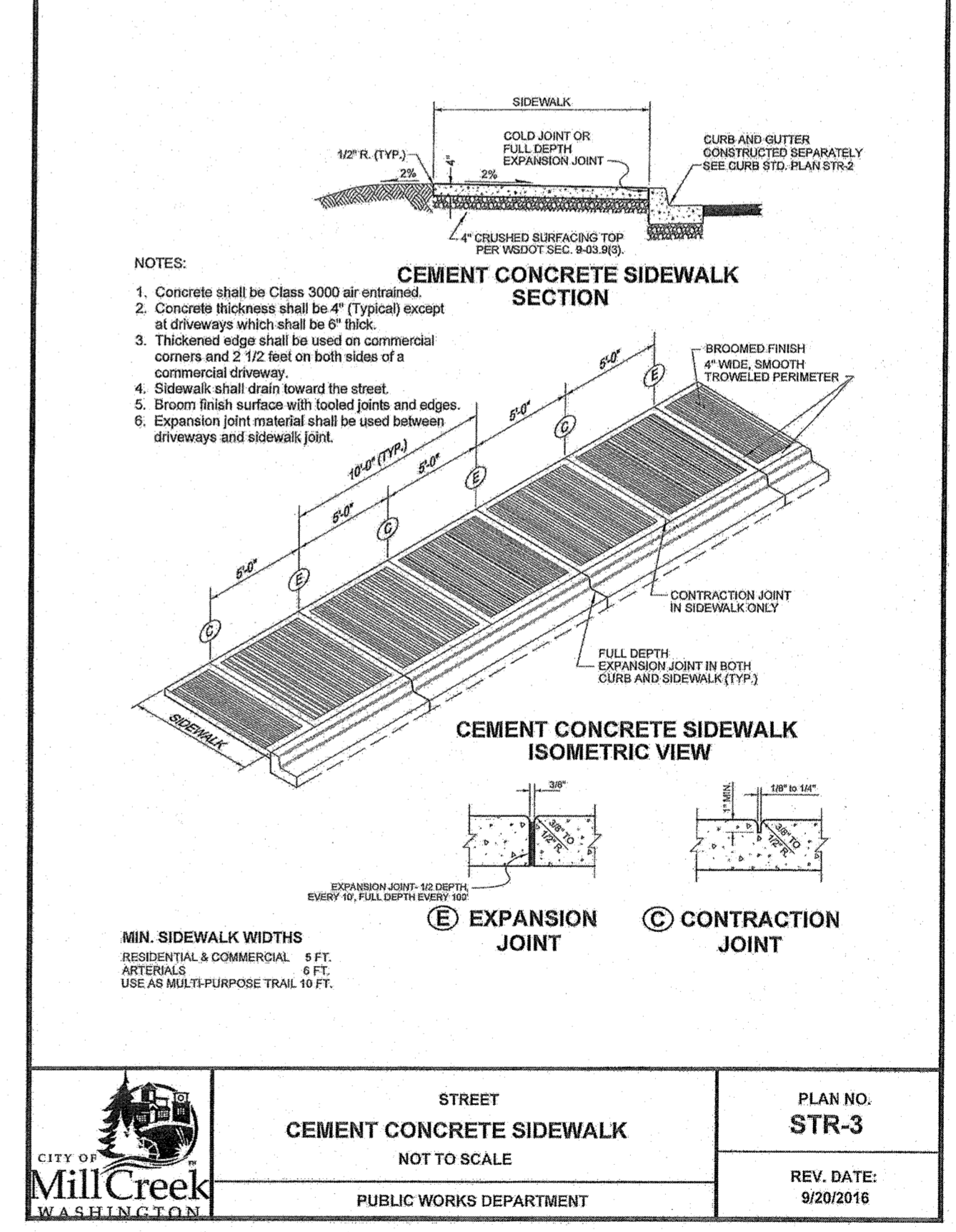
SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.



- MODIFIED 1-INCH VERTICAL CURB WILL BE REQUIRED EXCEPT AS SHOWN ON PLAN.
- CONSTRUCTION OF CURB DETAILS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION. (WSDOT/APWA SPECIFICATIONS) UNLESS OTHERWISE MODIFIED HERE OR BELOW.
- ALL CONCRETE SHALL BE COMMERCIAL CLASS PER WSDOT/APWA SPECIFICATIONS.
- FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED. STEEL FORMS ONLY SHALL BE USED ON TANGENT SECTIONS. WOOD FORMS MAY BE USED ON CURVED SECTIONS.
- FULL DEPTH EXPANSION JOINTS CONSISTING OF 3/8" INCH MINIMUM PREMOLDED JOINT MATERIAL SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS AND AT POINTS OF TANGENCY ON STREETS AND DRIVEWAY RETURNS. MAXIMUM SPACING SHALL BE 20 FEET.
- CONTRACTION JOINTS (DUMMY JOINTS) CONSISTING OF 3/8" MIN. X 2" OF PREMOLDED JOINT MATERIAL SHALL BE CONSTRUCTED AT INTERVALS OF 10 FEET.
- ALL JOINTS SHALL BE CLEAN AND EDGED.
- FINISH SHALL BE A LIGHT BROOM FINISH.
- FINISHED CURBS AND GUTTERS SHALL BE SPRAYED WITH A CLEAR CURING COMPOUND.
- SUBGRADE COMPACTION FOR CURBS AND GUTTERS SHALL MEET A MINIMUM 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH SEC. 2-03.3(14) OF THE WSDOT/APWA SPECIFICATIONS.



CITY OF Mill Creek WASHINGTON	STREET VERTICAL CURB DRIVEWAY NOT TO SCALE	PLAN NO. STR - 6
	PUBLIC WORKS DEPARTMENT	REV. DATE: 9/20/2016



CITY OF Mill Creek WASHINGTON	STREET CEMENT CONCRETE SIDEWALK NOT TO SCALE	PLAN NO. STR-3
	PUBLIC WORKS DEPARTMENT	REV. DATE: 9/20/2016

BY	DESCRIPTION

**ROAD PLAN
& PROFILE**

2707 WETMORE AVE.
EVERETT, WA 98201
1 425.903.4852
f 425.259.1958

**OMEGA
ENGINEERING, INC.**

CREEKSIDE WEST

Snohomish County, Washington
PORTION OF SECTION 33, TOWNSHIP
28 NORTH, RANGE 5 EAST, W.M.
The McNaughton Group

811

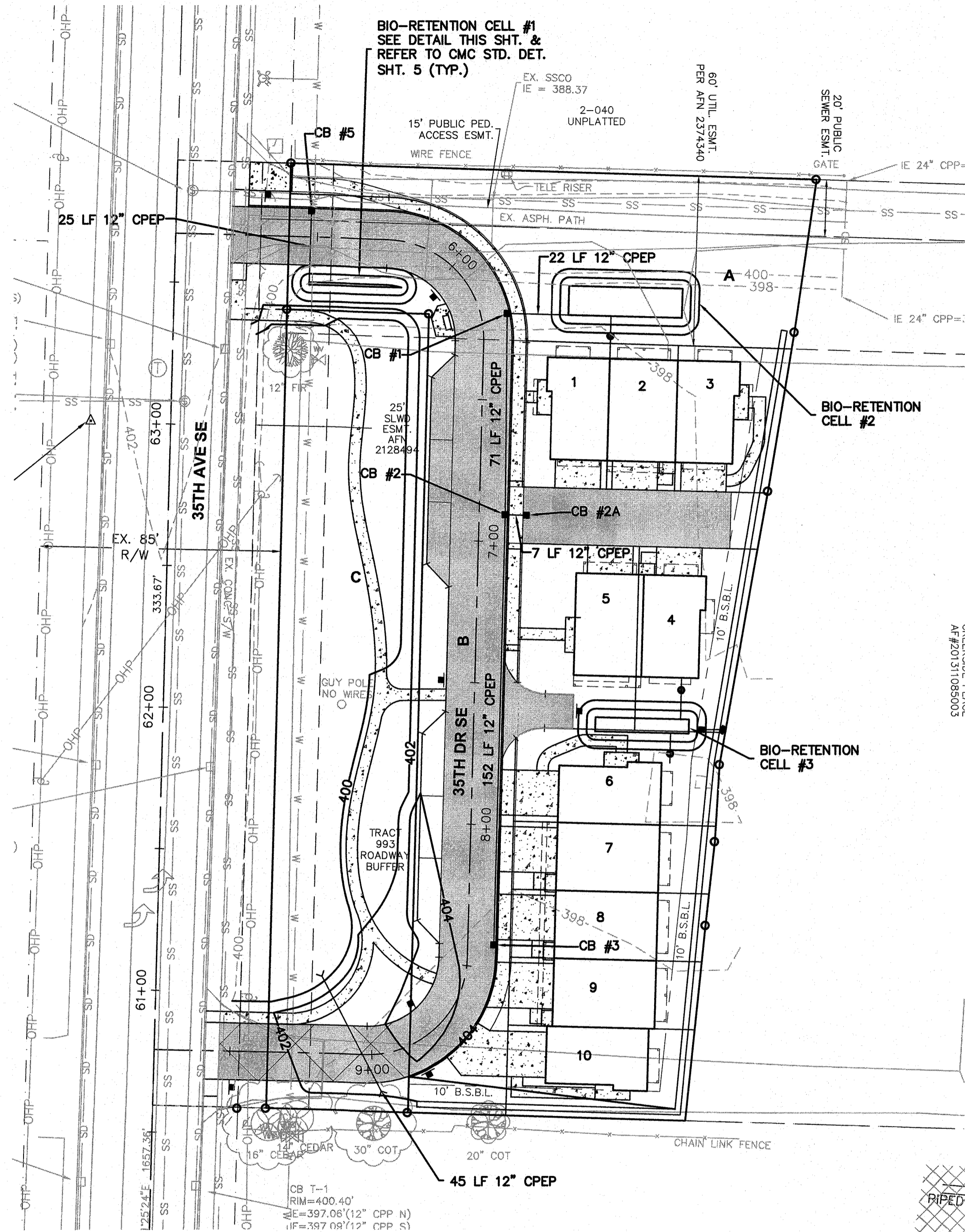
Know what's below.
Call two business days before you dig.

Approved as Submitted
Matthew Juley
City of Mill Creek Supervising Engineer
07/19/2020

PROJ. NO. 17-0514	DES. BY JMS
DATE 8/21/17	SCALE 1" = 30'
DRAWING NO. 3	OF 8

CREEKSIDE WEST

SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.



BIO-RETENTION CELL #1
SEE DETAIL THIS SHIT. &
REFER TO CMC STD. DET.
SHIT. 5 (TYP.)

BIO-RETENTION CELL SOIL REQUIREMENTS

MINERAL AGGREGATE GRADATION SHALL BE AS FOLLOWS:

SIEVE SIZE	% PASSING
3/8"	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

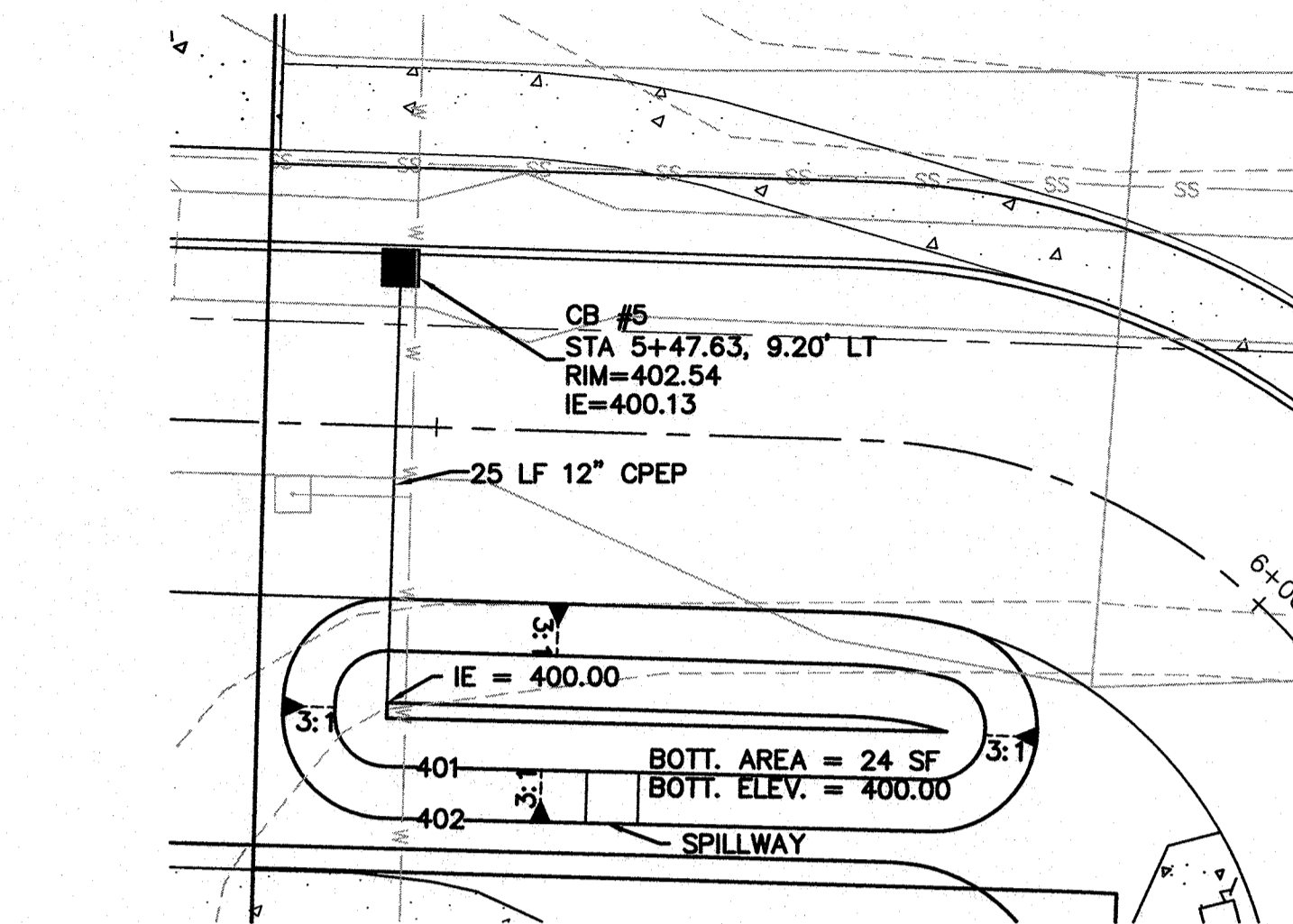
COMPOST TO AGGREGATE RATIO:
60-65% AGGREGATE
35-40% COMPOST
ORGANIC CONTENT OF FINAL SOIL SHALL BE 5-8% BY WEIGHT
CATION EXCHANGE CAPACITY SHALL BE ≥ 5 MILIEQUIV./100 G

ALTERNATE MIXES ARE ALLOWED BUT THE DESIGN CRITERIA PROVIDED IN THE 2012 DOE STORMWATER MANUAL, VOL. V SECTION 7.4, BMP T7.30 SHALL BE FOLLOWED IN ALL CASES.

CONTRACTOR TO EXCAVATE DOWN TO PEAT MATERIAL & BACKFILL WITH WASHED ROCK TO ELEVATION NECESSARY FOR BOTTOM OF BIO-RETENTION SOIL MIX

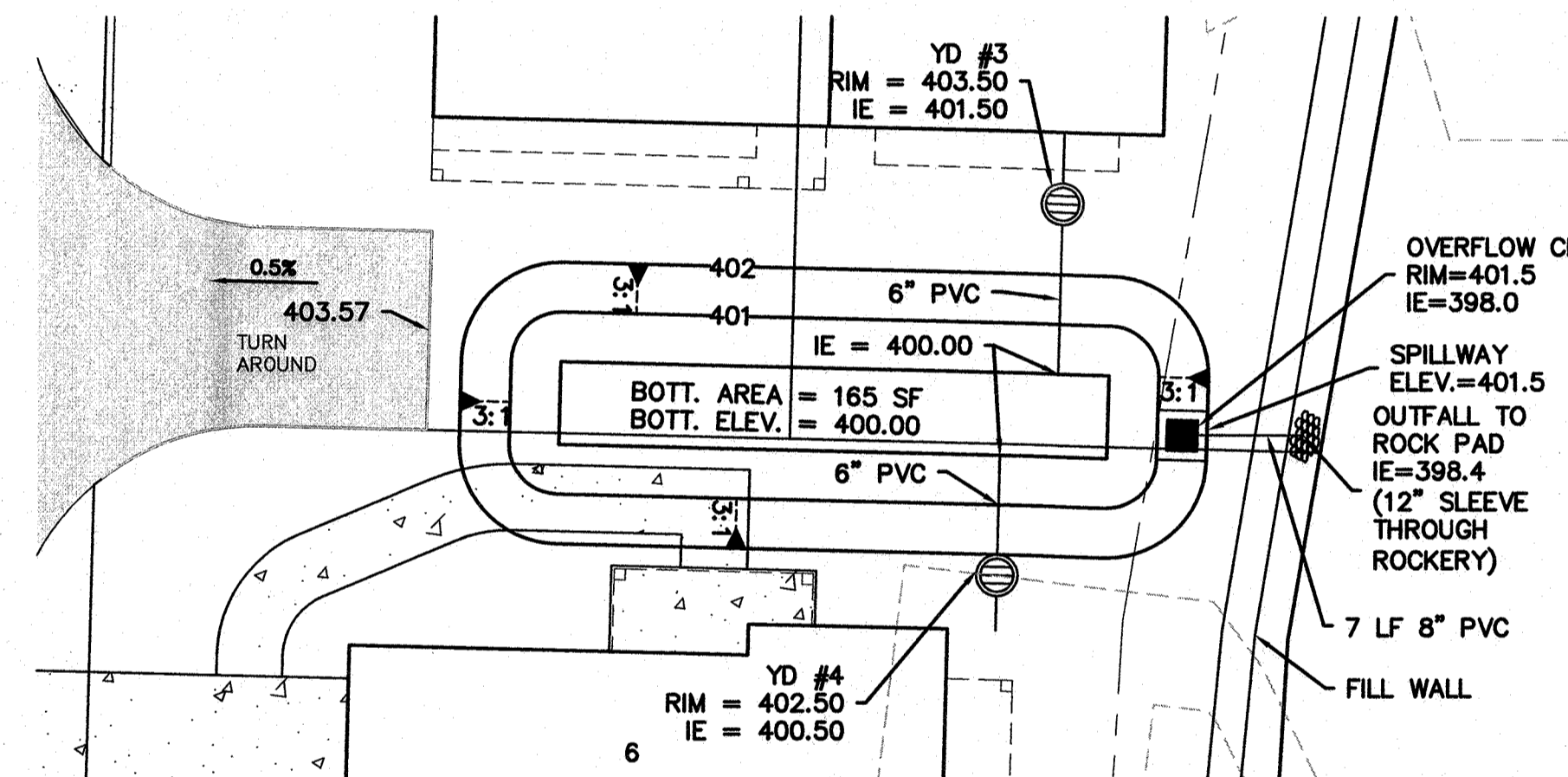
BIO-RETENTION CELL CONSTRUCTION NOTE

FINAL LOCATIONS OF BIO-RETENTION AREAS MAY BE ADJUSTED IN THE FIELD AND SYSTEMS MAY BE COMBINED SO LONG AS THE BOTTOM AREA OF THE RELOCATED OR COMBINED SYSTEMS MAINTAIN THE MINIMUM BOTTOM AREA CALLED FOR ON THE PLANS. COORDINATE CHANGE WITH INSPECTOR PRIOR TO CONSTRUCTION AND CONTACT OMEGA ENGINEERING, INC IF THERE ARE ANY QUESTIONS REGARDING THE PROPOSED CHANGES PRIOR TO CONSTRUCTION.



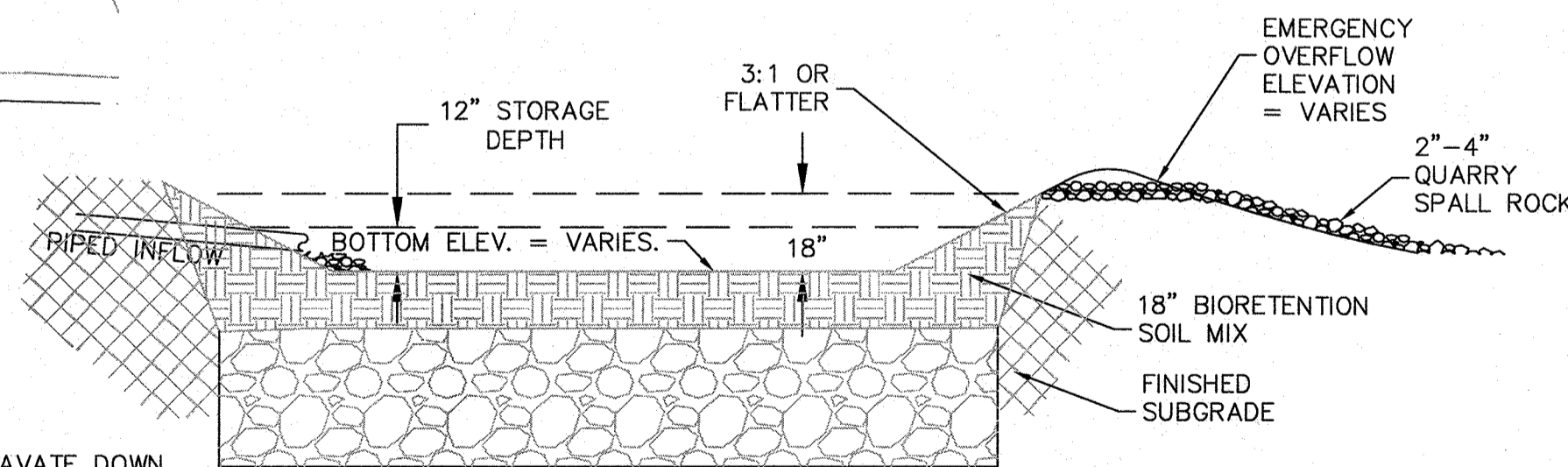
BIO-RETENTION CELL #1 DETAIL

SCALE: 1" = 10'



BIO-RETENTION CELL #3 DETAIL

SCALE: 1" = 10'

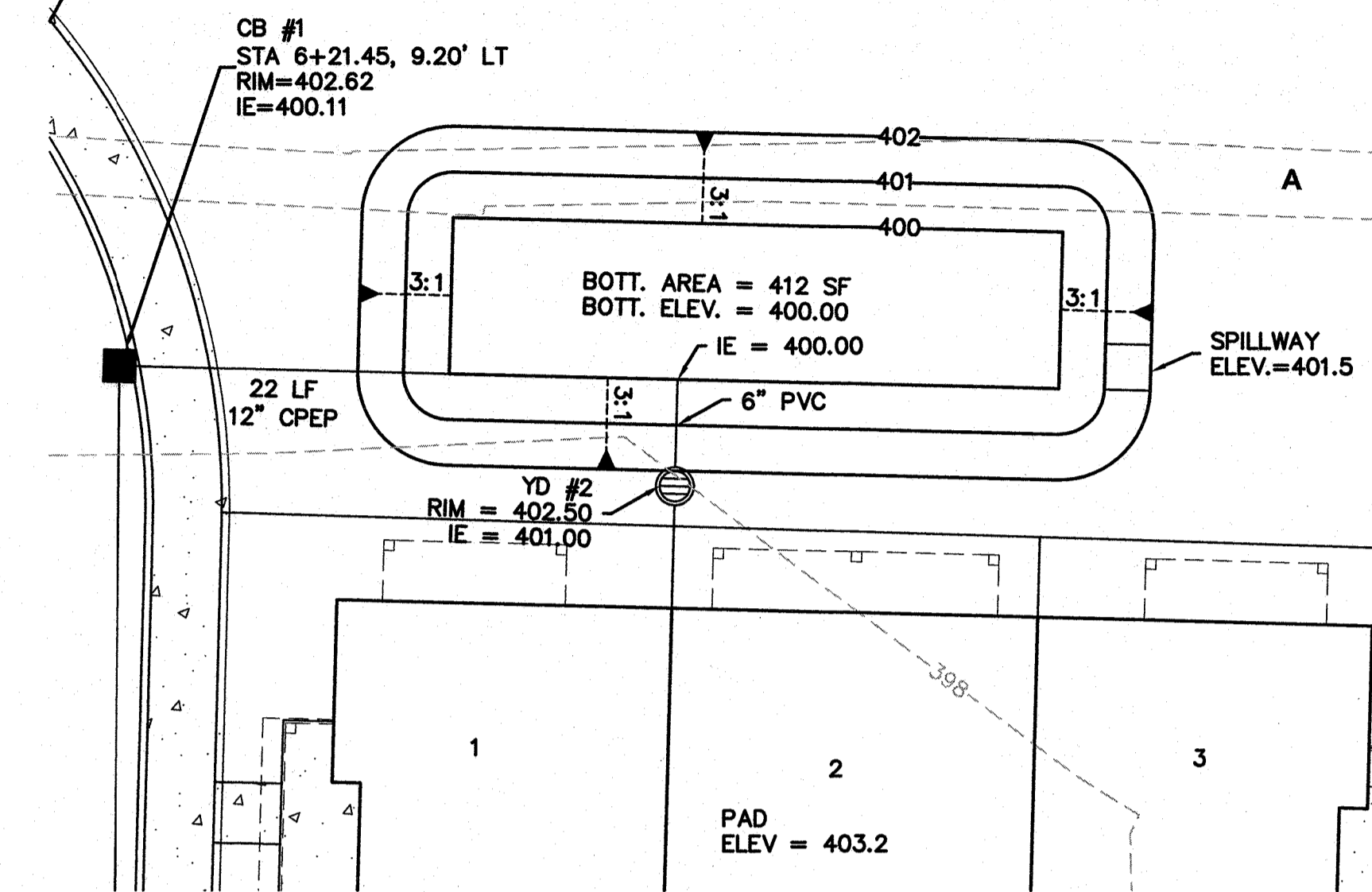


TYPICAL BIO-RETENTION CELL DETAIL

N.T.S.

PLANTING NOTE

THE PLANTING PLAN AND MAINTENANCE REQUIREMENTS/SCHEDULE SHALL BE SUBMITTED TO THE CITY FOR ADMINISTRATIVE REVIEW AND APPROVAL PRIOR TO INSTALLATION.



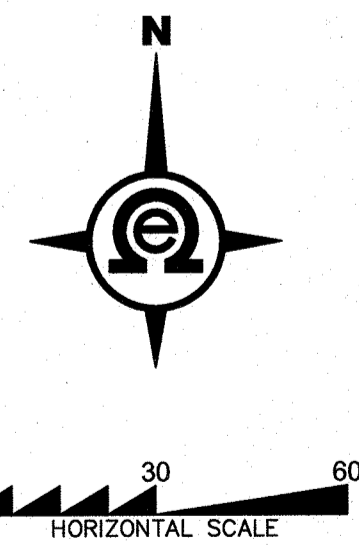
BIO-RETENTION CELL #2 DETAIL

SCALE: 1" = 10'

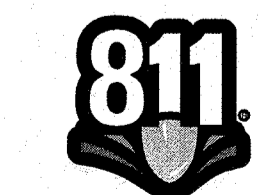
STORM DRAINAGE NOTES

OCTOBER 2016

- ALL CATCH BASINS TO BE TYPE I UNLESS OTHERWISE REQUIRED.
- ALL CATCH BASINS WITH A DEPTH OVER FIVE FEET TO THE FLOW LINE SHALL BE TYPE II.
- STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS AND MANHOLES EXTENDING OVER FIVE FEET IN DEPTH.
- ALL DRAINAGE STRUCTURES SHALL INCORPORATE A DUCTILE IRON FRAME AND GRATE OR SOLID LID IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - STRUCTURES RECEIVING FLOW IN ONLY ONE DIRECTION SHALL INCLUDE A VANED FRAME AND GRATE.
 - STRUCTURES IN A CURB LINE RECEIVING FLOW IN TWO DIRECTIONS SHALL USE A THROUGH CURB INLET WITH A VANED BI-DIRECTIONAL GRATE WITH A FULL HEIGHT DIAMOND PLATE HOOD.
 - ROLLED FRAME AND GRATES MAY BE USED ONLY WHERE APPROVED BY THE CITY ENGINEER.
 - STRUCTURES OUTSIDE A CURB LINE (E.G. PARKING LOTS) RECEIVING FLOW FROM MULTIPLE DIRECTIONS MAY USE A FRAME AND GRATE WITH A FLAT HERRINGBONE PATTERN OR EQUIVALENT.
 - ALL DRAINAGE STRUCTURES OUTSIDE A WATER COLLECTION AREA SHALL HAVE SOLID LIDS UNLESS OTHERWISE APPROVED BY THE CITY.
 - ALL GRATES OR SOLID LIDS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE NON-LOCKING. GRATES AND SOLID LIDS OUTSIDE THE PUBLIC RIGHT-OF-WAY MAY BE LOCKING AT THE OWNER'S DISCRETION.
 - ALL FRAME AND GRATES OR SOLID LIDS SHALL HAVE AN HS-25 RATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FRAMES AND GRATES OR SOLID LIDS PRIOR TO FINAL PAVING. ALL UTILITY MANHOLES, VALVES AND SURVEY MONUMENTS SHALL BE ADJUSTED AFTER PAVING.
- STUB OUTS FOR TRADITIONAL YARD, FOUNDATION AND ROOF DRAINS SHALL BE INSTALLED BEHIND THE SIDEWALK AS REQUIRED. POSITIVE DRAINAGE IS TO BE PROVIDED WITH A CONNECTION TO THE NEAREST CATCH BASIN STRUCTURE. THE LOCATION AND TYPE OF STUB-OUT SHALL BE INDICATED WITH AN ABOVE GROUND MARKER.
- ALL STORM WATER DETENTION AND WATER QUALITY FACILITIES, FLOW CONTROL STRUCTURES, PIPES AND CATCH BASINS SHALL BE JETTED AND CLEANED PRIOR TO FINAL CITY ACCEPTANCE.
- ALL STORM DRAIN PIPES SHALL BE 12" MINIMUM DIAMETER UNLESS APPROVED BY THE CITY ENGINEER. PIPE AND JOINT MATERIALS SHALL BE IN ACCORDANCE WITH SECTIONS 7-04 AND 9-05 OF THE WSDOT STANDARD SPECIFICATIONS.



BY						
DESCRIPTION						
R#	DATE	DATE	DATE	DATE	DATE	DATE
R#	DATE	DATE	DATE	DATE	DATE	DATE
<h2 style="margin: 0;">DRAINAGE PLAN</h2>						
<p>2707 WETMORE AVE. EVERETT, WA 98201 t 425.903.4852 f 425.259.1958</p>						
<h2 style="margin: 0;">CREEKSIDE WEST</h2> <p>Snohomish County, Washington PORTION OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. The McNaughton Group</p>						
PROJ. NO.	17-0514	DSN. BY:	JMS			
DATE:	8/21/17					
SCALE:	1" = 30'					
DRAWING NO.	4					8



Know what's below.
Call two business days before you dig.

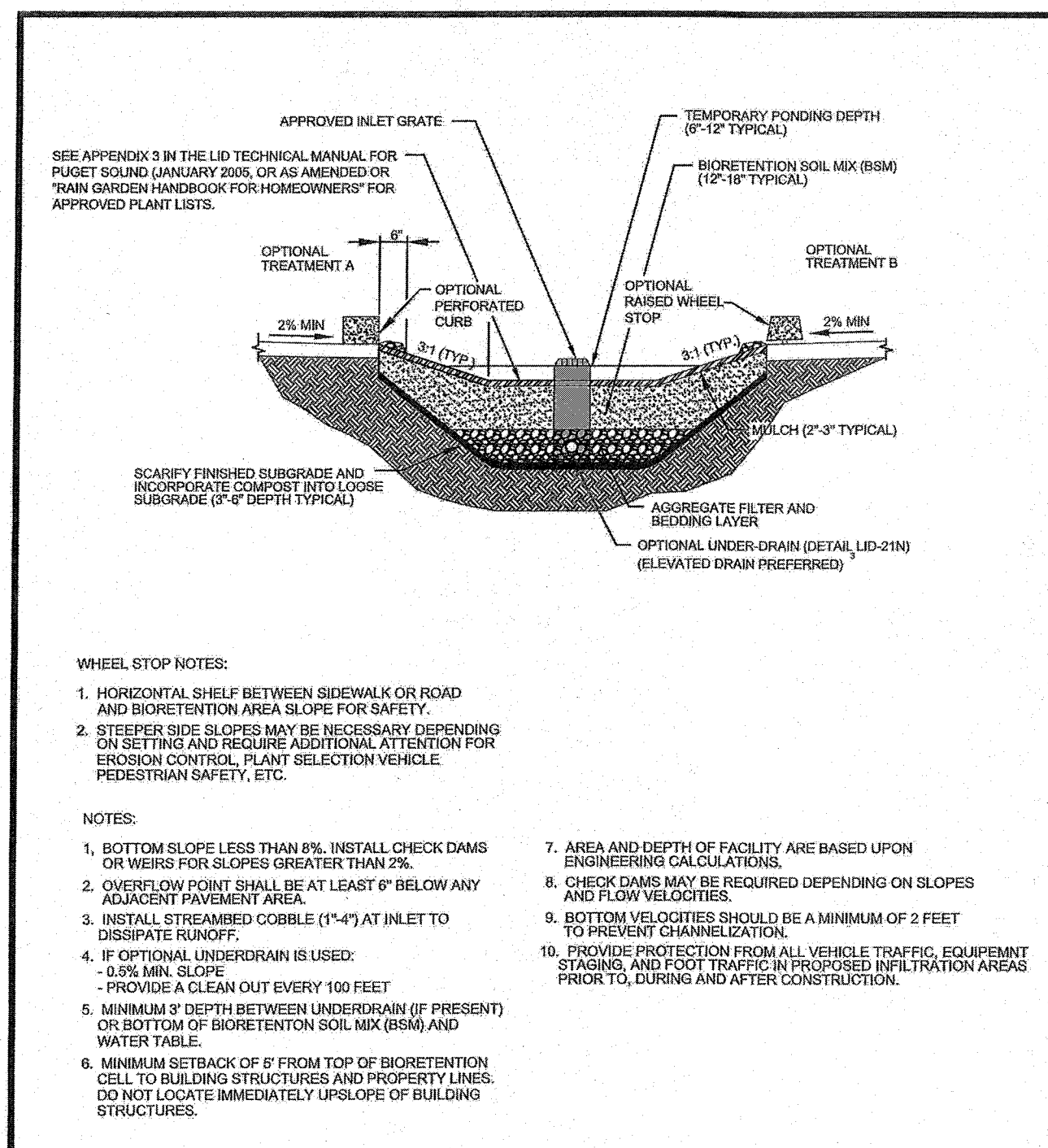
Approved as Submitted

Matthew Juley

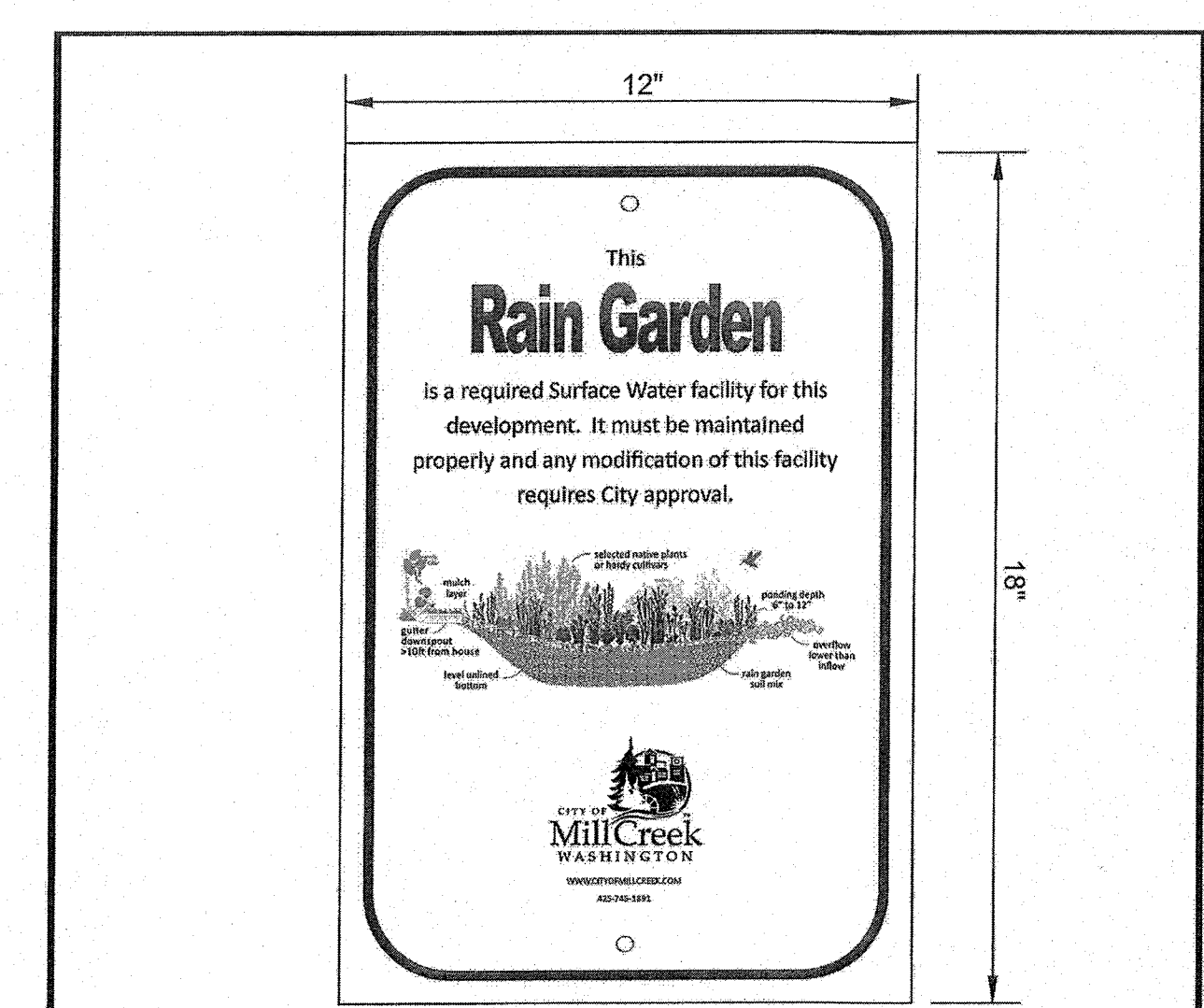
City of Mill Creek Supervising Engineer
07/19/2020

CREEKSIDE WEST

SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.



	LOW IMPACT DEVELOPMENT BIORETENTION FACILITY/ RAIN GARDEN NOT TO SCALE PUBLIC WORKS DEPARTMENT	PLAN NO. LID-1 REV. DATE: 9/23/2016
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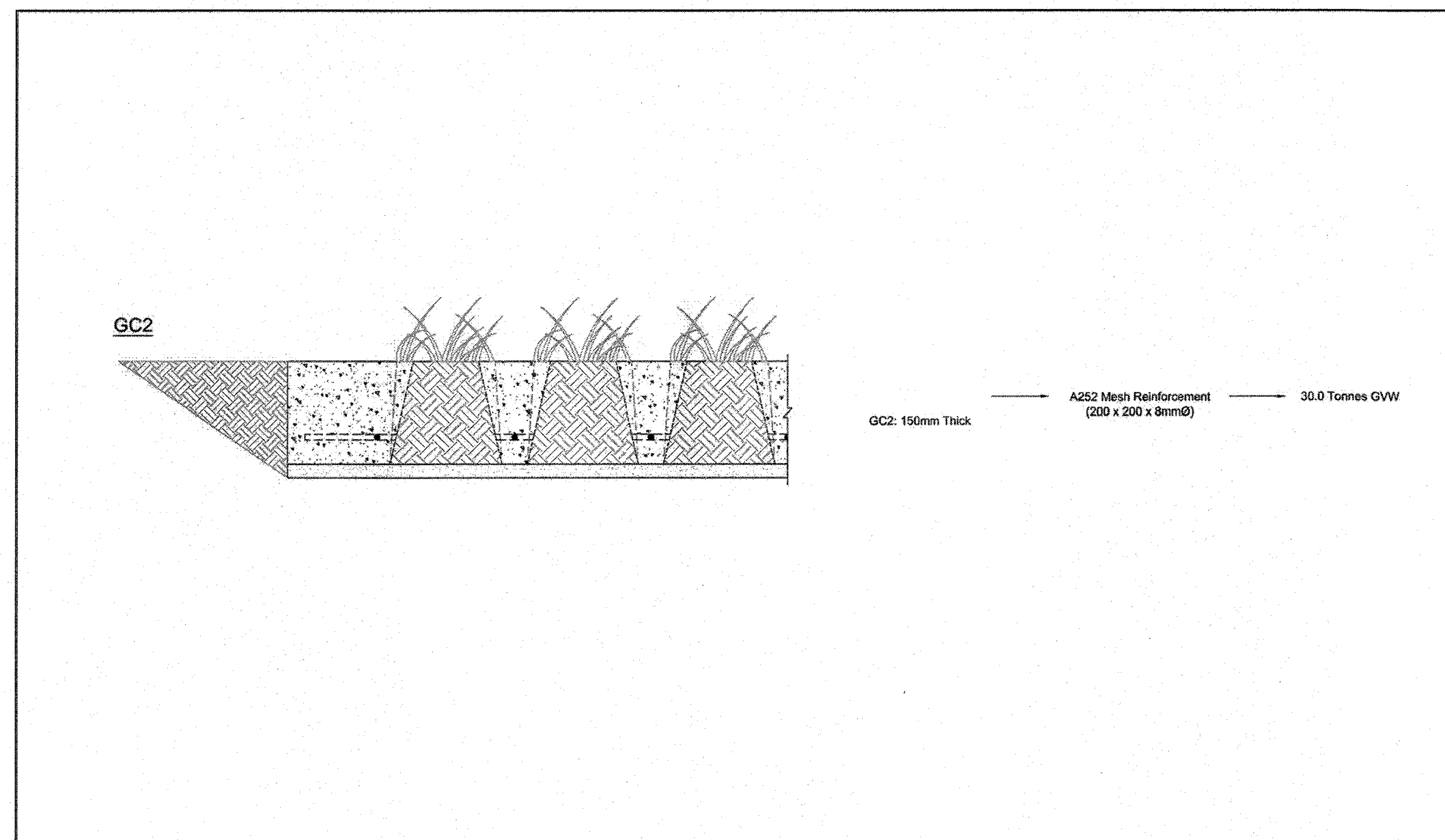


NEW DEVELOPMENT RAIN GARDEN SIGNAGE

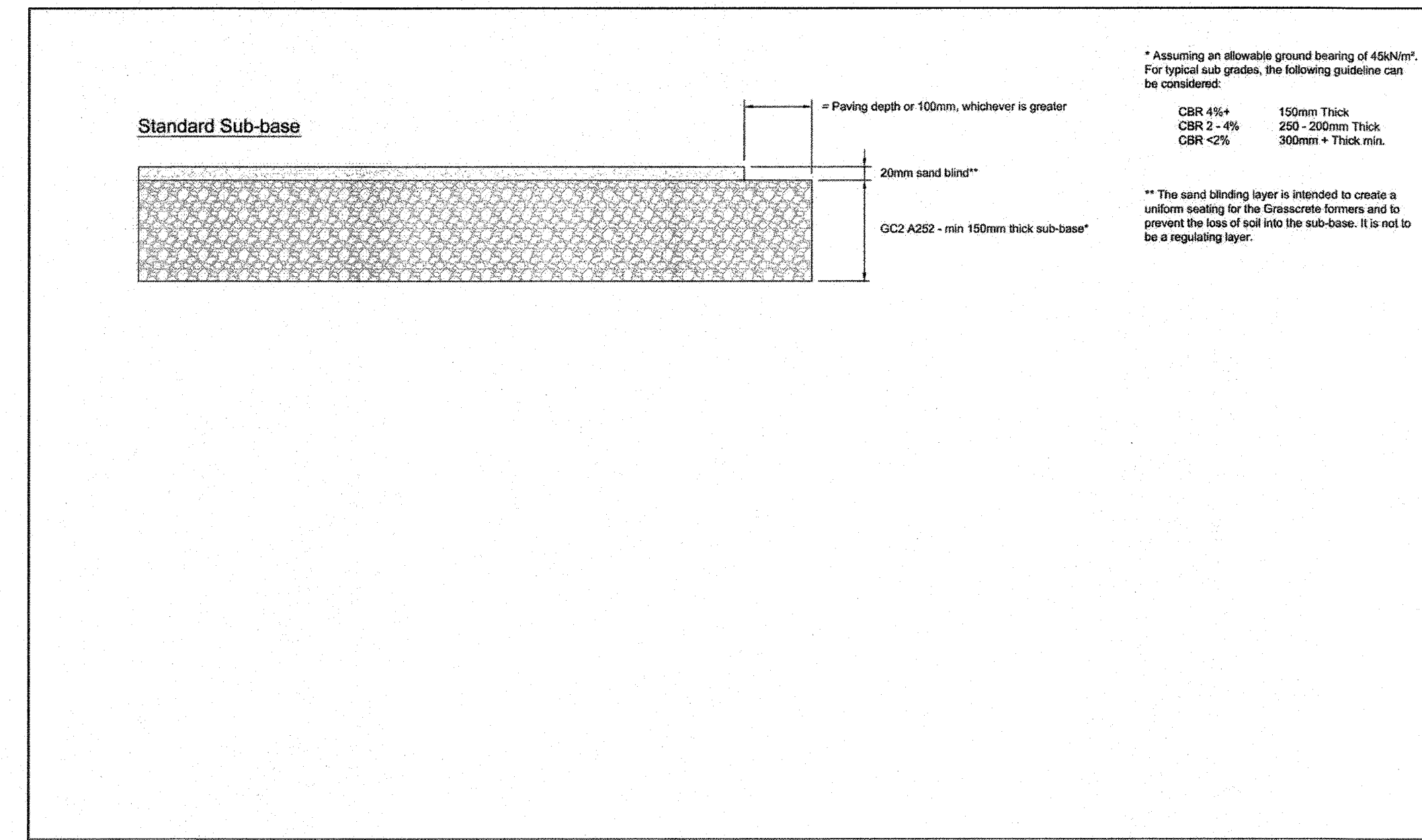
CONTACT CITY OF MILL CREEK SURFACE WATER SECTION FOR ARTWORK CAD FILE FOR THIS SIGN.

NOTES:
 1. ENGINEER GRADE SHEETING ON 0.080 ALUMINUM
 2. ATTACH SIGN POST WITH (2) 5/16" GALVANIZED LAG BOLTS WITH WASHERS
 3. POST SIGN ON 4"x4" CEDAR POST WITH BOTTOM OF SIGN MIN. 3" ABOVE GROUND
 4. PRINT IN COLOR ON WHITE BACKGROUND

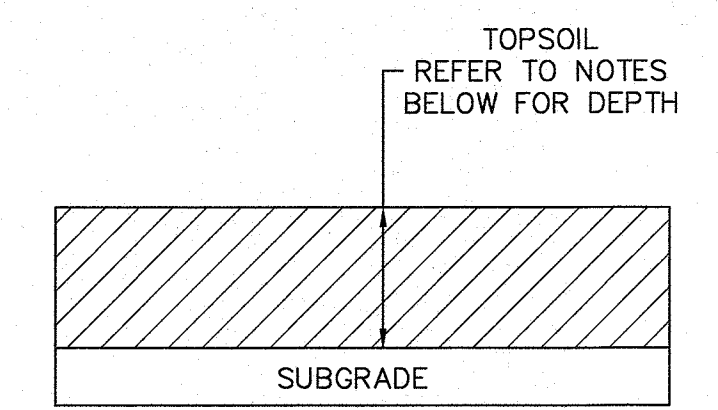
	LOW IMPACT DEVELOPMENT RAIN GARDEN SIGN NOT TO SCALE PUBLIC WORKS DEPARTMENT	PLAN NO. LID-4 REV. DATE: 9/23/2016
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	grass concrete Ltd. Duncan House 142 Thomas Lane Thomas Wakefield WF2 7RE England Tel: +44 (0) 1924 379443 Fax: +44 (0) 1924 290289 info@grassconcrete.com www.grassconcrete.com	Client N/A Client Address	Site Details N/A Site Address	Revision History	Drawn By D Moorhouse Date 26.01.2011
	Checked By REH Scale 1:5 @ A3	Project Reference GC-CAD-0011	Project Title Typical Concrete Fire Access Details - Design Philosophy	Drawing Number GC-CAD-0011	Revision



	grass concrete Ltd. Duncan House 142 Thomas Lane Thomas Wakefield WF2 7RE England Tel: +44 (0) 1924 379443 Fax: +44 (0) 1924 290289 info@grassconcrete.com www.grassconcrete.com	Client N/A Client Address	Site Details N/A Site Address	Revision History	Drawn By D Moorhouse Date 24.01.2011
	Checked By REH Scale 1:50 @ A3	Project Reference GC-CAD-0013	Project Title Typical Concrete Fire Access Details - Sub-base details	Drawing Number GC-CAD-0013	Revision



AMENDED SOILS SECTION N.T.S.

BASIC SOIL AMENDMENT NOTES

- A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT (BASED ON A LOSS-ON-IGNITION TEST) IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 - PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL.
 - QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html)
 - COMPOST USED IN BIORETENTION AREAS SHOULD BE STABLE, MATURE AND DERIVED FROM YARD DEBRIS, WOOD WASTE, OR OTHER ORGANIC MATERIALS THAT MEET THE INTENT OF THE ORGANIC SOIL AMENDMENT SPECIFICATION. BIOSOLIDS AND MANURE COMPOSTS CAN BE HIGHER IN BIO-ABAILABLE PHOSPHORUS THAN COMPOST DERIVED FROM YARD OR PLANT WASTE AND THEREFORE ARE NOT ALLOWED IN BIORETENTION AREAS DUE TO THE POSSIBILITY OF EXPORTING BIO-ABAILABLE PHOSPHORUS IN EFFLUENT. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
 - AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
 - SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT.
 - IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
 - IN TURF AREAS, PLACE TWO INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
 - APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIP COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING. ALTERNATIVELY, DISTURBED SOIL CAN BE AMENDED ON A SITE-CUSTOMIZED MANNER SO THAT IT MEETS THE SOIL QUALITY CRITERIA SET FORTH ABOVE, AS DETERMINED BY A LICENSED ENGINEER, GEOLOGIST, LANDSCAPE ARCHITECT, OR OTHER PERSON AS APPROVED BY SNOHOMISH COUNTY.
 - STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS BY FOLLOWING THE PROCEDURES IN METHOD (4) ABOVE.
 - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS.
- MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- IF EXISTING TOPSOIL IS STOCKPILED AND REPLACED IN AREAS SHOWN IN THE LEGEND, TESTING WILL BE REQUIRED PER NOTES 1, 4 & 5 ABOVE.



Know what's below.
Call two business days before you dig.

Approved as Submitted

 City of Mill Creek Supervising Engineer
 07/19/2020

BY	DATE	DESCRIPTION

DRAINAGE DETAILS

2707 WETMORE AVE.
 EVERETT, WA 98201
 t 425.903.4852
 f 425.259.1958

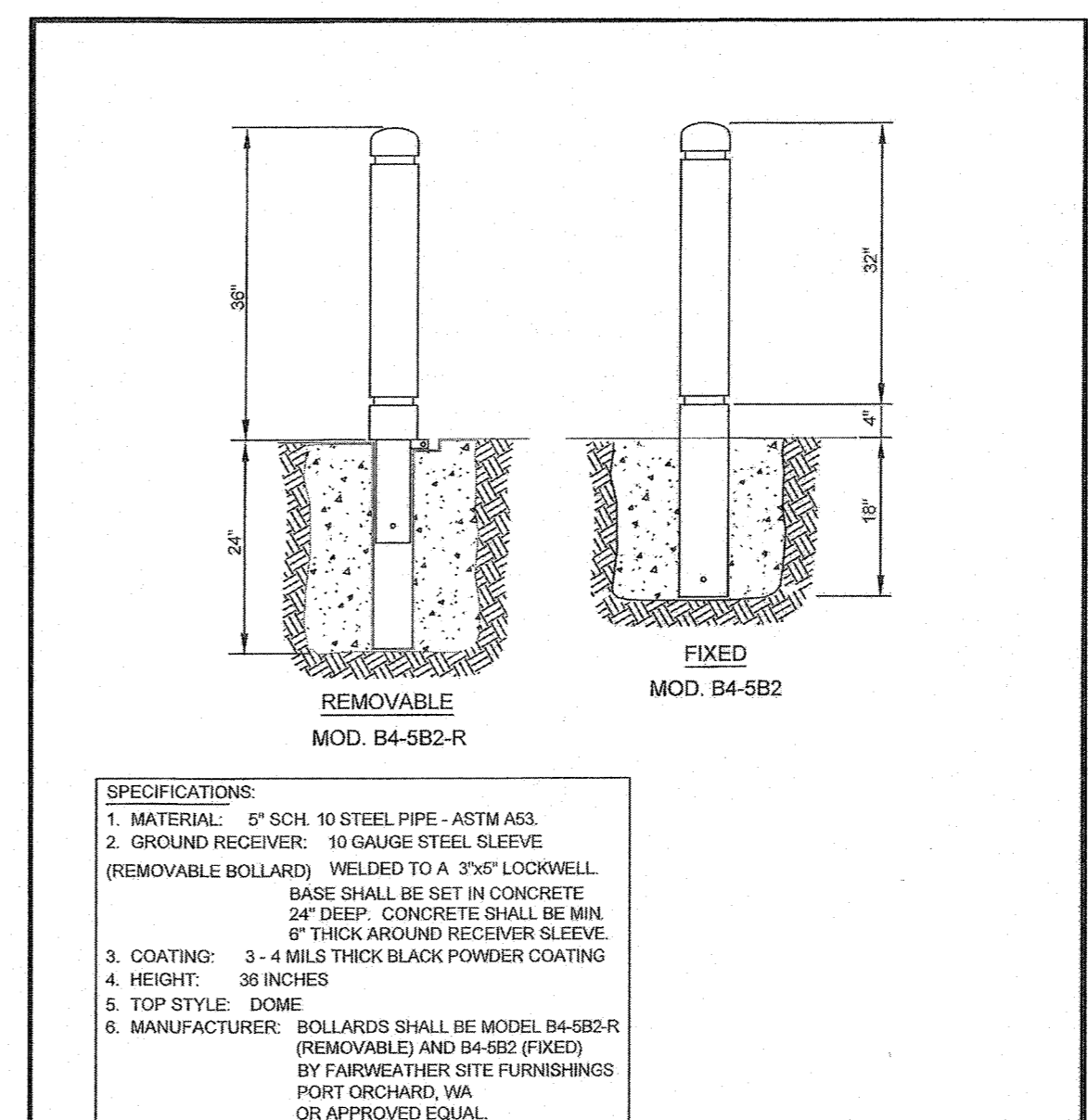
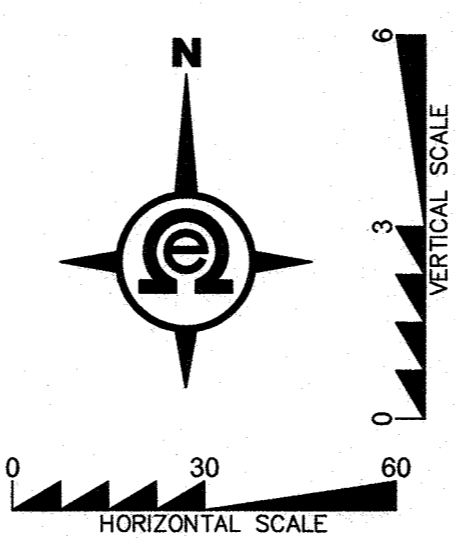
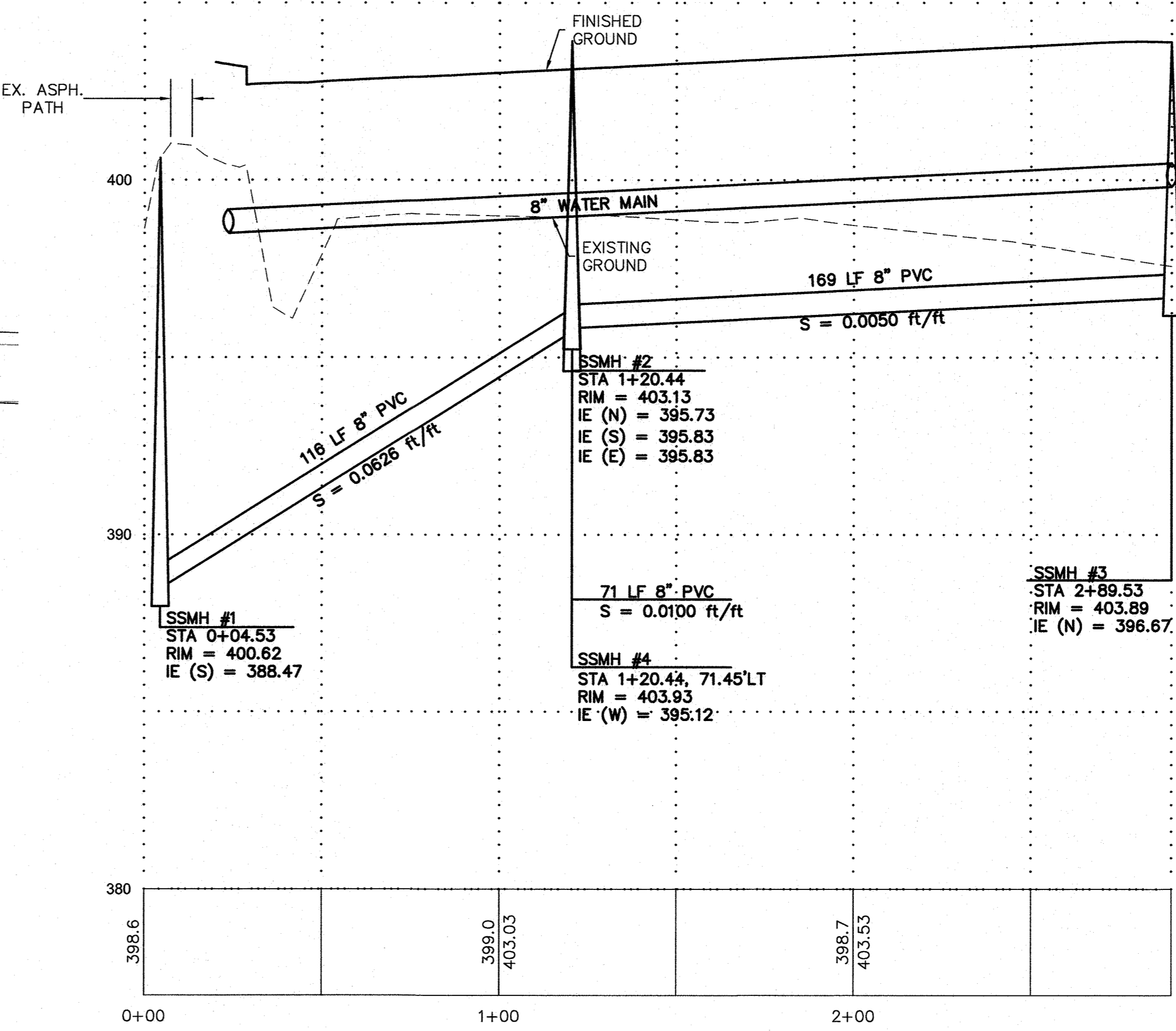
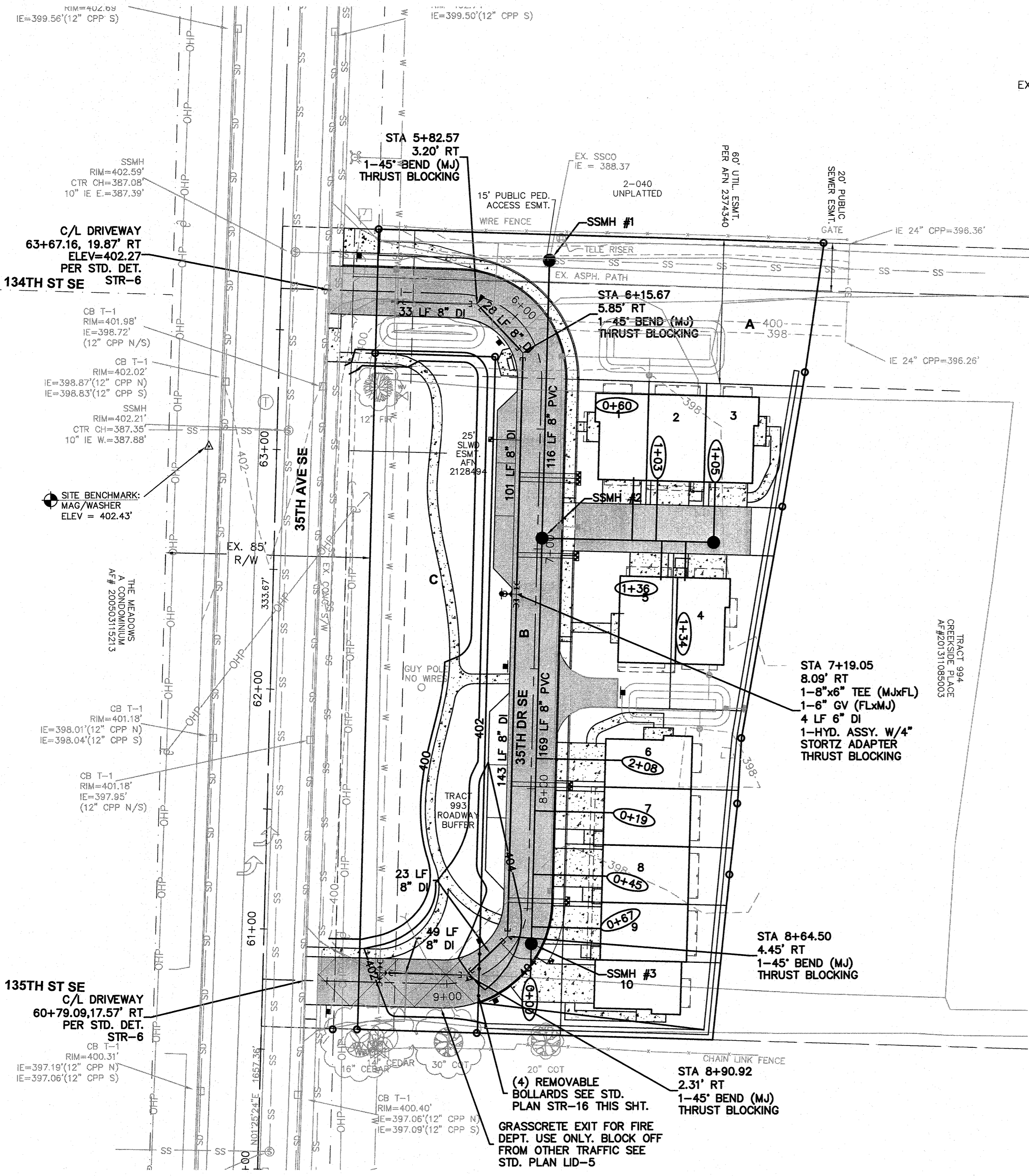
CREEKSIDE WEST

Snohomish County, Washington
 PORTION OF SECTION 33, TOWNSHIP
 28 NORTH, RANGE 5 EAST, W.M.
 The McNaughton Group

PROJ. NO. 17-0514	DES. BY. JMS
DATE: 8/21/17	SCALE: N.T.S.
DRAWING NO. 5	OF 8

CREEKSIDE WEST

SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.



REMOVABLE BOLLARD NOTE:
 INSTALL IN LOCATION PER PLAN. NORTH AND SOUTH BOLLARDS TO BE SET IN ACCESS 2' FROM EDGE OF PAVEMENT WITH INTERNAL BOLLARDS SPACED APPROXIMATELY 6' O.C.

CITY OF Mill Creek WASHINGTON	STREETS BOLLARDS NOT TO SCALE	PLAN NO. STR - 16
	PUBLIC WORKS DEPARTMENT	REV. DATE: 8/21/2016

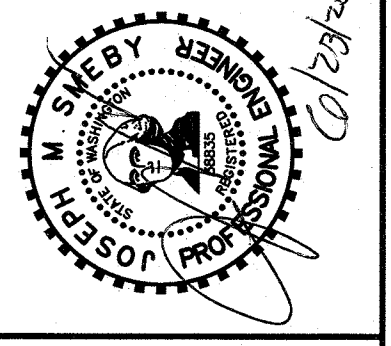
Approved as Submitted
Matthew Juley
 City of Mill Creek Supervising Engineer
 07/19/2020

BY		DESCRIPTION			
R#	DATE				
<h3>UTILITY PLAN & PROFILE</h3>					
2707 WETMORE AVE. EVERETT, WA 98201 1 425.903.4852 f 425.259.1958					
CREEKSIDE WEST Snohomish County, Washington PORTION OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M. <small>The McLaughlin Group</small>					
PROJ. NO.	17-0514	DSN. BY:	JMS		
DATE:	8/21/17				
SCALE:	1" = 30'				
DRAWING NO.	6	of 8			

CREEKSID WEST

SECTION 33, TOWNSHIP 28 N., RANGE 5 E., W.M.

BY	DATE	DESCRIPTION



SIGNAGE PLAN

2707 WETMORE AVE.
EVERETT, WA 98201
t 425.903.4852
f 425.259.1958

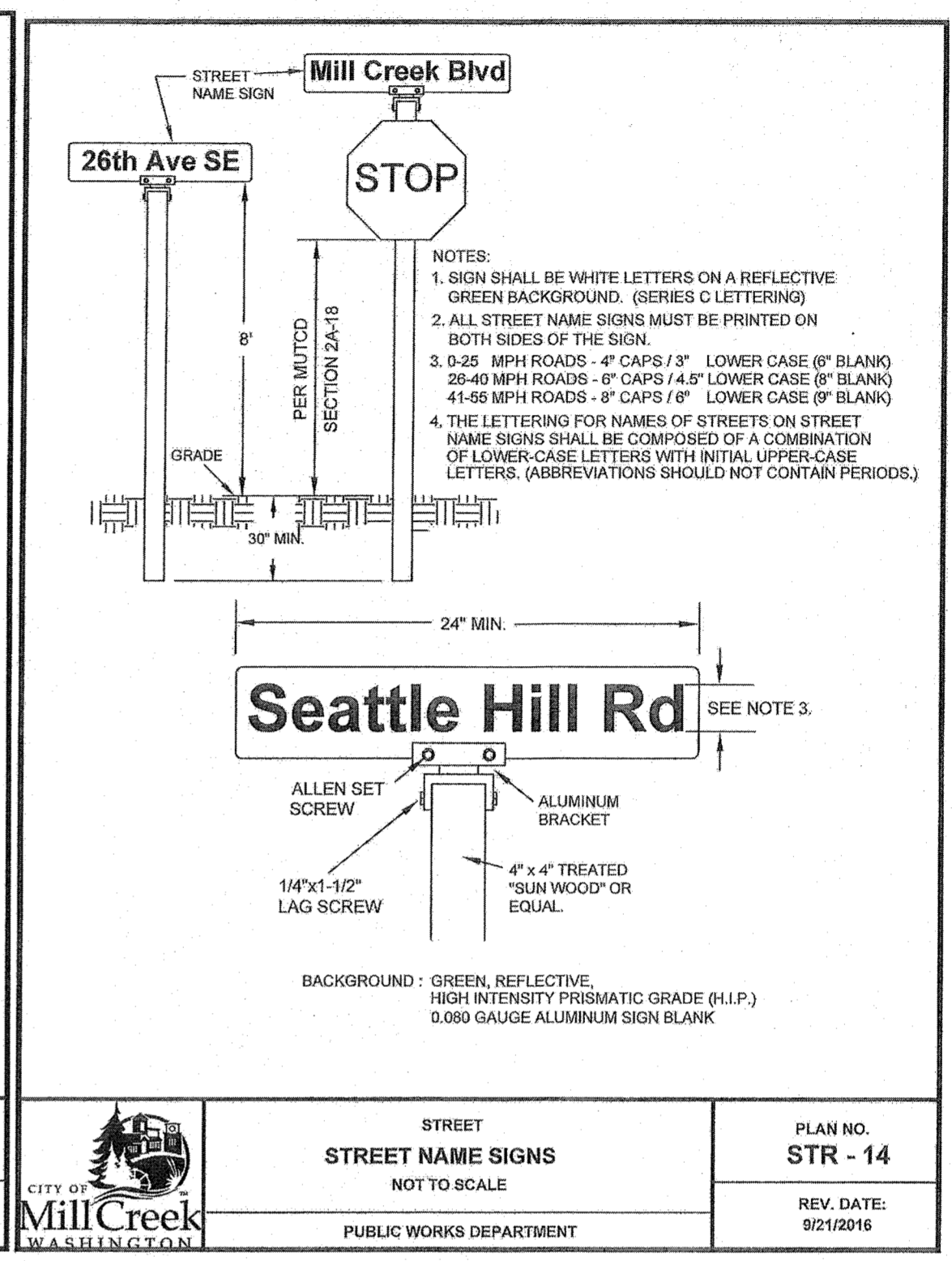
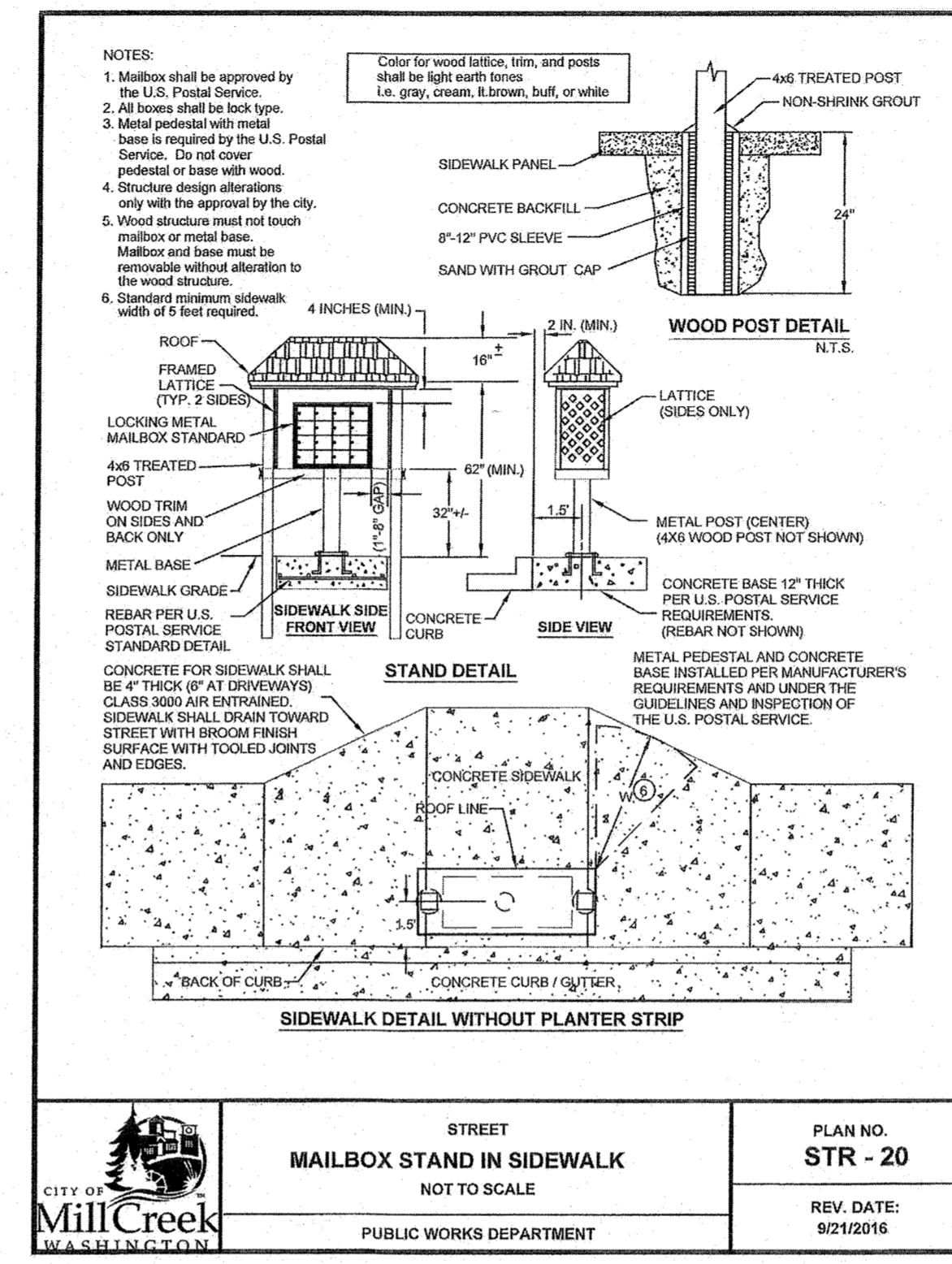
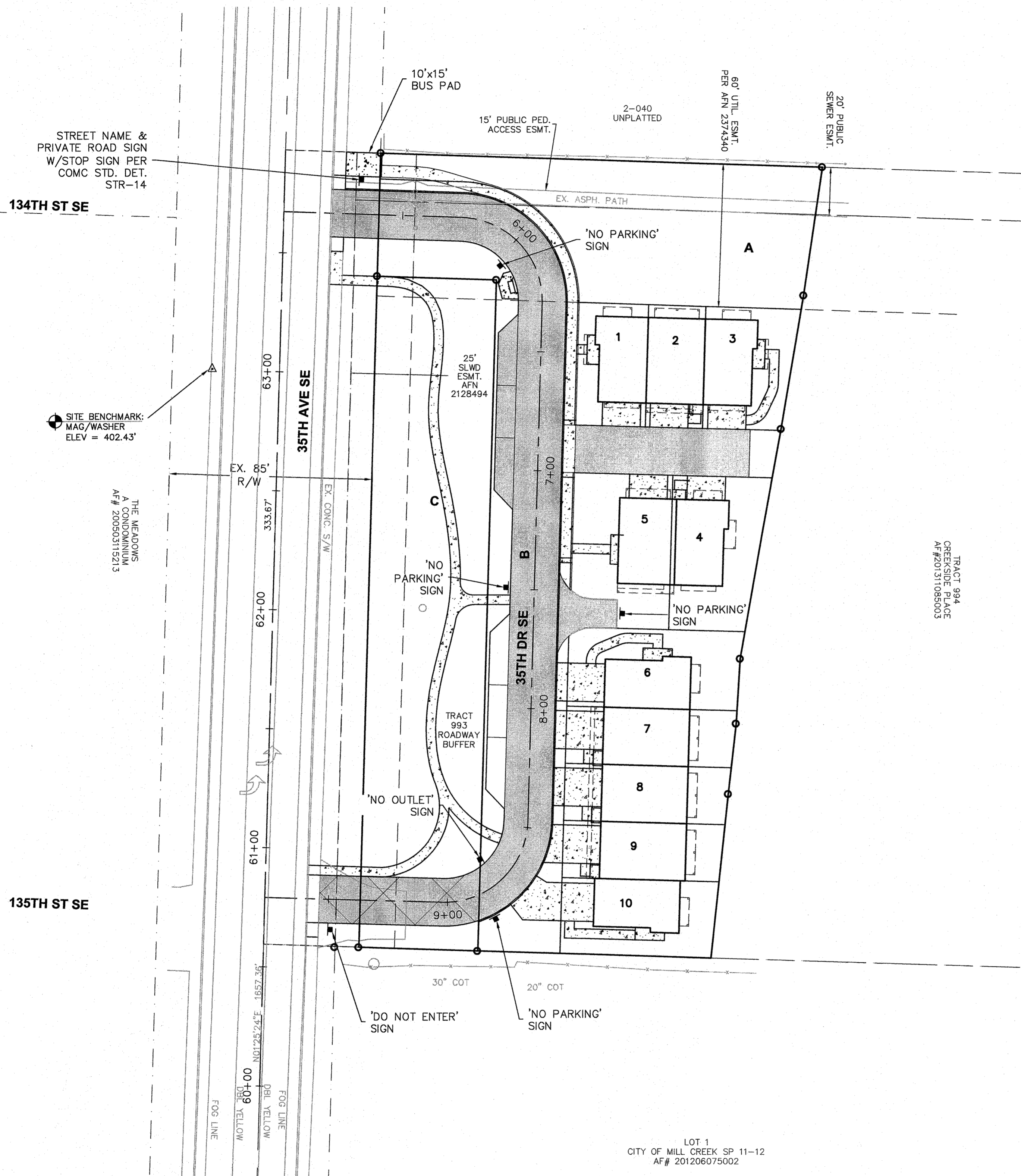


OMEGA ENGINEERING, INC.

CREEKSID WEST

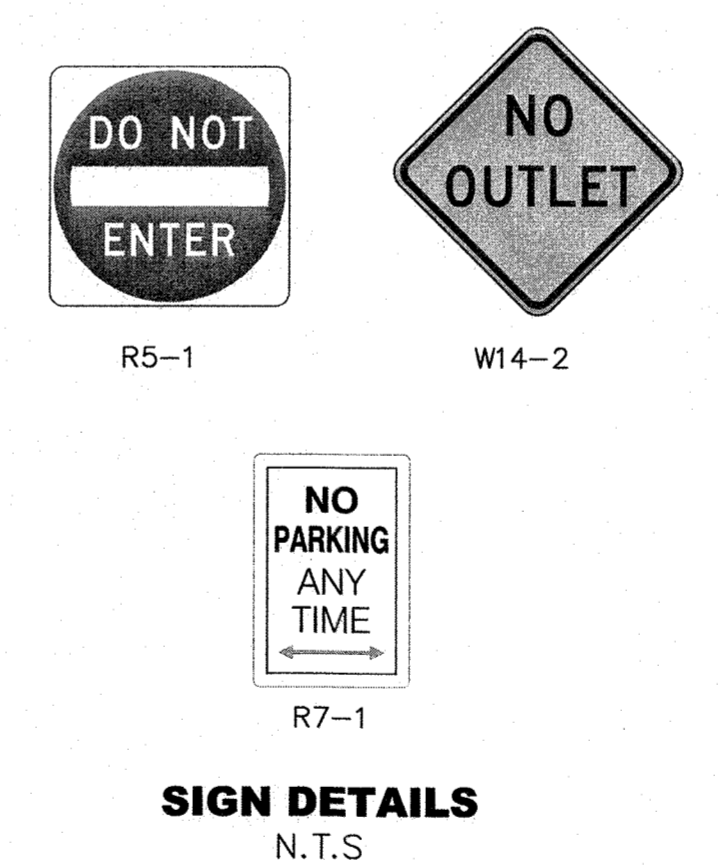
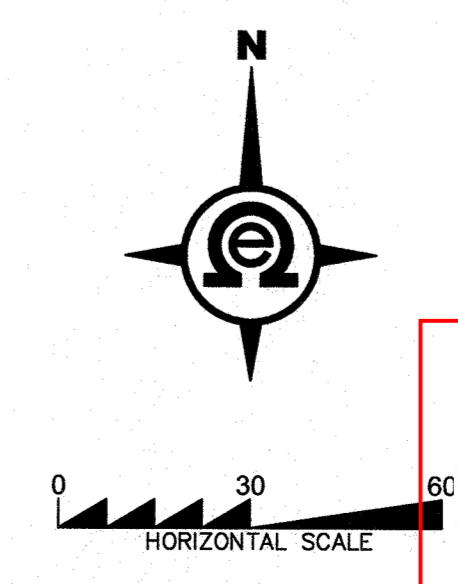
Snohomish County, Washington
PORTION OF SECTION 33, TOWNSHIP
28 NORTH, RANGE 5 EAST, W.M.
VILLAGE LIFE

PROJ. NO.	17-0514	DSN. BY:	JMS
DATE:	8/21/17		
SCALE:	1" = 30'		
DRAWING NO.	7	OF	8



STREET MAILBOX STAND IN SIDEWALK NOT TO SCALE	PLAN NO. STR - 20
PUBLIC WORKS DEPARTMENT	REV. DATE: 9/21/2016

STREET NAME SIGNS NOT TO SCALE	PLAN NO. STR - 14
PUBLIC WORKS DEPARTMENT	REV. DATE: 9/21/2016

811
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Approved as Submitted
Matthew Juley
 City of Mill Creek Supervising Engineer
 07/19/2020

