



improvement plans

for: united development corp.
by: wilsey & ham inc.

W&H WILSEY & HAM INC.
engineering • planning • surveying
environmental analysis • landscape design
Central Park Building
1980 - 112th Ave. N.E.
Bellevue, Washington 98004
(206) 454-9250

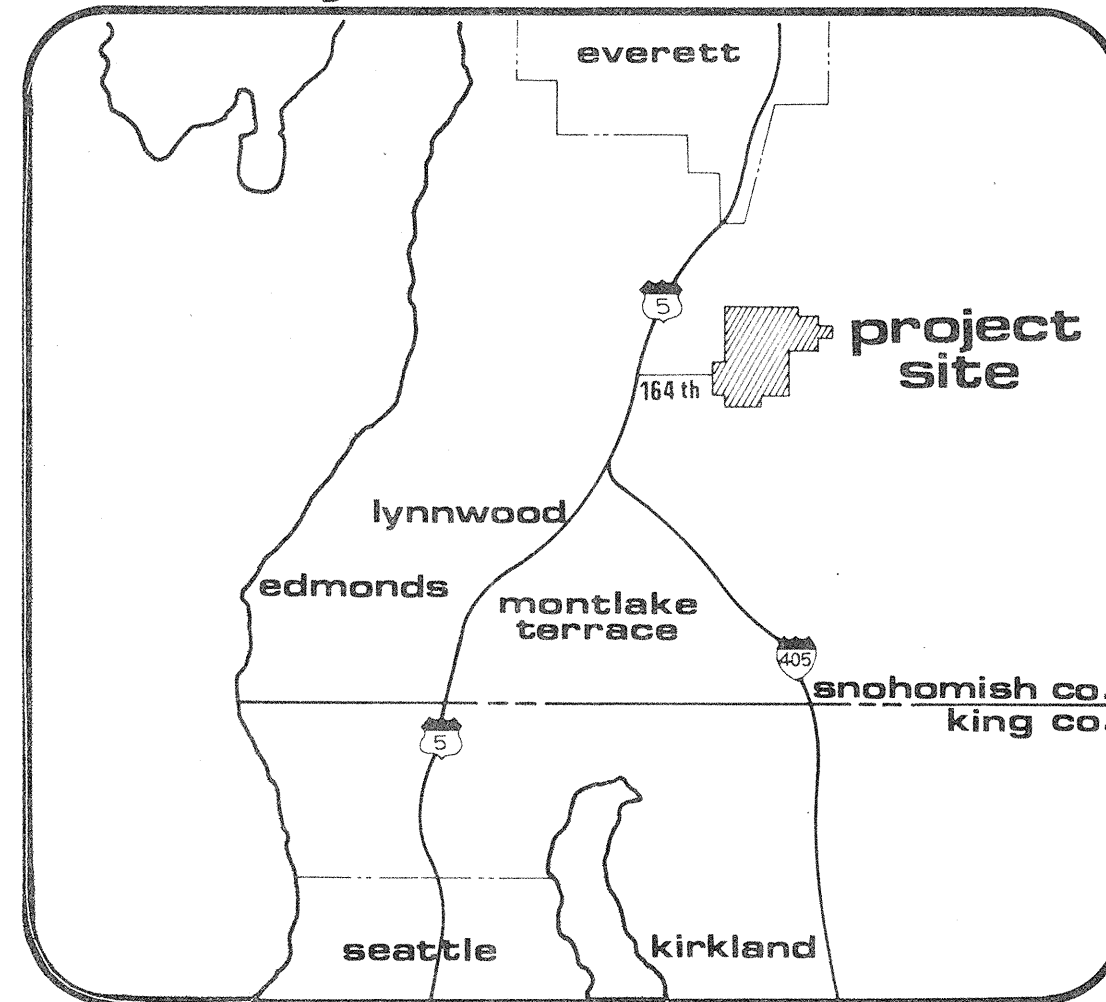
MILL CREEK 17

approval
FOR CONSTRUCTION
City Engineer
CITY OF MILL CREEK

Revisions

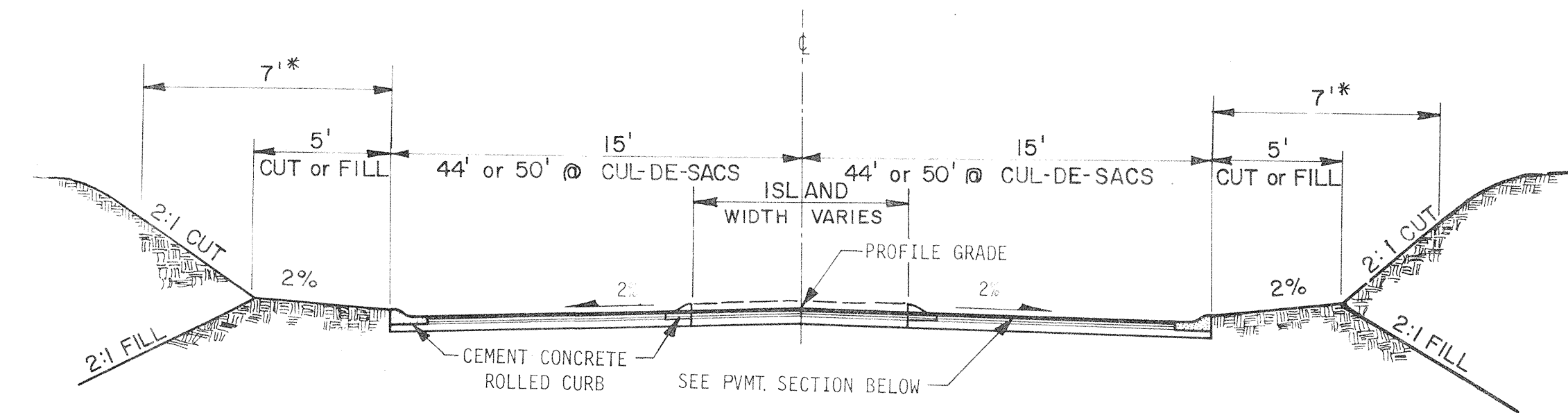
Date	SEPT. 87
Scale	AS SHOWN
Designed	JPM / WEP
Drawn	NMF / WEP
Checked	DHB
Approved	DHB
Doc. Number	3-3051-0601-20
SHEET	14

vicinity



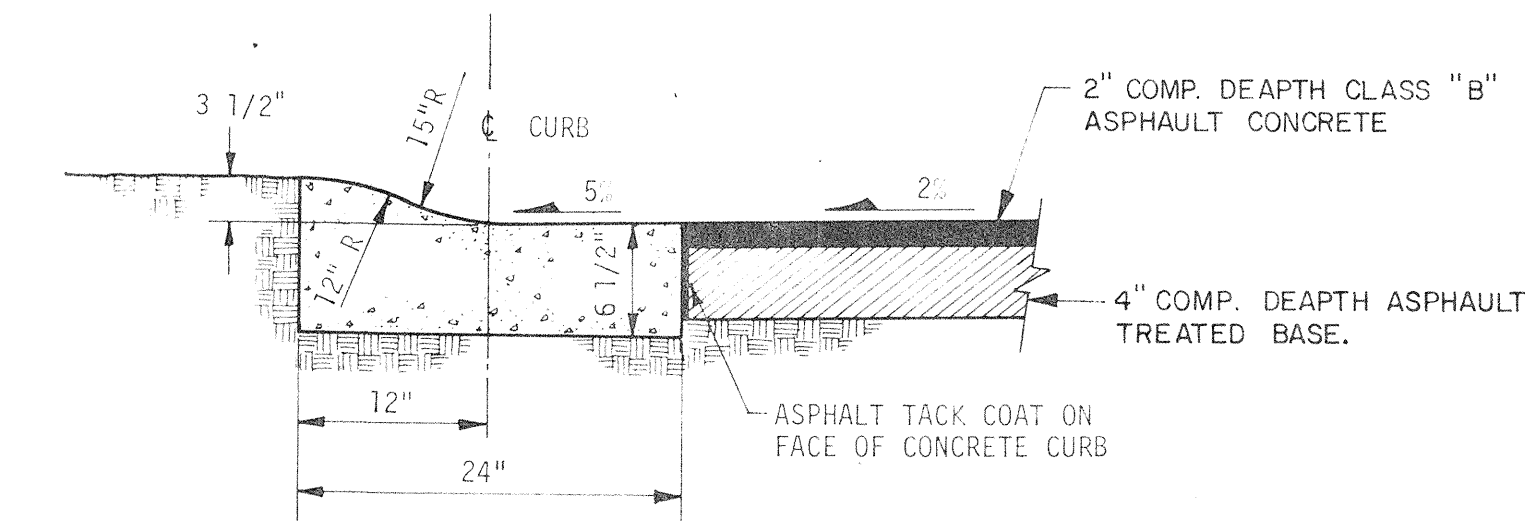
general notes

1. ALL CONSTRUCTION SHALL CONFORM WITH THESE PLANS AND SPECIFICATIONS AND APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF MILL CREEK AND THE STATE OF WASHINGTON.
2. ALL EARTHWORK AND STORM DRAINAGE BACKFILL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND UNDER THE DIRECTION OF THE ENGINEER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT FROM DAMAGE ALL EXISTING FACILITIES AT NO DIRECT COST TO THE OWNER OR ENGINEER.
4. ALL STATIONING SHOWN ON THESE PLANS SHALL REFER TO STREET CENTERLINE STATIONING UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ELEVATIONS SHOWN ON THE PLANS ARE BASED UPON SEA LEVEL, AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY, UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS.
6. BASIS OF BEARINGS IS THE WASHINGTON STATE GRID SYSTEM - NORTH ZONE.
7. ALL SIGNING IS TO BE IN ACCORDANCE WITH THE CITY OF MILL CREEK STANDARDS.
8. ALL CORRUGATED PIPE SHALL BE 16 GAUGE ALUMINUM UNLESS NOTED OTHERWISE.
9. NO BACKFILLING OF DRAINAGE PIPES SHALL BE DONE UNTIL INSPECTED BY THE CITY OF MILL CREEK ENGINEER.
10. FOR SPECIFICATIONS REFER TO THE APPROVED IMPROVEMENT PLANS FOR STREETS AND STORM DRAINS FOR MILL CREEK I.

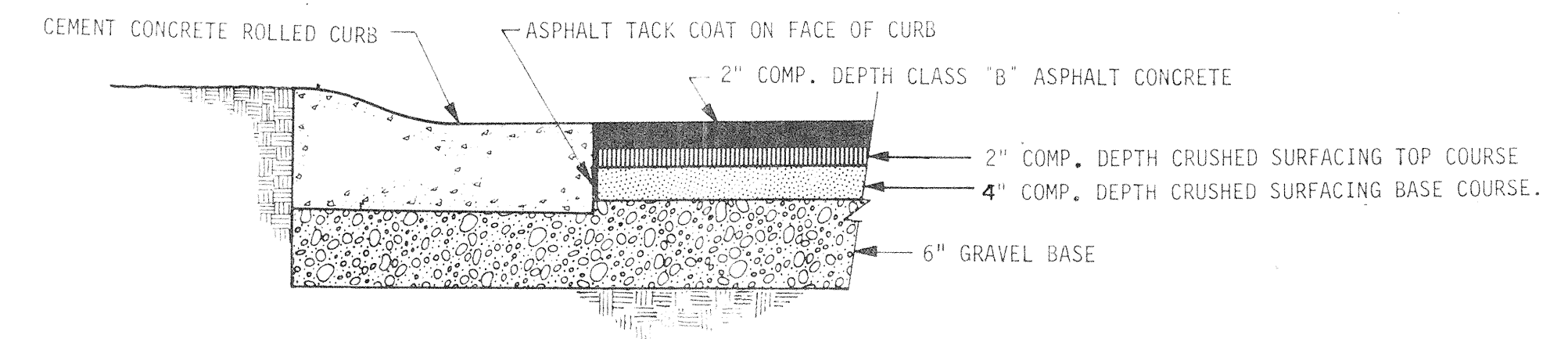


typical street section

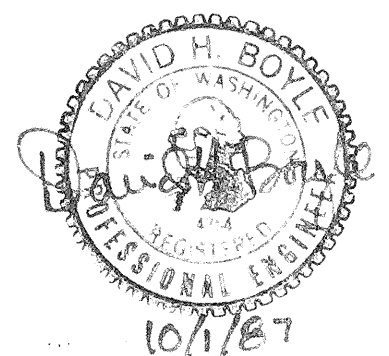
* 7' EASEMENT FOR SLOPES, UTILITIES, AND TRAILS. (SEE PLAT).



typical pavement section

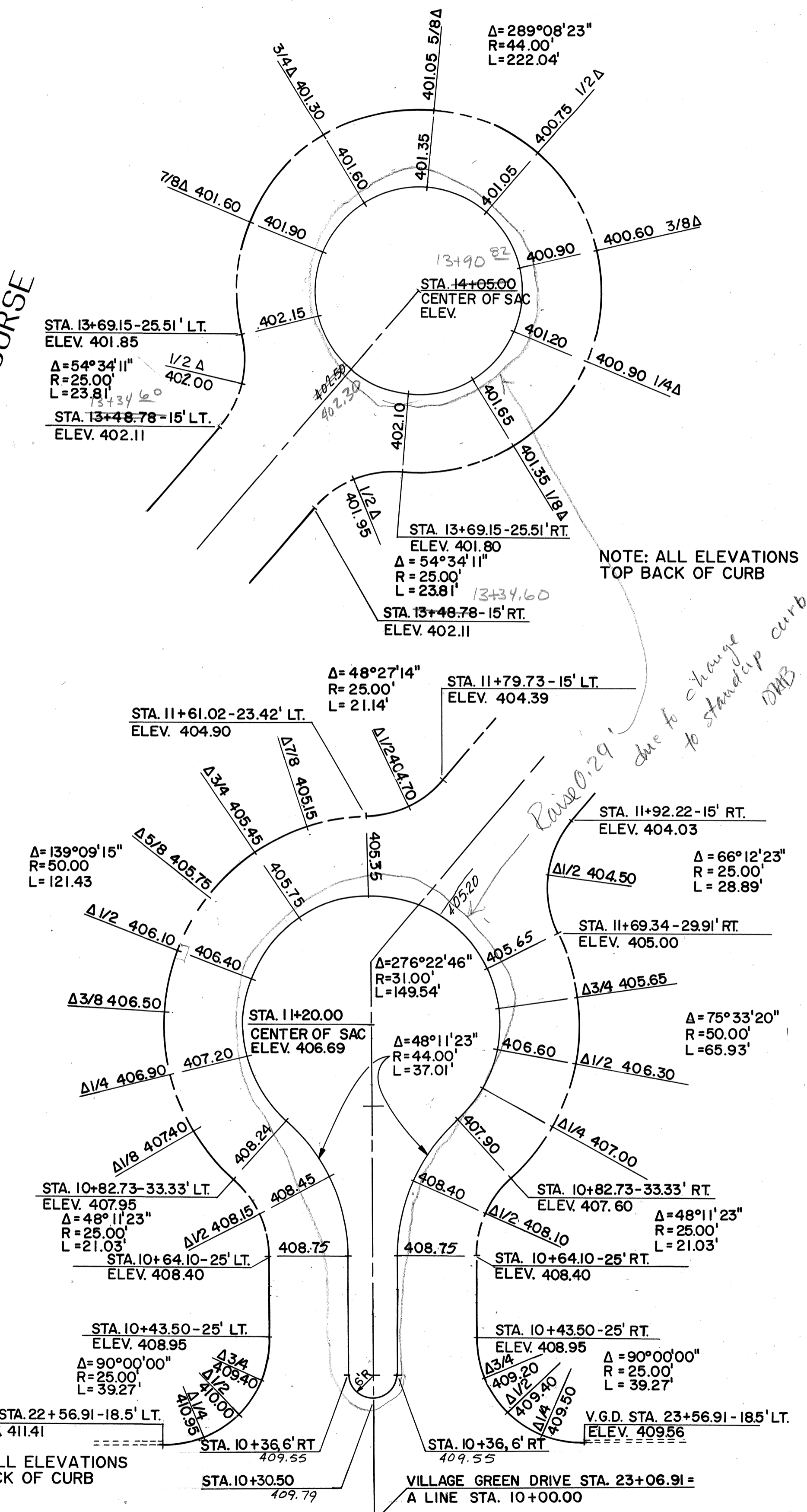
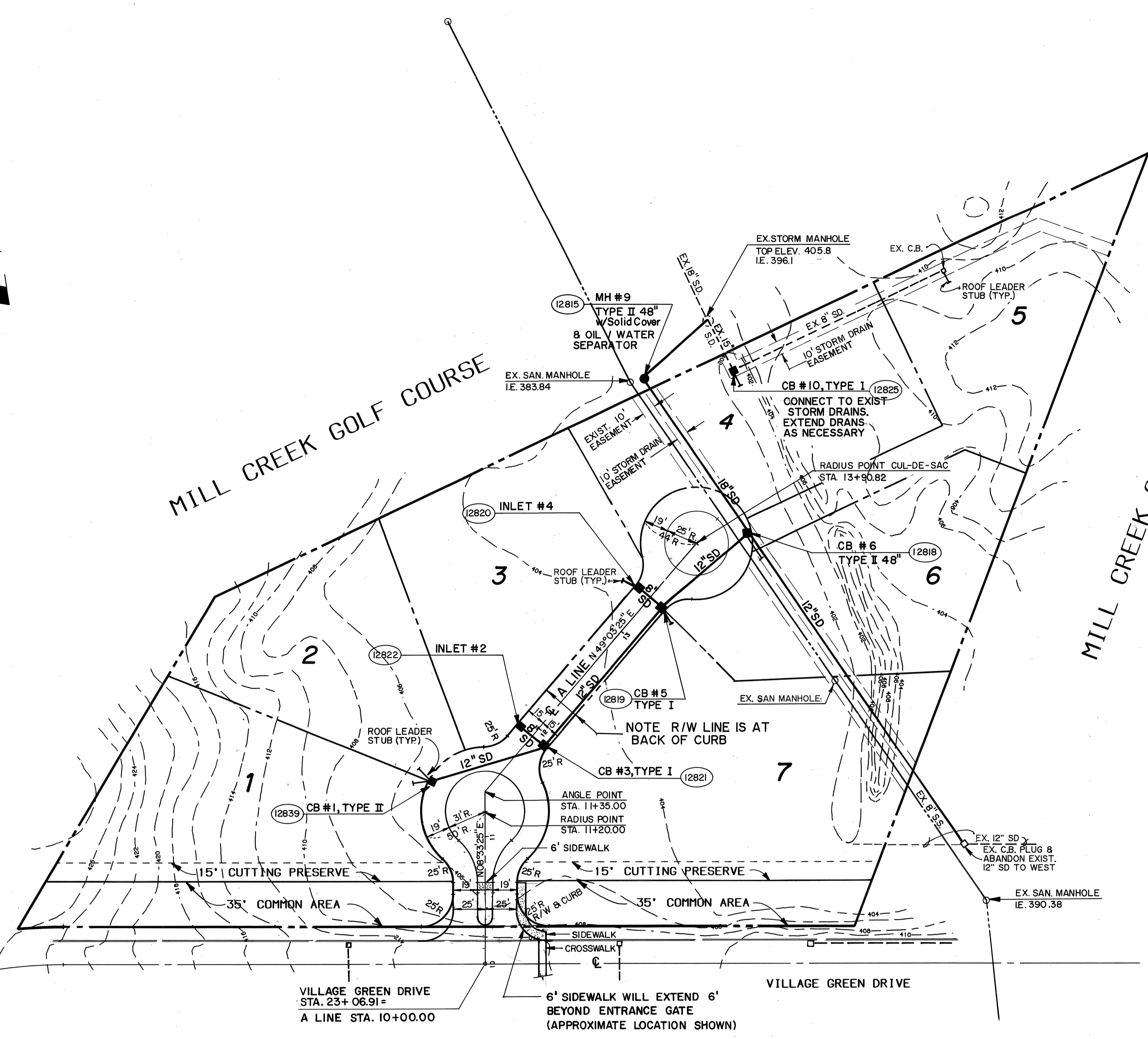


alternate pavement section



HDEV-175

SCALE: 1" = 50'



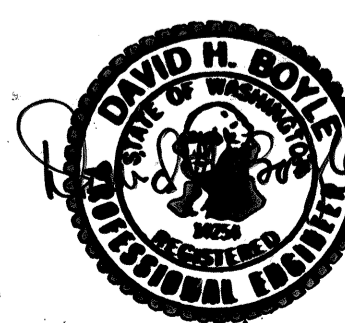
WILSEY & HAM INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 1980 - 118th Ave. N.E.
 Bellevue, Washington 98004
 (206) 454-9250

STREET AND STORM DRAINAGE PLAN
MILL CREEK 17

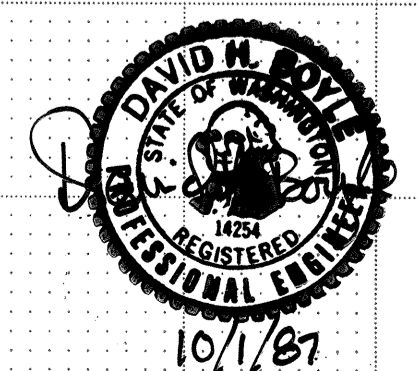
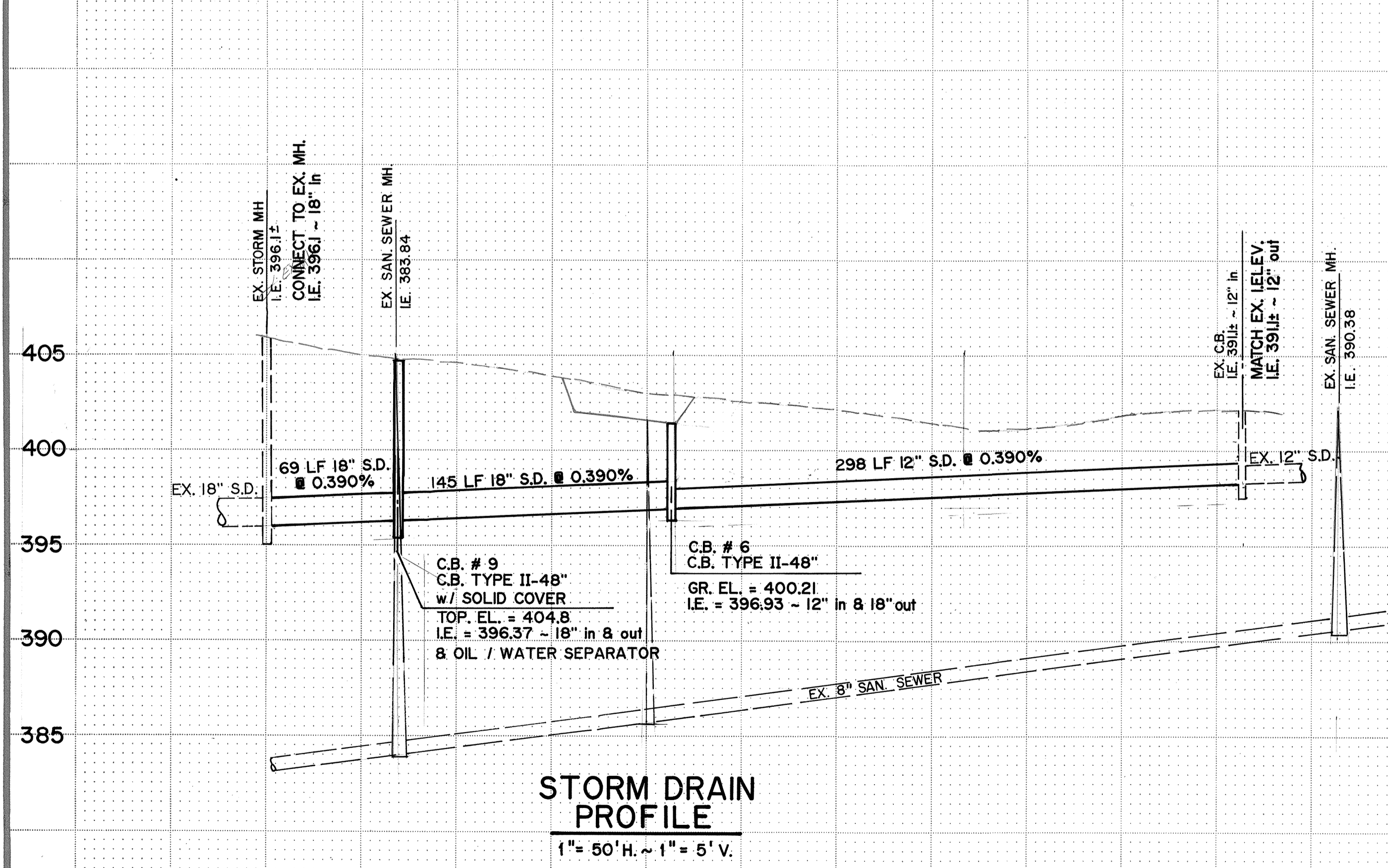
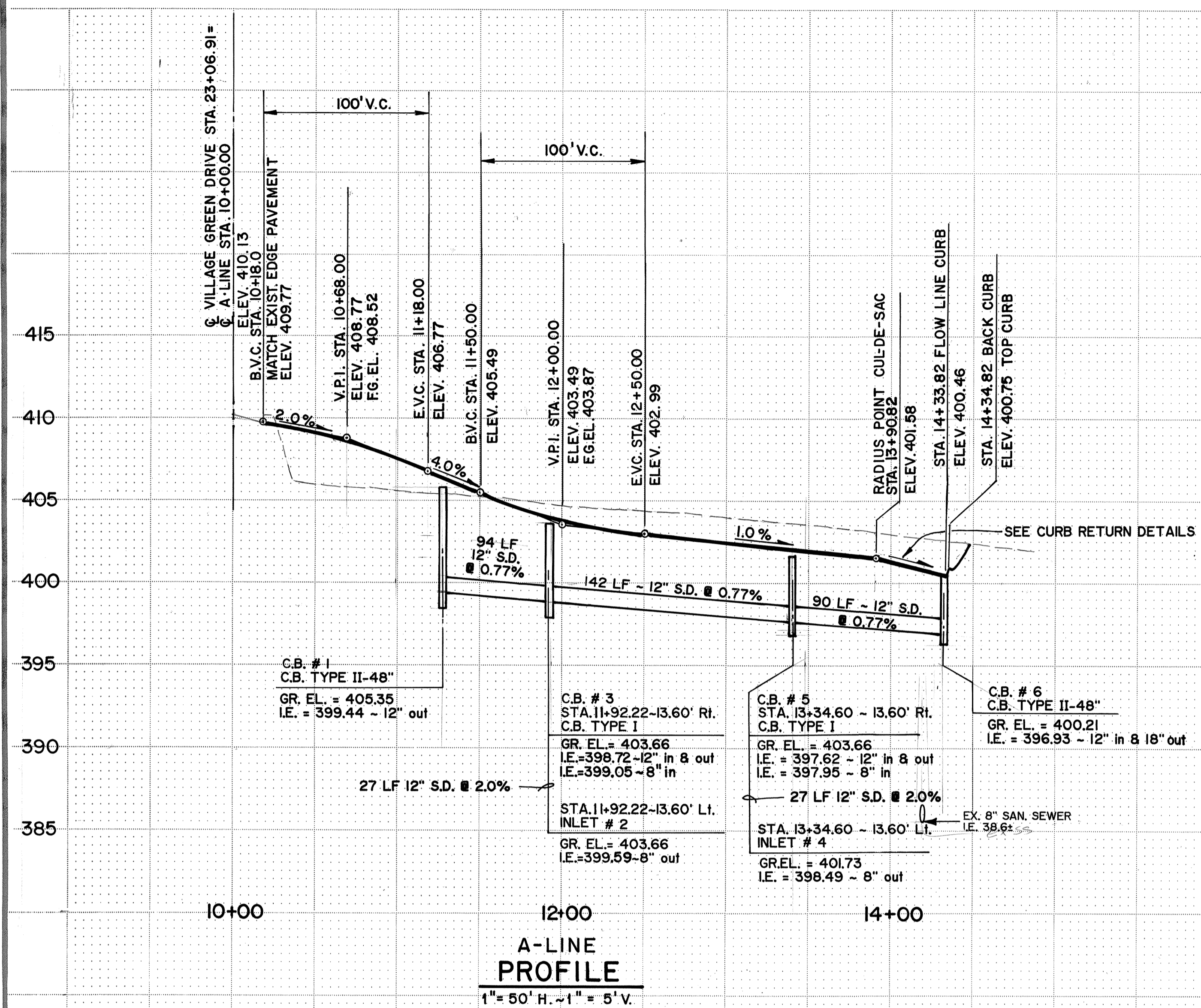


Revisions	Date	By

Date AUG. 1987
 Scale 1" = 50'
 Designed JAM
 Drawn WE P/GAL
 Checked DHB
 Approved DHB
 Dwg. Number 3-3051-0601-20-D1
 SHEET 2 of 4



HDEV-176 10/1/87



10/1/87
HDEV-177

WILSEY & HAM
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 Bellevue, Washington 98004
 1980 - 1118th Ave. N.E.
 (206) 454-9850

MILL CREEK 17

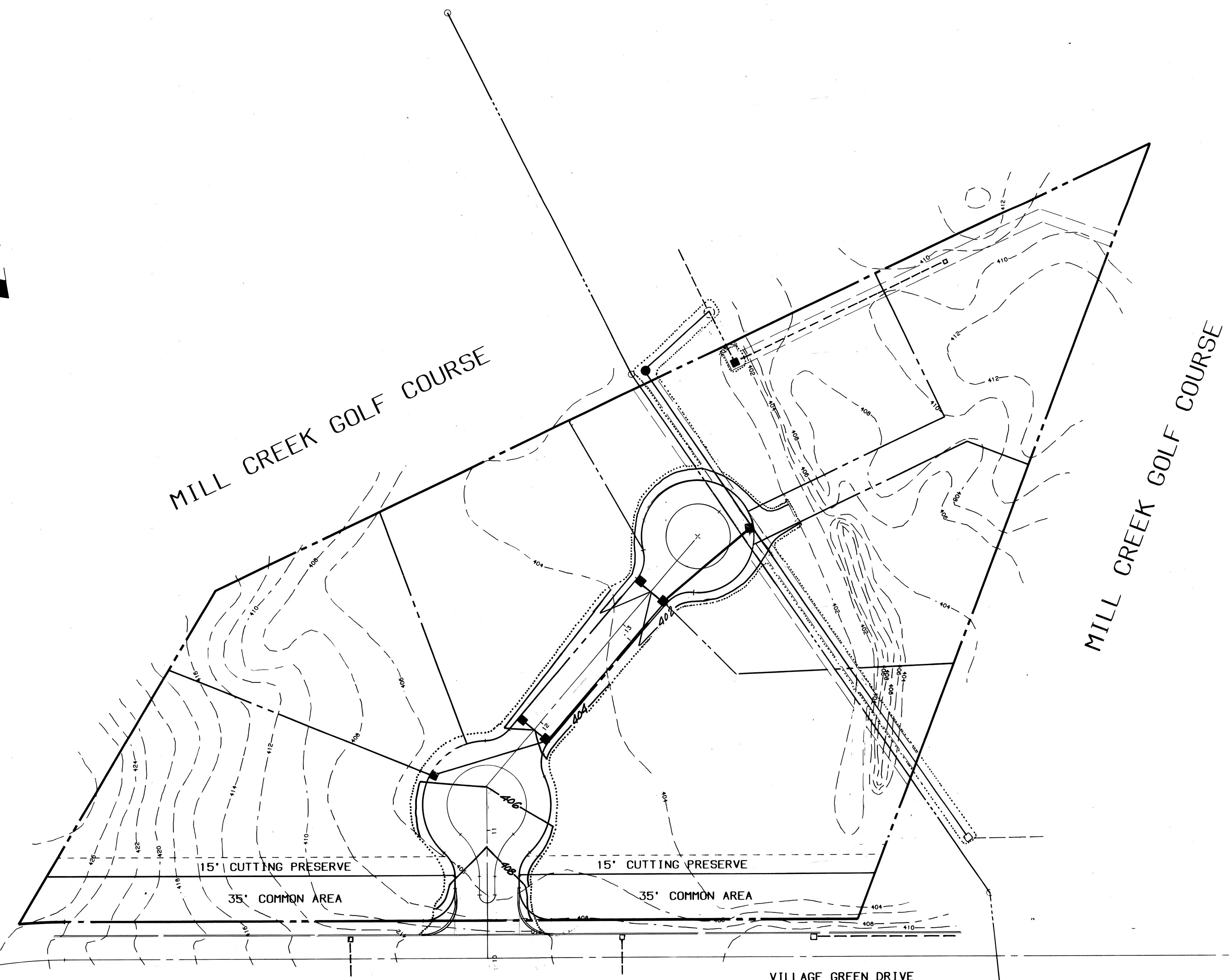


By	Date
Revisions	

Date AUG 1987
 Scale AS NOTED
 Designed JAM
 Drawn WEP
 Checked DHB
 Approved DHB

Dwg. Number
 3051-0601-20-D2
 SHEET
 3 of 4

SCALE: 1" = 50'



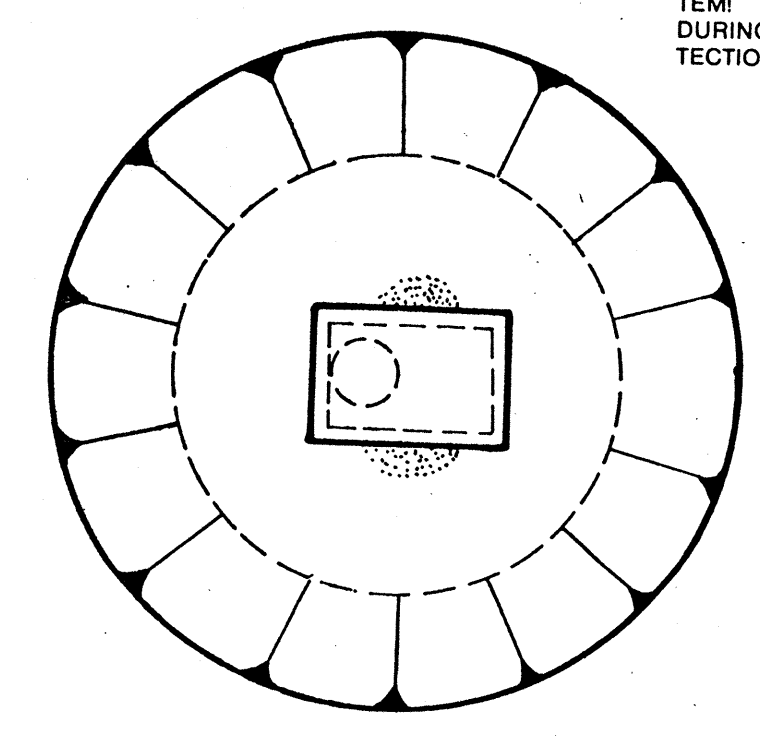
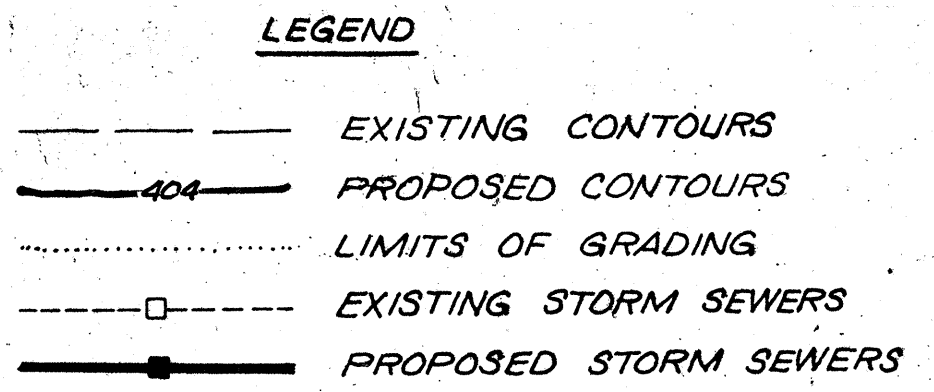
TEMPORARY EROSION/SEDIMENTATION CONTROL

- Where possible, the temporary erosion control system shall be installed prior to all other construction.
- Where possible, maintain natural vegetation for silt control.
- As construction progresses and seasonal conditions dictate, more siltation control facilities may be required to ensure complete siltation control. Therefore, 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 the minimum requirements as may be needed.
- All temporary siltation control shall be maintained in a satisfactory condition until such time that clearing and/or construction is completed, permanent drainage facilities are operational, and the potential for erosion has passed.
- All disturbed land areas left for 30 days or more shall be seeded with a mix as listed below or by a method approved by the City Engineer for the City of Mill Creek.

SEED MIX	FERTILIZER	MULCH-WOOD CELLULOSE/ HYDRAULIC SEEDING
20% Annual, Perennial, or Hybrid Ryegrass	300 Lbs./Acre	1,500 Lbs./Acre
40% Creeping Fescue	10-20-20	
40% White Clover		
120 Lbs./Acre		

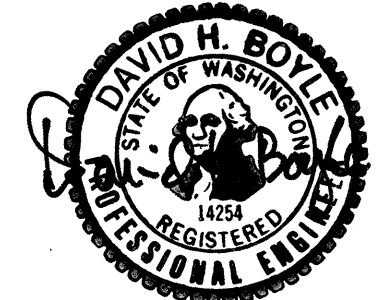
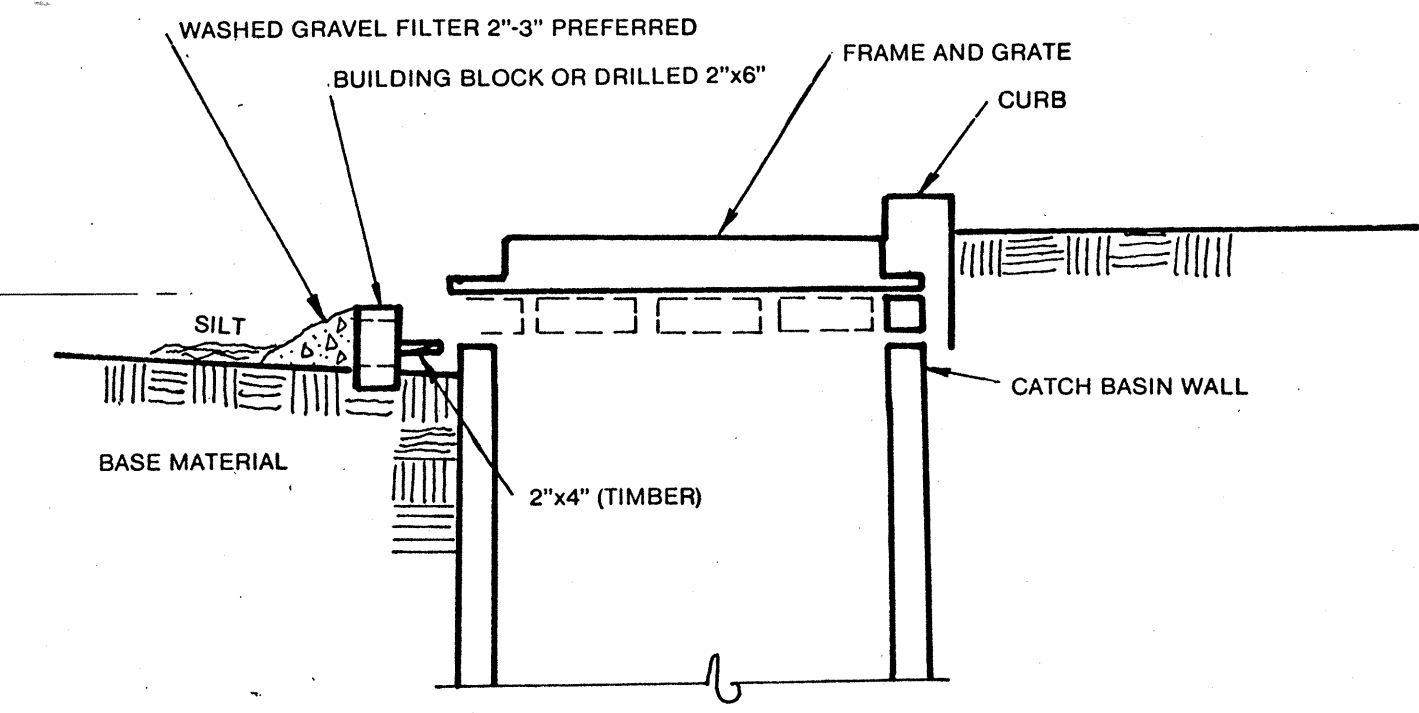
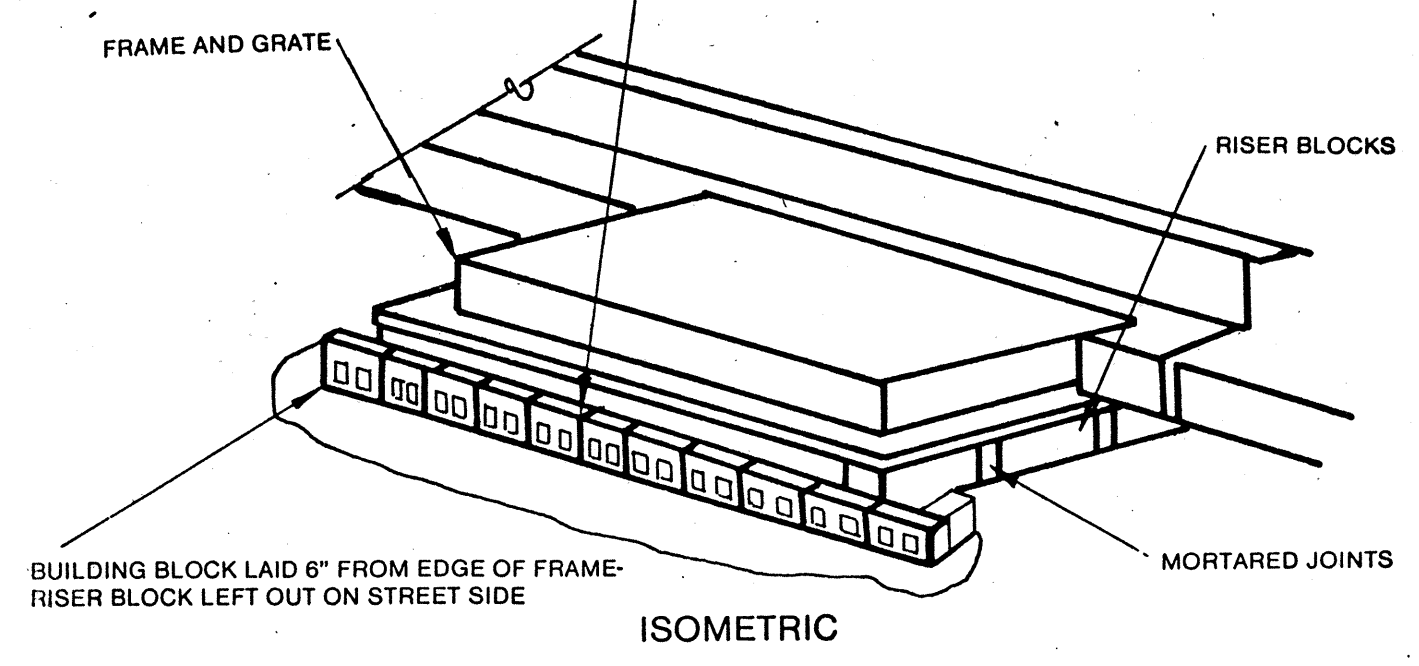
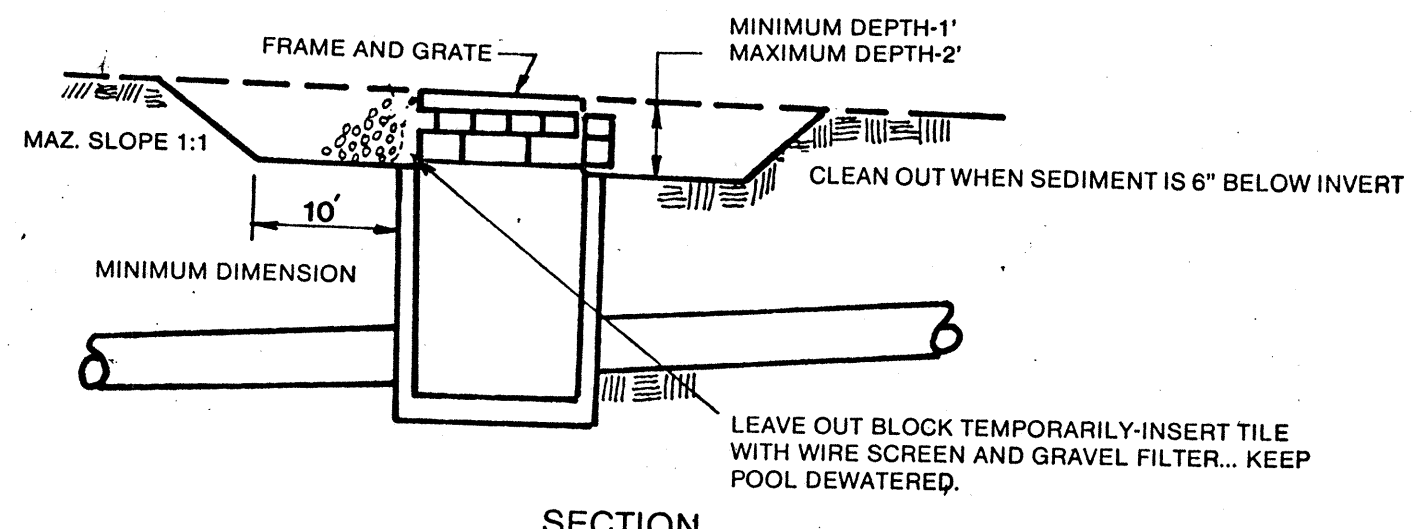
- Provide a temporary sediment trap, Type "A" at all new catch basins. As curb and gutter is constructed, the temporary sediment trap shall be changed to Type "B" for standard catch basin inlet.

MILL CREEK 1



PROTECT INLETS DURING CONSTRUCTION. KEEP SEDIMENT OUT OF THE STORM DRAINAGE SYSTEM. USE HALF-CIRCLE BEHIND CURB INLETS DURING STREET CONSTRUCTION. MODIFY PROTECTION AS CONSTRUCTION PROGRESSES.

CIRCULAR SHAPE IS NOT ESSENTIAL-VARY SHAPE TO FIT DRAINAGE AREA AND TERRAIN. OBSERVE TO CHECK TRAP EFFICIENCY AND MODIFY AS NECESSARY TO INSURE SATISFACTORY TRAPPING OF SEDIMENT. CAN BE ADAPTED TO THRU-CURB INLET.



HDEV-178 10/87

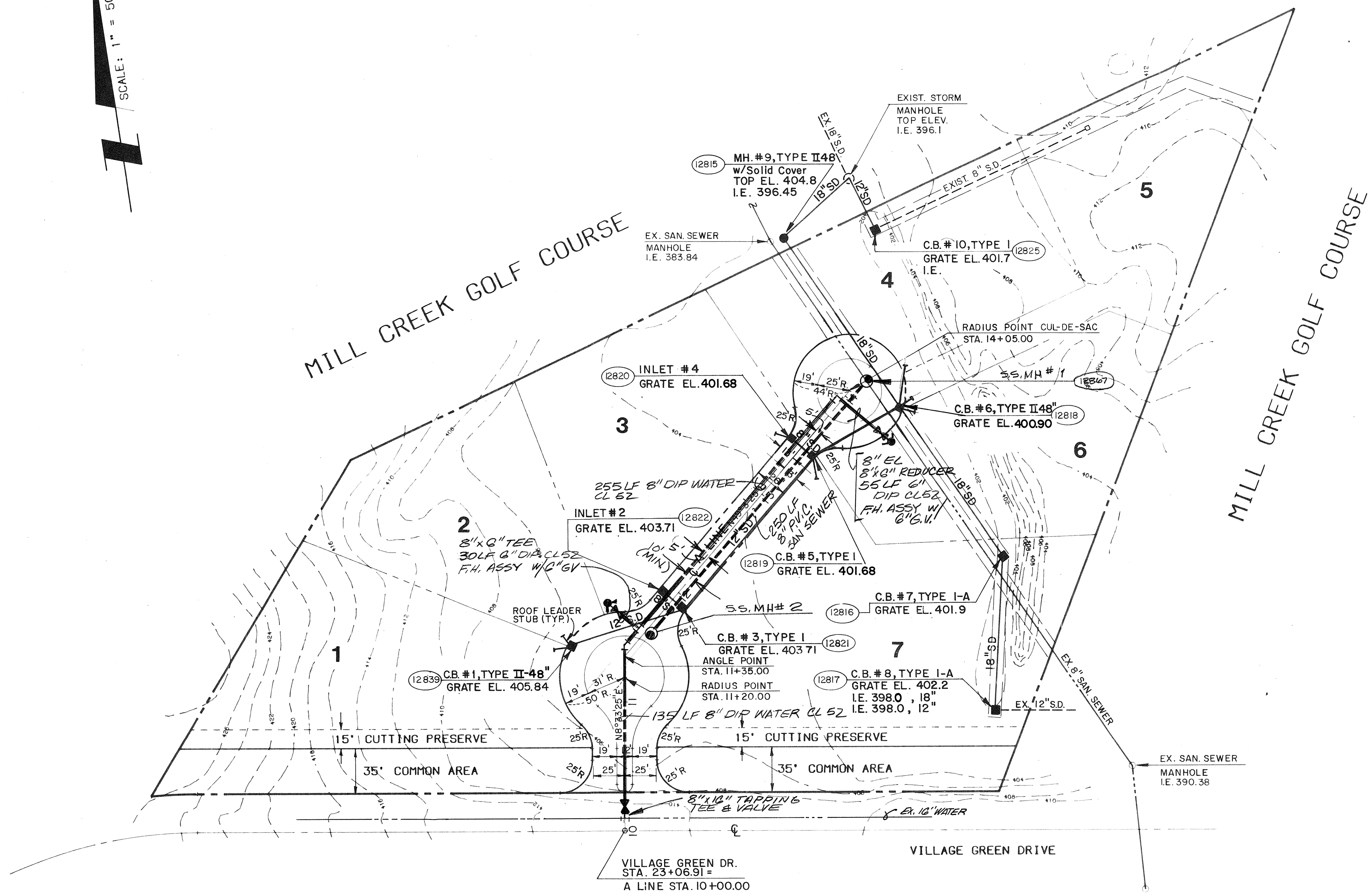
WILSEY & HAM INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building 1980 - 112th Ave. N.E.
 Bellevue, Washington 98004 (206) 454-8850

GRADING & EROSION CONTROL PLAN
 MILL CREEK 17

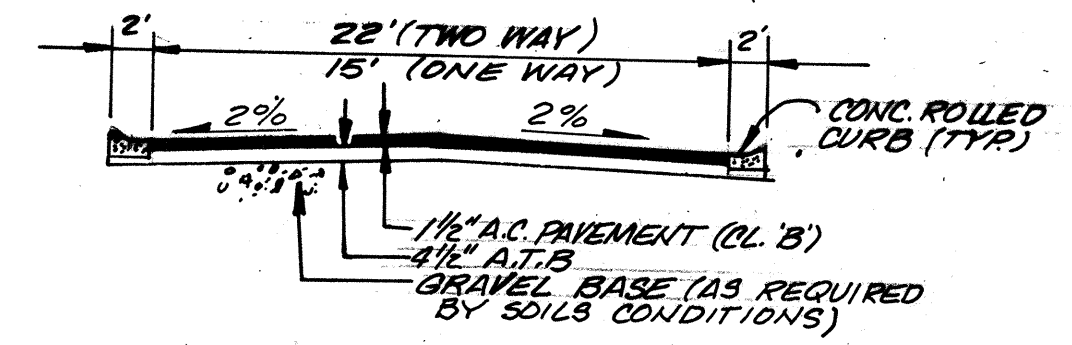


By	Date
Revisions	
Date	AUG. 1987
Scale	1" = 50'
Designed	JAM
Drawn	WEP/CAL
Checked	DHB
Approved	DHB
Dwg. Number	3-3051-0601-20-D1
SHEET	4 of 4

SCALE: 1" = 50'



MILL CREEK 1



Typical Private Street Section

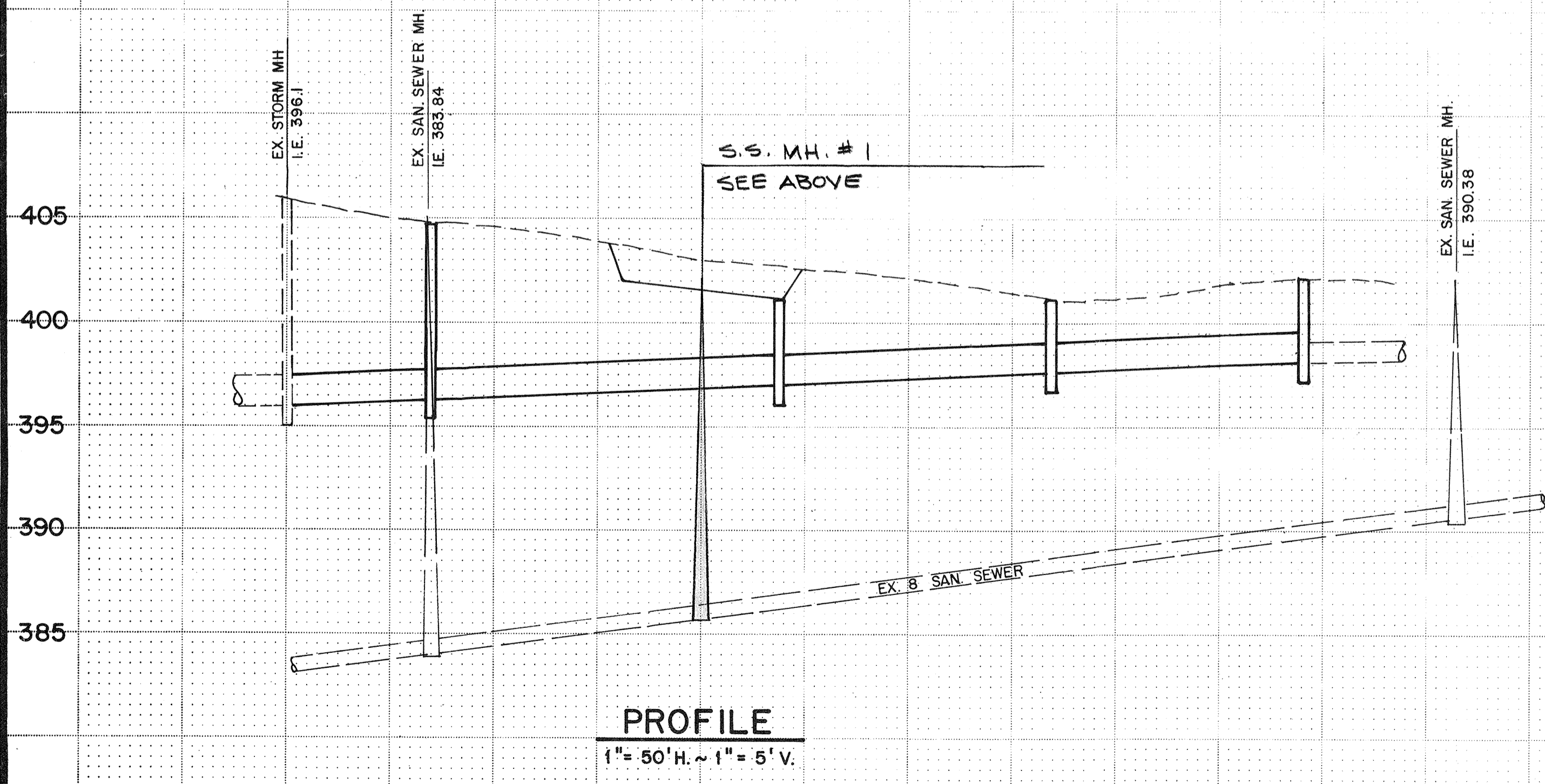
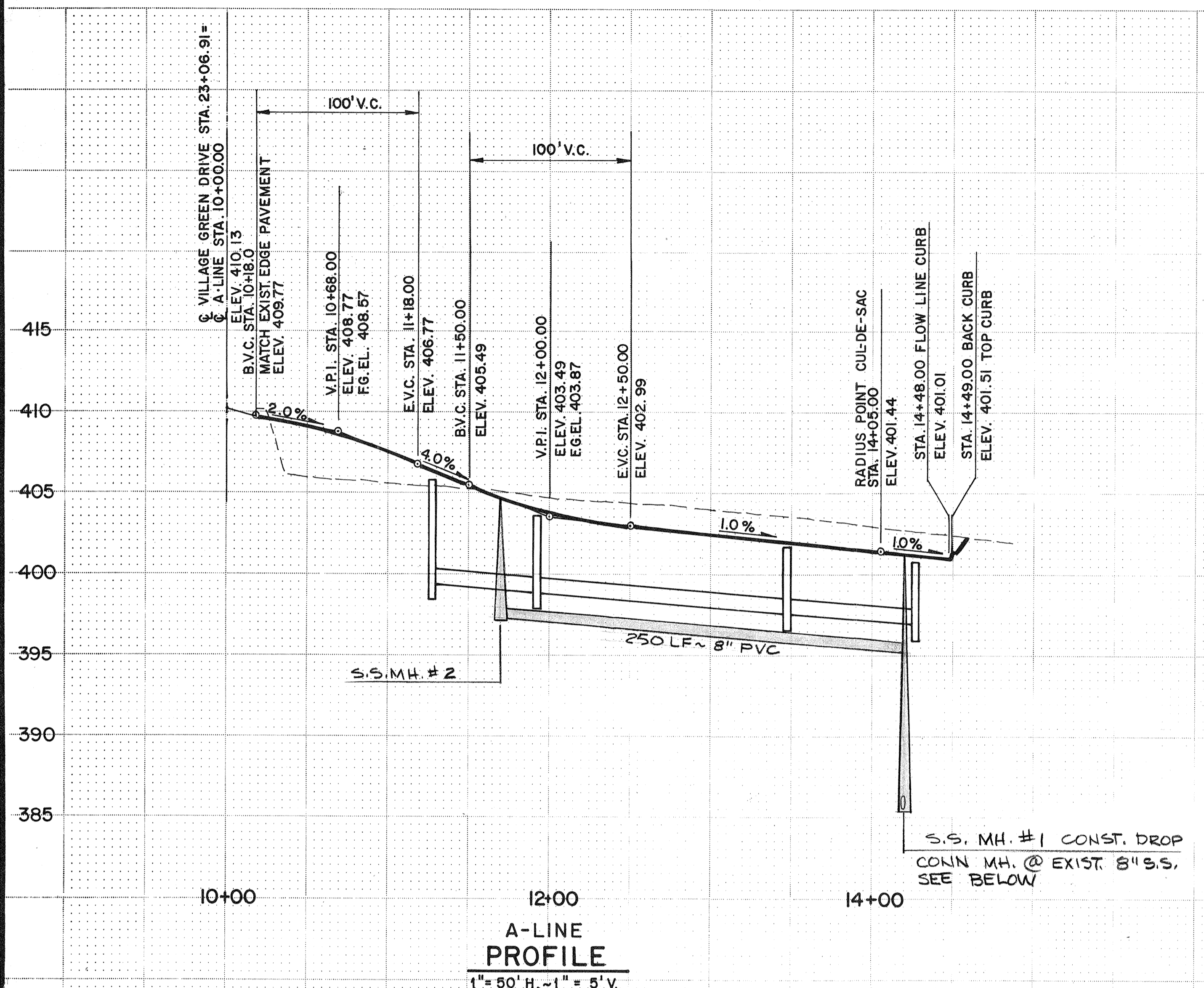
WILSEY & HAM INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building 1980 - 112th Ave. N.E.
 Bellevue, Washington 98004 (206) 454-3250

PRELIMINARY
 SANITARY SEWER & WATER PLANS
 MILL CREEK 17



Revisions	By	Date
Date	AUG 1987	
Scale	1" = 50'	
Designed	JAM	
Drawn	CAL/WEP	
Checked	DHB	
Approved		
Dwg. Number	3051-0601-20-D1	
SHEET		
1	2	

HDEV-179



WILSEY & HAM
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 Bellevue, Washington 98004
 1980 - 112th Ave N.E.
 (206) 454-3850

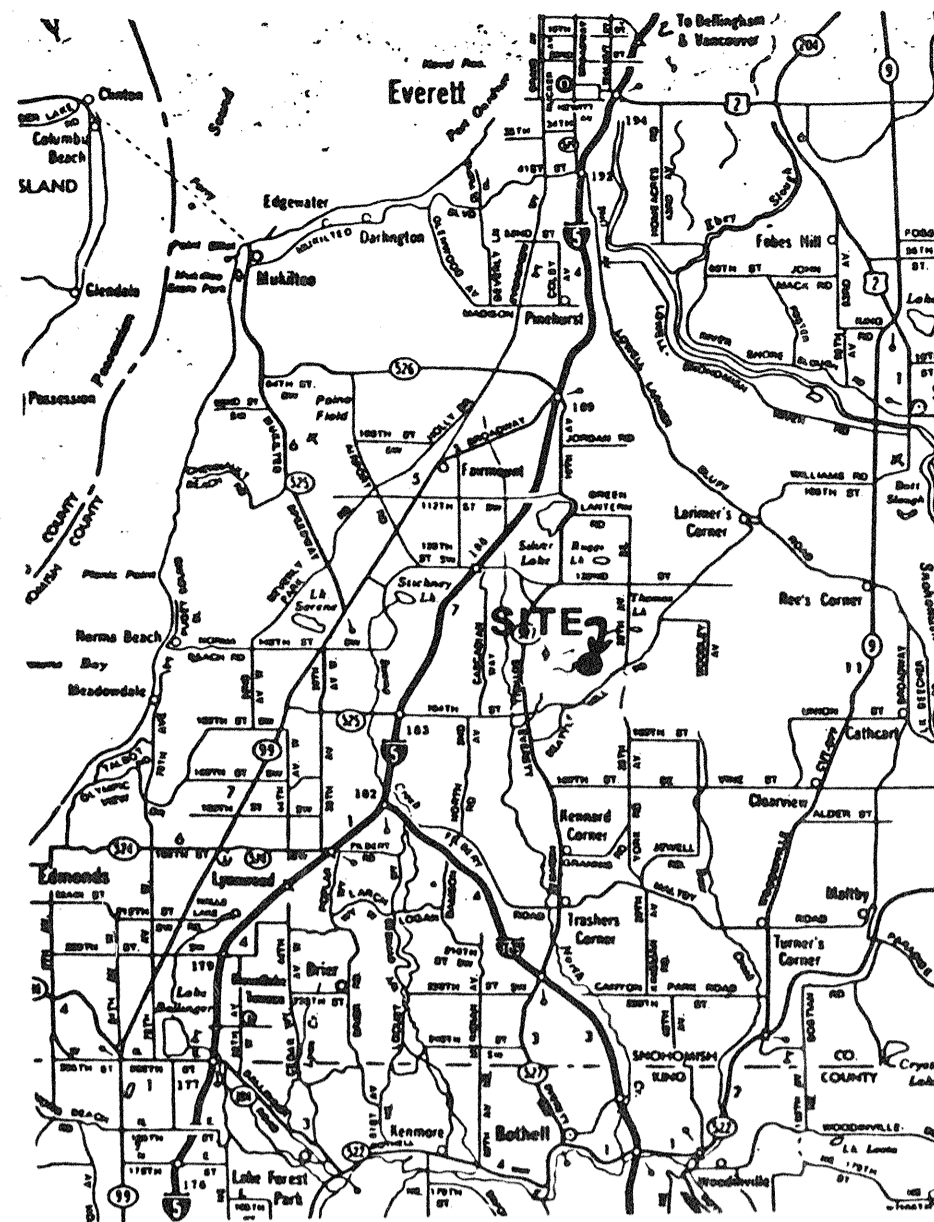
PRELIMINARY
 SANITARY SEWER & WATER PLANS
 MILL CREEK 17



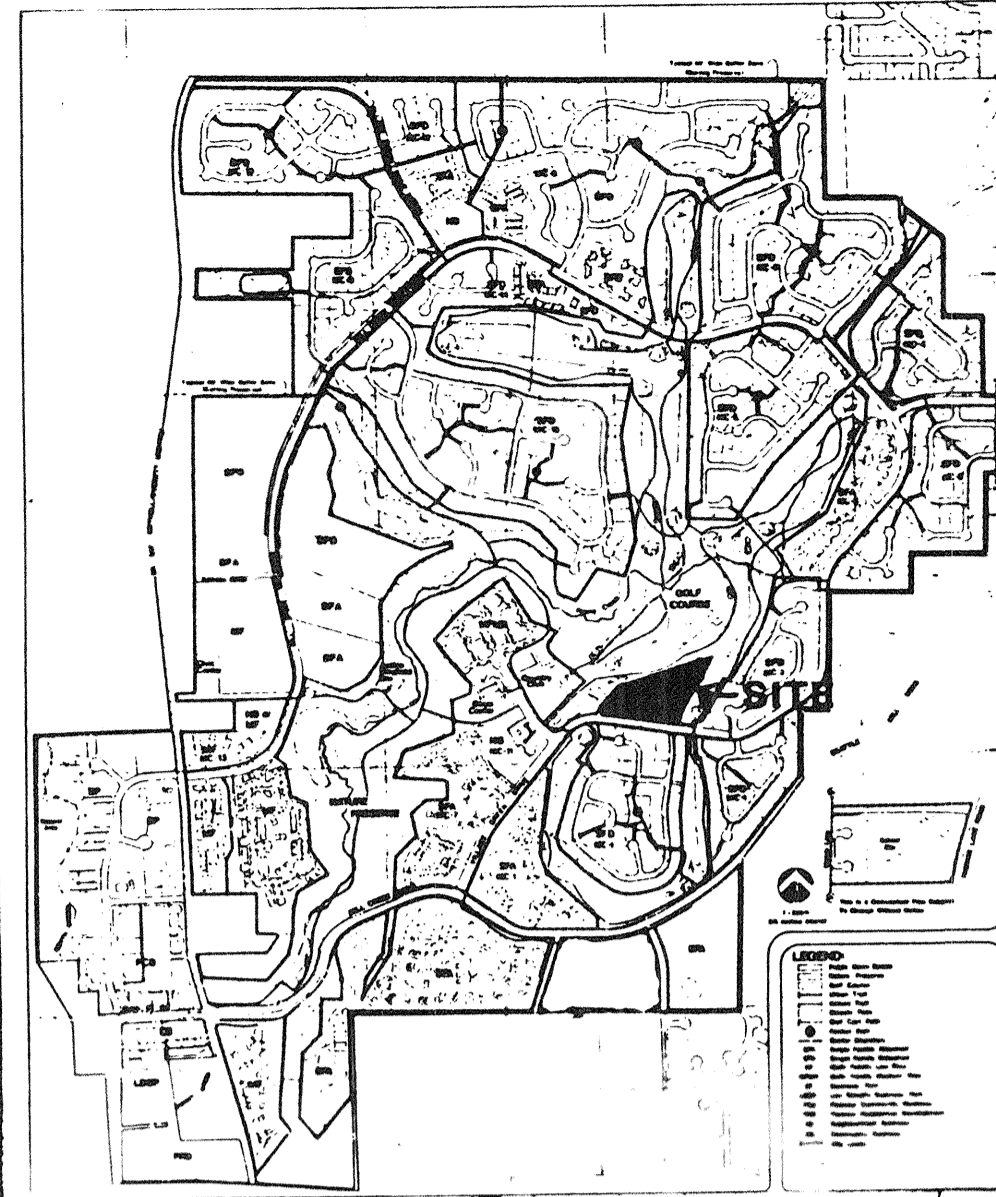
Revisions	
By	Date

Date AUG 1987
 Scale AS NOTED
 Designed JAM
 Drawn WEP
 Checked DHB
 Approved

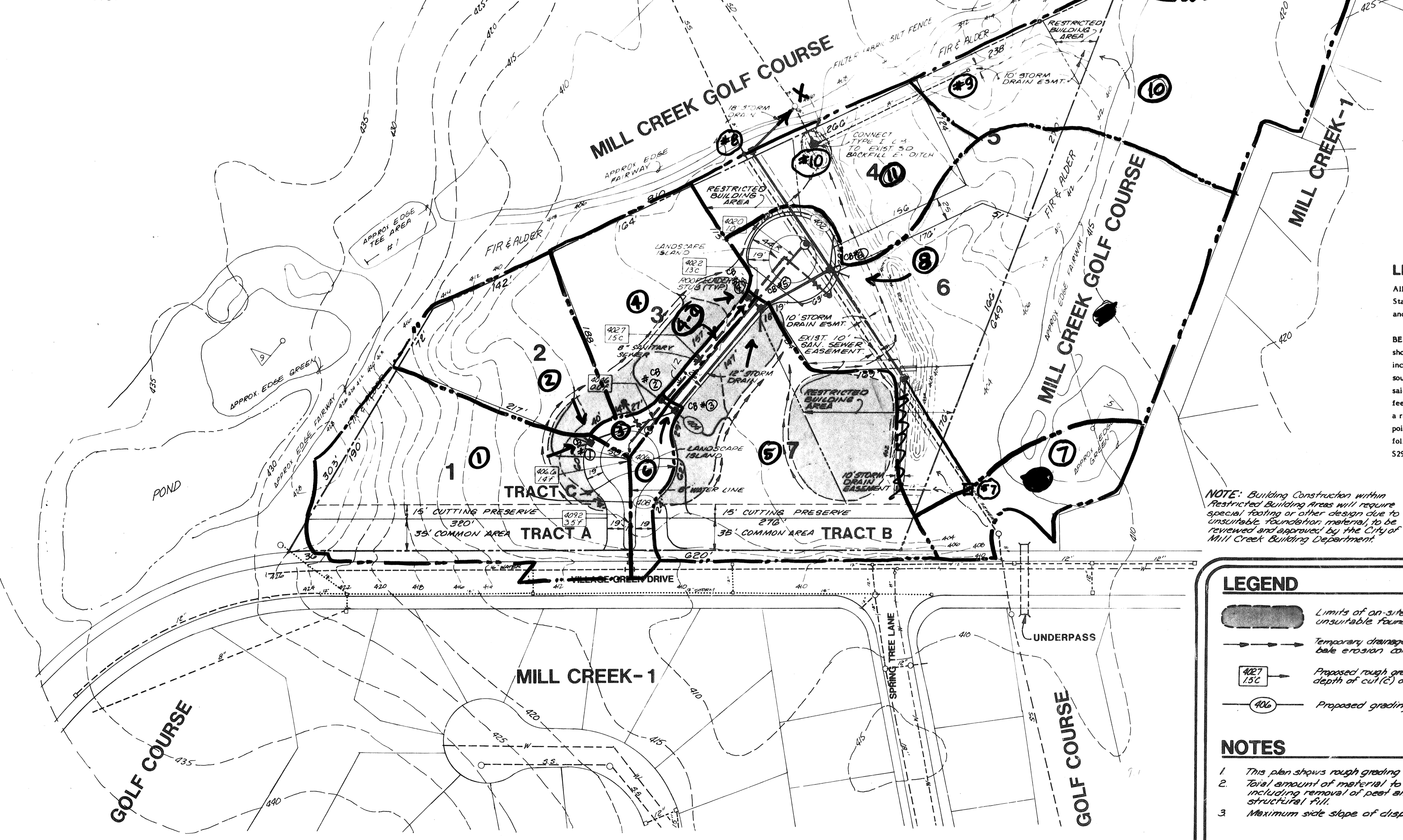
Dwg. Number
 3061-0601-20-02



VICINITY MAP



LOCATION MAP



NOTES

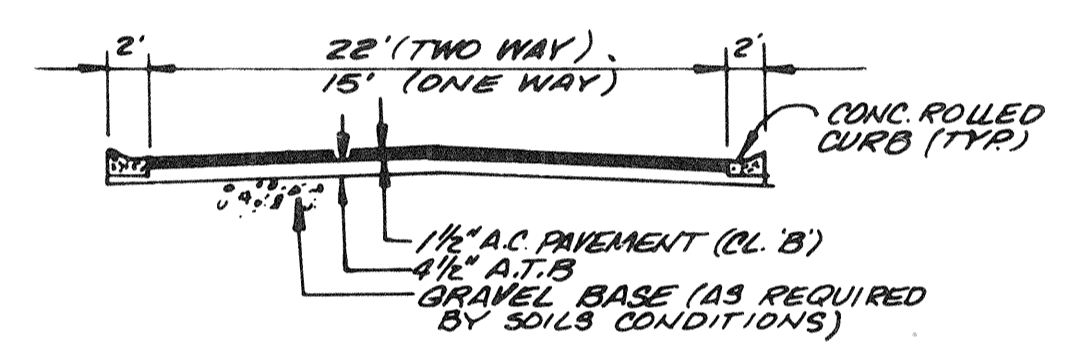
- Fire and Police: City of Mill Creek
- School District: Everett School District No. 2
- Existing Zoning: PRD 7200 with Contract
- Proposed Zoning: Same
- Site Acreage: 6.1 Acres
- Open Space Area: .88 Acre plus - Credit from Nature Preserve and Golf Course
- Roadway Area: .43 Acre
- Lineal Feet Roadway: 390 L.F. (Private)
- Average Lot Size: .74 Acre
- Smallest Lot Size: .6 Acre
- Contour Intervals: 2'
- Vegetation/Tree Cover: Deciduous and Evergreen Tree Cover, With Some Open Areas
- Sanitary sewers will be provided and connected to Alderwood Water District.
- The water distribution system will be constructed and connected to Alderwood Water District.
- All storm runoff will be collected and discharged in accordance with City of Mill Creek Standards.
- All areas will be subject to the restrictive covenants of Mill Creek as on file Under Auditor's File Number 2382420.
- Common areas are to be reserved for common use of property owners.

OWNER/DEVELOPER

United Development Corporation
15714 Country Club Drive
Mill Creek, Washington 98012
Phone: (206) 734-6136

ENGINEER/SURVEYOR

Wilsey & Ham
1980-112th Avenue N.E., Suite 200
P.O. Box C-97304
Bellevue, Washington 98009
Phone: (206) 834-1230



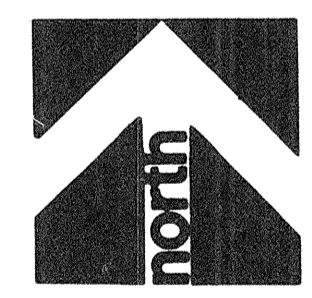
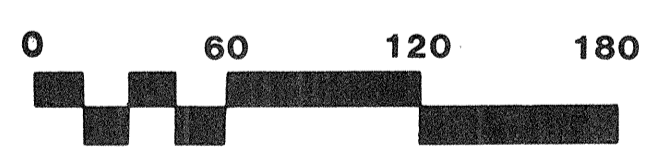
Typical Private Street Section

LEGAL DESCRIPTION

All that certain real property situate in the City of Mill Creek, County of Snohomish, State of Washington, being a portion of the west half of Sec. 5, T.27N., R.5E., W.M., and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Village Green Drive as shown on the Plat of Mill Creek - 1, recorded in Vol. 35 of Plats, pages 11 through 16 inclusive, under A.F. #2382696, distant thereon N81°26'35\"/>

NOTE: Building Construction within Restricted Building Areas will require special footing or other design due to unsuitable foundation material, to be reviewed and approved by the City of Mill Creek Building Department.



LEGEND

- Limits of on-site disposal of unsuitable foundation material
- Temporary drainage swale with straw bale erosion control
- Proposed rough grading elevation and depth of cut (C) or fill (F)
- Proposed grading contour

NOTES

1. This plan shows rough grading only.
2. Total amount of material to be moved is 4500 CY (±), including removal of peat and backfill with structural fill.
3. Maximum side slope of disposal fills is 5:1

HYDROLOGY MAR

JAM 9/24/87

3-3051-0601-20

Revised 10/7/87 DTH

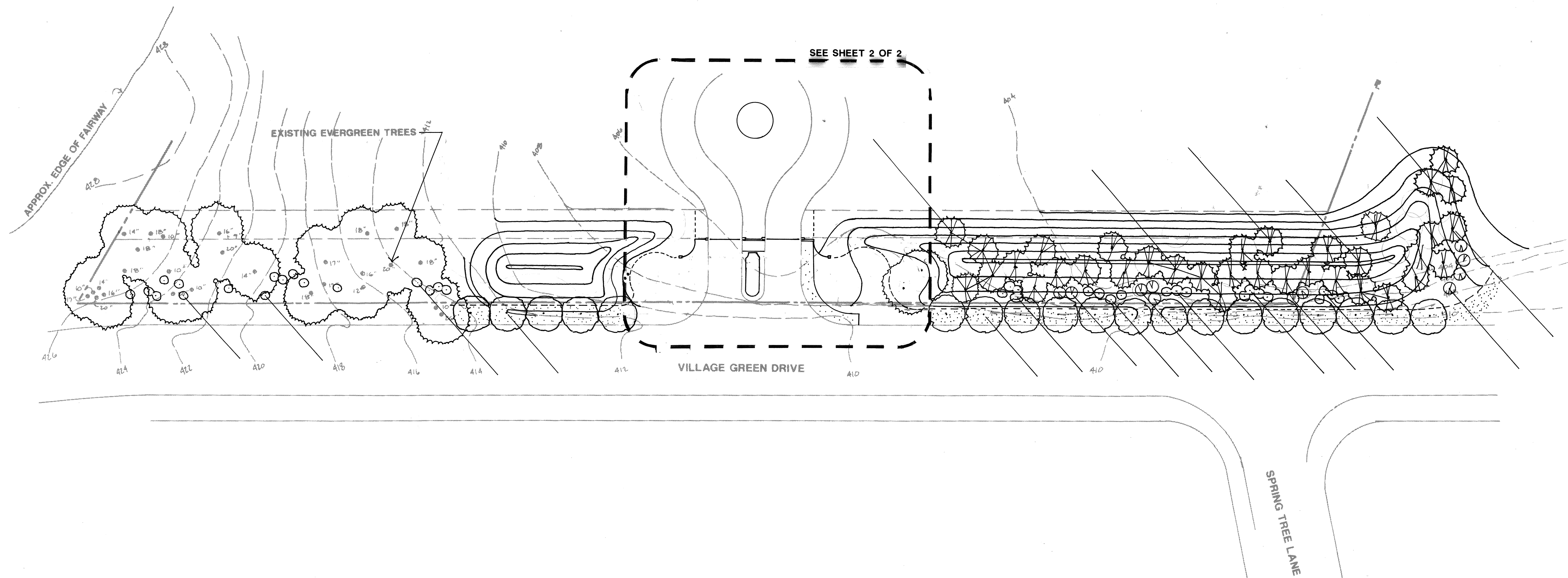
FAIRWAY FOUNTAINS



PRELIMINARY GRADING PLAN
MILL CREEK 17

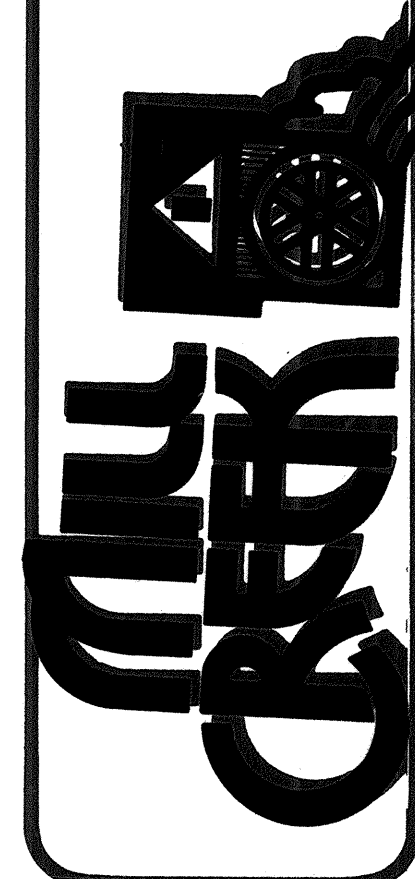


By	Date
Revisions	
Date	JULY 1987
Scale	1" = 60'
Designed	D.H.B.
Drawn	W.E.P.
Checked	J.A.M.
Approved	D.H.B.
Dwg. Number	3-3051-0601-20
SHEET	



WILSEY & HAM INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 Bellevue, Washington 98004
 1980 - 112th Ave. N.E.
 (206) 454-3250

LANDSCAPE PLAN
MILL CREEK 17
 Washington
 Mill Creek

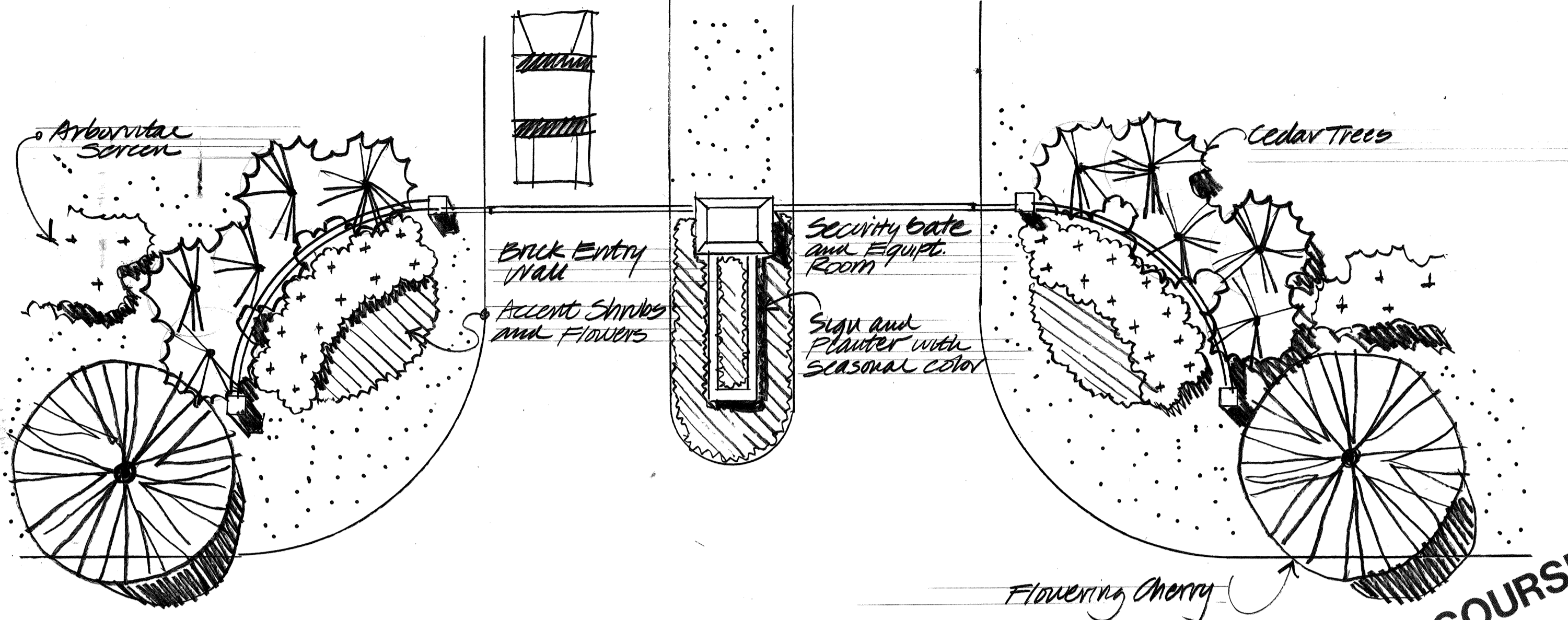


Revisions	By	Date

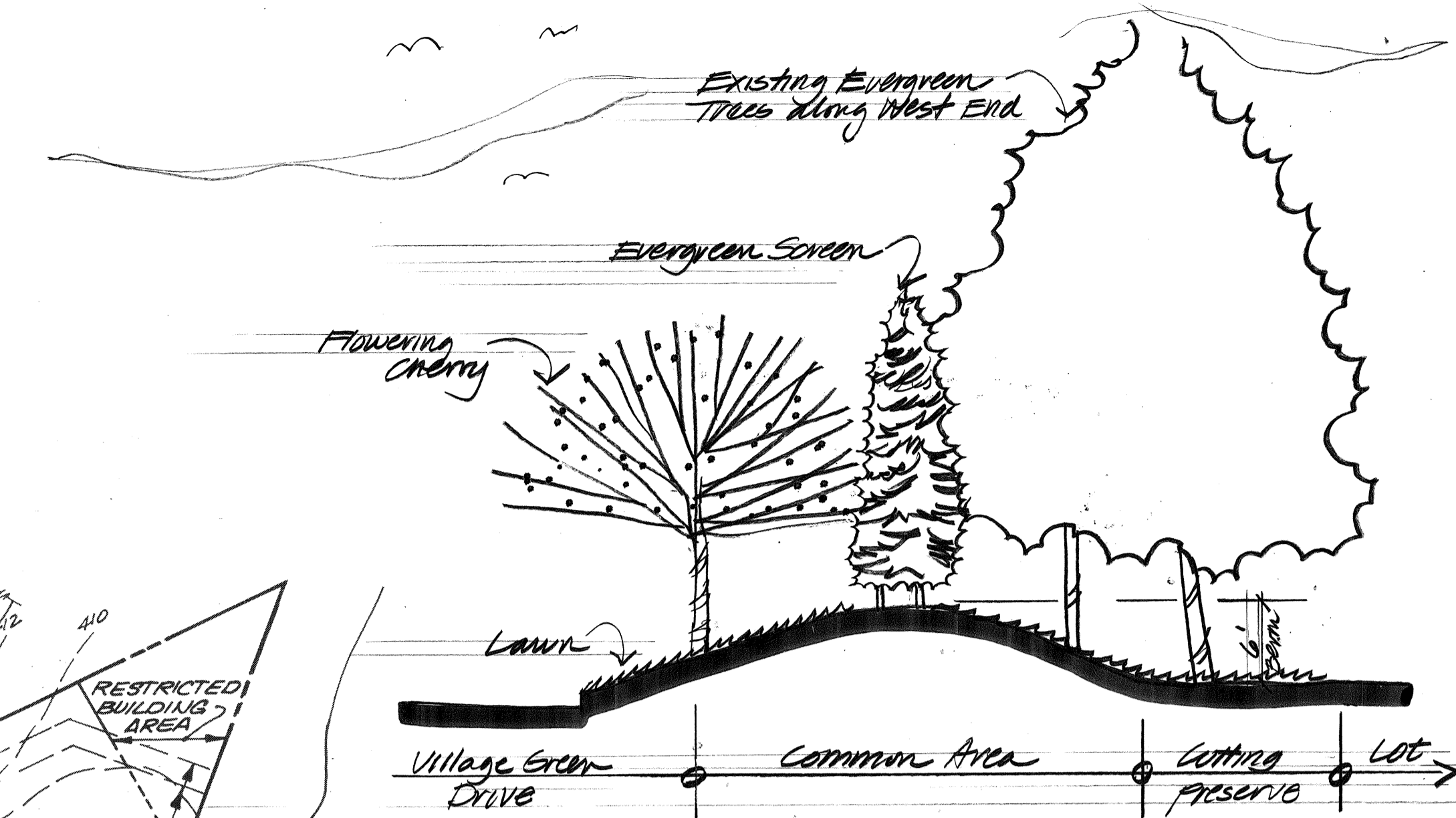
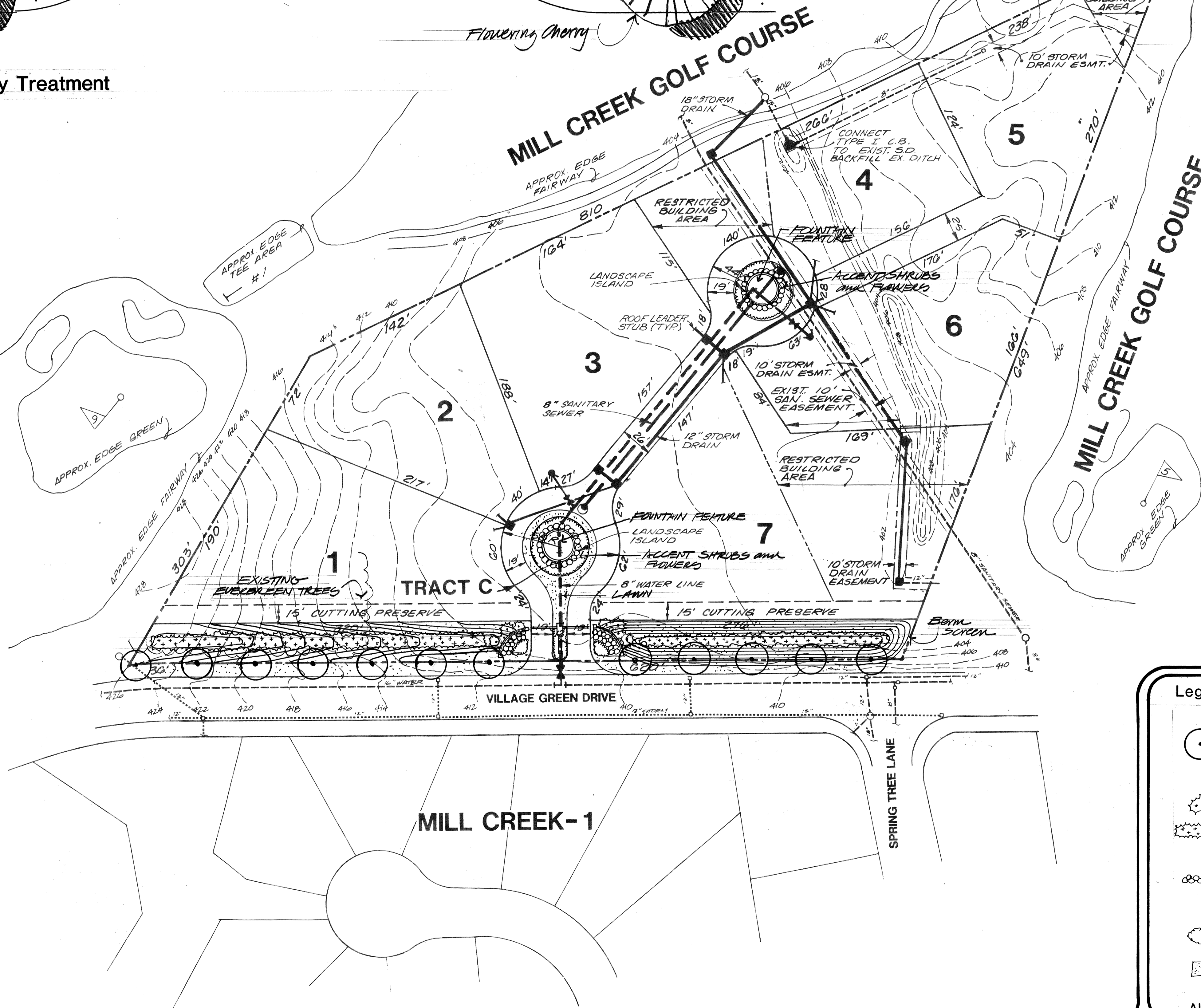
Date 1/16/88
 Scale 1"=30'
 Designed GAK
 Drawn GAK
 Checked
 Approved

Dwg. Number 3-3051-0801-20

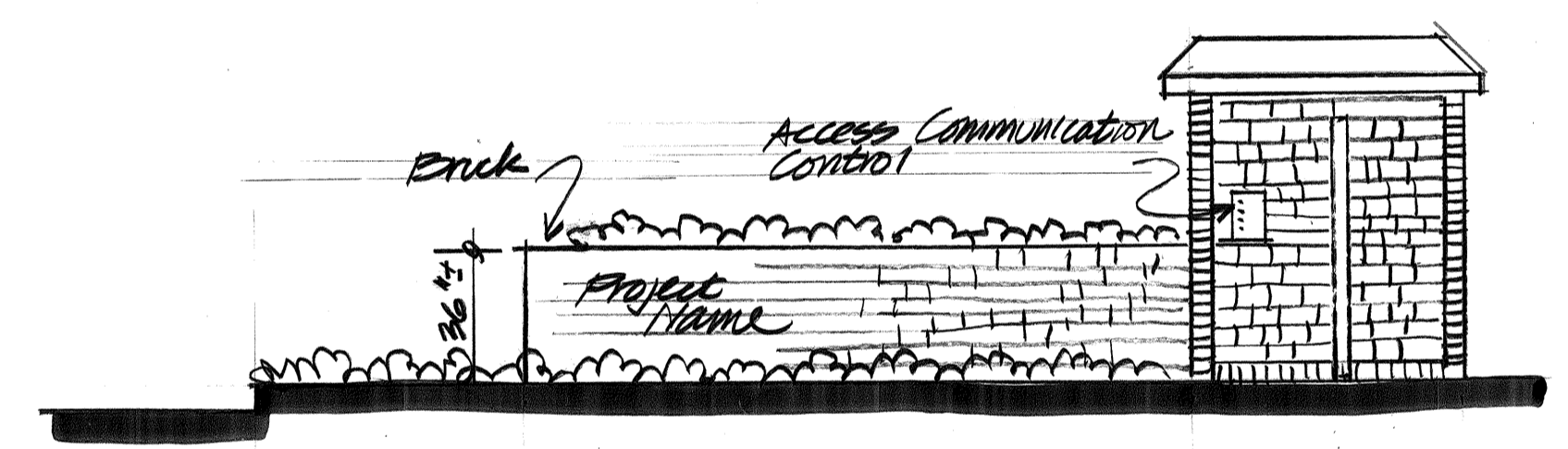
SHEET
1 / 2



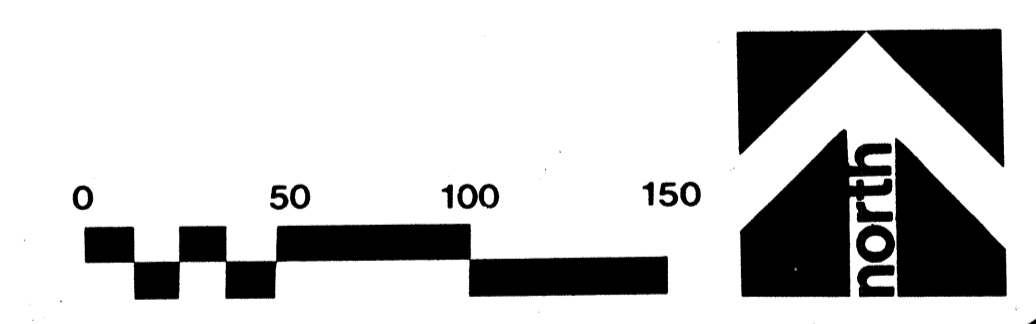
Entry Treatment



Village Green Drive Section



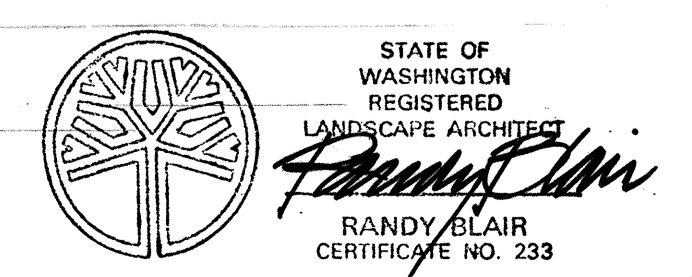
Entry Sign & Control Center



Legend:

	STREET TREE
	<i>PRUNUS PEDONENSIS</i> - YOSHINO FLOWERING CHERRY
	SCREEN TREE
	<i>CEDRUS DEODARA</i> - DEODAR CEDAR
	<i>THUJA OCCIDENTALIS PYRAMIDALIS</i>
	ACCENT SHRUBS AND GROUND COVER
	8888 <i>RHODODENDRON SP</i> <i>ARBITUS UNEDA COMPACTA</i>
	<i>ILEX CRENATA</i> <i>VIBURNUM DAVIDII</i>
	<i>ABELIA EDWARD GOUCHER</i>
	SEASONAL FLOWERS
	LAWN

All planting areas to be irrigated.

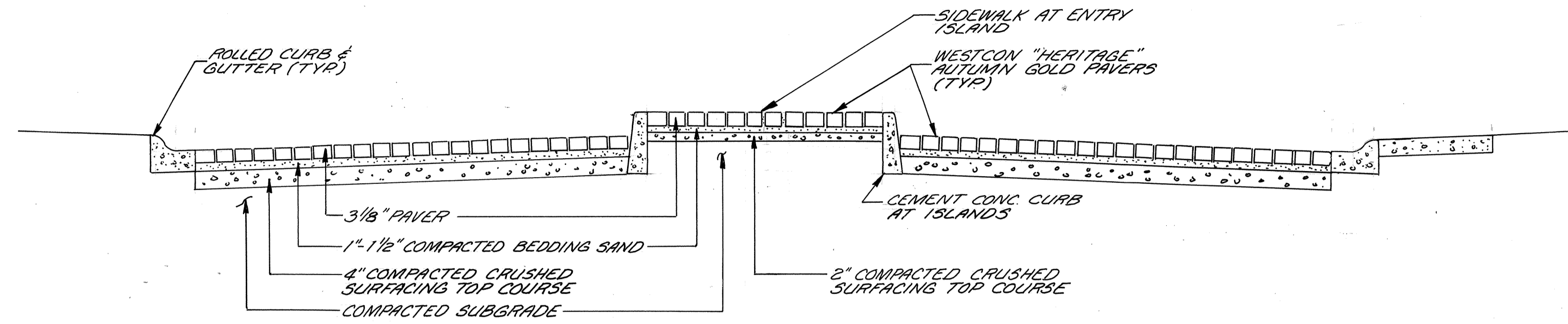


WILSEY & HAMING, INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 Bellevue, Washington 98004
 1980 - 115th Ave. N.E.
 (206) 454-8250

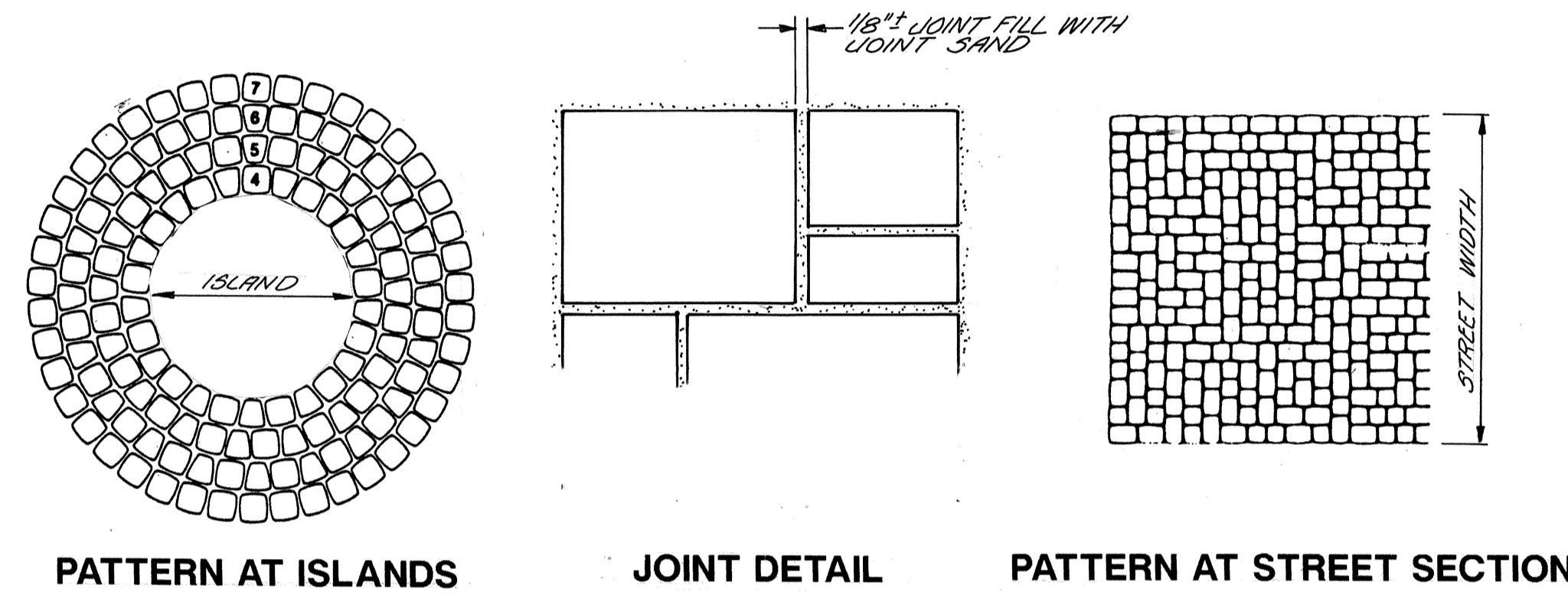
LANDSCAPE TREATMENT
 MILL CREEK 17
 Mill Creek Washington



By	Date
Revisions	
Date	9/18/89
Scale	1" = 50'
Designed	RJB
Drawn	RD
Checked	
Approved	
Dwg. Number	3-3051-0801-20
SHEET	2 of 2



TYPICAL ROADWAY SECTION

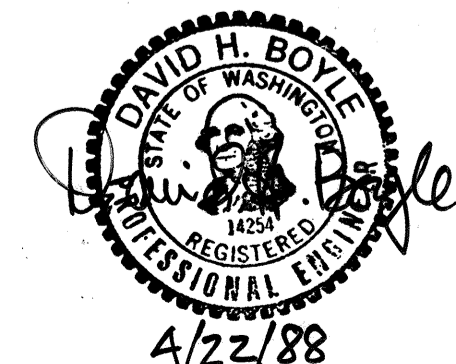


TYPICAL PAVER PATTERN

CONSTRUCTION NOTES

1. All workmanship, construction methods, and materials shall conform to the 1988 Standard Specifications for Road, Bridge, and Municipal Construction, as published by the Washington State Department of Transportation, except as superceded by Technical Notes TN 382 and TN482, Design and Specification for the Construction of Interlocking Concrete Pavement for Road Traffic, as published by Westcon Construction Products.
2. Subgrade area over existing utility trenches that are contaminated with fine soils, and other subgrade areas that are excessively wet or contain fine soils shall be removed and replaced with clean granular soil, compacted to 95 percent of the maximum dry density. The entire subgrade area shall then be compacted with a heavy vibratory roller to at least 95% of the maximum dry density.
3. Base course shall consist of Crushed Surfacing Top Course as specified in Section 9-03.9(3) of the Standard Specifications compacted to 95% of the maximum dry density.
4. Bedding Course shall consist of clean sand graded such that no more than 10%, by dry weight, is finer than 0.075 millimeters (passing a U.S. No. 200 sieve). Placement and compaction of Bedding Course shall conform to Technical Notes TN 382 and TN 482.
5. Joint sand shall consist of clean sand graded such that 100% pass through a No. 16 sieve and no more than 10% should be finer than the opening in a No. 200 sieve. Placement of joint sand shall conform to Technical Notes TN 382 and TN 482.
6. Pavers shall be "Heritage" Autumn Gold, as manufactured by Westcon Construction Products. Installation of pavers shall conform to Technical Notes TN 382 and TN 482.

*NOTE:
This design was prepared on the basis of geotechnical recommendations outlined in a letter dated April 1, 1988 by Converse Consultants NW and product specifications provided by Westcon Construction Products*



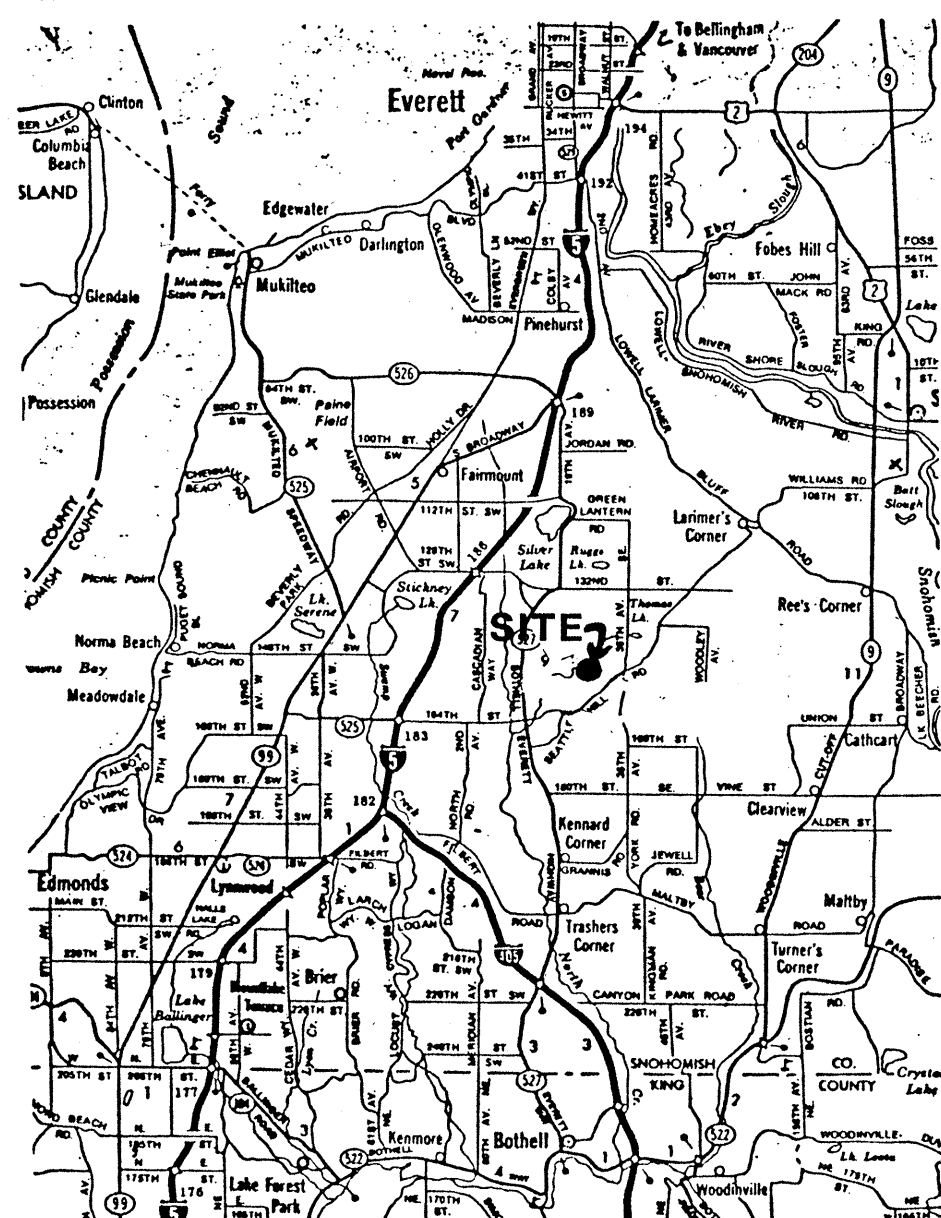
APPROVED FOR CONSTRUCTION
U. Allan Newbold 4.28.88
 CITY OF MILL CREEK



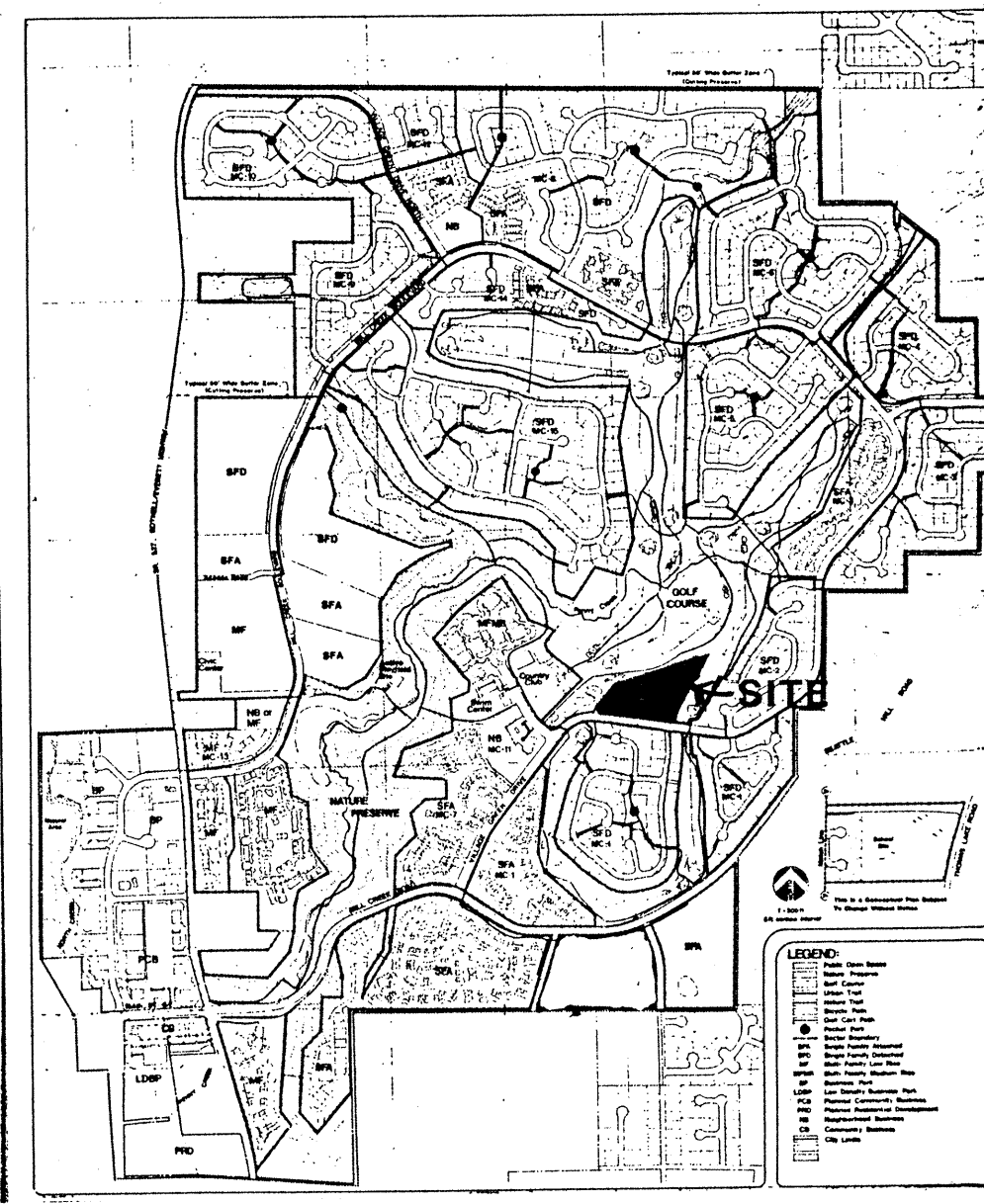
Revisions	By	Date
Date	APRIL 21, 1988	
Scale	NONE	
Designed	DHB	
Drawn	LEM	
Checked		
Approved		
Dwg Number	3-3051-0301-13	
SHEET	1 of 1	

PAVER DETAILS
MILL CREEK 17

WILSEY & HAM INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 Bellevue, Washington 98004
 1980 - 118th Ave. N.E.
 (206) 454-8250



VICINITY MAP



LOCATION MAP

NOTES

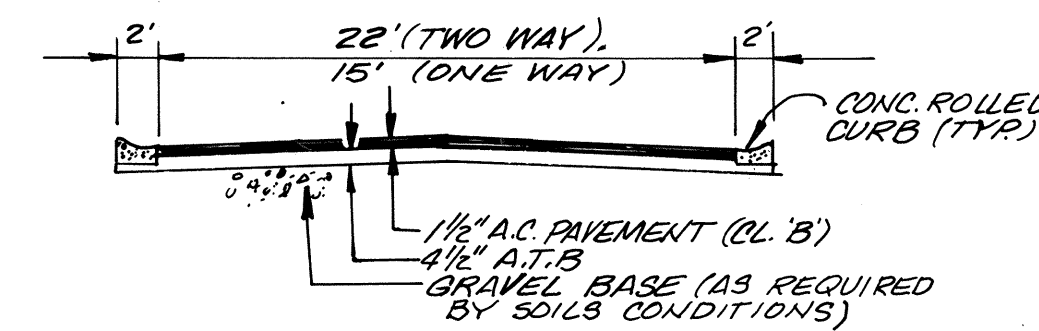
- Fire and Police: City of Mill Creek
- School District: Everett School District No. 2
- Existing Zoning: PRD 7200 with Contract
- Proposed Zoning: Same
- Site Acreage: 6.1 Acres
- Open Space Area: .48 Acre plus - Credit from Nature Preserve and Golf Course
- Roadway Area: .43 Acre
- Lineal Feet Roadway: 390 L.F. (Private)
- Average Lot Size: .74 Acre
- Smallest Lot Size: .6 Acre
- Contour Intervals: 2'
- Vegetation/Tree Cover: Deciduous and Evergreen Tree Cover, With Some Open Areas
- Sanitary sewers will be provided and connected to Alderwood Water District.
- The water distribution system will be constructed and connected to Alderwood Water District.
- All storm runoff will be collected and discharged in accordance with City of Mill Creek Standards.
- All areas will be subject to the restrictive covenants of Mill Creek as on file Under Auditor's File Number 2382420.
- Common areas are to be reserved for common use of property owners.

OWNER/DEVELOPER

United Development Corporation
15714 Country Club Drive
Mill Creek, Washington 98012
Phone: (206) 743-6136

ENGINEER/SURVEYOR

Wilsey & Ham
1980-112th Avenue N.E., Suite 200
P.O. Box C-97394
Bellevue, Washington 98009
Phone: (206) 459-3250



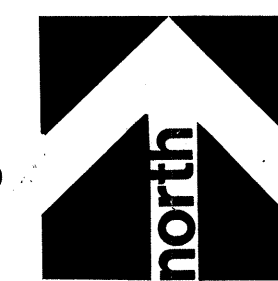
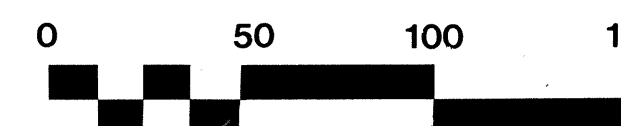
Typical Private Street Section

LEGAL DESCRIPTION

All that certain real property situate in the City of Mill Creek, County of Snohomish, State of Washington, being a portion of the west half of Sec. 5, T.27N., R.5E., W.M., and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Village Green Drive as shown on the Plat of Mill Creek - 1, recorded in Vol. 35 of Plats, pages 11 through 16 inclusive, under A.F. #2382696, distant thereon N81°26'35\"/>

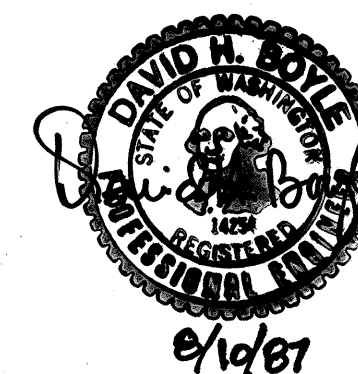
NOTE: Building Construction within Restricted Building Areas will require special footing or other design due to unsuitable foundation material, to be reviewed and approved by the City of Mill Creek Building Department.



Legend:

Contour depths of peat soils

Source of peat depth contour mapping from Harstad survey

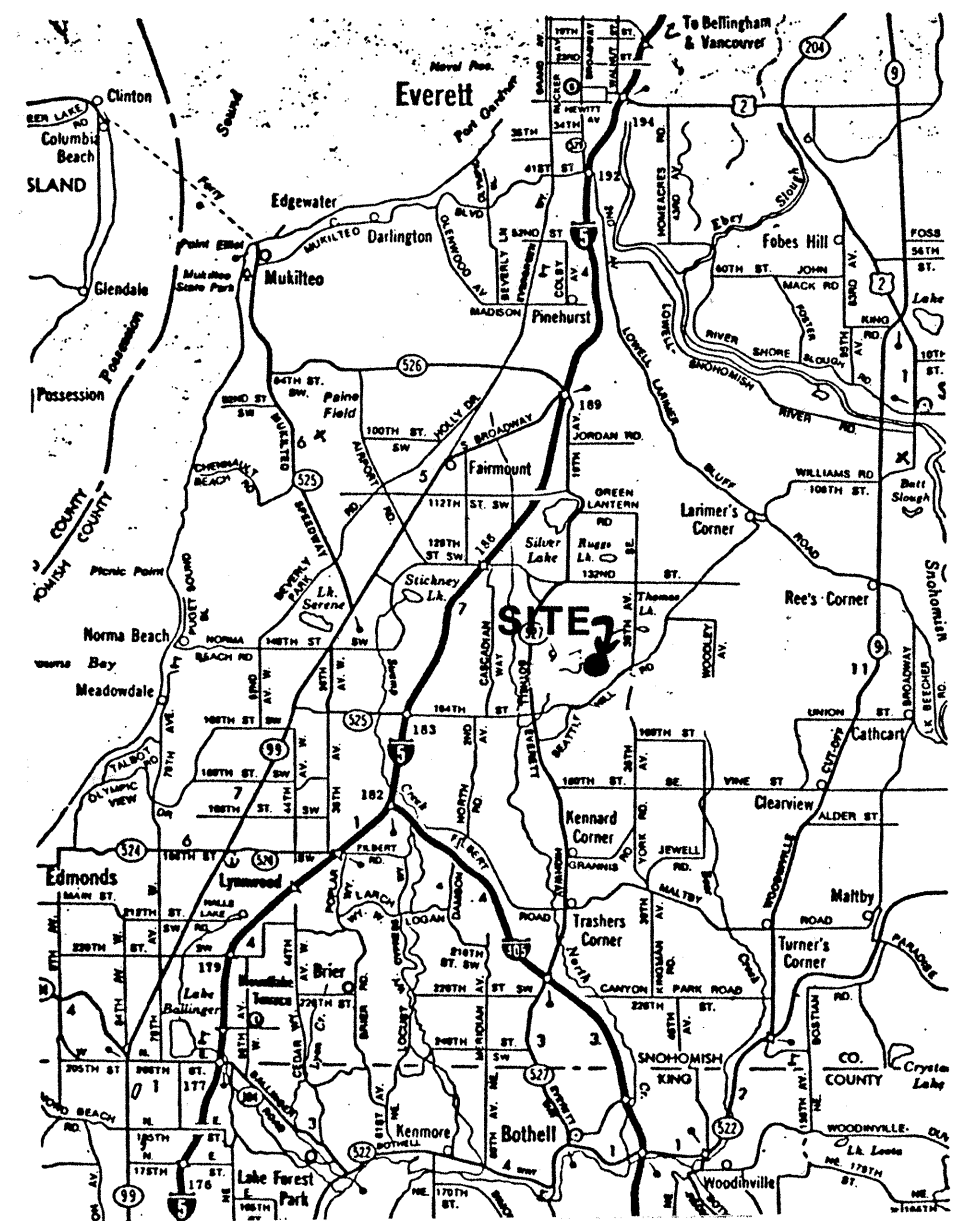


Soil Depth Map
for
MILL CREEK 17

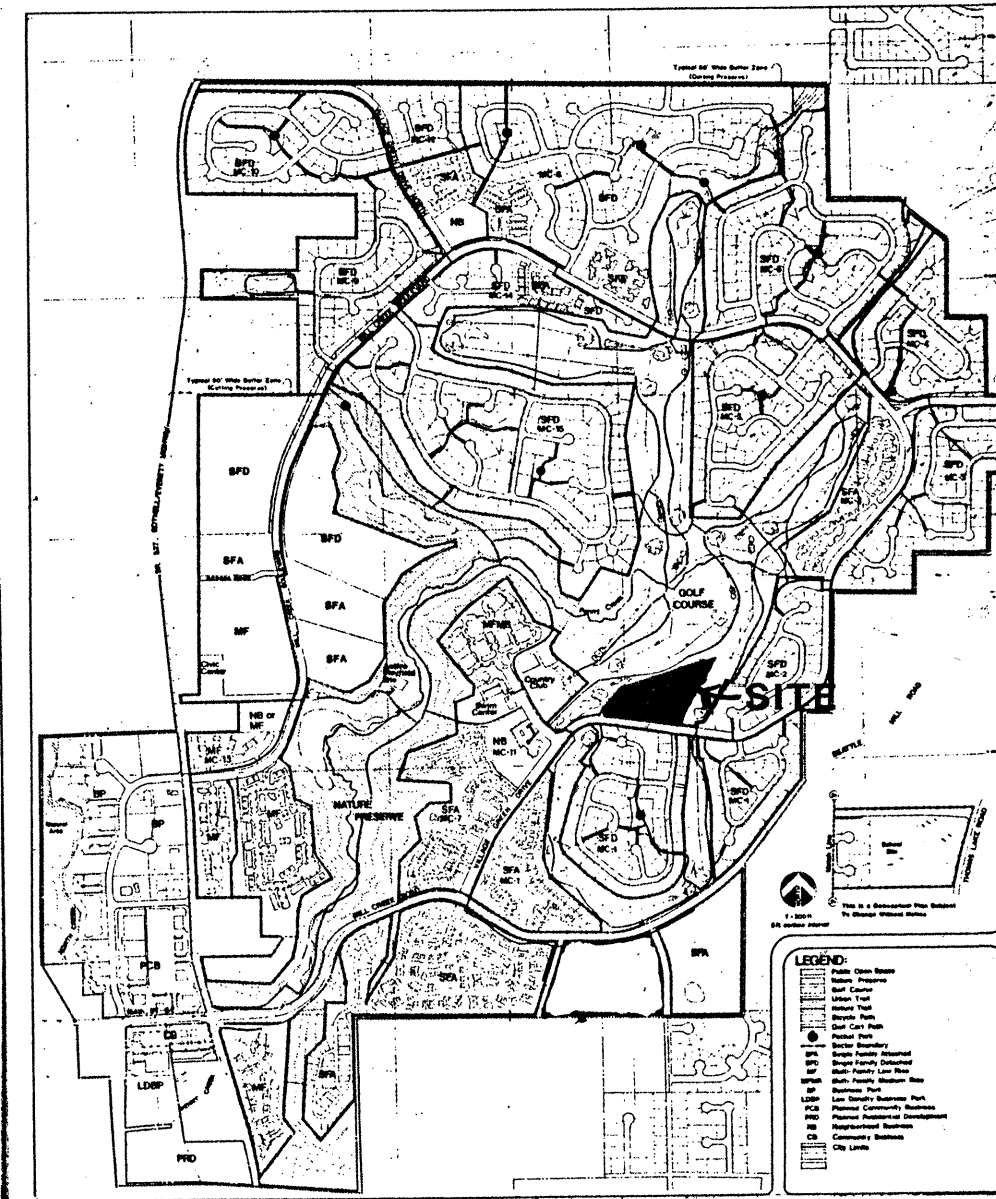
Mill Creek Washington



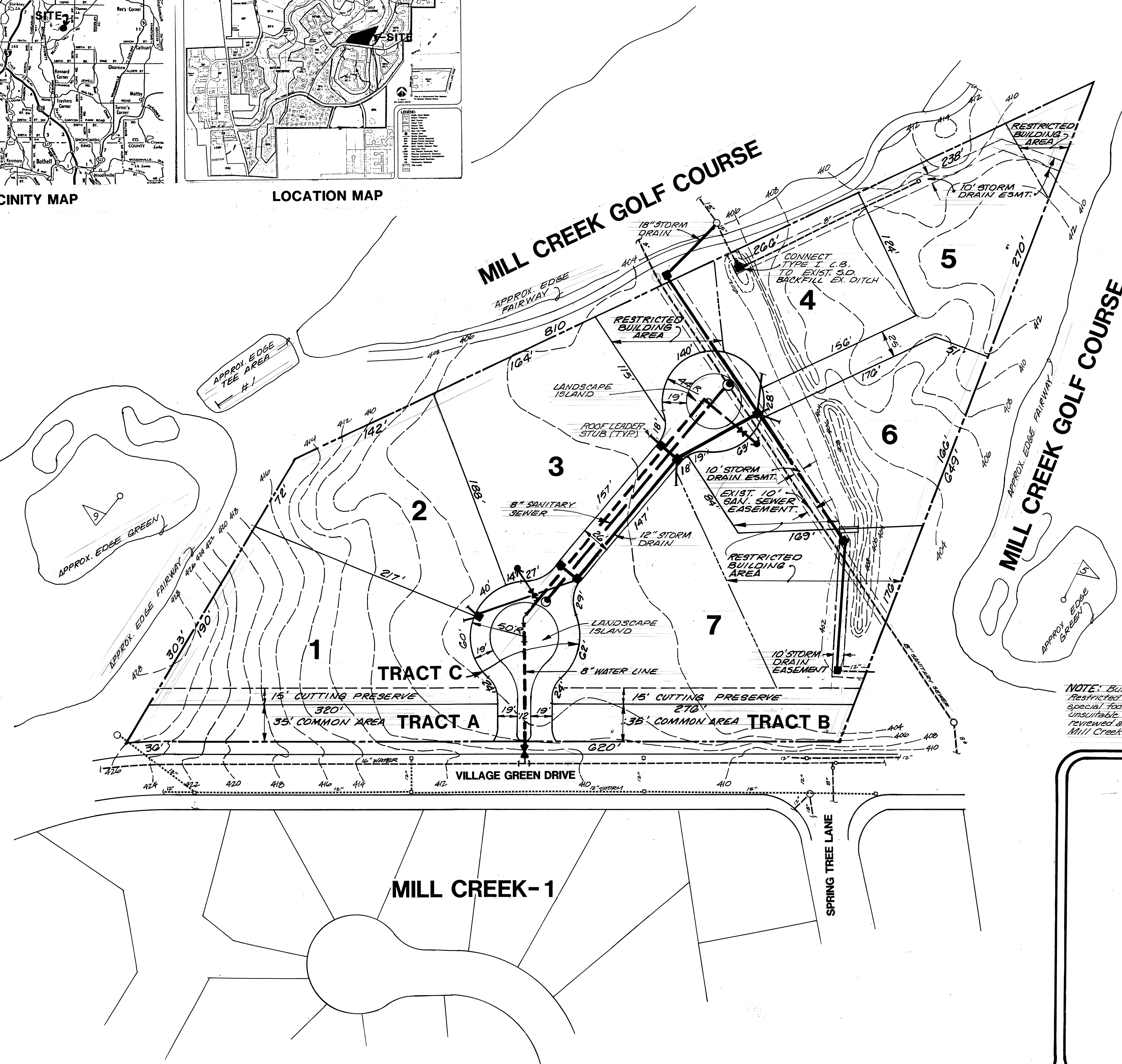
Revisions	By	Date
Remove Tree Cover		7/88
Date	JULY 1987	
Scale	1" = 50'	
Designed	RJB	
Drawn	WEP	
Checked	JAM	
Approved	D.H.B.	
Dwg. Number	3-3051-0401-20	
SHEET		
1 of 1		



VICINITY MAP



LOCATION MAP



NOTES

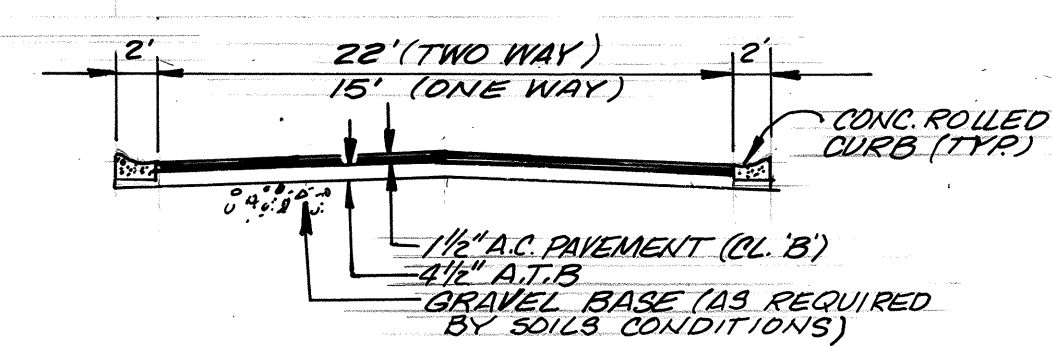
- Fire and Police: City of Mill Creek
- School District: Everett School District No. 2
- Existing Zoning: PRD 7200 with Contract
- Proposed Zoning: Same
- Site Acreage: 6.1 Acres
- Open Space Area: .48 Acre plus - Credit from Nature Preserve and Golf Course
- Roadway Area: .43 Acre
- Lineal Feet Roadway: 390 L.F. (Private)
- Average Lot Size: .74 Acre
- Smallest Lot Size: .6 Acre
- Contour Interval: 2'
- Vegetation/Tree Cover: Deciduous and Evergreen Tree Cover, With Some Open Areas
- Sanitary sewers will be provided and connected to Alderwood Water District.
- The water distribution system will be constructed and connected to Alderwood Water District.
- All storm runoff will be collected and discharged in accordance with City of Mill Creek Standards.
- All areas will be subject to the restrictive covenants of Mill Creek as on file Under Auditor's File Number 2382420.
- Common areas are to be reserved for common use of property owners.

OWNER/DEVELOPER

United Development Corporation
15714 Country Club Drive
Mill Creek, Washington 98012
Phone: (206) 743-6136

ENGINEER/SURVEYOR

Wilsey & Ham
1980-112th Avenue N.E., Suite 200
P.O. Box C-97304
Bellevue, Washington 98009
Phone: (206) 454-3250



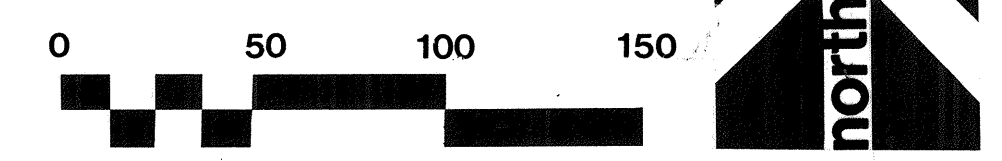
Typical Private Street Section

LEGAL DESCRIPTION

All that certain real property situate in the City of Mill Creek, County of Snohomish, State of Washington, being a portion of the west half of Sec. 5, T.27N., R.5E., W.M., and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Village Green Drive as shown on the Plat of Mill Creek - 1, recorded in Vol. 35 of Plats, pages 11 through 16 inclusive, under A.F. #2382696, distant thereon N81°26'35"W 168.45 feet from the southwesterly corner of Tract 220, as shown on said Plat of Mill Creek - 1; thence from said POINT OF BEGINNING along said northerly right-of-way line, N81°26'35"W 620.35 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 380.00 feet and a central angle of 05°24'32", an arc length of 35.87 feet to a point on the boundary of Mill Creek Golf Course; thence along last said boundary the following courses: N39°22'10"E 302.90 feet, thence N73°07'11"E 810.36 feet; thence S29°23'20"W 648.94 feet to the POINT OF BEGINNING.

NOTE: Building Construction within Restricted Building Areas will require special footing or other design due to unsuitable foundation material, to be reviewed and approved by the City of Mill Creek Building Department.



WILSEY & HAM INC.
engineering • planning • surveying
environmental analysis • landscape design
Central Park Building
Bellevue, Washington 98004
1980 - 112th Ave. N.E.
(206) 454-3250

PRELIMINARY PLAT
MILL CREEK 17
Mill Creek Washington



By Date _____

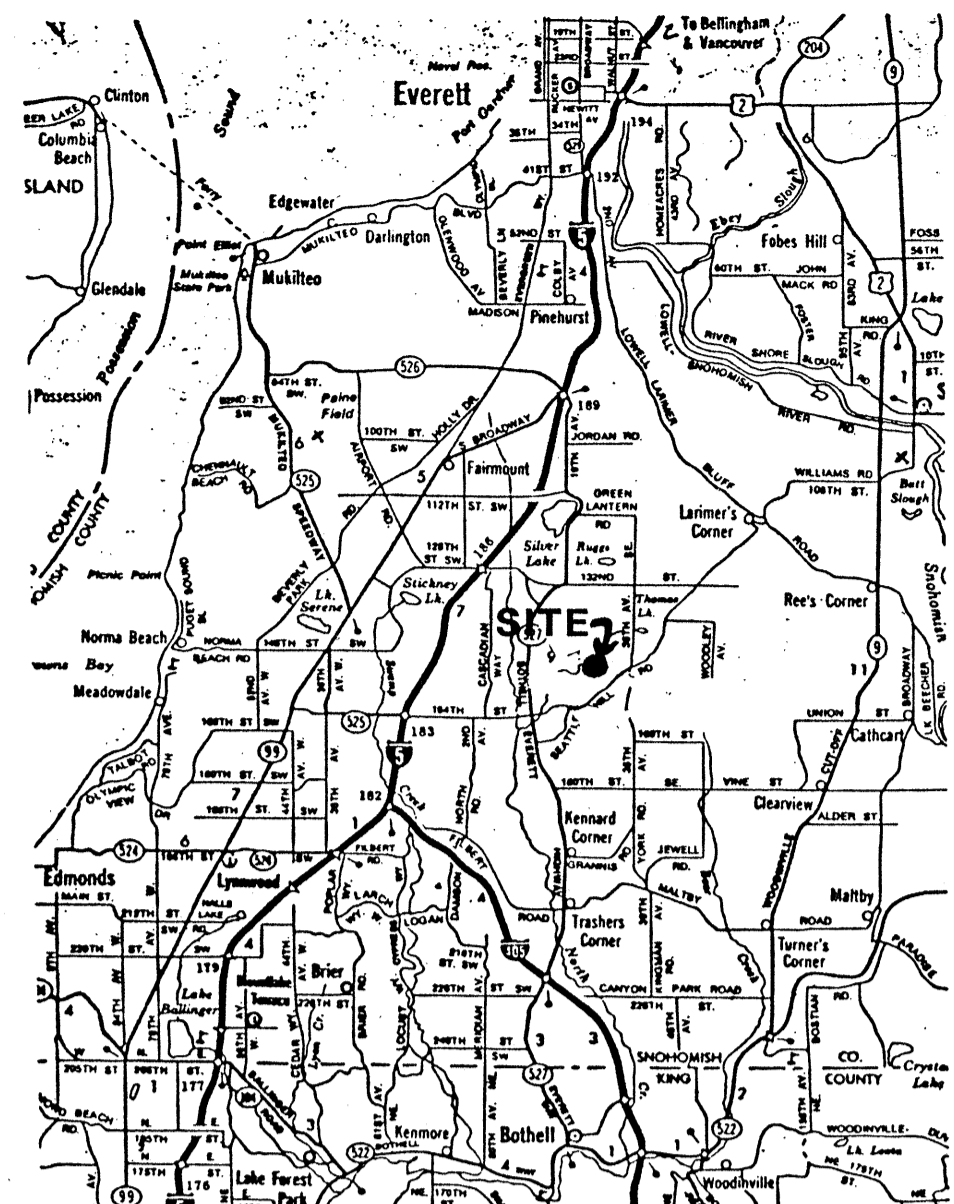
Revisions _____

Date JULY 1987
Scale 1" = 50'
Designed RJB
Drawn WEP
Checked J.A.M.
Approved D.H.B.

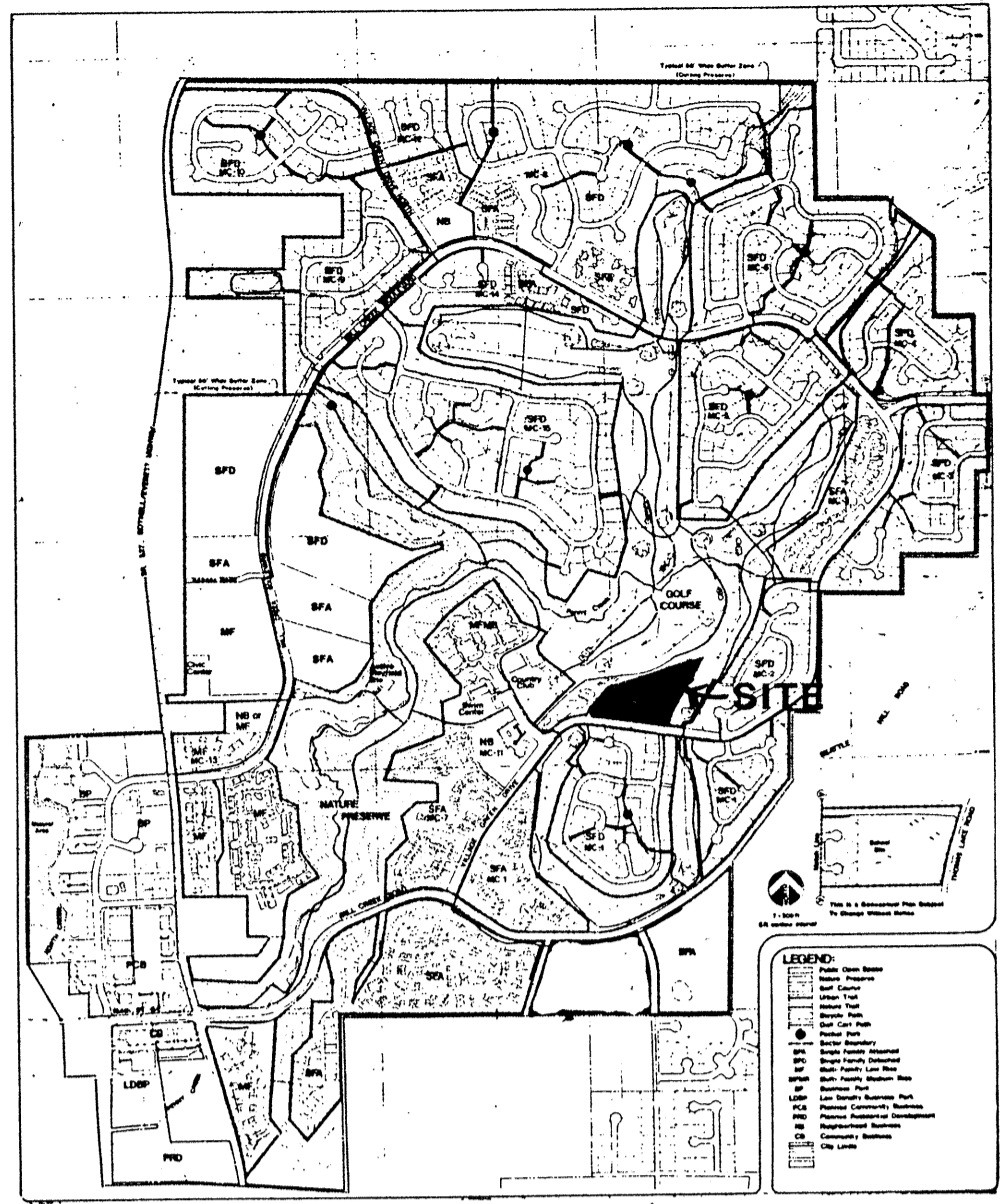
Dwg Number 3-3051-0401-20
SHEET 1 of 4

DAVID H. BOYER
STATE OF WASHINGTON
REGISTERED ENGINEER
8/10/87

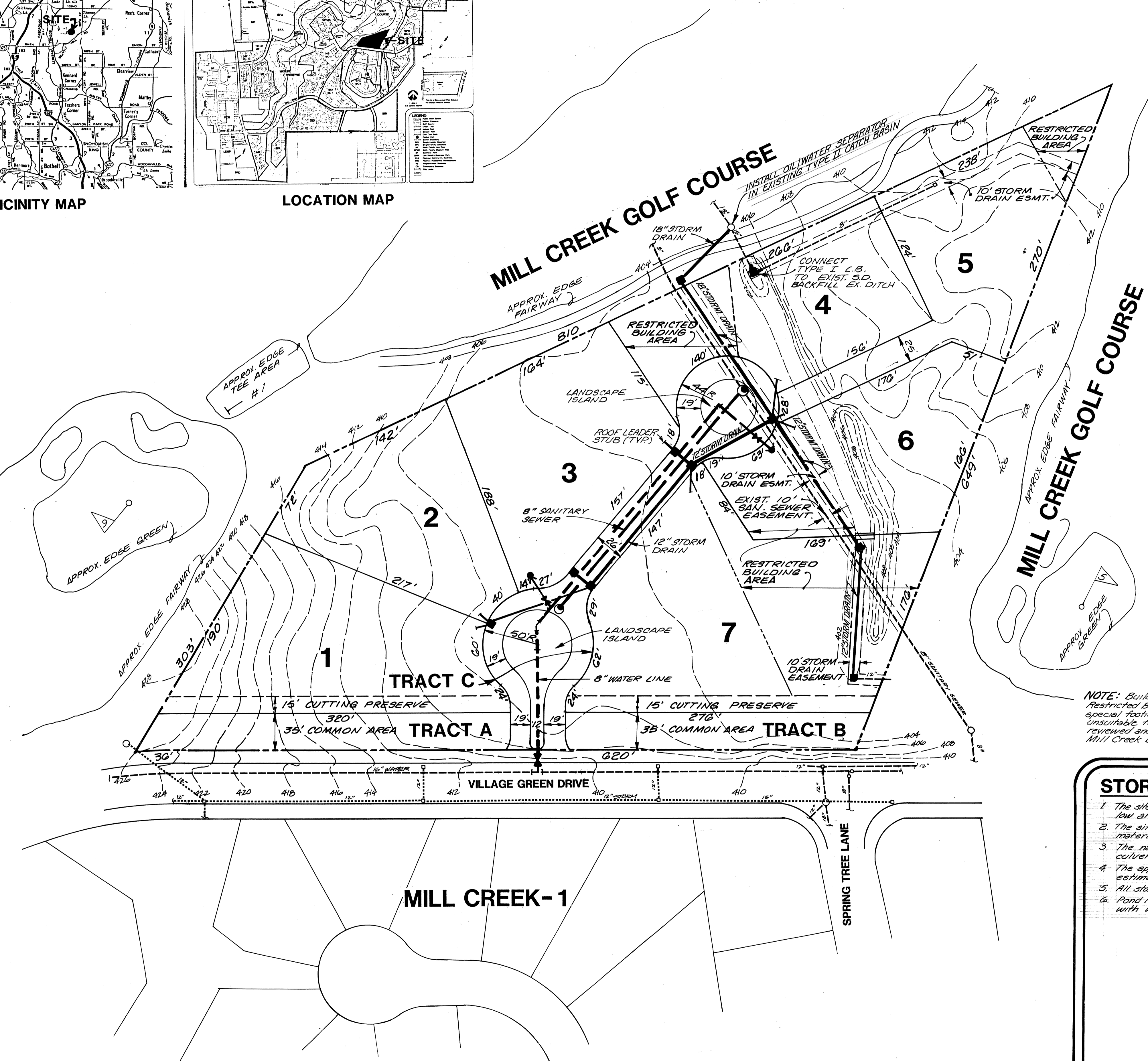
FREDERIC W. BOYER
STATE OF WASHINGTON
REGISTERED SURVEYOR
8/10/87



VICINITY MAP



LOCATION MAP



NOTES

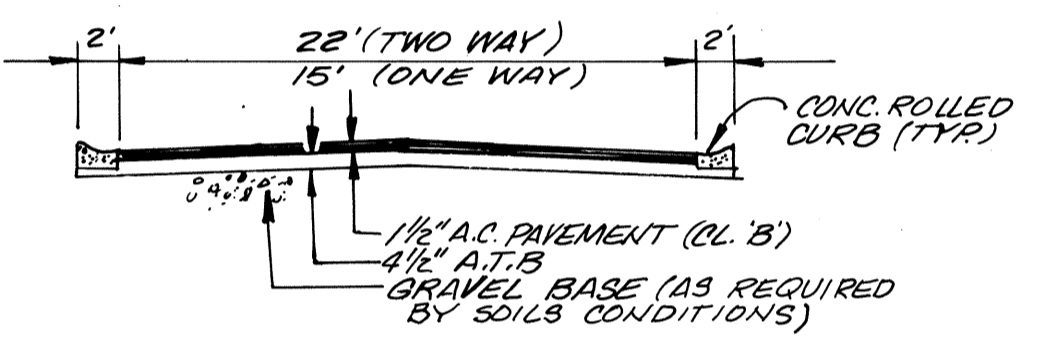
- Fire and Police: City of Mill Creek
- School Districts: Everett School District No. 2
- Existing Zonings: PRD 7200 with Contract
- Proposed Zonings: Same
- Site Acreage: 6.1 Acres
- Open Space Area: .48 Acre plus - Credit from Nature Preserve and Golf Course
- Roadway Area: .43 Acre
- Lineal Feet Roadway: 390 L.F. (Private)
- Average Lot Size: .74 Acre
- Smallest Lot Size: .6 Acre
- Contour Interval: 2'
- Vegetation/Tree Covers: Deciduous and Evergreen Tree Cover, With Some Open Areas
- Sanitary sewers will be provided and connected to Alderwood Water District.
- The water distribution system will be constructed and connected to Alderwood Water District.
- All storm runoff will be collected and discharged in accordance with City of Mill Creek Standards.
- All areas will be subject to the restrictive covenants of Mill Creek as on file Under Auditor's File Number 2382420.
- Common areas are to be reserved for common use of property owners.

OWNER/DEVELOPER

United Development Corporation
15714 Country Club Drive
Mill Creek, Washington 98012
Phone: (206) 743-6136

ENGINEER/SURVEYOR

Wilsey & Ham
1980-112th Avenue N.E., Suite 200
P.O. Box C-97304
Bellevue, Washington 98009
Phone: (206) 454-3250



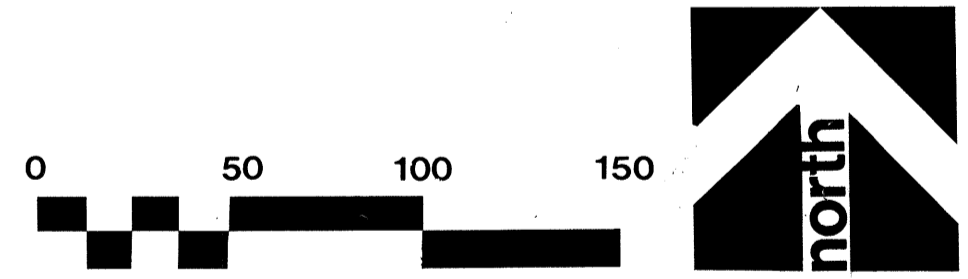
Typical Private Street Section

LEGAL DESCRIPTION

All that certain real property situate in the City of Mill Creek, County of Snohomish, State of Washington, being a portion of the west half of Sec. 5, T.27N., R.5E., W.M., and being more particularly described as follows:

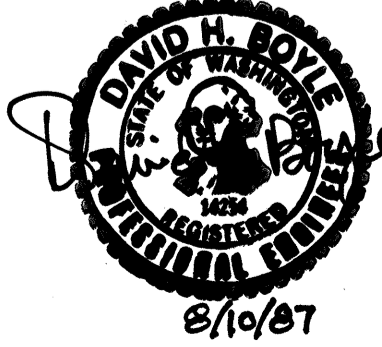
BEGINNING at a point on the northerly right-of-way line of Village Green Drive as shown on the Plat of Mill Creek - 1, recorded in Vol. 35 of Plats, pages 11 through 16 inclusive, under A.F. #2382696, distant thereon N81°26'35\"/>

NOTE: Building Construction within Restricted Building Areas will require special footing or other design due to unsuitable foundation materials, to be reviewed and approved by the City of Mill Creek Building Department.



STORM DRAINAGE NOTES

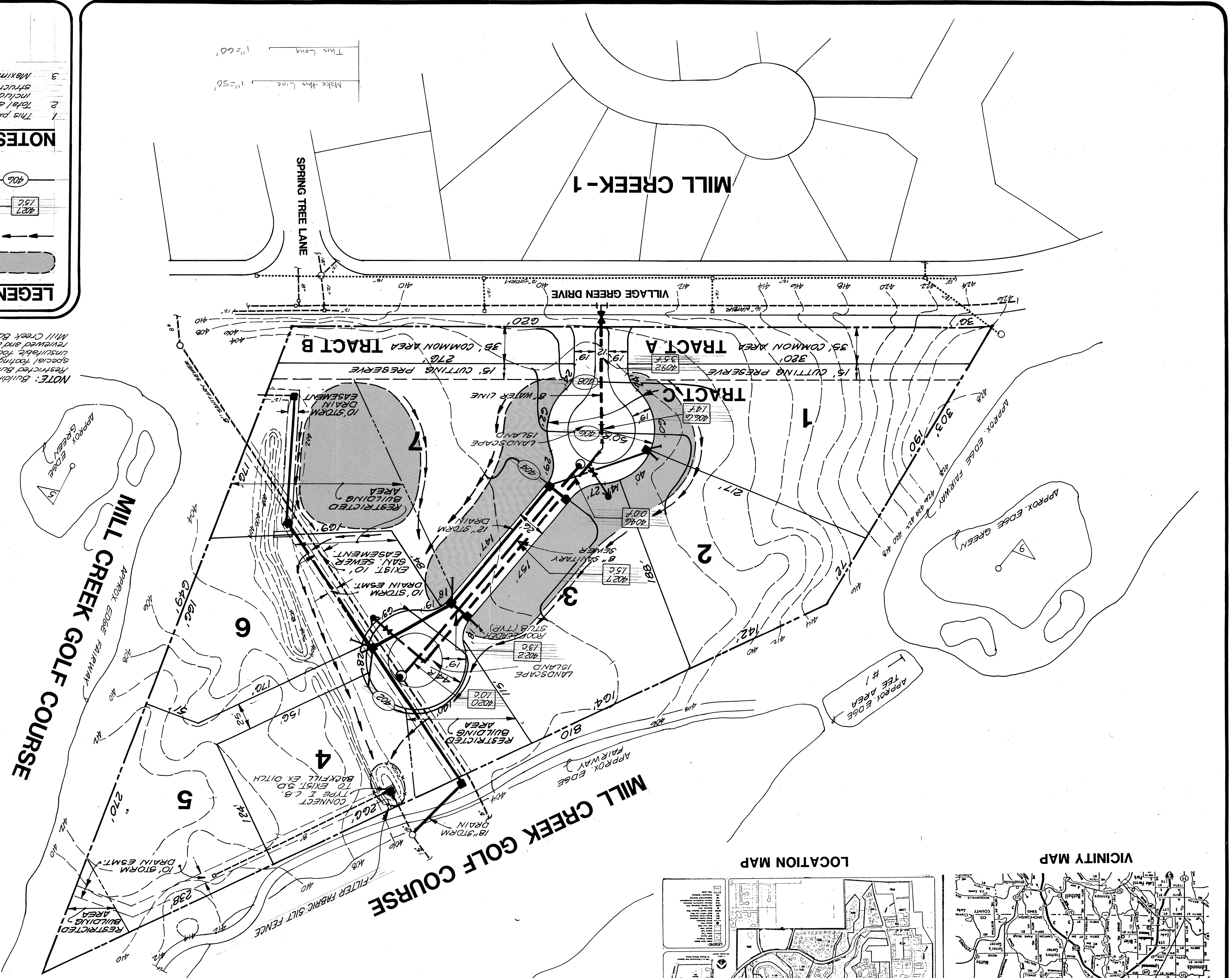
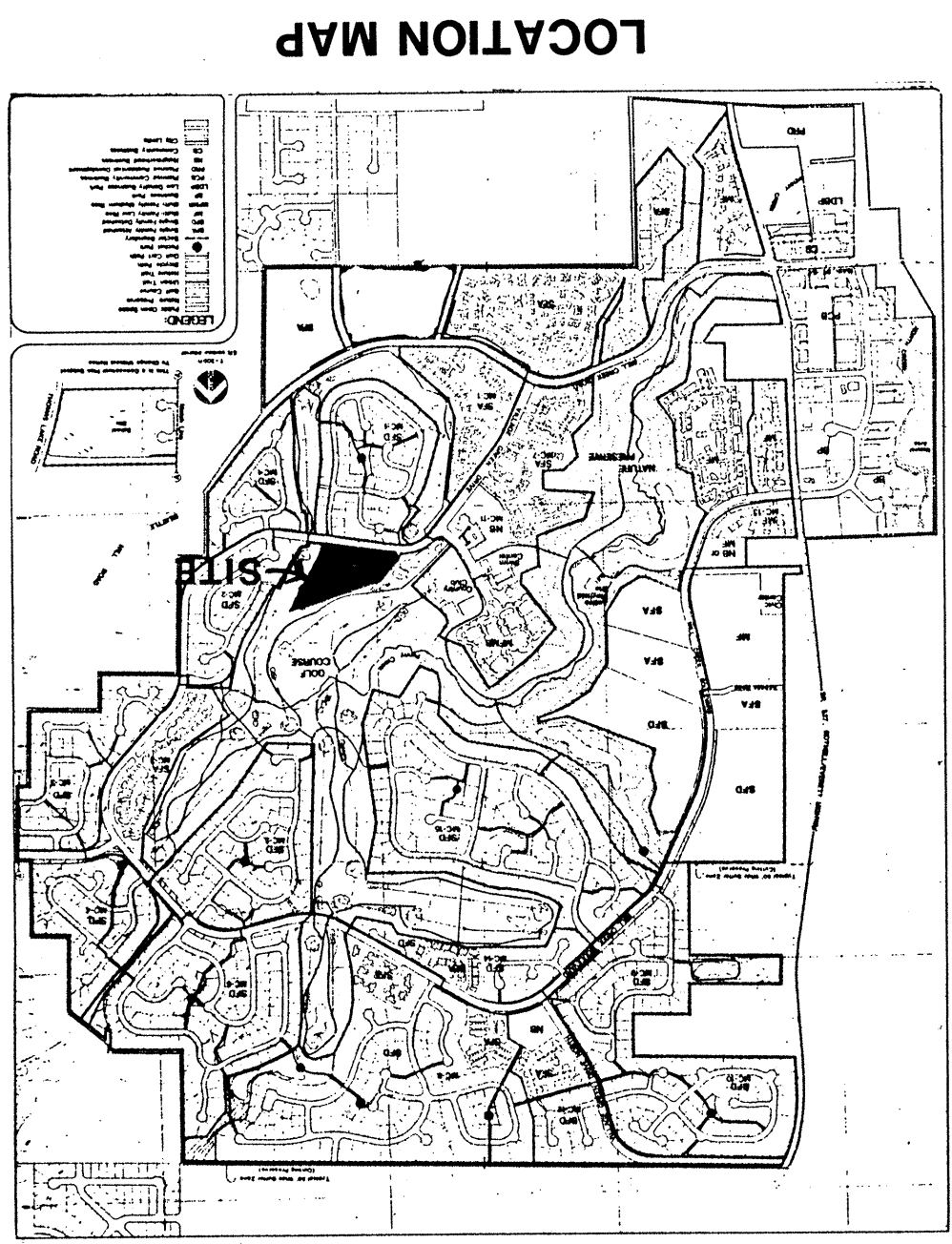
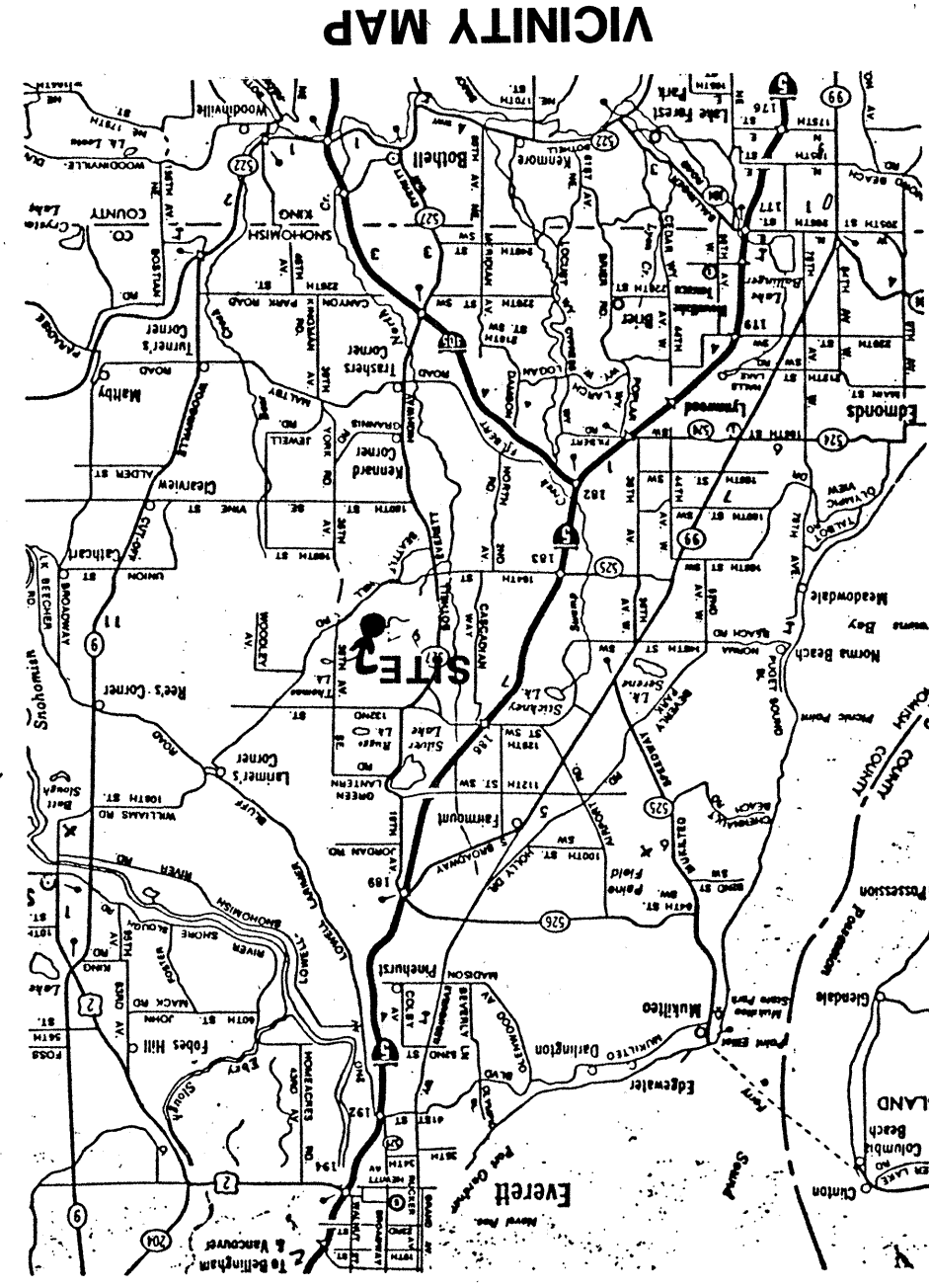
1. The site slopes gently from the west and from the east to a naturally occurring low area near the center of the site.
2. The site is lightly wooded and contains some areas of unsuitable foundation material, which are shown as Restricted Building Areas.
3. The natural drainage follows the low area near the center of the site to an 18-inch culvert near the golf course, where it is collected and conveyed to Penny Creek.
4. The approximate impervious surfacing of the plot (road, buildings, driveways) is estimated to be 1.53 acres, or 25% of the site.
5. All storm drainage improvements will comply with the City of Mill Creek Ordinance 85-91, 1985.
6. Pond F formerly designated for detention on this site was eliminated in accordance with Wilsey & Ham's report of March, 1981, approved by Snohomish County on April 15, 1981.



WILSEY & HAM INC.
engineering • planning • surveying
environmental analysis • landscape design
Central Park Building 1980 - 112th Ave. N.E.
Bellevue, Washington 98004 (206) 464-3250

PRELIMINARY DRAINAGE PLAN
MILL CREEK 17
Mill Creek Washington

By: _____ Date: _____
Revisions: _____
Date: JULY 1987
Scale: 1" = 50'
Designed: J.A.M.
Drawn: W.E.P.
Checked: D.H.B.
Approved: D.H.B.
Dwg. Number: 3-3051-0401-20
SHEET: _____
2 of 4

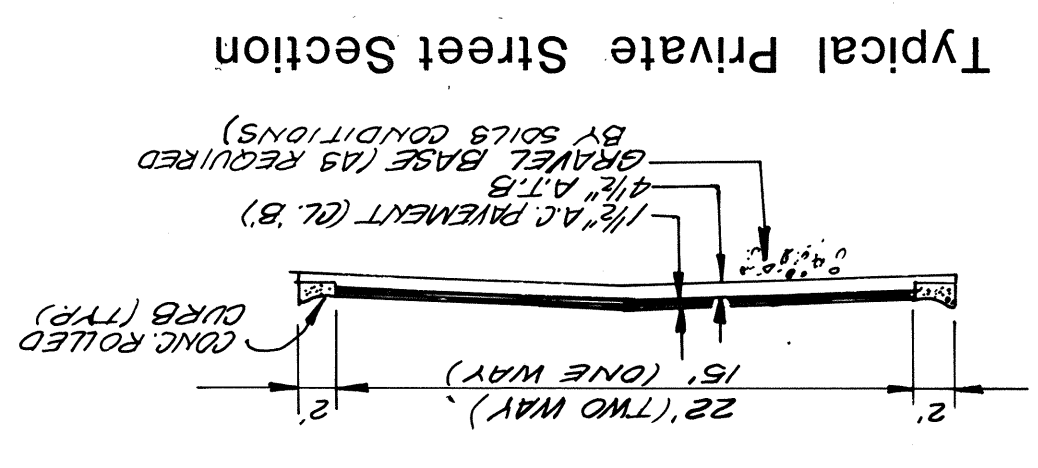


NOTE: Building construction within restricted building areas will require special footing or other design due to unstable foundation material to be removed and approved by the City of Mill Creek Building Department.

LEGAL DESCRIPTION

All that certain real property situated in the City of Mill Creek, County of Snohomish, State of Washington, being a portion of the west half of Sec. 5, T.27N., R.5E., W.M., and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Village Green Drive as shown on the Plat of Mill Creek - I, recorded in Vol. 35 of Plats, pages 11 through 16 inclusive, under A.F. #2382696, distant thereon N81°26'32"W 168.45 feet from the southwesterly corner of Tract 220, as shown on said Plat of Mill Creek - I; thence from said POINT OF BEGINNING along said northerly right-of-way line, N81°26'32"W 620.35 feet thence tangent to the preceding course along the arc of a curve to the left having a radius of 380.00 feet and a central angle of 05°24'32", an arc length of 35.87 feet to a point on the boundary of Mill Creek Golf Course; thence along said boundary the following courses: N39°22'10"E 302.90 feet, thence N79°07'11"E 810.36 feet; thence S29°23'20"W 648.99 feet to the POINT OF BEGINNING.



OWNER/DEVELOPER

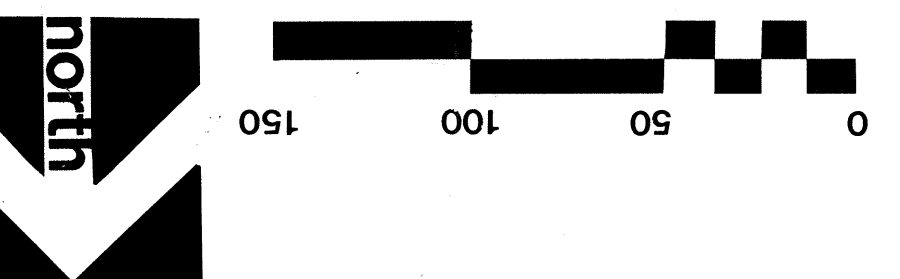
- United Development Corporation
- 1574 County Club Drive
- Mill Creek, Washington 98012

ENGINEER/SURVEYOR

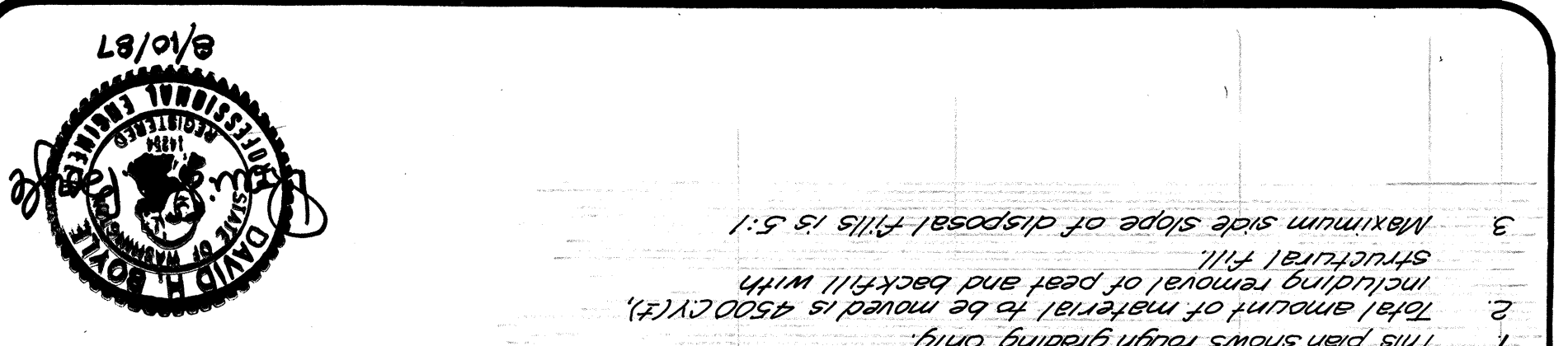
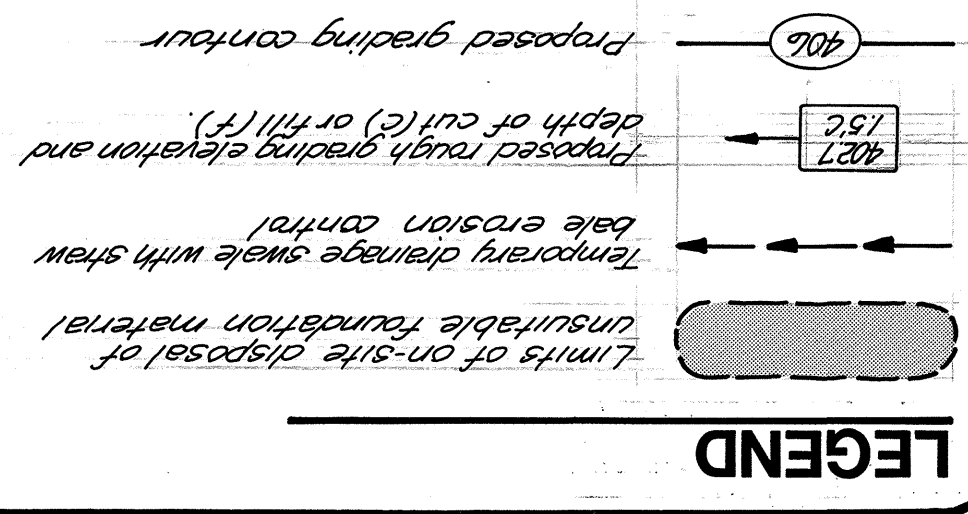
- Wilsey & Ham
- 1980-12th Avenue N.E., Suite 200
- P.O. Box C-9730
- Bellevue, Washington 98009
- Phone: (206) 743-6136

Plat No. 2382696

- NOTES**
- Fire and Police: City of Mill Creek
 - Existing Zoning: PRD 7200 with Contract
 - Proposed Zoning: Same
 - Site Acreage: 61.1 Acres
 - Open Space Area: 48 Acres plus - Credit from Nature Preserve and Golf Course
 - Roadway Area: 4.3 Acres
 - Lineal Feet Roadway: 390 L.F. (Private)
 - Average Lot Size: .79 Acre
 - Smallest Lot Size: .46 Acre
 - Contour Interval: 2'
 - Vegetation/Tree Covers: Deciduous and Evergreen Tree Cover, With Some Open Areas
 - Sanitary sewers will be provided and connected to Alderwood Water District.
 - The water distribution system will be constructed and connected to Alderwood Water District.
 - All storm runoff will be collected and discharged in accordance with City of Mill Creek Standards.
 - All areas will be subject to the restrictive covenants of Mill Creek as on file Under Auditor's File Number 2382696.
 - All areas are to be reserved for common use of property owners.



- NOTES**
1. This plan shows rough grading only.
 2. Total amount of material to be moved is 4500 CY (±) including removal of peat and backfill with structural fill.
 3. Maximum side slope of disposal fills is 5:1.



Revisions	By	Date



PRELIMINARY GRADING PLAN
MILL CREEK 17
 Mill Creek Washington

WILSEY & HAM INC.
 engineering • planning • surveying
 environmental analysis • landscape design
 Central Park Building
 Bellevue, Washington 98004
 1980 - 112th Ave. NE
 (206) 454-3250