

THE COTTAGES AT MILL CREEK

89 UNITS FOR WEDGEWOOD AT MILL CREEK, L.L.C.

MILL CREEK, WASHINGTON

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MILL CREEK STANDARDS AND SPECIFICATIONS AND WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 2004 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- ALL WORK WITHIN THE SITE SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
- PRIOR TO BEGINNING ROAD CONSTRUCTION, THE APPLICANT, THEIR ENGINEER AND ROAD CONTRACTOR SHALL MEET WITH THE DEPARTMENT OF PUBLIC WORKS FOR A PRE-CONSTRUCTION MEETING.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- PRIOR TO ANY SITE CONSTRUCTION THAT INCLUDES CLEARING/LOGGING OR GRADING THE SITE/LOT CLEARING LIMITS SHALL BE LOCATED AND IDENTIFIED BY THE PROJECT SURVEYOR/ENGINEER AS REQUIRED BY THESE PLANS AND APPROVED BY THE CITY.
- THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH APPROVED TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
- PUBLIC STREETS SHALL BE CLEANED ONCE PER DAY OR AS DIRECTED BY THE CITY. FLUSHING OF STREETS WITH WATER WILL NOT BE ALLOWED.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSES OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES LOCATION CENTER (1-800-424-5555) 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITY LOCATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL OTHER NECESSARY PERMITS AND REQUIREMENTS BY THE CITY OF MILL CREEK GOVERNING AUTHORITY/AGENCY.
- FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS AND FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. ANY UNWORKED SOIL SHALL BE STABILIZED WITH A CITY APPROVED BEST MANAGEMENT PRACTICE (BMP).

STORM DRAINAGE NOTES

- ALL PIPE SHALL BE PLACED ON STABLE EARTH, OR IF IN THE OPINION OF THE CITY INSPECTOR, THE EXISTING FOUNDATION IS UNSATISFACTORY, THEN IT SHALL BE EXCAVATED BELOW GRADE AND BACK-FILLED PER STANDARD PLAN STM 01.
- ALL CATCH BASINS TO BE TYPE 1 UNLESS OTHERWISE NOTED.
- ALL CATCH BASINS WITH A DEPTH OVER 5.0 FEET TO THE FLOW LINE SHALL BE TYPE II.
- ALL TYPE II CATCH BASINS AND ALL INLETS AND CATCH BASINS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL HAVE SOLID, LOCKING LIDS UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASINS OUTSIDE THE RIGHT OF WAY COLLECTING SURFACE WATER SHALL HAVE LOCKING GRATES.
- STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS/MANHOLES EXCEEDING 5 FEET IN DEPTH.
- CATCH BASIN FRAME AND GRATES SHALL BE DUCTILE IRON (H20 RATING) VANED GRATE (OLYMPIC FOUNDRY ITEM NUMBER SM50VG OR APPROVED EQUAL). THROUGH CURB INLETS SHALL BE 18"x24" DUCTILE IRON-DIAGONAL SLOT GRATE WITH 9" HIGH DIAMOND PLATE HOOD, AND H20 RATING (OLYMPIC FOUNDRY ITEM NUMBER SM50VG OR APPROVED EQUAL).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET, AND CATCH BASIN FRAMES AND GRATES JUST PRIOR TO PAVING. DURING OVERLAY PROJECTS, ALL MANHOLES, VALVES, AND MONUMENTS SHALL BE ADJUSTED AFTER PAVING.
- PRIOR TO SIDEWALK CONSTRUCTION, CONSTRUCT THE LOT DRAINAGE AND/OR STUB OUTS BEHIND SIDEWALK DRAINS AS REQUIRED. POSITIVE DRAINAGE IS TO BE PROVIDED WHERE FEASIBLE WITH CONNECTION TO STORM DRAIN. STUB-OUTS SHALL BE MARKED WITH A 2" X 4" AND LABELED "STORM".
- STORM WATER RETENTION/DETENTION FACILITIES, CONTROL STRUCTURES, STORM DRAINAGE PIPES AND CATCH BASINS SHALL BE JETTED AND CLEANED PRIOR TO ACCEPTANCE.
- PIPE SPECIFICATIONS: ALL STORM DRAIN PIPES SHALL BE 12" MIN. DIAMETER. PIPE MATERIAL, JOINTS AND PROTECTIVE TREATMENT, SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS, SECTION 9.05 AND AASHTO AND ASTM DESIGNATIONS AS NOTED BELOW.

MATERIALS ALLOWED FOR STORM DRAIN LINES:

- PLAIN CONCRETE PIPE (CP)
- REINFORCED CONCRETE PIPE (RCP)
- ALUMINUM SPIRAL RIB PIPE (ASRP)
- ASTM D3034 PVC
- HDPE-HIGH DENSITY POLYETHYLENE PIPE (OUTSIDE PUBLIC RIGHT OF WAY ONLY)

MATERIALS ALLOWED FOR 6" ROOF DRAIN LINES:

- ASTM D3034 PVC
- SDR35

ALLOWABLE JOINTS:

- CONCRETE PIPE SHALL BE RUBBER GASKETED
- SPIRAL RIB PIPE SHALL BE "HAT BANDED" WITH NEOPRENE GASKETS
- PVC PIPE SHALL BE RUBBER GASKETED

LEGAL DESCRIPTION

THE NORTH 544.87 FEET, AS MEASURED ALONG THE WEST LINE OF THAT PORTION OF THE EAST HALF, NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., LYING WESTERLY OF STATE HIGHWAY NO. 527;

EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON, RECORDING NO. 199911200102.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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 332-120. 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 S.E.
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 AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. ALL REFERENCES CONTAINED IN THESE PLANS TO THE CITY OF MILL CREEK STANDARD PLANS ARE TO THE MAY 2003 EDITION.

OWNER & APPLICANT

WEDGEWOOD AT MILL CREEK, L.L.C.
1203 114TH AVENUE S.E.
BELLEVUE, WASHINGTON 98004
(425) 454-8690
CONTACT: PAUL EBENSTEINER

ENGINEER/SURVEYOR

CORE DESIGN, INC.
14711 N.E. 29TH PLACE, SUITE 101
BELLEVUE, WASHINGTON 98007
CONTACT: ROBERT H. STEVENS, P.E.
(425) 885-7877

DATUM

NAVD 88

BENCHMARK

SNOHOMISH COUNTY BM #1357
CHISELLED SQUARE AT THE SOUTHWEST CORNER FOUNDATION OF BUILDING NORTH OF OLD LARRY'S SMOKEHOUSE ON EAST SIDE SR 527.
ELEV. = 361.06

BASIS OF BEARINGS

N73°59'06"E BETWEEN THE MONUMENTS FOUND AT THE S1/4 CORNER SEC. 31-28-5 (SNO. CO. SURVEY CONTROL PT. 92) AND SNOHOMISH COUNTY SURVEY CONTROL PT. 550 PER SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS HORIZONTAL CONTROL NETWORK.

WATER

SILVER LAKE WATER DISTRICT
2210 - 132ND ST. S.E.
MILL CREEK, WASHINGTON 98012-5615
CONTACT: PATRICK CURRAN
(425) 337-3647
E-MAIL: P.MCURREAN@SLWD.ORG

SEWER

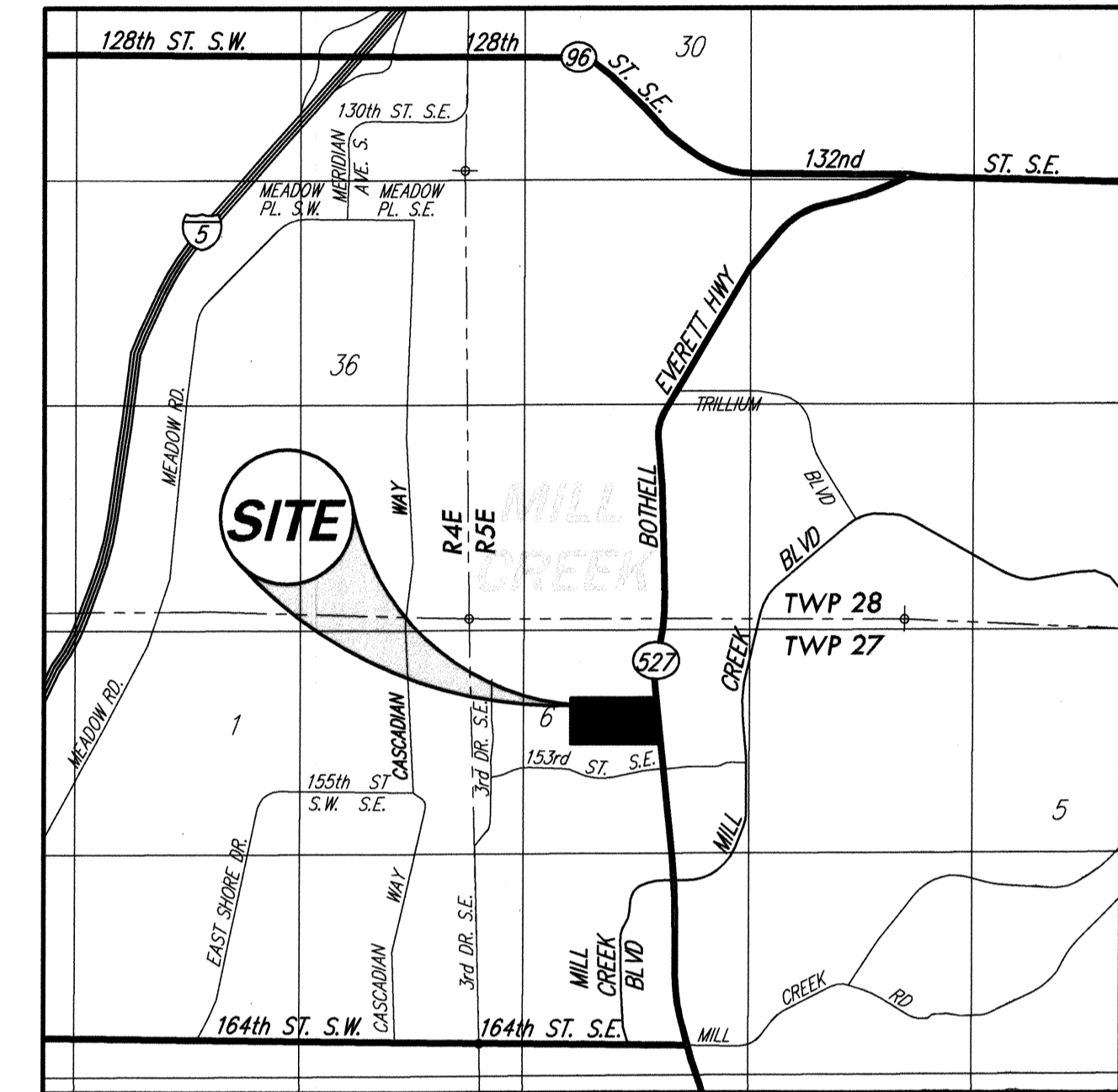
SILVER LAKE WATER DISTRICT
2210 - 132ND ST. S.E.
MILL CREEK, WASHINGTON 98012-5615
CONTACT: PATRICK CURRAN
(425) 337-3647
E-MAIL: P.MCURREAN@SLWD.ORG

GAS

PUGET SOUND ENERGY/ PILCHUCK
1122 - 75TH ST. S.W.
EVERETT, WASHINGTON 98203
CONTACT: LISA ERICKSON
(206) 418-4238, 1-800-321-4123

POWER

SNOHOMISH COUNTY P.U.D.
P.O. BOX 1107
EVERETT, WASHINGTON 98206-1107
CONTACT: MARK MILACEK
(425) 347-4489



VICINITY MAP
NOT TO SCALE

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ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
Robert H. Stevens 7/14/2004
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PERMITS
William J. Stevens 7.15.04
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

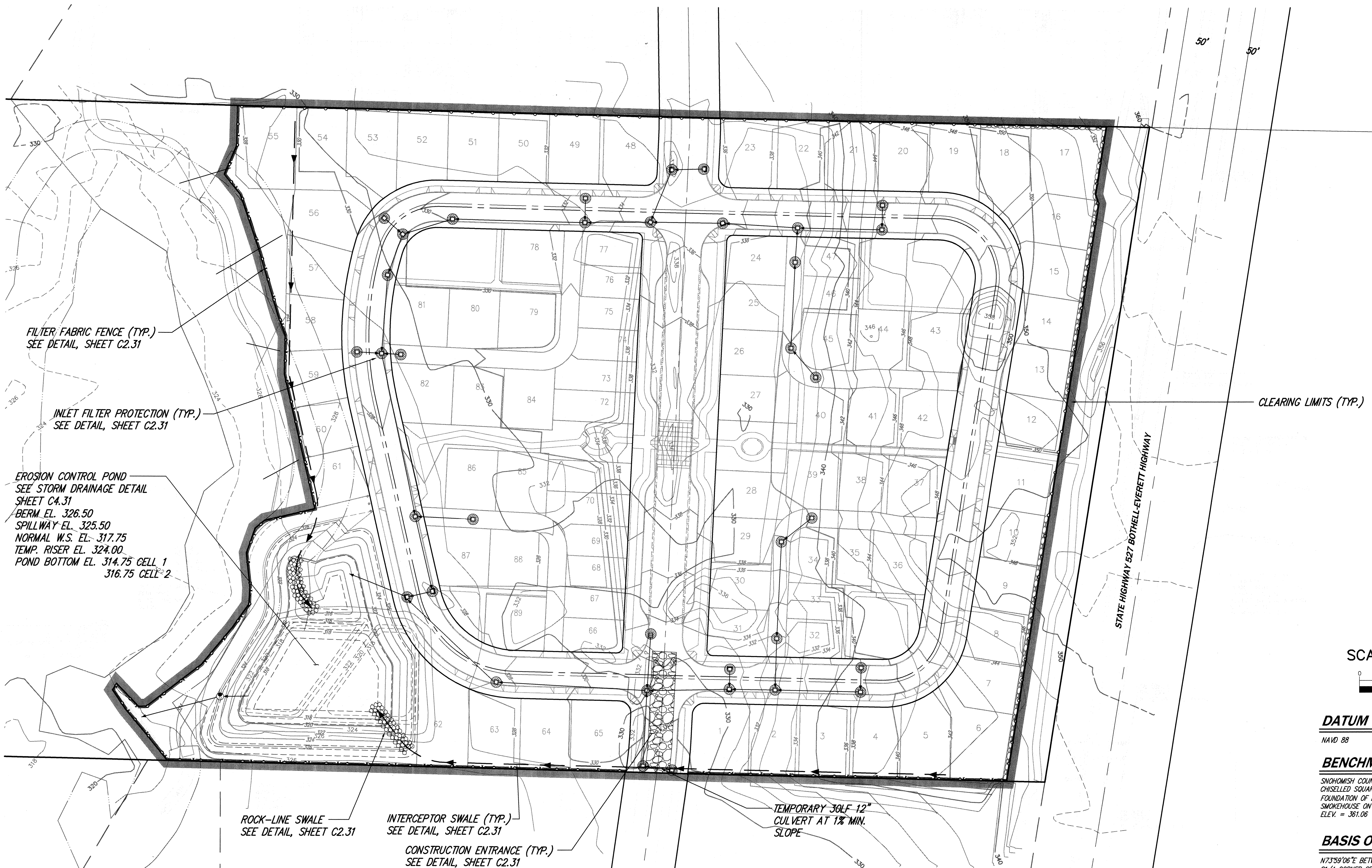
NO.	REVISIONS	DATE
1	PER CITY COMMENTS	07/13/04
2	PER CITY COMMENTS	07/13/04

14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

TITLE SHEET
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
1203 114th AVENUE S.E.
BELLEVUE, WASHINGTON 98004

DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	ROBERT H. STEVENS PROJECT MANAGER
SHEET	OF
C1.01	14
PROJECT NUMBER	03037



FILTER FABRIC FENCE (TYP.)
SEE DETAIL, SHEET C2.31

INLET FILTER PROTECTION (TYP.)
SEE DETAIL, SHEET C2.31

EROSION CONTROL POND
SEE STORM DRAINAGE DETAIL
SHEET C4.31
BERM EL. 326.50
SPILLWAY EL. 325.50
NORMAL W.S. EL. 317.75
TEMP. RISER EL. 324.00
POND BOTTOM EL. 314.75 CELL 1
316.75 CELL 2

ROCK-LINE SWALE
SEE DETAIL, SHEET C2.31

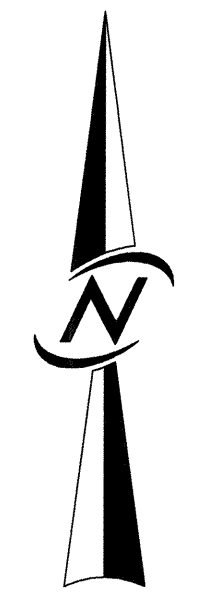
INTERCEPTOR SWALE (TYP.)
SEE DETAIL, SHEET C2.31

CONSTRUCTION ENTRANCE (TYP.)
SEE DETAIL, SHEET C2.31

TEMPORARY 30FT 12"
CULVERT AT 1% MIN.
SLOPE

CLEARING LIMITS (TYP.)

STATE HIGHWAY 527 BOTHELL-EVERETT HIGHWAY



SCALE: 1" = 40'
0 20 40 80

DATUM

NAVD 88

BENCHMARK

SNOHOMISH COUNTY BM #1357
CHISELLED SQUARE AT THE SOUTHWEST CORNER
FOUNDATION OF BUILDING NORTH OF OLD LARRY'S
SMOKEHOUSE ON EAST SIDE SR 527.
ELEV. = 361.06

BASIS OF BEARINGS

N73°59'06"E BETWEEN THE MONUMENTS FOUND AT THE
S1/4 CORNER SEC. 31-28-5 (SNO. CO. SURVEY
CONTROL PT. 92) AND SNOHOMISH COUNTY SURVEY
CONTROL PT. 550 PER SNOHOMISH COUNTY
DEPARTMENT OF PUBLIC WORKS HORIZONTAL CONTROL
NETWORK.

LEGEND

- SEDIMENTATION POND
- FILTER FABRIC FENCE
- INTERCEPTOR SWALE
- ROCK-LINED SWALE
- CONSTRUCTION ACCESS
- CLEAR PLASTIC COVER
- LIMITS OF CLEARING
- CONSTRUCTION SEQUENCE
- ROCK CHECK DAM
- INLET FILTER
- ORANGE CLEARING LIMIT FENCING

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
Angela Pearson 7/14/2004
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60
M. J. Stewart 7-15-04
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	07/01/04

14711 NE 29th Place, #101
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CORE
DESIGN

ENGINEERING · PLANNING · SURVEYING

**EROSION CONTROL PLAN
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.**

1203 114th AVENUE S.E.
BELLEVUE, WASHINGTON 98004

DATE: MAY, 2004	DESIGNED: R.H. STEVENS
DRAWN: M. J. STEWART	APPROVED: ROBERT H. STEVENS
SHEET: C2.01	OF: 14
PROJECT NUMBER: 03037	

CONSTRUCTION SEQUENCE

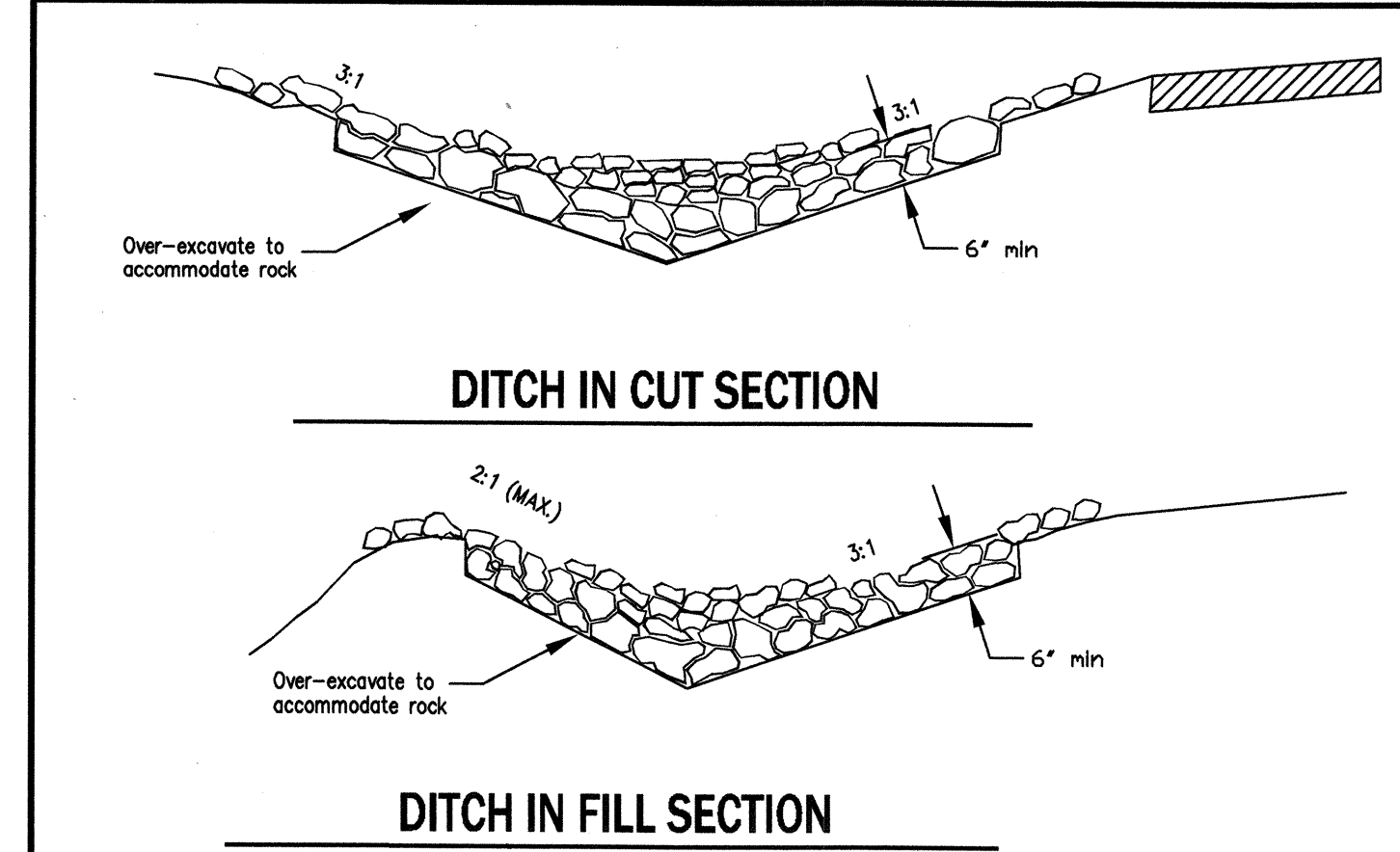
1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MILL CREEK INSPECTOR BY PHONING 425-745-1891.
2. FLAG LIMITS OF CLEARING IN FIELD AS INDICATED ON EROSION CONTROL PLANS. CALL FOR CITY INSPECTION.
3. INSTALL ALL FILTER FABRIC FENCES. CALL FOR CITY INSPECTION.
4. CLEAR FOR AND CONSTRUCT THE ROOKED CONSTRUCTION ACCESS TO GRADE.
5. CONSTRUCT SEDIMENT POND AND DOWNSTREAM DRAINAGE SYSTEM (CBI-CB2), ALONG WITH TEMP. STANDPIPES, INTERCEPTOR SWALES, AND ROCK CHECK DAMS AS INDICATED ON THIS PLAN.
6. CLEAR, GRUB, AND GRADE SITE PER GRADING PLAN.
7. CONSTRUCT UTILITIES, PAVING, AND CURBING PER APPROVED DESIGN PLANS. DIRECT STORMWATER RUNOFF TO POND AS SOON AS POSSIBLE.
8. GRASS SEED/HYDROSEED DISTURBED AREAS AS SOON AS POSSIBLE. PROVIDE OTHER TEMPORARY COVER MEASURES AS REQUIRED TO THE SATISFACTION OF THE CITY INSPECTOR.
9. REMOVE TEMPORARY SEDIMENTATION/EROSION CONTROL MEASURES ONLY AFTER ALL DANGER OF EROSION AND SILTATION HAS PASSED TO THE SATISFACTION OF THE CITY INSPECTOR. CLEAN OUT ALL PERMANENT DETENTION FACILITIES USED FOR SEDIMENTATION CONTROL AS NECESSARY.

EROSION CONTROL BMP'S

- Interceptor Swales
- Slope Drains
- Construction Entrances
- Rip-Rap
- Temporary or Permanent Seeding
- Mulching and/or Matting
- Plastic Covering
- Sodding
- Inlet Protection
- Check Dams
- Surface Roughening
- Filter Fences
- Straw Bale Barriers
- Gravel Filter Berms
- Sediment Traps
- Stabilized Construction Roads
- Level Spreaders

EROSION CONTROL NOTES

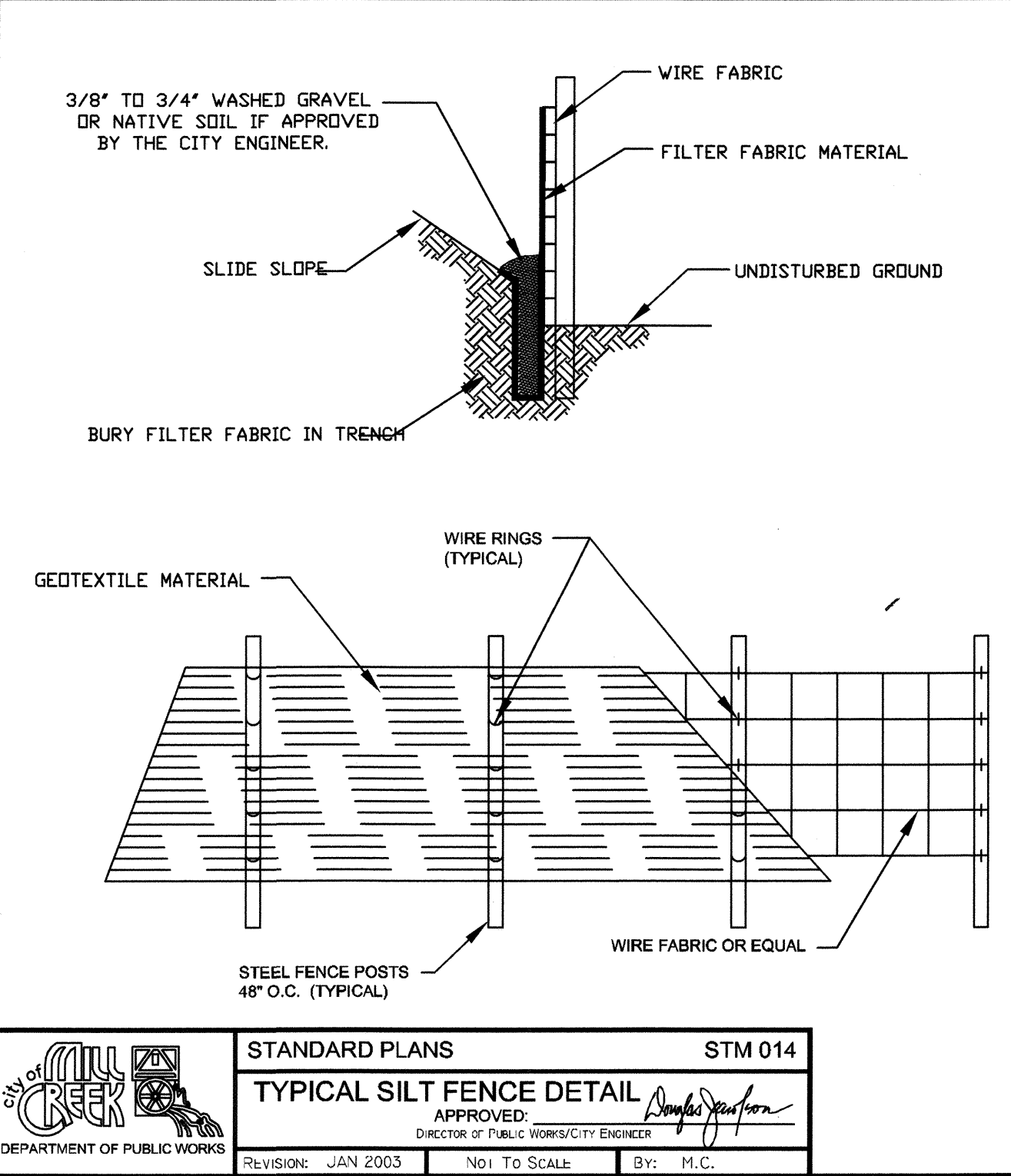
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF MILL CREEK STANDARDS AND SPECIFICATIONS AND APWA/WSDOT 2004 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MILL CREEK CONSTRUCTION INSPECTION PERSONNEL BY PHONING (425)745-1891.
3. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE 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 UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
4. A RIGHT OF WAY USE PERMIT IS REQUIRED FROM THE CITY OF MILL CREEK FOR THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES FOR CAPPING, ABANDONING, AND/OR RELOCATING AFFECTED WATER, SANITARY SEWER, GAS, POWER, TELEPHONE, AND CABLE T.V. PRIOR TO GRADING ACTIVITIES.
6. A COPY OF THESE APPROVED PLANS AND CITY OF MILL CREEK STANDARD SPECIFICATIONS AND DETAILS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
7. APPROVAL OF THIS PLAN IS FOR THE EROSION/SEDIMENTATION CONTROL FACILITIES ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF THE STORM DRAINAGE DESIGN, NOR SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS OR DETENTION FACILITIES.
8. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION, AS PRESCRIBED ON THESE PLANS, SHALL BE CLEARLY FLAGGED IN THE FIELD BY A LICENSED LAND SURVEYOR AND OBSERVED DURING CONSTRUCTION. ALL GROUND COVER OUTSIDE CLEARING LIMITS SHALL REMAIN UNDISTURBED. SPECIAL PROTECTIVE FENCING MAY BE REQUIRED IN CERTAIN AREAS. PRIOR TO MASS CLEARING OF THE SITE, CLEARING LIMITS AND INITIAL EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE CITY.
9. ALL REQUIRED EROSION/SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM OR DAMAGE DOWNSTREAM PROPERTIES. ALL EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THE EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. REFER TO THE CONSTRUCTION SEQUENCE, FOR ADDITIONAL DETAILS.
10. THE EROSION/SEDIMENTATION CONTROL FACILITIES DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHOULD ANTICIPATE THAT MORE EROSION/SEDIMENTATION CONTROL FACILITIES MAY BE NECESSARY TO INSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND THE WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEM. THE CITY OF MILL CREEK INSPECTOR MAY DETERMINE THE NEED FOR AND EXTENT OF ANY ADDITIONAL FACILITIES.
11. WHERE POSSIBLE, NATURAL VEGETATION SHALL BE MAINTAINED FOR SILT CONTROL AND TO MINIMIZE EROSION.
12. ALL EXPOSED SOIL SHALL BE STABILIZED BY SUITABLE APPLICATION OF BEST MANAGEMENT PRACTICES (BMPs), INCLUDING BUT NOT LIMITED TO SOD OR OTHER VEGETATION, PLASTIC COVERING, MULCHING, OR APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED. ALL BMPs SHALL BE SELECTED, DESIGNED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED MANUAL. FROM OCTOBER 1 THROUGH APRIL 30, NO UNWORKED SOIL SHALL REMAIN EXPOSED FOR MORE THAN 48 HOURS (INCLUDING ALL CALENDAR DAYS, HOLIDAYS, SUNDAYS, ECT.). FROM MAY 1 THROUGH SEPTEMBER 30, NO UNWORKED SOIL SHALL REMAIN EXPOSED FOR MORE THAN 7 DAYS. RAINY SEASON WORK GUIDELINES MAY ALSO APPLY.
13. ALL AREAS TO BE SEEDDED SHALL BE CULTIVATED TO THE SATISFACTION OF THE ENGINEER. THIS MAY BE ACCOMPLISHED BY DISCOING, RAKING, HARROWING OR OTHER ACCEPTABLE MEANS. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. THE SEED SHALL CONFORM TO THE STANDARDS FOR "CERTIFIED" GRADE SEED OR BETTER, AS OUTLINED BY THE STATE OF WASHINGTON DEPARTMENT OF AGRICULTURE "RULES FOR SEED CERTIFICATION," LATEST EDITION. THE MIX SHALL CONFORM WITH CITY OF MILL CREEK STANDARDS AND SPECIFICATIONS.
14. A MINIMUM 3 FOOT HIGH TEMPORARY FENCE SHALL BE CONSTRUCTED AROUND ANY POND USED FOR EROSION/SEDIMENTATION CONTROL WHERE IT CAN BE EXPECTED THAT THE WATER DEPTH WILL EXCEED ONE FOOT.
15. THE CONTRACTOR SHALL ASSURE THAT NO CONCRETE OR CONCRETE BY-PRODUCTS ENTER THE STORM DRAINAGE SYSTEM OR NATURAL STREAM COURSES. A MINIMUM 200 GALS. FT. SUMP SHALL BE PROVIDED FOR WASHING OUT CONCRETE TRUCKS. (SEE PLANS FOR SUMP LOCATION.)
16. IMPERVIOUS SURFACES (ROOFS, STREETS, DRIVEWAYS, ETC.) SHALL BE DIRECTED INTO THE COMPLETED STORM DRAINAGE SYSTEM AS SOON AS POSSIBLE.
17. SILTATION CONTROL AREAS SHALL BE RETURNED TO ORIGINAL GROUND CONDITIONS OR BROUGHT TO FINISH GRADE AT THE PROJECT'S COMPLETION. ANY PERMANENT STORM DRAINAGE FACILITIES USED FOR EROSION/SEDIMENTATION CONTROL SHALL BE FLUSHED AND CLEANED PRIOR TO PROJECT ACCEPTANCE.
18. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. FLUSHING OF THESE STREETS WILL NOT BE ALLOWED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 TRAFFIC CONTROL SHALL APPLY.
20. ISSUANCE OF THIS BUILDING PERMIT BY THE CITY OF MILL CREEK DOES NOT RELIEVE THE OWNER OF HIS CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM AND SURFACE WATER DISPOSITION AND FURTHER, THE CITY OF MILL CREEK DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM PROVIDED.
21. ALL DETENTION AND OUTFALL WORK WILL BE COMPLETED AND FUNCTIONAL BEFORE ANY PAVING.



NOTES:

1. Rock material shall be 8" X 4" quarry spalls meeting WSDOT 9-13.6. Check dams may also be constructed of pea-gravel filled bags or other manufactured products available for this purpose or as approved by the City Engineer.
2. Depth of rock shall be a maximum of 2 feet at the center. The center of the check dam shall be at least twelve inches lower than the outer edges at natural ground elevation.
3. The maximum spacing between the dams shall be such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.
4. Check dams shall be constructed per the Washington State DOE manual for Western Washington.
5. Check dams shall be monitored for performance and sediment accumulation during and after each runoff producing rainfall. Sediment shall be removed when it reaches one half the sump depth.
6. Key the stone into the ditch banks and extend it beyond the abutments a minimum of 18 inches to avoid washouts from overflow around the dam.

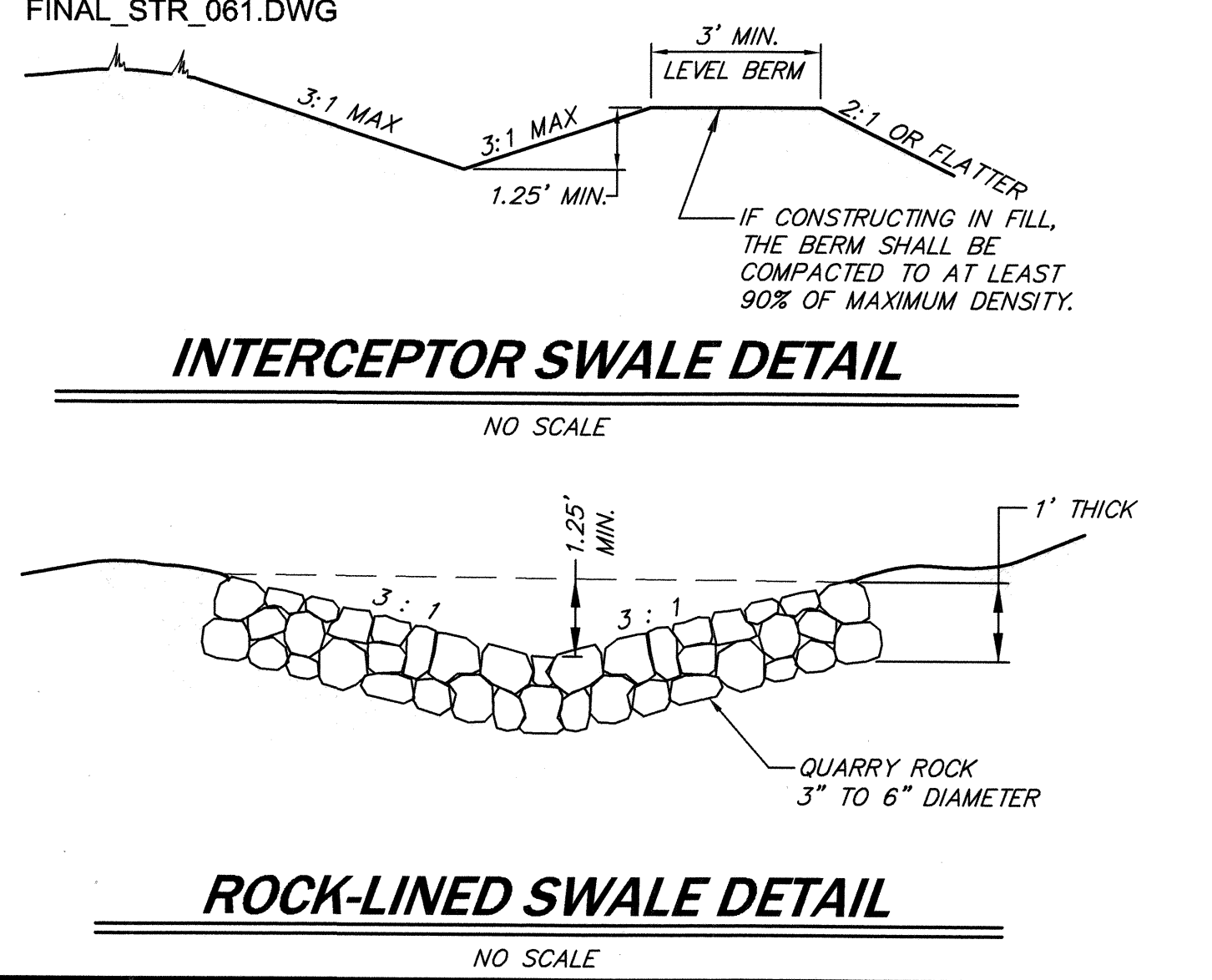
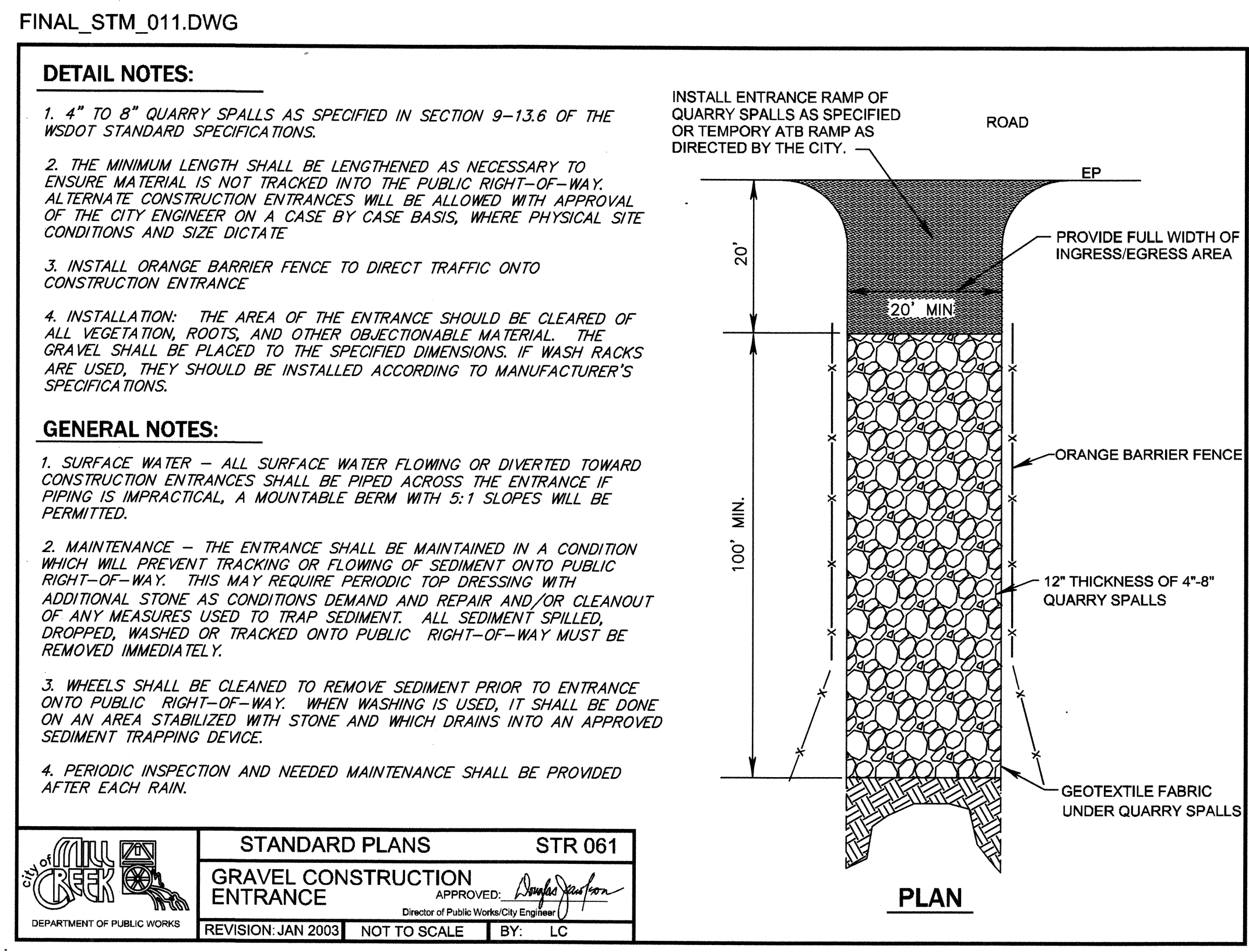
STANDARD PLANS STM 011
CHECK DAMS
 APPROVED: [Signature]
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
 REVISION: JAN 2003 NOT TO SCALE BY: L.C.



NOTES:

1. SILT FENCE IS NOT INTENDED TO TREAT CONCENTRATED FLOWS, NOR IS IT INTENDED TO TREAT SUBSTANTIAL AMOUNTS OF OVERLAND FLOW. ANY CONCENTRATED FLOWS MUST BE CONVEYED THROUGH THE DRAINAGE SYSTEM TO A SEDIMENT POND.
2. THE GEOTEXTILE USED SHALL MEET THE FOLLOWING: POLYMERIC MESH AOS (ASTM D4751), 0.60MM MAX. FOR SILT FILM WOVENS (#30 SIEVE), 0.30MM MAX. FOR ALL OTHER GEOTEXTILE TYPES (#50 SIEVE), 0.15MM MIN. FOR ALL FABRIC TYPES (#100 SIEVE).
3. STANDARD STRENGTH FABRICS SHALL BE SUPPORTED WITH WIRE MESH, CHICKEN WIRE, 2-INCH X 2-INCH WIRE, SAFETY FENCE, OR AS APPROVED BY THE CITY ENGINEER.
4. THE MINIMUM HEIGHT OF THE TOP OF SILT FENCE SHALL BE 2 FEET AND THE MAXIMUM HEIGHT SHALL BE 2.5 FEET ABOVE THE ORIGINAL GROUND SURFACE.
5. THE FENCE POSTS SHALL BE PLACED OR DRIVEN A MINIMUM OF 18 INCHES. FENCE POSTS DEPTHS SHALL BE INCREASED BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3:1 OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE.
6. SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

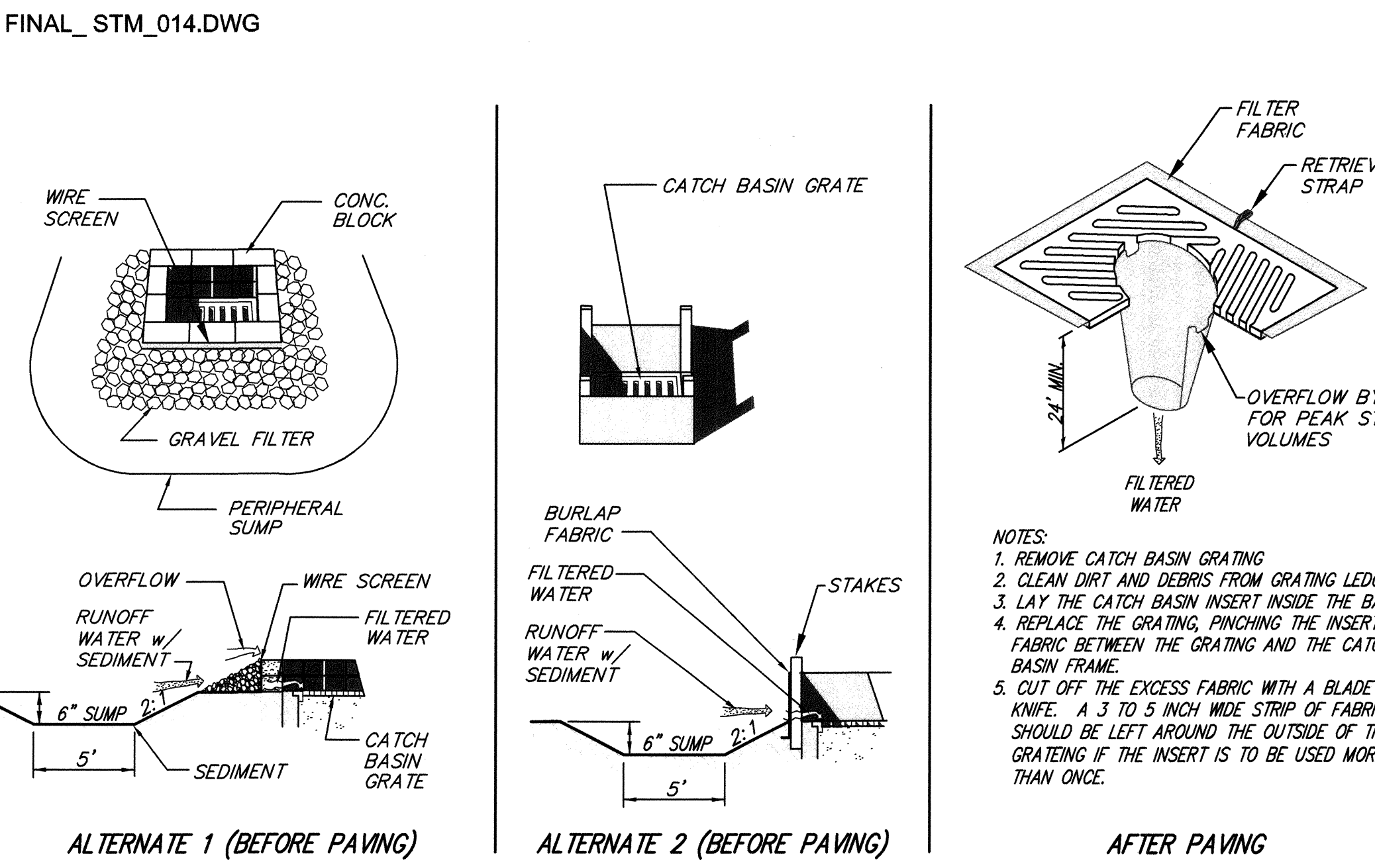
STANDARD PLANS STM 014
TYPICAL SILT FENCE DETAIL
 APPROVED: [Signature]
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
 REVISION: JAN 2003 NOT TO SCALE BY: M.C.



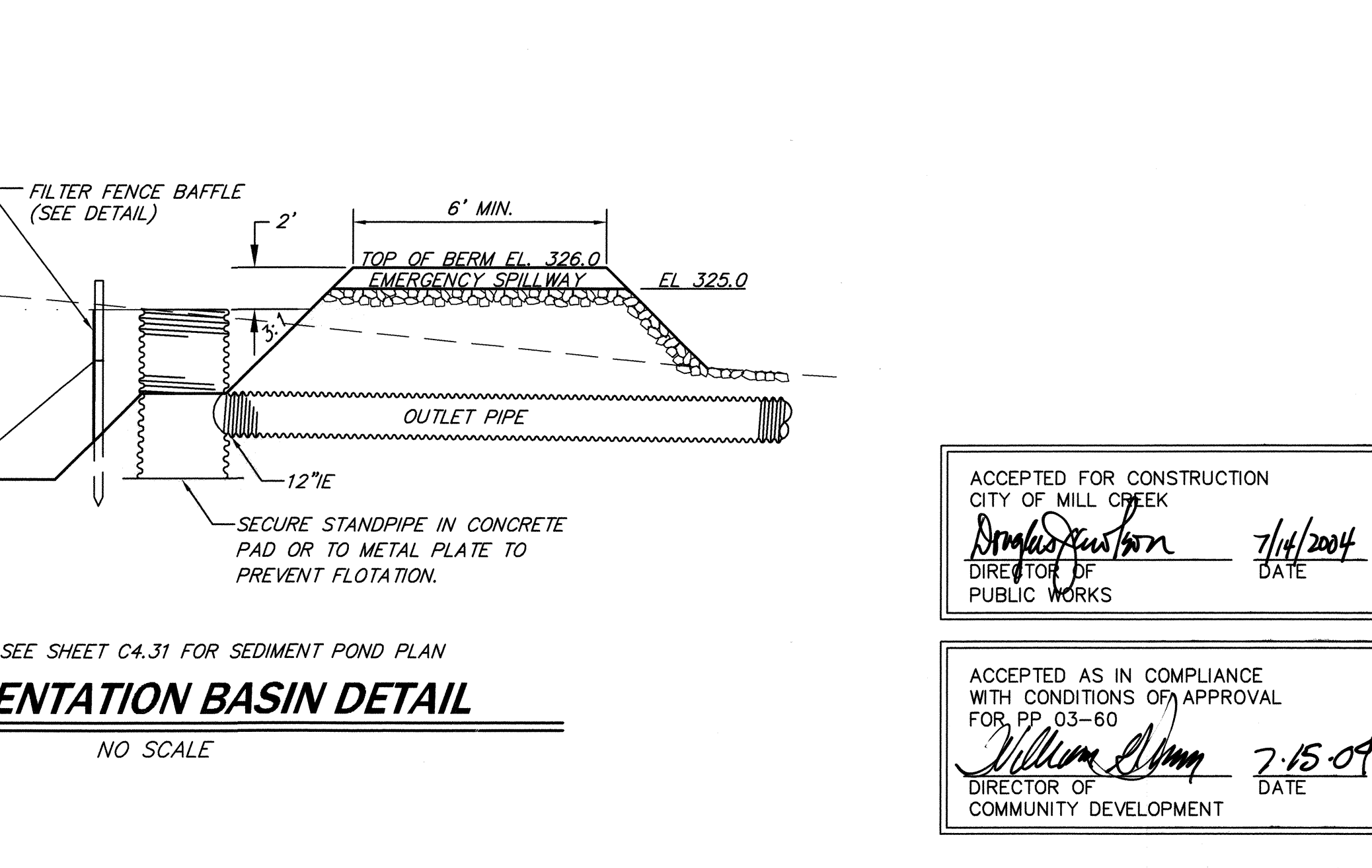
STANDARD PLANS STR 061
GRAVEL CONSTRUCTION ENTRANCE
 APPROVED: [Signature]
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
 REVISION: JAN 2003 NOT TO SCALE BY: LC

Page 7

Page 32



CATCH BASIN PROTECTION OPTIONS
 NO SCALE



SEDIMENTATION BASIN DETAIL
 NO SCALE

ACCEPTED FOR CONSTRUCTION
 CITY OF MILL CREEK
 [Signature]
 DIRECTOR OF PUBLIC WORKS
 DATE: 7/14/2004

ACCEPTED AS IN COMPLIANCE
 WITH CONDITIONS OF APPROVAL
 FOR PP 03-60
 [Signature]
 DIRECTOR OF COMMUNITY DEVELOPMENT
 DATE: 7-15-09

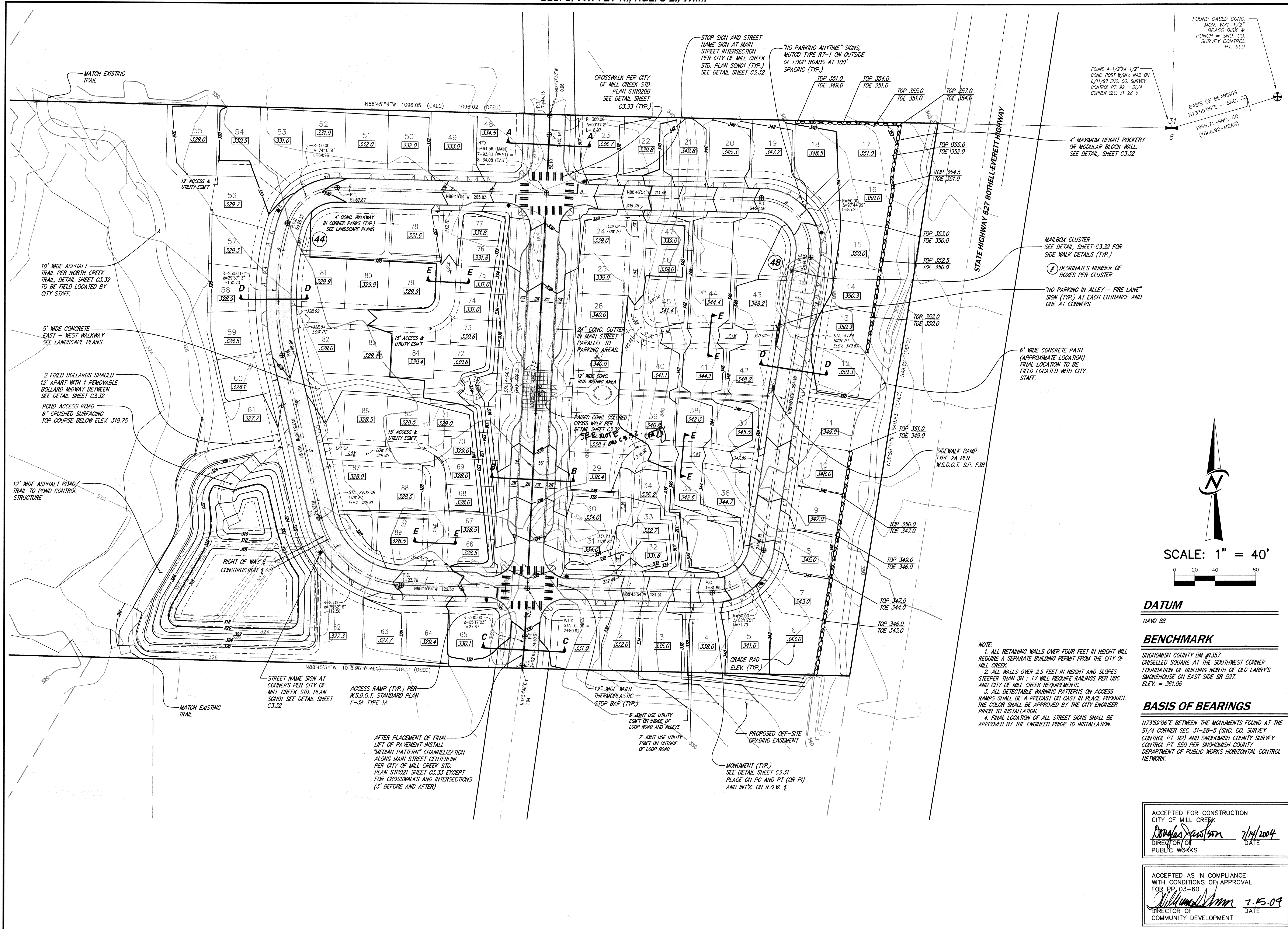
CORE DESIGN
 ENGINEERING · PLANNING · SURVEYING

14711 NE 29th Place #101
 Bellevue, Washington 98007
 425.885.7877 Fax: 425.885.7963

DATE: MAY, 2004
 DESIGNED: R.H. STEVENS
 DRAWN: M. J. STEWART
 APPROVED: [Signature]
 PROJECT MANAGER: ROBERT H. STEVENS

SHEET: C2.31 OF 14
 PROJECT NUMBER: 03037

HDEV- 2359



ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
Robert H. Stevens 7/14/2004
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-80
William M. ... 7.15.04
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

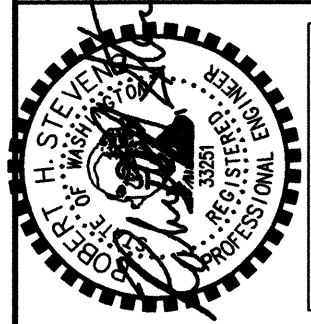
DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	ROBERT H. STEVENS PROJECT MANAGER
SHEET	OF
C3.01	14
PROJECT NUMBER	03037

GRADING PLAN
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
1203 114th AVENUE S.E.
BELLEVUE, WASHINGTON 98004



14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

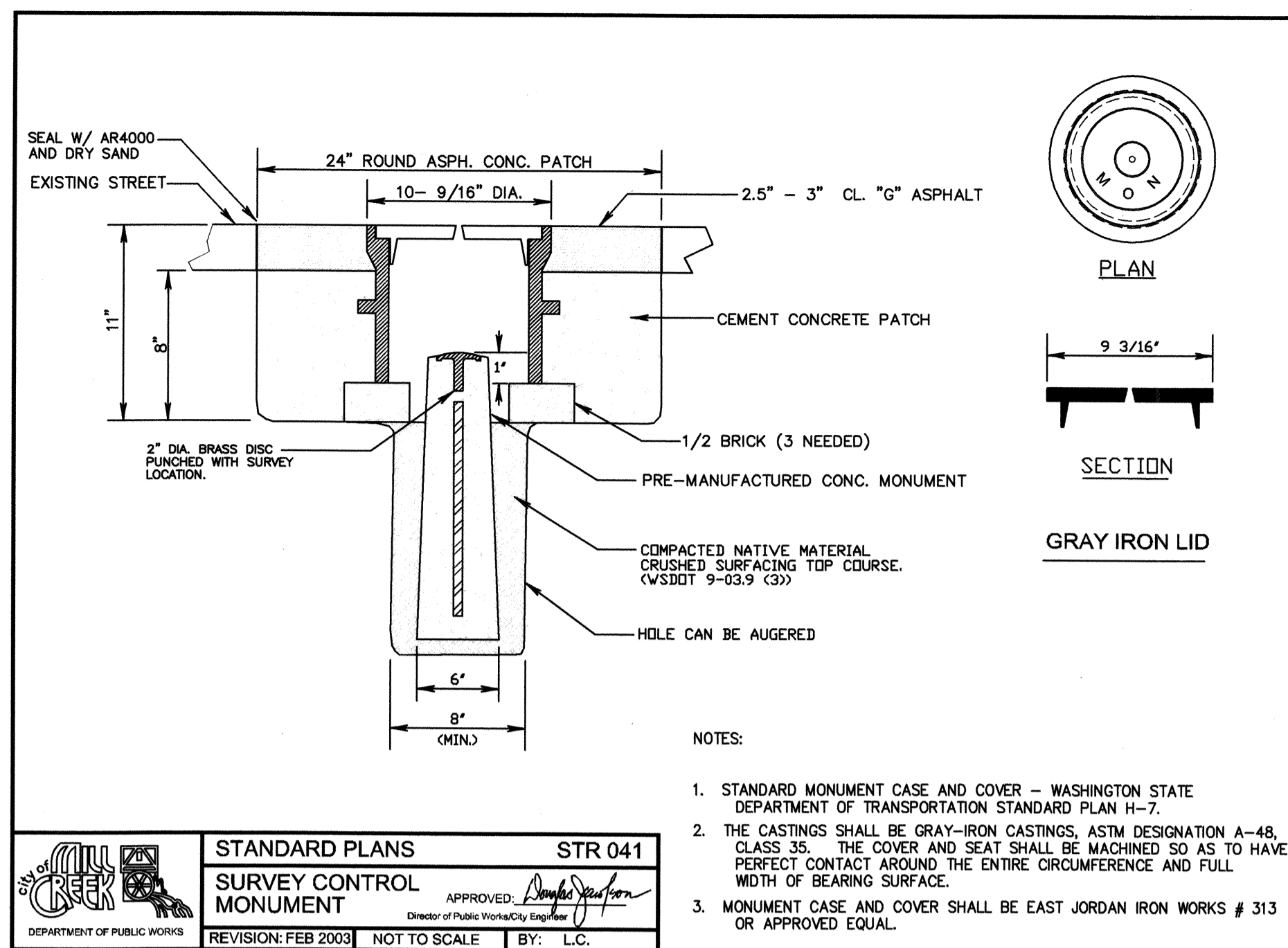
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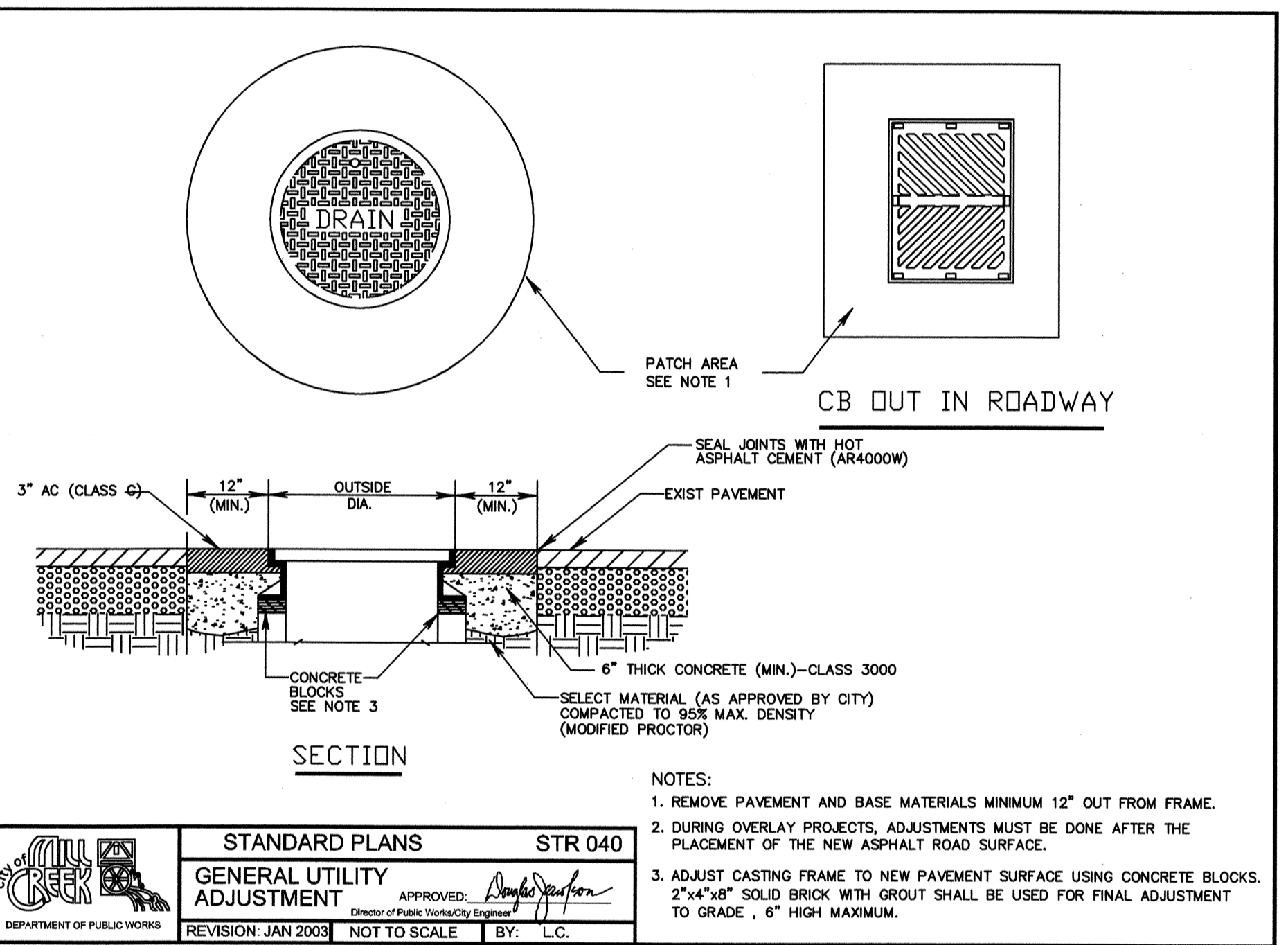
REVISIONS	DATE
PER CITY COMMENTS	07.01.04
PER CITY COMMENTS	07.13.04

HDEV-2360

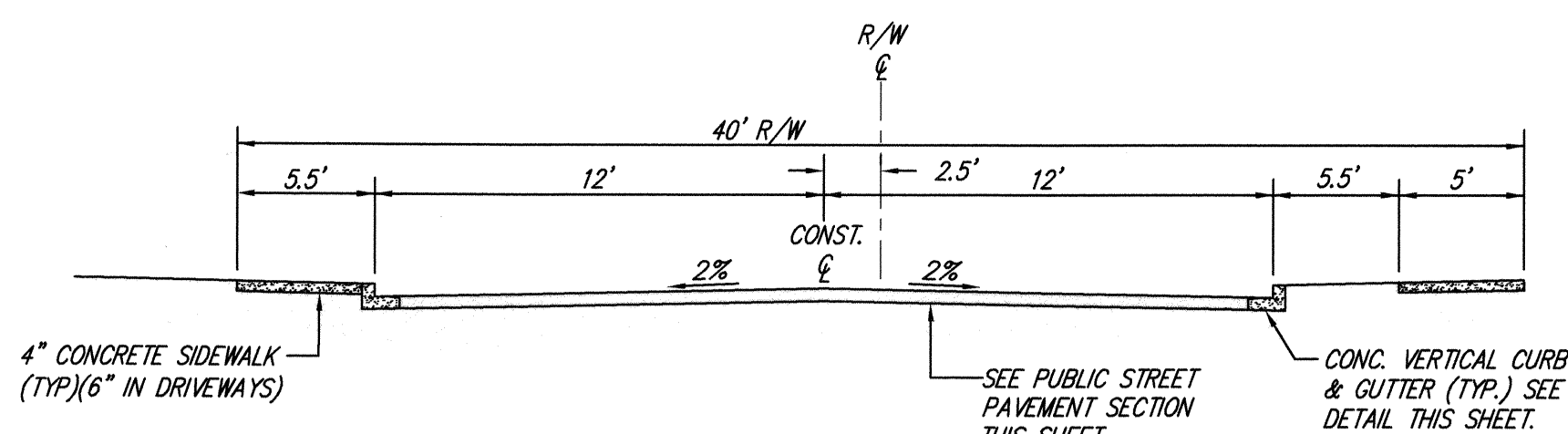
WOODSIDE WALK



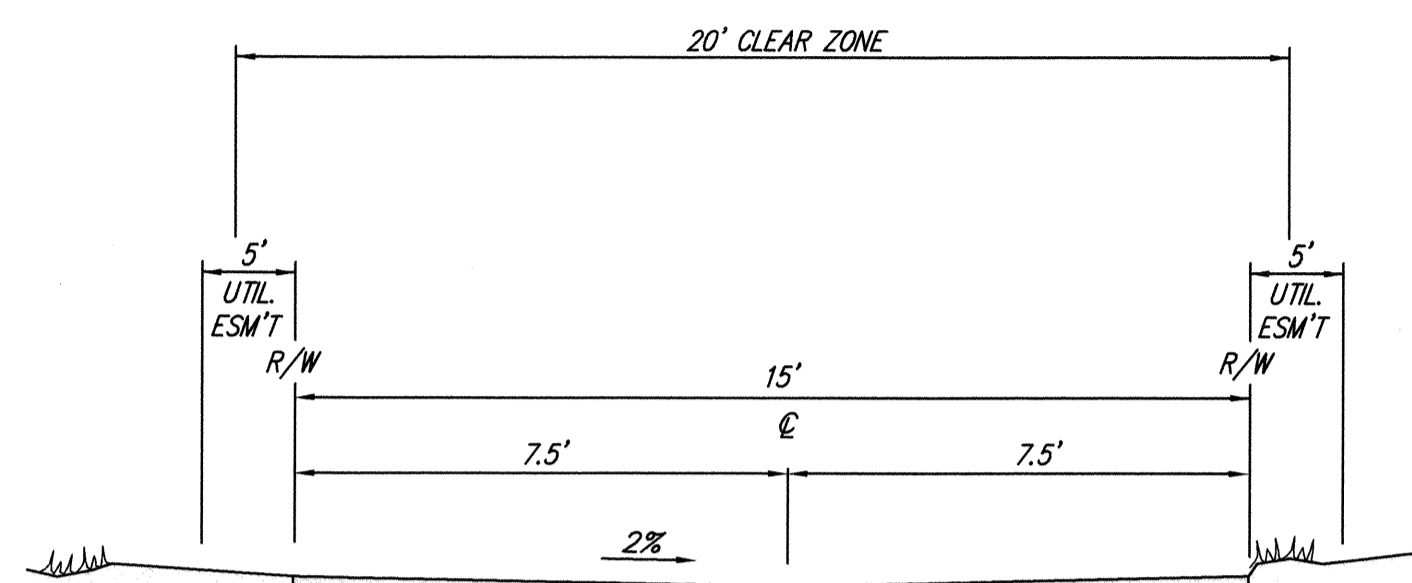
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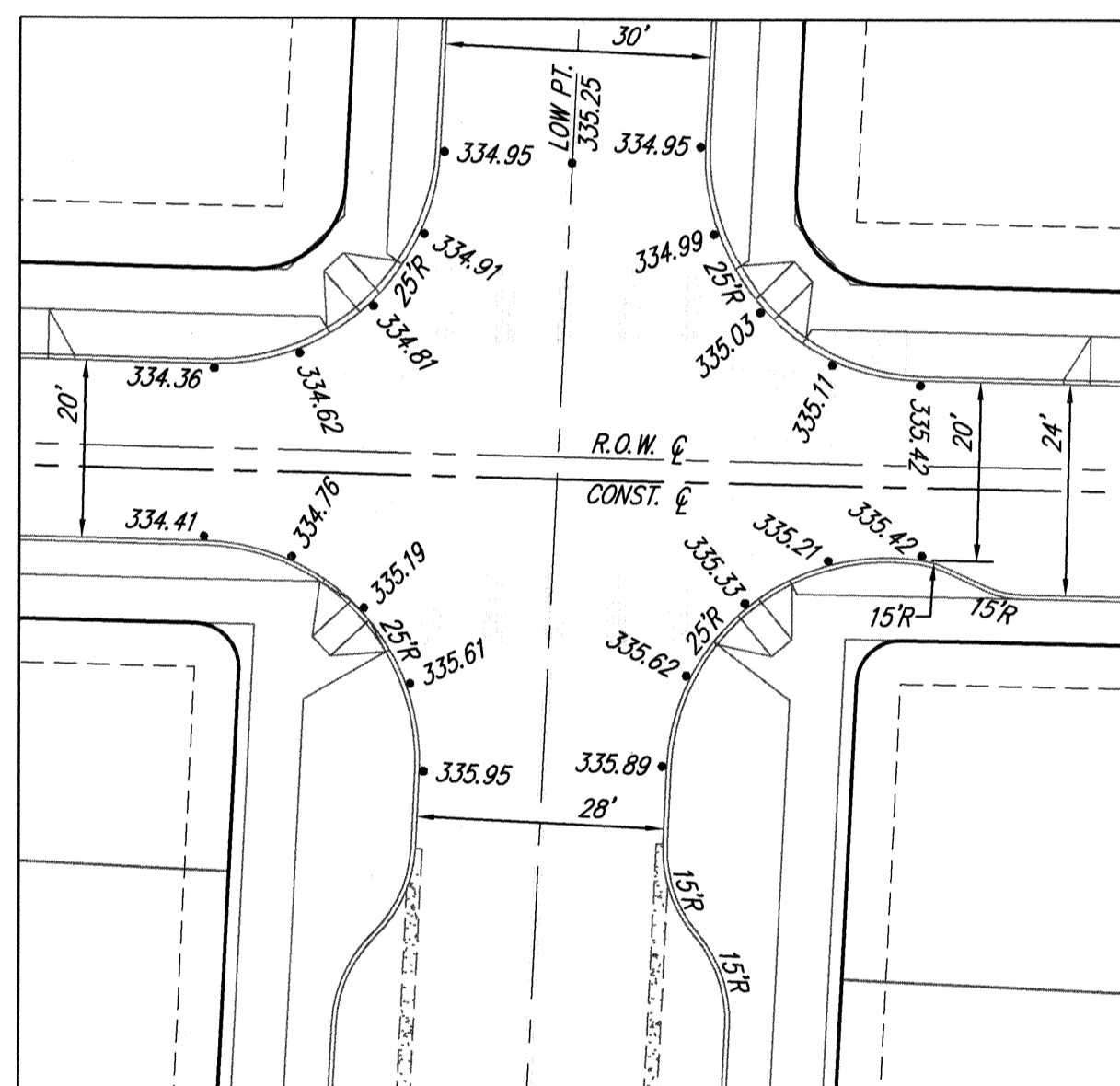
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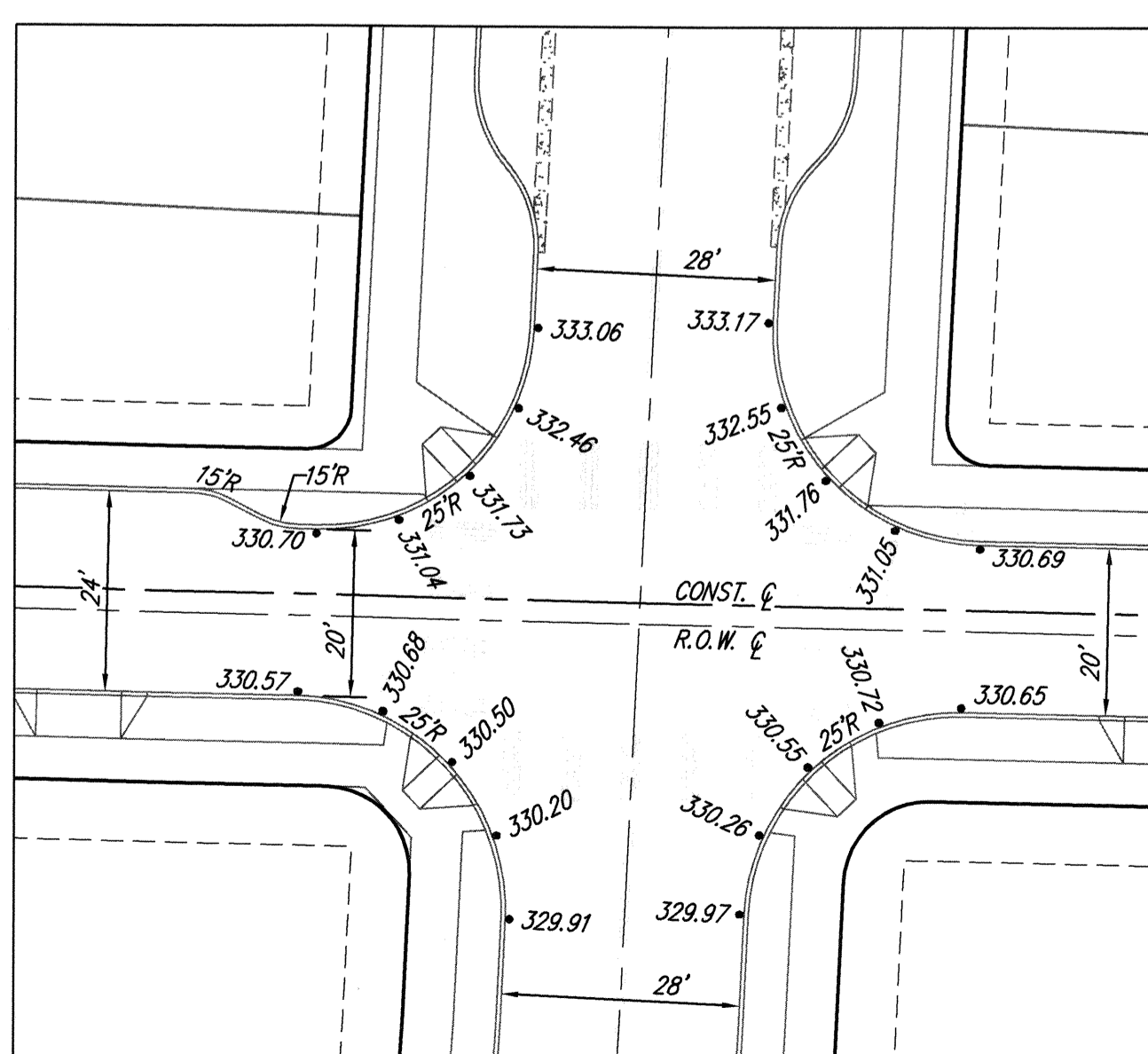
EAST ROAD / WEST ROAD ROADWAY SECTION D-D



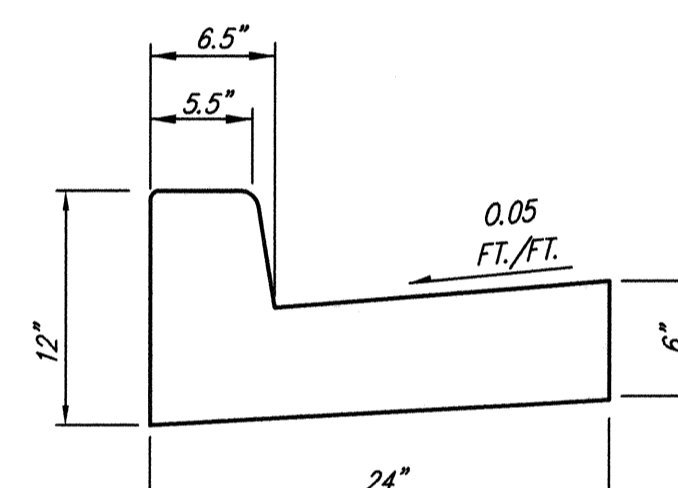
15' ACCESS TRACT / ALLEY SECTION E-E



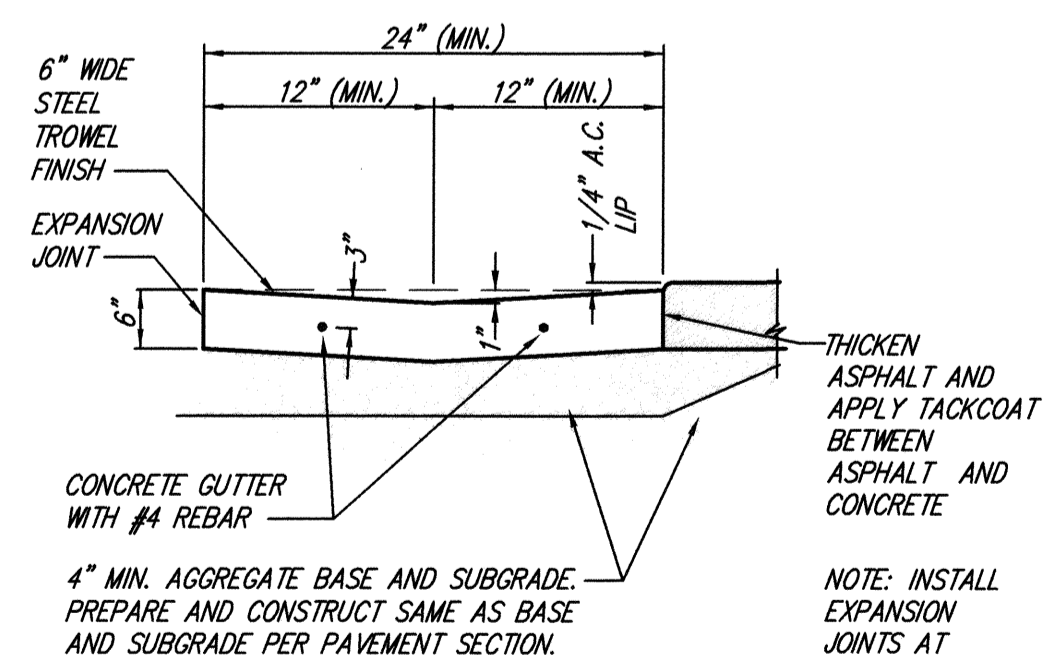
NORTH INT'X. DETAIL



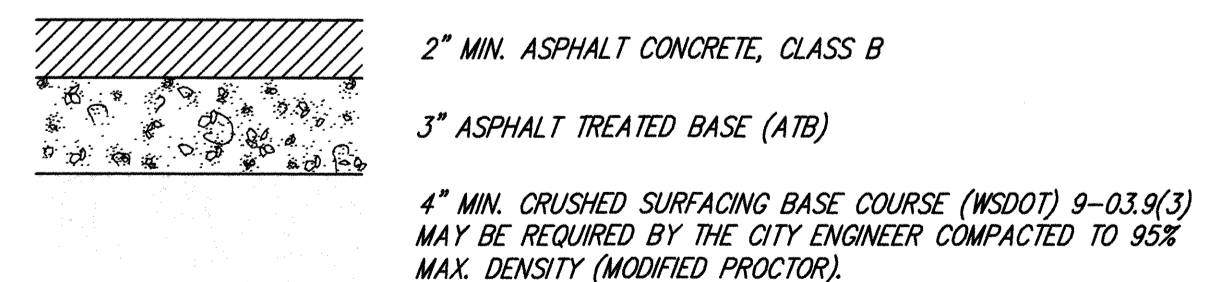
SOUTH INT'X. DETAIL



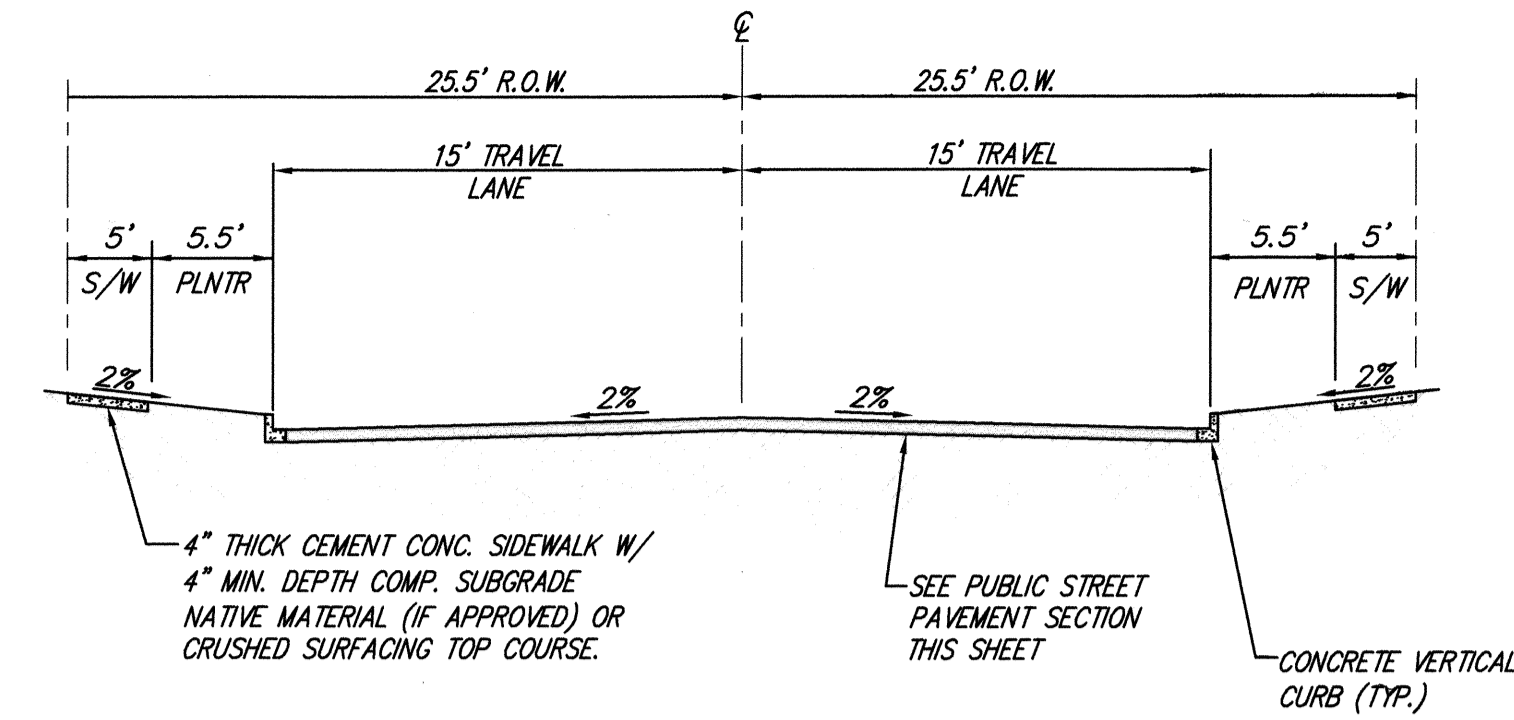
VERTICAL CURB & GUTTER DETAIL



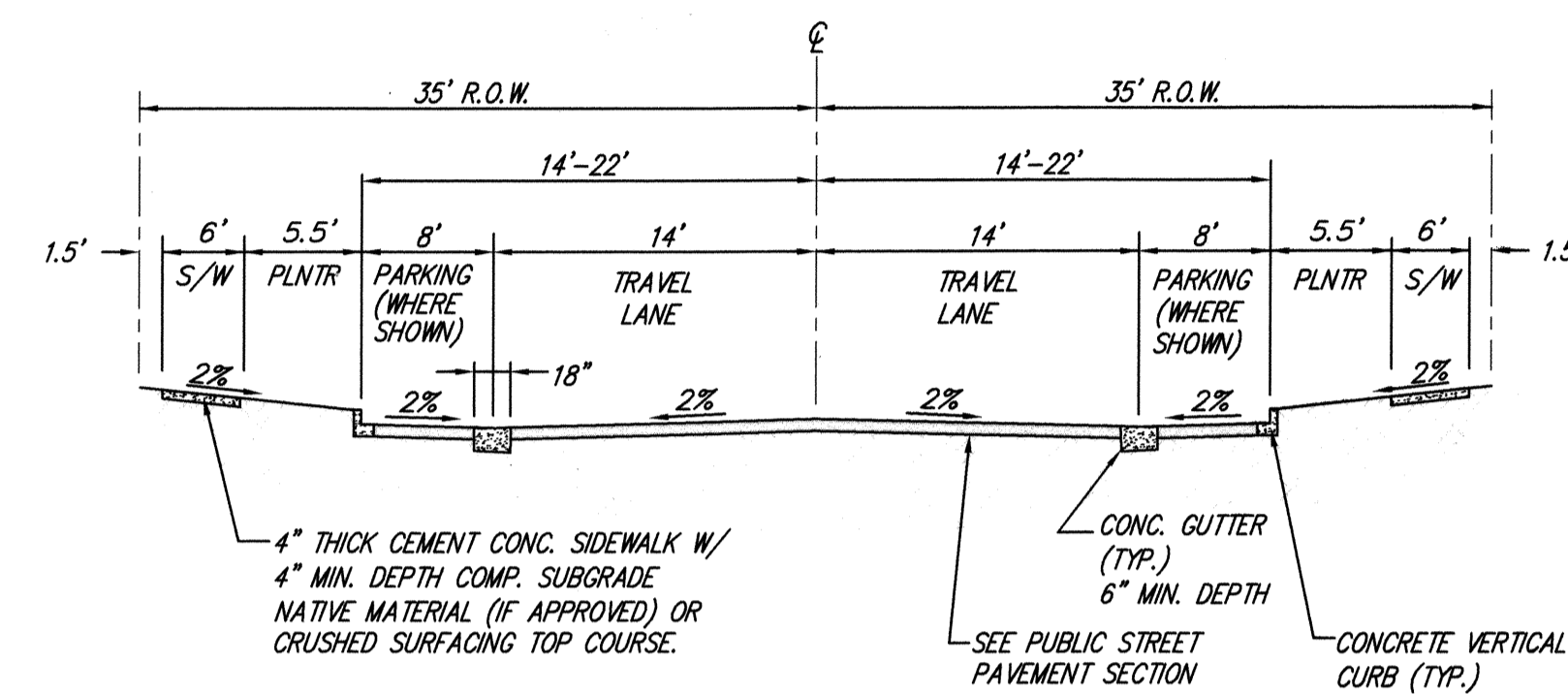
CONCRETE GUTTER DETAIL



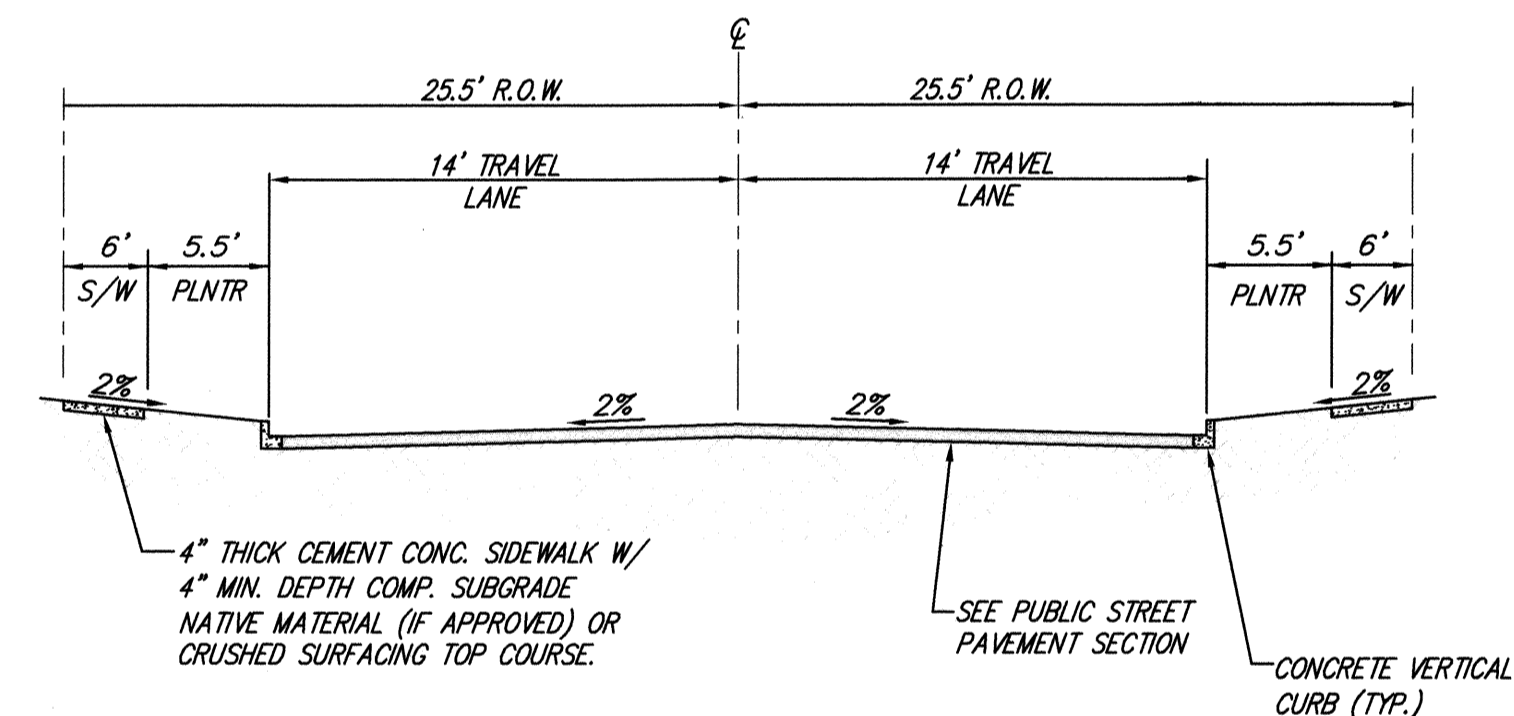
PRIVATE ALLEY PAVEMENT SECTION



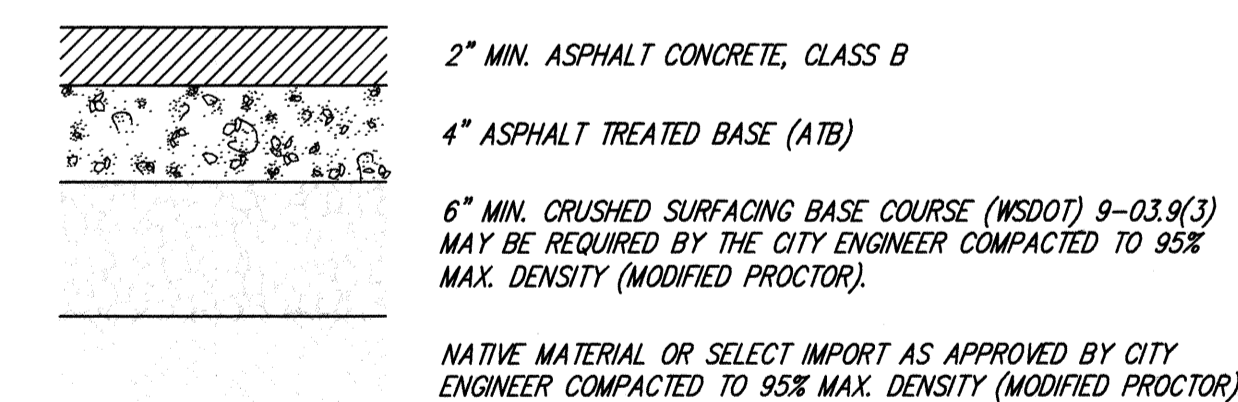
MAIN STREET ROAD SECTION A-A (NORTH OF NORTH INTERSECTION)



MAIN STREET ROAD SECTION B-B (BETWEEN INTERSECTIONS)



MAIN STREET ROAD SECTION C-C (SOUTH OF SOUTH INTERSECTION)



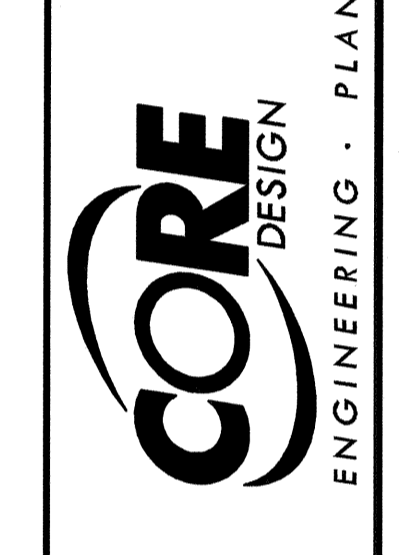
PUBLIC STREET PAVEMENT SECTION

ACCEPTED FOR CONSTRUCTION
 CITY OF MILL CREEK
 [Signature] 7/14/2004
 DIRECTOR OF PUBLIC WORKS

ACCEPTED AS IN COMPLIANCE
 WITH CONDITIONS OF APPROVAL
 FOR PP 03-60
 [Signature] 7-15-04
 DIRECTOR OF COMMUNITY DEVELOPMENT

NO.	REVISIONS	DATE
1	PER CITY COMMENTS	07/10/04
2	PER CITY COMMENTS	07/13/04

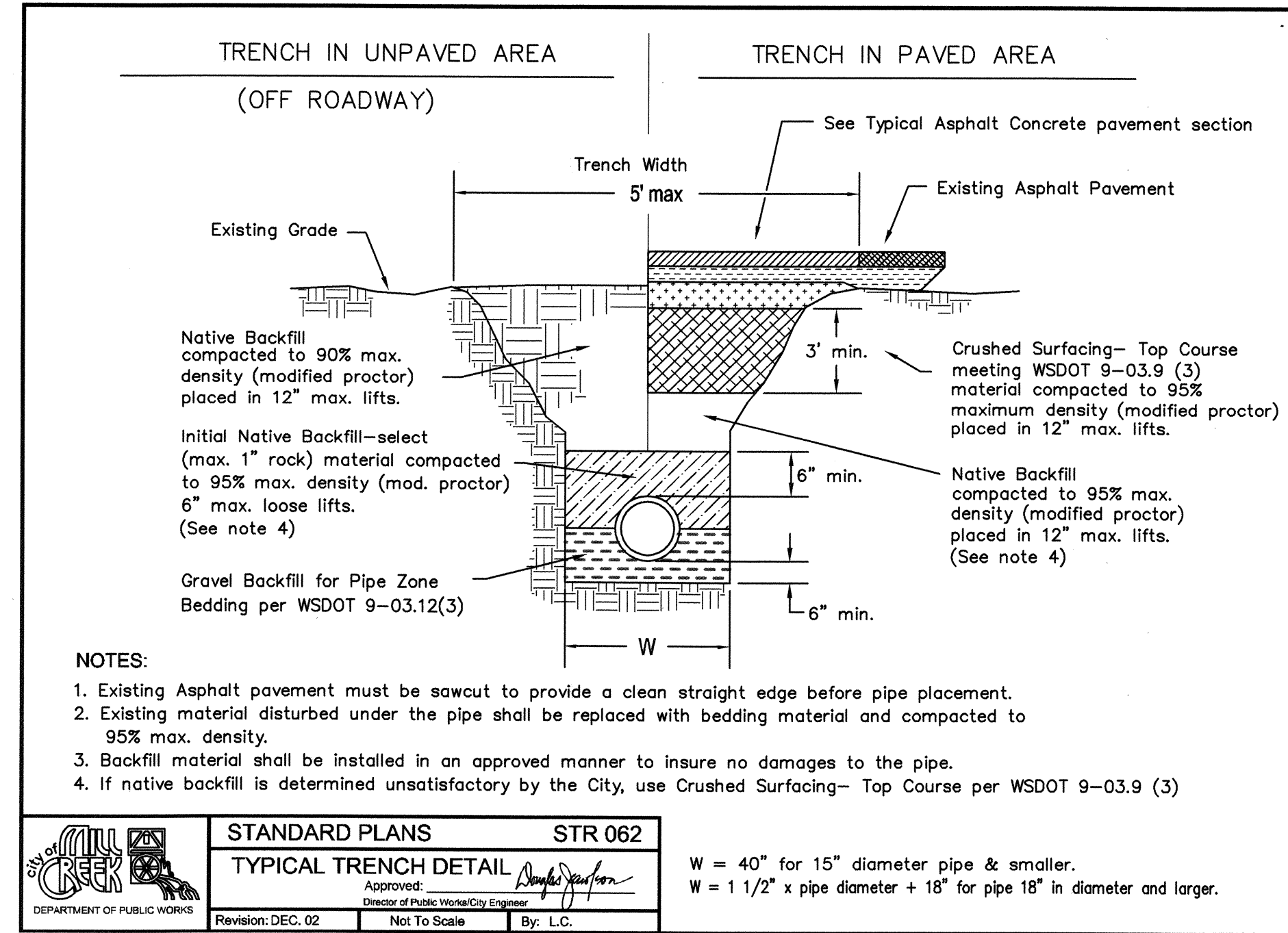
14711 NE 29th Place, #101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963



SITE DETAILS
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
 1203 114th AVENUE S.E.
 BELLEVUE, WASHINGTON 98004

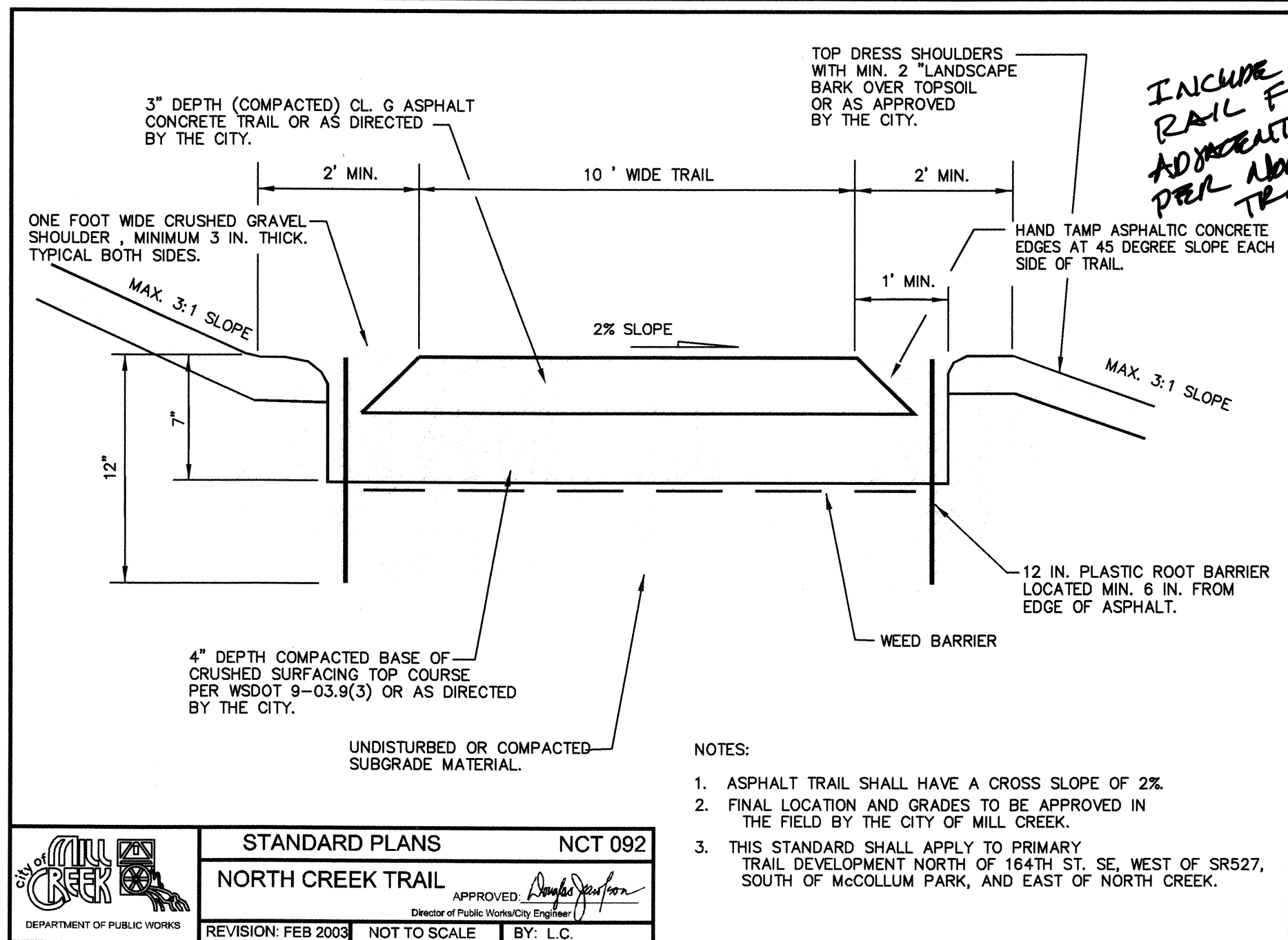
DATE: MAY, 2004	DESIGNED: R.H. STEVENS
DRAWN: M. J. STEWART	APPROVED: [Signature]
PROJECT NUMBER: 03037	PROJECT MANAGER: ROBERT H. STEVENS

HDEV-2361



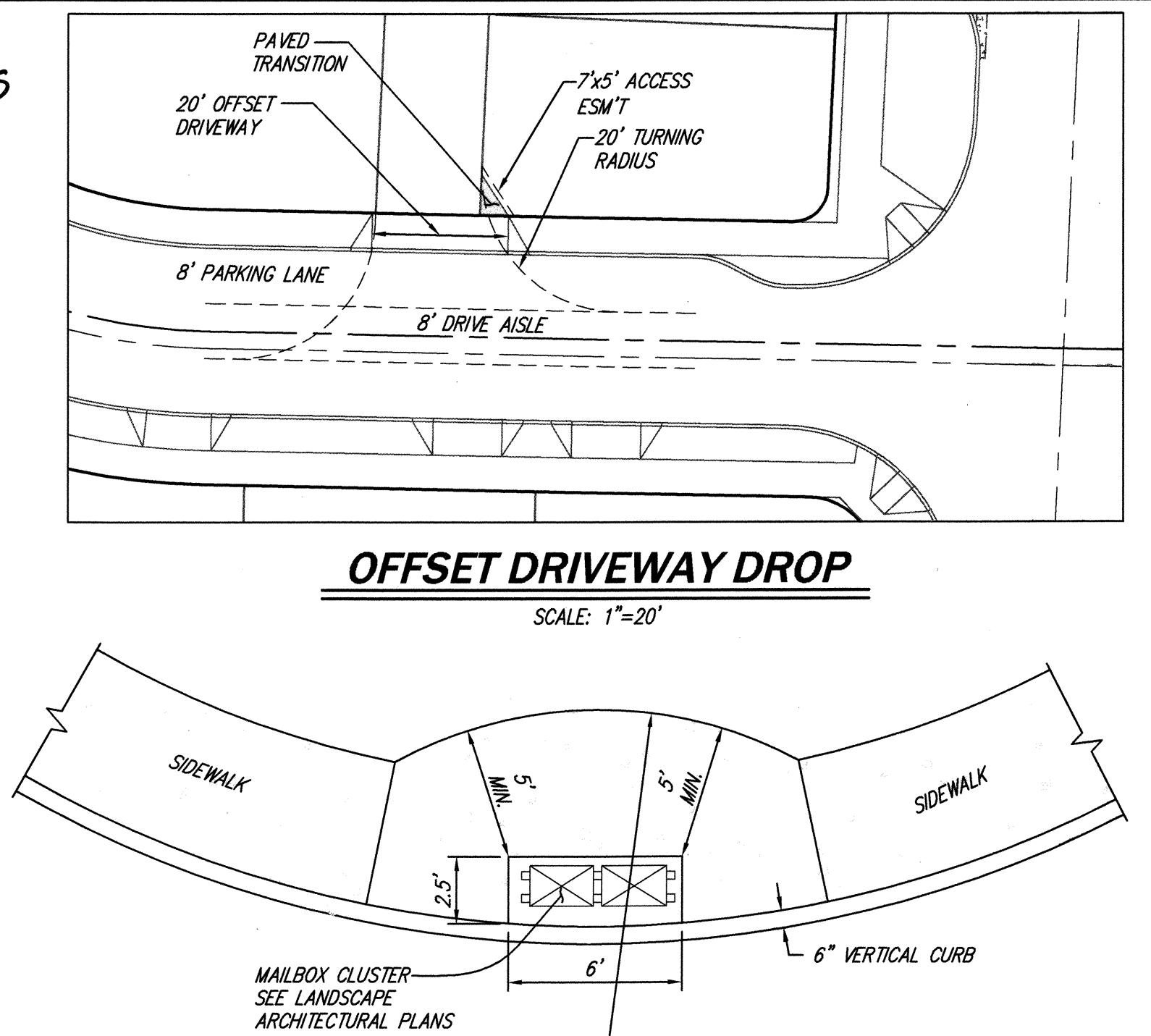
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FINAL_STR_062.DWG



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FINAL_NCT_092.DWG



DATE	07.01.04
REVISIONS	PER CITY COMMENTS 07.13.04
NO.	1
NO.	2

14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



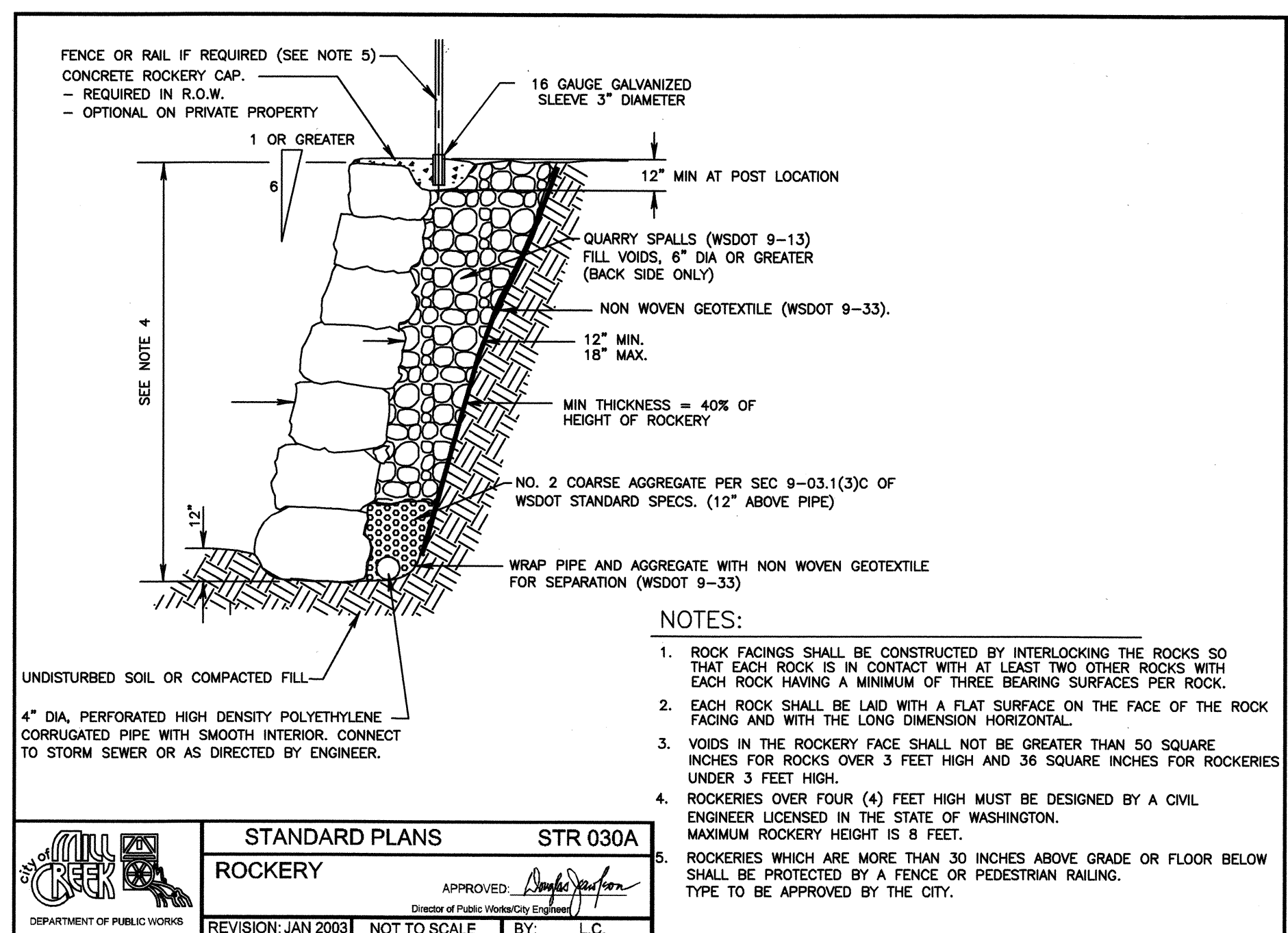
SITE DETAILS

COTTAGES AT MILL CREEK

WEDGEWOOD AT MILL CREEK, L.L.C.

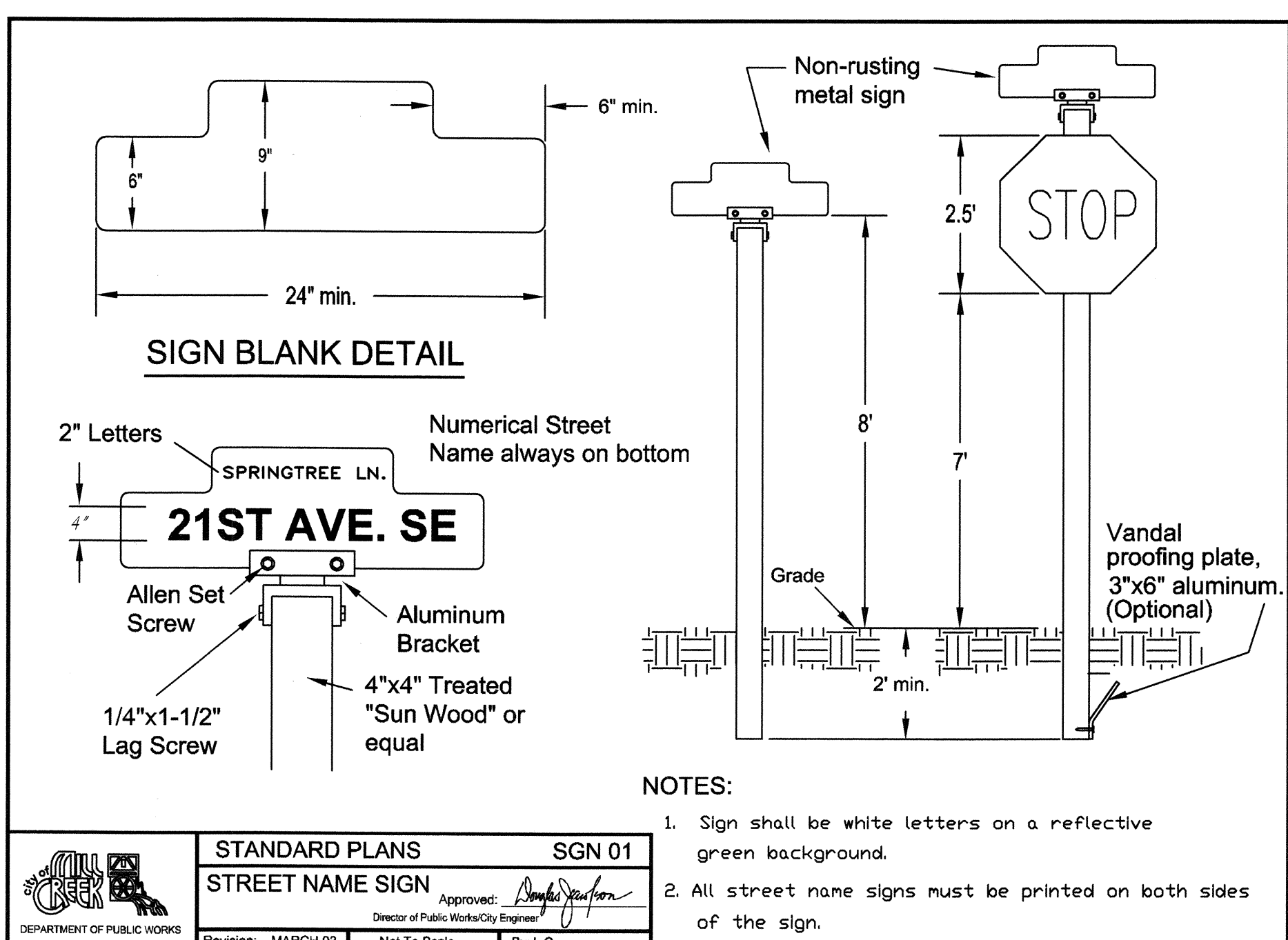
1203 114th AVENUE S.E.
BELLEVUE, WASHINGTON 98004

DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	[Signature]
PROJECT MANAGER	ROBERT H. STEVENS
SHEET	OF
C3.32	14
PROJECT NUMBER	03037



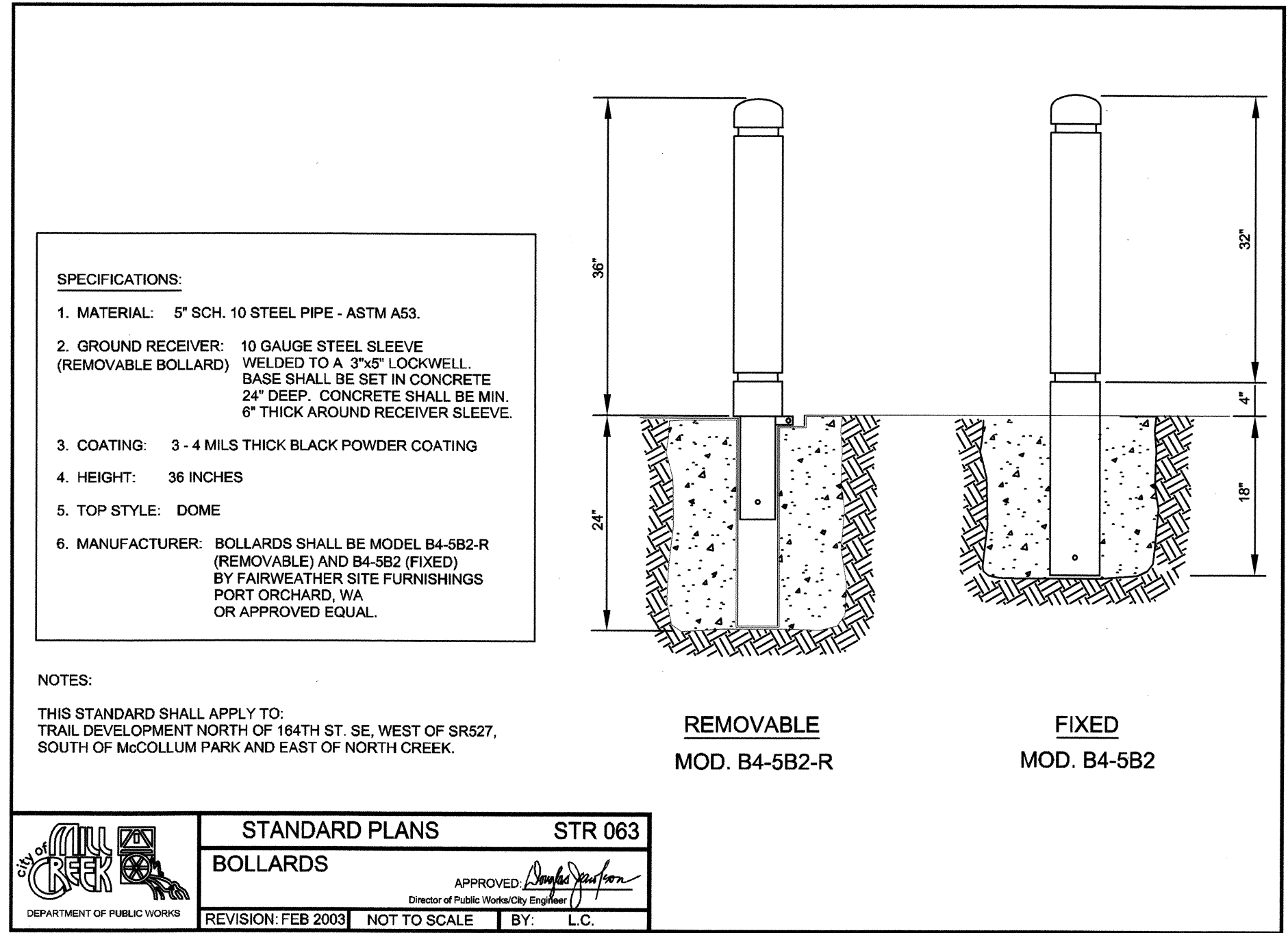
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FINAL_STR_030A.DWG



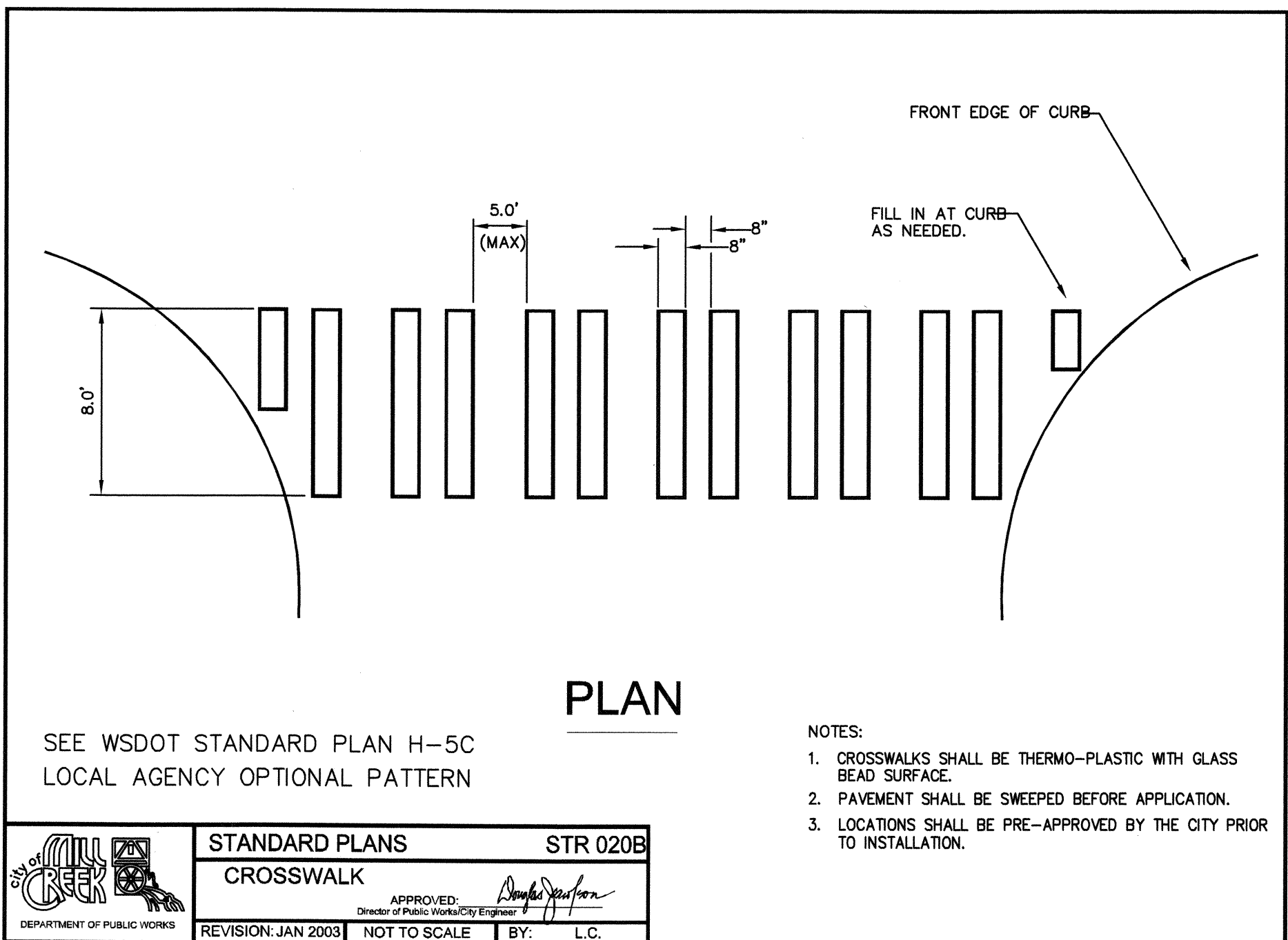
Page 41

FINAL_SGN_01



Page 33

FINAL_STR_063.DWG

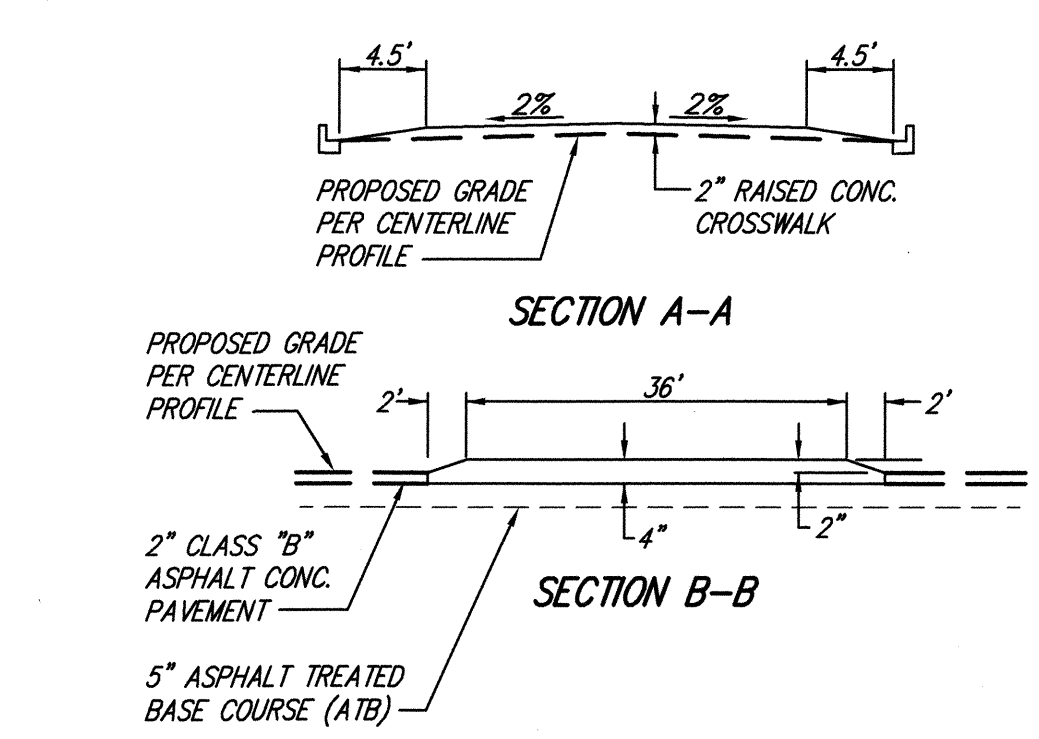


Page 25

FINAL_STR_020B.DWG

CITY TO APPROVE COLOR OF CONCRETE PRIOR TO INSTALLATION. [Signature]

DIMENSIONS FOR ON SITE RAISED COLORED CONCRETE CROSSWALKS ARE SHOWN ON GRADING PLANS (SHEETS C3.01 AND C3.02). CROSSWALK IN FRONT OF BLDG. 'A' IS TO HAVE A BROOMED FINISH WITH NO "GRIDS" (TYP.)



ACCEPTED FOR CONSTRUCTION CITY OF MILL CREEK

[Signature] 7/14/2004 DATE

DIRECTOR OF PUBLIC WORKS

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 03-60

[Signature] 7.15.04 DATE

DIRECTOR OF COMMUNITY DEVELOPMENT

HDEV-2362

LANE LINE DETAIL
N.T.S.

MEDIAN PATTERN

CENTER LANE SKIP PATTERN

TWO-WAY LEFT TURN LANE
N.T.S.

DOUBLE YELLOW CENTER STRIPE

DUAL STRIP DETAIL
N.T.S.

NOTES:
1. Match existing pavement markings.
2. Paint line shall be 4" wide and shall be WSDOT approved. Surface shall be glass bead finished.
3. Lane line marker shall be WSDOT approved Type 1.
4. Yellow lane divider markers shall be Type II round shoulder ABS housing with optic grade methyl methacrylate acrylic (MMA) face and 3.25 sq. in. size.

STANDARD PLANS STR 021
LANE MARKING DETAIL
APPROVED: [Signature]
REVISION: APRIL 2003 NOT TO SCALE BY: L.C.

FINAL_STR_021.DWG

THROUGH CURB INLET

TYPE I CATCH BASIN

NOTES:
1. Through curb catch basin shall be 16" x 22" ductile iron diagonal slot grate or 2-way vane grate with 9" high diamond plate hood with H20 rating. (Olympic Foundry Item No. SM52, SM52VG or approved equal).

STANDARD PLANS STM 04
THROUGH CURB INLET
APPROVED: [Signature]
REVISION: MAY 2003 NOT TO SCALE BY: L.C.

FINAL_STM_04.DWG

TYPE I CATCH BASIN

INLET

NOTES:
1. Base to be constructed in accordance with WSDOT/APWA specifications or as approved by the City Engineer.
2. Reinforcing shall be equivalent to welded wire fabric having a minimum area of 0.12 square feet per foot. Fabric shall not be placed in knockouts.
3. All side access into the base shall be through a precast knockout.
4. Bottom of the base may be rounded.
5. Knockouts shall have a thickness not less than 2 inches.
6. Grate type shall typically be vane type unless otherwise specified by the City Engineer.
7. Frame may be install inverted to make final grade adjustment.
8. Catch basin standard frame and grate shall be 18" x 24" ductile iron vane grate with H20 load rating.
9. If the grate is offset from the structure so no support is provided under the adjustment bricks on the back side, a 1/2" x 1/2" x 3/4" steel plate shall be installed across the back prior to placement of the bricks.

STANDARD PLANS STM 01
TYPE I CATCH BASIN AND INLET
APPROVED: [Signature]
REVISION: MAY 2003 NOT TO SCALE BY: L.C.

FINAL_STM_01.DWG

DRIVEWAY IN SIDEWALK

DRIVEWAY WITH PLANTER STRIP

NOTES:
1. Curb and Apron to be poured separately. Monolithic curb and apron is not allowed.
2. Driveway shall be 6 inches thick Class 3000 concrete air entrained.
3. Broom finish surface with tooled joints and edges.
4. Depth of curb and low point shall be 1 inch max. from gutter flow line.

STANDARD PLANS STR 06
VERTICAL CURB DRIVEWAY
APPROVED: [Signature]
REVISION: JAN 2003 NOT TO SCALE BY: L.C.

FINAL_STR_06.DWG

STORM CLEANOUT

NOTES:
1. CAST IRON COVER SHALL READ "DRAIN".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" - 11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
3. 14" BOLT-LOCKING COVER SHALL BE EQUAL TO INLAND FOUNDRY NO. 209.

STANDARD PLANS STM 03
STORM CLEANOUT
APPROVED: [Signature]
REVISION: MAY 2003 NOT TO SCALE BY: L.C.

FINAL_STM_03.DWG

SIDEWALK WIDTHS

SIDEWALK ONLY

SIDEWALK WITH CURB & GUTTER

SIDEWALK WITH THICKENED EDGE

NOTES:
1. Concrete shall be Class 3000 air entrained.
2. Thickness shall be 4" typical except at driveways which shall be 6" thick.
3. Thicken edge shall be used on commercial corners and 2 1/2 feet on both side of a commercial driveway.
4. Sidewalk shall drain toward the street.
5. Broom finish surface with tooled joints and edges.
6. Expansion joint material may be used between curb and sidewalk joint.

STANDARD PLANS STR 03a
CONCRETE SIDEWALK
APPROVED: [Signature]
REVISION: MAR 2003 NOT TO SCALE BY: L.C.

FINAL_STR_03a

TYPICAL DEBRIS BARRIER

NOTES:
1. All steel parts shall be hot dipped galvanized.
2. Front grate frame shall be removable with bolts.
3. Spacing between grate bars shall not exceed 3 inches c/c.
4. All field welds shall be field galvanized.

STANDARD PLANS STM 013
TYPICAL DEBRIS BARRIER
APPROVED: [Signature]
REVISION: JAN 2003 NOT TO SCALE BY: L.C.

FINAL_STM_013.DWG

STORM WATER CONTROL MANHOLE

NOTE:
1. OVERFLOW PIPE & OUTLET PIPE MUST HAVE A COMBINED CAPACITY EQUAL TO OR GREATER THAN THE TOTAL INLET VOLUME.

STANDARD PLANS STM 07A
CONTROL MANHOLE
APPROVED: [Signature]
REVISION: JAN 2003 NOT TO SCALE BY: L.C.

FINAL_STM_07A.DWG

DATE: 07/01/04
PER CITY COMMENTS: 07/13/04
NO. 1
REVISIONS: 2

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Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
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SITE DETAILS
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
1203 714th AVENUE S.E.
BELLEVUE, WASHINGTON 98004

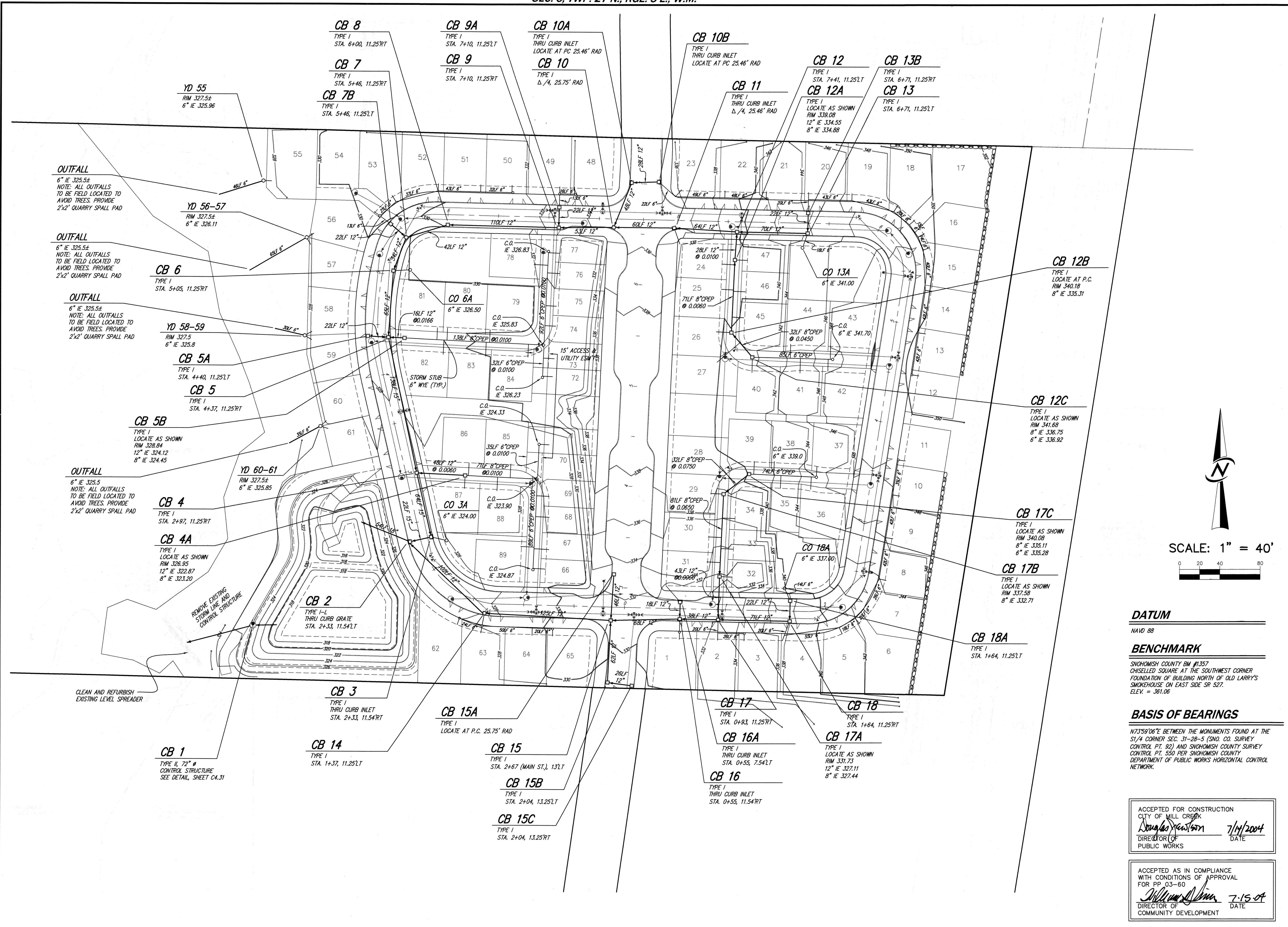
DATE: MAY, 2004
DESIGNED: R.H. STEVENS
DRAWN: M. J. STEWART
APPROVED: [Signature]
PROJECT MANAGER: ROBERT H. STEVENS

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
[Signature] 7/14/2004
DIRECTOR OF PUBLIC WORKS

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60
[Signature] 2-15-04
DIRECTOR OF COMMUNITY DEVELOPMENT

SHEET OF
C3.33 14
PROJECT NUMBER
03037

HDEV-2363



OUTFALL
6" IE 325.5±
NOTE: ALL OUTFALLS TO BE FIELD LOCATED TO AVOID TREES. PROVIDE 2'x2' QUARRY SPALL PAD

OUTFALL
6" IE 325.5±
NOTE: ALL OUTFALLS TO BE FIELD LOCATED TO AVOID TREES. PROVIDE 2'x2' QUARRY SPALL PAD

OUTFALL
6" IE 325.5±
NOTE: ALL OUTFALLS TO BE FIELD LOCATED TO AVOID TREES. PROVIDE 2'x2' QUARRY SPALL PAD

OUTFALL
6" IE 325.5±
NOTE: ALL OUTFALLS TO BE FIELD LOCATED TO AVOID TREES. PROVIDE 2'x2' QUARRY SPALL PAD

YD 55
RIM 327.5±
6" IE 325.96

YD 56-57
RIM 327.5±
6" IE 326.11

YD 58-59
RIM 327.5±
6" IE 325.8

YD 60-61
RIM 327.5±
6" IE 325.85

CB 1
TYPE II, 72" # CONTROL STRUCTURE
SEE DETAIL, SHEET CA.31

CB 8
TYPE I
STA. 6+00, 11.25'RT

CB 7
TYPE I
STA. 5+46, 11.25'RT

CB 7B
TYPE I
STA. 5+46, 11.25'LT

CB 9A
TYPE I
STA. 7+10, 11.25'LT

CB 9
TYPE I
STA. 7+10, 11.25'RT

CB 10A
TYPE I
THRU CURB INLET
LOCATE AT PC 25.46' RAD

CB 10
TYPE I
Δ / 4, 25.75' RAD

CB 10B
TYPE I
THRU CURB INLET
LOCATE AT PC 25.46' RAD

CB 11
TYPE I
THRU CURB INLET
Δ / 4, 25.46' RAD

CB 12
TYPE I
STA. 7+41, 11.25'LT

CB 12A
TYPE I
LOCATE AS SHOWN
RIM 339.08
12" IE 334.55
8" IE 334.88

CB 13B
TYPE I
STA. 6+71, 11.25'RT

CB 13
TYPE I
STA. 6+71, 11.25'LT

CB 12B
TYPE I
LOCATE AT P.C.
RIM 340.18
8" IE 335.31

CB 12C
TYPE I
LOCATE AS SHOWN
RIM 341.68
8" IE 336.75
6" IE 336.92

CB 17C
TYPE I
LOCATE AS SHOWN
RIM 340.08
8" IE 335.11
6" IE 335.28

CB 17B
TYPE I
LOCATE AS SHOWN
RIM 337.58
8" IE 332.71

CB 18A
TYPE I
STA. 1+64, 11.25'LT

CB 17
TYPE I
STA. 0+93, 11.25'RT

CB 16A
TYPE I
THRU CURB INLET
STA. 0+55, 7.54'LT

CB 16
TYPE I
THRU CURB INLET
STA. 0+55, 11.54'RT

CB 18
TYPE I
STA. 1+64, 11.25'RT

CB 17A
TYPE I
LOCATE AS SHOWN
RIM 331.73
12" IE 327.11
8" IE 327.44

CB 15
TYPE I
STA. 2+67 (MAIN ST.), 13'LT

CB 15B
TYPE I
STA. 2+04, 13.25'LT

CB 15C
TYPE I
STA. 2+04, 13.25'RT

CB 3
TYPE I
THRU CURB INLET
STA. 2+33, 11.54'RT

CB 14
TYPE I
STA. 1+37, 11.25'LT

CB 6
TYPE I
STA. 5+05, 11.25'RT

CB 5A
TYPE I
STA. 4+40, 11.25'LT

CB 5
TYPE I
STA. 4+37, 11.25'RT

CB 5B
TYPE I
LOCATE AS SHOWN
RIM 328.84
12" IE 324.12
8" IE 324.45

CB 4
TYPE I
STA. 2+97, 11.25'RT

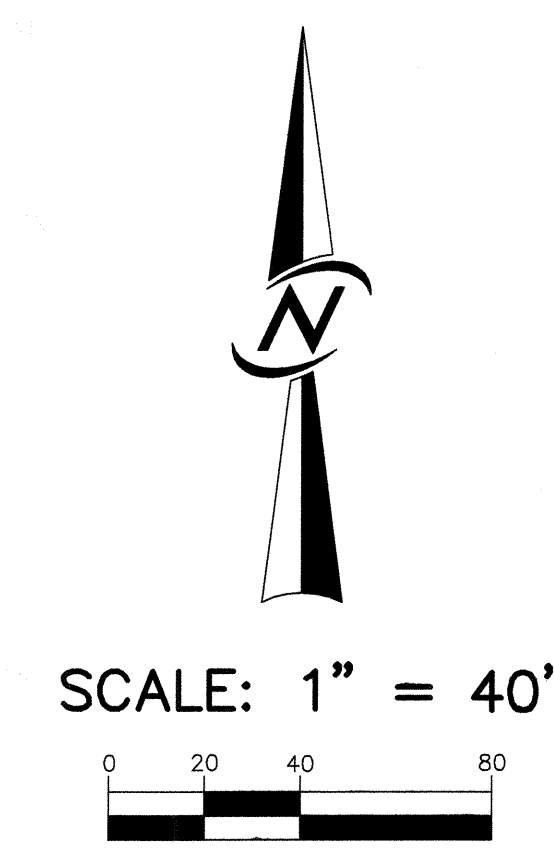
CB 4A
TYPE I
LOCATE AS SHOWN
RIM 326.95
12" IE 322.87
8" IE 323.20

CB 2
TYPE I-L
THRU CURB GRATE
STA. 2+33, 11.54'LT

CB 15A
TYPE I
LOCATE AT P.C. 25.75' RAD

CB 15B
TYPE I
STA. 2+04, 13.25'LT

CB 15C
TYPE I
STA. 2+04, 13.25'RT



DATUM
NAVD 88

BENCHMARK
SNOHOMISH COUNTY BM #1357
CHISELED SQUARE AT THE SOUTHWEST CORNER
FOUNDATION OF BUILDING NORTH OF OLD LARRY'S
SMOKEHOUSE ON EAST SIDE SR 527.
ELEV. = 361.06

BASIS OF BEARINGS
N73°59'06"E BETWEEN THE MONUMENTS FOUND AT THE
S1/4 CORNER SEC. 31-28-5 (SNO. CO. SURVEY
CONTROL PT. 92) AND SNOHOMISH COUNTY SURVEY
CONTROL PT. 550 PER SNOHOMISH COUNTY
DEPARTMENT OF PUBLIC WORKS HORIZONTAL CONTROL
NETWORK.

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
Douglas Stevenson 7/14/2004
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60
William J. Stewart 7-15-04
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DATE	07.01.04
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	ROBERT H. STEVENS PROJECT MANAGER
NO.	1
REVISIONS	PER CITY COMMENTS PER CITY COMMENTS
NO.	2
DATE	07.13.04

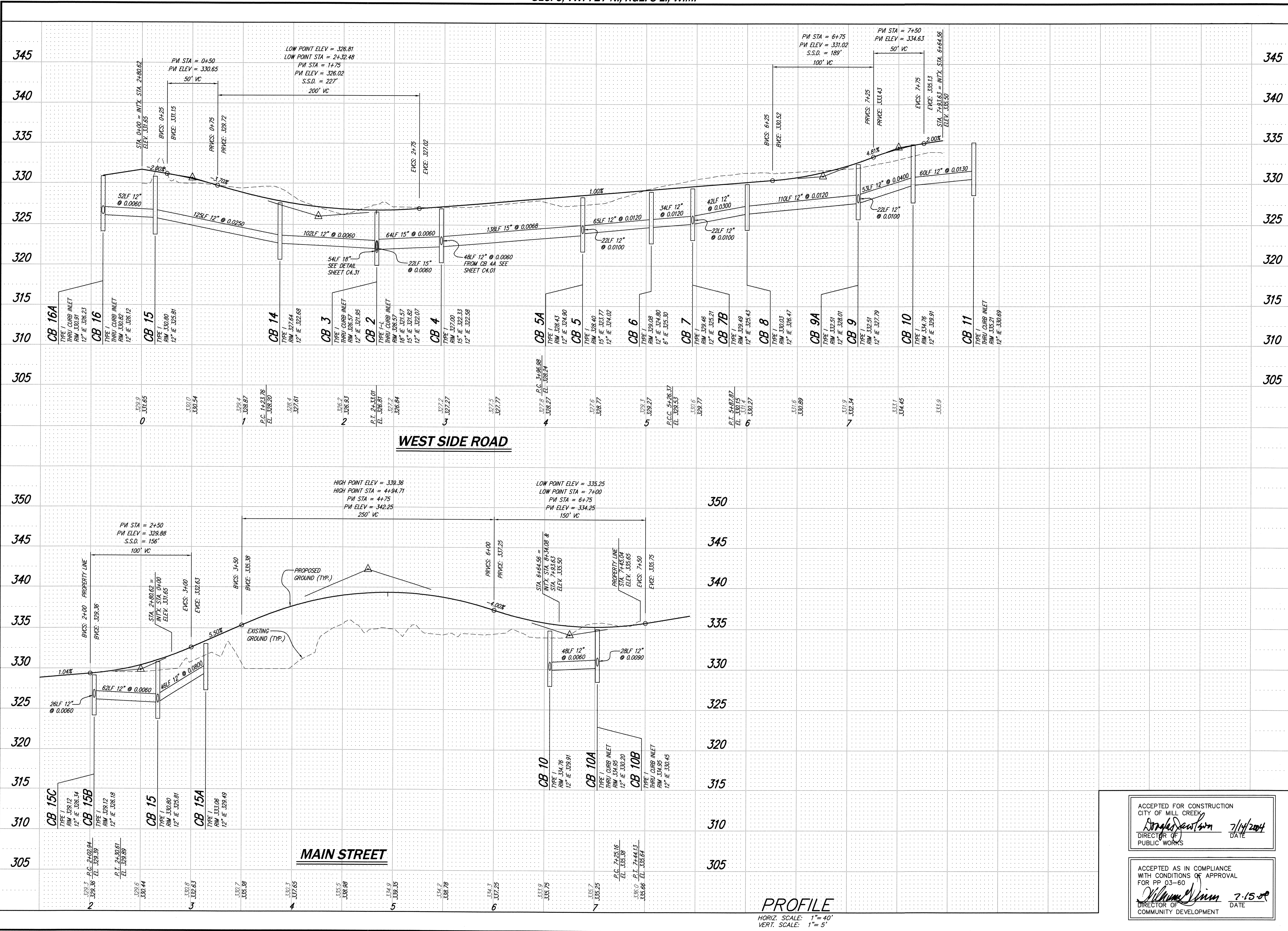
STORM DRAINAGE PLAN
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
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PROJECT NUMBER
03037

HDEV-2364



DATE: MAY, 2004	DESIGNED: R.H. STEVENS	DRAWN: M. J. STEWART	APPROVED: <i>Robert H. Stevens</i>	PROJECT MANAGER: ROBERT H. STEVENS
SHEET: C4.21	OF: 14	PROJECT NUMBER: 03037	ROAD & STORM DRAINAGE PROFILES COTTAGES AT MILL CREEK WEDGEWOOD AT MILL CREEK, L.L.C. 1203 114th AVENUE S.E. BELLEVUE, WASHINGTON 98004	
CORE DESIGN ENGINEERING · PLANNING · SURVEYING 14711 NE 29th Place, #101 Bellevue, Washington 98007 425.885.7877 Fax: 425.885.7963				

ACCEPTED FOR CONSTRUCTION
 CITY OF MILL CREEK
Robert H. Stevens 7/14/2004
 DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE
 WITH CONDITIONS OF APPROVAL
 FOR PP 03-60
William J. Stein 2-15-04
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE

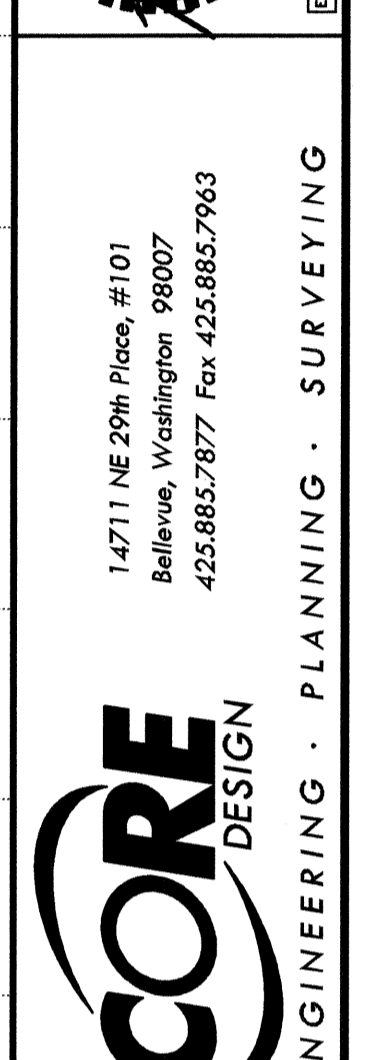
NO. 1

REVISIONS

DATE 07/01/04

PER CITY COMMENTS

12-04-04



DATE: MAY, 2004

DESIGNED: R.H. STEVENS

DRAWN: M. J. STEWART

APPROVED: *Robert H. Stevens*

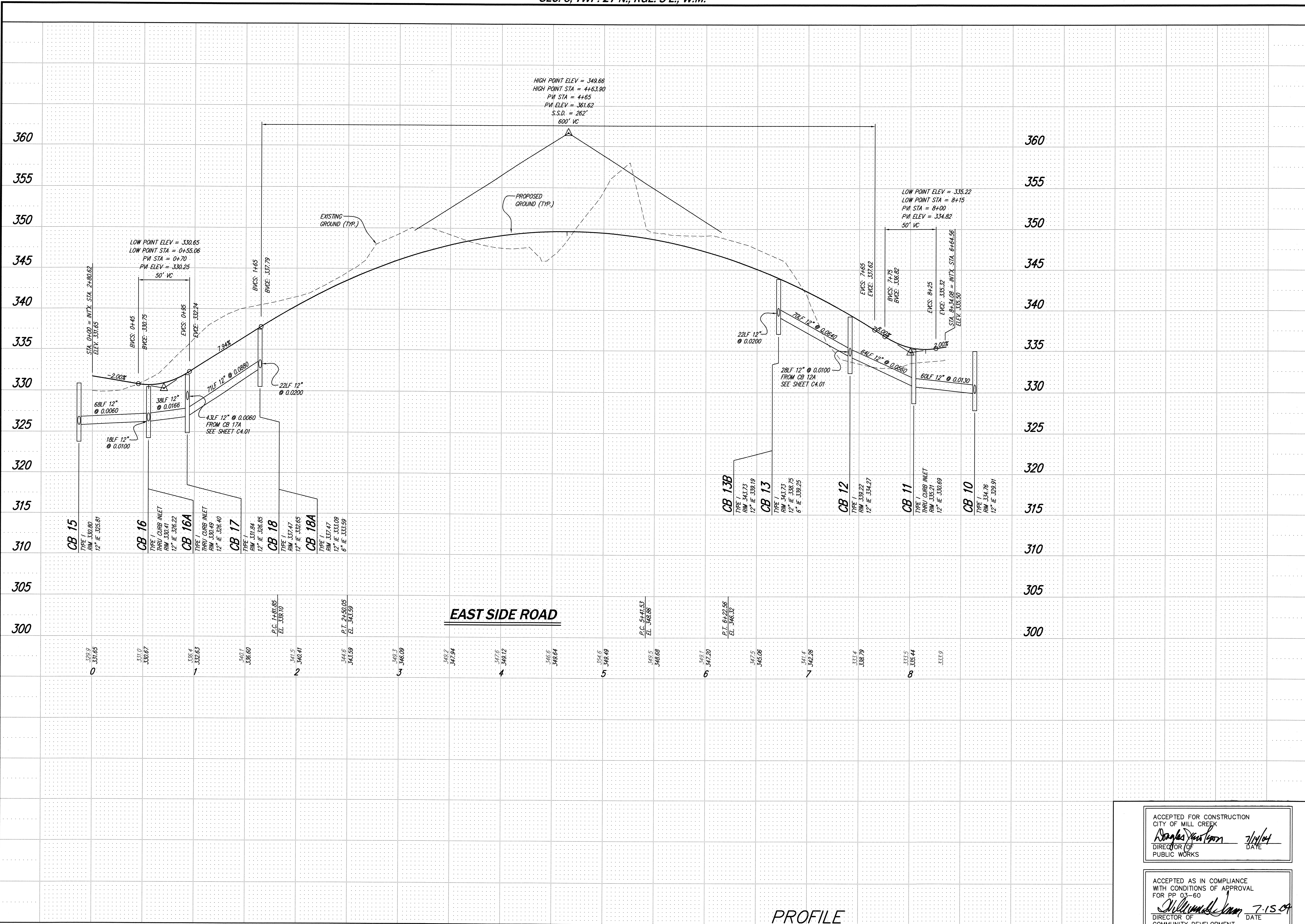
PROJECT MANAGER: ROBERT H. STEVENS

SHEET: C4.21

OF: 14

PROJECT NUMBER: 03037

HDEV-2365



DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	<i>Robert H. Stevens</i>
DIRECTOR OF PUBLIC WORKS	DATE 7/14/04

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PP 03-60	DATE 7-15-04
DIRECTOR OF COMMUNITY DEVELOPMENT	

PROJECT NUMBER	03037
SHEET	14
OF	14
PROJECT NUMBER	03037

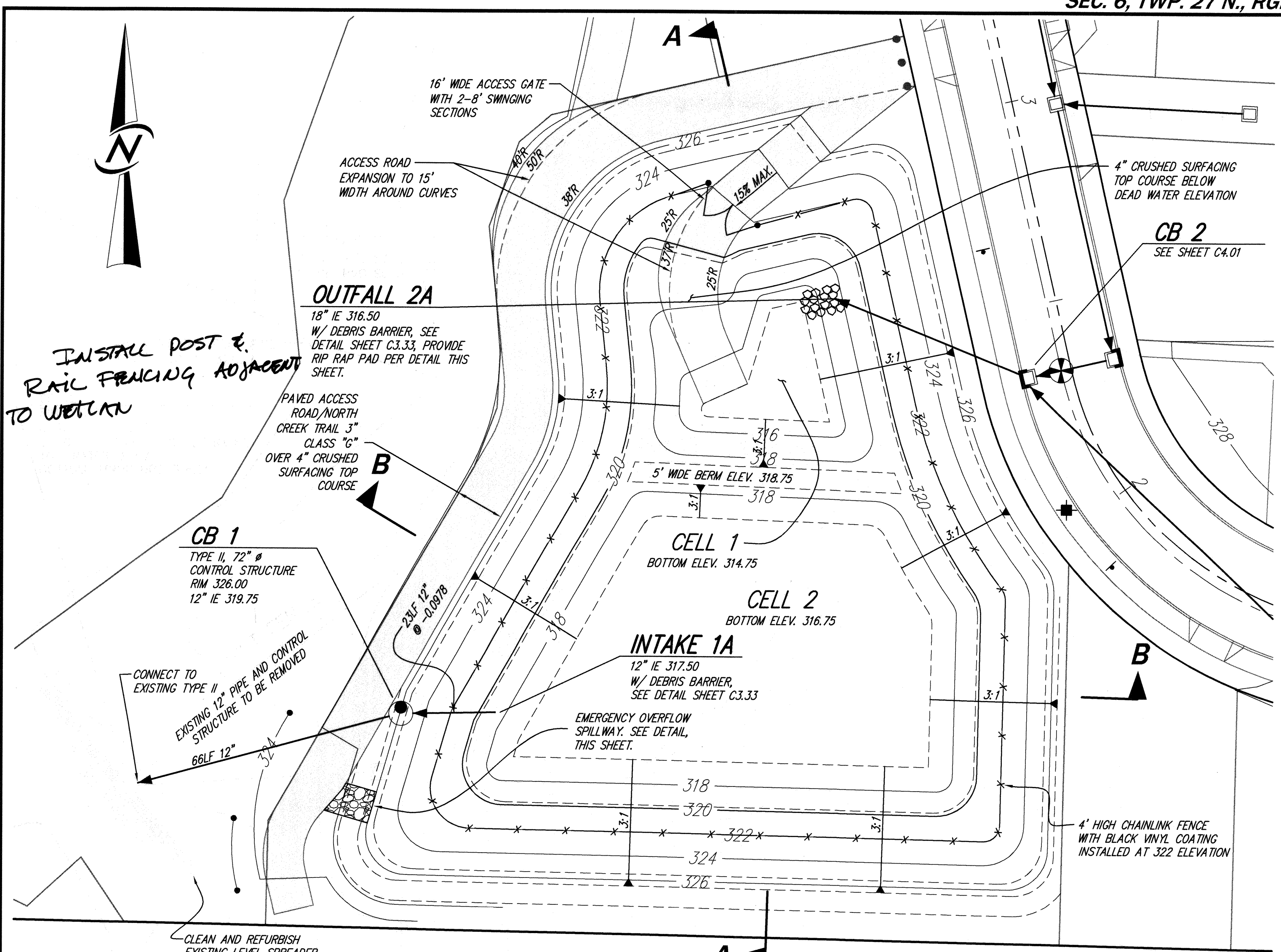
ROAD & STORM DRAINAGE PROFILES
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
 1203 114th AVENUE S.E.
 BELLEVUE, WASHINGTON 98004

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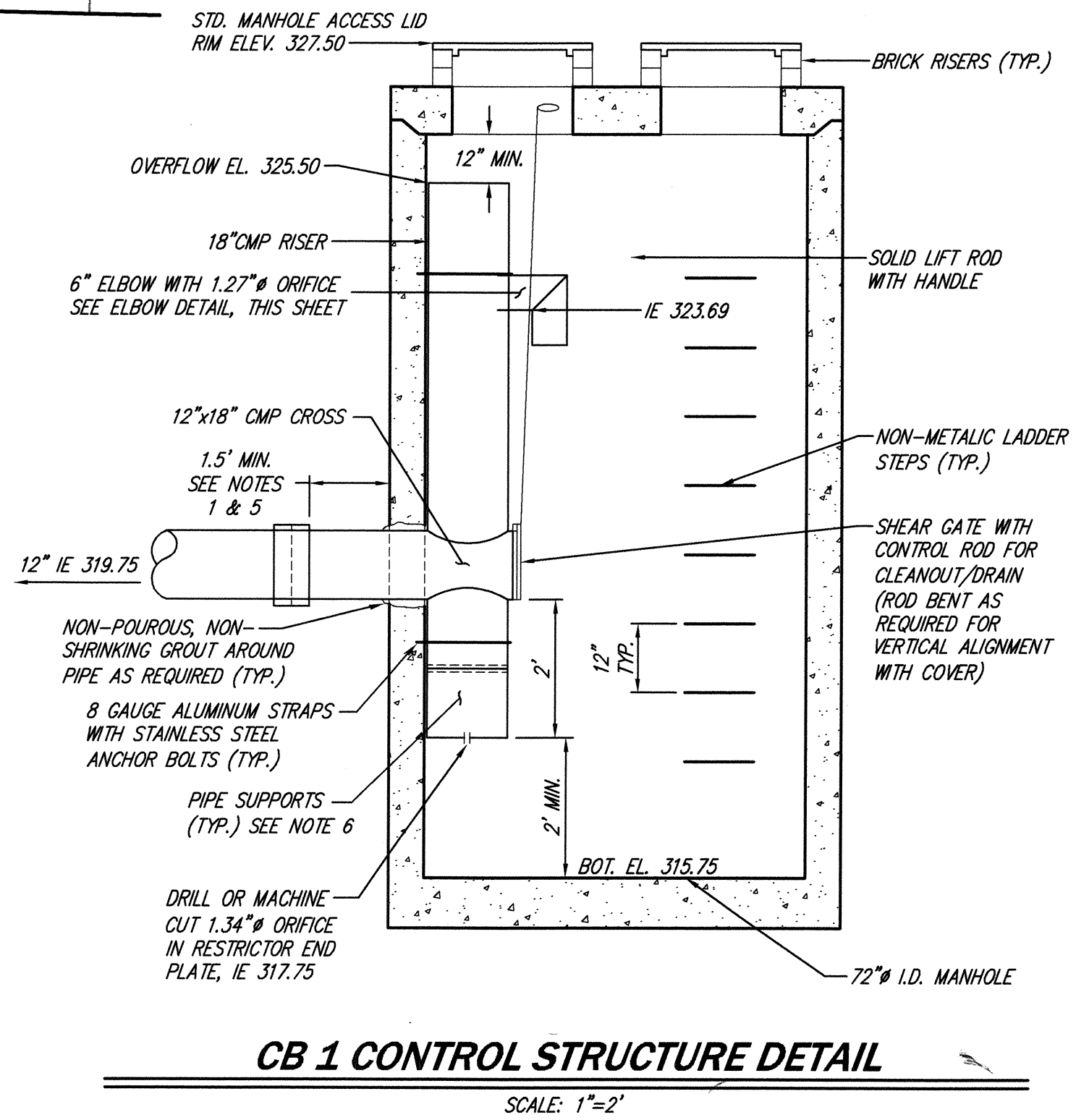
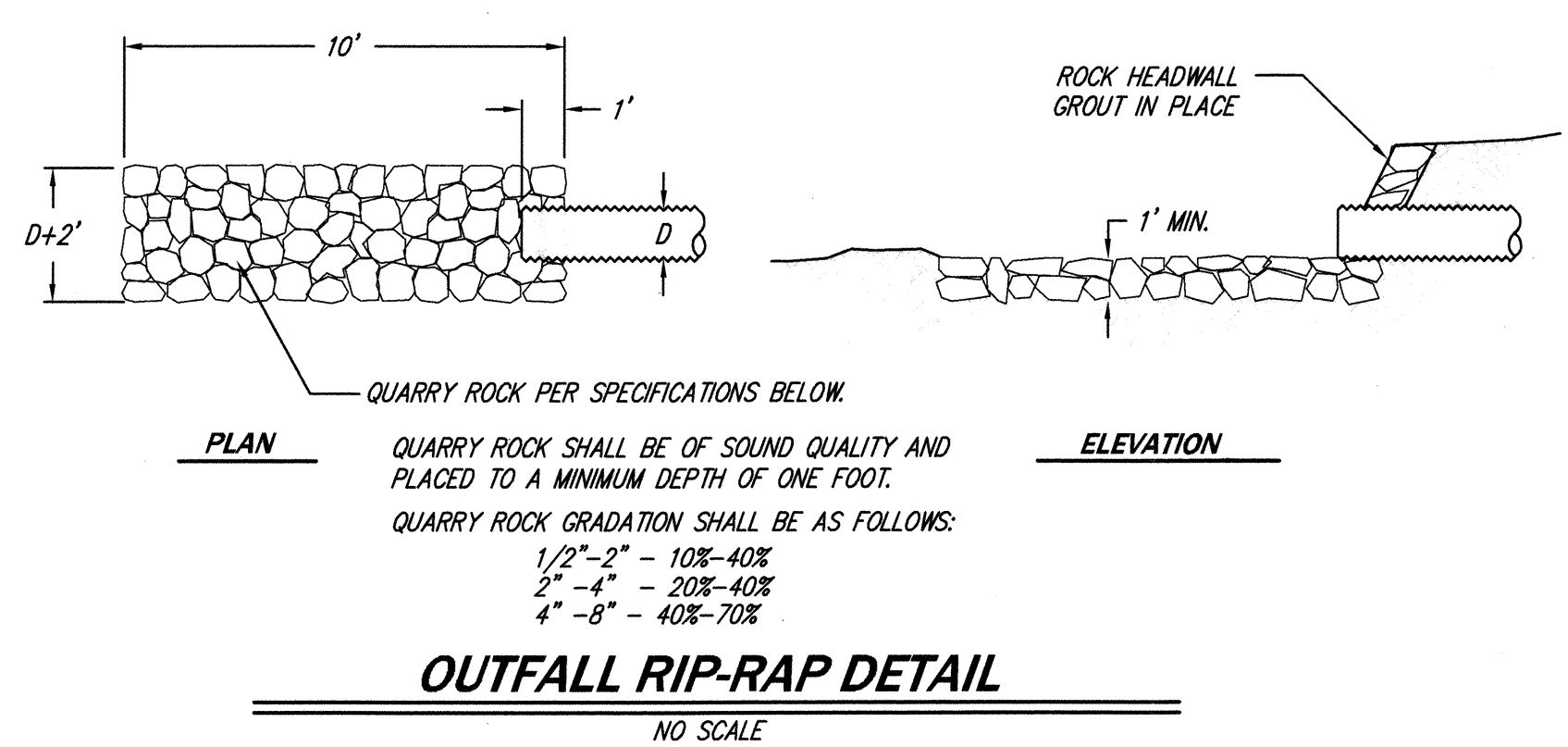
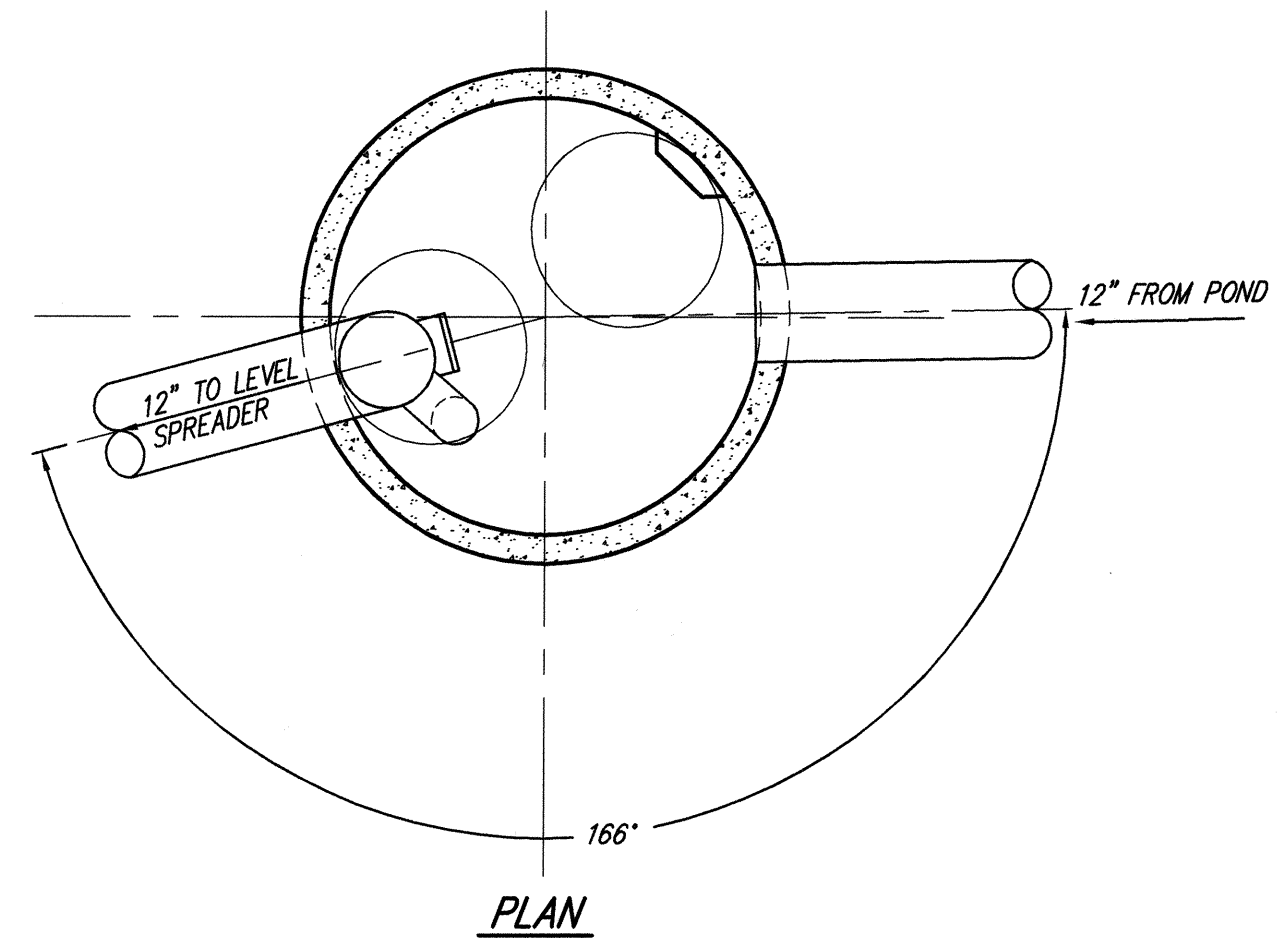
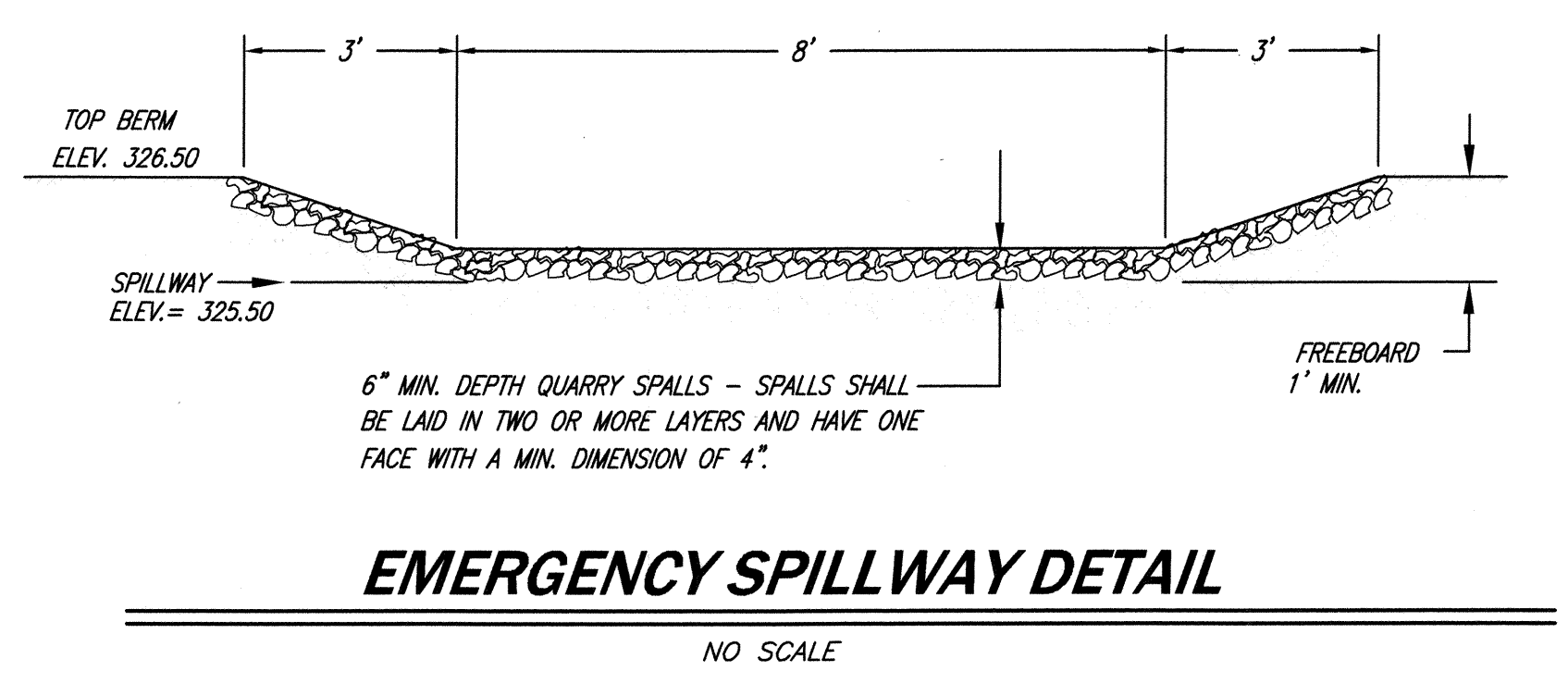
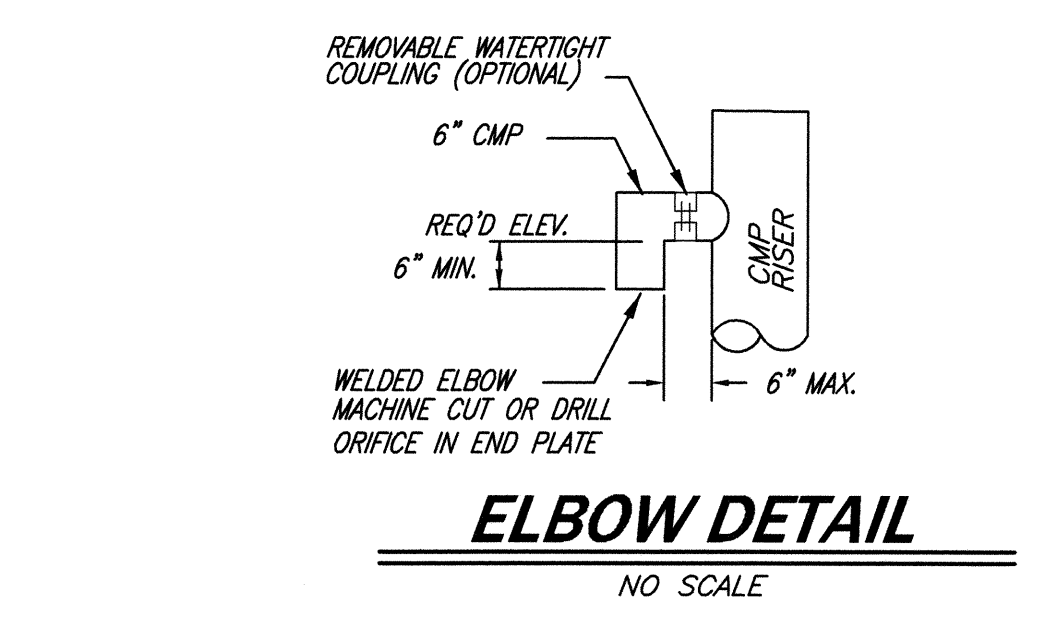
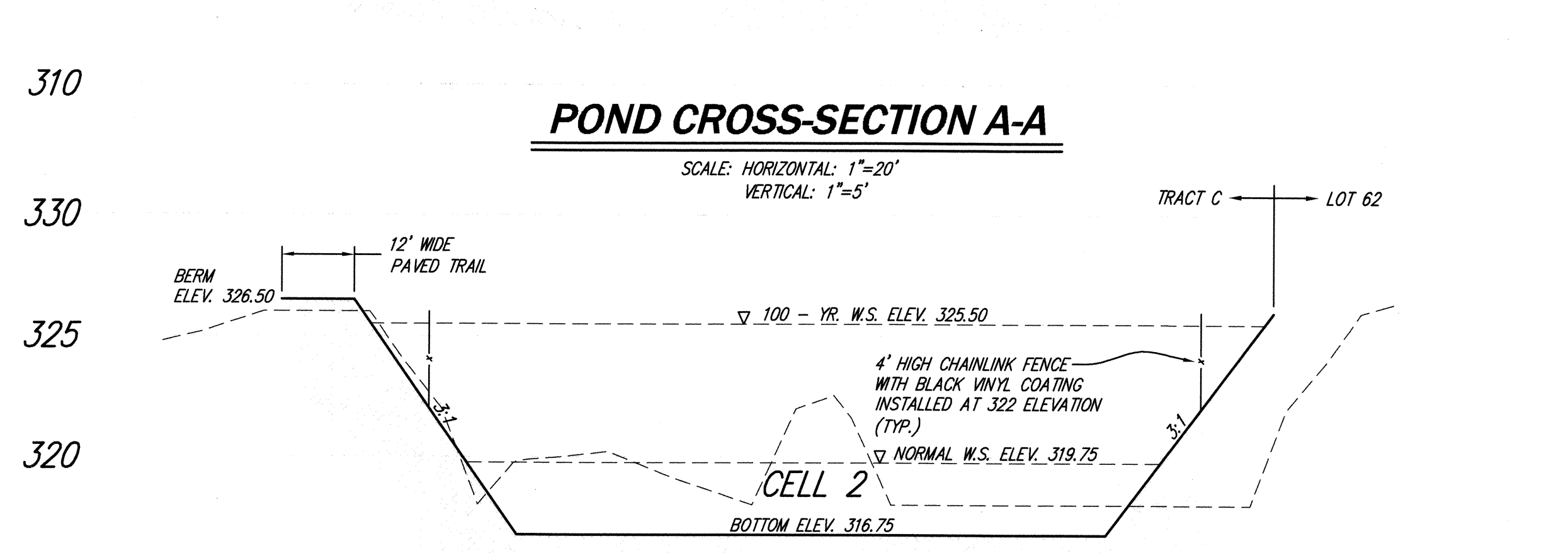
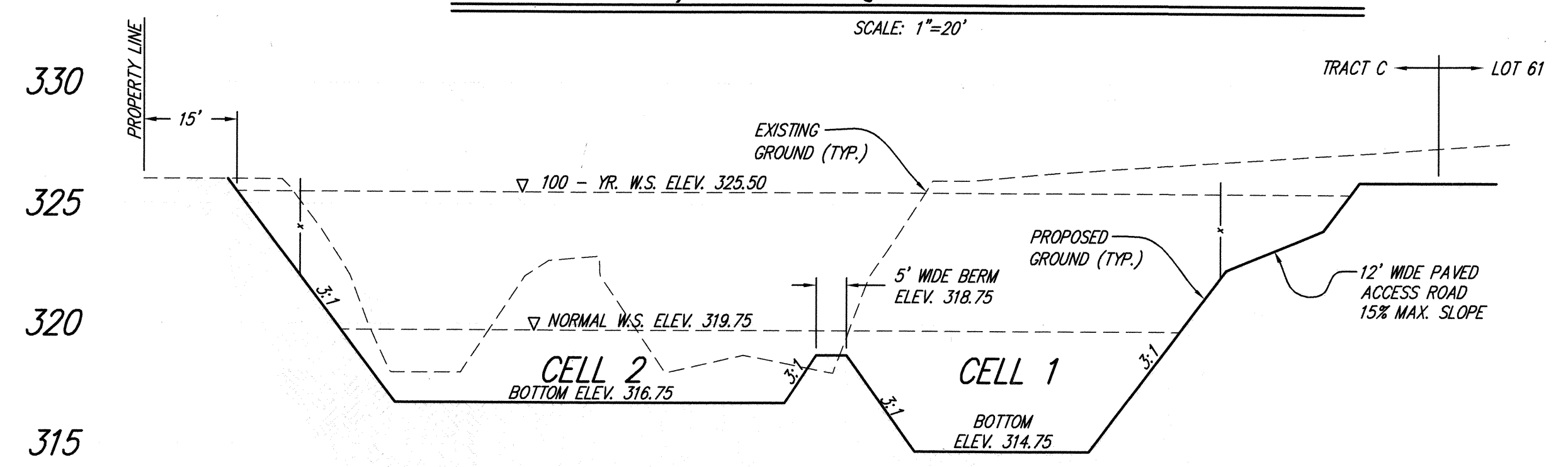
REVISIONS
 NO. 1
 PER CITY COMMENTS
 DATE 07.01.04

PROFILE
 HORIZ. SCALE: 1" = 40'
 VERT. SCALE: 1" = 5'

HDEV-2366



DETENTION/WATER QUALITY POND PLAN VIEW
SCALE: 1"=20'



- NOTES:**
- USE A MINIMUM OF A 72" DIAMETER TYPE 2 CATCH BASIN.
 - OUTLET CAPACITY: 100-YEAR DEVELOPED PEAK FLOW
 - SEE CITY OF MILL CREEK STD. PLAN S1M07A FOR REFERENCE ON SHEET C3.33.

DATE	07/01/04
REVISIONS	
NO.	1
PER CITY COMMENTS	
PER CITY COMMENTS	

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Bellevue, Washington 98007
425.885.7977 Fax 425.885.7963

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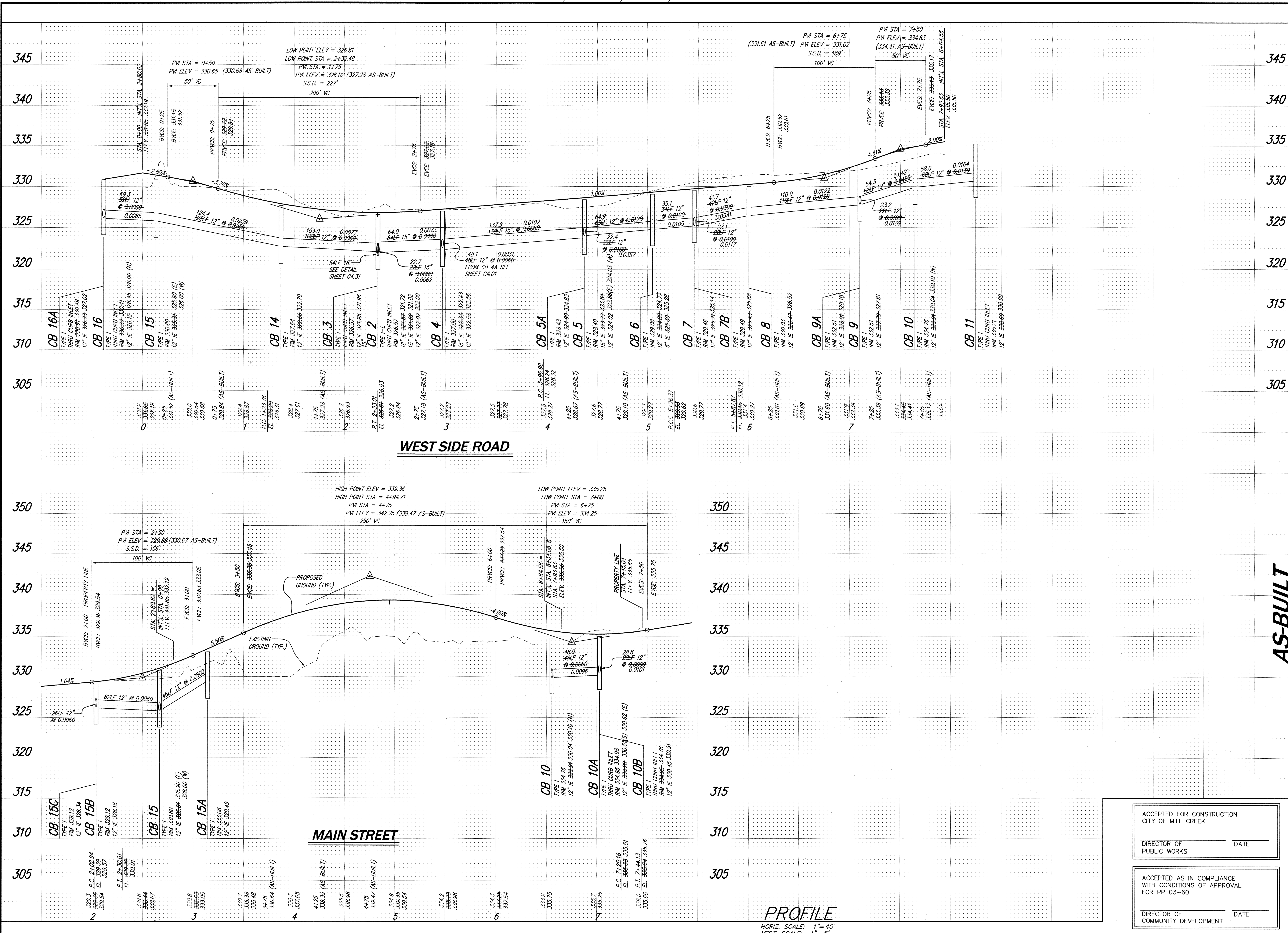
STORM DETENTION DETAILS
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
1203 114th AVENUE S.E.
BELLEVUE, WASHINGTON 98004

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK
Angela Stewart 7/1/2004
DIRECTOR OF PUBLIC WORKS DATE

ACCEPTED AS IN COMPLIANCE WITH CONDITIONS OF APPROVAL FOR PIP 03-60
William L. Lomen 7-14-04
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	
PROJECT MANAGER	ROBERT H. STEVENS
SHEET	OF
C4.31	14
PROJECT NUMBER	03037

HDEV-2367



DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	ROBERT H. STEVENS PROJECT MANAGER
SHEET	OF
C4.21	14
PROJECT NUMBER	03037

NO.	2
REVISIONS	AS-BUILTS
DATE	07/01/04
PREP. CITY COMMENTS	12-7-04

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS _____ DATE _____

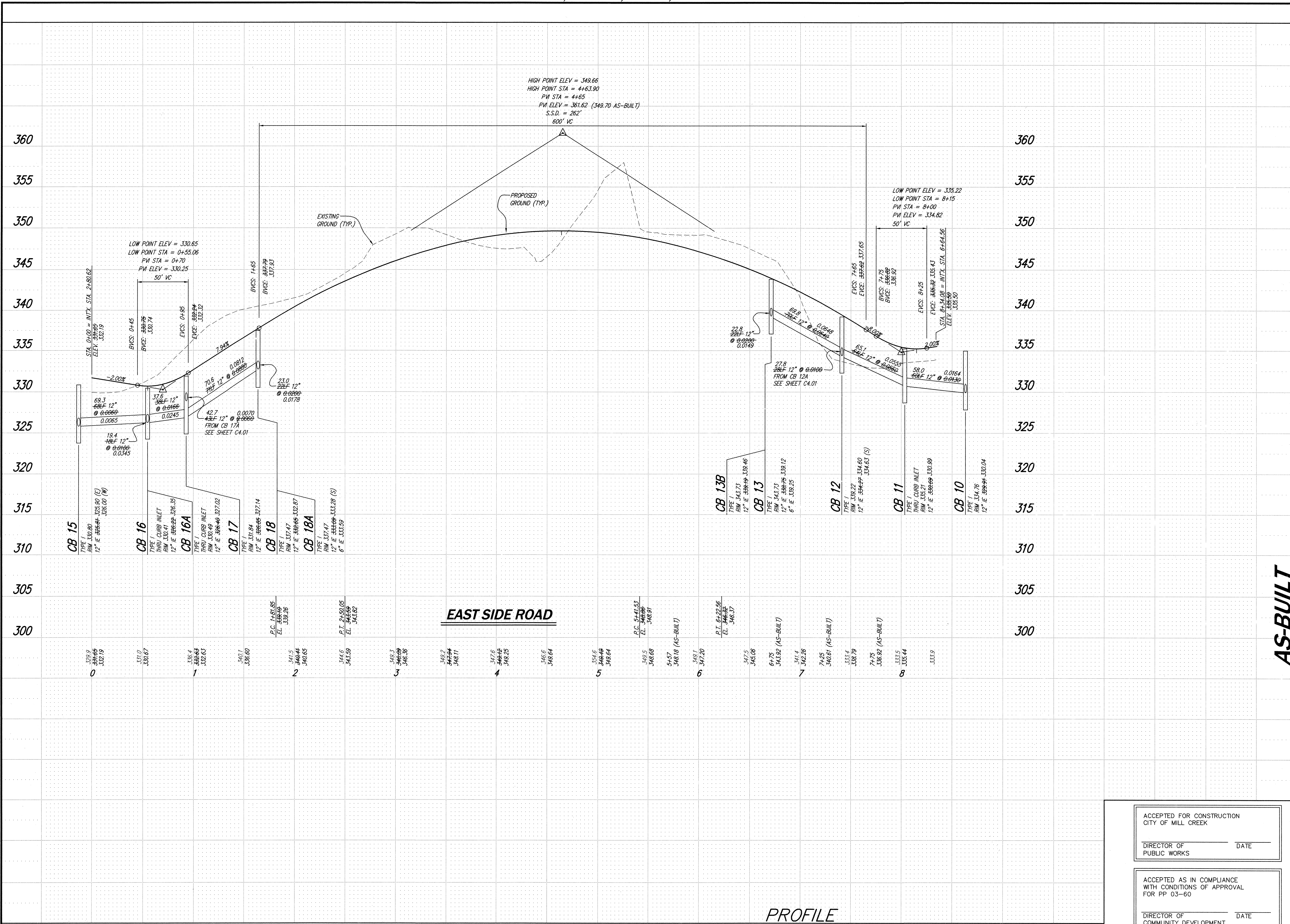
ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

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 Bellevue, Washington 98007
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ROAD & STORM DRAINAGE PROFILES
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
 1203 114th AVENUE S.E.
 BELLEVUE, WASHINGTON 98004



NO.	REVISIONS	DATE
1	PER CITY COMMENTS	07/01/04
2	AS-BUILTS	12-7-04

CORE DESIGN
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Bellevue, Washington 98007
425.885.7877 Fax 425.865.7963

AS-BUILT
ROAD & STORM DRAINAGE PROFILES
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.

DATE	MAY, 2004
DESIGNED	R.H. STEVENS
DRAWN	M. J. STEWART
APPROVED	ROBERT H. STEVENS PROJECT MANAGER
SHEET	OF
C4.22	14
PROJECT NUMBER	03037

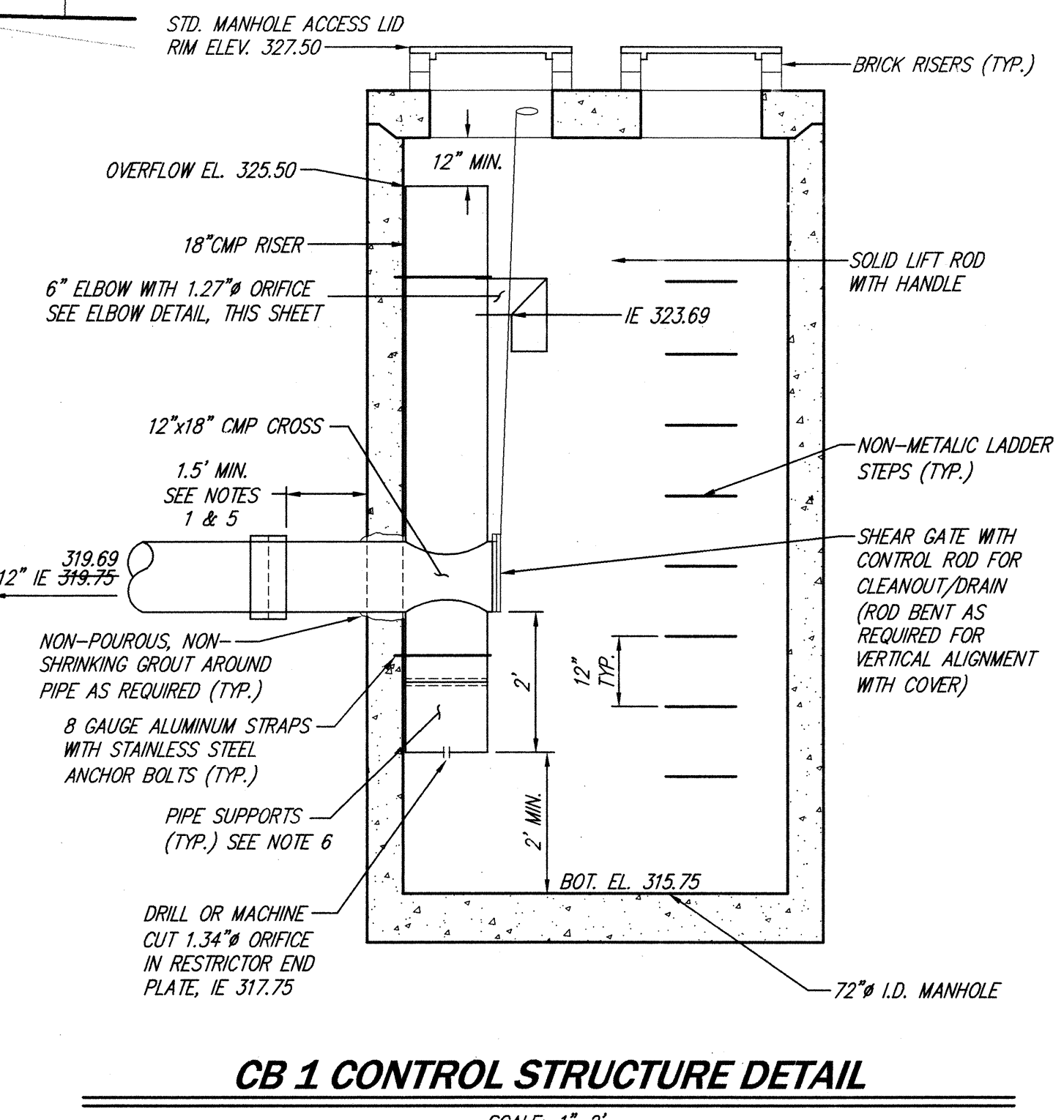
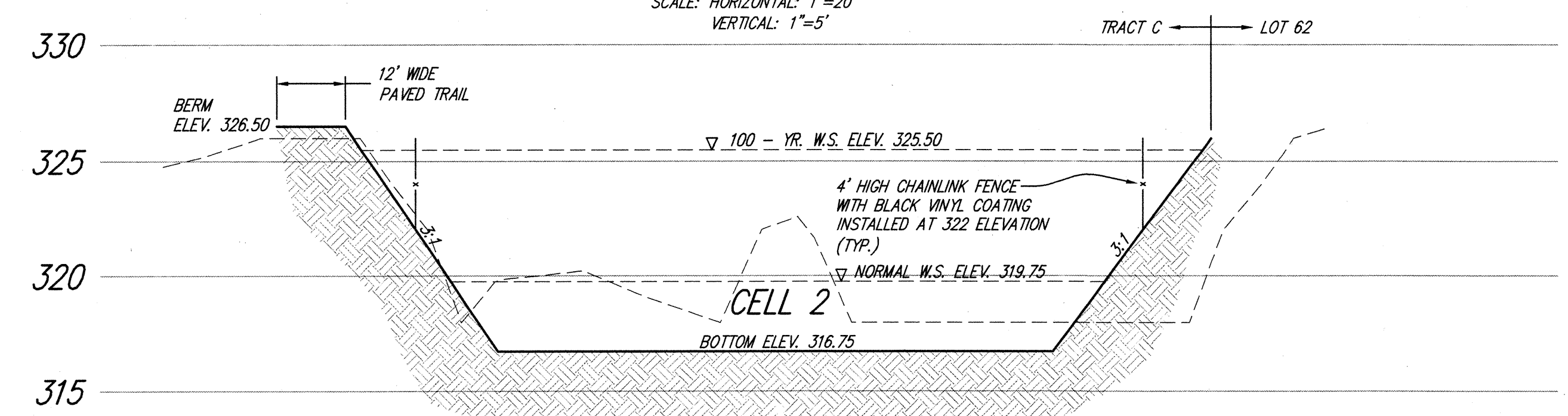
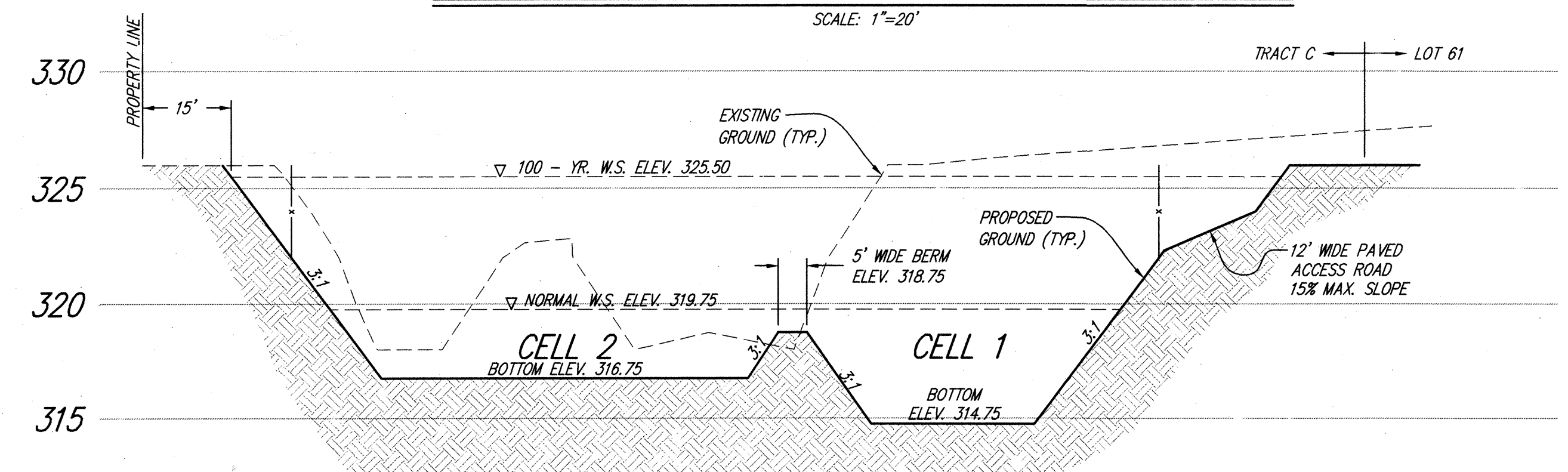
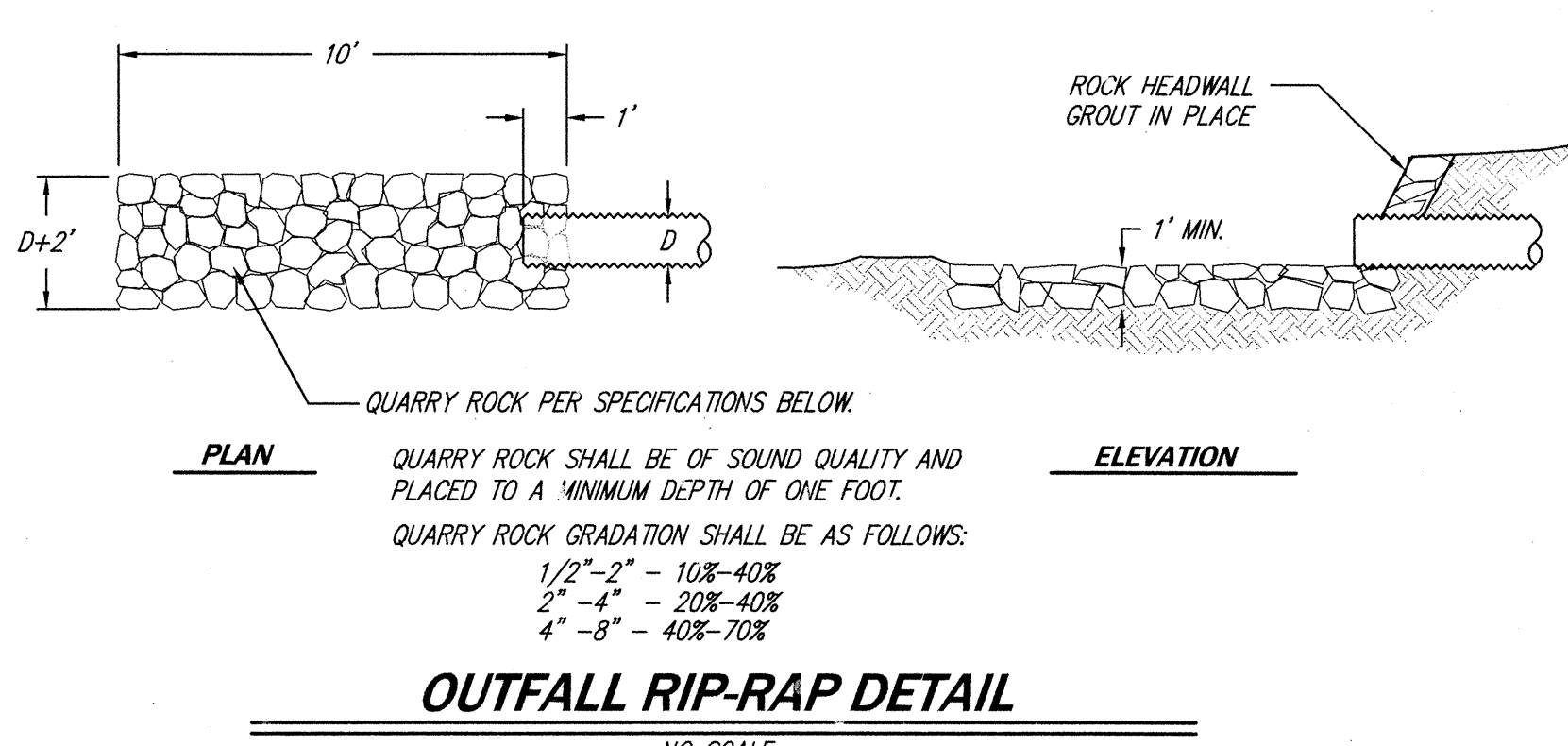
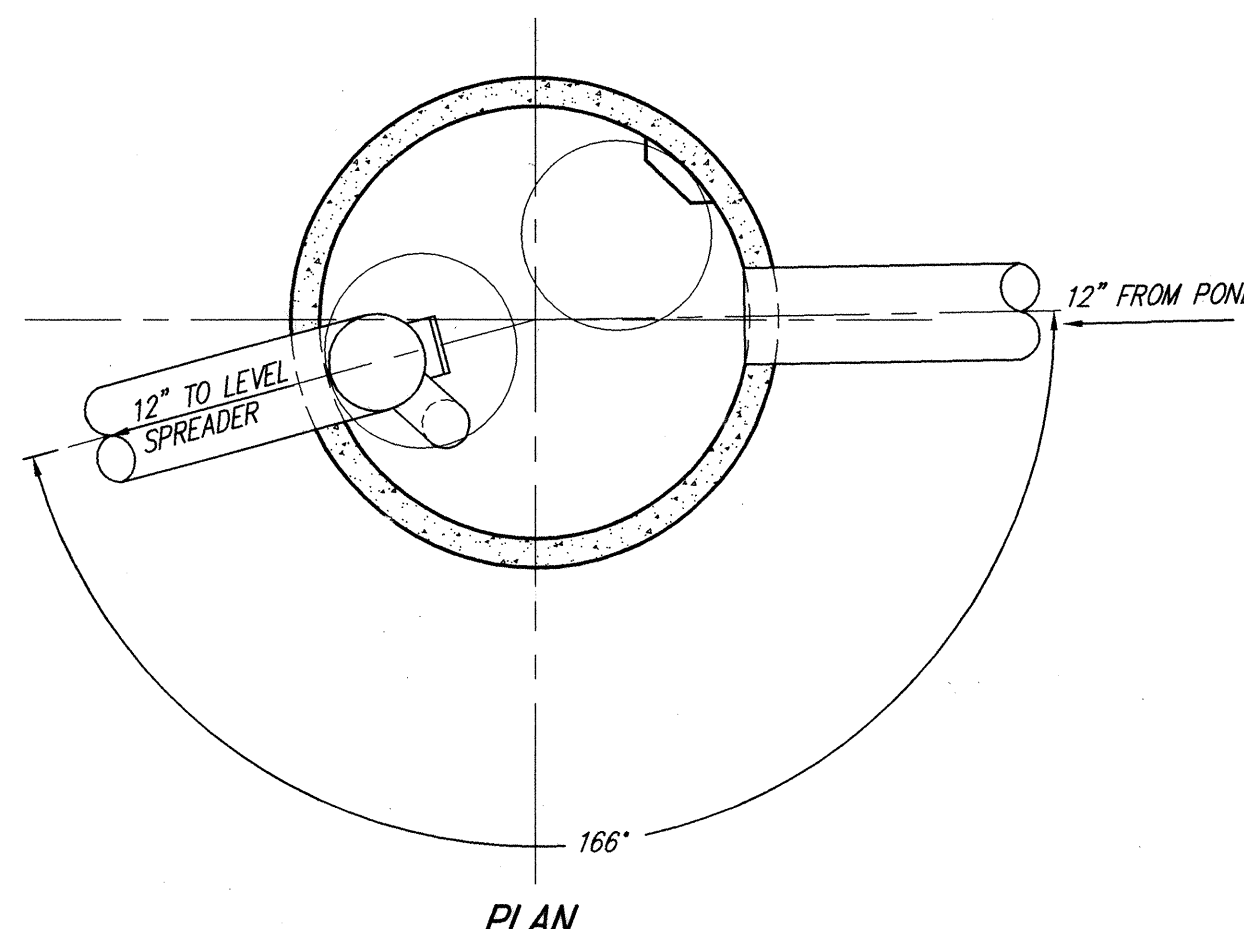
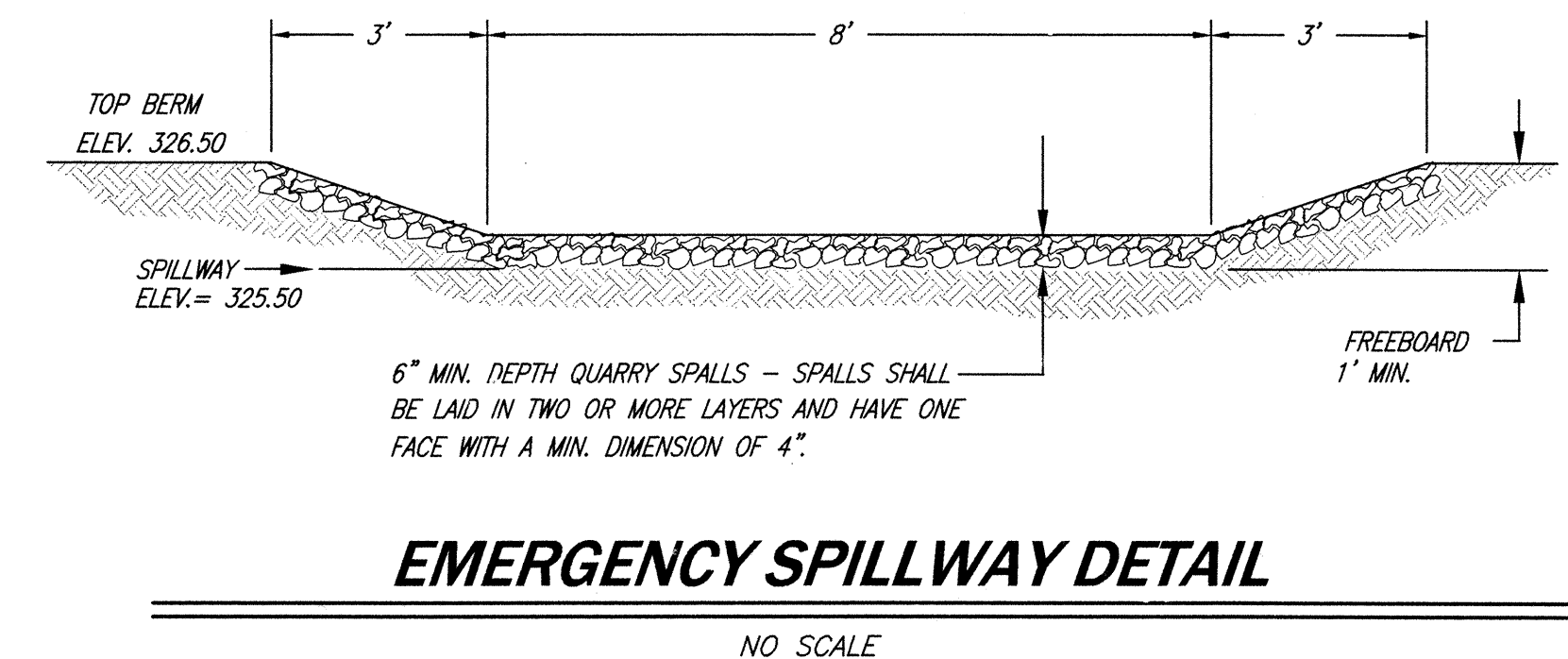
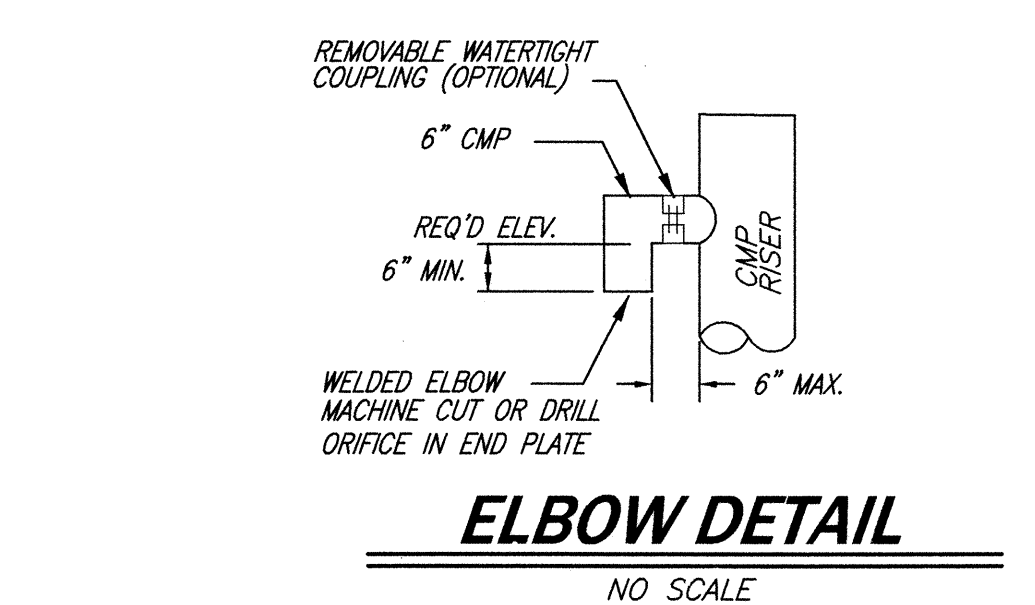
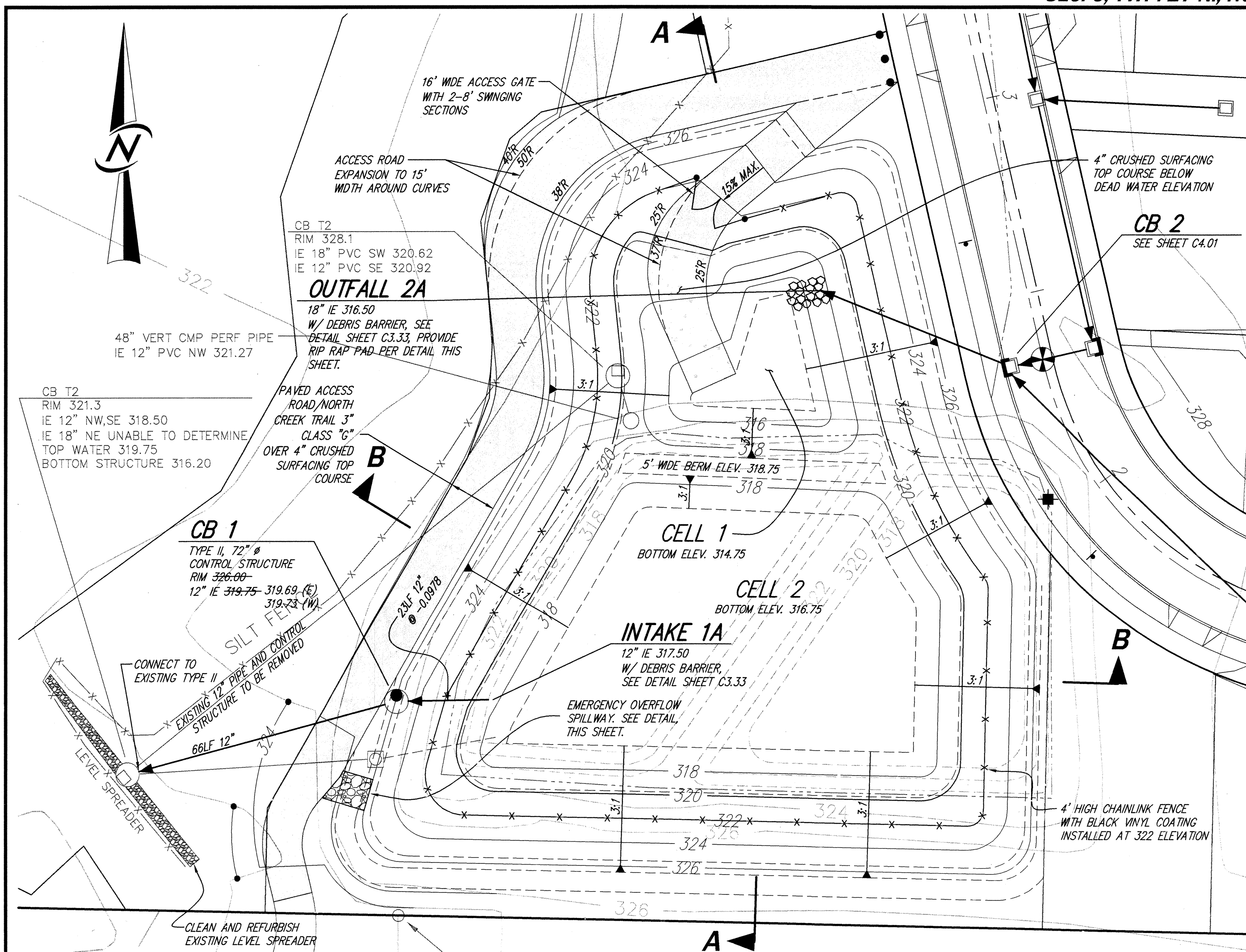
ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

PROFILE
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 5'



- NOTES:**
1. USE A MINIMUM OF A 72" DIAMETER TYPE 2 CATCH BASIN.
 2. OUTLET CAPACITY: 100-YEAR DEVELOPED PEAK FLOW
 3. SEE CITY OF MILL CREEK STD. PLAN S107A FOR REFERENCE ON SHEET C3.33.

ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

DATE MAY, 2004
DESIGNED R.H. STEVENS
DRAWN M. J. STEWART
APPROVED ROBERT H. STEVENS PROJECT MANAGER

REVISIONS
NO. 1 PER CITY COMMENTS 07/01/04
NO. 2 PER CITY COMMENTS 07/13/04
NO. 3 AS-BUILTS 12-1-04

14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

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AS-BUILT
STORM DETENTION DETAILS
COTTAGES AT MILL CREEK
WEDGEWOOD AT MILL CREEK, L.L.C.
1203 114th AVENUE S.E.
BELLEVUE, WASHINGTON 98004

DATE MAY, 2004
DESIGNED R.H. STEVENS
DRAWN M. J. STEWART
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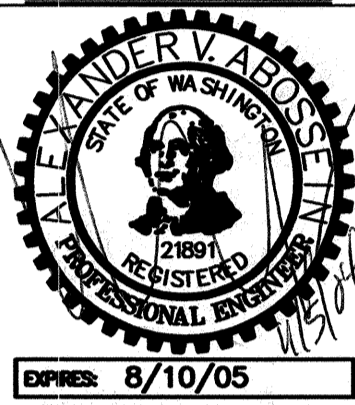
ACCEPTED FOR CONSTRUCTION
CITY OF MILL CREEK

DIRECTOR OF PUBLIC WORKS _____ DATE _____

ACCEPTED AS IN COMPLIANCE
WITH CONDITIONS OF APPROVAL
FOR PP 03-60

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

SHEET **C4.31** OF **14**
PROJECT NUMBER **03037**



THE COTTAGES AT
MILL CREEK
MILL CREEK, WA

SHEET TITLE:

GENERAL NOTES
AND DETAILS

Revisions:
City Comments 11-5-04

Job No.: 24103
Date: 10/27/04

E1
(OF 5)

LIGHTING FIXTURES

⊕ LIGHT FIXTURE (SEE FIXTURE SCHEDULE FOR TYPE)

MARKERS

- ▶ FLAG NOTE
- ⊗ FIXTURE TYPE
- ⊗⊗ DETAIL
- ⊗⊗ EQUIPMENT TYPE
- ⊗⊗ EQUIPMENT TYPE
- ⊕ NOTE
- △ REVISION

RACEWAY

- HOMERUN TO PANEL
P1-5 (INDICATES PANEL AND CIRCUIT NUMBER)
- UNDERGROUND CONDUIT

ELECTRICAL GENERAL NOTES:

- 1) THE ELECTRICAL DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE ELECTRICAL INSTALLATION SHALL BE COORDINATED WITH ALL UTILITIES SO THAT INTERFERENCES BETWEEN THE ELECTRICAL INSTALLATION AND OTHER TRADES WILL BE AVOIDED.
- 2) THE EC SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT AND MAKE ALL ADJUSTMENTS NECESSARY.
- 3) ALL FINAL CONNECTIONS SHOWN ON THE DRAWINGS ARE ACTUAL REQUIREMENTS OF THE EQUIPMENT AND ARE SHOWN IN THEIR APPROXIMATE LOCATION.
- 4) ELECTRICAL SYSTEM AND COMPONENTS SHALL BE IN COMPLIANCE WITH THE REGULATIONS OF THE WITH STATE AND LOCAL ENFORCING AGENCIES.
- 5) EC SHALL VISIT THE SITE AND BRING UP ANY DISCREPANCIES AND ITEMS WHICH ARE NOT SPECIFICALLY CALLED FOR OR SHOWN, BUT ARE REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM, AND WHICH AFFECT HIS CONTRACT PRIOR TO ENTERING AND SIGNING THE CONTRACT. AFTER AWARDED THE CONTRACT, ALL SUCH ITEMS REQUIRED FOR A COMPLETE SYSTEM READY FOR THE OWNER'S BENEFICIAL USE SHALL BE FURNISHED AND INSTALLED INCLUDING ALL SUCH AFOREMENTIONED DISCREPANCY ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- 6) ALL WORK SHALL CONFORM TO U.L., N.E.C., N.F.P.A., AND ALL OTHER CODES OF JURISDICTION WHICH ARE APPLICABLE TO THIS ELECTRICAL INSTALLATION.
- 7) EC SHALL PURCHASE ALL NECESSARY ELECTRICAL PERMITS AND COORDINATE INSPECTIONS FOR APPROVAL.

REVISIONS:	PLAN INDEX:
	E1 GENERAL NOTES, LEGEND AND PLAN INDEX
	E2 SITE POWER PLAN
	E3 SITE PHOTOMETRICS
	E4 POWER RISER AND DETAILS
	E5 SPECIFICATIONS

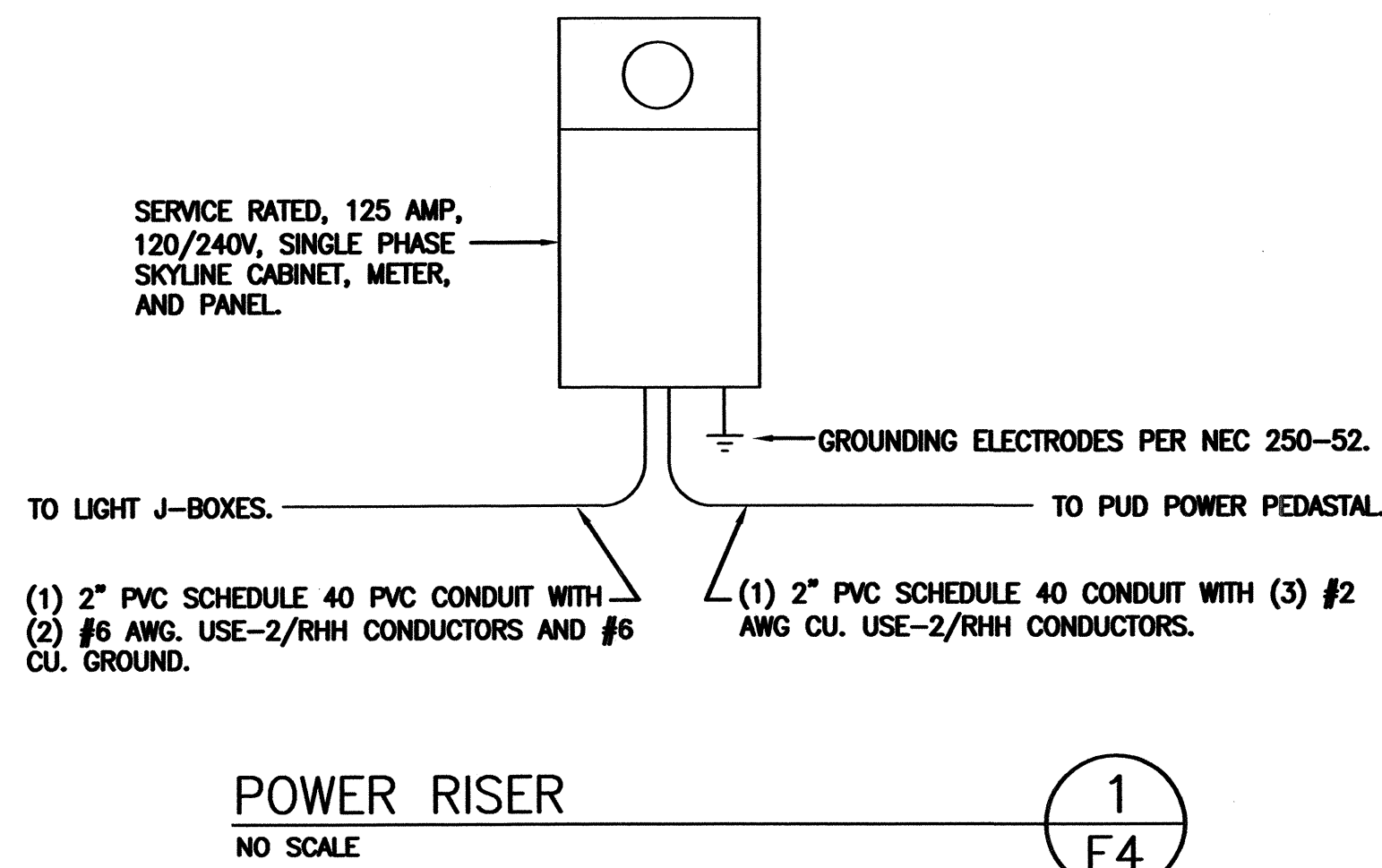
ABBREVIATIONS

- | | |
|-----------------------------------|----------------------------|
| AC AIR CONDITIONING | IG ISOLATED GROUND |
| AFJ ABOVE FINISHED FLOOR | J-BOX JUNCTION BOX |
| AHJ AUTHORITY HAVING JURISDICTION | LTG LIGHTING |
| AHU AIR HANDLING UNIT | MTD MOUNTED |
| A AMPERE | M METER |
| AWG AMERICAN WIRE GAUGE | NIC NOT IN CONTRACT |
| BLDG BUILDING | MLO MAIN LUGS ONLY |
| BKBD BACKBOARD | (N) NEW |
| BKR BREAKER | OHL OVERHEAD LINE |
| CAB CABINET | OL OVERLOAD |
| C CONDUIT | PNL PANEL |
| CB CIRCUIT BREAKER | P POLE |
| CKT CIRCUIT | REC RECEPTACLE |
| CCTV CLOSED CIRCUIT TELEVISION | SMR SURFACE METAL RACEWAY |
| CO CONDUIT ONLY | SW SWITCH |
| CT CURRENT TRANSFORMER | SWBD SWITCHBOARD |
| DIST DISTRIBUTION | TEL TELEPHONE |
| EC ELECTRICAL CONTRACTOR | TYP TYPICAL |
| (E) EXISTING | TV TELEVISION |
| EF EXHAUST FAN | UON UNLESS OTHERWISE NOTED |
| ENCL ENCLOSURE | UV UNIT VENTILATOR |
| EWC ELECTRIC WATER COOLER | UG UNDERGROUND |
| F/A FIRE ALARM | W WATT |
| FBO FURNISHED BY OWNER | WH WATT HOUR METER |
| FOIC FURNISHED BY OWNER | WP WEATHERPROOF |
| F INSTALLED BY CONTRACTOR | XMFR TRANSFORMER |
| F FUSE | V VOLT |
| GFI GROUND FAULT INTERRUPTER | Y WYE |
| HTR HEATER | |

LIGHTING PLANS

WOODSIDE WALK & MAIN STREET

HDEV-2490



STREET LIGHT VOLTAGE DROP CALCULATION (CIRCUIT #1 WEST LIGHTS)

VD = VOLTAGE DROP
K = CONSTANT FOR COPPER
I = AMPERES
CM = CIRCULAR MILS FOR #6 CU.
L = LENGTH OF CIRCUIT

FORMULA: $VD = \frac{K \times L \times I}{CM}$

STREET LIGHT CIRCUIT
VD = $\frac{836' \times 22 \times 3.9A}{26,240}$

VD = $\frac{71,729}{26,240}$

VD = 2.7 OR 1.1%

STREET LIGHT VOLTAGE DROP CALCULATION (CIRCUIT #2 MAIN STREET)

VD = VOLTAGE DROP
K = CONSTANT FOR COPPER
I = AMPERES
CM = CIRCULAR MILS FOR #6 CU.
L = LENGTH OF CIRCUIT

FORMULA: $VD = \frac{K \times L \times I}{CM}$

STREET LIGHT CIRCUIT
VD = $\frac{920' \times 22 \times 6.1A}{26,240}$

VD = $\frac{123,464}{26,240}$

VD = 4.7 OR 2%

STREET LIGHT VOLTAGE DROP CALCULATION (CIRCUIT #3 EAST STREET LIGHTS)

VD = VOLTAGE DROP
K = CONSTANT FOR COPPER
I = AMPERES
CM = CIRCULAR MILS FOR #6 CU.
L = LENGTH OF CIRCUIT

FORMULA: $VD = \frac{K \times L \times I}{CM}$

STREET LIGHT CIRCUIT
VD = $\frac{712' \times 22 \times 2.75A}{26,240}$

VD = $\frac{43,076}{26,240}$

VD = 1.6 OR .6%

STREET LIGHT VOLTAGE DROP CALCULATION (CIRCUIT #4, PEDESTRIAN LIGHTS)

VD = VOLTAGE DROP
K = CONSTANT FOR COPPER
I = AMPERES
CM = CIRCULAR MILS FOR #6 CU.
L = LENGTH OF CIRCUIT

FORMULA: $VD = \frac{K \times L \times I}{CM}$

STREET LIGHT CIRCUIT
VD = $\frac{810' \times 22 \times 2.08A}{26,240}$

VD = $\frac{37,065}{26,240}$

VD = 1.41 OR .59%

NOTE: CALCULATION INCLUDES BALLAST FACTOR.

LOAD DISTRIBUTION										FEEDER: 100 AMP 1 P 3W + GND															
PH	REC	LTG	EDP	HTG	KIT	PH	AMP	POLE	LOAD (kVA)	PH	AMP	POLE	LOAD (kVA)	PH	AMP	POLE	LOAD (kVA)	PH	AMP	POLE	LOAD (kVA)				
A	0.47					A	20	2	0.47	A	20	2	0.33	A	20	2	0.33	A	20	2	0.33	A	20	2	0.33
B	0.47					B	-	-	0.47	B	-	-	0.33	B	-	-	0.33	B	-	-	0.33	B	-	-	0.33
A	0.72					A	20	2	0.72	A	20	2	0.25	A	20	2	0.25	A	20	2	0.25	A	20	2	0.25
B	0.72					B	-	-	0.72	B	-	-	0.25	B	-	-	0.25	B	-	-	0.25	B	-	-	0.25
A	0.18					A	20	1	0.18	A	20	1	0.20	A	20	1	0.20	A	20	1	0.20	A	20	1	0.20
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A	0.33					A	20	2	0.33	A	20	2	0.33	A	20	2	0.33	A	20	2	0.33	A	20	2	0.33
B	0.33					B	-	-	0.33	B	-	-	0.33	B	-	-	0.33	B	-	-	0.33	B	-	-	0.33
A	0.25					A	20	2	0.25	A	20	2	0.25	A	20	2	0.25	A	20	2	0.25	A	20	2	0.25
B	0.25					B	-	-	0.25	B	-	-	0.25	B	-	-	0.25	B	-	-	0.25	B	-	-	0.25
A	0.20					A	20	1	0.20	A	20	1	0.20	A	20	1	0.20	A	20	1	0.20	A	20	1	0.20
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
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B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
A						A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00	A	-	-	0.00
B						B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00	B	-	-	0.00
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SECTION 16000 - ELECTRICAL SPECIFICATIONS

GENERAL

1. GENERAL CONDITIONS:

- A. The General Conditions, Supplementary Conditions and Special Conditions are a part of this contract and apply to this section as fully as if repeated herein.

2. SCOPE:

- A. This section of specifications includes, but is not limited to:
- B. All labor, tools, appliances, materials and equipment required to furnish and install the complete installation shown on the drawings for this section of the work and/or in the following specifications, including that which is reasonably inferred.

3. CODES AND REGULATIONS:

- A. All work and materials shall be in accordance with applicable requirements of public authorities having jurisdiction and utilities furnishing services.

- B. Codes governing this work include but are not limited to the latest approved edition of the following:

National Fire Protection Association's National Electrical Code (NEC).
Occupational Safety and Health Act (OSHA).
Local Ordinances and Regulations.

4. STANDARDS:

- A. Electrical material and equipment shall have been tested and listed or labeled as conforming to approved published standards by Underwriters Laboratories where such listing or labeling service is available for the class of materials or equipment. Where applicable, listing or labeling shall apply to the complete assembled equipment and not to the components alone.

5. SUBMITTALS:

- A. Three copies of materials list, shop drawings and data sheets shall be submitted to Architect &/or Construction Manager for review. Submittals shall be made and favorable review secured before material and equipment is installed.
- B. Materials list shall include fixtures, switchgear, panels, devices, wireways, disconnects, lamps and all other specified or unspecified standard cataloged materials to be used. The list shall include manufacturer, type and such other descriptive data as may be required to determine the acceptability of each item.
- C. Shop drawings and data sheets for equipment and systems shall be submitted where required in the specification for those items. Include information on each component, wiring diagrams, layouts, dimensions and sufficient other data to establish compliance with the specifications and acceptability of the equipment or system.

6. PERMITS AND DRAWINGS:

- A. Permits and inspections shall be by the Electrical Contractor.

7. AS-BUILT DRAWINGS:

- A. On a set of contract drawings, kept at the site during construction, mark all work that is installed differently from that shown, including any revised circuitry, material or equipment. Upon conclusion of work, deliver to Owner's Rep. Construction Manager a set of signed and dated "as-built" drawings.

8. GUARANTEE:

- A. All work shall be guaranteed for a minimum period of one year from the date of acceptance by the Owner. The guarantee period for certain items shall be longer, as indicated in the specification for those items.
- B. Should any malfunction develop during the guarantee time period due to defective material, faulty workmanship, or non-compliance with plans, specifications, codes or directions of the Owner, Architect, Engineer or Inspector, the Contractor shall furnish all necessary labor and materials to correct the malfunction with-out additional charges.

PRODUCTS

1. PANELBOARDS:

- A. Panelboards shall be factory assembled circuit breaker type. The number of poles, type, voltage and ampere ratings shall be as indicated on the drawings. Bussing shall be aluminum or copper (see panel schedules).
- B. Neutral wires shall be connected to a common neutral bus with binding screws or lugs. The neutral bus shall be insulated from the cabinet. Ground wires shall be connected to a common equipment ground bus with binding screws or lugs. The ground bus shall be bonded to the cabinet.
- C. Cabinets shall be flush mounted. Cabinets shall be constructed of galvanized steel conforming to UL and NEC standards. (SEE SHEET E2 FOR SKYLINE PANEL REQUIREMENTS)
- D. Fronts of cabinets shall be not less than 12 gauge steel fastened with screws in countersunk washers, or with approved concealed spring clamps. Cabinet fronts shall have hinged lockable doors with milled keys (all panels shall be keyed alike) and circuit schedule holders with clear plastic windows. Provide typewritten schedules in holders and submit copies for record purposes. Doors shall be fastened to trim with full length flush hinges. Panel fronts shall be shop painted with 2 coats of primer and a finish coat of gray enamel.
- E. Special panelboard construction or features shall be as shown on drawings. For circuit breakers, contactors and other equipment to be included as an assembled part of the panelboard, refer to the paragraph where those items are specified.
- F. All conductor terminals and equipment enclosures shall be U.L. listed for use with minimum 75° C. rated conductors.
- G. Panelboard directory for each panel shall be neatly typed indicating actual load for each branch circuit.
- H. Provide signage for all panelboards & switchboards warning qualified persons of potential flash hazard as required in N.E.C. 110

2. CIRCUIT BREAKERS:

- A. Circuit breakers shall be by the same manufacturer that furnishes the main service equipment and panelboards.
- B. Breakers shall be molded case bolt-on type. Clamp-on, push-on, or plug-in types are not acceptable. Removable handle ties and dual, quad or tandem breakers are not acceptable. Mounting hardware, accessories, faceplates and enclosures shall be provided as necessary for the intended use.
- C. Short circuit interrupting capacity shall be as indicated on the plans and shall in no case be less than 10,000 rms symmetrical amps at the applied voltage.

3. UNDER GROUND JUNCTION BOXES:

- A. The size of each outlet or junction box shall be determined by the number and sizes of wires and conduits entering the box, per NEC, but shall be not less than 18 1/2" X 13" inches deep unless otherwise noted.
- B. The EC shall be responsible to field orient the U.G. J-boxes and purchase and install larger boxes as necessary to comply with NEC 314.28.
- C. U.G. junction boxes shall be type METEK #171017

4. CONDUITS AND FITTINGS:

- A. All above ground conduit shall be rigid galvanized steel and shall extend a minimum of 18" below grade. Standard weight rigid metal conduit shall be hot dipped galvanized.
- B. All underground conduit shall be rigid non-metallic PVC schedule 40.
- C. Rigid non-metallic conduit shall be PVC Schedule 40, U.L. approved. All couplings, fittings, solvent cement, etc..
- Where used in damp or wet locations flexible conduit shall be of the liquid-tight type with outer neoprene jacket and suitable liquid-tight fittings.

5. WIRE AND CABLE:

- A. Wire and cable for use on systems of 600 volts or less shall be 600 volt rated type USE-2 or RHH.
- B. All conductors shall be copper.

6. LIGHTING FIXTURES AND LAMPS:

- A. Fixtures shall be complete with all required accessories and equipment, including lamps, necessary for a complete installation. Contractor shall receive, unpack, assemble and install fixtures indicated as indicated on sheet E2.
- B. Submit shop drawings on all fixtures as required under Submittals. Shop Drawings may be catalog data sheets if complete information including mounting hardware is shown and identified. Shop drawings shall include mounting details.

EXECUTION

1. INSTALLATION AND CONNECTION OF ELECTRICAL EQUIPMENT:

- A. Equipment furnished by others shall be completely connected to the electrical system except as noted on the drawings. All fuses, breakers and disconnects shall be provided as necessary for proper protection. Provide all flexible conduit, boxes, fittings, receptacles, cords, plugs and other material required for proper installation. Refer to manufacturer's directions where applicable.
2. INSTALLATION OF CONDUIT:
- A. Standard weight rigid metal conduit shall be used where exposed to the weather, placed underground below concrete slab, and in concrete or masonry construction in contact with earth.
- B. Rigid non-metallic conduit may be used for all under slab or underground work in place of standard weight rigid metal and where specifically specified. All runs of rigid non-metallic conduit shall contain a separate green ground wire adequately sized for service intended. Where required to continue above slab, stub non-metallic conduit 6" above slab then make proper transition to metal conduit.
- C. All rigid steel conduit installed in the ground shall be wrapped with Hunt's Process No. 3, PVC coated or encased in 3" concrete on all sides.
- D. The minimum sizes of conduit shall be code size for the number and size of conductors, unless a larger size is shown, in which case such larger size shall be used.

3. GROUNDING:

- A. Make good mechanical and electrical contact at all poles, panelboards, switchboards, outlet boxes, junction boxes, and wherever the conduit run is connected. Permanently and effectively ground all conduit, fixtures, motors and other equipment as required by all applicable codes, regulations and standards. NEC 250

4. CLEANING AND PROTECTION OF PRODUCTS AND PREMISES:

- A. At frequent intervals during the time of construction, the Contractor shall clean up after his work and remove his debris from the premises, leaving the building and grounds clean to the Owner's satisfaction.
- B. The Contractor shall take all necessary precautions to protect all materials, equipment and property, whether electrical or not, from damage as a result of his work.

5. CHECKING AND TESTING OF EQUIPMENT AND SYSTEMS:

- A. Panels, disconnects, starters and other equipment installed under this section shall be inspected for defects and tested for proper operation.
- B. Systems shall be tested for short circuits, open circuits and wrong connections and shall be free from mechanical and electrical defects. Circuits shall be tested for proper neutral and ground connections.

6. NAMEPLATES AND LABELS:

- A. Nameplates shall be provided for circuit breakers in the main switchboard, switches, and to identify each panelboard and similar items which are furnished or installed under this section.
- B. Nameplates shall be engraved laminated plastic with characters cut through the black top layer to white layer below.

7. INSTALLATION AND CONNECTION OF WIRING:

- A. All wiring shall be installed in conduit, wireways, or gutters, except where other raceway systems or methods are specifically shown.
- B. Clean out and dry all conduit and wireways before pulling any wires. Use no lubricant except as recommended by the wire or cable manufacturer.
- C. Make all connections and splices necessary to properly complete the electrical wiring. Connections and splices shall be made only in pull, junction or outlet boxes, or in switchboards, wireways or panels having sufficient code sized gutter space. Connections and splices in wires smaller than No. 6 AWG shall be made with spring type connectors, and in wires No. 6 AWG and larger shall be made with compression, vise type, or split bolt solderless connectors, insulated and taped. The EC shall use crimp spade connectors to adapt #6 wiring to breakers.

8. SUBSTITUTIONS:

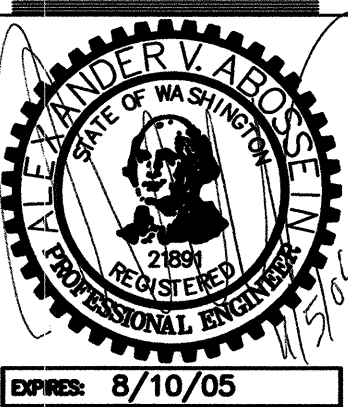
- A. None

Abossein
Engineering

MECHANICAL - ELECTRICAL
FIRE PROTECTION - ENERGY

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THE COTTAGES AT
MILL CREEK
MILL CREEK, WA

SHEET TITLE:
SPECIFICATIONS

Revisions:
City Comments 11-5-04

Job No.: 24103
Date: 10/27/04

E5
(OF 5)

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