



Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

April 20, 2017

5:15 p.m.

COUNCIL CHAMBERS

- | | |
|--|------------------|
| I. CALL TO ORDER: | 5:15 p.m. |
| II. ROLL CALL: | 5:15 p.m. |
| III. APPROVAL OF MINUTES: | 5:16 p.m. |
| A. Approval of March 16, 2017 Meeting Minutes ⁽¹⁾ | |
| IV. NEW BUSINESS: | 5:17 p.m. |
| A. La Petite Academy – Monument Sign ⁽²⁾ | |
| V. ADJOURNMENT: | 6:00 p.m. |

ATTACHMENTS:

1. March 16, 2017 Meeting Minutes
2. Staff report

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We are trying to make our public meetings accessible to all members of the public. If you need special accommodations, please call City Hall three days prior to this meeting (425) 745-1891.



**CITY OF MILL CREEK
DESIGN REVIEW BOARD MEETING MINUTES
March 16, 2017**

Draft

DRB Members:

Dave Gunter, Chair
David Hambelton, Vice Chair
D. Wayne Bisom
Tina Hastings
Beverly Tiedje

Community Development Staff:
Christi Amrine, Senior Planner
Sherrie Ringstad, Planning Specialist
Tom Gathmann, Senior Project Manager

I. CALL TO ORDER:

Chair Gunter called the meeting to order at 5:16 p.m.

II. ROLL CALL:

All members were present as noted above.

III. MINUTES:

A. Minutes of January 19, 2017

MOTION: Member Tiedje moved, seconded by Member Bisom, to approve the January 19, 2017 minutes as presented. The motion was approved unanimously.

IV. NEW BUSINESS:

Arena Sports – Building Elevations, Materials and Colors, Landscaping and Signage
Senior Planner Christi Amrine noted that the project before the Design Review Board (DRB) is for Arena Sports for building elevations, landscaping and signage. She reminded the Board that this project came before them for informal review in January. The project was approved by the Hearing Examiner on February 8, 2017. Ms. Amrine

presented the staff report, which included an aerial map, an overview of the Binding Site Plan, and a review of the design requirements. Ms. Amrine noted that the DRB had concerns at the informal review regarding modulation. To address those concerns the applicant has provided modulation using different materials, which include several different colors of vertical corrugated metal siding. In addition, arbors have been added to provide modulation.

A long discussion ensued regarding whether the plan meets the City's requirement for modulation. Member Hastings asked if the wall signs are being used for modulation. Senior Planner Amrine confirmed that they are. Vice Chair Hamblton asked if plants are proposed on the arbor.

Geoffrey Grice, Senior Associate, MG2 Architecture, 1101 2nd Avenue #100, Seattle, WA 98101

Mr. Grice stated that the arbors are stand alone with plantings under and around them but they are not proposing any climbing vegetation.

Member Hastings suggested adding additional elements to the east elevation to create modulation such as adding another building material or extending a trellis. Mr. Grice stated that they could adjust the panel length with the darker bronze material and pull it toward the center a little. He explained that they were trying not to over clutter that end since it faces the street. Vice Chair Hamblton suggested extending the dark brown panel as far as the trellis and the light brown panel over to the N in Arena to help break-up this elevation.

Member Hastings stated for the record that she is concerned about allowing the wall graphic because it is precedent setting.

Mr. Grice answered several questions for the Board regarding the arbors, and other architectural elements.

Landscaping

Senior Planner Amrine reviewed the landscape design requirements and gave the Board an overview of landscaping proposed. She pointed out that the Hearing Examiner added a Condition of Approval requiring a fence on both sides of the access drive off Dumas Road. A suggestion that came out of the informal review, which has been implemented, was to remove the sidewalk along the western elevation and increase the width of the landscape bed adjacent to the building. Ms. Amrine noted that the applicant has proposed deciduous trees in this landscape bed and staff is recommending that they be replaced with a narrow evergreen to provide year around screening of the building.

Corky Brown, WBLA Landscape Architects, 7413 152nd Ct NE, Redmond, WA 98052

Mr. Brown responded to a question by explaining that the reason trees are not proposed along the entire western elevation is because of the proposed trellis. He responded to staff's suggestion that evergreen trees be used along the western elevation and suggested

that a smaller variety of Western Red Cedar such as Excelsa, Hogan's, or Vincensini might be appropriate. He also noted that this landscape bed will be densely planted with shrubs and groundcover, including Viburnum Spring Bouquet, Otto Luyken and Kinnikinnick.

Dan Cordwell, Rivendale HOA Board

Mr. Cordwell suggested that an existing tree adjacent to the southern end of the landscape berm be removed to allow the berm to be increased in height on that end. Ms. Amrine stated that the City's Code requires the preservation of healthy, mature trees. This tree is very large and it already providing significant screening especially for the residents of the Monterra Apartments. She stated that staff would not recommend removal of the tree.

A lengthy discussion regarding the benefit of leaving the tree versus removing the tree and building up the berm, resulted in the consensus that the existing tree be saved and the need for additional screening on the southern end of the berm be addressed by proposing clusters of taller trees on this end of the berm.

Ms. Amrine noted that the Trash enclosure plans were distributed this evening. She described the plan as being CMU in colors similar to the building with a black chain link gate with black slats. She noted that the enclosure would also conceal the transformer.

Signage

Ms. Amrine explained that the monument sign will be located on the shared access drive on the Bothell-Everett Highway. The proposed sign is a metal oblong on a concrete base displaying the business name and address, and meets the design and dimensional requirements in the Code.

MOTION: Vice Chair Hambelton moved, seconded by Member Bisom, to approve the proposed building elevations, materials and colors, landscaping and signage for Arena Sports as conditioned in the staff report and as modified by the Design Review Board as follows:

- **Use a variety of Western Red Cedar such as Excelsa, Hogan's, or Vincensini in the landscape bed on the western elevation.**
- **Modify the eastern elevation to extend the dark brown as far as the trellis and the light brown over to the N in Arena to add modulation to this elevation.**
- **Modify the landscape plan to cluster several groupings of taller evergreens on the southern end of the berm.**

The motion was approved unanimously.

North Pointe Park – Landscaping

Planning Specialist Sherrie Ringstad stated that the project before the Board is proposed landscaping for North Pointe Park. She presented the staff report, which included a background, overview of the master plan process, and the approved master plan. Ms. Ringstad noted that the landscape plan is divided into individual areas, with a plant

palette proposed for each area. The areas are: Lowland Meadow, Marsh/Creek (for the rain garden), Woodland Forest, and lawn.

- The *Lowland Meadow* landscape beds are around the perimeter of the rain garden and along the southern property boundary between the sidewalk and the street. The Lowland Meadow plant palette consists of mostly drought tolerant plants, with a mix of evergreen and perennials.

Board Consensus: Remove Tufted Hair Grass and Western Sword Fern.

- The *Woodland Forest* is proposed for the top of the berm on either side of the foot bridges, in the dry creek bed, and along the western boundary of the property between the sidewalk and the street, as well as at the eastern entrance by the park sign. The plants are natives and are primarily drought tolerant with about half being evergreen.

Board Consensus: Remove Tufted Hair Grass and Lady Fern and replace the Bald-Hip Rose with another a rose cultivar more suited to the sunny location.

Vice Chair Hambelton suggested that the plants with thorns not be used adjacent to the pedestrian walkways.

- The *Marsh / Creek* area is on the northwest boundary at the base of the dry creek bed. The plant palette proposes mostly native plants with a mix of evergreen and deciduous plants.

Board Consensus: Remove Skunk Cabbage and Goat's Beard and make sure the Iris Tenax is used only in the driest areas of the rain garden. Increase the selection of Zone 2 and Zone 3 plants by adding plants from the Lowland Meadow and Woodland Forest palettes, such as: add Oregon Grape, Pacific Nine Bark and Snowberry for Zone 2 and Lavender, Maiden Grass, and Red Currant for Zone 3 plants.

- The *Lawn* covers almost half of the park with a small area across the top between the sidewalk and another landscape bed.

Board Consensus: Remove the small lawn area across the top and replace it with a Lowland Meadow landscape bed.

Ms. Ringstad stated that another area where the Board's guidance is being sought is the proposed tree selection. There are five categories of trees proposed: *accent trees* to be used at the entry and in the Lowland Meadow landscape bed on the southern boundary between the sidewalk and the street, *conifer trees* proposed on the berm, *shade trees* primarily to be used around the perimeter of the park, *small trees* used in the Woodland

Meadow landscape bed on the western boundary and on the berm, *wet tolerant trees* to be used in the dry creek bed and on the edge of the rain garden.

Shade Trees Board Consensus: Remove the London Plane because of allergy concerns and use the American Elms around the perimeter and use the Ginkgo across the top of the berm.

Accent Trees Board Consensus: Remove the Dove Tree and use the Dogwood, Fragrant Snowbell, and the Magnolia in pairs.

Wet Tolerant Trees Board Consensus: Recommend using the Tupelo by the Rain Garden and the Katsura in the landscape bed on the southern boundary and concurred with the use of the Birch by the dry creek bed

Conifers Board Consensus: Agree with the Western Red Cedar and recommend the Mountain Hemlock rather than the Western Larch for the other two conifers proposed on the berm.

Small Trees Board Consensus: Recommend the Vine Maple in the bed between the play area and the street and two Serviceberry on the berm.

Street Trees Board Consensus: The two street trees just south of the entry are failing – replace with Green Ash.

Vice Chair Hambelton stated that he does not like the idea of naming the park North Pointe Park because it gives the impression that it is a private park just for the North Pointe neighborhood rather than a public neighborhood park. Senior Project Manager Tom Gathmann explained that the City has a process, established by Resolution, on how to name a City park. The Parks and Recreation Board will make a recommendation to the City Council and they can either come up with a name on their own or use a public process to come up with a name. One suggestion that has come up is Penny Creek Park since the natural park theme is intended to reflect the area, which is located in the Penny Creek basin.

Brice Maryman, MIG/SvR

The Landscape Architect suggested that the Board consider using the Nootka Rose in the Woodland Forest plant palette since it is a native and works in a sunny location. The Board agreed with the suggestion.

Member Hastings complimented the Landscape Architect on the design of the park and said that she feels it will be an asset for the City.

MOTION: Member Bisom moved, seconded by Vice Chair Hambelton, to approve the proposed landscaping for North Pointe Park as conditioned in the staff report and as modified by the Design Review Board as follows:

- *Lowland Meadow:* Remove Tufted Hair Grass and Western Sword Fern.
- *Woodland Forest:* Remove Tufted Hair Grass and Lady Fern and replace the Bald-Hip Rose with Nootka Rose. The plants with thorns are not to be used adjacent to the pedestrian walkways.
- *Marsh / Creek:* Remove Skunk Cabbage and Goat's Beard and make sure the Iris Tenax is used only in the driest areas of the rain garden. Increase the selection of Zone 2 and Zone 3 plants by adding plants from the Lowland Meadow and Woodland Forest palettes, such as: add Oregon Grape, Pacific Nine Bark and Snowberry for Zone 2 and Lavender, Maiden Grass, and Red Currant for Zone 3 plants.
- *Lawn:* Remove the small lawn area across the top and replace it with a Lowland Meadow landscape bed.
- *Shade Trees:* Remove the London Plane and use the American Elms around the perimeter and use the Ginkgo across the top of the berm.
- *Accent Trees:* Remove the Dove Tree and use the Dogwood, Fragrant Snowbell, and the Magnolia in pairs.
- *Wet Tolerant Trees:* Use the Tupelo by the Rain Garden and the Katsura in the landscape bed on the southern boundary and use the Birch in the dry creek bed
- *Conifers:* Agree with the Western Red Cedar and recommend the Mountain Hemlock for the other two conifers proposed on the berm.
- *Small Trees:* Recommend the Vine Maple in the bed between the play area and the street and the two Serviceberry on the berm.
- *Street Trees:* Replace the two street trees just south of the entry that are failing.

The motion was approved unanimously.

V. ADJOURNMENT:

Chair Gunter adjourned the meeting with the consensus of the Board at 7:10 p.m.

Submitted by:

Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2017-0010**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: La Petite Academy Freestanding Sign

APPLICANT: La Petite Academy
13231 Bothell Everett Highway
Mill Creek, WA 98012

LOCATION: The project is located at 13231 Bothell Everett Highway, Mill Creek, Washington.

PROPOSAL: Review of freestanding sign.

ZONING: Community Business - CB

PART II – DESIGN REVIEW BOARD AUTHORITY

Freestanding Sign:

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) reviews freestanding (monument) sign materials, colors, and landscaping for commercial and industrial developments. Design guidelines for freestanding signs are contained in MCMC Section 17.34.040.G.

PART III – BACKGROUND AND PROJECT DESCRIPTION

Background

On March 30, 2017 the property owner submitted a Design Review Board application for a new monument sign to replace the existing non-conforming monument sign. The sign was non-conforming because it exceeded the maximum dimensions permitted by the Code.

PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City's Design Guidelines:

Freestanding Sign Criteria

In accordance with MCMC Section 17.26.020.E.7, the site may have one freestanding sign not exceeding 16 square feet in area and having a maximum height of 42 inches. In addition, other requirements include that the sign must be located no closer than five feet to any street right-of-way or

access easement; and at street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign is not allowed to be located in an area that would obstruct the required sight distance.

MCMC Section 17.34.040.G requires that freestanding monument signs be designed to be complementary to, and coordinated with, building colors and be in scale and proportion with building design, and further states that the sign should provide only the name and address of the building, building complex and/or building tenants.

Proposal – Freestanding Sign

The total proposed sign area is 42 inches high, 12.8 square feet in area (double faced) to be visible in both directions from SR 527. The sign is proposed to be setback 5 feet from the SR 527 right-of-way. Due to the downward slope of the site the proposed supporting sign base is angled to provide a level base for the sign. The proposed sign is a white rectangle with black lettering with the corporate name “La Petite Academy” and apple logo in black and red. The color scheme is complementary to and coordinates with the proposed wall sign colors and proposed wall graphics, in accordance with MCMC Section 17.34.040.G.3.

Landscape Bed Surrounding Freestanding Sign

Landscaping is not currently proposed for the landscape bed at the base of the sign. Therefore, staff is recommending a Condition of Approval requiring the applicant to top the areas around the sign with new mulch and plant a ground cover such as Kinnikinnick, which is tolerant of the drier conditions around the base of the sign.

Please see **Attachment 1- Existing and Proposed Monument Sign and Attachment 2 – Site Plan**. As conditioned, the sign is in compliance with the design criteria.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

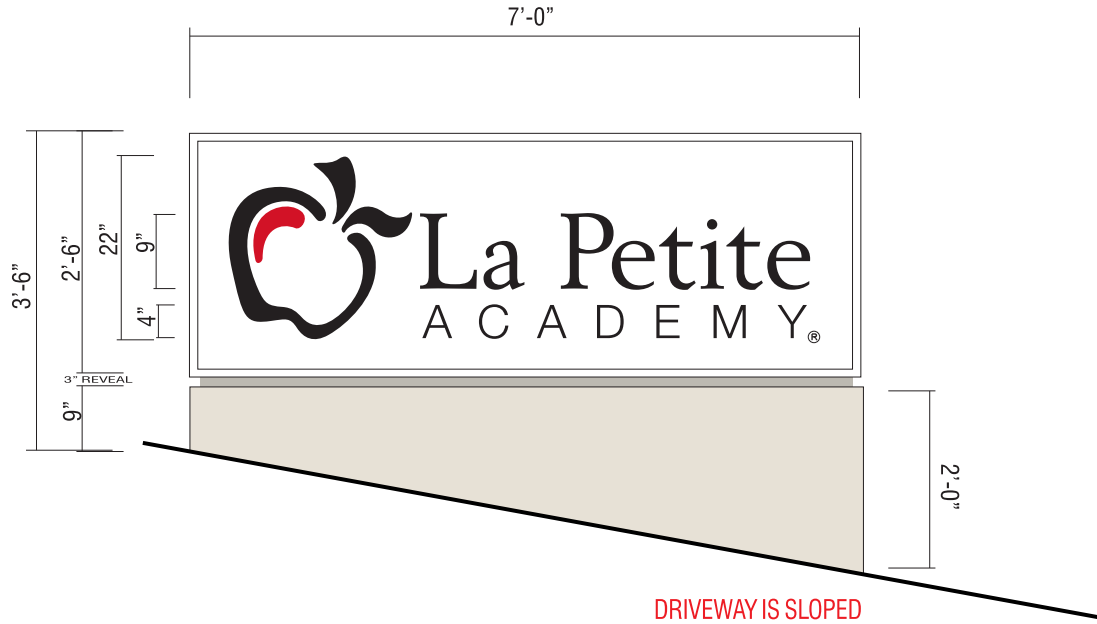
Having viewed the property and reviewed the application, City staff finds that the proposed freestanding sign as conditioned is consistent with the design guidelines set forth in MCMC Section 17.34.040.G. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The sign design, materials, and colors shall be as portrayed on the materials submitted with the application, except as may be modified by the conditions imposed by the Design Review Board.
2. The sign shall not be installed until a sign permit is issued by the Building Official.
3. Install mulch and a drought tolerant groundcover such as Kinnikinnick in the landscape bed around the base of the monument sign.

ATTACHMENTS:

Attachment 1 – Existing and Proposed Monument Sign

Attachment 2 – Site Plan



SPECIFICATIONS

- D/F Interior Illuminated ground sign (LED illumination)
- White background with vinyl copy
- Copy is black vinyl, accent red to match PMS 186C
- Base to have faux tex coat finish painted to match building


Note: Decorative rock around base of sign
 5' setback from right away and sign to be clear of vision triangle

OPTION B



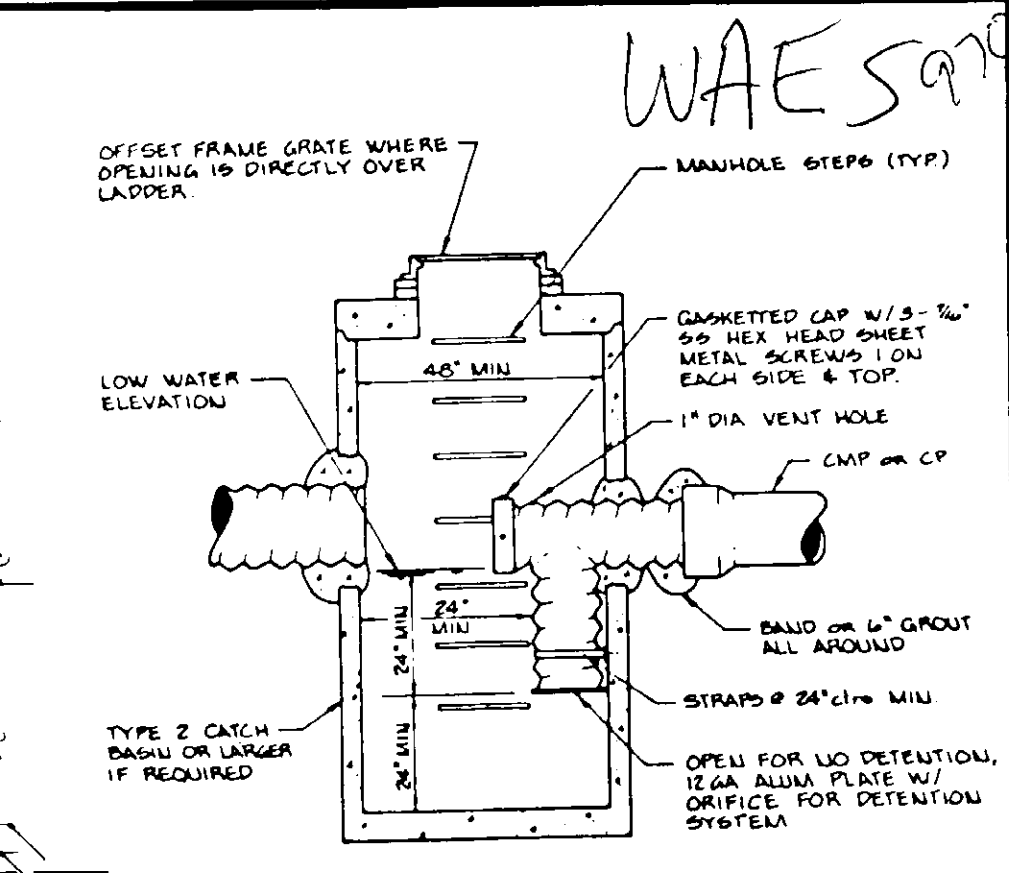
This drawing is confidential and the exclusive property of Koz-National Sign Contractor.

LOCATION: La Petite Academy 13231 Bothell Everett, Mill Creek, WA	FILE: LPA7322	PAGE: 1	APPROVED:
	DATE: 3/10/17	REV:	PROJECT MANAGER:
	DESIGNER: BG	SCALE: NOTED	SALES MANAGER:



4115 W. 90th Place Hometown, Illinois 60456

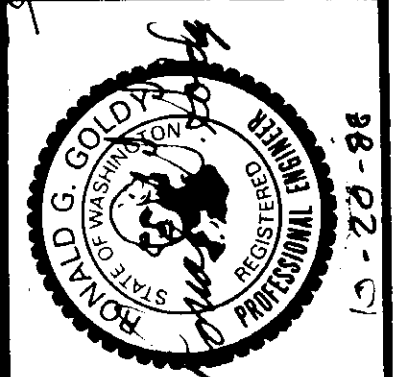
N.E. 1/4, SEC. 31, TWP. 28 N., RGE. 5 E., W.M.



FLOATABLES SEPARATOR WITHOUT OVERFLOW RISER

STORMWATER DRAINAGE PLAN NOTES

- 1. ALL SITE WORK MUST COMPLY TO CHAPTER 70 OF THE UNIFORM BUILDING CODE (1985 EDITION).
2. A GRADING PERMIT ISSUED PURSUANT TO TITLE 17 S.C. AND CHAPTER 700 AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL HAVE BEEN OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS FOR ANY ON-SITE GRADING WHICH IS NOT EXPRESSLY EXEMPTED BY SECTION 700.00C.
3. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY OF MODIFIED PROCTOR TEST.
4. IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO FOLLOW COUNTY SPECIFICATIONS AND TO BE DESIGNED AND CERTIFIED BY A CIVIL ENGINEER EXPERIENCED IN SOIL MECHANICS.
5. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. INTERSEED PREFERRED.
6. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) SHALL BE APPLIED. (MINIMUM 80% PER ACRE.) THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED PERSIC 50% WHITE CLOVER. INTERSEED PREFERRED.
7. FERTILIZER: SHALL BE APPLIED AT 4000 PER ACRE OF 10-20-20 (10 POUNDS PER 100 SQUARE FEET) OR EQUIVALENT.
8. PREPARATION OF ALL SURFACE AREAS TO BE SEEDS SHALL BE CULTIVATED TO THE SATISFACTION OF THE COUNTY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISCING, BAKING, HARBORING OR OTHER ACCEPTABLE MEANS.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS CONSTRUCTION" PREPARED BY WASHINGTON STATE CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION, CURRENT EDITION (APWA) AND THE SNOHOMISH COUNTY STANDARDS AND SPECIFICATIONS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN-PLACE ALL UTILITIES AND/OR STRUCTURES WHETHER KNOWN OR NOT SHOWN ON THIS PLAN. DAMAGE DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH SNOHOMISH COUNTY SPECIFICATIONS.
13. DATUM SHALL BE USED AND GS UNLESS OTHERWISE APPROVED BY SNOHOMISH COUNTY DEPARTMENT OF PUBLIC WORKS.
14. ALL SEDIMENTATION/EROSION FACILITIES MUST BE IN OPERATION PRIOR TO CLEARING AND BUILDING CONSTRUCTION, AND THEY MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR OBBIT EROSION HAS PASSED.
15. ALL PIPE SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION ACCORDING TO WASHINGTON STATE SPEC. 7-02.3(1). THIS SHALL INCLUDE NECESSARY LEVELING PLACING AND CONNECTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING" THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENER, REGRADED AND COMPACTED TO FORM A DENSE UNYIELDING BASE.
BEDDING SHALL BE PER APWA STANDARD PLAN NO. 62, FLEXIBLE PIPE (COP OR PLASTIC). BEDDING MATERIAL SHALL BE TYPE 2 PLACED FOUR (4) INCHES BELOW PIPE TO SIX (6) INCHES ABOVE PIPE. BEDDING SHALL BE PLACED BY HAND IN SIX (6) INCH LAYERS AND COMPACTED TO NINETY-FIVE PERCENT DENSITY.
16. ALL BUILDING FOUNDATIONS AND FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT.
17. EXISTING UTILITIES INDICATED ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST INFORMATION AVAILABLE TO THE ENGINEER. UNDER NO CIRCUMSTANCES WILL ERRORS OR OMISSIONS IN LOCATION OF UTILITIES OR IMPROVEMENTS BE CONSIDERED AS A BASIS FOR EXTRA OR ADDITIONAL COMPENSATION TO THE CONTRACTOR.
A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
19. PRIOR TO ANY SITE WORK PERTAINING TO DRAINAGE, THE CONTRACTOR SHALL CONTACT THE CHIEF INSPECTOR FOR LAND DEVELOPMENT DIVISION AT (360) 259-0650 TO SCHEDULE A PRECONSTRUCTION CONFERENCE. DUE TO FIELD CHANGES (REVISIONS), ENGINEER AS-BUILTS SHALL BE REQUIRED PRIOR TO SITE APPROVAL.
20. ALL TYPE II CATCH BASINS AND ALL INLET AND CATCH BASINS OUTSIDE OF RIGHT-OF-WAY SHALL BE LOCKING LIDS.
21. UTILITY PIPE SPECIFICATIONS:
ACCEPTABLE MATERIALS FOR THE FOOTING DRAIN PIPE AND FITTINGS ARE: PERFORATED CORRUGATED POLYETHYLENE DRAINAGE TUBING, AND SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM F-405 (HEAVY DUTY), OR POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM 2729.
ACCEPTABLE MATERIALS FOR THE ROOF DRAIN PIPE AND FITTINGS ARE: PVC D3034, SDR 35 OR CONCRETE RUBBER GASKETED ASTM C-14 CL. 11.
22. CONTRACTOR TO REPLACE ALL PUBLIC AND PRIVATE IMPROVEMENTS IN CONDITION EQUAL TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION. CONSTRUCTION AREA TO BE FINE GRADED UPON COMPLETION IN UNIMPROVED AREAS.
23. CONNECTION TO THE EXISTING SANITARY SEWER LINE AND THE EXISTING WATER LINE SHALL BE MADE ONLY WITH THE WRITTEN APPROVAL OF THE SILVERLAKE WATER DISTRICT.
24. OBTAIN SIDE SEWER PERMIT FROM THE SILVERLAKE WATER DISTRICT FOR SIDE SEWER CONNECTION PRIOR TO CONNECTION.
25. ALL COSTS OF SEWER LINE RESTAKING SHALL BE PAID BY THE CONTRACTOR.
26. EXISTING SEWERS TO REMAIN IN SERVICE AT ALL TIMES.
27. ALL WATER AND/OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM NEW SEWERS AND SHALL NOT BE PERMITTED TO ENTER THE EXISTING SYSTEM.
28. STORM WATER RETENTION/DETENTION FACILITIES MUST BE FLUSHED AND CLEANED, AVOID FLUSHING MATERIALS INTO PERFORATED STORM INFILTRATION PIPE, PRIOR TO SNOHOMISH COUNTY ACCEPTANCE.



BUSH, ROED & HITCHINGS, INC. CIVIL ENGINEERS & LAND SURVEYORS SEATTLE, WA 98102



REVISIONS TO LARGE SITE PLAN: 1. REVISED FROM IMPROVED PLAN 2. REVISED FROM IMPROVED PLAN

SITE GRADING, DRAINAGE AND UTILITY PLAN LA PETITE ACADEMY S.R. 527 BOTHELL-EVERETT HWY. SNOHOMISH COUNTY, WASHINGTON

DRAWN BY BGD CHECKED BY RGG SCALE: 1"=20' SHEET C-1 OF 5

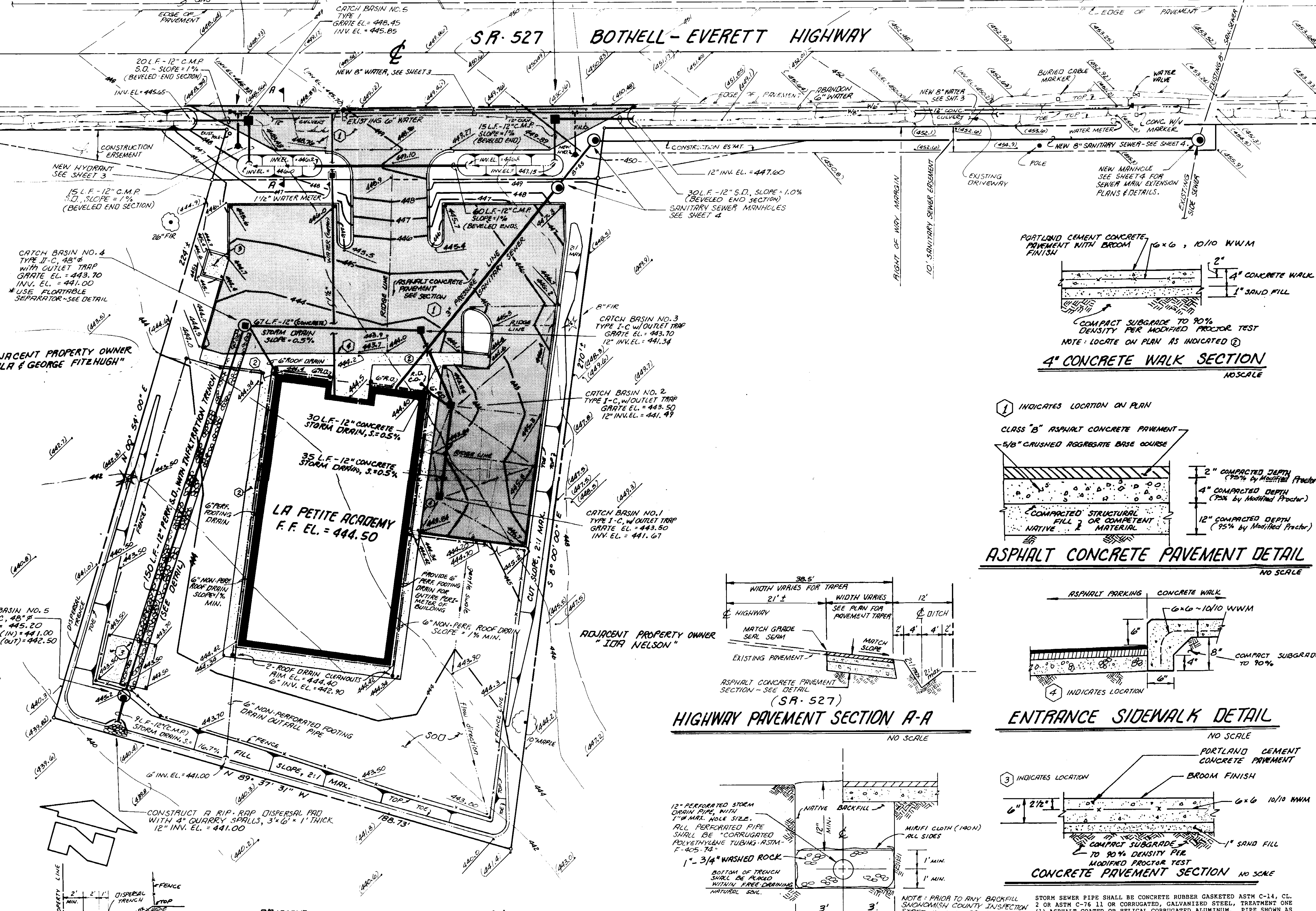
BENCH MARK DATUM: U.S.C. & G.S. SPIKE IN POLE ELEV. = 440.74 NOTE: UTILITY POLE TO BE RE-INSTALLED AT NEW GRADE BY UTILITY COMPANY AT CONTRACTOR'S EXPENSE.

CATCH BASIN NO. 4 TYPE I GRATE EL. = 450.47 INV. EL. = 447.30

S.S. MANHOLE

REMOVE EXISTING FIRE HYDRANT, AS SHOWN ON SHEET 3. REMOVE EXISTING DRIVEWAY CULVERTS

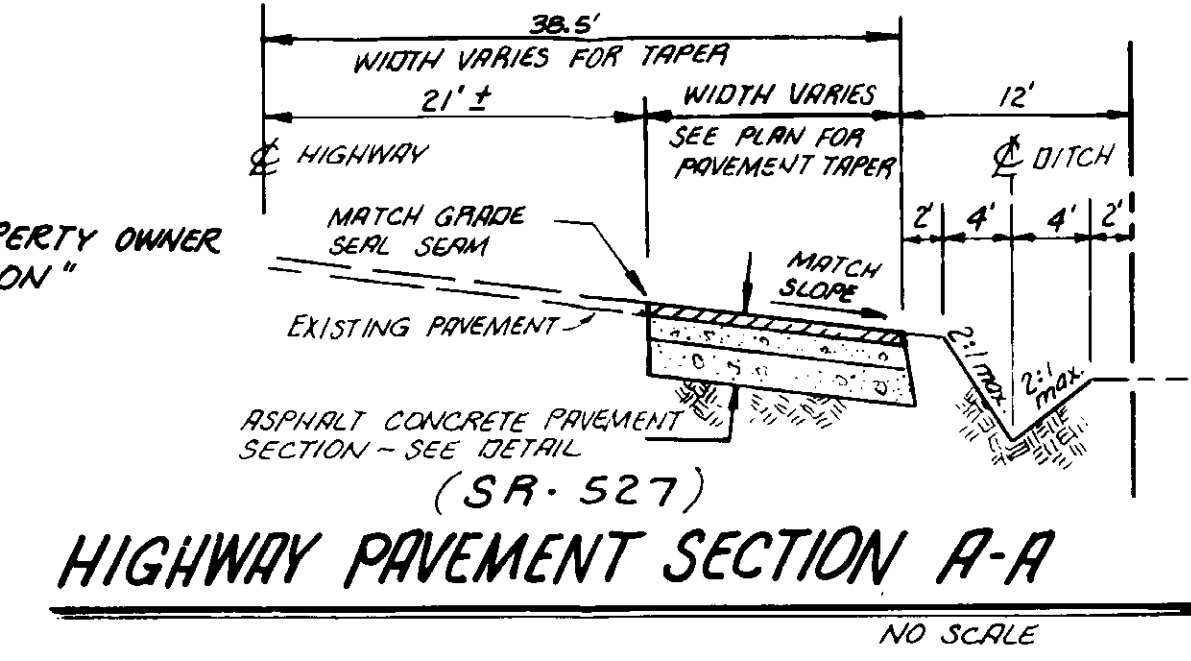
S.R. 527 BOTHELL-EVERETT HIGHWAY



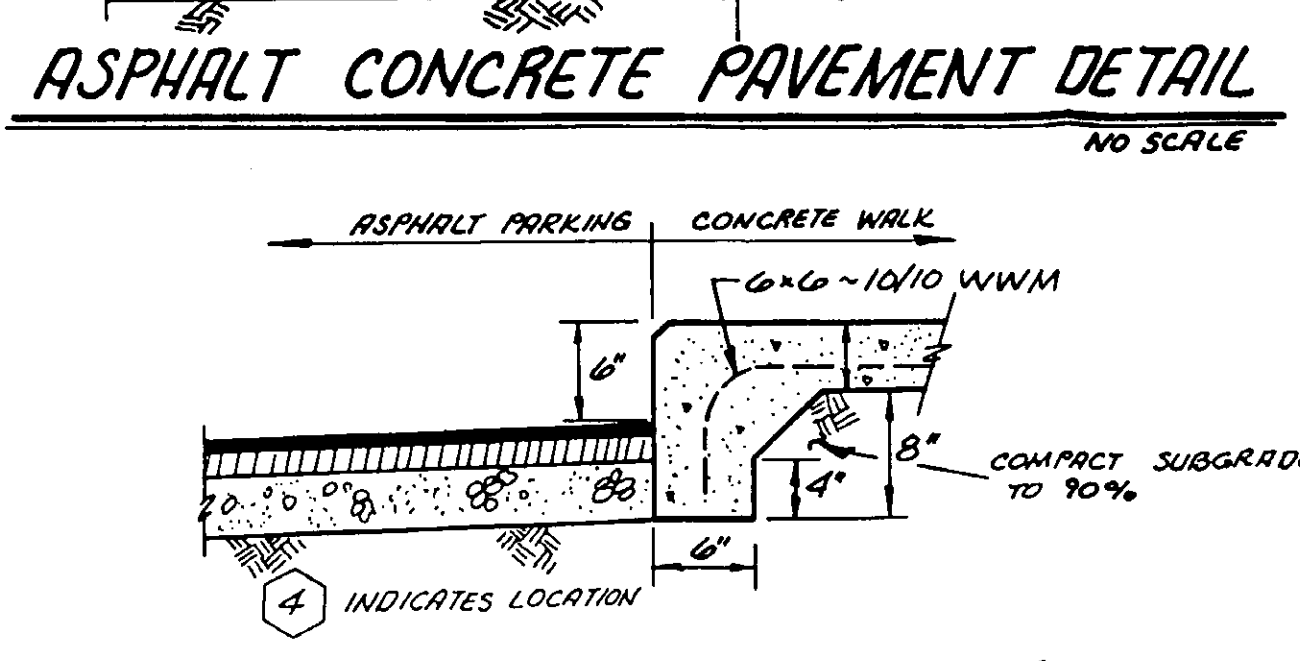
ADJACENT PROPERTY OWNER "LILA & GEORGE FITZHUGH"

ADJACENT PROPERTY OWNER "IDA NELSON"

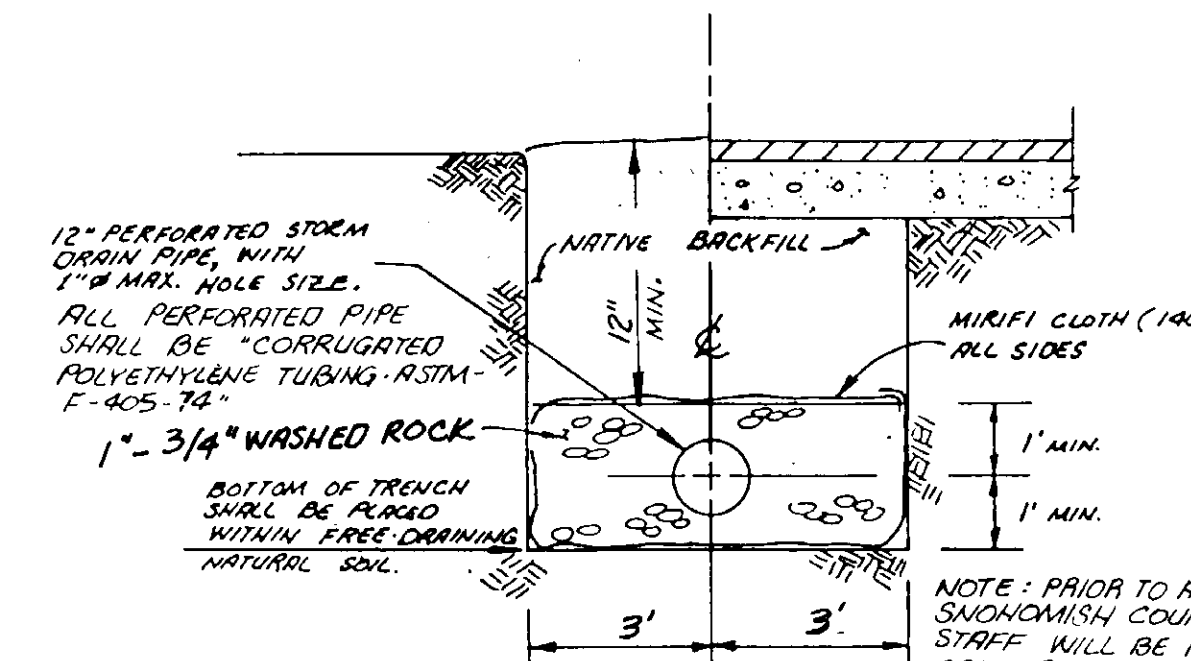
LA PETITE ACADEMY F.F. EL. = 444.50



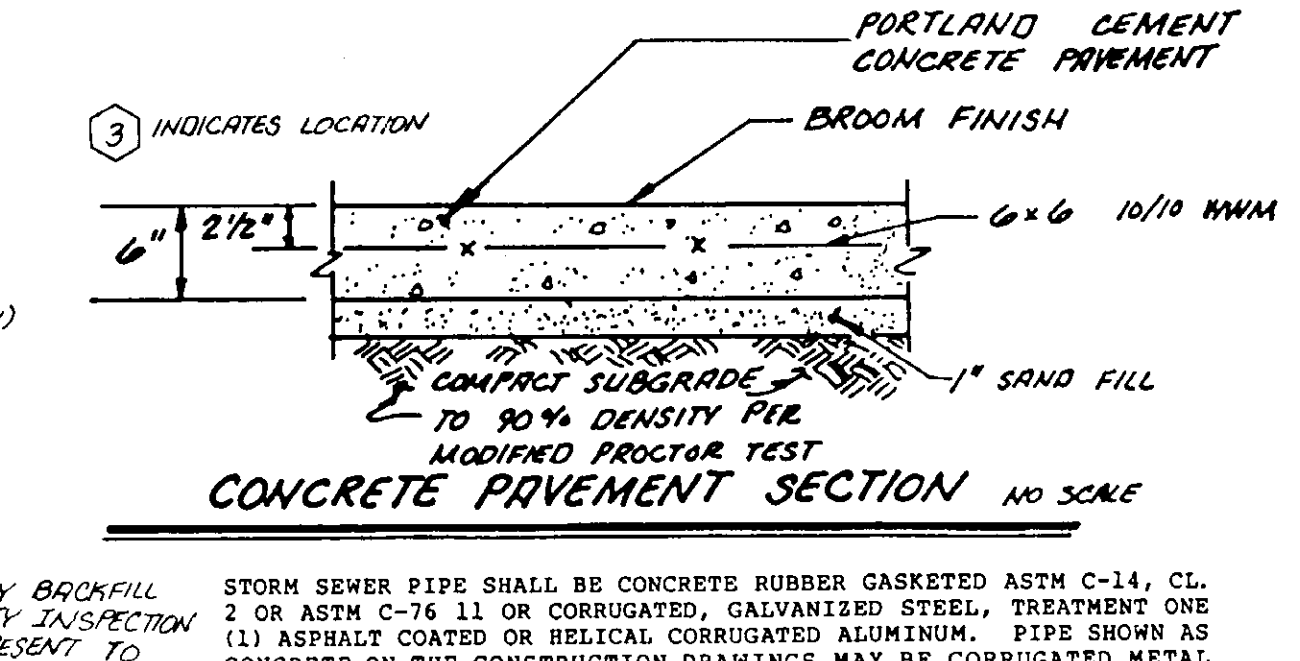
HIGHWAY PAVEMENT SECTION A-A NO SCALE



ENTRANCE SIDEWALK DETAIL NO SCALE



INFILTRATION TRENCH DETAIL NO SCALE



CONCRETE PAVEMENT SECTION NO SCALE



CUT/FILL SETBACK DETAIL NO SCALE

GRADING, DRAINAGE, AND UTILITY PLAN

SCALE: 1" = 20'

CONTACT PERSON FOR DEVELOPER: MR. WAYNE MILLER, ARCHITECT FOR MERRICK LENTZ ARCHITECTS 15446 BEL-RED ROAD, SUITE 410 REDMOND, WASHINGTON, 98052 PHONE - (206) 881-8117

APPROVED FOR CONSTRUCTION

FRANCIS R. SLEIGHT P.E., P.L.S. DATE: COMMUNITY DEVELOPMENT DIVISION

9777.01