

OWNER/APPLICANT:
MOUNTLAKE TERRACE TH, LLC
2100 124TH AVE NE, SUITE 100
BELLEVUE, WA 98005
CONTACT: BRETT PUDIST (425) 602-3717
EMAIL: BRETT@SHERMANHOMES.COM

ENGINEER:
BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
CONTACT: CHRIS TEBALDI (425) 656-7433
EMAIL: CTEBALDI@BARGHAUSEN.COM

ARCHITECT:
RONHOVDE ARCHITECTS, LLC
14900 INTERURBAN AVENUE S, SUITE 138
TUKWILLA, WA 98168
CONTACT: TOR-JAN RONHOVDE (206) 859-5500
EMAIL: TORJAN@RONHOVDEARCHITECTS.COM

LEGAL DESCRIPTION:
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN SNOHOMISH COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS MONUMENT IN A STEEL CASE WHICH MARKS THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 49 MINUTES 09 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 210.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 09 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 89.18 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.88 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 83.00 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 332.25 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 49 MINUTES 09 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 119.93 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION. SITUATE IN THE CITY OF MOUNTLAKE TERRACE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
EXCEPT:
THE EAST 30 FEET FOR 52ND AVENUE WEST.

TAX PARCEL NUMBER:
27042800200800

PROJECT BENCHMARK
CITY OF MOUNTLAKE TERRACE VERTICAL CONTROL POINT NUMBER "BM 003" AND POINT NUMBER "BM 004"

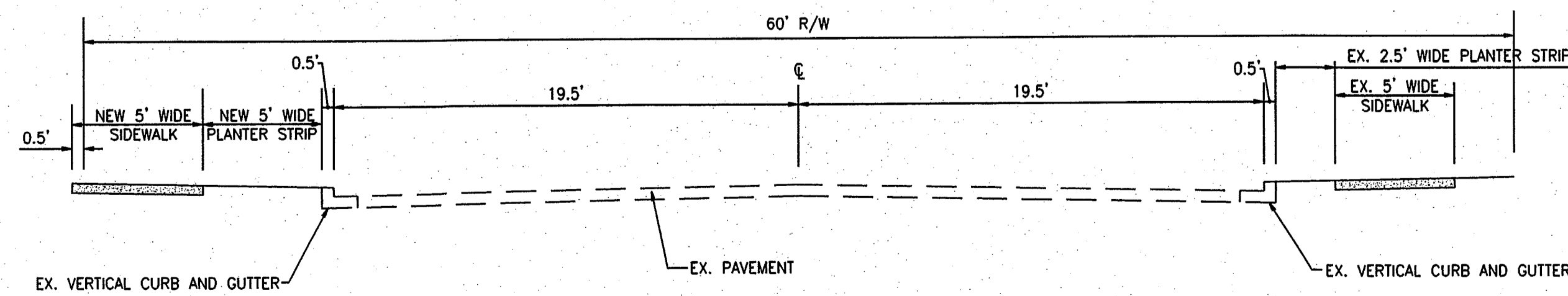
ELEV. • 350.70 FEET NAVD 88
ELEV. • 373.34 FEET NAVD 88

SITE BENCHMARK
SET MAG NAIL

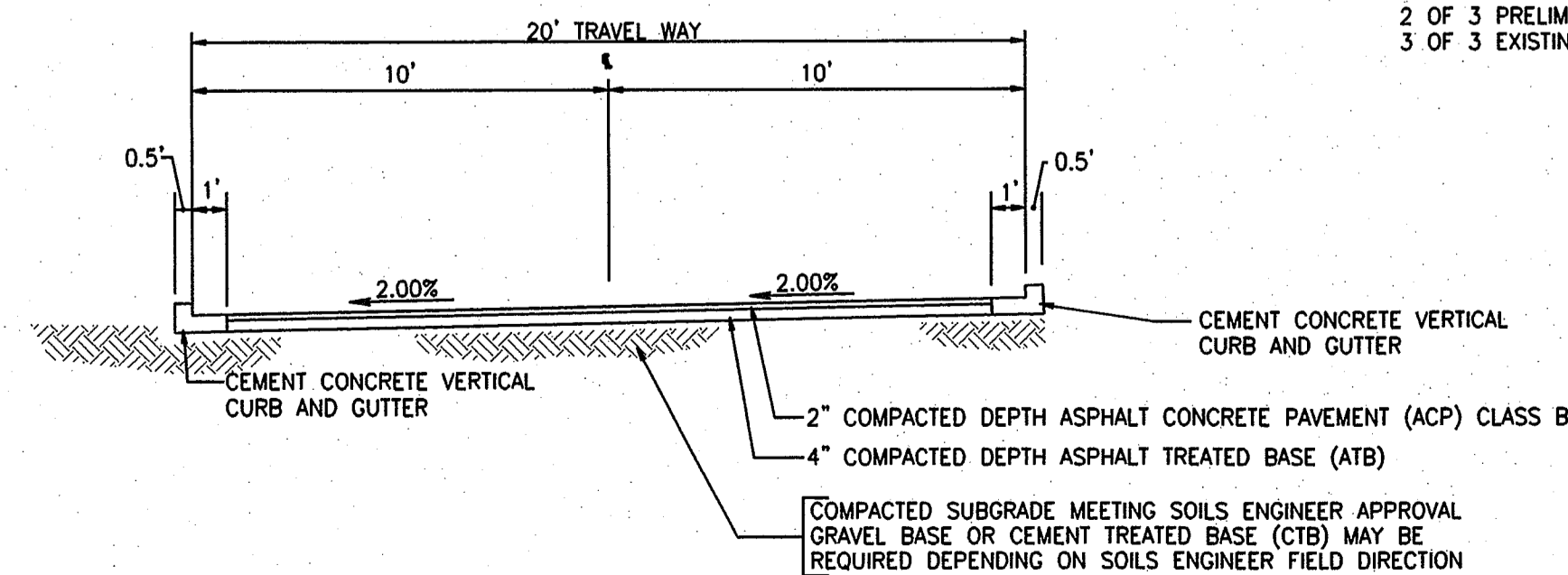
ELEV. • 396.67 FEET

SPECIAL NOTE:

1. ALL UTILITIES LOCATED ON-SITE SHALL BE REMOVED DURING CONSTRUCTION. WATER AND SEWER SERVICES SHALL BE CUT AND CAPPED AT THE CITY MAINS.
2. CITY TO UPGRADE EXISTING WATERMAIN IN 52ND AVENUE WEST IN JANUARY/FEBRUARY OF 2009. DEVELOPER TO COORDINATE WITH CITY TO PROVIDE WATERMAIN STUB TO SITE DURING UPGRADE CONSTRUCTION.
3. CITY TO OVERLAY 52ND AVENUE WEST DURING SUMMER 2009. DEVELOPER TO COORDINATE TIMING OF UTILITY CONNECTIONS TO PRECEDE CITY OVERLAY.

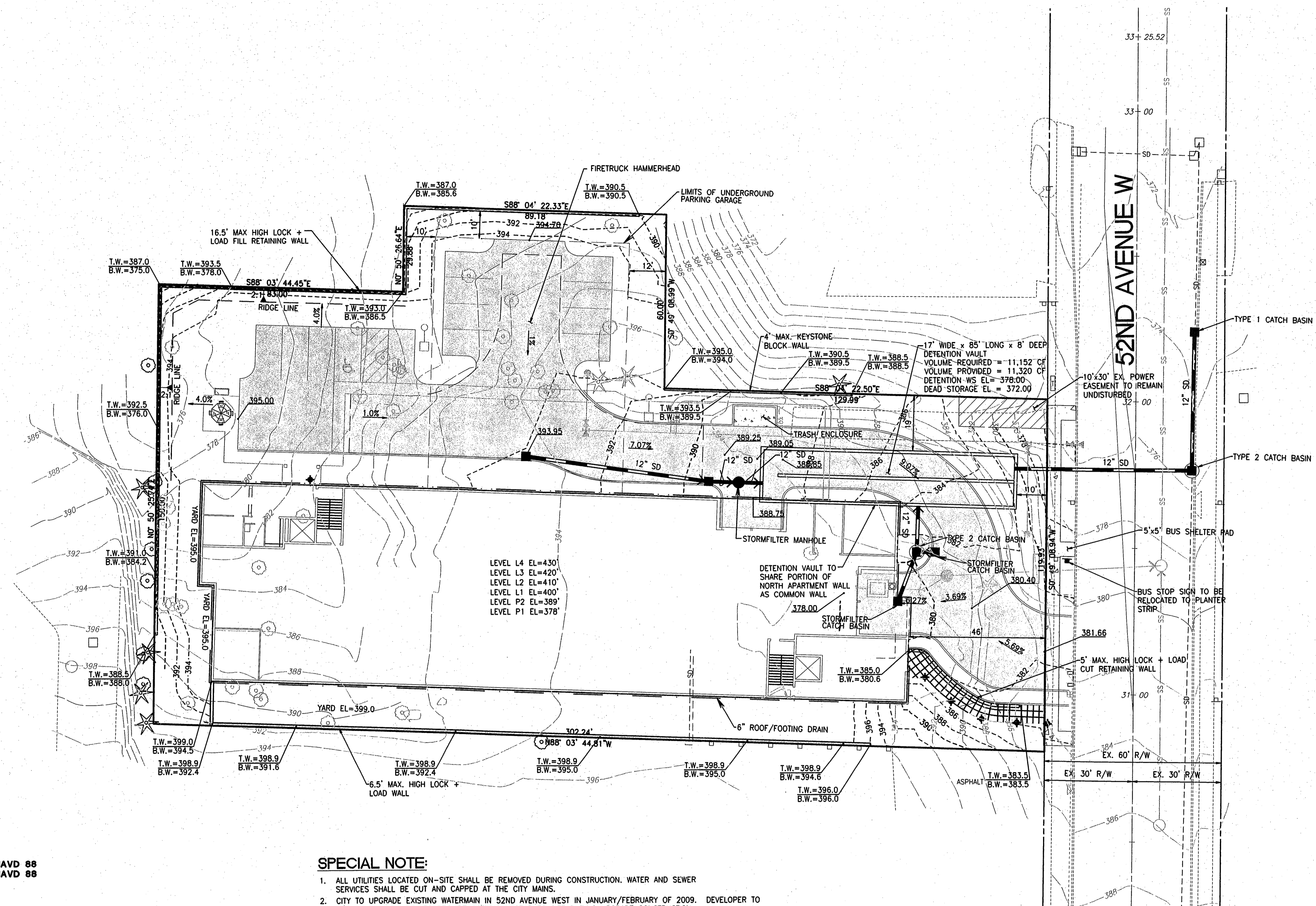
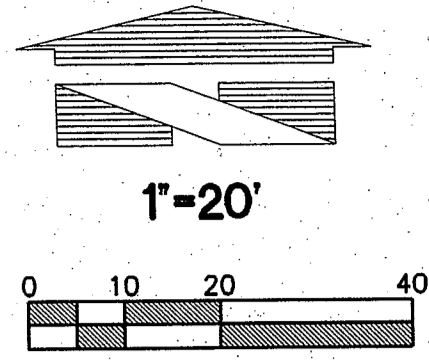


52ND AVENUE WEST (LOOKING NORTH)
SCALE: NTS



ACCESS DRIVEWAY (LOOKING WEST)
SCALE: NTS

INDEX TO SHEETS:
1 OF 3 PRELIMINARY GRADING AND DRAINAGE PLAN
2 OF 3 PRELIMINARY WATER AND SEWER PLAN
3 OF 3 EXISTING CONDITIONS MAP



SITE ADDRESS:
21216 52ND AVE. W MOUNTLAKE TERRACE, WA 98043

No.	Date	By	Appr.	Comments
2	11/6/08	KAT	CMT	REVISED PER 10-1-08 CITY COMMENTS
1	8/22/08	KAT	CMT	LAND USE SUBMITTAL

Title:
Preliminary Grading and Drainage Plan

For:
Mountlake Terrace TH, LLC
2100 124th Avenue NE, Suite 100
Bellevue, Washington 98005
Contact: Brett Pudist (425) 602-3717

Scale:
Horizontal 1"=20'
Vertical N/A

Designed: KAT
Drawn: KAT
Checked: CMT
Approved: CMT
Date: 8/22/08

11/6/08

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 14061
Sheet: 1 of 3

GRADING QUANTITIES:
CUT = 8,500 CY
FILL = 4,000 CY
NET = 4,500 CY EXPORT

OWNER/APPLICANT:
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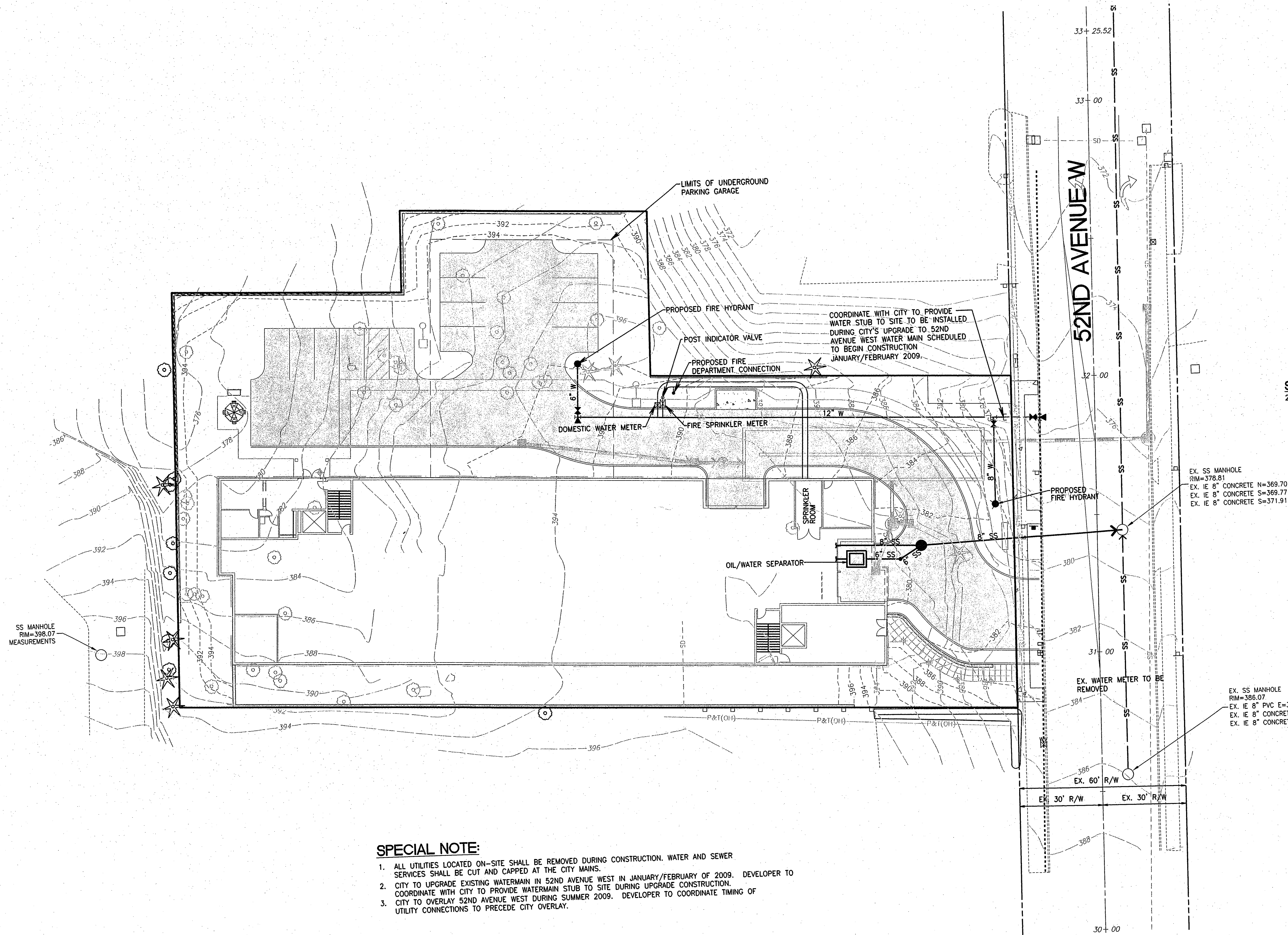
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TAX PARCEL NUMBER:
 27042800200800

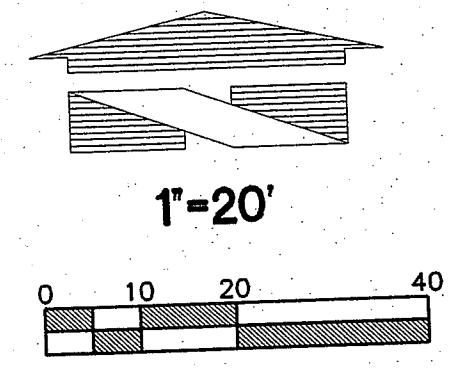
PROJECT BENCHMARK:
 CITY OF MOUNTLAKE TERRACE VERTICAL
 CONTROL POINT NUMBER "BM 003"
 AND POINT NUMBER "BM 004"

SITE BENCHMARK:
 SET MAG NAIL



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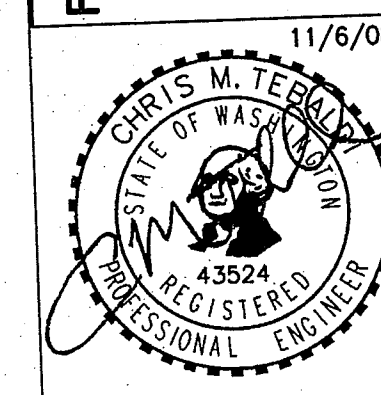


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Title:
 Preliminary Water and Sewer Plan

For:
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 2100 124th Avenue NE, Suite 100
 Bellevue, Washington 98005
 Contact: Brett Pudists (425) 602-3717



Scale:	Horizontal	1"=20'	Vertical	N/A					
Designed	KAT	Drawn	KAT	Checked	CMT	Approved	CMT	Date	8/29/08

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