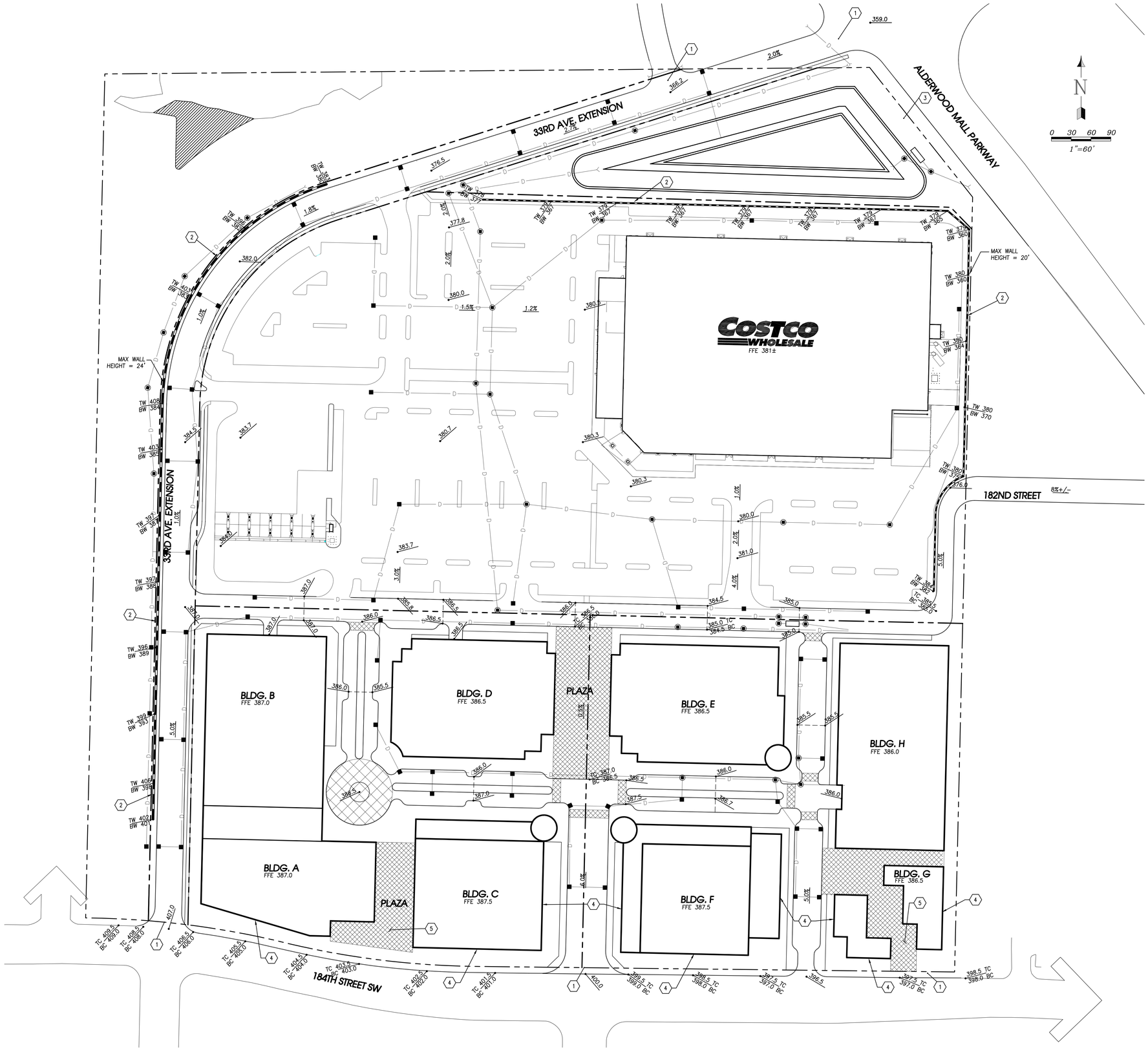
CONCEPTUAL GRADING PLAN



LEGEND

- BUILDING OUTLINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING PROPERTY/BOUNDARY LINE
- NNN.NN/NNN.NN — SPOT ELEVATION
- GRADE BREAK
- 2.00% — SLOPE ARROW
- RETAINING WALL

SHEET NOTES:

1. MATCH EXISTING GRADE
2. PROVIDE RETAINING WALL
3. EARTHEN EMBANKMENT BETWEEN POND AND ADJACENT ROADWAY
4. BUILDING WALL TO FUNCTION AS RETAINING WALL
5. ELEVATED PLAZA MATCHING GRADES ALONG 184TH STREET

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DRAWN BY	BMB
REVIEWED BY	TWD
DATE	07.15.2011
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CADD FILE	07325C0101

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TITLE: CONCEPTUAL GRADING PLAN

PROJECT: LYNNWOOD CROSSING E.I.S
2001 184TH STREET SW
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C1.01

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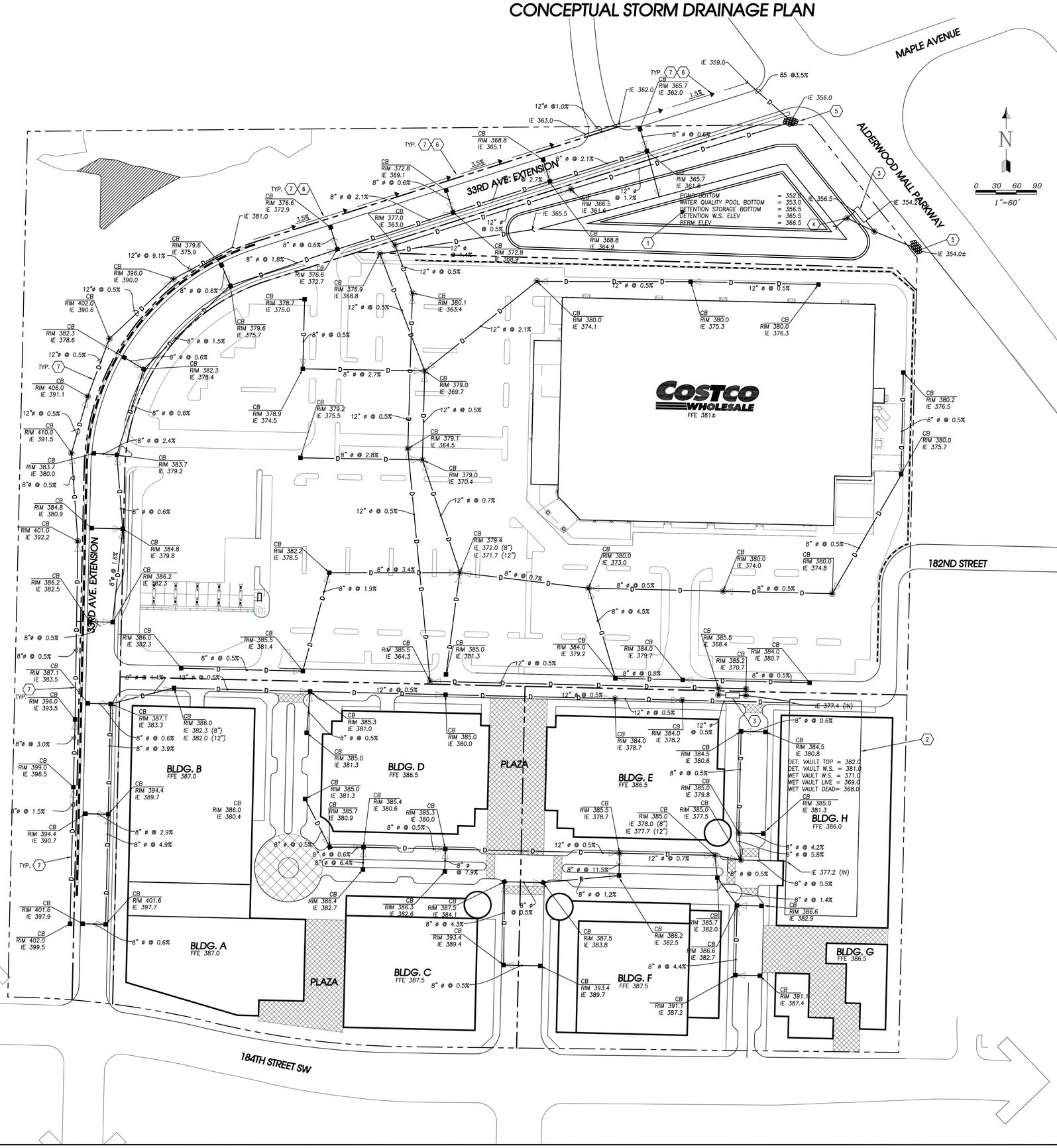
CONCEPTUAL STORM DRAINAGE PLAN



LEGEND

- STORM DRAIN LINE
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- PROPERTY LINE
- BUILDING OUTLINE

SHEET NOTES:

1. PROVIDE DETENTION/WET POND.
2. PROVIDE DETENTION VAULT.
3. PROVIDE STORMFILTER TREATMENT VAULT.
4. PROVIDE OUTLET CONTROL STRUCTURE.
5. DISCHARGE SITE STORMWATER TO EXISTING CONVEYANCE DITCH
6. PROVIDE ROCK-LINED CONVEYANCE DITCH
7. OFF-SITE RUNOFF CONVYANCE SYSTEM TO BYPASS ON-SITE DETENTION SYSTEM

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TITLE: CONCEPTUAL STORM DRAINAGE PLAN

PROJECT: LYNNWOOD CROSSING E.I.S
3001 184TH STREET SW
LYNNWOOD, WA 98037-4791

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C2.01

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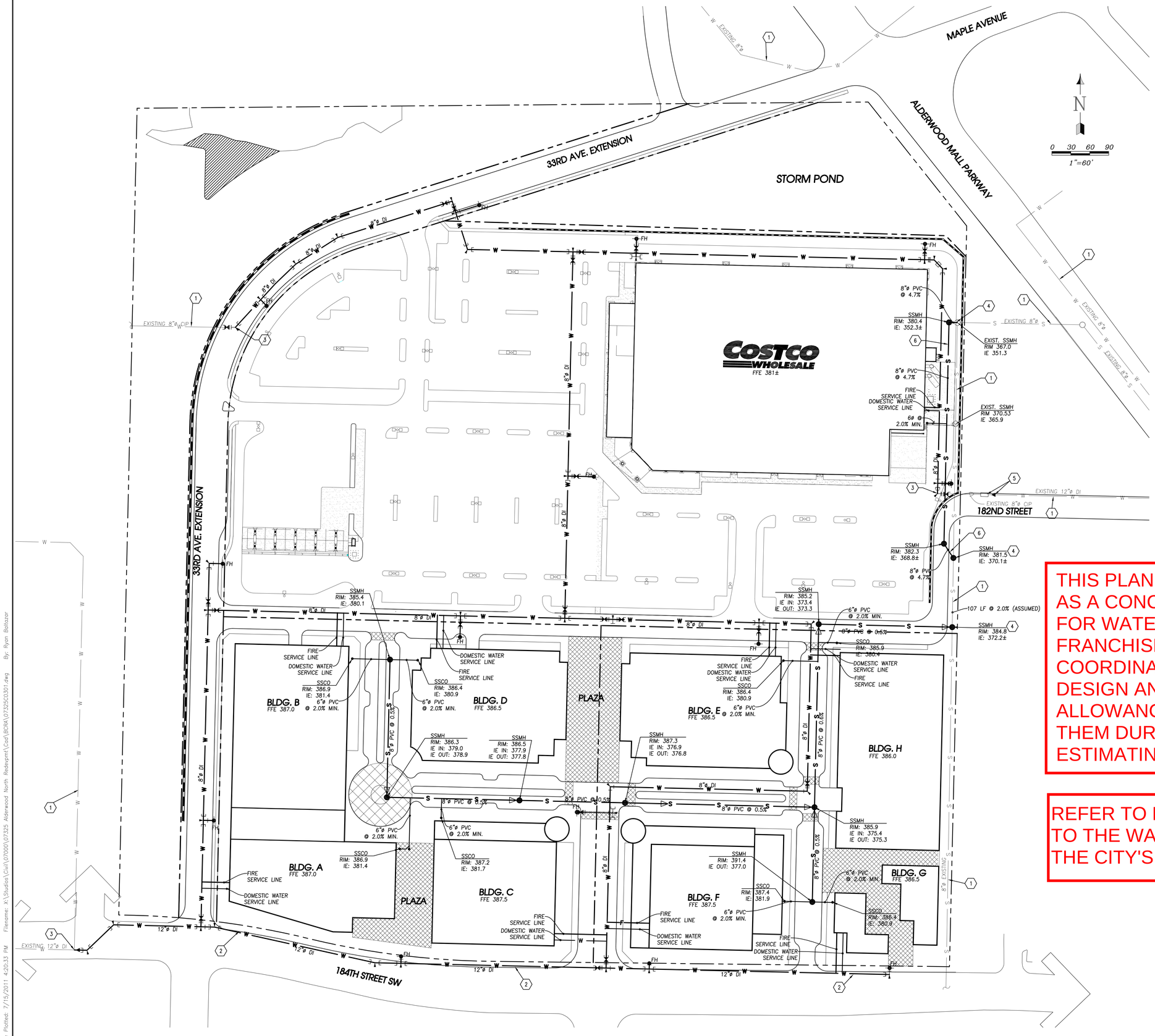
CONCEPTUAL WATER & SANITARY SEWER PLAN



LEGEND

- WATER MAIN LINE
- WATER SERVICE LINE
- EXISTING WATER LINE
- MECHANICAL JOINT
- THRUST BLOCK
- GATE VALVE
- TEE
- CROSS
- FIRE WATER LINE
- FIRE HYDRANT
- SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- EXISTING MANHOLE

GENERAL NOTES:

1. ALL PROPOSED WATER MAINS SHALL BE DUCTILE IRON CLASS 52.
2. ALL PROPOSED SEWER MAINS AND SERVICE LINES SHALL BE PVC SDR 35 WITH PIPE SIZES AND SLOPES AS INDICATED ON THE PLAN.

SHEET NOTES:

1. LOCATION OF EXISTING SEWER AND WATER LINES ARE APPROXIMATE AND ARE BASED ON THE 2006 WATER AND SEWER COMP PLAN PROVIDED BY THE CITY OF LYNNWOOD.
2. PROVIDE 12" WATER MAIN EXTENSION.
3. CONNECT TO EXISTING WATER MAIN.
4. CONNECT TO EXISTING SEWER MAIN / MANHOLE.
5. PROTECT EXISTING CHECK VALVE AND REDUCER.
6. REROUTE EXISTING SEWER MAIN TO PROVIDE ADEQUATE SEPARATION DISTANCE FROM PROPOSED WALL. REMOVE EXISTING MANHOLES AND PIPE.

THIS PLAN SHOULD ONLY BE USED AS A CONCEPTUAL UTILITY PLAN FOR WATER AND SANITARY SEWER. FRANCHISE UTILITIES WILL BE COORDINATED DURING FINAL DESIGN AND A SEPARATE ALLOWANCE SHOULD BE MADE FOR THEM DURING THE COST ESTIMATING PROCESS.

REFER TO FIGURE 3-24 FOR CHANGES TO THE WATER SYSTEM LAYOUT PER THE CITY'S DIRECTION.

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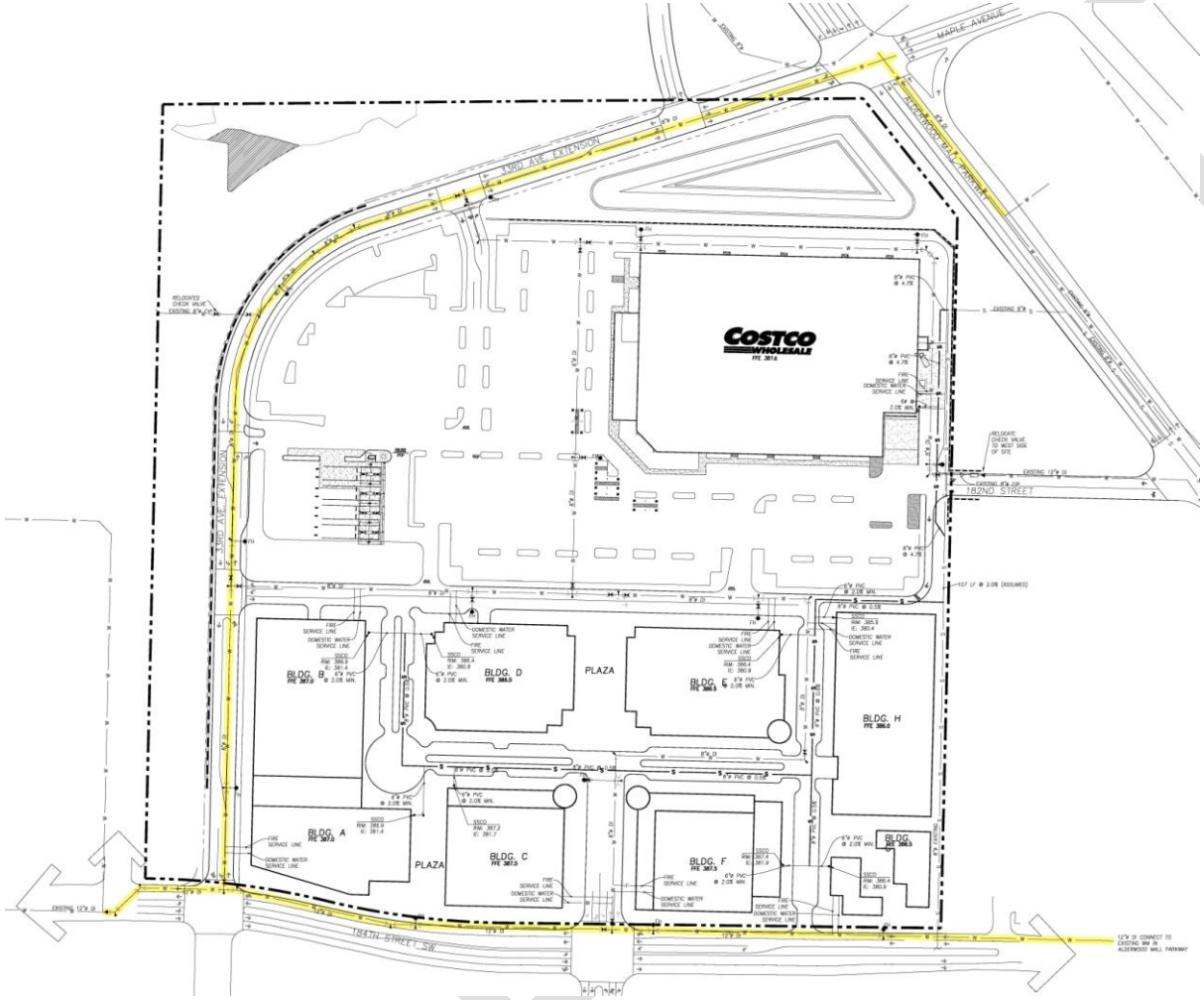

(Water demand estimates for each use are given in Table 3-19)

Lynnwood Crossing Planned Action EIS | **Figure 3-24. Utility Plan**