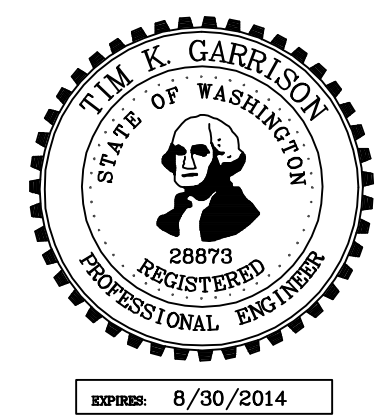
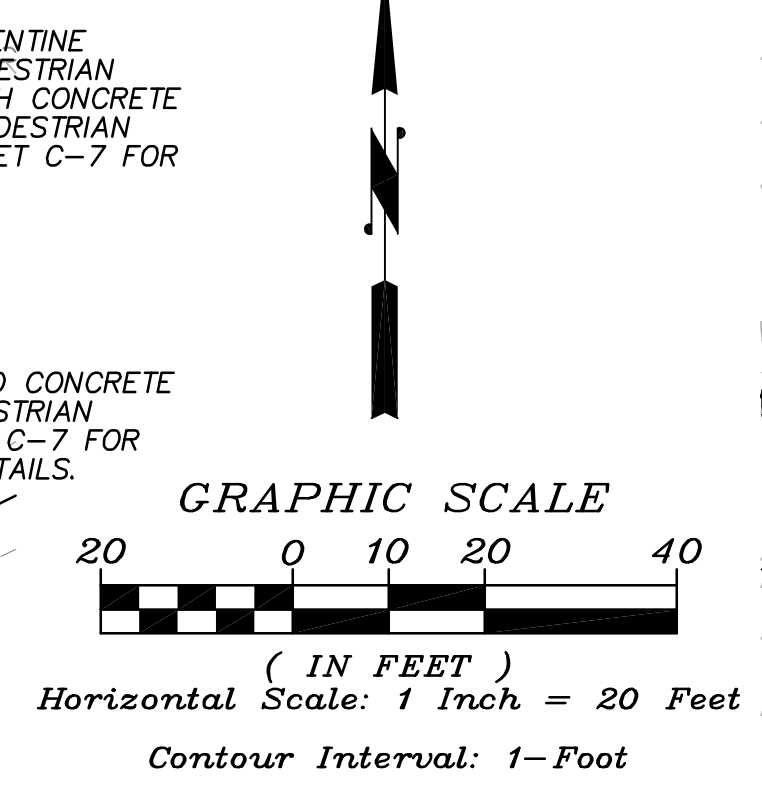
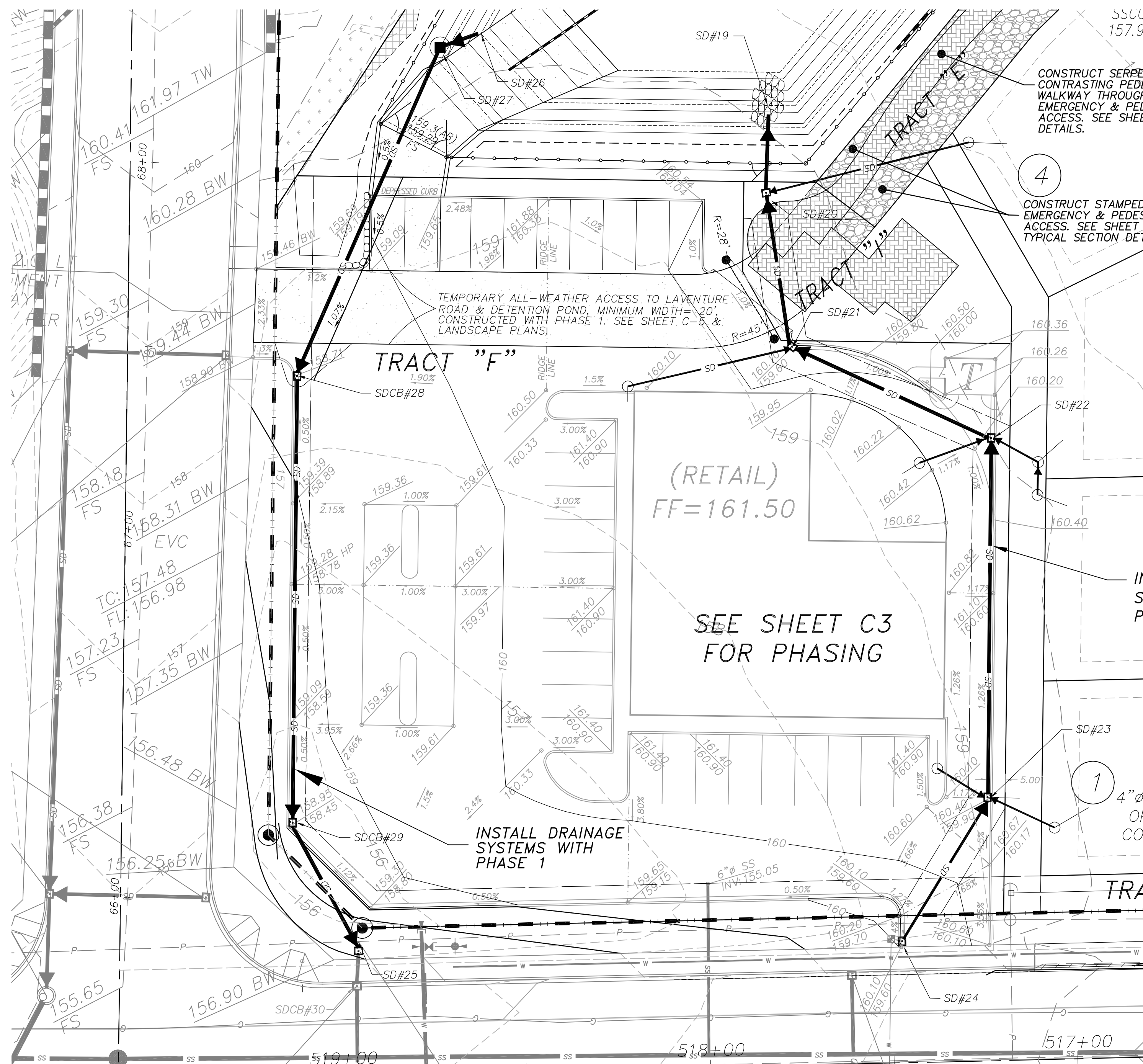
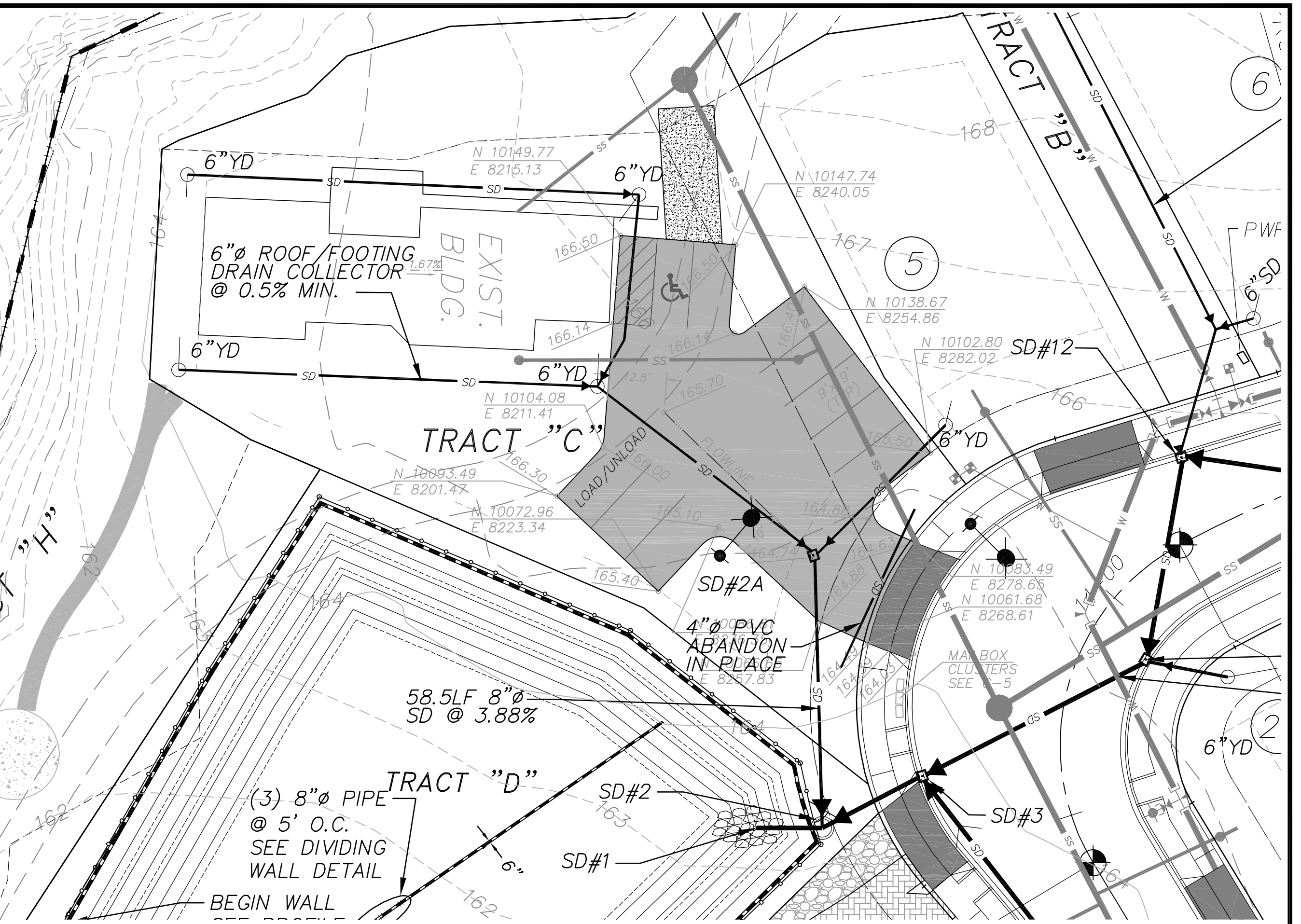


SW 1/4 OF NW 1/4 OF SEC. 28, TWP. 34 N. RNG. 4 E., W.M., SKAGIT COUNTY
 PLAT OF BIG FIR SOUTH P.U.D.

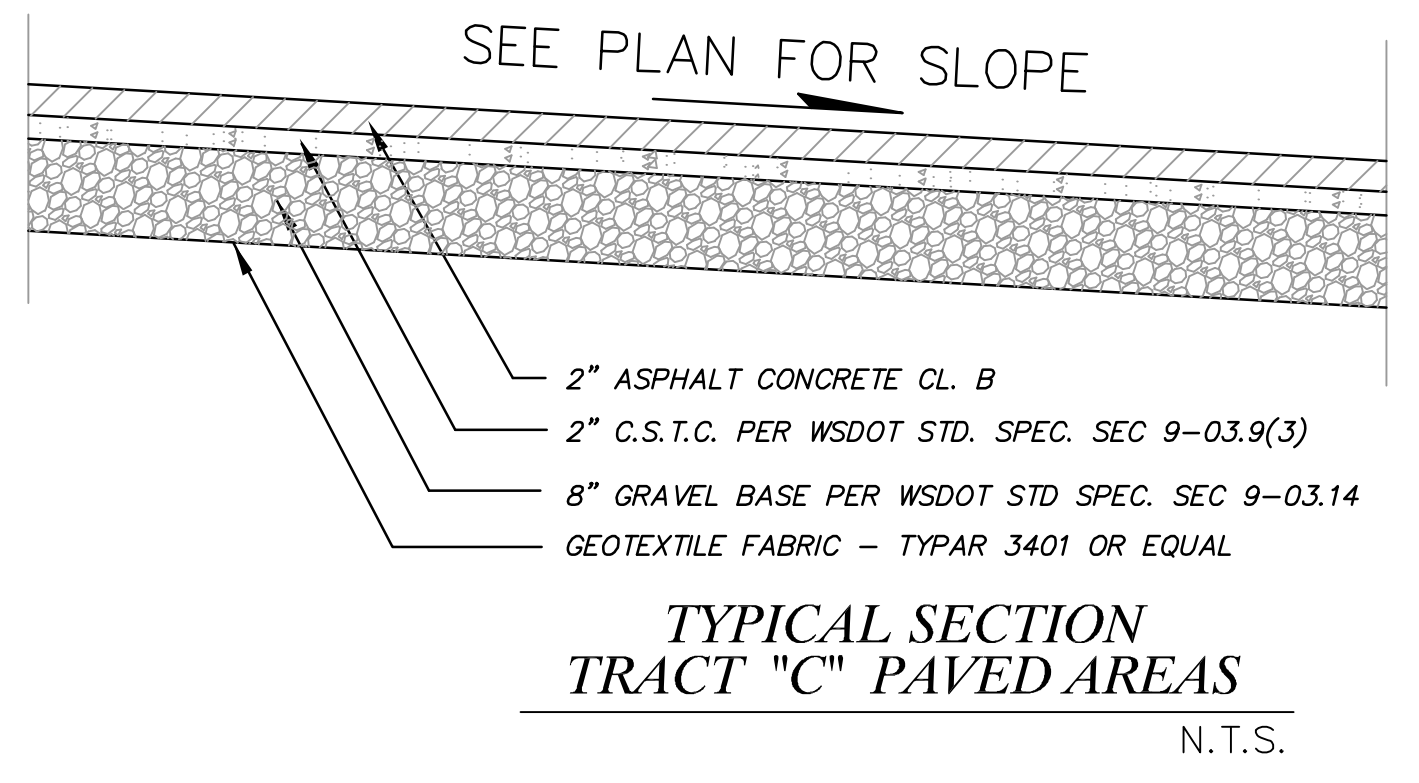


INSTALL DRAINAGE SYSTEMS WITH PHASE 1

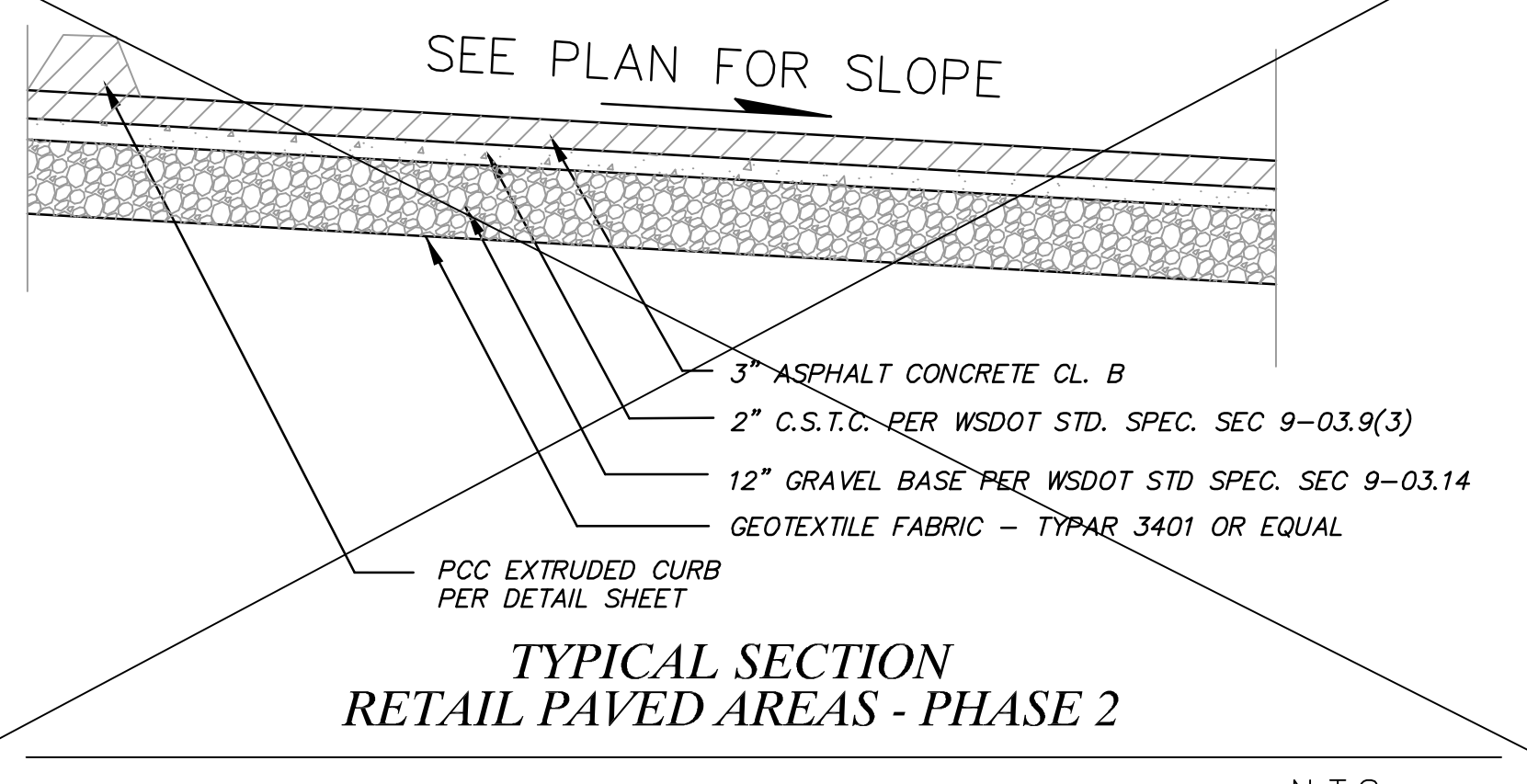
- STORM SEWER CONSTRUCTION NOTES: (AS-BUILT)**
 NOTE: ALL STRUCTURES SHALL HAVE LOCKING LIDS
- SD #1, 12" OUTLET, STA: 13+57.8, 66.9'L; INV: 156.49; 156.66
 - SD #2, SDCB 48" TYPE 2, FRASER STA: 13+56.8, 52.9'L; RIM: 164.67; INV: 158.47; 158.66
 - SD #2A, CONCRETE INLET, COORD: N 10080.35, E 8257.84; RIM: 164.24; INV: 160.74; 161.02
 - SD #3, SDCB TYPE 1, FRASER STA: 13+61.3, 30.0'L; RIM: 163.77; INV: 158.60; 159.10
 - SD #4, SDCB TYPE 1, FRASER STA: 13+00.00, 13.6'L; RIM: 163.77; INV: 159.24; 159.65
 - SD #4A, SDCB TYPE 1, FRASER STA: 13+00.00, 13.3'RT; RIM: 163.22; INV: 159.42; 159.78
 - SD #5, SDCB TYPE 1, FRASER STA: 12+20.00, 17.6'L; RIM: 164.16; INV: 159.62; 159.99
 - SD #6, SDCB TYPE 1, FRASER STA: 10+53.3, 18.3'L; RIM: 163.62; INV: 160.44; 160.71
 - SD #7, SDCB TYPE 1, FRASER STA: 10+56.8, 18.3'RT; RIM: 163.63; INV: 160.63; 161.03
 - SD #8, EXIST 8" SD INLET, BLACKBURN STA: 514+38.3, 40.1'RT; INV SW: 168.59; INSTALL CONCRETE INLET WSDOT STD B-25.60-00 W/ SOLID COVER; JOIN EXIST 8" TO SW & 8" FRENCH DRAIN TO NORTH; RIM: 170.79; INV 8" IN: 168.69; INV 8" OUT SW: 168.59; 168.79
 - SD #9, EXIST TYPE 1 SDCB, BLACKBURN STA: 516+25.4, 22.1'RT; RIM: 162.25; INV 12" IN: 159.17; INV 12" OUT S: 159.12; RELOCATE EXIST SDCB TO 24.3'RT; RIM FL: 162.07; INV 12" OUT S: 159.13; REMOVE 12" SD TO NORTH.
 - SD #10, EXIST 12" SD INLET, BLACKBURN STA: 516+24.0, 32.3'RT; INV 12" IN: 159.58; REMOVE S'Y TO SDCB.
 - SD #11, SDCB TYPE 1, FRASER STA: 13+92.05, 13.3'RT; RIM: 164.38; INV: 159.39; 160.43
 - SD #12, SDCB TYPE 1, FRASER STA: 14+26.94, 16.7'L; RIM: 164.74; INV: 160.71; 160.07
 - SD #13, SDCB TYPE 1, FRASER STA: 14+81.6, 13.3'RT; RIM: 166.45; INV: 162.45; 163.20
 - SD #14, SDCB TYPE 1, FRASER STA: 15+90.8, 13.3'RT; RIM: 176.09; INV: 171.92; 170.61
 - SD #14A, SDCB TYPE 1, FRASER STA: 16+31.81, 27.8'RT; RIM: 177.40; INV: 173.96; 172.69
 - SD #15, SDCB TYPE 1, FRASER STA: 15+90.8, 13.3'L; RIM: 175.20; INV: 171.20; 171.14
 - SD #16, SDCB TYPE 1, FRASER STA: 18+05.0, 13.3'L; RIM: 184.17; INV: 180.01; 180.01
 - SD #17, SDCB TYPE 1, FRASER STA: 18+05.0, 13.3'RT; RIM: 184.17; INV: 180.17; 180.40
 - SD #18, SDCB TYPE 1, FRASER STA: 18+57.92, 36.8'RT; SILVER STA: 5+38.24, 12.16'RT; RIM: 186.45; INV: 182.43; 182.81
 - SD #18A, SDCB TYPE 1, FRASER STA: 18+86.86, 41.76'RT; SILVER STA: 5+41.23, 9.3'L; RIM: 186.64; INV: 182.64; 182.59
 - SD #19, 12" OUTLET, SD STA: 4+12.54; N 9947.62; E 8166.46; INV: 156.40; 156.39
 - SD #20, SDCB TYPE 1, SD STA: 1+26.2; N 9924.43; E 8166.02; RIM: 160.00; INV: 156.50; 156.50
 - SD #21, SDCB TYPE 1, SD STA: 3+45.68; N 9880.99; E 8173.16; RIM: 160.10; INV: 156.74; 156.65
 - SD #22, SDCB TYPE 1, SD STA: 2+85.93; N 9856.09; E 8227.30; RIM: 160.15; INV: 157.04; 157.04
 - SD #23, SDCB TYPE 1, SD STA: 1+87.95; N 9768.13; E 8224.90; RIM: 160.90; INV: 157.53; 157.44
 - SD #24, SDCB TYPE 1, SD STA: 1+40.60; N 9719.32; E 8203.34; RIM: 159.60; INV: 157.77; 157.71
 - SD #25, EXIST 12" SD INLET, BLACKBURN STA: 518+95.1; 36.7'RT; INV 12" IN: 154.89; 154.89



GRADING & DRAINAGE PLAN
 COMMUNITY CENTER (TRACT "C")



GRADING & DRAINAGE PLAN
 RETAIL SITE



- STORM SEWER CONSTRUCTION NOTES CONTINUED:**
 NOTE: ALL STRUCTURES SHALL HAVE LOCKING LIDS
- INSTALLED SDCB TYPE 1 WITH BEHIVE GRATE & FRAME.
 - SD #26, 12" SD INLET, COORD: 4+996.91; E 8068.34; INV: 156.40; 156.52
 - SD #27, SDCB 54" TYPE 2, AS CONTROL STRUCTURE PER DETAIL ON SHEET C-13; COORD: N 9962.23; E 8077.23; RIM: 161.1; INV: 156.40; SECONDARY OVERFLOW: 158.35; 158.15
 - SD #28, SDCB TYPE 1, COORD: N 9961.57; E 8077.32; RIM: 160.30; INV: 156.45; 158.78
 - SD #29, SDCB TYPE 1, COORD: N 9872.77; E 8038.05; RIM: 158.71; INV: 155.71; 155.70
 - SD #30, EXIST SDCB TYPE 1, BLACKBURN STA: 518+95.7, 24.3'RT; RIM FL: 156.42; INV 12" IN: 152.77; INV 12" OUT S: 152.76; REMOVE 12" SD NORTH, JOIN 12" SD FROM SD #29; INV IN N: 162.77

This plan sheet is approved for construction in accordance with the City of Mount Vernon ordinances and policies. This plan sheet does not imply or convey permission to construct any item unless accompanied by an approved permit covering the work. All permits must be on a City approved form reviewed for compliance to City Codes. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer whose name and stamp appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydrolics Permit, Federal Flood plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner and their Engineer. The issuance of this plan shall not be construed as proof of compliance with applicable laws and permit requirements.

APPROVED BY: _____ Date: _____

This approval will expire in one year from the date noted above.

FILE NUMBER: BIG FIR SOUTH P.U.D.
 PAPER SPACE PLOT SCALE: 1 TO 1
 LAST EDIT DATE: 03/19/2013

DESIGNED BY: SGB
 DRAWN BY: SGB
 CHECKED BY: TKG

LANDED GENTRY
 HOMES AND COMMUNITIES
 Old City Hall Building, 504 Fairhaven Avenue, Burlington, WA 98233 (360) 755-9021

SHEET DESCRIPTION:
 "AS-BUILT"
 GRADING & DRAINAGE PLAN
 RETAIL SITE & COMMUNITY CENTER

PROJECT:
 PLAT OF BIG FIR SOUTH P.U.D.
 DEVELOPER: LANDED GENTRY HOMES & COMMUNITIES, 504 E. Fairhaven Ave., Burlington, WA 98233

SHEET NO.
 C-12

PR13-311 & LU06-089

Neighborhood Map

Big Fir South Corner

P131991

