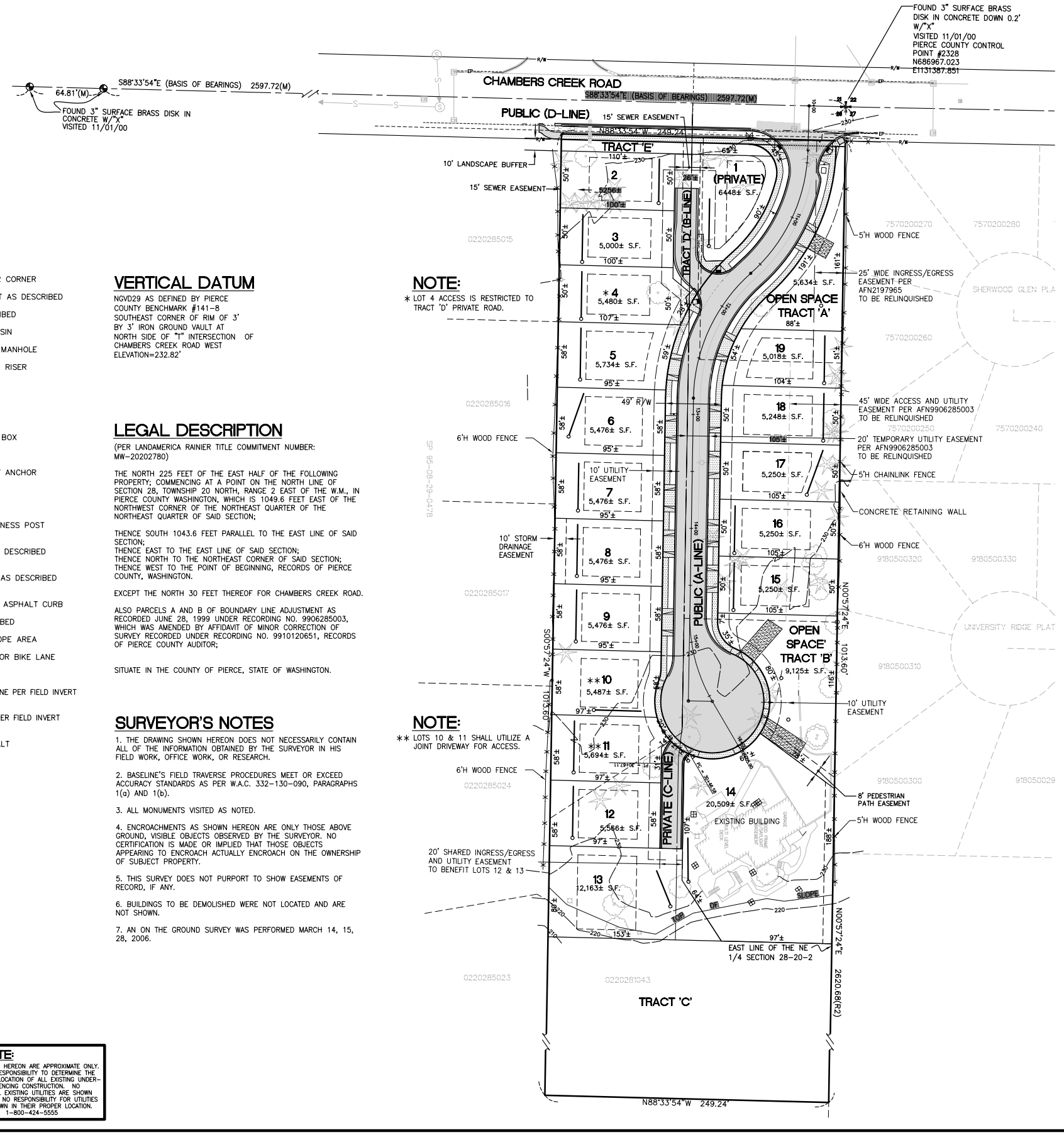
HEMLOCK RIDGE

A PLANNED DEVELOPMENT DISTRICT

A PORTION OF NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 2 EAST W.M.
CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON

0 25 50 100
1"=50'



BASIS OF BEARINGS

WASHINGTON STATE PLANE SOUTH ZONE
ESTABLISHED BETWEEN PIERCE COUNTY GPS CONTROL POINTS #2326 AND 2328 FOUND ALONG CHAMBERS CREEK ROAD.
BEARING=S88°33'54E

LEGEND

- SECTION CORNER
- SECTION QUARTER CORNER
- FOUND MONUMENT AS DESCRIBED
- FOUND AS DESCRIBED
- TYPE I CATCH BASIN
- SANITARY SEWER MANHOLE
- CABLE TELEVISION RISER
- MAIL BOX
- ROCKERY
- TELEPHONE RISER
- POWER JUNCTION BOX
- UTILITY POLE
- UTILITY POLE GUY ANCHOR
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE WITNESS POST
- CONIFER TREE AS DESCRIBED
- DECIDUOUS TREE AS DESCRIBED
- FLOWLINE ROLLED ASPHALT CURB
- FENCE AS DESCRIBED
- EDGE OF 40% SLOPE AREA
- PAINT STRIPING FOR BIKE LANE
- OVERHEAD LINE
- 350 LF — SANITARY SEWER LINE PER FIELD INVERT MEASUREMENTS
- 47 LF — STORMDRAIN LINE PER FIELD INVERT MEASUREMENTS
- PROPOSED ASPHALT
- CONCRETE
- GRAVEL

VERTICAL DATUM

NGVD29 AS DEFINED BY PIERCE COUNTY BENCHMARK #141-8 SOUTHEAST CORNER OF RIM OF 3' BY 3' IRON GROUND VAULT AT NORTH SIDE OF "T" INTERSECTION OF CHAMBERS CREEK ROAD WEST ELEVATION=232.82'

LEGAL DESCRIPTION

(PER LANDAMERICA RAINIER TITLE COMMITMENT NUMBER: MW-20202780)

THE NORTH 225 FEET OF THE EAST HALF OF THE FOLLOWING PROPERTY; COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY WASHINGTON, WHICH IS 1049.6 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 1043.6 FEET PARALLEL TO THE EAST LINE OF SAID SECTION;
THENCE EAST TO THE EAST LINE OF SAID SECTION;
THENCE NORTH TO THE NORTHEAST CORNER OF SAID SECTION;
THENCE WEST TO THE POINT OF BEGINNING, RECORDS OF PIERCE COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET THEREOF FOR CHAMBERS CREEK ROAD.

ALSO PARCELS A AND B OF BOUNDARY LINE ADJUSTMENT AS RECORDED JUNE 28, 1999 UNDER RECORDING NO. 9906285003, WHICH WAS AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED UNDER RECORDING NO. 9910120651, RECORDS OF PIERCE COUNTY AUDITOR;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.

2. BASELINE'S FIELD TRAVERSE PROCEDURES MEET OR EXCEED ACCURACY STANDARDS AS PER W.A.C. 332-130-090, PARAGRAPHS 1(a) AND 1(b).

3. ALL MONUMENTS VISITED AS NOTED.

4. ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS APPEARING TO ENCROACH ACTUALLY ENCROACH ON THE OWNERSHIP OF SUBJECT PROPERTY.

5. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

6. BUILDINGS TO BE DEMOLISHED WERE NOT LOCATED AND ARE NOT SHOWN.

7. AN ON THE GROUND SURVEY WAS PERFORMED MARCH 14, 15, 28, 2006.

NOTE:

* LOT 4 ACCESS IS RESTRICTED TO TRACT 'D' PRIVATE ROAD.

NOTE:

** LOTS 10 & 11 SHALL UTILIZE A JOINT DRIVEWAY FOR ACCESS.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

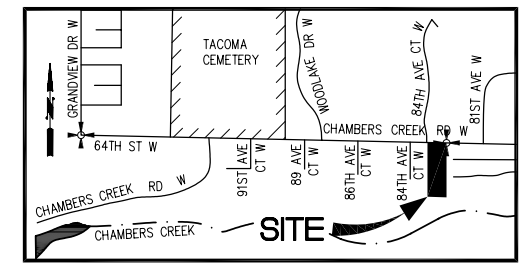
Call before you Dig
1-800-424-5555
UNDERGROUND SERVICE (USA)

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG: 1-800-424-5555

APPROVED:

CITY OF UNIVERSITY PLACE

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION OR IF FIELD CONDITIONS ARE DIFFERENT FROM WHAT IS DEPICTED ON THESE DRAWINGS. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS. APPROVAL OF THESE DRAWINGS IS RELATED ONLY TO THIS SITE DEVELOPMENT PERMIT AND SHALL NOT BE CONSTRUED AS APPROVAL FOR ANY OTHER WORK BEYOND THE SCOPE OF THIS PERMIT. CITY APPROVAL FOR SITE DEVELOPMENT IS LIMITED TO SITE GRADING, ROADWAY AND STORM DRAINAGE, FRONTAGE IMPROVEMENTS CONSTRUCTION ONLY. WATER AND WASTEWATER FACILITIES, IF INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. SEPARATE APPROVAL FOR WATER AND WASTEWATER FACILITIES DESIGN MUST BE OBTAINED FROM AGENCIES PROVIDING THOSE UTILITY SERVICES. CHANGES TO GRADING, ROADWAY CONFIGURATION AND/OR STORM DRAINAGE FACILITIES REQUIRED AS A RESULT OF THE REVIEW OF OTHER UTILITY PROVIDERS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO IMPLEMENTING SAID CHANGES.



VICINITY MAP

SCALE 1"=1/4 MILE

SHEET INDEX

1 COVER SHEET
2 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
3 T.E.S.C. NOTES AND DETAILS
4 ROADWAY AND STORM DRAINAGE PLAN AND PROFILE
5 B-LINE AND C-LINE PLAN AND PROFILE
6 FRONTAGE IMPROVEMENT PLAN AND PROFILE
7 ROADWAY AND STORM DRAINAGE NOTES AND DETAILS
8 ROADWAY AND STORM DRAINAGE NOTES AND DETAILS
9 STORM DRAINAGE DETAILS

TRACTS:

A AND B=OPEN SPACE OWNER=H.O.A.
STORM DRAINAGE FACILITIES WITHIN TRACT A & B SHALL HAVE A DECLARATION OF COVENANT DEDICATED TO THE CITY OF UNIVERSITY PLACE.
C=CITY OF UNIVERSITY PLACE (TO BE DEDICATED BY PLAT)
D=PRIVATE ROAD 1/4 OWNED=LOTS 1-4

SITE INFORMATION

PARCEL NUMBER(S):	PARCEL #1 – 022028-1015 PARCEL #2 – 022028-1042 PARCEL #3 – 022028-1043
PROPERTY ADDRESS:	PARCEL #1 – 8306 CHAMBERS CREEK ROAD WEST PARCEL #2 – 8314 CHAMBERS CREEK ROAD WEST PARCEL #3 – 8302 CHAMBERS CREEK ROAD WEST
PROPERTY OWNER(S):	PARCEL #1 – CHARLES L. & JENNIFER L. PASSANTINO PARCEL #2 – CHARLES L. & JENNIFER L. PASSANTINO PARCEL #3 – CHARLES L. & JENNIFER L. PASSANTINO
ZONING:	R-1 ONE FAMILY DWELLING
SCHOOL DISTRICT:	UNIVERSITY PLACE
WATER:	TACOMA WATER
SEWER:	PIERCE COUNTY PUBLIC-WORKS & UTILITIES
SETBACKS:	FRONT = 10' (GARAGE FRONT 20') SIDE = 5' REAR = 30' ABUTTING EXTERIOR BOUNDARIES

EXCAVATION QUANTITIES

CUT = 2,600 C.Y.
FILL = 6,900 C.Y.

MYLARS

No.	Date	By	Appr.	Revision
5	11/19/07	TF		CITY OF UNIVERSITY PLACE REDLINE COMMENTS
4	11/19/07	TF		CITY OF UNIVERSITY PLACE REDLINE COMMENTS
3	9/15/07	TF		CITY OF UNIVERSITY PLACE REDLINE COMMENTS
2	9/28/07	JAW		CITY OF UNIVERSITY PLACE REDLINE COMMENTS
1	8/21/07	JAW		CITY OF UNIVERSITY PLACE REDLINE COMMENTS

TITLE: COVER SHEET
HEMLOCK RIDGE
UNIVERSITY PLACE WASHINGTON

OWNER/DEVELOPER:
MG AND G INVESTORS, LLC
1782 N. JACKSON
TACOMA, WA. 98406

BASELINE ENGINEERING, INC.
Land Development Professional Services
(253)565-4491 • Seattle (206)824-1205 • FAX (253)565-8563
Land Planning & Use • Engineering • Surveying
1910-64th Avenue West, • Tacoma, WA 98466

DESIGNED JAW
DRAWN HR
CHECKED AWVR
DATE 11/19/07
SCALE SHOWN

SHEET 1 OF 9

JOB NO. 06-039