LARUS APARTMENTS CIVIL PLANS

LEGAL DESCRIPTION

LOTS 38 AND 39, BLOCK 13, ALDERWOOD MANOR NO. 14, AS PER PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 4, RECORDS OF SAID COUNTY, IN KING COUNTY, WASHINGTON. EXCEPT THE NORTH 481.17 FEET THEREOF,

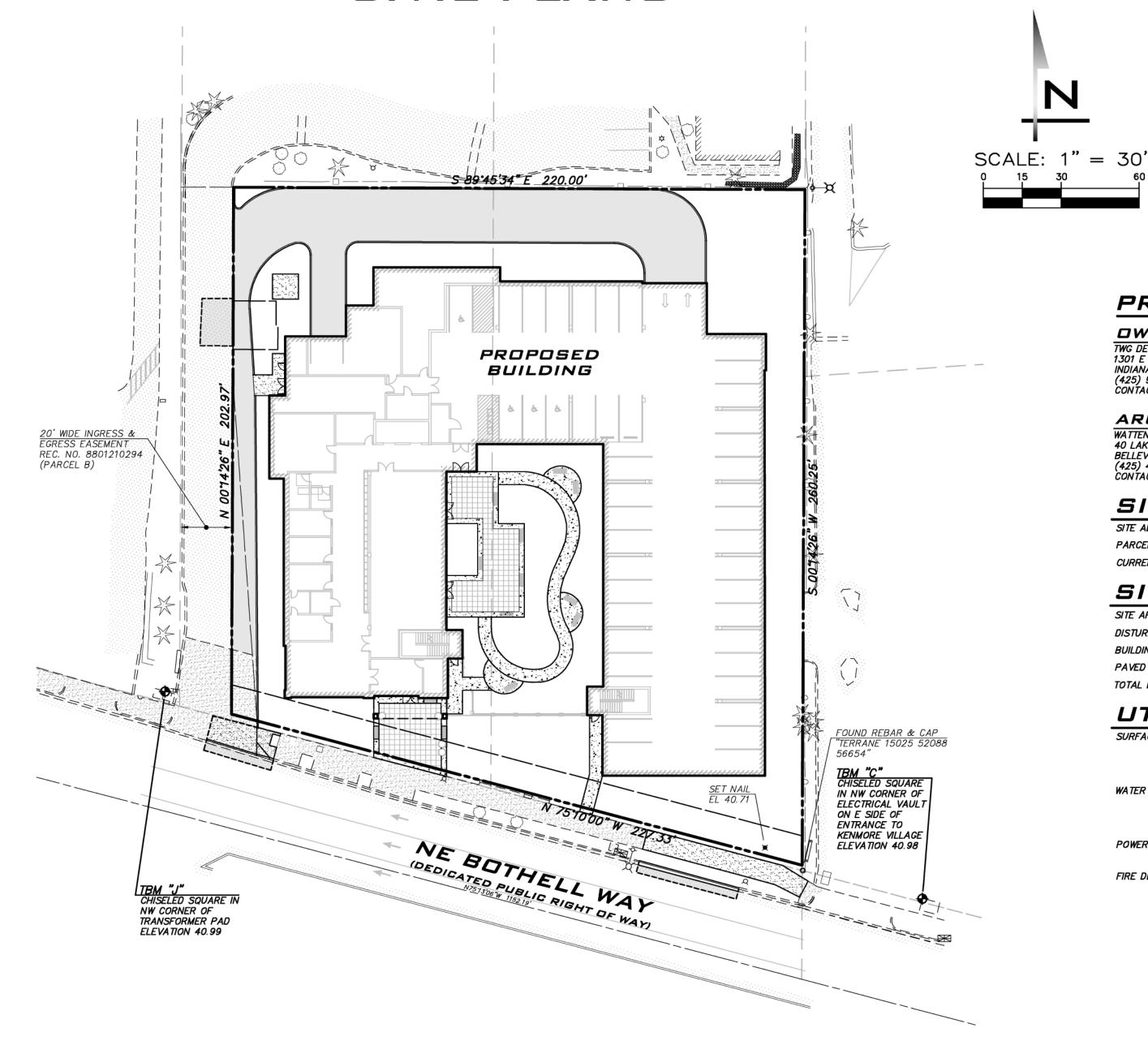
AND EXCEPT THE WEST 20 FEET THEREOF FOR ROADWAY.

AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF KENMORE IN LIEU OF CONDEMNATION, BY DEED RECORDED JANUARY 22, 2007 AS RECORDING NO. 20070122002123.

AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE SOUTH 206 FEET OF LOT 39, BLOCK 13, SAID PLAT OF ALDERWOOD MANOR NO. 14, AS ESTABLISHED JANUARY 21, 1988

HORIZONTAL DATUM

VERTICAL DATUM



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1 CV-01 COVER SHEET

2 GN-01 GENERAL NOTES & LEGEND

3 EC-01 EXISTING CONDITIONS & DEMOLITION PLAN

4 TP-01 TESC PLAN

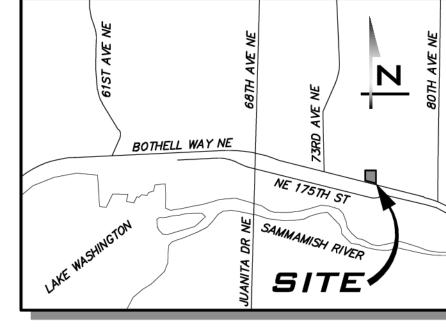
5 SP-01 SITE PLAN

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VICINITY MAP

PROJECT TEAM

OWNER/APPLICANT

TWG DEVELOPMENT 1301 E WASHINGTON ST, STE 100 INDIANAPOLIS, IN 46202 (425) 922-5858 CONTACT: ALLEN DAUTERMAN

ARCHITECT WATTENBARGER ARCHITECTS 40 LAKE BELLEVUE DR, STE 350 BELLEVUE, WA 98005 (425) 453-0606 CONTACT: JAMES BROWN

SITE DATA

7520 NE BOTHELL WAY, KENMORE, WA 98028

PARCELS:

URBAN RESIDENTIAL; URBAN CORRIDOR (EAST SUBAREA)

SITE CALCULATIONS

SITE AREA: DISTURBED ONSITE AREA: BUILDING AREA: 25,282 SF PAVED AREA:

TOTAL LANDSCAPE AREA: 15,938 SF (31.3%)

SURFACE WATER:

WATER & SEWER: NORTHSHORE UTILITY DISTRICT

> (425) 521-3729 CONTACT: THEMA CRENSHAW

POWER & NATURAL GAS: PUGET SOUND ENERGY

FIRE DEPARTMENT:

(206) 533-6578

CONTACT: RYAN BURGESS

CIVIL ENGINEER

ATWELL, LLC 25 CENTRAL WAY, #400 KIRKLAND, WA 98033 (425) 250-7252 CONTACT: JON KOEPFGEN, PE

SURVEYOR BUSH, ROED & HITCHINGS, INC

15400 SE 30TH PL, STE 100 BELLEVUE, WA 98007 (206) 323-4144 CONTACT: THOMAS E. CARNER, PLS

0114100904, 0114100905

1.17 AC (50,954 SF) 1.17 AC (50,954 SF)

9,734 SF

UTILITY PROVIDERS

CITY OF KENMORE DEPARTMENT OF PUBLIC WORKS 18120 68TH AVE NE, KENMORE, WA 98028

(425) 398-8900 CONTACT: CHRISTIAN NICHOLS, PE

6830 NE 185TH ST, KENMORE, WA 98028

10885 NE 4TH ST, BELLEVUE, WA 98009

SHORELINE FIRE DEPARTMENT 175525 AURORA AVE NORTH, SHORELINE, WA 98133

SCALE: AS NOTED

PROJECT MANAGER: JON KOEPFGEN, PE PROJECT ENGINEER: PETER RALSTON, PE DESIGNER:

JUSTIN RODDA ISSUE DATE:

10/1/2024



10/3/24 JOB NUMBER:

23007241 SHEET NAME: CV-01

sнт **___1**__ ог __

EXISTING UTILITY NOTE

GENERAL NOTES

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KENMORE MUNICIPAL CODE (KMC), CITY OF KENMORE 2021 ROAD STANDARDS (KRS), 2021 KING COUNTY SURFACE WATER DESIGN MANUAL (AS AMENDED BY CITY OF KENMORE), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS (CURRENT EDITION), AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER OF RECORD TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF KENMORE.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED AGAINST THE EXISTING CODES AND STANDARDS AT THE TIME OF APPLICATION. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY OF KENMORE PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF KENMORE PRIOR TO CONSTRUCTION.
- APPROVAL OF THESE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.) NOT INCLUDED IN THIS PLAN SET OR IF INCLUDED, NOT SPECIFICALLY APPROVED EITHER IN WRITING TO THE CITY OR ON THE PLANS THEMSELVES BY THE APPROVING AGENCY.
- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRE-CONSTRUCTION MEETING MUS T BE HELD BETWEEN THE CITY'S INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- A COPY OF THESE APPROVED PLANS MUS T BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH FRIDAY AND 9 A.M. TO 5 P.M. ON SATURDAY. NO CONSTRUCTION IS TO TAKE PLACE ON SUNDAYS OR HOLIDAYS.
- IT SHALL BE THE APPLICANT'S / CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE BEGINNING ANY OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL BY THE CITY PRIOR TO CONSTRUCTION.
- UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS S HALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL STANDARD REQUIREMENTS ARE SUBMITTED TO THE CITY OF KENMORE 30 DAYS PRIOR TO CONSTRUCTION.
- DATUMS SHALL BE NAVD 88 AND NAD 83/91 (KMC 17.15.130), UNLESS OTHERWISE APPROVED BY THE CITY OF KENMORE.
- 10. DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN THE RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.
- 1. ALL UTILITY TRENCHES AND ROADWAY SUBGRADES HALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH KRS CHAPTER 9.
- 12. ALL PAVEMENT SHALL BE COMPACTED IN ACCORDANCE WITH KRS CHAPTER 9.
- 13. OPEN CUTTING OF EXISTING ROADWAYS FOR UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF KENMORE AND NOTED ON THESE APPROVED PLANS . ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KRS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT—OF—WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUT CD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY THE CITY OF KENMORE.
- 15. ALL EXISTING CHANNELIZATION SHALL BE REMOVED PER WSDOT STANDARD SPECIFICATIONS WHERE NEW CHANNELIZATION IS INSTALLED. PAINT LINES MAY REMAIN IN PLACE IF WORK INVOLVES NEW PAINT OVER OLD PAINT OF

DRAINAGE NOTES

- 1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF KENMORE PRIOR TO THE CONSTRUCTION OF THE DRAINAGE FACILITIES, PREFERABLY AT THE PRE—CONSTRUCTION MEETING.
- 2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE
- 3. STEEL PIPE SHALL BE ALUMINIZED OR GALVANIZED WITH ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
- 4. ALL DRAINAGE STRUCTURES , SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN DRAINAGE FLOW LINE. SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY S HALL HAVE SOLID LOCKING LIDS.
- 5. ALL CATCH BASIN GRATES SHALL CONFORM TO KRS.
- 6. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY OF KENMORE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 4:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE REQUIREMENT OF
- 7. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8"/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING: AND -2" ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KRS.
- 8. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION OR OTHER BMP BY THE CITY OF KENMORE. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
- A. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT. SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
- B. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH. 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.
- C. PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KRS AND, IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER
- D. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
- E. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE
- UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION). F. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED

BY THE LOT HOMEOWNER.

- 9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR; AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY.
- 10. SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND APRIL 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE CITY OF KENMORE.
- 11. ALL NEW STORM SEWER PIPE INCLUDING CONNECTED EXISTING STORM SEWER PIPE SHALL HAVE A VIDEO INSPECTION PERFORMED FROM STRUCTURE TO STRUCTURE. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. VIDEO SHALL CAPTURE SIDEWALLS AND SHALL PROVIDE A CLOSE VIEW OF ALL
- 12. ALL NEW STORM SEWER PIPE SHALL BE JET CLEANED AND ALL CATCH BASINS CLEANED OF ALL SOIL, ROCK AND ANY OTHER FOREIGN MATERIAL. ALL EXISTING PIPE AND CATCH BAS INS WITHIN THE PROJECT LIMITS SHALL BE JET CLEANED. ALL MATERIAL SHALL BE COLLECTED AND DISPOSED

EROSION & SEDIMENT CONTROL NOTES STRUCTURAL NOTES

ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND

EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS

THE INTERNATIONAL BUILDING CODE.

RETAINING WALLS. ROCKERIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH

- 1. APPROVAL OF THE PROJECT'S EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- 2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (KCSWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD. NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED PER THE STANDARDS BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- 4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES. SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- 5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- 6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS . DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- 7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC
- 8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G. SEEDING, MULCHING, PLASTIC
- 9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 10. THE ESC FACILITIES ON INACTIVE SITES S HALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING
- 11. At no time shall more than one (1) foot of sediment be allowed to ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAYING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY
- 13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
- 14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR FOR REVIEW. SEE KCSWDM D.2.4.2 AND D.2.4.3 FOR ADDITIONAL REQUIREMENTS.

EROSION & SEDIMENT CONTROL RECOMMENDED CONSTRUCTION SEQUENCE

- 1. PRE—CONSTRUCTION MEETING.
- 2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVIS OR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- 3. FLAG OR FENCE CLEARING LIMITS.
- 4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- 5. GRADE AND INS TALL CONSTRUCTION ENTRANCE(S
- 7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
- 8. GRADE AND STABILIZE CONSTRUCTION ROADS.
- 9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT

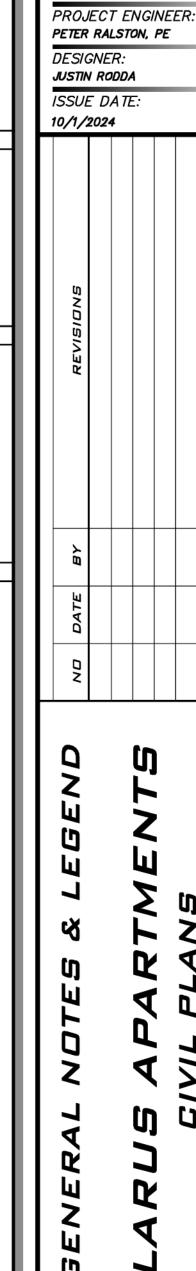
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

- 10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH KRS AND MANUFACTURER'S RECOMMENDATIONS.
- 11. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY'S EROSION AND SEDIMENT CONTROL
- 12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN S EVEN DAYS DURING THE DRY SEAS ON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- 13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- 14. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

LEGEND PROPOSED FEATURES BOUNDARY MAILBOX RIGHT-OF-WAY ■ SIGN - LOT LINE CURB RAMP - CURB FLOWLINE — SIDEWALK __JUT_ DRY UTILITY CORRIDOR - CENTER LINE - DRY UTILITY CONDUIT ---- SAWCUT ------ ------ FASEMENT **★** STREET LIGHT ∠BUILDING FOOTPRINT — — — — — BUILDING OVERHANG GRAVEL - BUILDING ROOFLINE — BUILDING SETBACK (BSBL) ASPHALT PAVEMENT • GUARDRAIL CONCRETE -----190----- 10' PROPOSED CONTOURS -----192----- 2' PROPOSED CONTOURS RIPRAP FILL RETAINING WALL CUT RETAINING WALL BOLLARD COCOCOCOCO CUT ROCKERY XX.XX SPOT ELEVATION PROPOSED STORM DRAINAGE TYPE II CB − STANDARD GRATE STORM DRAIN PIPE ----- ROOF & FOOTING DRAIN TYPE II CB — LOCKING LID ROCKERY DRAIN ✓ PIPE FLOW **←** ··· **←** ··· SWALE OR DITCH > CULVERT END STREET FLOW → SURFACE FLOW STORM CLEANOUT RIPRAP PAD YARD DRAIN ■ TYPE I CB — STANDARD GRATE OVERFLOW STRUCTURE ■ TYPE I CB — LOCKING LID RAIN GARDEN ■ TYPE I CB — ROUND LOCKING LID PROPOSED SANITARY SEWER AND WATER -----SEWER MAIN ■ AIR/VAC RELEASE VALVE → BLOW OFF - SEWER SERVICE IH[GATE VALVE —————— WATER MAIN TEE W/ CONC BLOCKING SEWER MANHOLE JE BEND W/ CONC BLOCKING ◆ PIPE FLOW RESTRAINED JOINT SEWER CLEANOUT REDUCER WATER METER **∷** SLEEVE **N** IRRIGATION METER **COUPLING** ■ FIRE HYDRANT ■ DETECTOR CHECK VALVE ▲ FIRE DEPT CONNECTION (FDC) ● POST INDICATOR VALVE (PIV) EXISTING FEATURES — ADJACENT PLAT/PARCEL LINE WATER MANHOLE ADJACENT RIGHT-OF-WAY AIR/VAC RELEASE VALVE — CENTERLINE BLOW OFF ----- ----- EASEMENT IRRIGATION METER — — — — — — SURFACE FEATURES ////////// BUILDING FOOTPRINT UTILITY INDICATOR POST ------ TOP OF 40% SLOPE IRRIGATION VALVE ---- ---- STEEP SLOPE BUFFER WATER WELL — · —— · — · — EDGE OF WETLAND HOSE BIB ······ WETLAND BUFFER — — —190— — — 10° CONTOURS -O- POWER POLE ----192---- 2' CONTOURS ← GUY ANCHOR — — — SD— *storm drain pipe* Ŭ─ UTILITY POLE W/ LIGHT — — — — SS— **Sewer Main** 🌣 POLE LIGHT —————SSS— **Sanitary Sewer Service** P POWER VAULT — — — FM— **Sewer Force Main** — — — W — WATER MAIN POWER MANHOLE — AERIAL POWER LINE POWER CABINET — BURIED POWER LINE POWER STUB — — — — G— *gas main* BURIED CABLE TRANSFORMER — — — TV — **BURIED TV** POWER METER — — — — OTV — **AERIAL TV** JUNCTION BOX — — — T— BURIED TELECOMM LINE GAS METER — — — OT— **Aerial Telecomm Line** — — — — PT — BURIED POWER/TELECOMM GAS VALVE — — — OPT— **AERIAL POWER/TELECOMM** FIBER OPTICS MANHOLE ————OU — AERIAL UTILITIES TV RISER - BURIED FIBER OPTIC CABLE TELECOMM VAULT **WIRE FENCE** - CHAINLINK FENCE TELECOMM RISER — Board Fence TELECOMM JUNCTION BOX ¬ · · · ¬ · · · · DITCH OR SWALE TELECOMM MANHOLE → TRAFFIC SIGNAL GUARD RAIL TRAFFIC SIGNAL BOX COOLCOOL ROCKERY CROSSWALK POST ONE BUTTON CMU WALL ⋄ CROSSWALK POST TWO BUTTON XX.XX SPOT ELEVATION *□ RRFB* CATCH BASIN, TYPE I □ MAIL BOX CATCH BASIN, TYPE II ___ SIGN SD PIPE FLOW BOLLARD CONIFEROUS TREE STORM CLEANOUT **♦** STORM DRAIN STUB DECIDUOUS TREE STORM CULVERT END ○ SEWER MANHOLE ASPHAL1 SEWER CLEANOUT SS PIPE FLOW CONCRETE ♦ SEWER STUB SEPTIC LID **⊞** WATER METER

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



25 CENTRAL WAY, SUITE 40

KIRKLAND, WA 98033

WWW.ATWELL-GROUP.COM

SCALE:

AS NOTED

PROJECT MANAGER:

JON KOEPFGEN, PE

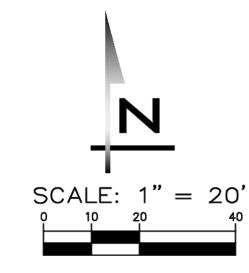
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JOB NUMBER: 2300724 T

> SHEET NAME: GN-01

SHT





SCALE:
AS NOTED

PROJECT MANAGER:
JON KOEPFGEN, PE

PROJECT ENGINEER:
PETER RALSTON, PE

DESIGNER:
JUSTIN RODDA

ISSUE DATE:
10/1/2024

STING CONDITIONS & DEMOLITION PLAN

CIVI. PRI

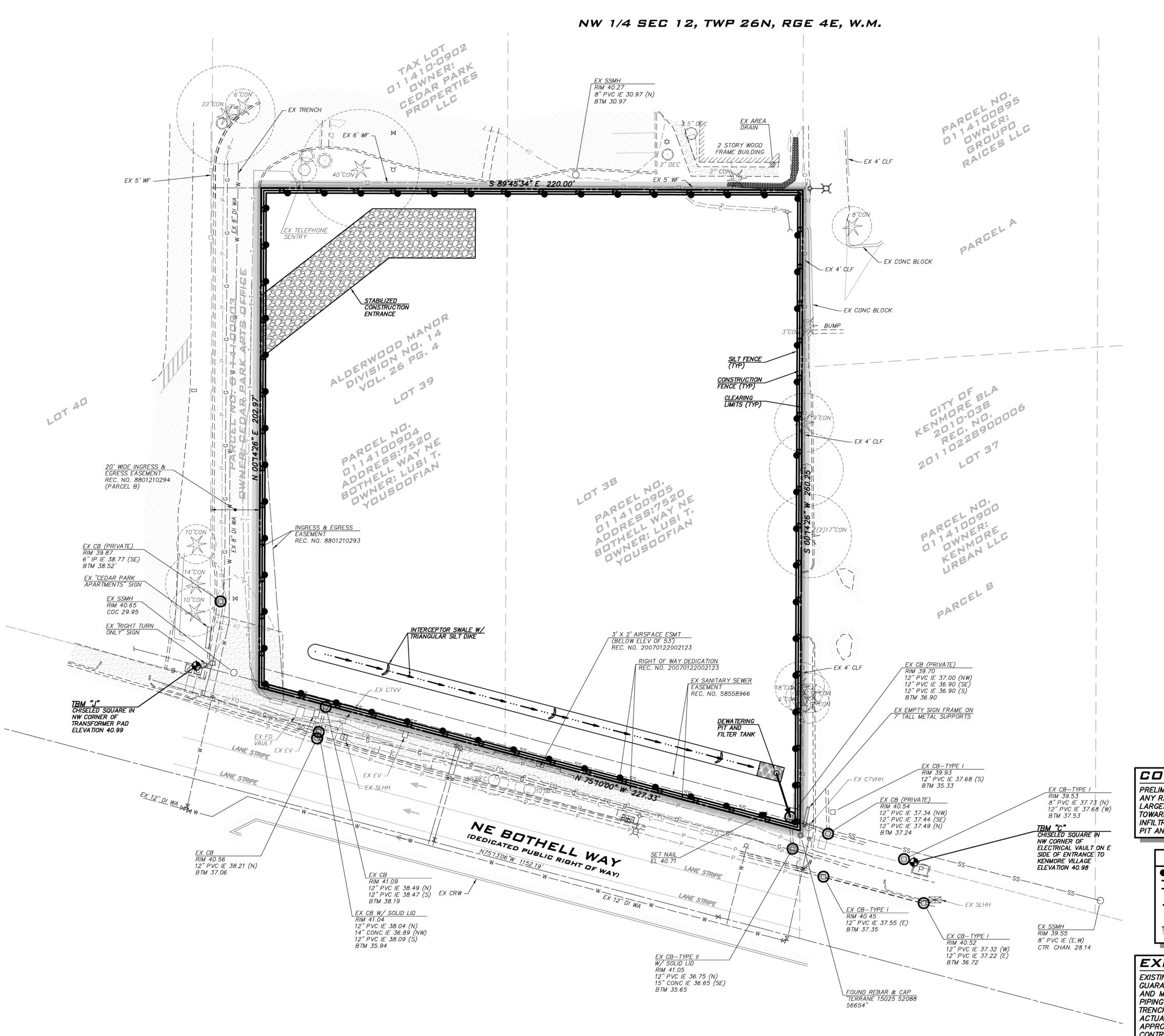


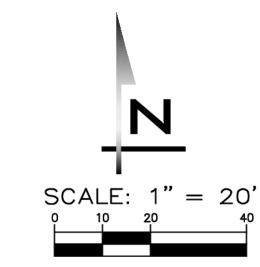
10/3/24 Job Number:

23007241 SHEET NAME: EC-01

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EXISTING UTILITY NOTE







SCALE:
AS NOTED

PROJECT MANAGER:
JON KOEPFGEN, PE

PROJECT ENGINEER:
PETER RALSTON, PE

DESIGNER:
JUSTIN RODDA

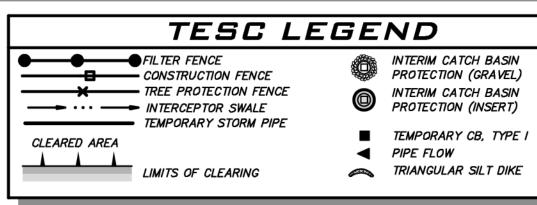
ISSUE DATE:
10/1/2024

NO DATE BY REVISIONS

TESC PLAN

CONSTRUCTION STORMWATER NOTE

PRELIMINARY SOILS REPORT INDICATES NATIVE SOILS ARE HIGHLY INFILTRATIVE.
ANY RAIN THAT FALLS ON EXPOSED SOIL WILL INFILTRATE QUICKLY EXCEPT IN THE
LARGEST STORMS. DURING CONSTRUCTION, CONTRACTOR SHALL DIRECT RUNOFF
TOWARDS THE INTERCEPTOR SWALE ALONG THE SOUTHERN FRONTAGE FOR
INFILTRATION, AND CONVEYANCE INTO THE CITY STORM SYSTEM. A DEWATERING
PIT AND FILTER TANK SHALL BE USED IF REQUIRED BY CITY INSPECTOR.



EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

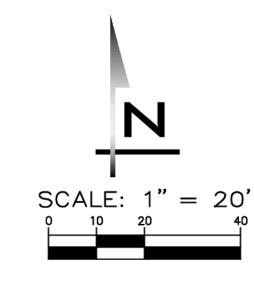


EL

10/3/24 JOB NUMBER: **23007241**

SHEET NAME:

янт <u>**4**</u> оғ **9**





SCALE:
AS NOTED

PROJECT MANAGER:
JON KOEPFGEN, PE

PROJECT ENGINEER:
PETER RALSTON, PE

DESIGNER:

JUSTIN RODDA

ISSUE DATE:

10/1/2024

NO DATE BY REVISIONS

S APARTMENT

CIVII PRE CITY OF KENMORE

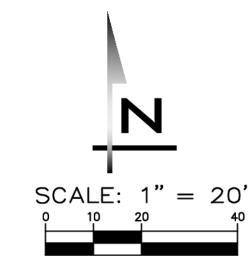


10/3/24 Job Number:

23007241 SHEET NAME: SP-01

внт <u>5</u> оғ <u>9</u>

EXISTING UTILITY NOTE





SCALE:
AS NOTED

PROJECT MANAGER:
JON KOEPFGEN, PE

PROJECT ENGINEER:
PETER RALSTON, PE

DESIGNER:
JUSTIN RODDA

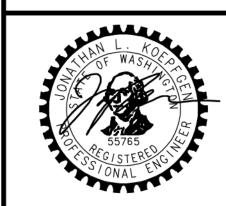
ISSUE DATE:
10/1/2024

ON	NO DATE	BY	REVISIONS

BRADING PLAN

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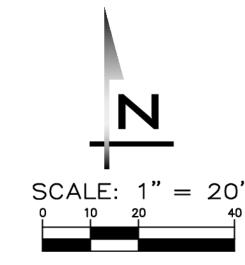


10/3/24 Job Number:

23007241 SHEET NAME: GP-01

внт <u>6</u> оғ <u>9</u>

EXISTING UTILITY NOTE





P: 425.216.4051
WWW.ATWELL-GROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
JON KOEPFGEN, PE

PROJECT ENGINEER:
PETER RALSTON, PE

DESIGNER:
JUSTIN RODDA

ISSUE DATE:
10/1/2024

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	REVISIONS											
	BY											
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APARTMENTS

CIVIL PL,



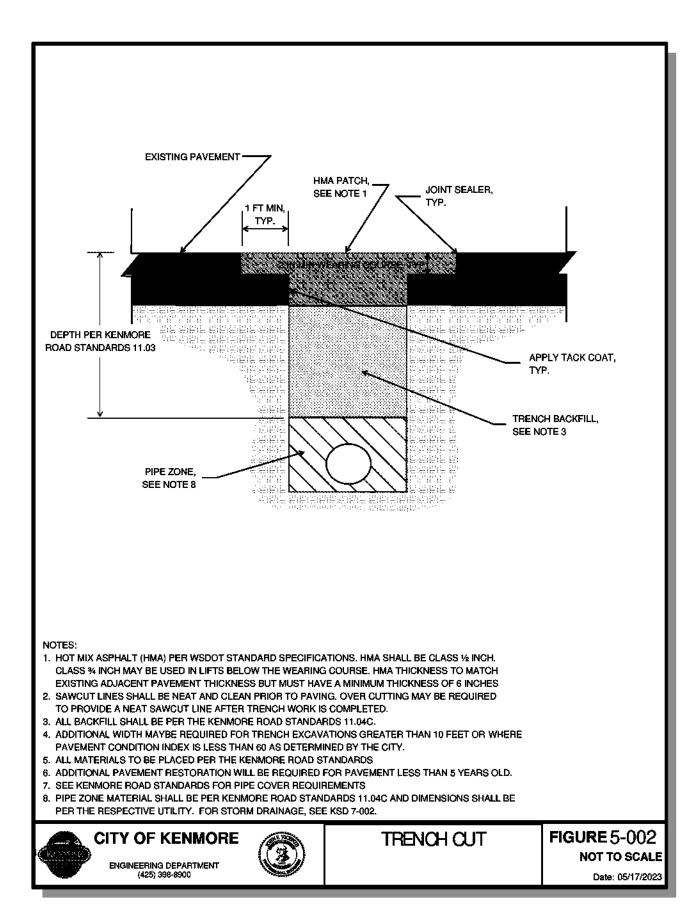
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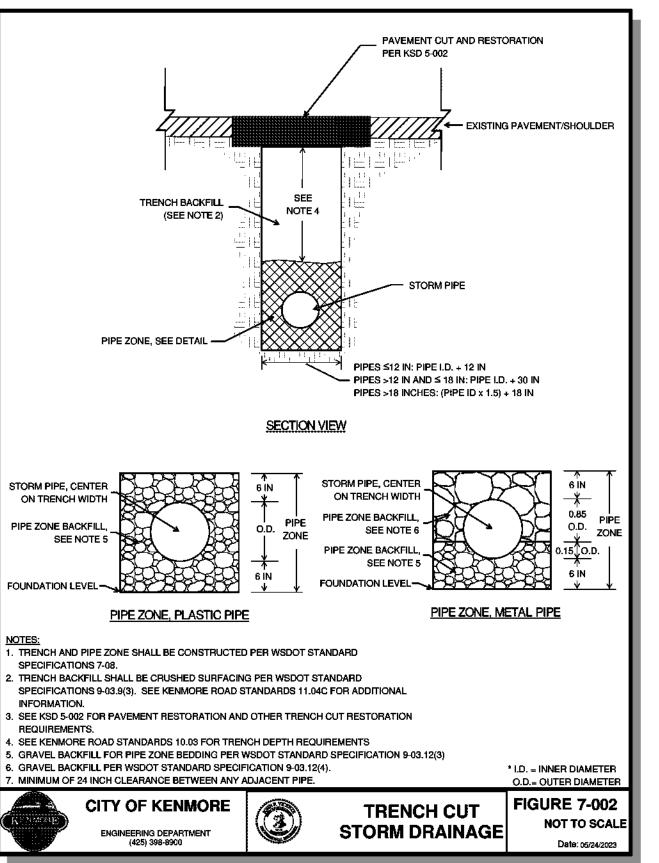
JOB NUMBER:
23007241

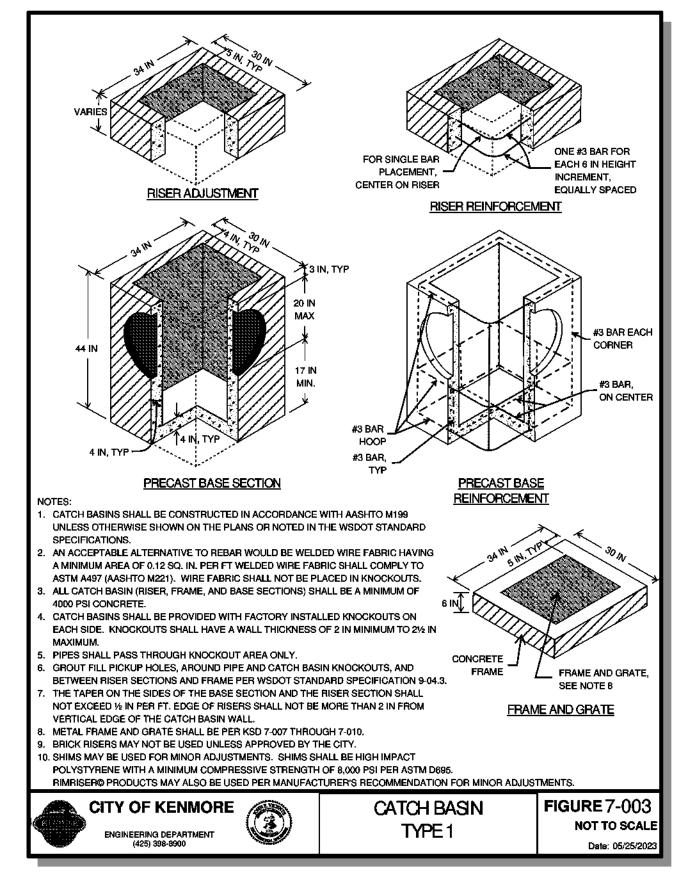
SHEET NAME:
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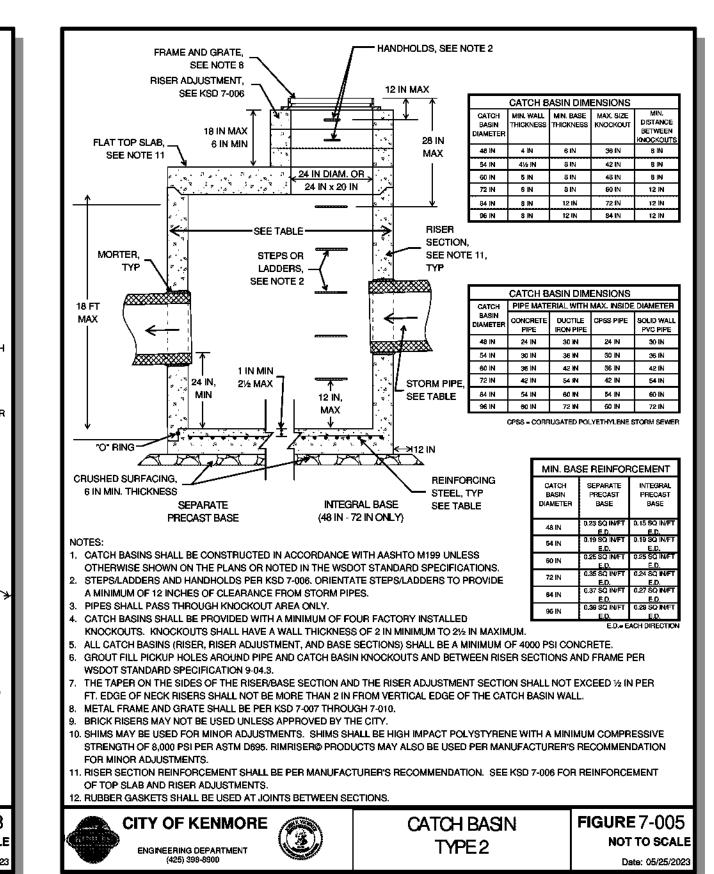
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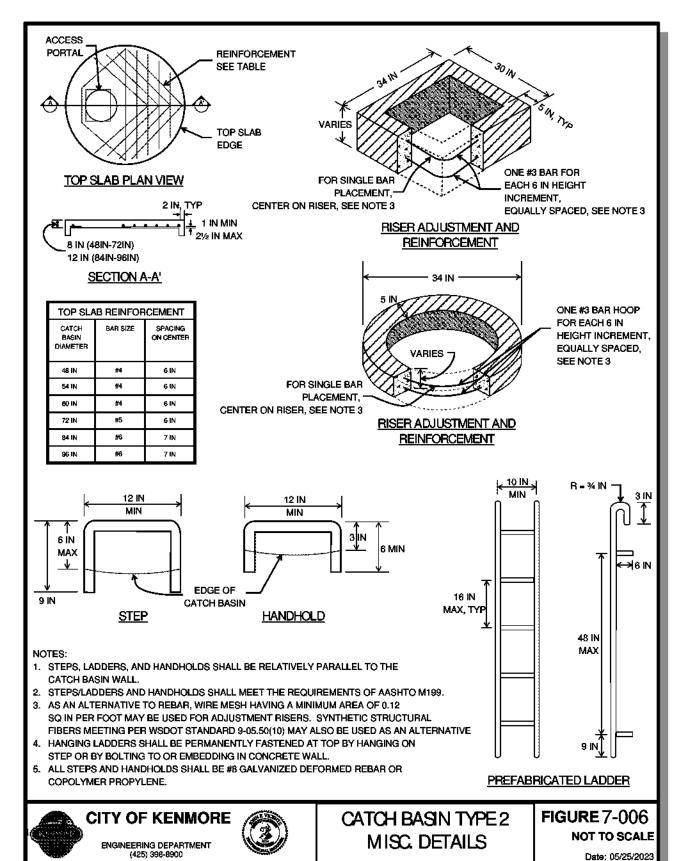
EXISTING UTILITY NOTE

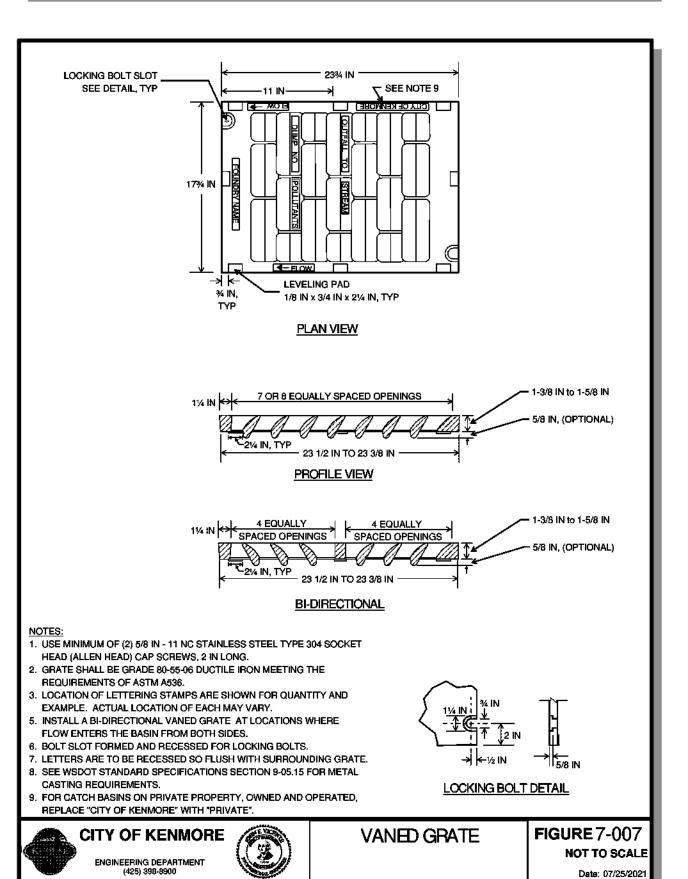


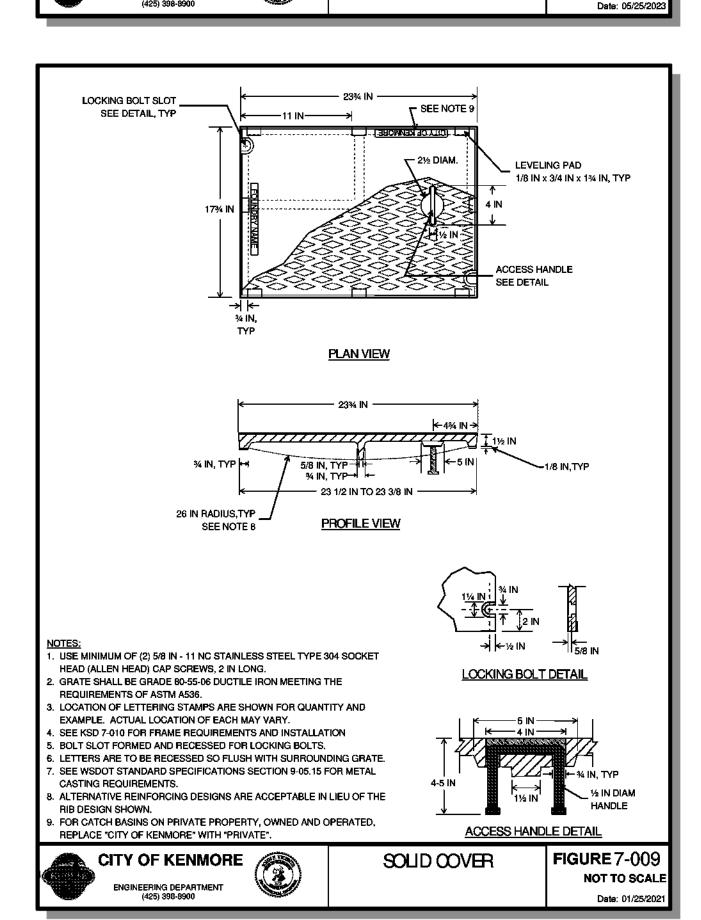


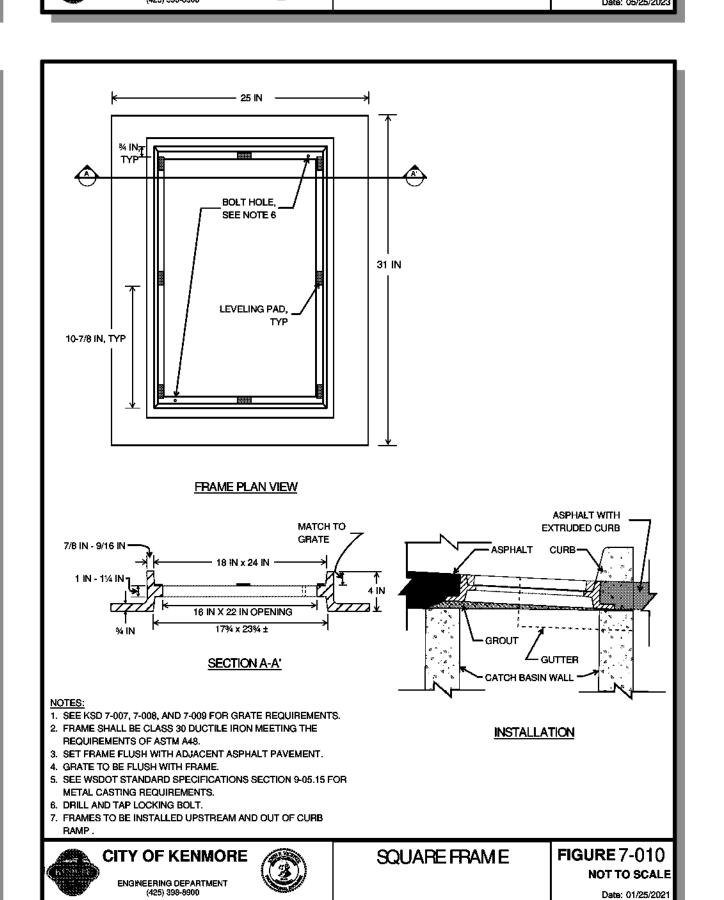


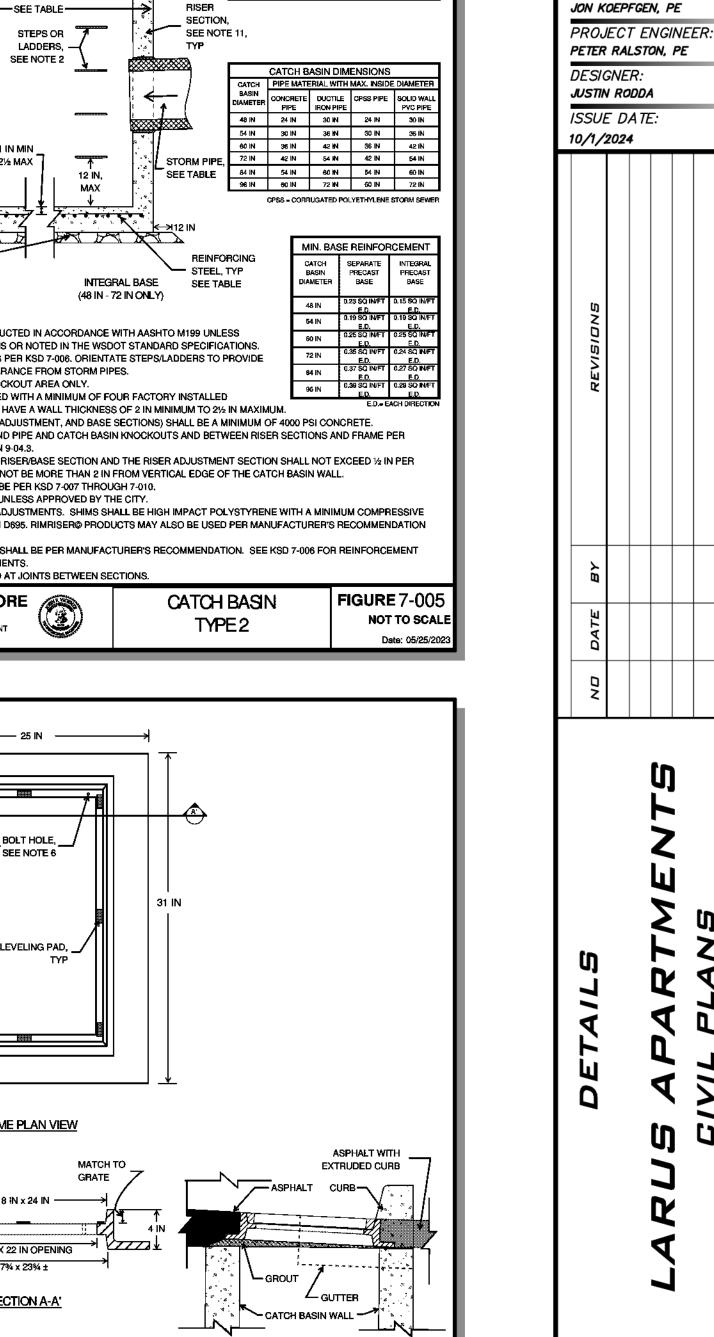












KIRKLAND, WA 98033 P: 425.216.4051

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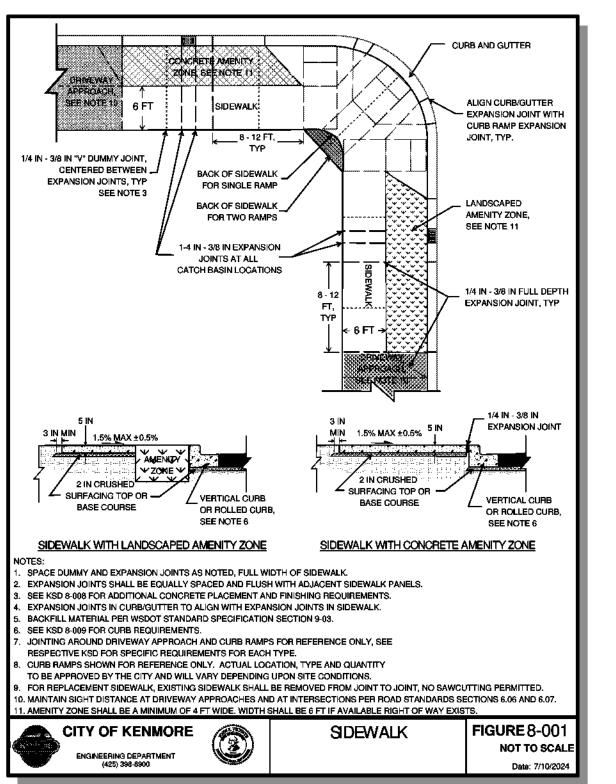
JOB NUMBER: 23007241 SHEET NAME: DT-0 1

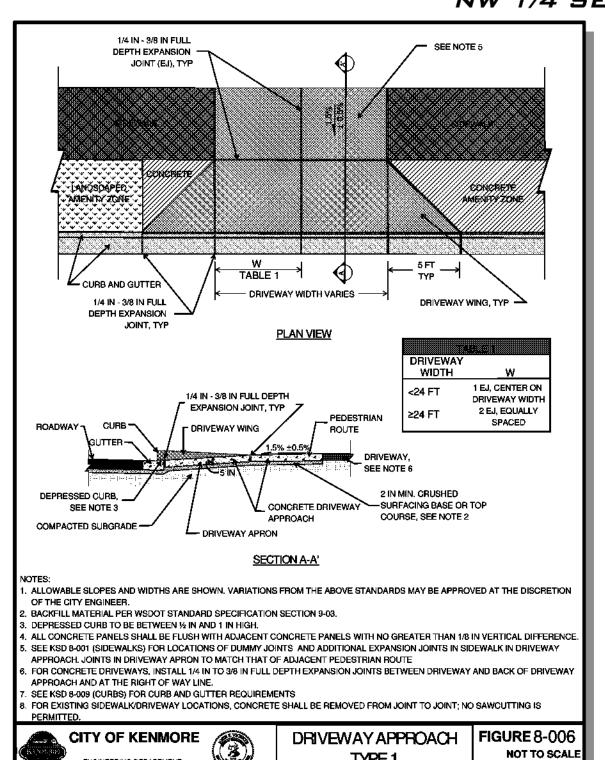
sнт_**8**_ оғ__

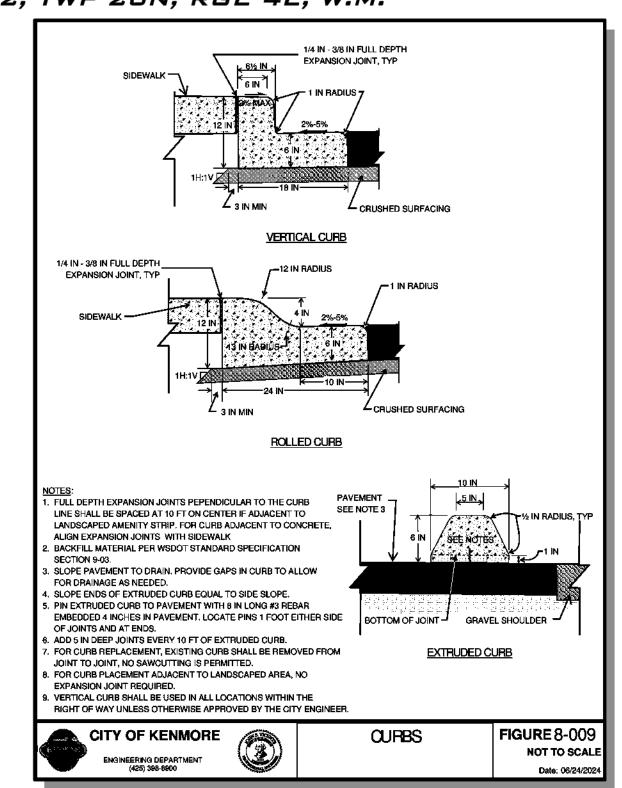
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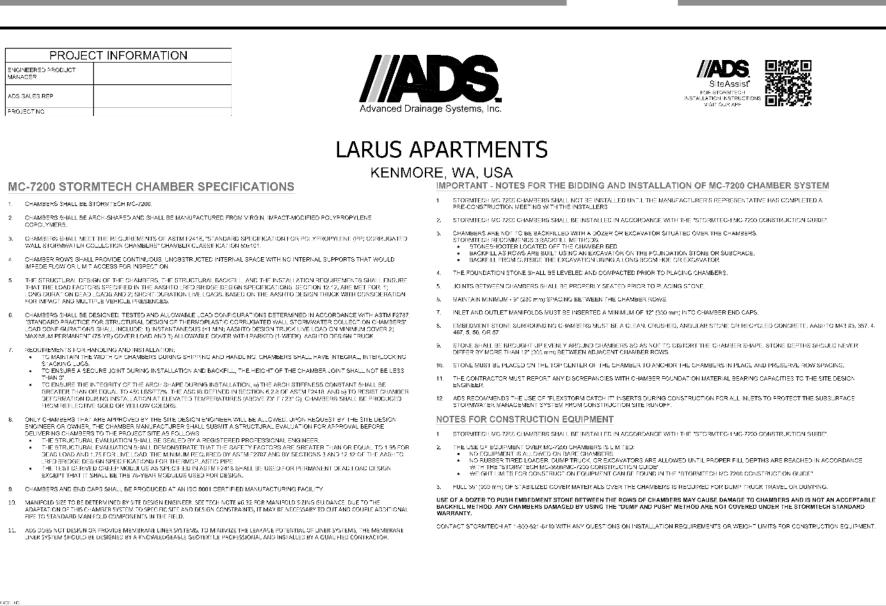
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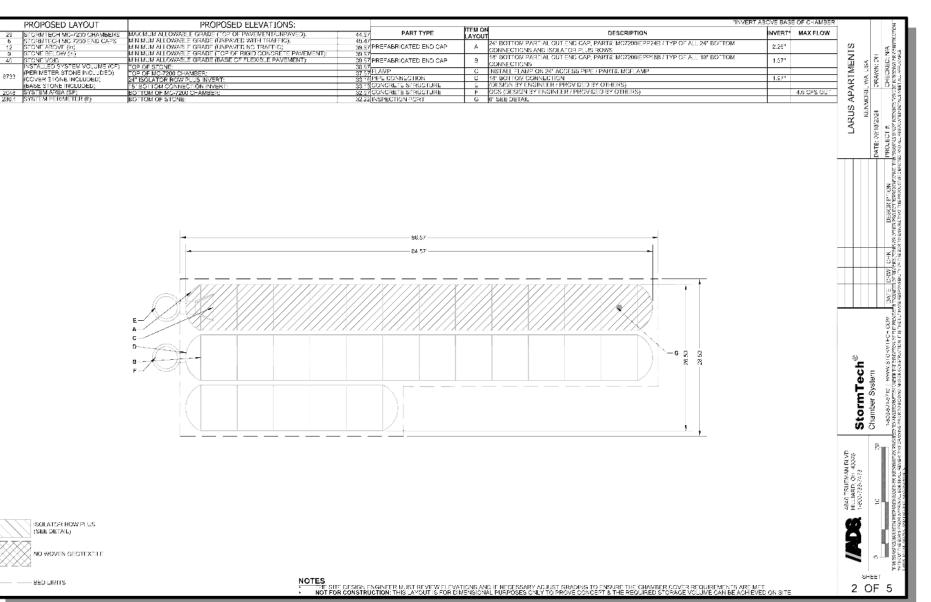
PROJECT MANAGER:

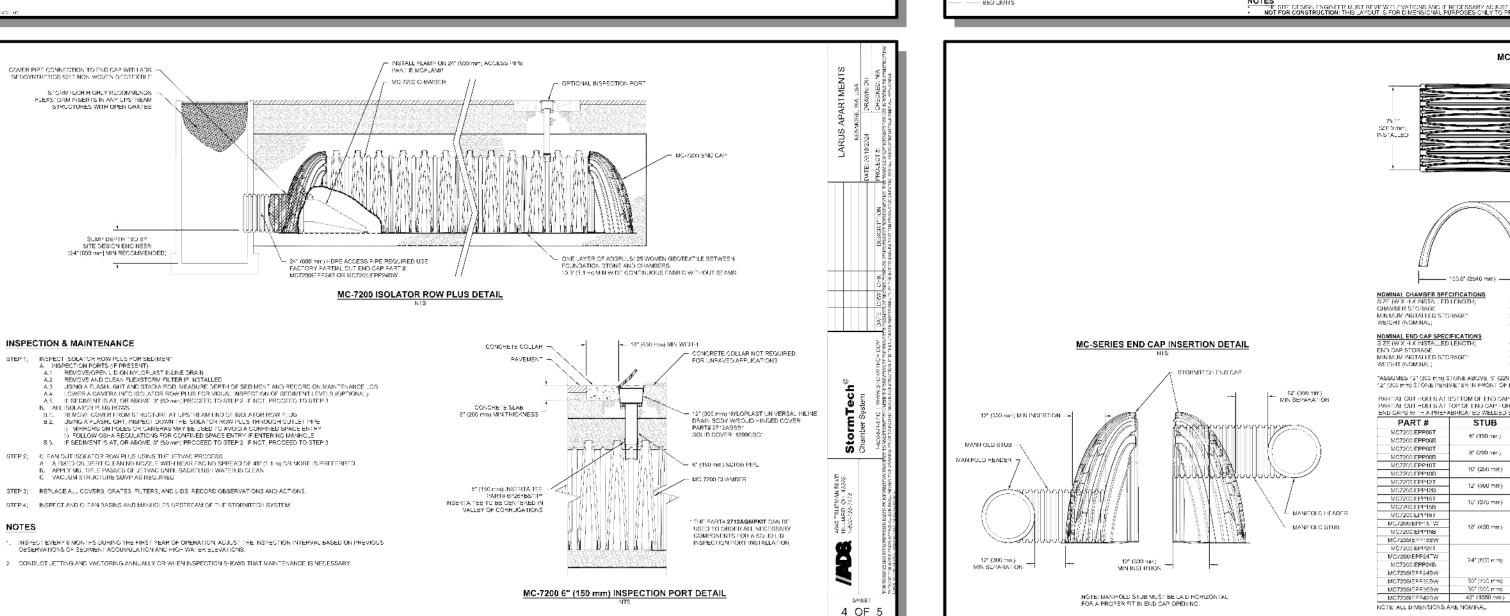


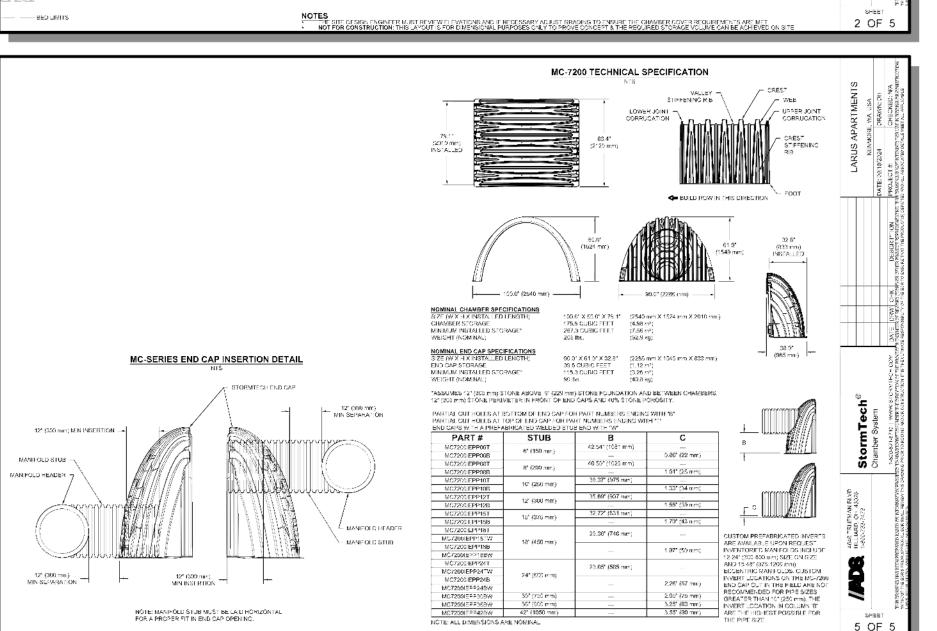


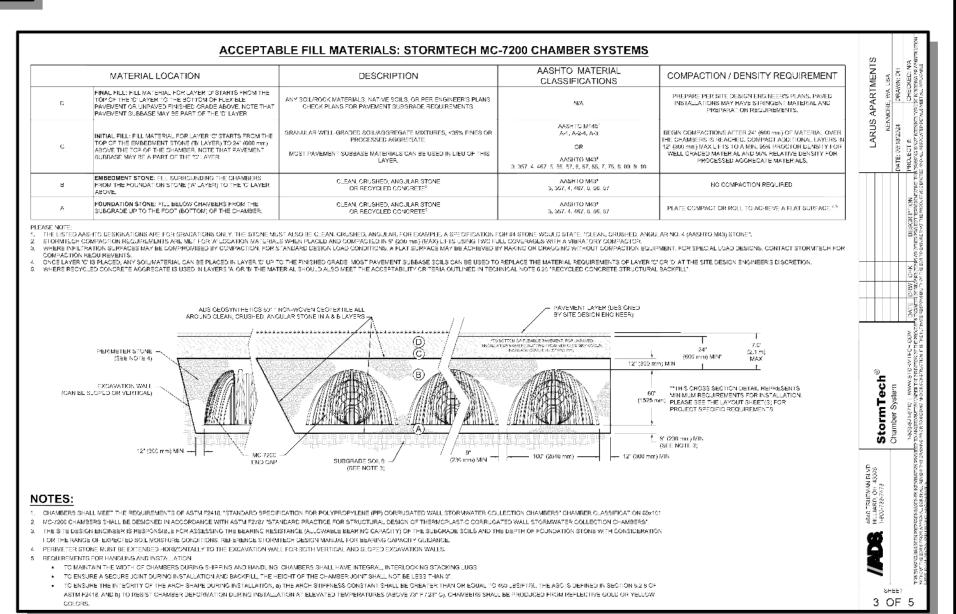


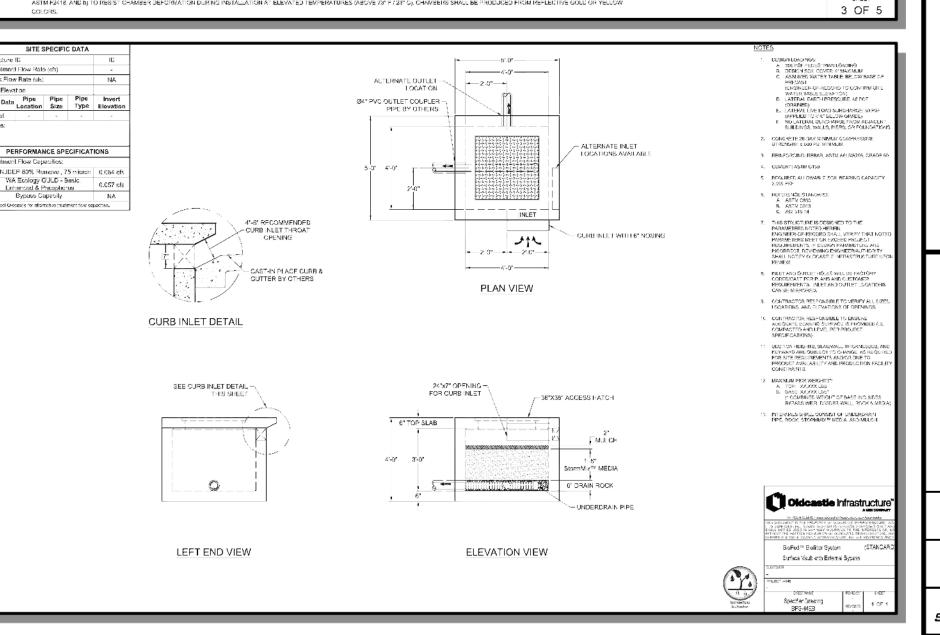




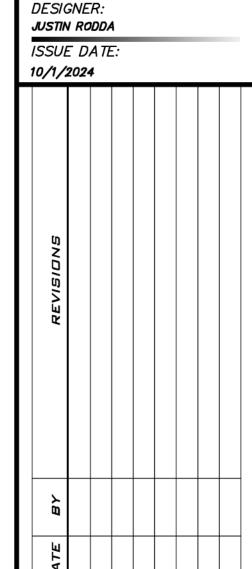












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PRES JOB NUMBER:

23007241

DT-02

STORM TECH HIGHLY RECOMMENDS

FLEXSTORM INSERTS IN ANY UPSTREAM STRUCTURES WITH OPEN GRATES

INSPECTION & MAINTENANCE

Date: 05/26/20