

# LARUS APARTMENTS

## CIVIL PLANS

### LEGAL DESCRIPTION

**PARCEL A:**  
 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.

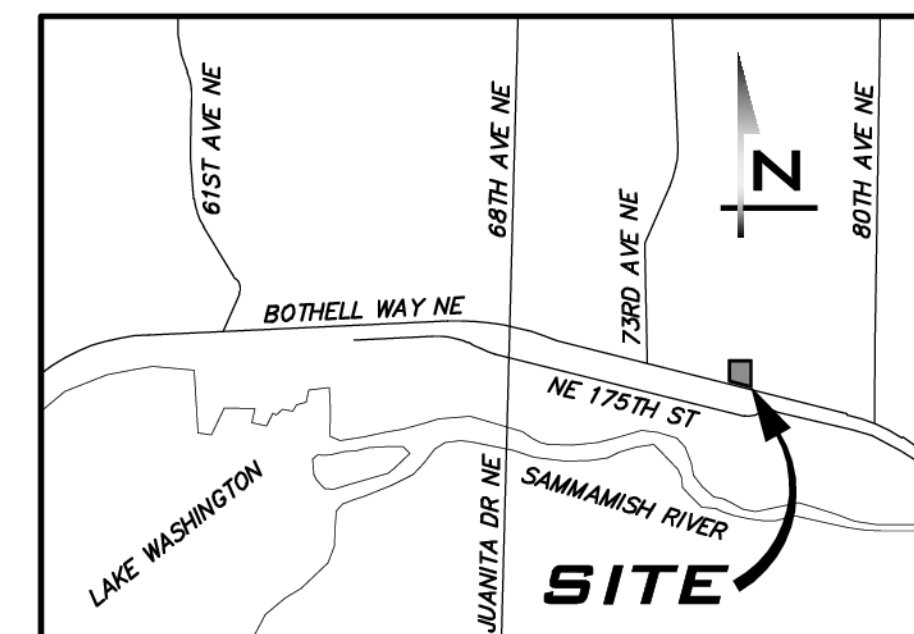
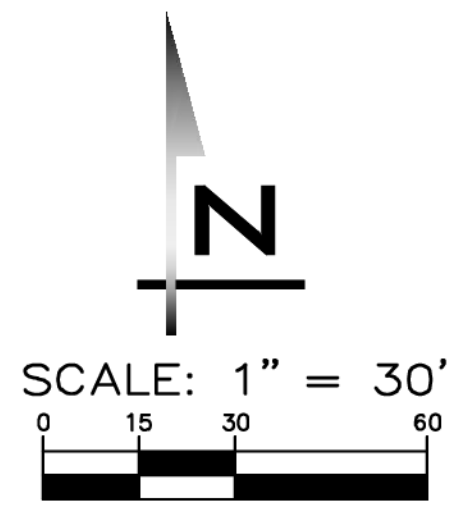
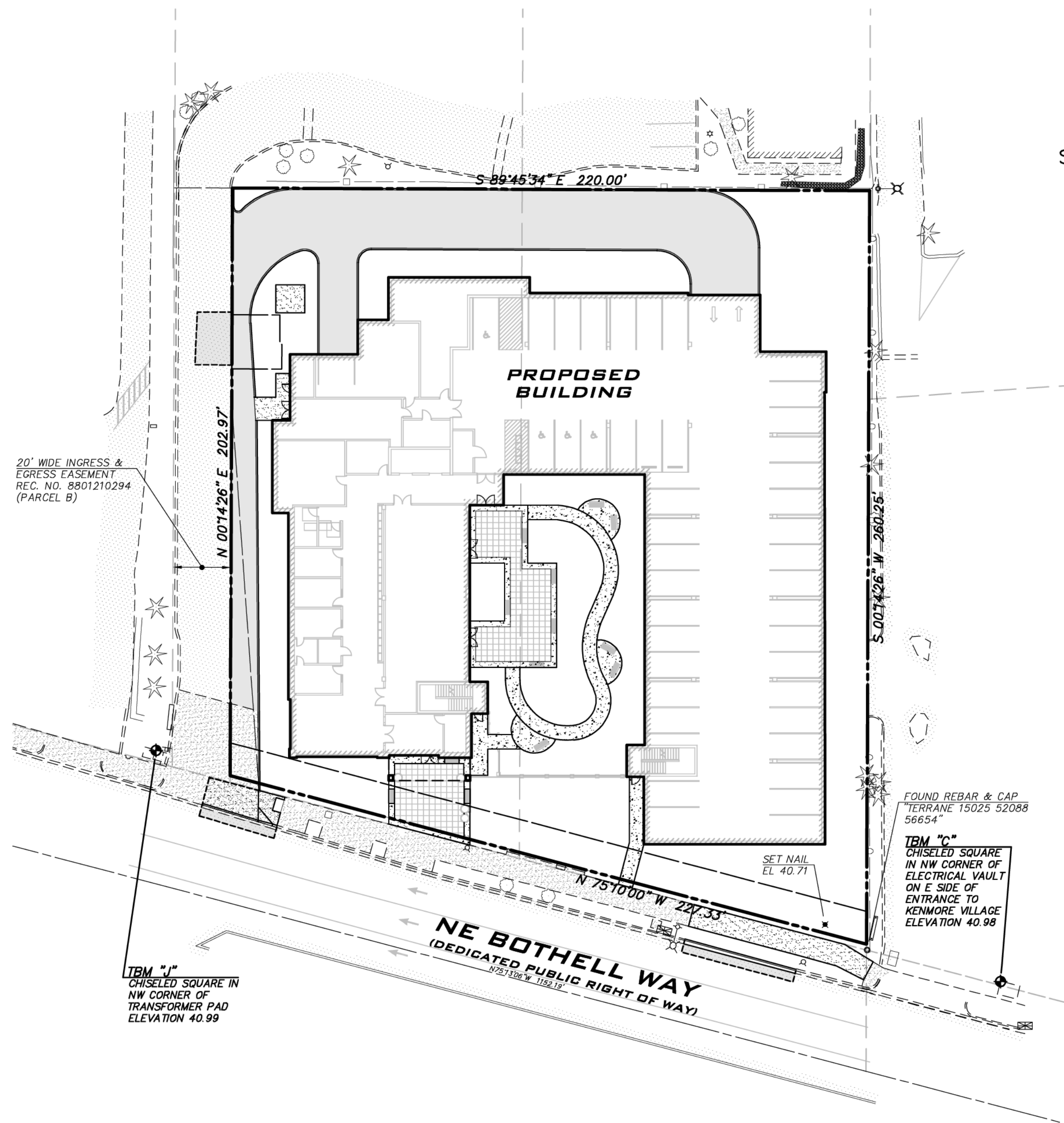
**PARCEL B:**  
 AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE SOUTH 206 FEET OF LOT 39, BLOCK 13, SAID PLAT OF ALDERWOOD MANOR NO. 14, AS ESTABLISHED JANUARY 21, 1988 UNDER RECORDING NO. 8801210294.

### HORIZONTAL DATUM

NAD 2011 (EPOCH 2010.00)

### VERTICAL DATUM

NAVD 88



VICINITY MAP  
 NOT TO SCALE

### PROJECT TEAM

OWNER/APPLICANT	CIVIL ENGINEER
TWG DEVELOPMENT 1301 E WASHINGTON ST, STE 100 INDIANAPOLIS, IN 46202 (425) 922-5858 CONTACT: ALLEN DAUTERMAN	ATWELL, LLC 25 CENTRAL WAY, #400 KIRKLAND, WA 98033 (425) 250-7252 CONTACT: JON KOEPPGEN, PE
ARCHITECT	SURVEYOR
WATTENBARGER ARCHITECTS 40 LAKE BELLEVUE DR, STE 350 BELLEVUE, WA 98005 (425) 453-0606 CONTACT: JAMES BROWN	BUSH, ROED & HITCHINGS, INC 18400 SE 30TH PL, STE 100 BELLEVUE, WA 98007 (206) 323-4144 CONTACT: THOMAS E. CARNER, PLS

### SITE DATA

SITE ADDRESS: 7520 NE BOTHELL WAY, KENMORE, WA 98028  
 PARCELS: 0114100904, 0114100905  
 CURRENT ZONING: URBAN RESIDENTIAL; URBAN CORRIDOR (EAST SUBAREA)

### SITE CALCULATIONS

SITE AREA:	1.17 AC (50,954 SF)
DISTURBED ONSITE AREA:	1.17 AC (50,954 SF)
BUILDING AREA:	25,282 SF
PAVED AREA:	9,734 SF
TOTAL LANDSCAPE AREA:	15,938 SF (31.3%)

### UTILITY PROVIDERS

SURFACE WATER:	CITY OF KENMORE DEPARTMENT OF PUBLIC WORKS 18120 68TH AVE NE, KENMORE, WA 98028 (425) 398-8900 CONTACT: CHRISTIAN NICHOLS, PE
WATER & SEWER:	NORTHSHORE UTILITY DISTRICT 6830 NE 185TH ST, KENMORE, WA 98028 (425) 521-3729 CONTACT: THEMA CRENSHAW
POWER & NATURAL GAS:	PUGET SOUND ENERGY 10885 NE 4TH ST, BELLEVUE, WA 98009
FIRE DEPARTMENT:	SHORELINE FIRE DEPARTMENT 175525 AURORA AVE NORTH, SHORELINE, WA 98133 (206) 533-6578 CONTACT: RYAN BURGESS

### SHEET INDEX

- 1 CV-01 COVER SHEET
- 2 GN-01 GENERAL NOTES & LEGEND
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- 6 GP-01 GRADING PLAN
- 7 UT-01 UTILITY PLAN
- 8 DT-01 DETAILS
- 9 DT-02 DETAILS

### EXISTING UTILITY NOTE

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ATWELL  
 25 CENTRAL WAY, SUITE 400  
 KIRKLAND, WA 98033  
 P: 425.216.4051  
 WWW.ATWELL-GROUP.COM

SCALE:  
 AS NOTED

PROJECT MANAGER:  
 JON KOEPPGEN, PE

PROJECT ENGINEER:  
 PETER RALSTON, PE

DESIGNER:  
 JUSTIN RODDA

ISSUE DATE:  
 10/1/2024

NO	DATE	BY	REVISIONS

COVER SHEET

LARUS APARTMENTS  
 CIVIL PLANS  
 PRELIMINARY

WASHINGTON  
 CITY OF KENMORE

10/3/24

JOB NUMBER:  
**23007241**

SHEET NAME:  
**CV-01**

SHT **1** OF **9**

GENERAL NOTES

- 1. 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.

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 FOUNDATIONAL MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNWELDING BASE.

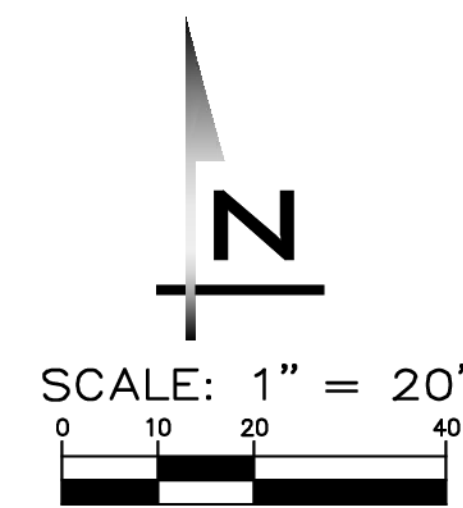
EROSION & SEDIMENT CONTROL NOTES STRUCTURAL NOTES

- 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.

LEGEND PROPOSED FEATURES: BOUNDARY, RIGHT-OF-WAY, LOT LINE, CURB FLOWLINE, SIDEWALK, CENTER LINE, SAWCUT, EASEMENT, BUILDING FOOTPRINT, BUILDING OVERHANG, BUILDING ROOFLINE, BUILDING SETBACK (BSBL), FENCE, GUARDRAIL, 10' PROPOSED CONTOURS, 2' PROPOSED CONTOURS, FILL RETAINING WALL, CUT ROCKERY, CUT ROCKERY, SPOT ELEVATION, MAILBOX, SIGN, CURB RAMP, DRY UTILITY CORRIDOR, DRY UTILITY CONDUIT, STREET LIGHT, GRAVEL, ASPHALT PAVEMENT, CONCRETE, RIPRAP, BOLLARD, TYPE II CB - STANDARD GRATE, TYPE II CB - LOCKING LID, PIPE FLOW, CULVERT END, STORM CLEANOUT, YARD DRAIN, OVERFLOW STRUCTURE, RAIN GARDEN, AIR/VAC RELEASE VALVE, BLOW OFF, GATE VALVE, TEE W/ CONC BLOCKING, BEND W/ CONC BLOCKING, RESTRAINED JOINT, REDUCER, SLEEVE, COUPLING, DETECTOR CHECK VALVE, POST INDICATOR VALVE (PIV), WATER MANHOLE, AIR/VAC RELEASE VALVE, BLOW OFF, GATE VALVE, IRRIGATION METER, UTILITY INDICATOR POST, IRRIGATION VALVE, WATER WELL, HOSE BIB, POWER POLE, GUY ANCHOR, UTILITY POLE W/ LIGHT, POLE LIGHT, POWER VAULT, POWER MANHOLE, POWER CABINET, POWER STUB, TRANSFORMER, POWER METER, JUNCTION BOX, GAS METER, GAS VALVE, FIBER OPTICS MANHOLE, TV RISER, TELECOMM VAULT, TELECOMM RISER, TELECOMM JUNCTION BOX, TELECOMM MANHOLE, TRAFFIC SIGNAL, TRAFFIC SIGNAL BOX, CROSSWALK POST ONE BUTTON, CROSSWALK POST TWO BUTTON, RRRF, MAIL BOX, SIGN, BOLLARD, CONIFEROUS TREE, DECIDUOUS TREE, ASPHALT, CONCRETE, GRAVEL.

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ATWELL 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 P: 425.216.4051 WWW.ATWELL-GROUP.COM. SCALE: AS NOTED. PROJECT MANAGER: JON KOEPPGEN, PE. PROJECT ENGINEER: PETER RALSTON, PE. DESIGNER: JUSTIN RODDA. ISSUE DATE: 10/1/2024. REVISIONS table. GENERAL NOTES & LEGEND. LARUS APARTMENTS CIVIL PLANS PRELIMINARY WASHINGTON CITY OF KENMORE. PROFESSIONAL ENGINEER L. KOEPPGEN REGISTERED 55785. 10/3/24. JOB NUMBER: 23007241. SHEET NAME: GN-01. SHT 2 OF 9.



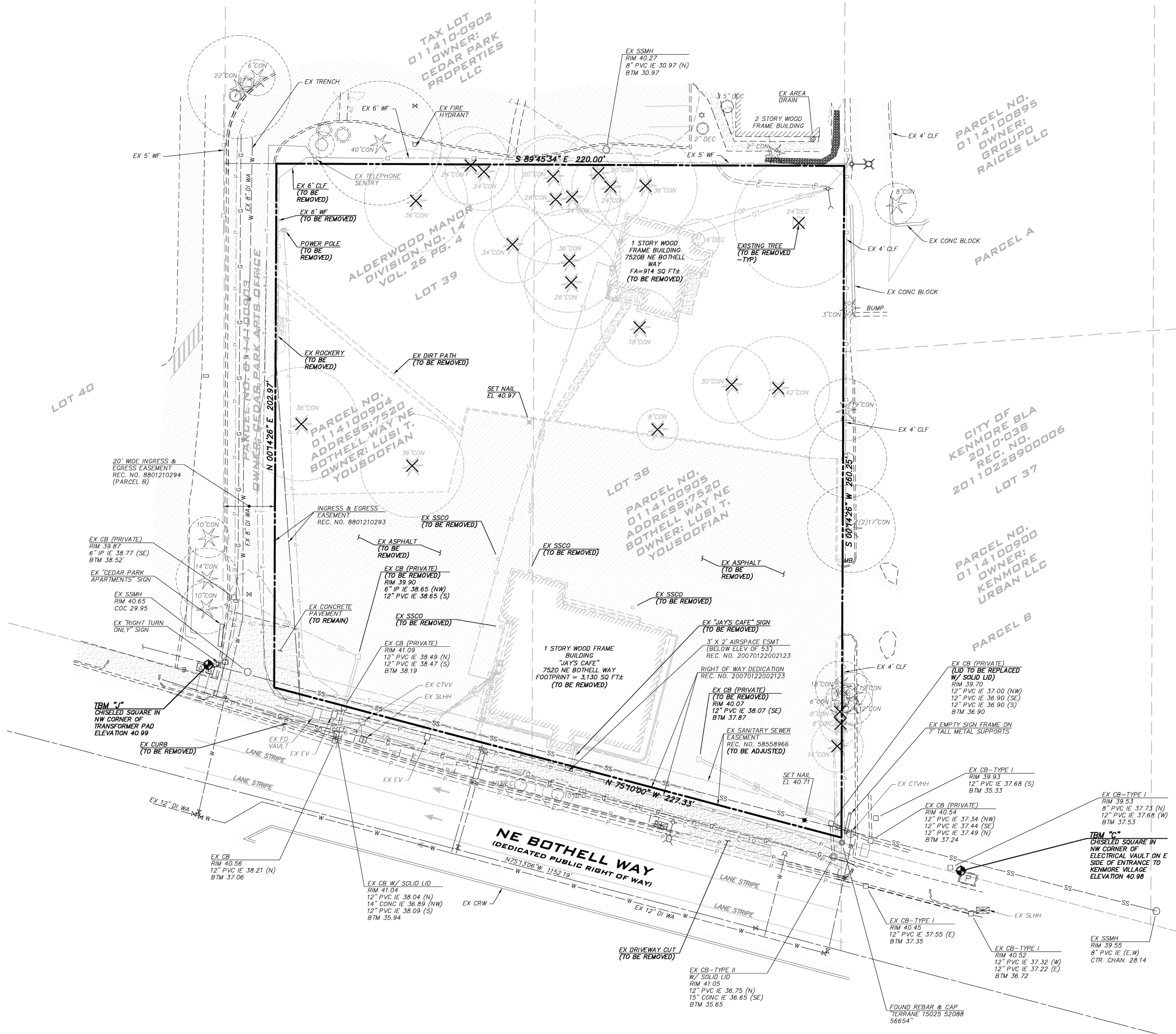
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PROJECT ENGINEER:  
PETER RALSTON, PE  
DESIGNER:  
JUSTIN RODDA  
ISSUE DATE:  
10/1/2024

NO	DATE	BY	REVISIONS

EXISTING CONDITIONS &  
 DEMOLITION PLAN  
**LARUS APARTMENTS**  
 CIVIL PLANS  
 PRELIMINARY  
 CITY OF KENMORE WASHINGTON

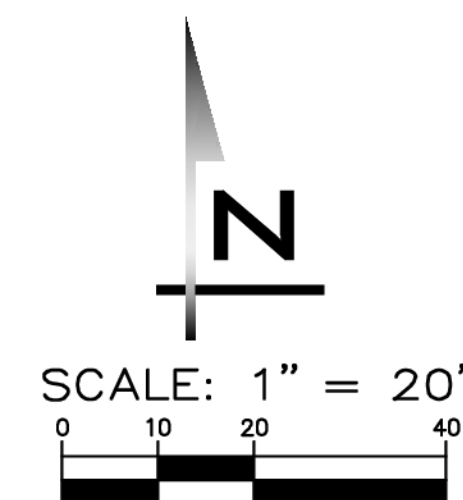


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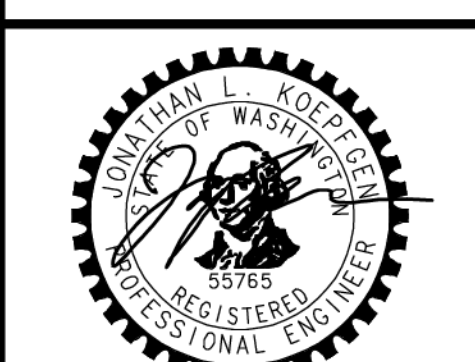
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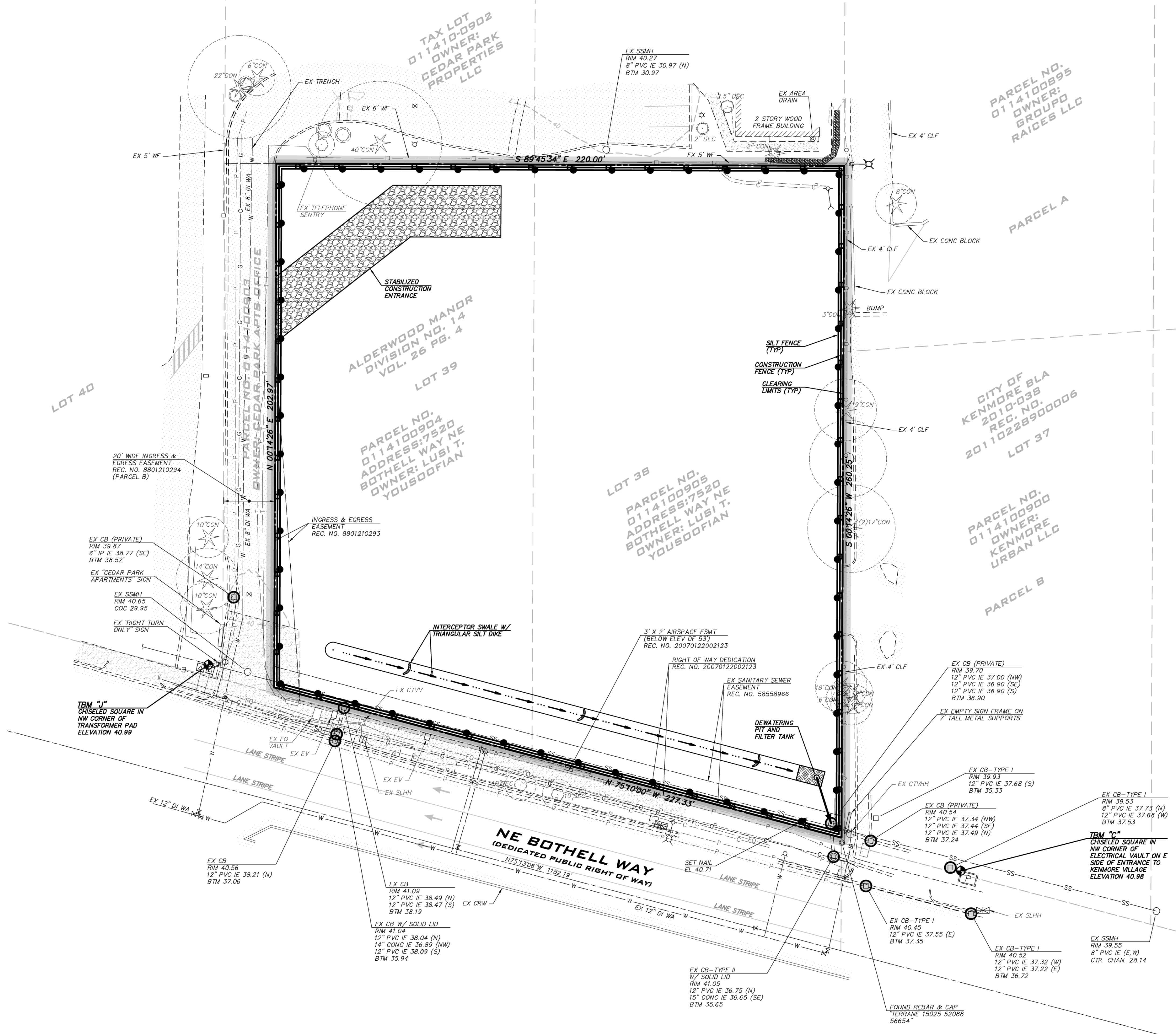
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DESIGNER: JUSTIN RODDA
ISSUE DATE: 10/1/2024

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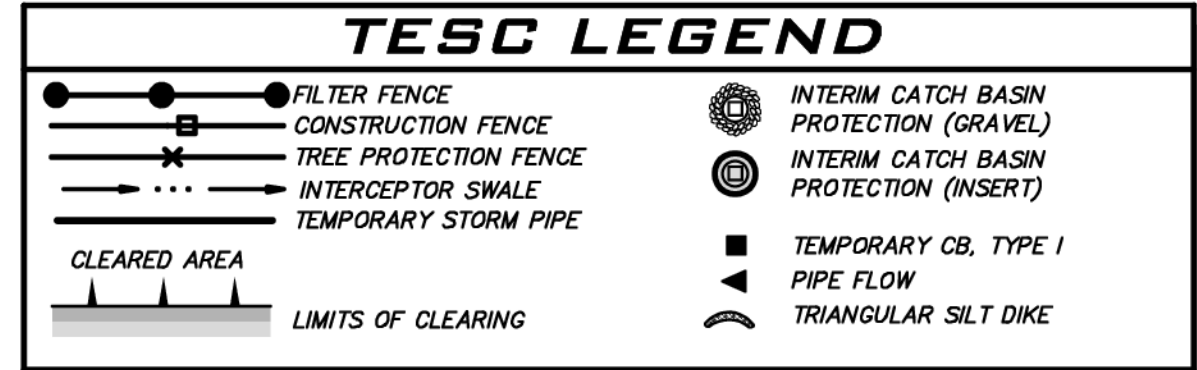
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WASHINGTON
CITY OF KENMORE



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JOB NUMBER: 23007241
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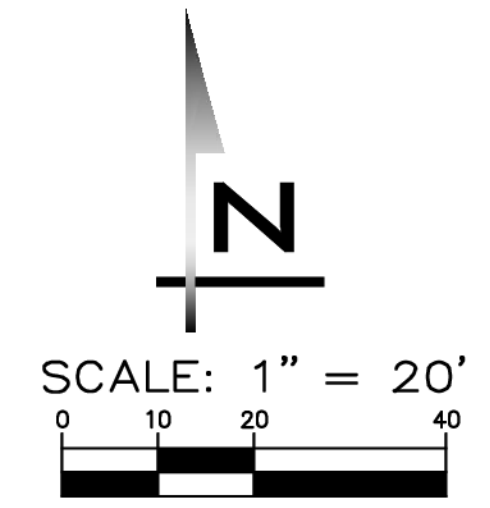


CONSTRUCTION STORMWATER NOTE
PRELIMINARY SOILS REPORT INDICATES NATIVE SOILS ARE HIGHLY INFILTRATIVE. ANY RAIN THAT FALLS ON EXPOSED SOIL WILL INFILTRATE QUICKLY EXCEPT IN THE LARGEST STORMS. DURING CONSTRUCTION, CONTRACTOR SHALL DIRECT RUNOFF TOWARDS THE INTERCEPTOR SWALE ALONG THE SOUTHERN FRONTAGE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



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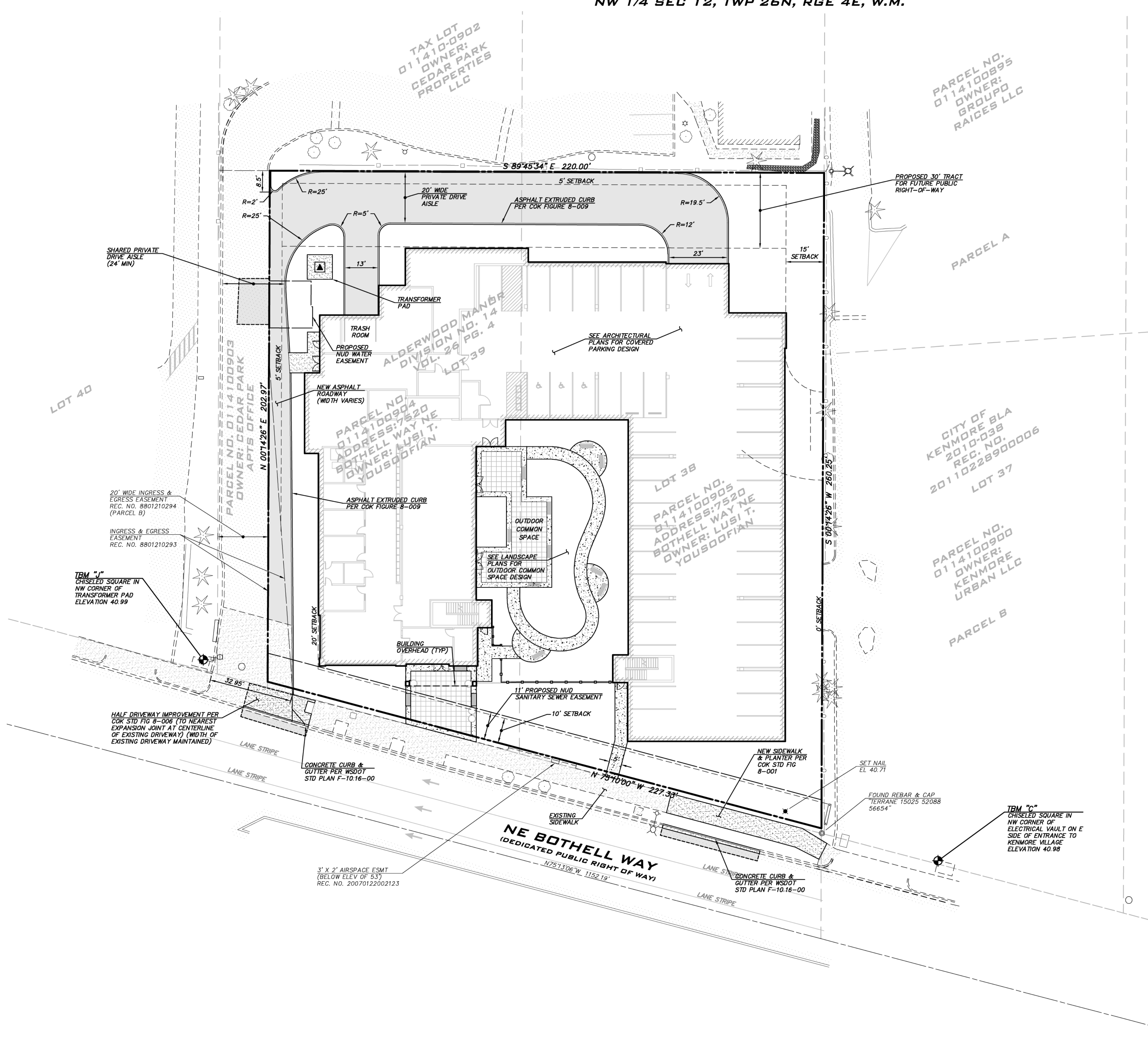
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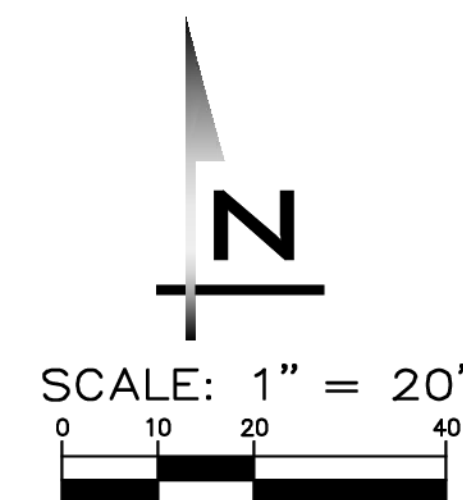
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SHT 5 OF 9

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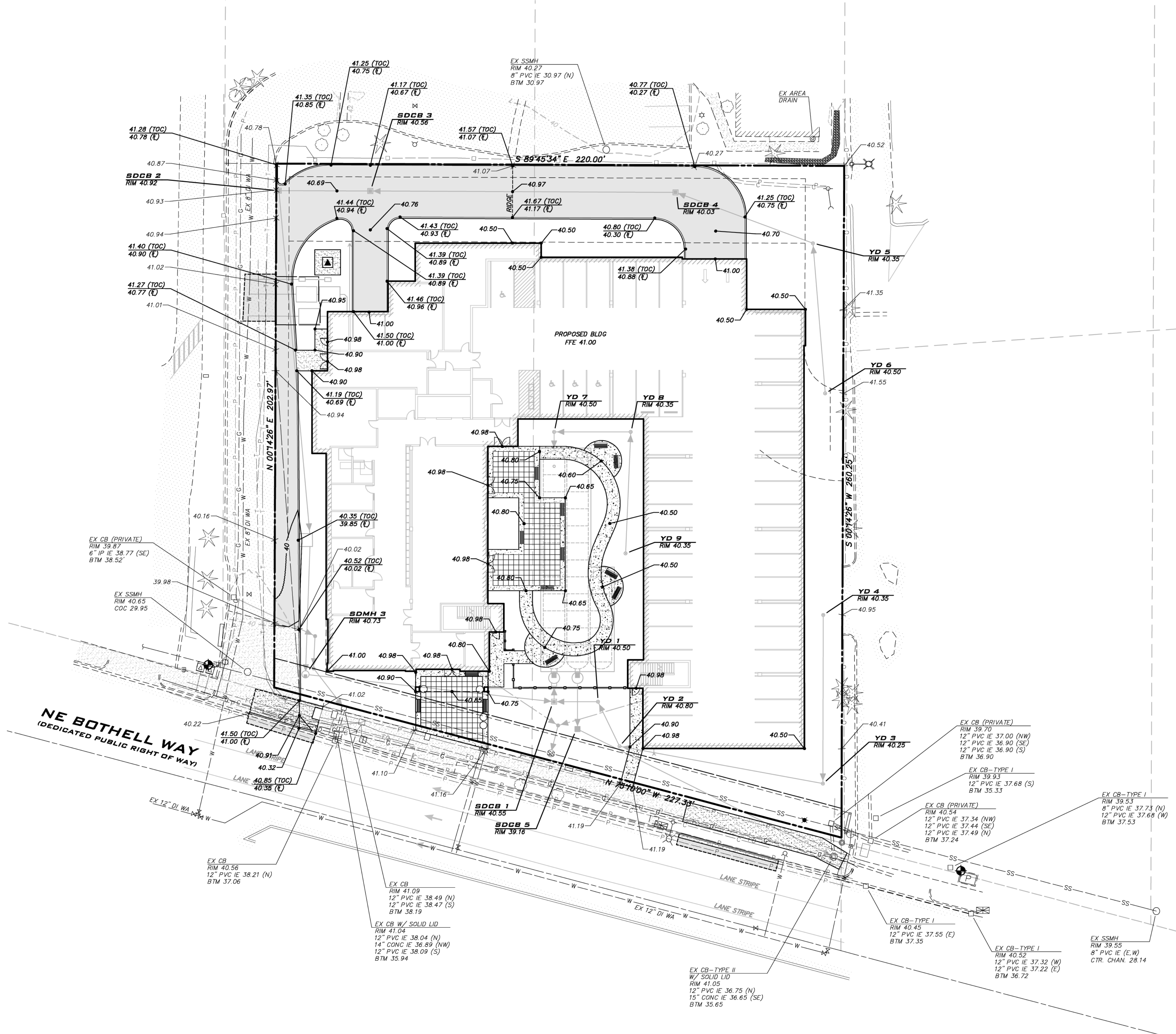
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GRADING PLAN  
**LARUS APARTMENTS**  
 CIVIL PLANS  
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 CITY OF KENMORE WASHINGTON

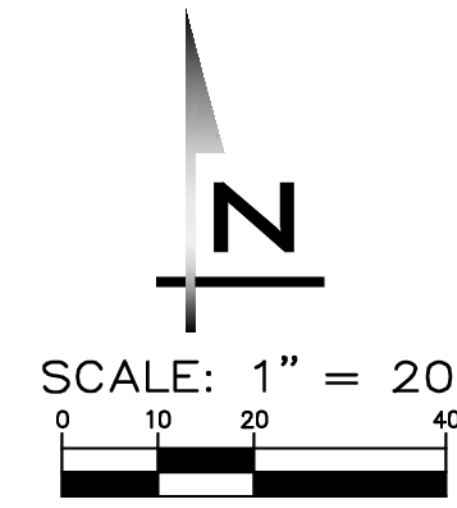


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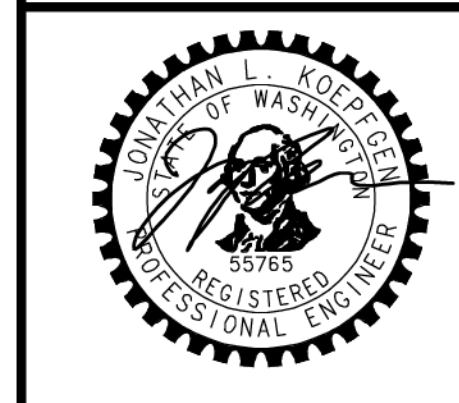
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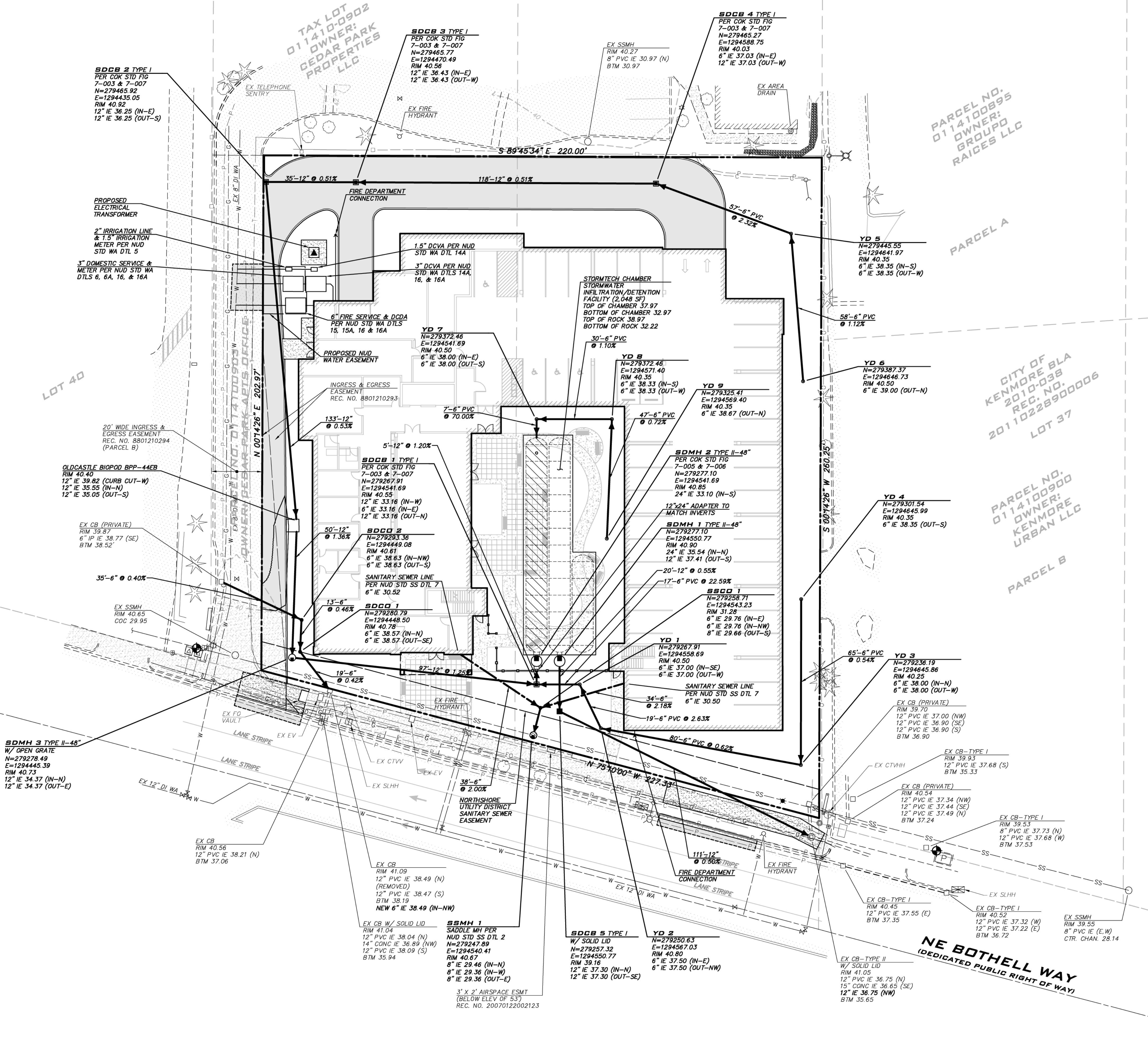
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UTILITY PLAN  
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SHT 7 OF 9



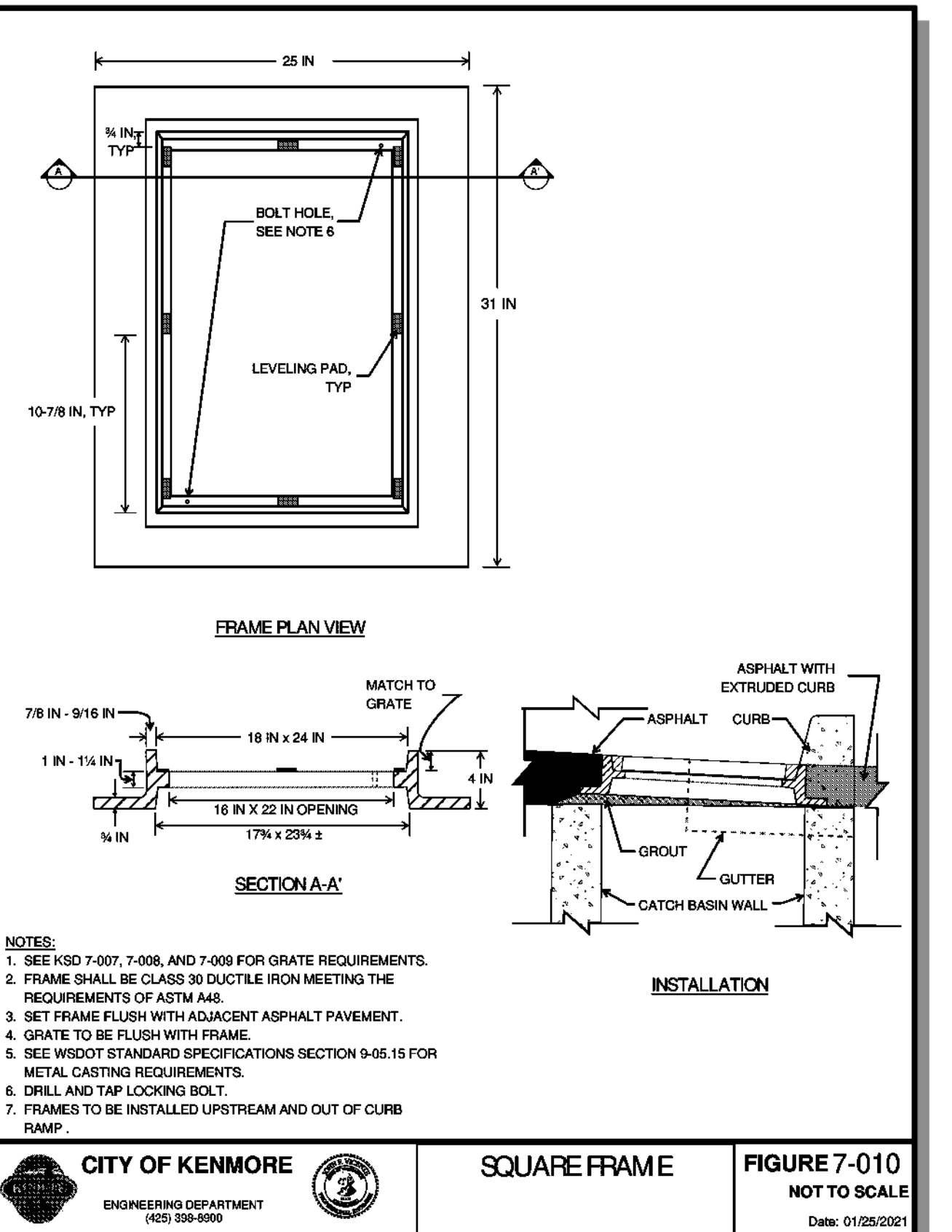
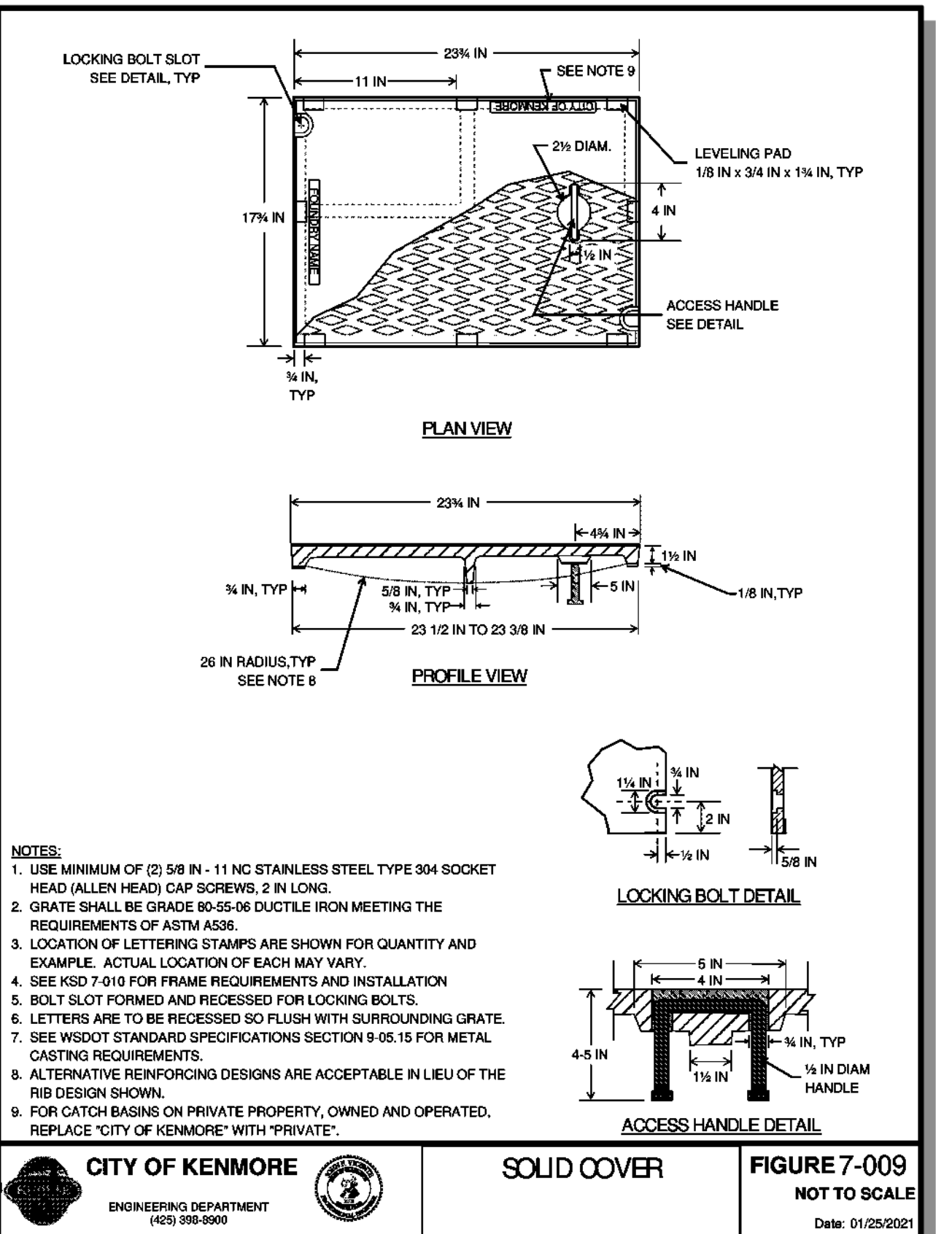
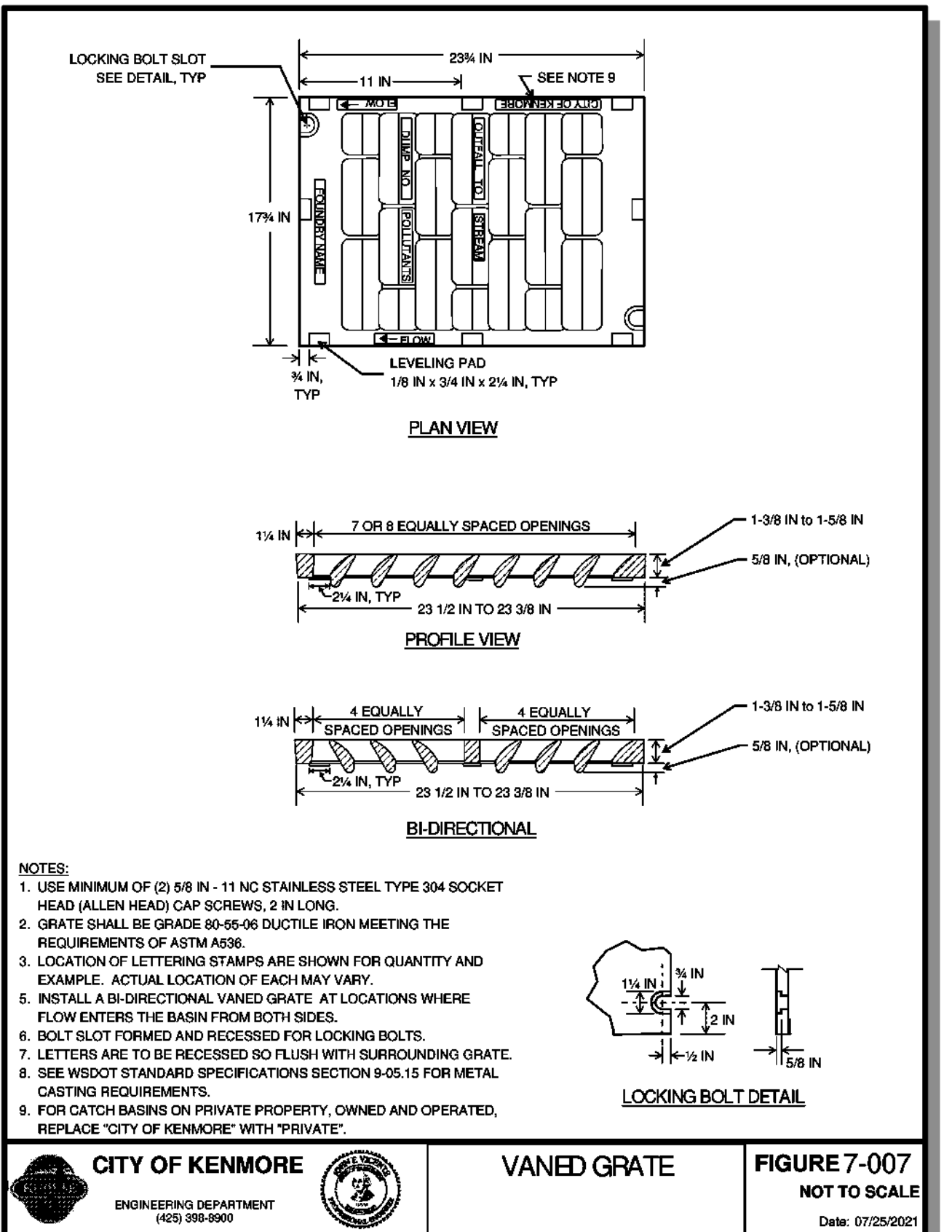
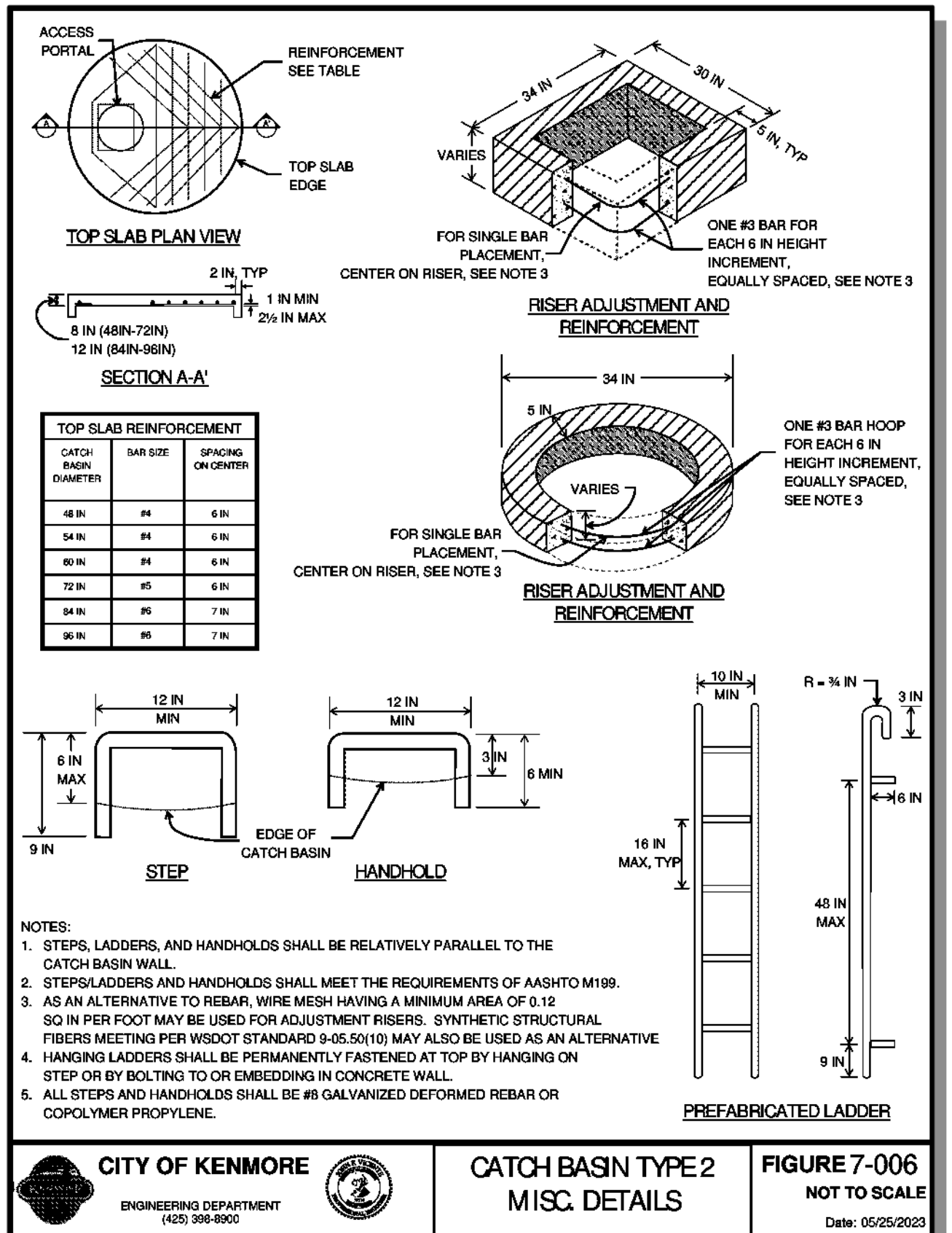
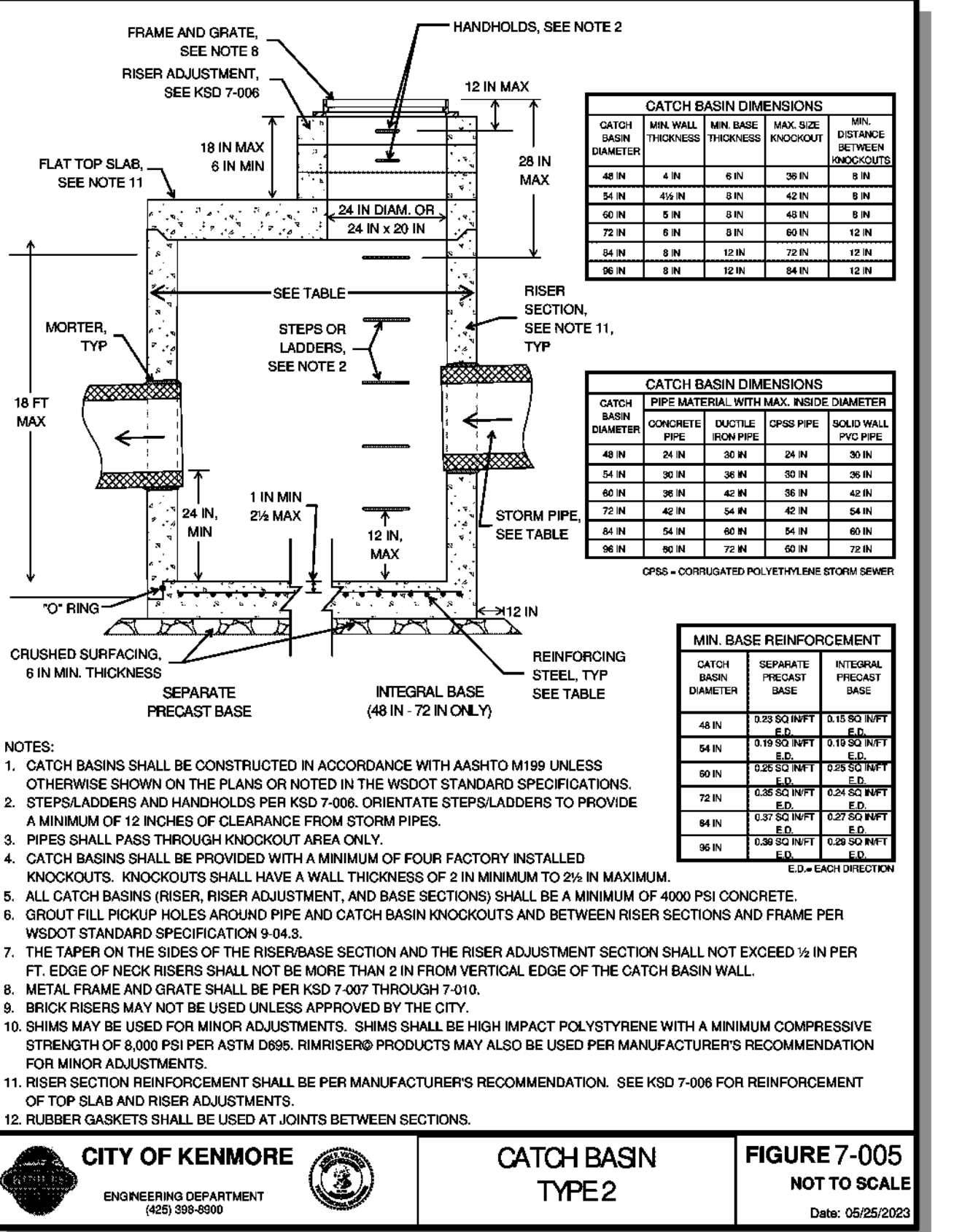
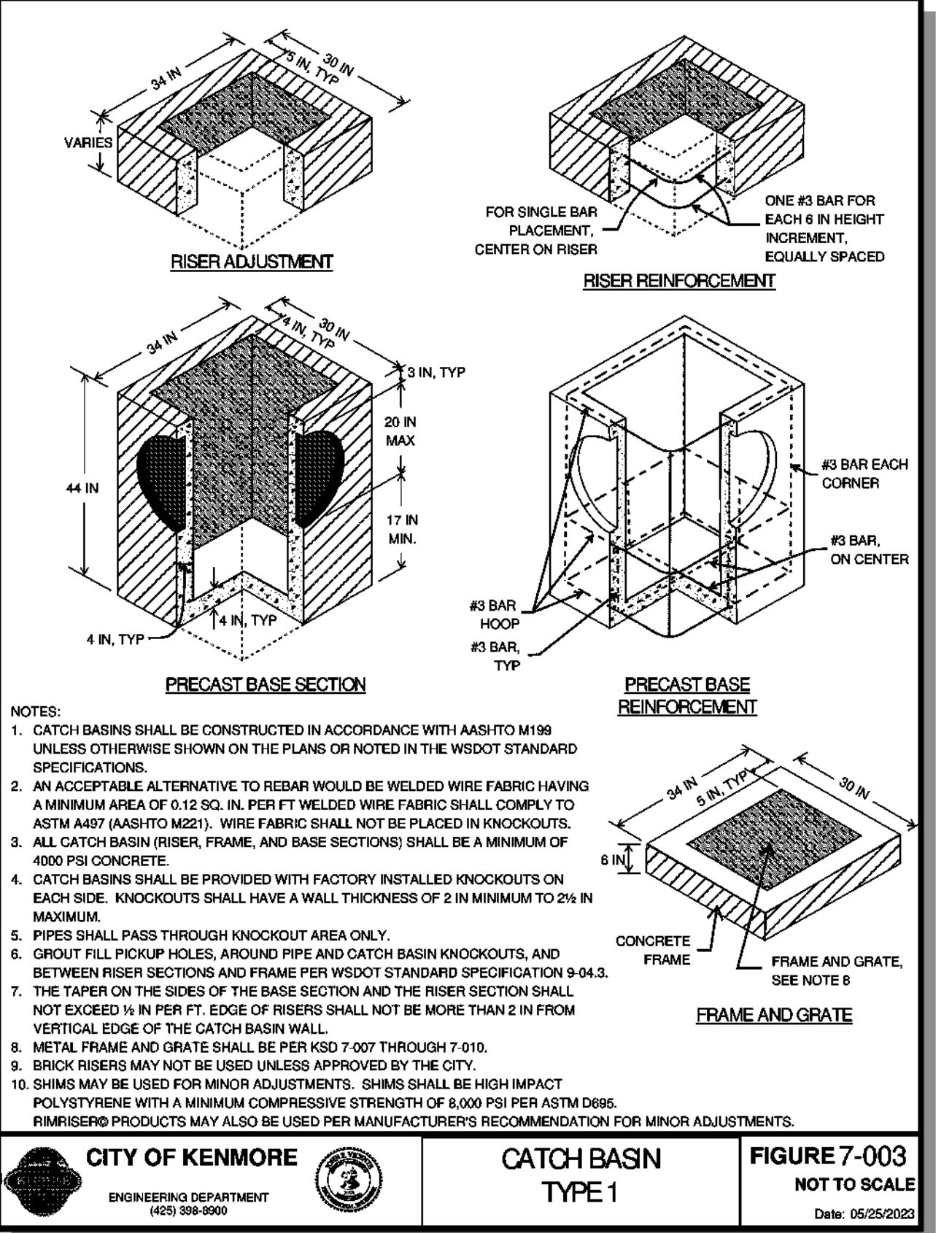
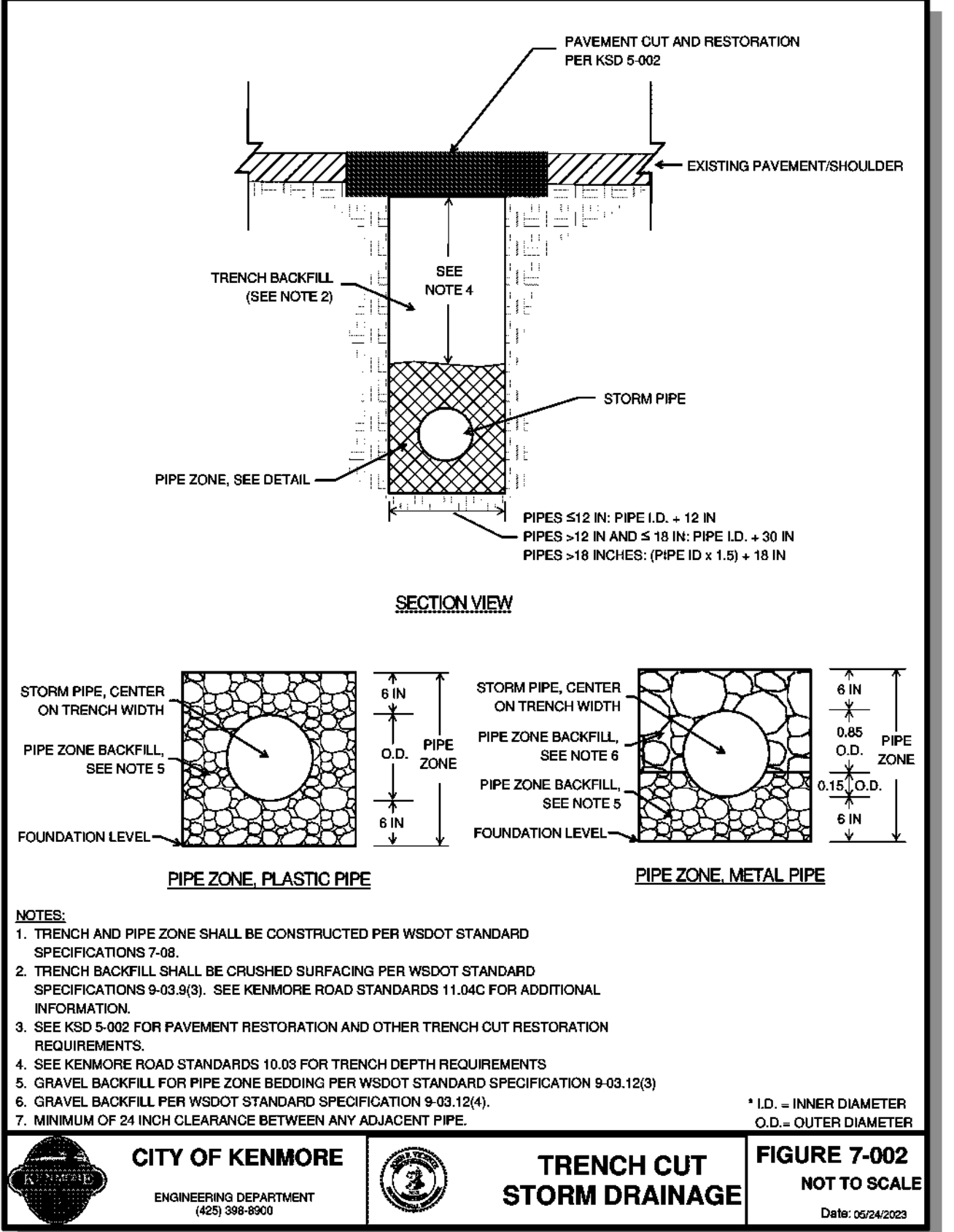
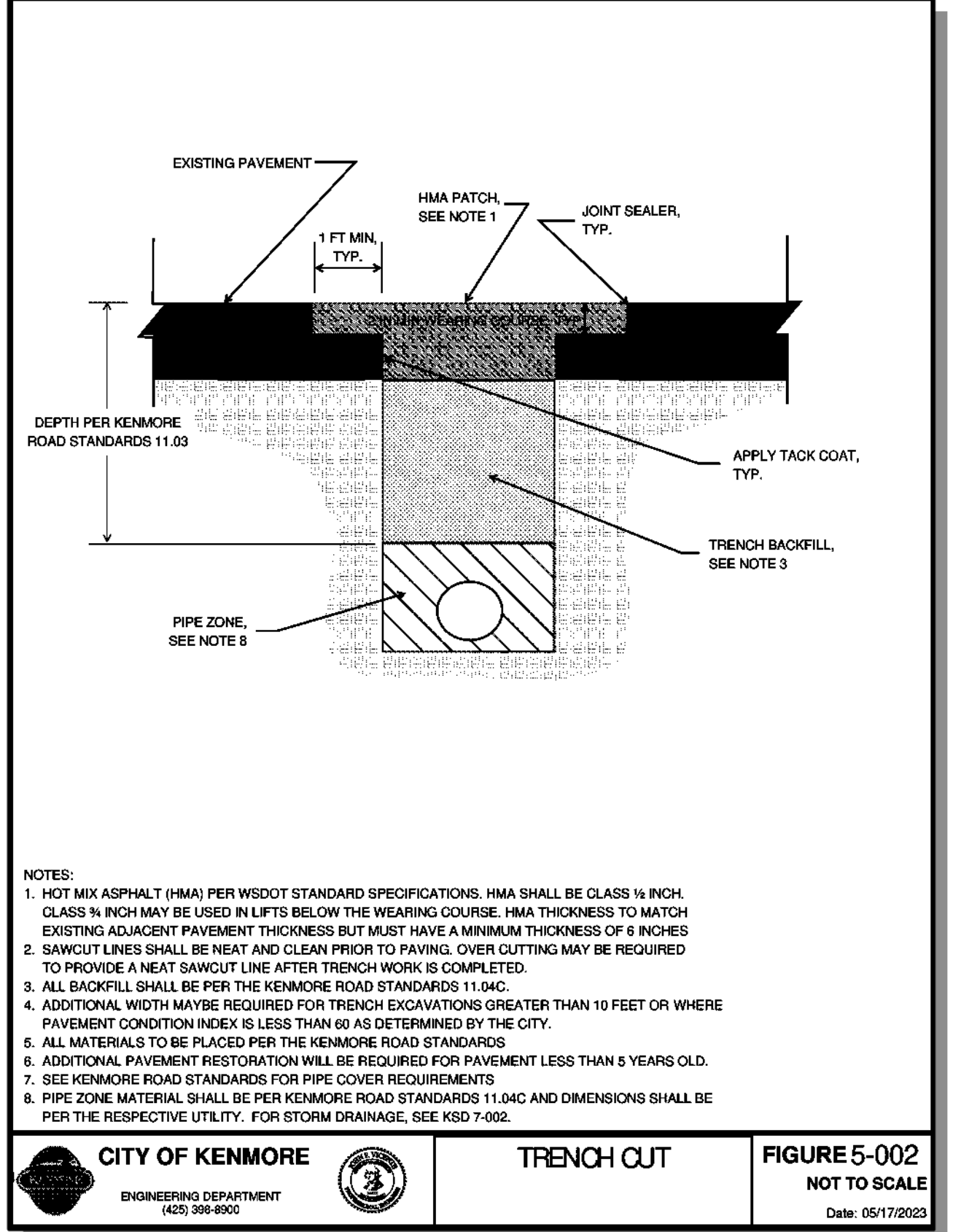
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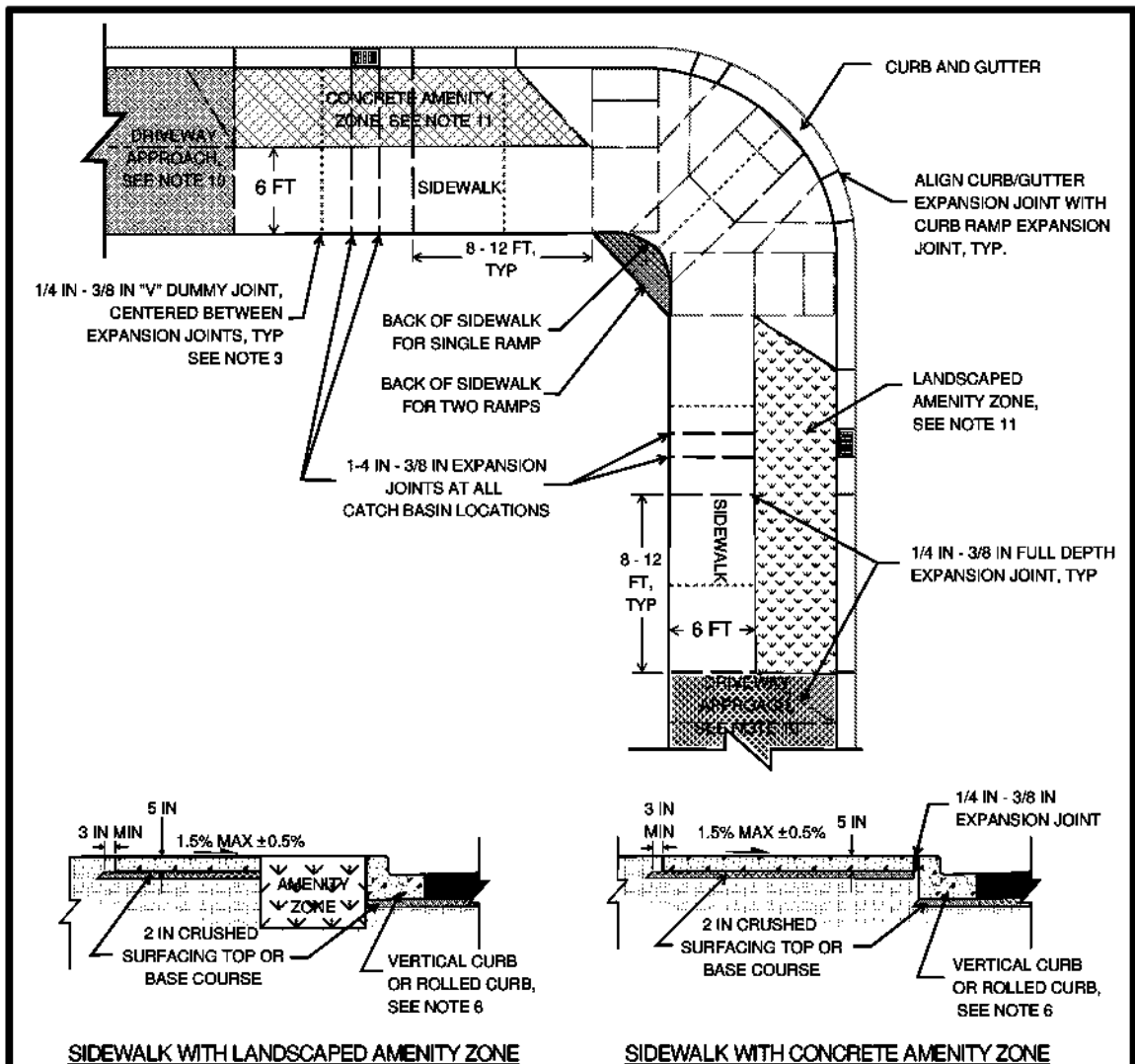
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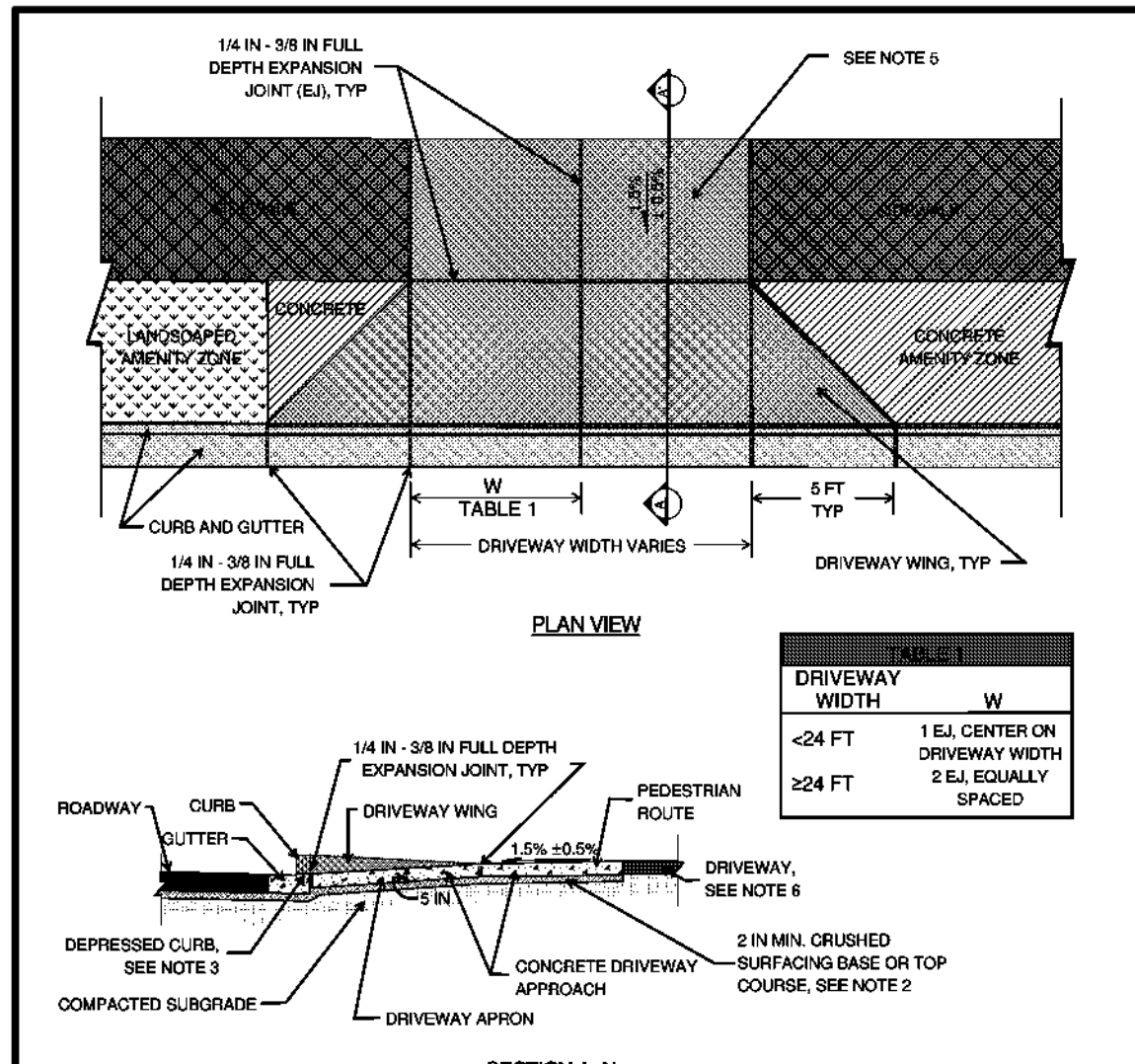
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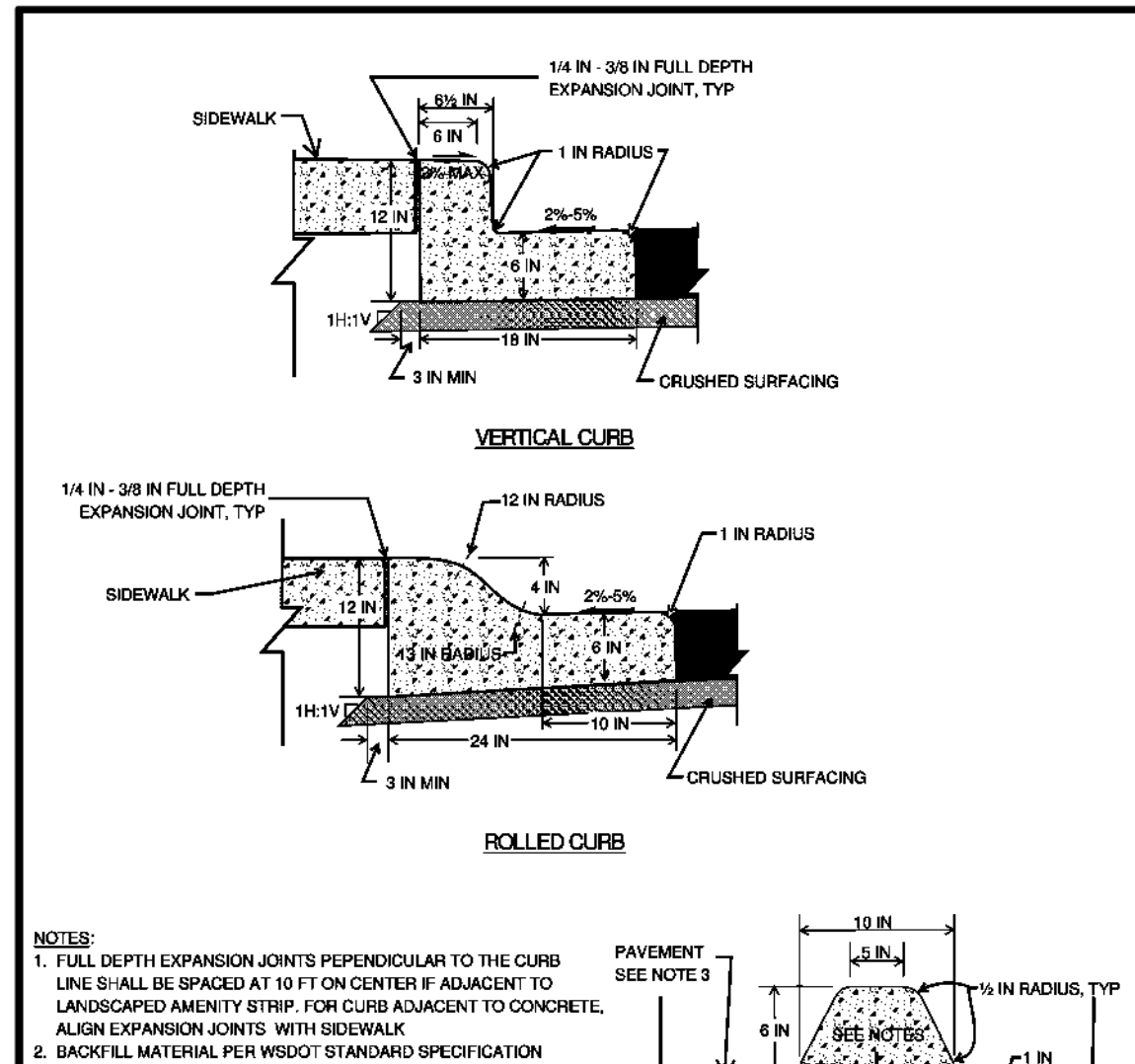
- NOTES: 1. SPACE DUMMY AND EXPANSION JOINTS AS NOTED, FULL WIDTH OF SIDEWALK. 2. EXPANSION JOINTS SHALL BE EQUALLY SPACED AND FLUSH WITH ADJACENT SIDEWALK PANELS. 3. SEE KSD 8-008 FOR ADDITIONAL CONCRETE PLACEMENT AND FINISHING REQUIREMENTS. 4. EXPANSION JOINTS IN CURB/GUTTER TO ALIGN WITH EXPANSION JOINTS IN SIDEWALK. 5. BACKFILL MATERIAL PER WSDOT STANDARD SPECIFICATION SECTION 9-03. 6. SEE KSD 8-008 FOR CURB REQUIREMENTS. 7. JOINTING AROUND DRIVEWAY APPROACH AND CURB RAMPS FOR TYPE AND QUALITY, SEE RESPECTIVE KSD FOR SPECIFIC REQUIREMENTS FOR EACH TYPE. 8. CURB RAMPS SHOWN FOR REFERENCE ONLY. ACTUAL LOCATION, REFERENCE ONLY, SHALL BE APPROVED BY THE CITY AND SHALL VARY DEPENDING UPON SITE CONDITIONS. 9. FOR REPLACEMENT SIDEWALK EXISTING SIDEWALK SHALL BE REMOVED FROM JOINT TO JOINT, NO SAWCUTTING PERMITTED. 10. MAINTAIN SIGHT DISTANCE AT DRIVEWAY APPROACHES AND AT INTERSECTIONS PER ROAD STANDARDS 608 AND 607. 11. AMENITY ZONE SHALL BE A MINIMUM OF 4 FT WIDE, WIDTH SHALL BE 6 FT IF AVAILABLE RIGHT-OF-WAY EXISTS.

CITY OF KENMORE ENGINEERING DEPARTMENT FIGURE 8-001 SIDEWALK NOT TO SCALE DATE: 08/24/2024



- NOTES: 1. ALLOWABLE SLOPES AND WIDTHS ARE SHOWN. VARIATIONS FROM THE ABOVE STANDARDS MAY BE APPROVED AT THE DISCRETION OF THE CITY ENGINEER. 2. BACKFILL MATERIAL PER WSDOT STANDARD SPECIFICATION SECTION 9-03. 3. DEPRESSED CURB TO BE BETWEEN 18 IN AND 1 IN HIGH. 4. ALL CONCRETE PANELS SHALL BE FLUSH WITH ADJACENT CONCRETE PANELS WITH NO GREATER THAN 1/8 IN VERTICAL DIFFERENCE. 5. SEE KSD 8-001 (SIDEWALKS) FOR LOCATIONS OF DUMMY JOINTS AND ADDITIONAL EXPANSION JOINTS IN SIDEWALK IN DRIVEWAY APPROACH. JOINTS IN DRIVEWAY APPROACH TO MATCH THAT OF ADJACENT PEDESTRIAN ROUTE. 6. FOR CONCRETE DRIVEWAYS, INSTALL 1/4 IN TO 3/8 IN FULL DEPTH EXPANSION JOINTS BETWEEN DRIVEWAY AND BACK OF DRIVEWAY APPROACH AND AT THE RIGHT OF WAY LINE. 7. SEE KSD 8-009 (CURBS) FOR CURB AND GUTTER REQUIREMENTS. 8. FOR EXISTING SIDEWALK/DRIVEWAY LOCATIONS, CONCRETE SHALL BE REMOVED FROM JOINT TO JOINT, NO SAWCUTTING IS PERMITTED.

CITY OF KENMORE ENGINEERING DEPARTMENT FIGURE 8-006 DRIVEWAY APPROACH TYPE 1 NOT TO SCALE DATE: 08/24/2024



- NOTES: 1. FULL DEPTH EXPANSION JOINTS PERPENDICULAR TO THE CURB LINE SHALL BE SPACED AT 10 FT ON CENTER IF ADJACENT TO LANDSCAPED AMENITY STRIP. FOR CURB ADJACENT TO CONCRETE, ALIGN EXPANSION JOINTS WITH SIDEWALK. 2. BACKFILL MATERIAL PER WSDOT STANDARD SPECIFICATION SECTION 9-03. 3. SLOPE PAVEMENT TO DRAIN, PROVIDE GAPS IN CURB TO ALLOW FOR DRAINAGE AS NEEDED. 4. SLOPE ENDS OF EXTRUDED CURB EQUAL TO SIDE SLOPE. 5. PRE EXTRUDED CURB TO PAVEMENT WITH 10 IN LONG #3 REBAR EMBEDDED 4 INCHES IN PAVEMENT, LOCATE PINS 1 FOOT EITHER SIDE OF JOINTS AND AT ENDS. 6. ADD IN DEEP JOINTS EVERY 10 FT OF EXTRUDED CURB. 7. FOR CURB REPLACEMENT, EXISTING CURBS SHALL BE REMOVED FROM JOINT TO JOINT, NO SAWCUTTING IS PERMITTED. 8. FOR CURB PLACEMENT ADJACENT TO LANDSCAPED AREA, NO EXPANSION JOINT REQUIRED. 9. VERTICAL CURB SHALL BE USED IN ALL LOCATIONS WITHIN THE RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

CITY OF KENMORE ENGINEERING DEPARTMENT FIGURE 8-009 CURBS NOT TO SCALE DATE: 08/24/2024

PROJECT INFORMATION ADS Advanced Drainage Systems, Inc. LARUS APARTMENTS KENMORE, WA, USA MC-7200 STORMTECH CHAMBER SPECIFICATIONS. Includes detailed technical specifications and notes for construction equipment.

PROPOSED LAYOUT AND PROPOSED ELEVATIONS. Includes a table of elevations and a plan view diagram of the stormwater chamber system.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS. Includes a table of material specifications and a plan view diagram of the chamber system.

MC-7200 ISOLATOR ROW PLUS DETAIL and MC-7200 6" (150mm) INSPECTION PORT DETAIL. Includes detailed cross-sections and inspection/maintenance instructions.

MC-7200 TECHNICAL SPECIFICATION. Includes detailed technical drawings and a table of chamber specifications.

INSPECTION & MAINTENANCE and CURB INLET DETAIL. Includes detailed cross-sections and inspection/maintenance instructions.

ATWELL logo and contact information. SCALE: AS NOTED. PROJECT MANAGER: JON KOEPPGEN, PE. PROJECT ENGINEER: PETER RALSTON, PE. DESIGNER: JUSTIN RODDA. ISSUE DATE: 10/1/2024. LARUS APARTMENTS CIVIL PLANS PRELIMINARY WASHINGTON CITY OF KENMORE. JOB NUMBER: 23007241. SHEET NAME: DT-02. SHT 9 OF 9.