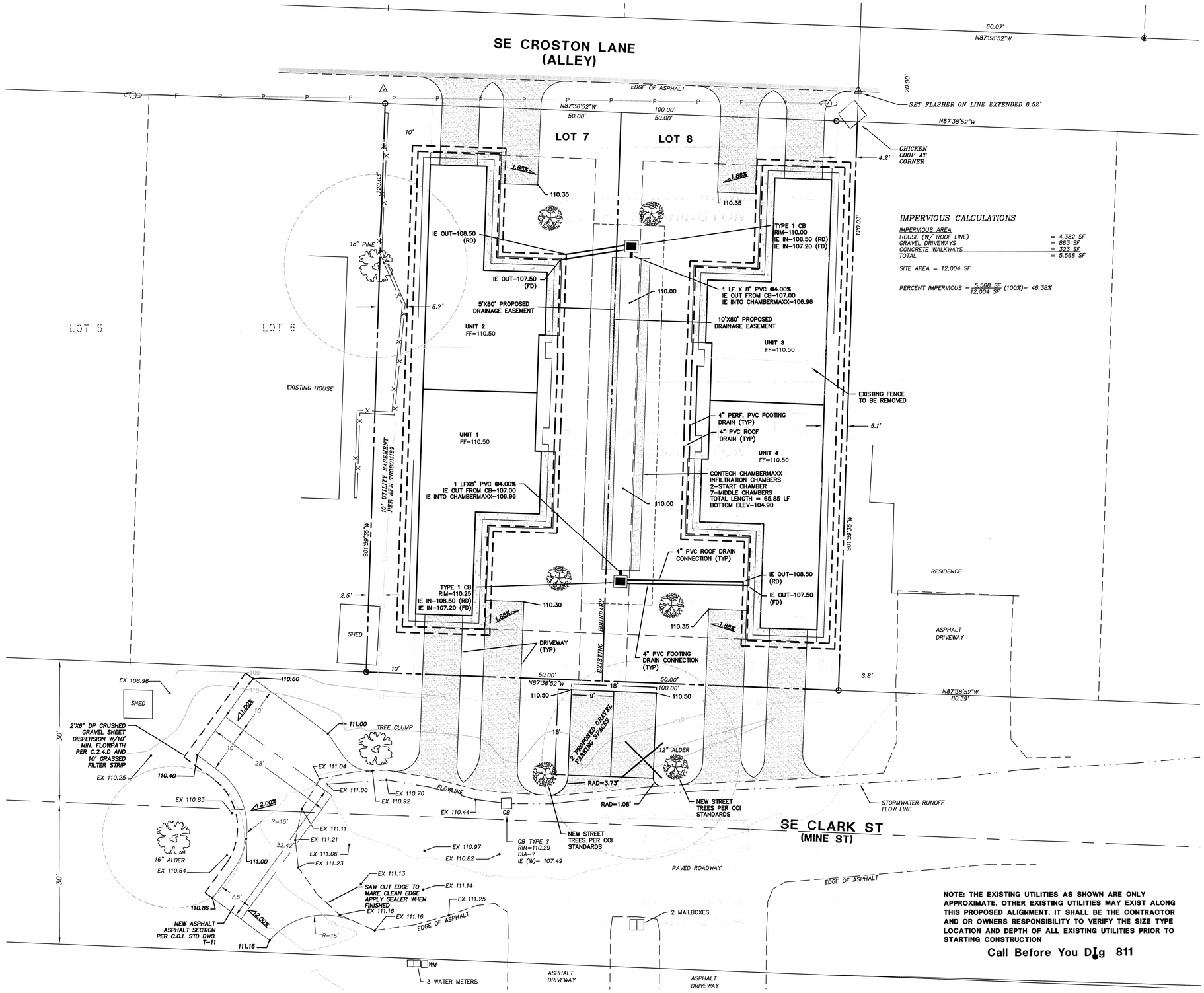
SE CROSTON LANE 4-UNIT TOWNHOUSES

ATTACHMENT 6

NW 1/4, SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 WEST, W.M.
CITY OF ISSAQUAH, WASHINGTON

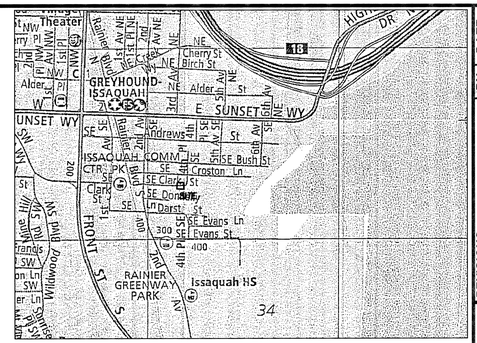


IMPERVIOUS CALCULATIONS

IMPERVIOUS AREA	
HOUSE (W/ ROOF LINE)	= 4,382 SF
GRAVEL DRIVEWAYS	= 863 SF
CONCRETE WALKWAYS	= 323 SF
TOTAL	= 5,568 SF

SITE AREA = 12,004 SF

PERCENT IMPERVIOUS = 5,568 SF / 12,004 SF (100%) = 46.38%



VICINITY MAP
N.T.S.

PROPERTY OWNER:
BRATLEE, ROBERT
5429 170TH PL SE
BELLEVUE, WA 98006

PROPERTY ADDRESS
309 SE CROSTON LANE
ISSAQUAH, WA 98027

SURVEYOR
EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

ENGINEER
EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

ZONING
SF-D

TAX ACCOUNT NO.
23543000835

LEGEND
- SECTION CORNER
- QUARTER CORNER
- FOUND MONUMENT
- SET REBAR W/CAP
- FOUND MONUMENT
- A CALCULATED POINT
- (125.21') DEED MEASUREMENT
- TREE
- CATCH BASIN
- WATER METER
- NEW ASPHALT

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF THE EXISTING PARCELS AS DESCRIBED HEREON AND TO THEN ADJUST THE GEOMETRY THESE PARCELS IN ACCORDANCE WITH CITY OF ISSAQUAH SUBDIVISION CODE.
2. INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE 5300 SERIES GPS UNITS (RTK METHOD) WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE AS PROVIDED BY XXXXXXXXXXXX COMPANY UNDER THEIR ORDER No. XXXXXXX, DATED XXXXXX XXX XXXXX.
4. WE HOLD THE FOUND MONUMENTATION OF THE O'DELL SHORT PLAT PER ISSAQUAH S.P. No. 07-00108 FOR THE NORTHEAST CORNER OF BLOCK 11, PLAT OF ENGLEWOOD. THIS SHORT PLAT IS ALSO HELD PER ROS 250/001-3 AS THE BST SOLUTION FOR THIS PLAT. RECORD GEOMETRY WAS THEN APPLIED TO THIS LOT AND BLOCK
5. IT SHOULD BE NOTED THAT THE OBOVE REFERENCED O'DELL SHORT PLAT SHOWS FENCE LINES APPROXIMATELY 4 WEST OF THE DEED LINES WHICH IS CONSISTANT WITH OUR FINDINGS ON LOTS 7 AND 8 AS DEPICTED HEREON.
6. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...
   - CITY OF ISSAQUAH S.P. PLN07-00108
   - THE PLAT OF ENGLEWOOD
   - ROS VOL 157, PAGES 245-245H.
   - ISSAQUAH SP PLM 03-00012
   - ISSAQUAH SP PLN 05-00067
   - ROS VOLUME 250, PAGES 001-003.

BASIS OF BEARING:
THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/91 (NORTH ZONE).

VERTICAL DATUM:
NAVD 88

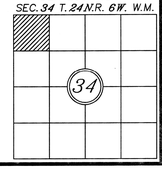
GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10 ft.

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED
PROFESSIONAL ENGINEER
9/29/2015

INDEX LOCATION:
SEC. 34 T. 24 N. R. 6 W. W.M.



REVISIONS	BY	DATE

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DRAINAGE & ROAD PLAN

ROBERT BRATLEE
5429 170TH PL SE
BELLEVUE, WA 98006

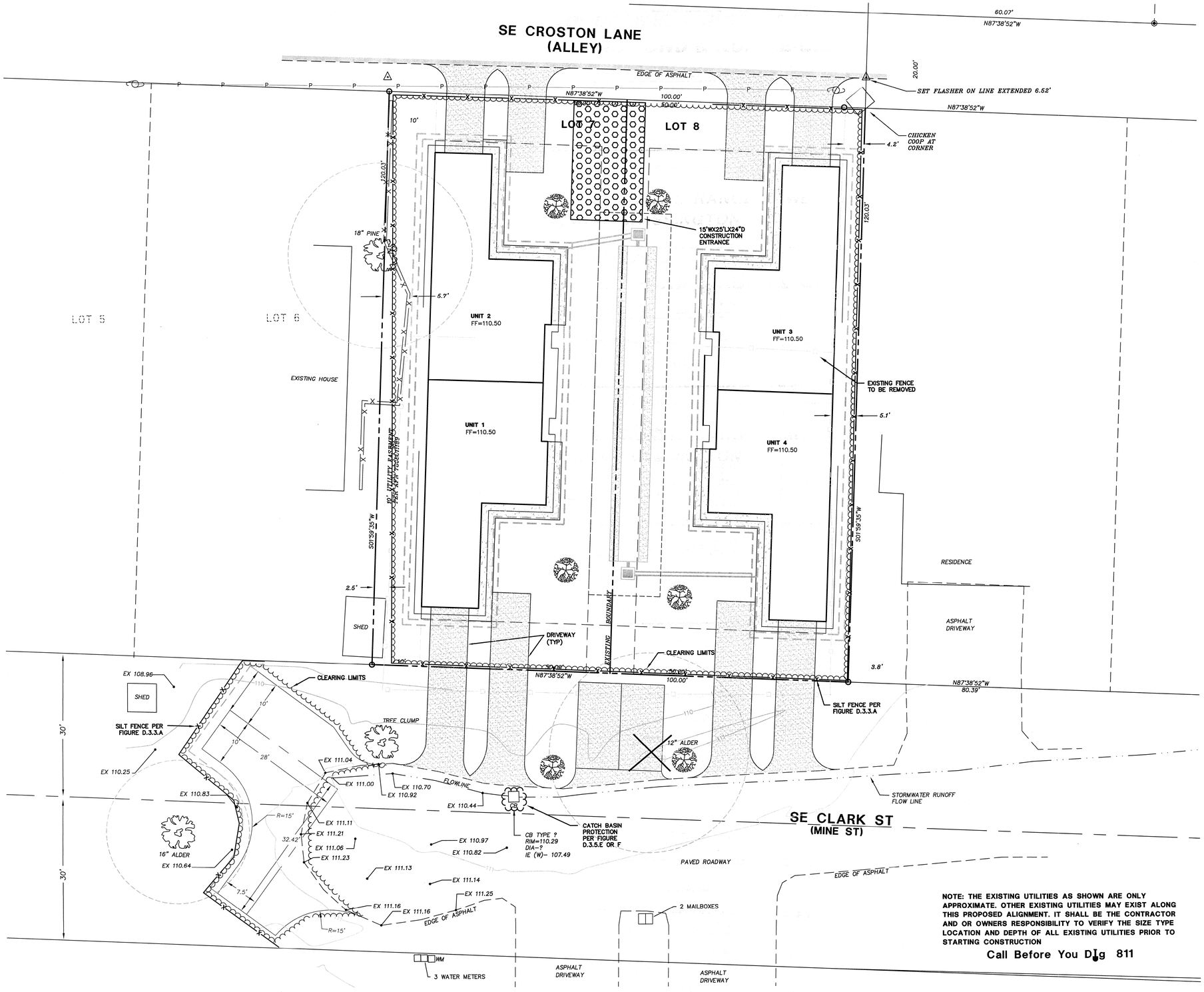
EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS
1320 N.W. MALL ST. SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-6351 FAX:392-4676

JOB NO.	15076
DATE	9/15
SCALE	1"=10'
DESIGNED	R.S.F.
DRAWN	J.W.T.
CHECKED	R.S.F.
APPROVED	R.S.F.

SHEET 1 OF 3

SE CROSTON LANE 4-UNIT TOWNHOUSES

NW 1/4, SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 WEST, W.M.
CITY OF ISSAQUAH, WASHINGTON



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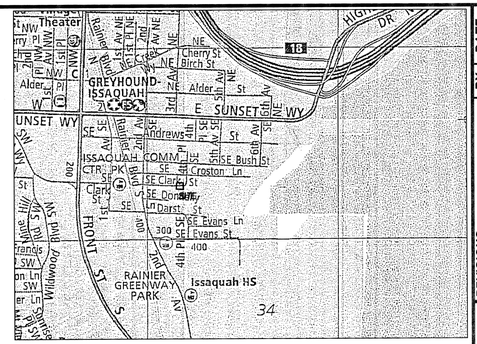

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(IN FEET)
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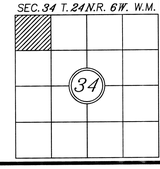

REVISIONS	BY	DATE

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TESC PLAN

ROBERT BRATLEE
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DESIGNED	R.S.F.
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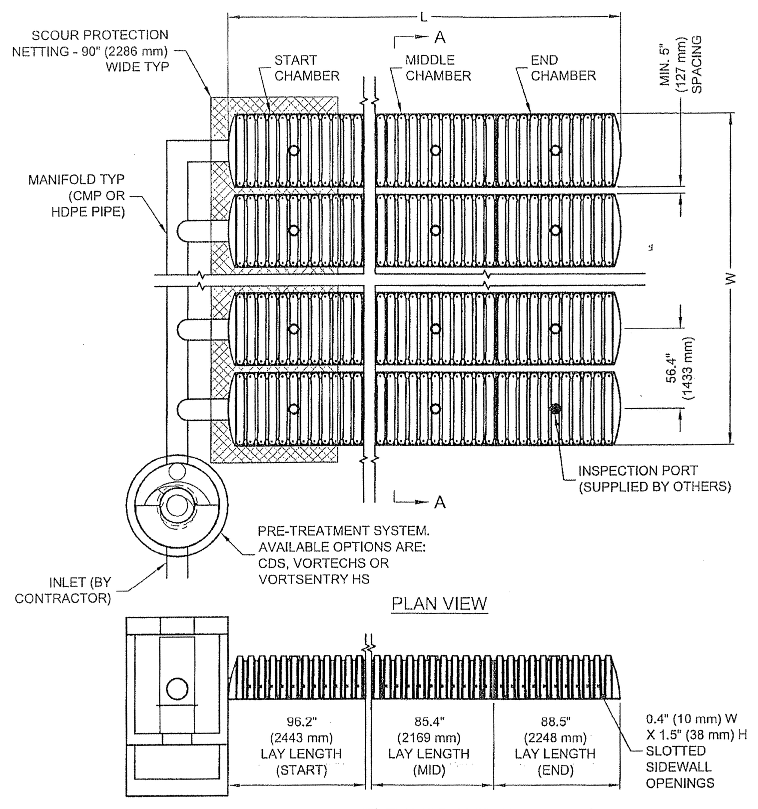
CHECKED	R.S.F.
APPROVED	R.S.F.

SHEET 2 OF 3

SE CROSTON LANE 4-UNIT TOWNHOUSES

NW 1/4, SECTION 34, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, WASHINGTON



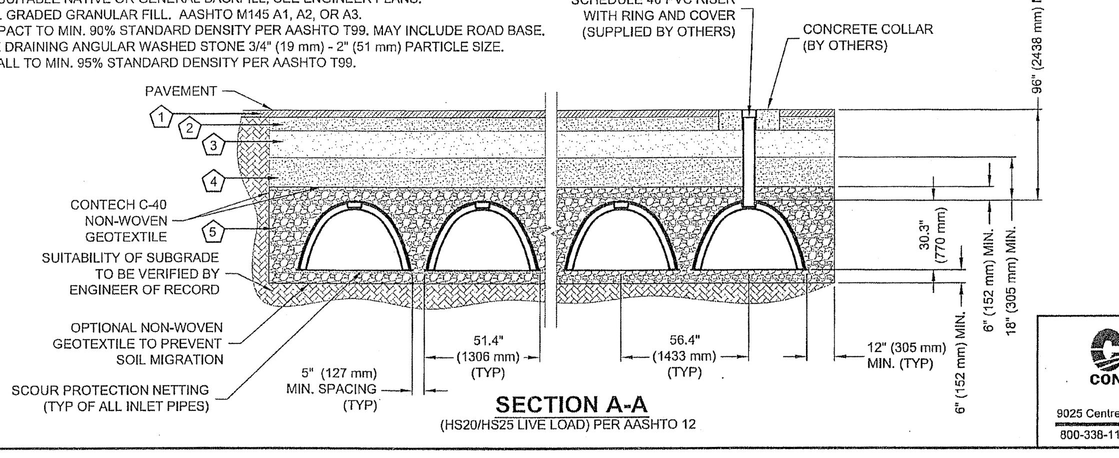
TYPICAL LAYOUT

CHAMBERMAXX DESIGN DETAILS			
FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER
OVERALL CHAMBER HEIGHT - IN (mm)	30.3 (770)	30.3 (770)	30.3 (770)
OVERALL CHAMBER WIDTH - IN (mm)	51.4 (1306)	51.4 (1306)	51.4 (1306)
ACTUAL LENGTH - IN (mm)	98.4 (2500)	91.0 (2311)	92.0 (2337)
INSTALLED LAY LENGTHS - IN (mm)	96.2 (2443)	85.4 (2169)	88.5 (2248)
CHAMBER STORAGE VOLUME - CF (m³)	52.5 (1.49)	49.3 (1.39)	48.2 (1.36)
CHAMBER STORAGE PER LINEAR FOOT - CF/LF (m³/m)	6.5 (0.604)	6.9 (0.641)	6.5 (0.604)
*MIN. INSTALLED CHAMBER VOLUME - CF (m³)	78.7 (2.23)	76.7 (2.17)	76.1 (2.15)
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/LF (m³/m)	9.8 (0.910)	10.8 (1.003)	10.3 (0.957)
CHAMBER WEIGHT - LB (kg)	85 (38.55)	77 (34.92)	76 (34.47)

*6" (152 mm) OF STONE ABOVE AND BELOW CHAMBER, 5" (127 mm) CHAMBER SPACING AND 40% POROSITY

* SITE SPECIFIC DATA REQUIREMENTS	
FOR DETAILED DESIGN ASSISTANCE REFERENCE CHAMBERMAXX DYODS (DESIGN YOUR OWN DETENTION SYSTEM) SOFTWARE AND CHAMBERMAXX STAGE STORAGE CALCULATOR @ WWW.CONTECHSTORMWATER.COM	
TOTAL REQUIRED STORAGE VOLUME (CF OR m³)	
DEPTH TO INVERT BELOW ASPHALT (FT OR m)	
LIMITING WIDTH (FT OR m)	
LIMITING LENGTH (FT OR m)	
POROUS STONE ABOVE CHAMBER (IN OR mm)	
POROUS STONE BELOW CHAMBER (IN OR mm)	
STONE POROSITY (0 TO 40%)	
MANIFOLD SYSTEM DIAMETER (IN OR mm)	
* PER ENGINEER OF RECORD	

KEY
1. FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. ANY SUITABLE NATIVE OR GENERAL BACKFILL, SEE ENGINEER PLANS.
4. WELL GRADED GRANULAR FILL. AASHTO M145 A1, A2, OR A3. COMPACT TO MIN. 90% STANDARD DENSITY PER AASHTO T99. MAY INCLUDE ROAD BASE.
5. FREE DRAINING ANGULAR WASHED STONE 3/4" (19 mm) - 2" (51 mm) PARTICLE SIZE. INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.



SECTION A-A
(HS20/HS25 LIVE LOAD) PER AASHTO 12

GENERAL NOTES

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND INLETS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
2. PRIOR TO INSTALLATION OF THE CHAMBERMAXX SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
3. CHAMBERMAXX CHAMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
4. CHAMBERMAXX SYSTEM TO MEET AASHTO HS20/HS25 LIVE LOADING, PER AASHTO LRFD SECTION 12.
5. ACCESS COVERS TO MEET AASHTO HS20/HS25 LIVE LOADING.
6. MINIMUM COVER IS 18-INCHES (457 mm) AND MAXIMUM COVER IS 96-INCHES (2438 mm) TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 96-INCHES (2438 mm) CONTACT YOUR LOCAL REPRESENTATIVE.
7. ALL PARTS PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.
8. FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTECH PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
9. CHAMBERMAXX BY CONTECH CONSTRUCTION PRODUCTS (800) 925-5240

INSTALLATION NOTES

1. CHAMBERMAXX INSTALLATION GUIDE TO BE REVIEWED BY CONTRACTOR PRIOR TO INSTALLATION.
2. PRIOR TO PLACING BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, A TENSAR BX GEOGRID SHALL BE UTILIZED OR UNSUITABLE MATERIAL SHALL BE REMOVED AND BROUGHT BACK TO GRADE WITH FILL MATERIAL AS APPROVED BY THE ENGINEER OF RECORD. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE BEDDING MATERIAL CAN BE PLACED.
3. THE SCOUR PROTECTION NETTING TO EXTEND 1'-0" (305 mm) BEYOND OUTSIDE EDGE OF INLET CHAMBERS.
4. COVER ANY OPEN VOID SPACES GREATER THAN ¾" (19 mm) ON CHAMBERS WITH A NON-WOVEN GEOTEXTILE TO PREVENT INFILTRATION OF BACKFILL MATERIAL.
5. STONE EMBEDMENT MATERIAL SHALL BE INSTALLED TO 95% STANDARD PROCTOR DENSITY AND PLACED IN 6-INCH (152 mm) TO 8-INCH (203 mm) LIFTS SUCH THAT THERE IS NO MORE THAN A TWO LIFT DIFFERENTIAL BETWEEN ANY OF THE CHAMBERS AT ANY TIME. GRANULAR BACKFILL MATERIAL SHALL BE COMPACTED TO 90% SPD. BACKFILLING SHALL BE ADVANCED ALONG THE LENGTH OF THE CHAMBER ROWS AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING AND DISPLACEMENT OF THE CHAMBERS. THE MINIMUM CHAMBER SPACING MUST BE MAINTAINED.
6. REFER TO CHAMBERMAXX INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
7. IT IS ALWAYS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.
8. GENERAL INSTALLATION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH ASTM D2321.

CHAMBERMaxx®
PATENT PENDING

CONTECH®
CONSTRUCTION PRODUCTS INC.
www.contech-cpi.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CHAMBERMAXX STORMWATER RETENTION
STANDARD DETAIL
PRE-TREATMENT STRUCTURE OPTION

I:\STORMWATER\DRAFTING\NEW STD CONVERSIONS\DETENTION\CHAMBERMAXX\CCP-CM-STANDARD DETAIL.DWG 8/19/2010 12:01 PM

STABILIZED CONSTRUCTION ENTRANCE

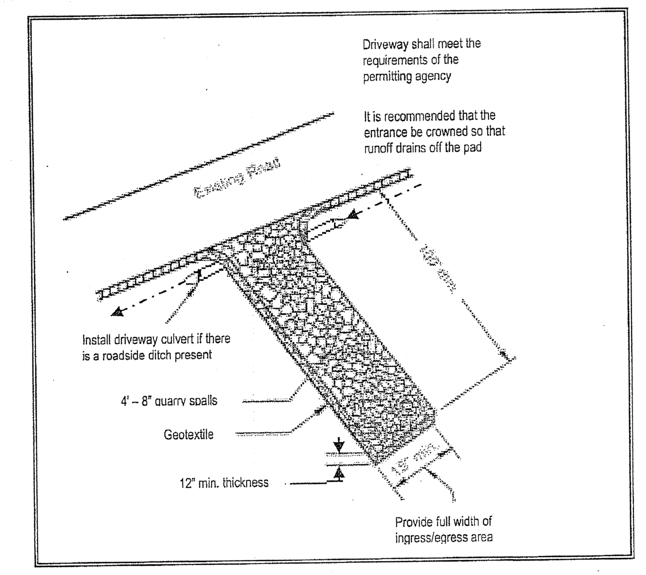


Figure 4.1.1 – Stabilized Construction Entrance

Approved as Equivalent — Ecology has approved products as able to meet the requirements of BMP C105. The products did not pass through the Technology Assessment Protocol – Ecology (TAPE) process. Local jurisdictions may choose not to accept this product approved as equivalent, or may require additional testing prior to consideration for local use. The products are available for review on Ecology's website at http://www.ecy.wa.gov/programs/wq/stormwater/newtech/equivalent.html

BMP C106: Wheel Wash

Purpose — Wheel washes reduce the amount of sediment transported onto paved roads by motor vehicles.

Conditions of Use — When a stabilized construction entrance (see BMP C105) is not preventing sediment from being tracked onto pavement.

- Wheel washing is generally an effective BMP when installed with careful attention to topography. For example, a wheel wash can be detrimental if installed at the top of a slope abutting a right-of-way where the water from the dripping truck can run unimpeded into the street.

STORM DRAIN INLET PROTECTION

Table 4.2.2
Storm Drain Inlet Protection

Type of Inlet Protection	Emergency Overflow	Applicable for Paved/ Earthen Surfaces	Conditions of Use
Drop Inlet Protection			
Excavated drop inlet protection	Yes, temporary flooding will occur	Earthen	Applicable for heavy flows. Easy to maintain. Large area Requirement: 30' X 30'/acre
Block and gravel drop inlet protection	Yes	Paved or Earthen	Applicable for heavy concentrated flows. Will not pond.
Gravel and wire drop inlet protection	No		Applicable for heavy concentrated flows. Will pond. Can withstand traffic.
Catch basin filters	Yes	Paved or Earthen	Frequent maintenance required.
Curb Inlet Protection			
Curb inlet protection with a wooden weir	Small capacity overflow	Paved	Used for sturdy, more compact installation.
Block and gravel curb inlet protection	Yes	Paved	Sturdy, but limited filtration.
Culvert Inlet Protection			
Culvert inlet sediment trap			18 month expected life.

Design and Installation Specifications — *Excavated Drop Inlet Protection* - An excavated impoundment around the storm drain. Sediment settles out of the stormwater prior to entering the storm drain.

- Provide a depth of 1-2 ft as measured from the crest of the inlet structure.
- Slope sides of excavation no steeper than 2H:1V.
- Minimum volume of excavation 35 cubic yards.
- Shape basin to fit site with longest dimension oriented toward the longest inflow area.
- Install provisions for draining to prevent standing water problems.
- Clear the area of all debris.
- Grade the approach to the inlet uniformly.
- Drill weep holes into the side of the inlet.
- Protect weep holes with screen wire and washed aggregate.
- Seal weep holes when removing structure and stabilizing area.

SILT FENCE

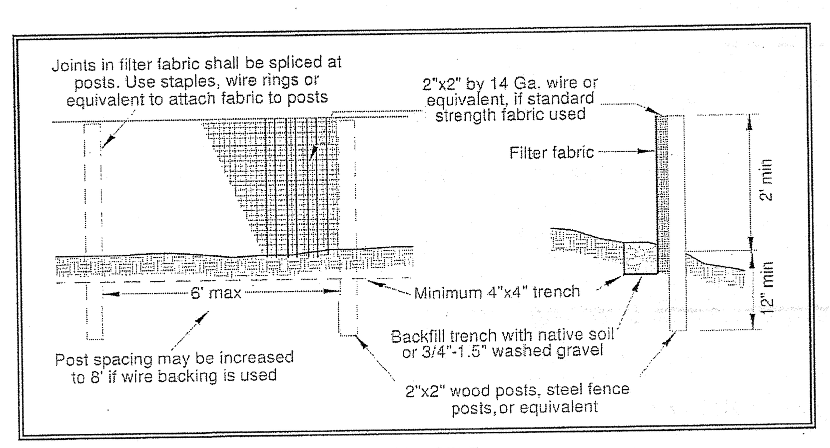


Figure 4.2.12 – Silt Fence

Design and Installation Specifications

- Use in combination with sediment basins or other BMPs.
- Maximum slope steepness (normal (perpendicular) to fence line) 1H:1V.
- Maximum sheet or overland flow path length to the fence of 100 feet.
- Do not allow flows greater than 0.5 cfs.
- The geotextile used shall meet the following standards. All geotextile properties listed below are minimum average roll values (i.e., the test result for any sampled roll in a lot shall meet or exceed the values shown in Table 4.2.3):

Table 4.2.3
Geotextile Standards

Polymeric Mesh AOS (ASTM D4751)	0.60 mm maximum for slit film woven (#30 sieve). 0.30 mm maximum for all other geotextile types (#50 sieve). 0.15 mm minimum for all fabric types (#100 sieve).
Water Permittivity (ASTM D4491)	0.02 sec^{-1} minimum
Grab Tensile Strength (ASTM D4632)	180 lbs. Minimum for extra strength fabric. 100 lbs minimum for standard strength fabric.
Grab Tensile Strength (ASTM D4632)	30% maximum
Ultraviolet Resistance (ASTM D4355)	70% minimum

- Support standard strength fabrics with wire mesh, chicken wire, 2-inch x 2-inch wire, safety fence, or jute mesh to increase the strength of the

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TESC & STORM DETAILS

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JOB NO. 15076
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DESIGNED RSF
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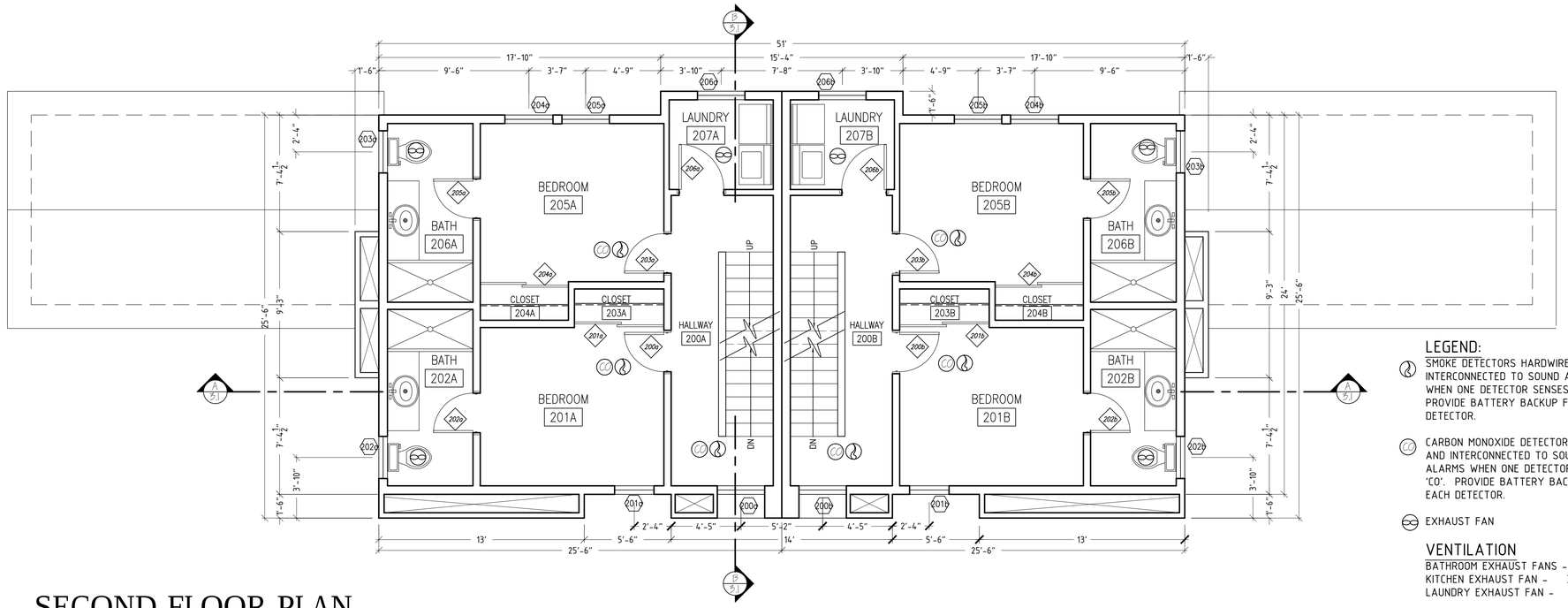
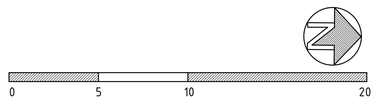
CHECKED RSF
APPROVED RSF

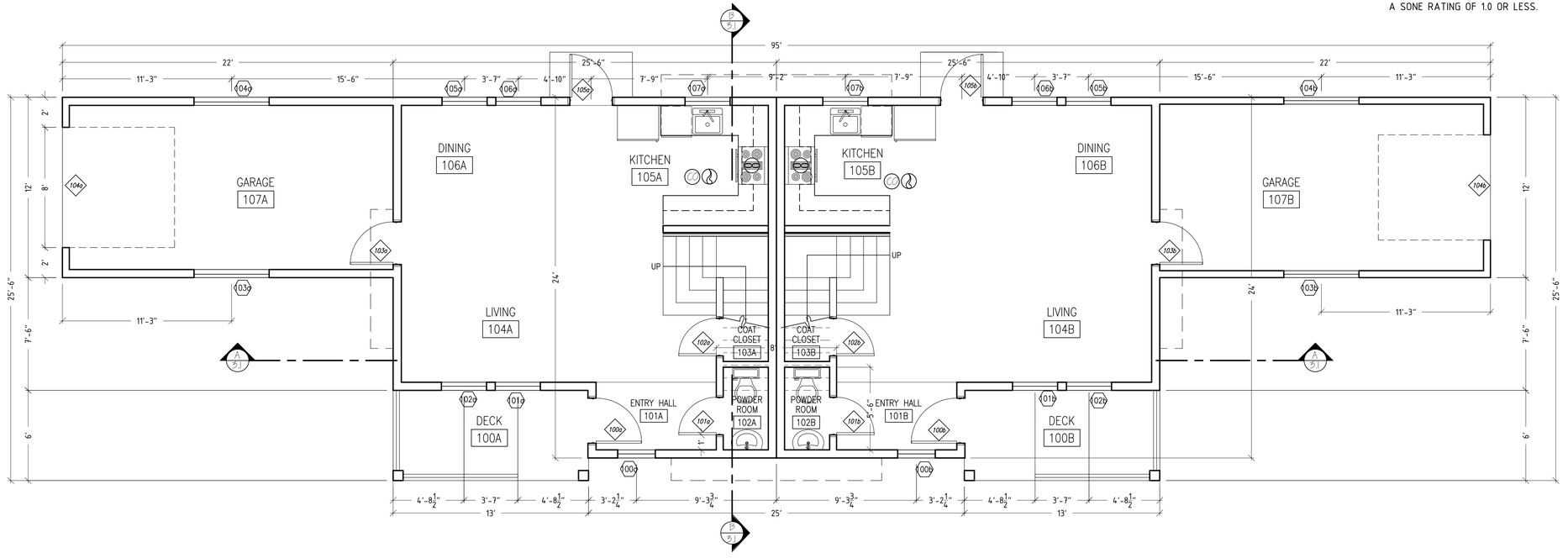
SHEET 3 OF 3



2 SECOND FLOOR PLAN

Scale: 1/4 = 1'-0"





1 FIRST FLOOR PLAN

Scale: 1/4 = 1'-0"

LEGEND:

SMOKE DETECTORS HARDWIRED AND INTERCONNECTED TO SOUND ALL ALARMS WHEN ONE DETECTOR SENSES SMOKE. PROVIDE BATTERY BACKUP FOR EACH DETECTOR.

CO CARBON MONOXIDE DETECTOR HARDWIRED AND INTERCONNECTED TO SOUND ALL ALARMS WHEN ONE DETECTOR SENSES 'CO'. PROVIDE BATTERY BACKUP AT EACH DETECTOR.

EXHAUST FAN

VENTILATION

BATHROOM EXHAUST FANS - 80 CFM
KITCHEN EXHAUST FAN - 300 CFM
LAUNDRY EXHAUST FAN - 110 CFM

WHOLE HOUSE FAN - CONTINUOUS OPERATION. PROVIDE 45CFM (TABLE M1507.3.3.1) WITH CONTROLS PER M1507.3.2,M1507.3.2.1. UNDERCUT DOORS A MIN 1 /2" , AND PROVIDE NOT LESS THAN 4SI OF OPENING PER OPENING. OPENING TO BE SCREENED. FAN NOISE SHALL HAVE A SONE RATING OF 1.0 OR LESS

ALL EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR. FANS LOCATED WITHIN 4 FEET OF INTRERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS.

PERMIT SET

ARCHITECT / ENGINEER:
LAWRENCE HOUSTON, ARCHITECT
1719 1st AVE N
SEATTLE, WA 98109
P.206.819.1279
lawrencehouston@comcast.net

△	REVISION

CROSTON LANE DWELLINGS
309 SE CROSTON LANE
ISSAQUAH WA, 98027

FLOOR PLANS

A2.0