POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

ISSAQUAH TERRACE

ROAD, GRADING AND UTILITY PLANS

FILE COPY

Dc #13

CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
w/conditions

NOTE TO CONTRACTOR: RECORD DRAWINGS

PRIOR TO FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS, RECORD DRAWINGS MUST BE PREPARED BY THE ENGINEER AND SUBMITTED TO THE PERMITTING AGENCY FOR REVIEW/APPROVAL. THE CONTRACTOR SHALL ANTICIPATE NEED FOR AS-BUILT FIELD SURVEY AND NOTIFY THE SURVEYOR WHEN FACILITIES ARE CONSTRUCTED, ACCESSIBLE AND READY FOR SURVEY.

TO AVOID DELAY AND COSTS ASSOCIATED WITH RE-EXCAVATION, OR ADDITIONAL SERVICES TO SATISFY OSHA REQUIREMENTS FOR WORK WITHIN CONFINED SPACE, THE CONTRACTOR SHALL:

PROVIDE ADEQUATE NOTICE TO THE SURVEYOR TO ENABLE SCHEDULING OF AS-BUILT SURVEY OF THOSE FACILITIES NOT VISIBLE FROM THE SURFACE PRIOR TO BACKFILL (WHEN POSSIBLE), AND PRIOR TO THE INSTALLATION OF THE TOPS OF DRAINAGE VAULTS (ALWAYS). ALL BURIED UTILITIES REQUIRED TO BE AS-BUILT SHALL BE REFERENCED BY APPROPRIATE MARKERS SUCH AS SHOWN WITHIN THE STANDARD DETAILS OF THESE PLANS. IF A UTILITY MARKER IS DESTROYED OR REMOVED BEFORE AS-BUILT INFORMATION IS ACQUIRED BY THE SURVEYOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO EXPOSE SUCH UTILITY FOR MEASUREMENT.

UTILITY PURVEYORS / SERVICES

WATER:	CITY OF ISSAQUAH
SANITARY SEWER:	SAMMAMISH PLATEAU WATER AND SEWER DISTRICT
STORM DRAINAGE:	CITY OF ISSAQUAH
PUBLIC SCHOOLS:	ISSAQUAH SCHOOL DISTRICT
FIRE PROTECTION:	EASTSIDE FIRE AND RESCUE
TELEPHONE:	CENTURY LINK
ELECTRICITY:	PUGET SOUND ENERGY
NATURAL GAS:	PUGET SOUND ENERGY

SITE INFORMATION:

PROJECT ADDRESS:	TO BE ESTABLISHED
ZONING:	URBAN VILLAGE-LAKESIDE
TOTAL PARCEL AREA:	13.5 ACRES
TAX PARCEL NUMBER:	20021028900001

CAUTION

LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

LEGEND

PROPOSED ROAD AND SITE IMPROVEMENTS

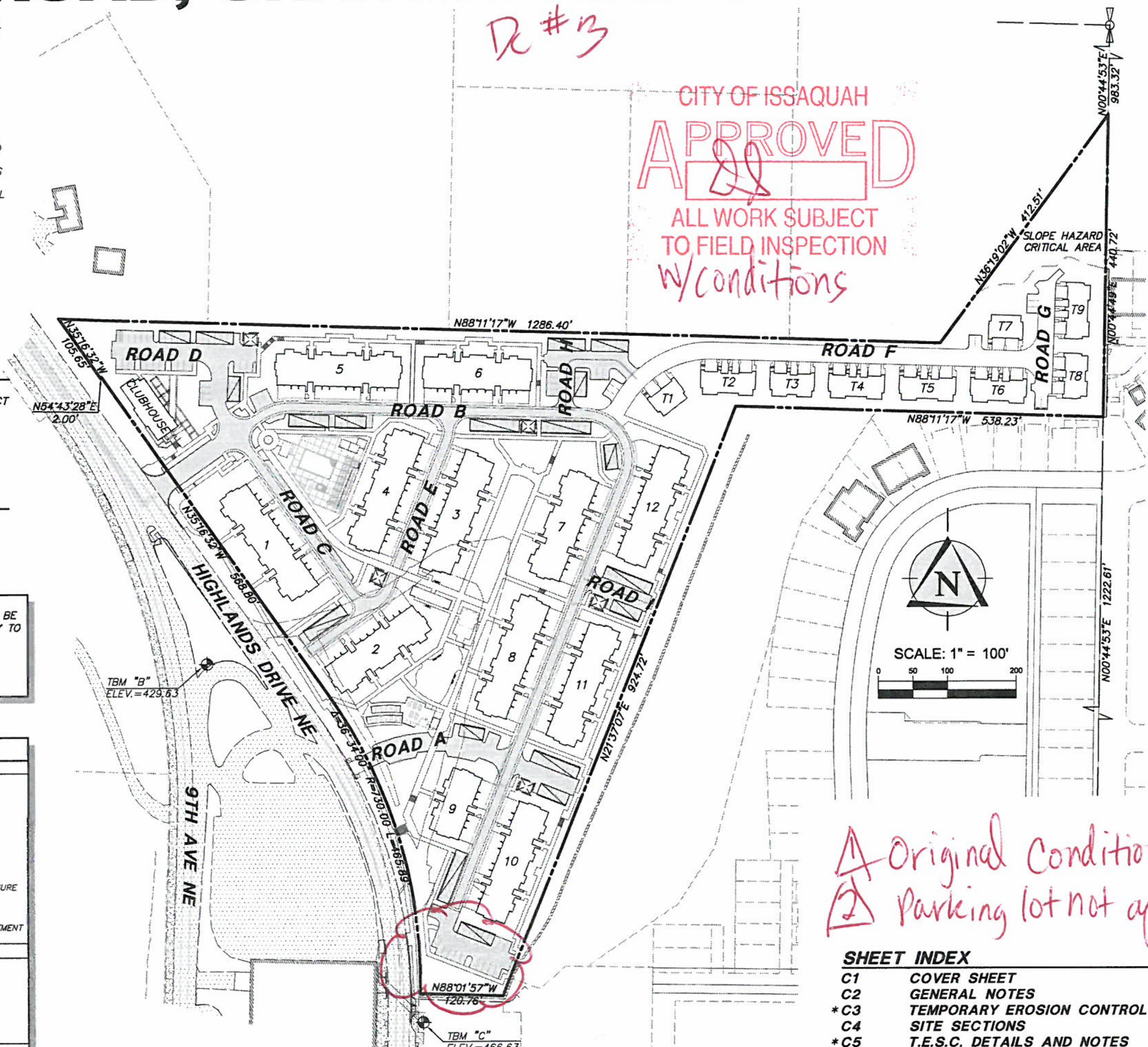
- BOUNDARY
- RIGHT-OF-WAY
- GUTTER, FLOW, & CURB LINE
- ROAD CENTER LINE
- EASEMENT
- 300 — 10' EXISTING CONTOURS
- 302 — 2' EXISTING CONTOURS
- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- PROPOSED ADA ROUTE
- WHEELCHAIR CURB RAMP
- CAST IN PLACE WALL
- MSE BLOCK WALL (FILL)
- MSE BLOCK WALL (CUT)
- ROCKERY (FILL)
- ROCKERY (CUT)
- TRANSFORMER
- STREET LIGHT
- PROPOSED BUILDING
- PROPOSED CARPORT
- PROPOSED TRASH ENCLOSURE
- PROPOSED SIDEWALK
- PROPOSED ASPHALT PAVEMENT

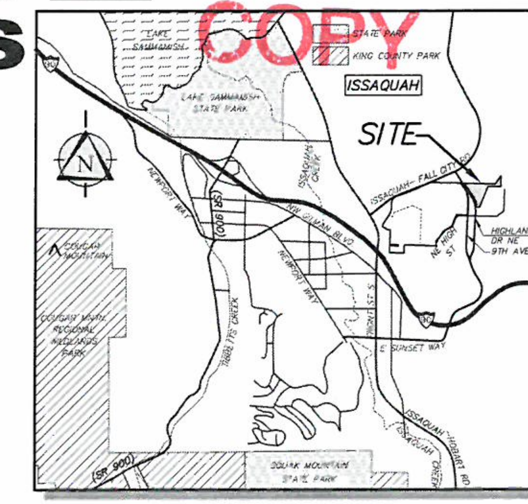
PROPOSED UTILITIES

- STORM DRAIN PIPE
- STORM SERVICE
- ROCKERY/WALL/FOOTING DRAIN
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- DRY UTILITY TRENCH
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SEWER MANHOLE
- FIRE HYDRANT
- TRANSFORMER

EXISTING FEATURES

- 300 — 10' EXISTING CONTOURS
- 302 — 2' EXISTING CONTOURS
- SD — EXISTING STORM DRAIN PIPE
- SS — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- PO — EXISTING POWER LINE
- UGP — EXISTING UNDERGROUND POWER LINE
- G — EXISTING GAS MAIN
- TL — EXISTING TELEPHONE LINE
- FO — EXISTING BURIED FIBER OPTIC CABLE
- OHP — EXISTING AERIAL POWER LINE
- TV — EXISTING BURIED TV/CABLE
- EXISTING RETAINING WALL
- EXISTING CATCH BASIN, TYPE I
- EXISTING CATCH BASIN, TYPE II
- EXISTING SEWER MANHOLE
- EXISTING FIBER OPTIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TRANSFORMER
- EXISTING STREET LIGHT
- EXISTING YARD LIGHT
- EXISTING POWER POLE
- EXISTING POWER VAULT
- EXISTING GUY ANCHOR
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING AIR/VAC RELEASE VALVE
- EXISTING BLOW OFF
- EXISTING GATE VALVE
- EXISTING GRAVEL
- EXISTING ASPHALT





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER PLN12-00035 AND KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L12L0025, RECORDED OCTOBER 3, 2012 IN VOLUME 291 OF SURVEYS, PAGES 268 THROUGH 273, UNDER RECORDING NUMBER 20121003900003, AND AS AMENDED BY AFFIDAVIT OF MINOR CORRECTION RECORDED JUNE 25, 2013 UNDER RECORDING NUMBER 20130625001267, IN KING COUNTY, WASHINGTON.

DATUM AND BENCHMARKS

HORIZONTAL: NAD 83/91 (WASHINGTON STATE PLANE COORDINATE SYSTEM – WA NORTH)

VERTICAL: ORIGINAL BENCHMARK:
TOP OF 2" IRON PIPE WITH NAIL SET IN CONCRETE CENTER IN MONUMENT CASE 0.3 MILES EAST OF INTERSECTION ISSAQUAH FALL CITY ROAD AND BLACK NUGGET ROAD AND 500 FEET EAST OF BRIDGE IN FRONT OF HOUSE #24001. WASHINGTON COUNCIL OF COUNTY SURVEYORS POINT #2096
ELEV. = 347.23

TBM "A"
TOP OF SCRIBED "□" AT SOUTHWEST CORNER TOP OF WALL AT HIGHLAND DRIVE BRIDGE NORTH OF SE 59TH STREET AND SOUTH OF BLACK NUGGET ROAD. (NOT SHOWN)
ELEV. = 364.20

TBM "B"
TOP OF SCRIBED "□" ON EASTERLY TOP 9' DIAMETER MANHOLE LOCATED AT THE SOUTHWESTERLY CORNER OF NORTHERLY TRANSIT CENTER TRAFFIC ISLAND
ELEV. = 429.63'

TBM "C"
TOP OF SCRIBED "□" IN NORTHWEST CORNER TRANSFORMER PAD AT EAST SIDE HIGHLAND DRIVE NORTHEAST UNDER TRANSIT CENTER PEDESTRIAN BRIDGE
ELEV. = 466.63

BASIS OF BEARING

HELD A BEARING OF N00°44'49"E ALONG THE EAST LINE OF SE 1/4 SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN

(1) Original Conditions apply
(2) Parking lot not approved

PUB 13-00218

PROJECT INFORMATION

OWNER/APPLICANT: ISSAQUAH TERRACE APARTMENTS, LLC
11624 SE 5TH STREET, SUITE 200
BELLEVUE, WA 98005
(425) 586-7006
CONTACT: RICHARD RAWLINGS

ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT AND PLANNER: TRIAD ASSOCIATES
12112 – 115TH AVENUE N.E.
KIRKLAND, WA 98034
(425) 821-8448
CONTACT: RICHARD A. TOMKINS, PE

ARCHITECT: MILBRANDT ARCHITECTS, INC., P.S.
11715 SE 5TH STREET, SUITE 100
BELLEVUE, WA 98005
(425) 454-7130
CONTACT: BOB WEIBLE

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC
1805 136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
(425) 284-3300
CONTACT: KYLE CAMPBELL

TRANSPORTATION ENGINEER: THE TRANSPO GROUP
11730 118TH AVE NE, SUITE 600
KIRKLAND, WA 98034
(425) 821-3665
CONTACT: RYAN PETERSON, PE, PTOE

SHEET INDEX

C1	COVER SHEET
C2	GENERAL NOTES
*C3	TEMPORARY EROSION CONTROL PLAN
C4	SITE SECTIONS
*C5	T.E.S.C. DETAILS AND NOTES
C6	ROAD ALIGNMENT AND A.R.T. PLAN
C7	COMPOSITE UTILITY PLAN
C8-13	ROAD AND STORM DRAINAGE PLANS
C14-19	WATER PLANS
C20	ROAD SECTIONS, CURB AND SIDEWALK DETAILS
C20A	GRADING DETAIL VIEWS (4)
C20B	STANDARD DETAILS
C21-30A	ROAD, STORM AND WATER PROFILES
*C31-32	OFFSITE STORM DRAINAGE DESIGN AND DETAILS
*C33-34	STORMWATER DETENTION DETAILS

* = SHEETS OMITTED (INCLUDED UNDER SEPERATE PERMIT, PUB 13-00260)

RECEIVED
FEB 27 2014
City of Issaquah

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY ____ DATE ____

APPROVED FOR REVIEW BY THE DSD

BY ____ DATE ____

PLANNING		ENGINEERING	
DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager ____ Date ____

Public Works Engr Director ____ Date ____

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0758 toll free
www.triadassociates.net
Land Development Consultants

ROAD AND UTILITY PLANS
COVER SHEET
ISSAQUAH TERRACE APARTMENTS, LLC
ISSAQUAH TERRACE
PUB 13-00218
CITY OF ISSAQUAH, WASHINGTON

RICHARD A. TOMKINS, PE — PROJECT MANAGER
MARK S. HARRISON, PLS — PROJECT SURVEYOR
BRIAN K. HANSEN, PE — PROJECT ENGINEER
DENISE LIFTIN, PLA — PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 8/16/13
SCALE: HORIZ.: 1"=100' VERT.: NA

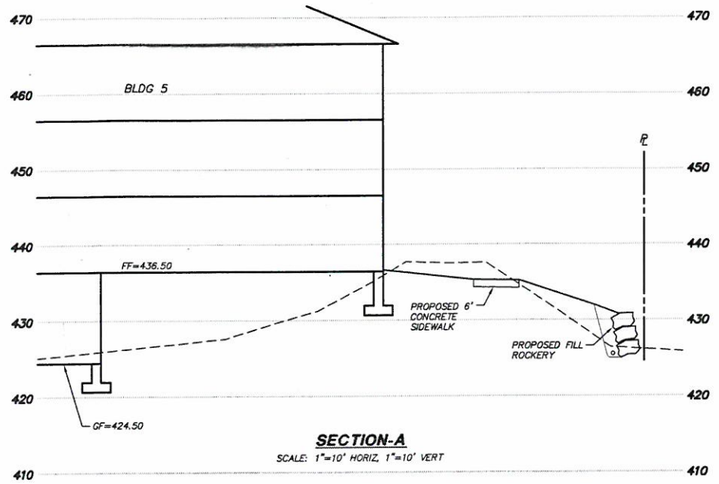
BRIAN K. HANSEN — STATE OF WASHINGTON — 48814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C1 OF 34

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



SECTION-A
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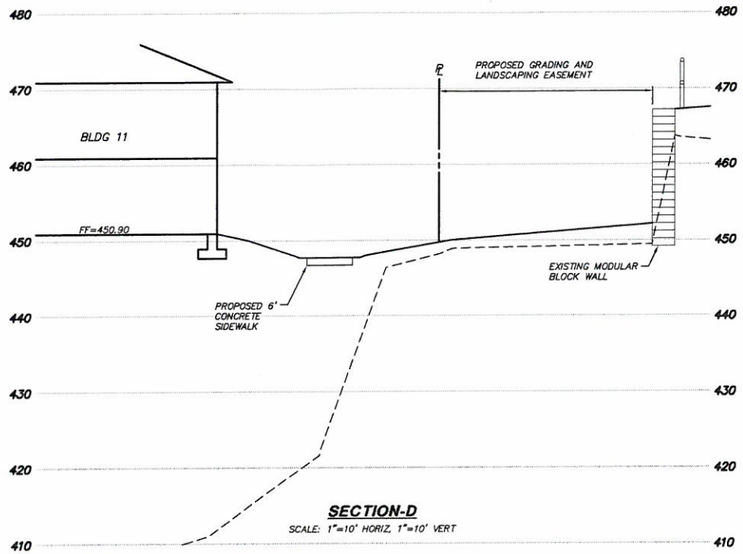

SECTION-D
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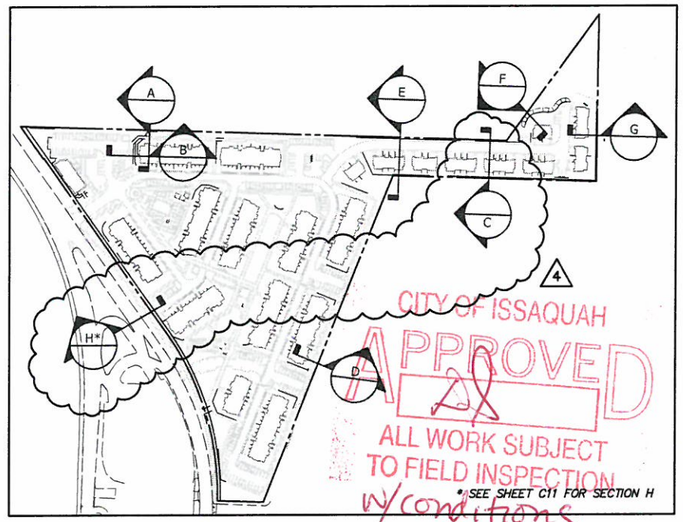
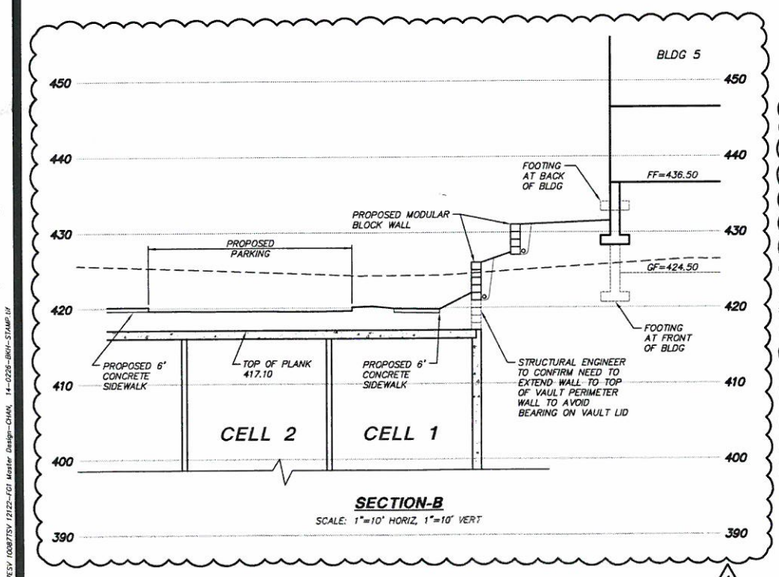


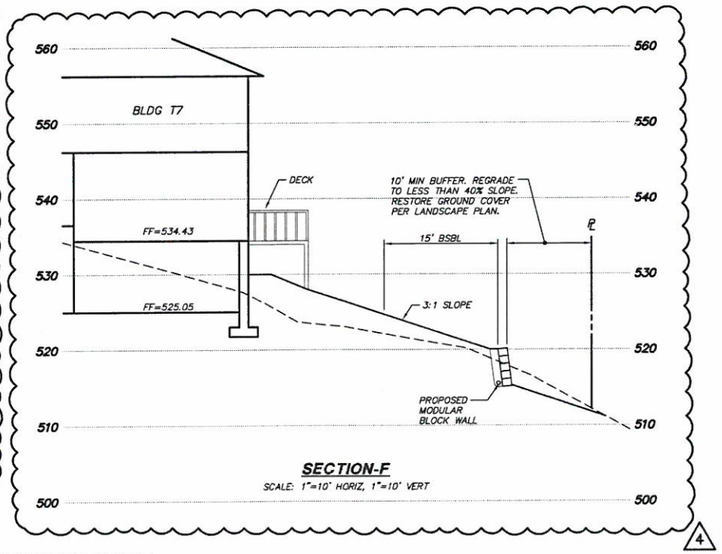
KEYMAP
SCALE: 1" = 200'

FENCING OR SAFTEY NETTINGS ARE REQUIRED WHEN THE BOTTOM OF A ROCK WALL OR RETAINING WALL IS 30" OR MORE BELOW THE FINISHED GRADE OF AN ADJACENT SIDEWALK OR AREA SUBJECT TO PEDESTRIAN ACCESS

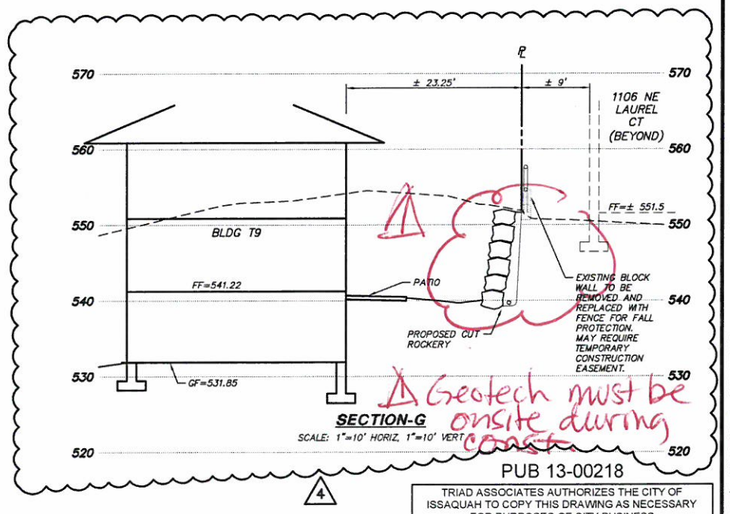
SEE SEPARATE PLANS PREPARED BY EARTH SOLUTIONS FOR DETAILS OF SITE WALL DESIGN



SECTION-B
SCALE: 1"=10' HORIZ, 1"=10' VERT



SECTION-F
SCALE: 1"=10' HORIZ, 1"=10' VERT



SECTION-G
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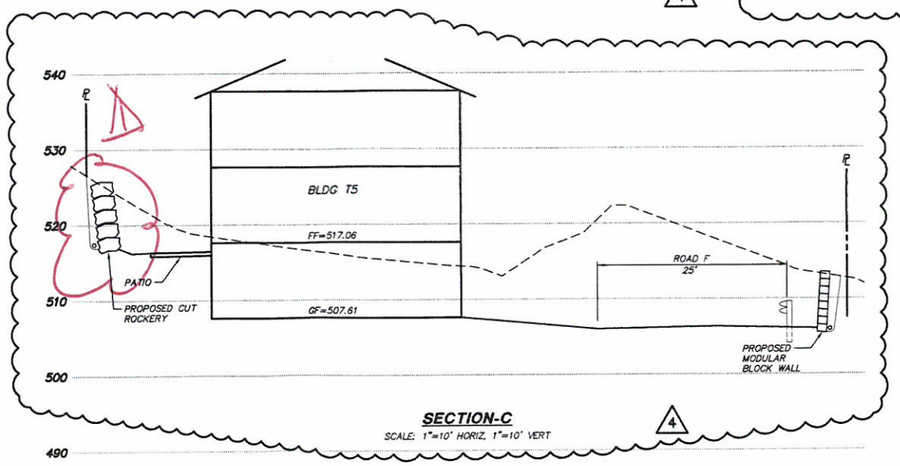

SECTION-C
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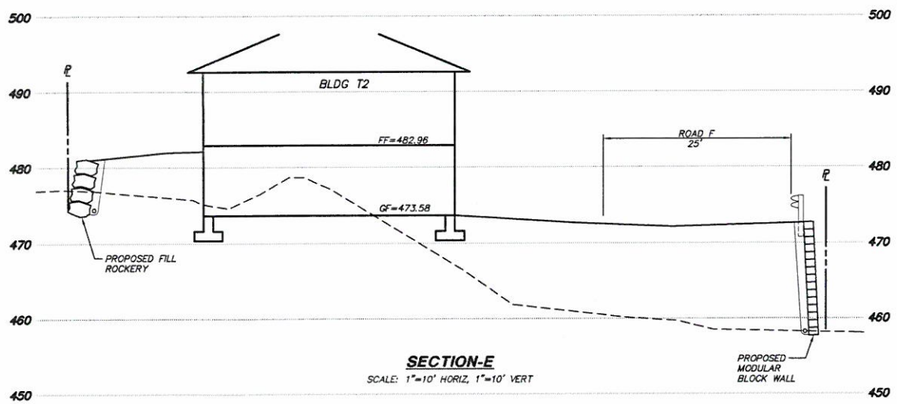

SECTION-E
SCALE: 1"=10' HORIZ, 1"=10' VERT

TRIAD ASSOCIATES
12112 115th Ave. NE
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425.821.8448
425.821.3481 fax
800.488.0758 toll free
www. triadassociates.net
Land Development Consultants

SITE SECTIONS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION BY:	DATE:
1	10/18/13	REVISED PER CITY COMMENTS	KMP TAT
2	1/9/14	REVISED WATER HOOK-UP, & NEW DESIGN PER CITY COMMENTS	KMP BKH
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE 8th ROS, NEW PARKG (DCE)	KMP BKH
4	2/26/14	REVD TIME GRADG (CURB RETURNS, RAMPS ANTIC ETC) PROVIDE ADD'L AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DCE)	KMP BKH

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
BRIAN K. HANSEN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13
SCALE: HORIZ.: N/A VERT.: N/A

BRIAN K. HANSEN — STATE OF WASHINGTON — 46814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C4 OF 34

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY DATE

APPROVED FOR REVIEW BY THE DSD

BY DATE

PLANNING		ENGINEERING	
DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager Date

Public Works Engr Director Date

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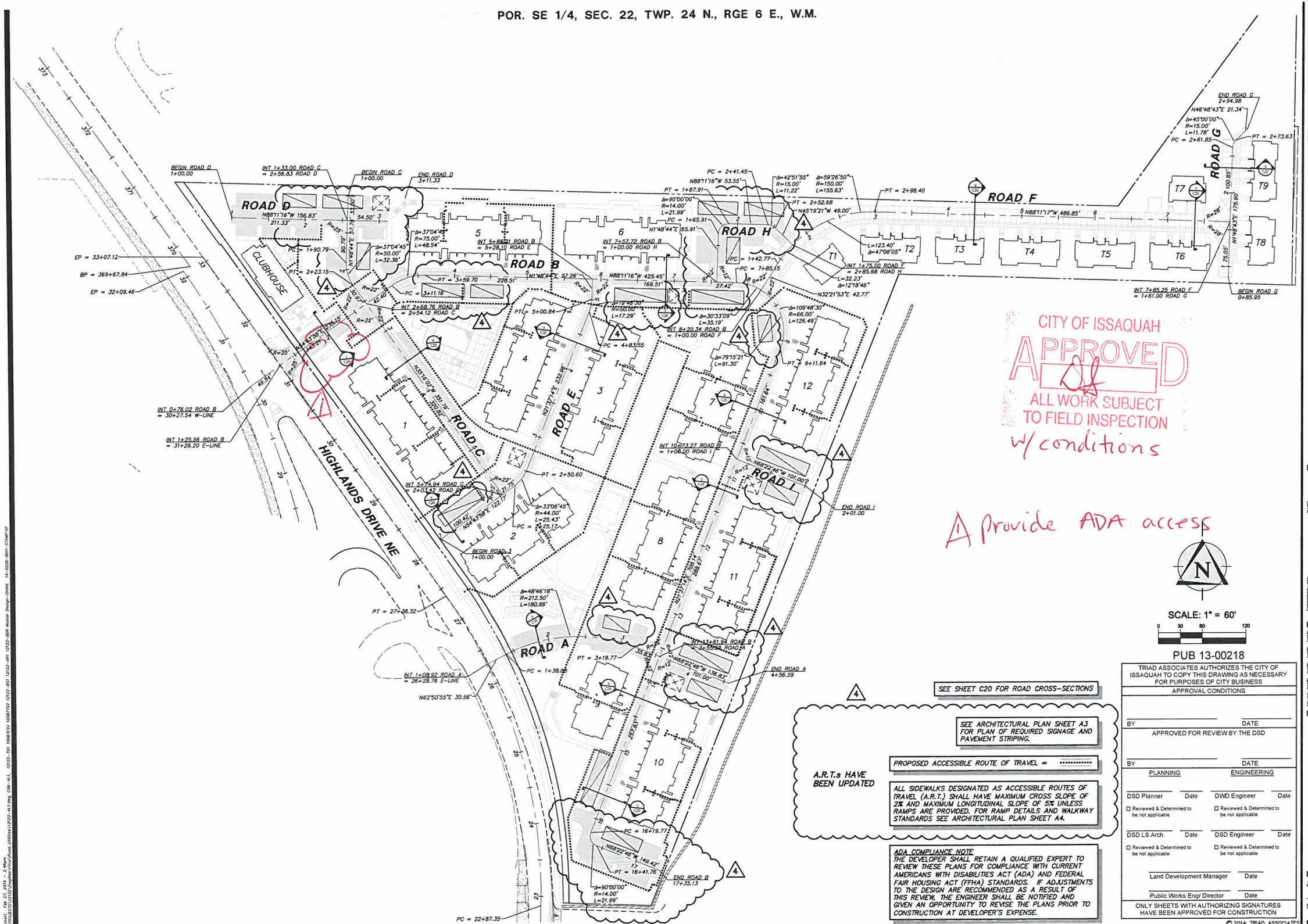
tripplett, Feb 27, 2014 - 8:43am
I:\PROJECTS\12122\Dwg\Sheet Files\Plot Sheet_Utilities\12122-SS1.dwg, C04-SS1, 12122-BG9 12122-BG1 12122-AR1 12122-T01 10087SV 12122-F01 Master Design-CHAN, 14-0226-BKH-STAMP.tif

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
w/ conditions

A provide ADA access

SCALE: 1" = 60'
0 30 60 120

PUB 13-00218

4 SEE SHEET C20 FOR ROAD CROSS-SECTIONS

SEE ARCHITECTURAL PLAN SHEET A3 FOR PLAN OF REQUIRED SIGNAGE AND PAVEMENT STRIPING.

PROPOSED ACCESSIBLE ROUTE OF TRAVEL = ••••••••••••

A.R.T.s HAVE BEEN UPDATED

ALL SIDEWALKS DESIGNATED AS ACCESSIBLE ROUTES OF TRAVEL (A.R.T.) SHALL HAVE MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM LONGITUDINAL SLOPE OF 5% UNLESS RAMPS ARE PROVIDED. FOR RAMP DETAILS AND WALKWAY STANDARDS SEE ARCHITECTURAL PLAN SHEET A4.

ADA COMPLIANCE NOTE
THE DEVELOPER SHALL RETAIN A QUALIFIED EXPERT TO REVIEW THESE PLANS FOR COMPLIANCE WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) AND FEDERAL FAIR HOUSING ACT (FFHA) STANDARDS. IF ADJUSTMENTS TO THE DESIGN ARE RECOMMENDED AS A RESULT OF THIS REVIEW, THE ENGINEER SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REVISE THE PLANS PRIOR TO CONSTRUCTION AT DEVELOPER'S EXPENSE.

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APPROVAL CONDITIONS

BY DATE

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BY DATE

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Land Development Manager Date

Public Works Engr Director Date

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ALIGNMENT AND A.R.T. PLAN

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
	10/16/13		KAP	KAT
	1/9/14	REVISED PER CITY COMMENTS	KAP	BKH
	1/24/14	REVISED WATER HDPE & VENT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KAP	BKH
	1/28/14	REVISED STORM DRAINAGE DESIGN TO ADDRESS FIRE FLOW REQUIREMENTS (DCI)	KAP	BKH
	2/26/14	ADDED FIRE HYDRANT (DCI), RETAINING WALLS, ART'S, ETC) PROVIDE ADD'L AREA GRADE & ADDRESS CONDITIONS OF APPROVAL (DCI)	KAP	BKH

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=60' VERT.: N/A

BRIAN K. HANSEN STATE OF WASHINGTON 48814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C6 OF 34

Wednesday, Feb. 27, 2014 - 2:46pm
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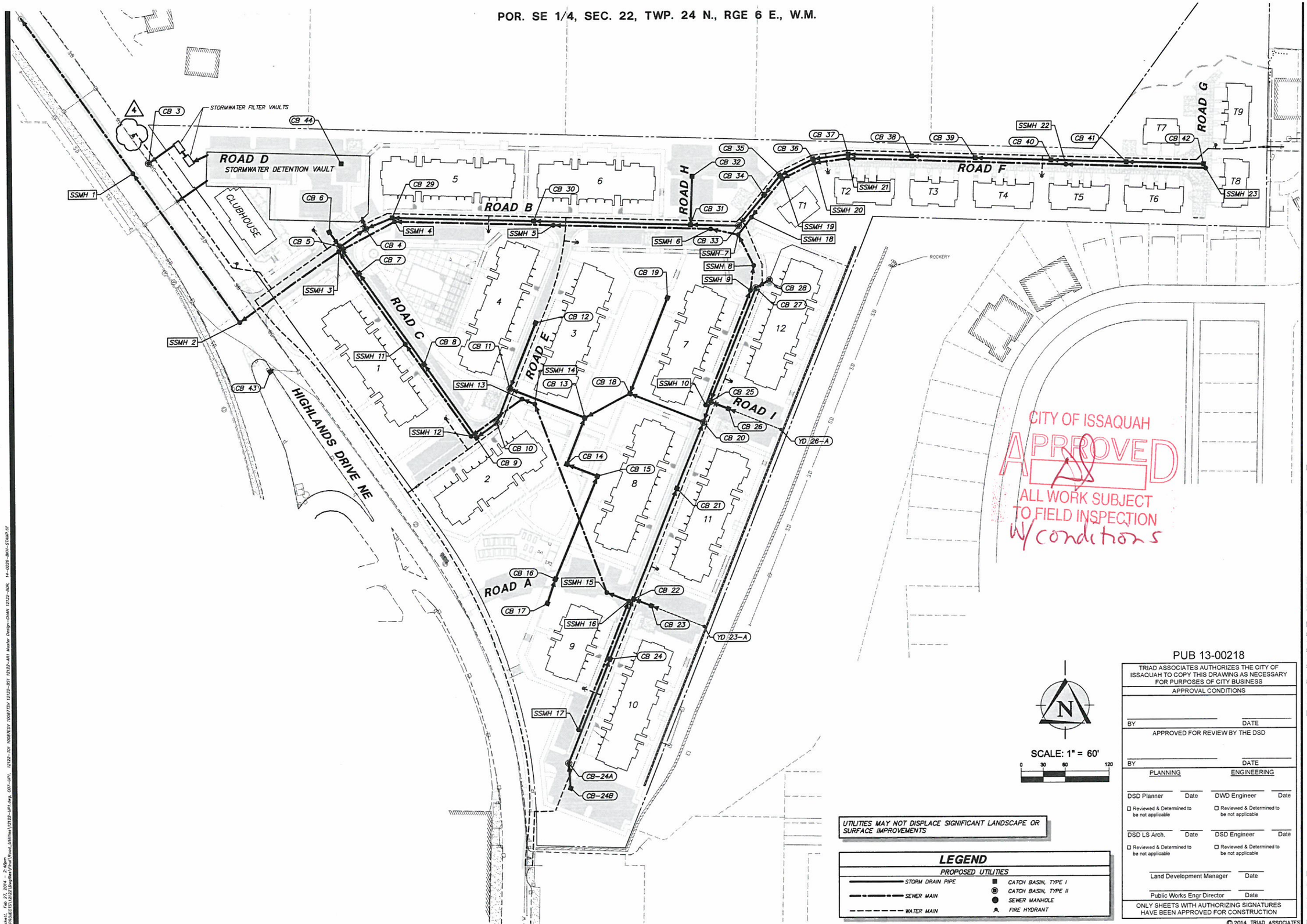
POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
W/ conditions

UTILITIES MAY NOT DISPLACE SIGNIFICANT LANDSCAPE OR SURFACE IMPROVEMENTS

LEGEND

PROPOSED UTILITIES

- STORM DRAIN PIPE
- SEWER MAIN
- WATER MAIN
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SEWER MANHOLE
- FIRE HYDRANT

SCALE: 1" = 60'

0 30 60 120

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY DATE

APPROVED FOR REVIEW BY THE DSD

BY DATE

PLANNING		ENGINEERING	
DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
Land Development Manager	Date		
Public Works Engr Director	Date		

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Land Development Consultants

COMPOSITE UTILITY PLAN

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
	10/18/13	REVISED PER CITY COMMENTS	KMP	PAT
	1/6/14	REVISED WATER HGHZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BKH
	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE MA REAL PARK PARKS (DCI)	KMP	BKH
	2/24/14	ADDED ROAD SECTIONS, MISC. NOTES, ARTS, CTS) PROVIDE ADDT. AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DCI)	KMP	BKH

REVIEWED BY: DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=60' VERT.: N/A

BRIAN K. HANSEN — STATE OF WASHINGTON — 48814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C7 OF 34

kbrickell, Feb 25, 2014 - 2:48pm
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POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION

SCALE: 1" = 20'

REFER TO TESC AND STORM VAULT UTILITY PLANS UNDER SEPARATE PERMIT FOR STORM SYSTEM DESIGN FROM VAULT TO OUTFALL

REFER TO TRANSPOGROUP CHANNELIZATION/SIGNAL PLAN

SEE SHEET C9

SEE SHEET C11

WALL LEGEND

FOR ALL WALLS GREATER THAN 4' IN HEIGHT, SEE SEPARATE PERMIT PLANS PREPARED BY EARTH SOLUTIONS INC.

- ROCKERY (FILL)
- ROCKERY (CUT)
- MSE BLOCK WALL (FILL)
- MSE BLOCK WALL (CUT)

1. ADDED FINE GRADING DETAIL INCLUDING, CURB RAMPS, YARD DRAIN RIMS, TOP/TOE OF WALLS, SPOT ELEVATIONS FOR CRITICAL POINTS AND A.R.T.
2. ADDED DRY UTILITY VAULTS, JUNCTION BOXES AND CROSSINGS

CARPORT ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL DISCHARGE ONTO ADJACENT PAVEMENT, AWAY FROM PEDESTRIAN CROSSINGS AND SURFACE DRAIN TO NEAREST DOWN SLOPE CATCH BASIN.

SEE LANDSCAPE PLANS FOR LOCATIONS OF PERIMETER FENCING.

PROTECTIVE SAFETY RAIL OR FENCING IS REQUIRED AT TOP OF ALL WALLS ACCESSIBLE TO PEDESTRIANS WHERE DROP EXCEEDS 30". SAFETY RAILINGS SHALL COMPLY WITH C.O.I. STANDARD DRAWING T-41 OR ALTERNATIVE APPROVED BY PROJECT ARCHITECT. PROVIDE APPROVED HANDRAILS AT ALL STAIRS WITH 3 OR MORE RISERS AND ALONG BOTH SIDES OF RAMPS EXCEEDING 5% SLOPE ALONG DESIGNATED ACCESSIBLE ROUTES OF TRAVEL (A.R.T.). STAIR OR ADA RAMP HANDRAILS SHALL COMPLY WITH C.O.I. STANDARD DRAWING T-42 OR ALTERNATIVE BY PROJECT ARCHITECT.

4 ALL SERVICE LINES SHALL BE 6" PVC AT TWO PERCENT (2%) MIN. SLOPE UNLESS OTHERWISE SPECIFIED.

ALL TRENCHING IN HIGHLANDS DRIVE NE SHALL BE RESTORED PER CITY OF ISSAQUAH STD. DETAIL NO. 5 T-28 AND T-29 AND PER THE DIRECTION OF THE CITY ENGINEER.

STANDARD DETAILS
A BINDER CONTAINING THE CITY OF ISSAQUAH STANDARD DETAILS IS AVAILABLE AT CITY HALL. PLEASE CONTACT LISA LANE AT (425) 837-3102.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

1 Agent authority & ROW dedication req'd for work on Metro property

ARC approval req'd (typ)

BY DATE

APPROVED FOR REVIEW BY THE DSD

PLANNING DATE ENGINEERING

DSD Planner Date — ☐ Reviewed & Determined to be not applicable

DSD Engineer Date — ☐ Reviewed & Determined to be not applicable

DSD LS Arch. Date — ☐ Reviewed & Determined to be not applicable

DSD Engineer Date — ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

Public Works Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

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TRIAD ASSOCIATES
12112 115th Ave. NE
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425.821.8448
425.821.3481 fax
800.488.0758 toll free
www.triadassociates.net
Land Development Consultants

ROAD AND STORM DRAINAGE PLANS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	10/10/13	REVISED PER CITY COMMENTS	KMP	RAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BKH
3	1/29/14	REVISED STORM DRAINAGE DESIGN TO INCLUDE ONE ADDITIONAL NEW PARCEL (DCI)	KMP	BKH
4	2/24/14	ADDED WALL DETAILS, NEW NOTES, AREA DRAINS & ARTS. CTR.) PROVIDE ADD'L AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DCI)	KMP	BKH

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
BRIAN K. HANSEN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13
SCALE: HORZ.: 1"=20' VERT.: N/A

BRIAN K. HANSEN — STATE OF WASHINGTON — 48814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C8 OF 34

Fri, Feb 21, 2014 - 2:50pm
E:\PROJECTS\12122\Civil\Plan\Final\Road_Utilities\12122-RDS.dwg, C08-RDS, 12122-101 10087SW 10087SW 12122-BSI 12122-AR 12122-BDR 12122-FSI Matter Bridge-DWN 12122-RDS, 14-0226-BRH-STAMP.IW

Provide 2nd wall to reduce heights of walls to less than 6 ft

Provide seat wall, 18"–24" tall

See Sht C9?

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

WALL LEGEND

FOR ALL WALLS GREATER THAN 4' IN HEIGHT, SEE SEPARATE PERMIT PLANS PREPARED BY EARTH SOLUTIONS INC.

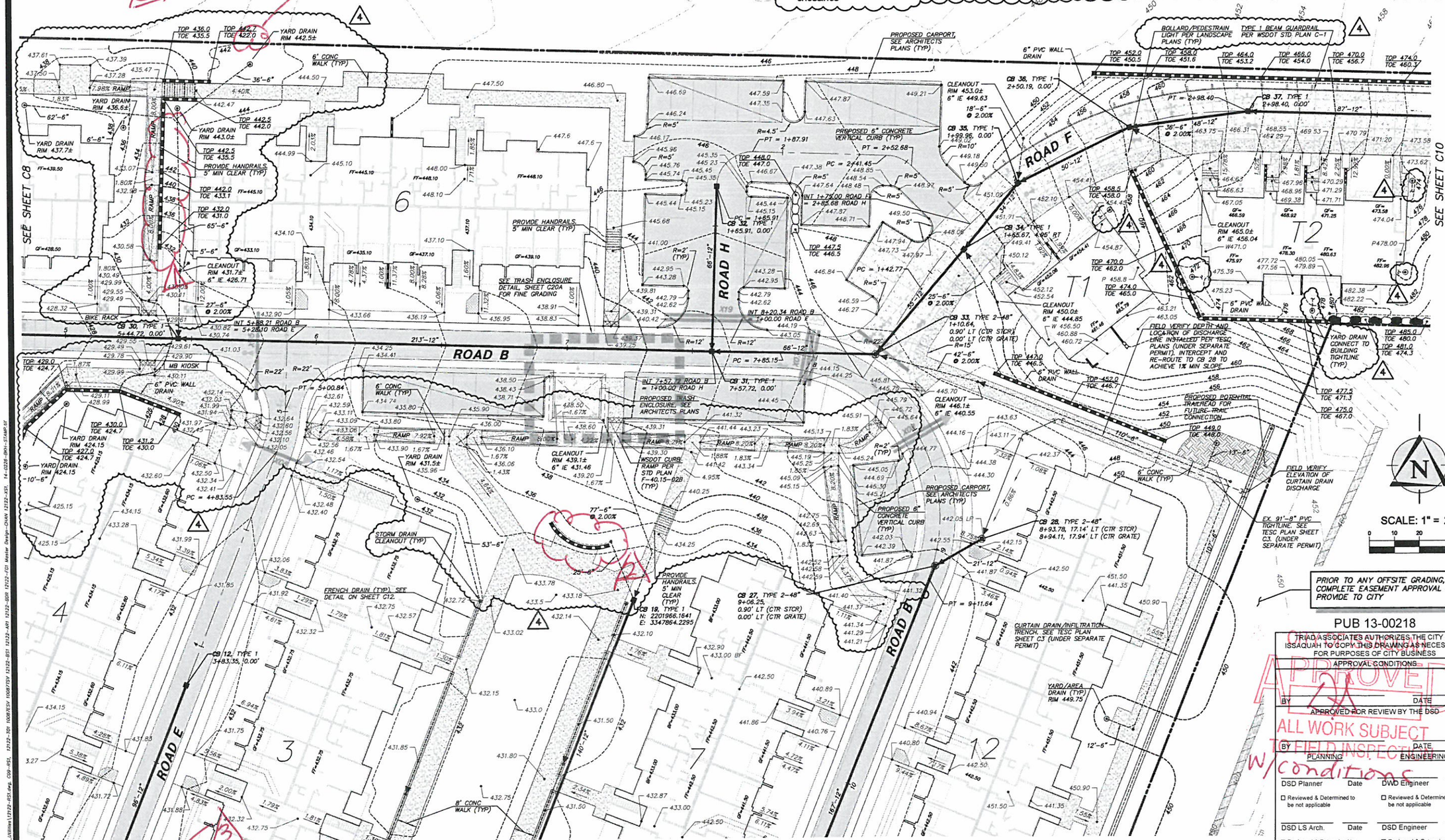
- ROCKERY (FILL)
- ROCKERY (CUT)
- MSE BLOCK WALL (FILL)
- MSE BLOCK WALL (CUT)

4

1. ADDED FINE GRADING DETAIL INCLUDING, CURB RAMPS, YARD DRAIN RIMS, TOP/TOE OF WALLS, SPOT ELEVATIONS FOR CRITICAL POINTS AND A.R.T.
2. ADDED DRY UTILITY VAULTS, JUNCTION BOXES AND CROSSINGS

AUTHORIZATION FOR PROPOSED OFFSITE GRADING AND LANDSCAPING EAST OF BUILDINGS 10, 11 AND 12 SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNER(S) PRIOR TO CONSTRUCTION. GRADE ALONG TOE OF EXISTING MSE WALL SHALL NOT BE LOWERED.

CARPORT ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL DISCHARGE ONTO ADJACENT PAVEMENT, AWAY FROM PEDESTRIAN CROSSINGS AND SURFACE DRAIN TO NEAREST DOWN SLOPE CATCH BASIN.



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SEE LANDSCAPE PLANS FOR LOCATIONS OF PERIMETER FENCING.

STANDARD DETAILS
A BINDER CONTAINING THE CITY OF ISSAQUAH STANDARD DETAILS IS AVAILABLE AT CITY HALL. PLEASE CONTACT LISA LANE AT (425) 837-3102.

ALL TRENCHING IN HIGHLANDS DRIVE NE SHALL BE RESTORED PER CITY OF ISSAQUAH STD. DETAIL NO. 5 T-28 AND T-29 AND PER THE DIRECTION OF THE CITY ENGINEER.

BIKE RACK PLACEMENT MAY BE REVISED IN LANDSCAPING PLANS

ALL SERVICE LINES SHALL BE 6" PVC AT TWO PERCENT (2%) MIN. SLOPE UNLESS OTHERWISE SPECIFIED.

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SCALE: 1" = 20'
0 10 20 40

PRIOR TO ANY OFFSITE GRADING, COMPLETE EASEMENT APPROVAL AND PROVIDE TO CITY

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

APPROVED

BY _____ DATE _____

APPROVED FOR REVIEW BY THE DSD

ALL WORK SUBJECT TO FIELD INSPECT w/conditions

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____

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Land Development Consultants

ROAD AND STORM DRAINAGE PLANS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	10/16/13	REVISED PER CITY COMMENTS	NJP	RAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	NJP	BKH
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA RSTS, NEW PARKS (DCI)	NJP	BKH
4	2/26/14	REVD FINE GRADE (CURB RETURNS, RAMPS ETC.), CTO PHASE, ADD'L WALL DETAILS & ADDRESS CONDITIONS OF APPROVAL (DCI)		

REVIEWED BY: _____ DATE: _____

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE UFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=20' VERT.: N/A

BRIAN K. HANSEN STATE OF WASHINGTON 49814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C9 OF 34

Drawn/Ck: CK, ZT, DRV - 2:30pm
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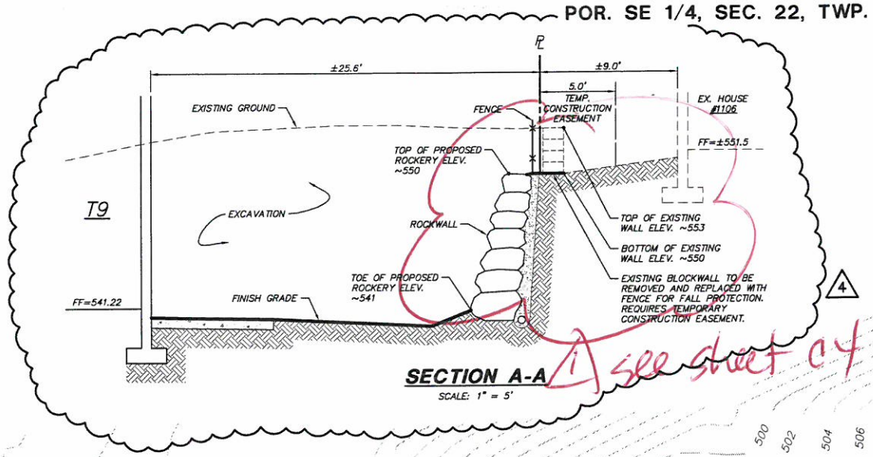
POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION w/conditions



SECTION A-A
SCALE: 1" = 5'

see sheet C4

SEE SHEET C9

ROCKERY

ROAD F

ROAD G

T3 T4 T5 T6 T7 T8 T9

MODULAR BLOCK WALL 3' MAX HT. SEE LANDSCAPE PLANS FOR DETAIL

CONCRETE POND WALL MAX HT. SEE ARCHITECTURAL PLANS FOR DETAIL (TYP)

TYPE 1 BEAM GUARDRAIL PER WSDOT STD PLAN C-1

BOLLARD/PEDESTRAIN LIGHT PER LANDSCAPE PLANS (TYP).

6" PVC WALL DRAIN

YARD DRAIN CONNECT TO BUILDING TIGHTLINE (TYP)

10' SLOPE BUFFER REGRADE TO LESS THAN 40% SLOPE, RESTORE GROUND COVER PER LANDSCAPE PLAN

SLOPE HAZARD CRITICAL AREA

SLOPE HAZARD BUFFER LINE

PROPOSED 6" CONCRETE VERTICAL CURB (TYP).

WALL CONSTRUCTION MAY IMPACT NEIGHBORS LANDSCAPING. SEE SECTION THIS SHEET.

EX. 25' ACCESS AND UTILITY ESMT. REC. NO. 199812142677 AND 199812142678

CAUTION: WAS LINE ABANDONED IN THIS AREA. VERIFY LOCATION OF LIVE TERMINUS PRIOR TO EXCAVATION.

PROPOSED POTENTIAL TRAILHEAD FOR FUTURE TRAIL CONNECTION

EX. 12.5' ACCESS AND UTILITY ESMT. REC. NO. 199812142678

PROPOSED 5' TEMP. CONSTRUCTION EASEMENT

END ROAD G 2+94.98

BEGIN ROAD G 0+85.55

PT = 2+73.63
PC = 2+61.85

CB 38, TYPE 1 3+85.50, 0.00'
CB 39, TYPE 1 4+72.50, 0.00'
CB 40, TYPE 1 5+75.50, 0.00'
CB 41, TYPE 1 6+38.50, 0.00'
CB 42, TYPE 1 1+61.00, 0.00' ROAD G

CLEANOUT RIM 518.55 6" IE 516.29
CLEANOUT RIM 523.0± 6" IE 516.29
CLEANOUT RIM 522.0± 6" IE 516.19
CLEANOUT RIM 506.0± 6" IE 501.63
CLEANOUT RIM 491.5± 6" IE 487.19
CLEANOUT RIM 480.0± 6" IE 475.01
CLEANOUT RIM 530.8± 6" IE 526.45
CLEANOUT RIM 529.4± 6" IE 526.15

STORM DRAIN CLEANOUT (TYP)

CLEANOUT RIM 519.9± 6" IE 516.07

BLF MODULAR BLOCK WALL 3' MAX HT. SEE LANDSCAPE PLANS FOR DETAIL (TYP)

WHEEL STOP (TYP)

4 1. ADDED FINE GRADING DETAIL INCLUDING, CURB RAMPS, YARD DRAIN RIMS, TOP/TOE OF WALLS, SPOT ELEVATIONS FOR CRITICAL POINTS AND A.R.T.
2. ADDED DRY UTILITY VAULTS, JUNCTION BOXES AND CROSSINGS

WALL LEGEND

FOR ALL WALLS GREATER THAN 4' IN HEIGHT, SEE SEPARATE PERMIT PLANS PREPARED BY EARTH SOLUTIONS INC.

- ROCKERY (FILL)
- ROCKERY (CUT)
- MSE BLOCK WALL (FILL)
- MSE BLOCK WALL (CUT)

SEE LANDSCAPE PLANS FOR LOCATIONS OF PERIMETER FENCING.

CARPORT ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL DISCHARGE ONTO ADJACENT PAVEMENT, AWAY FROM PEDESTRIAN CROSSINGS AND SURFACE DRAIN TO NEAREST DOWN SLOPE CATCH BASIN.

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ALL SERVICE LINES SHALL BE 6" PVC AT TWO PERCENT (2%) MIN. SLOPE UNLESS OTHERWISE SPECIFIED.

SCALE: 1" = 20'

ALL TRENCHING IN HIGHLANDS DRIVE NE SHALL BE RESTORED PER CITY OF ISSAQUAH STD. DETAIL NO. 5 T-28 AND T-29 AND PER THE DIRECTION OF THE CITY ENGINEER.

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1) demonstrate that planting is viable
3) see sht C8

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY DATE

APPROVED FOR REVIEW BY THE DSD

BY DATE

PLANNING		ENGINEERING	
DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager Date

Public Works Engr Director Date

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Land Development Consultants

ROAD AND STORM DRAINAGE PLANS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	10/16/13	REVISED PER CITY COMMENTS	KMP	MAT
2	1/9/14	REVISED WATER HGHZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BRH
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA ROYAL NEW PARKS (DCI2)	KMP	BRH
4	2/26/14	REVISE FIRE GRADE (CURB RETURNS, RAMPS & ROADWAY) PER CITY COMMENTS TO ADDRESS CONDITIONS OF APPROVAL (DCI)	KMP	BRH

REVIEWED BY:
DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=20' VERT.: N/A

BRIAN K. HANSEN STATE OF WASHINGTON 46814 REGISTERED PROFESSIONAL ENGINEER
2/26/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C10 OF 34

knockell, Feb 27, 2014 – 2:53pm
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POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

SEE SHEET C8

SEE SHEET C8

SEE SHEET C9

SEE SHEET C12

SEE SHEET C13

HIGHLANDS DRIVE NE

ROAD E

ROAD A

ROAD C

6' CONC WALK (TYP)

MONUMENT WALL

WSDOT CURB RAMP PER STD PLAN F-40.15-02B (TYP)

YARD DRAIN CONNECT TO BUILDING TIGHTLINE (TYP)

PROPOSED 6" CONCRETE VERTICAL CURB (TYP)

SAWCUT LINE (TYP)

BEGIN CURB CUT 29+18.18, 34.00' LT

PROPOSED CARPORT, SEE ARCHITECTS PLANS (TYP)

CB 8, TYPE 1-L 4+51.50, 0.00' 11'-6" @ 2.00%

6" PVC WALL DRAIN

TOP 426.0 TOE 425.0

TOP 427.8 TOE 427.3

TYPE A LOADING SPACE

CLEANOUT RIM 423.9± 6" IE 419.86

CLEANOUT RIM 432.0± 6" IE 425.17

10' CONC WALK (TYP)

PROPOSED TRASH ENCLOSURE, SEE ARCHITECTS PLANS

CLEANOUT RIM 429.3± 6" IE 425.43

CB 11, TYPE 2-48" 2+87.02, 0.00

CLEANOUT RIM 429.9± 6" IE 423.55

PT = 2+50.60

SEE TRASH ENCLOSURE DETAIL, SHEET C20A FOR FINE GRADING.

CB 10, TYPE 2-48" 2+37.88, 1.90' RT

PC = 2+25.17

CLEANOUT RIM 426.47 6" IE 421.51

CB 9, TYPE 1-L 2+03.42, 0.00' ROAD E

TOP 430.0 TOE 429.4

INT 5+74.94 ROAD C = 2+03.42 ROAD E

BEGIN ROAD E 1+00.00

FRENCH DRAIN (TYP). SEE DETAIL ON SHEET C12.

YARD DRAIN / CLEANOUT (TYP) RIM 436.55

TOP 435.5 TOE 428.6

ROW DEDICATION

YARD DRAIN RIM 437.00

TOP 439.3 TOE 437.2

YARD DRAIN RIM 437.00

YARD DRAIN CONNECT TO BUILDING TIGHTLINE (TYP)

TOP 438.0 TOE 437.2

TOP 439.1 TOE 437.2

PT = 27+38.32

6" PVC WALL DRAIN

TOP 438.7 TOE 438.2

6' CONC WALK (TYP)

PROPOSED 6" CONCRETE VERTICAL CURB (TYP)

NEW DRIVEWAY CURB CUT SIMILAR TO COI STD DTL NO T-05

END APRON CUT 26+44.75, 1.88' RT

SAWCUT LINE (TYP)

INT 1+08.92 ROAD A = 26+28.76 E-LINE

BEGIN APRON CUT 26+12.86, 2.63' RT

CB 18, TYPE 1 2+45.19, 0.00'

CB 17, TYPE 1 2+32.93, 33.19' RT

37'-6" @ 2.00%

PC = 1+38.88

8" thick CONC w driveway

See Sht C8

SCALE: 1" = 20'

0 10 20 40

SECTION-H

SCALE: 1"=10' HORIZ, 1"=10' VERT

HIGHLANDS DRIVE NE

8' R-O-W DEDICATION

EX R.

NEW R.

ROAD E (PARKING)

PROPOSED 6' CONCRETE SIDEWALK

PROPOSED MODULAR BLOCK WALL

460 450 440 430 420 410

WALL LEGEND

FOR ALL WALLS GREATER THAN 4' IN HEIGHT, SEE SEPARATE PERMIT PLANS PREPARED BY EARTH SOLUTIONS INC.

- ROCKERY (FILL)
- ROCKERY (CUT)
- MSE BLOCK WALL (FILL)
- MSE BLOCK WALL (CUT)

4

1. ADDED FINE GRADING DETAIL INCLUDING, CURB RAMPS, YARD DRAIN RIMS, TOP/TOE OF WALLS, SPOT ELEVATIONS FOR CRITICAL POINTS AND A.R.T.
2. ADDED DRY UTILITY VAULTS, JUNCTION BOXES AND CROSSINGS

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO w/ CONDITIONS

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SEE LANDSCAPE PLANS FOR LOCATIONS OF PERIMETER FENCING.

4

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DSD LS Arch.	Date	DSD Engineer	Date
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Land Development Manager	Date		
Public Works Engr Director	Date		

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

CAUTION

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0758 toll free
www.triadassociates.net
Land Development Consultants

ROAD AND STORM DRAINAGE PLANS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY
1	10/16/14	REVISED FOR CITY COMMENTS	CJK
2	1/9/14	REVISED WATER MAINS & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP/KAT
3	1/28/14	REVISED SITE PLAN TO ACCOMMODATE 8M HOUSE, NEW RAMPS (DC2) REVISED FINE GRADE (CURB RETURNS, RAMPS ART'S, ETC) PROVIDE ADD'L AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DC1)	KMP/BKH
4	2/26/14		KMP/BKH

REVIEWED BY:

DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LETIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORIZ.: 1"=20' VERT.: N/A

BRIAN K. HANSEN STATE OF WASHINGTON 45814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C11 OF 34

Vpuckett, Feb 27, 2014 - 2:55pm
E:\PROJECTS\12122\Civil\Plan Sheet_Utilities\12122-RDS.dwg, C11-RDS, 12122-101 1008755Y 1008755Y 12122-RDS 12122-ART 12122-RDS 12122-TGI Master Design-CHAN 12122-XSL 14-0226-BKH-STAMP.tif

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

SEE SHEET C9

SEE SHEET C11

SEE SHEET C13

ROAD E

ROAD A

ROAD B

ROAD I

CB 18, TYPE 1
N: 2201836.0138
E: 3347812.6457
8'-6" @ 2.00%

CB 25, TYPE 2-48"
10+73.27, ROAD B
0.90' RT (CTR STOR)
0.00' RT (CTR GRATE)

CB 26, TYPE 1
1+26.00, 0.00'

CB 13, TYPE 1-L
N: 2201803.5570
E: 3347751.3762

CB 14, TYPE 1
N: 2201740.3412
E: 3347726.3211

CB 15, TYPE 1
N: 2201723.7606
E: 3347768.1552

CB 16, TYPE 1
2+45.19, 0.00'

CB 17, TYPE 1
2+32.93, 33.19' RT

CB 20, TYPE 2-48"
11+02.65,
0.90' LT (CTR STOR)
0.00' LT (CTR GRATE)

CB 21, TYPE 1
12+00.00, 0.00'

CB 22, TYPE 1
13+61.94, 0.00'
ROAD B

CB 23, TYPE 1
3+81.59, 0.00'

INT 10+73.27 ROAD B
= 1+00.00 ROAD I

INT 13+61.94 ROAD B
= 3+55.59 ROAD A

PT = 3+19.77

CLEANOUT RIM 432.0± 6" IE 428.51

CLEANOUT RIM 429.9± 6" IE 423.55

CLEANOUT RIM 431.85 6" IE 428.44

CLEANOUT RIM 432.08 6" IE 429.06

CLEANOUT RIM 432.17 6" IE 429.92

CLEANOUT RIM 432.0± 6" IE 430.43

CLEANOUT RIM 437.6± 6" IE 433.98

CLEANOUT RIM 440.3± 6" IE 433.64

CLEANOUT RIM 440.0± 6" IE 433.28

CLEANOUT RIM 439.7± 6" IE 433.00

CLEANOUT RIM 443.2± 6" IE 439.65

YARD DRAIN RIM 432.0± 6" IE 429.87

YARD DRAIN RIM 432.0± 6" IE 430.43

YARD/AREA DRAIN (TYP) RIM 449.7

YARD/AREA DRAIN (TYP)

STORM DRAIN CLEANOUT (TYP)

FRENCH DRAIN (TYP), SEE DETAIL THIS SHEET.

6' CONC WALK (TYP)

10' CONC WALK (TYP)

4' CONC WALK (TYP)

8' CONC WALK (TYP)

10' CONC WALK

BIKE RACK

PROVIDE HANDRAILS, 5" MIN CLEAR (TYP)

WSDOT CURB RAMP PER STD PLAN F-40.15-02B (TYP)

PROPOSED CARPORT, SEE ARCHITECTS PLANS (TYP)

PROPOSED 6" CONCRETE VERTICAL CURB (TYP)

PROPOSED TRASH ENCLOSURE, SEE ARCHITECTS PLANS

SEE TRASH ENCLOSURE DETAIL SHEET C20A FOR FINE GRADING

PROPOSED 6" CONCRETE VERTICAL CURB (TYP)

SEE ROAD A PEDESTRIAN CROSSING DETAIL THIS SHEET FOR FINE GRADING

6" PVC WALL DRAIN

TOP 444.0 TOE 442.5

TOP 447.2 TOE 446.0

TOP 442.7 TOE 442.2

TOP 448.3 TOE 444.0

TOP 446.0 TOE 445.5

TOP 442.0 TOE 441.5

TOP 447.0 TOE 445.5

TOP 449.6 TOE 449.1

TOP 447.0 TOE 446.0

TOP 450.0 TOE 444.5

TOP 444.0 TOE 443.0

CURTAIN DRAIN/INFILTRATION TRENCH. SEE TESC PLAN SHEET C3 (UNDER SEPARATE PERMIT)

RAMP 8.00%

RAMP 5.00%

YD 28-A, YD 4+59.05, 288.67' LT

END ROAD I 2+01.00

PROVIDE HANDRAILS, 5" MIN CLEAR (TYP)

PROVIDE HANDRAILS, 5' MIN CLEAR (TYP)

ROAD A PEDESTRIAN CROSSING DETAIL

SCALE: 1" = 10'

1. ADDED FINE GRADING DETAIL INCLUDING, CURB RAMPS, YARD DRAIN RIMS, TOP/TOE OF WALLS, SPOT ELEVATIONS FOR CRITICAL POINTS AND A.R.T.
2. ADDED DRY UTILITY VAULTS, JUNCTION BOXES AND CROSSINGS

PRIOR TO ANY OFFSITE GRADING, COMPLETE EASEMENT APPROVAL AND PROVIDE TO CITY

SCALE: 1" = 20'

0 10 20 40

WALL LEGEND

FOR ALL WALLS GREATER THAN 4' IN HEIGHT, SEE SEPARATE PERMIT PLANS PREPARED BY EARTH SOLUTIONS INC.

- ROCKERY (FILL)
- ROCKERY (CUT)
- MSE BLOCK WALL (FILL)
- MSE BLOCK WALL (CUT)

SEE LANDSCAPE PLANS FOR LOCATIONS OF PERIMETER FENCING.

PROTECTIVE SAFETY RAIL OR FENCING IS REQUIRED AT TOP OF ALL WALLS ACCESSIBLE TO PEDESTRIANS WHERE DROP EXCEEDS 30". SAFETY RAILINGS SHALL COMPLY WITH C.O.I. STANDARD DRAWING T-41 OR ALTERNATIVE APPROVED BY PROJECT ARCHITECT. PROVIDE APPROVED HANDRAILS AT ALL STAIRS WITH 3 OR MORE RISERS AND ALONG BOTH SIDES OF RAMPS EXCEEDING 5% SLOPE ALONG DESIGNATED ACCESSIBLE ROUTES OF TRAVEL (A.R.T.). STAIR OR ADA RAMP HANDRAILS SHALL COMPLY WITH C.O.I. STANDARD DRAWING T-42 OR ALTERNATIVE BY PROJECT ARCHITECT.

ALL SERVICE LINES SHALL BE 6" PVC AT TWO PERCENT (2%) MIN. SLOPE UNLESS OTHERWISE SPECIFIED.

ALL TRENCHING IN HIGHLANDS DRIVE NE SHALL BE RESTORED PER CITY OF ISSAQUAH STD. DETAIL NO. 5 T-28 AND T-29 AND PER THE DIRECTION OF THE CITY ENGINEER.

6" RIGID PVC PERFORATED PIPE. CONNECT TO STORM SYSTEM PER PLANS.

6" TIGHTLINE UNDER WALKS (TYP)

TYPICAL PLAN

6' OR 10' CONCRETE WALK

2' FRENCH DRAIN

6" THICKNESS WASHED ROCK 4" MINUS

VARIES

2%

0.3'

1.8" MIN.

WASHED DRAIN ROCK 1-1/2" MINUS WRAPPED IN FILTER FABRIC (MIRAFI 140N)

6" RIGID PVC PERFORATED PIPE. CONNECT TO STORM SYSTEM PER PLANS.

TYPICAL SECTION

FRENCH DRAIN DETAIL

AUTHORIZATION FOR PROPOSED OFFSITE GRADING AND LANDSCAPING EAST OF BUILDINGS 10, 11 AND 12 SHALL BE OBTAINED FROM ADJACENT PROPERTY OWNER(S) PRIOR TO CONSTRUCTION. GRADE ALONG TOE OF EXISTING MSE WALL SHALL NOT BE LOWERED.

CARPORT ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS. DOWNSPOUTS SHALL DISCHARGE ONTO ADJACENT PAVEMENT, AWAY FROM PEDESTRIAN CROSSINGS AND SURFACE DRAIN TO NEAREST DOWN SLOPE CATCH BASIN.

4

STANDARD DETAILS
A BINDER CONTAINING THE CITY OF ISSAQUAH STANDARD DETAILS IS AVAILABLE AT CITY HALL. PLEASE CONTACT LISA LANE AT (425) 837-3102.

CAUTION
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ROAD AND STORM DRAINAGE PLANS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY
1	10/16/13	REVISED PER CITY COMMENTS	CK, KAP, RAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KAP, BRH
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO MEET CURRENT STANDARDS (DCI)	KAP, BRH
4	2/24/14	REVD FINE GRADG (CURB RETAINING WALLS) ART'S, ETC) PROVIDE ADD'L AREA GRADG & ADDRESS CONDITIONS OF APPROVAL (DCI)	KAP, BRH

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
BRIAN K. HANSEN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=20' VERT.: N/A

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION W/ CONDITIONS

BY _____ DATE _____

APPROVED FOR REVIEW BY THE DSD

BY _____ DATE _____

PLANNING _____ ENGINEERING

DSD Planner _____ Date _____ DWD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD Life Arch. _____ Date _____ DSD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

BRIAN K. HANSEN STATE OF WASHINGTON 49814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C12 OF 34

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Knoxtell, Feb 27, 2014 - 2:26pm
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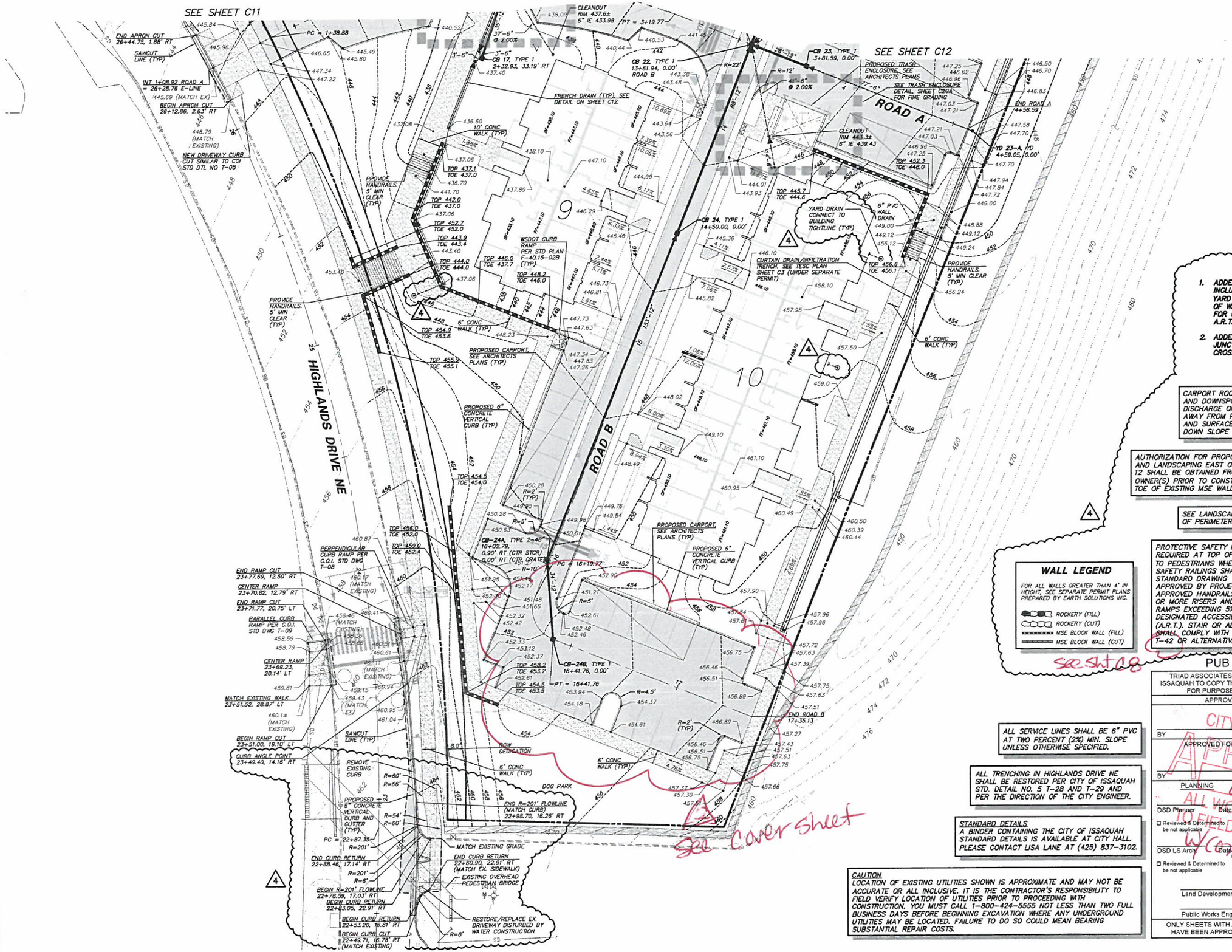
POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



SCALE: 1" = 20'

0 10 20 40

1. ADDED FINE GRADING DETAIL INCLUDING, CURB RAMPS, YARD DRAIN RIMS, TOP/TOE OF WALLS, SPOT ELEVATIONS FOR CRITICAL POINTS AND A.R.T.
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4

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see sht 20

WALL LEGEND

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- ROCKERY (FILL)
- ROCKERY (CUT)
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PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY DATE

APPROVED FOR REVIEW BY THE DSD

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION w/conditions

BY DATE

PLANNING ENGINEERING

DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager Date

Public Works Engr Director Date

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ROAD AND STORM DRAINAGE PLANS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
	10/16/14	REVISED PER CITY COMMENTS	KMP	KAT
	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BKH
	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WB REVS, NEW PARKS (DCI)	KMP	BKH
	2/26/14	REVD FINE GRADE (CURB RETURNS, RAMPS ARTS, ETC) PROVIDE ADD'L MISC GRADES & ADDRESS CONDITIONS OF APPROVAL (DCI)	KMP	BKH

REVIEWED BY: DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=20' VERT.: N/A

BRIAN K. HANSEN STATE OF WASHINGTON 44814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

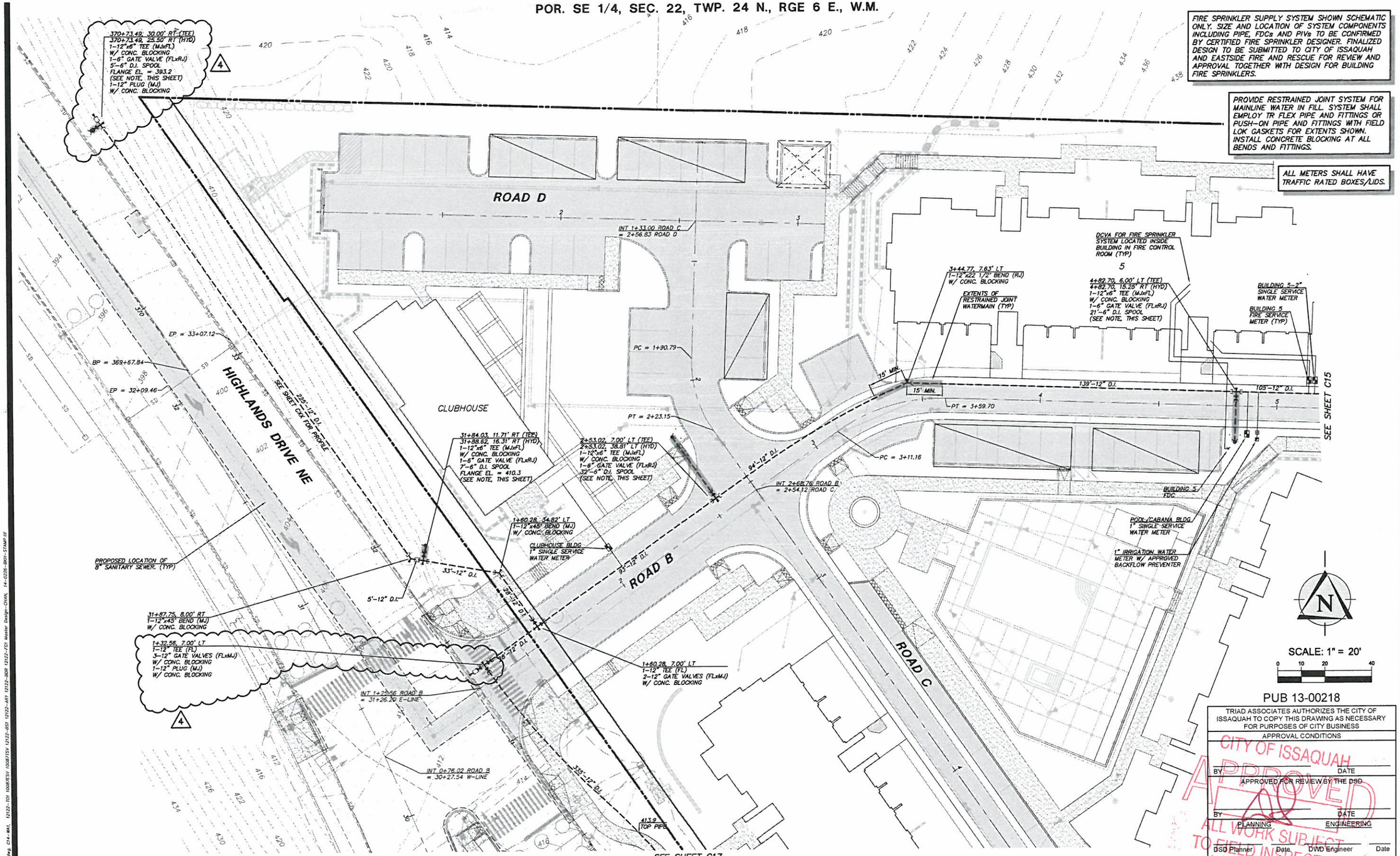
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C13 OF 34

Important: Feb 27, 2014 - 2:59pm
E:\PROJECTS\12122\Dwg\Plan\Road_Utilities\12122-RDX.dwg, C13-RDX, 12122-101 1008TSY 12122-RDX 12122-MPI 12122-SDR 12122-TSY Master Design-DWN 12122-TSY, 14-0226-BKH-STAMP.tif

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



FIRE SPRINKLER SUPPLY SYSTEM SHOWN SCHEMATIC ONLY. SIZE AND LOCATION OF SYSTEM COMPONENTS INCLUDING PIPE, FDCs AND PIVs TO BE CONFIRMED BY CERTIFIED FIRE SPRINKLER DESIGNER. FINALIZED DESIGN TO BE SUBMITTED TO CITY OF ISSAQUAH AND EASTSIDE FIRE AND RESCUE FOR REVIEW AND APPROVAL TOGETHER WITH DESIGN FOR BUILDING FIRE SPRINKLERS.

PROVIDE RESTRAINED JOINT SYSTEM FOR MAINLINE WATER IN FILL. SYSTEM SHALL EMPLOY TR FLEX PIPE AND FITTINGS OR PUSH-ON PIPE AND FITTINGS WITH FIELD LOK GASKETS FOR EXTENTS SHOWN. INSTALL CONCRETE BLOCKING AT ALL BENDS AND FITTINGS.

ALL METERS SHALL HAVE TRAFFIC RATED BOXES/LIDS.

SCALE: 1" = 20'

0 10 20 40

PUB 13-00218

WATER SYSTEM NOTES:

1) PRIOR TO CONNECTION TO THE EXISTING SYSTEM, PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED AND PURIFIED PER C.O.I. STANDARDS. FLUSH WATER SHALL NOT BE DISCHARGED TO STORM DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES.

2) ALL TRENCHING IN HIGHLANDS DRIVE SHALL BE RESTORED PER CITY OF ISSAQUAH STD. DETAIL NO. 5 T-28 AND T-29 AND PER THE DIRECTION OF THE CITY INSPECTOR.

3) PROPOSED FIRE HYDRANTS SHALL HAVE 5-1/4" M.V.O. HYDRANT ASSEMBLY (MJ) W/ ROMAC 600 SERIES PIPE RESTRAINT SYSTEM AND W/ STORZ ADAPTOR.

4)WATER SYSTEM PRESSURES EXCEEDED 80 PSI. INDIVIDUAL SERVICE PRESSURE REDUCING VALVES WILL BE REQUIRED INSIDE EACH BUILDING.

5) ALL NEW TAPS ON WATER MAIN MUST BE IN THE PRESENCE OF C.O.I./MDRT INSPECTOR, PROVIDE 24 HOUR NOTICE. ALL WATER SERVICE TAPS SHALL BE VISUALLY INSPECTED FOR LEAKS PRIOR TO BACKFILL.

6) A BINDER CONTAINING THE CITY OF ISSAQUAH STANDARD DETAILS IS AVAILABLE AT CITY HALL. PLEASE CONTACT LISA LAINE AT (425) 837-3102

CAUTION

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TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION

BY _____ DATE _____

APPROVED FOR REVIEW BY THE DSD

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner Date DWD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

Public Works Engr Director Date

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Land Development Consultants

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

WASHINGTON

CITY OF ISSAQUAH,

WATER PLANS

NO.	DATE	REVISION	BY	CK
	10/10/13	REVISED PER CITY COMMENTS	KMP	RAT
	1/8/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BRH
	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA REGS. NEW PARKS (DCI2)	KMP	BRH
	2/25/14	RETO THE GRADE (CURB RETURNS, RAMPS) ADA, ETC.) PER CITY COMMENTS & AGREED CONDITIONS OF APPROVAL (DCI)	KMP	BRH

REVIEWED BY:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=20' VERT.: N/A

BRIAN K. HANSEN — STATE OF WASHINGTON — 48814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C14 OF 34

Issaquah, Feb 27, 2014 - 3:05pm
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POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.

PLAN VIEW

SECTION A-A

DEADMAN BLOCK
NOT TO SCALE

EQUATION (RESTRAINING SURFACE AREA)

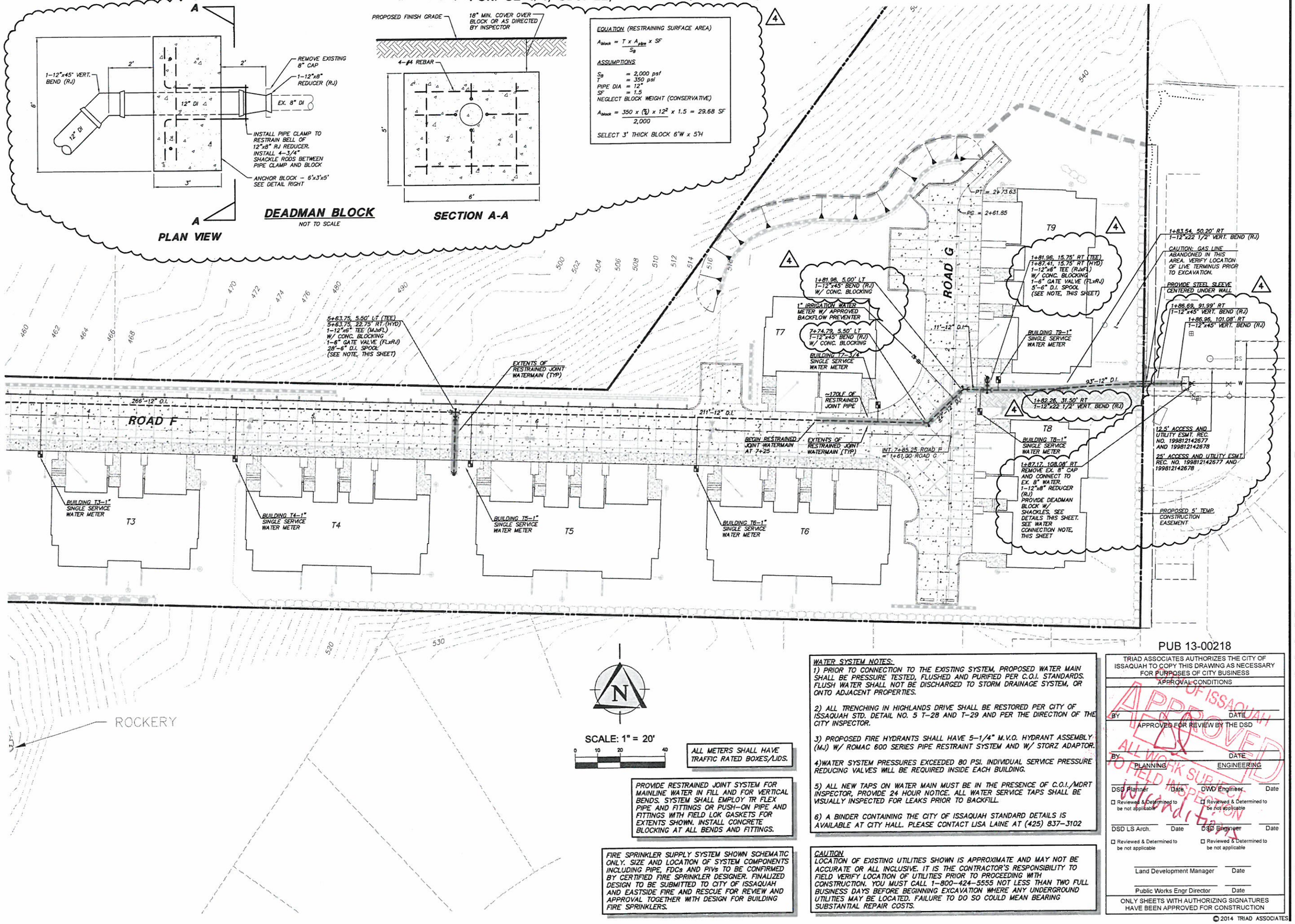
$$A_{block} = \frac{T \times A_{pipe} \times SF}{S_B}$$

ASSUMPTIONS:

S_B = 2,000 psf
T = 350 psi
PIPE DIA = 12"
SF = 1.5
NEGLECT BLOCK WEIGHT (CONSERVATIVE)

$$A_{block} = \frac{350 \times (\pi) \times 12^2 \times 1.5}{2{,}000} = 29.68 \text{ SF}$$

SELECT 3' THICK BLOCK 6'W x 5'H



SCALE: 1" = 20'

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PROVIDE RESTRAINED JOINT SYSTEM FOR MAINLINE WATER IN FILL AND FOR VERTICAL BENDS. SYSTEM SHALL EMPLOY TR FLEX PIPE AND FITTINGS OR PUSH–ON PIPE AND FITTINGS WITH FIELD LOK GASKETS FOR EXTENTS SHOWN. INSTALL CONCRETE BLOCKING AT ALL BENDS AND FITTINGS.

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WATER SYSTEM NOTES:

1) PRIOR TO CONNECTION TO THE EXISTING SYSTEM, PROPOSED WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED AND PURIFIED PER C.O.I. STANDARDS. FLUSH WATER SHALL NOT BE DISCHARGED TO STORM DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES.

2) ALL TRENCHING IN HIGHLANDS DRIVE SHALL BE RESTORED PER CITY OF ISSAQUAH STD. DETAIL NO. 5 T–28 AND T–29 AND PER THE DIRECTION OF THE CITY INSPECTOR.

3) PROPOSED FIRE HYDRANTS SHALL HAVE 5–1/4" M.V.O. HYDRANT ASSEMBLY (MJ) W/ ROMAC 600 SERIES PIPE RESTRAINT SYSTEM AND W/ STORZ ADAPTOR.

4)WATER SYSTEM PRESSURES EXCEEDED 80 PSI. INDIVIDUAL SERVICE PRESSURE REDUCING VALVES WILL BE REQUIRED INSIDE EACH BUILDING.

5) ALL NEW TAPS ON WATER MAIN MUST BE IN THE PRESENCE OF C.O.I./MDRT INSPECTOR, PROVIDE 24 HOUR NOTICE. ALL WATER SERVICE TAPS SHALL BE VISUALLY INSPECTED FOR LEAKS PRIOR TO BACKFILL.

6) A BINDER CONTAINING THE CITY OF ISSAQUAH STANDARD DETAILS IS AVAILABLE AT CITY HALL. PLEASE CONTACT LISA LAINE AT (425) 837–3102

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1–800–424–5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION

BY DATE

APPROVED FOR REVIEW BY THE DSD

BY DATE

PLANNING ENGINEERING

DSD Planner Date DWD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

Public Works Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

ISSAQUAH TERRACE APARTMENTS, LLC
ISSAQUAH TERRACE
PUB 13-00218
CITY OF ISSAQUAH, WASHINGTON

WATER PLANS

NO.	DATE	REVISION	BY	CK
1	10/16/14	REVISED PER CITY COMMENTS	AMP	KAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	AMP	BKH
3	1/24/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA REVS. NEW PARKS (DCI)	AMP	BKH
4	2/26/14	REVD FINE GRADE (CURB RETURNS, RAMPS ATC'S, ETC) PROVIDE ADD'L MASS GRADES & ADDRESS CONDITIONS OF APPROVAL (DCI)	AMP	BKH

REVIEWED BY: DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
BRIAN K. HANSEN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 8/16/13
SCALE: HORIZ.: 1"=20' VERT.:N/A

BRIAN K. HANSEN STATE OF WASHINGTON 46814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

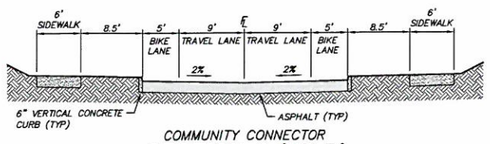
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C16 OF 34

Issaquah, Feb 27, 2014 – 1:03pm
[\\Triad-fs1\Projects\12-122\Civil\Dwg\Base_Utilities\12122-WAT.dwg, C16-WAT, 12122-101 1008765Y 1008775Y 12122-401 12122-ARI 12122-SDR 12122-ERI 12122-MTR Master Design-CHARL 14-0228-BKH-STAMP.tif

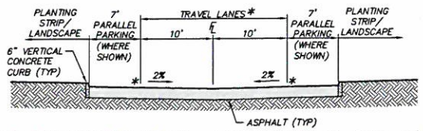
POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



COMMUNITY CONNECTOR

SECTION 1 (RD-B)

(MAIN ENTRANCE)



MODIFIED NEIGHBORHOOD STREET

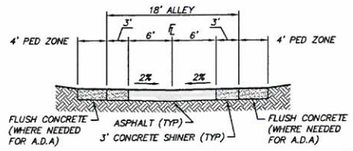
SECTION 2 (RD-A)

(SECONDARY ENTRANCE)

* PROVIDES ALTERNATE PLACEMENT OF SIDEWALKS

APPROVED PER AMM 13-00013

* = PROVIDE APPROVED PAVEMENT DELINEATION BETWEEN TRAVEL LANE AND PARALLEL PARKING. REQUIRES DSD APPROVAL.

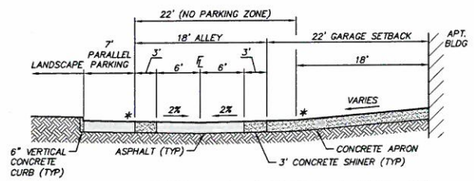


MODIFIED ALLEY STREET

SECTION 3 (RD-B)

APPROVED PER AMM 13-00012

(OCCURS WHERE NO BUILDINGS ADJACENT)



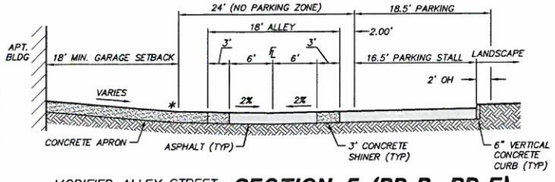
MODIFIED ALLEY STREET

SECTION 4 (RD-C)

APPROVED PER AMM 13-00012

(ADJACENT TO BUILDING 1)

* = PROVIDE APPROVED PAVEMENT DELINEATION TO DEFINE NO PARKING ZONE. REQUIRES DSD APPROVAL.



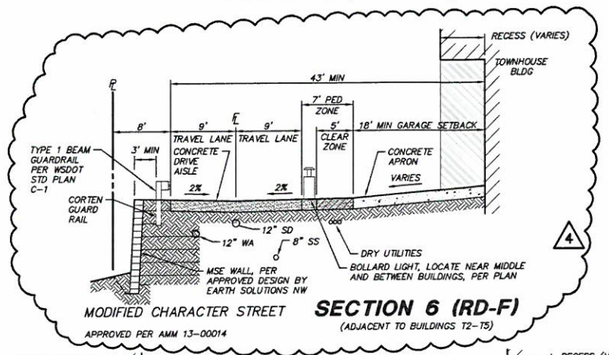
MODIFIED ALLEY STREET

SECTION 5 (RD-B, RD-E)

APPROVED PER AMM 13-00012

(ADJACENT TO BUILDINGS 2, 5, 6 AND 10)

* = PROVIDE APPROVED PAVEMENT DELINEATION TO DEFINE NO PARKING ZONE. REQUIRES DSD APPROVAL.

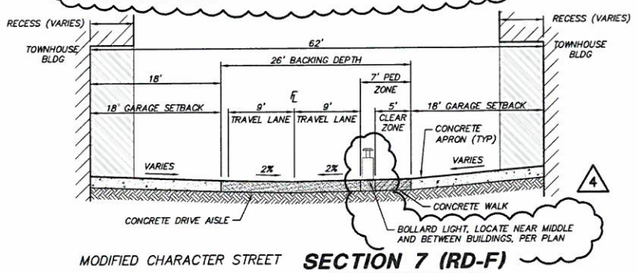


MODIFIED CHARACTER STREET

SECTION 6 (RD-F)

(ADJACENT TO BUILDINGS T2-T5)

APPROVED PER AMM 13-00014

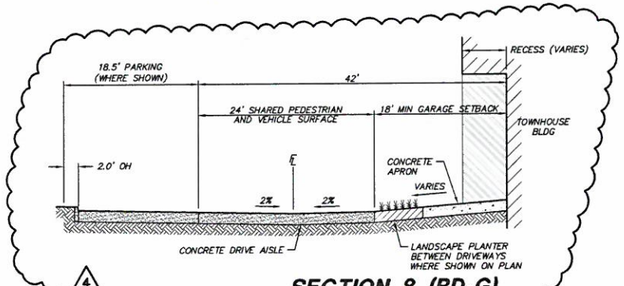


MODIFIED CHARACTER STREET

SECTION 7 (RD-F)

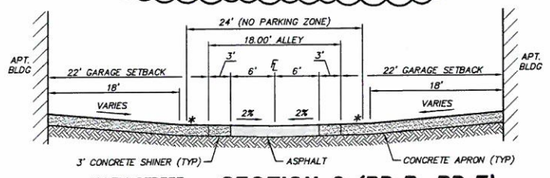
(ADJACENT TO BUILDINGS T6, T7)

APPROVED PER AMM 13-00014



SECTION 8 (RD-G)

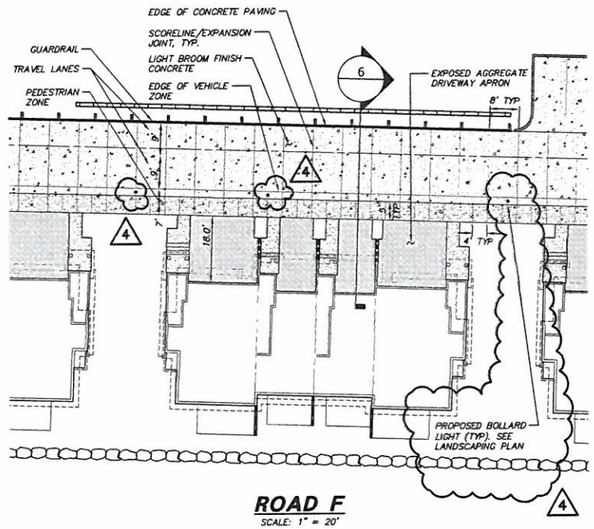
(ADJACENT TO BUILDINGS T8, T9)



ALLEY STREET

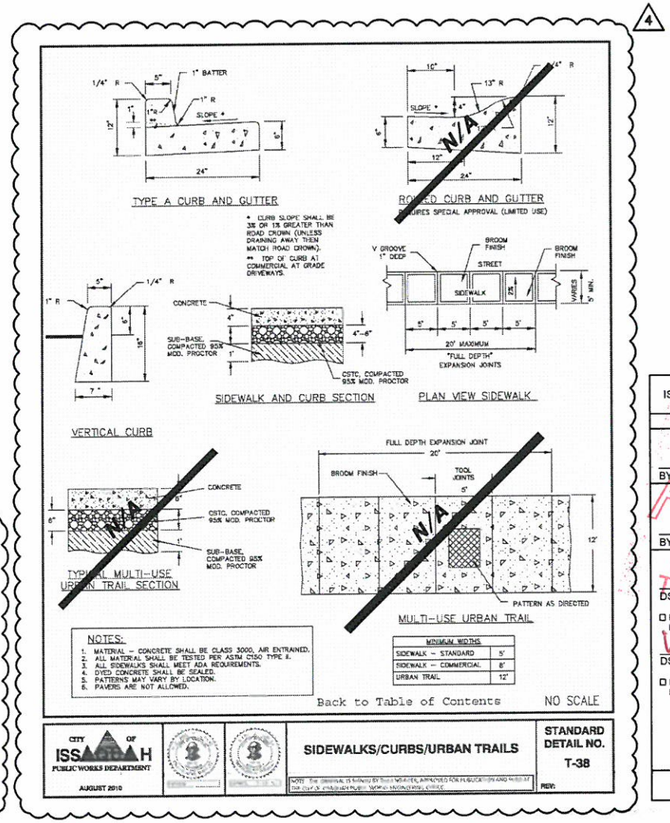
SECTION 9 (RD-B, RD-E)

* = PROVIDE APPROVED PAVEMENT DELINEATION TO DEFINE NO PARKING ZONE, REQUIRES DSD APPROVAL



ROAD F

SCALE: 1" = 20'



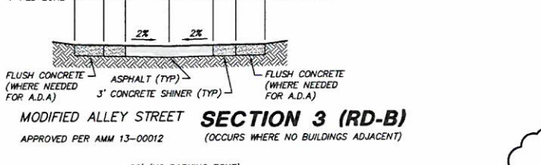
CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT

AUGUST 2013

SIDEWALKS/CURBS/URBAN TRAILS

STANDARD DETAIL NO. T-38

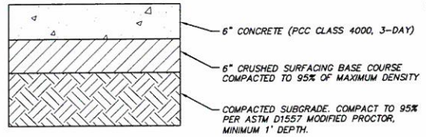
REV:



ASPHALT CONCRETE PAVEMENT SECTION

NOT TO SCALE

ALL PAVEMENT SECTIONS TO BE CONFIRMED BY PROJECT GEOTECHNICAL ENGINEER



NOTES:
1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. CONSTRUCTION JOINTS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS
3. SEE LANDSCAPE PLANS FOR SCORING/FINISH REQUIREMENTS.

CEMENT CONCRETE PAVEMENT SECTION

NOT TO SCALE

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION W/ COI STDS

BY DATE

APPROVED FOR REVIEW BY THE DSD

BY DATE

PLANNING ENGINEERING

DSD Planner Date DWD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD/LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

Public Works Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-8929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www.triadassociates.net
Land Development Consultants

ROAD SECTIONS, CURB AND SIDEWALK DETAILS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

REVISED BY:	DATE:	REVISION	BY	CK.
1	10/16/13	REVISED PER CITY COMMENTS	KMP	PAT
2	1/9/14	REVISED WATER MAINZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DC1)	KMP	BRH
3	1/28/14	REVISED PER CITY COMMENTS DATED 1/23/14	KMP	BRH
4	2/26/14	REVISED THE GRADE (CURB RETURN), RAMPS AMTS, ETC) PROVIDE ADD'L AREA, DRAINS & ADDRESS CONDITIONS OF APPROVAL (DC3)		

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: N/A VERT.: N/A

BRIAN K. HANSEN STATE OF WASHINGTON 48814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

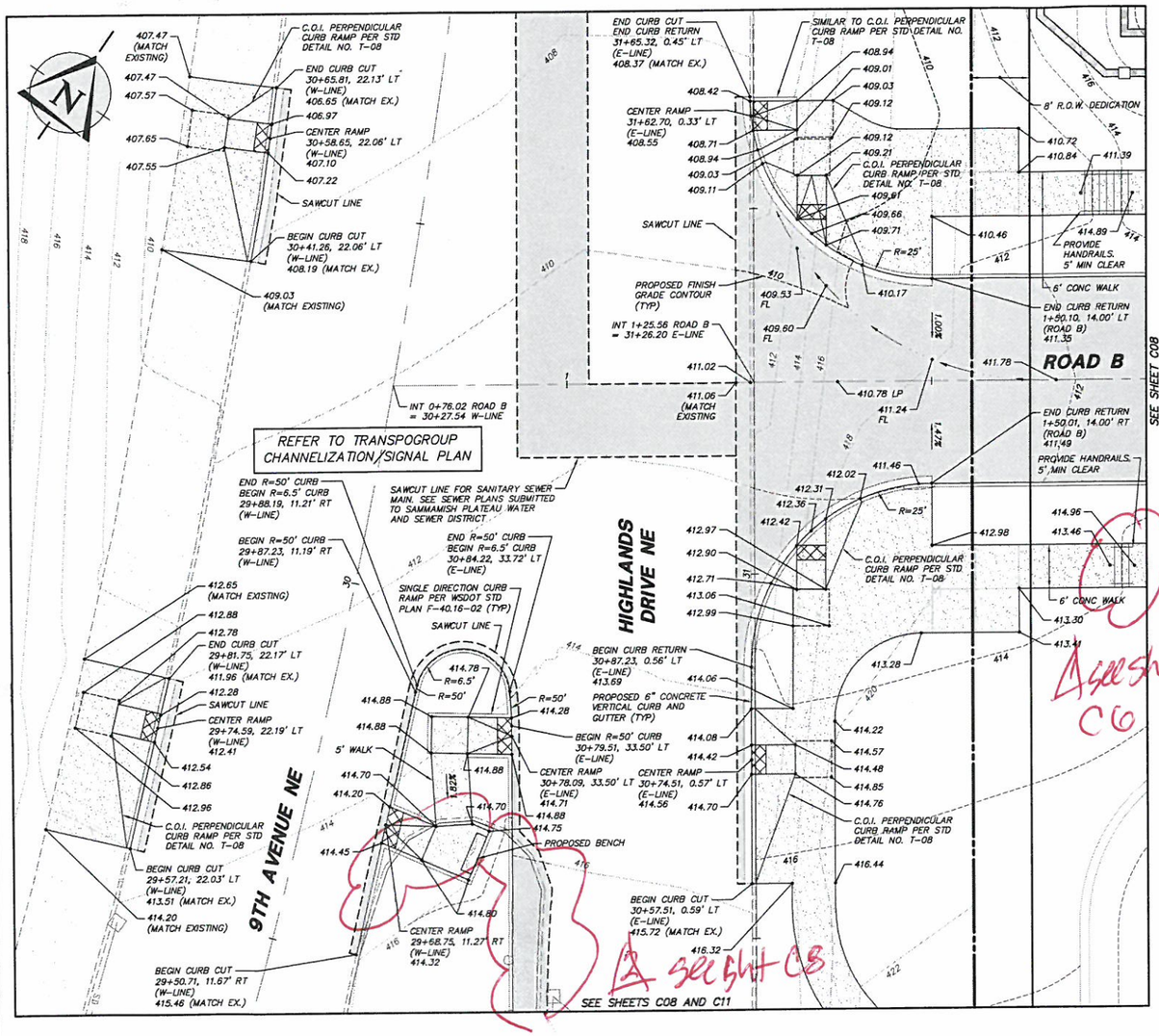
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C20 OF 34

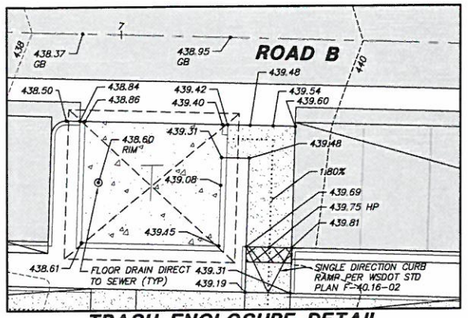
dmerritt, Feb 25, 2014 - 2:28pm
E:\PROJECTS\1212\Dwgfiles\Civil\Road_details\1212-RD1.dwg, C20-REL, 1212-RD1 (1212-ART Master Design-CHAN 12122-FEI, IGS T-38.ctb 14-0226-BRH-STAMP.tif

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



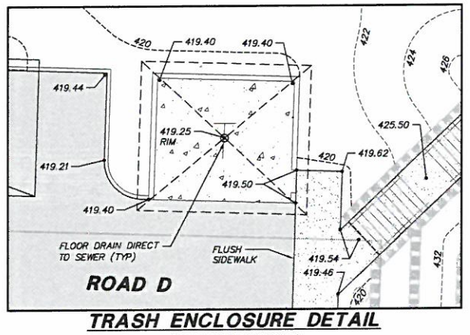
PEDESTRIAN RAMPS AND CROSSING AT HIGHLANDS DRIVE NE/ROAD B

SCALE: 1" = 10'



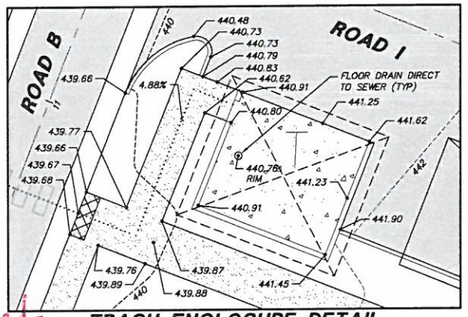
TRASH ENCLOSURE DETAIL

(ADJACENT TO BUILDING 6)
SCALE: 1" = 10'



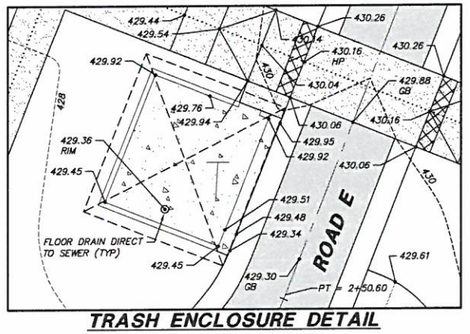
TRASH ENCLOSURE DETAIL

(ADJACENT TO BUILDING 5)
SCALE: 1" = 10'



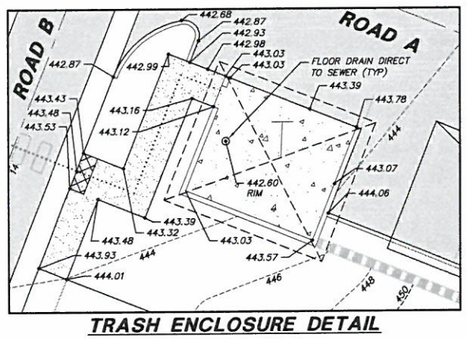
TRASH ENCLOSURE DETAIL

(ADJACENT TO BUILDING 11)
SCALE: 1" = 10'



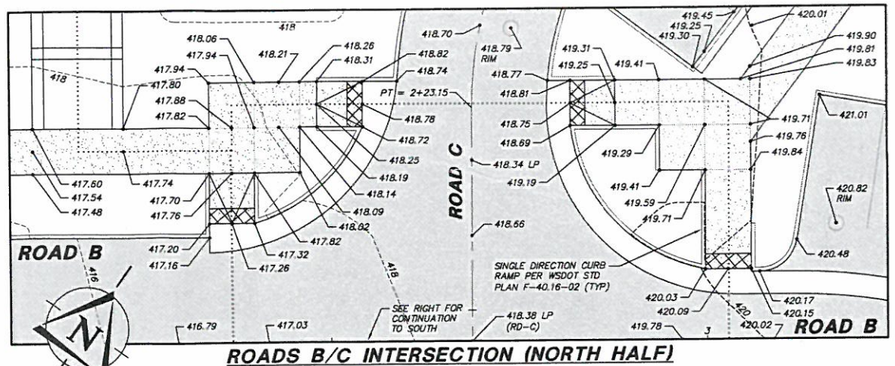
TRASH ENCLOSURE DETAIL

(ADJACENT TO BUILDINGS 2, 3 AND 4)
SCALE: 1" = 10'



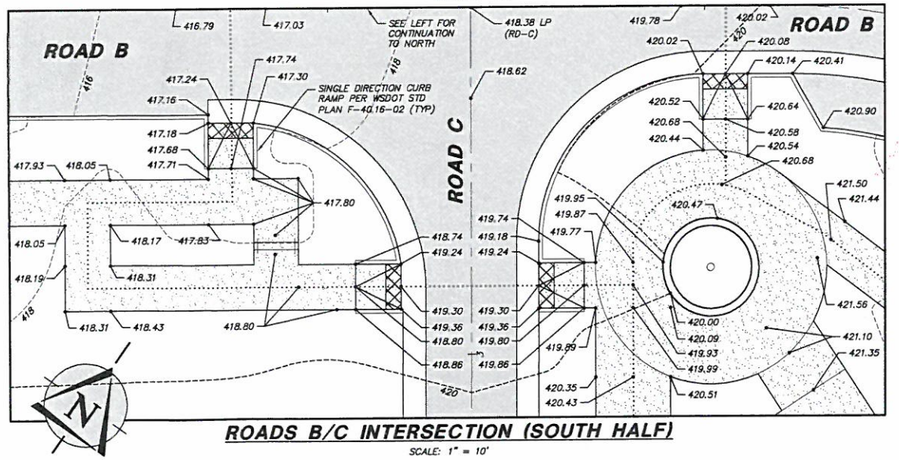
TRASH ENCLOSURE DETAIL

(ADJACENT TO BUILDING 10)
SCALE: 1" = 10'



ROADS B/C INTERSECTION (NORTH HALF)

SCALE: 1" = 10'



ROADS B/C INTERSECTION (SOUTH HALF)

SCALE: 1" = 10'

SEE APPROVED SANITARY SEWER PLANS FOR TRASH ENCLOSURE FLOOR DRAIN CONNECTION REQUIREMENTS

PROPOSED ACCESSIBLE ROUTE OF TRAVEL =

ALL SIDEWALKS DESIGNATED AS ACCESSIBLE ROUTES OF TRAVEL (A.R.T.) SHALL HAVE MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM LONGITUDINAL SLOPE OF 5% UNLESS RAMPS ARE PROVIDED. FOR RAMP DETAILS AND WALKWAY STANDARDS SEE ARCHITECTURAL PLAN SHEET A4.

ADA COMPLIANCE NOTE
THE DEVELOPER SHALL RETAIN A QUALIFIED EXPERT TO REVIEW THESE PLANS FOR COMPLIANCE WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) AND FEDERAL FAIR HOUSING ACT (FFHA) STANDARDS. IF ADJUSTMENTS TO THE DESIGN ARE RECOMMENDED AS A RESULT OF THIS REVIEW, THE ENGINEER SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO REVISE THE PLANS PRIOR TO CONSTRUCTION AT DEVELOPER'S EXPENSE.

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL IMPROVEMENTS SUBJECT TO FIELD INSPECTOR'S CONDITIONS

BY _____ DATE _____

APPROVED FOR REVIEW BY THE DSD

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner _____ Date _____ DWD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. _____ Date _____ DSD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

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TRIAD ASSOCIATES
Land Development Consultants
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3461 fax
800.488.0758 toll free
www.triadassociates.net

GRADING DETAIL VIEWS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY
1	10/16/13	REVISED PER CITY COMMENTS	CE
2	1/9/14	REVISED WATER MAIN & ROAD DESIGN PER CONDITIONS OF APPROVAL (DCA)	KMP
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE 18 RVS, NEW PAVING (DCA)	KMP
4	2/26/14	REVD FINE GRADG (CURB RETURNS, RAMPS AR'S, ETC) PROVIDE ADD'L AREA GRADG & ADDRESS CONDITIONS OF APPROVAL (DCA)	BKH

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORZ.: 1"=10' VERT.: N/A

BRIAN K. HANSEN — STATE OF WASHINGTON — 43814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

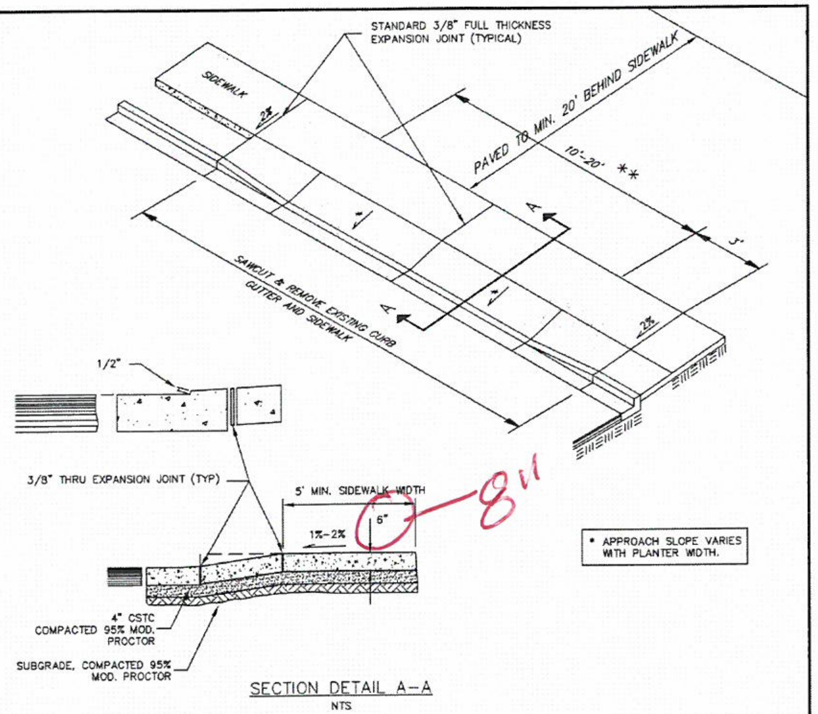
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C20A OF 34

Issued: Feb 27, 2014 - 3:07pm
J:\PROJECTS\12122\Drawings\Plan\Road_Utilities\12122-RD2.dwg, C20A-RD2, 12122-BSR, 12122-ES1, 12122-ART Master Design-CHAN 12122-101 10/28/13SY 12122-FGL ISSY-105.tif ISSY-108.tif ISSY-109.tif WSDOT-F-40.16-02.tif

POR. SE 1/4, SEC. 22, TWP. 24 N., RGE 6 E., W.M.



* APPROACH SLOPE VARIES WITH PLANTER WIDTH.

SECTION DETAIL A-A

NTS

NOTES:

1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. CONCRETE SHALL BE P.C.C. CLASS 3000, AIR ENTRAINED.
3. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
4. 3/8" THRU EXPANSION JOINTS SHALL BE PLACED AT BACK, SIDES AND FRONT. MAXIMUM EXPANSION JOINT SPACING 10' CENTER TO CENTER.
5. DRIVEWAY SLOPE/ROUNDING SHALL BE EVALUATED FOR ACCESSIBILITY.

** DRIVEWAYS SERVING 3 OR MORE SINGLE FAMILY UNITS, NEED TO BE A MINIMUM OF 18' WIDE.

Back to Table of Contents

NO SCALE

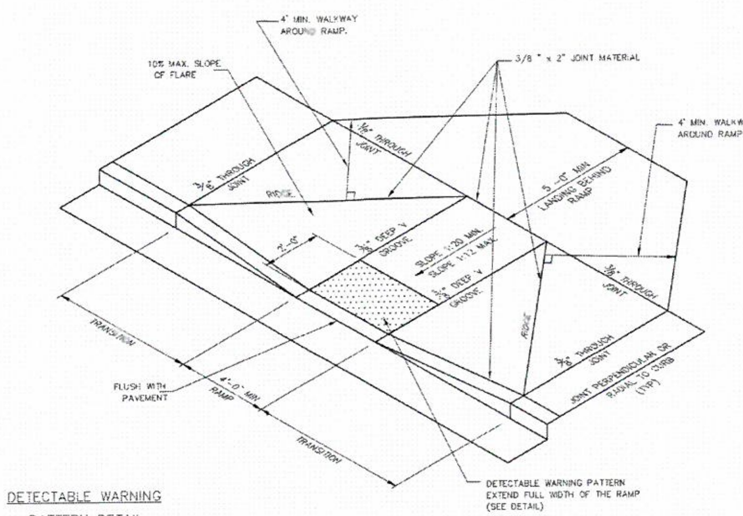
CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT — AUGUST 2010

RESIDENTIAL DRIVEWAY APPROACH

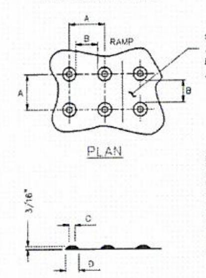
NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-05

REV:



DETECTABLE WARNING PATTERN DETAIL



ELEVATION

TRUNCATED DOMES (SEE NOTE 3)

	MIN.	MAX.
A	1 5/8"	2 3/8"
B	5/8"	1 1/2"
C	7/16"	3/4"
D	7/8"	1 7/16"

NOTES:

1. INSTALL WHEELCHAIR RAMP AS LOCATED ON APPROVED PLANS OR AS DIRECTED BY THE TRAFFIC ENGINEER.
2. SEE T-07 FOR CURB RAMP LAYOUT.
3. TRUNCATED DOME WARNING STRIP. SHALL BE ARMOR-TILE TACTILE SYSTEMS PART NUMBER ADA-C-2448 (24"X48") TOP MARK BY FLINT TRADING, VANGUARD TRUNCATED DOMES, OR AS APPROVED BY P.W.E.
   - EAST JORDAN IRONWORKS (NATURAL) CAST IRON
   - ADA SOLUTIONS SURFACE
4. FLARES SHALL NOT BE USED WITH PLANTER STRIP. REFER TO WSDOT SIDEWALK RAMP STANDARD PLANS AS DIRECTED BY CITY TRAFFIC ENGINEER FOR ALTERNATE PERPENDICULAR CURB RAMP DETAILS.

Back to Table of Contents

PERPENDICULAR CURB RAMP DETAILS

NO SCALE

NO SCALE

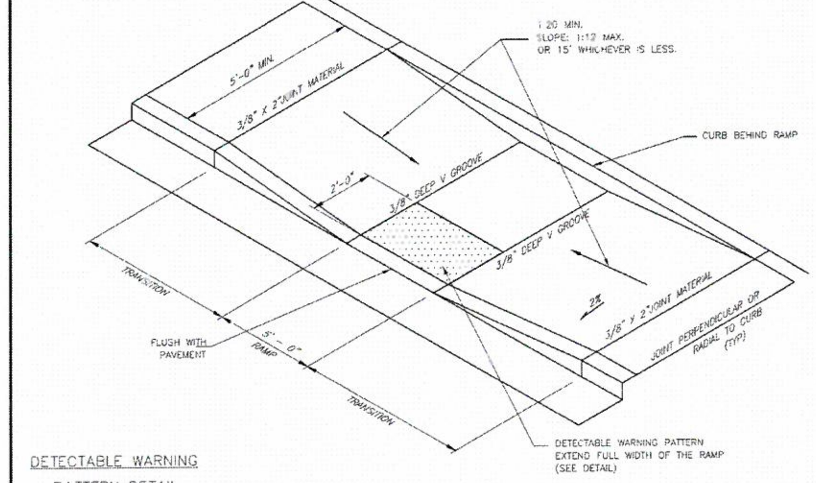
CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT — AUGUST 2010

PERPENDICULAR CURB RAMP (2 OF 2)

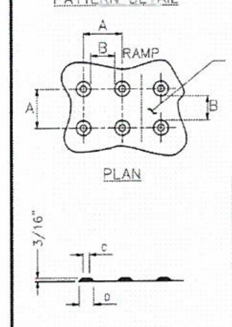
NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-08

REV:



DETECTABLE WARNING PATTERN DETAIL



ELEVATION

TRUNCATED DOMES (SEE NOTE 3)

	MIN.	MAX.
A	1 5/8"	2 3/8"
B	5/8"	1 1/2"
C	7/16"	3/4"
D	7/8"	1 7/16"

NOTES:

1. INSTALL WHEELCHAIR RAMP AS LOCATED ON APPROVED PLANS OR AS DIRECTED BY THE TRAFFIC ENGINEER.
2. SEE T-07 FOR CURB RAMP LAYOUT.
3. DETECTABLE WARNING PATTERNS MAY BE CREATED BY METHODS THAT WILL ACHIEVE THE TRUNCATED DOME DIMENSIONS, COLOR AND SPACING SHOWN AS DIRECTED BY THE PLANS OR THE TRAFFIC ENGINEER.
4. REFER TO WSDOT SIDEWALK RAMP STANDARD PLANS AS DIRECTED BY CITY TRAFFIC ENGINEER FOR ALTERNATE PARALLEL CURB RAMP DETAILS.

Back to Table of Contents

PARALLEL CURB RAMP DETAILS

NO SCALE

NO SCALE

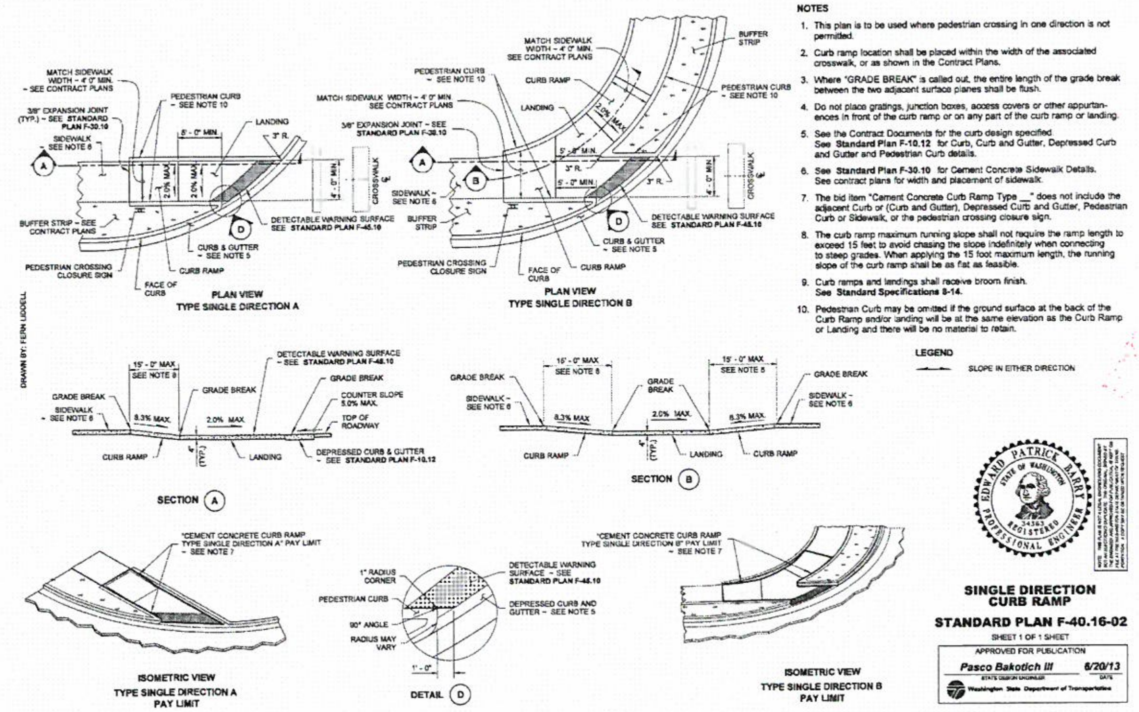
CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT — AUGUST 2010

PARALLEL CURB RAMP

NOTE: THE ORIGINAL IS SIGNED BY THE ENGINEER, APPROVED FOR PUBLICATION AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. T-09

REV:



NOTES

1. This plan is to be used where pedestrian crossing in one direction is not permitted.
2. Curb ramp location shall be placed within the width of the associated crosswalk, or as shown in the Contract Plans.
3. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
4. Do not place gratings, junction boxes, access covers or other appurtenances in front of the curb ramp or on any part of the curb ramp or landing.
5. See the Contract Documents for the curb design specified. See Standard Plan F-10.12 for Curb, Curb and Gutter, Depressed Curb and Gutter and Pedestrian Curb details.
6. See Standard Plan F-30.10 for Cement Concrete Sidewalk Details. See contract plans for width and placement of sidewalk.
7. The bid item "Cement Concrete Curb Ramp Type __" does not include the adjacent Curb or (Curb and Gutter), Depressed Curb and Gutter, Pedestrian Curb or Sidewalk, or the pedestrian crossing closure sign.
8. The curb ramp maximum running slope shall not require the ramp length to exceed 15 feet to avoid chasing the slope indefinitely when connecting to steep grades. When applying the 15 foot maximum length, the running slope of the curb ramp shall be as flat as feasible.
9. Curb ramps and landings shall receive broom finish. See Standard Specifications 8-14.
10. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

LEGEND

SLOPE IN EITHER DIRECTION

SINGLE DIRECTION CURB RAMP

STANDARD PLAN F-40.16-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 6/20/13

Washington State Department of Transportation

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY DATE

APPROVED FOR REVIEW BY THE DSD

BY DATE

PLANNING		ENGINEERING	
DSD Planner	Date	DWD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	

Land Development Manager Date

Public Works Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION

W/ Conditions

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TRIAD ASSOCIATES
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net
Land Development Consultants

STANDARD DETAILS

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY: DATE:

NO.	DATE	REVISION	BY	CK
1	10/18/13	REVISED PER CITY COMMENTS	KMP	RAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DC1)	KMP	BKH
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA REVS, NEW PARKG (DC2)	KMP	BKH
4	2/26/14	REVD FINE GRADG (CURB RETURNS, RAMPS ART'S, ETC) PROVIDE ADD'L AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DC3)	KMP	BKH

RICHARD A. TOMKINS, PE — PROJECT MANAGER

MARK S. HARRISON, PLS — PROJECT SURVEYOR

BRIAN K. HANSEN, PE — PROJECT ENGINEER

DENISE LIFTIN, PLA — PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORIZ.: 1"=60' VERT.:N/A

BRIAN K. HANSEN — STATE OF WASHINGTON — 48814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C20B OF 34

kpuckett, Feb 27, 2014 - 3:06pm
E:\PROJECTS\12122\Dwgfiles\Final\Road_Utilities\12122-RD2.dwg, C20B-RD2, 12122-BOR 12122-BS1 12122-AR1 Master Design-CHAN 12122-T01 10087ESV 10087TSV 12122-FG1, ISSY-T05.tif ISSY-T08.tif ISSY-T09.tif WSDOT-F-40-16-02.tif 14-0226-BKH-STAMP.tif

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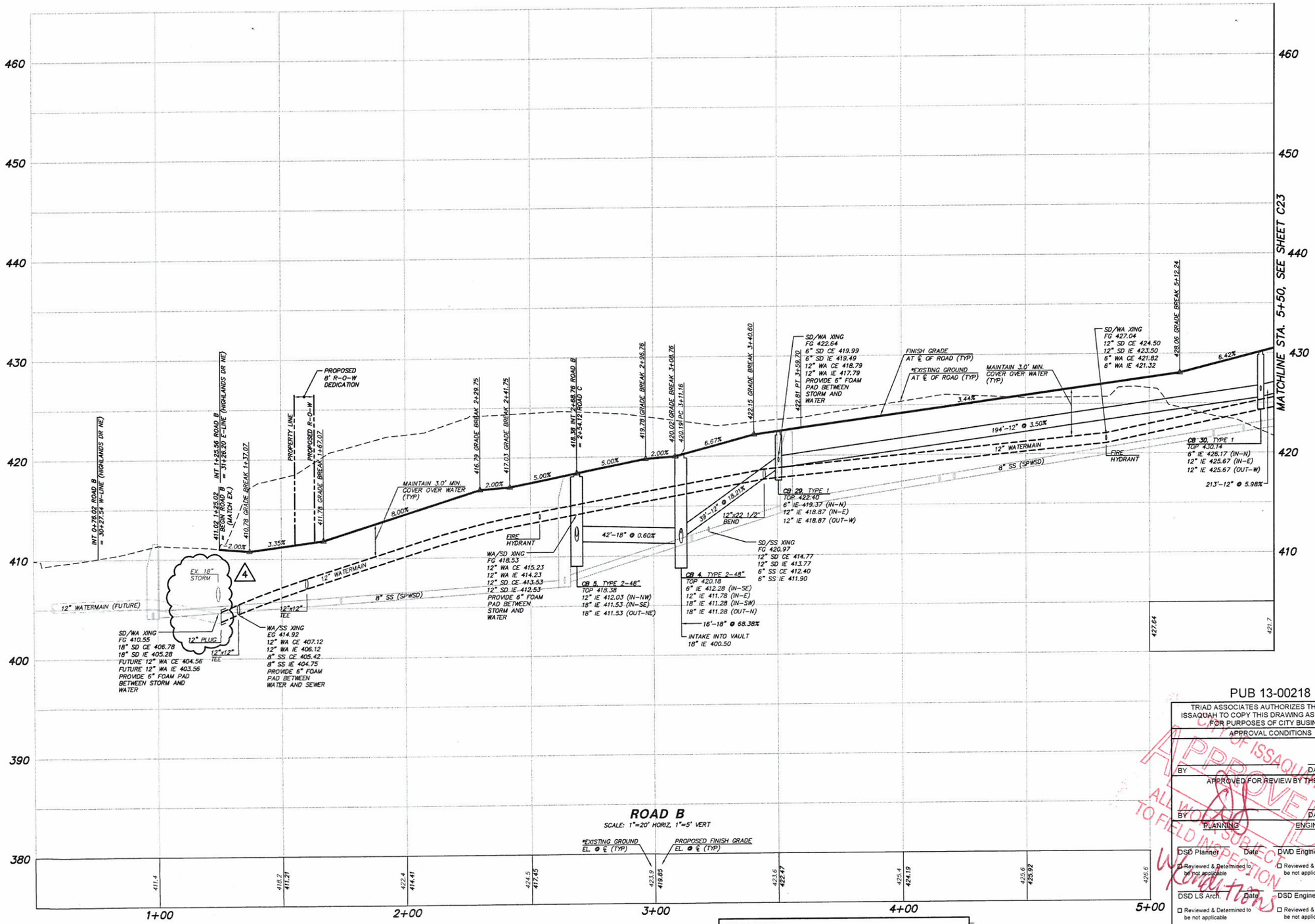

ROAD B

SCALE: 1"=20' HORIZ, 1"=5' VERT

WATER NOTES:

1. WATER MAINS TO BE INSTALLED TO NOT CREATE ISOLATED HIGH OR LOW POINTS.
2. PROVIDE RESTRAINED JOINT SYSTEM FOR MAINLINE WATER IN FILL (SEE PLAN SHEETS FOR EXTENTS). SYSTEM SHALL EMPLOY T.R. FLEX PIPE AND FITTINGS OR PUSH ON PIPE AND FITTINGS WITH FIELD LOK GASKETS. INSTALL CONCRETE BLOCKING AT ALL BENDS AND FITTINGS.

* EXISTING GROUND = EXISTING CONDITIONS ASSUMED BY DEVELOPMENT (PRIOR TO RECLAMATION FILL).

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

BY DATE

APPROVED FOR REVIEW BY THIS DSD

BY DATE

PLANNING ENGINEERING

DSD Planner Date DWD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

Public Works Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION Work Items

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425.821.3461 fax
800.488.0756 toll free
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Land Development Consultants

ROAD AND UTILITY PROFILES (ROAD B)

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY
1	10/16/13	REVISED PER CITY COMMENTS	CK KAP KAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KAP BKH
3	1/20/14	REVISED STORM DRAINAGE DESIGN TO ADD ONE CB AND CURB RETURNS (DCI)	KAP BKH
4	5/26/14	REVISED PER DSD, CITY, & UTILITY COMMENTS (DCI) PROVIDE ADD'L AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DCI)	KAP BKH

DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BRIAN K. HANSEN — STATE OF WASHINGTON — 46814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C22 OF 34

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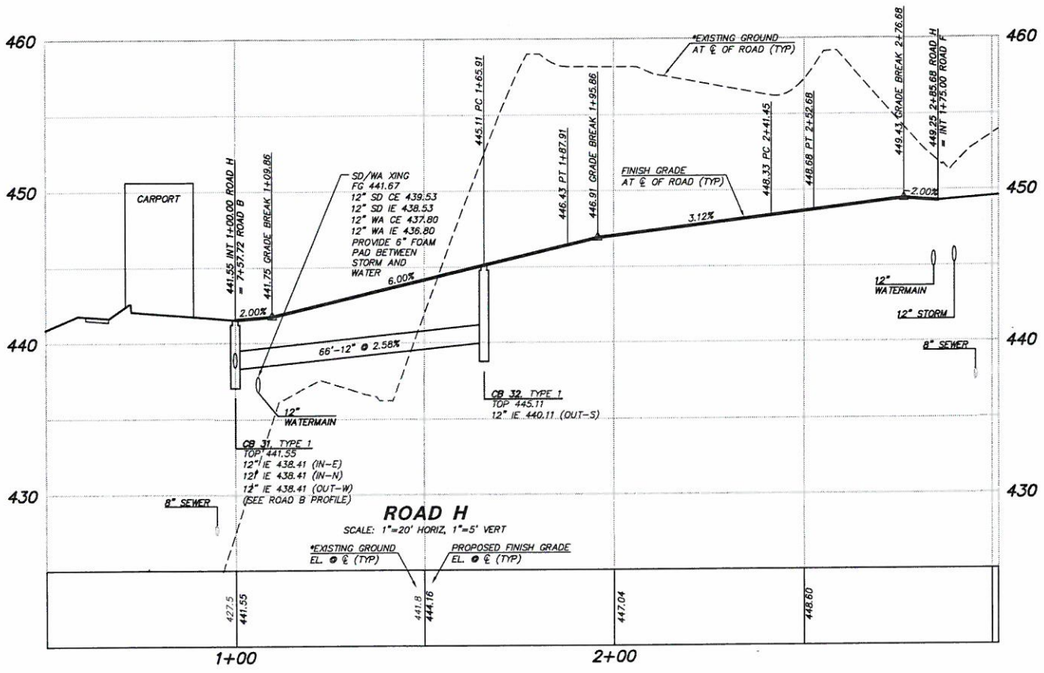

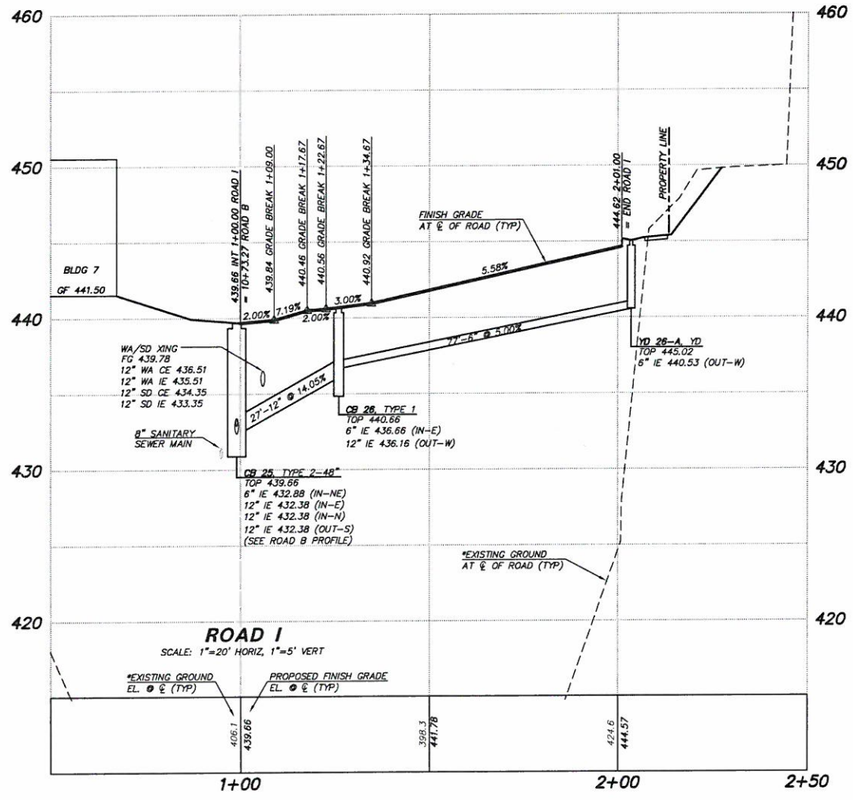

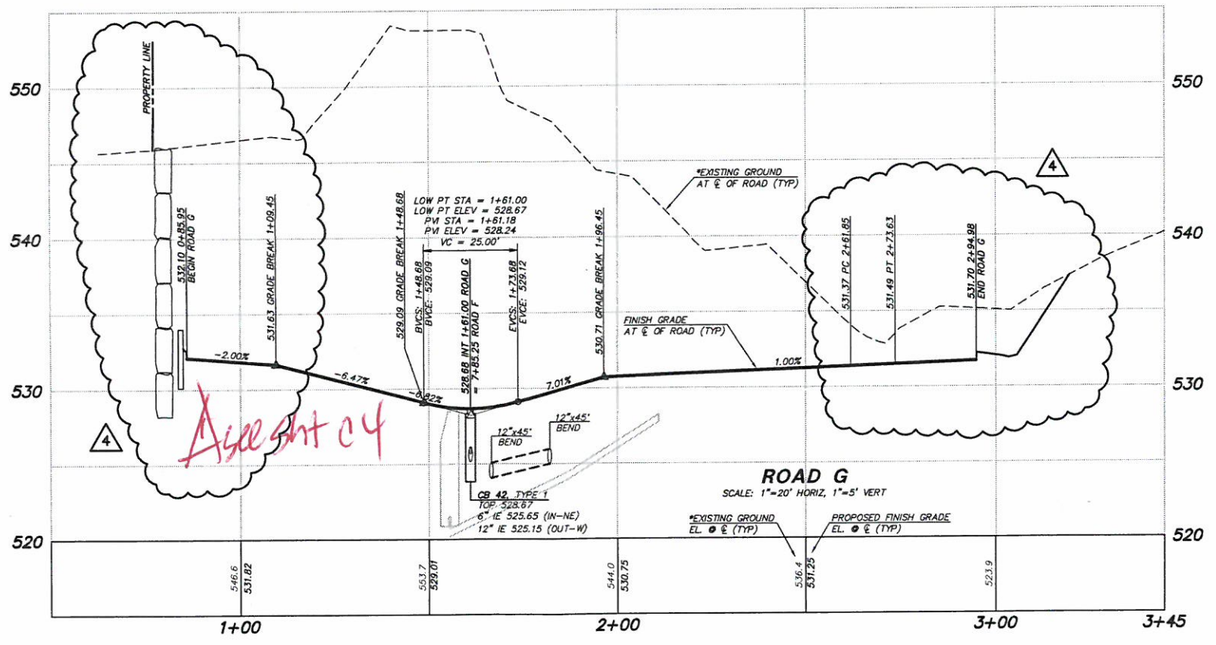

* EXISTING GROUND = EXISTING CONDITIONS ASSUMED BY DEVELOPMENT (PRIOR TO RECLAMATION FILL).

PUB 13-00218

TRIAD ASSOCIATES AUTHORIZES THE CITY OF ISSAQUAH TO COPY THIS DRAWING AS NECESSARY FOR PURPOSES OF CITY BUSINESS

APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL WORK SUBJECT TO FIELD INSPECTION

BY _____ DATE _____

APPROVED FOR REVIEW BY THE DSD

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner _____ Date _____ DWD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. _____ Date _____ DSD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____

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425.821.8448
425.821.3481 fax
800.488.0758 toll free
www. triadassociates.net
Land Development Consultants

ROAD AND UTILITY PROFILES (ROADS F, H AND I)

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY:

NO.	DATE	REVISION	BY	CK
1	10/10/13	REVISED PER CITY COMMENTS	KMP	DAT
2	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DC1)	KMP	BKH
3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA RSTE. NEW PARKG (DC2) REVD TYPE GRADD (CURB RETAINS, RAMPS & WALKS) PER CONDITIONS OF APPROVAL (DC3)	KMP	BKH
4	2/26/14	ADDED FOOTING DRAIN & ADDRESS CONDITIONS OF APPROVAL (DC1)	KMP	BKH

RICHARD A. TOMKINS, PE
PROJECT MANAGER

MARK S. HARRISON, PLS
PROJECT SURVEYOR

BRIAN K. HANSEN, PE
PROJECT ENGINEER

DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BRIAN K. HANSEN STATE OF WASHINGTON 46814 REGISTERED PROFESSIONAL ENGINEER 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C29 OF 34

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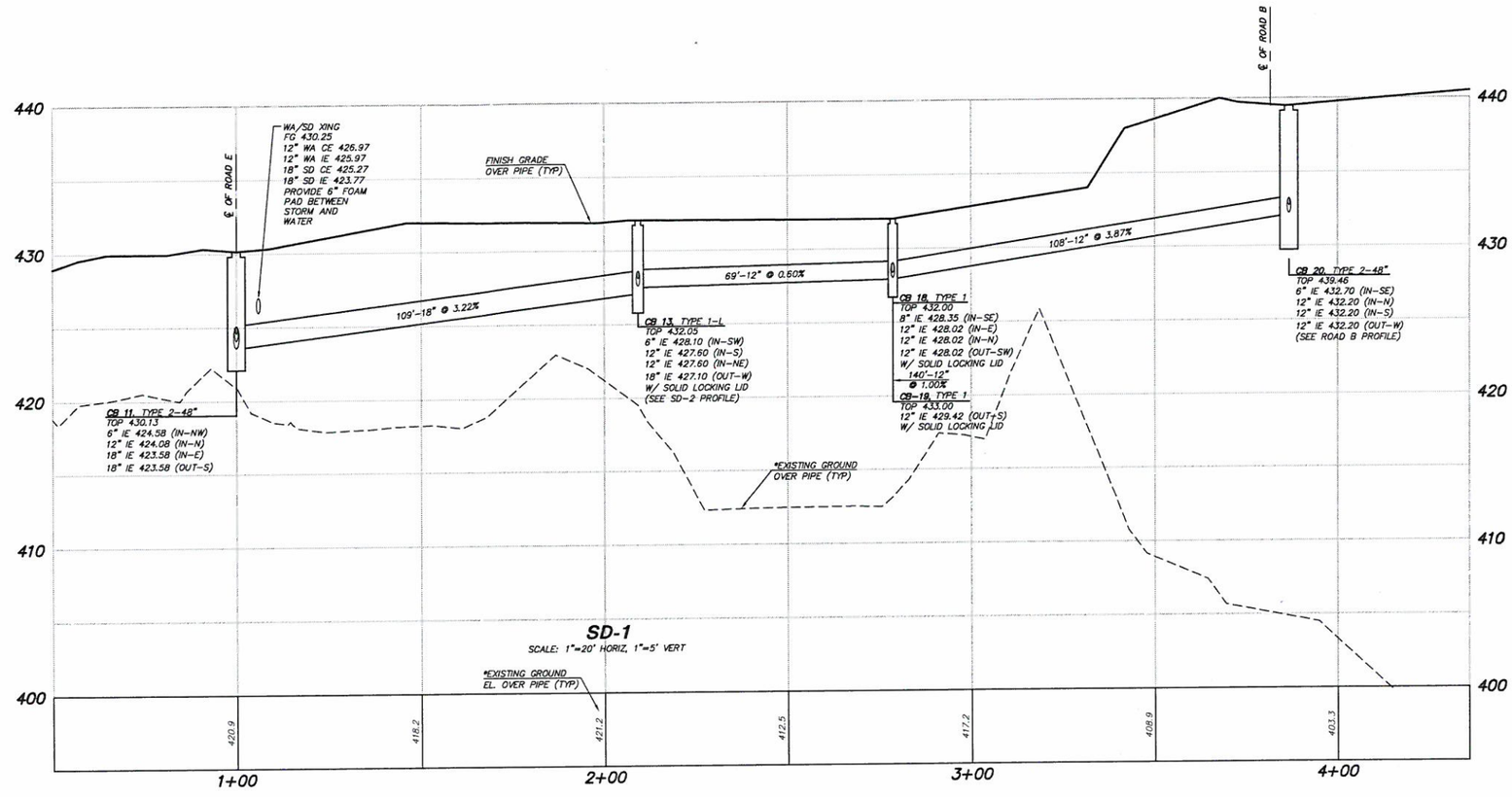

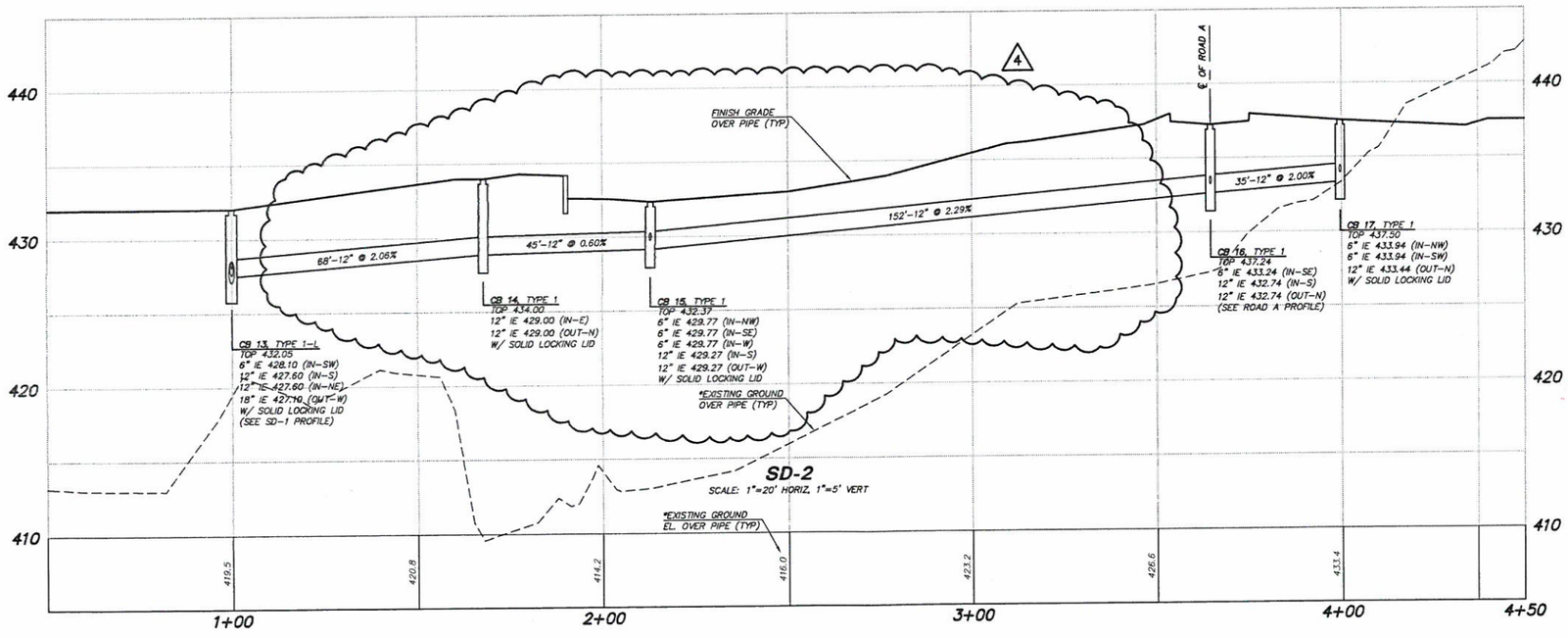

* EXISTING GROUND = EXISTING CONDITIONS ASSUMED BY DEVELOPMENT (PRIOR TO RECLAMATION FILL).

PUB 13-00218

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APPROVAL CONDITIONS

CITY OF ISSAQUAH APPROVED ALL PUBLIC SUBMITTED FOR REVIEW INSPECTION W/ conditions

BY _____ DATE _____

APPROVED FOR REVIEW BY THE OSD

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner _____ Date _____ DWD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD I/S Arch. _____ Date _____ DSD Engineer _____ Date _____

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____

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Land Development Consultants

ROAD AND UTILITY PROFILES
(STORM PROFILES SD-1, SD-2 AND SD-3)

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY:	NO.	DATE	REVISION	BY	CK
	1	10/18/13	REVISED PER CITY COMMENTS	KMP	RAT
	2	1/6/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BKH
	3	1/28/14	REVISED STORM DRAINAGE DESIGN TO ACCOMMODATE WA REQ. NEW PARKING (DCI)	KMP	BKH
	4	2/26/14	METRO TYPE SPLICE BOXES (DCI) REVISED LABEL, RAMPS & ADDED CONDITIONS OF APPROVAL (DCI)	KMP	BKH

DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
BRIAN K. HANSEN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13

SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BRIAN K. HANSEN — STATE OF WASHINGTON — 48814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C30 OF 34

sheet1, Feb 27, 2014 – 3:12pm
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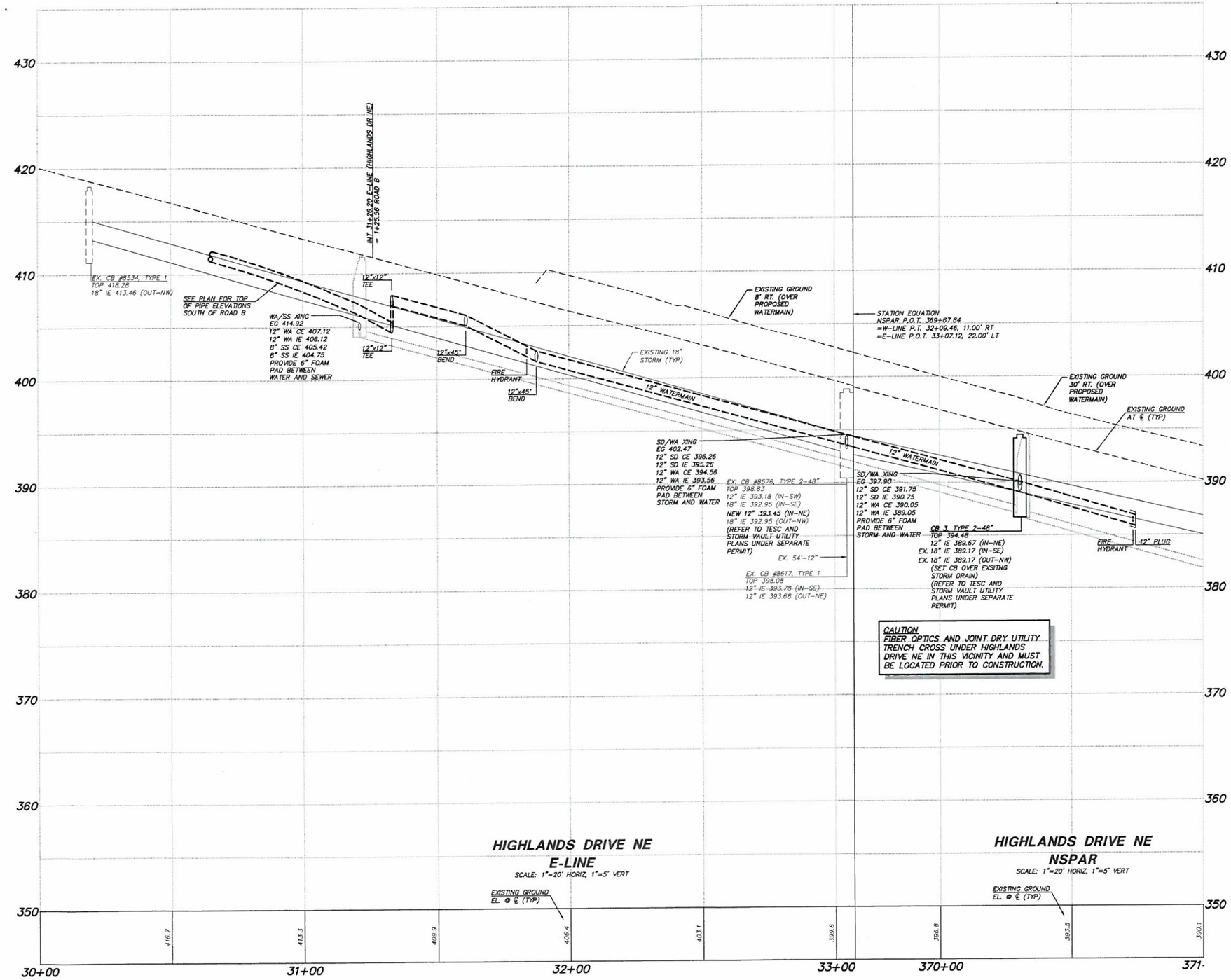

WATER NOTES:
1. WATER MAINS TO BE INSTALLED TO NOT CREATE ISOLATED HIGH OR LOW POINTS.
2. PROVIDE RESTRAINED JOINT SYSTEM FOR MAINLINE WATER IN FILL (SEE PLAN SHEETS FOR EXTENTS). SYSTEM SHALL EMPLOY T.R. FLEX PIPE AND FITTINGS OR PUSH ON PIPE AND FITTINGS WITH FIELD LOK GASKETS. INSTALL CONCRETE BLOCKING AT ALL BENDS AND FITTINGS.

PUB 13-00218

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APPROVAL CONDITIONS

CITY OF ISSAQUAH
APPROVED
ALL WORK SUBJECT TO FIELD INSPECTION
SEE CONDITIONS

BY _____ DATE _____

APPROVED FOR REVIEW BY THE DSD

BY _____ DATE _____

PLANNING | ENGINEERING

DSD Planner _____ Date _____ | DWD Engineer _____ Date _____
☐ Reviewed & Determined to be not applicable | ☐ Reviewed & Determined to be not applicable

DSD LS Arch. _____ Date _____ | DSD Engineer _____ Date _____
☐ Reviewed & Determined to be not applicable | ☐ Reviewed & Determined to be not applicable

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____

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425.821.3481 fax
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www.triadassociates.net
Land Development Consultants

ROAD AND UTILITY PROFILES (HIGHLANDS DRIVE NE)

ISSAQUAH TERRACE APARTMENTS, LLC

ISSAQUAH TERRACE

PUB 13-00218

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
	10/10/13	REVISED PER CITY COMMENTS	KMP	RAT
	1/9/14	REVISED WATER HORZ & VERT DESIGN PER CONDITIONS OF APPROVAL (DCI)	KMP	BRH
	1/28/14	REVISED STORM DRAINAGE DESIGN TO MEET CURRENT KCSWDM (DCI)	KMP	BRH
	2/24/14	ADD'D TYPE OF ROAD CLOSURE METHOD (KMP)	KMP	BRH
		ARTS, CTG PROVIDE ADD'L AREA DRAINS & ADDRESS CONDITIONS OF APPROVAL (DCI)		

REVIEWED BY: DATE:

RICHARD A. TOMKINS, PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
BRIAN K. HANSEN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 8/16/13
SCALE: HORIZ.: 1"=20' VERT.: 1"=5'

BRIAN K. HANSEN — STATE OF WASHINGTON — 45814 — REGISTERED PROFESSIONAL ENGINEER — 2/24/14

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 12-122

SHEET NUMBER C30A OF 34

Kirkhill, Feb 27, 2014 - 3:13pm
C:\PROJECTS\2012\12-122\Civil\Road Utilities\12122-RPU.dwg, C30A-RPU, 12122-BDR 12122-PIL, 14-0226-BRH-STAMP.ltf