

SUNRISE SENIOR LIVING

SITE DEVELOPMENT PERMIT APPLICATION

PARCEL #222406-9023
23599 ISSAQUAH-FALL CITY ROAD, ISSAQUAH, WA 98029

LEGAL DESCRIPTION

"NEW LOT A" ISSAQUAH BOUNDARY LINE ADJUSTMENT COMBINATION NO. PLN04-00101 RECORDED NO. 20050307900009, BEING A PORTION OF THE SW 1/4 AND THE SE 1/4 STR 22-24-06 LYING SOUTHEASTERLY OF ISSAQUAH-FALL CITY ROAD (VAUGHN HILL ROAD).

SITE DATA

PARCEL NUMBER: 222406-9023
SITE ADDRESS: 23599 ISSAQUAH-FALL CITY RD
ISSAQUAH, WA 98029

SITE AREA: 100,908 SF (2.32 ACRES)

ZONING: MF-M (MULTIFAMILY MEDIUM)
SF-SL (SINGLE FAMILY SMALL LOT)

SOILS: BeC (BEAUSITE)
Bh (BELLINGHAM)
AkF (ALDERWOOD & KITSAP)

FLOODPLAIN: FEMA MAP FMS3033C0692G
ZONE X (NO FLOODING)

PROJECT CONTACTS

DEVELOPER: SUNRISE SENIOR LIVING DEVELOPMENT, INC
7902 WESTPARK DRIVE
MCLEAN, VA 22102
CONTACT: JERRY LIANG
TEL: 703-744-1873

OWNER: PLATEAU ISSAQUAH LLC
1645 BROADMOOR DR E
SEATTLE, WA 98112
CONTACT: CAROL LOE
TEL: 206-747-5600

CIVIL ENGINEER & SURVEYOR: BEYLER CONSULTING
455 RAINIER BLVD N
ISSAQUAH, WA 98027
CONTACT: MARK KELLER
TEL: 425-392-8055

ARCHITECT: WATTENBARGER ARCHITECTS
2100 112th AVE NE
BELLEVUE, WA 98004
CONTACT: JAMES BROWN
TEL: 425-453-0606

LANDSCAPE ARCHITECT: JS DESIGN STUDIO
5107 WOODLAWN AVE N
SEATTLE, WA 98103
CONTACT: JOHN SWANSON
TEL: 206-632-7470

ARBORIST: SUE NICOL
4310 SUNNYSIDE AVE N
SEATTLE, WA 98103
CONTACT: SUE NICOL
TEL: 206-545-1726

GEOTECHNICAL ENGINEER: ICICLE CREEK ENGINEERS
29335 NE 20th ST
CARNATION, WA 98014
CONTACT: BRIAN BEAMAN
TEL: 425-333-0093

TRAFFIC: TRANSPO GROUP
11730 118th AVE SE #600
KIRKLAND, WA 98034
CONTACT: MIKE SWENSON
TEL: 425-821-3665 x208

SURVEY CONTROL

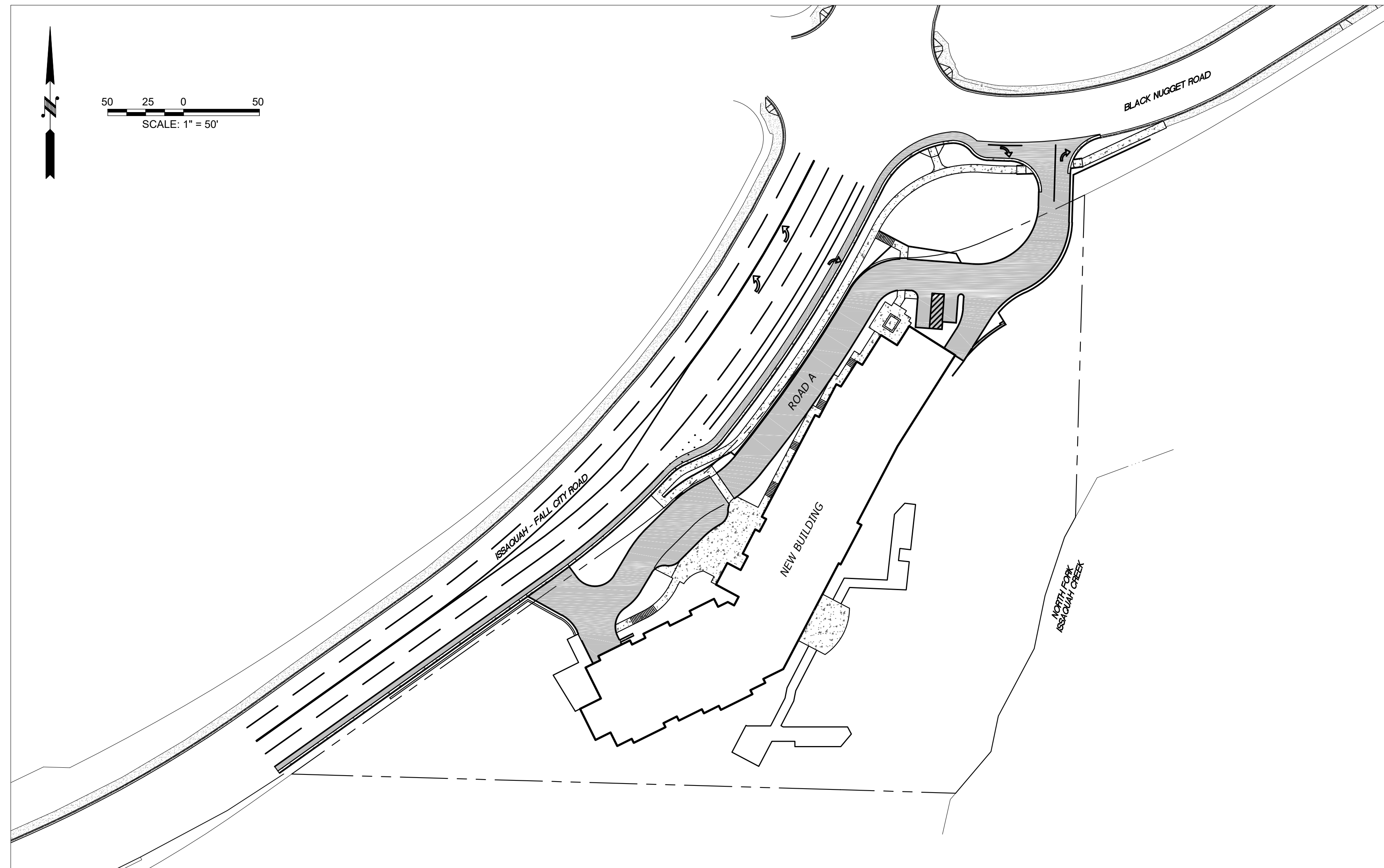
BASIS OF BEARINGS
GRID BEARING OF N 01°21'31" E ALONG THE WEST LINE OF THE SW 1/4 OF SEC. 22, T. 24 N., R. 6 E.
WASHINGTON STATE PLANE NORTH ZONE NAD 83/91

VERTICAL DATUM
NAVD88

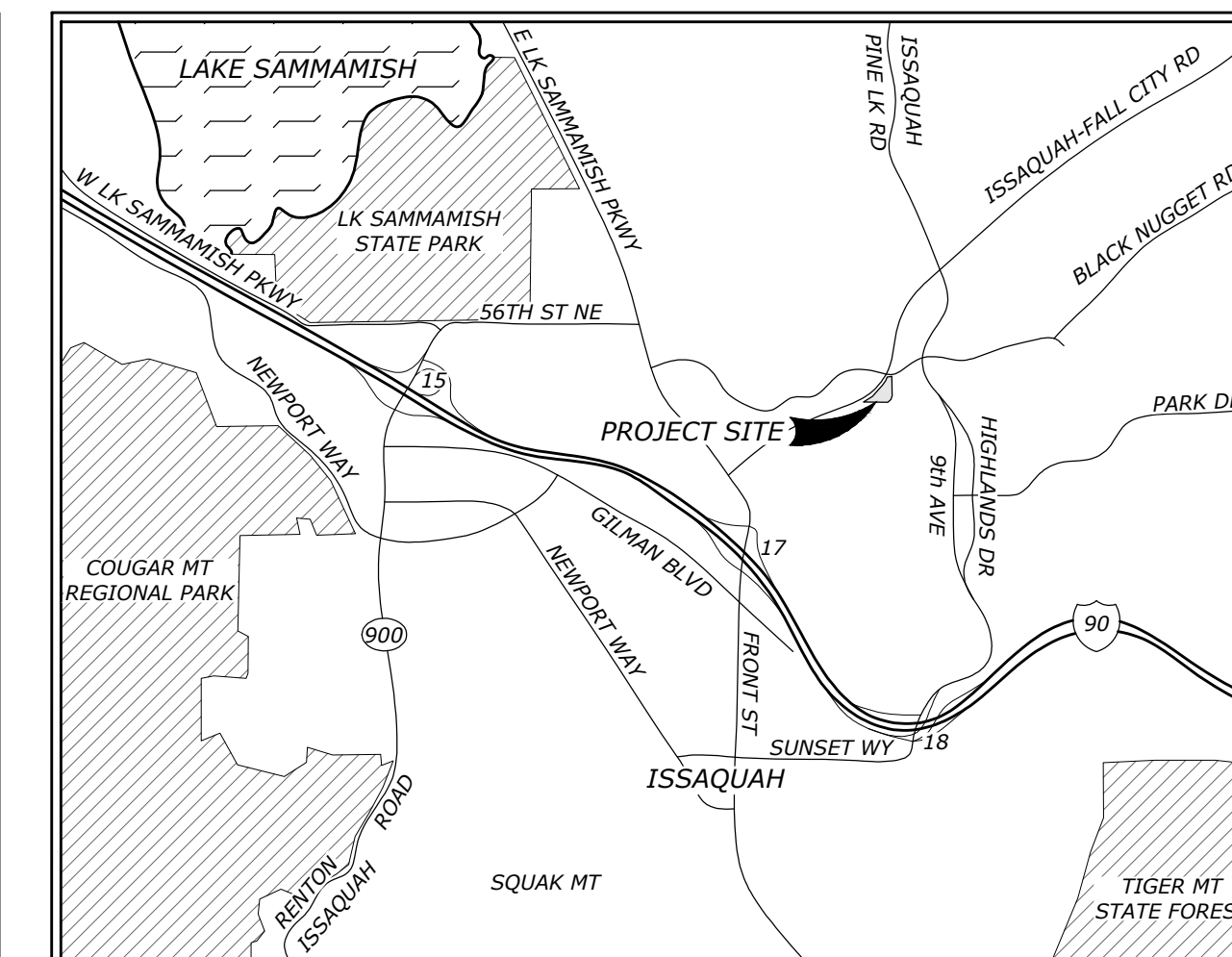
SERVICE PROVIDERS

LOCAL GOVERNMENT: CITY OF ISSAQUAH
STORMWATER: CITY OF ISSAQUAH
WATER: SAMMAMISH PLATEAU WATER AND SEWER DIST.
SEWER: SAMMAMISH PLATEAU WATER AND SEWER DIST.
ELECTRICITY: PUGET SOUND ENERGY
NATURAL GAS: PUGET SOUND ENERGY
CABLE TV: COMCAST & WAVE BROADBAND
TELEPHONE: CENTURYLINK
FIRE DEPARTMENT: EASTSIDE FIRE & RESCUE
SCHOOL DISTRICT: ISSAQUAH SCHOOL DISTRICT

PROJECT OVERVIEW



VICINITY MAP



WATER SUPPLY DATA

AVAILABLE FIRE FLOW: 3,000 GPM FOR OVER 2 HOURS

EQUIVALENT RESIDENTIAL UNITS: 18.5 (16 BUILDING, 2.5 IRRIGATION)

ON-SITE IMPERVIOUS AREAS

| | |
|--------------------|-------------------------|
| TOTAL IMPERVIOUS | 36,462 SF (36% OF SITE) |
| ASPHALT | 12,473 SF |
| CONCRETE | 4,325 SF |
| BUILDING | 19,664 SF |
| TOTAL PERVIOUS | 64,446 SF (64% OF SITE) |
| DECK* | 3,045 SF |
| LAWN & LANDSCAPING | 19,645 SF |
| NATIVE FOREST | 41,756 SF |

* PER ISSAQUAH CODE 18.07.050.D.4, DECKS ARE COUNTED AS IMPERVIOUS FOR THE PURPOSE OF ZONING CODE COMPLIANCE. THIS DEFINITION GIVES A TOTAL IMPERVIOUS OF 39,507 SF, 39% OF SITE.

GRADING QUANTITIES

APPROXIMATE CUT: 1,500 CY
APPROXIMATE FILL: 6,500 CY
APPROXIMATE TOTAL EXCAVATION: 8,000 CY
APPROXIMATE NET EXCAVATION: 5,000 CY FILL

NUMBERS SHOWN ABOVE ARE APPROXIMATE ONLY. THEY DO NOT ACCOUNT FOR BUILDING EXCAVATION, PAVEMENT SECTIONS, OR SHRINK OR SWELL. THESE NUMBERS ARE PROVIDED FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION OR ESTIMATING PURPOSES.

SHEET INDEX

- C-SDP-1 COVER SHEET
- C-SDP-2 EXISTING SITE SURVEY
- C-SDP-3 CIVIL SITE PLAN
- C-SDP-4 STORMWATER
- C-SDP-5 UTILITIES
- C-SDP-6 GRADING & CIRCULATION
- C-SDP-7 TURN ANALYSIS

CALL 8-1-1 BEFORE YOU DIG

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. BEYLER CONSULTING ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

| NO. | DESCRIPTION | INIT | DATE |
|-----|-------------|------|------|
| | | | |

LAKEWOOD
7602 Bridgeport Way W # 3D
Lakewood, WA 98499
235-301-4137

ISSAQUAH
455 Rainier Blvd N
Issaquah, WA 98027
425-392-8055

BEYLER CONSULTING
Plan, Design, Manage

CIVIL ENGINEERING | SURVEYING | GEOTECHNICAL ENGINEERING | PRODUCT MANAGEMENT | FEASIBILITY | PERMITS EXPEDITING

COVER SHEET

SUNRISE SENIOR LIVING
23599 ISSAQUAH-FALL CITY ROAD

CITY OF ISSAQUAH WASHINGTON

DRAWN BY: BJS
CHECKED BY: MDK
SCALE: HORIZ: 1"=50' VERT: 1"=10'

DATE: 2015/11/25

PRELIMINARY

PROF. MARK D. KELLER
REGISTERED PROFESSIONAL ENGINEER
2015/11/25

JOB NUMBER
15-169

SHEET 1 OF 7
C-SDP-1

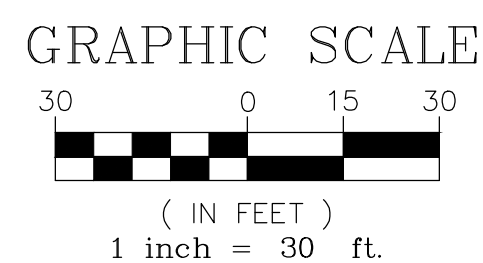
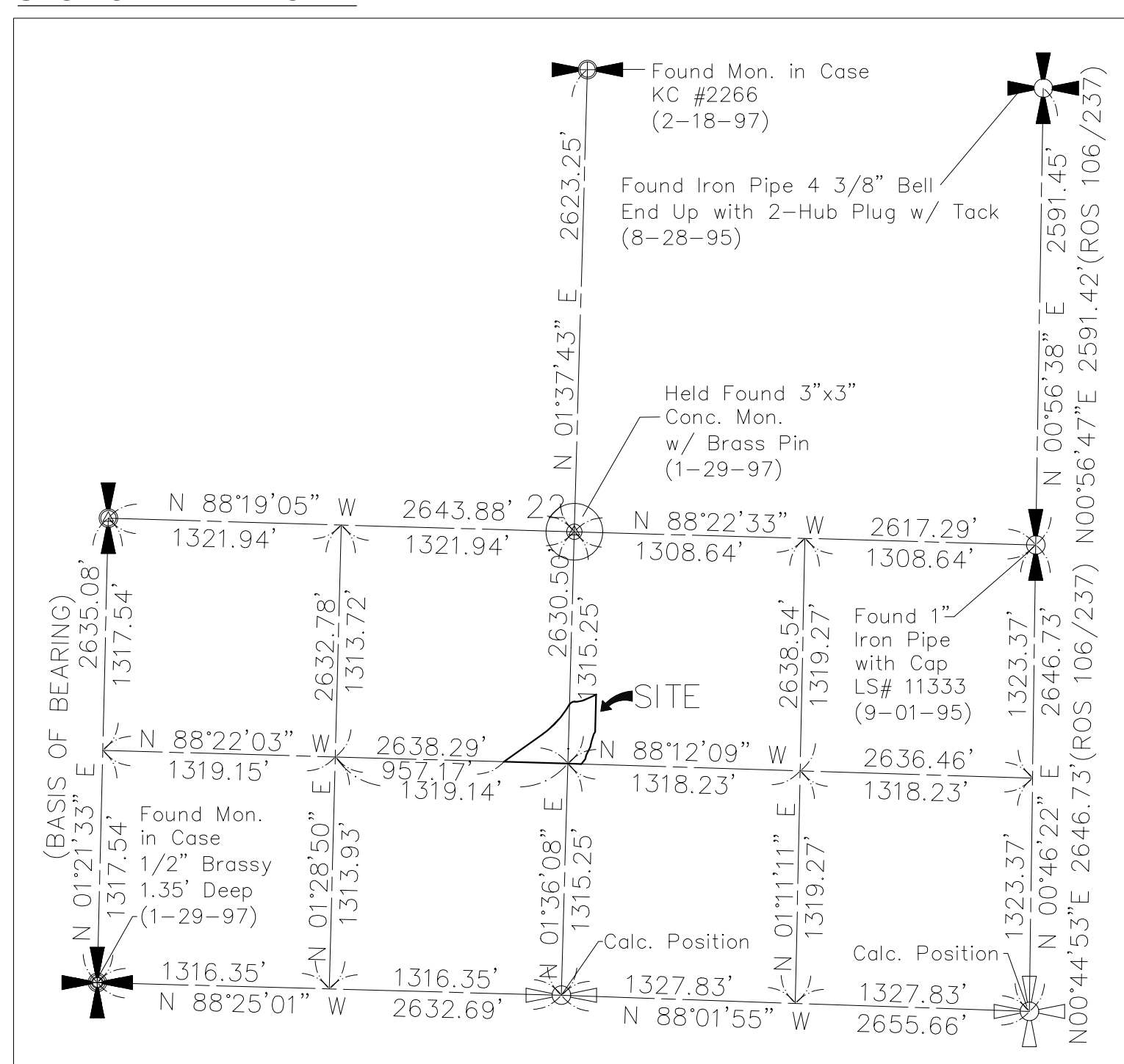
PLAN NOTES

- SEE TREE HEALTH ASSESSMENT BY SUE NICOL DATED JULY 9, 2015 FOR LIST OF TREES ON THE PARCEL.
- NRCS SOIL TYPES FOR THE PARCEL ARE:
 - TYPE "BcC", BEAUSITE GRAVELLY SANDY LOAM
 - TYPE "Bh", BELLINGHAM SILT LOAM
 - TYPE "AKF", ALDERWOOD & KITSAP SOILS
- ACCORDING TO FEMA FLOOD MAP FM53033C0692G, THERE ARE NO FLOOD PLAINS ON OR NEAR THE SUBJECT PROPERTY.
- OFF-SITE CONTOURS ARE FROM KING COUNTY IMAP. THESE CONTOURS ARE APPROXIMATE ONLY.

LEGEND

- CRITICAL AREAS BUFFER
- CRITICAL AREAS BUILDING SETBACK
- CONIFER TREE
- DECIDUOUS TREE
- TELEPHONE VAULT
- POWER VAULT
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SOIL TEST PIT PER GEOTECHNICAL REPORT
- POWER POLE
- GUY WIRE
- STREETLIGHT

SECTION BREAKDOWN



| NO. | DESCRIPTION | INIT | DATE |
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| | | | |

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 253-301-4157

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SUNRISE SENIOR LIVING
 23599 ISSAQUAH-FALL CITY ROAD
 WASHINGTON

EXISTING SITE SURVEY

CHECKED BY: MDK
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SCALE: HORIZ: 1"=30'
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CITY OF ISSAQUAH

SEAL OF THE CITY OF ISSAQUAH

JOB NUMBER
15-169

SHEET 2 OF 7

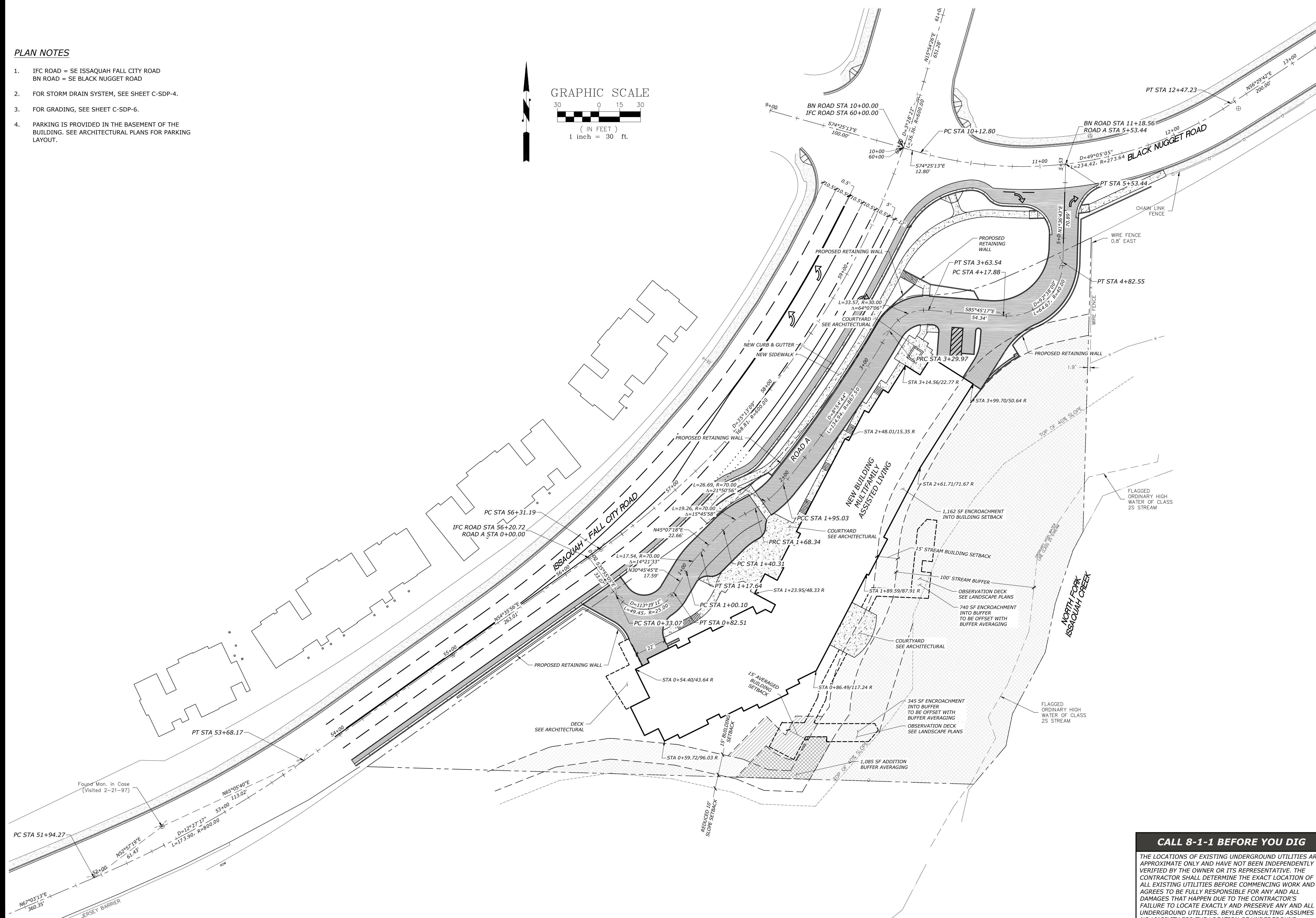
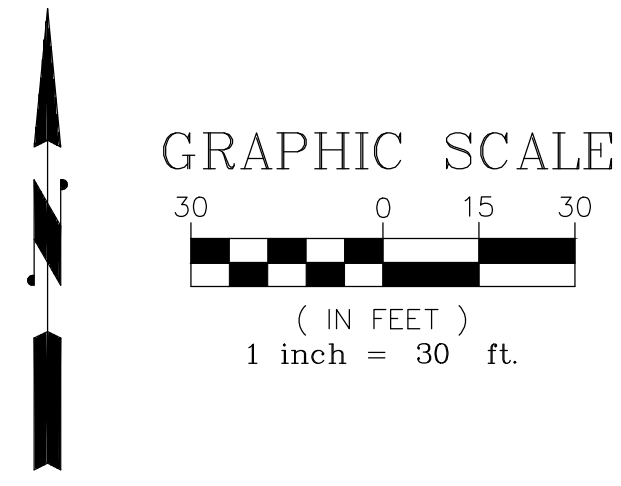
C-SDP-2

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PLAN NOTES

1. IFC ROAD = SE ISSAQUAH FALL CITY ROAD
BN ROAD = SE BLACK NUGGET ROAD
2. FOR STORM DRAIN SYSTEM, SEE SHEET C-SDP-4.
3. FOR GRADING, SEE SHEET C-SDP-6.
4. PARKING IS PROVIDED IN THE BASEMENT OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR PARKING LAYOUT.



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CIVIL SITE PLAN

SUNRISE SENIOR LIVING
23599 ISSAQUAH-FALL CITY ROAD
CITY OF ISSAQUAH WASHINGTON

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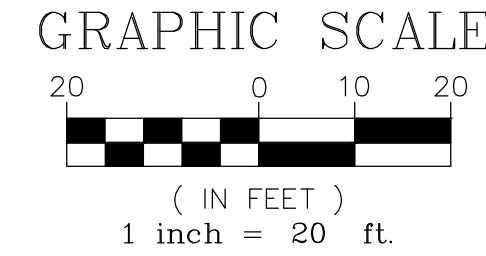
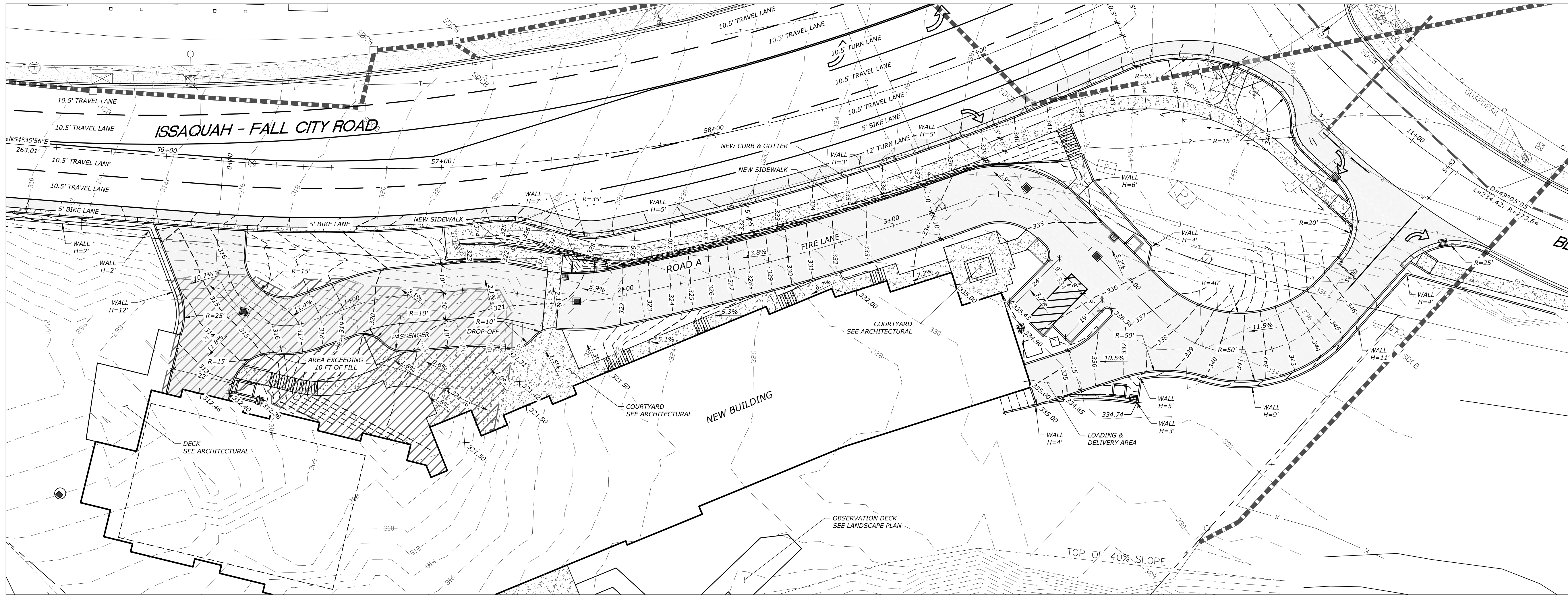
PRELIMINARY

PROFESSIONAL ENGINEER
STATE OF WASHINGTON
2015/11/25

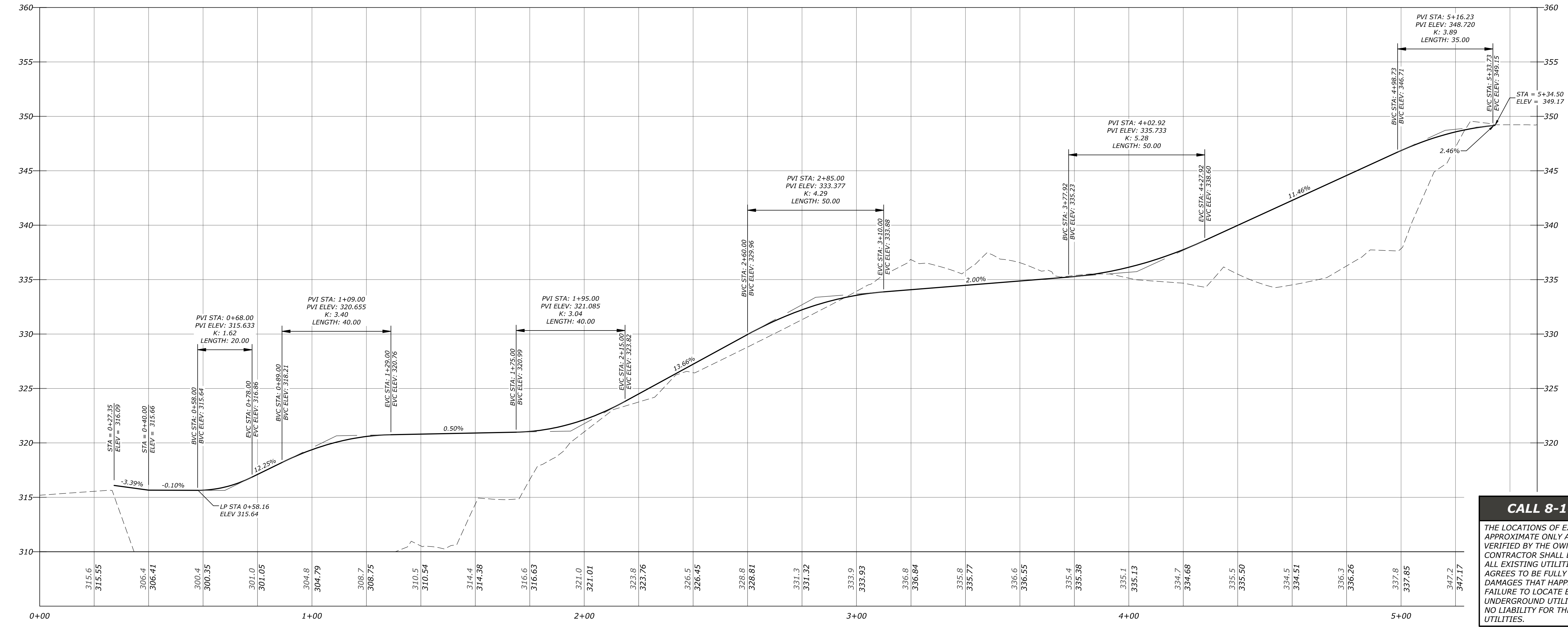
JOB NUMBER
15-169
SHEET 3 OF 7
C-SDP-3

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CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE EXCAVATING
 PROJECT MANAGEMENT | FEASIBILITY | PERMITS | EXCAVATING

CIRCULATION AND GRADING

SUNRISE SENIOR LIVING
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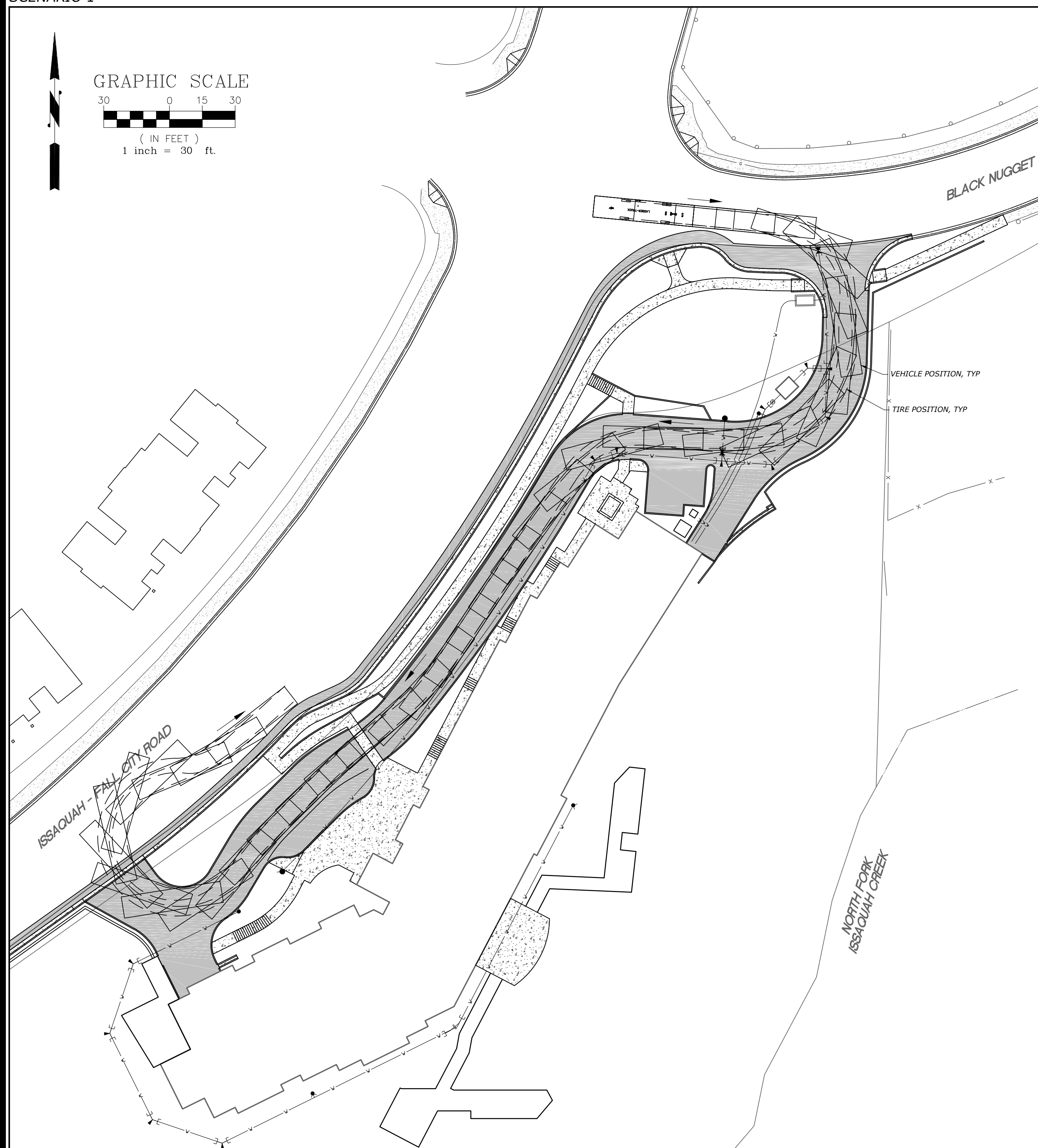
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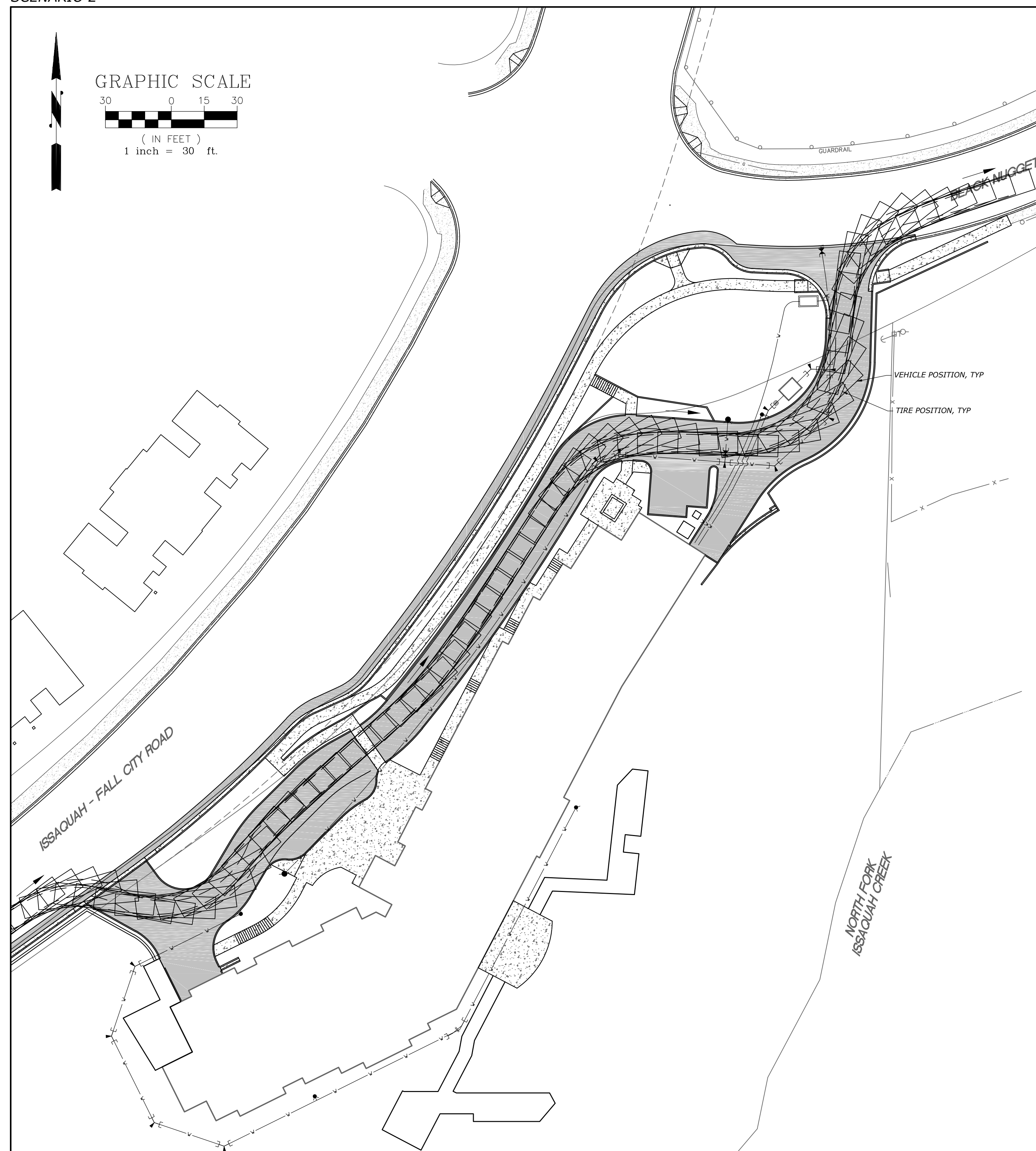
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 SHEET 6 OF 7
C-SDP-6

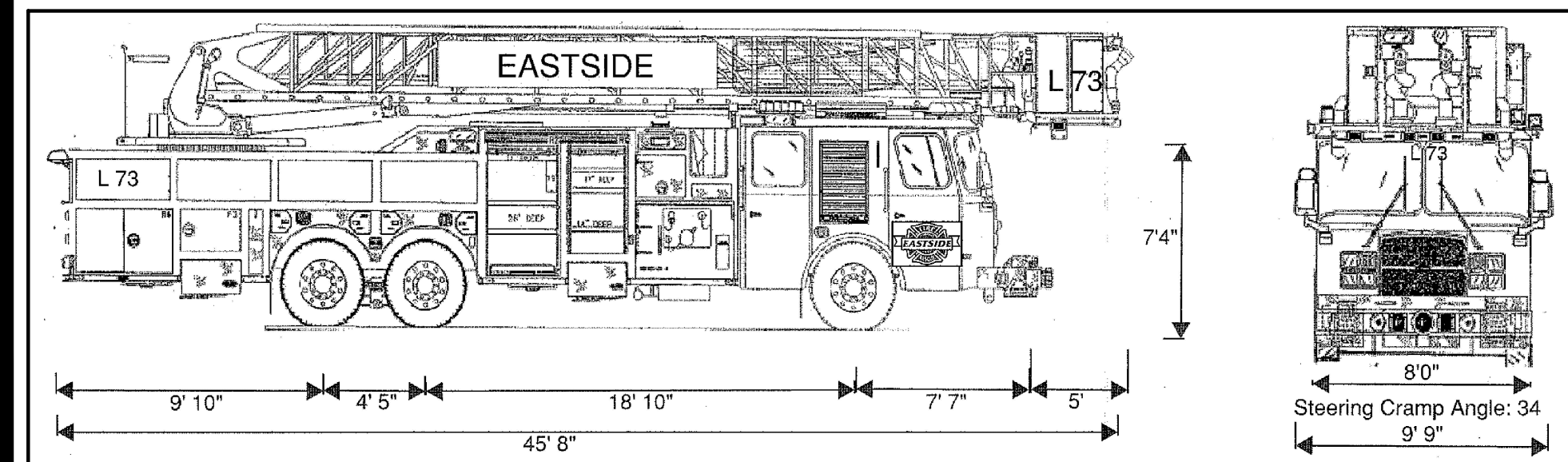
SCENARIO 1



SCENARIO 2



DESIGN VEHICLE



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CONSTRUCTION MANAGEMENT | PROJECT MANAGEMENT | TRAFFIC ENGINEERING

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SHEET 7 OF 7
C-SDP-7