

INNESWOOD APARTMENTS

93 UNITS

SITE DEVELOPMENT PERMIT

INNESWOOD ESTATES, LLC

ISSAQUAH, WASHINGTON

OWNER

INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WASHINGTON 98008
(206) 714-6707
CONTACT: BOB WENZL
BOB@TUSCANYWA.COM

ENGINEER/SURVEYOR PLANNER/LANDSCAPE

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: SHERI MURATA, P.E.: SHM@COREDESIGNINC.COM
SURVEYOR: GLENN SPRAGUE, P.L.S.: GKS@COREDESIGNINC.COM
LANDSCAPE ARCHITECT: LINDSEY SOLORIO, R.L.A.: LBS@COREDESIGNINC.COM
PLANNER: LAFE HERMANNSEN: LHM@COREDESIGNINC.COM

GEOTECHNICAL ENGINEER

ICICLE CREEK ENGINEERS
29335 NE 20TH ST
CARNATION, WA 98014
(425) 333-0093
CONTACT: BRIAN BEAMAN, P.E., L.E.G.
B.BEAMAN@ICICLECREEKENGINEERS.COM

ARBORIST

GREENFOREST INC.
4547 S LUCILE ST.
EVERETT, WA 98118
(206) 723-0656
CONTACT: FAVERO GREENFOREST, MS
GREENFOREST@MINDSPRING.COM

ARCHITECT

MILBRANDT ARCHITECTS, INC. P.S.
25 CENTRAL WAY, SUITE 210
KIRKLAND, WA 98033
(425) 454-7130
CONTACT: RICK TOLLESHAUG, AIA, NCARB
RT@MILBRANDTARCH.COM

REQUIRED PERMITS

SITE WORK PERMIT
NPDES PERMIT
RIGHT OF WAY USE PERMIT

EARTHWORK

CUT: 14,608 C.Y.
FILL: 3,129 C.Y.
NET: 11,479 C.Y. (CUT)

SITE INFORMATION

DRAINAGE BASIN	TIBBETTS CREEK
INCLUDING RIGHT-OF-WAY: GROSS SITE AREA	5.72 ACRES
DEVELOPABLE SITE AREA	3.31 ACRES
IMPERVIOUS SURFACE	3.01 ACRES
PERVIOUS SURFACE	0.30 ACRES
EXCLUDING RIGHT-OF-WAY: GROSS SITE AREA	204,364 SF (4.69 AC)
PARCEL B: 61,113 SF PARCEL C: 12,220 SF TRACT B: 104,976 SF ABOSSEIN PARCEL: 26,055 SF	
DEVELOPABLE AREA	86,681 SF (1.99 AC)
PARCEL B IMPERVIOUS	40,192 SF (0.92 AC)
PARCEL C IMPERVIOUS	6,564 SF (0.15 AC)
OPEN SPACE	2.41 ACRES (TRACT B)
REQUIRED SETBACKS	FRONT: 10' SIDE: 7' REAR: 20'
ZONING	MIXED USE RESIDENTIAL
LANDSCAPING REQUIREMENTS	SEE LANDSCAPE PLANS
ASSESSOR'S PARCEL NUMBERS	2824069011 2824069395 2824069397 8844300100
UTILITY PURVEYORS	CITY OF ISSAQUAH CITY OF ISSAQUAH CITY OF ISSAQUAH WEST COMMUNICATIONS PUGET SOUND ENERGY PUGET SOUND ENERGY COMCAST
OTHER SERVICES	ISSAQUAH SCHOOL DIST. 411 EASTSIDE FIRE AND RESCUE
CONSTRUCTION TYPE:	TYPE V-A CONSTRUCTION ABOVE TYPE I-A CONSTRUCTION SEPARATED BY HORIZONTAL 3-HR RATED HORIZONTAL ASSEMBLY. NFPA 13 FIRE SPRINKLER INSTALLED THROUGHOUT.
OCCUPANCY TYPE:	1 MIXED USE RESIDENTIAL BUILDING COMPLEX - R-2, S-2 OCCUPANCY CLASSIFICATIONS.
TYPE OF CONSTRUCTION:	TYPE I-A, NON-COMBUSTIBLE (CONCRETE CONSTRUCTION) TYPE V-B, ANY MATERIALS PERMITTED BY IBC. (WOOD FRAME CONSTRUCTION)
CIDDS NEIGHBORHOOD:	MIXED USE RESIDENTIAL (MUR)
GROSS FLOOR AREA:	MAIN BUILDING = 93,814 SF SOUTH BUILDING = 12,443 SF TOTAL = 106,257 SF
NUMBER OF DWELLING UNITS:	MAIN BUILDING = 86 SOUTH BUILDING = 7 TOTAL = 93
BUILDING HEIGHTS:	MAIN BUILDING = 58' SOUTH BUILDING = 42'-6"
PARKING:	MAIN BUILDING: 109 TOTAL 82 STANDARD 19 COMPACT 2 ELECTRIC VEHICLE COMPACT 5 ACCESSIBLE 1 VAN ACCESSIBLE 4 MOTORCYCLE SOUTH BUILDING: 8 TOTAL 7 STANDARD 1 VAN ACCESSIBLE 1 MOTORCYCLE
AVAILABLE FIRE FLOW RATE: ERU: 79.4	5,434 GPM 1 ERU = .83 MULTIFAMILY DWELLING UNIT (PER WATER SYSTEM PLAN UPDATE NOV 2013)
WATER PRESSURE: STATIC PRESSURE: FLOW PRESSURE:	92 PSI 71 PSI
FLOOR AREA RATIO:	1.37
NOTE: SEE SHEET A3 FOR F.A.R. AND DENSITY BONUS PROGRAM INFORMATION	

LEGAL DESCRIPTION

PARCEL I:
PARCELS B, C AND TRACT B OF CITY OF ISSAQUAH SHORT PLAT NO. SP13-00002, RECORDED
NOVEMBER 19, 2014 UNDER RECORDING NUMBER 2014111990003, RECORDS OF KING COUNTY,
WASHINGTON.

PARCEL II:
THAT PORTION OF LOT 11 IN BLOCK 2 OF HERBERT S. UPPER'S 3RD ADDITION TO ISSAQUAH, AS PER
PLAT RECORDED IN VOLUME 21 OF PLATS, PAGE 56, RECORDS OF KING COUNTY, LYING WESTERLY OF
THE (KING COUNTY DRAINAGE DISTRICT NO. 4, DRAINAGE DITCH AS ESTABLISHED BY KING COUNTY
SUPERIOR COURT CAUSE NO. 115812);
EXCEPT PORTION FOR SUNSET HIGHWAY BY DEED RECORDED UNDER RECORDING NUMBER 1212656;
AND EXCEPT THAT PORTION FOR NEWPORT-ISSAQUAH ROAD NO. 941 REVISION BY DEED RECORDED
UNDER RECORDING NUMBER 1511152;
AND EXCEPT THAT STRIP FOR RIGHT-OF-WAY TAKING, AS DESCRIBED BY SETTLEMENT AGREEMENT
RECORDED UNDER KING COUNTY RECORDING NO. 9505040339;
SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.
(ALSO KNOWN AS LOT B OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN06-00015 RECORDED
ON APRIL 12, 2006 AS RECORDING NO. 2006041290001, IN THE OFFICIAL RECORDS OF KING
COUNTY, WASHINGTON.)

BASIS OF BEARING

N01°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION
28-24-6 PER THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOLUME 127 OF PLATS, PAGES 35 AND 36.

REFERENCES

- PLAT OF THE WOODS AT ISSAQUAH DIV. 4, VOL. 127, PGS. 35-36
- CITY OF ISSAQUAH SHORT PLAT NO. SP94-01, REC. NO. 9410709009
- PLAT OF MORGAN'S VIEW, VOL. 176, PGS. 7-9
- RECORD OF SURVEY, VOL. 158, PG. 62

VERTICAL DATUM

NGVD29

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AS-BUILT NOTICE
CONTACT PROJECT SURVEYOR PRIOR
TO BACKFILLING TO LOCATE AS-
CONSTRUCTED FACILITIES TO MEET
CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

APPROVAL CONDITIONS

BY _____ DATE _____

APPROVED BY VINEYARD CONSTRUCTION
FOR REVIEW BY THE DSD

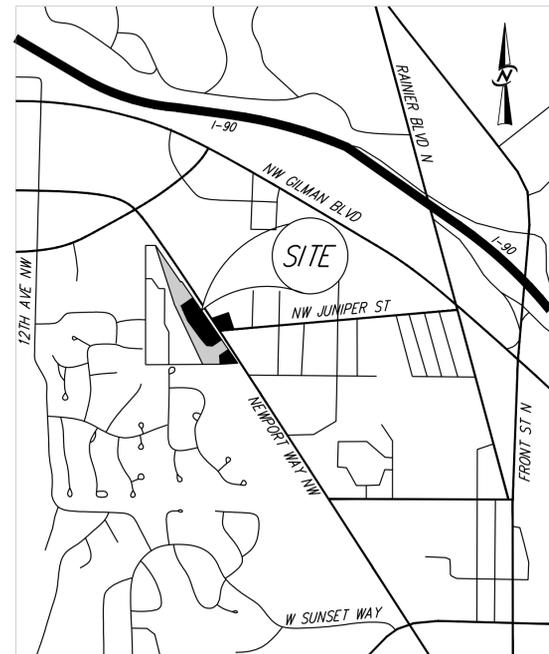
BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	

Land Development Manager _____ Date _____

Public Works Engr Director _____ Date _____



VICINITY MAP

SCALE: 1" = 500'

ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION

SDP

DATE: 10/24/16
NO. 1
ISSUED SET - PUBLIC HEARING

REVISIONS

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

TITLE SHEET
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WA 98008

DATE: MAY 2016
DESIGNED: SHERI H. MURATA, P.E.
DRAWN: DAVID S. VAUGHN
APPROVED: SHERI H. MURATA, P.E.
LAFE HERMANNSEN
PROJECT MANAGER

SHEET 1 OF 48
PROJECT NUMBER 11111

2014 GENERAL NOTES FOR ISSAQUAH ROAD & UTILITIES

1.0 GENERAL

- 1.1. CONTRACTORS SHALL LIMIT ALL CONSTRUCTION ACTIVITIES AND HEAVY EQUIPMENT OPERATION TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY UNLESS ALTERNATIVE HOURS ARE APPROVED BY DSD.
1.2. CONTRACTORS SHALL HAVE A CITY OF ISSAQUAH BUSINESS LICENSE.
1.3. CONTRACTORS SHALL HAVE COPIES OF THE APPROVED PLANS, APPLICABLE CITY STANDARDS, AND THE SPILL RESPONSE PLAN ON-SITE AT ALL TIMES.
1.4. CONTRACTORS SHALL REFUEL ALL EQUIPMENT ON-SITE USING DSD APPROVED METHODS AND PROCEDURES.
1.5. CONTRACTORS SHALL PROVIDE DSD INSPECTOR WITH A MATERIALS LIST A MINIMUM OF TEN WORKING DAYS BEFORE INSTALLATION.
1.6. CONTRACTORS SHALL LAY ALL WATER, SEWER AND STORM DRAINAGE PIPELINES "UP-HILL" STARTING AT THE LOWEST MAIN ELEVATION.
1.7. CONTRACTORS SHALL PLACE TRENCH BACKFILL IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS IN NON-TRAVELED AREAS OR 6-INCHES IN TRAVELED AREAS.
1.8. CONTRACTORS SHALL NOT INSTALL ABOVE GROUND COPPER OR GALVANIZED MATERIALS OTHER THAN VAULT LIDS OR OTHER DSD APPROVED ITEMS.
1.9. DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO SUPERVISE ALL TRENCH AND ROADWAY BACKFILL AND SIGNIFICANT GRADING ACTIVITIES.
1.10. DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH DSD PRIOR TO ANY CONSTRUCTION ACTIVITY.
1.11. THE FOLLOWING ORDER OF PRECEDENCE SHALL APPLY IF THERE ARE INCONSISTENCIES BETWEEN THE DIFFERENT ELEMENTS OF THE CONSTRUCTION PLANS: 1) DSD APPROVED FIELD CHANGES, 2) DSD APPROVED DESIGN CHANGES, 3) DSD APPROVED PLANS & SPECIFICATIONS, 4) GENERAL NOTES FOR ISSAQUAH ROADS & UTILITIES, AND 5) WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION.

2.0 WATER

- 2.1. CONTRACTORS SHALL USE CLASS 52 OR THICKER DUCTILE IRON MEETING ANWWA C151. PIPE AND FITTINGS SHALL HAVE CEMENT-MORTAR LINING MEETING ANWWA C104. FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MEETING THE REQUIREMENTS OF ANWWA C110 OR ANWWA C153.
2.2. CONTRACTORS SHALL INSTALL WATER MAINS WITH A MINIMUM DEPTH OF COVER OF 36" AND A MAXIMUM DEPTH OF COVER OF 60" UNLESS SHOWN OTHERWISE ON THE APPROVED CONSTRUCTION DRAWINGS.
2.3. CONTRACTORS SHALL INSTALL ALL WATER MAINS SO THAT THEY ARE RESTRAINED FROM UNRESOLVED HYDROSTATIC THRUST FORCES IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. CHANGES TO THE APPROVED THRUST RESTRAINT SYSTEM SHALL NOT BE MADE WITHOUT DSD APPROVAL.
2.4. MEGA-LUG TYPE JOINT RESTRAINT SYSTEMS SHALL ONLY BE USED ON 12-INCH DIAMETER OR SMALLER DUCTILE IRON PIPE. MEGA-LUGS SHALL NOT BE USED AS THE PRIMARY MEANS FOR RESTRAINT.
2.5. CONTRACTORS SHALL TEST ALL WATER MAINS, WATER MAIN APPURTENANCES, AND SERVICE CONNECTIONS EXCLUDING THE METER SETTER ASSEMBLY TO 150 PSI OVER THE NORMAL WORKING PRESSURE.
2.6. HYDRANT LATERALS LESS THAN 50' LONG SHALL BE 6"; LONGER THAN 50' SHALL BE 8". ALL HYDRANT RUNS SHALL BE SHACKLED AND BLOCKED.
2.7. CONTRACTORS SHALL INSTALL AIR AND VACUUM RELEASE VALVES PER THE WATER STANDARDS.
2.8. CONTRACTORS SHALL INSTALL 2-PIECE VALVE BOXES.
2.9. CONTRACTORS SHALL INSTALL SADDLE SERVICE CONNECTIONS WITH DOUBLE STRAPS USED ON 12" OR LARGER SIZES.
2.10. CONTRACTORS SHALL INSTALL 1/2" AND 1" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 30 FROM THE SPRING LINE OF THE PIPE.
2.11. CONTRACTORS SHALL INSTALL 1 1/2" AND 2" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 10 FROM THE SPRING LINE OF THE PIPE.
2.12. CONTRACTORS SHALL INSTALL 1/2" AND 1" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS.
2.13. CONTRACTORS SHALL INSTALL 1 1/2" AND 2" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS.
2.14. CONTRACTORS SHALL INSTALL WATER METER SETTERS TO A HORIZONTAL AND VERTICAL PLACEMENT.
2.15. CONTRACTORS SHALL INSTALL DOH APPROVED BACKFLOW PREVENTION DEVICES ON ALL IRRIGATION SERVICES.
2.16. CONTRACTORS SHALL INSTALL ONE PIECE OF TYPE K COPPER FROM WATER MAIN TO METER SETTER FOR ALL SERVICE LINES.
2.17. CONTRACTORS SHALL INSTALL RESILIENT SEAT TYPE (ANWWA C-509) GATE VALVES PER CITY STANDARDS.
2.18. CONTRACTORS SHALL NOT CONNECT NEW MAINS TO THE CITY'S POTABLE WATER SYSTEM UNTIL THE MAINS HAVE PASSED PRESSURE AND PURITY TESTING AND HAVE BEEN APPROVED FOR CONNECTION BY DSD.

3.0 SEWER

- 3.1. CONTRACTORS SHALL CONSTRUCT ALL SEWER PIPELINES WITH MINIMUM CLASS 50 DUCTILE IRON OR SOLID WALL PVC PIPE CONFORMING TO REQUIREMENTS OF ASTM D3034 SDR 35 WITH ELASTOMERIC JOINT GASKETS CONFORMING TO ASTM F 477.
3.2. CONTRACTORS SHALL CONSTRUCT ALL PRESSURE SEWER PIPELINES WITH CLASS 52 DUCTILE IRON OR HDPE PIPE.
3.3. CONTRACTORS SHALL INSTALL FRAMES AND COVERS MODIFIED TO HAVE 3" RAISED LETTERS MARKED "SEWER" WITH INTEGRAL CAST LIFT HANDLE.
3.4. CONTRACTORS SHALL AIR AND DEFLECTION TEST ALL GRAVITY SEWER PIPE.
3.5. CONTRACTORS SHALL MARK ALL SEWER STUDS WITH A 2X4 POST STENOILED "SEWER" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE.

3.0 SEWER

- 3.6. CONTRACTORS SHALL VIDEO INSPECT ALL GRAVITY SEWER PIPE AFTER THE ENTIRE SEWER SYSTEM IS INSTALLED AND CLEANED (INCLUDING MANHOLE CHANNILING AND DEBRIS REMOVAL).
3.7. CONTRACTORS SHALL INSTALL ALL MANHOLE DROPS ON THE EXTERIOR OF THE MANHOLE UNLESS OTHERWISE APPROVED.
3.8. CONTRACTORS SHALL PLUG THE CONNECTION TO THE DOWNSTREAM SYSTEM PRIOR TO BEGINNING CONSTRUCTION.
3.9. BEDDING SHALL CONFORM TO WSDOT 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.

4.0 STORMWATER

- 4.1. CONTRACTORS SHALL CONSTRUCT STORM PIPELINES AS IDENTIFIED ON THE APPROVED MATERIALS LIST.
4.2. CONTRACTORS SHALL INSTALL VANE TYPE CATCH BASIN GRATES UNLESS OTHERWISE NOTED.
4.3. CONTRACTORS SHALL INSTALL A 2X4 POST STENOILED "STORM" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED.
4.4. CONTRACTORS SHALL CONTRACT WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ACQUIRE ALL OF THE FIELD DATA REQUIRED TO CREATE THE RECORD DRAWINGS.

5.0 STREETS & SIDEWALKS

- 5.1. CONTRACTORS SHALL INSTALL PERMANENT ROADWAY MONUMENTS AT ALL PC'S, PT'S AND AT INTERSECTIONS.
5.2. CONTRACTORS SHALL COMPACT ROADWAY SUBGRADE IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY.
5.3. CONTRACTORS SHALL REQUEST A PRE-FINAL LIFT (WEARING COURSE) INSPECTION FROM THE DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO FINAL LIFT PLACEMENT.
5.4. DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO TEST THE SUBGRADE AT 200' MINIMUM SPACING FOR COMPLIANCE WITH THE COMPACTATION STANDARD.
5.5. CONTRACTORS SHALL INSTALL CONCRETE SIDEWALKS WITH A BROOM FINISH AND 4-INCH SHINERS AT ALL EXPANSION JOINTS AND ALL EXPOSED EDGES.
5.6. CONTRACTORS SHALL REQUEST A PRE-POUR INSPECTION IN WRITING FROM DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY WHEELCHAIR RAMPS.
5.7. SIDEWALKS, RAMPS, AND DRIVEWAYS THAT PROVIDE PEDESTRIAN ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: CHANGES IN LEVEL UP TO 1/4-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT.

6.0 CLEARING, GRADING AND EARTHWORK

- 6.1. CONTRACTORS MAY WORK USING THE APPROVED TESC MEASURES SHOWN ON THE PLANS.
6.2. CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAYS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY.
6.3. TESC COORDINATION
a. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES.
6.4. TESC INSTALLATION
a. TESC FACILITIES ARE REQUIRED YEAR ROUND.
b. A TESC FIELD PRECON IS REQUIRED WITH THE DSD INSPECTOR PRIOR TO CONSTRUCTION.
c. THE TESC FACILITIES REQUIRED BY THE PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM.
6.5. TURBIDITY MONITORING
a. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NTU LIMIT AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT.
b. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED OR OTHERWISE COVERED IN PREPARATION FOR THE WINTER RAINS.

6.0 CLEARING, GRADING AND EARTHWORK (CONT.)

- 6.6. ROUTINE TESC MAINTENANCE
a. THE TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL, AND MAINTAINED TO ENSURE PROPER FUNCTIONING.
b. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS DURING THE CONSTRUCTION PERIOD.
c. THE TESC SUPERVISOR SHALL NOTIFY THE CITY OF ISSAQUAH PRIOR TO PUMPING ANY DISCHARGE OFFSITE OR TO CRITICAL AREAS.
d. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
6.7. UPDATED TESC PLANS
a. REVISED TESC PLANS SHALL BE SUBMITTED TO THE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO TESC MEASURES ARE NEEDED TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS.
b. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
6.8. OTHER POLLUTION CONTROL MEASURES
a. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.

7.0 RECORD DRAWINGS

- 7.1. CONTRACTORS SHALL MAINTAIN HAND DRAWN RED-LINES, FIELD NOTES AND PHOTOGRAPHS ("FIELD DOCUMENTATION") OF ALL IMPROVEMENTS AS THE WORK PROGRESSES.
7.2. CONTRACTORS SHALL CONTRACT WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ACQUIRE ALL OF THE FIELD DATA REQUIRED TO CREATE THE RECORD DRAWINGS.
7.3. DEVELOPER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO PREPARE THE RECORD DRAWINGS.
7.3.1. CONTRACTOR SUPPLIED SURVEY INFORMATION
7.3.2. CONTRACTOR'S FIELD DOCUMENTATION
7.3.3. ENGINEER'S FIELD DOCUMENTATION
7.3.4. DSD INSPECTOR'S FIELD DOCUMENTATION
7.3.5. FIELD CHANGES AND DESIGN CHANGES
7.3.6. THE APPROVED CONSTRUCTION DRAWINGS
7.4. EACH SHEET OF THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING STATEMENTS AND SHALL BE STAMPED AND SIGNED BY THE ENGINEER OF RECORD AND THE SURVEYOR OF RECORD:
7.4.1. THE SURVEYOR OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:
7.4.2. THE ENGINEER OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:
7.4.3. THE ENGINEER OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:

THE INFORMATION SHOWN ON THESE RECORD DRAWINGS WAS COMPILED FROM THE FOLLOWING SOURCES: 1) SURVEY OF VISIBLE FEATURES, 2) CONTRACTOR NOTES, RED-LINES AND SURVEY DATA, 3) DSD INSPECTOR COMMENTS AND 4) APPROVED CONSTRUCTION PLANS.

- 7.5. SANITARY SEWER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
7.5.1. SEWER PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
7.5.2. MANHOLE TYPE, SIZE, LOCATION, RIM ELEVATION, INVERT ELEVATIONS, AND DROP STRUCTURES FEATURES.
7.5.3. SIDE SEWER MATERIAL, SIZE, LOCATION, AND INVERT ELEVATION.
7.6. WATER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
7.6.1. WATER PIPELINE PLAN WITH PIPE MATERIAL, SIZE, LOCATION AND LENGTH.
7.6.2. WATER VALVE TYPE, MANUFACTURE DATE, SIZE, INVERT ELEVATION AND LOCATION.
7.6.3. WATER FITTING TYPE, SIZE, INVERT ELEVATION, BLOCKING DIMENSION AND LOCATION.
7.6.4. WATER MAIN INVERT ELEVATIONS AT 50' SPACING FOR ALL PIPE INSTALLED AT A DEPTH GREATER THAN 5'.
7.6.5. TYPE AND LOCATION OF THRUST RESTRAINT SYSTEM.
7.6.6. FIRE HYDRANT LOCATION.
7.6.7. BLOW-OFF SIZE AND LOCATION.
7.6.8. AIR & VACUUM RELIEF VALVE SIZE AND LOCATION.
7.6.9. WATER METER SIZE AND LOCATION.
7.7. STORM RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
7.7.1. STORM PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
7.7.2. CATCH BASIN TYPE, SIZE, LOCATION, RIM ELEVATION, AND INVERT ELEVATIONS.
7.7.3. FLOW CONTROL STRUCTURE TYPE, SIZE, LOCATION, RIM ELEVATION, ORIFICE SIZE, OVERFLOW ELEVATIONS, ETC.
7.7.4. LOT DRAIN SIZE, LOCATION AND INVERT ELEVATION.
7.7.5. RETENTION/DETECTION SYSTEM PLAN AND PROFILES WITH VOLUME, OPERATING LEVELS, OVERFLOW ELEVATIONS, AND OTHER PERTINENT ENGINEERING AND OPERATIONAL FEATURES AND COMPONENTS.
7.8. ROADWAY RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
7.8.1. CENTERLINE PROFILE WITH ELEVATIONS AT INTERSECTIONS, PW'S, BVC'S, AND EVC'S, INCLUDE VERTICAL CURVE DATA.
7.8.2. GUTTER LINE ELEVATIONS AT 1/4 POINTS OF INTERSECTION RADIUS RETURNS, INCLUDE CURVE DATA, AND AT ROADWAY WIDTH TRANSITION POINTS.
7.8.3. CHANNELIZATION TYPE AND LOCATION.
7.8.4. SIGNAGE TYPE AND LOCATION.
7.8.5. ILLUMINATION TYPE AND LOCATION.
7.8.6. RIGHT-OF-WAY MONUMENTATION

8.0 SITE SAFETY

- 8.1. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCY SAFETY STANDARDS.

9.0 LANDSCAPING

- 9.1. LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TREES IN ACCORDANCE WITH THE MASTER STREET TREE PLAN OR OTHERWISE APPROVED BY DSD.
9.2.1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
9.2.2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
9.2.3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
9.2.4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES.
9.2.5. CONFLICTS BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE RESPONSIBLE OFFICIAL PRIOR TO PLANTING.
9.2.6. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
9.2.7. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES.
9.2.8. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME.
9.2.9. USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE RESPONSIBLE OFFICIAL.
9.2.10. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) REQUIREMENTS.
9.2.11. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS.
9.2.12. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
9.2.13. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS.
9.2.14. TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
9.2.15. TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING, SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
9.2.16. TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION.
9.2.17. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS.
9.2.18. ALL PLANTING AREAS TO RECEIVE 2" DEPTH APPROVED MULCH.
9.2.19. CONTACT THE FOLLOWING PERSONNEL FOR ASSISTANCE OR INFORMATION: DSD PERMIT CENTER - (425) 837-3100.

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APPROVAL CONDITIONS
BY DATE
APPROVED BY WINEYARD CONSTRUCTION FOR REVIEW BY THE DSD

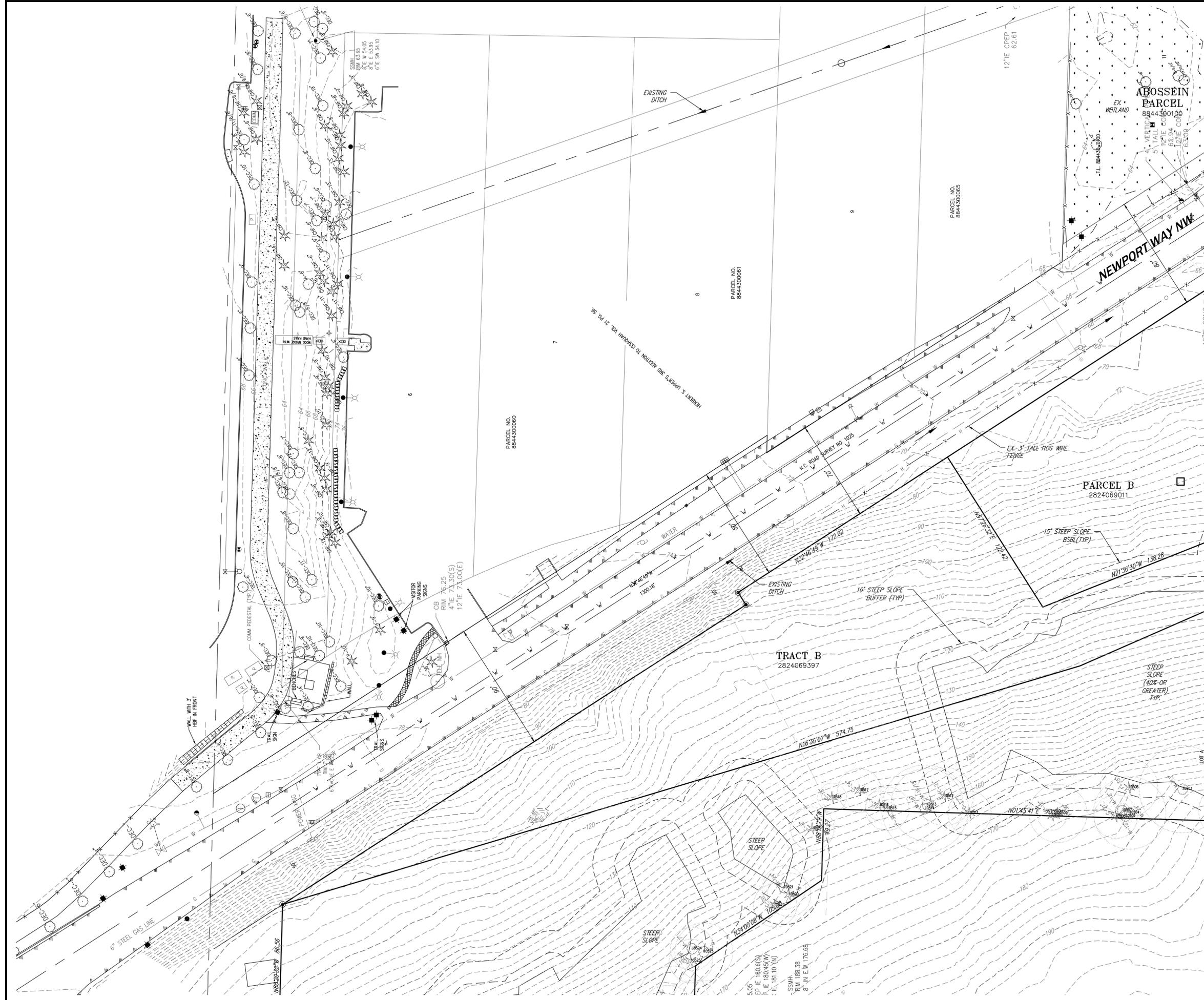
BY DATE
PLANNING ENGINEERING
DSD Planner Date DSD Engineer Date

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

AS-BUILT NOTICE
CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS!

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SDP
PROJECT NUMBER 11111

Vertical sidebar containing project information: DATE 10/24/16, REVISIONS, NO. 1, ISSUED SET - PUBLIC HEARING, ENGINEERING - PLANNING - SURVEYING, CORE DESIGN, INNESWOOD APARTMENTS, INNESWOOD ESTATES, LLC, P.O. BOX 6127, BELLEVUE, WA 98008, SHEET C1.02 OF 48, PROJECT NUMBER 11111.



- LEGEND**
- EXISTING*
- MONUMENT
 - CATCH BASIN TYPE 1
 - YARD DRAIN
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 - SEWER MARKER
 - GAS VALVE
 - GAS METER
 - GAS MARKER
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 - WATER METER
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SCALE: 1" = 30'

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SDP

DATE	MAY 2016
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
	LAFI HERMANSEN
	PROJECT MANAGER

DATE	10/24/16
REVISIONS	NO. 1 ISSUED SET - PUBLIC HEARING

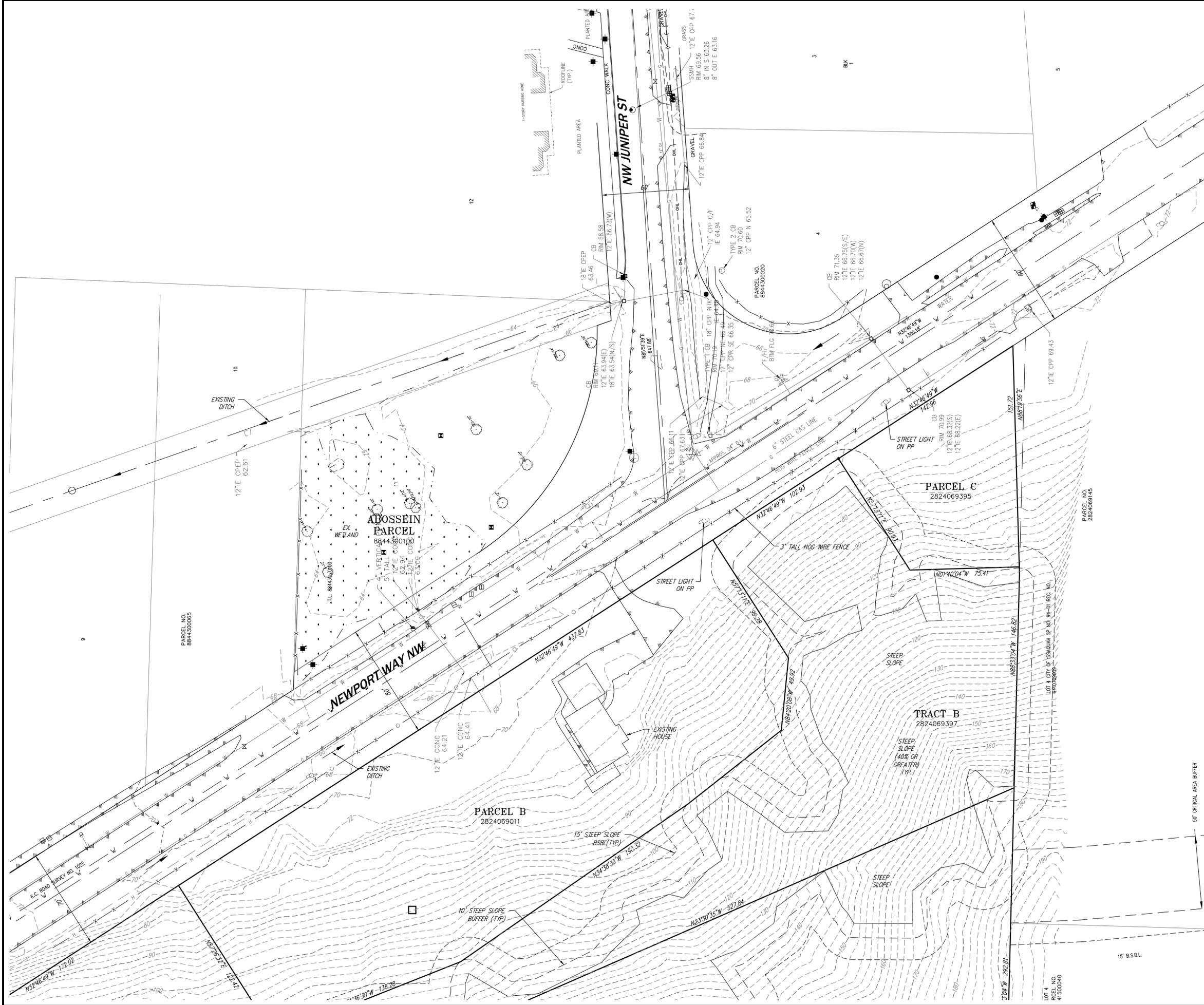
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425.885.7877 Fax 425.885.7963

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5-26-15

EXISTING CONDITIONS
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WA 98008

SHEET	OF
C1.03	48
PROJECT NUMBER	11111



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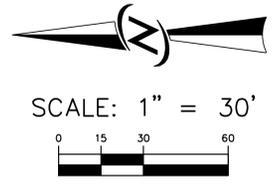
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EXISTING CONDITIONS

INNESWOOD APARTMENTS

INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE	MAY 2016	DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN	APPROVED	SHERI H. MURATA, P.E.
			LAIFE HERMANSEN
			PROJECT MANAGER
SHEET	OF	PROJECT NUMBER	
C1.04	48	11111	



LEGEND

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BY _____ DATE _____
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Land Development Manager	Date
Public Works Engr Director	Date

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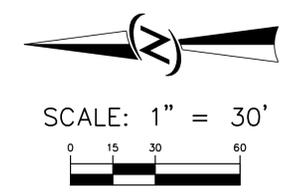
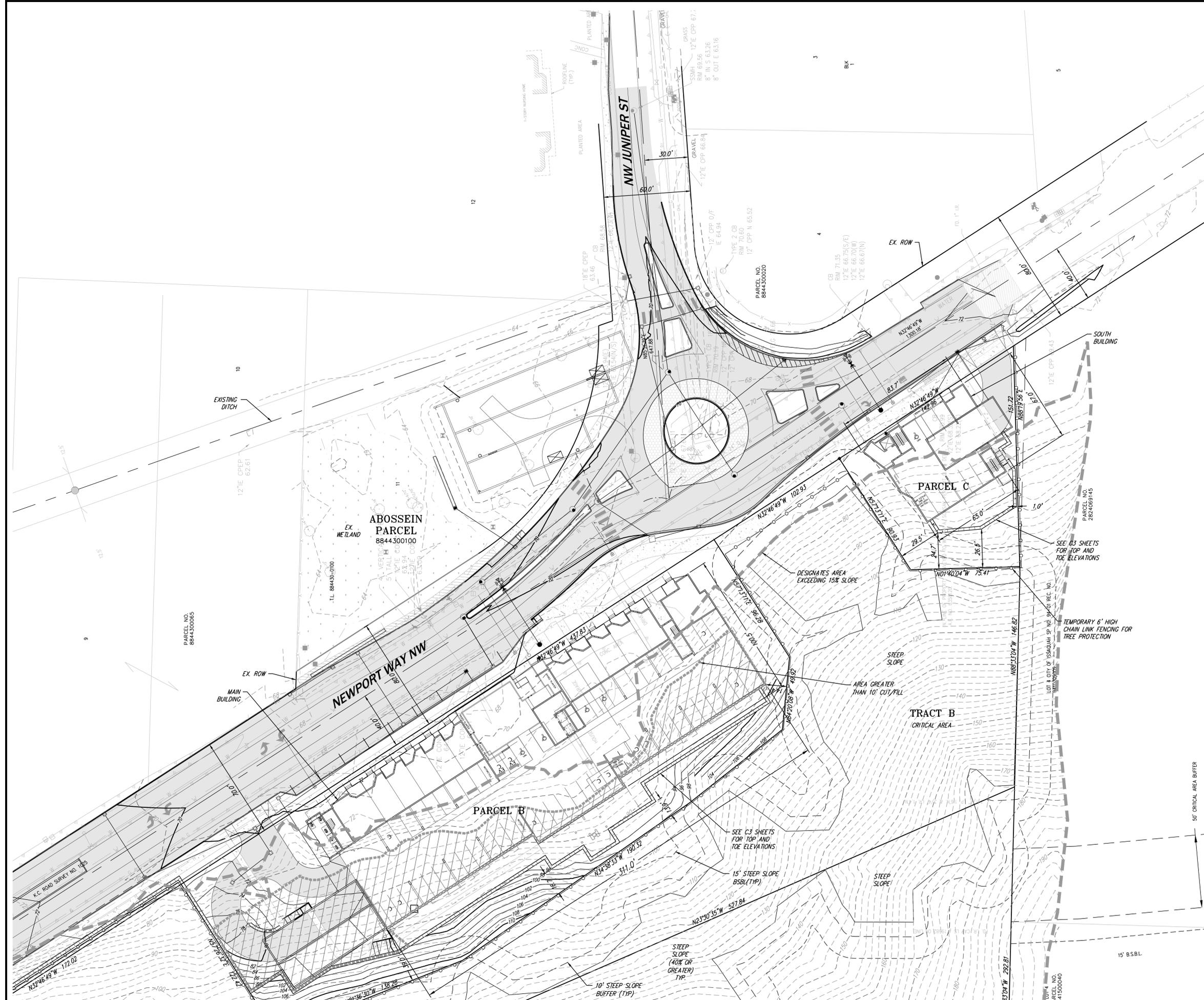


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SITE PLAN
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE	MAY 2016
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
PROJECT MANAGER	LAFT HERMANSEN
SHEET	OF
C1.05	48
PROJECT NUMBER	11111



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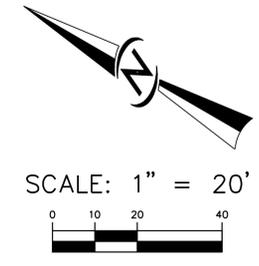
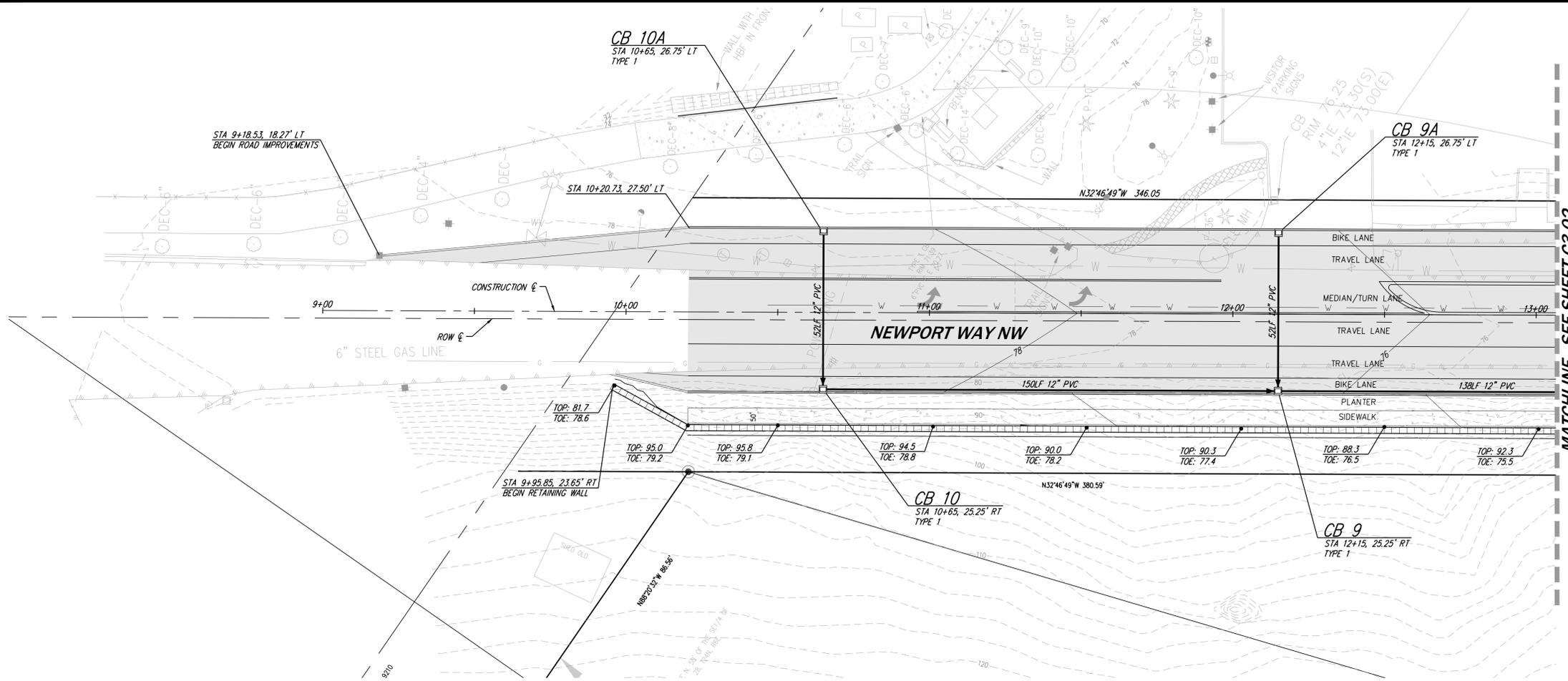
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DATE	DESIGNED	DATE	PROJECT NUMBER
MAY 2016	SHERI H. MURATA, P.E.		11111
DRAWN	DAVID S. VAUGHN	SHEET	OF
APPROVED	SHERI H. MURATA, P.E.	C1.06	48
	LAFF HERMANSEN	PROJECT NUMBER	
		11111	

INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC

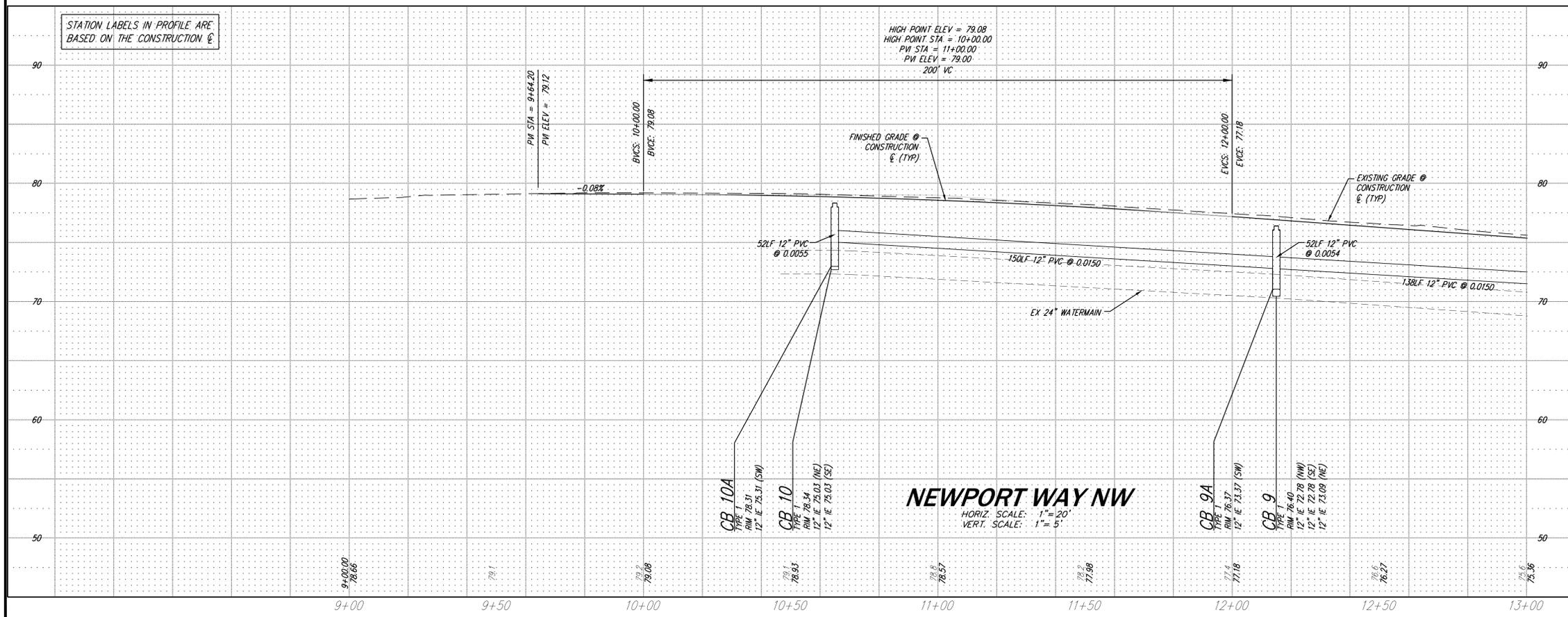
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MATCHLINE - SEE SHEET C3.02



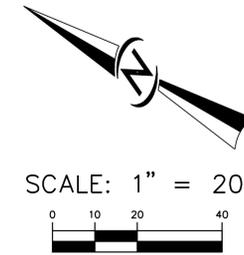
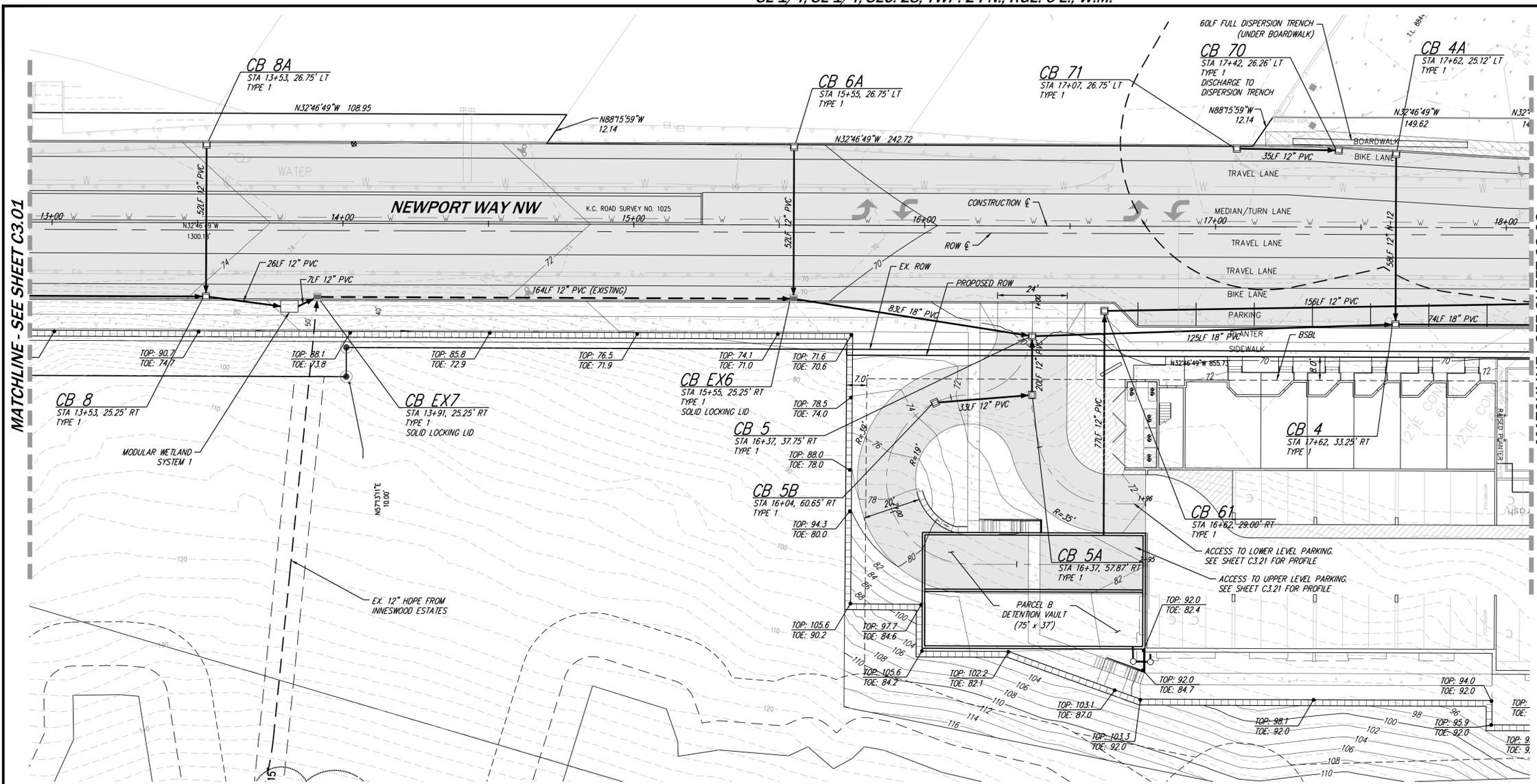
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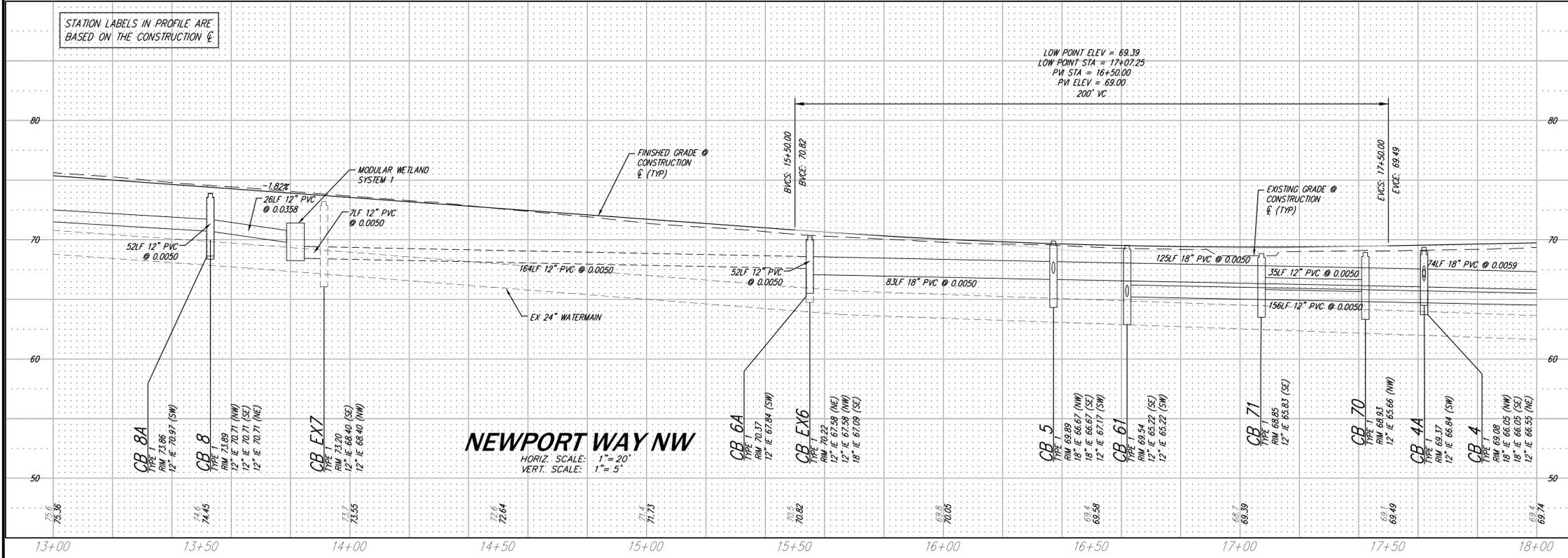
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DSD Planner	Date	DSD Engineer	Date
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REVISIONS	7 ISSUED SET - PUBLIC HEARING
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ROAD AND STORM DRAINAGE PLAN AND PROFILE INNESWOOD APARTMENTS INNESWOOD ESTATES, LLC P.O. BOX 6127 BELLEVUE, WA 98008	
DATE	MAY 2016
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
	LAFE HERMANSEN
	PROJECT MANAGER
SHEET	OF
C3.01	48
PROJECT NUMBER	11111



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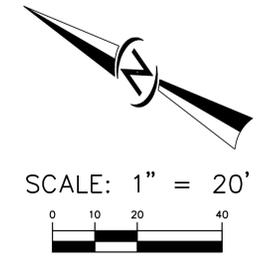
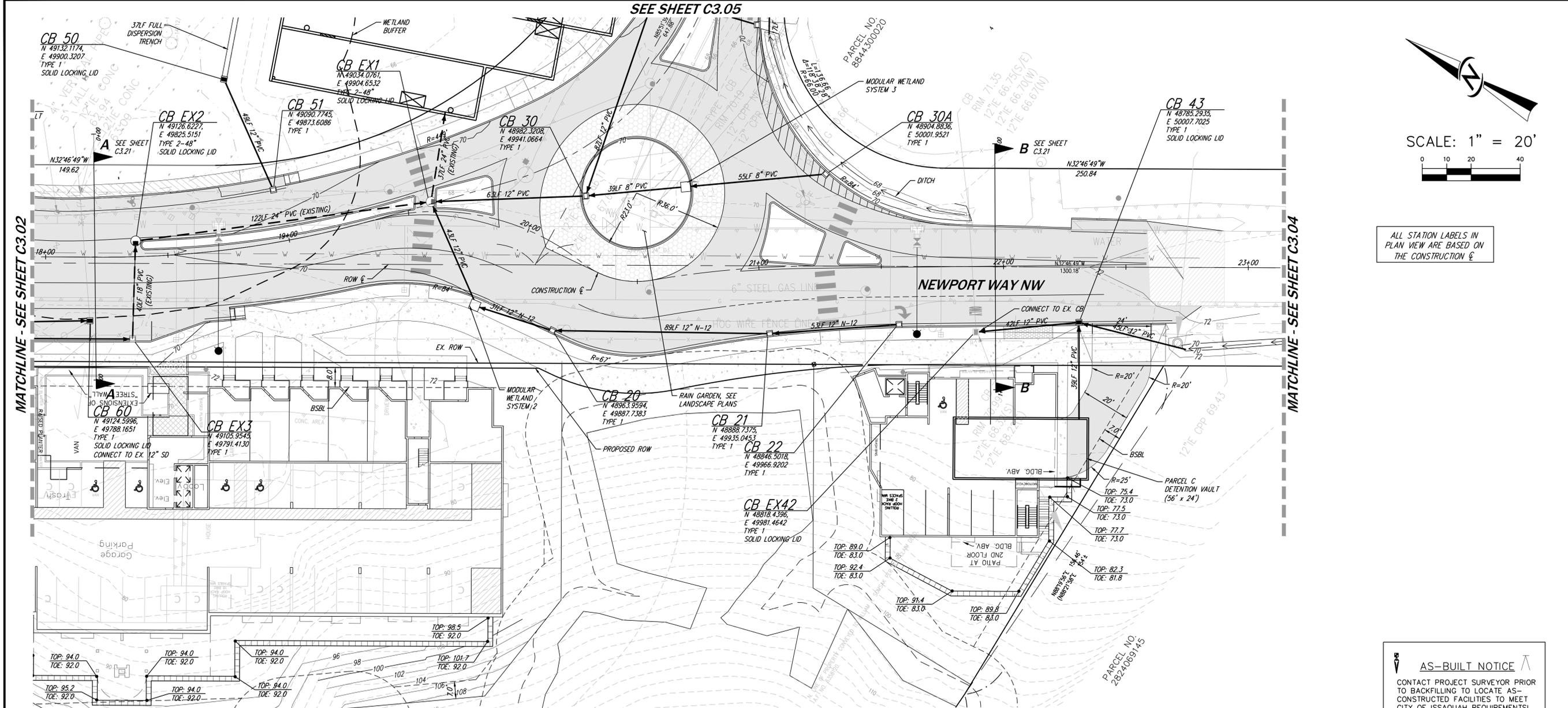
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ROAD AND STORM DRAINAGE PLAN AND PROFILE
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WA 98008

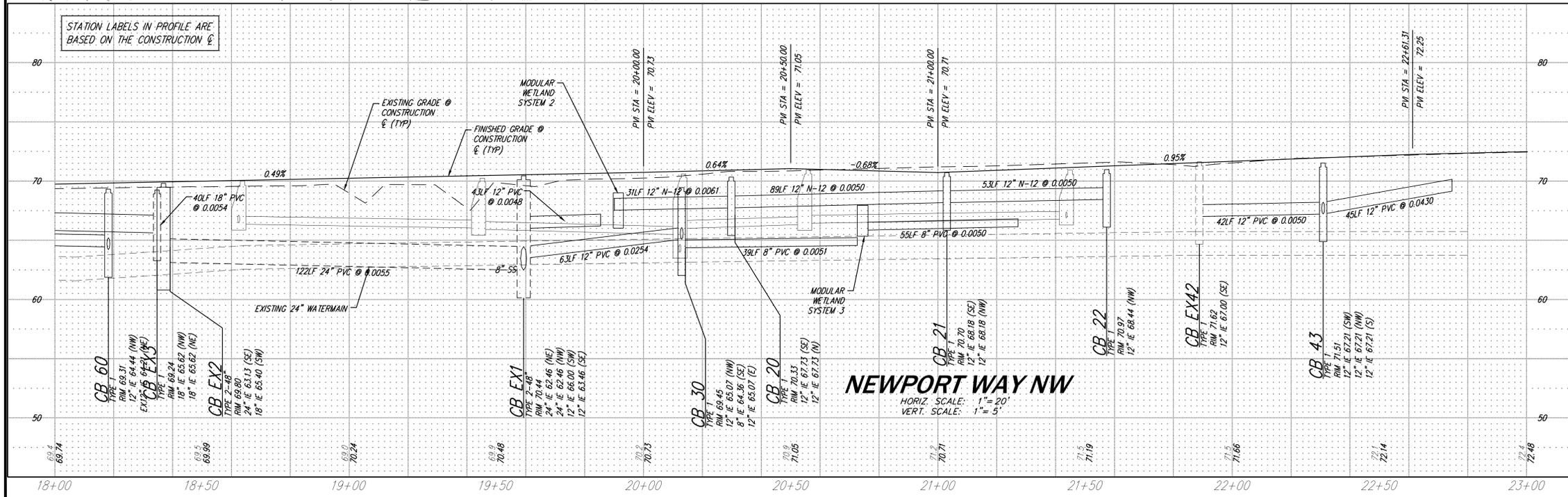
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PROJECT MANAGER	LAFE HERMANSEN		
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C3.02	48		
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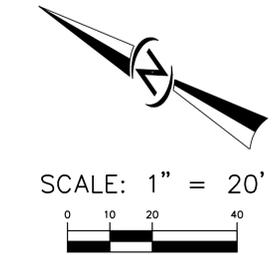
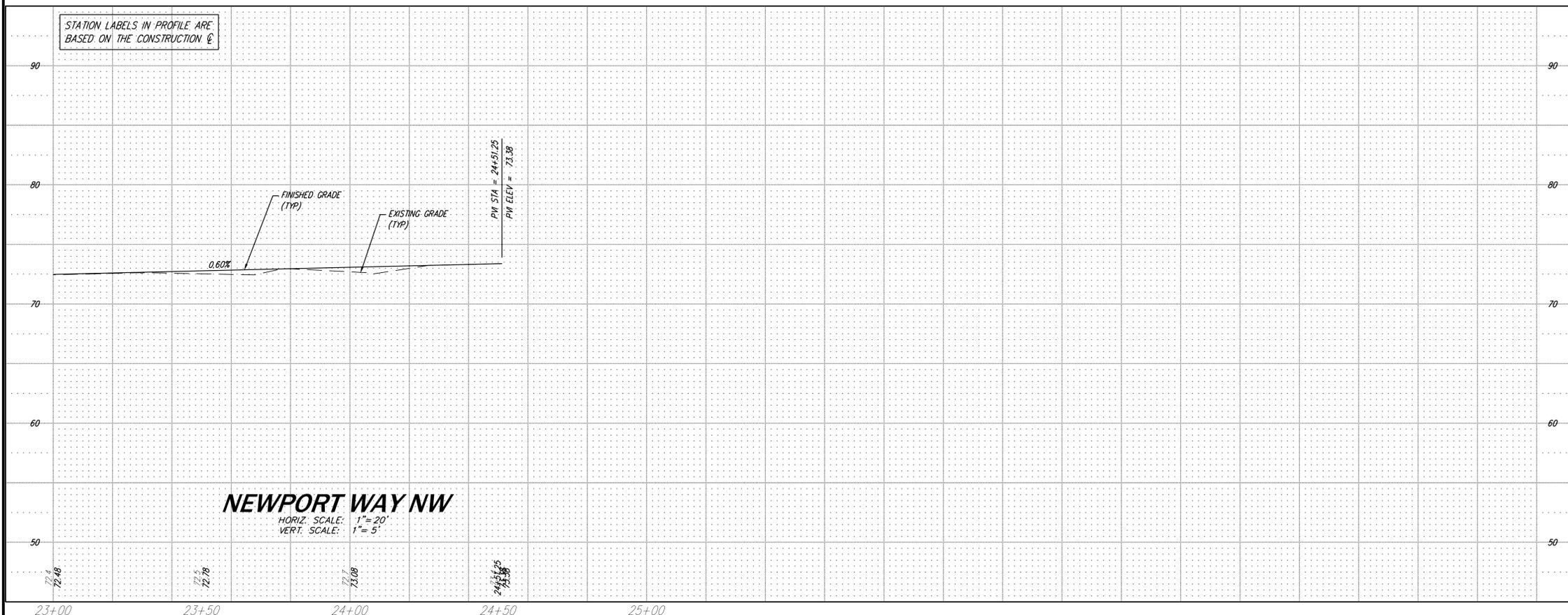
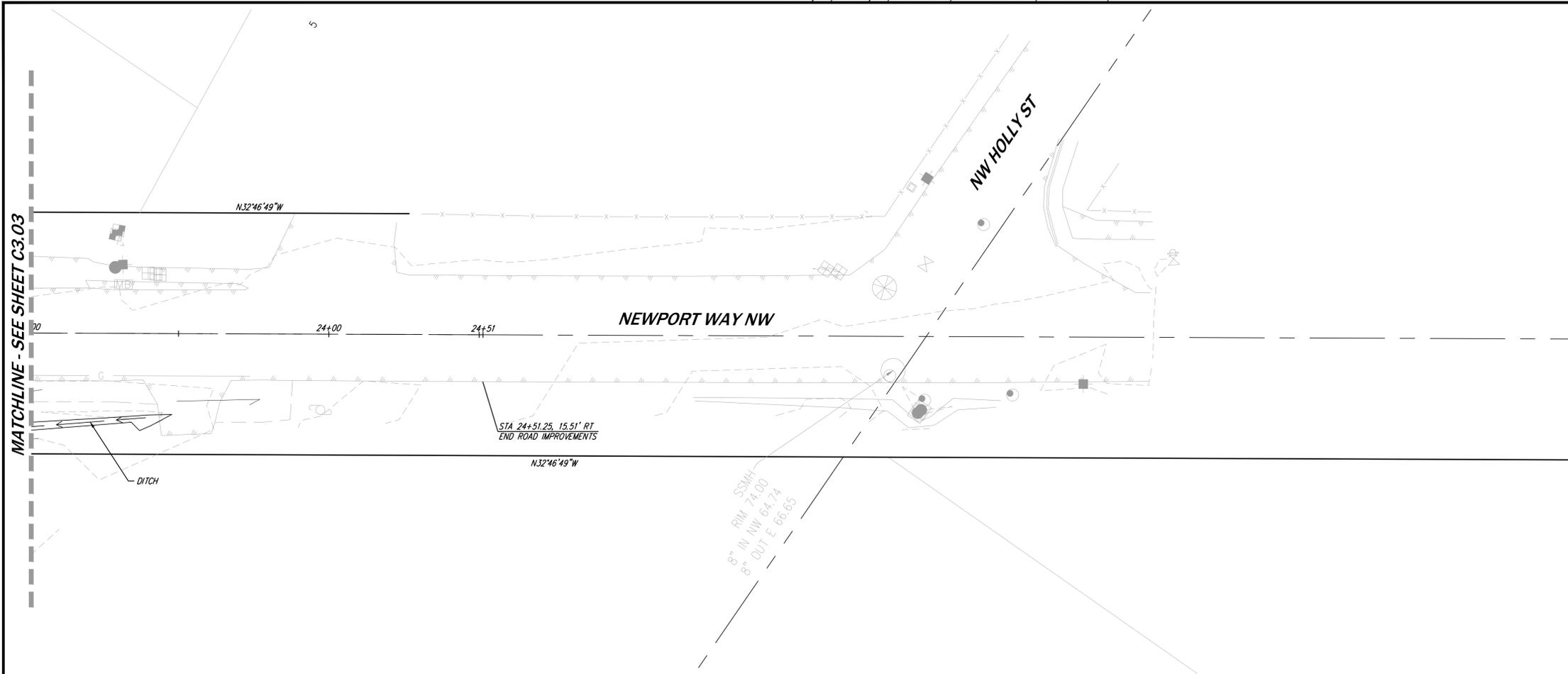
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ROAD AND STORM DRAINAGE PLAN AND PROFILE
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WA 98008

DATE	MAY 2016	DESIGNED	SHERI H. MURATA, P.E.
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			LAFE HERMANSEN
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SHEET	C3.03	OF	48
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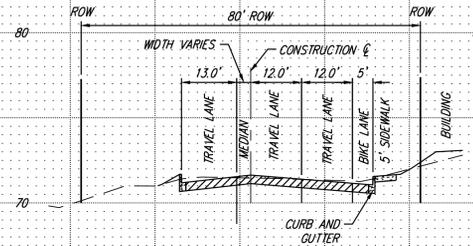
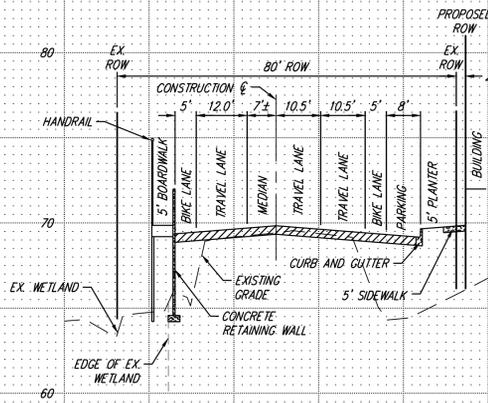
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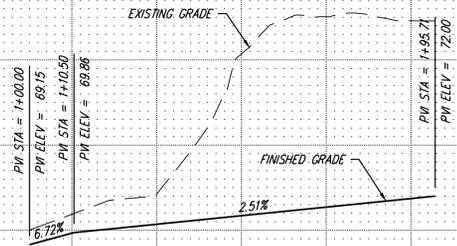
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DATE	MAY 2016
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
	LAFE HERMANSEN
	PROJECT MANAGER
SHEET	OF
C3.04	48
PROJECT NUMBER	
11111	

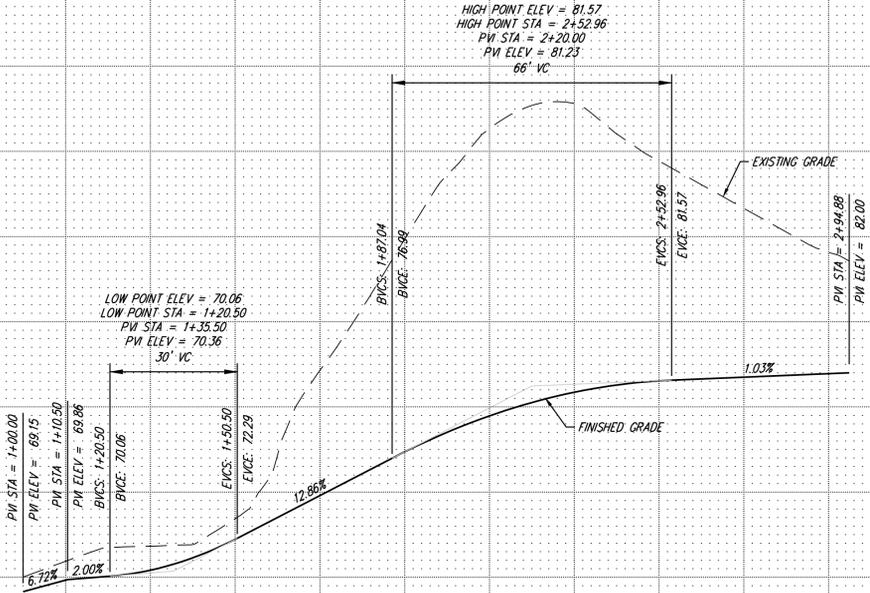


ROAD SECTION A-A
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 5'

ROAD SECTION B-B
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 5'



LOWER GARAGE ENTRY
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 5'



UPPER GARAGE ENTRY
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 5'

AS-BUILT NOTICE
 CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 811

APPROVAL CONDITIONS			
BY _____	DATE _____	APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD	
BY _____	DATE _____	PLANNING	ENGINEERING
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> 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
SDP

DATE	REVISIONS
10/24/16	7 ISSUED SET - PUBLIC HEARING

14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963



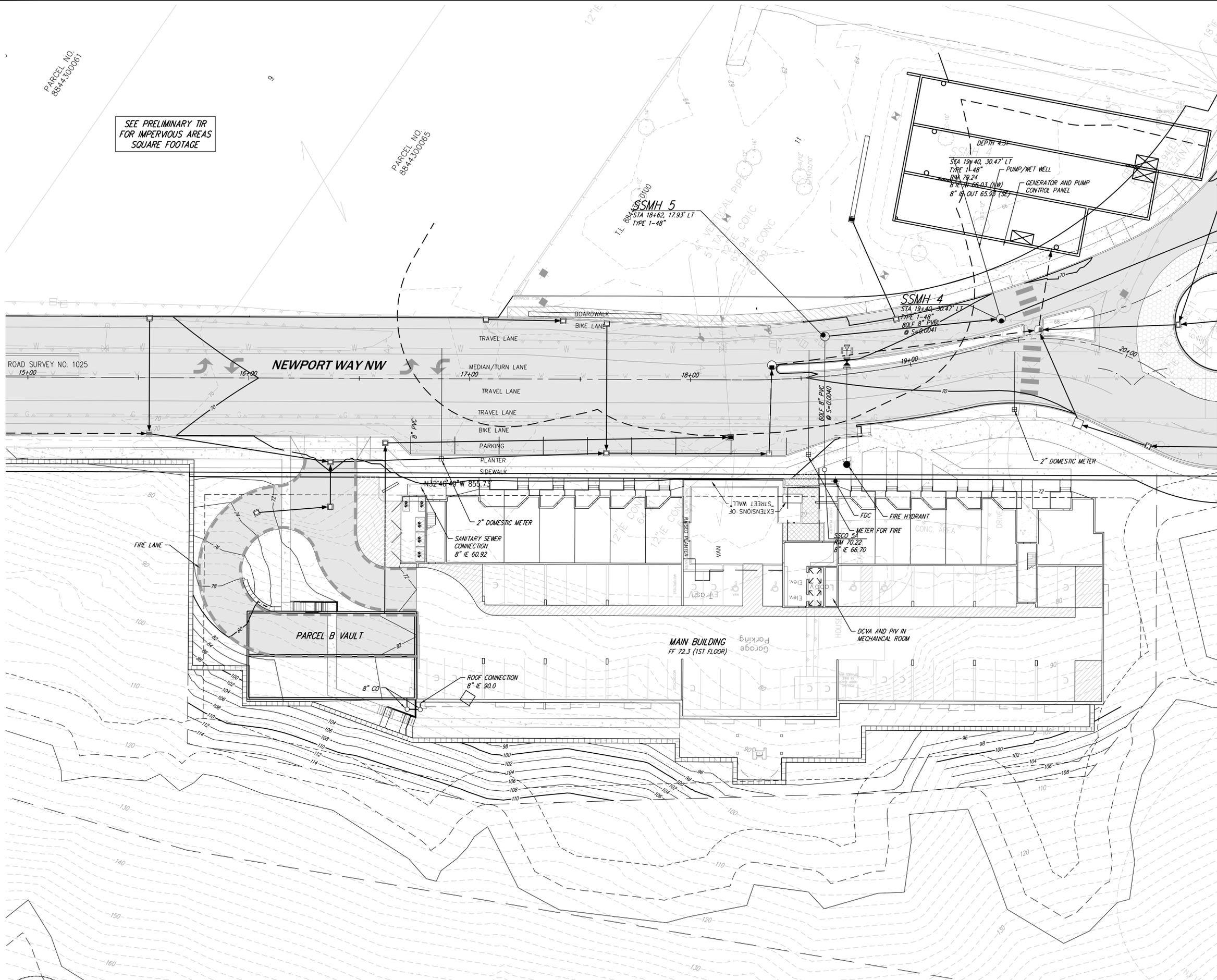
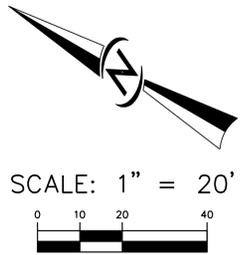
ROAD PROFILES, SECTIONS
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE	MAY 2016	DESIGNED	SHERI H. MURATA, P.E.	DRAWN	DAVID S. VAUGHN	APPROVED	SHERI H. MURATA, P.E.	PROJECT MANAGER	LAFE HERMANSEN
SHEET	C3.21	OF	48	PROJECT NUMBER	11111				

PARCEL NO.
8844-300061

SEE PRELIMINARY TIR
FOR IMPERVIOUS AREAS
SQUARE FOOTAGE

PARCEL NO.
8844-300065



SEE SHEET C4.02

AS-BUILT NOTICE
CONTACT PROJECT SURVEYOR PRIOR
TO BACKFILLING TO LOCATE AS-
CONSTRUCTED FACILITIES TO MEET
CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

APPROVAL CONDITIONS

BY _____ DATE _____
APPROVED BY VINEYARD CONSTRUCTION
FOR REVIEW BY THE DSD

BY _____ DATE _____
PLANNING ENGINEERING

DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	

Land Development Manager _____ Date _____
Public Works Engr Director _____ Date _____

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SDP

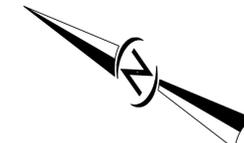
DATE	10/24/26
REVISIONS	
NO.	1 ISSUED SET - PUBLIC HEARING

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.8777 Fax 425.885.7963

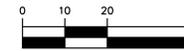


UTILITY PLAN
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WA 98008

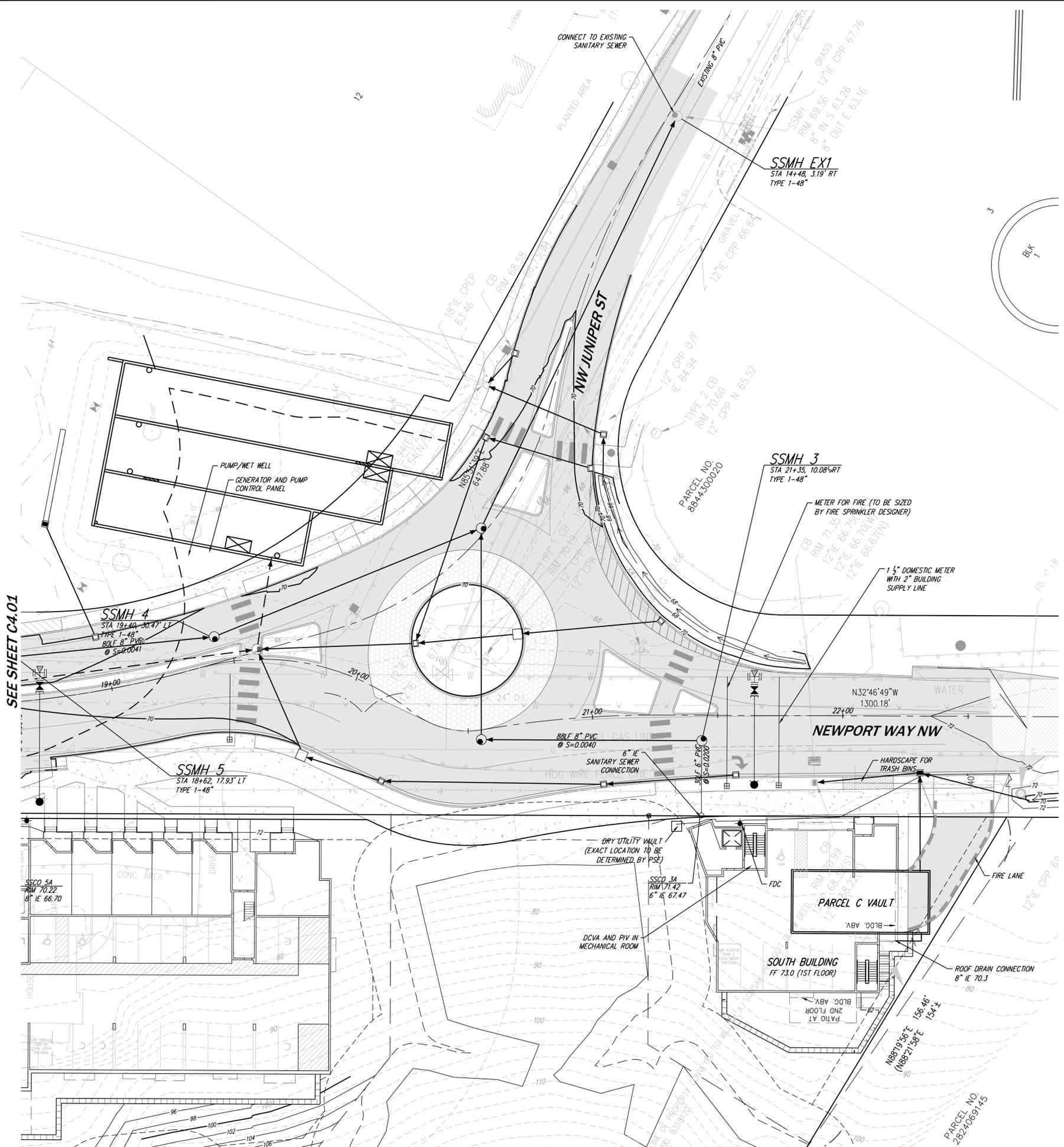
DATE	MAY 2016
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
PROJECT MANAGER	LAFE HERMANSEN
SHEET	48
OF	
PROJECT NUMBER	11111



SCALE: 1" = 20'



SEE PRELIMINARY TIR FOR IMPERVIOUS AREAS SQUARE FOOTAGE



AS-BUILT NOTICE
 CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 811

APPROVAL CONDITIONS			
BY _____	DATE _____		
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BY _____	DATE _____		
PLANNING	ENGINEERING		
DSD Planner	Date	DSD Engineer	Date
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<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
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Public Works Engr Director	Date		

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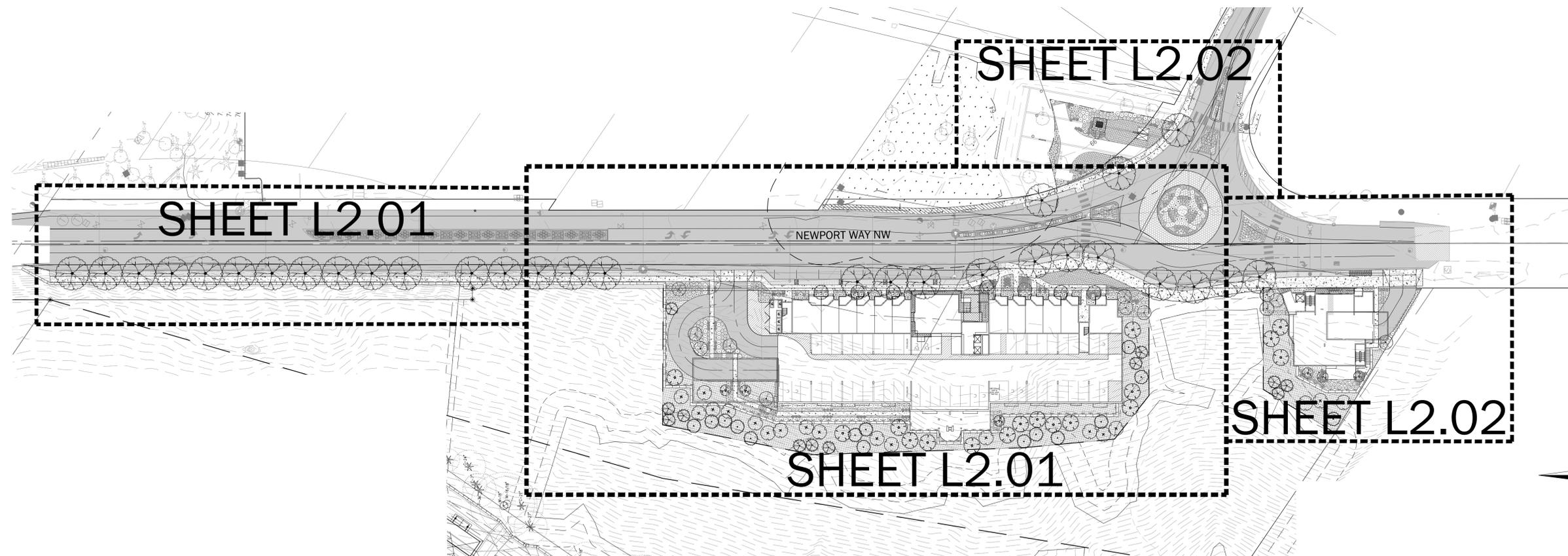
SEE SHEET C4.01

DATE	10/24/26
REVISIONS	
NO.	7 ISSUED SET - PUBLIC HEARING
DATE	
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
PROJECT MANAGER	LAFE HERMANSEN
DATE	MAY 2016
SHEET	OF
C4.02	48
PROJECT NUMBER	11111

UTILITY PLAN
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.8777 Fax 425.885.7963

CORE DESIGN
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COMPOSITE LANDSCAPE PLAN

SCALE: 1" = 50'

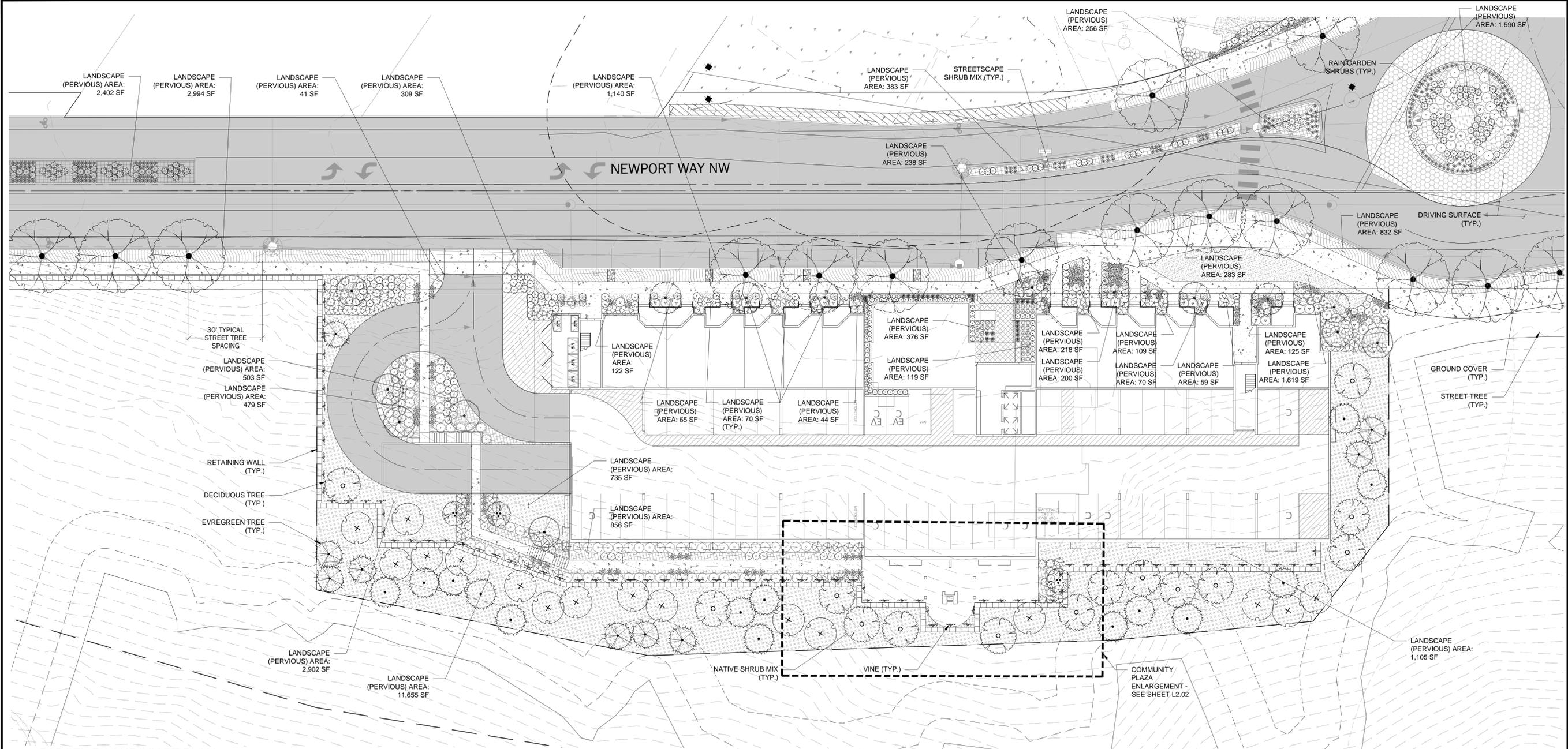


APPROVAL CONDITIONS			
BY _____		DATE _____	
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD			
BY _____		DATE _____	
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> 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

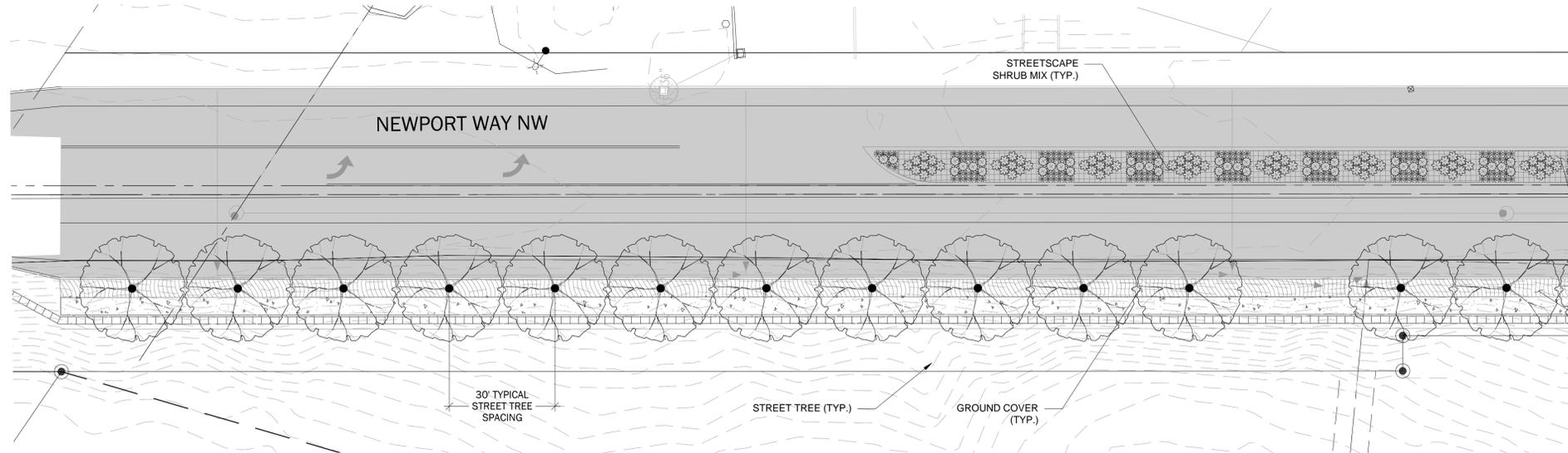
SDP

DATE	DESIGNED	DATE	REVISIONS
MAY 2016	LINDSEY B. SOLORIO		
	DRAWN		
	CAROLYN E. MULNIX		
	APPROVED		
	LINDSEY B. SOLORIO, P.L.A.		
	LAFE HERMENSEN		
	PROJECT MANAGER		
SHEET		OF	
L1.01		48	
PROJECT NUMBER			
11111			
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1353 04/17/2018			
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.8852877 Fax 425.8857963			
CORE DESIGN ENGINEERING • PLANNING • SURVEYING			
COMPOSITE LANDSCAPE PLAN INNESWOOD APARTMENTS INNESWOOD ESTATES, LLC P.O. BOX 6127 BELLEVUE, WA 98008			



PARCEL B LANDSCAPE PLAN

SCALE: 1" = 20'



NORTHERN STREETScape

SCALE: 1" = 20'



SCALE: 1" = 20'



APPROVAL CONDITIONS			
BY _____	DATE _____		
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD			
BY _____	DATE _____	PLANNING	ENGINEERING
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> 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

SDP

DATE	10/24/16
ISSUED SET - PUBLIC HEARING	
NO.	1
REVISIONS	

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 LINDSEY BENNETT SOLORIO
 CERTIFICATE NO. 1353
 04/17/2018

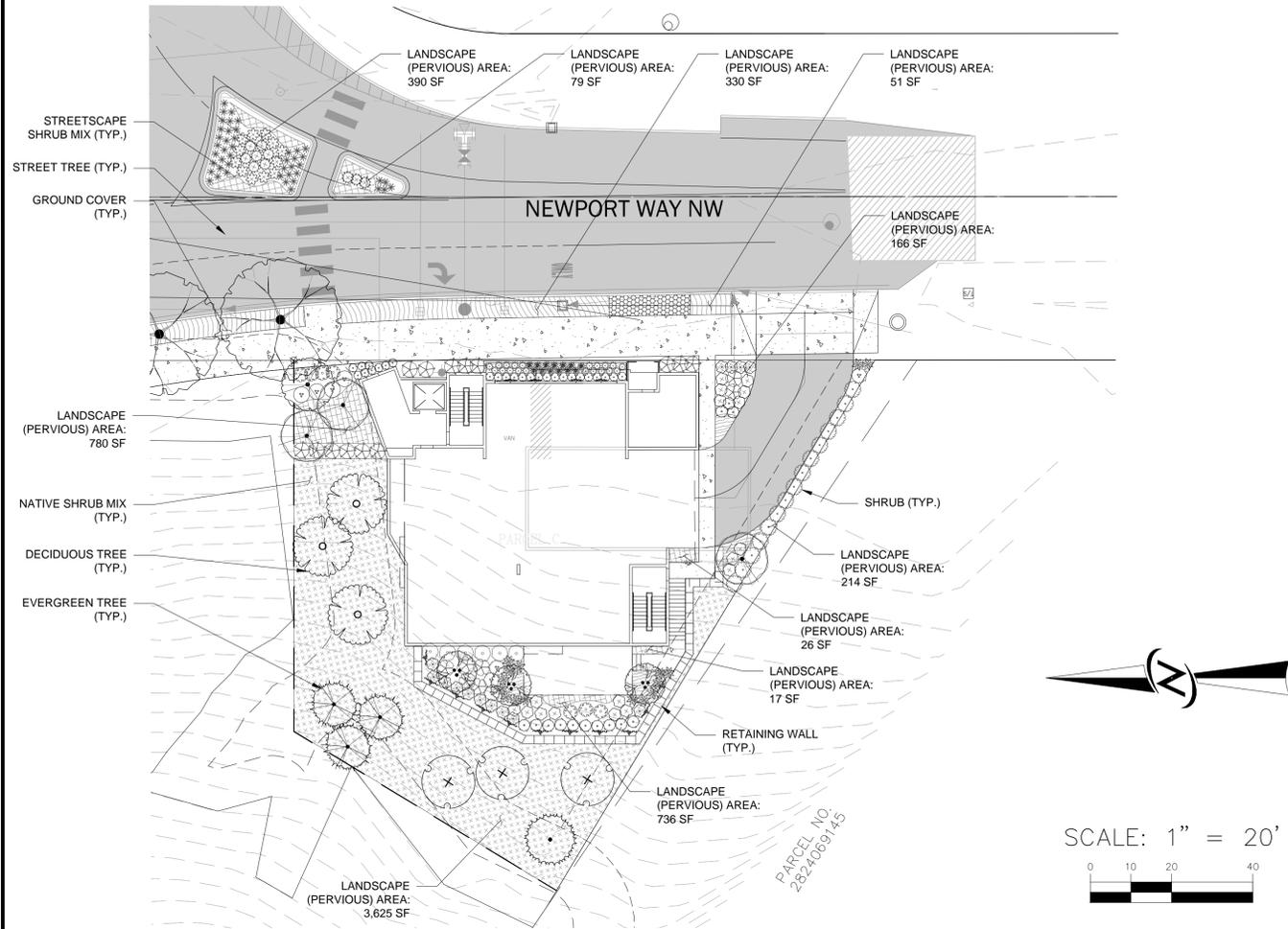
14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.8852877 Fax: 425.8857963



LANDSCAPE PLAN
 INNESWOOD APARTMENTS
 INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

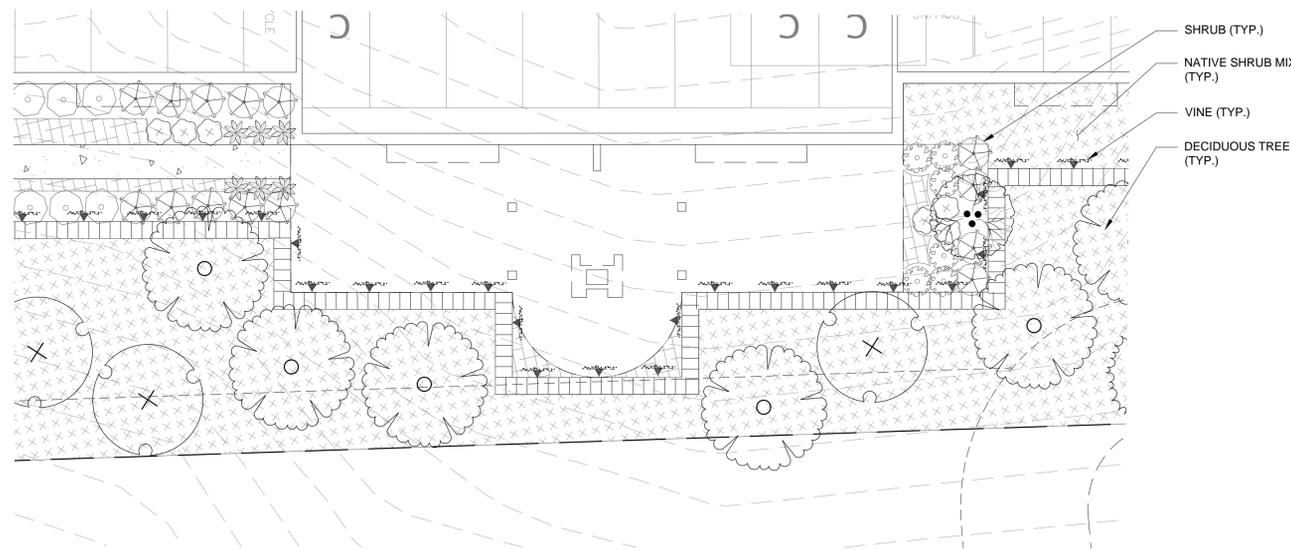
DATE: MAY 2016
 DESIGNED: LINDSEY B. SOLORIO
 DRAWN: CAROLYN E. MULNIX
 APPROVED: LINDSEY B. SOLORIO, P.L.A.
 LAFF HERMANSEN
 PROJECT MANAGER

SHEET	OF
L2.01	48
PROJECT NUMBER	11111



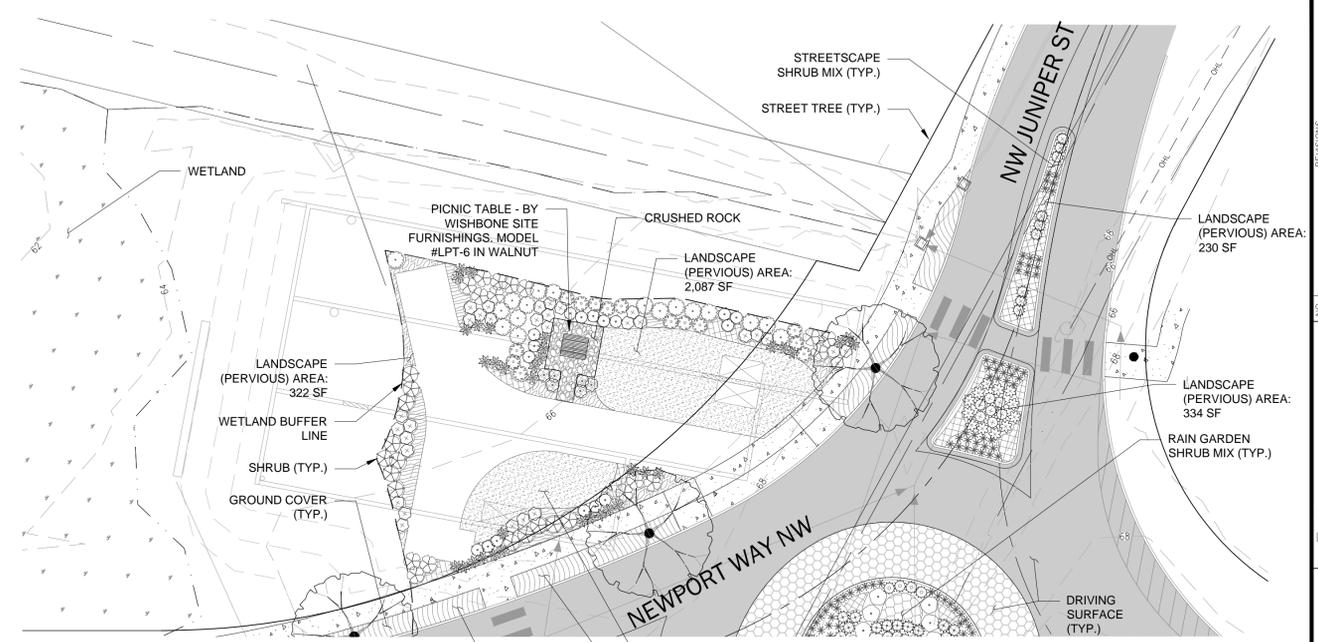
PARCEL C LANDSCAPE PLAN

SCALE: 1" = 20'



COMMUNITY PLAZA ENLARGEMENT

SCALE: 1" = 10'



PARK LANDSCAPE PLAN

SCALE: 1" = 20'

LANDSCAPE (PERVIOUS) AREA

TOTAL SITE LANDSCAPE (PERVIOUS) AREA: ±131,867 SF (±3.02 AC)

NOTE: SEE C1.01 FOR SITE IMPERVIOUS AREA

APPROVAL CONDITIONS			
BY _____		DATE _____	
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD			
BY _____		DATE _____	
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> 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

SDP

DATE: 10/24/16
 REVISIONS:
 NO. 1 ISSUED SET - PUBLIC HEARING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 LINSEY BENNETT SOLORIO
 CERTIFICATE NO. 1353
 04/17/2018

14711 NE 25th Place Suite 101
 Bellevue, Washington 98007
 425.8852877 Fax: 425.8857963

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LANDSCAPE PLAN
 INNESWOOD APARTMENTS
 INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE: MAY 2016
 DESIGNED: LINSEY B. SOLORIO
 DRAWN: CAROLYN E. MULNIX
 APPROVED: LINSEY B. SOLORIO, P.L.A.
 LAFE HERMENSEN
 PROJECT MANAGER

SHEET 48 OF 48
 PROJECT NUMBER 11111

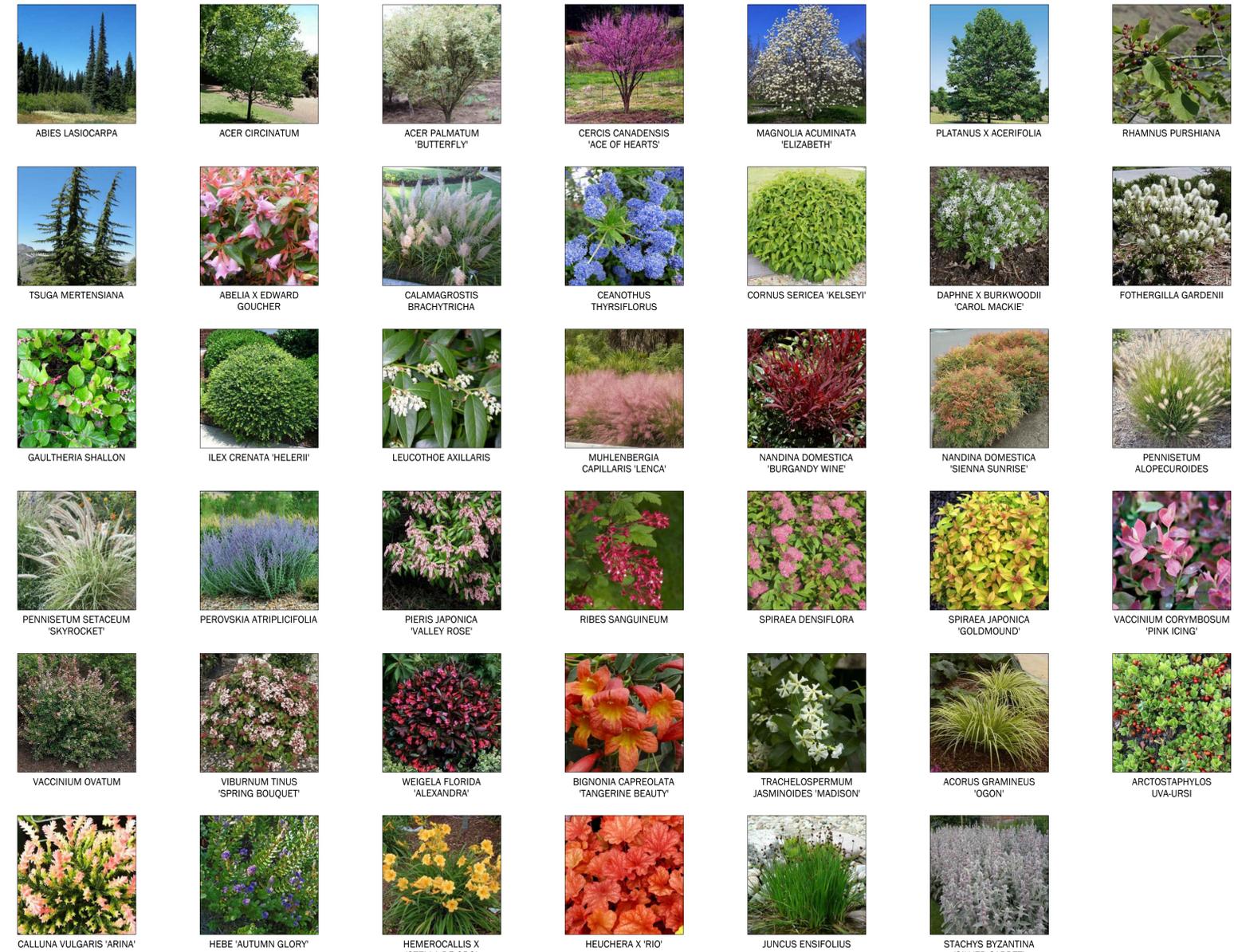
NEWPORT WAY - PRELIMINARY PLANTING SCHEME

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	39	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2" CAL. MIN.	AS SHOWN	STREET TREE C
STREET SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	107	NANDINA DOMESTICA 'SIENNA SUNRISE'	HEAVENLY BAMBOO	3 GAL	AS SHOWN	
STREETSCAPE GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	6,300 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL.	18" O.C.	
	1,725 SF	CALLUNA VULGARIS 'ARINA'	HEATHER	1 GAL.	18" O.C.	
RAINGARDEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	9	CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOOD-TWIG DOGWOOD	5 GAL./24" HT. MIN.		
	30	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GAL	AS SHOWN	
	21	GAULTHERIA SHALLON	SALAL	2 GAL	AS SHOWN	
	426	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GAL	AS SHOWN	
	131	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	3 GAL	AS SHOWN	
	36	SPIRAEA DENSIFLORA	SUB-ALPINE SPIRAEA	2 GAL	AS SHOWN	
RAINGARDEN PERENNIALS & GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	84 SF	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEETFLAG	1 GAL.	18" O.C.	
	176 SF	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	4" POT	12" O.C.	
	79 SF	JUNCUS ENSIFOLIUS	SWORDLEAF RUSH	1 GAL.	18" O.C.	

PARCELS B & C - PRELIMINARY PLANTING SCHEME

NATIVE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	15	ABIES LASIOCARPA	ALPINE FIR	7'-8" HT. MIN.	AS SHOWN	
	17	ACER CIRCINATUM	VINE MAPLE	7'-8" HT. MIN.	AS SHOWN	MULTI-STEM
	19	RHAMNUS PURSHIANA	CASCARA	1.5" CAL. MIN.	AS SHOWN	
	12	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	7'-8" HT. MIN.	AS SHOWN	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	6	ACER PALMATUM 'BUTTERFLY'	BUTTERFLY JAPANESE MAPLE	1.5" CAL. MIN.	AS SHOWN	
	9	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	1.5" CAL. MIN.	AS SHOWN	
	10	MAGNOLIA ACUMINATA 'ELIZABETH'	ELIZABETH MAGNOLIA	1.5" CAL. MIN.	AS SHOWN	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	56	ABELIA X EDWARD GOUCHER	PINK ABELIA	3 GAL	AS SHOWN	
	81	CALAMAGROSTIS BRACHYTRICHA	REED GRASS	2 GAL	AS SHOWN	
	54	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	3 GAL	AS SHOWN	
	63	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL	AS SHOWN	
	35	ILEX CRENATA 'HELERII'	HELER JAPANESE HOLLY	3 GAL	AS SHOWN	
	67	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	3 GAL	AS SHOWN	
	40	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY	2 GAL	AS SHOWN	
	92	NANDINA DOMESTICA 'BURGANDY WINE'	BURGANDY WINE HEAVENLY BAMBOO	3 GAL	AS SHOWN	
	146	PENNISETUM SETACEUM 'SKYROCKET'	SKYROCKET FOUNTAIN GRASS	2 GAL	AS SHOWN	
	87	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	3 GAL	AS SHOWN	
	108	SPIRAEA JAPONICA 'GOLDMOUND'	SPIREA	2 GAL	AS SHOWN	
	95	VACCINIUM CORYMBOSUM 'PINK ICING'	PINK ICING BLUEBERRY	2 GAL	AS SHOWN	
	48	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	3 GAL	AS SHOWN	
	15	WEIGELA FLORIDA 'ALEXANDRA' TM	WEIGELA	3 GAL	AS SHOWN	
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	91	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	TANGERINE BEAUTY CROSS VINE	1 GAL		
	6	TRACHELOSPERMUM JASMINOIDES 'MADISON'	MADISON CONFEDERATE JASMINE	1 GAL		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	18,181 SF	NATIVE SLOPE STABILIZATION SHRUB MIX CEANOTHUS THYRSIFLORUS CORNUS SERICEA 'KELSEY' RIBES SANGUINEUM SPIRAEA DENSIFLORA VACCINIUM OVATUM	BLUE BLOSSOM DWARF REDOSIER DOGWOOD RED FLOWERING CURRANT SUBALPINE SPIREA EVERGREEN HUCKLEBERRY	3 GAL./24" MIN. HT.	4' O.C.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	1,256 SF	HEBE X 'AUTUMN GLORY'	AUTUMN GLORY HEBE	1 GAL.	18" O.C.	
	440 SF	HEUCHERA X 'RIO'	RIO CORAL BELLS	1 GAL.	18" O.C.	
	2,253 SF	LAWN	LAWN	HYDROSEED		
	355 SF	STACHYS BYZANTINA 'SILVER CARPET'	LAMB'S EARS	1 GAL.	18" O.C.	

PLANT IMAGES



GENERAL LANDSCAPE NOTES

- LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TREES IN ACCORDANCE WITH THE MASTER STREET TREE PLAN OR OTHERWISE APPROVED BY DSD, COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, DEVELOPMENT AGREEMENT IF APPLICABLE, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH NEIGHBORHOOD TYPE IN DESIGN GUIDELINES (LANDSCAPING TO COMPLEMENT NEIGHBORHOOD). THE SAME APPLIES TO MINI PARKS, UNLESS PLAY EQUIPMENT IS INVOLVED WHICH WOULD BE REVIEWED FOR SAFETY.
- INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS. PLACE THE FOLLOWING NOTES ON ALL LANDSCAPE PLANS SUBMITTED FOR ISSAQUAH:
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
 - CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
 - CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
 - CONFLICTS BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE RESPONSIBLE OFFICIAL PRIOR TO PLANTING.
 - PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
 - SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%) SHALL BE LOOSENEED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENEED SUB GRADE TO A MINIMUM DEPTH OF 6".
 - VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
 - USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE RESPONSIBLE OFFICIAL. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
 - ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
 - STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
 - STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE RESPONSIBLE OFFICIAL:
 - TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
 - TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING, SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
 - TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
 - PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
 - ALL PLANTING AREAS TO RECEIVE 2" DEPTH APPROVED MULCH.
 - CONTACT THE MICHELLE WRIGHT FOR ASSISTANCE OR INFORMATION: DSD PERMIT CENTER - (425) 837-3100.

IRRIGATION NOTES

IRRIGATION TO BE DESIGNED, IF REQUIRED, IN FUTURE SUBMITTALS.

APPROVAL CONDITIONS			
BY _____	DATE _____		
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD			
BY _____	DATE _____		
PLANNING		ENGINEERING	
DSD Planner _____	Date _____	DSD Engineer _____	Date _____
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch. _____	Date _____	DSD Engineer _____	Date _____
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> 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

SDP

DATE: 10/24/16
 REVISIONS:
 NO. 1 ISSUED SET - PUBLIC HEARING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 LINDSEY BENNETT SOLARIO
 CERTIFICATE NO. 1353
 04/17/2018

14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.8852787 Fax: 425.8857963

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

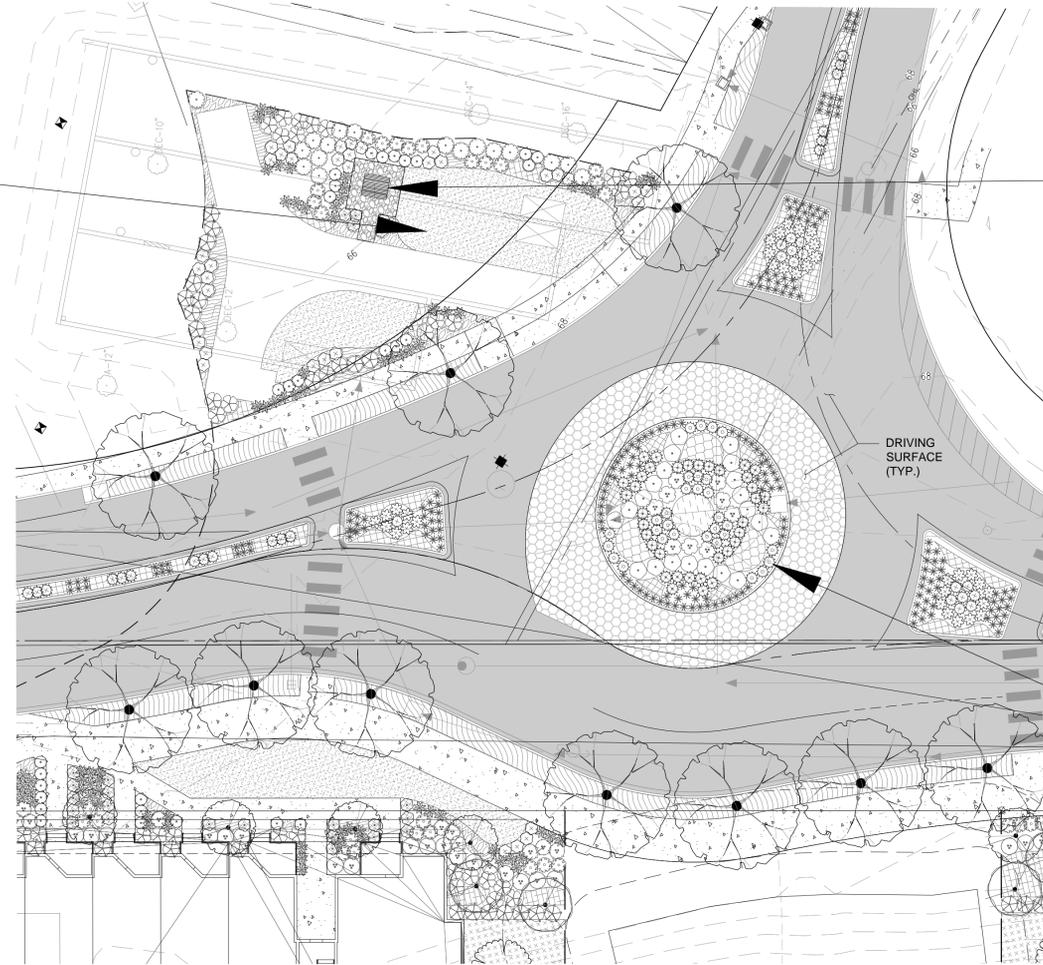
LANDSCAPE SCHEDULE & NOTES
 INNESWOOD APARTMENTS
 INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE: MAY 2016
 DESIGNED: LINDSEY B. SOLARIO
 DRAWN: CAROLYN E. MULNIX
 APPROVED: LINDSEY B. SOLARIO, P.L.A.
 LAET HERMANSZEN
 PROJECT MANAGER

SHEET 12.03 OF 48
 PROJECT NUMBER 11111



OPEN SPACE LAWN AREA



LANDSCAPE PLAN

SCALE: 1" = 20'



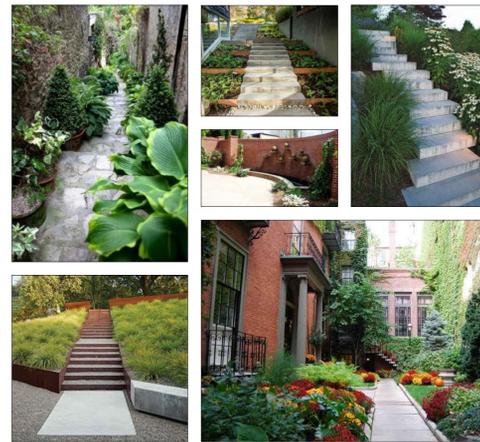
PICNIC AREA NEAR WETLAND



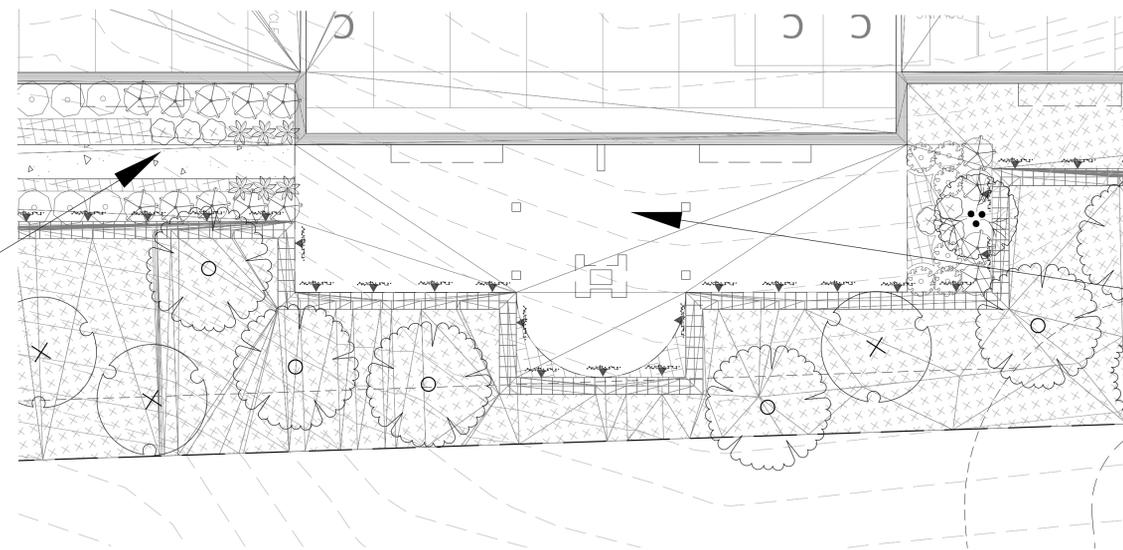
RAIN GARDEN PLANTER



SCALE: 1" = 20'



PLANTED WALKWAY AND STAIRS



COMMUNITY PLAZA

SCALE: 1" = 10'



SECLUDED PLANTED COURTYARD

APPROVAL CONDITIONS			
BY _____		DATE _____	
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD			
BY _____		DATE _____	
PLANNING		ENGINEERING	
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager		Date	
Public Works Engr Director		Date	

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NO.	ISSUED SET - PUBLIC HEARING	REVISIONS	DATE
1			10/24/16

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 LINDSEY BENNETT SOLORIO
 CERTIFICATE NO. 1353
 04/17/2018

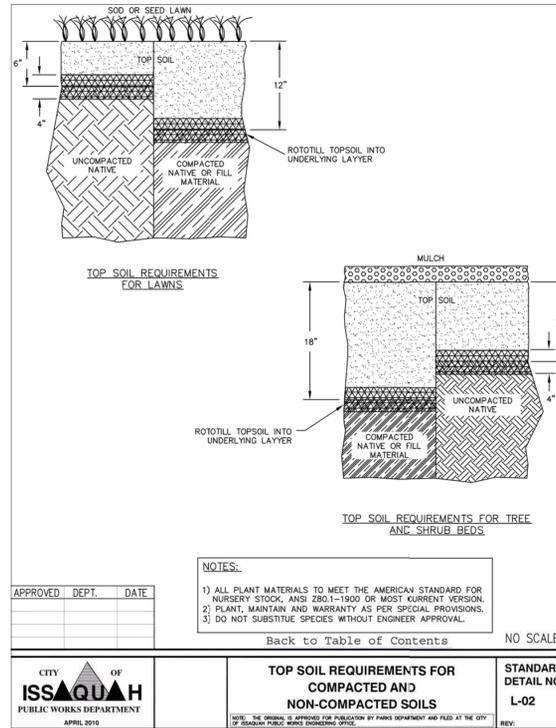
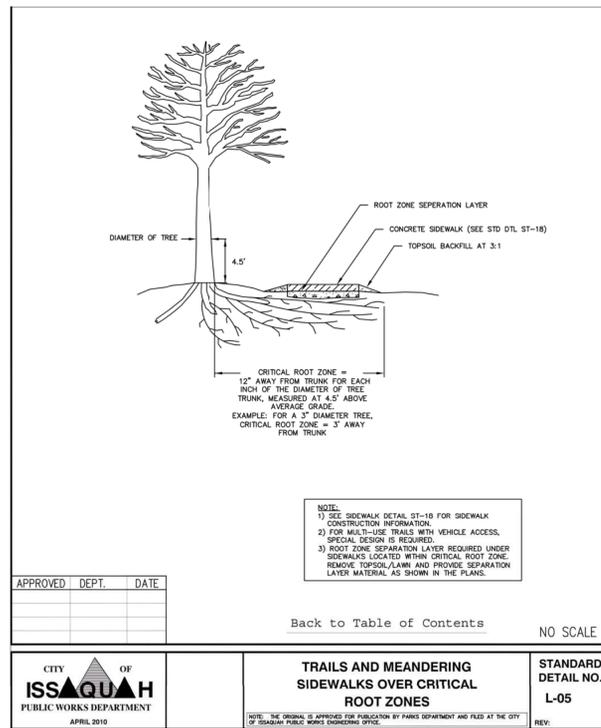
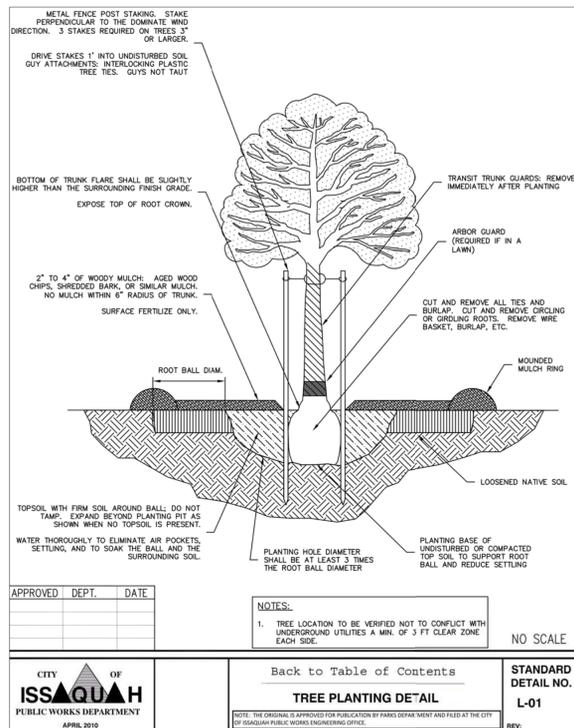
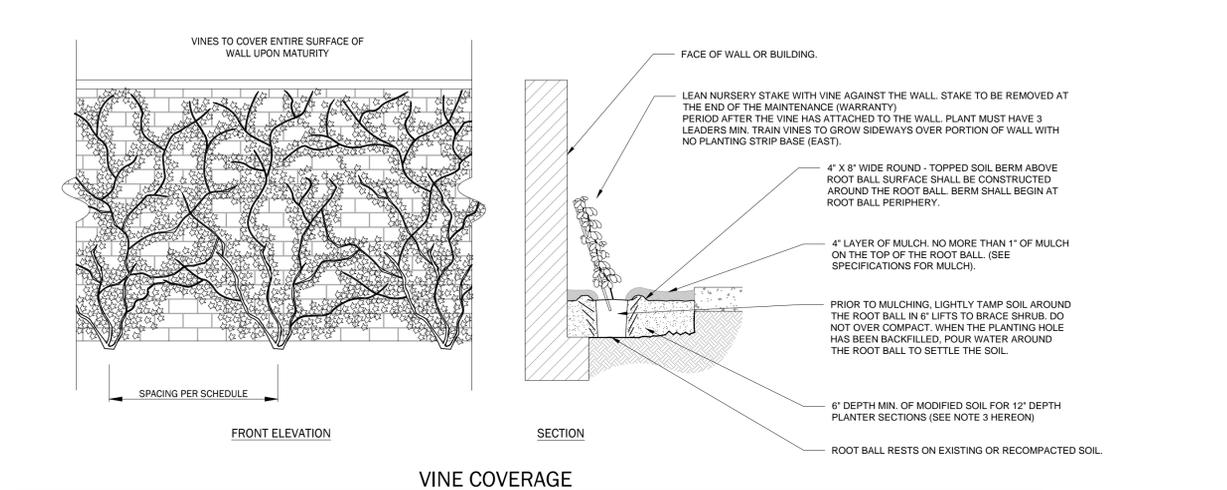
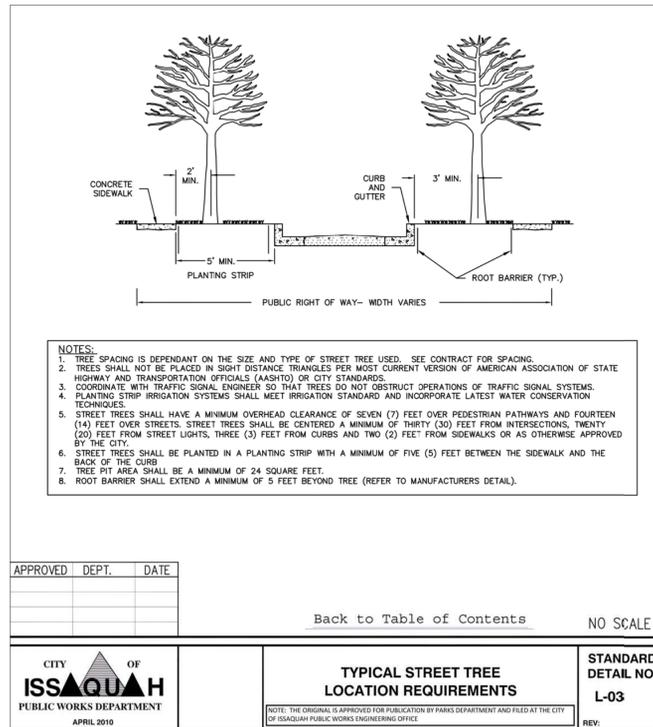
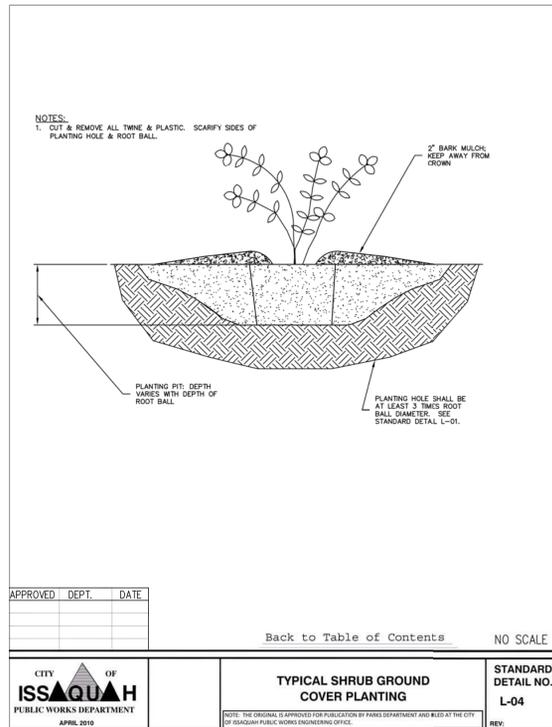
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PRELIMINARY SITE AMENITIES PLAN
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE: MAY 2016
 DESIGNED: LINDSEY B. SOLORIO
 DRAWN: CAROLYN E. MULNIX
 APPROVED: LINDSEY B. SOLORIO, P.L.A.
 LAFE HERMANSSEN
 PROJECT MANAGER

SHEET 48 OF 48
 PROJECT NUMBER 11111



APPROVAL CONDITIONS	
BY _____	DATE _____
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD	
BY _____	DATE _____
PLANNING	ENGINEERING
DSD Planner Date	DSD Engineer Date
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
DSD LS Arch. Date	DSD Engineer Date
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
Land Development Manager	Date
Public Works Engr Director	Date

DATE: 10/24/16
 REVISIONS:
 NO. 1 ISSUED SET - PUBLIC HEARING

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 LINDSEY BENNETT SOLORIO
 CERTIFICATE NO. 1353
 04/17/2018

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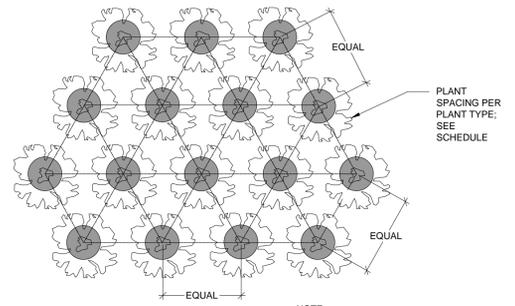
PRELIMINARY LANDSCAPE DETAILS
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
 P.O. BOX 6127
 BELLEVUE, WA 98008

DATE: MAY 2016
 DESIGNED: LINDSEY B. SOLORIO
 DRAWN: CAROLYN E. MULINIX
 APPROVED: LINDSEY B. SOLORIO, P.L.A.
 LAUF HERMANNSEN
 PROJECT MANAGER

SHEET 12.31 OF 48
 PROJECT NUMBER 11111

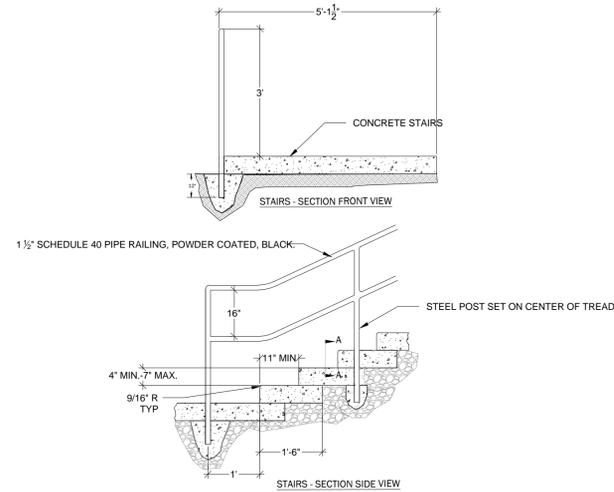
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SDP

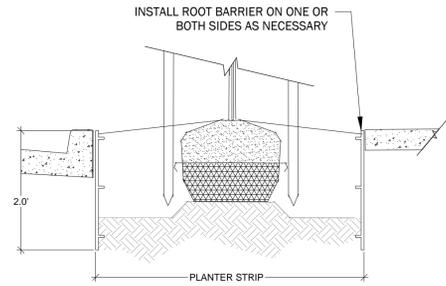


NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:
GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANTING GROUND COVER SPACING
NOT TO SCALE

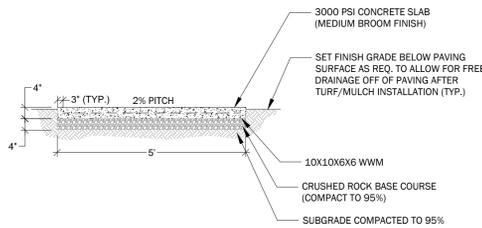


DETAIL: CONCRETE STAIR WITH HANDRAIL
NOT TO SCALE



NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

DETAIL: ROOT BARRIER
NOT TO SCALE



CONCRETE PAVING NOTES:
-INSTALL 1/4"x2" "DUMMY" JOINTS W/ PRE-MOLDED JOINT MATERIAL @12' O.C.
-TOOL TO PROVIDE 1/4" "V" GROOVES @ 4' O.C. BETWEEN DUMMY JOINTS.

DETAIL: CONCRETE WALK PAVEMENT
NOT TO SCALE

APPROVAL CONDITIONS			
BY _____	DATE _____	APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE DSD	
BY _____	DATE _____	PLANNING	ENGINEERING
DSD Planner	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
DSD LS Arch.	Date	DSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager	Date		
Public Works Engr Director	Date		

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SDP

NO.	REVISIONS	DATE
1	ISSUED SET - PUBLIC HEARING	10/24/16

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1353
04/17/2018

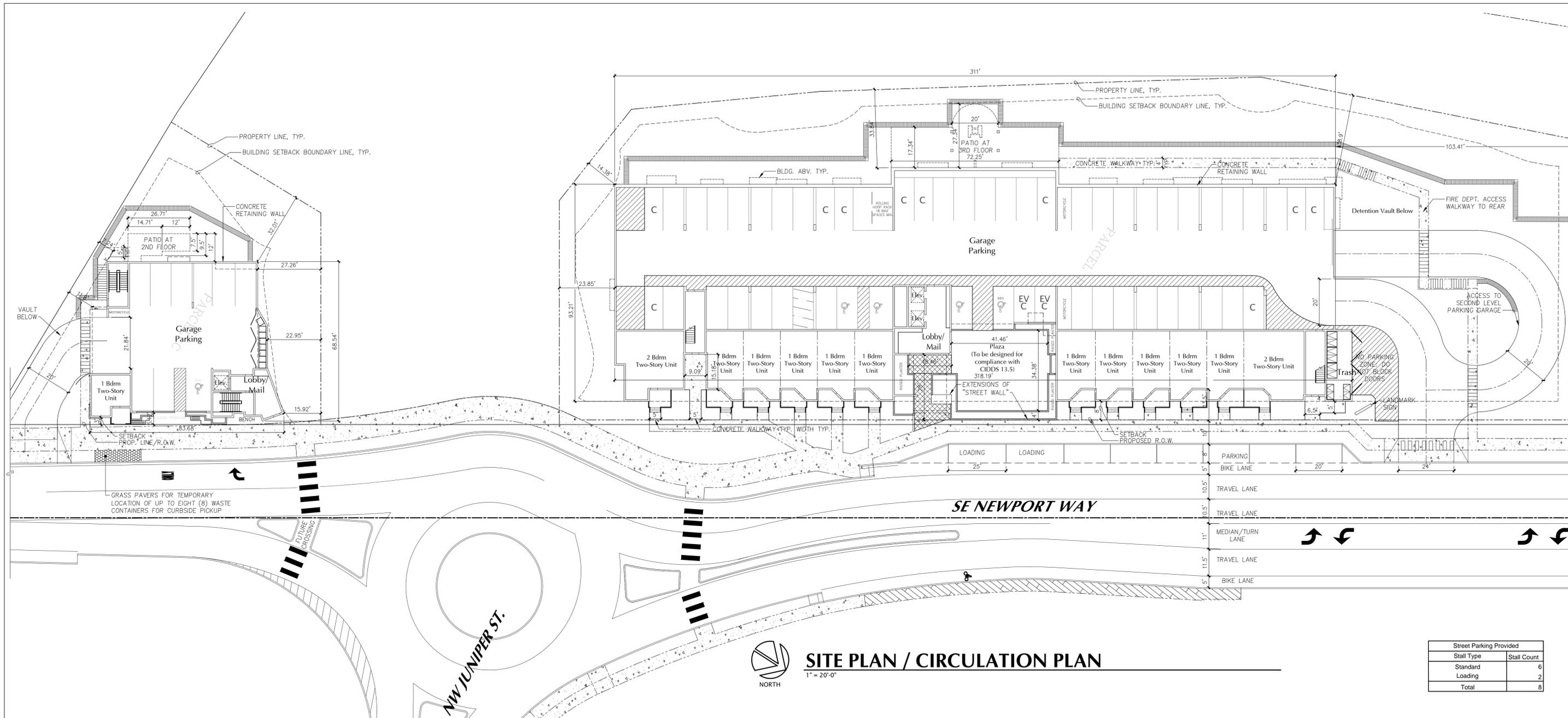
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Bellevue, Washington 98007
425.8852877 Fax: 425.8857963

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PRELIMINARY LANDSCAPE DETAILS
INNESWOOD APARTMENTS
INNESWOOD ESTATES, LLC
P.O. BOX 6127
BELLEVUE, WA 98008

DATE	MAY 2016
DESIGNED	LINDSEY B. SOLORIO
DRAWN	CAROLYN E. MULNIX
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	LAFE HERMANSSEN
	PROJECT MANAGER

SHEET OF
L2.32 48
PROJECT NUMBER
11111



SITE PLAN / CIRCULATION PLAN

1" = 20'-0"

Street Parking Provided	
Stall Type	Stall Count
Standard	6
Loading	2
Total	8

6 Unit Apartment Building with 1 Two-Story Unit

Unit	Unit Description	# of units	Heated Area (SF)
A2 (type B)	1 Bedroom/1 Bath Type B Unit	1	718
B3 (type B)	2+ Bedroom/2 Bath Type B Unit	3	1321
B5 (type B)	2 Bedroom/2 Bath Type B Unit	2	1001
T4	1 Bedroom/1.5 Bath Two-Story Unit	1	1008

Building II Parking Statistics

Unit Type	Unit Count	Code min. stalls	Code max. stalls	Code bike min.	Min. Stalls Required	Max. Stalls Allowed	Min. Bike Required
2 Story Units							
T4	1	1	1.25	0.15	1	1.25	0.15
1 Story Units							
A2	1	1	1.25	0.15	1	1.25	0.15
B3,B5	5	1	2	0.3	5	10	1.5
Totals	7	7	12	2			

Parking Area (SF)

1st Floor	3557
Total	3557

Gross Heated Area (SF)

1st Floor	990
2nd Floor	4149
3rd Floor	3702
4th Floor	3702
Total	12443

Parking Provided

Stall Type	Stall Count
Standard	7
Compact	0
Accessible	0
Van Accessible	1
Total	8

Motorcycle Required

1/36th of Min. Stalls Required	1
--------------------------------	---

Additional Parking Provided

Type	Stall Count
Motorcycle	1
Bicycle	2

Accessible Parking Spaces per IBC 1106.2

Min. Code Required	Required Min. Accessible Spaces*
2% of Provided	1

*NOTE: 1 ACCESSIBLE STALL TO BE A VAN SPACE PER 1106.5 IBC

74 Unit Apartment Building with 12 Two-Story Units

Unit	Unit Description	# of units	Heated Area (SF)
A1 (type A)	1 Bedroom/1 Bath Type A Unit	2	680
A1 (type B)	1 Bedroom/1 Bath Type B Unit	26	680
A3 (type B)	1 Bedroom/1 Bath Type B Unit	3	691
B1 (type A)	2 Bedroom/2 Bath Type A Unit	2	1017
B1 (type B)	2 Bedroom/2 Bath Type B Unit	20	1017
B2 (type B)	2+ Bedroom/2 Bath Type B Unit	4	1253
B4 (type B)	2+ Bedroom/2 Bath Type B Unit	4	1057
S1 (type B)	Studio/1 Bath Type B Unit	4	664
S2 (type B)	Studio/1 Bath Type B Unit	4	694
S3 (type A)	Studio/1 Bath Type B Unit	1	686
S4 (type B)	Studio/1 Bath Type A Unit	4	627
T1	1 Bedroom/1.5 Bath Two-Story Unit	10	821
T2	2+ Bdrm/2.5 Bath Two-Story Unit	1	1361
T3	2+ Bdrm/1.5 Bath Two-Story Unit	1	1361

Parking Area (SF)

1st Floor	18678
2nd Floor	19160
Total	37838

Gross Heated Area (SF)

1st Floor	7158
2nd Floor	7160
3rd Floor	19874
4th Floor	19874
5th Floor	19874
6th Floor	19874
Total	93814

Accessible Parking Spaces per IBC 1106.2

Min. Code Required	Required Min. Accessible Spaces*
2% of Provided	3

*NOTE: 1 ACCESSIBLE STALL TO BE A VAN SPACE PER 1106.5 IBC

Building I Parking Statistics

Unit Type	Unit Count	Code min. stalls	Code max. stalls	Code bike min.	Min. Stalls Required	Max. Stalls Allowed	Min. Bike Required
2 Story Units							
T1	10	1	1.25	0.15	10	12.5	1.5
T2,T3	2	1	2	0.3	2	4	0.6
1 Story Units							
S1,S2,S3,S4	13	1	1	0.15	13	13	1.95
A1,A3	31	1	1.25	0.15	31	38.75	4.65
B1,B2,B4	30	1	2	0.3	30	60	9
Totals	86				128		18

Parking Provided

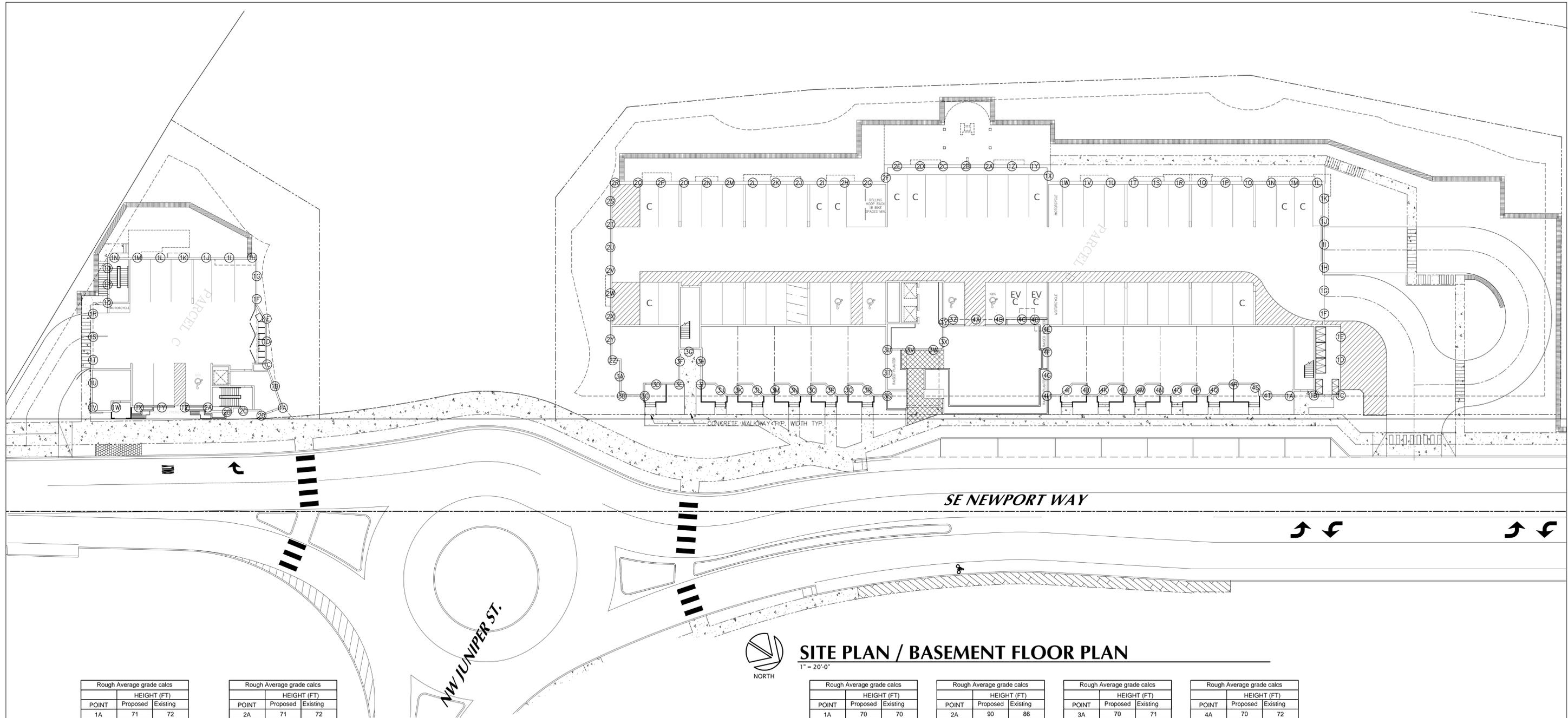
Stall Type	Stall Count
Standard	82
Compact	19
Electric Vehicle Compact	2
Accessible	5
Van Accessible	1
Total	109

Motorcycle Required

1/36th of Min. Stalls Required	3
--------------------------------	---

Additional Parking Provided

Type	Stall Count
Motorcycle	4
Bicycle	18



SITE PLAN / BASEMENT FLOOR PLAN
1" = 20'-0"

Rough Average grade calcs			
POINT	HEIGHT (FT)		Existing
	Proposed	Existing	
1A	71	72	
1B	71	73	
1C	71	74	
1D	74	78	
1E	76	82	
1F	78	84	
1G	80	87	
1H	81	89	
1I	81	86	
1J	81	85	
1K	81	84	
1L	81	83	
1M	81	82	
1N	81	82	
1O	79	81	
1P	75	78	
1Q	71	76	
1R	71	76	
1S	71	74	
1T	71	74	
1U	71	73	
1V	71	73	
1W	71	73	
1X	71	72	
1Y	71	72	
1Z	71	72	

Rough Average grade calcs			
POINT	HEIGHT (FT)		Existing
	Proposed	Existing	
2A	71	72	
2B	71	72	
2C	71	72	
2D	71	72	
TOTAL=	2236	2323	
AVERAGE=	74.53	77.43	

Rough Average grade calcs			
POINT	HEIGHT (FT)		Existing
	Proposed	Existing	
1A	70	70	
1B	70	70	
1C	70	71	
1D	70	71	
1E	74	74	
1F	77	81	
1G	79	83	
1H	80	86	
1I	80	90	
1J	90	92	
1K	90	96	
1L	90	99	
1M	90	98	
1N	90	97	
1O	90	96	
1P	90	95	
1Q	90	94	
1R	90	93	
1S	90	93	
1T	90	93	
1U	90	93	
1V	90	91	
1W	90	89	
1X	90	88	
1Y	90	88	
1Z	90	87	

Rough Average grade calcs			
POINT	HEIGHT (FT)		Existing
	Proposed	Existing	
2A	90	86	
2B	90	85	
2C	90	84	
2D	90	84	
2E	90	84	
2F	90	84	
2G	90	84	
2H	90	86	
2I	90	89	
2J	90	92	
2K	90	94	
2L	90	95	
2M	90	95	
2N	90	95	
2O	90	95	
2P	90	96	
2Q	90	97	
2R	90	99	
2S	90	96	
2T	90	92	
2U	86	88	
2V	82	85	
2W	78	81	
2X	74	77	
2Y	70	74	
2Z	70	71	

Rough Average grade calcs			
POINT	HEIGHT (FT)		Existing
	Proposed	Existing	
3A	70	71	
3B	70	71	
3C	70	71	
3D	70	71	
3E	70	71	
3F	70	71	
3G	70	71	
3H	70	71	
3I	70	71	
3J	70	71	
3K	70	71	
3L	70	71	
3M	70	70	
3N	70	70	
3O	70	70	
3P	70	70	
3Q	70	70	
3R	70	70	
3S	70	70	
3T	70	71	
3U	70	71	
3V	70	72	
3W	70	72	
3X	70	72	
3Y	70	72	
3Z	70	72	

Rough Average grade calcs			
POINT	HEIGHT (FT)		Existing
	Proposed	Existing	
4A	70	72	
4B	70	72	
4C	70	72	
4D	70	72	
4E	70	71	
4F	70	71	
4G	70	70	
4H	70	69	
4I	70	69	
4J	70	69	
4K	70	69	
4L	70	69	
4M	70	69	
4N	70	69	
4O	70	69	
4P	70	69	
4Q	70	70	
4R	70	70	
4S	70	71	
4T	70	71	
TOTAL=	7880	7813	
AVERAGE=	78.37	79.72	

Inneswood Apartments

Issaquah, WA

Inneswood Estates, LLC

**BUILDING HEIGHT
AVERAGE GRADE PLANE CALCULATIONS
ISSUED SET - PUBLIC HEARING**

Scale: 1" = 20'-0" Drawn By: RT/APT/DRB Date: 10/24/2016 Date Plotted: 10-24-16

EXTRACT FROM TABLE 4.4
CENTRAL ISSAQUAH DESIGN STANDARDS

Zoning Districts	Floor Area Ratio (FAR)						Height (4)	
	Min.		Base		Max		Base	Max
	Res.	Com.	Res.	Com.	Res.	Com.		
Mixed Use Residential 4. B	n/a	n/a	1.25	1	2	2	40'	65'

BASE ZONING REQUIREMENTS AND BONUS DENSITY PROGRAM			
	CODE STANDARD AMOUNTS	PROPOSED AMOUNTS	HOW DESIGN MEETS OR EXCEEDS CITY DESIGN STANDARDS
BASE FAR	1.25	1.23	WE ARE MAXIMIZING THE SITE POTENTIAL WHILE STAYING WITHIN THE BASE F.A.R.. BY DESIGNING A BUILDING WITH A HIGHER FLOOR AREA RATIO, WE WILL BE ABLE TO ACHIEVE THE HIGHER DENSITY LIVING ENVISIONED IN THE CENTRAL ISSAQUAH PLAN.
BASE BUILDING HEIGHT	40' 54' W/ PARKING UNDERBUILDING	THE MAX BUILDING HEIGHT OF 65'	ADDITIONAL BUILDING HEIGHT WILL BE NEEDED FROM THE BASE HEIGHT OUTLINED IN TABLE 4.4 IN ORDER TO CREATE A BUILDING MASS THAT STEPS BACK ABOVE THE SECOND FLOOR AND FRAMES A PEDESTRIAN SCALE STREETScape. THE EXCESS IN BUILDING HEIGHT WILL DRIVE THE REQUIREMENTS OF THE BONUS DENSITY PROGRAM. AFFORDABLE HOUSING WILL BE PROVIDED IN ACCORDANCE WITH THE MANDATORY PORTION. ANY OPTIONAL PORTION NOT SATISFIED BY ROUNDING UP TO THE NEAREST WHOLE UNIT WILL BE SATISFIED BY PAYING THE DENSITY FEE.

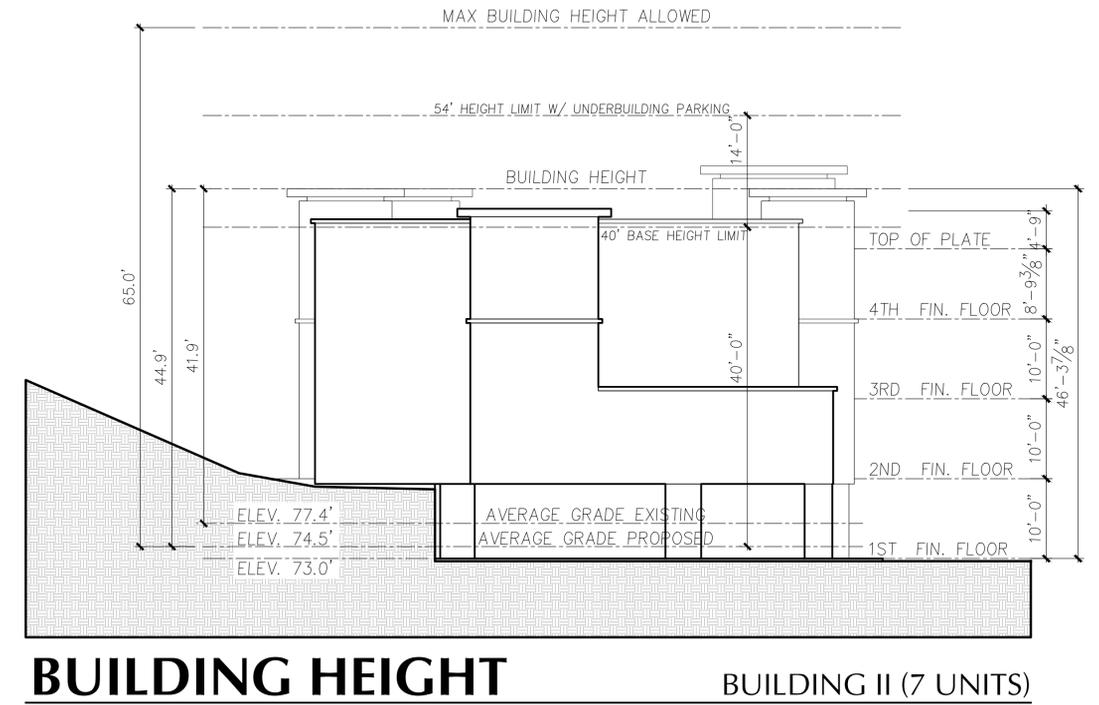
Bonus Density Program

Sqft in excess of Base FAR	
Developable Site	86,681
Gross Floor Area (Per CIDDS Def.)	106,257
FAR	1.23
Floor area in excess of FAR 1.25	0

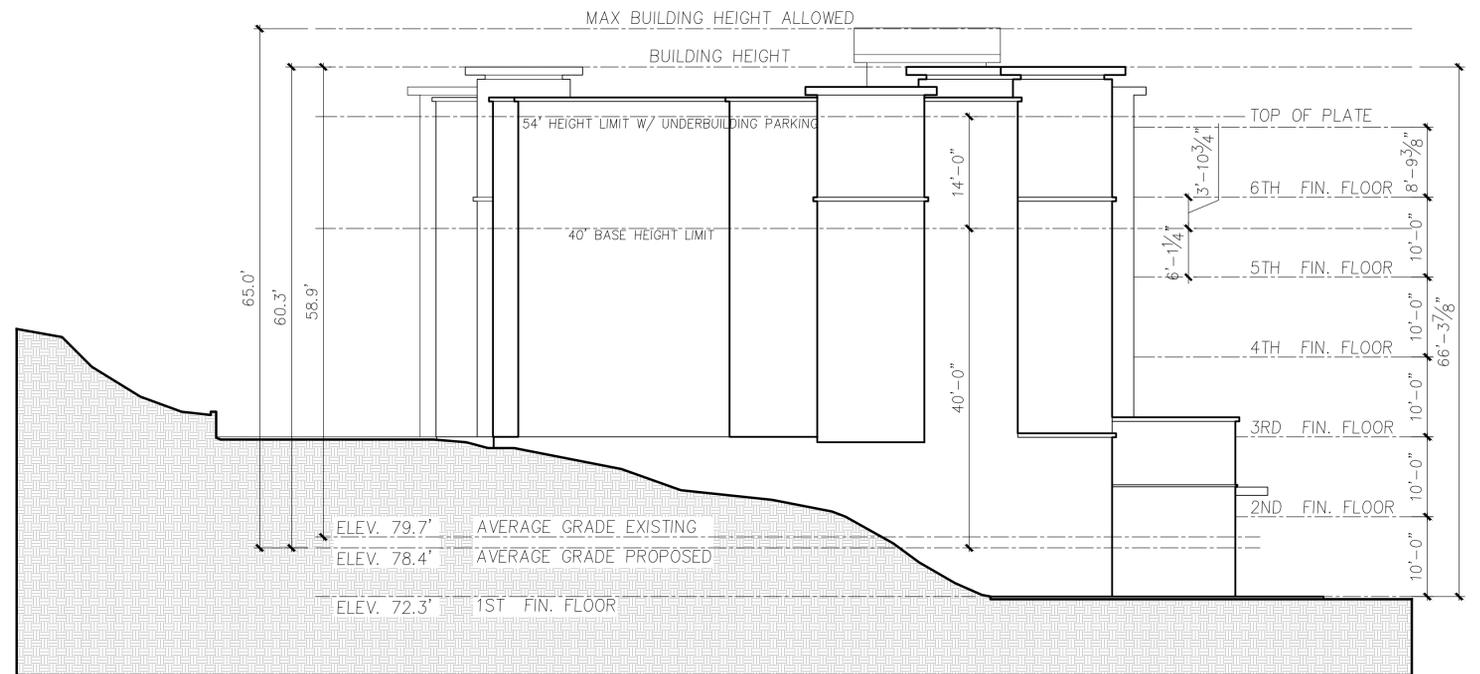
Sqft in excess of Base Height	
Building A 6th Floor	2,399
Total Floor area	2,399

Fees and Affordable Housing Requirements

Sqft over Base FAR	0
Sqft over Base Height	2,399
Greater # used to calc BDP	2,399
Mandatory Portion (33%)	792
20% of Mand. For low income	158
Optional Portion (67%)	1,607
(Choose one or combination)	
Pay Density Bonus Fee (\$15/sqft)	\$24,110
Affordable housing (20%)	321
Min. Req. Affordable Housing	158
Max. Req. Affordable Housing	480



BUILDING HEIGHT BUILDING II (7 UNITS)



BUILDING HEIGHT BUILDING I (86 UNITS)







① Newport Way Elevation Perspective



② Rear Elevation Perspective



① Northeast Corner Perspective



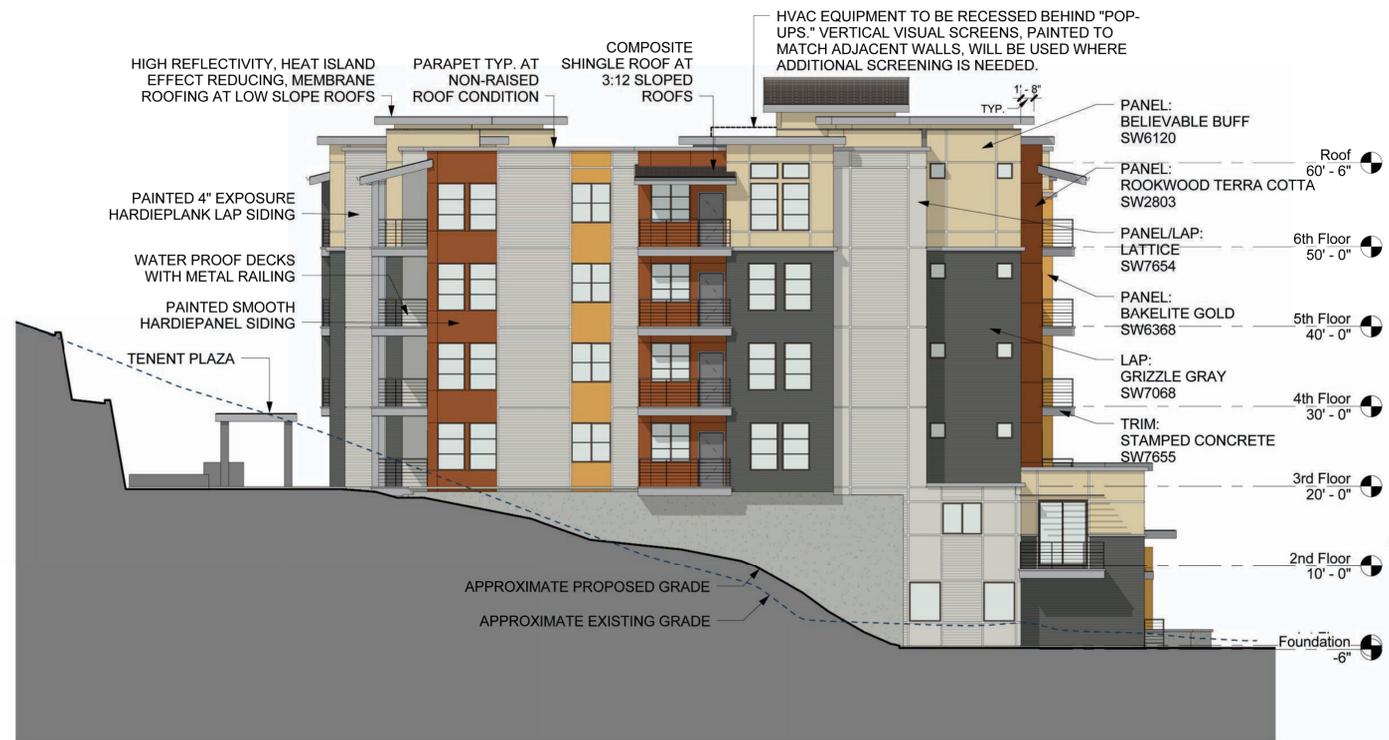
② Main Entry Perspective



③ Southeast Corner Perspective



① Newport Way - East (Front) Elevation
3/32" = 1'-0"



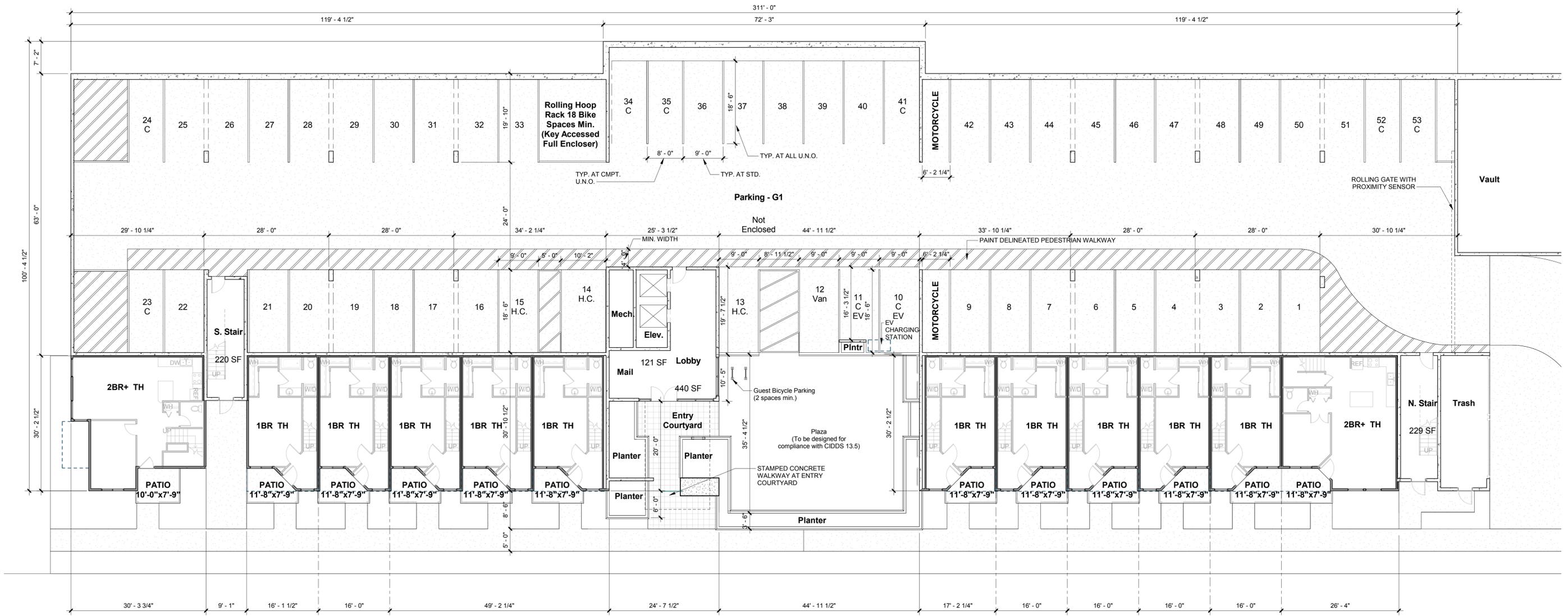
② South (Left Side) Elevation
3/32" = 1'-0"



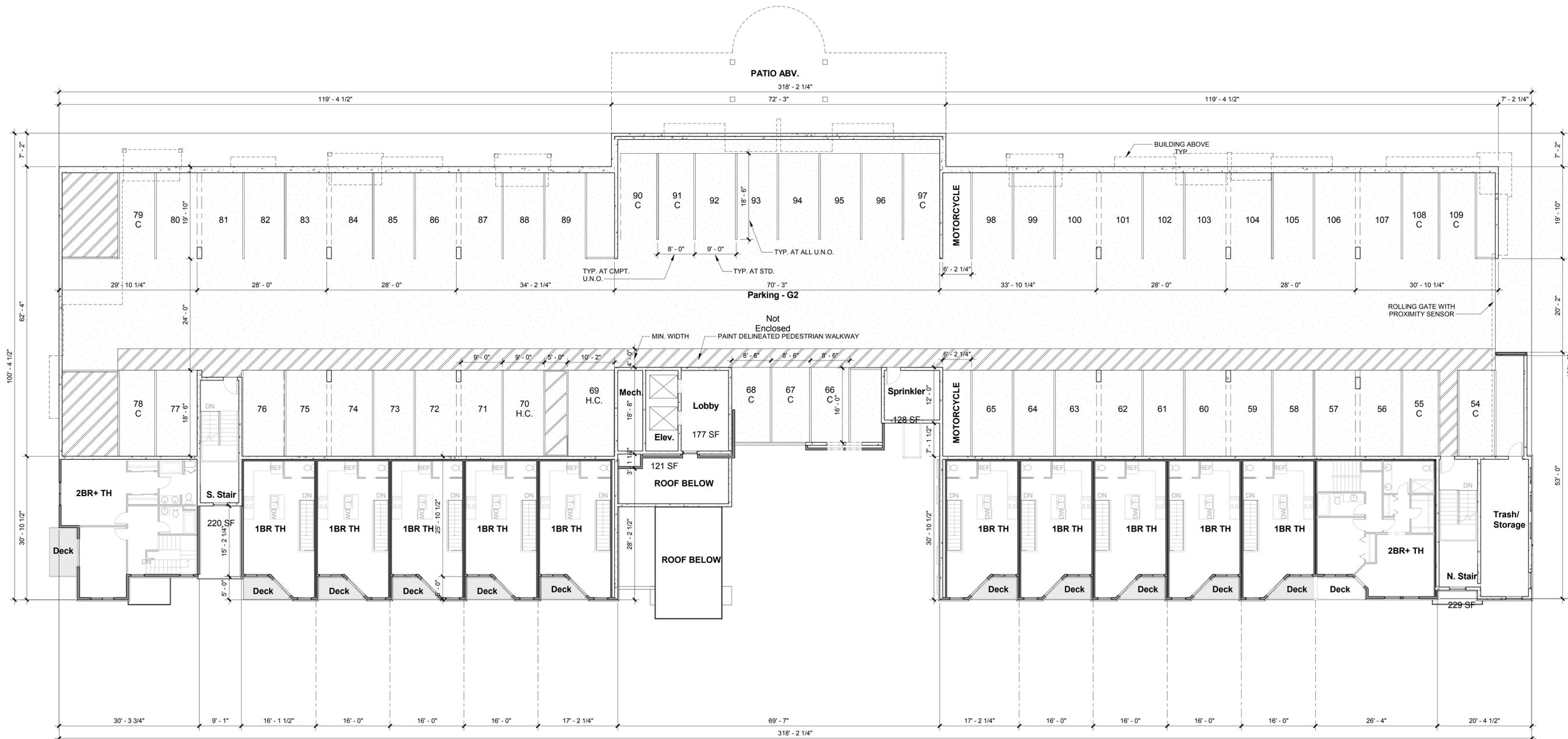
③ North (Right Side) Elevation
3/32" = 1'-0"



① West (Rear) Elevation
 3/32" = 1'-0"



1 1st Floor
3/32" = 1'-0"



① 2nd Floor
3/32" = 1'-0"



① 3rd Floor
3/32" = 1'-0"



① 4th-5th Floors
3/32" = 1'-0"



1 6th Floor
3/32" = 1'-0"



① NW Corner - Main Entry Perspective



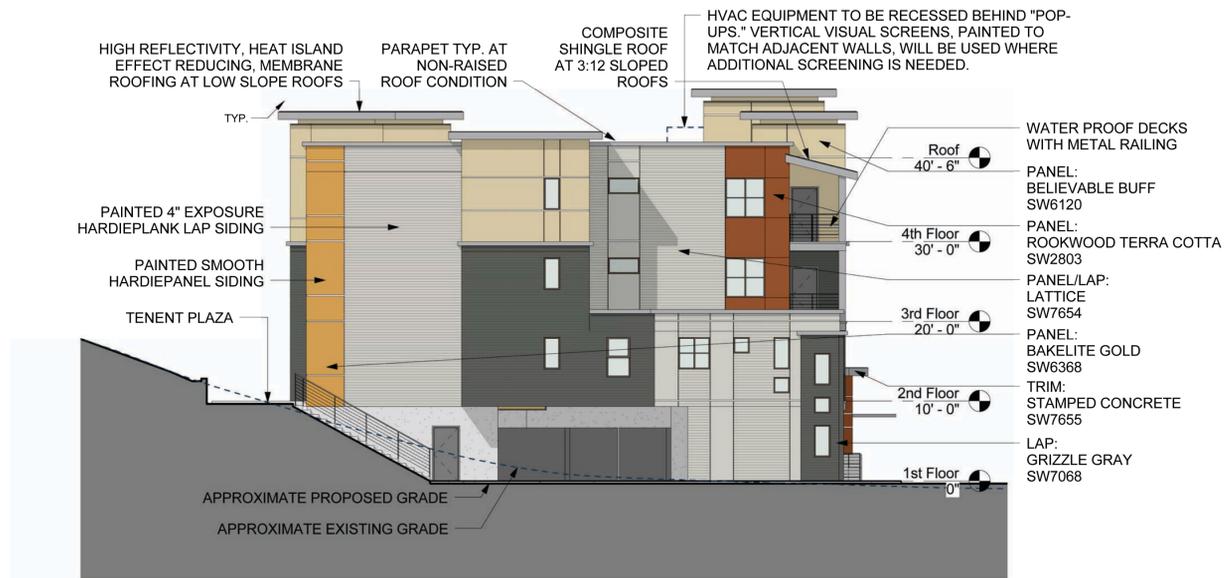
② East (Front) Elevation Perspective



③ Southeast Corner Perspective



④ West (Rear) Elevation Perspective



① South (Left Side) Elevation
3/32" = 1'-0"



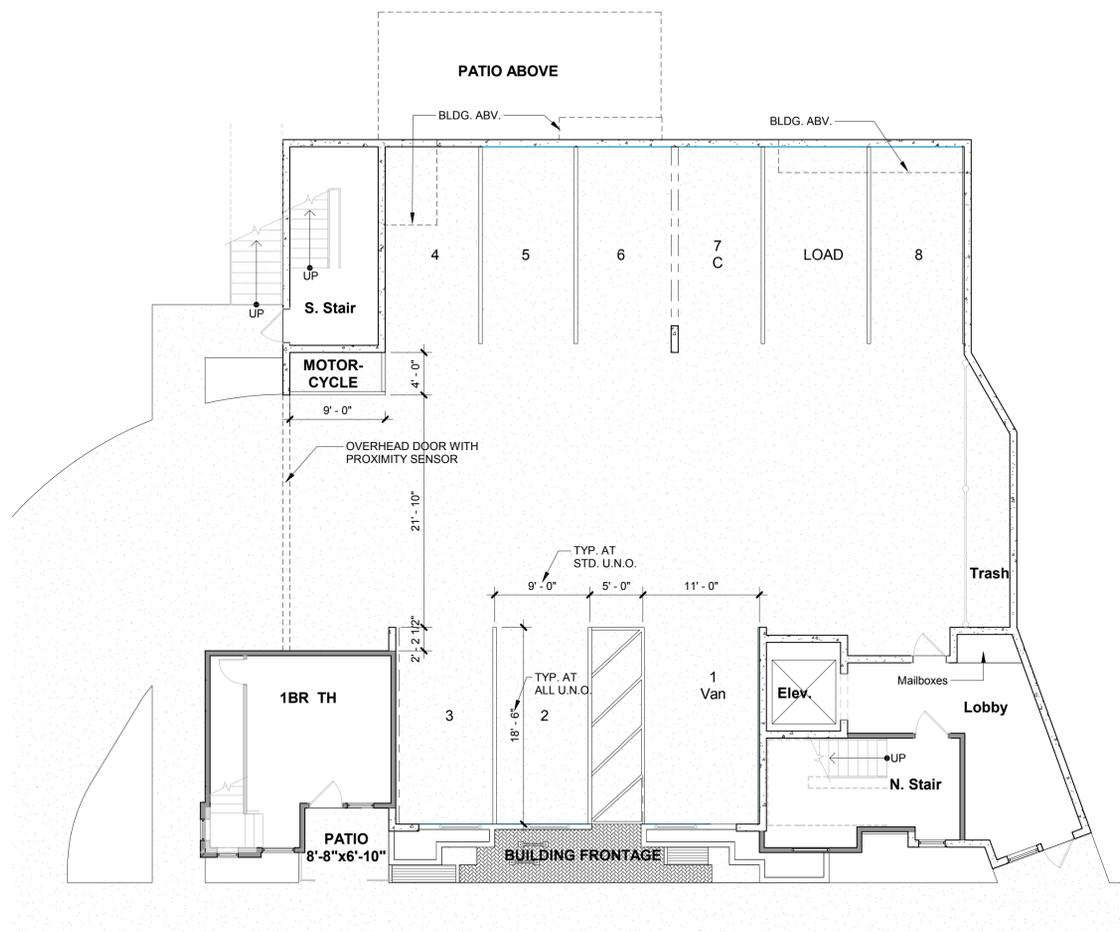
② Newport Way - East (Front) Elevation
3/32" = 1'-0"



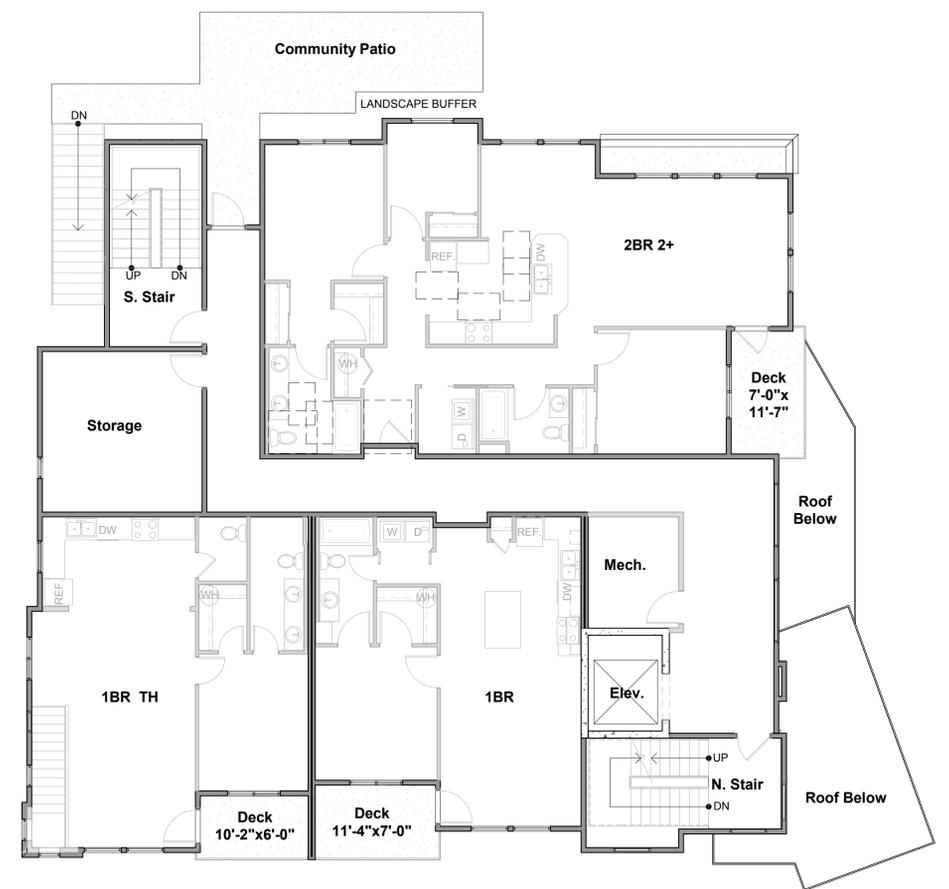
③ North (Right Side) Elevation
3/32" = 1'-0"



④ West (Rear) Elevation
3/32" = 1'-0"



① 1st Floor Plan
1/8" = 1'-0"



② 2nd Floor Plan
1/8" = 1'-0"



① 3rd and 4th Floor Plan
1/8" = 1'-0"



ARIAL OVER JUNIPER TOWARDS SITE



ARIAL OVER ISSAQUAH COMMONS TOWARDS SITE



ARIAL OVER ELEMENTARY SCHOOL TOWARDS SITE



NORTH CORNER OF SITE TOWARDS SOUTHEAST



SOUTHWEST CORNER OF SITE TOWARDS NORTHEAST



INTERSECTION OF NEWPORT WAY AND JUNIPER TOWARDS NORTHEAST



INTERSECTION OF NEWPORT WAY AND JUNIPER TOWARDS EAST



INTERSECTION OF NEWPORT WAY AND JUNIPER TOWARDS SOUTHWEST



INTERSECTION OF NEWPORT WAY AND JUNIPER TOWARDS NORTHWEST



INTERSECTION OF NEWPORT WAY AND JUNIPER TOWARDS NORTHWEST



NW INNESWOOD PLACE TOWARDS WEST



MIDWAY OF NEWPORT WAY FRONTAGE TOWARDS SOUTH



MIDWAY OF NEWPORT WAY FRONTAGE TOWARDS SOUTHWEST



MIDWAY OF NEWPORT WAY FRONTAGE TOWARDS WEST



MIDWAY OF NEWPORT WAY FRONTAGE TOWARDS NORTHWEST



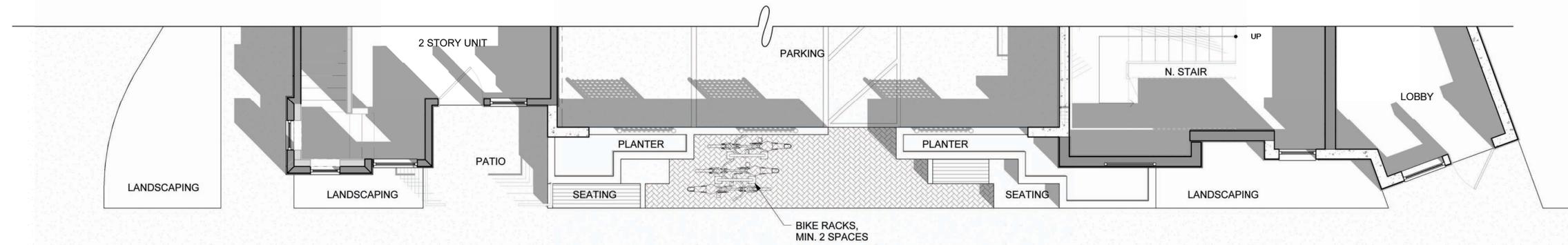
MIDWAY OF NEWPORT WAY FRONTAGE TOWARDS NORTHWEST



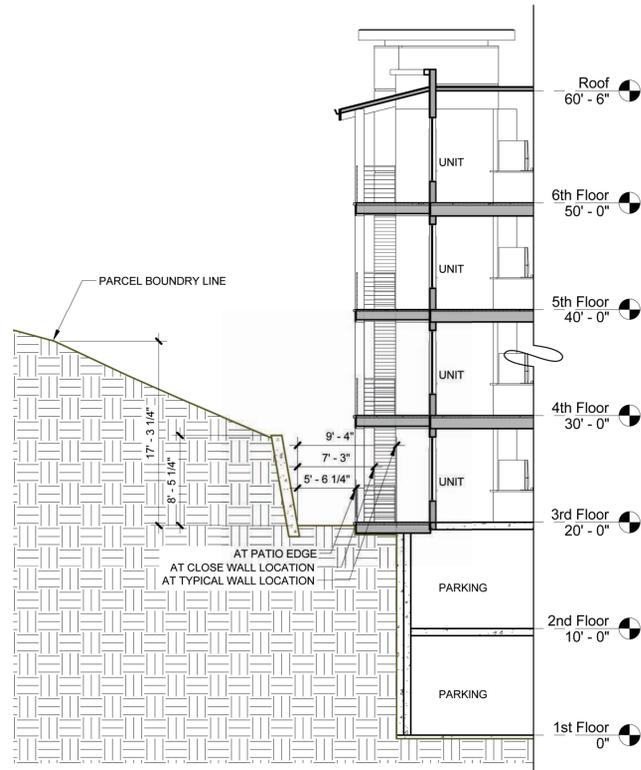
① Entry Perspective



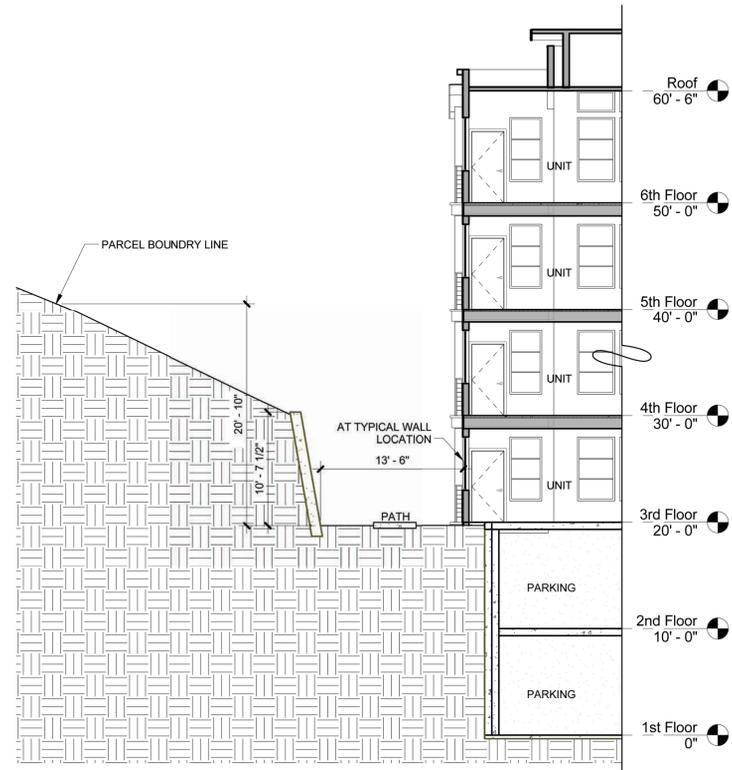
② Frontage Perspective



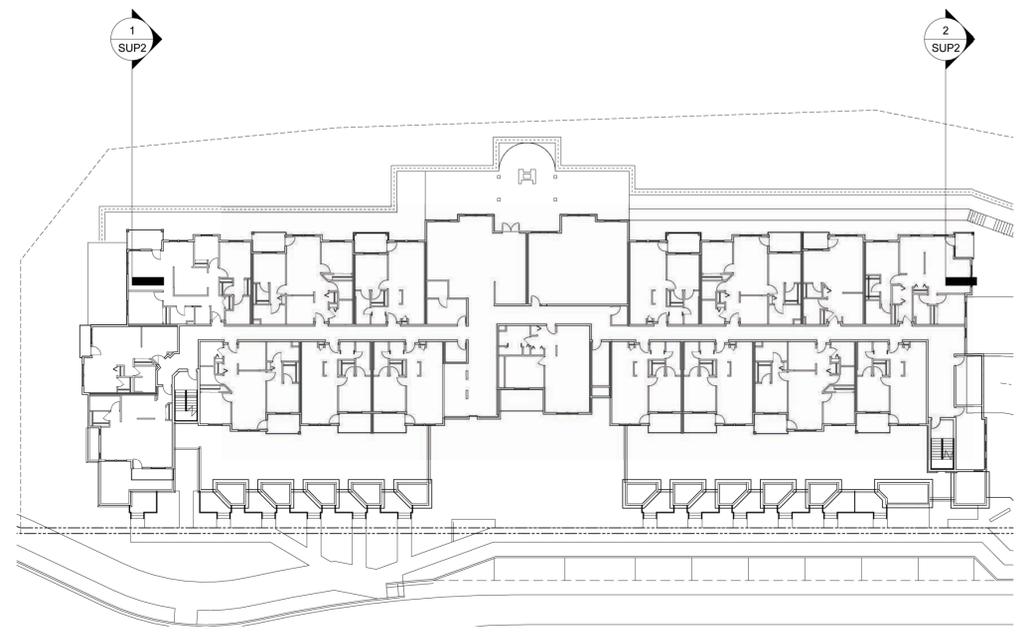
③ Frontage Plan



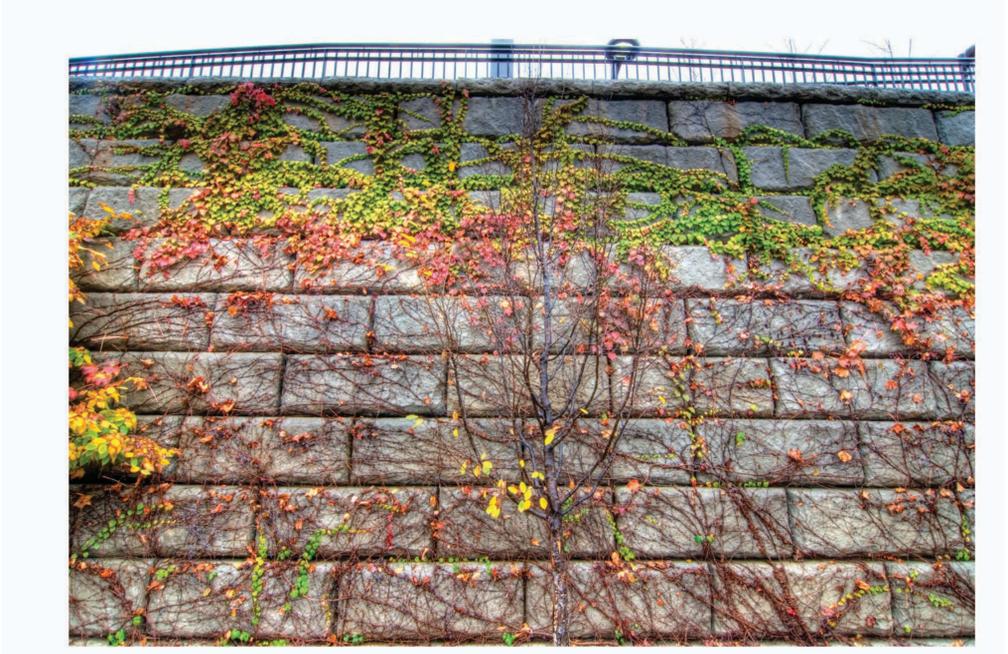
① S. Rear Retaining Wall - Section
1/8" = 1'-0"



② N. Rear Retaining Wall - Section
1/8" = 1'-0"



③ Location of Section Cuts



Concept Image: Retaining Wall with Vines

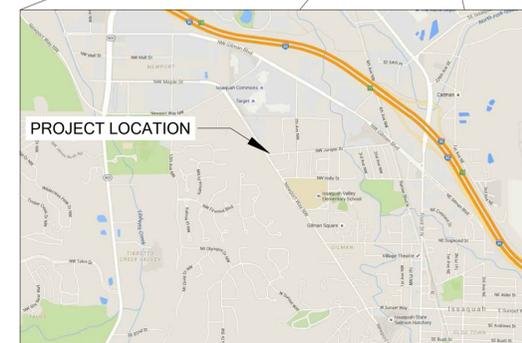
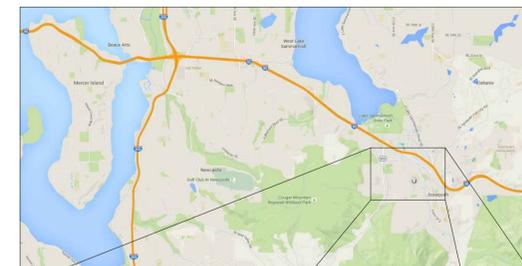
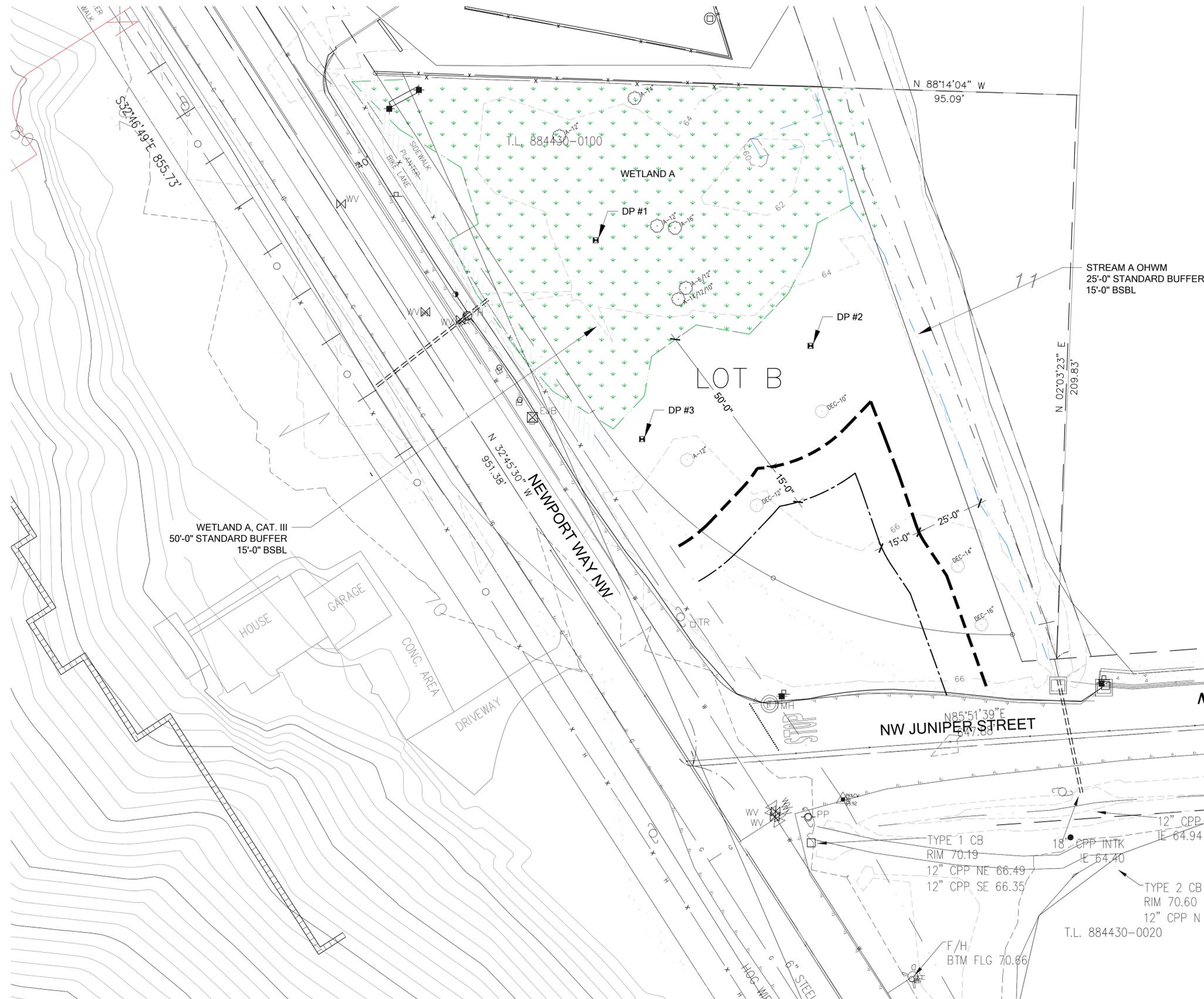
INNESWOOD ESTATES



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design



VICINITY MAPS

LEGEND

- - - DELINEATED WETLAND BOUNDARY
- - - DELINEATED STREAM OHWM
- WETLAND & STREAM BUFFER
- WETLAND & STREAM BSBL
- x DATA POINT

SHEET INDEX

NO.	DESCRIPTION
1	EXISTING CONDITIONS
2	MITIGATION PLAN
3	PLANTING AREA PREP PLAN
4	MITIGATION PLANTING PLAN
5	PLANT INSTALLATION DETAILS AND NOTES
6	MITIGATION PLAN NOTES

NOTES

- CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY ON JANUARY 27, 2015.
- SURVEY RECEIVED FROM MEAD GILMAN & ASSOC., WOODINVILLE, WA 98072, (425) 486-1252. FEBRUARY 2007 & FEBRUARY 2015.

EXISTING CONDITIONS



INNESWOOD ESTATES
STORMWATER VAULT MITIGATION PLAN
 PREPARED FOR INNESWOOD ESTATES, LLC
 PROJECT LOCATION:
 798 NW JUNIPER ST., PARCEL # 8844300100
 ISSAQUAH, WA 98027

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
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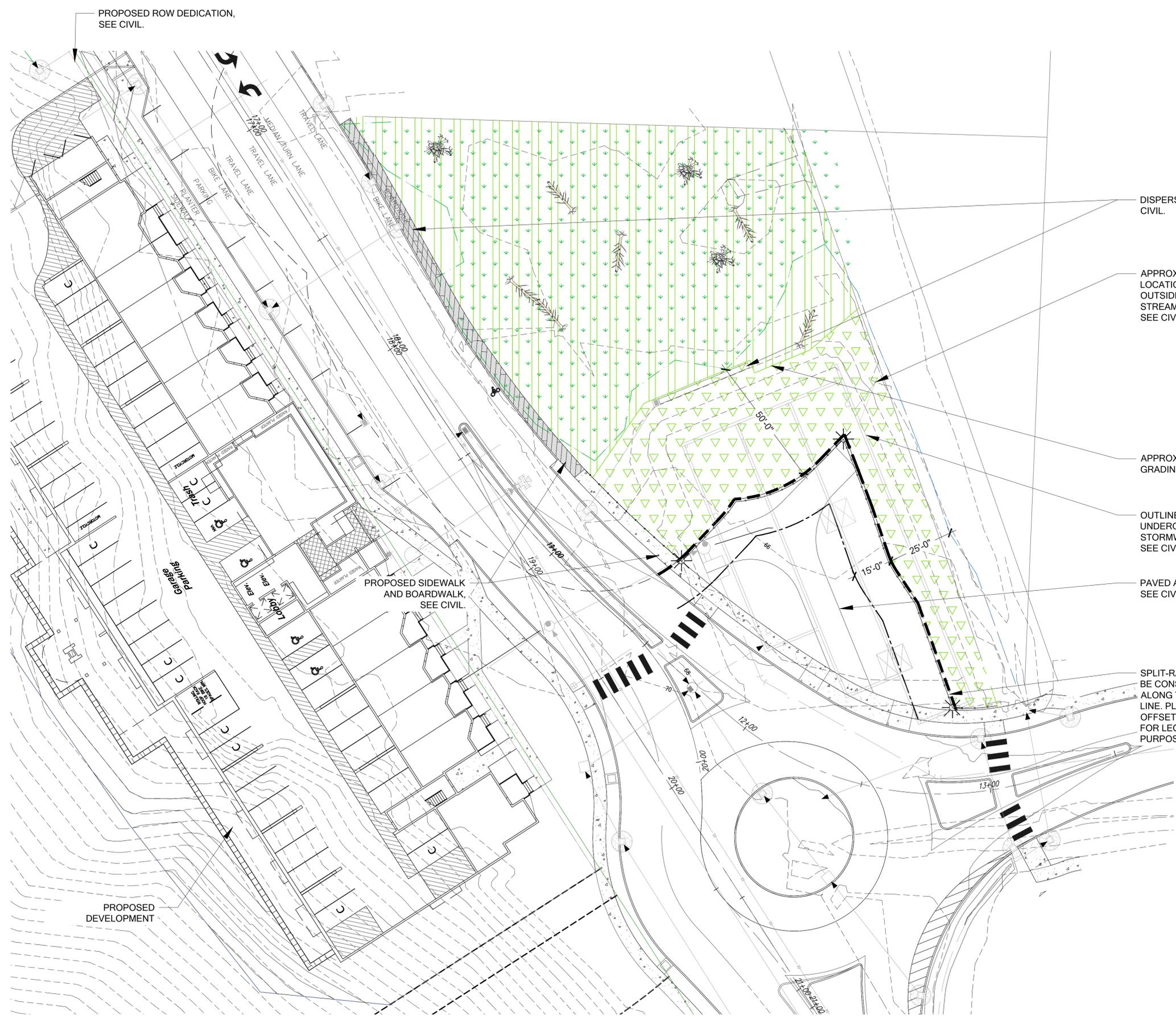
SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: HM
DESIGNED: HM, MSF
DRAFTED: MSF
CHECKED: HM

JOB NUMBER:
141207

SHEET NUMBER:
W1 OF 6

INNESWOOD ESTATES
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DISPERSION TRENCH, SEE CIVIL.

APPROXIMATE OUTFALL LOCATION TO BE LOCATED OUTSIDE OF WETLAND AND STREAM BOUNDARY, TYP. SEE CIVIL.

APPROXIMATE LIMIT OF GRADING, SEE CIVIL.

OUTLINE OF UNDERGROUND STORMWATER VAULT, SEE CIVIL.

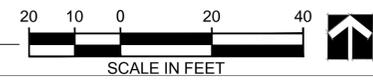
PAVED ACCESS ROAD, SEE CIVIL.

SPLIT-RAIL FENCE SHALL BE CONSTRUCTED ALONG THE BUFFER LINE. PLAN SHOWS LINE OFFSET FROM BUFFER FOR LEGIBILITY PURPOSES ONLY.

- LEGEND**
- DELINEATED WETLAND BOUNDARY
 - DELINEATED STREAM OHWM, LEFT BANK
 - WETLAND & STREAM BUFFER
 - WETLAND & STREAM BSBL
 - WETLAND & BUFFER ENHANCEMENT
 - WETLAND BUFFER MITIGATION (DUE TO TEMPORARY IMPACTS)

- LARGE WOODY DEBRIS (1 W4)
- SMALL WOODY DEBRIS PILE (2 W4)
- SPLIT-RAIL FENCE (260 LF) WITH CRITICAL AREA SIGNS (3) (3 W5)

MITIGATION PLAN



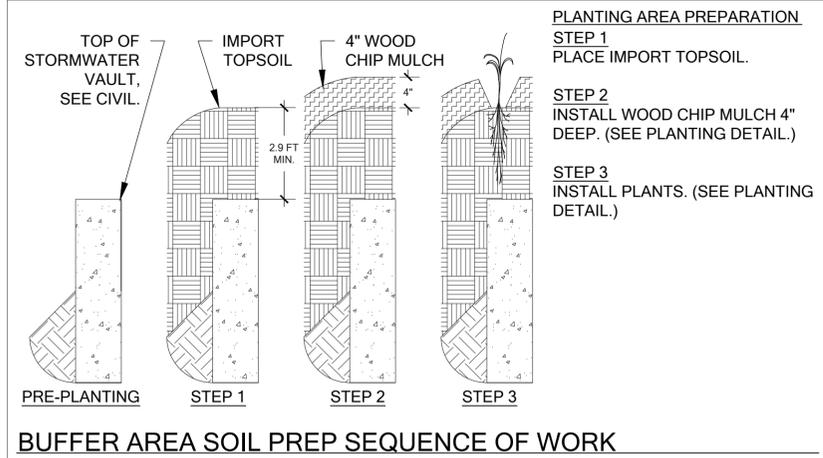
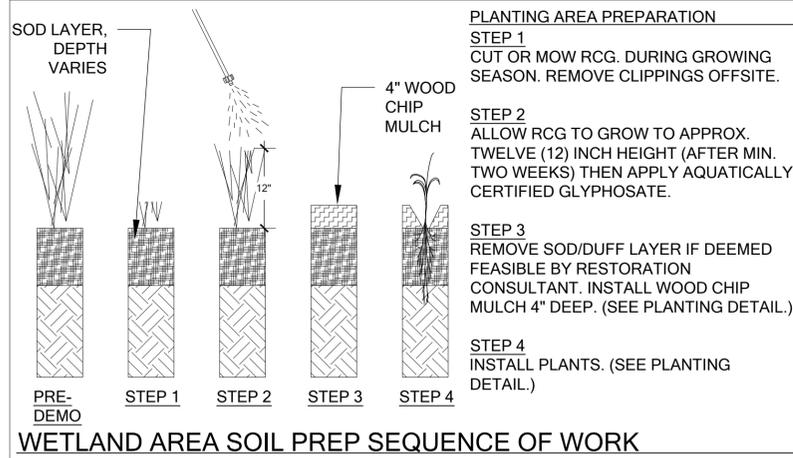
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DRAFTED: MSF
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141207
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W2 OF 6



DEMO & TESC NOTES

SEE CIVIL FOR TESC PLAN CONSTRUCTION ACCESS

LIMIT ACCESS POINTS TO THE CRITICAL AREA. CONSULT WITH RESTORATION CONSULTANT TO ESTABLISH APPROPRIATE STAGING AREAS. CONSTRUCTION ACCESS OR STAGING SHALL AVOID AND/OR MINIMIZE DAMAGE TO EXISTING PLANTS AND THEIR ROOTS TO REMAIN TO THE GREATEST DEGREE POSSIBLE. UPON COMPLETION, ACCESS AND STAGING AREAS SHALL BE RESTORED TO ORIGINAL CONDITION. SEE PLANTING PLAN AND SOIL PREP SEQUENCE OF WORK.

IF CRITICAL AREA IS OVERCLEARED, EXTEND PLANTING AREA AND REPLICATE PLANTING AREA PLAN AND PREP.

GENERAL SOIL PREPARATION FOLLOWING DEMO WORK AFTER REMOVAL OF NON-NATIVE MATERIAL AND ROUGH GRADING HAS OCCURRED, REPLACE ANY SOIL LOST THROUGH DEBRIS REMOVAL WITH TOPSOIL SO THAT GRADES ARE CONSISTENT WITH ADJACENT AREAS AND THERE ARE NO DIVOTS.

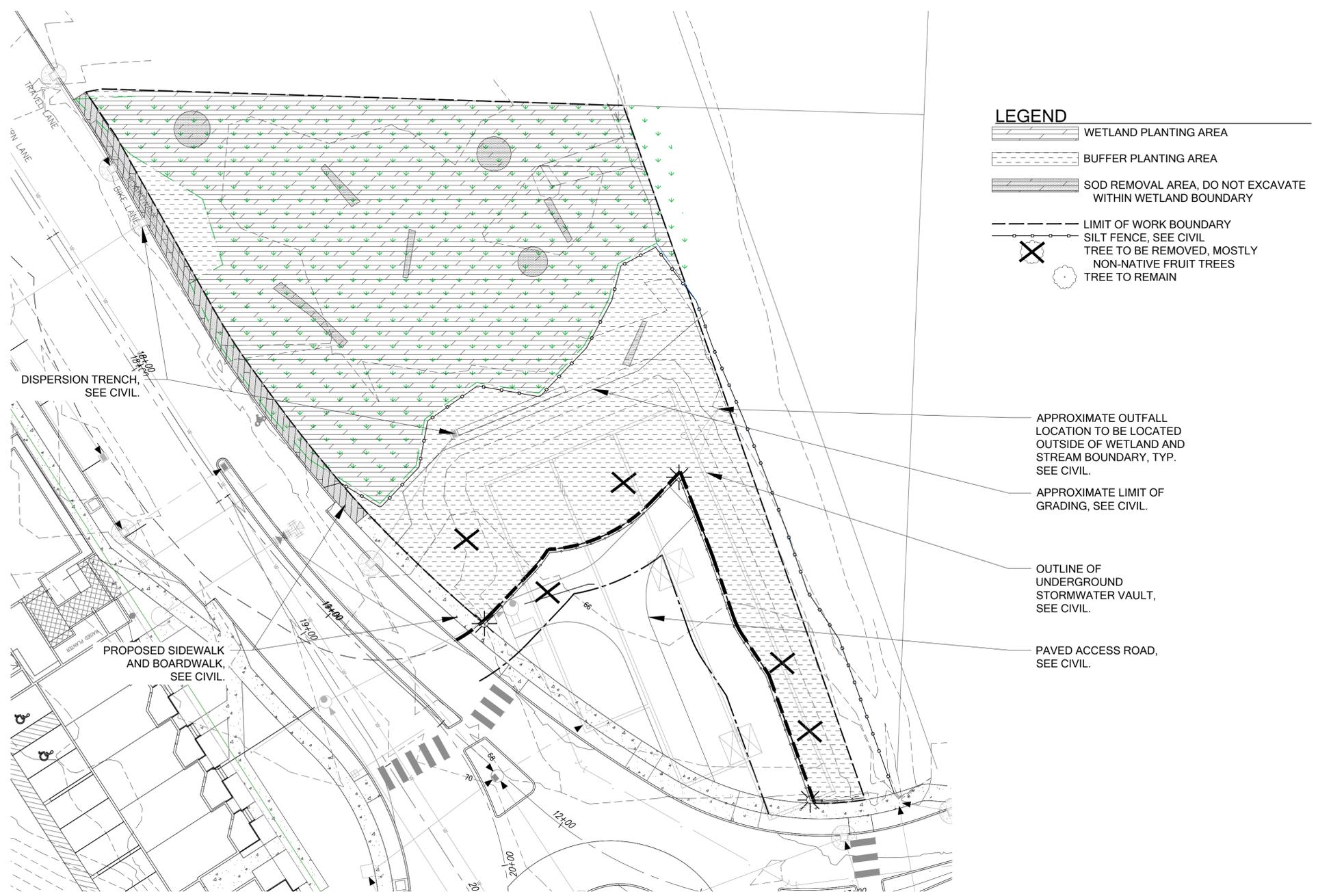
NOXIOUS WEED REMOVAL AND CONTROL NOTES

REMOVE REED CANARY GRASS (RCG) FROM PLANTING AREA.

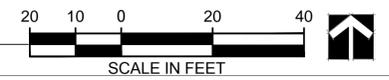
- REMOVE EXISTING PLANTS: MOW OR CUT DURING GROWING SEASON USING AN APPROPRIATE TOOL FOR THE INFESTATION LOCATION AND SIZE (MOWERS, BRUSH CUTTERS, LINE TRIMMERS, TRACTOR-DRAWN MOWERS, ETC). DO NOT DAMAGE NATIVE PLANTS TO REMAIN.
 - CLEAN TOOLS AND MACHINERY AFTER USE TO MINIMIZE RISK OF SPREAD.
 - ALWAYS DISPOSE OF REMOVED MATERIAL PROPERLY.
- WHEN GRASS HAS REACHED ONE TO TWO FEET IN HEIGHT AFTER A MINIMUM OF TWO WEEKS, APPLY CHEMICAL CONTROL. IF POSSIBLE, DO THIS PROCESS IN EARLY SPRING-SUMMER, THEN REPEAT MOW AND SPRAY IN LATE FALL PRIOR TO PLANTING.
- EVALUATE DUFF LAYER WITH RESTORATION CONSULTANT AND EVALUATE FEASIBILITY OF REMOVAL PRIOR TO PLANTING.
- REVEGETATE: PLANT PER PLANTING PLAN. COVER WITH MINIMUM FOUR INCHES OF WOOD CHIP MULCH.
- MONITORING AND MAINTENANCE: MONITOR AND SPOT CONTROL REINVASION FOR SEVERAL SEASONS UNTIL TREES AND SHRUBS ARE LARGE ENOUGH TO COMPETE WITH RCG. HEAVY MULCHING MUST BE MAINTAINED AT A MINIMUM OF FOUR INCHES.

REMOVE HIMALYAN OR EVERGREEN BLACKBERRY FROM PLANTING AREA.

- CUT ABOVE GROUND PORTION OF BLACKBERRY AND REMOVE OFFSITE. ENSURE THAT NO NATIVE PLANTS ARE REMOVED.
- CANES SHALL BE REMOVED FROM CANOPY OF TREES TO REMAIN TO THE EXTENT FEASIBLE AS DETERMINED BY THE RESTORATION CONSULTANT.
- DIG UP OR PULL THE REMAINING ROOT BALL. ENSURE THAT NO NATIVE PLANT ROOTS ARE DAMAGED.
- REPLACE ANY DIVOTS CREATED WHEN REMOVING THE PLANT TO LESSEN THE AMOUNT OF DISTURBED SOIL.
- ALL CANES SHALL BE CUT BACK AND REMOVED WITHIN THE TEN (10) FEET ADJACENT TO THE PLANTING AREA, INCLUDING TREE CANOPY. CANES SHALL BE PULLED AND REMOVED OFF-SITE.
- REVEGETATE PER PLANTING PLAN. COVER WITH WOOD CHIP MULCH FOUR INCHES DEEP.
- MONITOR SITE THROUGHOUT GROWING SEASON FOR EMERGING CANES AND GRUB OUT AND REMOVE ANY NEW PLANTS. CONTINUE TO CUT BACK CANES TEN (10) FEET FROM THE PLANTING AREA.



PLANTING AREA PREP PLAN



INNESWOOD ESTATES

STORMWATER VAULT MITIGATION PLAN

PREPARED FOR INNESWOOD ESTATES, LLC

PROJECT LOCATION:
798 NW JUNIPER ST., PARCEL # 8844300100
ISSAQUAH, WA 98027

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
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3	05-26-16	SITE DEVELOPMENT PERMIT SET REV	MSF

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

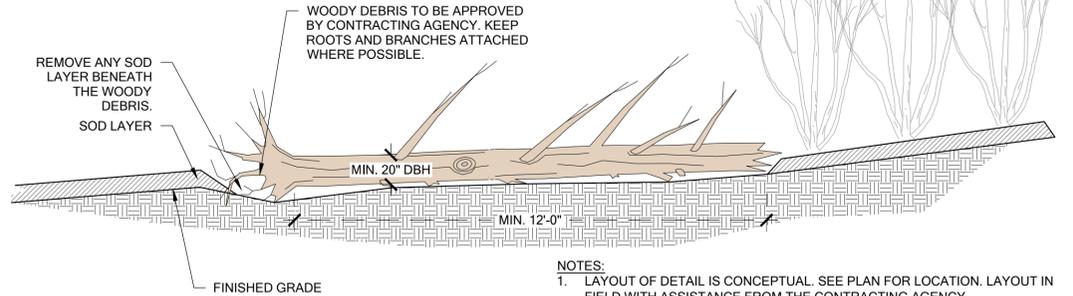
PROJECT MANAGER: HM
DESIGNED: HM, MSF
DRAFTED: MSF
CHECKED: HM

JOB NUMBER:
141207

SHEET NUMBER:
W3 OF 6

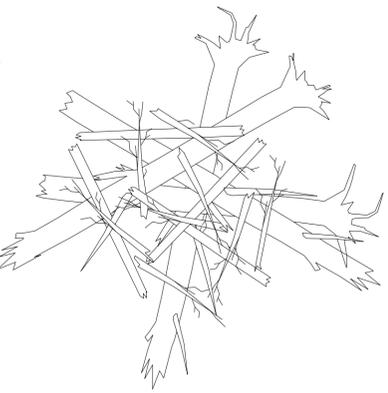
DATE: 6/8/2016
PRINTED BY: MARINA FRENCH
FILENAME: TWC-141207-MIT-REV.DWG

INNESWOOD ESTATES
STORMWATER VAULT MITIGATION PLAN
PREPARED FOR INNESWOOD ESTATES, LLC
PROJECT LOCATION:
798 NW JUNIPER ST., PARCEL # 8844300100
ISSAQUAH, WA 98027



1 WOODY DEBRIS DETAIL

Scale: NTS



2 SMALL WOODY DEBRIS PILE DETAIL

Scale: NTS



MITIGATION PLANTING PLAN



PLANT SCHEDULE

TREES		QTY.	SIZE
FL	FRAXINUS LATIFOLIA / OREGON ASH	13	2 GAL.
PS	PICEA SITCHENSIS / SITKA SPRUCE	18	2 GAL.
PT	POPULUS TRICHOCARPA / BLACK COTTONWOOD	15	2 GAL.
SL	SALIX LUCIDA / PACIFIC WILLOW	17	2 GAL.
SS	SALIX SITCHENSIS / SITKA WILLOW	15	2 GAL.
TP	THUJA PLICATA / WESTERN REDCEDAR	23	2 GAL.
SMALL TREES			
BP	BETULA PAPYRIFERA / PAPER BIRCH	23	2 GAL.
AC	ACER CIRCINATUM / VINE MAPLE	25	1 GAL.
SHRUBS			
CC	CORYLUS CORNUTA / BEAKED HAZELNUT	5	1 GAL.
CS	CORNUS SERICEA / RED-TWIG DOGWOOD	76	1 GAL.
HD	HOLODISCUS DISCOLOR / OCEANSPRAY	16	1 GAL.
L	LONICERA INVOLUCRATA / BLACK TWINBERRY	47	1 GAL.
MA	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	16	1 GAL.
PC	PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	82	1 GAL.
RS	RIBES SANGUINEUM / RED-FLOWERING CURRANT	53	1 GAL.
RP	ROSA PISOCARPA / CLUSTERED ROSE	151	1 GAL.
RT	ROSA NUTKANA / NOOTKA ROSE	172	1 GAL.
RUP	RUBUS PARVIFOLIUS / THIMBLEBERRY	62	1 GAL.
RUS	RUBUS SPECTABILIS / SALMONBERRY	33	1 GAL.
SA	SYMPHORICARPOS ALBUS / SNOWBERRY	60	1 GAL.
PERENNIALS / GROUNDCOVER / FERNS			
	ATHYRIUM FILIX FEMINA / LADY FERN	50	
	CAREX UTRICULATA / BEAKED SEDGE	50	
	JUNCUS TENUIIS / SLENDER RUSH	50	1 GAL. @ 24" O.C. PLANT IN SAME SPECIES GROUPINGS OF MIN. 5, MAX. 9
	JUNCUS ENSIFOLIUS / DAGGER LEAF RUSH	50	
	GAULTHERIA SHALLON / SALAL	300	ON EDGES BY FENCE SPACE 1 GAL. @ 24" O.C., OTHERWISE INFILL THROUGHOUT.
	MAHONIA NERVOSA / LOW OREGON GRAPE	300	PLANT IN SAME SPECIES GROUPINGS OF MIN. 5, MAX. 9
	POLYSTICHUM MUNITUM / SWORD FERN	300	
LIVE STAKES			
	SALIX SCOULERIANA / SCOULER'S WILLOW	145	18" O.C., USE TRIANGULAR SPACING

NOTE:
1. ENSURE THAT ALL EXISTING NATIVE TREES & SHRUBS ARE PRESERVED WITHIN THE PLANTING AREA.
2. DO NOT EXCAVATE WITHIN THE WETLAND.

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
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2	05-10-16 SITE DEVELOPMENT PERMIT SET
3	05-26-16 SITE DEVELOPMENT PERMIT SET REV

SHEET SIZE:
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SCALE ACCORDINGLY.

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DESIGNED: HM, MSF
DRAFTED: MSF
CHECKED: HM

JOB NUMBER:
141207

SHEET NUMBER:
W4 OF 6

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONSULTANT'S DISCRETION.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED.

PLANT MATERIAL

GENERAL

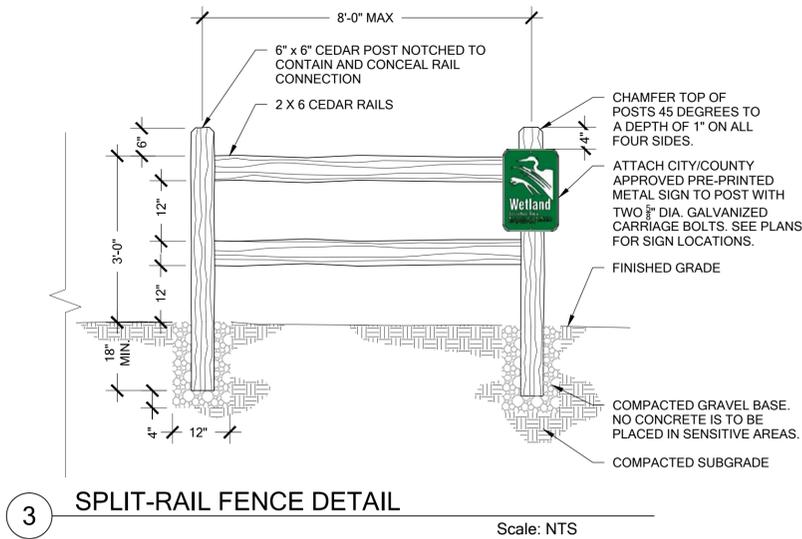
- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

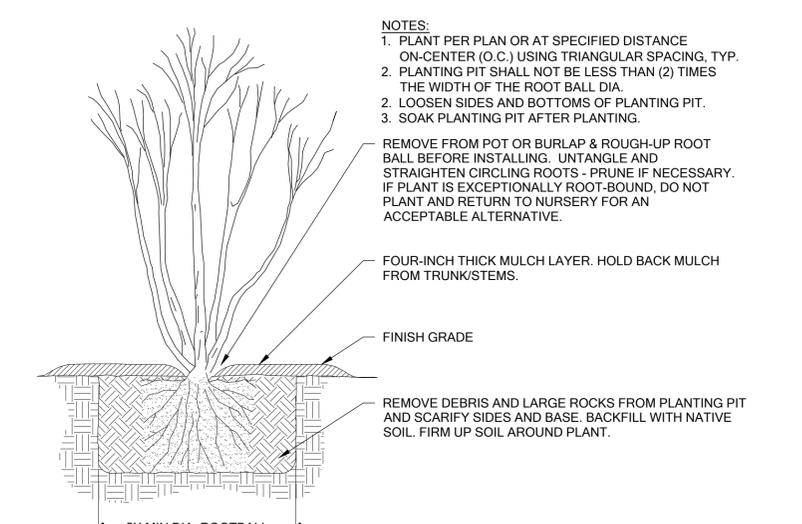
ROOT TREATMENT

- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.



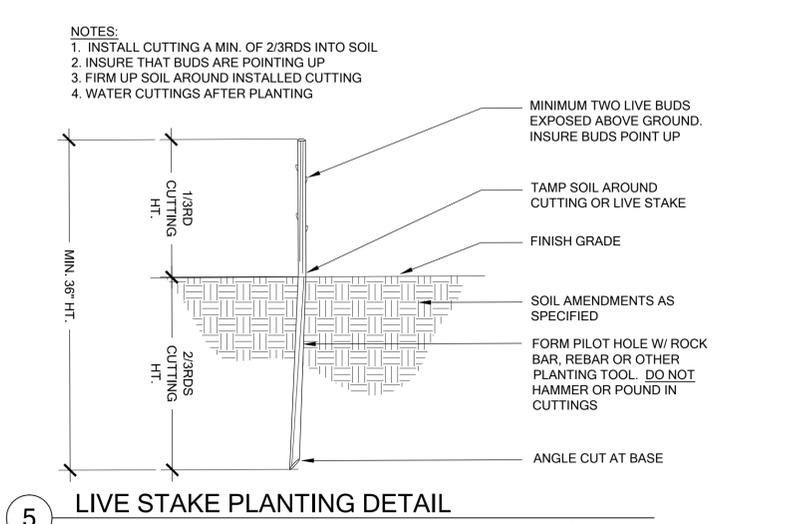
3 SPLIT-RAIL FENCE DETAIL

Scale: NTS



4 CONTAINER PLANTING DETAIL

Scale: NTS



5 LIVE STAKE PLANTING DETAIL

Scale: NTS



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Science & Design

INNESWOOD ESTATES
STORMWATER VAULT MITIGATION PLAN
 PREPARED FOR INNESWOOD ESTATES, LLC
 PROJECT LOCATION:
 798 NW JUNIPER ST., PARCEL # 8844300100
 ISSAQUAH, WA 98027

SUBMITTALS & REVISIONS	
NO.	DESCRIPTION
1	09-17-15 STORMWATER VAULT MITIGATION PLAN
2	05-10-16 SITE DEVELOPMENT PERMIT SET
3	05-26-16 SITE DEVELOPMENT PERMIT SET REV

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: HM
DESIGNED: HM,MSF
DRAFTED: MSF
CHECKED: HM

JOB NUMBER:
141207

SHEET NUMBER:
W5 OF 6

PLANT INSTALLATION DETAILS AND NOTES

SCALE AS NOTED

DATE: 5/26/2016
 PRINTED BY: MARRIA FRENCH
 FILENAME: TWC-141207-MIT-REV.DWG

INNESWOOD ESTATES WETLAND AND WETLAND BUFFER MITIGATION PLAN ON THE FORMER ABOSSEIN PROPERTY

Executive Summary

This plan seeks to enhance a low-functioning wetland and on-site wetland and stream buffer areas. The enhancement allows for the construction of a stormwater vault on the property as part of the development proposal for the Inneswood Estates apartment complex located across Newport Way to the west.

Wetland and Buffer Enhancement

A stormwater detention vault is proposed beneath the buffer of on-site wetland and stream areas. The vault will be situated below-grade with a minimum of 2.9 feet of imported topsoil and native woody vegetation installed above the vault. Outside the buffers, areas atop the vault will be landscaped as a park amenity under a separate plan. In addition to buffer enhancement, the wetland will also be improved over its current condition.

Restoration of the wetland and buffers would involve clearing non-native weeds, soil amendments, topsoil placement and installation of a diverse assemblage of native trees, shrubs and groundcovers. Woody debris salvaged from the proposed Inneswood Estates would be placed throughout as habitat logs and, small woody debris piles, or snagged in place where feasible. The overall goal of the enhancement would be to improve the water quality, wildlife habitat and hydrologic function of the natural areas retained on the site.

Goals and Objectives

- 1) Preserve the existing wetland from future impacts.
- 2) Enhance and restore wetland and wetland and stream buffer function in terms of habitat, water quality and hydrology.

Performance Standards

The standards listed below will be used to judge the success of the plan over time in meeting the Goals and Objectives outlined above. A monitoring and maintenance period will be implemented for five years following acceptance of the installed plan as approved by the City. If performance standards are not met by the end of year five, the monitoring and maintenance period may need to be extended until standards are achieved.

- 1) Survival:
 - a) 100% survival of all plantings at the end of Year One. This standard may be met through establishment of installed plants or by replanting as necessary to achieve the required numbers.
 - b) 80% survival of all plantings at the end of Year Two. This standard may be met through establishment of installed plants or by replanting as necessary to achieve the required numbers. Survival beyond Year Two is difficult to track. Therefore, a diversity standard is proposed in place of survival (see #3, below).
- 2) Native woody vegetation cover in densely planted areas:
 - a) Achieve 65% cover of native woody vegetation by the end of Year 3. Volunteer species may count towards this standard.
 - b) Achieve 80% cover of native woody vegetation by the end of Year 5. Volunteer species may count towards this standard.
- 3) Species diversity in planted areas:
 - a) Establish at least three native tree species and four native shrub species throughout the wetland area by Year 5. Volunteer species may count towards this standard.
 - b) Establish at least two native small tree species and four native shrub species throughout the buffer area by Year 5. Volunteer species may count towards this standard.
- 4) Invasive species standards in planted areas:
 - a) No more than 10% cover of invasive woody species in the planting area, in any monitoring year. Invasive species cover above 10% will trigger maintenance weeding.
 - b) Reed canarygrass monocultures shall not persist in the planting area during the monitoring period. Monocultures are defined as non-linear patches of reed canarygrass larger than 100 square feet that are absent of native vegetation.
- 5) Mitigation area protection:
 - a) Split rail fence shall be functional and intact with critical areas protection area signage for the duration of the monitoring period.

Monitoring Methods

This monitoring program is designed to track the success of the mitigation site over time by measuring the degree to which the performance standards listed above are being met.

An as-built plan will be prepared and submitted to the City for approval within 30 days of substantially complete construction of the mitigation area. The as-built plan will document substantial conformance with these plans and also will disclose any substitutions or other non-critical departures. The as-built plan will establish transects, baseline plant installation quantities, and photopoints that will be used throughout the monitoring period to measure the performance standards over time.

Transects

During the as-built inspection, the monitoring **restoration specialist** shall install at least four transects at least 50 feet in length throughout enhancement areas. Length of transects may vary and be limited by the shapes of planting areas.

Photopoints shall be established at either end of all transects or from other monuments (at least 10) to provide photographic documentation of site conditions. Areas outside the established transects will be visually monitored to verify that performance standards are being met.

Monitoring shall occur twice annually for five years. The first monitoring visit shall occur in the spring. This visit shall record necessary weeding, invasive weed control, and other maintenance needs. The **restoration specialist** will then notify the owner and/or maintenance crews of necessary early season maintenance. The second visit shall occur in late summer or fall and will record the following and provide an annual report to the City:

- 1) General summary of the spring visit.
- 2) First-year counts of surviving and dead/dying plants by species in the planting areas.
- 3) Estimates of native woody species cover along transects using the line intercept method.
- 4) Estimates of invasive woody species cover along transects using the line intercept method.
- 5) Counts of established native species to determine site diversity.
- 6) Notes and/or sketches of reed canarygrass monoculture areas. Monocultures are defined as non-linear patches of reed canarygrass larger than 100 square feet that are absent of native vegetation.
- 7) Photographic documentation from transects ends and established reference points.
- 8) Intrusions into the planting areas, vandalism, trash, and other actions detrimental to the overall health of the mitigation area.
- 9) Recommendations for maintenance in the mitigation area.

Construction Notes and Specifications

Work Sequence

Note: Specifications for items in **bold** can be found under "Material Specifications and Definitions."

The Watershed Company personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor:

- 1) All site preparation.
 - a) Clearing
 - b) Woody debris** placement
- 2) Plant material inspection
 - a) 50% plant installation/layout inspection.
 - b) 100% plant installation inspection.
- 3) Final walk through.
 - a) Wood chip mulch** placement
 - b) Split-rail fence and critical area sign installation

General Work Sequence

- 1) Following stormwater vault installation (plans by others), verify adequate installation of topsoil atop and adjacent to the vault. **Topsoil** shall be placed to a sufficient depth in all graded areas intended for restoration planting.
- 2) Clear the remainder of the planting area of all invasive vegetation or treat as detailed on sheet W3. Do not clear, damage or remove existing native vegetation or non-native, non-invasive fruit and other trees.
- 3) All plant installation shall take place during the dormant season (October 15 - March 1).
- 4) Layout vegetation to be installed per the planting plan and plant schedule.
- 5) Prepare a planting pit for each plant and install per the planting details.
- 6) Blanket mulch planting area with **wood chip mulch**, four inches thick.
- 7) Install a temporary irrigation system capable of supplying two inches of water per week to all plants in the mitigation area from June 1 through September 30 for the first two years following installation.
- 8) Install the split rail fence and signage per plan details.

Maintenance

This site will be maintained for five years following completion of the construction. Specifications in **bold** can be found under "Material Specifications and Definitions."

- 1) Replace each plant found dead in the summer monitoring visit during the upcoming fall dormant season (October 15th to March 1st).
- 2) Follow the recommendations noted in the spring monitoring site visit.
- 3) Invasive species maintenance plan:

- a) Invasive vegetation shall be grubbed out by hand on an ongoing basis, being careful to grub out roots except where such work will jeopardize the roots of installed native or volunteer native plants.
 - b) If hand removal proves unsuccessful or will damage desirable species, application of an herbicide approved for use in aquatic areas may be used. Herbicide applications must be conducted only by a state-licensed applicator. Applications should be done between mid-spring and mid-summer to maximize uptake by plants. Application should be a targeted method such as spot spray (preferred for Himalayan blackberry), wick, or stem injection (for Japanese knotweed).
 - c) Once per year, vines and thickets encroaching from outside of the planted area are to be cut back to at least ten feet from the planted area.
 - d) Control reed canarygrass monocultures identified in the annual monitoring reports or as directed by the **restoration specialist**. Control shall consist of mowing the monoculture to the ground, covering with cardboard, plus at least four inches of **woodchip mulch**. The mulched area is then planted densely with native woody species on tight spacing (maximum 4-feet on-center). Species and quantities to be determined by the **restoration specialist**.
- 4) At least twice-yearly, hand remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur as needed during the spring and summer. Frequent weeding will result in lower mortality and lower plant replacement costs.
 - 5) Do not weed the area near the plant bases with string trimmer (weed whacker). Native plants are easily damaged or killed, and weeds easily recover after trimming.
 - 6) Apply slow release granular **fertilizer** to each installed plant annually in the spring (by June 1) of years two through five but **not** in year one.
 - 7) Maintain a minimum four-inch thick mulch layer throughout the planting area.
 - 8) The temporary irrigation system shall be operated to ensure that plants receive a minimum of two inches of water per week from June 1 through September 30 for the first two years following installation. Irrigation beyond the second year may be needed based on site performance or significant replanting.
 - 9) Repair or replace buffer fencing and signage as needed to protect the site.

Material Specifications and Definitions

1) Topsoil: Topsoil shall be planting soil mix (Imported) and shall be Cedar Grove Planting Soil Mix or an approved equal. The Planting Soil Mix shall consist of 67% Sandy Loam and 33% Compost by volume. The Compost (Organic Amendment) component shall meet WSDOT standards. The Sandy Loam component shall consist largely of sand, but with enough silt and clay present to give it a small amount of stability and shall meet the following sieve analysis:

Screen Size	Percent Passing
3/8"	100
1/4"	95-100
#10	85-95
#30	60-75
#60	50-60
#100	10-20
#200	0-10

Soil shall have pH range of 5.5 - 7.5 with dolomite lime, sulfur or other amendments, added prior to delivery as necessary to attain this range.

2) Wood chip mulch: "Arborist chips" (chipped woody material) approximately one to three inches in maximum dimension (not sawdust or coarse hog fuel). This material is commonly available in large quantities from arborist or tree-pruning companies. This material is sold as "Animal Friendly Hog Fuel" at Pacific Topsoils [(800) 884-7645]. Mulch shall not contain appreciable quantities of garbage, plastic, metal, soil, and dimensional lumber or construction/demolition debris. Quantity required: 286 cubic yards.

3) Fertilizer: Slow release, granular fertilizer such as Osmocote™ or equal product. Most retail nurseries carry this product. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in years two, three, four and five and **not** in the first year.

4) Woody Debris: Large woody debris shall be minimum 20 inches dbh, minimum twelve foot length as measured from ground level, native species only, with coniferous species preferred, or other size and species approved by **Restoration specialist**. Roots and branches shall be kept intact where possible. Small woody debris piles shall use branches from on-site tree removal approved by **Restoration specialist**. See plan for detail and placement.

5) Restoration specialist: **Synonymous with Restoration Consultant.** The Watershed Company personnel or other persons qualified to evaluate environmental restoration projects.



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SCALE ACCORDINGLY.

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DESIGNED: HM,MSF
DRAFTED: MSF
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W6 OF 6

MITIGATION NOTES

SCALE AS NOTED