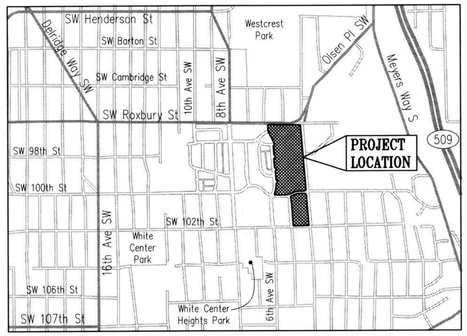
GREENBRIDGE DIVISION 8
INFRASTRUCTURE
ROAD AND STORM DRAINAGE IMPROVEMENT PLANS

Project No. STRV17-0006
Activity No.
SEC. 6, T.23 N., R.4E., W.M.
King County, Washington
JULY 2019
PERMIT SUBMITTAL



VICINITY MAP
N.T.S.

GENERAL

CV-0	COVER SHEET
KCC-1	KING COUNTY COVER SHEET
KCC-2	KING COUNTY STANDARD NOTES
KCC-3	CONDITIONS OF FINAL PLAT APPROVAL
KCC-4	CONDITIONS OF FINAL PLAT APPROVAL
KCC-5	CONDITIONS OF FINAL PLAT APPROVAL
KCC-6	OVERALL PARKING SUPPLY PLAN
KCC-7	OVERALL PARKS AREA PLAN

SURVEY

EC1	EXISTING CONDITIONS
EC2	EXISTING CONDITIONS
EC3	EXISTING CONDITIONS
EC4	EXISTING CONDITIONS
EC5	EXISTING CONDITIONS
EC6	EXISTING CONDITIONS
EC7	EXISTING CONDITIONS
EC8	EXISTING CONDITIONS
EC9	EXISTING CONDITIONS
EC10	EXISTING CONDITIONS
EC11	EXISTING CONDITIONS
EC12	EXISTING CONDITIONS

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC)

TESC-0	TEMPORARY EROSION AND SEDIMENT CONTROL NOTES
TESC-1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
TESC-2	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS
TESC-3	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS
TESC-4	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS

DEMOLITION

DEMO-0	DEMOLITION NOTES
DEMO-1	DEMOLITION PLAN
DEMO-2	DEMOLITION PLAN

HORIZONTAL CONTROL

HC-1	HORIZONTAL CONTROL
HC-2	HORIZONTAL CONTROL
HC-3	HORIZONTAL CONTROL
HC-4	HORIZONTAL CONTROL
HC-5	HORIZONTAL CONTROL OVERVIEW
HC-6	HORIZONTAL CONTROL AND PAVING PLAN
HC-7	HORIZONTAL CONTROL AND PAVING PLAN
HC-8	HORIZONTAL CONTROL AND PAVING PLAN
HC-9	HORIZONTAL CONTROL AND PAVING PLAN
HC-10	HORIZONTAL CONTROL AND PAVING PLAN

GRADING

G-0	GRADING NOTES
G-1	OVERALL GRADING PLAN
G-2	GRADING PLAN
G-3	GRADING PLAN
G-4	GRADING SECTIONS
G-5	CURB RAMP GRADING
G-6	CURB RAMP GRADING

GRADING AND DRAINAGE

GD-0	DRAINAGE NOTES
GD-1	OVERALL DRAINAGE PLAN
GD-2	SW 97TH STREET PLAN AND PROFILE
GD-3	5TH LANE SW PLAN AND PROFILE
GD-4	5TH LANE SW PLAN AND PROFILE
GD-5	SW 99TH PLACE PLAN AND PROFILE
GD-6	SW 97TH PLACE PLAN AND PROFILE
GD-7	SW 98TH STREET PLAN AND PROFILE
GD-8	SW 98TH PLACE PLAN AND PROFILE
GD-9	TRACT A-801 PLAN AND PROFILE
GD-10	TRACT A-802 PLAN AND PROFILE
GD-11	TRACT A-803 PLAN AND PROFILE
GD-12	TRACT A-804 PLAN AND PROFILE
GD-13	TRACT A-805 PLAN AND PROFILE
GD-14	TRACT A-806 PLAN AND PROFILE
GD-15	TRACT A-806 PLAN AND PROFILE
GD-16	TRACT A-806 PLAN AND PROFILE
GD-17	SW 100TH PLACE AND 4TH LANE SW PLAN AND PROFILE
GD-18	4TH LANE SW AND SW 101ST PLACE PLAN AND PROFILE
GD-19	5TH AVENUE SW PLAN AND PROFILE
GD-20	5TH AVENUE SW PLAN AND PROFILE
GD-21	SW 102ND STREET PLAN AND PROFILE
GD-22	SW 102ND STREET PLAN
GD-23	NOT USED
GD-24	NOT USED
GD-25	4TH AVENUE SW PLAN AND PROFILE
GD-26	4TH AVENUE SW PLAN AND PROFILE
GD-27	GRADING AND DRAINAGE DETAILS
GD-28	GRADING AND DRAINAGE DETAILS
GD-29	GRADING AND DRAINAGE DETAILS
GD-30	GRADING AND DRAINAGE DETAILS
GD-31	GRADING AND DRAINAGE DETAILS

DETAILS

D-0	ROADWAY SECTIONS
D-1	ROADWAY SECTIONS
D-2	ROADWAY DETAILS
D-3	ROADWAY DETAILS
D-4	ROADWAY DETAILS

SURFACE IMPROVEMENTS AND CHANNELIZATION

CH-0	SURFACE IMPROVEMENTS AND CHANNELIZATION NOTES
CH-1	SW 97TH STREET, SW 97TH PLACE, 5TH LANE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-2	SW 98TH STREET, SW 98TH PLACE, 5TH LANE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-3	SW 99TH PLACE AND 5TH LANE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-4	SW 100TH PLACE, 4TH LANE SW, SW 101ST PLACE SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-5	SW 102ND STREET SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-6	4TH AVENUE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-7	SURFACE IMPROVEMENTS AND CHANNELIZATION DETAILS

DETENTION AND WATER QUALITY

DF-1	STORMWATER DETENTION DR-2 FACILITY PLAN
DF-2	STORMWATER DETENTION FACILITY SECTION AND DETAILS
WQ-1	4TH AVE SW BIO-RETENTION CELL PLAN
WQ-3	5TH LANE SW BIO-FILTRATION SWALE PLAN AND DETAILS
WQ-4	WATER QUALITY TREATMENT WET VAULT PLAN AND DETAILS

EXISTING CONDITIONS NOTE

THE EXISTING TOPOGRAPHIC AND PHYSICAL FEATURES SHOWN ON THESE PLANS ARE BASED ON A COMBINATION OF FIELD SURVEY OF VISIBLE FEATURES AND UNVERIFIED ASBUILT MAPS FOR UNDERGROUND UTILITIES.

THIS WAS THE INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. ACTUAL CONDITIONS MAY BE DIFFERENT. THE CONTRACTOR MAY ENCOUNTER VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN.

THE CONTRACTOR SHALL POTHOLE ALL PROPOSED POINTS OF CONNECTION AND CROSSINGS TO VERIFY THEIR DIMENSIONAL LOCATION AND ELEVATION PRIOR TO THE START OF ANY CONSTRUCTION. NOTIFY THE OWNER OF ANY CONFLICTS TO BE RESOLVED.

LANDSCAPE

L-1	SW 97TH STREET LANDSCAPE PLAN
L-2	5TH LANE SW LANDSCAPE PLAN
L-3	5TH LANE SW LANDSCAPE PLAN
L-4	SW 99TH PLACE LANDSCAPE PLAN
L-5	SW 97TH PLACE LANDSCAPE PLAN
L-6	SW 98TH STREET LANDSCAPE PLAN
L-7	SW 98TH PLACE LANDSCAPE PLAN
L-16	5TH AVENUE SW LANDSCAPE PLAN
L-17	5TH AVENUE SW LANDSCAPE PLAN
L-18	4TH LANE SW LANDSCAPE PLAN
L-19	4TH LANE SW LANDSCAPE PLAN
L-20	SW 102ND STREET LANDSCAPE PLAN
L-23	4TH AVENUE SW LANDSCAPE PLAN
L-24	SW 100TH STREET LANDSCAPE PLAN
L-25	5TH LANE SW LANDSCAPE PLAN
L-151	STREET PLANT SCHEDULE
P-1	TRACT P-801 LAYOUT & MATERIALS PLAN
P-2	TRACT P-802 LAYOUT & MATERIALS PLAN
P-3	TRACT P-803 LAYOUT & MATERIALS PLAN
P-4	TRACT P-804 LAYOUT & MATERIALS PLAN
P-5	TRACT P-805 LAYOUT & MATERIALS PLAN
P-6	TRACT P-806 LAYOUT & MATERIALS PLAN
P-111	TRACT P-801 PLANTING PLAN
P-112	TRACT P-802 PLANTING PLAN
P-113	TRACT P-803 PLANTING PLAN
P-114	TRACT P-804 PLANTING PLAN
P-115	TRACT P-805 PLANTING PLAN
P-116	TRACT P-806 PLANTING PLAN
P-121	TRACT P-801 GRADING PLAN
P-122	TRACT P-802 GRADING PLAN
P-123	TRACT P-803 GRADING PLAN
P-124	TRACT P-804 GRADING PLAN
P-125	TRACT P-805 GRADING PLAN
P-126	TRACT P-806 GRADING PLAN
P-131	PARK SECTIONS
P-151	PARKS PLANT SCHEDULE
P-501	PAVING DETAILS
P-502	LANDSCAPE WALL AND STAIR DETAILS
P-601	PLANTING DETAILS

THESE PLANS NOT INCLUDED.
THESE ARE REVIEWED AND APPROVED UNDER SEPARATE PERMITS BY RESPECTIVE AGENCIES HAVING JURISDICTION NOT OF KCDPER.

WATER

COVER	WATER PLANS COVER SHEET
W-1	NOTES AND LEGEND
W-1A	OVERALL WATER KEY PLAN
W-2	SW 96TH PLACE PLAN AND PROFILE
W-3	5TH AVENUE SW PLAN AND PROFILE
W-4	5TH AVENUE SW PLAN AND PROFILE
W-5	SW 99TH PLACE PLAN AND PROFILE
W-6	SW 97TH PLACE PLAN AND PROFILE
W-7	SW 98TH STREET PLAN AND PROFILE
W-8	SW 98TH PLACE PLAN AND PROFILE
W-9	TRACT A-806 PLAN AND PROFILE
W-10	SW 101ST PLACE AND 5TH PLACE SW PLAN AND PROFILE
W-11	5TH PLACE SW AND SW 102ND PLACE PLAN AND PROFILE
W-12	5TH AVE SW PLAN AND PROFILE
W-13	STANDARD DETAILS
W-14	STANDARD DETAILS

SANITARY SEWER

COVER	COVER SHEET
SS-1	SANITARY SEWER NOTES
SS-1A	OVERALL PLAN
SS-2	SW 96TH PLACE PLAN AND PROFILE
SS-3	5TH AVENUE SW PLAN AND PROFILE
SS-4	5TH AVENUE SW PLAN AND PROFILE
SS-5	SW 99TH PLACE PLAN AND PROFILE
SS-6	SW 97TH PLACE PLAN AND PROFILE
SS-7	SW 98TH STREET PLAN AND PROFILE
SS-8	SW 98TH PLACE PLAN AND PROFILE
SS-9	TRACT A-801 PLAN AND PROFILE
SS-10	TRACT A-802 PLAN AND PROFILE
SS-11	TRACT A-803 PLAN AND PROFILE
SS-12	TRACT A-804 PLAN AND PROFILE
SS-13	TRACT A-805 PLAN AND PROFILE
SS-14	TRACT A-806 PLAN AND PROFILE
SS-15	TRACT A-806 PLAN AND PROFILE
SS-16	TRACT A-806 PLAN AND PROFILE
SS-17	SW 101ST PLACE AND 5TH PLACE SW PLAN AND PROFILE
SS-18	5TH PLACE SW AND SW 102ND PLACE PLAN AND PROFILE
SS-19	5TH AVENUE SW PLAN AND PROFILE
SS-20	SANITARY SEWER DETAILS
SS-21	SANITARY SEWER DETAILS

FRANCHISE UTILITY

COVER	FRANCHISE UTILITY COVER SHEET
UT-1	FRANCHISE UTILITY NOTES
UT-1A	OVERALL PLAN
UT-2	SW 97TH STREET PLAN AND PROFILE
UT-3	5TH LANE SW PLAN AND PROFILE
UT-4	5TH LANE SW PLAN AND PROFILE
UT-5	99TH PLACE SW PLAN AND PROFILE
UT-6	SW 97TH PLACE PLAN AND PROFILE
UT-7	SW 98TH STREET PLAN AND PROFILE
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UT-12	TRACT A-804 PLAN AND PROFILE
UT-13	TRACT A-805 PLAN AND PROFILE
UT-14	TRACT A-806 PLAN AND PROFILE
UT-15	TRACT A-806 PLAN AND PROFILE
UT-16	TRACT A-806 PLAN AND PROFILE
UT-17	5TH AVENUE SW PLAN AND PROFILE
UT-18	5TH AVENUE SW PLAN AND PROFILE
UT-19	SW 100TH PLACE AND 4TH LANE SW PLAN AND PROFILE
UT-20	4TH LANE SW AND SW 101ST PLACE PLAN AND PROFILE
UT-21	TYPICAL SECTIONS
UT-22	TYPICAL SECTIONS
UT-23	TYPICAL SECTIONS

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

BENCHMARK "B" : SOUTHERLY TOP FLANGE BOLT BETWEEN THE LETTERS E AND L IN THE WORD MUELLER ON FIRE HYDRANT AT SOUTHWEST CORNER OF INTERSECTION OF 8TH AVE SW AND SW 102ND ST. ELEVATION = 407.61 FEET.

BENCHMARK "C" : CHISELED SQUARE AT INTERSECTION OF BACK OF CONCRETE WALKS AND BACK OF CURBS AT THE NORTHEAST CORNER OF 4TH AVE. SW AND SW 102ND ST. ELEVATION = 423.37 FEET.
SITE BM #1: FOUND LEAD AND TACK WITH TAG AT THE SOUTHWEST FILLET OF THE INTERSECTION OF 4TH AVE SW AND SW ROXBURY ST. THE BM IS 2.2 FEET SOUTHWEST OF THE TOP BACK OF CURB AND 4.0 FEET NORTHEAST OF 4 FOOT HIGH FENCE POST.
ELEVATION = 400.91 FEET.

SITE BM #2: GOLDSMITH SURVEY CONTROL POINT SIK*2 – SET CONCRETE NAIL AND TAG IN ASPHALT AT SOUTHEAST FILLET OF THE INTERSECTION OF 4TH AVENUE SW AND SW 97TH PLACE. NAIL IS 1.25 WEST OF THE TOP FACE OF CURB AND 7.3 FEET NORTH OF THE NORTH EDGE OF WHEEL RAMP.
ELEVATION = 397.18 FEET.

SITE BM #3: MONUMENTED CENTERLINE OF SW 100TH ST., 30.0 FEET WEST OF THE CENTERLINE OF 4TH AVE. SW – FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE.
ELEVATION = 395.42 FEET.

SITE BM#4: GOLDSMITH SURVEY CONTROL POINT FLY*1 – SET CONCRETE NAIL AND TAG IN ASPHALT 2.3 FEET EAST OF THE INTERSECTION OF 4TH PLACE SW AND 5TH AVENUE SW. NAIL IS 37.6 NORTHERLY OF THE SPEED SIGN AT THE SOUTHEAST FILLET OF SAID INTERSECTION.
ELEVATION = 407.73 FEET.

SITE BM#5: MONUMENTED INTERSECTION OF SW 100TH STREET AND 6TH AVENUE SW – FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE.
ELEVATION = 404.78 FEET.

SITE BM #6: FOUND LEAD AND TACK WITH TAG IN CURB ON NORTH SIDE SW 97TH PLACE 12.8 FEET NORTH OF THE INTERSECTION OF SW 97TH PLACE AND 6TH AVENUE SW AND 12.8 FEET EAST OF THE MOST EASTERLY CORNER OF WHEEL RAMP.
ELEVATION = 424.36 FEET.

P# 4477

Contract No. JE1608708

PROJECT DEVELOPER
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
SEATTLE, WA. 98188-3326
TELEPHONE: (206) 574-1196
CONTACT : JOHN ELIASON

PROJECT ENGINEER
KPFF CONSULTING ENGINEERS
1601 FIFTH AVENUE, SUITE 1600
SEATTLE, WASHINGTON 98101
TELEPHONE: (206) 622-5822

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge

King County Housing Authority

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Jul 16, 2019 - 2:56pm KevinB

SEC. 6, T.23 N., R.4E., W.M.

GENERAL

CV-0	COVER SHEET
KCC-1	KING COUNTY COVER SHEET
KCC-2	KING COUNTY STANDARD NOTES
KCC-3	CONDITIONS OF FINAL PLAT APPROVAL
KCC-4	CONDITIONS OF FINAL PLAT APPROVAL
KCC-5	CONDITIONS OF FINAL PLAT APPROVAL
KCC-6	OVERALL PARKING SUPPLY PLAN
KCC-7	OVERALL PARKS AREA PLAN

SURVEY

EC1	EXISTING CONDITIONS
EC2	EXISTING CONDITIONS
EC3	EXISTING CONDITIONS
EC4	EXISTING CONDITIONS
EC5	EXISTING CONDITIONS
EC6	EXISTING CONDITIONS
EC7	EXISTING CONDITIONS
EC8	EXISTING CONDITIONS
EC9	EXISTING CONDITIONS
EC10	EXISTING CONDITIONS
EC11	EXISTING CONDITIONS
EC12	EXISTING CONDITIONS

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC)

TESC-0	TEMPORARY EROSION AND SEDIMENT CONTROL NOTES
TESC-1	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
TESC-2	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS
TESC-3	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS
TESC-4	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS

DEMOLITION

DEMO-0	DEMOLITION NOTES
DEMO-1	DEMOLITION PLAN
DEMO-2	DEMOLITION PLAN

HORIZONTAL CONTROL

HC-1	HORIZONTAL CONTROL
HC-2	HORIZONTAL CONTROL
HC-3	HORIZONTAL CONTROL
HC-4	HORIZONTAL CONTROL
HC-5	HORIZONTAL CONTROL OVERVIEW
HC-6	HORIZONTAL CONTROL AND PAVING PLAN
HC-7	HORIZONTAL CONTROL AND PAVING PLAN
HC-8	HORIZONTAL CONTROL AND PAVING PLAN
HC-9	HORIZONTAL CONTROL AND PAVING PLAN
HC-10	HORIZONTAL CONTROL AND PAVING PLAN

GRADING

G-0	GRADING NOTES
G-1	OVERALL GRADING PLAN
G-2	GRADING PLAN
G-3	GRADING PLAN
G-4	GRADING SECTIONS
G-5	CURB RAMP GRADING
G-6	CURB RAMP GRADING

GRADING AND DRAINAGE

GD-0	DRAINAGE NOTES
GD-1	OVERALL DRAINAGE PLAN
GD-2	SW 97TH STREET PLAN AND PROFILE
GD-3	5TH LANE SW PLAN AND PROFILE
GD-4	5TH LANE SW PLAN AND PROFILE
GD-5	SW 99TH PLACE PLAN AND PROFILE
GD-6	SW 97TH PLACE PLAN AND PROFILE
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GD-17	SW 100TH PLACE AND 4TH LANE SW PLAN AND PROFILE
GD-18	4TH LANE SW AND SW 101ST PLACE PLAN AND PROFILE
GD-19	5TH AVENUE SW PLAN AND PROFILE
GD-20	5TH AVENUE SW PLAN AND PROFILE
GD-21	SW 102ND STREET PLAN AND PROFILE
GD-22	SW 102ND STREET PLAN
GD-23	NOT USED
GD-24	NOT USED
GD-25	4TH AVENUE SW PLAN AND PROFILE
GD-26	4TH AVENUE SW PLAN AND PROFILE
GD-27	GRADING AND DRAINAGE DETAILS
GD-28	GRADING AND DRAINAGE DETAILS
GD-29	GRADING AND DRAINAGE DETAILS
GD-30	GRADING AND DRAINAGE DETAILS
GD-31	GRADING AND DRAINAGE DETAILS

DETAILS

D-0	ROADWAY SECTIONS
D-1	ROADWAY SECTIONS
D-2	ROADWAY DETAILS
D-3	ROADWAY DETAILS
D-4	ROADWAY DETAILS

SURFACE IMPROVEMENTS AND CHANNELIZATION

CH-0	SURFACE IMPROVEMENTS AND CHANNELIZATION NOTES
CH-1	SW 97TH STREET, SW 97TH PLACE, 5TH LANE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-2	SW 98TH STREET, SW 98TH PLACE, 5TH LANE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-3	SW 99TH PLACE AND 5TH LANE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-4	SW 100TH PLACE, 4TH LANE SW, SW 101ST PLACE SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-5	SW 102ND STREET SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-6	4TH AVENUE SW SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN
CH-7	SURFACE IMPROVEMENTS AND CHANNELIZATION DETAILS

DETENTION AND WATER QUALITY

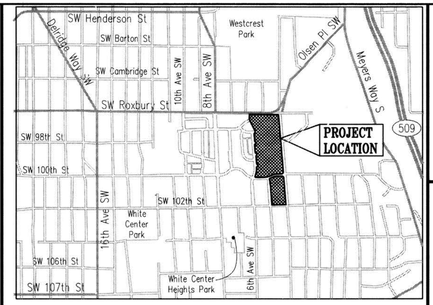
DF-1	STORMWATER DETENTION DR-2 FACILITY PLAN
DF-2	STORMWATER DETENTION FACILITY SECTION AND DETAILS
WQ-1	4TH AVE SW BIO-RETENTION CELL PLAN
WQ-3	5TH LANE SW BIO-FILTRATION SWALE PLAN AND DETAILS
WQ-4	WATER QUALITY TREATMENT WET VAULT PLAN AND DETAILS

LANDSCAPE

L-1	SW 97TH STREET LANDSCAPE PLAN
L-2	5TH LANE SW LANDSCAPE PLAN
L-3	5TH LANE SW LANDSCAPE PLAN
L-4	SW 99TH PLACE LANDSCAPE PLAN
L-5	SW 97TH PLACE LANDSCAPE PLAN
L-6	SW 98TH STREET LANDSCAPE PLAN
L-7	SW 98TH PLACE LANDSCAPE PLAN
L-16	5TH AVE SW LANDSCAPE PLAN
L-17	5TH AVE SW LANDSCAPE PLAN
L-18	4TH LANE SW LANDSCAPE PLAN
L-19	4TH LANE SW LANDSCAPE PLAN
L-20	SW 102ND STREET LANDSCAPE PLAN
L-23	4TH AVENUE SW LANDSCAPE PLAN
L-24	SW 100TH STREET LANDSCAPE PLAN
L-25	5TH LANE SW LANDSCAPE PLAN
L-151	STREET PLANT SCHEDULE
P-1	TRACT P-801 LAYOUT & MATERIALS PLAN
P-2	TRACT P-802 LAYOUT & MATERIALS PLAN
P-3	TRACT P-803 LAYOUT & MATERIALS PLAN
P-4	TRACT P-804 LAYOUT & MATERIALS PLAN
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P-116	TRACT P-806 PLANTING PLAN
P-121	TRACT P-801 GRADING PLAN
P-122	TRACT P-802 GRADING PLAN
P-123	TRACT P-803 GRADING PLAN
P-124	TRACT P-804 GRADING PLAN
P-125	TRACT P-805 GRADING PLAN
P-126	TRACT P-806 GRADING PLAN
P-131	PARK SECTIONS
P-151	PARKS PLANT SCHEDULE
P-501	PAVING DETAILS
P-502	LANDSCAPE WALL AND STAIR DETAILS
P-601	PLANTING DETAILS

LEGEND

- DEMOLITION LIMIT (TYP.)
- REMOVE EXIST. TREE
- CONSTRUCTION ENTRANCE WITH WASH PAD
- FILTER FABRIC FENCE
- CATCH BASIN PROTECTION OR SILT BARRIER
- INTERCEPTOR SWALE
- ROCK CHECK DAMS
- TEMPORARY CULVERT
- OUTFALL PROTECTION
- SEDIMENT POND
- SEDIMENT TRAP
- TREE PROTECTION
- NOTICE OF CONSTRUCTION ACTIVITY SIGN
- EXISTING STORM DRAIN TO REMAIN DURING CONSTRUCTION
- POTENTIAL STOCKPILING/LAYDOWN AREA
- LIMITS OF WORK
- EXISTING FENCE
- LOT NUMBER
- SURVEY MONUMENT
- STOP SIGN PER MUTCD STANDARD
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL (REFER TO P SHEETS)
- GRAVEL DRIVEWAY PAD
- PROPOSED RAIN GARDEN/BIOSWALE
- DRAINAGE BASIN BOUNDARY
- KC TYPE 1 CATCH BASIN
- KKC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- ROOF DRAIN
- FRENCH DRAIN



VICINITY MAP
N.T.S.

MAIL BOXES

MAIL BOXES AS SHOWN ON THESE PLANS HAVE BEEN APPROVED BY THE SERVING POST OFFICE AT WESTWOOD STATION 98126 ON 3/20/17.

SOIL DATA

REFER TO GEOTECHNICAL REPORT PREPARED BY GEOENGINEERS DATED MARCH 18, 2016 FOR SOIL DATA.

LEGAL DESCRIPTION

REFER TO PLAN SHEET HC1.

Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

	Phone
SOUTHWEST SUBURBAN SEWER DISTRICT (Primary Sanitary Sewer)	(206) 244-9575
WATER DISTRICT 45 (Primary Water District)	(206) 762-3540
PUGET SOUND ENERGY (Gas Company)	(425) 454-6363
SEATTLE CITY LIGHT (Power Company)	(206) 615-0660
COMCAST (Cable Company)	(253) 288-7532
CENTURY LINK (Telephone Company)	(800) 526-3557
Other	

Call Before You Dig — DIAL-A-DIG — 1-800-424-5555

Notes

1. The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296-6642, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
   A. Installing siltation and erosion control measures
   B. Clearing and grubbing
   C. Earthwork
   D. Installation of any underground utility
   E. Before placing subbase, base or paving surfaces
   F. Installation of any forms or placing any concrete
2. A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
3. A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount $ _____

Performance Bond Amount $ _____

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

PRO RATA SHARE ASSESSMENT ANALYSIS
(County Use Only)

Section	Township	Range	Tax Parcel Number
06	23	04	062304 9016

Site Location is within the _____ drainage shed(s)
Pro Rata Share Assessment(s) are: Required Not Required
from the site due to development for increased storm water runoff.
Peak Runoff Assessment Rate($) per c.f.s. increases.(10 year, 2 hour storm)
Peak Volume Assessment Rate($) per Ac. Ft. increases.(2 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.
(To be completed by Consultant)

Preliminary Plat Approval/Permit Issued Date: _____
Expiration Date: _____
Other Related Permit Numbers Received:
Right-of-Way Use Permit _____
Grading _____
Building/Structural _____
Other _____
Board feet of tree removal on site: N/A
Cubic yards of material hauled on/off the site: 500 CY OFF OF SITE
Is this a erosion sensitive area site? (Yes/No): No
Note: If "yes", a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan and TIR for details.

Emergency
911
Police-Fire-Rescue

RECOMMENDED FOR APPROVAL
(To be completed by King County)

Date	
7-24-19	Curtis R. Foster — Engineer Plan Reviewer
	Engineer Supervisor
	Traffic & Planning Engineer
	Sensitive Areas
	Structural Review Engineer
	Other

APPROVED FOR CONSTRUCTION

DEPARTMENT OF PERMITTING & ENVIRONMENTAL REVIEW
King County, Washington

7-24-19 (Date) — Wally Cull — WALLY ARCHULETA, P.E. — for Development Engineer

PROJECT CONTACT INFORMATION
(To be completed by Consultant)

	Name	Phone	Address and Zip Code
Applicant / Contract Owner / Lease	KING COUNTY HOUSING AUTHORITY	(206) 574-1196	600 ANDOVER PARK WEST SEATTLE, WA 98188-3326
	☐ A Partnership ☐ An Individual		
Ownership / Owner / Trustee	KING COUNTY HOUSING AUTHORITY	(206) 574-1196	600 ANDOVER PARK WEST SEATTLE, WA 98188-3326
	☒ A Corporation ☐ A Partnership ☐ An Individual		
Certified Surveyor or Engineer	KPFF CONSULTING ENGINEERS	(206) 622-5822	1601 FIFTH AVENUE, SUITE 1600 SEATTLE, WA 98101

P# 4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

C:\Temp\AcPublish_4076\100-08 COVER.dwg
KevinB
Jul 16, 2019 - 2:56pm

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

811 Call 811 two business days before you dig

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDEE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

KING COUNTY COVER SHEET

SHEET KCC-1

SEC. 6, T.23 N., R.4E., W.M.

KING COUNTY GENERAL NOTES:

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KING COUNTY CODE (KCC), ROAD STANDARDS (KCRS) WASHINGTON STATE DOT (WSDOT) STANDARD SPECIFICATIONS AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW (DPER) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DPER PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY PRIOR TO CONSTRUCTION.
3. APPROVAL OF THIS ROAD, GRADING , PARKING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)
4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DPER'S DEVELOPMENT INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
5. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY AND 10 A.M. TO 5 P.M. ON SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.
7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. FRANCHISE UTILITIES OR OTHER INSTALLATION THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE DPER'S DEVELOPMENT INSPECTOR THREE DAYS PRIOR TO CONSTRUCTION.
9. VERTICAL DATUM SHALL BE NAVD88 UNLESS OTHERWISE APPROVED BY DPER.
10. DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.
11. ALL UTILITY TRENCHING AND ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER WSDOT STANDARD SPECIVICATIONS 2-03.3(14)D, METHOD C..
12. OPEN CUTTING OF EXISTING ROADWAYS FOR NON-FRANCHISED UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DPER AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND AN` OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT OF WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY KING COUNTY.

KING COUNTY DRAINAGE NOTES:

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO DPER PRIOR TO THE PRECONSTRUCTION MEETING.
2. ALL PIPE AND APPURTENANCES SHALL BE LAID IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL AND ANY REQUIRED PIPE BEDDING TO AN EVEN GRADE SO THAT THE ENTIRE DRAINAGE FACILITY IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
3. STEEL PIPE SHALL BE ALUMINIZED OR GALVANIZED WITH ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
4. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
5. ALL CATCH BASIN GRATES SHALL CONFORM TO KCRS WHICH INCLUDES THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF KING COUNTY", EXCEPT THAT PRIVATE DRAINAGE SYSTEMS SHALL NOT HAVE THE WORDS "PROPERTY OF KING COUNTY".
6. ALL DRIVEWAY CULVERTS LOCATED WITHIN KING COUNTY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE KCRS.
7. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1'), AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" / 40%-70% PASSING; 2"-4" ROCK / 30%-40% PASSING; AND 2" ROCK / 10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRS.
8. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY KING COUNTY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:

A) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.

B) OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.

C) PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS AND IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.

D) DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.

E) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).

F) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.

9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR; AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY.
10. SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY
11. IMPROVEMENTS AND/OR BUILDINGS SHALL NOT BE INSTALLED UNTIL DRAINAGE FACILITIES ARE "IN OPERATION", (KCC 9.04).

KING COUNTY STRUCTURAL NOTES:

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY DPER PRIOR TO CONSTRUCTION (KCC 16.04. 16.70, 14.20).
2. ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES IN COUNTY ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH KCRS. ROCKERIES OUTSIDE OF ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

KING COUNTY TEMPORARY EROSION AND SEDIMENT CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED AND THE SITE HAS BECOME STABILIZED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE CONTRACTOR/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY KING COUNTY.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. COVER MEASURES SHALL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR FOR REVIEW.

GENERAL NOTES:

1. SPECIAL CARE SHALL BE EXERCISED UNDER AND IN THE VICINITY OF OVERHEAD POWER LINES THAT MUST REMAIN IN SERVICE ADJACENT TO THE SITE. THE CONTRACTOR SHALL COMPLY WITH CURRENT REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR AND UNDER EXISTING OVERHEAD POWER LINES ON SITE.
2. CONTRACTOR SHALL PROVIDE CONTROL DENSITY FILL (CDF) AS BACKFILL FOR ANY UTILITIES OR STRUCTURES LOCATED WITHIN THREE FEET (3') OF EACH OTHER OR EXISTING PIPE.
3. CONSTRUCTION LIMITS SHALL BE 5' BEYOND CLEARING LIMITS/CATCH LINE.

KING COUNTY RECOMMENDED CONSTRUCTION SEQUENCE:

1. PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION AND FLOW CONTROL BMP AREA PROTECTION AS REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS (REFER TO NOTE 12 OF KC TESC NOTES).
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH KING COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. SEED, SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE.

NOISE PLAN:

CONSTRUCTION NOISE IMPACTS SHALL BE MITIGATED PURSUANT TO BEST MANAGEMENT MITIGATION MEASURES IDENTIFIED IN THE GREENBRIDGE EIS, INCLUDING:

1. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY SIZED AND MAINTAINED INCLUDING MUFFLERS, ENGINE INTAKE SILENCERS, ENGINE ENCLOSURES, TURNING OFF IDLE EQUIPMENT, AND CONFINING CONSTRUCTION ACTIVITIES TO DAYTIME HOURS AS SPECIFIED IN THE KING COUNTY NOISE ORDINANCE.
2. THE CONTRACTOR SHALL KEEP MUFFLERS IN GOOD WORKING ORDER AND USE ENGINE ENCLOSURES ON EQUIPMENT WHEN THE ENGINE IS THE DOMINANT SOURCE OF NOISE.
3. STATIONARY EQUIPMENT SHALL BE PLACED AS FAR AWAY OR BE SHIELDED FROM SENSITIVE RECEIVING LOCATIONS AS POSSIBLE.
4. SUBSTITUTING HYDRAULIC OR ELECTRIC MODELS FOR IMPACT TOOLS SUCH AS JACKHAMMERS, ROCK DRILLS, AND PAVEMENT BREAKERS SHALL BE USED WHEN PRACTICABLE DURING DEMOLITION AND CONSTRUCTION.
5. WHERE FEASIBLE, EQUIPMENT OPERATORS SHALL DRIVE FORWARD RATHER THAN BACKWARD TO MINIMIZE NOISE FROM BACK-UP ALARMS.
6. WHERE FEASIBLE, NOISE FROM MATERIAL HANDLING SHALL BE MINIMIZED. OPERATORS SHALL LIFT RATHER THAN DRAG MATERIALS.
7. WHERE POSSIBLE, CONTRACTORS SHALL MAKE EFFORTS TO KEEP CONSTRUCTION EQUIPMENT MORE THAN 100 FEET FROM THE NEAREST ON-AND OFF-SITE RESIDENCES AND THE SCHOOL TO COMPLY WITH KING COUNTY NOISE ORDINANCE NOISE LIMITS AND MINIMIZE IMPACTS TO THESE SENSITIVE RECEIVERS.

NPDES REQUIREMENTS:

NO CONSTRUCTION OR SITE DISTURBANCE FOR THIS PROJECT MAY BEGIN BEFORE THE APPLICANT FIRST OBTAINS A GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY PERMIT FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE). FOR MORE INFORMATION OR APPLICATION FORM, PLEASE VISIT DOE'S WEBSITE AT http://www.ecy.wa.gov/biblio/ecy02085.html.

KING COUNTY DLSPD APPROVAL	
Cinty R. Fortin Review Engineer	7-24-19 Date
Senior Engineer	Date
First and Last Name, P.E. for DEVELOPMENT ENGINEER	7-24-19 Date

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

Call 811 two business days before you dig

kpff
1601 5th Avenue, Suite 1600
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Greenbridge
King County Housing Authority

WILLIS A. VERDUIN STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 5/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

KING COUNTY STANDARD NOTES

SHEET
KCC-2

Jul 16, 2019 - 2:56pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\01-CB KCC NOTES.dwg

THE PRELIMINARY PLAT APPLICATION FOR GREENBRIDGE, AS REVISED AND RECEIVED ON MAY 19, 2004, IS APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL:

1 REVIEW PROCESS

A PRELIMINARY APPROVAL

PER K.C.C. 21A.55.060(J), THE PRELIMINARY SUBDIVISION APPROVAL SHALL BE EFFECTIVE FOR EIGHTY-FOUR MONTHS.

B PLAT EXTENSIONS

PER K.C.C. 21A.55.060 (J), THE DIRECTOR MAY GRANT A ONE-TIME PRELIMINARY APPROVAL EXTENSION FOR AN ADDITIONAL FIVE YEARS, BUT ONLY IF THE APPLICANT HAS SHOWN SUBSTANTIAL PROGRESS TOWARDS DEVELOPMENT OF THE DEMONSTRATION PROJECT.

C BUILT GREEN™

1 A TWO-STAR OR THREE-STAR RATING FOR THE PROJECT SITE UNDER THE BUILT GREEN™ "GREEN COMMUNITIES" PROGRAM MUST BE ACHIEVED. THIS NOTE SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT.

2 DESIGN AND CONSTRUCT THE BLOCK CV4 BUILDING TO MEET A TWO-STAR RATING UNDER THE BUILT GREEN™ PROGRAM FOR MULTIFAMILY CONSTRUCTION. THIS NOTE SHALL BE SHOWN ON THE FACE OF THE FINAL PLAT.

A. THE PLAT SHALL HAVE A MINIMUM DENSITY OF 744 UNITS AND A MAXIMUM OF 1,100 UNITS. ALL DIMENSIONS OF THE LOTS SHALL BE SHOWN ON THE FACE OF THE APPROVED PRELIMINARY PLAT. MINOR REVISIONS TO THE PLAT MAY BE APPROVED AT THE DISCRETION OF DDES AS DESCRIBED IN CONDITION 5. THE R-6 ZONED PORTION (BLOCK W13) SHALL HAVE A MAXIMUM OF 7 UNITS.

2 SITE DEVELOPMENT STANDARDS

THE SITE DEVELOPMENT STANDARDS SPECIFIED BELOW APPLY TO ALL DEVELOPMENTS WITHIN GREENBRIDGE. WHERE APPLICABLE, THESE STANDARDS SUPERSEDE AND MODIFY TITLE 21A ZONING CODE DEVELOPMENT STANDARDS FOR DENSITY AND DIMENSIONS, PARKING, LANDSCAPING, AND SIGNS. TITLE 21A DEVELOPMENT STANDARDS WHICH ARE NOT SPECIFICALLY MODIFIED HEREIN SHALL CONTINUE TO APPLY. FURTHER MODIFICA-TIONS TO THE SITE DEVELOPMENT STANDARDS MAY BE APPROVED PURSUANT TO CONDITIONS 5, 6 AND 7.

A DENSITY AND DIMENSIONS

THE DENSITY AND DIMENSION STANDARDS ARE PROVIDED IN ATTACHMENT M TO THE DDES STAFF REPORT. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

B DESIGN REQUIREMENTS

THE DESIGN REQUIREMENTS ARE PROVIDED IN ATTACHMENT N TO THE DDES STAFF REPORT. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

C LANDSCAPING

THE LANDSCAPE REQUIREMENTS ARE PROVIDED IN ATTACHMENT O TO THE DDES STAFF REPORT. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

D PARKING AND CIRCULATION

THE PARKING AND CIRCULATION REQUIREMENTS ARE PROVIDED IN ATTACHMENT P TO THE DDES STAFF REPORT. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

E SIGNS

THE SIGN REQUIREMENTS ARE PROVIDED IN ATTACHMENT Q TO THE DDES STAFF REPORT. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

F PERMITTED USES

THE PERMITTED USES ARE PROVIDED IN ATTACHMENT R TO THE DDES STAFF REPORT. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

3 OTHER DEVELOPMENT STANDARDS

EXCEPT AS MODIFIED IN THIS APPROVAL, ALL COUNTY CODES AND REGULATIONS ADOPTED AND IN EFFECT ON THE DATE OF COMPLETE APPLICATION FOR THE PRELIMINARY PLAT (SEPTEMBER 4, 2003) SHALL APPLY TO GREENBRIDGE.

4 VESTING OF DEVELOPMENT STANDARDS, MITIGATION, AND FEES

ALL DEVELOPMENT WITHIN GREENBRIDGE SHALL BE GOVERNED BY THE DEVELOPMENT STANDARDS SPECIFICALLY APPROVED IN THIS PERMIT, NOTWITHSTANDING ANY CONFLICTING OR DIFFERENT DEVELOPMENT STANDARDS OR REQUIREMENTS ELSEWHERE IN COUNTY CODE. THESE STANDARDS SHALL BE IMPLEMENTED THROUGH PLATS, BINDING SITE PLANS, BUILDING AND GRADING PERMITS AND OTHER PERMITS AND APPROVALS FROM THE COUNTY. DURING THE BUILDOUT PERIOD, THE COUNTY SHALL NEITHER MODIFY NOR IMPOSE NEW OR ADDITIONAL CONDITIONS OR IMPACT FEES BEYOND THOSE SET FORTH IN THIS PERMIT, NOR APPLY SUBSEQUENTLY ADOPTED ORDINANCES OR OTHER REGULATIONS, EXCEPT AS FOLLOWS:

A BUILDING PERMIT APPLICATIONS SHALL BE SUBJECT TO BUILDING CODES IN EFFECT AT THE TIME OF APPLICATION FOR EACH GIVEN BUILDING PERMIT

B APPLICATION AND REVIEW FEES FOR SUBSEQUENT PERMITS AND APPROVALS SHALL BE THOSE FEES IN EFFECT AT THE TIME OF SUCH FUTURE APPLICATIONS.

C KING COUNTY MAY DETERMINE THAT SUBSEQUENTLY ADOPTED STANDARDS ARE NECESSARY TO ADDRESS IMMINENT PUBLIC HEALTH AND SAFETY HAZARDS, AND NEW CONDITIONS MAY BE IMPOSED TO FACILITATE OR MITIGATE A MAJOR PERMIT MODIFICATION.

5 FLEXIBILITY AND MODIFICATION OF STANDARDS

K.C.C. 21A.55.060(I) PROVIDES THAT AFTER PRELIMINARY APPROVAL THE APPLICANT MAY REQUEST THAT SITE PLAN ELEMENTS OR CONDITIONS OF APPROVAL BE AMENDED OR MODIFIED. THIS SECTION PROVIDES A FRAMEWORK FOR DISTINGUISHING VARIOUS TYPES OF FUTURE MODIFICATIONS AND THE PROCESS NECESSARY TO REVIEW SUCH MODIFICATIONS.

THREE CATEGORIES OR LEVELS OF PRELIMINARY PLAT MODIFICATIONS HAVE BEEN IDENTIFIED AND ARE PROVIDED BELOW: AUTHORIZED MODIFICATIONS, MINOR MODIFICATIONS AND MAJOR MODIFICATIONS. THE DIRECTOR OF DDES, OR HIS/HER DESIGNEE, SHALL HAVE THE AUTHORITY TO REVIEW AND RENDER DECISIONS ON AUTHORIZED MODIFICATIONS AND ADMINISTRATIVE MINOR MODIFICATIONS. MAJOR MODIFICATIONS SHALL BE TREATED AS NEW TYPE 3 APPLICATIONS.

A AUTHORIZED MODIFICATIONS:

1 CHANGES IN THE LOCATION AND NUMBER OF OVERALL DWELLING UNITS, PROVIDED:

a) THE TOTAL NUMBER OF DWELLING UNITS IS NO GREATER THAN 1,100 (THE MAXIMUM NUMBER APPROVED); AND

b) THE TOTAL NUMBER OF DWELLING UNITS IS NO LESS THAN 744 (THE MINIMUM DENSITY REQUIRED).

2 CHANGES IN THE LOCATION AND NUMBER OF LOTS (I.E. CONSOLIDATE, ALTER, RECONFIGURE OR RELOCATE LOTS), PROVIDED THAT THE TOTAL NUMBER OF LOTS IDENTIFIED FOR CONSTRUCTION OF BUILDINGS IS NOT INCREASED ABOVE 721.

3 CHANGES IN THE LOCATION AND NUMBER OF DWELLING UNITS FOR THE DEVELOPMENT BLOCKS, PROVIDED:

a) THE NUMBER OF DWELLING UNITS DOES NOT INCREASE ABOVE THE MAXIMUM NUMBER OF UNITS PROPOSED FOR THE IDENTIFIED BLOCK; AND

b) THE NUMBER OF LOTS DOES NOT INCREASE ABOVE THE MAXIMUM NUMBER OF LOTS PROPOSED FOR THE IDENTIFIED BLOCK, EXCEPT THAT WITHIN THE NEIGHBORHOOD CORE ANY NUMBER OF LOTS MAY BE ALLOWED IF THE TOTAL NUMBER OF LOTS WITHIN THE DEVELOPMENT DOES NOT EXCEED 721.

4 MINOR CHANGES IN THE LOCATION AND SIZE OF RECREATIONAL TRACTS, RECREATION FACILITIES OR TRAILS FOR THE OVERALL GREENBRIDGE SITE, PROVIDED THE TOTAL AREA OF IMPROVEMENTS PROPOSED IN RECREATIONAL TRACTS COMPLIES WITH THE REQUIREMENTS SET FORTH IN K.C.C. 21A.14.180 AS CALCULATED BASED ON THE NUMBER AND TYPE OF UNITS ACHIEVED AND DOCUMENTED THROUGH THE FINAL PLAT PROCESS AND NO PER UNIT REDUCTION OF RECREATION SPACE OCCURS IN THE AREAS LYING EAST OF 4TH AVENUE SOUTHWEST OR WEST OF 8TH AVENUE SOUTHWEST.

5 MINOR CHANGES IN THE LOCATION OF THE RESIDENTIAL BUILDING TYPES (I.E. SINGLE-FAMILY DETACHED, COTTAGE, TOWNHOUSE, "OVER/UNDERS", AND APARTMENTS) PROVIDED THAT APARTMENTS OVER 3 STORIES ARE NOT PERMITTED WITHIN THE RESIDENTIAL AREA.

6 CHANGES IN THE LOCATION OF BUILDINGS AND USES WITHIN THE NEIGHBORHOOD CORE AS DEPICTED ON THE APPROVED PRELIMINARY PLAT UNIT RANGE PLAN.

7 MINOR CHANGES IN LOT SIZE, LOT CONFIGURATION AND INTERNAL ROAD PATTERNS RESULTING FROM CHANGES IN THE DENSITY OR INTENSITY DESCRIBED ABOVE.

8 OTHER AMENDMENTS OR MODIFICATIONS REQUESTED BY THE APPLICANT THAT ARE AUTHORIZED BY KCC 19A.12.030B.

THE DIRECTOR/DESIGNEE SHALL REVIEW EACH REQUESTED MODIFICATION TO VERIFY THAT IT IS WITHIN THE SCOPE OF THE CHANGES IDENTIFIED ABOVE AND TO VERIFY THAT NO OTHER REGULATED FEATURE WILL BE ALTERED OR IMPACTED BY APPROVAL OF THE MODIFICATION. IF THESE VERIFICATIONS ARE MADE, THE REQUEST WILL BE GRANTED. IF THESE VERIFICATIONS ARE NOT MADE, THE REQUEST MAY BE CONSIDERED AS A MINOR OR MAJOR MODIFICATION.

B ADMINISTRATIVE MINOR MODIFICATIONS:

1 MODIFICATIONS WHICH CONVERT STREETS PROPOSED AS PUBLIC TO PRIVATE STREETS OR WHICH CONVERT STREETS PROPOSED AS PRIVATE TO PUBLIC STREETS, PROVIDED THE PRIMARY STREETS SERVING THE PROJECT (SW ROXBURY STREET, 4TH AVENUE SW, 8TH AVENUE SW, SW 100TH STREET AND SW 102ND STREET) SHALL NOT BE CONVERTED TO PRIVATE STREETS EXCEPT AS A MAJOR MODIFICATION.

2 MINOR CHANGES TO THE LOCATION AND DESIGN OF ROADS. HOWEVER, CHANGES TO THE DESIGN STANDARDS WHICH ARE NOT CONSISTENT WITH THE PROVISIONS OF THIS PERMIT OR THE KING COUNTY ROAD STANDARDS WILL BE SUBJECT TO APPROVAL BY THE COUNTY ROAD ENGINEER.

3 CHANGES IN THE NUMBER OF DWELLING UNITS PROPOSED FOR AN IDENTIFIED BLOCK, PROVIDED THE OVERALL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 1,100.

4 CODE MODIFICATIONS SUBMITTED IN CONJUNCTION WITH EITHER AN AUTHORIZED OR MINOR MODIFICATION AS DEFINED HEREIN.

5 THE APPLICANT'S ELECTION TO COMPLY WITH A COUNTY STANDARD ADOPTED SUBSEQUENT TO THE APPROVAL OF THIS PROJECT, IF THE DIRECTOR/DESIGNEE DETERMINES THAT NO INTERDEPENDENCY OR CRITICAL RELATIONSHIP TO OTHER DEVELOPMENT STANDARDS EXIST.

6 OTHER AMENDMENTS OR MODIFICATIONS TO THE PRELIMINARY PLAT OR PRELIMINARY PLAT CONDITIONS WHICH DDES DETERMINES TO BE CONSISTENT WITH THE PURPOSE OF THE APPROVED USES AND DEVELOPMENT STANDARDS FOR THE GREENBRIDGE DEMONSTRATION PROJECT AND ARE NOT MAJOR MODIFICATIONS AS DEFINED IN CONDITION 5C BELOW.

THE DIRECTOR/DESIGNEE MAY APPROVE, OR APPROVE WITH CONDITIONS, A REQUESTED MINOR MODIFICATION UPON DETERMINING THAT THE PROPOSED MODIFICATION REASONABLY MEETS OR EXCEEDS THE PROTECTIONS PROVIDED BY THE ORIGINAL REQUIREMENT; OTHERWISE, IT SHALL BE DENIED. NO SEPARATE VARIANCE OR OTHER REVISION PROCEDURE IS REQUIRED HEREUNDER, EXCEPT AS MAY BE REQUIRED BY THE COUNTY ROAD ENGINEER. THE DECISION SHALL BE PROVIDED IN WRITING, AND KING COUNTY SHALL MAINTAIN A CUMULATIVE LIST OF ALL APPROVED ADMINISTRATIVE MINOR MODIFICATIONS. THE TIME PERIOD FOR DDES REVIEW SHALL BE CONSISTENT WITH THE TIME PERIOD ESTABLISHED FOR THE UNDERLYING PERMIT. DETERMINATIONS BY DDES ON ADMINISTRATIVE MINOR ZONING CODE MODIFICATION REQUESTS SHALL BE APPEALABLE IN THE MANNER PROVIDED FOR TYPE 2 DECISIONS.

C MAJOR MODIFICATIONS:

PROPOSED MAJOR MODIFICATIONS SHALL BE REVIEWED THROUGH THE PUBLIC HEARING PROCESS. FOR VESTING PURPOSES, A MAJOR MODIFICATION IS CONSIDERED TO BE A NEW APPLICATION. THE FOLLOWING ARE DESIGNATED AS MAJOR MODIFICATIONS:

1 CHANGES IN THE NUMBER OF RESIDENTIAL UNITS WHERE THE CHANGE WILL RESULT IN AN INCREASE ABOVE THE APPROVED MAXIMUM NUMBER OF UNITS (1,100)

2 CHANGES IN THE NUMBER OF RESIDENTIAL UNITS WHERE THE CHANGE WILL RESULT IN A DECREASE BELOW THE REQUIRED MINIMUM NUMBER OF UNITS (744)

3 CHANGES IN THE NUMBER OF LOTS WHERE THE CHANGE WILL RESULT IN AN INCREASE ABOVE THE APPROVED MAXIMUM NUMBER OF LOTS (721)

4 CHANGES IN THE MAXIMUM NUMBER OF RESIDENTIAL UNITS FOR THE FOLLOWING BLOCKS: BLOCK W13, BLOCK E10, AND THE NORTH PORTION OF BLOCK W1.

5 AN INCREASE IN THE NEIGHBORHOOD CORE AREA OR AN ALTERATION OF ITS BOUNDARIES

6 A REDUCTION IN THE RATIO OF PARKING SPACES REQUIRED FOR EACH UNIT TYPE AS SET FORTH IN ATTACHMENT P.

7 AN INCREASE IN THE TOTAL FLOOR AREA LIMIT FOR NON-RESIDENTIAL USES (100,000 SQUARE FEET) OR THE FLOOR AREA LIMIT FOR RETAIL USES (25,000 SQUARE FEET) OR AN EXPANSION OF THE LIST OF PERMITTED RETAIL, MANUFACTURING OR REGIONAL LAND USES.

8 A REDUCTION IN THE MINIMUM LOT AREA BELOW 1200 SQUARE FEET.

9 ANY OTHER CHANGE WHICH DOES NOT QUALIFY AS AN ADMINISTRATIVE MINOR MODIFICATION.

D PROPOSED MAJOR MODIFICATIONS SHALL BE REVIEWED USING THE PROCEDURES AND REQUIREMENTS FOR A TYPE 3 LAND USE DECISION. FOR VESTING PURPOSES, A MAJOR MODIFICATION IS CONSIDERED TO BE A NEW APPLICATION. HOWEVER, THE NEW VESTING DATE SHALL ONLY APPLY TO THOSE ASPECTS OF THE DEVELOPMENT APPROVAL BEING PROPOSED FOR MAJOR MODIFICATION.

6 REVIEW PROCESS FOR FUTURE CODE MODIFICATIONS AND WAIVERS

A EXCEPT AS PROVIDED IN CONDITION 5.B.5 ABOVE, THE SUBJECT MATTER OF PROPOSED FUTURE MODIFICATIONS AND WAIVERS TO DEVELOPMENT REGULATIONS SHALL INCLUDE ONLY THE FOLLOWING KING COUNTY CODE REGULATIONS AND RELATED PUBLIC RULES:

1 DRAINAGE REVIEW REQUIREMENTS PURSUANT TO K.C.C. CHAPTER 9.04 AND THE SURFACE WATER DESIGN MANUAL.

2 KING COUNTY ROAD STANDARDS PURSUANT TO K.C.C. 14.42.010 AND THE COUNTY ROAD STANDARDS, 1993 UPDATE.

3 DENSITY AND DIMENSION STANDARDS ESTABLISHED BY K.C.C. CHAPTER 21A.12, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CONDITION.

4 DESIGN REQUIREMENTS ESTABLISHED BY K.C.C. CHAPTER 21A.14, WHICH ARE NOT AUTHORIZED CHANGES.

5 LANDSCAPING AND WATER USE REQUIREMENTS ESTABLISHED BY K.C.C. CHAPTER 21A.16 WHICH ARE NOT AUTHORIZED CHANGES.

6 PARKING AND CIRCULATION REQUIREMENTS ESTABLISHED BY K.C.C. CHAPTER 21A.18 WHICH ARE NOT AUTHORIZED CHANGES.

7 SIGN REQUIREMENTS ESTABLISHED BY K.C.C. CHAPTER 21A.20.

8 SENSITIVE AREA REQUIREMENTS ESTABLISHED BY K.C.C. CHAPTER 21A.24, PROVIDED SUCH MODIFICATIONS AND WAIVERS MUST COMPLY WITH THE REQUIREMENT OF K.C.C. 21A.55.060(D)(8).

9 USES ESTABLISHED BY K.C.C. 21A.55.060E, INCLUDING MODIFICATIONS AND WAIVERS OF REQUIREMENTS OF K.C.C. 21A.08.030, 21A.08.040, 21A.08.050, 21A.08.060, 21A.08.070, 21A.08.080 AND 21A.08.100.

B THE PROCEDURE FOR REVIEW OF FUTURE CODE MODIFICATIONS AND WAIVERS SHALL BE AS FOLLOWS:

1 THE APPLICANT SHALL SUBMIT A WRITTEN REQUEST FOR THE WAIVER OR MODIFICATION, TOGETHER WITH SUPPORTING DOCUMENTATION. THE REQUEST SHALL BE SUBMITTED EITHER BEFORE OR IN CONJUNCTION WITH AN APPLICATION FOR ONE OF THE FOLLOWING PERMITS, INCLUDING IMPLEMENTATION APPROVALS (E.G. FINAL PLAT APPROVAL):

a) A SITE DEVELOPMENT PERMIT,

b) A BINDING SITE PLAN,

c) A BUILDING PERMIT,

d) A SHORT SUBDIVISION,

e) A SUBDIVISION.

2 EXCEPT FOR AN APPLICANT'S REQUEST FOR A MODIFICATION OR WAIVER THAT ACCOMPANIES OR IS DESIGNATED HEREUNDER A TYPE 3 PERMIT APPLICATION, ZONING MODIFICATION OR WAIVER APPLICATIONS SHALL BE TYPE 2 DECISIONS FOR APPEAL PURPOSES. DRAINAGE ADJUSTMENTS AND ROAD VARIANCES SHALL BE PROCESSED PURSUANT TO KCC 9.04 AND KCC 14.42 RESPECTIVELY. ALL MODIFICATIONS OR WAIVER REQUESTS SHALL BE REVIEWED SUBJECT TO THE STANDARDS SET FORTH BELOW IN CONDITION NO. 7. IF A REQUEST FOR A MODIFICATION OR WAIVER IS ASSOCIATED WITH A PERMIT APPLICATION THAT REQUIRES NOTICE, A PUBLIC HEARING OR OTHER ADMINISTRATIVE PROCESSES, THE REQUEST SHALL BE CONSOLIDATED WITH THE UNDERLYING PERMIT AND ASSOCIATED PROCEDURAL REQUIREMENTS SHALL APPLY. IF THE REQUEST IS NOT ASSOCIATED WITH A PERMIT APPLICATION THAT WOULD OTHERWISE REQUIRE NOTICE OR A PUBLIC HEARING, THE ONLY COMPONENTS OF THE TYPE 2 OR 3 PROCESS APPLICABLE SHALL BE THE PROVISIONS RELATED TO APPEALS.

3 IF THE REVIEWING DEPARTMENT DETERMINES THAT THE REQUEST COMPLIES WITH THE STANDARDS SET FORTH BELOW, THE MODIFICATION OR WAIVER SHALL BE APPROVED.

4 ANY APPEAL REGARDING A REQUESTED MODIFICATION OR WAIVER SHALL BE CONSOLIDATED WITH ANY CONCURRENT APPEAL OF THE UNDERLYING PERMIT.

7 REVIEW CRITERIA FOR CODE MODIFICATIONS AND WAIVERS

PROPOSALS TO MODIFY OR WAIVE DEVELOPMENT REGULATIONS FOR A DEVELOPMENT APPLICATION MUST BE CONSISTENT WITH GENERAL HEALTH, SAFETY AND PUBLIC WELFARE STANDARDS, AND MUST NOT VIOLATE STATE OR FEDERAL LAW.

A APPLICATIONS SHALL DEMONSTRATE HOW THE PROPOSED PROJECT OVERALL, INCLUDING ALL APPROVED PRELIMINARY PLAT/SUBDIVISION MODIFICATIONS AND ANY NEW PROPOSED MODIFICATIONS OR WAIVERS TO THE CODE, WILL COMPLY WITH ALL THE CRITERIA LISTED IN THIS SUBSECTION 7.A IN A MANNER COMPARABLE TO DEVELOPMENT WITHOUT THE MODIFICATION OR WAIVER, INCLUDING ACHIEVEMENT OF HIGHER-QUALITY URBAN DEVELOPMENT; ENHANCEMENT OF INFILL, REDEVELOPMENT AND GREENFIELD DEVELOPMENT; OPTIMIZATION OF SITE UTILIZATION; STIMULATION OF NEIGHBORHOOD REDEVELOPMENT; AND ENHANCEMENT OF PEDESTRIAN EXPERIENCE AND SENSE OF PLACE AND COMMUNITY.

B THE PROPOSED PROJECT OVERALL, INCLUDING THE NEW PROPOSED WAIVERS AND MODIFICATIONS, SHALL ALSO MEET THE FOLLOWING PERFORMANCE STANDARDS. IN ADDITION, EACH INDIVIDUAL REQUEST FOR MODIFICATION OR WAIVER, WHEN CONSIDERED TOGETHER WITH THE APPROVED PRELIMINARY PLAT/SUBDIVISION MODIFICATIONS (E.G., MODIFICATIONS APPROVED IN ATTACHMENT M), MUST MEET AT LEAST TWO OF THE FOLLOWING CRITERIA:

1) USES THE NATURAL SITE CHARACTERISTICS TO PROTECT NATURAL SYSTEMS;

2) ADDRESSES STORMWATER AND DRAINAGE SAFETY, FUNCTION, APPEARANCE, ENVIRONMENTAL PROTECTION AND MAINTAINABILITY BASED UPON SOUND ENGINEERING JUDGMENT;

3) CONTRIBUTES TO ACHIEVEMENT OF A TWO-STAR OR A THREE-STAR RATING FOR THE PROJECT SITE UNDER THE BUILT GREEN™ "GREEN COMMUNITIES" PROGRAM RECOGNIZED BY THE MASTER BUILDERS ASSOCIATION OF KING AND SNOHOMISH COUNTIES; AND

4) WHERE APPLICABLE, REDUCES HOUSING COSTS FOR FUTURE PROJECT RESIDENTS OR TENANTS WITHOUT DECREASING ENVIRONMENTAL PROTECTION.

C THE CRITERIA OF THIS SECTION SUPERSEDE OTHER VARIANCE, MODIFICATION OR WAIVER CRITERIA AND THE PROVISIONS CONTAINED IN K.C.C. TITLE 9 AND TITLE 21A.

8 COMMUNITY-ORIENTED USES

THERE SHALL BE A MAXIMUM OF 100,000 SQUARE FEET OF NON-RESIDENTIAL BUILDINGS IN THE PROJECT, EXCLUDING THE ELEMENTARY SCHOOL ON-SITE. THE RETAIL PORTION SHALL NOT EXCEED 25,000 SQUARE FEET.

9 SUBMITTALS

ALL SUBMITTALS (BUILDING PERMITS, FINAL PLATS, ETC.) SHALL STAND ON THEIR OWN REGARDING COMPLIANCE WITH ALL REQUIREMENTS. ALL FINAL PLATS SHALL DEMONSTRATE THE FOLLOWING:

A COMPLIANCE WITH ALL PLATTING PROVISIONS OF TITLE 19 OF THE KING COUNTY CODE.

B ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY SHALL SIGN ON THE FACE OF THE FINAL PLAT A DEDICATION WHICH INCLUDES THE LANGUAGE SET FORTH IN KING COUNTY COUNCIL MOTION NO. 5952.

10 THE APPLICANT MUST OBTAIN THE APPROVAL OF THE KING COUNTY FIRE PROTECTION ENGINEER CERTIFYING THE ADEQUACY OF THE FIRE HYDRANT, WATER MAIN, AND FIRE FLOW TO MEET THE STANDARDS OF CHAPTER 17.08 OF THE KING COUNTY CODE.

PROJECT NO. STRV17-0006

ACTIVITY NO.

KING COUNTY DLSPD APPROVAL	
Curtis R. Foster Review Engineer	7-24-19 Date
 Senior Engineer	 Date
Wally Cebik First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VEDDER STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 5/22/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

CONDITIONS OF FINAL PLAT APPROVAL

SHEET KCC-3

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Jul 16, 2019 - 2:49pm KevinB

SEC. 6, T.23 N., R.4E., W.M.

11 FINAL PLAT APPROVAL SHALL REQUIRE FULL COMPLIANCE WITH THE DRAINAGE PROVISIONS SET FORTH IN KING COUNTY CODE 9.04. COMPLIANCE MAY RESULT IN REDUCING THE NUMBER AND/OR LOCATION OF LOTS AS SHOWN ON THE PRELIMINARY APPROVED PLAT. PRELIMINARY REVIEW HAS IDENTIFIED THE FOLLOWING CONDITIONS OF APPROVAL, WHICH REPRESENT PORTIONS OF THE DRAINAGE REQUIREMENTS. ALL OTHER APPLICABLE REQUIREMENTS IN KCC 9.04 AND THE KING COUNTY SURFACE WATER DESIGN MANUAL (KCSWDM) MUST ALSO BE SATISFIED DURING ENGINEERING AND FINAL REVIEW.

A DRAINAGE PLANS AND ANALYSIS SHALL COMPLY WITH THE 1998 KING COUNTY SURFACE WATER DESIGN MANUAL. DDES APPROVAL OF THE DRAINAGE AND ROADWAY PLANS IS REQUIRED PRIOR TO ANY CONSTRUCTION.

B CURRENT STANDARD PLAN NOTES AND ESC NOTES, AS ESTABLISHED BY DDES ENGINEERING REVIEW SHALL BE SHOWN ON THE ENGINEERING PLANS.

C THE FOLLOWING NOTE SHALL BE SHOWN ON THE FINAL RECORDED PLAT:

"ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS #_____ ON FILE WITH DDES AND/OR THE DEPARTMENT OF TRANSPORTATION. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLANS ON FILE."

D CORE REQUIREMENT NO. 1: DISCHARGE AT THE NATURAL LOCATION.

THE APPLICANT HAS RECEIVED APPROVAL FOR A REQUESTED DIVERSION OF SURFACE WATER WITHIN THE PROJECT; SEE DRAINAGE ADJUSTMENT FILE L03V0066 (ATTACHMENT 3). THE CONDITIONS FOR ADJUSTMENT APPROVAL SHALL BE SATISFIED DURING DESIGN AND REVIEW OF THE PROJECT'S ENGINEERING PLANS.

E CORE REQUIREMENT NO. 2: OFFSITE ANALYSIS

THE APPLICANT HAS PROVIDED A LEVEL 1 OFFSITE ANALYSIS THAT DESCRIBES THE EXISTING DRAINAGE CONDITIONS AND CONCEPTUAL DRAINAGE PLAN. IF THE APPLICANT WANTS TO REDUCE THE POTENTIAL FLOW CONTROL REQUIREMENT IN THE SALMON CREEK SUBBASIN FROM LEVEL TWO (DESCRIBED BELOW) TO MODIFIED LEVEL ONE, A LEVEL 2 OFFSITE ANALYSIS IS REQUIRED TO DETERMINE WHEN THE EXISTING CAPACITY OF THE DOWNSTREAM SYSTEM IS EXCEEDED.

F CORE REQUIREMENT NO. 3: FLOW CONTROL.

THE CONCEPTUAL DRAINAGE PLAN ANTICIPATES THAT POST-DEVELOPED FLOWS FROM THE SALMON CREEK SUBBASIN OF THE SITE WILL MATCH PRE-DEVELOPED CONDITIONS. IF POST-DEVELOPED FLOW WILL EXCEED THE PRE-DEVELOPED RUNOFF, LEVEL TWO FLOW CONTROL SHALL BE REQUIRED FOR THE INCREASE. THE APPLICANT CAN REDUCE THIS REQUIREMENT FROM LEVEL TWO FLOW CONTROL TO MODIFIED LEVEL ONE FLOW CONTROL IF A LEVEL 2 OFFSITE ANALYSIS IS PROVIDED AS DESCRIBED IN THE PREVIOUS CONDITION. STORM WATER RUNOFF CONTROL FOR THE HAMM CREEK/DUWAMISH RIVER SUB-BASIN SHALL BE PROVIDED USING THE LEVEL THREE FLOW CONTROL DETENTION STANDARD OUTLINED IN THE 1998 KCSWDM, OR AS APPROVED IN DRAINAGE ADJUSTMENT, L03V0066.

THE SIZE OF THE PROPOSED DRAINAGE TRACTS MAY NEED TO BE INCREASED TO ACCOMMODATE THE REQUIRED DETENTION STORAGE VOLUMES AND/OR WATER QUALITY FACILITIES. THE RUNOFF CONTROL FACILITIES SHALL BE LOCATED IN SEPARATE TRACTS AND DEDICATED TO KING COUNTY, UNLESS PORTIONS OF A DRAINAGE TRACT ARE ALSO USED FOR REQUIRED RECREATION SPACE IN ACCORDANCE WITH KCC 21A.14.180.

SUB-BASIN ML-1 IS EXEMPT FROM FLOW CONTROL REQUIREMENTS BASED ON EXEMPTION #4, PEAK FLOW EXEMPTION FOR URBAN REDEVELOPMENT PROJECTS, BUT IT NEEDS TO IMPLEMENT FLOW CONTROL BEST MANAGEMENT PRACTICES AS DEFINED IN THE EXEMPTION CRITERIA.

DUE TO THE SIZE AND PROXIMITY OF THE RD-DR-2A/B DRAINAGE FACILITIES TO THE EASTERN STEEP SLOPES, A SUPPLEMENTAL SOILS REPORT IS REQUIRED FOR SUBMITTAL WITH THE ENGINEERING PLANS.

C CORE REQUIREMENT NO. 4: CONVEYANCE SYSTEM.

THE OUTLET PIPE FROM THE EASTERN DETENTION FACILITIES (RD-DR-2A/B) IS PROPOSED TO CONVEY WATER OVER STEEP SLOPES BEFORE CONNECTING TO THE EXISTING 30-INCH PIPE AT THE EASTERN SITE BOUNDARY. DUE TO CONCERNS FOR POTENTIAL IMPACTS BY DRAINAGE DISCHARGE ONTO THE STEEP SLOPES, STORM WATER SHALL BE CONVEYED DOWN THE STEEP SLOPES IN AN ENCLOSED SYSTEM CONSTRUCTED OF HIGH DENSITY POLYETHYLENE PIPE (E.G. DRISCOPIPE). THE PIPE SHALL BE PLACED AT A LOCATION PRESENTING THE LEAST POTENTIAL FOR EROSION AND WHICH MINIMIZES DISTURBANCE TO NATURAL VEGETATION. REQUIREMENTS AS SPECIFIED IN SECTION 4.3.6 OF THE SWM MANUAL SHALL BE USED FOR DESIGN PURPOSES. IN ADDITION, THE FOLLOWING SPECIFIC CONSIDERATIONS SHALL BE ADDRESSED WITH THE APPLICANT'S CONSTRUCTION PLANS:

1 THE PIPE SYSTEM SHALL BE LOCATED ON THE GROUND SURFACE WITHIN A KING COUNTY DRAINAGE EASEMENT SUFFICIENT IN WIDTH TO PROVIDE FOR PROPER LOCATION AND MAINTENANCE.

2 THE METHOD OF CONSTRUCTION AND STRUCTURAL ATTACHMENT OF THE SYSTEM TO THE GROUND SHALL BE ADDRESSED ON THE PLANS. ADEQUATE ENERGY DISSIPATION SHALL BE PROVIDED AT THE CONNECTION POINT TO THE EXISTING 30-INCH PIPE THAT EXTENDS EAST OFF-SITE.

3 THE DETENTION POND OR VAULT EMERGENCY OVERFLOW SYSTEM SHALL BE DESIGNED FOR PIPED CONVEYANCE, RATHER THAN OPEN SPILLWAYS. THE OVERFLOW STRUCTURE AND CONVEYANCE PIPE SHALL BE DESIGNED TO ACCOMMODATE FLOWS FOR THE 100-YEAR STORM UNDER DEVELOPED SITE CONDITIONS. AS DESCRIBED IN ADJUSTMENT L03V0066, JUSTIFICATION TO DAYLIGHT EMERGENCY OVERFLOWS IN NON-STEEP SLOPE AREAS ON-SITE (TRACT U-2) CAN BE PRESENTED DURING ENGINEERING REVIEW.

4 A REDUNDANT INTERCONNECT SYSTEM SHALL BE PROVIDED BETWEEN THE RD-DR-2A AND RD-DR-2B FACILITIES OF THE EASTERN STORMWATER FACILITY IN CASE BLOCKAGE OCCURS. THIS REDUNDANCY CAN BE ELIMINATED IF A SEPARATE EMERGENCY OVERFLOW SYSTEM IS PROVIDED FOR EACH FACILITY.

H CORE REQUIREMENT NO. 5: EROSION AND SEDIMENT CONTROL.

THE TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) PLAN SHALL ADDRESS THE ANNUAL PHASING OF CONSTRUCTION THAT WILL OCCUR ACROSS THE SITE, OR A SEPARATE TESC PLAN SHALL BE SUBMITTED FOR EACH CONSTRUCTION PHASE. DDES SHALL REQUIRE THE APPLICANT TO IMPLEMENT A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN WHICH WILL NOT RESULT IN AN INCREASE IN PHOSPHORUS LOADING TO THE LAKE GARRETT WATERSHED. THE TESC PLAN SHALL BE SUBMITTED TO DDES AND APPROVED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK.

I CORE REQUIREMENT NO. 6: MAINTENANCE AND OPERATIONS.

AS DESCRIBED IN 1998 KCSWDM ADJUSTMENT L03V0066, KING COUNTY WATER AND LAND RESOURCE DIVISION SHALL ASSUME OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL FORMAL STORMWATER FACILITIES FOR THE GREENBRIDGE PROJECT.

J CORE REQUIREMENT NO. 8: WATER QUALITY.

THE PROJECT IS REQUIRED TO MEET THE BASIC WATER QUALITY REQUIREMENTS OF THE 1998 KCSWDM.

K SPECIAL REQUIREMENT #4: SOURCE CONTROL.

BECAUSE THE GREENBRIDGE DEVELOPMENT PROJECT CONTAINS COMMERCIAL AND MULTI-FAMILY ELEMENTS, THE PROJECT MUST PROVIDE WATER QUALITY SOURCE CONTROLS IN ACCORDANCE WITH THE KING COUNTY STORMWATER POLLUTION CONTROL MANUAL AND KING COUNTY CODE 9.12, WHERE APPLICABLE.

12 THE PROPOSED SUBDIVISION SHALL COMPLY WITH THE 1993 KING COUNTY ROAD STANDARDS (KCRS), INCLUDING THE FOLLOWING REQUIREMENTS:

A THE FOLLOWING CONDITIONS STATE THE REQUIRED IMPROVEMENTS FOR ON-SITE ROADS, EXCEPT AS MAY BE PROVIDED IN CONDITION 22:

1 ENGINEERING PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE DESIGN REQUIREMENTS OUTLINED IN THE COUNTY ROAD ENGINEER'S CONDITIONAL APPROVAL OF VARIANCE L03V0060 SHOWN IN ATTACHMENT 2 (DESIGN CRITERIA INCLUDED).

2 STREET ILLUMINATION SHALL BE PROVIDED PURSUANT TO THE REQUIREMENTS IN KCRS 5.05.

3 THE PROPOSED ROAD IMPROVEMENTS SHALL ADDRESS THE REQUIREMENTS FOR ROAD SURFACING OUTLINED IN KCRS CHAPTER 4. AS NOTED IN SECTION 4.01F, FULL WIDTH PAVEMENT OVERLAY IS REQUIRED WHERE WIDENING EXISTING ASPHALT UNLESS WAIVED DURING THE INSPECTION PROCESS. PAVEMENT DESIGNS SHALL BE PROVIDED FOR ARTERIALS AND COMMERCIAL ACCESS STREETS AS REQUIRED BY KCRS SECTION 4.03.

4 THE ROAD CLASSIFICATION MAP SHOWS THAT THE INTERSECTION OF SW 99TH STREET AND 9TH AVENUE SW DOES NOT COMPLY WITH THE PROVISIONS OF KCRS SECTION 2.10.A.1 "ANGLE OF INTERSECTION". DUE TO THE EXISTING SITE CONSTRAINTS, THIS ANGLE OF INTERSECTION MAY NOT BE ABLE TO BE REVISED TO COMPLY WITH THE ABOVE-NOTED KCRS REQUIREMENTS. THE APPLICANT SHALL PROVIDE, HOWEVER, WITH THE SUBMITTAL OF ENGINEERING PLANS, DOCUMENTATION (CONSTRUCTION PLANS) DESCRIBING WHETHER THE REQUIREMENTS OF KCRS SECTION 2.10.A.1 CANNOT BE MET AS A RESULT OF TOPOGRAPHIC CONSTRAINTS.

5 THE APPLICANT SHALL EXECUTE A REIMBURSEMENT AGREEMENT WITH THE KING COUNTY DEPARTMENT OF TRANSPORTATION TO FULLY COVER THE DEPARTMENT'S COST OF THE FOLLOWING ITEMS:

a THE MANUFACTURE, INSTALLATION AND INSPECTION OF THE REQUIRED STREET SIGNAGE, WHICH MAY INCLUDE STREET NAME SIGNS, REGULATORY SIGNAGE (INCLUDING, BUT LIMITED TO "STOP" SIGNS, "YIELD" SIGNS, AND "NO PARKING" SIGNS) OR OTHER SIGNAGE RELATED TO THE PUBLIC ROADWAYS;

b INSPECTION OF THE INSTALLATION OF ALL REQUIRED CHANNELIZATION (INCLUDING BUT NOT LIMITED TO CHANNELIZATION OF THE MINI-ROUNDABOUTS ON SW 100TH STREET, STOP BARS/LINES AS DETERMINED TO BE REQUIRED EITHER DURING ENGINEERING PLAN APPROVAL OR DURING INSPECTION, CROSSWALKS, PARKING STALL STRIPING, ETC.) WITHIN THE PUBLIC RIGHT-OF-WAY;

c INSPECTION AND REQUIRED HARDWARE ASSOCIATED WITH THE INSTALLATION OF STREET ILLUMINATION THAT MAY BE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY OF THE PROJECT ROADWAYS, OR THAT MAY BE REQUIRED BY THE PROVISIONS OF KCRS SECTION 5.05;

d INSPECTION AND REQUIRED HARDWARE OF MODIFICATIONS OF THE SIGNALIZATION SYSTEM AT 8TH AVENUE SW/SW ROXBURY.

6 THE FOLLOWING CONDITIONS OUTLINE THE REQUIRED IMPROVEMENTS FOR THE FRONTING ROADWAYS, WHERE NOT ALREADY ADDRESSED IN THE COUNTY ROAD ENGINEER'S CONDITIONAL APPROVAL OF VARIANCE L03V0060.

a FRONTAGE SW ROXBURY STREET (EAST OF 4TH AVENUE SW):

THE FRONTAGE ALONG SW ROXBURY, EAST OF 4TH AVENUE SW (BETWEEN 4TH AVENUE SW AND THE EXTENSION OF 97TH PLACE SW) SHALL BE IMPROVED TO THE URBAN SUBACCESS STREET STANDARD (SOUTH SIDE ONLY). WEST OF THESE FRONTAGE IMPROVEMENTS, TO THE INTERSECTION OF 4TH AVENUE SW, THESE IMPROVEMENTS MAY REQUIRE A WIDENING TO PROVIDE A MINIMUM 20-FOOT WIDE TRAVELED WAY AND A 5-FOOT WIDE SHOULDER IF SUFFICIENT EXISTING RIGHT-OF-WAY IS AVAILABLE TO ACCOMMODATE SUCH IMPROVEMENTS.

b FRONTAGE SW 102ND STREET:

THE FRONTAGE ALONG SW 102ND STREET, BETWEEN 4TH AVENUE SW AND 5TH AVENUE SW, SHALL BE WIDENED AND RECONSTRUCTED AS NECESSARY IN ACCORDANCE WITH THE SITE PLAN TO THE URBAN NEIGHBORHOOD COLLECTOR STANDARD, INCLUDING ANY ADDITIONAL PAVING TO PROVIDE AN 18-FOOT WIDE PAVED SECTION ON THE NORTH SIDE OF THE RIGHT-OF-WAY CENTERLINE, TOGETHER WITH THE CONSTRUCTION OF CONCRETE CURB, GUTTER AND SIDEWALK ALONG THE NORTHERLY SIDE OF THE ROADWAY

c FRONTAGE 4TH AVENUE SW:

OUTSIDE OF THE LIMITS OF THE CONSTRUCTION/RECONSTRUCTION OF THE INTERSECTIONS OF SW 97TH PLACE/SW 98TH STREET, SW 98TH PLACE, SW 100TH STREET AND SW 102ND STREET THE APPLICANT SHALL RECONSTRUCT, AS REQUIRED, ANY EXISTING DAMAGED SECTIONS OF SIDEWALK ALONG 4TH AVENUE SW, BETWEEN SW 102ND STREET AND SW ROXBURY STREET (WEST SIDE ONLY) AND BETWEEN SW 100TH STREET AND SW ROXBURY (EAST SIDE).

d FRONTAGE SW 100TH STREET:

OUTSIDE OF THE LIMITS OF THE CONSTRUCTION/RECONSTRUCTION OF THE INTERSECTIONS OF 10TH AVENUE SW AND 11TH AVENUE SW THE APPLICANT SHALL RECONSTRUCT, AS REQUIRED, ANY EXISTING DAMAGED SECTIONS OF SIDEWALK ALONG THE NORTHERLY SIDE OF SW 100TH STREET FROM 11TH AVENUE SW TO THE WESTERLY PROJECT BOUNDARY.

7 NON-ROADWAY WIDENING-RELATED TRANSPORTATION IMPROVEMENTS:

THE TRANSPORTATION MITIGATION MEASURES THAT FOLLOW ARE REQUIRED AS A CONDITION OF PLAT APPROVAL TO PROVIDE ADEQUATE ACCOMMODATION FOR THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE COMMUNITY. DESIGN PLANS, AS REQUIRED, FOR THESE IMPROVEMENTS SHALL BE INCLUDED WITH THE FIRST SET OF ENGINEERING PLANS SUBMITTED FOR KING COUNTY REVIEW, TOGETHER WITH A SCHEDULE FOR CONSTRUCTION TO BE PROVIDED, REVIEWED, AND APPROVED BY KING COUNTY DOT.

A 8TH AVENUE SW PROJECT TRAIL CROSSING BETWEEN SW 97TH STREET AND SW 99TH STREET (NEAR COMMUNITY CENTER)

1 THE APPLICANT SHALL INSTALL AN ACTUATED PEDESTRIAN FLASHER AT THE PROPOSED TRAIL CROSSING LOCATION ON 8TH AVENUE SW, BETWEEN SW 97TH STREET AND SW 99TH STREET.

THIS FLASHER SHALL INCLUDE THE USE OF A STEEL POLE AND MAST ARM-TYPE INSTALLATION, RELATED SIGNAGE, POLE FOUNDATION, AND ANY/ALL UNDERGROUND CONDUITS, PEDESTRIAN INDICATIONS, PUSH BUTTONS, WIRING, AND RELATED APPURTENANCES NECESSARY TO ACHIEVE THE DESIRED OPERATION.

2 IT IS RECOMMENDED THAT A HIGH CONTRAST PAVEMENT TREATMENT, E.G., TEXTURED CONCRETE (PREFERRED) OR COLORED TEXTURED ASPHALT, SHOULD BE PROVIDED FOR THE TRAIL CROSSWALK AREA ITSELF – RATHER THAN THE STANDARD THERMOPLASTIC MATERIAL 'PIANO KEY' TYPE CROSSWALK MARKINGS.

3 BULB-OUTS OF THE PROPOSED CURB AND GUTTER IMPROVEMENTS ON 8TH AVENUE SW SHALL BE PROVIDED AT THE TRAIL CROSSING LOCATION. THE CURBLINE OF THE BULB-OUT SECTION SHALL NOT ENCROACH ANY CLOSER TO THE CENTERLINE OF 8TH AVENUE SW THAN THE ADJACENT PARKING LANES, I.E. NO MORE THAN 21-FEET TOWARDS THE CENTERLINE OF THE STREET FROM THE NOMINAL CURB LINE WHERE LOCATED ADJOINING THE BACK-IN IN-STREET ANGLE PARKING, NO MORE THAN 8-FEET TOWARDS THE CENTERLINE OF THE STREET FROM THE NOMINAL CURB LINE WHERE LOCATED ADJOINING THE IN-STREET PARALLEL PARKING SPACES. IN NO EVENT SHALL THIS REDUCE THE CURB-TO-CURB WIDTH (I.E. EFFECTIVE PEDESTRIAN CROSSING DISTANCE) TO LESS THAN THE 24 FEET REQUIRED FOR THE NORTHBOUND AND SOUTHBOUND TRAVEL LANES ON 8TH AVENUE SW.

B VARIANCE DECISION L03V0060 GRANTED BY THE COUNTY ROAD ENGINEER ON APRIL 13, 2004, CONDITIONALLY DELETED A REQUIREMENT TO RECONSTRUCT SW 100TH STREET TO ACHIEVE A ROADWAY PROFILE THAT MEETS THE REQUIREMENTS OF THE 1993 KCRS. IN ACCORDANCE WITH THE VARIANCE DECISION, THE APPLICANT SHALL CONSTRUCT MINI-ROUNDABOUTS (18-FOOT DIAMETER CENTRAL ISLAND) MEETING APPLICABLE DESIGN CRITERIA (SEE ATTACHMENT 2) AS SPECIFIED BY KING COUNTY DOT, AT THE INTERSECTIONS OF (1) 9TH AVENUE SW AND (2) 10TH AVENUE SW ON SW 100TH STREET.

PLANS FOR THESE ROUNDABOUTS AND REQUIRED SPLITTER ISLANDS, RELATED CHANNELIZATION AND ANY REQUIRED INTERSECTION MODIFICATIONS (STREET ILLUMINATION, MODIFICATION OF/CONSTRUCTION OF OFF-SITE CURBS AND GUTTERS, SIDEWALKS AND ADA RAMPS, FOR EXAMPLE) TO THE EXISTING PUBLIC IMPROVEMENTS ON SW 100TH STREET, SHALL BE SUBMITTED TO KCDOT FOR REVIEW AND APPROVAL WITH THE FIRST SUBMITTAL OF THE ROAD IMPROVEMENT PLANS.

C ON-STREET PARKING ALONG 8TH AVENUE SW

1 CHANNELIZATION PLANS FOR THE PROPOSED ON-STREET PARKING: (1) BACK-IN ANGLE PARKING ALONG THE WESTERLY SIDE, AND (2) PARALLEL PARKING ALONG THE EASTERLY SIDE, ON 8TH AVENUE SW SHALL BE SUBMITTED TO KING COUNTY DOT FOR REVIEW AND APPROVAL.

2 BULB-OUTS OF THE PROPOSED CURB AND GUTTER IMPROVEMENTS ON 8TH AVENUE SW SHALL BE PROVIDED AT THE ENDS OF EACH PROPOSED PARKING AREA. THE CURBLINE OF THE BULB-OUT SECTION SHALL NOT ENCROACH ANY CLOSER TO THE CENTERLINE OF 8TH AVENUE SW THAN THE ADJACENT PARKING LANES, I.E., NO MORE THAN 21-FEET TOWARDS THE CENTERLINE OF THE STREET FROM THE NOMINAL CURB LINE WHERE LOCATED ADJOINING THE BACK-IN IN-STREET ANGLE PARKING, NO MORE THAN 8-FEET TOWARDS THE CENTERLINE OF THE STREET FROM THE NOMINAL CURB LINE WHERE LOCATED ADJOINING THE IN-STREET PARALLEL PARKING SPACES. IN NO EVENT SHALL THIS REDUCE THE CURB-TO-CURB WIDTH TO LESS THAN THE 24 FEET REQUIRED FOR THE NORTHBOUND AND SOUTHBOUND TRAVEL LANES ON 8TH AVENUE SW.

D ON-STREET PARKING ALONG 7TH AVENUE SW

1 CHANNELIZATION PLANS FOR THE PROPOSED ON-STREET PARKING: (1) ANGLE PARKING ALONG THE WESTERLY SIDE, AND (2) PARALLEL PARKING ALONG THE EASTERLY SIDE, ON 7TH AVENUE SW NEAR THE WILEY CENTER, SHALL BE SUBMITTED TO KING COUNTY DOT FOR REVIEW AND APPROVAL.

2 BULB-OUTS OF THE PROPOSED CURB AND GUTTER IMPROVEMENTS ON 7TH AVENUE SW SHALL BE PROVIDED IN BETWEEN THE TWO PROPOSED PARKING AREAS. THE CURBLINE OF THE BULB-OUT SECTION SHALL NOT ENCROACH ANY CLOSER TO THE CENTERLINE OF 7TH AVENUE SW THAN THE ADJACENT PARKING LANES, I.E., NO MORE THAN 21-FEET TOWARDS THE CENTERLINE OF THE STREET FROM THE NOMINAL CURB LINE WHERE LOCATED ADJOINING THE IN-STREET ANGLE PARKING.

E ALL CONSTRUCTION AND UPGRADING OF PUBLIC AND PRIVATE ROADS SHALL BE DONE IN ACCORDANCE WITH THE KING COUNTY ROAD STANDARDS ESTABLISHED AND ADOPTED BY ORDINANCE NO. 11187, AS AMENDED (1993 KCRS) OR AS APPROVED BY ROAD VARIANCE L03V0060 .

F SW ROXBURY STREET, 4TH AND 8TH AVENUES SW AND SW 100TH AND 102ND STREETS ARE DESIGNATED AS EITHER ARTERIALS OR NEIGHBORHOOD COLLECTORS STREETS WHICH MAY REQUIRE DESIGNS FOR BUS ZONES AND TURN OUTS. AS SPECIFIED IN KCRS 2.16, THE DESIGNER SHALL CONTACT METRO AND THE LOCAL SCHOOL DISTRICT TO DETERMINE SPECIFIC REQUIREMENTS.

G MODIFICATIONS TO THE ABOVE ROAD CONDITIONS MAY BE CONSIDERED BY KING COUNTY PURSUANT TO THE VARIANCE PROCEDURES IN KCRS 1.08.

H THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO OR FROM SW ROXBURY STREET AND 4TH AVENUE SW FROM THOSE LOTS WHICH ABUT THEM. A NOTE TO THIS EFFECT SHALL APPEAR ON THE ENGINEERING PLANS AND FINAL PLAT.

I MODIFICATIONS TO THE ABOVE ROAD CONDITIONS MAY BE CONSIDERED BY KING COUNTY PURSUANT TO THE VARIANCE PROCEDURES IN KCRS 1.08 OR BY THE PROCEDURES IN CONDITION 5, AS APPLICABLE.

13 ALL UTILITIES WITHIN PROPOSED RIGHTS-OF-WAY MUST BE INCLUDED WITHIN A FRANCHISE APPROVED BY THE KING COUNTY COUNCIL PRIOR TO FINAL PLAT RECORDING.

14 THE APPLICANT OR SUBSEQUENT OWNER SHALL COMPLY WITH KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS), BY PAYING THE REQUIRED MPS FEE AND ADMINISTRATION FEE AS DETERMINED BY THE APPLICABLE FEE ORDINANCE. THE APPLICANT HAS THE OPTION TO EITHER: (1) PAY THE MPS FEE AT FINAL PLAT RECORDING, OR (2) PAY THE MPS FEE AT THE TIME OF BUILDING PERMIT ISSUANCE. IF THE FIRST OPTION IS CHOSEN, THE FEE PAID SHALL BE THE FEE IN EFFECT AT THE TIME OF PLAT APPLICATION AND A NOTE SHALL BE PLACED ON THE FACE OF THE PLAT THAT READS, "ALL FEES REQUIRED BY KING COUNTY CODE 14.75, MITIGATION PAYMENT SYSTEM (MPS), HAVE BEEN PAID." IF THE SECOND OPTION IS CHOSEN, THE FEE PAID SHALL BE THE AMOUNT IN EFFECT AS OF THE DATE OF BUILDING PERMIT APPLICATION. THE APPLICANTS MAY REQUEST AN EXEMPTION, THROUGH KING COUNTY HOUSING AND COMMUNITY DEVELOPMENT, FOR THE ROADS MPS FEE FOR QUALIFYING LOW- AND MODERATE-INCOME HOMES.

15 LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO KING COUNTY CODE 21A.43, WHICH IMPOSES IMPACT FEES TO FUND SCHOOL SYSTEM IMPROVEMENTS NEEDED TO SERVE NEW DEVELOPMENT. AS A CONDITION OF FINAL APPROVAL, FIFTY PERCENT (50%) OF THE IMPACT FEES DUE FOR THE PLAT SHALL BE ASSESSED AND COLLECTED IMMEDIATELY PRIOR TO RECORDING, USING THE FEE SCHEDULES IN EFFECT WHEN THE PLAT RECEIVES FINAL APPROVAL. THE BALANCE OF THE ASSESSED FEE SHALL BE ALLOCATED EVENLY TO THE DWELLING UNITS IN THE PLAT, BASED ON THE DWELLING UNIT TYPE, AND SHALL BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE.

16 THE PROPOSED SUBDIVISION SHALL COMPLY WITH THE SENSITIVE AREAS CODE AS OUTLINED IN KCC 21A.24. PERMANENT SURVEY MARKING, AND SIGNS AS SPECIFIED IN KCC 21A.24.160 SHALL ALSO BE ADDRESSED PRIOR TO FINAL PLAT APPROVAL. TEMPORARY MARKING OF SENSITIVE AREAS AND THEIR BUFFERS (E.G., WITH BRIGHT ORANGE CONSTRUCTION FENCING) SHALL BE PLACED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

17 PRELIMINARY PLAT REVIEW HAS IDENTIFIED THE FOLLOWING SPECIFIC SENSITIVE AREAS REQUIREMENTS WHICH APPLY TO THIS PROJECT. ALL OTHER APPLICABLE REQUIREMENTS FROM KCC 21A.24 SHALL ALSO BE ADDRESSED BY THE APPLICANT.

A WETLANDS & STREAMS

1 CLASS 2 WETLANDS ARE REQUIRED TO HAVE A BUFFER WIDTH OF 50 FEET AS MEASURED FROM THE WETLAND EDGE (K.C.C.21A.24.320). THE WETLAND AND ITS BUFFER MUST BE ACCURATELY IDENTIFIED ON SITE PLANS.

2 CLASS 3 STREAMS ARE REQUIRED TO HAVE BUFFER WIDTH OF 25 FEET AS MEASURED FROM THE ORDINARY HIGH WATER MARK (K.C.C.21A.24.360). STREAMS AND THEIR BUFFERS MUST BE ACCURATELY IDENTIFIED ON SITE PLANS.

3 SENSITIVE AREA TRACTS (SAT) SHALL BE USED TO DELINEATE AND PROTECT SENSITIVE AREAS AND BUFFERS ON THE PROPOSAL SITE AND SHALL BE RECORDED ON ALL DOCUMENTS OF TITLE OF RECORD FOR ALL AFFECTED LOTS (K.C.C.21A.24.180).

4 A 15-FOOT BSBL SHALL BE ESTABLISHED FROM THE EDGE OF THE SENSITIVE AREAS TRACT (K.C.C.21A.24.200).

KING COUNTY DLSPD APPROVAL	
Cristi R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cahall First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VEDDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

CONDITIONS OF FINAL PLAT APPROVAL

SHEET
KCC-4

Jul 16, 2019 - 2:56pm KevinB
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5 A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (TESCP) IN ACCORDANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL FOR TEMPORARY PROTECTION OF EXPOSED SOILS AND RECEIVING SURFACE WATER BODIES SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FINAL PLAT RECORDING.

6 PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES ON THE SITE, THE APPLICANT SHALL MARK SENSITIVE AREAS TRACTS IN A HIGHLY VISIBLE MANNER, AND THESE AREAS MUST REMAIN SO MARKED UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREAS ARE COMPLETED (K.C.C.21A.24.150).

7 THE SENSITIVE AREA BUFFER / TRACT SHALL BE IDENTIFIED USING PERMANENT SENSITIVE AREA BOUNDARY SIGNS INSTALLED BETWEEN THE SENSITIVE AREA BUFFER / TRACT AND THE 15 FOOT BSBL. SIGNS SHALL BE POSTED ON ALL WEATHER BACKING ON 4"X4" (OR EQUIVALENT) POSTS. SIGNS ARE AVAILABLE FOR SALE AT THE DDES CASHIER.

8 TO THE EXTENT PRACTICABLE, LANDSCAPING OF DEVELOPED AREAS SHALL USE NATIVE PLANT SPECIES TO PROVIDE GROUND COVER AS NESTING AND FEEDING SITES FOR BIRDS AND SMALL MAMMALS.

9 PRIOR TO FINAL RECORDING AND/OR FINAL ENGINEERING REVIEW OF THE PLAT, THE PLAN SET SHALL BE ROUTED TO THE DDES CRITICAL AREAS SECTION FOR APPROVAL.

10 A SPILL CONTROL AND PREVENTION PLAN SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL FINAL TO FINAL PLAT RECORDING.

B GEOTECHNICAL

1 DETERMINE THE TOP, TOE, AND SIDES OF 40% SLOPES BY FIELD SURVEY. PROVIDE A 10-FOOT BUFFER FROM THESE SLOPES. THE BUILDING SETBACK SHALL BE A MINIMUM OF 15 FEET FROM THE OUTER EDGE OF THE BUFFER. FOR THOSE LOTS ADJACENT TO THE STEEP SLOPE BUFFER, THE NEED FOR ADDITIONAL BUILDING SETBACKS OR SLOPE MITIGATION MEASURES SHALL BE EVALUATED IN PROJECT SPECIFIC GEOTECHNICAL ENGINEERING REPORTS SUBJECT TO REVIEW AND APPROVAL BY DDES GEOLOGIST, PRIOR TO BUILDING PERMIT APPROVAL (PER THE GEOTECHNICAL ANALYSIS PREPARED BY GEOENGINEERS AND RECEIVED BY DDES ON JANUARY 27, 2004).

2 THE APPLICANT SHALL DELINEATE ALL ON-SITE EROSION HAZARD AREAS ON THE FINAL ENGINEERING PLANS (EROSION HAZARD AREAS ARE DEFINED IN KCC 21A.06.415). THE DELINEATION OF SUCH AREAS SHALL BE APPROVED BY A DDES GEOLOGIST. THE REQUIREMENTS FOUND IN KCC 21A.24.220 CONCERNING EROSION HAZARD AREAS SHALL BE MET, INCLUDING SEASONAL RESTRICTIONS ON CLEARING AND GRADING ACTIVITIES.

3 STEEP SLOPES AND RELATED BUFFERS GREATER THAN ONE ACRE IN SIZE FOLLOWING DEVELOPMENT SHALL BE PLACED IN SENSITIVE AREA TRACTS. THE TRACTS SHALL BE RECORDED ON ALL DOCUMENTS OF TITLE OF RECORD FOR ALL AFFECTED LOTS (K.C.C.21A.24.180).

4 A MINIMUM 15-FOOT BSBL SHALL BE ESTABLISHED FROM THE EDGE OF THE SENSITIVE AREAS TRACT (K.C.C.21A.24.200). ADDITIONAL BUILDING SETBACK REQUIREMENTS MAY BE ESTABLISHED BY KING COUNTY DDES UPON REVIEW OF THE APPLICANT'S PROJECT SPECIFIC GEOTECHNICAL ENGINEERING RECOMMENDATIONS DURING INDIVIDUAL BUILDING PERMIT REVIEW.

5 THE STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED IN A MANNER THAT WILL PROTECT THE STEEP SLOPES ON AND IMMEDIATELY ADJACENT TO THE SITE. THE DESIGN OF THE SYSTEM SHALL BE PREPARED IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER. IN PARTICULAR THE ENGINEER MUST EVALUATE THE ADEQUACY AND LOCATION OF THE PROPOSED OUTFALL DESIGN, THE EMERGENCY OVERFLOW CONVEYANCE AND ANY REQUIRED LININGS TO PREVENT SEEPAGE RELATED IMPACTS FROM THE DETENTION FACILITIES.

B THE FOLLOWING NOTE SHALL BE SHOWN ON THE FINAL ENGINEERING PLAN AND RECORDED PLAT:

RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS

DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/SENSITIVE AREA AND BUFFER THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY KING COUNTY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

18 SUITABLE RECREATION SPACE SHALL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF KCC 21A.14.180 AND KCC 21A.14.190 (I.E., SPORT COURT[S], CHILDREN'S PLAY EQUIPMENT, PICNIC TABLE[S], BENCHES, ETC.).

A A PHASED DETAILED RECREATION SPACE PLAN (I.E., LANDSCAPE SPECS, EQUIPMENT SPECS, ETC.) CONSISTENT WITH THE OVERALL CONCEPTUAL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY DDES AND KING COUNTY PARKS PRIOR TO OR CONCURRENT WITH THE SUBMITTAL OF THE FINAL PLAT DOCUMENTS.

B A PERFORMANCE BOND, IF NECESSARY, FOR RECREATION SPACE IMPROVEMENTS SHALL BE POSTED PRIOR TO RECORDING OF THE PLAT.

C THE PROPOSED TRAIL SHALL BE A MINIMUM 8 FEET WIDE WITH ASPHALT OR PERVIOUS CONCRETE SURFACING AND 5 FEET OF LANDSCAPING ON EACH SIDE. COMPLIANCE WITH TRAIL STANDARDS IN THE KCRS AND KCC 21A.14.240 IS NOT REQUIRED.

D REGARDING ANY AMENITY AT WHITE CENTER HEIGHTS ELEMENTARY SCHOOL FOR WHICH THE APPLICANT SEEKS TO OBTAIN RECREATIONAL CREDIT, THE APPLICANT SHALL SUBMIT AN AGREEMENT EXECUTED BY THE HIGHLINE SCHOOL DISTRICT STATING THAT THE RESIDENTS, SUCCESSORS, AND ASSIGNS OF GREENBRIDGE MAY USE THE SCHOOL'S RECREATION SPACE IMPROVEMENTS AND PARKING LOT DURING NON-SCHOOL HOURS.

19 IF THE KING COUNTY HOUSING AUTHORITY PROPOSES NOT TO OWN AND MAINTAIN ANY OF THE FOLLOWING AMENITIES, A HOMEOWNERS' ASSOCIATION OR OTHER WORKABLE ORGANIZATION SHALL BE ESTABLISHED TO THE SATISFACTION OF DDES WHICH PROVIDES FOR THE OWNERSHIP AND CONTINUED MAINTENANCE OF SUCH RECREATION, OPEN SPACE AND/OR SENSITIVE AREA TRACT(S).

20 STREET TREES SHALL BE PROVIDED AS FOLLOWS (PER KCRS 5.03 AND KCC 21A.16.050). SEE ATTACHMENT O FOR ADDITIONAL CONDITIONS:

A TREES LOCATED WITHIN THE STREET RIGHT-OF-WAY SHALL BE PLANTED IN ACCORDANCE WITH DRAWING NO. 5-009 OF THE 1993 KING COUNTY ROAD STANDARDS.

B IF KING COUNTY DETERMINES THAT THE REQUIRED STREET TREES SHOULD NOT BE LOCATED WITHIN THE RIGHT-OF-WAY, THEY SHALL BE LOCATED NO MORE THAN 20 FEET FROM THE STREET RIGHT-OF-WAY LINE.

C THE APPLICANT SHALL SUBMIT A STREET TREE PLAN AND BOND QUANTITY SHEET FOR REVIEW AND APPROVAL BY DDES PRIOR TO ENGINEERING PLAN APPROVAL OR BUILDING PERMIT SUBMITTAL, WHICHEVER IS FIRST.

D THE APPLICANT SHALL CONTACT METRO SERVICE PLANNING AT 684-1622 TO DETERMINE IF SW ROXBURY STREET, 8TH AVENUE SW, 4TH AVENUE SW, SW 100TH STREET, OR ANY OTHER INTERNAL OR ADJACENT ROAD IS ON A BUS ROUTE. IF ANY OF THE APPLICABLE ROADS ARE A BUS ROUTE, THE STREET TREE PLAN SHALL ALSO BE REVIEWED BY METRO.

E THE STREET TREES MUST BE INSTALLED AND INSPECTED, OR A PERFORMANCE BOND POSTED (IF APPLICABLE) PRIOR TO RECORDING OF THE PLAT OR PER BUILDING PERMIT REQUIREMENTS, WHICHEVER IS FIRST. IF A PERFORMANCE BOND IS POSTED, THE STREET TREES MUST BE INSTALLED AND INSPECTED WITHIN ONE YEAR OF RECORDING OF THE PLAT OR BUILDING PERMIT ISSUANCE, WHICHEVER IS FIRST. AT THE TIME OF INSPECTION, IF THE TREES ARE FOUND TO BE INSTALLED PER THE APPROVED PLAN, A MAINTENANCE BOND MUST BE SUBMITTED OR THE PERFORMANCE BOND REPLACED WITH A MAINTENANCE BOND, AND HELD FOR ONE YEAR. AFTER ONE YEAR, THE MAINTENANCE BOND MAY BE RELEASED AFTER DDES HAS COMPLETED A SECOND INSPECTION AND DETERMINED THAT THE TREES HAVE BEEN KEPT HEALTHY AND THRIVING.

A LANDSCAPE INSPECTION FEE SHALL ALSO BE SUBMITTED PRIOR TO PLAT RECORDING OR BUILDING PERMIT ISSUANCE, WHICHEVER IS FIRST. THE INSPECTION FEE IS SUBJECT TO CHANGE BASED ON THE CURRENT COUNTY FEES.

21 AREAS USED AS REGIONAL UTILITY CORRIDORS SHALL BE CONTAINED IN SEPARATE TRACTS AND MEET THE SETBACK REQUIREMENTS OF KING COUNTY CODE 21A.12.140 – SETBACKS FROM REGIONAL UTILITY CORRIDORS.

22 THE FOLLOWING CONDITIONS HAVE BEEN ESTABLISHED UNDER SEPA AUTHORITY AS REQUIREMENTS NECESSARY TO MITIGATE THE ADVERSE ENVIRONMENTAL IMPACTS OF THIS DEVELOPMENT. THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THESE ITEMS, WHERE APPLICABLE, PRIOR TO FINAL APPROVAL.

A TRANSPORTATION MITIGATION REQUIRED UNDER SEPA

THE TRAFFIC MITIGATION CONTAINED WITHIN THE FEIS FOR THE GREENBRIDGE HOPE VI FEIS SHALL SET THE STANDARDS AND METHODS APPLICABLE TO OFF-FRONTAGE OR DIRECT ACCESS INTERSECTION TRANSPORTATION IMPROVEMENTS, AND SHALL BE REVIEWED BY THE KING COUNTY DEPARTMENT OF TRANSPORTATION AND DDES. DESIGN PLANS, AS REQUIRED, FOR THE ROADWAY IMPROVEMENTS SHALL BE INCLUDED WITH THE FIRST SET OF ENGINEERING PLANS SUBMITTED FOR KING COUNTY REVIEW.

AS IDENTIFIED IN THE FEIS FOR THE GREENBRIDGE HOPE VI PROJECT, THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED BY THE APPLICANT.

1 THE APPLICANT SHALL SUBMIT PLANS TO KCDOT FOR THE EDGELINE CHANNELIZATION RECOMMENDED BY THE KCDOT HAL/HARS REPORT FOR THE PROJECT'S IMPACTS ON THE HIGH ACCIDENT ROAD SEGMENT [HARS] ON SW 116TH STREET (HARS #50 FROM THE JULY 2003 HARS LIST), AND INSTALL THIS CHANNELIZATION.

2 8TH AVENUE SW AT SW ROXBURY STREET

a THE APPLICANT SHALL DEDICATE THE FULL RIGHT OF WAY, NAMELY 50-FEET FROM CENTERLINE OR 15 FEET, AS REQUIRED FOR THE CONSTRUCTION OF A WESTBOUND LEFT TURN LANE OF STORAGE LENGTH AND TRANSITIONS (INCLUDING TO THE WEST OF THE INTERSECTION OF 8TH AVENUE SW) COMPLYING WITH THE REQUIREMENTS OF THE KCRS.

b WITH THE FIRST SUBMITTAL OF ENGINEERING PLANS, THE APPLICANT SHALL SUBMIT PLANS FOR THE FOLLOWING REVISIONS TO THE TRAFFIC SIGNALIZATION SYSTEM. THIS SHALL INCLUDE ALL HARDWARE AND OTHER APPURTENANCES, WHICH MAY INCLUDE BUT NOT BE LIMITED TO: POLES AND MAST ARM, SIGNAL CONTROLLER, RELATED SIGNAGE, POLE FOUNDATION, ANY/ALL UNDERGROUND CONDUITS, SIGNAL HEAD INDICATIONS, PEDESTRIAN INDICATIONS, PUSH BUTTONS, WIRING, AND RELATED APPURTENANCES NECESSARY TO ACHIEVE THE DESIRED OPERATION:

1 REVISE THE CURRENT PHASING OF THE SIGNAL SYSTEM TO PROVIDE FOR A LEADING PROTECTED/PERMISSIVE MOVEMENT FOR WESTBOUND LEFT TURNS FROM SW ROXBURY STREET TO SOUTHBOUND 8TH AVENUE SW

2 PROVIDE FOR ADVANCE WARNING (PREFERABLY ACTUATED BY TRAFFIC) INDICATION: SIGNAGE, AMBER FLASHING LIGHTS, OF WESTBOUND TRAFFIC AT THE 8TH AVENUE SW/ SW ROXBURY STREET INTERSECTION.

3 RESTRICT NORTHBOUND RIGHT TURNS TO PROHIBIT NORTH-TO-EAST RIGHT TURNING MOVEMENTS DURING THE NORTHBOUND RED SIGNAL INDICATION PHASE.

c AS IDENTIFIED IN THE FEIS, AN RE-EVALUATION WILL BE MADE OF THE OPERATIONAL EFFICIENCY AND ACCIDENT HISTORY AT THE INTERSECTION OF 8TH AVENUE SW/SW ROXBURY AT A POINT IN TIME WHEN APPROXIMATELY 67% (2/3RDS) OF THE UNITS (BASED UPON A REPRESENTATIVE MIX) HAVE BEEN CONSTRUCTED AND OCCUPIED (I.E. GENERATING TRAFFIC).

BASED UPON THE RESULTS OF THAT OPERATIONAL EVALUATION, ADDITIONAL IMPROVEMENTS TO SW ROXBURY STREET MAY BE REQUIRED TO ADDRESS THE IMPACTS OF THIS DEVELOPMENT. IF ADDITIONAL MITIGATION IS DETERMINED TO BE WARRANTED, THE COUNTY AND/OR CITY OF SEATTLE MAY PROPOSE, AND THE APPLICANT SHALL PARTICIPATE IN, A MULTI-JURISDICTIONAL OR CORRIDOR-WIDE CAPITAL IMPROVEMENT PROJECT TO MITIGATE ANY ONGOING SAFETY PROBLEM. IN THIS CASE, THE APPLICANT WOULD CONTRIBUTE ITS PROPORTIONATE SHARE TO ANY NEEDED MITIGATION PROJECT. THE MONITORING PROGRAM IDENTIFIED ABOVE WILL BE USED TO HELP ESTABLISH THE APPLICANT'S PROPORTIONATE SHARE OF ANY ADDITIONAL MITIGATION. IF ADDITIONAL MITIGATION IS DETERMINED TO BE WARRANTED AND NO COUNTY AND/OR CITY OF SEATTLE PROJECT EXISTS, THE APPLICANT SHALL PROVIDE MITIGATION THAT IS PROPORTIONATE TO ITS IDENTIFIED IMPACTS.

THE APPLICANT'S PROPOSED DEDICATION OF RIGHT-OF-WAY ALONG SW ROXBURY STREET WILL BE CONSIDERED AS PART OF ITS PRO RATA SHARE.

B NOISE

1 CONSTRUCTION: CONSTRUCTION NOISE IMPACTS SHALL BE MITIGATED PURSUANT TO BEST MANAGEMENT MITIGATION MEASURES IDENTIFIED IN THE GREENBRIDGE EIS, INCLUDING:

a CONSTRUCTION EQUIPMENT SHALL BE PROPERLY SIZED AND MAINTAINED INCLUDING MUFFLERS, ENGINE INTAKE SILENCERS, ENGINE ENCLOSURES, TURNING OFF IDLE EQUIPMENT, AND CONFINING CONSTRUCTION ACTIVITIES TO DAYTIME HOURS AS SPECIFIED IN THE KING COUNTY NOISE ORDINANCE.

b CONSTRUCTION CONTRACTS SHALL SPECIFY THAT MUFFLERS BE IN GOOD WORKING ORDER AND THAT ENGINE ENCLOSURES BE USED ON EQUIPMENT WHEN THE ENGINE IS THE DOMINANT SOURCE OF NOISE.

c STATIONARY EQUIPMENT SHALL BE PLACED AS FAR AWAY OR SHIELDED FROM SENSITIVE RECEIVING LOCATIONS AS POSSIBLE.

d SUBSTITUTING HYDRAULIC OR ELECTRIC MODELS FOR IMPACT TOOLS SUCH AS JACK HAMMERS, ROCK DRILLS AND PAVEMENT BREAKERS SHALL BE USED WHEN PRACTICABLE DURING DEMOLITION AND CONSTRUCTION.

e WHERE FEASIBLE, EQUIPMENT OPERATORS SHALL DRIVE FORWARD RATHER THAN BACKWARD TO MINIMIZE NOISE FROM BACK-UP ALARMS.

f WHERE FEASIBLE, NOISE FROM MATERIAL HANDLING SHALL BE MINIMIZED BY REQUIRING OPERATORS TO LIFT RATHER THAN DRAG MATERIALS.

g WHERE POSSIBLE, CONTRACTORS SHOULD MAKE EFFORTS TO KEEP CONSTRUCTION EQUIPMENT GREATER THAN 100 FEET FROM OR TO SHIELD THE NEAREST ON AND OFFSITE RESIDENCES AND THE SCHOOL TO COMPLY WITH KING COUNTY NOISE ORDINANCE NOISE LIMITS AND TO MINIMIZE IMPACTS TO THESE SENSITIVE RECEIVERS.

C HISTORIC AND CULTURAL RESOURCES

1 A QUALIFIED ARCHEOLOGIST SHALL IMPLEMENT A FORMAL MONITORING AND DISCOVERY PLAN DURING CONSTRUCTION.

2 IN THE EVENT THAT HISTORIC OR PREHISTORIC CULTURAL REMAINS ARE EXPOSED DURING CONSTRUCTION, THE STATE HISTORIC PRESERVATION OFFICES AND CONCERNED TRIBES SHALL BE CONTACTED.

3 THE KING COUNTY SHERIFF AND MEDICAL EXAMINERS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY ACCIDENTAL DISCOVERY OF HUMAN REMAINS.

4 IF REMAINS WERE DETERMINED TO BE NATIVE AMERICAN, ALL CONCERNED TRIBES SHALL BE CONTACTED IMMEDIATELY.

D AIR QUALITY

1 NATURAL GAS UNITS ARE REQUIRED IN PLACE OF WOOD-BURNING APPLIANCES.

2 IN ORDER TO MITIGATE FOR AIR QUALITY:

a USE EQUIPMENT AND TRUCKS THAT ARE MAINTAINED IN GOOD OPERATIONAL CONDITION.

b REQUIRE OFF-ROAD EQUIPMENT TO BE RETROFITTED WITH EMISSION REDUCTION EQUIPMENT (I.E., REQUIRE PARTICIPATION IN PUGET SOUND REGIONAL DIESEL SOLUTIONS)

c IMPLEMENT RESTRICTIONS ON CONSTRUCTION TRUCK IDLING

d LOCATE CONSTRUCTION EQUIPMENT AWAY FROM SENSITIVE RECEPTORS

e LOCATE CONSTRUCTION STAGING ZONES WHERE DIESEL EMISSIONS WON'T BE NOTICEABLE TO THE PUBLIC OR NEAR SENSITIVE POPULATIONS SUCH AS THE ELDERLY AND THE YOUNG.

E PLANTS AND ANIMALS

1 AS REQUIRED BY CONDITION 11, THE APPLICANT SHALL IMPLEMENT "BUILT-GREEN" AND LOW-IMPACT DESIGN PRINCIPLES TO LIMIT EFFECTIVE IMPERVIOUS SURFACE AREA AND PROVIDE BIOFILTRATION OF STORMWATER RUNOFF.

2 WHERE LANDSCAPED AREAS ABUT NATIVE GROWTH AREAS, LANDSCAPE WITH NATIVE PLANT SPECIES TO PROVIDE GROUND COVER AS NESTING AND FEEDING SITES FOR BIRDS AND SMALL MAMMALS.

F FISH RESOURCES

AS REQUIRED BY CONDITION 11, MITIGATION MEASURES INCLUDE BMPS TO IMPROVE AND PROTECT WATER QUALITY AND BENEFIT FISH AND THEIR HABITAT TO INCLUDE A ROADSIDE BIOFILTRATION BMP.

G EARTH

STEEP SLOPE HAZARDS. TYPICAL MITIGATION OF IMPACTS IN OR NEAR STEEP SLOPE AND LANDSLIDE HAZARD AREAS RESULTING FROM PROJECT DEVELOPMENT SHOULD INCLUDE THE FOLLOWING:

1 REDUCE CLEARING TO THE MINIMUM EXTENT NECESSARY.

2 CONSTRAIN EARTHWORK TO DRY WEATHER.

3 REVEGETATE DISTURBED AREAS AS SOON AS PRACTICABLE.

4 NO FILL WILL BE PLACED ON OR NEAR THE CREST OF STEEP SLOPE AREAS WITHOUT APPROVAL FROM THE PROJECT GEOTECHNICAL ENGINEER AND KING COUNTY DDES.

23 PRIOR TO SITE DEMOLITION OR CONSTRUCTION, A PLAN FOR CONTROLLING CONSTRUCTION NOISE IMPACTS AS REQUIRED ABOVE IN CONDITION 22.B SHALL BE SUBMITTED TO AND APPROVED BY DDES.

24 PRIOR TO REDEVELOPMENT OF THE MAINTENANCE FACILITY SITE, THE SOILS ASSOCIATED WITH THE DRY WELL THAT WERE CONTAMINATED WITH WASTE OIL SHALL BE REMOVED IN COMPLIANCE WITH STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

PROJECT NO. STRV17-0006

ACTIVITY NO.

KING COUNTY DLSPD APPROVAL	
Curtis R. Fortin Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cobb First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

811 Call 811 two business days before you dig

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VEDDER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

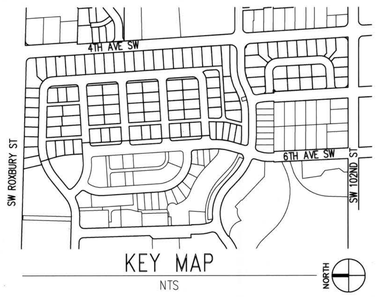
CONDITIONS OF FINAL PLAT APPROVAL

SHEET
KCC-5

Jul 16, 2019 - 2:56pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.





PARKING SUPPLY

		RESIDENTIAL (R) PARKING						TOTAL PARKING		
BLOCK	USE	DWELLING UNITS (DU)	OFF-STREET (PS)	RATIO OFF (PS/DU)	ON-STREET (PS)	TOTAL (PS)	RATIO ON + OFF	PERMIT	SURPLUS	TOTAL
E - 9	FOR SALE DETACHED	40	80	2	53	133	1:2	80	53	133
E - 10	FOR SALE DETACHED	40	80	2	71	151	1:2	80	71	151
E - 11	FOR SALE DETACHED	22	44	2	27	71	1:2	44	27	71

PARKING SUPPLY LEGEND

● - ON STREET PARKING STALL

N

0 750 1500 3000

1 inch = 1500 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PA# 4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@gglo.com
http://www.gglo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 865 EXP. 08/08/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
KCC-6 – Overall Parking Supply Plan

SHEET
KCC-6

Oct 10, 2017 - 2:08pm jgomier E:\2016\2016010.00\J-Production\Model\AutoCAD\Sheet\08 ParksOverall.dwg

SEC. 6, T.23 N., R.4E., W.M.

FOR FULL SURVEY NOTES, SEE SHEET HC1

VERTICAL DATUM: NAVD 1988.

BENCHMARK "B" : SOUTHERLY TOP FLANGE BOLT BETWEEN THE LETTERS E AND L IN THE WORD MUELLER ON FIRE HYDRANT AT SOUTHWEST CORNER OF INTERSECTION OF 8TH AVE SW AND SW 102ND ST. ELEVATION = 407.61 FEET.

BENCHMARK "C" : CHISELED SQUARE AT INTERSECTION OF BACK OF CONCRETE WALKS AND BACK OF CURBS AT THE NORTHEAST CORNER OF 4TH AVE. SW AND SW 102ND ST. ELEVATION = 423.37 FEET.

SITE BM #1: FOUND LEAD AND TACK WITH TAG AT THE SOUTHWEST FILLET OF THE INTERSECTION OF 4TH AVE SW AND SW ROXBURY ST. THE BM IS 2.2 FEET SOUTHWEST OF THE TOP BACK OF CURB AND 4.0 FEET NORTHEAST OF 4 FOOT HIGH FENCE POST. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 400.91 FEET.

SITE BM #2: GOLDSMITH SURVEY CONTROL POINT SIK*2 - SET CONCRETE NAIL AND TAG IN ASPHALT AT SOUTHEAST FILLET OF THE INTERSECTION OF 4TH AVENUE SW AND SW 97TH PLACE. NAIL IS 1.25 WEST OF THE TOP FACE OF CURB AND 7.3 FEET NORTH OF THE NORTH EDGE OF WHEEL RAMP. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 397.18 FEET.

SITE BM #3: MONUMENTED CENTERLINE OF SW 100TH ST., 30.0 FEET WEST OF THE CENTERLINE OF 4TH AVE. SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE SEE MAP FOR PLOTTED LOCATION. ELEVATION = 395.42 FEET.

SITE BM#4: GOLDSMITH SURVEY CONTROL POINT FLY*1 - SET CONCRETE NAIL AND TAG IN ASPHALT 2.3 FEET EAST OF THE INTERSECTION OF 4TH PLACE SW AND 5TH AVENUE SW. NAIL IS 37.6 NORTHERLY OF THE SPEED SIGN AT THE SOUTHEAST FILLET OF SAID INTERSECTION. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 407.73 FEET.

SITE BM#5: MONUMENTED INTERSECTION OF SW 100TH STREET AND 6TH AVENUE SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 404.78 FEET.

SITE BM #6: FOUND LEAD AND TACK WITH TAG IN CURB ON NORTH SIDE SW 97TH PLACE 12.8 FEET NORTH OF THE INTERSECTION OF SW 97TH PLACE AND 6TH AVENUE SW AND 12.8 FEET EAST OF THE MOST EASTERLY CORNER OF WHEEL RAMP. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 424.36 FEET.

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

SW ROXBURY STREET

RCF (UNREADABLE) 0.0'N X 0.0'W

3' ALUMINUM FENCE

6' CHAIN LINK FENCE

5' UTILITY EASEMENT PER GREENBRIDGE MASTER PLAT, VOLUME 231, PAGES 006-022

ADVERTISEMENT SIGNS

4' CHAIN LINK FENCE

SITE BM #1 ROX-1 ELEV=400.91

PARCEL Z-203

TAX PARCEL #2895810280
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=32,528 SF

PARCEL Z-209

TAX PARCEL #2895810340
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=30,795 SF

1

TAX PARCEL #2895810010
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

CB II RIM=433.36
IE 12"(NW,SE) PVC=425.83
IE 8"(SW) PVC=426.03

BARRIER FENCE

DRIVE

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

12" PVC STORM

8" DI WATER (RECORD)

8"WATER

SW 97TH STREET

CB II RIM=433.44
IE 12"(NE) PVC=425.39
IE 12"(S) PVC=425.34

CONC WALL

CB II RIM=433.35
IE 12"(NE,SW) PVC=425.18
IE 12"(SE) PVC=425.60

CONC BENCH

LANDSCAPED AREA

6' CHAIN LINK FENCE

PARCEL Z-204

TAX PARCEL #2895810290
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=62,184 SF

PARCEL Z-210

TAX PARCEL #2895810350
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=65,775 SF

SAN RECORD (TYP)

DRAINAGE COURSE

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

TRACT P-201

TAX PARCEL #2895810460
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

SCALE: 1" = 20'

SEE SHEET EC12 FOR LEGEND

CB I RIM=425.93
IE 12"(S) PVC=422.32
IE 6"(W) PVC=423.36
IE 6"(E) PVC=422.93

SITE BM#6 GT*4 ELEV=424.36

36" DEC 40" DRIP

STREET SIGN

SW 97TH PLACE

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

PSS MH#16(4/32) RIM=N/A IE 407.90 (8"PVC W & E) LN

PSS MH#15(4/32) RIM=N/A IE 406.53(8"PVC E) IE 406.53(8"PVC NW)

PSS MH#14(4/32) RIM=N/A IE 405.73(8"PVC SE) IE 405.73(8"PVC W)

PSS MH#12(4/32) RIM=N/A IE 403.43 (8"PVC W, 8"PVC E, 6"PVC S)

PSS MH#9(4/32) RIM=N/A IE 403.33 (8"PVC W, N & SE) LNE

PSS MH#8(4/32) RIM=N/A IE 401.66(CC)

PSS MH#7(4/32) RIM=N/A IE 400.72 (10"PVC N & S)

PSS MH#23(5/32)

37" PINE 30' DRIP

24" PINE 24' DRIP

32" PINE 30' DRIP

28" PINE 24' DRIP

29" PINE 24' DRIP

21" CDR 20' DRIP

25" CDR 24' DRIP

↓SEE SHEET EC-5↓

↓SEE SHEET EC-2↓

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cahill, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM — DESIGNED BY
CHECKED BY LN — APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

LEE D. NYQUIST — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

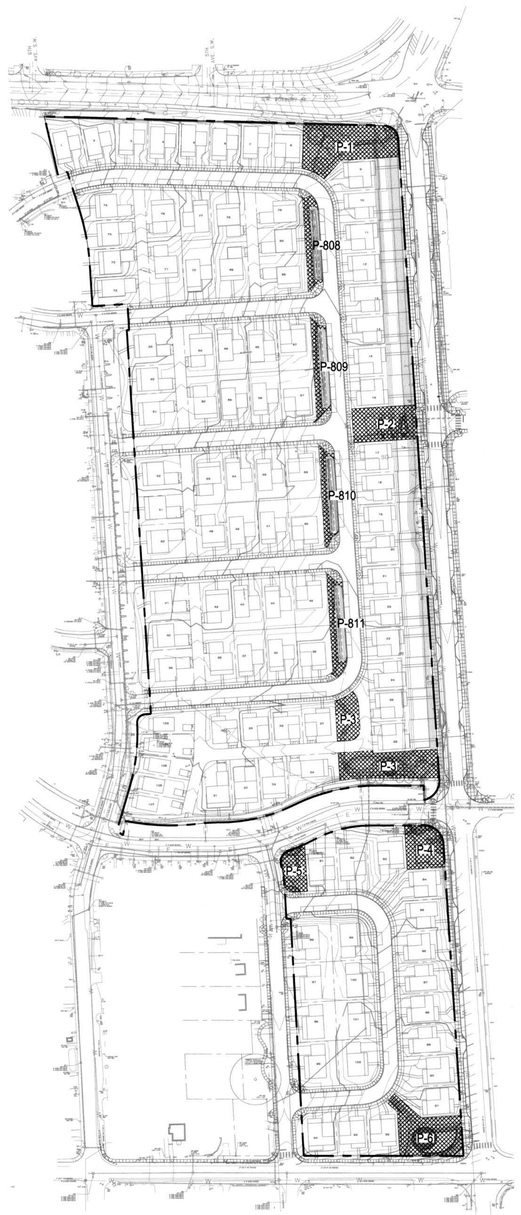
SHEET
EC1

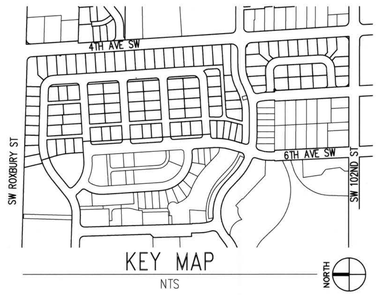
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RECORD NUMBER STRV17-006

SEC. 6, T.23 N., R.4E., W.M.



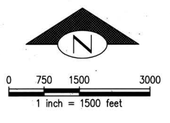


RECREATION AREA REQUIREMENTS

PARCEL	OPEN SPACE	REC SPACE
P-1	11,535 (.26 AC)	11,535 (.26 AC)
P-2	6,778 (.15 AC)	6,778 (.15 AC)
P-3	11,511 (.26 AC)	11,511 (.26 AC)
P-4	4,860 (.11 AC)	4,860 (.11 AC)
P-5	3,122 (.07 AC)	3,122 (.07 AC)
P-6	8,659 (.19 AC)	8,659 (.19 AC)
P-808	2,145 (.04 AC)	1,972 (.04 AC)
P-809	2,005 (.04 AC)	1,866 (.04 AC)
P-810	1,873 (.04 AC)	1,866 (.04 AC)
P-811	2,339 (.05 AC)	2,174 (.04 AC)
TOTAL	**54,827 (1.25 AC)**	**54,343 (1.24 AC)**

FOR 102 SINGLE FAMILY RESIDENTIAL UNITS, THE KING COUNTY REQUIREMENTS FOR RECREATION SPACE THAT COMPLIES WITH KCC 21A.14.180 AND 21A.190 IS 39,780 SF (.91 AC)

THE REQUIREMENTS FROM GREENBRIDGE MINOR MODIFICATION #10 ARE MET BY PROVIDING A RANGE OF SIZE AND SCALE OF PARKS AND POCKET PARKS.



P#4477

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@gglo.com
http://www.gglo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE NO. 885 EXP. 09/08/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
KCC-7 - Overall Parks Area Plan

SHEET
KCC-7

Oct 10, 2017 - 2:07pm igomier E:\2016\201610.00\3-Production\Model\AutoCAD\Sheet\GB ParksOverall.dwg

SEC. 6, T.23 N., R.4E., W.M.

SCALE: 1" = 20'

LEGEND

AVR	AIR-VAC RISER	
BM	BENCHMARK	
BOL	BOLLARD	
CB I	CATCH BASIN TYPE 1	
CB II	CATCH BASIN TYPE 2	
CDR	CEDAR	
CDT	CONDUIT	
CLP	CLUMP	
CMP	CORRUGATED METAL PIPE	
COD	STORM DRAIN CLEAN-OUT	
CONC	CONCRETE	
COS	SANITARY SEWER CLEAN-OUT	
COT	UNKNOWN UTILITY CLEAN-OUT	
CPP	CORRUGATED PLASTIC PIPE	
CWB	CROSS-WALK BOX	
DEC	DECIDUOUS	
DI	DUCTILE IRON	
DMH	STORM DRAIN MANHOLE	
DRIP	TREE DRIPLINE DIAMETER	
EB	ELECTRIC BOX	
FDC	FIRE DEPARMENT CONNECTION	
FH	FIRE HYDRANT	
GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT	
GV	GAS VALVE	
HEM	HEMLOCK	
IBX	IRRIGATION BOX	
IWV	IRRIGATION WATER VALVE	
LP	LIGHT POLE	
MB	MAILBOX	
MON	MONUMENT	
MPL	MAPLE	
PED	PEDESTRIAN	
PVC	PLASTIC PVC PIPE	
RCF	REBAR & CAP FOUND	
RMP	RAMP	
SEQ	SEQUOIA	
SGN	SIGN	
SMH	SANITARY SEWER MANHOLE	
STBC	FIELD LOCATED CABLE TV STUB	
STBP	FIELD LOCATED ELECTRIC STUB	
STBS	FIELD LOCATED SANITARY SEWER STUB	
STBU	FIELD LOCATED UNKNOWN UTILITY STUB	
TER	TELEPHONE RISER	
TMH	TELEPHONE MANHOLE	
TSB	TRAFFIC SIGNAL BOX	
TSR	TRAFFIC SIGNAL RISER	
TVB	CABLE TV BOX	
TVR	CABLE TV RISER	
TYP	TYPICAL	
UP	UTILITY POLE	
WM	WATER METER	
WMH	WATER MANHOLE	
WV	WATER VALVE	
XING	CROSSING	
XWALK	CROSSWALK	
X	FENCE LINE	
CA	CABLE TV LINE	
E	UNDERGROUND ELECTRIC LINE	
E	UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)	
UGU	UNDERGROUND UTILITY LINE	
OHU	OVERHEAD UTILITY LINE	
G	GAS LINE	
SS	SANITARY SIDE SERVICE LINE	
W	WATER LINE	
P	POWER VAULT	
V	UNKNOWN UTILITY VAULT	

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

SW 97TH PLACE

SW 98TH STREET

6TH AVENUE SW

TRACT P-206

TRACT P-207

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

AREA=3,053 SF

AREA=4,726 SF

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

PARCEL Z-204

TAX PARCEL #2895810290
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-205

TAX PARCEL #2895810300
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=44,895 SF

PARCEL Z-206

TAX PARCEL #2895810310
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=45,389 SF

PARCEL Z-210

TAX PARCEL #2895810350
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-211

TAX PARCEL #2895810360
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=68,314 SF

PARCEL Z-212

TAX PARCEL #2895810370
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=68,971 SF

↑SEE SHEET EC-1↑

↓SEE SHEET EC-3↓

↓SEE SHEET EC-6↓

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

SAN RECORD (TYP)

PSS MH#23(5/32) RIM=N/A IE 404.15 (6"PVC S, NW & NE)

PSS MH#22(5/32) RIM=N/A IE 400.57 (8"PVC N & S)

PSS MH#6(3/32) RIM=N/A IE 397.77 (8"PVC N & S) LW

DRAINAGE COURSE

ASPHALT WALKING PATH

ASPHALT DRIVE

KING COUNTY DLSPD APPROVAL

Review Engineer — Date 7-24-19

Senior Engineer — Date

First and Last Name, P.E. DEVELOPMENT ENGINEER — Date 7-24-19

PW 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM — DESIGNED BY

CHECKED BY LN — APPROVED BY LN

DATE JULY 18, 2019

J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 116th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

LEE D. NYQUIST — STATE OF WASHINGTON — 19884 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET EC2

2019/07/17 08:09WERLINGER

M:\ACAD\SURVEY\1511\5053\KPFF SHEETS\1505305.DWG

RECORD NUMBER STRV17-006

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-2↑

SCALE: 1" = 20'

SEE SHEET EC12 FOR LEGEND

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

TRACT P-207

TR. P-208

TR. P-209
AREA=9,007 SF

AREA=3,053 SF

6TH AVENUE SW

6TH PLACE SW

SW 98TH PLACE

SW 99TH PLACE

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

PARCEL Z-206
TAX PARCEL #2895810310
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-207
TAX PARCEL #2895810320
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=35,985 SF

PARCEL Z-208

PARCEL Z-212
TAX PARCEL #2895810370
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-213
TAX PARCEL #2895810380
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=68,417 SF

PARCEL Z-214
TAX PARCEL #2895810390
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=51,599 SF

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

13
AREA=
2,958 SF

↓SEE SHEET EC-4↓

↓SEE SHEET EC-7↓

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Gobel, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

RECORD NUMBER STRV17-006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM | DESIGNED BY
CHECKED BY LN | APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

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Greenbridge
King County Housing Authority

LEE D. NYSTROM — STATE OF WASHINGTON — 19868 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC3

M:\ACAD\SURVEY\15\15053\#PF SHEETS\15053A05.DWG
2019/07/17 08:18 BWERLINGER

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-3↑

↓SEE SHEET EC-8↓

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

6TH AVENUE SW

6TH AVE. SW

5TH AVENUE SW

SW 100TH STREET

13
AREA=
2,958 SF

14
AREA=
3,047 SF

15
AREA=
2,907 SF

16
AREA=
2,807 SF

17

AREA=2,996 SF

GREENBRIDGE DIVISION 2
VOLUME 250, PAGES 001-010

PARCEL Z-208
TAX PARCEL #2895810330
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=33,063 SF

TRACT P-210
TAX PARCEL #2895810550
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=8,984 SF

PARCEL Z-214
TAX PARCEL #2895810390
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=51,599 SF

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

TRACT RD-202
TAX PARCEL #2895810570
(NO SITE ADDRESS)
OWNER: KING COUNTY - WLRD
AREA=13,807 SF

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

20' PEDESTRIAN EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

PARCEL Z-215
TAX PARCEL #2895810400
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

WATER EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

TAX PARCEL #7973201755
10019 5TH AVE SW
SEATTLE, WA 98146
OWNER: CHANH Y. & MEUY H. SAETEURN

TAX PARCEL #7973201690
10020 6TH AVE SW

NOT ACCESSIBLE, LOCATED REMOTELY

SITE BM#5
FOUND 4" SQUARE CONC MON W/ PUNCHED BRASS DISK IN CASE (BASIS OF POSITION-CADASTAL) ELEV=404.78

0 10 20 40 60
SCALE: 1" = 20'

SEE SHEET EC12 FOR LEGEND

↓SEE SHEET EC-12↓

↓SEE SHEET EC-12↓

↓SEE SHEET EC-9↓

KING COUNTY DLSPD APPROVAL

Curtis R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cole First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM — DESIGNED BY
CHECKED BY LN — APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

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EC-1 EC-2 EC-3 EC-4 EC-5 EC-6 EC-7 EC-8 EC-9 EC-10 EC-11 EC-12

Greenbridge
King County Housing Authority

LEE D. NYMAN — STATE OF WASHINGTON — 20844 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC4

RECORD NUMBER STRV17-006

2019/07/17 08:18 RWERLINGER

M:\ACAD\SURVEY\1515053\XPFF SHEETS\1515053XDS.DWG

SEC. 6, T.23 N., R.4E., W.M.

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

LEGEND

AVR	AIR-VAC RISER	
BM	BENCHMARK	
BOL	BOLLARD	
CB I	CATCH BASIN TYPE 1	
CB II	CATCH BASIN TYPE 2	
CDR	CEDAR	
CDT	CONDUIT	
CLP	CLUMP	
CMP	CORRUGATED METAL PIPE	
COD	STORM DRAIN CLEAN-OUT	
CONC	CONCRETE	
COS	SANITARY SEWER CLEAN-OUT	
COT	UNKNOWN UTILITY CLEAN-OUT	
CPP	CORRUGATED PLASTIC PIPE	
CWB	CROSS-WALK BOX	
DEC	DECIDUOUS	
DI	DUCTILE IRON	
DMH	STORM DRAIN MANHOLE	
DRIP	TREE DRIPLINE DIAMETER	
EB	ELECTRIC BOX	
FDC	FIRE DEPARMENT CONNECTION	
FH	FIRE HYDRANT	
GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT	
GV	GAS VALVE	
HEM	HEMLOCK	
IBX	IRRIGATION BOX	
IWV	IRRIGATION WATER VALVE	
LP	LIGHT POLE	
MB	MAILBOX	
MON	MONUMENT	
MPL	MAPLE	
PED	PEDESTRIAN	
PVC	PLASTIC PVC PIPE	
RCF	REBAR & CAP FOUND	
RMP	RAMP	
SEQ	SEQUOIA	
SGN	SIGN	
SMH	SANITARY SEWER MANHOLE	
STBC	FIELD LOCATED CABLE TV STUB	
STBP	FIELD LOCATED ELECTRIC STUB	
STBS	FIELD LOCATED SANITARY SEWER STUB	
STBU	FIELD LOCATED UNKNOWN UTILITY STUB	
TER	TELEPHONE RISER	
TMH	TELEPHONE MANHOLE	
TSB	TRAFFIC SIGNAL BOX	
TSR	TRAFFIC SIGNAL RISER	
TVB	CABLE TV BOX	
TVR	CABLE TV RISER	
TYP	TYPICAL	
UP	UTILITY POLE	
WM	WATER METER	
WMH	WATER MANHOLE	
WV	WATER VALVE	
XING	CROSSING	
XWALK	CROSSWALK	
X	FENCE LINE	
CA	CABLE TV LINE	
E	UNDERGROUND ELECTRIC LINE	
E	UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)	
UGU	UNDERGROUND UTILITY LINE	
OHU	OVERHEAD UTILITY LINE	
G	GAS LINE	
SS	SANITARY SIDE SERVICE LINE	
W	WATER LINE	
P	POWER VAULT	
V	UNKNOWN UTILITY VAULT	

SW ROXBURY STREET

4TH AVENUE SW

PARCEL Z-203
TAX PARCEL #2895810280
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=32,528 SF

PARCEL Z-209
TAX PARCEL #2895810340
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=30,795 SF

PARCEL Z-204
TAX PARCEL #2895810290
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=62,184 SF

PARCEL Z-210
TAX PARCEL #2895810350
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=65,775 SF

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

↑SEE SHEET EC-1↑

↓SEE SHEET EC-6↓

SCALE: 1" = 20'

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cashel, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

P#4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM | DESIGNED BY
CHECKED BY LN | APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

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Greenbridge
King County Housing Authority

LEE D. NORRIS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC5

RECORD NUMBER STRV17-006

M:\ACAD\SURVEY\15\15053\XPF SHEETS\15053XS05.DWG 2019/07/17 08:28WERLINGER

SEC. 6, T.23 N., R.4E., W.M.

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

↑SEE SHEET EC-5↑

↑SEE SHEET EC-2↑

↓SEE SHEET EC-7↓

PARCEL Z-204
TAX PARCEL #2895810290
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-205
TAX PARCEL #2895810300
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=44,895 SF

PARCEL Z-206
TAX PARCEL #2895810310
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-210
TAX PARCEL #2895810350
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

PARCEL Z-211
TAX PARCEL #2895810360
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY
AREA=68,314 SF

PARCEL Z-212
TAX PARCEL #2895810370
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

5' UTILITY EASEMENT PER GREENBRIDGE MASTER PLAT, VOLUME 231, PAGES 006-022

4TH AVENUE SW

PSS MH#23(5/32) RIM=N/A IE 404.15 (6"PVC S, NW & NE)

PSS MH#6(3/32) RIM=N/A IE 397.77 (8"PVC N & S)

PSS MH#22(5/32) RIM=N/A IE 400.57 (8"PVC N & S)

CB I RIM=421.89 IE 12"(W,S) IRON=419.24

DMH RIM=419.85 IE 18"(W,S) PVC=410.19 IE 6"(N) PVC=411.37

CB I RIM=405.32 IE 8"(S) PVC=401.67

CB I RIM=397.00 IE 6"(W) PVC=394.85 IE 12"(E) CONC=394.75

CB RIM=396.96 IE 12"(N,S) CONC IE 12"(W) CONC=

CB I RIM=404.68 IE 6"(W) CONC=402.98

CB I RIM=396.75 IE 12"(S) CONC=392.95 IE 12"(E) CONC=393.04

CB I RIM=397.49 IE 12"(N,S)=395.09

STORM VAULT (UNABLE TO ACCESS) RIM=397.19

IE 12" IRON=406.16

IE 12" IRON=406.70

IE 12" CPVC =405.42

IE 12 CPVC =400.57

VGN-2

COD

RIP RAP

ELECTRICAL/ COMMUNICATION DUCT BANK PER RECORD PLANS

ASPHALT DRIVE

ABANDONED 8"WATERATERLINE (R)

8"WATER WATERATERLINE (R)

8"WATER (ABAN.)

SITE BM#2 SIK-2 ELEV=397.18

ROF LS 6089 0.1'N X 0.0'W

14" PINE 24' DRIP
21" CDR 26' DRIP
17" PINE 30' DRIP
19" PINE 24' DRIP
15" DEC 20' DRIP
18" PINE 20' DRIP
28" PINE 30' DRIP
18" DEC 30' DRIP
31" PINE 30' DRIP
43" DEC 50' DRIP
29" PINE 26' DRIP
20" DEC 40' DRIP
27" PINE 28' DRIP
TWIN DEC (18",29") 40' DRIP
TWIN DEC (13",17") 30' DRIP
DEC CLP (12"X3") 30' DRIP
TWIN DEC (12",16") 30' DRIP

LEGEND

	AVR	AIR-VAC RISER
	BM	BENCHMARK
	BOL	BOLLARD
	CB I	CATCH BASIN TYPE 1
	CB II	CATCH BASIN TYPE 2
	CDR	CEDAR
	CDT	CONDUIT
	CLP	CLUMP
	CMP	CORRUGATED METAL PIPE
	COD	STORM DRAIN CLEAN-OUT
	CONC	CONCRETE
	COS	SANITARY SEWER CLEAN-OUT
	COT	UNKNOWN UTILITY CLEAN-OUT
	CPP	CORRUGATED PLASTIC PIPE
	CWB	CROSS-WALK BOX
	DEC	DECIDUOUS
	DI	DUCTILE IRON
D	DMH	STORM DRAIN MANHOLE
	DRIP	TREE DRIPLINE DIAMETER
E	EB	ELECTRIC BOX
	FDC	FIRE DEPARMENT CONNECTION
	FH	FIRE HYDRANT
	GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT
	GV	GAS VALVE
	HEM	HEMLOCK
IR	IBX	IRRIGATION BOX
IW	IWV	IRRIGATION WATER VALVE
	LP	LIGHT POLE
	MB	MAILBOX
	MON	MONUMENT
	MPL	MAPLE
	PED	PEDESTRIAN
	PVC	PLASTIC PVC PIPE
	RCF	REBAR & CAP FOUND
	RMP	RAMP
	SEQ	SEQUOIA
	SGN	SIGN
S	SMH	SANITARY SEWER MANHOLE
	STBC	FIELD LOCATED CABLE TV STUB
	STBP	FIELD LOCATED ELECTRIC STUB
	STBS	FIELD LOCATED SANITARY SEWER STUB
	STBU	FIELD LOCATED UNKNOWN UTILITY STUB
T	TER	TELEPHONE RISER
T	TMH	TELEPHONE MANHOLE
S	TSB	TRAFFIC SIGNAL BOX
	TSR	TRAFFIC SIGNAL RISER
C	TVB	CABLE TV BOX
C	TVR	CABLE TV RISER
	TYP	TYPICAL
	UP	UTILITY POLE
	WM	WATER METER
W	WMH	WATER MANHOLE
	WV	WATER VALVE
	XING	CROSSING
	XWALK	CROSSWALK
X		FENCE LINE
CA		CABLE TV LINE
E		UNDERGROUND ELECTRIC LINE
E		UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)
UGU		UNDERGROUND UTILITY LINE
OHU		OVERHEAD UTILITY LINE
G		GAS LINE
SS		SANITARY SIDE SERVICE LINE
W		WATER LINE
P		POWER VAULT
V		UNKNOWN UTILITY VAULT

N

0 10 20 40 60
SCALE: 1" = 20'

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cahn	Date: 7-24-19

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM | DESIGNED BY
CHECKED BY LN | APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

SCALE: AS NOTED

GOLDSMITH
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T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

EC-1 EC-2 EC-3 EC-4 EC-5 EC-6 EC-7 EC-8 EC-9 EC-10 EC-11 EC-12

Greenbridge
King County Housing Authority

LEE D. NYQUIST STATE OF WASHINGTON 19853 REGISTERED PROFESSIONAL LAND SURVEYOR 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC6

RECORD NUMBER STRV17-006

2019/07/17 08:28 RWERLINGER

M:\ACAD\SURVEY\1151\1505\3\KPF SHEETS\1505305.DWG

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-6↑

↑SEE SHEET EC-3↑

↓SEE SHEET EC-3↓

↓SEE SHEET EC-8↓

PARCEL Z-206

TAX PARCEL #2895810310
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=45,389 SF

PARCEL Z-207

TAX PARCEL #2895810320
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=35,985 SF

PARCEL Z-212

TAX PARCEL #2895810370
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=68,971 SF

PARCEL Z-213

TAX PARCEL #2895810380
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=68,417 SF

TRACT P-209

AREA=9,007 SF

AREA=3,153 SF

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

5' UTILITY EASEMENT PER GREENBRIDGE MASTER PLAT, VOLUME 231, PAGES 006-022

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

4TH AVENUE SW

SEE SHEET EC12 FOR LEGEND

SCALE: 1" = 20'

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

KING COUNTY DLSPD APPROVAL

Review Engineer: Justin R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Lach	Date: 7-24-19

P# 44-77

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: EM | DESIGNED BY:
CHECKED BY: LN | APPROVED BY: LN
DATE: JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

SCALE: AS NOTED

GOLDSMITH
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T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

EC-1 EC-2 EC-3 EC-4 EC-5 EC-6 EC-7 EC-8 EC-9 EC-10 EC-11 EC-12

Greenbridge
King County Housing Authority

LEE D. NYSTROM — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET: EC7

RECORD NUMBER STRV17-006

2019/07/17 08:44 WERLINGER

M:\ACAD\SURVEY\15\15053\KPFF SHEETS\15053X05.DWG

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-7↑

↑SEE SHEET EC-4↑

PARCEL Z-207

PARCEL Z-208

TAX PARCEL #2895810330
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=33,063 SF

PARCEL Z-213

PARCEL Z-214

TAX PARCEL #2895810390
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=51,599 SF

TRACT RD-202

TAX PARCEL #2895810570
(NO SITE ADDRESS)
OWNER: KING COUNTY - WLRD

AREA=13,807 SF

TRACT P-210

TAX PARCEL #2895810550
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=8,984 SF

PARCEL Z-215

TAX PARCEL #2895810400
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=44,019 SF

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

5' UTILITY EASEMENT PER GREENBRIDGE MASTER PLAT, VOLUME 231, PAGES 006-022

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

20' PEDESTRIAN EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

10' X 4.5' WATER EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

4TH AVENUE SW

5TH AVENUE SW

SW 100TH STREET

MATCH LINE

48" CITY OF SEATTLE WATER LINE (RECORD)

4" CI WATER (RECORD)

8" DI WATER (RECORD)

6" FORCE MAIN (RECORD)

4" MPE IP GAS (RECORD)

2" MPE IP GAS (RECORD)

5/8" MPE GAS (RECORD)

SITE BM#3
FOUND 3" SQUARE CONC MON
& PUNCHED BRASS DISK IN CASE
ELEV=395.42

SCALE: 1" = 20'

SEE SHEET EC12 FOR LEGEND

↓SEE SHEET EC-12↓

↓SEE SHEET EC-9↓

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

Wally Cashdollar — First and Last Name, P.E. DEVELOPMENT ENGINEER — 7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM — DESIGNED BY
CHECKED BY LN — APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

SCALE: AS NOTED

Call 811 two business days before you dig

GOLDSMITH
LAND DEVELOPMENT SERVICES
12151 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
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Greenbridge
King County Housing Authority

LEE D. NYQUIST — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC8

RECORD NUMBER STRV17-006

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-8↑

↑SEE SHEET EC-8↑

↓SEE SHEET EC-10↓

↓SEE SHEET EC-10↓

0 10 20 40 60
SCALE: 1" = 20'

LEGEND

	AVR	AIR-VAC RISER
	BM	BENCHMARK
●	BOL	BOLLARD
□	CB I	CATCH BASIN TYPE 1
◎	CB II	CATCH BASIN TYPE 2
	CDR	CEDAR
○	CDT	CONDUIT
	CLP	CLUMP
	CMP	CORRUGATED METAL PIPE
○	COD	STORM DRAIN CLEAN-OUT
	CONC	CONCRETE
○	COS	SANITARY SEWER CLEAN-OUT
○	COT	UNKNOWN UTILITY CLEAN-OUT
	CPP	CORRUGATED PLASTIC PIPE
□	CWB	CROSS-WALK BOX
	DEC	DECIDUOUS
	DI	DUCTILE IRON
Ⓓ	DMH	STORM DRAIN MANHOLE
	DRIP	TREE DRIPLINE DIAMETER
E	EB	ELECTRIC BOX
	FDC	FIRE DEPARMENT CONNECTION
	FH	FIRE HYDRANT
△	GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT
	GV	GAS VALVE
	HEM	HEMLOCK
IR	IBX	IRRIGATION BOX
IV	IWV	IRRIGATION WATER VALVE
	LP	LIGHT POLE
	MB	MAILBOX
	MON	MONUMENT
	MPL	MAPLE
	PED	PEDESTRIAN
	PVC	PLASTIC PVC PIPE
○	RCF	REBAR & CAP FOUND
	RMP	RAMP
	SEQ	SEQUOIA
	SGN	SIGN
Ⓢ	SMH	SANITARY SEWER MANHOLE
	STBC	FIELD LOCATED CABLE TV STUB
	STBP	FIELD LOCATED ELECTRIC STUB
	STBS	FIELD LOCATED SANITARY SEWER STUB
	STBU	FIELD LOCATED UNKNOWN UTILITY STUB
	TER	TELEPHONE RISER
Ⓣ	TMH	TELEPHONE MANHOLE
S	TSB	TRAFFIC SIGNAL BOX
	TSR	TRAFFIC SIGNAL RISER
C	TVB	CABLE TV BOX
Ⓒ	TVR	CABLE TV RISER
	TYP	TYPICAL
	UP	UTILITY POLE
	WM	WATER METER
Ⓦ	WMH	WATER MANHOLE
	WV	WATER VALVE
	XING	CROSSING
	XWALK	CROSSWALK
X		FENCE LINE
CA		CABLE TV LINE
E		UNDERGROUND ELECTRIC LINE
E		UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)
UGU		UNDERGROUND UTILITY LINE
OHU		OVERHEAD UTILITY LINE
G		GAS LINE
SS		SANITARY SIDE SERVICE LINE
W		WATER LINE
P		POWER VAULT
V		UNKNOWN UTILITY VAULT

CB II RIM=403.90 IE 12"(W,E) IRON=398.96 IE 8"(S) IRON=398.96
CB I (SOLID LID) RIM=404.97 IE 8"(N) IRON=401.32
CB I RIM=403.14 IE 8"(W) PVC=400.40 IE 12"(E) IRON=400.40
SMH RIM=404.02 IE 8"(N,S) PVC CTR CHAN=392.68
2" MPE 8" GAS (RECORD)
8" DI WATER (RECORD)
10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010
CB I RIM=402.96 IE 12"(N) IRON=398.67 IE 12"(S) CPP=398.65 IE 12"(W) IRON=398.79 IE 8"(SE)=398.63
CB I RIM=404.17 IE 12"(N) CPP=399.36 IE 12"(S) CPP=399.23
WATER EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010
SMH RIM=408.12 IE 12"(N) PVC=393.15 IE 12"(S) PVC=393.23 IE 12"(E) PVC=393.18
IE 12" CPP=402.30 (PER DESIGN)
5TH AVENUE SW
6' CHAIN LINK FENCE
3' WOOD FENCE
TWIN CEDAR (6",7",8",12",12")
CONC PILLAR
24" FIR 36" DRIP
17" FIR 30" DRIP
15" PINE 24' DRIP
SCHOOL SIGN
18" FIR 20' DRIP
TWIN FIR (9",9") 20' DRIP
END OF GAS PAINT
APPROX. LOCATION OF GATE
5/8" MPE GAS (RECORD)
GM (RECORD LOCATION)
DIRT DRIVE
RCF-HGC 0.0'N X 0.0'E
GRAVEL & DIRT
GRAVEL DRIVE
POTENTIAL DEACTIVATED 1-1/4" MPEI GAS (PAINTED LOCATION & RECORD SIZE)
1-1/4" MPE IP GAS (RECORD)
72" MPL 90' DRIP
25 MPH SIGN
STREET SIGN
SITE BM#4 FLY-1 ELEV=407.73
CB I RIM=406.40 IE 12"(NE) CONC=405.00
32" MPL 40' DRIP
36" FIR 30' DRIP
31" FIR 24' DRIP
PSS MH#34(7/32) RIM=N/A IE 394.43 (8"PVC W, SE & NE) LN
PSS MH#35(7/32) RIM=N/A IE 395.00 (8"PVC NW & E) LS
PSS MH#40(7/32) RIM=N/A IE 399.54 (8"PVC N) LSE
PSS MH#38(7/32)(REC. LOC.) RIM=N/A IE 399.54 (8"PVC) LSE
PSS MH#39(7/32) RIM=N/A IE 398.37 (8"PVC N, SW & SE)
PSSMH RIM=N/A IE 395.41 (6"PVC N, 8"PVC W & S)
UG-ELECTRIC (R)
2" WATER
4" WATER (R)
8" CI WATER (PAINTED)
8" CI WATER (RECORD)
6" MPE 8" GAS (RECORD)
4" CHAIN LINK FENCE
PARCEL Z-215
TAX PARCEL #2895810400 (NO SITE ADDRESS) OWNER: KING COUNTY HOUSING AUTHORITY
AREA=44,019 SF
20" PINE 24' DRIP
24" PINE 30' DRIP
36" SEQ 30' DRIP
53" SEQ 24' DRIP
PARCEL Z-216
TAX PARCEL #2895810410 (NO SITE ADDRESS) OWNER: KING COUNTY HOUSING AUTHORITY
AREA=117,800 SF
20" FIR 24' DRIP
10" PINE 20' DRIP
21" PINE 26' DRIP
16" PINE 8' DRIP
TWIN MPL 60' DRIP
CB I RIM=405.98
FLY-2
SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA
NO BUILDINGS ON SITE
40" CDR 30' DRIP
26" FIR 30' DRIP
12" FIR 30' DRIP
TWIN DEC (21",22",28") 40' DRIP
24" FIR 30' DRIP
TWIN PINE (13",19")
TWIN PINE (14",16") 24' DRIP
TWIN PINE (14",15") 30' DRIP
21" MPL 24' DRIP
18" FIR 40' DRIP
CB I RIM=404.78 IE 12"(N) CONC=401.38 IE 8"(E) CONC=401.38
STOP AHEAD SIGN
35 MPH SIGN
4TH AVENUE SW
3' CI
CB I RIM=404.70 IE 8"(W) CONC=402.70
XWALK SIGN
UP
GATE
MB
UP,LP

DATUM:
HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.
VERTICAL DATUM: NAVD 88

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Carter	Date: 7-24-19

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM | DESIGNED BY
CHECKED BY LN | APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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EC-1 EC-2 EC-3 EC-4 EC-5 EC-6 EC-7 EC-8 EC-9 EC-10 EC-11 EC-12

Greenbridge
King County Housing Authority

LEE D. NYQUIST STATE OF WASHINGTON 21760 REGISTERED PROFESSIONAL LAND SURVEYOR 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET EC9

M:\ACAD\SURVEY\15\15053\PPF SHEETS\15053X05.DWG
2019/07/17 08:49WERLINGER
RECORD NUMBER STRV17-006

SEC. 6, T.23 N., R.4E., W.M.

LEGEND

AVR	AIR-VAC RISER	
BM	BENCHMARK	
BOL	BOLLARD	
CB I	CATCH BASIN TYPE 1	
CB II	CATCH BASIN TYPE 2	
CDR	CEDAR	
CDT	CONDUIT	
CLP	CLUMP	
CMP	CORRUGATED METAL PIPE	
COD	STORM DRAIN CLEAN-OUT	
CONC	CONCRETE	
COS	SANITARY SEWER CLEAN-OUT	
COT	UNKNOWN UTILITY CLEAN-OUT	
CPP	CORRUGATED PLASTIC PIPE	
CWB	CROSS-WALK BOX	
DEC	DECIDUOUS	
DI	DUCTILE IRON	
DMH	STORM DRAIN MANHOLE	
DRIP	TREE DRIPLINE DIAMETER	
EB	ELECTRIC BOX	
FDC	FIRE DEPARMENT CONNECTION	
FH	FIRE HYDRANT	
GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT	
GV	GAS VALVE	
HEM	HEMLOCK	
IBX	IRRIGATION BOX	
IWV	IRRIGATION WATER VALVE	
LP	LIGHT POLE	
MB	MAILBOX	
MON	MONUMENT	
MPL	MAPLE	
PED	PEDESTRIAN	
PVC	PLASTIC PVC PIPE	
RCF	REBAR & CAP FOUND	
RMP	RAMP	
SEQ	SEQUOIA	
SGN	SIGN	
SMH	SANITARY SEWER MANHOLE	
STBC	FIELD LOCATED CABLE TV STUB	
STBP	FIELD LOCATED ELECTRIC STUB	
STBS	FIELD LOCATED SANITARY SEWER STUB	
STBU	FIELD LOCATED UNKNOWN UTILITY STUB	
TER	TELEPHONE RISER	
TMH	TELEPHONE MANHOLE	
TSB	TRAFFIC SIGNAL BOX	
TSR	TRAFFIC SIGNAL RISER	
TVB	CABLE TV BOX	
TVR	CABLE TV RISER	
TYP	TYPICAL	
UP	UTILITY POLE	
WM	WATER METER	
WMH	WATER MANHOLE	
WV	WATER VALVE	
XING	CROSSING	
XWALK	CROSSWALK	
X	FENCE LINE	
CA	CABLE TV LINE	
E	UNDERGROUND ELECTRIC LINE	
E	UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)	
UGU	UNDERGROUND UTILITY LINE	
OHU	OVERHEAD UTILITY LINE	
G	GAS LINE	
SS	SANITARY SIDE SERVICE LINE	
W	WATER LINE	
P	POWER VAULT	
V	UNKNOWN UTILITY VAULT	

↑SEE SHEET EC-9↑

↑SEE SHEET EC-11↑

↑SEE SHEET EC-9↑

PARCEL Z-216

TAX PARCEL #2895810410
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

TAX PARCEL #7973201725
10057 5TH AVE SW
SEATTLE, WA 98146
OWNER: KYU B. YANG

5TH AVENUE SW

4TH AVENUE SW

SW 102ND STREET

SEE NOTE NO. 19, SHEET 1, FOR UTILITIES IN THIS AREA

NO BUILDINGS ON SITE

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cahl	Date: 7-24-19

P# 4477

SCALE: 0 10 20 40 60 — 1" = 20'

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: EM | DESIGNED BY:
CHECKED BY: LN | APPROVED BY: LN
DATE: JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

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EC-1 EC-2 EC-3 EC-4 EC-5 EC-6 EC-7 EC-8 EC-9 EC-10 EC-11 EC-12

Greenbridge
King County Housing Authority

LEE D. NYMAN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC10

RECORD NUMBER STRV17-006

2019/07/17 09:28 RWELINGER

M:\ACAD\SURVEY\15150S3\KPFF SHEETS\15053S05.DWG

↑SEE SHEET EC-12↑

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-9↑

↓SEE SHEET EC-9↓

↓SEE SHEET EC-10↓

6TH AVENUE SW

5TH AVENUE SW

SW 102ND STREET

TAX PARCEL # 7973201700
10030 6TH AVE SW
SEATTLE, WA 98146
OWNER: LUCILLE MOSELEY

TAX PARCEL #7973201705
10038 6TH AVE SW
SEATTLE, WA 98146
OWNER: KRISTINA M. HOLMES

TAX PARCEL #7973201710
10044 6TH AVE SW
SEATTLE, WA 98146
OWNER: TIMOTHY J. MCNAMARA & ZOE I. COBB

TAX PARCEL #7973201720
524 SW 102ND ST
SEATTLE, WA 98146
OWNER: BRIAN V. & JERYL A. FINCH

TAX PARCEL #7973201715
520 SW 102ND ST
SEATTLE, WA 98146
OWNER: KING COUNTY HOUSING AUTHORITY

TAX PARCEL #7973201745
10031 5TH AVE SW
SEATTLE, WA 98146
OWNER: ESMERALDA ALFARO ESPINOLA

TAX PARCEL #7973201740
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

TAX PARCEL #7973201735
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

TAX PARCEL #7973201730
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

TAX PARCEL #7973201725
10057 5TH AVE SW
SEATTLE, WA 98146
OWNER: KYU B. YANG

PARCEL Z-216
TAX PARCEL #2895810410
(NO SITE ADDRESS)
OWNER: KING COUNTY HOUSING AUTHORITY

AREA=117,800 SF

NOT ACCESSIBLE, LOCATED REMOTELY HOUSE

SHED

HOUSE

DECK

STEPS IE 12" CONC=405.30

APPROX. LOCATION OF GATE
GM (RECORD FS 5/8" MPE) GAS (RECORD)
LOCATION)

END OF GAS PAINT

DIRT DRIVE

GRAVEL & DIRT

5' CHAIN LINK FENCE

4' CHAIN LINK FENCE

6' CHAIN LINK FENCE

ASPHALT DRIVEWAY

GRAVEL DRIVEWAY

RCF-HGG 0.0'N X 0.0'E

RCF-AAROE LS #6012 0.1'S X 0.01'W

RCF-AAROE LS #6012 0.0'S X 0.1'W

RCF-AAROE LS #6012 0.1'N X 0.1'W

RCF-AAROE LS #6012 0.0'N X 0.1'W

10' SANITARY SEWER EASEMENT PER REC #4536129

10' SANITARY SEWER EASEMENT PER REC #4536128

10' SANITARY SEWER EASEMENT PER REC #4536127

10' SANITARY SEWER EASEMENT PER REC #4536126

403.6±
402.8±
401.9±
401.2±
400.8±
398.8±
398.4±

FENCE POSTS ONLY

POTENTIAL DEACTIVATED 1-1/4" MPEI GAS (PAINTED) LOCATION & RECORD SIZE)

1-1/4" MPE IP GAS (RECORD)

2" MPE IP GAS (RECORD)

8" DI WATER (RECORD)

8" CI WATER (PAINTED)

8" DI WATER (PAINTED)

8" DI WATER (RECORD)

4" MPE IP GAS (PAINTED)

(NOTE: POSSIBLE 4" ST GAS DEACTIVATED LINE IN SAME LOCATION)

12" STW IP GAS (PAINTED)

12" STW HP GAS (RECORD)

2" MPE IP GAS (RECORD)

8" DI WATER (PAINTED)

2" STW IP GAS (RECORD)

CB II
RIM=414.15
IE 12"(N) CPP=408.05
IE 12"(S) CPP=408.39

CB I
RIM=412.92
IE 12"(N,E) CPP=410.02

CB I
RIM=412.13
IE 12"(W) CPP=410.08

CB I
RIM=412.41
IE 12"(E) CPP=410.06

SMH
RIM=413.79
IE 8"(W) CONC=395.39
IE 8"(E) CONC=395.49
IE 8"(S) CONC=395.50

SMH
RIM=411.27
IE 8"(W) CONC=396.27
IE 8"(E) CONC=396.37
IE 8"(N) CONC=396.32

CB I
RIM=410.40
IE 12"(W) CPP=407.75
IE 12"(E) CPP=407.25

CB I
RIM=409.02
IE 12"(W,E) CPP=406.87

CB I
RIM=408.57
IE 12"(N) IRON=406.37
IE 12"(W) CPP=406.27
IE 12"(E) CPP=406.27

SMH
RIM=410.20
IE 8"(W) CONC=402.40
IE 8"(E) CONC=402.50
IE 8"(S) CONC=402.54

CB II
RIM=406.40
IE 12"(NE) CONC=405.00
IE 12"(SW) CONC=405.20
IE 6"(NW) CONC=405.05

CB I
RIM=409.44
IE 12"(W) CPVC=407.17
IE 12"(E) CONC=407.44
IE 12"(S) CMP=407.27

CB I
RIM=412.30
IE 12"(W) CONC=410.55
IE 12"(E) CONC=410.60

PSS MH#40(7/32)
RIM=N/A
IE 399.54 (8"PVC N)
LSE

PSS MH#38(7/32)(REC. LOC.)
RIM=N/A
IE 399.54 (8"PVC)
LSE

SITE BM#1
FLY-1
ELEV=407.73

IE 12" CONC=404.88

IE 12" CONC=404.83

IE 12" CONC=406.18

15" PINE 24' DRIP

52" HEM 60' DRIP

15" MDR 16' DRIP

72" MPL 90' DRIP

TWIN MPL (12",26") 24' DRIP

32" MPL 40' DRIP

36" FIR 30' DRIP

40" CDR 30' DRIP

26" FIR 30' DRIP

20" FIR 24' DRIP

21" PINE 26' DRIP

10" PINE 20' DRIP

16" PINE 8' DRIP

18" FIR 20' DRIP

TWIN FIR (9",9") 20' DRIP

TWIN MPL (30",30") 46' DRIP

TWIN MPL (28",30") 40' DRIP

24" PINE 20' DRIP

15" PINE 20' DRIP

16" PINE 18' DRIP

19" PINE 12' DRIP

12" DEC 20' DRIP

SCHOOL SIGN

STOP SIGN

NO STOP SIGN

END SCHOOL ZONE SIGN

NO PARK/ BUS SIGN

PARALLEL PARK ONLY SIGN

STREET SIGN

25 MPH SIGN

20 MPH SIGN

XWALK SIGN

PED SIGN

NO PARK SIGN

LANDSCAPING

PLANTER BOX

3' WOOD PICKET FENCE

CHICKEN COOP

GRAPE VINE

CONC. STEP & LANDING

6' WOOD FENCE

KEYSTONE RET. WALL

GATE

LEGEND

AVR	AIR-VAC RISER
BM	BENCHMARK
BOL	BOLLARD
CB I	CATCH BASIN TYPE 1
CB II	CATCH BASIN TYPE 2
CDR	CEDAR
CDT	CONDUIT
CLP	CLUMP
CMP	CORRUGATED METAL PIPE
COD	STORM DRAIN CLEAN-OUT
CONC	CONCRETE
COS	SANITARY SEWER CLEAN-OUT
COT	UNKNOWN UTILITY CLEAN-OUT
CPP	CORRUGATED PLASTIC PIPE
CWB	CROSS-WALK BOX
DEC	DECIDUOUS
DI	DUCTILE IRON
DMH	STORM DRAIN MANHOLE
DRIP	TREE DRIPLINE DIAMETER
EB	ELECTRIC BOX
FDC	FIRE DEPARMENT CONNECTION
FH	FIRE HYDRANT
GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT
GV	GAS VALVE
HEM	HEMLOCK
IBX	IRRIGATION BOX
IWV	IRRIGATION WATER VALVE
LP	LIGHT POLE
MB	MAILBOX
MON	MONUMENT
MPL	MAPLE
PED	PEDESTRIAN
PVC	PLASTIC PVC PIPE
RCF	REBAR & CAP FOUND
RMP	RAMP
SEQ	SEQUOIA
SGN	SIGN
SMH	SANITARY SEWER MANHOLE
STBC	FIELD LOCATED CABLE TV STUB
STBP	FIELD LOCATED ELECTRIC STUB
STBS	FIELD LOCATED SANITARY SEWER STUB
STBU	FIELD LOCATED UNKNOWN UTILITY STUB
TER	TELEPHONE RISER
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
TSR	TRAFFIC SIGNAL RISER
TVB	CABLE TV BOX
TVR	CABLE TV RISER
TYP	TYPICAL
UP	UTILITY POLE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
XING	CROSSING
XWALK	CROSSWALK
X	FENCE LINE
CA	CABLE TV LINE
E	UNDERGROUND ELECTRIC LINE
E	UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)
UGU	UNDERGROUND UTILITY LINE
OHU	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SIDE SERVICE LINE
W	WATER LINE
P	POWER VAULT
V	UNKNOWN UTILITY VAULT

0 10 20 40 60
SCALE: 1" = 20'

N

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
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VERTICAL DATUM:
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KING COUNTY DLSPD APPROVAL

Review Engineer — Date 7-24-19

Senior Engineer — Date

First and Last Name, P.E. DEVELOPMENT ENGINEER — Date 7-24-19

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Greenbridge
King County Housing Authority

LEE D. NYSTROM STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET EC11

RECORD NUMBER STRV17-006

2019/07/17 09:24 RWERLINGER

M:\ACAD\SURVEY\15\1505\KPFF SHEETS\1505303.DWG

SEC. 6, T.23 N., R.4E., W.M.

↑SEE SHEET EC-4↑

↑SEE SHEET EC-8↑

↓SEE SHEET EC-8↓

↑SEE SHEET EC-4↑

LEGEND

AVR	AIR-VAC RISER	
BM	BENCHMARK	
BOL	BOLLARD	
CB I	CATCH BASIN TYPE 1	
CB II	CATCH BASIN TYPE 2	
CDR	CEDAR	
CDT	CONDUIT	
CLP	CLUMP	
CMP	CORRUGATED METAL PIPE	
COD	STORM DRAIN CLEAN-OUT	
CONC	CONCRETE	
COS	SANITARY SEWER CLEAN-OUT	
COT	UNKNOWN UTILITY CLEAN-OUT	
CPP	CORRUGATED PLASTIC PIPE	
CWB	CROSS-WALK BOX	
DEC	DECIDUOUS	
DI	DUCTILE IRON	
DMH	STORM DRAIN MANHOLE	
DRIP	TREE DRIPLINE DIAMETER	
EB	ELECTRIC BOX	
FDC	FIRE DEPARMENT CONNECTION	
FH	FIRE HYDRANT	
GT*/VGN-	GOLDSMITH SURVEY CONTROL POINT	
GV	GAS VALVE	
HEM	HEMLOCK	
IBX	IRRIGATION BOX	
IWV	IRRIGATION WATER VALVE	
LP	LIGHT POLE	
MB	MAILBOX	
MON	MONUMENT	
MPL	MAPLE	
PED	PEDESTRIAN	
PVC	PLASTIC PVC PIPE	
RCF	REBAR & CAP FOUND	
RMP	RAMP	
SEQ	SEQUOIA	
SGN	SIGN	
SMH	SANITARY SEWER MANHOLE	
STBC	FIELD LOCATED CABLE TV STUB	
STBP	FIELD LOCATED ELECTRIC STUB	
STBS	FIELD LOCATED SANITARY SEWER STUB	
STBU	FIELD LOCATED UNKNOWN UTILITY STUB	
TER	TELEPHONE RISER	
TMH	TELEPHONE MANHOLE	
TSB	TRAFFIC SIGNAL BOX	
TSR	TRAFFIC SIGNAL RISER	
TVB	CABLE TV BOX	
TVR	CABLE TV RISER	
TYP	TYPICAL	
UP	UTILITY POLE	
WM	WATER METER	
WMH	WATER MANHOLE	
WV	WATER VALVE	
XING	CROSSING	
XWALK	CROSSWALK	
X	FENCE LINE	
CA	CABLE TV LINE	
E	UNDERGROUND ELECTRIC LINE	
E	UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION PER RECORD)	
UGU	UNDERGROUND UTILITY LINE	
OHU	OVERHEAD UTILITY LINE	
G	GAS LINE	
SS	SANITARY SIDE SERVICE LINE	
W	WATER LINE	
P	POWER VAULT	
V	UNKNOWN UTILITY VAULT	

0 10 20 40 60
SCALE: 1" = 20'

N

DATUM:
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON
STATE PLANE COORDINATES
NORTH ZONE PER KING
COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Carlson for	Date: 7-24-19

SW 100TH STREET

6TH AVENUE SW

5TH AVENUE SW

8" DI WATER (RECORD)

4" MPEI GAS (RECORD)

2" MPE IP GAS (RECORD)

20' PEDESTRIAN EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

10' UTILITY EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

WATER EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010

TAX PARCEL #7973201690
10020 6TH AVE SW
SEATTLE, WA 98146
OWNER: ALEKSANDR P. DOVGALYUK

TAX PARCEL #7973201695
10024 6TH AVE SW
SEATTLE, WA 98146
OWNER: CUONG PHI HA & SANG THI PHAM

TAX PARCEL #7973201700
10030 6TH AVE SW
SEATTLE, WA 98146
OWNER: LUCILLE MOSELEY

TAX PARCEL #7973201755
10019 5TH AVE SW
SEATTLE, WA 98146
OWNER: CHANH Y. & MEUY H. SAETEURN

TAX PARCEL #7973201750
10023 5TH AVE SW
SEATTLE, WA 98146
OWNER: JOHN DEMYANOVICH

TAX PARCEL #7973201745
10031 5TH AVE SW
SEATTLE, WA 98146
OWNER: ESMERALDA ALFARO ESPINOLA

NOT ACCESSIBLE, LOCATED REMOTELY

DECK

HOUSE

SHED

10' SANITARY SEWER EASEMENT PER REC #4536129

↓SEE SHEET EC-11↓

↓SEE SHEET EC-11↓

↓SEE SHEET EC-9↓

PR 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM | DESIGNED BY
CHECKED BY LN | APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
12151 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

EC-1 EC-2 EC-3 EC-4 EC-5 EC-6 EC-7 EC-8 EC-9 EC-10 EC-11 EC-12

Greenbridge
King County Housing Authority

LEE D. NYQUIST STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

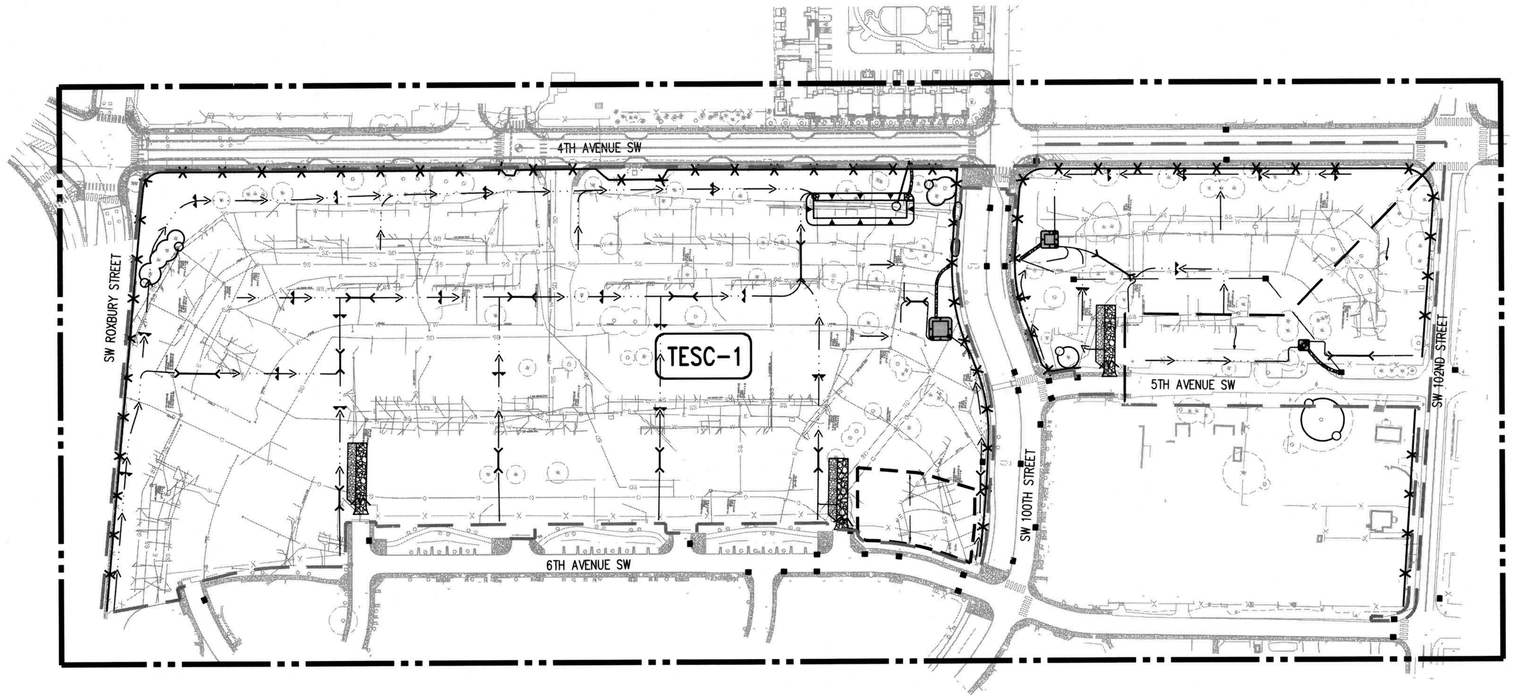
GREENBRIDGE DIVISION 8
EXISTING CONDITIONS

SHEET
EC12

RECORD NUMBER STRV17-006

M:\ACAD\SURVEY\15\15953\KPFF SHEETS\15953X03.DWG 2019/07/17 09:1 RWERLINGER

SEC. 6, T.23 N., R.4E., W.M.



TESC NOTES:

1. ADDITIONAL WATER QUALITY PROVISIONS MAY BE REQUIRED AND CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE TO UPGRADE THE MEASURES AS WEATHER AND SITE CONDITIONS CHANGE.
2. PRIOR TO WET SEASON CONSTRUCTION, CONTRACTOR SHALL PREPARE A WINTERIZATION PLAN BY SEPTEMBER 1 AND SUBMIT FOR REVIEW AND APPROVAL TO THE OWNER REPRESENTATIVE AND KING COUNTY INSPECTOR. PLAN SHALL IDENTIFY ANTICIPATED CONDITION OF THE SITE DURING THE WET SEASON AND PROPOSE ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO STABILIZE THE SITE.
3. HYDROSEED ALL BARE SOIL PER SEED MIX ON SHEET TESC-4, UPON ACHIEVING ROUGH GRADE OR AS DIRECTED BY OWNER REPRESENTATIVE. EROSION CONTROL BLANKET REQUIRED ON 2:1 SLOPES. INSTALL CURLEX 1 (BY AMERICAN EXCELSIOR), S-150 (BY NORTH AMERICAN GREEN), OR EQUAL, PER MANUFACTURER'S INSTRUCTIONS.
4. CONTRACTOR SHALL ADJUST AND MAINTAIN TESC FACILITIES AS REQUIRED FOR THE LIFE OF THE PROJECT.
5. BEFORE MASS EARTHWORK AND SITE GRADING, CONTRACTOR SHALL INSTALL INTERCEPTOR SWALES, FILTER FABRIC FENCE, PIPE FOR SLOPE DRAINS AND CULVERTS AS REQUIRED TO CONVEY RUNOFF TO THE SEDIMENT PONDS AND TRAPS. TEMPORARY CULVERT LOCATIONS AND INVERTS ARE APPROXIMATE, CONTRACTOR SHALL ADJUST AS NECESSARY TO DRAIN.
6. TO BALANCE AVAILABLE POND/TRAP VOLUMES WITH ACTUAL RUNOFF, CONTRACTOR SHALL PROVIDE MATERIALS AND LABOR FOR TEMPORARY PUMPS AND FORCE MAINS AS REQUIRED TO CONVEY STORED WATER FROM POND/TRAPS TO THE EXISTING STORM DRAINAGE SYSTEM. INTENT OF TESC DESIGN IS TO PROVIDE SUFFICIENT VOLUME TO ADEQUATELY MANAGE THE VOLUMES AND QUALITY OF RUNOFF GENERATED FROM THE SITE. CONTRACTOR SHALL MONITOR POND VOLUMES AND QUALITY IN ANTICIPATION OF RAINFALL EVENTS.
7. STORED POND WATER SHALL BE USED TO IRRIGATE AREAS SEEDED FOR EROSION CONTROL.
8. ALL TESC MEASURES AND FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, AS DIRECTED BY OWNER'S REPRESENTATIVE.
9. CONSTRUCTION EQUIPMENT SHALL STAY WITHIN PROJECT LIMITS OF WORK.
10. FILL AND EXCAVATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS.
11. PRIOR TO PLACING ANY FILL THE CONTRACTOR SHALL:
    - * ENSURE THAT EXISTING UTILITIES AND STRUCTURES HAVE BEEN REMOVED/ABANDONED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND DEMO SHEETS.
    - * REMOVE ANY REMAINING HARDSCAPE/PAVEMENTS AND THE LAYER OF TOP SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
    - * COORDINATE WITH THE GEOTECHNICAL ENGINEER AND THE KING COUNTY INSPECTOR FOR SPECIAL PREPARATIONS AT OR NEAR THE EXISTING ROCKERY ALONG ROXBURY STREET AND WITHIN PARK TRACT P-805.
12. STOCKPILING OF SOIL SHALL BE MANAGED BY CONTRACTOR IN CONFORMANCE WITH CURRENT KCSWDM.
13. EXPOSED SOIL SHALL BE PROTECTED FROM WIND AND WATER EROSION. SEE DETAIL SHEETS FOR STABILIZATION MEASURES AND NOTES.
14. DAMAGE TO EXISTING IMPROVEMENTS DURING CONSTRUCTION SHALL BE REPAIRED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
15. NO CONSTRUCTION OR SITE DISTURBANCE FOR THIS PROJECT MAY BEGIN BEFORE THE APPLICANT FIRST OBTAINS A GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE).
16. ADDITIONAL EROSION CONTROL DETAILS NOT CALLED OUT ON THIS PLAN SHEET ARE SHOWN ON SHEET TESC-2 THRU TESC-4 FOR COURTESY TO CONTRACTOR IN CASE THE SITE CONDITIONS OR DPER INSPECTOR REQUIRES THEIR IMPLEMENTATION.
17. CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING BIORETENTION/RAINGARDEN FACILITIES DURING CONSTRUCTION. IF AMENDED SOILS FOR THESE FACILITIES BECOMES PLUGGED FROM CONSTRUCTION SEDIMENT, CONTRACTORS SHALL BE RESPONSIBLE FOR REPLACEMENT OF THESE FACILITIES.
18. SEE KING COUNTY TEMPORARY EROSION AND SEDIMENT CONTROL NOTES ON SHEET KCC-2.
19. ALL CATCH BASINS, INLETS, YARD DRAINS, AND AREA DRAINS COLLECTING RUNOFF FROM THE PROJECT SITE, WHETHER THEY ARE ON OR OFF THE SITE, REMAINING OR TO BE DEMOLISHED, SHALL BE PROTECTED WITH CATCH BASIN PROTECTION INSTALLED DURING CONSTRUCTION. CATCH BASIN PROTECTION SHALL BE PROVIDED ON ANY CATCH BASIN OR INLET WITHIN 500 FEET OF THE PROJECT SITE UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER.

PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

N

0 50 100 200
1 inch = 100 feet

P# 4477

KING COUNTY DLSPD APPROVAL

Review Engineer: Cynthia R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cohen	Date: 7-24-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206

811 Call 811 two business days before you dig

SCALE: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/24/19

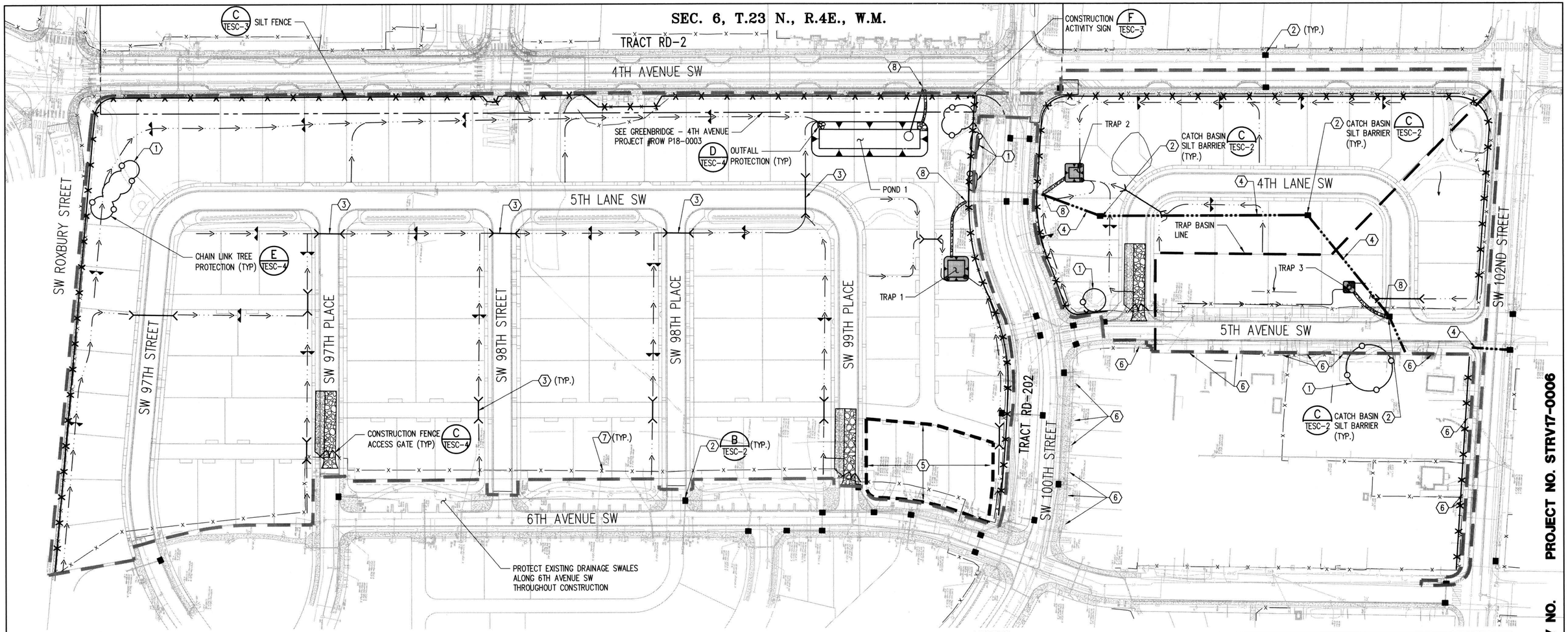
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

SHEET: TESC-0

Jul 16, 2019 - 2:56pm KevinB
Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\02-08 TESC-00-NT.dwg



TESC NOTES:

1. REFER TO TESC-0 FOR GENERAL TESC NOTES.

CONSTRUCTION NOTES:

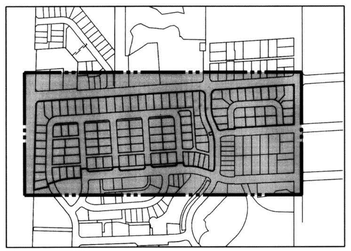
1. COORDINATE TREE PROTECTION WITH OWNER REPRESENTATIVE. MAINTAIN AND PROTECT EXISTING TREES FROM DAMAGE THROUGHOUT CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR TREE PROTECTION AND HEALTH OF THE TREES FOR THE DURATION OF THE PROJECT, INCLUDING PAYMENT OF FINES INCURRED FOR DAMAGE TO PROTECTED TREES.
2. PROTECT CATCH BASINS IN STABILIZED AREAS WITH INSERTS. SEE GD SHEETS.
3. CULVERT PIPE SHALL BE ONE OF THE FOLLOWING AT THE CONTRACTOR'S OPTION: DUCTILE IRON PIPE CLASS 50; OR LCPE PER AASHTO M294; (12" DIAMETER).
4. EXISTING STORM DRAIN CONVEYS UPSTREAM FLOWS THROUGH THE SITE AND SHALL REMAIN IN SERVICE UNTIL SITE IS STABILIZED AND PROPOSED DRAINAGE SYSTEM IS BUILT AND FULLY FUNCTIONAL PER GD PLANS.
5. COORDINATE EXTENT OF STAGING/LAYDOWN AREA WITH OWNER REPRESENTATIVE AND SEQUENCE CONSTRUCTION TO PROVIDE TEMPORARY ACCESS TO LAYDOWN AREA.
6. CONTRACTOR SHALL MAINTAIN CONTINUOUS PEDESTRIAN AND VEHICLE ACCESS FOR EXISTING PROPERTY OWNERS.
7. PRIOR TO MOBILIZATION FOR PROJECT CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE EXISTING SITE FENCING. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL BE PREPARED TO MAINTAIN, PROVIDE ACCESS GATES, REPAIR, REPLACE, AND RELOCATE FENCING THROUGHOUT THE PROJECT TO MEET KING COUNTY CONSTRUCTION REQUIREMENTS AND TO PROTECT THE PUBLIC FROM CONSTRUCTION ACTIVITIES. EXISTING FENCE (OR EQUIVALENT BARRIER) TO REMAIN THROUGHOUT CONSTRUCTION, MAY BE USED TO SUPPORT SILT FENCE.
8. PROVIDE TEMPORARY OUTLET TO EXISTING DRAINAGE SYSTEM. ONCE TESC FACILITY IS REMOVED, RESTORE TEMPORARY OUTLET TO PRE-EXISTING CONDITION.

LEGEND

- CONSTRUCTION ENTRANCE WITH WASH PAD — A TESC-2, D TESC-2
- SILT FENCE — C TESC-3
- CATCH BASIN PROTECTION OR SILT BARRIER — B TESC-2, C TESC-2
- INTERCEPTOR SWALE — D TESC-3
- ROCK CHECK DAMS — E TESC-3
- TEMPORARY CULVERT
- OUTFALL PROTECTION — D TESC-4
- SEDIMENT POND — A TESC-3
- SEDIMENT TRAP — A TESC-4
- CHAIN LINK TREE PROTECTION — E TESC-4
- NOTICE OF CONSTRUCTION ACTIVITY SIGN — F TESC-3
- EXISTING STORM DRAIN TO REMAIN DURING CONSTRUCTION
- POTENTIAL STAGING/LAYDOWN AREA
- LIMITS OF WORK
- EXISTING FENCE

FACILITY TABLE				
FACILITY	TRIBUTARY AREA (AC)	2-YEAR FLOW	MINIMUM SURFACE AREA (SF)	DIMENSION SHOWN
POND 1	12.5	3.27	6,810	45'x152'
TRAP 1	1.8	0.47	980	32'x32'
TRAP 2	2.7	.267	555	24'x24'
TRAP 3	1.0	0.096	200	15'x15'

TRACT RD-2 AND TRACT RD-202 NOTE:
TRACT RD-2 AND TRACT RD-202 ARE KING COUNTY PROPERTY. NO WORK SHALL OCCUR WITHIN TRACT RD-202. ANY WORK WITHIN TRACT RD-2 SHALL REQUIRE PERMISSION FROM KING COUNTY FOR RIGHT OF ENTRY AND SHALL REQUIRE A SPECIAL USE PERMIT, THIS INCLUDES WORK ALLOWED WITHIN PRIOR EASEMENT AREAS WITHIN THE TRACTS.



KEY MAP
NTS

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 30 60 120
1 inch = 60 feet

P# 44477

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cohen, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VERDEE — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

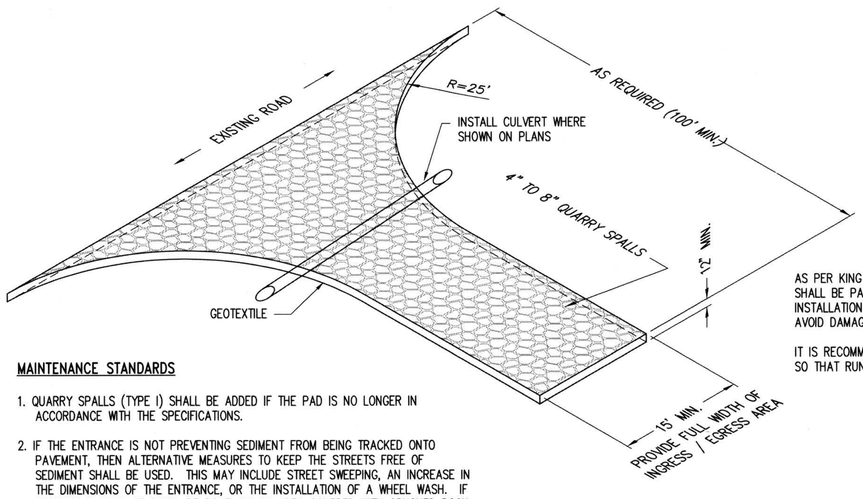
GREENBRIDGE DIVISION 8

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SHEET: TESC-1

PROJECT NO. STRV17-0006
ACTIVITY NO.

Jul 16, 2019 - 2:56pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\02-GB TESC-01.dwg



AS PER KING COUNTY ROAD STANDARDS, DRIVEWAYS SHALL BE PAVED TO THE EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

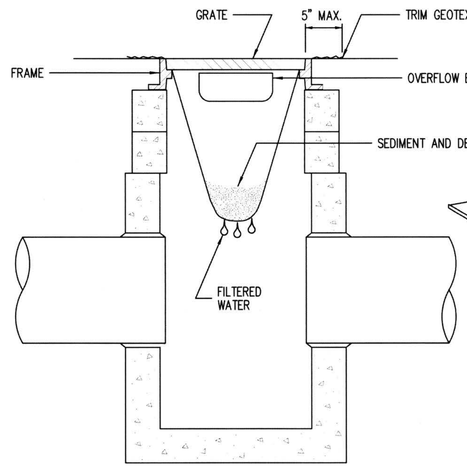
MAINTENANCE STANDARDS

1. QUARRY SPALLS (TYPE I) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE INSTALLED AND THE SEDIMENT PUMPED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING (SEE SECTION D.4.1 OF KCSWDM) SHALL BE INSTALLED TO CONTROL TRAFFIC.

GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:

GRAB TENSILE STRENGTH (ASTM D4751)	200 PSI MIN.
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
MULLEN BURST STRENGTH (ASTM D3786-80a)	400 PSI MIN.
AOS (ASTM D4751)	20-45 (U.S. STANDARD SIEVE SIZE)

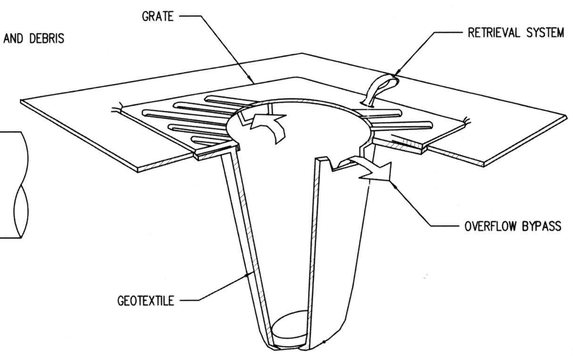
CONSTRUCTION ENTRANCE DETAIL (A / TESC-1)
(KING COUNTY STANDARD DETAIL, MODIFIED KCSWDM D.3.4.A)
NTS



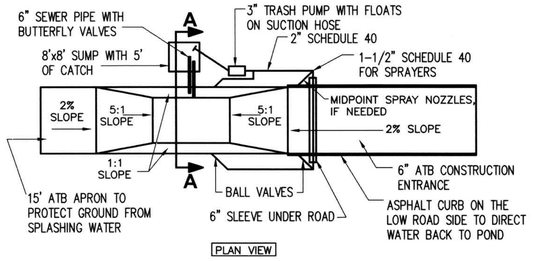
CROSS SECTION
NOT TO SCALE

NOTES:

1. PERFORM MAINTENANCE IN ACCORDANCE WITH KING COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
2. SIZE THE BELOW GRATE INLET DEVICE (BGID) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
3. THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
4. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.



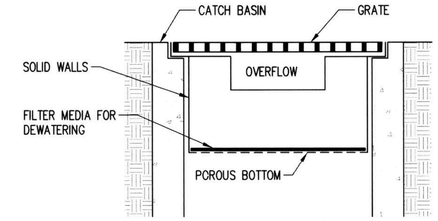
ISOMETRIC VIEW
NOT TO SCALE



NOTES:

1. BUILD 8'X8' SUMP TO ACCOMMODATE CLEANING BY TRACKHOE.

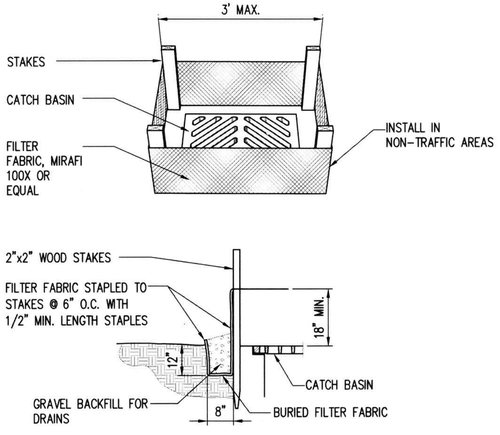
WASH PAD DETAIL (D / TESC-1)
NTS



NOTE:

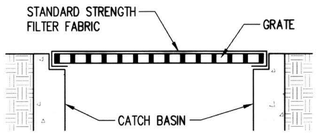
THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

CATCH BASIN PROTECTION DETAIL (B / TESC-1)
(PER KING COUNTY STANDARD DETAIL, MODIFIED 1998 KCSWDM D.4.M)
NTS



NOTE:

ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.



CATCH BASIN SILT BARRIER DETAIL (C / TESC-1)
(KING COUNTY STANDARD DETAIL, MODIFIED 1998 KCSWDM D.4.L)
NTS

DUST CONTROL NOTES

1. PREVENTATIVE MEASURES TO MINIMIZE THE WIND TRANSPORT OF SOIL SHALL BE TAKEN WHEN A TRAFFIC HAZARD MAY BE CREATED OR WHEN SEDIMENT TRANSPORTED BY WIND IS LIKELY TO BE DEPOSITED IN WATER RESOURCES OR ADJACENT PROPERTIES.
2. THE EXPOSED SOILS SHALL BE SPRAYED WITH WATER UNTIL WET, BUT RUNOFF SHALL NOT BE GENERATED BY SPRAYING. EXPOSED AREAS SHALL BE RESPRAYED AS NEEDED. OIL SHALL NOT BE USED FOR DUST CONTROL.

KING COUNTY DLSPD APPROVAL

Curtis R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cole First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

811 Call 811 two business days before you dig

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Seattle, WA 98101
206.622.5822
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Greenbridge
King County Housing Authority

MARK A. VELDE STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

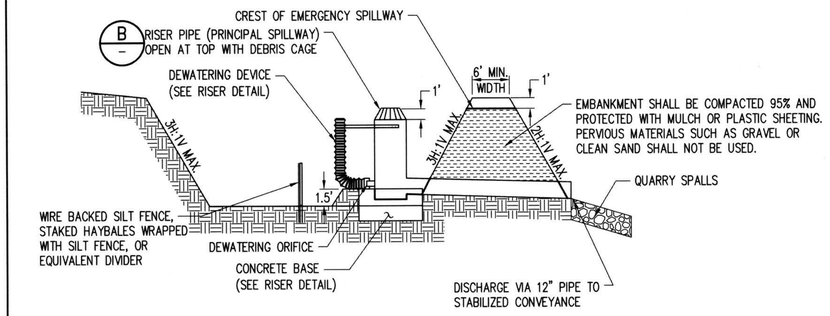
TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS

SHEET
TESC-2

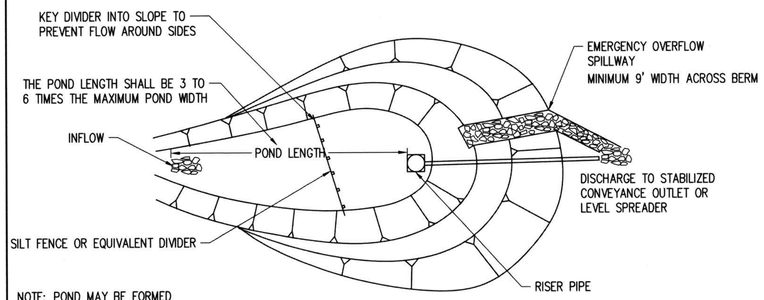
PROJECT NO. STRV17-0006

ACTIVITY NO.

Jul 16, 2019 - 2:56pm KevinB
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SECTION

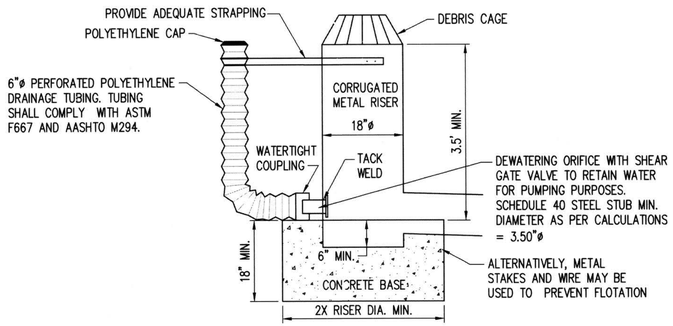


PLAN

SEDIMENT POND (MODIFIED)

(MODIFIED KING COUNTY STANDARD DETAIL D.3.5.B AND D.3.5.C)
NTS

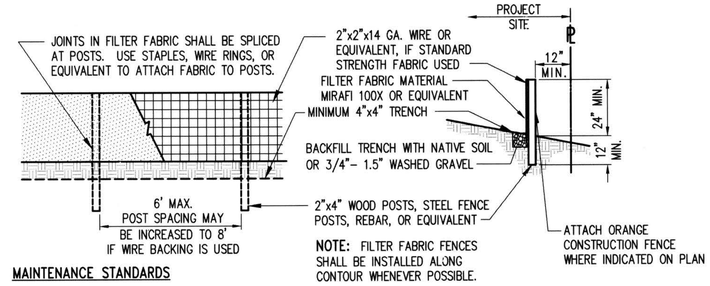
A TESC-1



RISER PIPE AND DEWATERING DEVICE

(KING COUNTY STANDARD DETAIL D.3.5.D)
NTS

B TESC-1



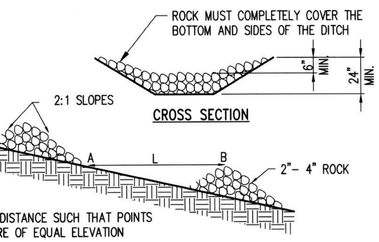
MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

SILT FENCE/ CONSTRUCTION FENCE DETAIL

(KING COUNTY STANDARD DETAIL, MODIFIED DETAIL D.3.3.A)
NTS

C TESC-1



CROSS SECTION

L = THE DISTANCE SUCH THAT POINTS A & B ARE OF EQUAL ELEVATION

CHECK DAM SPACING

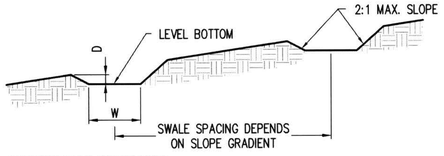
MAINTENANCE STANDARDS

1. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FEET SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS DESIGN CAPACITY.
2. IF THE CHANNEL CAPACITY IS INSUFFICIENT FOR THE DESIGN FLOW, IT MUST BE DETERMINED WHETHER THE PROBLEM IS LOCAL (E.G., A CONSTRICTION OR BEND) OR THE CHANNEL IS UNDER-DESIGNED. IF THE PROBLEM IS LOCAL, THE CHANNEL CAPACITY MUST BE INCREASED THROUGH CONSTRUCTION OF A BERM(S) OR BY EXCAVATION. IF THE PROBLEM IS UNDER-DESIGN, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE CHANNEL REDESIGNED TO A MORE CONSERVATIVE STANDARD TO BE APPROVED BY KING COUNTY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.

ROCK CHECK DAMS

(KING COUNTY STANDARD DETAIL D.3.6.E)
NTS

E TESC-1



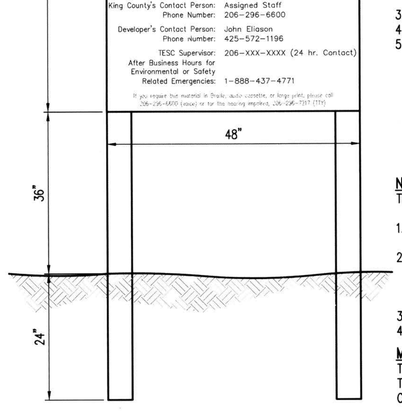
MAINTENANCE STANDARDS

1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/SWALES SHALL BE INCREASED.
3. DEPTH (D) AND WIDTH (W) SHALL BE 1.5' MIN. AND 2' MIN., RESPECTIVELY, UNLESS OTHERWISE NOTED ON PLAN.

INTERCEPTOR/CONVEYANCE SWALE

(MODIFIED KING COUNTY STANDARD DETAIL D.3.6.C)
NTS

D TESC-1



NOTICE OF CONSTRUCTION ACTIVITY SIGN

NOTICE OF PROPOSED CONSTRUCTION ACTIVITY

King County
Department of Permitting & Environmental Review
900 Oakesdale Ave SW
Renton WA 98055-1219

Type of Action:	Subdivision
Project No:	
Description:	Road and Storm Drainage Improvements Greenbridge Division 8
Projected Completion Date:	
Hours of Construction:	7:00am-10:00pm M-F 9:00am-10:00pm Sat. & Sun.
King County's Contact Person:	Assigned Staff
Phone Number:	206-296-6600
Developer's Contact Person:	John Eliason
Phone number:	425-572-1196
TESC Supervisor:	206-XXX-XXXX (24 hr. Contact)
After Business Hours for Environmental or Safety Related Emergencies:	1-888-437-4771

If you request this material in Braille, audio cassette, or large print, please call 206-296-6600 (voice) or for the hearing impaired, 206-296-7217 (TTY)

NOTICE BOARD CONSTRUCTION SPECIFICATIONS:

THE NOTICE BOARD SHALL BE CONSTRUCTED WITH 4' X 4' X 1/2 " PLYWOOD, EXTERIOR GRADE, GOOD SURFACE ONE SIDE. PROFESSIONALLY PREPARED PLASTIC BOARD OVERLAYS, PERMANENTLY AFFIXED TO THE BOARD ARE PERMISSIBLE. THE NOTICE BOARD SHALL DISPLAY THE INFORMATION AS SHOWN IN THE FIGURE AND AS SPECIFIED AT THE PRE-CONSTRUCTION MEETING. NOTICE BOARDS MAY BE REUSED BUT THEY MUST BE CLEAN AND SHOW NO EVIDENCE OF FORMER WORDING.

1. LETTERING STYLE: HELVETICA OR SIMILAR STANDARD TYPEFACE.
2. LETTERING SIZE: TITLE SHOULD BE 3" CAPITAL LETTERS (NOTICE OF PROPOSED CONSTRUCTION ACTIVITY). OTHER LETTERS SHOULD BE 2" LETTERS AND THE 'EMERGENCY' TEXT AND PHONE MAY BE 1-1\2" LETTERS. SEE ILLUSTRATION FOR USE OF CAPITAL AND LOWERCASE LETTERS. THE SIZE OF THE COUNTY LOGO WITH DPER ADDRESS (LETTERING HEIGHT 1") SHALL FIT THE AVAILABLE SPACE AS SHOWN. BORDER AREA AND LINES OF TEXT SHALL BE EVENLY SPACED TO APPROXIMATE THE SAMPLE SHOWN.
3. LETTERING: BLACK (PERMANENT INK OR SILK-SCREEN).
4. BACKGROUND COLOR: WHITE.
5. LOGO: KING COUNTY EMBLEM, IN BLACK THE APPLICANT/DEVELOPER SHALL ERECT THE NOTICE BOARD BY SOLIDLY SETTING TWO 4" X 4" POSTS 12 TO 24 INCHES INTO THE GROUND; OR STRUCTURALLY ATTACHING IT TO AN EXISTING BUILDING. POST LENGTH SHALL BE AT LEAST 7 FEET ABOVE GROUND. TWO 2" X 4" DIAGONAL BRACES SHOULD BE NAILED TO THE INSIDE BACK OF THE POSTS AND STAKED AT THE GROUND TO PROVIDE STABILITY AGAINST WIND OR SOFT SOIL CONDITIONS IF POSTS ARE LESS THAN 24 INCHES INTO THE GROUND.

THE NOTICE BOARD SHALL BE ATTACHED TO THE POSTS WITH FOUR LAG BOLTS AND WASHERS (3/8-INCH DIAMETER AND 3" LONG).

NOTICE BOARD LOCATION:

THE NOTICE BOARD SHALL BE LOCATED:

1. AT THE MIDPOINT ON THE SITE STREET FRONTAGE OR AS OTHERWISE DIRECTED BY DPER STAFF TO MAXIMIZE VISIBILITY.
2. AT A LOCATION 5 FEET INSIDE THE STREET PROPERTY LINE: A NOTICE BOARD STRUCTURALLY ATTACHED TO AN EXISTING BUILDING SHALL BE EXEMPT FROM THE SETBACK PROVISIONS, PROVIDED THAT THE NOTICE BOARD IS LOCATED NOT MORE THAN 5 FEET FROM THE PROPERTY LINE WITHOUT APPROVAL FROM DPER STAFF.
3. SO THAT THE TOP OF THE NOTICE BOARD IS BETWEEN 7 TO 9 FEET ABOVE GRADE..
4. SO THAT IT IS TOTALLY VISIBLE TO PEDESTRIANS.

MAINTENANCE AND REMOVAL OF NOTICE BOARD:

THE APPLICANT/DEVELOPER SHALL MAINTAIN THE NOTICE BOARD IN GOOD CONDITION THROUGHOUT THE SITE IMPROVEMENT CONSTRUCTION PERIOD, WHICH SHALL EXTEND THROUGH THE TIME OF FINAL CONSTRUCTION APPROVAL BY KING COUNTY DDES OR ITS SUCCESSOR AGENCY OR JURISDICTION.

THE NOTICE BOARD SHALL BE REMOVED WITHIN 14 DAYS AFTER FINAL CONSTRUCTION APPROVAL. EARLY REMOVAL OF THE NOTICE BOARD MAY RESULT IN ENFORCEMENT ACTIONS AUTHORIZED UNDER KING COUNTY CODE, TITLE 23 AND MAY DELAY FINAL CONSTRUCTION APPROVAL.

NOTICE OF CONSTRUCTION ACTIVITY SIGN

(KING COUNTY STANDARD DETAIL, MODIFIED)
NTS

F TESC-1

KING COUNTY DLSPD APPROVAL	
Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cahn	Date: 7-24-19

P# 4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206

Call 811 two business days before you dig

SCALE: AS NOTED

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Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELEZ — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 7/17/19

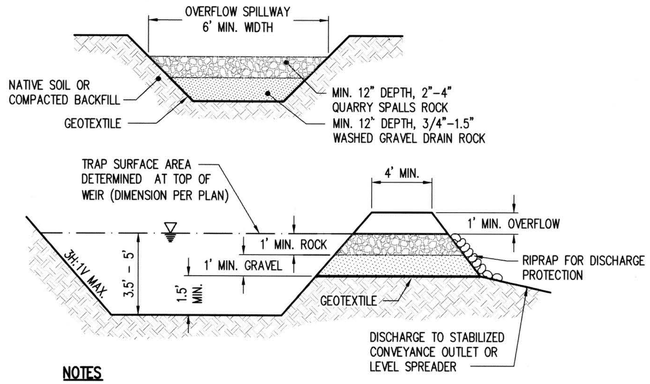
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS

SHEET
TESC-3

Jul 16, 2019 - 2:56pm KevinB Z:\1600001-1609999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\02-CB TESC-01.dwg



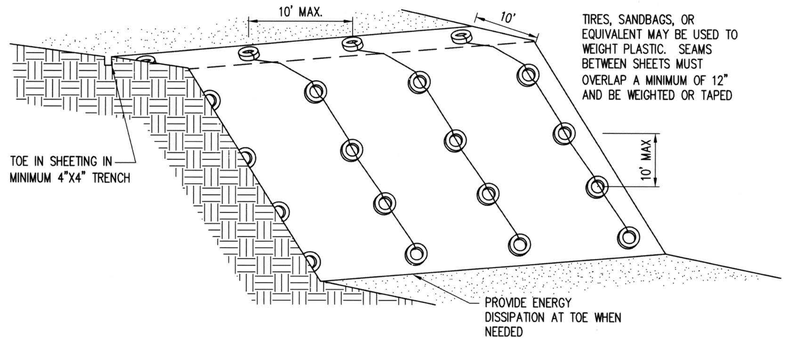
NOTES

1. TRAP MAY BE FORMED BY BERM OR BY PARTIAL OR COMPLETE EXCAVATION.
2. MAXIMUM TRIBUTARY AREA TO EACH SEDIMENTATION TRAP IS 3.00 ACRE.
3. SEDIMENTATION TRAP SHALL HAVE 3:1 LENGTH TO WIDTH RATIO.
4. SEDIMENTATION TRAP SHALL HAVE A FLAT BOTTOM WITH 1,500 S,F, MIN. SURFACE AREA, TOP DIMENSIONS PER PLAN.
5. TO AID IN DETERMINING SEDIMENT DEPTH, ALL TRAPS SHALL HAVE A STAFF GAGE WITH A PROMINENT MARK ONE FOOT ABOVE THE BOTTOM OF THE TRAP.

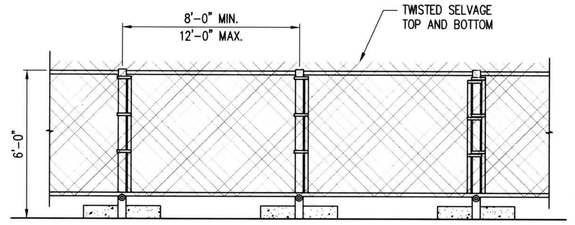
MAINTENANCE STANDARDS

1. SEDIMENT SHALL BE REMOVED FROM THE TRAP WHEN IT REACHES 12" IN DEPTH.
2. ANY DAMAGE TO THE TRAP EMBANKMENTS OR SLOPES SHALL BE REPAIRED.

SEDIMENT TRAP (A / TESC-1)
(KING CO. STD DETAIL)
NTS



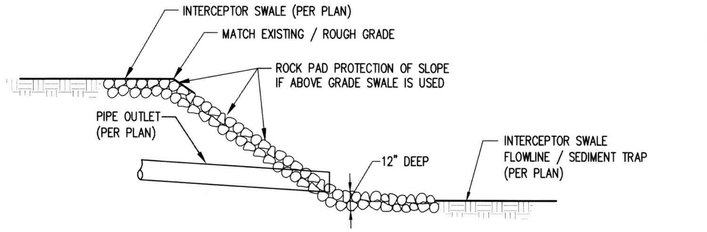
PLASTIC SHEETING (B / TESC-1)
(KING COUNTY STANDARD DETAIL D.3.2.D)
NTS



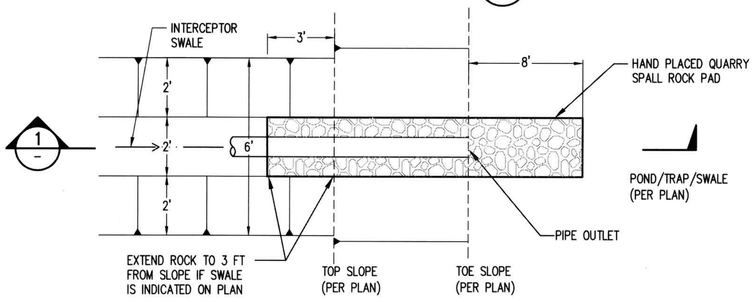
NOTES:

1. CHAIN LINK FABRIC TO BE MIN. 11 GAUGE, GALVANIZED. NO RUSTED OR EXCESSIVELY MALFORMED FABRIC.
2. FENCE BASES SHALL BE OF SUFFICIENT WEIGHT AND/OR SPREAD TO ADEQUATELY SUPPORT EACH PANEL.
3. PANEL-TO-PANEL CONNECTIONS SHALL BE MADE AT A MIN. TWO LOCATIONS PER CONNECTION UNLESS OTHERWISE APPROVED.
4. INSTALL 11'-8" X 5'-6" MESH CONSTRUCTION SCRIM PER FENCE PANEL AND/OR CONSTRUCTION WARNING SIGNAGE 50' O.C. BASED ON CONSTRUCTION GRAPHIC PLAN.

CONSTRUCTION FENCE (C / TESC-1)
NTS

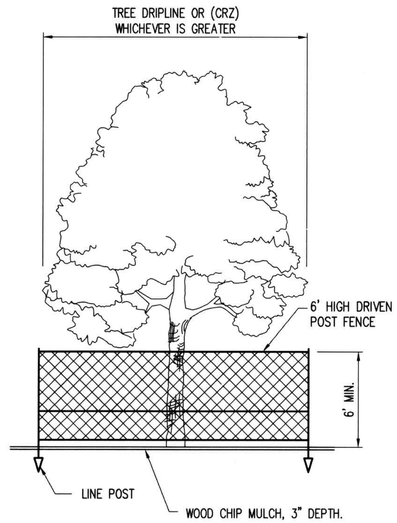


SECTION 1 / - NTS



PLAN

OUTFALL PROTECTION DETAIL (D / TESC-1)
NTS



NOTES:

1. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
2. CRITICAL ROOT ZONE (CRZ): THE TREE PROTECTION FENCE SHALL PROTECT THE CRZ OF A TREE. THE CRZ IS EQUAL TO 1 FT. RADIUS FOR EVERY 1 IN. DIAMETER OF TREE TRUNK AS MEASURED AT BREAST HEIGHT (DBH). CRZ TO BE ESTABLISHED BY CONTRACTOR'S ARBORIST. OWNER SHALL VERIFY LIMITS.
3. WHERE TREE DRIPLINE EXTENDS BEYOND THE CRZ, PLACE TREE PROTECTION FENCE AT DRIPLINE. FIELD VERIFY.
4. TREE PROTECTION SHALL REMAIN ON SITE AFTER CONTRACT COMPLETION.

CHAINLINK TREE PROTECTION (E / TESC-1)
NTS

"LOW GROW" SEED MIX

SEED NAME	PERCENTAGE OF MIX	PERCENTAGE OF PURITY (MIN.)	PERCENTAGE OF GERMINATION (MIN.)
DWARF TALL FESCUE	45%	98%	90%
DWARF PERENNIAL RYE "BARCLAY" *	30%	98%	90%
RED FESCUE	20%	98%	90%
COLONIAL BENTGRASS	5%	98%	90%

* IF WILDFLOWERS ARE USED AND SOWING IS DONE BEFORE LABOR DAY, THE AMOUNT OF DWARF PERENNIAL RYE CAN BE REDUCED PROPORTIONATELY TO THE AMOUNT OF WILDFLOWER SEED USED.

SEE KCSWDM SECTION D.3.2.6 FOR FULL TEMPORARY AND PERMANENT SEEDING DETAILS

KING COUNTY DLSPD APPROVAL

Review Engineer: Cynthia R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. SENIOR DEVELOPMENT ENGINEER: Wally Cole	Date: 7-24-19

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
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MARK A. VELDEL — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 7/17/19

P# 4477

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

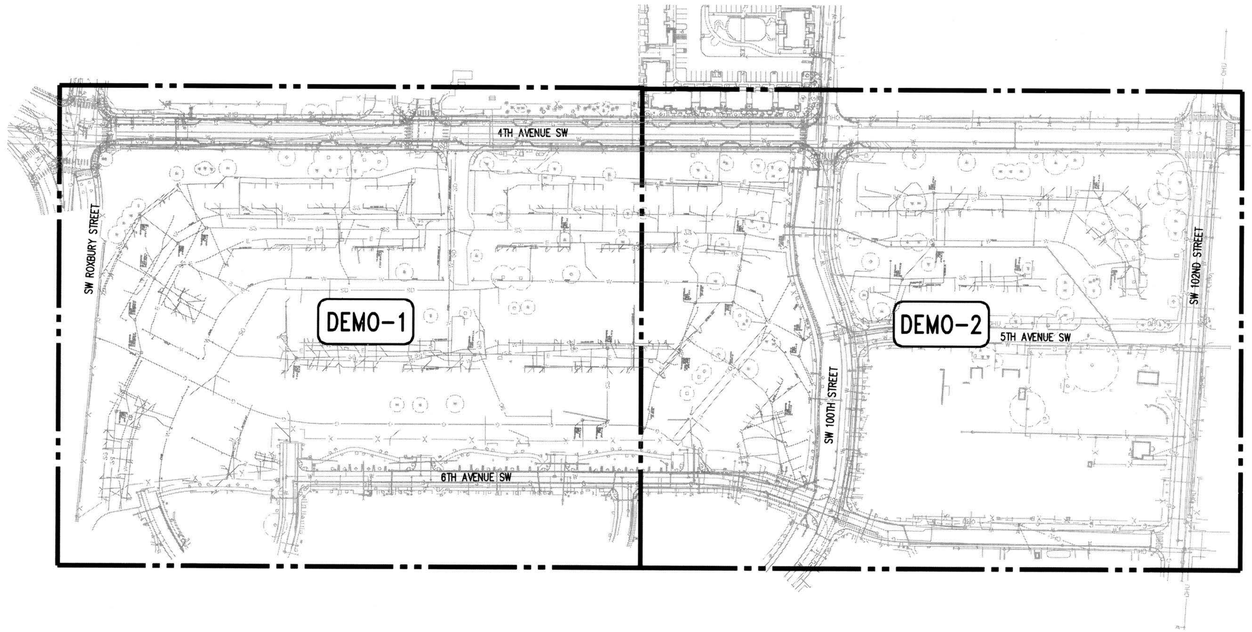
GREENBRIDGE DIVISION 8

TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS

SHEET: TESC-4

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Jul 16, 2019 - 2:56pm KevinB

SEC. 6, T.23 N., R.4E., W.M.



DEMOLITION NOTES:

1. RESIDENTIAL STRUCTURES WITHIN THE DEMOLITION LIMITS HAVE BEEN REMOVED AND SERVICE UTILITIES CAPPED UNDER PRIOR CONTRACT. CONTRACTOR SHALL REVIEW ABATEMENT AND DEMOLITION CONTRACT DOCUMENTS AND SCHEDULES AS SOME SERVICES MAY STILL BE ACTIVE AT START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SYSTEMS HAVE BEEN DEACTIVATED OR ABANDONED AND COORDINATE THEIR DEMOLITION SCHEDULE ACCORDINGLY. BELOW GRADE UTILITIES REMAIN ON THE PROJECT SITE AND SHALL BE DEMOLISHED, PER THESE NOTES.
2. EXISTING TREES SHALL BE PROTECTED EXCEPT WHERE SHOWN TO BE REMOVED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AND BE RESPONSIBLE FOR THE MAINTENANCE OF BOTH THE FENCING AND THE HEALTH OF THE TREES THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE TO REMOVE/MODIFY TREE PROTECTION AS NEEDED.
3. EXCEPT FOR ALL EXISTING TREES TO REMAIN, EXISTING PERIMETER FENCE INSTALLED IN PRIOR CONTRACT, EXISTING ROCKERIES, AND RETAINING WALLS SUPPORTING A CHAIN LINK FENCE; THE CONTRACTOR SHALL REMOVE ALL ABOVE EXISTING GRADE IMPROVEMENTS (MAIL BOXES, LIGHTS, POWER VAULTS, FENCES, ETC.), CONCRETE RETAINING WALLS, ASPHALT AND CONCRETE SURFACES WITHIN THE LIMITS OF DEMOLITION, UNLESS OTHERWISE NOTED BELOW AND ON THE PLANS.
4. ALL ASPHALT AND CONCRETE RUBBLE GENERATED BY DEMOLITION ACTIVITIES SHALL BE REMOVED AND LEGALLY DISPOSED OF OR RECYCLED OFF-SITE.
5. ALL UTILITY STRUCTURES SHALL BE REMOVED FROM WITHIN THE DEMOLITION LIMITS, UNLESS OTHERWISE NOTED. ASSOCIATED PIPES SHALL BE CAPPED TO PREVENT THE MOVEMENT OF GROUNDWATER. EXCAVATION SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL.
6. ALL WATER VALVES, POWER AND COMMUNICATION VAULTS/HANDHOLES ENCOUNTERED WITHIN DEMOLITION LIMITS SHALL BE REMOVED UNLESS NOTED OTHERWISE, AND DISPOSED OFF-SITE IN A LEGAL MANNER.
7. UTILITY PIPES INTERCEPTED BY TRENCHING OPERATIONS SHALL BE GROUTED BOTH SIDES OF TRENCH TO PREVENT THE MOVEMENT OF GROUNDWATER.
8. ALL MATERIALS PRODUCED BY DEMOLITION ACTIVITIES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
9. ALL UTILITIES AND ASSOCIATED STRUCTURES SHOWN TO REMAIN SHALL BE PROTECTED BY CONTRACTOR. ALL UTILITIES AND STRUCTURES SHOWN TO BE DEMOLISHED/ABANDONED SHALL BE PER RESPECTIVE UTILITY JURISDICTION REQUIREMENTS.
10. A PERIMETER CHAIN LINK FENCE WAS INSTALLED DURING THE GREENBRIDGE 2007 INFRASTRUCTURE CONTRACT. THE CONTRACTOR SHALL INHERIT RESPONSIBILITY FOR THIS FENCE AND MAINTAIN IT THROUGH THE CONSTRUCTION PERIOD AND ADD ANY ADDITIONAL FENCE AND GATES INDICATED IN THE PLANS. TESC MEASURES SHALL BE REMOVED AFTER GROUND HAS BEEN STABILIZED.
11. ALL UTILITY PIPES 12 INCHES OR GREATER IN DIAMETER TO BE ABANDONDED IN PLACE SHALL BE FULLY GROUTED. ALL OTHER PIPES ABANDONDED IN PLACE SHALL BE CAPPED. IF THE UTILITY PIPES ARE IN CONFLICT WITH THE PROPOSED GREENBRIDGE DIVISION 8 DESIGN, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE UTILITY PIPING OFF SITE IN A LEGAL MANNER.
12. ANY UTILITY PIPES OR UNSUITABLE BACKFILL ENCOUNTERED DURING EXCAVATION AND SUBGRADE PREPARATION FOR FOUNDATIONS OR PAVING SHALL BE REMOVED OR RECOMPACTED TO A MINIMUM DEPTH OF 3 FEET BELOW THE BOTTOM OF THE FOUNDATION OR PAVEMENT SECTION AND A MINIMUM DISTANCE OF 3 FEET BEYOND THE EDGE OF THE FOUNDATION. THE UTILITY SHALL BE CAPPED OR GROUTED TO PREVENT THE MOVEMENT OF GROUNDWATER. GROUTING SHALL COMPLETELY FILL THE END 3 FEET OF PIPES TO REMAIN. THE EXCAVATION SHALL BE BACKFILLED WITH STRUCTURAL FILL COMPACTED TO A MINIMUM DENSITY OF 95% MDD.
13. REGIONAL UTILITY SYSTEMS WITHIN 4TH AVE. SW, 5TH AVE SW, 6TH AVE SW, SW 100TH STREET, SW ROXBURY ST, AND SW 102ND STREET SHALL BE PROTECTED AND MAINTAINED IN OPERATION THROUGHOUT THE DURATION OF CONSTRUCTION, UNLESS NOTED OTHERWISE.
14. PROPOSED GRADING MAY REMOVE EXISTING STORM DRAINAGE AND SANITARY SEWER SYSTEMS TO REMAIN IN OPERATION UNTIL PROPOSED SYSTEMS ARE INSTALLED AND FUNCTIONING. CONTRACTOR SHALL REVIEW AND FIELD VERIFY EXISTING STORM DRAINAGE AND SANITARY SEWER SYSTEMS AND PROPOSED GRADING TO ENSURE CONTINUED OPERATION OF EXISTING SYSTEMS. WHERE CONFLICTS OCCUR, CONTRACTOR SHALL PROVIDE TEMPORARY PUMPING OR ALTERNATIVE SYSTEMS.
15. THE CONTRACTOR SHALL COORDINATE WITH K.C.D.O.T. FOR THE SALVAGE, REMOVAL AND INSTALLATION OF TRAFFIC/STREET SIGNS WITHIN THE RIGHT OF WAY.
16. ALL EXISTING POWER POLES AND STREET LIGHTS SHALL BE PROTECTED UNLESS NOTED OTHERWISE.

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

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DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 50 100 200
1 inch = 100 feet

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Gabbert	Date: 7-24-19

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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King County Housing Authority

MARK A. VELDEN — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

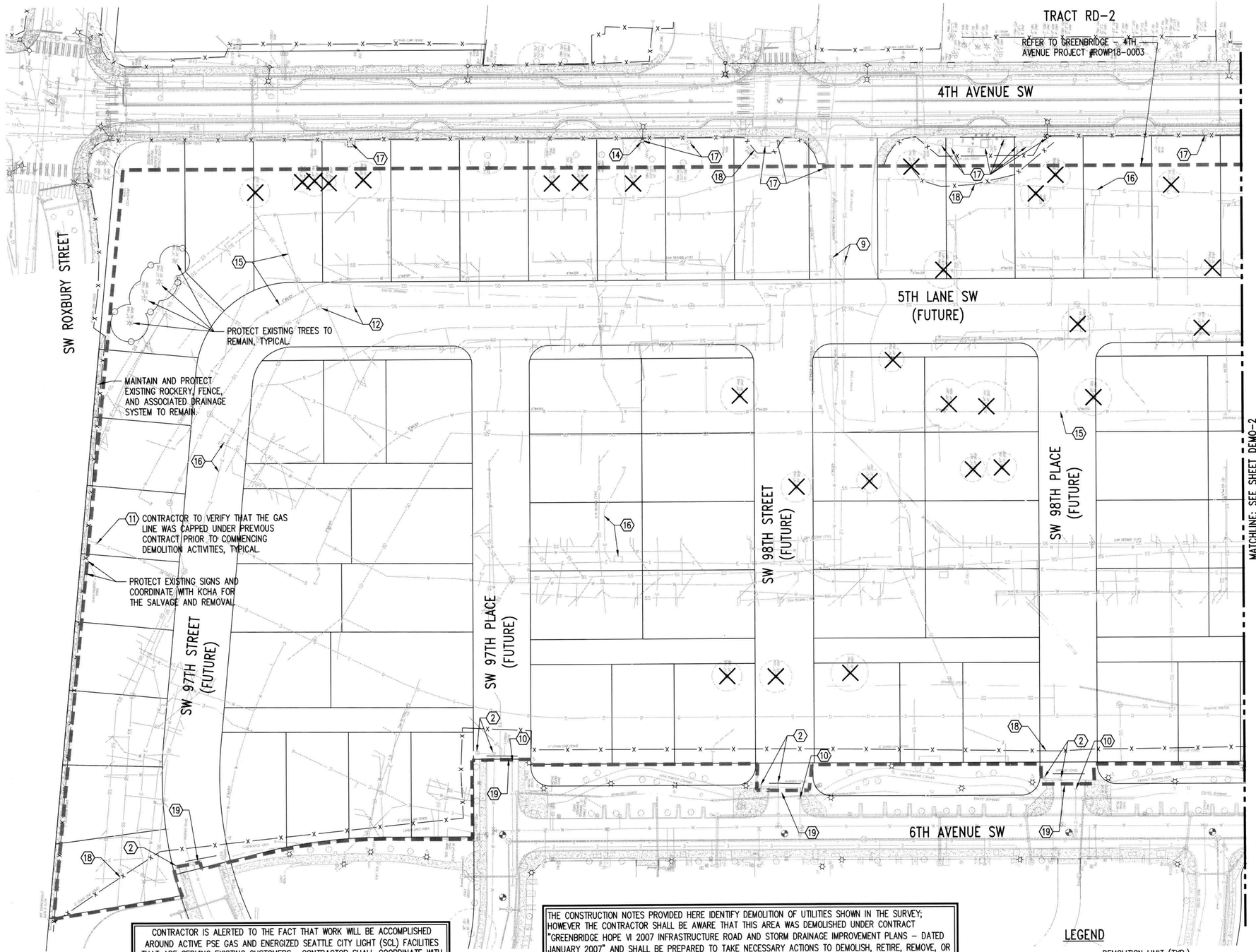
DEMOLITION NOTES

SHEET
DEMO-0

PROJECT NO. STRV17-0006
ACTIVITY NO.

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Jul 16, 2019 - 2:56pm KevinB

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LEGEND

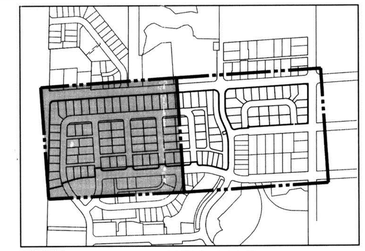
DEMOLITION LIMIT (TYP.)

REMOVE EXIST. TREE

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88



NORTH

KEY MAP
NTS

NOTES

1. REFER TO DEMO-0 FOR GENERAL SITE DEMOLISH NOTES.

CONSTRUCTION NOTES

1. COORDINATE REMOVAL AND RELOCATION OF EXISTING MAIL BOXES WITH THE LOCAL KING COUNTY U.S. POSTMASTER.
2. EXISTING WATER LINE TO REMAIN.
3. PROTECT AND RELOCATE EXISTING WATER METER FOR REUSE. REFER TO THE WATER DESIGN PLANS.
4. EXISTING SANITARY SEWER TO REMAIN.
5. EXISTING SANITARY SEWER STRUCTURE TO REMAIN.
6. CAP AND ABANDON EXISTING SEWER.
7. EXISTING STORM DRAIN TO REMAIN IN SERVICE OR FOR REUSE. REFER TO GD DRAWINGS
8. EXISTING STORM DRAINAGE STRUCTURE TO REMAIN IN SERVICE.
9. PLUG AND ABANDON STORM DRAINAGE LINE WITHIN STRUCTURES. DEMOLISH AND REMOVE ABANDONED STORM SYSTEM AS NEEDED TO ACCOMMODATE THE GREENBRIDGE DIVISION 8 DESIGN.
10. EXISTING GAS MAIN TO REMAIN IN SERVICE.
11. PUGET SOUND ENERGY TO CAP EXISTING GAS SERVICE AT OWNER'S EXPENSE. CONTRACTOR SHALL COORDINATE WORK WITH PUGET SOUND ENERGY. DEMOLISH AND REMOVE ABANDONED GAS LINES AS NEEDED TO ACCOMMODATE THE GREENBRIDGE DIVISION 8 DESIGN.
12. SEWER CUT & CAPPED UNDER GREENBRIDGE 2007 INFRASTRUCTURE CONTRACT. DEMOLISH AND REMOVE ABANDONED SEWER SYSTEM AS NEEDED TO ACCOMMODATE THE GREENBRIDGE DIVISION 8 DESIGN.
13. PROTECT AND MAINTAIN POWER AND FRANCHISE UTILITY SERVICES TO THE EXISTING HOMES THROUGHOUT THE PROJECT'S DEMOLITION AND CONSTRUCTION ACTIVITIES.
14. PROTECT EXISTING STREET LIGHTS AND PEDESTRIAN LIGHTS TO REMAIN.
15. WATER LINE CUT AND CAPPED UNDER GREENBRIDGE 2007 INFRASTRUCTURE CONTRACT. DEMOLISH AND REMOVE ABANDONED WATER SYSTEM AS NEEDED TO ACCOMMODATE THE GREENBRIDGE DIVISION 8 DESIGN.
16. EXISTING FRANCHISE UTILITY TO BE ABANDONED OR REMOVED AS NEEDED TO ACCOMMODATE THE GREENBRIDGE DIVISION 8 DESIGN. CONTRACTOR SHALL VERIFY THAT THE FRANCHISE UTILITY HAS BEEN DEACTIVATED AND ABANDONED PRIOR TO DEMOLITION.
17. EXISTING FRANCHISE UTILITY TO REMAIN.
18. ADJUST EXISTING FENCING AS NEEDED TO ACCOMMODATE THE WORK, PROVIDED THE EXISTING FENCING MEETS CONSTRUCTION SAFETY STANDARDS. PROVIDE ADDITIONAL FENCING AS NEEDED TO PROTECT THE PUBLIC FROM THE WORK AREAS. REFER TO EROSION CONTROL PLANS.
19. REFER TO THE 4TH AVE SW, 5TH AVE SW, 6TH AVE SW, SW 100TH ST, AND SW 102ND ST HORIZONTAL CONTROL PLANS FOR SAWCUT LIMITS FOR GRIND AND OVERLAY PAVING IMPROVEMENTS. PROTECT EXISTING UTILITIES TO REMAIN.
20. REFER TO THE TEMPORARY EROSION AND SEDIMENT CONTROL PLANS. TEMPORARILY PROTECT AND MAINTAIN PORTIONS OF THE EXISTING STORM DRAINAGE SYSTEM UNTIL THE PROPOSED STORM SYSTEM IS COMPLETELY BUILT AND FULLY FUNCTIONAL. AFTER THE PROPOSED STORM SYSTEM IS OPERATIONAL, ABANDON OR DEMOLISH THE EXISTING STORM DRAINAGE SYSTEM PER THE DEMOLITION NOTES REQUIREMENTS AS NEEDED TO ACCOMMODATE THE GREENBRIDGE DIVISION 8 DESIGN.

N

0 20 40 80
1 inch = 40 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	Date 7-24-19
Senior Engineer	Date
Wally Carter, First and Last Name, P.E. DEVELOPMENT ENGINEER	Date 7-24-19

P# 4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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King County Housing Authority

MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

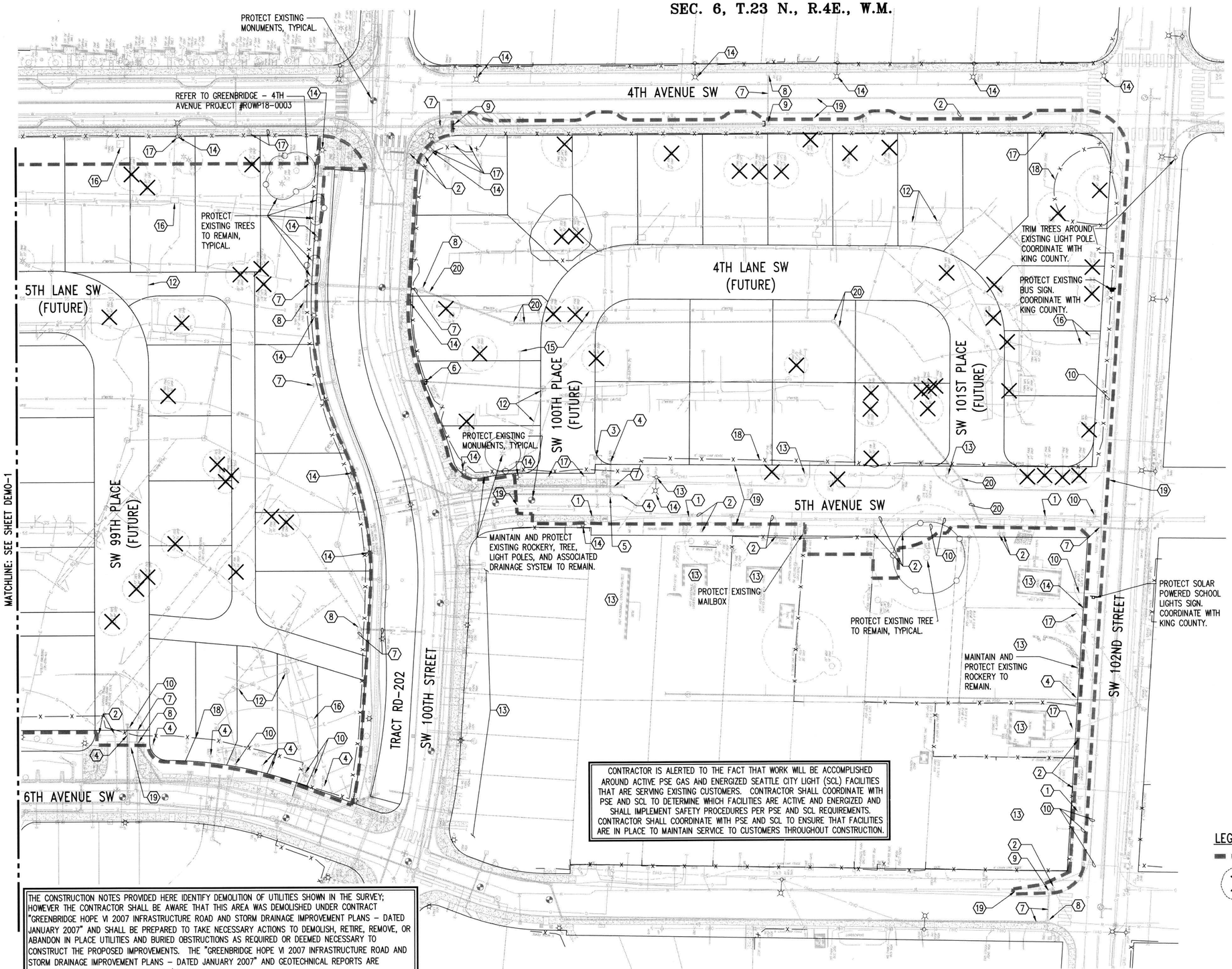
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
DEMOLITION PLAN

SHEET
DEMO-1

Jul 16, 2019 - 2:56pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.



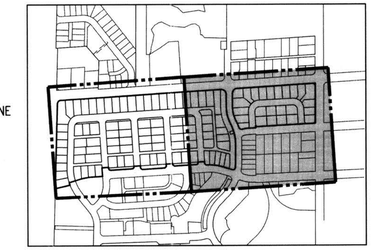
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DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88



NORTH

KEY MAP
NTS

NOTES

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CONSTRUCTION NOTES

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LEGEND

DEMOLITION LIMIT (TYP.)

REMOVE EXIST. TREE

N

0 20 40 80
1 inch = 40 feet

KING COUNTY DLSPD APPROVAL	
Curtis R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cohen First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD
DESIGNED BY: BB, SZ
CHECKED BY: JCG
APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

SCALE: AS NOTED

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MARK A. VELEZ
STATE OF WASHINGTON
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9/27/19

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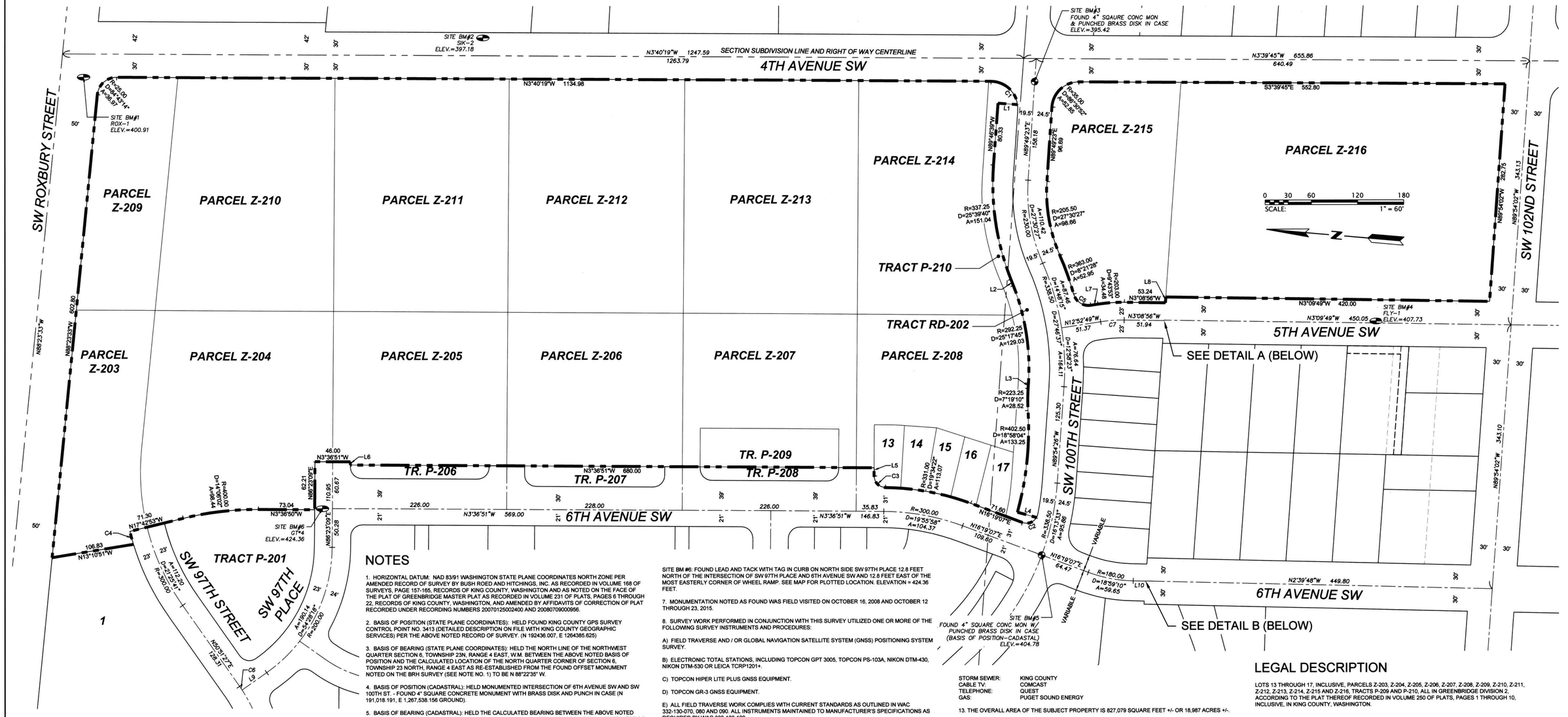
GREENBRIDGE DIVISION 8

DEMOLITION PLAN

SHEET
DEMO-2

Jul 16, 2019 - 2:56pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.



NOTES

1. HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER AMENDED RECORD OF SURVEY BY BUSH ROED AND HITCHINGS, INC. AS RECORDED IN VOLUME 168 OF SURVEYS, PAGE 157-165, RECORDS OF KING COUNTY, WASHINGTON AND AS NOTED ON THE FACE OF THE PLAT OF GREENBRIDGE MASTER PLAT AS RECORDED IN VOLUME 231 OF PLATS, PAGES 6 THROUGH 22, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDED BY AFFIDAVITS OF CORRECTION OF PLAT RECORDED UNDER RECORDING NUMBERS 20070125002400 AND 20080709000956.

2. BASIS OF POSITION (STATE PLANE COORDINATES): HELD FOUND KING COUNTY GPS SURVEY CONTROL POINT NO. 3413 (DETAILED DESCRIPTION ON FILE WITH KING COUNTY GEOGRAPHIC SERVICES) PER THE ABOVE NOTED RECORD OF SURVEY. (N 192436.007, E 1264385.625)

3. BASIS OF BEARING (STATE PLANE COORDINATES): HELD THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 23N, RANGE 4 EAST, W.M. BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE CALCULATED LOCATION OF THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST AS RE-ESTABLISHED FROM THE FOUND OFFSET MONUMENT NOTED ON THE BRH SURVEY. (SEE NOTE NO. 1) TO BE N 88°22'35" W.

4. BASIS OF POSITION (CADASTRAL): HELD MONUMENTED INTERSECTION OF 6TH AVENUE SW AND SW 100TH ST. - FOUND 4" SQUARE CONCRETE MONUMENT WITH BRASS DISK AND PUNCH IN CASE (N 191,018.191, E 1,267,538.156 GROUND).

5. BASIS OF BEARING (CADASTRAL): HELD THE CALCULATED BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION (CADASTRAL) AND MONUMENTED CENTERLINE OF SW 100TH ST., 30.0 FEET WEST OF THE CENTERLINE OF 4TH AVE. SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE (N 191,069.828, E 1,268,150.103 GROUND) TO BE N 85°10'36" E PER THE ABOVE NOTED PLAT.

6. VERTICAL DATUM: NAVD 1988.

BENCHMARK "B" : SOUTHERLY TOP FLANGE BOLT BETWEEN THE LETTERS E AND L IN THE WORD MUELLER ON FIRE HYDRANT AT SOUTHWEST CORNER OF INTERSECTION OF 8TH AVE SW AND SW 102ND ST. ELEVATION = 407.61 FEET.

BENCHMARK "C" : CHISELED SQUARE AT INTERSECTION OF BACK OF CONCRETE WALKS AND BACK OF CURBS AT THE NORTHEAST CORNER OF 4TH AVE. SW AND SW 102ND ST. ELEVATION = 423.37 FEET

SITE BM #1: FOUND LEAD AND TACK WITH TAG AT THE SOUTHWEST FILLET OF THE INTERSECTION OF 4TH AVE SW AND SW ROXBURY ST. THE BM IS 2.2 FEET SOUTHWEST OF THE TOP BACK OF CURB AND 4.0 FEET NORTHEAST OF 4 FOOT HIGH FENCE POST. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 400.91 FEET.

SITE BM #2: GOLDSMITH SURVEY CONTROL POINT SIK*2 - SET CONCRETE NAIL AND TAG IN ASPHALT AT SOUTHEAST FILLET OF THE INTERSECTION OF 4TH AVENUE SW AND SW 97TH PLACE. NAIL IS 1.25 WEST OF THE TOP FACE OF CURB AND 7.3 FEET NORTH OF THE NORTH EDGE OF WHEEL RAMP. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 397.18 FEET.

SITE BM #3: MONUMENTED CENTERLINE OF SW 100TH ST., 30.0 FEET WEST OF THE CENTERLINE OF 4TH AVE. SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE SEE MAP FOR PLOTTED LOCATION. ELEVATION = 395.42 FEET.

SITE BM#4: GOLDSMITH SURVEY CONTROL POINT FLY*1 - SET CONCRETE NAIL AND TAG IN ASPHALT 2.3 FEET EAST OF THE INTERSECTION OF 4TH PLACE SW AND 5TH AVENUE SW. NAIL IS 37.6 NORTHERLY OF THE SPEED SIGN AT THE SOUTHEAST FILLET OF SAID INTERSECTION. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 407.73 FEET.

SITE BM#5: MONUMENTED INTERSECTION OF SW 100TH STREET AND 6TH AVENUE SW - FOUND 4" SQUARE CONCRETE MONUMENT WITH PUNCHED BRASS DISK IN CASE. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 404.78 FEET.

SITE BM #6: FOUND LEAD AND TACK WITH TAG IN CURB ON NORTH SIDE SW 97TH PLACE 12.8 FEET NORTH OF THE INTERSECTION OF SW 97TH PLACE AND 6TH AVENUE SW AND 12.8 FEET EAST OF THE MOST EASTERLY CORNER OF WHEEL RAMP. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 424.36 FEET.

7. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON OCTOBER 16, 2008 AND OCTOBER 12 THROUGH 23, 2015.

8. SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:

A) FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.

B) ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TCRP1201+.

C) TOPCON HIPER LITE PLUS GNSS EQUIPMENT.

D) TOPCON GR-3 GNSS EQUIPMENT.

E) ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

9. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. THE COMBINATION FACTOR USED FOR THIS SITE IS 0.9999767712, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION (STATE PLANE COORDINATES).

10. EASEMENTS SHOWN HEREON ARE PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION COMMITMENT ORDER NO. 0054194-06 DATED OCTOBER 29, 2015. ONLY THOSE EASEMENTS OR EXCEPTIONS DISCLOSED IN SCHEDULE B OF THE ABOVE REFERENCED REPORT THAT CAN BE PLOTTED ARE SHOWN HEREON.

11. TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED IN APRIL 2013, OCTOBER 2015, FEBRUARY/ MARCH 2016, SEPTEMBER 2016, MAY AND JUNE 2017, AND MARCH 2018 AND IS CURRENT TO THOSE DATES ONLY. INFORMATION SHOWN HEREON WAS LOCATED FOR TWO SEPARATE CLIENTS AND IS A COMPOSITE OF BOTH SURVEY EFFORTS. ADDITIONALLY, INFORMATION WAS OBTAINED FROM ELECTRONIC DRAWING FILES FROM A TOPOGRAPHIC SURVEY FOR KING COUNTY HOUSING AUTHORITY BY BUSH, ROED AND HITCHINGS DATED NOVEMBER 2002 AND FIELD VERIFIED BY GOLDSMITH.

12. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS SHOWN PER A COMBINATION OF FIELD LOCATED SURFACE FEATURES, RECORDS OF THE APPLICABLE UTILITY, DESIGN LOCATIONS PER ELECTRONIC DRAWING FILES PROVIDED BY KPFF ENGINEERS, PAINTED LOCATIONS BY APPLIED PROFESSIONAL SERVICES (APS) (FOR A PORTION OF 4TH AVENUE SW ONLY) AND ELECTRONIC DRAWING FILES FROM BUSH, ROED AND HITCHINGS. SOME UNDERGROUND WATER PIPES WERE NON-CONDUCTIBLE AND COULD NOT BE LOCATED BY APS AND THEREFORE ARE SHOWN PER THE BEST AVAILABLE RECORDS. SOME UTILITIES WERE LOCATED BY APS BUT COULD NOT BE IDENTIFIED AND ARE SHOWN HEREON AS "PAINTED UTILITY- UNABLE TO IDENTIFY." THE ELECTRIC FACILITIES SHOWN HEREON ARE PER A COMBINATION OF SURFACE FEATURES AND VERY SCHEMATIC PLANS PROVIDED BY SEATTLE CITY LIGHT. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION. THE FOLLOWING PURVEYORS SERVE THIS PROPERTY:

SANITARY SEWER: SOUTHWEST SUBURBAN SEWER DISTRICT
WATER: WATER DISTRICT NO. 45
ELECTRIC: SEATTLE PUBLIC UTILITIES

STORM SEWER: KING COUNTY
CABLE TV: COMCAST
TELEPHONE: QUEST
GAS: PUGET SOUND ENERGY

13. THE OVERALL AREA OF THE SUBJECT PROPERTY IS 827,079 SQUARE FEET +/- OR 18.987 ACRES +/-.

14. EXCEPTION NO. 2 OF THE ABOVE NOTED TITLE REPORT IS FOR AN ELECTRIC EASEMENT RECORDED UNDER RECORDING NO. 7104120360. SAID EASEMENT IS PLOTTED HEREON.

15. EXCEPTION NO. 3 OF THE ABOVE NOTED TITLE REPORT IS FOR WATER LINE EASEMENTS RECORDED UNDER RECORDING NO. 20090406000732. SAID EASEMENTS ARE PLOTTED HEREON.

16. EXCEPTION NO. 4 OF THE ABOVE NOTED TITLE REPORT IS FOR AN ACCESS EASEMENT RECORDED UNDER RECORDING NO. 20100422001233. SAID EASEMENT IS NOT ON OR ADJACENT TO THE SUBJECT PROPERTY NOR IS IT BENEFICIAL TO THE SUBJECT PROPERTY.

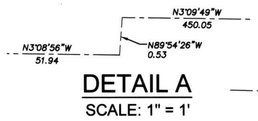
17. EXCEPTION NO. 5 OF THE ABOVE NOTED TITLE REPORT IS FOR COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON THE GREENBRIDGE MASTER PLAT RECORDED UNDER RECORDING NO. 20051108000259 AND MODIFIED BY PARTIAL RELEASES OF FINAL PLAT CONDITION RECORDED UNDER RECORDING NO'S. 20060725000742 AND 20080617001168, AND BY AFFIDAVITS OF CORRECTION RECORDED UNDER RECORDING NO'S. 20070125002400, 20080709000956 AND 20110628000711. PERTINENT INFORMATION IS PLOTTED HEREON.

18. EXCEPTION NO. 8 OF THE ABOVE NOTED TITLE REPORT IS FOR COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS AS SET FORTH ON THE PLAT OF GREENBRIDGE DIVISION 2 RECORDED UNDER RECORDING NO. 20081125000124 AND MODIFIED BY AFFIDAVITS OF CORRECTION RECORDED UNDER RECORDING NO'S 20090630000227 AND 20101008900003. PERTINENT INFORMATION IS PLOTTED HEREON.

19. UNDERGROUND UTILITIES SHOWN WITHIN THE INTERIOR OF THE PROPERTY WERE PREVIOUSLY LOCATED BY BUSH ROED AND HITCHINGS IN NOVEMBER OF 2002. MANY OF THESE UTILITIES HAVE BEEN REMOVED OR ABANDONED IN PLACE AS PART OF THE DEMOLITION OF THE SITE FOR FUTURE CONSTRUCTION. AT THE DIRECTION OF THE CLIENT, GOLDSMITH HAS BEEN ASKED TO SHOW THESE FACILITIES TO AID ANY CONTRACTORS WORKING IN THIS AREA TO DETERMINE IF THEY MIGHT ENCOUNTER PIPES OR WIRES DURING ANY EXCAVATING THAT THEY MIGHT BE TASKED WITH. GOLDSMITH HAS NOT VERIFIED THAT THESE UNDERGROUND FACILITIES STILL EXIST OR IF THE CONNECTIONS ARE CORRECT, HOWEVER IF SURFACE INDICATIONS WERE FOUND BY GOLDSMITH PERSONNEL, THEY WERE LOCATED.

LEGAL DESCRIPTION

LOTS 13 THROUGH 17, INCLUSIVE, PARCELS Z-203, Z-204, Z-205, Z-206, Z-207, Z-208, Z-209, Z-210, Z-211, Z-212, Z-213, Z-214, Z-215 AND Z-216, TRACTS P-209 AND P-210, ALL IN GREENBRIDGE DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 250 OF PLATS, PAGES 1 THROUGH 10, INCLUSIVE, IN KING COUNTY, WASHINGTON.



DETAIL A
SCALE: 1" = 1'



DETAIL B
SCALE: 1" = 1'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N0° 06' 57"E	25.40
L2	N64° 33' 41"E	8.99
L3	N89° 51' 26"E	6.89
L4	N11° 25' 47"E	25.77
L5	N86° 23' 09"E	10.51
L6	N86° 23' 09"E	4.17
L7	N12° 52' 49"W	9.29
L8	N89° 54' 26"W	7.54
L9	N39° 08' 33"W	39.17
L10	N2° 40' 04"W	16.14

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	R=35.00	D=81°51'06"	50.00
C2	R=15.00	D=80°03'17"	20.96
C3	R=15.00	D=89°38'25"	23.47
C4	R=323.00	D=3°06'12"	17.49
C5	R=20.00	D=83°33'13"	29.17
C6	R=180.00	D=40°45'32"	128.05
C7	R=180.00	D=9°43'53"	30.57

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Gale	Date: 7-24-19

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: EM | DESIGNED BY:
CHECKED BY: LN | APPROVED BY: LN
DATE: JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

ALEX D. NYQUIST — STATE OF WASHINGTON — 22903 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

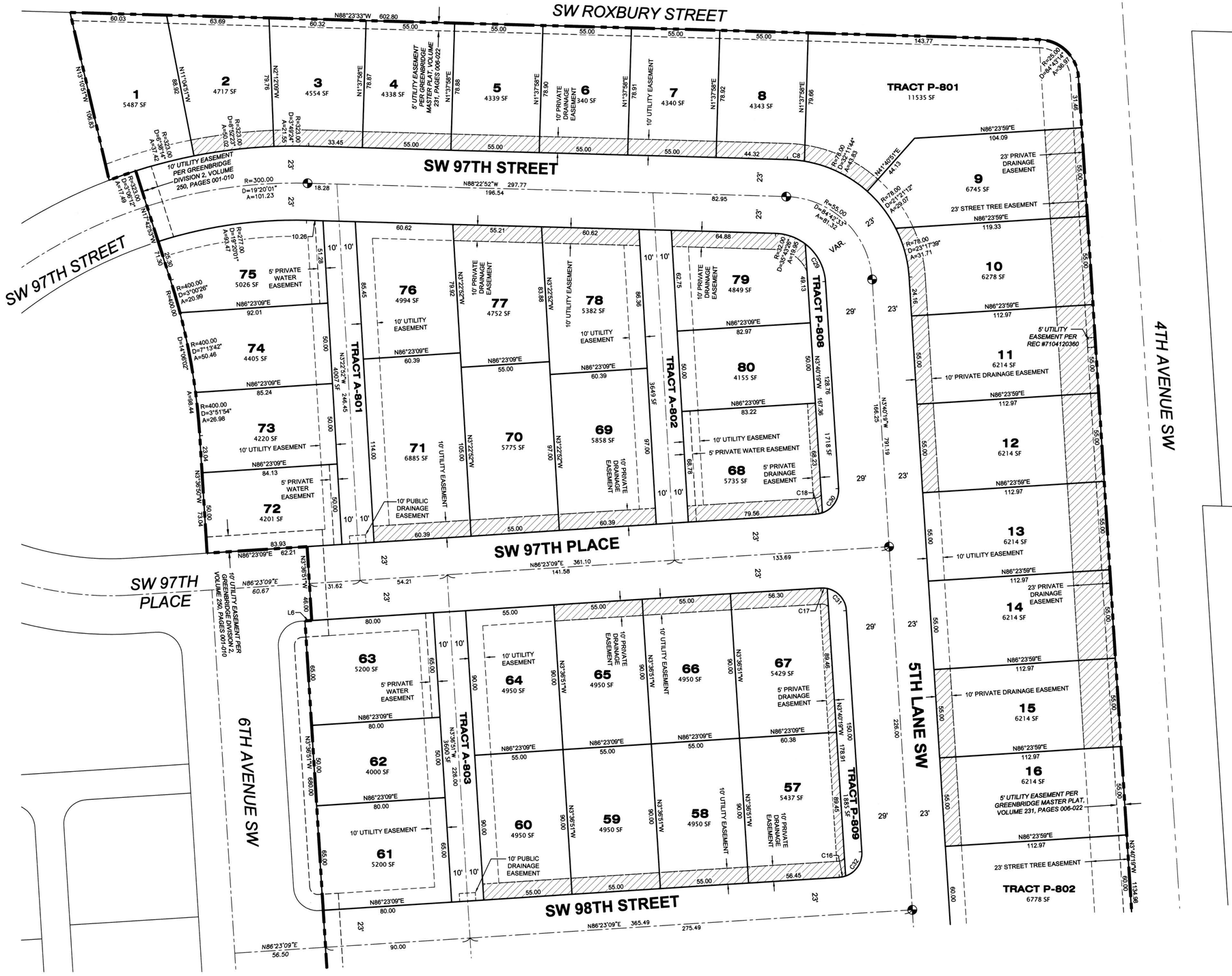
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
HORIZONTAL CONTROL

SHEET
HC1

RECORD NUMBER STRV17-006

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SEC. 6, T.23 N., R.4E., W.M.



AREA OF PRIVATE DRAINAGE EASEMENT

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L6	S86° 23' 09"W	4.17

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C8	R=78.00	D=7°51'59"	10.71
C16	R=15.00	D=15°31'25"	4.06
C17	R=15.00	D=15°24'30"	4.03
C18	R=15.00	D=15°31'25"	4.06
C29	R=32.00	D=48°59'08"	27.36
C30	R=15.00	D=74°32'02"	19.51
C31	R=15.00	D=74°32'02"	19.51
C32	R=15.00	D=74°32'02"	19.51

KING COUNTY DLSPD APPROVAL

Review Engineer — Curtis R. Foster — Date 7-24-19

Senior Engineer — Date

DEVELOPMENT ENGINEER — First and Last Name, P.E. — Wally Cole — Date 7-24-19

P# 4477

RECORD NUMBER STRV17-006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM — DESIGNED BY

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DATE JULY 18, 2019

J O B No. : 1600206

SCALE: AS NOTED

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T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

LEE D. NYMAN — STATE OF WASHINGTON — 18801 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
HORIZONTAL CONTROL

SHEET HC2

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SEC. 6, T.23 N., R.4E., W.M.



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L5	S86° 23' 09"W	10.51
L12	N70° 00' 00"W	22.14

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C3	R=15.00	D=89°38'25"	23.47
C9	R=78.00	D=5°51'58"	7.99
C10	R=78.00	D=3°37'08"	4.93
C11	R=78.00	D=11°18'15"	15.39
C13	R=15.00	D=15°24'30"	4.03
C14	R=15.00	D=15°31'25"	4.06
C15	R=15.00	D=15°24'30"	4.03
C16	R=15.00	D=15°31'25"	4.06
C25	R=78.00	D=26°48'35"	36.50
C26	R=45.00	D=36°25'28"	28.61
C27	R=20.00	D=89°59'10"	31.41
C32	R=15.00	D=74°32'02"	19.51
C33	R=15.00	D=74°32'02"	19.51
C34	R=15.00	D=74°32'02"	19.51
C35	R=15.00	D=74°32'02"	19.51
C36	R=32.00	D=48°59'08"	27.36

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster — Date: 7-24-19

Senior Engineer: Wally Cohn — Date: 7-24-19

First and Last Name, P.E. DEVELOPMENT ENGINEER

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: EM — DESIGNED BY:
CHECKED BY: LN — APPROVED BY: LN
DATE: JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

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Greenbridge
King County Housing Authority

LEE D. NEWMAN — STATE OF WASHINGTON — 22652 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
HORIZONTAL CONTROL

SHEET
HC3

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RECORD NUMBER STRV17-006

SEC. 6, T.23 N., R.4E., W.M.

SW 99TH PLACE

SW 100TH STREET

SW 101ST PLACE

SW 102ND STREET

SW 100TH PLACE

4TH AVENUE SW

5TH AVENUE SW

6TH AVENUE SW

4TH LANE SW

39 5200 SF
38 4950 SF
37 4950 SF
36 4950 SF
35 5427 SF
24 6272 SF
25 6278 SF
26 6281 SF
27 4201 SF
30 4180 SF
29 3844 SF
28 3844 SF
103 3833 SF
104 3542 SF
105 3531 SF
106 3530 SF
107 3936 SF
31 5489 SF
32 4754 SF
33 4242 SF
34 5566 SF
TRACT P-803 3142 SF
TRACT A-806 12224 SF
TRACT P-807 8370 SF
TRACT P-812 8984 SF
81 5191 SF
82 6026 SF
83 7564 SF
TRACT P-804 4860 SF
TRACT P-805 3123 SF
84 5447 SF
85 5047 SF
86 5106 SF
87 5133 SF
98 5568 SF
99 5380 SF
97 4913 SF
100 4900 SF
97 4913 SF
100 4900 SF
96 4912 SF
101 4900 SF
95 5564 SF
102 5380 SF
87 5133 SF
88 5160 SF
89 5187 SF
90 5184 SF
91 5481 SF
94 4410 SF
93 4375 SF
92 4777 SF
TRACT P-806 8659 SF

10' PUBLIC DRAINAGE EASEMENT
10' UTILITY EASEMENT
5' PRIVATE DRAINAGE EASEMENT
15' PUBLIC SANITARY SEWER EASEMENT
15' PUBLIC STORM DRAINAGE EASEMENT
23' STREET TREE EASEMENT
23' PRIVATE DRAINAGE EASEMENT
5' UTILITY EASEMENT PER GREENBRIDGE MASTER PLAT, VOLUME 231, PAGES 006-022
15' PUBLIC WATER EASEMENT
20' PEDESTRIAN EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010
10' X 4.5' WATER EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010
WATER EASEMENT PER GREENBRIDGE DIVISION 2, VOLUME 250, PAGES 001-010
8' PRIVATE SANITARY SEWER EASEMENT
RIGHT OF WAY TO BE DEDICATED

CURVE TABLE			
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C2	R=15.00	D=80°03'17"	20.96
C3	R=15.00	D=89°38'25"	23.47
C9	R=78.00	D=5°51'58"	7.99
C10	R=78.00	D=3°37'06"	4.93
C11	R=78.00	D=11°18'15"	15.39
C12	R=279.00	D=1°51'22"	9.04
C19	R=78.00	D=22°29'01"	30.61
C20	R=205.50	D=1°38'14"	5.87
C21	R=78.00	D=5°02'58"	6.87
C22	R=15.00	D=90°00'50"	23.57
C23	R=15.00	D=89°59'10"	23.56
C24	R=15.00	D=90°00'50"	23.57
C25	R=78.00	D=26°48'35"	36.50
C26	R=45.00	D=36°25'28"	28.61
C27	R=20.00	D=89°59'10"	31.41
C28	R=15.00	D=87°55'36"	23.02
C36	R=32.00	D=48°59'08"	27.36
C37	R=100.00	D=12°18'13"	21.47

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L2	N64° 33' 41"E	8.99
L3	N89° 51' 26"E	6.89
L5	S86° 23' 09"W	10.51
L7	N89° 54' 26"W	7.54
L8	N12° 52' 49"W	9.29
L11	N39° 48' 20"E	7.25
L12	N70° 00' 00"W	22.14
L13	N70° 00' 00"W	22.66
L14	N70° 00' 00"W	22.14
L15	N49° 33' 15"W	14.82

AREA OF PRIVATE DRAINAGE EASEMENT

SCALE: 0 30 60 90 — 1" = 30'

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

Wally Cohen — First and Last Name, P.E. DEVELOPMENT ENGINEER — 7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY EM — DESIGNED BY
CHECKED BY LN — APPROVED BY LN
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

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T 425-462-1080 F 425-462-7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

LEE D. NAPLE — STATE OF WASHINGTON — 7/17/19

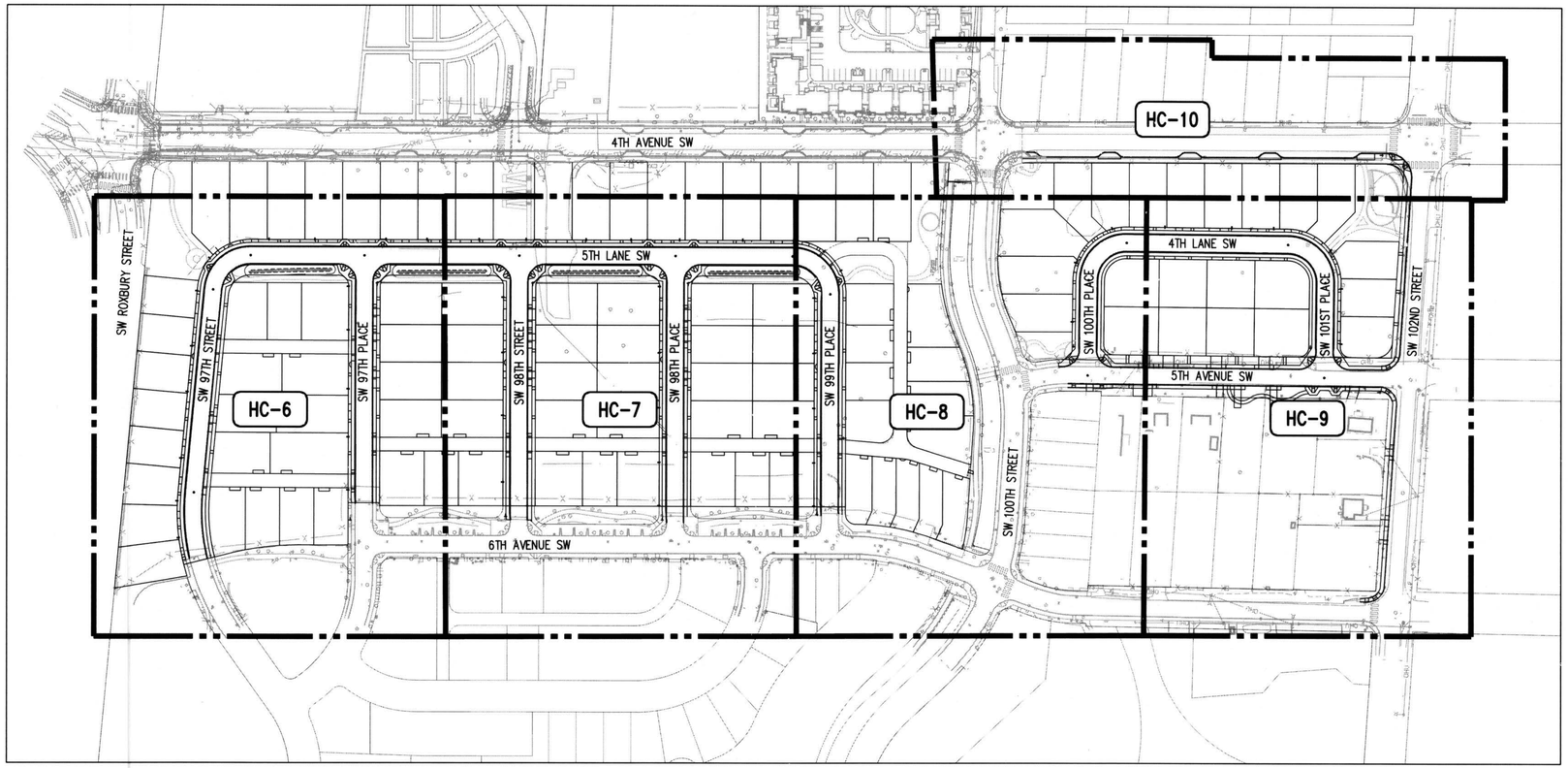
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
HORIZONTAL CONTROL

SHEET HC4

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2019/07/17 07:54 WERLINGER

RECORD NUMBER STRV17-006

SEC. 6, T.23 N., R.4E., W.M.



PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE
COORDINATES NORTH ZONE PER KING
COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

N

0 50 100 200
1 inch = 100 feet

P#4477

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Carlson	Date: 7-24-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206

811 Call 811 two business days before you dig

SCALE: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VENDIS STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

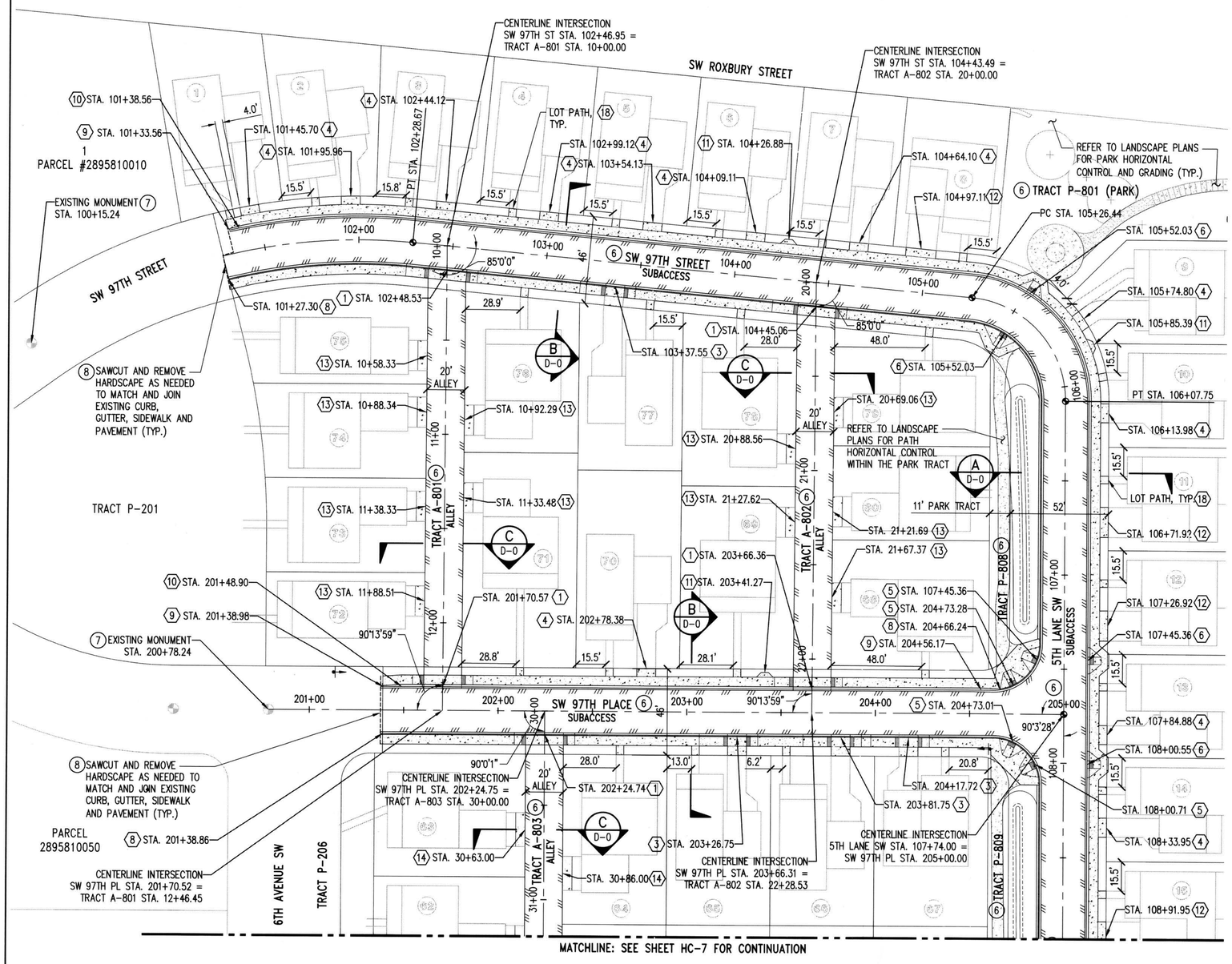
GREENBRIDGE DIVISION 8

HORIZONTAL CONTROL OVERVIEW

SHEET
HC-5

Jul 16, 2019 - 2:57pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\04-03 HC-00-MT.dwg

SEC. 6, T.23 N., R.4E., W.M.



MATCHLINE: SEE SHEET HC-7 FOR CONTINUATION

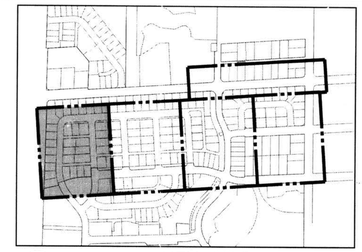
HORIZONTAL CONTROL NOTES:

1. REFER TO HUGH G. GOLDSMITH & ASSOCIATES, INC., HORIZONTAL CONTROL SHEETS HC-1 THROUGH HC-4 FOR BOUNDARY, RIGHT OF WAY AND CENTERLINE INFORMATION.
2. REFER TO GD AND D SHEETS FOR DETAILS AND ROAD SECTIONS WITH DIMENSIONS. REFER TO LANDSCAPE PLANS FOR SIDEWALK SCORING AND FINISHES.
3. UNLESS OTHERWISE NOTED, SIDEWALK RAMPS ARE PER DETAILS ON SHEET D-2.
4. CONTRACTOR SHALL COORDINATE WITH KING COUNTY TRAFFIC ENGINEERING AND K.C. METRO FOR THE PROTECTION, SALVAGE, REMOVAL, AND REPLACEMENT OF EXISTING SIGNAGE. PROPOSED SIGNAGE SHOWN ON THESE PLANS IS APPROXIMATE. KING COUNTY SHALL DETERMINE TYPE OF SIGN AND INSTALLATION LOCATION. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING (206-263-6110) AT LEAST TEN WORKING DAYS PRIOR TO STRIPING TO COORDINATE CHANNELIZATION LAYOUT AND SIGN INSTALLATION.
5. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE COUNTY FOR APPROVAL TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

(6.) PER KCRDCS 9.04, ALL MATERIALS USED IN THE KING COUNTY RIGHT OF WAY OR TRACTS REQUIRE MATERIAL CERTIFICATIONS, TYPICAL.

(7.) PROTECT ALL EXISTING SURVEY MONUMENTS. ALL EXISTING MONUMENTS, WHICH ARE DISTURBED, LOST, OR DESTROYED DURING CONSTRUCTION OR SURVEYING, SHALL BE REPLACED BY A WASHINGTON STATE REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR PER KCRDCS 5.06.

(8.) MINIMUM SAWCUT LIMITS ARE SHOW FOR CONNECTION TO THE EXISTING STREET IMPROVEMENTS, BASED ON FIELD SURVEY PROVIDED TO THE DESIGN TEAM. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXACT JOINTING LOCATION IN THE FIELD WITH THE KDPER INSPECTOR AND CONSTRUCT A SEAMLESS TRANSITION OF IMPROVEMENTS AS DIRECTED/AGREED WITH THE INSPECTOR WITHOUT ANY ADDITIONAL CHANGE ORDER COSTS TO THE PROJECT.



NORTH

KEY MAP
NTS

CONSTRUCTION NOTES:

1. ℄ 20' WIDE DRIVEWAY
2. ℄ 16' WIDE DRIVEWAY
3. ℄ 10' WIDE DRIVEWAY

→ 6 / D-3

4. ℄ 10' WIDE DRIVEWAY PAD → 5 / D-4
5. ℄ 4' WIDE CURB RAMP → 1 / D-2
6. ℄ 4' WIDE CURB RAMP → 1A / D-2
7. NOT USED
8. BEGIN CURB AND GUTTER → 3 / D-3
9. BEGIN CURB TRANSITION → 5 / D-3
10. BEGIN ROLLED CURB → 4 / D-3
11. ℄ MAIL BOX PAD → 4 / D-4
12. ℄ 16' WIDE DRIVEWAY PAD → 5 / D-4
13. ℄ 16' WIDE DRIVEWAY PAD
14. ℄ 18' WIDE DRIVEWAY PAD

→ 6 / D-4

15. ℄ 5' WIDE CURB RAMP → 2A / D-2
16. ℄ 28' WIDE DRIVEWAY
17. ℄ 14' WIDE DRIVEWAY

→ 6 / D-3

18. ℄ 4' WIDE LOT PATH → 3 / D-2
19. NOT USED
20. ℄ 11' WIDE DRIVEWAY PAD → 6 / D-4

LEGEND

- (XX) LOT NUMBER
- SURVEY MONUMENT → 1 / D-3
- STOP SIGN PER MUTCD STANDARD, SEE NOTE 4
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL (REFER TO P SHEETS)

PROJECT NO. STRV17-0006
ACTIVITY NO.

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 15 30 60
1 inch = 30 feet

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Carter	Date: 7-24-19

P # 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

SCALE: AS NOTED

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1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

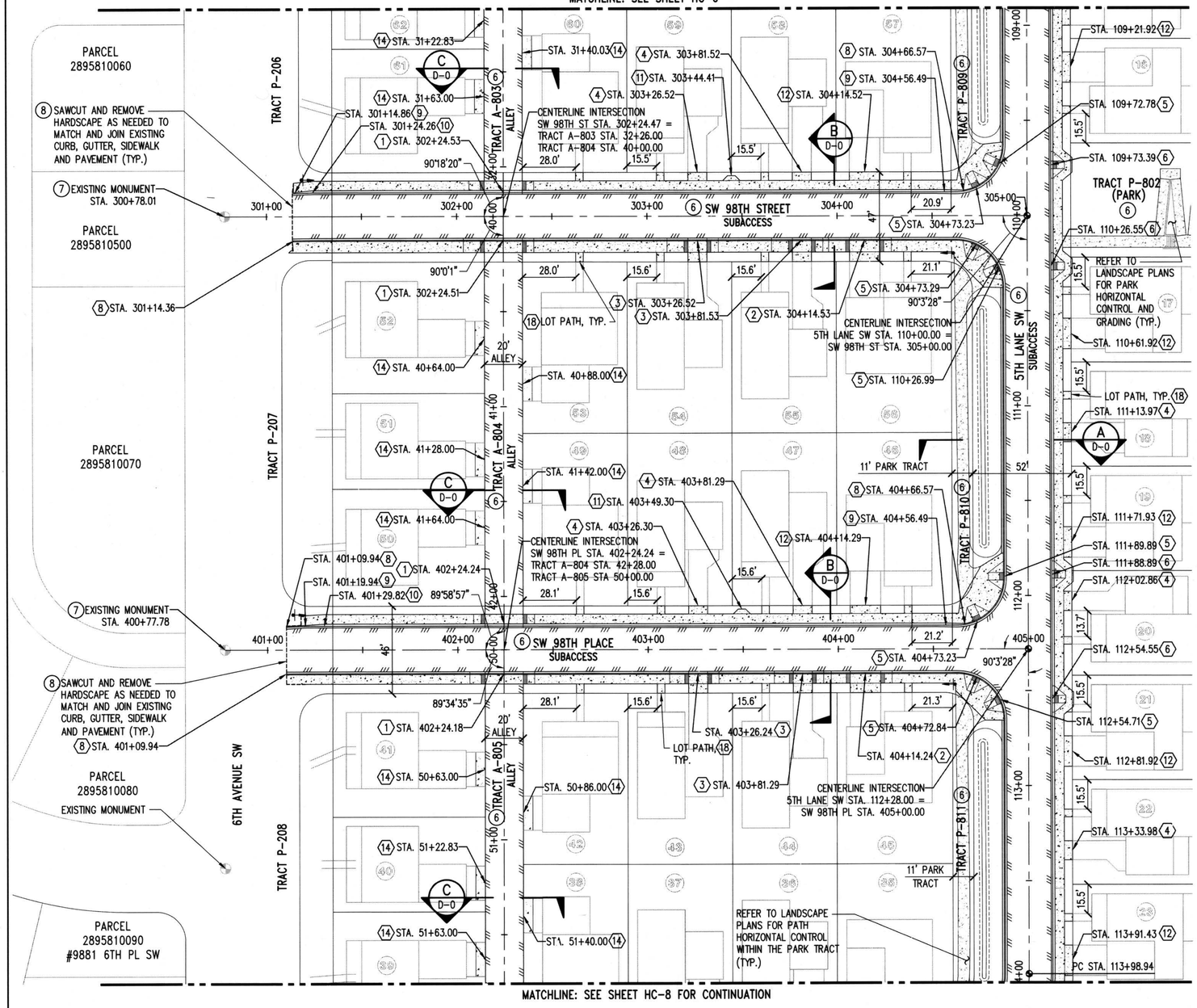
GREENBRIDGE DIVISION 8

HORIZONTAL CONTROL AND PAVING PLAN

SHEET
HC-6

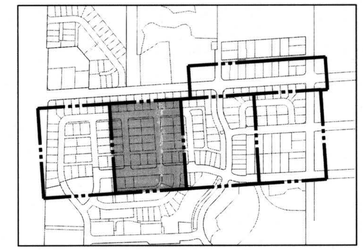
Jul 16, 2019 - 2:57pm KevinB Z:\1600001-1609999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\04-08 HC-06.dwg

SEC. 6, T.23 N., R.4E., W.M.



HORIZONTAL CONTROL NOTES:

1. REFER TO HUGH G. GOLDSMITH & ASSOCIATES, INC., HORIZONTAL CONTROL SHEETS HC-1 THROUGH HC-4 FOR BOUNDARY, RIGHT OF WAY AND CENTERLINE INFORMATION.
2. REFER TO GD AND D SHEETS FOR DETAILS AND ROAD SECTIONS WITH DIMENSIONS. REFER TO LANDSCAPE PLANS FOR SIDEWALK SCORING AND FINISHES.
3. UNLESS OTHERWISE NOTED, SIDEWALK RAMPS ARE PER DETAILS ON SHEET D-2.
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NORTH

KEY MAP
NTS

CONSTRUCTION NOTES:

1. ℄ 20' WIDE DRIVEWAY
2. ℄ 16' WIDE DRIVEWAY
3. ℄ 10' WIDE DRIVEWAY

(1, 2, 3) 6 D-3

4. ℄ 10' WIDE DRIVEWAY PAD — 5 D-4
5. ℄ 4' WIDE CURB RAMP — 1 D-2
6. ℄ 4' WIDE CURB RAMP — 1A D-2
7. NOT USED
8. BEGIN CURB AND GUTTER — 3 D-3
9. BEGIN CURB TRANSITION — 5 D-3
10. BEGIN ROLLED CURB — 4 D-3
11. ℄ MAIL BOX PAD — 4 D-4
12. ℄ 16' WIDE DRIVEWAY PAD — 5 D-4
13. ℄ 16' WIDE DRIVEWAY PAD
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(13, 14) 6 D-4

15. ℄ 5' WIDE CURB RAMP — 2A D-2
16. ℄ 28' WIDE DRIVEWAY
17. ℄ 14' WIDE DRIVEWAY

(16, 17) 6 D-3

18. ℄ 4' WIDE LOT PATH — 3 D-2
19. NOT USED
20. ℄ 11' WIDE DRIVEWAY PAD — 6 D-4

LEGEND

- LOT NUMBER (XX)
- SURVEY MONUMENT — 1 D-3
- STOP SIGN PER MUTCD STANDARD, SEE NOTE 4
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL (REFER TO P SHEETS)

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 15 30 60
1 inch = 30 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cahill, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

PA 4477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VELDE, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

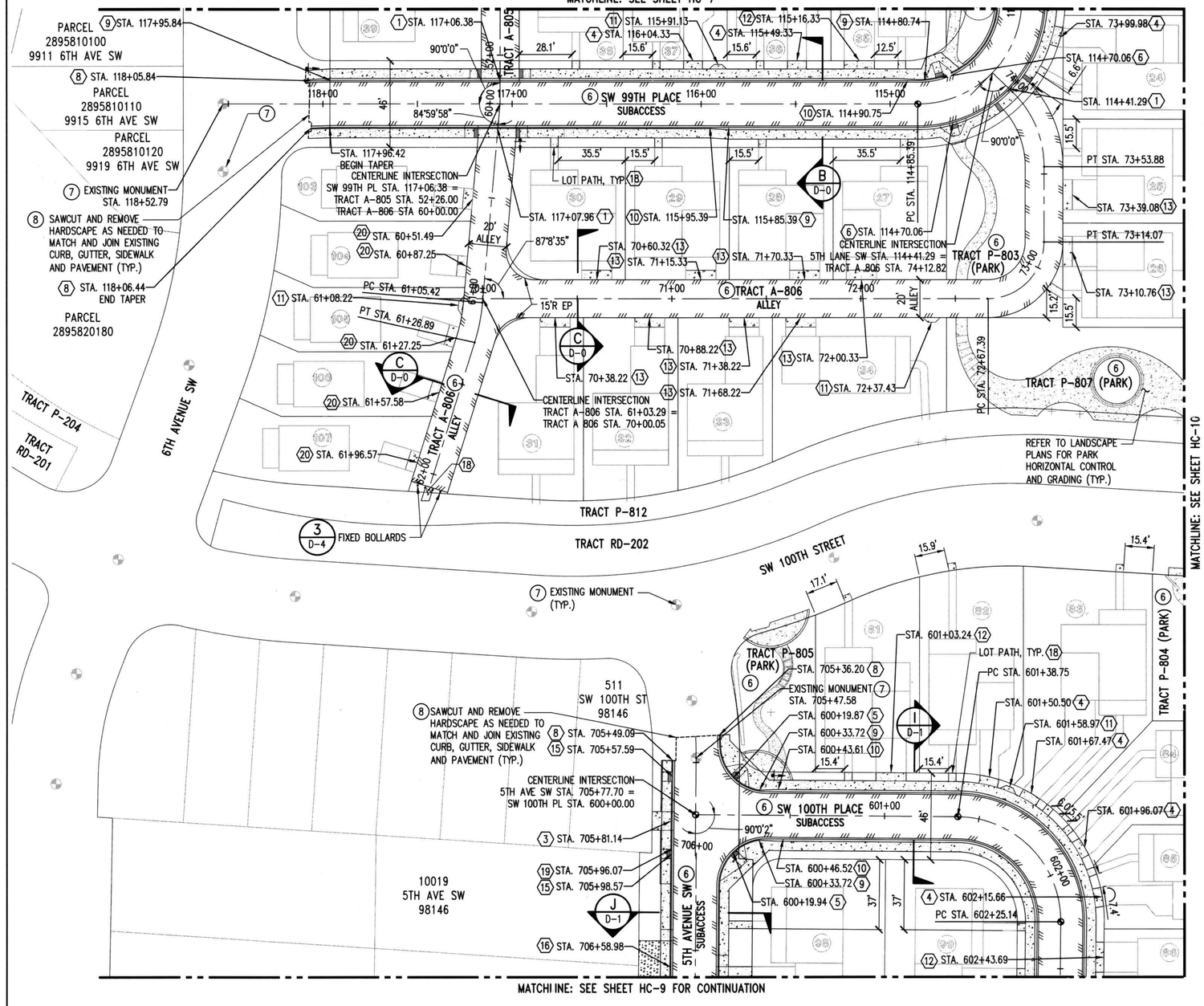
GREENBRIDGE DIVISION 8

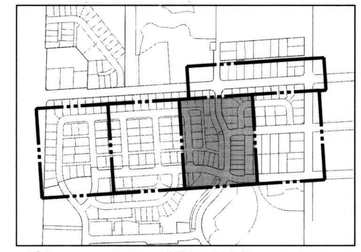
HORIZONTAL CONTROL AND PAVING PLAN

SHEET
HC-7

Jul 16, 2019 - 2:57pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.





NORTH

KEY MAP
NTS

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LEGEND

- LOT NUMBER
- SURVEY MONUMENT (1 / D-3)
- STOP SIGN PER MUTCD STANDARD, SEE NOTE 4
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL (REFER TO P SHEETS)

CONSTRUCTION NOTES:

1. ℄ 20' WIDE DRIVEWAY
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3. ℄ 10' WIDE DRIVEWAY

(6 / D-3)

4. ℄ 10' WIDE DRIVEWAY PAD (5 / D-4)
5. ℄ 4' WIDE CURB RAMP (1 / D-2)
6. ℄ 4' WIDE CURB RAMP (1A / D-2)
7. BEGIN/END 6" BARRIER CURB (X / D-X)
8. BEGIN CURB AND GUTTER (3 / D-3)
9. BEGIN CURB TRANSITION (5 / D-3)
10. BEGIN ROLLED CURB (4 / D-3)
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(6 / D-4)

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17. ℄ 14' WIDE DRIVEWAY

(6 / D-3)

18. ℄ 4' WIDE LOT PATH (3 / D-2)
19. ANGLE POINT - CURB AND GUTTER
20. ℄ 11' WIDE DRIVEWAY PAD (6 / D-4)

DATUM
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NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 15 30 60
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KING COUNTY DLSPD APPROVAL	
Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cuhel, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

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ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
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JOB No. : 1600206
SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VELDA, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER
7/17/19

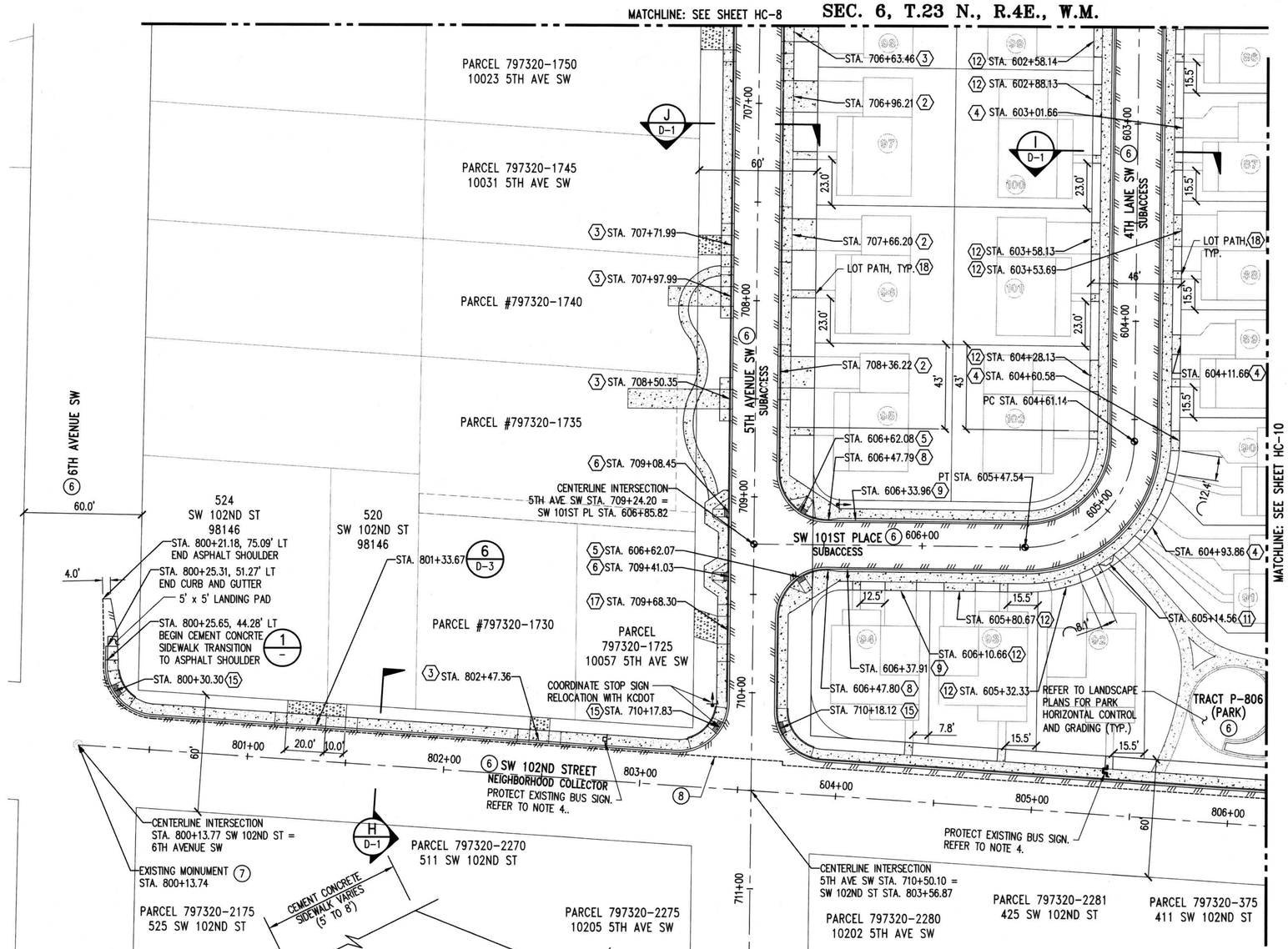
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

HORIZONTAL CONTROL AND PAVING PLAN

SHEET
HC-8

Jul 16, 2019 - 2:57pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\04-08 HC-06.dwg



CEMENT CONCRETE SIDEWALK TRANSITION TO ASPHALT SHOULDER (1 / –)

KCDOT FIG. 3-014

HORIZONTAL CONTROL NOTES:

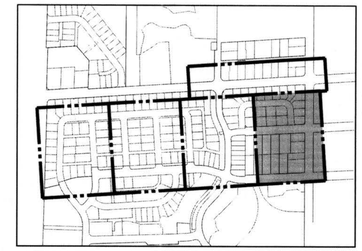
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LEGEND

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- SURVEY MONUMENT (1 / D-3)
- STOP SIGN PER MUTCD STANDARD, SEE NOTE 4
- ASPHALT PAVING
- CONCRETE PAVING
- GRAVEL (REFER TO P SHEETS)
- GRAVEL DRIVEWAY PAD



NORTH

KEY MAP

NTS

CONSTRUCTION NOTES:

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(6 / D-3)

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15. ℄ 5' WIDE CURB RAMP (2A / D-2)
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N

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KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Valby Lahr, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 1477

PROJECT NO. STRV17-0006
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NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
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King County Housing Authority

MARK A. VERDIER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

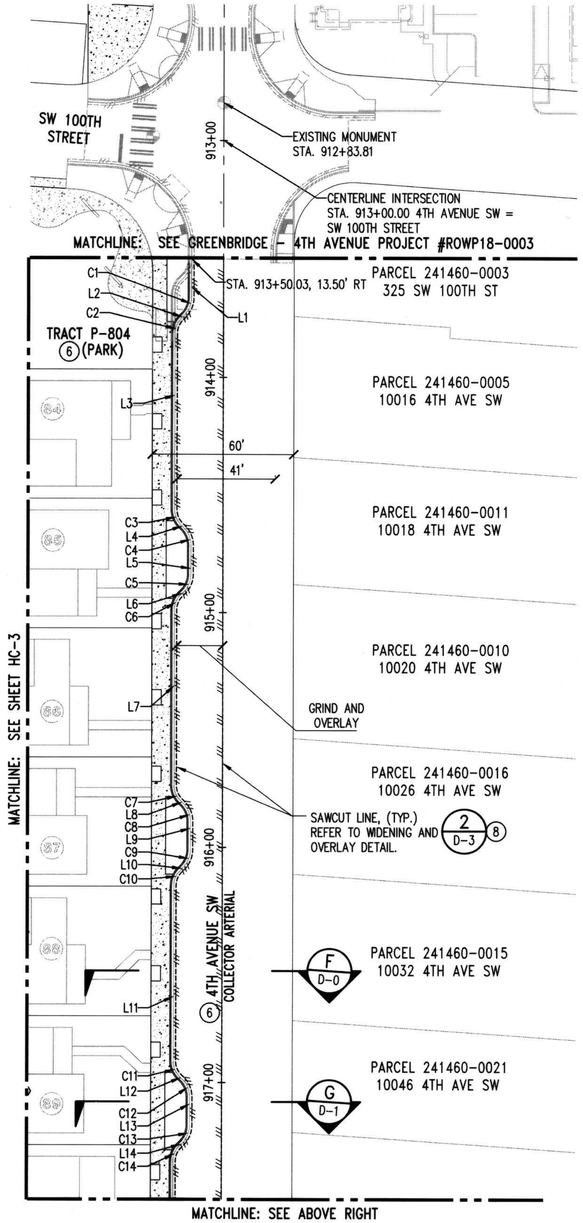
GREENBRIDGE DIVISION 8

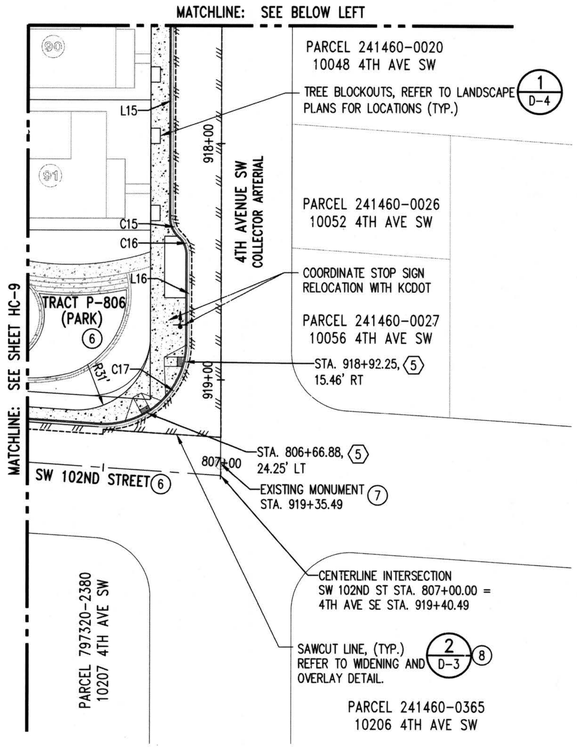
HORIZONTAL CONTROL AND PAVING PLAN

SHEET
HC-9

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Jul 16, 2019 - 2:57pm KevinB

SEC. 6, T.23 N., R.4E., W.M.





4TH AVENUE SW
FACE OF CURB - WEST LINE

Line Table		
Line #	Length	Direction
L1	16.14	S3° 39' 45"E
L2	1.62	S41° 20' 15"W
L3	74.80	S3° 39' 45"E
L4	1.62	S48° 39' 45"E
L5	12.00	S3° 39' 45"E
L6	1.62	N41° 20' 15"E
L7	74.81	S3° 39' 45"E
L8	1.62	S48° 39' 45"E
L9	12.00	S3° 39' 45"E
L10	1.62	S41° 20' 15"W
L11	74.70	S3° 39' 45"E
L12	1.62	S48° 39' 45"E
L13	12.00	S3° 39' 45"E
L14	1.62	S41° 20' 15"W
L15	98.03	N3° 39' 45"W
L16	37.35	S3° 39' 45"E

Curve Table			
Curve #	Length	Radius	Delta
C1	8.64	11.00	45°00'00"
C2	7.07	9.00	45°00'00"
C3	7.07	9.00	45°00'00"
C4	8.64	11.00	45°00'00"
C5	8.64	11.00	45°00'00"
C6	7.07	9.00	45°00'00"
C7	7.07	9.00	45°00'00"
C8	8.64	11.00	45°00'00"
C9	8.64	11.00	45°00'00"
C10	7.07	9.00	45°00'00"
C11	7.07	9.00	45°00'00"
C12	8.64	11.00	45°00'00"
C13	8.64	11.00	45°00'00"
C14	7.07	9.00	45°00'00"
C15	7.07	9.00	45°00'00"
C16	8.64	11.00	45°00'00"
C17	58.91	36.00	93°45'43"

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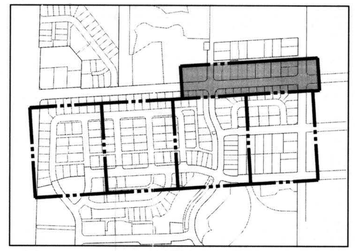
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- (XX) LOT NUMBER
- SURVEY MONUMENT 1 D-3
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- ASPHALT PAVING
- CONCRETE PAVING
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DATUM

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NAVD 88



NORTH

KEY MAP
NTS

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1. ℄ 20' WIDE DRIVEWAY
2. ℄ 16' WIDE DRIVEWAY
3. ℄ 10' WIDE DRIVEWAY

(1)(2)(3) 6 D-3

4. ℄ 10' WIDE DRIVEWAY PAD — 5 D-4
5. ℄ 4' WIDE CURB RAMP — 1 D-2
6. ℄ 4' WIDE CURB RAMP — 1A D-2
7. NOT USED
8. BEGIN CURB AND GUTTER — 3 D-3
9. BEGIN CURB TRANSITION — 5 D-3
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11. ℄ MAIL BOX PAD — 4 D-4
12. ℄ 16' WIDE DRIVEWAY PAD — 5 D-4
13. ℄ 16' WIDE DRIVEWAY PAD
14. ℄ 18' WIDE DRIVEWAY PAD

(13)(14) 6 D-4

15. ℄ 5' WIDE CURB RAMP — 2A D-2
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(16)(17) 6 D-3

18. ℄ 4' WIDE LOT PATH — 3 D-2
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N

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1 inch = 30 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	Date 7-24-19
Senior Engineer	Date
Wally Cohn, First and Last Name, P.E. DEVELOPMENT ENGINEER	Date 7-24-19

P# 4477

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Greenbridge
King County Housing Authority

MARK A. YELDER — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
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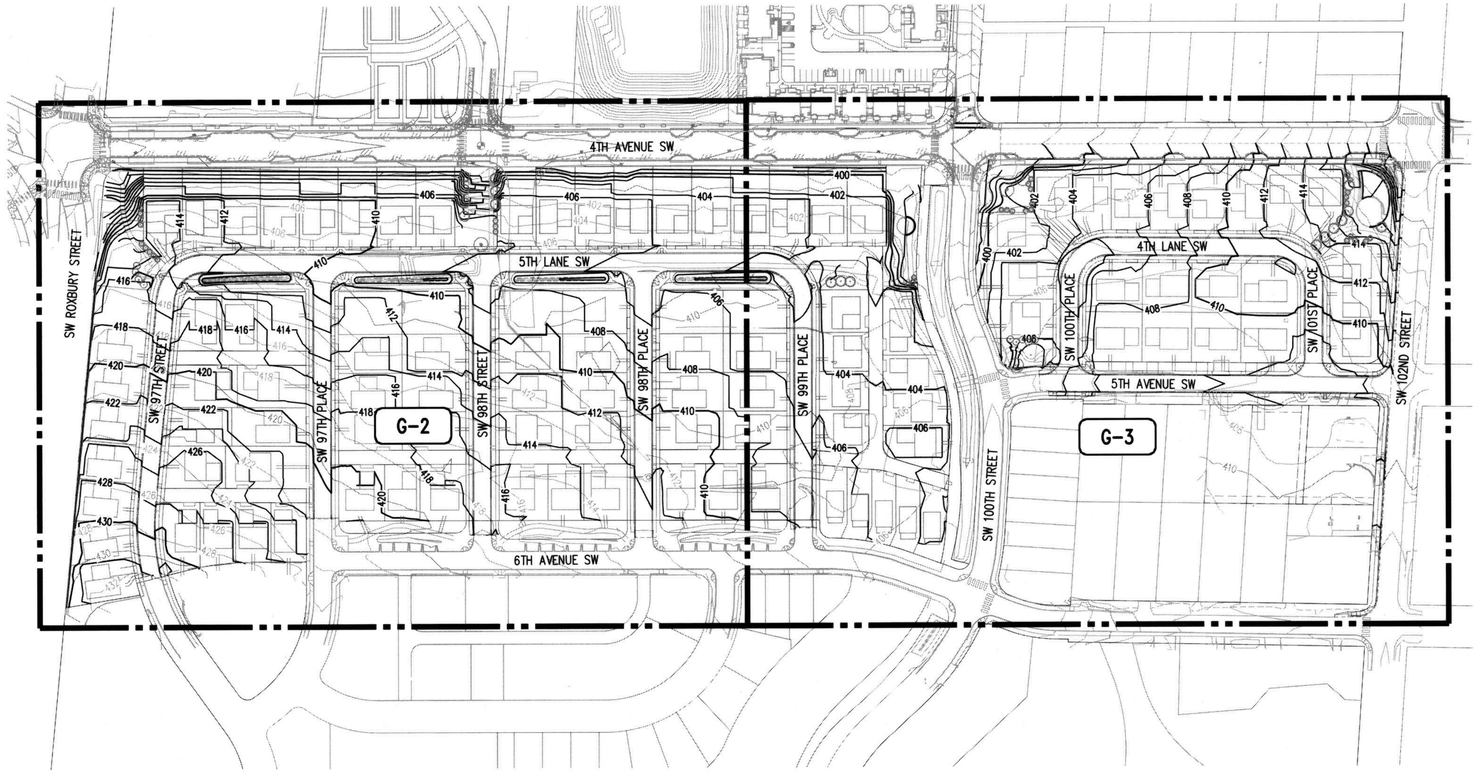
GREENBRIDGE DIVISION 8

HORIZONTAL CONTROL AND PAVING PLAN

SHEET HC-10

Jul 16, 2019 - 2:57pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.



CURVE DATA TABLE – ①		
DELTA	RADIUS	LENGTH
90°03'28"	25.00'	39.30'
PC STA 107+36.46, 12.50' RT		FL EL 410.08
1/4 POINT		FL EL 410.03
1/2 POINT		FL EL 409.98
3/4 POINT		FL EL 409.94
PT STA 204+62.46, 12.50' LT		FL EL 409.90

CURVE DATA TABLE – ②		
DELTA	RADIUS	LENGTH
89°56'32"	25.00'	39.24'
PC STA 204+62.54, 12.50' RT		FL EL 409.45
1/4 POINT		FL EL 409.40
1/2 POINT		FL EL 409.35
3/4 POINT		FL EL 409.30
PT STA 108+11.46, 12.50' RT		FL EL 409.25

CURVE DATA TABLE – ③		
DELTA	RADIUS	LENGTH
90°03'28"	25.00'	39.30'
PC STA 109+62.46, 12.50' RT		FL EL 407.82
1/4 POINT		FL EL 407.76
1/2 POINT		FL EL 407.68
3/4 POINT		FL EL 407.61
PT STA 304+62.46, 12.50' LT		FL EL 407.56

CURVE DATA TABLE – ④		
DELTA	RADIUS	LENGTH
89°56'32"	25.00'	39.24'
PC STA 304+62.54, 12.50' RT		FL EL 407.15
1/4 POINT		FL EL 407.09
1/2 POINT		FL EL 407.05
3/4 POINT		FL EL 407.00
PT STA 110+37.46, 12.50' RT		FL EL 406.94

CURVE DATA TABLE – ⑤		
DELTA	RADIUS	LENGTH
90°03'28"	25.00'	39.30'
PC STA 119+90.46, 12.50' RT		FL EL 405.54
1/4 POINT		FL EL 405.45
1/2 POINT		FL EL 405.35
3/4 POINT		FL EL 405.25
PT STA 404+62.46, 12.50' LT		FL EL 405.22

CURVE DATA TABLE – ⑥		
DELTA	RADIUS	LENGTH
89°56'32"	25.00'	39.24'
PC STA 404+62.54, 12.50' RT		FL EL 404.72
1/4 POINT		FL EL 404.77
1/2 POINT		FL EL 404.81
3/4 POINT		FL EL 404.84
PT STA 112+65.46, 12.50' RT		FL EL 404.79

CURVE DATA TABLE – ⑦		
DELTA	RADIUS	LENGTH
88°31'14"	25.00'	38.42'
PC STA 705+41.47, 12.50' LT		FL EL 404.45
1/4 POINT		FL EL 404.93
1/2 POINT		FL EL 405.42
3/4 POINT		FL EL 405.73
PT STA 600+37.37, 12.50' LT.		FL EL 405.80

CURVE DATA TABLE – ⑧		
DELTA	RADIUS	LENGTH
90°04'53"	25.00'	39.31'
PC STA 706+15.73, 12.00' LT		FL EL 407.81
1/4 POINT		FL EL 407.36
1/2 POINT		FL EL 406.54
3/4 POINT		FL EL 405.80
PT STA 600+37.52, 12.50' RT		FL EL 405.39

CURVE DATA TABLE – ⑨		
DELTA	RADIUS	LENGTH
89°55'07"	25.00'	39.23'
PC STA 606+48.39, 12.50' RT		FL EL 406.45
1/4 POINT		FL EL 406.50
1/2 POINT		FL EL 406.74
3/4 POINT		FL EL 406.93
PT STA 708+86.73, 12.31' LT		FL EL 407.05

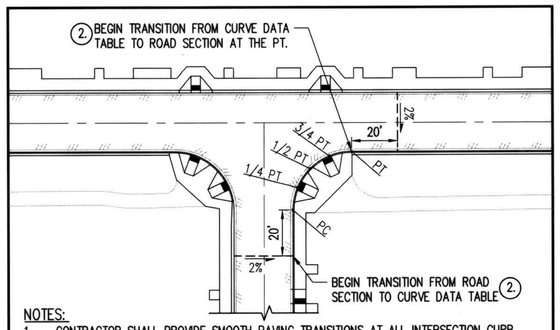
CURVE DATA TABLE – ⑩		
DELTA	RADIUS	LENGTH
90°04'52"	25.00'	39.31'
PC STA 606+48.27, 12.50' LT		FL EL 407.05
1/4 POINT		FL EL 407.03
1/2 POINT		FL EL 407.01
3/4 POINT		FL EL 406.99
PT STA 709+61.73, 12.40' LT		FL EL 406.98

CURVE DATA TABLE – ⑪		
DELTA	RADIUS	LENGTH
86°40'11"	25.00'	37.82'
PC STA 710+09.20, 12.45' LT		FL EL 408.40
1/4 POINT		FL EL 408.78
1/2 POINT		FL EL 409.24
3/4 POINT		FL EL 409.86
PT STA 803+91.93, 18.00' LT		FL EL 410.47

CURVE DATA TABLE – ⑫		
DELTA	RADIUS	LENGTH
93°19'49"	25.00'	40.72'
PC STA 710+04.86, 12.55' RT		FL EL 408.07
1/4 POINT		FL EL 408.30
1/2 POINT		FL EL 408.48
3/4 POINT		FL EL 408.73
PT STA 803+16.81, 18.00' LT		FL EL 408.98

CURVE DATA TABLE – ⑬		
DELTA	RADIUS	LENGTH
87°14'14"	25.00'	38.06'
PC STA 800+50.74, 18.00' LT		FL EL 412.83
1/4 POINT		FL EL 412.93
1/2 POINT		FL EL 412.96
3/4 POINT		FL EL 412.91
PT STA 800+25.77, 41.80' LT		FL EL 412.83

CURVE DATA TABLE – ⑭		
DELTA	RADIUS	LENGTH
93°45'43"	35.00'	57.28'
PC STA 918+84.25, 12.50' RT		FL EL 420.81
1/4 POINT		FL EL 421.73
1/2 POINT		FL EL 422.38
3/4 POINT		FL EL 422.77
PT STA 806+48.91, 18.00' LT		FL EL 422.53



NOTES:

1. CONTRACTOR SHALL PROVIDE SMOOTH PAVING TRANSITIONS AT ALL INTERSECTION CURB FLOWLINES TO PREVENT PONDING AROUND THE ADA CURB RAMPS AND TO PROVIDE POSITIVE STORMWATER FLOW TO DRAINAGE STRUCTURES, PER DESIGN INTENT.
2. CURVES ② AND ④, NOTED IN THE CURVE DATA TABLES ABOVE, REQUIRE 20 FOOT TRANSITIONS AT THE CURB FLOWLINE.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS OF ROADWAY CURBS DURING FORM WORK. PRIOR TO PLACING THE CONCRETE, CONTRACTOR SHALL NOTIFIY THE ENGINEER FOR AREAS THAT DO NOT MEET DESIGN INTENT.
4. REFER TO D-0 AND D-1 FOR ROAD SECTIONS. REFER TO G-5 AND G-6 FOR ADA CURB RAMP GRADES.

GRADING TRANSITION DETAIL FOR CURVES ② AND ④
NTS

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

TRACT RD-2 AND TRACT RD-202 NOTE:
TRACT RD-2 AND TRACT RD-202 ARE KING COUNTY PROPERTY. NO WORK SHALL OCCUR WITHIN TRACT RD-202. ANY WORK WITHIN TRACT RD-2 SHALL REQUIRE PERMISSION FROM KING COUNTY FOR RIGHT OF ENTRY AND SHALL REQUIRE A SPECIAL USE PERMIT, THIS INCLUDES WORK ALLOWED WITHIN PRIOR EASEMENT AREAS WITHIN THE TRACTS.

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 50 100 200
1 inch = 100 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cohen, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

PROJECT NO. STRV17-0006
ACTIVITY NO.
PW# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

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206.622.5822
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Greenbridge
King County Housing Authority

MARK A. VELDER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

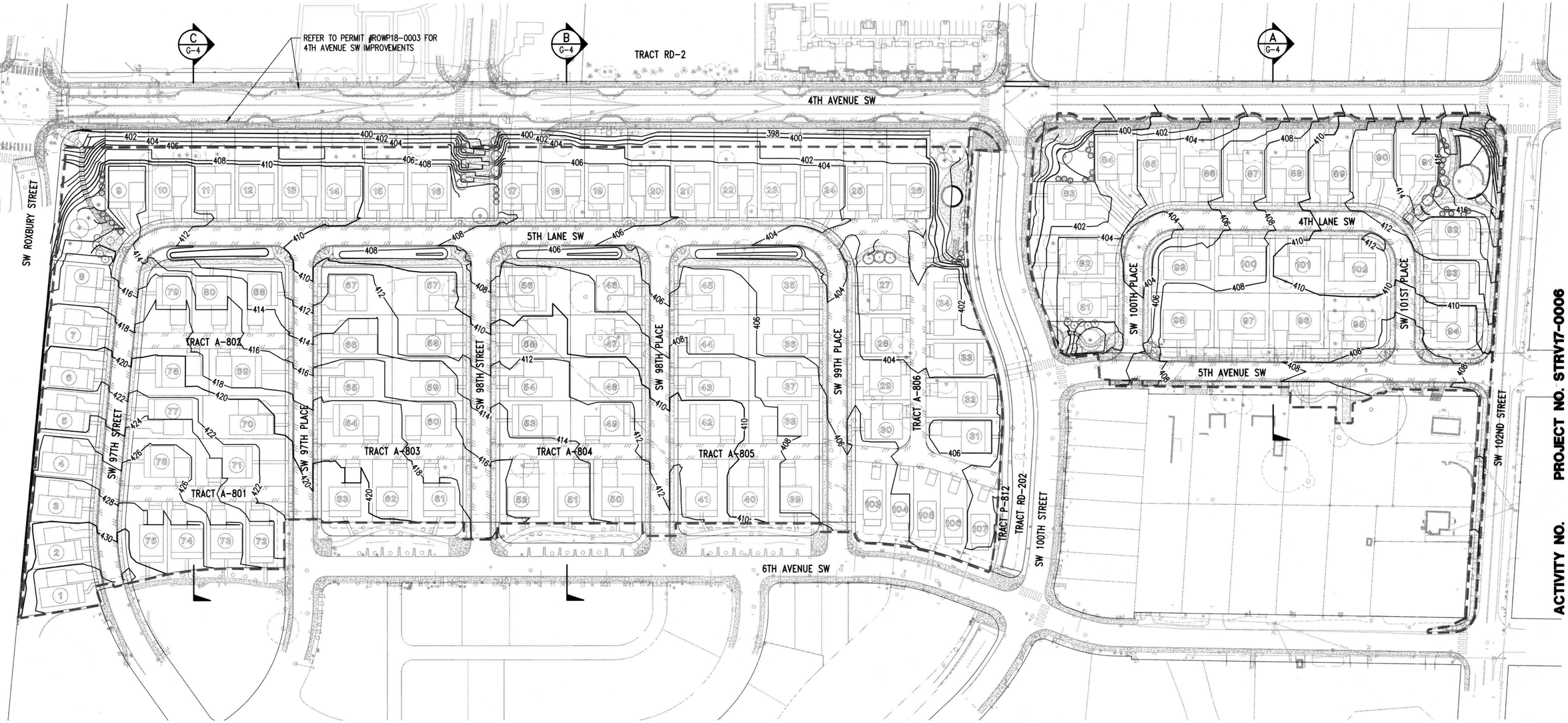
GREENBRIDGE DIVISION 8

GRADING NOTES

SHEET G-0

Jul 16, 2019 - 2:57pm KevinB
Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\05-CB D-00-NT.dwg

SEC. 6, T.23 N., R.4E., W.M.



PROJECT NO. STRV17-0006

ACTIVITY NO.

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DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 30 60 120
1 inch = 60 feet

KING COUNTY DLSPD APPROVAL

Curtis B. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cohen, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

PA#4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206

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NINA A. VELDEN, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

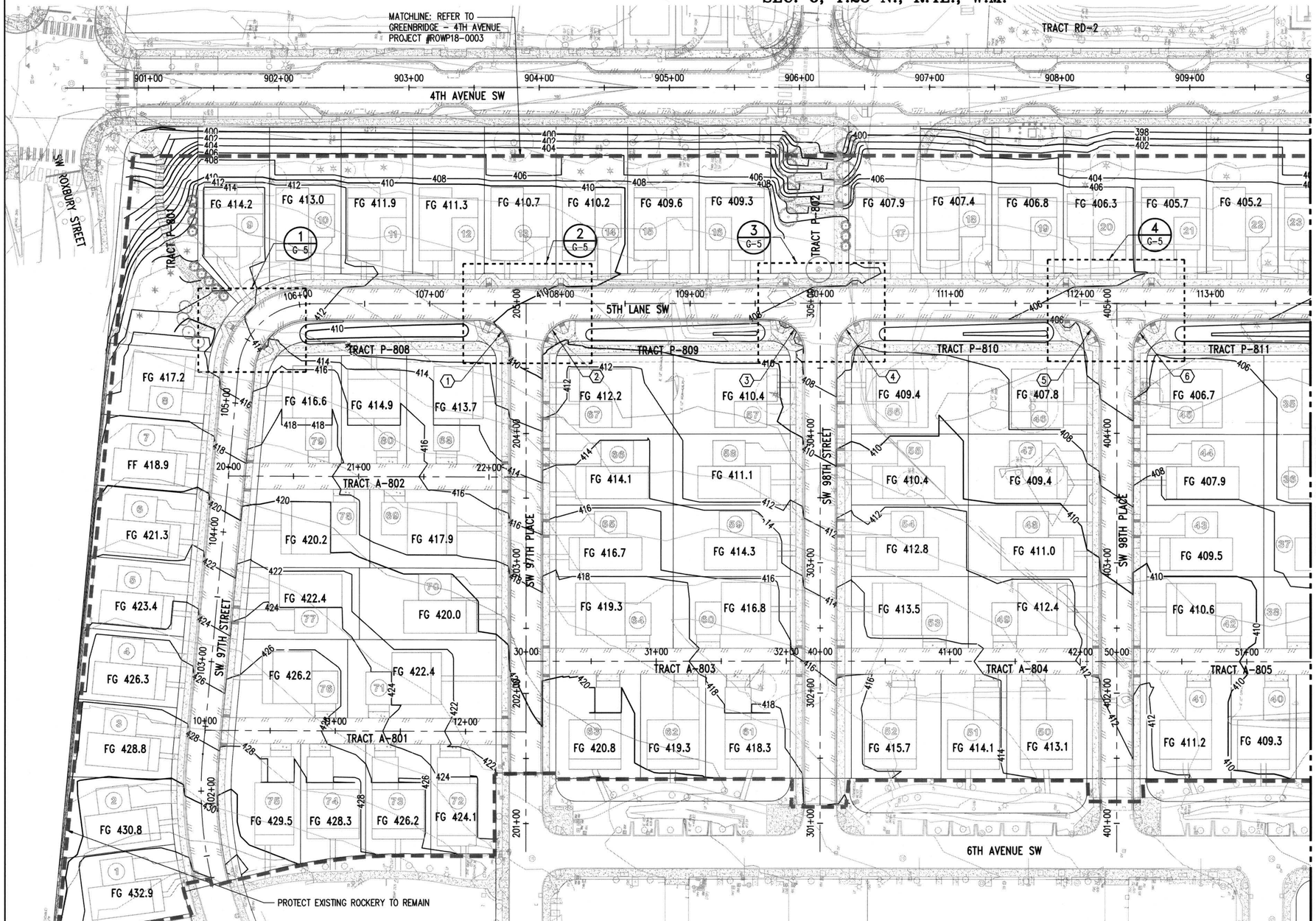
GREENBRIDGE DIVISION 8

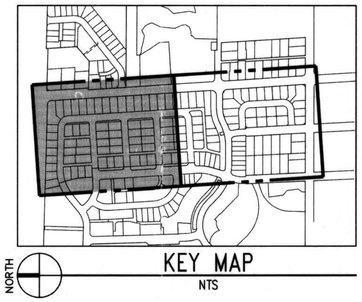
OVERALL GRADING PLAN

SHEET G-1

Jul 16, 2019 - 2:57pm Kevin8 Z:\1600001-1609999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\05-GB G-01.dwg

SEC. 6, T.23 N., R.4E., W.M.



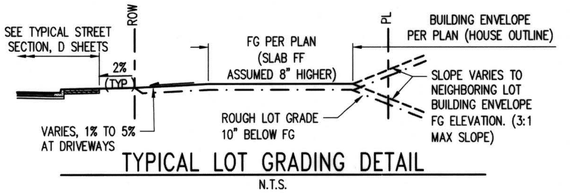


NOTES:

1. REFER TO SHEET G-0 FOR CURVE DATA TABLES.

LOT GRADING NOTES:

1. ROADWAY, CURB, GUTTER, AND SIDEWALK SHALL BE GRADED PER PLAN AND TYPICAL ROADWAY SECTIONS.
2. LOTS 38, 44, 60–63, 68, 69, 71–75, 77–80, 97–100 GRADED TO HAVE INTERNAL GARAGE STEPS.
3. LOTS 9–26 GRADED TO HAVE A STEPPED DOWN, LOWER BACK YARD.
4. SIDE LOT SLOPES SHALL BE GRADED FROM BUILDING ENVELOPE FG ELEVATION TO NEIGHBORING BUILDING ENVELOPE FG ELEVATION (3:1 MAX. SLOPE).
5. CONTRACTOR SHALL FIELD EVALUATE GRADING TO IMPLEMENT POSITIVE DRAINAGE TO STORM COLLECTION STRUCTURES, AWAY FROM FUTURE HOME STRUCTURES.



TYPICAL LOT GRADING DETAIL
N.T.S.

TRACT RD-2 AND TRACT RD-202 NOTE:
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DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 20 40 80
1 inch = 40 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Carlson, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

PA4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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King County Housing Authority

MARK A. VELDE, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

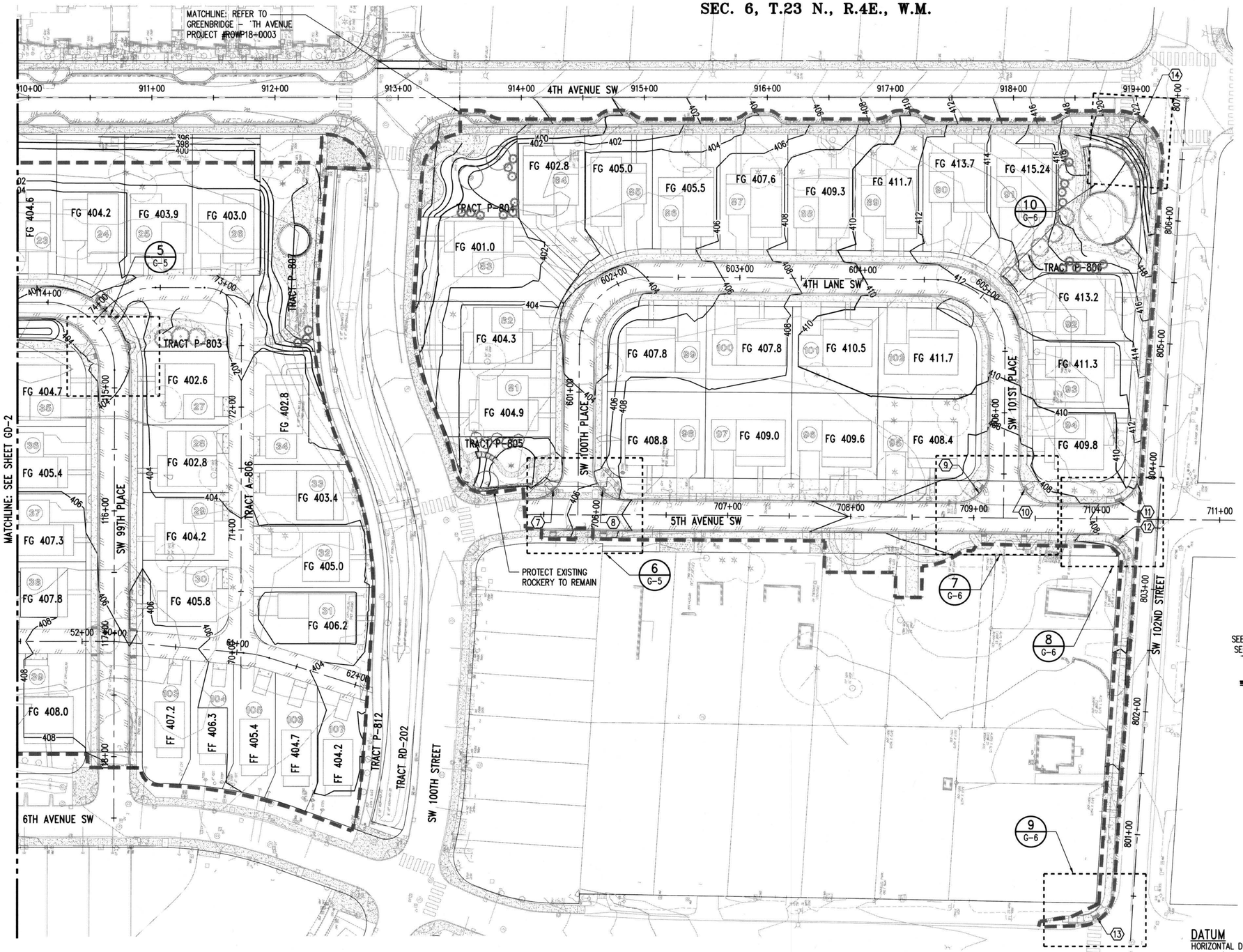
GREENBRIDGE DIVISION 8

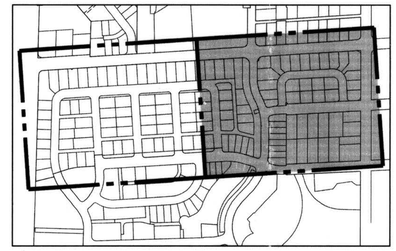
GRADING PLAN

SHEET G-2

Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\G5-GR 0-02.dwg
Jul 16, 2019 - 2:59pm KevinB

SEC. 6, T.23 N., R.4E., W.M.





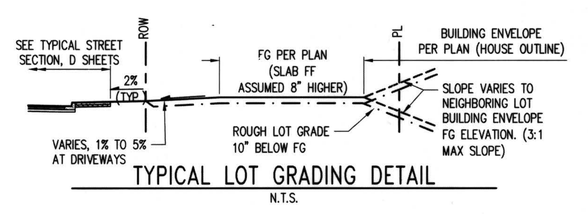
KEY MAP
NTS

NOTES:

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TYPICAL LOT GRADING DETAIL
N.T.S.

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DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 20 40 80
1 inch = 40 feet

KING COUNTY DLSPD APPROVAL

Review Engineer: Justin R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Gabriel	Date: 7-24-19

PROJECT NO. STRV17-0006

ACTIVITY NO. PA 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206

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MARK A. VELDER STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 8/7/19

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WHITE CENTER, WASHINGTON

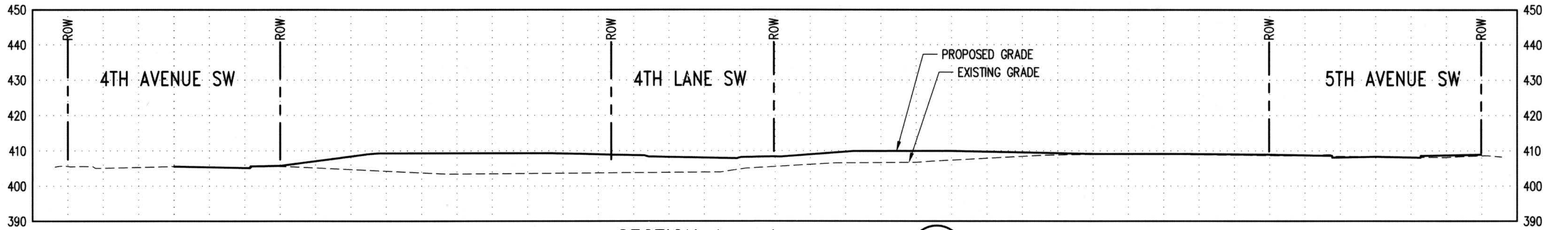
GREENBRIDGE DIVISION 8

GRADING PLAN

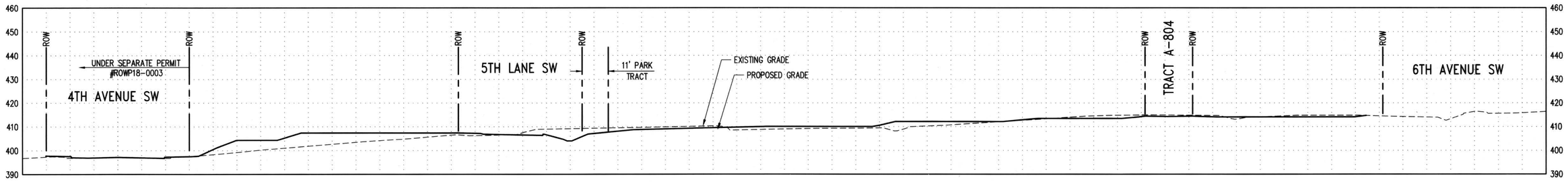
SHEET G-3

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Jul 16, 2019 - 2:58pm KevinB

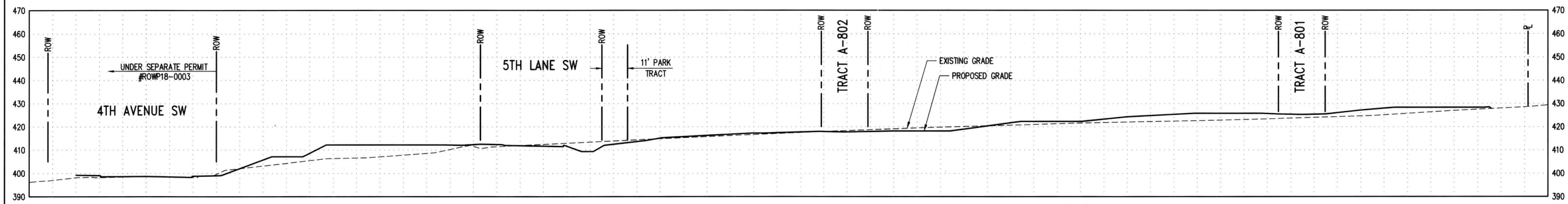
SEC. 6, T.23 N., R.4E., W.M.



SECTION A – A
SCALE: 1" = 20'
A G-1



SECTION B – B
SCALE: 1" = 20'
B G-1



SECTION C – C
SCALE: 1" = 20'
C G-1

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE
COORDINATES NORTH ZONE PER KING
COUNTY GPS CONTROL.

0 10 20 40
1 inch = 20 ft. HORZ

VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. VERT

PW 4477

KING COUNTY DLSPD APPROVAL	
Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cahl	Date: 7-24-19

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206

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SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MIRA A. VELDHUIS STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

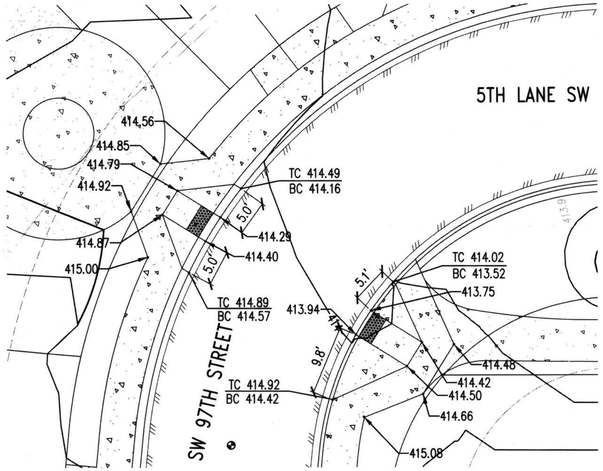
GREENBRIDGE DIVISION 8

GRADING SECTIONS

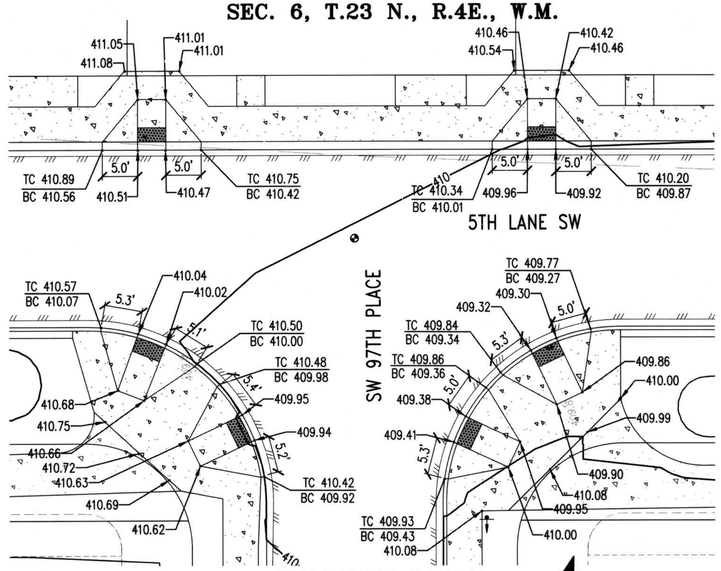
SHEET G-4

Jul 16, 2019 - 2:58pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\06-GB G-04 SECT.dwg

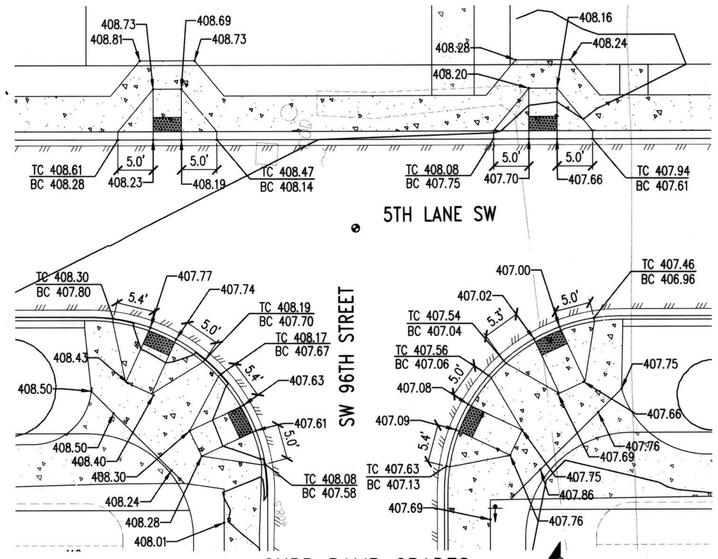
SEC. 6, T.23 N., R.4E., W.M.



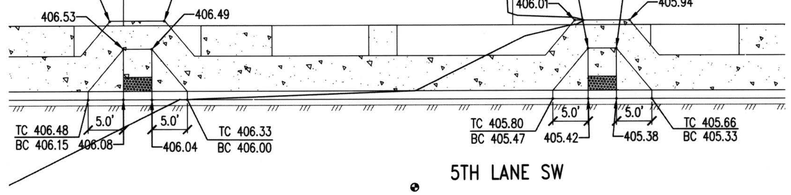
CURB RAMP GRADES
SW 97TH ST & 5TH LN SW
1"=10'
1
G-2



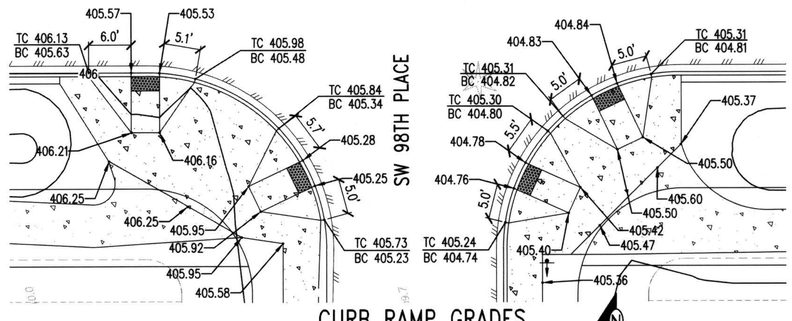
CURB RAMP GRADES
SW 97TH PL & 5TH LN SW
1"=10'
2
G-2



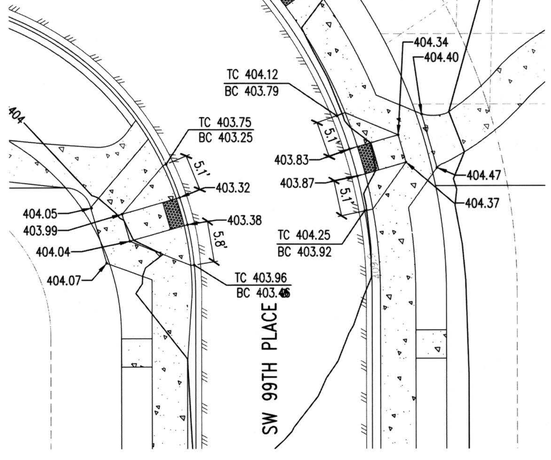
CURB RAMP GRADES
SW 98TH ST & 5TH LN SW
1"=10'
3
G-2



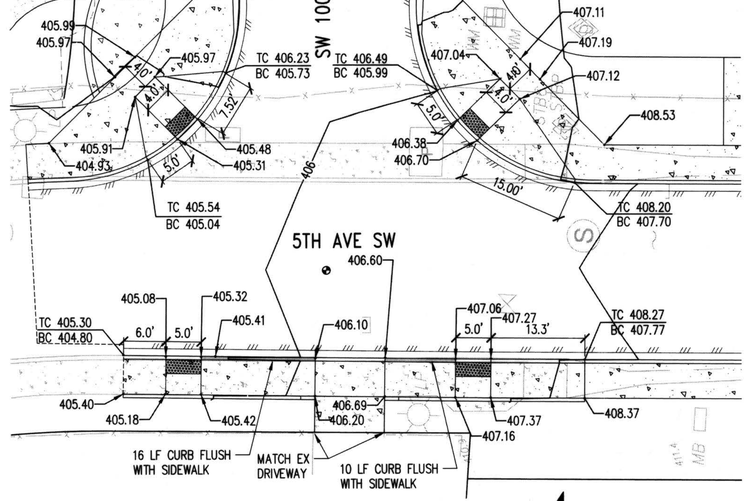
5TH LANE SW



CURB RAMP GRADES
SW 98TH PL & 5TH LN SW
1"=10'
4
G-2



CURB RAMP GRADES
SW 99TH PL & 5TH LN SW
1"=10'
5
G-3



CURB RAMP GRADES
SW 100TH PL & 5TH AVE SW
1"=10'
6
G-3

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE
COORDINATES NORTH ZONE PER KING
COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 5 10 20
1 inch = 10 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster (Review Engineer)	7-24-19 (Date)
(Senior Engineer)	(Date)
Willy Gehrke (First and Last Name, P.E., DEVELOPMENT ENGINEER)	7-24-19 (Date)

PA #477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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King County Housing Authority

MARK A. VELDE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

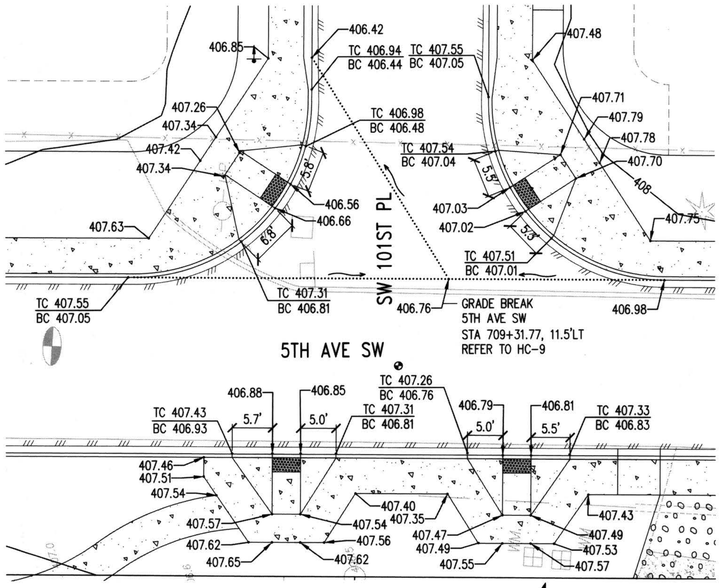
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

CURB RAMP GRADING

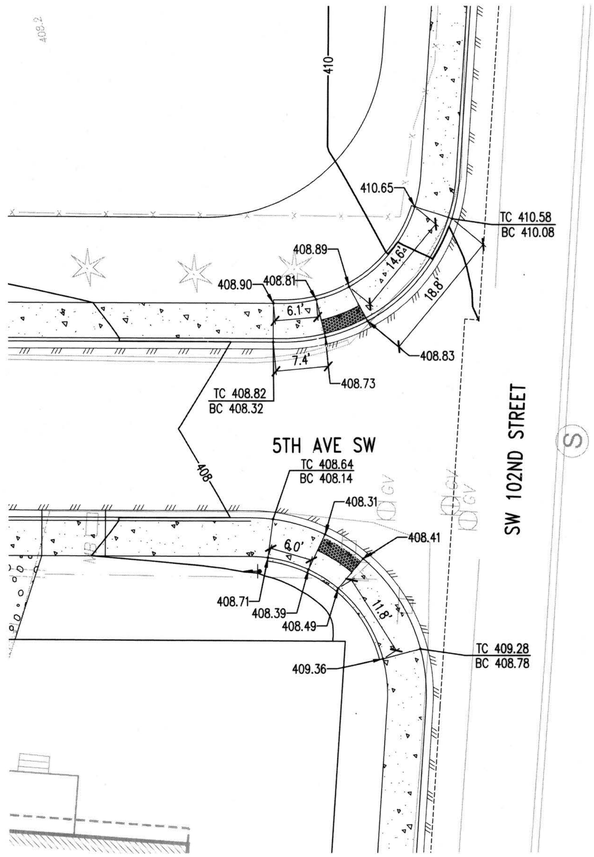
SHEET
G-5

Jul 16, 2019 - 2:58pm KevinB
Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\07-08 G-05 CURB RAMPS.dwg



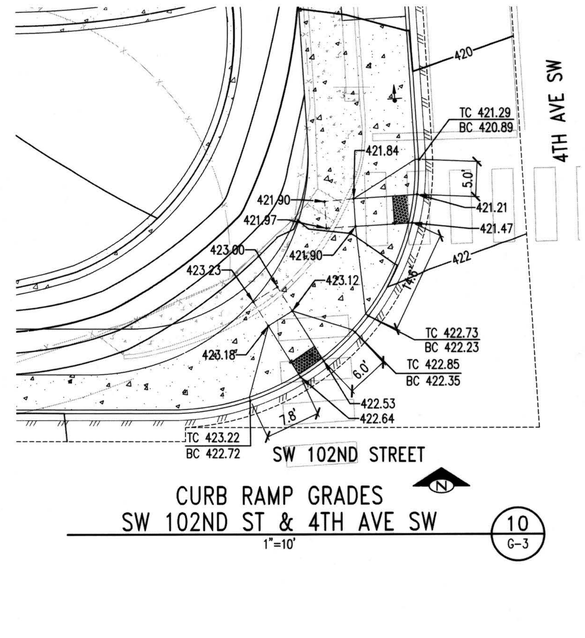
CURB RAMP GRADES
SW 101ST PL & 5TH AVE SW
1"=10'

7
G-3



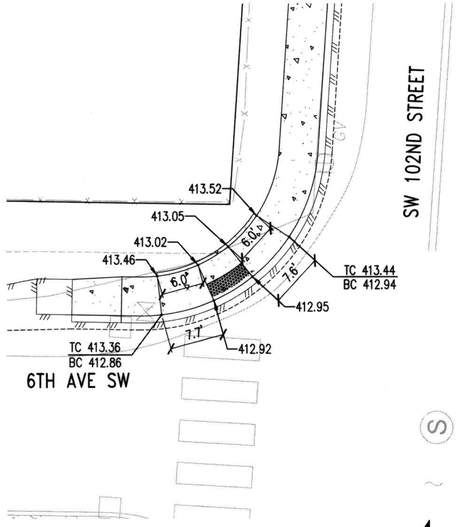
CURB RAMP GRADES
SW 102ND ST & 5TH AVE SW
1"=10'

8
G-3



CURB RAMP GRADES
SW 102ND ST & 4TH AVE SW
1"=10'

10
G-3



CURB RAMP GRADES
SW 102ND ST & 6TH AVE SW
1"=10'

9
G-3

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE
COORDINATES NORTH ZONE PER KING
COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 5 10 20
1 inch = 10 feet

PA #477

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cohn, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

PROJECT NO. STRV17-0006

ACTIVITY NO.

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MARK A. VELDE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

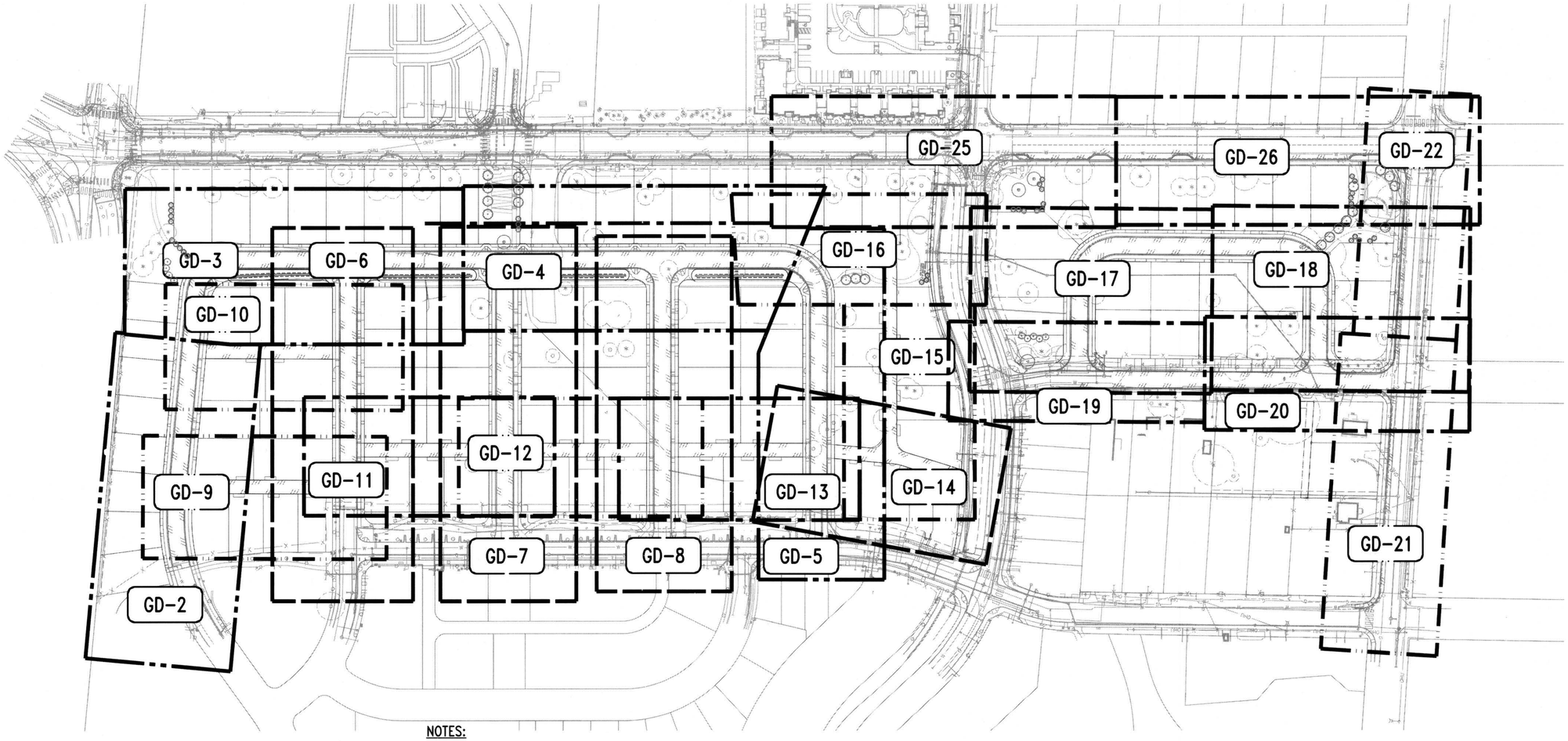
GREENBRIDGE DIVISION 8

CURB RAMP GRADING

SHEET
G-6

Jul 16, 2019 - 2:56pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\07-08 G-05 CURB RAMPS.dwg

SEC. 6, T.23 N., R.4E., W.M.



NOTES:

1. FOR HORIZONTAL CONTROL OF CURBS, ADA RAMPS AND OTHER RAMPS SEE SHEETS HC-5 THROUGH HC-10.
2. STORM DRAINAGE STRUCTURES SHALL HAVE VANED GRATES PER KCRDCS, UNLESS OTHERWISE NOTED.
3. DRAINAGE STRUCTURE OFFSETS SHALL BE TO FLOWLINE OF ADJACENT CURB PER ROAD SECTIONS ON SHEETS D-0 AND D-1. CONTRACTOR IS RESPONSIBLE FOR FINAL PLACEMENT OF THE STRUCTURE AND GRATES RELATIVE TO THE CURB FLOWLINE IN CONFORMANCE WITH DETAILS A & B, SHEET GD-27. WHERE STRUCTURES ARE NOT ADJACENT TO A CURB THE OFFSET PROVIDED IS TO CENTER OF STRUCTURE. (A GD-27) (B GD-27)
4. CONTRACTOR SHALL ADJUST EXISTING STRUCTURE RIMS, TO REMAIN, TO FINISHED GRADE.
5. NOTIFY PROJECT ARBORIST ONE WEEK IN ADVANCE PRIOR TO EXCAVATING NEAR PROTECTED TREES. REFER TO SHEET TESC-1.
6. STORM DRAINAGE PROFILE LENGTHS OF PIPE DO NOT MATCH TO PLAN VIEW DUE TO THE CURVATURE OF THE ROAD CENTERLINE. DRAINAGE STRUCTURES ARE IN LINE WITH ROAD CENTERLINE STATIONS.
7. EXISTING FEATURES ARE NOT SHOWN FOR CLARITY. CONTRACTOR SHALL REFER TO THE SURVEY PLANS AND FIELD OBSERVATION FOR UTILITIES AND EXISTING STRUCTURES THAT MAY BE ENCOUNTERED DURING TRENCHING.
8. CONTRACTOR SHALL SAWCUT 18" MIN. OF EXISTING ASPHALT. MATCH TO EXISTING ROAD. (2 D-3)
9. CONTRACTOR SHALL REPLACE DAMAGED EXISTING SURFACES IN KIND PER KCRDCS STANDARDS. ALL SIDEWALK AND CURB REPLACEMENT SHALL BE TO NEAREST JOINT.
10. SEE GRADING SHEETS FOR PROJECT LIMITS AND CURVE DATA TABLES.
11. ALL PIPE MATERIAL SHALL MEET THE REQUIREMENTS FOR THE KING COUNTY SURFACE WATER MANUAL, KING COUNTY ROAD STANDARDS, AND PROJECT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
12. ROOF DRAIN SLOPE TRANSITIONS OCCUR AT CLEANOUTS. INSTALL CLEANOUTS TO FINISHED GRADE.
13. CONNECT EXISTING SD TO CB. ADJUST CB PLACEMENT AS NEEDED.
14. CONTRACTOR SHALL GRADE TO ENSURE POSITIVE DRAINAGE TO CB ALONG ROW.
15. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING DUCT BANKS AT INTERSECTION OF PROPOSED SW 100TH PLACE AND 5TH AVENUE SW AND SHALL NOTIFY ENGINEER IF DESIGN MODIFICATIONS ARE NECESSARY TO MAINTAIN MINIMUM HORIZONTAL AND VERTICAL SEPARATION PER SEATTLE CITY LIGHT STANDARDS.
16. TRANSITION FROM PERFORATED FRENCH DRAIN PIPE TO SOLID PIPE OCCURS AT CLEANOUT WHERE INDICATED ON PLAN.
17. CONTRACTOR SHALL PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING BIORENTENTION SWALE/RAINGARDEN FACILITIES DURING CONSTRUCTION. IF AMENDED SOILS FOR THESE FACILITIES BECOMES PLUGGED FROM CONSTRUCTION SEDIMENT OR UNSUITABLE FROM CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THESE FACILITIES.

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE
COORDINATES NORTH ZONE PER KING
COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 40 80 160
1 inch = 80 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

Wally Lee — First and Last Name, P.E. DEVELOPMENT ENGINEER — 7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

DRAINAGE NOTES

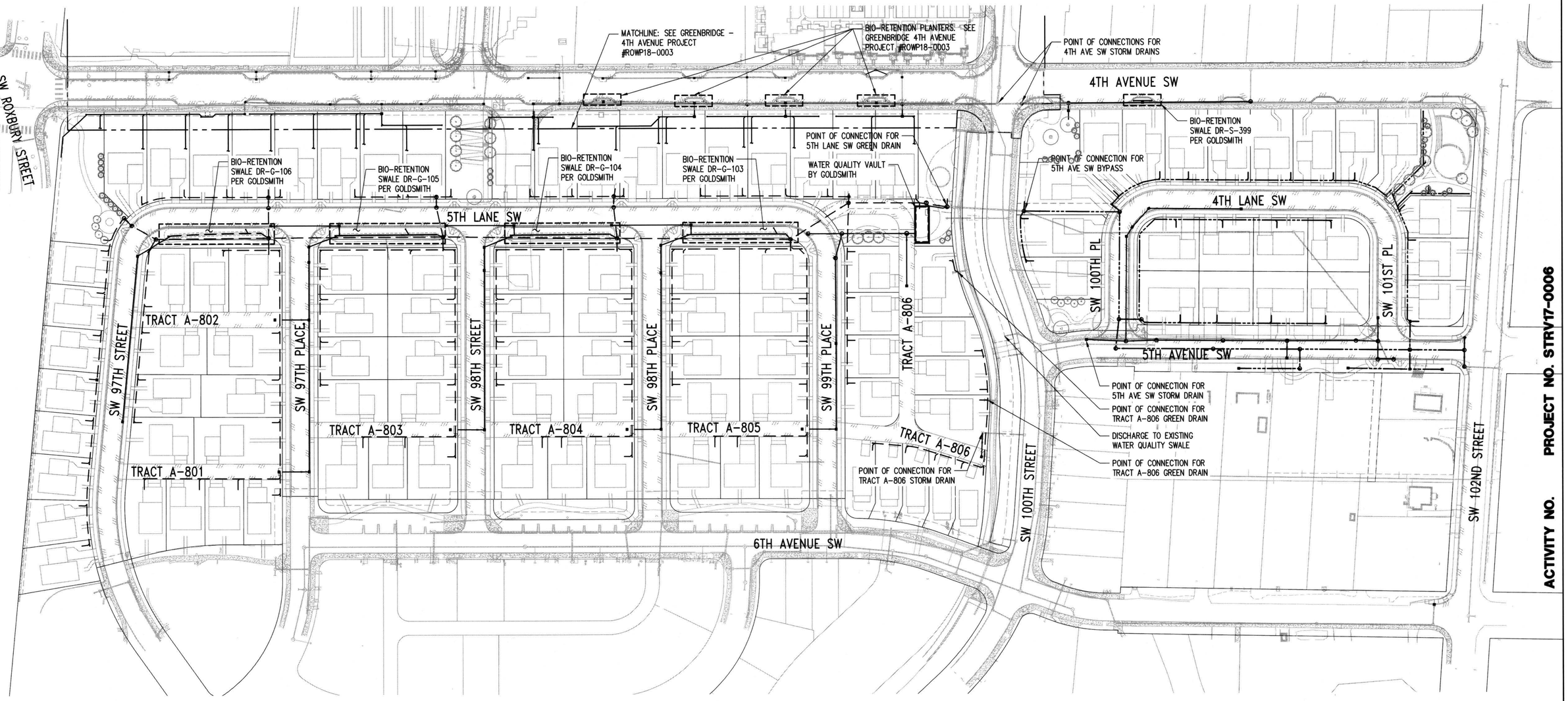
SHEET
GD-0

PROJECT NO. STRV17-0006

ACTIVITY NO.

Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\09-GB 02-00-NT.dwg
Jul 16, 2019 - 2:58pm KevinB

SEC. 6, T.23 N., R.4E., W.M.



PROJECT NO. STRV17-0006

ACTIVITY NO.

LEGEND

- PROPOSED GREEN DRAIN
- PROPOSED STORM DRAIN
- PROPOSED BYPASS DRAIN
- EXISTING STORM DRAIN
- PROPOSED RAIN GARDEN/BIOSWALE

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 30 60 120
1 inch = 60 feet

P# 4477

KING COUNTY DLSPD APPROVAL

Review Engineer: Cinthia R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cook	Date: 7-24-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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MIRA A. VELDEE STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 7/17/19

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WHITE CENTER, WASHINGTON

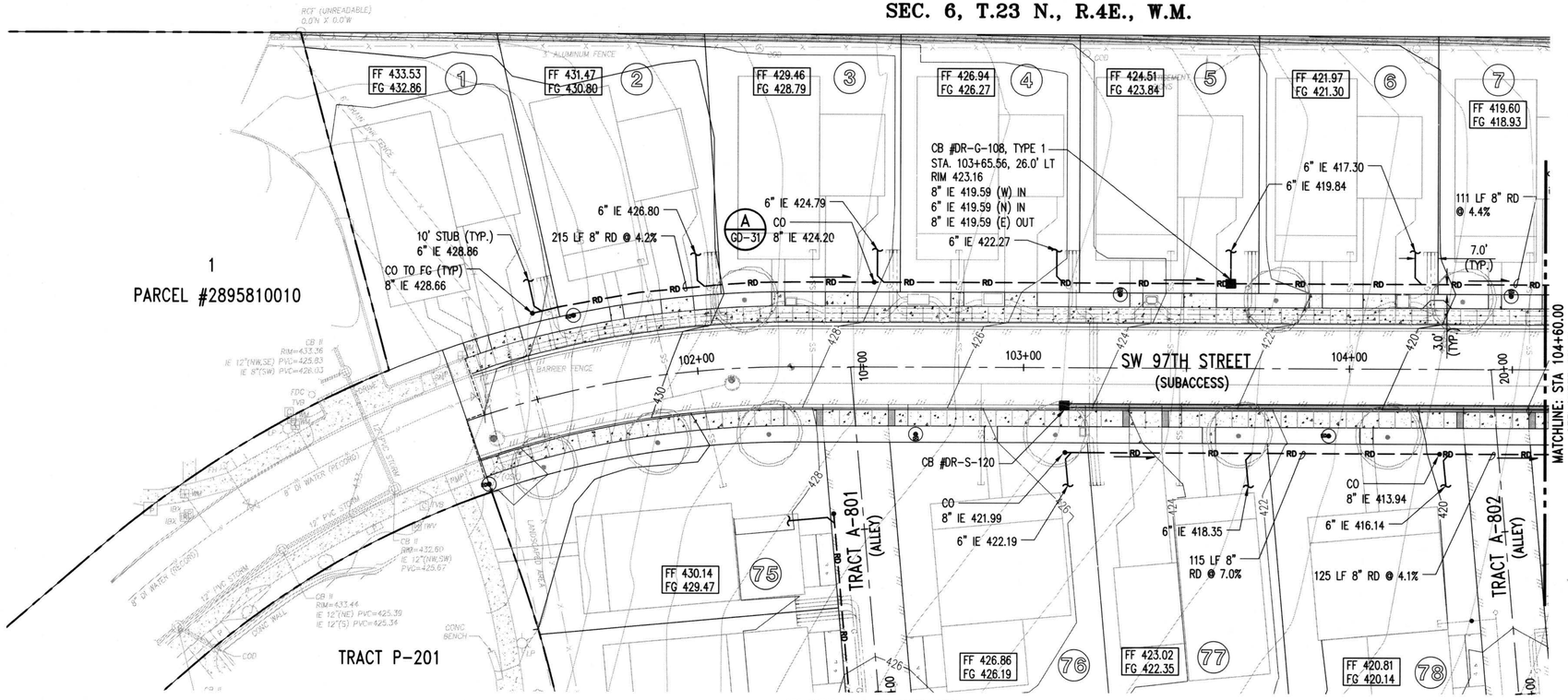
GREENBRIDGE DIVISION 8

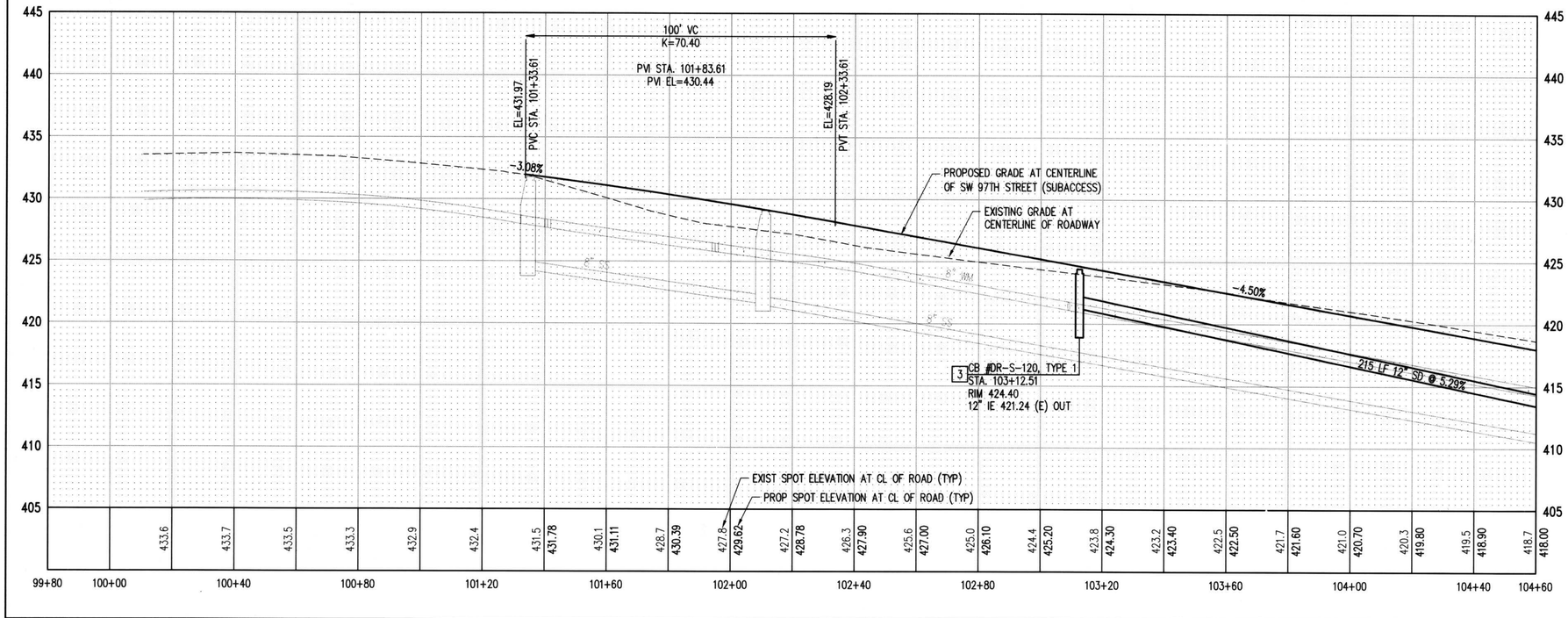
OVERALL DRAINAGE PLAN

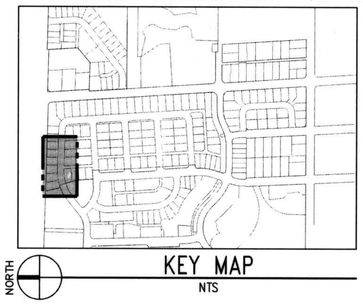
SHEET: GD-1

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Jul 16, 2019 - 2:59pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

■	KCC TYPE 1 CATCH BASIN
(■)	KCC TYPE 2 CATCH BASIN
•	CLEANOUT
═══	STORM DRAIN (PLAN)
───	STORM DRAIN (PROFILE)
═══	GREEN STORM DRAIN (PLAN)
▨	GREEN STORM DRAIN (PROFILE)
- - - - -	BYPASS STORM DRAIN (PLAN)
▬	BYPASS STORM DRAIN (PROFILE)
— RD —	ROOF DRAIN
- - - - -	FRENCH DRAIN
CO TO FG	CLEAN OUT TO FINISHED GRADE

DATUM

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NAVD 88

N

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Review Engineer — 7-24-19 Date

Senior Engineer — 7-24-19 Date

First and Last Name, P.E.
LEAD ENGINEER

P#4477

ACTIVITY NO. PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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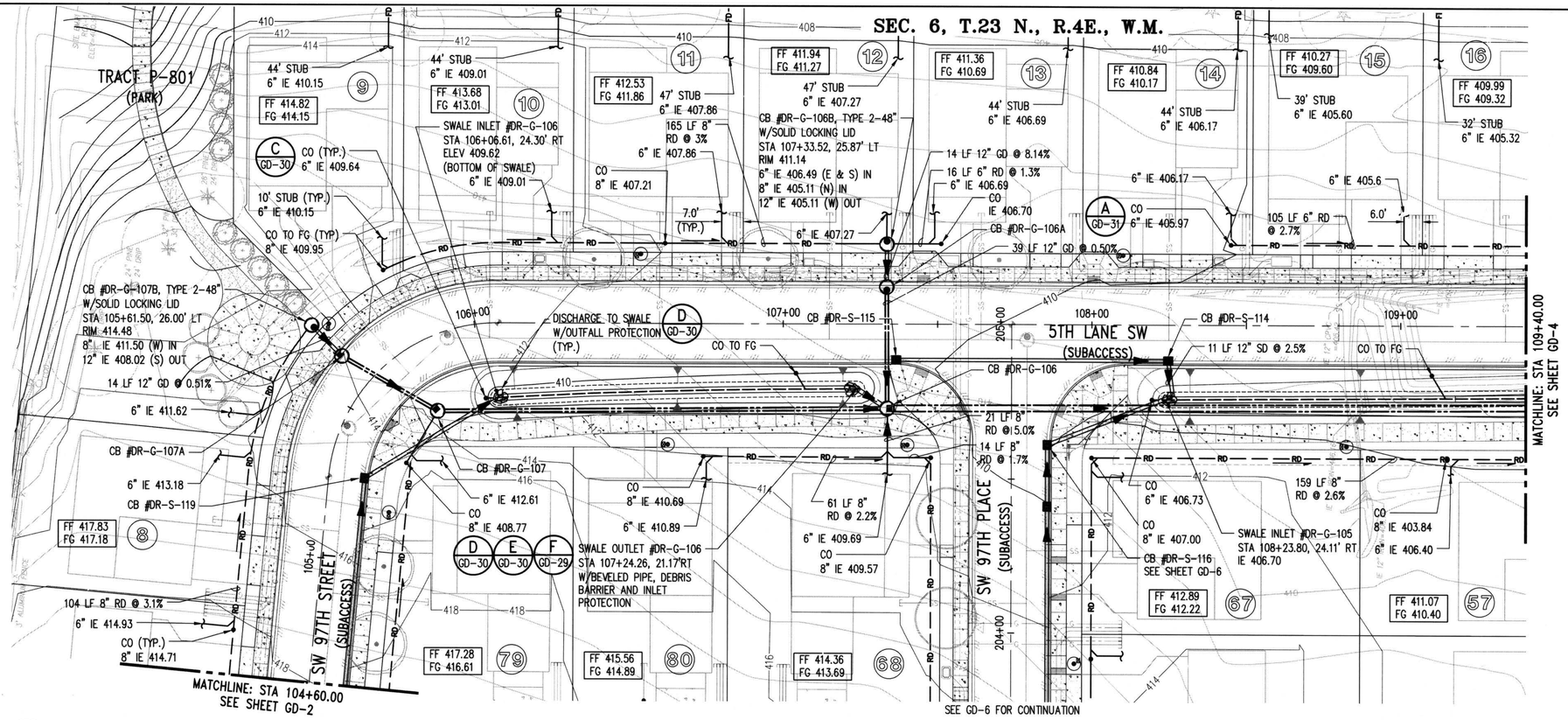
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

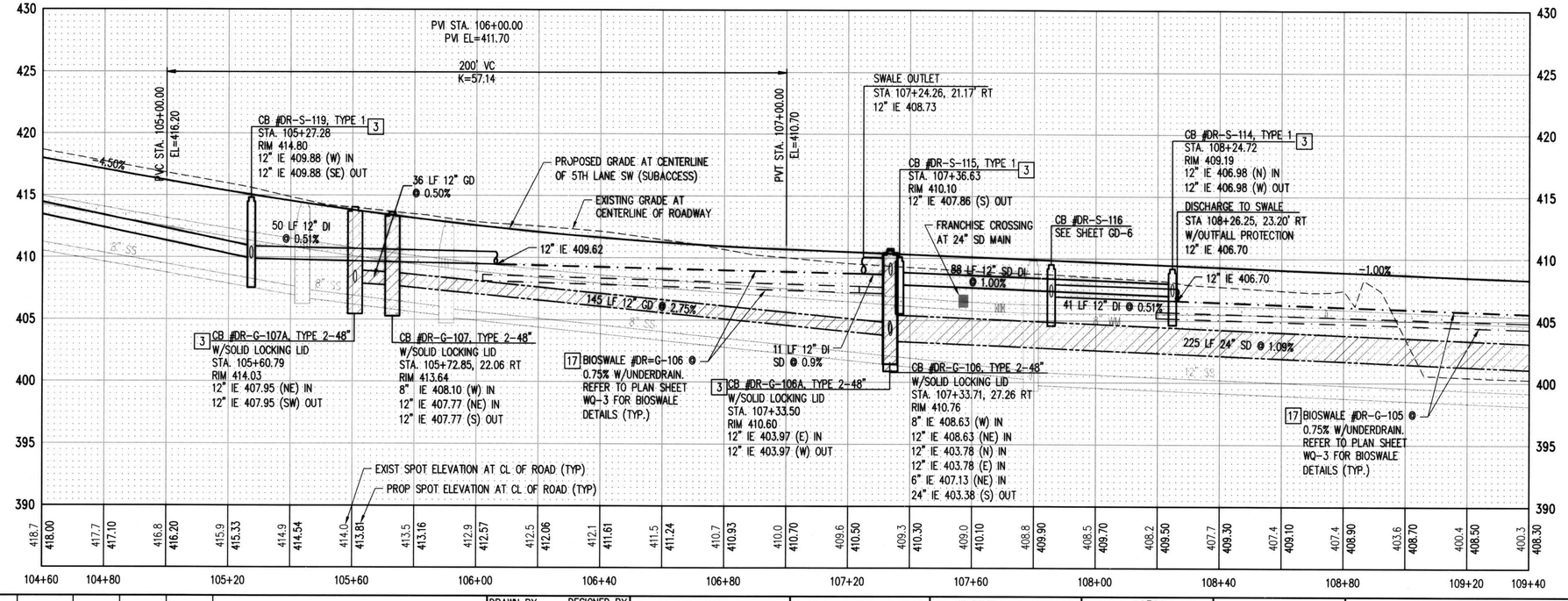
GREENBRIDGE DIVISION 8

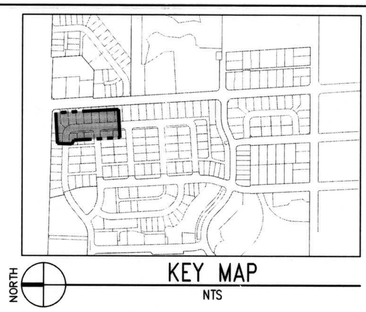
SW 97TH STREET PLAN AND PROFILE

SHEET GD-2

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Jul 16, 2019 - 2:59pm KevinB







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN
- CO TO FG — CLEAN OUT TO FINISHED GRADE

DATUM

HORIZONTAL DATUM:
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VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cuk, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

P#4477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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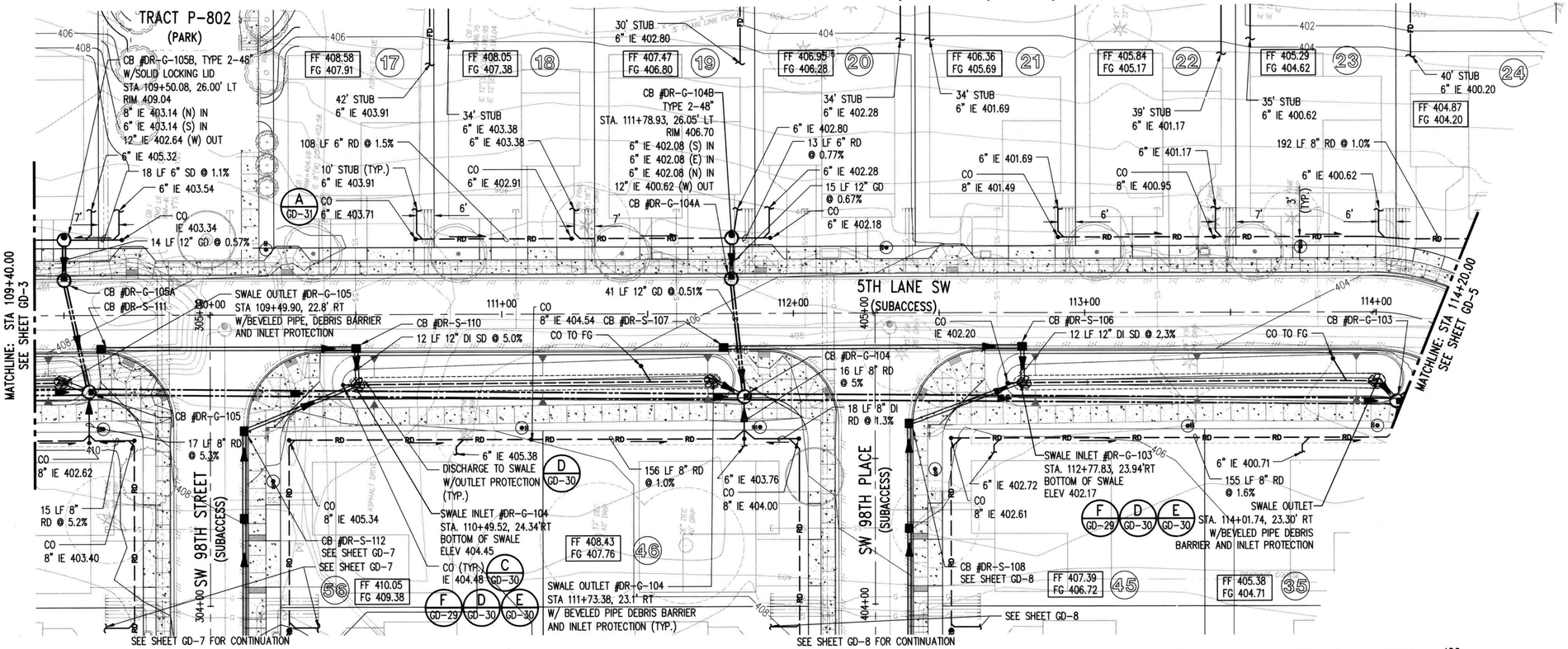
GREENBRIDGE DIVISION 8

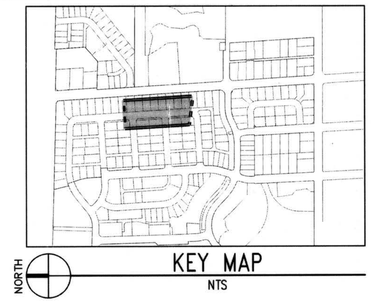
5TH LANE SW PLAN AND PROFILE

SHEET GD-3

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Jul 16, 2019 - 3:00pm KevinB

SEC. 6, T.23 N., R.4E., W.M.



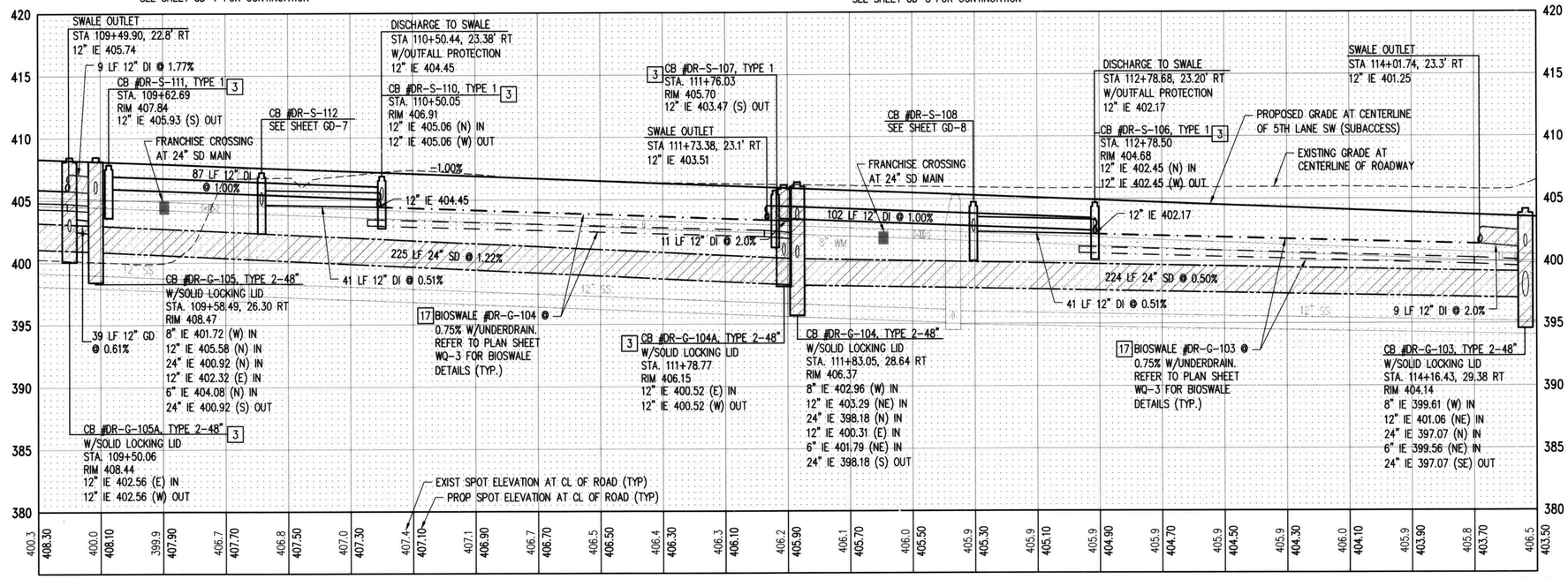


NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN
- CO TO FG — CLEAN OUT TO FINISHED GRADE



DATUM

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VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT
PP# 4477

KING COUNTY DLSPD APPROVAL

Review Engineer: Antej R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cahn	Date: 7-24-19

PROJECT NO. STRV17-0006

ACTIVITY NO.

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MARK A. VELDEE STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
7/17/19

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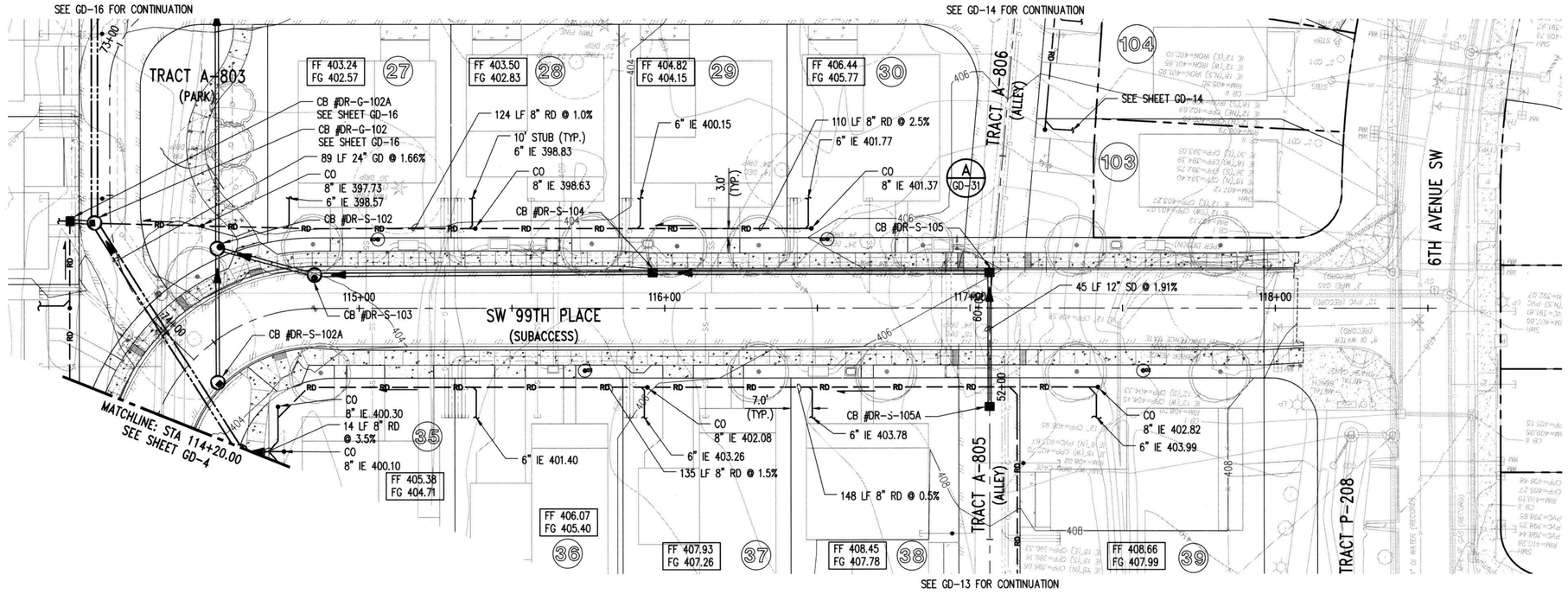
GREENBRIDGE DIVISION 8

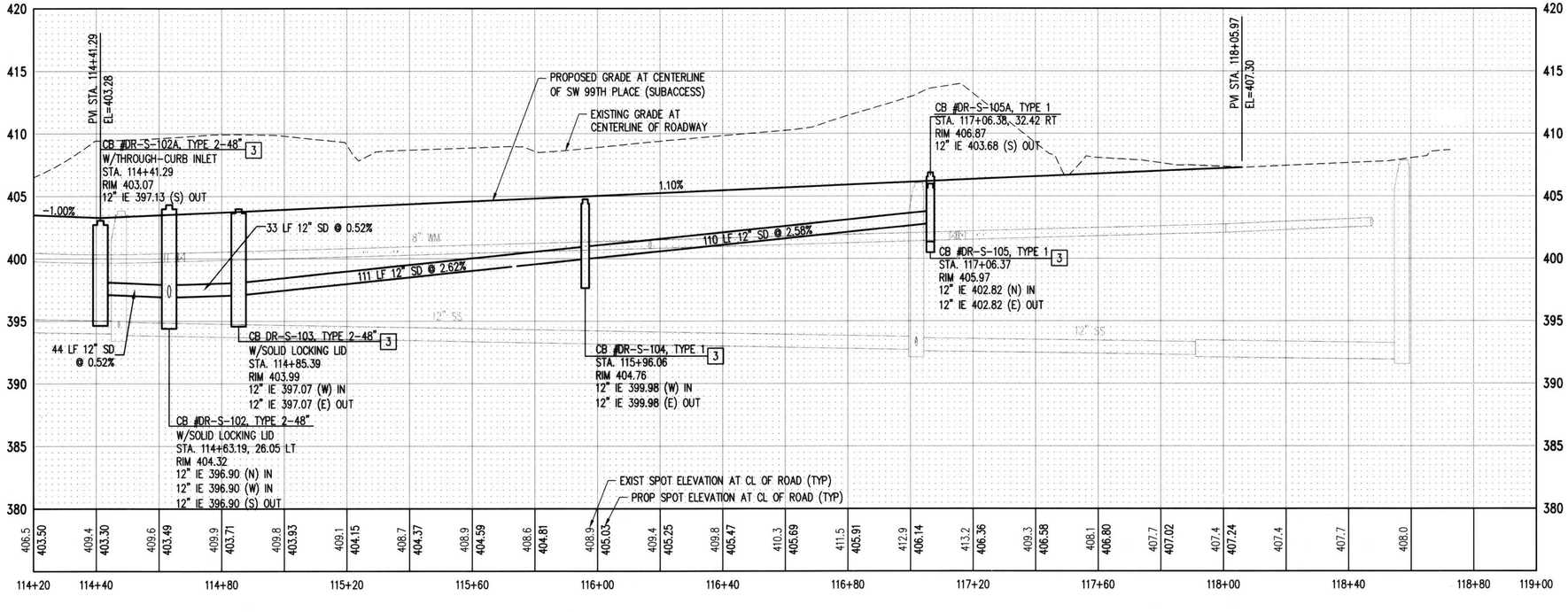
5TH LANE SW PLAN AND PROFILE

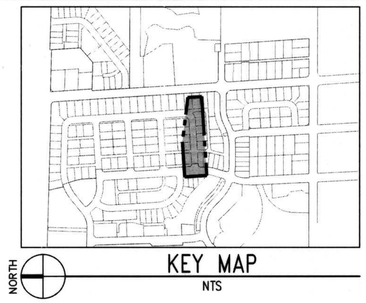
SHEET
GD-4

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Jul 16, 2019 - 3:00pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- ROOF DRAIN
- FRENCH DRAIN

ACTIVITY NO. PROJECT NO. STRV17-0006

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Review Engineer — Date 7-24-19
Senior Engineer — Date
First and Last Name, P.E. — Date 7-24-19
DEVELOPMENT ENGINEER
PE# 44477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
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SCALE: AS NOTED

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MARK A. VEDDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

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WHITE CENTER, WASHINGTON

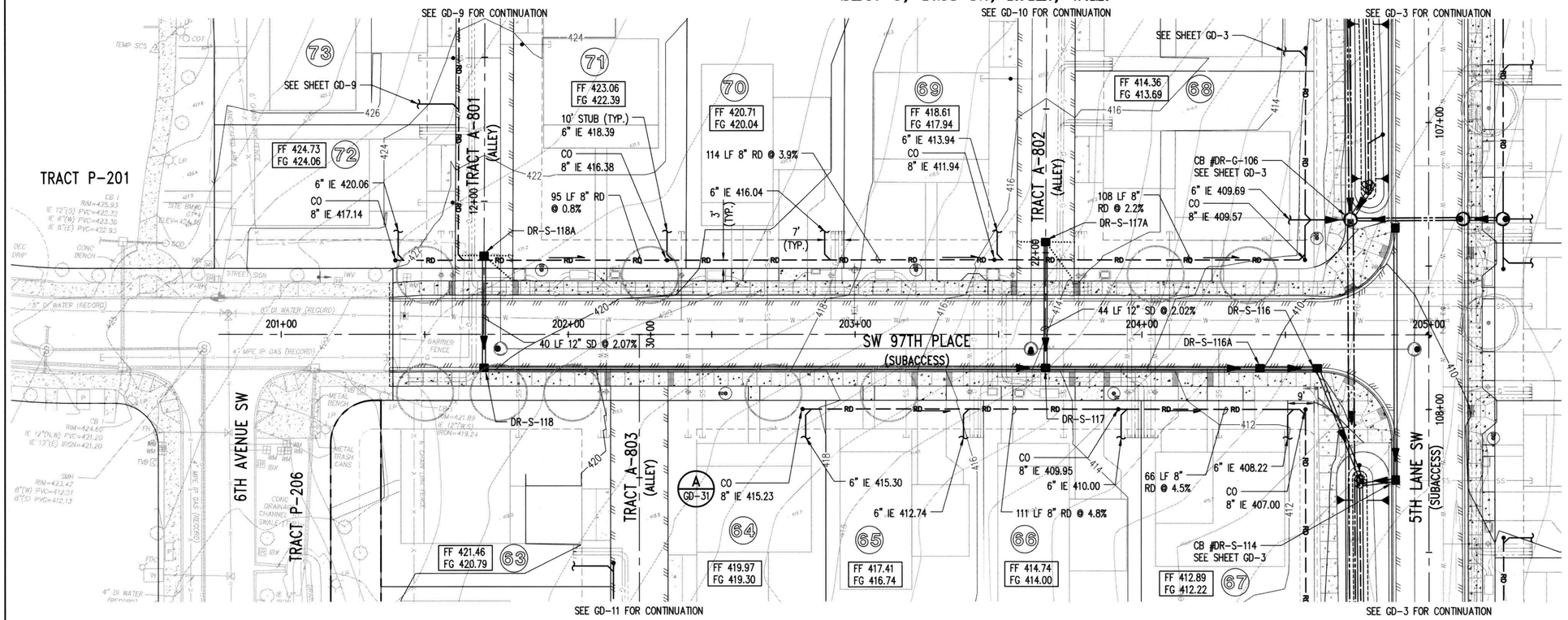
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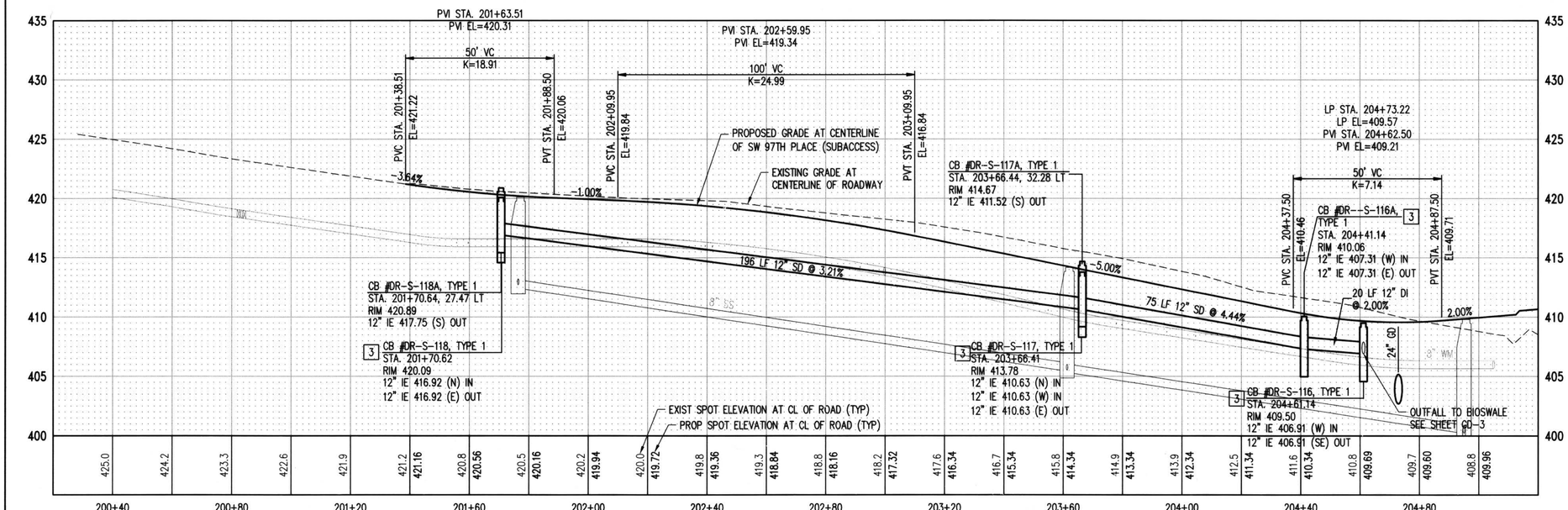
SW 99TH PLACE PLAN AND PROFILE

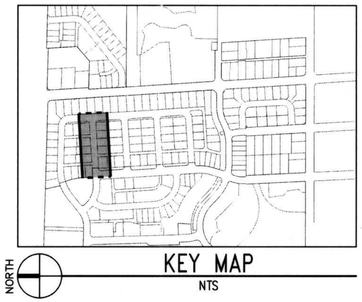
SHEET GD-5

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Jul 16, 2019 - 3:00pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD ROOF DRAIN
- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

P# 4477

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cash	Date: 7-24-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD
DESIGNED BY: BB, SZ
CHECKED BY: JCG
APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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MARK A. VELDE STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
7/24/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

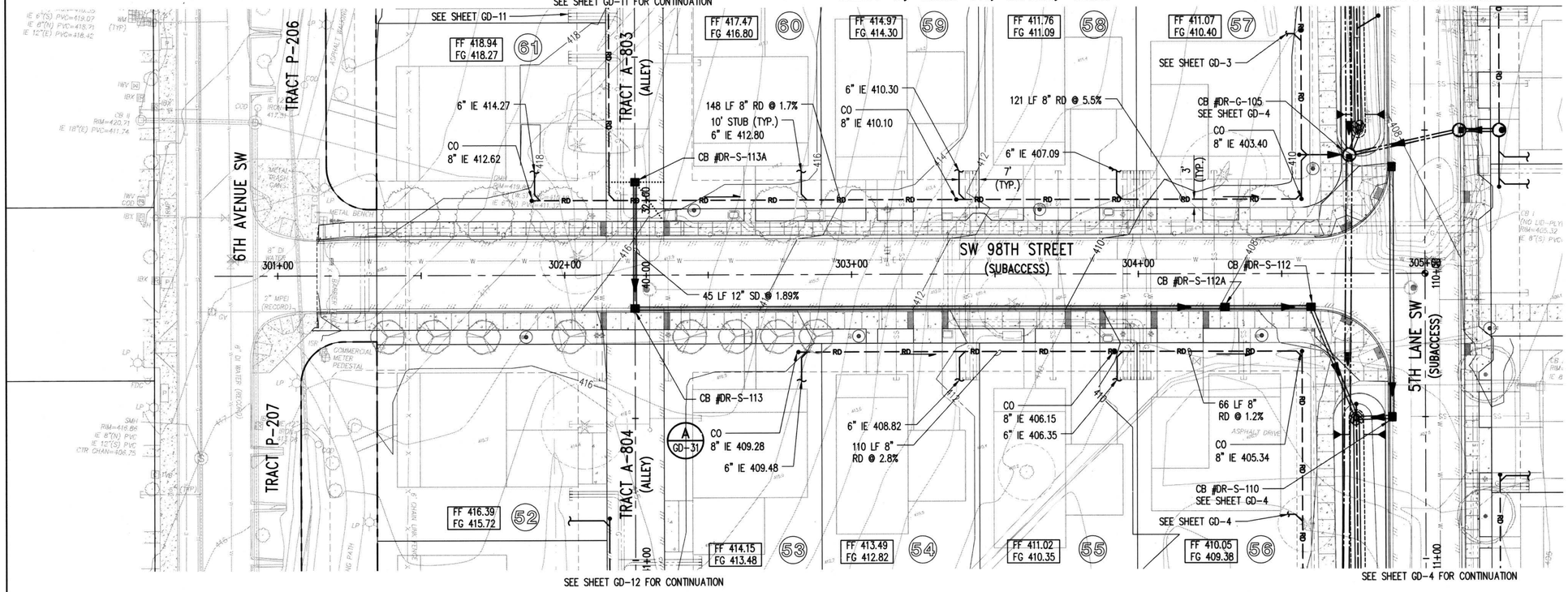
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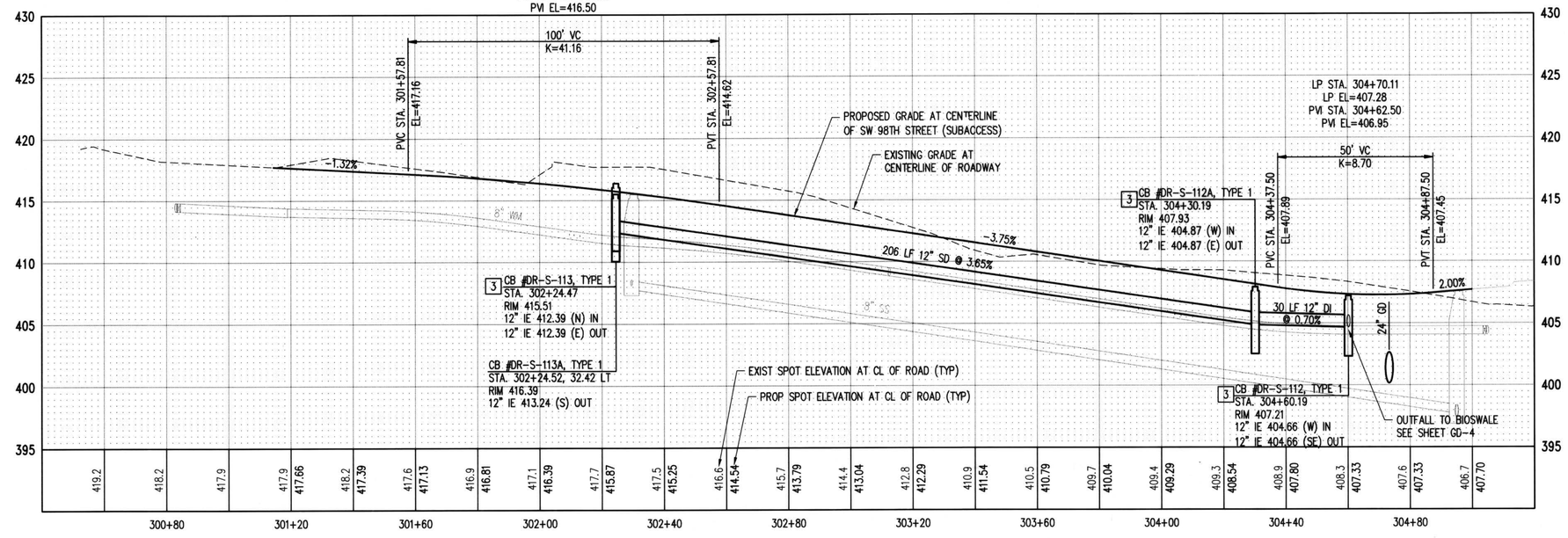
SW 97TH PLACE PLAN AND PROFILE

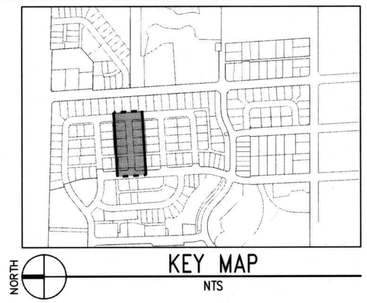
SHEET
GD-6

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Jul 16, 2019 - 3:01pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

Willy Cohen — First and Last Name, P.E. — SENIOR DEVELOPMENT ENGINEER — 7-24-19 Date

P# 4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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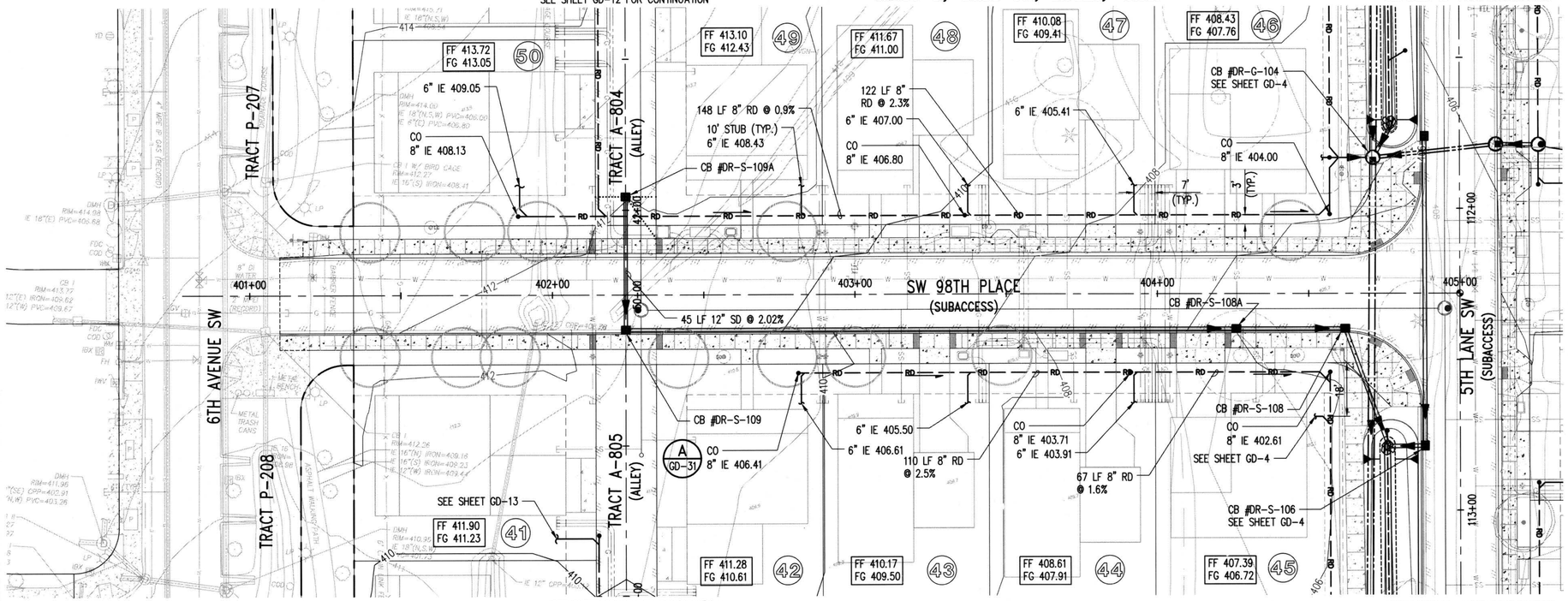
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

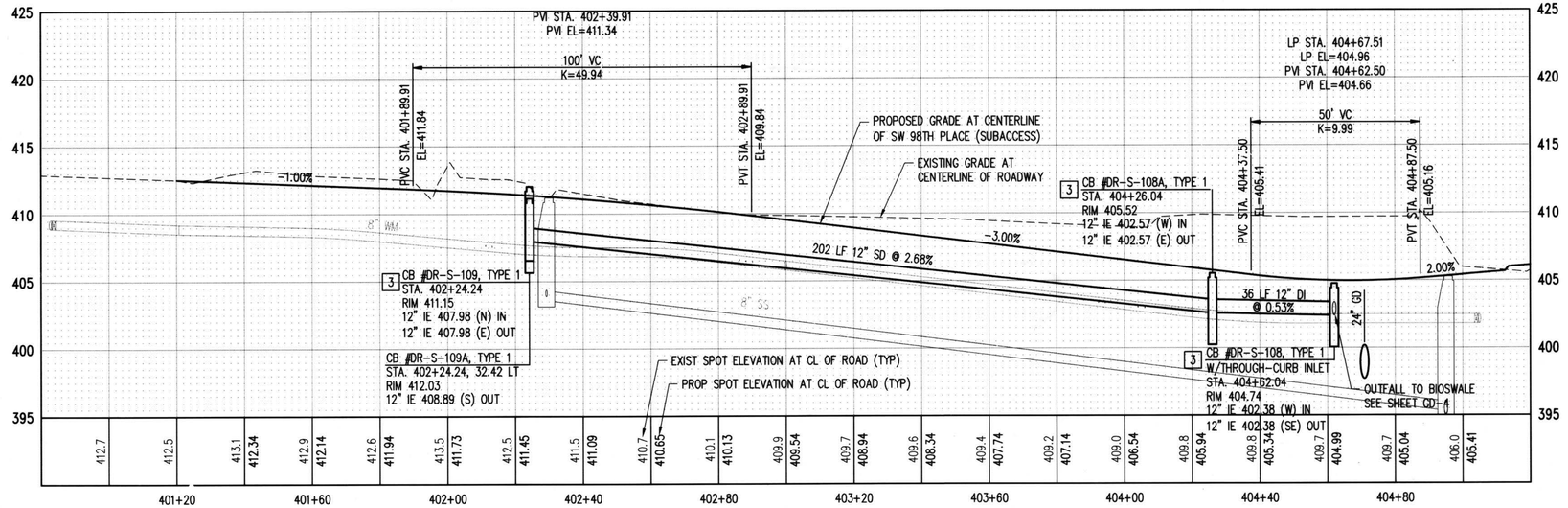
GREENBRIDGE DIVISION 8

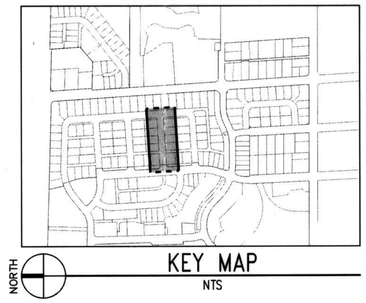
SW 98TH STREET PLAN AND PROFILE

SHEET GD-7

Jul 16, 2019 - 3:02pm KevinB
Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\12-CB GD-07 SW 98th St.dwg







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 10 20 40
1 inch = 20 ft. HORZ

0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster 7-24-19
Review Engineer — Date

Senior Engineer — Date

Wally Cahn 7-24-19
First and Last Name, P.E.
DEVELOPMENT ENGINEER — Date

PE # 44777

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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7/17/19

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WHITE CENTER, WASHINGTON

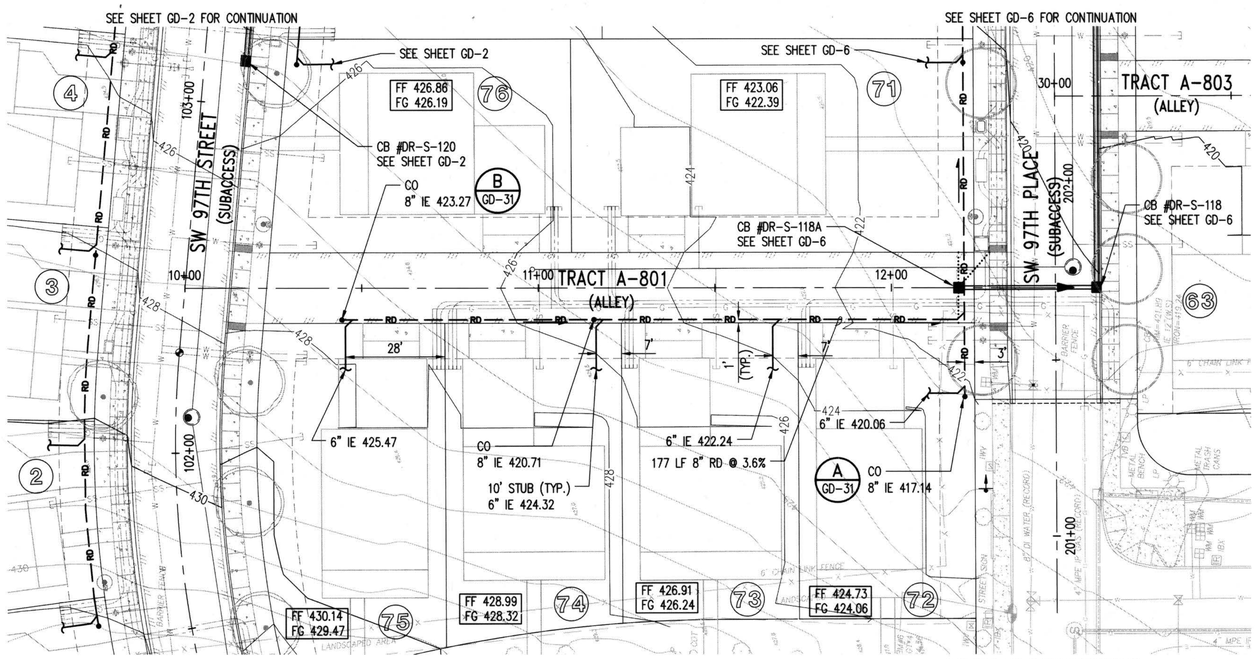
GREENBRIDGE DIVISION 8

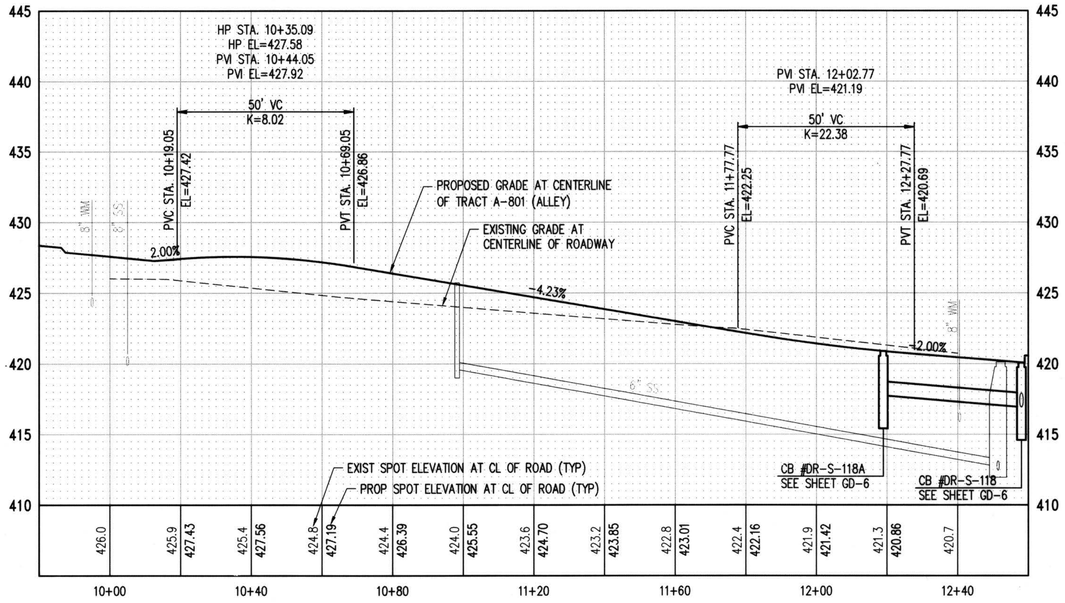
SW 98TH PLACE PLAN AND PROFILE

SHEET
GD-8

Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\12-GR GD-08 SW 98th Pl.dwg
Jul 16, 2019 - 3:02pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

ACTIVITY NO. PROJECT NO. STRV17-0006

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

P# 4477

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Gabbert, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206

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7/17/19

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WHITE CENTER, WASHINGTON

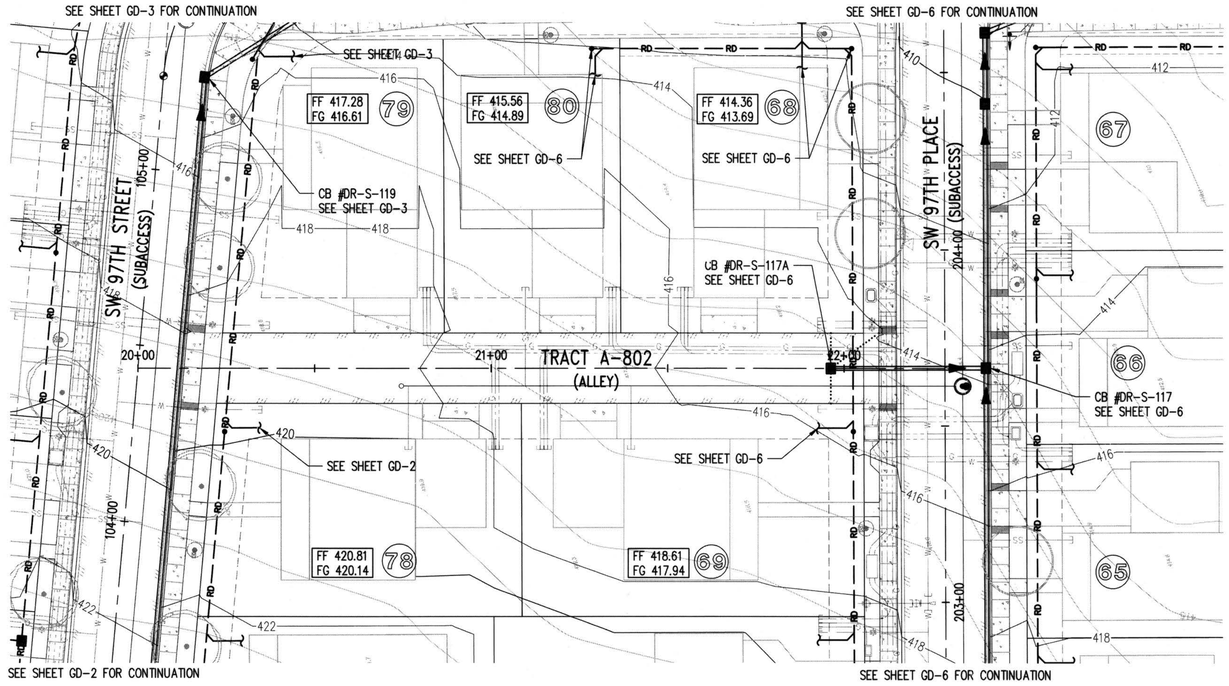
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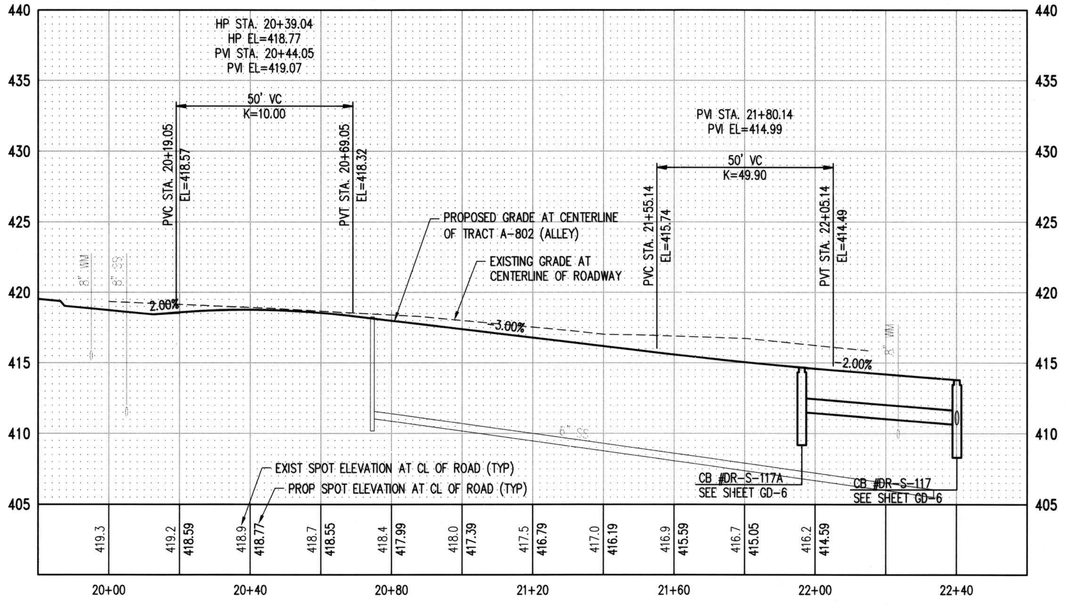
TRACT A-801 PLAN AND PROFILE

SHEET
GD-9

Jul 16, 2019 - 3:03pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cook, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

ACTIVITY NO. PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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MARK A. VELDA — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

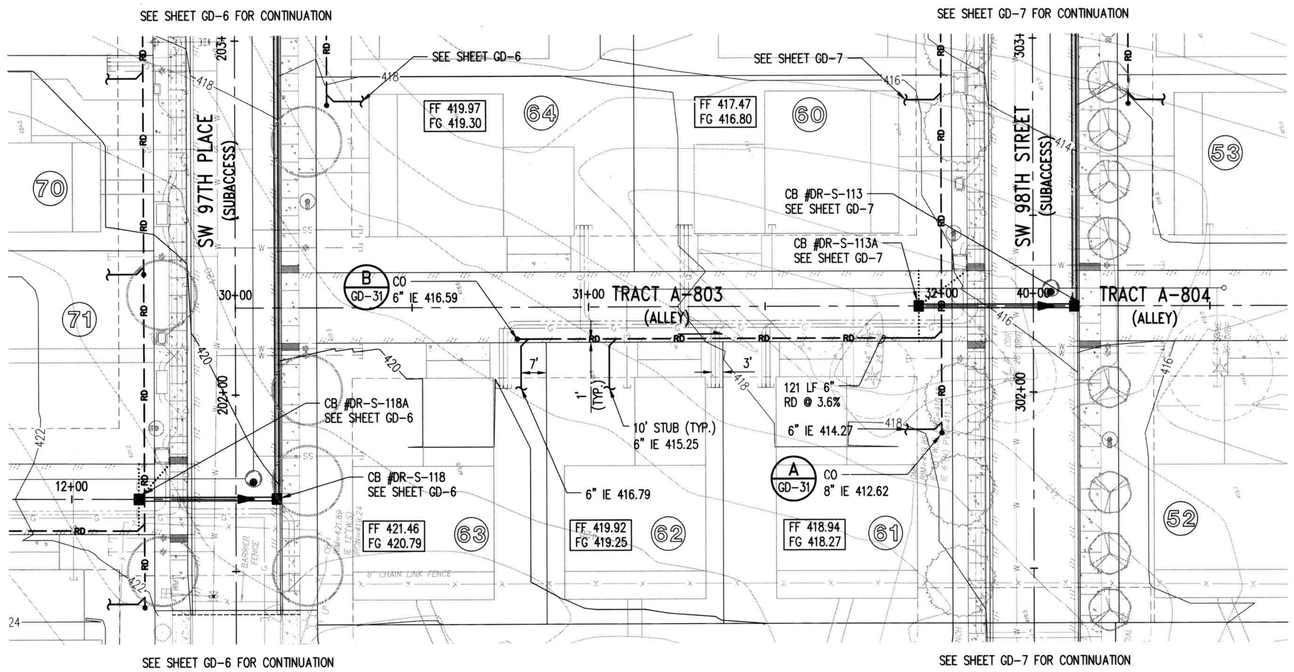
GREENBRIDGE DIVISION 8

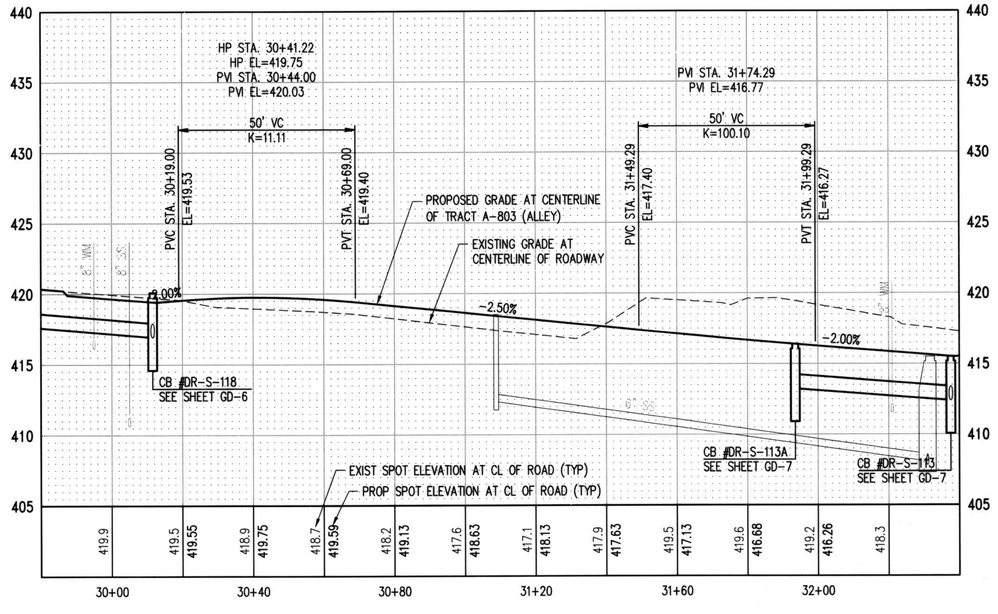
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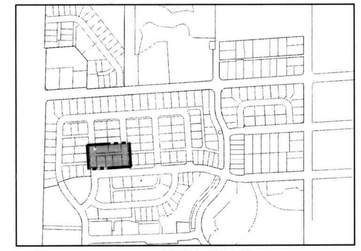
SHEET
GD-10

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Jul 16, 2019 - 3:03pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- ROOF DRAIN (RD)
- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19
Senior Engineer — Date
Wally Cahe — First and Last Name, P.E. — DEVELOPMENT ENGINEER — 7-24-19
PE # 44777

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD
DESIGNED BY: BB, SZ
CHECKED BY: JCG
APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

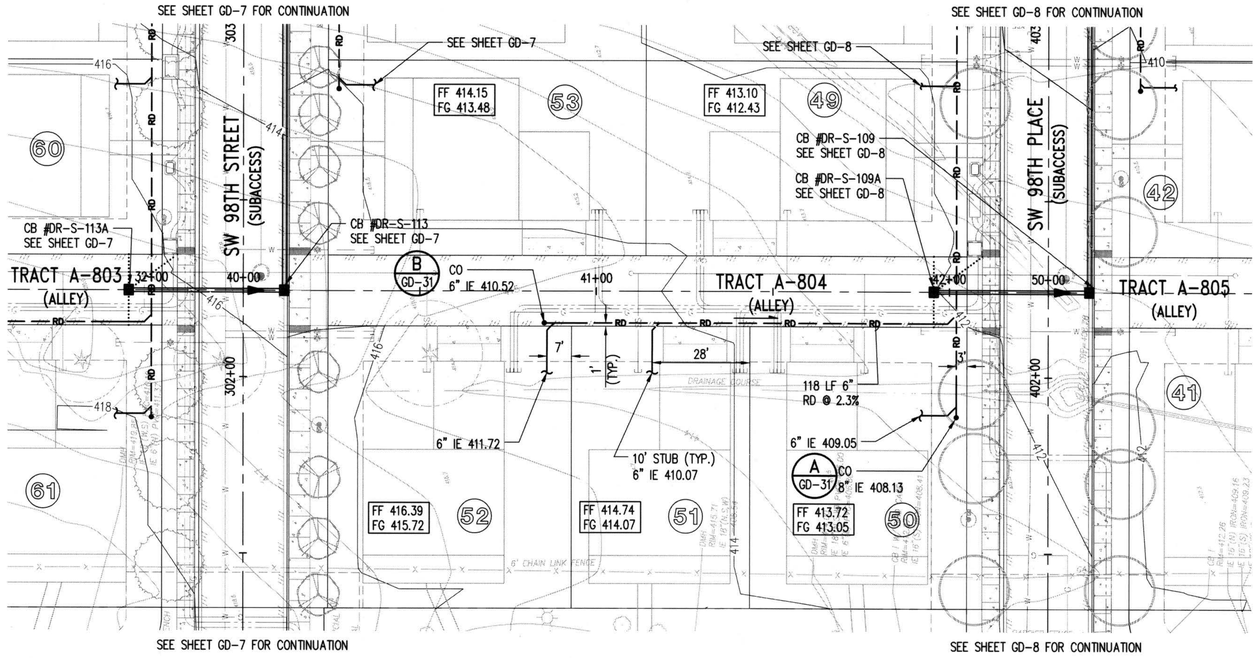
GREENBRIDGE DIVISION 8

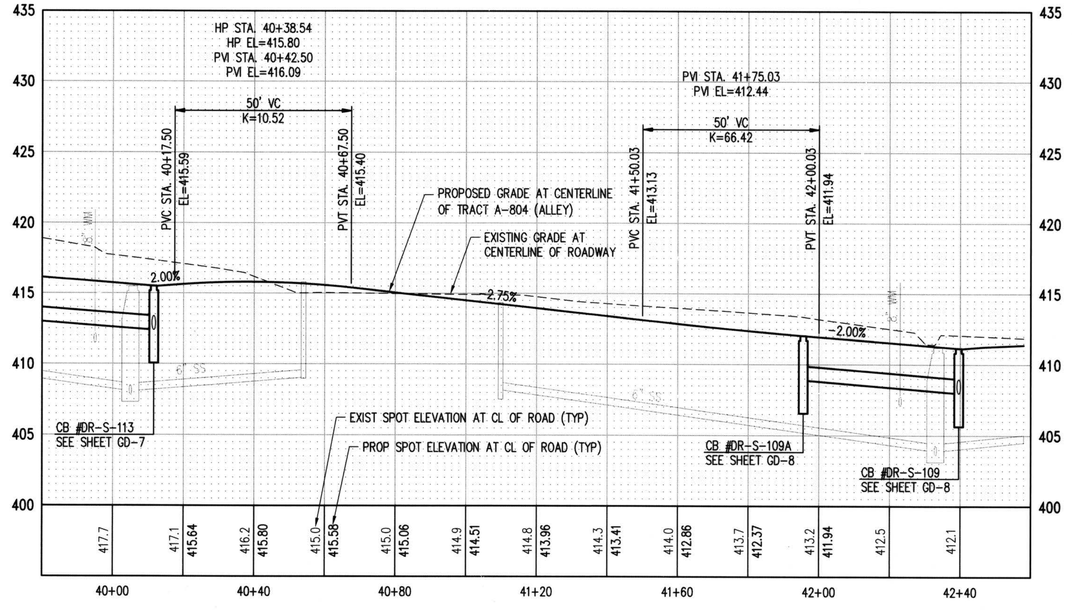
TRACT A-803 PLAN AND PROFILE

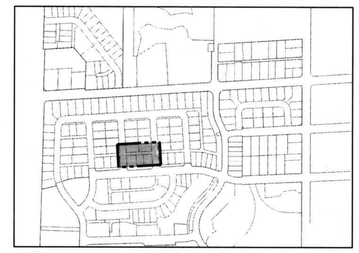
SHEET
GD-11

Jul 16, 2019 - 3:04pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NORTH

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

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1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Lee First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

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MARK A. VEIDER STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 7/18/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

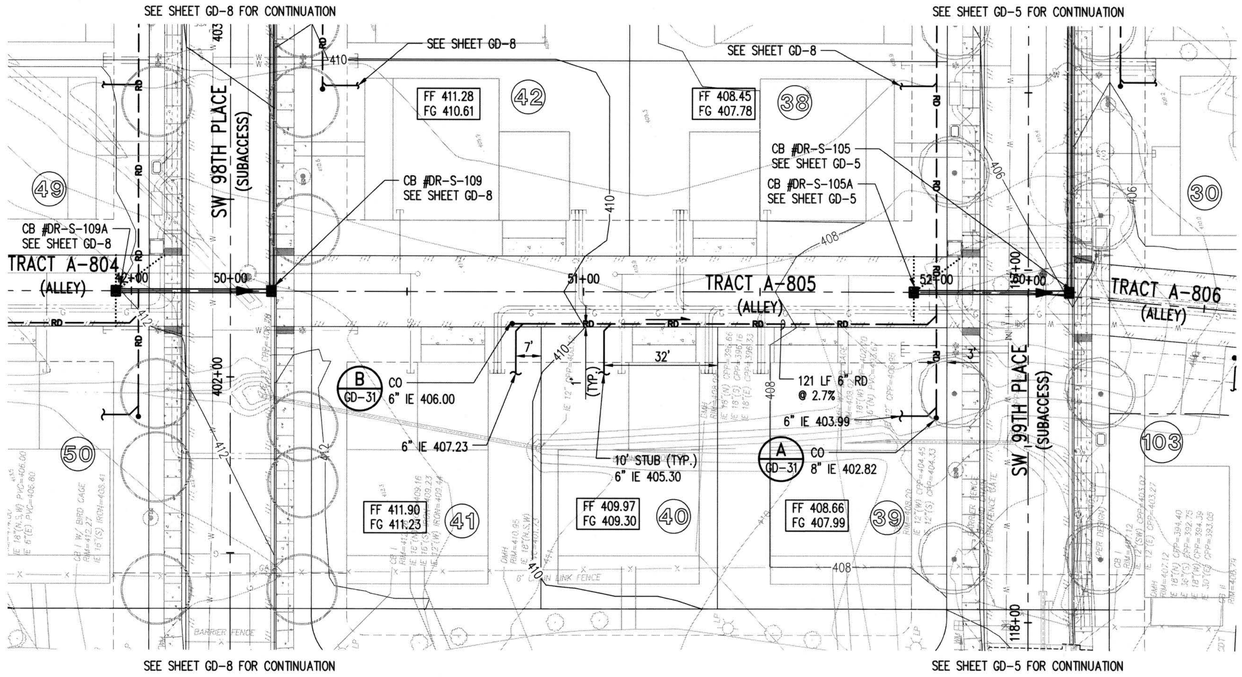
GREENBRIDGE DIVISION 8

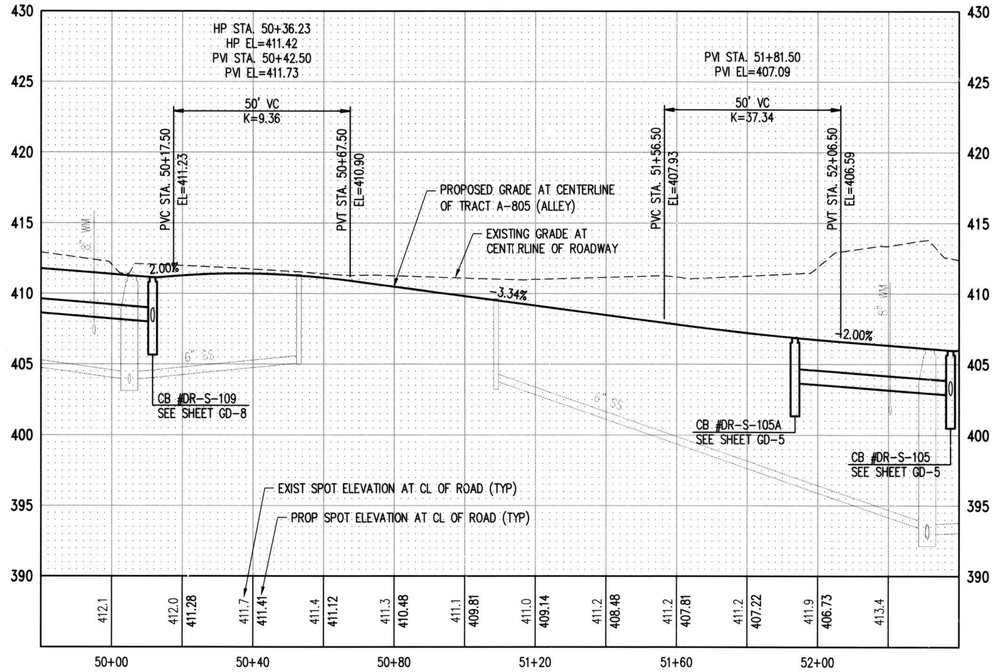
TRACT A-804 PLAN AND PROFILE

SHEET
GD-12

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Jul 16, 2019 - 3:05pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NORTH

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

ACTIVITY NO. PROJECT NO. STRV17-0006

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KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cole, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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Greenbridge
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MARK A. VEDDER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

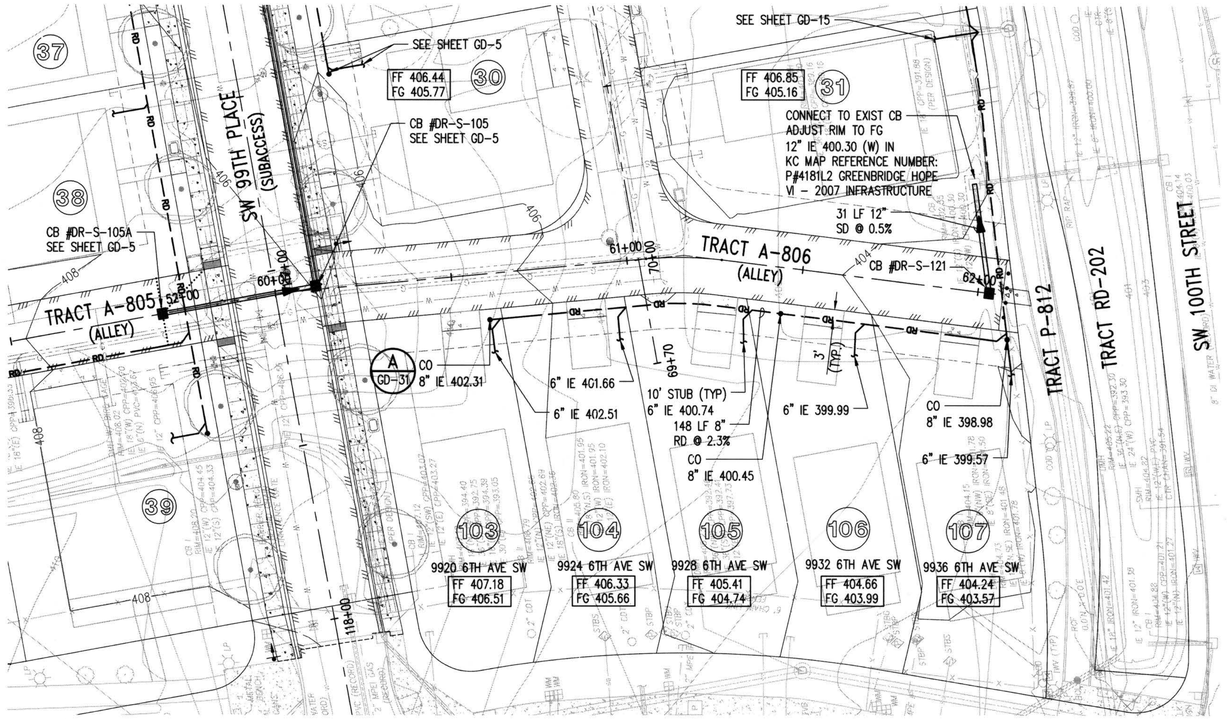
GREENBRIDGE DIVISION 8

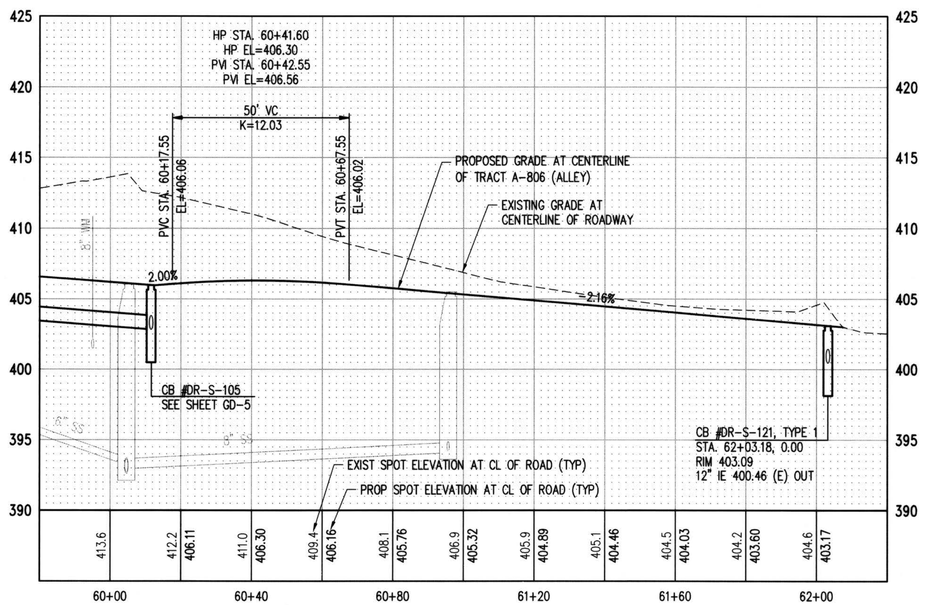
TRACT A-805 PLAN AND PROFILE

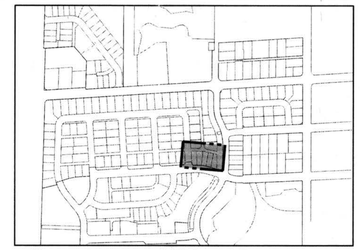
SHEET
GD-13

Jul 16, 2019 - 3:05pm KevinB
Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\18-GR GD-13 Alley E.dwg

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

TRACT RD-2 AND TRACT RD-202 NOTE:
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DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 10 20 40
1 inch = 20 ft. HORZ

0 2.5 5 10
1 inch = 5 ft. VERT

P# 4477

KING COUNTY DLSPD APPROVAL

Curtis R. Foote, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Webster, First and Last Name, P.E. for DEVELOPMENT ENGINEER	7-24-19 Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD
DESIGNED BY: BB, SZ
CHECKED BY: JCG
APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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King County Housing Authority

MARK A. VEDDER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

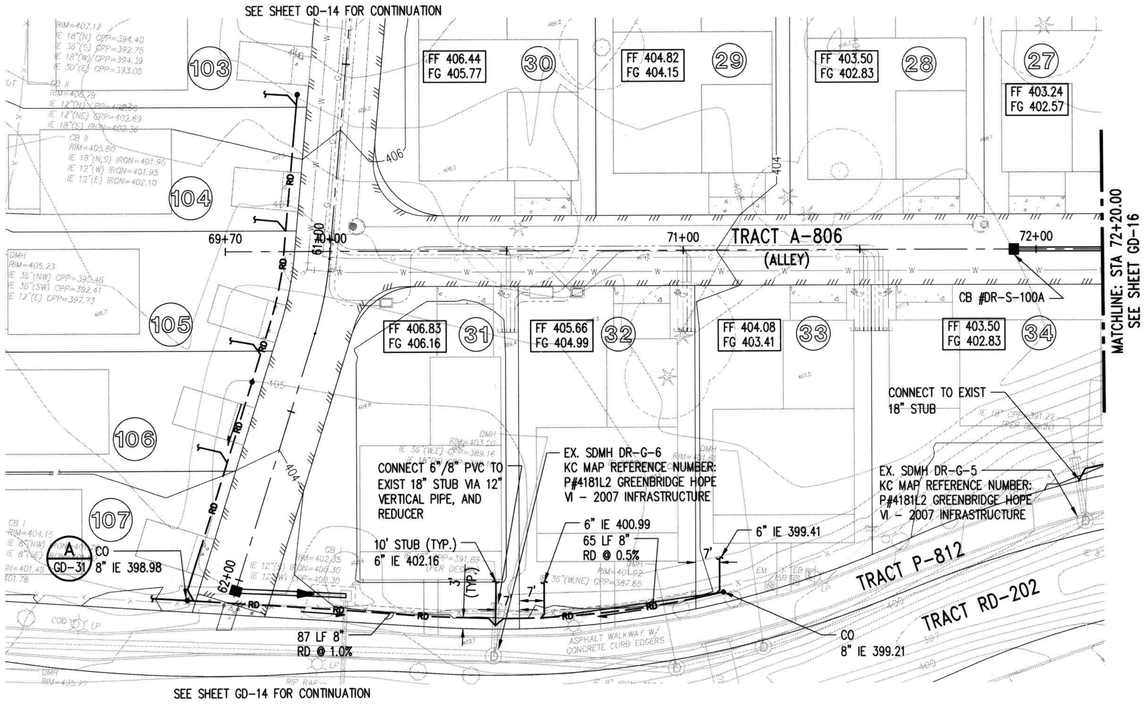
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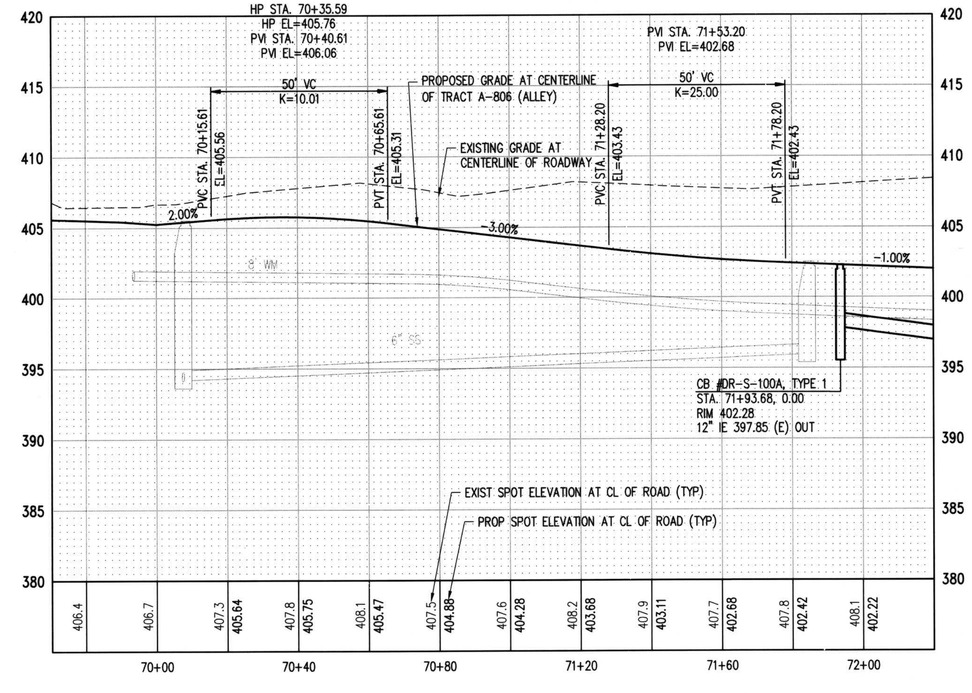
TRACT A-806 PLAN AND PROFILE

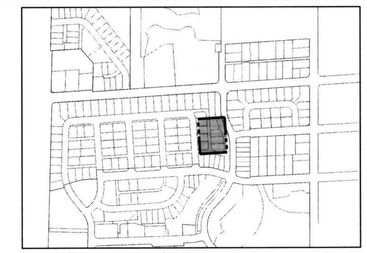
SHEET
GD-14

Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\19-GD GD-14 Alley F.dwg
Jul 16, 2019 - 3:06pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- WSDOT TYPE 1 CATCH BASIN
- MANHOLE
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
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VERTICAL DATUM:
NAVD 88

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KING COUNTY DLSPD APPROVAL

Review Engineer — Curtis R. Foster — 7-24-19 (Date)

Senior Engineer — First and Last Name, P.E. — 7-24-19 (Date)
DEVELOPMENT ENGINEER

P#4477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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King County Housing Authority

MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/12/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

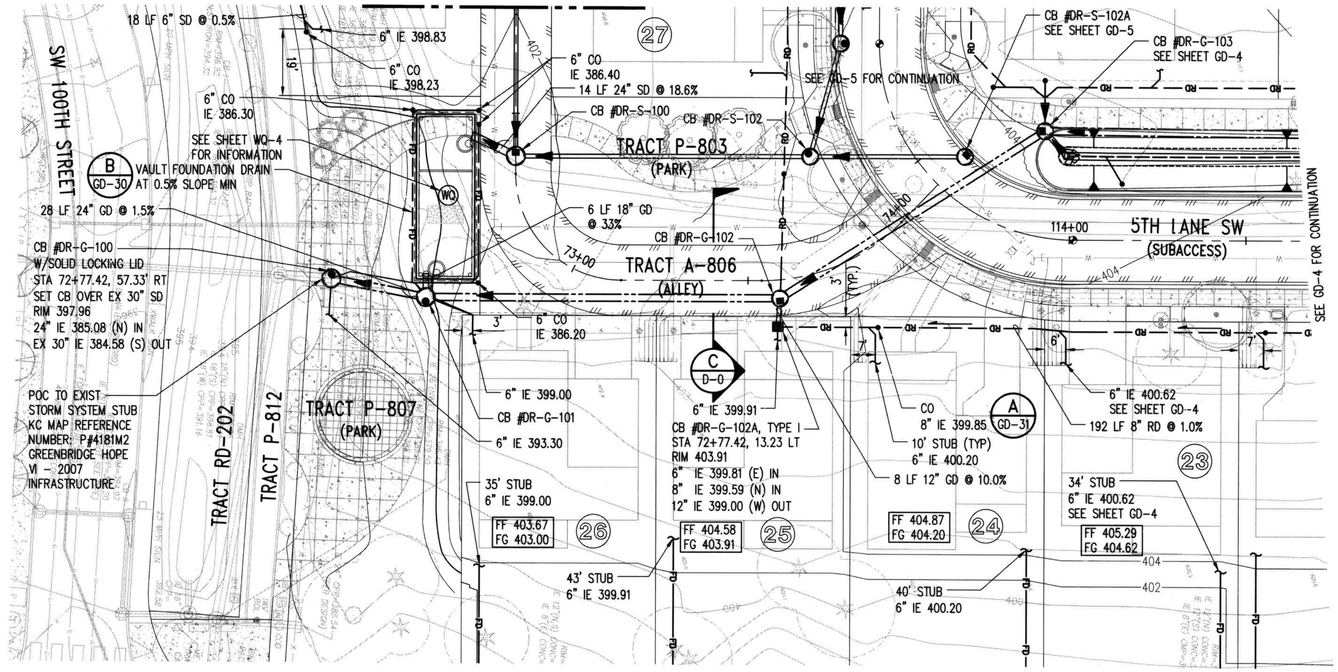
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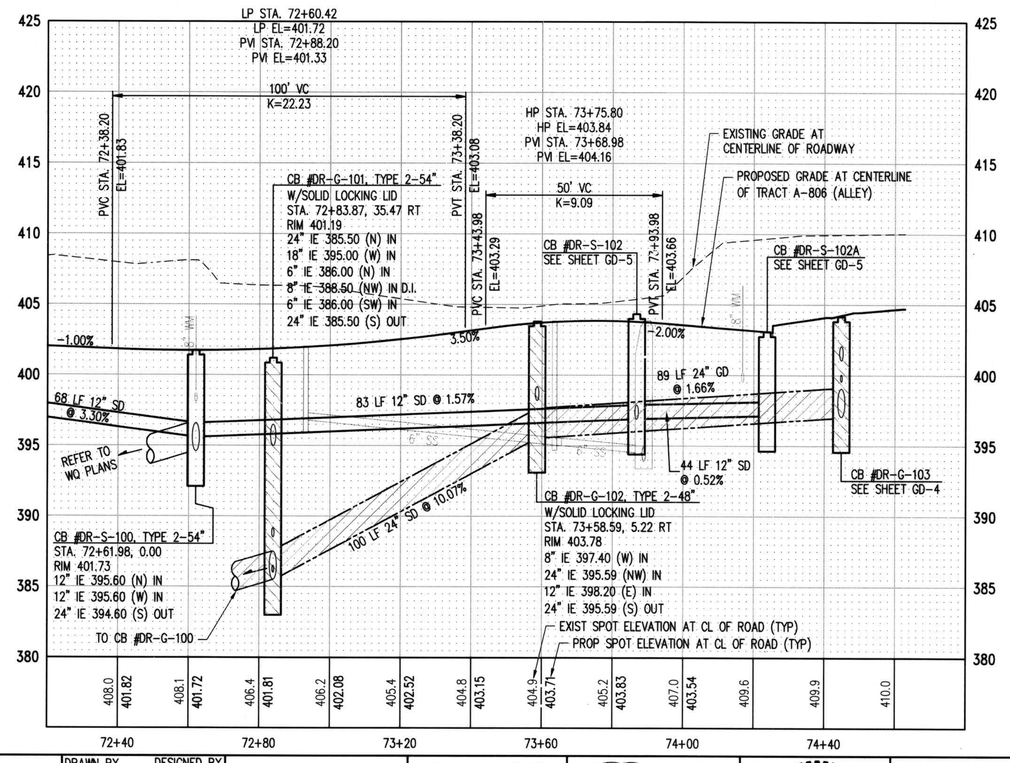
TRACT A-806 PLAN AND PROFILE

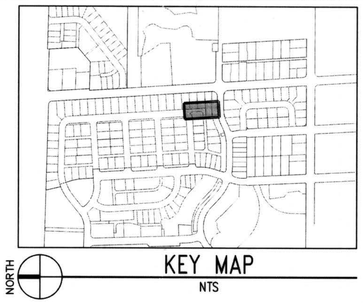
SHEET
GD-15

Jul 16, 2019 - 3:07pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\20-GB GD-15 Alley G.dwg

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
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- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
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NAD 83/91 WASHINGTON STATE PLANE
COORDINATES NORTH ZONE PER KING
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VERTICAL DATUM:
NAVD 88

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1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Review Engineer	7-24-19 Date
Senior Engineer	Date
Senior DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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MARA A. VELDE
STATE OF WASHINGTON
24711
REGISTERED
PROFESSIONAL ENGINEER
7/12/19

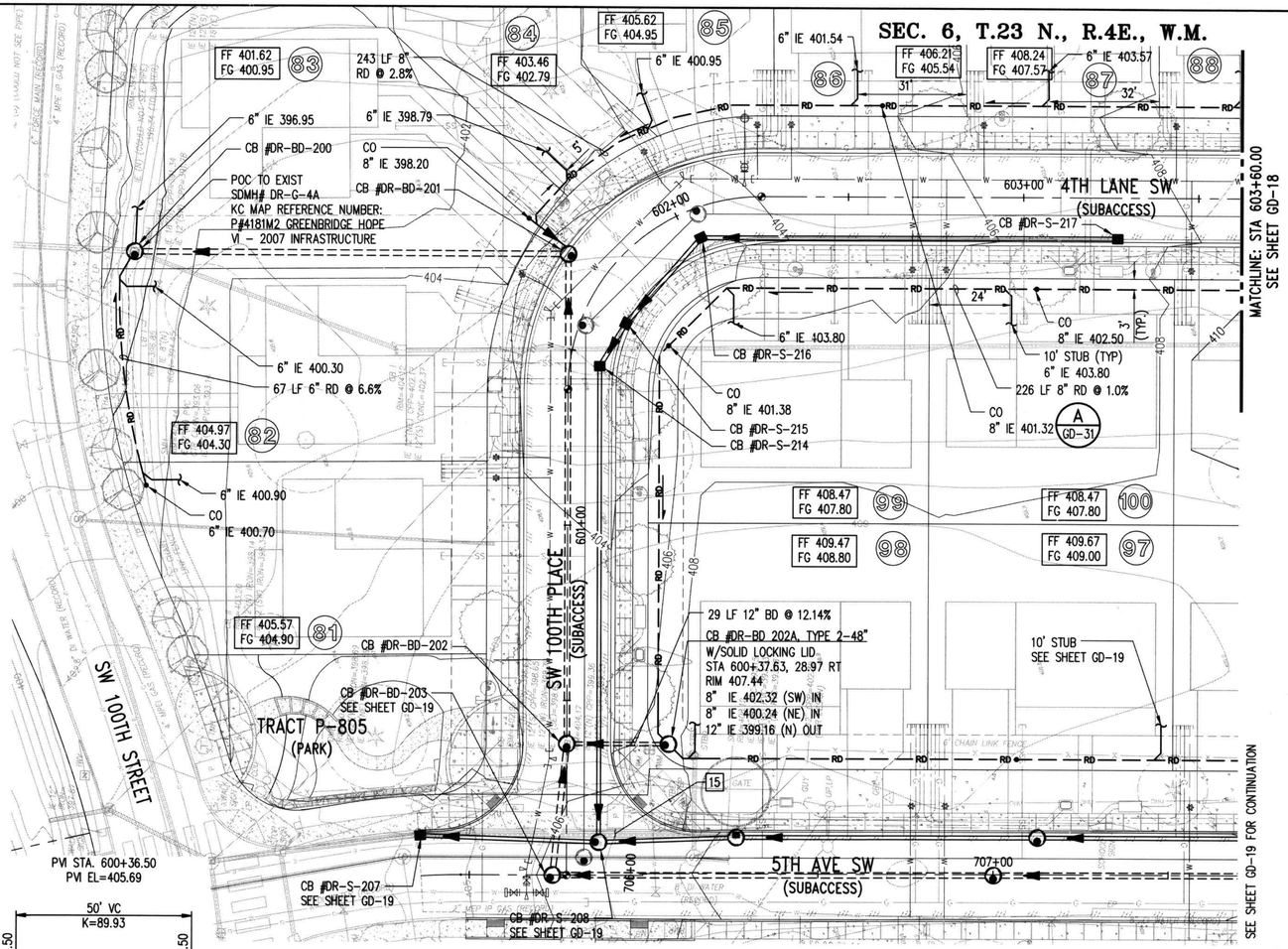
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

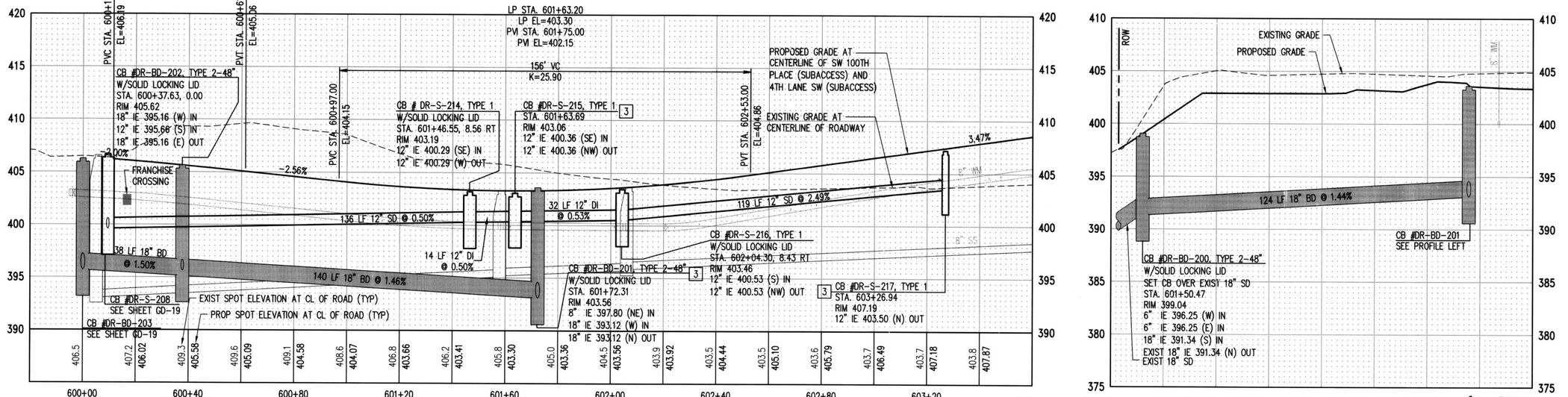
GREENBRIDGE DIVISION 8

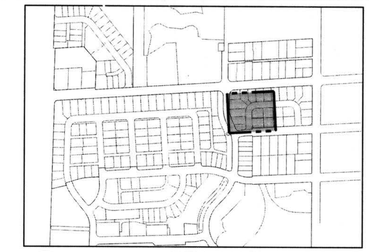
TRACT A-806 PLAN AND PROFILE

SHEET
GD-16

Jul 16, 2019 - 3:07pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\20-GB GD-15 Alley C.dwg







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
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0 10 20 40
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DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

KING COUNTY DLSPD APPROVAL

Curtis B. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wesley Lee, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-19-24 Date

PA 4477

PROJECT NO. STRV17-0006

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E : AS NOTED

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MARK A. VELDEN, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

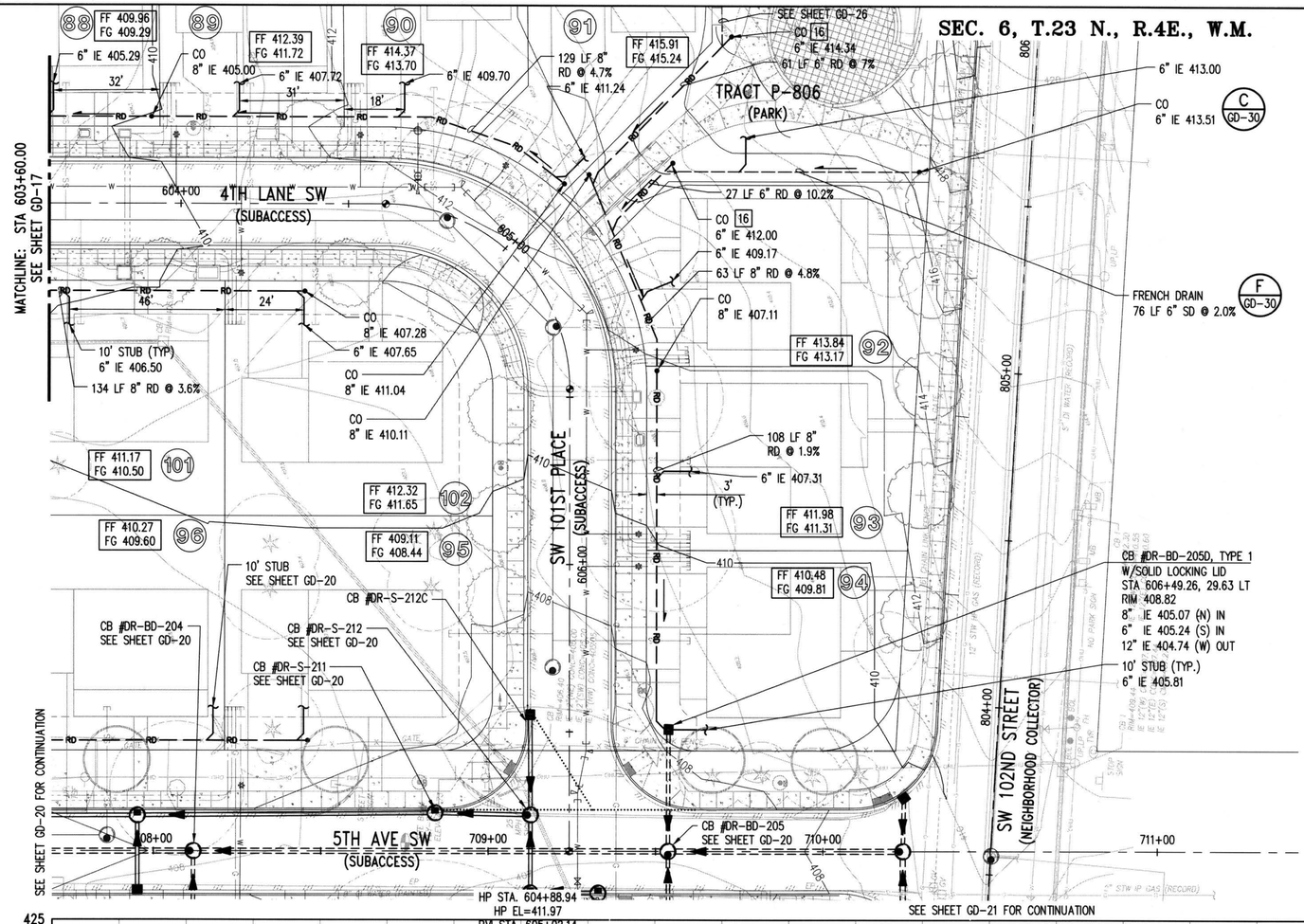
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

SW 100TH PLACE AND 4TH LANE SW PLAN AND PROFILE

SHEET GD-17

Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\21-GB GD-17 5th Pl SW.dwg
Jul 16, 2019 - 3:08pm KevinB





KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KCC TYPE 1 CATCH BASIN
- KCC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
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- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

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KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Lu, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD
DESIGNED BY: BB, SZ
CHECKED BY: JCG
APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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7/17/19

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WHITE CENTER, WASHINGTON

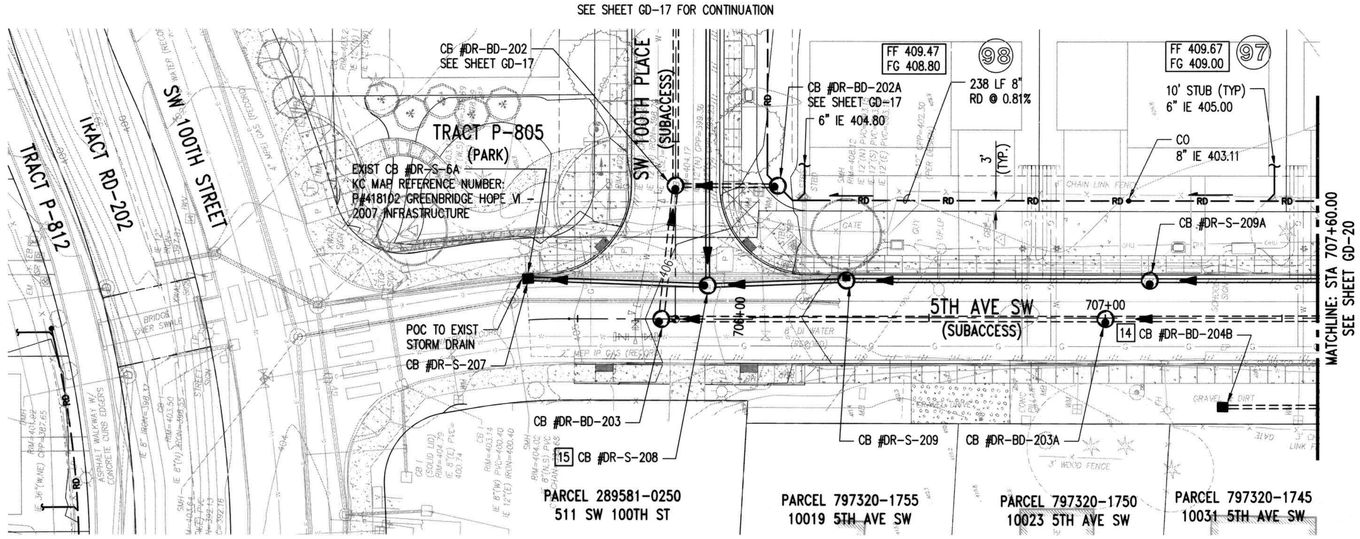
GREENBRIDGE DIVISION 8

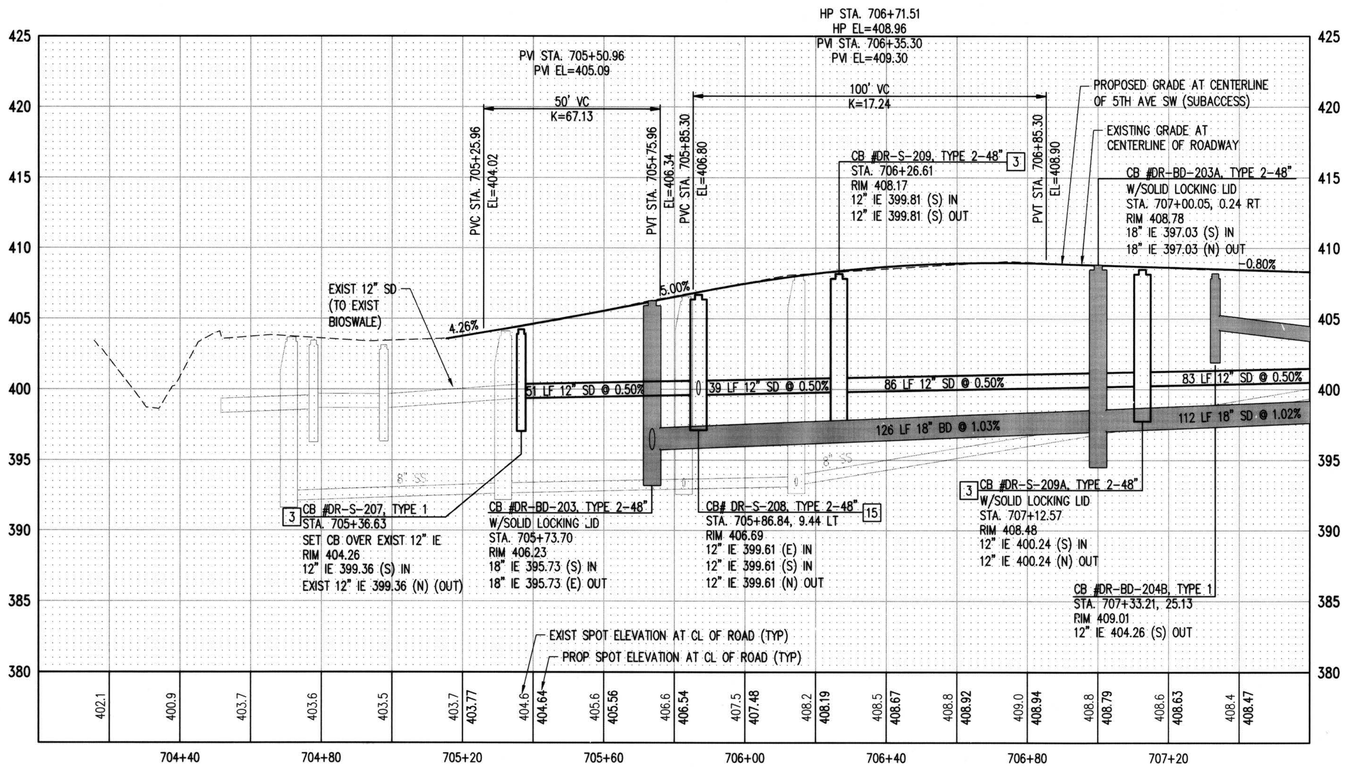
4TH LANE SW AND SW 101ST PLACE PLAN AND PROFILE

SHEET
GD-18

Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\21-GB GD-17 5th Pl SW.dwg
Jul 16, 2019 - 3:08pm Kevin B

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KC TYPE 1 CATCH BASIN
- KKC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
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KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

ACTIVITY NO. PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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MARA L. VELDER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER
7/27/19

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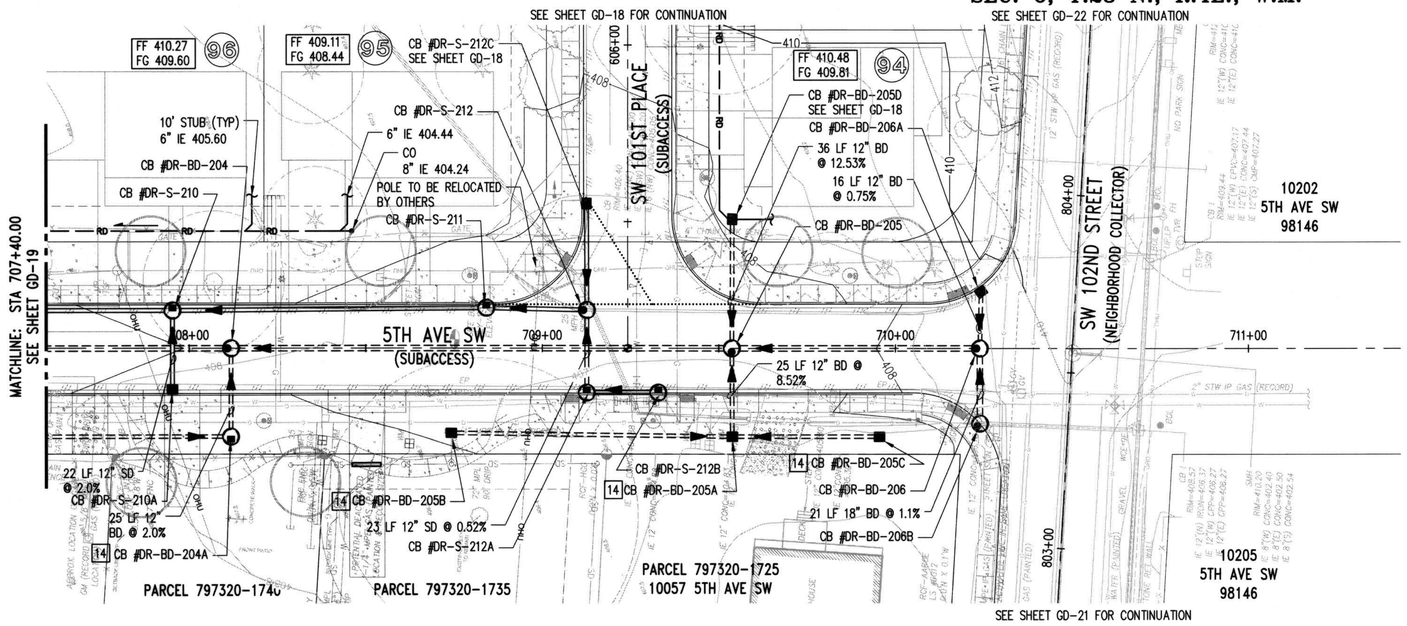
GREENBRIDGE DIVISION 8

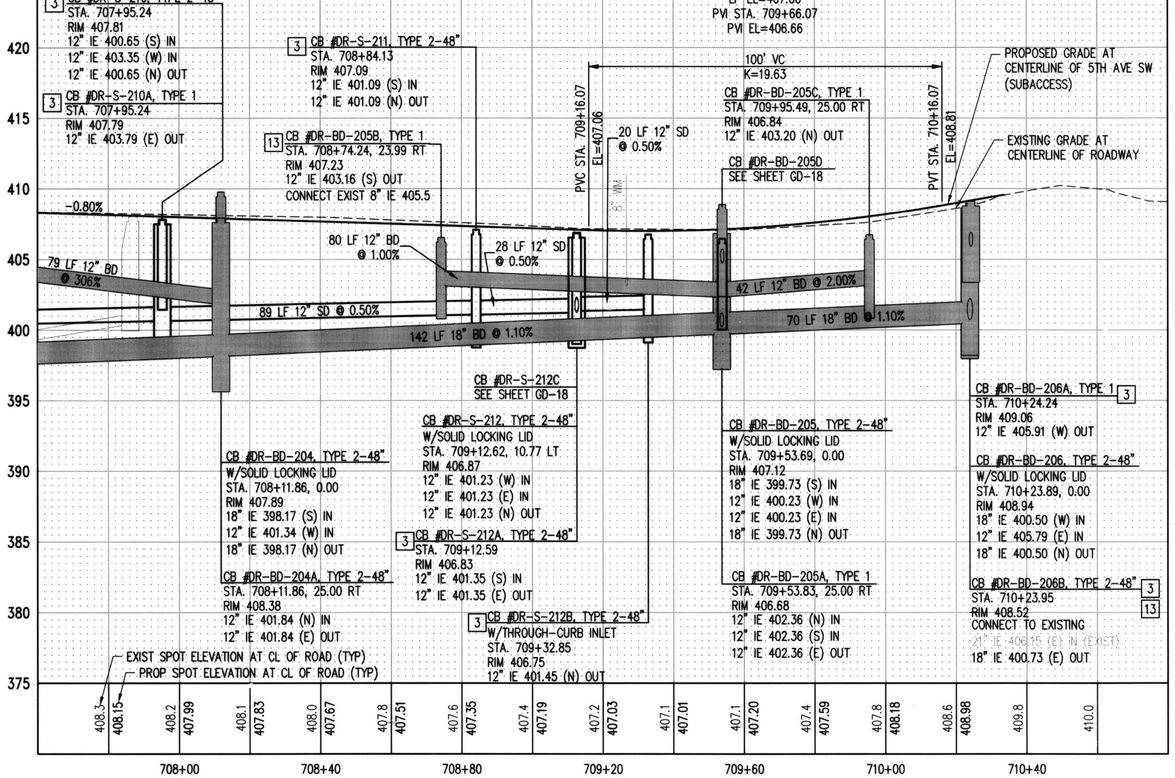
5TH AVENUE SW PLAN AND PROFILE

SHEET
GD-19

Z:\1600001 - 1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\22-CB GD-19 5th Ave SW.dwg
Jul 16, 2019 - 3:09pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NOTES:

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LEGEND:

- KC TYPE 1 CATCH BASIN
- KKC TYPE 2 CATCH BASIN
- CLEANOUT
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P# 4477

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Lui, First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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MARK A. VELDER — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

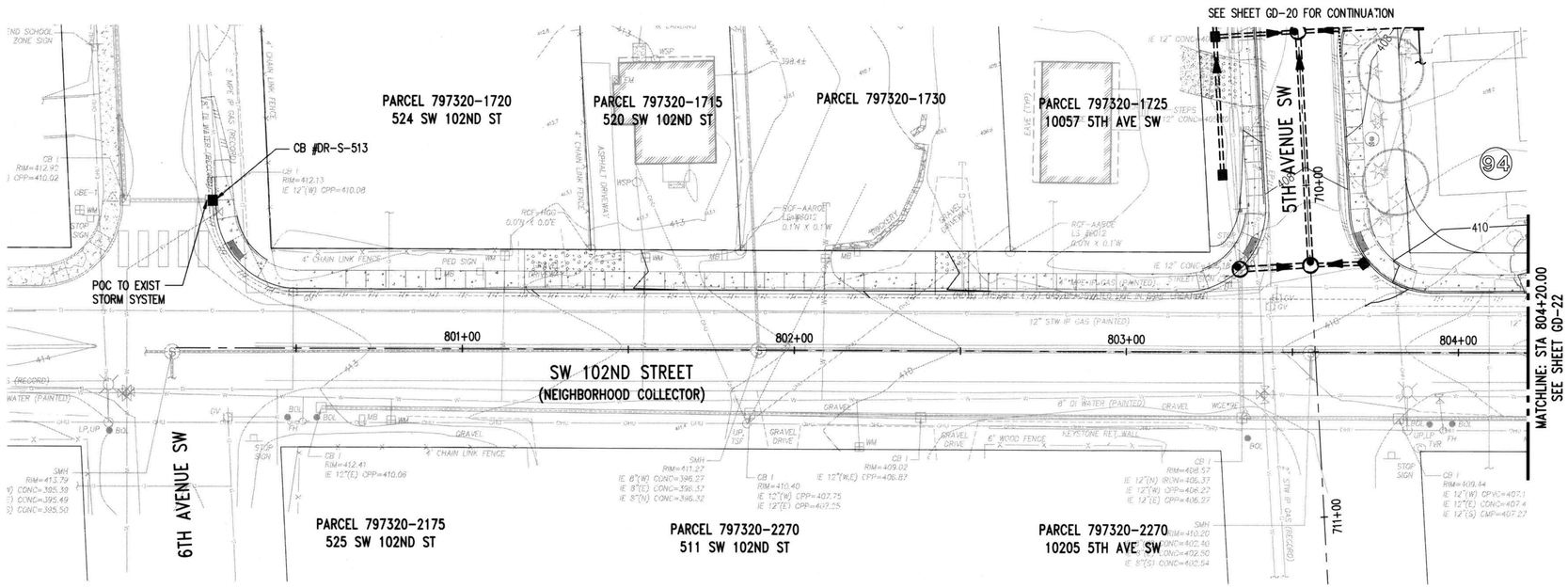
GREENBRIDGE DIVISION 8

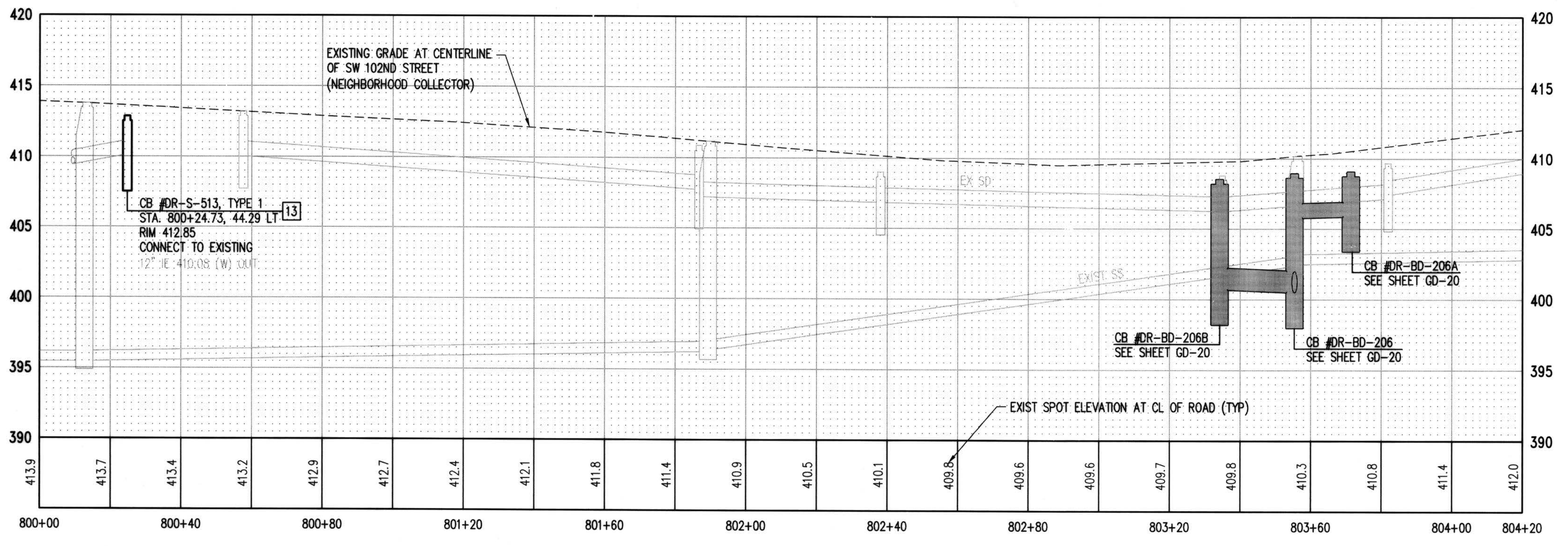
5TH AVENUE SW PLAN AND PROFILE

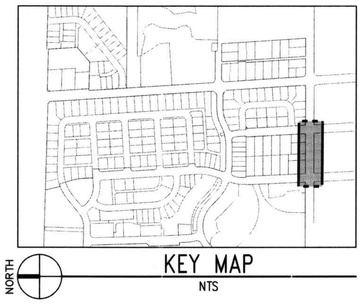
SHEET
GD-20

Jul 16, 2019 - 3:09pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.







NOTES:

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KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

First and Last Name, P.E. — DEVELOPMENT ENGINEER — 7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
JOB No. : 1600206

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SCALE: AS NOTED

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King County Housing Authority

MARK A. VELDEE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

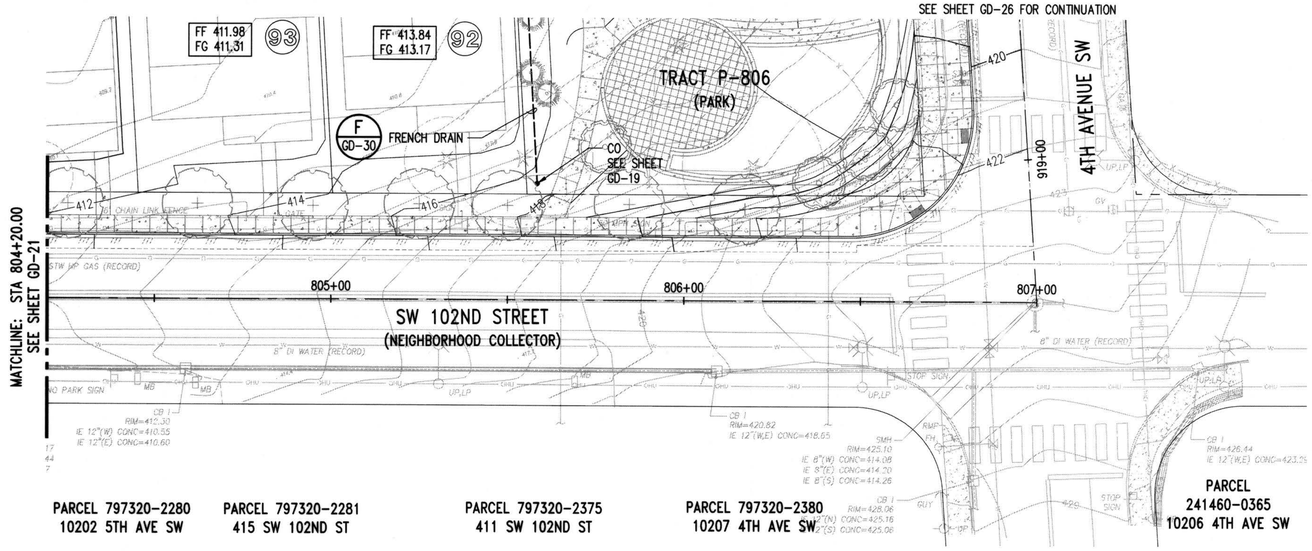
SW 102ND STREET PLAN AND PROFILE

SHEET GD-21

ACTIVITY NO. PROJECT NO. STRV17-0006

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Jul 16, 2019 - 3:10pm KevinB

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES

LEGEND:

- KC TYPE 1 CATCH BASIN
- KKC TYPE 2 CATCH BASIN
- CLEANOUT
- STORM DRAIN (PLAN)
- STORM DRAIN (PROFILE)
- GREEN STORM DRAIN (PLAN)
- GREEN STORM DRAIN (PROFILE)
- BYPASS STORM DRAIN (PLAN)
- BYPASS STORM DRAIN (PROFILE)
- RD — ROOF DRAIN
- FRENCH DRAIN

PROJECT NO. STRV17-0006

ACTIVITY NO.

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

N

0 10 20 40
1 inch = 20 feet

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

Wally Lam — First and Last Name, P.E. DEVELOPMENT ENGINEER — 7-24-19 Date

P # 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
JOB No. : 1600206

811 Call 811 two business days before you dig

SCALE: AS NOTED

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1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDEE STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 7/24/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

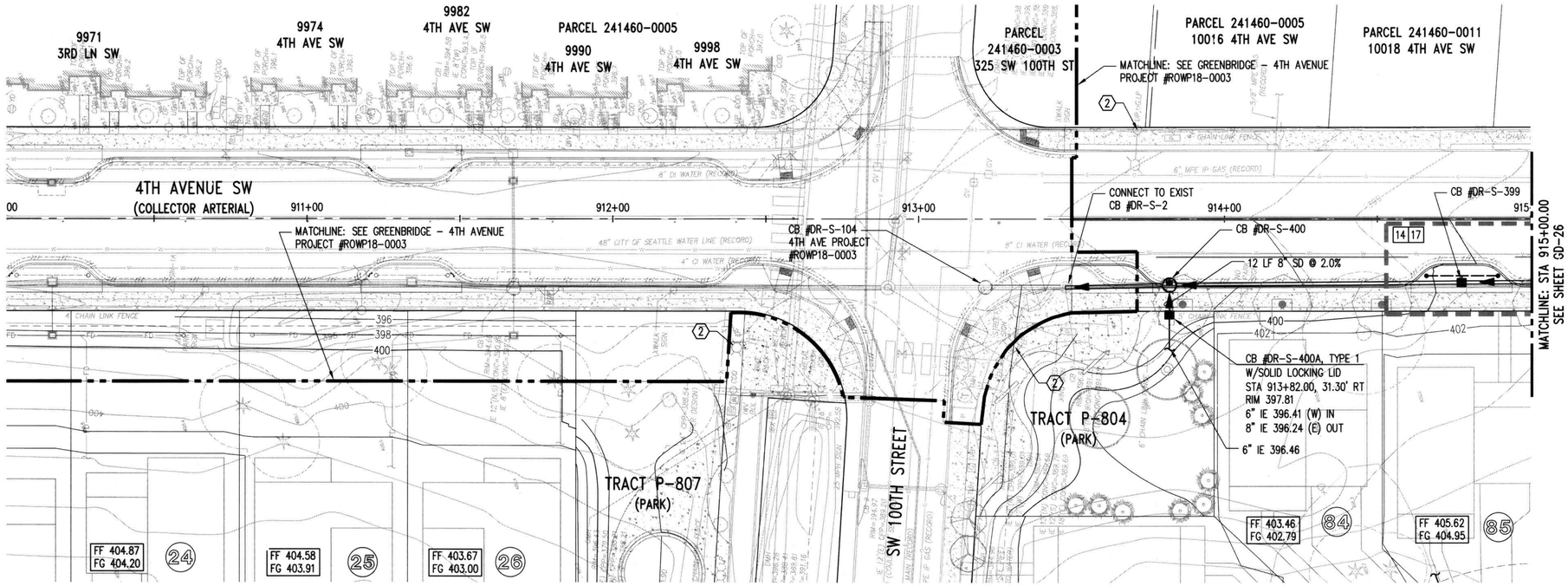
GREENBRIDGE DIVISION 8

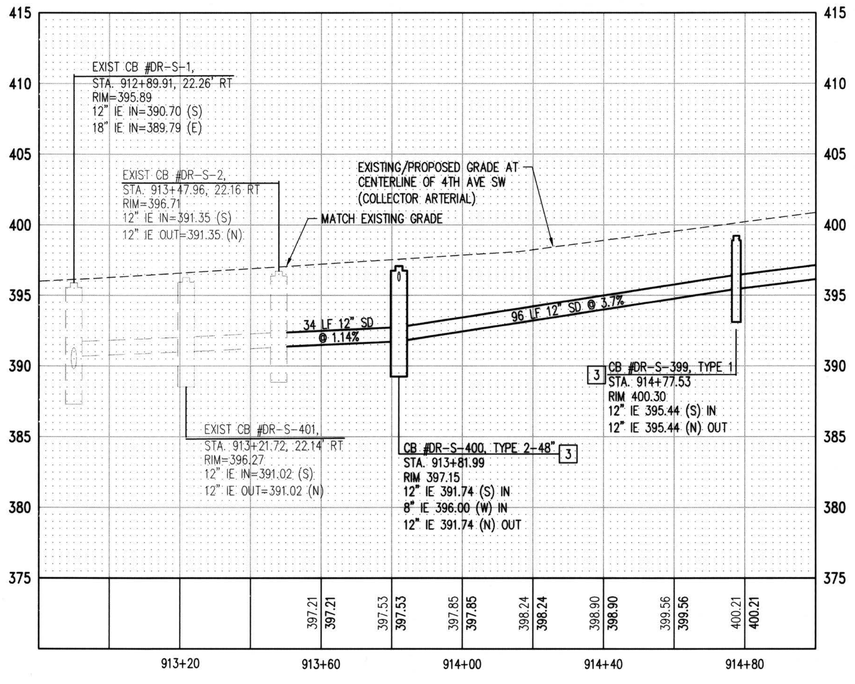
SW 102ND STREET PLAN

SHEET
GD-22

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Jul 16, 2019 - 3:10pm KevinB

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS

NORTH

NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES
2. EXISTING UTILITY POLE AND STREET LIGHT TO REMAIN. REFER TO LIGHTING PLANS.

LEGEND:

- KC TYPE 1 CATCH BASIN
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0 2.5 5 10
1 inch = 5 ft. VERT

KING COUNTY DLSPD APPROVAL

Curtis R. Foster — Review Engineer — 7-24-19 Date

Senior Engineer — Date

Wally Cahill — First and Last Name, P.E. DEVELOPMENT ENGINEER — 7-24-19 Date

PW 4477

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King County Housing Authority

MARIA A. VALDEZ — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

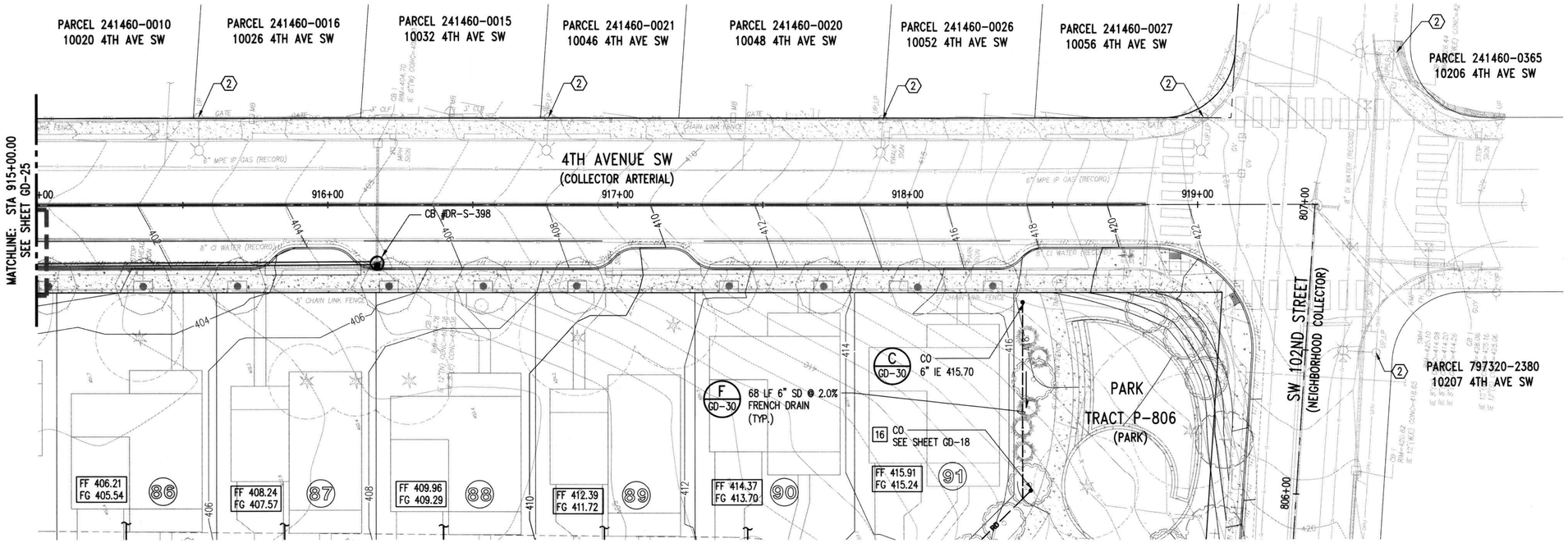
GREENBRIDGE DIVISION 8

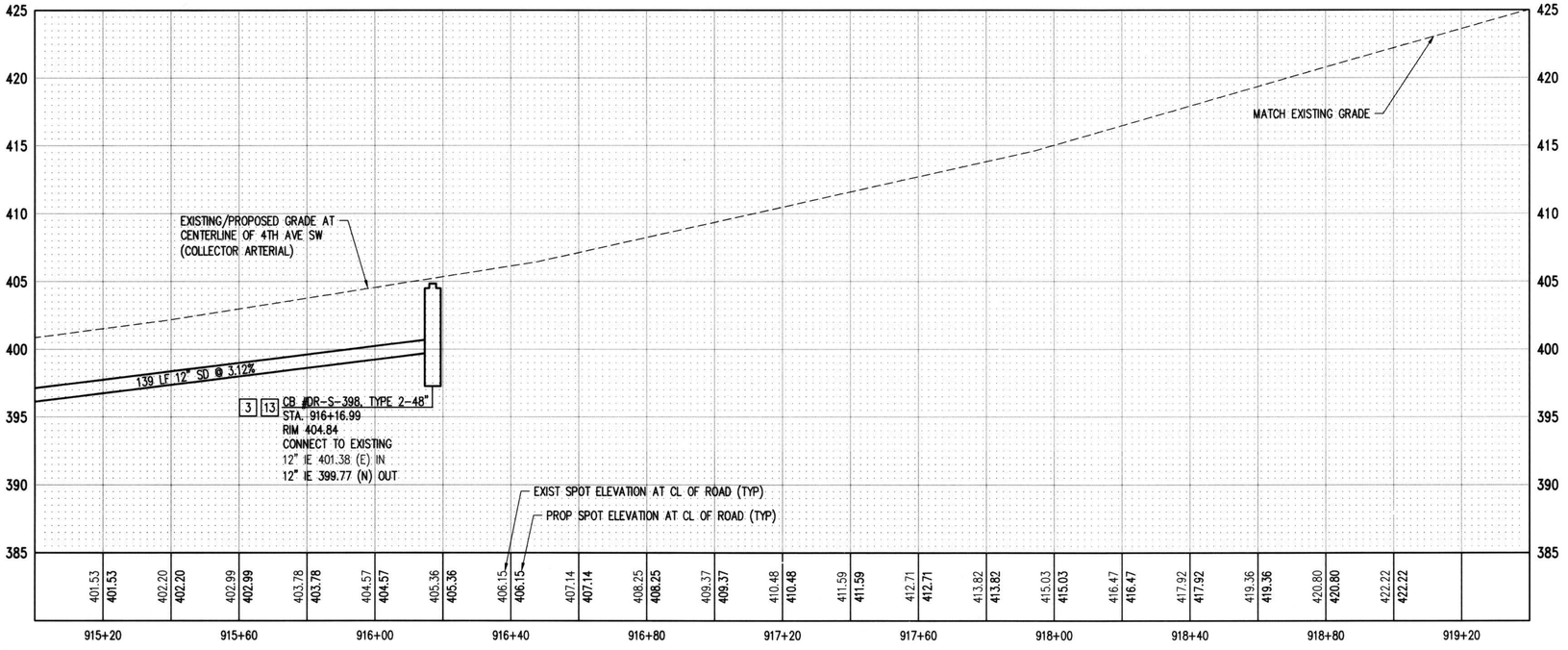
4TH AVENUE SW PLAN AND PROFILE

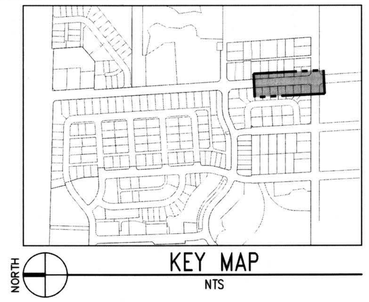
SHEET
GD-25

Jul 16, 2019 - 3:12pm KevinB
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SEC. 6, T.23 N., R.4E., W.M.







NOTES:

1. REFER TO GD-0 FOR GENERAL NOTES
2. EXISTING UTILITY POLE AND STREET LIGHT TO REMAIN. REFER TO LIGHTING PLANS.

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P# 4477

KING COUNTY DLSPD APPROVAL

Cintia R. Foster — Review Engineer — 7-24-19 Date
Senior Engineer — Date
Willy Lee — First and Last Name, P.E. — DEVELOPMENT ENGINEER — 7-24-19 Date

ACTIVITY NO. PROJECT NO. STRV17-0006

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MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

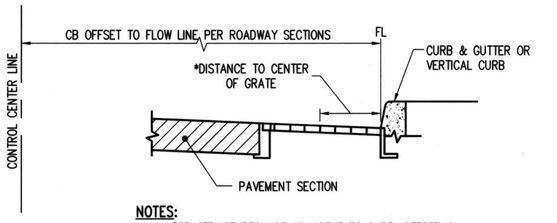
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

4TH AVENUE SW PLAN AND PROFILE

SHEET GD-26

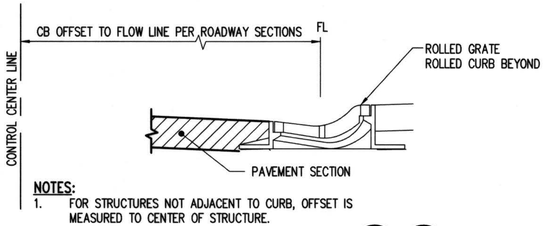
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Jul 16, 2019 - 3:12pm KevinB



NOTES:
1. FOR STRUCTURES NOT ADJACENT TO CURB, OFFSET IS MEASURED TO CENTER OF STRUCTURE.
2. REFER TO KCRS DETAILS FOR STRUCTURE TO GRATE RELATIONSHIP. (C – E)
3. SEE SHEET D-3 FOR CURB DETAIL. (3 / D-3)

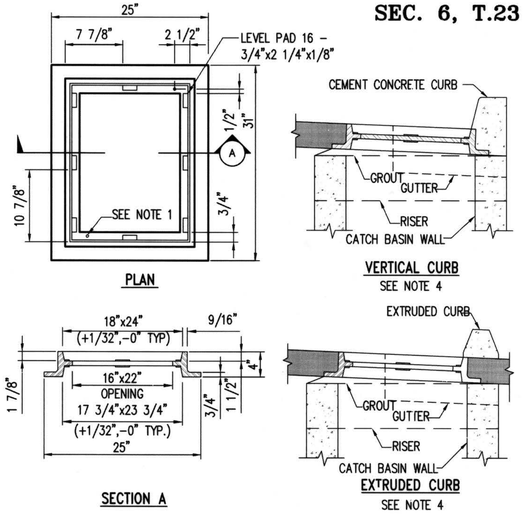
* FOR THROUGH CURB INLETS, ADJUST ACCORDINGLY FOR THROUGH CURB FRAME

CONCRETE CURB & GUTTER OR VERTICAL CURB TYPICAL CATCH BASIN DIMENSION DETAIL (A – –)
NTS



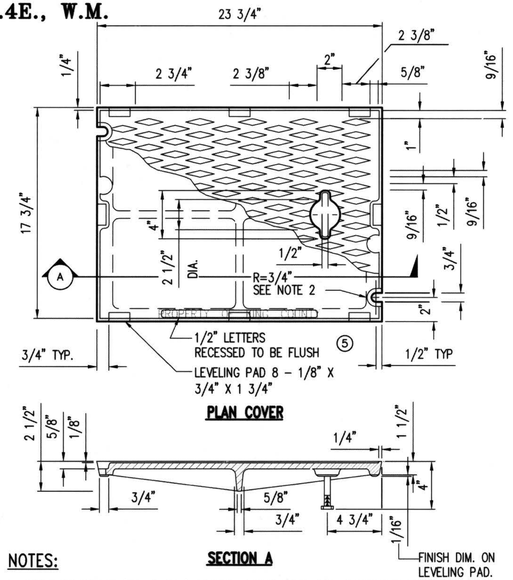
NOTES:
1. FOR STRUCTURES NOT ADJACENT TO CURB, OFFSET IS MEASURED TO CENTER OF STRUCTURE.
2. REFER TO KCRS DETAILS FOR STRUCTURE TO GRATE RELATIONSHIP. (F – H)
3. SEE SHEET D-3 FOR CURB DETAIL. (4 / D-3)

ROLLED CURB TYPICAL CATCH BASIN DIMENSION DETAIL (B – –)
NTS



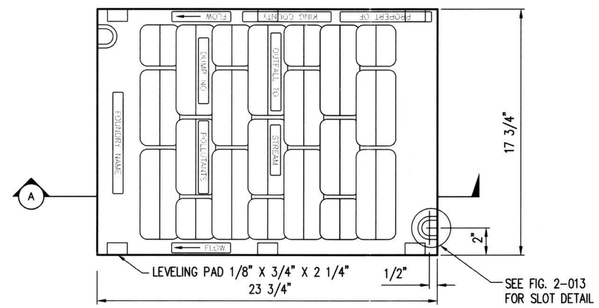
NOTES:
1. DRILL AND TAP FOR, AND PROVIDE, TWO LOCKING BOLTS 5/8 IN.–11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2 IN. LONG WHEN USED WITH SOLID COVER (FIG. 7–015) OR WHEN SPECIFIED BY ENGINEER.
2. FRAME MATERIAL IS DUCTILE IRON PER ASTM A48 CLASS 30.
3. SET FRAME TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.
4. SEE SEC. 7.05.
5. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9–05.15 FOR METAL CASTINGS REQUIREMENTS.

STANDARD FRAME W/VERTICAL OR EXTRUDED CURB INSTALLATION (C – –)
KING CO. STD DRAWING NO. 7–014
NTS



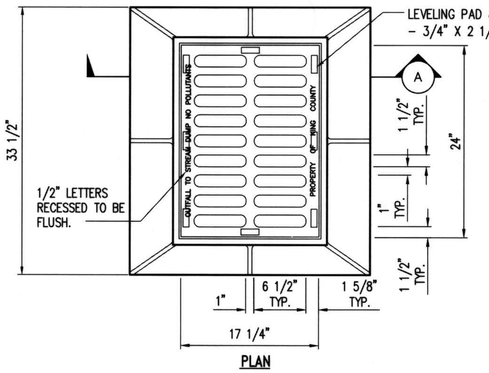
NOTES:
1. USE WITH FRAME (FIG. 7–014) DRILLED AND TAPPED FOR LOCKING BOLTS.
2. USE WITH TWO LOCKING BOLTS 5/8 IN.–11 NC STAINLESS STEEL TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS, MIN. 2 IN. LONG.
3. MATERIAL IS CAST IRON PER ASTM A48 CLASS 30.
4. SEE SEC. 7.05.
5. (5) THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF COVER IS ON A PRIVATE SYSTEM.
6. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9–05.15 FOR METAL CASTINGS REQUIREMENTS.

LOCKING SOLID COVER (D – –)
KING CO. STD. DRAWING NO. 7–015
NTS

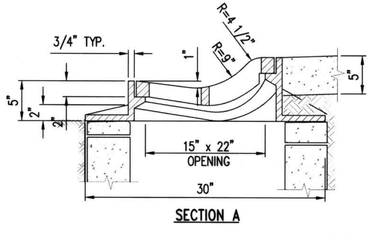


NOTES:
1. SELF–LOCK VANED GRATE MANUFACTURER SUBJECT TO APPROVAL BY ENGINEER.
2. USE WITH TWO LOCKING BOLTS 5/8 IN.–11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2 IN. LONG. NOTE SLOT DETAIL.
3. MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80–55–06.
4. "OUTFALL TO STREAM DUMP NO POLLUTANTS" MAY BE LOCATED ON BORDER AREA.
5. SEE SEC. 7.05.
6. THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF GRATE IS ON PRIVATE SYSTEM.
7. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9–05.15 FOR METAL CASTINGS REQUIREMENTS.

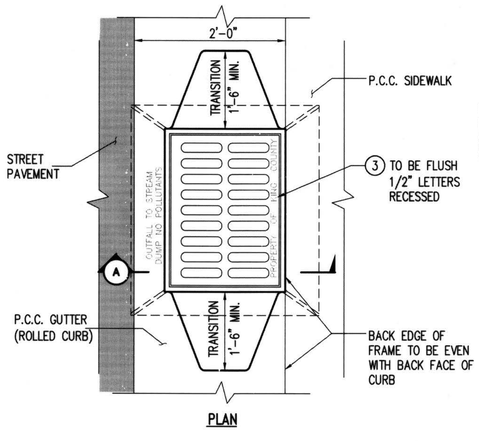
LOCKING VANED GRATE (E – –)
KING CO. STD. DRAWING NO. 7–018
NTS



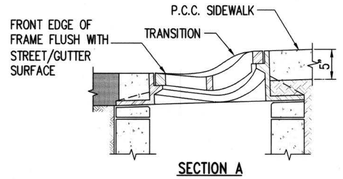
NOTES:
1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. SEE SEC. 7.05.
3. THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF ON A PRIVATE SYSTEM.
4. NOT TO BE USED ON THICKENED EDGE ROADWAYS.
5. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9–05.15 FOR METAL CASTINGS REQUIREMENTS.



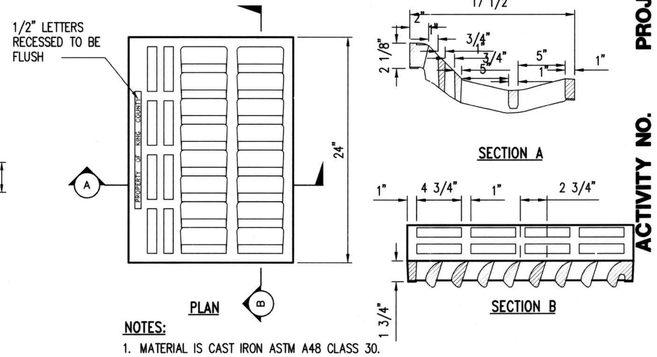
ROLLED CURB FRAME & GRATE (F – –)
KING CO. STD. DRAWING NO. 7–019
NTS



ROLLED CURB FRAME & GRATE INSTALLATION (G – –)
KING CO. STD DRAWING NO. 7–020
NTS



NOTES
1. SET FRAME TO GRADE AND CONSTRUCT ROAD AND CURB TO BE FLUSH AT FRONT AND BACK OF FRAME.
2. SEE SEC. 7.05.
3. (3) THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF GRATE IS ON A PRIVATE SYSTEM.
4. NOT TO BE USED ON THICKENED EDGE ROADWAYS.
5. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9–05.15 FOR METAL CASTINGS REQUIREMENTS.



NOTES:
1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. SEE SEC. 7.05.
3. THE WORDS "PROPERTY OF KING COUNTY" SHALL BE OMITTED IF ON A PRIVATE SYSTEM.
4. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9–05.15 FOR METAL CASTINGS REQUIREMENTS.

ROLLED CURB VANED GRATE (H – –)
KING CO. STD DRAWING NO. 7–021
NTS

KING COUNTY DLSPD APPROVAL	
Cynthia R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Cook, First and Last Name, P.E., Senior DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

PROJECT NO. STRV17-0006
ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

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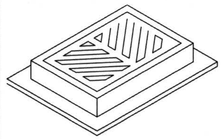
GREENBRIDGE DIVISION 8

GRADING AND DRAINAGE DETAILS

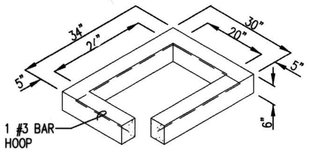
SHEET GD–27

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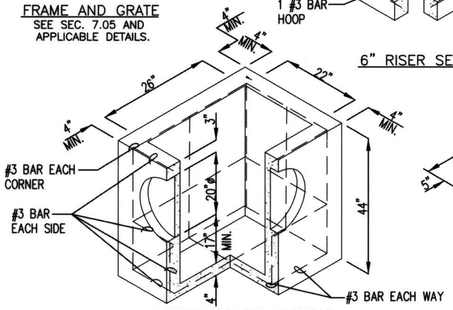
SEC. 6, T.23 N., R.4E., W.M.



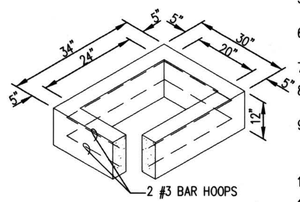
FRAME AND GRATE
SEE SEC. 7.05 AND APPLICABLE DETAILS.



6" RISER SECTION



PRECAST BASE SECTION
(MEASUREMENT AT THE TOP OF THE BASE)



12" RISER SECTION

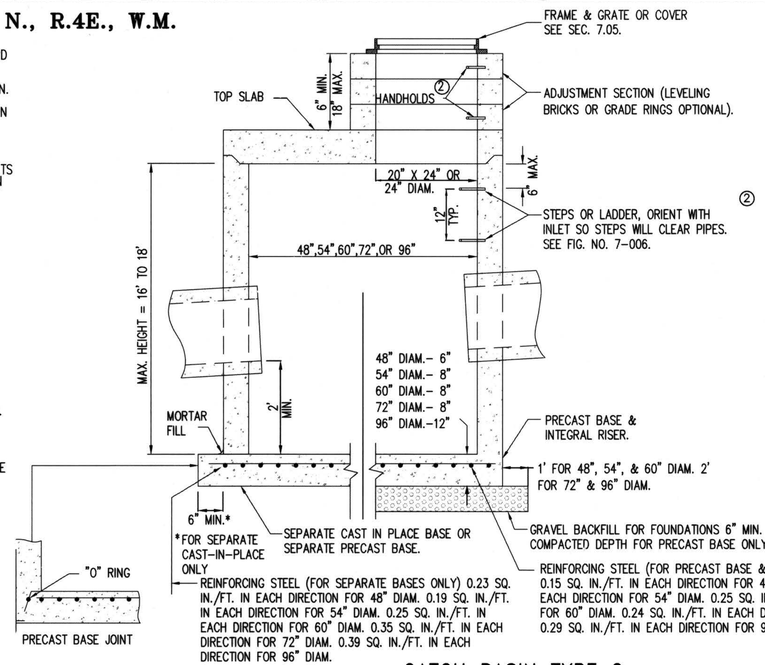
NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621E. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B-5.60-01.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.
13. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

CATCH BASIN TYPE 1

KING CO. STD. DRAWING NO. 7-003
NTS

(A)



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M199) UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. (2) HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN. CLEARANCE. SEE FIG. NO. 7-006, CATCH BASIN DETAILS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS. MAX. HOLE SIZE SHALL BE 36 IN. FOR 48 IN. CATCH BASIN, 42 IN. FOR 54 IN. C.B., 48 IN. FOR 60 IN. C.B., 60 IN. FOR 72 IN. C.B., 84 IN. FOR 96 IN. C.B. MIN. DISTANCE BETWEEN HOLES SHALL BE 8 IN. FOR 48 IN., 54 IN. AND 60 IN. C.B.; 12 IN. FOR 72 IN. AND 96 IN. C.B.
6. CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621E. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
8. MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS. SEE FIG. 7-006.
10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.
11. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

CATCH BASIN TYPE 2
48", 54", 60", & 96"

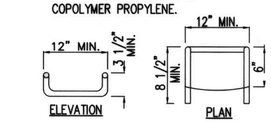
KING CO. STD DRAWING NO. 7-005
NTS

(B)

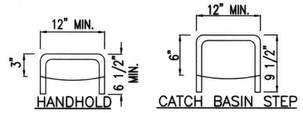
NOTES:

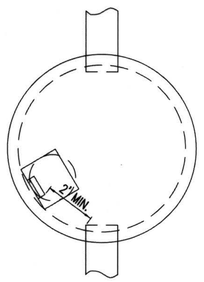
1. PROPRIETARY CATCH BASIN HANDHOLDS AND STEPS ARE ACCEPTABLE, PROVIDED THAT THEY CONFORM TO SEC. R, ASTM C478, AASHTO M-199 AND MEET ALL WISHA REQUIREMENTS.
2. CATCH BASIN STEP/HANDHOLD LEGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.
3. HANDHOLDS AND STEPS SHALL HAVE "DROP" RUNGS AS SHOWN ON DETAIL OR PROTUBERANCES TO PREVENT SIDEWAYS SLIP.
4. SLAB OPENING MAY BE 24" X 20" OR 24" DIAM.
5. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497.
6. LADDERS OR STEPS SHALL EXTEND TO WITHIN 16 IN. OF BOTTOM OF CATCH BASIN.
7. HANGING LADDERS SHALL BE PERMANENTLY FASTENED AT TOP BY HANGING ON STEP OR BY BOLTING OR EMBEDDING IN CONCRETE. EACH SHALL BE EMBEDDED AT BOTTOM IN BASE.
8. ADDITIONAL SAFETY FEATURES MAY BE REQUIRED IN VERY DEEP OR UNUSUAL STRUCTURES.
9. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

* ALL STEPS & RUNGS #8 GALV. DEFORMED REBAR OR COPOLYMER PROPYLENE.

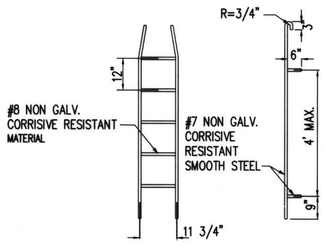


DROP RUNG
CATCH BASIN STEP

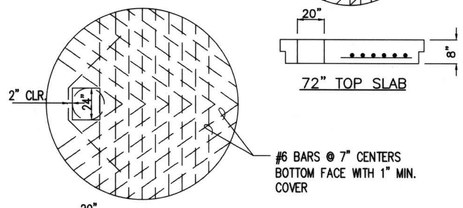


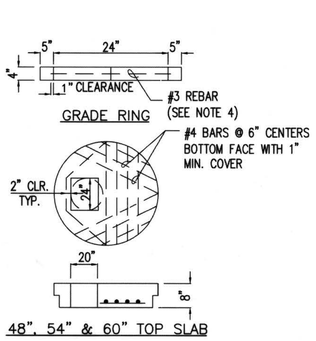


TYPICAL ORIENTATION
FOR ACCESS AND STEPS



PREFABRICATED LADDER

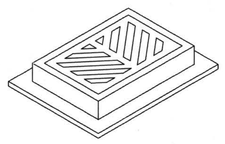




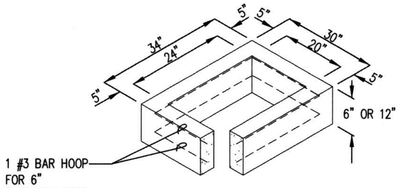
CATCH BASIN DETAILS

KING CO. STD. DRAWING NO. 7-006
NTS

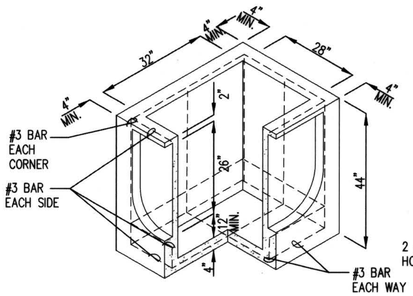
(C)



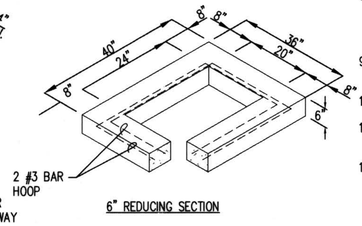
FRAME AND GRATE
SEE SEC. 7.05 AND APPLICABLE DETAILS.



RISER SECTION



PRECAST BASE SECTION
(MEASUREMENT AT THE TOP OF THE BASE)



6" REDUCING SECTION

CATCH BASIN TYPE 1L

KING CO. STD DRAWING NO. 7-004
NTS

(D)

NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 28 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
8. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621E. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
9. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
10. MAX. DEPTH FROM FINISHED GRADE TO PIPE INVERT SHALL BE 5 FT.
11. EDGE OF REDUCING SECTION OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.
12. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIRMENTS.

KING COUNTY DLSPD APPROVAL	
Review Engineer: Curtis R. Foster	Date: 7-29-19
Senior Engineer: [First and Last Name, P.E.] DEVELOPMENT ENGINEER	Date: 7-24-19

PROJECT NO. STRV17-0006
ACTIVITY NO.

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD — DESIGNED BY: BB, SZ
CHECKED BY: JCG — APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No.: 1600206
SCALE: AS NOTED

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MARK A. VELDEE — STATE OF WASHINGTON — 24911 — REGISTERED PROFESSIONAL ENGINEER — 7/22/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

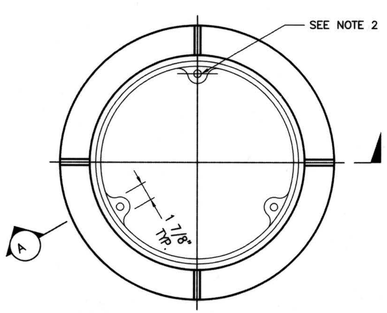
GREENBRIDGE DIVISION 8

GRADING AND DRAINAGE DETAILS

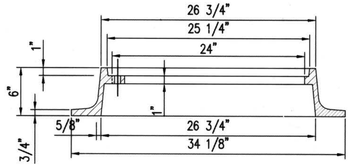
SHEET
GD-28

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Jul 16, 2019 - 3:12pm KevinB

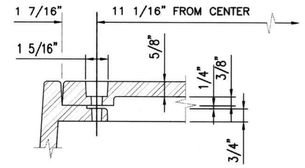
SEC. 6, T.23 N., R.4E., W.M.



PLAN



SECTION A



BOLT-DOWN DETAIL

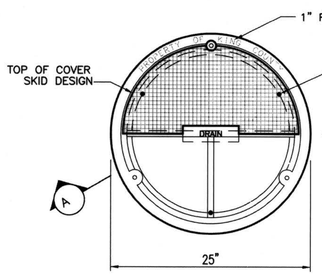
NOTES:

1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. DRILL AND TAP THREE 5/8 IN.-11 NC HOLES THROUGH FRAME AT 120° AND 11 1/16 IN. RADIUS.
3. SEE SEC. 7.05.
4. SEE THE WSDOT/APWA STANDARD SPECIFICATION SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

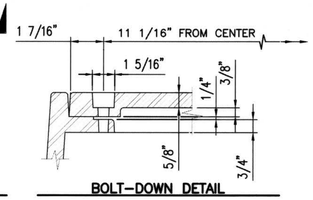
LOCKING MANHOLE FRAME

KING CO. STD. DRAWING NO. 7-023
NTS

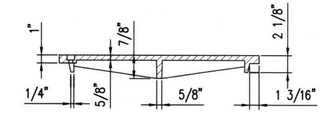
A



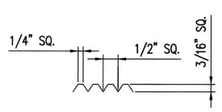
PLAN



BOLT-DOWN DETAIL



SECTION A



COVER SKID DESIGN DETAIL

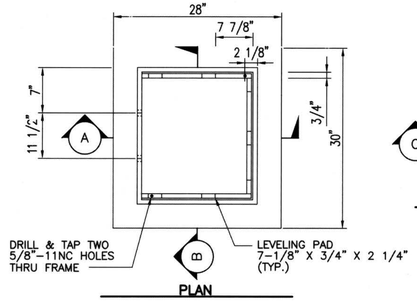
NOTES:

1. USE WITH THREE LOCKING BOLTS 5/8 IN.-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2 IN. LONG. DRILL HOLES SPACED 120° AT 11 1/16 IN. RADIUS.
2. MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06
3. SEE SEC. 7.05.
4. DRILL THREE 1 IN. HOLES SPACED AT 120° AND 9 1/2 IN. RADIUS.
5. SEE THE WSDOT/APWA STANDARD SPECIFICATION SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

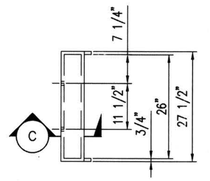
SOLID LOCKING LID DETAIL

KING CO. STD. DRAWING NO. 7-022
NTS

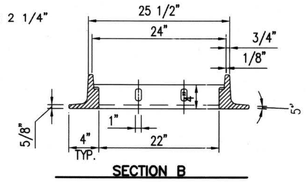
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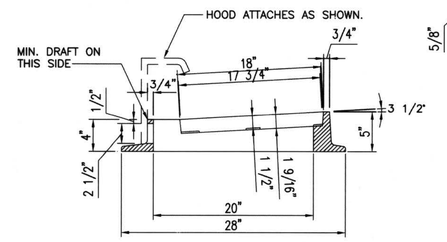
PLAN



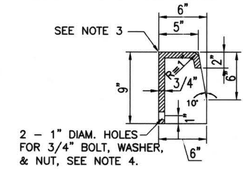
HOOD PLAN DETAIL



SECTION B



SECTION A



SECTION C

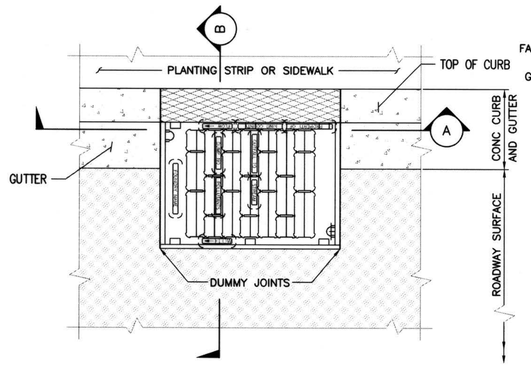
NOTES:

1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
2. SEE FIG. 7-018 FOR VANED GRATE.
3. PATTERN ON TOP SURFACE OF HOOD SHALL BE 3/16 IN. NON-SKID DIAMOND.
4. BOLT, WASHER, AND NUT SHALL BE GALVANIZED OR CORROSION RESISTANT.
5. SEE SEC. 7.05.
6. SEE THE WSDOT/APWA STANDARD SPECIFICATION SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

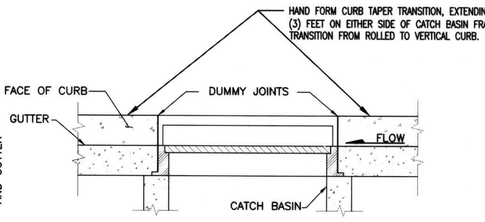
THROUGH-CURB INLET FRAME

KING CO. STD. DRAWING NO. 7-016
NTS

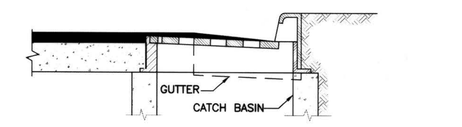
D



PLAN



SECTION A



SECTION B

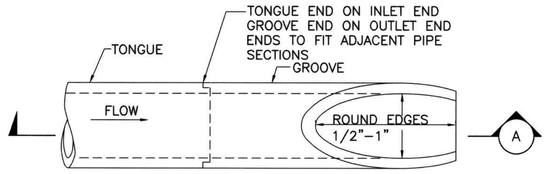
NOTES:

1. SET TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.
2. SEE SEC. 3.04 FOR JOINT REQUIREMENTS.
3. SEE THE WSDOT/APWA STANDARD SPECIFICATION SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

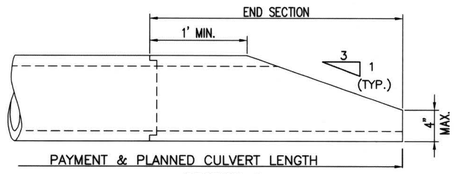
THROUGH-CURB INLET FRAME & GRATE WITH VERTICAL CURB INSTALLATION

KING CO. STD. DRAWING NO. 7-017 (MODIFIED)
NTS

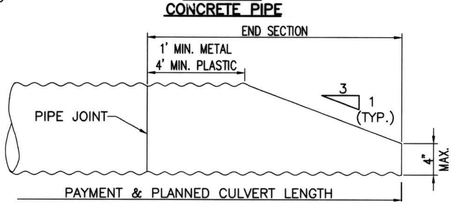
E



PLAN



SECTION A
CONCRETE PIPE



METAL & PLASTIC PIPE

NOTES:

1. SIDE SLOPE SHALL BE GRADED TO MATCH THE BEVELED PIPE END.
2. PIPE SHALL BE BEVELED TO MATCH SLOPE IF SLOPE DIFFERS FROM 3:1.
3. PIPE SHALL BE ROTATED TO CONFORM TO SLOPE WHEN ON SKEW.

BEVELED END PIPE SECTION

KING CO. STD DRAWING NO. 7-001
NTS

F

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
First and Last Name, P.E., DEVELOPMENT ENGINEER	7-24-19 Date

PW 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VELDER, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER, 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

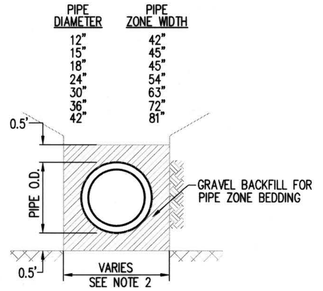
GREENBRIDGE DIVISION 8

GRADING AND DRAINAGE DETAILS

SHEET
GD-29

ACTIVITY NO. PROJECT NO. STRV17-0006

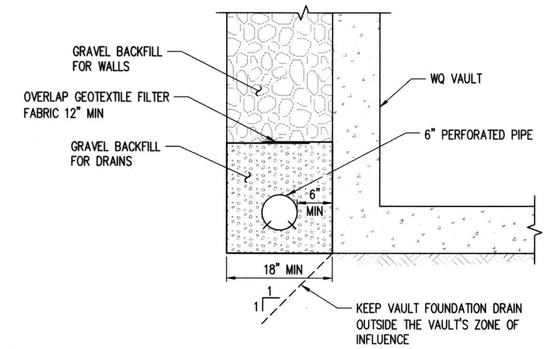
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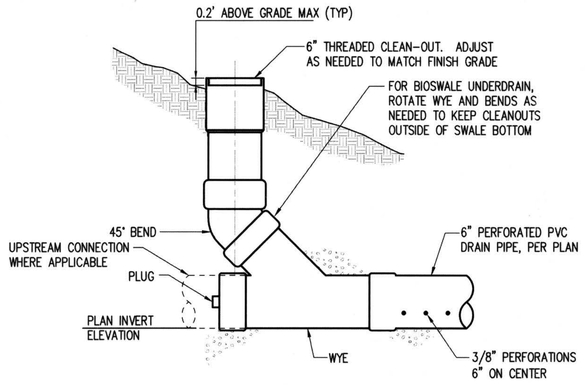
NOTES:

1. SEE STANDARD SPECIFICATIONS SECTION 7-08.3(3) FOR PIPE ZONE BACKFILL.
2. TRENCH WIDTH WHALL BE AS SPECIFIED BELOW. TAKEN FROM WSDOT/APWA STD. SPECS. SEC. 2-09.4

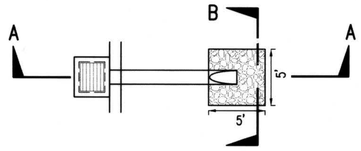
PIPE ZONE BEDDING & BACKFILL DETAIL (A / –)
WSDOT/APWA STD. PLAN B-55.20-00
NTS



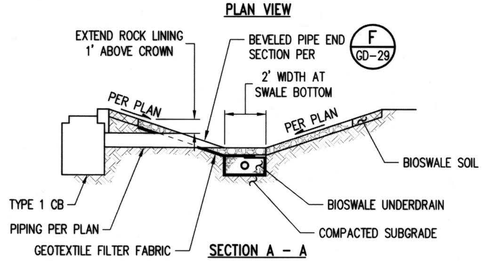
VAULT FOUNDATION DRAIN (B / GD-16)



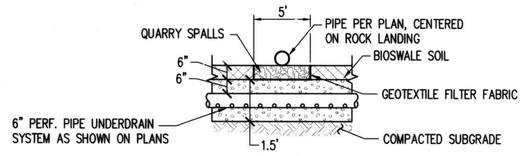
BIOSWALE UNDERDRAIN AND FRENCH DRAIN CLEANOUT DETAIL (C / –)
NTS



PLAN VIEW



SECTION A - A

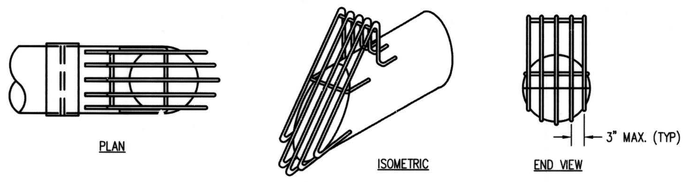


SECTION B - B

NOTES:

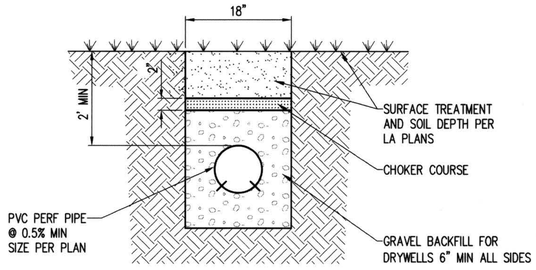
1. QUARRY SPALL TRENCH TO BE INSTALLED PERPENDICULAR AND LEVEL TO THE BIOSWALE.
2. SEE ROAD SECTION FOR SWALE GEOMETRY. (A / D-0)
3. GEOTEXTILE FILTER FABRIC SHALL BE MIRAFI 140N OR EQUIVALENT.
4. FOR PIPE INLET PROTECTION AT SWALE OUTLET, PROVIDE 4'x4' PROTECTION PER SECTION B-B.

OUTFALL AND INLET PROTECTION LEVEL SPREADER DETAIL (D / –)
NTS



ALL STEEL PARTS MUST BE OF ALUMINUM OR ALUMINIZED STEEL

DEBRIS BARRIER (E / –)
KCSWDM FIG. 4.2.1.0
NTS



FRENCH DRAIN DETAIL (F / –)
NTS

KING COUNTY DLSPD APPROVAL	
Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER:	Date: 7-24-19

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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MARK A. VELDER — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

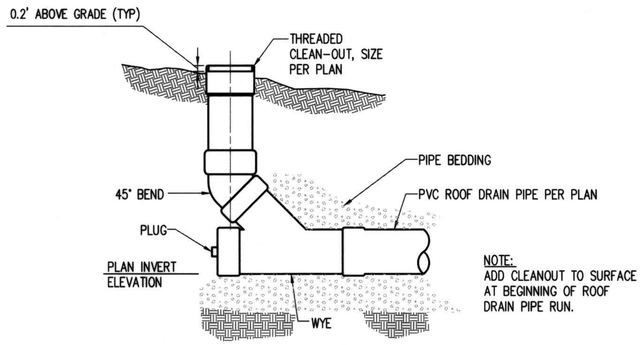
GREENBRIDGE DIVISION 8

GRADING AND DRAINAGE DETAILS

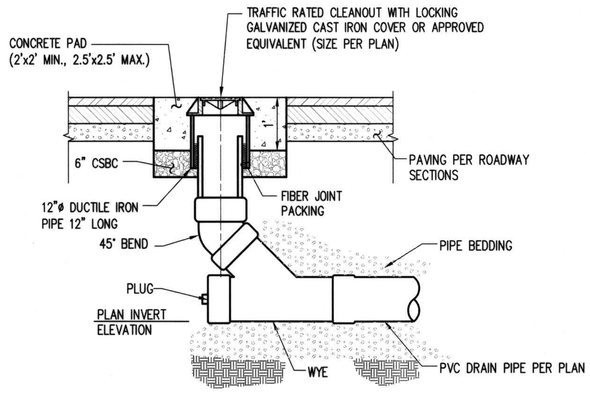
SHEET
GD-30

PROJECT NO. STRV17-0006
ACTIVITY NO.

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Jul 16, 2019 - 3:12pm KevinB



ROOF DRAIN
CLEANOUT IN LANDSCAPE AREA
NTS
A
–



ROOF DRAIN
CLEANOUT IN PAVED AREA
NTS
B
–

ACTIVITY NO. PROJECT NO. STRV17-0006

KING COUNTY DLSPD APPROVAL

Curtis R. Foster Review Engineer	7-24-19 Date
 Senior Engineer	 Date
Walter Gahn First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

PW 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD
DESIGNED BY: BB, SZ
CHECKED BY: JCG
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MARK A. VELDEE
STATE OF WASHINGTON
24711
REGISTERED
PROFESSIONAL ENGINEER
7/17/19

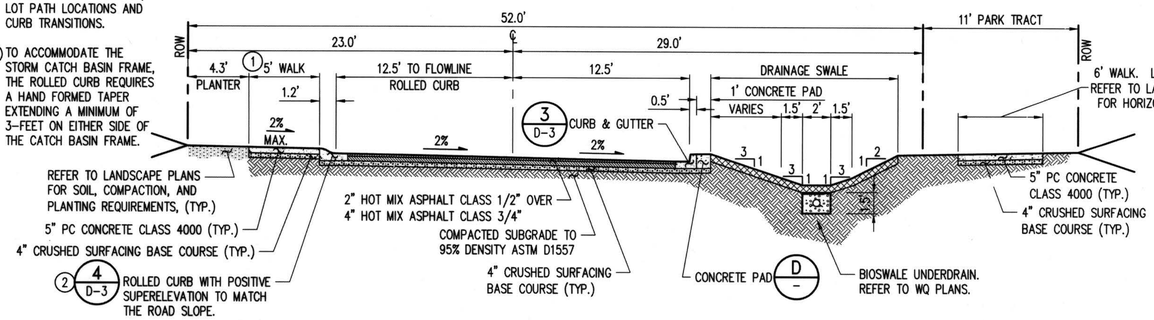
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
GRADING AND DRAINAGE DETAILS

SHEET
GD-31

Jul 16, 2019 - 3:12pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\25-GB GD-27 GD07.dwg

SECTION A NOTES:

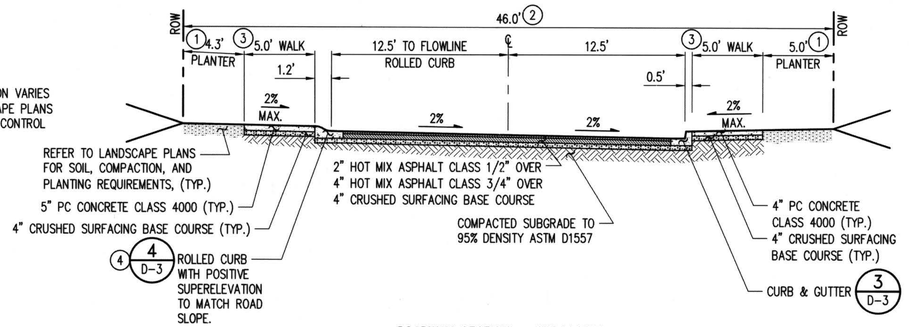
1. REFER TO THE HORIZONTAL CONTROL PLANS FOR DRIVEWAY PAD LOCATIONS, LOT PATH LOCATIONS AND CURB TRANSITIONS.
2. TO ACCOMMODATE THE STORM CATCH BASIN FRAME, THE ROLLED CURB REQUIRES A HAND FORMED TAPER EXTENDING A MINIMUM OF 3-FEET ON EITHER SIDE OF THE CATCH BASIN FRAME.



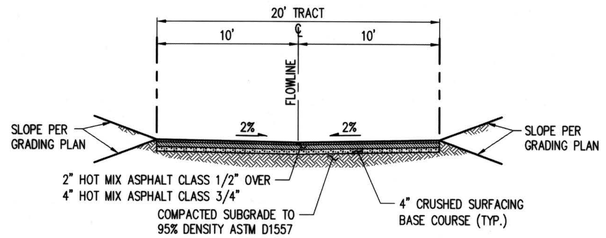
ROADWAY SECTION - SUBACCESS
5TH LANE SW
SCALE: 1" = 5'
A -

SECTION B NOTES:

1. PLANTER WIDTH VARIES IN RESPONSE TO CURB SECTION.
2. THE RIGHT OF WAY WIDTH FOR SW 98TH ST IS 47' AND THE SOUTHERN SIDEWALK IS 6 FEET IN WIDTH.
3. REFER TO THE HORIZONTAL CONTROL PLANS FOR DRIVEWAY LOCATIONS, LOT PATH LOCATIONS, AND CURB TRANSITIONS.
4. TO ACCOMMODATE THE STORM CATCH BASIN FRAME, THE ROLLED CURB REQUIRES A HAND FORMED TAPER EXTENDING A MINIMUM OF 3-FEET ON EITHER SIDE OF THE CATCH BASIN FRAME.



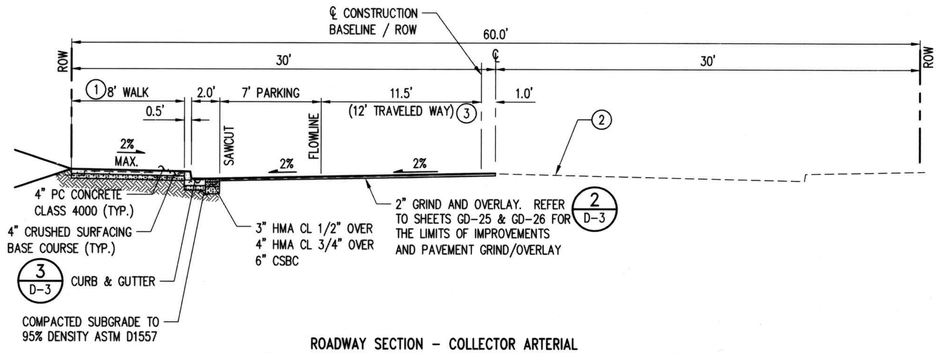
ROADWAY SECTION - SUBACCESS
SW 97TH ST, SW 97TH PL, SW 98TH ST
SW 98TH PL AND SW 99TH PL
SCALE: 1" = 5'
B -



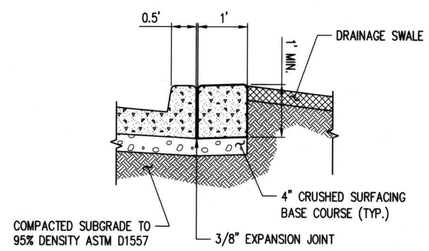
ROADWAY SECTION - ALLEY
TRACT A -
801, 802, 803, 804, 805, AND 806
SCALE: 1" = 5'
C -

4TH AVENUE SW SECTION NOTES:

1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND DIMENSIONS OF TREE BLOCKOUTS OR THE WQ PLANS FOR BIORETENTION CELL REQUIREMENTS. REFER TO D-4 FOR STANDARD TREE BLOCKOUT DETAIL.
2. ON 4TH AVE SW, FROM SW 100TH ST TO SW 102ND ST SHALL BE HALF STREET IMPROVEMENTS ON THE WEST SIDE TO THE CENTERLINE ONLY. PROTECT EXISTING STREET, HARDSCAPE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
3. REFER TO CHANNELIZATION PLANS FOR LANE STRIPING.



ROADWAY SECTION - COLLECTOR ARTERIAL
2 4TH AVE SW - WITH PARKING
SCALE: 1" = 5'
F -



CONCRETE PAD
NTS
D -

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Lui, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD — DESIGNED BY BB, SZ
CHECKED BY JCG — APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E : AS NOTED

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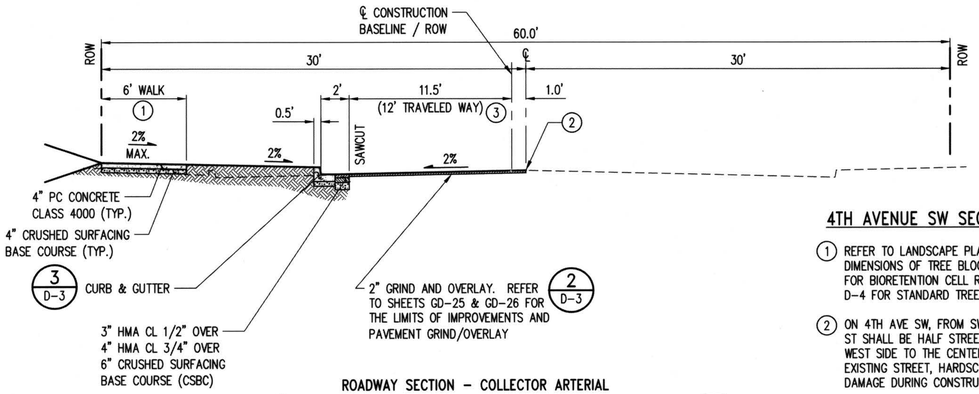
MARK A. VELDER STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
7/12/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
ROADWAY SECTIONS

SHEET D-0

PROJECT NO. STRV17-0006
ACTIVITY NO.

Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\26-GB RD 01.dwg
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ROADWAY SECTION – COLLECTOR ARTERIAL

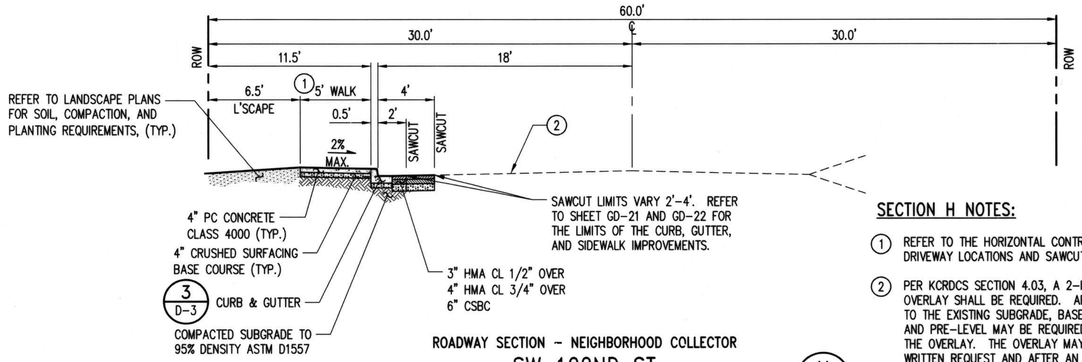
② 4TH AVE SW – WITHOUT PARKING

SCALE: 1" = 5'

G –

4TH AVENUE SW SECTION NOTES:

1. REFER TO LANDSCAPE PLANS FOR LOCATIONS AND DIMENSIONS OF TREE BLOCKOUTS OR THE WQ PLANS FOR BIORETENTION CELL REQUIREMENTS. REFER TO D-4 FOR STANDARD TREE BLOCKOUT DETAIL.
2. ON 4TH AVE SW, FROM SW 100TH ST TO SW 102ND ST SHALL BE HALF STREET IMPROVEMENTS ON THE WEST SIDE TO THE CENTERLINE ONLY. PROTECT EXISTING STREET, HARDSCAPE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
3. REFER TO CHANNELIZATION PLANS FOR LANE STRIPING.



ROADWAY SECTION – NEIGHBORHOOD COLLECTOR

SW 102ND ST

SCALE: 1" = 5'

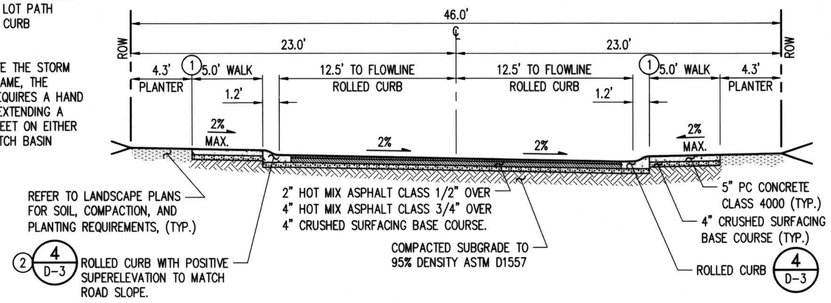
H –

SECTION H NOTES:

1. REFER TO THE HORIZONTAL CONTROL PLANS FOR DRIVEWAY LOCATIONS AND SAWCUT LIMITS.
2. PER KCRDCS SECTION 4.03, A 2-INCH FULL WIDTH OVERLAY SHALL BE REQUIRED. APPROPRIATE REPAIRS TO THE EXISTING SUBGRADE, BASE MATERIAL, SURFACING AND PRE-LEVEL MAY BE REQUIRED PRIOR TO PLACING THE OVERLAY. THE OVERLAY MAY BE WAIVED UPON WRITTEN REQUEST AND AFTER AN EVALUATION OF PAVEMENT CONDITIONS AND/OR CHANNELIZATION REQUIREMENTS HAS BEEN COMPLETED AND APPROVED BY THE COUNTY ROAD ENGINEER OR DEVELOPMENT ENGINEER.

SECTION I NOTES:

1. REFER TO THE HORIZONTAL CONTROL PLANS FOR DRIVEWAY PAD LOCATIONS, LOT PATH LOCATIONS, AND CURB TRANSITIONS.
2. TO ACCOMMODATE THE STORM CATCH BASIN FRAME, THE ROLLED CURB REQUIRES A HAND FORMED TAPER EXTENDING A MINIMUM OF 3-FEET ON EITHER SIDE OF THE CATCH BASIN FRAME.

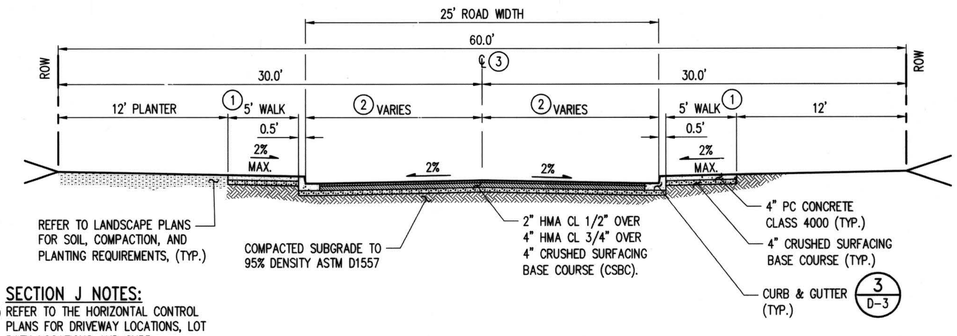


ROADWAY SECTION – SUBACCESS

4TH LANE SW, SW 100TH PL AND SW 101ST PL

SCALE: 1" = 5'

I –



SECTION J NOTES:

1. REFER TO THE HORIZONTAL CONTROL PLANS FOR DRIVEWAY LOCATIONS, LOT PATH LOCATIONS AND CURB TRANSITIONS.
2. REFER TO HC-1 FOR ROAD CENTERLINE INFORMATION.
3. PER KCRDCS SECTION 4.03, A 2-INCH FULL WIDTH OVERLAY SHALL BE REQUIRED. APPROPRIATE REPAIRS TO THE EXISTING SUBGRADE, BASE MATERIAL, SURFACING AND PRE-LEVEL MAY BE REQUIRED PRIOR TO PLACING THE OVERLAY. THE OVERLAY MAY BE WAIVED UPON WRITTEN REQUEST AND AFTER AN EVALUATION OF PAVEMENT CONDITIONS AND/OR CHANNELIZATION REQUIREMENTS HAS BEEN COMPLETED AND APPROVED BY THE COUNTY ROAD ENGINEER OR DEVELOPMENT ENGINEER.

ROADWAY SECTION – SUBACCESS

5TH AVE SW STA 705+36± TO STA 710+34± SOUTH OF SW 100TH ST

SCALE: 1" = 5'

J –

KING COUNTY DLSPD APPROVAL	
Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wallace Lee	Date: 7-24-19

PW 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

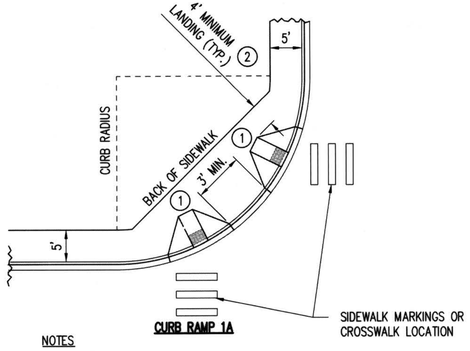
GREENBRIDGE DIVISION 8

ROADWAY SECTIONS

SHEET D-1

ACTIVITY NO. PROJECT NO. STRV17-0006

Jul 16, 2019 - 3:13pm KevinB Z:\1600001-1609999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\26-09 RD 01.dwg



CURB RAMP 1A

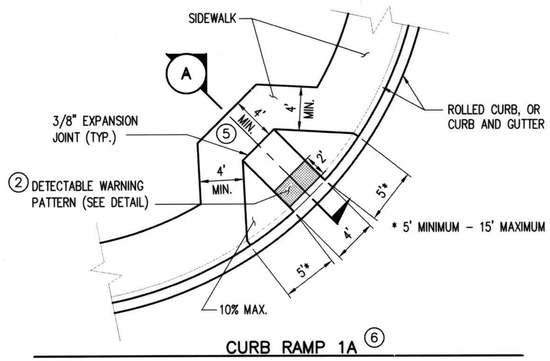
NOTES

① RAMP SHALL BE CONTRASTING COLOR OF LIGHT TO DARK OR DARK TO LIGHT AND COLORING MUST BE INTEGRATED PART OF THE RAMP.

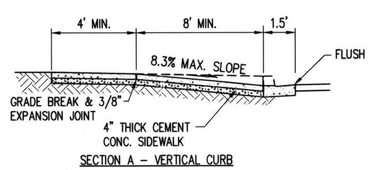
② LANDING SHALL BE MINIMUM 4' x 4'.

CURB RAMP WITH RADIUS — 1

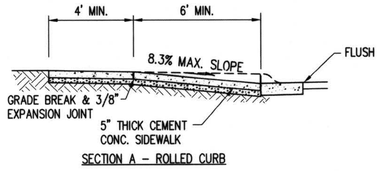
KCDOT FIG. 3-013 (MODIFIED)
NTS



CURB RAMP 1A ⑥



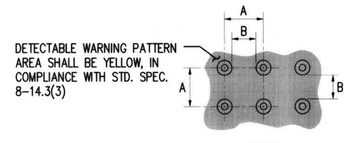
SECTION A – VERTICAL CURB



SECTION A – ROLLED CURB

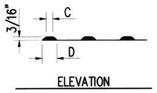
NOTES

1. PLACEMENT OF GRATINGS, ACCESS COVERS AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON CURB RAMPS, LANDINGS AND GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
2. RAMPS SHALL BE TEXTURED USING TRUNCATED DOME PATTERN (SEE DETAIL THIS PAGE). DETECTABLE WARNING PATTERN SHALL BE YELLOW IN COMPLIANCE WITH WSDOT STANDARD SPECIFICATION 8-14.3(3)
3. RAMP CENTER LINE SHALL BE PERPENDICULAR TO OR RADIAL TO CURB RETURNS UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD ENGINEER.
4. RAMPS SHALL BE CONSTRUCTED AT CORRESPONDING SIDEWALK LOCATIONS ON OPPOSITE SIDE OF STREETS WHEN RAMPS ARE CONSTRUCTED ON ONE SIDE OF STREET. SEE FIG. 3-010.
5. LANDING SHALL BE MINIMUM 4 X 4'.
6. CURB RAMP 1A (FIG. 3-011) MUST BE INSTALLED UNLESS OTHERWISE APPROVED.
7. SEE FIGURE 3-001 FOR CURB AND SIDEWALK JOINT PLACEMENT.



PLAN

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

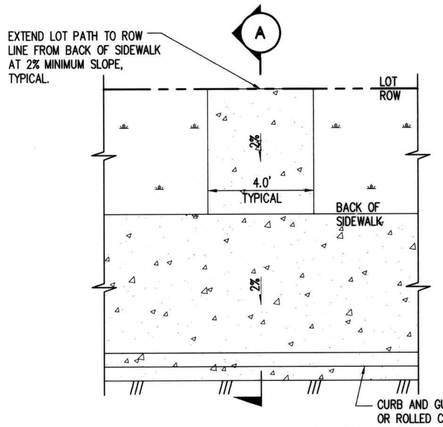


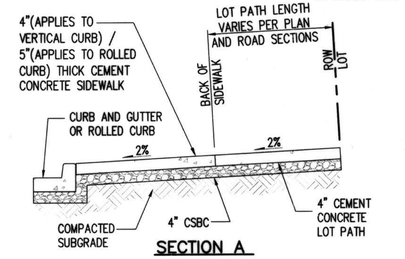
ELEVATION

DETECTABLE WARNING PATTERN DETAIL

CURB RAMP 1A — 1A

KCDOT FIG. 3-011 (MODIFIED)
NTS

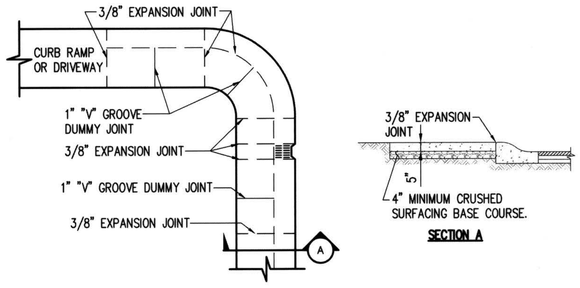




SECTION A

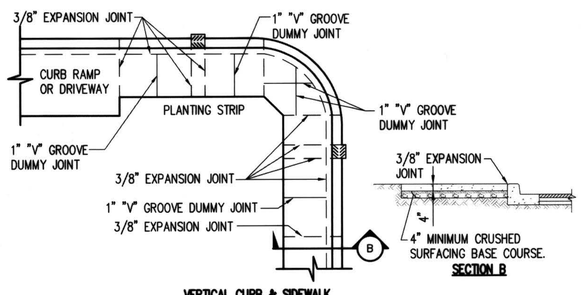
LOT PATH DETAIL — 3

NTS



ROLLED CURB & SIDEWALK

SECTION A



VERTICAL CURB & SIDEWALK

SECTION B

NOTE:
1. SEE SEC. 3.04 FOR JOINT REQUIREMENTS.

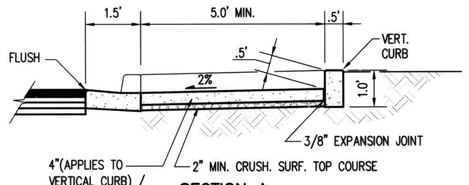
LEGEND
- – – 3/8" EXPANSION JOINT ALONG CURB AT MAX. 10' O.C.
- —— 1" "V" GROOVE DUMMY JOINT AT MAX. 5' O.C.

CURB & SIDEWALK JOINTS — 2

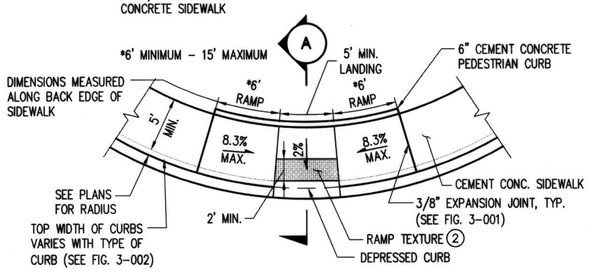
KCDOT FIG. 3-001 (MODIFIED)
NTS

NOTES:

1. PLACEMENT OF GRATINGS, ACCESS COVERS AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON CURB RAMPS, LANDINGS AND GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
2. RAMPS SHALL BE TEXTURED USING TRUNCATED DOME PATTERN (SEE FIGURE 3-011). DETECTABLE WARNING PATTERN SHALL BE YELLOW IN COMPLIANCE WITH WSDOT STANDARD SPECIFICATION 8-14.3(3)
3. RAMP CENTER LINE SHALL BE PERPENDICULAR TO OR RADIAL TO CURB RETURNS UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD ENGINEER.
4. RAMPS SHALL BE CONSTRUCTED AT CORRESPONDING SIDEWALK LOCATIONS ON OPPOSITE SIDE OF STREETS WHEN RAMPS ARE CONSTRUCTED ON ONE SIDE OF STREET. SEE FIG. 3-010.
5. THIS DETAIL APPLIES TO BOTH ROLLED AND VERTICAL CURB ROADWAYS.
6. SEE FIGURE 3-001 FOR CURB AND SIDEWALK JOINT PLACEMENT.



SECTION A



CURB RAMP ALTERNATE 2A — 2A

KCDOT FIG. 3-015 (MODIFIED)
NTS

KING COUNTY DLSPD APPROVAL	
Curtis R. Foster, Review Engineer	Date 7-24-19
Senior Engineer	Date
Wally Lui, First and Last Name, P.E. DEVELOPMENT ENGINEER	Date 7-24-19

PA #4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VELDE, STATE OF WASHINGTON, 24711, REGISTERED PROFESSIONAL ENGINEER
7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
ROADWAY DETAILS

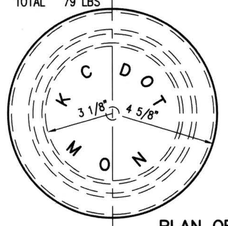
SHEET D-2

PROJECT NO. STRV17-0006
ACTIVITY NO.

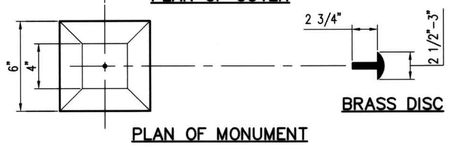
Jul 16, 2019 - 3:13pm KevinB Z:\1600001-1600999\1600206 (Greenbridge)\CADD\Design\02-Design Development\Grading & Drainage\26-GB RD 01.dwg

NOTES

1. CASTINGS SHALL BE GRAY IRON ASTM A48, AASHTO M 105, CLASS 30.
2. COVER AND SEAT SHALL BE MACHINED FOR PERFECT CONTACT AROUND CIRCUMFERENCE AND FULL WIDTH OF BEARING SURFACE.
3. APPROXIMATE WEIGHTS, STANDARD.
   CASE 60 LBS
   COVER 19 LBS
   TOTAL 79 LBS
4. PAVEMENT SHALL BE HOT MIX ASPHALT OR APPROVED SUBSTITUTE.
5. CONCRETE SHALL BE CLASS 4000.

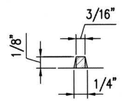


PLAN OF COVER

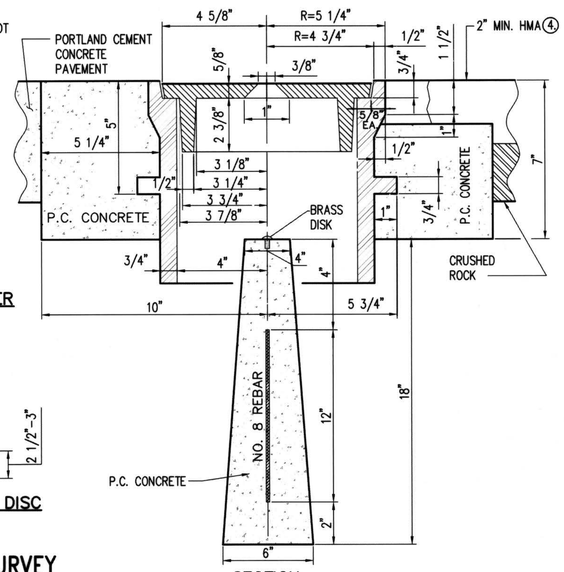


BRASS DISC

PLAN OF MONUMENT



SECTION OF LETTER



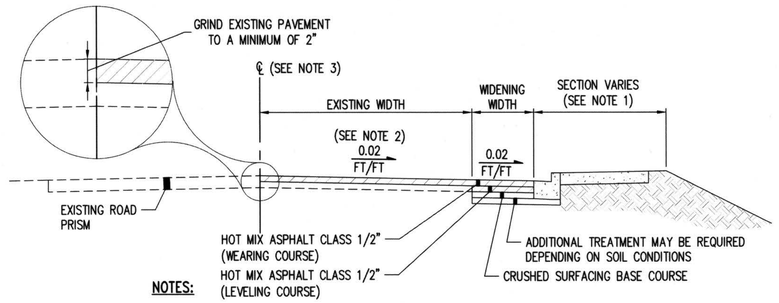
SECTION

ROADWAY SURVEY MONUMENT IN CASE & COVER

KING COUNTY STD DWG NO. 5-019
NTS

(1)

SEC. 6, T.23 N., R.4E., W.M.



NOTES:

1. PRELEVELING AND GRINDING MAY BE NECESSARY TO MEET CROSS SLOPE.
2. NON-CONFORMING CENTERLINE AND CROWN PROFILE MAY REQUIRE THE OVERLAY OF THE ENTIRE ROADWAY.
3. ENGINEERED PAVEMENT DESIGN REQUIRED FOR ARTERIAL ROADWAYS.

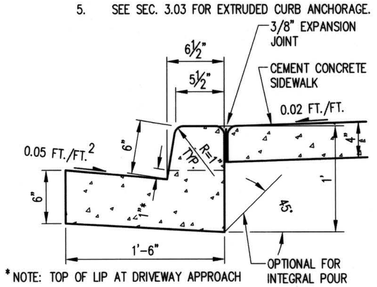
WIDENING AND OVERLAY

KING COUNTY STD DWG NO. 2-015
NTS

(2)

NOTES

1. SEE SEC. 3.04 K.C.R.S. FOR JOINT REQUIREMENTS.
2. ROLL GUTTER TO MATCH POSITIVE SUPERELEVATION SLOPE.
3. SEE FIG. NO. 2-005 FOR CONFIGURATION OF FILL AND WALKWAY BEHIND CURB IF REQUIRED.
4. 1 IN. EDGED GROOVE MAY REPLACE 3/8 IN. EXPANSION JOINT AT INTERFACE BETWEEN CURB AND ADJACENT SIDEWALK FOR SEPERATE POUR CONSTRUCTION.
5. SEE SEC. 3.03 FOR EXTRUDED CURB ANCHORAGE.

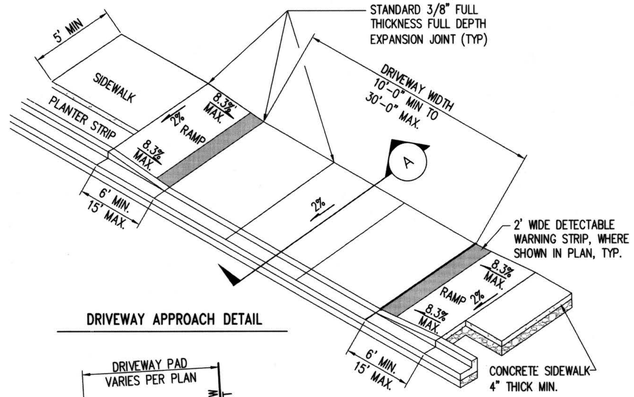


*NOTE: TOP OF LIP AT DRIVEWAY APPROACH

CEMENT CONCRETE CURB & GUTTER

KING COUNTY STD DWG NO. 3-002 (MODIFIED)
NTS

(3)



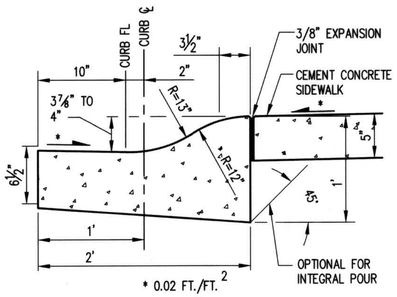
DRIVEWAY APPROACH DETAIL

NOTES

1. ALL JOINTS SHALL BE CLEANED AND EDGED.
2. SEE SECTION 4.01 FOR SURFACING REQUIREMENTS
3. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
4. 3/8" THRU EXPANSION JOINTS SHALL BE PLACED AT BACK, SIDES AND FRONT. MAXIMUM EXPANSION JOINT SPACING IS 14' CENTER TO CENTER.
5. SEE SECTION 3.01 FOR ADDITIONAL DRIVEWAY REQUIREMENTS.
6. DRIVEWAY PADS FOR THE CEMENT CONCRETE DRIVEWAY APPROACHES FRONTING SW 102ND ST AND THE WEST SIDE OF 5TH AVE SW (BETWEEN SW 100TH ST AND SW 102ND ST) SHALL BE CONSTRUCTED WITH A MINIMUM OF 5" THICK CRUSHED SURFACING TOP COURSE OVER COMPACTED SUBGRADE BLENDED FROM THE BACK OF THE CEMENT CONCRETE DRIVEWAY APPROACH TO THE RIGHT OF WAY'S EXISTING GRADE.

NOTES

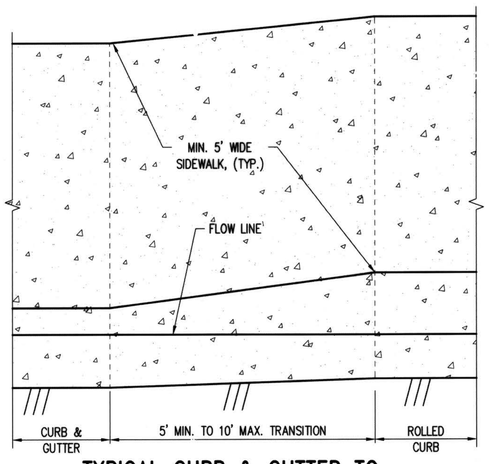
1. SEE SEC. 3.04 K.C.R.S. FOR JOINT REQUIREMENTS.
2. ROLL AND VERTICAL GUTTER TO MATCH POSITIVE SUPERELEVATION SLOPE.
3. SEE FIG. NO. 2-005 FOR CONFIGURATION OF FILL AND WALKWAY BEHIND CURB IF REQUIRED.
4. 1 IN. EDGED GROOVE MAY REPLACE 3/8 IN. EXPANSION JOINT AT INTERFACE BETWEEN CURB AND ADJACENT SIDEWALK FOR SEPERATE POUR CONSTRUCTION.
5. SEE SEC. 3.03 FOR EXTRUDED CURB ANCHORAGE.



CEMENT CONCRETE ROLLED CURB

KING COUNTY STD DWG NO. 3-002 (MODIFIED)
NTS

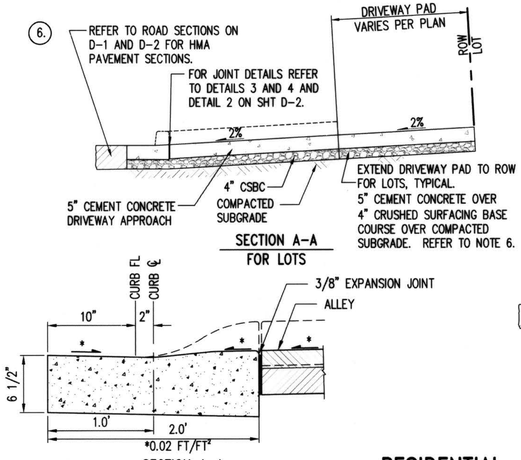
(4)



TYPICAL CURB & GUTTER TO ROLLED CURB TRANSITION

NTS

(5)



RESIDENTIAL DRIVEWAY APPROACH

KING COUNTY STD DWG NO. 3-004 (MODIFIED)
NTS

(6)

KING COUNTY DLSPD APPROVAL	
Curtis R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Hsu First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

PR 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD
DESIGNED BY BB, SZ
CHECKED BY JCG
APPROVED BY MAV
DATE JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VELEZ STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 7/22/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

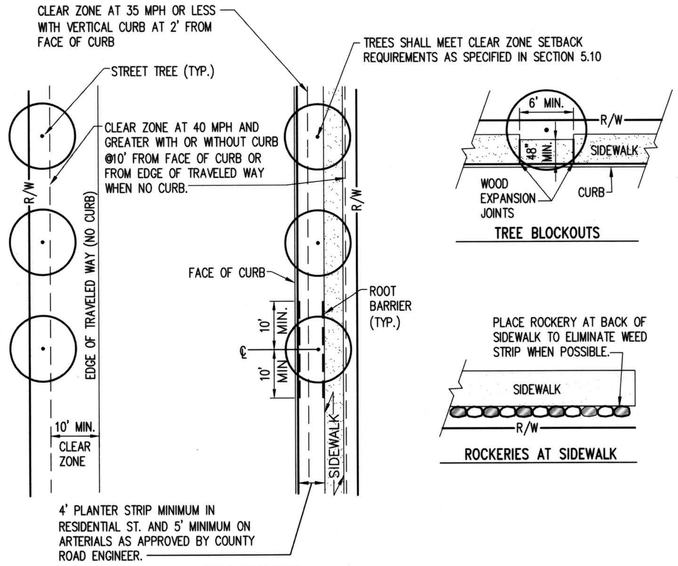
GREENBRIDGE DIVISION 8

ROADWAY DETAILS

SHEET D-3

ACTIVITY NO. PROJECT NO. STRV17-0006

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Jul 16, 2019 - 3:13pm KevinB



TREE SETBACKS

TREE BLOCKOUTS

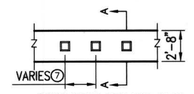
ROCKERIES AT SIDEWALK

NOTES:

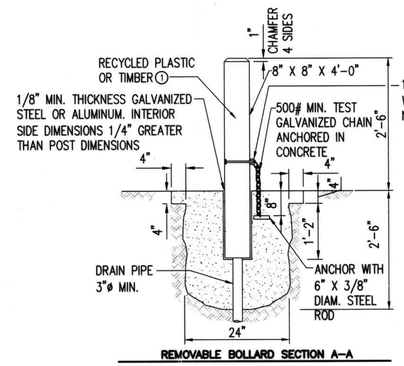
1. ROOTBARRIERS REQUIRED FOR ALL TREES IN PLANTER STRIP (UNLESS WAIVED BY K.C.D.O.T.)
2. REFER TO FIG. NO. 5-009 FOR SPECIFIC SETBACKS.

TREE BLOCKOUTS 1
KCDOT FIG. 5-010
NTS

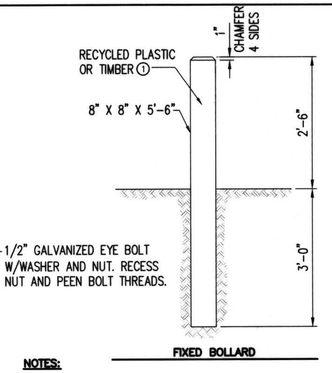
NOT USED 2
NTS



REMOVABLE BOLLARD PLAN



REMOVABLE BOLLARD SECTION A-A



FIXED BOLLARD

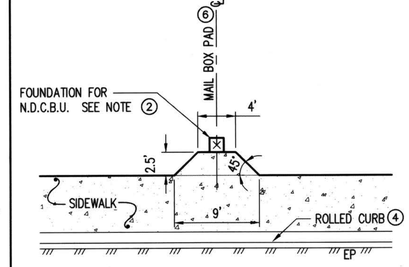
NOTES:

① RECYCLED PLASTIC BOLLARD SHALL BE WHITE. TIMBER SHALL BE DOUGLAS FIR, DENSE CONSTRUCTION GRADE, AND SHALL BE PRESSURE TREATED WITH A WATERBORNE PRESERVATIVE (ACA, CCA, ACZA) IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 9-09.3(1) OF THE WSDOT/APWA STANDARD SPECIFICATIONS. TOP 5 IN. OF TIMBER SHALL BE PAINTED WHITE.

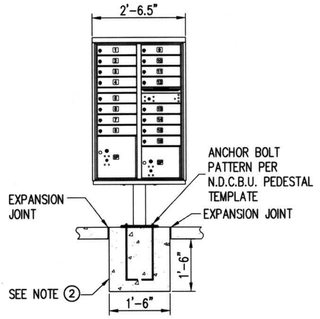
2. STEEL TUBE SHALL CONFORM TO ASTM A53 GRADE A.
3. NUTS, BOLTS, & WASHERS SHALL CONFORM TO ASTM A307.
4. ALL STEEL PARTS SHALL BE GALVANIZED.
5. CONCRETE SHALL BE CLASS 4000.
6. SEE SEC. 5.08.

⑦ MIN. 50 IN. SPACING ON TRAILS LESS THAN 10 FT. WIDE. 60 IN. SPACING ON TRAILS 10 FT. OR WIDER.

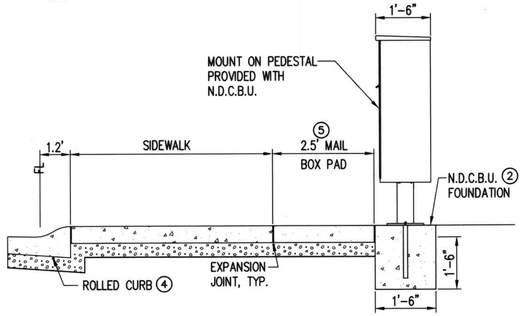
BOLLARDS 3
KCDOT FIG. 5-018
NTS



MAIL BOX PAD DETAIL
NTS



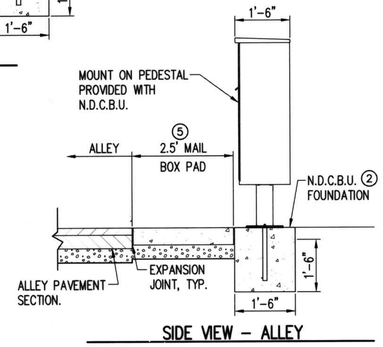
FRONT



SIDE VIEW - ROLLED CURB

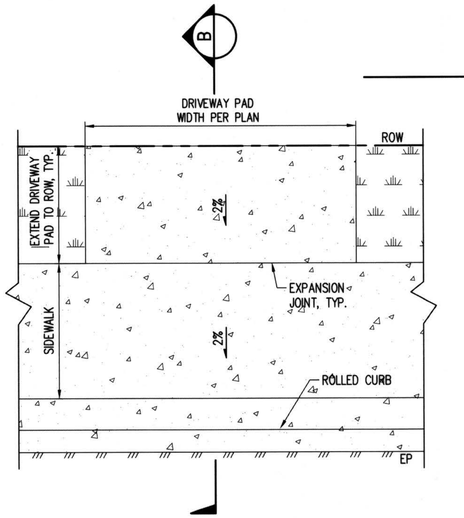
NOTES:

1. REFER TO KCRDCS SEC. 5.04
② INSTALLATION OF N.D.C.B.U., BASE AND ANCHOR BOLTS SHALL BE BY THE CONTRACTOR.
3. REFER TO KCRDCS SEC. 3.04 FOR JOINT REQUIREMENTS.
④ WHEN A N.D.C.B.U. IS INSTALLED ALONG A ROLLED CURB SECTION, IT SHALL COMPLY WITH KCRDCS SECTION 5.10 AND MAIL BOX PAD DETAIL.
⑤ MAIL BOX PAD: 5" PC CONCRETE CLASS 4000 OVER 4" CRUSHED SURFACING BASE COURSE OVER COMPACTED SUBGRADE 95% DENSITY ASTM D 1557.
⑥ STATION LABELS ON SHEETS HC-5 THROUGH HC-8 ARE TO THE MAILBOX FOUNDATION CENTERLINE.



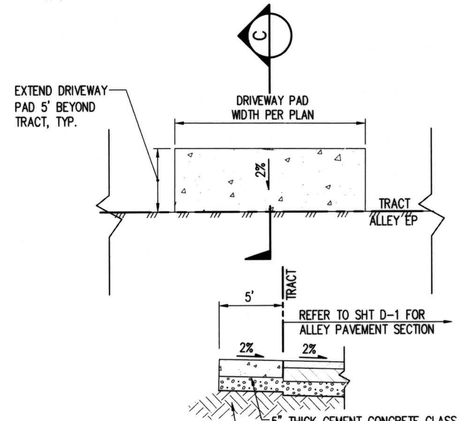
SIDE VIEW - ALLEY

MAILBOX INSTALLATION - NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNIT 4
KCDOT FIG. 5-017 (MODIFIED)
NTS



SECTION B

DRIVEWAY PAD BEHIND SIDEWALK WITH ROLLED CURB 5
NTS



SECTION C

DRIVEWAY PAD AT ALLEY PAVEMENT EDGE 6
NTS

KING COUNTY DLSPD APPROVAL

Curtis R. Foster Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Gibson First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

PROJECT NO. STRV17-0006
ACTIVITY NO.
PR 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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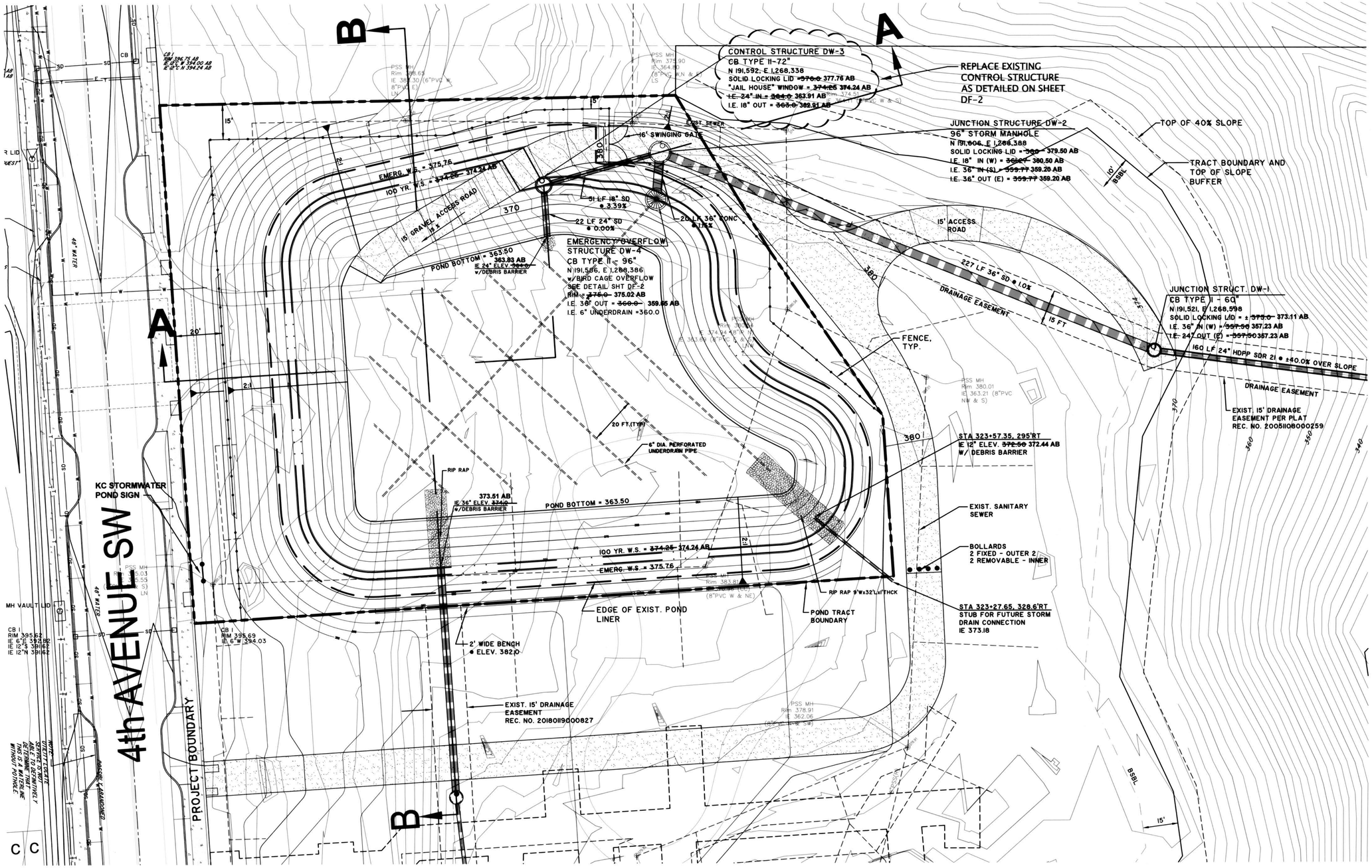
MARK A. VALDEZ STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
ROADWAY DETAILS

SHEET D-4

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Jul 16, 2019 - 3:13pm KevinB

SEC. 6, T.23 N., R.4E., W.M.



STORMWATER FACILITY
FACILITY TYPE: PUBLIC DETENTION POND

DETENTION POND: LEVEL POND 3 FLOW CONTROL
REQUIRED LIVE STORAGE VOLUME = 5.14 AC.FT.
DESIGN LIVE STORAGE VOLUME = 5.65 AC.FT.
DETENTION (LIVE) W.S. = 374.24
OVERFLOW W.S. = ~~374.25~~ 374.70 AB
EMER. OVERFLOW W.S. = 375.75
BERM EL = ACCESS ROAD 380±

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

NOTE:

THIS PLAN IS BASED ON THE AS-BUILT FINAL CORRECTED PLANS FOR THE STORMWATER DETENTION FACILITY DR-2 CONSTRUCTED UNDER KING COUNTY PERMIT P#4048.
THIS PLAN HAS BEEN INCLUDED TO SHOW THE LOCATION OF THE CONTROL STRUCTURE TO BE REPLACED AS PART OF GREENBRIDGE SITE IMPROVEMENTS.

Greenbridge
KING COUNTY HOUSING AUTHORITY
P#4477

KING COUNTY DLSPD APPROVAL	
Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Cook	Date: 7-24-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY HW | DESIGNED BY
CHECKED BY MAB | APPROVED BY MAB
DATE JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

KEITH J. GOLDSMITH STATE OF WASHINGTON 24597 REGISTERED PROFESSIONAL ENGINEER
7/17/19

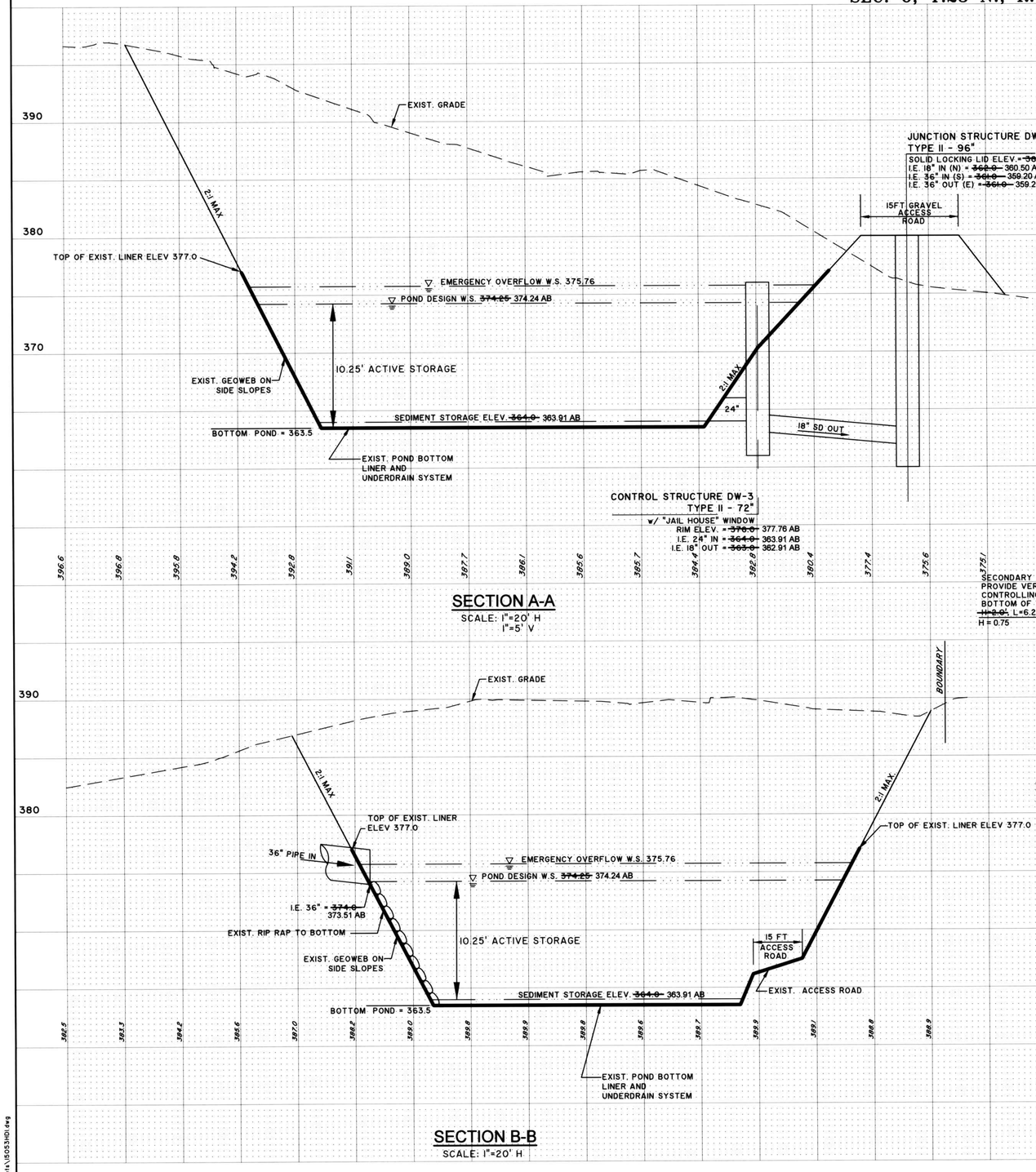
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
STORMWATER DETENTION DR-2 FACILITY PLAN

SHEET
DF-1

RECORD NUMBER STRV17-006

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SEC. 6, T.23 N., R.4E., W.M.

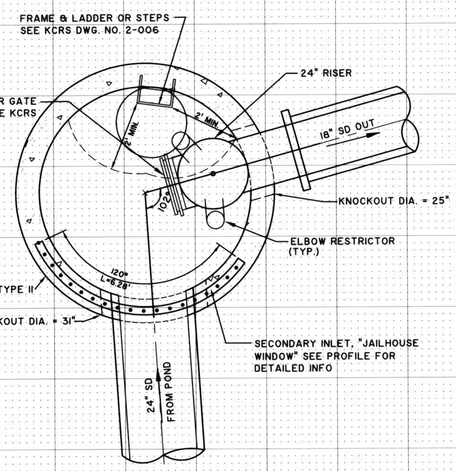


SECTION A-A

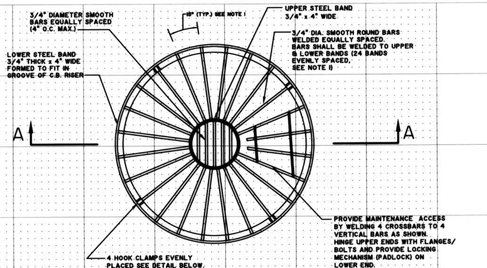
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1"=5' V

SECTION B-B

SCALE: 1"=20' H



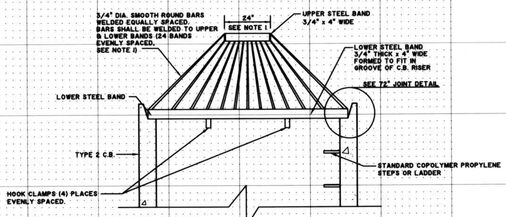
PLAN



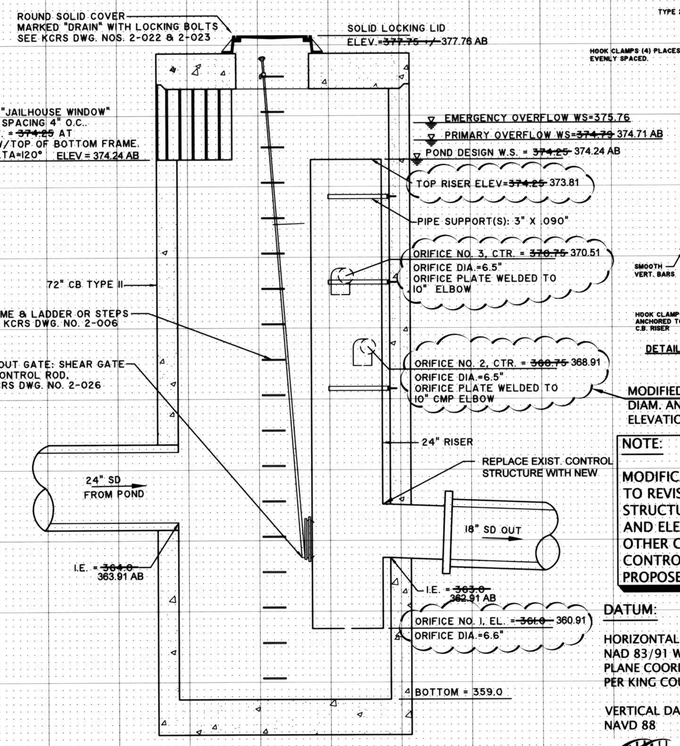
PLAN VIEW

OVERFLOW STRUCTURE NOTES:

1. DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIA. C.B. FOR DIFFERENT DIA. C.B.'S, ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 7" O.C. MAX. SPACING
2. METAL PARTS MUST BE CORROSION RESISTANT; STEEL BARS MUST BE GALVANIZED. OF BARS AROUND LOWER STEEL BAND.
3. THIS DEBRIS BARRIER IS ALSO RECOMMENDED FOR USE ON THE INLET TO RDADWAY CROSS-CULVERTS WITH HIGH POTENTIAL FOR DEBRIS COLLECTION. (EXCEPT ON TYPE 2 STREAMS).
4. THIS DEBRIS BARRIER IS FOR USE OUTSIDE OF RIGHT-OF-WAY ONLY. FOR DEBRIS CAGES WITHIN ROAD RIGHT-OF-WAY, SEE DRAWING ? C.O.N.



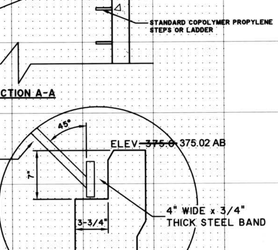
SECTION A-A



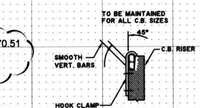
PROFILE

MODIFIED DETAIL CONTROL STRUCTURE DW-3, 72" TYPE II

SCALE: 1"=2'



72" JOINT DETAIL



DETAIL HOOK CLAMP

N.T.S.

96" OVERFLOW STRUCTURE

2-023. (N.T.S.)

MODIFIED ORIFICE DIAM. AND ELEVATION, TYP.

NOTE:

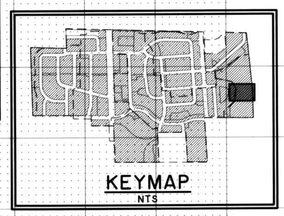
MODIFICATIONS LIMITED TO REVISION OF CONTROL STRUCTURE ORIFICE SIZE AND ELEVATION. NO OTHER CHANGES TO THE CONTROL STRUCTURE ARE PROPOSED.

REPLACE EXIST. CONTROL STRUCTURE WITH NEW

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88



KEYMAP

NTS

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
Development Engineer: Willy Gorham (First and Last Name, P.E.)	Date: 7-24-19

Greenbridge

KING COUNTY HOUSING AUTHORITY

PA# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: HW | DESIGNED BY:
CHECKED BY: MAB | APPROVED BY: MAB
DATE: JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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King County Housing Authority

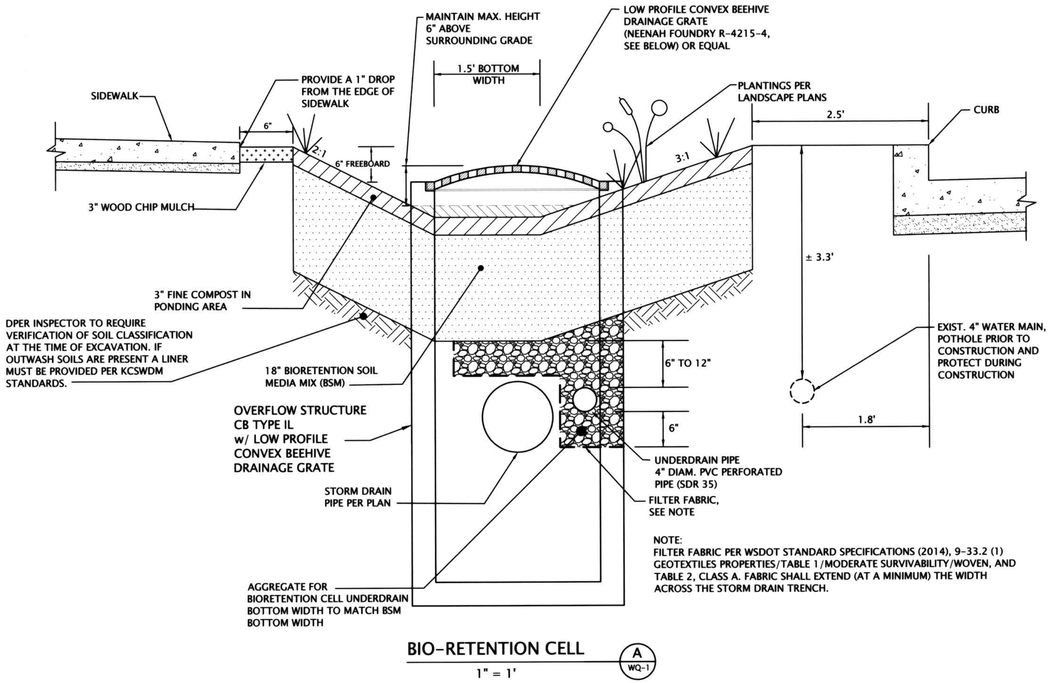
KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24897 — REGISTERED PROFESSIONAL ENGINEER
7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
STORMWATER DETENTION FACILITY SECTION AND DETAILS

SHEET: DF-2

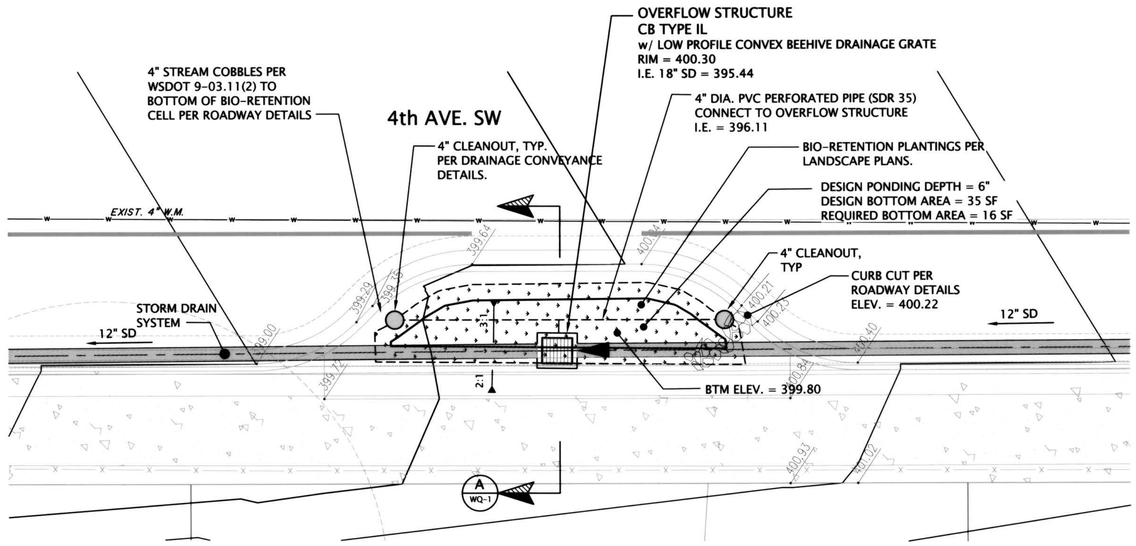
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NOTE:
FILTER FABRIC PER WSDOT STANDARD SPECIFICATIONS (2014), 9-33.2 (1) GEOTEXTILES PROPERTIES/TABLE 1/MODERATE SURVIVABILITY/WOVEN, AND TABLE 2, CLASS A. FABRIC SHALL EXTEND (AT A MINIMUM) THE WIDTH ACROSS THE STORM DRAIN TRENCH.

BIO-RETENTION CELL
1" = 1'
A WQ-1

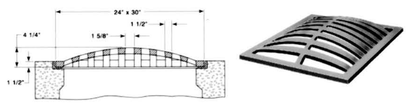


BIO-RETENTION CELL
DR-S-399 PLAN
SCALE: 1" = 5'

R-4215-A

Convex Grate

Heavy Duty



- Available with or without angle frame, please specify.
- For side ditch drainage.

LOW PROFILE CONVEX
BEEHIVE DRAINAGE GRATE

0 10 20 40
1 inch = 20 ft. HORZ

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88 P# 4477

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Willy Lin, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY HW | DESIGNED BY
CHECKED BY MAB | APPROVED BY MAB
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

KEITH J. GOLDSMITH STATE OF WASHINGTON 24097 REGISTERED PROFESSIONAL ENGINEER
7/17/19

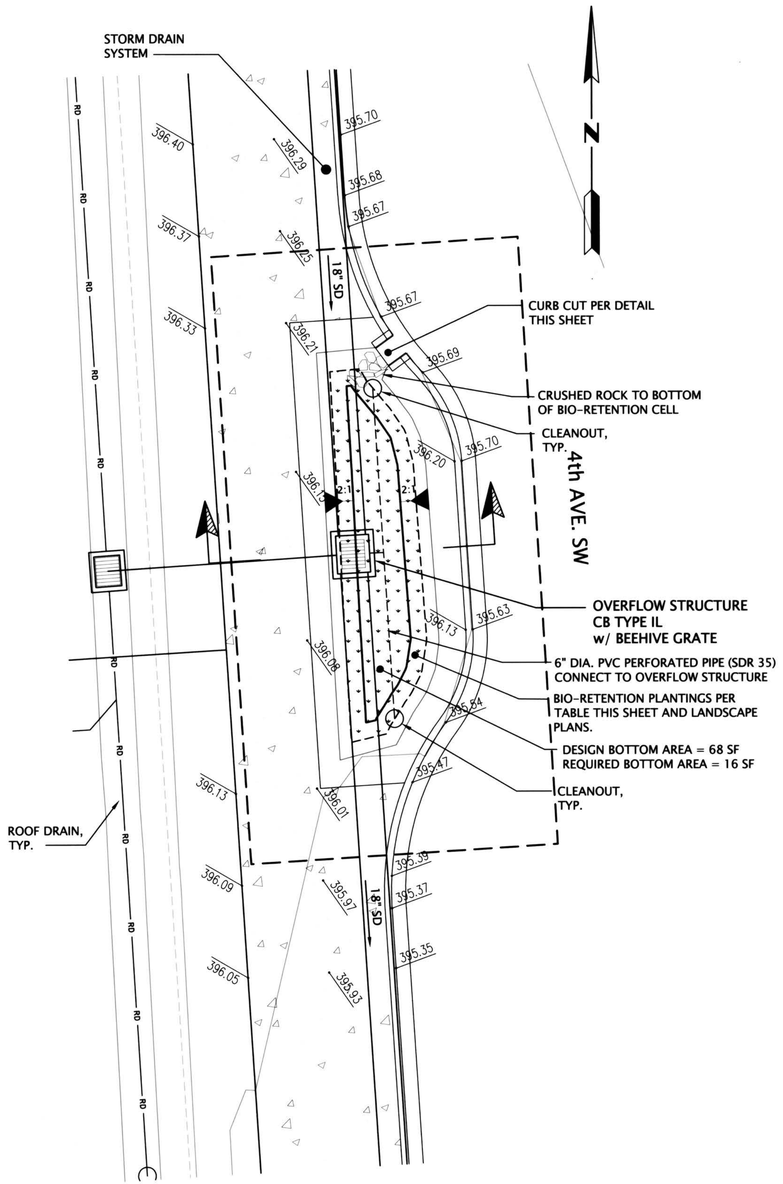
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
4th AVE. SW BIO-RETENTION CELL PLAN

SHEET
WQ-1

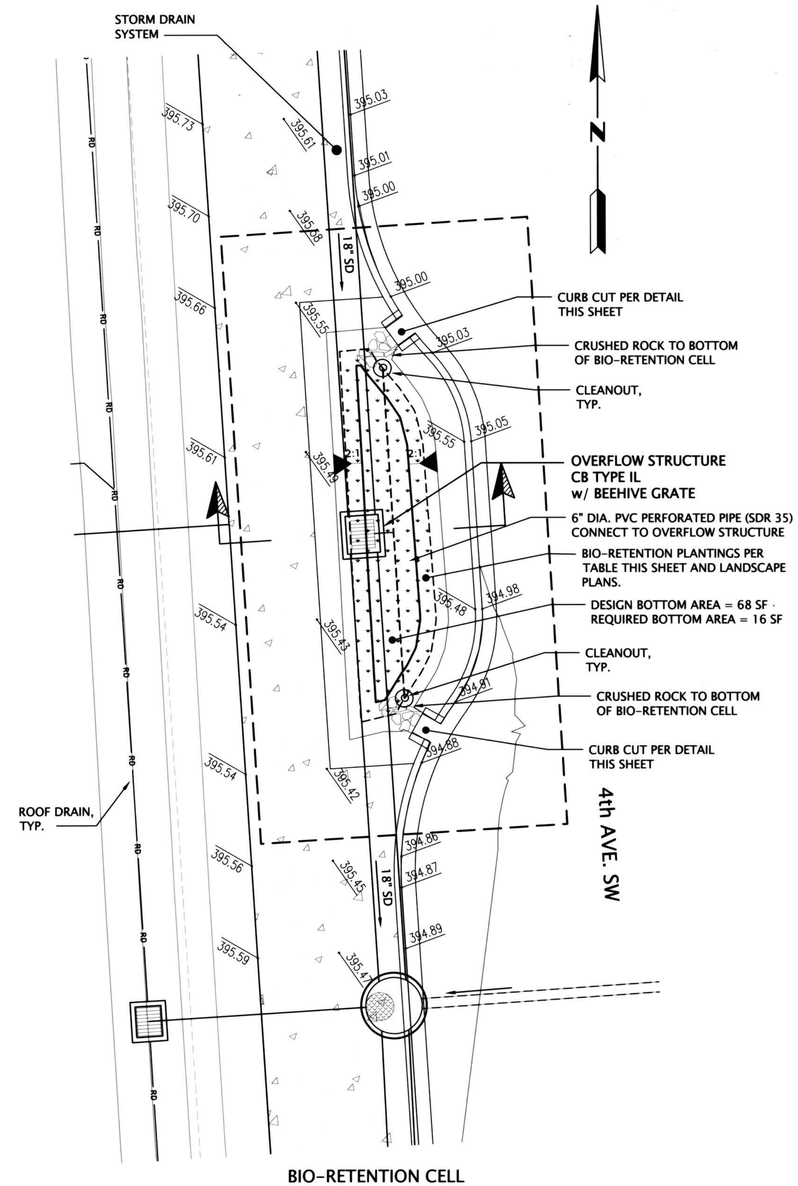
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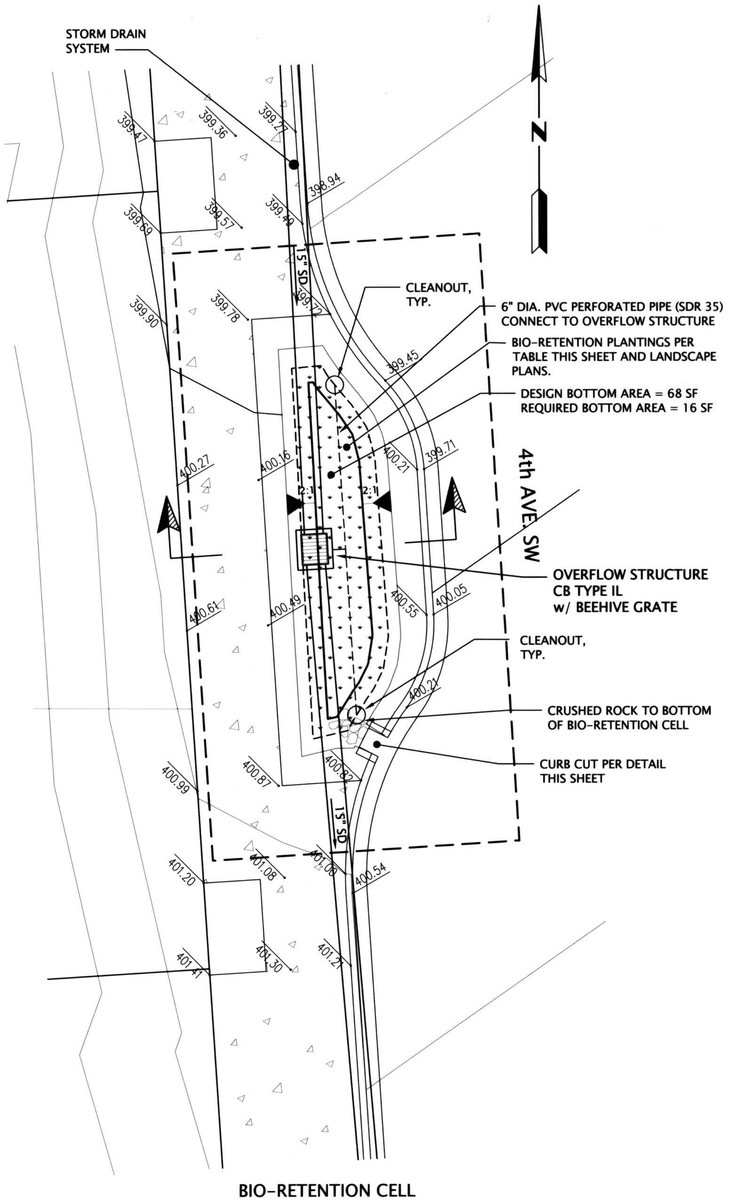
SEC. 6, T.23 N., R.4E., W.M.



BIO-RETENTION CELL
DR-S-404 PLAN
SCALE: 1" = 5'



BIO-RETENTION CELL
DR-S-403 PLAN
SCALE: 1" = 5'



BIO-RETENTION CELL
DR-S-399 PLAN
SCALE: 1" = 5'

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

PH 4477

KING COUNTY DLSPD APPROVAL

Curtis R. Foster, Review Engineer	7-24-19 Date
Senior Engineer	Date
Wally Lu, First and Last Name, P.E. DEVELOPMENT ENGINEER	7-24-19 Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY HW | DESIGNED BY
CHECKED BY MAB | APPROVED BY MAB
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

Greenbridge
King County Housing Authority

KEITH J. GOLDSMITH, STATE OF WASHINGTON, 24407, REGISTERED PROFESSIONAL ENGINEER
7/17/19

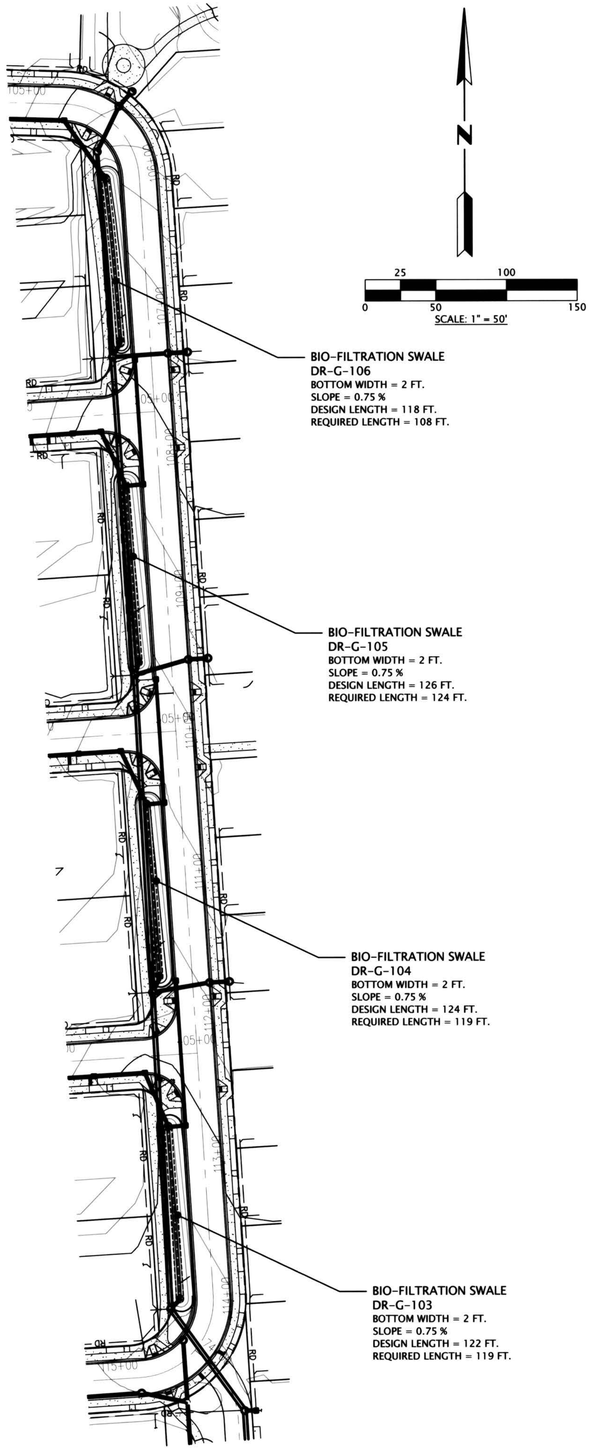
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
4th AVE. SW BIO-RETENTION CELL PLAN

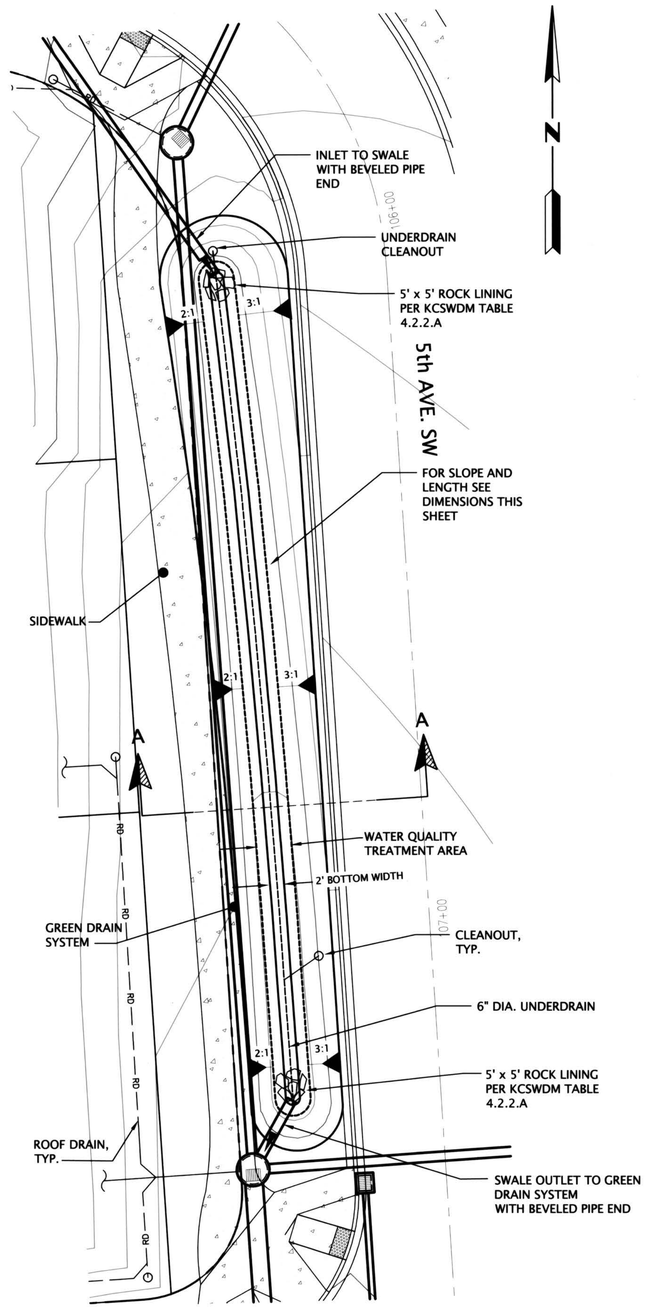
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WQ-2

RECORD NUMBER STRV17-006

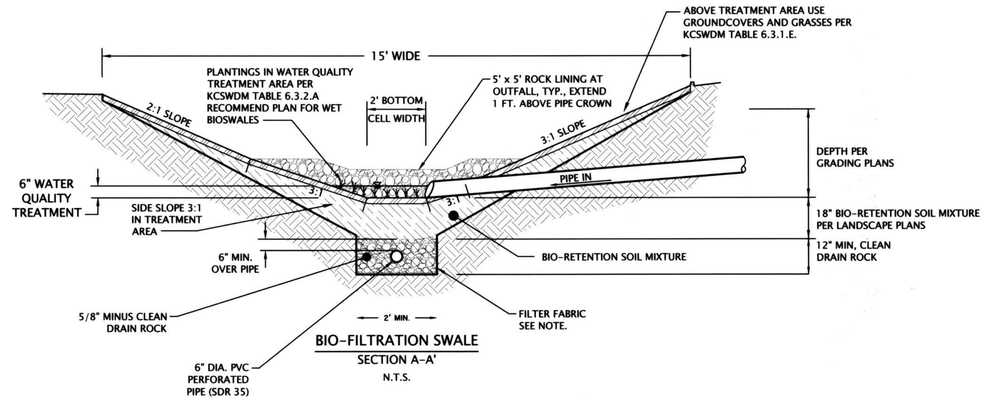
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SEC. 6, T.23 N., R.4E., W.M.





BIO-FILTRATION SWALE
TYPICAL PLAN
SCALE: 1" = 10'



BIO-FILTRATION SWALE
SECTION A-A'
N.T.S.

NOTE:
FILTER FABRIC PER WSDOT STANDARD SPECIFICATIONS (2014), 9-33.2 (1) GEOTEXTILES PROPERTIES/TABLE 1/MODERATE SURVIVABILITY/WOVEN, AND TABLE 2, CLASS A

GROUNDCOVER AND GRASSES FOR AREA ABOVE TREATMENT AREA:

TABLE 6.3.1.E GROUNDCOVERS AND GRASSES SUITABLE FOR THE UPPER SIDE SLOPES OF A BIOSWALE	
Groundcovers	
Kinnikinnick*	*Arctostaphylos uva-ursi*
Epimedium	*Epimedium grandiflorum*
—	*Euonymus lanceolata*
Strawberry*	*Fragaria chiloensis*
—	*Genista*
St. John's-Wort	*Hypericum sempervirens*
Broadleaf Lupine*	*Lupinus latifolius*
White Sweet Clover*	*Melilotus alba*
Creeping Forget-Me-Not	*Omphalodes verna*
—	*Rubus calycinoides*
White Lawn Clover	*Trifolium repens*
Yellow-Root	*Xanthorhiza simplissima*
Grasses (drought-tolerant, minimum mowing)	
Buffalo Grass	*Buchloe dactyloides*
Tufted Fescue	*Festuca amethystina*
Tall Fescue *	*Festuca arundinacea*
Hard Fescue	*Festuca ovina duriuscula* (e.g., Reliant, Aurora)
Red Fescue*	*Festuca rubra*
Dwarf Tall Fescues	*Festuca* spp. (e.g., Many Mustang, Silverado)
Blue Oatgrass	*Helictotrichon sempervirens*
Low-growing turf mix: 40% dwarf tall fescue 30% dwarf perenial rye "Barclay" 25% red fescue 5% colonial bentgrass	

* *Native species.*

Notes:

- *Many other ornamental grasses which require only annual mowing are suitable.*
- *Ivy is not permitted because of its tendency to spread.*

PLANTING SPECIFICATIONS FOR WATER QUALITY TREATMENT AREA:

TABLE 6.3.2.A RECOMMENDED PLANTS FOR WET BIOSWALE		
Common Name	**Scientific Name**	**Spacing (on center)**
Shortawn foxtail	*Alopecurus aequalis*	seed
Water foxtail	*Alopecurus geniculatus*	seed
Spike rush	*Eleocharis spp.*	4 inches
Slough sedge*	*Carex obnupta*	6 inches or seed
Sawbeak sedge	*Carex stipata*	6 inches
Sedge	*Carex* spp.	6 inches
Western mannagrass	*Glyceria occidentalis*	seed
Velvetgrass	*Holcus mollis*	seed
Slender rush	*Juncus tenuis*	6 inches
Watercress*	*Rorippa nasturtium-aquaticum*	12 inches
Water parsley*	*Oenanthe sarmentosa*	6 inches
Hardstem bulrush	*Scirpus acutus*	6 inches
Small-fruited bulrush	*Scirpus microcarpus*	12 inches

* *Good choices for swales with significant periods of flow, such as those downstream of a Level 2 or 3 detention facility.*
Note: Cattail (Typha latifolia) is not appropriate for most wet swales because of its very dense and clumping growth habit which prevents water from filtering through the clump.

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Willy Cash	Date: 7-24-19

P#4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: HW | DESIGNED BY:
CHECKED BY: MAB | APPROVED BY: MAB
DATE: JULY 18, 2019
J O B No. : 1600206

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KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24897 — REGISTERED PROFESSIONAL ENGINEER
7/17/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

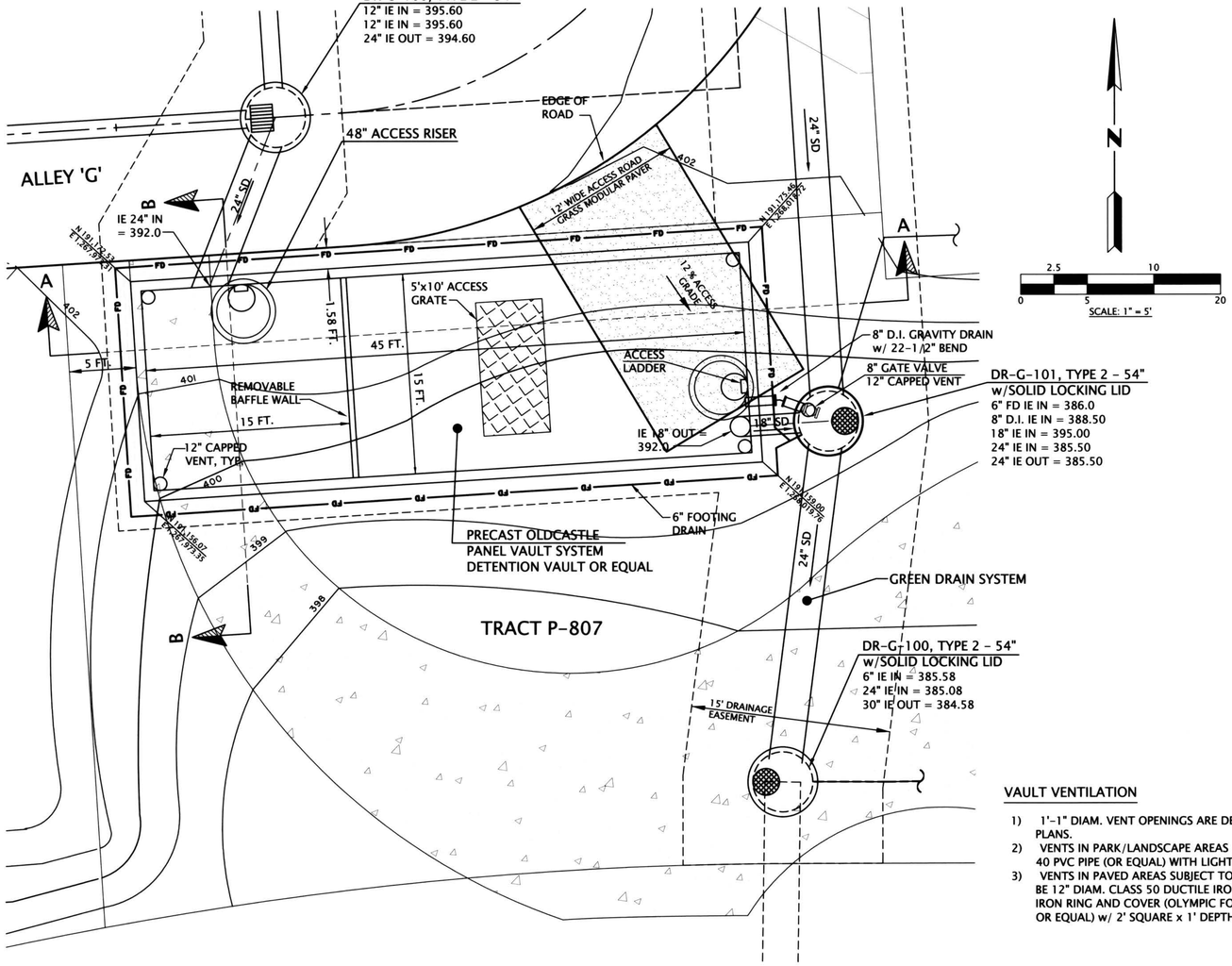
GREENBRIDGE DIVISION 8

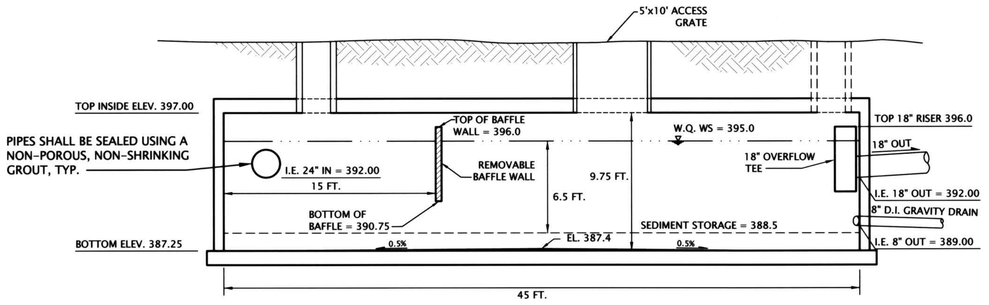
5th AVE. SW BIO-FILTRATION SWALE PLAN AND DETAILS

SHEET
WQ-3

RECORD NUMBER STRV17-006

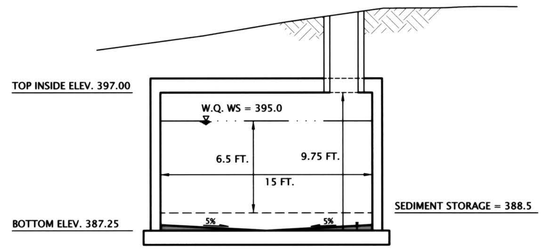
SEC. 6, T.23 N., R.4E., W.M.





NOTE: VAULT SHALL BE DESIGNED FOR OVERBURDEN SUPPORT AND H-20 LOADING.

WATER QUALITY WET VAULT
SECTION A-A
SCALE: 1" = 5'



WATER QUALITY WET VAULT
SECTION B-B
SCALE: 1" = 5'

VAULT VENTILATION

1) 1'-1" DIAM. VENT OPENINGS ARE DETAILED ON THE STRUCTURAL PLANS.
2) VENTS IN PARK/LANDSCAPE AREAS SHALL BE 12" DIAM. IPS SCH 40 PVC PIPE (OR EQUAL) WITH LIGHT DUTY DROP-IN GRATES.
3) VENTS IN PAVED AREAS SUBJECT TO VEHICULAR TRAFFIC SHALL BE 12" DIAM. CLASS 50 DUCTILE IRON PIPE w/ 12" DIAM. CAST IRON RING AND COVER (OLYMPIC FOUNDRY, INC. PART NO. MH5, OR EQUAL) w/ 2' SQUARE x 1' DEPTH CONC. CL. 5(S) COLLAR.

REQUIRED WETPOND VOLUME (3 x ANN. RUNOFF) = 4,306 CF
DESIGNED WETPOND VOLUME = 4,388 CF

WATER QUALITY WET VAULT
TREATMENT BMP DR-G-101-A

DATUM:

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY / GPS CONTROL.

VERTICAL DATUM:
NAVD 88

PA # 4477

KING COUNTY DLSPD APPROVAL

Review Engineer: Curtis R. Foster	Date: 7-24-19
Senior Engineer:	Date:
First and Last Name, P.E. DEVELOPMENT ENGINEER: Wally Gr	Date: 7-24-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: HW | DESIGNED BY:
CHECKED BY: MAB | APPROVED BY: MAB
DATE: JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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KEITH J. GOLDSMITH — STATE OF WASHINGTON — 24897 — REGISTERED PROFESSIONAL ENGINEER — 7/17/19

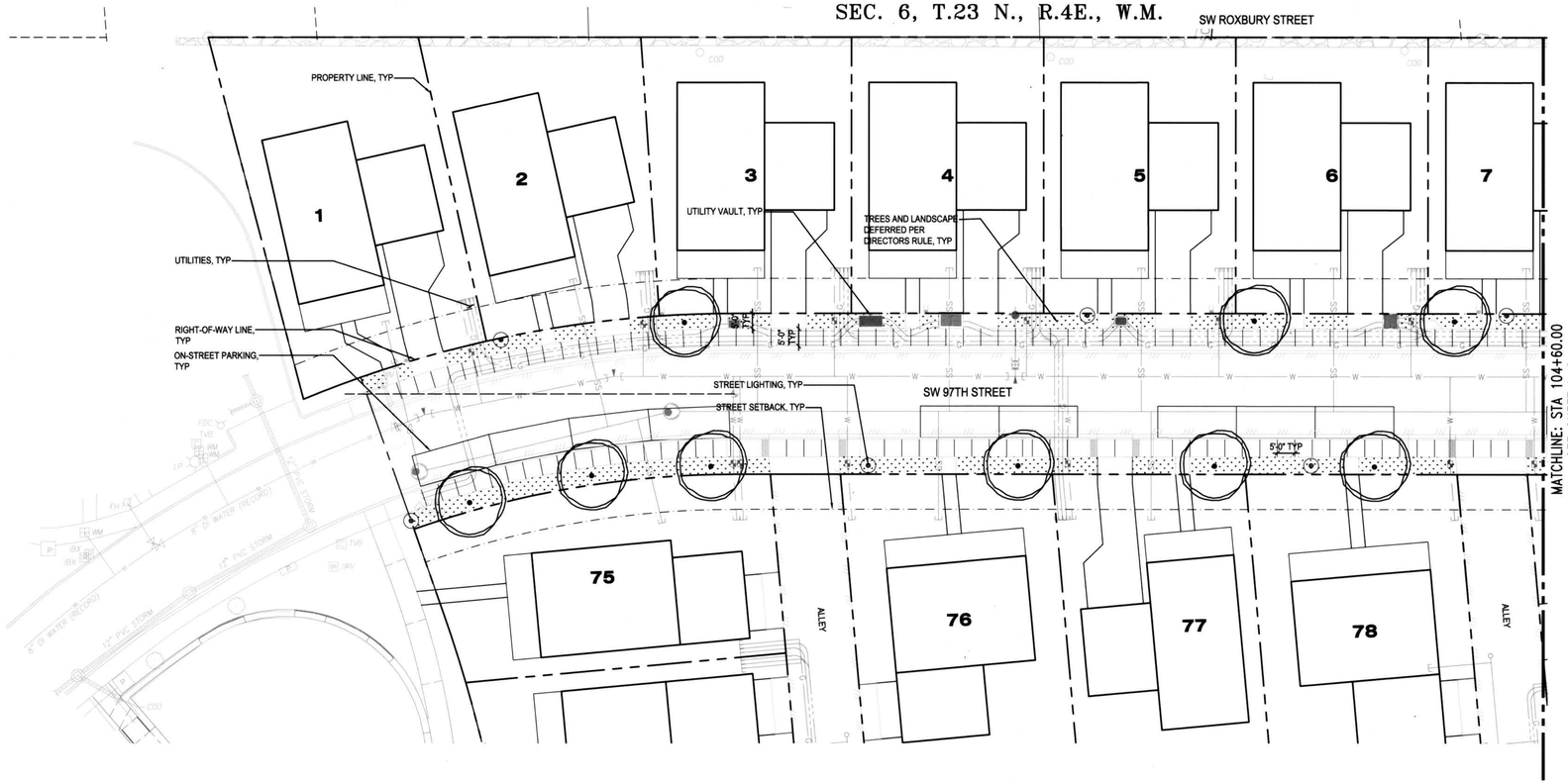
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
WATER QUALITY TREATMENT WET VAULT PLAN AND DETAILS

SHEET
WQ-4

RECORD NUMBER STRV17-006

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SEC. 6, T.23 N., R.4E., W.M.





PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE 'QUEEN ELIZABETH'	QUEEN ELIZABETH MAPLE
	ACER RUBRUM 'ARMSTRONG' TRAIL TREES	'ARMSTRONG' RED MAPLE
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH
	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' LAVANDULA ANGUSTIFOLIA 'BABY BLUE' NANDINA DOMESTICA 'GULF STREAM' PENNISETUM ALOPECUROIDES 'HAMELIN'	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

NOTES:

1. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATIONS
2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATIONS
3. SEE P-601 FOR PLANTING DETAILS
4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. ALL TREES MUST BE A MINIMUM 15'-0" CLEARANCE FROM ALL LIGHT FIXTURES WITHIN THE PUBLIC R.O.W.

N

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PM4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@ggloo.com
http://www.ggloo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE NO. 965 EXP. 09/09/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

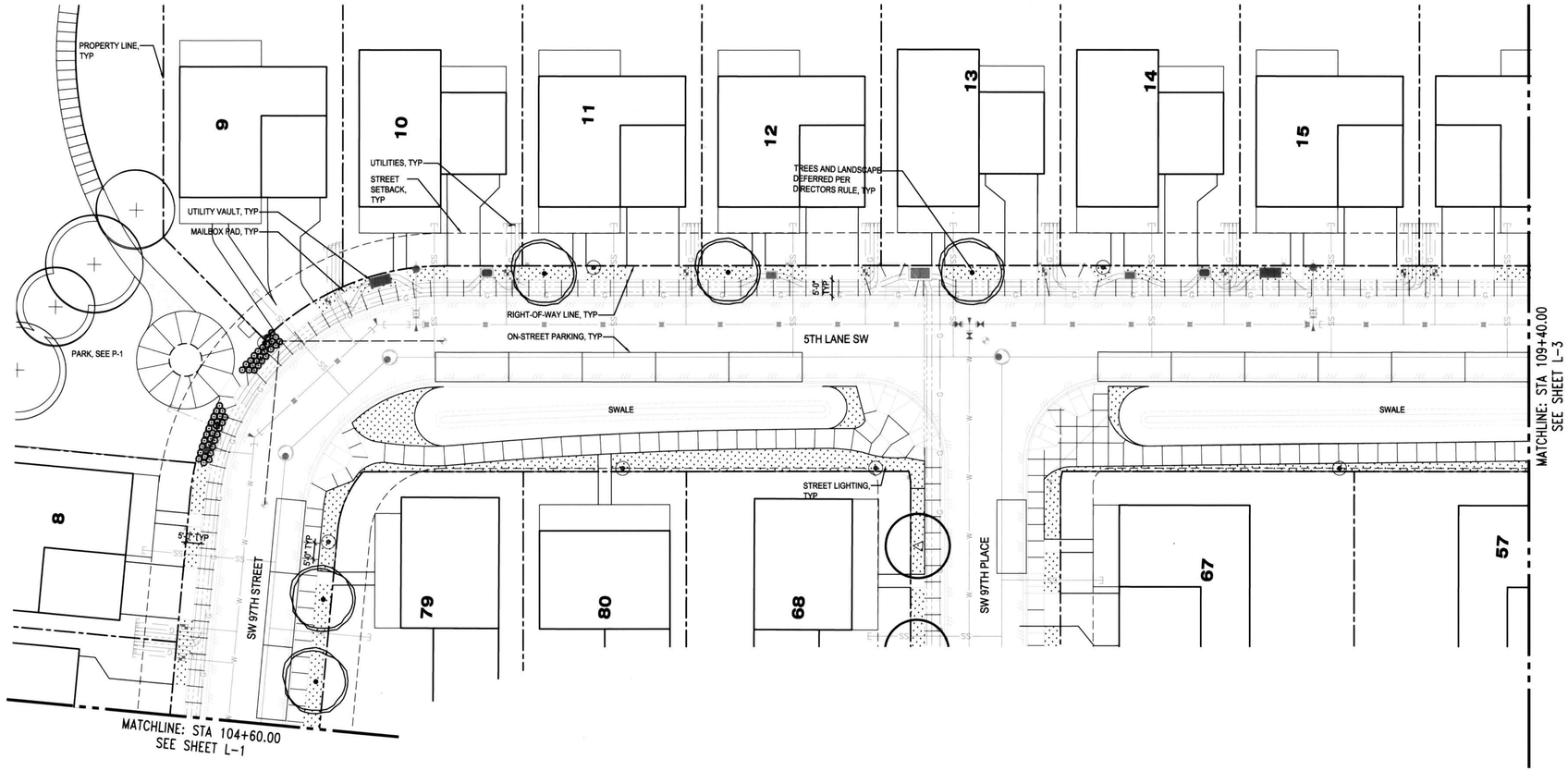
GREENBRIDGE DIVISION 8

SW 97TH STREET LANDSCAPE PLAN

SHEET L-1

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Jun 21, 2019 - 1:52pm tabzinik

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE 'QUEEN ELIZABETH'	QUEEN ELIZABETH MAPLE
	ACER RUBRUM 'ARMSTRONG' TRAIL TREES	'ARMSTRONG' RED MAPLE
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
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SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

NOTES:

1. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATIONS
2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATIONS
3. SEE P-601 FOR PLANTING DETAILS
4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. ALL TREES MUST BE A MINIMUM 15'-0" CLEARANCE FROM ALL LIGHT FIXTURES WITHIN THE PUBLIC R.O.W.

P#4477

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

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Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@ggio.com
http://www.ggio.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 865 EXP. 08/08/2019

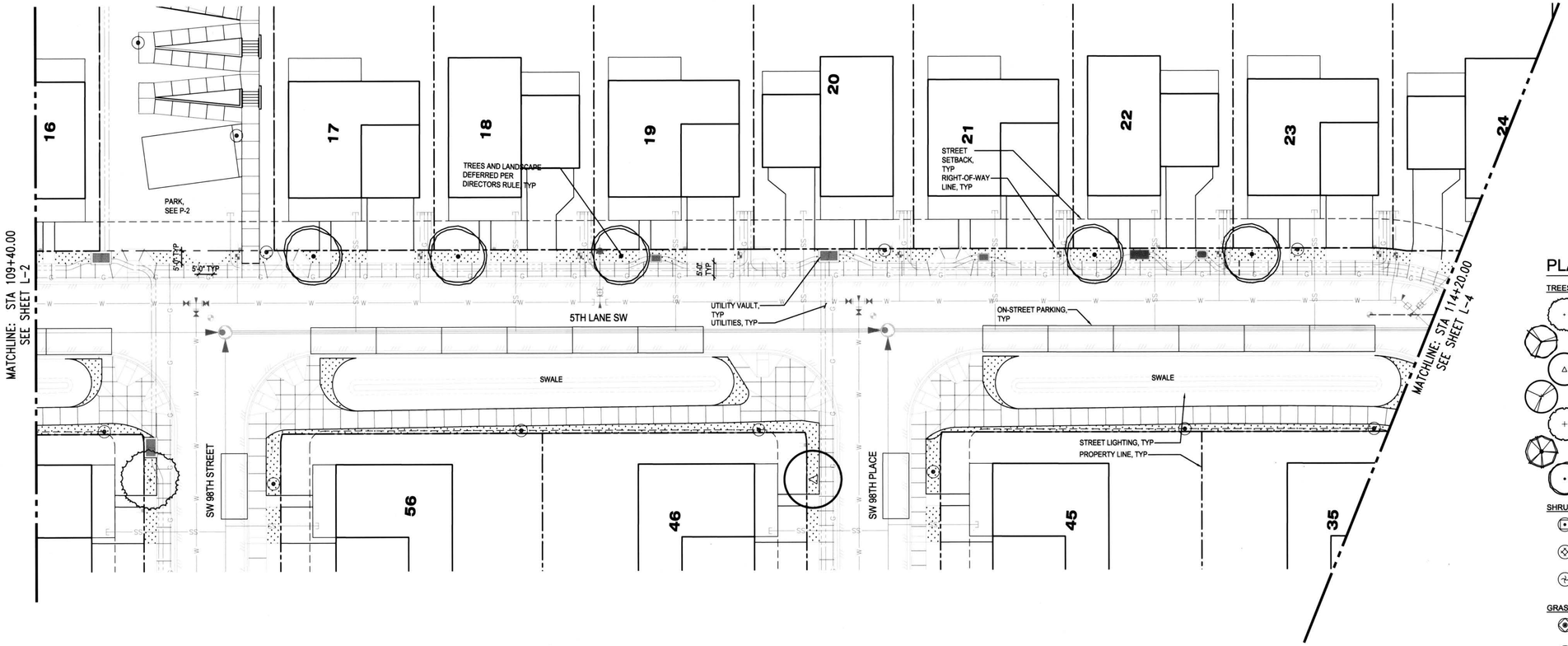
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
5TH LANE SW LANDSCAPE PLAN

SHEET
L-2

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SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE `QUEEN ELIZABETH`	QUEEN ELIZABETH MAPLE
	ACER RUBRUM `ARMSTRONG` TRAIL TREES	`ARMSTRONG` RED MAPLE
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE
	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH
	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA `SCHOTTLAND` IRIS DOUGLASIANA `PACIFIC COAST HYBRIDS` LAVANDULA ANGUSTIFOLIA `BABY BLUE` NANDINA DOMESTICA `GULF STREAM` PENNISETUM ALOPECUROIDES `HAMELIN`	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH `SANTA CRUZ` SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

NOTES:

1. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATIONS
2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATIONS
3. SEE P-601 FOR PLANTING DETAILS
4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. ALL TREES MUST BE A MINIMUM 15'-0" CLEARANCE FROM ALL LIGHT FIXTURES WITHIN THE PUBLIC R.O.W.

P# 4477

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PROJECT NO. STRY17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

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Seattle, WA 98101
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Fax: (206) 467-0627
Email : info@ggio.com
http://www.ggio.com

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King County Housing Authority

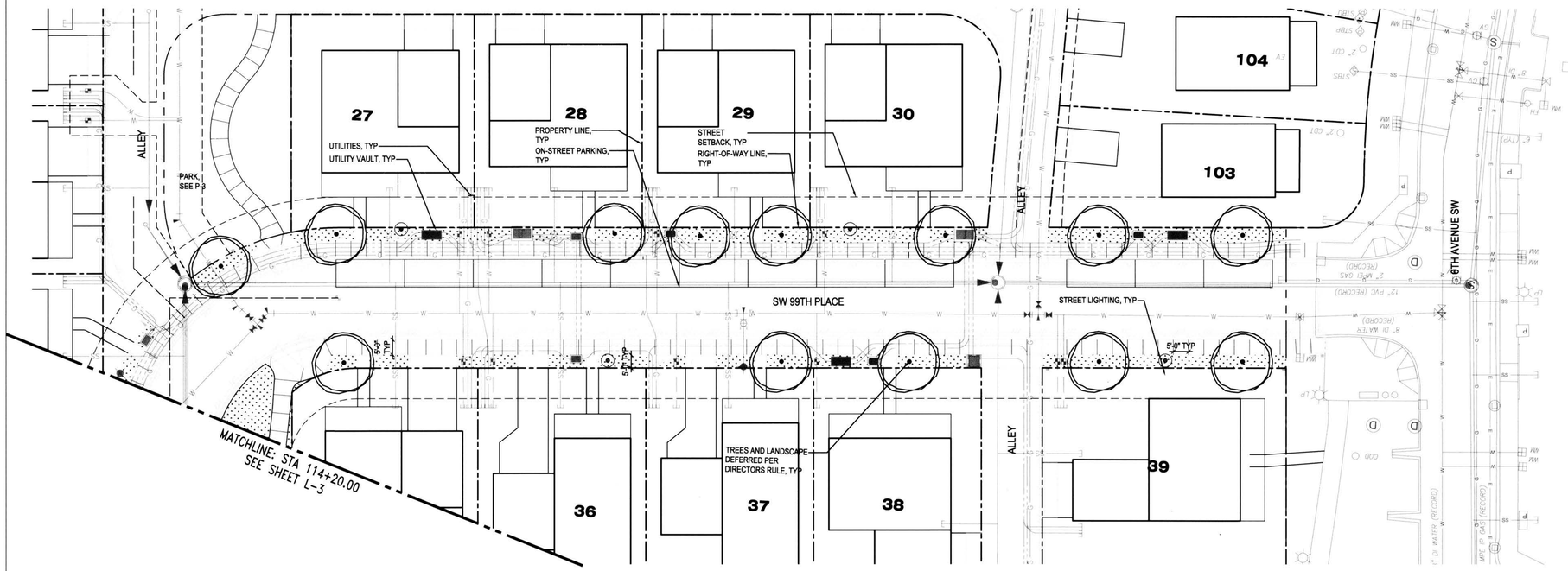
STATE OF WASHINGTON
MARIEKE LACASSE
No. 965 EXP. 08/08/2019
LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
5TH LANE SW LANDSCAPE PLAN

SHEET
L-3

Jun 21, 2019 - 1:57pm tdoznik E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\08-GB L-03 5th Ave SW 03-3.dwg

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS

NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE 'QUEEN ELIZABETH'	QUEEN ELIZABETH MAPLE
	ACER RUBRUM 'ARMSTRONG' TRAIL TREES	'ARMSTRONG' RED MAPLE
△	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
+	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH
	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' LAVANDULA ANGUSTIFOLIA 'BABY BLUE' NANDINA DOMESTICA 'GULF STREAM' PENNISETUM ALOPECUROIDES 'HAMELIN'	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

NOTES:

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P# 4477

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LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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SCALE: AS NOTED

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Seattle, WA 98101
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Fax: (206) 467-0627
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http://www.gglo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 985 EXP. 09/09/2019

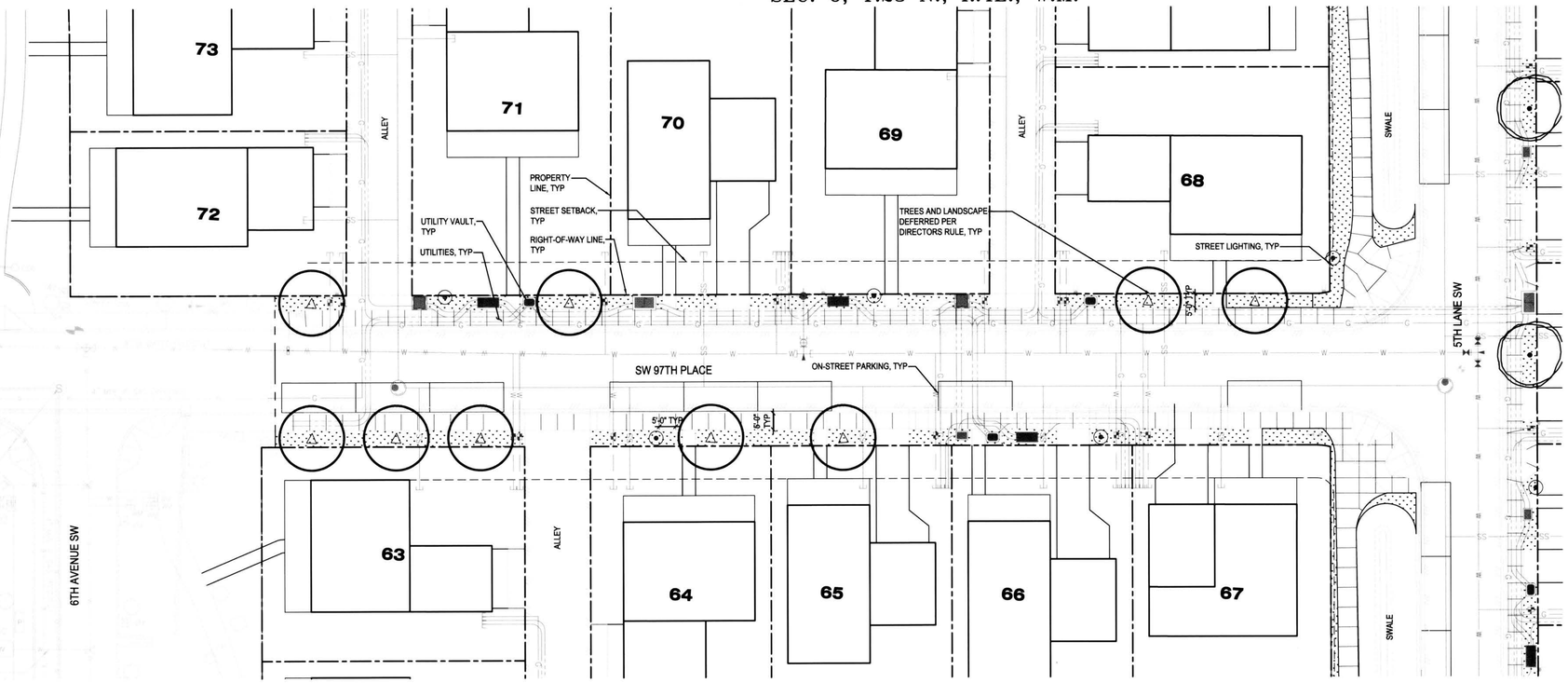
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
SW 99TH PLACE LANDSCAPE PLAN

SHEET L-4

Jul 01, 2019 - 4:02pm tokozinik
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SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS

NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
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	FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH
	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
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	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA `SCHOTTLAND` IRIS DOUGLASIANA `PACIFIC COAST HYBRIDS` LAVANDULA ANGUSTIFOLIA `BABY BLUE` NANDINA DOMESTICA `GULF STREAM` PENNISETUM ALOPECUROIDES `HAMELIN`	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH `SANTA CRUZ` SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

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P#4477

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LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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PROJECT NO. STRV17-0006

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DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

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King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE No 985 EXP. 09/09/2019 LICENSED LANDSCAPE ARCHITECT

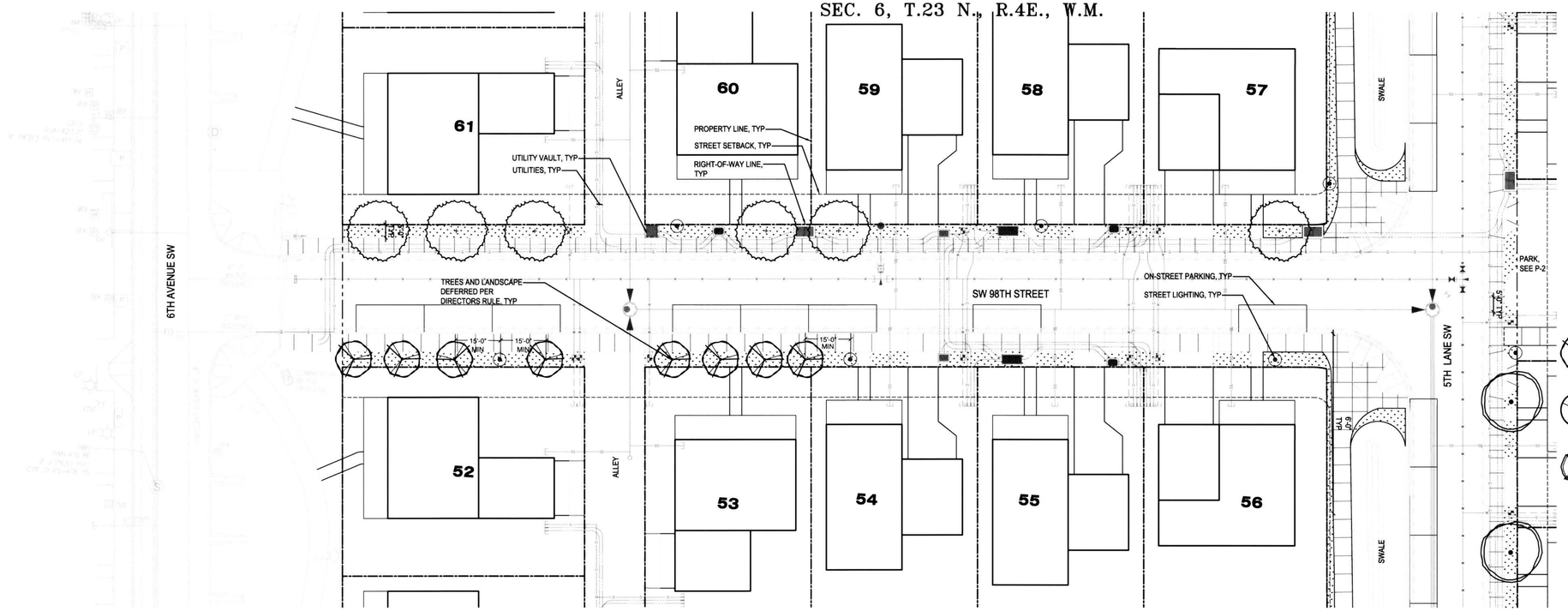
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WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
SW 97TH PLACE LANDSCAPE PLAN

SHEET L-5

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Jul 01, 2019 - 4:09pm fabiznik

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS

NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE 'QUEEN ELIZABETH'	QUEEN ELIZABETH MAPLE
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SHRUBS	BOTANICAL NAME	COMMON NAME
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GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
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STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' LAVANDULA ANGUSTIFOLIA 'BABY BLUE' NANDINA DOMESTICA 'GULF STREAM' PENNISETUM ALOPECUROIDES 'HAMELIN'	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

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N

0 10 20 40
1 inch = 20 ft. HORZ

P# 4477

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LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 985 EXP. 09/08/2019

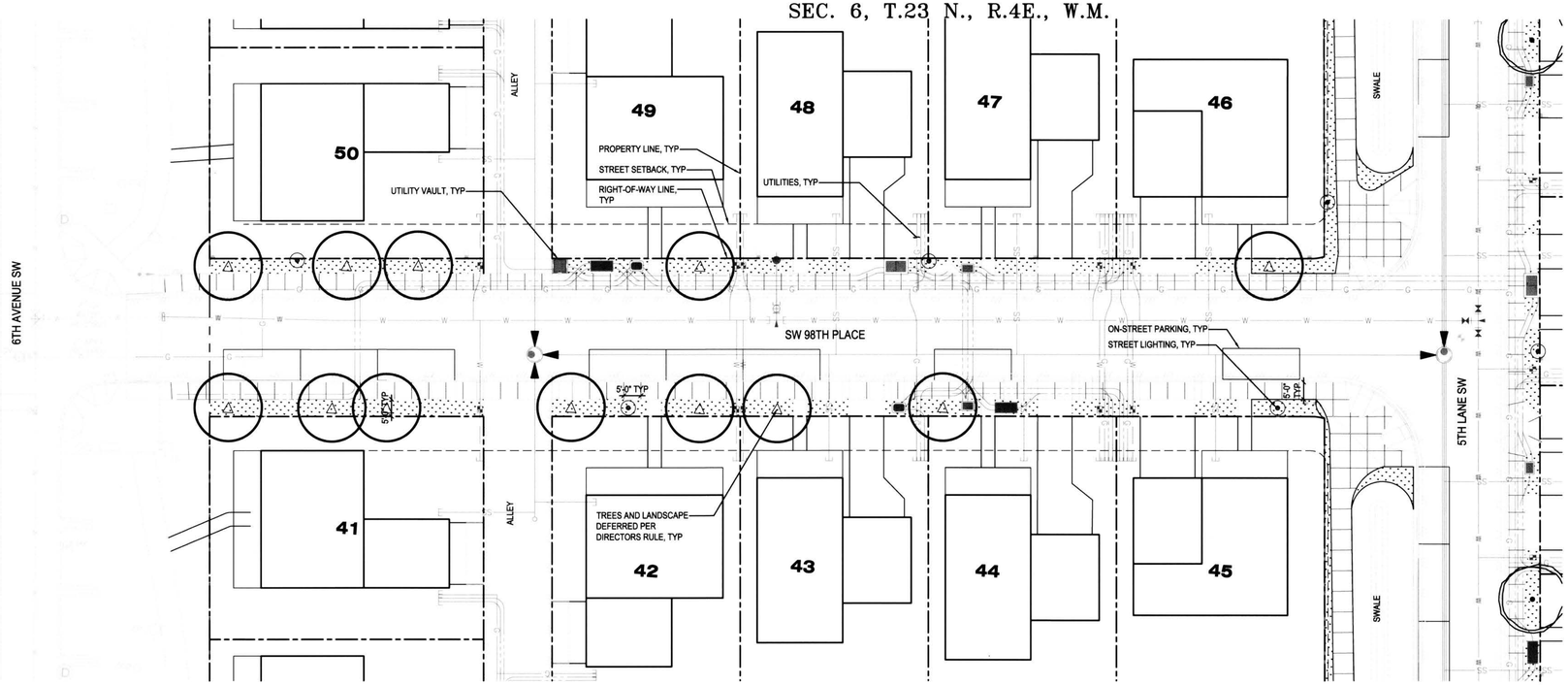
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
SW 98TH STREET LANDSCAPE PLAN

SHEET
L-6

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Jul 01, 2019 - 4:30pm tskozinik

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
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GRASSES	BOTANICAL NAME	COMMON NAME
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STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA `SCHOTTLAND` IRIS DOUGLASIANA `PACIFIC COAST HYBRIDS` LAVANDULA ANGUSTIFOLIA `BABY BLUE` NANDINA DOMESTICA `GULF STREAM` PENNISETUM ALOPECUROIDES `HAMELIN`	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH `SANTA CRUZ` SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
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N

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P# 4477

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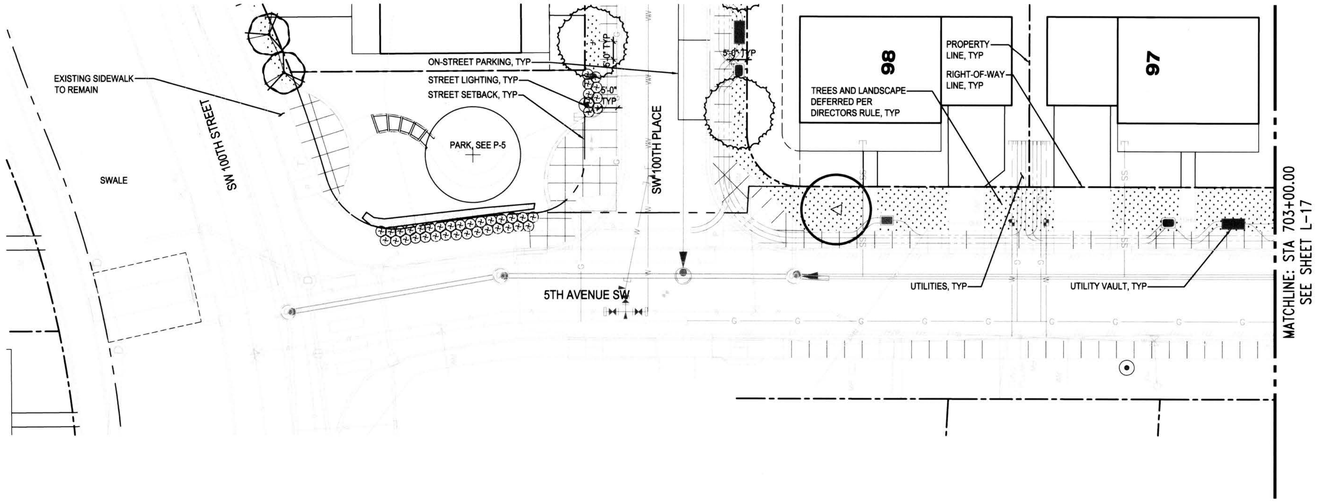
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KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
SW 98TH PLACE LANDSCAPE PLAN

SHEET
L-7

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SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
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King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 985 EXP. 08/08/2019

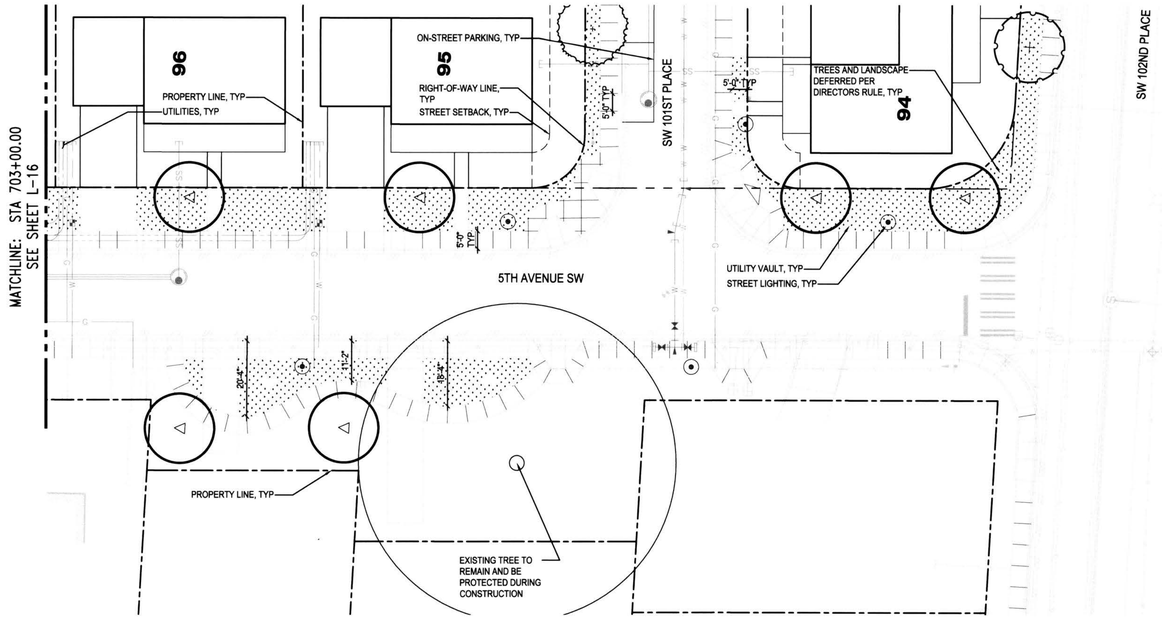
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
5TH AVENUE SW LANDSCAPE PLAN

SHEET
L-16

Jun 21, 2019 - 2:16pm tskozinik E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\21-GD L-16 5th Ave SW 02-16.dwg

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS

NORTH

NOTES:

1. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATIONS
2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATIONS
3. SEE P-601 FOR PLANTING DETAILS
4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. ALL TREES MUST BE A MINIMUM 15'-0" CLEARANCE FROM ALL LIGHT FIXTURES WITHIN THE PUBLIC R.O.W.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE 'QUEEN ELIZABETH'	QUEEN ELIZABETH MAPLE
	ACER RUBRUM 'ARMSTRONG' TRAIL TREES	'ARMSTRONG' RED MAPLE
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH
	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' LAVANDULA ANGUSTIFOLIA 'BABY BLUE' NANDINA DOMESTICA 'GULF STREAM' PENNISETUM ALOPECUROIDES 'HAMELIN'	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed _____
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
P# 4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : Info@gglo.com
http://www.gglo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE NO. 985 EXP. 09/08/2019 LICENSED LANDSCAPE ARCHITECT

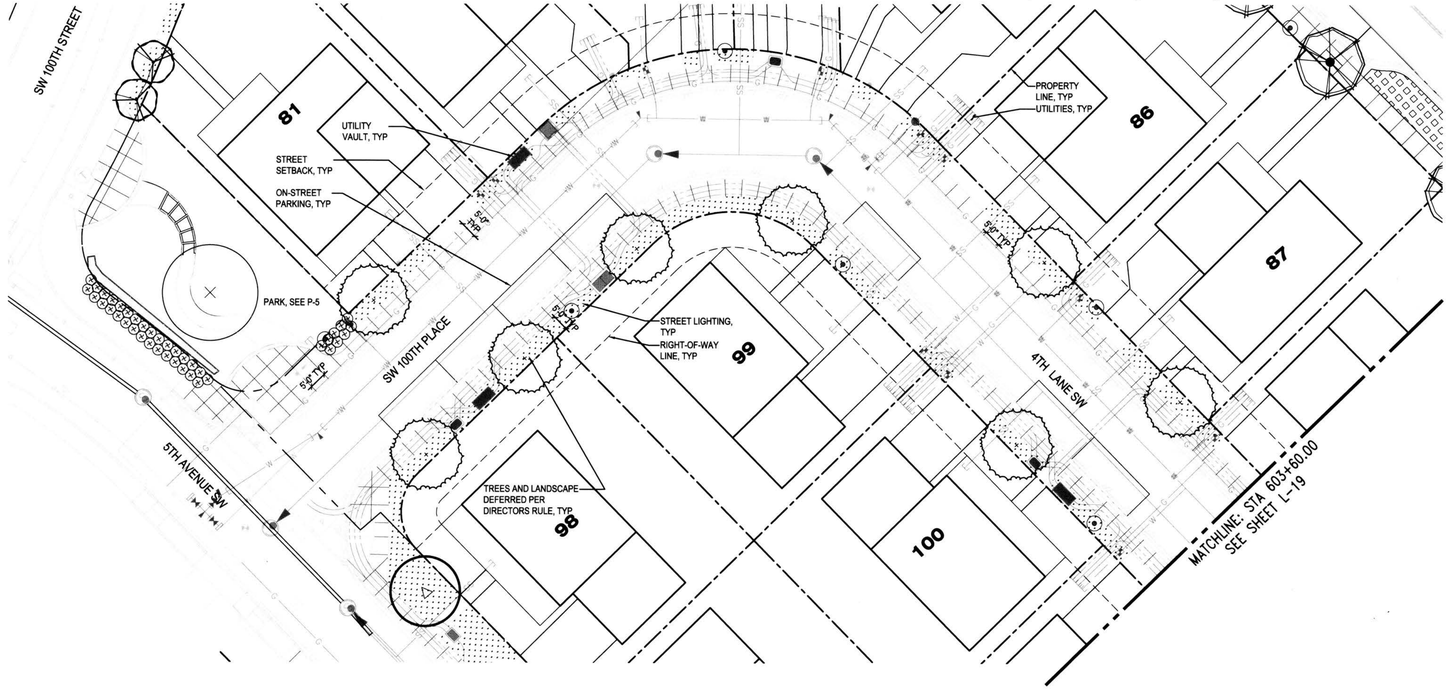
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
5TH AVENUE SW LANDSCAPE PLAN

SHEET
L-17

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SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
NORTH

NOTES:

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2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATIONS
3. SEE P-601 FOR PLANTING DETAILS
4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
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PLANT SCHEDULE

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	ACER RUBRUM 'ARMSTRONG' TRAIL TREES	'ARMSTRONG' RED MAPLE
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH
	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' LAVANDULA ANGUSTIFOLIA 'BABY BLUE' NANDINA DOMESTICA 'GULF STREAM' PENNISETUM ALOPECUROIDES 'HAMELIN'	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
P# 4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

811 Call 811 two business days before you dig

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King County Housing Authority

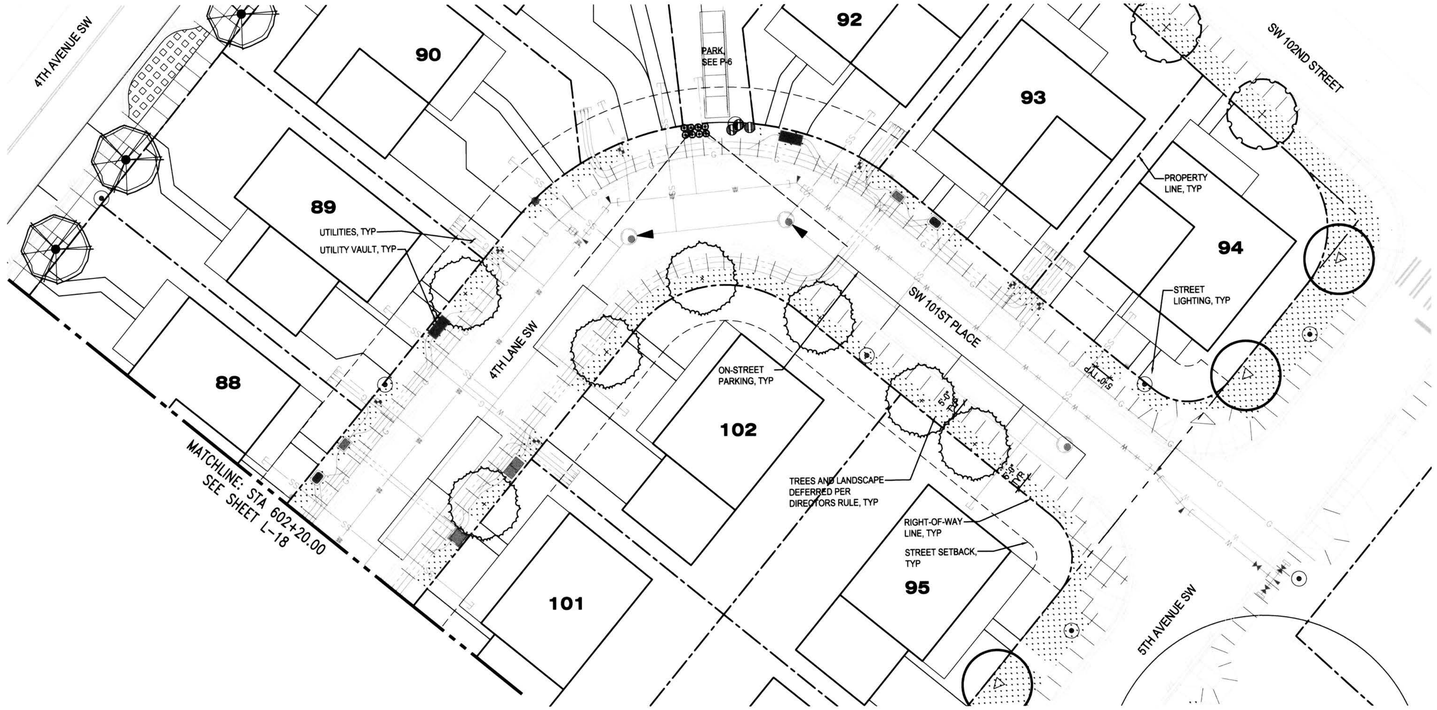
STATE OF WASHINGTON MARIEKE LACASSE No. 985 EXP. 08/08/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
4TH LANE SW LANDSCAPE PLAN

SHEET
L-18

Jun 21, 2019 - 2:33pm tatzinik E:\2016\2016010.001\3-Production\Model\AutoCAD\Sheet\23-GB L - 18 4th Pl SW DC-18.dwg

SEC. 6, T.23 N., R.4E., W.M.





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NTS
NORTH

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	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH
	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
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	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

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SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
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0 10 20 40
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P# 4477

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LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
JOB No. : 1600206

811 Call 811 two business days before you dig

SCALE: AS NOTED

GGLO DESIGN
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STATE OF WASHINGTON MARIEKE LA CASSE LICENSED LANDSCAPE ARCHITECT NO. 985 EXP. 08/08/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

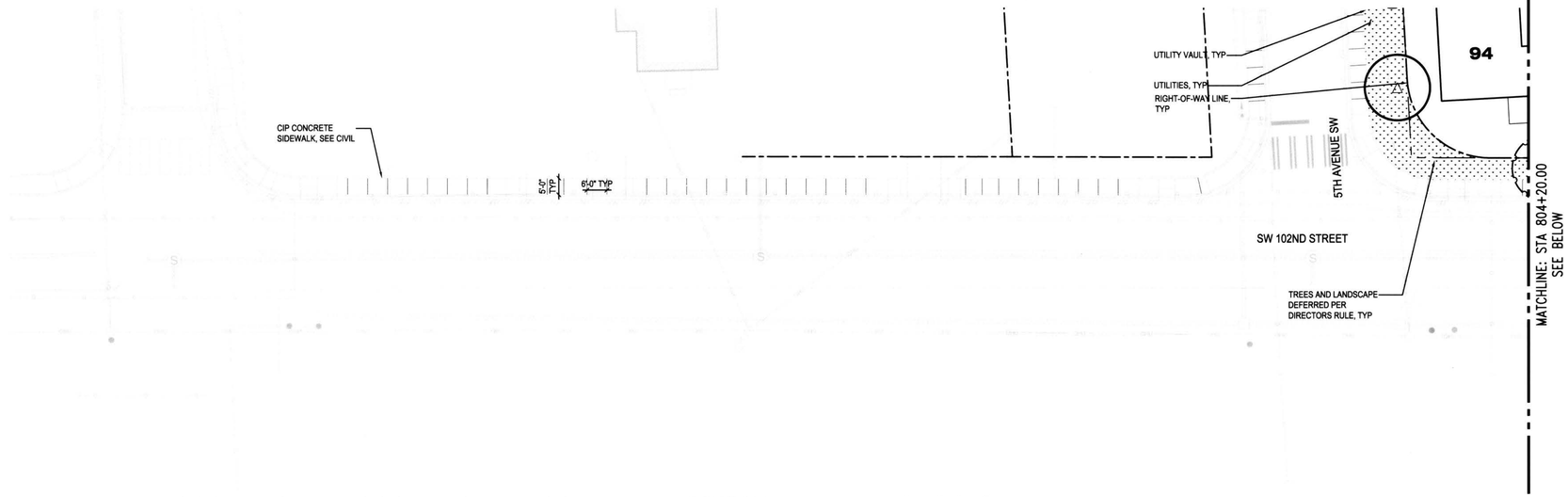
GREENBRIDGE DIVISION 8

4TH LANE SW LANDSCAPE PLAN

SHEET L-19

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SEC. 6, T.23 N., R.4E., W.M.





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STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' LAVANDULA ANGUSTIFOLIA 'BABY BLUE' NANDINA DOMESTICA 'GULF STREAM' PENNISETUM ALOPECUROIDES 'HAMELIN'	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH 'SANTA CRUZ' SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

N

0 10 20 40
1 inch = 20 feet

PA # 4477

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

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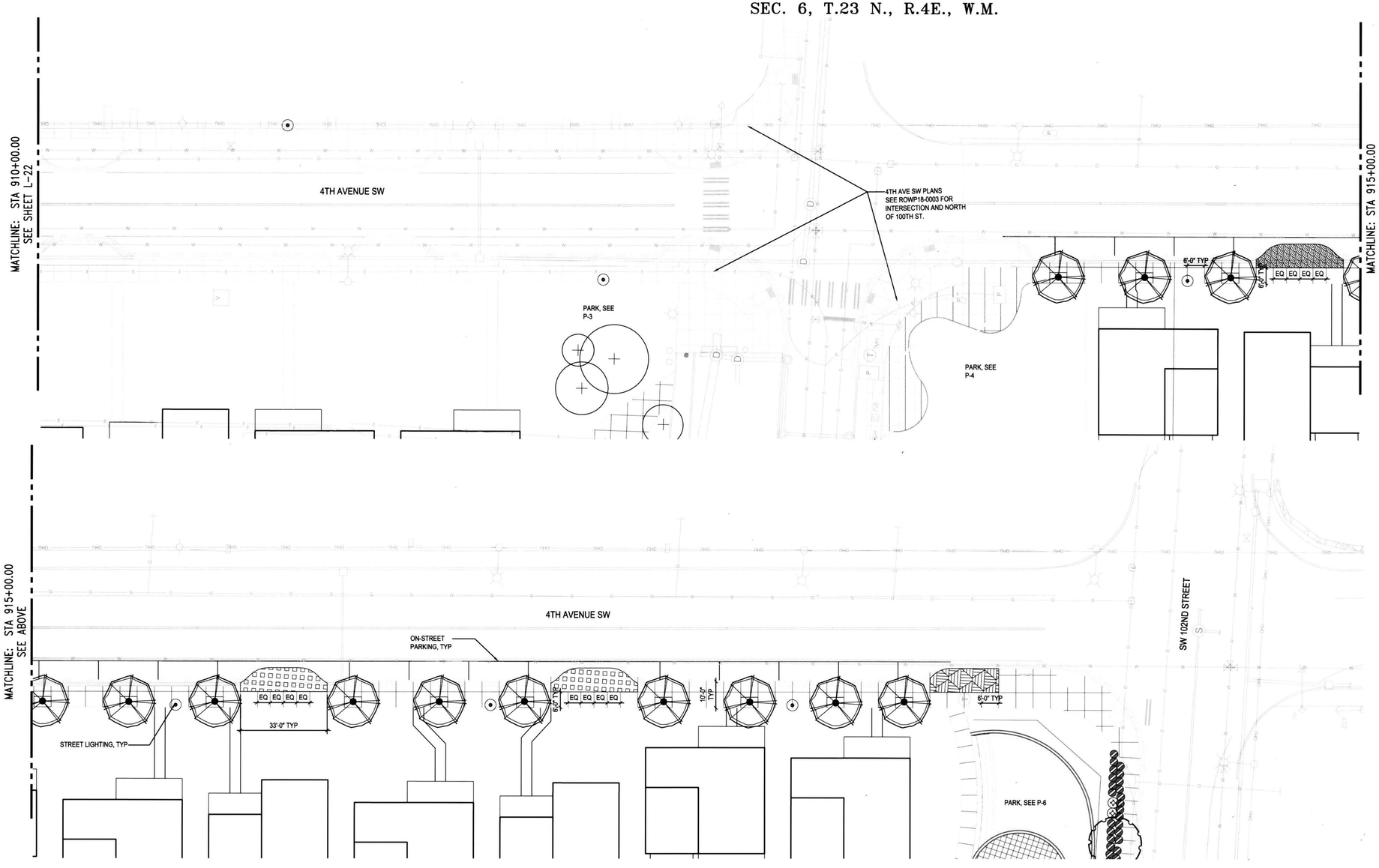
STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 965 EXP. 08/08/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
SW 102ND STREET LANDSCAPE PLAN

SHEET
L-20

Jun 21, 2019 - 2:37pm tskozinik E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\25-08 L -21 SW 102nd St GD-20.dwg

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE `QUEEN ELIZABETH`	QUEEN ELIZABETH MAPLE
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	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
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SHRUBS	BOTANICAL NAME	COMMON NAME
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	DESCHAMPSIA CAESPITOSA `SCHOTTLAND` IRIS DOUGLASIANA `PACIFIC COAST HYBRIDS` LAVANDULA ANGUSTIFOLIA `BABY BLUE` NANDINA DOMESTICA `GULF STREAM` PENNISETUM ALOPECUROIDES `HAMELIN`	STREET PLANTING MIXTURE

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5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. TREES IN 4TH AVE SW ROW TO BE MULCHED TREE PITS OR TREE GRATES TO MATCH ADJACENT 4TH AVE SW TREE GRATES.

0 10 20 40
1 inch = 20 feet

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
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KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

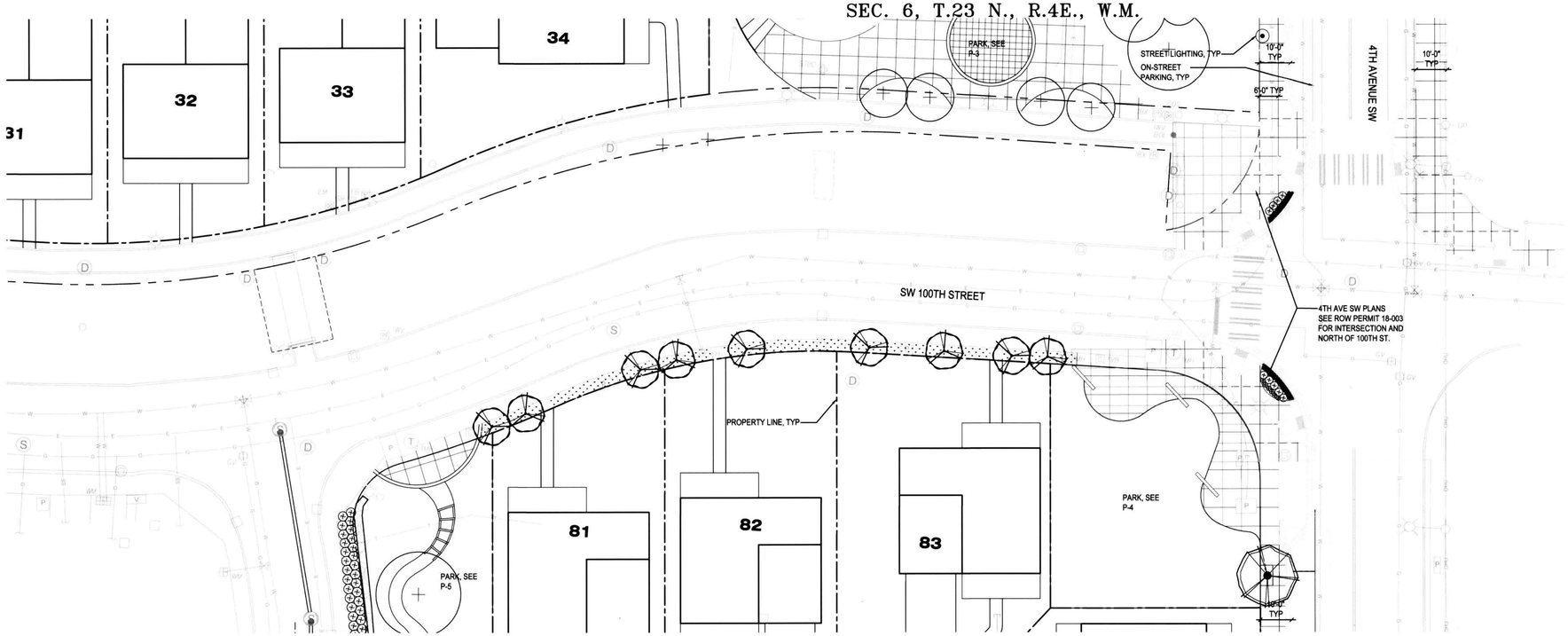
GREENBRIDGE DIVISION 8

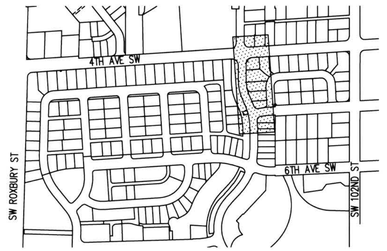
4TH AVENUE SW LANDSCAPE PLAN

SHEET L-23

Jul 02, 2019 - 9:52am tolozinik E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\27-08 L -23 4th Ave SW 02-23.dwg

SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS
NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
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SWALE PLANTING	BOTANICAL NAME	COMMON NAME
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4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. ALL TREES MUST BE A MINIMUM 15'-0" CLEARANCE FROM ALL LIGHT FIXTURES WITHIN THE PUBLIC R.O.W.

N

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
PA# 4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GGLO DESIGN
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Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@gglo.com
http://www.gglo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE No. 985 EXP. 09/08/2019 LICENSED LANDSCAPE ARCHITECT

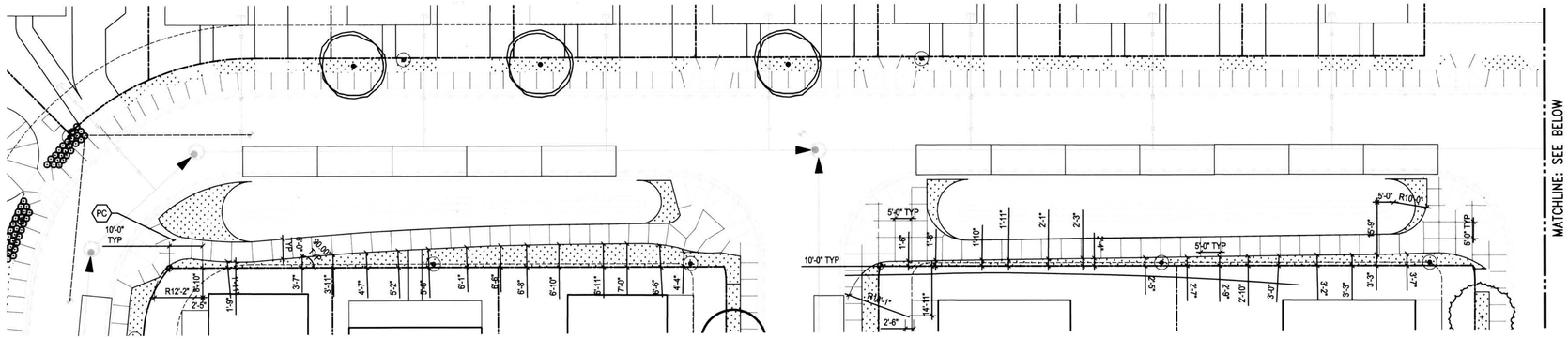
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

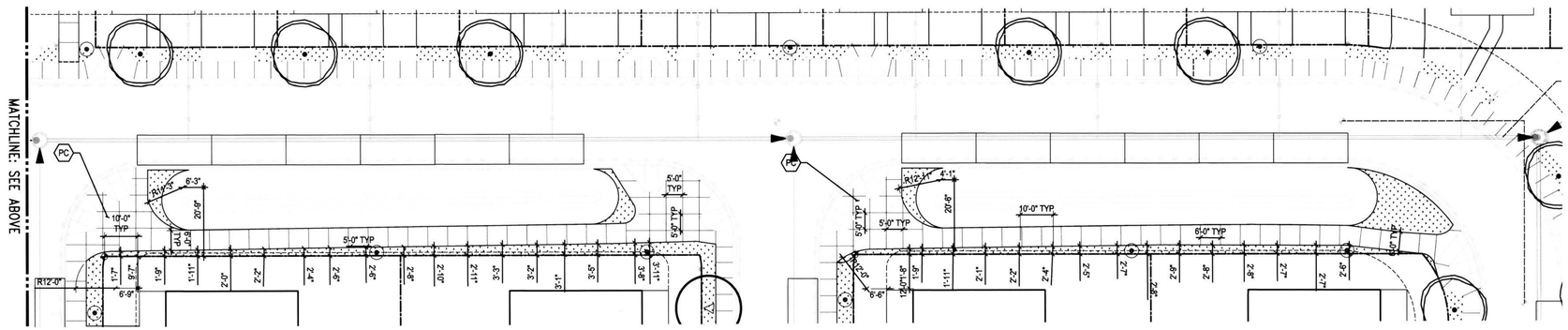
GREENBRIDGE DIVISION 8
SW 100TH STREET LANDSCAPE PLAN

SHEET L-24

Jun 21, 2019 - 2:42pm tskzinik E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\28- GB L -24 SW 100th St GD-24.dwg

SEC. 6, T.23 N., R.4E., W.M.







KEY MAP
NTS
NORTH

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ACER CAMPESTRE `QUEEN ELIZABETH`	QUEEN ELIZABETH MAPLE
	ACER RUBRUM `ARMSTRONG` TRAIL TREES	`ARMSTRONG` RED MAPLE
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE
	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD
	FAGUS SYLVATICA	EUROPEAN BEECH
	FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH
	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE

SHRUBS	BOTANICAL NAME	COMMON NAME
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
	MAHONIA NERVOSA	OREGON GRAPE
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA `SCHOTTLAND` IRIS DOUGLASIANA `PACIFIC COAST HYBRIDS` LAVANDULA ANGUSTIFOLIA `BABY BLUE` NANDINA DOMESTICA `GULF STREAM` PENNISETUM ALOPECUROIDES `HAMELIN`	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH `SANTA CRUZ` SPIRAEA TOMENTOSA	SWALE MIXTURE

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE	

NOTES:

1. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATIONS
2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATIONS
3. SEE P-601 FOR PLANTING DETAILS
4. ALL TREES LOCATED WITHIN FIRE LANE WILL BE LESS THAN 2" IN CALIPER WIDTH AND WILL NOT CREATE A BARRIER FOR FIRE ACCESS
5. LANDSCAPE AREAS AND TREES IN RIGHT-OF-WAY ARE DEFERRED PER THE DIRECTOR'S RULE, TYP.
6. ALL TREES MUST BE A MINIMUM 15'-0" CLEARANCE FROM ALL LIGHT FIXTURES WITHIN THE PUBLIC R.O.W.

0 10 20 40
1 inch = 20 ft. HORZ

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
P# 4477

PROJECT NO. STRV17-0006

Jun 21, 2019 - 2:44pm tslozinik E:\2016\2016010.00\3-Production\Model\Auto CAD\Sheet\29-GB L-25 5th Ave Trail Tracts (2)-25.dwg

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
JOB No. : 1600206
SCALE: AS NOTED

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King County Housing Authority

STATE OF WASHINGTON · MAHEKE LACASSE · NO. 965 EXP. 09/08/2019 · REGISTERED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
5TH LANE SW LANDSCAPE PLAN

SHEET
L-25

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL		QTY
	ACER CAMPESTRE `QUEEN ELIZABETH`	QUEEN ELIZABETH MAPLE	15 GAL			21
	ACER RUBRUM `ARMSTRONG` TRAIL TREES	`ARMSTRONG` RED MAPLE	-	2"CAL		17
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE	15 GAL			28
	FAGUS SYLVATICA	EUROPEAN BEECH	15 GAL			7
	FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH	15 GAL			13
	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	15 GAL			32

SHRUBS	BOTANICAL NAME	COMMON NAME	MIN. CONT	MIN. HT	SPACING	QTY
	MAHONIA NERVOSA	OREGON GRAPE	5 GAL		48" o.c.	2
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL		36" o.c.	40

GRASSES	BOTANICAL NAME	COMMON NAME	MIN. CONT	MIN. HT	SPACING	QTY
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL		24" o.c.	46
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE	5 GAL		24" o.c.	51
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS	5 GAL		36" o.c.	23
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS	5 GAL		36" o.c.	32

SEED	BOTANICAL NAME	COMMON NAME	CONT	AREA	SPACING	QTY
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE		SEED			22,894 SF

STREET PLANTING	BOTANICAL NAME	COMMON NAME
	DESCHAMPSIA CAESPITOSA `SCHOTTLAND` IRIS DOUGLASIANA `PACIFIC COAST HYBRIDS` LAVANDULA ANGUSTIFOLIA `BABY BLUE` NANDINA DOMESTICA `GULF STREAM` PENNISETUM ALOPECUROIDES `HAMELIN`	STREET PLANTING MIXTURE

SWALE PLANTING	BOTANICAL NAME	COMMON NAME
	CAREX OBNUPTA CAREX PACHYSTACHYA CAREX TESTACEA IRIS SOUGLASIANA PCH `SANTA CRUZ` SPIRAEA TOMENTOSA	SWALE MIXTURE

NOTES:

1. ALL TREES WITHIN ROW SITE TRIANGLES SHALL COMPLY WITH KING COUNTY STANDARDS

PROJECT NO. STRV17-0006

LANDSCAPE PLAN APPROVED
Signed [signature]
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

P# 4477

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE July 18, 2019
JOB No. : 1600206

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SCALE: AS NOTED

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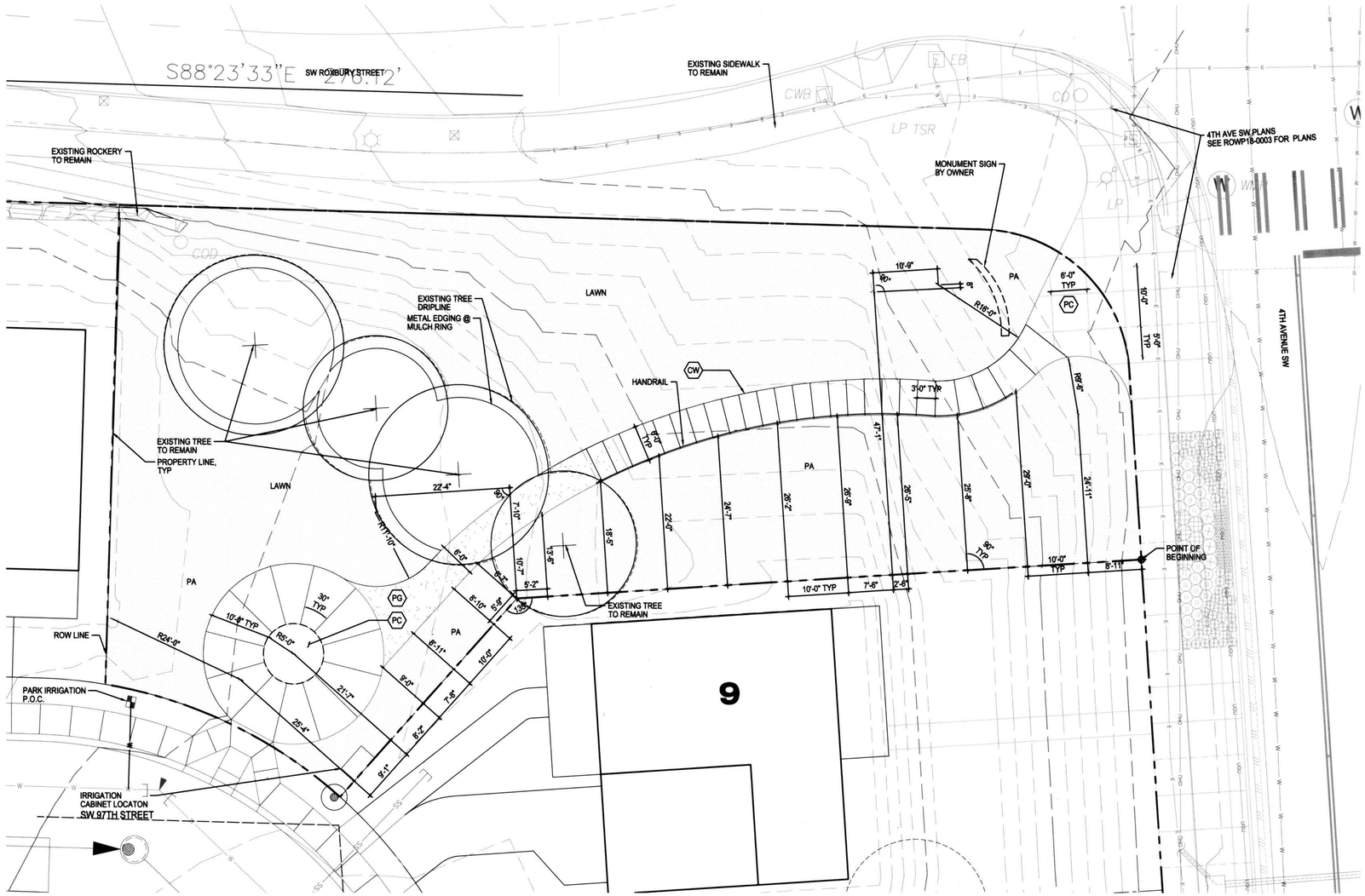
STATE OF WASHINGTON MARIEKE LACASSE MD 965 EXP. 09/09/2019 LICENSED LANDSCAPE ARCHITECT

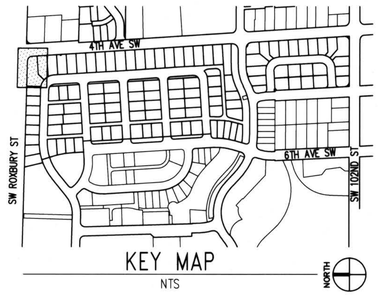
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
STREET PLANT SCHEDULE

SHEET L-151

Jul 22, 2019 - 2:46pm tstarzak E:\2016\201610.00\3-Production\Model\AutoCAD\Sheet\30- 03 L - 151 Plant Schedule.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
PC	EJ / CJ	CIP CONCRETE WITH MEDIUM BROOM FINISH, SEE PLAN FOR SCORING.	1 / P-501
PG		¾" MINUS AGGREGATE, COMPACTED AT 95%	3 / P-501
PP		RUBBER TILE PLAY SURFACING 24" X 24" MODULE	5 / P-501
CB		CIP CONCRETE BAND	6 / P-501
CS		CIP CONCRETE STEPS WITH HANDRAILS AND CHEEKWALLS	1 / P-502
CW		STEPPED CIP CONCRETE WALK WITH HANDRAILS	4 / P-502
TS		WOOD STEP	8 / P-501
WC		CIP CONCRETE RETAINING WALL	3 / P-502
WS		CIP CONCRETE SEATWALL	6 / P-502

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

0 5 10 20
1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
P# 4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 995 EXP. 08/09/2019

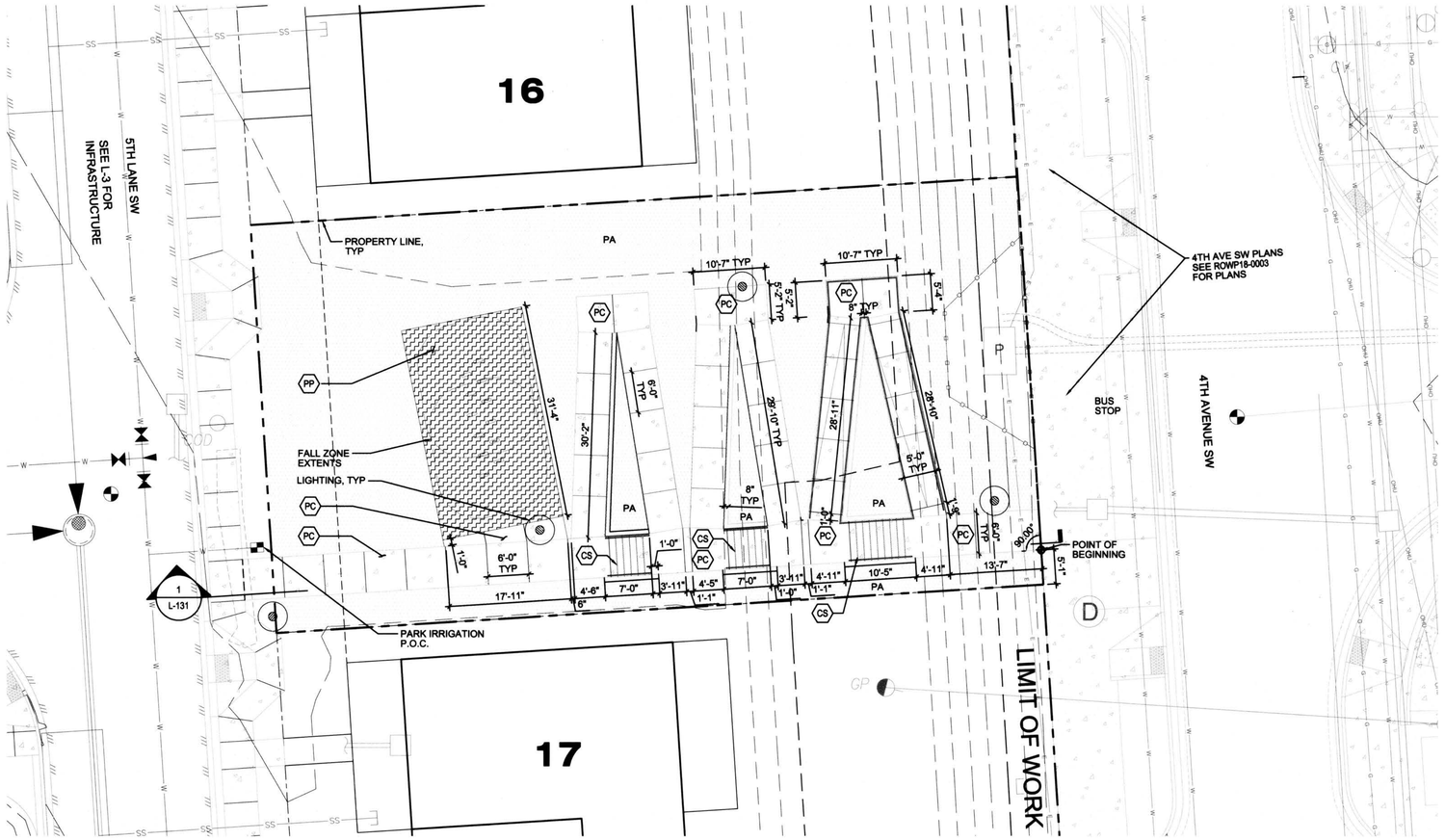
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

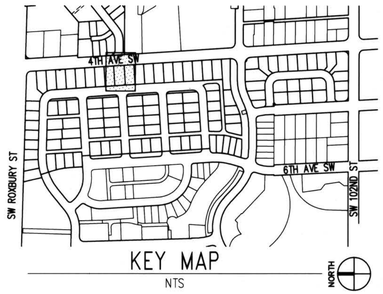
GREENBRIDGE DIVISION 8
TRACT P-801 – LAYOUT & MATERIALS PLAN

SHEET P-1

Jul 02, 2019 - 9:54am tolozinskt E:\2016\2016010.00\3_Production\Model\AutoCAD\Sheet\GB P - 1 Tract P-801.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
PC	EJ / CJ	CIP CONCRETE WITH MEDIUM BROOM FINISH, SEE PLAN FOR SCORING.	1 / P-501
PG		¾" MINUS AGGREGATE, COMPACTED AT 95%	3 / P-501
PP		RUBBER TILE PLAY SURFACING 24" X 24" MODULE	5 / P-501
CB		CIP CONCRETE BAND	6 / P-501
CS		CIP CONCRETE STEPS WITH HANDRAILS AND CHEEKWALLS	1 / P-502
CW		STEPPED CIP CONCRETE WALK WITH HANDRAILS	4 / P-502
TS		WOOD STEP	8 / P-501
WC		CIP CONCRETE RETAINING WALL	3 / P-502
WS		CIP CONCRETE SEATWALL	6 / P-502

N

0 5 10 20
1 inch = 10 feet

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
P#4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE NO. 985 EXP. 09/08/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-802 - LAYOUT & MATERIALS PLAN

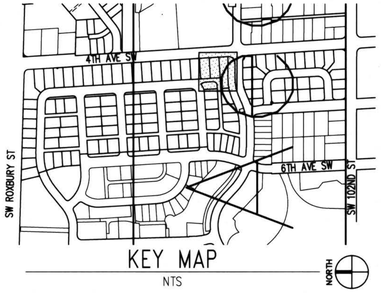
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SEC. 6, T.23 N., R.4E., W.M.

MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL	TAG	VISUAL	DESCRIPTION	DETAIL	TAG	VISUAL	DESCRIPTION	DETAIL
PC	EJ / CJ	CIP CONCRETE WITH MEDIUM BROOM FINISH, SEE PLAN FOR SCORING.	1 / P-501	CB		CIP CONCRETE BAND	6 / P-501	WC		CIP CONCRETE RETAINING WALL	3 / P-502
				CS		CIP CONCRETE STEPS WITH HANDRAILS AND CHEEKWALLS	1 / P-502	WS		CIP CONCRETE SEATWALL	6 / P-502
PG		¾" MINUS AGGREGATE, COMPACTED AT 95%	3 / P-501	CW		STEPPED CIP CONCRETE WALK WITH HANDRAILS	4 / P-502				
PP		RUBBER TILE PLAY SURFACING 24" X 24" MODULE	5 / P-501	TS		WOOD STEP	8 / P-501				



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

SW 99TH PLACE
ALLEY 9
ALLEY
PROPERTY LINE, TYP
GRASS PAVING SYSTEM SEE 12/P-501
POINT OF BEGINNING
DIRECTIONAL SIGNAGE INDICATING ACCESSIBLE ROUTE (BY OWNER)
JOINTING POINT OF BEGINNING
DIRECTIONAL SIGNAGE INDICATING ACCESSIBLE ROUTE (BY OWNER)
EXISTING LIGHTING TO REMAIN
26
PA
FALL ZONE EXTENTS
PLAY EQUIPMENT LOCATION
4.75" DEPTH PLAY SURFACE TILES
EXISTING PATH
SWALE
EXISTING TREE TO REMAIN
EXISTING TREES TO REMAIN
EXISTING MAPLES TO REMAIN, TYP
4TH AVENUE SW
4TH AVE SW PLANS SEE ROW#18-0003 FOR PLANS
STBD
IBX
COD
IWV
BOL

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

N

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STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 995 EXP. 09/08/2019

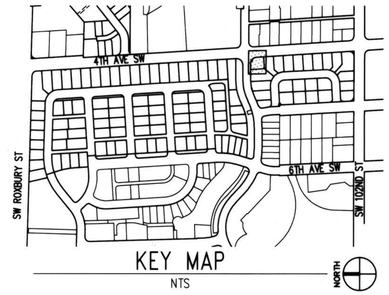
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-803 - LAYOUT & MATERIALS PLAN

SHEET P-3

Jul 02, 2019 - 11:10am tskozlnik E:\2016\2016010.00\1-Production\Model\AutoCAD\Sheet\GB P - 3 Tract P-803.dwg

SEC. 6, T.23 N., R.4E., W.M.



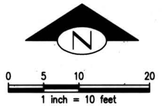


NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION
5. IRRIGATION POINT OF CONNECTION LOCATED AT CORNER OF 4TH AVE SW AND 100TH ST. IN ROW.

MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL	TAG	VISUAL	DESCRIPTION	DETAIL	TAG	VISUAL	DESCRIPTION	DETAIL
PC	EJ / CJ	CIP CONCRETE WITH MEDIUM BROOM FINISH, SEE PLAN FOR SCORING.	1 / P-501	CB		CIP CONCRETE BAND	6 / P-501	WC		CIP CONCRETE RETAINING WALL	3 / P-502
				CS		CIP CONCRETE STEPS WITH HANDRAILS AND CHEEKWALLS	1 / P-502	WS		CIP CONCRETE SEATWALL	6 / P-502
PG		¾" MINUS AGGREGATE, COMPACTED AT 95%	3 / P-501	CW		STEPPED CIP CONCRETE WALK WITH HANDRAILS	4 / P-502				
PP		RUBBER TILE PLAY SURFACING 24" X 24" MODULE	5 / P-501	TS		WOOD STEP	8 / P-501				



NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
PA# 4477

PROJECT NO. STRV17-0006

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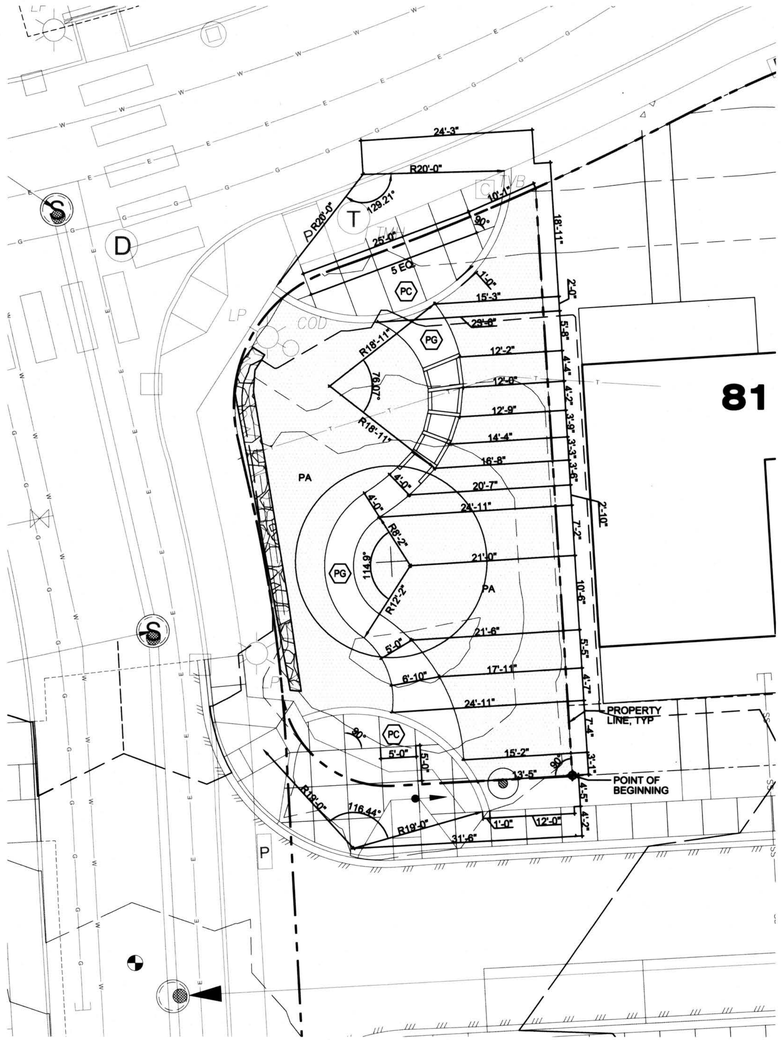
STATE OF WASHINGTON MARIEKE LACASSE NO. 965 EXP. 09/08/2019 LICENSED LANDSCAPE ARCHITECT

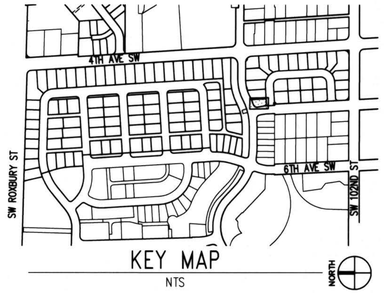
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-804 - LAYOUT & MATERIALS PLAN

SHEET P-4

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SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
PC	EJ / CJ	CIP CONCRETE WITH MEDIUM BROOM FINISH, SEE PLAN FOR SCORING.	1 / P-501
PG		¾" MINUS AGGREGATE, COMPACTED AT 95%	3 / P-501
PP		RUBBER TILE PLAY SURFACING 24" X 24" MODULE	5 / P-501

TAG	VISUAL	DESCRIPTION	DETAIL
CB		CIP CONCRETE BAND	6 / P-501
CS		CIP CONCRETE STEPS WITH HANDRAILS AND CHEEKWALLS	1 / P-502
CW		STEPPED CIP CONCRETE WALK WITH HANDRAILS	4 / P-502
TS		WOOD STEP	8 / P-501

TAG	VISUAL	DESCRIPTION	DETAIL
WC		CIP CONCRETE RETAINING WALL	3 / P-502
WS		CIP CONCRETE SEATWALL	6 / P-502

N

0 5 10 20

1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PR 4477

PROJECT NO. STRV47-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@gglo.com
http://www.gglo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO 865 EXP. 09/09/2019

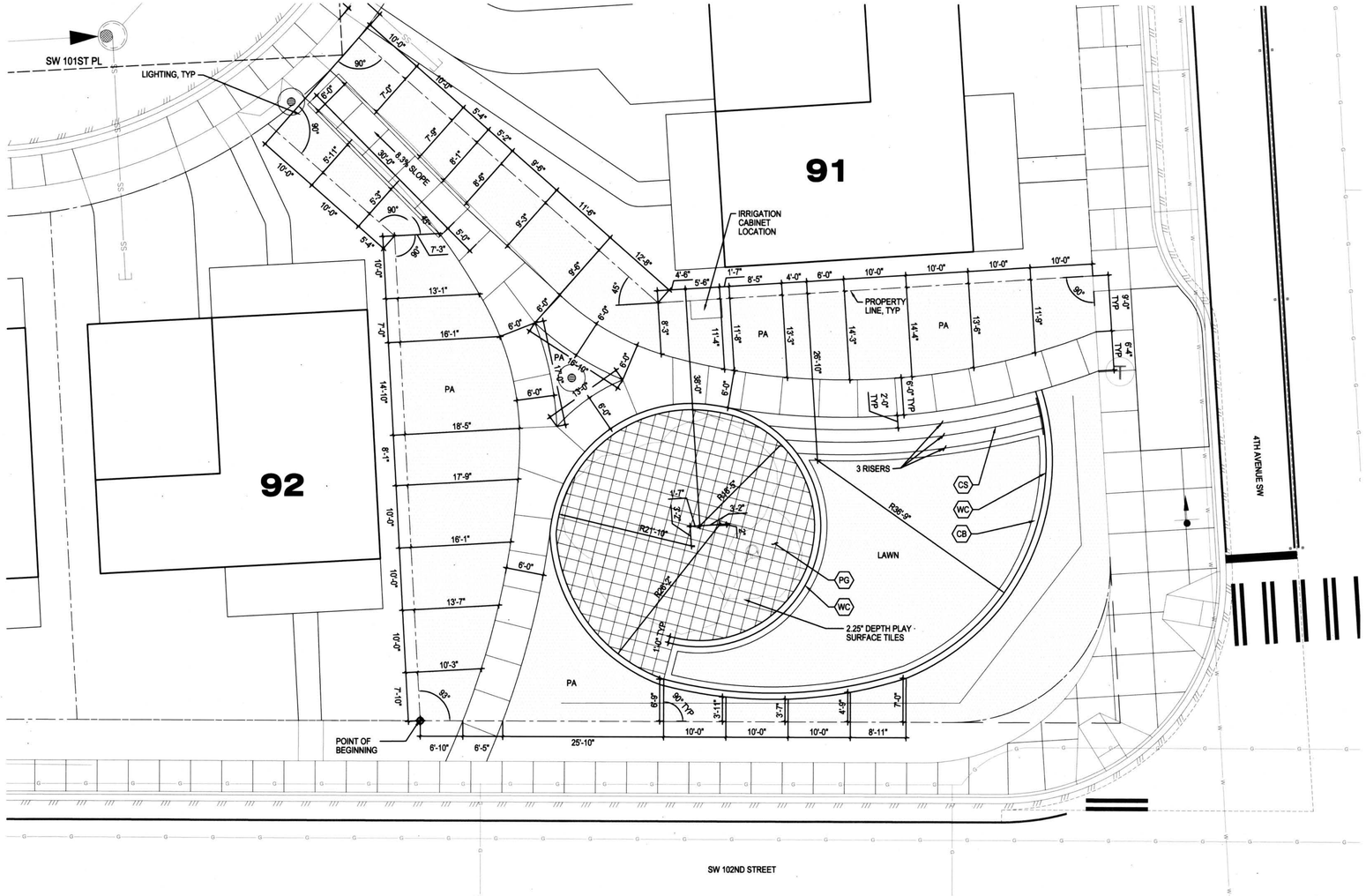
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
TRACT P-805 - LAYOUT & MATERIALS PLAN

SHEET
P-5

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SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS

NORTH

NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
PC	EJ / CJ	CIP CONCRETE WITH MEDIUM BROOM FINISH, SEE PLAN FOR SCORING.	1 / P-501
PG		¾" MINUS AGGREGATE, COMPACTED AT 95%	3 / P-501
PP		RUBBER TILE PLAY SURFACING 24" X 24" MODULE	5 / P-501

TAG	VISUAL	DESCRIPTION	DETAIL
CB		CIP CONCRETE BAND	6 / P-501
CS		CIP CONCRETE STEPS WITH HANDRAILS AND CHEEKWALLS	1 / P-502
CW		STEPPED CIP CONCRETE WALK WITH HANDRAILS	4 / P-502
TS		WOOD STEP	8 / P-501

TAG	VISUAL	DESCRIPTION	DETAIL
WC		CIP CONCRETE RETAINING WALL	3 / P-502
WS		CIP CONCRETE SEATWALL	6 / P-502

N

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1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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PH 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE No. 865 EXP. 09/08/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

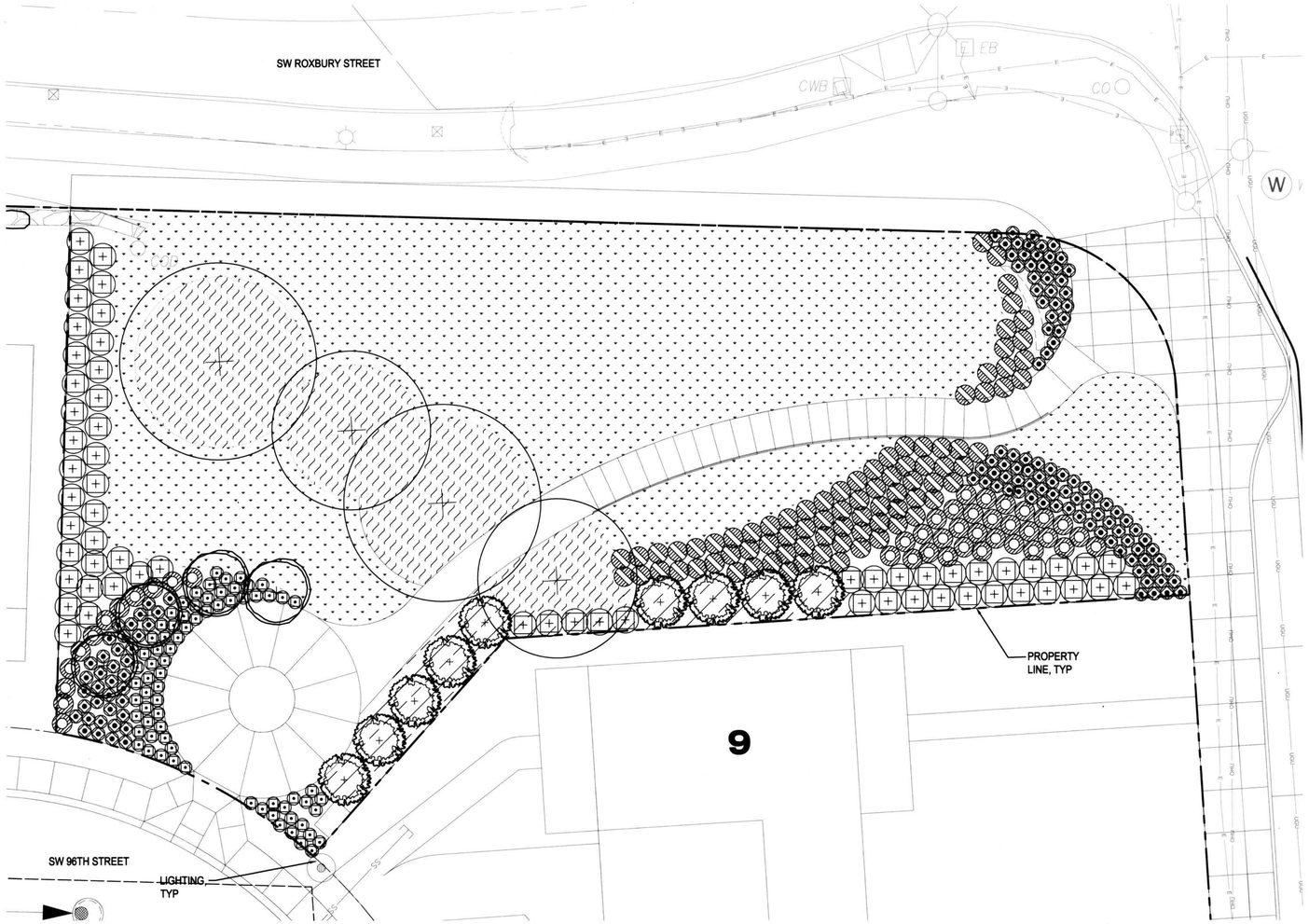
GREENBRIDGE DIVISION 8
TRACT P-806 – LAYOUT & MATERIALS PLAN

SHEET P-6

PROJECT NO. STRV17-0006

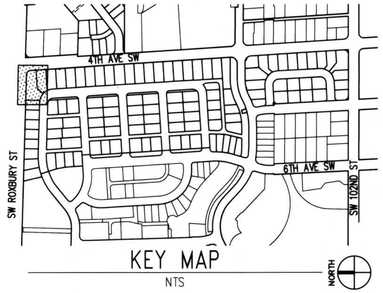
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SEC. 6, T.23 N., R.4E., W.M.



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ABIES KOREANA	KOREAN FIR
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD
	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK
	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD
	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE
	MAHONIA NERVOSA	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	PROSTANTHERA CUNEATA	APLINE MINT BUSH
	RHAPHIOLEPIS X DELACOURII `MAJESTIC BEAUTY` TM	MAJESTIC BEAUTY INDIAN HAWTHORNE
	SOLIDAGO RUGOSA `FIREWORKS`	WRINKLELEAF GOLDENROD
	SPIRAEA JAPONICA `MAGIC CARPET`	MAGIC CARPET SPIREA

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	CEANOTHUS GRISEUS HORIZONTALIS `DIAMOND HEIGHTS`	CALIFORNIA LILAC

MULCH	BOTANICAL NAME	COMMON NAME
	MULCH	MULCH

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED	

N

0 5 10 20

1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

P#4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG — DESIGNED BY ML, TS
CHECKED BY TS — APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

811 Call 811 two business days before you dig

S C A L E: AS NOTED

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Fax: (206) 467-0527
Email : info@gglo.com
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King County Housing Authority

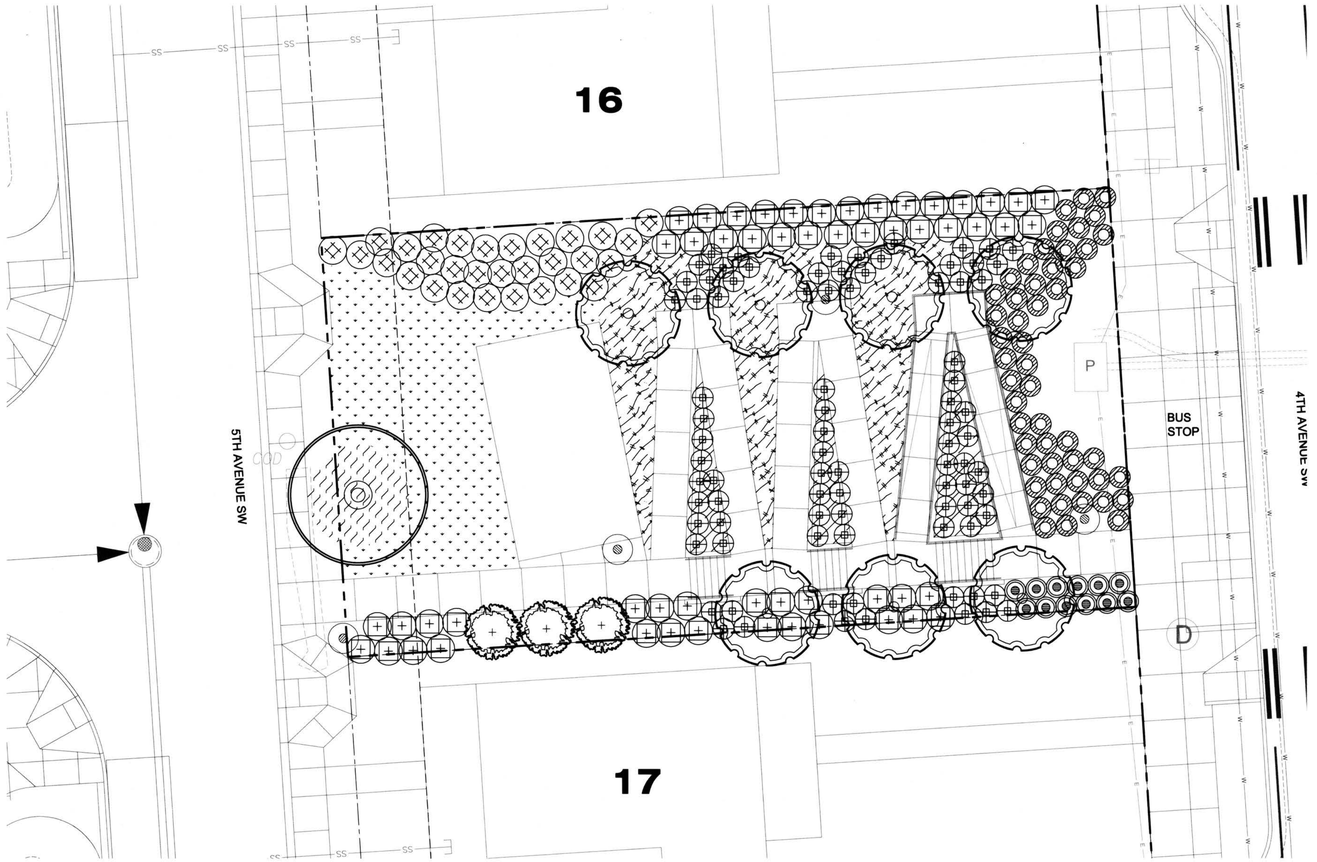
STATE OF WASHINGTON — MARIEKE LACASSE — LICENSED LANDSCAPE ARCHITECT — NO. 665 EXP. 09/30/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-801 - PLANTING PLAN

SHEET P-111

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SEC. 6, T.23 N., R.4E., W.M.



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ABIES KOREANA	KOREAN FIR
△	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
+	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
✱	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK
◎	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE
	MAHONIA NERVOSA	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	PROSTANTHERA CUNEATA	APLINE MINT BUSH
	RHAPHIOLEPIS X DELACOURII 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY INDIAN HAWTHORNE
	SOLIDAGO RUGOSA 'FIREWORKS'	WRINKLELEAF GOLDENROD
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC

MULCH	BOTANICAL NAME	COMMON NAME
	MULCH	MULCH

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED	

N

0 5 10 20

1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

P#4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206
SCALE: AS NOTED

811 Call 811 two business days before you dig

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King County Housing Authority

STATE OF WASHINGTON · MARIEKE LACASSE · No. 865 EXP. 08/08/2019 · LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

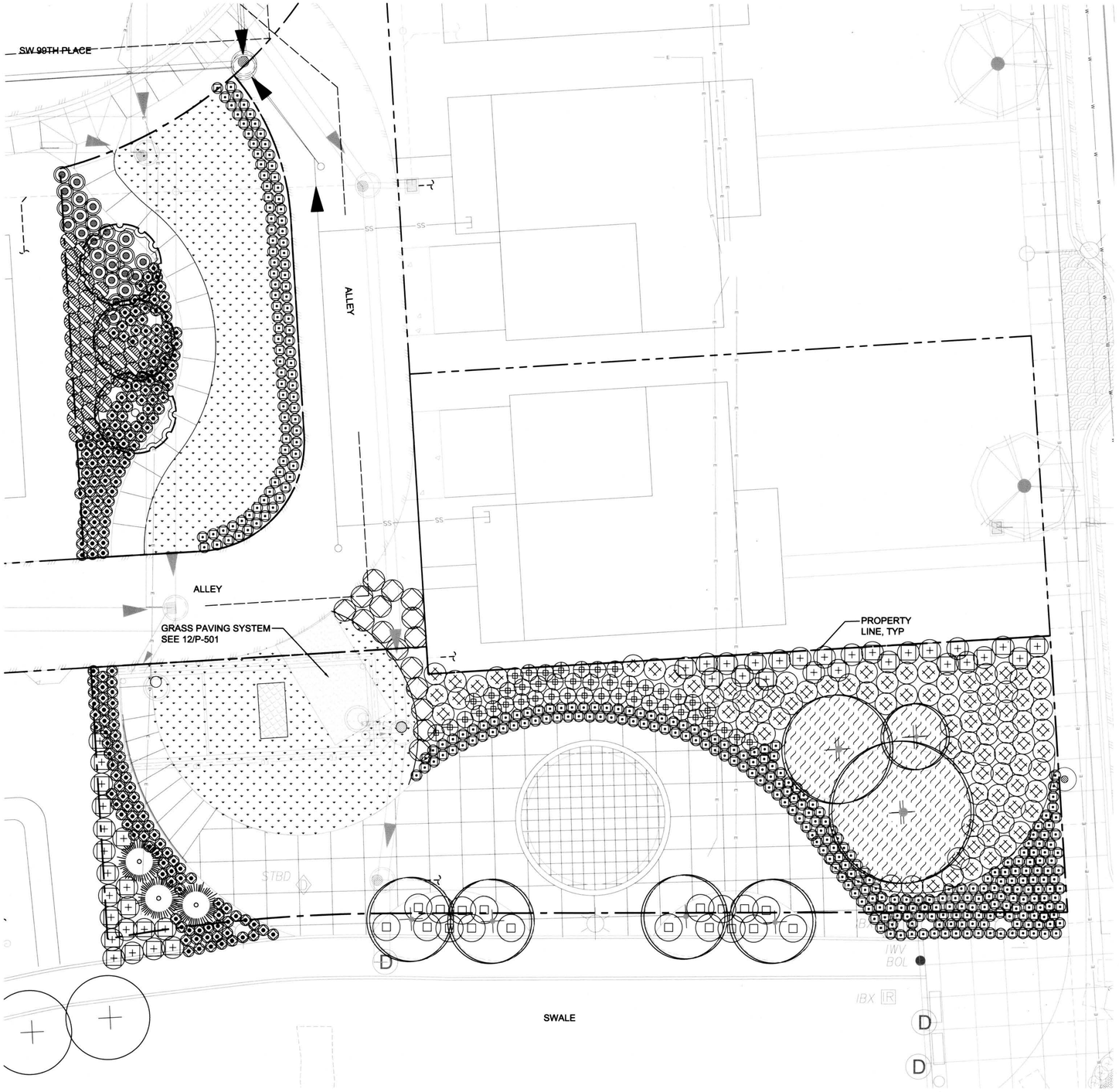
GREENBRIDGE DIVISION 8

TRACT P-802 - PLANTING PLAN

SHEET P-112

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SEC. 6, T.23 N., R.4E., W.M.



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION



KEY MAP
NTS

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ABIES KOREANA	KOREAN FIR
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD
	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK
	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD
	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE
	MAHONIA NERVOSA	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	PROSTANTHERA CUNEATA	APLINE MINT BUSH
	RHAPHIOLEPIS X DELACOURII `MAJESTIC BEAUTY` TM	MAJESTIC BEAUTY INDIAN HAWTHORNE
	SOLIDAGO RUGOSA `FIREWORKS`	WRINKLELEAF GOLDENROD
	SPIRAEA JAPONICA `MAGIC CARPET`	MAGIC CARPET SPIREA

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	CEANOTHUS GRISEUS HORIZONTALIS `DIAMOND HEIGHTS`	CALIFORNIA LILAC

MULCH	BOTANICAL NAME	COMMON NAME
	MULCH	MULCH

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED	

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

N

0 5 10 20

1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.
PA#4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

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Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE NO. 985 EXP. 06/08/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

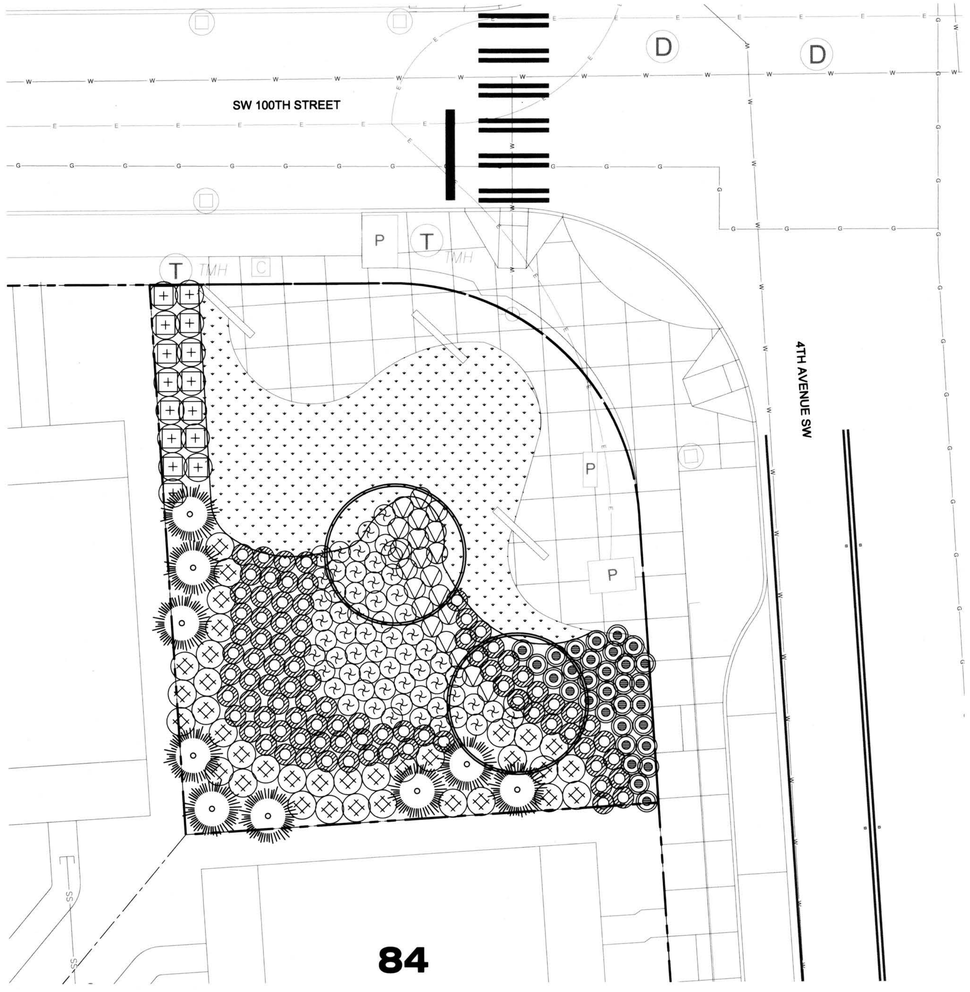
GREENBRIDGE DIVISION 8

TRACT P-803 - PLANTING PLAN

SHEET P-113

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SEC. 6, T.23 N., R.4E., W.M.



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ABIES KOREANA	KOREAN FIR
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CORNUS `EDDIE'S WHITE WONDER`	EDDIE'S WHITE WONDER DOGWOOD
	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK
	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

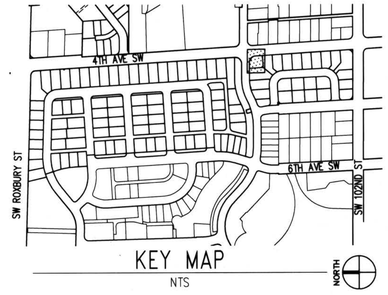
SHRUBS	BOTANICAL NAME	COMMON NAME
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD
	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE
	MAHONIA NERVOSA	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	PROSTANTHERA CUNEATA	APLINE MINT BUSH
	RHAPHIOLEPIS X DELACOURII `MAJESTIC BEAUTY` TM	MAJESTIC BEAUTY INDIAN HAWTHORN
	SOLIDAGO RUGOSA `FIREWORKS`	WRINKLELEAF GOLDENROD
	SPIRAEA JAPONICA `MAGIC CARPET`	MAGIC CARPET SPIREA

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	CEANOTHUS GRISEUS HORIZONTALIS `DIAMOND HEIGHTS`	CALIFORNIA LILAC

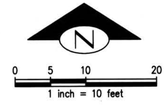
MULCH	BOTANICAL NAME	COMMON NAME
	MULCH	MULCH

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED	



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION



LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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P# 4477

PROJECT NO. STRV17-0006

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DATE JULY 18, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

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STATE OF WASHINGTON MARIEKE LACASSE No 885 EXP. 09/06/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

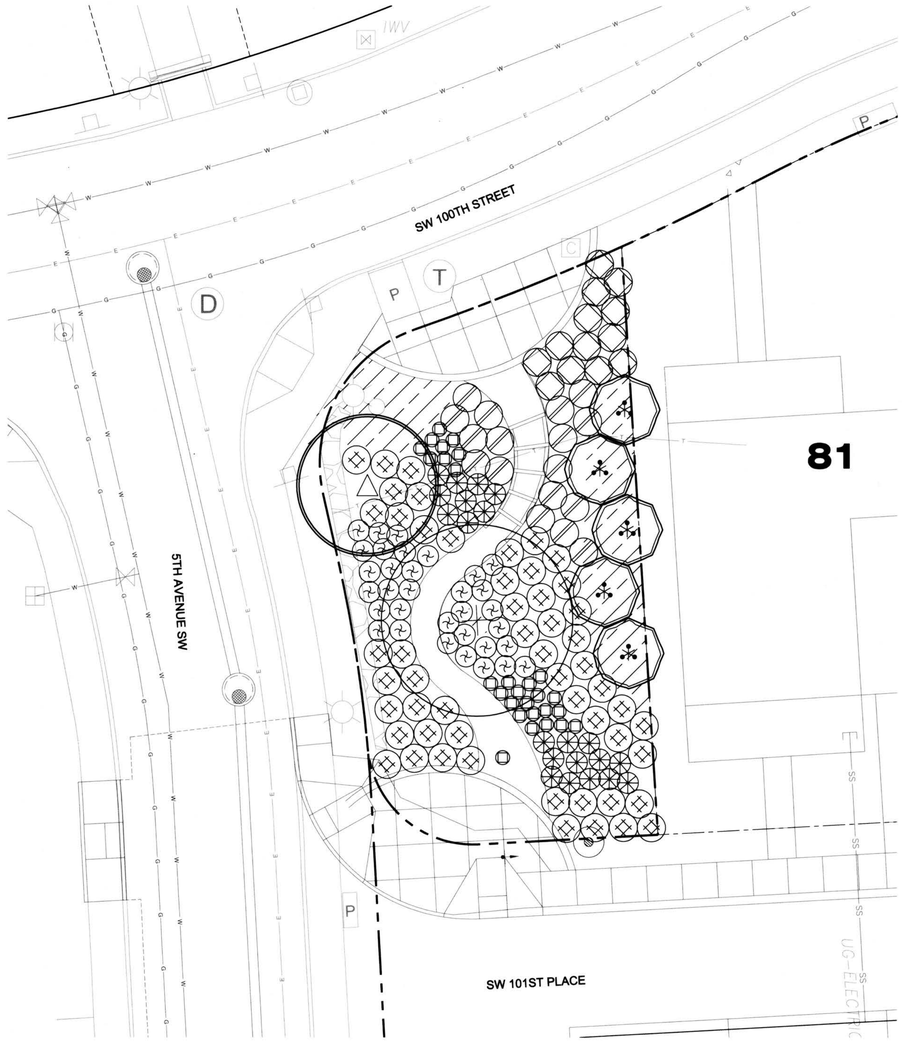
GREENBRIDGE DIVISION 8

TRACT P-804 - PLANTING PLAN

SHEET P-114

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SEC. 6, T.23 N., R.4E., W.M.



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ABIES KOREANA	KOREAN FIR
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD
	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK
	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

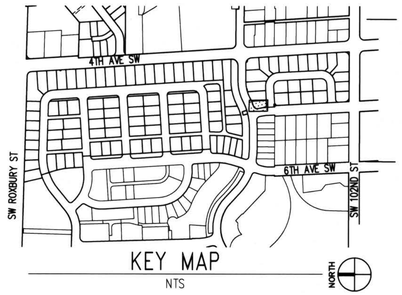
SHRUBS	BOTANICAL NAME	COMMON NAME
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD
	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE
	MAHONIA NERVOSA	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	PROSTANTHERA CUNEATA	APLINE MINT BUSH
	RHAPHIOLEPIS X DELACOURII `MAJESTIC BEAUTY` TM	MAJESTIC BEAUTY INDIAN HAWTHOR
	SOLIDAGO RUGOSA `FIREWORKS`	WRINKLELEAF GOLDENROD
	SPIRAEA JAPONICA `MAGIC CARPET`	MAGIC CARPET SPIREA

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	CEANOTHUS GRISEUS HORIZONTALIS `DIAMOND HEIGHTS`	CALIFORNIA LILAC

MULCH	BOTANICAL NAME	COMMON NAME
	MULCH	MULCH

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED	



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

N

0 5 10 20

1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
1. Landscaping shall be installed and maintained in accordance with the provisions of K.C.C.21A.16.

PR 4477

PROJECT NO. STRV17-0006

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG | DESIGNED BY ML, TS
CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206
S C A L E: AS NOTED

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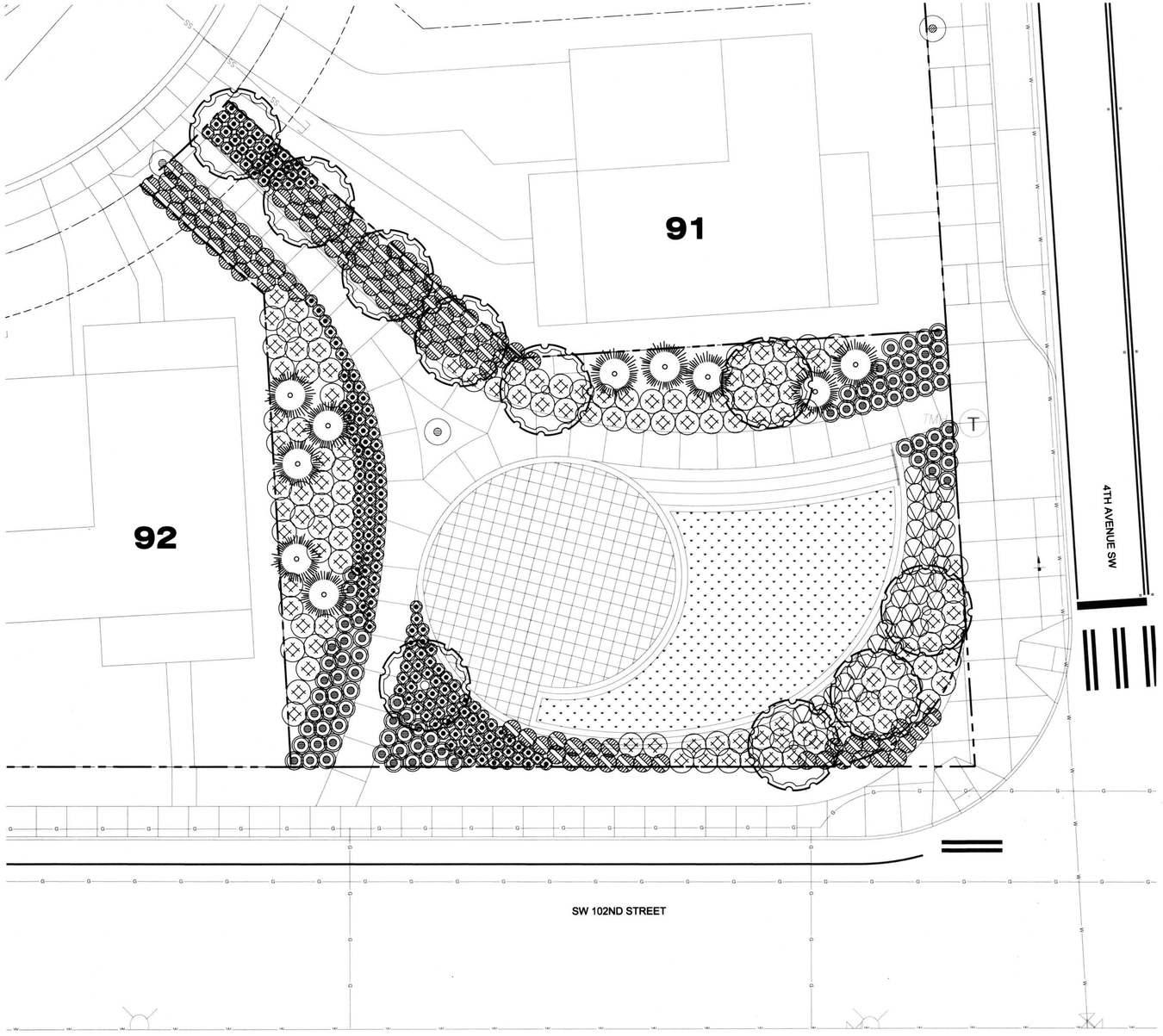
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King County Housing Authority

STATE OF WASHINGTON MARLEKE LACASSE NO. 865 EXP. 09/08/2019 REGISTERED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-805 - PLANTING PLAN

SHEET P-115

Oct 10, 2017 - 1:06pm igomier E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\GB P - 115 Tract P-805.dwg



NOTES:

1. SEE P-121-126 FOR GRADING INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ABIES KOREANA	KOREAN FIR
	ACER TRUNCATUM 'PACIFIC SUNSET' TM	PACIFIC SUNSET MAPLE
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK
	SEQUOIA SEMPERVIRENS	COAST REDWOOD
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK

SHRUBS	BOTANICAL NAME	COMMON NAME
	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE
	MAHONIA NERVOSA	OREGON GRAPE
	MAHONIA REPENS	CREEPING MAHONIA
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	PROSTANTHERA CUNEATA	APLINE MINT BUSH
	RHAPHIOLEPIS X DELACOURII 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY INDIAN HAWTHORNE
	SOLIDAGO RUGOSA 'FIREWORKS'	WRINKLELEAF GOLDENROD
	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA

GRASSES	BOTANICAL NAME	COMMON NAME
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS
	PANICUM VIRGATUM 'RUBRUM'	RED SWITCH GRASS

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	CALIFORNIA LILAC

MULCH	BOTANICAL NAME	COMMON NAME
	MULCH	MULCH

SEED	BOTANICAL NAME	COMMON NAME
	TURF HYDROSEED	

N

0 5 10 20

1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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P# 4477

PROJECT NO. STRV17-0006

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CHECKED BY TS | APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

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STATE OF WASHINGTON MARIEKE LACASSE NO. 885 EXP. 08/09/2020 LICENSED LANDSCAPE ARCHITECT

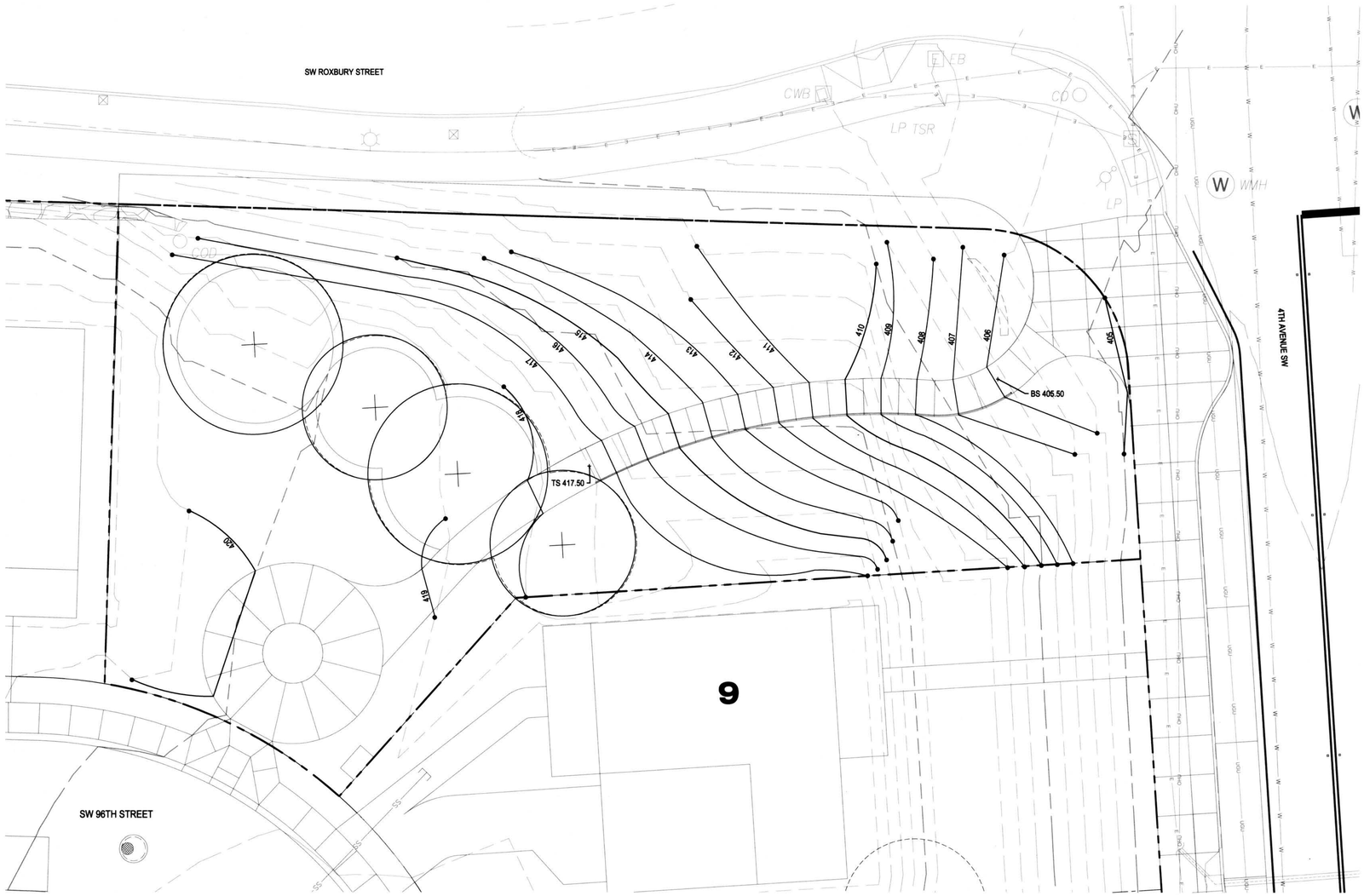
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

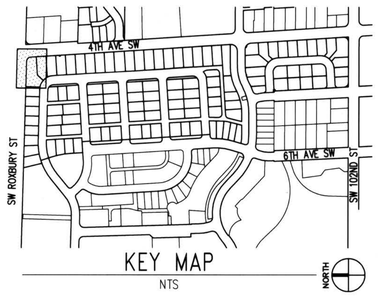
GREENBRIDGE DIVISION 8
TRACT P-806 - PLANTING PLAN

SHEET P-116

Oct 10, 2017 - 1:08pm igomier E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\GB P - 116 Tract P-806.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-1-6 FOR LAYOUT INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

PROJECT NO. STRV17-0006

N

0 5 10 20
1 inch = 10 feet

LANDSCAPE PLAN APPROVED
Signed
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P# 4477

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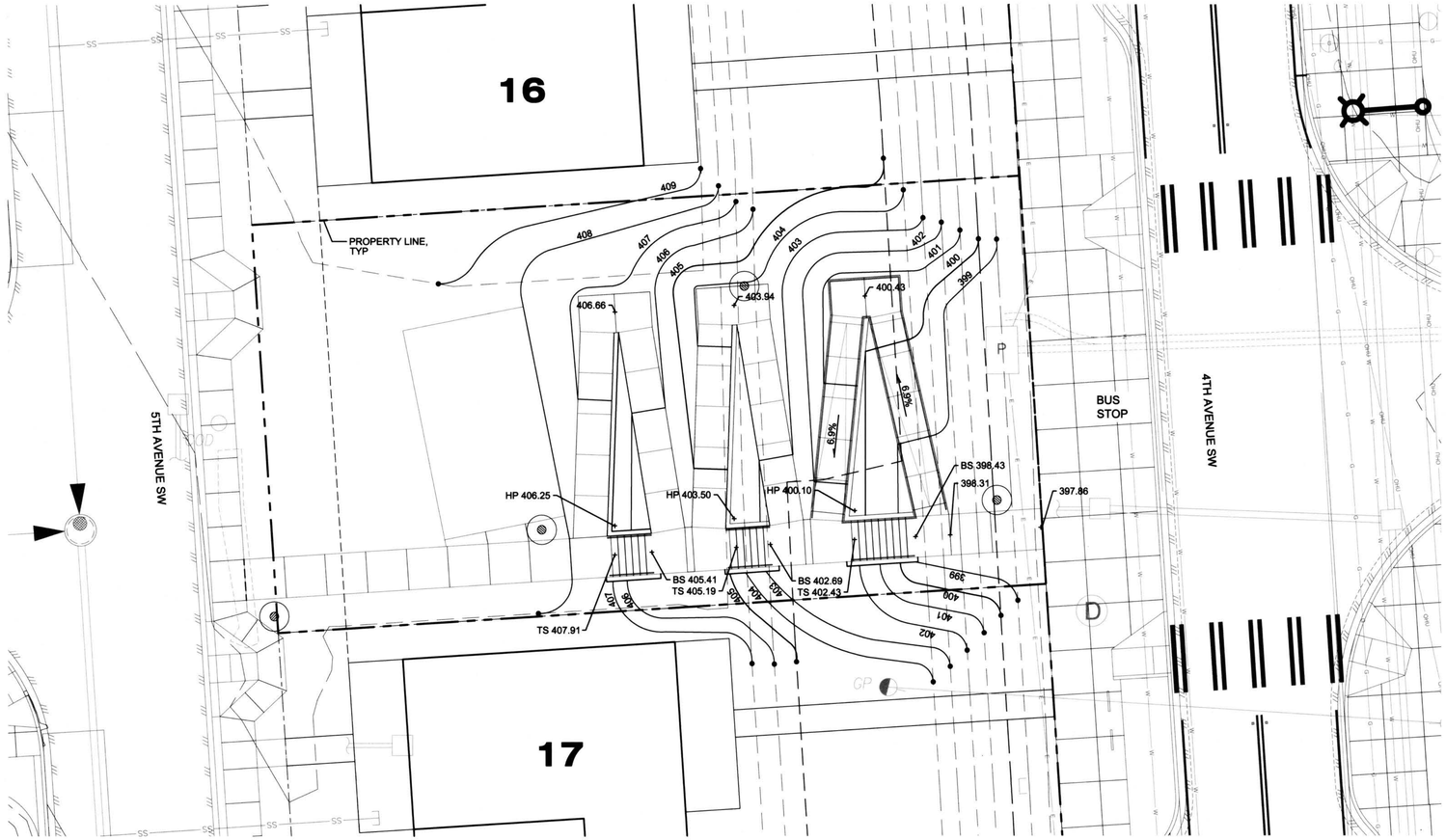
STATE OF WASHINGTON
MARIEKE LACASSE
AD 865 EXP. 08/08/2019
LICENSED LANDSCAPE ARCHITECT

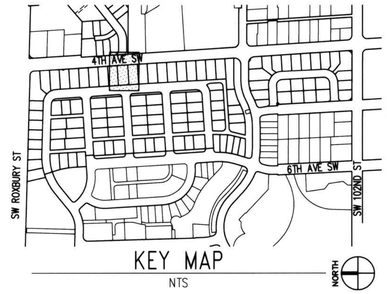
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-801 - GRADING PLAN

SHEET P-121

Oct 10, 2017 - 1:41pm jgarnier E:\2016\20160101.001\3-Production\Model\AutoCAD\Sheet\GB P - 121 Grading.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

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4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

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Date 4-16-19
Condition(s):
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P# 4477

PROJECT NO. STRV17-0006

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LICENSED LANDSCAPE ARCHITECT
NO 885 EXP. 09/08/2019

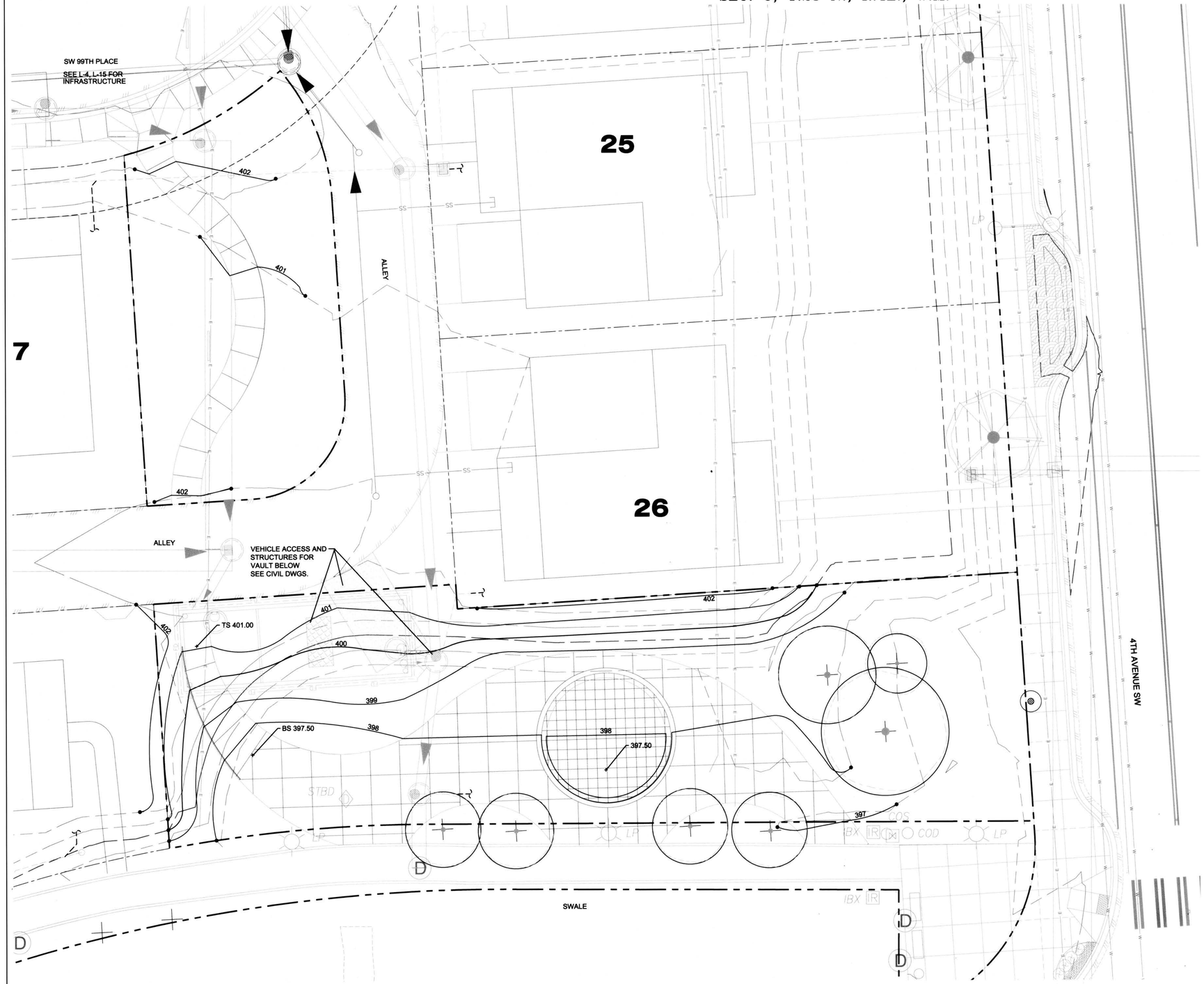
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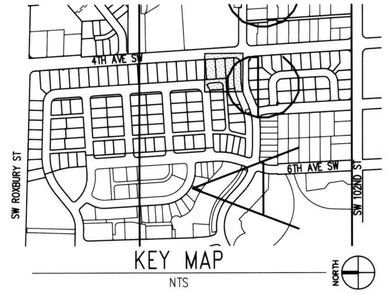
GREENBRIDGE DIVISION 8
TRACT P-802 – LAYOUT & MATERIALS PLAN

SHEET
P-122

Oct 10, 2017 - 1:45pm igomier E:\2016\201610.00\3-Production\Model\Multi\240\Sheet\GB P - 122 Grading.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

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P#4477

NOTE: TREES SHOWN IN RIGHT OF WAY TO BE DEFERRED PER DIRECTORS RULE, UNLESS OTHERWISE NOTED

PROJECT NO. STRV17-0006

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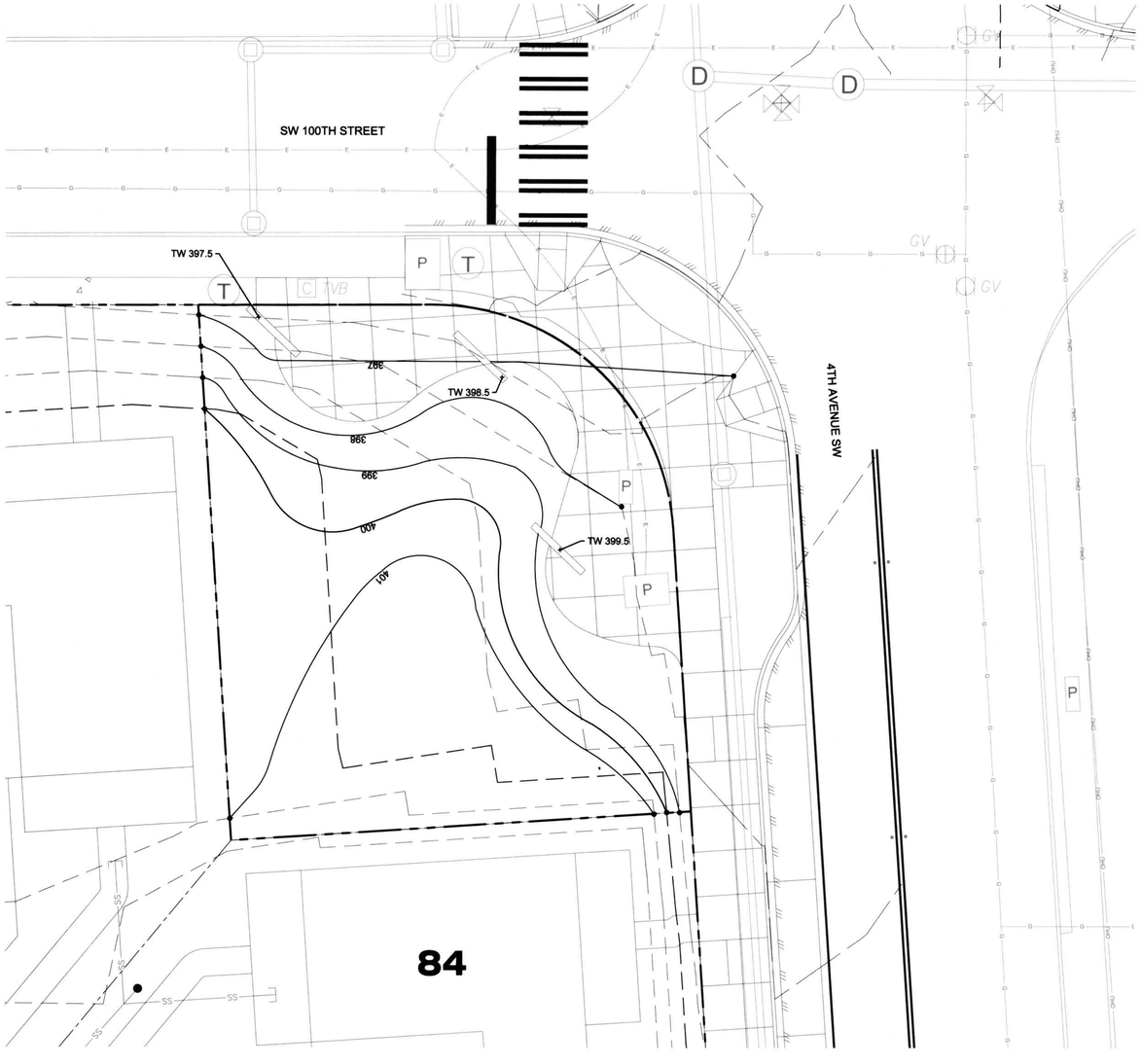
STATE OF WASHINGTON
MARIEKE LACASSE
No. 965 EXP. 09/09/2019
LICENSED LANDSCAPE ARCHITECT

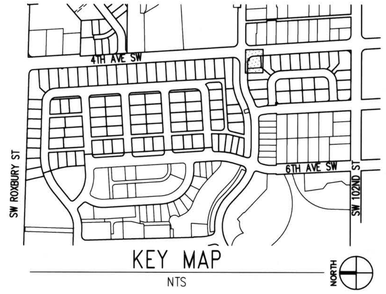
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WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-803 - GRADING

SHEET P-123

Jul 02, 2019 - 11:16am tdaziniak E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\08 P - 123 Grading.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-1-6 FOR LAYOUT INFORMATION
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3. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

PROJECT NO. STRV17-0006

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P# 4477

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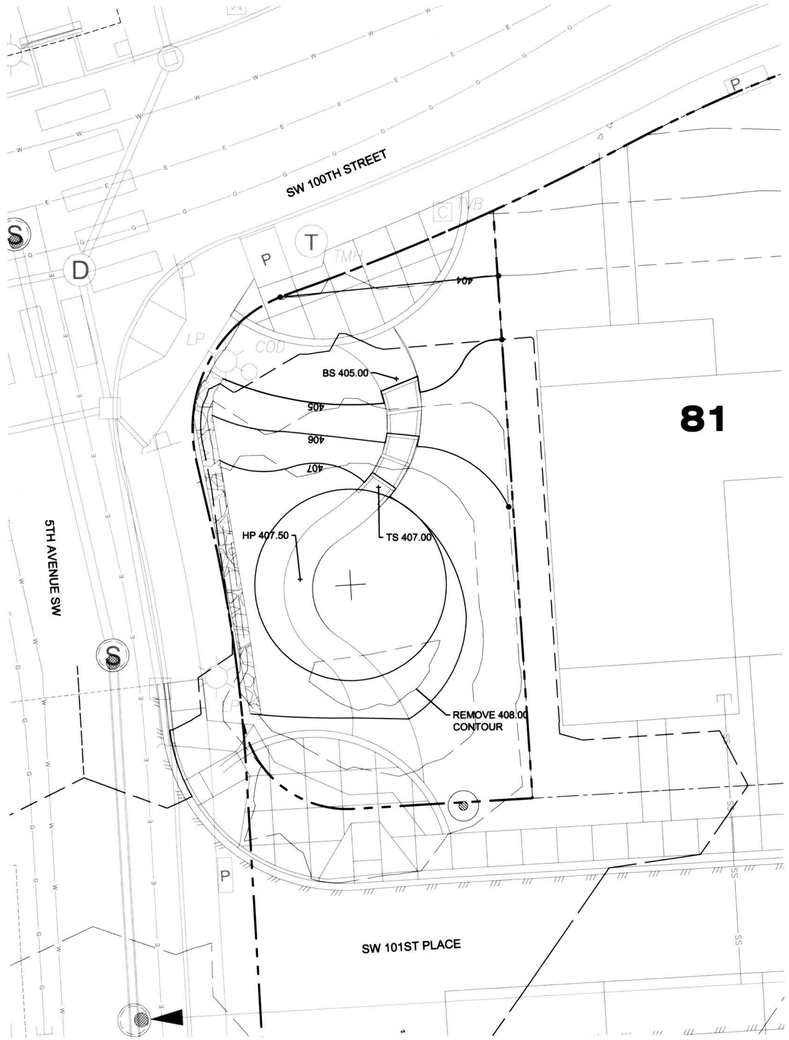
STATE OF WASHINGTON · MARIEKE LACASSE · No. 885 EXP. 08/08/2019 · LICENSED LANDSCAPE ARCHITECT

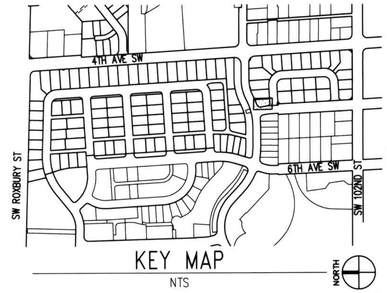
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-804 - GRADING

SHEET P-124

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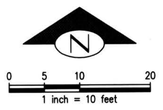
SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-1-6 FOR LAYOUT INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION



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P# 4477

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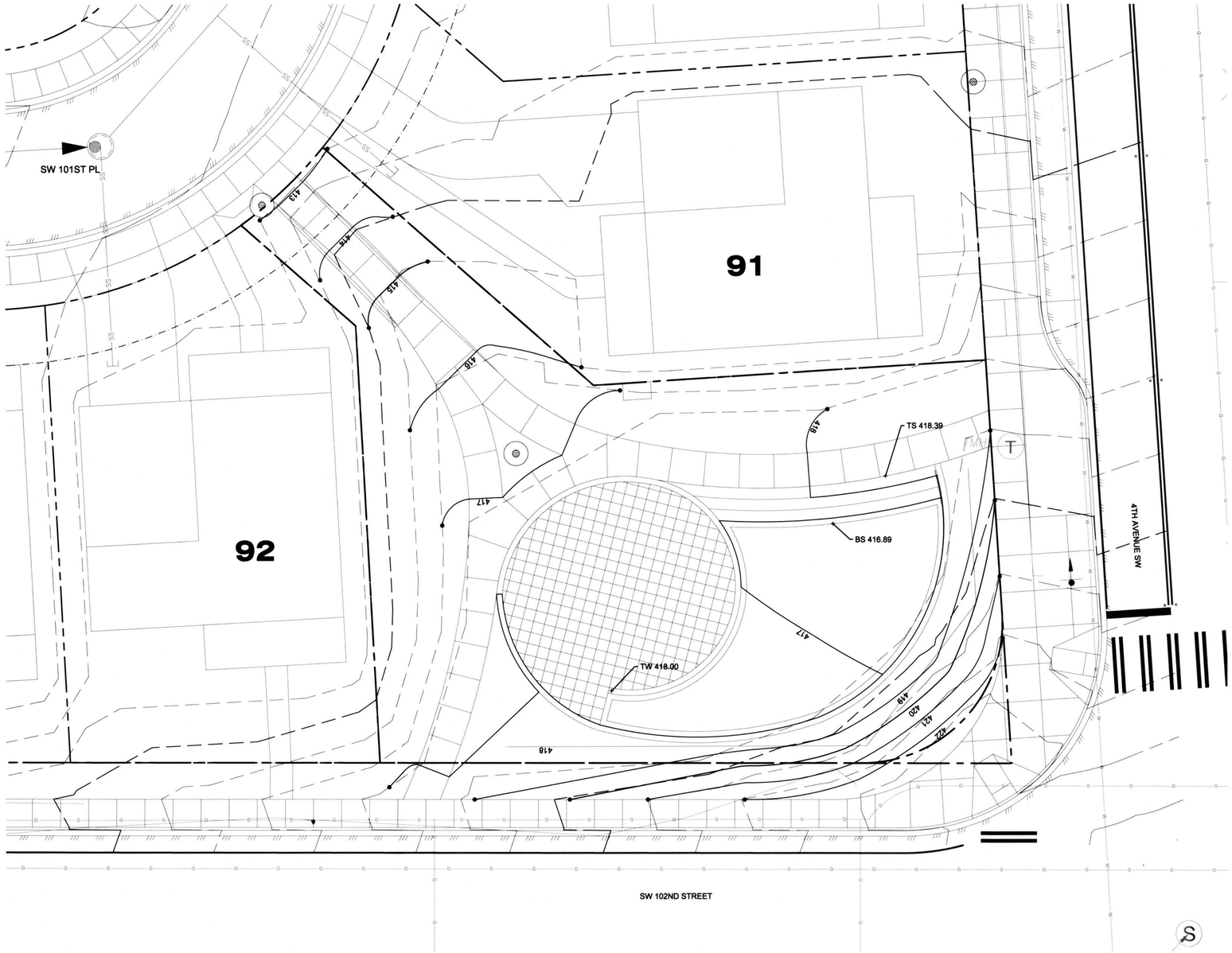
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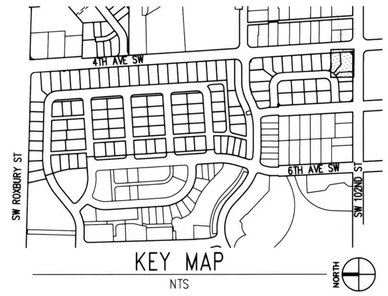
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
TRACT P-805 - GRADING PLAN

SHEET P-125

Oct 10, 2017 - 1:58pm igomier E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\GB P - 125 Grading.dwg

SEC. 6, T.23 N., R.4E., W.M.





NOTES:

1. SEE P-1-6 FOR LAYOUT INFORMATION
2. SEE P-111-116 FOR PLANTING INFORMATION
3. SEE CIVIL DRAWINGS FOR UTILITY TYPE AND LOCATION
4. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR LIGHT TYPE AND LOCATION

PROJECT NO. STRV17-0006

N

0 5 10 20
1 inch = 10 feet

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Signed
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PF4477

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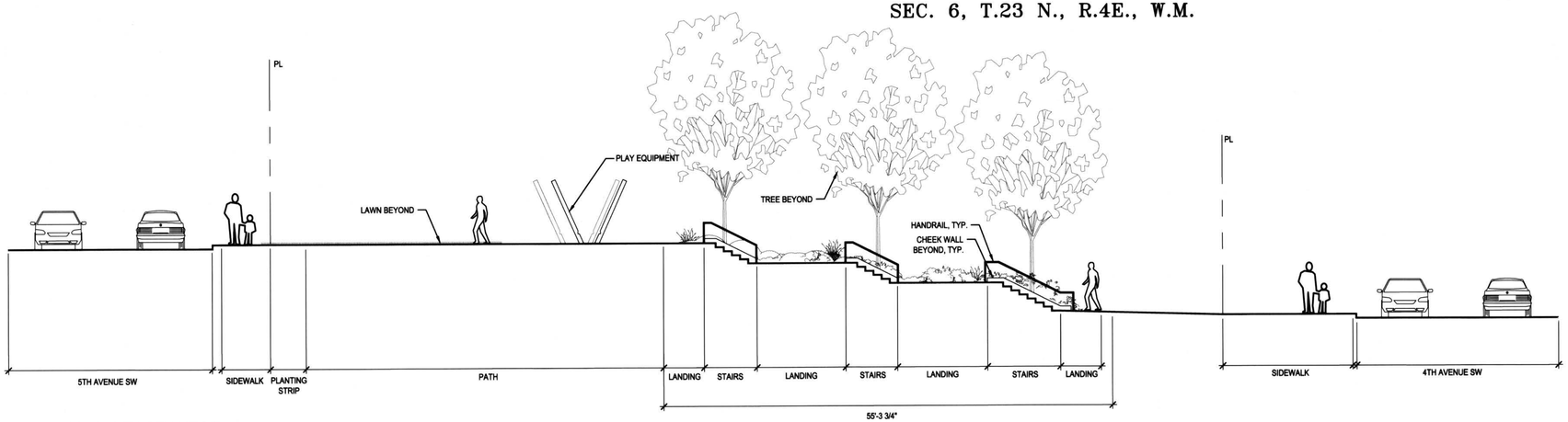
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
TRACT P-806 - GRADING

SHEET P-126

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SEC. 6, T.23 N., R.4E., W.M.



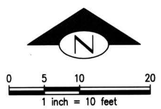
1 P2 SECTION EAST-WEST
1/8" = 1'-0"



KEY MAP
NTS

NORTH

PROJECT NO. STRV17-0006



LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
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LICENSED LANDSCAPE ARCHITECT
No. 885 EXP. 09/09/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
PARK SECTIONS

SHEET
P-131

Oct 10, 2017 - 2:05pm igomier E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\(20 P - 131 Sections.dwg

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	DT		QTY
	ABIES KOREANA	KOREAN FIR	15 GAL				22
	ACER TRUNCATUM `PACIFIC SUNSET` TM	PACIFIC SUNSET MAPLE	15 GAL				1
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	2"CAL	MODERATE		4
	CORNUS `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD	15 GAL				20
	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK	15 GAL				5
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	15 GAL				3
	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	15 GAL				13
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**MIN. CONT**	**MIN. HT**	**REFERENCE**	**SPACING**	**QTY**
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	5 GAL			36" o.c.	176
	ECHINACEA PURPUREA `MAGNUS`	MAGNUS PURPLE CONEFLOWER	5 GAL			24" o.c.	28
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	24" HT			60" o.c.	18
	MAHONIA NERVOSA	OREGON GRAPE	5 GAL			48" o.c.	321
	MAHONIA REPENS	CREEPING MAHONIA	5 GAL			48" o.c.	29
	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL			36" o.c.	130
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL			36" o.c.	92
	PROSTANTHERA CUNEATA	APLINE MINT BUSH	5 GAL			48" o.c.	17
	RHAPHIOLEPIS X DELACOURII `MAJESTIC BEAUTY` TM	MAJESTIC BEAUTY INDIAN HAWTHORNE	5 GAL			48" o.c.	173
	SOLIDAGO RUGOSA `FIREWORKS`	WRINKLELEAF GOLDENROD	5 GAL			36" o.c.	21
	SPIRAEA JAPONICA `MAGIC CARPET`	MAGIC CARPET SPIREA	5 GAL			36" o.c.	57
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**MIN. CONT**	**MIN. HT**	**REFERENCE**	**SPACING**	**QTY**
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL			24" o.c.	515
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE	5 GAL			24" o.c.	416
	MISCANTHUS SINENSIS `ADAGIO`	ADAGIO EULALIA GRASS	5 GAL			36" o.c.	147
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS	5 GAL			36" o.c.	232
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**AREA**		**SPACING**	**QTY**
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4"POT			18" o.c.	652
	CEANOTHUS GRISEUS HORIZONTALIS `DIAMOND HEIGHTS`	CALIFORNIA LILAC	4"POT			18" o.c.	339
MULCH	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**AREA**		**SPACING**	**QTY**
	MULCH	MULCH	4"POT				2,400 SF
SEED	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**AREA**		**SPACING**	**QTY**
	TURF HYDROSEED 50% TURF- TYPE PERENNIAL RYE GRASSES, 25% CREEPING RED FESCUE, 25% CHEWING FESCUE		SEED				12,535 SF

PROJECT NO. STRV17-0006

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
Condition(s):
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P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS, IG — DESIGNED BY ML, TS
CHECKED BY TS — APPROVED BY ML
DATE JULY 18, 2019
J O B No. : 1600206

Call 811 two business days before you dig

S C A L E: AS NOTED

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-0627
Email : info@ggLo.com
http://www.ggLo.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON · MARIEKE LACASSE · NO. 985 EXP. 09/08/2019 · LICENSED LANDSCAPE ARCHITECT

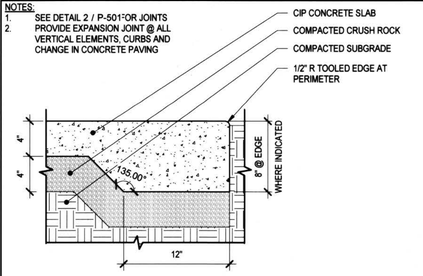
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
PARKS PLANT SCHEDULE

SHEET
P-151

Oct 10, 2017 - 2:06pm igomier E:\2016\2016010.00\3-Production\Model\AutoCAD\Sheet\GB P - 151 Plant Schedule.dwg

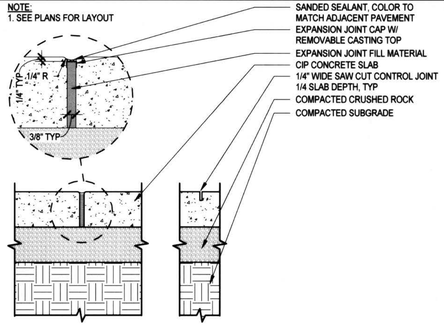
SEC. 6, T.23 N., R.4E., W.M.

NOTES:
1. SEE DETAIL 2 / P-501 FOR JOINTS
2. PROVIDE EXPANSION JOINT @ ALL VERTICAL ELEMENTS, CURBS AND CHANGE IN CONCRETE PAVING

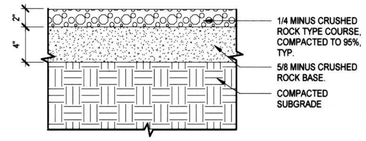


1 CIP CONCRETE PED. PAVING
1 1/2" = 1'-0"

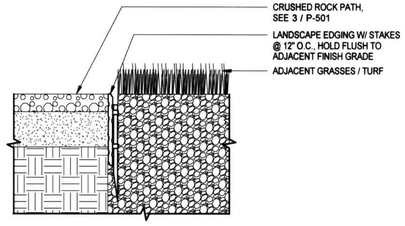
NOTE:
1. SEE PLANS FOR LAYOUT



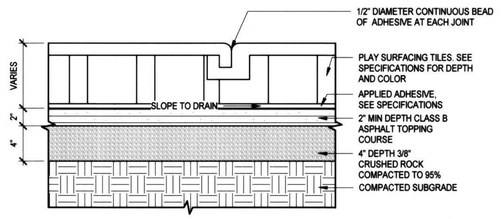
2 CIP CONCRETE JOINTS
1 1/2" = 1'-0"



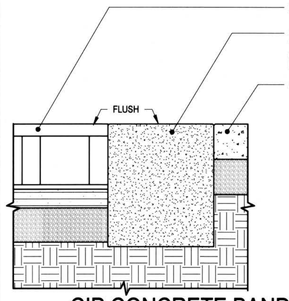
3 CRUSHED ROCK
1 1/2" = 1'-0"



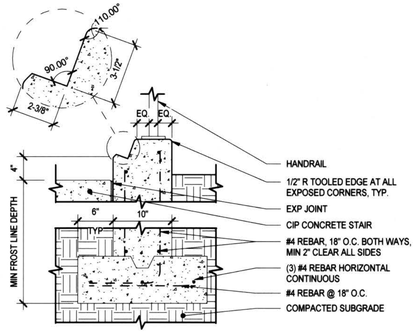
4 METAL EDGING AT DECOMPOSED GRANITE
1 1/2" = 1'-0"



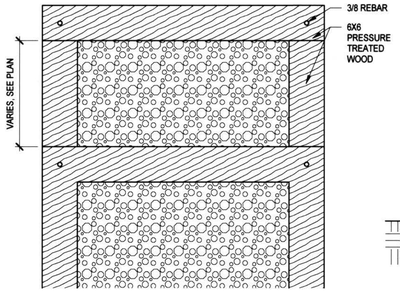
5 PLAY SURFACING
1 1/2" = 1'-0"



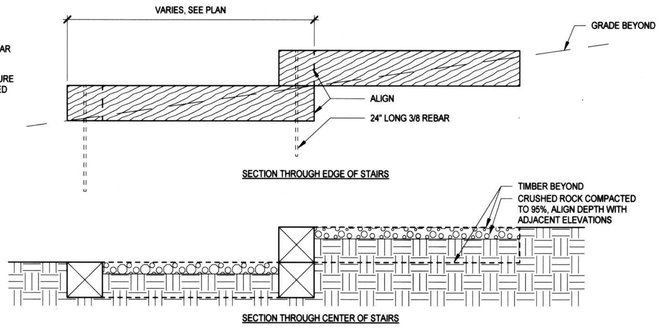
6 CIP CONCRETE BAND AT PLAY SURFACING
1 1/2" = 1'-0"

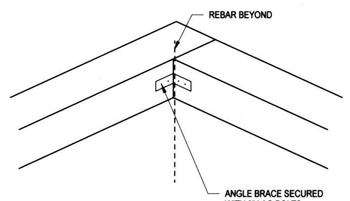


7 BIKE RUNNEL @ STAIRS
1" = 1'-0"

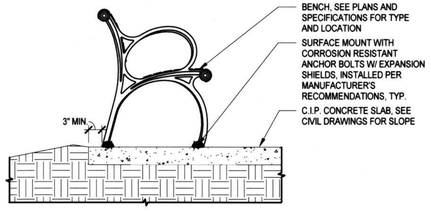


8 WOOD STEP DETAIL
1" = 1'-0"

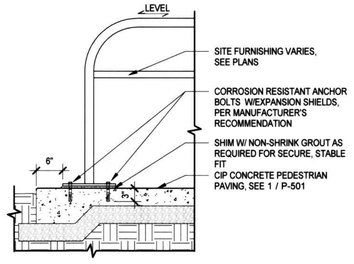




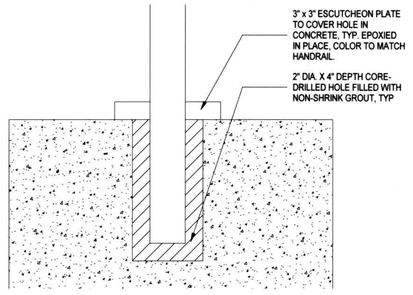
AXON VIEW OF STAIR CORNER



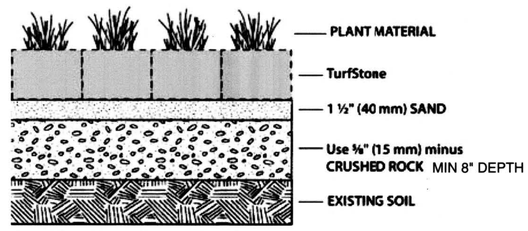
9 BENCH ON CONCRETE
3/4" = 1'-0"



10 FURNISHING ATTACHMENT
3/4" = 1'-0"



11 HANDRAIL ATTACHMENT
6" = 1'-0"



12 GRASS PAVING SYSTEM
6" = 1'-0"

PROJECT NO. STRV17-0006

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Signed
Date 4-16-19
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P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY IG | DESIGNED BY TS
CHECKED BY TS, ML | APPROVED BY ML
DATE JULY 18, 2019
J O B No: 2016010.00

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S C A L E: As indicated

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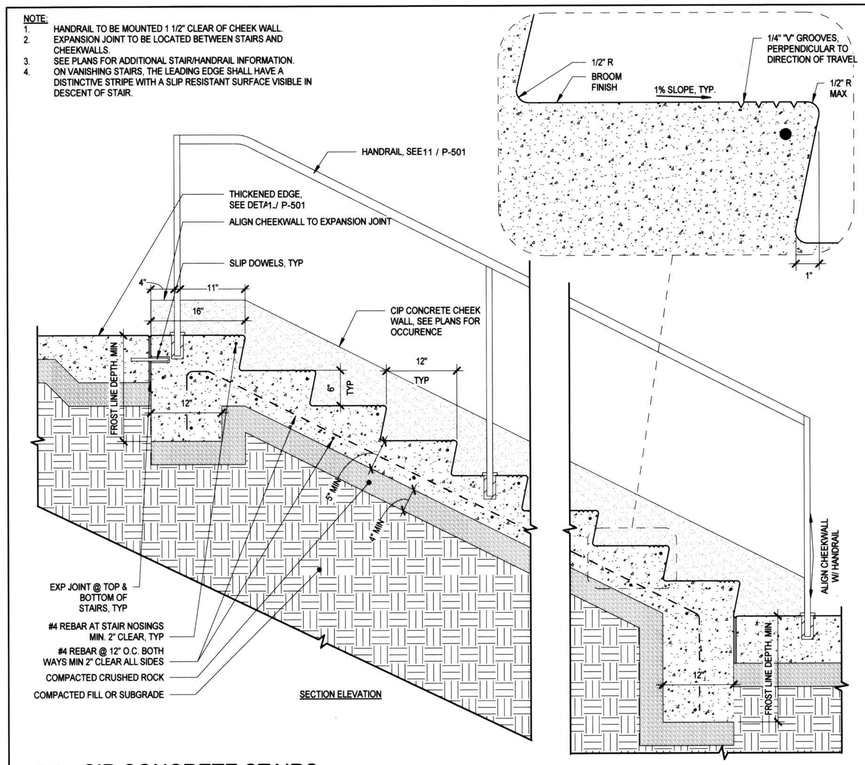
Greenbridge
King County Housing Authority

STATE OF WASHINGTON · MARIEKE LACASSE · NO. 885 EXP. 08/08/2019 · LICENSED LANDSCAPE ARCHITECT

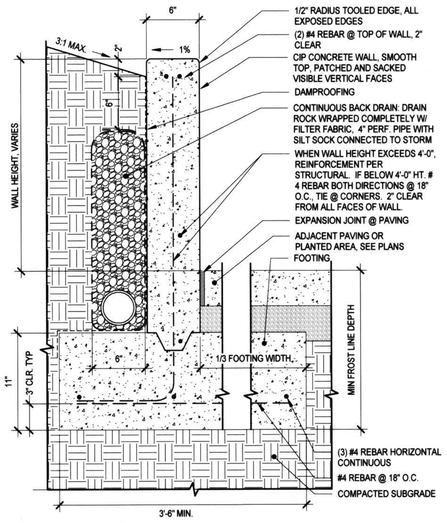
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
PAVING DETAILS

SHEET
P-501

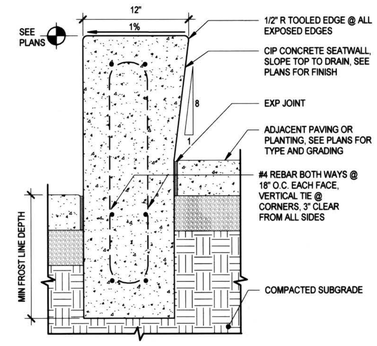
NOTE:
1. HANDRAIL TO BE MOUNTED 1 1/2" CLEAR OF CHEEK WALL.
2. EXPANSION JOINT TO BE LOCATED BETWEEN STAIRS AND CHEEKWALLS.
3. SEE PLANS FOR ADDITIONAL STAIR/HANDRAIL INFORMATION.
4. ON VANISHING STAIRS, THE LEADING EDGE SHALL HAVE A DISTINCTIVE STRIPE WITH A SLIP RESISTANT SURFACE VISIBLE IN DESCENT OF STAIR.



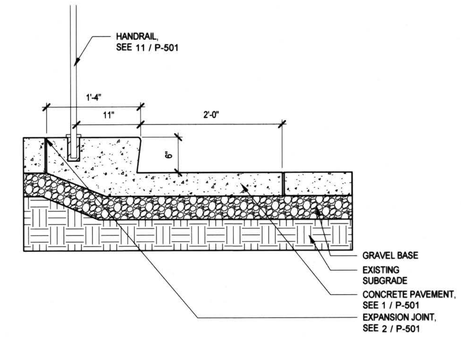
1 CIP CONCRETE STAIRS
1" = 1'-0"



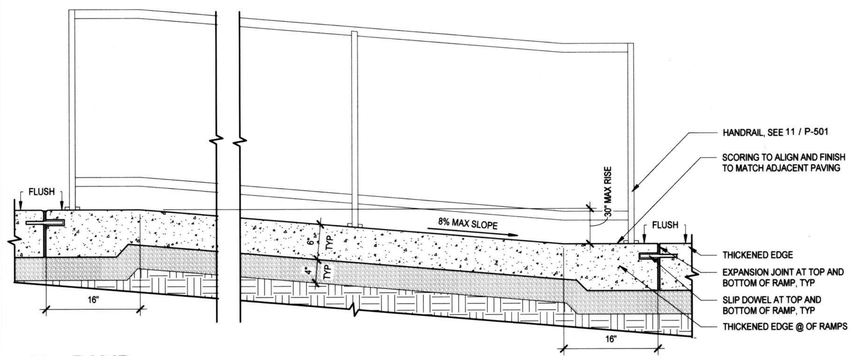
3 CIP CONCRETE RETAINING WALL
1 1/2" = 1'-0"



6 CIP CONCRETE SEATWALL
1 1/2" = 1'-0"

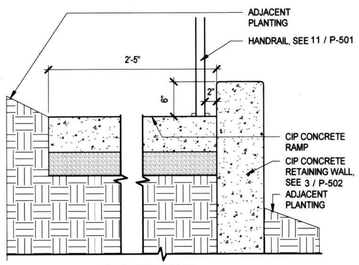


4 SINGLE STAIR
1" = 1'-0"



RAMP SECTION

NOTES:
1. 2% CROSS SLOPE MAXIMUM
2. 5'-0" MINIMUM DEPTH LANDING AT TOP AND BOTTOM OF RAMP, TYP.



RAMP CROSS SECTION

5 RAMP
1" = 1'-0"

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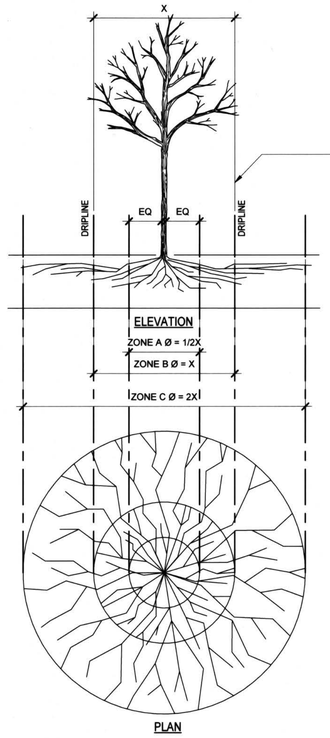
Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE NO. 985 EXP. 08/06/2019 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
LANDSCAPE WALL AND STAIR DETAILS

SHEET
P-502

SEC. 6, T.23 N., R.4E., W.M.



FENCING/ROOT PROTECTION

1. CHAIN LINK FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE
2. ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B.

SURFACE PROTECTION MEASURES

1. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED WITHOUT SITE SPECIFIC INSPECTION AND APPROVAL METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" Ø REQUIRES ENGINEER'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

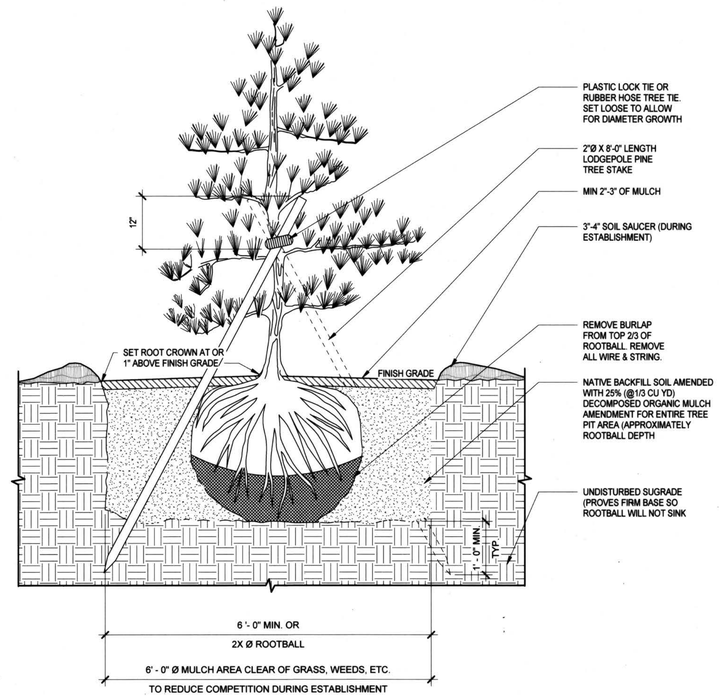
ZONE B (DRIPLINE)

1. NO HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS WITHOUT ENGINEER'S APPROVAL. SURFACE PROTECTION LEASURES REQUIRED
2. TRENCHING ALLOWED AS FOLLOWS: EXCAVATION BY HAND OR WITH HAND DRIVEN TRENCHER LIMIT TRENCH WIDTH, DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

ZONE C (FEEDER ROOT ZONE)

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL. SURFACE PROTECTION MEASURES MAY BE REQUIRED
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS: MINIMIZE TRENCH WIDTH; MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION

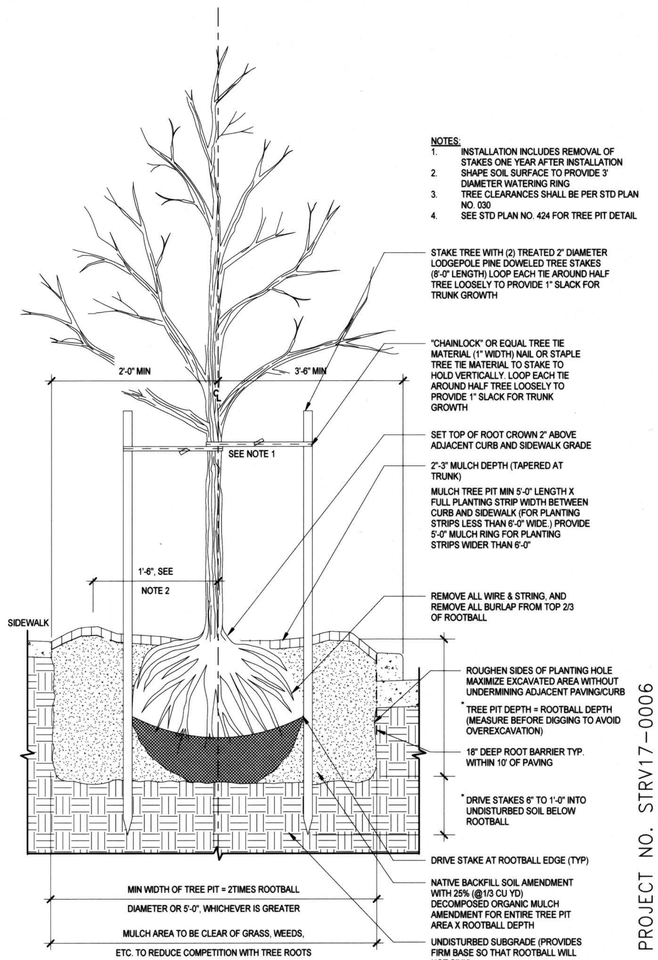
1 TREE PROTECTION
1/4" = 1'-0"



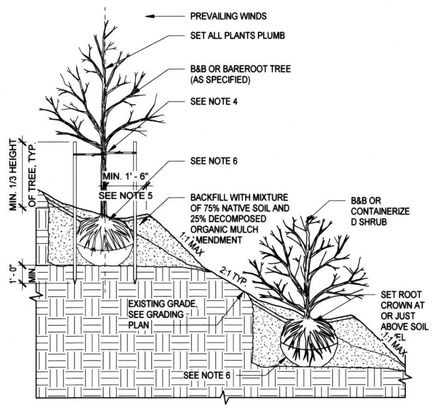
2 CONIFEROUS TREE PLANTING
3/4" = 1'-0"

NOTES:

1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING
3. TREE CLEARANCES SHALL BE PER STD PLAN NO. 030
4. SEE STD PLAN NO. 424 FOR TREE PIT DETAIL



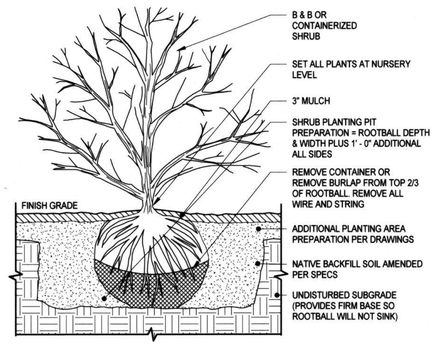
3 DECIDUOUS TREE IN PLANTER STRIP
3/4" = 1'-0"



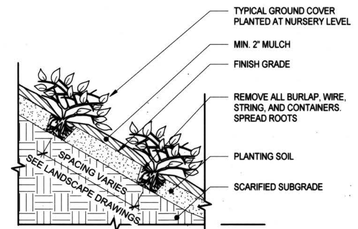
NOTES:

1. NO GUYING OR STAKING IN BUFFER MITIGATION ENHANCEMENT AREA
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STAILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS: ROCK FACING; PRECAST CONCRETE WALL UNITS; TIMBER WALL; MANUFACTURED SLOPE RETENTION UNITS
4. CHAIN LOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' - 0"Ø OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING
6. REMOVE ALL STRING. REMOVE TOP 2/3 OF BURLAP.

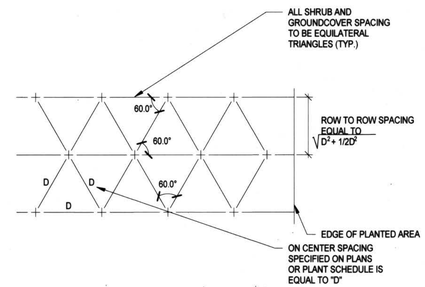
4 PLANTING ON SLOPES
1/4" = 1'-0"



5 SHRUB PLANTING
1" = 1'-0"



6 GROUND COVER PLANTING
3/4" = 1'-0"



7 TRIANGULAR PLANT SPACING
1/4" = 1'-0"

LANDSCAPE PLAN APPROVED
Signed
Date 4-16-19
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P# 4477

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J O B No: 2016010.00

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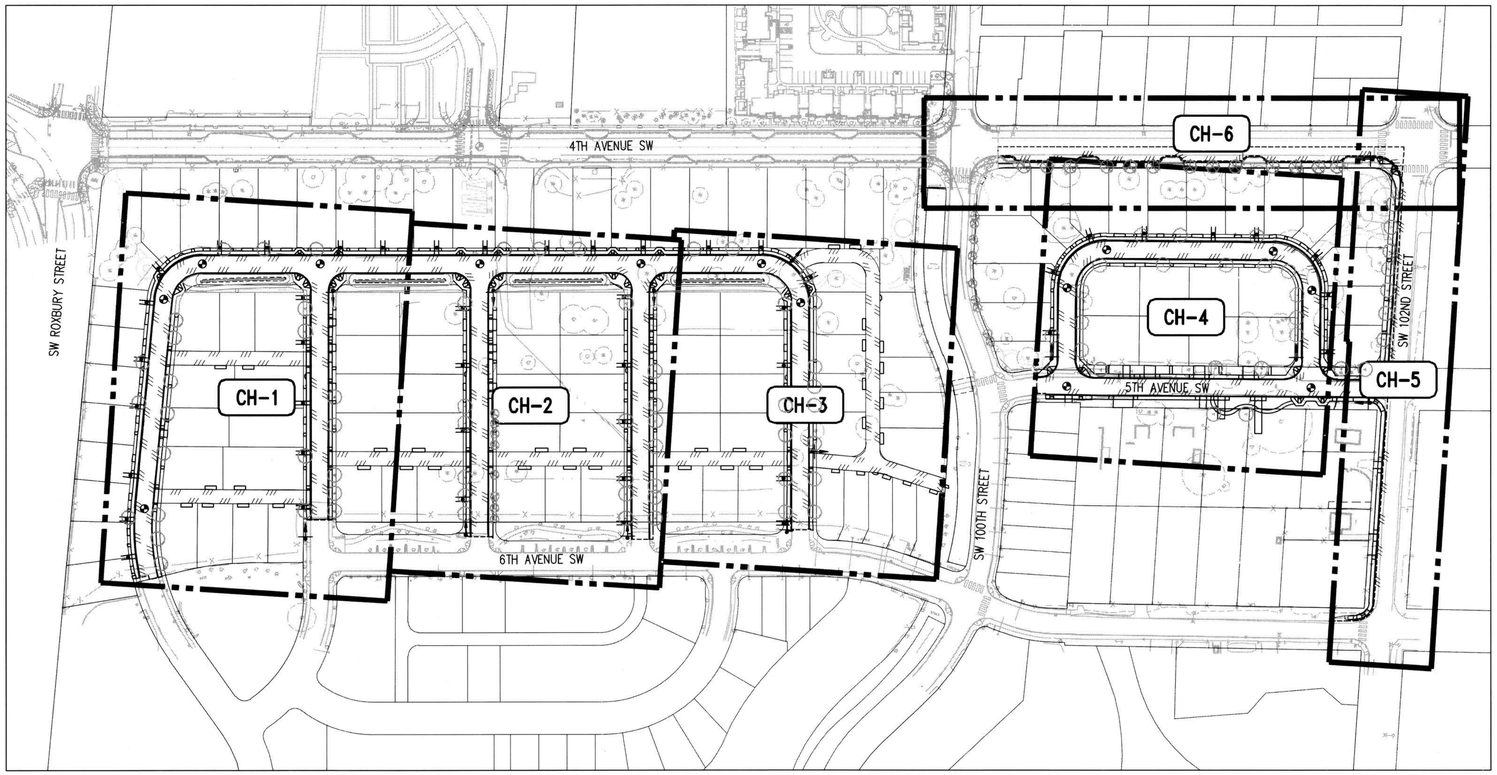
Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE I. ACASSE REGISTERED LANDSCAPE ARCHITECT No. 915 EXP. 09/26/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
PLANTING DETAILS

SHEET
P-601

SEC. 6, T.23 N., R.4E., W.M.



PROJECT NO. STRV17-0006

ACTIVITY NO.

0 50 100 200
1 inch = 100 feet

NOTE:
SIGNAGE AND STRIPING SHOWN ON THESE PLANS ARE APPROXIMATE. KING COUNTY SHALL DETERMINE SIGN TYPE AND LOCATION. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING (206-263-6110) AT LEAST TEN (10) WORKING DAYS PRIOR TO STRIPING TO COORDINATE CHANNELIZATION LAYOUT AND SIGN INSTALLATION.

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

KING COUNTY DOT APPROVAL

Engineer's — Date 7/8/2019

Supervising Engineer — Date 7/8/2019

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
CHECKED BY JCG | APPROVED BY MAV
DATE JUNE 25, 2019
J O B No. : 1600206

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S C A L E: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDEN STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER 6/25/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8

SURFACE IMPROVEMENTS AND CHANNELIZATION NOTES

SHEET
CH-0

Jun 25, 2019 - 12:36pm tereasd Z:\1600001-1600999\1600206 (Greenbridge)\CAD\Design\02-Design Development\Grading & Drainage\27-GB CH-00-NT.dwg

SEC. 6, T.23 N., R.4E., W.M.

TYPE 2BB BLUE REFLECTIVE HYDRANT MARKER, TYPICAL. (1/CH-7) (4/CH-7)

TRACT P-801

SW 97TH STREET

102+00 | 10+00 | 103+00 | 104+00 | 20+00 | 105+00 | 106+00

TRACT A-801 | 11+00

TRACT A-802 | 21+00

TRACT P-808

5TH LANE SW | 107+00

PROPOSED FIRE HYDRANT, TYPICAL. REFER TO WATER PLANS.

PROPOSED TREES LOCATED WITHIN THE FIRE LANE SHALL LESS THAN 2-INCH CALIPER AND SHALL NOT IMPEDE FIRE LANE ACCESS, TYPICAL.

2-FIRE LANE SIGNS, TYPICAL (3/CH-7)

12+00 | 22+00

201+00 | 202+00 | 30+00 | 203+00 | 204+00 | 205+00 | 108+00

SW 97TH PLACE

6TH AVENUE SW

TRACT A-803 | 31+00

TRACT P-809

MATCHLINE: REFER TO CH-2 FOR CONTINUATION

KEY MAP
NTS
NORTH

LEGEND

- CEMENT CONCRETE
- EDGE OF PAVEMENT
- CURB
- SAWCUT LINE
- "STOP" SIGN
- FIRE LANE SIGN
- FIRE HYDRANT
- RIGHT OF WAY
- CENTERLINE

DATUM
HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

0 10 20 40
1 inch = 20 feet

NOTE:
SIGNAGE AND STRIPING SHOWN ON THESE PLANS ARE APPROXIMATE. KING COUNTY SHALL DETERMINE SIGN TYPE AND LOCATION. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING (206-263-6110) AT LEAST TEN (10) WORKING DAYS PRIOR TO STRIPING TO COORDINATE CHANNELIZATION LAYOUT AND SIGN INSTALLATION.

KING COUNTY DOT APPROVAL

Engineer — Date: 7/8/2019

Supervising Engineer — Date: 7/8/2019

PROJECT NO. STRV17-0006

ACTIVITY NO.

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: KMB, TAD | DESIGNED BY: BB, SZ
CHECKED BY: JCG | APPROVED BY: MAV
DATE: JUNE 25, 2019
JOB No. : 1600206

Call 811 two business days before you dig

SCALE: AS NOTED

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Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 6/26/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
SW 97TH STREET, SW 97TH PLACE, 5TH LANE SW
SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN

SHEET
CH-1

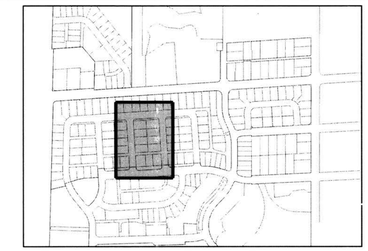
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Jun 25, 2019 - 12:36pm teresad

SEC. 6, T.23 N., R.4E., W.M.

MATCHLINE: REFER TO CH-1 FOR CONTINUATION



MATCHLINE: REFER TO CH-3 FOR CONTINUATION



KEY MAP
NTS

LEGEND

- CEMENT CONCRETE
- EDGE OF PAVEMENT
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KING COUNTY DOT APPROVAL

Engineer's — Date 7/8/2019

Supervising Engineer — Date 7/8/2019

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MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 6/26/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
SW 98TH STREET, SW 98TH PLACE, 5TH LANE SW
SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN

SHEET
CH-2

Jun 25, 2019 - 12:36pm teressad Z:\1600001 - 1600999\1600206 (Greenbridge)\CAD\Design\02- Design Development\Grading & Drainage\27-GB CH-1 SW 96TH Pl.dwg

SEC. 6, T.23 N., R.4E., W.M.

MATCHLINE: REFER TO CH-2 FOR CONTINUATION





LEGEND

- CEMENT CONCRETE
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PROJECT NO. STRV17-0006

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KING COUNTY DOT APPROVAL

Engineer's Signature — Date: 7/8/2019

Supervising Engineer — Date: 7/8/2019

P#4477

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MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
7/25/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

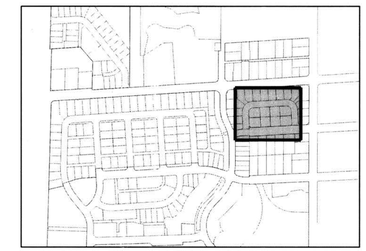
GREENBRIDGE DIVISION 8
SW 99TH PLACE AND 5TH LANE SW
SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN

SHEET
CH-3

Jun 25, 2019 - 12:36pm teresad
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SEC. 6, T.23 N., R.4E., W.M.





KEY MAP
NTS

NORTH

LEGEND

- CEMENT CONCRETE
- EDGE OF PAVEMENT
- CURB
- SAWCUT LINE
- "STOP" SIGN
- FIRE LANE SIGN
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KING COUNTY DOT APPROVAL

Engineer A — Date 7/8/2019

Supervising Engineer — Date 7/8/2019

P# 4477

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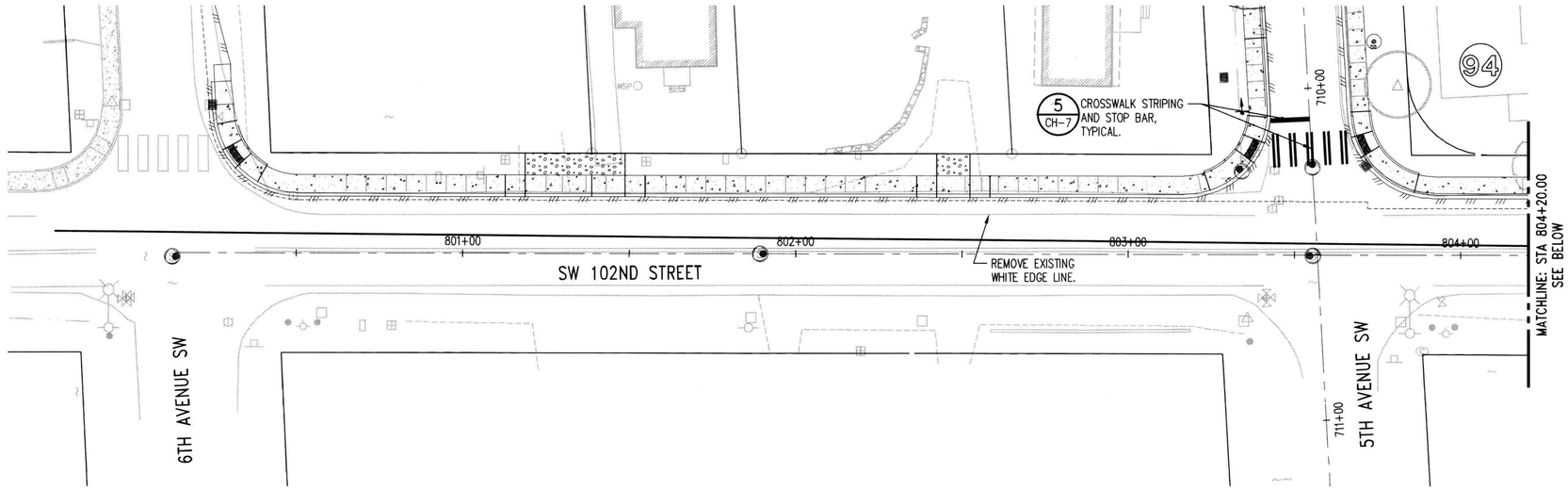
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

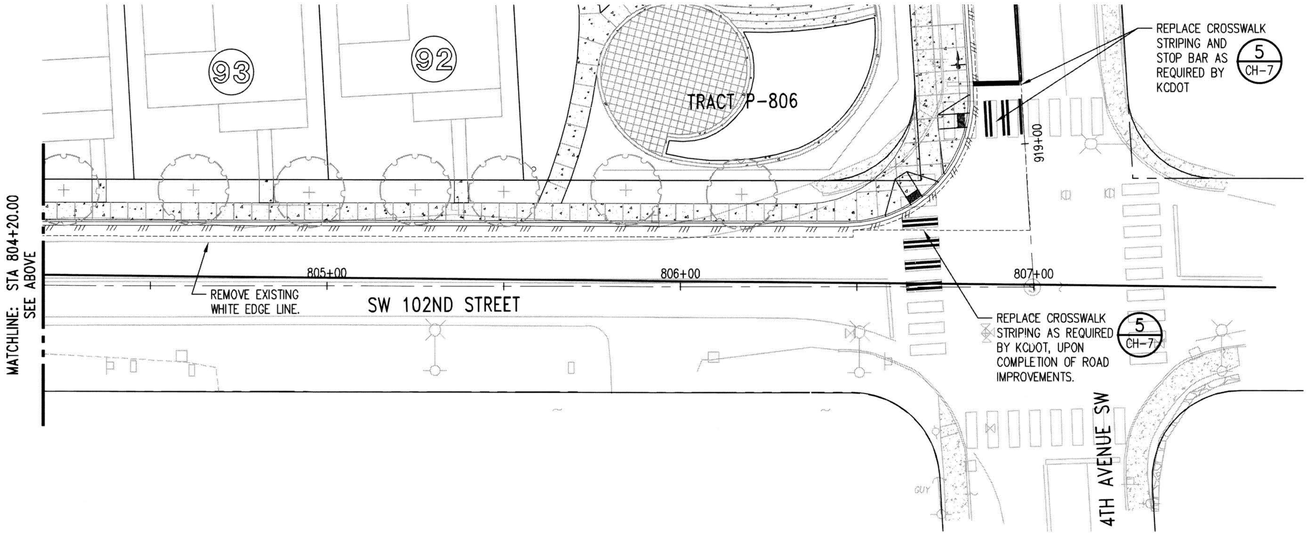
GREENBRIDGE DIVISION 8
SW 100TH PLACE, 4TH LANE SW, SW 101ST PLACE
SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN

SHEET
CH-4

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SEC. 6, T.23 N., R.4E., W.M.







LEGEND

- CEMENT CONCRETE
- EDGE OF PAVEMENT
- CURB
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KING COUNTY DOT APPROVAL

Engineer 3	Date 7/8/2019
Supervising Engineer	Date 7/8/2019

P# 4477

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KMB, TAD | DESIGNED BY BB, SZ
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S C A L E: AS NOTED

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King County Housing Authority

MARK A. VELDEE STATE OF WASHINGTON 24TH REGISTERED PROFESSIONAL ENGINEER 6/25/19

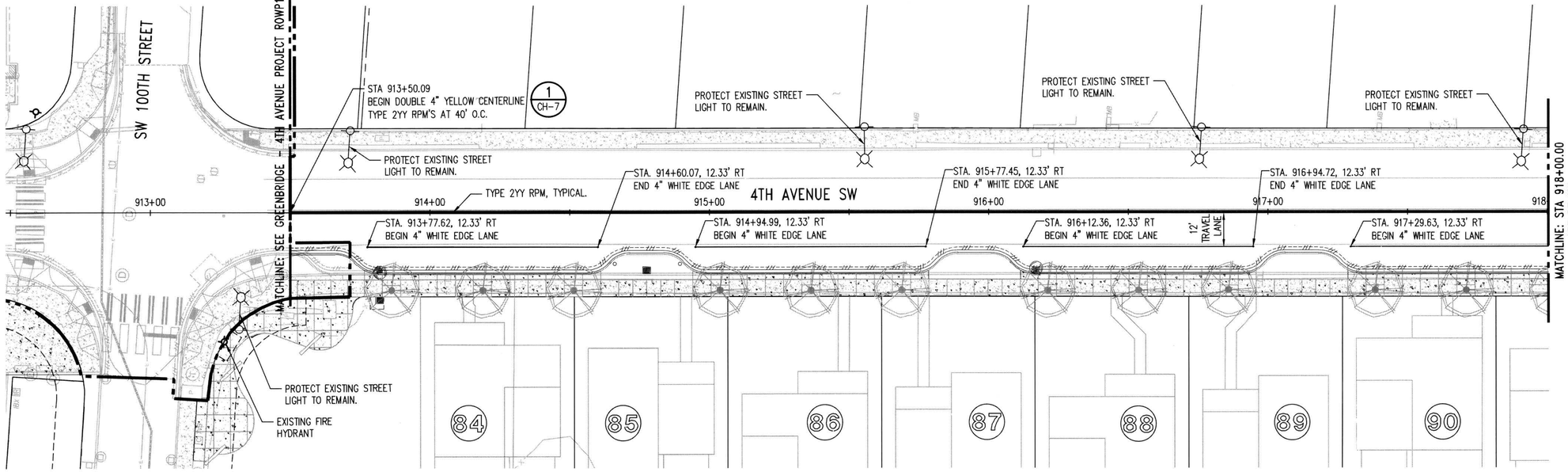
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

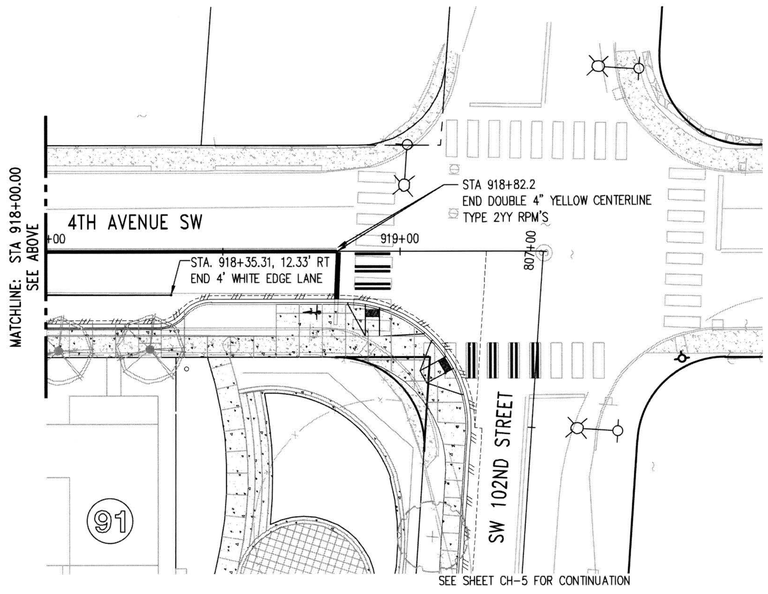
GREENBRIDGE DIVISION 8
SW 102ND STREET
SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN

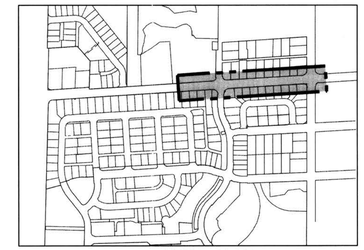
SHEET
CH-5

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SEC. 6, T.23 N., R.4E., W.M.







LEGEND

- CEMENT CONCRETE
- EDGE OF PAVEMENT
- CURB
- SAWCUT LINE
- "STOP" SIGN
- FIRE LANE SIGN
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PROJECT NO. STRV17-0006

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KING COUNTY DOT APPROVAL

Engineer's — Date 7/8/2019

Supervising Engineer — Date 7/8/2019

P# 4477

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SCALE: AS NOTED

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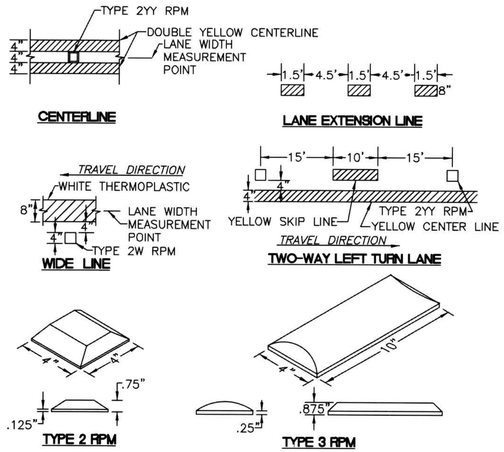
MARK A. VELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
6/25/19

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8
4TH AVENUE SW
SURFACE IMPROVEMENTS AND CHANNELIZATION PLAN

SHEET
CH-6

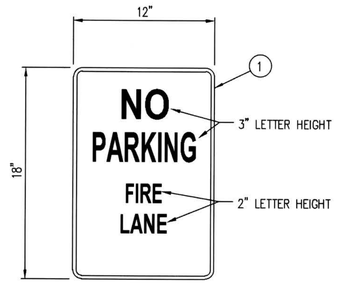
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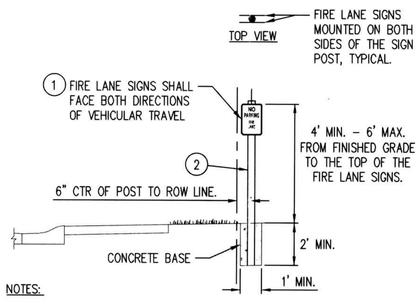


RAISED PAVEMENT MARKER COLORS	
TYPE 1W	NONREFLECTORIZED WHITE
TYPE 1Y	NONREFLECTORIZED YELLOW
TYPE 2W	REFLECTORIZED WHITE – ONE SIDE ONLY
TYPE 2Y	REFLECTORIZED YELLOW – ONE SIDE ONLY
TYPE 2YY	REFLECTORIZED YELLOW – BOTH SIDES
TYPE 2BB	REFLECTORIZED BLUE – BOTH SIDES

RAISED PAVEMENT MARKERS (RPM) 1
NTS

NOT USED 2
NTS

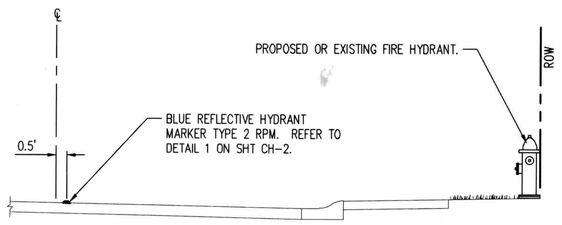




NOTES:

1. THE FIRE LANE SIGNS SHALL BE REFLECTIVE WITH RED LETTERS ON A WHITE BACKGROUND AND SHALL BE SPACED AT 80-FOOT INTERVALS OR A PORTION THEREOF.
2. SIGN POSTS SHALL BE A MINIMUM OF 2-INCH GALVANIZED STEEL OR 4-INCH BY 4-INCH PRESSURE TREATED WOOD AND SHALL BE INSTALLED WITHIN A CONCRETE BASE. TWO SIGNS SHALL BE MOUNTED TO EACH POST.

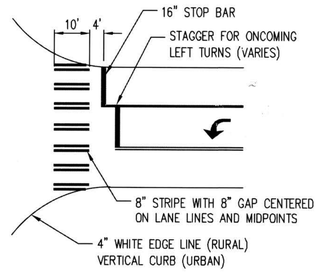
FIRE LANE SIGN DETAILS 3
NTS



NOTES:

1. SET THE CENTER OF THE BLUE REFLECTIVE HYDRANT MARKER 6-INCHES FROM THE ROAD CENTERLINE ON THE SAME SIDE AS THE PROPOSED OR EXISTING FIRE HYDRANT.
2. COORDINATE ALL CHANNELIZATION WITH KCDOT.
3. REFER TO D-1 AND D-2 FOR ROAD SECTIONS.

BLUE REFLECTIVE HYDRANT MARKER DETAIL 4
NTS



CROSSWALK STRIPING 5
KING COUNTY STD DWG NO. 4-001
NTS

KING COUNTY DOT APPROVAL	
Engineer's	7/8/2019 Date
Supervising Engineer	7/8/2019 Date

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King County Housing Authority

MARK A. VELDEE — STATE OF WASHINGTON — 24711 REGISTERED PROFESSIONAL ENGINEER — 6/25/19

P# 4477

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
SURFACE IMPROVEMENTS AND CHANNELIZATION DETAILS

SHEET
CH-7

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GREENBRIDGE DIVISION 8
ENTRY CORNER PARK (PARK P-801)

Project No. GRDE20-0007
Activity No. N/A
SEC. 6, T.23 N., R.4E., W.M.
King County, Washington
FEBRUARY 28, 2020
PERMIT SUBMITTAL

SHEET INDEX

CIVIL

C1.0	COVER SHEET AND INDEX
C1.1	KING COUNTY STANDARD NOTES
C2.0	TESC AND SITE DEMOLITION PLAN
C2.1	TESC DETAILS
C3.0	GRADING, DRAINAGE AND UTILITY PLAN
C3.1	GRADING ENLARGEMENT
C3.2	GRADING AND DRAINAGE DETAILS
C4.0	PAVING PLAN
C4.1	PAVING DETAILS

SURVEY

1	TOPOGRAPHIC SURVEY

STRUCTURAL

S0.1	STRUCTURAL NOTES AND DRAWING LIST
S0.2	STRUCTURAL ABBREVIATIONS AND SYMBOLS
S0.3	STATEMENT OF SPECIAL INSPECTIONS
S1.0	FOUNDATION PLAN
S2.0	TYPICAL CONCRETE DETAILS
S3.0	CONCRETE DETAILS

LANDSCAPE

L2.0	SITE LAYOUT PLAN
L5.0	PLANTING PLAN
L6.0	SITE DETAILS
L6.1	PLANTING DETAILS

IRRIGATION

I1.0	IRRIGATION PLAN
I1.1	IRRIGATION DETAILS

LIGHTING

E1.0	LEGEND, SCHEDULE, DETAILS
E2.0	LIGHTING PLAN

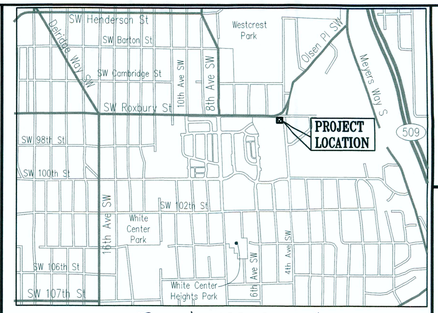
EXISTING LEGEND AND ABBREVIATIONS (*)

AVR	AIR-VAC RISER
CB I	CATCH BASIN TYPE 1
COD	STORM DRAIN CLEAN-OUT
CONC	CONCRETE
DEC	DECIDUOUS
DMH	STORM DRAIN MANHOLE
DRIP	TREE DRIPLINE DIAMETER
EB	ELECTRIC BOX
LP	LIGHT POLE
PVLT	POWER VAULT
SCL	SEATTLE CITY LIGHT
SMH	SANITARY SEWER MANHOLE
STBD	STORM STUB
TSB	TRAFFIC SIGNAL BOX
TSR	TRAFFIC SIGNAL RISER
WMH	WATER MANHOLE
E E	UNDERGROUND ELECTRIC LINE
G G	GAS LINE
OHU OHU	OVERHEAD UTILITY LINE
T T	UNDERGROUND TELEPHONE LINE
W W	WATER LINE

* SURVEY DATED 10/23/2019 PREPARED BY GOLDSMITH

PROPOSED ABBREVIATIONS

BMP	BEST MANAGEMENT PRACTICE
CB	CATCH BASIN
CIP	CAST IN PLACE
CO	CLEANOUT
COMM	COMMUNICATIONS
COS	CITY OF SEATTLE
CSC	CONSTRUCTION STORMWATER CONTROL
DB	DIRECT BURY
DIA	DIAMETER
DR	DIRECTOR'S RULE
E	EAST
EX	EXISTING
FFE	FINAL FLOOR ELEVATION
H	HEIGHT
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
KCHA	KING COUNTY HOUSING AUTHORITY
L	LENGTH
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
NE	NORTHEAST
OSM	ON-SITE STORMWATER MANAGEMENT
POC	POINT OF CONNECTION
PSS	PUBLIC SANITARY SEWER
PVC	POLYVINYL
R	RIM
(R)	RECORD
ROW	RIGHT-OF-WAY
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MAINTENANCE HOLE
SDOT	SEATTLE DEPARTMENT OF TRANSPORTATION
SIP	STREET IMPROVEMENT PERMIT
SPU	SEATTLE PUBLIC UTILITIES
SS	SANITARY SEWER
SSS	SANITARY SIDE SEWER
STD	STANDARD
SW	SOUTHWEST
TYP	TYPICAL
USP	UNDER SEPARATE PERMIT
W	WEST
W/	WITH



PCL. No. 289581-0540

N

VICINITY MAP

N.T.S.

SOIL DATA

REFER TO GEOTECHNICAL REPORT PREPARED BY GEOENGINEERS DATED APRIL 16, 2018 FOR SOIL DATA.

LEGAL DESCRIPTION

PARK AT THE SW CORNER OF 4TH AVE SW AND SW ROXBURY STREET.

FUTURE TRACT P-801
GREENBRIDGE DIV. 8

Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

	Phone
SOUTHWEST SUBURBAN SEWER DISTRICT — Primary Sanitary Sewer	(206) 244-9575
WATER DISTRICT 20 — Primary Water District	(206) 243-3990
PUGET SOUND ENERGY — Gas Company	(425) 454-6363
SEATTLE CITY LIGHT — Power Company	(206) 615-0660
COMCAST — Cable Company	(253) 288-7532
CENTURY LINK — Telephone Company	(800) 526-3557
Other	

Call Before You Dig — DIAL-A-DIG — 1-800-424-5555

Notes

1. The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296-6642, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
   A. Installing siltation and erosion control measures
   B. Clearing and grubbing
   C. Earthwork
   D. Installation of any underground utility
   E. Before placing subbase, base or paving surfaces
   F. Installation of any forms or placing any concrete
2. A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
3. A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount $ _____

Performance Bond Amount $ _____

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

PRO RATA SHARE ASSESSMENT ANALYSIS
(County Use Only)

Section ___ Township ___ Range ___ Tax Parcel _____ Number ___

Site Location is within the _____ drainage shed(s)
Pro Rata Share Assessment(s) are: Required Not Required
from the site due to development for increased storm water runoff.
Peak Runoff Assessment Rate($) per c.f.s. increases.(10 year, 2 hour storm)
Peak Volume Assessment Rate($) per Ac. Ft. Increases.(2 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.
(To be completed by Consultant)

Preliminary Plat Approval/Permit Issued Date: _____
Expiration Date: _____
Other Related Permit Numbers Received:
Right-of-Way Use Permit _____
Grading _____
Building/Structural _____
Other _____ _____
Board feet of tree removal on site: N/A
Cubic yards of material hauled on/off the site: 37 CY OFF OF SITE
Is this a erosion sensitive area site? (Yes/No): No
Note: If "yes", a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan and TIR for details.

Emergency
911
Police—Fire—Rescue

RECOMMENDED FOR APPROVAL
(To be completed by King County)

Date	
3/2/2020	Engineer Plan Reviewer
	Engineer Supervisor
	Traffic & Planning Engineer
	Sensitive Areas
	Structural Review Engineer
	Other

APPROVED FOR CONSTRUCTION
DEPARTMENT OF LOCAL SERVICES, PERMITTING DIVISION
King County, Washington
3/2/2020 Date
SCOTT SMITH, P.E.
Development Engineer

PROJECT CONTACT INFORMATION
(To be completed by Consultant)

Applicant / Contract Owner / Lessee
KING COUNTY HOUSING AUTHORITY (206) 574-1196
Name Phone
600 ANDOVER PARK WEST SEATTLE, WA 98188-3326
Address and Zip Code
☐ A Partnership ☐ An Individual

Ownership / Owner / Trustee
KING COUNTY HOUSING AUTHORITY (206) 574-1196
Name Phone
600 ANDOVER PARK WEST SEATTLE, WA 98188-3326
Address and Zip Code
☒ A Corporation ☐ A Partnership ☐ An Individual

Certified Surveyor or Engineer
KPFF CONSULTING ENGINEERS (206) 622-5822
Name Phone
1601 FIFTH AVENUE, SUITE 1600 SEATTLE, WA 98101
Address and Zip Code

PROJECT NO. GRDE20-0007
ACTIVITY NO. N/A

PROJECT DEVELOPER

KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
SEATTLE, WA. 98188-3326
TELEPHONE: (206) 574-1196
CONTACT : JOHN ELIASON

PROJECT ENGINEER

KPFF CONSULTING ENGINEERS
1601 FIFTH AVENUE, SUITE 1600
SEATTLE, WASHINGTON 98101
TELEPHONE: (206) 622-5822

DATUM

HORIZONTAL DATUM:
NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE PER KING COUNTY GPS CONTROL.

VERTICAL DATUM:
NAVD 88

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY BJB | DESIGNED BY BJB
CHECKED BY JCG | APPROVED BY MAV
DATE February 28, 2020
J O B No. : 1900336
SCALE: AS NOTED

811 Call 811 two business days before you dig

kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com

Greenbridge
King County Housing Authority

MARK A. PELLEY — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER — 2/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
COVER SHEET AND INDEX

SHEET C1.0

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brianb
Feb 26, 2020 - 8:53am

KING COUNTY GENERAL NOTES:

1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE KING COUNTY CODE (KCC), THE KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), WASHINGTON STATE DOT (WSDOT) STANDARD SPECIFICATIONS AND THE CONDITIONS OF PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.

2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW (DPER) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DPER PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY PRIOR TO CONSTRUCTION.

3. APPROVAL OF THIS ROAD, GRADING, PARKING AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.)

4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE DPER'S DEVELOPMENT INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.

5. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. GRADING ACTIVITIES (SITE ALTERATION) ARE LIMITED TO THE HOURS OF 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY AND 10 A.M. TO 5 P.M. ON SUNDAY, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.

7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK. EASEMENTS REQUIRE REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

8. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL REQUIREMENTS OF KCRDCS CHAPTER 8 ARE SUBMITTED TO THE DPER'S DEVELOPMENT INSPECTOR THREE DAYS PRIOR TO CONSTRUCTION.

9. DATUM SHALL BE NAVD88 UNLESS OTHERWISE APPROVED BY DPER.

10. DEWATERING SYSTEM (UNDERDRAIN) CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL UNDERDRAIN SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS.

11. ALL UTILITY TRENCHES AND ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY PER WSDOT STANDARD SPECIFICATIONS 2-03.3(14)D, METHOD C.

12. OPEN CUTTING OF EXISTING ROADWAYS FOR NON-FRANCHISED UTILITY OR STORM WORK IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DPER AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRDCS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY. WORK IN RIGHT-OF-WAY IS NOT AUTHORIZED UNTIL A TRAFFIC CONTROL PLAN IS APPROVED BY KING COUNTY.

GENERAL NOTES:

1. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE SHOWN FOR CONVENIENCE ONLY AND ARE CONSIDERED TO BE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR IMPROPER LOCATIONS OR FAILURE TO SHOW UTILITY LOCATIONS ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY LOCATION SERVICES AND TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

KING COUNTY DRAINAGE NOTES:

1. PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO DPER PRIOR TO THE CONSTRUCTION OF THE DRAINAGE FACILITIES, PREFERABLY AT THE PRECONSTRUCTION MEETING.

2. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT SPECIFICATIONS. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.

3. STEEL PIPE SHALL BE ALUMINIZED, OR GALVANIZED WITH ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.

4. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.

5. ALL CATCH BASIN GRATES SHALL CONFORM TO KCRDCS, WHICH INCLUDES THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF KING COUNTY", EXCEPT THAT PRIVATE DRAINAGE SYSTEMS SHALL NOT HAVE THE WORDS "PROPERTY OF KING COUNTY".

6. ALL DRIVEWAY CULVERTS LOCATED WITHIN KING COUNTY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE PER KCRDCS.

7. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8"/40%-70% PASSING; 2"- 4" ROCK/30%-40% PASSING; AND -2" ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRDCS.

8. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY KING COUNTY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:

   A) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.

   B) OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.

   C) PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRDCS AND, IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.

   D) DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.

   E) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER, GAS, TELEPHONE, TELEVISION).

   F) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.

9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING, IN ACCORDANCE WITH KCC AND THE LOW IMPACT DEVELOPMENT (LID) COMPONENTS OF THE APPROVED SITE PLAN: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR; AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY.

10. SEASONAL CLEARING IS LIMITED BETWEEN OCTOBER 1 AND APRIL 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE REVIEWING AGENCY.

11. IMPROVEMENTS AND/OR BUILDINGS SHALL NOT BE INSTALLED UNTIL DRAINAGE FACILITIES ARE "IN OPERATION", (KCC 9.04).

KING COUNTY STRUCTURAL NOTES:

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY DPER PRIOR TO CONSTRUCTION (KCC 16.04. 16.70, 14.20).

2. ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES IN COUNTY ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH KCRS. ROCKERIES OUTSIDE OF ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

KING COUNTY TEMPORARY EROSION AND SEDIMENT CONTROL NOTES:

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (KING COUNTY SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED), AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.)

9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH (MORE FREQUENTLY AS REQUIRED BY THE DPER SITE INSPECTOR) OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY. FLOW CONTROL BMP FACILITY AREAS (EXISTING OR PROPOSED) SHALL NOT BE USED AS TEMPORARY FACILITIES AND SHALL BE PROTECTED FROM SEDIMENTATION AND INTRUSION.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL.

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR FOR REVIEW.

NPDES REQUIREMENTS:

NO CONSTRUCTION OR SITE DISTURBANCE FOR THIS PROJECT MAY BEGIN BEFORE THE APPLICANT FIRST OBTAINS A GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY PERMIT FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE). FOR MORE INFORMATION OR APPLICATION FORM, PLEASE VISIT DOE'S WEBSITE AT http://www.ecy.wa.gov/biblio/ecy02085.html.

KING COUNTY RECOMMENDED TESC CONSTRUCTION SEQUENCE:

1. PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF CSWPP/ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. INSTALL SEDIMENTATION BMPS.
8. (NOT USED)
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT. CONSTRUCT SWPPS CONTROLS IN ANTICIPATION OF SCHEDULED CONSTRUCTION ACTIVITY (E.G., CONCRETE-RELATED PH MEASURES FOR UTILITY, VAULT OR ROADWAY CONSTRUCTION)
10. INSTALL STORM DRAINAGE STRUCTURES AND PIPING PER SHT C3.0
11. INSTALL FINAL SIDEWALK, WALL AND STAIRS
12. MAINTAIN EROSION CONTROL AND SWPPS MEASURES IN ACCORDANCE WITH KING COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
13. RELOCATE EROSION CONTROL AND SWPPS MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL AND POLLUTANT PROTECTION IS ALWAYS IN ACCORDANCE WITH THE KING COUNTY CONSTRUCTION STORMWATER POLLUTION PREVENTION STANDARDS.
14. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, OR EQUIVALENT.
15. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
16. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
17. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.

NOISE PLAN:

CONSTRUCTION NOISE IMPACTS SHALL BE MITIGATED PURSUANT TO BEST MANAGEMENT MITIGATION MEASURES IDENTIFIED IN THE GREENBRIDGE EIS, INCLUDING:

1. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY SIZED AND MAINTAINED INCLUDING MUFFLERS, ENGINE INTAKE SILENCERS, ENGINE ENCLOSURES, TURNING OFF IDLE EQUIPMENT, AND CONFINING CONSTRUCTION ACTIVITIES TO DAYTIME HOURS AS SPECIFIED IN THE KING COUNTY NOISE ORDINANCE.
2. THE CONTRACTOR SHALL KEEP MUFFLERS IN GOOD WORKING ORDER AND USE ENGINE ENCLOSURES ON EQUIPMENT WHEN THE ENGINE IS THE DOMINANT SOURCE OF NOISE.
3. STATIONARY EQUIPMENT SHALL BE PLACED AS FAR AWAY OR BE SHIELDED FROM SENSITIVE RECEIVING LOCATIONS AS POSSIBLE.
4. SUBSTITUTING HYDRAULIC OR ELECTRIC MODELS FOR IMPACT TOOLS SUCH AS JACKHAMMERS, ROCK DRILLS, AND PAVEMENT BREAKERS SHALL BE USED WHEN PRACTICABLE DURING DEMOLITION AND CONSTRUCTION.
5. WHERE FEASIBLE, EQUIPMENT OPERATORS SHALL DRIVE FORWARD RATHER THAN BACKWARD TO MINIMIZE NOISE FROM BACK-UP ALARMS.
6. WHERE FEASIBLE, NOISE FROM MATERIAL HANDLING SHALL BE MINIMIZED. OPERATORS SHALL LIFT RATHER THAN DRAG MATERIALS.
7. WHERE POSSIBLE, CONTRACTORS SHALL MAKE EFFORTS TO KEEP CONSTRUCTION EQUIPMENT MORE THAN 100 FEET FROM THE NEAREST ON-AND OFF-SITE RESIDENCES AND THE SCHOOL TO COMPLY WITH KING COUNTY NOISE ORDINANCE NOISE LIMITS AND MINIMIZE IMPACTS TO THESE SENSITIVE RECEIVERS.

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: BJB | DESIGNED BY: BJB
CHECKED BY: JCG | APPROVED BY: MAV
DATE: February 28, 2020
J O B No. : 1900336
S C A L E : AS NOTED

811 Call 811 two business days before you dig

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

MARK A. VELDE — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
2/27/2020

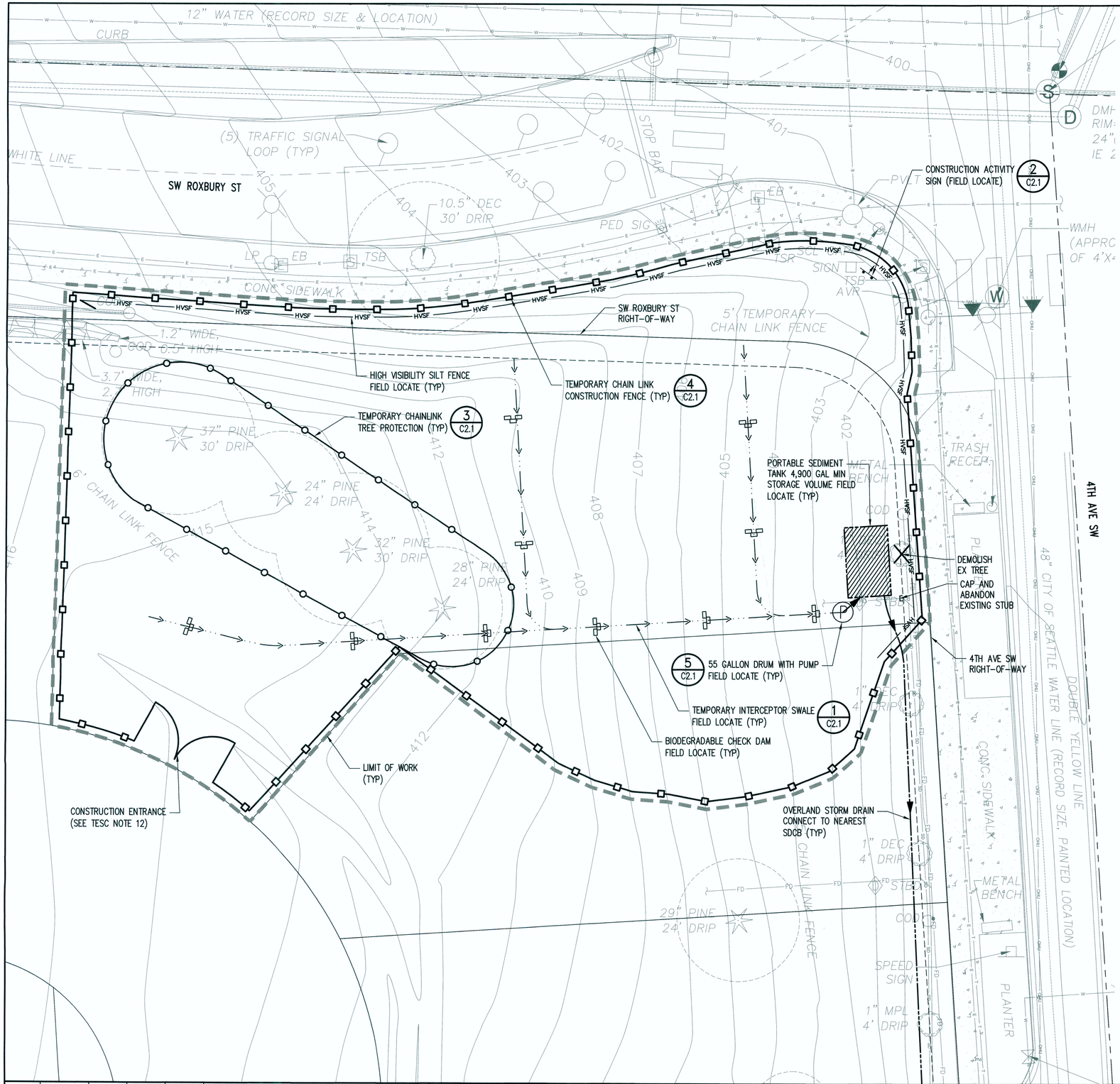
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 - ENTRY CORNER PARK (P-801)

KING COUNTY STANDARD NOTES

SHEET
C1.1

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Feb 26, 2020 - 11:09am brionb



TESC NOTES:

1. SEE KING COUNTY TEMPORARY EROSION AND SEDIMENT CONTROL NOTES ON SHT C1.1.
2. THE TESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRUBBING ACTIVITIES AND IN SUCH A MANNER TO ENSURE SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
3. PRIOR TO WET SEASON CONSTRUCTION, CONTRACTOR SHALL PREPARE A WINTERIZATION PLAN BY SEPTEMBER 1 AND SUBMIT FOR REVIEW AND APPROVAL TO THE OWNER REPRESENTATIVE AND KING COUNTY INSPECTOR. PLAN SHALL IDENTIFY ANTICIPATED CONDITION OF THE SITE DURING THE WET SEASON AND PROPOSE ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED TO STABILIZE THE SITE.
4. ALL TESC MEASURES AND FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, AS DIRECTED BY THE KING COUNTY INSPECTOR.
5. CONSTRUCTION EQUIPMENT SHALL STAY WITHIN PROJECT LIMITS OF WORK OR SITE LAY DOWN AREA.
6. FILL AND EXCAVATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS.
7. STOCKPILING OF SOIL SHALL BE MANAGED BY CONTRACTOR IN CONFORMANCE WITH CURRENT KCSWDM.
8. EXPOSED SOIL SHALL BE PROTECTED FROM WIND AND WATER EROSION.
9. NO CONSTRUCTION OR SITE DISTURBANCE FOR THIS PROJECT MAY BEGIN BEFORE THE CONTRACTOR OBTAINS A GENERAL PERMIT TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE).
10. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED ON ALL CATCH BASINS WITHIN 500 FEET DOWN SLOPE OF DISTURBED AREAS, AND SHALL REMAIN IN PLACE UNTIL PROJECT COMPLETION. ONCE PROJECT IS COMPLETE, STORM DRAIN INLET PROTECTION SHALL BE REMOVED BY THE CONTRACTOR.
11. ONCE PROJECT IS COMPLETE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM STORM DRAIN LINES WITHIN THE LIMIT OF WORK.
12. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE PER KING COUNTY STD DETAIL (KCSWDM D.3.4.A). COORDINATE LOCATION WITH KCHA AND KING COUNTY INSPECTOR PRIOR TO CONSTRUCTION.

SITE DEMOLITION NOTES:

1. DEMOLISH ALL EXISTING SURFACE IMPROVEMENTS WITHIN THE LIMITS OF WORK, UNLESS NOTED FOR SALVAGE OR PROTECTION.
2. PROTECT ALL UNDERGROUND UTILITIES AND STRUCTURES WITHIN THE LIMITS OF WORK UNLESS NOTED OTHERWISE. UTILITY STRUCTURES TO REMAIN SHALL HAVE RIM AND LID RESET TO MATCH FINAL GRADES.
3. CONTRACTOR SHALL WALK THE SITE WITH THE KING COUNTY INSPECTOR OR AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO VERIFY LIMITS OF DISTURBANCE AND EXISTING FEATURES TO BE PROTECTED
4. COORDINATE DEMOLITION EXTENTS WITH PROPOSED PROJECT IMPROVEMENTS AND PROJECT LIMITS
5. EXISTING TREES SHALL BE PROTECTED EXCEPT WHERE SHOWN TO BE REMOVED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AND BE RESPONSIBLE FOR THE MAINTENANCE OF BOTH THE FENCING AND THE HEALTH OF THE TREES THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE TO REMOVE/MODIFY TREE PROTECTION AS NEEDED.
6. ALL MATERIALS PRODUCED BY DEMOLITION ACTIVITIES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
7. UNSUITABLE BACKFILL ENCOUNTERED DURING UTILITY EXCAVATION OR SUBGRADE PREPARATION FOR PAVING SHALL BE REMOVED AND REPLACED PER GEOTECHNICAL ENGINEERS OR KING COUNTY INSPECTORS DIRECTION.
8. PROTECT ALL EXISTING SURVEY MONUMENTS. ALL EXISTING MONUMENTS, WHICH ARE DISTURBED, LOST, OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A WASHINGTON STATE REGISTERED PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

LEGEND

- APPROXIMATE LIMITS OF WORK
- TEMPORARY INTERCEPTOR SWALE
- TEMPORARY CHAIN LINK CONSTRUCTION FENCE
- HVSF — HVSF — HIGH VISIBILITY SILT FENCE PER WSDOT STD PLAN I-30.17-00
- TEMPORARY CHAINLINK TREE PROTECTION
- OVERLAND STORM DRAIN LINE
- STORM DRAIN INLET PROTECTION PER WSDOT STD PLAN I-40.20-00 (SEE TESC NOTE 10)
- BIODEGRADABLE CHECK DAM PER WSDOT STD PLAN I-50.20-01
- P — 55 GALLON DRUM WITH PUMP
- PORTABLE SEDIMENT TANK (SIZE PER PLAN)
- CONSTRUCTION ACTIVITY SIGN
- DEMOLISH TREE

N

0 5 10 20
1 inch = 10 feet

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE PSE GAS AND ENERGIZED SEATTLE CITY LIGHT (SCL) FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER PSE AND SCL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH PSE AND SCL TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	3/2/2020 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

PROJECT NO. GRDE20-0007

ACTIVITY NO. N/A

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY BJB | DESIGNED BY BJB
CHECKED BY JCG | APPROVED BY MAV
DATE February 28, 2020
J O B No. : 1900336

811 Call 811 two business days before you dig

SCALE: AS NOTED

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King County Housing Authority

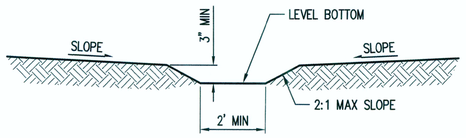
MARK A. VEDDER STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
2/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
TESC AND SITE DEMOLITION PLAN

SHEET
C2.0

Feb 26, 2020 - 9:17am brianb \\kpff.com\Civil\1900001-1900999\1900336 Greenbridge - Entry Corner Park\CADD\Design\02-RDI\CECP-C2.0-TESC Plan.dwg



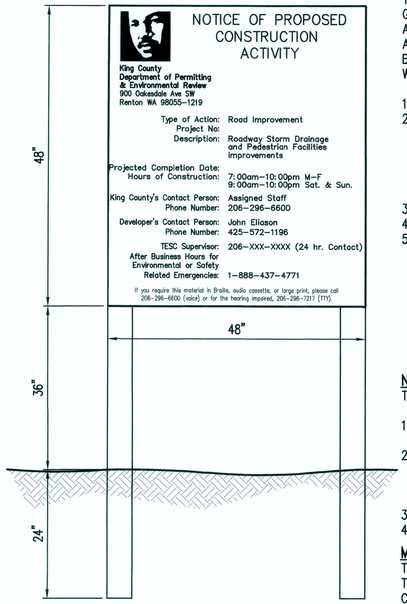
MAINTENANCE STANDARDS

1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE SWALES SHALL BE INCREASED.
3. DEPTH (D) AND WIDTH (W) SHALL BE 1.5' MIN. AND 2' MIN., RESPECTIVELY, UNLESS OTHERWISE NOTED ON PLAN.

TEMPORARY INTERCEPTOR SWALE

(MODIFIED KING COUNTY STANDARD DETAIL D.3.6.C)
NTS

1 / C2.0



NOTICE OF CONSTRUCTION ACTIVITY SIGN

NOTICE BOARD CONSTRUCTION SPECIFICATIONS:

THE NOTICE BOARD SHALL BE CONSTRUCTED WITH 4' X 4' X 1/2 " PLYWOOD, EXTERIOR GRADE, GOOD SURFACE ONE SIDE. PROFESSIONALLY PREPARED PLASTIC BOARD OVERLAYS, PERMANENTLY AFFIXED TO THE BOARD ARE PERMISSIBLE. THE NOTICE BOARD SHALL DISPLAY THE INFORMATION AS SHOWN IN THE FIGURE AND AS SPECIFIED AT THE PRE-CONSTRUCTION MEETING. NOTICE BOARDS MAY BE REUSED BUT THEY MUST BE CLEAN AND SHOW NO EVIDENCE OF FORMER WORDING.

1. LETTERING STYLE: HELVETICA OR SIMILAR STANDARD TYPEFACE.
2. LETTERING SIZE: TITLE SHOULD BE 3" CAPITAL LETTERS (NOTICE OF PROPOSED CONSTRUCTION ACTIVITY). OTHER LETTERS SHOULD BE 2" LETTERS AND THE 'EMERGENCY' TEXT AND PHONE MAY BE 1-1\2" LETTERS. SEE ILLUSTRATION FOR USE OF CAPITAL AND LOWERCASE LETTERS. THE SIZE OF THE COUNTY LOGO WITH DPER ADDRESS (LETTERING HEIGHT 1") SHALL FIT THE AVAILABLE SPACE AS SHOWN. BORDER AREA AND LINES OF TEXT SHALL BE EVENLY SPACED TO APPROXIMATE THE SAMPLE SHOWN.
3. LETTERING: BLACK (PERMANENT INK OR SILK-SCREEN).
4. BACKGROUND COLOR: WHITE.
5. LOGO: KING COUNTY EMBLEM, IN BLACK THE APPLICANT/DEVELOPER SHALL ERECT THE NOTICE BOARD BY SOLIDLY SETTING TWO 4" X 4" POSTS 12 TO 24 INCHES INTO THE GROUND; OR STRUCTURALLY ATTACHING IT TO AN EXISTING BUILDING. POST LENGTH SHALL BE AT LEAST 7 FEET ABOVE GROUND. TWO 2" X 4" DIAGONAL BRACES SHOULD BE NAILED TO THE INSIDE BACK OF THE POSTS AND STAKED AT THE GROUND TO PROVIDE STABILITY AGAINST WIND OR SOFT SOIL CONDITIONS IF POSTS ARE LESS THAN 24 INCHES INTO THE GROUND.

THE NOTICE BOARD SHALL BE ATTACHED TO THE POSTS WITH FOUR LAG BOLTS AND WASHERS (3/8-INCH DIAMETER AND 3" LONG).

NOTICE BOARD LOCATION:

THE NOTICE BOARD SHALL BE LOCATED:

1. AT THE MIDPOINT ON THE SITE STREET FRONTAGE OR AS OTHERWISE DIRECTED BY DPER STAFF TO MAXIMIZE VISIBILITY.
2. AT A LOCATION 5 FEET INSIDE THE STREET PROPERTY LINE; A NOTICE BOARD STRUCTURALLY ATTACHED TO AN EXISTING BUILDING SHALL BE EXEMPT FROM THE SETBACK PROVISIONS, PROVIDED THAT THE NOTICE BOARD IS LOCATED NOT MORE THAN 5 FEET FROM THE PROPERTY LINE WITHOUT APPROVAL FROM DPER STAFF.
3. SO THAT THE TOP OF THE NOTICE BOARD IS BETWEEN 7 TO 9 FEET ABOVE GRADE..
4. SO THAT IT IS TOTALLY VISIBLE TO PEDESTRIANS.

MAINTENANCE AND REMOVAL OF NOTICE BOARD:

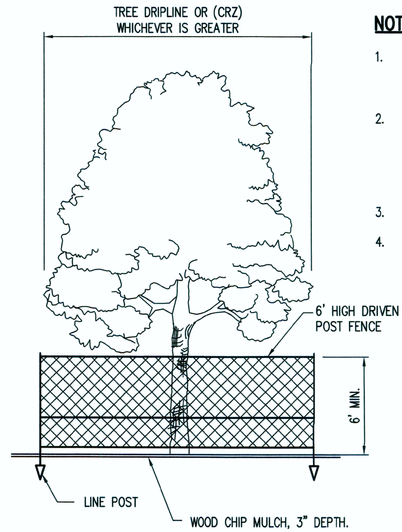
THE APPLICANT/DEVELOPER SHALL MAINTAIN THE NOTICE BOARD IN GOOD CONDITION THROUGHOUT THE SITE IMPROVEMENT CONSTRUCTION PERIOD, WHICH SHALL EXTEND THROUGH THE TIME OF FINAL CONSTRUCTION APPROVAL BY KING COUNTY DDES OR ITS SUCCESSOR AGENCY OR JURISDICTION.

THE NOTICE BOARD SHALL BE REMOVED WITHIN 14 DAYS AFTER FINAL CONSTRUCTION APPROVAL. EARLY REMOVAL OF THE NOTICE BOARD MAY RESULT IN ENFORCEMENT ACTIONS AUTHORIZED UNDER KING COUNTY CODE, TITLE 23 AND MAY DELAY FINAL CONSTRUCTION APPROVAL.

NOTICE OF CONSTRUCTION ACTIVITY SIGN

(KING COUNTY STANDARD DETAIL, MODIFIED)
NTS

2 / C2.0



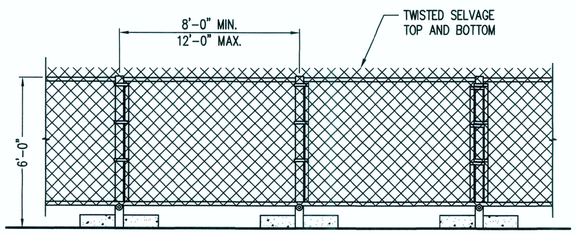
NOTES:

1. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
2. CRITICAL ROOT ZONE (CRZ): THE TREE PROTECTION FENCE SHALL PROTECT THE CRZ OF A TREE. THE CRZ IS EQUAL TO 1 FT. RADIUS FOR EVERY 1 IN. DIAMETER OF TREE TRUNK AS MEASURED AT BREAST HEIGHT (DBH). CRZ TO BE ESTABLISHED BY CONTRACTOR'S ARBORIST. OWNER SHALL VERIFY LIMITS.
3. WHERE TREE DRIPLINE EXTENDS BEYOND THE CRZ, PLACE TREE PROTECTION FENCE AT DRIPLINE. FIELD VERIFY.
4. TREE PROTECTION SHALL REMAIN ON SITE AFTER CONTRACT COMPLETION.

CHAINLINK TREE PROTECTION

NTS

3 / C2.0



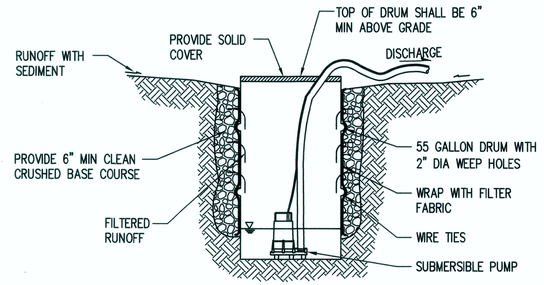
NOTES:

1. CHAIN LINK FABRIC TO BE MIN. 11 GAUGE, GALVANIZED. NO RUSTED OR EXCESSIVELY MALFORMED FABRIC.
2. FENCE BASES SHALL BE OF SUFFICIENT WEIGHT AND SPREAD TO ADEQUATELY SUPPORT EACH PANEL.
3. INSTALL 5'-6" HIGH MESH CONSTRUCTION SCRIM ALONG THE ENTIRE LENGTH OF THE FENCE AND/OR CONSTRUCTION WARNING SIGNAGE AT 50' O.C. ALONG THE LENGTH OF THE FENCE.

TEMPORARY CHAINLINK CONSTRUCTION FENCE

NTS

4 / C2.0



NOTE:

PUMPS SHALL BE SUBMERSIBLE. CONTRACTOR SHALL SIZE PUMP BASED ON FIELD CONDITIONS.

55 GALLON DRUM WITH PUMP

NTS

5 / C2.0

"LOW GROW" SEED MIX			
SEED NAME	PERCENTAGE OF MIX	PERCENTAGE OF PURITY (MIN.)	PERCENTAGE OF GERMINATION (MIN.)
DWARF TALL FESCUE	45%	98%	90%
DWARF PERENNIAL RYE "BARCLAY" *	30%	98%	90%
RED FESCUE	20%	98%	90%
COLONIAL BENTGRASS	5%	98%	90%

* IF WILDFLOWERS ARE USED AND SOWING IS DONE BEFORE LABOR DAY, THE AMOUNT OF DWARF PERENNIAL RYE CAN BE REDUCED PROPORTIONATELY TO THE AMOUNT OF WILDFLOWER SEED USED.

SEE KCSWDM SECTION D.3.2.6 FOR FULL TEMPORARY AND PERMANENT SEEDING DETAILS

HYDROSEED MIX

A / -

KING COUNTY DLS APPROVAL	
Review Engineer	Date
Senior Engineer	3/2/2020 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

PROJECT NO. GRDE20-0007

ACTIVITY NO. N/A

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY BJB | DESIGNED BY BJB
CHECKED BY JCG | APPROVED BY MAV
DATE February 28, 2020
JOB No. : 1900336

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SCALE: AS NOTED

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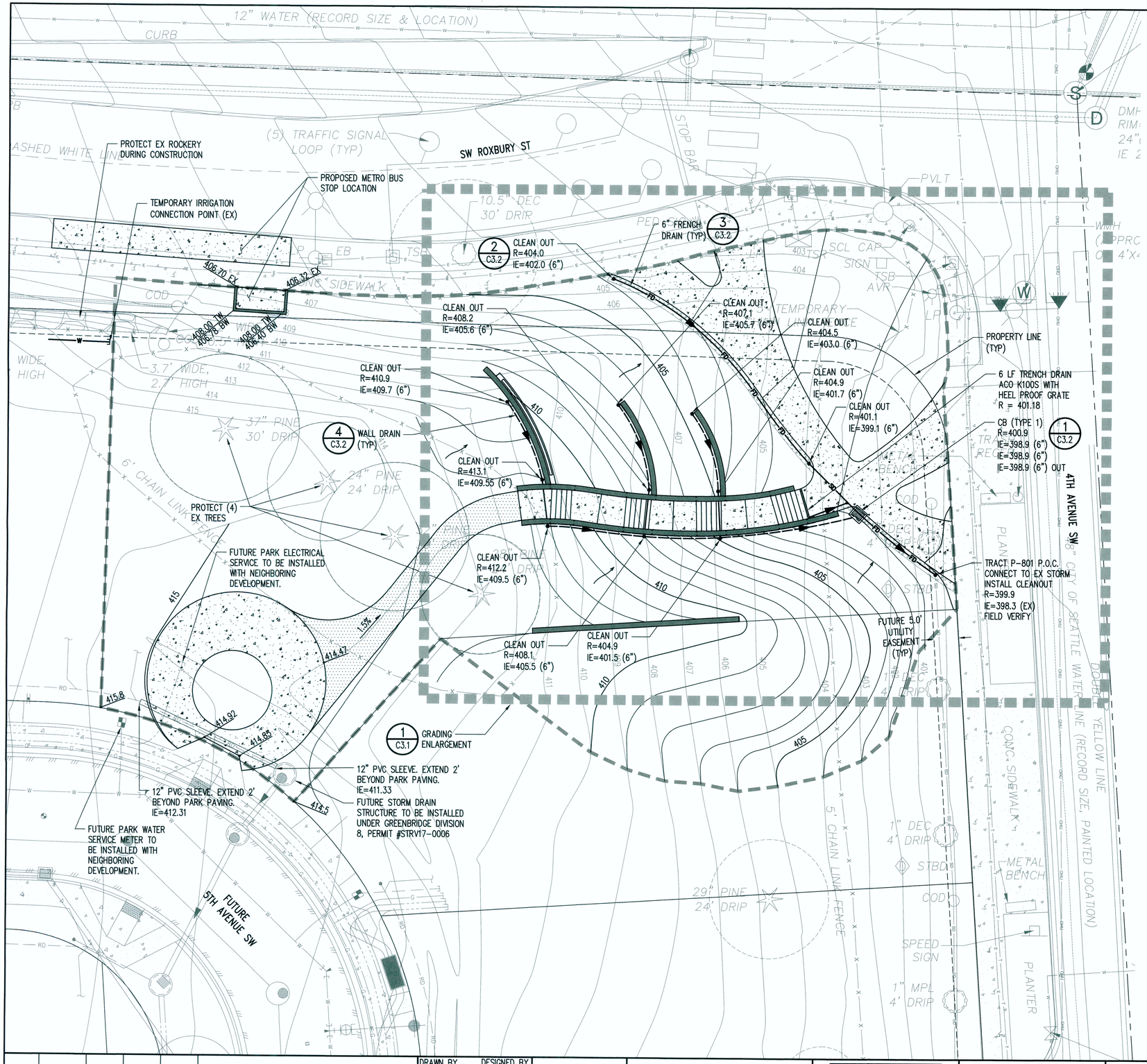
MARK A. VELEBIR STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
2/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 - ENTRY CORNER PARK (P-801)
TESC DETAILS

SHEET C2.1

\\kpff.com\Civil\1900001-1900999\1900336 Greenbridge - Entry Corner Park\CADD\Design\02-DD\GEOP-C2.1 TESC DTL.dwg
Feb 26, 2020 - 9:41am brianb



NOTES

1. SEE STRUCTURAL FOR WALL DETAILS

LEGEND

- APPROXIMATE LIMIT OF WORK
- CATCH BASIN TYPE I PER 1993 KCRS DWG 2-003
- CLEANOUT
- WALL DRAIN
- SOLID WALL STORM PIPE
- FRENCH DRAIN
- SITE WALL (SEE LANDSCAPE)

N

0 5 10 20
1 inch = 10 feet

KING COUNTY DLS APPROVAL	
Review Engineer	Date
Senior Engineer	Date 3/2/2020
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

NO.	DATE	BY	CHD.	APPR.	REVISION

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MARK A. VELEZ STATE OF WASHINGTON 24711 REGISTERED PROFESSIONAL ENGINEER
2/27/2020

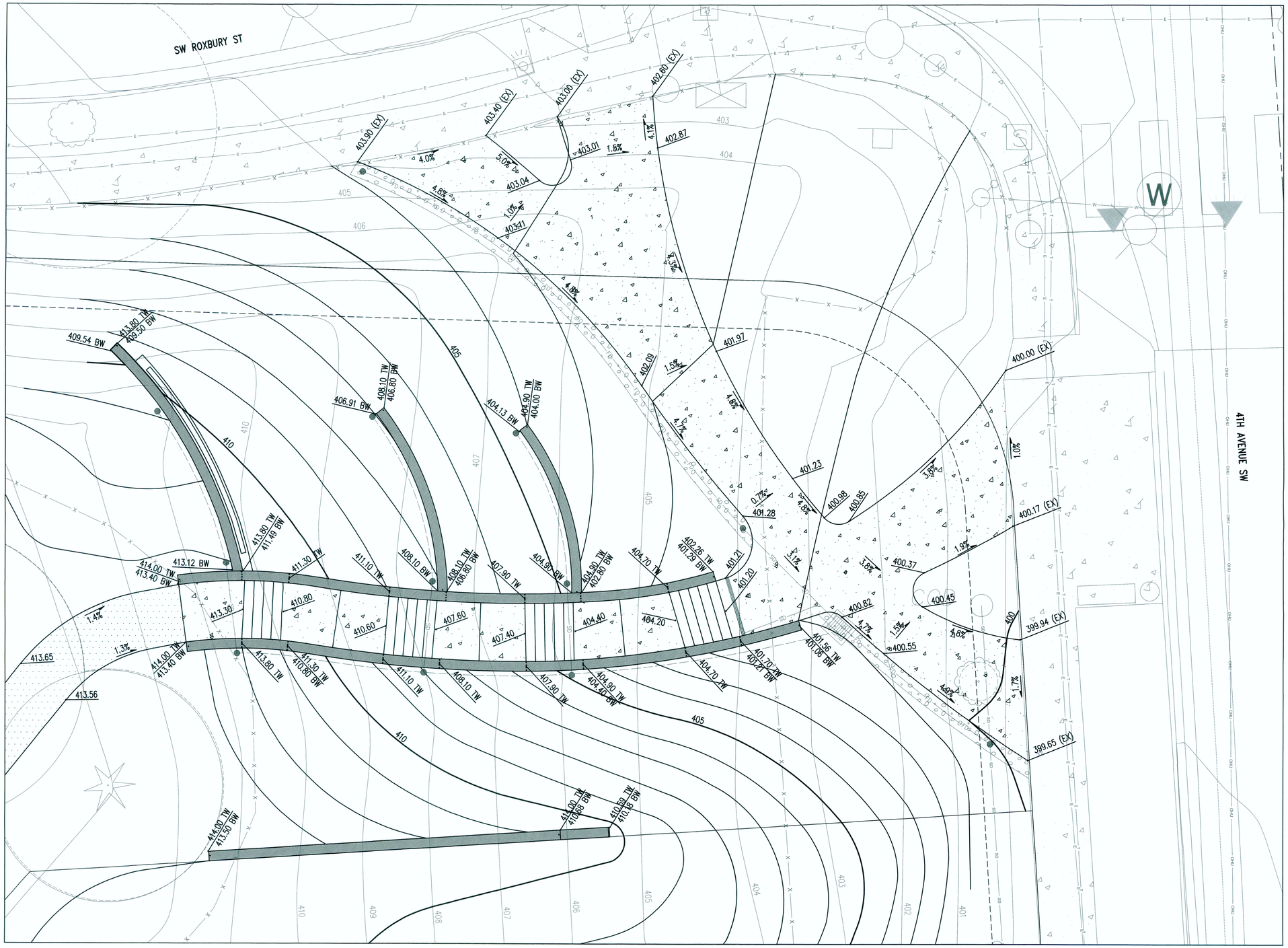
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 - ENTRY CORNER PARK (P-801)

GRADING, DRAINAGE AND UTILITY PLAN

SHEET C3.0

Feb 26, 2020 - 1:55pm brianb \\kpff.com\Civil\1900001-1902999\1900336 Greenbridge - Entry Corner Park\CADD\Design\02-100\GECP-C3.0-(2) & (3).dwg



PARK GRADING ENLARGEMENT
NTS

1
C3.0

KING COUNTY DLS APPROVAL	
Review Engineer Senior Engineer	Date 3/2/2020
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: BJB | DESIGNED BY: BJB
CHECKED BY: JCG | APPROVED BY: MAV
DATE: February 28, 2020
J O B No. : 1900336

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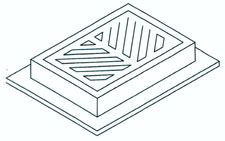
MARK A. VEUDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
2/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

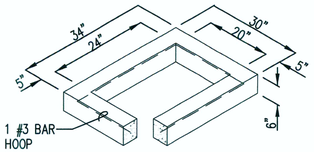
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
GRADING ENLARGEMENT PLAN

SHEET
C3.1

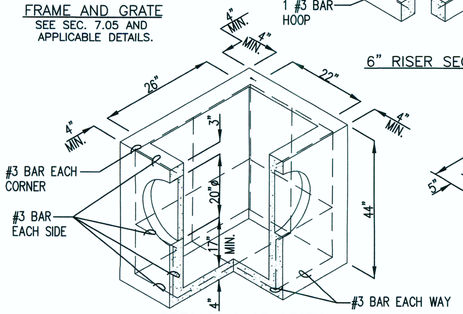
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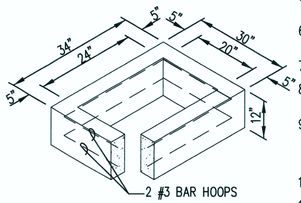
FRAME AND GRATE
SEE SEC. 7.05 AND APPLICABLE DETAILS.



6" RISER SECTION



PRECAST BASE SECTION
(MEASUREMENT AT THE TOP OF THE BASE)

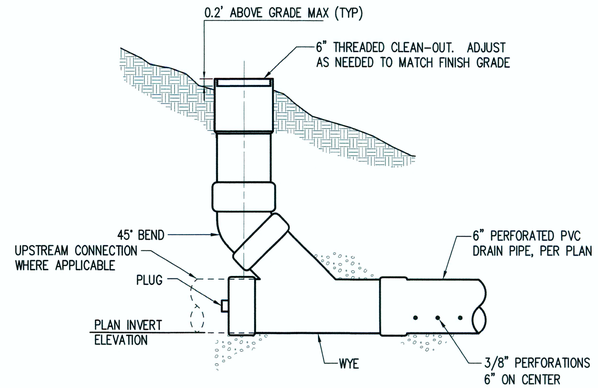


12" RISER SECTION

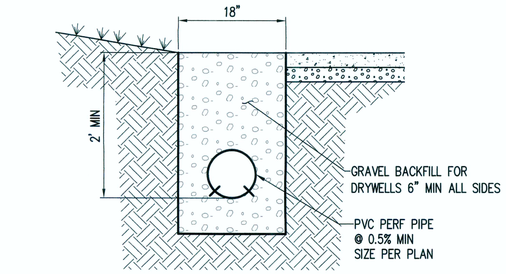
NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN. PER FT. MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621E. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B-5.60-01.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.
13. SEE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

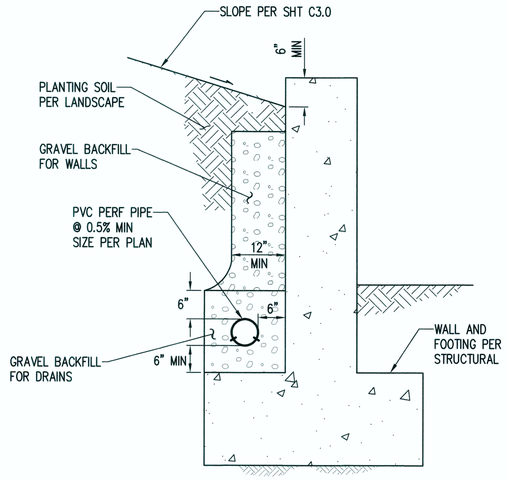
CATCH BASIN TYPE 1 — 1 / C3.0
KING CO. STD. DRAWING NO. 7-003
NTS



CLEANOUT DETAIL — 2 / C3.0
NTS



FRENCH DRAIN DETAIL — 3 / C3.0
NTS



TYPICAL WALL DRAIN DETAIL — 4 / C3.0
NTS

KING COUNTY DLS APPROVAL	
Review Engineer	Date
Senior Engineer	Date 3/2/2020
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY BJB | DESIGNED BY BJB
CHECKED BY JCG | APPROVED BY MAV
DATE February 28, 2020
J O B No. : 1900336

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S C A L E: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. FELDER — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
2/27/2020

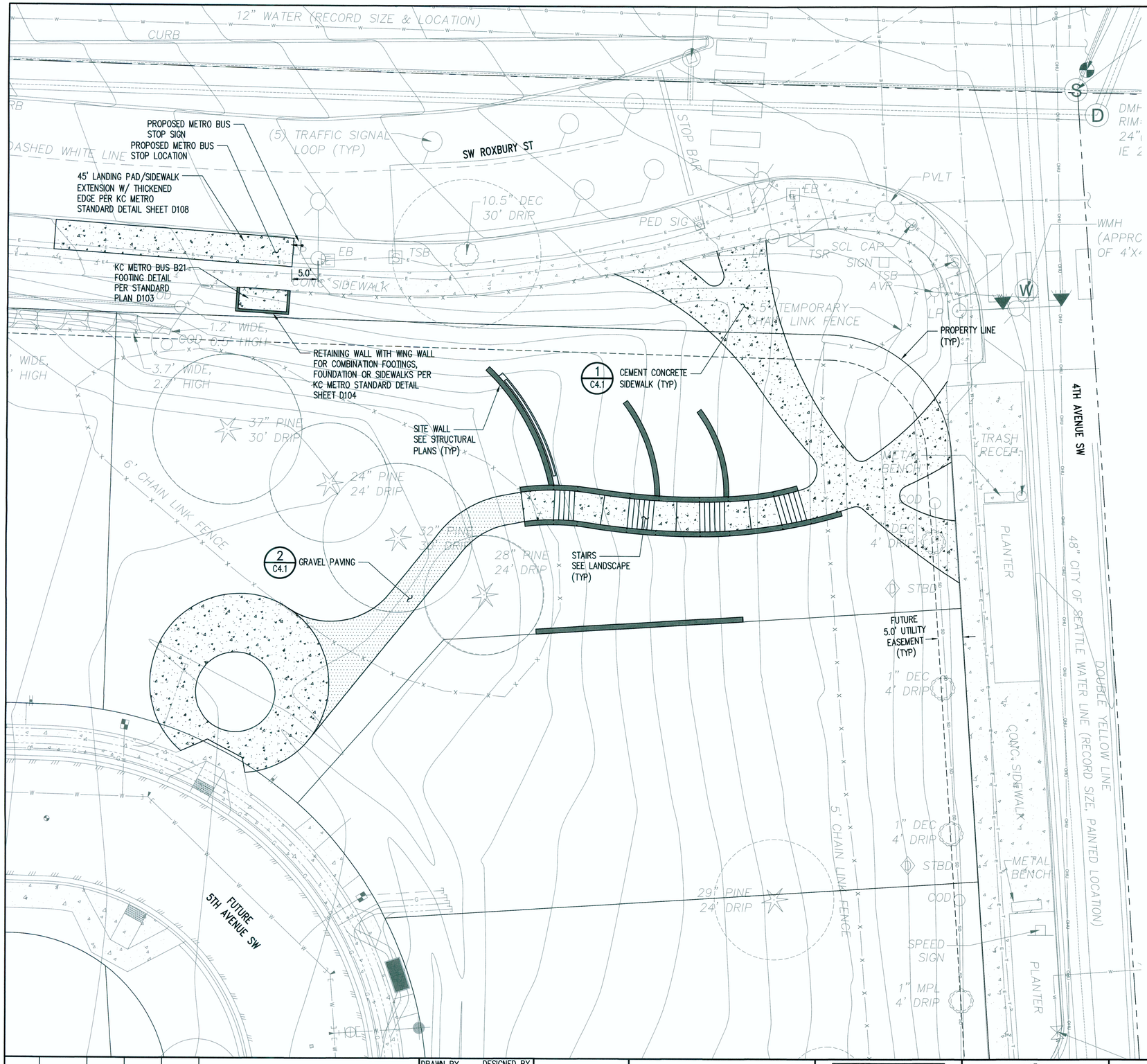
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
GRADING AND DRAINAGE DETAILS

SHEET C3.2

PROJECT NO. GRDE20-0007
ACTIVITY NO. N/A

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brianb
Feb 26, 2020 - 11:08am



PAVING GENERAL NOTES:

1. REFER TO LANDSCAPE SHEETS FOR HORIZONTAL CONTROL AND LAYOUT OF ALL SITE FEATURES
2. REFER TO LANDSCAPE SHEETS FOR PAVEMENT SCORING, JOINTS AND FINISHES.

LEGEND

- CEMENT CONCRETE SIDEWALK
- GRAVEL PAVING
- SITE WALL (SEE STRUCTURAL)

N

0 5 10 20
1 inch = 10 feet

KING COUNTY DLS APPROVAL	
Review Engineer	Date
Senior Engineer	Date 3/2/2020
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

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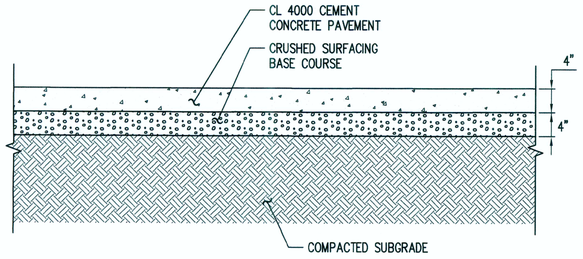
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2/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
PAVING PLAN

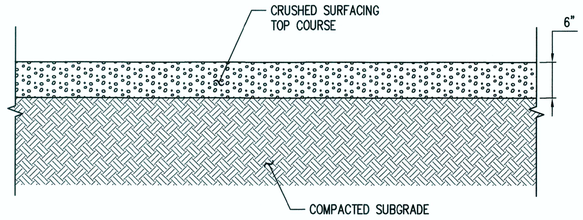
SHEET C4.0

Feb 27, 2020 - 9:11am brianb \\kpff.com\Civil\1900001-1900999\1900336 Greenbridge - Entry Corner Park\CADD\Design\02-DD\GECP-C4.0-PP.dwg



CEMENT CONCRETE SIDEWALK — 1 / C4.0

NTS



GRAVEL PAVING — 2 / C4.0

NTS

PROJECT NO. GRDE20-0007

ACTIVITY NO. N/A

KING COUNTY DLS APPROVAL

Review Engineer — Date

Senior Engineer — Date 3/2/2020

First and Last Name, P.E. DEVELOPMENT ENGINEER — Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY BJB | DESIGNED BY BJB
CHECKED BY JCG | APPROVED BY MAV
DATE February 28, 2020
JOB No. : 1900336

811 Call 811 two business days before you dig

SCALE: AS NOTED

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Greenbridge
King County Housing Authority

MARK A. VELDEN — STATE OF WASHINGTON — 24711 — REGISTERED PROFESSIONAL ENGINEER
2/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
PAVING DETAILS

SHEET C4.1

Feb 26, 2020 - 11:07am brianb \\kpff.com\Civil\190000\-190999\1900336 Greenbridge - Entry Corner Park\CAD\Design\02-DD\GEOP-C4.1-PV DTL.dwg

SURVEY NOTES

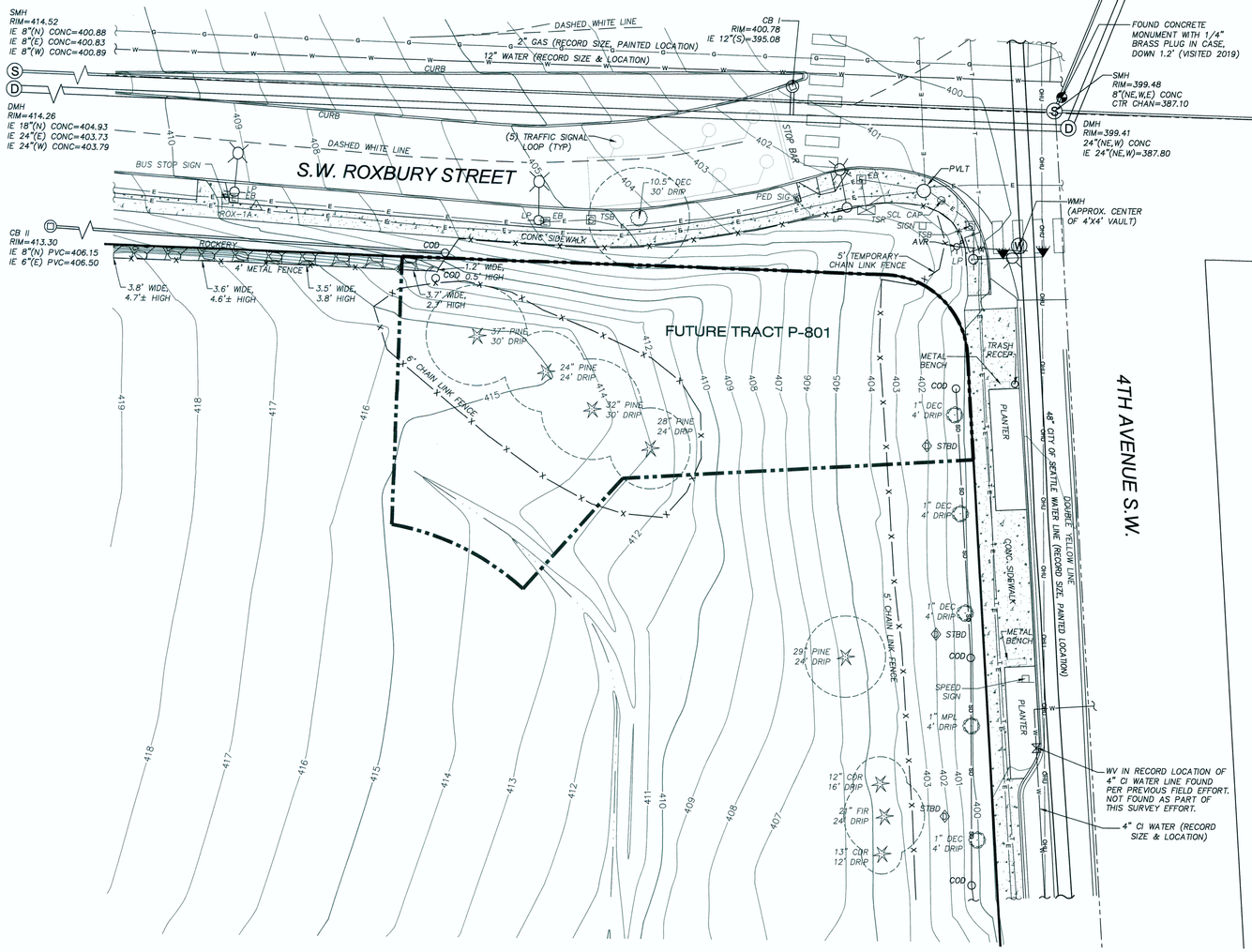
1. HORIZONTAL DATUM: NAD 83/91 WASHINGTON STATE PLANE COORDINATES NORTH ZONE.
2. BOUNDARY AND SUBDIVISION INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING SURVEY SOURCES:

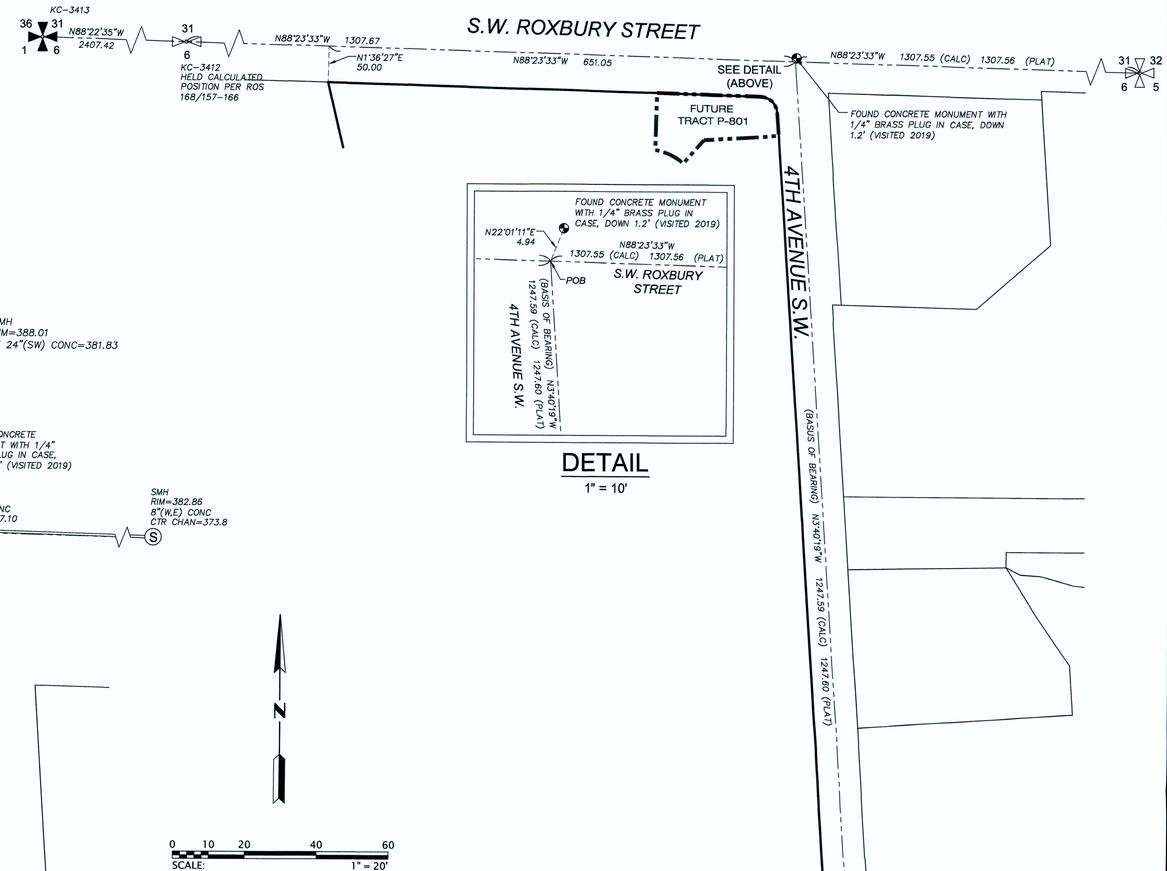
   AMENDED RECORD OF SURVEY BY BUSH ROED AND HITCHINGS, INC. (BRH) AS RECORDED IN VOLUME 168 OF SURVEYS, PAGE 157-166, RECORDS OF KING COUNTY, WASHINGTON.

   GREENBRIDGE MASTER PLAT AS RECORDED IN VOLUME 231 OF PLATS, PAGES 6 THROUGH 22, INCLUSIVE, RECORDING NO. 20051108000259, RECORDS KING COUNTY, WASHINGTON.
3. STATE PLANE COORDINATES WERE ESTABLISHED FOR THIS SURVEY USING PUBLISHED KING COUNTY SURVEY CONTROL POINTS 3413 (N 192,436.007 E 1,264,385.625) AND 3412 (N 192,367.796 E 1,266,792.078). POINT 3413 IS A CONCRETE MONUMENT WITH A 2 1/2" BRASS DISK WITH A PUNCH MARK, DOWN +/- 1.0 FEET IN THE CENTERLINE OF THE LEFT-HAND LANE OF THE EAST BOUND TRAFFIC AT THE INTERSECTION OF 16TH AVE SW AND SW ROXBURY STREET, PER THE ABOVE NOTED RECORD OF SURVEY. POINT 3412 WAS NOT FOUND. THE POSITION WAS RE-ESTABLISHED FROM THE FOUND OFFSET MONUMENT NOTED ON THE ABOVE NOTED BRH SURVEY. SAID OFFSET MONUMENT IS A CONCRETE MONUMENT WITH A 1/4" COPPER PLUG, DOWN 0.9 FEET LOCATED AT THE INTERSECTION OF SW ROXBURY AND 8TH AVE SW. THE BEARING BETWEEN POINTS 3413 AND 3412 WAS HELD AS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 23 N, RANGE 4 E WITH A BEARING OF N 88°22'35" W.
4. BASIS OF POSITION: HELD CALCULATED INTERSECTION OF 4TH AVENUE SW AND SW ROXBURY STREET AS ESTABLISHED FROM THE REFERENCE MONUMENT N 22°01'11" E, A DISTANCE OF 4.94 FEET FROM THE INTERSECTION. SAID REFERENCE MONUMENT IS A CONCRETE MONUMENT WITH 0.25 INCH BRASS PLUG IN CASE, DOWN 1.2 FEET.
5. BASIS OF BEARING: HELD BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE MONUMENTED INTERSECTION OF SOUTHWEST 100TH STREET AND 4TH AVENUE SOUTHWEST TO BE S 03°40'19" E PER THE ABOVE NOTED PLAT. SAID MONUMENT IS A 4"x4" CONCRETE MONUMENT IN CASE WITH A 1.5" BRASS DISK STAMPED LS 6422 AND WITH A PUNCH MARK AND TRIANGLE.
6. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. A COMBINATION FACTOR OF 0.9999767712 WAS APPLIED TO ALL GRID DISTANCES WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE, THE ONLY TRUE STATE PLANE GRID COORDINATE IS THAT FOR THE ABOVE NOTED POINT #3413.
7. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED IN NOVEMBER 2002, MARCH 2010, AND JANUARY 2019.
8. TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.

   ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
9. ALL UNITS SHOWN ARE EXPRESSED IN U.S. SURVEY FEET (GROUND DISTANCES, NOT GRID DISTANCES), UNLESS OTHERWISE SPECIFIED.
10. THE PURPOSE OF THIS SURVEY IS TO REFLECT TOPOGRAPHIC CONDITIONS IN AND AROUND FUTURE GREENBRIDGE DIVISION 8 PARK TRACT P-801 FOR DESIGN PURPOSES.
11. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY COMPLETED ON SEPTEMBER 11, 2019.
12. UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITY PURVEYOR, AND PAINTED LOCATION BY A UTILITY LOCATE SERVICE. CRITICAL DESIGN LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

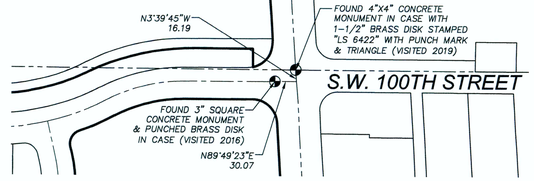
PORTION OF THE NE 1/4 OF THE NE 1/4, SECTION 6, TOWNHIP 23 N, RANGE 4 E, W.M. KING COUNTY, WASHINGTON





DETAIL

1" = 10'



SURVEY CONTROL

0 50 100 200
SCALE: 1" = 100'

811 Know what's below. Call before you dig.

LEGEND

AVR	AIR-VAC RISER	(S) SMH	SANITARY SEWER MANHOLE
CB I	CATCH BASIN TYPE 1	STBD	STORM STUB
COD	STORM DRAIN CLEAN-OUT	TSB	TRAFFIC SIGNAL BOX
CONC	CONCRETE	TSR	TRAFFIC SIGNAL RISER
(D) DEC	DECIDUOUS	WMH	WATER MANHOLE
DMH	STORM DRAIN MANHOLE	E—E	UNDERGROUND ELECTRIC LINE
DRIP	TREE DRIPLINE DIAMETER	G—G	GAS LINE
EB	ELECTRIC BOX	OHU	OVERHEAD UTILITY LINE
LP	LIGHT POLE	T—T	UNDERGROUND TELEPHONE LINE
PVLT	POWER VAULT	W—W	WATER LINE
SCL	SEATTLE CITY LIGHT		

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED: 2019/10/23 14:59 EMALM
DRAWN: AH/EM
APPROVED: LN
M:\ACAD\SURVEY\15\15053\15053X07.DWG

Digitally signed by Lee Nyquist
Date: 2019.10.23 14:59:52-07'00'

LEE D. NYQUIST — STATE OF WASHINGTON — 22984 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10/23/19

KING COUNTY HOUSING AUTHORITY

TOPOGRAPHIC SURVEY FOR FUTURE DIVISION 8 PARK TRACT P-801

KING COUNTY WASHINGTON

JOB NO. 15053
SHEET 1/1

STRUCTURAL NOTES

DESIGN LOADS

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION, AS AMENDED BY THE CITY OF WHITE CENTER.

LIVE LOADS
IN ADDITION TO THE DEAD LOADS, THE FOLLOWING FLOOR LIVE LOADS WERE USED FOR DESIGN. LIVE LOAD REDUCTION IS PER IBC SECTION 1607.10.

		REDUCIBLE	UNREDUCIBLE
PLAZA	100 PSF		X

REFER TO TABLE 1607.1 IN THE IBC FOR RELEVANT CONCENTRATED LIVE LOADS.

SEISMIC LOADS
EARTHQUAKE DESIGN IS BASED ON ASCE 7 WITH THE FOLLOWING FACTORS:

SITE CLASS C
RISK CATEGORY II
SEISMIC DESIGN CATEGORY D
S_s = 1.55 g
S_1 = 0.59 g
S_{DS} = 1.03 g
S_{D1} = 0.51 g

WIND LOADS
WIND LOAD IS DETERMINED USING CHAPTERS 26-31 OF ASCE 7 IN ACCORDANCE WITH IBC SECTION 1609 WITH THE FOLLOWING FACTORS:

RISK CATEGORY II — K_{zt} = 1.00
EXPOSURE CATEGORY C — V_{ult} = 110 MPH

SOIL LOADS

ALLOWABLE SOIL-BEARING PRESSURE	3000	PSF DL + LL
	4000	PSF DL + LL + SEISMIC/WIND
COEFFICIENT OF FRICTION	0.4	(1/3 INCREASE FOR SEISMIC)

RETAINING WALL EQUIVALENT FLUID PRESSURE

	RETAINED SOIL SLOPE	
	HORIZONTAL	2H:1V MAX
UNRESTRAINED	35 PCF	35 PCF
RESTRAINED	55 PCF	75 PCF

GENERAL NOTES

SUBMITTALS
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING: CONCRETE REINFORCEMENT AND EMBEDDED STEEL ITEMS.

IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN.

DEFERRED SUBMITTALS
PER IBC SECTION 107.3.4.1, DRAWINGS AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN AND SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. DEFERRED SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

SEISMIC DESIGN OF NONSTRUCTURAL COMPONENTS
ALTERNATE ANCHORS (WHEN ALTERNATE ANCHORS ARE PROPOSED)

NONSTRUCTURAL COMPONENTS
DESIGN, DETAILING AND ANCHORAGE OF ALL NONSTRUCTURAL COMPONENTS SHALL BE IN ACCORDANCE WITH IBC SECTION 1613, ASCE 7 CHAPTER 13, AND THE PROJECT SPECIFICATIONS.

DESIGN, DETAILING AND CONSTRUCTION OF ALL NONSTRUCTURAL COMPONENTS WHICH ATTACH TO STRUCTURE SHALL ACCOMMODATE CONSTRUCTION TOLERANCES AS ESTABLISHED BY THE STRUCTURAL SPECIFICATIONS.

INSPECTION
SPECIAL INSPECTION PER IBC CHAPTER 17 SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY AS INDICATED IN THE STATEMENT OF SPECIAL INSPECTIONS AND TESTING. ALL PREPARED SOIL-BEARING SURFACES SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL. SOILS COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING AGENCY OR GEOTECHNICAL ENGINEER.

SPECIAL CONDITIONS
CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS--DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS MAY BE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL, EXISTING CONSTRUCTION AND SOIL EXCAVATIONS, AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH. NO REINFORCING BARS IN EXISTING CONSTRUCTION SHALL BE CUT UNLESS DIRECTED TO BY THE ARCHITECT OR AS SHOWN ON THE DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

SOILS
SEE THE GEOTECHNICAL REPORT BY GEOENGINEERS, DATED AUGUST 19, 2016, FOR MORE COMPLETE INFORMATION. EARTHWORK MATERIAL, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. BACKFILL BEHIND WALLS SHALL NOT BE PLACED BEFORE THE WALLS AND SUPPORTING SLABS ACHIEVE 28 DAY CONCRETE STRENGTH OR THE WALLS ARE TEMPORARILY BRACED. ALL TOPSOIL ORGANICS AND LOOSE SURFACE SOIL SHALL BE REMOVED FROM BENEATH FILL SUPPORTING CONCRETE SLABS OR PAVING.

CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF IBC CHAPTER 19.

CONCRETE MIXTURES
CONCRETE MIXTURES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE MIXTURES

f'c (PSI)	TEST AGE (DAYS)	EXPOSURE CLASS				MAX W/C RATIO	USE	NOTES
		F	S	W	C			
4,000	28	F0	S0	W0	C1	0.4	FOUNDATIONS	-
4,000	28	F1	S0	W0	C1	0.45	CONCRETE WALLS	1

MIX NOTE:
1. MIX SHALL HAVE EITHER A SHRINKAGE LIMIT OF 0.035 PERCENT AT 35 DAYS OR A MAXIMUM ALLOWABLE WATER CONTENT OF 255 lbs/CY.

CONCRETE MIXTURES SHALL CONFORM TO THE MOST STRINGENT REQUIREMENTS FOR EXPOSURE CLASSES SPECIFIED IN THE TABLE ABOVE AND ACI 318 TABLE 19.3.2.1.

WATER-REDUCING ADMIXTURES MAY BE INCORPORATED IN CONCRETE MIX DESIGNS, BUT SHALL CONFORM TO ASTM C 494, AND BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CaCl2 OR OTHER WATER-SOLUBLE CHLORIDE ADMIXTURES SHALL NOT BE USED.

WATER/CEMENTITIOUS MATERIALS RATIO SHALL BE MEASURED BY WEIGHT AND SHALL BE BASED ON THE TOTAL CEMENTITIOUS MATERIAL. WATER/CEMENTITIOUS MATERIALS RATIO AND WATER CONTENT SHALL BE DETERMINED BY THE SUPPLIER BASED ON STRENGTH REQUIREMENTS AND SHALL NOT EXCEED THE MAXIMUM WATER/CEMENTITIOUS MATERIAL RATIO AND/OR WATER CONTENT IF SHOWN ABOVE OR IN ACI 318 TABLE 19.3.2.1 FOR THE EXPOSURE CLASSES LISTED.

FIELD-MEASURED SLUMP SHALL CONFORM TO THE SUBMITTED CONCRETE MIX DESIGN. TOLERANCE OF SLUMP SHALL CONFORM TO ASTM C 94.

ALL CONCRETE SUBJECT TO EXPOSURE CLASS F1 SHALL BE AIR ENTRAINED. AIR-ENTRAINING AGENTS SHALL CONFORM TO ASTM C 260. THE AMOUNT OF ENTRAINED AIR SHALL BE ACCORDING TO ACI 318 TABLE 19.3.3.1 WITH A FIELD TOLERANCE OF ±1.5 PERCENT BY VOLUME. THE AMOUNT OF ENTRAINED AIR SHALL BE MEASURED IN THE FIELD AT THE DISCHARGE FROM THE TRUCK.

THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL 2 WEEKS PRIOR TO PLACING ANY CONCRETE. THE MIX DESIGN SHALL BE IN CONFORMANCE WITH ACI 318, CHAPTER 19. THE SUBMITTAL SHALL INDICATE WHERE EACH CONCRETE MIX IS TO BE USED ON THE PROJECT, AS WELL AS THE MAXIMUM AGGREGATE SIZE OF EACH MIX. MAXIMUM AGGREGATE SIZE SHALL CONFORM TO THE PROJECT SPECIFICATIONS.

CURING
IF THE AIR TEMPERATURE WILL EXCEED 75 DEGREES F WITHIN 48 HOURS OF PLACING CONCRETE, A MOIST CURE SHALL BE APPLIED TO THE CONCRETE FOR A PERIOD OF 36 HOURS AFTER FINISHING CONCRETE SURFACES. REFER TO THE PROJECT SPECIFICATIONS FOR CURING REQUIREMENTS.

REINFORCING STEEL

DEFORMED BARS	ASTM A 615, GRADE 60
ADHESIVE REINFORCING DOWELS (ARD)	ASTM A 615, GRADE 60

REINFORCING SHALL BE SUPPORTED AS SPECIFIED BY THE PROJECT SPECIFICATIONS AND THE CRSI MANUAL OF STANDARD PRACTICE. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH ACI STANDARD OF PRACTICE AS OUTLINED IN ACI 315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."

LAP ALL REINFORCING BARS AS NOTED ON THE DRAWINGS. WHERE SPLICE LENGTH IS NOT SHOWN, USE TYPE Lb (Lbt FOR TOP BARS) SPLICE PER DEVELOPMENT AND SPLICE LENGTH SCHEDULE. MECHANICAL SPLICES CALLED OUT ON THE PLANS SHALL BE TYPE 1. TYPE 1 SPLICES SHALL DEVELOP 125 PERCENT OF THE YIELD CAPACITY OF THE SPLICED BARS IN BOTH TENSION AND COMPRESSION. SUBMIT ICC-ES OR IAPMO UES REPORT VALID FOR THE 2015 IBC DEMONSTRATING COMPLIANCE OF COUPLERS WITH THESE REQUIREMENTS.

REINFORCING STEEL SHALL HAVE PROTECTION AS FOLLOWS, UNLESS NOTED OTHERWISE:

USE		COVER	
WALL BARS:	EXPOSED TO EARTH OR WEATHER	1 1/2"	(#5 AND SMALLER)
		2"	(#6 AND LARGER)
FOOTING:	BOTTOM BARS	3"	(CAST AGAINST EARTH)
	TOP BARS	1 1/2"	
		2"	(#6 AND LARGER WHERE EXPOSED TO EARTH OR WEATHER)
	SIDE BARS	2"	

WELDING OF REINFORCING, WHERE APPROVED BY THE ARCHITECT, SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES AND PREHEATED IN ACCORDANCE WITH AWS D1.4, REINFORCING STEEL WELDING CODE. WELDERS AND WELDING PROCEDURES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS D1.4. MATERIALS SHALL CONFORM TO THE FOLLOWING:

REINFORCING BARS TO BE WELDED	ASTM A 706, GRADE 60, LOW ALLOY
WELDING ELECTRODES	E80XX

NONSHRINK GROUT
BASE PLATE GROUT SHALL BE NONSHRINK TYPE WITH MINIMUM f'c = 8,000 PSI. ALL OTHER NONSHRINK GROUT SHALL HAVE MINIMUM f'c = 5,000 PSI.

ANCHORS

POST-INSTALLED ANCHORS
PROVIDE POST-INSTALLED ANCHORS PER THE FOLLOWING SCHEDULE UNLESS NOTED OTHERWISE:

ANCHORS IN CONCRETE

ANCHOR TYPE	APPROVED ANCHOR(S)	EVALUATION REPORT
ADHESIVE	HILTI HIT-HY 200	ICC-ES ESR-3187
MECHANICAL	KWIK BOLT TZ	ICC-ES ESR-1917

ANCHOR EMBEDMENT DEPTHS LISTED SHALL BE CONSIDERED EFFECTIVE EMBEDMENT DEPTHS AS DEFINED IN THE ICC-ES OR IAPMO UES EVALUATION REPORTS. PROVIDE ANCHOR LENGTH AND HOLE PER EVALUATION REPORT TO ACCOMMODATE THE EFFECTIVE EMBEDMENT SPECIFIED IN THESE DRAWINGS. SEE DETAIL 11/S3.1.

MECHANICAL ANCHORS SHALL BE STAINLESS STEEL.

USE OF ALTERNATE PRODUCTS, OR OF POST-INSTALLED ANCHORS AT LOCATIONS NOT SHOWN IN THESE DRAWINGS, IS SUBJECT TO THE APPROVAL OF THE ARCHITECT. SUBMIT PROPOSED ANCHORS TO THE ARCHITECT WITH AN ICC-ES OR IAPMO UES REPORT VALID FOR THE 2015 IBC AND DOCUMENTATION SHOWING THAT THE ALTERNATE PRODUCTS PROVIDE EQUIVALENT CAPACITY FOR ALL CONDITIONS IN THIS PROJECT. SUBMITTED ICC-ES AND IAPMO UES REPORTS SHALL DEMONSTRATE THAT THE ANCHORS ARE SUITABLE FOR USE IN CRACKED CONCRETE. WHERE ANCHORS RESIST SEISMIC LOADS, SUBMITTED ICC-ES AND IAPMO UES REPORTS SHALL DEMONSTRATE THAT THE ANCHORS ARE SUITABLE FOR THE RESISTANCE OF SEISMIC LOADS. DOCUMENTATION OF CAPACITY FOR ALTERNATE PRODUCTS MUST BE INCLUDED AS A DEFERRED SUBMITTAL.

ADHESIVES SHALL NOT BE INSTALLED PRIOR TO THE CONCRETE REACHING AN AGE OF 21 DAYS AS REQUIRED BY ACI 318.

DRAWING LIST

DRAWING	DRAWING TITLE
S0.1	STRUCTURAL NOTES AND DRAWING LIST
S0.2	STRUCTURAL ABBREVIATIONS AND SYMBOLS
S0.3	STATEMENT OF SPECIAL INSPECTIONS
S1.0	FOUNDATION PLAN
S2.0	TYPICAL CONCRETE DETAILS
S3.0	CONCRETE DETAILS

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

FILE: C:\Revit Models\2019\1900336 - Greenbrige Park Entry R19_randy.fukuda@kpff.com.rvt
PRINTED: 2/27/2020 1:54:06 PM

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY RMF | DESIGNED BY GNL
CHECKED BY MGK | APPROVED BY AES
DATE FEBRUARY 28, 2020
JOB No. : 1900336
SCALE: AS NOTED

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Seattle, WA 98101
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www.kpff.com

Greenbridge
King County Housing Authority

JAMIE E. SULLIVAN — STATE OF WASHINGTON — 47248 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER — 2/28/20

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
STRUCTURAL NOTES AND DRAWING LIST

SHEET S0.1

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	IN	INCH
ADD'L	ADDITIONAL	INFO	INFORMATION
ADH	ADHESIVE	INT	INTERIOR
ADJ	ADJUSTABLE	JT	JOINT
AGG	AGGREGATE	K	KIP (1,000 LBS.)
ANCH	ANCHOR	KSF	KIPS PER SQUARE FOOT
ARCH	ARCHITECTURAL	LF	LINEAL FOOT
ARD	ADHESIVE REINFORCING DOWEL	LFH	LONG FACE HORIZONTAL
B/	BOTTOM OF	LLH	LONG LEG HORIZONTAL
BLDG	BUILDING	LLV	LONG LEG VERTICAL
BLKG	BLOCKING	LNGT	LONGITUDINAL
BOT	BOTTOM	LP	LOW POINT
BRG	BEARING	MAX	MAXIMUM
BTWN	BETWEEN	MECH	MECHANICAL
C	CAMBER	MFR	MANUFACTURER
CAP	CAPACITY	MIN	MINIMUM
CC	CENTER TO CENTER	MISC	MISCELLANEOUS
CDF	CONTROLLED DENSITY FILL	MOM	MOMENT
CIP	CAST-IN-PLACE	NIC	NOT IN CONTRACT
CJ	CONSTRUCTION OR CONTROL JOINT	NO	NUMBER
CL	CENTERLINE	NOM	NOMINAL
CLR	CLEAR	NS	NEAR SIDE
CMU	CONCRETE MASONRY UNIT	NS	NONSHRINK
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONN	CONNECTION	OD	OUTSIDE DIAMETER
CONST	CONSTRUCTION	OF	OUTSIDE FACE
CONT	CONTINUOUS	OPNG	OPENING
CONTR	CONTRACTOR	OPP	OPPOSITE
CONTY	CONTINUITY	P	POST
COORD	COORDINATE	PC	PIECE
CTR	CENTER	PEN	PENETRATION
CY	CUBIC YARD	PJP	PARTIAL JOINT PENETRATION
DBA	DEFORMED BAR ANCHOR	PL	PROPERTY LINE
DBL	DOUBLE	PL	PLATE
DEMO	DEMOLISH	PSF	POUNDS PER SQUARE FOOT
DET	DETAIL	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PT	PRESERVATIVE-TREATED
DIAG	DIAGONAL	R	RADIUS
DN	DOWN	REINF	REINFORCING
DO	DITTO	REM	REMAIN(DER)
DWG	DRAWING	REQ'D	REQUIRED
DWL	DOWEL	RND	ROUND
EA	EACH	RO	ROUGH OPENING
EF	EACH FACE	RTN	RETURN
EL	ELEVATION	SC	SLIP CRITICAL
ELECT	ELECTRICAL	SCHED	SCHEDULE
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
ES	EACH SIDE	SIM	SIMILAR
EW	EACH WAY	SOG	SLAB-ON-GRADE
EX	EXISTING	SP	SPACE
EXP	EXPANSION	SPEC	SPECIFICATION
EXT	EXTERIOR	SQ	SQUARE
F	FAHRENHEIT	STD	STANDARD
FDN	FOUNDATION	STIRR	STIRRUP
FIN	FINISH	STL	STEEL
FLG	FLANGE	STRUCT	STRUCTURAL
FLR	FLOOR	SUPP	SUPPORT
FOB	FACE OF BUILDING	SYM	SYMMETRICAL
FS	FAR SIDE	T&B	TOP AND BOTTOM
FT	FEET	T/	TOP OF
FTG	FOOTING	TB	TABLE
GA	GAUGE	THK	THICK(NESS)
GALV	GALVANIZED	THRU	THROUGH
GB	GRADE BEAM	TRANS	TRANSVERSE
GEN	GENERAL	TYP	TYPICAL
GOVT	GOVERNMENT	UNO	UNLESS NOTED OTHERWISE
GR	GRADE	VERT	VERTICAL
HGR	HANGER	VIF	VERIFY IN FIELD
HK	HOOK	W	W-SHAPE
HORIZ	HORIZONTAL	W/	WITH
HP	HIGH POINT	W/O	WITHOUT
IBC	INTERNATIONAL BUILDING CODE	WHS	WELDED HEADED STUD
ID	INSIDE DIAMETER	WL	WATER LINE
IE	INVERT ELEVATION	WP	WORK POINT
IF	INSIDE FACE		

STRUCTURAL DRAWING SYMBOLS

CONCRETE SYMBOLS

LOW SIDE — STEPPED FOOTING

CONCRETE WALL ABOVE OR PASSING THRU LEVEL

CONCRETE IN CROSS SECTION

GENERAL SYMBOLS

SURFACE - SLOPE UP

SURFACE - STEPPED

SURFACE - SLOPE DOWN

SURFACE - SLOPE TWO WAYS

UNDISTURBED SOIL, COMPACTED SOIL, BACKFILL, OR ANY PREPARED SUBGRADE. SEE SPECIFICATIONS FOR TYPE OF MATERIAL AND PREPARATION METHOD.

PLAN NORTH — NORTH ARROW

1 / S3.0 — STANDARD SECTION CUTS

1 / S3.0 — ELEVATION OF WALL

100'-0" — SPOT ELEVATION: TOP OF CONCRETE, TOP OF STEEL

100'-0" — TOP OF CONCRETE ELEVATION

100'-0" — TOP OF STEEL ELEVATION

T/SLAB — REFERENCE ELEVATION. REFER TO PLAN UNLESS NOTED OTHERWISE.

WP — WORKPOINT

DIRECTION OF DOWNWARD SLOPE

DIRECTION OF SPAN

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

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NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY RMF | DESIGNED BY GNL
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AIMEE E. SULLIVAN — STATE OF WASHINGTON — 47248 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER — 2/28/20

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
STRUCTURAL ABBREVIATIONS AND SYMBOLS

SHEET
S0.2

STATEMENT OF STRUCTURAL SPECIAL INSPECTIONS AND TESTING

TABLE 1 - REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6) CONTINUOUS	FREQUENCY (NOTE 6) PERIODIC	
SOILS					
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	TB 1705.6 1705.6	GEOTECHNICAL REPORT	-	X	BY THE GEOTECHNICAL ENGINEER
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			-	X	
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.			-	X	
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.			X	-	
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			-	X	

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTIONS

SYSTEM OR MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY (NOTE 6) CONTINUOUS	FREQUENCY (NOTE 6) PERIODIC	
CONCRETE					
INSPECT REINFORCEMENT, INCLUDING EMBEDMENTS AND VERIFY PLACEMENT.	TB 1705.3(1) 1705.3	ACI 318: 20, 25.2-25.3, 26.6.1-26.6.3, 26.8, 26.13.3; AISC 360: N5.7	-	X	TOLERANCE AND REINFORCING PLACEMENT PER ACI 318: 26.6
INSPECT ANCHORS CAST IN CONCRETE	WAC 51-50-1705	ACI 318 17.8.2; AISC 360: N5.7	-	X	ALL ANCHORS SHALL BE VISUALLY INSPECTED
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:					
ADHESIVE ANCHORS AND ADHESIVE REINFORCING DOWELS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	TB 1705.3 (4.a)	ACI 355.4 ICC/IAPMO EVALUATION REPORT ACI 318: 17.8.2.4, 26.13.3	X	-	REFER TO ANCHOR CALLOUTS FOR SUSTAINED TENSION (ST) DESIGNATION
MECHANICAL ANCHORS, ADHESIVE ANCHORS, AND ADHESIVE REINFORCING DOWELS NOT DEFINED ABOVE.	TB 1705.3 (4.b)	ACI 355.4 ICC/IAPMO EVALUATION REPORT ACI 318: 17.8.2, 26.13.3	-	X (NOTE 7)	ALL ANCHORS SHALL BE VISUALLY INSPECTED
VERIFY USE OF REQUIRED DESIGN MIX.	TB 1705.3(5) 1705.3 1904	ACI 318: 19, 26.4.3-26.4.4, 26.13.3	-	X	-
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	TB 1705.3(6)	ASTM C 172 ASTM C 31 ACI 318: 26.4, 26.12	X	-	-
INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	TB 1705.3(7) 1705.3	ACI 318: 26.5, 26.13.3	X	-	-
VERIFY CURING METHOD AND DURATION OF CURING FOR EACH MEMBER.	-	ACI 318: 26.13.3.3(b)	-	X	-
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	TB 1705.3(8) 1705.3	ACI 318: 26.5.3-26.5.5, 26.13.3	-	X	-
INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	TB 1705.3(10) 1705.3	ACI 318: 26.9, 26.13.3	-	X	ALL CONNECTIONS VISUALLY INSPECTED, REFER TO ANCHOR AND WELDING REQUIREMENTS.
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	TB 1705.3(12) 1705.3	ACI 318: 26.11.1.2(b)	-	X	-
INSPECT REINFORCING STEEL MECHANICAL COUPLERS, TERMINATORS AND FORM SAVERS	-	ICC/IAPMO EVALUATION REPORTS	-	X	VISUALLY INSPECT FOR CORRECT ASSEMBLY AND LOCATION

TABLE 3 - REQUIRED STRUCTURAL TESTING

SYSTEM OR MATERIAL	TESTING				REMARKS
	IBC CODE REFERENCE	CODE OR STANDARD REFERENCE	FREQUENCY CONTINUOUS	FREQUENCY PERIODIC	
GEOTECHNICAL					
FILL IN-PLACE DENSITY OR PREPARED SUBGRADE DENSITY	1705.6	VARIES; MINIMUM PER IBC APPENDIX J107.5	-	X	BY THE GEOTECHNICAL ENGINEER
MATERIAL VERIFICATION		VARIES; CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	-	X	BY THE GEOTECHNICAL ENGINEER
CONCRETE					
COMPOSITE SAMPLES	1903 1705.3	ASTM C 172 ACI 318: 26.12	ONE SAMPLE FOR EA 150 CY NOR LESS THAN 5,000 SQ FT OF SLABS AND WALLS, ONE SET PER DAY MIN		OBTAIN WHEN FRESH CONCRETE IS PLACED FOR EACH MIX DESIGN USED
CONCRETE STRENGTH, UNO		ASTM C 39 ACI 318: 26.12	EACH SAMPLE: 1 CYL - 7 DAYS 3 CYL - TEST AGE 1 CYL - HOLD		(NOTE 9) REFER TO GENERAL NOTES FOR TEST AGE. FOR 6 BY 12-INCH CYLINDERS, 2 CYLINDERS AT TEST AGE IS PERMITTED. CYL = CYLINDER
CONCRETE SLUMP		ASTM C 143	ONE TEST PER COMPOSITE SAMPLE		AT POINT OF PLACEMENT
CONCRETE AIR CONTENT		ASTM C 231	ONE TEST PER COMPOSITE SAMPLE		MIN ONE PER DAY
CONCRETE TEMPERATURE		ASTM C 1064	ONE TEST PER COMPOSITE SAMPLE		ONE TEST PER HOUR WHEN AIR TEMP IS BELOW 40 DEG F OR ABOVE 80 DEG F

STATEMENT OF SPECIAL INSPECTION AND TESTING NOTES:

1. SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE REFERENCE CODES AND STANDARDS LISTED IN NOTE 2. REFER TO TABLES 1 AND 2 FOR SPECIAL INSPECTION AND TABLES 3 AND 4 FOR TESTING REQUIREMENTS.
2. REFERENCE CODES AND STANDARDS ARE AS FOLLOWS:

   IBC 2015
   ACI 318-14
   AWS CURRENT EDITION
   ASTM CURRENT EDITION
3. SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED QUALIFIED TESTING AND INSPECTING AGENCY MEETING THE REQUIREMENTS OF ASTM E 329 (MATERIALS), ASTM D 3740 (SOILS), ASTM C 1077 (CONCRETE), AND ASTM E 543 (NON-DESTRUCTIVE). THE TESTING AND INSPECTING AGENCY SHALL FURNISH TO THE ARCHITECT A COPY OF THEIR SCOPE OF ACCREDITATION. SPECIAL INSPECTORS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWS D1.1. AND WABO.
4. THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS. ISSUES REQUIRING IMMEDIATE CORRECTIVE ACTIONS OR ENGINEERING INPUT ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY UPON DISCOVERY.
5. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, CONTRACTOR, AND OWNER. THE TESTING AND INSPECTING AGENCY SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.
6. CONTINUOUS SPECIAL INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS PRESENT WHEN AND WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.
7. WHERE PERIODIC INSPECTION IS ALLOWED IN ACCORDANCE WITH THE ANCHOR ICC/IAPMO EVALUATION REPORT, INSPECTIONS SHALL BE AS FOLLOWS:
   - FOR ALL ANCHORS, PRIOR TO CONCEALMENT, VERIFY: ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR SPACING AND EDGE DISTANCE.
   - FOR EACH ANCHOR TYPE AND SIZE, INSPECTOR SHALL BE ONSITE TO CONTINUOUSLY INSPECT A MINIMUM OF THE FIRST 10 ANCHORS INSTALLED BY EACH INSTALLER FOR CONFORMANCE WITH ICC/IAPMO EVALUATION REPORT. PROVIDED ALL ANCHORS ARE INSTALLED CORRECTLY PER MANUFACTURER'S INSTRUCTIONS, PROVIDE PERIODIC INSPECTION ON A MINIMUM OF 10% OF THE REMAINING ANCHORS BY EACH INSTALLER. INSPECTIONS SHALL OCCUR A MINIMUM OF ONCE PER WEEK AT A RANDOM TIME WHILE ANCHOR INSTALLATION IS ONGOING. ANY NON-COMPLIANCE ISSUES SHALL RESET THE INSPECTION REQUIREMENTS TO TEN (10) CONTINUOUS INSPECTIONS. NON-COMPLIANT ANCHORS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR REVIEW AND SHALL BE BROUGHT INTO COMPLIANCE BY EITHER TESTING OR RE-INSTALLATION.
   - INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.
   - SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATIONS STATING THAT THE MINIMUM NUMBER OF ANCHORS WERE INSPECTED.
8. INDICATED CONCRETE TESTING MEETS MINIMUM REQUIREMENTS FOR STRUCTURAL TESTING TO BE PROVIDED BY THE APPROVED QUALIFIED TESTING AND INSPECTING AGENCY. ADDITIONAL TESTING FOR CONSTRUCTION CONSIDERATIONS ARE NOT INDICATED AND SHALL BE DETERMINED BY THE CONTRACTOR AND PROVIDED AT CONTRACTOR'S EXPENSE.

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

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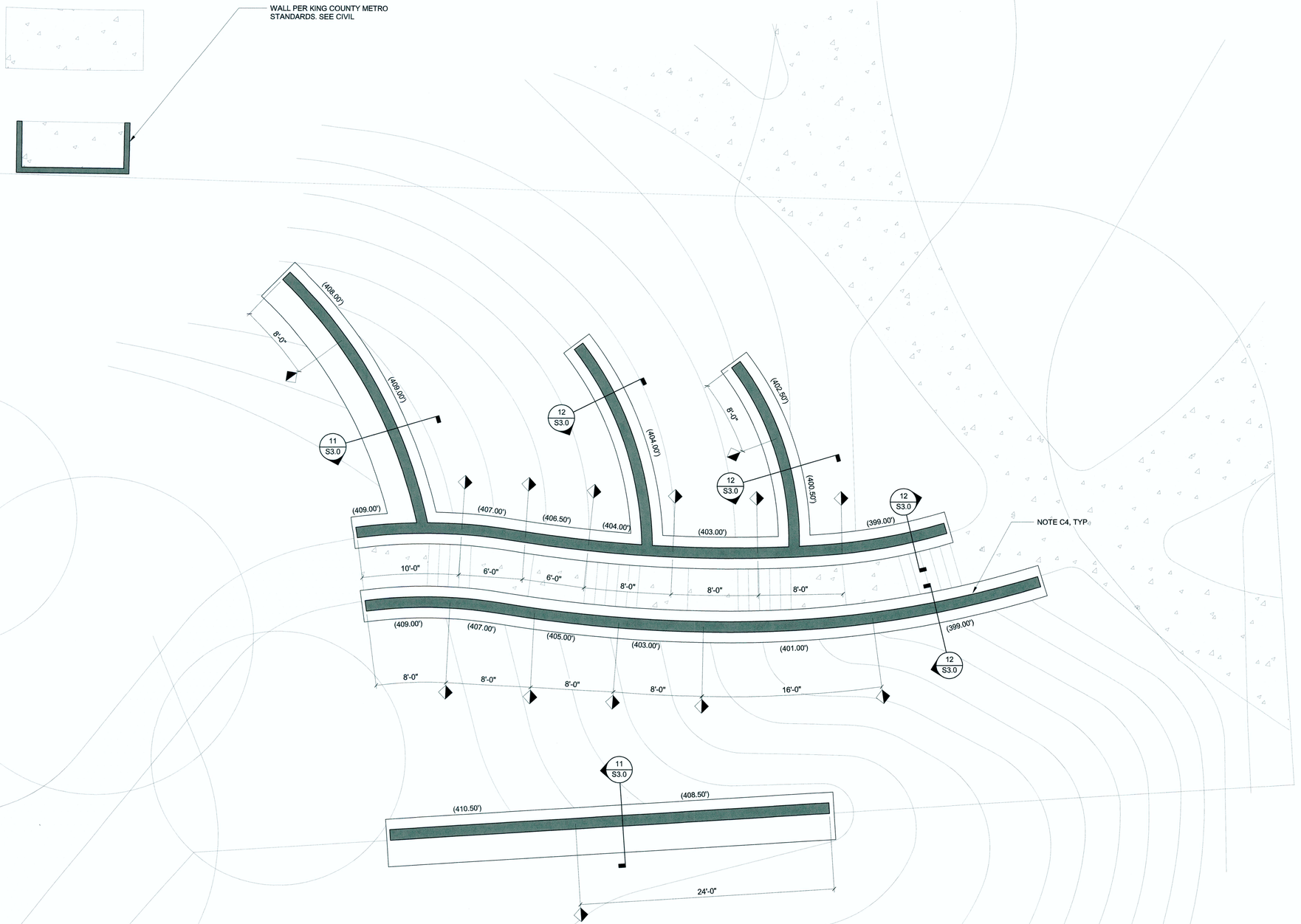
Greenbridge
King County Housing Authority

JAMIE E. SULLIVAN — STATE OF WASHINGTON — 47248 — PROFESSIONAL ENGINEER — 2/28/20

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
STATEMENT OF SPECIAL INSPECTIONS

SHEET S0.3



1 LEVEL 1
1" = 5'-0"

PLAN NORTH

CONCRETE PLAN NOTES:
G1. REFERENCE DRAWINGS:
- S0.X - STRUCTRURAL NOTES, SPECIAL INSPECTION SCHEDULE, SYMBOLS AND ABBREVIATIONS
- S2.0 - TYPICAL CONCRETE DETAILS
- C3.0 - GRADING, TOP OF WALL
- L2.0 - HORIZONTAL CONTROL

CONCRETE PLAN NOTES:
C1. (100.00') INDICATES BOTTOM OF FOOTING ELEVATION.
C2. REFER TO LANDSCAPE FOR TOP OF WALL ELEVATIONS.
C3. AT CURVED WALLS, MINIMUM EXTENT OF FOUNDATIONS PER PLAN AND DETAILS. EDGES OF FOOTINGS MAY BE FORMED IN A MAXIMUM OF 8'-0" LENGTH STRAIGHT SECTIONS, WHICH SHALL NOT ENCROACH ON MINIMUM DIMENSIONS OF FOUNDATIONS.
C4. AT CURVED WALLS, CURVED FORM WORK SHALL BE USED, STRAIGHT SECTIONS OF FORMS NOT PERMITTED.
C5. MINIMIZE TIME BETWEEN CONCRETE POUR FOR FOUNDATION AND CONCRETE POUR FOR WALLS ABOVE.

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

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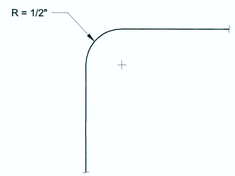
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JAMIE E. SULLIVAN — STATE OF WASHINGTON — 47248 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER — 2/28/20

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WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
FOUNDATION PLAN

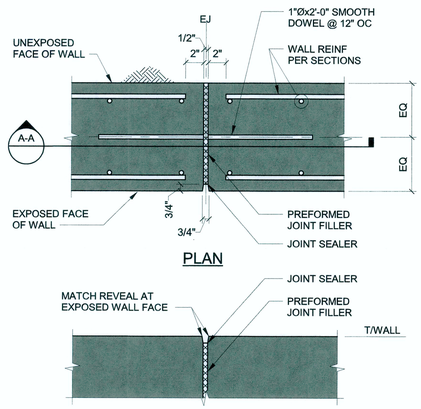
SHEET S1.0

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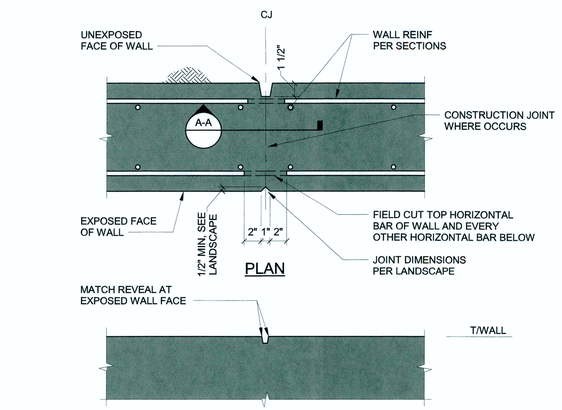
NOTES:
1. PROVIDE AT ALL TOP OF WALL EDGES AND WALL CORNERS, UNO.

1 TYP WALL CHAMFER
NO SCALE



SECTION A-A

2 EXPANSION JOINT (EJ)
NO SCALE



SECTION A-A

3 CONTROL JOINT (CJ)
NO SCALE

f'_c = 4,000 PSI
f_y = 60,000 PSI

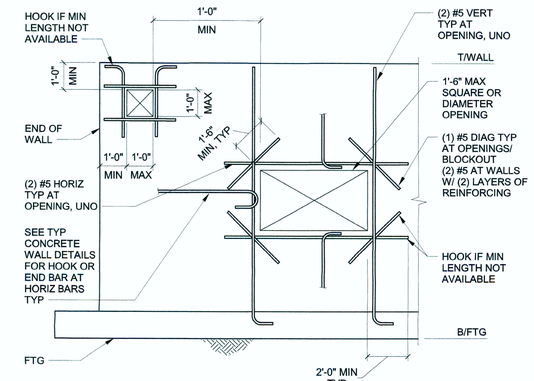
SIZE	Ld	Ldt	Lb	Lbt	Ldh
#4	19 (28)	25 (37)	25 (37)	32 (48)	9
#5	24 (36)	31 (46)	31 (46)	40 (60)	12
#6	28 (43)	37 (55)	37 (55)	48 (72)	14
#7	42 (62)	54 (81)	54 (81)	70 (105)	17
#8	47 (71)	62 (92)	62 (92)	80 (120)	19

NOTES:
1. USE THE LENGTHS IN THIS SCHEDULE, UNLESS NOTED OTHERWISE.
2. USE LENGTH IN ( ) WHEN BAR COVER IS db OR LESS OR BAR CLEAR SPACING IS 2db OR LESS.
3. A TOP BAR IS A HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW IT.

ABBREVIATIONS

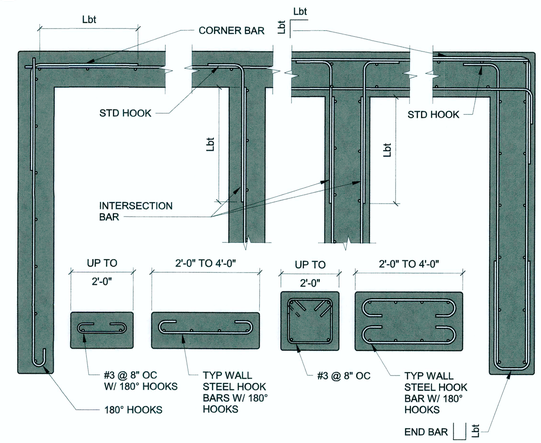
db = BAR DIAMETER
Ld = TENSION DEVELOPMENT LENGTH
Ldt = TENSION DEVELOPMENT LENGTH FOR A TOP BAR
Lb = CLASS B LAP SPLICE LENGTH, 1.3 Ld
Lbt = CLASS B LAP SPLICE LENGTH FOR A TOP BAR, 1.3 Ldt
Ldh = TENSION DEVELOPMENT LENGTH FOR A STANDARD HOOK

4 DEVELOPMENT AND SPLICE LENGTH SCHED
NO SCALE

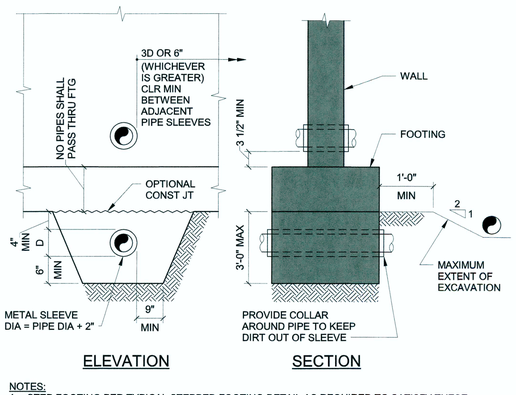


NOTES:
1. BARS SHOWN ARE IN ADDITION TO WALL REINFORCING NOTED ELSEWHERE.

8 TYP CONCRETE WALL REINF
NO SCALE



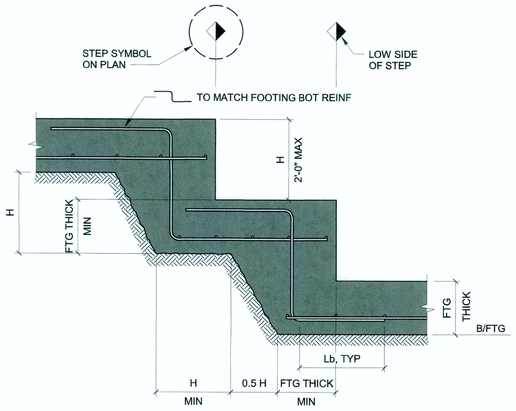
6 TYP CONCRETE WALL DETAILS
NO SCALE



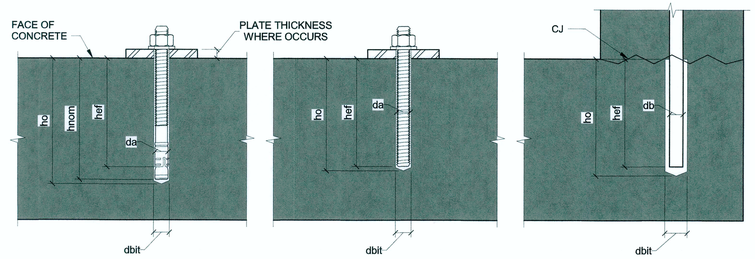
ELEVATION SECTION

NOTES:
1. STEP FOOTING PER TYPICAL STEPPED FOOTING DETAIL AS REQUIRED TO SATISFY THESE CONDITIONS.
2. GENERAL CONTRACTOR TO COORDINATE EXACT DEPTH AND LOCATION OF PIPE.
3. "D" SHALL NOT EXCEED 8".

7 TYP DETAIL OF PIPE AT FOOTINGS
NO SCALE



9 TYP STEPPED FOOTING DETAIL
NO SCALE



EXPANSION ANCHOR | THREADED ADHESIVE REINFORCING DOWEL | ADHESIVE REINFORCING DOWEL (ARD)

ABBREVIATIONS

hef = EFFECTIVE EMBEDMENT PER DRAWINGS
hnom = NOMINAL EMBEDMENT REQUIRED TO ACHIEVE EFFECTIVE EMBEDMENT PER EVALUATION REPORT. FOR EXPANSION ANCHORS, THIS APPLIES TO THE CONDITION PRIOR TO APPLICATION OF TORQUE.
ho = MINIMUM HOLE DEPTH PER EVALUATION REPORT
da, db = DIAMETER OF ANCHOR/BAR PER DRAWINGS
dbit = DIAMETER OF DRILL BIT PER EVALUATION REPORT

NOTES:
1. REFER TO STRUCTURAL NOTES FOR APPROVED ANCHOR(S) AND EVALUATION REPORT(S).

10 TYPICAL POST-INSTALLED ANCHORS
NO SCALE

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

NO.	DATE	BY	CHD.	APPR.	REVISION

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JAMIE C. SULLIVAN STATE OF WASHINGTON 47248 AGRICULTURAL ENGINEER PROFESSIONAL ENGINEER 2/28/20

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

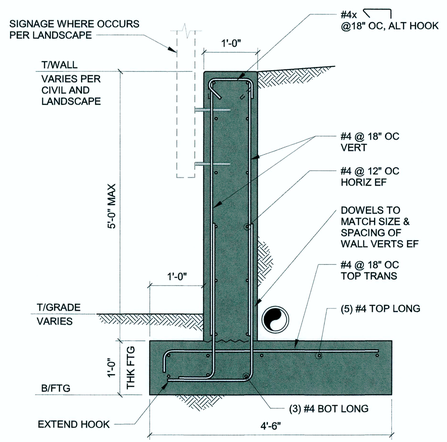
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
TYPICAL CONCRETE DETAILS

SHEET S2.0

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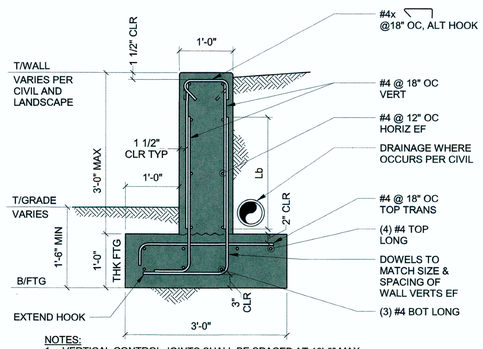
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NOTES:
1. SEE 12/S3.0 FOR INFORMATION NOT SHOWN.

11 RETAINING WALL
3/4" = 1'-0"



NOTES:
1. VERTICAL CONTROL JOINTS SHALL BE SPACED AT 10'-0" MAX.
2. VERTICAL EXPANSION JOINTS SHALL BE SPACED AT 30'-0" MAX.
3. EXTEND FOOTING 4" PAST END OF WALL, TYP, UNO.

12 RETAINING WALL
3/4" = 1'-0"

KING COUNTY DLS APPROVAL

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Senior Engineer	Date
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WHITE CENTER, WASHINGTON

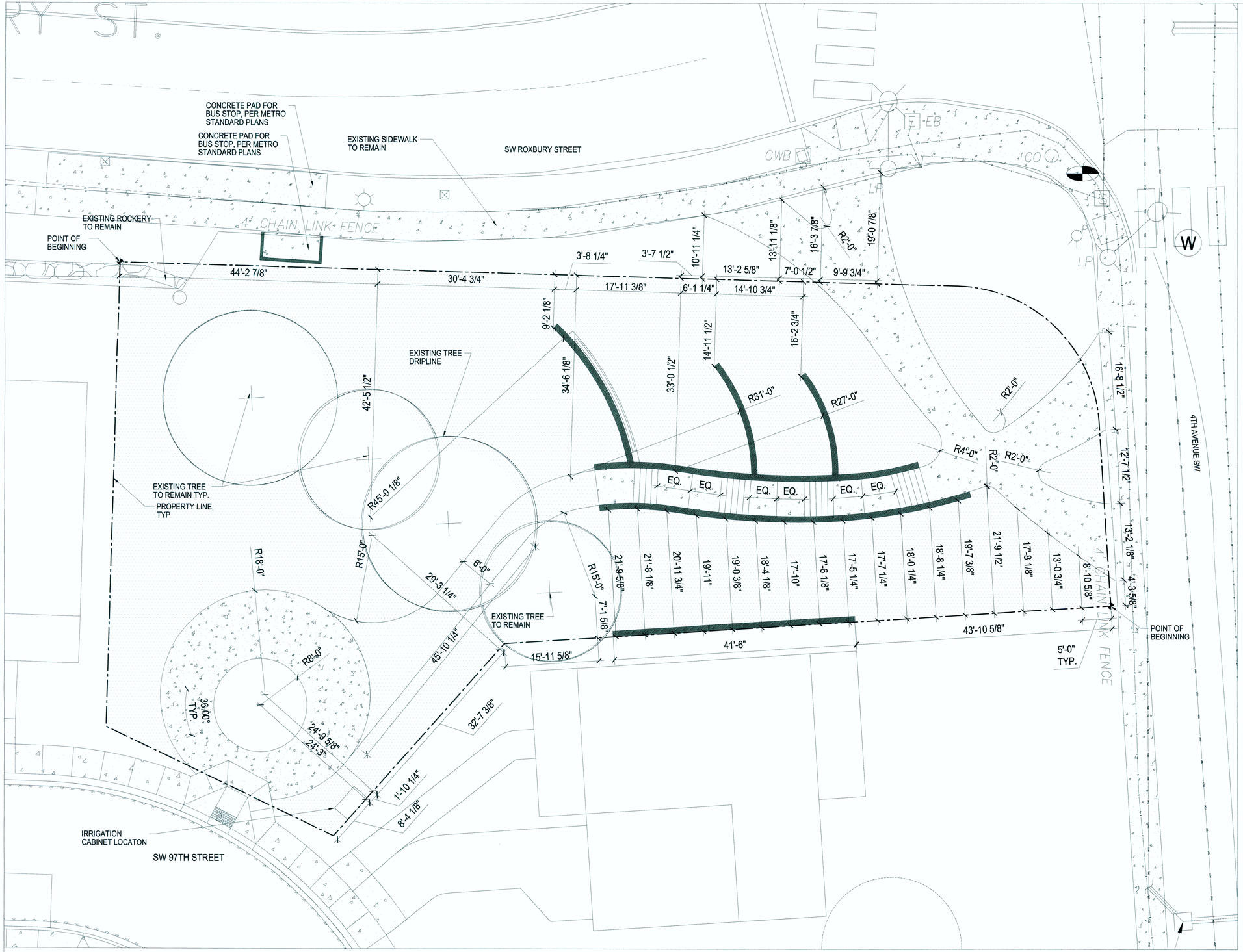
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
CONCRETE DETAILS

SHEET
S3.0

PRINTED: 2/27/2020 1:54:09 PM FILE: C:\Revit Models\2019\1900336 - Greenbrige Park Entry R19_randy.fukuda@kpff.com.rvt

NOTES:

1. SEE CIVIL PLANS FOR GRADING AND WALL SECTIONS
2. SEE PLANTING PLANS FOR PLANT LAYOUT AND SPECIES INFORMATION.
3. SEE PERMIT # STRV17-0006 FOR REMAINDER OF PERMITTED PLANS AND PLAN AREA.



0 5 10 20
1 inch = 10 feet

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	3/2/2020 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS | DESIGNED BY TS
CHECKED BY ML | APPROVED BY ML
DATE February 28, 2020
J O B No. : 1900336
SCALE: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

Greenbridge
King County Housing Authority

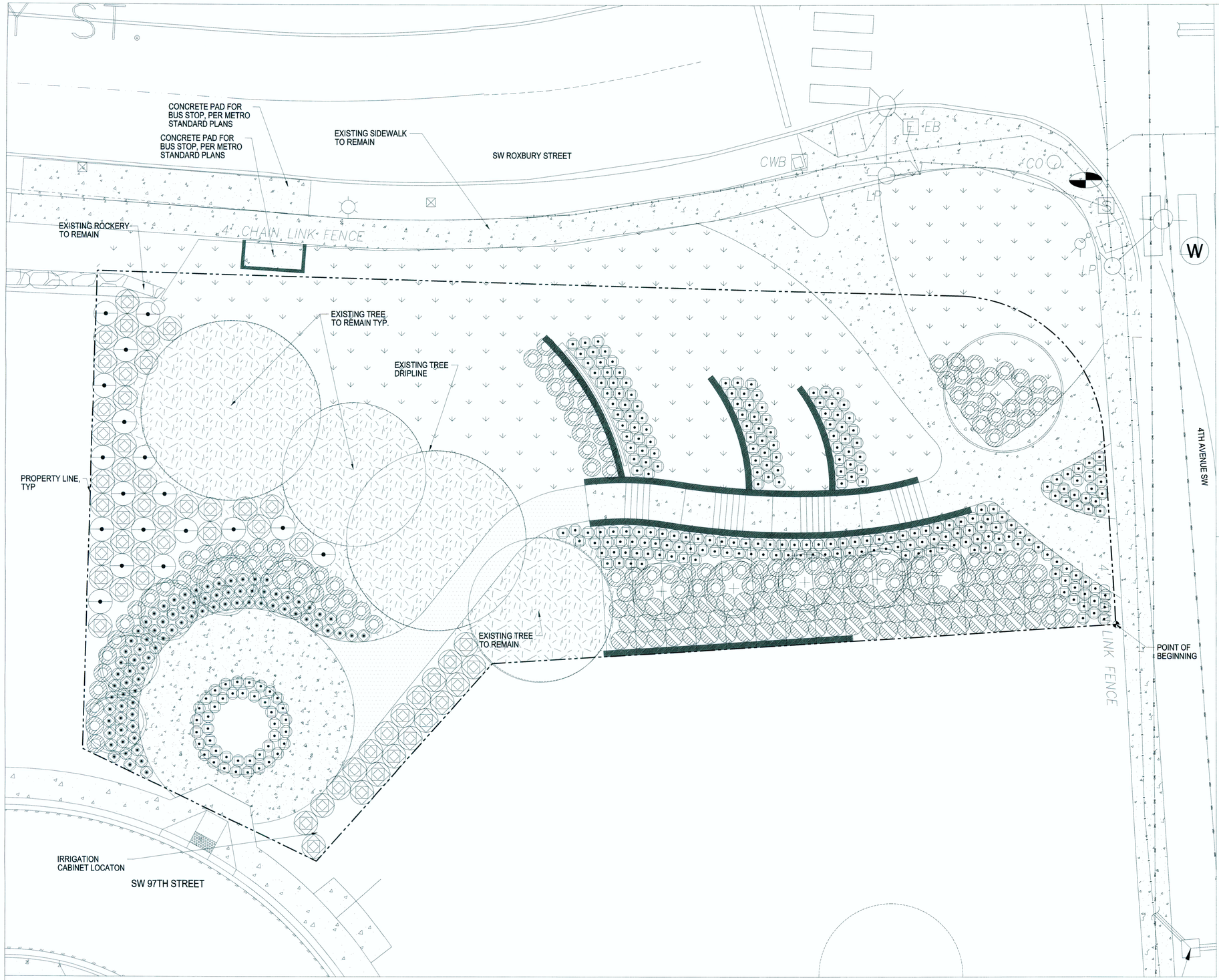
STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 965 EXP. 08/ 10/2021

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
LAYOUT PLAN

SHEET L2.0

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

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NOTES:

1. SEE CIVIL PLANS FOR GRADING AND WALL SECTIONS
2. SEE LAYOUT PLAN FOR DIMENSIONING OF PATHS
3. SEE PERMIT # STRV17-0006 FOR REMAINDER OF PERMITTED PLANS AND PLAN AREA.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	DT
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	2"CAL	MODERATE
	MAGNOLIA ACUMINATA `YELLOW BIRD`	YELLOW BIRD MAGNOLIA	15 GAL		

SHRUBS	BOTANICAL NAME	COMMON NAME	MIN. CONT	MIN. HT	REFERENCE
	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	5 GAL		
	RIBES SANGUINEUM `KING EDWARD VII`	RED FLOWERING CURRANT	5 GAL		
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL		

GRASSES	BOTANICAL NAME	COMMON NAME	MIN. CONT	MIN. HT	REFERENCE
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL		
	LIRIOPE MUSCARI `MAJESTIC`	MAJESTIC LIRIOPE	5 GAL		
	PANICUM VIRGATUM `RUBRUM`	RED SWITCH GRASS	5 GAL		

MULCH	BOTANICAL NAME	COMMON NAME	CONT	AREA
	MULCH	MULCH	4"POT	

SEED	BOTANICAL NAME	COMMON NAME	CONT	AREA
	TURF HYDROSEED		SEED	

0 5 10 20
1 inch = 10 feet

KING COUNTY DLS APPROVAL

Review Engineer Senior Engineer	Date 3/2/2020 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

NO.	DATE	BY	CHD.	APPR.	REVISION

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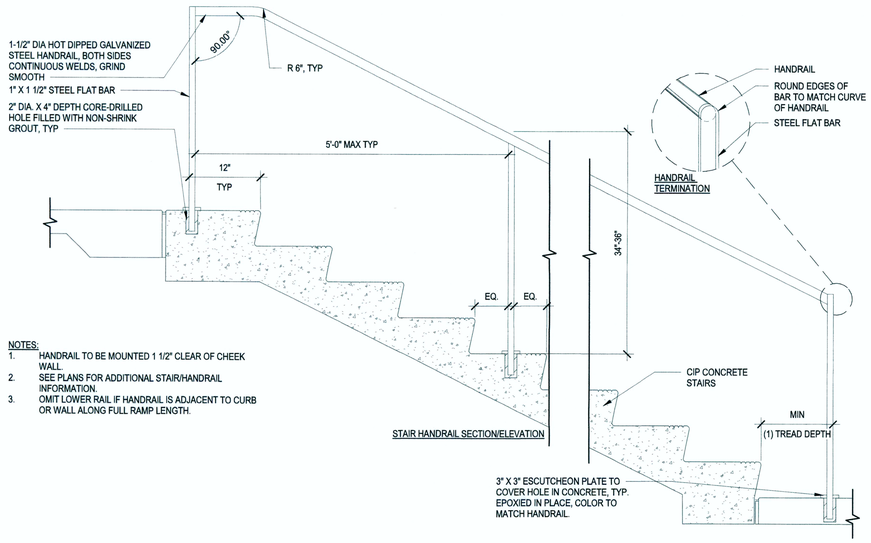
Greenbridge
King County Housing Authority

STATE OF WASHINGTON
MARIEKE LACASSE
LICENSED LANDSCAPE ARCHITECT
NO. 965 EXP. 08/ 8/2021

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
PLANTING PLAN

SHEET
L5.0

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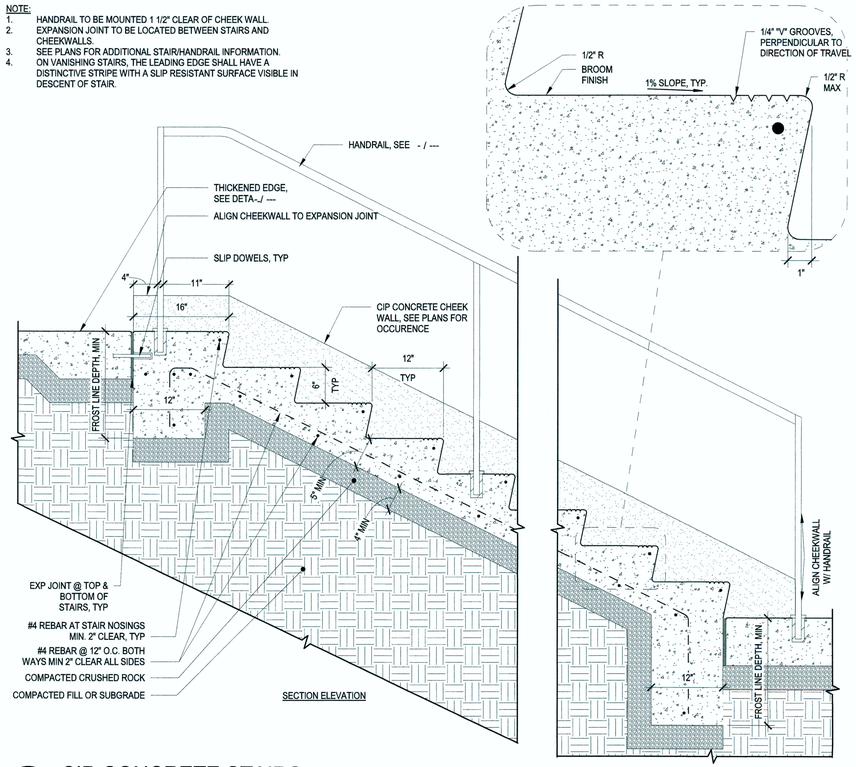


NOTES:
1. HANDRAIL TO BE MOUNTED 1 1/2" CLEAR OF CHEEK WALL
2. SEE PLANS FOR ADDITIONAL STAIR/HANDRAIL INFORMATION.
3. OMIT LOWER RAIL IF HANDRAIL IS ADJACENT TO CURB OR WALL ALONG FULL RAMP LENGTH.

STAIR HANDRAIL SECTION/ELEVATION

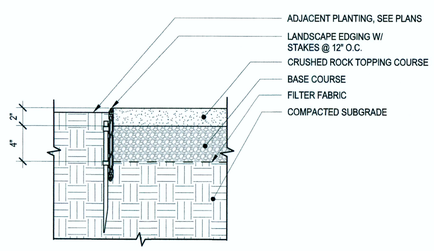
1 HANDRAIL AT STAIR
1" = 1'-0"

NOTE:
1. HANDRAIL TO BE MOUNTED 1 1/2" CLEAR OF CHEEK WALL.
2. EXPANSION JOINT TO BE LOCATED BETWEEN STAIRS AND CHEEKWALLS.
3. SEE PLANS FOR ADDITIONAL STAIR/HANDRAIL INFORMATION.
4. ON VANISHING STAIRS, THE LEADING EDGE SHALL HAVE A DISTINCTIVE STRIPE WITH A SLIP RESISTANT SURFACE VISIBLE IN DESCENT OF STAIR.

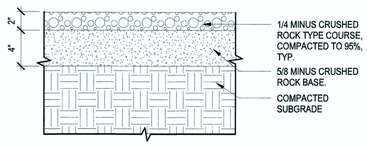


SECTION ELEVATION

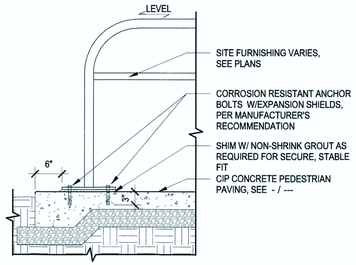
2 CIP CONCRETE STAIRS
1" = 1'-0"



3 CRUSHED ROCK PATH ON GRADE
1 1/2" = 1'-0"



4 CRUSHED ROCK
1 1/2" = 1'-0"



5 FURNISHING ATTACHMENT
3/4" = 1'-0"

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS | DESIGNED BY TS
CHECKED BY ML | APPROVED BY ML
DATE FEBRUARY 28, 2020
JOB No. : 1900336

811 Call 811 two business days before you dig

SCALE: As indicated

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Tel: (206) 467-5828
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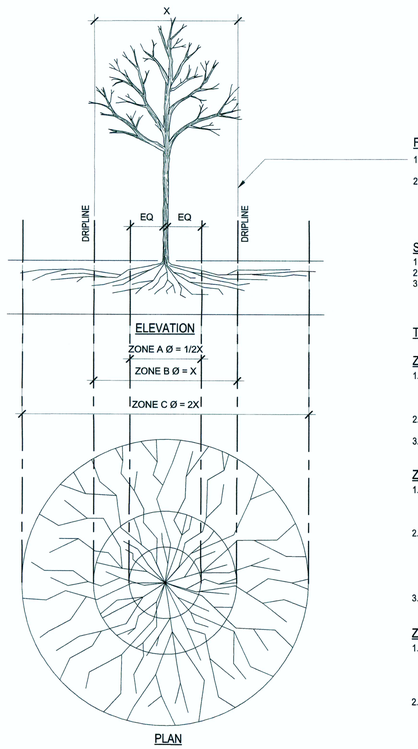
Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE No. 985 EXP. 08/19/2021 LICENSED LANDSCAPE ARCHITECT

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
LANDSCAPE WALL AND STAIR DETAILS

SHEET L6.0

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007



FENCING/ROOT PROTECTION

1. CHAIN LINK FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE
2. ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B.

SURFACE PROTECTION MEASURES

1. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED WITHOUT SITE SPECIFIC INSPECTION AND APPROVAL METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" Ø REQUIRES ENGINEER'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

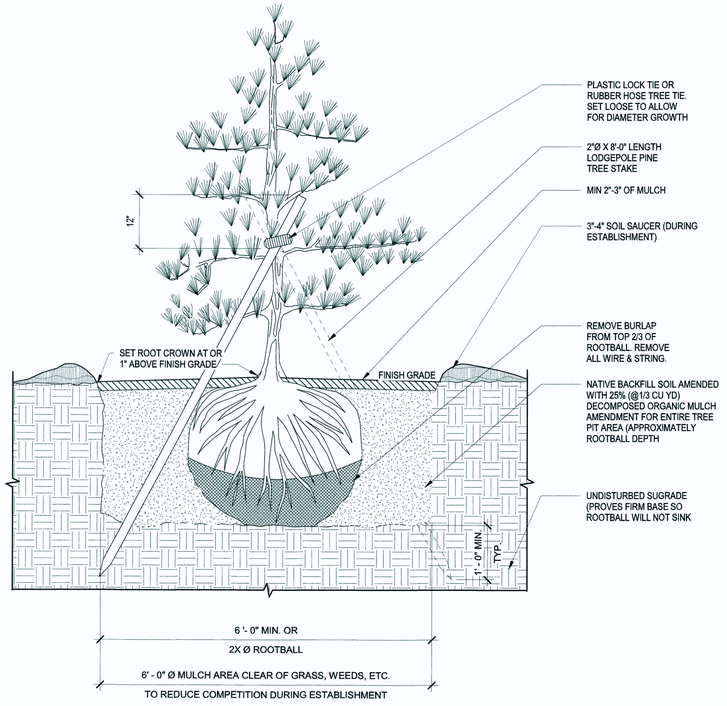
ZONE B (DRIPLINE)

1. NO HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS WITHOUT ENGINEER'S APPROVAL. SURFACE PROTECTION LEASURES REQUIRED
2. TRENCHING ALLOWED AS FOLLOWS: EXCAVATION BY HAND OR WITH HAND DRIVEN TRENCHER;LIMIT TRENCH WIDTH, DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

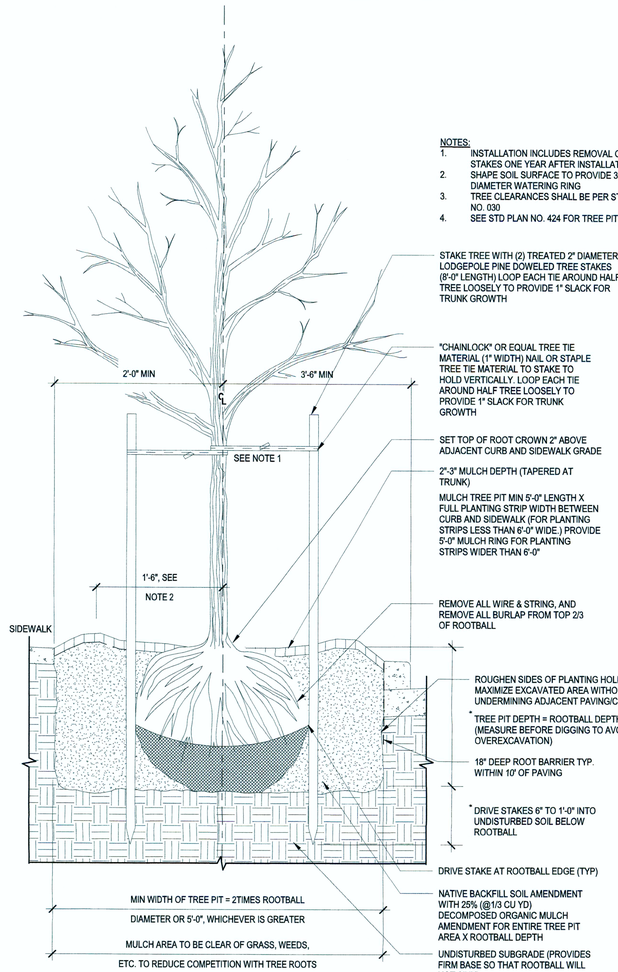
ZONE C (FEEDER ROOT ZONE)

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEER'S APPROVAL. SURFACE PROTECTION MEASURES MAY BE REQUIRED
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS: MINIMIZE TRENCH WIDTH; MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION

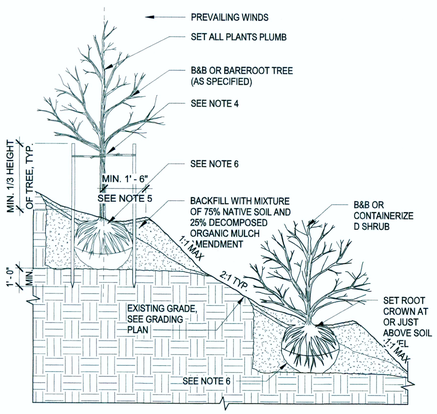
1 TREE PROTECTION
1/4" = 1'-0"



2 CONIFEROUS TREE PLANTING
3/4" = 1'-0"



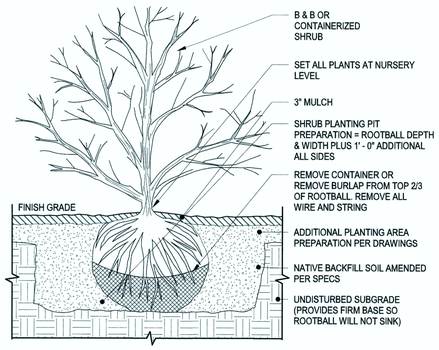
3 DECIDUOUS TREE IN PLANTER STRIP
3/4" = 1'-0"



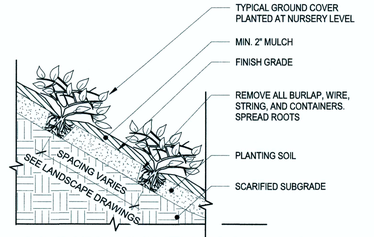
NOTES:

1. NO GUYING OR STAKING IN BUFFER MITIGATION ENHANCEMENT AREA
2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STAILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS: ROCK FACING; PRECAST CONCRETE WALL UNITS; TIMBER WALL; MANUFACTURED SLOPE RETENTION UNITS
4. CHAIN LOCK TREE TIE. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER GROWTH.
5. SHAPE SOIL TO PROVIDE 3' - 0"Ø OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
6. REMOVE ALL STRING. REMOVE TOP 2/3 OF BURLAP.

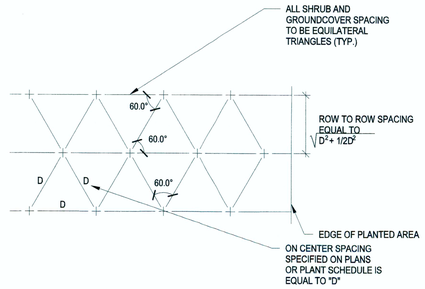
4 PLANTING ON SLOPES
1/4" = 1'-0"



5 SHRUB PLANTING
1" = 1'-0"



6 GROUND COVER PLANTING
3/4" = 1'-0"



7 TRIANGULAR PLANT SPACING
1/4" = 1'-0"

KING COUNTY DLS APPROVAL

Review Engineer	Date
Senior Engineer	Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TS | DESIGNED BY TS
CHECKED BY ML | APPROVED BY ML
DATE FEBRUARY 28, 2020
JOB No. : 1900336

811 Call 811 two business days before you dig

SCALE: As indicated

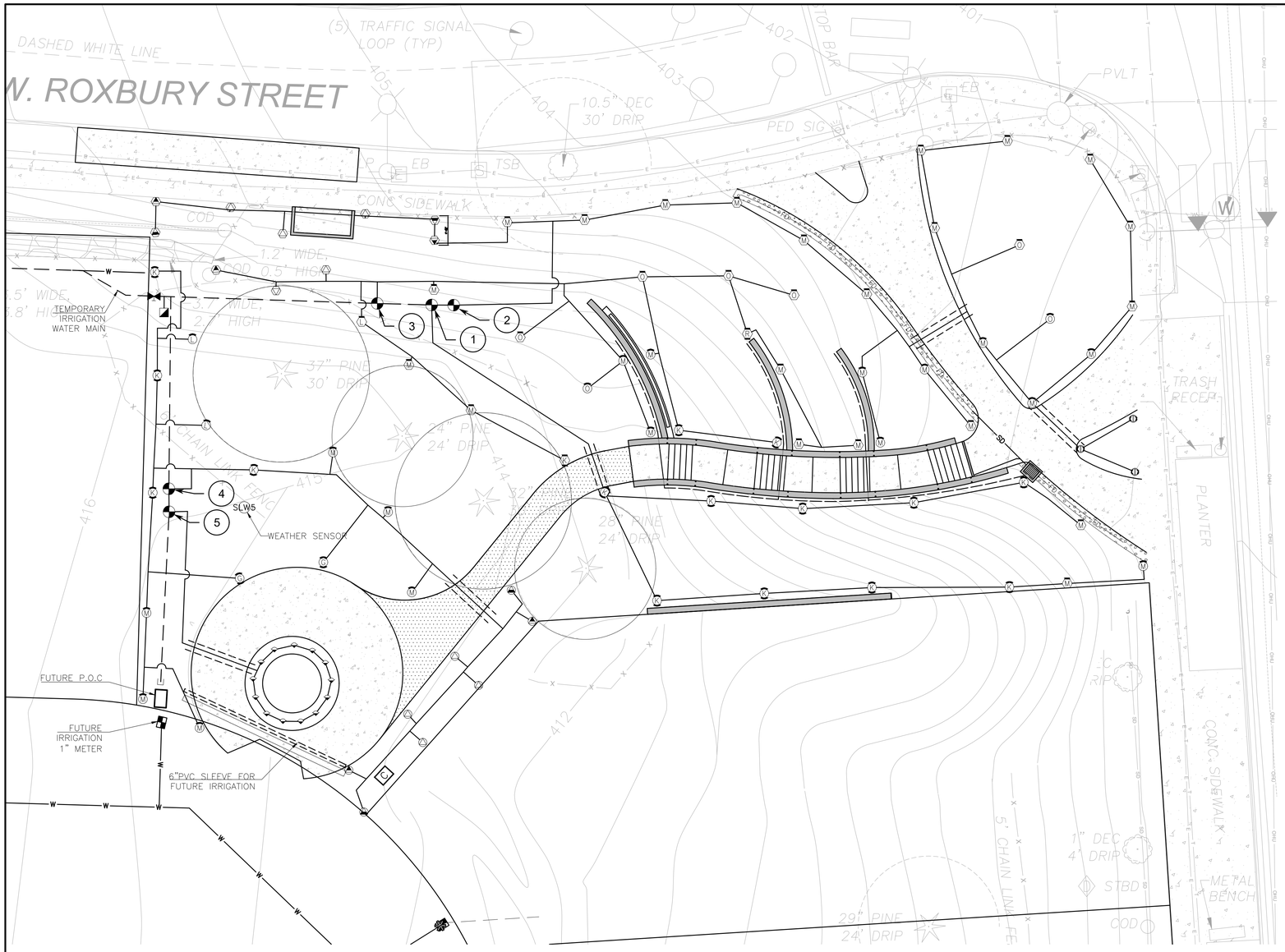
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Greenbridge
King County Housing Authority

STATE OF WASHINGTON MARIEKE LACASSE LICENSED LANDSCAPE ARCHITECT NO. 985 EXP. 09/ 9/2021

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
GREENBRIDGE DIVISION 8
PLANTING DETAILS

SHEET
L6.1



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST RST SST	HUNTER MP STRIP PROS-06-PRS40-CV	10	40
M L O	HUNTER MP1000 PROS-06-PRS40-CV	27	40
X Q B	HUNTER MP2000 PROS-06-PRS40-CV	2	40
LST RST SST	HUNTER MP STRIP PROS-12-PRS40-CV	8	40
M L O	HUNTER MP1000 PROS-12-PRS40-CV	20	40
X Q B	HUNTER MP2000 PROS-12-PRS40-CV	17	40
	HUNTER PROS-06-CV-MSBN MULTI-STREAM BUBBLER. 1.00 GPM	13	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER IBV 1" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	5
	RAIN BIRD 33-DRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	1
	BUCKNER-SUPERIOR AV 1-1/2" RED BRASS SHUT OFF GATE VALVES WITH CROSS HANDLE.	1
C	WEATHERMATIC SL1600 8-STATION CAPABLE,WITH WEATHERMATIC SLPED-ENC-M-1600 ENCLOSURE WITH PEDESTAL. WEATHERMATIC SLW5 WIRELESS WEATHER SENSOR.	1
SLW5	WEATHERMATIC SLW5 WIRELESS WEATHER SENSOR FOR ET BASED WATERING, 900MHZ - 1500' LINE OF SITE RANGE	1

— — — — IRRIGATION MAINLINE: PVC SCHEDULE 40 IRRIGATION PIPE 1-1/2".

= = = = = = = = PIPE SLEEVE: PVC SCHEDULE 80 3"MIN UNLESS OTHERWISE NOTED.

VALVE CALLOUT — #• — VALVE NUMBER

ZONE SCHEDULE

ZONE	GPM	VALVE SIZE
1	6.84	1"
2	10.40	1"
3	12.58	1"
4	9.98	1"
5	13.00	1"

IRRIGATION NOTES:

1. ALL PROPOSED PLANTING AREAS SHALL BE WATERED WITH A COMPLETE IN-GROUND AUTOMATIC IRRIGATION SYSTEM AS SHOWN.
2. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT INSUFFICIENT MEASURED WATER PRESSURE TO THE LANDSCAPE ARCHITECT.
3. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
4. WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, IRRIGATION SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL LINES FOR OPTIMUM PERFORMANCE.
6. IRRIGATIONS SYSTEM TO BE CONNECTED TO TEMPORARY MAIN LINE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES, CHASES AND PENETRATIONS UNDER PAVING, THROUGH WALLS, ETC., UNLESS NOTED PRIOR TO PAVING AND FORMING.
8. THE IRRIGATION SYSTEM IS DESIGNED TO BE WINTERIZED THROUGH THE DRAIN VALVE AT THE POINT OF CONNECTION. COMPRESSED AIR CAN ALSO BE USED THROUGH THE QUICK COUPLER VALVE AT THE POINT OF CONNECTION TO BLOW-OUT THE SPRINKLER ZONE.
9. VALVE BOXES AND LIDS CAN BE ALLOWED IN SIDEWALKS AS LONG AS LIDS ARE FLUSH WITH THE FINISHED GRADE OF THE WALK. LIDS SHALL HAVE LOCKING LIDS AS NOTED IN IRRIGATION DETAILS.
10. WEATHER SENSOR MOUNTED (9' HT.) ON TOP OF 2"X2" SQ. GALV. STL. POST, EMBEDDED IN 10"RD X 24" DEEP CONC. FOOTING. POWDERCOAT FINISH: DARK GREEN.

0 8 16 24 32 feet

SCALE: 1/8"=1'

NORTH

PROJECT NO.

ACTIVITY NO.

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY RCG | DESIGNED BY MY
CHECKED BY MY | APPROVED BY MY
DATE APRIL 29, 2020
J O B No. : 20-002
S C A L E: AS NOTED

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1601 5th Avenue, Suite 1600
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206.622.5822
www.kpff.com
NAKANO ASSOCIATES LANDSCAPE ARCHITECTS
853 Hiawatha Place S. Seattle, WA 98144 Tel: 206.292.9392 www.nakanoassociates.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MASATOSHI YAMAGUCHI LICENSE NO. 371 EXPIRES ON 8-24-21

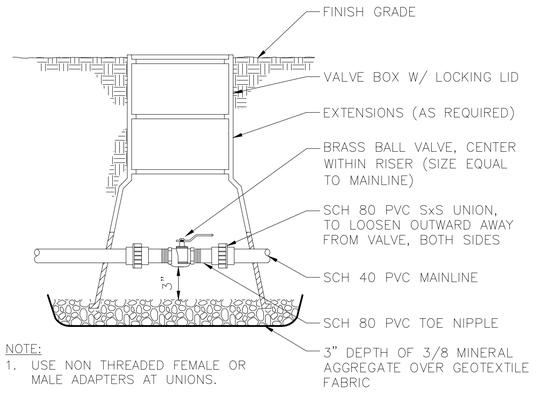
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 - ENTRY CORNER PARK

IRRIGATION PLAN

SHEET 11.0

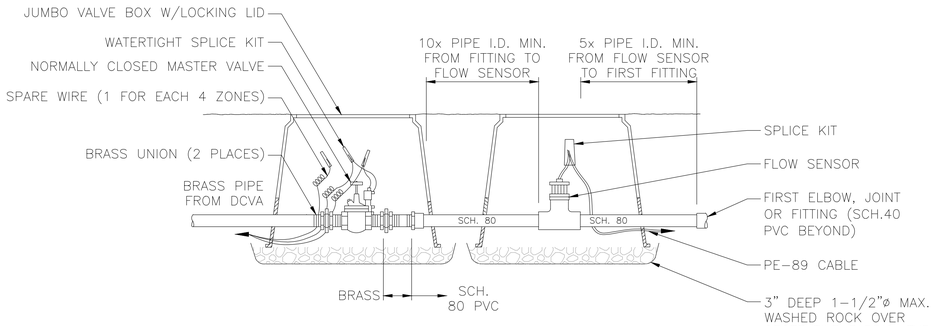
Apr 29, 2020 - 2:59pm jyamaguchi S:\Projects\KCHA - Greenbridge Irrigation\CAD\X-IR.dwg



NOTE:
1. USE NON THREADED FEMALE OR MALE ADAPTERS AT UNIONS.

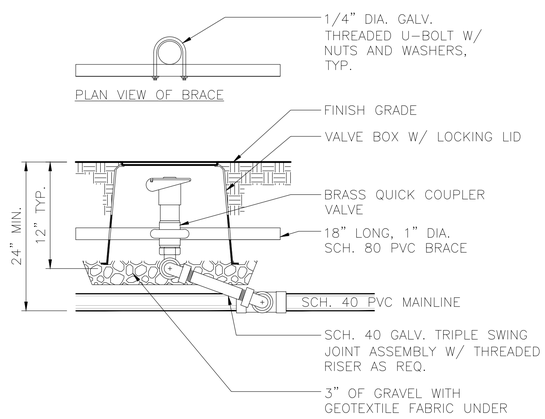
1 BALL VALVE ASSEMBLY

NTS P-SH-38



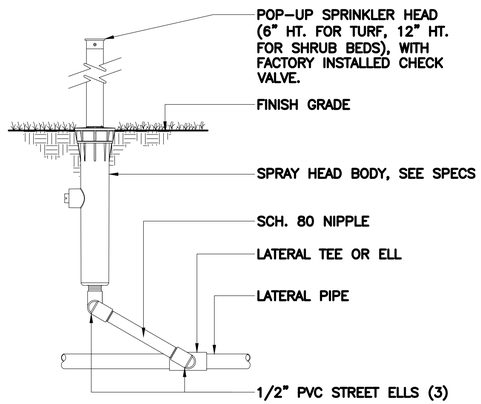
2 MASTER VALVE AND FLOW SENSOR

SCALE: NTS P-SH-07



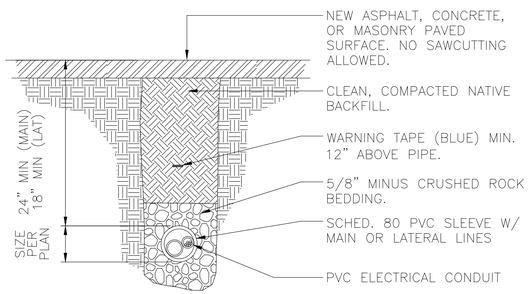
3 QUICK COUPLER VALVE

SCALE: NTS P-SH-08



4 POP-UP SPRAY HEAD

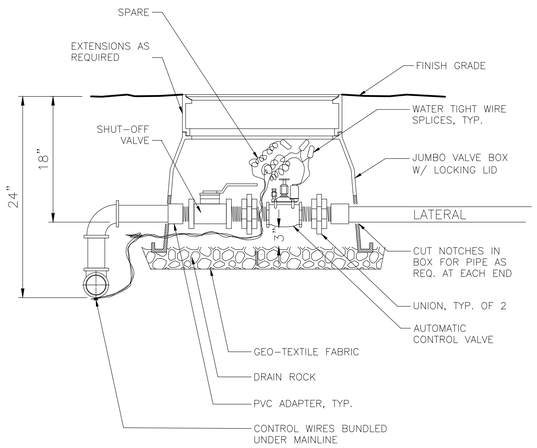
SCALE: NTS P-SH-10



NOTES:
1. SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE INSERTED PIPE AND MINIMUM 4" DIAMETER UNLESS INDICATED OTHERWISE ON IRRIGATION PLAN
2. SLEEVES REQUIRED UNDER ALL PAVED AREAS AND LANDSCAPE WALLS.

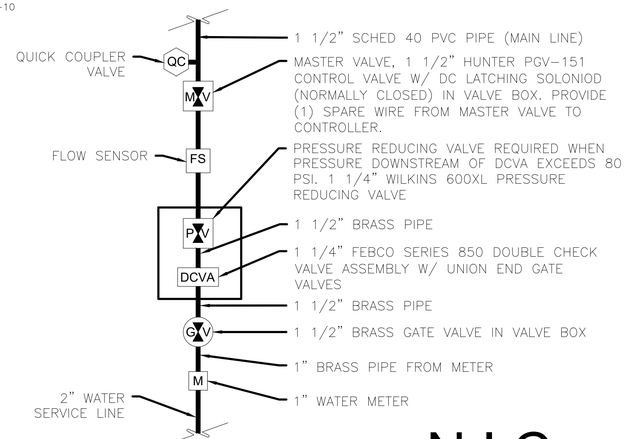
7 IRRIGATION SLEEVING SECTION

SCALE: NTS P-SH-34



5 SOLENOID VALVE

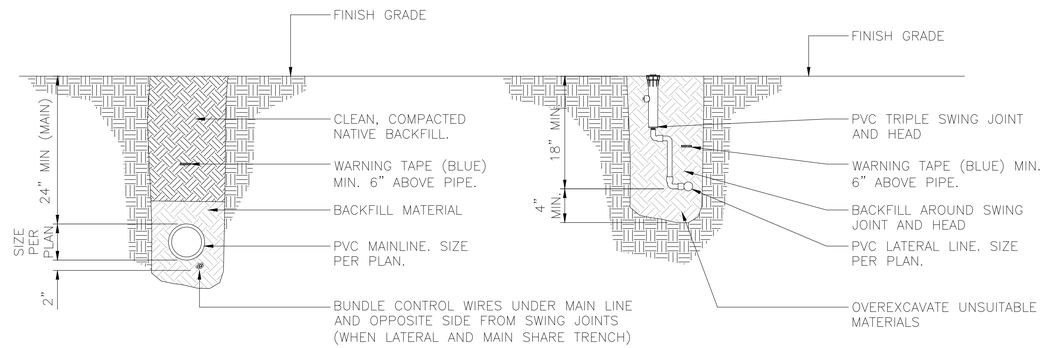
SCALE: NTS P-SH-09



N.I.C.

8 POINT OF CONNECTION DIAGRAM

1/8" = 1'-0" N-IR-NAK-39



6 IRRIGATION TRENCHING SECTIONS

SCALE: NTS P-SH-19

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY RCG | DESIGNED BY MY
CHECKED BY MY | APPROVED BY MY
DATE APRIL 29, 2020
J O B No. : 20-002

SCALE: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com
NAKANO ASSOCIATES LANDSCAPE ARCHITECTS
853 Hiawatha Place S. Seattle, WA 98144 Tel: 206.292.9392 www.nakanoassociates.com

Greenbridge
King County Housing Authority

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MASATOSHI YAMAGUCHI
LICENSE NO. 371
EXPIRES ON 8-24-21

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 - ENTRY CORNER PARK

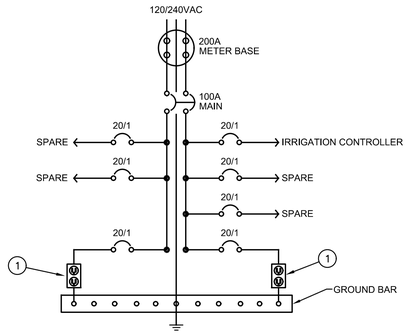
IRRIGATION DETAILS

SHEET 11.1

PROJECT NO.

ACTIVITY NO.

Apr. 29, 2020 - 3:00pm jyamaguchi S:\Projects\KCHA - Greenbridge Irrigation\CAD\X-IR.dwg



1 / E1.0 PARK SERVICE CABINET ONELINE DIAGRAM

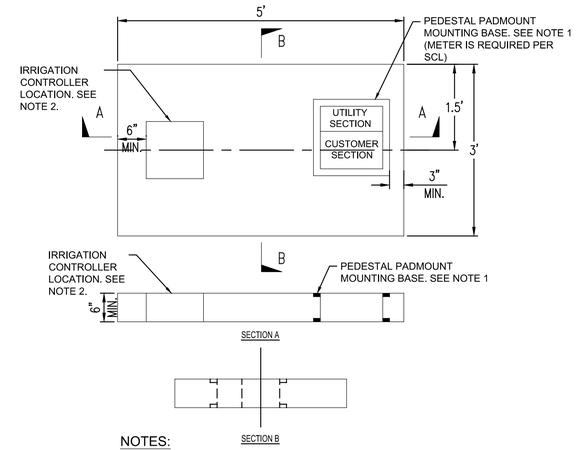
SCALE: NONE

CONSTRUCTION NOTES

1. NEMA 3R, PAD MOUNT, 1/8" ALUMINUM, MILL FINISH. REMOVABLE EQUIPMENT BACKPAN. TWO SCREENED VENTS. DOORS, LIFT OFF CONCEALED HINGES WITH STAINLESS STEEL VAULT STYLE HANDLE SEALED BY A CLOSED CELL NEOPRENE GASKET. WIRING PER UL #508 SUITABLE FOR USE AS SERVICE EQUIPMENT. MEETS EUSERC REQUIREMENTS.
CONTACT: MILBANK PEDESTALS. STOCK NUMBER CP3B11115A22 OR APPROVED.

NOTES

(1) PROVIDE WEATHERPROOF GFCI RECEPTACLES IN A CAST ALUMINUM, 1-GANG WEATHERPROOF COVER (HUBBELL WP26M) WITH PADLOCK & KEY LOCATED ON SIDE OF ENCLOSURE.

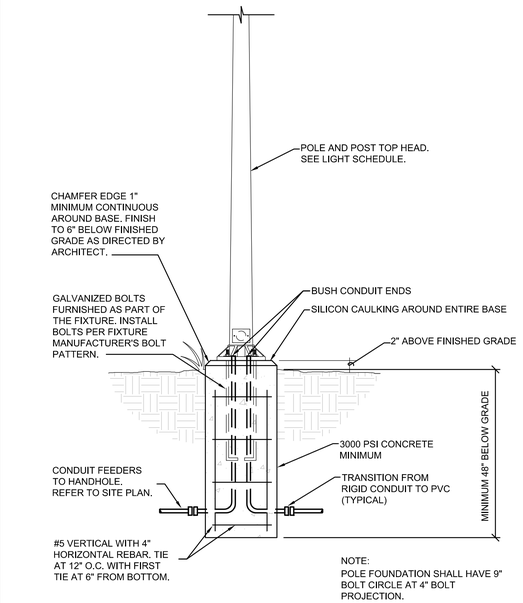


NOTES:

1. CONTRACTOR SHALL VERIFY OPENING SIZE AND PADMOUNT MOUNTING BASE LOCATION PRIOR TO CASTING THE PADMOUNT.
2. COORDINATE THE OPENING FOR THE IRRIGATION CONTROLLER PEDESTAL WITH LANDSCAPE ARCHITECT.
3. PADMOUNT SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE CLASS 4000 CONFORMING TO THE REQUIREMENTS OF WSDOT SPECIFICATION 5-05. CORNERS SHALL BE CHAMFERED.

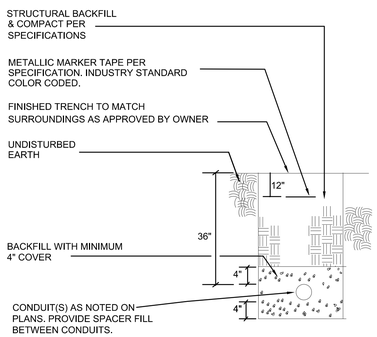
2 / E1.0 PADMOUNT PARK SERVICE CABINET DETAIL

SCALE: NONE



3 / E1.0 TYPICAL POLE BASE DETAIL

SCALE: NONE



4 / E1.0 ELECTRICAL TRENCH DETAIL

SCALE: NONE

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER		LIGHT SOURCE				INPUT	NOTES
		NAME	CATALOG NUMBER	QTY.	TYPE	* / LUMENS	CCT (K)	WATTS	
ES1	LUMINAIRE	LUMEC	MPTC-021-35W-32LED-3K-G2-LE5-UNV-DMG-FAWS-043-PH8-RCD7-BKTX	2	LED	3107	3000	35	
ES1 POLE	POLE (PROVIDED BY KCHA)	VALMONT	R-1908-40-60-6-T4-DBL **(SEE NOTES)**	2					5
ES2	LUMINAIRE	LUMEC	MPTC-021-35W-32LED-3K-G2-LE5-UNV-DMG-FAWS-043-PH8-RCD7-BKTX	1	LED	3107	3000	35	
ES2 POLE	POLE	VALMONT	R-1908-40-60-6-T4-DBL	1					
ES3	IN-GRADE UPLIGHT	PHILIPS HADCO	SL43-NA-W-LS-N-GM-SP1	4	LED	1234	3000	13	1,2,3

GEN. NOTES * DL = DELIVERED LUMENS, IL = INITIAL LUMENS, (#) WHERE SHOWN IN FIXTURE TYPE AND CATALOG NUMBER = REFER TO PLANS AND MEASURE FOR FIXTURE LENGTHS
A. PROVIDE ALL REQUIRED POWER SUPPLIES, CABLES, ETC AND OTHER NECESSARY APPURTENANCES FOR A COMPLETE AND OPERATIONAL SYSTEM.

NOTES:
1. ALTERNATE MANUFACTURER MUST MEET DESIGN INTENT OF THE PROJECT INCLUDING MINIMUM LIGHT LEVELS.
2. COORDINATE FINISH COLORS WITH ARCHITECT.
3. COORDINATE MOUNTING TYPE AND APPLICATION PRIOR TO ORDER.
4. PROVIDE 70' GALVANIZED STEEL POLE FOR EP1 & EP2 FIXTURES. POLE SHALL MATCH MANUFACTURER.
5. A QUANTITY OF 2 POLES PROVIDED BY KCHA.

LEGEND

(# = POLE #) (1)	LIGHT FIXTURES, POLES & FOUNDATION. SEE EXTERIOR LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
—— – ——	UNDERGROUND CONDUIT & WIRE. (SEE ELECTRICAL NOTES AND WIRING SCHEDULE)
	PARK SERVICE CABINET. SEE DETAILS THIS SHEET.

PROJECT NO. GRDE20-0007

ACTIVITY NO. N/A

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY AJF | DESIGNED BY DPH
CHECKED BY DPH | APPROVED BY JCM
DATE April 27, 2020
JOB No. : 1900336
SCALE: AS NOTED

Call 811 two business days before you dig

TRES WEST ENGINEERS, INC.
2702 SOUTH 42nd ST #301
TACOMA, WA 98409-7315
TEL (253) 472-3300
www.treswest.com

Greenbridge
King County Housing Authority

JASON COLBY MILBANK — STATE OF WASHINGTON — 53226 — REGISTERED PROFESSIONAL ENGINEER — 4/27/2020

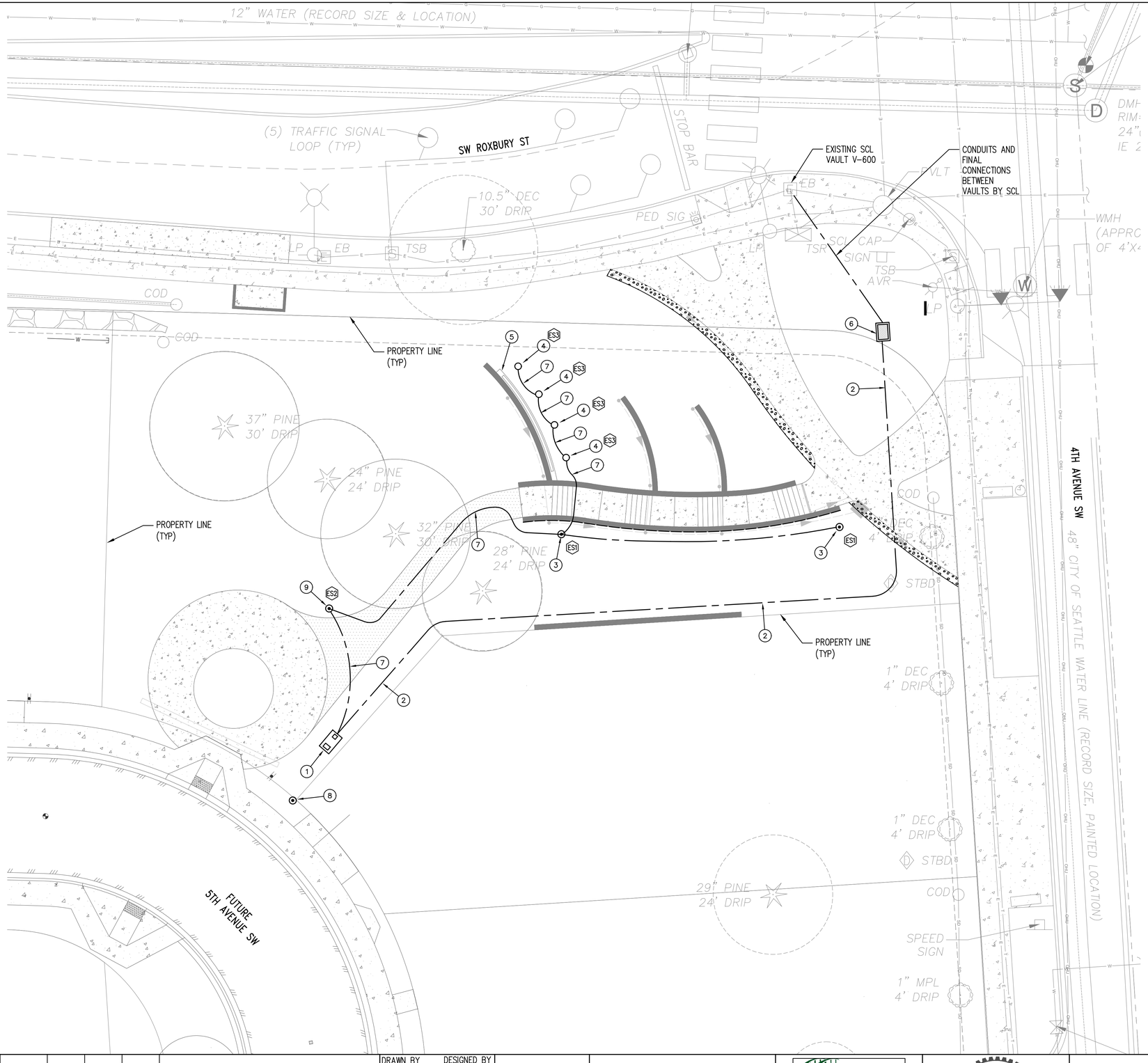
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)

LEGEND, SCHEDULE, DETAILS

SHEET E1.0

P:\Proj2020\200307 GBB Phase 1 – Corner Park\Drawings\01 Working Drawings\200307_E1.0.dwg
dph
Apr 27, 2020 – 11:58am



GENERAL NOTES

1. ALL WORKMANSHIP, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH WSDOT STANDARDS SPECIFICATIONS AND NATIONAL ELECTRICAL CODE (NEC) AND SEATTLE CITY LIGHT CONSTRUCTION AND MATERIAL STANDARDS.
2. MODIFICATIONS OF ANY PORTION OF THE LIGHTING SYSTEM ARE PROHIBITED WITHOUT PRIOR APPROVAL BY KING COUNTY HOUSING AUTHORITY.
3. ALL WIRE SHALL BE INSTALLED IN SCHEDULE 80 PVC CONDUIT.
4. ELECTRICAL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL SEATTLE CITY LIGHT UTILITIES REQUIREMENTS AND EUSERC STANDARDS.
5. AFTER INSTALLATION AND BEFORE ACCEPTANCE BY THE CITY, ALL POLESSHALL BE FREE OF DENTS AND MARKS. SONOTUBE SHALL BE REMOVED TO BELOW GROUND LEVEL. POLE BASES SHALL BE GROUTED AND ALL LUMINAIRE HEADS SHALL BE PLUMB AND LEVEL.
6. CONDUIT SHALL EXTEND BETWEEN 3 AND 6 INCHES ABOVE THE CONCRETE BASE.
7. ALL DISCONNECTIONS, TEMPORARY CONNECTIONS AND FINAL SERVICE CONNECTIONS WILL BE MADE BY SEATTLE CITY LIGHT (SCL) AT PROJECT'S EXPENSE.
8. CONTRACTOR WILL ASSIST THE INSPECTOR DURING THE INSPECTION, COMMISSIONING, AND FINAL CONNECTION PHASES OF THE PROJECT AS INSTRUCTED BY THE INSPECTOR. SUCH ASSISTANCE WILL INCLUDE, BUT NOT BE LIMITED TO OPENING HANDHOLES, MANHOLES AND VARIOUS ACCESS COVERS, DISCONNECTING AND RECONNECTING FUSE HOLDERS AND MECHANICAL SPLICE CONNECTIONS, VERIFYING CONDUIT RUNS, ETC.
9. CONTRACTOR SHALL PROVIDE AN OPERATOR AND MAN LIFT TRUCK FOR USE DURING INSPECTION OF INSTALLED STREETLIGHT FACILITIES.
10. CONTRACTOR SHALL CORRECT ALL PUNCH LIST ITEMS AND CALL FOR A RE-INSPECTION WHERE REQUIRED BY THE INSPECTOR.
11. COORDINATE ALL ENERGIZING OF LIGHTING SERVICE WITH SCL ELECTRICAL SERVICE REPRESENTATIVE TEN (10) WORKING DAYS IN ADVANCE.
12. SCL TO PERFORM ALL FINAL SITE LIGHTING CONNECTIONS TO SCL SERVICE VAULTS. CONTRACTOR TO CONSTRUCT ENTIRE SITE LIGHTING SYSTEM PER PLAN WITH FINAL CONNECTION WIRES TIED OFF AT SCL SECONDARY SERVICE VAULT H-28 FOR SCL TO COMPLETE FINAL CONNECTIONS.
13. COORDINATE ROUTING OF CONDUITS TO AVOID DISTURBANCE OF SAVED TREES.

PLAN NOTES

(1) PROVIDE LIGHTING PARK SERVICE CABINET AND FOUNDATION PAD. MILBANK # CP3B111115A22 OR APPROVED EQUAL. SEE PARK SERVICE CABINET ONELINE DIAGRAM 1 ON SHEET E1.0 AND PADMOUNT PARK SERVICE CABINET DETAIL 2 ON SHEET E1.0 FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COORDINATE ALL REQUIREMENTS AND CONNECTIONS WITH SEATTLE CITY LIGHT. PARK SERVICE CABINET OWNED AND MAINTAINED BY KCHA. CONFIRM LOCATION OF PARK SERVICE CABINET PRIOR TO ROUGH-IN. COORDINATE WITH KCHA FOR ADDITIONAL REQUIRED CONNECTIONS TO PARK SERVICE CABINET; IRRIGATION CONTROLLER, RECEPTACLES, ETC.

(2) CONTRACTOR TO ROUTE (1) 3" CONDUIT WITH 3#2 TO SCL VAULT H-28 FOR CONNECTION OF METERED PARK SERVICE CABINET. SEE THIS SHEET FOR LOCATION OF H-28 VAULT. COORDINATE ALL REQUIREMENTS AND CONNECTIONS WITH SEATTLE CITY LIGHT.

(3) PEDESTRIAN POLE PROVIDED BY KCHA. CONTRACTOR SHALL INSTALL POLE AND PROVIDE AND INSTALL CONCRETE FOUNDATION AND LUMINAIRE PER MANUFACTURER RECOMMENDATIONS.

(4) IN-GRADE RECESSED LUMINAIRE. CONTRACTOR SHALL PROVIDE CONCRETE FOUNDATION AND LUMINAIRE. INSTALL PER MANUFACTURER RECOMMENDATIONS. CENTER OF LUMINAIRES SHALL BE SET 36" FROM ARCHITECTURAL DETAILING AND AT 84" ON CENTER. LUMINAIRE IS PROVIDED WITH A LINEAR SPREAD LENS THAT MUST BE ORIENTED PROPERLY WITH THE WALL. INTENT IS FOR THE ARCHITECTURAL DETAILING TO BE ILLUMINATED EVENLY.

(5) STRUCTURAL WALL WITH ARCHITECTURAL DETAILING. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

(6) PROPOSED LOCATION OF SCL HANDHOLE H-28. ELECTRICAL POINT OF CONNECTION FOR PARK.

(7) PROVIDE 1" CONDUIT WITH 2#8 AND 1#8 GROUND TO SERVE LIGHT FIXTURES.

(8) PEDESTRIAN LIGHT PROVIDED AS PART OF GB8 PROJECT. SHOWN HERE FOR REFERENCE ONLY.

(9) CONTRACTOR SHALL PROVIDE AND INSTALL PEDESTRIAN POLE, CONCRETE FOUNDATION AND LUMINAIRE PER MANUFACTURER RECOMMENDATIONS.

ACTIVITY NO. N/A PROJECT NO. GRDE20-0007

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY: AJF | DESIGNED BY: DPH
CHECKED BY: DPH | APPROVED BY: JCM
DATE: April 27, 2020
J O B No. : 1900336
SCALE: AS NOTED

Call 811 two business days before you dig

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JASON COLBY MEEK — STATE OF WASHINGTON — 19222 — REGISTERED PROFESSIONAL ENGINEER — 4/27/2020

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

GREENBRIDGE DIVISION 8 – ENTRY CORNER PARK (P-801)
LIGHTING PLAN

SHEET
E2.0

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Apr 27, 2020 - 11:52am