

WIND ROSE INFRASTRUCTURE ROAD AND STORM DRAINAGE IMPROVEMENT PLANS

DATUM

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

VERTICAL DATUM:
NAVD 88

BENCH MARK
BENCHMARK "B"
ELEVATION = 407.61
SOUTHERLY TOP FLANGE BOLT BETWEEN THE LETTERS "E" AND "L" IN THE WORD MULLER ON FIRE
HYDRANT AT SOUTHWEST CORNER OF 8TH AVENUE SW AND SW 102ND STREET

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.

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KCC-5 KING COUNTY PRELIMINARY APPROVAL CONDITIONS
KCC-6 KING COUNTY PRELIMINARY APPROVAL CONDITIONS
KCC-7 KING COUNTY PRELIMINARY APPROVAL CONDITIONS

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GD-3 SW 98TH PLACE/3RD PLACE SW STORM DRAINAGE PLAN AND PROFILE
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DF-4 STORM WATER/WATER QUALITY FACILITY DETAILS
DF-5 STRUCTURAL WALL PLAN AND DETAIL
DF-6 STRUCTURAL WALL SECTION AND DETAIL

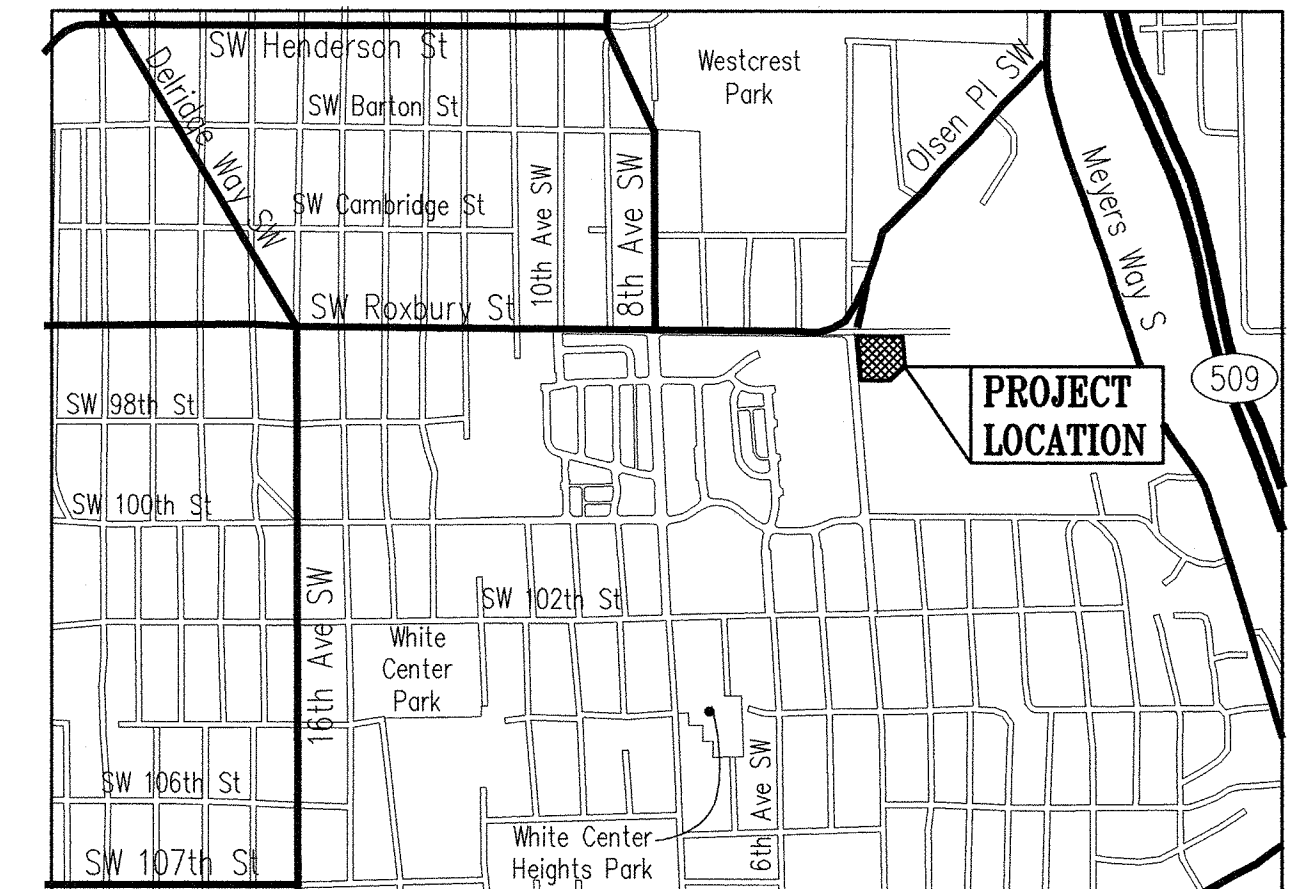
Project No. L03P0022
Activity No. STRV15-0006
SEC. 6, T.23 N., R.4E., W.M.
King County, Washington
NOVEMBER 2017
PERMIT SET

LANDSCAPE PLANS

G-101 PARKING PLAN AND MATRIX
L-101 4TH AVENUE SW SITE PLAN
L-102 SW 97TH PLACE SITE PLAN
L-103 SW ROXBURY STREET SITE PLAN
L-601 PLANT SCHEDULE AND DETAILS

ELECTRICAL PLANS

E-1 4TH AVENUE SW ILLUMINATION PLAN
E-1a ILLUMINATION POLE DETAIL
E-1b 4TH AVENUE SW PROPOSED ILLUMINATION MODEL



VICINITY MAP

N.T.S.

SOUTHWEST SUBURBAN SEWER DISTRICT (SWSSD)

COVER COVER SHEET
SS-1 SANITARY SEWER NOTES
SS-2 SW 97TH PLACE SANITARY SEWER PLAN AND PROFILE
SS-3 SW 97TH PLACE SANITARY SEWER PLAN AND PROFILE
SS-4 SANITARY SEWER PLAN AND PROFILES
SS-5 SANITARY SEWER PLAN
SS-6 SANITARY SEWER DETAILS
SS-7 SANITARY SEWER DETAILS
SS-8 SANITARY SEWER DETAILS

SEATTLE PUBLIC UTILITIES (SPU)

1 COVER
2 SW 97TH PLACE WATER PLAN & PROFILE
3 SW 97TH PLACE WATER PLAN & PROFILE
4 WATER PLAN & PROFILE
5 WATER PLAN
6 WATER DETAILS

SEATTLE CITY LIGHT (SCL)

UT-1 COVER
UT-2 FRANCHISE UTILITY NOTES
UT-3 SW 97TH PLACE UTILITY PLAN AND PROFILE
UT-4 SW 97TH PLACE UTILITY PLAN AND PROFILE
UT-5 FRANCHISE UTILITY PLAN AND PROFILES
UT-6 FRANCHISE UTILITY PLAN
UT-7 FRANCHISE UTILITY SECTIONS AND DETAILS

E-1 4TH AVENUE SW ILLUMINATION PLAN
E-2 STREET LIGHT LEGEND, SCHEDULES AND NOTES
E-3 PEDESTRIAN SITE ILLUMINATION PLAN

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

RECEIVED

NOV 17 2017

KING COUNTY
D.P.E.R.

Contract No.
PROJECT DEVELOPER
KING COUNTY HOUSING AUTHORITY
600 ANDOVER PARK WEST
SEATTLE, WA. 98188-3326
TELEPHONE: (206) 574-1196
CONTACT PERSON : JOHN ELIASON

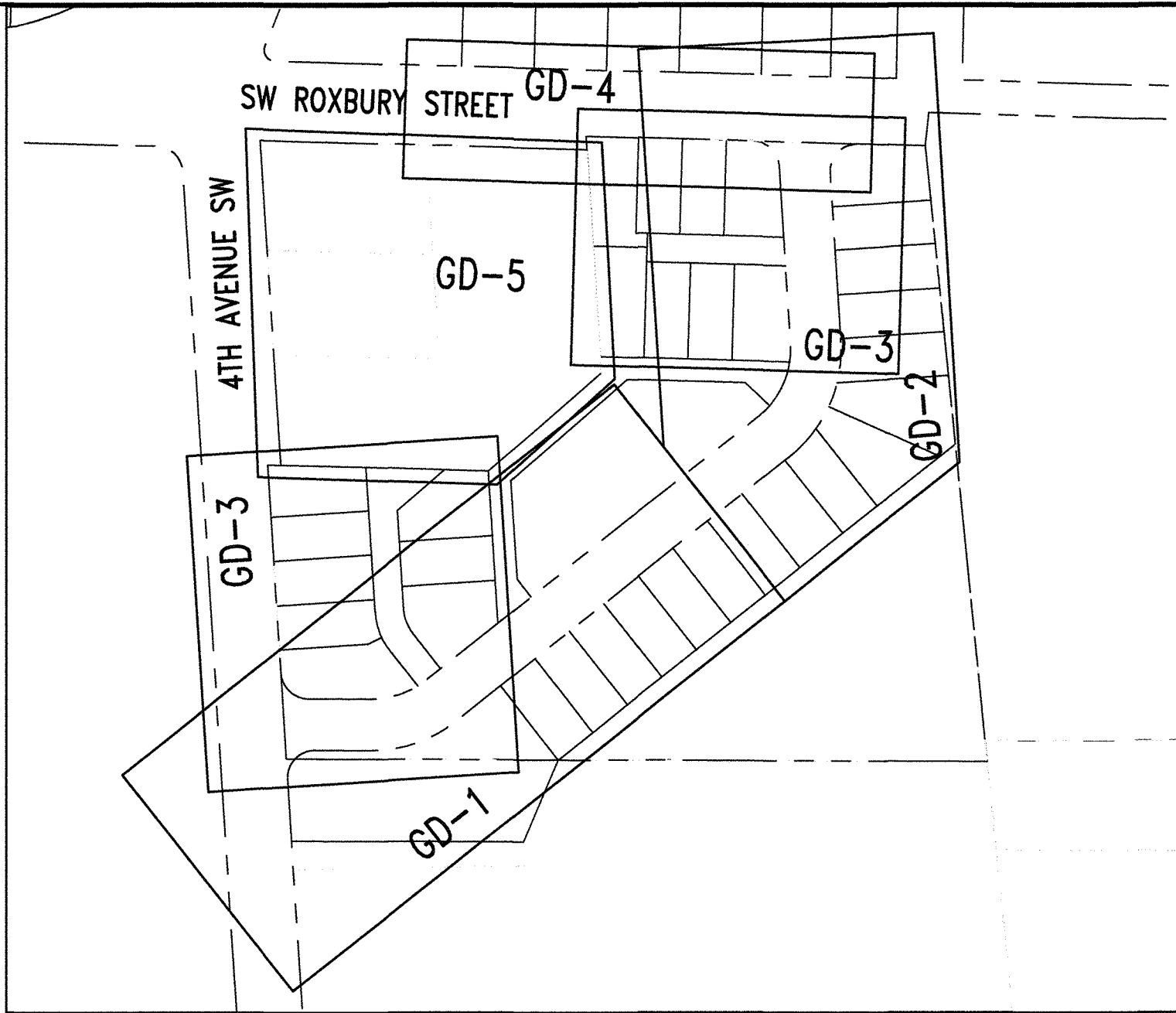
PROJECT ENGINEER
KPFF CONSULTING ENGINEERS
1601 FIFTH AVENUE, SUITE 1600
SEATTLE, WASHINGTON 98101
TELEPHONE: (206) 622-5822



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



King County
Housing
Authority



PROJECT INDEX MAP

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE / ROW	----	----
CENTERLINE	----	----
EASEMENT	- - - - -	- - - - -
DRAINAGE PIPE	12"SD OR 12"GD	
ROOF DRAIN COLLECTOR	— RD —	
WATERMAIN	8"W	
SANITARY SEWER	8"SS	
FIRE SERVICE	8"FS	
FIRE DEPT CONNECTION	6"FDC	
PROPOSED CONTOUR	80	
GRADE BREAK (UNIFORM SLOPE BETWEEN DESIGN ELEVATIONS)	80.00	(80.00)
SPOT ELEVATION	80.00	(80.00)
SANITARY MANHOLE	①	①
DRAINAGE CATCH BASIN	①	①
DRAINAGE MANHOLE	②	②
CAP/STUB	⊥	
GATE VALVE	✕	
CLEANOUT	•	
WATER METER	⊕	
FIRE DEPT. CONNECTION	•	
FIRE HYDRANT	⌋	
TRANSFORMER	T	
FRANCHISE UTILITIES (POWER, TELEPHONE, GAS, CTY)	=====	
FILTER FABRIC/SILT FENCE	✕ ✕	
TEMPORARY CONVEYANCE DITCH	— < — < —	
POWER POLE	— ○ —	
POWER VAULT/COMM	□ □	
STORM DRAIN PIPE (IN PROFILE)	=====	
CATCH LINE		
PROJECT LIMITS	=====	
DUCT BANK	=====	

DRAWING INDEX

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DF-6	STRUCTURAL WALL SECTION AND DETAIL

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ELECTRICAL PLANS

E-1	4TH AVENUE SW ILLUMINATION PLAN
E-1a	ILLUMINATION POLE DETAIL
E-1b	4TH AVENUE SW PROPOSED ILLUMINATION MODEL

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

MAIL BOXES

MAIL BOXES AS SHOWN ON THESE PLANS HAVE BEEN COORDINATED WITH THE SERVING POST OFFICE AT WESTWOOD STATION 98126.

SOIL DATA

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

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST OF W.M. IN KING COUNTY, WASHINGTON, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 05°01'18" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 42.18 FEET; THENCE SOUTH 89°46'20" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 192.81 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89°46'20" EAST, A DISTANCE OF 146.91 FEET; THENCE SOUTH 05°01'18" EAST, A DISTANCE OF 203.36 FEET; THENCE SOUTH 47°42'12" WEST, A DISTANCE OF 136.09 FEET; THENCE NORTH 89°46'20" WEST, A DISTANCE OF 68.29 FEET; THENCE NORTH 05°01'18" WEST, A DISTANCE OF 100.42 FEET; THENCE NORTH 89°46'20" WEST, A DISTANCE OF 120.51 FEET; THENCE NORTH 05°01'18" WEST, A DISTANCE OF 94.88 FEET; THENCE SOUTH 89°46'20" EAST, A DISTANCE OF 150.63 FEET; THENCE NORTH 05°01'18" WEST, A DISTANCE OF 100.42 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 05°01'18" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 142.60 FEET; THENCE SOUTH 89°46'20" EAST 42.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 05°01'18" EAST 150.63 FEET; THENCE SOUTH 89°46'20" WEST 150.63 FEET; THENCE NORTH 05°01'18" WEST 94.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

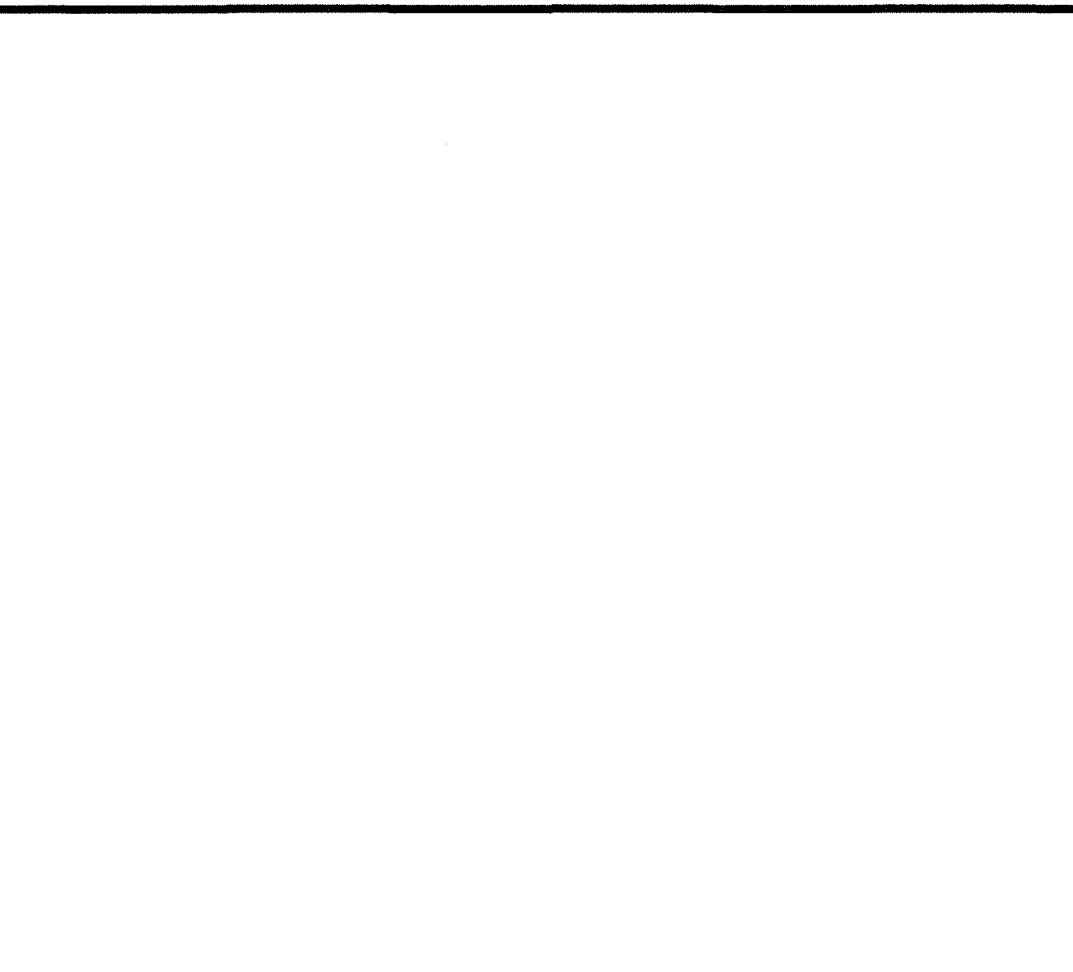
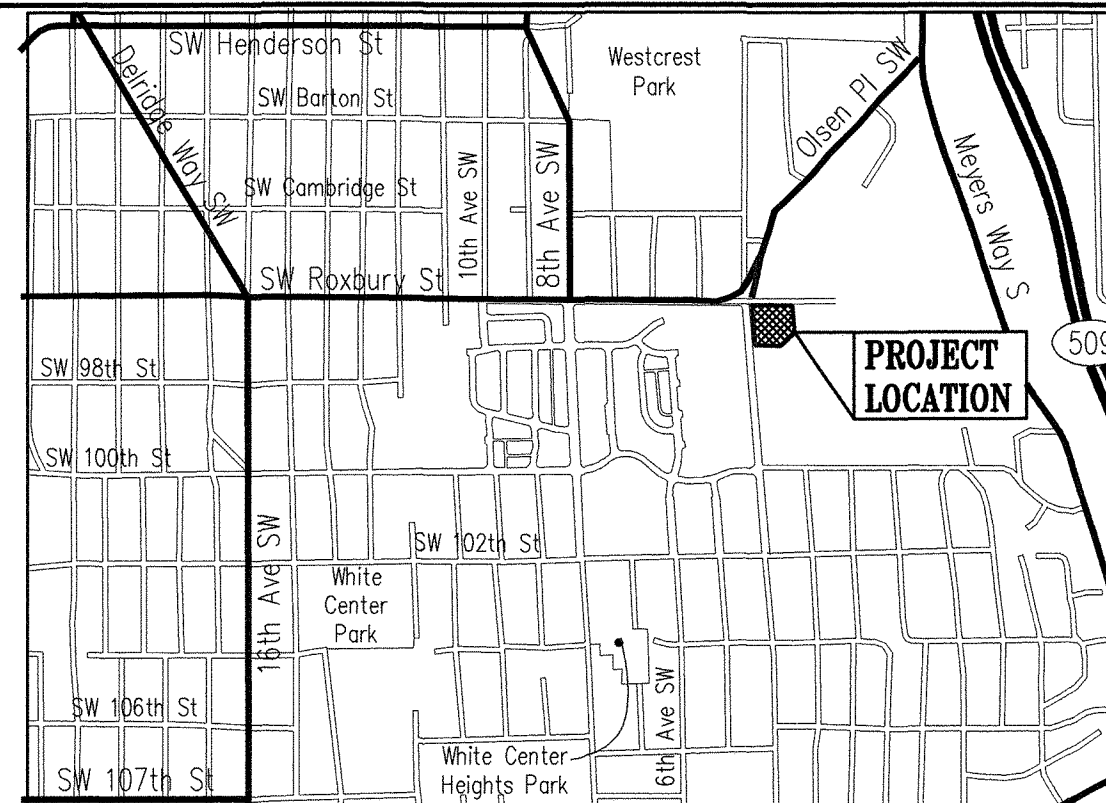
THE SOUTH 100.00 FEET OF THE NORTH 336.48 FEET OF THE WEST 162.00 OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 42.00 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NUMBERS 5364100 AND 5499671.

PARCEL C

THE NORTH 142.00 FEET OF THE WEST 192.00 FEET OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 42.00 FEET THEREOF; EXCEPT THE WEST 42.00 FEET THEREOF; EXCEPT THAT PORTION OF THE NORTHWEST CORNER THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 8711200416, BEING A RE-RECORDING OF DEED RECORDED UNDER RECORDING NUMBER 5364100.



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	
<u>SOUTHWEST SUBURBAN SEWER DISTRICT</u>	(206) 244-9575	
Primary Sanitary Sewer		
<u>SEATTLE PUBLIC UTILITIES</u>	(206) 684-5854	
Primary Water District		
<u>PUGET SOUND ENERGY</u>	(425) 454-6363	
Gas Company		
<u>SEATTLE CITY LIGHT</u>	(206) 615-0660	
Power Company		
<u>COMCAST</u>	(253) 288-7532	
Cable Company		
<u>CENTURY LINK</u>	(800) 526-3557	
Telephone Company		
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 plot is not recorded prior to the preliminary plot approval expiration.	

PRO RATA SHARE ASSESSMENT ANALYSIS (County Use Only)				
Section	Township	Range	Tax Parcel	Number
0161	1213	1041	106121310419	121916
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 a.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:	4/11/2011 (SHORT PLAT)
Expiration Date:	4/11/2018 (SHORT PLAT)
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	
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RECOMMENDED FOR APPROVAL (To be completed by King County)	
Date	_____
11-20-17	Antij R. Fortin 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	
11-20-17	Wally Gault P.E. FIRST AND LAST NAME, P.E. Development Engineer
Date	_____

PROJECT CONTACT INFORMATION (To be completed by Consultant)	
KING COUNTY HOUSING AUTHORITY (206) 574-1196	
Applicant	Name Phone
Contract	600 ANDOVER PARK WEST SEATTLE, WA 98188-3326
Owner	Address and Zip Code
Lease	☐ A Partnership ☐ An Individual
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	(206) 622-5822
KPFF CONSULTING ENGINEERS	Name Phone
1601 FIFTH AVENUE, SUITE 1600 SEATTLE, WA 98101	Address and Zip Code
☐ Certified Surveyor or Engineer	

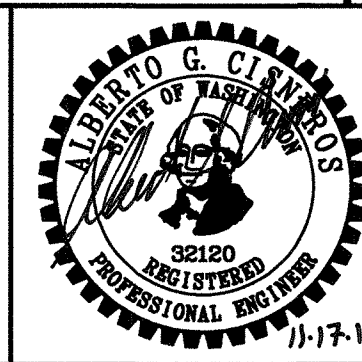
5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY	DESIGNED BY
TAD	CTK
CHECKED BY	APPROVED BY
CTK	AGC
DATE	
APRIL 15, 2016	
J O B No. : 114137.30	

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
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King County Housing Authority



KING COUNTY HOUSING AUTHORITY WHITE CENTER, WASHINGTON	
WIND ROSE KING COUNTY COVER SHEET	
SHEET	
KCC-1	

KING COUNTY TEMPORARY EROSION AND SEDIMENT CONTROL 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 LAND USE INSPECTION SECTION, 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 LAND USE INSPECTION SECTION THREE DAYS PRIOR TO CONSTRUCTION.
9. VERTICAL DATUM: NAVD 88
BENCH MARK "B": SOUTHERLY TOP 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
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 DENSITY, STANDARD PROCTOR.
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 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.

1. KING COUNTY DOT ROAD VARIANCE L03V0060-GREENBRIDGE HOPE VI, APRIL 13 & OCTOBER 8, 2004.

1. USPS HAS REVIEWED AND APPROVED THE MAILBOX LOCATIONS ON JANUARY 25, 2016.

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 (KCRS 7.03).
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).

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.

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 (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, 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 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 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 DOWNSTEAM 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 SEEDD IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDD WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DPER INSPECTOR FOR REVIEW.

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.

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, IF 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.

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.

APPROX.	ASPHALT CONCRETE/ACRE
ATB	APPROXIMATE
BOC	ASPHALT TREATED BASE
BOW/BW	BOTTOM OF CURB
BWE	BOTTOM OF WALL
B/C	BOTTOM OF WALL ELEVATION
C	BACK OF CURB
CB	COMPACT/CONDUIT/CURVE
CL	CATCH BASIN
CLP	CAST IN PLACE
CLR	CENTERLINE
CMP	CLEAR
CO	CORRUGATED METAL PIPE
CONC	CLEANOUT
CONST.	CONCRETE
CPEP	CONSTRUCTION
CSBS	CORRUGATED POLYETHYLENE PIPE
	CRUSHED SURFACING BASE
	COURSE
CSTC	CRUSHED SURFACING TOP COURSE
DI	DUCTILE IRON
DIA/DIAM	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DWG	DRAWING
E	EAST, EASTING
EA	EACH
EL/ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX/EXIST	EXISTING
F/C	FACE OF CURB
FL	FLOWLINE
G	GAS
GB	GRADE BREAK
HGGA	HUGH G. GOLDSMITH & ASSOCIATES, INC.
HP	HIGH POINT/HIGH PRESSURE
ID	INNER DIAMETER
IE	INVERT ELEVATION
IS	INTERCEPT SWALE
KCRS	KING COUNTY ROAD STANDARDS
KCSWDM	KING COUNTY SURFACE WATER DESIGN MANUAL
L	LENGTH/LINE
LF	LINEAR FOOT
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTER DIAMETER
OWS	OIL/WATER SEPARATOR
PC	POINT OF CURVATURE
PNT	COORDINATE POINT
PRC	POINT OF REVERSE CURVATURE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE/POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVRC	POINT OF VERTICAL REVERSE CURVATURE
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH, STORM
SCL	SEATTLE CITY LIGHT
SD	STORM DRAINAGE
SQ	SQUARE
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TEMP	TEMPORARY
TOC	TOP OF CURB
TC	TOP OF GRATE
TW/TOW	TOP OF WALL
TWE	TOP OF WALL ELEVATION
TYP	TYPICAL
VC	VERTICAL CURVE
W/	WITH
W	WATER
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
WQ	WATER QUALITY
@	AT

STRV15-0006
L03P0022

KING COUNTY DP&R APPROVAL	
<i>Justin R. Foster</i> Review Engineer	<i>11-20-17</i> Date
Senior Engineer	Date
<i>Walter Cobble</i> <i>Sec</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	<i>11-20-17</i> Date

RECEIVED

NOV 17 2017

KING COUNTY
D.P.E.R.

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
KING COUNTY STANDARD NOTES

SHEET

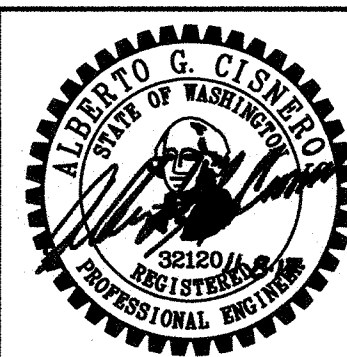
KCC-2



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



**King County
Housing
Authority**



5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DRAWN BY TAD	DESIGNED BY CTK
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	CHECKED BY CTK	APPROVED BY AGC
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DATE APRIL 15, 2016	
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	J O B No. : 114137.30	
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS		
NO.	DATE	BY	CHD.	APPR.	REVISION		

GREENBRIDGE PRELIMINARY APPROVAL CONDITIONS:

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 EXTENSION
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.
- D. 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 MODIFICATIONS 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.

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

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.
- 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.

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.
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.
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 #LO3P0022 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 LO3V0066 (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, LO3V0066.

STRV15-0006
LO3P0022

KING COUNTY DPER APPROVAL	
<i>Antis R. Feltz</i> Review Engineer	11-20-17 Date
<i>Wally Cella</i> Senior Engineer	11-20-17 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	

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KING COUNTY
D.P.E.R.

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
KING COUNTY PRELIMINARY APPROVAL CONDITIONS

SHEET

KCC-3

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DRAWN BY TAD	DESIGNED BY CTK
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	CHECKED BY CTK	APPROVED BY AGC
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DATE APRIL 15, 2016	
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	J O B No. : 114137.30	
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS		
NO.	DATE	BY	CHD.	APPR.	REVISION		



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GREENBRIDGE PRELIMINARY APPROVAL CONDITIONS (cont):

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.

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.

- G. 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. DRISCOPE). 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-ROUNDBOUTS 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)

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

- 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 ENCR OACH 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-ROUNDBOUTS (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 ROUNDBOUTS 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, 17. 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 ENCR OACH 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 ENCR OACH 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.

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.

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.

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).

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 SEIBACK 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 SEIBACKS 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 SEIBACK 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.

- C. 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.

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
<i>Antij R. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally Cuhle</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

RECEIVED

NOV 17 2017

KING COUNTY
D.P.E.R.

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE

KING COUNTY PRELIMINARY APPROVAL CONDITIONS

SHEET

KCC-4

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
J O B No. : 114137.30	



kpff

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King County
Housing
Authority



SHEET

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Nov 17, 2017 - 8:29am
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GREENBRIDGE PRELIMINARY APPROVAL CONDITIONS (CONT):

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 EDGE LINE 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.

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 WITH 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.

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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.

SWM ADJUSTMENT L03V0066 CONDITIONS OF APPROVAL.

1. THE RELEASE RATES FOR THE DETENTION FACILITY SERVING THE HAMM CREEK SUBBASIN WILL BE BASED ON ONLY THAT PORTION OF THE SITE THAT NATURALLY DRAINS TO THE EAST IN THE PRE-DEVELOPED CONDITIONS.

2. THE VOLUME FOR THE EASTERN DETENTION FACILITY WILL BE BASED ON ALL FLOWS DIRECTED TO THE FACILITY AT FULL DEVELOPMENT UNDER CURRENT ZONING. THE ALLOWED RELEASE RATE WILL BE REDUCED BY ANY UNDETAINED FLOWS THAT WOULD BYPASS THE PROPOSED DRAINAGE FACILITY. THE DETENTION VOLUME SHALL BE SIZED USING THE LEVEL THREE FLOW CONTROL STANDARD IN THE 1998 KCSWDM OR A MODIFIED LEVEL ONE FLOW CONTROL WITH AMENDED SOIL BIOSWALES. A 10 PERCENT VOLUMETRIC FACTOR OF SAFETY MUST BE APPLIED TO ALL STORM EVENT REQUIRING DETENTION.

3. A TIGHTLINE SHALL BE PROVIDED FOR THE EASTERN DETENTION POND TO CONVEY REGULAR RELEASES AND UNDETAINED EMERGENCY OVERFLOWS THROUGH THE OFFICIALLY DESIGNATED STEEP SLOPE PORTION OF THE ON-SITE RAVINE AREA. REGULAR RELEASES ARE REQUIRED TO BE CONNECTED TO THE EXISTING 30-INCH STORM DRAIN SYSTEM THAT CONVEYS STORMWATER TO MYERS WAY SW. EMERGENCY OVERFLOWS MAY BE ALLOWED TO DAYLIGHT ON PROJECT PROPERTY BETWEEN THE STEEP SLOPE AND EXISTING 30-INCH PIPE WITH JUSTIFICATION DURING ENGINEERING REVIEW.

4. ALL ROADSIDE BIOSWALE LANDSCAPE PLANS SHALL BE APPROVED BY KING COUNTY WLRO PRIOR TO ENGINEERING PLAN APPROVAL. PLANTING OF SHRUBBERY AND DECIDUOUS TREES SHALL BE REVIEWED FOR RECOMMENDED DESIGN FEATURES FOUND ON PAGE 6-47 OF THE 1998 KCSWDM.

5. A SPECIAL USE PERMIT SHOULD BE OBTAINED TO ALLOW THE KING COUNTY HOUSING AUTHORITY OR THE HOME OWNERS ASSOCIATION TO PROVIDE ADDITIONAL LANDSCAPE MAINTENANCE ON DRAINAGE FACILITY TRACTS OWNED BY KING COUNTY.

RECEIVED

NOV 17 2017

KING COUNTY
D.P.E.R.

STRV15-0006
L03P0022

KING COUNTY DP&P APPROVAL	
<i>Antis K. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally Schell</i> for First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
J O B No. : 114137.30	



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Seattle, WA 98101
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King County
Housing
Authority



KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
KING COUNTY PRELIMINARY APPROVAL CONDITIONS

SHEET

KCC-5

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WIND ROSE PRELIMINARY APPROVAL CONDITIONS:

1.

KCC TITLE 19A – COMPLIANCE WITH FINAL SHORT SUBDIVISION REQUIREMENTS ALL SUBMITTALS (BUILDING PERMITS, FINAL PLATS, ETC.) SHALL STAND ON THEIR OWN FOR ALL REQUIREMENTS:
- A.

COMPLIANCE WITH ALL OF THE LAND SEGREGATION PROVISIONS OF KING COUNTY CODE (KCC) TITLE 19A.
- B.

THE FINAL SHORT SUBDIVISION RECORDING DOCUMENTS MUST BE PREPARED BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF WASHINGTON. THESE DOCUMENTS SHALL COMPLY WITH THE CONDITIONS OF APPROVAL LISTED IN THIS LETTER
- C.

THE FINAL REVIEW PROCESS MUST BE COMPLETED PRIOR TO THE RECORDING OF THE SHORT SUBDIVISION OR THE SALE OF ANY LOTS CONTAINED WITHIN. THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES) STRONGLY RECOMMENDS THAT THE FINAL SHORT PLAT REVIEW PACKAGE BE SUBMITTED TO THE DEPARTMENT AT LEAST ONE YEAR PRIOR TO THE EXPIRATION DATE OF THE PRELIMINARY APPROVAL LETTER.
- D.

ALL PERSONS HAVING AN OWNERSHIP INTEREST IN THE SUBJECT PROPERTY SHALL SIGN ON THE FACE OF THE FINAL SHORT SUBDIVISION.
- E.

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

PRIOR TO RECORDING KCC 19A.08.160 REQUIRES THAT THE FOLLOWING SITE WORK IS COMPLETED:

1.

DRAINAGE BEST MANAGEMENT PRACTICES (BMP'S) FACILITIES AND EROSION CONTROL MEASURES ARE CONSISTENT WITH K.C.C. 9.04.090;

2.

WATER MAINS AND HYDRANTS (IF REQUIRED) ARE INSTALLED AND FIRE FLOW AVAILABLE;

3.

GRADING AS NECESSARY SO THAT ALL LOTS ARE ACCESSIBLE BY PASSENGER VEHICLE;

4.

SPECIFIC SITE IMPROVEMENTS ARE COMPLETED THAT ARE REQUIRED AND CONDITIONED PRIOR TO SHORT PLAT RECORDING OR REQUIRED TO REMOVE ANY SAFETY HAZARD.

2. REVIEW PROCESS

- A.

PRELIMINARY APPROVAL

PER K.C.C. C. 19A.12.040, PRELIMINARY SHORT SUBDIVISION APPROVAL SHALL BE EFFECTIVE FOR SIXTY MONTHS. IN THE ALTERNATIVE, PER K.C.C. 19A.12.040, IF THE APPLICATION RECEIVES PRELIMINARY APPROVAL PRIOR TO DECEMBER 31, 2011 AND THE APPLICANT MEETS THE PROVISIONS OF SUBSECTIONS A, B AND C, THE PRELIMINARY SUBDIVISION APPROVAL SHALL BE EFFECTIVE FOR EIGHTY-FOUR MONTHS.
- B.

BUILT GREEN™: A THREE-STAR RATING UNDER THE BUILT GREEN™ "GREEN COMMUNITIES" PROGRAM MUST BE ACHIEVED FOR THE COMBINED WIND ROSE AND GREENBRIDGE PROJECT SITE. THIS NOTE SHALL BE SHOWN ON THE FACE OF THE FINAL SHORT PLAT. IF A BUILDING PERMIT IS SUBMITTED PRIOR TO ANY FINAL SHORT PLAT, THE BUILDING PERMIT APPLICATION MATERIALS SHALL DEMONSTRATE HOW THE PROJECT SITE, AS AN ADDITION TO GREENBRIDGE, ACHIEVES A THREE-STAR RATING UNDER THE BUILT GREEN™ "GREEN COMMUNITIES " PROGRAM.
- C.

THE DEVELOPMENT SHALL HAVE A MINIMUM OF 8 (OF LOW INCOME) OR 11 (IF MARKET RATE) UNITS, A MAXIMUM OF 80 UNITS, A MAXIMUM OF 6 LOTS AND AN OPTION FOR A MAXIMUM OF 10,000 GROSS SQUARE FEET OF NON-RESIDENTIAL USES. ALL DIMENSIONS OF THE LOTS SHALL BE SHOWN ON THE FACE OF THE APPROVED PRELIMINARY SHORT PLAT. MINOR REVISIONS TO THE PLAT MAY BE APPROVED AT THE DISCRETION OF DDES AS DESCRIBED IN CONDITION 6.

3. SITE DEVELOPMENT STANDARDS

- THE SITE DEVELOPMENT STANDARDS SPECIFIED BELOW APPLY TO ALL DEVELOPMENTS WITHIN WIND ROSE. THESE STANDARDS SUPERSEDE AND MODIFY TITLE 21A ZONING CODE DEVELOPMENT STANDARDS FOR DENSITY AND DIMENSIONS, DESIGN, PARKING, AND LANDSCAPING. TITLE 21A DEVELOPMENT STANDARDS WHICH ARE NOT SPECIFICALLY MODIFIED SHALL APPLY. FURTHER MODIFICATIONS TO THE SITE DEVELOPMENT STANDARDS MAY BE APPROVED PURSUANT TO CONDITION 6.
- A.

DENSITY AND DIMENSIONS

THE DENSITY AND DIMENSION STANDARDS ARE PROVIDED IN ATTACHMENT F. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.
- B.

DESIGN REQUIREMENTS

THE DESIGN REQUIREMENTS ARE PROVIDED IN ATTACHMENT G. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

- C.

LANDSCAPING

THE LANDSCAPE REQUIREMENTS ARE PROVIDED IN ATTACHMENT H. 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 I. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.
- E.

PERMITTED USES

THE PERMITTED USES ARE PROVIDED IN ATTACHMENT J. A NOTE SHALL BE PLACED ON THE FINAL PLAT REQUIRING CONFORMANCE WITH THESE STANDARDS.

4. OTHER DEVELOPMENT STANDARDS

EXCEPT AS MODIFIED IN THIS APPROVAL, ALL COUNTY CODES AND REGULATIONS ADOPTED AND IN EFFECT ON THE DATE OF APPLICATION SUBMITTAL FOR THE PRELIMINARY PLAT (SEPTEMBER 30, 2010) SHALL APPLY TO WIND ROSE.

5. OTHER VESTING OF DEVELOPMENT STANDARDS, MITIGATION, AND FEES

ALL DEVELOPMENT WITHIN WIND ROSE SHALL BE GOVERNED BY THE DEVELOPMENT STANDARDS IN EFFECT ON SEPTEMBER 30, 2010 AND AS 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 OR 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 FUTURE APPLICATIONS.
- C.

WHERE KING COUNTY DETERMINES SUBSEQUENTLY ADOPTED STANDARDS ARE NECESSARY TO ADDRESS IMMINENT PUBLIC HEALTH AND SAFETY HAZARDS OR NEW CONDITIONS ARE IMPOSED TO FACILITATE A MAJOR PERMIT MODIFICATION.

6. FLEXIBILITY AND MODIFICATION OF STANDARDS

K.C.C. 21A.55.060 (J) ACKNOWLEDGES THE POSSIBILITY THAT SITE PLAN ELEMENTS OR CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT MAY BE REQUESTED TO BE AMENDED OR MODIFIED. THIS SECTION PROVIDES A FRAMEWORK FOR DISTINGUISHING VARIOUS TYPES OF 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 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 80 (THE MAXIMUM NUMBER APPROVED);

B.

THE TOTAL NUMBER OF DWELLING UNITS IS NO LESS THAN 8 LOW INCOME UNITS (THE MINIMUM NUMBER BASED ON K.C.C. 21A.55.060 DENSITY CALCULATIONS) OR NO LESS THAN 11 MARKET RATE UNITS (THE MINIMUM NUMBERS BASED ON K.C.C. 21A.12); AND
2.

CHANGES IN THE LOCATION AND NUMBER OF LOTS (I.E. CONSOLIDATE, ALTER, RECONFIGURE OR RELOCATE LOTS), PROVIDED THE TOTAL NUMBER OF LOTS IDENTIFIED FOR CONSTRUCTION OF BUILDINGS IS NOT INCREASED ABOVE 6.
3.

CODE MODIFICATIONS SUBMITTED IN CONJUNCTION WITH THE AUTHORIZED CHANGES LISTED ABOVE.
4.

OTHER AMENDMENTS OR MODIFICATIONS REQUESTED BY THE APPLICANT, WHICH DDES DETERMINES TO BE REASONABLY CONSISTENT WITH THE PRE-APPROVED RANGES OR DEVELOPMENT STANDARDS OF THE WIND ROSE DEMONSTRATION PROJECT.

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THE DIRECTOR/DESIGNEE SHALL REVIEW EACH REQUESTED AUTHORIZED MODIFICATION TO VERIFY THAT THE MODIFICATION REQUESTED IS WITHIN THE SCOPE OF THOSE IDENTIFIED ABOVE AND TO VERIFY THAT NO OTHER REGULATED FEATURE HAS BEEN AFFECTED BY THE AUTHORIZED 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 OF CONSIDERATION UNDER THOSE STANDARDS PROVIDED IN THE FOLLOWING TWO SECTIONS.

B. ADMINISTRATIVE MINOR MODIFICATIONS:

1.

MINOR CHANGES TO THE LOCATION AND DESIGN OF ACCESS. 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.
2.

DEVELOPMENT OF THE ENTIRE SITE WITHOUT A FINAL SHORT PLAT, IF NO LAND CONVEYANCE IS NECESSARY AND DEVELOPMENT IS DONE SOLELY WITH BUILDING PERMITS.
3.

CODE MODIFICATIONS SUBMITTED IN CONJUNCTION WITH THE AUTHORIZED CHANGES LISTED ABOVE.
4.

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.
5.

OTHER AMENDMENTS OR MODIFICATIONS TO THE PRELIMINARY PLAT OR PRELIMINARY PLAT CONDITIONS WHICH DDES DETERMINES TO BE REASONABLY CONSISTENT WITH THE PURPOSE OF THE APPROVED USES AND DEVELOPMENT STANDARDS FOR THE WIND ROSE DEMONSTRATION PROJECT.

THE DIRECTOR/DESIGNEE MAY APPROVE, OR APPROVE WITH CONDITIONS, THE REQUESTED MINOR MODIFICATION UPON DETERMINING THAT THE PROPOSED MODIFICATIONS REASONABLY MEET OR EXCEED 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 REVIEW SHALL BE CONSISTENT WITH THE TIME PERIOD ESTABLISHED FOR THE UNDERLYING PERMIT.

C. MAJOR MODIFICATIONS:

PROPOSED MAJOR MODIFICATIONS SHALL BE REVIEWED THROUGH A NEW SHORT PLAT APPLICATION. FOR VESTING PURPOSES, A MAJOR MODIFICATION IS CONSIDERED TO BE A NEW APPLICATION WHEN:

1.

CHANGES IN THE NUMBER OF RESIDENTIAL UNITS WHERE THE CHANGE WILL RESULT IN AN INCREASE ABOVE THE MAXIMUM NUMBER OF UNITS (80).
2.

CHANGES IN THE NUMBER OF RESIDENTIAL UNITS WHERE THE CHANGE WILL RESULT IN A DECREASE BELOW 8 LOW INCOME HOUSING UNITS OR BELOW 11 MARKET RATE HOUSING UNITS.
3.

CHANGES IN THE NUMBER OF LOTS WHERE THE CHANGE WILL RESULT IN AN INCREASE ABOVE THE MAXIMUM NUMBER OF LOTS (6).
4.

ANY OTHER CHANGE WHICH DOES NOT QUALIFY (OR WAS DENIED) AS AN ADMINISTRATIVE MINOR MODIFICATION.

D. PROPOSED MAJOR MODIFICATIONS SHALL BE REVIEWED USING THE SAME PROCEDURES AND REQUIREMENTS AS A TYPE 2 LAND USE DECISION. FOR VESTING PURPOSES, A MAJOR MODIFICATION IS CONSIDERED TO BE A NEW APPLICATION. HOWEVER, THE CHANGE IN VESTING SHALL ONLY APPLY TO THAT ASPECT OF THE DEVELOPMENT APPROVAL BEING PROPOSED FOR MAJOR MODIFICATION.

7. REVIEW PROCESS FOR FUTURE CODE MODIFICATIONS AND WAIVERS

- A.

EXCEPT AS PROVIDED IN CONDITION 6 ABOVE, THE RANGE OF PROPOSED FUTURE MODIFICATIONS AND WAIVERS TO DEVELOP REGULATIONS SHALL ONLY INCLUDE THE FOLLOWING KING COUNTY CODE REGULATIONS AND RELATED PUBLIC RULES:

1.

DRAINAGE REVIEW REQUIREMENTS PURSUANT TO K.C.C. CHAPTER 9.04 AND THE 2009 SURFACE WATER DESIGN MANUAL.

2.

KING COUNTY ROAD STANDARDS PURSUANT TO K.C.C. 14.42 AND THE 2007 KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS.

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.

CRITICAL AREAS 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 A WAIVER OR MODIFICATION, TOGETHER WITH SUPPORTING DOCUMENTATION, WHICH IT BELIEVES TO BE A QUALIFIED MODIFICATION OR WAIVER EITHER BEFORE OR IN CONJUNCTION WITH AN APPLICATION FOR ONE OF THE FOLLOWING PERMITS, INCLUDING IMPLEMENTATION APPROVALS (E.G. FINAL SHORT PLAT APPROVAL):

A.

A SITE DEVELOPMENT PERMIT,

B.

A BINDING SITE PLAN,

C.

A BUILDING PERMIT,

D.

A SHORT SUBDIVISION,

E.

A SUBDIVISION,

F.

A CONDITIONAL USE PERMIT,

G.

A CLEARING AND GRADING PERMIT.
2.

EXCEPT FOR AN APPLICANT'S REQUEST FOR A MODIFICATION OR WAIVER THAT IMPLEMENTS THE PRELIMINARY PLAT APPROVAL, IS IN CONJUNCTION WITH A PRELIMINARY PLAT AMENDMENT OR MODIFICATION REQUEST, OR IS A NEW SUBDIVISION, MODIFICATION OR WAIVER, APPLICATIONS SHALL BE TYPE II DECISIONS. DRAINAGE ADJUSTMENTS AND ROAD VARIANCES SHALL BE HANDLED PER K.C.C. 9.04 AND K.C.C. 14.42 RESPECTIVELY. REQUESTS IN CONJUNCTION WITH A PRELIMINARY SHORT PLAT AMENDMENT OR MODIFICATION SHALL BE REVIEWED AS AUTHORIZED AS MINOR PRELIMINARY SHORT PLAT AMENDMENTS OR MODIFICATIONS, PROVIDED THE APPLICATION SHALL MEET THE REVIEW STANDARDS SET FORTH BELOW.
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 AN APPEAL OF THE UNDERLYING PERMIT.

8. REVIEW CRITERIA FOR CODE MODIFICATIONS AND WAIVERS

- A.

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.
1.

APPLICATIONS MUST DEMONSTRATE HOW THE PROPOSED PROJECT, WHEN CONSIDERED AS A WHOLE WITH THE APPROVED PRELIMINARY PLAT/SUBDIVISION MODIFICATIONS AND PROPOSED MODIFICATIONS OR WAIVERS TO THE CODE, WILL MEET ALL OF THE CRITERIA LISTED IN THIS SUBSECTION, AS COMPARED TO DEVELOPMENT WITHOUT THE MODIFICATION OR WAIVER, AND ACHIEVES HIGHER QUALITY URBAN DEVELOPMENT; ENHANCES INFILL, REDEVELOPMENT AND GREENFIELD DEVELOPMENT; OPTIMIZES SITE UTILIZATION; STIMULATES NEIGHBORHOOD REDEVELOPMENT; AND ENHANCES PEDESTRIAN EXPERIENCES AND SENSE OF PLACE AND COMMUNITY.
2.

ANY INDIVIDUAL REQUEST FOR A MODIFICATION OR WAIVER, WHEN CONSIDERED TOGETHER WITH THE APPROVED PRELIMINARY PLAT/SUBDIVISION MODIFICATIONS, MUST MEET TWO OR MORE OF CRITERIA AS FOLLOWS:

A.

USES THE NATURAL SITE CHARACTERISTICS TO PROTECT THE NATURAL SYSTEMS;

B.

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

- C.

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; OR
- D.

WHERE APPLICABLE, REDUCES HOUSING COSTS FOR FUTURE PROJECT RESIDENTS OR TENANTS WITHOUT DECREASING ENVIRONMENTAL PROTECTION.
3.

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

9. COMMUNITY-ORIENTED USES

IF NON-RESIDENTIAL USES ARE PROVIDED, THERE SHALL BE A MAXIMUM OF 10,000 SQUARE FEET OF NON-RESIDENTIAL USES IN THE PROJECT, EXCLUDING THE PARKING AREA FOR SUCH USES.

10. GEOTECHNICAL

- A.

ALL GRADING, BUILDING, AND DEVELOPMENT ACTIVITIES SHALL HONOR THE RECOMMENDATIONS PRESENTED IN THE PROJECT GEOTECHNICAL STUDY BY GEOENGINEERS, DATED AUGUST 18, 2010.
- B.

EACH GRADING AND BUILDING PERMIT APPLICATION SHALL BE ACCOMPANIED BY A REVIEW AND APPROVAL OF THE DEVELOPMENT PROPOSAL BY THE PROJECT GEOTECHNICAL ENGINEER. ONSITE INSPECTIONS AND APPROVALS OF SITE DEVELOPMENT DURING CONSTRUCTION ACTIVITY MAY BE REQUIRED.

11. SURFACE WATER MANAGEMENT AND CONTROL (TITLE 9 KCC) 2009 KING COUNTY SURFACE WATER DESIGN MANUAL (SWDM)

FINAL SHORT PLAT APPROVAL OR BUILDING PERMIT APPROVAL, AS APPLICABLE, SHALL REQUIRE FULL COMPLIANCE WITH THE DRAINAGE PROVISIONS SET FORTH IN KING COUNTY CODE (KCC) 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 SWDM MUST ALSO BE SATISFIED DURING ENGINEERING AND FINAL REVIEW UNLESS OTHERWISE APPROVED BY DDES.

- A.

DRAINAGE PLANS AND ANALYSIS SHALL COMPLY WITH THE 2009 SWDM. DDES APPROVAL OF THE DRAINAGE AND ROADWAY PLANS IS REQUIRED PRIOR TO ANY CONSTRUCTION.
- B.

OFFSITE SWALE STABILIZATION AND CULVERT INSTALLATION ARE PROPOSED PER THE PRELIMINARY DRAINAGE PLAN RECEIVED FEBRUARY 11, 2011. THESE IMPROVEMENTS SHALL BE SHOWN ON THE ENGINEERING PLANS. APPROPRIATE DRAINAGE EASEMENTS SHALL BE SUBMITTED FOR THESE IMPROVEMENTS.
- C.

STANDARD PLAN NOTES AND A CONSTRUCTION SEQUENCE AS SPECIFIED IN THE SWDM SHALL BE SHOWN ON THE ENGINEERING PLANS (REFERENCE SECTION 7B).
- D.

AS REQUIRED IN CHAPTER 2 OF THE DRAINAGE MANUAL, A STORM WATER POLLUTION PREVENTION AND SPILL (SWPPS) PLAN SHALL BE INCLUDED WITH THE PROJECT ENGINEERING PLANS.
- E.

TO IMPLEMENT THE REQUIRED BEST MANAGEMENT PRACTICES (BMP) FOR TREATMENT OF STORM WATER, THE FINAL ENGINEERING PLANS AND TECHNICAL INFORMATION REPORT (TIR) SHALL CLEARLY DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE DESIGN STANDARDS. AS DESCRIBED IN CHAPTER 5 OF THE DRAINAGE MANUAL, A SUBDIVISION PROJECT MAY IMPLEMENT THE REQUIRED BMPS OR DEFER THE BMP REQUIREMENTS UNTIL FUTURE REVIEW OF BUILDING PERMITS. IN EITHER CASE, THE FINAL ENGINEERING PLANS SHALL CLEARLY INDICATE THE APPLICABLE BMP STANDARDS AND REQUIREMENTS FOR IMPLEMENTATION ON THE RECORDED PLAT. ANY PROPOSED CLEARING AND GRADING OF THE SITE SHALL ALSO COMPLY WITH THE SOIL AMENDMENT REQUIREMENTS IN KCC 16.82.100.
- F.

A PROPOSAL TO IMPLEMENT THE REQUIRED BMPS FOR DEVELOPMENT OF THE SUBDIVISION AND TO RECEIVE CREDIT IN SIZING THE FLOW CONTROL FACILITY SHOULD BE INCLUDED WITH THE ENGINEERING SUBMITTAL. THE ENGINEERING PLANS AND TECHNICAL INFORMATION REPORT SHALL PROVIDE ALL REQUIRED DESIGN STANDARDS AND PROCEDURES FOR IMPLEMENTING THE BMPS WHEN APPLIED. DURING ENGINEERING REVIEW, THE APPLICANT MAY ALSO CHOOSE ALTERNATIVE DESIGNS FOR BEST MANAGEMENT PRACTICES AS ALLOWED BY THE SWDM. THE FINAL RECORDED PLAT SHALL INCLUDE COVENANTS, EASEMENTS, NOTES, AND OTHER DETAILS TO IMPLEMENT THE BMP'S FOR SITE DEVELOPMENT WHEN APPLIED

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L03P0022

KING COUNTY DP&P APPROVAL	
<i>Antony R. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally Gubel</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
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NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
JOB No. : 114137.30	



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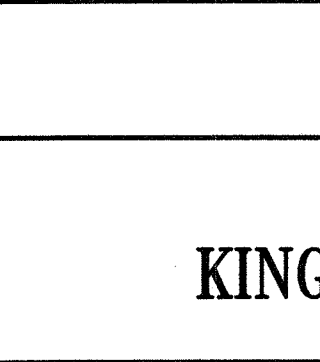
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WIND ROSE

KING COUNTY PRELIMINARY APPROVAL CONDITIONS

SHEET

KCC-6

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WINDROSE PRELIMINARY APPROVAL CONDITIONS (CONT):

- G. STORM WATER FACILITIES SHALL BE DESIGNED USING THE KORTS LEVEL 3 FLOW CONTROL STANDARD. WATER QUALITY FACILITIES SHALL ALSO BE PROVIDED USING THE BASIC PROTECTION MENU. ALL RUNOFF CONTROL FACILITIES SHALL BE LOCATED IN A SEPARATE TRACT AND/OR RIGHT-OF-WAY DEDICATED TO KING COUNTY OR IF PORTIONS OF THE DRAINAGE TRACT ARE USED FOR RECREATION SPACE IN ACCORDANCE WITH KCC 21A.14.180 AND/OR RIGHT-OF WAY IS PRIVATELY MAINTAINED, A PUBLIC DRAINAGE EASEMENT SHALL BE PROVIDED. IF REQUIRED, THE SIZE OF THE PROPOSED DRAINAGE TRACTS MAY HAVE TO INCREASE TO ACCOMMODATE THE REQUIRED DETENTION STORAGE VOLUMES AND WATER QUALITY FACILITIES
- H. IF THE STORM WATER BMP'S ARE DEFERRED UNTIL BUILDING PERMIT REVIEW, THE FOLLOWING NOTE SHALL BE SHOWN ON THE FINAL RECORDED PLAT:

"PERMIT APPLICATIONS FOR BUILDINGS OR OTHER IMPROVEMENTS CONSTRUCTED ON LOTS CREATED BY THIS SUBDIVISION MUST BE REVIEWED BY KING COUNTY FOR COMPLIANCE WITH BEST MANAGEMENT PRACTICES (BMP'S) AND OTHER APPLICABLE DRAINAGE STANDARDS AS SPECIFIED IN THE SWDM. AS DETERMINED BY KING COUNTY, THE PERMIT APPLICANT FOR EACH LOT MUST PREPARE A DRAINAGE SITE PLAN WITH PROCEDURES FOR DESIGN AND MAINTENANCE DETAILS, AND RECORD A DECLARATION OF COVENANT AND GRANT OF EASEMENT FOR IMPLEMENTATION OF THE BMP'S."

12. SURFACE ACCESS REQUIREMENTS (TITLE 14 KCC) 2007 KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS)

ROADWAY IMPROVEMENTS ARE REQUIRED TO ADDRESS ACCESS REQUIREMENTS AND IMPACTS TO EXISTING ROADS AND RIGHT-OF-WAY. THE EXTENT OF IMPROVEMENTS (CONDITIONED BELOW) REQUIRES SUBMITTAL OF ENGINEERING PLAN AND PROFILES AND APPROPRIATE REVIEW FEES. PLANS SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON AND CONTAIN THE APPLICABLE ELEMENTS OUTLINED IN KCRDCS AND/OR THE 2009 SURFACE WATER DESIGN MANUAL (SEE SECTION 2.2.2). PLEASE NOTE THAT THE APPLICANT SHOULD SUBMIT THE PLANS A MINIMUM OF ONE YEAR PRIOR TO THE PRELIMINARY APPROVAL EXPIRATION DATE.

ALL CONSTRUCTION AND UPGRADING OF PUBLIC AND PRIVATE ROADS SHALL BE DONE IN ACCORDANCE WITH THE 2007 KCRDCS ESTABLISHED AND ADOPTED BY ORDINANCE NO. 15753, AS AMENDED. THE PROPOSED SHORT SUBDIVISION SHALL COMPLY WITH THE KCRDCS INCLUDING THE FOLLOWING REQUIREMENTS, UNLESS OTHERWISE APPROVED BY DDES:

- A. THE FRONTAGE ALONG SW ROXBURY STREET SHALL BE IMPROVED TO THE URBAN SUBCOLLECTOR STREET STANDARD (SOUTH SIDE) AND AS NECESSARY TO INCORPORATE THE PROPOSED CHANNELIZATION AND PARKING PLAN. THESE IMPROVEMENTS ARE SHOWN ON THE CONCEPTUAL TRAFFIC IMPROVEMENT PLAN (SIGNAL, STRIPING, LIGHTING AND SIGNING) RECEIVED FEBRUARY 3, 2011.
- B. REVISE THE SIGNALIZATION SYSTEM AT THE INTERSECTION OF 4TH AVENUE SW AND SW ROXBURY STREET AS SHOWN ON THE CONCEPTUAL TRAFFIC IMPROVEMENT PLAN (SIGNAL, STRIPING, LIGHTING AND SIGNING) RECEIVED FEBRUARY 3, 2011. THIS SHALL INCLUDE REVISIONS TO THE CHANNELIZATION AND, POTENTIALLY, ROADWAY ILLUMINATION SYSTEM. PLANS FOR THESE REVISIONS SHALL BE SUBMITTED TO THE CITY OF SEATTLE. COPIES OF THE APPROVED PLANS OR OTHER CORRESPONDENCE CONFIRMING THE PROPOSED REVISIONS SHALL BE PROVIDED TO KCDOT.
- C. MINOR RECONSTRUCTION OF 4TH AVENUE SW URBAN SHOULDER IMPROVEMENTS (CURBS AND GUTTERS, SIDEWALKS, AND EXISTING DRIVEWAYS) WILL BE REQUIRED UPON THE SUBMITTAL OF SUBSEQUENT PERMIT ACTIVITY. THIS MAY INCLUDE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES THAT DO NOT CONFORM TO THE NEW ACCESS CONFIGURATION -- AND REPLACEMENT OF ANY NON-CONFORMING DRIVEWAYS WITH FULL-WIDTH SIDEWALK AND STANDARD VERTICAL CURBING WITH GUTTERS.
- D. NO MORE THAN ONE DIRECT ACCESS TO 4TH AVENUE SW (DRIVEWAY OR PRIVATE ROAD) WILL BE APPROVED.

MODIFICATIONS TO THE ABOVE ROAD IMPROVEMENT CONDITIONS MAY BE CONSIDERED BY KING COUNTY PURSUANT TO THE VARIANCE PROCEDURES IN KCRDCS 1.12. ANY REQUEST FOR A ROAD VARIANCE SHALL BE SUBMITTED TO DDES ON THE APPROPRIATE FORM AND WITH THE MINIMUM FEE DEPOSIT. OTHER ENGINEERING DETAILS THAT MAY BE SHOWN ON THE PRELIMINARY SITE PLAN WITH THE EXCEPTION OF THE ABOVE MAY NOT HAVE BEEN REVIEWED FOR COMPLIANCE WITH KCRDCS. IF DIFFERENCES EXIST, THE FINAL DESIGN SHALL BE MODIFIED TO MEET KCRDCS. IN ADDITION TO THE ABOVE CONDITIONS, RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED FOR ANY UTILITY WORK IN COUNTY RIGHT-OF-WAY

13. THE APPLICANT OR SUBSEQUENT OWNER SHALL COMPLY WITH ROAD MITIGATION PAYMENT SYSTEM (MPS), KING COUNTY CODE 14.75, BY PAYING THE REQUIRED MPS FEE AND ADMINISTRATION FEE AS DETERMINED BY KING COUNTY DEPARTMENT OF TRANSPORTATION. THE APPLICANT HAS AN OPTION TO EITHER:

- A. PAY THE MPS FEE AT FINAL SHORT PLAT RECORDING, OR
- B. 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 SHORT PLAT APPLICATION AND A NOTE SHALL BE PLACED ON THE FACE OF THE SHORT 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 THE 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.

14. SITE IMPROVEMENT INSPECTIONS, FEES AND FINANCIAL GUARANTEES (TITLE 19A & 27 KCC)

THIS SHORT PLAT WAS CONDITIONED TO CONSTRUCT/RECONSTRUCT ROAD ACCESS/RIGHT-OF-WAY IMPROVEMENTS AND/OR DRAINAGE FACILITIES. APPROVED ENGINEERING PLANS, INSPECTION FEE AND APPLICABLE FINANCIAL GUARANTEES ARE REQUIRED PRIOR TO EITHER STARTING CONSTRUCTION OR RECORDING THIS SHORT PLAT. AT THE TIME OF ENGINEERING PLAN APPROVAL, YOU WILL BE NOTIFIED OF THE FEE AMOUNT THAT WILL BE REQUIRED TO INSPECT CONSTRUCTION AND THE AMOUNT SHALL BE DEPOSITED WITH DDES AND OF THE FINANCIAL GUARANTEE AMOUNT(S) REQUIRED PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING. PLEASE NOTE THAT THE PRE-CONSTRUCTION MEETING IS MANDATORY PRIOR TO THE START OF ANY WORK (INCLUDING SITE CLEARING) OR THE RECORDING OF THE SHORT PLAT.

15. FIRE CODE (KCC TITLE 17) – SECTION 503 OF THE INTERNATIONAL FIRE CODE (IFC)

PRELIMINARY FIRE ENGINEERING APPROVAL HAS BEEN GRANTED WITH THE FOLLOWING CONDITION, WHICH SHALL APPEAR ON THE FINAL PLAT:

**** SPRINKLERS REQUIRED ****

ANY FUTURE RESIDENCES CONSTRUCTED WITHIN THIS SUBDIVISION ARE REQUIRED TO BE SPRINKLED UNLESS THE REQUIREMENT IS REMOVED BY THE KING COUNTY FIRE MARSHAL OR HIS/HER DESIGNEE.

16. ZONING CODE (KCC 21A.12)

DENSITY AND DIMENSIONS (KCC 21A.12)

ALL LOTS SHALL MEET THE DENSITY AND DIMENSIONS REQUIREMENTS OF THE R-18 AND NB ZONE CLASSIFICATIONS, UNLESS OTHERWISE MODIFIED OR WAIVED IN ACCORDANCE WITH ATTACHMENT J. MINOR REVISIONS TO THE SHORT SUBDIVISION, WHICH DO NOT RESULT IN SUBSTANTIAL CHANGES AND/OR DO NOT CREATE ADDITIONAL LOTS, MAY BE APPROVED AT THE DISCRETION OF THE DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES.

17. STREET TREES SHALL BE PROVIDED AS FOLLOWS (PER KCRDCS 5.03 AND KCC 21A.16.050). SEE ATTACHMENT H FOR ADDITIONAL CONDITIONS:

- A. THE APPLICANT SHALL SUBMIT A STREET TREE PLAN AND BOND QUANTITY WORKSHEET FOR REVIEW AND APPROVAL BY DDES PRIOR TO ENGINEERING PLAN APPROVAL (IF REQUIRED), OR IF ENGINEERING PLANS ARE NOT REQUIRED, AT THE TIME OF THE REQUIRED PRE-CONSTRUCTION MEETING. AS AN ALTERNATE, THE STREET TREE PLAN AND BOND QUANTITY WORKSHEET MAY BE SUBMITTED FOR REVIEW AND APPROVE BY DDES PRIOR TO BUILDING PERMIT APPROVAL AND ISSUANCE.
- B.
- C. IF STREET TREES ARE PROPOSED ALONG 4TH AVENUE SW, THE STREET TREE PLAN SHALL BE REVIEWED BY METRO AS 4TH AVENUE SW IS ON A BUS ROUTE.
- D. THE STREET TREES MUST BE INSTALLED AND INSPECTED, OR A PERFORMANCE BOND POSTED (IF APPLICABLE) PRIOR TO RECORDING OF THE PLAT OR AT ISSUANCE OF THE BUILDING PERMIT, 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 WITHIN THREE MONTHS OF FINAL OCCUPANCY, 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 TWO YEARS. AFTER TWO YEARS, THE MAINTENANCE BOND MAY BE RELEASED AFTER DDES HAS COMPLETED A SECOND INSPECTION AND DETERMINED THAT THE TREES HAVE BEEN KEPT HEALTHY AND THRIVING.
- E. 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.

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

18. RECREATION SPACE

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], ETC.).

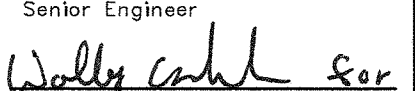
1. A PHASED DETAILED RECREATION SPACE PLAN (I.E., LANDSCAPE SPECS, EQUIPMENT SPECS, ETC.) CONSISTENT WITH THE OVERALL CONCEPTUAL PLAN SHALL BE SUBMITTED TO DDES FOR REVIEW AND APPROVAL PRIOR TO OR CONCURRENT WITH THE SUBMITTAL OF THE ENGINEERING PLAN OR PRIOR TO SUBMITTAL OF THE FIRST COMMERCIAL BUILDING PERMIT, WHICHEVER IS FIRST.
2. A PERFORMANCE BOND, IF NECESSARY, FOR RECREATION SPACE IMPROVEMENTS SHALL BE POSTED PRIOR TO RECORDING OF THE PLAT OR THE APPROVAL OF A BUILDING PERMIT CONTAINING RECREATION SPACE AND FACILITIES, WHICHEVER IS FIRST.
19. IN THE EVENT THAT ANY ARCHAEOLOGICAL OBJECTS ARE UNCOVERED ON THE SITE, THE APPLICANT SHALL COMPLY WITH RCW CHAPTER 27.53, ARCHAEOLOGICAL SITES AND RESOURCES. IMMEDIATE NOTIFICATION AND CONSULTATION WITH THE STATE OFFICE OF ARCHAEOLOGY AND HISTORICAL PRESERVATION, KING COUNTY OFFICE OF CULTURAL RESOURCES AND RELEVANT TRIBES (INCLUDING THE SUQUAMISH, PUYYALLUP AND MUCKLESHOOT TRIBES) IS REQUIRED IF DISCOVERED MATERIALS ARE PREHISTORIC AND/OR AN ARCHAEOLOGICAL SITE IS PRESENT.
20. A HOMEOWNERS' ASSOCIATION OR OTHER WORKABLE ORGANIZATION SHALL BE ESTABLISHED TO THE SATISFACTION OF DDES WHICH PROVIDES FOR THE OWNERSHIP AND CONTINUED MAINTENANCE OF THE RECREATION SPACE.
21. THE FOLLOWING CONDITIONS HAVE BEEN ESTABLISHED UNDER SEPA AUTHORITY AS REQUIREMENTS NECESSARY TO MITIGATE THE ADVERSE ENVIRONMENTAL IMPACTS OF THIS DEVELOPMENT. THESE MITIGATION MEASURES WERE ADOPTED TO ELIMINATE OR MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS. THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THESE ITEMS, WHERE APPLICABLE, PRIOR TO FINAL PLAT APPROVAL OR ISSUANCE OF A BUILDING PERMIT, WHICHEVER IS FIRST:

- A. MITIGATE NOISE LEVELS FOR UNITS WITHIN A 200±-FOOT ARC OF THE NORTHWEST CORNER OF THE SITE BY IMPLEMENTING BUILDING SOUND PROOFING THROUGH SPECIAL CONSTRUCTION TECHNIQUES, OR THROUGH A MODIFICATION TO SITE DESIGN. (SEE APPENDIX F, "AIR QUALITY AND ENVIRONMENTAL NOISE IMPACT REVIEWS", PREPARED BY ENVIRON INTERNATIONAL CORPORATION) ALSO, SEE SECTION 3.12.6 OF THE ENVIRONMENTAL ASSESSMENT DOCUMENT FOR SPECIFIC CONSTRUCTION RECOMMENDATIONS PROVIDED BY THE PROJECT ARCHITECT, GGLO.
- B. MITIGATE FOR IDENTIFIED LOCALIZED AREAS OF POTENTIAL OR ACTUAL SOIL CONTAMINATION: "REMOVAL OF SOME LOCALIZED AREAS OF OIL-STAINED VEGETATION NEAR THE NORTHWESTERN PROPERTY LINE OF PARCEL 0623049296 AND SUPPLEMENTAL SOIL SAMPLING ON THIS PARCEL TO CONFIRM THAT ARSENIC AND/OR CADMIUM CONCENTRATIONS ARE LESS THAN MTCA METHOD A CLEANUP LEVELS". (SEE APPENDIX E, "SUMMARY OF EXISTING CONDITIONS REGARDING ENVIRONMENTAL ASSESSMENT STUDIES", PREPARED BY GEOENGINEERS, INC.)

22. HEALTH (KCC 13)

THIS PROJECT IS EXEMPT FROM FURTHER KING COUNTY HEATH DEPARTMENT REVIEW. HOWEVER, IF IMPROVEMENTS ARE REQUIRED BY THE SEWER AND/OR WATER PURVEYOR TO SERVE THE LOTS IN THIS SHORT PLAT, THEN WRITTEN DOCUMENTATION SHALL BE PROVIDED FROM SAID PURVEYOR(S) TO VERIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN BONDED AND/OR INSTALLED, AND ALL NECESSARY EASEMENTS HAVE BEEN PROVIDED, PRIOR TO FINAL RECORDING OF THE SHORT PLAT.

STRV15--0006
L03P0022

KING COUNTY DP&P APPROVAL	
 Review Engineer	11-20-17 Date
Senior Engineer	Date
 First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

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5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DRAWN BY TAD	DESIGNED BY CTK
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	CHECKED BY CTK	APPROVED BY AGC
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DATE APRIL 15, 2016	
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	J O B No. : 114137.30	
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS		
NO.	DATE	BY	CHD.	APPR.	REVISION		



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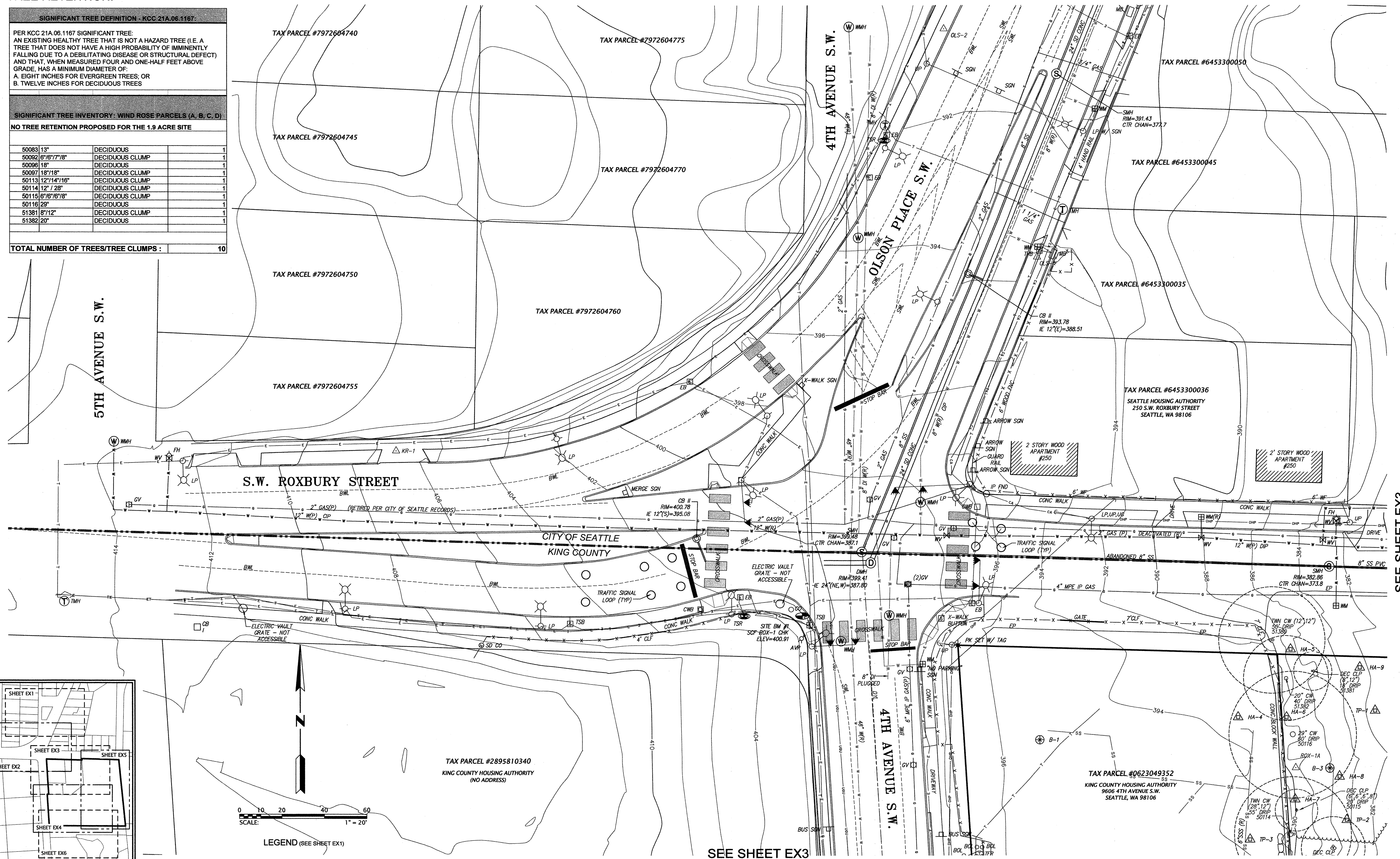
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KING COUNTY HOUSING AUTHORITY WHITE CENTER, WASHINGTON		SHEET
WIND ROSE KING COUNTY PRELIMINARY APPROVAL CONDITIONS		KCC-7

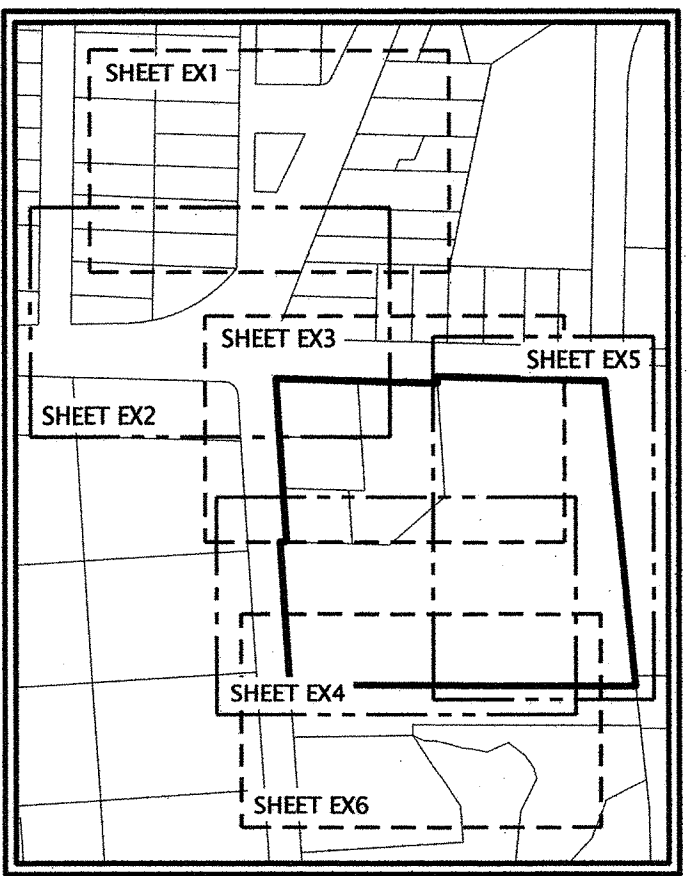
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SIGNIFICANT TREE DEFINITION - KCC 21A.06.1167:		
PER KCC 21A.06.1167 SIGNIFICANT TREE: AN EXISTING HEALTHY TREE THAT IS NOT A HAZARD TREE (I.E. A TREE THAT DOES NOT HAVE A HIGH PROBABILITY OF IMMINENTLY FALLING DUE TO A DEBILITATING DISEASE OR STRUCTURAL DEFECT) AND THAT, WHEN MEASURED FOUR AND ONE-HALF FEET ABOVE GRADE, HAS A MINIMUM DIAMETER OF: A. EIGHT INCHES FOR EVERGREEN TREES; OR B. TWELVE INCHES FOR DECIDUOUS TREES		
SIGNIFICANT TREE INVENTORY: WIND ROSE PARCELS (A, B, C, D)		
NO TREE RETENTION PROPOSED FOR THE 1.9 ACRE SITE		
50083	13"	DECIDUOUS
50092	6"/6"/7"/8"	DECIDUOUS CLUMP
50096	18"	DECIDUOUS
50087	18"/18"	DECIDUOUS CLUMP
50113	12"/14"/16"	DECIDUOUS CLUMP
50114	12" / 28"	DECIDUOUS CLUMP
50115	6"/6"/6"/8"	DECIDUOUS CLUMP
50116	29"	DECIDUOUS
51381	8"/12"	DECIDUOUS CLUMP
51382	20"	DECIDUOUS
TOTAL NUMBER OF TREES/TREE CLUMPS :		



SEE SHEET EX3

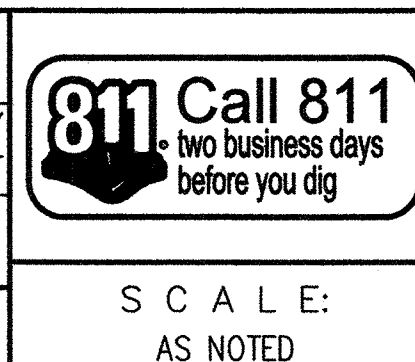
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CHECKED BY LNYQUIST	APPROVED BY LNYQUIST
DATE DECEMBER 12, 2014	
J O B No. : 114137.10	



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WIND ROSE
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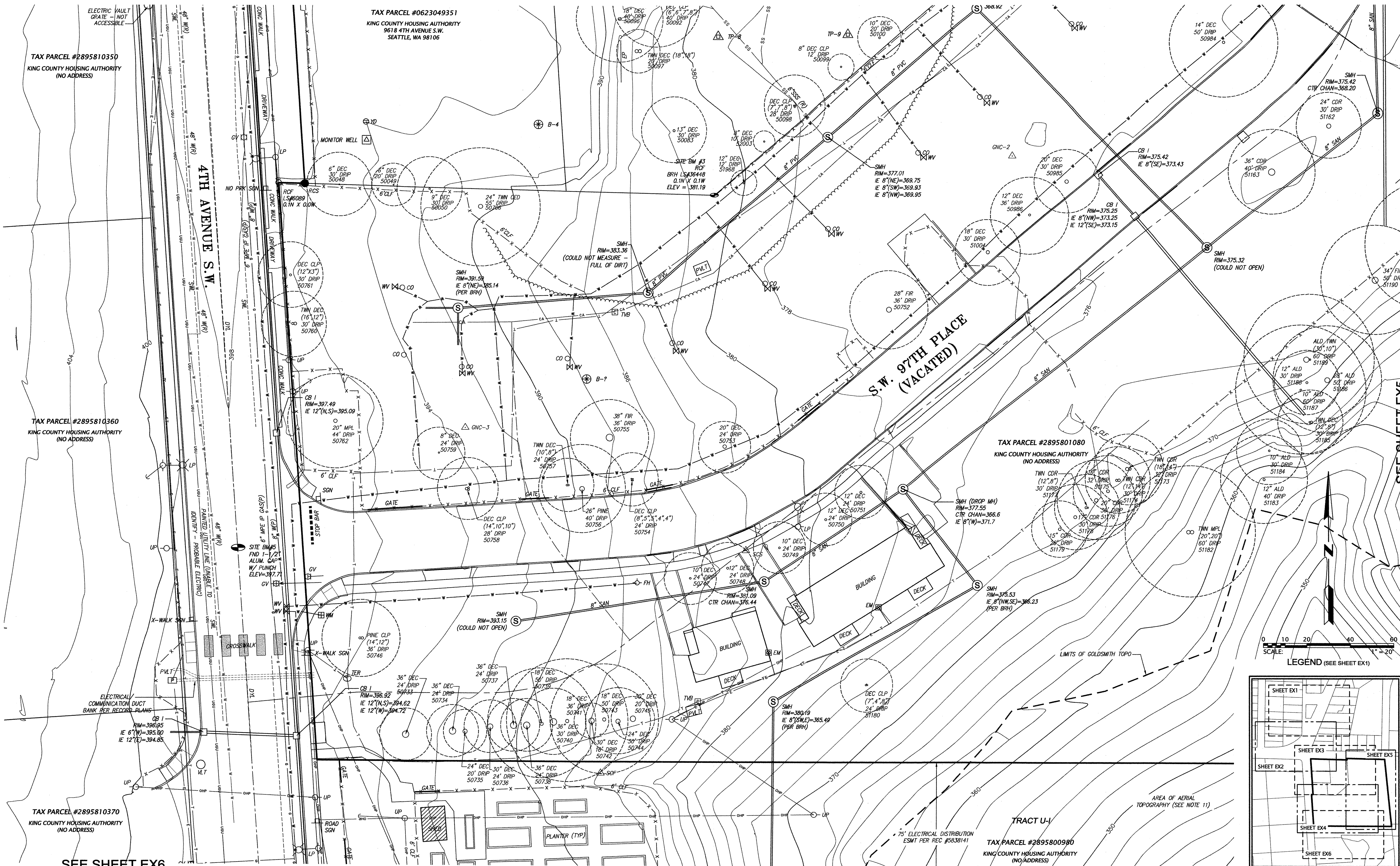
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EX3

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SEE SHEET 7



SEE SHEET EX5

SEE SHEET EX6

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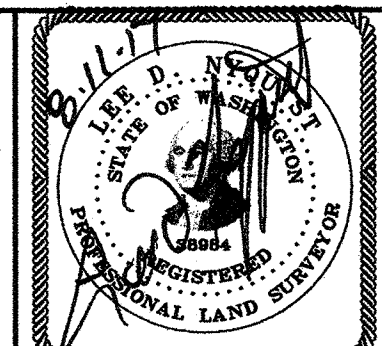
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DECEMBER 12, 2014
JOB No.: 114137.10

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King County Housing Authority

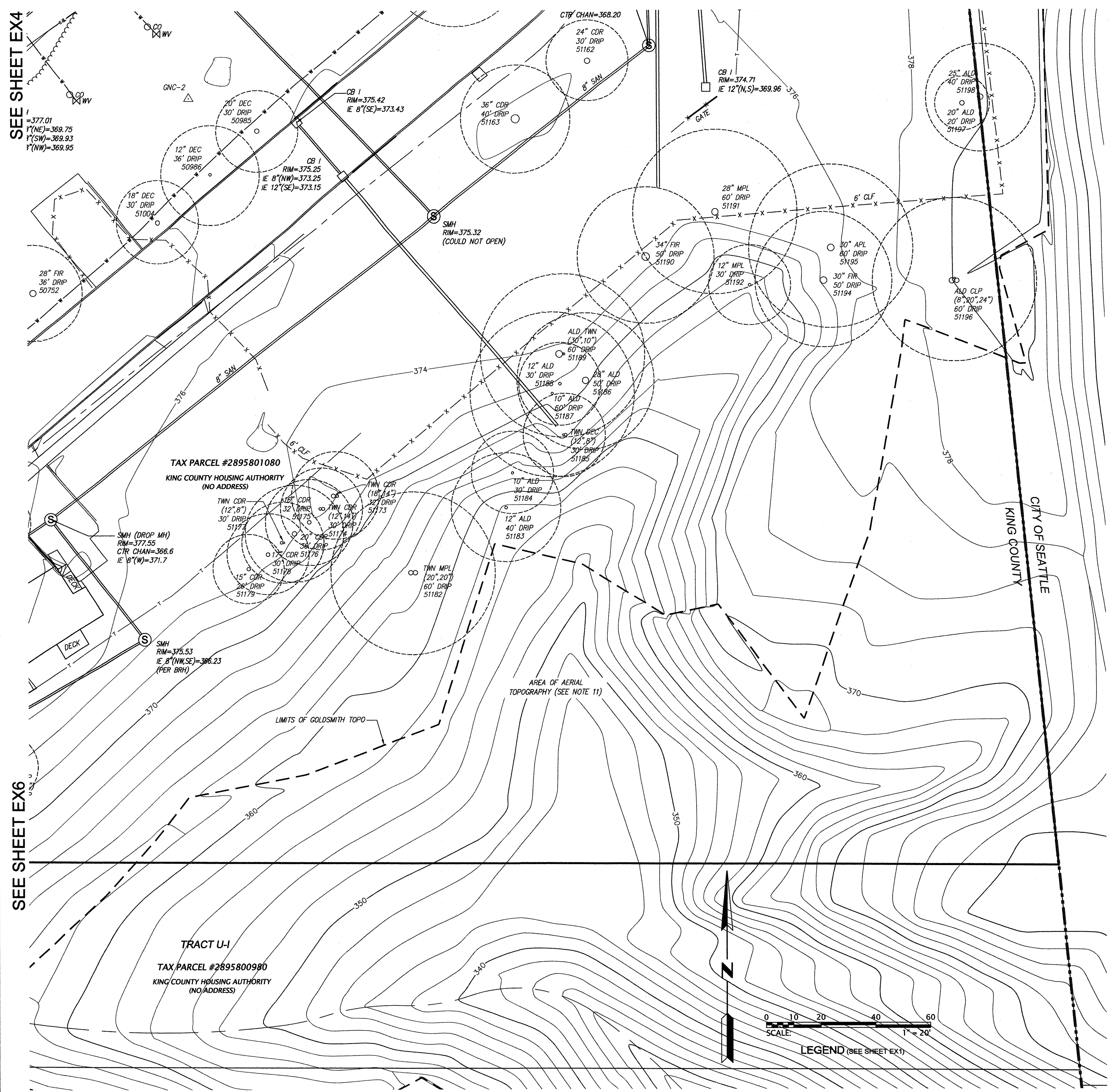
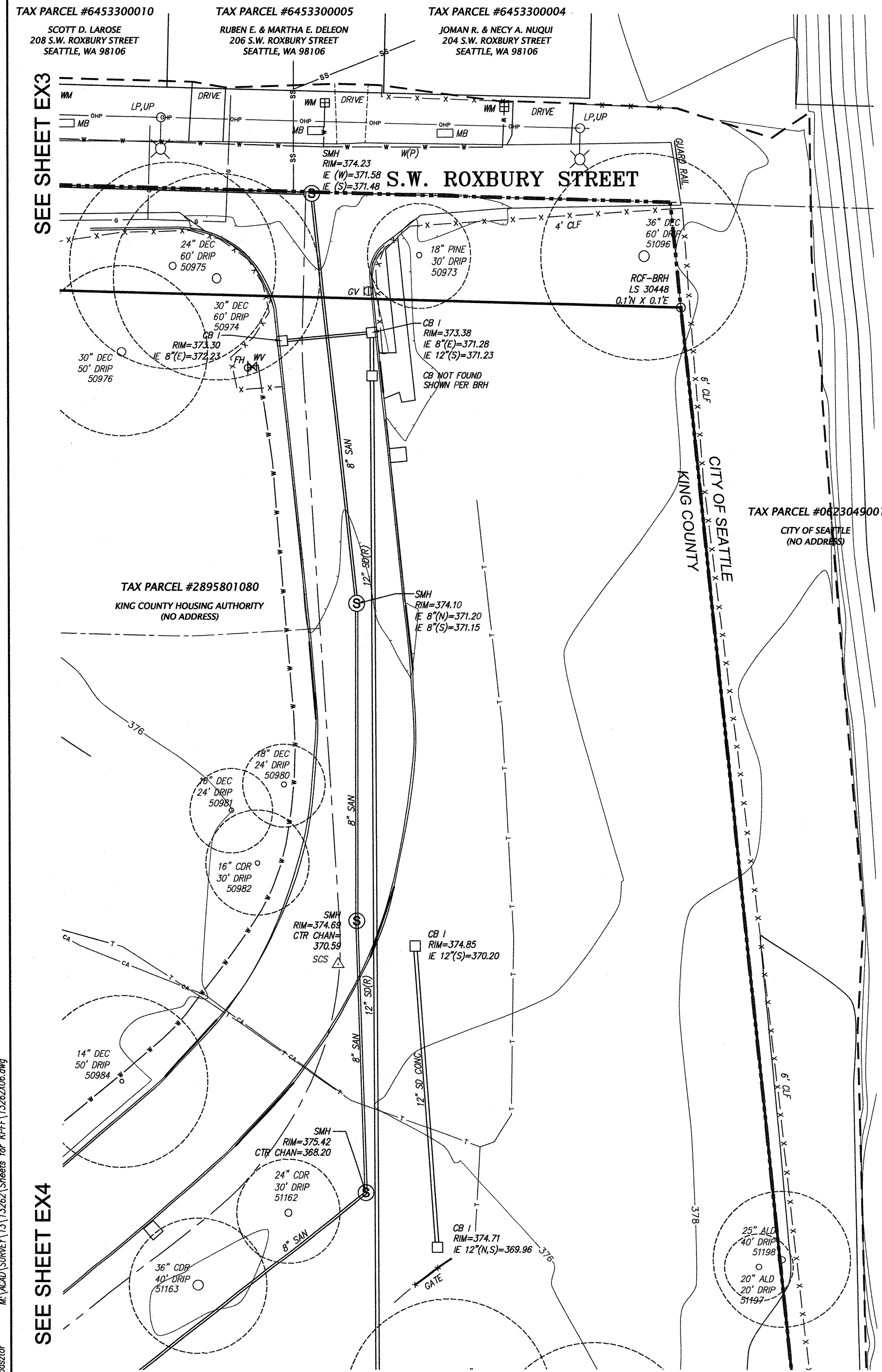


KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
EXISTING CONDITONS

RECEIVED
NOV 17 2017
KING COUNTY
D.P.E.R.

SHEET
EX4



Aug 11, 2017 - 12:20pm
spositor
Mc:\A240\SURVEY\13\13262\Sheets for KPFF\13262\06.dwg

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY
EMALM
CHECKED BY
LNYQUIST
DATE
DECEMBER 12, 2014
JOB No.: 114137.10

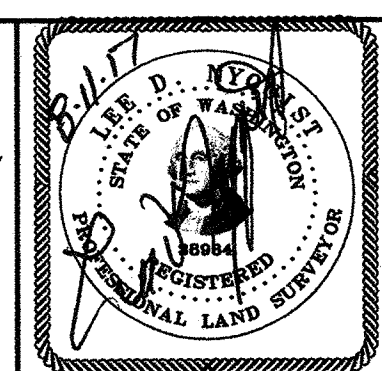
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LNYQUIST
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LNYQUIST

Call 811
two business days
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SCALE:
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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.goldsmithteam.com

King County Housing Authority



KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

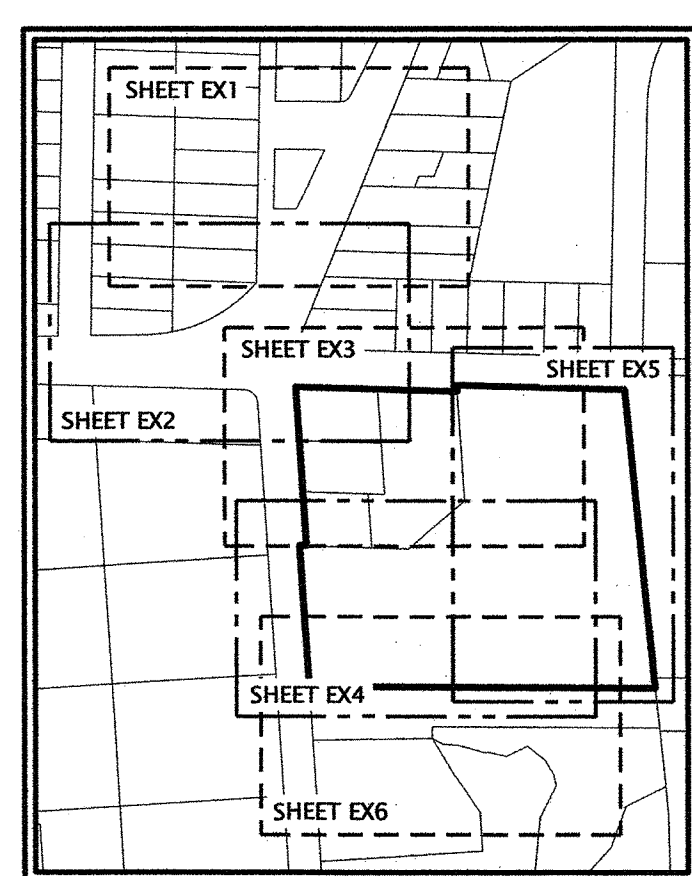
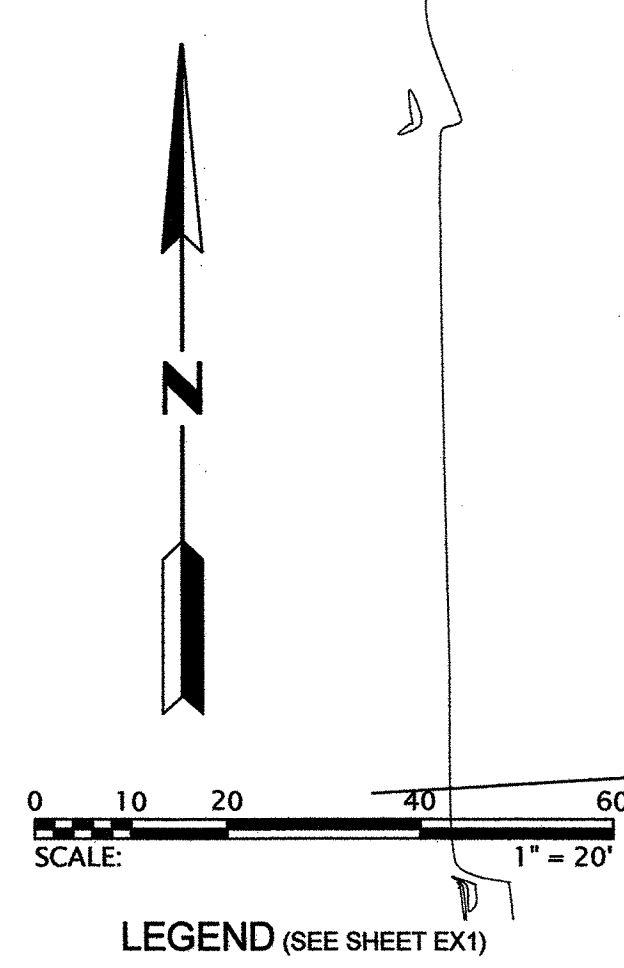
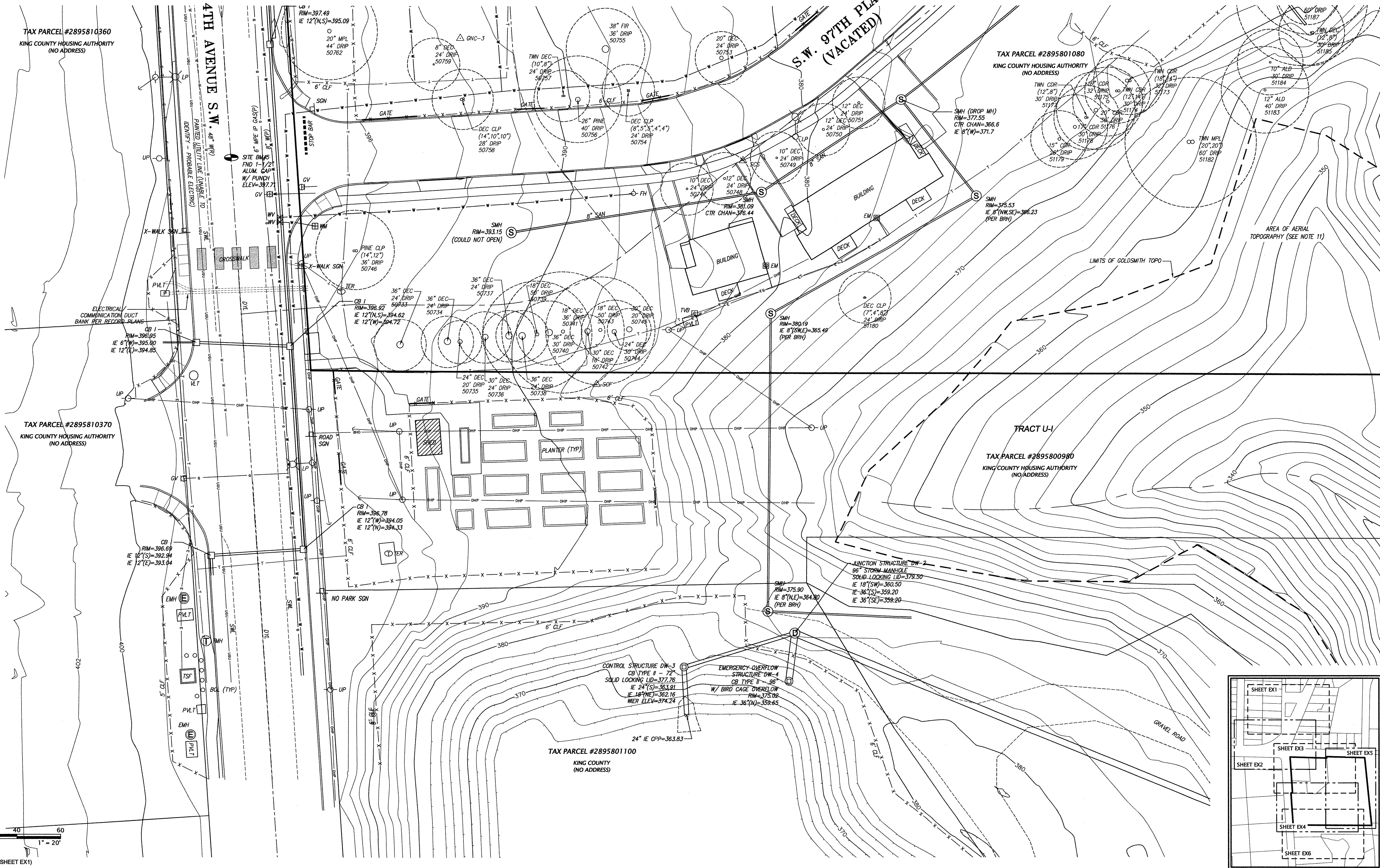
WIND ROSE
EXISTING CONDITONS

RECEIVED
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SHEET
EX5

SEE SHEET EX4

SEE SHEET EX4



M:\A\00 SURVEY\13\13262\Sheets for KPH\13262\02.dwg
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Aug 11, 2017 - 12:12pm

NO.	DATE	BY	CHD.	APPR.	REVISION

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JOB No.: 114137.10	



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**King County
Housing
Authority**



KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
EXISTING CONDITONS

RECEIVED
NOV 17 2017
KING COUNTY
D.P.E.R.

SHEET
EX6

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

NOTES

- 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 158 OF SURVEYS, PAGE 157-159, 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 2008070900956.
- 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)
- BASIS OF BEARING (STATE PLANE COORDINATES): HELD THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 6, TOWNSHIP 23N, RANGE 4 EAST, WM 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.
- BASIS OF POSITION (CADASTRAL): HELD CALCULATED INTERSECTION OF 4TH AVENUE SW AND SW ROXBURY ST AS ESTABLISHED FROM THE REFERENCE MONUMENT N 22°01'11" E, A DISTANCE OF 4.94 FROM THE INTERSECTION.
- BASIS OF BEARING (CADASTRAL): HELD BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION (CADASTRAL) AND FOUND MONUMENTED INTERSECTION OF SW 100TH ST AND 4TH AVE SW TO BE N 03°40'19" W PER THE ABOVE NOTED PLAT.
- MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON OCTOBER 16, 2008.
- 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).
- THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE PER CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. 1354929 DATED NOVEMBER 26, 2012. ONLY THOSE EASEMENTS OR EXCEPTIONS DISCLOSED IN SCHEDULE B OF THE ABOVE REFERENCED REPORTS ARE SHOWN OR NOTED HEREON.
- THE OVERALL AREA OF THE SUBJECT PROPERTY IS 347,636 SQUARE FEET OR 7.981 ACRES.
- BOUNDARY LINES AND RIGHTS OF WAY SHOWN HEREON FOR OFFSITE PROPERTIES IS PER PUBLICALLY AVAILABLE KING COUNTY GIS DATA AND HAS NOT BEEN SURVEYED.

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST OF W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 05°01'18" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 42.18 FEET; THENCE SOUTH 89°46'20" EAST, PARALLEL WITH THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89°46'20" EAST, A DISTANCE OF 146.91 FEET; THENCE SOUTH 05°01'18" EAST, A DISTANCE OF 203.36 FEET; THENCE SOUTH 47°42'12" WEST, A DISTANCE OF 136.09 FEET; THENCE NORTH 89°46'20" WEST, A DISTANCE OF 68.29 FEET; THENCE NORTH 05°01'18" WEST, A DISTANCE OF 100.42 FEET; THENCE NORTH 89°46'20" WEST, A DISTANCE OF 120.51 FEET;

THENCE NORTH 05°01'18" WEST, A DISTANCE OF 94.88 FEET; THENCE SOUTH 89°46'20" EAST, A DISTANCE OF 150.63 FEET; THENCE NORTH 05°01'18" WEST, A DISTANCE OF 100.42 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 05°01'18" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 142.60 FEET; THENCE SOUTH 89°46'20" EAST 42.18" TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°46'20" EAST 150.63 FEET; THENCE SOUTH 05°01'18" EAST 94.88 FEET; THENCE NORTH 89°46'20" WEST 150.63 FEET; THENCE NORTH 05°01'18" WEST 94.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

THE SOUTH 100.00 FEET OF THE NORTH 336.48 FEET OF THE WEST 162.00 FEET OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 42.00 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NUMBERS 5364100 AND 5499671.

PARCEL C

THE NORTH 142.00 FEET OF THE WEST 192.00 FEET OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 42.00 FEET THEREOF; EXCEPT THE WEST 42.00 FEET THEREOF; AND EXCEPT THAT PORTION OF THE NORTHWEST CORNER THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 8711200416, BEING A RE-RECORDING OF DEED RECORDED UNDER RECORDING NUMBER 5364100.

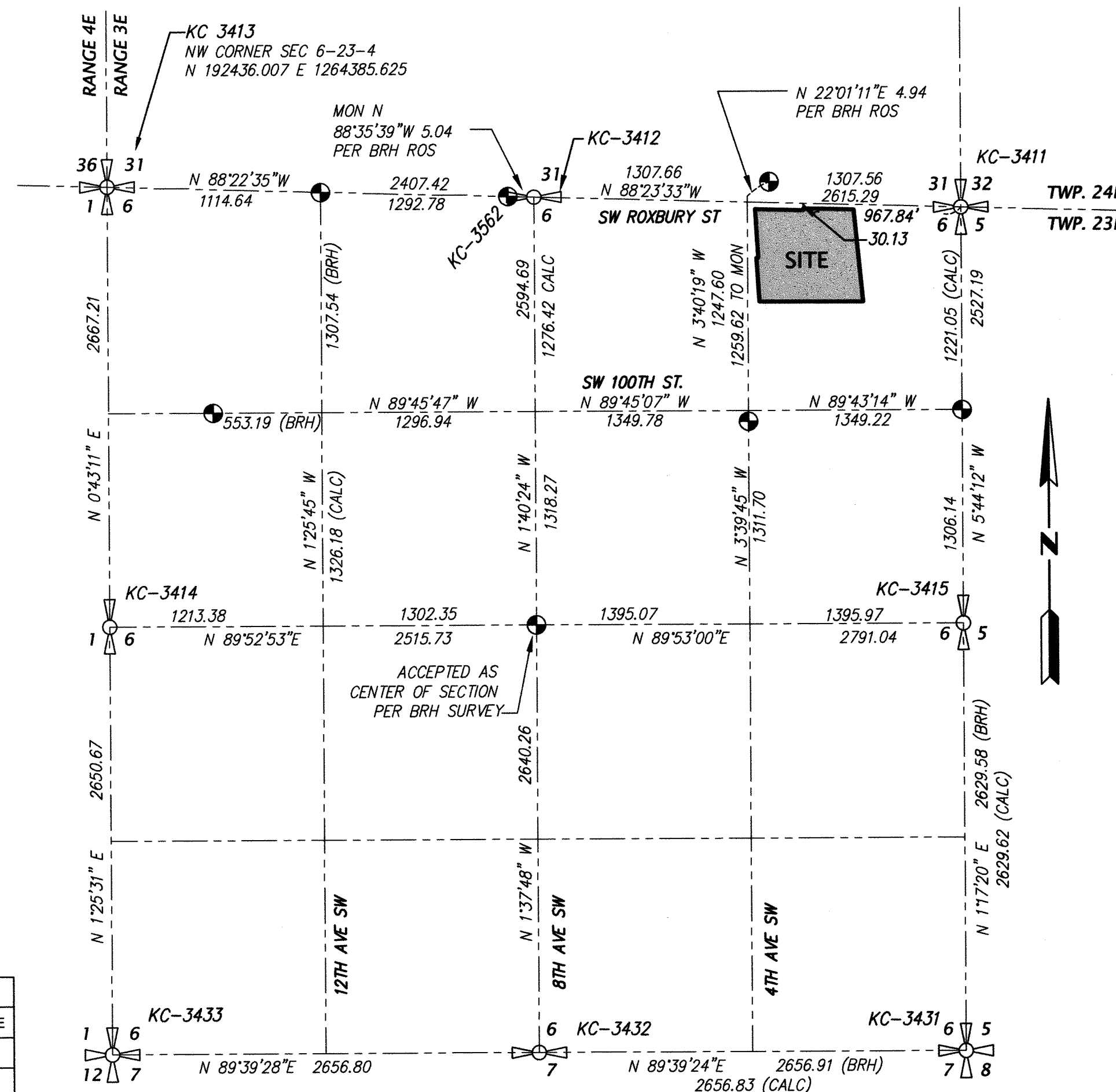
PARCEL D

THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 05°01'18" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 142.60 FEET; THENCE SOUTH 89°46'20" EAST 42.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°46'20" EAST 150.63 FEET; THENCE SOUTH 05°01'18" EAST 94.88 FEET; THENCE NORTH 89°46'20" WEST 150.63 FEET; THENCE NORTH 05°01'18" WEST 94.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E

PARCEL Z-8, GREENBRIDGE MASTER PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 231 OF PLATS, PAGES 6 THROUGH 22, INCLUSIVE, IN KING COUNTY, WASHINGTON.



SUBDIVISION BREAKDOWN SECTION 6

N.T.S.

SUBDIVISION INFORMATION SHOWN HEREON WAS OBTAINED FROM ELECTRONIC DATA FILES PROVIDED BY BRH AS PART OF AN ALTA SURVEY FOR KING COUNTY HOUSING AUTHORITY. LIMITED VERIFICATION OF BOUNDARY INFORMATION HAS BEEN DONE TO DATE WITH NO DISCREPANCIES FOUND.

● FND MIC PER BRH
BRH = BUSH ROED & HITCHINGS (SURVEY VOL. 168 PGS 157-166)
CALC = CALCULATED

P# 4457

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
WIND ROSE
HORIZONTAL CONTROL

SHEET

HC1

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Nov 17, 2017 - 8:35am

Property lines, centerlines, rights of way and annotation thereof shown hereon is current only to the date shown on the stamp of the responsible professional surveyor and/or engineer who supervised the preparation of this drawing. These lines may change subsequent to this date. Refer to final segregation document (Plat, Short Plat, Binding Site Plan etc) for final configuration of said property lines, centerlines, rights of way and annotation thereof.

NO.	DATE	BY	CHD.	APPR.	REVISION

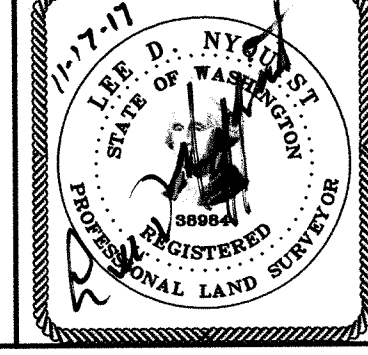
DRAWN BY EMALM	DESIGNED BY EMALM
CHECKED BY LNYQUIST	APPROVED BY LNYQUIST
DATE DECEMBER 12, 2014	
J O B No. : 114137.10	

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SCALE:
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GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 14th Ave SE, Bellevue, WA 98004 | P.O. Box 3562, Bellevue, WA 98009
T: 425-462-1880 F: 425-462-7719 www.goldsmitthengineering.com

King County Housing Authority



Tract - Type	Acres	Future Ownership
A - Access	0.07 Ac.	Private - Greenbridge HOA
B - Recreation	0.09 Ac.	Private - Greenbridge HOA
C - Stormwater	0.63 Ac.	King County
D - Access	0.08 Ac.	Private - Greenbridge HOA
E - Recreation	0.12 Ac.	Private - Greenbridge HOA
F - Open Space	1.19 Ac.	Private - Greenbridge HOA

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH
C1	R=100.00	D=5°11'16"	9.05
C2	R=87.00	D=5°11'16"	7.88
C3	R=113.00	D=5°11'16"	10.23
C4	R=77.00	D=11°53'09"	15.97
C5	R=77.00	D=10°34'39"	14.22
C6	R=77.00	D=6°21'28"	8.54
C7	R=100.00	D=5°22'48"	9.39
C8	R=113.00	D=2°02'48"	4.04
C9	R=25.00	D=47°09'23"	20.58

LINE NO.	BEARING	DISTANCE
L1	N1°36'27"E	41.55
L2	N86°25'11"E	10.47
L3	N86°25'11"E	10.47
L4	N88°23'33"W	10.63
L5	N1°36'27"E	13.00
L6	N51°40'34"E	17.47
L7	N38°19'28"W	25.85
L8	N38°19'28"W	25.38
L9	N64°47'13"E	16.16
L10	N86°19'41"E	26.00
L11	N84°51'44"E	47.04

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

NOTES:

- REFER TO HUGH G. GOLDSMITH & ASSOCIATES, IN. HORIZONTAL CONTROL SHEETS FOR BOUNDARY, RIGHT OF WAY AND CENTERLINE INFORMATION.
- SEE GD AND D SHEETS FOR FURTHER DETAIL AND ROAD SECTIONS.
- UNLESS OTHERWISE NOTED, SIDEWALK RAMP ARE PER DETAILS ON SHEET D-2.
- SIGNAGE AND STRIPING SHOWN ON THESE PLANS IS APPROXIMATE. KING COUNTY SHALL DETERMINE TYPE OF SIGN AND INSTALL IN FINAL LOCATION. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEER, (206) 263-6110, AT LEAST TEN WORKING DAYS PRIOR TO STRIPING TO COORDINATE CHANNELIZATION LAYOUT AND SIGN INSTALLATION.
- CONTRACTOR TO PROVIDE SITE SPECIFIC TEMPORARY TRAFFIC CONTROL PLAN, AS NECESSARY OR REVISED FIELD INSPECTION AND/OR KING COUNTY TRAFFIC ENGINEER. TRAFFIC CONTROL PLAN SUBMITTAL TO KING COUNTY FOR REVIEW SHALL OCCUR TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PER KORDCS 9.04 ALL MATERIALS USED IN THE KING COUNTY RIGHT OF WAY REQUIRE MATERIAL CERTIFICATIONS, TYPICAL.
- REFER TO DRAWING G-1 FOR GRADING AND RADII AT CONCRETE CURB INTERSECTIONS.

LEGEND

- SURVEY MONUMENT
- STOP SIGN
- "NO PARKING FIRE LANE" SIGN
- ASPHALT PAVING
- CONCRETE PAVING
- STOP BAR
- PROJECT LIMITS

LINE TABLE

LINE #	DISTANCE	BEARING
L1	48.85'	N38°19'26"W
L2	134.39'	N3°40'19"W
L3	53.77'	N86°25'11"E

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	34°39'07"	100.00'	60.48'
C2	05°11'49"	100.00'	9.07'

- ① CL 25' WIDE DRIVEWAY ③ D-3 STA 73+01.55
- ② CL 4' CURB RAMP ①A D-2 STA 18+37.32 STA 75+11.02
- ③ CL 4' CURB RAMP ①A D-2 STA 18+36.38 STA 75+72.22
- ④ CL 20' WIDE DRIVEWAY ③ D-3 STA 17+83.17
- ⑤ CL 22' WIDE DRIVEWAY ③ D-3 STA 17+44.17
- ⑥ CL 20' WIDE DRIVEWAY ③ D-3 STA 17+05.17
- ⑦ CL 15' WIDE DRIVEWAY ③ D-3 STA 15+71.59
- ⑧ CL 20' WIDE DRIVEWAY ③ D-3 STA 12+19.08
- ⑨ CL 22' WIDE DRIVEWAY ③ D-3 STA 11+79.66
- ⑩ CL 5' CURB RAMP ①B D-2 STA 10+47.70 STA 53+76.09
- ⑪ CL 5' CURB RAMP ①B D-2 STA 10+48.65 STA 53+15.07

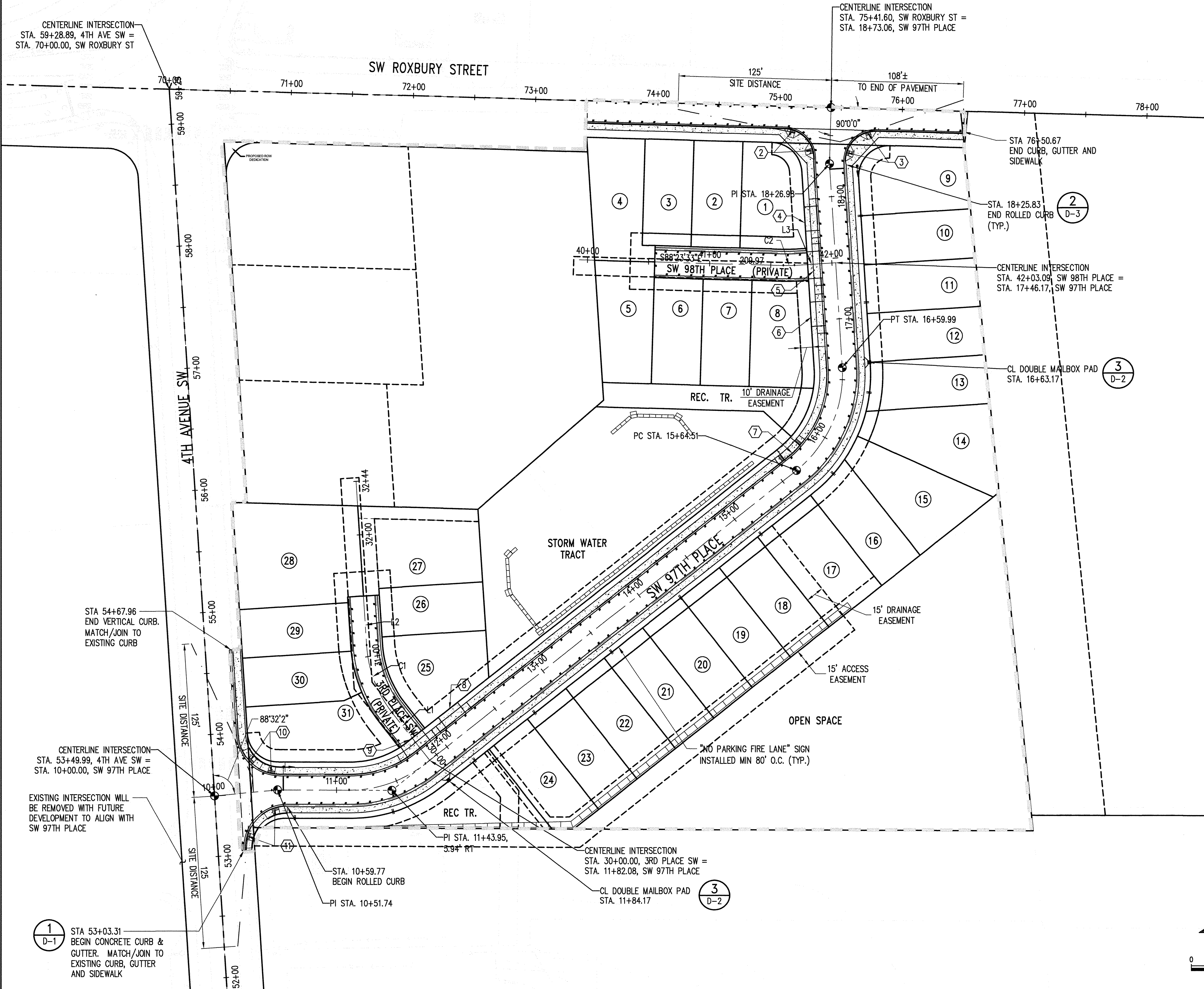
STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Anty R. F...</i>	Date 11-20-17
Senior Engineer <i>Wally ...</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

P# 4457



0 20 40 80
1 inch = 40 feet



NO.	DATE	BY	CHD.	APPR.	REVISION
5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS

DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
JOB No. : 114137.30	

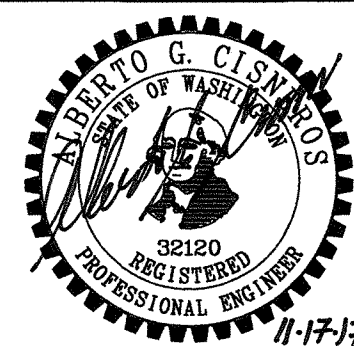


1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

SCALE:
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King County
Housing
Authority



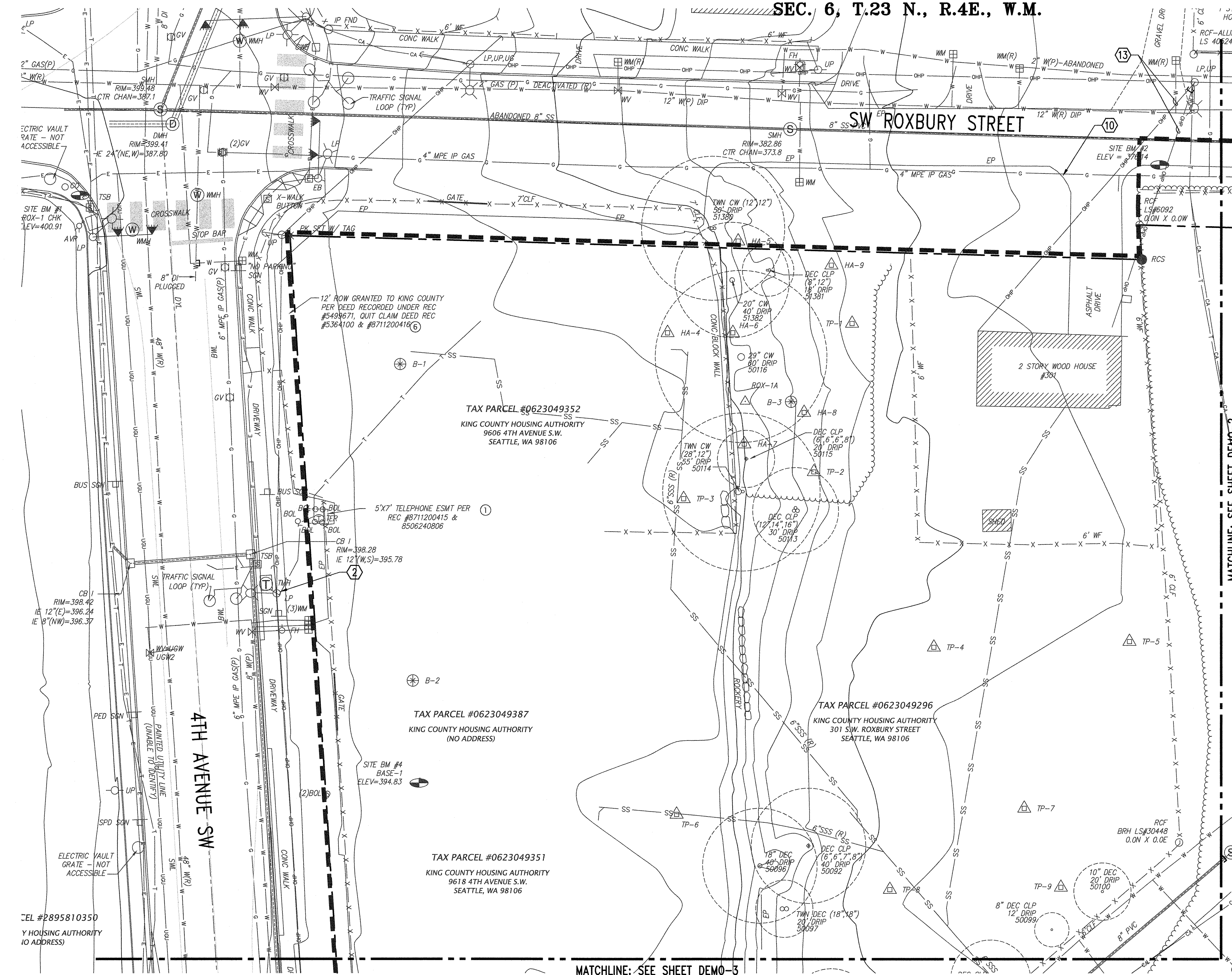
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
HORIZONTAL CONTROL AND PAVING PLAN

SHEET

HC-2

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



CONSTRUCTION NOTES

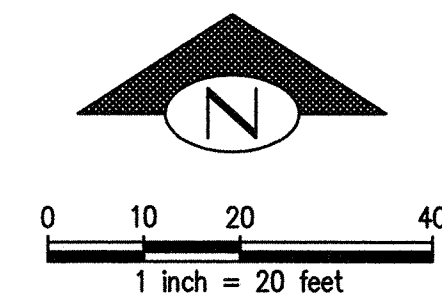
- 1 NOT USED.
- 2 OVERHEAD POWER LINES AND POLES TO REMAIN. PROTECT ALL EXISTING OVERHEAD POWER DURING CONSTRUCTION. CONTACT MAX CASTILLO OF SEATTLE CITY LIGHT AT (206) 386-4203 ONE WEEK IN ADVANCE OF COMMENCING DEMOLITION ACTIVITIES. SCL TO FLAG LIMITS OF HIGH VOLTAGE OVERHEAD CABLES.
- 3 CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF EXISTING UTILITY POLE WITH THE RESPECTIVE UTILITY PURVEYORS, AND SCL FOR STREET LIGHT WIRES. REFER TO UTILITY PLANS FOR APPROXIMATE LOCATION OF RELOCATED UTILITY POLE.
- 4 EXISTING SANITARY SEWER TO REMAIN.
- 5 EXISTING SANITARY SEWER STRUCTURE TO REMAIN.
- 6 REMOVE SANITARY SEWER MAIN AND ASSOCIATED STRUCTURES. THIS SANITARY SEWER SYSTEM CALLED FOR REMOVAL. SERVICES PROPERTIES UPSTREAM OF THIS PROJECT AND CAN REMAIN IN SERVICE AS NEEDED FOR CONTRACTOR TO CONSTRUCT THE NEW SANITARY SEWER SYSTEM AND OBTAIN APPROVAL FROM SWSD TO TRANSFER FLOWS. CONTRACTOR SHALL PREPARE A PLAN FOR TEMPORARY BYPASS TO MAINTAIN THE EXISTING SANITARY SEWER IN SERVICE AT ALL TIMES.
- 7 EXISTING STORM DRAIN SYSTEM TO REMAIN IN SERVICE FOR AS LONG AS NEEDED FOR TESC DRAINAGE USE. SEE NOTE.
- 8 EXISTING SEWER LATERAL SHALL BE CUT AND CAPPED AT SEWER MAIN AND ABANDON LATERAL.
- 9 CAP AND ABANDON STORM DRAINAGE LINE. CONTRACTOR MAY CONSIDER DELAYING THE REMOVAL OF ONE OR MORE OF THE SD OUTFALLS TO ACCOMMODATE TESC POND DISCHARGE UNTIL THE PERMANENT OUTFALL HAS BEEN CONSTRUCTED TO HANDLE THE TESC POND DISCHARGE. REFER TO DETENTION POND AND OUTFALL PLANS.
- 10 EXISTING GAS MAINS 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.
- 12 EXISTING WATER LINE SHALL BE TEMPORARILY PROTECTED AND MAINTAINED WHERE NOTED ON THIS SHEET UNTIL PROPOSED WATER SYSTEM IS BUILT AND FULLY FUNCTIONAL ACCORDING TO THE SPU & WATER DISTRICT 45 PLANS. AFTER PROPOSED LINE IS OPERATIONAL, ABANDON WATER LINE PER DEMOLITION NOTES REQUIREMENTS AND NOTE 13 BELOW.
- 13 EXISTING FRANCHISE UTILITY TO BE REMOVED PER UTILITY PURVEYOR REQUIREMENTS.
- 14 CAP OR GROUT EXISTING WATER MAINS EVERY 300 FEET ON CENTER TO PREVENT DEVELOPMENT OF HYDROSTATIC HEAD WITHIN ABANDONED PIPING.
- 15 ANY MONITORING WELLS AND/OR PIEZOMETERS ENCOUNTERED SHALL BE DECOMMISSIONED BY A LICENSED DRILLER IN ACCORDANCE WITH THE RESOURCE PROTECTION WELL REQUIREMENTS OF CHAPTER 173-160 WAL.

DEMOLITION NOTES:

1. RESIDENTIAL STRUCTURES WITHIN THE DEMOLITION LIMITS HAVE BEEN REMOVED AND SERVICE UTILITIES CAPPED UNDER PRIOR CONTRACT. CONTRACTOR SHALL REVIEW THESE AREAS FOR ANY SERVICES THAT MAY BE TEMPORARILY CAPPED. AN EXISTING HOME FRONTING SW ROXBURY STREET SHALL BE DEMOLISHED AS PART OF THIS CONTRACT. ALL SERVICES SHALL BE REMOVED/CAPPED AS REQUIRED BY THE UTILITY PURVEYORS. CONTRACTOR SHALL CONSIDER RECYCLING MATERIAL WHERE APPLICABLE/REQUIRED TO SUPPORT BUILT GREEN/LEED OR BY CONTRACT WITH DEVELOPER. CONTRACTOR SHALL COORDINATE THE SITE DEMOLITION SCHEDULE ACCORDINGLY.
2. CONTRACTOR SHALL REMOVE ALL ASPHALT AND CONCRETE SURFACES WITHIN THE LIMITS OF DEMOLITION AS REQUIRED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. ALL REMAINING BUILDING FOUNDATIONS SHALL BE REMOVED IN THEIR ENTIRETY.
3. ALL ASPHALT AND CONCRETE RUBBLE GENERATED BY DEMOLITION ACTIVITIES SHALL BE REMOVED AND RECYCLED OFF-SITE.
4. CONTRACTOR SHALL REMOVE ALL REMAINING SURFACE IMPROVEMENTS WITHIN THE DEMOLITION LIMITS EXCEPT AS OTHERWISE NOTED.
5. ALL UTILITY STRUCTURES SHALL BE REMOVED FROM WITHIN THE DEMOLITION LIMITS, EXCEPT AS OTHERWISE NOTED. ASSOCIATED PIPES SHALL FIRST BE CAPPED OR GROUTED TO PREVENT THE MOVEMENT OF GROUNDWATER. EXCAVATION OF THESE UTILITIES SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL.
6. ALL UTILITY PIPES 12 INCHES OR GREATER IN DIAMETER SHALL BE FULLY GROUTED AND MAY BE LEFT IN PLACE. ALL OTHER PIPES LEFT IN PLACE SHALL BE CAPPED.
7. ANY UTILITIES DISCOVERED DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED TO A POINT 3 FEET BELOW FINISH GRADE. 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.
8. UTILITY PIPES INTERCEPTED BY TRENCHING OPERATIONS SHALL BE CAPPED OR GROUTED BOTH SIDES OF TRENCH TO PREVENT THE MOVEMENT OF GROUNDWATER.
9. REGIONAL UTILITY SYSTEMS WITHIN 4TH AVE. SW AND SW ROXBURY STREET SHALL BE PROTECTED AND MAINTAINED IN OPERATION THROUGHOUT THE DURATION OF CONSTRUCTION.
10. ALL PRODUCTS OF DEMOLITION ACTIVITIES SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE. ASPHALT AND CONCRETE SHALL BE RECYCLED OFF-SITE.
11. DEMOLISH/ABANDON UTILITIES PER RESPECTIVE UTILITY JURISDICTION REQUIREMENTS.

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
<i>Justin R. Fata</i> Review Engineer	11-20-17 Date
Senior Engineer <i>Wally Lall</i>	11-20-17 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	

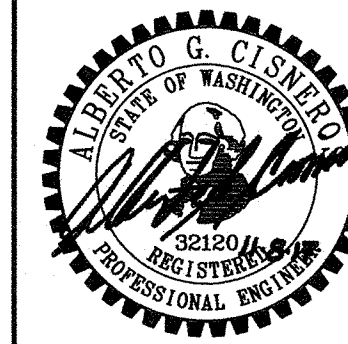


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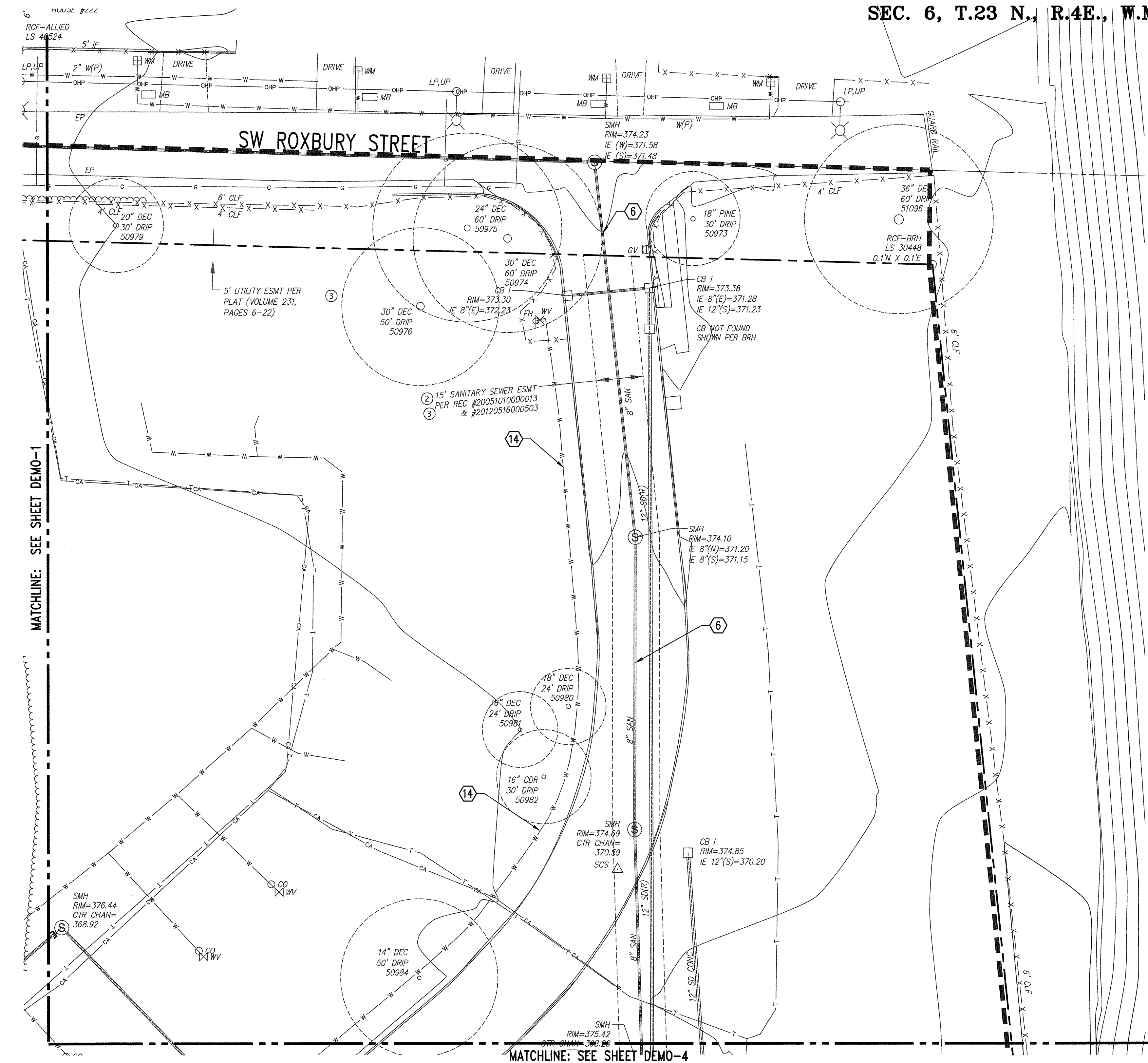
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KING COUNTY
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SHEET

DEMO-1

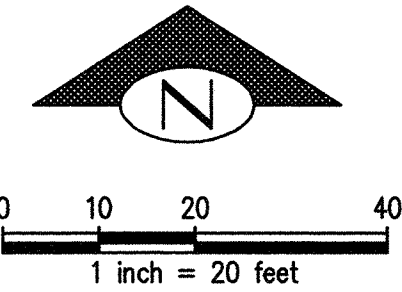
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STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
<i>Justin R. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally Calhoun</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

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NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TAD	DESIGNED BY CTK
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JOB No.: 114137.30	

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King County Housing Authority



KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
DEMOLITION PLAN

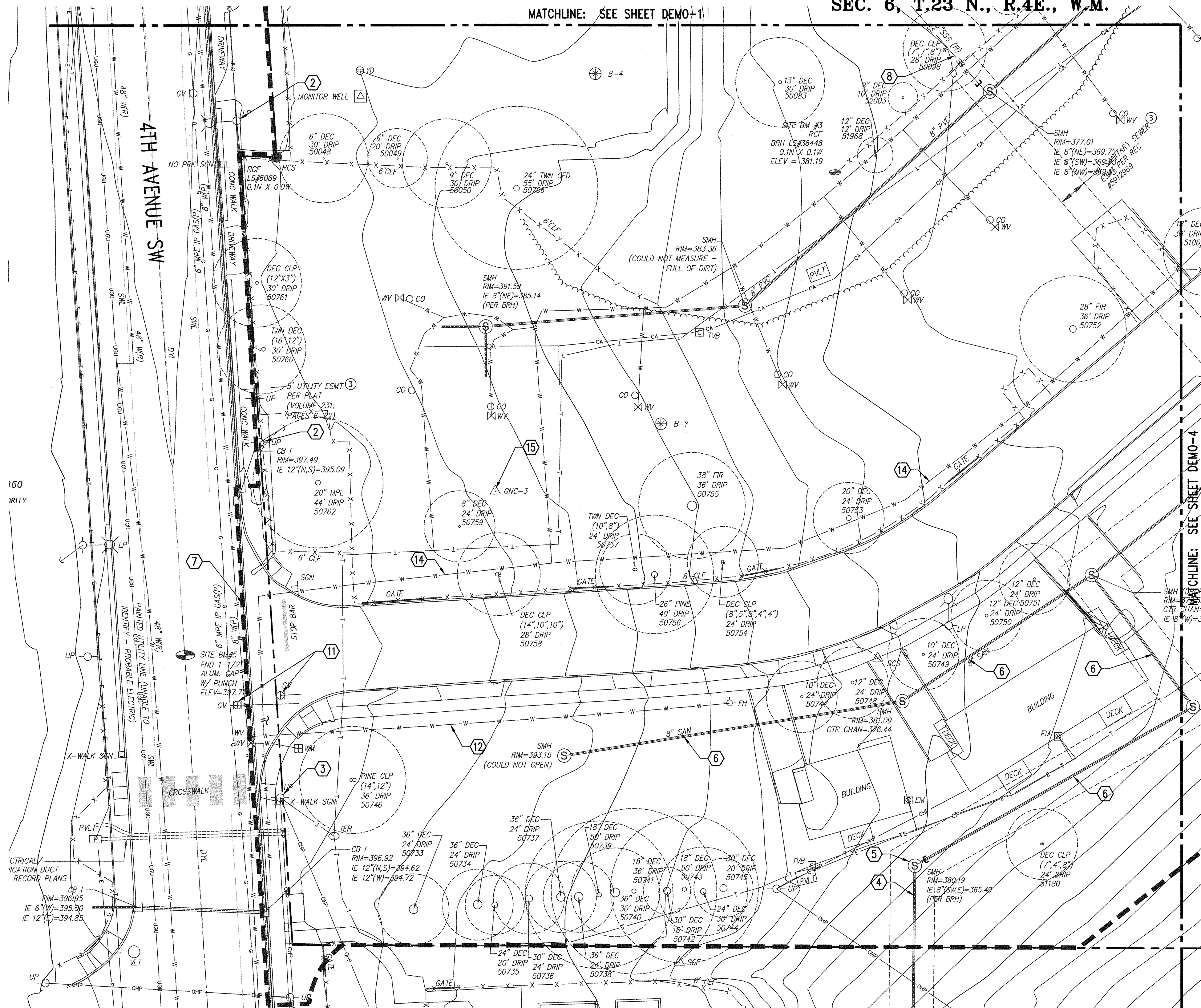
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NOV 17 2017
KING COUNTY
D.P.E.R.

SHEET

DEMO-2

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

MATCHLINE: SEE SHEET DEMO-1



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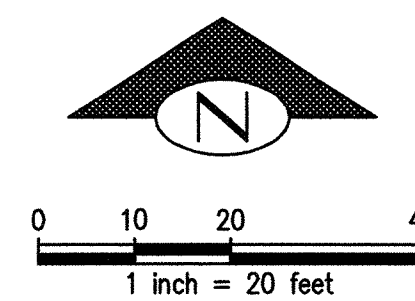
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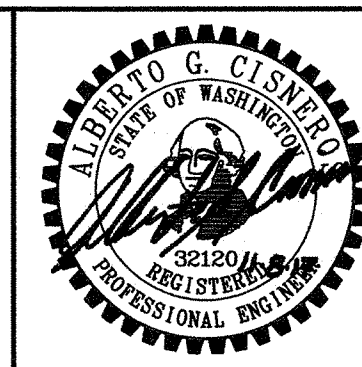
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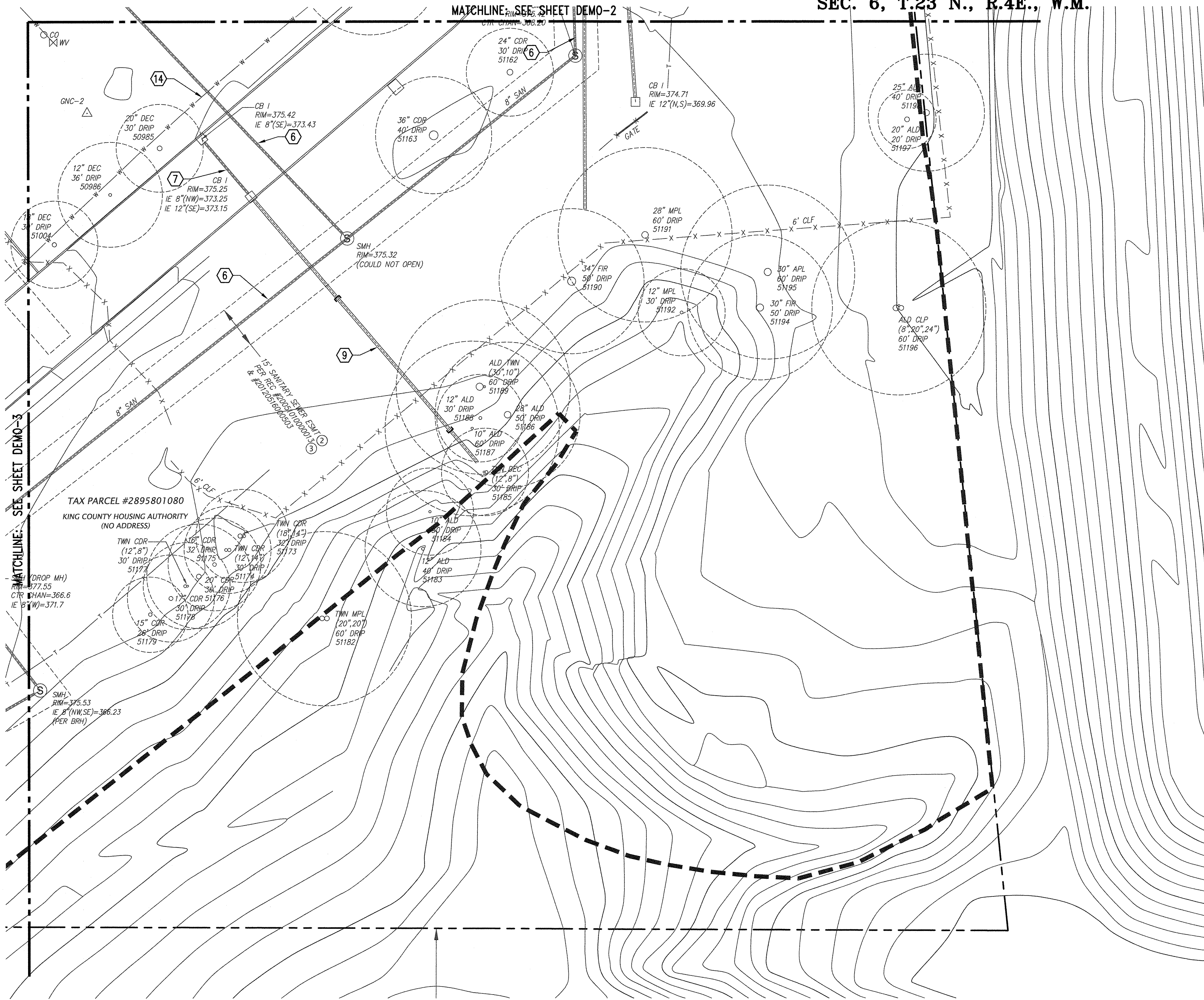
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Housing
AuthorityKING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTONWIND ROSE
DEMOLITION PLANRECEIVED
NOV 17 2017
KING COUNTY
DPER

SHEET

DEMO-3

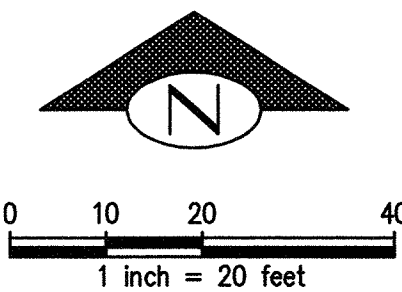


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SCALE:
AS NOTED



KING COUNTY HOUSING AUTHORITY WHITE CENTER, WASHINGTON	
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SHEET
DEMO-4

CONSTRUCTION NOTES:

- HYDROSEEDING IN CONJUNCTION WITH INSTALLATION OF 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.
- PROTECT EXISTING STORM SYSTEM, MANHOLES, PIPES AND CATCH BASINS. PROTECT EXIST. CB'S IN STABILIZED AREAS WITH INSERTS.
- CONSTRUCTION SECURITY CHAINLINK FENCE IS SHOWN TO CONNECT TO EXISTING FENCE. CONTRACTOR IS FULLY RESPONSIBLE TO VERIFY HOW MUCH OF THE EXISTING FENCE CAN BE MAINTAINED WHERE CURRENTLY LOCATED AND IT MEETS STANDARD REQUIREMENTS TO SECURE SITE. CONTRACTOR MAY CHOOSE TO INCLUDE ALL NEW FENCING TO SECURE SITE.
- CULVERT PIPE SHALL BE ONE OF THE FOLLOWING AT THE CONTRACTOR'S OPTION: DUCTILE IRON PIPE CLASS 50; LOPE PER AASHTO M294; PVC PER ASTM D3034 (12" DIAMETER).
- CONTRACTOR'S STAGING/LAYDOWN AREA LIMITS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- NOTICE OF CONSTRUCTION ACTIVITY SIGN LOCATION TO BE DETERMINED IN THE FIELD BY DDES STAFF. SEE DETAIL F, SHEET TESC-3 FOR DETAILS.

STATE DOE COMPLIANCE:

NO CONSTRUCTION OR SITE DISTURBANCE FOR THIS PROJECT MAY BEGIN BEFORE THE APPLICANT FIRST OBTAINS A GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY PERMIT FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE). FOR MORE INFORMATION OR APPLICATION FORM, PLEASE VISIT DOE'S WEB SITE AT: <http://www.ecy.wa.gov/pubs/9937.pdf>

GENERAL NOTES:

- ADDITIONAL WATER QUALITY PROVISIONS MAY BE REQUIRED AND CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE TO UPGRADE THE MEASURES AS CONDITIONS CREATE THE NEED.
- CONTRACTOR SHALL PREPARE A WINTERIZATION PLAN BY SEPTEMBER 1 AND SUBMIT FOR REVIEW AND APPROVAL TO THE OWNER'S 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.
- HYDROSEED ALL BARE SOIL PER SEED MIX, SHEET TESC-4, UPON ACHIEVING ROUGH GRADE OR AS DIRECTED BY OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL MAINTAIN TESC FACILITIES AS REQUIRED FOR THE LIFE OF THE PROJECT, BOTH EXISTING TESC FACILITIES CONSTRUCTED UNDER PRIOR PROJECTS WITH KCHA'S GREENBRIDGE SITE AND THOSE CONSTRUCTED FOR THIS PROJECT.
- SLOPE TEMPORARY STOCKPILES TO DIRECT RUNOFF TO INTERCEPTOR SWALES. PROTECT PER DETAIL A, SHEET TESC-4.
- 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 BETWEEN PONDS/TRAPS AND DISCHARGE OF TREATED RUNOFF TO PERMANENT CONVEYANCE STORM SYSTEM.
- STORED POND WATER MAY BE USED TO IRRIGATE AREAS SEEDED FOR EROSION CONTROL.
- ALL TESC MEASURES AND FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, AS DIRECTED BY OWNER'S REPRESENTATIVE.
- INTENT OF TESC DESIGN IS TO PROVIDE SUFFICIENT VOLUME TO ADEQUATELY MANAGE THE VOLUMES AND QUALITY OF RUNOFF GENERATED FROM THE SITE. CONTRACTOR SHALL MANAGE POND VOLUMES AND QUALITY IN ANTICIPATION OF RAINFALL EVENTS.

SEDIMENT POND INFORMATION	
DESCRIPTION	SIZE/ELEV.
BASIN AREA	7.2 AC
2 YEAR INFLOW	1.88 CFS
10 YEAR INFLOW	2.85 CFS
100 YEAR INFLOW	6.67 CFS
REQUIRED SURFACE AREA	3,910 SF
PROVIDED SURFACE AREA	4,180 SF
TOP OF BERM	379.5
CREST OF EMERGENCY SPILLWAY	378.5
TOP OF RISER	377.5
BOTTOM OF POND	372.5
EMERGENCY SPILLWAY BOTTOM WIDTH	6.0'
RISER DIAMETER	12"Ø
DEWATERING ORIFICE	2.5"Ø
DEWATERING TUBE	6"Ø

LEGEND:

- → → → → INTERCEPTOR SWALE (D) TESC-3
- X — X — PROPOSED SILT FENCE (C) TESC-3
- GENERAL DIRECTION OF FLOW (GRADE TO DRAIN)
- ⊗ OUTFALL PROTECTION (B) TESC-4
- ∞ ROCK CHECK DAMS (E) TESC-3
- CONSTRUCTION ENTRANCE WITH WASH PAD (A) TESC-2 (D) TESC-2
- SEDIMENT POND (A) TESC-3 (B) TESC-3
- EXISTING TREE
- DEMOLITION LIMITS
- CONSTRUCTION FENCE WSDOT TYPE 3
- CULVERT PIPE. SEE CONSTRUCTION NOTE 5
- CATCH BASIN PROTECTION OR SILT BARRIER CONSTRUCTION NOTE 2 (B) TESC-2 (C) TESC-2

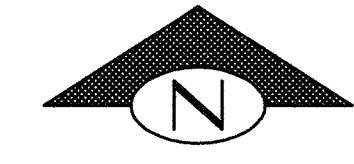
STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
<i>Justin R. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally L. Lohr</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

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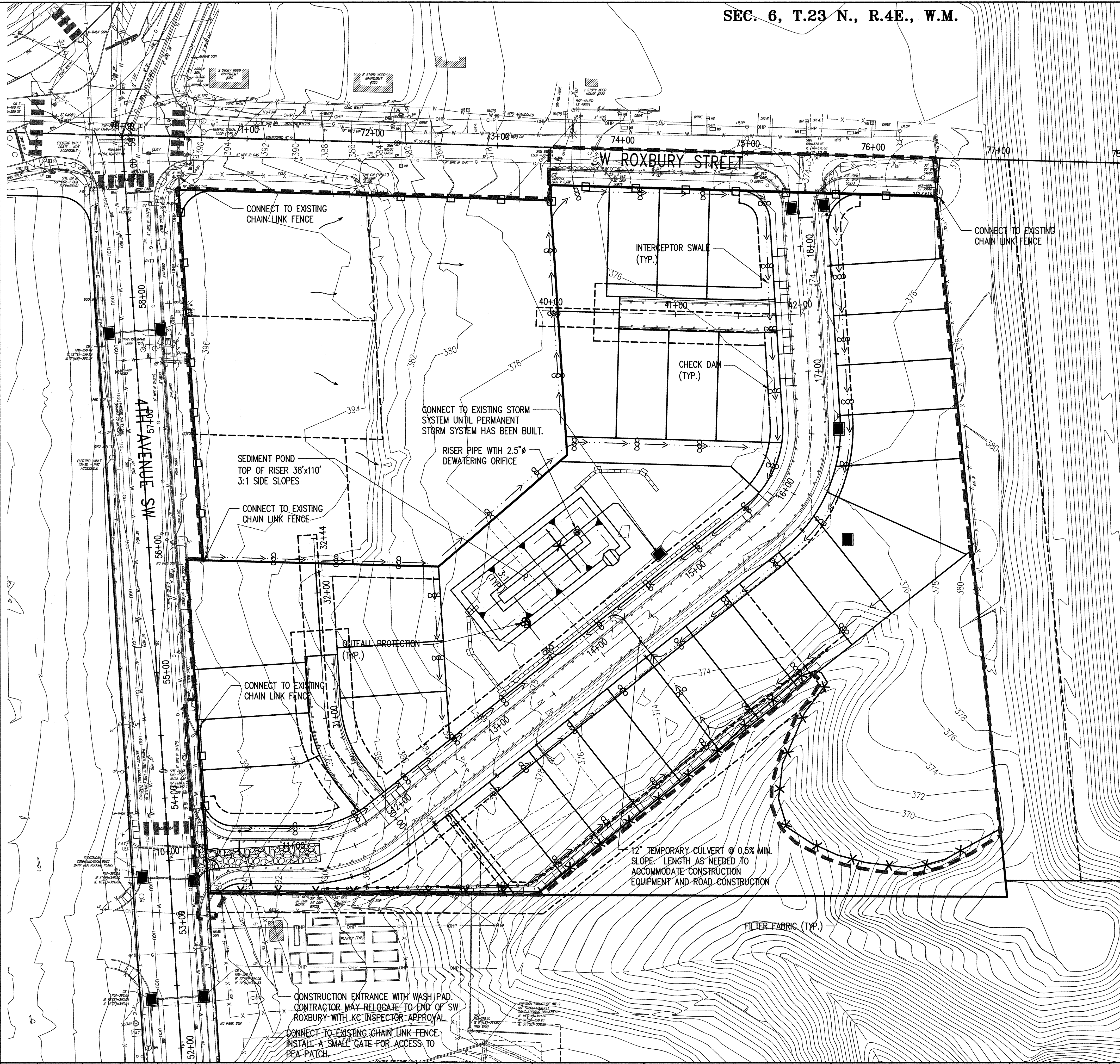
0 20 40 80
1 inch = 40 feet

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
TEMPORARY EROSION & SEDIMENT CONTROL PLAN

SHEET

TESC-1



5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DRAWN BY TAD	DESIGNED BY CTK
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1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS		
NO.	DATE	BY	CHD.	APPR.	REVISION		

811 Call 811
two business days
before you dig

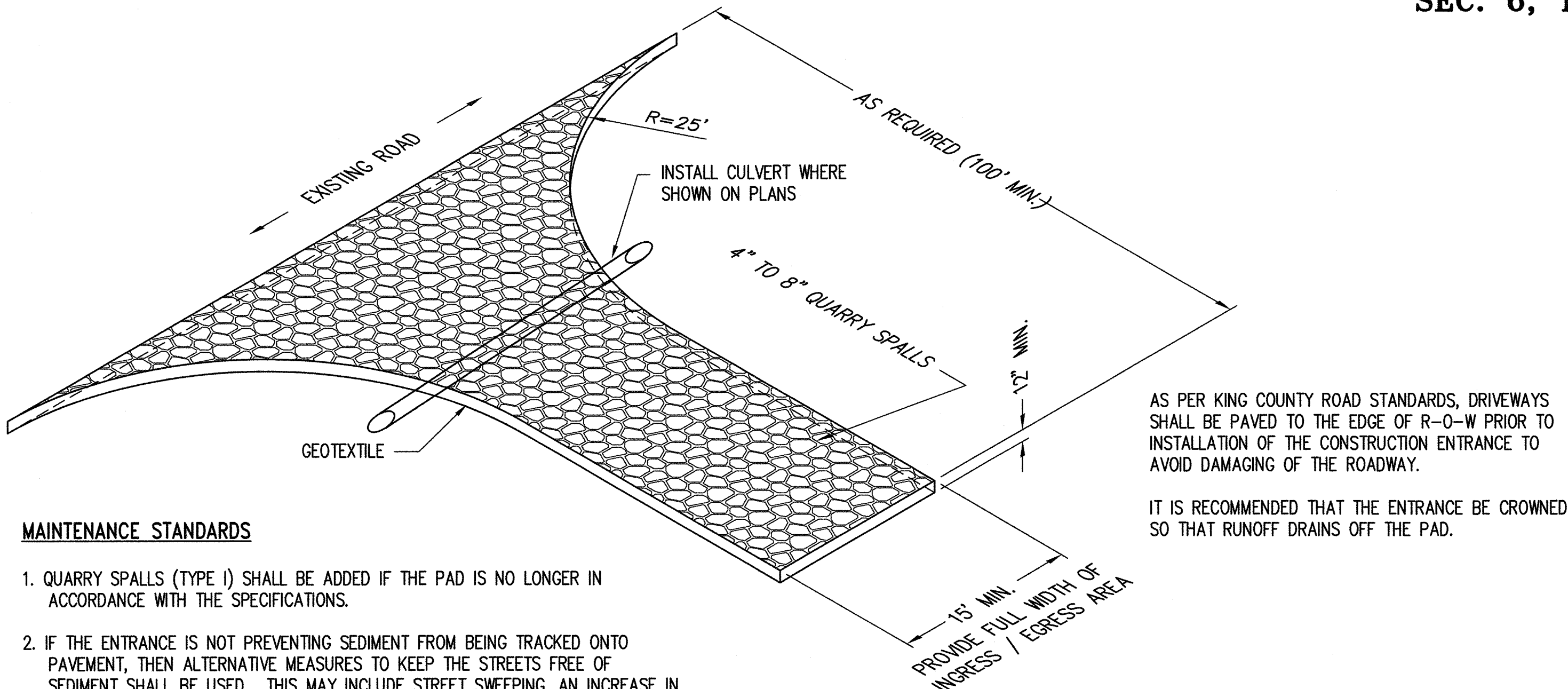
SCALE:
AS NOTED

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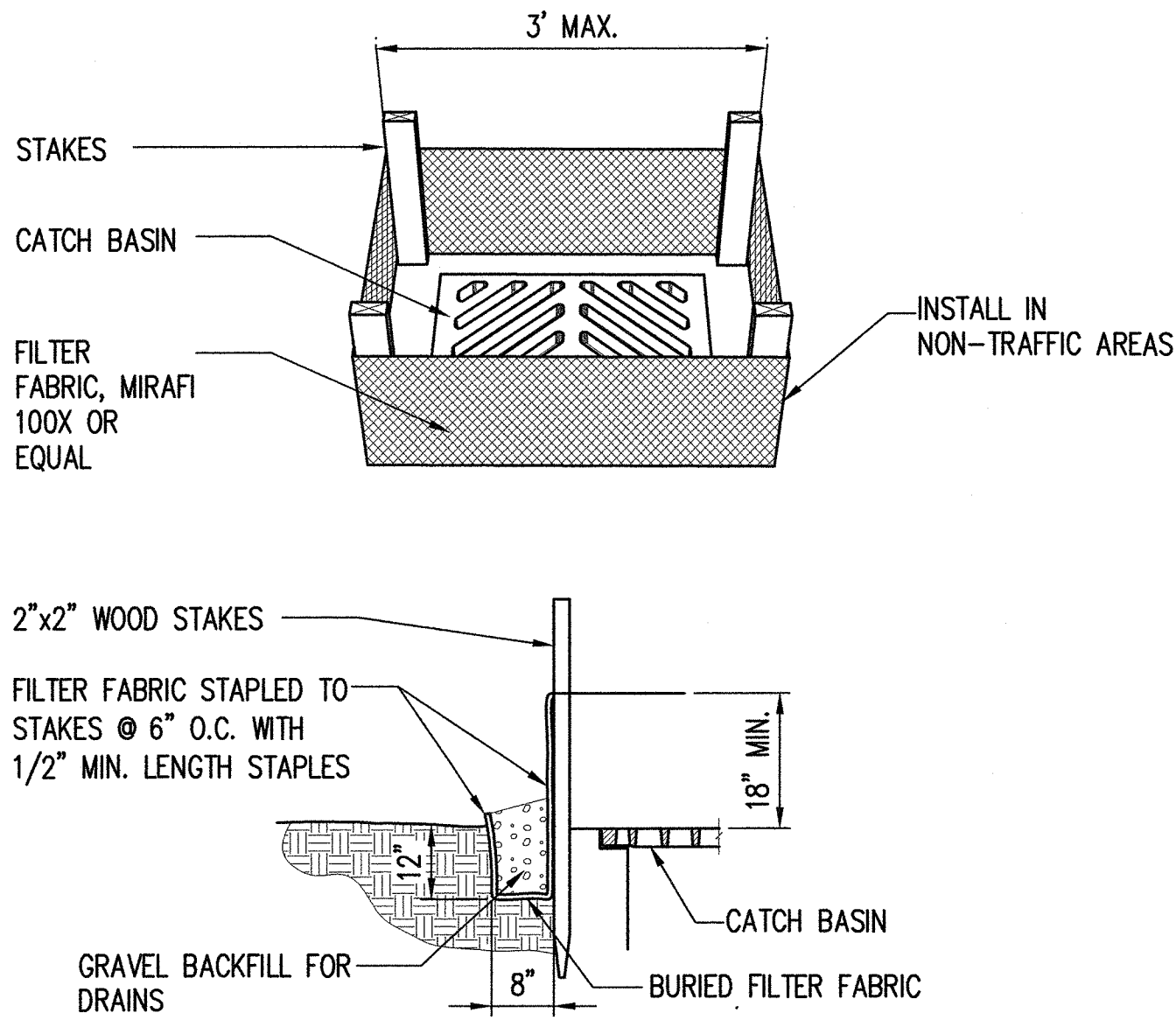
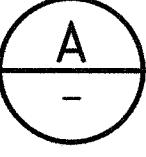
MAINTENANCE STANDARDS

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 CONSIDERED. THE SEDIMENT WOULD THEN BE 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.

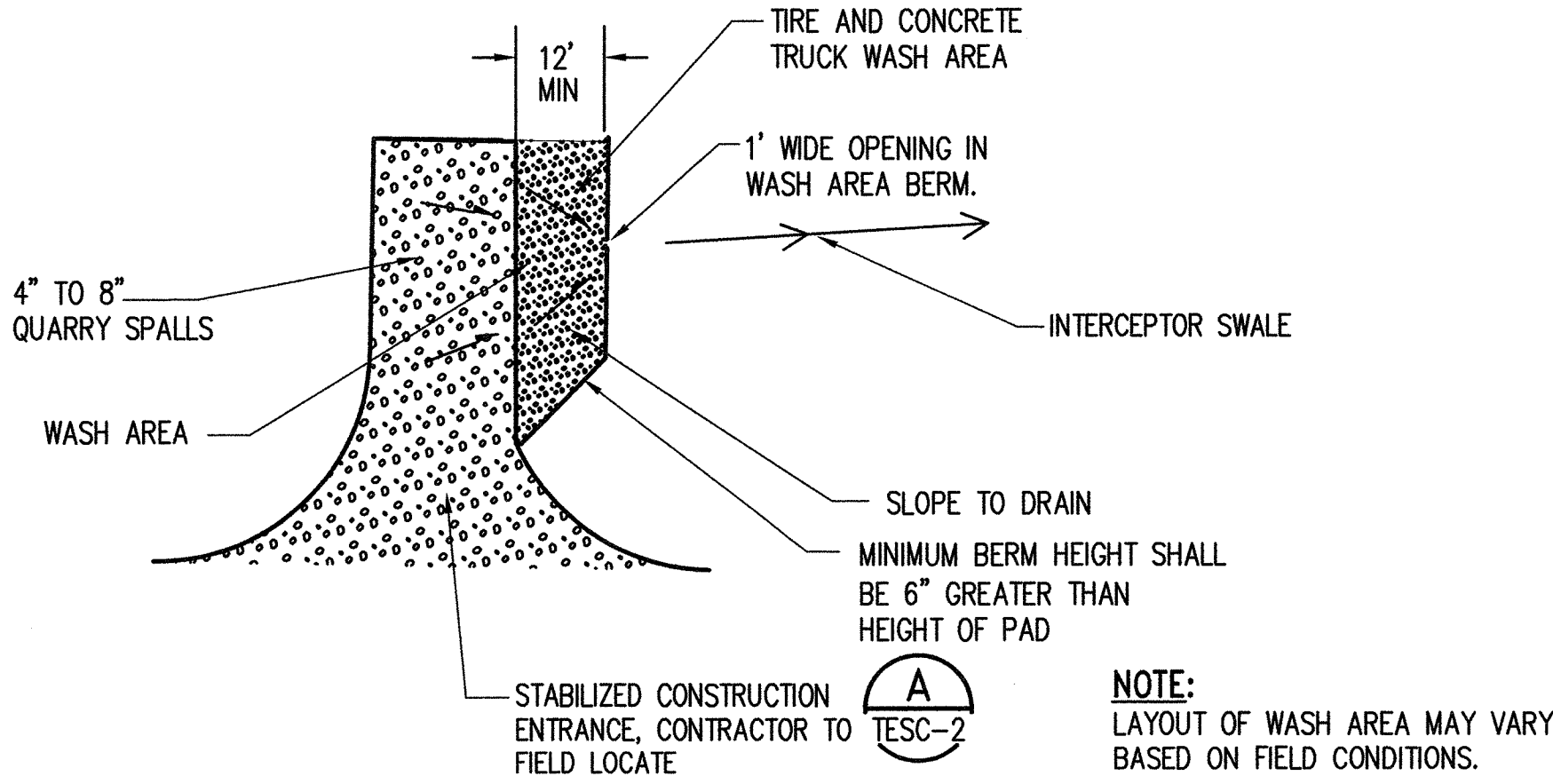
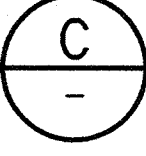
GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:

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)

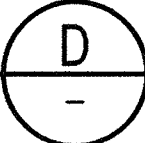
CONSTRUCTION ENTRANCE DETAIL
(KING COUNTY STANDARD DETAIL, MODIFIED KCSWDM D.3.4.A)
NTS



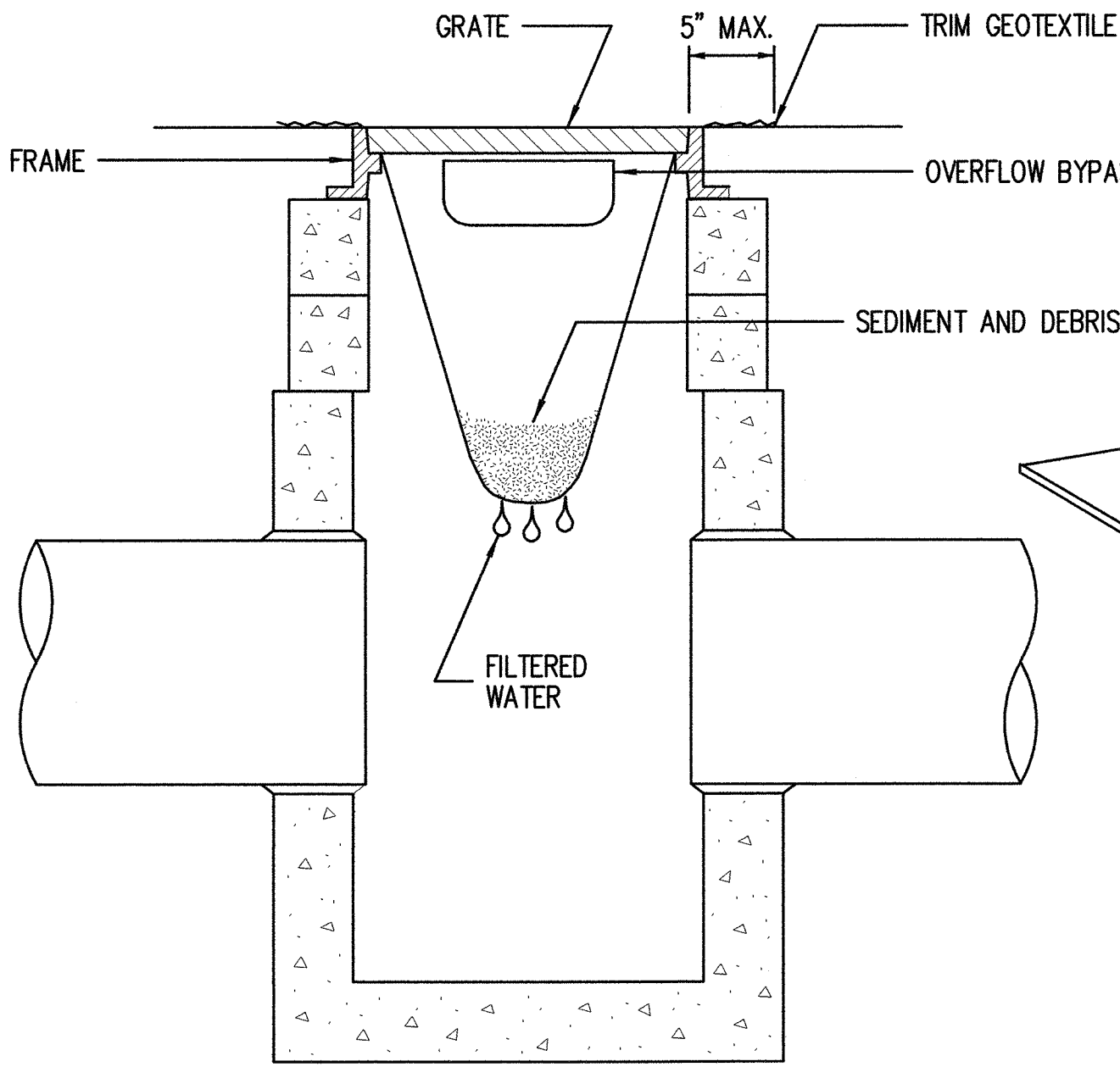
CATCH BASIN SILT BARRIER DETAIL
NTS



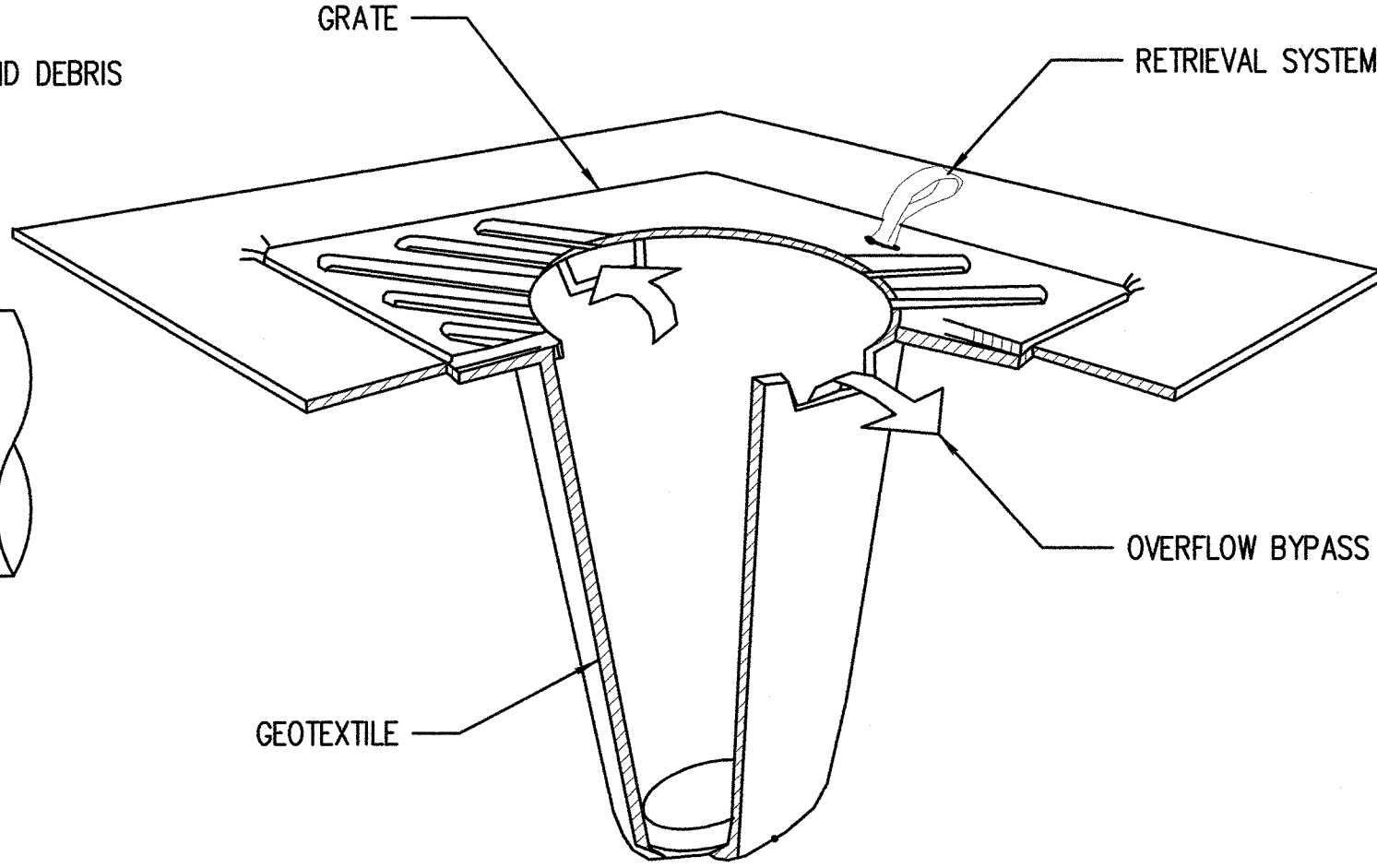
WASH PAD DETAIL
NTS



NOTE:
LAYOUT OF WASH AREA MAY VARY
BASED ON FIELD CONDITIONS.

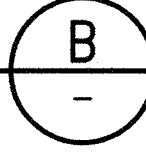


CROSS SECTION
NOT TO SCALE



ISOMETRIC VIEW
NOT TO SCALE

CATCH BASIN PROTECTION DETAIL
(PER WSDOT REFERENCE)
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.

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Justin R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally White</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
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D.P.E.R.
WIND ROSE
TESC NOTES AND DETAILS

SHEET

TESC-2

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NO.	DATE	BY	CHD.	APPR.	REVISION		

811 Call 811
two business days
before you dig

SCALE:
AS NOTED

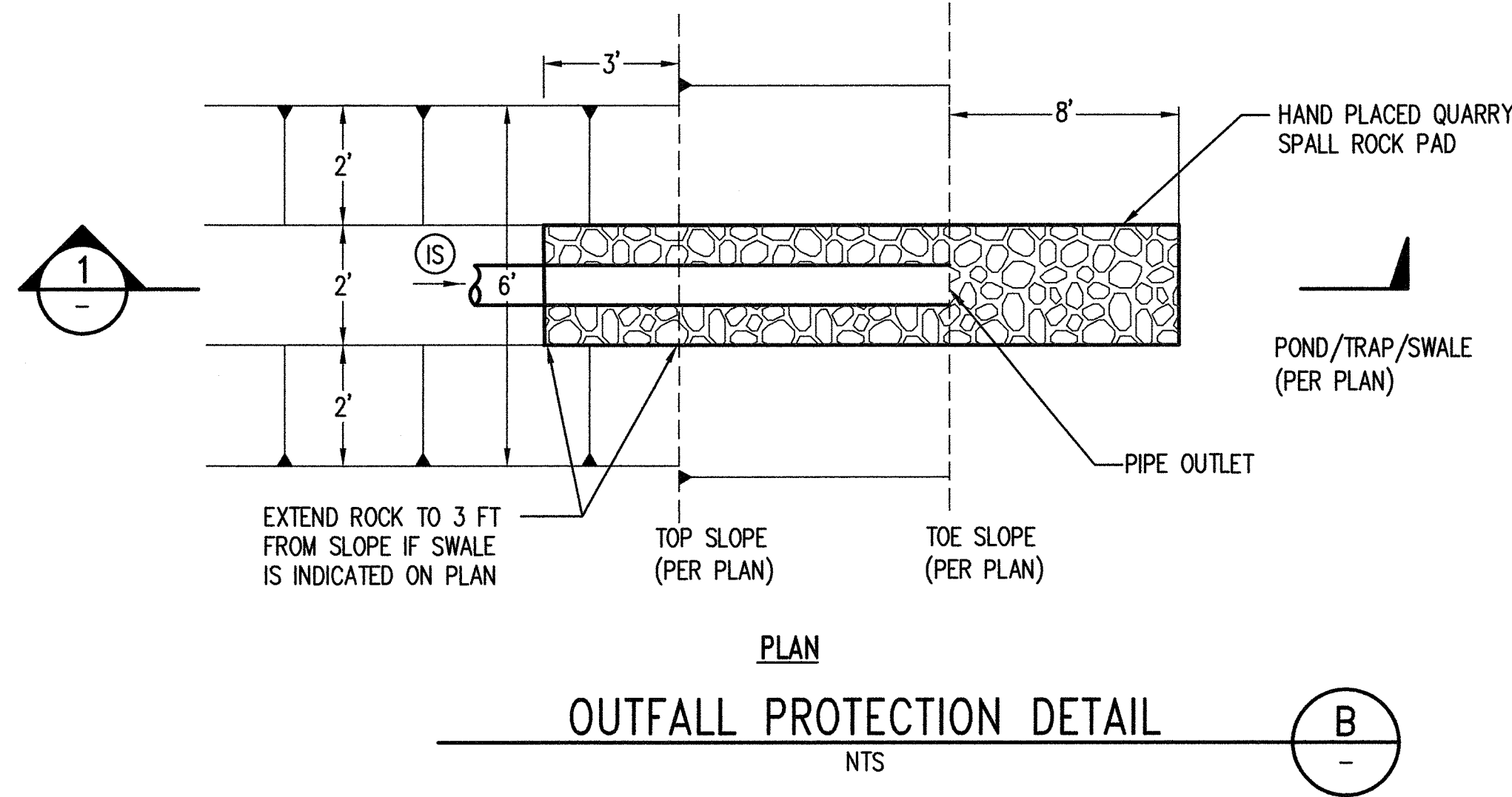
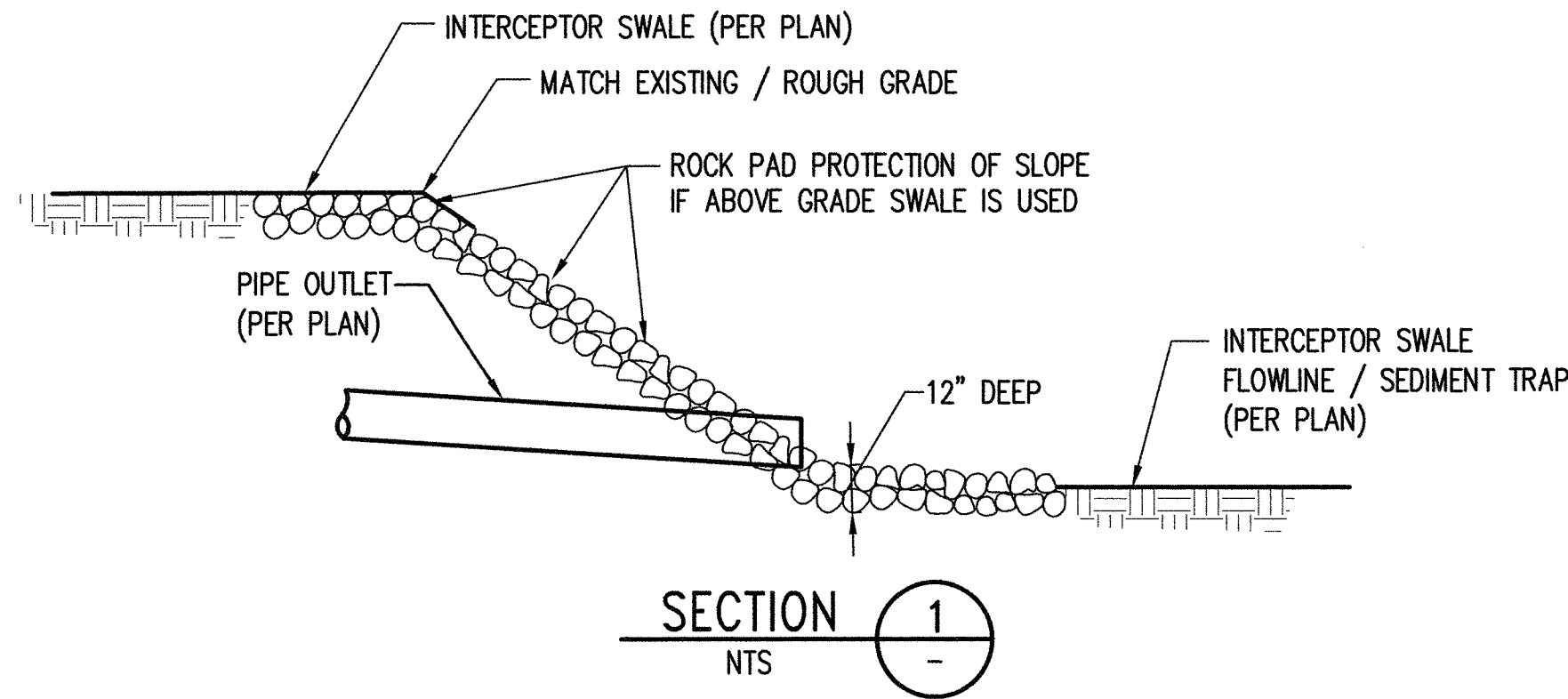
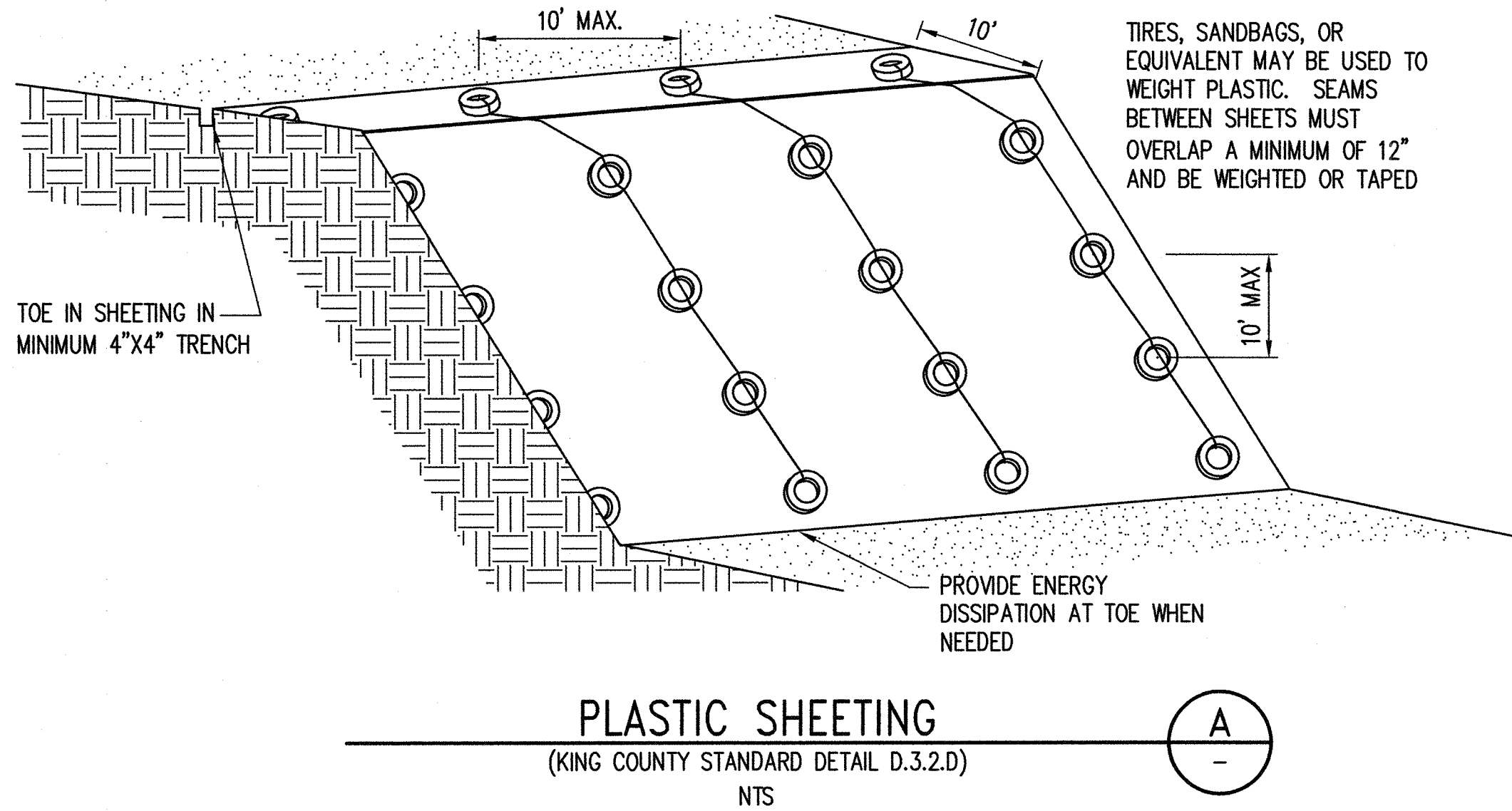
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ALBERTO G. CISNEROS
PROFESSIONAL ENGINEER
30120/A
1501 ST. 1501

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



"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

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Justin R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally G. Galt</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

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SCALE:
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WIND ROSE

TESC NOTES AND DETAILS

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SHEET

TESC-4

GRADING NOTES:

1. REFER TO DF DRAWINGS FOR POND GRADING AND WALL ELEVATIONS. INFORMATION NOTED HERE IS FOR COORDINATION PURPOSES.
2. CONSULT WITH FIELD GEOTECHNICAL CONSULTANT FOR REMEDIATION OF SOILS PRIOR TO BUILDING CAP AT THE SOUTHWEST CORNER OF THE SITE.
3. INSTALLATION OF ALL ROCKERIES SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION AND GUIDANCE.
4. ALL GRADING AREAS SHALL BE HYDROSEEDING PER KCDPER REQUIREMENTS UNLESS NOTED OTHERWISE.
5. FOR HORIZONTAL CONTROL OF CURBS, ADA RAMPS, AND OTHER RAMPS SEE SHEET HC-XX.
4. EXISTING FEATURES ARE NOT SHOWN FOR CLARITY. CONTRACTOR SHALL REFER TO THE SURVEY PLANS AND FIELD OBSERVATION FOR UTILITIES AND EXIST. STRUCTURES THAT MAY BE ENCOUNTERED DURING TRENCHING.
5. CONTRACTOR SHALL SAWCUT 18" MIN. OF EXIST. ASPHALT. MATCH TO EXIST. ROAD.
6. CONTRACTOR SHALL REPLACE DAMAGED EXISTING SURFACES IN KIND PER KCDPCS STANDARDS. ALL SIDEWALK AND CURB REPLACEMENT SHALL BE TO NEAREST JOINT.
7. FOR ROAD CENTERLINE PROFILES, SEE GD SHEETS. ROAD PROFILES ARE TO CENTERLINE FINISHED GRADE.
8. PORTIONS OF THE ROCKERY WALL ARE GREATER THAN 4'. COORDINATE WITH GEOTECHNICAL ENGINEER FOR REINFORCING REQUIREMENTS.
9. GEOTECHNICAL ENGINEER SHALL OBSERVE CONSTRUCTION OF ALL WALLS, INCLUDING CUT SLOPE AND SUBGRADE CONDITIONS, BEFORE ANY FILL OR WALL MATERIALS ARE PLACED.
10. INCLUDE FIELD GRADING AS NECESSARY TO OBTAIN POSITIVE FLOW TO NEARBY CATCH BASINS TO COLLECT SURFACE DRAINAGE.
11. ALL REQUIRED SOIL AMENDMENTS FOR LOT 32, PER KCC 16.82.100, SHALL BE ADDRESS AND COMPLETED AT THE TIME OF THE BUILDING PERMIT FOR LOT 32 OR WITHIN 5 YEARS OF THE RECORDING OF THE FINAL PLAT, WHICHEVER COMES FIRST. THE REQUIRED AMENDMENTS SHALL ONLY OCCUR BETWEEN MAY 1 AND OCTOBER 1. ANY COMPOST USED IN THE AMENDMENT TO ACHIEVE THE REQUIRED SOIL ORGANIC MATTER CONTENT, SHALL COMPLY WITH THE DEFINITION OF "COMPOSTED MATERIAL" SET FORTH IN WAC 173-350-220.

LEGEND

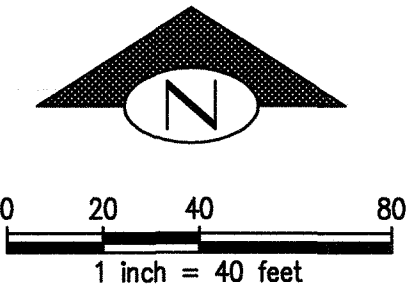
- ROCKERY WALL
- REFER TO GOLDSMITH PLANS FOR WALL TYPE
- MSE WALL
- 42" HIGH TUBULAR ALUMINUM FENCE

CURVE <1>	TOC EL	FL EL
PC 53+03.31	397.31	396.81
1/4	397.10	396.60
1/2	396.90	396.40
3/4	396.70	396.20
PT 1057.76	396.49	395.99
Δ= 89° 41' 24" R= 35.00' L= 54.79'		

CURVE <2>	TOC EL	FL EL
PC 53+98.05	397.68	397.18
1/4	397.52	397.02
1/2	397.35	396.85
3/4	397.18	396.68
PT 10+54.66	397.02	396.52
Δ= 87° 46' 48" R= 34.50 L= 52.86		

CURVE <3>	TOC EL	FL EL
PC 75+04.11, 17.96' RT	374.48	373.98
1/4	373.46	373.96
1/2	374.45	373.95
3/4	374.43	373.93
PT 18+30.56, 12.46' LT	374.42	373.92
Δ= 89° 23' 24" R= 25.04' L= 39.07'		

CURVE <4>	TOC EL	FL EL
PC 18+29.29	373.92	373.42
1/4	373.98	373.48
1/2	374.03	373.53
3/4	374.08	373.58
PT 75+79.12	374.13	373.63
Δ= 91° 33' 48" R= 25.04' L= 39.92'		



P# 4457

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Justin R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally G. Galt</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
WIND ROSE
OVERALL GRADING PLAN

SHEET

G-1

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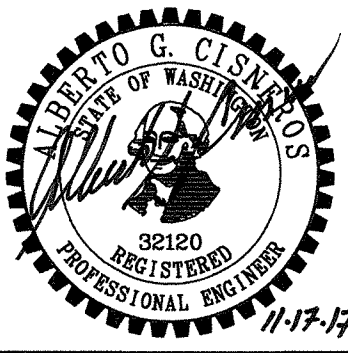


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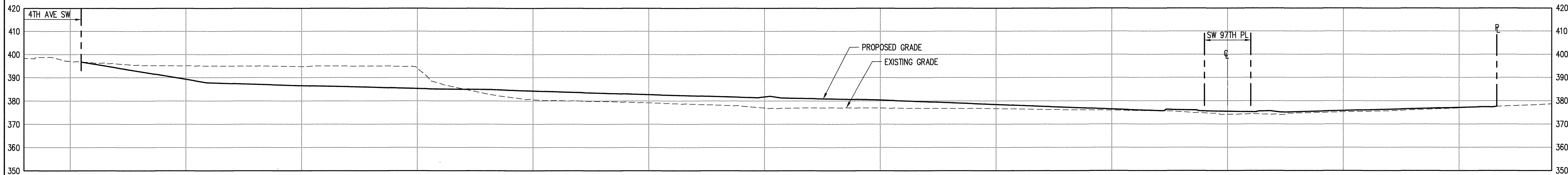
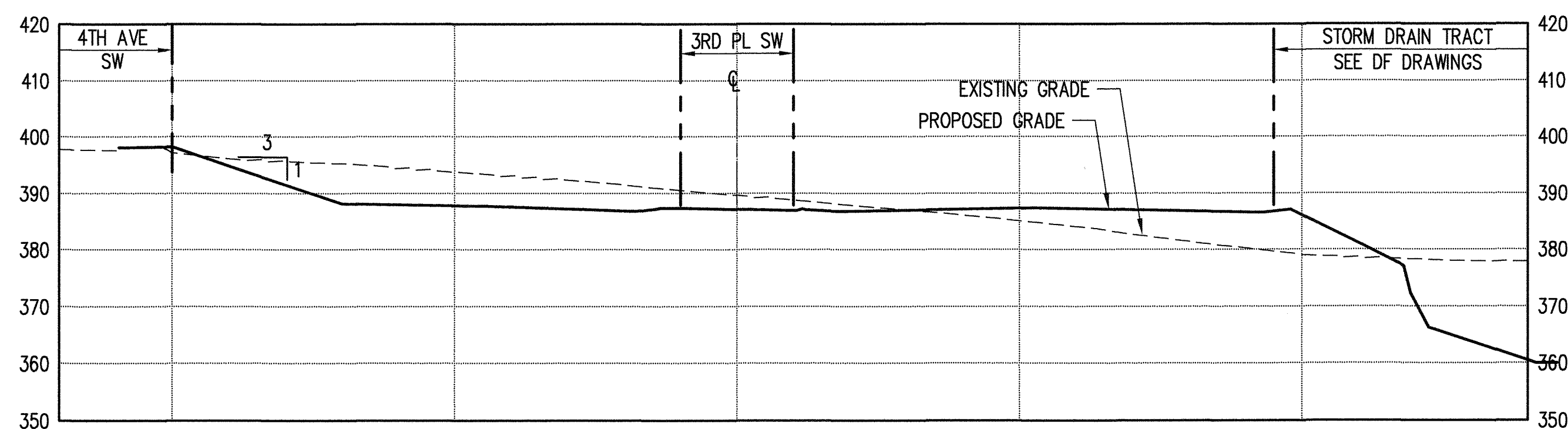
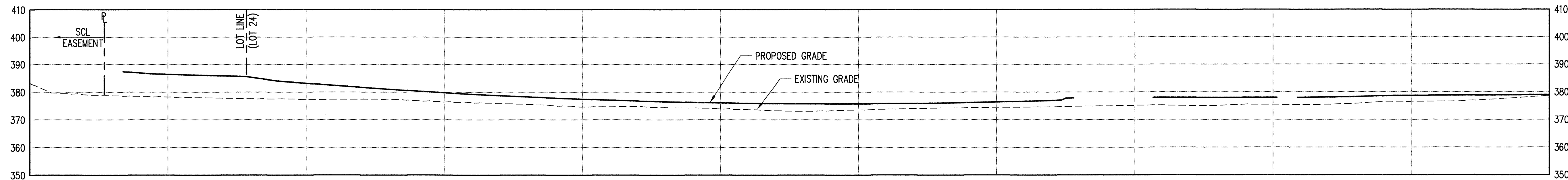
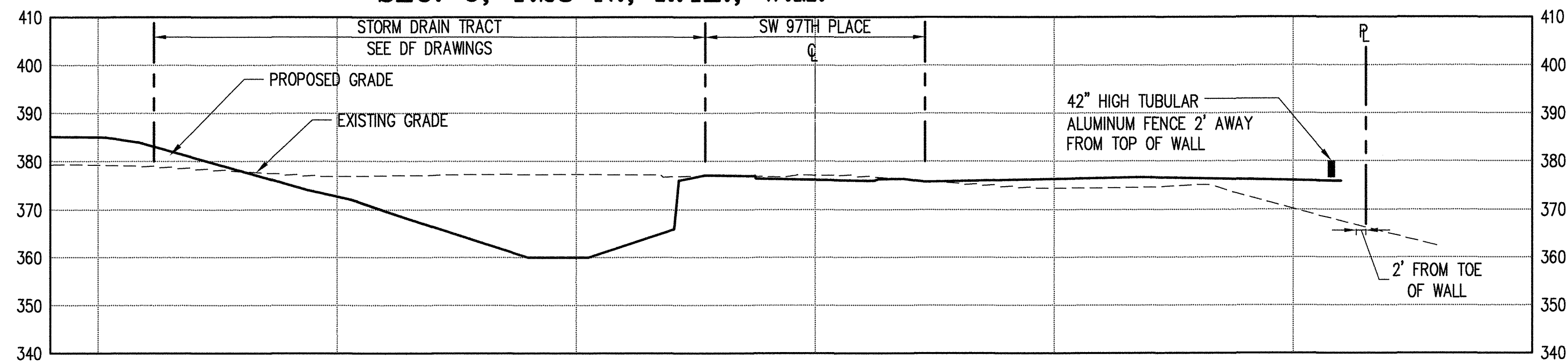


SCALE:
AS NOTED

Nov 17, 2017 - 11:00am
B:\114000-114400\114137 (Wind Rose KCHA)\CADD\Design\Grade & Drain\07 W R G-2.dwg
Z:\114000-114400\114137 (Wind Rose KCHA)\CADD\Design\Grade & Drain\07 W R G-2.dwg

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

REFER TO DF DRAWINGS FOR POND
GRADING AND WALL ELEVATIONS.
INFORMATION NOTED HERE IS FOR
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STRV15-0006
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KING COUNTY DPER APPROVAL	
Review Engineer <i>Antia R. Foster</i>	Date 11-20-17
Senior Engineer <i>Sally G. Hill</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

0 10 20 40
1 inch = 20 feet

P# 4457

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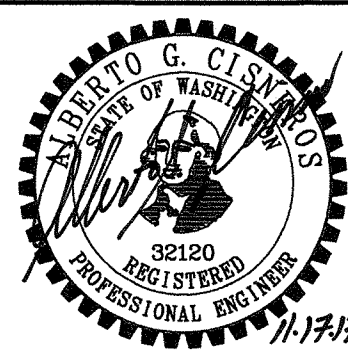


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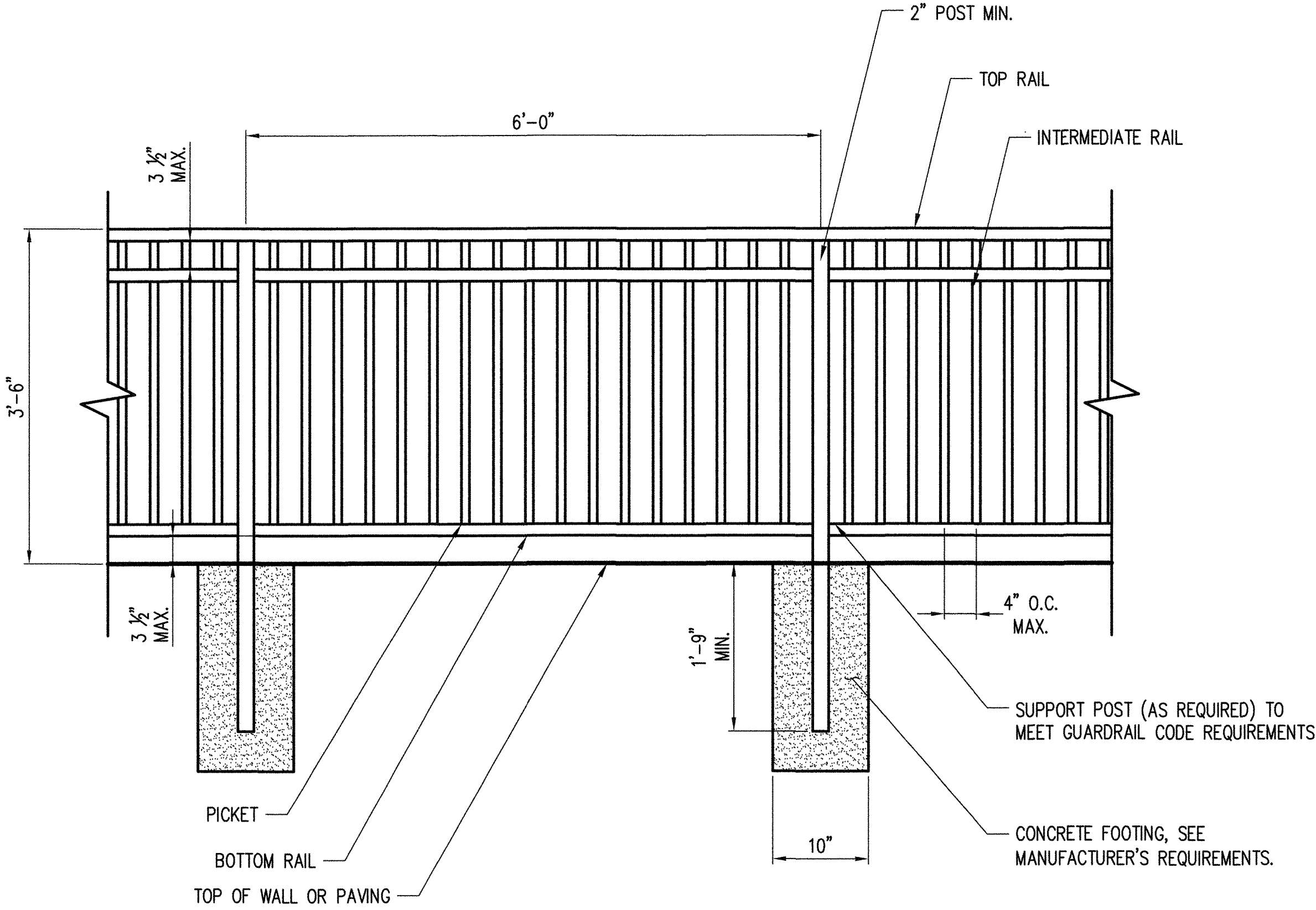
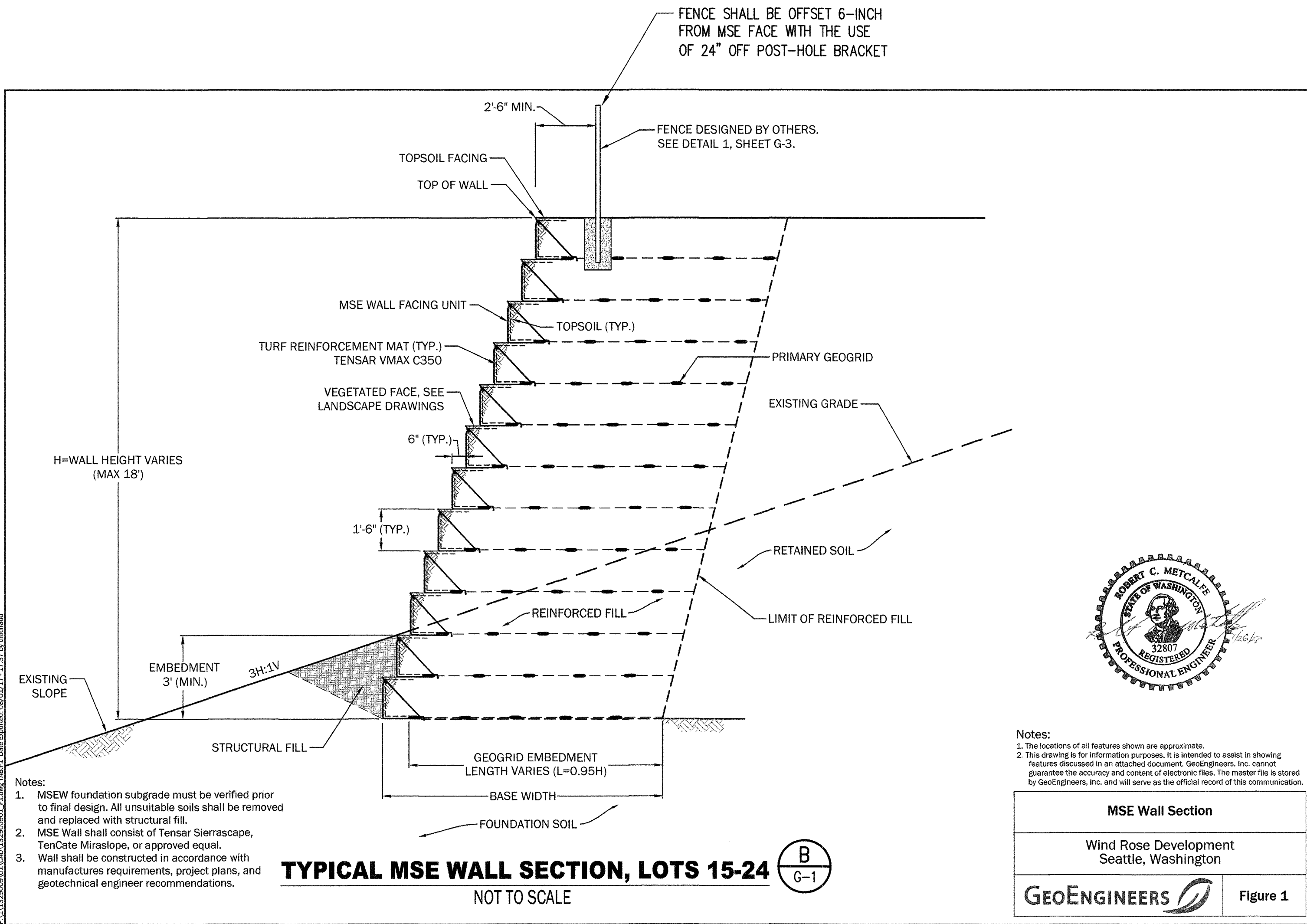
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
WIND ROSE
SECTIONS

SHEET

G-2

NOTES:

- 1. REFER TO DF DRAWINGS FOR POND GRADING AND WALL ELEVATIONS.
- 2. GEOTECHNICAL ENGINEER SHALL OBSERVE CONSTRUCTION OF ALL WALLS, INCLUDING CUT SLOPE AND SUBGRADE CONDITIONS, BEFORE ANY FILL OR WALL MATERIALS ARE PLACED.
- 3. INCLUDE FIELD GRADING AS NECESSARY TO OBTAIN POSITIVE FLOW TO NEARBY CATCH BASINS TO COLLECT SURFACE DRAINAGE.
- 4. FENCE SHALL BE DESIGNED AND INSTALLED WITH ALL SAFETY REQUIREMENTS TO MEET ITS INTENDED USE AND LOCATION.



MSE WALL

THE GEOTECHNICAL ENGINEER OF RECORD FOR DESIGN OF THE MSE WALLS SHALL BE ON-SITE FULL-TIME DURING CONSTRUCTION TO APPROVE WALL FOUNDATION EXCAVATION, SUBGRADE PREPARATION, LEVELING PAD CONSTRUCTION, DRAINAGE CONSTRUCTION, INSTALLATION OF FENCE, PLACEMENT AND COMPACTION OF STRUCTURAL BACKFILL MATERIALS, AND OBSERVE PREPARATION OF SIDEWALK SUBGRADE AND FILL MATERIALS ABOVE THE WALLS WHERE SHOWN ON THE DRAWINGS. AT COMPLETION OF CONSTRUCTION, THE GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A REPORT TO KING COUNTY THAT INCLUDES DAILY FIELD REPORTS, RECORDS OF MATERIAL CONSTRUCTION, COMPACTION AND MATERIALS TESTING REPORTS, ALONG WITH A LETTER OF SATISFACTORY WALL CONSTRUCTION BASED ON THEIR MONITORING.

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Antia R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally G. G. G.</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

P#4457

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King County Housing Authority

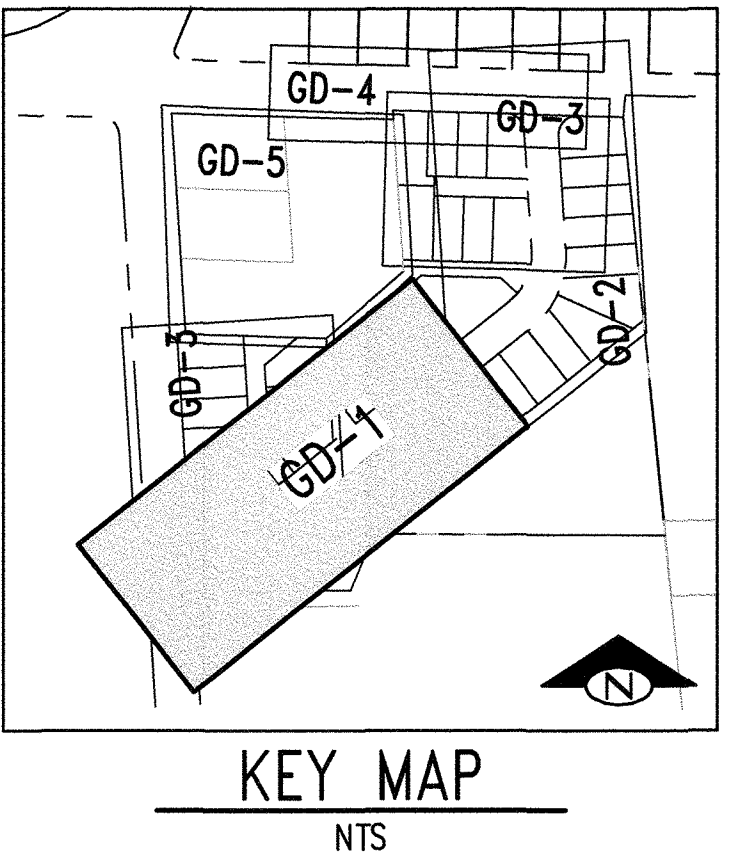
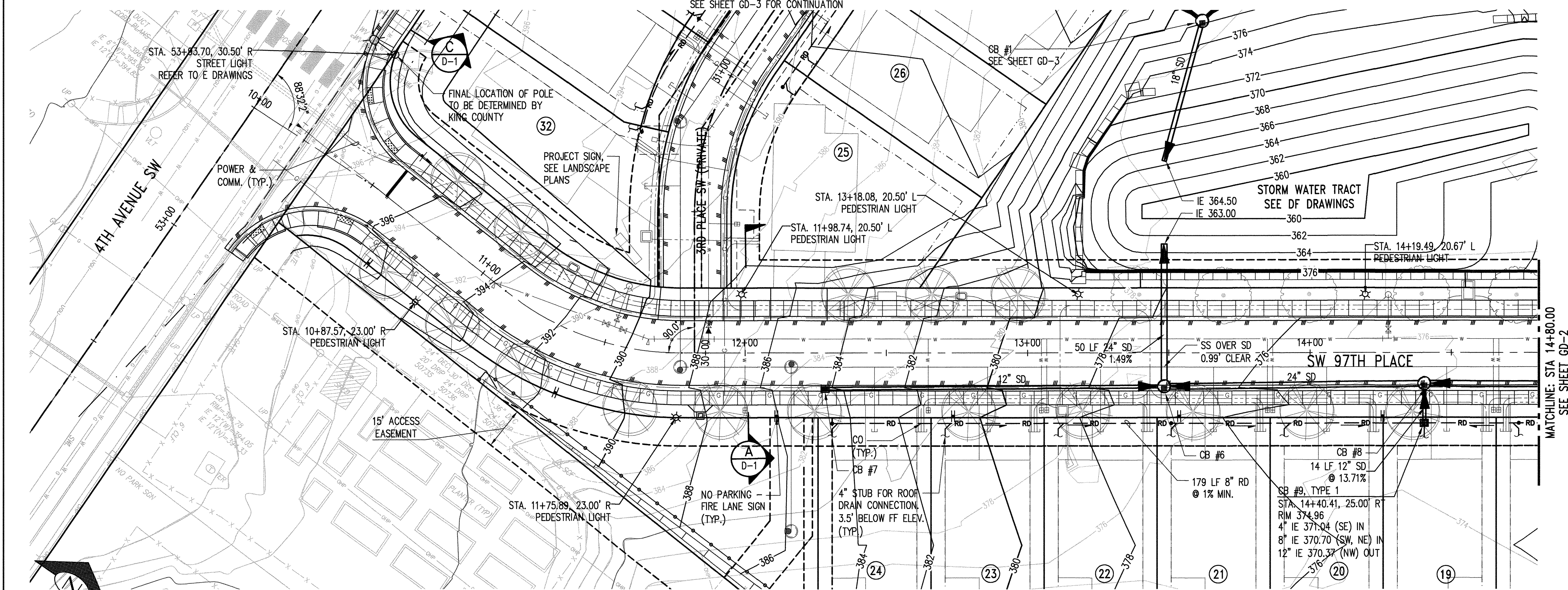
Professional Engineer Seal: ALBERTO G. CARRASCO, STATE OF WASHINGTON, 32120, 11-13-17

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
WALL AND FENCE DETAILS

SHEET
G-3

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



NOTES:

- FOR HORIZONTAL CONTROL OF CURBS, ADA RAMPS AND OTHER RAMPS SEE SHEET HC-2.
- STORM DRAINAGE STRUCTURES SHALL HAVE VANED GRATES CONFORMING TO THE APPROPRIATE CURB TYPE AND STANDARD GRATES OUTSIDE OF ROW PER KORDCS, UNLESS OTHERWISE NOTED. AT LOCATIONS WHERE THROUGH CURB INLETS ARE IN ROLLED CURB SECTIONS ALLOW 3' ON EACH SIDE TO TRANSITION THE CURB TO ACCOMMODATE THROUGH CURB INLET FRAME AND GRATE.
- 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.
- EXISTING FEATURES ARE NOT SHOWN FOR CLARITY. CONTRACTOR SHALL REFER TO THE SURVEY PLANS AND FIELD OBSERVATION FOR UTILITIES AND EXIST. STRUCTURES THAT MAY BE ENCOUNTERED DURING TRENCHING.
- CONTRACTOR SHALL SAWCUT 18" MIN. OF EXIST. ASPHALT. MATCH TO EXIST. ROAD.
- CONTRACTOR SHALL REPLACE DAMAGED EXISTING SURFACES IN KIND PER KORDCS STANDARDS. ALL SIDEWALK AND CURB REPLACEMENT SHALL BE TO NEAREST JOINT.
- STORM DRAINAGE FUTURE CONNECTIONS ARE PROVIDED FOR FRONTING LOT PROPERTIES. DRAINAGE EASEMENTS MAY BE REQUIRED TO CONNECT ALL FRONTING LOTS TO CATCH BASINS PROVIDED.
- SEE GRADING SHEETS FOR PROJECT LIMITS AND CURVE DATA TABLES.
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PER KORS SECTION 4.03 A 1.5-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 MAYBE WAIVED ONLY 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 DEVELOPER ENGINEER.

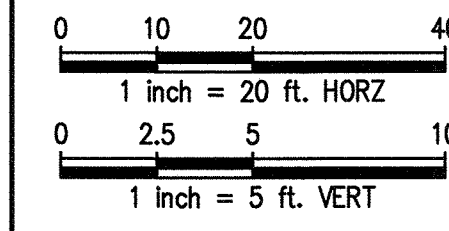
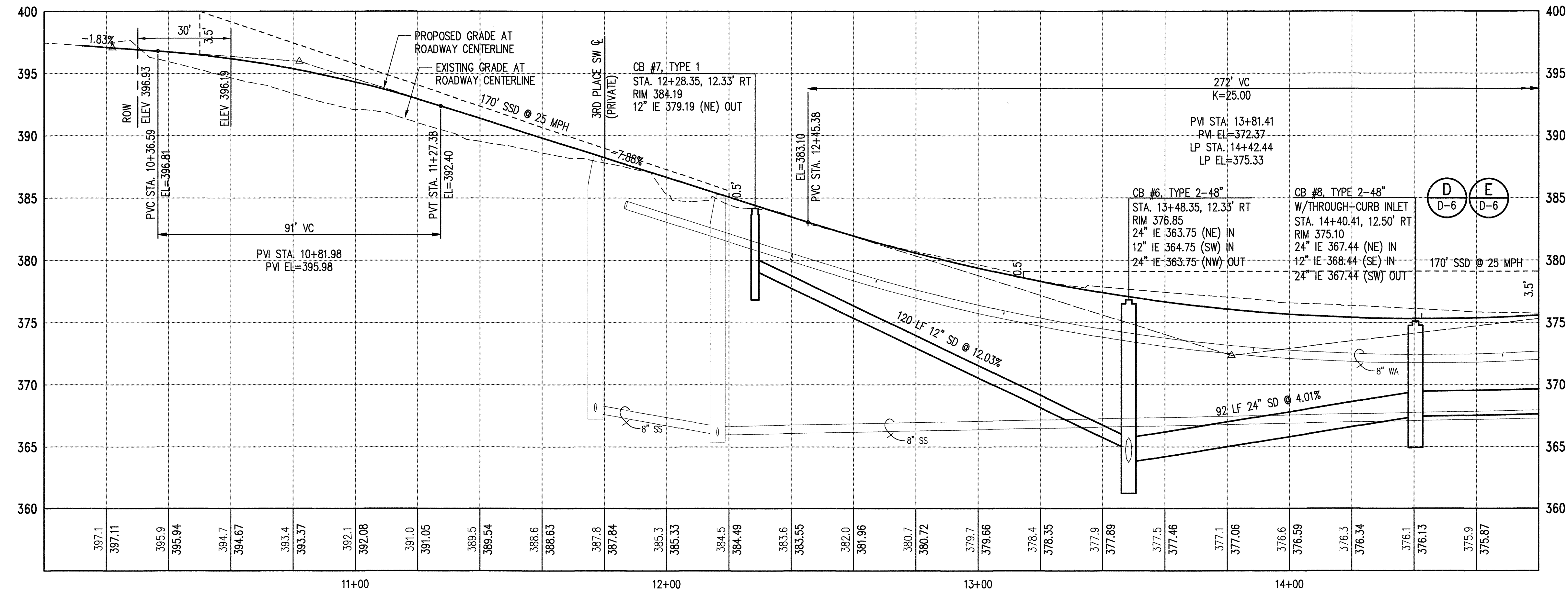
PAVEMENT RESTORATION FOR PARALLEL CUTS TO ROAD ALIGNMENT AND PAVEMENT THICKNESS SHALL CONFORM TO KORS CHAPTER 8

DRAINAGE STRUCTURE OFFSETS ARE PROVIDED TO FLOW LINE OF THE CURB. CONTRACTOR IS RESPONSIBLE FOR FINAL PLACEMENT OF THE STRUCTURE AND GRATES RELATIVE TO THE CURB FLOW LINE IN CONFORMANCE WITH DETAIL A&B, SHEET D-1 AND SHEETS D-4 AND D-5 FOR FRAMES AND GRATES. WHERE STRUCTURES ARE NOT ADJACENT TO A CURB THE OFFSET PROVIDED IS TO CENTER OF STRUCTURE.

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
 Review Engineer	11-20-17 Date
 Senior Engineer	11-20-17 Date
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

P# 4457



NO.	DATE	BY	CHD.	APPR.	REVISION
5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
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1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS

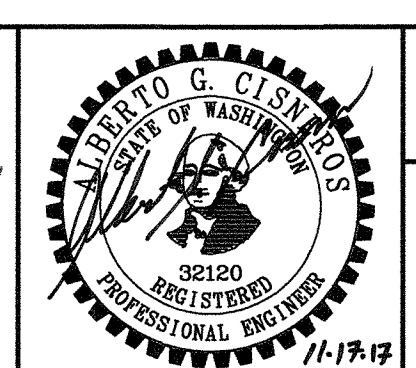
DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
JOB No. : 114137.30	

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two business days
before you dig

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206.622.5822
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King County Housing Authority

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Seattle, WA 98101
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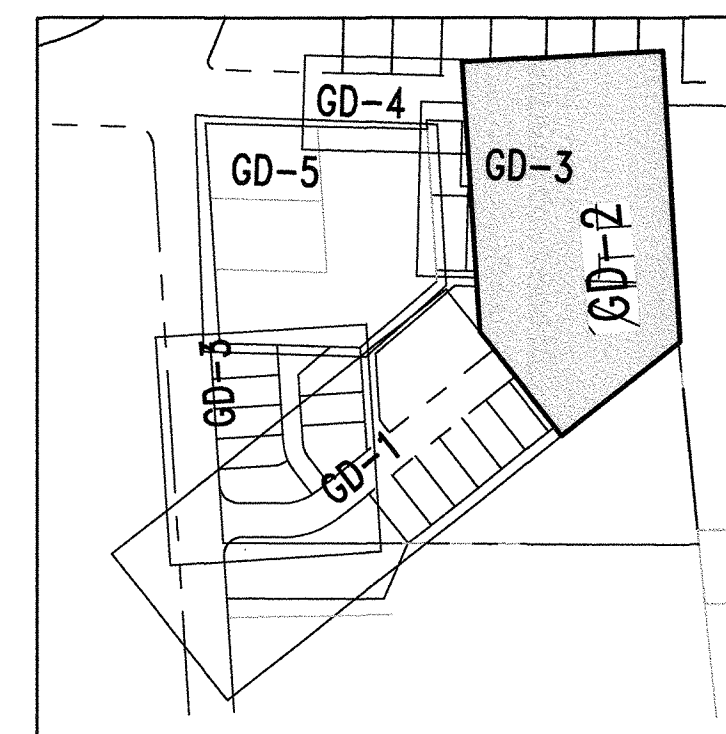
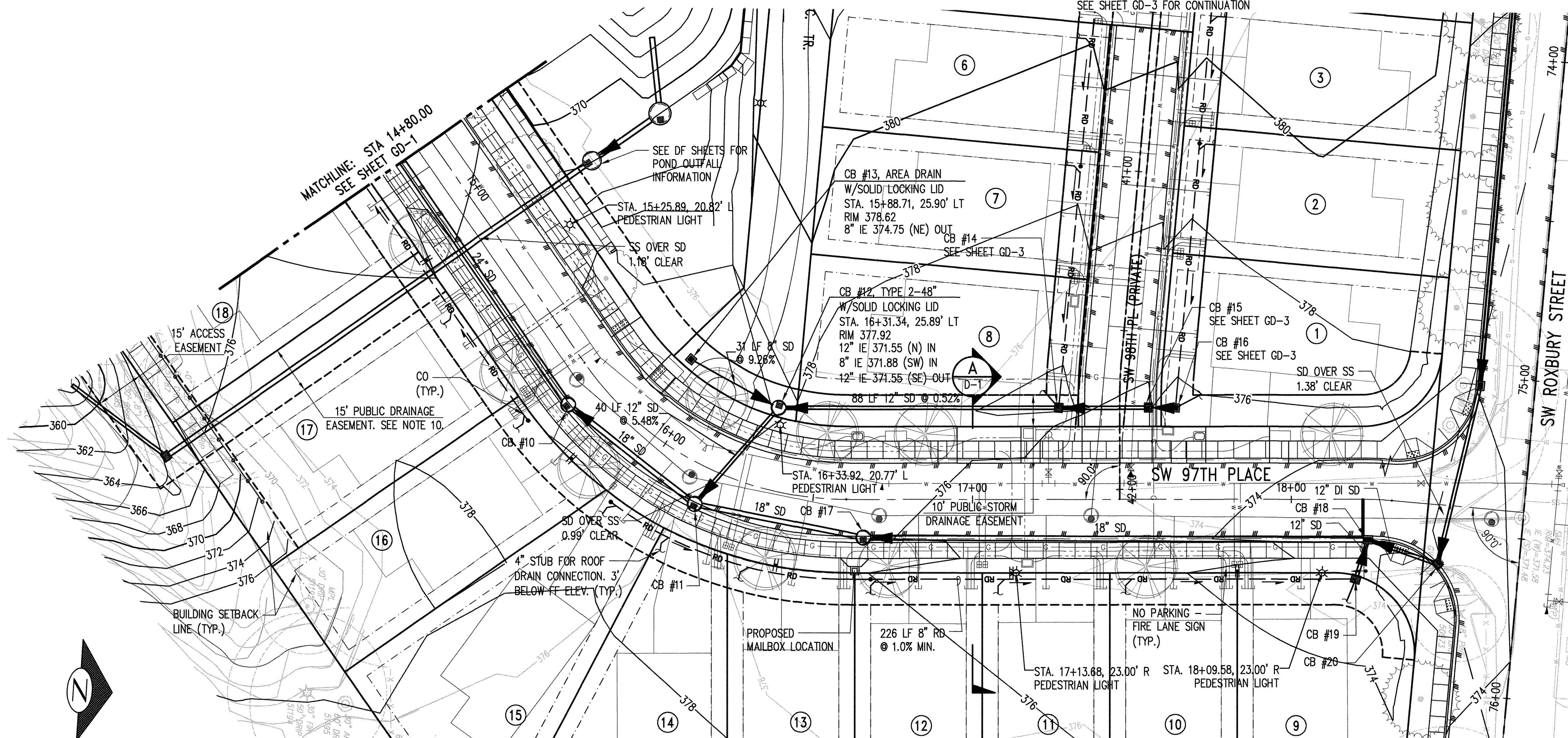
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
SW 97TH PLACE STORM DRAINAGE PLAN AND PROFILE

SHEET
GD-1

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

SEE SHEET GD-3 FOR CONTINUATION



KEY MAP
NTS

NOTES:

- FOR HORIZONTAL CONTROL OF CURBS, ADA RAMPS AND OTHER RAMPS SEE SHEET HC-2.
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- BUILDING PERMITTING AND CONSTRUCTION ON LOT 17 AND 18 WILL REQUIRE GEOTECHNICAL FOUNDATION RECOMMENDATIONS TO ALLOW MAINTENANCE AND EXCAVATION OF THE STORM DRAIN LOCATED IN LOT 17.
- PAVEMENT RESTORATION FOR PARALLEL CUTS TO ROAD ALIGNMENT AND PAVEMENT THICKNESS SHALL CONFORM TO KCRS CHAPTER 8.

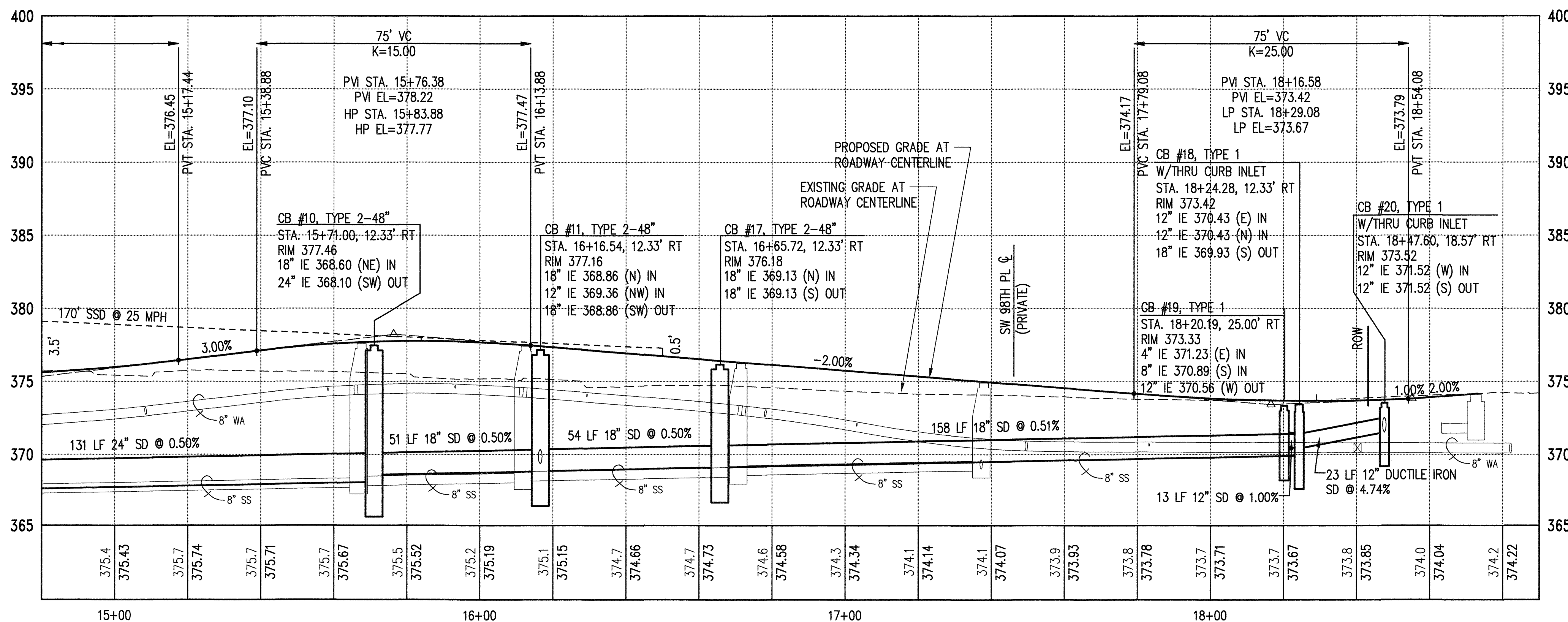
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STRV15-0006
L03P0022

KING COUNTY DPOR APPROVAL	
Review Engineer <i>Antonia R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally Collier</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

P#4457



NO.	DATE	BY	CHD.	APPR.	REVISION
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DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
JOB No.: 114137.30	



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KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

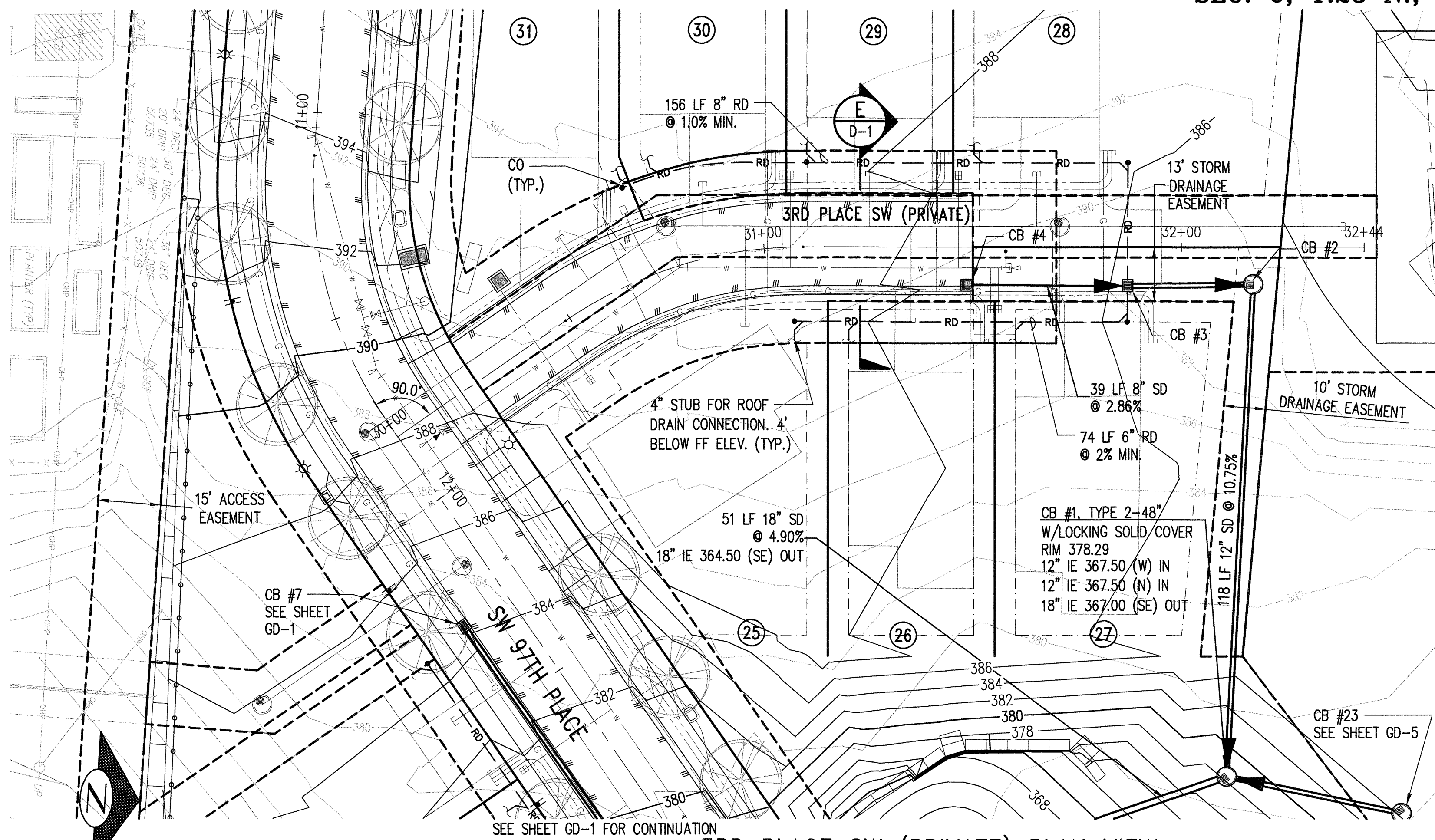
WIND ROSE

SW 97TH PLACE STORM DRAINAGE PLAN AND PROFILE

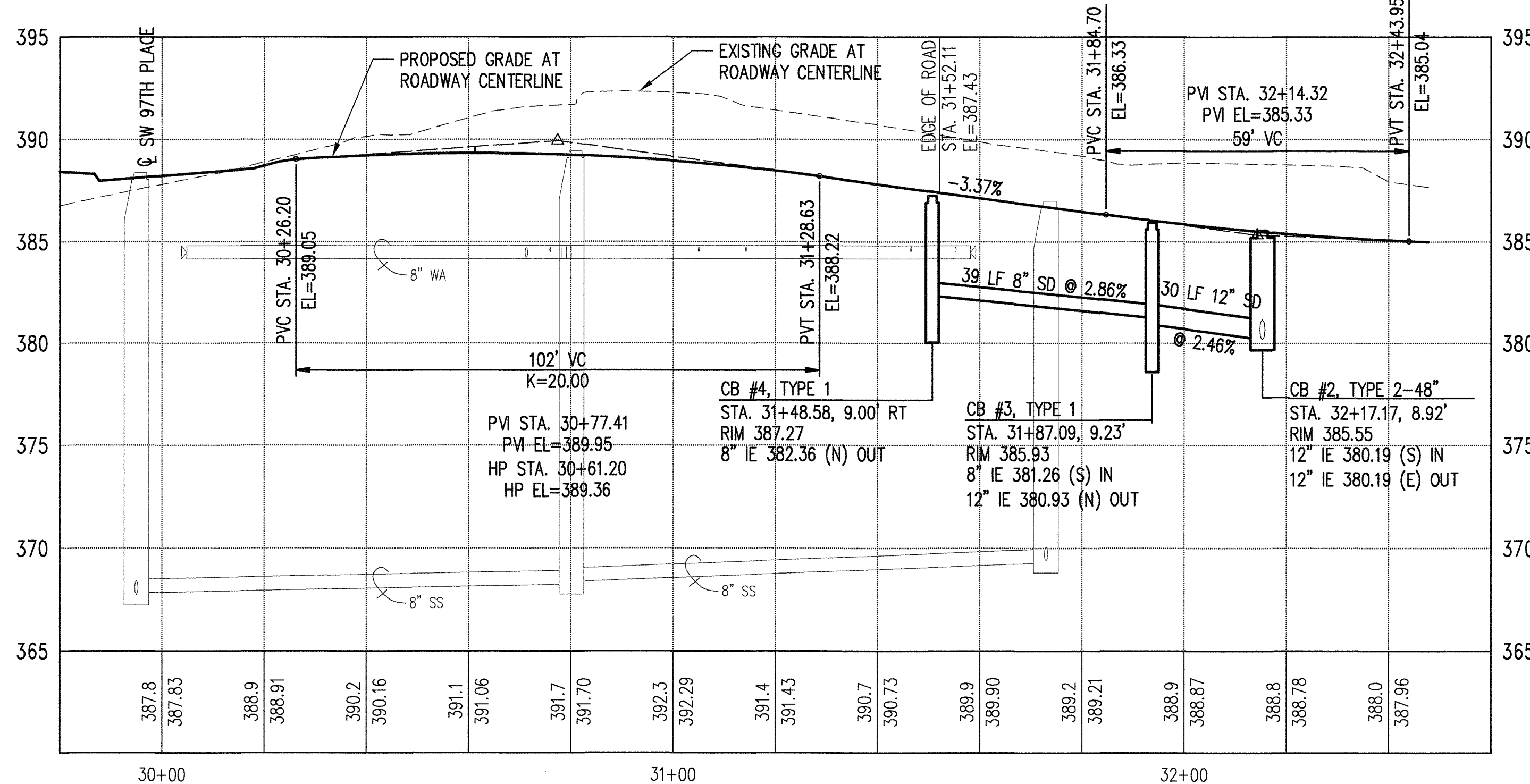
SHEET

GD-2

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

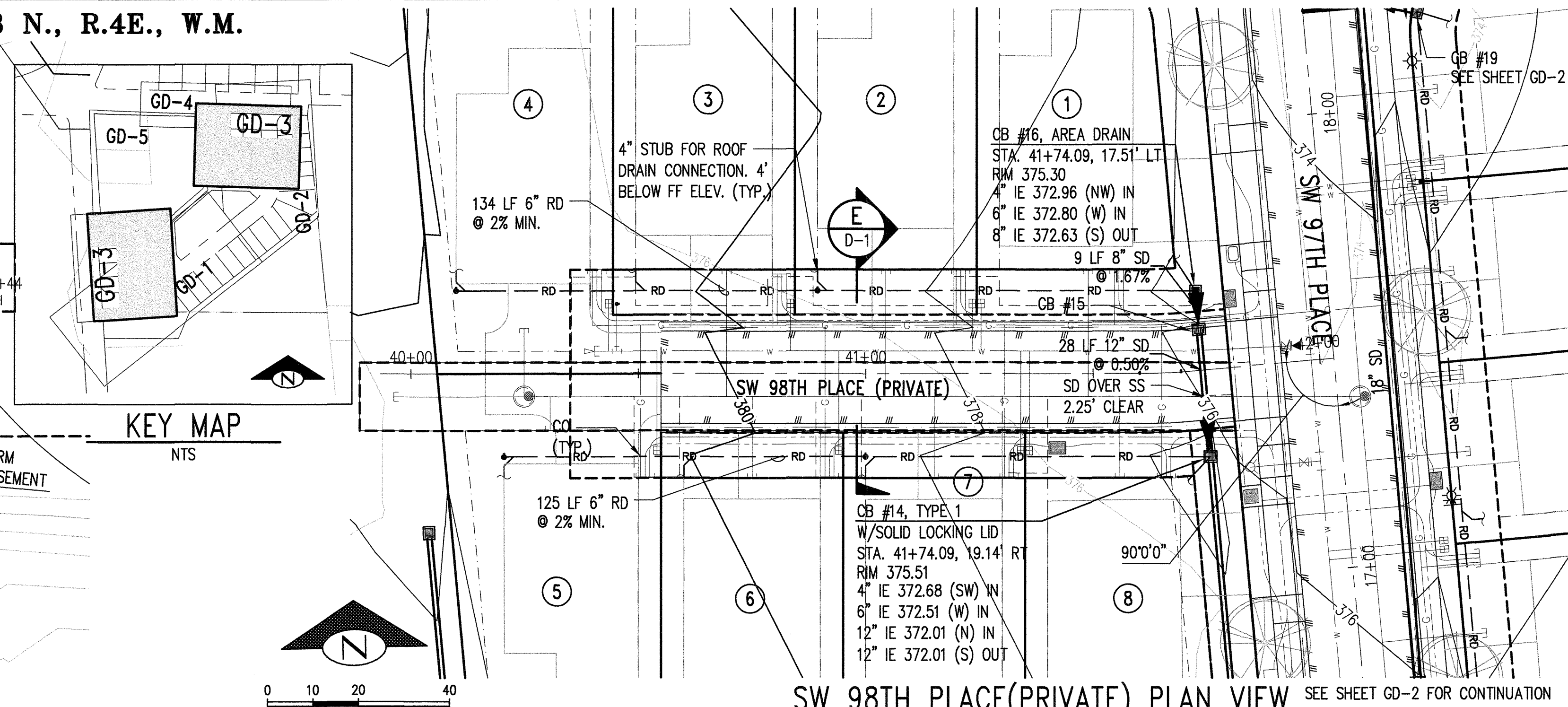


3RD PLACE SW (PRIVATE) PLAN VIEW

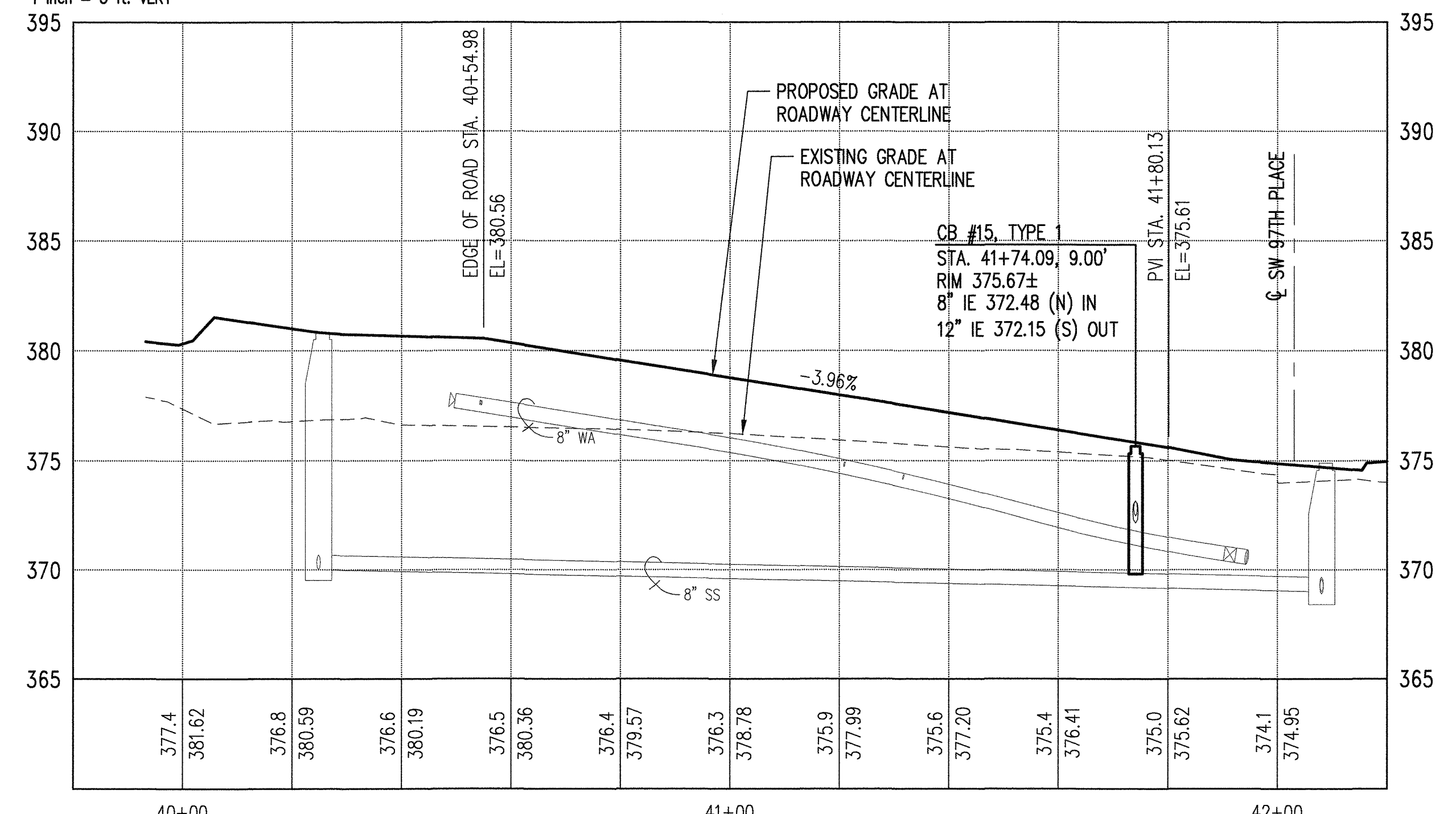


3RD PLACE SW PROFILE

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SW 98TH PLACE (PRIVATE) PLAN VIEW



SW 98TH PLACE PROFILE

NOTES:

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STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
 Review Engineer	Date 11-20-17
Senior Engineer First and Last Name, P.E. DEVELOPMENT ENGINEER	Date 11-20-17

P#4457

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NO.	DATE	BY	CHD.	APPR.	REVISION

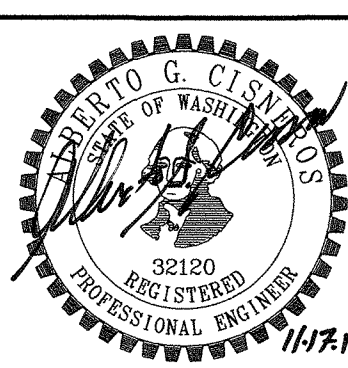
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CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
JOB No.: 114137.30	



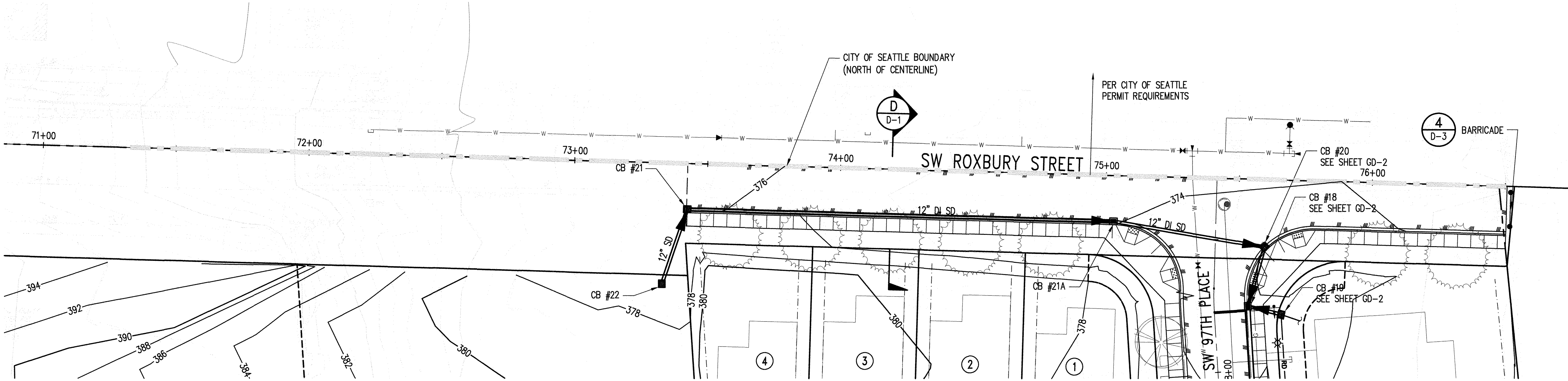
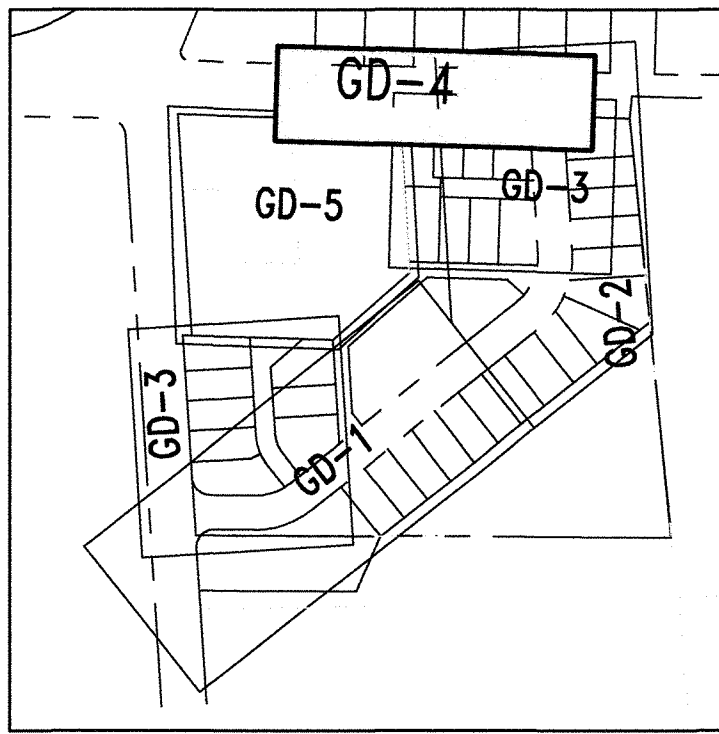
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Authority

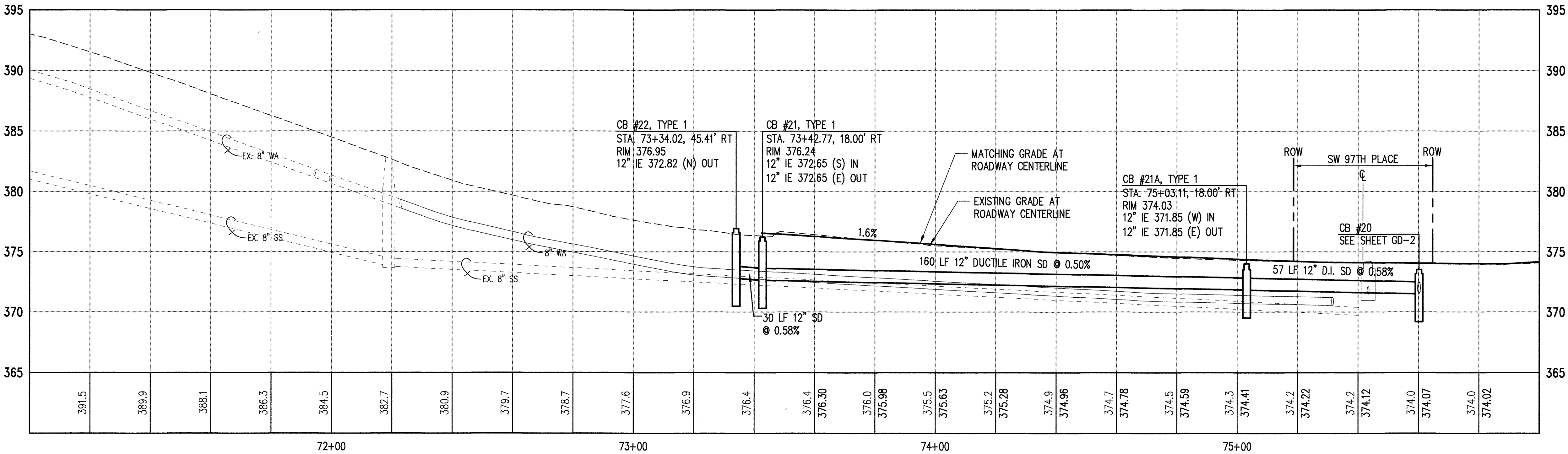


KING COUNTY HOUSING AUTHORITY WHITE CENTER, WASHINGTON		SHEET GD-3
WIND ROSE SW 98TH PL/3RD PL SW GRADING DRAINAGE PLAN AND PROFILE		



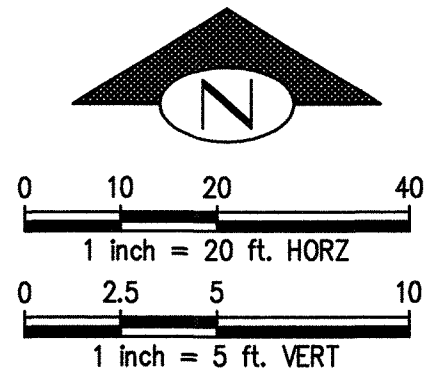
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STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Ante R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally Cull</i>	Date 11-20-17
First Name, Last Name, P.E. DEVELOPMENT ENGINEER	

P#4457

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DRAWN BY TAD	DESIGNED BY CTK
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	CHECKED BY CTK	APPROVED BY AGC
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS	DATE APRIL 15, 2016	
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS		
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS		
NO.	DATE	BY	CHD.	APPR.	REVISION	J O B No. : 114137.30	

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SCALE:
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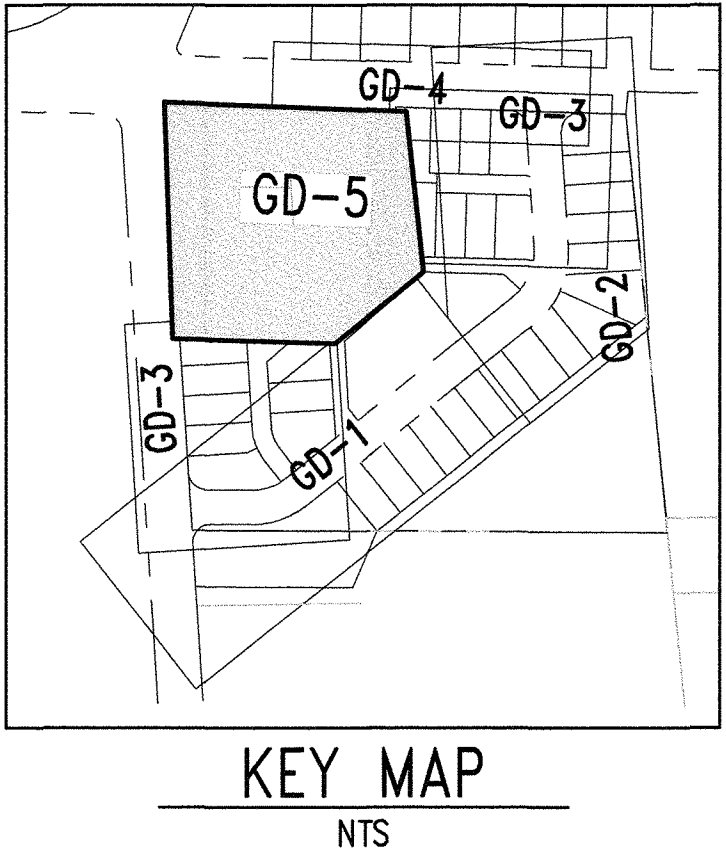
KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE

SW ROXBURY STREET STORM DRAINAGE PLAN AND PROFILE

SHEET

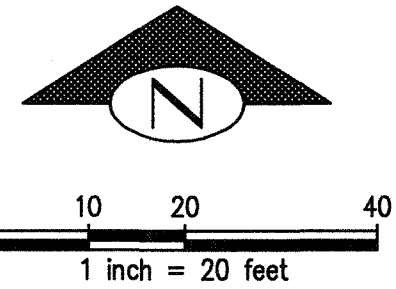
GD-4



NOTES:

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STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
<i>Curly R. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally Gill</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

P# 4457

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON
WIND ROSE
SENIOR CENTER GRADING PLAN

SHEET

GD-5

NO.	DATE	BY	CHD.	APPR.	REVISION
5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
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DRAWN BY TAD	DESIGNED BY CTK
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DATE APRIL 15, 2016	
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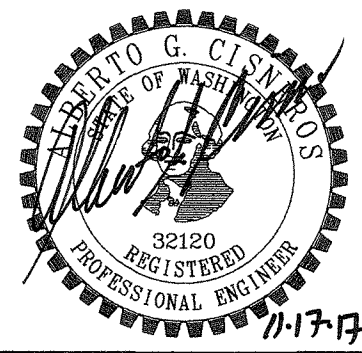


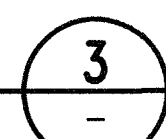
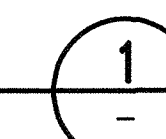
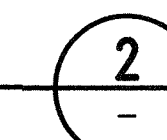
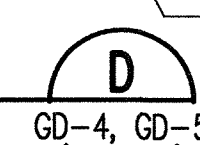
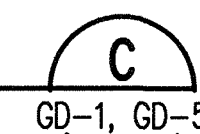
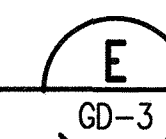
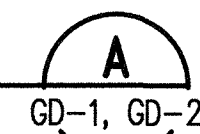
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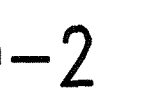
King County
Housing
Authority



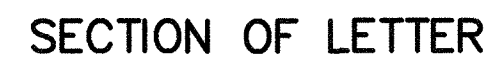


KING COUNTY DPOR APPROVAL	
<i>Curtis R. Foster</i> Review Engineer	11-20-17 Date
Senior Engineer	Date
<i>Wally Gohl for</i> First and Last Name, P.E. DEVELOPMENT ENGINEER	11-20-17 Date

D-1



ROADWAY DETAILS

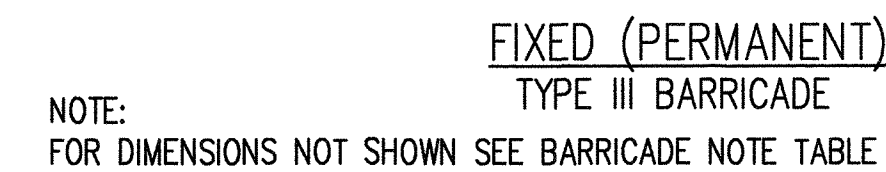


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KING COUNTY STD DWG NO. 5-019

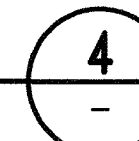
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NTS



- | BARRICADE NOTES | | | |
|-----------------|-----------------------------|-------------------|--------------------------|
| TYPE | I | II | III |
| WIDTH OF RAIL | 8" MIN., 12" MAX | 8" MIN., 12" MAX. | 8" MIN., 12" MAX |
| LENGTH OF RAIL | 2' MIN. | 2' MIN. | 4' MIN. |
| HEIGHT | 3' MIN. | 3' MIN. | 5' MIN. |
| TYPE OF FRAME | DEMOUNTABLE OR
HEAVY "A" | LIGHT "A" FRAME | POSTS OR SKIDS |
| FLEXIBILITY | ESSENTIALLY
MOVEABLE | PORTABLE | ESSENTIALLY
PERMANENT |

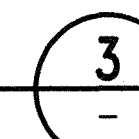
NTS
(KC DWG. NO. 5-002)



- SECTION A-A



(MODIFIED) KING COUNTY STD DWG NO. 3-004
NTS



KING COUNTY DPOR APPROVAL	
<i>Antie R. Foster</i>	<i>11-20-17</i>
Review Engineer	Date
_____ Senior Engineer	_____ Date
<i>Wally Gabel for</i>	<i>11-28-17</i>
First and Last Name, P.E. DEVELOPMENT ENGINEER	Date

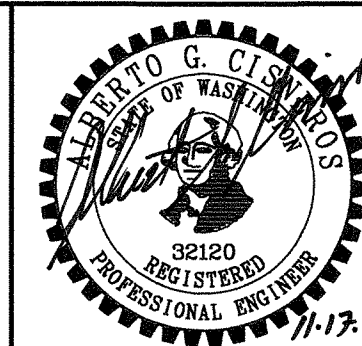
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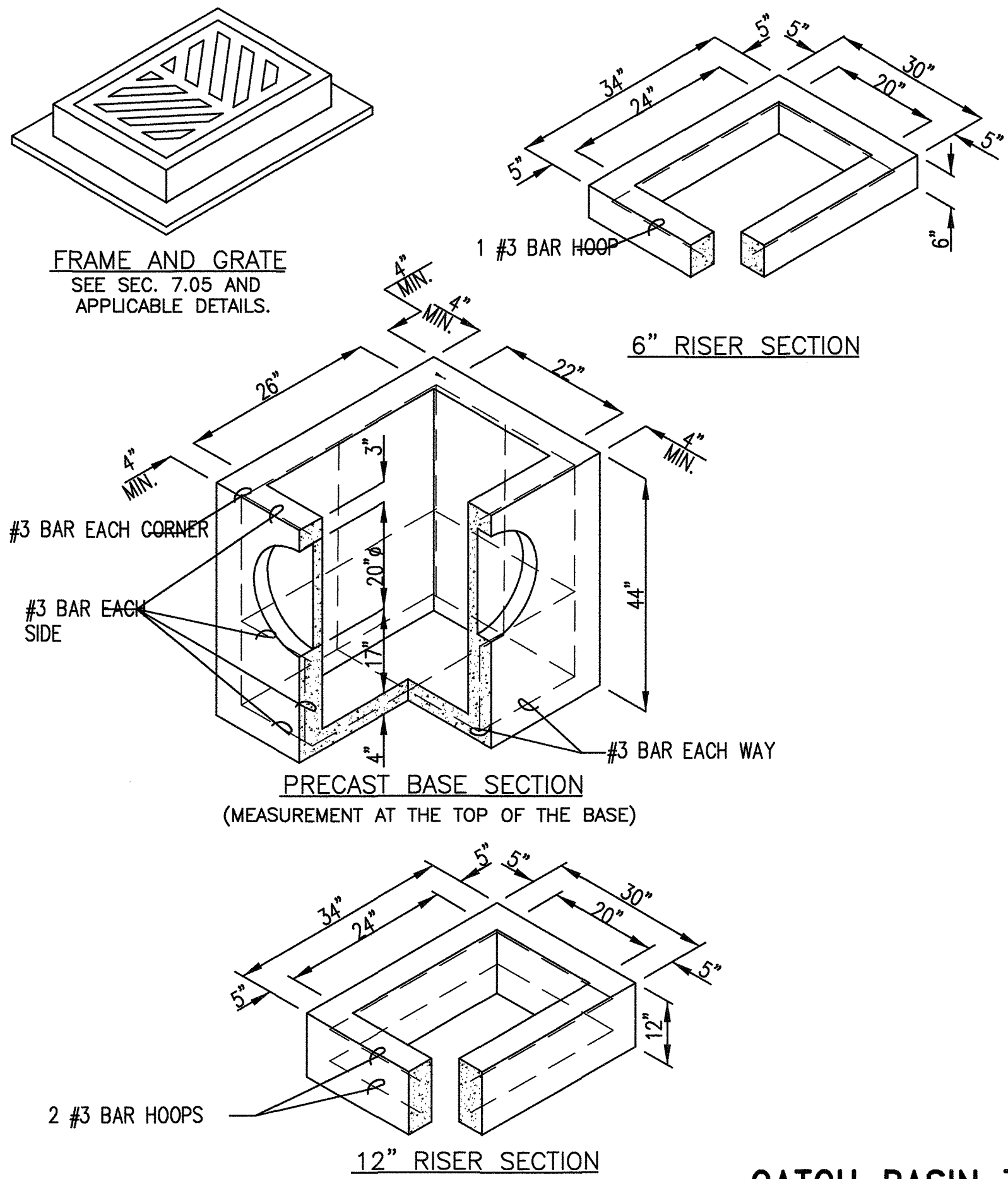


WHITE CENTER, WASHINGTON

SHEET

D-3

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

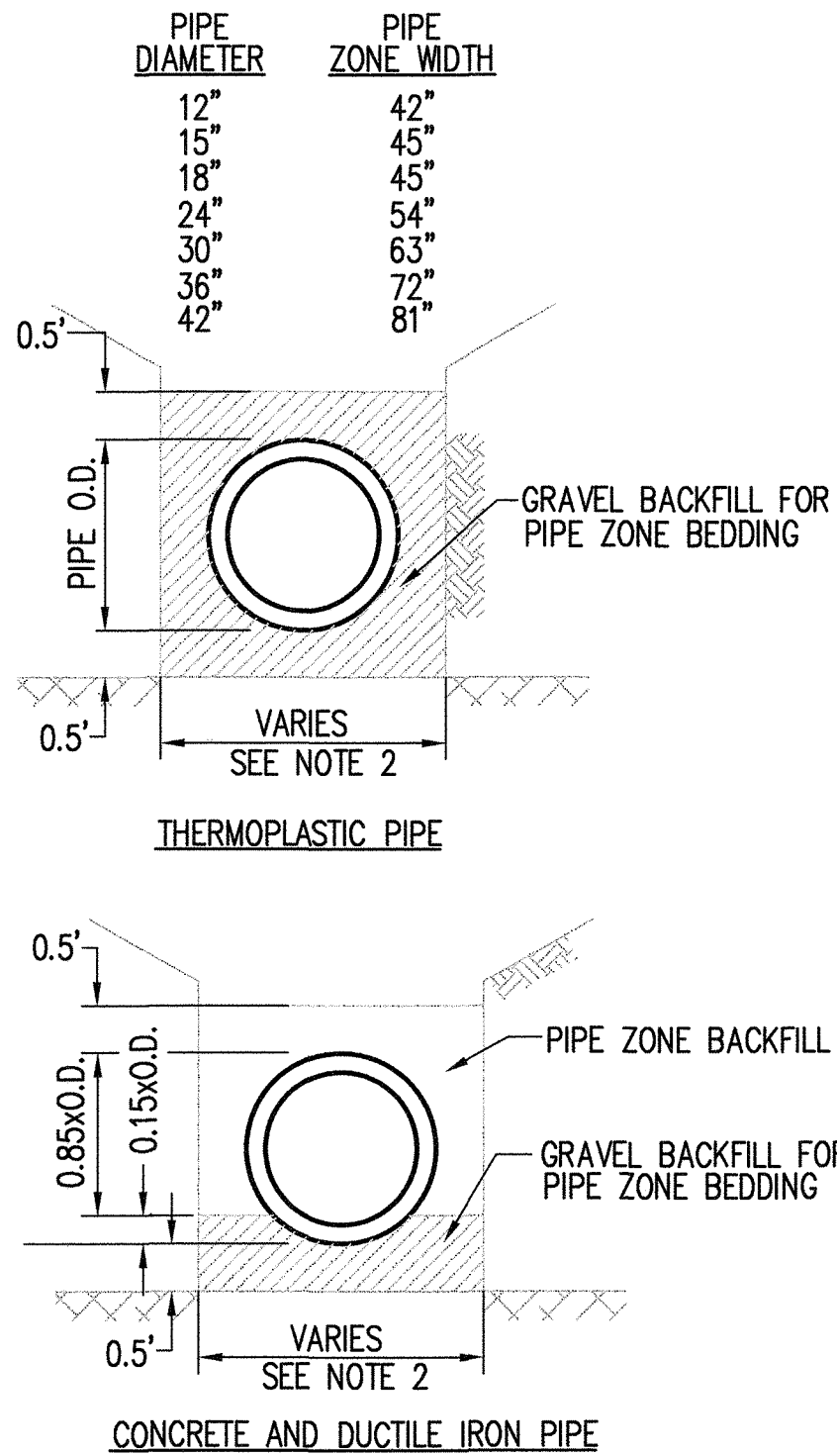
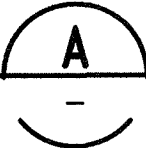


NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- 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.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
- 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.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
- ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
- THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
- THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
- CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
- FOR CATCH BASINS IN PARKING LOTS REFER TO WSDOT/APWA STANDARD DWG. B-5.60-00.
- EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.

CATCH BASIN TYPE 1

KING CO. STD. DRAWING NO. 7-003
NTS



NOTES:

- SEE STANDARD SPECIFICATIONS SECTION 7-08.3(3) FOR PIPE ZONE BACKFILL.
- TRENCH WIDTH SHALL BE AS SPECIFIED BELOW. TAKEN FROM WSDOT/APWA STD. SPECS. SEC. 2-09.4

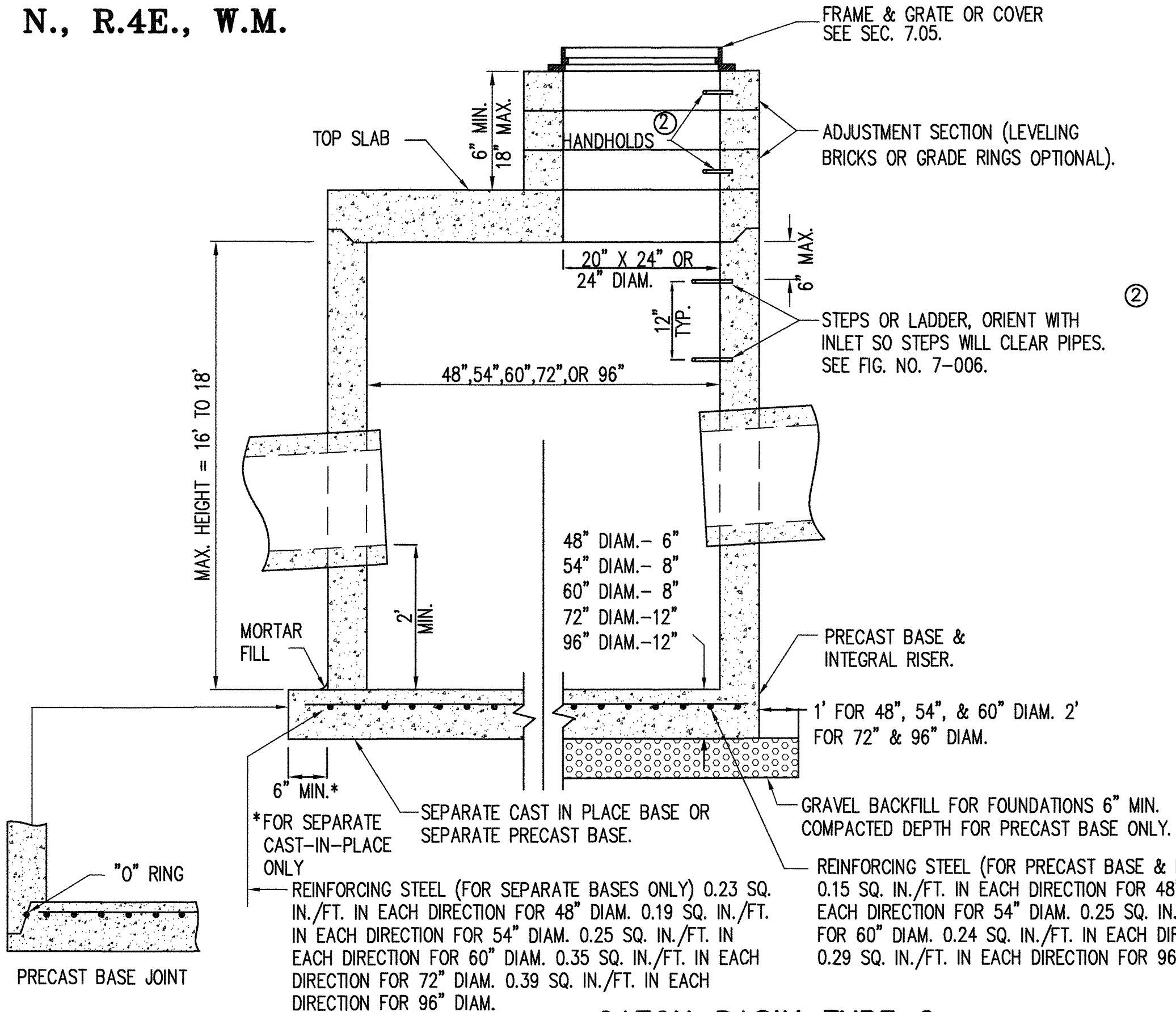
PIPE ZONE BEDDING & BACKFILL DETAIL

WSDOT/APWA STD. PLAN B-11
NTS



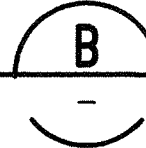
ROLLED CURB VANED GRATE

KING CO. DETAIL NO. 7-021
NTS



CATCH BASIN TYPE 2
48", 54", 60", & 96"

KING CO. STD. DRAWING NO. 7-005
NTS



NOTES:

- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
- 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.
- ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
- 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.
- 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.
- 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-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
- 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.
- MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
- FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS. SEE FIG. 7-006.
- SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Antti R. Forti</i>	Date 11-20-17
Senior Engineer <i>Wally Gabel</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

P#4457

KING COUNTY HOUSING AUTHORITY

WHITE CENTER, WASHINGTON

WIND ROSE

GRADING AND DRAINAGE DETAILS

SHEET

D-5

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
J O B No. : 114137.30	



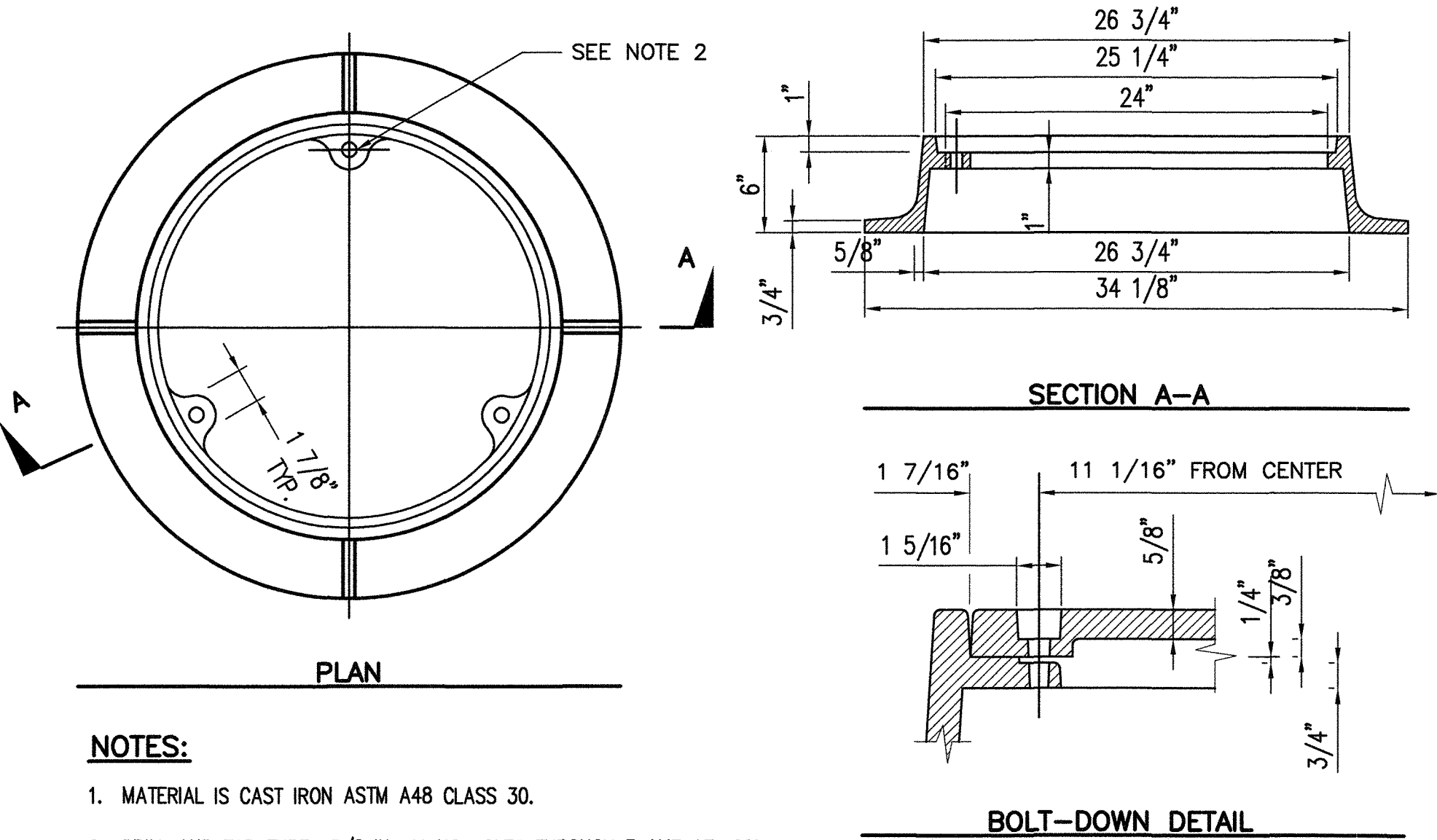
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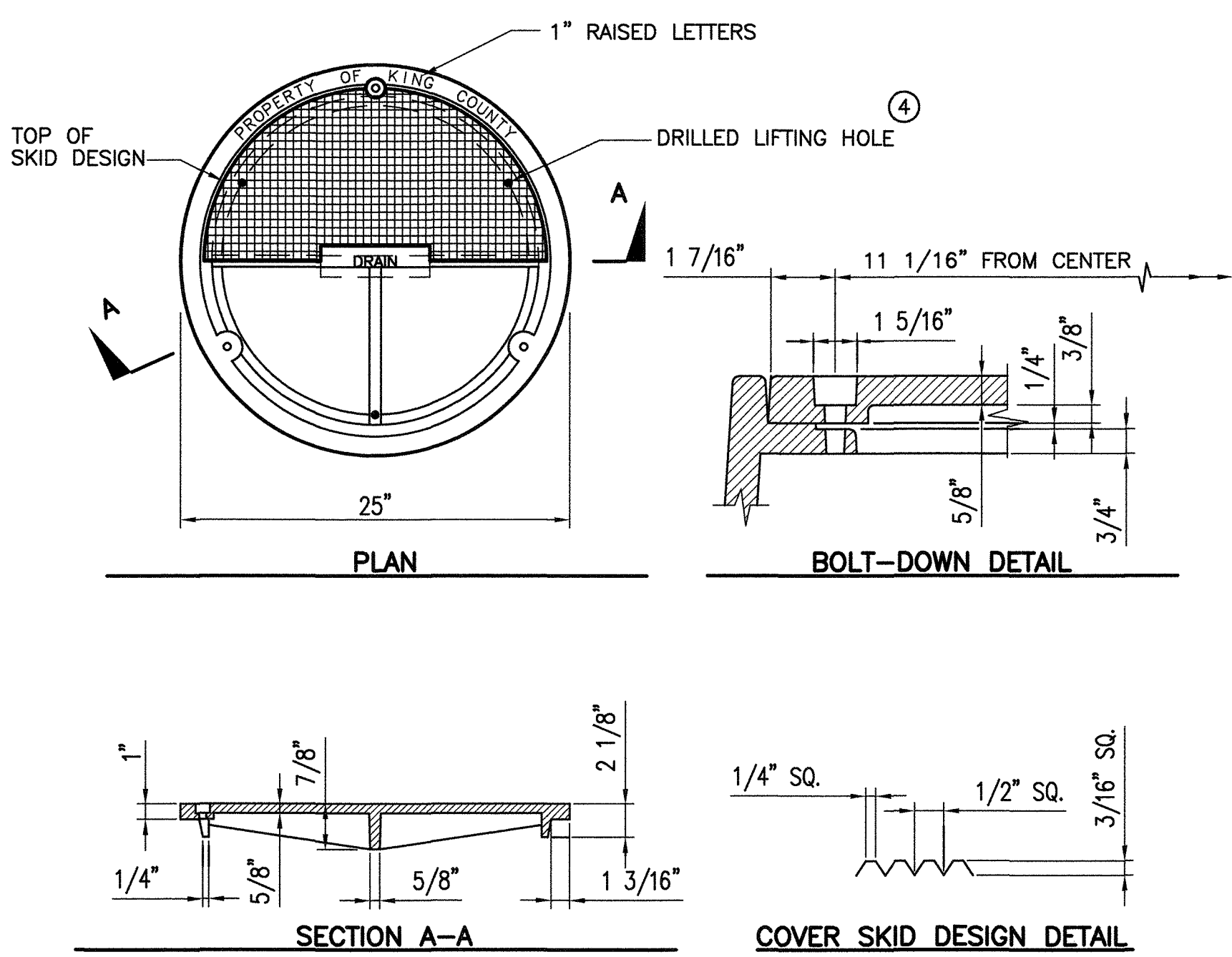
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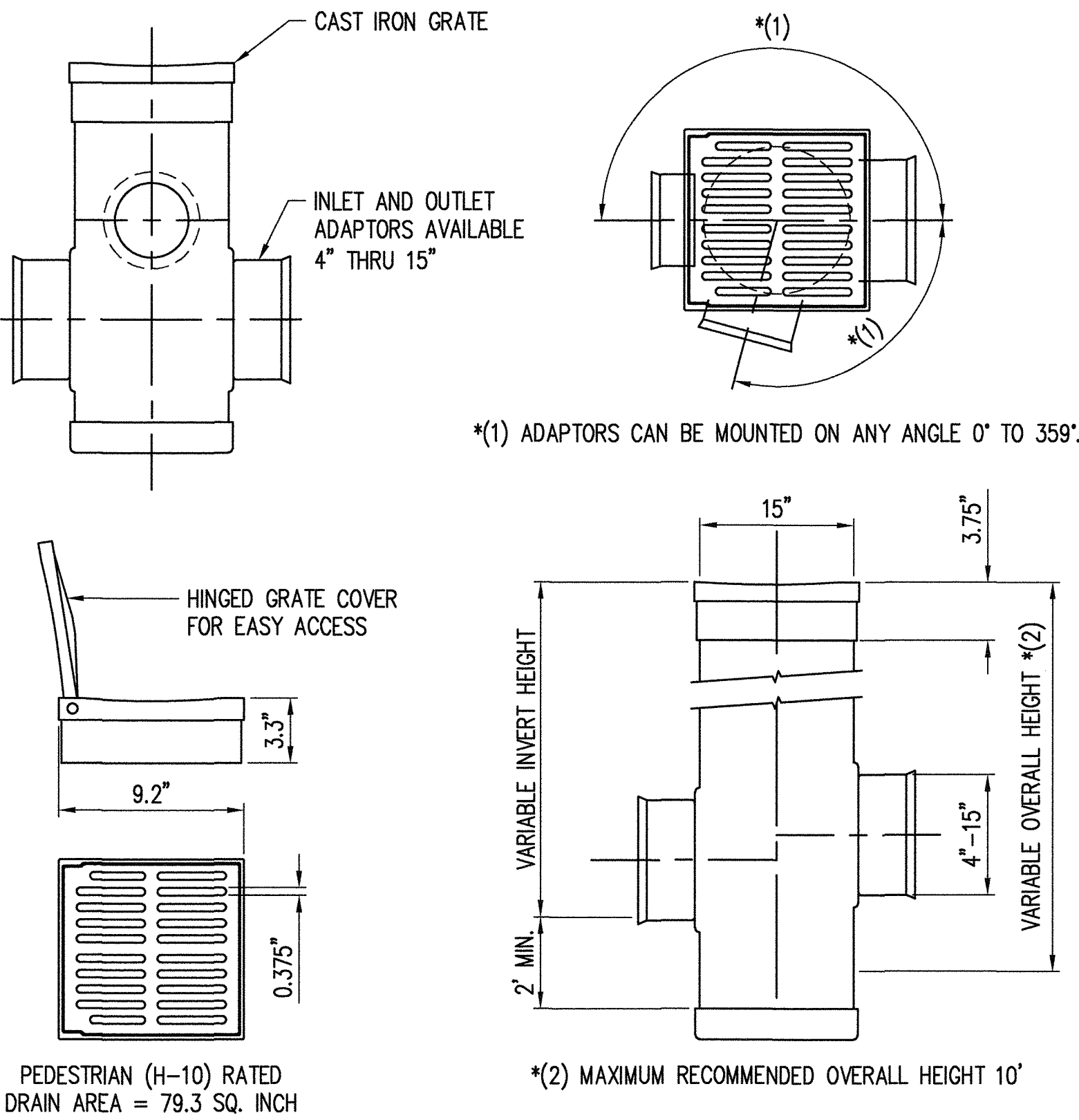
- NOTES:
1. MATERIAL IS CAST IRON ASTM A48 CLASS 30.
 2. DRILL AND TAP THREE 5/8 IN.-11 NC HOLES THROUGH FRAME AT 120° AND 11 1/16 IN. RADIUS.
 3. SEE SEC. 7.05.

LOCKING MANHOLE FRAME
KING CO. STD. DRAWING NO. 7-023
NTS



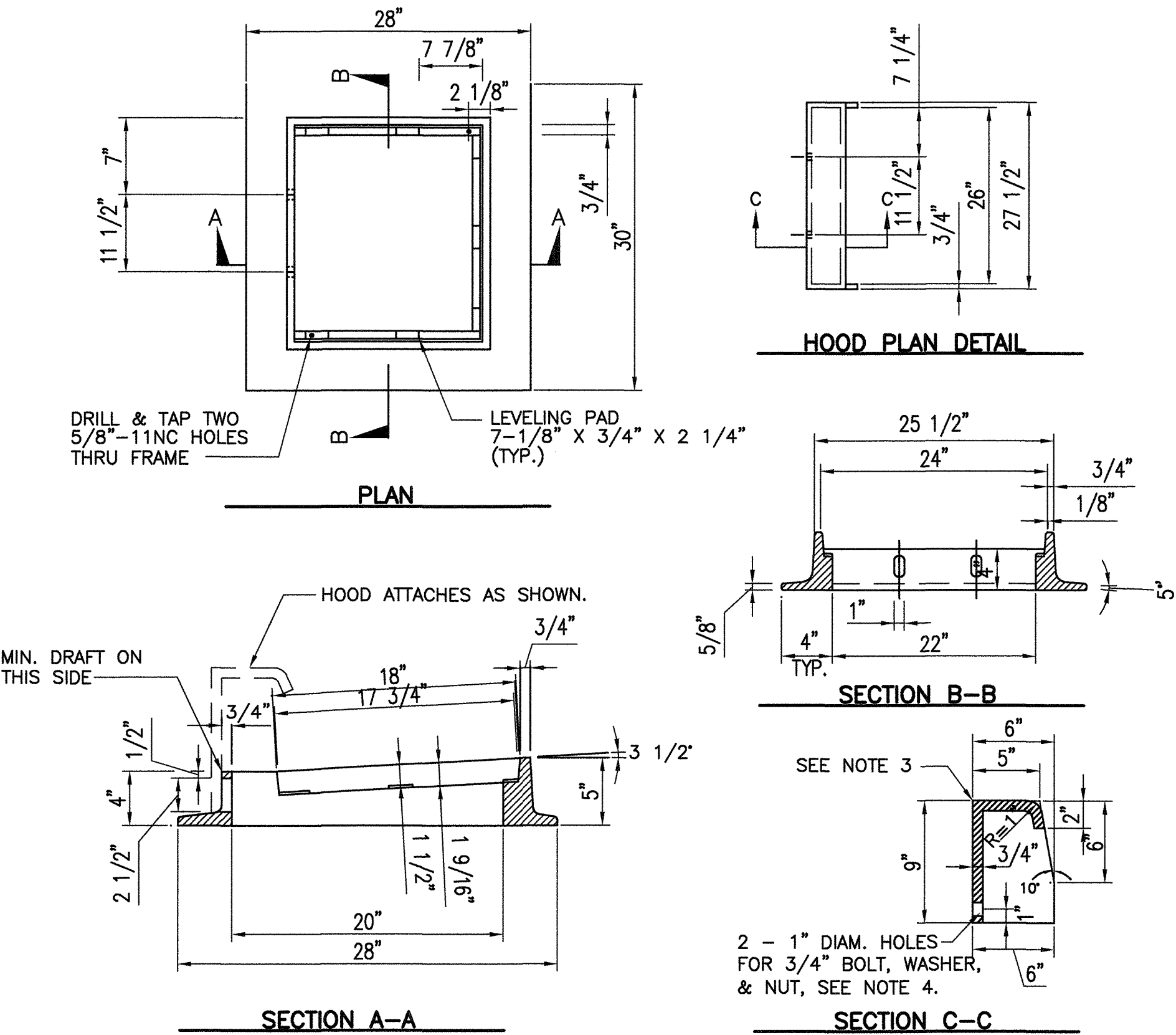
- NOTES:
1. USE WITH THREE LOCKING BOLTS 5/8 IN.-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) CAP SCREWS 2 IN. LONG. DRILL HOLES SPACED 120° AT 11 1/16 IN. RADIUS.
 2. MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06
 3. SEE SEC. 7.05.
 4. DRILL THREE 1 IN. HOLES SPACED AT 120° AND 9 1/2 IN. RADIUS.

SOLID LOCKING LID DETAIL
KING CO. STD. DRAWING NO. 7-022
NTS



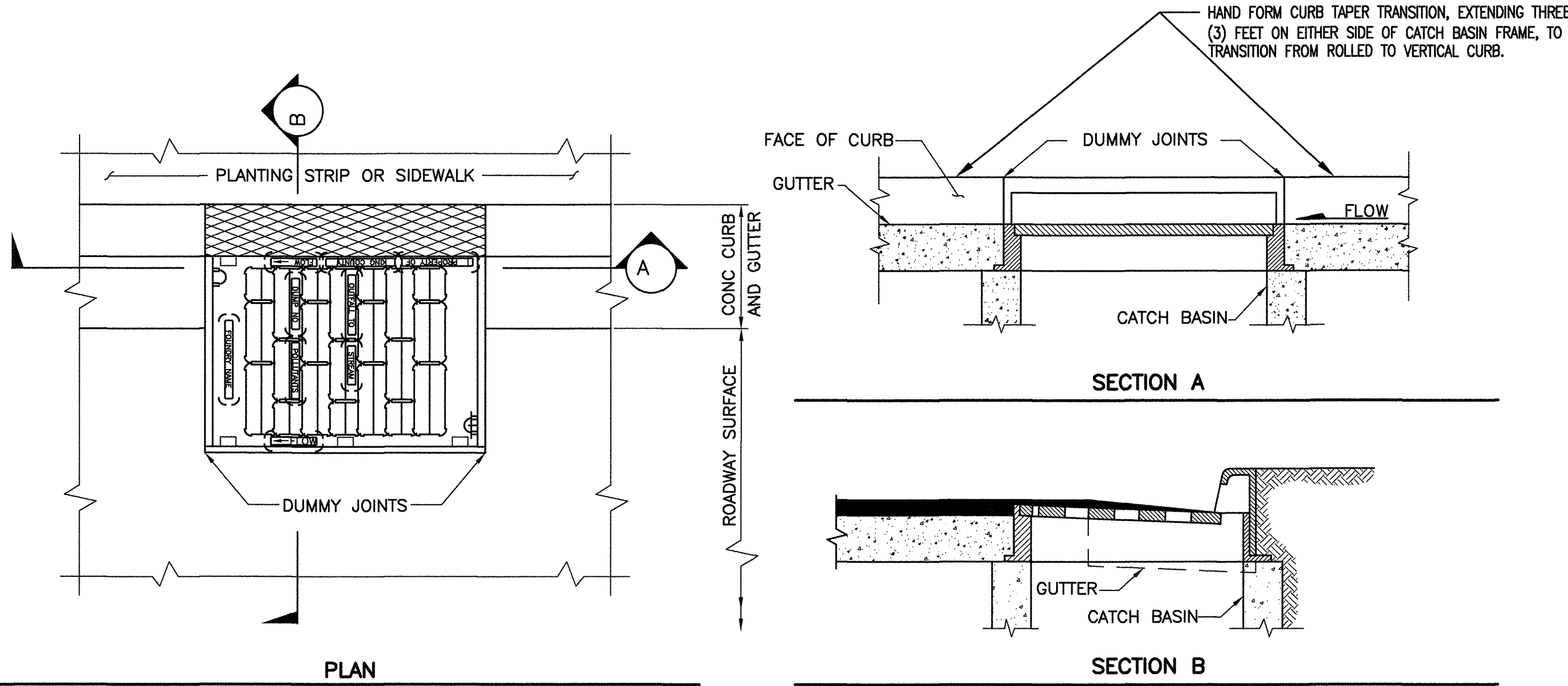
MANUFACTURER: ADVANCED DRAINAGE SYSTEMS (ADS)
MATERIAL: CAST IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

AREA DRAIN AND GRATE
NTS



- 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.

THROUGH-CURB INLET FRAME
KING CO. STD. DRAWING NO. 7-016
NTS



- NOTES:
1. SET TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.
 2. SEE SEC. 3.04 FOR JOINT REQUIREMENTS.

THROUGH-CURB INLET FRAME & GRATE WITH VERTICAL CURB INSTALLATION
KING CO. DETAIL NO. 7-017
NTS

STRV15-0006
L03P0022

KING COUNTY DPER APPROVAL	
Review Engineer <i>Antia R. Foster</i>	Date 11-20-17
Senior Engineer <i>Wally C. Sore</i>	Date 11-20-17
First and Last Name, P.E. DEVELOPMENT ENGINEER	

P# 4457

5	11/10/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
4	10/23/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
3	7/24/17	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
2	10/17/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
1	4/26/16	TAD	BJB	AGC	REVISE & RESUBMIT PER KCDPER COMMENTS
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TAD	DESIGNED BY CTK
CHECKED BY CTK	APPROVED BY AGC
DATE APRIL 15, 2016	
JOB No.: 114137.30	



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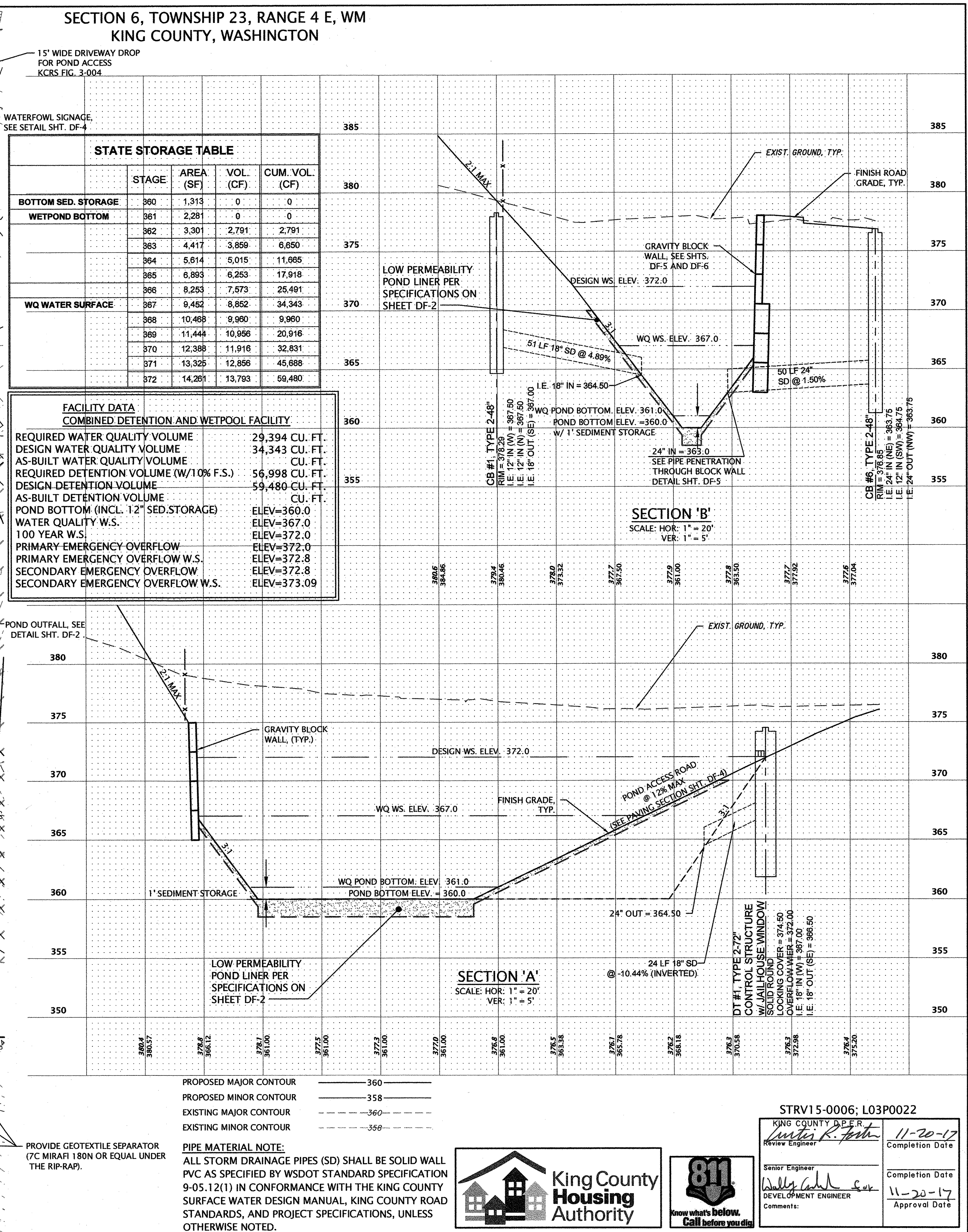
SEAL TO G. C. FOSTER
P.E.
11-17-17

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
GRADING AND DRAINAGE DETAILS

SHEET

D-6



SECTION 6, TOWNSHIP 23, RANGE 4 E, WM
KING COUNTY, WASHINGTON

4.2.2 OUTFALL SYSTEMS

TABLE 4.2.2.A ROCK PROTECTION AT OUTFALLS						
Discharge Velocity at Design Flow (fps)		REQUIRED PROTECTION				
Greater than	Less than or equal to	Minimum Dimensions ⁽¹⁾				
		Type	Thickness	Width	Length	Height
0	5	Rock lining ⁽²⁾	1 foot	Diameter + 6 feet	8 feet or 4 x diameter, whichever is greater	Crown + 1 foot
5	10	Riprap ⁽³⁾	2 feet	Diameter + 8 feet or 3 x diameter, whichever is greater	12 feet or 4 x diameter, whichever is greater	Crown + 1 foot
10	20	Gabion outfall	As required	As required	As required	Crown + 1 foot
20	N/A	Engineered energy dissipater required				

⁽¹⁾ These sizes assume that erosion is dominated by outfall energy. In many cases sizing will be governed by conditions in the receiving waters.

⁽²⁾ Rock lining shall be quarry spalls with gradation as follows:

Passing 8-inch square sieve:	100%
Passing 3-inch square sieve:	40 to 60% maximum
Passing 1/2-inch square sieve:	0 to 10% maximum

⁽³⁾ Riprap shall be reasonably well graded with gradation as follows:

Maximum stone size:	24 inches (nominal diameter)
Median stone size:	16 inches
Minimum stone size:	4 inches

Note: Riprap sizing governed by side slopes on outlet channel is assumed to be approximately 3:1.

2016 Surface Water Design Manual

4-31

4/24/2016

LOW PERMEABILITY POND LINER

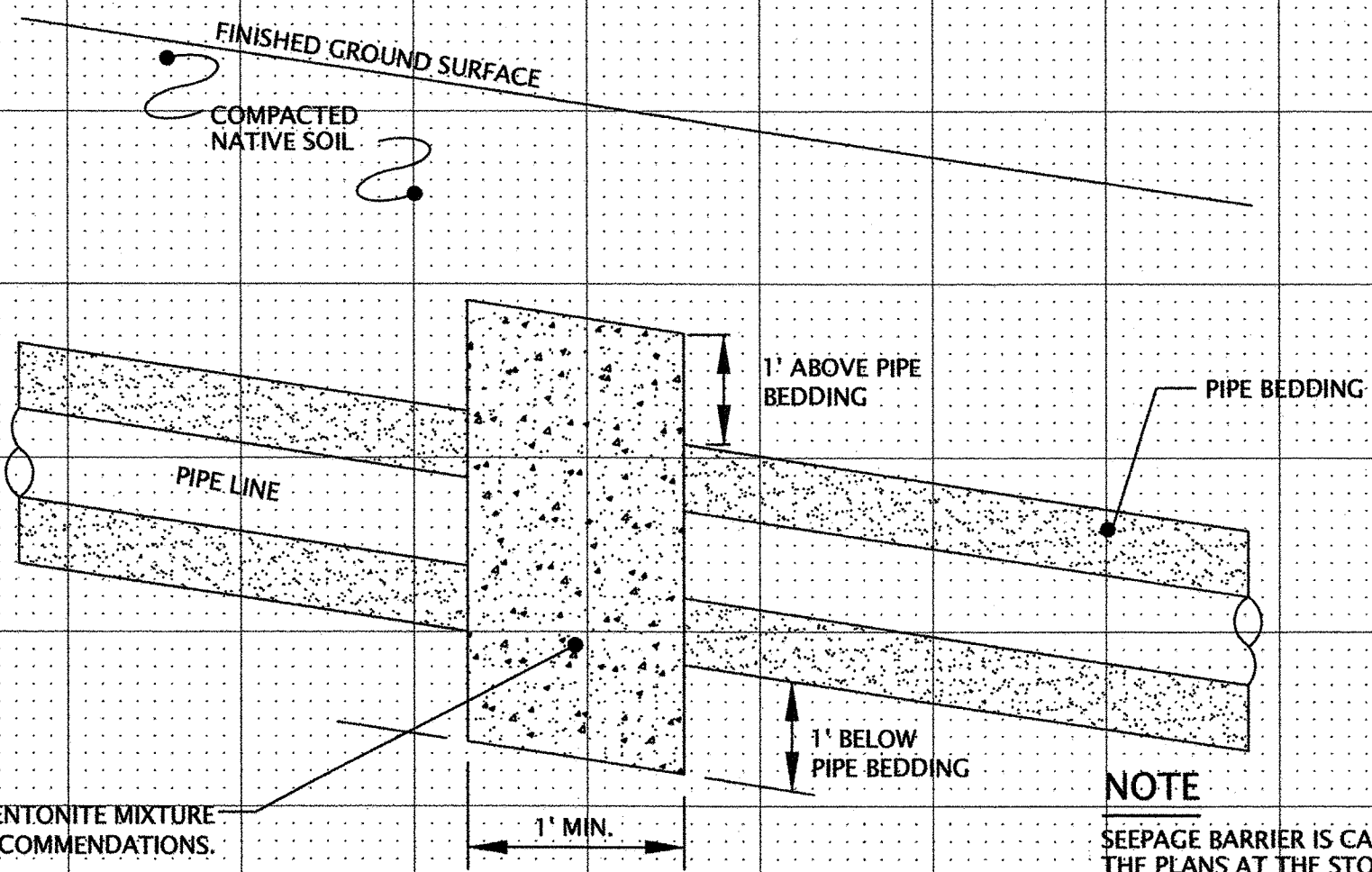
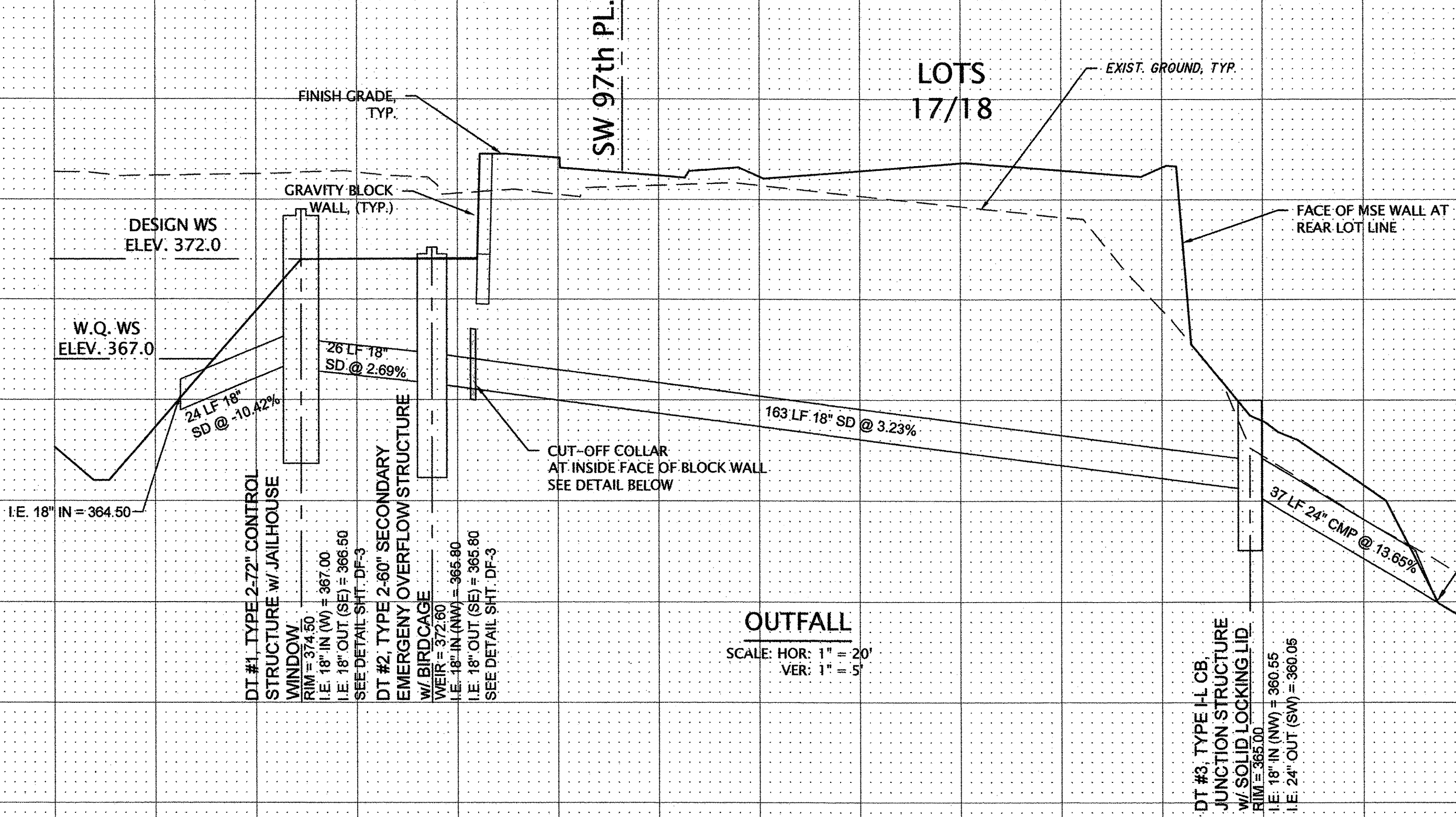
- POND LINER SHALL BE AN 18" THICK COMPACTED TILL LINER.
- SOIL SHALL BE COMPACTED TO 95 % MAXIMUM DRY DENSITY, MODIFIED PROCTOR METHOD (ASTM D-1557).
- SOIL SHALL BE PLACED IN MAXIMUM LOOSE 6" LIFTS.
- SOIL MAY BE USED THAT MEETS THE FOLLOWING GRADATIONS AS APPROVED BY THE GEOTECHNICAL ENGINEER:

SIEVE SIZE	PERCENT PASSING
6 INCH	100
4 INCH	90
# 4	70-100
# 200	20-100

- A DIFFERENT DEPTH AND DENSITY SUFFICIENT TO RETARD THE INFILTRATION RATE TO 2.4×10^{-5} IN/MIN. (1×10^{-5} CM/S) MAY BE USED IN LIEU OF CRITERIA 1 AND 2.
- INSTALLATION SHALL BE OBSERVED AND EVALUATED BY THE PROJECT GEOTECHNICAL ENGINEER TO ENSURE PROPER COMPACTION.
- CONSTRUCTION SHALL OCCUR IN DRY WEATHER CONDITIONS FROM JUNE THROUGH SEPTEMBER.
- GROUNDWATER WILL BE ENCOUNTERED AT BOTTOM OF POND EXCAVATION. CONTRACTOR SHALL BE PREPARED TO HANDLE SEEPAGE AND DRY SUBGRADE PRIOR TO PLACING TILL LINER MATERIAL.



STRV15-0006; L03P0022	
KING COUNTY D.P.E.R. Review Engineer <i>Ante R. Pente</i>	11-20-17 Completion Date
Senior Engineer <i>Wally Hall</i>	11-20-17 Approval Date
Comments:	



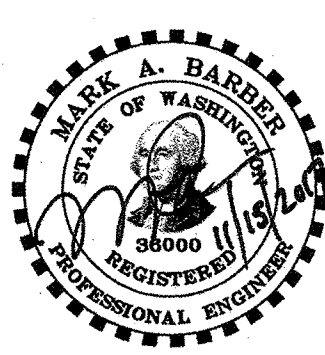
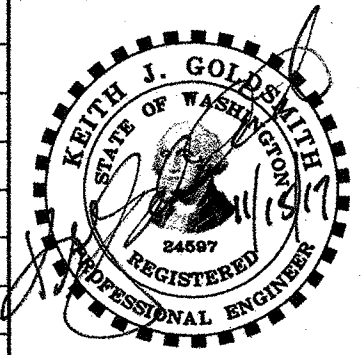
NOTE
SEEPAGE BARRIER IS CALLED OUT ON THE PLANS AT THE STORM POND OUTLET PIPE. CONSULT WITH THE GEOTECHNICAL ENGINEER DURING UTILITY INSTALLATIONS TO SEE IF SEEPAGE BARRIERS SHOULD BE REQUIRED ELSEWHERE.

CUT-OFF COLLAR DETAIL

LOW PERMEABILITY STRUCTURAL FILL SHOULD CONTAIN 20 PERCENT SILT AND NOMINAL GRAVEL. ON-SITE TILL SOILS COULD BE SUITABLE WITH GEOTECHS APPROVAL.

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FIELD BOOK: ####
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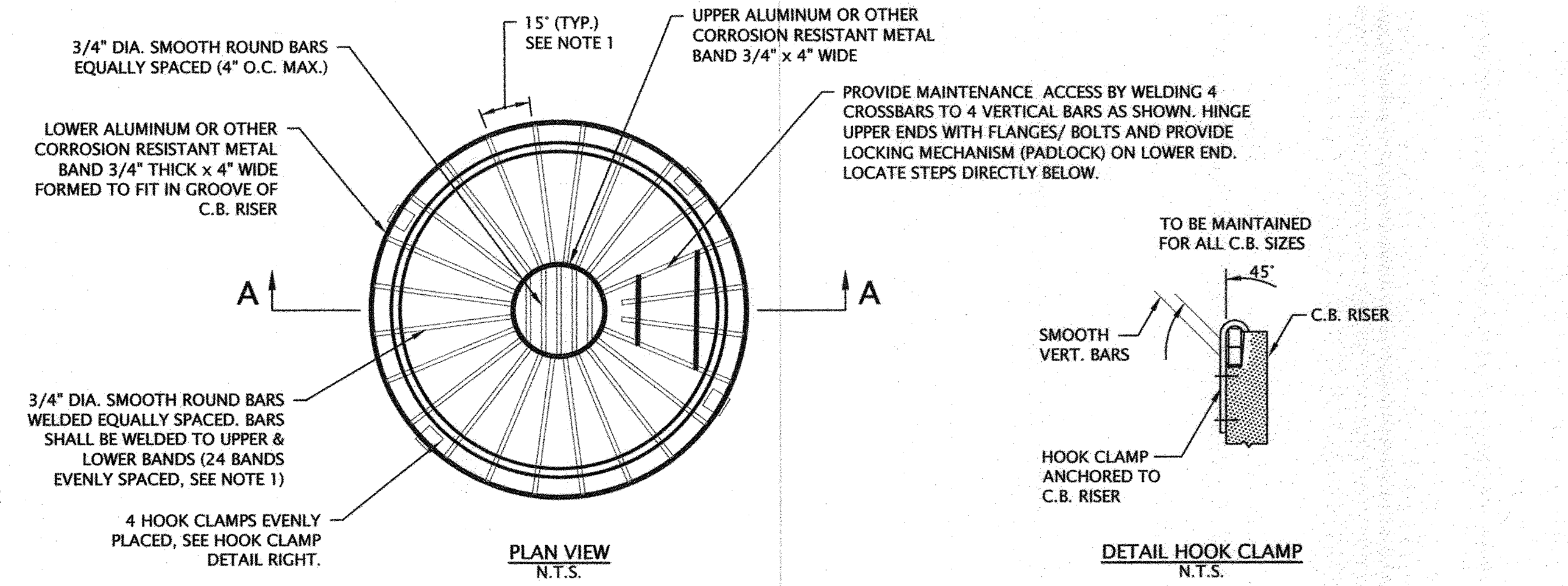
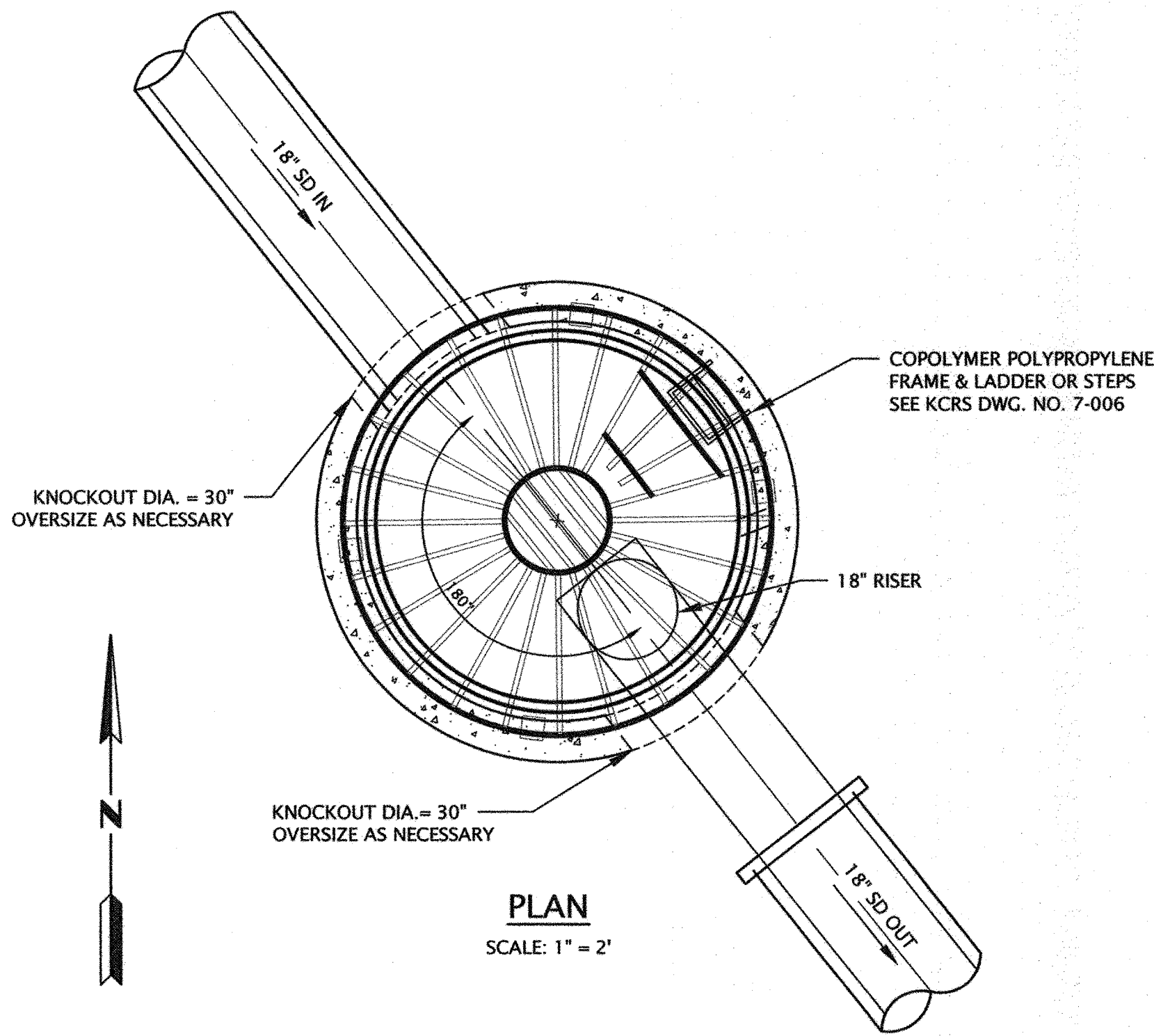
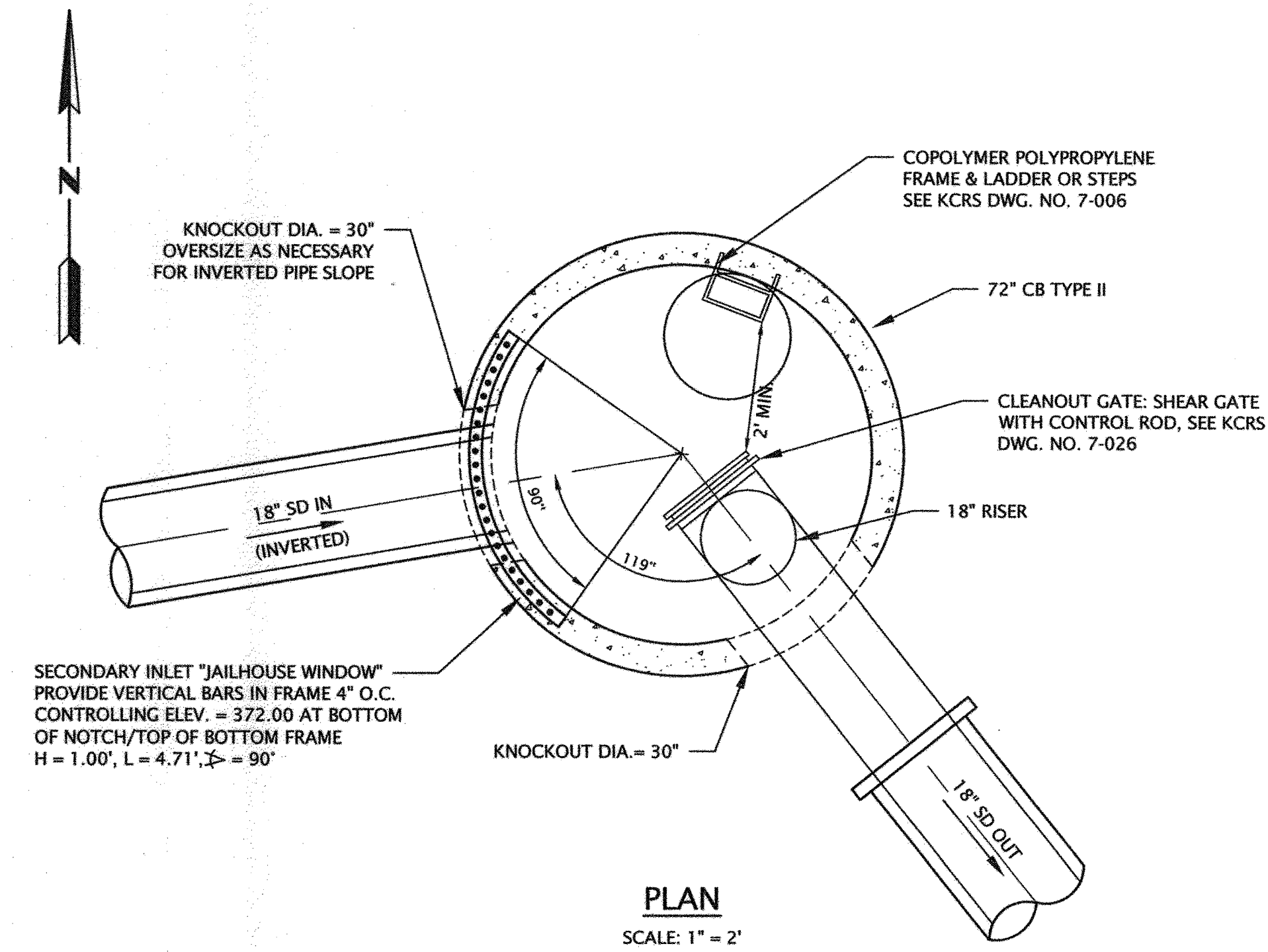
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STORM WATER/WATER QUALITY FACILITY
OUTFALL SECTION AND DETAIL
WIND ROSE NEIGHBORHOOD

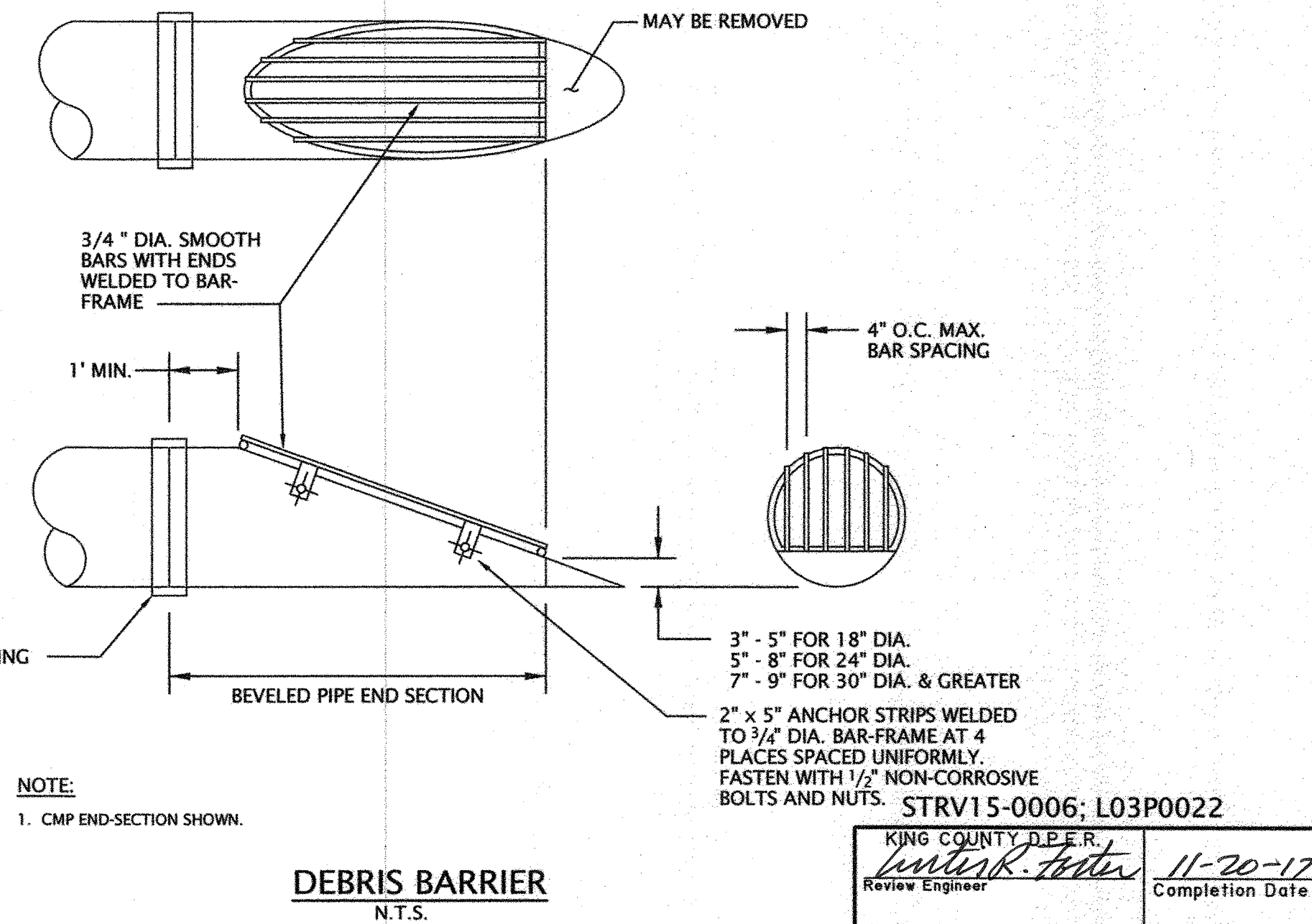
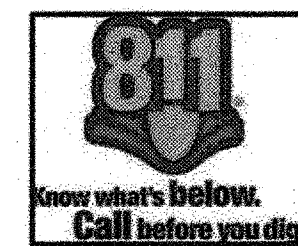
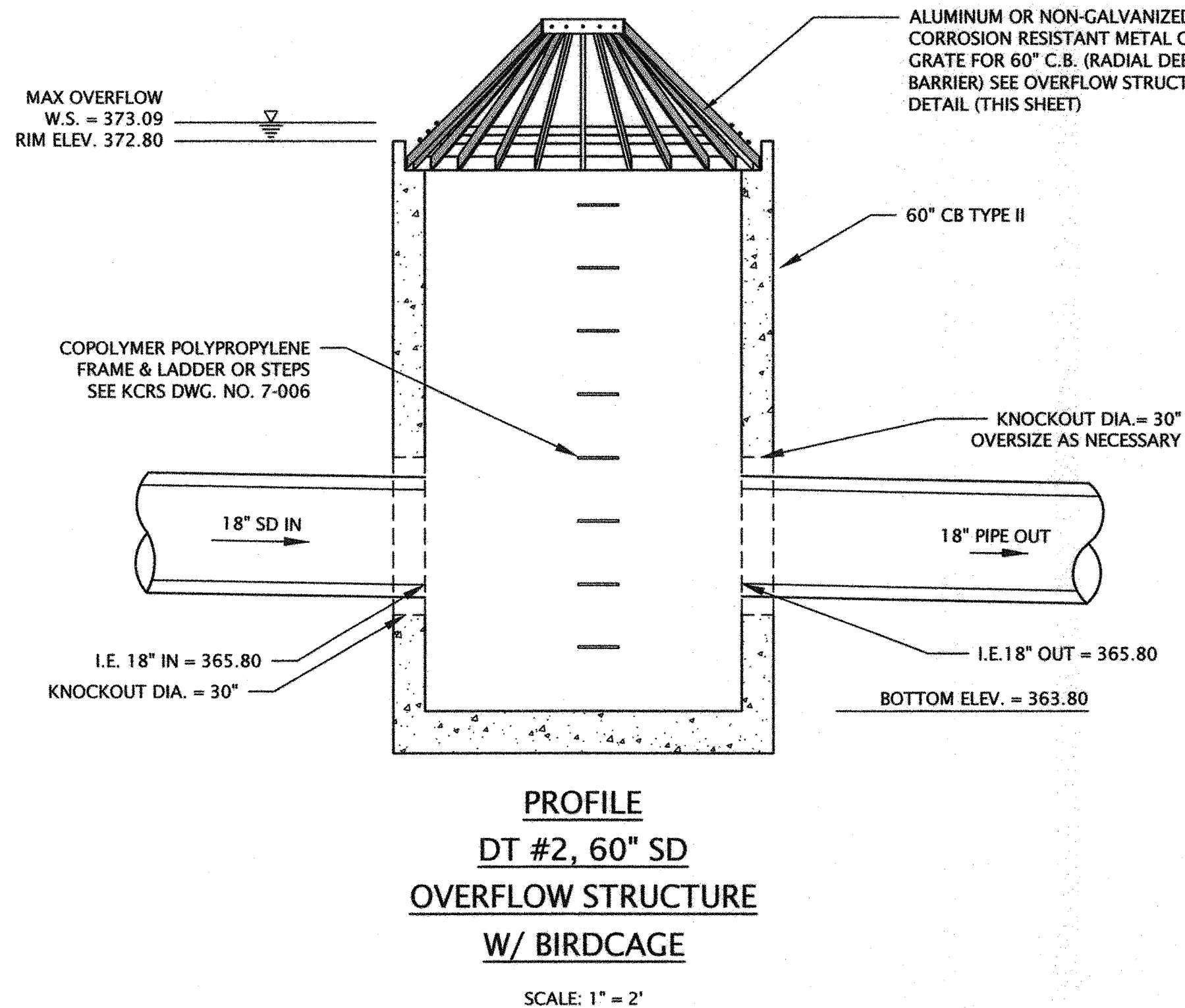
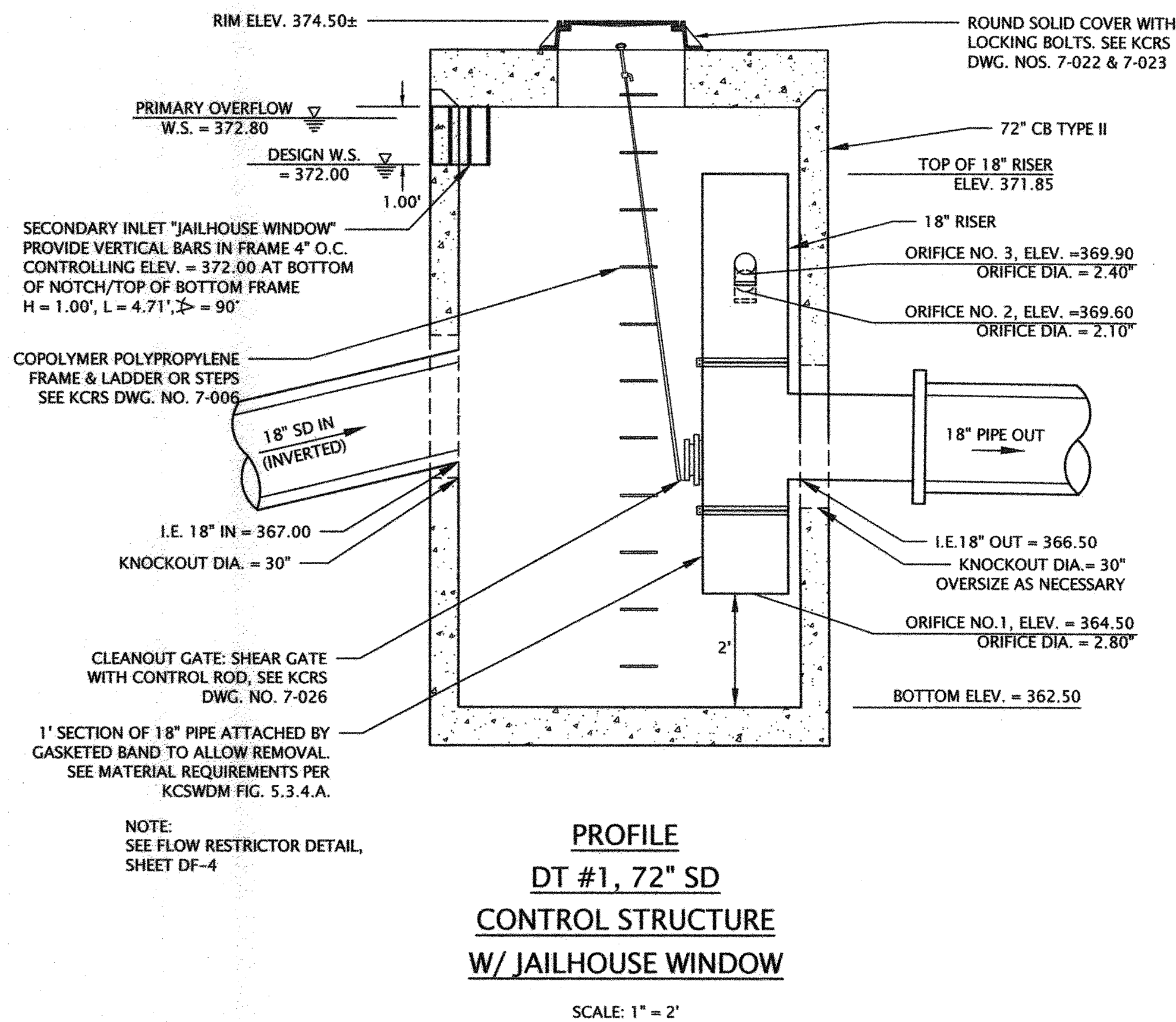
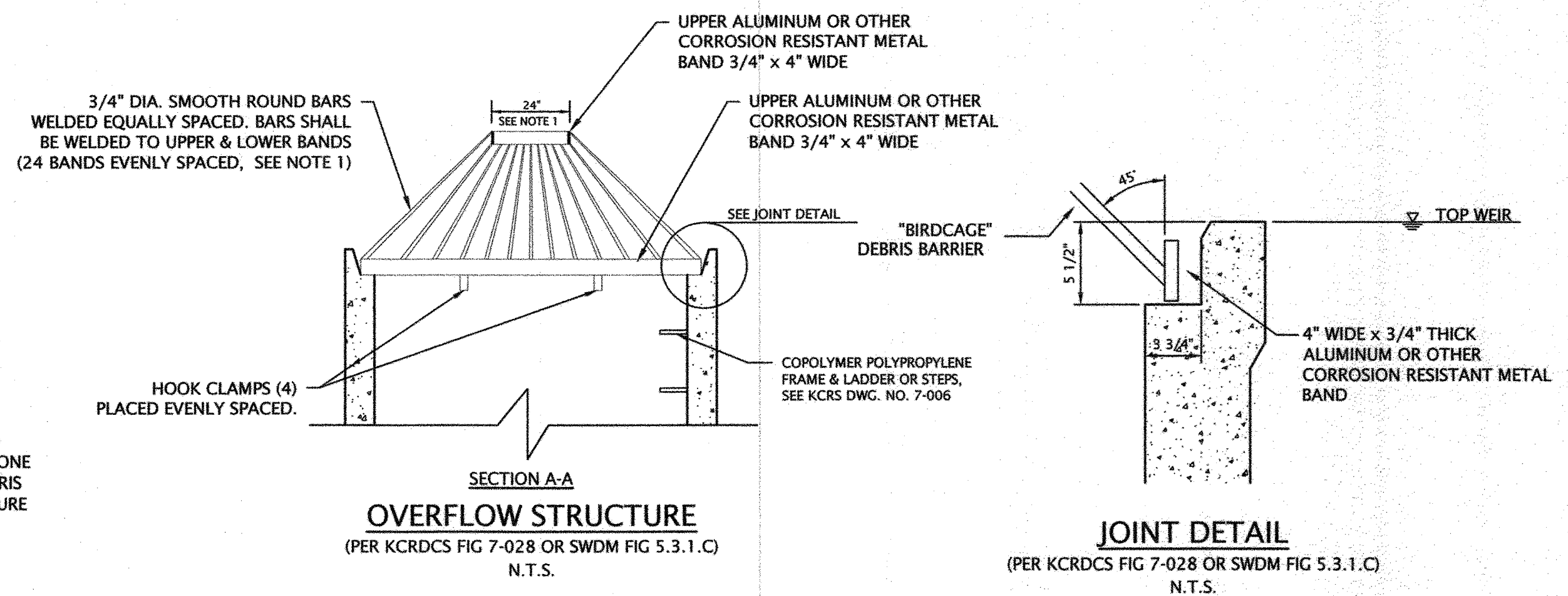
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KING COUNTY, WASHINGTON

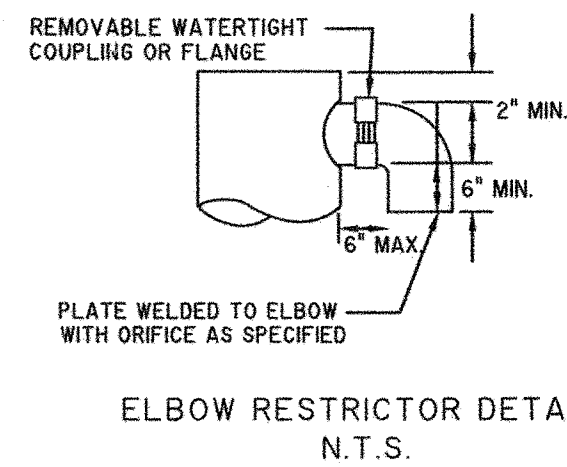


- OVERFLOW STRUCTURE NOTES**
- DIMENSIONS ARE FOR ILLUSTRATION ON 54" DIA. C.B. FOR DIFFERENT DIA. C.B.'S, ADJUST TO MAINTAIN 45° ANGLE ON VERTICAL BARS AND 4" O.C. MAX. SPACING OF BARS AROUND LOWER ALUMINUM OR OTHER CORROSION RESISTANT METAL BAND PER UBC.
 - METAL PARTS BE CORROSION RESISTANT; METAL BARS MUST BE ALUMINUM OR OTHER CORROSION RESISTANT METAL.
 - THIS DEBRIS BARRIER IS ALSO RECOMMENDED FOR USE ON THE INLET TO ROADWAY CROSS-CULVERTS WITH HIGH POTENTIAL FOR DEBRIS COLLECTION. (EXCEPT ON TYPE 2 STREAMS)
 - THIS DEBRIS BARRIER IS FOR USE OUTSIDE OF RIGHT-OF-WAY ONLY. FOR DEBRIS CAGES WITHIN ROAD RIGHT-OF-WAY, SEE DRAWING 7-028 KCRS

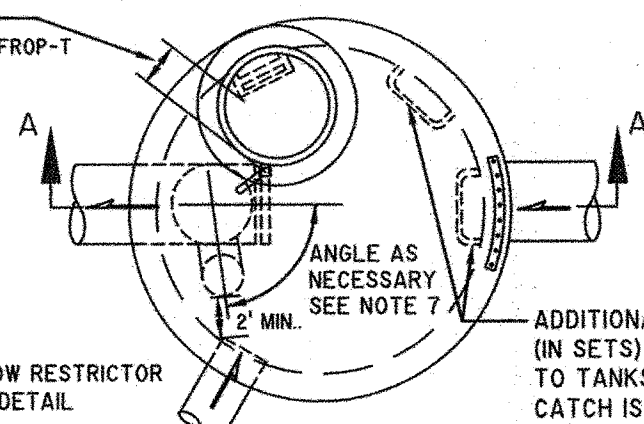
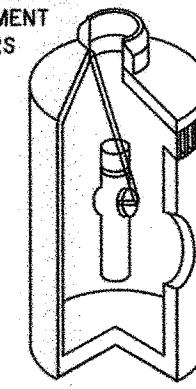


KING COUNTY D.P.E.R. Review Engineer <i>Mark Miller</i>	11-20-17 Completion Date
Senior Engineer <i>Wally Gail</i> DEVELOPMENT ENGINEER	11-20-17 Approval Date
Comments:	

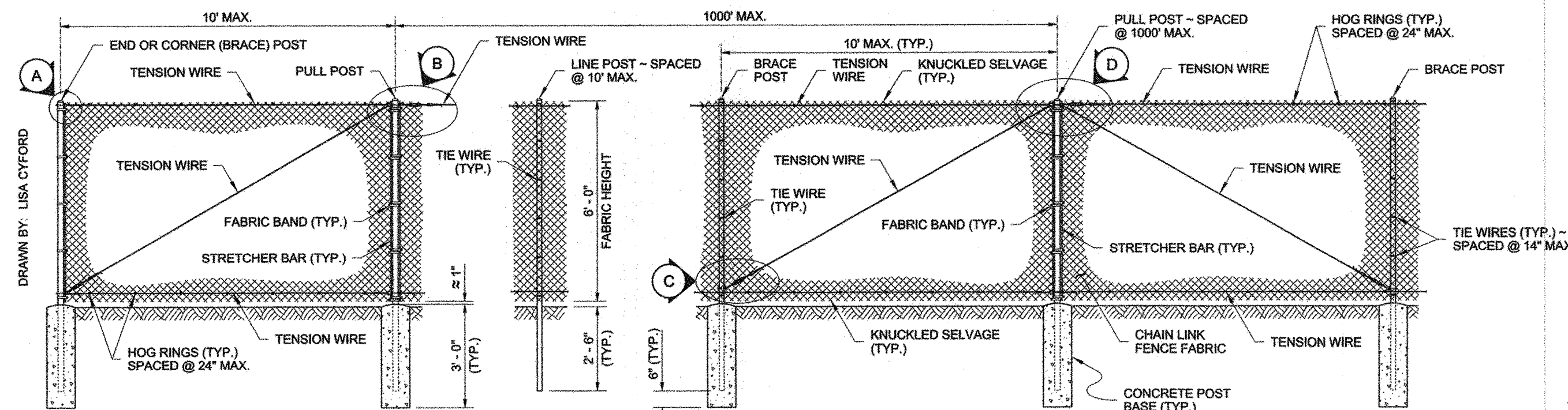
FIGURE 6.4.1.B WATERFOWL SIGNAGE



-
- ELEVATION PER PLANS
 1' MIN. UNDER PAVEMENT
 16" MAX.
 6" MIN.
 DESIGN W.S. ∇
 FRAME, GRATE & SOLID COVER MARKED "DRAIN" WITH LOCKING BOLTS SEE NOTE 3 & KCRS DWGS 2-022, 2-023
 VERTICAL BAR GRATE FOR SECONDARY INLET
 ELBOW RESTRICT, SEE DETAIL
 PIPE SUPPORTS SEE NOTE 6
 15XD
 MIN.
 OUTLET PIPE SEE NOTES 8 & 9
 D
 2' MIN.
 2' MIN.
 2' MIN.
 12"
 12"
 12"
 INVERT AND ELEVATION PER PLANS
 1' SECTION OF PIPE ATTACHED BY GASKETED BAND TO ALLOW REMOVAL
 HANDHOLDS, STEPS OR LADDER SEE KCRS DWG. 2-006
 INLET PIPE
 SHEAR GATE WITH COVER ROD FOR CLEANOUT / (ROD BENT AS REQUIRED FOR VERTICAL ALIGNMENT WITH COVER) SEE KCRS DWG. 2-026



PLAN VIEW
N.T.S.



TYPE 3

POST AND RAIL SPECIFICATIONS				
POST	PIPE	ROLL FORMED		H - COLUMN
	NOM. SIZE (SCH. 40)	SECTION	WEIGHT (lb/ft)	WEIGHT (lb/ft)
END, CORNER, OR PULL POST	2 1/2" DIAM.	(Y)	5.10	
LINE OR BRACE POST	2" DIAM.	(Z)	1.85	3.26

NOTE:
CHAIN LINK FENCE FABRIC SHALL
BE 9 GAUGE GALVANIZED STEEL
FABRIC WITH BLACK BANDED
VINYL COATING. ALL POSTS,
CROSS BARS, AND GATES SHALL
BE PAINTED OR COATED THE
SAME COLOR AS THE VINYL CLAD
FENCE FABRIC.

METHOD OF FASTENING
STRETCHER BAR TO POST
(SHOWN FOR ROUND POST)

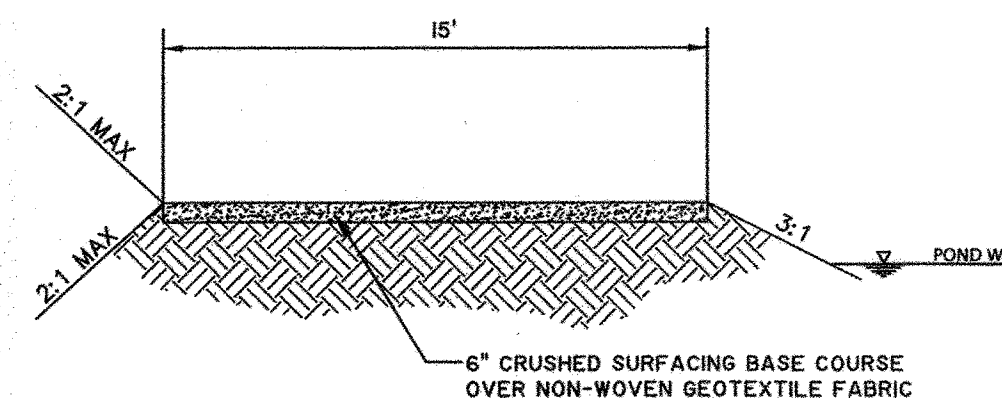
STRV15-0006; L03P0022

KING COUNTY D.P.E.R.		11-20-17
<i>Antar K. Pathi</i>		Completion Date
Review Engineer		
Senior Engineer		Completion Date
<i>Wally Gadal</i>		11-20-17
DEVELOPMENT ENGINEER		Approval Date
Comments:		

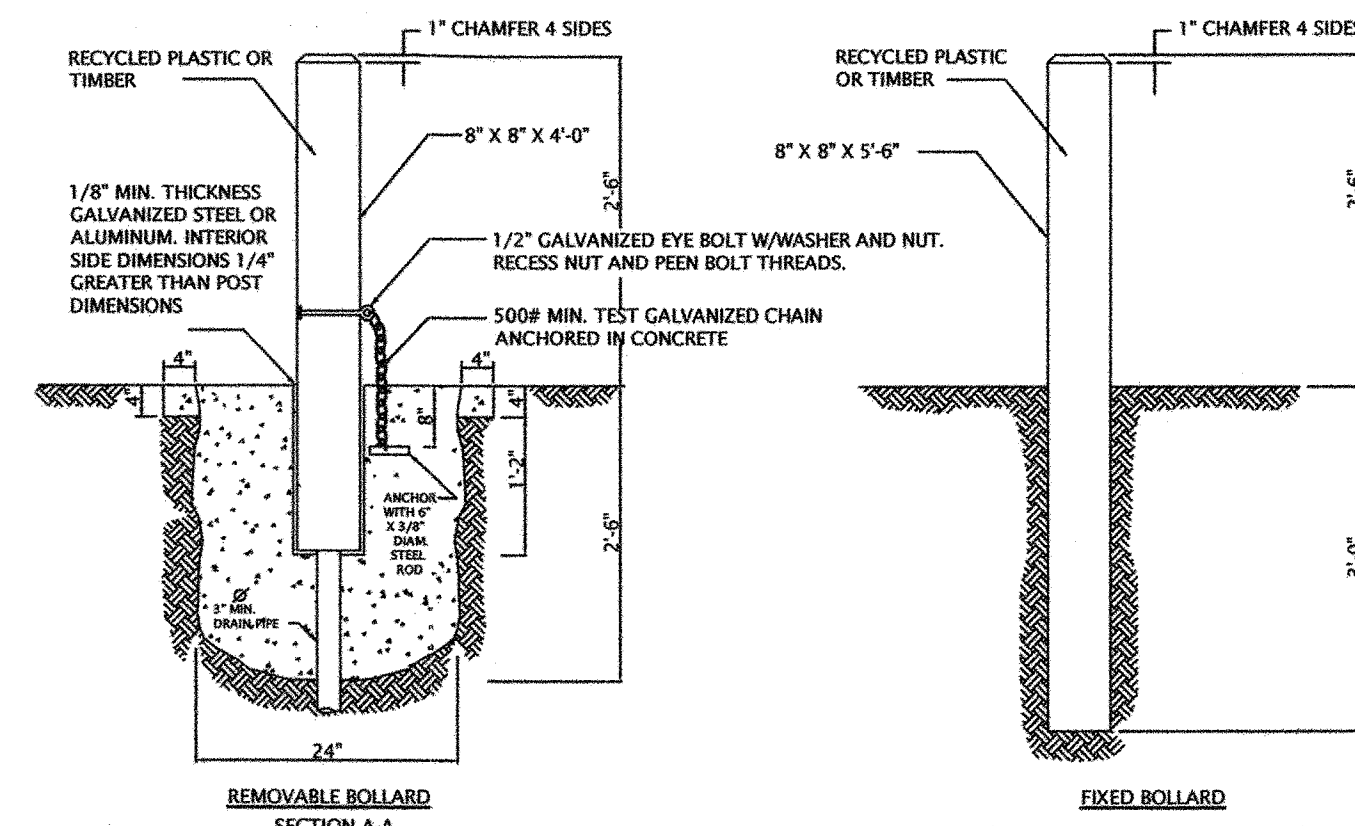


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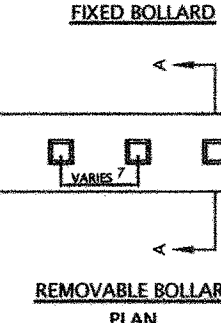
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(PER KCRDCS FIG 5-018 OR SWDM FIG 5.3.1.D)



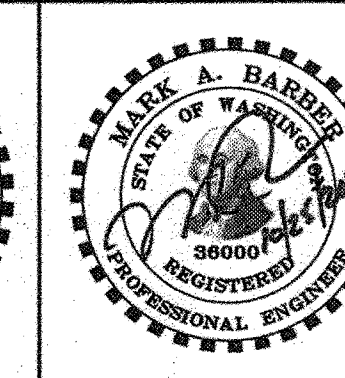
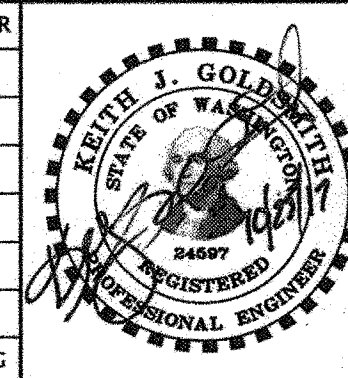
- SECTION A-A**
- NOTES:**
1. RECYCLED PLASTIC BOLLARD SHALL BE WHITE. TIMBER SHALL BE DOUGLAS FIR, DENSE CONSTRUCTION GRADE, AND SHALL BE TREATED WITH A WATERBORNE PRESERVATIVE (ACA, CCA, ACZA) IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 9-09.3 (4) OF THE WSDOT/APWA STANDARD SPECIFICATIONS. TOP 5" OF 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 3000.
 6. SEC. 5.08. 00C.
 7. MIN. 50" SPACING ON TRAILS LESS THAN 10' WIDE. 60" SPACING ON TRAILS 10' OR WIDER.



information about the liner must be added to the back of the sign as specified in Section 6.2.4.



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DESIGNED:	####	
APPROVED:	####	
FIELD BOOK:	####	
PAGE #:	####	



KING COUNTY

STORM WATER/ WATER QUALITY FACILITY
DETAILS
WIND ROSE NEIGHBORHOOD

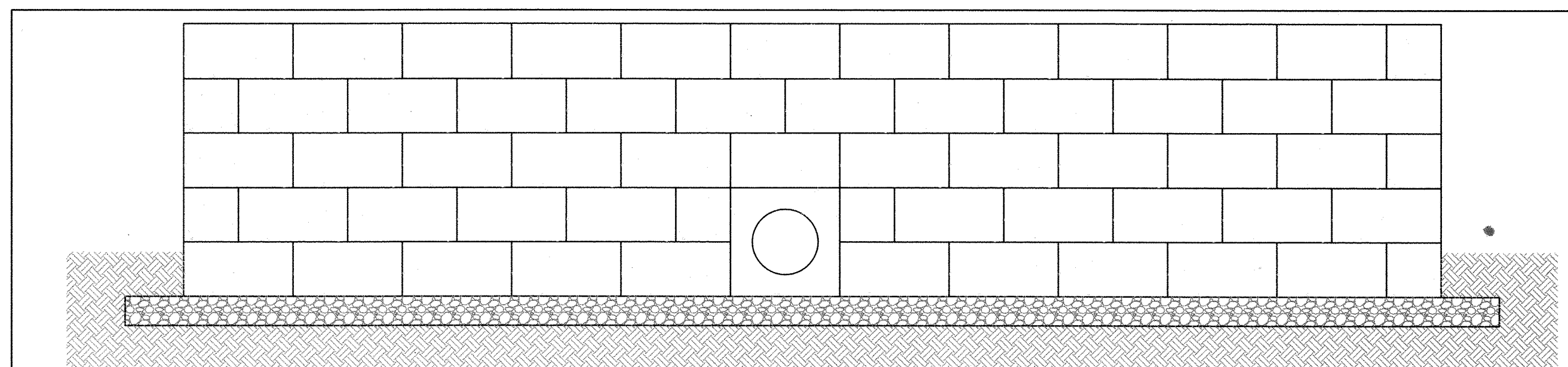
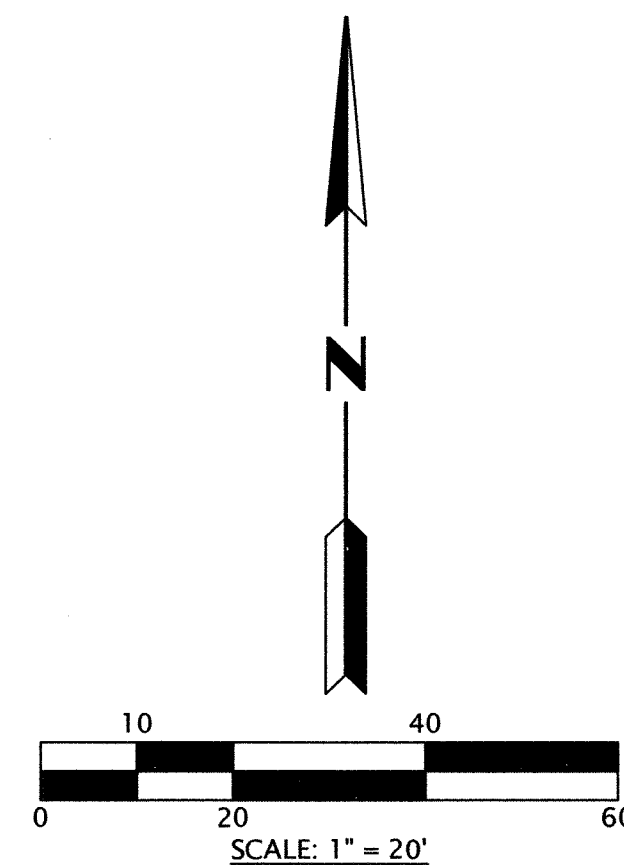
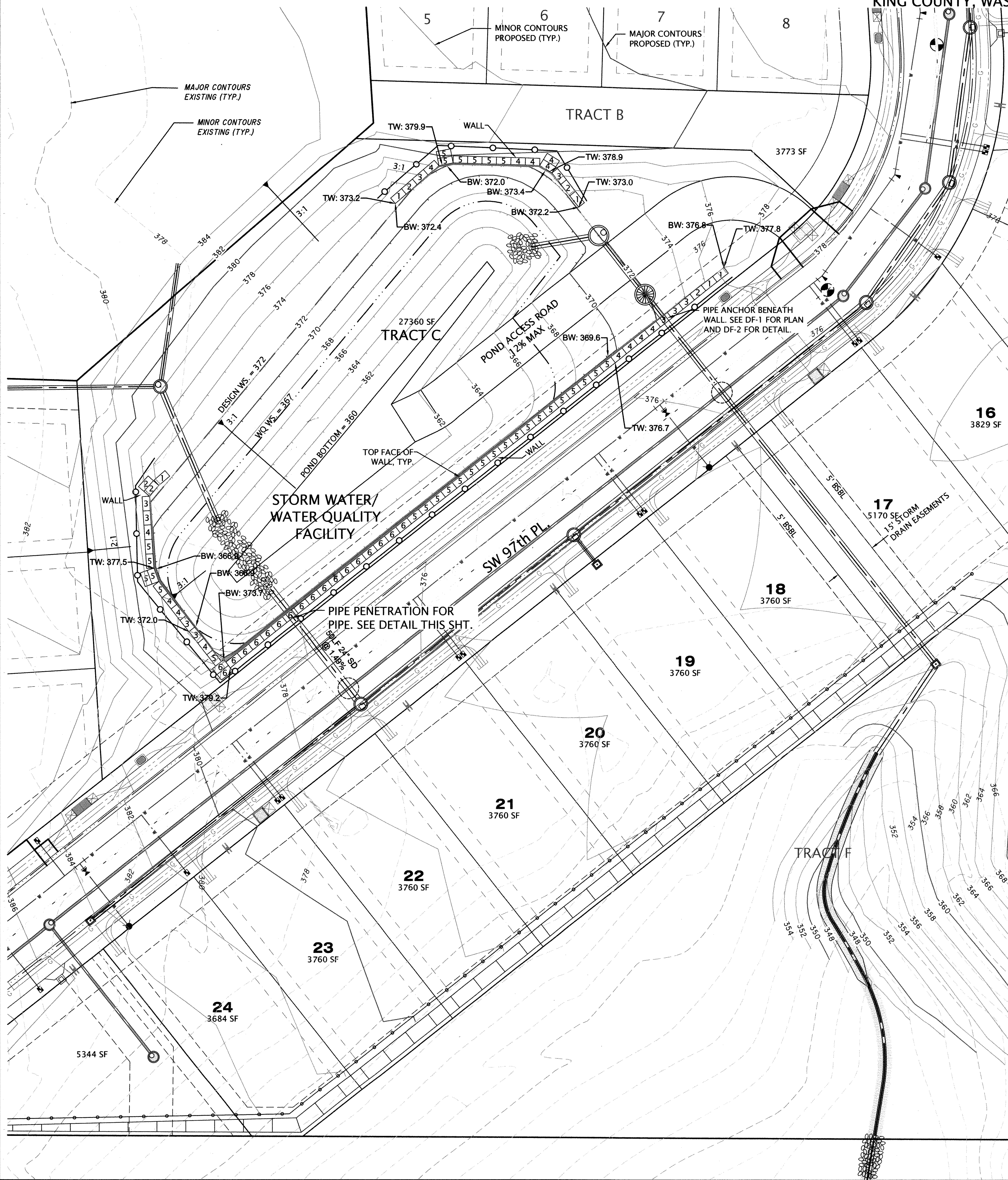
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NOV 17 2017
KING COUNTY
D.P.E.R.
WASHINGTON

JOB NO. 13262

SHEET

DF-4

SECTION 6, TOWNSHIP 23, RANGE 4 E, WM
KING COUNTY, WASHINGTON



PIPE PENETRATION THROUGH
ULTRA BLOCK DETAIL
NOT TO SCALE

NOTES

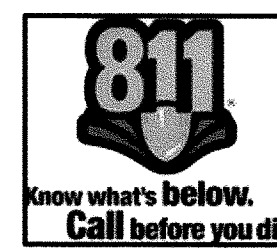
1. PIPE PENETRATION TO BE INSTALLED USING A CONCRETE COLLAR THAT SHOULD BE CONSTRUCTED AROUND THE PIPE AND THE ULTRA BLOCK UNITS STACKED AROUND THE COLLAR. THE COLLAR BASE DIMENSION SHOULD MATCH THE BASE DIMENSION REQUIRED FOR THE WALL HEIGHT AT THE PENETRATION LOCATION.

LEGEND:

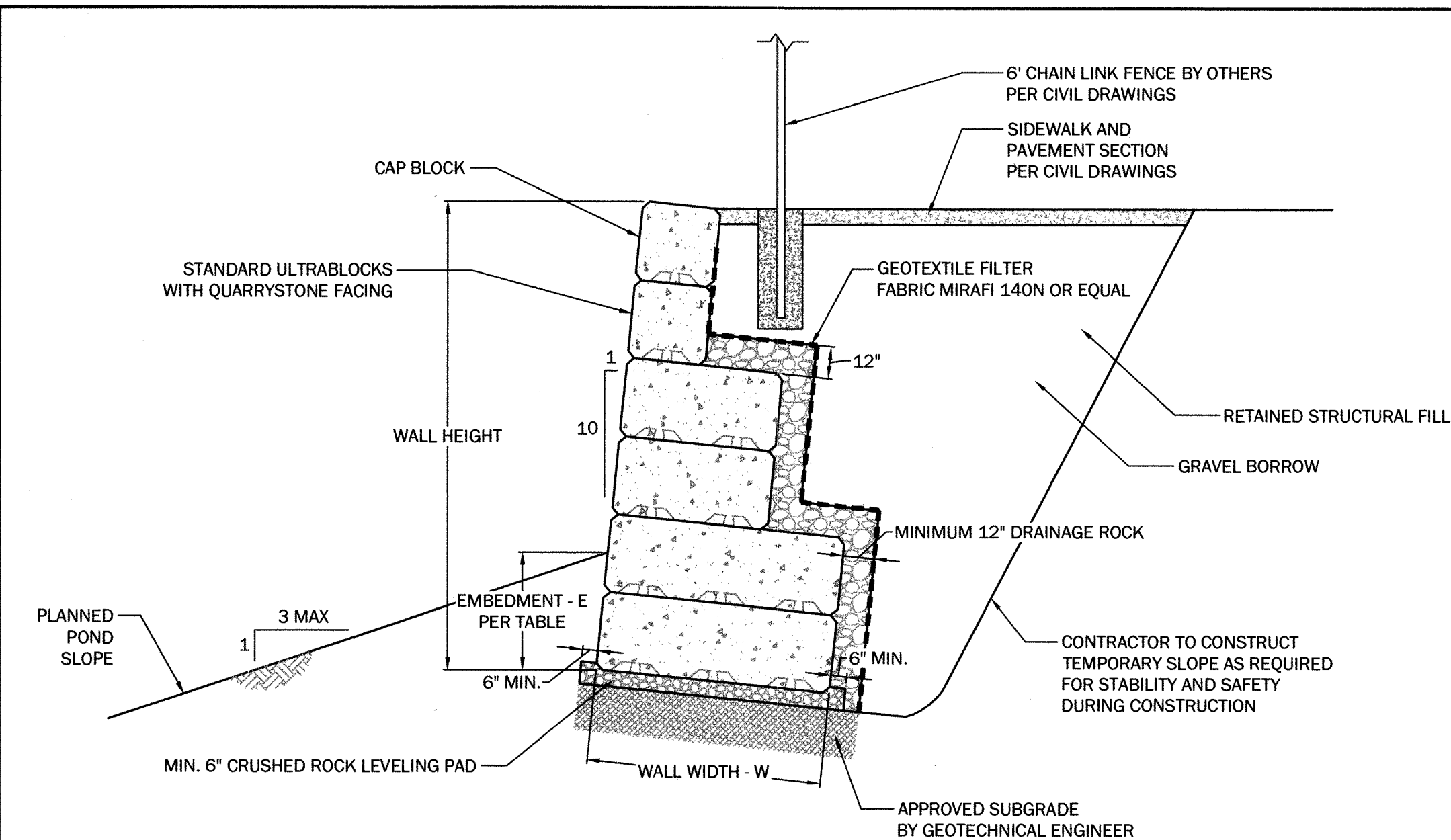
- GRAVITY BLOCK (SEE DTL. SHT. DF-6)
- # OF BLOCKS PER SECTION

KING COUNTY D.O.T. STRUCTURAL APPROVAL	
	11/3/17 Date

STRV15-0006; L03P0022	
KING COUNTY D.P.E.R. Review Engineer:	
11-20-17 Completion Date	11-20-17 Approval Date
Senior Engineer:	
Comments:	



SECTION 6, TOWNSHIP 23, RANGE 4 E, WM
KING COUNTY, WASHINGTON



WALL CROSS SECTION FOR DETENTION POND (LEVEL BACKSLOPE)
NOT TO SCALE

Wall Height (feet)	Number of Turned Base Blocks	Wall Width, W (feet)	Minimum Embedment Depth, E (feet)
15	4	7.5	3
12.5	3	5	2
10	2	5	2
7.5	1	5	1.5
5	0	2.5	1

Construction Notes

Materials:

A. Segmental Concrete Units

1. Wall units shall be 22.46' x 2.46' x 4.92' blocks produced to ULTRABLOCK specifications.

B. Drainage Rock

1. Drainage Rock shall meet WSDOT standard specification 9-03.12(4).

C. Crushed Rock Leveling Pad

1. Crushed rock used as a leveling pad at the base of the wall shall meet WSDOT Standard Specification 9-03.9(3) "Crushed Surfacing".

D. Backfill Materials

1. Backfill material shall meet WSDOT 9-03.14(1) Gravel Borrow or other material as approved by Geotechnical Engineer.

Execution:

A. Subgrade Preparation

1. Subgrade bearing surfaces shall be cleared and grubbed, removing organic or deleterious materials. Soft areas shall be overexcavated and replaced with structural fill prior to placing blocks, as directed by Geotechnical Engineer.

2. Subgrade shall be excavated to a depth such that the base of the first course of block is at the minimum embedment depth shown in the table on this sheet, unless otherwise specified in the design or as directed by Geotechnical Engineer.

3. Subgrade shall be approved by Geotechnical Engineer. Soil shall be compacted before construction proceeds. Subgrade materials not meeting Geotechnical Engineer's approval shall be removed and replaced with structural fill material at direction of Geotechnical Engineer.

4. Overexcavated areas shall be replaced with structural backfill material.

B. Leveling Pad

1. Leveling pad shall be placed as shown on the construction plans.

2. Leveling pad shall be placed on undisturbed native soils or on properly compacted structural fill.

3. Leveling pad shall be compacted to 95 percent of modified proctor dry density to ensure a hard, level surface on which to place the first course of blocks. Pad shall be constructed at the proper elevation and slope to ensure the final elevations and batter as shown on the plans. The manufacturer recommends using 2x6 wood boards and steel stakes to make a form for achieving design batter.

4. Leveling pad shall have a minimum thickness of 6 inches. Leveling pad shall extend beyond the blocks in all directions at least 6 inches.

C. Unit Installation

1. The first course of wall units shall be placed on the prepared base with the front edges tight together. The units shall be checked for level and alignment as they are placed.

2. Ensure that units are in full contact with base. Proper care shall be taken to develop straight lines and smooth curves on base course as per wall layout.

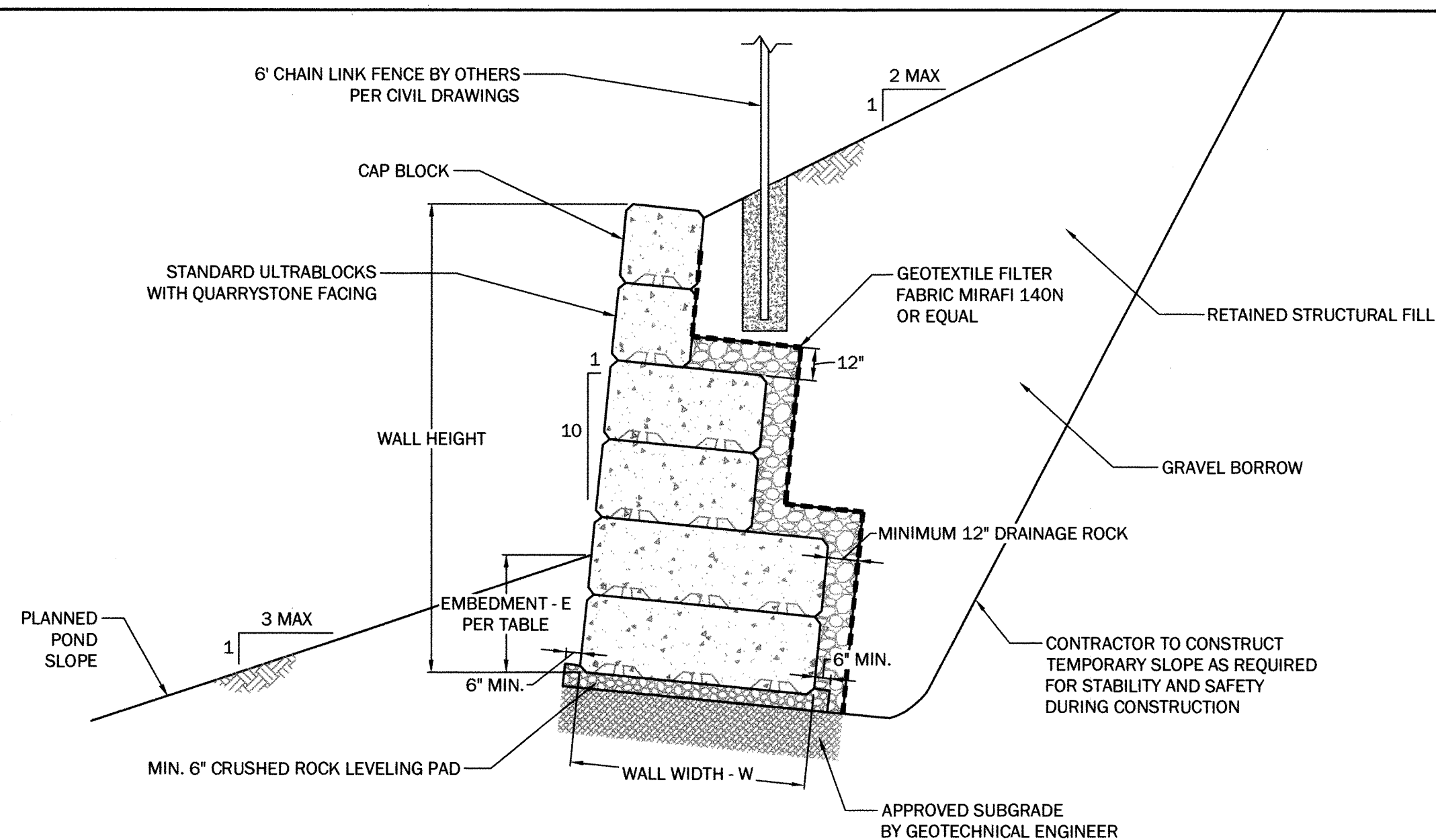
3. Fill a minimum of 12 inches behind the base course with Drainage Rock. Use approved soils to backfill behind the wall rock and in front of the base course to firmly lock in place. Check again for level and alignment. Use a plate compactor to consolidate the area behind the first course. All excess material shall be swept from top of units.

D. Backfill Placement

1. Backfill material shall be placed in lifts and compacted to a minimum 95 percent of Maximum Dry Density (MDD) as determined by ASTM D-1557.

2. Only hand-operated compaction equipment shall be allowed within 5 feet behind the wall. Backfill in this zone shall be compacted to 90 percent of (MDD) as determined by ASTM D-1557.

3. The excavated trench area in front of the toe of the wall shall be filled and compacted as the wall is being constructed.



WALL CROSS SECTION FOR DETENTION POND (2H:1V MAX BACKSLOPE)
NOT TO SCALE

Wall Height (feet)	Number of Turned Base Blocks	Wall Width, W (feet)	Minimum Embedment Depth, E (feet)
15	4	7.5	3
12.5	3	7.5	2
10	2	5	2
7.5	1	5	1.5
5	0	2.5	1

DESIGN PARAMETERS

ALLOWABLE SOIL BEARING PRESSURE = 3,000 PSF
DESIGN OF THE RETAINING STRUCTURE IS BASED ON THE FOLLOWING PARAMETERS:

	FRICTION ANGLE, ϕ (degrees)	COHESION, C (psf)	MOIST UNIT WEIGHT (pcf)	BUOYANT UNIT WEIGHT (pcf)
RETAINED SOIL OR BACKFILL	34	0	125	62.6
FOUNDATION SOIL	36	0	125	62.6

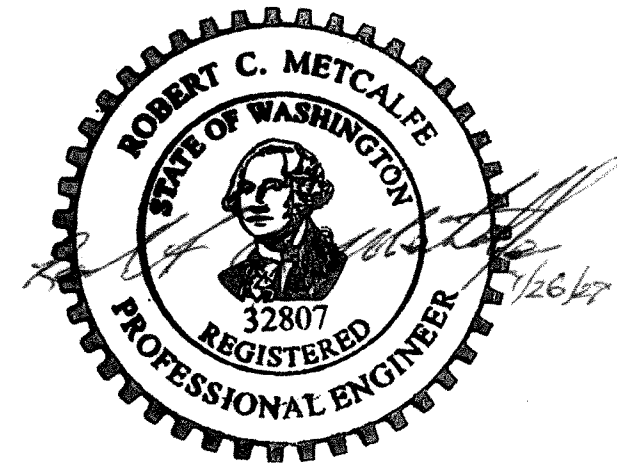
EXTERNAL STABILITY OF WALLS:

SURCHARGE LOADING = 250 PSF

SEISMIC ACCELERATION = 0.5xPGA = 0.21g

MINIMUM FACTOR OF SAFETY, BASE SLIDING = 1.5 (1.1 Seismic)

MINIMUM FACTOR OF SAFETY, OVERTURNING = 2.0 (1.1 Seismic)



Typical Gravity Block Retaining Walls
Section and Notes

Wind Rose Development
King County, Washington

GEOENGINEERS

Figure 7

KING COUNTY D.O.T.
STRUCTURAL APPROVAL

STEPHEN JIANG P.E., S.E.

11/13/17
Date

STRV15-0006; L03P0022

KING COUNTY D.P.E.R.

Review Engineer

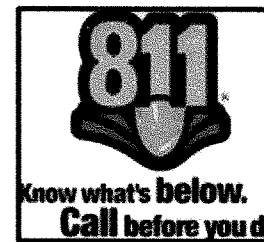
11-20-17
Completion Date

Senior Engineer

Development Engineer

11-20-17
Approval Date

Comments:



KING COUNTY HOUSING AUTHORITY

JOB NO. 13262

STORM WATER/ WATER QUALITY FACILITY
STRUCTURAL WALL SECTION AND DETAIL
WIND ROSE NEIGHBORHOOD

DF-6

KING COUNTY

WASHINGTON

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: 2017/10/30 06:15

HWERLINGER

DRAWN: ****

DESIGNED: ****

APPROVED: ****

FIELD BOOK: ****

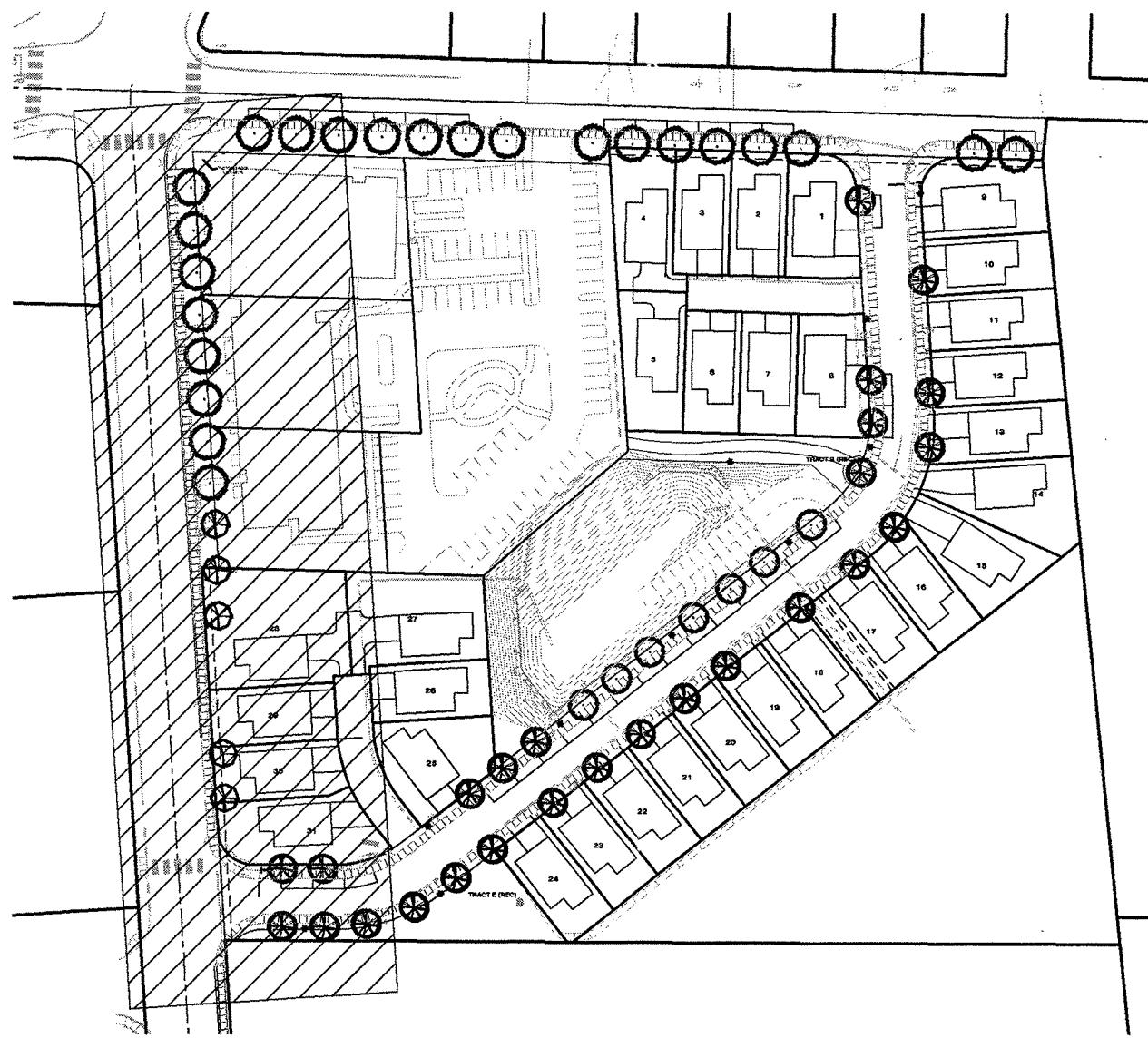
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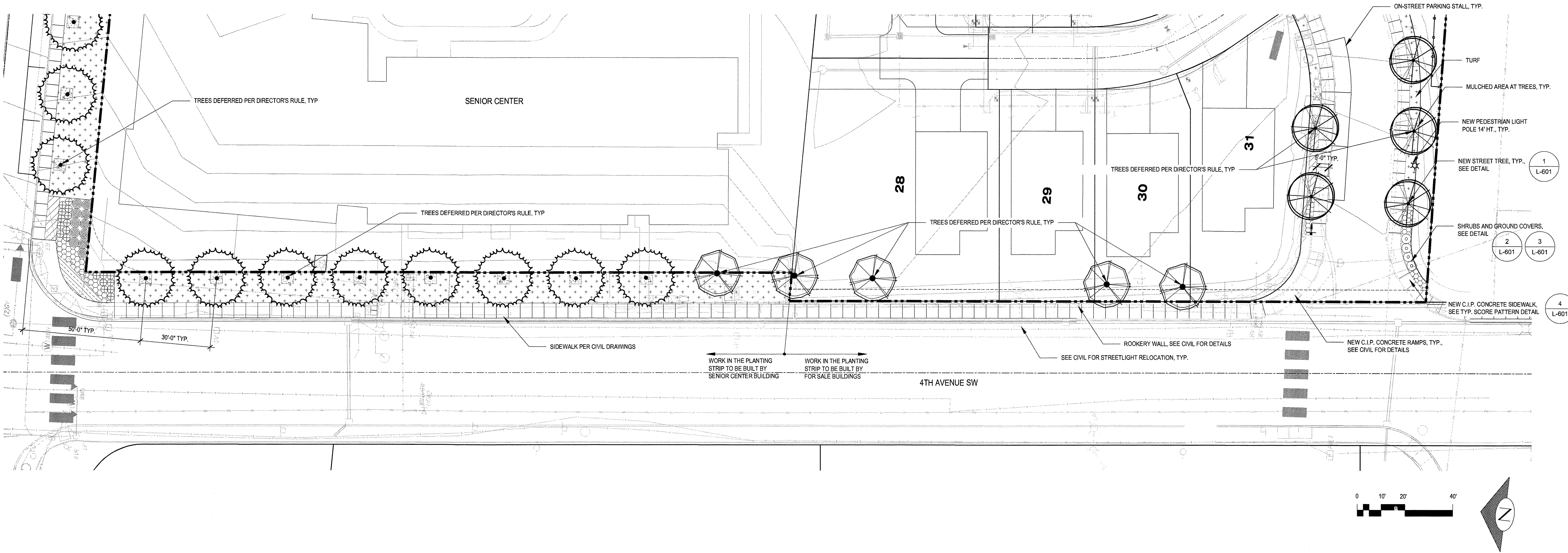
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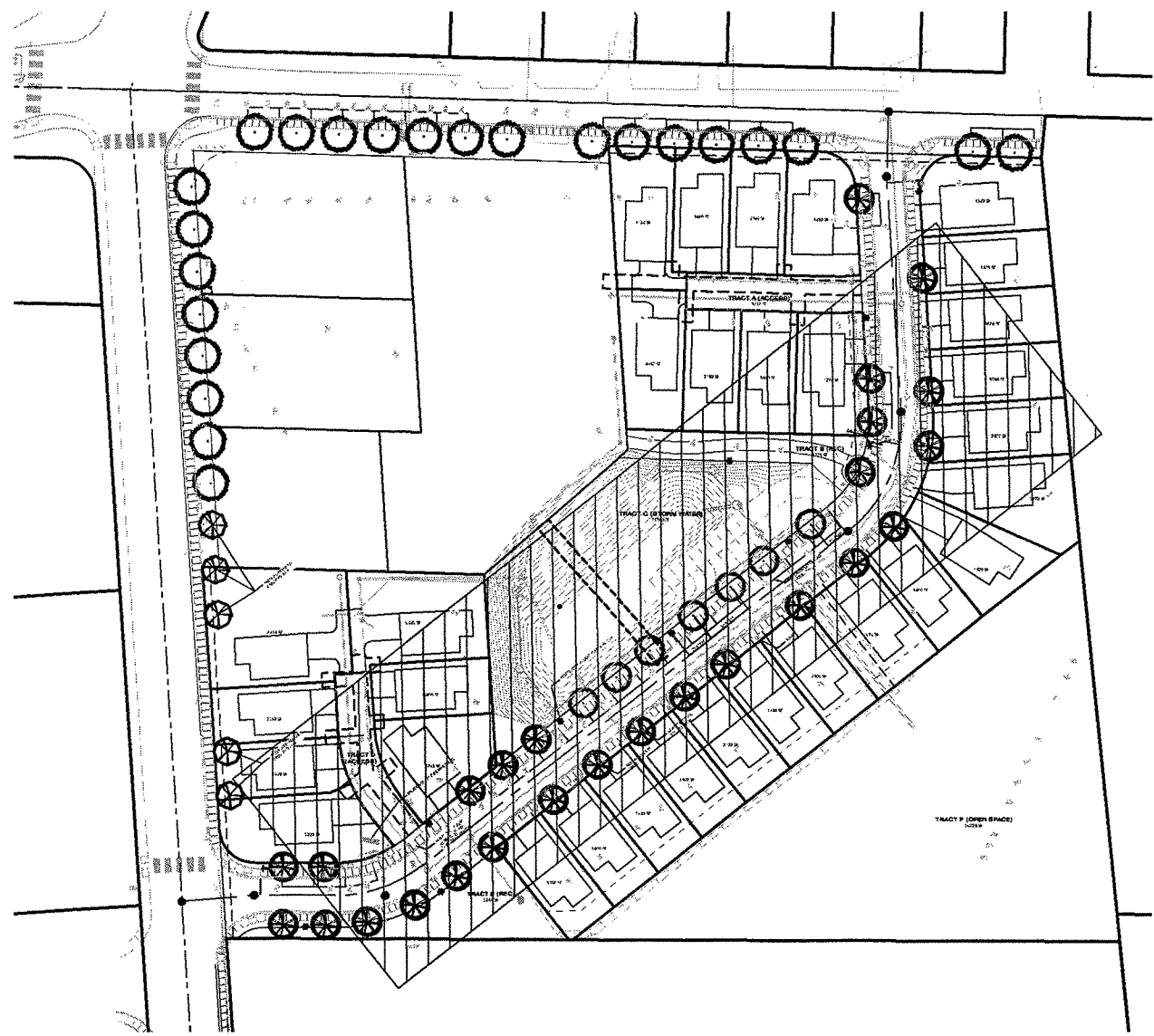
			Non-Residential Area		Non-residential (NR) Parking *				Residential (R) Parking					Total Parking		
Block	Use (per 21A,18,030)	Dwelling Units (DU)	Gross Area (GSF)	Public Usable Area (NSF)	Off-Street (PS)	On-Street (PS)	Total (PS)	Ratio On + Off Street (PS/NSF)	Off-Street (PS)	Ratio Off Street (PS/DU)	On-Street (PS)	Total (PS)	Ratio On + Off Street (PS/DU)	Permit	Surplus	TOTAL
West																
W1	For Sale Det	16							32	2.00		32	2.00	32		32
W2	Storm								22	2.00		22	2.00	22		22
W3	For Sale Det	11							79	1.10	60	139	1.93	139		139
W4	For Sale TH	8							44	2.00	4	48	2.18	48		48
W5	For Sale Apt	64							34	1.42	7	41	1.71	41	7	48
W6	Townhouse	15							13	1.08	8	21	1.75	21		21
W7.1	Apartment	9							20	1.00	14	34	1.70	34	2	36
W7.2	Apartment	12							40	1.54	12	52	2.00	52		52
W8	Single Family	26							46	1.35	12	58	1.71	58	9	67
W9	Townhouse	28							63	1.62	4	67	1.72	67	12	79
W10	Apartment	6							89	1.27	30	119	1.70	123	8	131
W11	Apartment	31							41	0.50		41	0.50	60	44	104
W12	Apartment	8							14	2.00		14	2.00	14		14
W13	General Services	66	1,500	1,125		4	4	1 : 281	85	1.57	7	92	1.70	98		98
	Restaurant	82	3,705	2,780		10	10	1:278						37		37
			1,295	680	3	6	9	1:75						73		73
									8	1	6	14	1.75	14		14
Central Valley		7							44	1.29	14	58	1.71	85	3	88
CV1	Townhouse	37														
	Apartment	17							33	1.74		33	1.74	35	12	47
	Retail		1,722	1,292	3	3	6	1 : 215	10	1.00	7	17	1.70	17	2	19
CV2	YWCA & KC Library		11,489	11,155	30	7	37	1 : 301	13	1.08	8	21	1.75	21		21
CV3.1-GBC	Community Center		22,558	21,880	58	15	73	1 : 300	57	1.78	29	86	2.69	86		86
CV3.2	Townhouse/Apartment	8							14	2.00	2	16	2.29	16		16
CV4	Townhouse	30							32	1.52	4	36	1.71	40	15	55
	Apartment	4							9	1.13	5	14	1.75	14	4	18
	Retail		7,827	5,870	18	9	27	1 : 217	6	1.50	1	7	1.75	7		7
East									40	2.00	3	43	2.16	43		43
E1	Townhouse	19							36	2.00	15	51	2.83	51		51
	Daycare I *		589	589	2		2	2/Daycare	42	2.00	20	62	2.95	62		62
E2.1	Townhouse	8							44	2.00	6	50	2.27	50		50
	Apartment	2							44	2.00	6	50	2.27	50		50
E2.2	Townhouse	10							28	2.00	17	45	3.21	45		45
	Apartment	2							10	2.00	5	15	3.00	15		15
E2.3	Rental Apt	32							43	1.54	25					

R - RESIDENTIAL

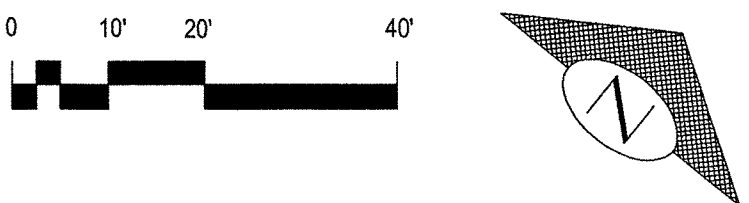
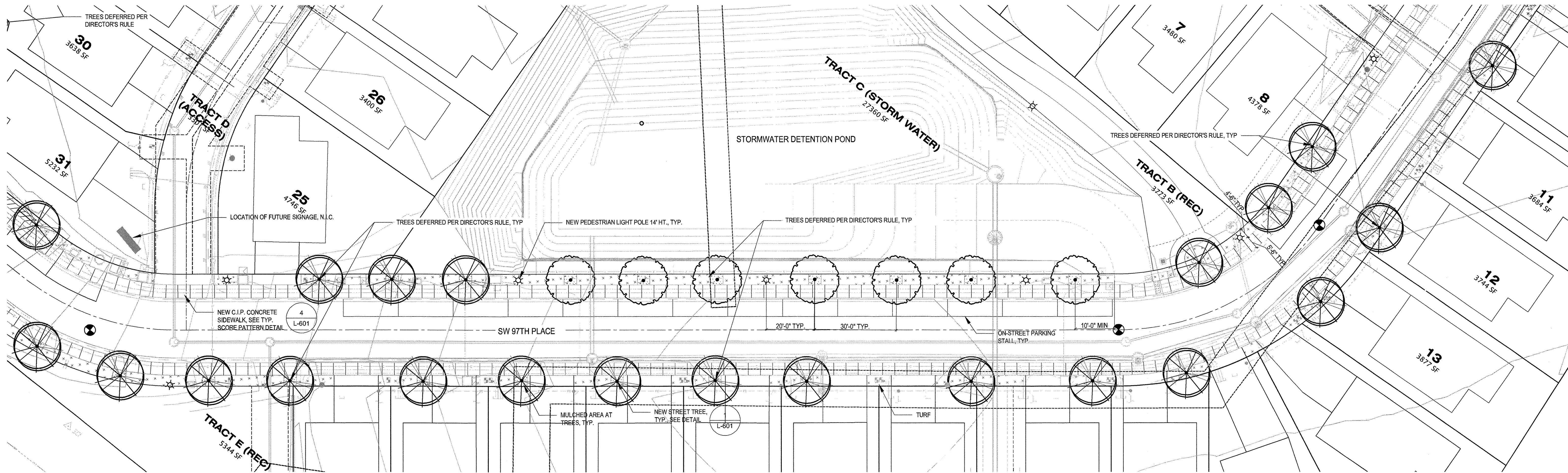


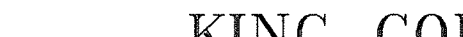
NOTES:
BUILDING OUTLINES ARE SHOWN FOR LAYOUT OF CURB CUTS AND DRIVEWAYS.
DESIGN OF BUILDINGS BY INDIVIDUAL LOT DEVELOPERS. PLANTING IN THE
RIGHT OF WAY WILL BE INSTALLED IN THE FUTURE BY INDIVIDUAL DEVELOPERS.
ALL TREES TO BE DEFERRED PER DIRECTORS RULE.

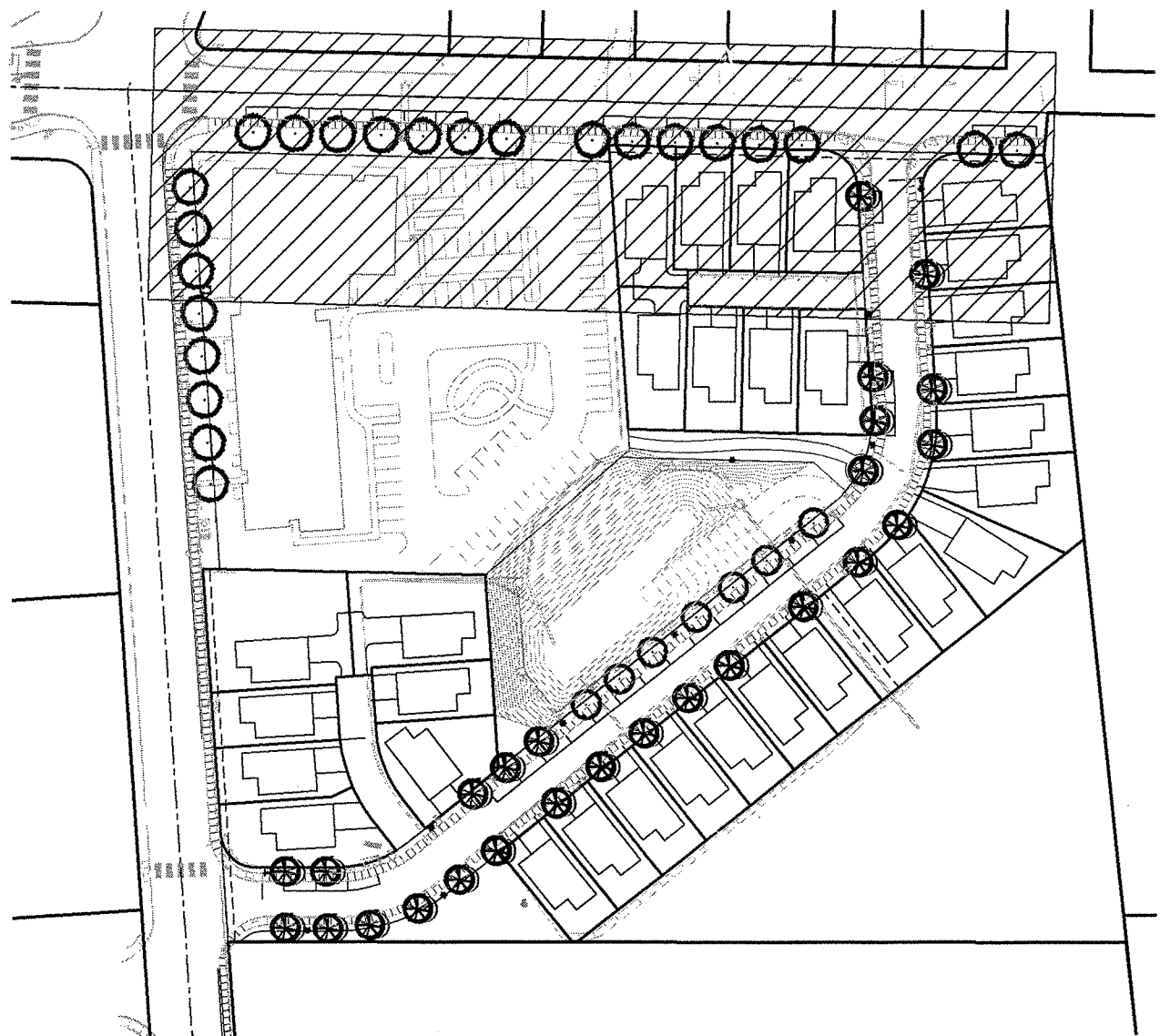




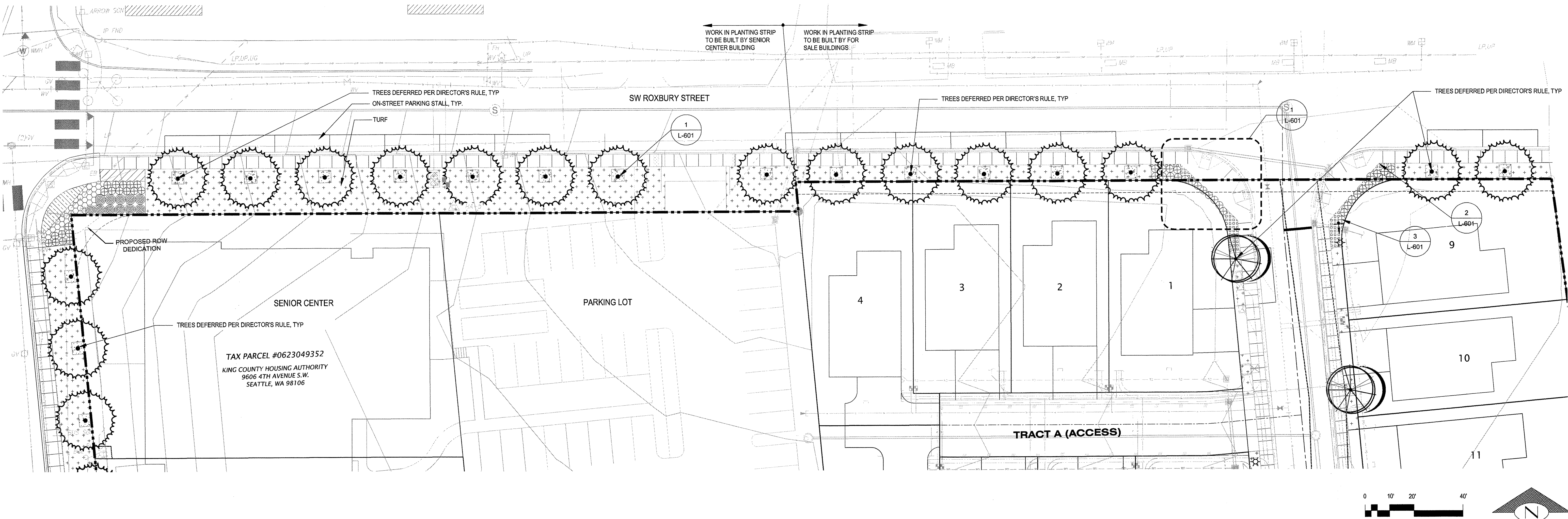
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ALL TREES TO BE DEFERRED PER DIRECTORS RULE



#2	10/17/16				KING COUNTY REVIEW COMMENTS	DRAWN BY	DESIGNED BY		 GGLO 1301 First Avenue Suite 301 Seattle, WA 98101 Tel: (206) 467-5828 Fax: (206) 467-0627 Email: gglo@gglo.com http://www.gglo.com	 King County Housing Authority	 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT <i>marieke lacasse</i> MARIEKE LACASSE NO. 665 EXPIRES ON (08/18/2015)	KING COUNTY HOUSING AUTHORITY WHITE CENTER, WASHINGTON		SHEET
#3	07/26/17				REVISE & RESUBMIT PER CDDPER COMMENTS	CHECKED BY	APPROVED BY					WIND ROSE SW 97TH PLACE SITE PLAN	RECEIVED NOV 17 2017 KING COUNTY D.P.E.R.	L-102
#4	10/23/17				REVISE & RESUBMIT PER CDDPER COMMENTS	ML								
						DATE 04.29.2016								
NO.	DATE	BY	CHD.	APPR.	REVISION	J O B No. : 2012063.00		SCALE: AS NOTED						



NOTES:
BUILDING OUTLINES ARE SHOWN FOR LAYOUT OF CURB CUTS AND DRIVEWAYS. DESIGN OF BUILDINGS BY INDIVIDUAL LOT DEVELOPERS. PLANTING IN THE RIGHT OF WAY WILL BE INSTALLED IN THE FUTURE BY INDIVIDUAL DEVELOPERS. ALL TREES TO BE DEFERRED PER DIRECTORS RULE.



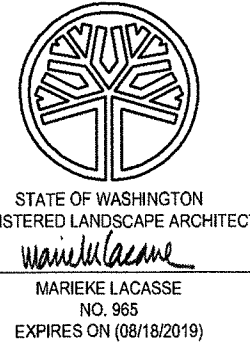
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#3	07/26/17					REVISE & RESUBMIT PER CDDPER COMMENTS	CHECKED BY ML	APPROVED BY	
							DATE 04.29.2016		
NO.	DATE	BY	CHD.	APPR.		REVISION	J O B No. : 2012063.00	SCALE: AS NOTED	



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



King County
Housing
Authority



STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
MARIEE LACASSE
NO. 955
EXPIRES ON 08/18/2019

KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

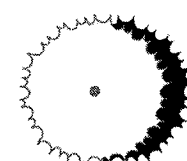
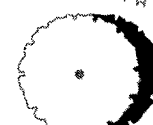
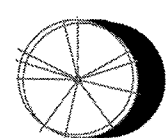
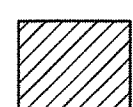
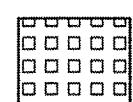
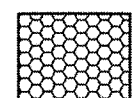
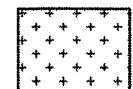
WIND ROSE
SW ROXBURY STREET SITE PLAN

RECEIVED
NOV 17 2017
KING COUNTY
D.P.E.R.

SHEET

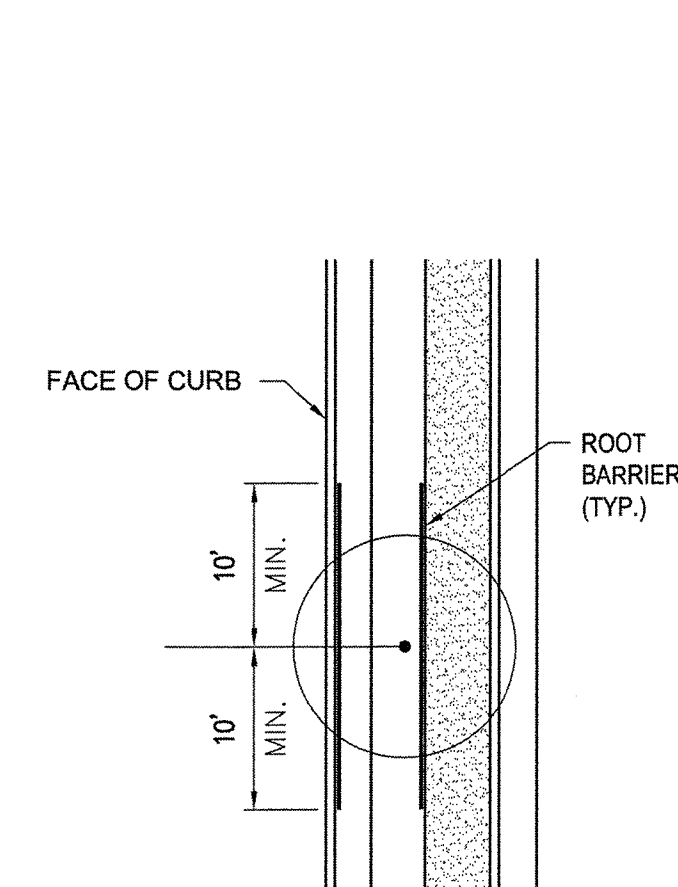
L-103

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	
	ACER CAMPESTRE	HEDGE MAPLE	B & B	2" CAL	23	
	CORNUS 'EDDIES WHITE WONDER	EDDIES WHITE WONDER DOGWOOD	B & B	2" CAL	7	
	FRAXINUS PENNSYLVANICA 'JOHNSON' TM	LEPRACHAUN ASH	B & B	2" CAL	26	
SHRUBS	BOTANICAL NAME	COMMON NAME	MIN. CONT	MIN. HT	QTY	
	CISTUS SALVIFOLIUS	ROCKROSE SAGELEAF	-	18" HT.	4	
	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	-	18" HT.	60	
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	-	24" HT.	11	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	AREA	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	1 GAL		30" o.c.	28
	CEANOTHUS GLORIOSUS	POINT REYES CREEPER	1 GAL		24" o.c.	32
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL		18" o.c.	164
	STIPA TENUISSIMA	FINESTEM NEEDLEGRASS	1 GAL		18" o.c.	138
MULCH	BOTANICAL NAME	COMMON NAME	CONT	AREA	SPACING	QTY
	CEDAR CHIPS	MULCH	-			1,322 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	ATHLETIC FIELD GRASS MIX	SEED			12,881 SF

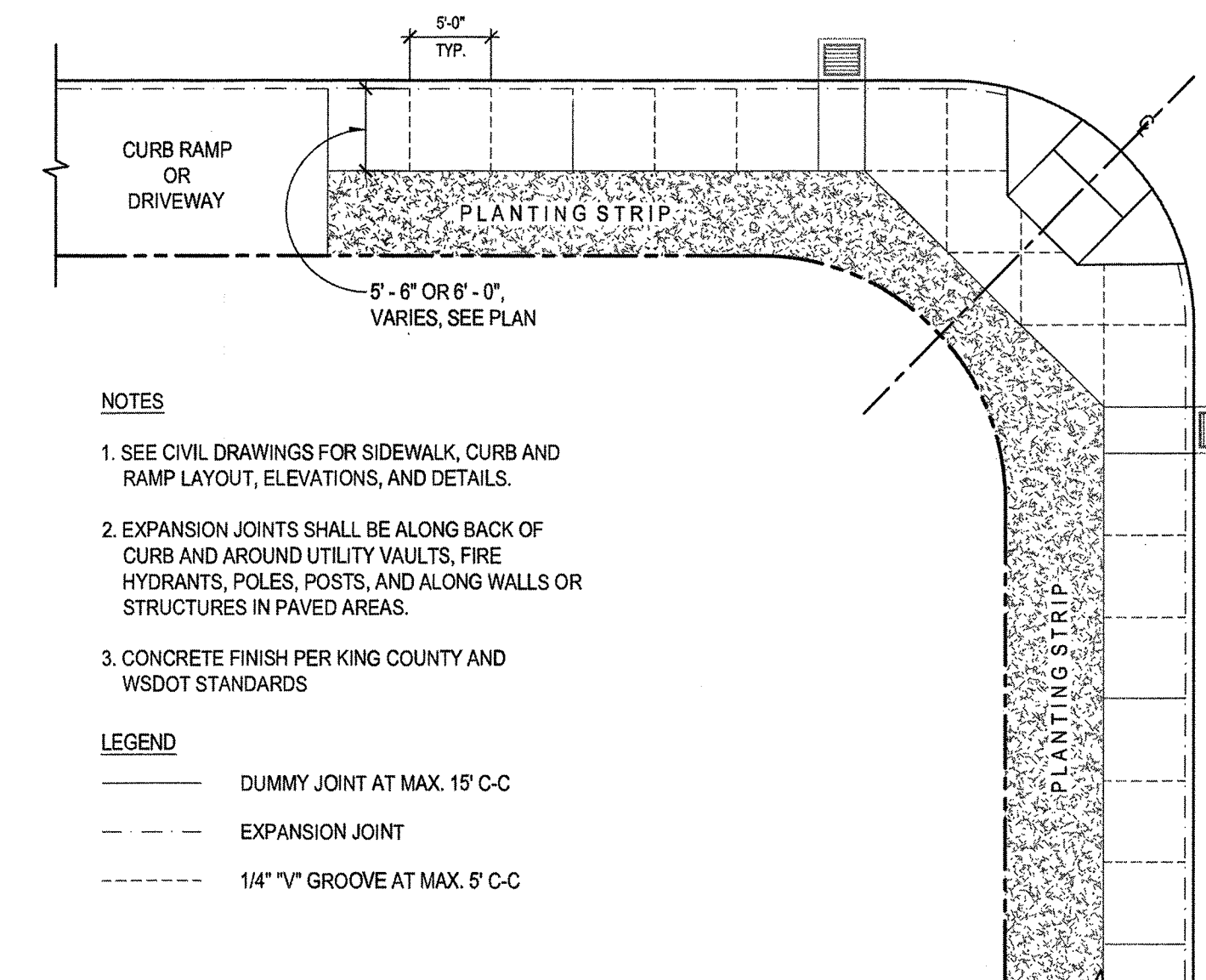
GENERAL NOTES:

1. ALL STREET TREES TO BE 20' CLEAR OF LUMINAIRES, 5' CLEAR OF FIRE HYDRANTS AND UTILITY POLES, 10' CLEAR OF DRIVEWAYS AND ALLEYS.
2. SIDEWALK SCORING TO BE PER KING COUNTY STANDARDS.
3. PLANTING STRIPS TO BE 4'-0" WIDTH TYP., EXCEPT WHERE OTHERWISE NOTED.
4. TREES IN PLANTER STRIP SHALL BE PLANTED AT LEAST 3' BACK FROM SIDEWALKS.
5. ALL STREET TREES PLANTED IN OR ADJACENT TO SIDEWALKS, SHALL HAVE A MINIMUM BRANCH HEIGHT CLEARANCE OF 8' AT TIME OF PLANTING.
6. ALL PLANTING AT INTERSECTIONS OR WITHIN 10' OF THE TRAVELED EDGE OF ROAD WILL HAVE A MATURE HEIGHT NO GREATER THAN 24'.
7. ALL TREES TO BE DEFERRED PER DIRECTORS RULE

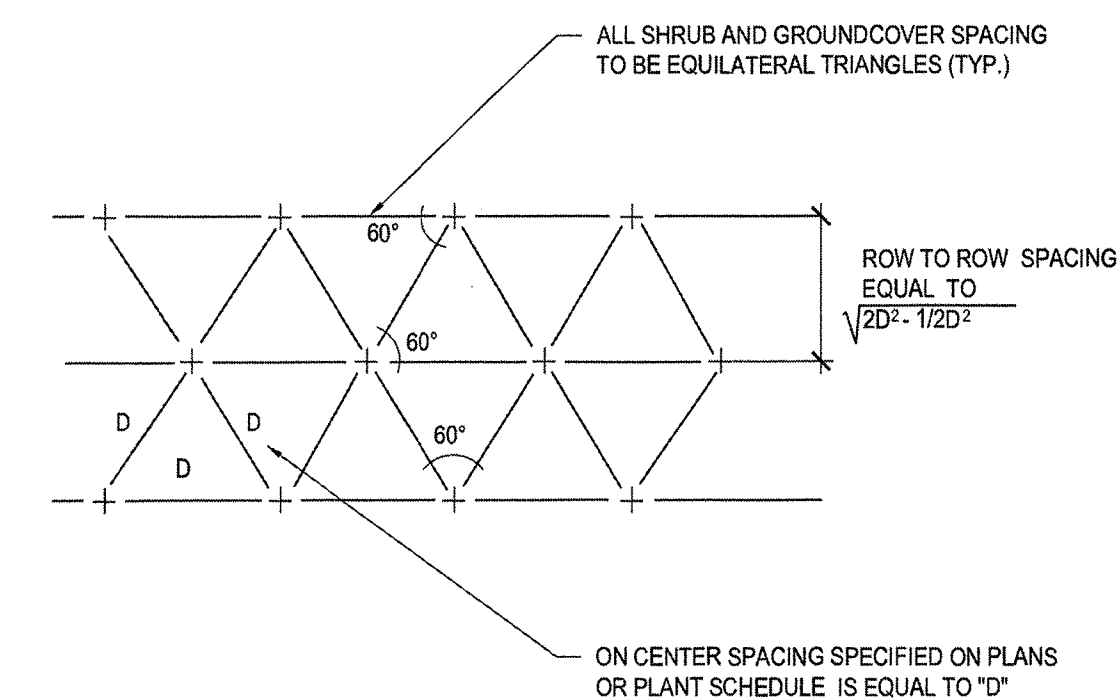


NOTES:
- 4' PLANTER STRIP MINIMUM IN RESIDENTIAL ST. AND 5' MINIMUM ON ARTERIALS AS APPROVED BY COUNTY ROAD ENGINEER.
- ROOT BARRIER ONLY APPLIES TO HEDGE MAPLE SPECIES, AS PER KCR AND RSD COMMENTS. ASH AND DOGWOOD SPECIES ARE WAIVED.

A1 TREE PLANTING DETAIL
NO SCALE



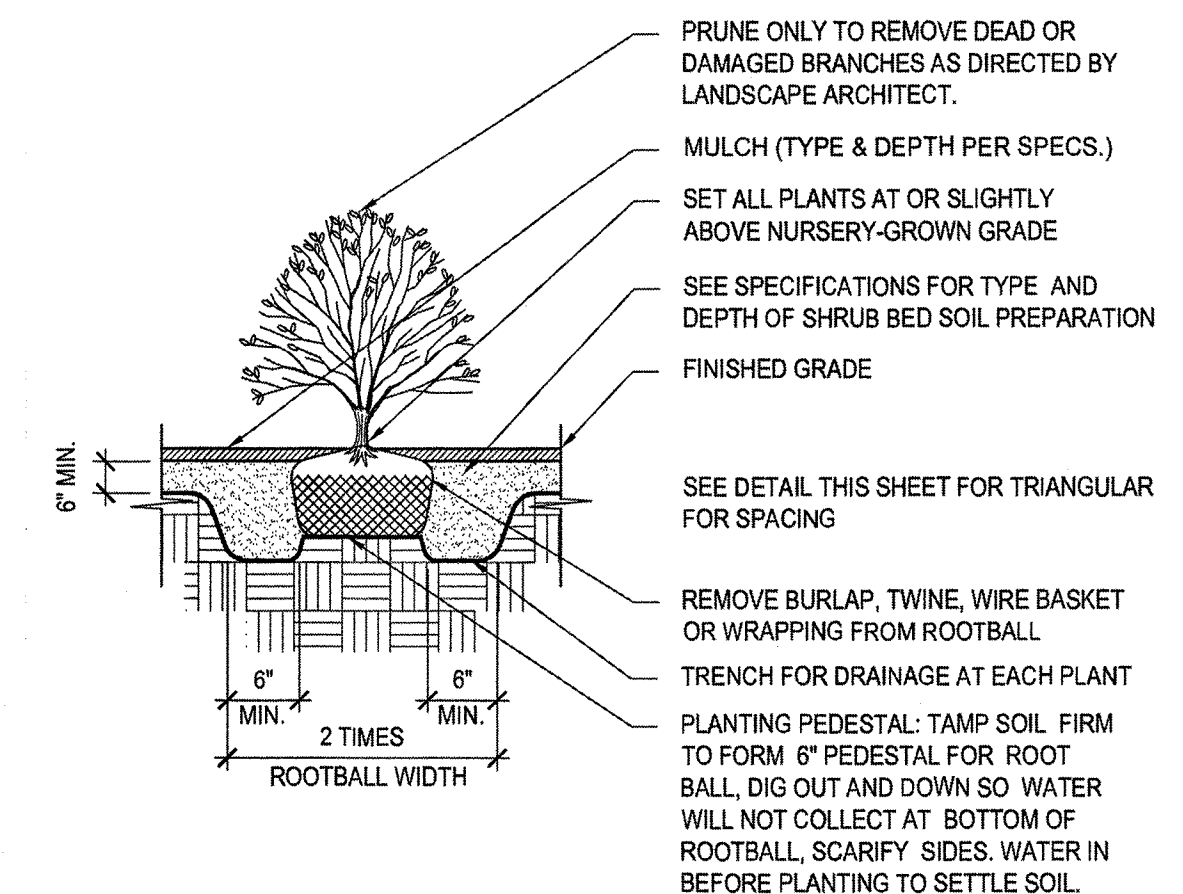
4 SIDEWALK SCORE PATTERN



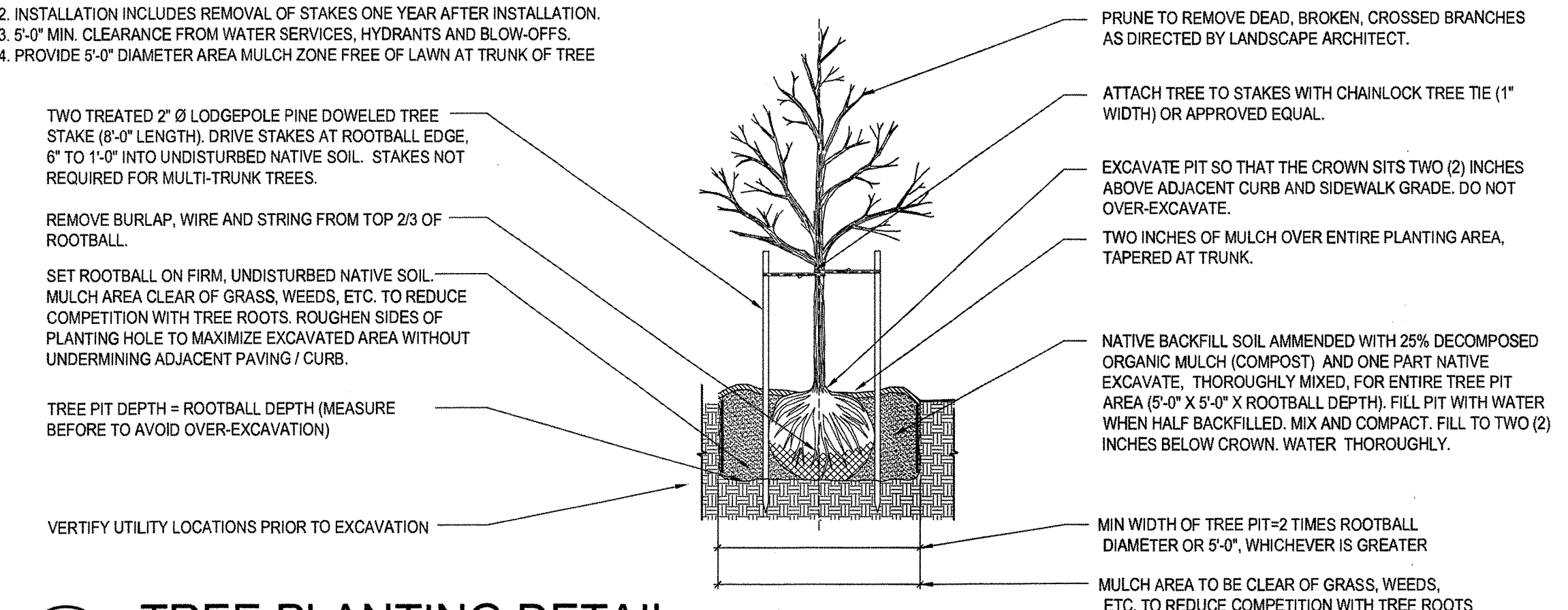
A3 TRIANGULAR SPACING

NOTES:

1. INSTALLATION INCLUDES REMOVAL OF ROOTCROWN SUCKERS AT THE TIME OF PLANTING.
2. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
3. 5'-0" MIN. CLEARANCE FROM WATER SERVICES, HYDRANTS AND BLOW-OFFS.
4. PROVIDE 5'-0" DIAMETER AREA MULCH ZONE FREE OF LAWN AT TRUNK OF TREE

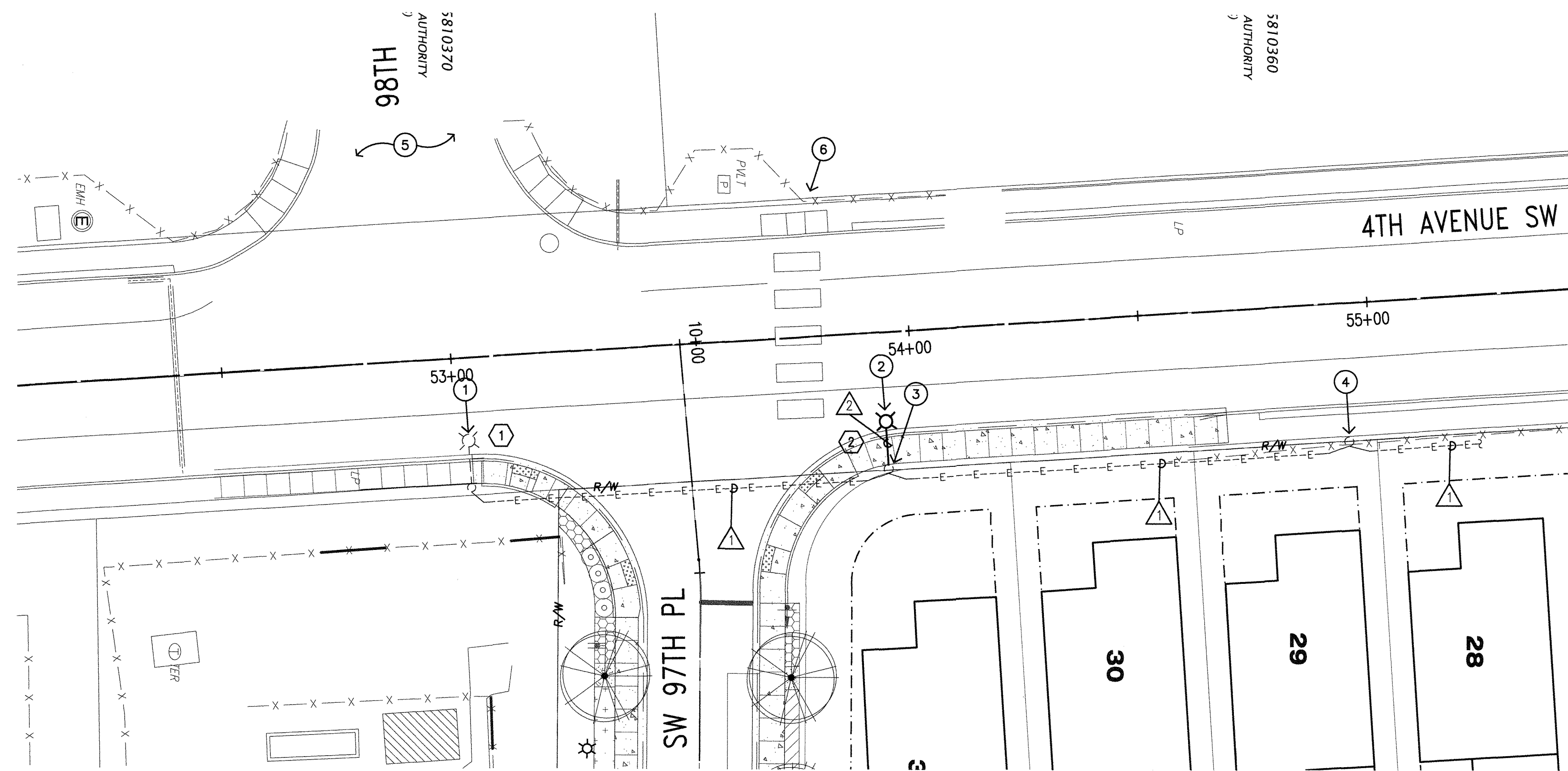


SHRUB PLANTING DETAIL
NO SCALE

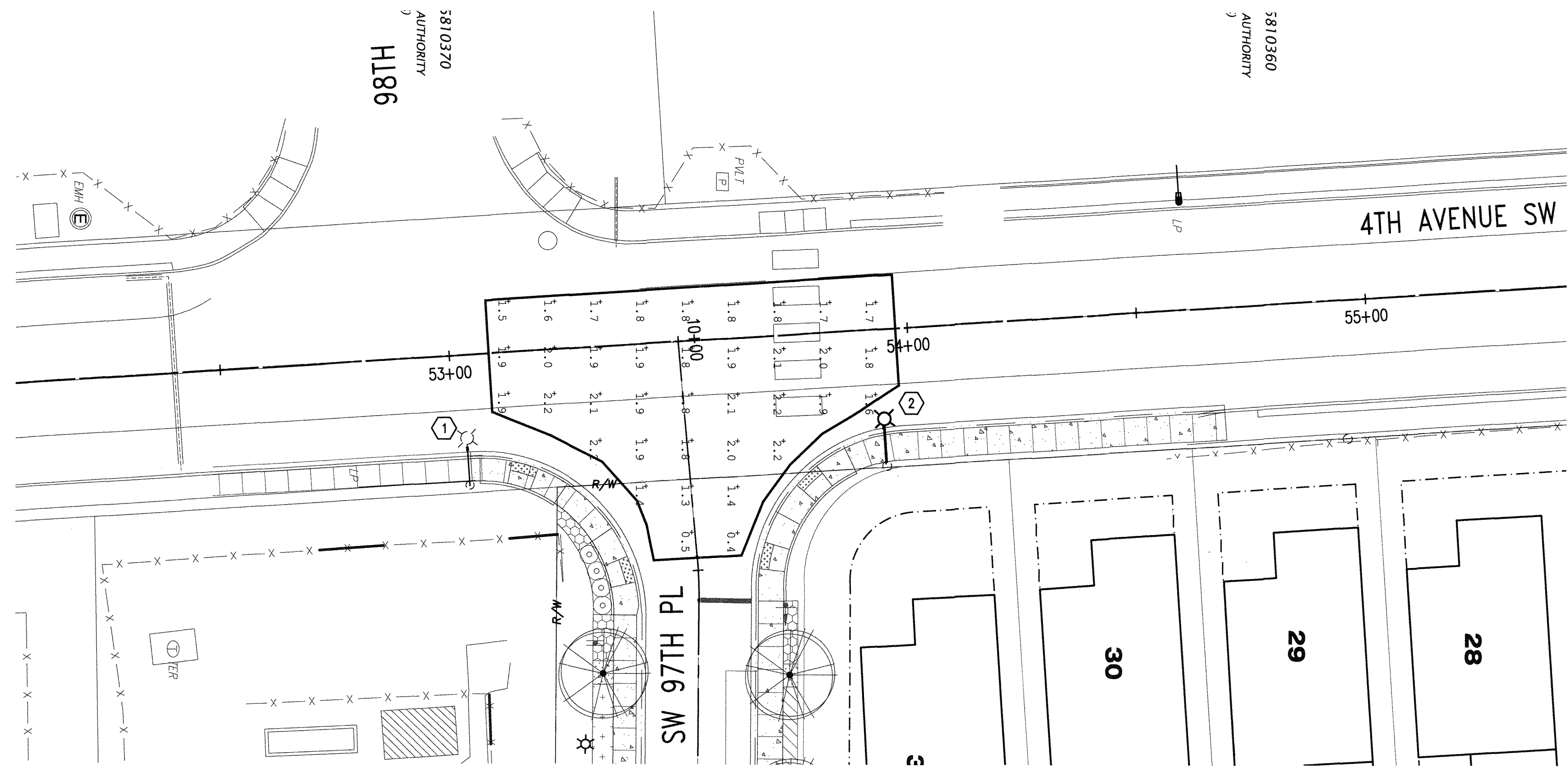


A5 TREE PLANTING DETAIL
1 1/2" = 1'-0"

#2	10/17/16				KING COUNTY REVIEW COMMENTS	DRAWN BY JM	DESIGNED BY			GGLO 1301 First Avenue Suite 301 Seattle, WA 98101 Tel: (206) 467-5828 Fax: (206) 467-0627 Email: gglo@gglo.com http://www.gglo.com	 King County Housing Authority		KING COUNTY HOUSING AUTHORITY		SHEET
#3	07/26/17				REVISE & RESUBMIT PER CDDPER COMMENTS	CHECKED BY ML	APPROVED BY						WHITE CENTER, WASHINGTON		
#4	10/23/17				REVISE & RESUBMIT PER CDDPER COMMENTS								WIND ROSE		RECEIVED
													NOV 17 2017		
NO.	DATE	BY	CHD.	APPR.	REVISION	J O B No. : 2012063.00	DATE 04.29.2016	SCALE: AS NOTED				PLANT SCHEDULE AND DETAILS		KING COUNTY D.P.E.R.	L-601



4TH AVE SW & SW 97TH PL STREET LIGHTING PLAN
SCALE: 1"=20'-0"



4TH AVE SW & SW 97TH PL PHOTOMETRICS
SCALE: 1"=20'-0"

GENERAL NOTE:
CONTRACTOR SHALL CONTACT SIGNAL CONSTRUCTION SUPERVISOR AT 206-423-0896 AND ELECTRICAL INSPECTOR AT 206-793-1099 PRIOR TO COMMENCING WORK.

- PLAN NOTES**
- 1. EXISTING ALUMINUM POLE, ARM AND HIGH PRESSURE SODIUM HEAD. REMOVE HEAD AND PROVIDE NEW LED HEAD PER KING COUNTY DESIGN STANDARDS AND REQUIREMENTS. MAINTAIN CONNECTION TO EXISTING CIRCUIT.
 - 2. PROVIDE NEW LED HEAD, 8' ARM AND LED HEAD ON NEW WOOD POLE PER KING COUNTY DESIGN STANDARDS AND REQUIREMENTS. FIXTURE HEAD TO BE MOUNTED AT +35' ABOVE ROADWAY.
 - 3. DIRECT CONNECT NEW LIGHT FIXTURE TO EXISTING OVERHEAD CIRCUIT.
 - 4. EXISTING WOOD POLE TO BE MAINTAINED.
 - 5. 98TH STREET WILL BE REMOVED.
 - 6. FUTURE TRAIL CROSSING WILL BE ADDED.

POLE SCHEDULE											
POLE NO.	EXISTING		NEW		EX. PSE. POLE NO.	MOUNTING HEIGHT		ARM LENGTH		LUMINAIRE WATTAGE	
	STATION	OFFSET	STATION	OFFSET		EX.	NEW	EX.	NEW	EXISTING LEOTEK LED	NEW LEOTEK LED
1	53+00	28' RT				35'		8'		GC1-40F	
2			53+93	30' RT			35'	8'		GC1-40F	

WIRING SCHEDULE			
RUN NO.	CONDUIT	WIRE	COMMENTS
1	N/A	EXISTING OVERHEAD	
2	N/A	3#8, 3#14 (PHOTOCELL)	DIRECT CONNECT TO EXISTING CIRCUIT

PHOTOMETRIC CALCULATIONS			
DESCRIPTION	AVG	MIN	AVG/MIN
4TH AVENUE SW/SW 97TH PL	1.67	0.4	4.18:1

- ASSUMPTION FOR CALCULATIONS**
- 1. NE CORNER LUMINAIRE: NEW KING COUNTY STANDARD LED HEAD, NEW WOOD POLE, NEW 8' ARM, LEOTEK LIGHTING, GC1-40F-MV-NW-2-GY-1A.
 - 2. SE CORNER LUMINAIRE: NEW KING COUNTY STANDARD LED HEAD, EXISTING POLE, EXISTING 8' ARM, LEOTEK LIGHTING, GC1-40F-MV-NW-2-GY-1A.
 - 3. FIXTURE HEADS MOUNTED AT 35' ABOVE ROADWAY.

KING COUNTY DEPT. OF TRANSPORTATION

Whitney Jay Phalen 12/1/2017
REVIEW ENGINEER SPARKS & ILLUMINATION DATE

John McManus 11-27-17
SUPERVISING ENGINEER DATE

P:\Proj\2016\160108_KCH4 - Wind Rose Drawings\01 Working Drawings\160108_E-1 - REDUCED.dwg
Nov 09, 2017 - 2:53pm dph

NO.	DATE	BY	CHD.	APPR.	REVISION

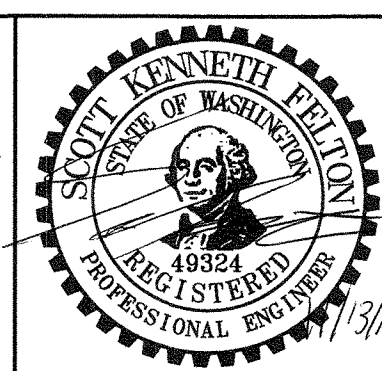
DRAWN BY DPH
DESIGNED BY DPH
CHECKED BY LJE
APPROVED BY CHL
DATE DECEMBER 1, 2016
J O B No. : 114137.30

811 Call 811
two business days before you dig

SCALE: AS NOTED

TRES WEST ENGINEERS, INC.
2702 SOUTH 42ND STREET, SUITE 301
TACOMA, WA 98409-7315
Phone: 253.473.3300
www.treswest.com

King County
Housing
Authority



KING COUNTY HOUSING AUTHORITY
WHITE CENTER, WASHINGTON

WIND ROSE
4th AVENUE SW ILLUMINATION PLAN

SHEET
E-1