NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.

THE TRAILHEAD

100% DESIGN DEVELOPMENT

1550 NEWPORT WAY NW
ISSAQUAH, WA 98027

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UTILITY PURVEYORS

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CITY OF ISSAQUAH
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STORM SEWER:
CITY OF ISSAQUAH
425.837.3470

POWER & NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH ST, SUITE 1200
BELLEVUE, WA 98009
TEL: 888.321.7779

LEGAL DESCRIPTION

LOT 2, CITY OF ISSAQUAH SHORT PLAT NO. SP-79-12, RECORDED UNDER RECORDING NUMBER 8001020405, AND REVISED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9510199010, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NUMBER 9406302366; SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

BENCHMARK NOTE

HORIZONTAL DATUM:	NAD 83/2011
BASIS OF BEARINGS:	HELD A BEARING OF NORTH 01° 35' 43" EAST ALONG THE CENTERLINE OF 12TH AVE NW BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF 12TH AVE NW WITH NEWPORT WAY NW AND THE INTERSECTION OF 12TH AVE NW WITH NW MAPLE ST.
VERTICAL DATUM:	NAVD 88
ORIGINAL BENCHMARKS:	
TBM 'A':	CHISELED SQUARE IN NW CORNER OF TRANSFORMER PAD, BY SE PROPERTY CORNER, EL=78.53'
TBM 'B':	TOP SE BOLT AT THE BASE OF TRAFFIC SIGNAL POLE, BY SW PROPERTY CORNER, EL=79.44'

GEOTECHNICAL REPORT

THE SUBSURFACE EXPLORATION, GEOLOGIC HAZARD, AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION DATED FEBRUARY 20, 2018 PREPARED BY PANGEO, INC. AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

GENERAL NOTES

1. CONTRACTORS SHALL LIMIT ALL CONSTRUCTION ACTIVITIES AND HEAVY EQUIPMENT OPERATION TO BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS, PER ISSAQUAH MUNICIPAL CODE (IMC) 16.35.010. REQUESTS FOR EXTENDED WORK HOURS MUST BE SUBMITTED VIA MYBUILDINGPERMIT.COM AND APPROVED IN WRITING BY THE CITY OF ISSAQUAH DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT (CPD).
2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICE WITHIN THE CITY OF ISSAQUAH SHALL OBTAIN A CITY OF ISSAQUAH BUSINESS LICENSE.
3. CONTRACTORS SHALL HAVE COPIES OF THE APPROVED PLANS AND APPLICABLE CITY STANDARDS ON-SITE AT ALL TIMES. THE "CITY STANDARDS" REFER TO THE CURRENT APPROVED ISSAQUAH STREET STANDARDS, ISSAQUAH WATER STANDARDS, ISSAQUAH SEWER STANDARDS, ISSAQUAH STORMWATER STANDARDS, AND ISSAQUAH GENERAL STANDARD DETAILS.
4. CONTRACTORS SHALL PROVIDE THE CPD INSPECTOR WITH A MATERIAL LIST A MINIMUM OF TEN WORKING DAYS BEFORE INSTALLATION. THE LIST SHALL INCLUDE MANUFACTURER AND/OR MODEL NUMBER (IF APPLICABLE) OF MATERIAL AND EQUIPMENT TO BE INSTALLED. THE MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR PIPE, APPURTENANCES, AND EQUIPMENT SHALL BE SUPPLIED TO CPD UPON REQUEST. MATERIALS MUST BE CONSISTENT WITH THE APPROVED MATERIALS LISTS IN CITY STANDARDS.
5. MATERIALS TO BE INCORPORATED INTO PUBLIC INFRASTRUCTURE THAT WERE NOT IDENTIFIED IN CITY-ISSUED CONSTRUCTION PERMIT PLANS NEED TO BE SUBMITTED FOR REVIEW VIA MYBUILDINGPERMIT.COM. MATERIAL SUBMITTALS SHALL BEAR THE STAMP OF THE ENGINEER OF RECORD VERIFYING THAT THE PROPOSED MATERIALS MEET THE PROJECT REQUIREMENTS AND THE CITY STANDARDS.
6. CONTRACTORS SHALL LAY ALL WATER, SEWER, AND STORM DRAINAGE PIPELINES "UP-HILL" STARTING AT THE LOWEST MAIN ELEVATION. THE MAIN SHALL BE POSITIONED SO THAT THE BELL END IS ON THE HIGHER SIDE OF THE PIPE SEGMENT AND THE PLAIN END INSERTED INTO THE BELL END.
7. CONTRACTORS SHALL PLACE TRENCH BACKFILL IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS IN NON-TRAVELED AREAS OR 6 INCHES IN TRAVELED AREAS. PIPE BEDDING SHALL CONFORM WITH CSTC AS OUTLINED IN WSDOT 9-03.9(3). TRENCH BACKFILL LOCATED ABOVE THE PIPE ZONE SHALL MEET WSDOT SPEC. 9-03.14(3) OR AS APPROVED BY CPD. TRENCH BACKFILL LOCATED WITHIN THE TOP 4 FEET SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. COMPACTION TESTING IN TRENCHES GREATER THAN 4 FEET IN DEPTH MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVEN TO MEET COMPACTION REQUIREMENTS. ALL MATERIALS NOT IN THE WSDOT STANDARD SPECIFICATIONS SHALL A INCLUDE GRADATION REPORT FOR CPD REVIEW AND APPROVAL PRIOR TO PLACEMENT.
8. CONTRACTORS SHALL NOT INSTALL ABOVE-GROUND COPPER OR GALVANIZED MATERIALS OTHER THAN VAULT LIDS OR OTHER CPD APPROVED ITEMS.
9. THE DEVELOPER SHALL CONTRACT WITH A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO SUPERVISE ALL TRENCH AND ROADWAY BACKFILL AND SIGNIFICANT GRADING ACTIVITIES. CONSTRUCTION RECORDS OF SOIL PLACEMENT AND COMPACTION TESTING SHALL BE TRANSMITTED TO CPD ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION, THE ISSAQUAH SITE WORK (SW) PERMIT NUMBER, AND NAME OF PLAN SET USED FOR CONSTRUCTION. A SEPARATE REPORT SHALL BE ISSUED FOR EACH SW PERMIT .
10. THE DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH CPD PRIOR TO ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT PERMITTECH@ISSAQUAHWA.GOV FOR MORE INFORMATION.
11. THE FOLLOWING ORDER OF PRECEDENCE SHALL APPLY IF THERE ARE INCONSISTENCIES BETWEEN THE DIFFERENT ELEMENTS OF THE CONSTRUCTION PLANS: 1) CPD APPROVED FIELD CHANGES, 2) CPD APPROVED DESIGN CHANGES, 3) CPD APPROVED PLANS AND SPECIFICATIONS, 4) GENERAL NOTES FOR ISSAQUAH ROADS AND UTILITIES, 5) WSDOT STANDARD SPECIFICATIONS.
12. A COPY OF THE APPROVED PERMIT AND PLANS SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.

SITE SAFETY

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

STORMWATER NOTES

1. CONTRACTORS SHALL CONSTRUCT STORM PIPELINES AS IDENTIFIED ON THE APPROVED MATERIALS LIST. PIPE SHALL BE RATED FOR H25 SURFACE LOADS WHEN INSTALLED IN AREAS SUBJECT TO TRAFFIC.
2. CONTRACTORS SHALL INSTALL VANE TYPE CATCH BASIN GRATES UNLESS OTHERWISE APPROVED.
3. CONTRACTORS SHALL INSTALL A 2X4 POST STENCILED "STORM" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH TO THE STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.
4. CONTRACTORS SHALL VIDEO INSPECT ALL GRAVITY STORM PIPE AFTER THE ENTIRE SYSTEM IS INSTALLED AND CLEANED (INCLUDING DEBRIS REMOVAL). IMMEDIATELY PRIOR TO VIDEO INSPECTION, CONTRACTOR SHALL POUR 10 GALLONS OF CLEAN WATER INTO THE UPSTREAM MANHOLE. VIDEO INSPECTION TO BE SUCH THAT ENTIRE SEGMENT OF PIPE BETWEEN ADJACENT MANHOLES IS VIDEO TESTED WITHOUT INTERRUPTION. THE VIDEO INSPECTION SHALL BE MP4 FILE FORMAT AND, TOGETHER WITH THE WRITTEN SUMMARY, SHALL BE PROVIDED TO CPD PRIOR TO ACCEPTANCE OF THE STORM SYSTEM. DEFECTS IN THE SYSTEM MAY REQUIRE VIDEO RE-INSPECTION AT THE DISCRETION OF THE CPD INSPECTOR.

SITE INFORMATION

ADDRESS:	1550 NEWPORT WAY NW ISSAQUAH, WA 98027
PARCEL NUMBER:	292406-9002
ZONING:	UC (URBAN CORE)
OVERLAY:	CENTRAL ISSAQUAH
SHORELINE DESIGNATION:	N/A
CRITICAL AREAS:	WETLAND (CATEGORY IV) FISH WILDLIFE HABITAT CONSERVATION AREA
OTHER KEY CONDITIONS:	CARA CLASS 3 HIGH POTENTIAL FOR LIQUEFACTION

SEWER NOTES

1. CONTRACTORS SHALL CONSTRUCT ALL SEWER PIPELINES IN ACCORDANCE WITH THE ISSAQUAH SEWER STANDARDS. SEWER PIPE MATERIAL SHALL BE DETERMINED BY THE ENGINEER AND SHOWN ON THE PLANS.
2. CONTRACTORS SHALL CONSTRUCT ALL PRESSURE SEWER PIPELINES WITH EITHER CLASS 52 DUCTILE IRON OR HDPE PIPE. HDPE PIPE SHALL INCLUDE LOCATE WIRE PER ISSAQUAH SEWER STANDARDS .
3. CONTRACTORS SHALL PROVIDE AND INSTALL FRAMES AND COVERS IN ACCORDANCE WITH ISSAQUAH GENERAL STANDARD DETAIL G-11. MANHOLES LOCATED IN PAVED AREAS SHALL BE LOCATED OUTSIDE OF STORMWATER FLOW LINES. MANHOLES LOCATED IN UNPAVED AREAS SHALL HAVE A CONCRETE COLLAR IN ACCORDANCE WITH ISSAQUAH GENERAL STANDARD DETAIL G-09.
4. CONTRACTORS SHALL AIR AND DEFLECTION TEST ALL GRAVITY SEWER PIPE. HDPE PRESSURE SEWER PIPELINES SHALL BE PRESSURE TESTED TO 150 PERCENT OF THE DESIGN OPERATING PRESSURE FOR 30 MINUTES. DUCTILE IRON PRESSURE SEWER PIPELINES SHALL BE PRESSURE TESTED TO THE GREATER OF 150 PSI OVER THE DESIGN WORKING PRESSURE OR NO LESS THAN 200 PSI.
5. CONTRACTORS SHALL MARK ALL SEWER STUBS WITH A 2X4 POST STENCILED "SEWER" IN 2- INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL SEWER STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH TO THE SEWER STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.
6. CONTRACTORS SHALL VIDEO INSPECT ALL GRAVITY SEWER PIPE AFTER THE ENTIRE SEWER SYSTEM IS INSTALLED AND CLEANED (INCLUDING MANHOLE CHANNELING AND DEBRIS REMOVAL). IMMEDIATELY PRIOR TO VIDEO INSPECTION, CONTRACTOR SHALL POUR 10 GALLONS OF CLEAN WATER INTO THE UPSTREAM MANHOLE. VIDEO INSPECTION TO BE SUCH THAT THE ENTIRE SEGMENT OF PIPE BETWEEN ADJACENT MANHOLES IS VIDEO TESTED WITHOUT INTERRUPTION. THE VIDEO INSPECTION SHALL BE MP4 FILE FORMAT AND, TOGETHER WITH THE WRITTEN SUMMARY, SHALL BE PROVIDED TO CPD PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM. DEFECTS IN THE SYSTEM MAY REQUIRE VIDEO RE-INSPECTION AT THE DISCRETION OF THE CPD INSPECTOR.
7. CONTRACTORS SHALL INSTALL ALL MANHOLE DROPS ON THE EXTERIOR OF THE MANHOLE UNLESS OTHERWISE APPROVED. ALL DROPS SHALL BE EQUIPPED WITH A "HALF-PLUG". INSPECTION OF BLOCKING IS REQUIRED PRIOR TO BACKFILL ON ALL OUTSIDE DROPS.
8. CONTRACTORS SHALL PLUG THE CONNECTION TO THE DOWNSTREAM SYSTEM PRIOR TO BEGINNING CONSTRUCTION. PLUG SHALL NOT BE REMOVED UNTIL CLEANING OF THE PROPOSED SEWER SYSTEM IS COMPLETE.
9. PIPE BEDDING SHALL CONFORM TO ISSAQUAH GENERAL STANDARD DETAIL G-13.

STREETS AND SIDEWALK NOTES

1. CONTRACTORS SHALL INSTALL PERMANENT ROADWAY MONUMENTS AT ALL PC'S, PT'S, AND INTERSECTIONS. THE MONUMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS.
2. CONTRACTORS SHALL COMPACT ROADWAY SUBGRADE IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. ALL SUBGRADES SHALL BE INSPECTED BY CPD PRIOR TO PLACEMENT OF BASE COURSE AND OTHER ROADWAY MATERIALS. HOT MIX ASPHALT (HMA) SHALL BE COMPACTED TO 92% OF THE MAXIMUM DENSITY.
3. CONTRACTORS SHALL REQUEST A PRE-FINAL LIFT (WEARING COURSE) INSPECTION FROM CPD A MINIMUM OF THREE BUSINESS DAY PRIOR TO FINAL LIFT PLACEMENT. THE CONTRACTOR'S THIRD-PARTY GEOTECHNICAL INSPECTOR SHALL BE PRESENT DURING THE TIME OF CITY INSPECTION. CPD WILL INSPECT AND APPROVE THE HMA BASE COURSE PRIOR TO INSTALLATION OF THE FINAL LIFT. FINAL LIFT PAVING THAT IS PLACED WITHOUT CPD INSPECTION IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S SOLE COST.
4. DEVELOPER SHALL CONTRACT WITH A THIRD-PARTY GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO TEST THE SUBGRADE AT 200' MINIMUM SPACING FOR COMPLIANCE WITH THE COMPACTION STANDARD.
5. CONTRACTORS SHALL REQUEST A RIGHT-OF-WAY FORMWORK INSPECTION IN MYBUILDINGPERMIT.COM A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY RIGHT-OF-WAY (ROW) CONCRETE. CONTRACTORS SHALL INSTALL CONCRETE SIDEWALKS WITH A BROOM FINISH AND 4-INCH SHINERS AT ALL EXPANSION JOINTS AND ALL EXPOSED EDGES, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE 6 INCH TO 8 INCH MINIMUM THICKNESS DEPENDING ON THE TRAFFIC LOADS AND 4 INCH MINIMUM THICKNESS ELSEWHERE. EXPANSION JOINTS SHALL BE PLACED NO MORE THAN 20 FEET APART. CONCRETE SHALL BE PLACED OVER 4 INCHES OF COMPACTED SUBGRADE CONFORMING TO WSDOT 9-03.9(3).
6. CONTRACTORS SHALL REQUEST A ROW FORMWORK INSPECTION IN MYBUILDINGPERMIT.COM A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY ROW CONCRETE RAMPS. CPD WILL INSPECT AND APPROVE THE CONCRETE FORMS FOR ALIGNMENT. CONCRETE RAMPS THAT ARE POURED WITHOUT CPD INSPECTOR FORMWORK APPROVAL ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE COST. INSPECTION FOR AMERICANS WITH DISABILITIES ACT (ADA) SLOPE COMPLIANCE. DETECTABLE WARNING PATTERN ORIENTATION WILL BE CONDUCTED FOLLOWING THE CONCRETE POUR AND CURE.
7. EXISTING SIDEWALKS, RAMPS, AND DRIVEWAYS THAT PROVIDE PEDESTRIAN-ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: CHANGES IN LEVEL UP TO 0.25-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT; CHANGES IN LEVEL BETWEEN 0.25-INCH AND 0.5- INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V; CHANGES IN LEVEL GREATER THAN 0.5-INCH ARE NOT ALLOWED. NEW SURFACES SHALL NOT HAVE ANY VERTICAL SURFACE DISCONTINUITY GREATER THAN 0.25 INCH VERTICAL. REFER TO THE WSDOT FIELD GUIDE FOR ACCESSIBLE PUBLIC RIGHTS-OF-WAY.

PROJECT TEAM

OWNER / DEVELOPER
TRAILHEAD APARTMENTS LLLP
600 ANDOVER PARK W
SEATTLE, WA 98188
CONTACT: DAN LANDES
TEL: 206.574.1242
EMAIL: DANIELL@KCHA.ORG

CIVIL ENGINEER
LATITUDE 48, PS
600 1ST AVENUE
SEATTLE, WA 98104
CONTACT: CHASEN SIMPSON, PE
TEL: 206.556.1615
EMAIL: CHASEN@LATITUDE-48.COM

LANDSCAPE ARCHITECT
WEBER THOMPSON
900 N 34TH STREET, SUITE 200
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CONTACT: RACHAEL MEYER, PLA
TEL: 206.344.5700
EMAIL: RMEYER@WEBERTHOMPSON.COM

GEOTECHNICAL ENGINEER
PANGEO INC.
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SEATTLE, WA 98102
CONTACT: SIEW TAN, PE
TEL: 206.262.0373
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900 N 34TH STREET, SUITE 200
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CONTACT: NICOLE WINN
TEL: 206.344.5700
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STRUCTURAL ENGINEER
COUGHLIN PORTER LUNDEEN, INC
1191 2ND AVENUE, SUITE 1100
SEATTLE, WA 98101
CONTACT: GARO PEHLIVANIAN, PE
TEL: 206.343.0460
EMAIL: GAROP@CPLINC.COM

SURVEYOR
DAVID EVANS AND ASSOCIATES INC.
20300 WOODINVILLE-SNOHOMISH RD NE, SUITE A
WOODINVILLE, WA 98072
CONTACT: JOHN CHRISTENSEN, PLS
TEL: 425.415.2000
EMAIL: JOHN.CHRISTENSEN@DEAINC.COM

CRITICAL AREAS CONSULTANT
WET.LAND, LLC
P.O. BOX 155
REDMOND, WA 98073
CONTACT: JENNIFER MARRIOTT, PWS
TEL: 206.309.8100
EMAIL: JEN@WET.LAND

STORMWATER REQUIREMENTS

DOE STORMWATER MANUAL:	2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMMWW)
COI STORMWATER DESIGN MANUAL:	2022 STORMWATER DESIGN MANUAL ADDENDUM (SWDMA)

COI 2021 STORMWATER STANDARDS

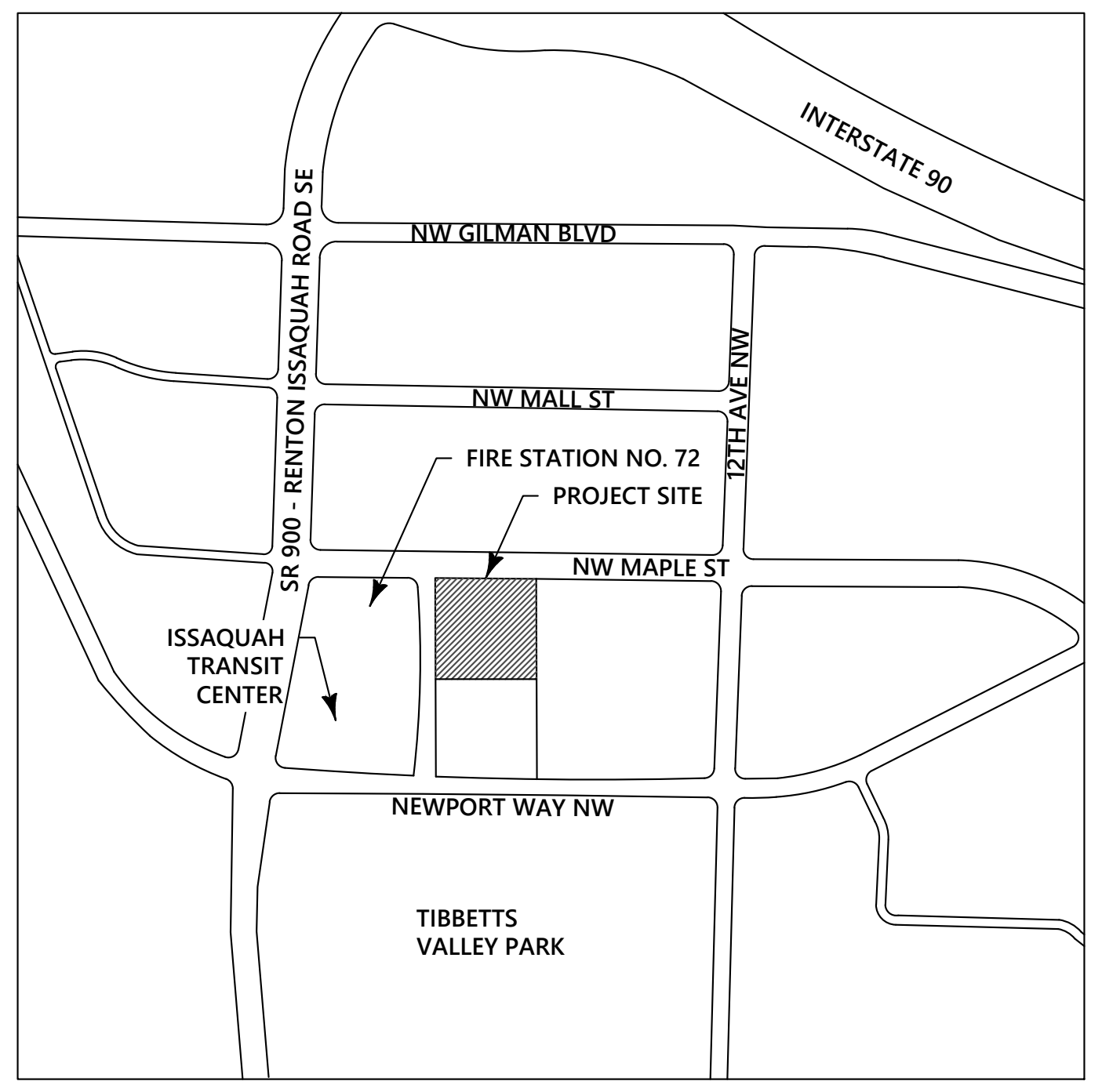
ISSAQUAH MUNICIPAL CODE (IMC) 16.26

REQUIRED PERMITS:

SITE DEVELOPMENT PERMIT
SITE WORK PERMIT
CONSTRUCTION STORMWATER GENERAL PERMIT

VICINITY MAP

SCALE: 1" = 500'



WATER NOTES

1. CONTRACTORS SHALL USE CLASS 52 OR THICKER DUCTILE IRON MEETING AWWA C151. PIPE AND FITTINGS SHALL HAVE CEMENT-MORTAR LINING MEETING AWWA C104. FITTINGS SHALL BE DUCTILE IRON MEETING THE REQUIREMENTS OF AWWA C110.
2. CONTRACTORS SHALL INSTALL WATER MAINS WITH A MINIMUM DEPTH OF COVER OF 36" AND A MAXIMUM DEPTH OF COVER OF 60" UNLESS SHOWN OTHERWISE ON THE APPROVED CONSTRUCTION DRAWINGS.
3. CONTRACTORS SHALL INSTALL ALL WATER MAINS SO THAT THEY ARE RESTRAINED FROM UNRESOLVED HYDROSTATIC THRUST FORCES IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. CHANGES TO THE APPROVED THRUST RESTRAINT SYSTEM SHALL NOT BE MADE WITHOUT CPD APPROVAL. CPD INSPECTION OF PIPE RESTRAINT SYSTEMS IS REQUIRED PRIOR TO BACKFILL.
4. USE ROMAC STYLE GRIP RINGS OR DOMESTIC ALTERNATIVE. DOMESTIC RESTRAINED-JOINT SYSTEM COMPONENTS SHALL BE USED.
5. CONTRACTORS SHALL TEST ALL WATER MAINS, WATER MAIN APPURTENANCES, AND SERVICE CONNECTIONS EXCLUDING THE METER SETTER ASSEMBLY TO 150 PSI OVER THE NORMAL WORKING PRESSURE. METER SETTER ASSEMBLIES SHALL BE VISUALLY INSPECTED FOR LEAKS AT MAXIMUM NORMAL WORKING PRESSURE. TEST PROCEDURES SHALL CONFORM TO AWWA. PIPE PRESSURE RATING SHALL BE AT LEAST 150 PSI IN EXCESS OF THE WORKING.
6. HYDRANT LATERALS LESS THAN 50' LONG SHALL BE 6". HYDRANT LATERALS LONGER THAN 50' SHALL BE 8". RESTRAIN PIPE WITH APPROVED SYSTEM. HYDRANTS SHALL BE SUPPLIED WITH 5" STORZ TYPE ADAPTERS.
7. CONTRACTORS SHALL INSTALL AIR AND VACUUM RELEASE VALVES PER THE ISSAQUAH WATER STANDARDS, DETAIL W-07. VALVE SIZE SHALL BE INDICATED ON THE PLANS.
8. CONTRACTORS SHALL INSTALL 2-PIECE VALVE BOXES.
9. CONTRACTORS SHALL INSTALL SADDLE SERVICE CONNECTIONS WITH DOUBLE STRAPS USED ON 12" OR LARGER SIZES. CONNECTIONS TO BE MADE ON PRESSURIZED WATER MAIN ONLY.
10. CONTRACTORS SHALL INSTALL 1" SERVICE WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 30° FROM THE SPRING LINE OF THE PIPE. SEE ISSAQUAH WATER STANDARD DETAIL W-09.
11. CONTRACTORS SHALL INSTALL 1½" AND 2" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 30° FROM THE SPRING LINE OF THE PIPE. SEE ISSAQUAH WATER STANDARD DETAIL W-10.
12. CONTRACTORS SHALL INSTALL 1" SERVICES IN ACCORDANCE WITH THE ISSAQUAH WATER STANDARDS. A PVC PIPE SPACER SHALL BE INSTALLED BETWEEN THE SETTER. THE SPACER SHALL BE CUT TO THE APPROPRIATE LENGTH AND IT SHALL CONTAIN A 3/8" DRILLED HOLE, VISIBLE FROM ABOVE. METERS CLOSER THAN 6 FEET SHALL HAVE A 2" PVC CONDUIT BETWEEN THE METER BOXES.
13. CONTRACTORS SHALL INSTALL 1.5" AND 2" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS. A PVC PIPE SPACER SHALL BE INSTALLED BETWEEN THE SETTER. THE SPACER SHALL BE CUT TO THE APPROPRIATE LENGTH, AND IT SHALL CONTAIN A 3/8" DRILLED HOLE, VISIBLE FROM ABOVE.
14. CONTRACTORS SHALL INSTALL WATER METER SETTERS TO A HORIZONTAL AND VERTICAL PLACEMENT TOLERANCE OF PLUS OR MINUS 2 INCHES. WATER METER BOXES SHALL BE CENTERED IN THE PLANTER STRIP TO A TOLERANCE OF PLUS OR MINUS 2 INCHES.
15. ALL NEWLY INSTALLED METERS, HYDRANTS, BLOWOFFS, AND AIR-VACS SHALL BE PROTECTED FROM CONTINUING CONSTRUCTION ACTIVITIES.
16. CONTRACTORS SHALL INSTALL WASHINGTON STATE DEPARTMENT OF HEALTH APPROVED BACKFLOW PREVENTION ASSEMBLIES ON ALL IRRIGATION SERVICES. CONTRACTOR SHALL PROVIDE INDEPENDENT CERTIFICATION TO CPD INSPECTOR PRIOR TO INSTALLATION. A SEPARATE PLUMBING (PLM) PERMIT IS REQUIRED FOR ALL BACKFLOW ASSEMBLIES. PLEASE CONTACT PERMITTECH@ISSAQUAHWA.GOV FOR MORE INFORMATION.
17. CONTRACTORS SHALL INSTALL ONE PIECE OF TYPE K COPPER FROM WATER MAIN TO METER SETTER FOR ALL SERVICE LINES. THE SERVICE LINE SHALL BE LOCATED PERPENDICULAR TO THE WATER MAIN.
18. CONTRACTORS SHALL INSTALL RESILIENT SEAT TYPE (AWWA C-509) GATE VALVES.
19. CONTRACTORS SHALL NOT CONNECT NEW MAINS TO THE CITY'S POTABLE WATER SYSTEM UNTIL THE MAINS HAVE PASSED PRESSURE AND PURITY TESTING AND HAVE BEEN APPROVED FOR CONNECTION BY CPD. CONTRACTORS SHALL PERFORM A HIGH FLOW FLUSH AS DIRECTED BY CPD IMMEDIATELY AFTER THE MAIN IS CONNECTED TO THE CITY WATER SUPPLY.
20. ALL FLOW INTERRUPTIONS SHALL BE REQUESTED WITH CPD AT LEAST 7 CALENDAR DAYS AHEAD. ALL FLOW INTERRUPTIONS, INDIVIDUALLY, SHALL BE NO LONGER THAN 8 CONSECUTIVE HOURS IN A 24 HOUR PERIOD, LEAVING 16 CONSECUTIVE HOURS FOR STORAGE RECOVERY.

CLEARING, GRADING, & EARTHWORK

1. CONTRACTORS MAY WORK USING THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE) APPROVED TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) MEASURES SHOWN ON THE ISSUED PERMIT PLANS. CONTRACTORS SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF SEDIMENT, MUD, ROCK, AND DEBRIS.
2. CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBLIC ROWS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR.
3. TESC COORDINATION
   - 3.1. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS RELATING TO TESC. THE TESC SUPERVISOR SHALL BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) FOR PROJECTS GREATER THAN 1 ACRE. AT THE CITY'S DISCRETION, A THIRD PARTY CESCL MAY BE REQUIRED.
   - 3.2. N ON-SITE TESC PRE-CONSTRUCTION MEETING SHALL BE HELD BEFORE ANY WORK BEGINS TO REVIEW IMPLEMENTATION OF THE TESC PLANS.
4. PERMANENT FLOW CONTROL OR WATER QUALITY FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. INFILTRATION FACILITIES SHALL NOT BE USED FOR TESC, UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECH/DESIGN ENGINEER. STORM FACILITIES USED FOR TESC MUST BE CLEANED (FILTERS REPLACED, SEDIMENT REMOVED, ETC) PRIOR TO ACCEPTANCE.
5. TESC INSTALLATION
   - 5.1. TESC FACILITIES ARE REQUIRED YEAR-ROUND.
   - 5.2. THE TESC FACILITIES REQUIRED BY THE PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM, SURFACE WATERS, OR WETLANDS. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF.
   - 5.3. THE BOUNDARIES OF ANY CLEARING LIMITS MUST BE CLEARLY MARKED. NO DISTURBANCE BEYOND THE CLEARING LIMITS IS ALLOWED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION, UNTIL FINAL LANDSCAPING OR OTHER PERMANENT SITE STABILIZATION.
   - 5.4. TREE PROTECTION SHALL BE FENCED PRIOR TO CONSTRUCTION AND THE FENCE LOCATION APPROVED BY THE CITY INSPECTOR PRIOR TO PROCEEDING WITH CONSTRUCTION.
   - 5.5. ANY STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ON-SITE ROADS AND PAVED AREAS SHALL BE KEPT CLEAN TO MINIMIZE TURBIDITY IN RUNOFF. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, SHALL BE REQUIRED AND MAINTAINED, AS NEEDED, TO ENSURE SEDIMENT IS NOT TRACKED OUT TO CITY STREETS. ANY DIRT TRACKED OUT TO CITY STREETS SHALL BE SWEPT AS NEEDED OR AS DIRECTED BY THE CITY OF ISSAQUAH. STREET SWEEPING IS NOT CONSIDERED A TESC MEASURE.
   - 5.6. TESC MEASURES SHALL BE APPLIED IN ACCORDANCE WITH CITY STANDARDS, THE 2019 DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WA, AND THE 2022 ISSAQUAH STORMWATER DESIGN MANUAL ADDENDUM.
   - 5.7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS, SUCH AS SEEDING, MULCHING, PLASTIC COVERING, ETC. THESE TIME LIMITS MAY BE MODIFIED BY THE CITY TO ADDRESS SPECIFIC SITE CONDITIONS.
   - 5.8. PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED OR OTHERWISE COVERED IN PREPARATION FOR WINTER RAINS. IF COVER MEASURES ARE NOT ESTABLISHED BY OCTOBER 1, ADDITIONAL TESC MEASURES SHALL BE REQUIRED.
6. TURBIDITY MONITORING:
   - 6.1. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED THE NEPHELOMETRIC TURBIDITY UNIT (NTU) LIMIT AT ALL TIMES UP TO THE 10-YEAR/24-HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24-HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAGE. THE DISCHARGE LIMIT TO A NATURAL WATER BODY IS 5 NTU. OTHERWISE, THE LIMIT SHALL BE 100 NTU. EXCEEDANCE OF THE NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
   - 6.2. THE TESC SUPERVISOR (OR THEIR DESIGNEE) WILL MEASURE THE TURBIDITY OF THE DISCHARGE AT THE DESIGNATED TURBIDITY MONITORING POINTS TO VERIFY COMPLIANCE WITH THE DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL TAKE ACTION FOR DISCHARGES ABOVE BACKGROUND OR 25 NTUS AND NOTIFY THE CPD INSPECTOR TO SPECIFY THE CORRECTIVE MEASURES TAKEN TO KEEP DISCHARGES BELOW THESE THRESHOLD LEVELS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (FOR EXAMPLE. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
   - 6.3. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.
   - 6.4. ANY DISCHARGE AT 25 NTU OR HIGHER REQUIRES NOTIFICATION TO CITY INSPECTOR. ANY DISCHARGE AT 100 NTU OR HIGHER IS SUBJECT TO FINES AND PENALTIES.
   - 6.5. ANY DISCHARGE TO A STREAM, LAKE OR WETLAND SHALL NOT EXCEED WATER QUALITY STANDARDS PER WAC 173-201A. FAILURE TO MEET WAC 173-201A IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
7. ROUTINE TESC MAINTENANCE
   - 7.1. TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN DOCUMENTATION IS REQUIRED FOR DISCHARGES ABOVE THE THRESHOLD LEVELS AND SHALL BE READILY AVAILABLE AT THE PROJECT SITE.
   - 7.2. THE TESC FACILITIES SHOWN IN THIS PLAN SET ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS, CHANGING SITE CONDITIONS, OR OTHER UNFORESEEN CIRCUMSTANCES.
   - 7.3. THE TESC SUPERVISOR SHALL NOTIFY THE CPD INSPECTOR PRIOR TO PUMPING ANY DISCHARGE OFF-SITE OR TO CRITICAL AREAS. OFF-SITE DISCHARGE, WHETHER PUMPED OR NOT PUMPED, MUST BE MONITORED AND LOGGED BY THE TESC SUPERVISOR.
   - 7.4. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE PER MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
8. UPDATED TESC PLANS
   - 8.1. REVISED TESC PLANS SHALL BE SUBMITTED TO THE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO TESC MEASURES, AS NEEDED, TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS.
   - 8.2. A WET SEASON TESC PLAN IS REQUIRED TO BE SUBMITTED TO CPD FOR APPROVAL TO INITIATE OR CONTINUE CLEARING AND GRADING ACTIVITY DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30), PER IMC 16.26.050. THE WET SEASON TESC PLAN MUST INCLUDE A DEWATERING PLAN FOR RUNOFF CAPTURE, CONTAINMENT, TURBIDITY MONITORING, POTENTIAL TREATMENT, AND A DISCHARGE OR DISPOSAL METHOD.
   - 8.3. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
9. OTHER POLLUTION CONTROL MEASURES
   - 9.1. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.
10. ENGINEERED RETAINING WALLS AND ROCKERIES
   - 10.1. THE ENGINEER OF RECORD (EOR) MUST PROVIDE CONSTRUCTION MONITORING AND/OR TESTING AND SUBMIT CONSTRUCTION INSPECTION REPORTS TO CPD VIA MYBUILDINGPERMIT.COM FOR ALL ENGINEERED RETAINING WALLS AND ROCKERIES.
   - 10.2. THE EOR SHALL SUBMIT A FINAL WALL CERTIFICATION LETTER/REPORT PRIOR TO FINAL INSPECTION SUMMARIZING RESULTS OF CONSTRUCTION MONITORING FOR EACH WALL OR ROCKERY AND VERIFYING THE WALL OR ROCKERY CONSTRUCTION MEETS GEOTECHNICAL RECOMMENDATIONS AND DESIGN GUIDELINES.

SHEET INDEX

SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
C0.00	COVER SHEET	C6.10	GRADING DETAILS
C1.00	FIRE AND RESCUE PLAN	C7.00	UTILITY PLAN
C2.00	GENERAL SITE PLAN	C7.10	UTILITY DETAILS
C3.00	DEMOLITION PLAN	C7.11	UTILITY DETAILS
C4.00	TESC PLAN	C7.20	UTILITY PROFILES
C4.10	TESC DETAILS & SECTIONS	C8.00	PAVING & HORIZONTAL CONTROL PLAN
C5.00	STORMWATER PLAN	C8.10	PAVING DETAILS
C5.10	DRAINAGE DETAILS	C9.00	SIGHT TRIANGLES PLAN
C5.11	DRAINAGE DETAILS & PROFILES	C10.00	VEHICLE TURNING PLAN
C6.00	GRADING PLAN		

RECORD DRAWINGS / AS-BUILTS

1. RECORD DRAWINGS / AS-BUILTS ARE REQUIRED FOR ALL CONSTRUCTION PROJECTS CONDUCTED IN THE CITY OF ISSAQUAH. THE BASIS FOR THE RECORD DRAWINGS SHALL BE THE DESIGN PLANS THAT WERE APPROVED FOR CONSTRUCTION BY THE CITY OF ISSAQUAH. THE INFORMATION SHOWN ON THE RECORD DRAWINGS SHALL REFLECT THE ACTUAL CONSTRUCTION COMPLETED UNDER THE PERMIT WITH ANY AND ALL DEVIATIONS FROM THE DESIGN PLANS.
   - 1.1. EACH UTILITY SHALL BE SHOWN ON SEPARATE SHEETS WITH DETAILED INFORMATION.
   - 1.2. INCLUDE A COMPOSITE PLAN WITH ALL UTILITIES SHOWN TOGETHER, WITHOUT DETAILED INFORMATION AND FOCUSED ON UTILITY CROSSINGS.
   - 1.3. RECORD DRAWINGS SHALL SHOW ALL EASEMENTS ON AND ADJACENT TO THE PROJECT SITE. PLEASE INCLUDE THE KING COUNTY RECORDING NUMBER ASSOCIATED WITH EACH EASEMENT.
2. THE HORIZONTAL AND VERTICAL DATUM TO BE USED ARE NAD 83/91 AND NAVD 88. TIE MONUMENTATION TO AT LEAST TWO RECOGNIZED AND APPROVED CITY MONUMENTS ON-SITE OR OFF-SITE, WITH X, Y, AND Z COORDINATES FOR EACH. AUTOCAD DRAWINGS ARE TO BE DRAFTED USING THIS DATUM.
3. THE DEVELOPER SHALL MAINTAIN HAND-DRAWN OR ELECTRONIC REDLINES TO INCLUDE FIELD NOTES AND PHOTOGRAPHS AS NECESSARY ("FIELD DOCUMENTATION") OF ALL IMPROVEMENTS AS THE WORK PROGRESSES. CONTRACTOR'S FIELD DOCUMENTATION SHALL BE MAINTAINED ON-SITE AND SHALL BE AVAILABLE AT ALL TIMES FOR CPD REVIEW. THE CPD INSPECTOR WILL PERIODICALLY REVIEW THE CONTRACTOR'S FIELD DOCUMENTATION TO VERIFY THAT THE CONTRACTOR IS MAINTAINING ADEQUATE RECORDS.
4. THE DEVELOPER SHALL CONTRACT WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ACQUIRE ALL THE FIELD DATA REQUIRED TO CREATE THE RECORD DRAWINGS. THE CONTRACTOR'S SURVEYOR SHALL BE THE SURVEYOR OF RECORD FOR THE RECORD DRAWINGS. ALL FIELD LOCATIONS SHALL BE TIED TO AN EASILY MEASURED OBJECT IN THE FIELD SUCH AS LIGHT POLE, MANHOLE, CATCH BASIN, CURB HUB, ETC.
5. THE DEVELOPER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO PREPARE THE RECORD DRAWINGS. RECORD DRAWINGS SHALL BE GENERATED USING THE FOLLOWING INFORMATION:
   - 5.1. CONTRACTOR-SUPPLIED SURVEY INFORMATION
   - 5.2. CONTRACTOR'S FIELD DOCUMENTATION.
   - 5.3. ENGINEER OF RECORD'S FIELD DOCUMENTATION.
   - 5.4. CPD INSPECTOR'S FIELD DOCUMENTATION.
   - 5.5. FIELD CHANGES AND DESIGN CHANGES.
   - 5.6. THE APPROVED CONSTRUCTION DRAWINGS.
6. EACH SHEET OF THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING STATEMENTS AND SHALL BE STAMPED AND SIGNED BY THE ENGINEER OF RECORD AND THE SURVEYOR OF RECORD:
   - 6.1. THE SURVEYOR OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:

     "I ________(THE SURVEYOR OF RECORD) HEREBY CERTIFY THAT THE SURVEY INFORMATION SHOWN ON THESE RECORD DRAWINGS ACCURATELY REFLECTS THE FIELD CONDITIONS AS OF."
   - 6.2. THE ENGINEER OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:

     "I ________ (THE ENGINEER OF RECORD) HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THESE RECORD DRAWINGS ________MEET THE INTENT OF THE DESIGN.

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

     THE ENGINEER OF RECORD CERTIFYING THESE RECORD DRAWINGS HAS NOT WITNESSED ALL ELEMENTS OF CONSTRUCTION AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN DATA PROVIDED BY THE CONTRACTOR, THE CITY, OR THE SURVEYOR OF RECORD."
7. SEWER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICE AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
   - 7.1. ALL SEWER-RELATED STRUCTURES ARE TO BE LABELED REGARDING PUBLIC OR PRIVATE OWNERSHIP, TYPE, SIZE, FUNCTION, AND INVERTS OF ALL PIPES CONNECTED TO THE STRUCTURE.
   - 7.2. SEWER PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
   - 7.3. SEWER SERVICE LINE SIZE, LOCATION, SLOPE, AND MATERIAL.
   - 7.4. MANHOLE TYPE, SIZE, LOCATION, RIM ELEVATION, INVERT ELEVATIONS, AND DROP STRUCTURE FEATURES.
   - 7.5. SIDE SEWER MATERIAL, SIZE, LOCATION, AND INVERT ELEVATION.
   - 7.6. DETAILS OF ANY UNIQUE STRUCTURES OR FEATURES.
8. WATER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICE AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
   - 8.1. ALL WATER-RELATED STRUCTURES ARE TO BE LABELED REGARDING PUBLIC OR PRIVATE OWNERSHIP, TYPE, SIZE, FUNCTION, AND INVERTS OF ALL PIPES CONNECTED TO THE STRUCTURE.
   - 8.2. WATER PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, AND LENGTH.
   - 8.3. WATER SERVICE LINE SIZE, LOCATION, AND MATERIAL.
   - 8.4. WATER VALVE TYPE, MANUFACTURE DATE, SIZE, TOP OF PIPE ELEVATION, AND LOCATION.
   - 8.5. WATER FITTING TYPE, SIZE, INVERT ELEVATION, BLOCKING DIMENSION, AND LOCATION.
   - 8.6. WATER MAIN TOP OF PIPE ELEVATIONS AT 50' SPACING FOR ALL PIPE INSTALLED AT A DEPTH GREATER THAN 5'.
   - 8.7. TYPE AND LOCATION OF THRUST RESTRAINT SYSTEM.
   - 8.8. FIRE HYDRANT LOCATION, INCLUDING VALVES.
   - 8.9. FIRE SPRINKLER CONNECTIONS: TYPE, LINE SIZE, LINE LOCATION, DETECTOR VAULT LOCATION, SERVICE VALVE LOCATION
   - 8.10. BLOW-OFF SIZE AND LOCATION.
   - 8.11. AIR AND VACUUM RELIEF VALVE SIZE AND LOCATION.
   - 8.12. WATER METER SIZE, LOCATION, AND TYPE (DOMESTIC, IRRIGATION, FIRE).
9. STORM RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION. INCLUDE ADDITIONAL INFORMATION TO SUPPORT SOUND ENGINEERING PRACTICE AND SPECIFIC PROJECT FEATURES AS REQUIRED BY THE ENGINEER:
   - 9.1. ALL STORM-RELATED STRUCTURES ARE TO BE LABELED REGARDING PUBLIC OR PRIVATE OWNERSHIP, TYPE, SIZE, FUNCTION, MATERIAL, CAST-IN-PLACE OR PRE-CAST, AND INVERTS OF ALL PIPES CONNECTED TO THE STRUCTURE.
   - 9.2. STORM PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
   - 9.3. STORM SERVICE LINE SIZE, LOCATION, SLOPE, AND MATERIAL.
   - 9.4. CATCH BASIN TYPE, SIZE, LOCATION, RIM ELEVATION, AND INVERT ELEVATIONS.
   - 9.5. FLOW CONTROL STRUCTURE TYPE, SIZE, LOCATION, RIM ELEVATION, ORIFICE SIZE, AND OVERFLOW ELEVATIONS.
   - 9.6. LOT/YARD/ROOF DRAIN SIZE, LOCATION, AND INVERT ELEVATION.
   - 9.7. FLOW CONTROL AND WATER QUALITY TREATMENT SYSTEM PLAN AND PROFILES WITH VOLUME, OPERATING LEVELS, OVERFLOW ELEVATIONS, AND OTHER PERTINENT ENGINEERING AND OPERATIONAL COMPONENTS.
     - 9.7.1. SWALES: PLAN AND PROFILES, LOCATIONS, LENGTH, WIDTH, AND SLOPE.
     - 9.7.2. OIL/WATER SEPARATORS: LOCATION, SIZE, TYPE, ALL RIM/INVERT ELEVATIONS.
     - 9.7.3. RETENTION/DETENTION SYSTEMS: VOLUME OF STORAGE PROVIDED, STORAGE ELEVATION, STORAGE/PONDING LIMITS, POND BOTTOM ELEVATIONS, OVERFLOW ELEVATIONS AND LOCATIONS, SPILLWAY, EMERGENCY OVERFLOW, BERM ELEVATIONS, PIPING WITH INVERTS.
   - 9.8. PRIVATE STORM SYSTEMS INCLUDING COLLECTION, FLOW CONTROL, AND WATER QUALITY FACILITIES.
10. ROADWAY RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICE AND THE SPECIFIC PROJECT FEATURES, AT THE DISCRETION OF THE ENGINEER OF RECORD:
    - 10.1. ALL ROADWAY-RELATED STRUCTURES ARE TO BE LABELED REGARDING PUBLIC OR PRIVATE OWNERSHIP, TYPE, SIZE, FUNCTION, AND INVERTS OF ALL PIPES CONNECTED TO THE STRUCTURE.
    - 10.2. CENTERLINE ELEVATIONS AT PT, PC, OR ANGLE POINTS FOR ALL VERTICAL AND HORIZONTAL CURVATURES.
    - 10.3. CENTERLINE SLOPE, BEARINGS, AND CURVE DATA (VERTICAL AND HORIZONTAL).
    - 10.4. GUTTER LINE ELEVATIONS AT PT, PC, OR ANGLE POINTS FOR ALL VERTICAL AND HORIZONTAL, CURVATURES.
    - 10.5. GUTTER LINE SLOPES AND CURVE DATA IF NOT STANDARD CROWN.
    - 10.6. GUTTER LINE ELEVATIONS AT INTERSECTIONS.
    - 10.7. DRIVEWAY LOCATION, WIDTH, TYPE, AND CROSS-SECTION.
    - 10.8. CHANNELIZATION TYPE AND LOCATION.
    - 10.9. SIGNALIZATION LOCATION, TYPE, HEIGHT, FOUNDATION DEPTH, AND SIZES.
    - 10.10. SIGNAGE TYPE AND LOCATION.
    - 10.11. ILLUMINATION TYPE, LOCATION, HEIGHT, WATTAGE, BULB TYPE, AND VOLTAGE.
    - 10.12. RIGHT-OF-WAY LOCATION, WIDTH, AND MONUMENTATION.
    - 10.13. BRIDGE STRUCTURE AND DETAILS, AS APPLICABLE.
    - 10.14. CULVERT STRUCTURE AND DETAILS, AS APPLICABLE.
    - 10.15. SERVICE CABINETS LOCATION AND TYPE
    - 10.16. CONDUITS/WIRING LOCATION, TYPE, SIZE, AND DEPTH.
    - 10.17. CONTROLLER LOCATION AND TYPE.
    - 10.18. TRAFFIC SIGNAL CABINET FIELD WIRING DIAGRAMS AND A LIST OF THE EQUIPMENT MODEL, SERIAL NUMBER, AND IP ADDRESSES USED AT EACH LOCATION.
    - 10.19. JUNCTION BOX LOCATION AND TYPE
11. DEVELOPER SHALL PROVIDE CPD WITH THE FOLLOWING ONCE THE RECORD DRAWINGS ARE APPROVED:
    - 11.1. FULL SIZE MYLAR (ONE SET)
    - 11.2. PDF FILES
    - 11.3. CAD FILES

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:
THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

PRELIMINARY
CHASEN JOSEPH SIMPSON
55634

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

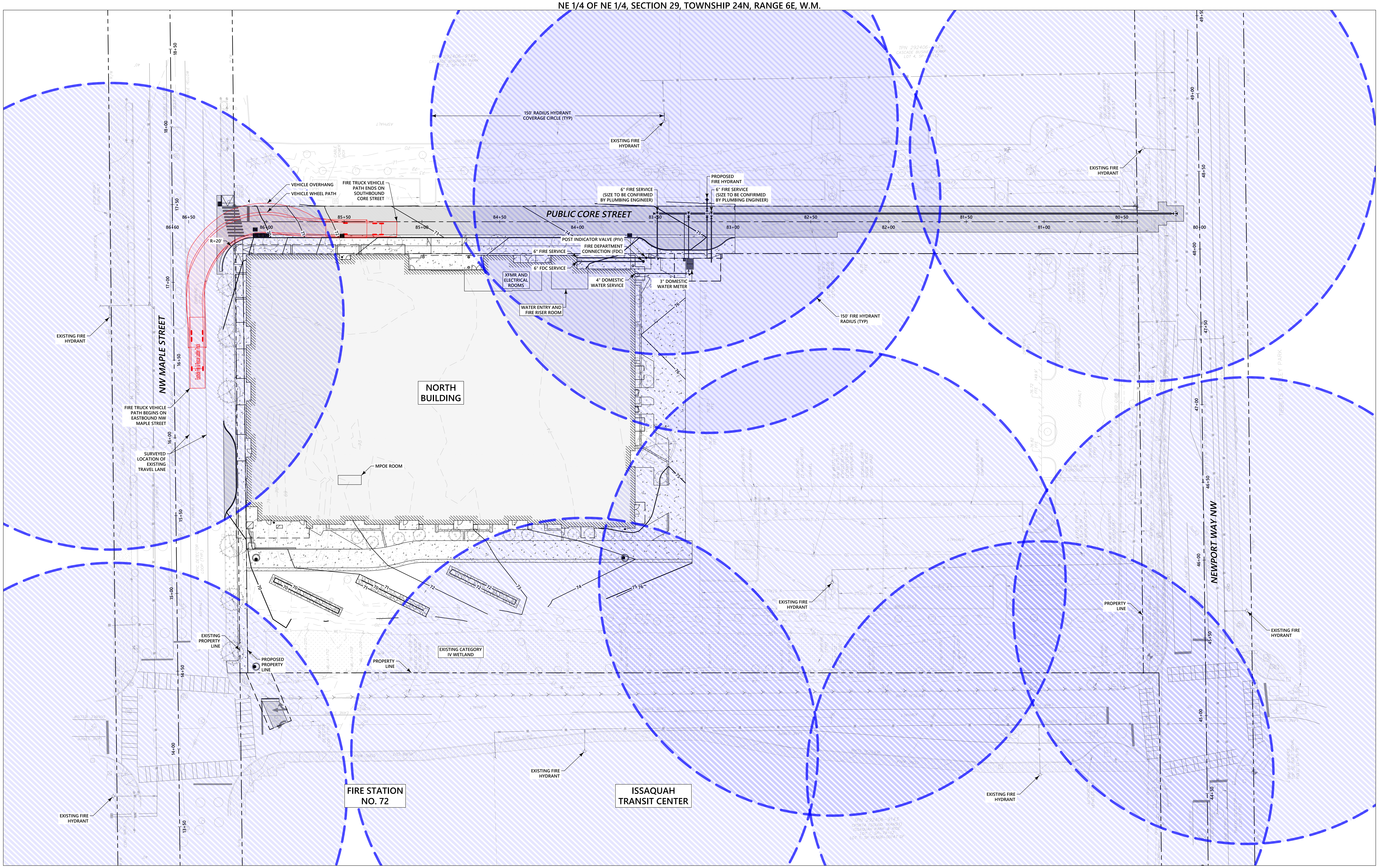
COVER SHEET

C0.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.



Call
before you
Dig.
8-1-1 or
1-800-424-5555
UNDERGROUND SERVICE (USA)

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

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

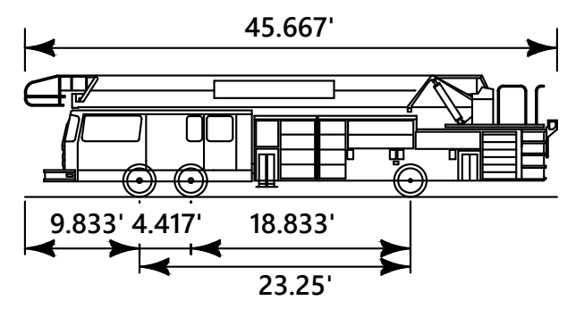
EXISTING AND PROPOSED ROAD GRADES DO NOT EXCEED 10%

FIRE TRUCK VERTICAL CLEARANCE REQUIREMENT: 13'-6"

FIRE TRUCK MINIMUM EXTERNAL TURNING RADIUS: 56'
FIRE TRUCK MINIMUM INTERNAL TURNING RADIUS: 28'

LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- DEDICATION
- PROPOSED EASEMENT
- BUILDING SETBACK PER ARCH'L PLANS
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR — 352
- PROPOSED CONTOUR (MAJOR) — 100
- PROPOSED WATER
- PROPOSED BUILDING
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- ASPHALT PAVING
- STANDARD LANDSCAPING
- 6" RED FIRE LANE STRIPING
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE ●
- WATER METERS AND VAULTS



EASTSIDE FIRE & RESCUE LADDER TRUCK	
OVERALL LENGTH	45.667 FT
OVERALL WIDTH	9.75 FT
OVERALL BODY HEIGHT	10.432 FT
MIN BODY GROUND CLEARANCE	0.862 FT
TRACK WIDTH	8.00 FT
LOCK-TO-LOCK TIME	5.00 S
MAX WHEEL ANGLE	34°

EASTSIDE FIRE & RESCUE LADDER TRUCK DIMENSIONS
SCALE: NTS

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Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

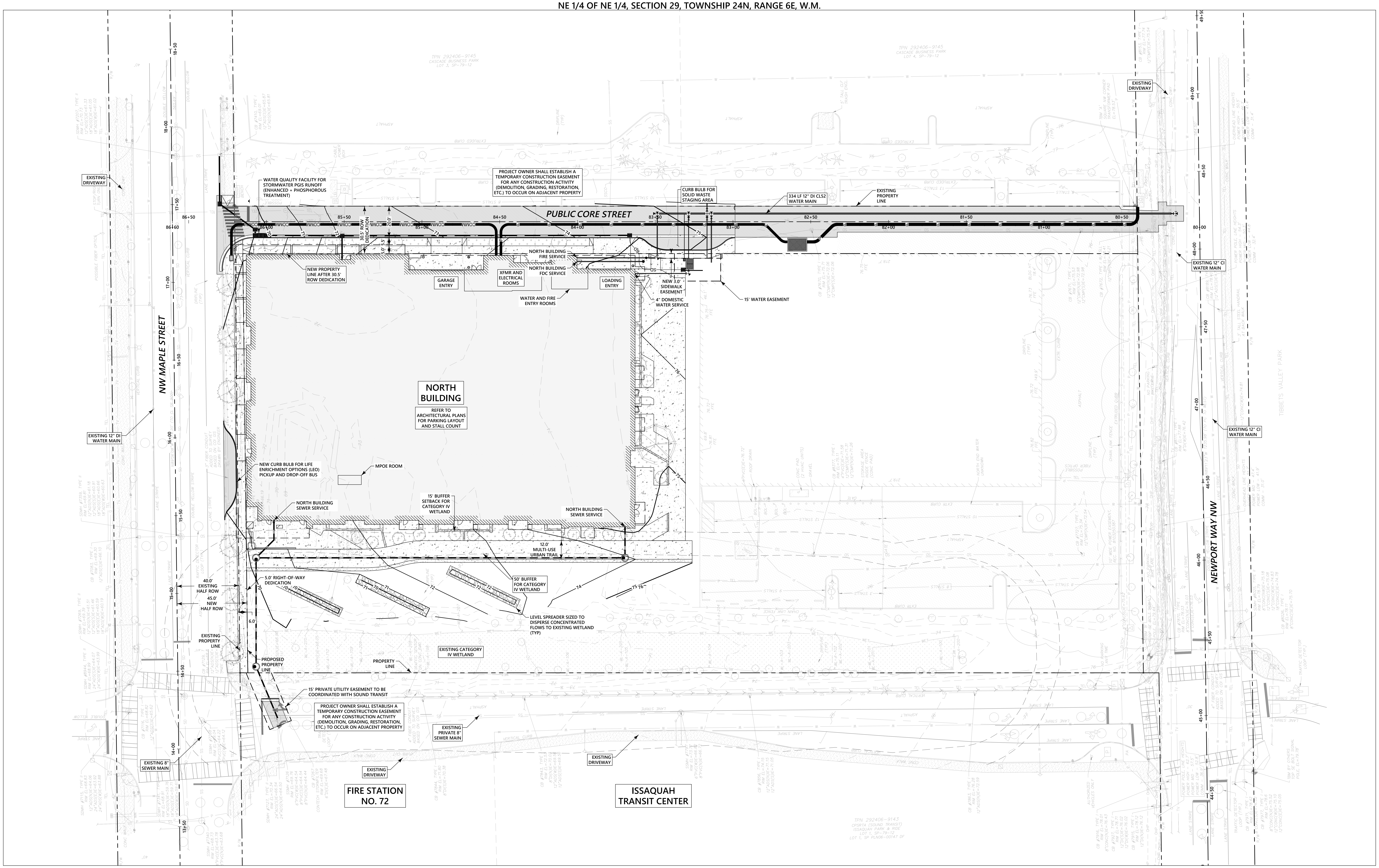
FIRE AND RESCUE PLAN

C1.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.



NW MAPLE STREET
NEWPORT WAY NW
PUBLIC CORE STREET
NORTH BUILDING
REFER TO ARCHITECTURAL PLANS FOR PARKING LAYOUT AND STALL COUNT
WATER QUALITY FACILITY FOR STORMWATER PGIS RUNOFF (ENHANCED + PHOSPHOROUS TREATMENT)
PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
CURB BULB FOR SOLID WASTE STAGING AREA
334 LF 12" DI CL52 WATER MAIN
EXISTING PROPERTY LINE
EXISTING DRIVEWAY
EXISTING 12" CI WATER MAIN
30.5' ROW DEDICATION
20.0'
5.5'
5.0'
NEW PROPERTY LINE AFTER 30.5' ROW DEDICATION
GARAGE ENTRY
XFMR AND ELECTRICAL ROOMS
NORTH BUILDING FIRE SERVICE
NORTH BUILDING FDC SERVICE
WATER AND FIRE ENTRY ROOMS
LOADING ENTRY
NEW 3.0' SIDEWALK EASEMENT
4" DOMESTIC WATER SERVICE
15' WATER EASEMENT
EXISTING 12" DI WATER MAIN
NEW CURB BULB FOR LIFE ENRICHMENT OPTIONS (LEO) PICKUP AND DROP-OFF BUS
MPOE ROOM
NORTH BUILDING SEWER SERVICE
15' BUFFER SETBACK FOR CATEGORY IV WETLAND
NORTH BUILDING SEWER SERVICE
12.0' MULTI-USE URBAN TRAIL
50' BUFFER FOR CATEGORY IV WETLAND
5.0' RIGHT-OF-WAY DEDICATION
40.0' EXISTING HALF ROW
45.0' NEW HALF ROW
6.0'
LEVEL SPREADER SIZED TO DISPERSE CONCENTRATED FLOWS TO EXISTING WETLAND (TYP)
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING CATEGORY IV WETLAND
PROPERTY LINE
15' PRIVATE UTILITY EASEMENT TO BE COORDINATED WITH SOUND TRANSIT
PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
EXISTING PRIVATE 8" SEWER MAIN
EXISTING 8" SEWER MAIN
EXISTING DRIVEWAY
EXISTING DRIVEWAY
FIRE STATION NO. 72
ISSAQUAH TRANSIT CENTER
86+50
86+00
85+50
85+00
84+50
84+00
83+50
83+00
82+50
82+00
81+50
81+00
80+50
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15+50
15+00
14+50
14+00
13+50
49+00
48+50
48+00
47+50
47+00
46+50
46+00
45+50
45+00
44+50

Call before you Dig.
8-1-1 or
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SCALE: 1"=20'

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LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- DEDICATION
- PROPOSED EASEMENT
- BUILDING SETBACK PER ARCH'L PLANS
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR — 352
- PROPOSED CONTOUR (MAJOR) — 100
- PROPOSED CONTOUR (MINOR) — 101
- GRADE BREAK
- PROPOSED BUILDING
- PROPOSED BUILDING ABOVE
- PROPOSED BUILDING BELOW
- PROPOSED STORM
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED COMM — COMM
- PROPOSED POWER — P
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- STANDARD LANDSCAPING
- SDMH, CB TYPE 2, CB TYPE 1, CLEANOUT, AREA DRAIN, DOWNSPOUT — DS
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METERS AND VAULTS

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

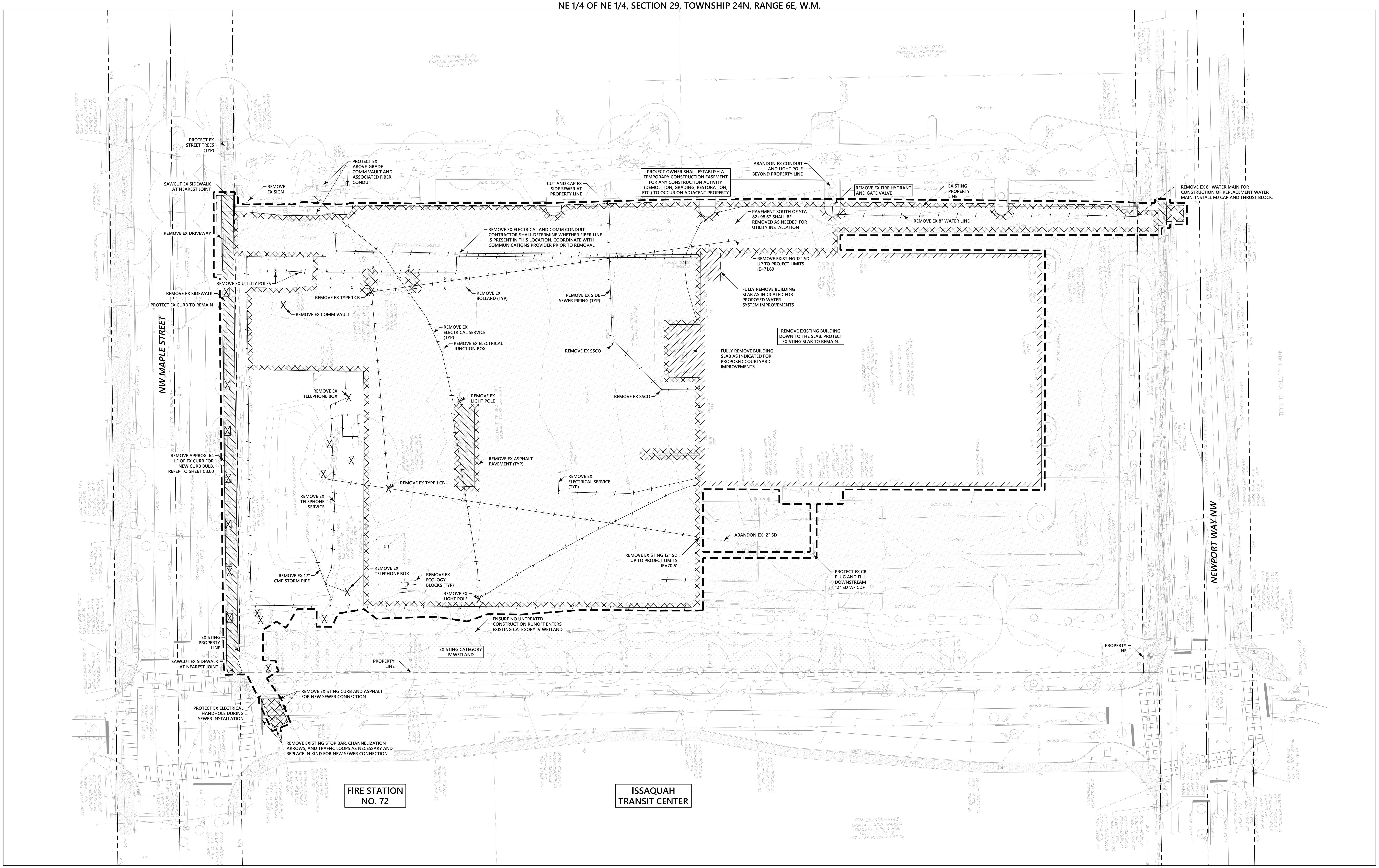
GENERAL SITE PLAN

C2.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.


PROTECT EX STREET TREES (TYP)
PROTECT EX ABOVE-GRADE COMM VAULT AND ASSOCIATED FIBER CONDUIT
SAWCUT EX SIDEWALK AT NEAREST JOINT
REMOVE EX SIGN
REMOVE EX DRIVEWAY
REMOVE EX UTILITY POLES
REMOVE EX SIDEWALK
PROTECT EX CURB TO REMAIN
REMOVE EX TYPE 1 CB
REMOVE EX COMM VAULT
REMOVE EX BOLLARD (TYP)
REMOVE EX ELECTRICAL SERVICE (TYP)
REMOVE EX ELECTRICAL JUNCTION BOX
CUT AND CAP EX SIDE SEWER AT PROPERTY LINE
PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
ABANDON EX CONDUIT AND LIGHT POLE BEYOND PROPERTY LINE
REMOVE EX FIRE HYDRANT AND GATE VALVE
EXISTING PROPERTY LINE
REMOVE EX 8" WATER MAIN FOR CONSTRUCTION OF REPLACEMENT WATER MAIN. INSTALL MJ CAP AND THRUST BLOCK.
REMOVE EX 8" WATER LINE
REMOVE EX ELECTRICAL AND COMM CONDUIT. CONTRACTOR SHALL DETERMINE WHETHER FIBER LINE IS PRESENT IN THIS LOCATION. COORDINATE WITH COMMUNICATIONS PROVIDER PRIOR TO REMOVAL
PAVEMENT SOUTH OF STA 82+98.67 SHALL BE REMOVED AS NEEDED FOR UTILITY INSTALLATION
REMOVE EXISTING 12" SD UP TO PROJECT LIMITS IE=71.69
FULLY REMOVE BUILDING SLAB AS INDICATED FOR PROPOSED WATER SYSTEM IMPROVEMENTS
REMOVE EX SIDE SEWER PIPING (TYP)
REMOVE EXISTING BUILDING DOWN TO THE SLAB. PROTECT EXISTING SLAB TO REMAIN.
REMOVE EX SSCO
FULLY REMOVE BUILDING SLAB AS INDICATED FOR PROPOSED COURTYARD IMPROVEMENTS
NW MAPLE STREET
REMOVE EX TELEPHONE BOX
REMOVE EX LIGHT POLE
REMOVE EX ASPHALT PAVEMENT (TYP)
REMOVE EX SSCO
REMOVE APPROX. 64 LF OF EX CURB FOR NEW CURB BULB. REFER TO SHEET C8.00
REMOVE EX TYPE 1 CB
REMOVE EX TELEPHONE SERVICE
REMOVE EX ELECTRICAL SERVICE (TYP)
ABANDON EX 12" SD
REMOVE EXISTING 12" SD UP TO PROJECT LIMITS IE=70.61
REMOVE EX 12" CMP STORM PIPE
REMOVE EX TELEPHONE BOX
REMOVE EX ECOLOGY BLOCKS (TYP)
REMOVE EX LIGHT POLE
PROTECT EX CB. PLUG AND FILL DOWNSTREAM 12" SD W/ CDF
NEWPORT WAY NW
ENSURE NO UNTREATED CONSTRUCTION RUNOFF ENTERS EXISTING CATEGORY IV WETLAND
EXISTING CATEGORY IV WETLAND
EXISTING PROPERTY LINE
SAWCUT EX SIDEWALK AT NEAREST JOINT
PROPERTY LINE
PROPERTY LINE
REMOVE EXISTING CURB AND ASPHALT FOR NEW SEWER CONNECTION
PROTECT EX ELECTRICAL HANDHOLE DURING SEWER INSTALLATION
REMOVE EXISTING STOP BAR, CHANNELIZATION ARROWS, AND TRAFFIC LOOPS AS NECESSARY AND REPLACE IN KIND FOR NEW SEWER CONNECTION
FIRE STATION NO. 72
ISSAQUAH TRANSIT CENTER

Call before you Dig.
8-1-1 or
1-800-424-5555
UNDERGROUND SERVICE (USA)

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

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LEGEND

PROPERTY LINE	——— – – ———
ROW CENTERLINE	——— – ——— – ———
EXISTING CONTOUR	— — —352— — —
LIMITS OF DISTURBANCE	▬ ▬ ▬ ▬
SAWCUT LINE	— — — —
TREE PROTECTION	—□—□—□—

	EXISTING	REMOVE
CONCRETE PAVEMENT	░	▧
ASPHALT PAVEMENT	☐	▩
BUILDING	▨	▨
CONCRETE CURB	═	═/═
RETAINING WALL	▭	═/═
FENCE	—X—	—X/—

	EXISTING	REMOVE
OVERHEAD SERVICE	—OH—	OH/
POWER SERVICE	—P—	P/
COMM SERVICE	—TEL—	TEL/
STORM	—SD—	SD/
SEWER	—SS—	SS/
WATER	—W—	W/
GAS	—G—	G/
TREE DEMO	○	Ⓧ
BOLLARD	∘	x

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Design Dev.	____	____
Permit Doc.	____	____
Bid Doc.	____	____
Const.Doc.	____	____

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

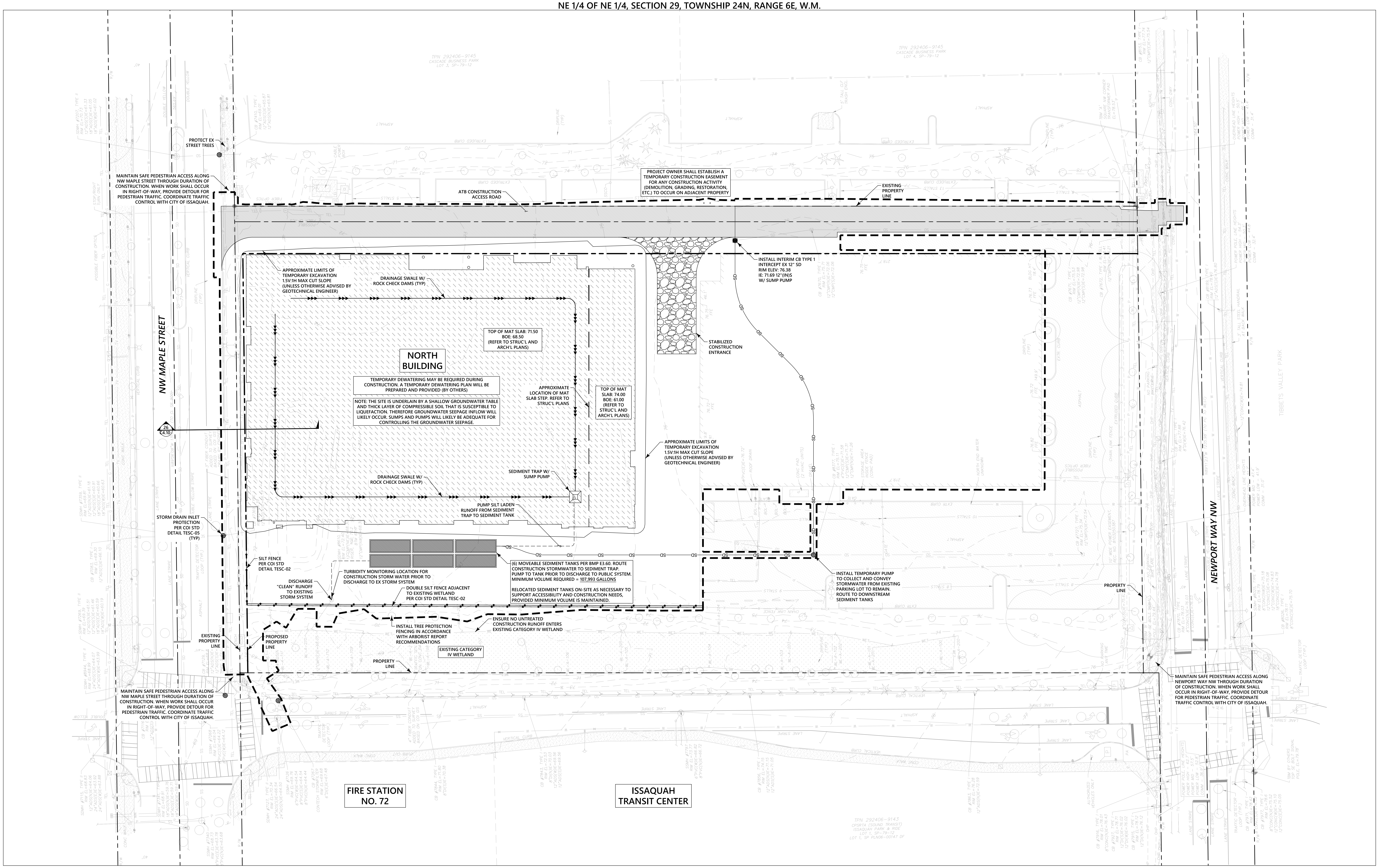
DEMOLITION PLAN

C3.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.



MAINTAIN SAFE PEDESTRIAN ACCESS ALONG NW MAPLE STREET THROUGH DURATION OF CONSTRUCTION. WHEN WORK SHALL OCCUR IN RIGHT-OF-WAY, PROVIDE DETOUR FOR PEDESTRIAN TRAFFIC. COORDINATE TRAFFIC CONTROL WITH CITY OF ISSAQUAH.

PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY

APPROXIMATE LIMITS OF TEMPORARY EXCAVATION 1.5V:1H MAX CUT SLOPE (UNLESS OTHERWISE ADVISED BY GEOTECHNICAL ENGINEER)

INSTALL INTERIM CB TYPE 1
INTERCEPT EX 12" SD
RIM ELEV: 76.38
IE: 71.69 12"(IN)S
W/ SUMP PUMP

TOP OF MAT SLAB: 71.50
BOE: 68.50
(REFER TO STRUC'L AND ARCH'L PLANS)

TEMPORARY DEWATERING MAY BE REQUIRED DURING CONSTRUCTION. A TEMPORARY DEWATERING PLAN WILL BE PREPARED AND PROVIDED (BY OTHERS)

NOTE: THE SITE IS UNDERLAIN BY A SHALLOW GROUNDWATER TABLE AND THICK LAYER OF COMPRESSIBLE SOIL THAT IS SUSCEPTIBLE TO LIQUEFACTION. THEREFORE GROUNDWATER SEEPAGE INFLOW WILL LIKELY OCCUR. SUMPS AND PUMPS WILL LIKELY BE ADEQUATE FOR CONTROLLING THE GROUNDWATER SEEPAGE.

APPROXIMATE LOCATION OF MAT SLAB STEP. REFER TO STRUC'L PLANS

TOP OF MAT SLAB: 74.00
BOE: 61.00
(REFER TO STRUC'L AND ARCH'L PLANS)

APPROXIMATE LIMITS OF TEMPORARY EXCAVATION 1.5V:1H MAX CUT SLOPE (UNLESS OTHERWISE ADVISED BY GEOTECHNICAL ENGINEER)

PUMP SILT LADEN RUNOFF FROM SEDIMENT TRAP TO SEDIMENT TANK

STORM DRAIN INLET PROTECTION PER COI STD DETAIL TESC-05 (TYP)

(6) MOVEABLE SEDIMENT TANKS PER BMP E3.60. ROUTE CONSTRUCTION STORMWATER TO SEDIMENT TRAP. PUMP TO TANK PRIOR TO DISCHARGE TO PUBLIC SYSTEM. MINIMUM VOLUME REQUIRED = 107,993 GALLONS

RELOCATED SEDIMENT TANKS ON-SITE AS NECESSARY TO SUPPORT ACCESSIBILITY AND CONSTRUCTION NEEDS, PROVIDED MINIMUM VOLUME IS MAINTAINED.

TURBIDITY MONITORING LOCATION FOR CONSTRUCTION STORM WATER PRIOR TO DISCHARGE TO EX STORM SYSTEM

DISCHARGE "CLEAN" RUNOFF TO EXISTING STORM SYSTEM

DOUBLE SILT FENCE ADJACENT TO EXISTING WETLAND PER COI STD DETAIL TESC-02

INSTALL TEMPORARY PUMP TO COLLECT AND CONVEY STORMWATER FROM EXISTING PARKING LOT TO REMAIN. ROUTE TO DOWNSTREAM SEDIMENT TANKS

INSTALL TREE PROTECTION FENCING IN ACCORDANCE WITH ARBORIST REPORT RECOMMENDATIONS

ENSURE NO UNTREATED CONSTRUCTION RUNOFF ENTERS EXISTING CATEGORY IV WETLAND

MAINTAIN SAFE PEDESTRIAN ACCESS ALONG NW MAPLE STREET THROUGH DURATION OF CONSTRUCTION. WHEN WORK SHALL OCCUR IN RIGHT-OF-WAY, PROVIDE DETOUR FOR PEDESTRIAN TRAFFIC. COORDINATE TRAFFIC CONTROL WITH CITY OF ISSAQUAH.

MAINTAIN SAFE PEDESTRIAN ACCESS ALONG NEWPORT WAY NW THROUGH DURATION OF CONSTRUCTION. WHEN WORK SHALL OCCUR IN RIGHT-OF-WAY, PROVIDE DETOUR FOR PEDESTRIAN TRAFFIC. COORDINATE TRAFFIC CONTROL WITH CITY OF ISSAQUAH.

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0 20' 40'
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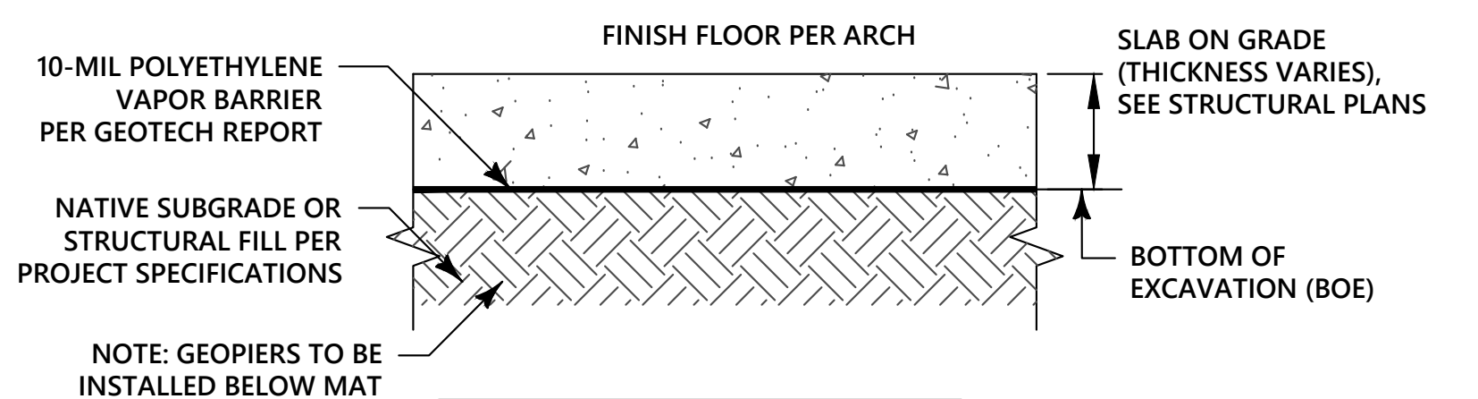
LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- PROPOSED BUILDING OUTLINE
- EXISTING CONTOUR — 352
- LIMITS OF DISTURBANCE
- FILTER FABRIC FENCE
- TREE PROTECTION
- INTERCEPTOR SWALE
- STRAW WATTLES
- CONSTRUCTION FENCE
- TEMP ECOLOGY BLOCK
- TEMP CUT SLOPE (1H: 1V MAX SLOPE)
- BOTTOM OF EXCAVATION
- CONSTRUCTION ENTRANCE
- ATB PAVING
- CATCH BASIN / INLET PROTECTION
- PROPOSED SDMH, CB TYPE II, CB TYPE I, SDCO, AREA DRAIN
- SEDIMENT STORAGE TANK
- STOCKPILE AND EXPOSED SLOPE COVERING
- SEDIMENT STORAGE TRAP
- CONSTRUCTION ACCESS GATE
- STRUCTURAL FOUNDATIONS/ FOOTINGS PER STRUCT'L PLANS

UNDERGROUND STORAGE TANK (UST) NOTE:
ONE UNDERGROUND STORAGE TANK AND A FUEL DISPENSER ISLAND WERE REMOVED ON JULY 20, 2011. INVESTIGATION OF GROUNDWATER CONDITIONS OCCURRED ON DECEMBER 2, 2011. ACCORDING TO THE DEPARTMENT OF ECOLOGY, CONCENTRATIONS FROM ALL OF THE SAMPLES WERE REPORTED TO BE BELOW MTCA METHOD A CLEANUP LEVELS FOR GROUNDWATER.

THE DEPARTMENT OF ECOLOGY HAS CONCLUDED THAT NO FURTHER REMEDIAL ACTION IS NECESSARY TO CLEAN UP CONTAMINATION AT THE PROJECT SITE.


FINISH FLOOR PER ARCH
10-MIL POLYETHYLENE VAPOR BARRIER PER GEOTECH REPORT
SLAB ON GRADE (THICKNESS VARIES), SEE STRUCTURAL PLANS
NATIVE SUBGRADE OR STRUCTURAL FILL PER PROJECT SPECIFICATIONS
BOTTOM OF EXCAVATION (BOE)
NOTE: GEOPIERS TO BE INSTALLED BELOW MAT SLAB (BY OTHERS)

ELEVATIONS AT FOOTING VARY. REFER TO STRUCTURAL PLANS FOR BOTTOM OF FOOTING ELEVATIONS

BOTTOM OF EXCAVATION DETAIL
SCALE: NTS

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CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

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Permit Doc.		
Bid Doc.		
Const.Doc.		

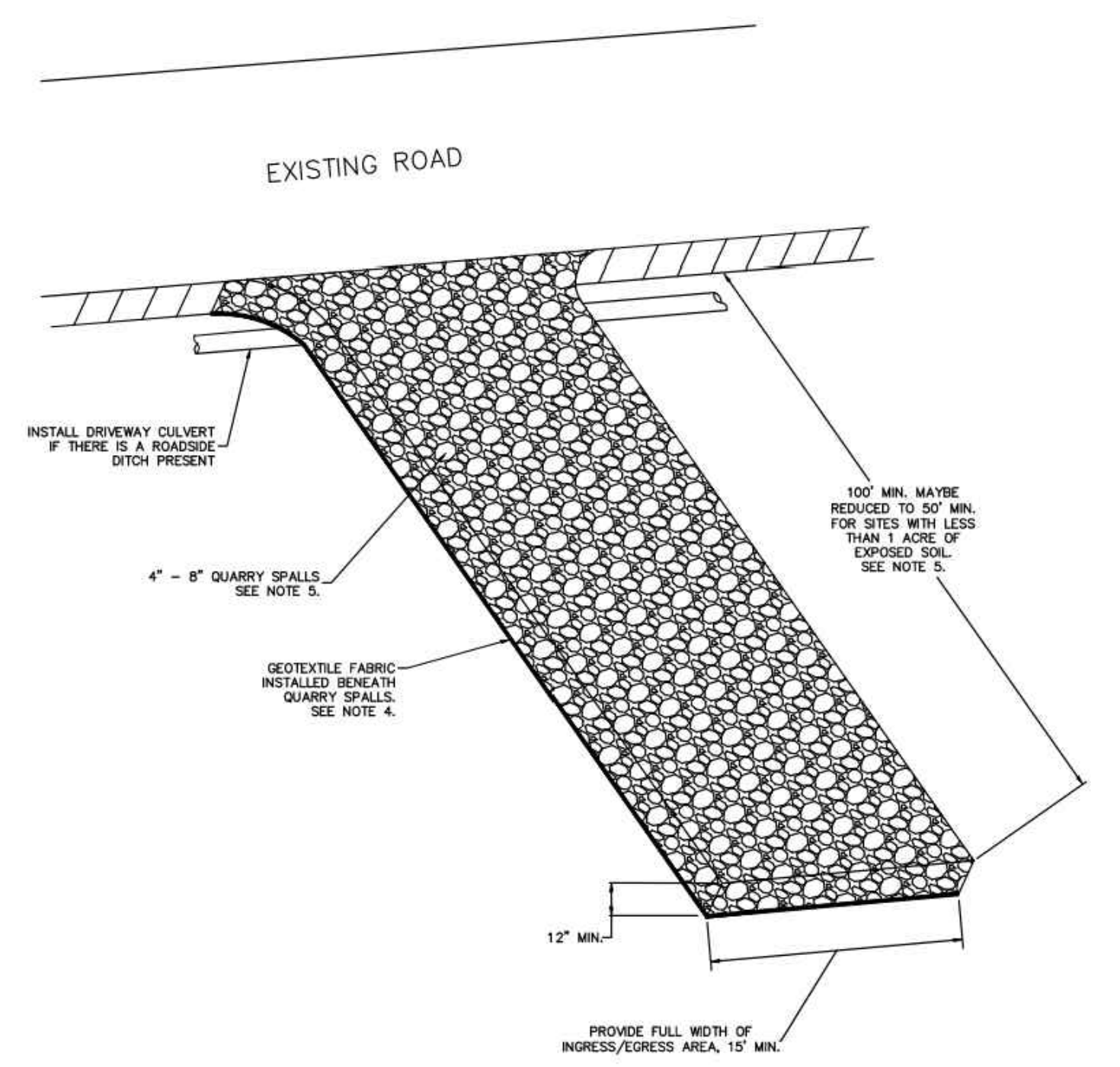
Drawn By:	JCB
Project Manager:	JCB
Principal In Charge:	CJS

TESC PLAN

C4.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT


EXISTING ROAD
INSTALL DRIVEWAY CULVERT IF THERE IS A ROADSIDE DITCH PRESENT
4" – 8" QUARRY SPALLS SEE NOTE 5.
GEOTEXTILE FABRIC INSTALLED BENEATH QUARRY SPALLS. SEE NOTE 4.
100' MIN. MAYBE REDUCED TO 50' MIN. FOR SITES WITH LESS THAN 1 ACRE OF EXPOSED SOIL. SEE NOTE 5.
12" MIN.
PROVIDE FULL WIDTH OF INGRESS/EGRESS AREA, 15' MIN.

NOTES:

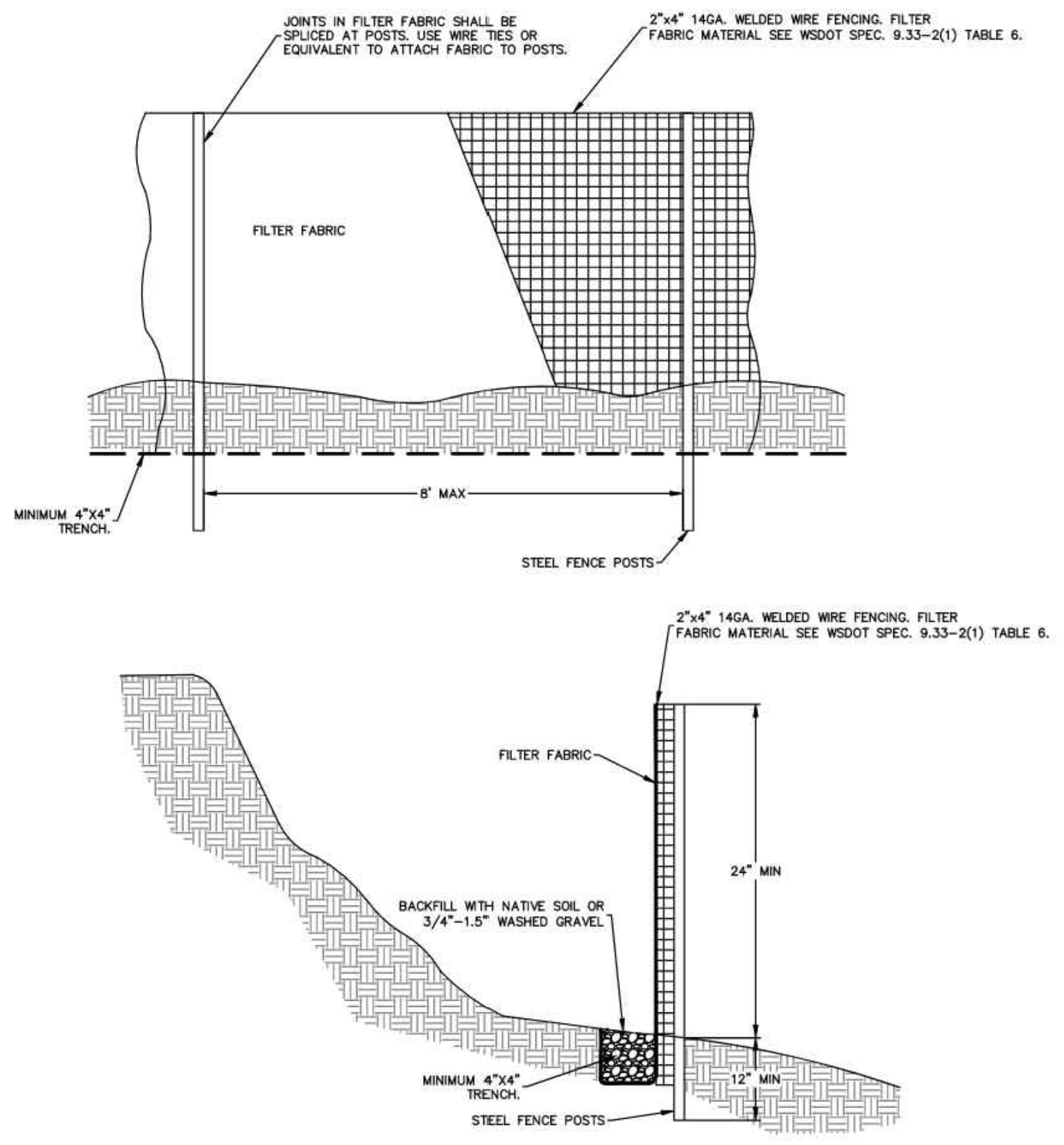
1. IT IS RECOMMENDED THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.
2. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY CITY INSPECTOR.
3. RECYCLED CONCRETE IS NOT PERMITTED FOR USE IN CONSTRUCTION ENTRANCE, EROSION PROTECTION, OR TEMPORARY STABILIZATION ANYWHERE ON SITE.
4. GEOTEXTILE FABRIC SHALL MEET WSDOT SPEC. 9–33.2(1) TABLE 3.
5. IF THE MINIMUM 50FT ENTRANCE LENGTH CANNOT BE ACHIEVED DUE TO SITE CONSTRAINTS, TRACK–OUT CONTROL MATS, RUMBLE PLATES/GRATES, WHEEL WASH OR EQUIVALENT SHALL BE REQUIRED..
6. IF TRACK OUT ONTO THE ROADWAY IS OCCURRING ADDITIONAL BMP MEASURES WILL NEED TO BE EMPLOYED.

CITY OF ISSAQUAH WASHINGTON

STABILIZED CONSTRUCTION ENTRANCE

DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO.
TESC-01

STABILIZED CONSTRUCTION ENTRANCE
NTS
8


JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE WIRE TIES OR EQUIVALENT TO ATTACH FABRIC TO POSTS.
2"x4" 14GA. WELDED WIRE FENCING. FILTER FABRIC MATERIAL SEE WSDOT SPEC. 9.33–2(1) TABLE 6.
FILTER FABRIC
MINIMUM 4"X4" TRENCH.
8' MAX
STEEL FENCE POSTS
2"x4" 14GA. WELDED WIRE FENCING. FILTER FABRIC MATERIAL SEE WSDOT SPEC. 9.33–2(1) TABLE 6.
FILTER FABRIC
24" MIN
BACKFILL WITH NATIVE SOIL OR 3/4"–1.5" WASHED GRAVEL
MINIMUM 4"X4" TRENCH.
12" MIN
STEEL FENCE POSTS

NOTES:

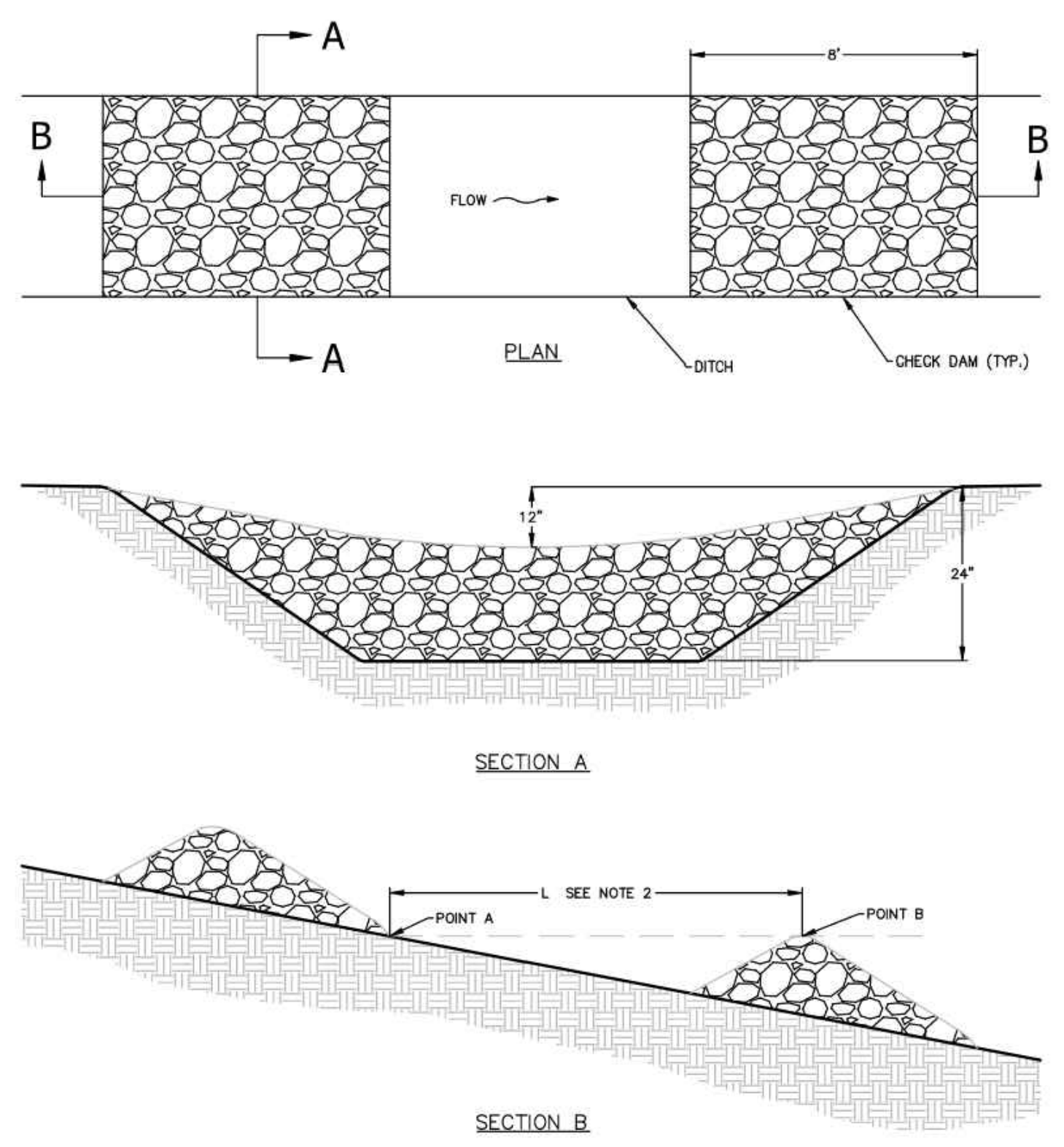
1. DO NOT CONSTRUCT IN STREAMS OR V–SHAPED DITCHES. SILT FENCE IS NOT INTENDED TO TREAT CONCENTRATED FLOWS, NOR IS IT INTENDED TO TREAT SUBSTANTIAL OVERLAND FLOW. ANY CONCENTRATED FLOW MUST BE CONVEYED THROUGH THE DRAINAGE SYSTEM TO A SEDIMENT TRAP OR POND.
2. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.
3. SEDIMENT MUST BE REMOVED WHEN SEDIMENT IS 6 INCHES ABOVE GRADE.
4. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL NOT BE GREATER THE 2H: 1V.
5. THE SILT FENCE FABRIC MUST BE WELL BURIED AND SECURE IN A TRENCH THAT STABILIZES THE FENCE AND DOES NOT ALLOW WATER TO BYPASS AND UNDERMINE THE SILT FENCE.
6. SILT FENCE SHALL BE PLACED PARALLEL TO ELEVATION CONTOURS WITH THE FILTER FABRIC FACING UP SLOPE.

CITY OF ISSAQUAH WASHINGTON

SILT FENCE

DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO.
TESC-02

SILT FENCE
NTS
10



NOTES:

1. KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND ABUTMENTS TO PREVENT FLOW AROUND DAM.
2. 'L' = THE DISTANCE SUCH THE POINTS 'A' AND 'B' ARE OF EQUAL ELEVATION.
3. ANY SEDIMENT ACCUMULATION OF MORE THAN 6 INCHES SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.

CITY OF ISSAQUAH WASHINGTON

ROCK CHECK DAM

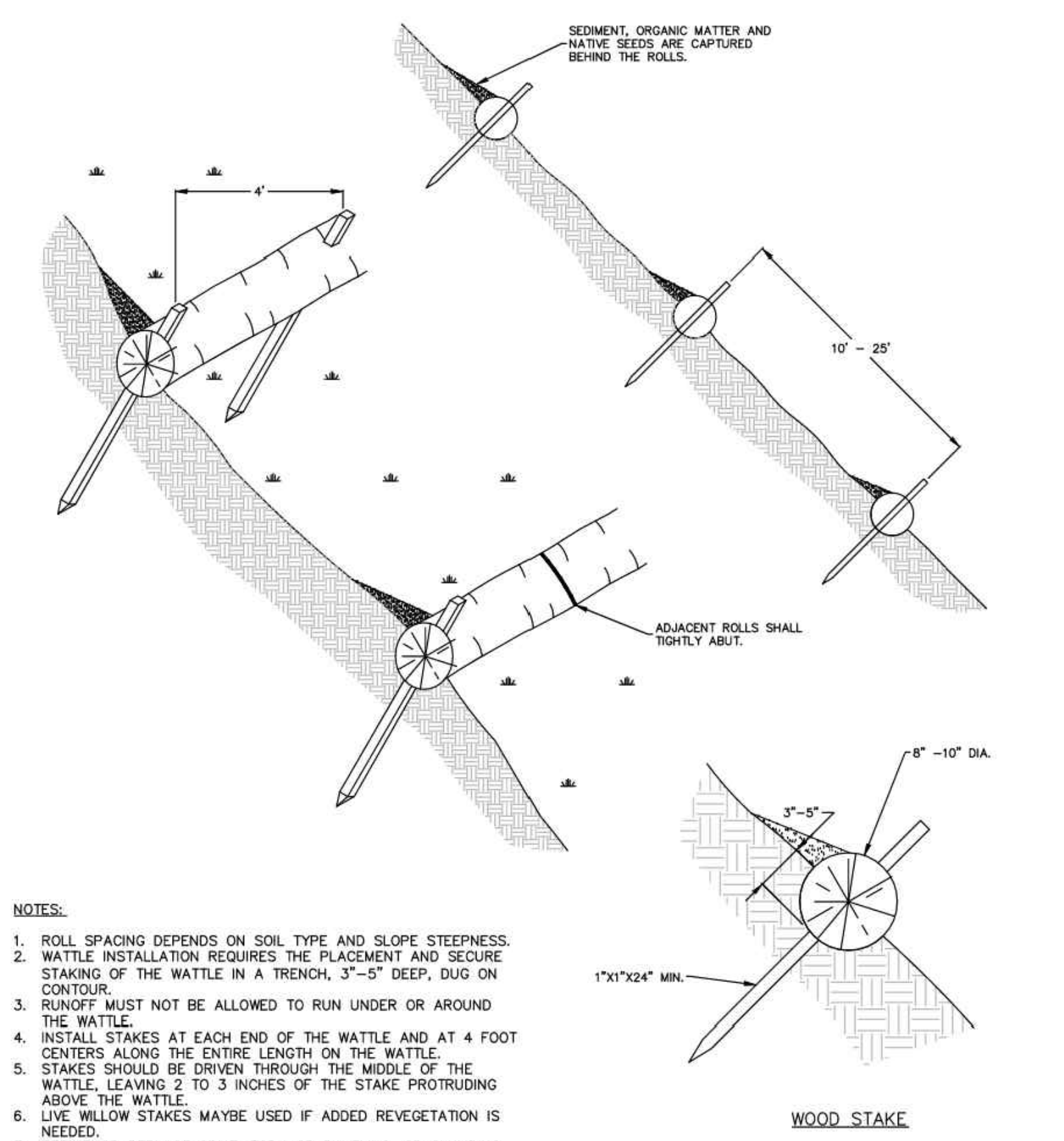
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO.
TESC-03

ROCK CHECK DAM
NTS
12

Construction Revision:

NOT USED
NTS
17

NOT USED
NTS
18


SEDIMENT, ORGANIC MATTER AND NATIVE SEEDS ARE CAPTURED BEHIND THE ROLLS.
4'
10' – 25'
ADJACENT ROLLS SHALL TIGHTLY ABUT.
8" –10" DIA.
3"–5"
1"X1"X24" MIN.
WOOD STAKE

NOTES:

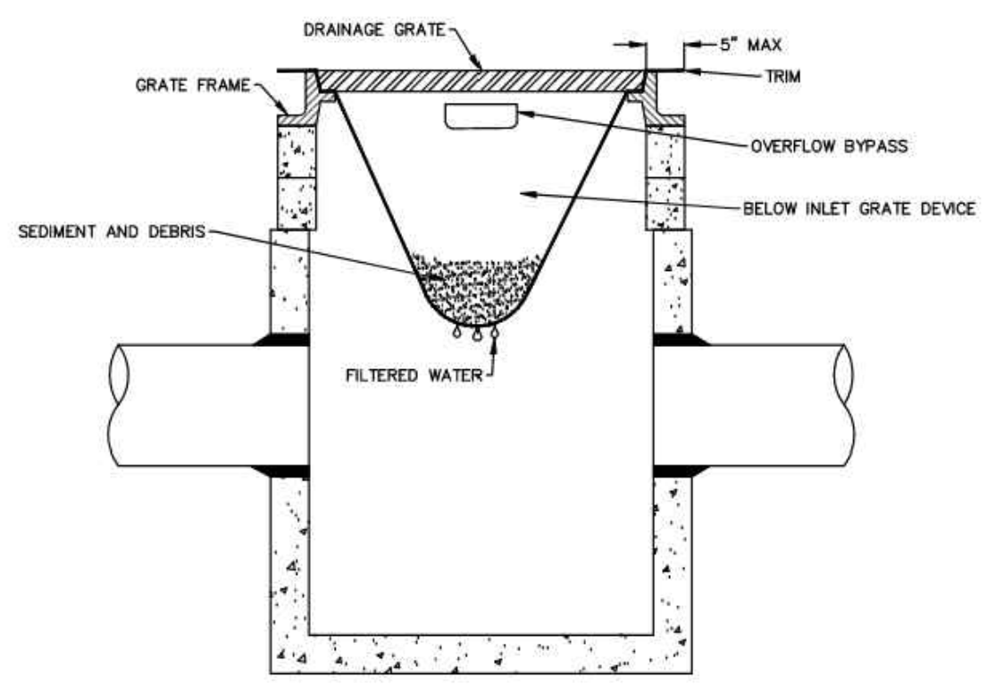
1. ROLL SPACING DEPENDS ON SOIL TYPE AND SLOPE STEEPNESS.
2. WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3"–5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND THE WATTLE.
4. INSTALL STAKES AT EACH END OF THE WATTLE AND AT 4 FOOT CENTERS ALONG THE ENTIRE LENGTH ON THE WATTLE.
5. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 TO 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE.
6. LIVE WILLOW STAKES MAYBE USED IF ADDED REVEGETATION IS NEEDED.
7. REPAIR OR REPLACE SPLIT, TORN OR RAVELING, OR SLUMPING WATTLES.
8. REMOVE SEDIMENT ACCUMULATIONS WHEN EXCEEDING 1/2 THE HEIGHT BETWEEN THE TOP OF THE WATTLE AND THE GROUND SURFACE.

CITY OF ISSAQUAH WASHINGTON

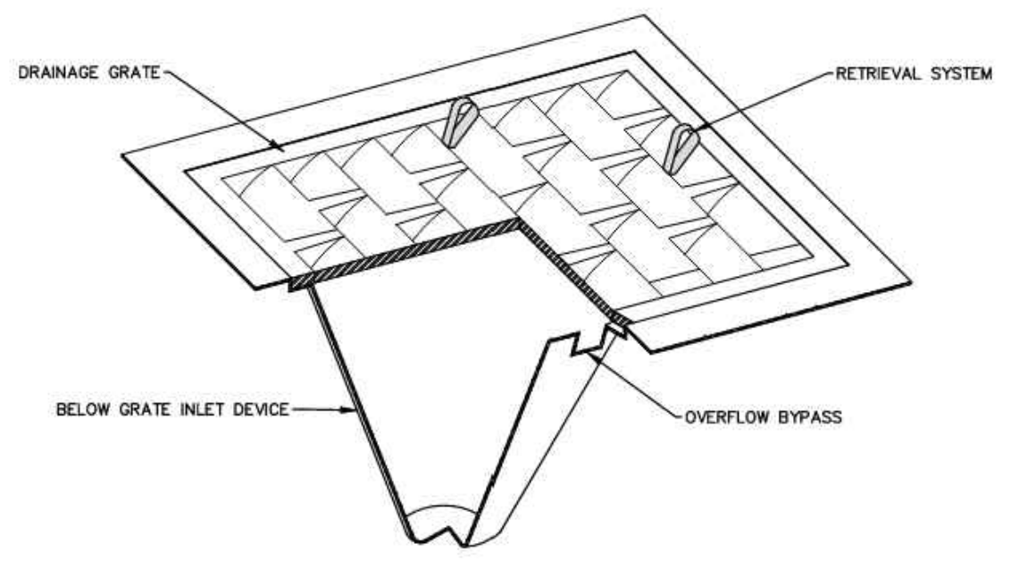
STRAW WATTLES

DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO.
TESC-04

STRAW WATTLES
NTS
20



SECTION VIEW



ISOMETRIC VIEW

NOTES:

1. PROTECTION SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS DOWNSLOPE AND WITHIN 500 FEET OF A DISTURBED OR CONSTRUCTION AREA.
2. INLET PROTECTION SHALL BE USED TO PROVIDE FILTRATION AND PASS LESS TURBID RUNOFF INTO THE EXISTING STORMWATER SYSTEM.
3. SIZE THE BELOW GRATE INLET DEVICE FOR THE STORMWATER STRUCTURE IT WILL SERVICE.
4. THE BELOW GRATE INLET DEVICE SHALL HAVE A BUILT IN HIGH FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
5. ANY SEDIMENT IN THE INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE–THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
6. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE DEVICE WITHOUT SPILLING THE COLLECTED MATERIAL.

CITY OF ISSAQUAH WASHINGTON

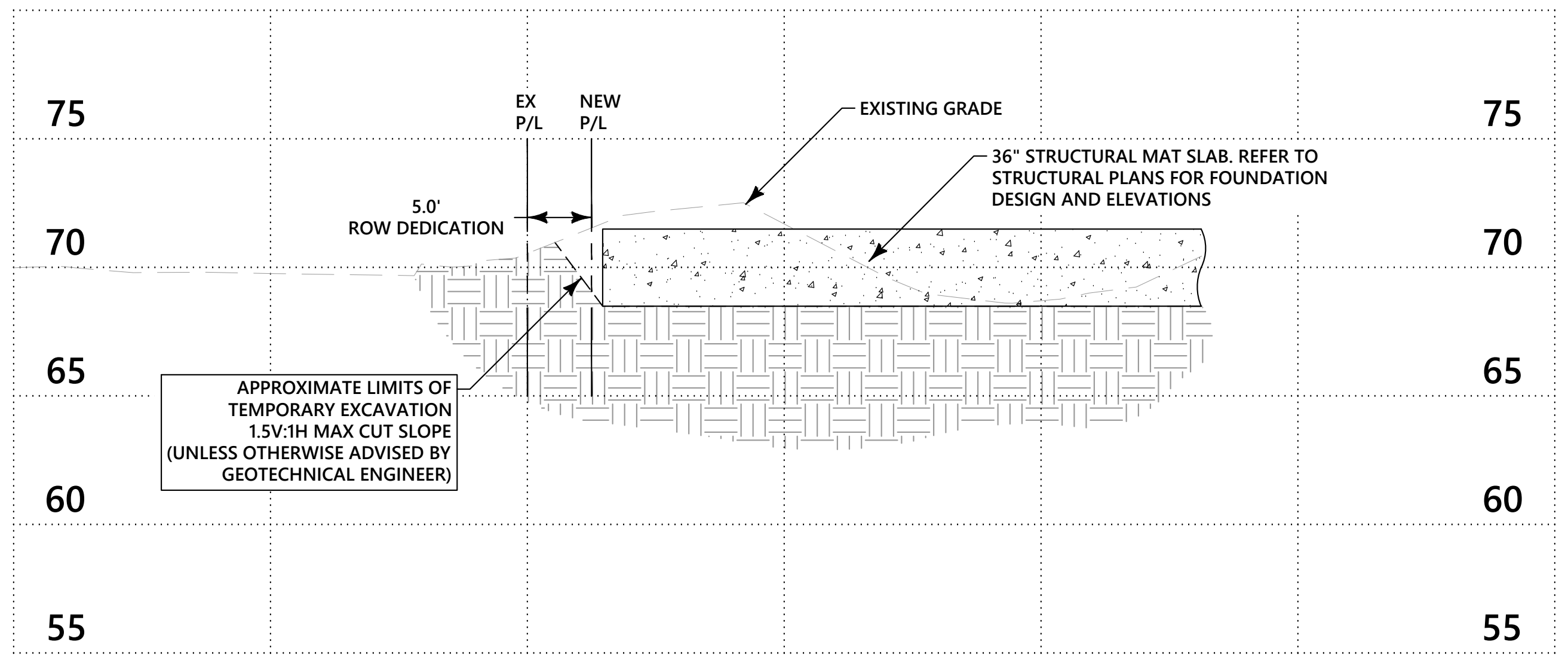
STORM DRAIN INLET PROTECTION

DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO.
TESC-05

STORM DRAIN INLET PROTECTION
NTS
22

NOT USED
NTS
23

NOT USED
NTS
24


75
70
65
60
55
EX P/L
NEW P/L
5.0' ROW DEDICATION
EXISTING GRADE
36" STRUCTURAL MAT SLAB. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND ELEVATIONS
APPROXIMATE LIMITS OF TEMPORARY EXCAVATION 1.5V:1H MAX CUT SLOPE (UNLESS OTHERWISE ADVISED BY GEOTECHNICAL ENGINEER)
75
70
65
60
55

NW MAPLE STREET EXCAVATION SECTION
SCALE: 1" = 5'V, 1" = 10'H
26

NOT USED
NTS
27

NOT USED
NTS
28

NOT USED
NTS
29

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100% DD 2025.05.09

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By:	JCB
Project Manager:	JCB
Principal In Charge:	CJS

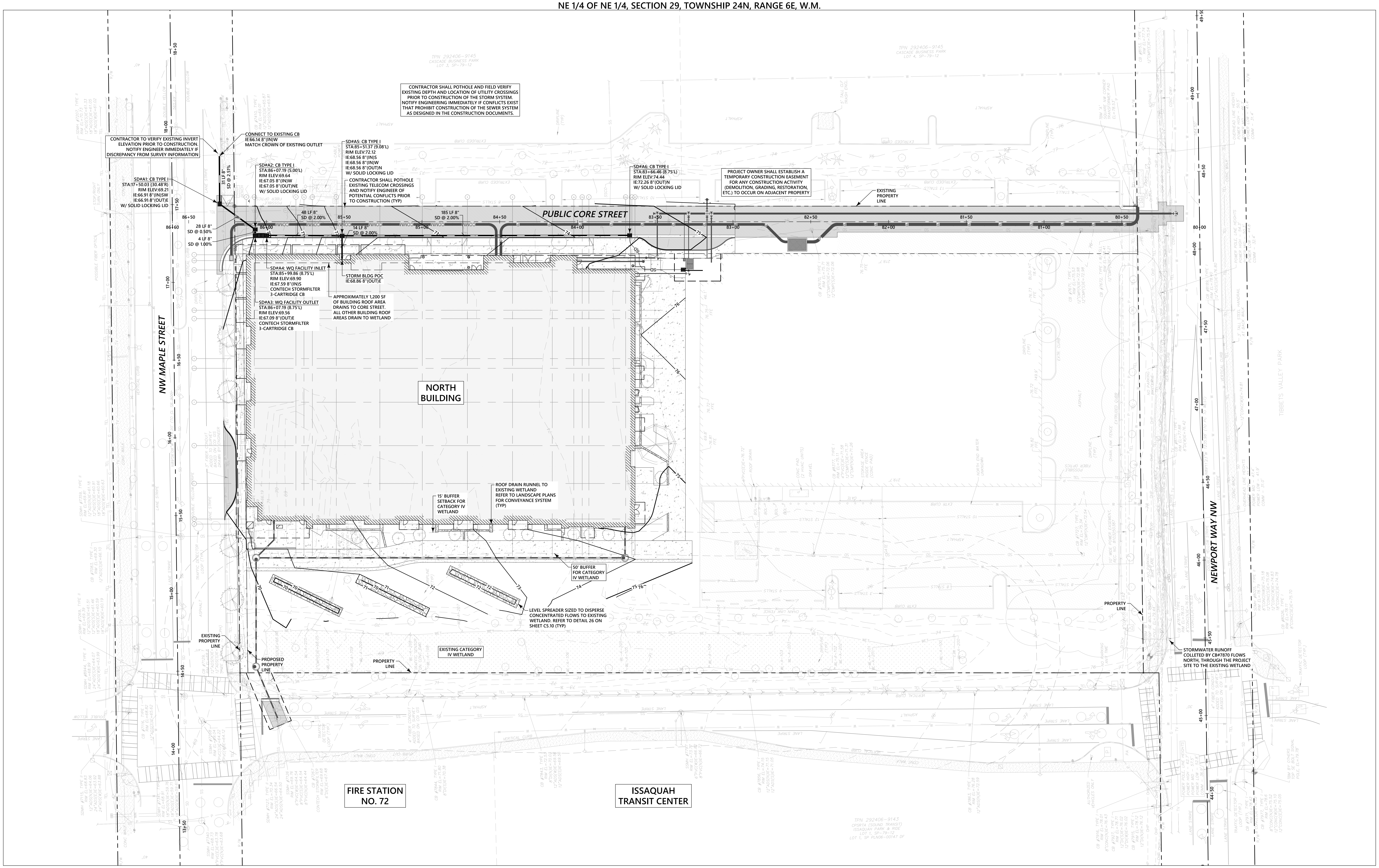
TESC DETAILS & SECTIONS

C4.10

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.


PUBLIC CORE STREET
NW MAPLE STREET
NEWPORT WAY NW
NORTH BUILDING
FIRE STATION NO. 72
ISSAQUAH TRANSIT CENTER
TIBBETS VALLEY PARK
TPN 292406-9145 CASCADE BUSINESS PARK LOT 3, SP-79-12
CONTRACTOR SHALL POTHOLE AND FIELD VERIFY EXISTING DEPTH AND LOCATION OF UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF THE STORM SYSTEM. NOTIFY ENGINEERING IMMEDIATELY IF CONFLICTS EXIST THAT PROHIBIT CONSTRUCTION OF THE SEWER SYSTEM AS DESIGNED IN THE CONSTRUCTION DOCUMENTS.
CONTRACTOR TO VERIFY EXISTING INVERT ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCY FROM SURVEY INFORMATION
CONNECT TO EXISTING CB IE:66.14 8"(IN)W MATCH CROWN OF EXISTING OUTLET
SD#A1: CB TYPE I STA:17+50.03 (30.48'R) RIM ELEV:69.21 IE:66.91 8"(IN)SW IE:66.91 8"(OUT)E W/ SOLID LOCKING LID
SD#A2: CB TYPE I STA:86+07.19 (5.00'L) RIM ELEV:69.64 IE:67.05 8"(IN)W IE:67.05 8"(OUT)NE W/ SOLID LOCKING LID
SD#A3: WQ FACILITY OUTLET STA:86+07.19 (8.75'L) RIM ELEV:69.56 IE:67.09 8"(OUT)E CONTECH STORMFILTER 3-CARTRIDGE CB
SD#A4: WQ FACILITY INLET STA:85+99.86 (8.75'L) RIM ELEV:69.90 IE:67.59 8"(IN)S CONTECH STORMFILTER 3-CARTRIDGE CB
SD#A5: CB TYPE I STA:85+51.37 (9.08'L) RIM ELEV:72.12 IE:68.56 8"(IN)S IE:68.56 8"(IN)W IE:68.56 8"(OUT)N W/ SOLID LOCKING LID
CONTRACTOR SHALL POTHOLE EXISTING TELECOM CROSSINGS AND NOTIFY ENGINEER OF POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION (TYP)
STORM BLDG POC IE:68.86 8"(OUT)E
APPROXIMATELY 1,200 SF OF BUILDING ROOF AREA DRAINS TO CORE STREET. ALL OTHER BUILDING ROOF AREAS DRAIN TO WETLAND
SD#A6: CB TYPE I STA:83+66.46 (8.75'L) RIM ELEV:74.44 IE:72.26 8"(OUT)N W/ SOLID LOCKING LID
PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
EXISTING PROPERTY LINE
31 LF 8" SD @ 2.51%
28 LF 8" SD @ 0.50%
4 LF 8" SD @ 1.00%
48 LF 8" SD @ 2.00%
14 LF 8" SD @ 2.00%
185 LF 8" SD @ 2.00%
86+60
86+50
86+00
85+50
85+00
84+50
84+00
83+50
83+00
82+50
82+00
81+50
81+00
80+50
80+00
18+50
18+00
17+50
17+00
16+50
16+00
15+50
15+00
14+50
14+00
13+50
49+50
49+00
48+50
48+00
47+50
47+00
46+50
46+00
45+50
45+00
44+50
15' BUFFER SETBACK FOR CATEGORY IV WETLAND
ROOF DRAIN RUNNEL TO EXISTING WETLAND REFER TO LANDSCAPE PLANS FOR CONVEYANCE SYSTEM (TYP)
50' BUFFER FOR CATEGORY IV WETLAND
LEVEL SPREADER SIZED TO DISPERSE CONCENTRATED FLOWS TO EXISTING WETLAND. REFER TO DETAIL 26 ON SHEET C5.10 (TYP)
EXISTING CATEGORY IV WETLAND
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
STORMWATER RUNOFF COLLETED BY CB#7870 FLOWS NORTH, THROUGH THE PROJECT SITE TO THE EXISTING WETLAND

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

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

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

LEGEND

PROPERTY LINE	—— — — ——
ROW CENTERLINE	—— — —— — ——
DEDICATION	—— - - —— - - ——
PROPOSED EASEMENT	— — — — — —
BUILDING SETBACK PER ARCH'L PLANS	— — — — — —
LIMITS OF DISTURBANCE	▬ ▬ ▬ ▬ ▬
EXISTING CONTOUR	— — — 352 — — —
PROPOSED CONTOUR (MAJOR)	—— 100 ——
PROPOSED CONTOUR (MINOR)	—— 101 ——
GRADE BREAK	- - - - - - - -
PROPOSED BUILDING	▨
PROPOSED BUILDING ABOVE	— — — — — —
PROPOSED BUILDING BELOW	————————
PROPOSED STORM	▬ ▬ ▬ ▬
PROPOSED SEWER	▬ ▬ ▬ ▬
PROPOSED WATER	▬▬▬▬▬▬
PROPOSED COMM	▬▬ COMM ▬▬ COMM ▬▬
PROPOSED POWER	▬▬ P ▬▬ P ▬▬
CONCRETE CURB	————————
CONCRETE CURB & GUTTER	═══════
CONCRETE PAVING	▨
ASPHALT PAVING	▨
ASPHALT GRIND AND OVERLAY	▨
STANDARD LANDSCAPING	☐
SDMH, CB TYPE 2, CB TYPE 1, CLEANOUT, AREA DRAIN, DOWNSPOUT	◉ ◉ ■ • ■ • DS
FIRE HYDRANT ASSEMBLY	◆ ◇
FIRE DEPARTMENT CONNECTION	•
POST INDICATOR VALVE	•
WATER METERS AND VAULTS	▦ ▪ ▣

PIPE BEDDING MATERIALS SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6" IN THICKNESS, AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% MAXIMUM DRY DENSITY, PER ASTM D1557.

NOTE: FOR ALL ON SITE AREA DRAINS AND CATCH BASINS, PROVIDE VISUAL REMINDER INDICATING THE FOLLOWING: "NO DUMPING. DRAINS TO CREEK."

NOTE: ACCORDING TO THE GEOTECHNICAL ENGINEERING REPORT AND GUIDANCE FROM THE GEOTECHNICAL ENGINEER, IT IS NOT FEASIBLE TO INCORPORATE FOOTING DRAINS OR UNDERSLAB DRAINS FOR THIS BUILDING GIVEN THE SHALLOW GROUNDWATER DEPTH.

TRENCH BACKFILL MATERIALS SHALL BE PLACED IN 8" TO 12" LOOSE LIFTS AND COMPACTED USING MECHANICAL EQUIPMENT TO ABOUT 90% MAXIMUM DRY DENSITY, AS DETERMINED BY STANDARD PROCTOR (PER ASTM D698).

IN STRUCTURAL OR PAVED AREAS, THE UPPER 2 FEET OF BACKFILL SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DRY DENSITY, PER ASTM D1557.

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

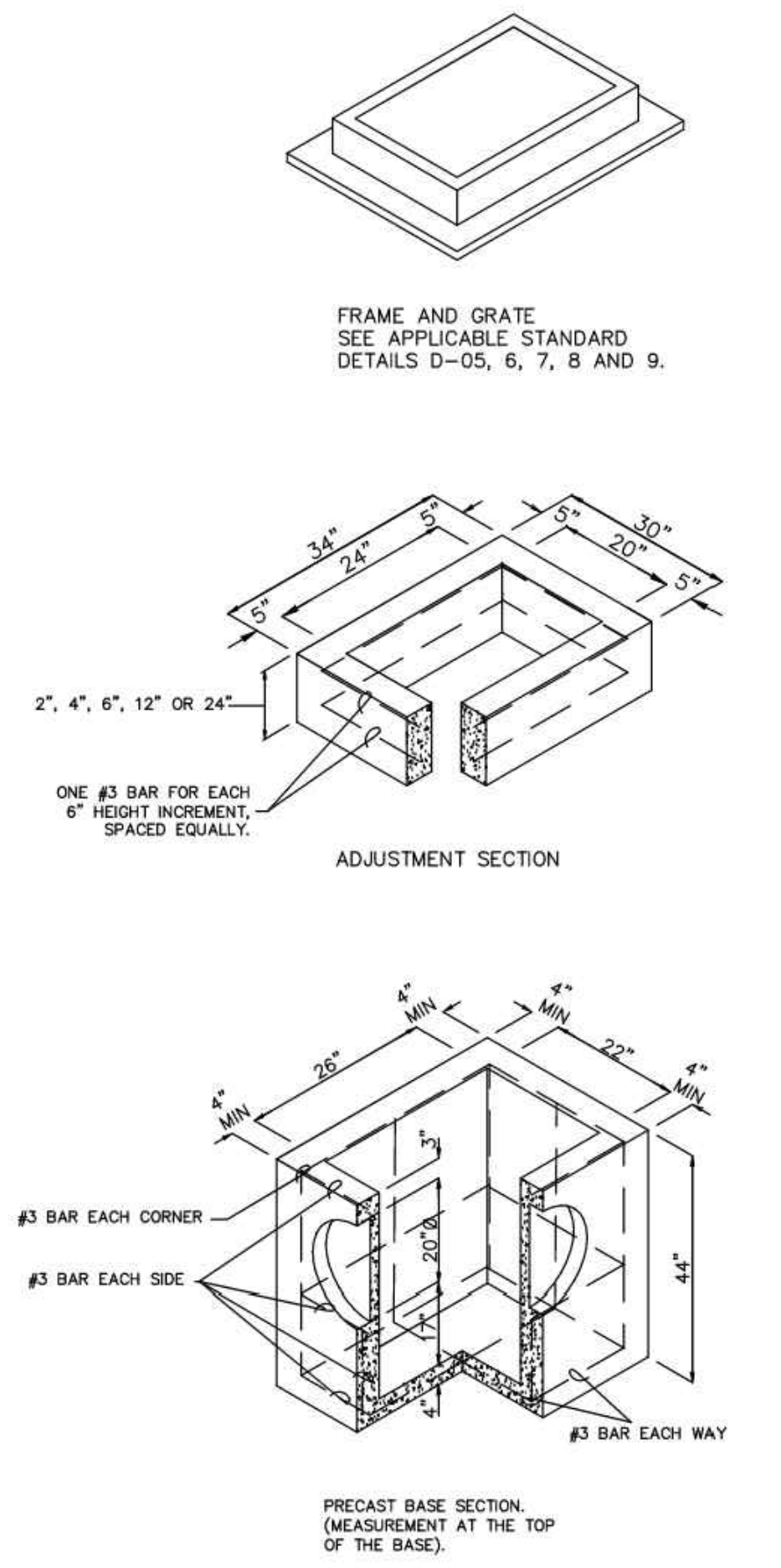
Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

STORMWATER PLAN

C5.00

Project Number: 2024-17


FRAME AND GRATE SEE APPLICABLE STANDARD DETAILS D-05, 6, 7, 8 AND 9.
2", 4", 6", 12" OR 24"
ONE #3 BAR FOR EACH 6" HEIGHT INCREMENT, SPACED EQUALLY.
ADJUSTMENT SECTION
#3 BAR EACH CORNER
#3 BAR EACH SIDE
#3 BAR EACH WAY
44"
4" MIN
PRECAST BASE SECTION. (MEASUREMENT AT THE TOP OF THE BASE).

PIPE ALLOWANCES	
PIPE MATERIAL	MAX. INSIDE DIA. (INCHES)
REINFORCED CONCRETE	12
ALL METAL PIPE	15
CORRUGATED POLYETHYLENE AND POLYPROPYLENE	12
SDR35 PVC	15

NOTES:

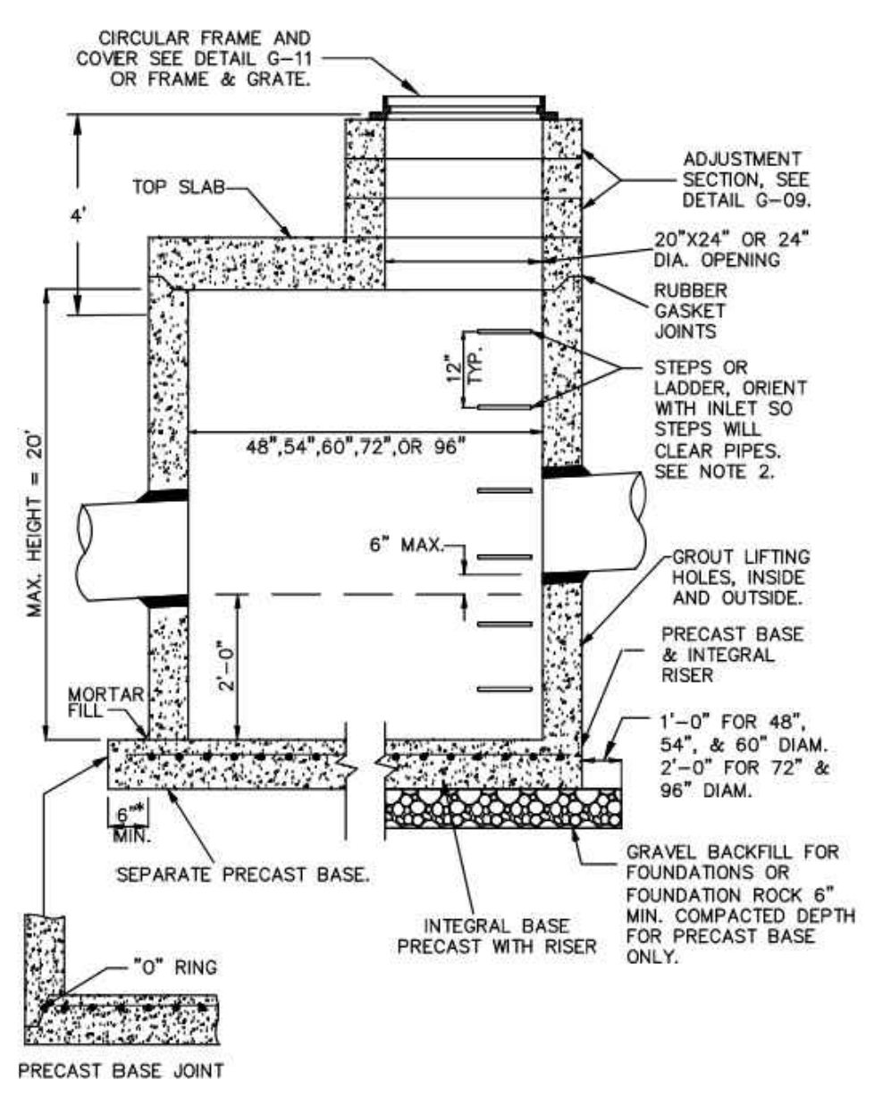
1. CONCRETE INLET TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497. WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. PRECAST BASES SHALL BE FURNISHED WITH KNOCKOUTS HAVING A WALL THICKNESS OF 2" TO 2.5". ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
4. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CURB INLET WALL THICKNESS.
5. ROUND OR "D" SHAPE KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 20".
6. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE INVERT ELEVATION OF THE LOWEST PIPE IS 5'.
7. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
8. CATCH BASIN, FRAME AND GRATE SHALL CONFORM TO WSDOT STD. SPEC. 7-05.3, 9-05.15 AND 9-05.50.
9. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN.
11. OFFSET BETWEEN CB AND GRATE FRAME SHALL NOT EXCEED: 3" ON RETROFIT INSTALLATIONS, 1/2" ON NEW INSTALLATIONS.
12. OFFSET BETWEEN CATCH BASIN AND FRAME SHALL NOT EXCEED 1/2" ON NEW INSTALLATIONS AND 3" ON RETROFIT INSTALLATIONS.
13. EDGE OF RISER SHALL NOT BE MORE THAN 2" FROM EDGE OF CATCH BASIN WALL.
14. ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. WOOD SHIMS SHALL BE USED TO LEVEL FRAME TO MATCH ROAD CROSS SLOPE. REMOVE SHIMS WHEN MORTAR HAS SET. FILL VOIDS LEFT BY SHIMS.
15. FILL LIFTING HOLES, PLASTER SMOOTH INSIDE AND OUT.
16. MORTAR SHALL CONFORM TO WSDOT STD. SPEC. 9-20.4(3).
17. PIPES SHALL BE FLUSHED WITH INTERIOR WALLS OF STRUCTURE, GROUTED AND WATER TIGHT.
18. DO NOT PLACE CATCH BASIN IN SIDEWALK IF FEASIBLE. NON-SKID, ADA COMPLIANT SOLID LOCKING COVER REQUIRED IN SIDEWALK AND PLANTER AREAS.
19. ALL CATCH BASINS SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CATCH BASIN TYPE 1
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **D-02**

CATCH BASIN TYPE 1
NTS
8

PIPE ALLOWANCES				
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAX. INSIDE DIAMETER			
	REINFORCED CONCRETE	ALL METAL PIPE	CORRUGATED POLYETHYLENE AND POLYPROPYLENE	SDR35 PVC
48"	24"	30"	24"	30"
54"	30"	36"	30"	36"
60"	36"	42"	36"	42"
72"	42"	54"	42"	48"
84"	54"	60"	54"	48"
96"	60"	72"	60"	48"

CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MINIMUM WALL THICKNESS	MINIMUM BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"

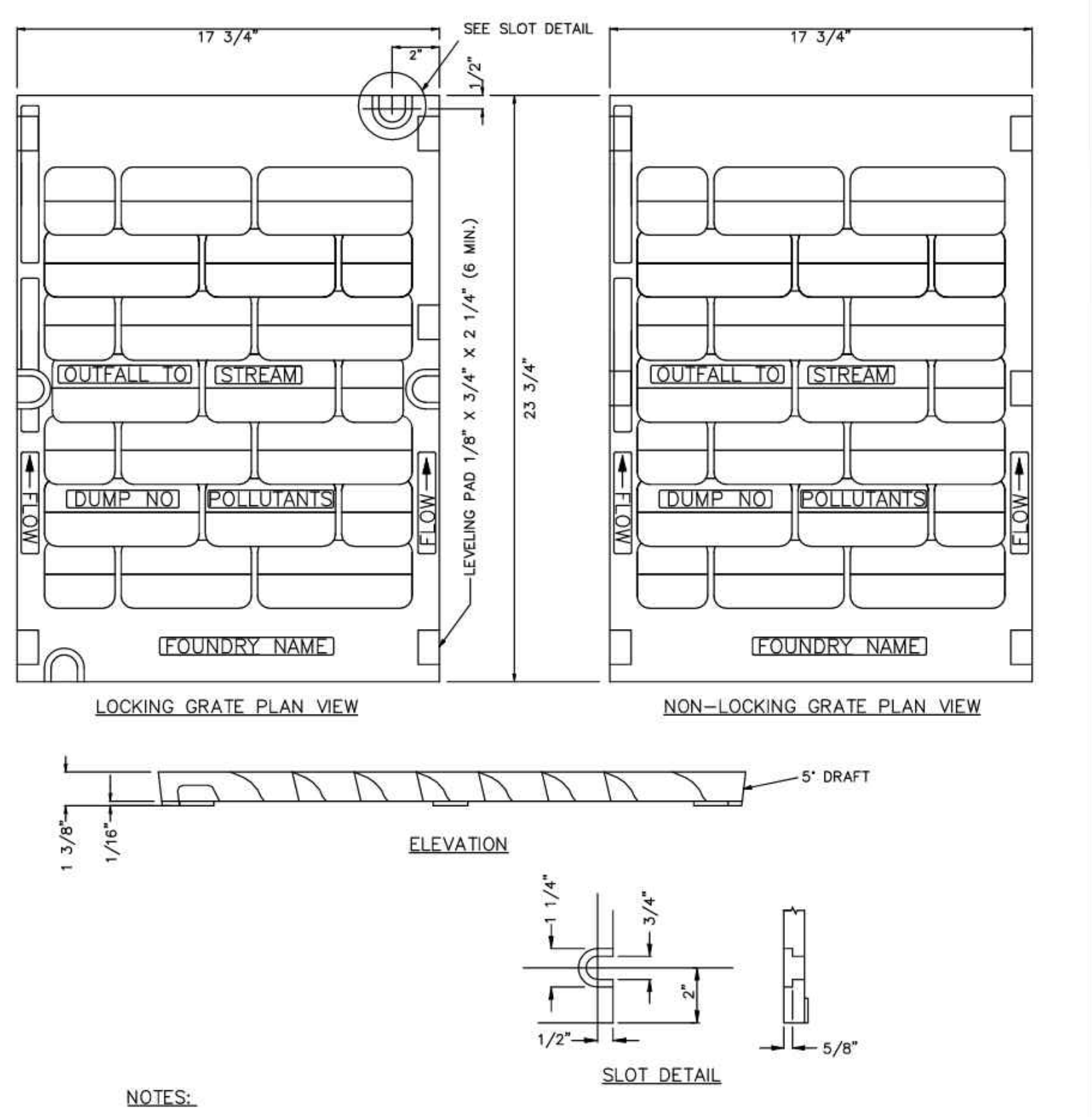

CIRCULAR FRAME AND COVER SEE DETAIL G-11 OR FRAME & GRATE.
TOP SLAB
4'
MAX. HEIGHT = 20'
ADJUSTMENT SECTION, SEE DETAIL G-09.
20"X24" OR 24" DIA. OPENING
RUBBER GASKET JOINTS
STEPS OR LADDER, ORIENT WITH INLET SO STEPS WILL CLEAR PIPES. SEE NOTE 2.
48",54",60",72",OR 96"
6" MAX.
GROUT LIFTING HOLES, INSIDE AND OUTSIDE.
PRECAST BASE & INTEGRAL RISER
1'-0" FOR 48", 54", & 60" DIAM. 2'-0" FOR 72" & 96" DIAM.
MORTAR FILL
6" MIN.
SEPARATE PRECAST BASE.
INTEGRAL BASE PRECAST WITH RISER
GRAVEL BACKFILL FOR FOUNDATIONS OR FOUNDATION ROCK 6" MIN. COMPACTED DEPTH FOR PRECAST BASE ONLY.
"O" RING
PRECAST BASE JOINT

NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE. FOR DETAILS SHOWING LADDER AND STEP. SEE DETAIL G-12.
3. PRECAST BASES SHALL BE FURNISHED WITH KNOCKOUTS HAVING A WALL THICKNESS OF 2" TO 2.5". 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.
4. CATCH BASIN FRAME AND GRATE SHALL CONFORM TO WSDOT STD. SPEC. 7.05.3, 9-05.15 AND 9-05.50.
5. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
6. 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" MIN. CLEARANCE.
7. MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. WOOD SHIMS SHALL BE USED TO LEVEL FRAME TO MATCH ROAD CROSS SLOPE. REMOVE SHIMS WHEN MORTAR HAS SET AND FILL VOIDS LEFT BY SHIMS.
10. FILL LIFTING HOLES INSIDE AND OUT. PLASTER SMOOTH INSIDE AND OUT.
11. MORTAR SHALL CONFORM TO WSDOT STD. SPEC. 9-20.4(3).
12. PIPES SHALL BE FLUSHED WITH INTERIOR WALLS OF STRUCTURE, GROUTED AND WATER TIGHT.
13. CATCH BASINS OVER 15' IN DEPTH SEE DETAIL D-23.
14. DO NOT PLACE CATCH BASIN IN SIDEWALK IF FEASIBLE. NON-SKID, ADA COMPLIANT SOLID LOCKING COVER REQUIRED IN SIDEWALK AND PLANTER AREAS.
15. ALL CATCH BASINS SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CATCH BASIN TYPE 2
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **D-04**

CATCH BASIN TYPE 2
NTS
10

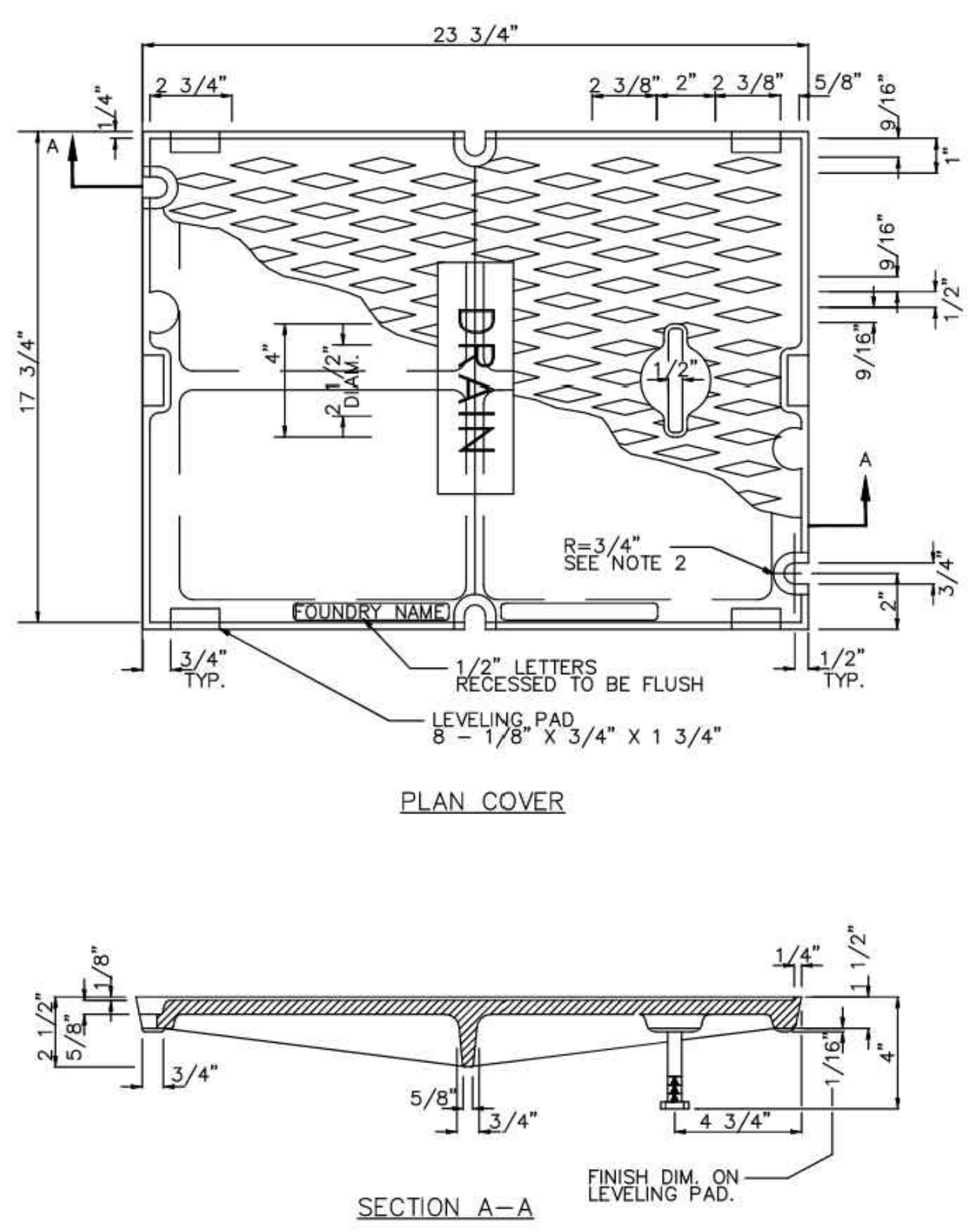


NOTES:

1. SEE APPROVED MATERIAL LIST FOR GRATE.
2. SEE DETAIL D-09 FOR FRAME.
3. USE 5/8"-11 NC X 2" STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS. SEE SLOT DETAIL.
4. "OUTFALL TO STREAM DUMP NO POLLUTANTS" IN RAISED LETTERS SHALL BE LOCATED ON GRATE AS SHOWN, OR ON BORDER AREA.
5. SHALL CONFORM TO WSDOT STD. SPEC. 9-05.15.
6. WELDING IS NOT PERMITTED.
7. EDGES SHALL HAVE 0.125" RADIUS, 0.125" CHAMFER OR COMPLETE DEBURRING.
8. USE A BI-DIRECTIONAL VANED GRATE AT ANY LOW POINT OR WHEN FLOWS COME FROM MULTIPLE DIRECTIONS.
9. COVER SHALL BE HS25 LOAD RATED IF INSTALLED IN ROADWAY.

VANED GRATE
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **D-05**

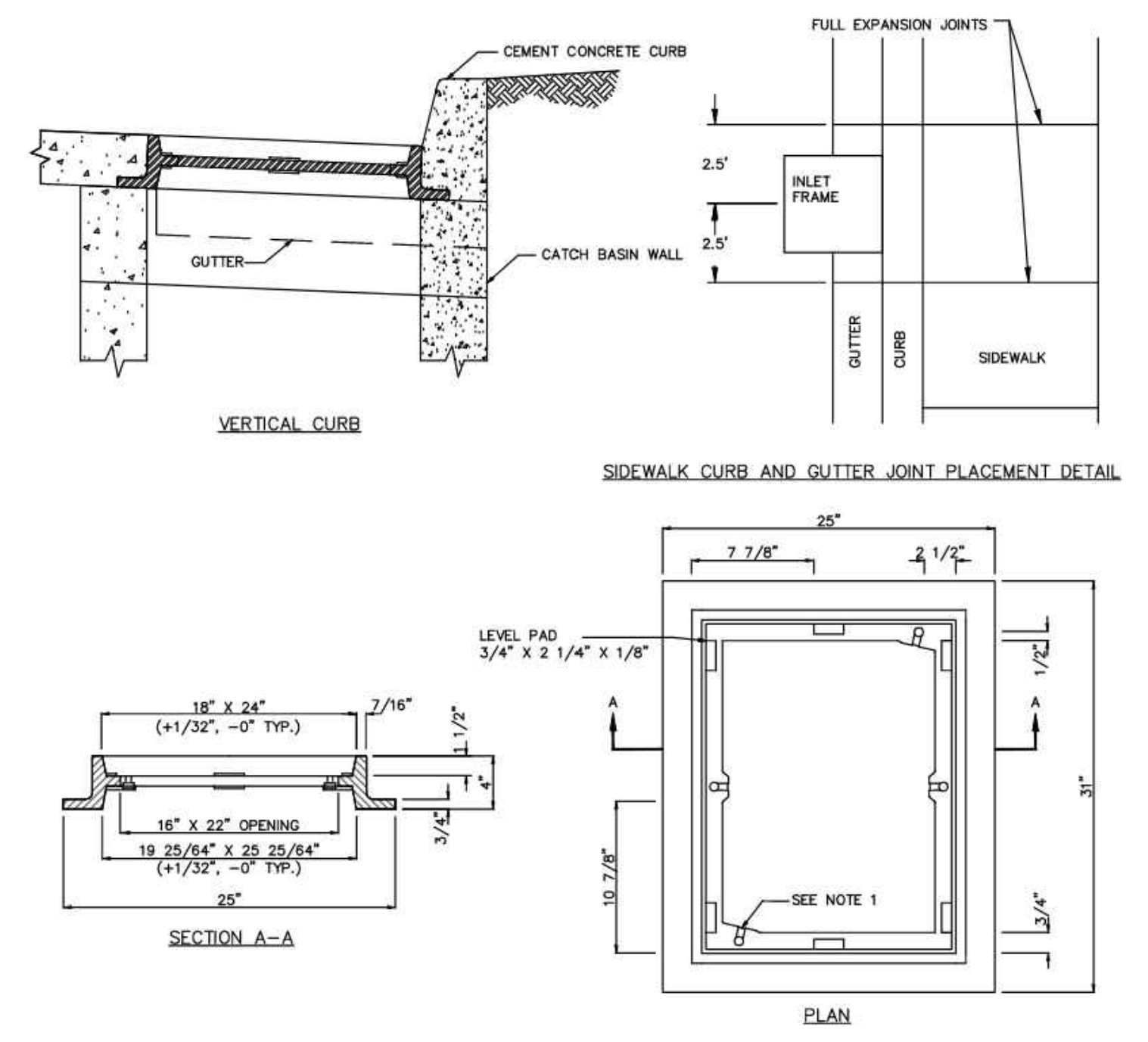
VANED GRATE
NTS
12



NOTES:
1. SEE DETAIL D-09 FOR FRAME.
2. USE 5/8"-11 NC X 2" STAINLESS STEEL TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS. INSTALL A BOLT IN EACH LOCK SLOT.
3. SHALL CONFORM TO WSDOT STD. SPEC. 9-05.15.
4. COVER SHALL HAVE THE WORD "DRAIN".
5. COVER SHALL BE HS25 LOAD RATED IF INSTALLED IN ROADWAY.
6. SEE APPROVED MATERIALS LIST FOR COVER.
7. COVER SHALL BE NON-SKID ADA COMPLIANT IF LOCATED IN A SIDEWALK OR WHERE THERE WILL BE PEDESTRIAN ACCESS.

SOLID COVER
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **D-07**

SOLID COVER
NTS
20

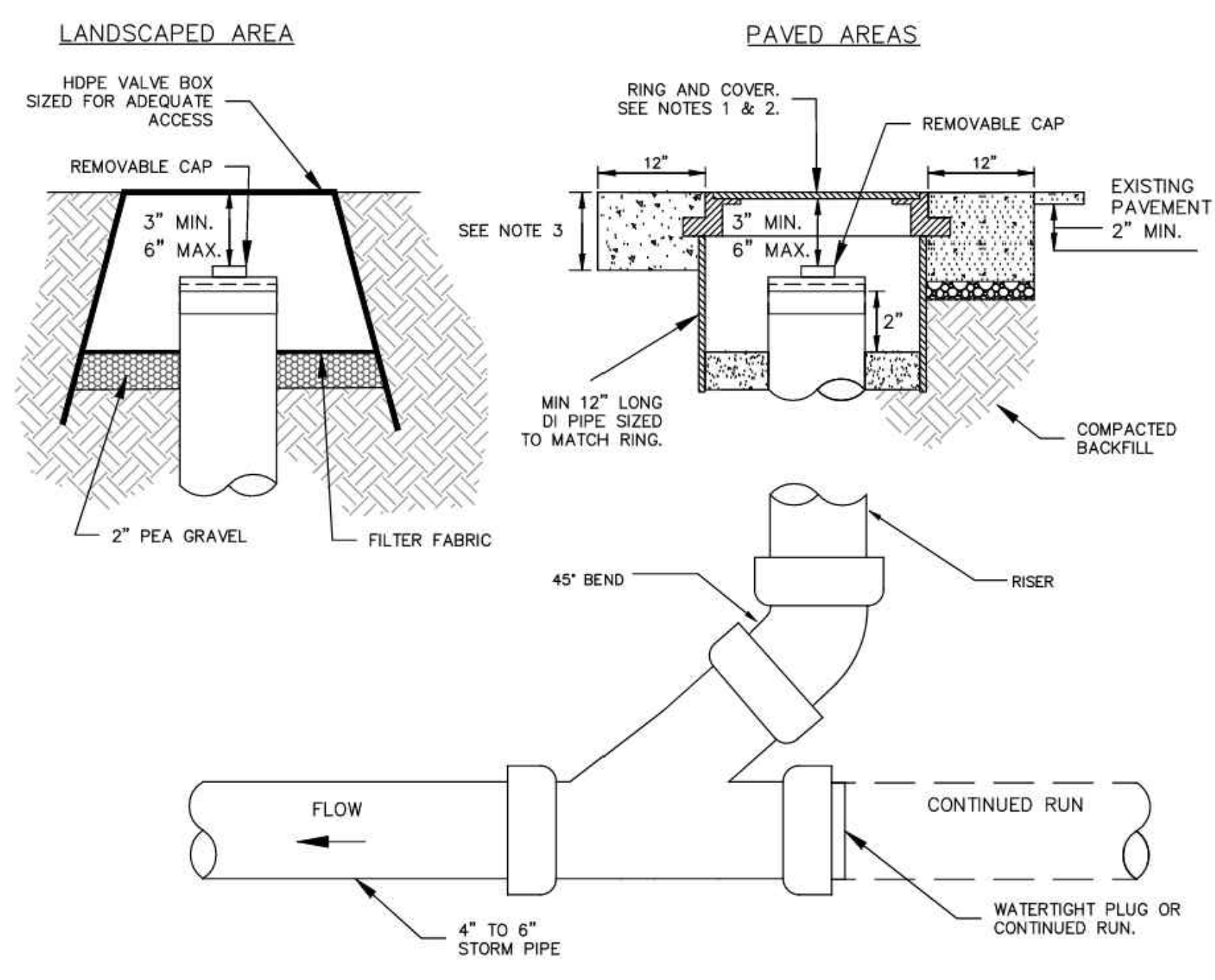


NOTES:

1. 5/8"-11 EONLOCK BOLT HOLES (4) PLACES. USE 5/8"-11NC X 2" STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLT. INSTALL A BOLT IN EACH LOCK SLOT.
2. SET FRAME TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.
3. NO EXPANSION MATERIAL IN FLOWLINE WHERE CONCRETE COMES TO FRAME.
4. BACK OF FRAME SHALL BE IN FLOWLINE OF THE GUTTER.
5. FRAME SHALL BE HS25 RATED IF INSTALLED IN ROADWAY.
6. SHALL CONFORM TO WSDOT STD. SPEC 9-05.15.
7. SEE APPROVED MATERIALS LIST FOR FRAME.

STANDARD FRAME INSTALLATION
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **D-09**

STANDARD FRAME INSTALLATION
NTS
22

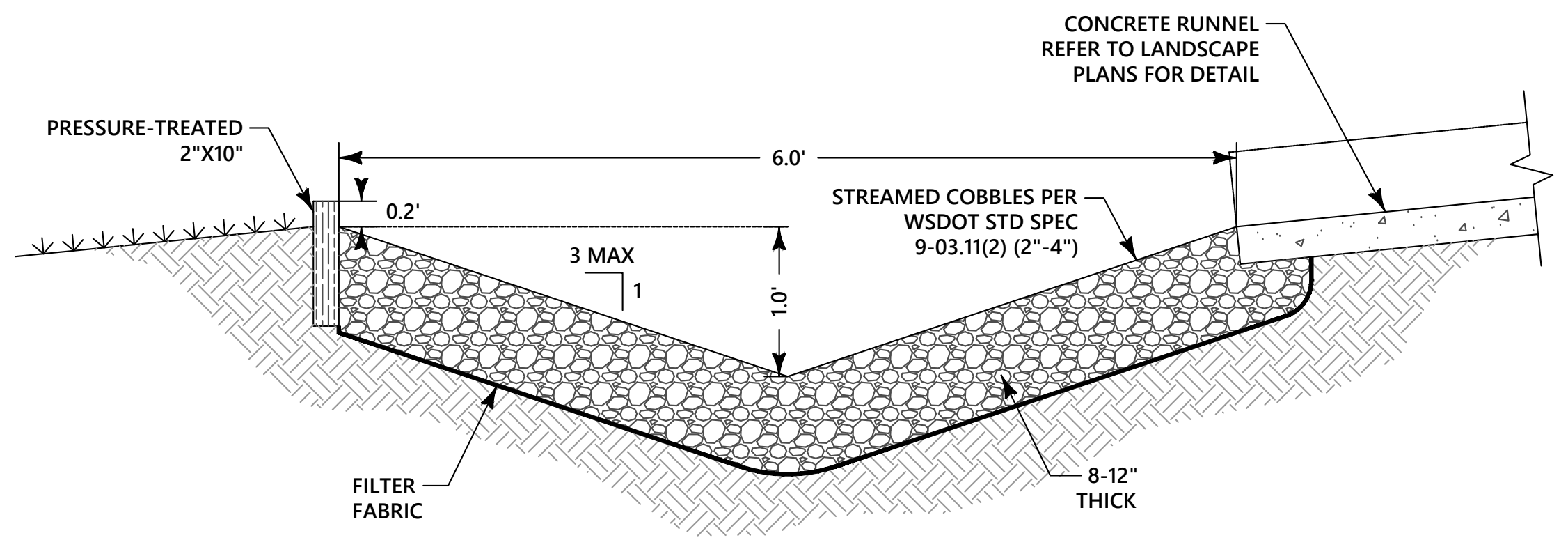


NOTES:

1. CAST IRON COVER MARKED "FDCO" FOR FOOTING DRAINS OR "SDCO" FOR STORM LINES.
2. CAST IRON RING AND COVER. LOCKING BOLTS SHALL BE STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG. SEE APPROVED MATERIALS LIST.
3. 8" MIN ASPHALT OR CLASS 3 CONCRETE COLLAR.
4. CLEANOUTS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREE BEND.

STORM DRAIN CLEANOUT
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **D-24**

STORM DRAIN CLEANOUT
NTS
24


CONCRETE RUNNEL REFER TO LANDSCAPE PLANS FOR DETAIL
PRESSURE-TREATED 2"X10"
6.0'
0.2'
3 MAX
1
1.0'
STREAMED COBBLES PER WSDOT STD SPEC 9-03.11(2) (2"-4")
FILTER FABRIC
8-12" THICK

LEVEL SPREADER
NTS
26

NOT USED
NTS
27

NOT USED
NTS
28

NOT USED
NTS
29

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

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Schematics		
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Const.Doc.		

Drawn By: JCB
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Principal In Charge: CJS

DRAINAGE DETAILS

C5.10

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NOT USED
NTS
1

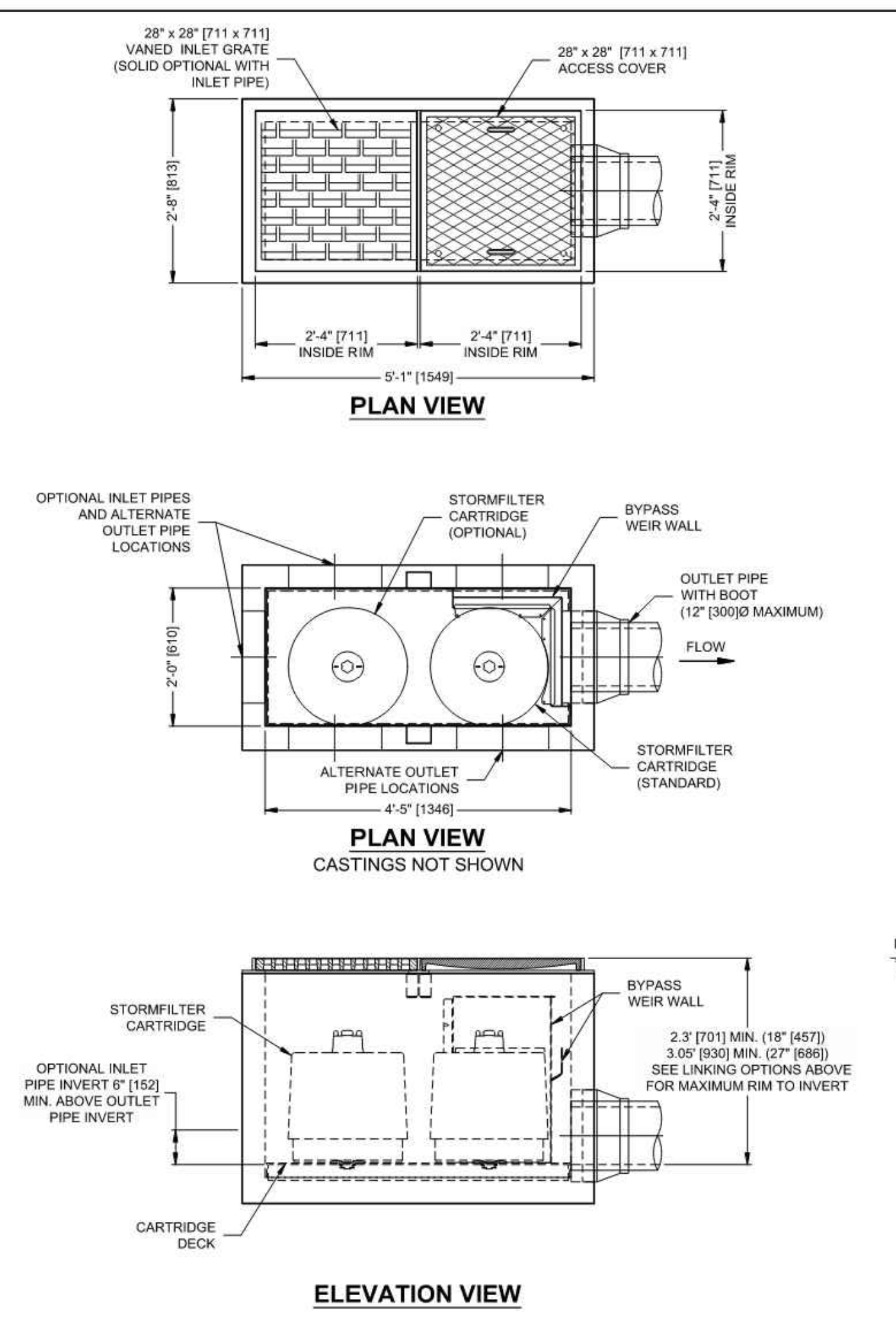
NOT USED
NTS
2

NOT USED
NTS
3

NOT USED
NTS
7

NOT USED
NTS
8

NOT USED
NTS
9


28" x 28" [711 x 711] VANED INLET GRATE (SOLID OPTIONAL WITH INLET PIPE)
28" x 28" [711 x 711] ACCESS COVER
2'-8" [813]
2'-4" [711] INSIDE RIM
2'-4" [711] INSIDE RIM
2'-4" [711] INSIDE RIM
5'-1" [1549]
OPTIONAL INLET PIPES AND ALTERNATE OUTLET PIPE LOCATIONS
STORMFILTER CARTRIDGE (OPTIONAL)
BYPASS WEIR WALL
OUTLET PIPE WITH BOOT (12" [300]Ø MAXIMUM)
FLOW
2'-0" [610]
ALTERNATE OUTLET PIPE LOCATIONS
STORMFILTER CARTRIDGE (STANDARD)
4'-5" [1346]
STORMFILTER CARTRIDGE
OPTIONAL INLET PIPE INVERT 6" [152] MIN. ABOVE OUTLET PIPE INVERT
CARTRIDGE DECK
BYPASS WEIR WALL
2.3' [701] MIN. (18" [457])
3.05' [930] MIN. (27" [686])
SEE LINKING OPTIONS ABOVE FOR MAXIMUM RIM TO INVERT

PLAN VIEW

PLAN VIEW
CASTINGS NOT SHOWN

ELEVATION VIEW

I:\STORMWATER\COMMOPS\10 STORMFILTER\40 STANDARD DRAWINGS\SF CATCH BASIN\SFCB-C\DWG\WEST DWG - CONTECH FORM AT CASCADE PRECAST\SFCB-C-DTL.DWG 5/19/2021 3:43 PM

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: [illegible] RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

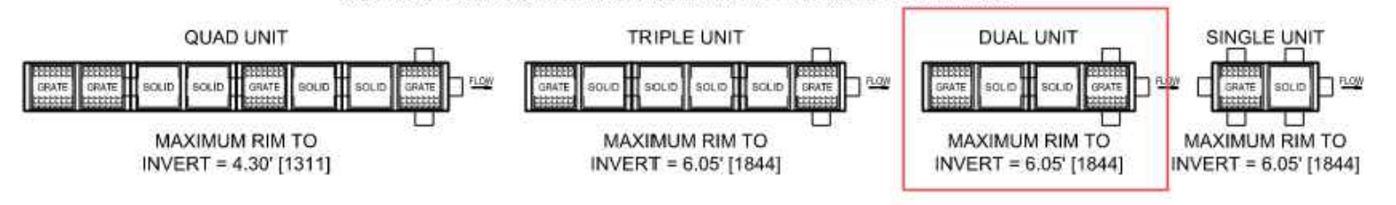
STORMFILTER DESIGN NOTES

- CONCRETE CATCHBASIN STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCAL APPROVALS
- PEAK CONVEYANCE CAPACITY IS 1.3 CFS
- CONCRETE CATCHBASIN STORMFILTER IS AVAILABLE WITH UP TO TWO (2), 18" [457] OR 27" [686] TALL CARTRIDGES
- UP TO 4 INDIVIDUAL UNITS MAY BE LINKED FOR AN ULTIMATE CAPACITY OF EIGHT (8) CARTRIDGES

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]		
ACTIVATION HEAD (ft. [mm])	3.05 [930]			2.3 [701]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.4]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

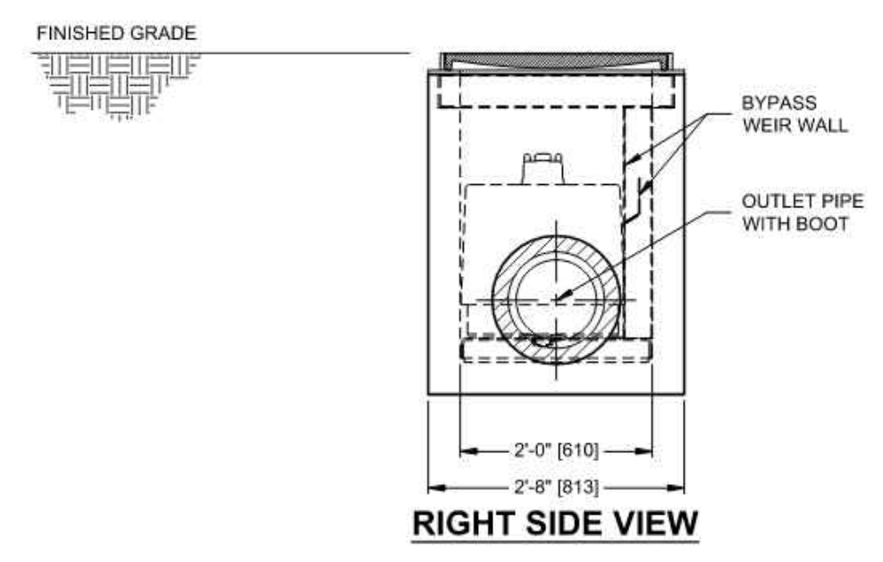
LINKING OPTIONS SHOWN BELOW. FLEXIBLE INLET PIPE, GRATED AND SOLID COVER PLACEMENT. MAXIMUM HEIGHT FOR LINKED UNITS VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR MORE INFORMATION



QUAD UNIT	TRIPLE UNIT	DUAL UNIT	SINGLE UNIT
MAXIMUM RIM TO INVERT = 4.30' [1311]	MAXIMUM RIM TO INVERT = 6.05' [1844]	MAXIMUM RIM TO INVERT = 6.05' [1844]	MAXIMUM RIM TO INVERT = 6.05' [1844]

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM [L/S]) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF [m²]).
8. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 0'-2" [51] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
3. CONTRACTOR TO PROVIDE AND INSTALL PIPES. MATCH PIPE INVERTS SHOWN ON PROJECT SPECIFIC DRAWINGS.
4. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



RIGHT SIDE VIEW

SITE SPECIFIC DATA REQUIREMENTS

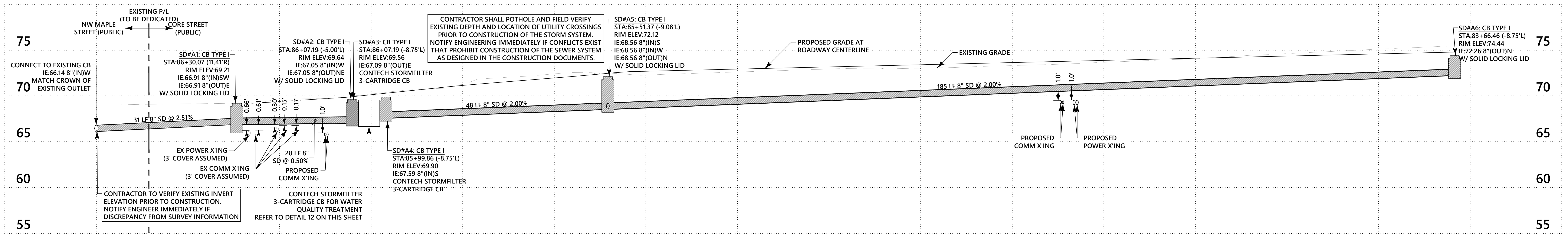
STRUCTURE ID			SD#A3
WATER QUALITY FLOW RATE (cfs [L/s])			0.811 CFS
PEAK FLOW RATE (cfs [L/s])			0.758 CFS
RETURN PERIOD OF PEAK FLOW (yrs)			100-YR
CARTRIDGE SIZE (27, 18)			18
CARTRIDGE FLOW RATE			12.53 GPM
MEDIA TYPE (PERLITE, ZPG, PSORB)			PSORB
NUMBER OF CARTRIDGES REQUIRED			3
RIM ELEVATION			69.56
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	67.59	PVC	8"
INLET PIPE 2			
OUTLET PIPE	67.09	PVC	8"

NOTES/SPECIAL REQUIREMENTS:

CONTECH®
ENGINEERED SOLUTIONS LLC
www.ContechES.com
11815 NE Glenn Widing Drive, Portland, OR 97220
800-548-4667 503-240-3393 800-561-1271 FAX

CONCRETE CATCHBASIN
STORMFILTER
STANDARD DETAIL

SD#A3: 3 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL
NTS
12



EXISTING P/L (TO BE DEDICATED)
NW MAPLE STREET (PUBLIC)
CORE STREET (PUBLIC)

CONNECT TO EXISTING CB
IE:66.14 8"(IN)W
MATCH CROWN OF EXISTING OUTLET

SD#A1: CB TYPE I
STA:86+30.07 (11.41'R)
RIM ELEV:69.21
IE:66.91 8"(IN)SW
IE:66.91 8"(OUT)E
W/ SOLID LOCKING LID

SD#A2: CB TYPE I
STA:86+07.19 (-5.00'L)
RIM ELEV:69.64
IE:67.05 8"(IN)W
IE:67.05 8"(OUT)NE
W/ SOLID LOCKING LID

SD#A3: CB TYPE I
STA:86+07.19 (-8.75'L)
RIM ELEV:69.56
IE:67.09 8"(OUT)E
CONTECH STORMFILTER
3-CARTRIDGE CB

CONTRACTOR SHALL POTHOLE AND FIELD VERIFY EXISTING DEPTH AND LOCATION OF UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF THE STORM SYSTEM. NOTIFY ENGINEERING IMMEDIATELY IF CONFLICTS EXIST THAT PROHIBIT CONSTRUCTION OF THE SEWER SYSTEM AS DESIGNED IN THE CONSTRUCTION DOCUMENTS.

SD#A5: CB TYPE I
STA:85+51.37 (-9.08'L)
RIM ELEV:72.12
IE:68.56 8"(IN)S
IE:68.56 8"(IN)W
IE:68.56 8"(OUT)N
W/ SOLID LOCKING LID

PROPOSED GRADE AT ROADWAY CENTERLINE

EXISTING GRADE

SD#A6: CB TYPE I
STA:83+66.46 (-8.75'L)
RIM ELEV:74.44
IE:72.26 8"(OUT)N
W/ SOLID LOCKING LID

EX POWER X'ING
(3' COVER ASSUMED)

EX COMM X'ING
(3' COVER ASSUMED)

28 LF 8"
SD @ 0.50%

PROPOSED
COMM X'ING

CONTRACTOR TO VERIFY EXISTING INVERT ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCY FROM SURVEY INFORMATION

CONTECH STORMFILTER
3-CARTRIDGE CB FOR WATER
QUALITY TREATMENT
REFER TO DETAIL 12 ON THIS SHEET

SD#A4: CB TYPE I
STA:85+99.86 (-8.75'L)
RIM ELEV:69.90
IE:67.59 8"(IN)S
CONTECH STORMFILTER
3-CARTRIDGE CB

PROPOSED
COMM X'ING

PROPOSED
POWER X'ING

PROPOSED STORM PROFILE
SCALE: 1" = 5'V, 1" = 10'H
17

NOT USED
NTS
18

NOT USED
NTS
19

NOT USED
NTS
20

NOT USED
NTS
21

NOT USED
NTS
22

NOT USED
NTS
23

NOT USED
NTS
24

NOT USED
NTS
25

NOT USED
NTS
26

NOT USED
NTS
27

NOT USED
NTS
28

NOT USED
NTS
29

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

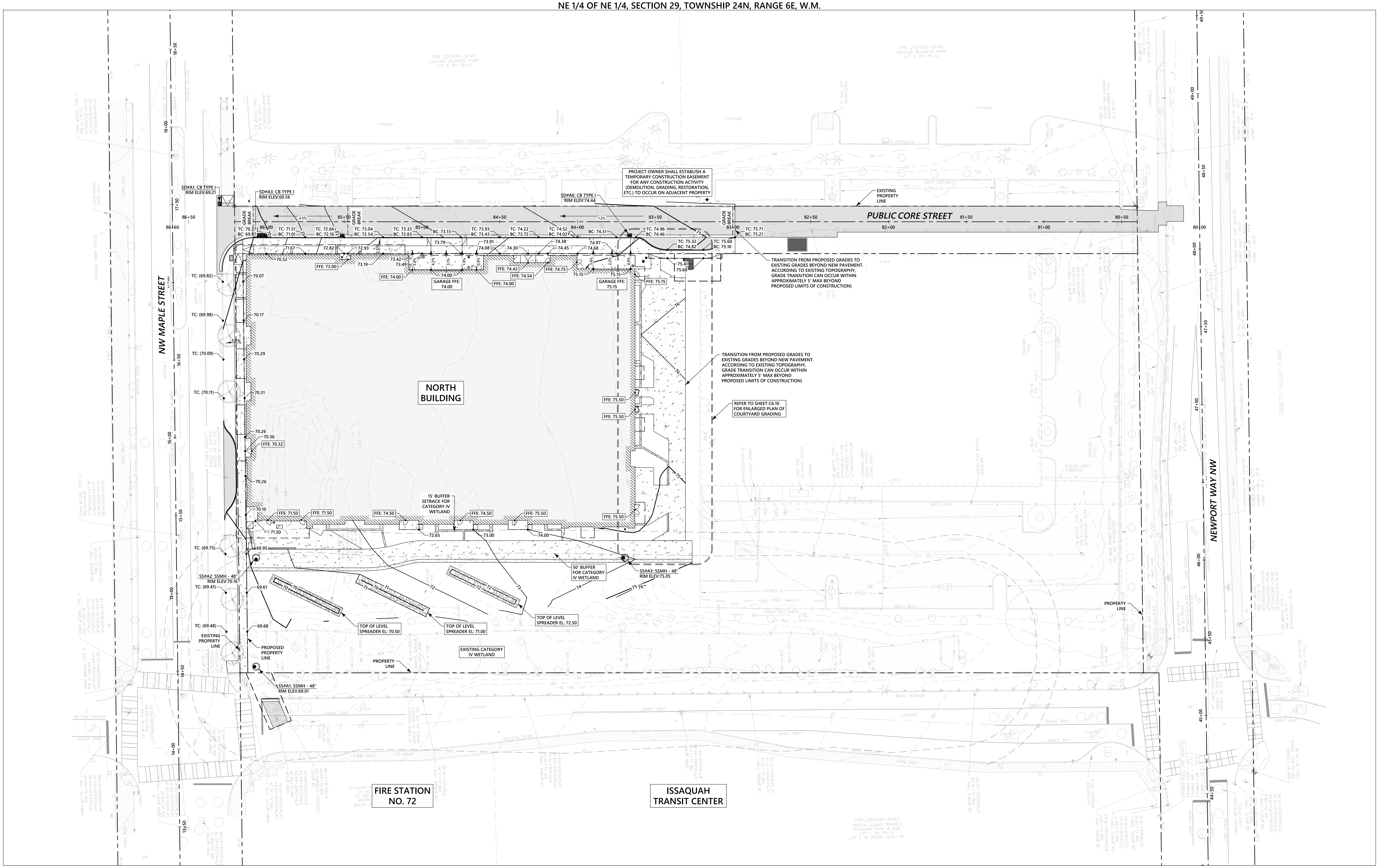
Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

DRAINAGE DETAILS & PROFILES

C5.11

Project Number: 2024-17

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.



Call before you Dig.
8-1-1 or
1-800-424-5555
UNDERGROUND SERVICE (USA)

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

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- DEDICATION
- PROPOSED EASEMENT
- BUILDING SETBACK PER ARCH'L PLANS
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR — 352
- PROPOSED CONTOUR (MAJOR) — 100
- PROPOSED CONTOUR (MINOR) — 101
- GRADE BREAK
- PROPOSED BUILDING
- PROPOSED BUILDING ABOVE
- PROPOSED BUILDING BELOW
- PROPOSED STORM
- SPOT ELEVATION, CURB ELEVATION — XX.XX — TC: XX.XX BC: XX.XX
- EXISTING SPOT & CURB ELEVATIONS — (XX.XX) — TC: (XX.XX) BC: (XX.XX)
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- STANDARD LANDSCAPING
- SDMH, CB TYPE 2, CB TYPE 1, CLEANOUT, AREA DRAIN, DOWNSPOUT — DS
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METERS AND VAULTS

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

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Issue:
100% DD 2025.05.09

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CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

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Schematics		
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Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

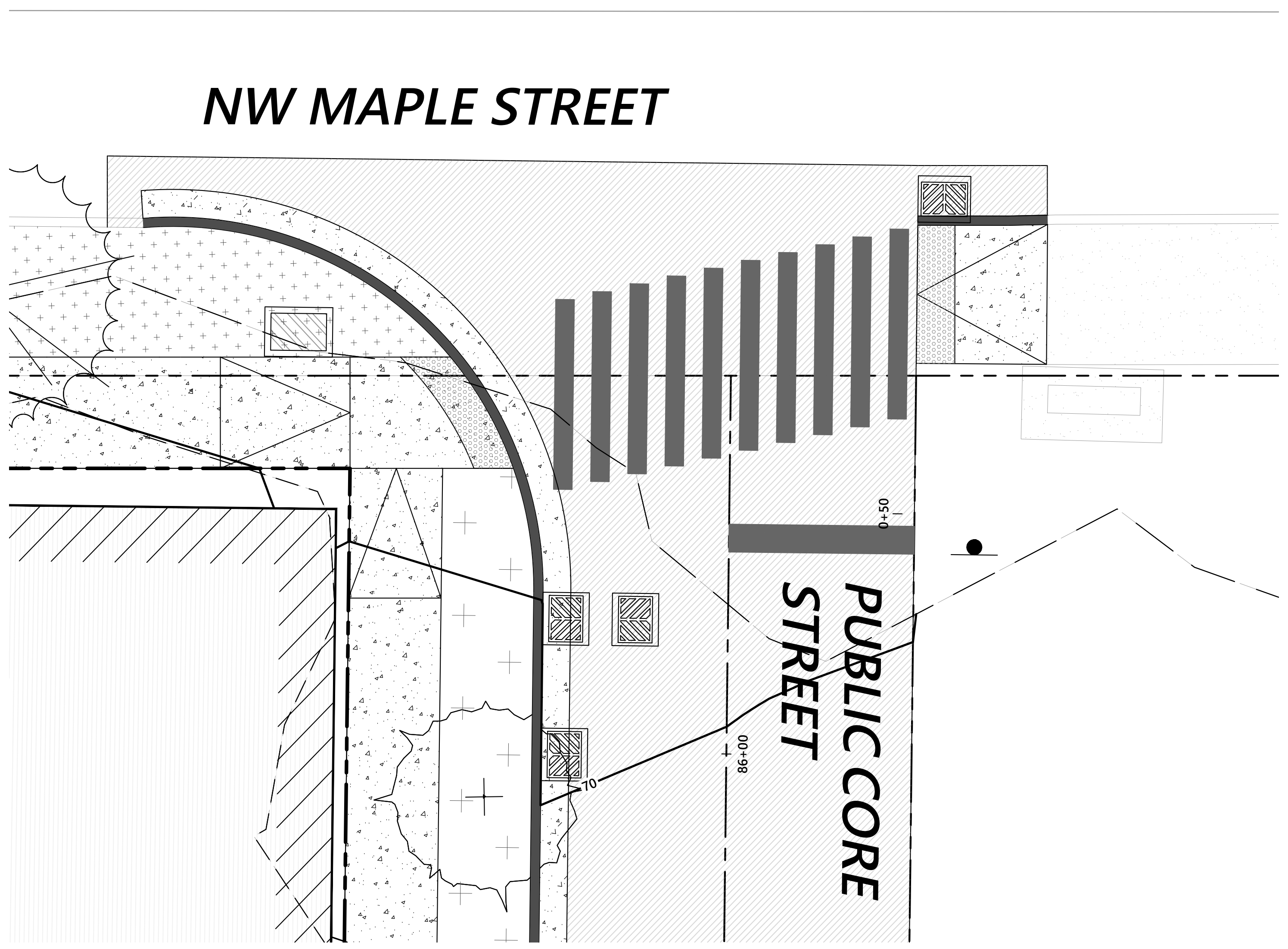
NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

GRADING PLAN

C6.00

Project Number: 2024-17

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.



CURB RAMP (NW MAPLE STREET/CORE STREET) GRADING
SCALE: 1" = 5'
8

NOT USED
NTS
3

NOT USED
NTS
4

NOT USED
NTS
5

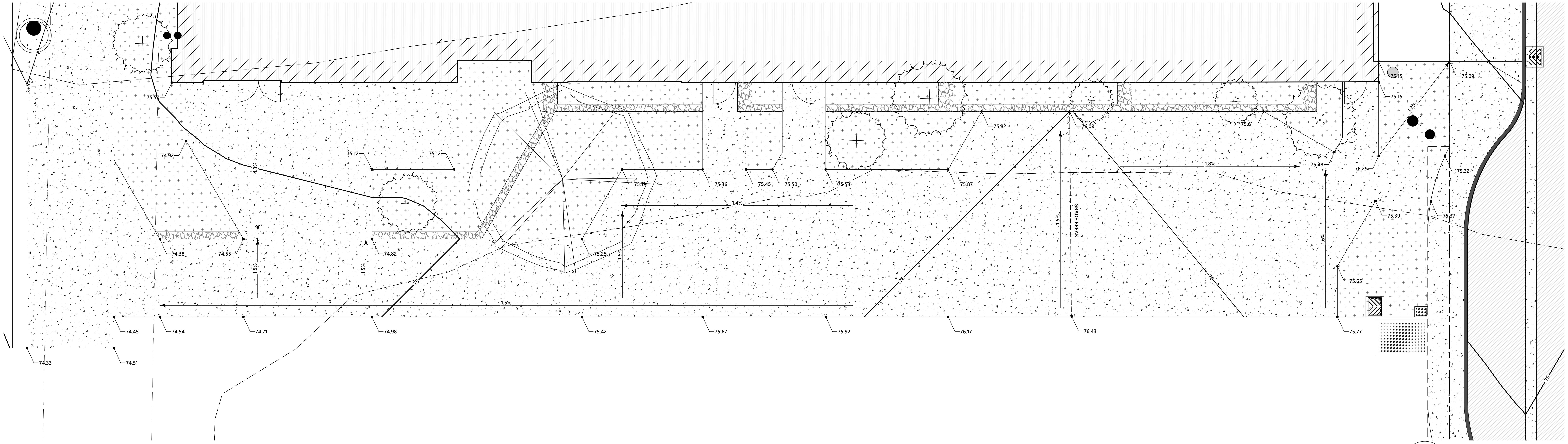
NOT USED
NTS
6

NOT USED
NTS
9

NOT USED
NTS
10

NOT USED
NTS
11

NOT USED
NTS
12



ENLARGED COURTYARD GRADING
SCALE: 1" = 5'
24

NOT USED
NTS
25

NOT USED
NTS
26

NOT USED
NTS
27

NOT USED
NTS
28

NOT USED
NTS
29

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
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Construction Revision:

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55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
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Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

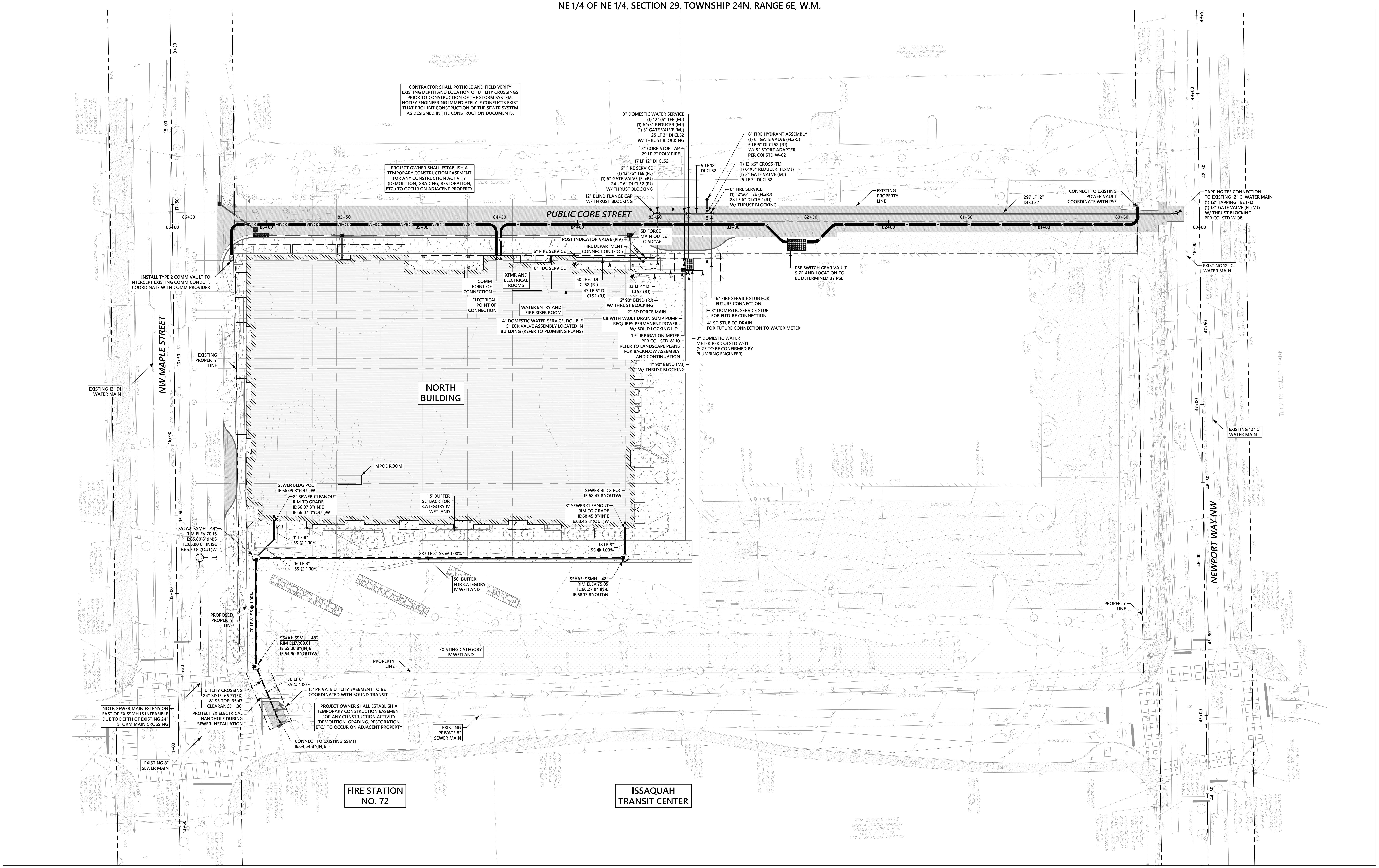
GRADING DETAILS

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

C6.10

Project Number: 2024-17

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.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PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
TPN 292406-9145 CASCADE BUSINESS PARK LOT 3, SP-79-12
3" DOMESTIC WATER SERVICE (1) 12"x6" TEE (MJ) (1) 6"x3" REDUCER (MJ) (1) 3" GATE VALVE (MJ) 25 LF 3" DI CL52 W/ THRUST BLOCKING
2" CORP STOP TAP 29 LF 2" POLY PIPE
17 LF 12" DI CL52
6" FIRE SERVICE (1) 12"x6" TEE (FL) (1) 6" GATE VALVE (FLxRJ) 24 LF 6" DI CL52 (RJ) W/ THRUST BLOCKING
12" BLIND FLANGE CAP W/ THRUST BLOCKING
9 LF 12" DI CL52
6" FIRE HYDRANT ASSEMBLY (1) 6" GATE VALVE (FLxRJ) 5 LF 6" DI CL52 (RJ) W/ 5" STORZ ADAPTER PER COI STD W-02
(1) 12"x6" CROSS (FL) (1) 6"X3" REDUCER (FLxMJ) (1) 3" GATE VALVE (MJ) 25 LF 3" DI CL52
6" FIRE SERVICE (1) 12"x6" TEE (FLxRJ) 28 LF 6" DI CL52 (RJ) W/ THRUST BLOCKING
EXISTING PROPERTY LINE
297 LF 12" DI CL52
CONNECT TO EXISTING POWER VAULT COORDINATE WITH PSE
TAPPING TEE CONNECTION TO EXISTING 12" CI WATER MAIN (1) 12" TAPPING TEE (FL) (1) 12" GATE VALVE (FLxMJ) W/ THRUST BLOCKING PER COI STD W-08
PUBLIC CORE STREET
86+60
86+50
86+00
85+50
85+00
84+50
84+00
83+50
83+00
82+50
82+00
81+50
81+00
80+50
80+00
SD FORCE MAIN OUTLET TO SD#A6
POST INDICATOR VALVE (PIV)
FIRE DEPARTMENT CONNECTION (FDC)
6" FIRE SERVICE
6" FDC SERVICE
PSE SWITCH GEAR VAULT SIZE AND LOCATION TO BE DETERMINED BY PSE
EXISTING 12" CI WATER MAIN
INSTALL TYPE 2 COMM VAULT TO INTERCEPT EXISTING COMM CONDUIT. COORDINATE WITH COMM PROVIDER
COMM POINT OF CONNECTION
XFMR AND ELECTRICAL ROOMS
ELECTRICAL POINT OF CONNECTION
WATER ENTRY AND FIRE RISER ROOM
50 LF 6" DI CL52 (RJ)
43 LF 6" DI CL52 (RJ)
33 LF 4" DI CL52 (RJ)
6" 90° BEND (RJ) W/ THRUST BLOCKING
2" SD FORCE MAIN
4" DOMESTIC WATER SERVICE. DOUBLE CHECK VALVE ASSEMBLY LOCATED IN BUILDING (REFER TO PLUMBING PLANS)
CB WITH VAULT DRAIN SUMP PUMP REQUIRES PERMANENT POWER W/ SOLID LOCKING LID
1.5" IRRIGATION METER PER COI STD W-10 REFER TO LANDSCAPE PLANS FOR BACKFLOW ASSEMBLY AND CONTINUATION
4" 90° BEND (MJ) W/ THRUST BLOCKING
6" FIRE SERVICE STUB FOR FUTURE CONNECTION
3" DOMESTIC SERVICE STUB FOR FUTURE CONNECTION
4" SD STUB TO DRAIN FOR FUTURE CONNECTION TO WATER METER
3" DOMESTIC WATER METER PER COI STD W-11 (SIZE TO BE CONFIRMED BY PLUMBING ENGINEER)
NW MAPLE STREET
18+00
17+50
16+50
16+00
15+50
15+00
14+50
14+00
13+50
EXISTING PROPERTY LINE
EXISTING 12" DI WATER MAIN
NORTH BUILDING
MPOE ROOM
SEWER BLDG POC IE:66.09 8"(OUT)W
8" SEWER CLEANOUT RIM TO GRADE IE:66.07 8"(IN)E IE:66.07 8"(OUT)W
15' BUFFER SETBACK FOR CATEGORY IV WETLAND
SEWER BLDG POC IE:68.47 8"(OUT)W
8" SEWER CLEANOUT RIM TO GRADE IE:68.45 8"(IN)E IE:68.45 8"(OUT)W
SS#A2: SSMH - 48" RIM ELEV:70.16 IE:65.80 8"(IN)S IE:65.80 8"(IN)SE IE:65.70 8"(OUT)W
11 LF 8" SS @ 1.00%
237 LF 8" SS @ 1.00%
18 LF 8" SS @ 1.00%
16 LF 8" SS @ 1.00%
50' BUFFER FOR CATEGORY IV WETLAND
SS#A3: SSMH - 48" RIM ELEV:75.05 IE:68.27 8"(IN)E IE:68.17 8"(OUT)N
PROPOSED PROPERTY LINE
70 LF 8" SS @ 1.00%
SS#A1: SSMH - 48" RIM ELEV:69.01 IE:65.00 8"(IN)E IE:64.90 8"(OUT)W
EXISTING CATEGORY IV WETLAND
PROPERTY LINE
36 LF 8" SS @ 1.00%
15' PRIVATE UTILITY EASEMENT TO BE COORDINATED WITH SOUND TRANSIT
UTILITY CROSSING 24" SD IE: 66.77(EX) 8" SS TOP: 65.47 CLEARANCE: 1.30'
PROTECT EX ELECTRICAL HANDHOLE DURING SEWER INSTALLATION
NOTE: SEWER MAIN EXTENSION EAST OF EX SSMH IS INFEASIBLE DUE TO DEPTH OF EXISTING 24" STORM MAIN CROSSING
PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
EXISTING PRIVATE 8" SEWER MAIN
CONNECT TO EXISTING SSMH IE:64.54 8"(IN)E
EXISTING 8" SEWER MAIN
FIRE STATION NO. 72
ISSAQUAH TRANSIT CENTER
NEWPORT WAY NW
49+00
48+50
48+00
47+50
47+00
46+50
46+00
45+50
45+00
44+50
PROPERTY LINE

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

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

UNDERGROUND UTILITY NOTE:
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LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- DEDICATION
- PROPOSED EASEMENT
- BUILDING SETBACK PER ARCH'L PLANS
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR — 352
- PROPOSED CONTOUR (MAJOR) — 100
- PROPOSED CONTOUR (MINOR) — 101
- GRADE BREAK
- PROPOSED BUILDING
- PROPOSED BUILDING ABOVE
- PROPOSED BUILDING BELOW
- PROPOSED STORM
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED COMM — COMM
- PROPOSED POWER — P
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- STANDARD LANDSCAPING
- SDMH, CB TYPE 2, CB TYPE 1, CLEANOUT, AREA DRAIN, DOWNSPOUT — 4" DS
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER METERS AND VAULTS

UTILITY PURVEYORS

WATER:
CITY OF ISSAQUAH
TEL: 425.837.3470

SANITARY SEWER:
CITY OF ISSAQUAH
TEL: 425.837.3470

POWER & NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH ST, SUITE 1200
BELLEVUE, WA 98009
TEL: 888.321.7779

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:
THE TRAILHEAD
1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP
600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

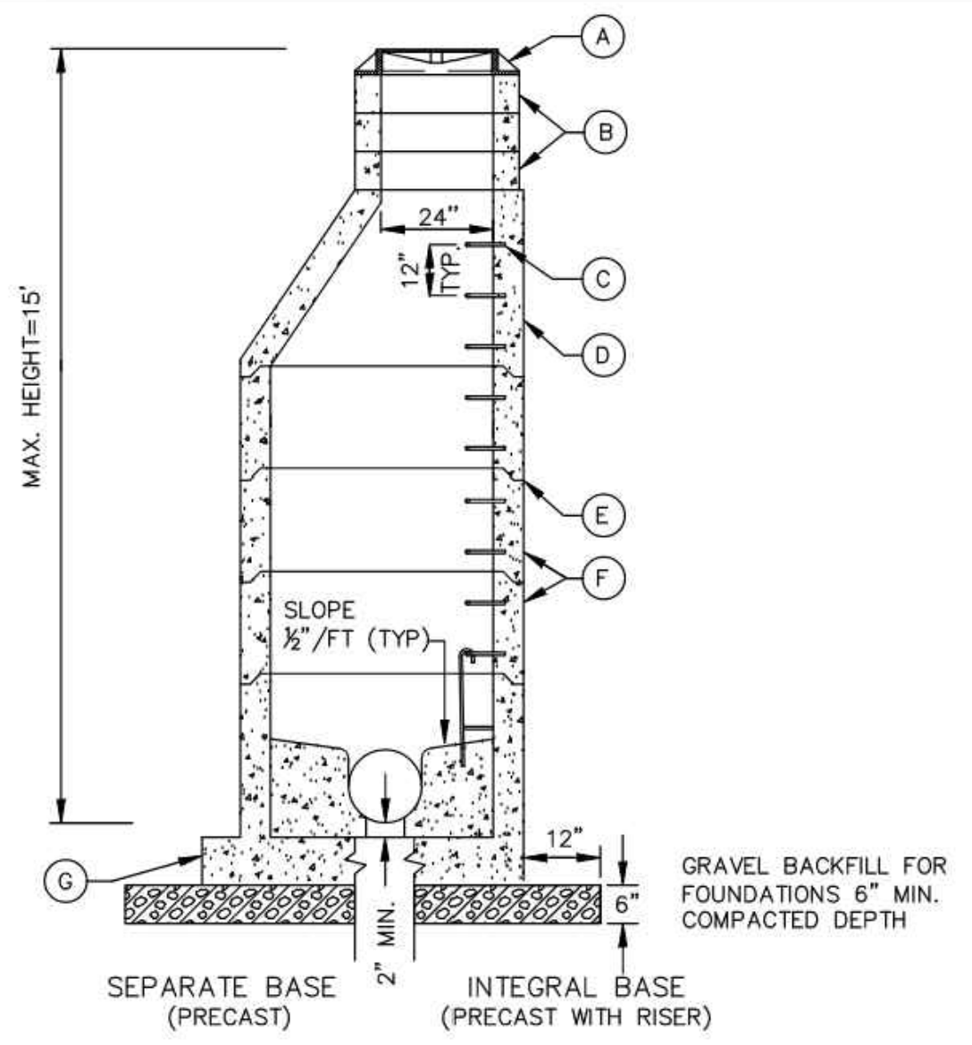
Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

UTILITY PLAN

C7.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT


A
B
C
D
E
F
G
MAX. HEIGHT=15'
24"
12" TYP.
SLOPE ½"/FT (TYP)
12"
6"
2" MIN.
GRAVEL BACKFILL FOR FOUNDATIONS 6" MIN. COMPACTED DEPTH
SEPARATE BASE (PRECAST)
INTEGRAL BASE (PRECAST WITH RISER)

LEGEND

A. FRAME & COVER – SEE STANDARD DETAIL G-11 (CIRCULAR FRAME & COVER, BOLT-LOCKING).
B. ADJUSTMENT SECTION – SEE STANDARD DETAIL G-09 (MH OR CB RING ADJUSTMENT DETAIL).
C. STEPS & LADDER – SEE STANDARD DETAIL G-12 (MH LADDER & STEP)
D. PRECAST CONE (CONCENTRIC)
E. RUBBER GASKET BETWEEN ALL PRECAST SECTIONS. USE BITUTHENE 4000 FOR WATERPROOFING WHEN THE POTENTIAL FOR GROUNDWATER EXISTS.
F. PRECAST RISER SECTIONS (TYP)
G. PRECAST BASE: INTEGRAL BASE AND RISER, OR SEPARATE BASE

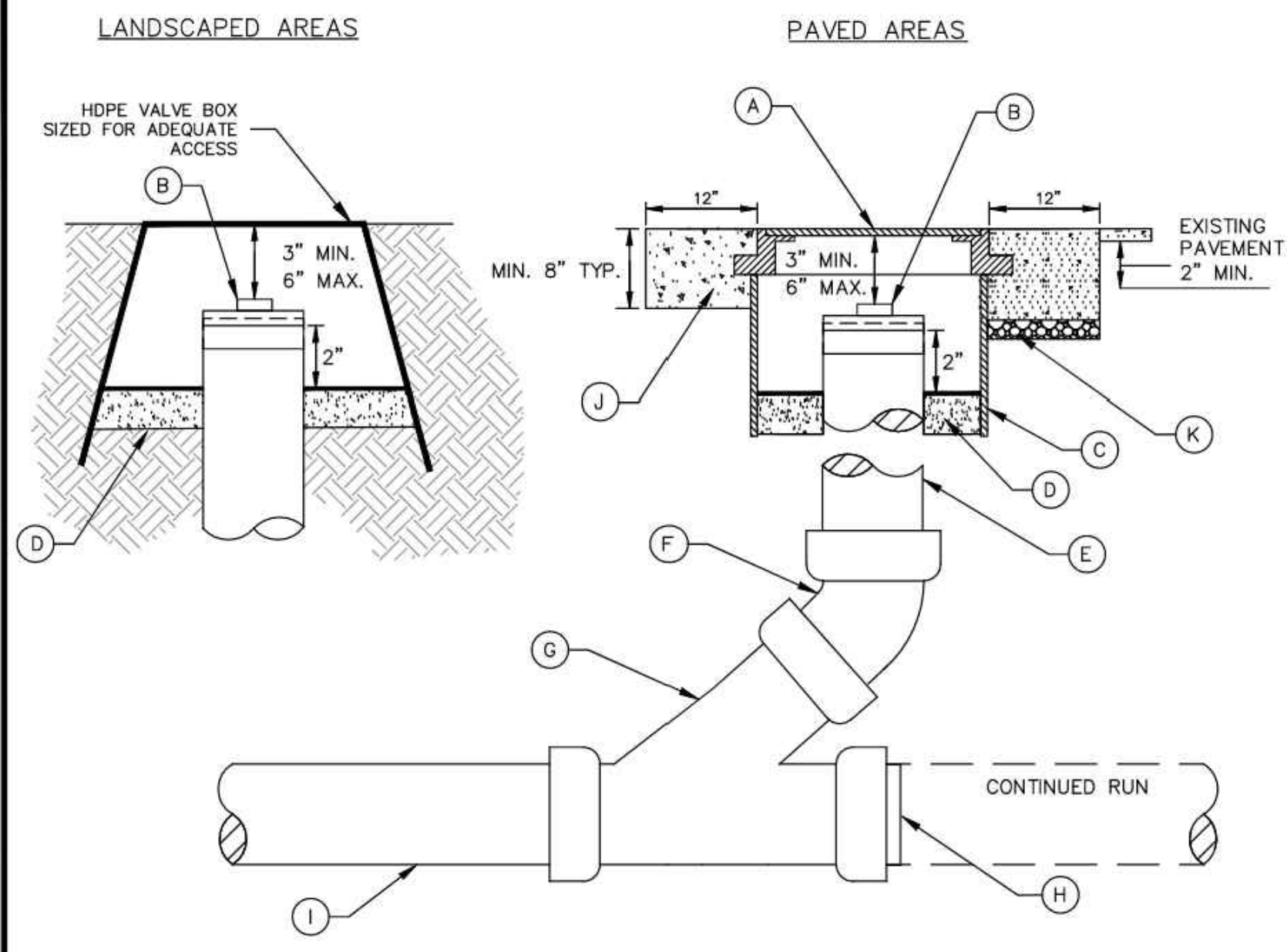
NOTES

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M198 AND M199, UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. PRECAST BASES SHALL BE FURNISHED WITH KOR-N-SEAL CONNECTOR, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
3. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT IN ANY POSITION.
4. SEE WSDOT STANDARD SPECIFICATIONS SEC. 7-05.3 AND 9-20.4(3).
5. ADJUSTMENT RISERS AND FRAME SHALL BE SET IN 3/4" NON-SHRINK GROUT. FILL LIFTING HOLES INSIDE AND OUT. PLASTER SMOOTH INSIDE AND OUT.
6. MINIMUM 2% SLOPE ON CHANNEL.
7. CONSTRUCT CHANNEL WITH CLASS 3000 CONCRETE TO PIPE DIAMETER, AND SHELF TO THE CROWN OF PIPE. PROVIDE SMOOTH FINISH.
8. ALL MANHOLES SHALL BE LOCATED OUTSIDE THE WHEEL PATH WHERE FEASIBLE AND NOT IN A BIKE LANE.

CITY OF ISSAQUAH WASHINGTON

SEWER MANHOLE TYPE 1
48", 54", 60"
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **S-01**

SEWER MANHOLE TYPE 1
NTS
8



LEGEND

A. CLEANOUT RING AND COVER. SEE APPROVED MATERIALS LIST.
B. 4" x 4" OR 4" x 6" BUSHING WITH THREADED 4" PLUG WITH 2" SQUARE NUT ON PLUG.
C. PVC PIPE, 12"–16" DIA., MIN. 12" LONG.
D. SAND OR CRUSHED SURFACING TOP COURSE MATERIAL COVERED IN FILTER FABRIC.
E. RISER
F. 45° BEND
G. WYE WITH CONTINUED RUN OR 45° BEND.
H. WATERTIGHT PLUG OR CONTINUED PVC RUN.
I. 4" OR 6" SEWER PIPE
J. 8" MIN. ASPHALT OR 3000 PSI CEMENT CONCRETE COLLAR
K. PLACE & COMPACT CRUSHED SURFACING TOP COURSE

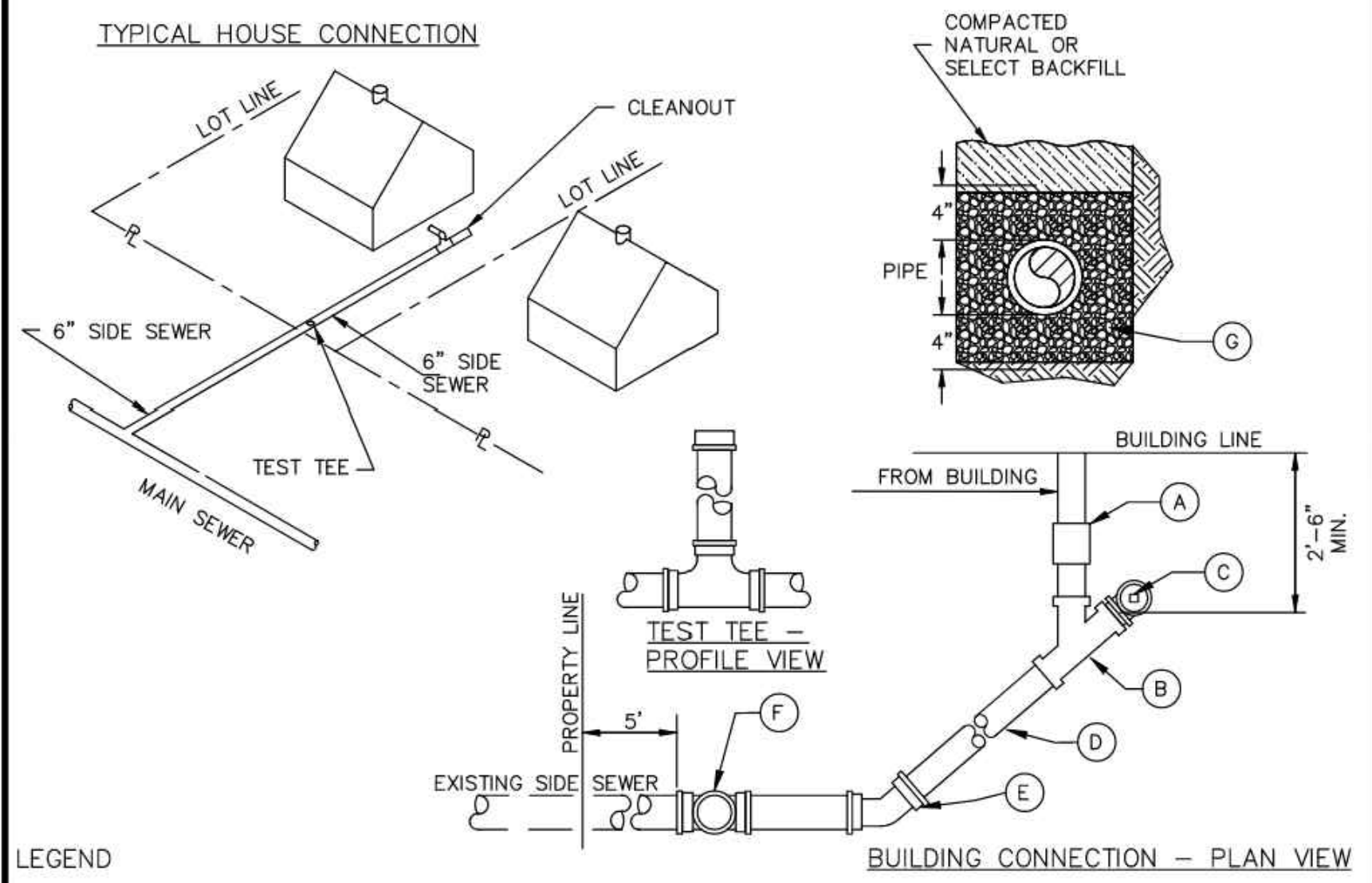
NOTES

1. CLEAN OUT COVER SHALL READ "SSCO" OR "SEWER". SEE APPROVED MATERIALS LIST.
2. RING AND COVER SHALL BE .05"–.10" ABOVE FINISHED GRADE TO PREVENT ENTRY OF SURFACE WATER.
3. ALL SEWER PIPE AND FITTINGS TO BE PVC ASTM D3034 SDR35 WITH RUBBER GASKETED JOINTS.
4. CLEAN OUTS REQUIRED FOR EVERY TWO BENDS EQUALING 135° OR MORE. 100' MAXIMUM BETWEEN CLEAN OUTS.

CITY OF ISSAQUAH WASHINGTON

SEWER CLEANOUT
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **S-07**

SEWER CLEANOUT
NTS
10



LEGEND

A. COUPLING. SEE APPROVED MATERIALS LIST.
B. CLEANOUT WYE, 18" MIN. COVER
C. CLEANOUT. SEE STANDARD DETAIL S-07 (SEWER CLEANOUT).
D. 6" PVC SDR35 WITH RUBBER GASKETED JOINTS, LENGTHS AS REQUIRED.
E. BEND AS REQUIRED. NO 90° BENDS.
F. 6" TEST TEE. BRANCH FACING UP FOR TEST TEE AND WATER TIGHT PLUG.
G. PIPE BEDDING, COMPACTED GRAVEL BACKFILL FOR PIPE ZONE BEDDING PER STANDARD DETAIL G-13.

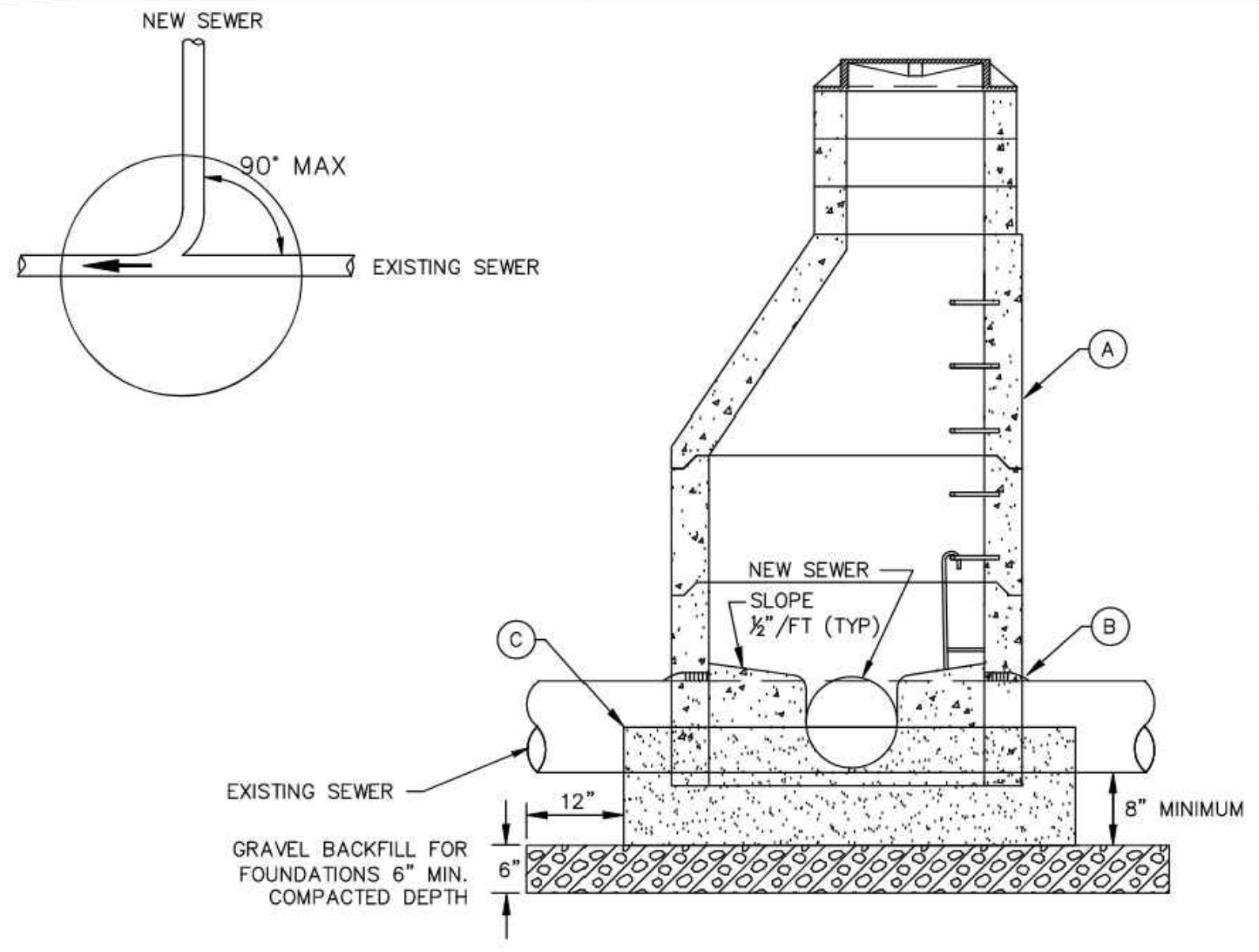
NOTES

1. CLEAN OUTS REQUIRED FOR EVERY 2 BENDS EQUALING 135° OR MORE. SEE STANDARD DETAIL S-07 (SEWER CLEANOUT). 100' MAXIMUM BETWEEN CLEANOUTS.
2. PIPE BELLS LAID UPGRADE.
3. MINIMUM 1% SLOPE FOR 6" PIPE.
4. 18" MINIMUM COVER ON PROPERTY.
5. MAXIMUM 4 RESIDENTIAL UNITS PER 6" SIDE SEWER.
6. CLEAN OUT REQUIRED AT END OF COMMON SIDE SEWER.
7. MINIMUM 10' SEPARATION (HORZ.) BETWEEN WATER AND SEWER LINES.
8. RECORD DRAWINGS REQUIRED AT TIME OF INSPECTION.
9. WATER-SEWER CROSSINGS– SHALL COMPLY WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
10. CHECK VALVE REQUIRED ON SIDE SEWERS WHEN LOWEST SERVICE ELEVATION IS 2' OR LESS ABOVE THE HYDRAULIC GRADE LINE. SEE STANDARD DETAIL S-10 (CHECK VALVE ASSEMBLY).
11. FITTINGS SHALL NOT BE BACKFILLED UNTIL INSPECTED BY THE CITY.
12. IF SIDE SEWER STUB IS NOT AVAILABLE, THE OWNER IS RESPONSIBLE FOR ITS INSTALLATION.
13. TRENCH RESTORATION IN THE R.O.W. SHALL CONFORM TO STANDARD DETAIL G-01 (TYPICAL PIPE TRENCH).
14. PIPE SHALL BE PVC ASTM D3034 SDR35 WITH RUBBER GASKETED JOINTS. SEE APPROVED MATERIALS LIST.

CITY OF ISSAQUAH WASHINGTON

SIDE SEWER CONNECTION
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **S-09**

SIDE SEWER CONNECTION
NTS
12



LEGEND

A. NEW MANHOLE PER STANDARD DETAIL S-01, S-02, OR S-03
B. SAND COLLAR AND NON SHRINK GROUT
C. CAST-IN PLACE CHANNEL AND SHELF. BASE TO BE DESIGNED BY LICENSED CIVIL ENGINEER.

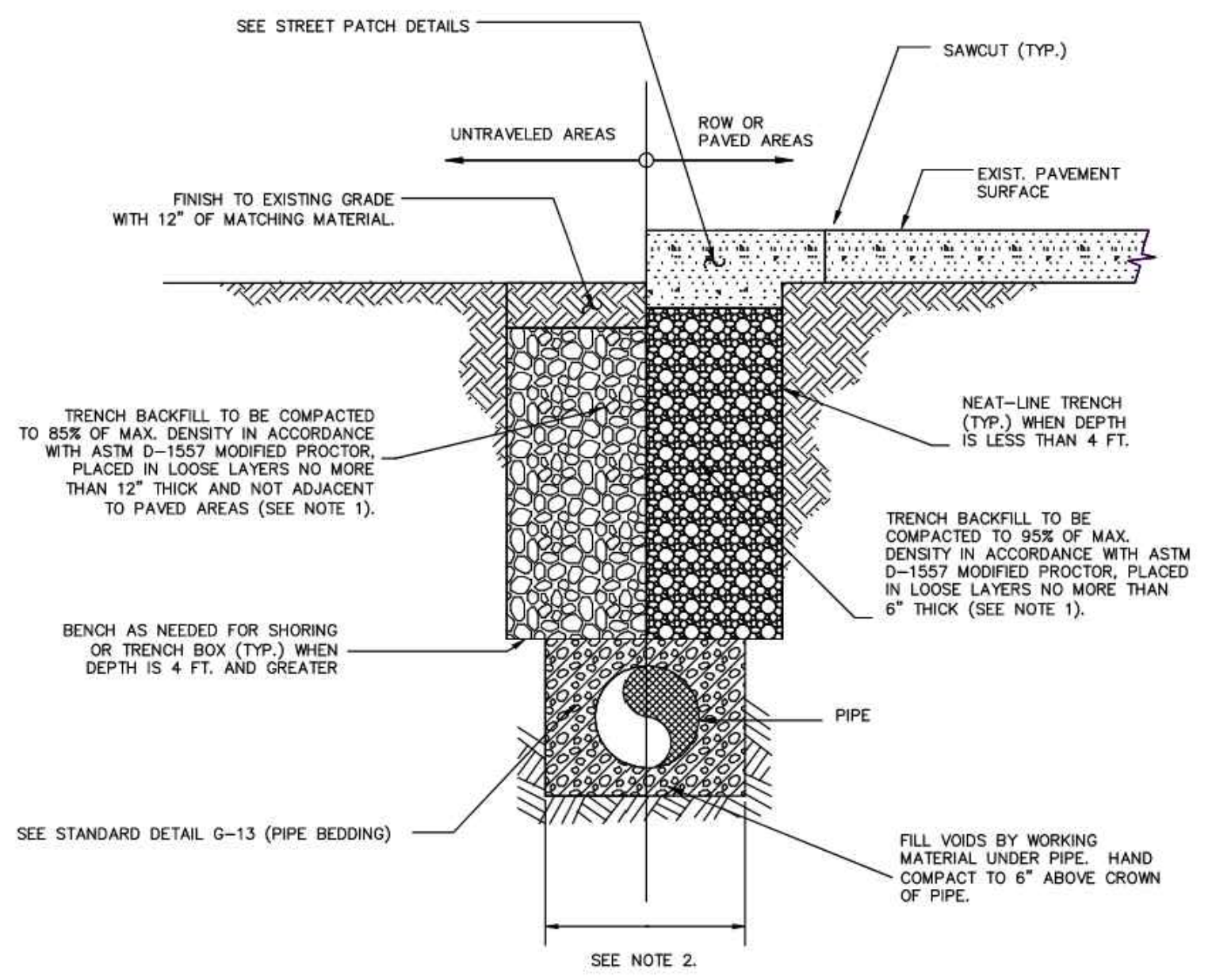
NOTES

1. MANHOLE SHALL CONFORM TO THE GENERAL NOTES AND ALL APPLICABLE REQUIREMENTS.
2. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT IN ANY POSITION.
3. CUT OUT EXISTING PIPE, MAKE SMOOTH INVERT AND CHANNEL AFTER NEW LINE IS ACCEPTED.
4. CONSTRUCT CHANNEL WITH CLASS 3000 CONCRETE TO PIPE DIAMETER AND SHELF TO THE CROWN OF PIPE. PROVIDE SMOOTH FINISH.

CITY OF ISSAQUAH WASHINGTON

NEW MANHOLE ON EXISTING SEWER
DATE: **2/01/2021**
SCALE: **NTS**
STANDARD DETAIL NO. **S-14**

NEW MANHOLE ON EXISTING SEWER
NTS
20


SEE STREET PATCH DETAILS
SAWCUT (TYP.)
UNTRAVELED AREAS
ROW OR PAVED AREAS
EXIST. PAVEMENT SURFACE
FINISH TO EXISTING GRADE WITH 12" OF MATCHING MATERIAL.
TRENCH BACKFILL TO BE COMPACTED TO 85% OF MAX. DENSITY IN ACCORDANCE WITH ASTM D-1557 MODIFIED PROCTOR, PLACED IN LOOSE LAYERS NO MORE THAN 12" THICK AND NOT ADJACENT TO PAVED AREAS (SEE NOTE 1).
NEAT-LINE TRENCH (TYP.) WHEN DEPTH IS LESS THAN 4 FT.
TRENCH BACKFILL TO BE COMPACTED TO 95% OF MAX. DENSITY IN ACCORDANCE WITH ASTM D-1557 MODIFIED PROCTOR, PLACED IN LOOSE LAYERS NO MORE THAN 6" THICK (SEE NOTE 1).
BENCH AS NEEDED FOR SHORING OR TRENCH BOX (TYP.) WHEN DEPTH IS 4 FT. AND GREATER
PIPE
SEE STANDARD DETAIL G-13 (PIPE BEDDING)
FILL VOIDS BY WORKING MATERIAL UNDER PIPE. HAND COMPACT TO 6" ABOVE CROWN OF PIPE.
SEE NOTE 2.

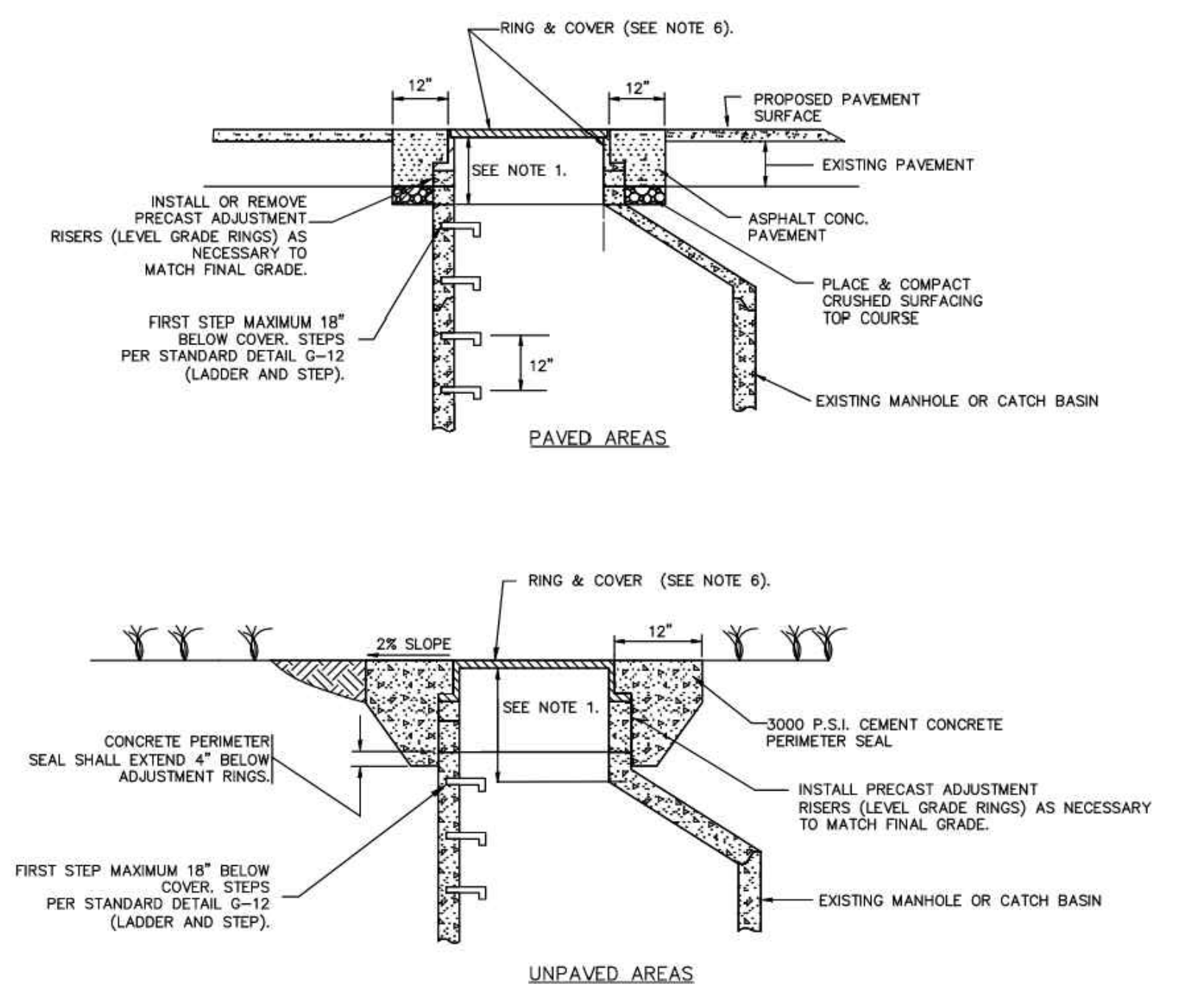
NOTES:

1. TRENCH BACKFILL MATERIAL SHALL BE CRUSHED SURFACE TOP COURSE WSDOT SPEC 9-03.9(3).
2. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE.
   2.1. * 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
   2.2. * O.D. PLUS 16" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.
3. CDF EQUAL TO WSDOT SPEC. 2-09.3(1)E REQUIRED WHEN CROSSING EXISTING STREETS. 2' MINIMUM CAP OVER 1' MINIMUM TRENCH BACKFILL.
4. COMPACTION TESTING AND PROCTOR REQUIRED. ONE TEST PER LIFT PER 100' OF TRENCH. MINIMUM 2 TESTS PER LIFT.
5. MAXIMUM TYPICAL TRENCH DEPTH IS 48". DEEPER TRENCHES MUST BE IDENTIFIED VIA SEPARATE UTILITY PROFILE DESIGN AND APPROVED BY THE CITY ENGINEER OR DESIGNEE.
6. COMPACTION TESTING AT DEPTHS GREATER THAN 4' IN TRENCHES MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVEN TO MEET COMPACTION REQUIREMENTS.
7. TRENCHES LESS THAN 2' WIDE REQUIRE CDF.
8. RECYCLED CONCRETE MAY BE USED IN ACCORDANCE WITH WSDOT STANDARD 9-03.21. APPLICATIONS SUCH AS TRENCH BACKFILL PROPOSED WITHIN 3' OF THE SEASONAL HIGH GROUNDWATER ELEVATION, WITHIN THE BUFFER OF CRITICAL AREAS, OR WITHIN THE CARA I OR II BOUNDARY, SHALL REQUIRE PRIOR APPROVAL BY THE CITY. ADDITIONAL PROTECTION MEASURES MAY BE REQUIRED IF RECYCLED CONCRETE IN PROPOSED IN ONE OF THESE INSTANCES.

CITY OF ISSAQUAH WASHINGTON

TYPICAL PIPE TRENCH DETAIL
DATE: **3/9/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **G-01**

TYPICAL PIPE TRENCH DETAIL
NTS
22


RING & COVER (SEE NOTE 6).
12"
12"
PROPOSED PAVEMENT SURFACE
SEE NOTE 1.
EXISTING PAVEMENT
INSTALL OR REMOVE PRECAST ADJUSTMENT RISERS (LEVEL GRADE RINGS) AS NECESSARY TO MATCH FINAL GRADE.
ASPHALT CONC. PAVEMENT
PLACE & COMPACT CRUSHED SURFACING TOP COURSE
FIRST STEP MAXIMUM 18" BELOW COVER. STEPS PER STANDARD DETAIL G-12 (LADDER AND STEP).
12"
EXISTING MANHOLE OR CATCH BASIN
PAVED AREAS
RING & COVER (SEE NOTE 6).
2% SLOPE
12"
SEE NOTE 1.
3000 P.S.I. CEMENT CONCRETE PERIMETER SEAL
CONCRETE PERIMETER SEAL SHALL EXTEND 4" BELOW ADJUSTMENT RINGS.
INSTALL PRECAST ADJUSTMENT RISERS (LEVEL GRADE RINGS) AS NECESSARY TO MATCH FINAL GRADE.
FIRST STEP MAXIMUM 18" BELOW COVER. STEPS PER STANDARD DETAIL G-12 (LADDER AND STEP).
EXISTING MANHOLE OR CATCH BASIN
UNPAVED AREAS

NOTES:

1. WHERE DEPTH OF NECK EXCEEDS 22 INCHES, ADJUST MANHOLE OR CATCH BASIN TO GRADE BY INSERTING NEW BARREL SECTION BETWEEN THE CONE AND EXISTING BARREL. SEE STANDARD DETAIL G-10 (MANHOLE OR CATCH BASIN SECTION ADJUSTMENT).
2. ADJUSTMENT RISERS SHALL BE SET IN 3/4" NON-SHRINK GROUT, PLASTER SMOOTH INSIDE AND OUT.
3. STEPS OR RUNGS SHALL BE ADDED AS NEEDED.
4. PRECAST ADJUSTMENT RISERS (LEVELING GRADE RINGS) MUST BE CAST WITH GROOVE TO ALLOW FIELD INSTALLATION OF SAFETY STEP. SEE STANDARD DETAIL G-12 (LADDER AND STEP).
5. REPLACE EXISTING RING AND COVER IF NON-CONFORMING.
6. SEE STANDARD DETAIL G-11 (CIRCULAR FRAME (RING) AND COVER BOLT LOCKING).
7. MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING CONC. BLOCKS, ADJUSTMENT RISERS, TOP OF CONE SECTION AND BOTTOM OF IRON RING.
8. STRUCTURES LOCATED IN UNPAVED AREAS SHALL HAVE AN ACCESS ROAD TO EACH STRUCTURE TO BE ACCESSIBLE BY CITY MAINTENANCE VEHICLES. ACCESS ROAD MATERIAL SHALL BE APPROVED BY THE CITY. SEE STANDARD DETAIL G-03 (MAINTENANCE ACCESS ROAD).
9. GRADE RINGS (STEEL) MAY BE USED FOR ADJUSTMENTS OF 3" OR LESS.
10. GRADE RINGS (STEEL) SHALL BE WELDED TO THE FRAME AND EACH OTHER.

CITY OF ISSAQUAH WASHINGTON

MANHOLE OR CATCH BASIN RING ADJUSTMENT DETAIL
DATE: **3/9/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **G-09**

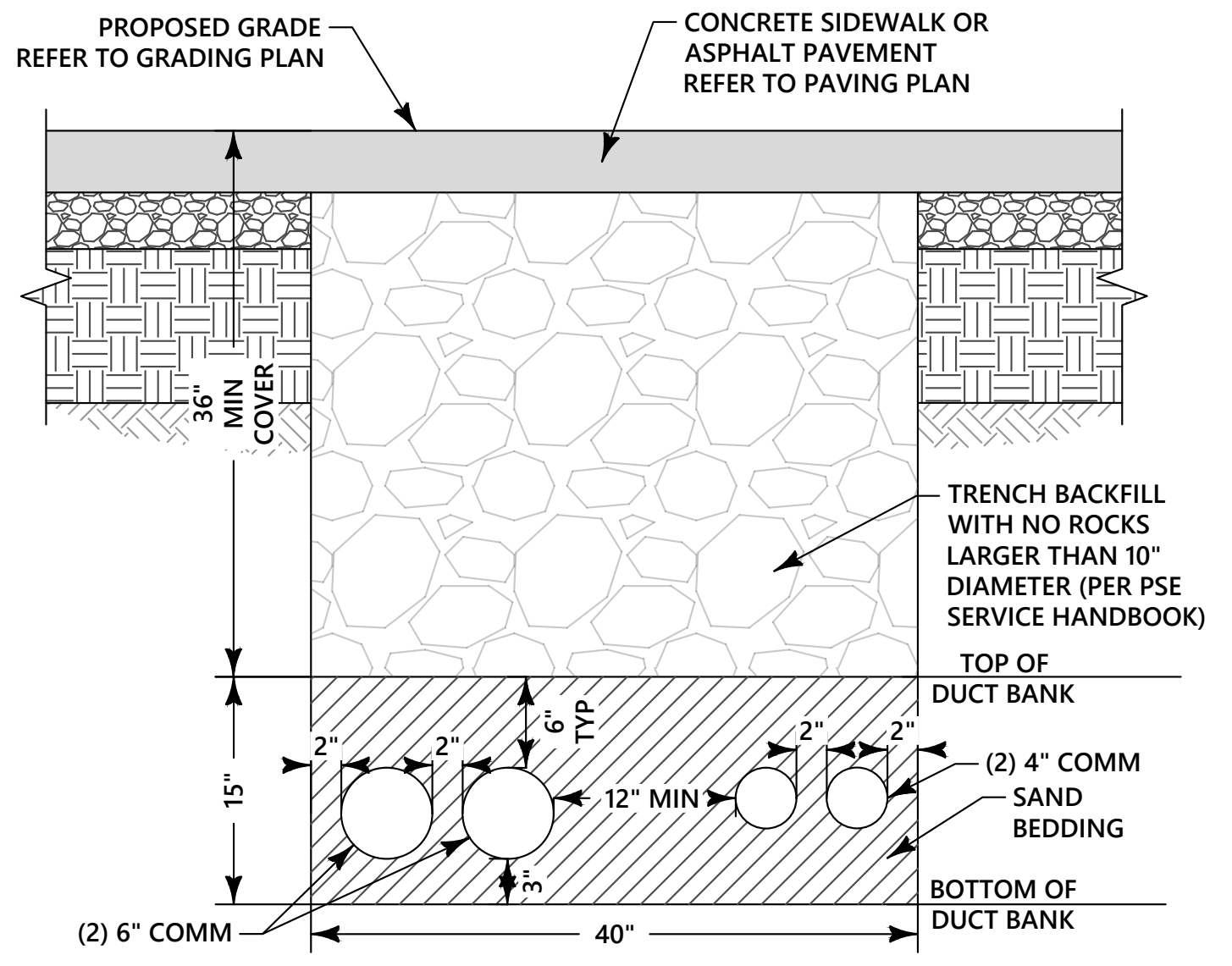
MANHOLE OR CATCH BASIN RING ADJUSTMENT DETAIL
NTS
24

NOT USED
NTS
25

NOT USED
NTS
26

NOT USED
NTS
27

NOT USED
NTS
28


PROPOSED GRADE REFER TO GRADING PLAN
CONCRETE SIDEWALK OR ASPHALT PAVEMENT REFER TO PAVING PLAN
36" MIN COVER
TRENCH BACKFILL WITH NO ROCKS LARGER THAN 10" DIAMETER (PER PSE SERVICE HANDBOOK)
TOP OF DUCT BANK
6" TYP
2"
2"
2"
2"
(2) 4" COMM
12" MIN
SAND BEDDING
15"
3"
BOTTOM OF DUCT BANK
(2) 6" COMM
40"

NOTE: PAVEMENT IN RIGHT-OF-WAY TO BE CONSTRUCTED PER CITY OF ISSAQUAH STANDARD PLANS AND SPECIFICATIONS.

JOINT UTILITY TRENCH SECTION
SCALE: 1" = 1'
29

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634

PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

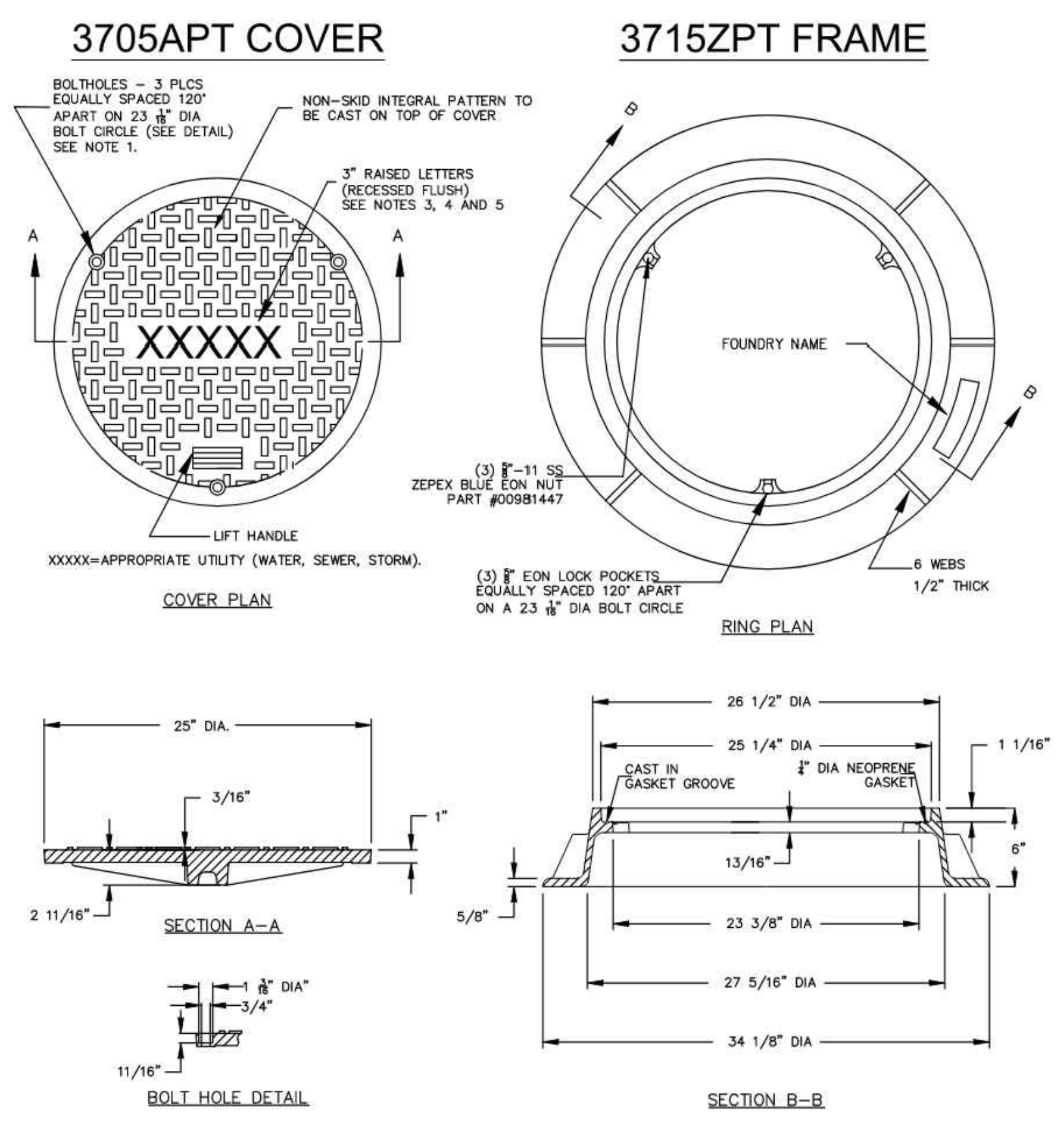
Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

UTILITY DETAILS

C7.10

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

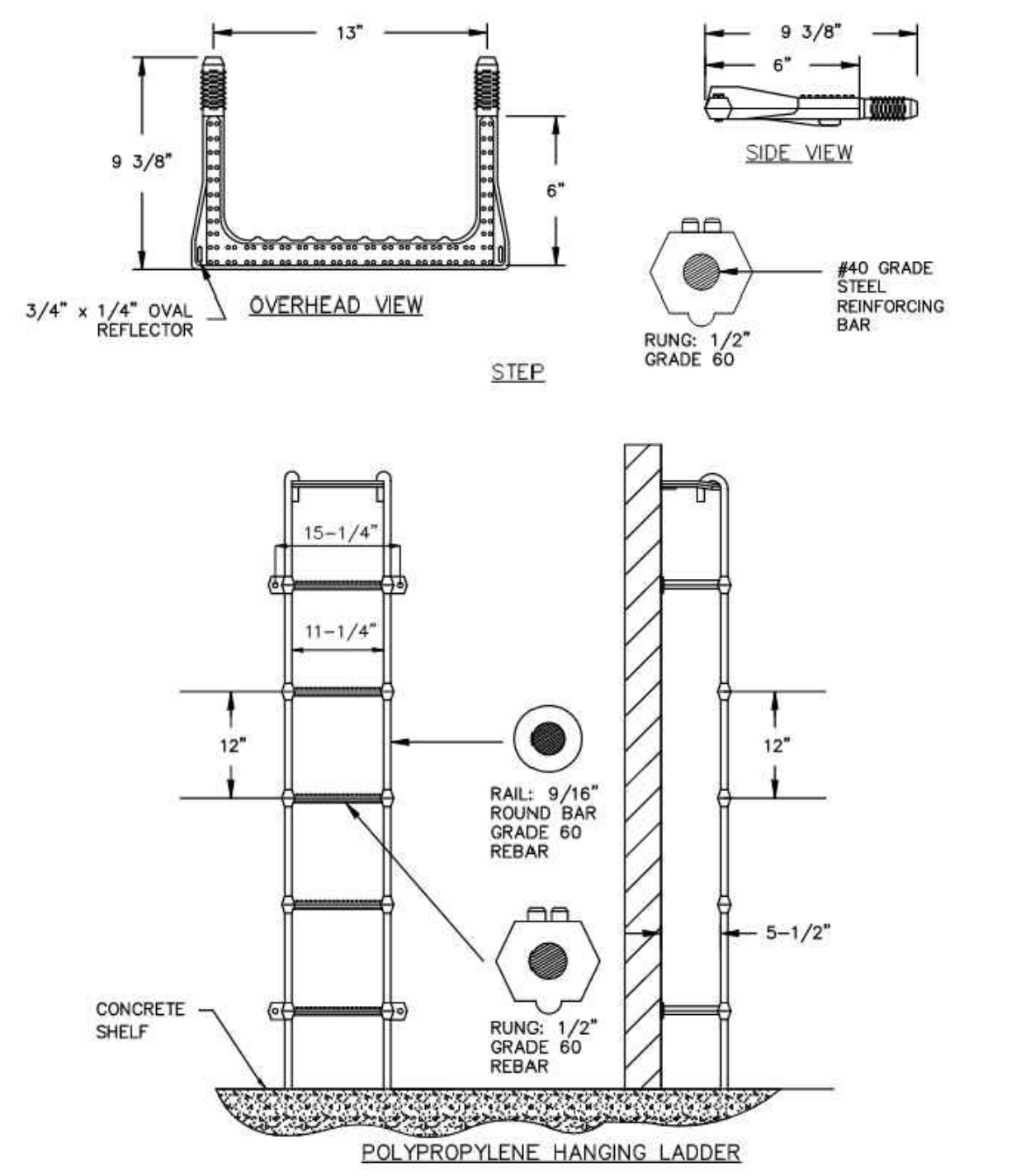

3705APT COVER
3715ZPT FRAME
BOLTHOLES – 3 PLCS EQUALLY SPACED 120° APART ON 23 1/16" DIA BOLT CIRCLE (SEE DETAIL) SEE NOTE 1.
NON-SKID INTEGRAL PATTERN TO BE CAST ON TOP OF COVER
3" RAISED LETTERS (RECESSED FLUSH) SEE NOTES 3, 4 AND 5
A
XXXXX
LIFT HANDLE
XXXXX=APPROPRIATE UTILITY (WATER, SEWER, STORM).
COVER PLAN
B
FOUNDRY NAME
(3) 5/8"-11 SS ZEPEX BLUE EON NUT PART #00981447
(3) 5/8" EON LOCK POCKETS EQUALLY SPACED 120° APART ON A 23 1/16" DIA BOLT CIRCLE
6 WEBS 1/2" THICK
RING PLAN
25" DIA.
3/16"
1"
2 11/16"
SECTION A–A
1 3/16" DIA"
3/4"
11/16"
BOLT HOLE DETAIL
26 1/2" DIA
25 1/4" DIA
CAST IN GASKET GROOVE
1/4" DIA NEOPRENE GASKET
1 1/16"
6"
13/16"
5/8"
23 3/8" DIA
27 5/16" DIA
34 1/8" DIA
SECTION B–B

NOTES:

1. USE WITH THREE LOCKING BOLTS 5/8"–11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG WITH RUBBER WASHERS.
2. WHEN THE FRAME AND COVER ARE LOCATED ON AN EASEMENT THE COVER SHALL BE BOLTED TO THE FRAME. OTHERWISE THE BOLTS SHALL BE INSTALLED FROM UNDERNEATH FOR USE IF NEEDED.
3. SANITARY SEWER COVERS SHALL HAVE THE WORD "SEWER"IN 3" RAISED LETTERS.
4. STORM DRAIN COVERS SHALL HAVE THE WORD "DRAIN" IN 3" RAISED LETTERS.
5. WATER COVERS SHALL HAVE THE WORD "WATER" IN 3" IN RAISED LETTERS.
6. COVER SHALL HAVE AN ADA COMPLIANT NON–SLIP COATING WHEN IN A SIDEWALK OR WHERE THERE WILL BE PEDESTRIAN ACCESS.

CIRCULAR FRAME RING AND COVER BOLT LOCKING
DATE: **3/9/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **G-11**

CIRCULAR FRAME RING AND COVER BOLT LOCKING
NTS 8

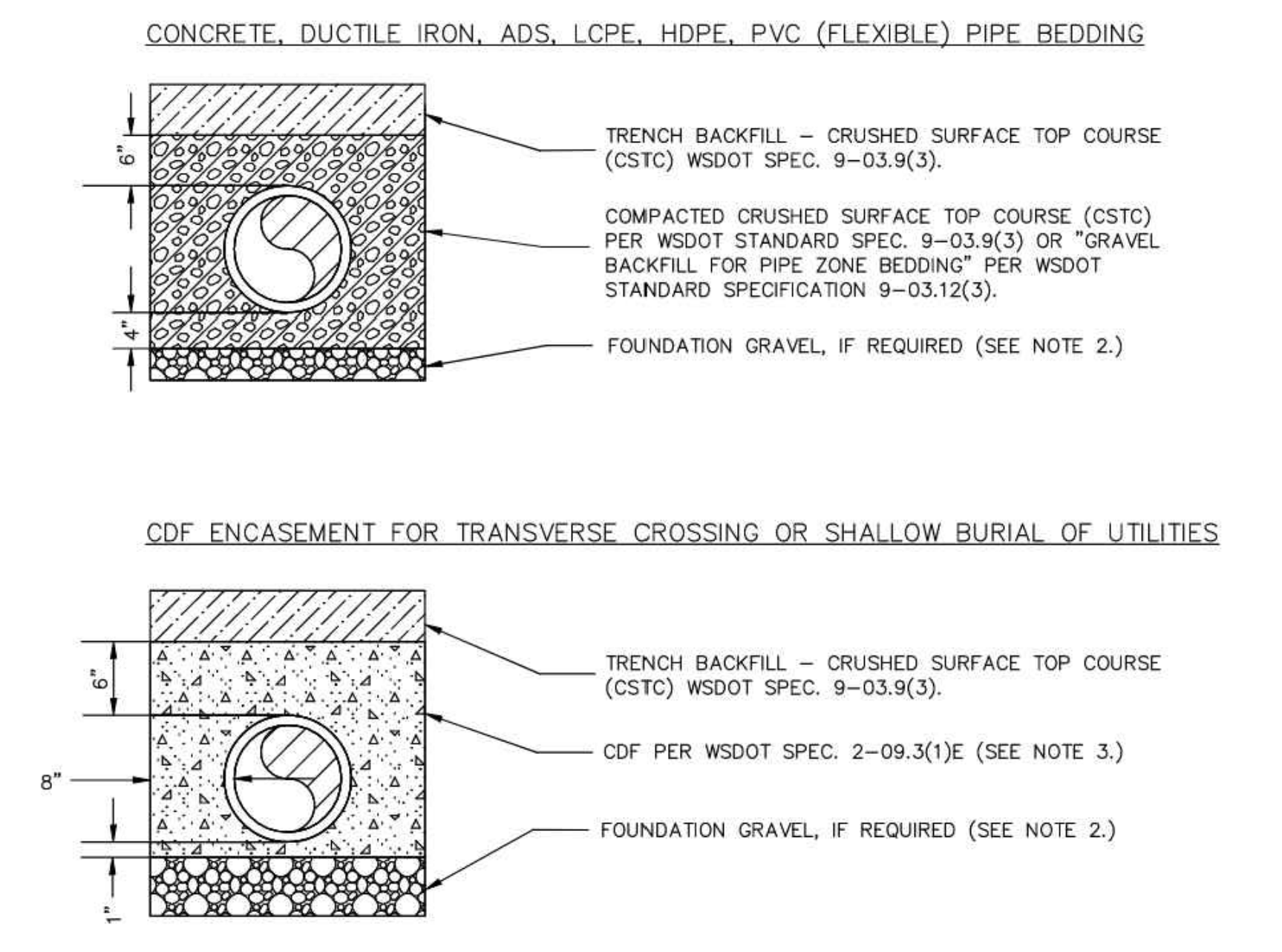

13"
9 3/8"
6"
3/4" x 1/4" OVAL REFLECTOR
OVERHEAD VIEW
9 3/8"
6"
SIDE VIEW
#40 GRADE STEEL REINFORCING BAR
RUNG: 1/2" GRADE 60
STEP
15–1/4"
11–1/4"
12"
RAIL: 9/16" ROUND BAR GRADE 60 REBAR
RUNG: 1/2" GRADE 60 REBAR
CONCRETE SHELF
12"
5–1/2"
POLYPROPYLENE HANGING LADDER

NOTES:

1. SAFETY STEP SHALL BE LANE INTERNATIONAL CORPORATION P–14938 INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. PROPYLENE HANGING LADDER SHALL BE LANE INTERNATIONAL CORPORATION INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. STEP LEGS SHALL BE INSTALLED PER MANUFACTURER. ALL STEPS IN ANY MANHOLE OR CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.
4. HANGING LADDERS SHALL BE PERMANENTLY FASTENED AT TOP BY HANGING ON STEP AND BY BOLTING AND EMBEDDING IN CONCRETE.
5. ADDITIONAL SAFETY FEATURES MAY BE REQUIRED BY THE CITY.

MANHOLE LADDER AND STEP
DATE: **3/9/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **G-12**

MANHOLE LADDER AND STEP
NTS 10

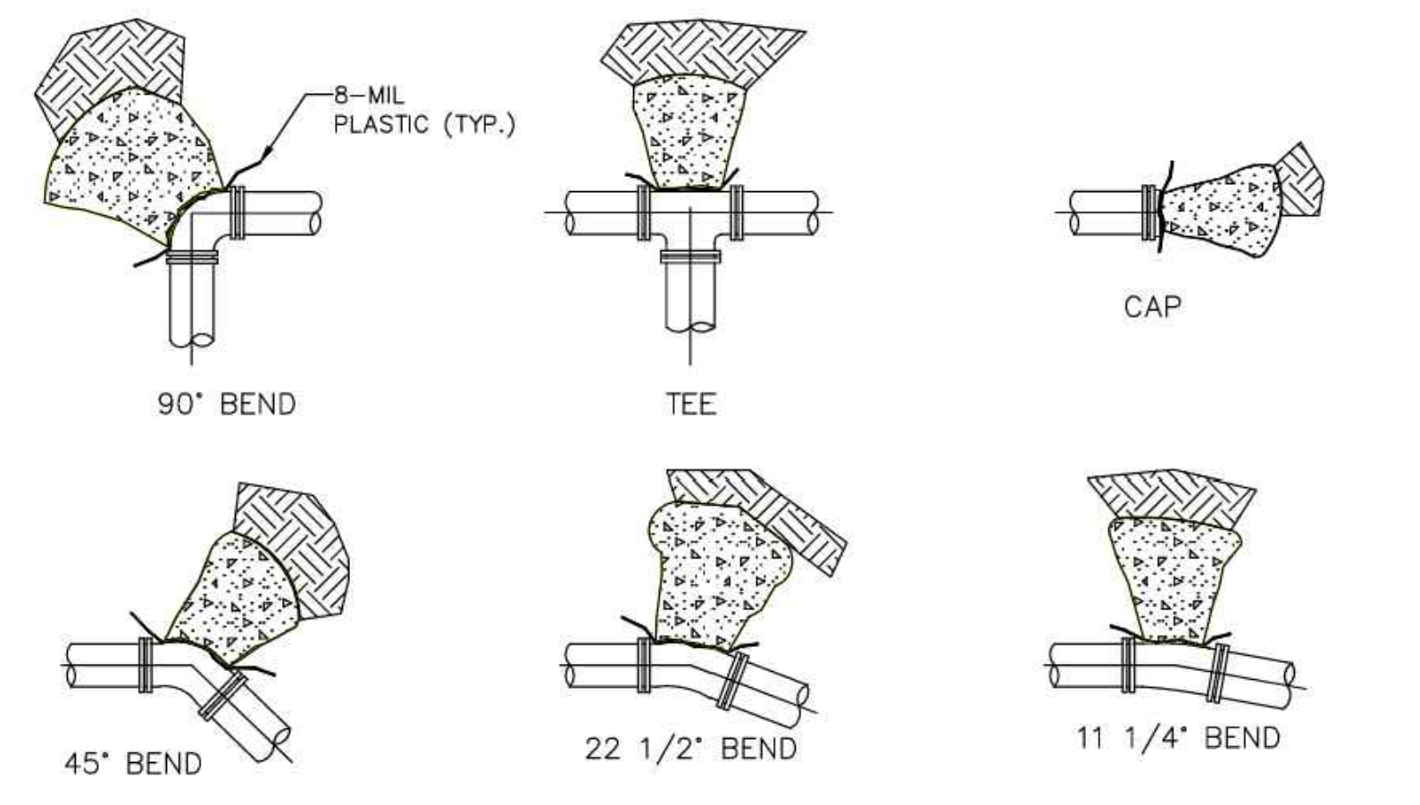

CONCRETE, DUCTILE IRON, ADS, LCPE, HDPE, PVC (FLEXIBLE) PIPE BEDDING
6"
4"
TRENCH BACKFILL – CRUSHED SURFACE TOP COURSE (CSTC) WSDOT SPEC. 9–03.9(3).
COMPACTED CRUSHED SURFACE TOP COURSE (CSTC) PER WSDOT STANDARD SPEC. 9–03.9(3) OR "GRAVEL BACKFILL FOR PIPE ZONE BEDDING" PER WSDOT STANDARD SPECIFICATION 9–03.12(3).
FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)
CDF ENCASEMENT FOR TRANSVERSE CROSSING OR SHALLOW BURIAL OF UTILITIES
6"
8"
1"
TRENCH BACKFILL – CRUSHED SURFACE TOP COURSE (CSTC) WSDOT SPEC. 9–03.9(3).
CDF PER WSDOT SPEC. 2–09.3(1)E (SEE NOTE 3.)
FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

NOTES:

1. PIPE BEDDING APPLIES TO ALL PIPE WITHIN PUBLIC RIGHT–OF–WAY.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH "BALLAST" PER WSDOT STANDARD SPECIFICATION 9–03.9(1).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.
4. PEA GRAVEL MAY BE USED IF APPROVED BY THE CITY ENGINEER.
5. CONCRETE ENCASEMENT MAY BE USED IF APPROVED BY THE CITY.
6. RECYCLED CONCRETE MAY BE USED IN ACCORDANCE WITH WSDOT STANDARD 9–03.21. APPLICATIONS SUCH AS TRENCH BACKFILL PROPOSED WITHIN 3' OF THE SEASONAL HIGH GROUNDWATER ELEVATION, WITHIN THE BUFFER OF CRITICAL AREAS, OR WITHIN THE CARA I OR II BOUNDARY, SHALL REQUIRE PRIOR APPROVAL BY THE CITY. ADDITIONAL PROTECTION MEASURES MAY BE REQUIRED IF RECYCLED CONCRETE IN PROPOSED IN ONE OF THESE INSTANCES.

PIPE BEDDING
DATE: **3/9/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **G-13**

PIPE BEDDING
NTS 12



THRUST BLOCK – TABLE						
		MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL "SQUARE FEET"				
PIPE SIZE	PRESSURE PSI	90°	45°	22 1/2°	11 1/4°	TEE/ CAP
4"	300	8	4	3	1	6
6"	300	18	10	5	3	13
8"	300	32	18	9	5	23
10"	300	50	27	14	7	36
12"	300	72	39	20	11	51
THIS TABLE IS PROVIDED AS A MINIMUM GUIDELINE ONLY. ALL BLOCKING SHALL BE DESIGNED AND STAMPED BY A LICENSED CIVIL ENGINEER.						

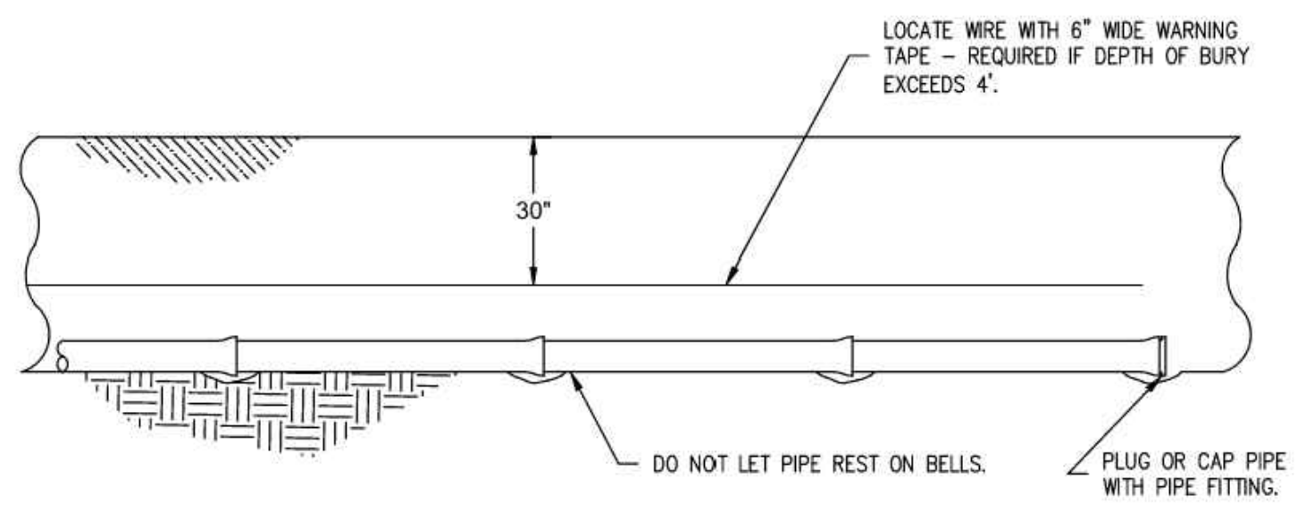
* TABLE CALCULATED AT 1000 LB/SF BEARING AREA. BY THE CITY.
* IN SOFT SOIL OR PEAT, PIPE RESTRAIN SHALL BE DESIGNED BY LICENSED ENGINEER AND APPROVED
* SAFETY FACTOR = 1.5

NOTES

1. ALL BLOCKING SHALL BE DESIGNED AND STAMPED BY A LICENSED CIVIL ENGINEER.
2. BLOCKING SHALL CONSIST OF A MINIMUM 3,000 PSI READY MIX CONCRETE WITH 6" MAXIMUM SLUMP.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND BE FULL SIZE WIDTH BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTING ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TIGHTENING OR DISMANTLING JOINT.
5. 8–MIL PLASTIC INSTALLED BETWEEN PIPE AND CONCRETE.
6. VERTICAL BLOCKING SYSTEMS REQUIRE SPECIAL DESIGN BY A LICENSED CIVIL ENGINEER.
7. BLOCKING SHALL ONLY BE USED WHEN CONNECTIONS ARE MADE TO EXISTING WATER MAIN, UNLESS APPROVED BY THE CITY.

TYPICAL HORIZONTAL CONCRETE BLOCKING
DATE: **5/18/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **W-01**

TYPICAL HORIZONTAL CONCRETE BLOCKING
NTS 20


LOCATE WIRE WITH 6" WIDE WARNING TAPE – REQUIRED IF DEPTH OF BURY EXCEEDS 4'.
30"
DO NOT LET PIPE REST ON BELLS.
PLUG OR CAP PIPE WITH PIPE FITTING.

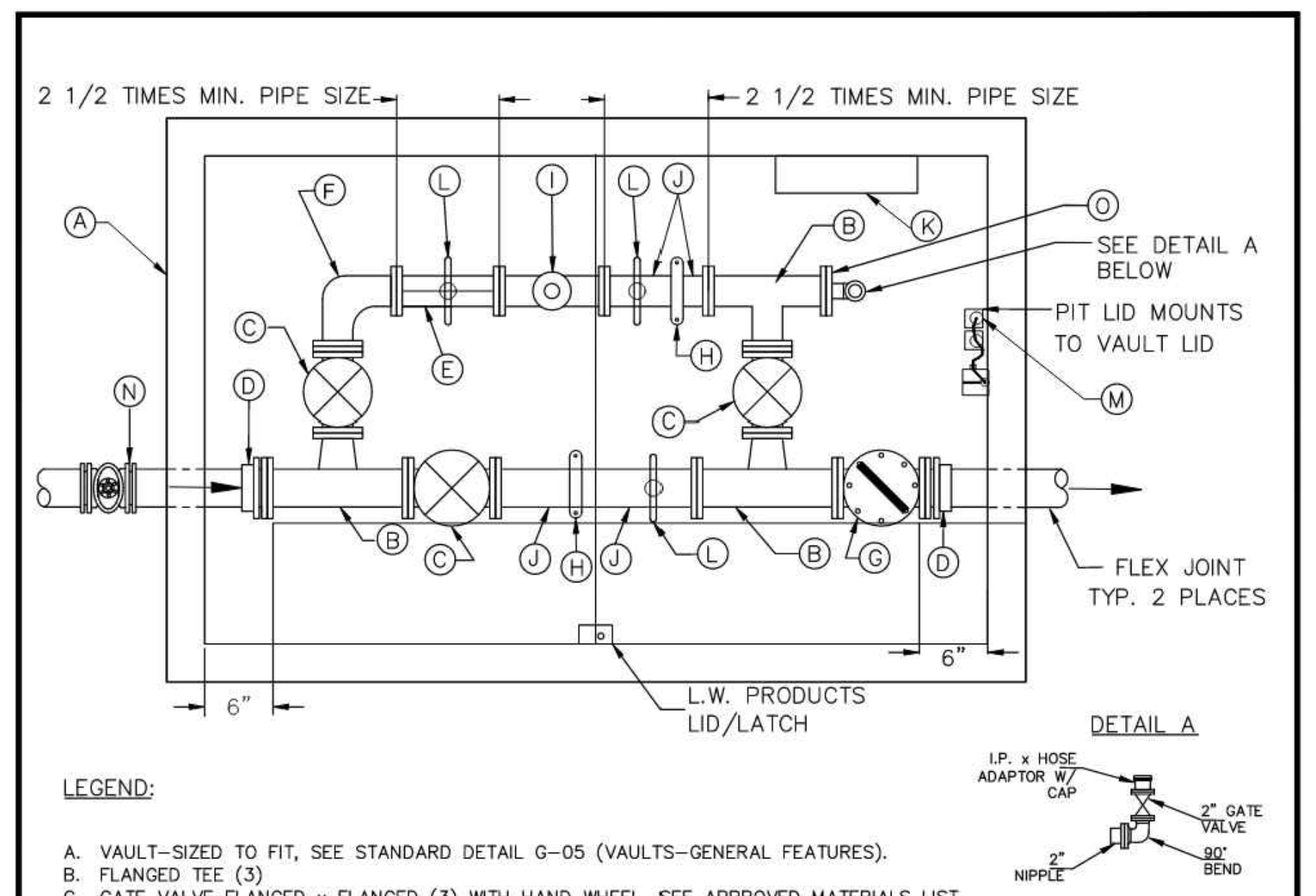
* **ALL JOINTS & CONNECTIONS SHALL BE MECHANICALLY RESTRAINED.**
PIPE & GASKETS SHALL BE COMPATIBLE.
SEE APPROVED MATERIAL LIST.

NOTES

1. LAY PIPE WITH BELLS UPGRADE.
2. PREPARE TRENCH SO PIPE IS SUPPORTED FULL–LENGTH.
3. PLUG OR CAP PIPE WHENEVER NOT ACTIVELY WORKING ON PIPE SECTION. USE MJ OR TYTON JOINT PLUG OR CAP. BOARDS, BUCKETS, ETC. ARE NOT ALLOWED.
4. PIPE THAT IS ROLLED OFF A TRUCK OR TRAILER, OR IS DROPPED OR OTHERWISE MISHANDLED WILL BE REJECTED.
5. CUT ENDS SHALL BE BEVELED PER MANUFACTURER SPECIFICATIONS PRIOR TO ASSEMBLY.
6. GASKETS SHALL BE LUBRICATED WITH APPROVED AWWA C11/A21.11–07 SEC. 4.5.4 LUBRICANT.
7. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, DISINFECTED, FLUSHED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED.
8. NEW MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 5 FPS.
9. PIPES LESS THEN 20' OR LENGTHS APPROVED BY CITY ENGINEER MAY BE SWABBED WITH 500 PPM CHLORINE SOLUTION. CARE SHALL BE TAKEN NOT TO GET CHLORINE ON THE OUTSIDE OF THE PIPE OR FITTINGS.
10. EXTREME CARE SHALL BE TAKEN TO PREVENT WATER AND/OR DEBRIS FROM ENTERING PIPE.
11. A TORQUE WRENCH SHALL BE USED TO PROPERLY TIGHTEN BOLTS AND NUTS TO MANUFACTURER SPECIFICATIONS.
12. JOINT ASSEMBLY SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
13. PIPE LAYING OPERATIONS VIOLATING ANY SECTION OF THIS DETAIL SHALL BE IMMEDIATELY SUSPENDED UNTIL THE CITY HAS BEEN SATISFIED OF THE CONTRACTORS ABILITY TO MEET THESE REQUIREMENTS.
14. MAINTAIN 18" CLEAR ZONE AROUND WATER MAIN AND OTHER UTILITIES.

PIPE LAYING DETAIL
DATE: **5/18/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **W-06**

PIPE LAYING DETAIL
NTS 22



LEGEND:

A. VAULT–SIZED TO FIT, SEE STANDARD DETAIL G–05 (VAULTS–GENERAL FEATURES).
B. FLANGED TEE (3)
C. GATE VALVE FLANGED x FLANGED (3) WITH HAND WHEEL. SEE APPROVED MATERIALS LIST.
D. RESTRAINED JOINT. SEE APPROVED MATERIALS LIST.
E. FLANGED SPOOL MADE TO FIT MIN. 2½ TIMES PIPE DIAMETER.
F. FLANGED 90° (1)
G. SWING CHECK FLANGED x FLANGED. SEE APPROVED MATERIALS LIST.
H. VICTAULIC COUPLING STYLE 31
I. SENSUS OMNI METER C2 CFF WITH 12' TOUCH READ WIRE WITH SENSOR
J. SPOOL FLANGED x PLAIN END (2) – MADE TO FIT
K. LADDER – SEE STANDARD DETAIL G–05 (VAULT–GENERAL FEATURES).
L. STANCHIONS (3) – SEE APPROVED MATERIALS LIST.
M. PIT LID ADAPTER, RADIO READ, SENSUS 520R MXU – SUPPLIED AND INSTALLED BY CITY
N. VALVE AT MAIN CONNECTION SEE APPROVED MATERIALS LIST.
O. BLIND FLANGE – TAP 2"

NOTES:

1. ALL MATERIALS INCLUDING METER SHALL BE FURNISHED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED DUCTILE IRON, CLASS 53 MINIMUM.
3. VAULT LOCATION TO BE APPROVED BY CITY.
4. PROVIDE 24" CLEARANCE BETWEEN VAULT FLOOR AND CENTER LINE OF OMNI C2 METER. WHERE ELEVATION OF VAULT FLOOR IS TOO LOW TO DRAIN TO DAYLIGHT OR STORM SYSTEM, THIS CLEARANCE CAN BE REDUCED TO A MINIMUM 12", IF SUBSTITUTION OF A SHORTER VAULT ALLOWS FLOOR TO DRAIN TO DAYLIGHT OR STORM SYSTEM.
5. ALL FITTINGS OUTSIDE THE VAULT SHALL BE RESTRAINED PER LICENSED CIVIL ENGINEER DESIGN.
6. TOP OF VAULT SHALL BE 3" ABOVE FINISHED GRADE IN LANDSCAPE AREAS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM VAULT.
8. VALVES/VAULT SHALL BE LOCKED AFTER METER INSTALLATION UNTIL WATER QUALITY INSPECTION HAS BEEN COMPLETED BY CITY. BYPASS VALVE SHALL BE LOCKED AT INSTALLATION OF THE VALVE.
9. TORQUE ALL BOLTS TO MANUFACTURE SPECIFICATIONS.
10. ALL GATE VALVES IN THE VAULT SHALL HAVE HAND WHEELS.

3" AND LARGER METER INSTALLATION
DATE: **5/18/2022**
SCALE: **NTS**
STANDARD DETAIL NO. **W-11**

3" AND LARGER METER INSTALLATION
NTS 24

NOT USED
NTS 25

NOT USED
NTS 26

NOT USED
NTS 27

NOT USED
NTS 28

NOT USED
NTS 29

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics	____	____
Design Dev.	____	____
Permit Doc.	____	____
Bid Doc.	____	____
Const.Doc.	____	____

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

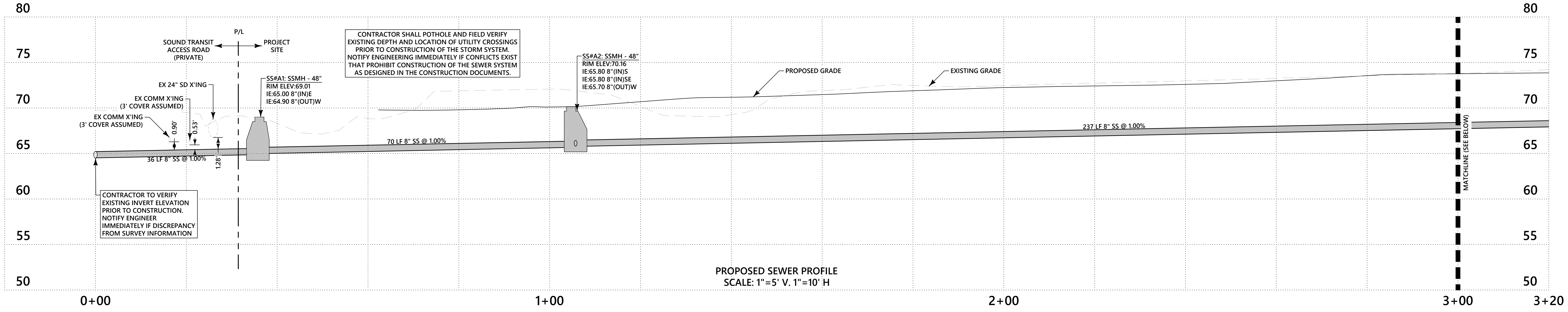
UTILITY DETAILS

C7.11

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

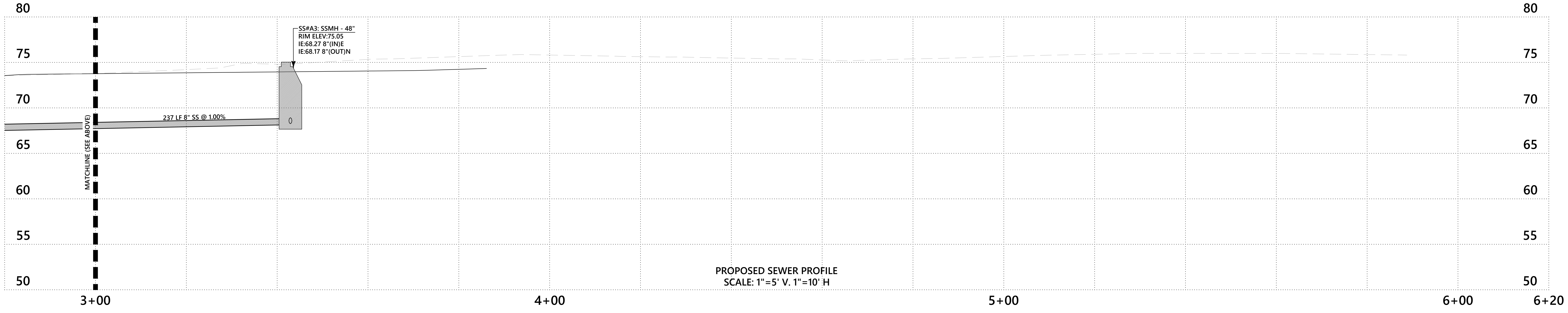
NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.



CONTRACTOR SHALL POTHOLE AND FIELD VERIFY EXISTING DEPTH AND LOCATION OF UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF THE STORM SYSTEM. NOTIFY ENGINEERING IMMEDIATELY IF CONFLICTS EXIST THAT PROHIBIT CONSTRUCTION OF THE SEWER SYSTEM AS DESIGNED IN THE CONSTRUCTION DOCUMENTS.

CONTRACTOR TO VERIFY EXISTING INVERT ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCY FROM SURVEY INFORMATION

PROPOSED SEWER PROFILE
SCALE: 1"=5' V. 1"=10' H



PROPOSED SEWER PROFILE
SCALE: 1"=5' V. 1"=10' H

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Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

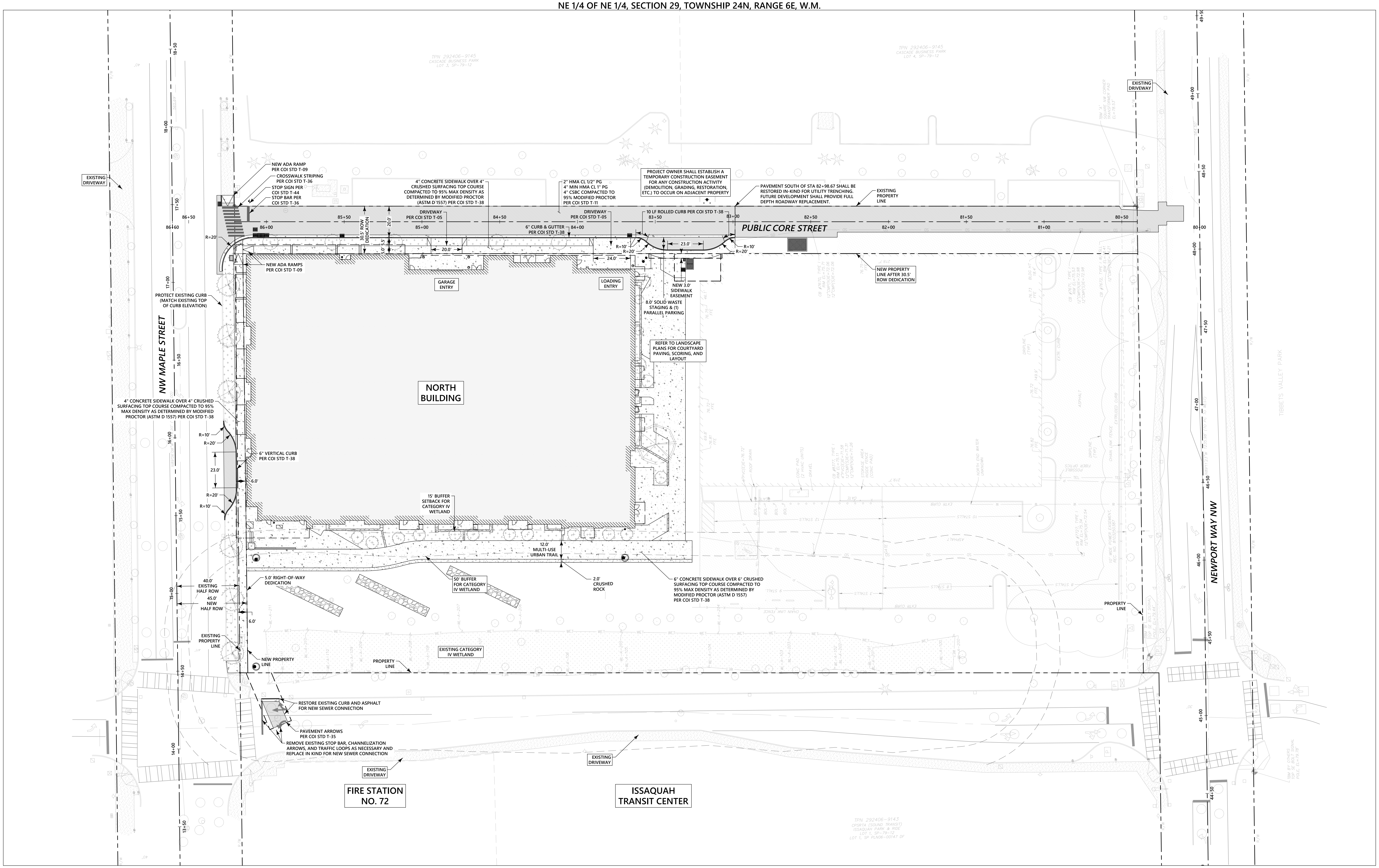
UTILITY PROFILES

C7.20

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.


NEW ADA RAMP PER COI STD T-09
CROSSWALK STRIPING PER COI STD T-36
STOP SIGN PER COI STD T-44
STOP BAR PER COI STD T-36
4" CONCRETE SIDEWALK OVER 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAX DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557) PER COI STD T-38
2" HMA CL 1/2" PG 4" MIN HMA CL 1" PG 4" CSBC COMPACTED TO 95% MODIFIED PROCTOR PER COI STD T-11
PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION, ETC.) TO OCCUR ON ADJACENT PROPERTY
PAVEMENT SOUTH OF STA 82+98.67 SHALL BE RESTORED IN-KIND FOR UTILITY TRENCHING. FUTURE DEVELOPMENT SHALL PROVIDE FULL DEPTH ROADWAY REPLACEMENT.
EXISTING PROPERTY LINE
EXISTING DRIVEWAY
DRIVEWAY PER COI STD T-05
DRIVEWAY PER COI STD T-05
10 LF ROLLED CURB PER COI STD T-38
6" CURB & GUTTER PER COI STD T-38
30.5' ROW DEDICATION
20.0'
5.5'
5.0'
20.0'
24.0'
23.0'
R=20'
R=10'
R=20'
R=10'
R=20'
86+50
86+00
85+50
85+00
84+50
84+00
83+50
83+00
82+50
82+00
81+50
81+00
80+50
80+00
PUBLIC CORE STREET
NEW PROPERTY LINE AFTER 30.5' ROW DEDICATION
NEW ADA RAMPS PER COI STD T-09
GARAGE ENTRY
LOADING ENTRY
NEW 3.0' SIDEWALK EASEMENT
8.0' SOLID WASTE STAGING & (1) PARALLEL PARKING
REFER TO LANDSCAPE PLANS FOR COURTYARD PAVING, SCORING, AND LAYOUT
NORTH BUILDING
PROTECT EXISTING CURB (MATCH EXISTING TOP OF CURB ELEVATION)
NW MAPLE STREET
18+50
18+00
17+50
17+00
16+50
16+00
15+50
15+00
14+50
14+00
13+50
4" CONCRETE SIDEWALK OVER 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAX DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557) PER COI STD T-38
R=10'
R=20'
23.0'
R=20'
R=10'
6" VERTICAL CURB PER COI STD T-38
6.0'
15' BUFFER SETBACK FOR CATEGORY IV WETLAND
12.0' MULTI-USE URBAN TRAIL
2.0' CRUSHED ROCK
50' BUFFER FOR CATEGORY IV WETLAND
6" CONCRETE SIDEWALK OVER 6" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAX DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557) PER COI STD T-38
5.0' RIGHT-OF-WAY DEDICATION
40.0' EXISTING HALF ROW
45.0' NEW HALF ROW
6.0'
EXISTING PROPERTY LINE
NEW PROPERTY LINE
EXISTING CATEGORY IV WETLAND
PROPERTY LINE
RESTORE EXISTING CURB AND ASPHALT FOR NEW SEWER CONNECTION
PAVEMENT ARROWS PER COI STD T-35
REMOVE EXISTING STOP BAR, CHANNELIZATION ARROWS, AND TRAFFIC LOOPS AS NECESSARY AND REPLACE IN KIND FOR NEW SEWER CONNECTION
EXISTING DRIVEWAY
EXISTING DRIVEWAY
EXISTING DRIVEWAY
FIRE STATION NO. 72
ISSAQUAH TRANSIT CENTER
PROPERTY LINE
NEWPORT WAY NW
49+50
49+00
48+50
48+00
47+50
47+00
46+50
46+00
45+50
45+00
44+50

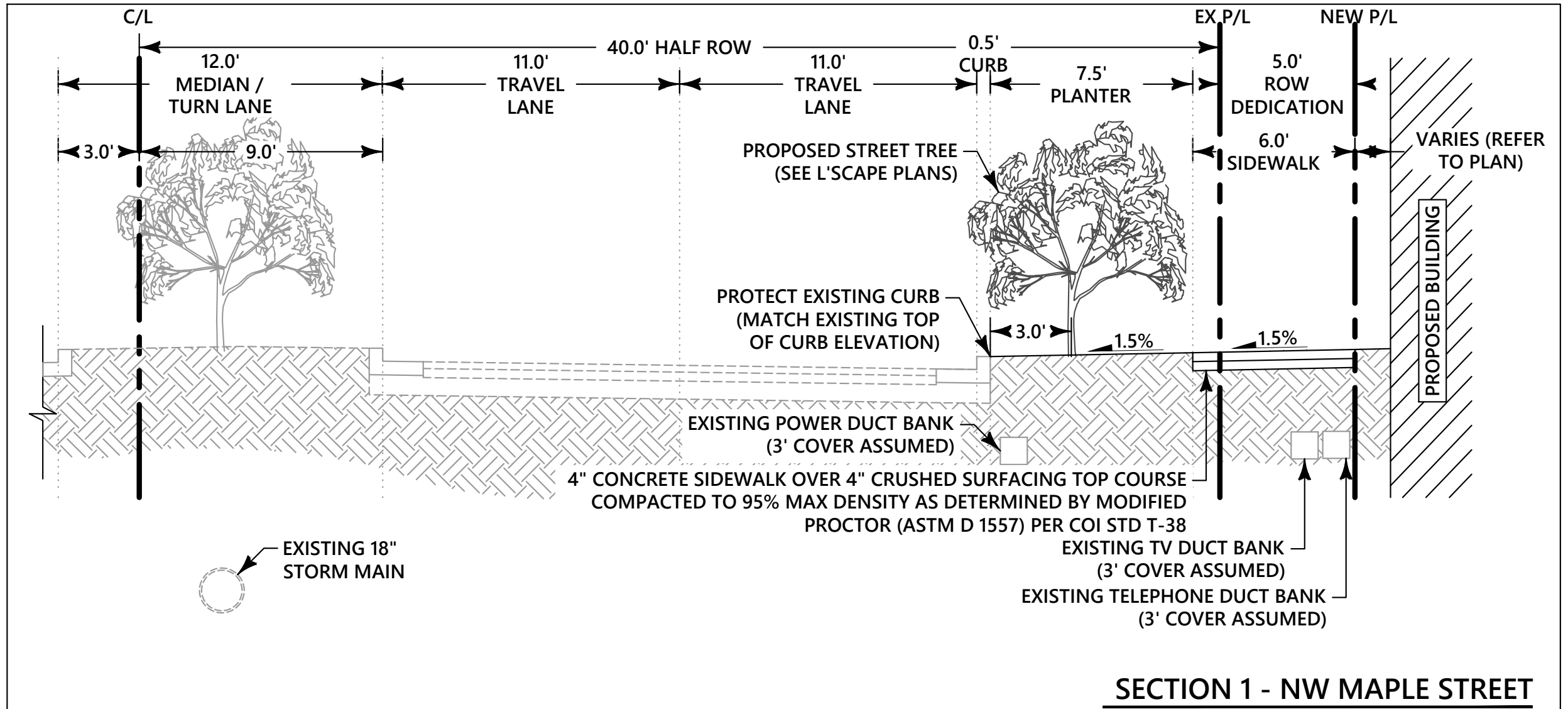
Call before you Dig.
8-1-1 or
1-800-424-5555
UNDERGROUND SERVICE (USA)

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

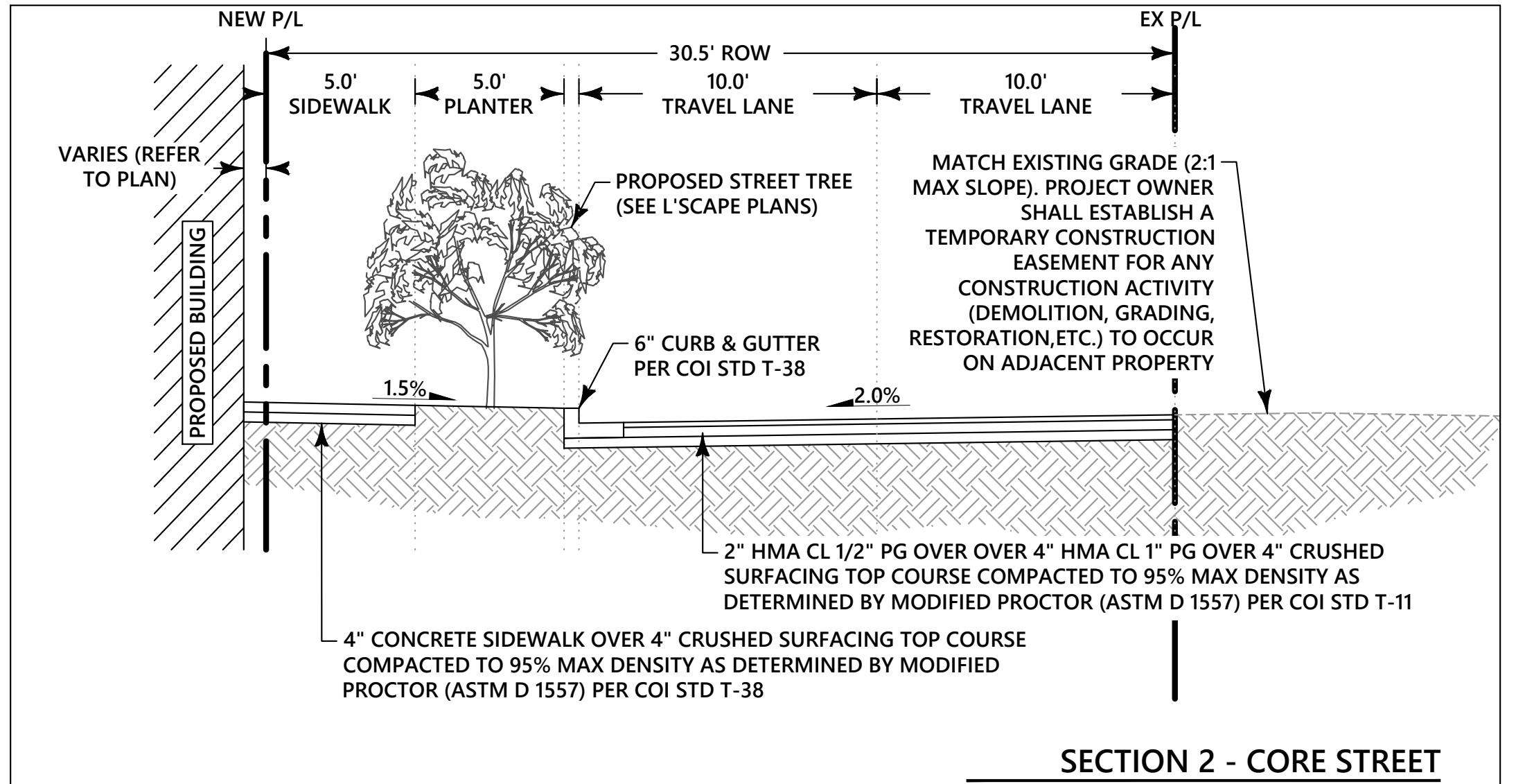
UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- DEDICATION
- PROPOSED EASEMENT
- BUILDING SETBACK PER ARCH'L PLANS
- PROPOSED BUILDING
- PROPOSED BUILDING ABOVE
- PROPOSED BUILDING BELOW
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- STANDARD LANDSCAPING
- CHANNELIZATION STRIPING


C/L
40.0' HALF ROW
12.0' MEDIAN / TURN LANE
11.0' TRAVEL LANE
11.0' TRAVEL LANE
0.5' CURB
7.5' PLANTER
EX P/L
NEW P/L
5.0' ROW DEDICATION
3.0'
9.0'
6.0' SIDEWALK
VARIES (REFER TO PLAN)
PROPOSED STREET TREE (SEE L'SCAPE PLANS)
PROTECT EXISTING CURB (MATCH EXISTING TOP OF CURB ELEVATION)
3.0'
1.5%
1.5%
PROPOSED BUILDING
EXISTING POWER DUCT BANK (3' COVER ASSUMED)
4" CONCRETE SIDEWALK OVER 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAX DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557) PER COI STD T-38
EXISTING TV DUCT BANK (3' COVER ASSUMED)
EXISTING TELEPHONE DUCT BANK (3' COVER ASSUMED)
EXISTING 18" STORM MAIN

SECTION 1 - NW MAPLE STREET
SCALE: 1"=5'


NEW P/L
EX P/L
30.5' ROW
5.0' SIDEWALK
5.0' PLANTER
10.0' TRAVEL LANE
10.0' TRAVEL LANE
VARIES (REFER TO PLAN)
PROPOSED BUILDING
PROPOSED STREET TREE (SEE L'SCAPE PLANS)
MATCH EXISTING GRADE (2:1 MAX SLOPE). PROJECT OWNER SHALL ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT FOR ANY CONSTRUCTION ACTIVITY (DEMOLITION, GRADING, RESTORATION,ETC.) TO OCCUR ON ADJACENT PROPERTY
6" CURB & GUTTER PER COI STD T-38
1.5%
2.0%
2" HMA CL 1/2" PG OVER OVER 4" HMA CL 1" PG OVER 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAX DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557) PER COI STD T-11
4" CONCRETE SIDEWALK OVER 4" CRUSHED SURFACING TOP COURSE COMPACTED TO 95% MAX DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D 1557) PER COI STD T-38

SECTION 2 - CORE STREET
SCALE: 1"=5'

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:
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600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

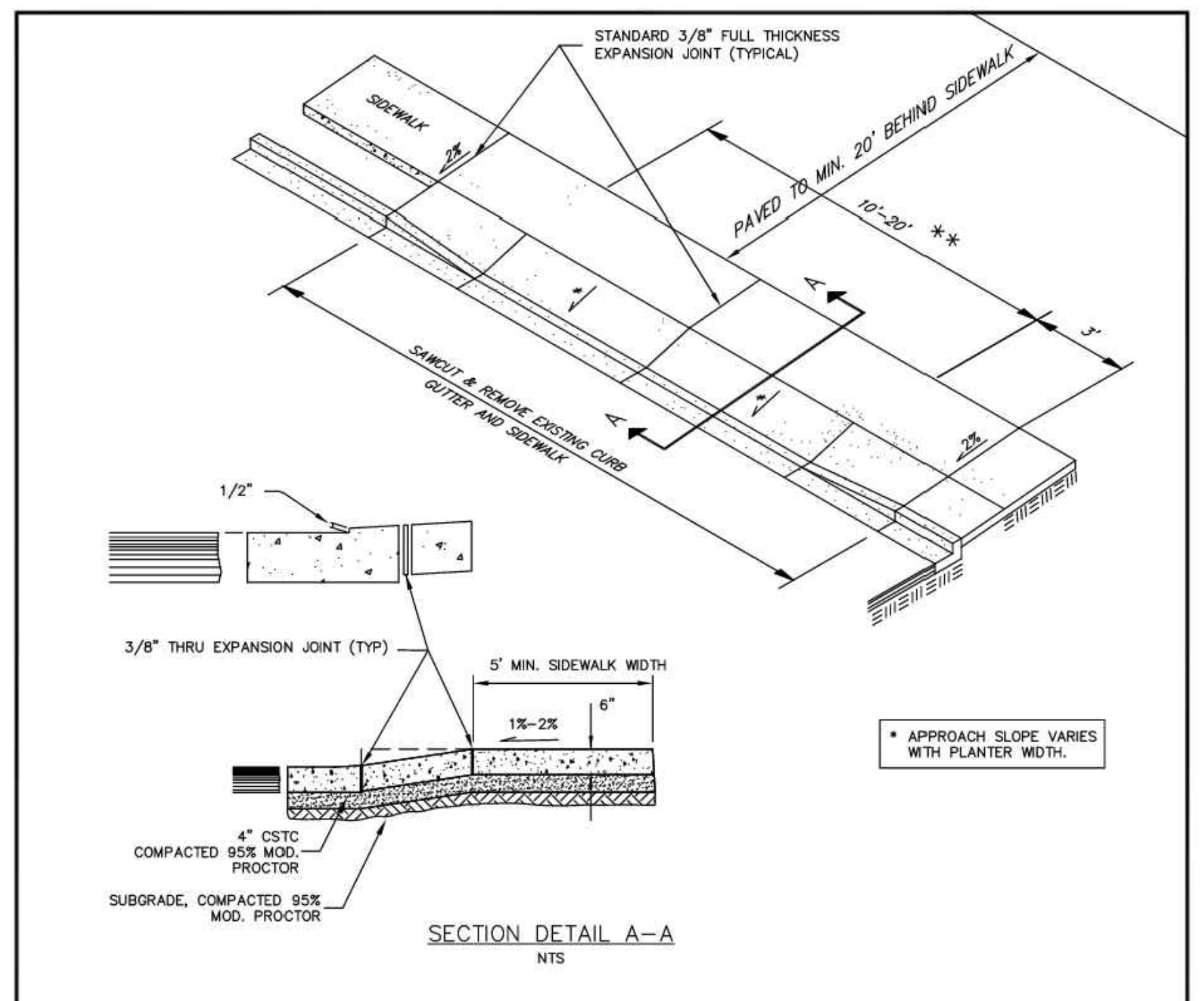
Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

PAVING & HORIZONTAL CONTROL PLAN

C8.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT


STANDARD 3/8" FULL THICKNESS EXPANSION JOINT (TYPICAL)
SIDEWALK
2%
PAVED TO MIN. 20' BEHIND SIDEWALK
10'-20' **
3'
A
*
SAWCUT & REMOVE EXISTING CURB GUTTER AND SIDEWALK
1/2"
3/8" THRU EXPANSION JOINT (TYP)
5' MIN. SIDEWALK WIDTH
6"
1%-2%
4" CSTC COMPACTED 95% MOD. PROCTOR
SUBGRADE, COMPACTED 95% MOD. PROCTOR

* APPROACH SLOPE VARIES WITH PLANTER WIDTH.

SECTION DETAIL A-A
NTS

NOTES:

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

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

Back to Table of Contents NO SCALE

CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

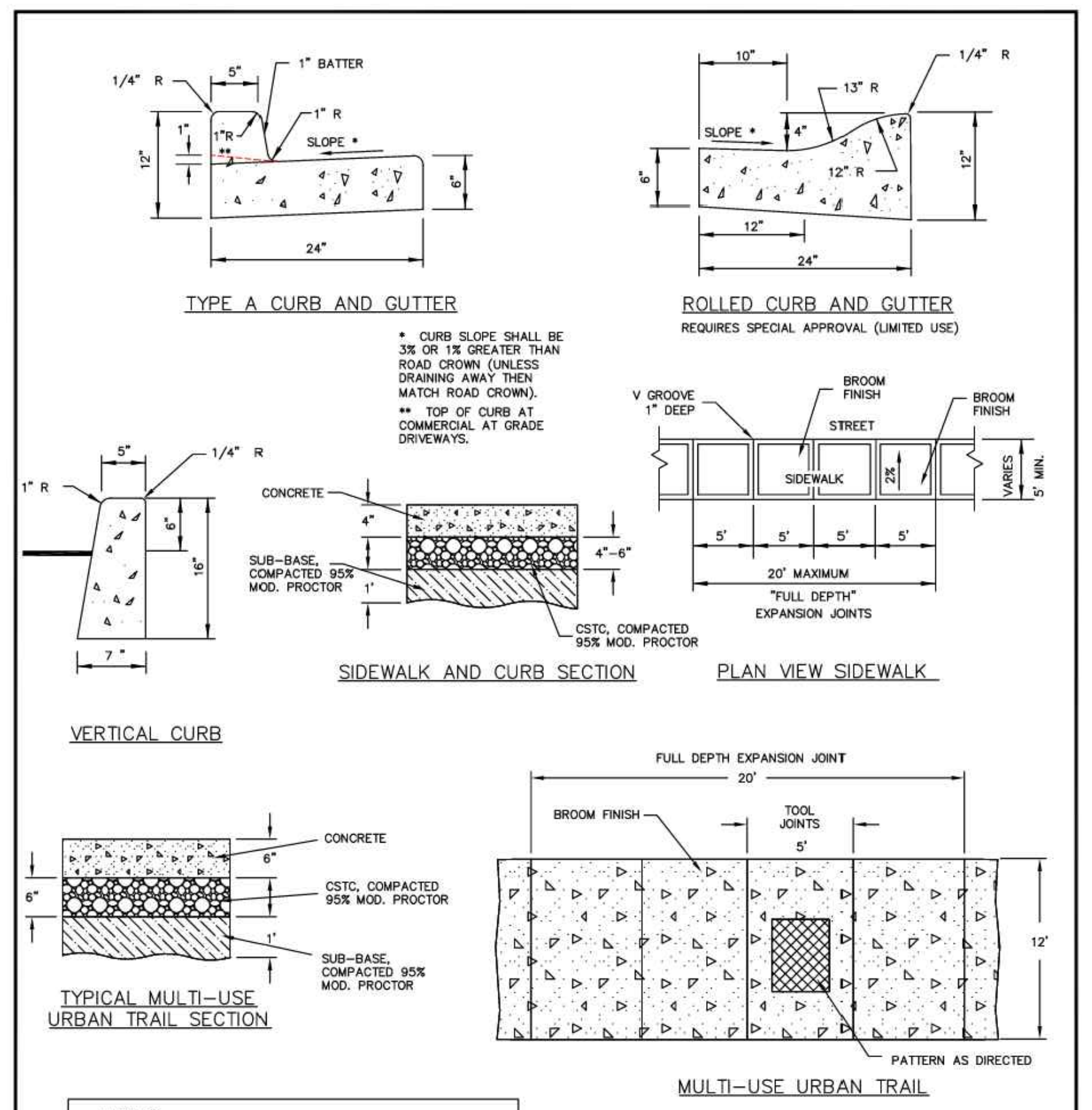
SHELDON T. LYNNE 26132 EXPIRES:
GARY A. COSTA 23145 EXPIRES: 12-13-2011

RESIDENTIAL DRIVEWAY APPROACH

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

STANDARD DETAIL NO.
T-05
REV:

RESIDENTIAL DRIVEWAY APPROACH
NTS
8


1/4" R
5"
1" BATTER
1" R
1"R
SLOPE *
12"
1"
6"
24"
TYPE A CURB AND GUTTER
10"
1/4" R
13" R
SLOPE *
4"
12" R
12"
6"
24"
ROLLED CURB AND GUTTER
REQUIRES SPECIAL APPROVAL (LIMITED USE)
* CURB SLOPE SHALL BE 3% OR 1% GREATER THAN ROAD CROWN (UNLESS DRAINING AWAY THEN MATCH ROAD CROWN).
** TOP OF CURB AT COMMERCIAL AT GRADE DRIVEWAYS.
5"
1/4" R
1" R
6"
16"
7"
VERTICAL CURB
CONCRETE
4"
SUB-BASE, COMPACTED 95% MOD. PROCTOR
1'
4"-6"
CSTC, COMPACTED 95% MOD. PROCTOR
SIDEWALK AND CURB SECTION
V GROOVE 1" DEEP
BROOM FINISH
STREET
SIDEWALK
2%
VARIES 5' MIN.
5'
20' MAXIMUM "FULL DEPTH" EXPANSION JOINTS
PLAN VIEW SIDEWALK
CONCRETE
6"
CSTC, COMPACTED 95% MOD. PROCTOR
SUB-BASE, COMPACTED 95% MOD. PROCTOR
TYPICAL MULTI-USE URBAN TRAIL SECTION
FULL DEPTH EXPANSION JOINT
20'
BROOM FINISH
TOOL JOINTS
5'
12'
PATTERN AS DIRECTED
MULTI-USE URBAN TRAIL

NOTES:

1. MATERIAL – CONCRETE SHALL BE CLASS 3000, AIR ENTRAINED.
2. ALL MATERIAL SHALL BE TESTED PER ASTM C150 TYPE II.
3. ALL SIDEWALKS SHALL MEET ADA REQUIREMENTS.
4. DYED CONCRETE SHALL BE SEALED.
5. PATTERNS MAY VARY BY LOCATION.
6. PAVERS ARE NOT ALLOWED.

MINIMUM WIDTHS	
SIDEWALK – STANDARD	5'
SIDEWALK – COMMERCIAL	8'
URBAN TRAIL	12'

Back to Table of Contents NO SCALE

CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

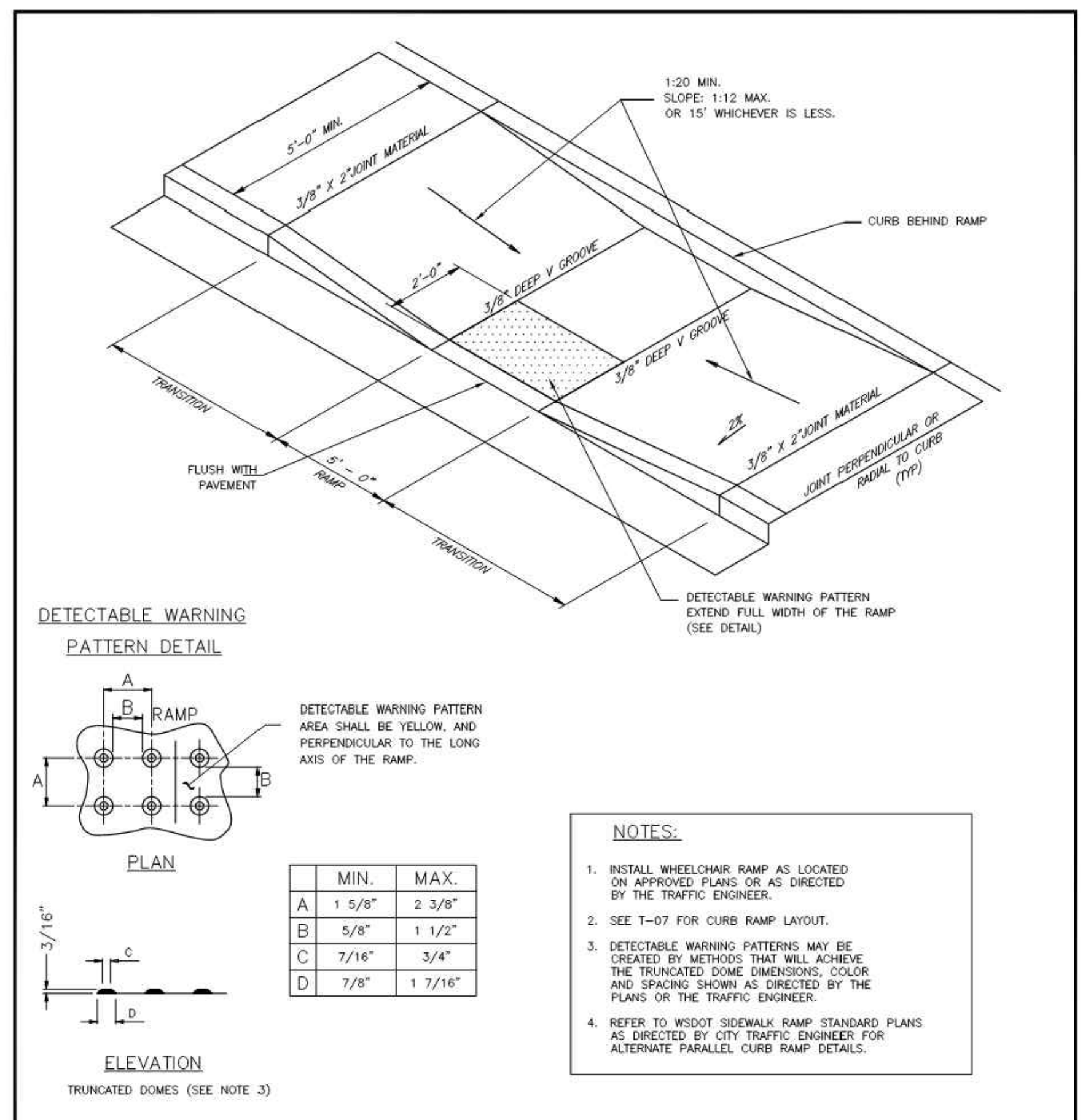
SHELDON T. LYNNE 26132 EXPIRES:
GARY A. COSTA 23145 EXPIRES: 12-13-2011

SIDEWALKS/CURBS/URBAN TRAILS

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

STANDARD DETAIL NO.
T-38
REV:

SIDEWALKS / CURBS / URBAN TRAILS
NTS
10


5'-0" MIN.
3/8" X 2" JOINT MATERIAL
1:20 MIN. SLOPE: 1:12 MAX. OR 15' WHICHEVER IS LESS.
CURB BEHIND RAMP
2'-0"
3/8" DEEP V GROOVE
TRANSITION
FLUSH WITH PAVEMENT
5'-0" RAMP
2%
JOINT PERPENDICULAR OR RADIAL TO CURB (TYP)
DETECTABLE WARNING PATTERN EXTEND FULL WIDTH OF THE RAMP (SEE DETAIL)
DETECTABLE WARNING PATTERN DETAIL
A
B
RAMP
DETECTABLE WARNING PATTERN AREA SHALL BE YELLOW, AND PERPENDICULAR TO THE LONG AXIS OF THE RAMP.
PLAN
3/16"
C
D
ELEVATION
TRUNCATED DOMES (SEE NOTE 3)

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

NOTES:

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

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PARALLEL CURB RAMP DETAILS
NO SCALE

NO SCALE

CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

SHELDON T. LYNNE 26132 EXPIRES:
GARY A. COSTA 23145 EXPIRES: 12-13-2011

PARALLEL CURB RAMP

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STANDARD DETAIL NO.
T-09
REV:

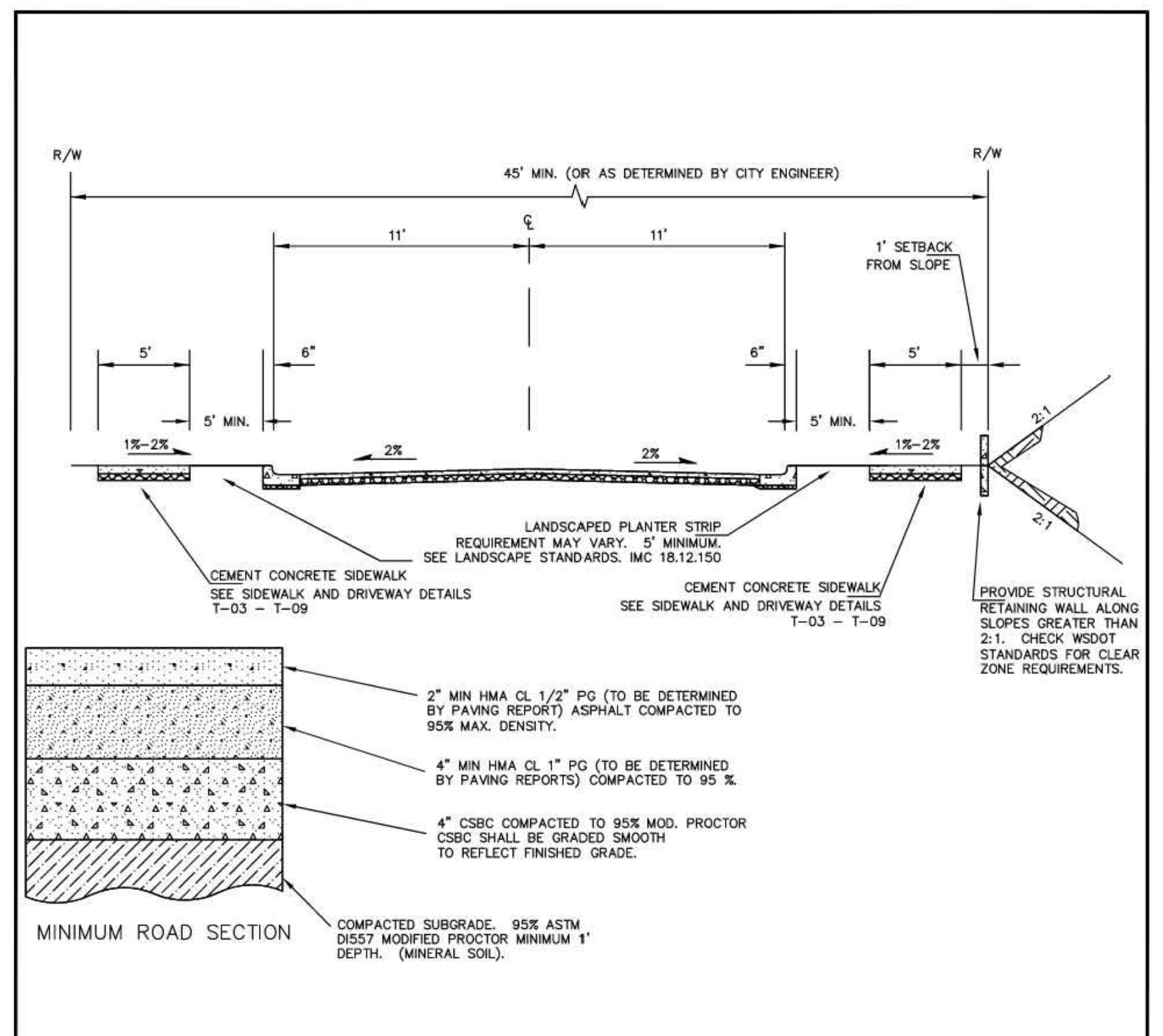
PARALLEL CURB RAMP
NTS
12

NOT USED
NTS
15

NOT USED
NTS
16

NOT USED
NTS
17

NOT USED
NTS
18


R/W
45' MIN. (OR AS DETERMINED BY CITY ENGINEER)
R/W
℄
11'
11'
1' SETBACK FROM SLOPE
5'
6"
5' MIN.
1%-2%
2%
2:1
LANDSCAPED PLANTER STRIP REQUIREMENT MAY VARY. 5' MINIMUM. SEE LANDSCAPE STANDARDS. IMC 18.12.150
CEMENT CONCRETE SIDEWALK SEE SIDEWALK AND DRIVEWAY DETAILS T-03 – T-09
PROVIDE STRUCTURAL RETAINING WALL ALONG SLOPES GREATER THAN 2:1. CHECK WSDOT STANDARDS FOR CLEAR ZONE REQUIREMENTS.
2" MIN HMA CL 1/2" PG (TO BE DETERMINED BY PAVING REPORT) ASPHALT COMPACTED TO 95% MAX. DENSITY.
4" MIN HMA CL 1" PG (TO BE DETERMINED BY PAVING REPORTS) COMPACTED TO 95 %.
4" CSBC COMPACTED TO 95% MOD. PROCTOR CSBC SHALL BE GRADED SMOOTH TO REFLECT FINISHED GRADE.
MINIMUM ROAD SECTION
COMPACTED SUBGRADE. 95% ASTM DI557 MODIFIED PROCTOR MINIMUM 1' DEPTH. (MINERAL SOIL).

NOTES:

1. ALLOW ADDITIONAL 8' FOR ON STREET PARKING. STANDARD T-23 FOR ON STREET PARKING AND BIKE LANE REQUIREMENTS.
2. GEOTEXTILE OR OTHER SUBGRADE STABILIZATION MAY BE REQUIRED AS DIRECTED PER GEOTECH REQUIREMENTS.
3. 20' CLEAR DRIVE WIDTH IS REQUIRED ON ALL STREETS FOR FIRE APPARATUS, AND FOR FIRE APPARATUS ACCESS ROADS
4. "NO PARKING FIRE LANE" DESIGNATIONS MAY RE REQUIRED BY THE FIRE DEPARTMENT.
5. DEAD END FIRE ACCESS ROADS LONGER THAN 150' REQUIRE AN APPROVED TURN AROUND AT THE END. SEE STANDARD T-16.
6. THE STRUCTURAL SECTION OF THSES STANDARDS APPLY FOR FIRE LANE ACCESS IN PRIVATE PARKING LOTS FOR MULTIPLE FAMILY AND COMMERCIAL DEVELOPMENTS.
7. THE STRUCTURAL SECTION OR AN EQUIVILANT SECTION DESIGNED BY ENGINEER OF RECORD MAY BE USED, PROVIDING SUPPORTING DOCUMENTATION JUSTIFYING DESIGNED STRUCTURAL SECTION PROVIDED TO CITY.

Back to Table of Contents NO SCALE

CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

SHELDON T. LYNNE 26132 EXPIRES:
GARY A. COSTA 23145 EXPIRES: 12-13-2011

TYPICAL PUBLIC LOCAL ACCESS STREET (<1,500 VPD) RESIDENTIAL AREAS

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

STANDARD DETAIL NO.
T-11
REV: 11-10-11

TYPICAL PUBLIC LOCAL ACCESS STREET
NTS
20

NOT USED
NTS
21

NOT USED
NTS
22

NOT USED
NTS
23

NOT USED
NTS
24

NOT USED
NTS
25

NOT USED
NTS
26

NOT USED
NTS
27

NOT USED
NTS
28

NOT USED
NTS
29

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

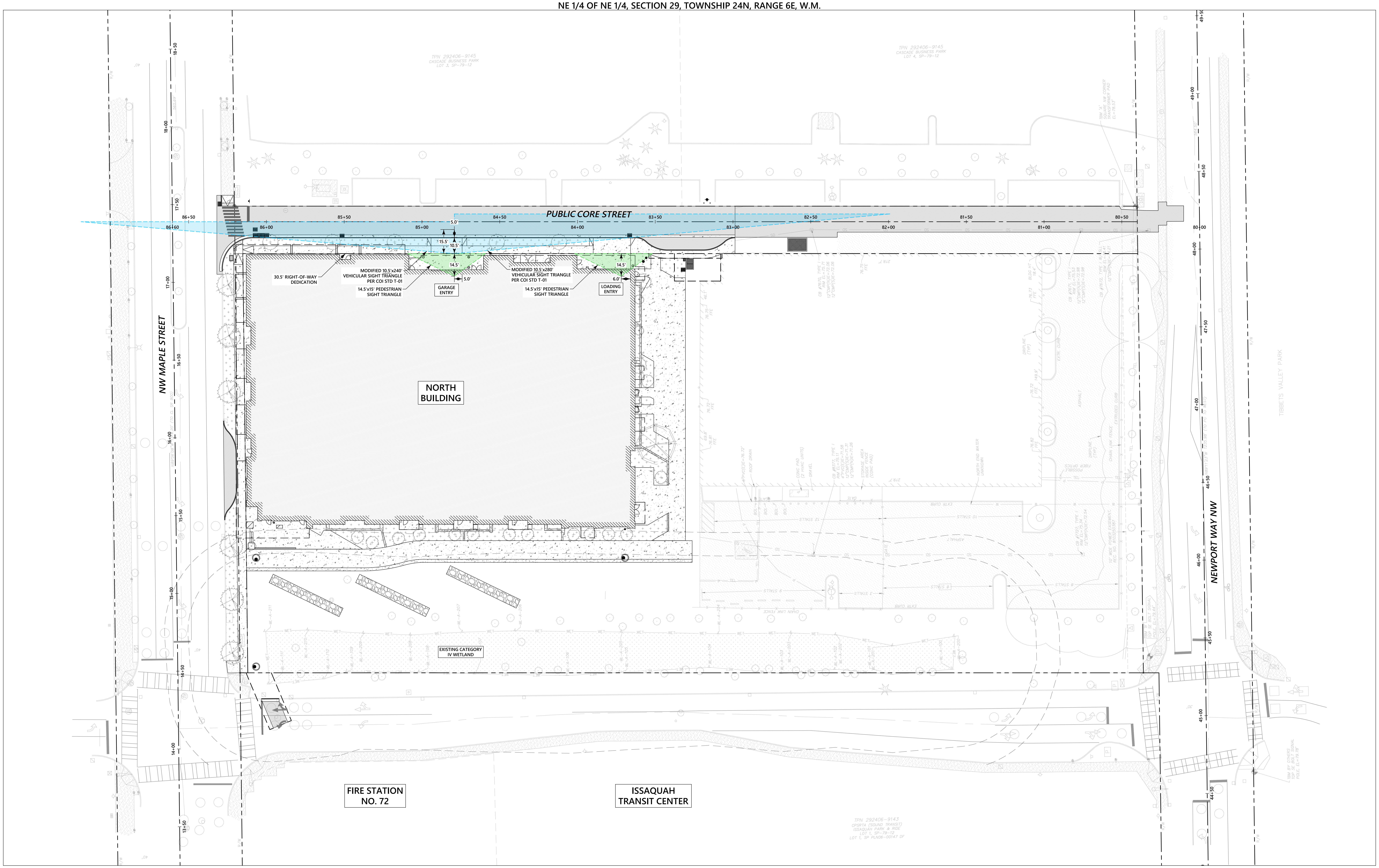
Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

PAVING DETAILS

C8.10

Project Number: 2024-17

NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.


PUBLIC CORE STREET
NW MAPLE STREET
NEWPORT WAY NW
NORTH BUILDING
30.5' RIGHT-OF-WAY DEDICATION
MODIFIED 10.5'x240' VEHICULAR SIGHT TRIANGLE PER COI STD T-01
14.5'x15' PEDESTRIAN SIGHT TRIANGLE
GARAGE ENTRY
MODIFIED 10.5'x280' VEHICULAR SIGHT TRIANGLE PER COI STD T-01
14.5'x15' PEDESTRIAN SIGHT TRIANGLE
LOADING ENTRY
5.0'
15.5'
10.5'
14.5'
5.0'
14.5'
6.0'
86+50
86+00
85+50
85+00
84+50
84+00
83+50
83+00
82+50
82+00
81+50
81+00
80+50
80+00
EXISTING CATEGORY IV WETLAND
FIRE STATION NO. 72
ISSAQUAH TRANSIT CENTER

Call before you Dig.
8-1-1 or
1-800-424-5555
UNDERGROUND SERVICE (USA)

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

UNDERGROUND UTILITY NOTE:
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY SERVICES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPES WHERE CROSSING INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- DEDICATION
- PROPOSED EASEMENT
- BUILDING SETBACK PER ARCH'L PLANS
- PROPOSED BUILDING
- PROPOSED BUILDING ABOVE
- PROPOSED BUILDING BELOW
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- STANDARD LANDSCAPING
- CHANNELIZATION STRIPING

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:

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Client:

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CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

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Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

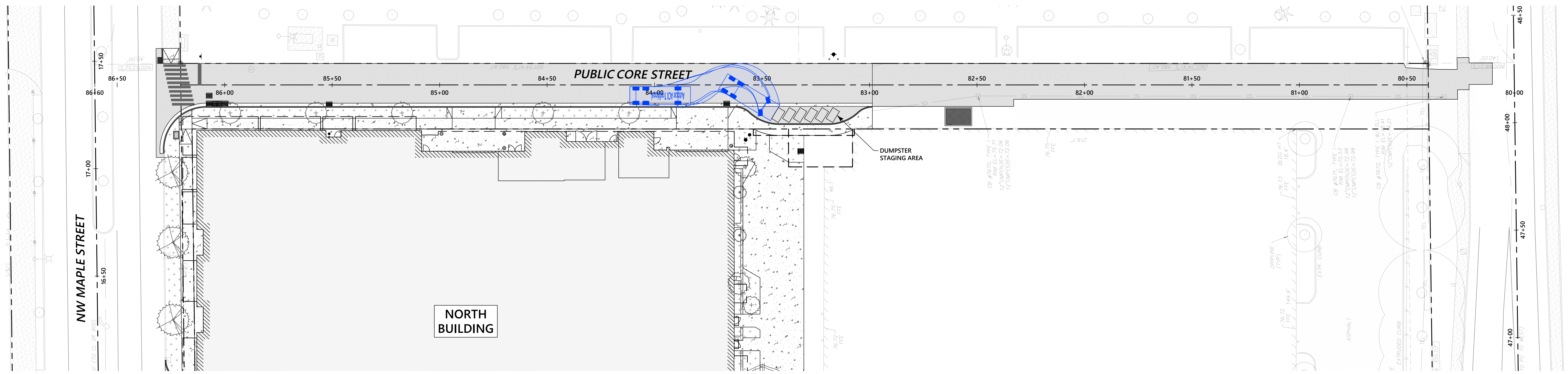
SIGHT TRIANGLES PLAN

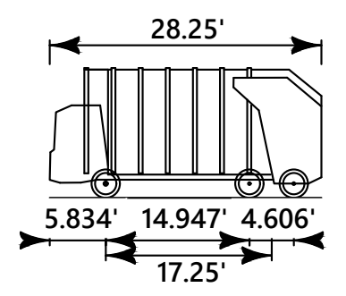
C9.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT

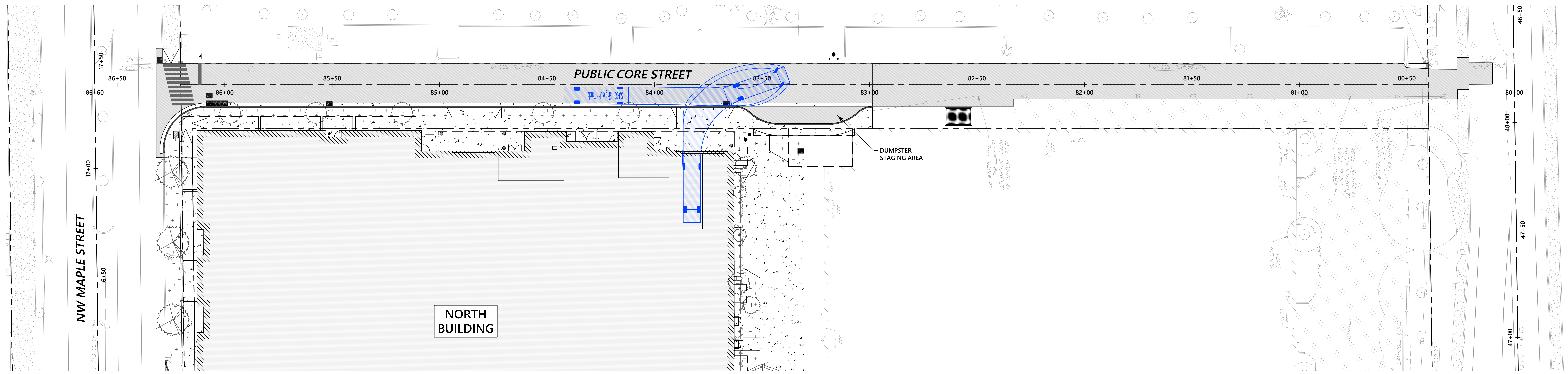
NE 1/4 OF NE 1/4, SECTION 29, TOWNSHIP 24N, RANGE 6E, W.M.

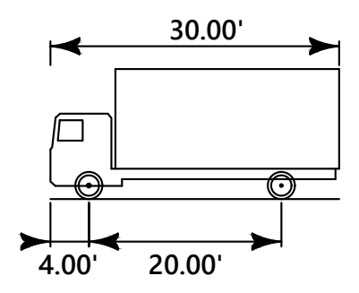




AUTOCAR ACX TRADITIONAL	
OVERALL LENGTH	28.25 FT
OVERALL WIDTH	8.417 FT
OVERALL BODY HEIGHT	13.50 FT
MIN BODY GROUND CLEARANCE	1.483 FT
MAX TRACK WIDTH	8.417 FT
LOCK-TO-LOCK TIME	5.00 S
MAX WHEEL ANGLE	48°

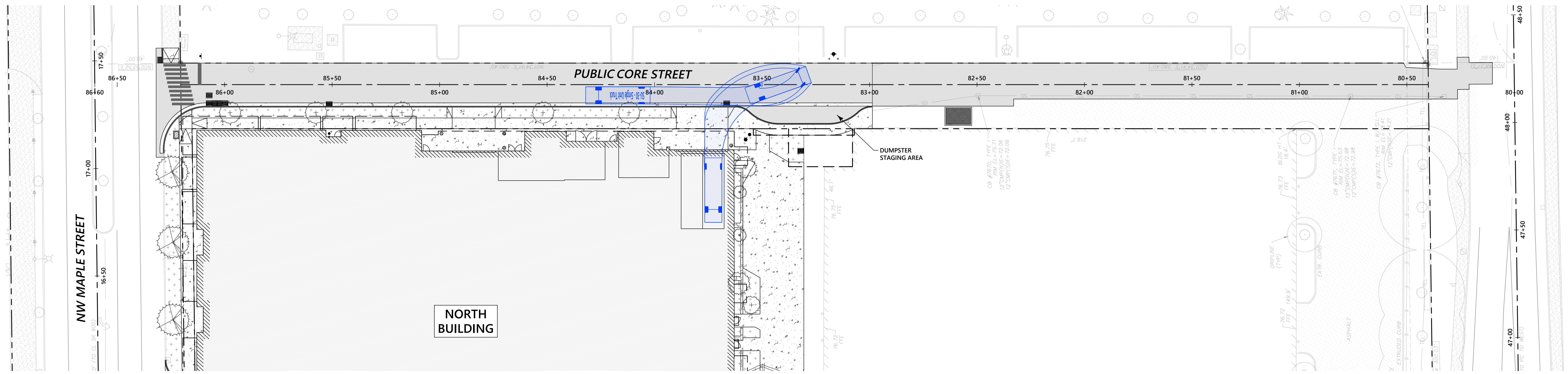
AUTOCAR ACX TRADITIONAL
SCALE: NTS

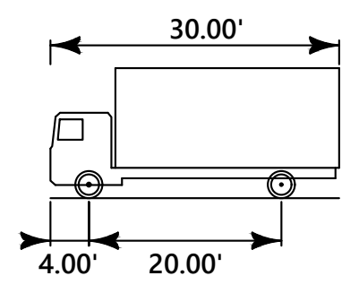




SU-30 - SINGLE UNIT TRUCK	
OVERALL LENGTH	30.00 FT
OVERALL WIDTH	8.00 FT
OVERALL BODY HEIGHT	13.50 FT
MIN BODY GROUND CLEARANCE	1.367 FT
MAX TRACK WIDTH	8.00 FT
LOCK-TO-LOCK TIME	5.00 S
MAX WHEEL ANGLE	31.80°

SU-30 - SINGLE UNIT TRUCK
SCALE: NTS





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SU-30 - SINGLE UNIT TRUCK
SCALE: NTS

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0 20' 40'
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- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- STANDARD LANDSCAPING

LATITUDE 48 ENGINEERS
600 1ST AVE, SEATTLE, WA 98104
206.556.1615

Project:
THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:
TRAILHEAD APARTMENTS LLLP

600 Andover Park W
Seattle, WA 98188

Issue:
100% DD 2025.05.09

Construction Revision:

CHASEN JOSEPH SIMPSON
55634
PRELIMINARY

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

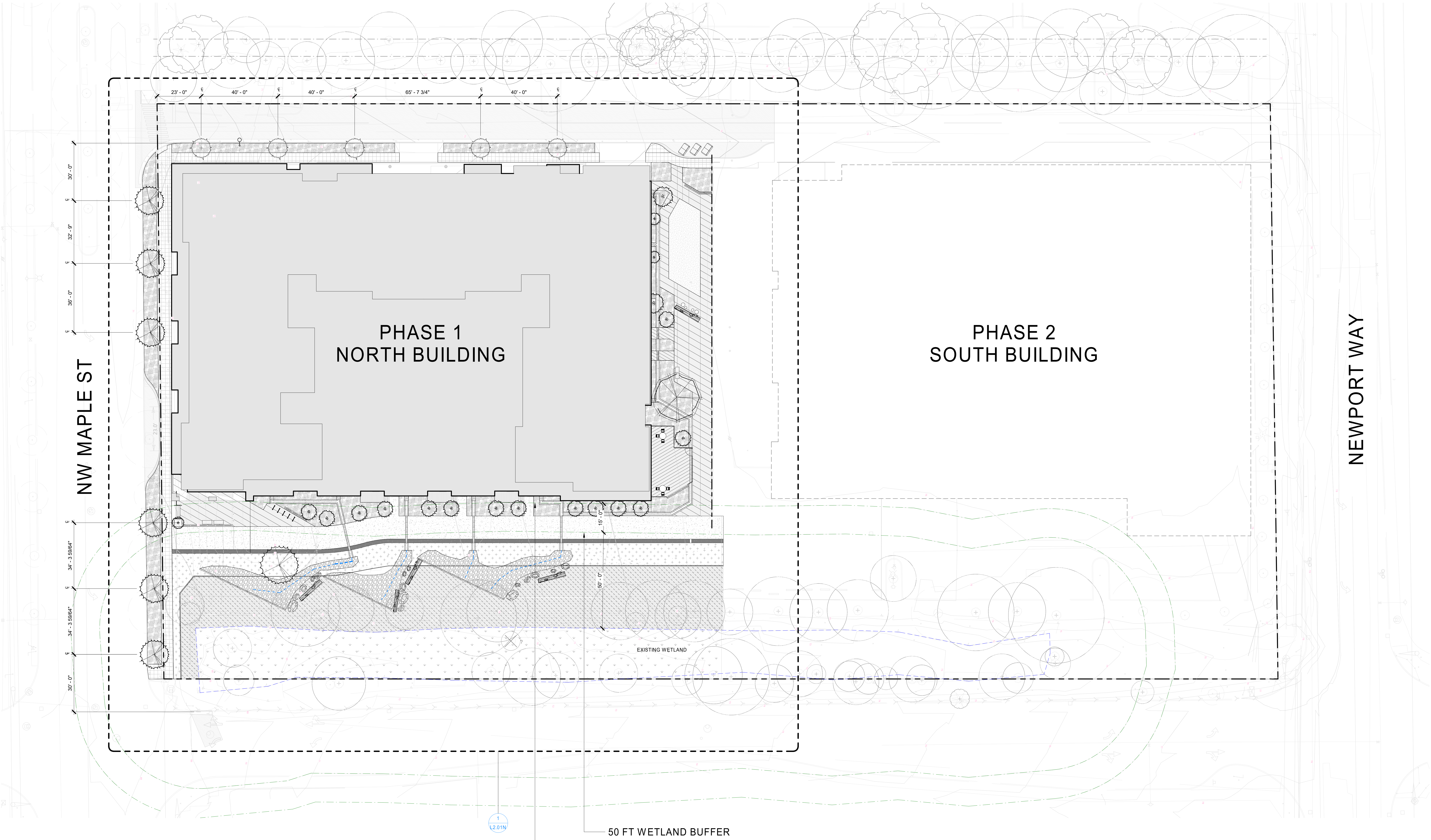
Drawn By: JCB
Project Manager: JCB
Principal In Charge: CJS

VEHICLE TURNING PLAN

C10.00

Project Number: 2024-17

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT



1 **OVERALL SITE PLAN**

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND - SITE

SYMBOL		ITEM
▦	A1	2' x 2' C.I.P. CONCRETE PAVING
▨	A2	C.I.P. CONCRETE PAVING, DIAGONAL 1'-6" WIDE BOARDWALK PATTERN
▨	A3	C.I.P. CONCRETE PAVING, DIAGONAL 3' WIDE BOARDWALK PATTERN
▭	A4	12' WIDE CIP CONCRETE MULTIMODAL TRAIL WITH 24" GRAVEL DISPERSION STRIP
▦	A5	24" x 24" CONCRETE PAVERS ON PEDESTAL, MUTUAL MATERIALS ARCHITECTURAL SLABS IN GREY, CHARCOAL AND LATTE
🟫	A6	C.I.P. CONCRETE PAVING, DIAGONAL 1'" WIDE BOARDWALK PATTERN
▭	B1	PLAZA VILLAGE BENCH, SURFACE MOUNTED B.O.D.: TOURNESOL.COM
▭	B2	WOOD LOG, 18-24" DIA NATURAL LOG, 8'-12' LENGTHS
○	B3	LOG SEAT, 12"-36" DIA NATURAL STUMPS, 12"-24" LENGTHS
▤	B4	IRON AGE DESIGN CAST IRON TRENCH DRAIN COVER, RAIN PATTERN. RUNNEL RUNS BELOW
▭	B5	SPORTWORKS, SURFACE MOUNTED TOFINO BIKE RACK, STAINLESS STEEL
▭	C1	OPEN RUNNEL TO CONVEY STORMWATER
▩	C2	WOOD CHIPS
	C3X	PREFABRICATED STEEL PLANTERS, SIZES VARY, 24" HT, TYPICAL. STANDARD POWDER COAT COLOR: TBD. B.O.D.: TOURNESOL.COM
▩	C4	SOFTSCAPE AREA
▩	C5	ASTRO TURF
═	D1	30" ALUMINUM PICKET RAILING, SURFACE MOUNTED, BLACK POWDER COAT FINISH
═	D2	48" WIDE x 5' TALL WATER JET ALUMINUM SCREEN PANELS, ORNAMENTAL PATTERN TBD. MOUNTED TO LOW CONCRETE STEMWALL @ STREET LEVEL PLAZA
═	D4	36" CEDAR TWO-RAIL SPLIT RAIL FENCE, 6" DIAMETER POSTS, SPACED 8-FEET ON CENTER. EMBED POSTS IN 18" DIAMETER CONCRETE FOOTING, TYPICAL.
▦	P1	FOUNDATION PLANT MIX SEE PLANT SCHEDULE L3.01 IRRIGATION: EFFICIENT DRIP IRRIGATION SYSTEM
▩	P2	UPLAND BUFFER PLANT MIX UNDERSTORY SHRUB AND PERENNIAL MIX, SEE PLANT SCHEDULE L3.01 IRRIGATION: EFFICIENT DRIP IRRIGATION SYSTEM
▤	P3	SIDE SLOPE PLANT MIX INVASIVE PLANT REMOVAL, SELECTIVE NATIVE INFILL PLANTING WHERE NEEDED, SEE PLANT SCHEDULE L3.01. IRRIGATION: EFFICIENT POP UP ROTORS POSITIONED AT BUFFER EDGE EVERY 12', SECURED TO STAKE
▭	P4	WETLAND PLANT MIX INVASIVE PLANT REMOVAL, SELECTIVE NATIVE INFILL PLANTING WHERE NEEDED, SEE PLANT SCHEDULE L3.01. IRRIGATION: NO IRRIGATION IN WETLAND

NOTES:

1. SEE CIVIL FOR ALL CURBS, CURB CUTS, VEHICULAR PAVING, AND UTILITIES.
2. ALL AREAS TO BE IRRIGATED WITH EFFICIENT IRRIGATION SYSTEM AND CONTROLLER.
3. ALL PLANTING TO BE OF NATIVE OR ADAPTED, DROUGHT TOLERANT SPECIES.

0' 10' 20' 40'

1" = 20' - 0"

AREA RESERVED FOR CITY PERMIT STAMP

WEBER
THOMPSON

900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

**KING COUNTY
HOUSING AUTHORITY**

600 Andover Park W
Seattle, WA 98188

Issue:

1	SD SET	12/20/24
2	50% DD	02/28/25
3	SDP INTAKE	03/12/25
4	100% DD	05/09/25

Construction Revision:

- - -

NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT 05.09.2025

Phase:	Client Approval:	Quality Assurance:
Schematics	___	___
Design Dev.	___	___
Permit Doc.	___	___
Bid Doc.	___	___
Const.Doc.	___	___

Drawn By:	Author
Project Manager:	MF
Principal In Charge:	RM

SITE PLAN

L1.00

Project Number: 24-027

Corporate Members of the American Institute of Architects

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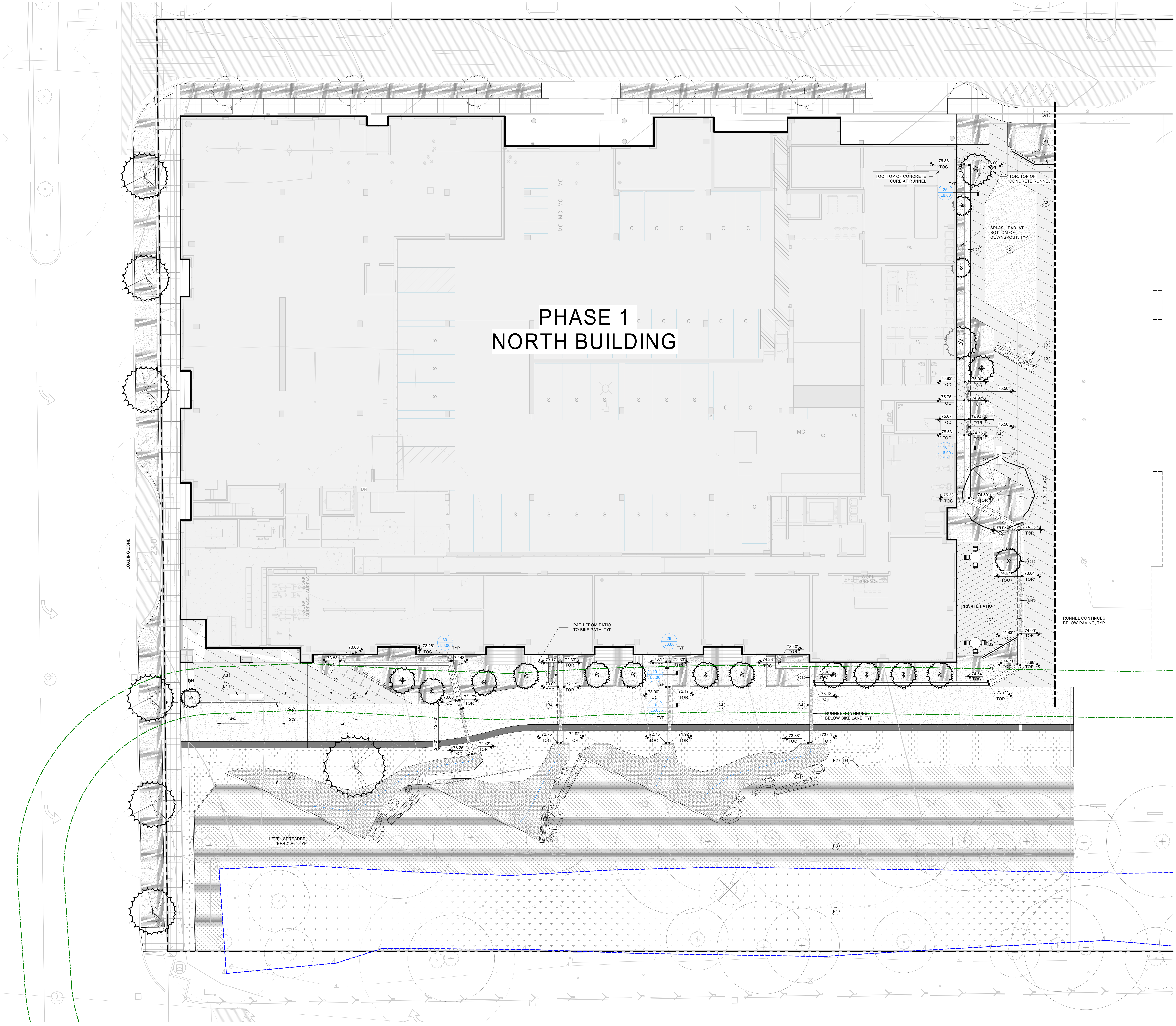

1 LEVEL 1 - NORTH

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND - SITE

SYMBOL		ITEM
▦	A1	2' x 2' C.I.P. CONCRETE PAVING
▧	A2	C.I.P. CONCRETE PAVING, DIAGONAL 1'-6" WIDE BOARDWALK PATTERN
▧	A3	C.I.P. CONCRETE PAVING, DIAGONAL 3' WIDE BOARDWALK PATTERN
▭	A4	12' WIDE CIP CONCRETE MULTIMODAL TRAIL WITH 24" GRAVEL DISPERSION STRIP
▦	A5	24" x 24" CONCRETE PAVERS ON PEDESTAL, MUTUAL MATERIALS ARCHITECTURAL SLABS IN GREY, CHARCOAL AND LATTE
▧	A6	C.I.P. CONCRETE PAVING, DIAGONAL 1'" WIDE BOARDWALK PATTERN
▤	B1	PLAZA VILLAGE BENCH, SURFACE MOUNTED B.O.D.: TOURNESOL.COM
▬	B2	WOOD LOG, 18-24" DIA NATURAL LOG, 8'-12' LENGTHS
○	B3	LOG SEAT, 12"-36" DIA NATURAL STUMPS, 12"-24" LENGTHS
▤	B4	IRON AGE DESIGN CAST IRON TRENCH DRAIN COVER, RAIN PATTERN. RUNNEL RUNS BELOW
═	B5	SPORTWORKS, SURFACE MOUNTED TOFINO BIKE RACK, STAINLESS STEEL
▭	C1	OPEN RUNNEL TO CONVEY STORMWATER
▨	C2	WOOD CHIPS
	C3X	PREFABRICATED STEEL PLANTERS, SIZES VARY, 24" HT, TYPICAL. STANDARD POWDER COAT COLOR: TBD. B.O.D.: TOURNESOL.COM
▨	C4	SOFTSCAPE AREA
▭	C5	ASTRO TURF
═	D1	30" ALUMINUM PICKET RAILING, SURFACE MOUNTED, BLACK POWDER COAT FINISH
═	D2	48" WIDE x 5' TALL WATER JET ALUMINUM SCREEN PANELS, ORNAMENTAL PATTERN TBD. MOUNTED TO LOW CONCRETE STEMWALL @ STREET LEVEL PLAZA
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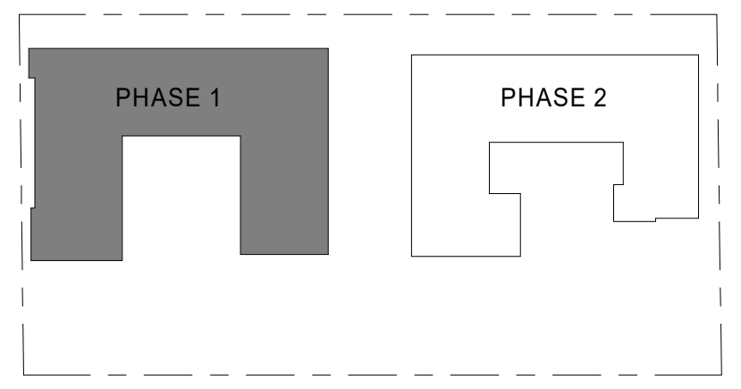
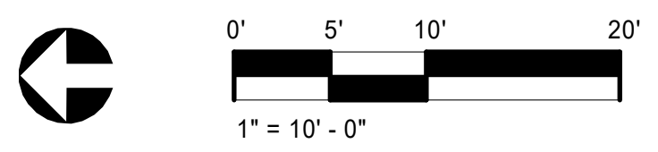
▦	P1	FOUNDATION PLANT MIX SEE PLANT SCHEDULE L3.01 IRRIGATION: EFFICIENT DRIP IRRIGATION SYSTEM
▦	P2	UPLAND BUFFER PLANT MIX UNDERSTORY SHRUB AND PERENNIAL MIX, SEE PLANT SCHEDULE L3.01 IRRIGATION: EFFICIENT DRIP IRRIGATION SYSTEM
▤	P3	SIDE SLOPE PLANT MIX INVASIVE PLANT REMOVAL, SELECTIVE NATIVE INFILL PLANTING WHERE NEEDED, SEE PLANT SCHEDULE L3.01. IRRIGATION: EFFICIENT POP UP ROTORS POSITIONED AT BUFFER EDGE EVERY 12', SECURED TO STAKE
▭	P4	WETLAND PLANT MIX INVASIVE PLANT REMOVAL, SELECTIVE NATIVE INFILL PLANTING WHERE NEEDED, SEE PLANT SCHEDULE L3.01. IRRIGATION: NO IRRIGATION IN WETLAND

NOTES:

1. SEE CIVIL FOR ALL CURBS, CURB CUTS, VEHICULAR PAVING, AND UTILITIES.
2. ALL AREAS TO BE IRRIGATED WITH EFFICIENT IRRIGATION SYSTEM AND CONTROLLER.
3. ALL PLANTING TO BE OF NATIVE OR ADAPTED, DROUGHT TOLERANT SPECIES.



KEY PLAN



AREA RESERVED FOR CITY PERMIT STAMP

NOT FOR CONSTRUCTION

100% DESIGN DEVELOPMENT 05.09.2025

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900 N 34th Street, Suite 200
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Construction Revision:

- - -

Phase:	Client Approval:	Quality Assurance:
Schematics	____	____
Design Dev.	____	____
Permit Doc.	____	____
Bid Doc.	____	____
Const.Doc.	____	____

Drawn By: Author
Project Manager: MF
Principal In Charge: RM

ENLARGED PLANTING AND IRRIGATION PLAN NORTH

L2.01N

Project Number: 24-027

Corporate Members of the American Institute of Architects

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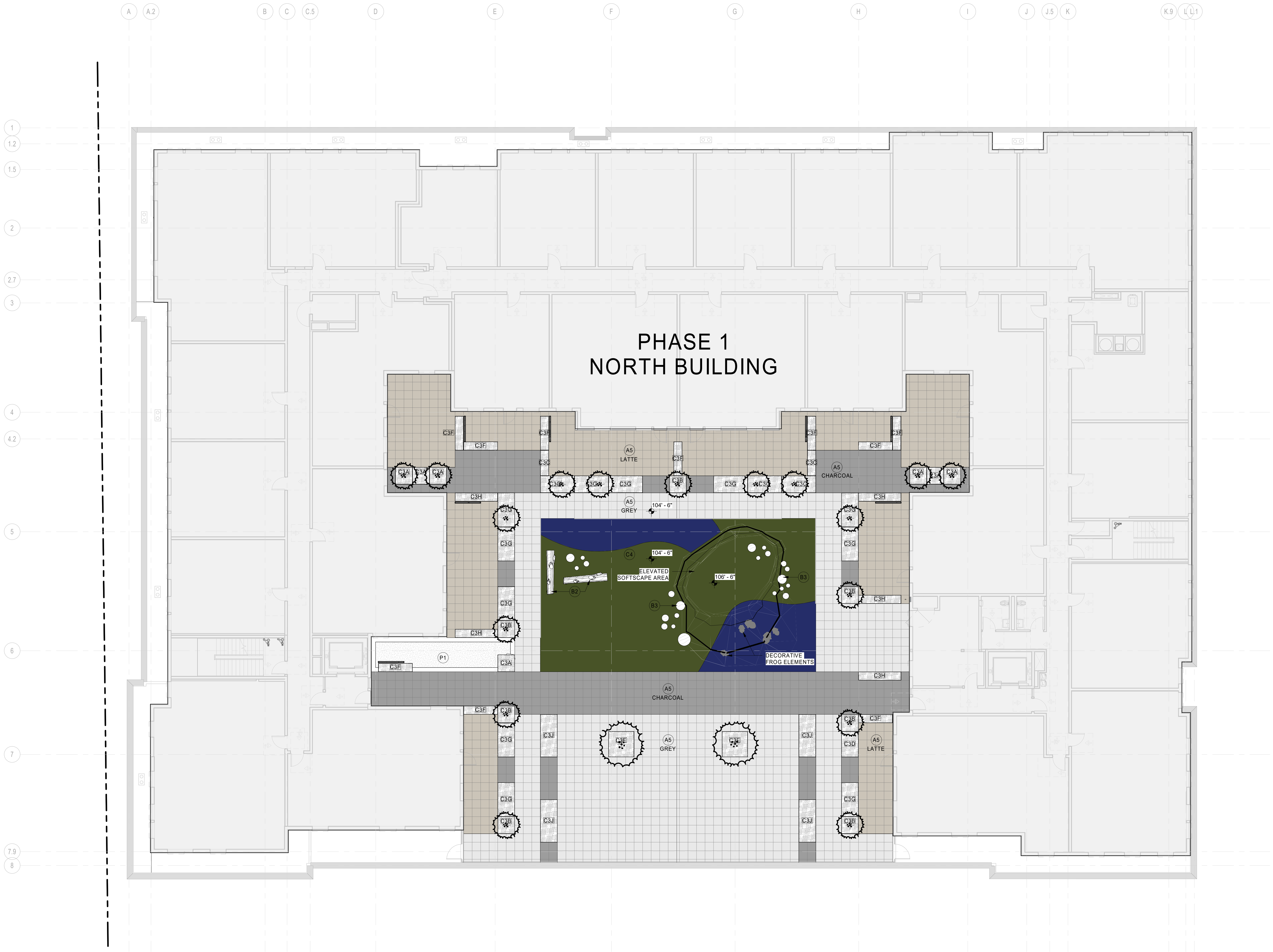

LEVEL 4 - NORTH

SCALE: 1" = 10'-0"

LANDSCAPE LEGEND - SITE

SYMBOL		ITEM
▦	A1	2' x 2' C.I.P. CONCRETE PAVING
▨	A2	C.I.P. CONCRETE PAVING, DIAGONAL 1'-6" WIDE BOARDWALK PATTERN
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	C3X	PREFABRICATED STEEL PLANTERS, SIZES VARY, 24" HT, TYPICAL. STANDARD POWDER COAT COLOR: TBD. B.O.D.: TOURNESOL.COM
▒	C4	SOFTSCAPE AREA
░	C5	ASTRO TURF
═	D1	30" ALUMINUM PICKET RAILING, SURFACE MOUNTED, BLACK POWDER COAT FINISH
═	D2	48" WIDE x 5' TALL WATER JET ALUMINUM SCREEN PANELS, ORNAMENTAL PATTERN TBD. MOUNTED TO LOW CONCRETE STEMWALL @ STREET LEVEL PLAZA
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▦	P1	FOUNDATION PLANT MIX SEE PLANT SCHEDULE L3.01 IRRIGATION: EFFICIENT DRIP IRRIGATION SYSTEM
▦	P2	UPLAND BUFFER PLANT MIX UNDERSTORY SHRUB AND PERENNIAL MIX, SEE PLANT SCHEDULE L3.01 IRRIGATION: EFFICIENT DRIP IRRIGATION SYSTEM
▤	P3	SIDE SLOPE PLANT MIX INVASIVE PLANT REMOVAL, SELECTIVE NATIVE INFILL PLANTING WHERE NEEDED, SEE PLANT SCHEDULE L3.01. IRRIGATION: EFFICIENT POP UP ROTORS POSITIONED AT BUFFER EDGE EVERY 12', SECURED TO STAKE
▭	P4	WETLAND PLANT MIX INVASIVE PLANT REMOVAL, SELECTIVE NATIVE INFILL PLANTING WHERE NEEDED, SEE PLANT SCHEDULE L3.01. IRRIGATION: NO IRRIGATION IN WETLAND

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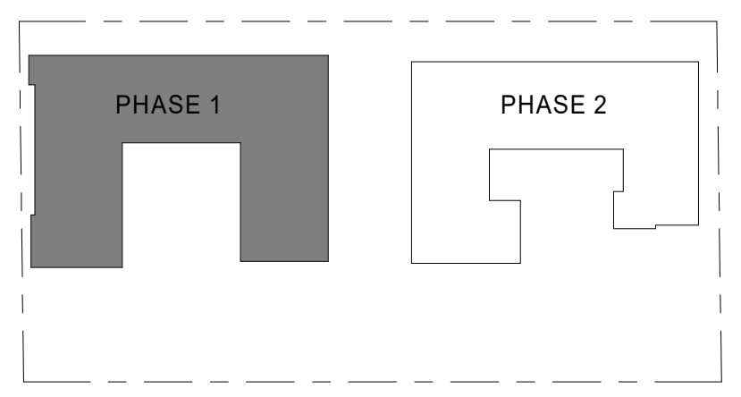
PLANTER SCHEDULE

Type Mark	Count	Manufacturer	Model
C3A	8	TBD	STEEL PLANTER 48" x 48" x 24"
C3B	7	TBD	STEEL PLANTER 48" x 48" x 30"
C3C	2	TBD	STEEL PLANTER 72" x 24" x 24"
C3D	1	TBD	STEEL PLANTER 72" x 48" x 24"
C3E	2	TBD	STEEL PLANTER 72" x 72" x 24"
C3F	10	TBD	STEEL PLANTER 96" x 24" x 24"
C3G	14	TBD	STEEL PLANTER 96" x 48" x 24"
C3H	5	TBD	STEEL PLANTER 120" x 24" x 24"
C3J	4	TBD	STEEL PLANTER 120" x 48" x 24"
Grand total: 53			



KEY PLAN

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WEBER
THOMPSON

900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

**KING COUNTY
HOUSING AUTHORITY**

600 Andover Park W
Seattle, WA 98188

Issue:

1	SD SET	12/20/24
2	50% DD	02/28/25
4	100% DD	05/09/25

Construction Revision:

- - -

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: MF
Principal In Charge: RM

LEVEL 4 TERRACE

L2.04N

Project Number: 24-027

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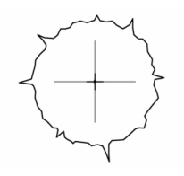
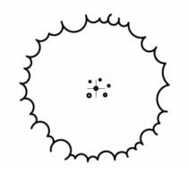
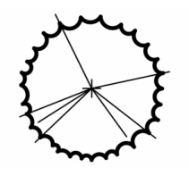
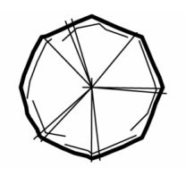
PLANT SCHEDULE

			BOTANICAL NAME	COMMON NAME	NATIVE/ADAPTIVE	SIZE	SPACING
FOUNDATION PLANT MIX ▨	*FULL SHADE*	**SHRUBS**	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	NATIVE	3 GAL	36 O.C.
			SARCOCOCCA ORIENTALIS	CHINESE SWEET BOX	ADAPTIVE	3 GAL	36 O.C.
		GROUNDCOVER	BEESIA DELTOPHYLLA	BEESIA	NATIVE	1 GAL	18 O.C.
			EPIMEDIUM GRANDIFLORUM	BARRENWORT 'LILAFEE'	ADAPTIVE	1 GAL	18 O.C.
		PERENNIALS	POLYSTICHUM SETIFERUM	ALASKA FERN	NATIVE	1 GAL	18 O.C.
			MAIANTHEMUM STELLATUM	STARRY SOLOMON'S SEAL	NATIVE	1 GAL	18 O.C.
			HUECHERA MICANTHRA	CREVICE ALUMROOT	NATIVE	1 GAL	18 O.C.
			DICENTRA FORMOSA	BLEEDING HEART	NATIVE	1 GAL	18 O.C.
			HELLEBORUS	HELLEBORE	NATIVE	1 GAL	18 O.C.
			ANEMONE HONORINE 'JOBERT'	JOBERT ANEMONE	ADAPTIVE	1 GAL	18 O.C.
	PARTIAL SUN	**SHRUBS**	CORNUS SERICEA 'KELSEYI'	KELSEY DOGWOOD	NATIVE	3 GAL	36 O.C.
			SYMPHORICARPOS ALBUS	SNOWBERRY	NATIVE	3 GAL	36 O.C.
			PITTOSPORUM TOBIRA 'SHIMA'	PITTOSPORUM 'CREAM DE MINT'	ADAPTIVE	3 GAL	36 O.C.
		GROUNDCOVER/GRASSES	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	NATIVE	1 GAL	18 O.C.
			FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	NATIVE	1 GAL	18 O.C.
			SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	ADAPTIVE	1 GAL	18 O.C.
		PERENNIALS	DICENTRA FORMOSA	BLEEDING HEART	NATIVE	1 GAL	18 O.C.
			ACHILLEA MILLEFOLIUM	YARROW 'SALMON BEAUTY'	NATIVE	1 GAL	18 O.C.
			PEROVSKIA 'LITTLE SPIRE'	RUSSIAN SAGE	ADAPTIVE	1 GAL	18 O.C.
			PENSTEMMON SERRULATUS	PENSTEMMON	NATIVE	1 GAL	18 O.C.
UPLAND BUFFER PLANT MIX ▨ SUNMARK SEEDS NATIVE POLLINATOR MIX NOTE: APPLICATION PER MANUFACTURER'S RECOMMENDATION			NEMOPHILA MENZIESII	BABY BLUE EYES	NATIVE		
			HORDEUM BRACHYANTHERUM	MEADOW BARLEY	NATIVE		
			GAILLARDIA ARISTATA	BLANKETFLOWER	NATIVE		
			LAYIA PLATYGLOSSA	COASTAL TIDYTIPS	NATIVE		
			LUPINUS RIVULARIS	RIVERBANK LUPINE	NATIVE		
			CAMASSIA QUAMASH	SMALL CAMAS	NATIVE		
			DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	NATIVE		
			RUDBECKIA HIRTA	BLACK-EYED SUSAN	NATIVE		
			LOBULARIA MARITIMA	SWEET ALYSSUM	NATIVE		
			ACHILLEA MILLIFOLIUM	COMMON YARROW	NATIVE		
			ERIGERON SPECIOSUS	ASPEN FLEABANE	NATIVE		
			HOLODISCUS DISCOLOR	OCEANSPRAY	NATIVE		
WETLAND PLANT MIX ▨			CAREX OBNUPTA	SLOUGH SEDGE	NATIVE		
			CAREX TESTACEA	AUTUMN SEDGE	NATIVE		
			CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	NATIVE		
			CORNUS SERICEA 'KELSEYII'	KELSEY BLOODTWIG DOGWOOD	NATIVE		
			JUNCUS BALTICUS	BALTIC RUSH	NATIVE		
			PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	NATIVE		
			VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	NATIVE		

SIDE SLOPE PLANT MIX

IMAGE	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	NATIVE OR ADAPTIVE	ROOT CONDITION	SIZE	SPACING
▨	RIBES SANGUNIUM KING EDWARD VII	FLOWERING CURRANT	YES	NATIVE	CONTAINER	1 GAL	4' O.C.
	VACCINUM OVATUM	EVERGREEN HUCKLEBERRY	YES	NATIVE	CONTAINER	1 GAL	4' O.C.
	CORNUS SERICEA 'SILVER AND GOLD'	YELLOW TWIG DOGWOOD	YES	NATIVE	BARE ROOT		4' O.C.
	ROSA NUTKANA	NUTKANA ROSE	YES	NATIVE	BARE ROOT		4' O.C.
	VACCINUM PARVIFLORUM	RED HUCKLEBERRY	YES	NATIVE	CONTAINER	1 GAL	4' O.C.
	SPIRAEA SPLENDENS	SUBALPINE SPIRAEA	YES	NATIVE	CONTAINER	1 GAL	3' O.C.
	GAULTEHRIA SHALLON	SALAL	YES	NATIVE	CONTAINER	1 GAL	3' O.C.
	POLYSTICHUM MUNITUM	SWORD FERN	YES	NATIVE	CONTAINER	4" POT	2' O.C.
	POLYSTICHUM SETIFERUM	ALASKAN FERN	YES	NATIVE	CONTAINER	4" POT	2' O.C.
	DICENTRA FORMOSA	WESTERN BLEEDING HEART	YES	NATIVE	CONTAINER	4" POT	2' O.C.
	TIARELLA TRIFOLIATA	FOAM FLOWER	YES	NATIVE	CONTAINER	4" POT	18" O.C.
	AQUILIGA FORMOSA	WESTERN COLUMBINE	YES	NATIVE	CONTAINER	4" POT	18" O.C.
	MAIANTHEMUM DILATATUM	FALSE LILY	YES	NATIVE	CONTAINER	4" POT	18" O.C.
	TIARELLA TRIFOLIATA	FOAM FLOWER	YES	NATIVE	CONTAINER	4" POT	18" O.C.

TREE SCHEDULE

SYMBOL	COUNT	BOTANICAL NAME	COMMON NAME	NATIVE/ADAPTIVE	SIZE
TREE					
	5	ACER CIRCINATUM	VINE MAPLE	NATIVE	B&B, MIN 6' HT. MULTISTEM, MIN 3 STEMS
	38	STEWARTIA PSEUDOCAMELIA	JAPANESE STEWARTIA	NATIVE	2 1/2" CAL. B&B
	7	ACER JAPONICUM SP.	JAPANESE MAPLE	ADAPTIVE	VARIES
	1	PARROTIA PERSICA	PERSIAN PARROTIA	ADAPTIVE	3" CL. B&B

PLANTING NOTES

1. PLANTING OPERATIONS SHALL BE COMPLETED IN STRICT ACCORDANCE WITH SPECIFICATIONS AND DETAILS.
2. UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO START OF WORK. CALL UNDERGROUND SERVICE ALERT.
3. PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS AS SHOWN ON THE PLANTING PLAN.
4. CONTRACTOR SHALL SUPPLY PLANTS OF THE SIZE SPECIFIED. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL OF THE SIZE SPECIFIED, CONTACT THE PROJECT REPRESENTATIVE FOR INSTRUCTIONS.
5. ALL RIGHT-OF-WAY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ISSAQUAH STANDARD DETAILS AND SPECIFICATIONS.
6. STREET TREES SHALL BE INSTALLED AND STAKED PER THE LATEST VERSION OF THE CITY OF ISSAQUAH STANDARD DETAILS.
7. ALL PLANTING AREAS TO BE FULLY IRRIGATED WITH AN EFFICIENT, PERMANENT IRRIGATION SYSTEM.
8. CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. IF A CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE.
9. NO PRE-EMERGENT HERBICIDE SHALL BE USED ON THE PROJECT SITE PRIOR TO OR AFTER INSTALLATION PLANT MATERIAL OR DURING THE WARRANTY PERIOD.
10. FOR ALL ON-GRADE PLANTING AREA, USE THE FOLLOWING SOIL MIX: 40% LOAM, 40% SAND, 20% COMPOST (% BY VOLUME). SOILS SHALL BE FREE DRAINING MATERIAL, FREE OF NOXIOUS WEEDS AND MATERIALS PROHIBITIVE TO PLANT GROWTH SUCH AS: EXCESS SALINITY, ALKALINITY, LEAD OR ARSENIC, DELETERIOUS MATERIALS AND ROCKS OR DEBRIS THAT WILL NOT PASS THROUGH A 3/4" SCREEN.

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Construction Revision:

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By:	Author
Project Manager:	MF
Principal In Charge:	RM

PLANTING SCHEDULE

L3.01

Project Number: 24-027

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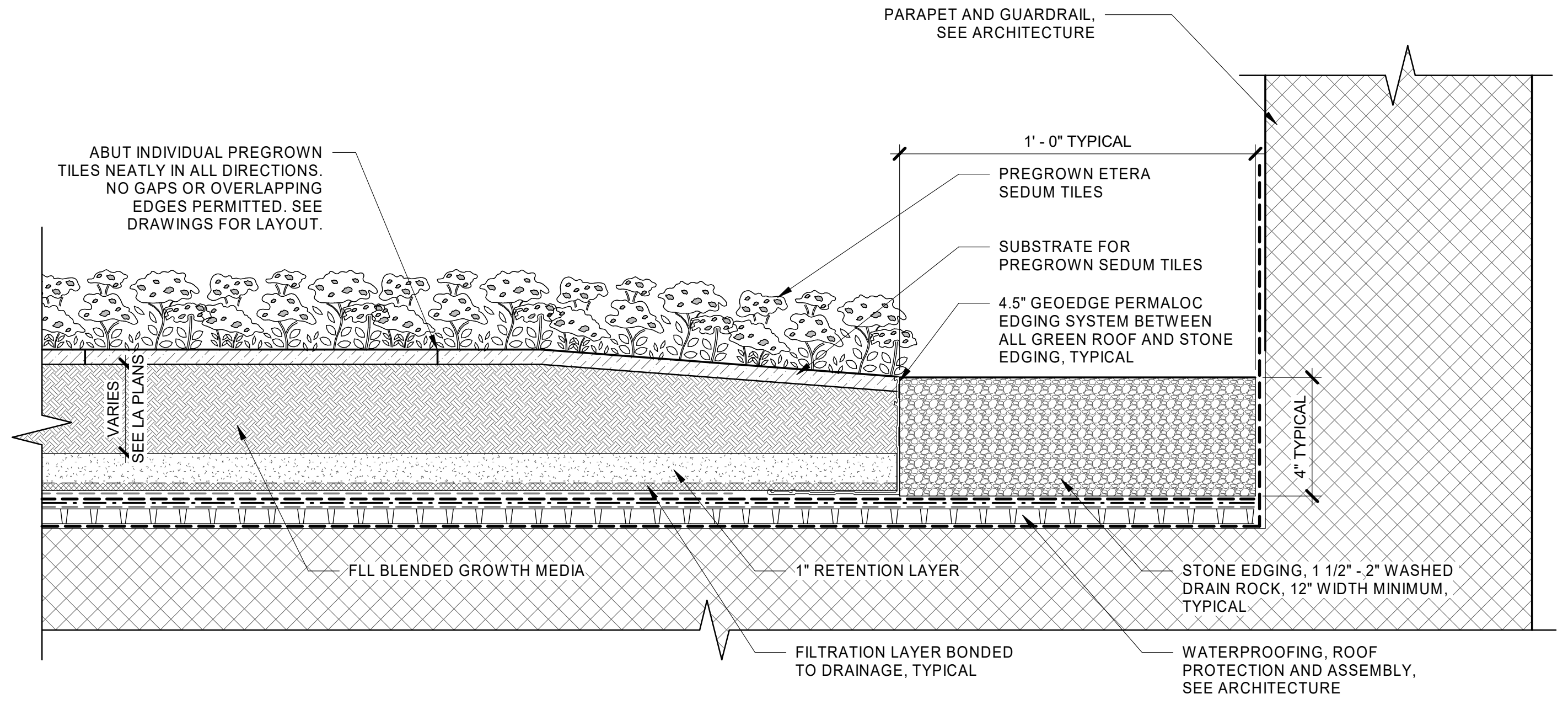
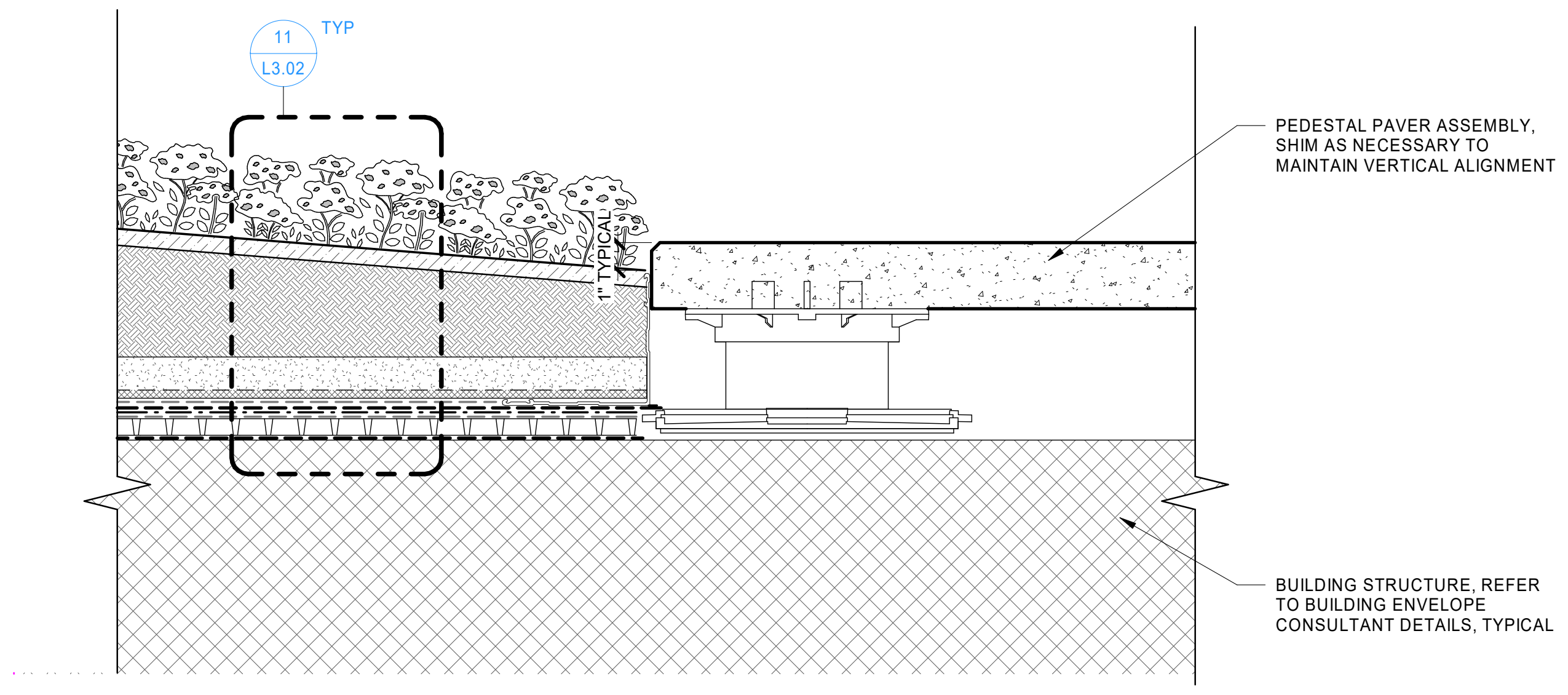

PARAPET AND GUARDRAIL, SEE ARCHITECTURE
ABUT INDIVIDUAL PREGROWN TILES NEATLY IN ALL DIRECTIONS. NO GAPS OR OVERLAPPING EDGES PERMITTED. SEE DRAWINGS FOR LAYOUT.
1' - 0" TYPICAL
PREGROWN ETERA SEDUM TILES
SUBSTRATE FOR PREGROWN SEDUM TILES
4.5" GEOEDGE PERMALOC EDGING SYSTEM BETWEEN ALL GREEN ROOF AND STONE EDGING, TYPICAL
VARIES SEE LA PLANS
4" TYPICAL
FLL BLENDED GROWTH MEDIA
1" RETENTION LAYER
STONE EDGING, 1 1/2" - 2" WASHED DRAIN ROCK, 12" WIDTH MINIMUM, TYPICAL
FILTRATION LAYER BONDED TO DRAINAGE, TYPICAL
WATERPROOFING, ROOF PROTECTION AND ASSEMBLY, SEE ARCHITECTURE

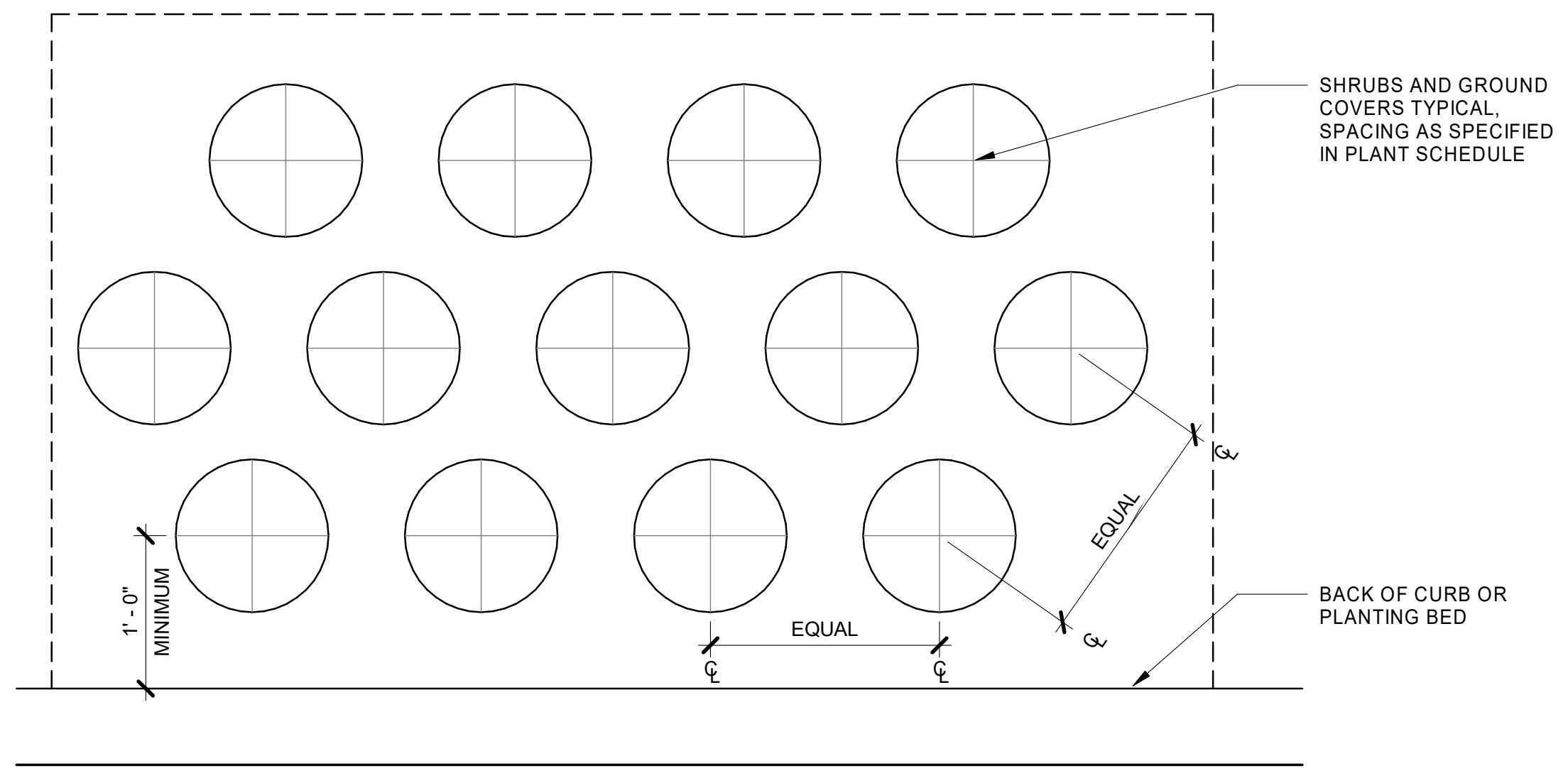
11 EXTENSIVE LOOSE LAID GREEN ROOF SYSTEM

SCALE: 3" = 1'-0"


11
L3.02
TYP
1" TYPICAL
PEDESTAL PAVER ASSEMBLY, SHIM AS NECESSARY TO MAINTAIN VERTICAL ALIGNMENT
BUILDING STRUCTURE, REFER TO BUILDING ENVELOPE CONSULTANT DETAILS, TYPICAL

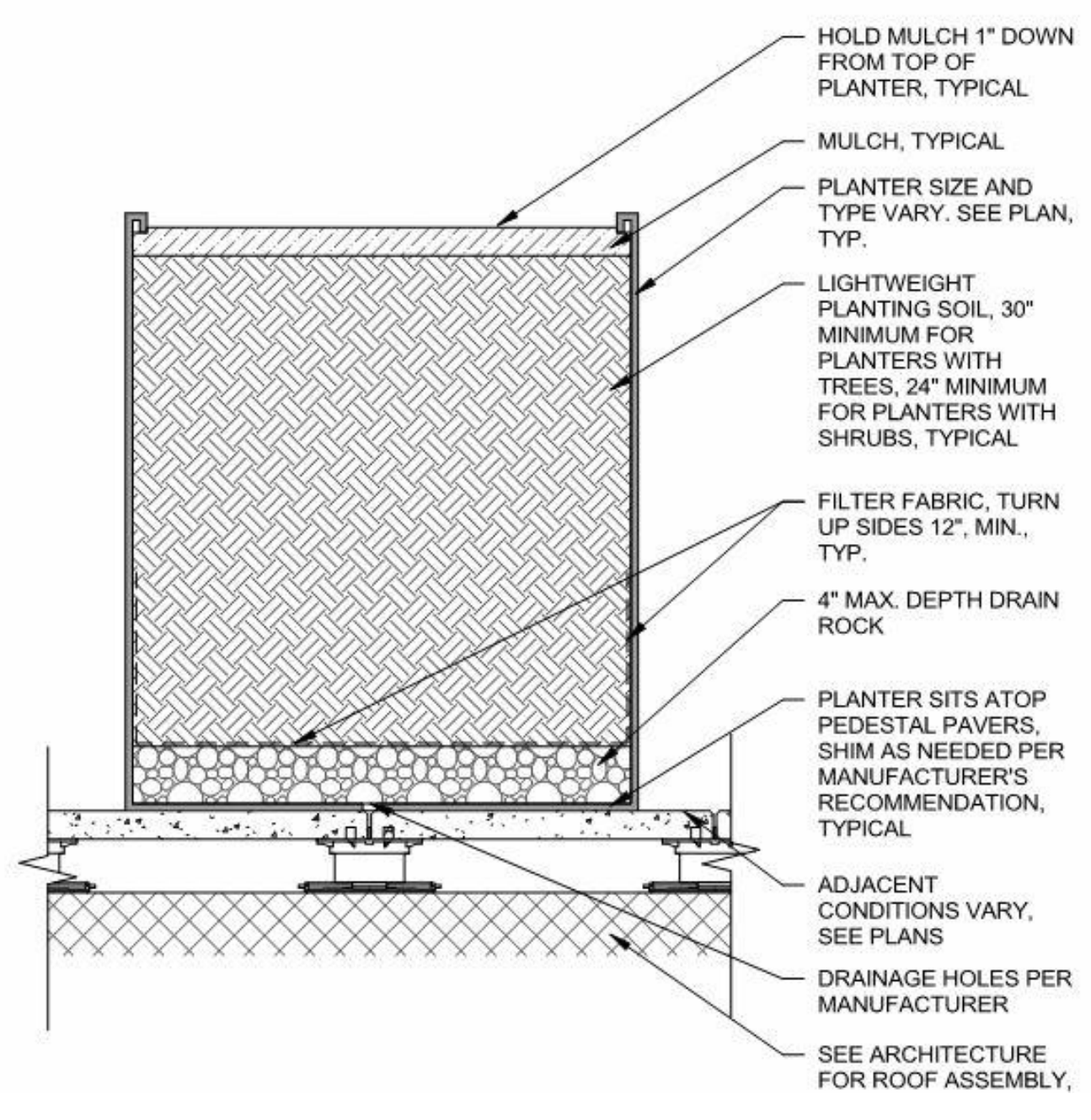
12 PAVER / GREEN ROOF INTERFACE

SCALE: 3" = 1'-0"


SHRUBS AND GROUND COVERS TYPICAL, SPACING AS SPECIFIED IN PLANT SCHEDULE
EQUAL
EQUAL
1' - 0" MINIMUM
BACK OF CURB OR PLANTING BED

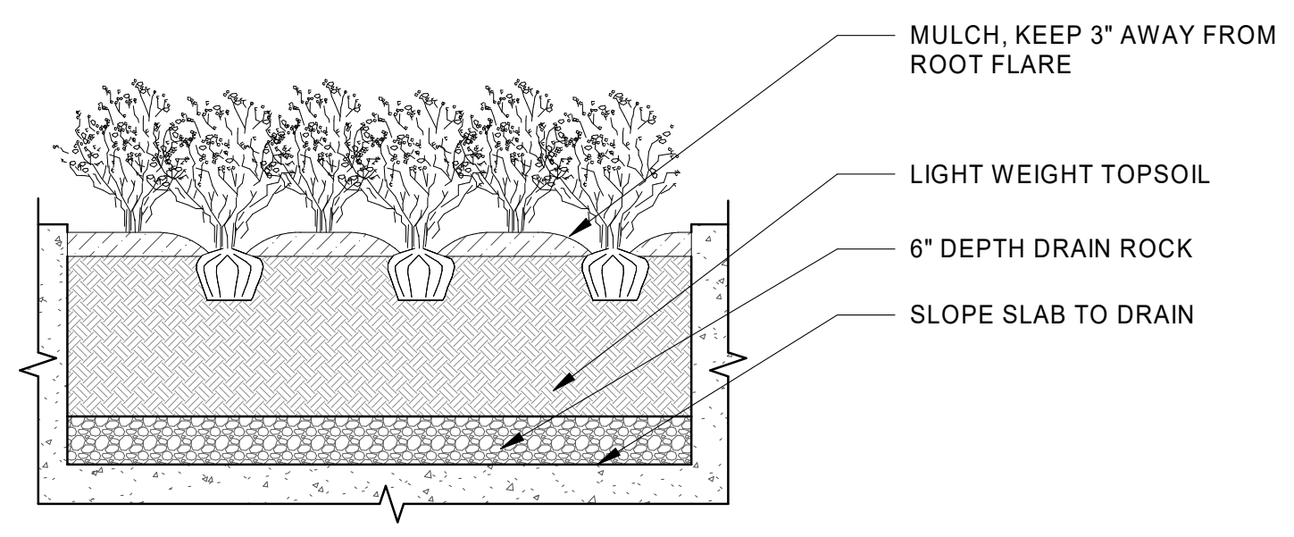
13 PLANT SPACING

SCALE: 1" = 1'-0"


HOLD MULCH 1" DOWN FROM TOP OF PLANTER, TYPICAL
MULCH, TYPICAL
PLANTER SIZE AND TYPE VARY. SEE PLAN, TYP.
LIGHTWEIGHT PLANTING SOIL, 30" MINIMUM FOR PLANTERS WITH TREES, 24" MINIMUM FOR PLANTERS WITH SHRUBS, TYPICAL
FILTER FABRIC, TURN UP SIDES 12", MIN., TYP.
4" MAX. DEPTH DRAIN ROCK
PLANTER SITS ATOP PEDESTAL PAVERS, SHIM AS NEEDED PER MANUFACTURER'S RECOMMENDATION, TYPICAL
ADJACENT CONDITIONS VARY, SEE PLANS
DRAINAGE HOLES PER MANUFACTURER
SEE ARCHITECTURE FOR ROOF ASSEMBLY,

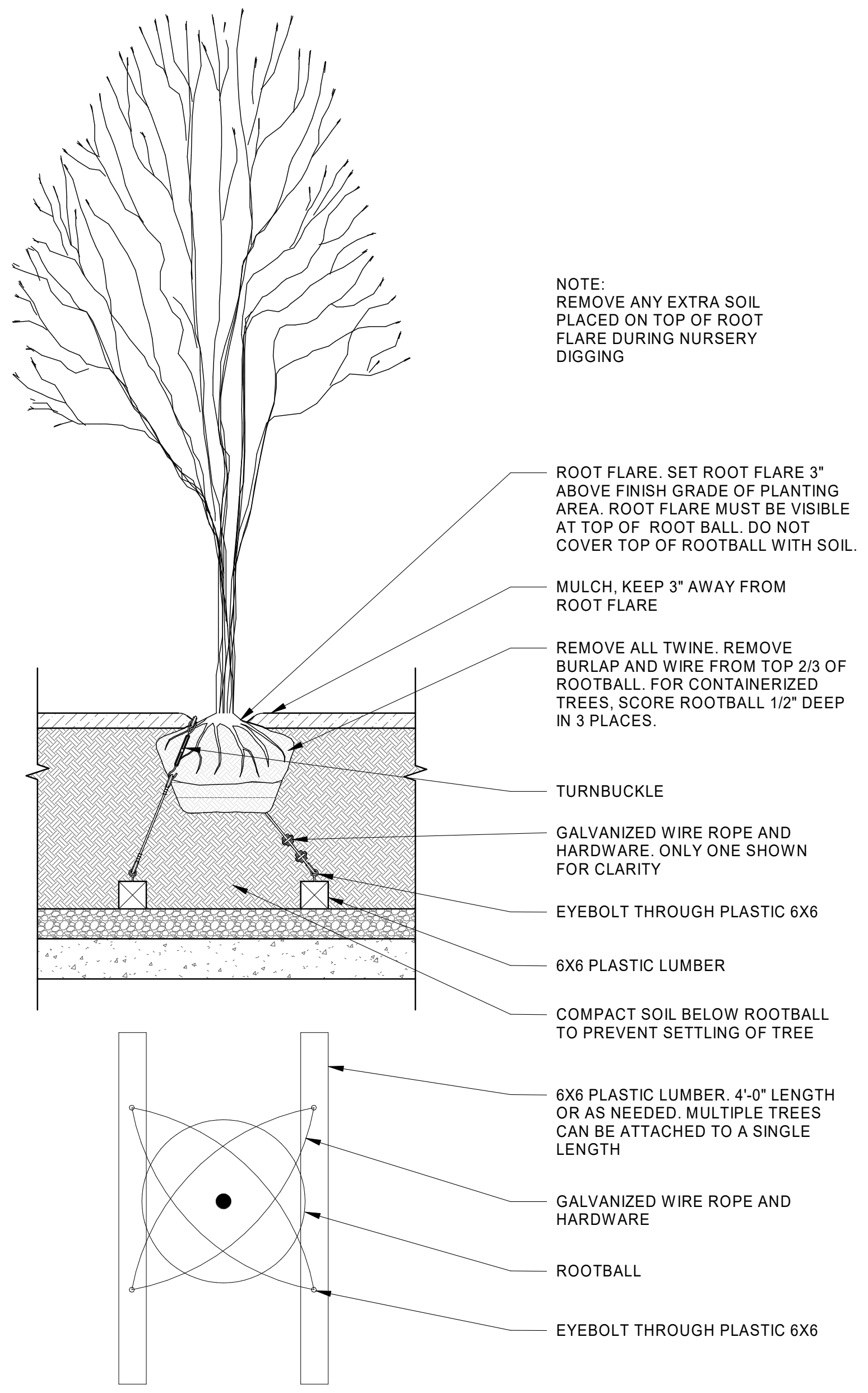
1 PREFABRICATED PLANTER

SCALE: 1" = 1'-0"



2 PLANTING OVER STRUCTURE

SCALE: 1/2" = 1'-0"


ROOT FLARE. SET ROOT FLARE 3" ABOVE FINISH GRADE OF PLANTING AREA. ROOT FLARE MUST BE VISIBLE AT TOP OF ROOT BALL. DO NOT COVER TOP OF ROOTBALL WITH SOIL.
MULCH, KEEP 3" AWAY FROM ROOT FLARE
REMOVE ALL TWINE. REMOVE BURLAP AND WIRE FROM TOP 2/3 OF ROOTBALL. FOR CONTAINERIZED TREES, SCORE ROOTBALL 1/2" DEEP IN 3 PLACES.
TURNBUCKLE
GALVANIZED WIRE ROPE AND HARDWARE. ONLY ONE SHOWN FOR CLARITY
EYEBOLT THROUGH PLASTIC 6X6
6X6 PLASTIC LUMBER
COMPACT SOIL BELOW ROOTBALL TO PREVENT SETTLING OF TREE
6X6 PLASTIC LUMBER. 4'-0" LENGTH OR AS NEEDED. MULTIPLE TREES CAN BE ATTACHED TO A SINGLE LENGTH
GALVANIZED WIRE ROPE AND HARDWARE
ROOTBALL
EYEBOLT THROUGH PLASTIC 6X6

NOTE:
REMOVE ANY EXTRA SOIL PLACED ON TOP OF ROOT FLARE DURING NURSERY DIGGING

4 TREE GUYING OVER STRUCTURE

SCALE: 1/2" = 1'-0"

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Const.Doc.		

Drawn By: Author
Project Manager: MF
Principal In Charge: RM

PLANTING DETAILS

L3.02

Project Number: 24-027

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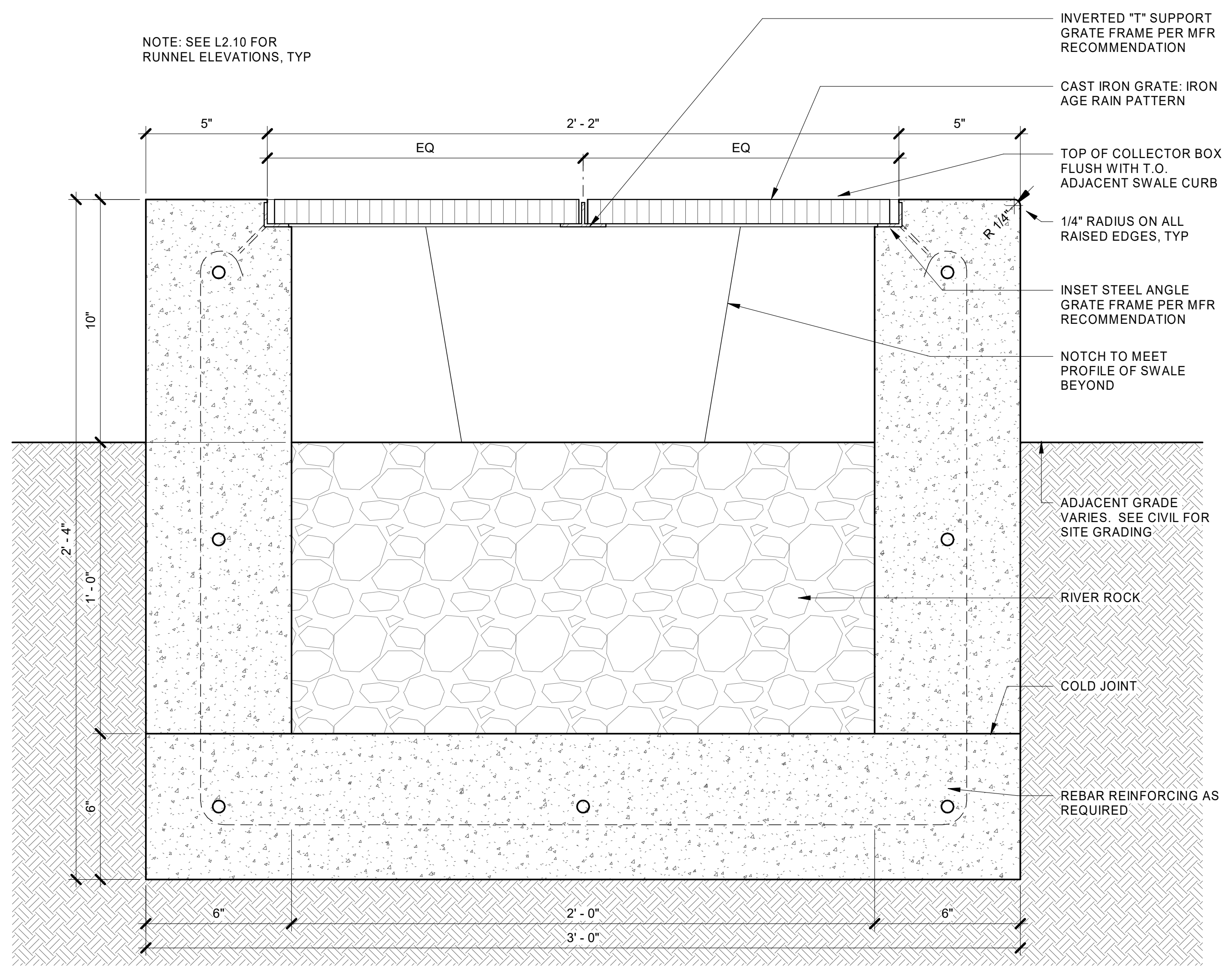
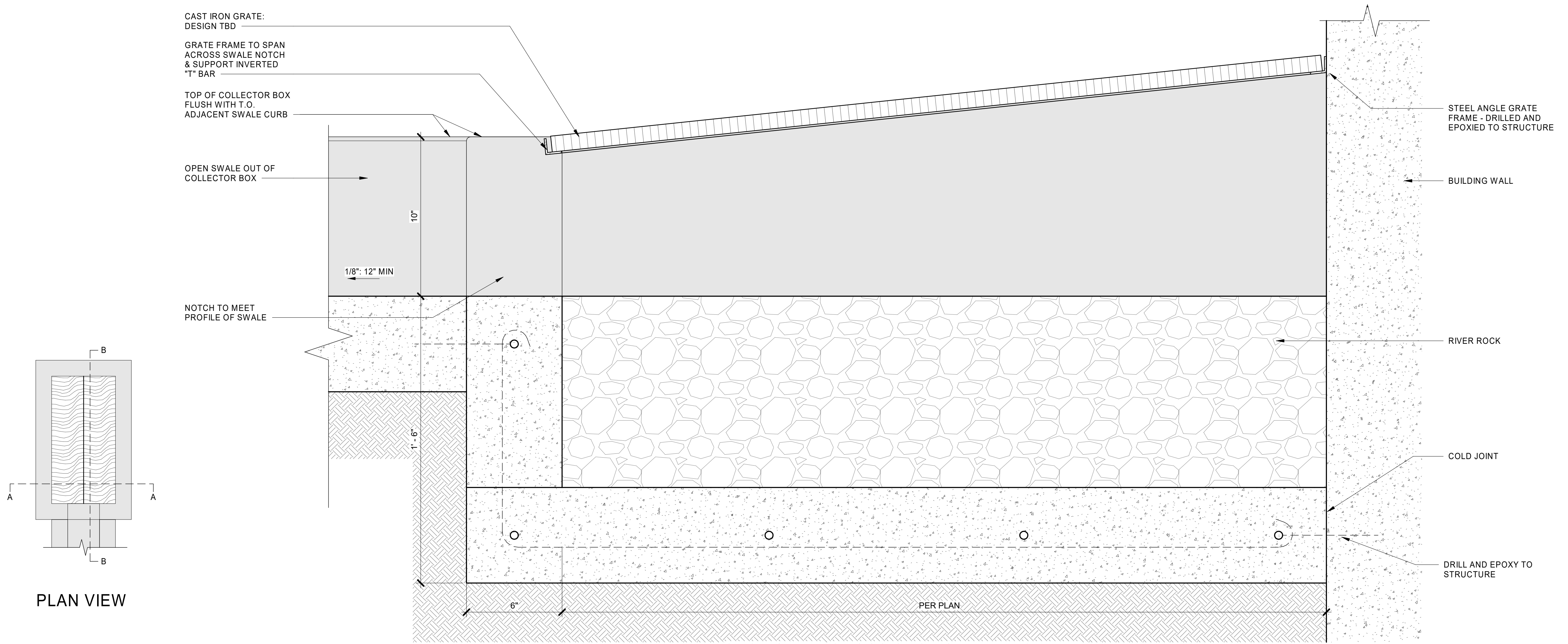

NOTE: SEE L2.10 FOR RUNNEL ELEVATIONS, TYP
5"
2' - 2"
5"
EQ
EQ
INVERTED "T" SUPPORT GRATE FRAME PER MFR RECOMMENDATION
CAST IRON GRATE: IRON AGE RAIN PATTERN
TOP OF COLLECTOR BOX FLUSH WITH T.O. ADJACENT SWALE CURB
1/4" RADIUS ON ALL RAISED EDGES, TYP
R 1/4"
INSET STEEL ANGLE GRATE FRAME PER MFR RECOMMENDATION
NOTCH TO MEET PROFILE OF SWALE BEYOND
ADJACENT GRADE VARIES. SEE CIVIL FOR SITE GRADING
RIVER ROCK
COLD JOINT
REBAR REINFORCING AS REQUIRED
10"
2' - 4"
1' - 0"
6"
6"
2' - 0"
6"
3' - 0"

SECTION A - CROSS SECTION WITH GRATE


B
A
A
B
CAST IRON GRATE: DESIGN TBD
GRATE FRAME TO SPAN ACROSS SWALE NOTCH & SUPPORT INVERTED "T" BAR
TOP OF COLLECTOR BOX FLUSH WITH T.O. ADJACENT SWALE CURB
OPEN SWALE OUT OF COLLECTOR BOX
1/8": 12" MIN
10"
NOTCH TO MEET PROFILE OF SWALE
1' - 6"
STEEL ANGLE GRATE FRAME - DRILLED AND EPOXIED TO STRUCTURE
BUILDING WALL
RIVER ROCK
COLD JOINT
DRILL AND EPOXY TO STRUCTURE
6"
PER PLAN

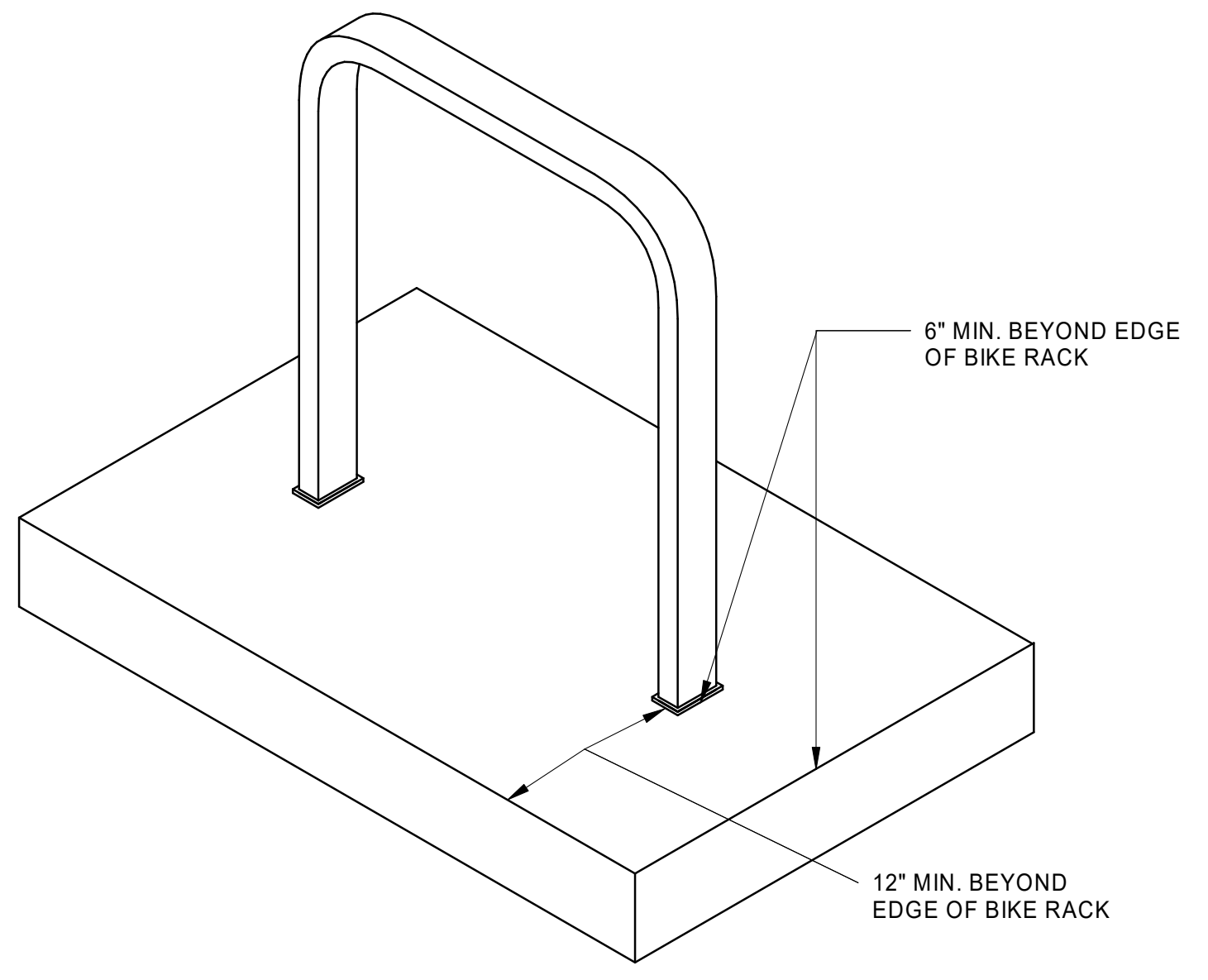
PLAN VIEW

SECTION B - CROSS SECTION WITH GRATE

COLLECTOR BOX WITH GRATE TO CONVEY STORMWATER

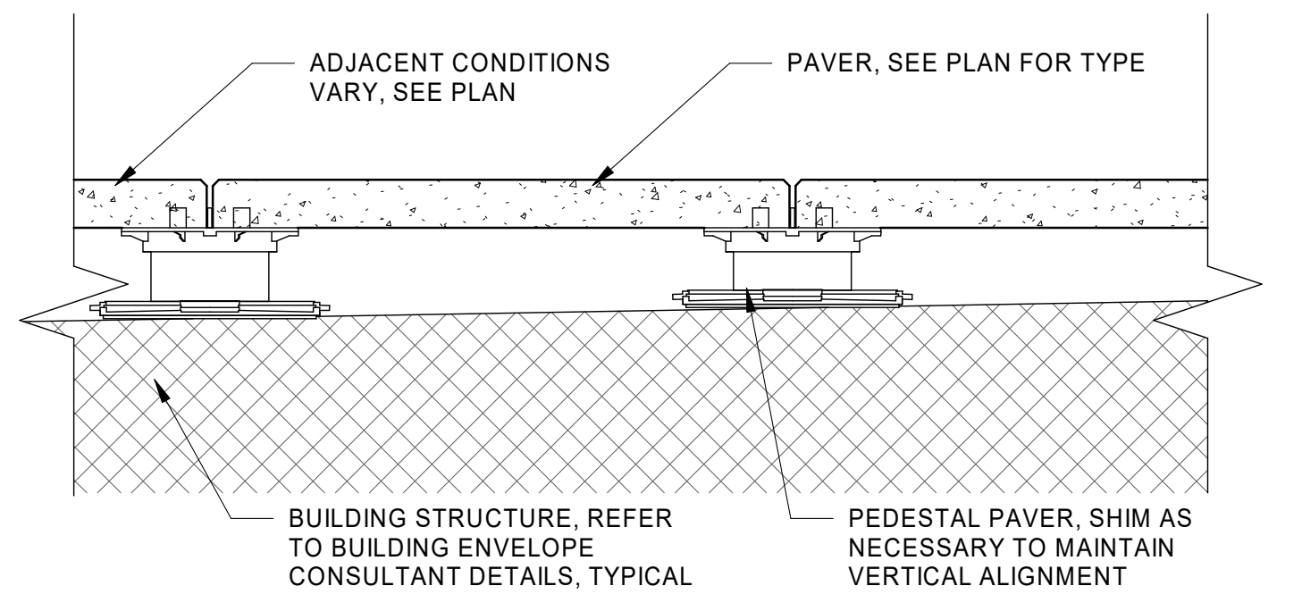
29 RUNNEL SPLASH BLOCK

SCALE: 3" = 1'-0" REF: 1/ L2.01N


6" MIN. BEYOND EDGE OF BIKE RACK
12" MIN. BEYOND EDGE OF BIKE RACK

16 BIKE RACK DETAIL - ISOMETRIC

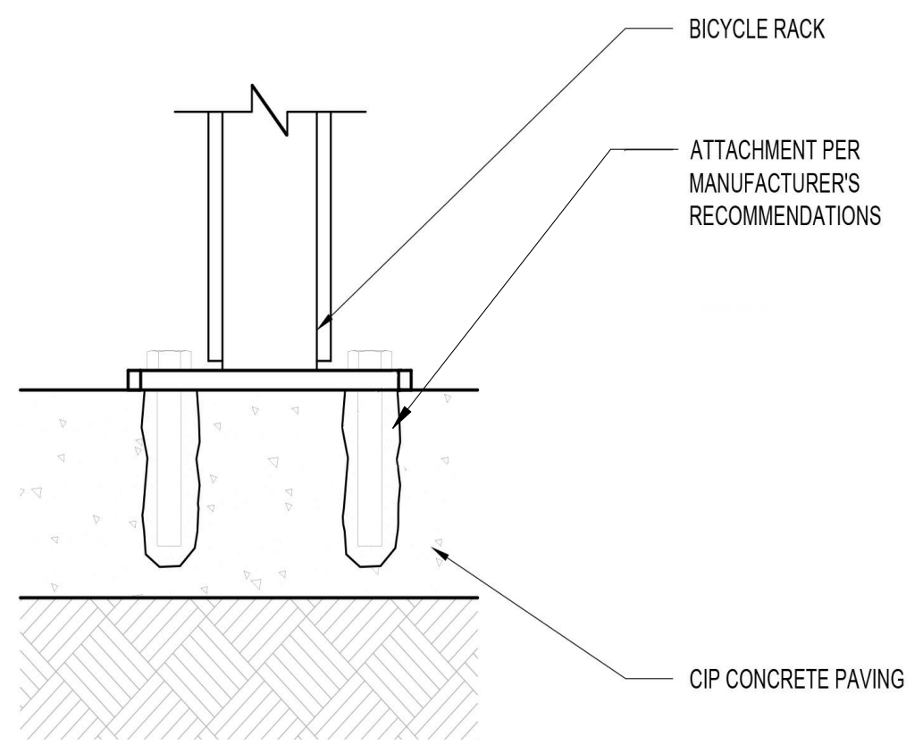
SCALE: 1" = 1'-0"


ADJACENT CONDITIONS VARY, SEE PLAN
PAVER, SEE PLAN FOR TYPE
BUILDING STRUCTURE, REFER TO BUILDING ENVELOPE CONSULTANT DETAILS, TYPICAL
PEDESTAL PAVER, SHIM AS NECESSARY TO MAINTAIN VERTICAL ALIGNMENT

NOTES:
1. PROVIDE LEVEL, CONTINUOUS TRANSITIONS AT ALL MATERIAL CHANGES AND BUILDING ENTRANCES.
2. NO GREATER THAN 1/2" GAP OR GRADE CHANGE SHALL OCCUR TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.

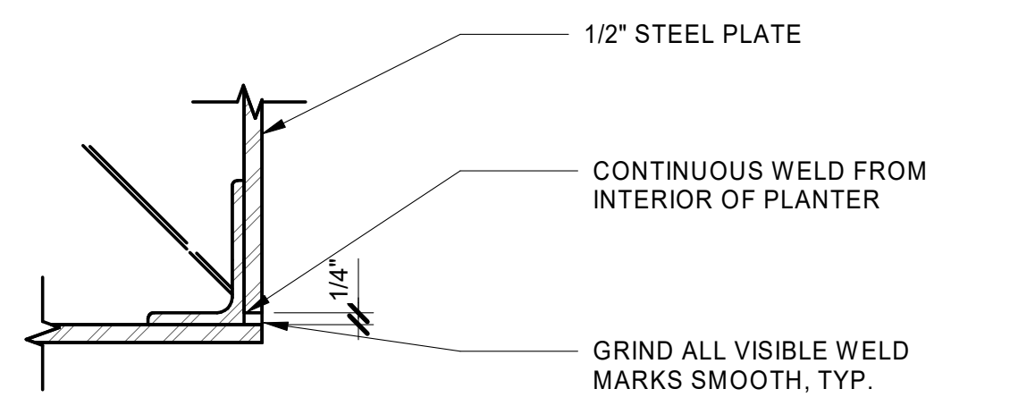
11 PEDESTAL PAVER ASSEMBLY

SCALE: 1 1/2" = 1'-0"

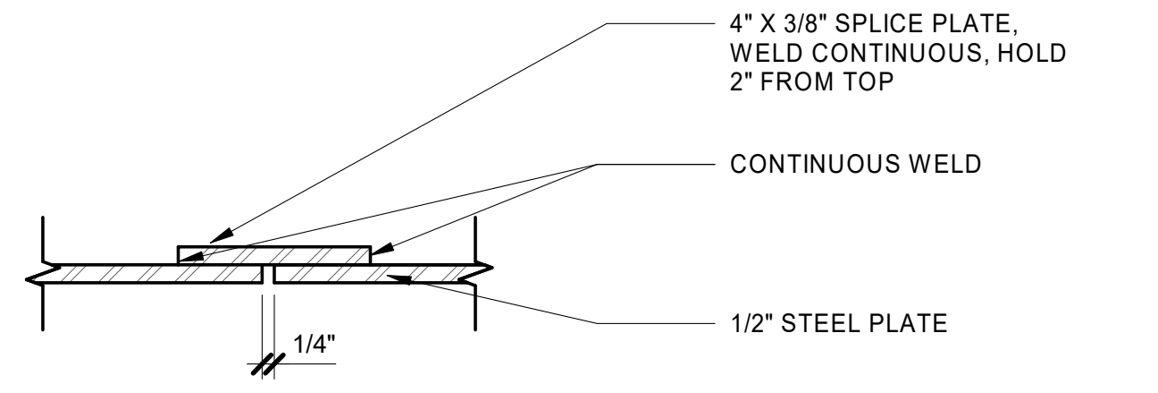


12 BICYCLE RACK ATTACHMENT

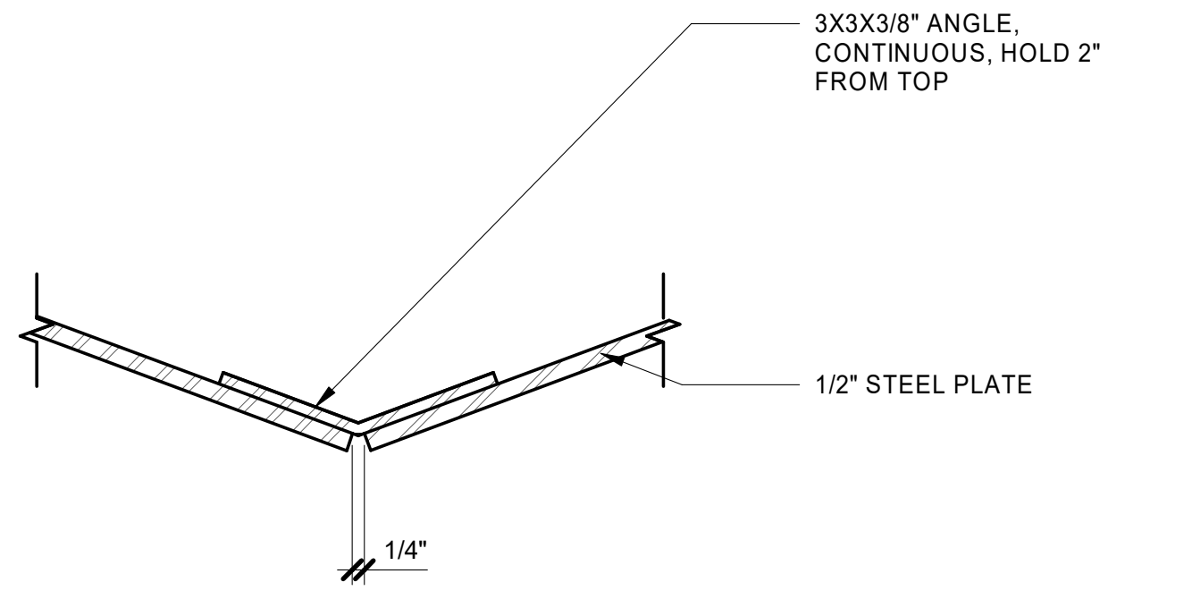
SCALE: 3" = 1'-0"


1/2" STEEL PLATE
CONTINUOUS WELD FROM INTERIOR OF PLANTER
1/4"
GRIND ALL VISIBLE WELD MARKS SMOOTH, TYP.

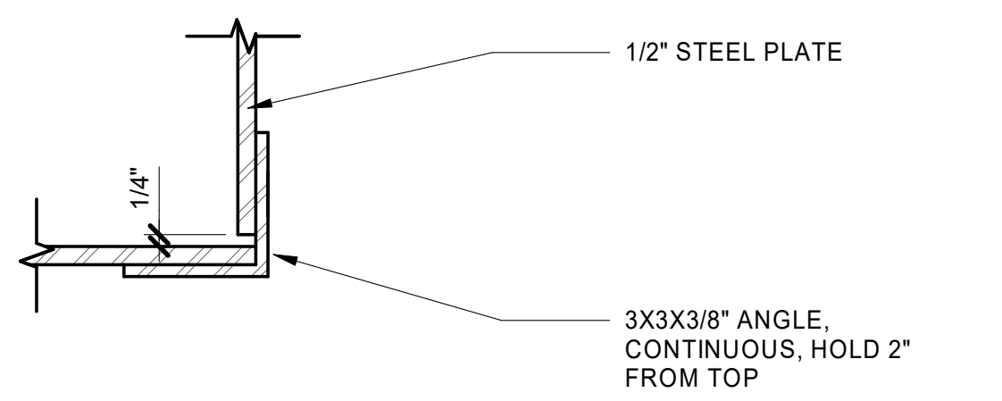
A. PERPENDICULAR PANELS, INSIDE



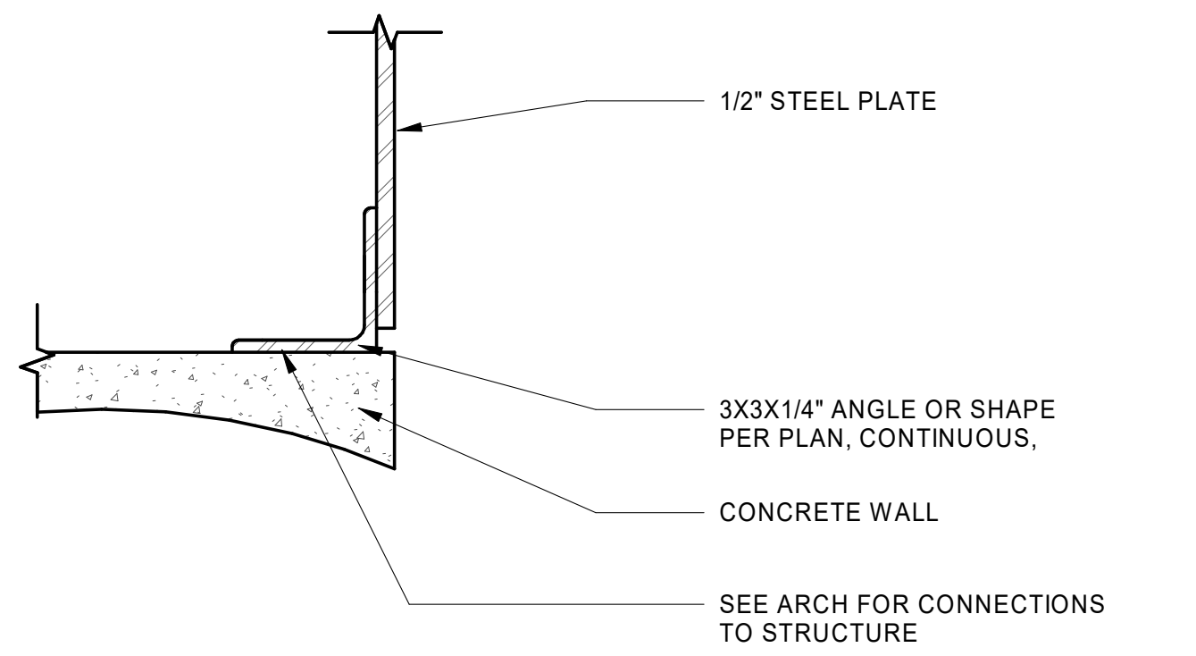
B. PARALLEL PANELS



C. INSIDE OBTUSE ANGLE



D. PERPENDICULAR PANELS, OUTSIDE

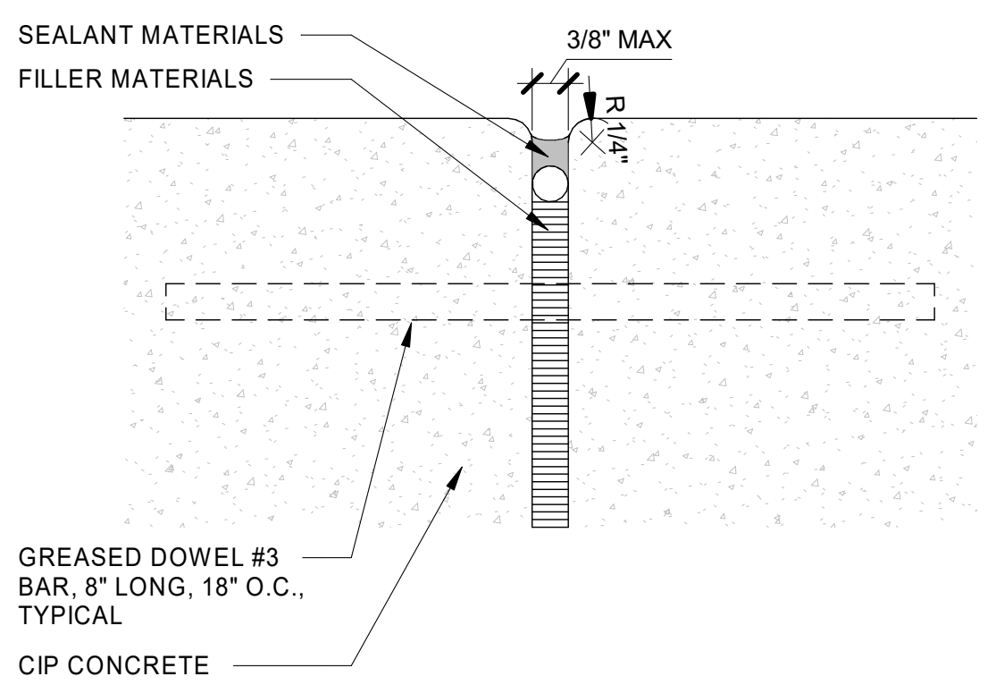

1/2" STEEL PLATE
3X3X1/4" ANGLE OR SHAPE PER PLAN, CONTINUOUS,
CONCRETE WALL
SEE ARCH FOR CONNECTIONS TO STRUCTURE

E. CONNECTION AT CONCRETE WALL

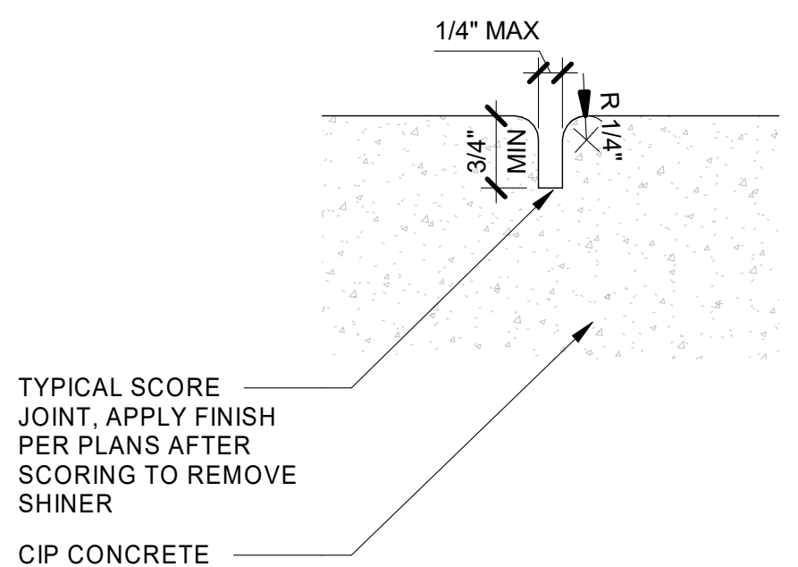
8 PLATE STEEL PLANTER JOINTS

SCALE: 3" = 1'-0"

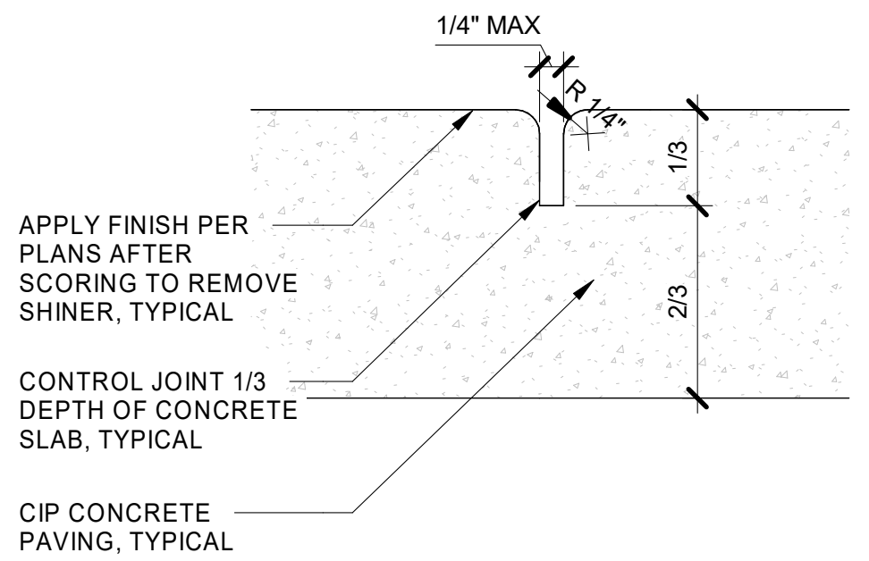
NOTE:
1. SEE LAYOUT PLANS FOR SCORING PATTERNS AND FINISH. EXPANSION JOINTS AT ALL VERTICAL FACES, TYPICAL
2. SAND ALL SITE SEALANT JOINTS


SEALANT MATERIALS
FILLER MATERIALS
3/8" MAX
R 1/4"
GREASED DOWEL #3 BAR, 8" LONG, 18" O.C., TYPICAL
CIP CONCRETE PAVING, TYPICAL

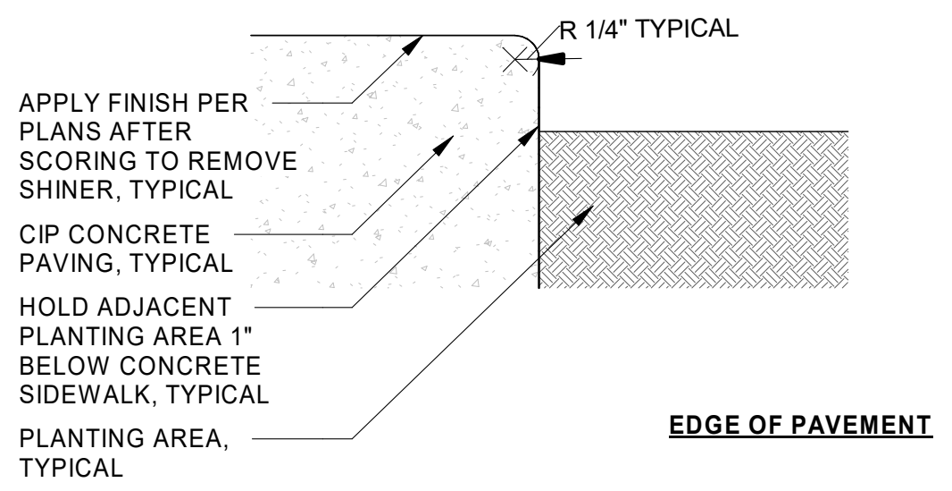
EXPANSION JOINT


1/4" MAX
3/4" MIN
R 1/4"
TYPICAL SCORE JOINT, APPLY FINISH PER PLANS AFTER SCORING TO REMOVE SHINER
CIP CONCRETE PAVING, TYPICAL

SCORE JOINT


1/4" MAX
R 1/4"
1/3
2/3
APPLY FINISH PER PLANS AFTER SCORING TO REMOVE SHINER, TYPICAL
CONTROL JOINT 1/3 DEPTH OF CONCRETE SLAB, TYPICAL
CIP CONCRETE PAVING, TYPICAL

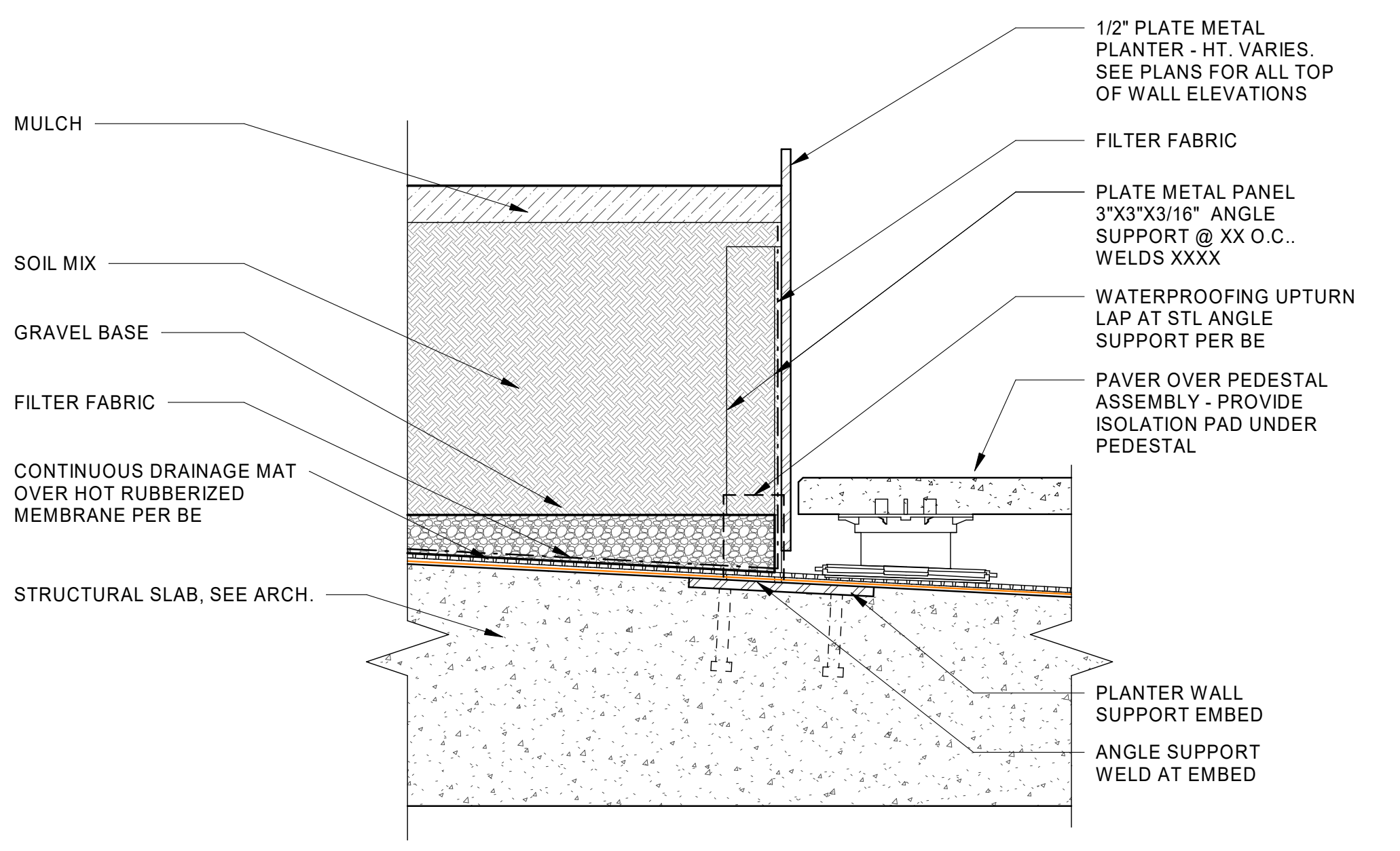
CONTROL JOINT


R 1/4" TYPICAL
APPLY FINISH PER PLANS AFTER SCORING TO REMOVE SHINER, TYPICAL
CIP CONCRETE PAVING, TYPICAL
HOLD ADJACENT PLANTING AREA 1" BELOW CONCRETE SIDEWALK, TYPICAL
PLANTING AREA, TYPICAL

EDGE OF PAVEMENT

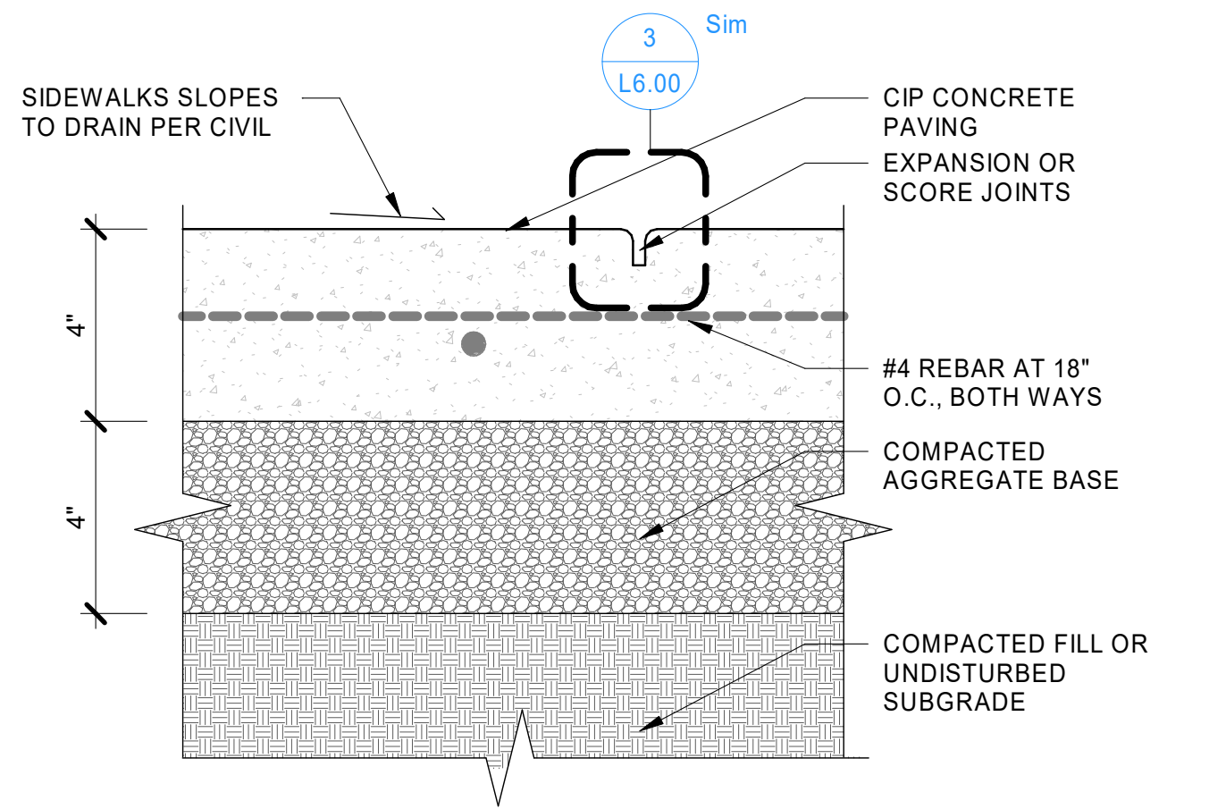
3 CIP CONCRETE PAVING JOINTS

SCALE: 6" = 1'-0"


MULCH
SOIL MIX
GRAVEL BASE
FILTER FABRIC
CONTINUOUS DRAINAGE MAT OVER HOT RUBBERIZED MEMBRANE PER BE
STRUCTURAL SLAB, SEE ARCH.
1/2" PLATE METAL PLANTER - HT. VARIES. SEE PLANS FOR ALL TOP OF WALL ELEVATIONS
FILTER FABRIC
PLATE METAL PANEL 3"X3"X3/16" ANGLE SUPPORT @ XX O.C.. WELDS XXXX
WATERPROOFING UPTURN LAP AT STL ANGLE SUPPORT PER BE
PAVER OVER PEDESTAL ASSEMBLY - PROVIDE ISOLATION PAD UNDER PEDESTAL
PLANTER WALL SUPPORT EMBED
ANGLE SUPPORT WELD AT EMBED

9 PLATE STEEL PLANTER

SCALE: 1 1/2" = 1'-0"

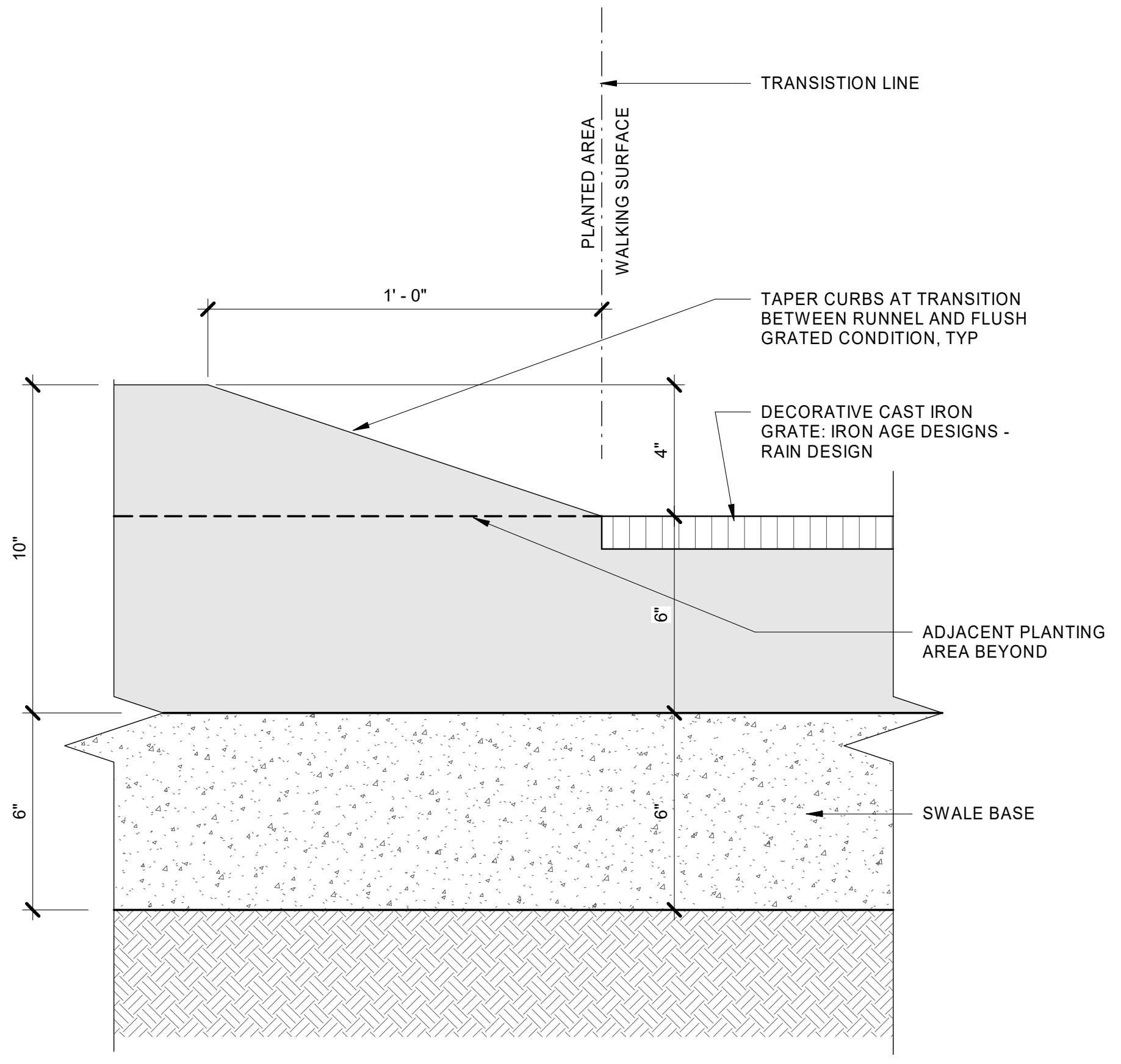

3
L6.00
Sim
SIDEWALKS SLOPES TO DRAIN PER CIVIL
CIP CONCRETE PAVING
EXPANSION OR SCORE JOINTS
4"
4"
#4 REBAR AT 18" O.C., BOTH WAYS
COMPACTED AGGREGATE BASE
COMPACTED FILL OR UNDISTURBED SUBGRADE

NOTE:
1. SEE LAYOUT PLAN SHEET L1.00 FOR SCORING PATTERNS.
2. R.O.W. PAVING DIMENSIONS PER CIVIL.

ON-SITE

4 CONCRETE PEDESTRIAN PAVING

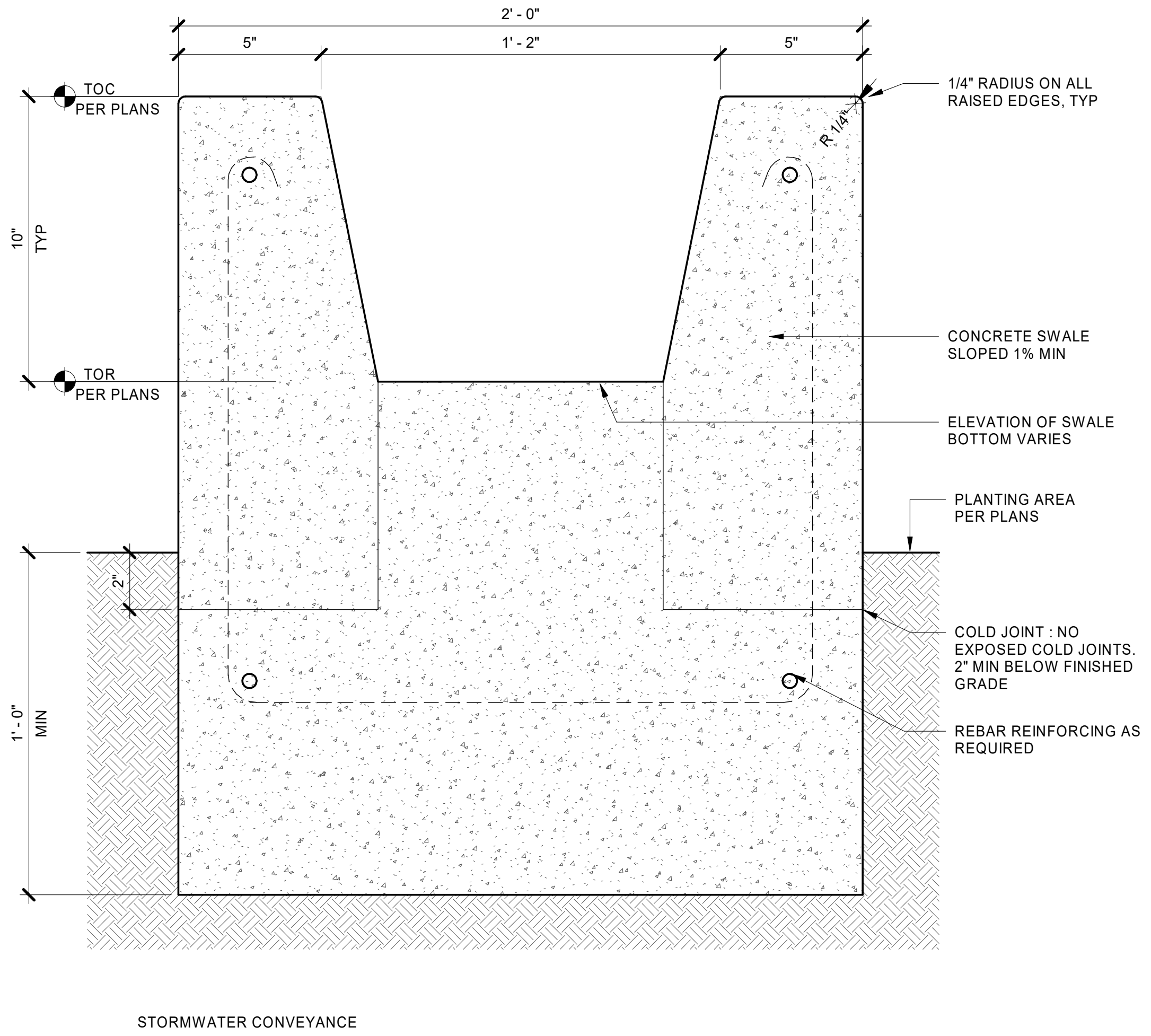
SCALE: 3" = 1'-0"


TRANSISTION LINE
PLANTED AREA
WALKING SURFACE
1' - 0"
TAPER CURBS AT TRANSITION BETWEEN RUNNEL AND FLUSH GRATED CONDITION, TYP
DECORATIVE CAST IRON GRATE: IRON AGE DESIGNS - RAIN DESIGN
4"
6"
10"
ADJACENT PLANTING AREA BEYOND
6"
6"
SWALE BASE

STORMWATER CONVEYANCE

30 OPEN TO FLUSH RUNNEL TRANSITION

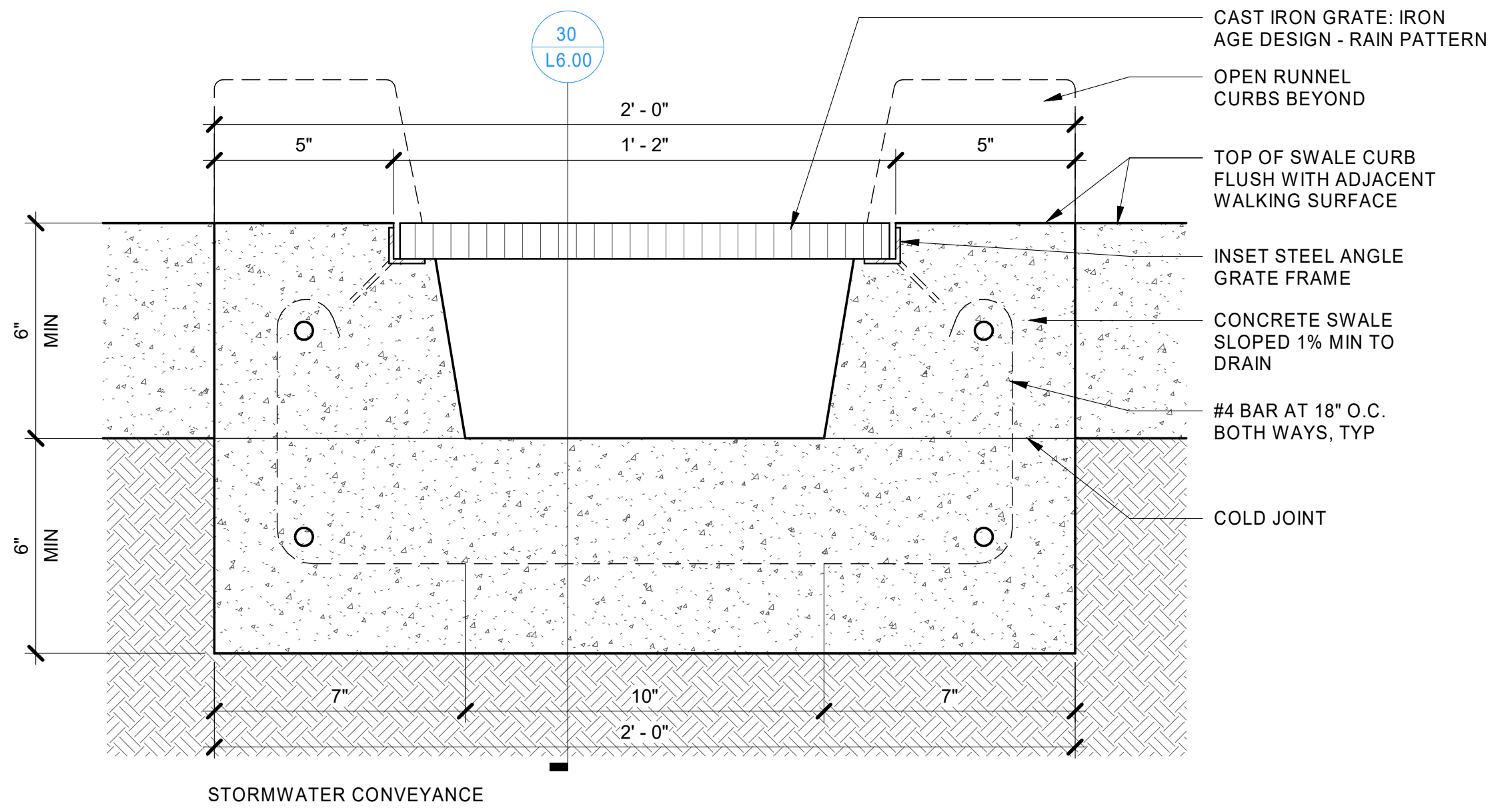
SCALE: 3" = 1'-0" REF: 1/ L2.01N


2' - 0"
5"
1' - 2"
5"
TOC PER PLANS
TOR PER PLANS
10" TYP
1/4" RADIUS ON ALL RAISED EDGES, TYP
R 1/4"
CONCRETE SWALE SLOPED 1% MIN
ELEVATION OF SWALE BOTTOM VARIES
PLANTING AREA PER PLANS
2"
COLD JOINT : NO EXPOSED COLD JOINTS. 2" MIN BELOW FINISHED GRADE
REBAR REINFORCING AS REQUIRED
1' - 0" MIN

STORMWATER CONVEYANCE

25 RAISED RUNNEL SECTION

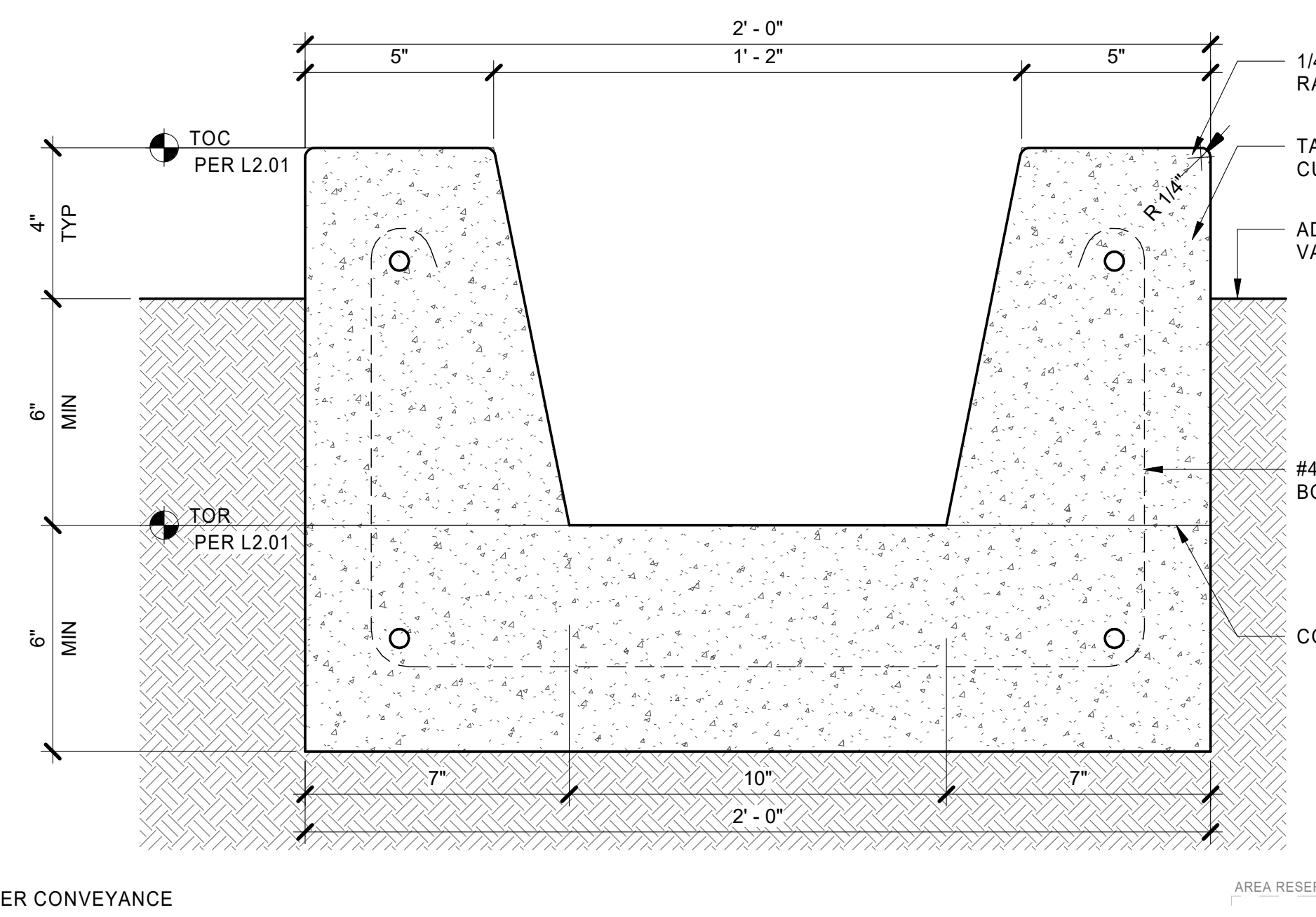
SCALE: 3" = 1'-0" REF: 1/ L2.01N


30
L6.00
2' - 0"
5"
1' - 2"
5"
CAST IRON GRATE: IRON AGE DESIGN - RAIN PATTERN
OPEN RUNNEL CURBS BEYOND
TOP OF SWALE CURB FLUSH WITH ADJACENT WALKING SURFACE
INSET STEEL ANGLE GRATE FRAME
CONCRETE SWALE SLOPED 1% MIN TO DRAIN
#4 BAR AT 18" O.C. BOTH WAYS, TYP
COLD JOINT
6" MIN
6" MIN
7"
10"
7"
2' - 0"

STORMWATER CONVEYANCE

15 COVERED SWALE

SCALE: 3" = 1'-0" REF: 1/ L2.01N


2' - 0"
5"
1' - 2"
5"
TOC PER L2.01
TOR PER L2.01
4" TYP
6" MIN
6" MIN
R 1/4"
1/4" RADIUS ON ALL RAISED EDGES, TYP
TAPERED RAISED CURBS, TYP
ADJACENT CONDITION VARIES, PER PLANS
#4 BAR AT 18" O.C. BOTH WAYS, TYP
COLD JOINT
7"
10"
7"
2' - 0"

STORMWATER CONVEYANCE

10 TYPICAL OPEN RUNNEL SECTION

SCALE: 3" = 1'-0" REF: 1/ L2.01N

AREA RESERVED FOR CITY PERMIT STAMP

WEBER
THOMPSON

900 N 34th Street, Suite 200
Seattle, WA 98103
206.344.5700

Project:

THE TRAILHEAD

1550 Newport Way NW
Issaquah, WA 98027

Client:

KING COUNTY
HOUSING AUTHORITY

600 Andover Park W
Seattle, WA 98188

Issue:

2	50% DD	02/28/25
3	SDP INTAKE	03/12/25
4	100% DD	05/09/25

Construction Revision:

-	-	-

Phase:	Client Approval:	Quality Assurance:
Schematics		
Design Dev.		
Permit Doc.		
Bid Doc.		
Const.Doc.		

Drawn By: Author
Project Manager: MF
Principal In Charge: RM

LANDSCAPE DETAILS

L6.00

Project Number: 24-027

NOT FOR CONSTRUCTION
100% DESIGN DEVELOPMENT 05.09.2025

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