

**LEGAL DESCRIPTION**

PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-942993-WA1, DATED JANUARY 09, 2019 AT 8:00 AM.

PARCEL A:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE SOUTH 00°22'01" WEST ALONG SAID SOUTHWEST QUARTER, A DISTANCE OF 658.48 FEET TO THE NORTHERLY LIMITS OF THE SOUTHWEST QUARTER OF SECTION 17;  
THENCE NORTH 89°42'00" WEST ALONG SAID NORTHERLY LIMITS A DISTANCE OF 658.45 FEET TO THE EASTERLY LIMITS OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;  
THENCE SOUTH 00°18'15" WEST ALONG SAID EASTERLY LIMITS A DISTANCE OF 192.45 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 00°18'15" WEST ALONG SAID EASTERLY LIMITS OF 136.81 FEET TO THE SOUTHERLY LIMITS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;  
THENCE NORTH 89°42'07" WEST ALONG SAID SOUTHERLY LIMITS A DISTANCE OF 400.45 FEET;  
THENCE NORTH 00°18'15" EAST A DISTANCE OF 136.83 FEET TO THE SOUTHERLY LIMITS OF THE NORTH 192.45 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;  
THENCE SOUTH 89°42'00" EAST ALONG SAID SOUTHERLY LIMITS A DISTANCE OF 400.45 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:  
THE NORTH 192.45 FEET OF THE EAST 132.30 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL C:  
THE WEST 30 FEET OF THE EAST 660 FEET OF THE NORTH 330 FEET OF THE SOUTH 660 FEET;  
AND  
THE WEST 30 FEET OF THE EAST 360 FEET OF THE NORTH 330 FEET OF THE SOUTH 660 FEET;  
AND  
THE NORTH 30 FEET OF THE SOUTH 660 FEET OF THE WEST 270 FEET OF THE EAST 630 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

PARCEL D:  
THE WEST 270.00 FEET OF THE EAST 630.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 130.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL E:  
THE WEST 135.00 FEET OF THE EAST 630.00 FEET OF THE SOUTH 100.00 FEET OF THE NORTH 230.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL F:  
THE WEST 145 FEET OF THE EAST 630 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE NORTH 230 FEET THEREOF.

EXCEPT ANY PORTION THEREOF LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

PARCEL G:  
THE WEST 135 FEET OF THE EAST 495 FEET OF THE SOUTH 100 FEET OF THE NORTH 230 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL H:  
THE EAST 125 FEET OF THE WEST 270 FEET OF THE EAST 630 FEET OF THE SOUTH 100 FEET OF THE NORTH 330 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT ANY PORTION THEREOF LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

PARCEL I:  
THE SOUTH 30 FEET OF THE WEST 270 FEET OF THE EAST 630 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE WEST 30 FEET OF THE EAST 660 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17.

**GENERAL NOTES**

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED ON JULY 23, 2019 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA CS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST, THIS SURVEY RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.

2' CONTOUR INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

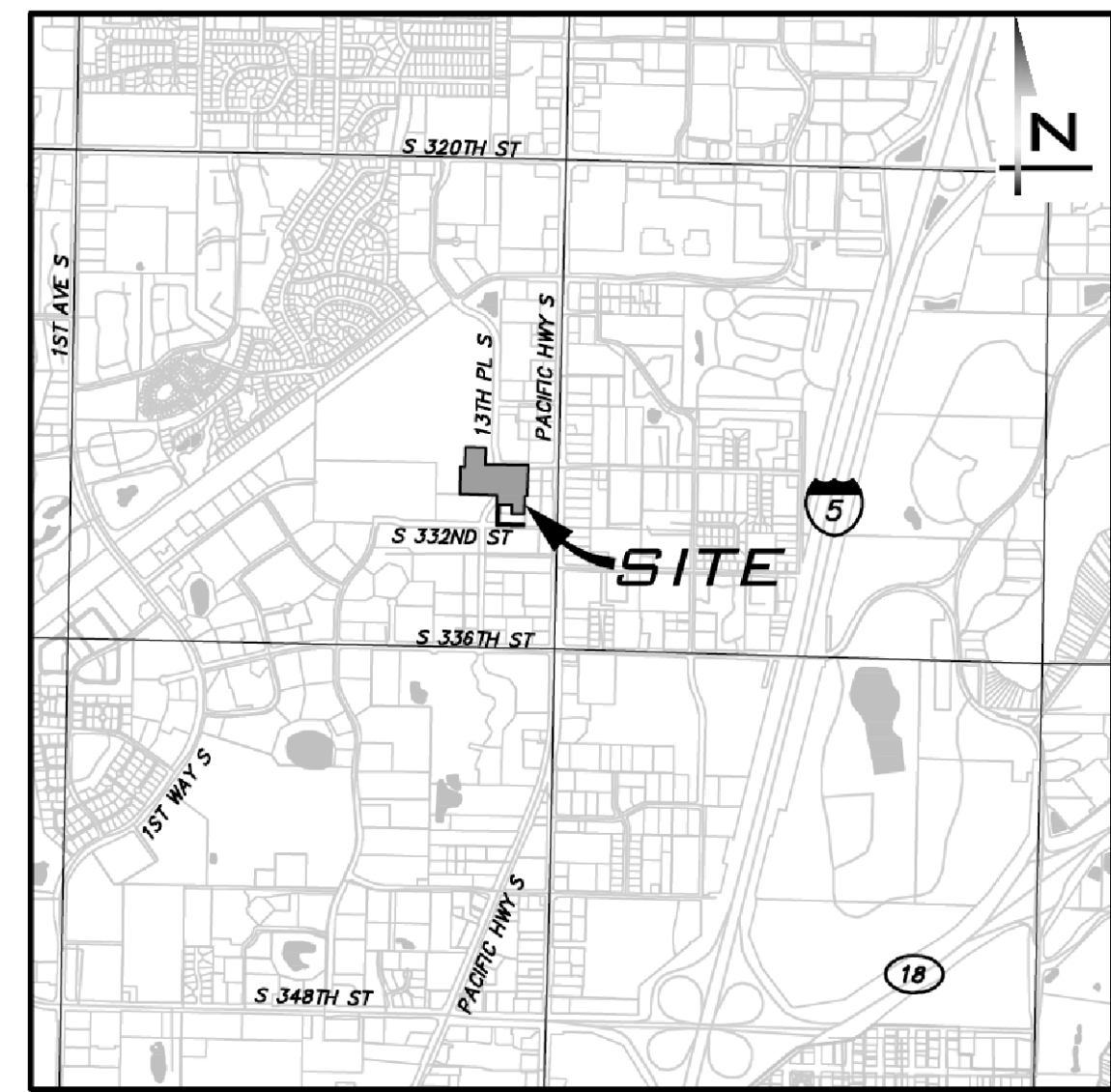
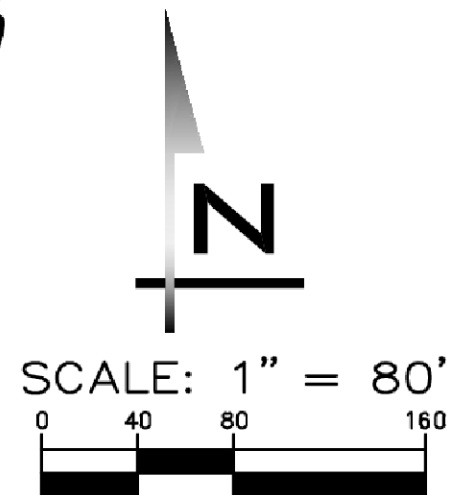
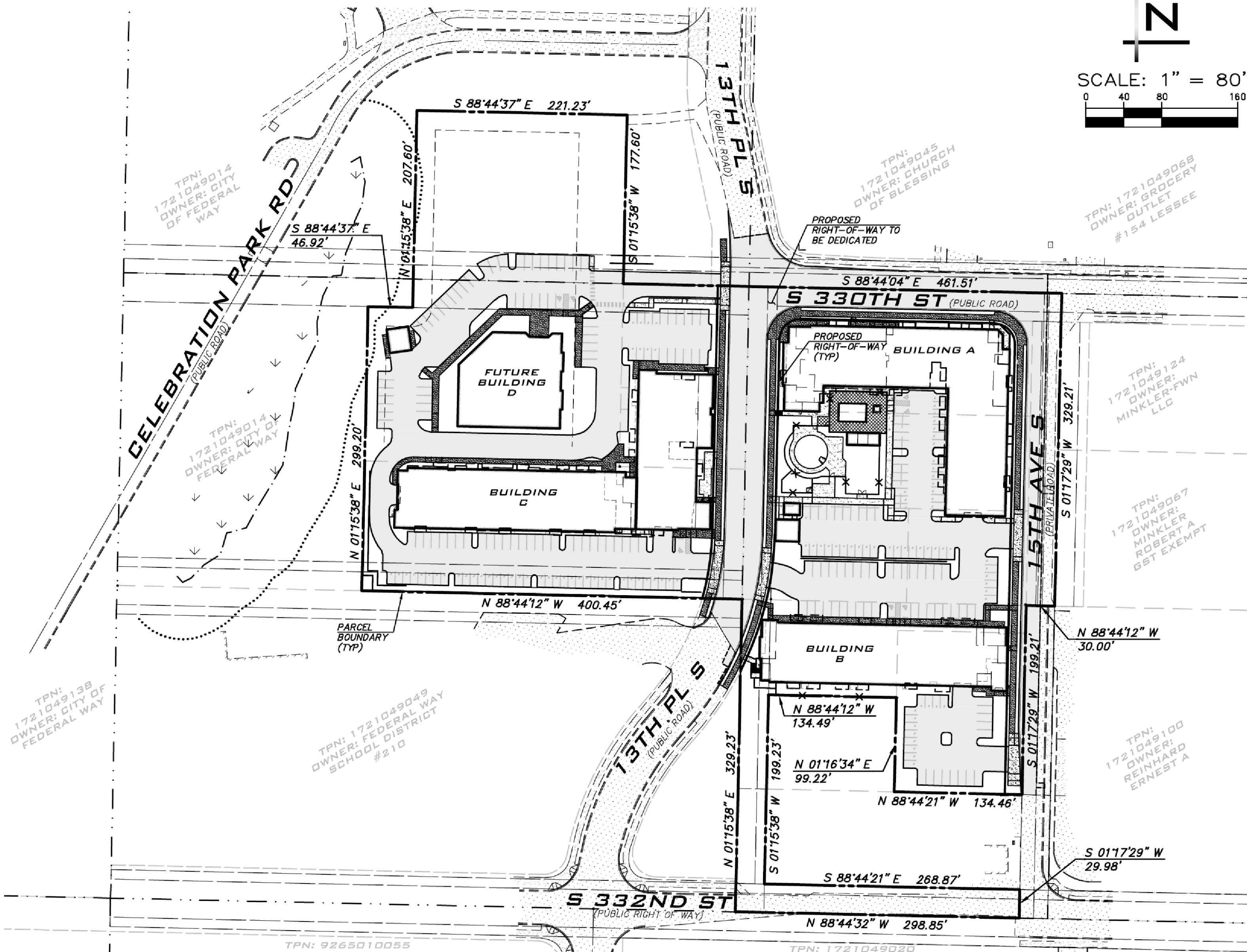
**SCHEDULE B SPECIAL EXCEPTIONS**

PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-XXXXX-WA1, DATED AUGUST XX, 2019 AT 8:00 AM.

- 13 PROPERTY SUBJECT TO INGRESS AND EGRESS EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED JANUARY 10, 1951 UNDER RECORDING NO. 4097925. (PLOTTED-AFFECTS PARCELS)
- 14 PROPERTY SUBJECT TO ROADWAY AND UTILITY EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED MARCH 22, 1956 UNDER RECORDING NO. 4675082. (PLOTTED-AFFECTS PARCELS)
- 15 PROPERTY SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION, RECORDED JUNE 6, 1958 UNDER RECORDING NO. 4908583. (PLOTTED-AFFECTS PARCELS)
- 16 PROPERTY SUBJECT TO ROADWAY AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED DECEMBER 3, 1958 UNDER RECORDING NO. 4981104. (PLOTTED-AFFECTS PARCELS)
- 17 PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED JANUARY 27, 1965 AS RECORDING NO. 5837598 OF OFFICIAL RECORDS. (PLOTTED-AFFECTS PARCELS)
- 18 PROPERTY SUBJECT TO ROADWAY EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED UNDER RECORDING NO. 6358346. (NOT PLOTTABLE-DOCUMENT UNLEGIBLE-AFFECTS PARCEL)
- 19 PROPERTY SUBJECT TO SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF LAKEHAVEN SEWER DISTRICT, A MUNICIPAL CORPORATION, RECORDED MARCH 16, 1971 UNDER RECORDING NO. 7103160369. (PLOTTED-AFFECTS PARCELS)
- 20 PROPERTY SUBJECT TO GAS PIPELINE EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF WASHINGTON NATURAL GAS COMPANY, RECORDED MAY 04, 1971 UNDER RECORDING NO. 7105040403. (PLOTTED-AFFECTS PARCELS)
- 21 PROPERTY SUBJECT TO INGRESS, EGRESS AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED AUGUST 27, 1974 UNDER RECORDING NO. 7408270081. (PLOTTED-AFFECTS PARCELS)
- 22 PROPERTY SUBJECT TO UNDERGROUND COMMUNICATION LINES AND CONDUIT EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE CO., RECORDED JANUARY 22, 1988 UNDER RECORDING NO. 8801220676. (PLOTTED-AFFECTS PARCELS)
- 23 PROPERTY SUBJECT TO ROAD AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED MAY 13, 1991 UNDER RECORDING NO. 9105130860. (PLOTTED-AFFECTS PARCELS)
- 24 PROPERTY SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED JUNE 19, 1991 UNDER RECORDING NO. 9106199004 OF SURVEYS, IN KING COUNTY, WASHINGTON. (NO NEW EASEMENTS)
- 25 PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REVOCABLE LICENSE" RECORDED MAY 07, 1993 AS RECORDING NO. 9305072000 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- 26 PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REVOCABLE LICENSE" RECORDED SEPTEMBER 02, 1997 AS RECORDING NO. 9709020181 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- 27 PROPERTY SUBJECT TO ROAD AND UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED JUNE 04, 2019 UNDER RECORDING NO. 20180604900005 (NO NEW EASEMENTS)

SE 1/4, SEC 17, TWP 21N, RGE 4E, W.M.

**LANDMARK APARTMENTS  
ROAD & STORM PLANS**



**VICINITY MAP**

SCALE: 1" = 2000'

**SITE ADDRESS**

33005 15TH AVE S  
FEDERAL WAY, WA 98003

TAX ACCOUNT NUMBERS: 1721049034, 1721049074, 1721049051, 1721049019, 1721049046, 1721049057, 1721049028, 1721049030, 1721049035, 1721049059, 1721049060

**BENCH MARK**

- TBM-A  
TBM 'A' SET CHISELED SQUARE AT TOP BACK OF CURB ON WEST SIDE OF CELEBRATION PARK DR OPPOSITE OF CURB CUT TO DOUBLE SWING GATE  
ELEVATION: 374.02'
- TBM-B  
SET SCRIBED 'X' AT BACK OF CONCRETE WALKWAY AT THE INTERSECTION WITH THE NORTH EDGE OF ASPHALT SIDEWALK AT THE NORTHWEST QUADRANT ON INTERSECTION CELEBRATION PARK DR AND 13TH PL S  
ELEVATION: 406.20'
- TBM-C  
TBM 'C' SET MAG NAIL W/AXIS CONTROL WASHER AT THE NORTH END OF INTERSECTION S 330TH ST AND 15TH AVE S ±1.2' SOUTHERLY OF EDGE OF CONCRETE GUTTER.  
ELEVATION: 400.76'
- TBM-D  
TBM 'D' SET MAG NAIL W/AXIS CONTROL WASHER ±9.8' NORTHEASTERLY OF SOUTHERNMOST SOUTHWEST CORNER OF SITE  
ELEVATION: 388.44'
- TBM-E  
TBM 'E' TOP OF SURFACE MONUMENT AT THE INTERSECTION OF S 332ND ST AND 13TH PL S  
ELEVATION: 387.87'

**HORIZONTAL DATUM**

NAD 83/91 PER CITY OF FEDERAL WAY CONTROL POINT FW-121

**VERTICAL DATUM**

NAVD '88 PER CONVERSION OF CITY OF FEDERAL WAY CONTROL POINT FW-101 FROM NGVD '29 TO NAVD '88 THROUGH VERTCON

**BASIS OF BEARING**

HELD A BEARING OF NORTH 88°44'55" WEST ALONG THE MONUMENTED CENTERLINE OF S 336TH ST BETWEEN THE MONUMENT IN CASE AT THE INTERSECTION OF 9TH AVE S AND THE MONUMENT IN CASE AT 13TH PL S

**UTILITIES**

- WATER & SEWER: LAKEHAVEN WATER AND SEWER DISTRICT  
31627 15TH AVE S  
FEDERAL WAY, WA 98003  
(253) 946-5407
- POWER AND NATURAL GAS: PUGET SOUND ENERGY  
MUNICIPAL CONSTRUCTION PLANNING DEPARTMENT  
411 108TH AVE NE, M/S XRD-1  
PO BOX 90868  
BELLEVUE, WA 98009  
(888) 225-5773

**SITE AREA**

SITE AREA PRIOR TO ROW DEDICATION: 336,254 SF (7.72 AC)  
SITE AREA AFTER ROW DEDICATION: 277,518 SF (6.37 AC)

**GRADING QUANTITIES**

CUT = 6,890 CY  
FILL = 38,500 CY  
NET = 31,600 CY OF FILL

QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

**IMPERVIOUS SURFACES**

EXISTING: 22,074 SF (0.51 AC) PROPOSED: 230,978 SF (5.30 AC)

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING 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 BEFORE CONSTRUCTION.

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- 21 GP-01 GRADING PLAN
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- 25 RS-01 ROAD & STORM PLAN
- 26 RS-02 ROAD & STORM PLAN
- 27 RS-03 ROAD & STORM PLAN
- 28 RS-04 ROAD & STORM PLAN
- 29 XS-01 CROSS SECTIONS
- 30 XS-02 CROSS SECTIONS

**PROJECT TEAM**

**OWNER/APPLICANT**

LANDMARK, LLC  
10900 NE 8TH ST, SUITE 1200  
BELLEVUE, WA 98004  
PHONE: (425) 233-6444  
CONTACT: DAVID RATLIFF

**SURVEYOR**

AXIS SURVEY & MAPPING  
152241 NE 90TH STREET  
REDMOND, WA 98052  
PHONE: (425) 823-5700  
FAX: (425) 823-6700  
CONTACT: ZANE NALL, PLS  
EMAIL: ZANE@AXISMAP.COM

**ARCHITECT / PROJECT CONTACT**

CHARLES MORGAN AND ASSOCIATES, LLC  
7301 BEVERLY LANE  
EVERETT, WA 98203  
PHONE: (425) 353-2888  
CONTACT: CHARLIE MORGAN, JR.  
EMAIL: CHARLIEJ@CMARCH.COM

**GEOTECHNICAL ENGINEER**

EARTH SOLUTIONS NW, LLC  
1805 136TH PLACE NE, SUITE 201  
BELLEVUE, WASHINGTON 98005  
PHONE: (425) 449-4704  
FAX: (425) 449-4711  
CONTACT: RAYMOND COGLAS, PE  
EMAIL: RAY@ESNW.COM

**LANDSCAPE ARCHITECT**

TALASAEA CONSULTANTS, INC  
15020 BEAR CREEK RD NE  
WOODVILLE, WA 98077  
PHONE: (425) 861-7550  
CONTACT: EVA PARKER, PLA  
EMAIL: EPARKER@TALASAEA.COM

**TRAFFIC CONSULTANT**

TRANSPORTATION ENGINEERING NORTHWEST, LLC  
PO BOX 85254  
SEATTLE, WA 98155  
PHONE: (206) 361-3333  
CONTACT: MICHAEL READ, PE  
EMAIL: MIKEREAD@TENW.COM

**CIVIL ENGINEER**

THE BLUELINE GROUP  
25 CENTRAL WAY, SUITE 400  
KIRKLAND, WA 98033  
PHONE: (425) 250-7248  
FAX: (425) 216-4052  
CONTACT: GARRETT WINE, PE  
EMAIL: GWINE@THEBLUELINEGROUP.COM

**BLUELINE**  
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425-216-4051 F: 425-216-4052 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
PROJECT MANAGER: GARRETT WINE, PE  
PROJECT ENGINEER: GARRETT WINE, PE  
DESIGNER: SHAWN COOPER  
ISSUE DATE: 2/25/2020

| NO | DATE | BY | REVISIONS |
|----|------|----|-----------|
|    |      |    |           |
|    |      |    |           |
|    |      |    |           |

**COVER SHEET**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
 PARCEL #1721049046  
 CITY OF FEDERAL WAY WASHINGTON



2/24/20  
JOB NUMBER:  
**19-019**  
SHEET NAME:  
**CV-01**  
SHT **1** OF **30**

**GENERAL NOTES**

- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO PRE-CONSTRUCTION MEETING.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FEDERAL WAY REVISED CODE (FWRC), APPLICABLE ORDINANCES, AND THE CITY COUNCIL CONDITIONS OF PROJECT APPROVAL. THESE DOCUMENTS ARE SUPPLEMENTED BY THE MOST RECENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (WSDOT/APWA), THE KING COUNTY ROAD STANDARDS (KCRS), AND THE KING COUNTY SURFACE WATER DESIGN MANUAL (KCSWDM). IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF FEDERAL WAY.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE FEDERAL WAY ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY ENGINEERING PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF FEDERAL WAY, PRIOR TO CONSTRUCTION.
- APPROVAL OF THIS ROAD, GRADING, AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (I.E. DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICITY, ETC.)
- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF FEDERAL WAY, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- A SIGNED COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ON-SITE CONSTRUCTION NOISE SHALL BE LIMITED AS PER FWRC (SECTION 19.105.040), NORMALLY THIS IS 7:00 A.M. TO 8:00 P.M., MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 8:00 P.M. ON SATURDAYS.
- RIGHT-OF-WAY CONSTRUCTION IS ALLOWED 8:30 A.M. TO 3:00 P.M. MONDAY THROUGH FRIDAY. WRITTEN AUTHORIZATION TO WORK OUTSIDE OF THESE HOURS MUST BE GRANTED BY THE PUBLIC WORKS DIRECTOR.
- IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN THE ROAD RIGHT-OF-WAY.
- FRANCHISED UTILITIES OF OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEET ALL CITY REQUIREMENTS AND THE REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE CITY OF FEDERAL WAY AT LEAST THREE DAYS PRIOR TO CONSTRUCTION.
- VERTICAL DATUM SHALL BE KCAS OR NGVD-29.
- GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENTS, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL GROUNDWATER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE WSDOT/APWA STANDARD SPECIFICATIONS.
- ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY SHALL BE BACKFILLED 5/8" CRUSHED ROCK AND COMPACTED TO 95% DENSITY. WHEN TRENCH WIDTH IS 18 INCHES OR LESS, AND IS WITHIN THE TRAVELED WAY, TRENCH WILL BE BACKFILLED WITH CONTROL DENSITY FILL (SELF-COMPACTED FLOWABLE FILL) AS DEFINED BY WSDOT 2-09.3(1)E. THE AGGREGATE WILL BE 3/8"-INCH MINUS.
- ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH WSDOT 2-06.3.
- OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE PUBLIC WORKS DIRECTOR AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS 8.03(b) 3.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL REGULATORY AND WARNING SIGNS PER THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL UTILITIES SHALL BE ADJUSTED TO FINAL GRADE AFTER PAWNG ASPHALT WEARING COURSE.
- ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION ONLY. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CFW DRAWING NUMBERS 3-22, 3-23. ROCKERIES MAY NOT EXCEED SIX FEET IN HEIGHT FOR CUT SECTIONS OR FOUR FEET IN HEIGHT FOR FILL SECTIONS UNLESS DESIGNED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF WASHINGTON.

**DRAINAGE NOTES**

- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
- ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF FOUNDATION MATERIAL, AND REQUIRED PIPE BEDDING, TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- ALL CATCH BASIN GRATES SHALL CONFORM TO CFW DRAWING NUMBERS 4-1, 4-2, 4-3, 4-4, 4-5, 4-8 OR 4-10.
- ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPES.
- ROCK FOR EROSION PROTECTION OF DITCHES, CHANNELS AND SWALES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 2"-ROCK/10%-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRS DRAWING NUMBER 7-024 OR AS AMENDED BY THE APPROVED PLANS. RECYCLED ASPHALT OR CONCRETE RUBBLE SHALL NOT BE USED.
- LOTS NOT APPROVED FOR INFILTRATION SHALL BE PROVIDED WITH DRAINAGE OUTLETS (STUB-OUTS). STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
  - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUB-SURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
  - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT HIGH, 2 X 4 STAKE MARKED "STORM". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE AND BE SECURED TO THE STAKE.
  - PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.03 AND, IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
  - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
  - THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (I.E. POWER, GAS, TELEPHONE, TELEVISION).
  - ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
  - THE CITY DOES NOT ALLOW TAP-IN OR CUT-IN TEES ON MAINS FOR INDIVIDUAL LOT DRAINAGE.

**CONSTRUCTION SEQUENCE**

- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF FEDERAL WAY, THE APPLICANT AND APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- FLAG CLEARING LIMITS.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL FILTER FABRIC FENCE AS INDICATED ON PLAN.
- INSTALL OFFSITE CATCH BASIN PROTECTION.
- CONSTRUCT SEDIMENT TRAP/POND.
- CLEAR AND GRUB AREAS OF THE SITE TO BE ROUGH GRADED OR FILLED.
- INSTALL INTERCEPTOR SWALES/BERMS AND CHECK DAMS.
- ROUGH GRADE SITE AND INSTALL STORM CONVEYANCE SYSTEM AND RETENTION/DETENTION FACILITIES. PROVIDE INLET PROTECTION WHERE INDICATED.
- INSTALL REMAINING UTILITIES AND BUILDING.
- FINISH GRADE SITE AND CONSTRUCT ASPHALT PARKING AREAS, ACCESS DRIVES, SIDEWALKS, CURBS AND GUTTERS.
- COMPLETE SITE STABILIZATION IN ACCORDANCE WITH LANDSCAPE PLANS.
- CLEAN STORM DRAINAGE SYSTEM, ON AND OFF SITE, OF ALL SEDIMENT AND DEBRIS.
- REMOVE TEMPORARY EROSION CONTROL FACILITIES WHEN SITE IS COMPLETELY STABILIZED.

**LEGEND**

**PROPOSED FEATURES**

|                                |                          |
|--------------------------------|--------------------------|
| --- BOUNDARY                   | --- MAILBOX              |
| --- RIGHT-OF-WAY               | --- SIGN                 |
| --- LOT LINE                   | --- CURB RAMP            |
| --- CURB FLOWLINE              | --- DRY UTILITY CORRIDOR |
| --- SIDEWALK                   | --- DRY UTILITY CONDUIT  |
| --- CENTER LINE                | --- STREET LIGHT         |
| --- SAWCUT                     | --- GRAVEL               |
| --- EASEMENT                   | --- ASPHALT PAVEMENT     |
| --- BUILDING FOOTPRINT         | --- CONCRETE             |
| --- BUILDING OVERHANG          | --- RIPRAP               |
| --- BUILDING ROOFLINE          | --- FILL RETAINING WALL  |
| --- BUILDING SETBACK (BSBL)    | --- FILL ROCKERY         |
| --- GUARDRAIL                  | --- CUT ROCKERY          |
| --- 190' 10' PROPOSED CONTOURS | --- 2:1 SLOPE DAGGER     |
| --- 192' 2' PROPOSED CONTOURS  |                          |
| --- FENCE                      |                          |
| --- CUT RETAINING WALL         |                          |
| --- FILL ROCKERY               |                          |
| --- CUT ROCKERY                |                          |

**PROPOSED STORM DRAINAGE**

|                              |                               |
|------------------------------|-------------------------------|
| --- STORM DRAIN PIPE         | ● TYPE II CB - STANDARD GRATE |
| --- ROOF & FOOTING DRAIN     | ● TYPE II CB - LOCKING LID    |
| --- ROCKERY DRAIN            | ● PIPE FLOW                   |
| --- SHALE OR DITCH           | ● CULVERT END                 |
| --- STREET FLOW              | ● STORM CLEANOUT              |
| --- SURFACE FLOW             | ● YARD DRAIN                  |
| --- RIPRAP PAD               | ● OVERFLOW STRUCTURE          |
| ■ TYPE I CB - STANDARD GRATE | ● RAIN GARDEN                 |
| ■ TYPE I CB - LOCKING LID    |                               |

**PROPOSED SANITARY SEWER AND WATER**

|                              |                              |
|------------------------------|------------------------------|
| --- SEWER MAIN               | ● AIR/VAC RELEASE VALVE      |
| --- SEWER FORCE MAIN         | ● BLOW OFF                   |
| --- SEWER SERVICE            | ● GATE VALVE                 |
| --- WATER MAIN               | ● TEE W/ CONC BLOCKING       |
| ● SEWER MANHOLE              | ● BEND W/ CONC BLOCKING      |
| ● PIPE FLOW                  | ● RESTRAINED JOINT           |
| ● SEWER CLEANOUT             | ● REDUCER                    |
| ● WATER METER                | ● SLEEVE                     |
| ● IRRIGATION METER           | ● COUPLING                   |
| ● FIRE HYDRANT               | ● DETECTOR CHECK VALVE       |
| ● FIRE DEPT CONNECTION (FDC) | ● POST INDICATOR VALVE (PIV) |

**EXISTING FEATURES**

|                                 |                               |
|---------------------------------|-------------------------------|
| --- ADJACENT PLAT/PARCEL LINE   | ● WATER MANHOLE               |
| --- ADJACENT RIGHT-OF-WAY       | ● AIR/VAC RELEASE VALVE       |
| --- CENTERLINE                  | ● BLOW OFF                    |
| --- EASEMENT                    | ● IRRIGATION METER            |
| --- SURFACE FEATURES            | ● IRRIGATION VALVE            |
| --- BUILDING FOOTPRINT          | ● WATER WELL                  |
| --- TOP OF 40% SLOPE            | ● HOSE BIB                    |
| --- STEEP SLOPE BUFFER          | ● POWER POLE                  |
| --- EDGE OF WETLAND             | ● GUY ANCHOR                  |
| --- WETLAND BUFFER              | ● STREET LIGHT                |
| --- 190' 2' CONTOURS            | ● POLE LIGHT                  |
| --- SD STORM DRAIN PIPE         | ● POWER VAULT                 |
| --- SS SEWER MAIN               | ● TRANSFORMER                 |
| --- SSS SANITARY SEWER SERVICE  | ● POWER METER                 |
| --- FM SEWER FORCE MAIN         | ● JUNCTION BOX                |
| --- W WATER MAIN                | ● GAS METER                   |
| --- OP AERIAL POWER LINE        | ● GAS VALVE                   |
| --- P BURIED POWER LINE         | ● FIBER OPTICS MANHOLE        |
| --- G GAS MAIN                  | ● TV RISER                    |
| --- C BURIED CABLE              | ● TELECOMM VAULT              |
| --- TV BURIED TV                | ● TELECOMM RISER              |
| --- DTV AERIAL TV               | ● TELECOMM JUNCTION BOX       |
| --- T BURIED TELEPHONE LINE     | ● TRAFFIC SIGNAL              |
| --- OT AERIAL TELEPHONE LINE    | ● MAIL BOX                    |
| --- P/T BURIED POWER/TELEPHONE  | ● SIGN                        |
| --- OHT AERIAL POWER/TELEPHONE  | ● BOLLARD                     |
| --- OHU AERIAL UTILITIES        | ● SOIL LOG TEST PIT           |
| --- FO BURIED FIBER OPTIC CABLE | ● CONIFEROUS TREE             |
| --- X WIRE FENCE                | ● DECIDUOUS TREE              |
| --- CHAINLINK FENCE             | ● CONIFEROUS TREE TO BE SAVED |
| --- BOARD FENCE                 | ● DECIDUOUS TREE TO BE SAVED  |
| --- DITCH OR SWALE              | ● ASPHALT                     |
| --- RAILROAD                    | ● CONCRETE                    |
| --- GUARD RAIL                  | ● GRAVEL                      |
| --- RETAINING WALL              | ● WETLAND                     |
| --- ROCKERY                     | ● ≥40% SLOPE                  |
| □ CATCH BASIN, TYPE I           |                               |
| ● CATCH BASIN, TYPE II          |                               |
| △ SD PIPE FLOW                  |                               |
| ● YARD DRAIN                    |                               |
| ○ STORM CLEANOUT                |                               |
| ◇ STORM DRAIN STUB              |                               |
| > STORM CULVERT END             |                               |
| ○ SEWER MANHOLE                 |                               |
| ○ SEWER CLEANOUT                |                               |
| △ SS PIPE FLOW                  |                               |
| ◇ SEWER STUB                    |                               |
| ○ SEPTIC LID                    |                               |
| ● FIRE HYDRANT                  |                               |
| ● WATER METER                   |                               |
| ● GATE VALVE                    |                               |

**BLUELINE**

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SCALE:  
AS NOTED

PROJECT MANAGER:  
GARRETT WINE, PE

PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
2/25/2020

| NO | DATE | BY | REVISIONS |
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GENERAL NOTES & LEGEND  
**LANDMARK APARTMENTS**  
 ROAD & STORM PLANS  
 PARCEL #1721049046  
 CITY OF FEDERAL WAY WASHINGTON

2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**GN-01**

SHT **2** OF **30**

**UNDERGROUND UTILITY NOTE**

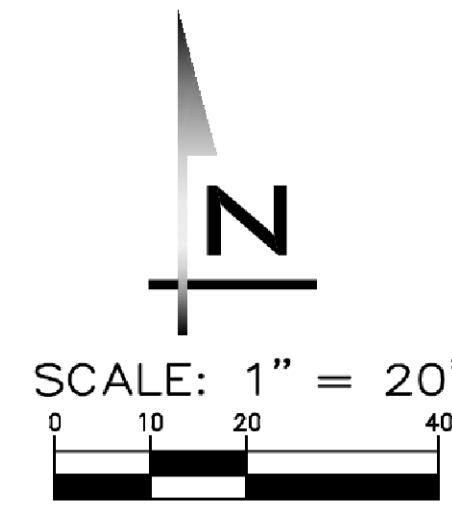
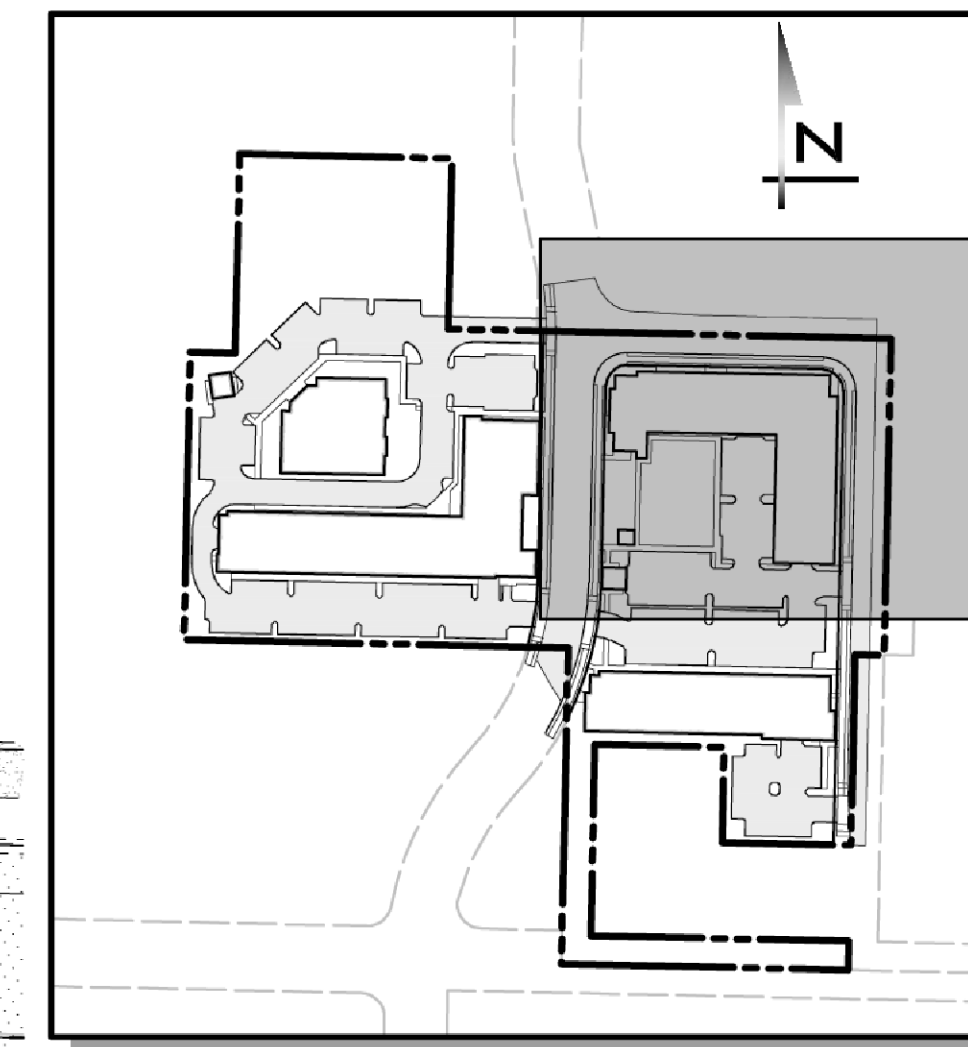
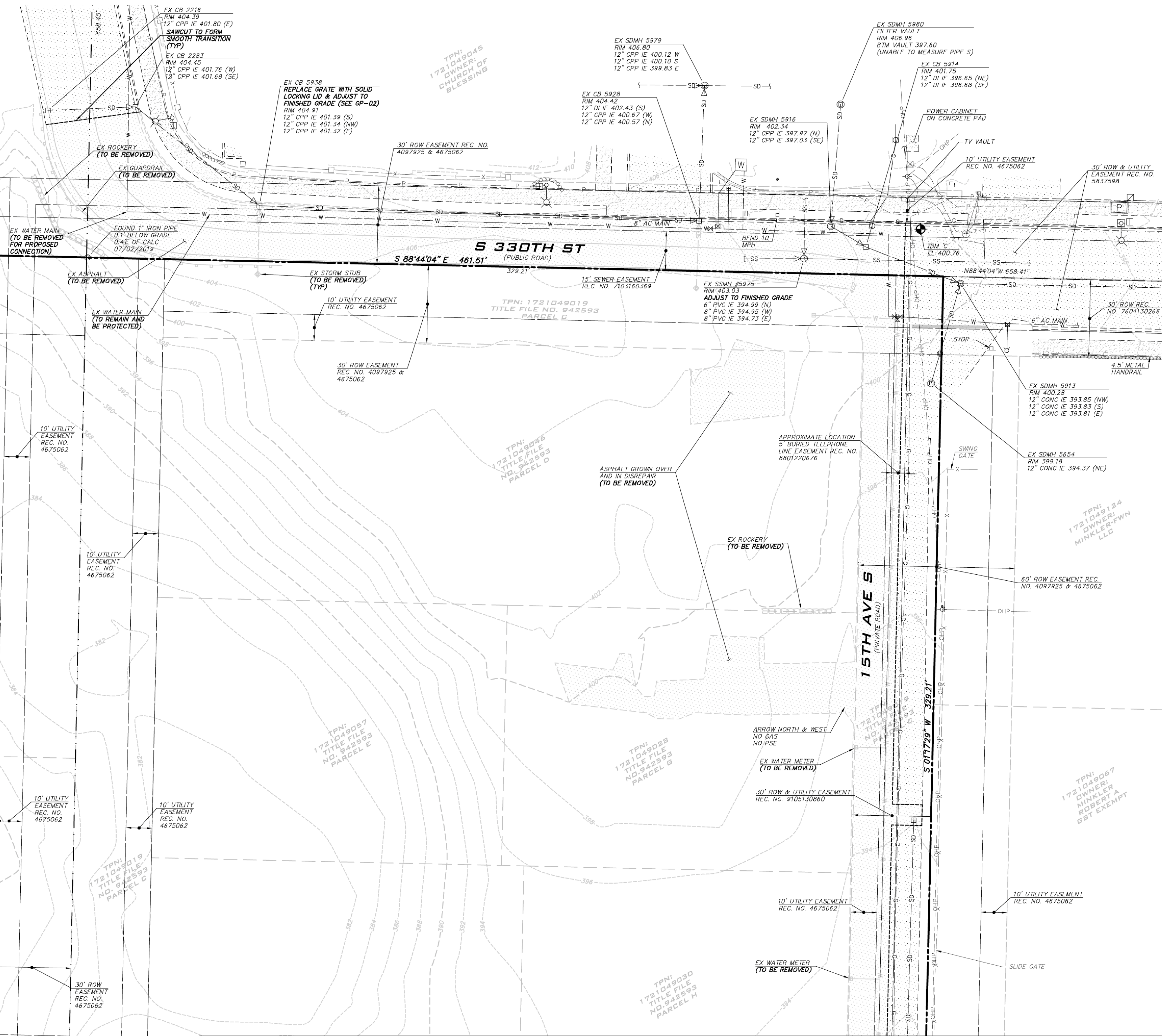
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SEE SHEET EC-01

SEE SHEET EC-03

SEE SHEET EC-04



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PROJECT ENGINEER:  
 GARRETT WME, PE

DESIGNER:  
 SHAWN COOPER

ISSUE DATE:  
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EXISTING CONDITIONS & DEMO PLAN  
**LANDMARK APARTMENTS**  
 ROAD & STORM PLANS  
 PARCEL #1721049046  
 CITY OF FEDERAL WAY WASHINGTON

2/24/20  
 JOB NUMBER:  
**19-019**  
 SHEET NAME:  
**EC-02**  
 SHT **4** OF **30**

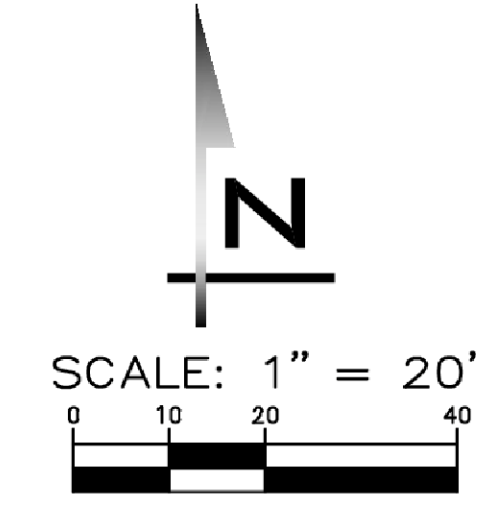
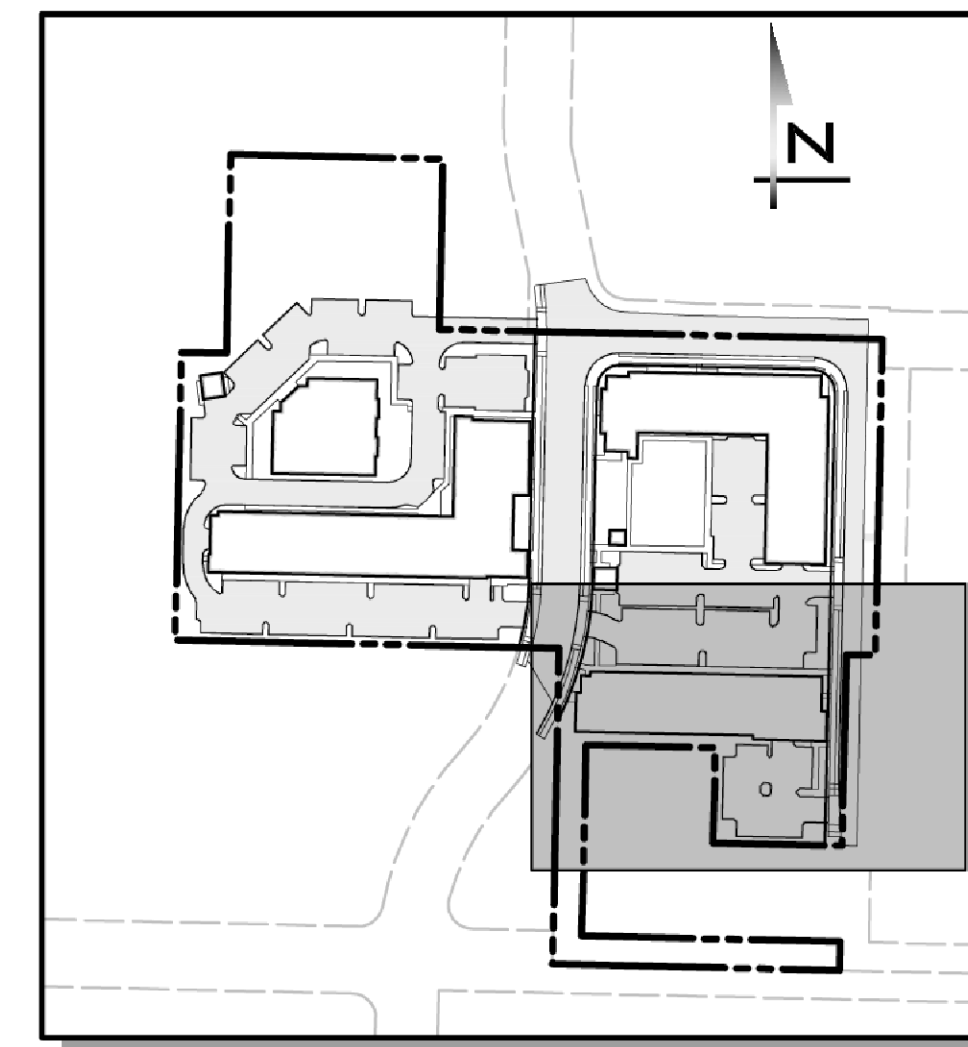
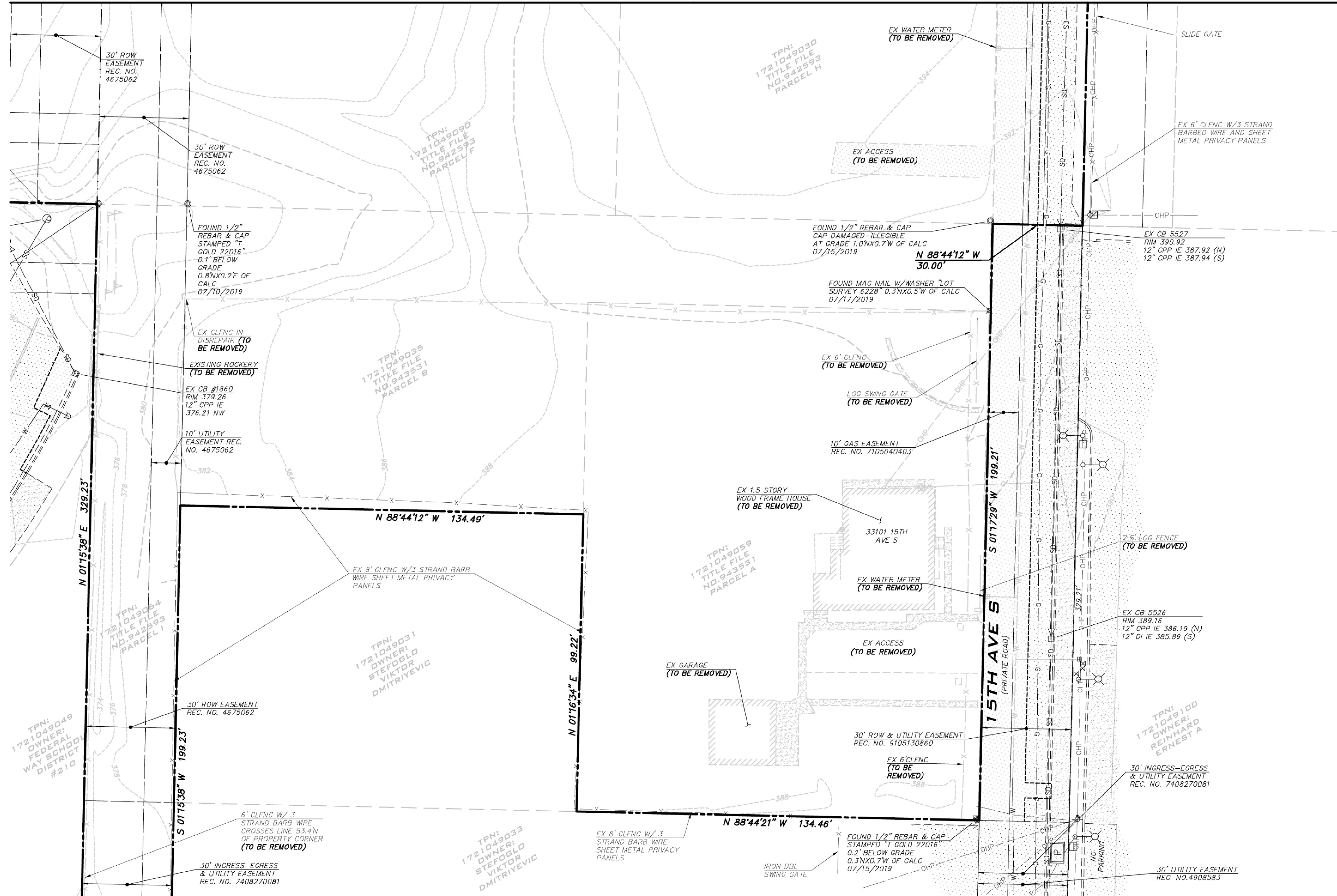
**TREE LEGEND**

|  |  |                             |
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|  |  | EXISTING TREE TO BE REMOVED |
|  |  | EXISTING TREE TO REMAIN     |

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PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
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**EXISTING CONDITIONS & DEMO PLAN**

**LANDMARK APARTMENTS**

**ROAD & STORM PLANS**

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON

2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**EC-04**

SHT **6** OF **30**

**TREE LEGEND**

|  |  |                             |
|--|--|-----------------------------|
|  |  | EXISTING TREE TO BE REMOVED |
|  |  | EXISTING TREE TO REMAIN     |

**UNDERGROUND UTILITY NOTE**

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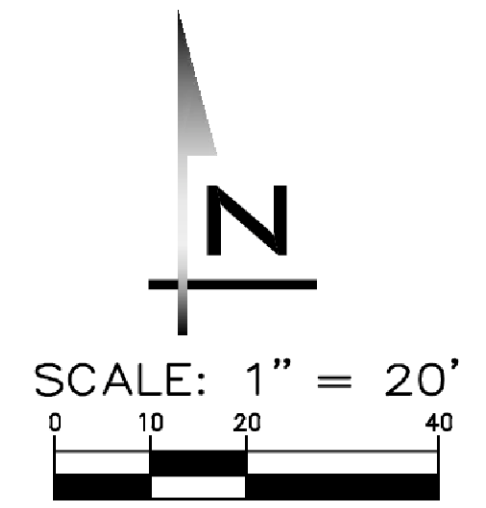
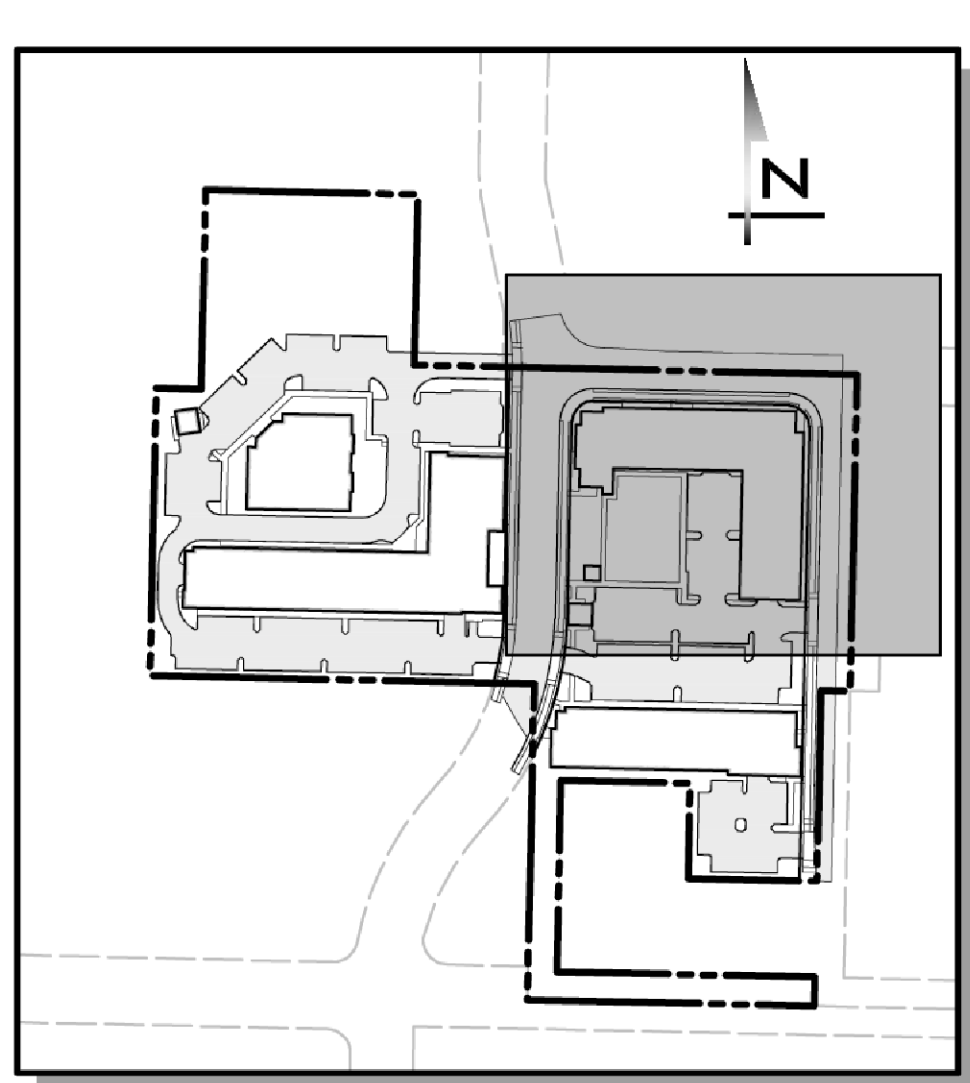
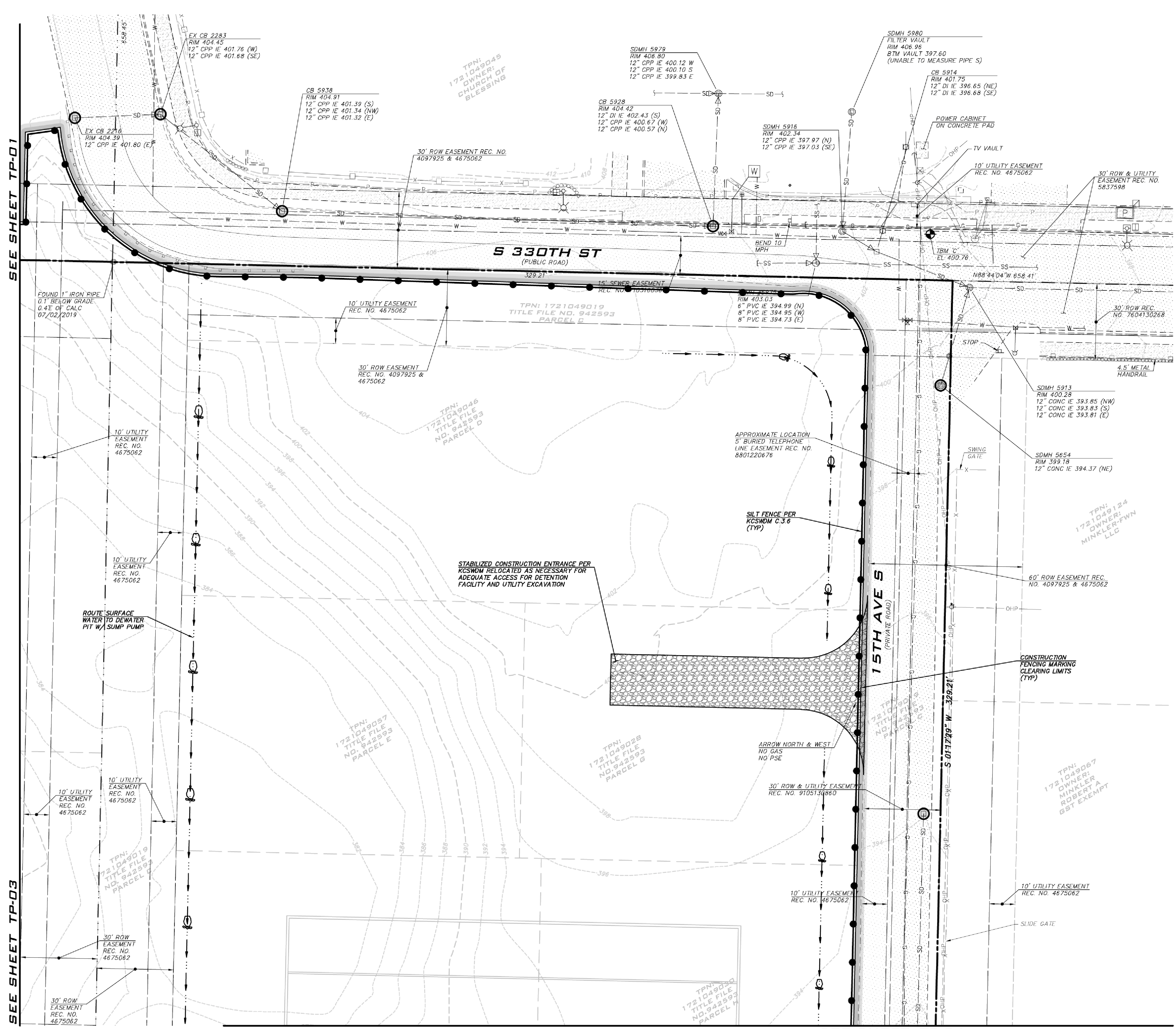
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PROJECT ENGINEER:  
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DESIGNER:  
SHAWN COOPER

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TESC PLAN

**LANDMARK APARTMENTS**

ROAD & STORM PLANS

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON

2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**TP-02**

SHT **8** OF **30**

**LEGEND**

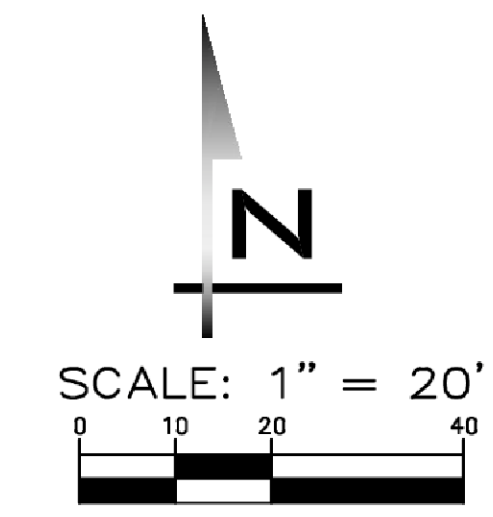
TESC FEATURES

|  |                      |  |   |
|--|----------------------|--|---|
|  | FILTER FENCE         |  | RIPRAP PAD                              |
|  | CONSTRUCTION FENCE   |  | ROCK CHECK DAM                          |
|  | INTERCEPTOR SWALE    |  | TEMPORARY CB, TYPE II                   |
|  | INTERCEPTOR CULVERT  |  | PIPE FLOW                               |
|  | TEMPORARY STORM PIPE |  | TEMPORARY STAND PIPE                    |
|  | CLEARED AREA         |  | INTERIM CATCH BASIN PROTECTION (INSERT) |
|  | LIMITS OF CLEARING   |  |   |

**UNDERGROUND UTILITY NOTE**

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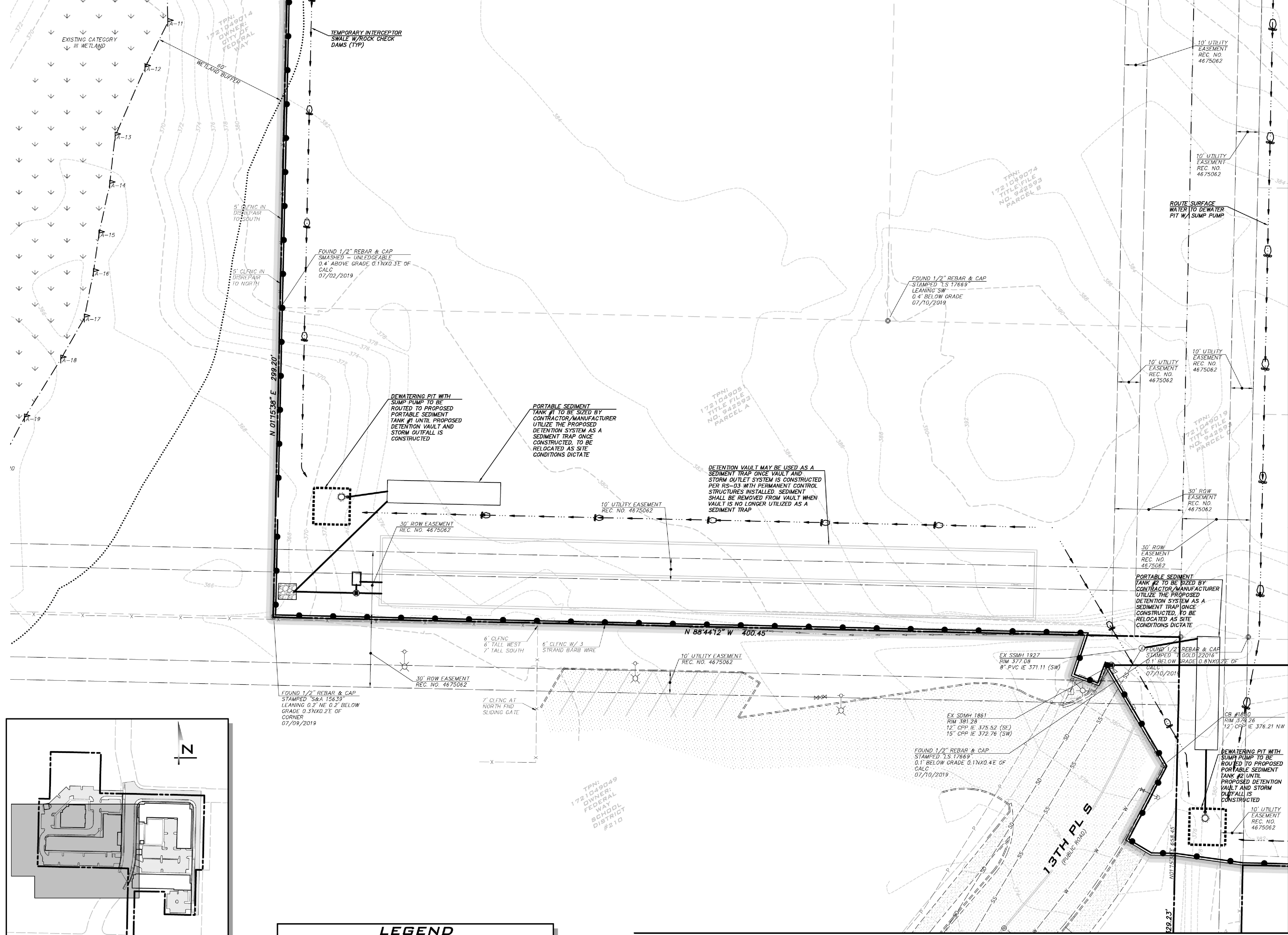




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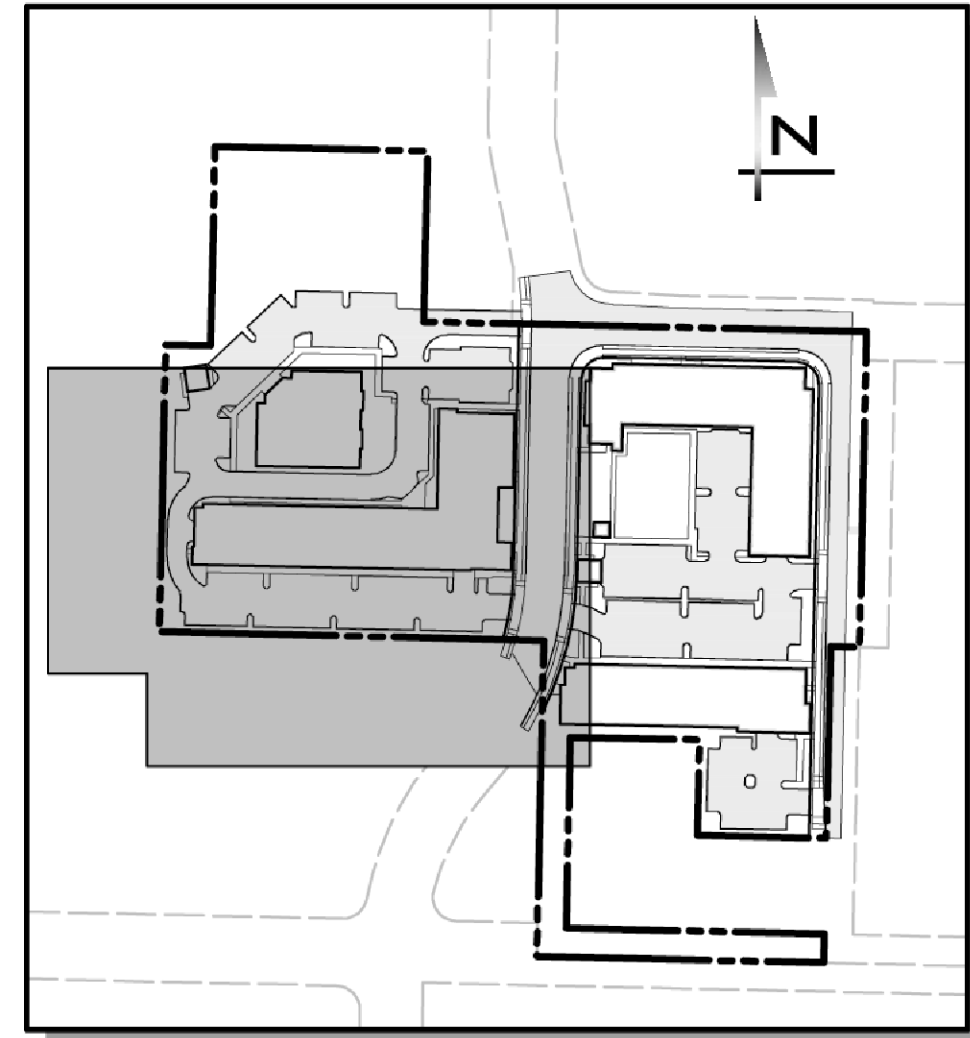
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WWW.THEBLUELINEGROUP.COM

SCALE:  
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PROJECT MANAGER:  
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PROJECT ENGINEER:  
GARRETT WINE, PE  
DESIGNER:  
SHAWN COOPER  
ISSUE DATE:  
2/25/2020



SEE SHEET TP-02

SEE SHEET TP-04



**KEY MAP**  
SCALE: 1" = 200'

**LEGEND**  
TESC FEATURES

|  |                      |  |   |
|--|----------------------|--|---|
|  | FILTER FENCE         |  | RIPRAP PAD                              |
|  | CONSTRUCTION FENCE   |  | ROCK CHECK DAM                          |
|  | INTERCEPTOR SWALE    |  | TEMPORARY CB, TYPE II                   |
|  | INTERCEPTOR CULVERT  |  | PIPE FLOW                               |
|  | TEMPORARY STORM PIPE |  | TEMPORARY STAND PIPE                    |
|  | CLEARED AREA         |  | INTERIM CATCH BASIN PROTECTION (INSERT) |
|  | LIMITS OF CLEARING   |  |   |

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TESC PLAN  
**LANDMARK APARTMENTS**  
ROAD & STORM PLANS  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON

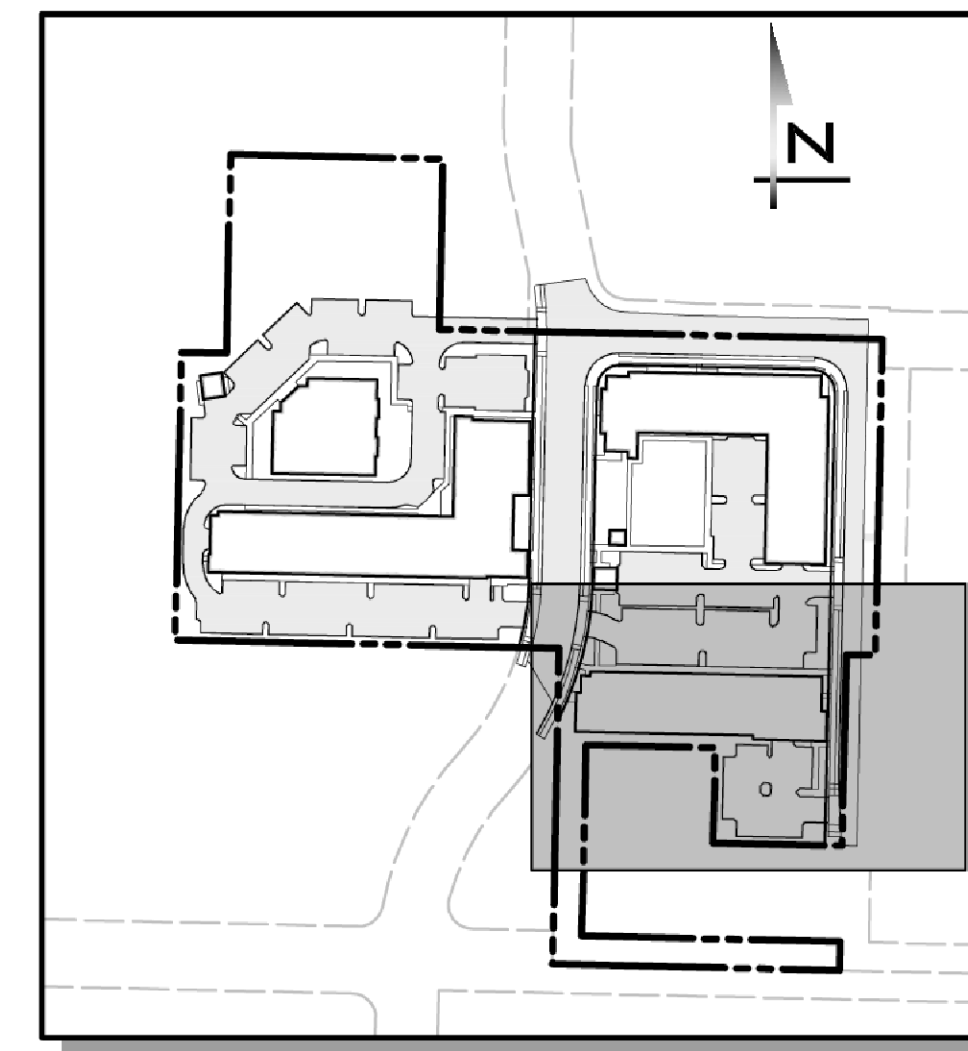
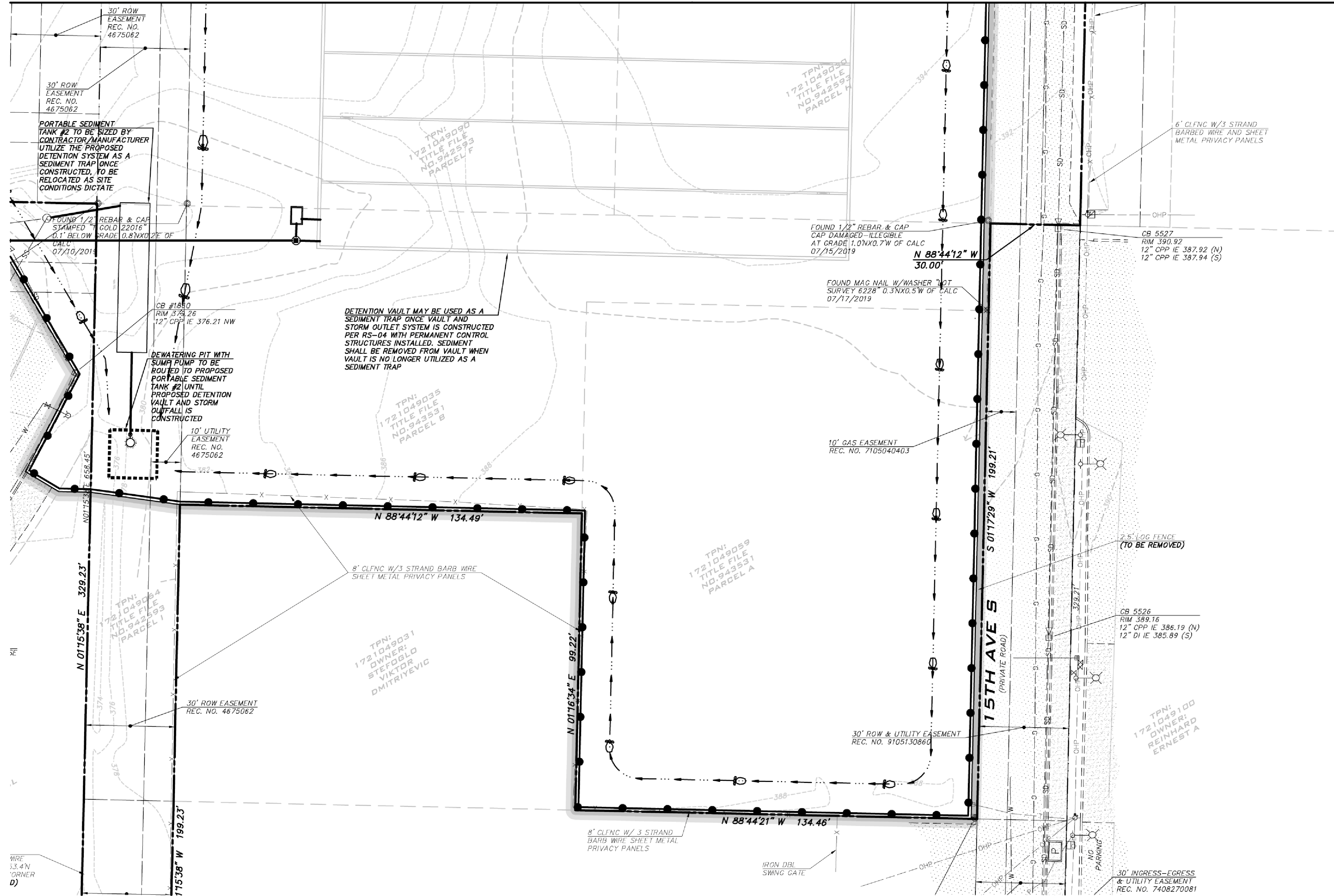


2/24/20  
JOB NUMBER:  
**19-019**  
SHEET NAME:  
**TP-03**  
SHT **9** OF **30**

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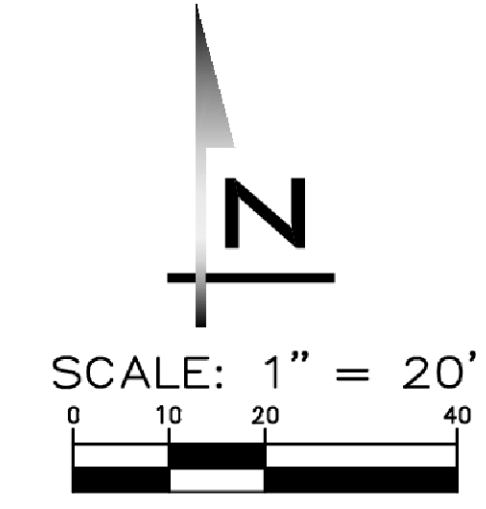
SEE SHEET TP-03

SEE SHEET TP-02



KEY MAP

SCALE: 1" = 200'



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TESC PLAN

**LANDMARK APARTMENTS**

ROAD & STORM PLANS

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON

2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**TP-04**

SHT **10** OF **30**

**LEGEND**

TESC FEATURES

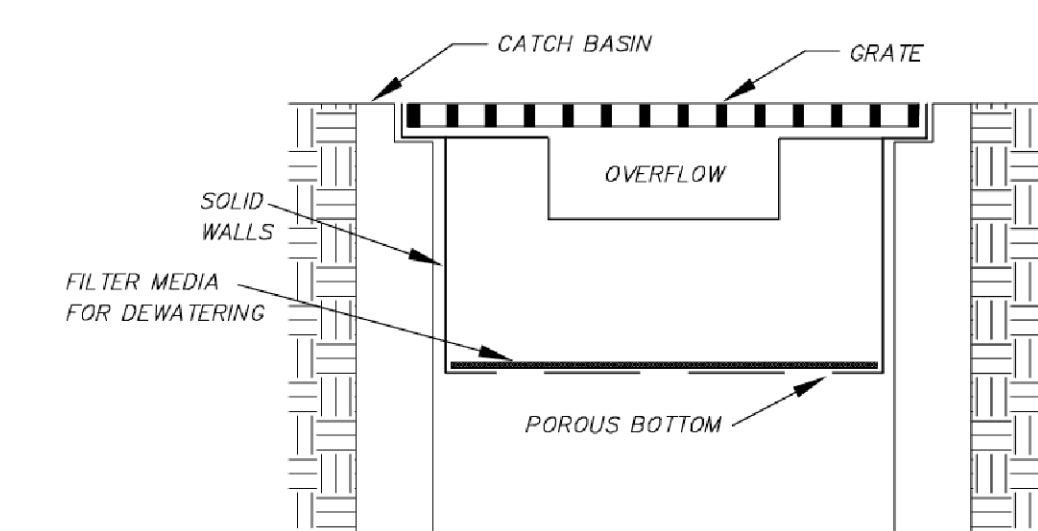
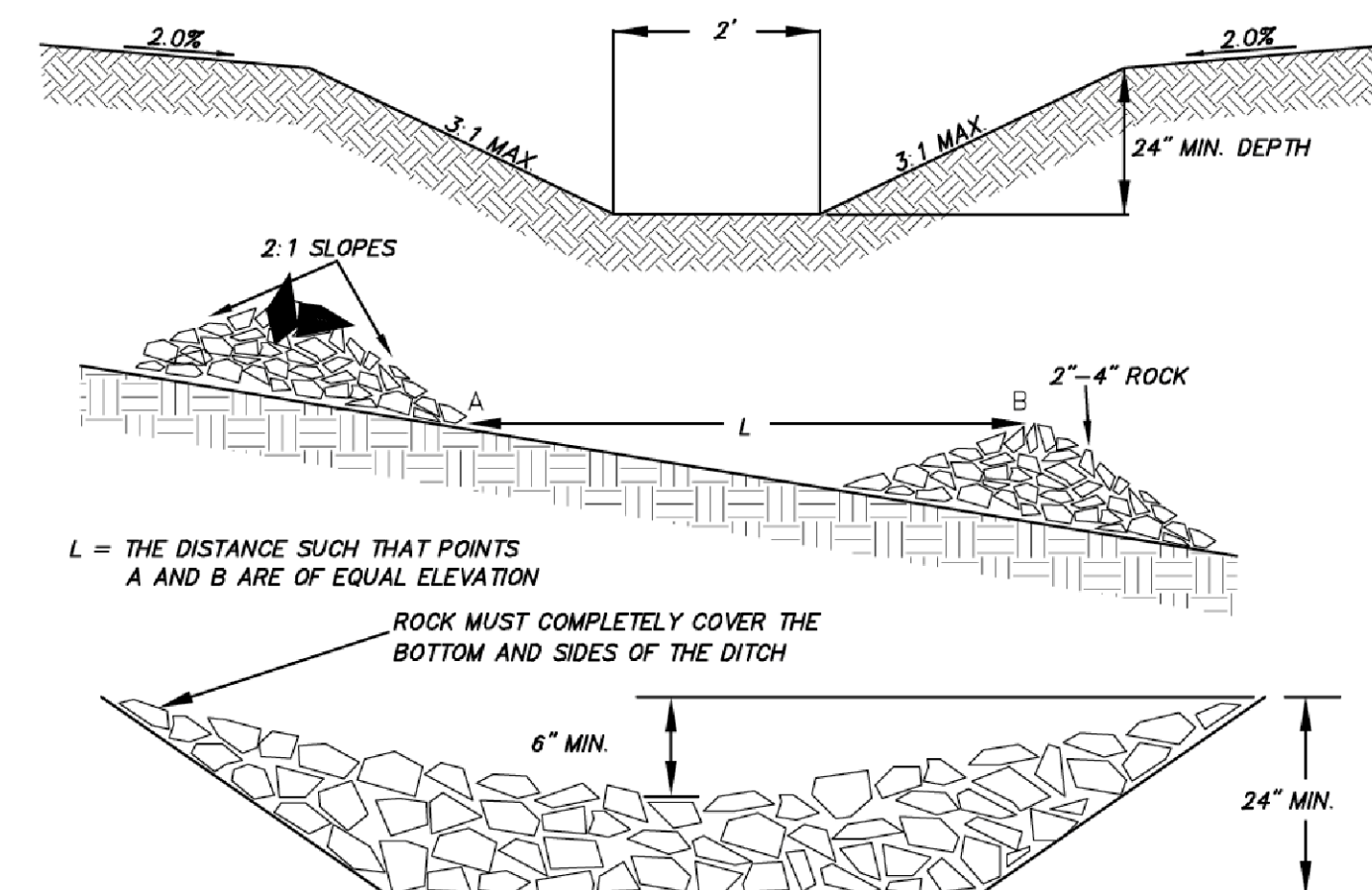
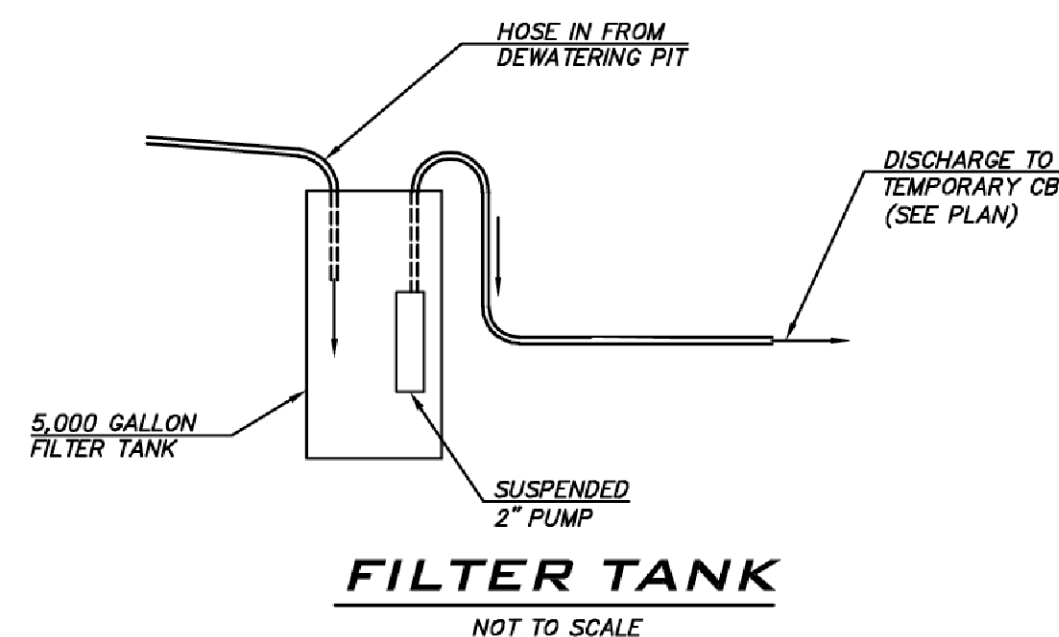
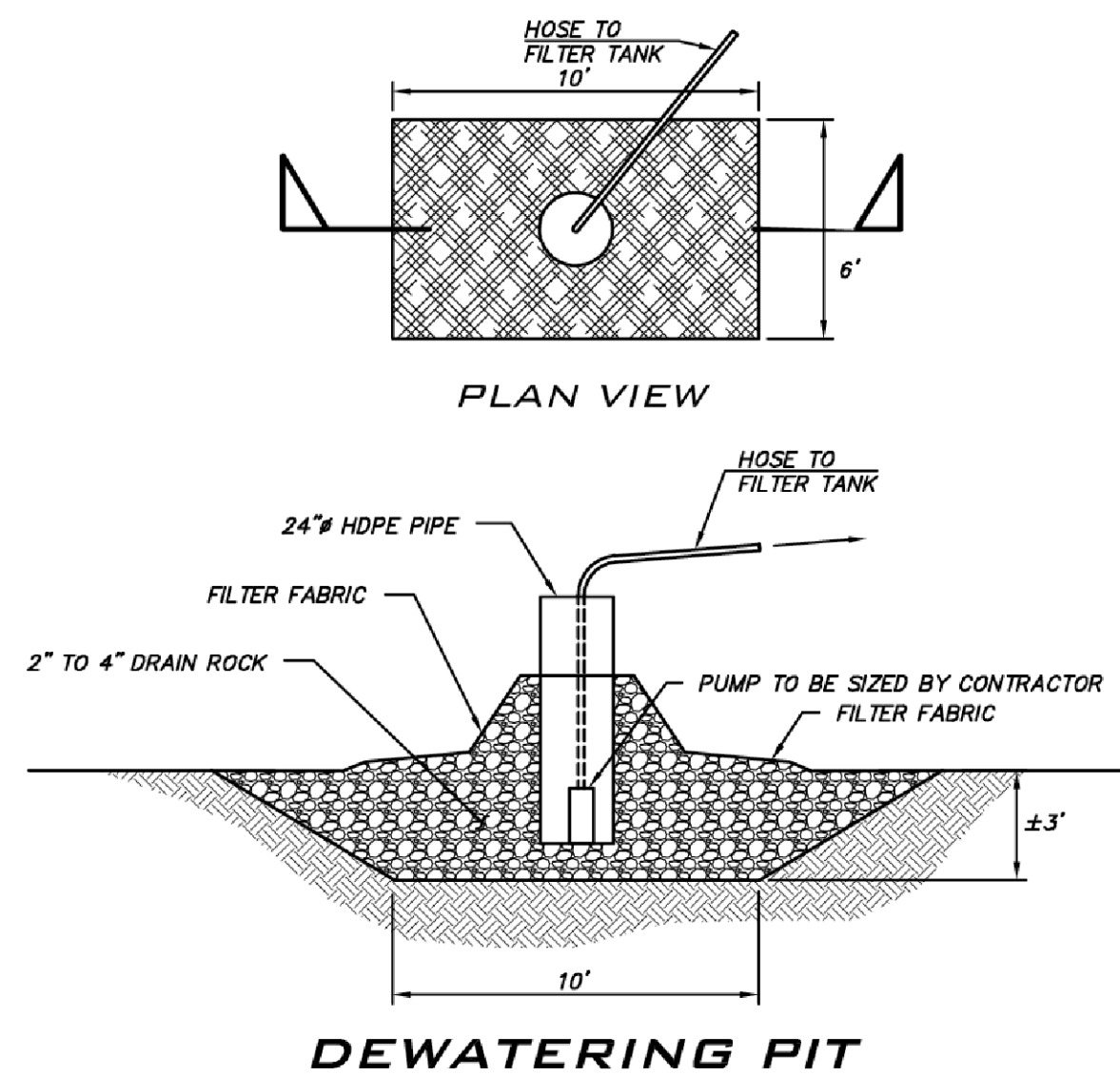
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|--|----------------------|--|---|
|  | FILTER FENCE         |  | RIPRAP PAD                              |
|  | CONSTRUCTION FENCE   |  | ROCK CHECK DAM                          |
|  | INTERCEPTOR SWALE    |  | TEMPORARY CB, TYPE II                   |
|  | INTERCEPTOR CULVERT  |  | PIPE FLOW                               |
|  | TEMPORARY STORM PIPE |  | TEMPORARY STAND PIPE                    |
|  | CLEARED AREA         |  | INTERIM CATCH BASIN PROTECTION (INSERT) |
|  | LIMITS OF CLEARING   |  |   |

**UNDERGROUND UTILITY NOTE**

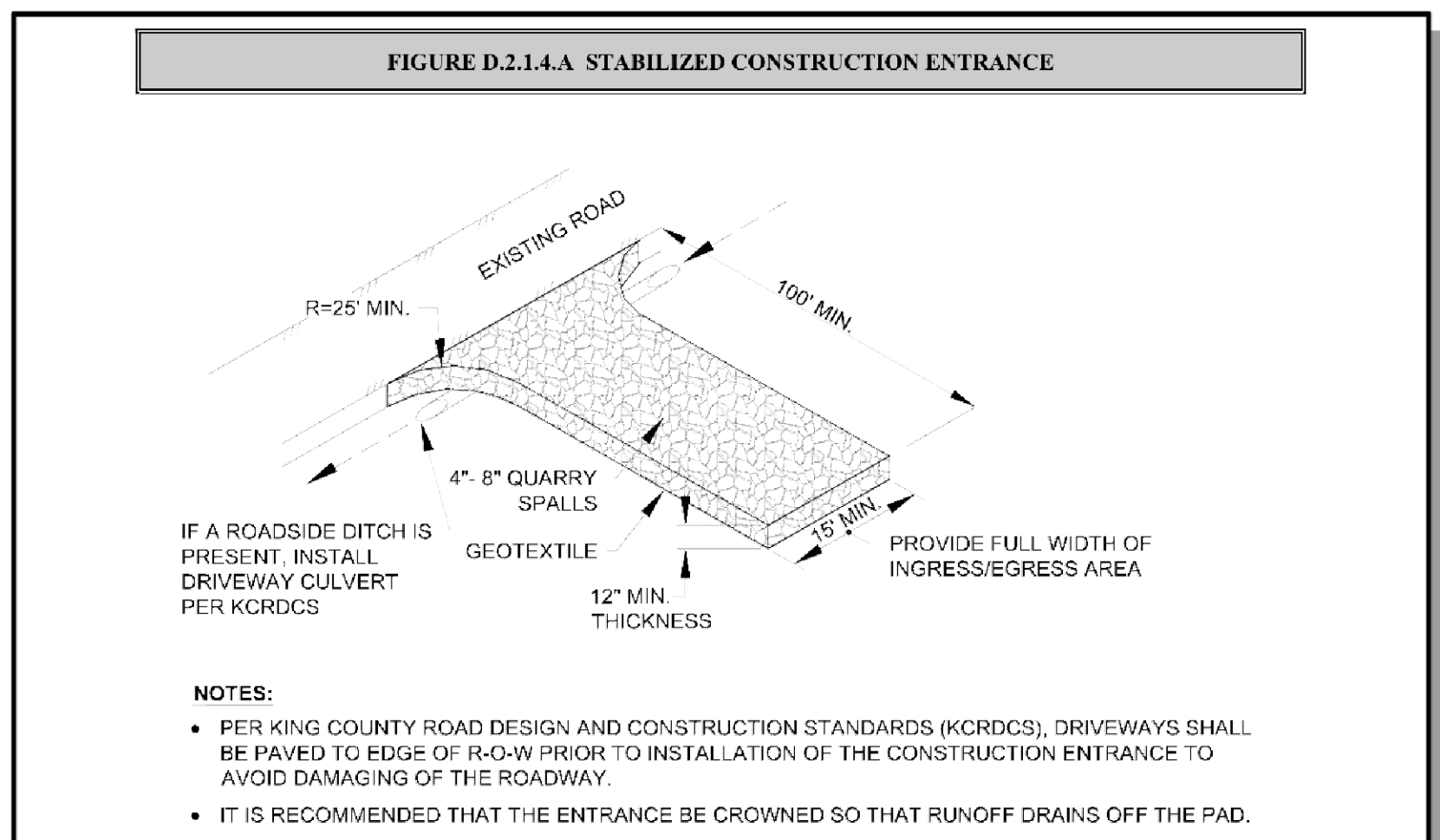
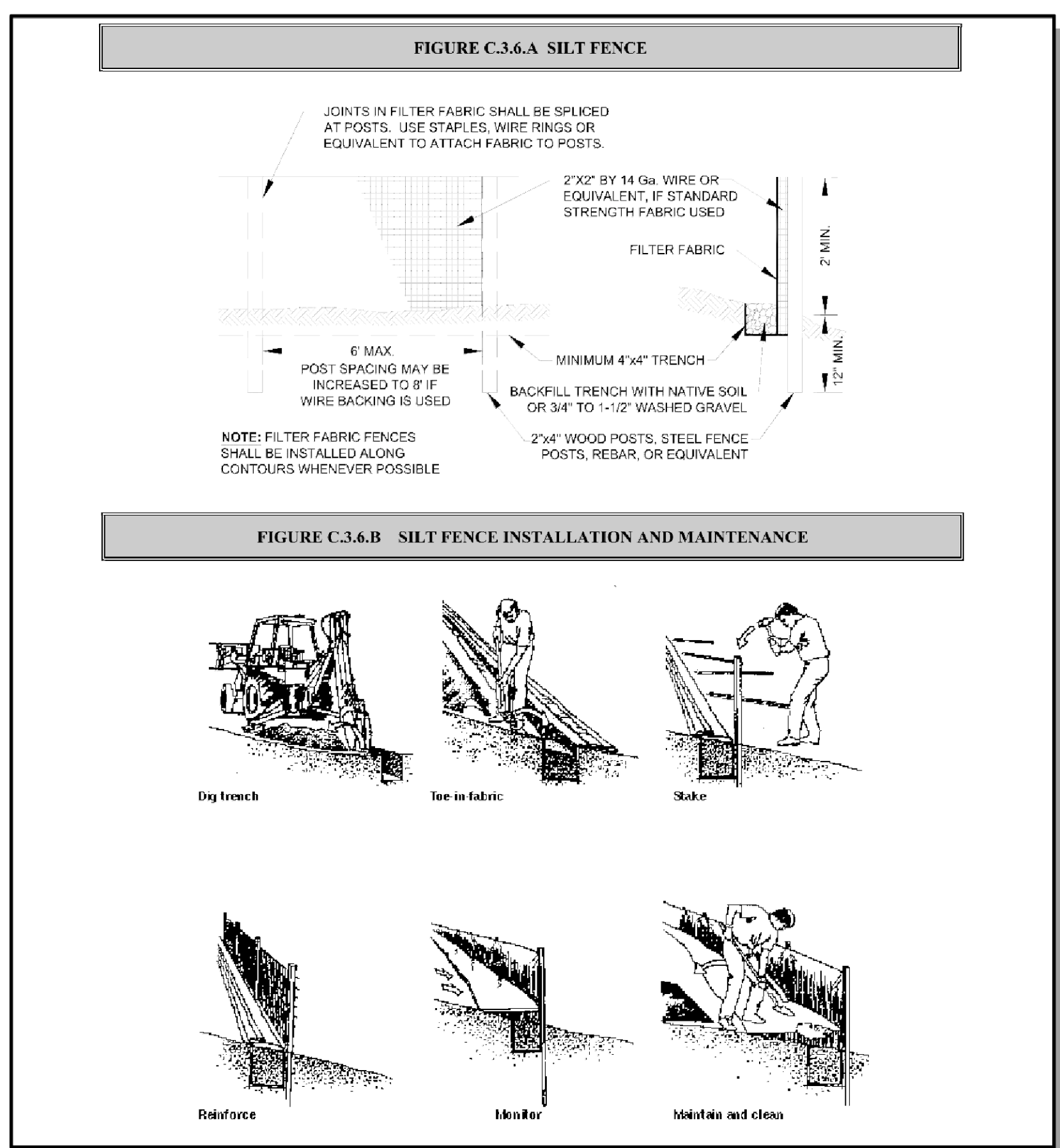
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## EROSION/SEDIMENTATION CONTROL NOTES

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (I.E. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (I.E. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED OR A PERIOD OF 2 DAYS (WET SEASON) OR 7 DAYS (DRY SEASON), SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (I.E. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
- ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN 15 DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- WET SEASON REQUIREMENTS AS DESCRIBED IN APPENDIX D, SECTION D.2.4.2 OF THE KCSWDM ARE IN EFFECT BEGINNING OCTOBER 1 THROUGH APRIL 30.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANKS OR VAULTS SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (I.E. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
- MANAGEMENT PRACTICES PROVIDING SIGNIFICANT TREE PROTECTION SHALL BE PROVIDED PER SECTION 19.120 OF FWRC.



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



**UNDERGROUND UTILITY NOTE**

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**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425-218-4351 F: 425-218-4052  
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER:  
GARRETT WINE, PE

PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
2/25/2020

| NO. | DATE | BY | REVISIONS |
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TEESC NOTES & DETAILS

**LANDMARK APARTMENTS**

ROAD & STORM PLANS

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON

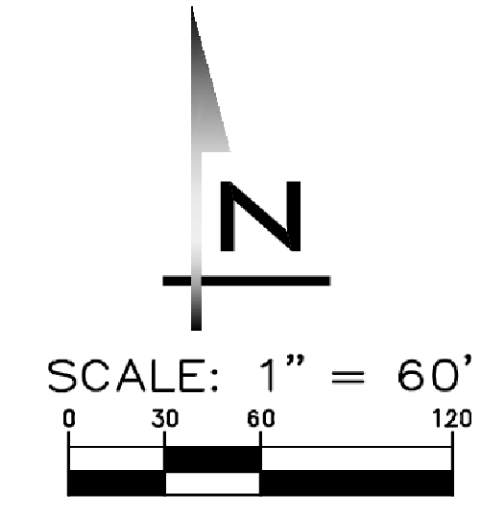
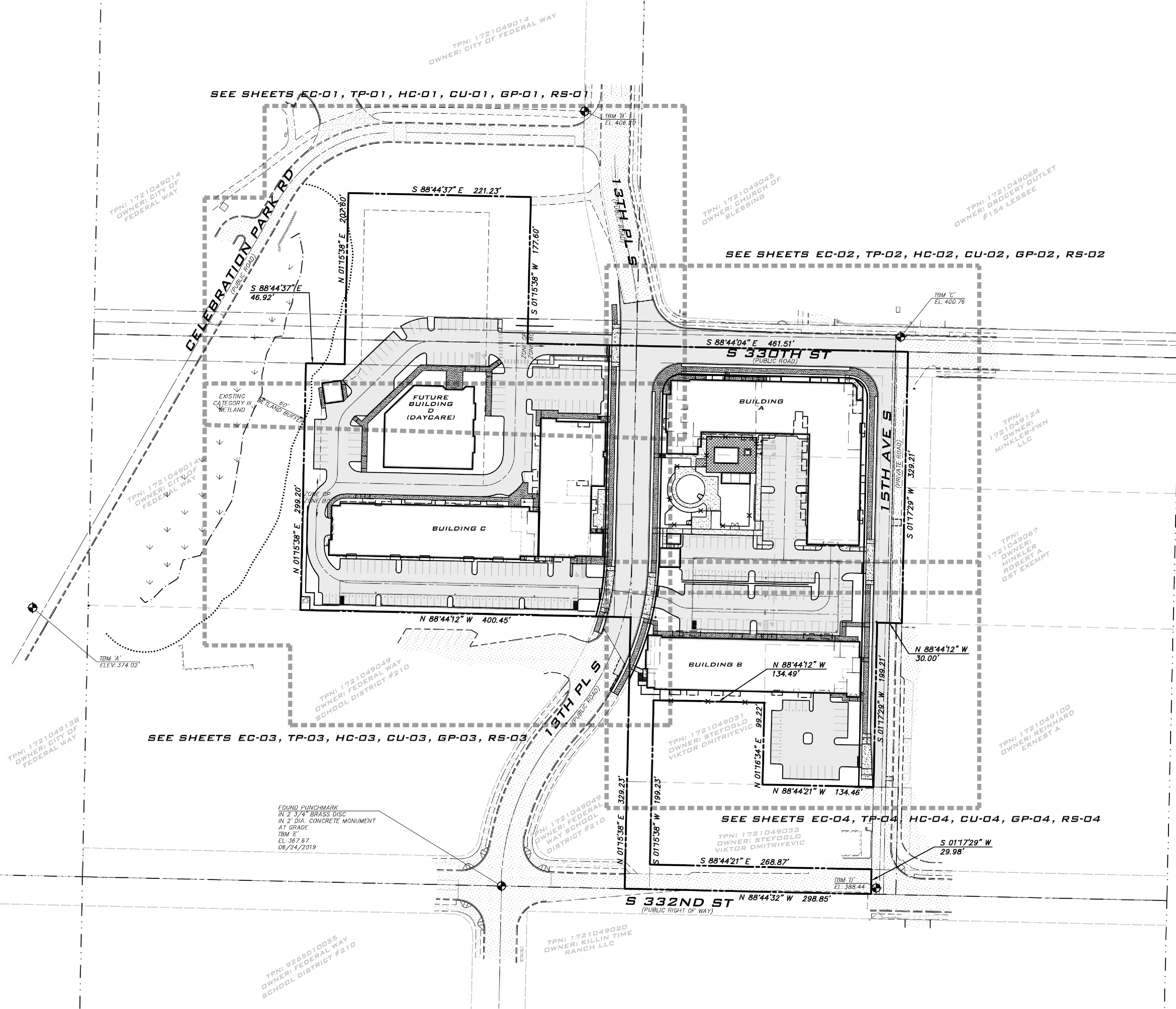


2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**TD-01**

SHT **11** OF **30**



| BUILDING DATA                          |            |
|--|------------|
| <b>BUILDING "A"</b>                    |            |
| 5 STORIES TYPE V                       |            |
| 1 STORY TYPE 1                         |            |
| OCCUPANCY: R-2, A-2, A-3, B, S-1 & S-2 |            |
| POOL RESTROOMS:                        | 449 SF     |
| GARAGE:                                | 24,224 SF  |
| 1ST FLOOR:                             | 24,627 SF  |
| 2ND FLOOR:                             | 19,376 SF  |
| 3RD FLOOR:                             | 24,097 SF  |
| 4TH FLOOR:                             | 24,097 SF  |
| 5TH FLOOR:                             | 24,097 SF  |
| TOTAL:                                 | 140,967 SF |
| <b>BUILDING "B"</b>                    |            |
| 5 STORIES TYPE V                       |            |
| 1 STORY TYPE 1                         |            |
| OCCUPANCY R-2, B, S-1 & S-2            |            |
| GARAGE:                                | 16,464 SF  |
| 1ST FLOOR:                             | 16,222 SF  |
| 2ND FLOOR:                             | 16,168 SF  |
| 3RD FLOOR:                             | 16,168 SF  |
| 4TH FLOOR:                             | 16,168 SF  |
| 5TH FLOOR:                             | 16,168 SF  |
| TOTAL:                                 | 97,358 SF  |
| <b>BUILDING "C"</b>                    |            |
| 5 STORIES TYPE V                       |            |
| 1 STORY TYPE 1                         |            |
| OCCUPANCY R-2, B, S-1 & S-2            |            |
| 1ST FLOOR:                             | 15,861 SF  |
| 2ND FLOOR:                             | 28,284 SF  |
| 3RD FLOOR:                             | 26,122 SF  |
| 4RD FLOOR:                             | 26,092 SF  |
| 5TH FLOOR:                             | 26,092 SF  |
| 6TH FLOOR:                             | 26,092 SF  |
| 7TH FLOOR:                             | 11,091 SF  |
| TOTAL:                                 | 159,634 SF |

| PARKING DATA                       |       |                 |
|------------------------------------|-------|-----------------|
| <b>BUILDING "A" (BC ZONE)</b>      |       |                 |
| USE                                | COUNT | REQUIRED SPACES |
| 1 BR UNITS:                        | 22    | 33 SPACES       |
| 2 BR UNITS:                        | 36    | 72 SPACES       |
| 3 BR UNITS:                        | 11    | 22 SPACES       |
| 4 BR UNITS:                        | 13    | 26 SPACES       |
| 5 BR UNITS:                        | 0     | 0 SPACES        |
| TOTAL RESIDENTIAL SPACES REQUIRED: |       | 153 SPACES      |
| COMMERCIAL SPACE: 980 SF           |       | 3 SPACES        |
| TOTAL COMMERCIAL SPACES REQUIRED:  |       | 3 SPACES        |

|                                    |       |                 |
|------------------------------------|-------|-----------------|
| <b>BUILDING "B" (BC ZONE)</b>      |       |                 |
| USE                                | COUNT | REQUIRED SPACES |
| 1 BR UNITS:                        | 25    | 37 SPACES       |
| 2 BR UNITS:                        | 0     | 0 SPACES        |
| 3 BR UNITS:                        | 25    | 50 SPACES       |
| 4 BR UNITS:                        | 5     | 10 SPACES       |
| 5 BR UNITS:                        | 5     | 10 SPACES       |
| TOTAL RESIDENTIAL SPACES REQUIRED: |       | 107 SPACES      |
| COMMERCIAL SPACE: 1,109 SF         |       | 4 SPACES        |
| TOTAL COMMERCIAL SPACES REQUIRED:  |       | 4 SPACES        |

|                                    |       |                 |
|------------------------------------|-------|-----------------|
| <b>BUILDING "C" (BC ZONE)</b>      |       |                 |
| USE                                | COUNT | REQUIRED SPACES |
| 1 BR UNITS:                        | 15    | 23 SPACES       |
| 2 BR UNITS:                        | 20    | 40 SPACES       |
| 3 BR UNITS:                        | 40    | 80 SPACES       |
| 4 BR UNITS:                        | 9     | 18 SPACES       |
| 5 BR UNITS:                        | 5     | 10 SPACES       |
| TOTAL RESIDENTIAL SPACES REQUIRED: |       | 171 SPACES      |
| COMMERCIAL SPACE: 1,644 SF         |       | 6 SPACES        |
| TOTAL COMMERCIAL SPACES REQUIRED:  |       | 6 SPACES        |

|                                      |                               |            |
|--------------------------------------|-------------------------------|------------|
| <b>FUTURE BUILDING "D" (OP ZONE)</b> |                               |            |
| USE:                                 | REQUIRED SPACES               |            |
| DAYCARE                              | 10,171 SF                     |            |
|                                      | 34 SPACES (INCL 2 ADA SPACES) |            |
| TOTAL SPACES REQUIRED:               |                               | 34 SPACES  |
| TOTAL RESIDENTIAL SPACES REQUIRED:   |                               | 431 SPACES |
| TOTAL COMMERCIAL SPACES REQUIRED:    |                               | 47 SPACES  |

| PARKING PROVIDED  |                                 |
|---|---------------------------------|
| <b>STRUCTURED PARKING</b>   |                                 |
| BUILDING "A"  | 81 SPACES (INCL 4 ADA SPACES)   |
| BUILDING "B"  | 49 SPACES (INCL 2 ADA SPACES)   |
| BUILDING "C"  | 88 SPACES (INCL 4 ADA SPACES)   |
| TOTAL STRUCTURED PARKING:   | 218 SPACES (INCL 10 ADA SPACES) |
| <b>SURFACE PARKING</b>  |                                 |
| EAST SIDE OF 13TH PL S (BC ZONE)                                    | 125 SPACES (INCL 4 ADA SPACES)  |
| WEST SIDE OF 13TH PL S (BC ZONE)                                    | 88 SPACES (INCL 1 ADA SPACES)   |
| TOTAL SURFACE PARKING (BC ZONE)                                     | 213 SPACES (INCL 5 ADA SPACES)  |
| OP ZONE   | 48 SPACES (INCL 2 ADA SPACES)   |
| TOTAL SURFACE PARKING (OP ZONE)                                     | 48 SPACES (INCL 2 ADA SPACES)   |
| TOTAL RESIDENTIAL PARKING PROVIDED: 431 SPACES (INCL 15 ADA SPACES) |                                 |
| (STRUCTURED PARKING + SURFACE PARKING IN BC ZONE)                   |                                 |
| TOTAL COMMERCIAL PARKING PROVIDED: 48 SPACES (INCL 2 ADA SPACES)    |                                 |
| (SURFACE PARKING IN OP ZONE)  |                                 |

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**BLUELINE**

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4551 F: 425.218.4552  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED

PROJECT MANAGER:  
GARRETT WINE, PE

PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
2/25/2020

| NO | DATE | BY | REVISIONS |
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OVERALL SITE PLAN

**LANDMARK APARTMENTS**

ROAD & STORM PLANS

PARCEL #1721049046

WASHINGTON

CITY OF FEDERAL WAY

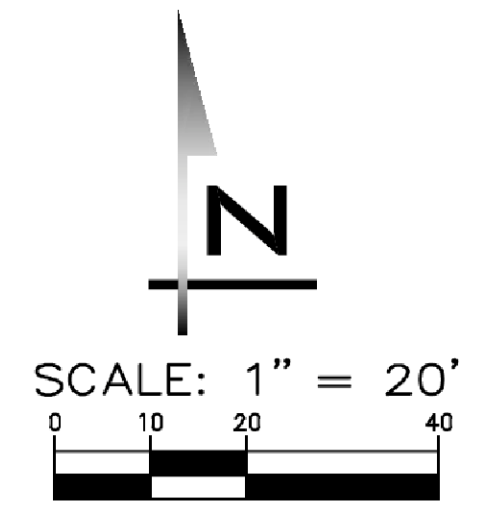
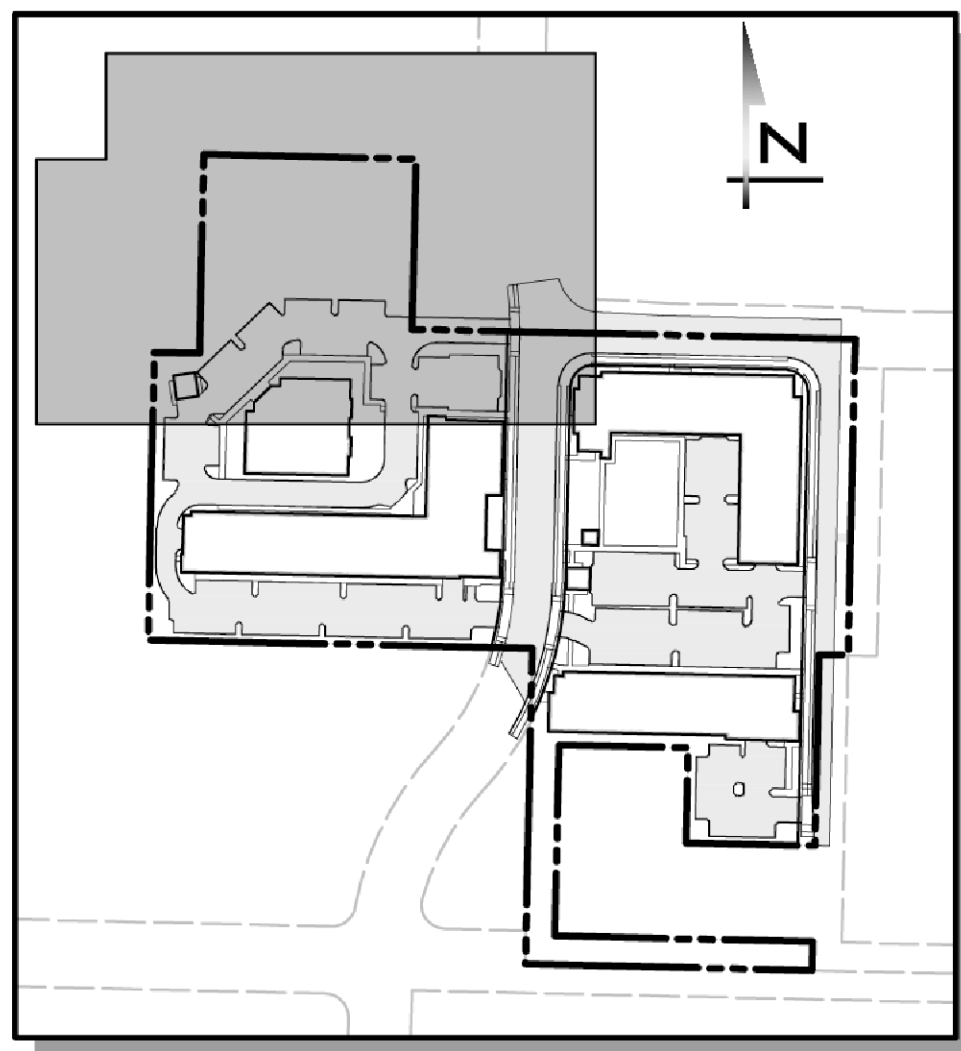


2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**05-01**

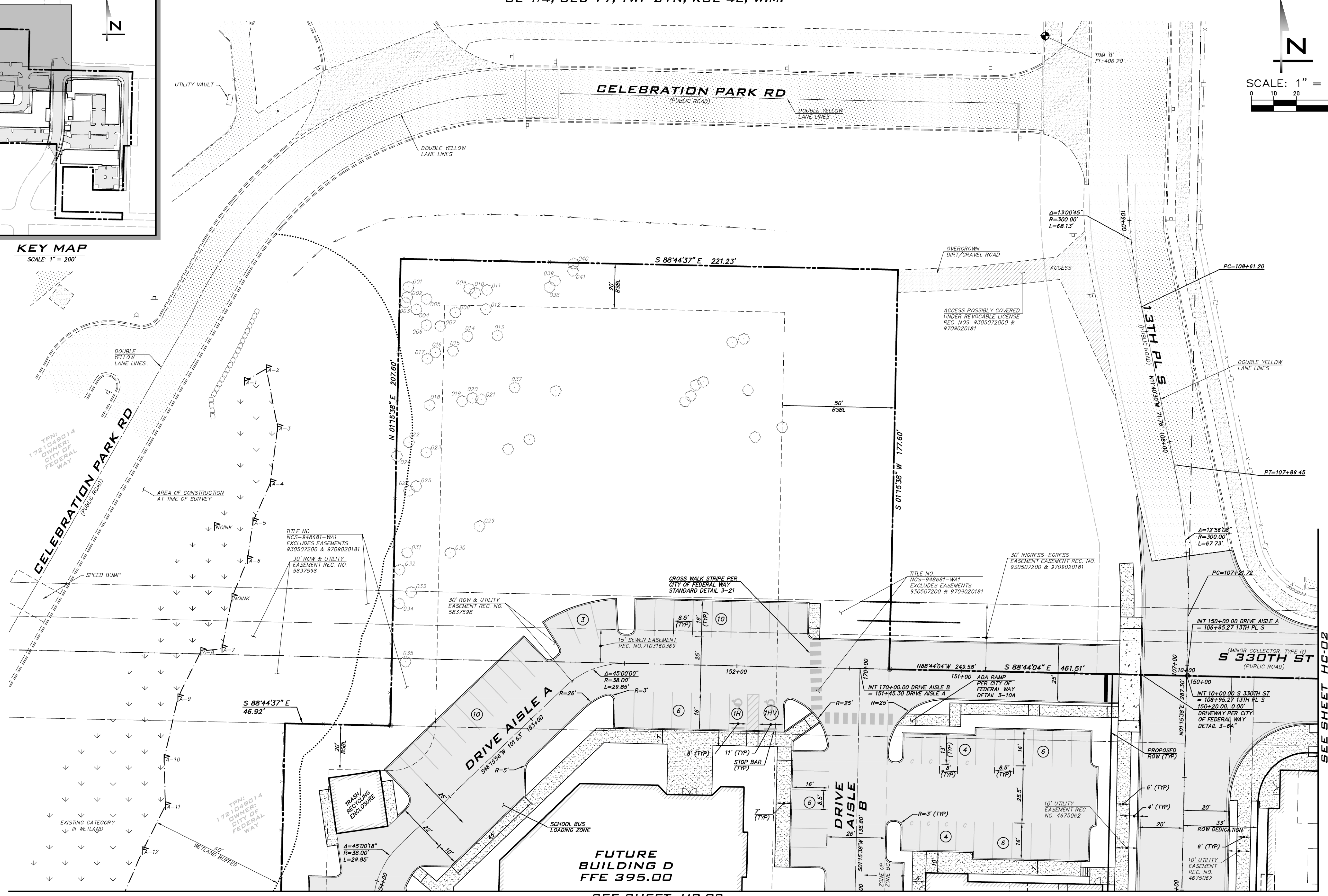
SHT **12** OF **30**



**BLUELINE**  
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4951 F: 425.218.4052 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
PROJECT MANAGER: GARRETT WINE, PE  
PROJECT ENGINEER: GARRETT WINE, PE  
DESIGNER: SHAWN COOPER  
ISSUE DATE: 2/25/2020

**KEY MAP**  
SCALE: 1" = 200'



| NO | DATE | BY | REVISIONS |
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**HORIZONTAL CONTROL PLAN**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON

**PROFESSIONAL ENGINEER**

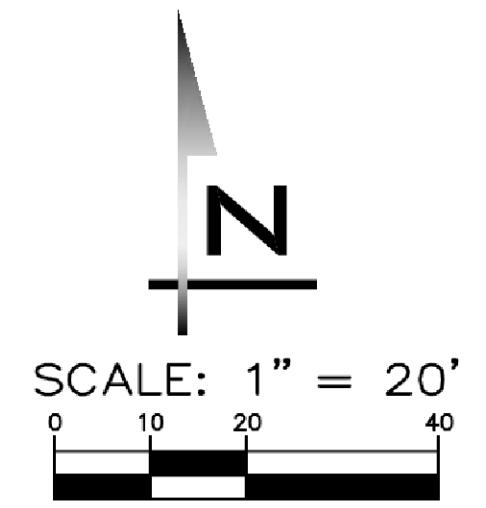
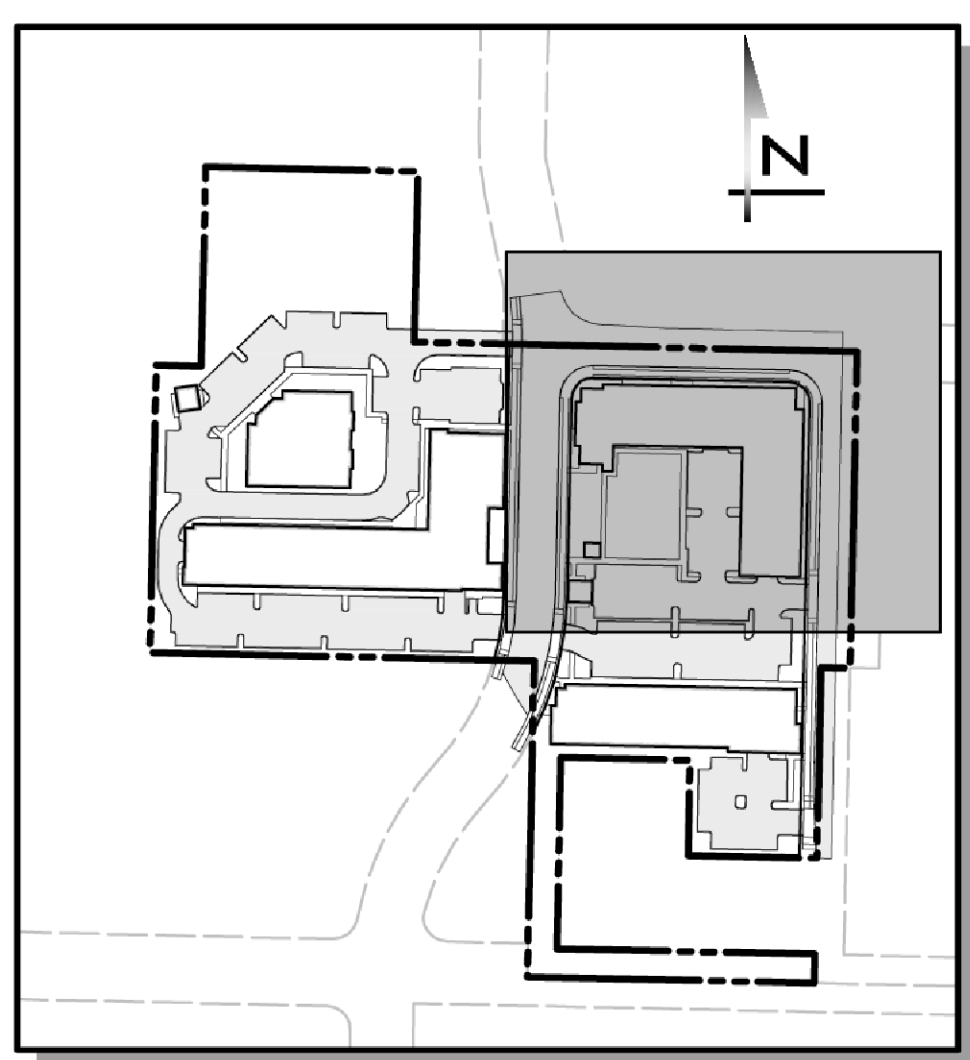
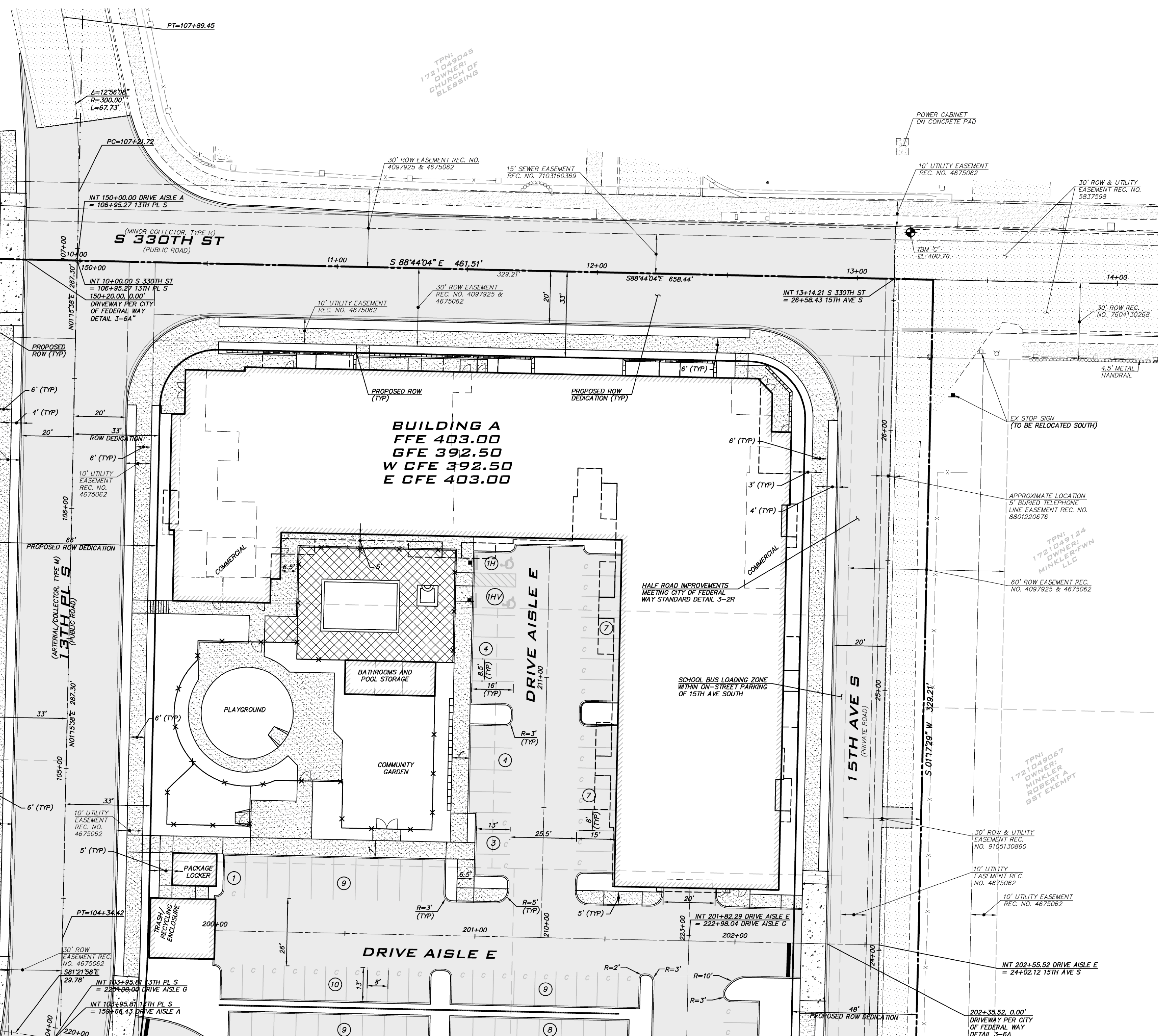
2/24/20  
JOB NUMBER: 19-019  
SHEET NAME: HC-01  
SHT 13 OF 30

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SEE SHEET HC-01

SEE SHEET HC-03

SEE SHEET HC-04



**BLUELINE**  
 25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.218.4351 F: 425.218.4052  
 WWW.THEBLUELINEGROUP.COM

SCALE:  
 AS NOTED

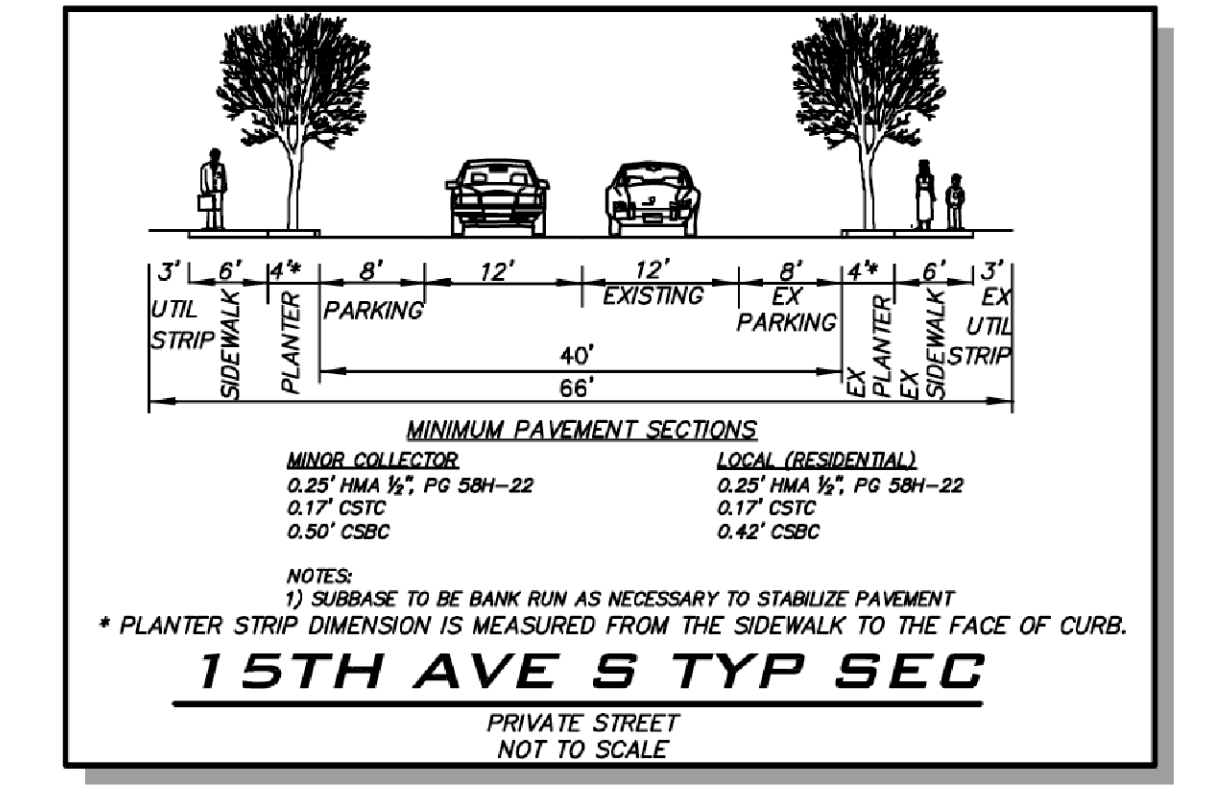
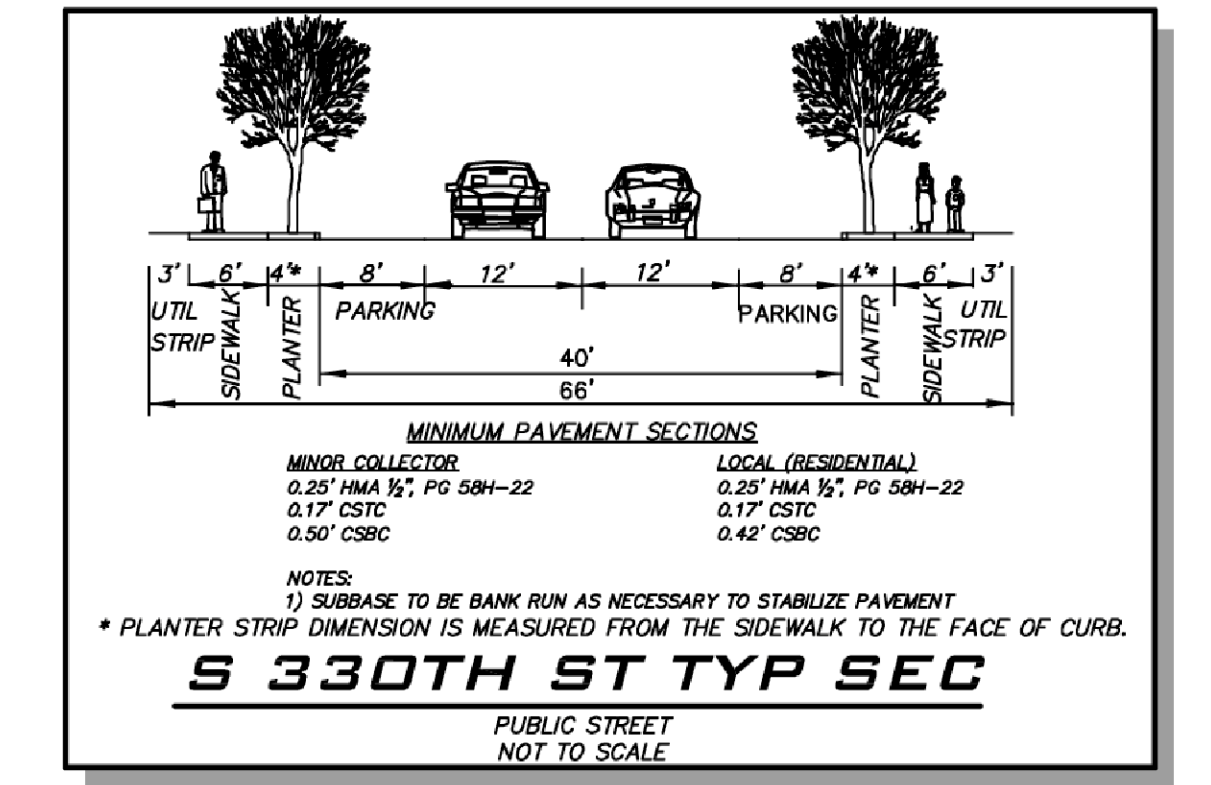
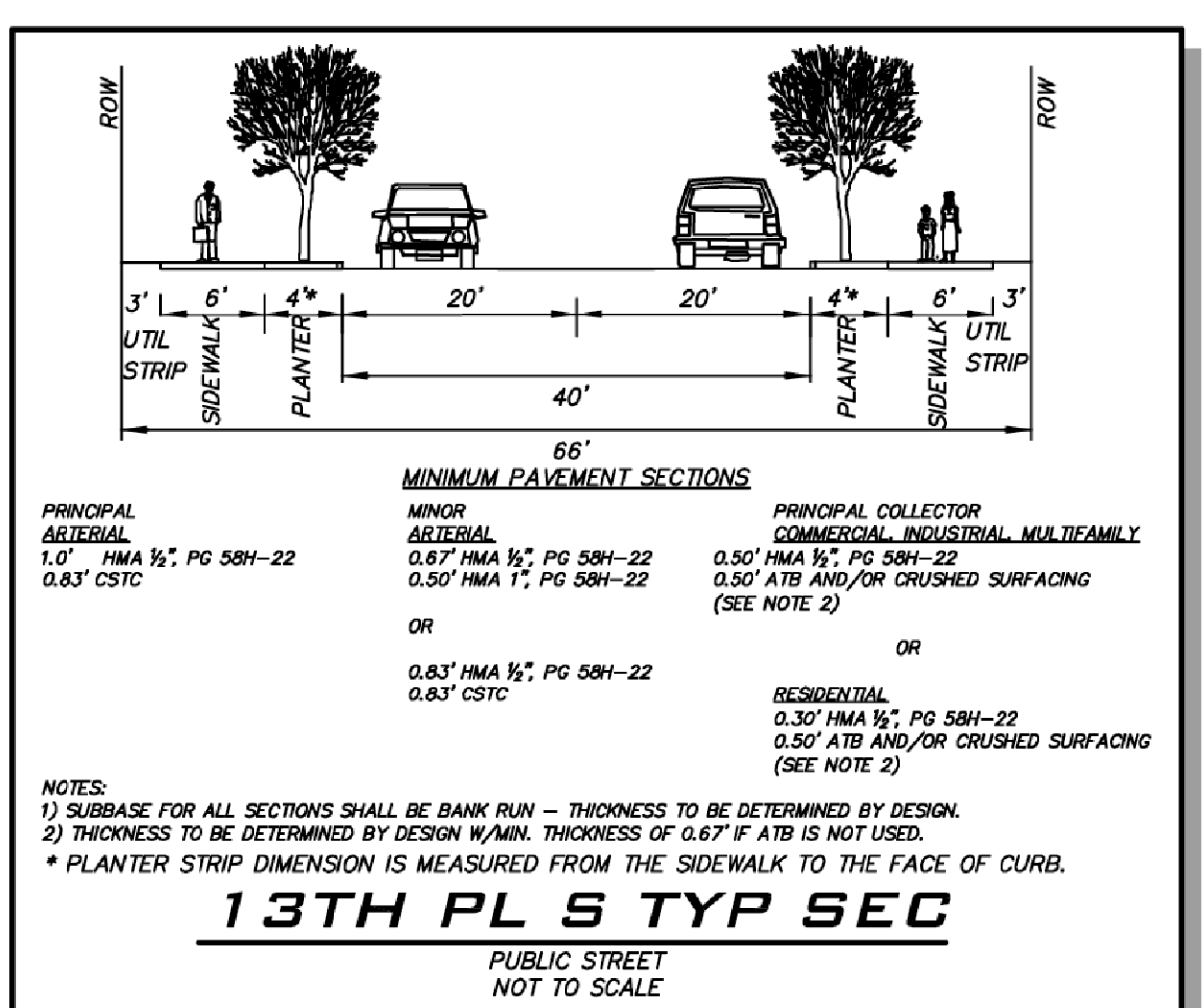
PROJECT MANAGER:  
 GARRETT WINE, PE

PROJECT ENGINEER:  
 GARRETT WINE, PE

DESIGNER:  
 SHAWN COOPER

ISSUE DATE:  
 2/26/2020

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HORIZONTAL CONTROL PLAN  
**LANDMARK APARTMENTS**  
 ROAD & STORM PLANS  
 PARCEL #1721049046  
 WASHINGTON  
 CITY OF FEDERAL WAY

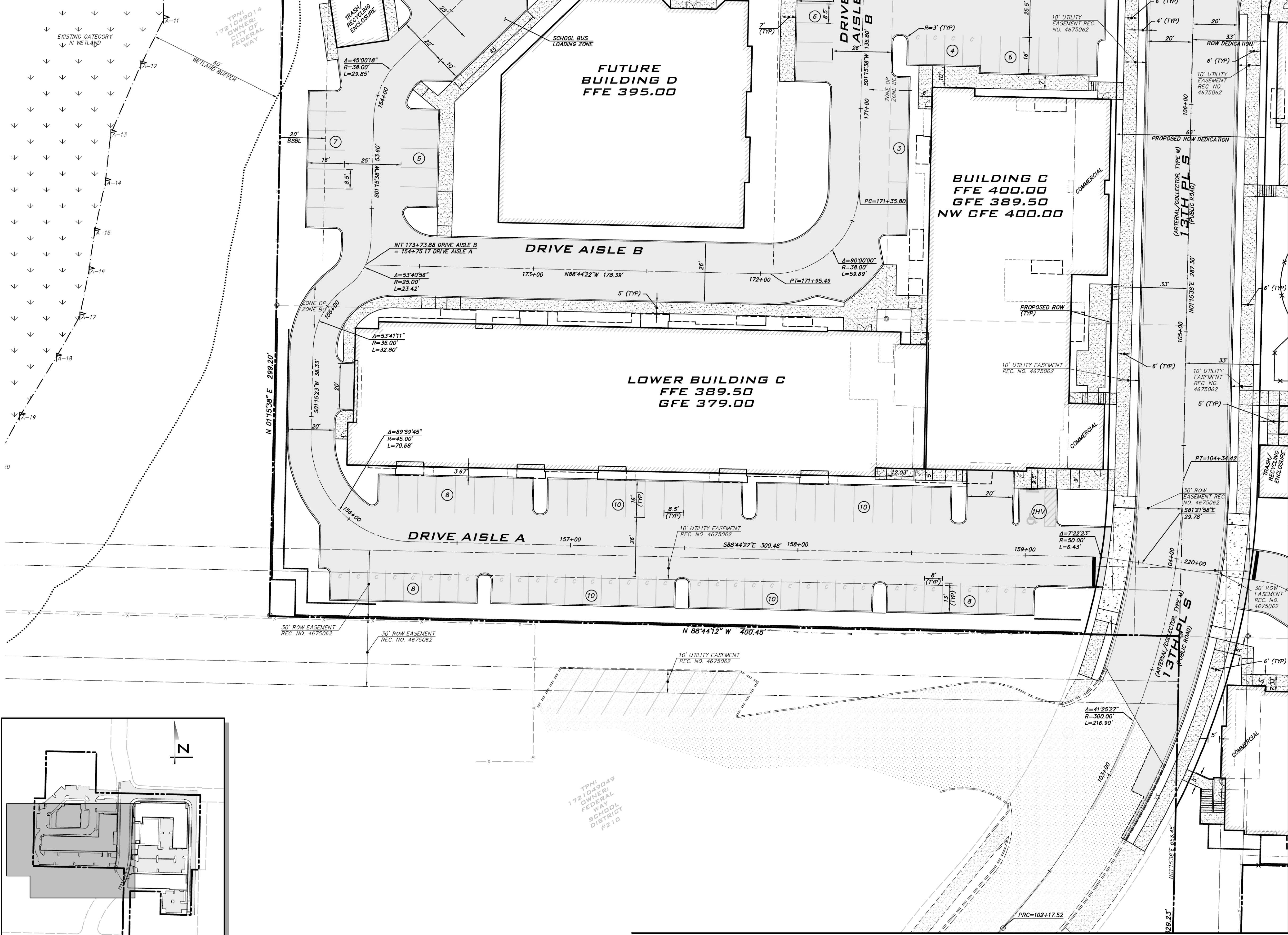
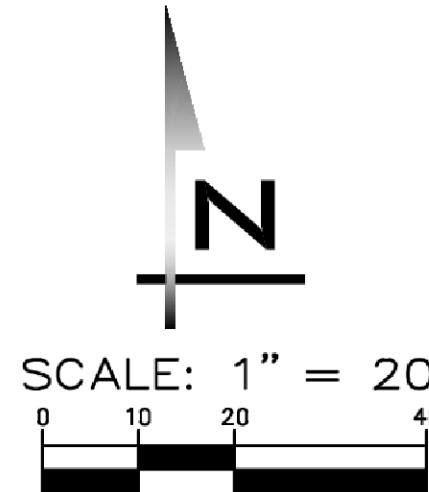
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 JOB NUMBER:  
**19-019**  
 SHEET NAME:  
**HC-02**  
 SHT 14 OF 30



BLUELINE

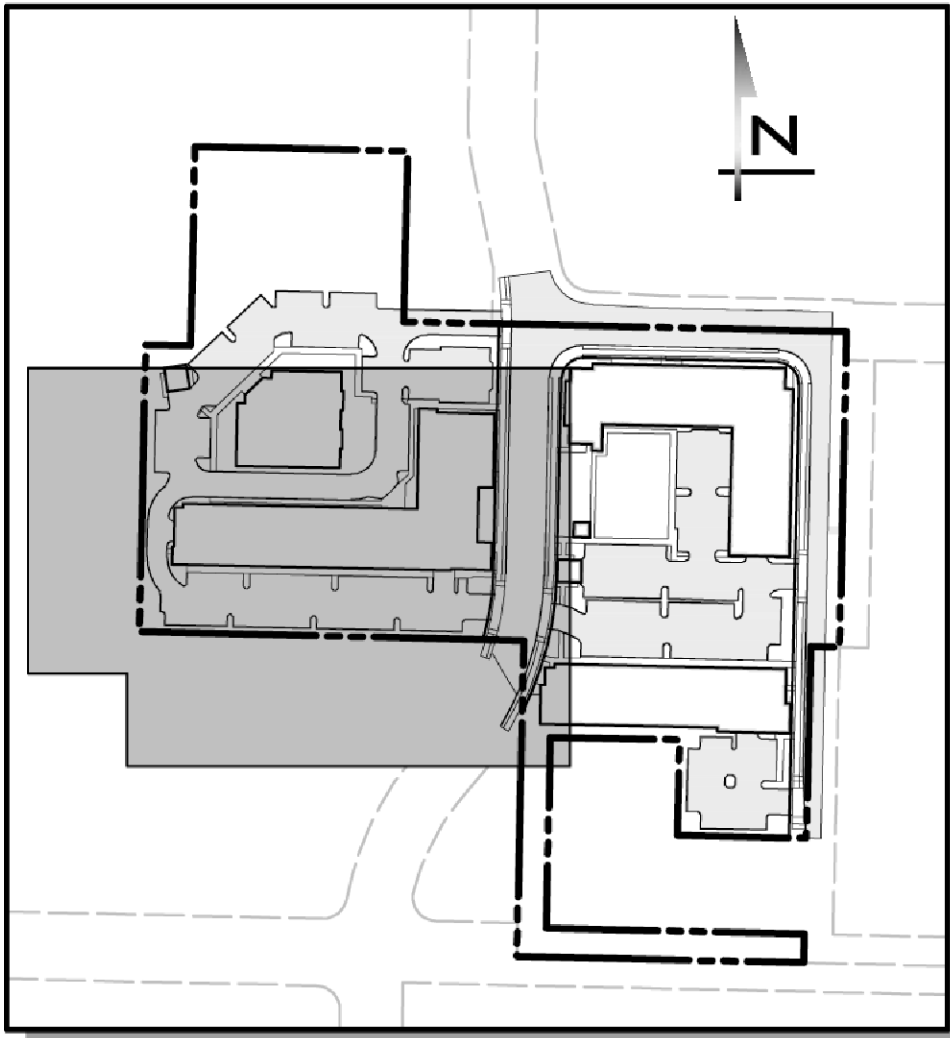
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4051 F: 425.218.4052  
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
PROJECT MANAGER: GARRETT WME, PE  
PROJECT ENGINEER: GARRETT WME, PE  
DESIGNER: SHAWN COOPER  
ISSUE DATE: 2/25/2020



SEE SHEET HC-02

SEE SHEET HC-04



| NO | DATE | BY | REVISIONS |
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HORIZONTAL CONTROL PLAN  
**LANDMARK APARTMENTS**  
ROAD & STORM PLANS  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON

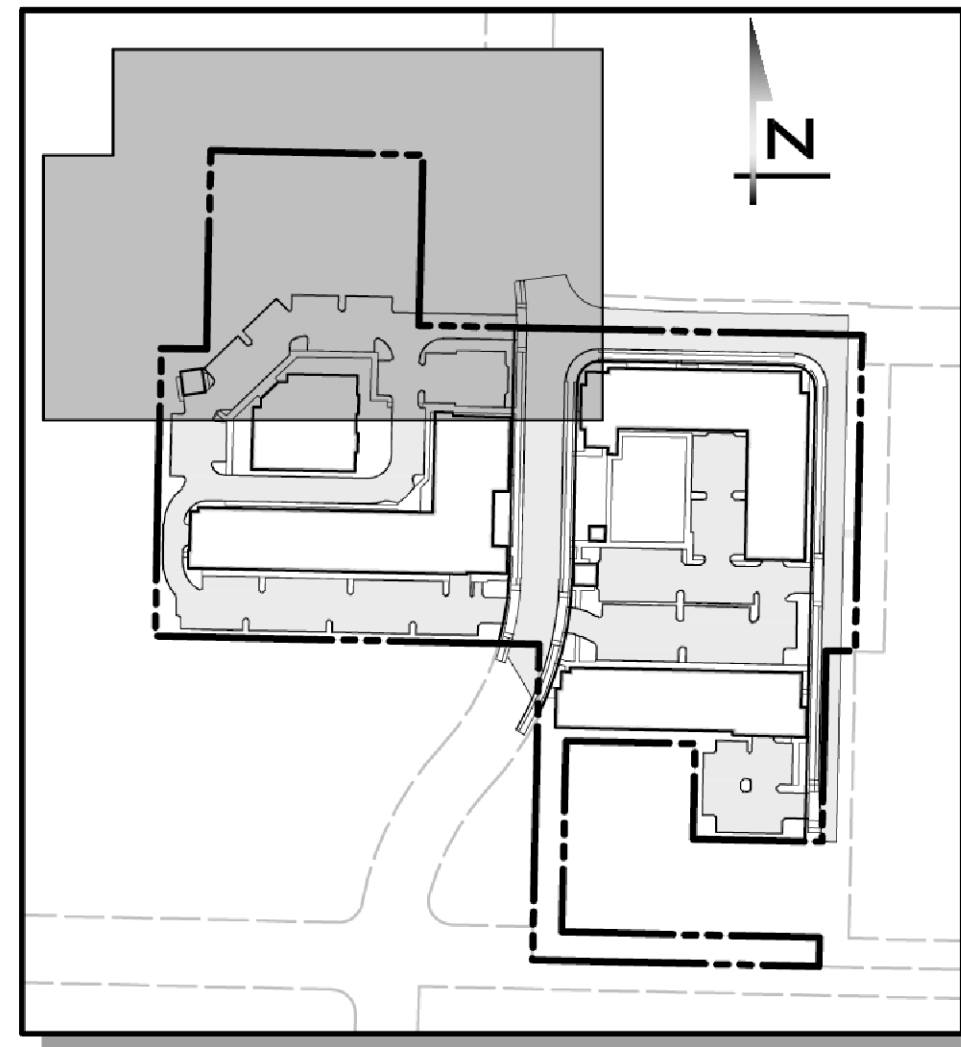


2/24/20  
JOB NUMBER: 19-019  
SHEET NAME: HC-03

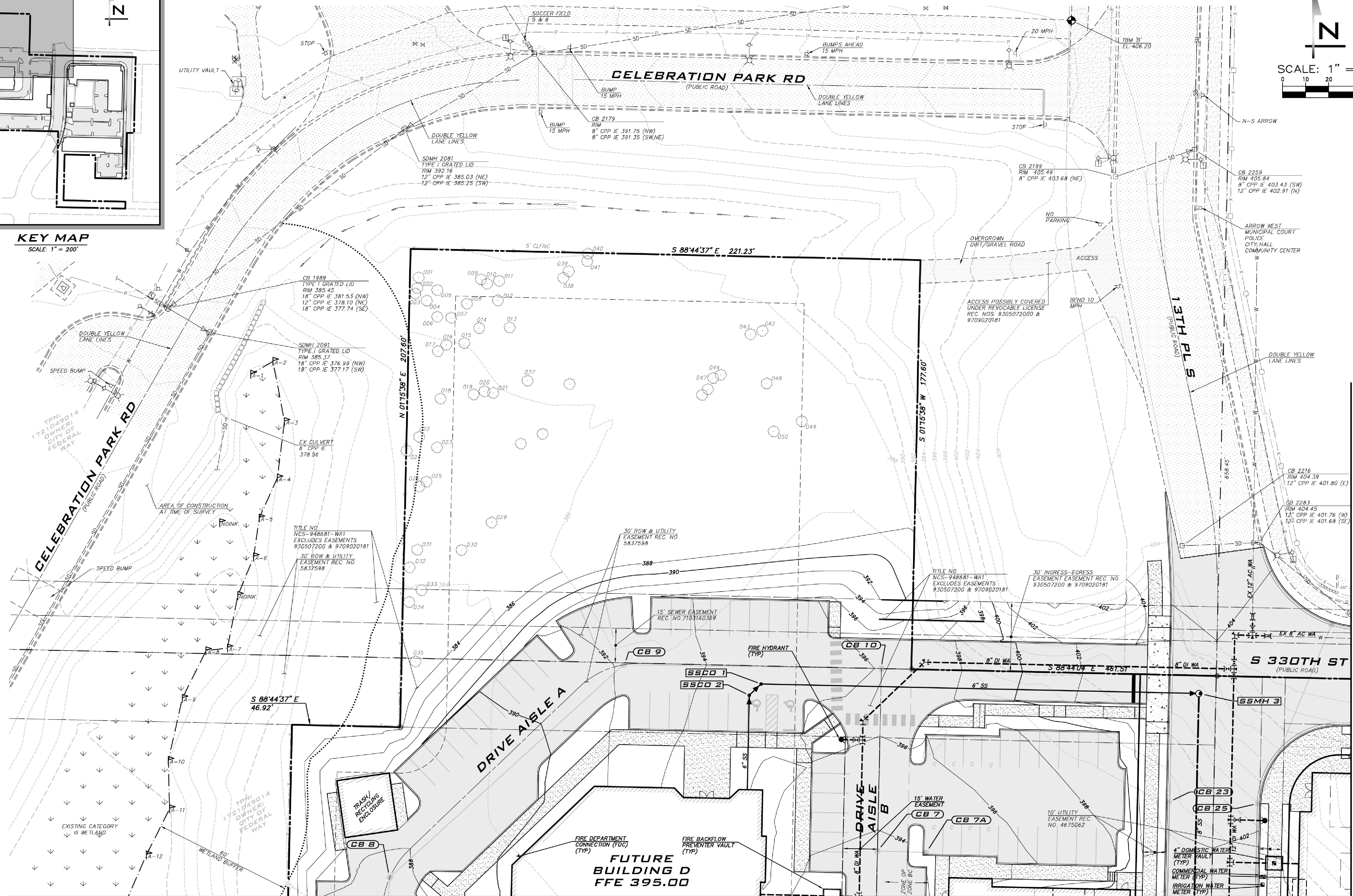
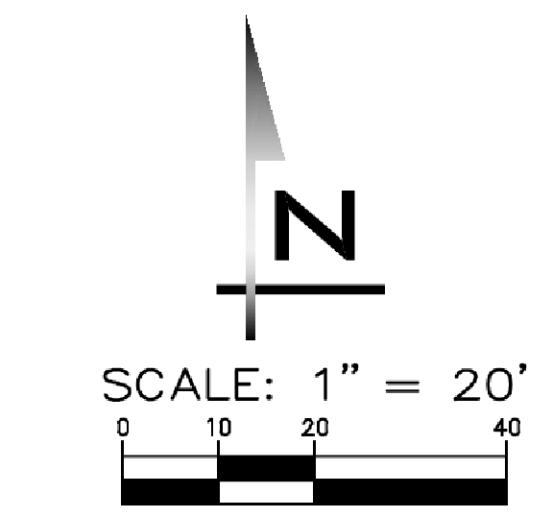
**UNDERGROUND UTILITY NOTE**  
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KEY MAP SCALE: 1" = 200'



**NOTE**  
ALL SEWER LATERALS SHALL BE RAN AT 2.0% MIN SLOPE.

**UNDERGROUND UTILITY NOTE**  
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25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4951 F: 425.218.4002  
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED  
PROJECT MANAGER:  
GARRETT WINE, PE  
PROJECT ENGINEER:  
GARRETT WINE, PE  
DESIGNER:  
SHAWN COOPER  
ISSUE DATE:  
2/25/2020

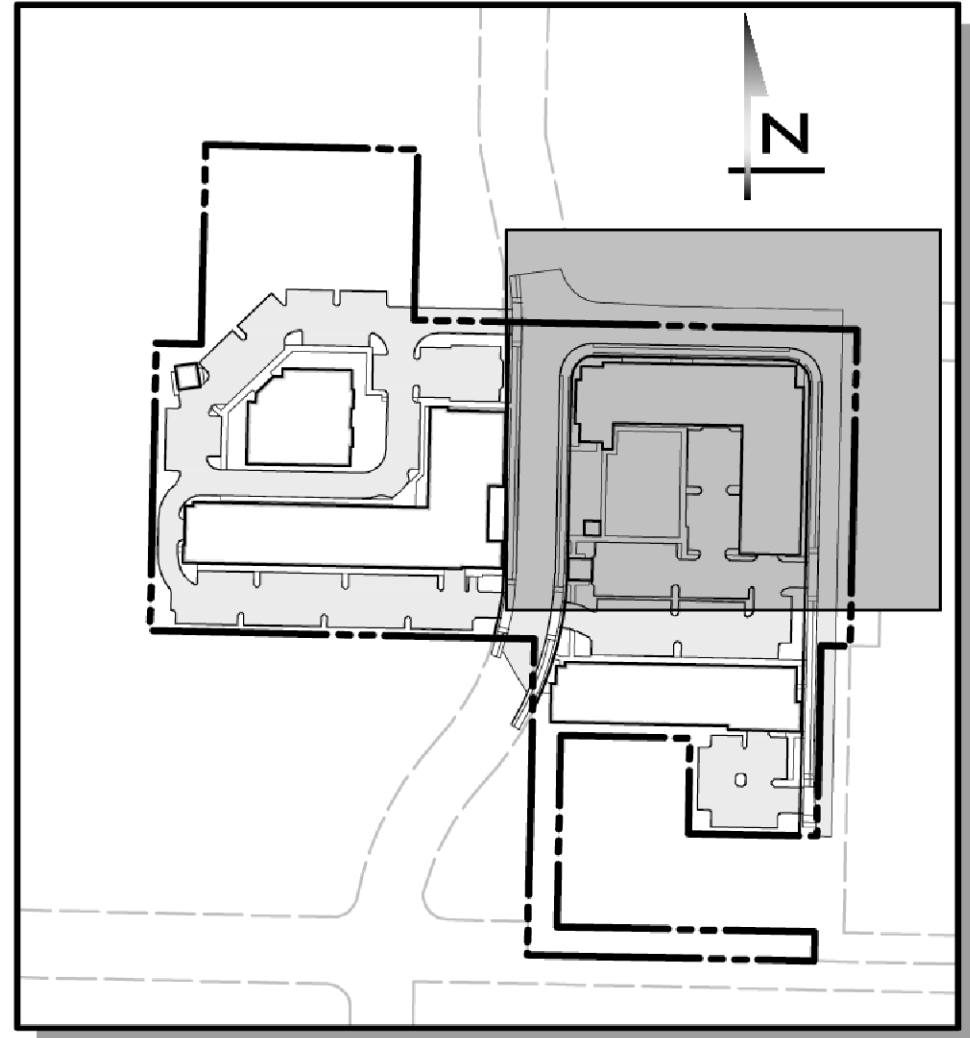
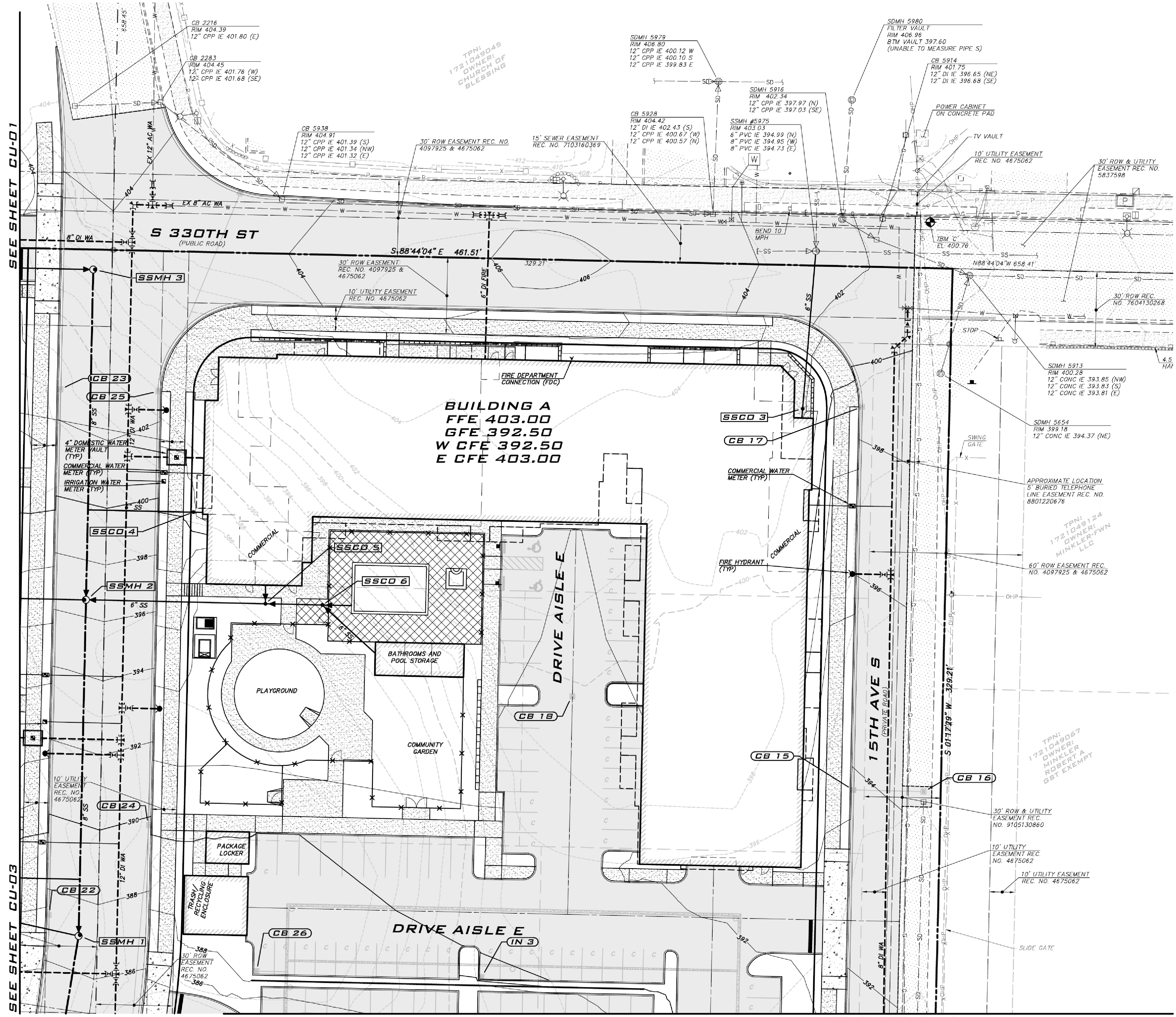
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**COMPOSITE UTILITY PLAN**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON

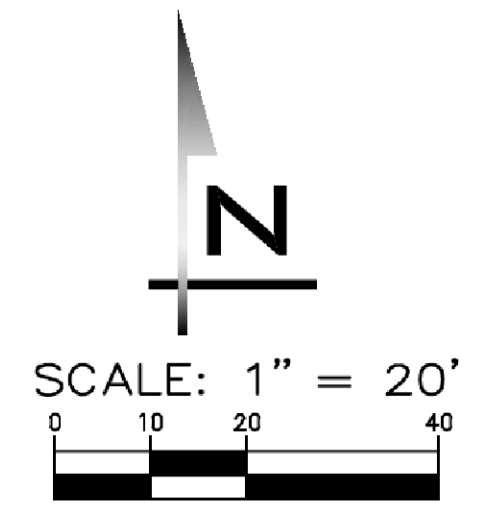


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JOB NUMBER:  
**19-019**  
SHEET NAME:  
**CU-01**  
SHT **17** OF **30**

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KEY MAP  
SCALE: 1" = 200'



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WWW.THEBLUENELINEGROUP.COM

SCALE:  
AS NOTED

PROJECT MANAGER:  
GARRETT WINE, PE

PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
2/25/2020

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COMPOSITE UTILITY PLAN

**LANDMARK APARTMENTS**

ROAD & STORM PLANS

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON



2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**CU-02**

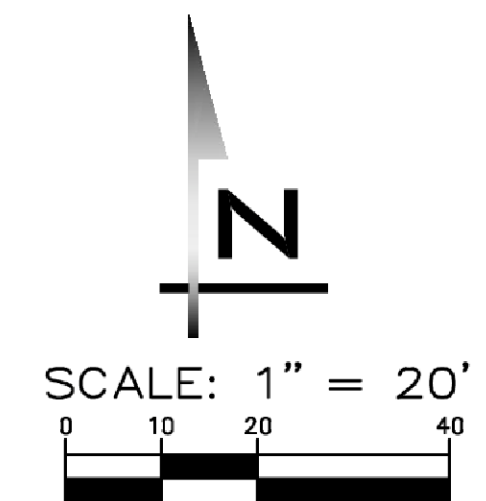
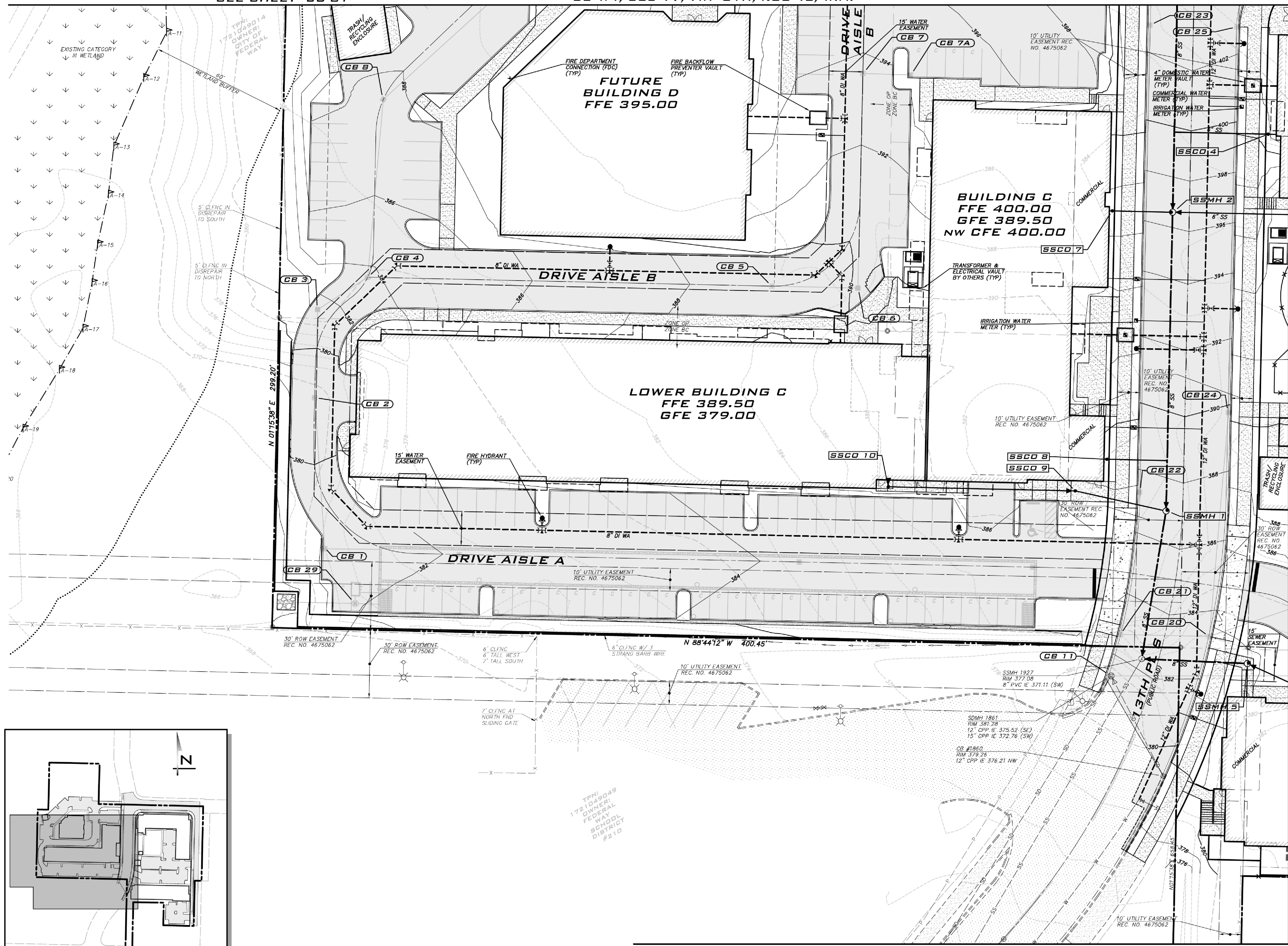
SHT **18** OF **30**

**NOTE**  
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 25 CENTRAL WAY, SUITE 400,  
 KIRKLAND, WA 98033  
 P: 425.218.4951 F: 425.218.4052  
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SCALE:  
 AS NOTED

PROJECT MANAGER:  
 GARRETT WINE, PE

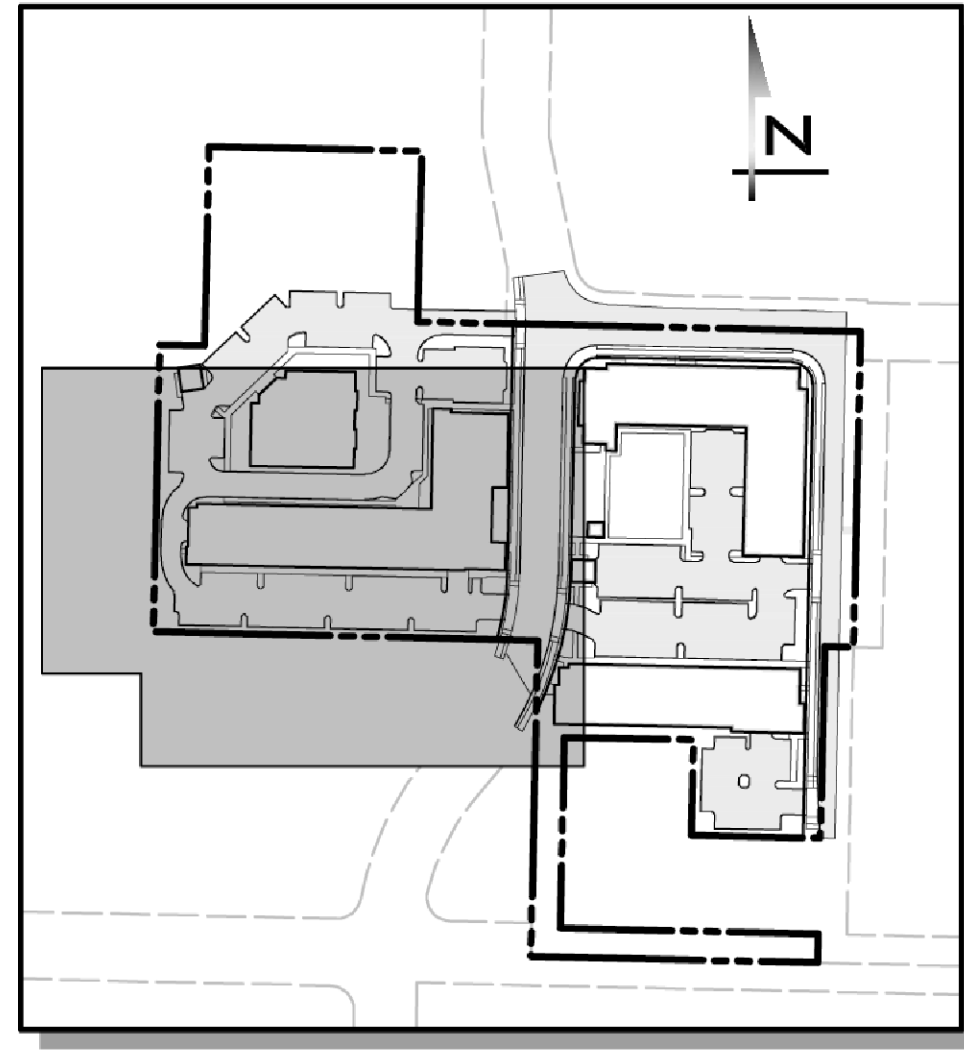
PROJECT ENGINEER:  
 GARRETT WINE, PE

DESIGNER:  
 SHAWN COOPER

ISSUE DATE:  
 2/25/2020

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**COMPOSITE UTILITY PLAN**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
 PARCEL #1721049046  
 CITY OF FEDERAL WAY WASHINGTON



**KEY MAP**  
 SCALE: 1" = 200"

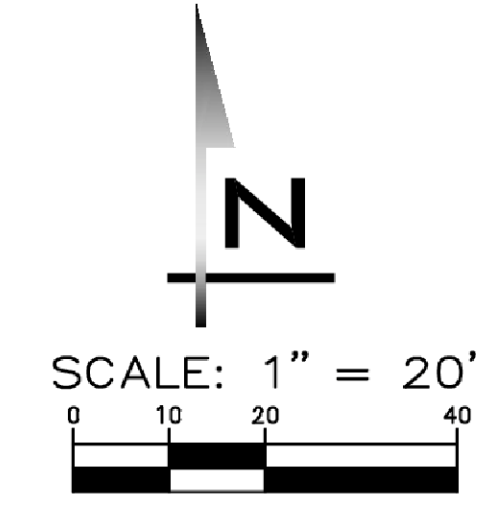
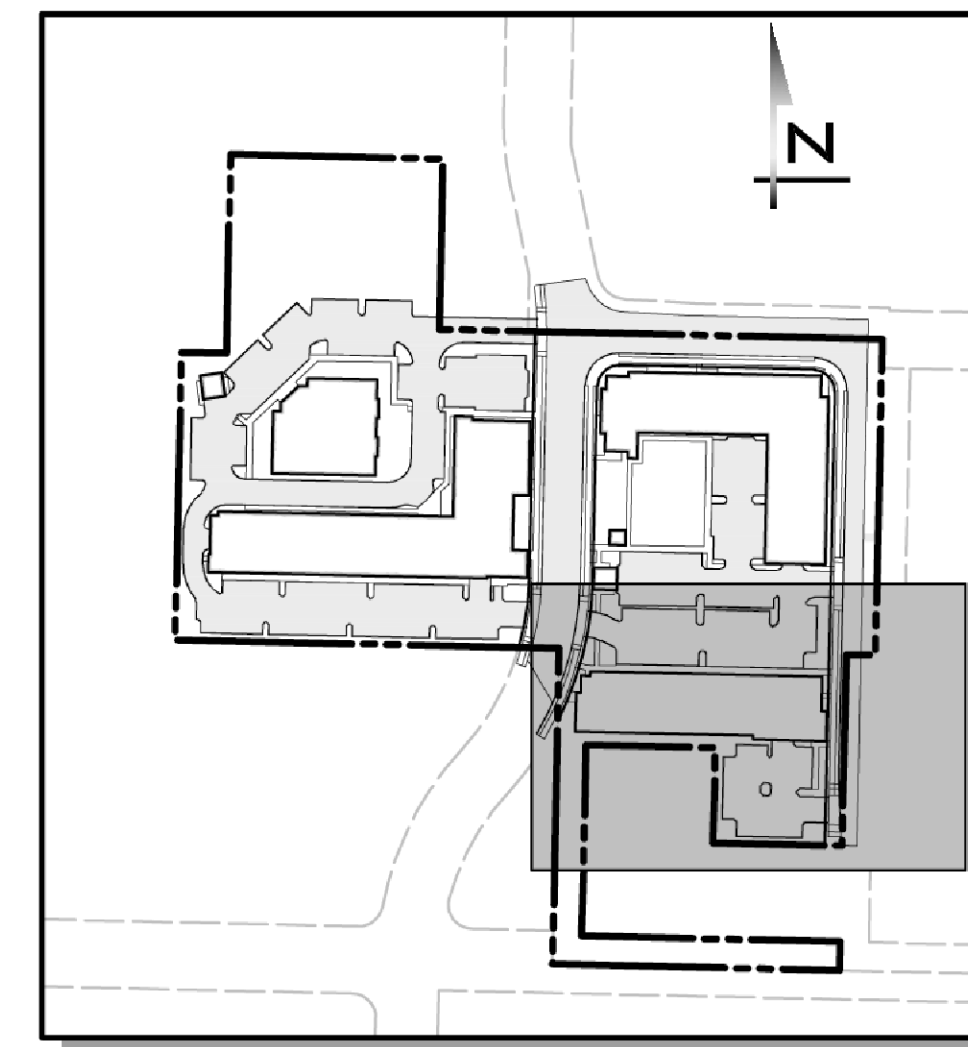
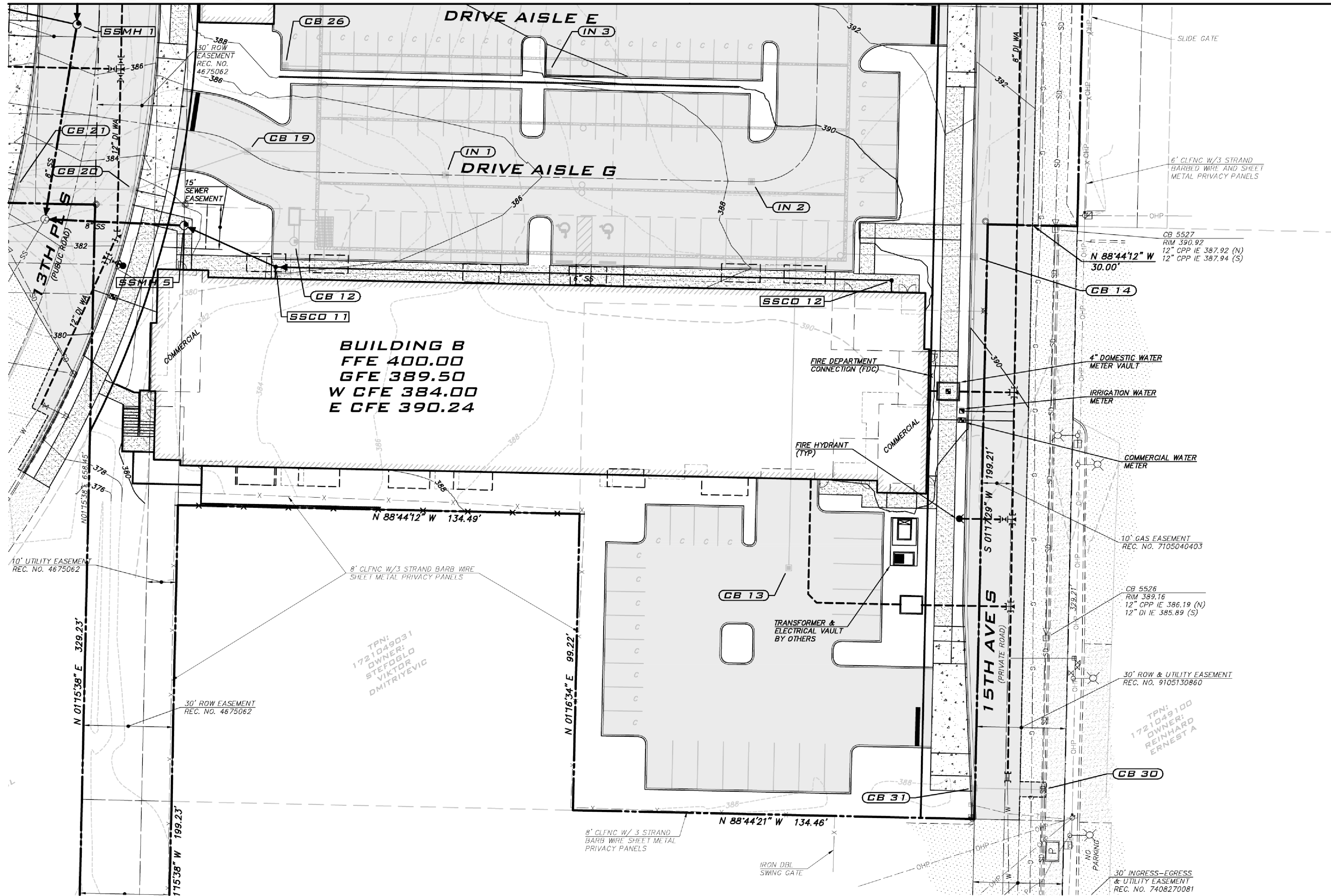
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2/24/20  
 JOB NUMBER:  
**19-019**  
 SHEET NAME:  
**CU-03**  
 SHT **19** OF **30**

SEE SHEET CU-03

SEE SHEET CU-02



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SCALE:  
AS NOTED

PROJECT MANAGER:  
GARRETT WINE, PE

PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
2/25/2020

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**COMPOSITE UTILITY PLAN**

**LANDMARK APARTMENTS**  
ROAD & STORM PLANS

PARCEL #1721049046

WASHINGTON  
CITY OF FEDERAL WAY

2/24/20

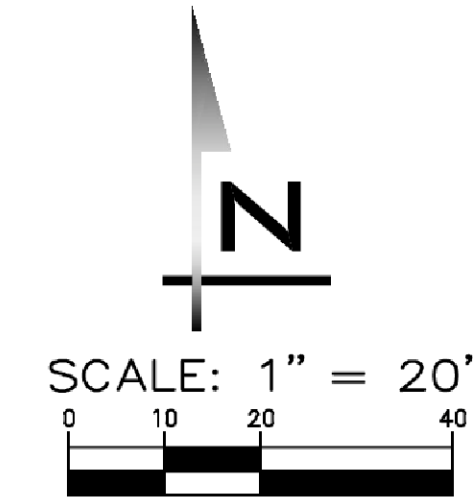
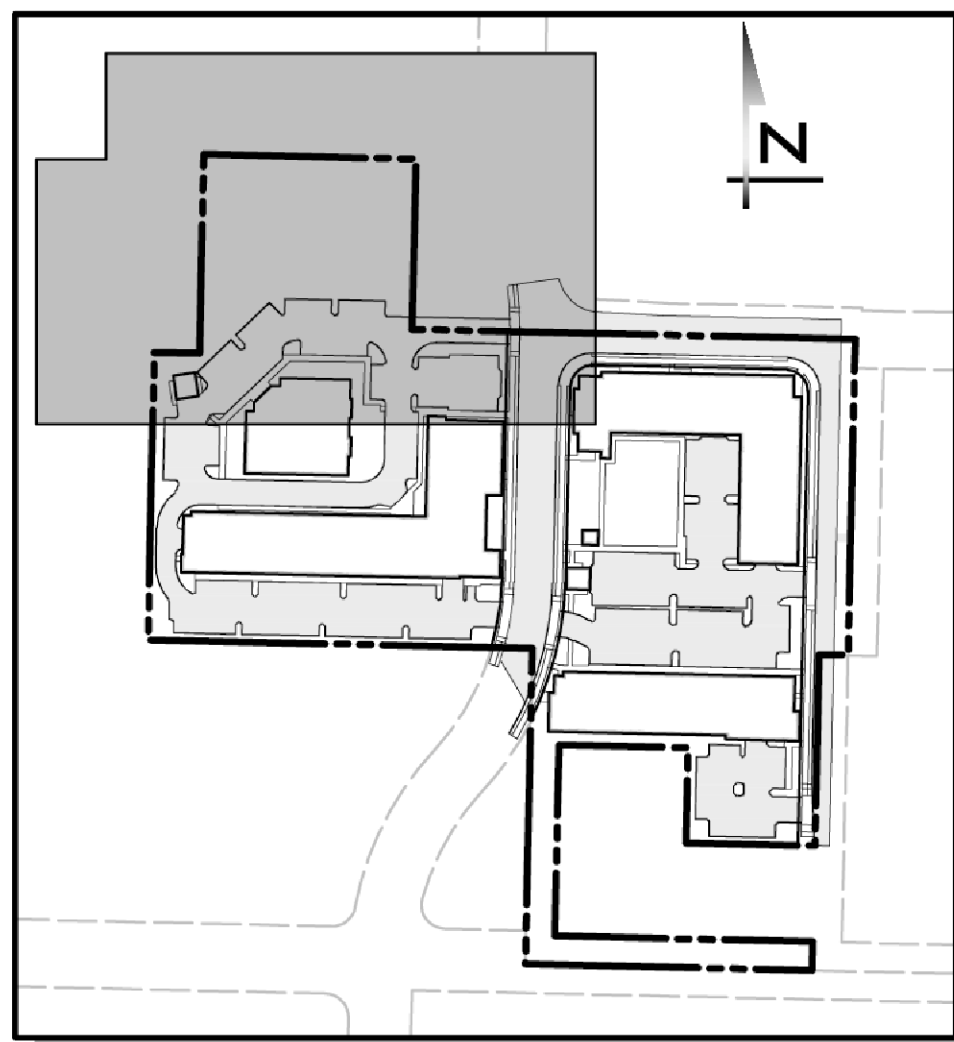
JOB NUMBER:  
**19-019**

SHEET NAME:  
**CU-04**

SHT **20** OF **30**

**NOTE**  
ALL SEWER LATERALS SHALL BE  
RAN AT 2.0% MIN SLOPE.

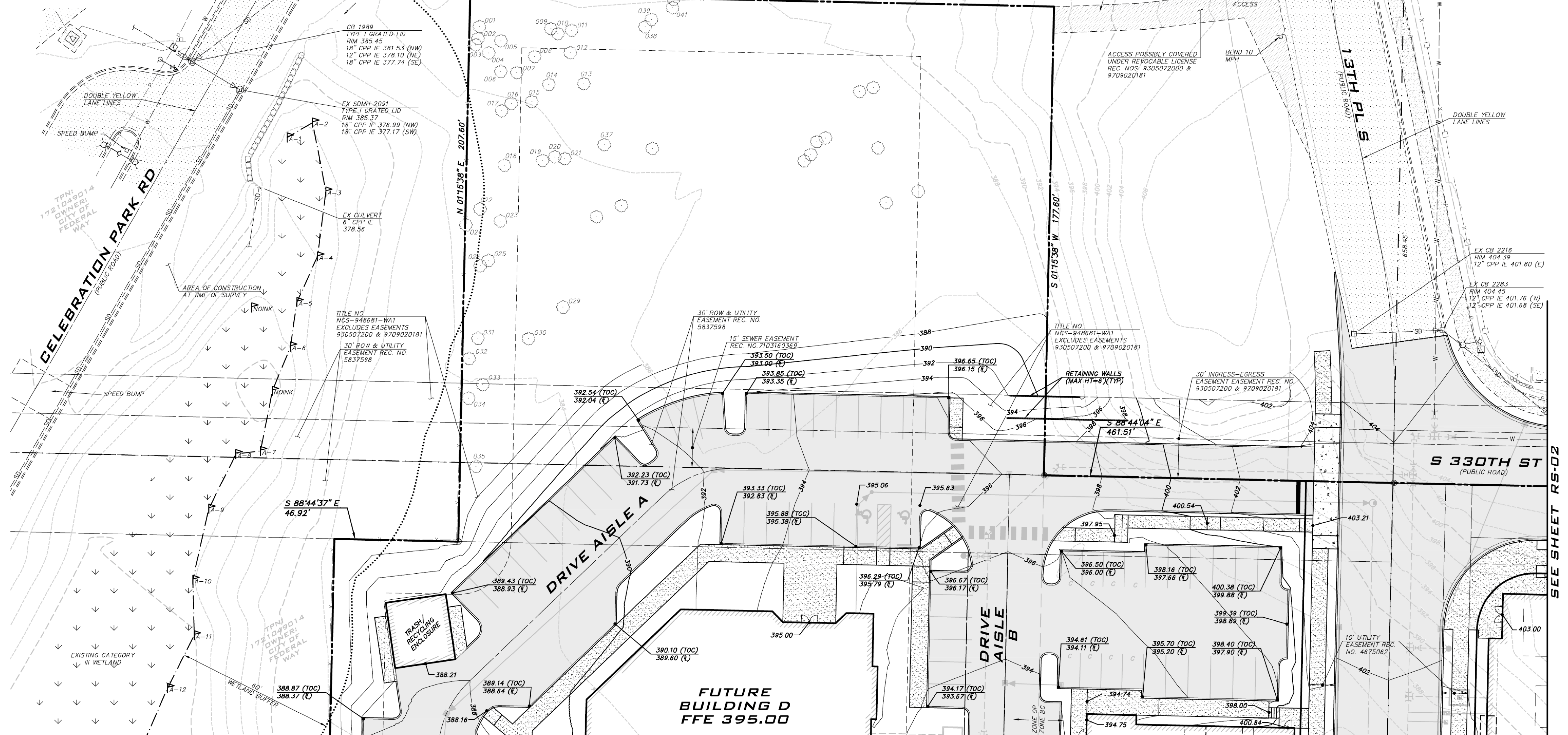
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SCALE:  
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PROJECT MANAGER:  
GARRETT WINE, PE  
PROJECT ENGINEER:  
GARRETT WINE, PE  
DESIGNER:  
SHAWN COOPER  
ISSUE DATE:  
2/25/2020

**KEY MAP**  
SCALE: 1" = 200'



| NO | DATE | BY | REVISIONS |
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**GRADING PLAN**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON

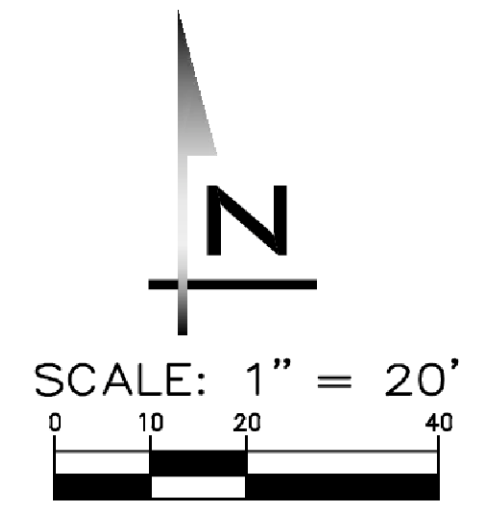
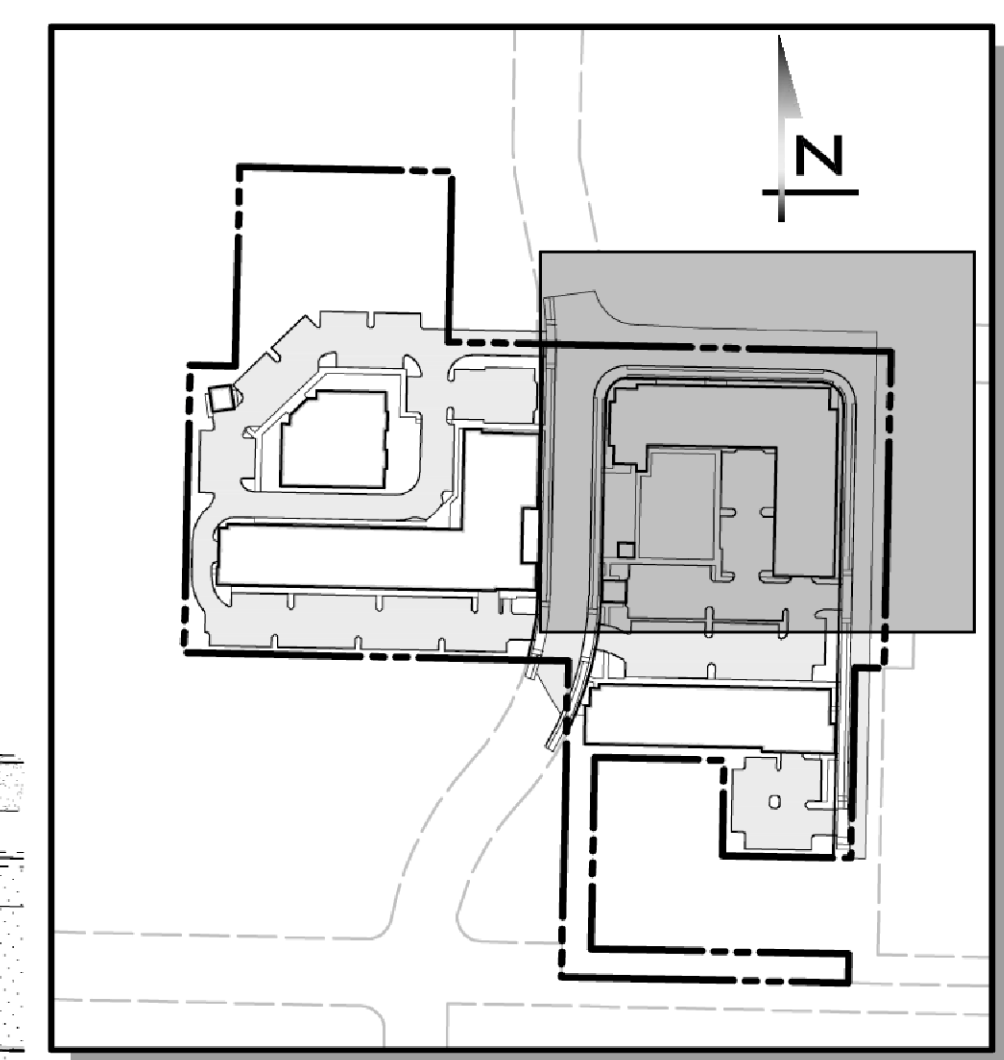
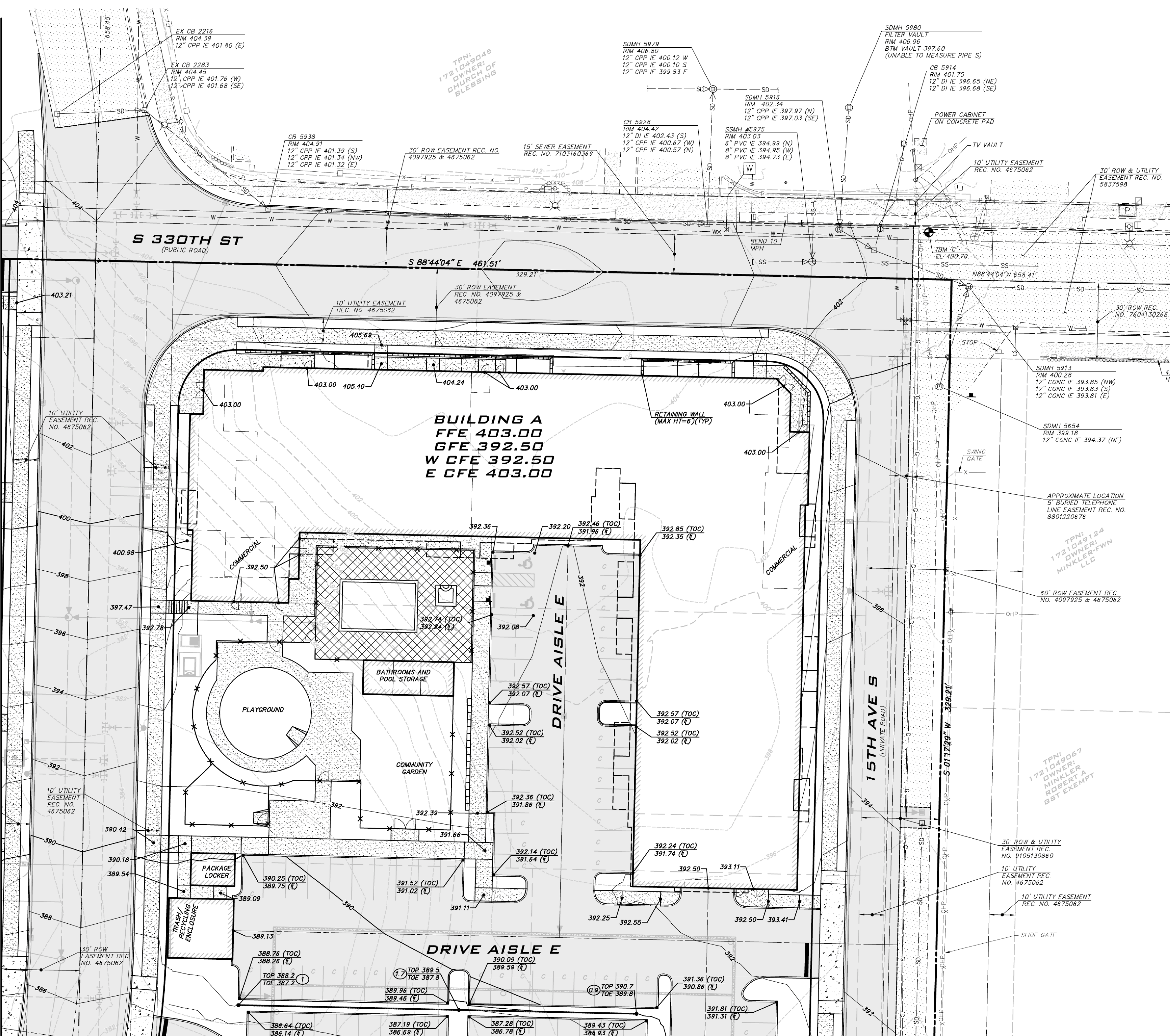
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2/24/20  
JOB NUMBER:  
**19-019**  
SHEET NAME:  
**GP-01**  
SHT **21** OF **30**

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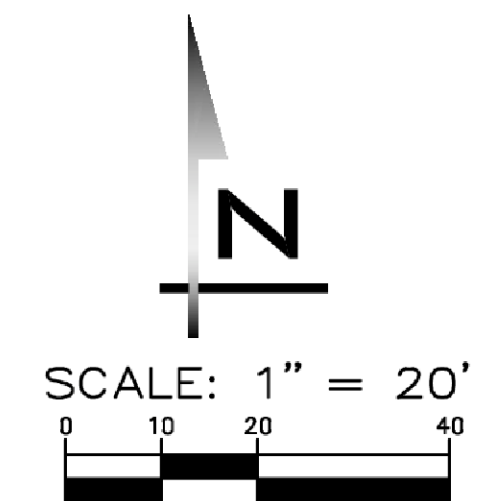
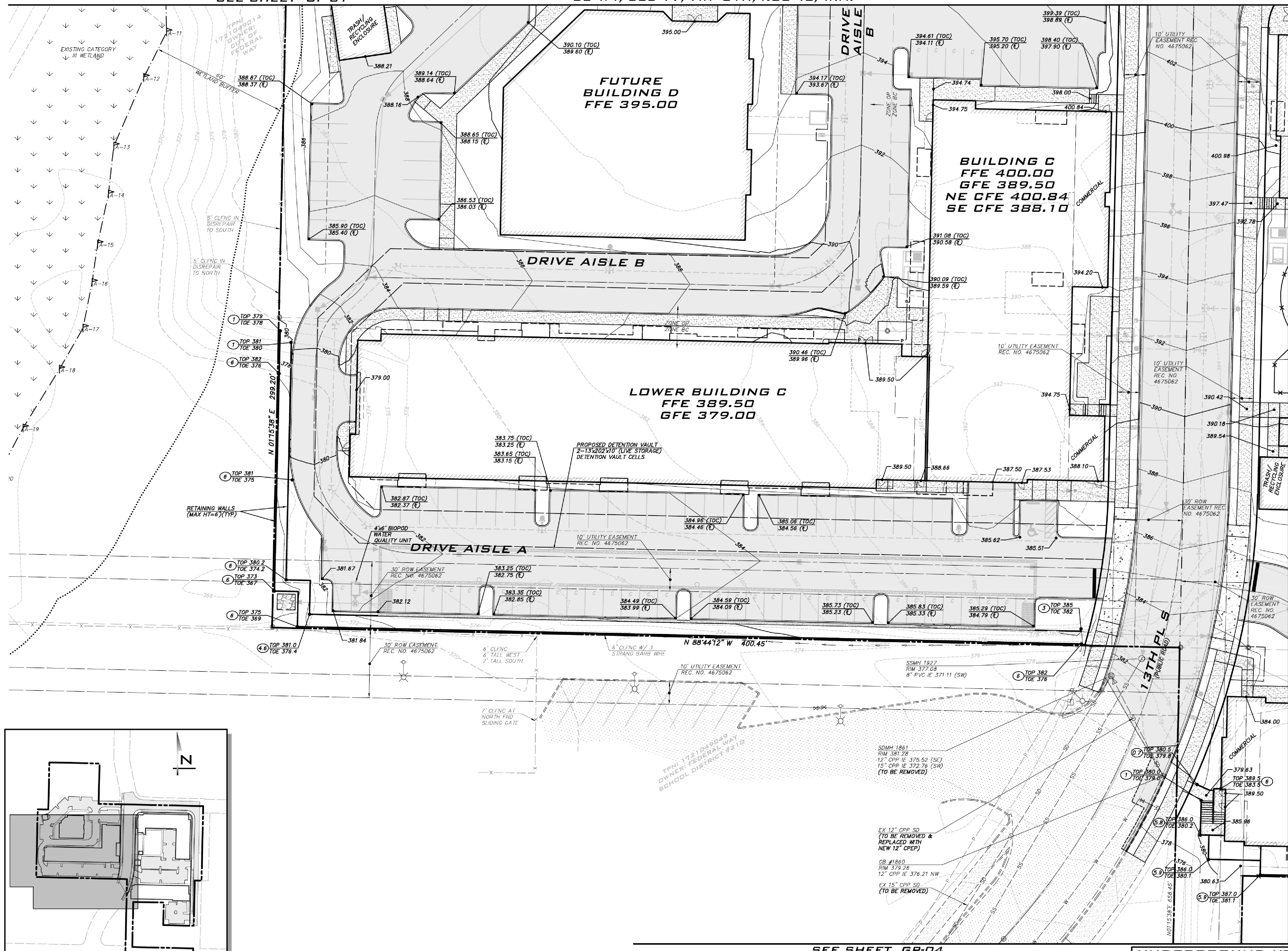
SCALE: AS NOTED  
PROJECT MANAGER: GARRETT WINE, PE  
PROJECT ENGINEER: GARRETT WINE, PE  
DESIGNER: SHAWN COOPER  
ISSUE DATE: 2/25/2020

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**GRADING PLAN**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON

**PROFESSIONAL ENGINEER**  
2/24/20  
JOB NUMBER: 19-019  
SHEET NAME: GP-02  
SHT 22 OF 30

**UNDERGROUND UTILITY NOTE**  
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 P: 425.218.4951 F: 425.218.4052  
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SCALE:  
 AS NOTED

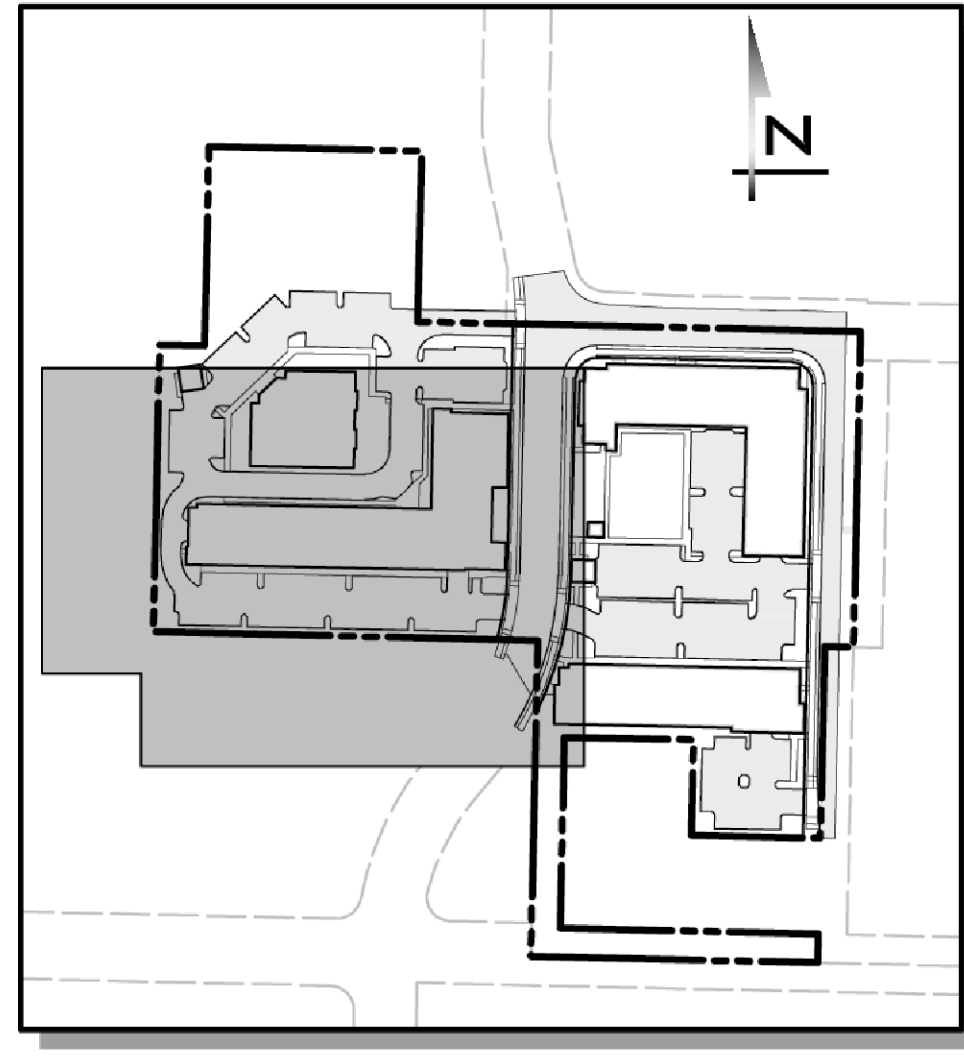
PROJECT MANAGER:  
 GARRETT WINE, PE

PROJECT ENGINEER:  
 GARRETT WINE, PE

DESIGNER:  
 SHAWN COOPER

ISSUE DATE:  
 2/25/2020

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KEY MAP  
SCALE: 1" = 200'

**GRADING PLAN**

**LANDMARK APARTMENTS**  
 ROAD & STORM PLANS  
 PARCEL #1721049046  
 CITY OF FEDERAL WAY WASHINGTON



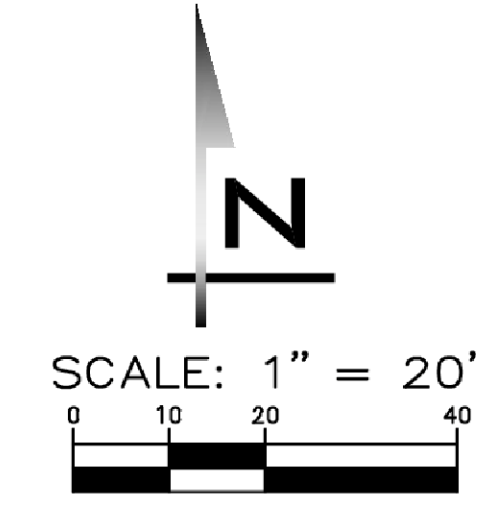
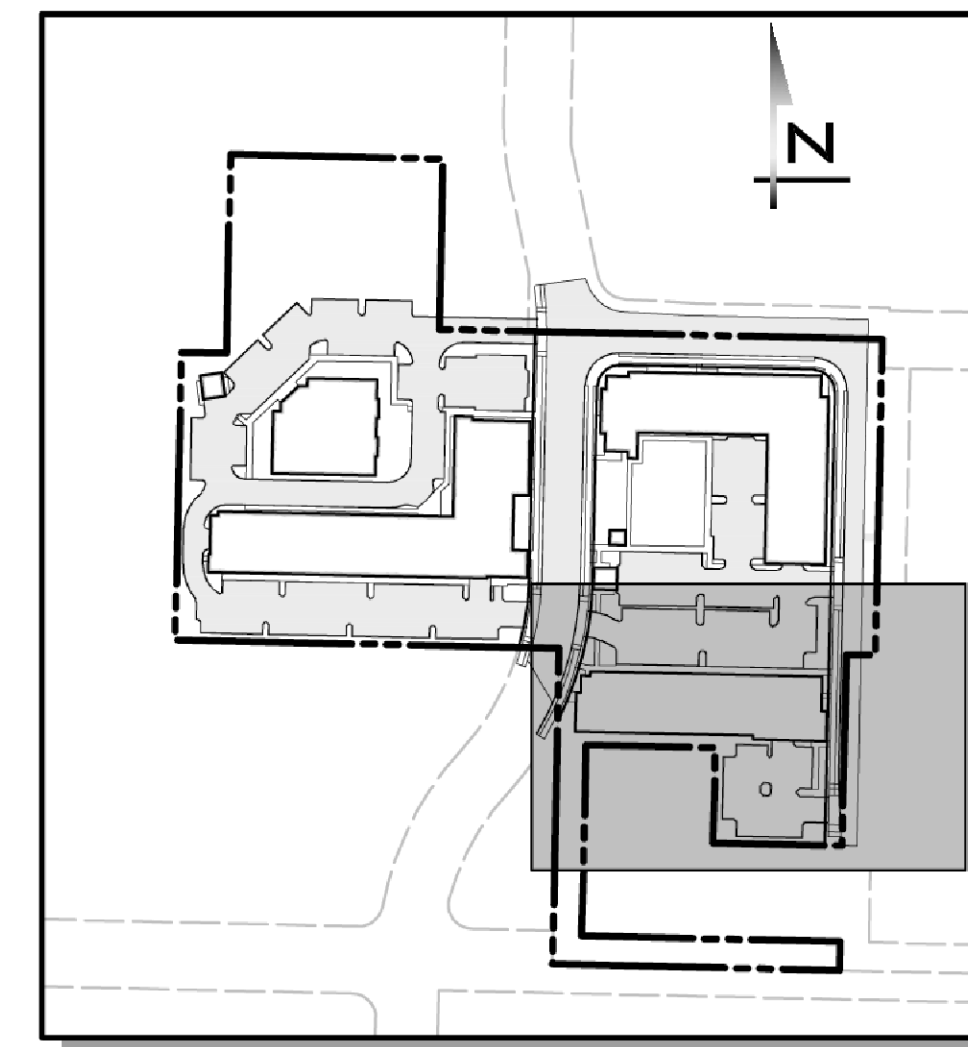
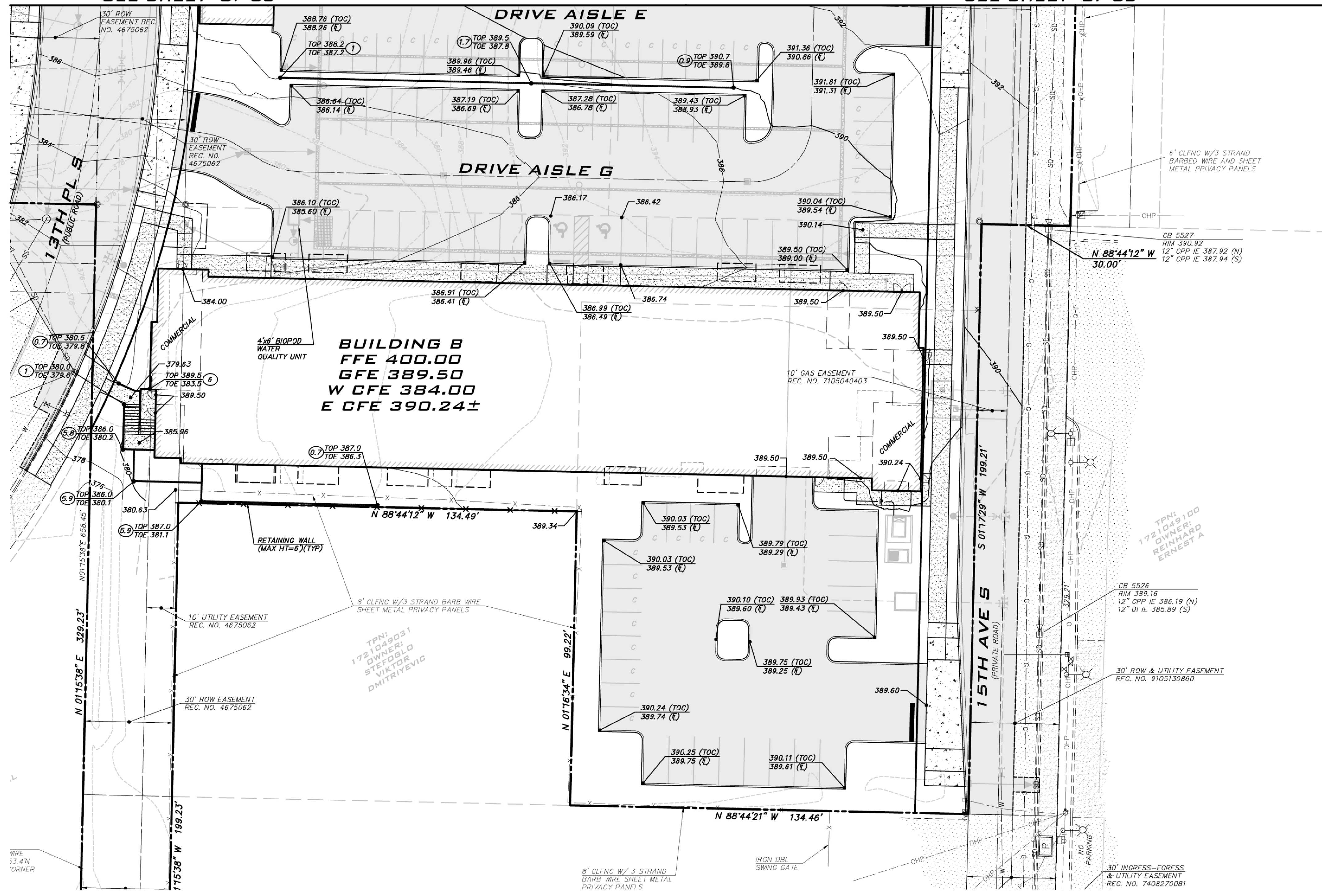
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 JOB NUMBER:  
**19-019**  
 SHEET NAME:  
**GP-03**  
 SHT **23** OF **30**

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SEE SHEET GP-02



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25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033  
P: 425.218.4951 F: 425.218.4052 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED

PROJECT MANAGER: GARRETT WINE, PE

PROJECT ENGINEER: GARRETT WINE, PE

DESIGNER: SHAWN COOPER

ISSUE DATE: 2/25/2020

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**GRADING PLAN**

**LANDMARK APARTMENTS**

**ROAD & STORM PLANS**

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON

2/24/20

JOB NUMBER: 19-019

SHEET NAME: GP-04

SHT 24 OF 30

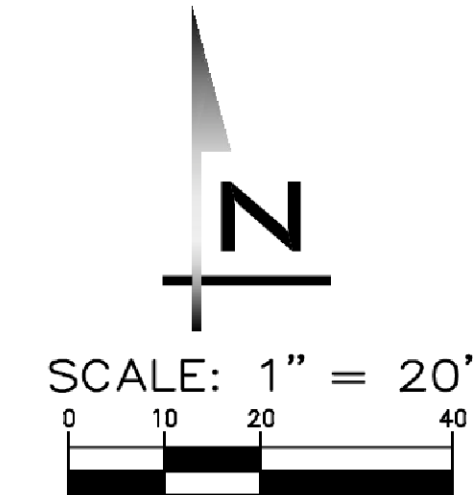
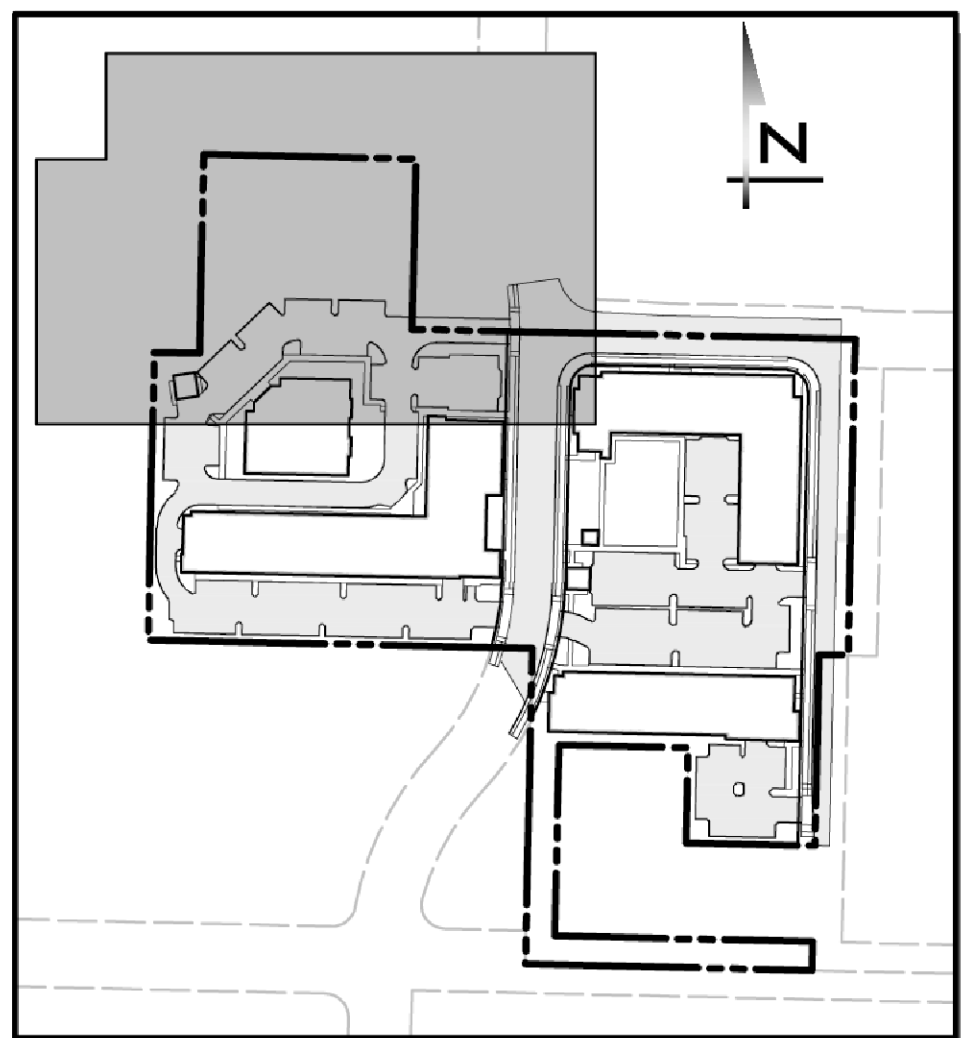
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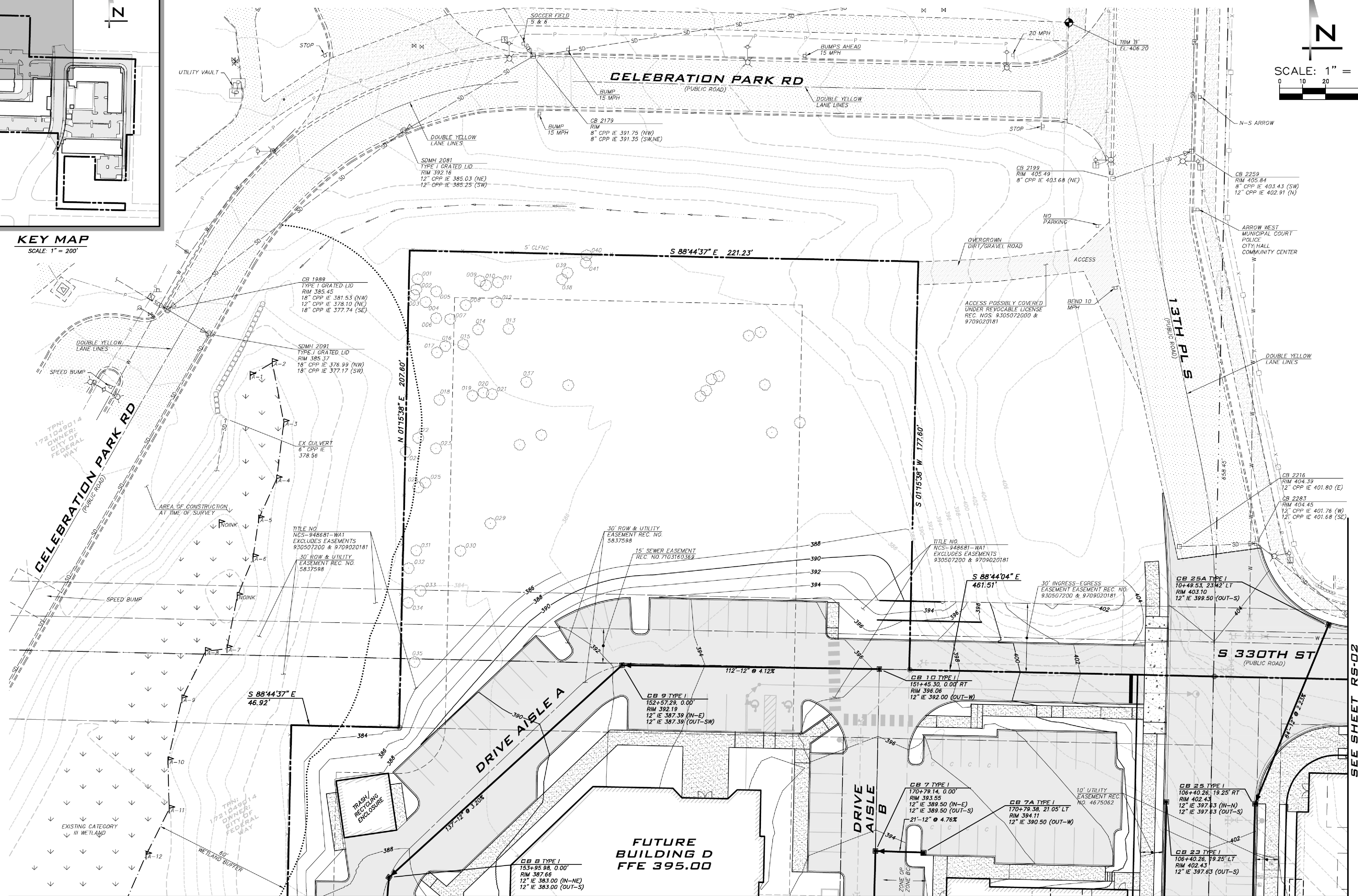
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25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.218.4951 F: 425.218.4052  
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SCALE:  
AS NOTED  
PROJECT MANAGER:  
GARRETT WINE, PE  
PROJECT ENGINEER:  
GARRETT WINE, PE  
DESIGNER:  
SHAWN COOPER  
ISSUE DATE:  
2/25/2020



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**ROAD & STORM PLAN**  
**LANDMARK APARTMENTS**  
**ROAD & STORM PLANS**  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON



2/24/20  
JOB NUMBER:  
**19-019**  
SHEET NAME:  
**RS-01**  
SHT **25** OF **30**

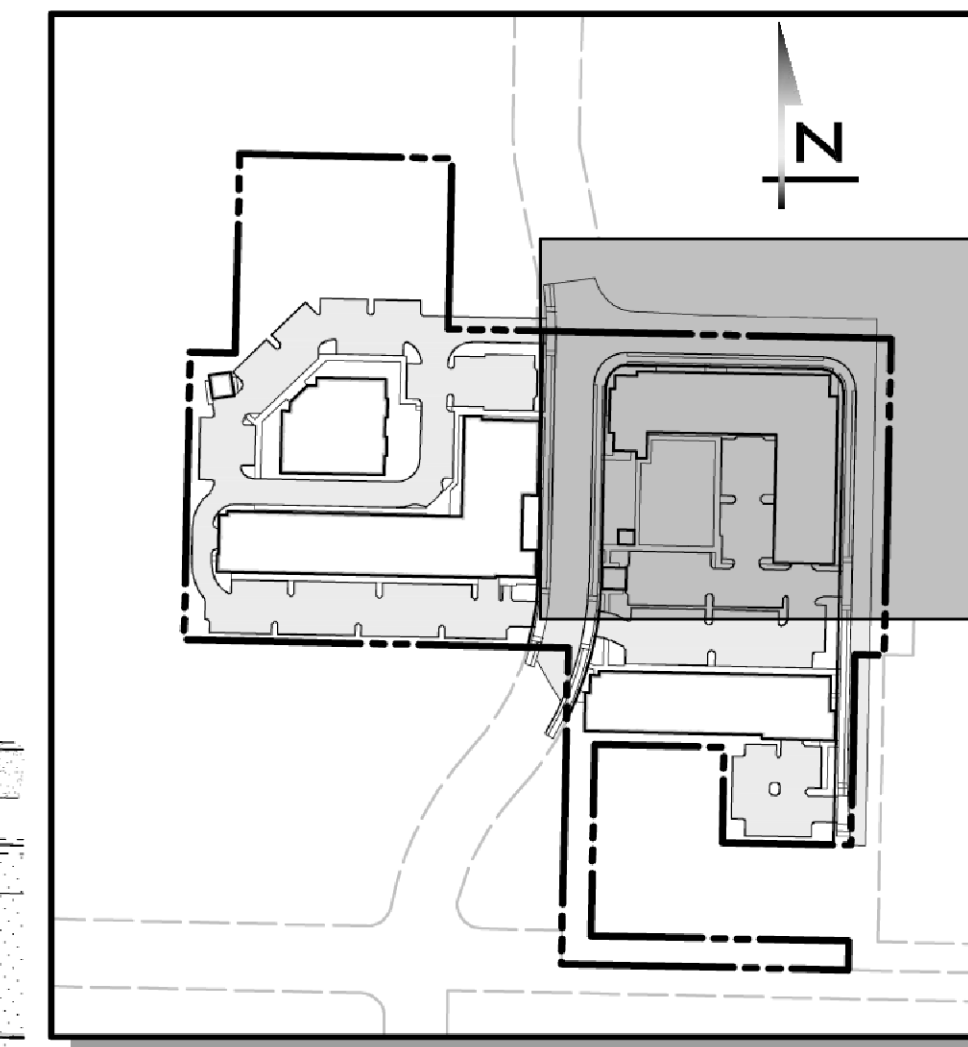
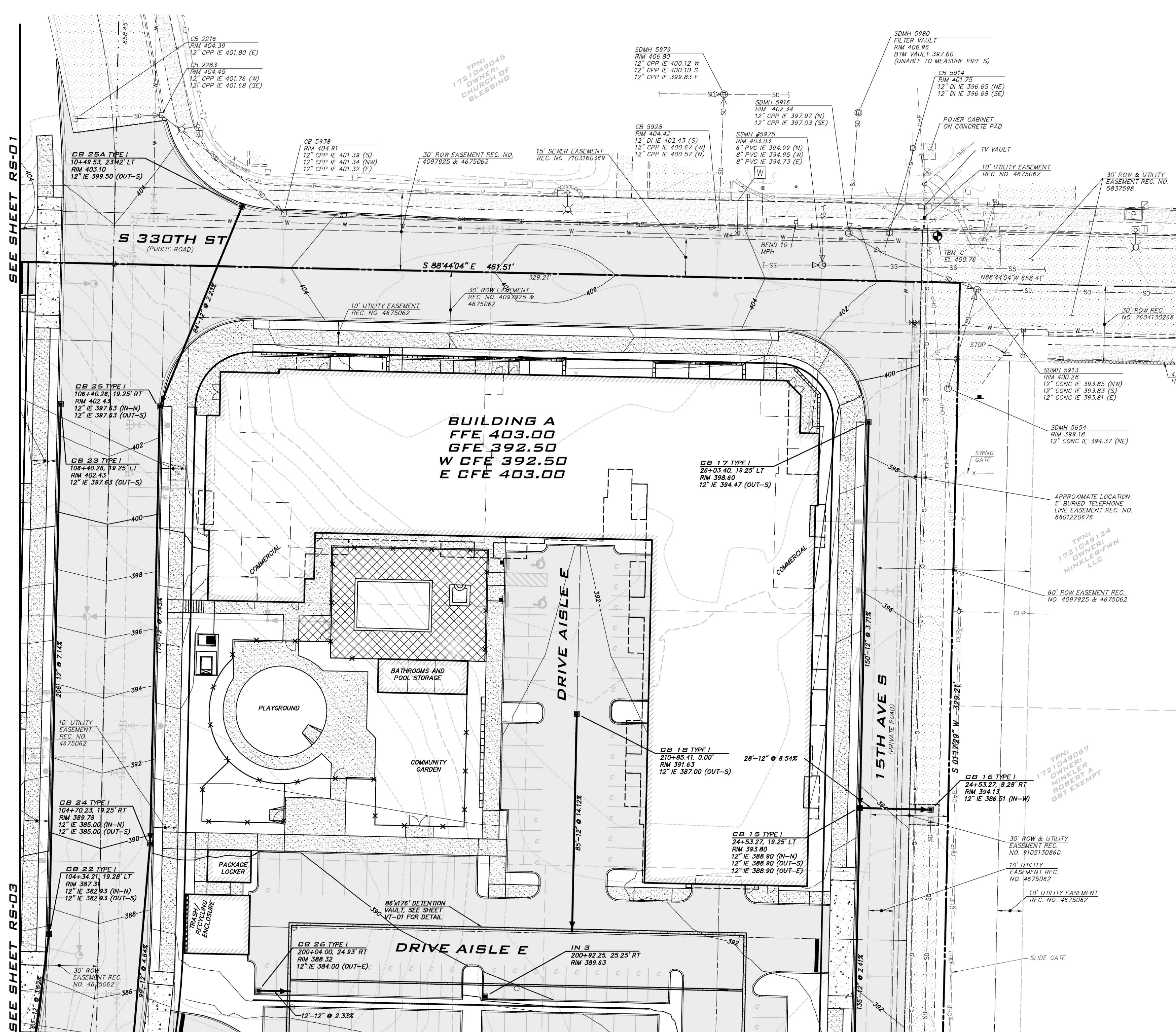
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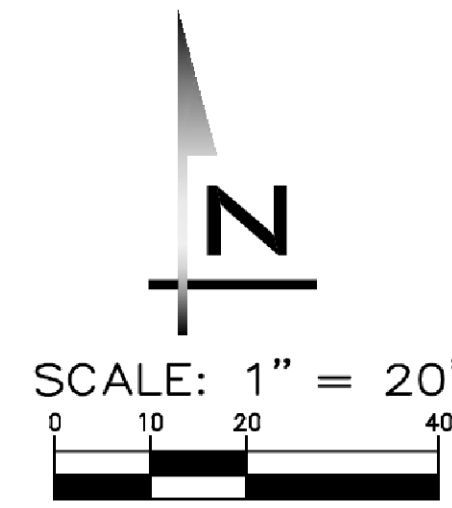
SEE SHEET RS-01

SEE SHEET RS-03

SEE SHEET RS-04



KEY MAP  
SCALE: 1" = 200'



**BLUELINE**

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KIRKLAND, WA 98033  
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SCALE:  
AS NOTED

PROJECT MANAGER:  
GARRETT WINE, PE

PROJECT ENGINEER:  
GARRETT WINE, PE

DESIGNER:  
SHAWN COOPER

ISSUE DATE:  
2/25/2020

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ROAD & STORM PLAN

**LANDMARK APARTMENTS**

ROAD & STORM PLANS

PARCEL #1721049046

CITY OF FEDERAL WAY WASHINGTON

2/24/20

JOB NUMBER:  
**19-019**

SHEET NAME:  
**RS-02**

SHT **26** OF **30**

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING 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 BEFORE CONSTRUCTION.

2/4/20  
Feb 25, 2020 - 4:52pm - User: shawnc  
E:\Projects\19019\Drawings\Final\Road & Storm\19019RS.dwg

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**BLUELINE**

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SCALE:  
AS NOTED

PROJECT MANAGER:

GARRETT WINE, PE

PROJECT ENGINEER:

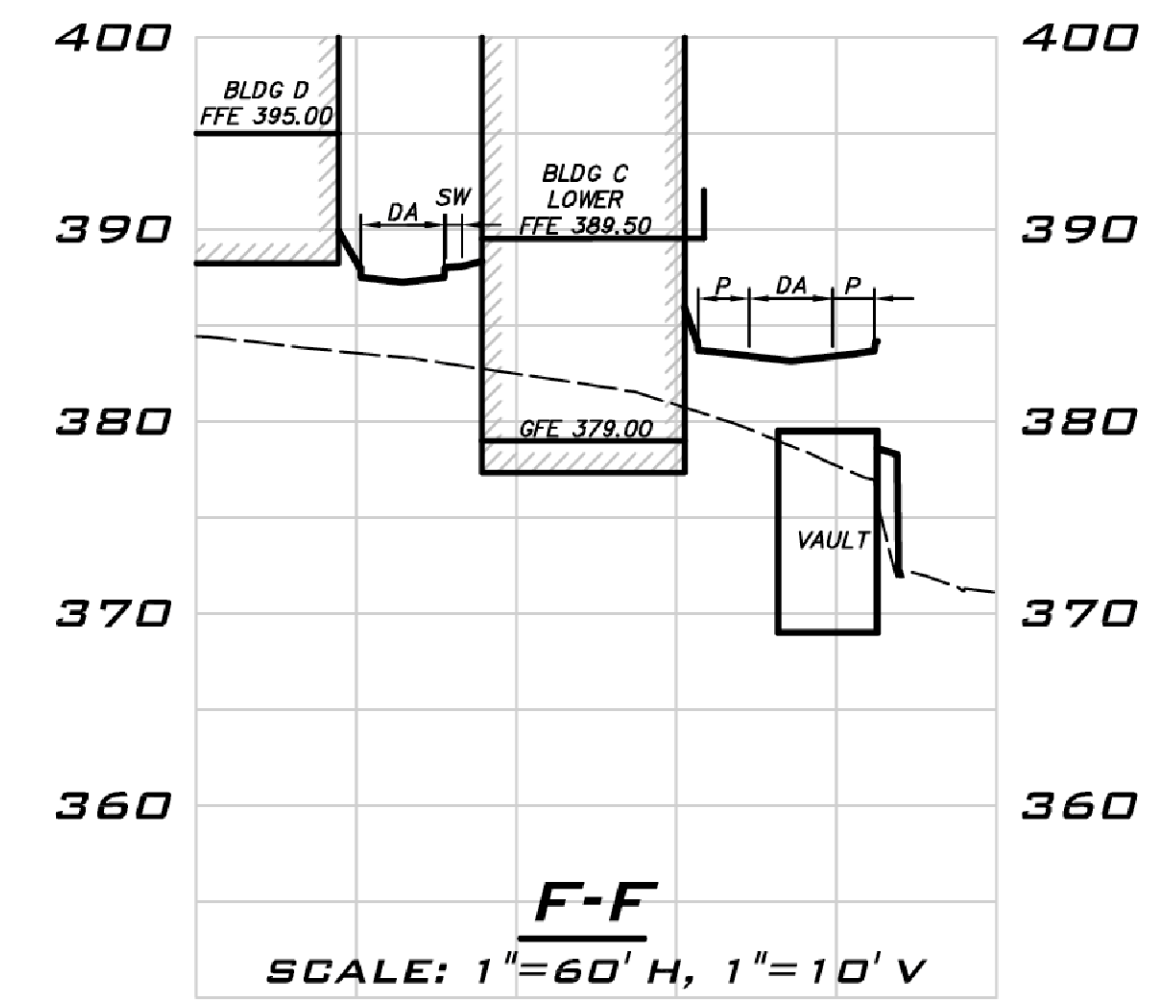
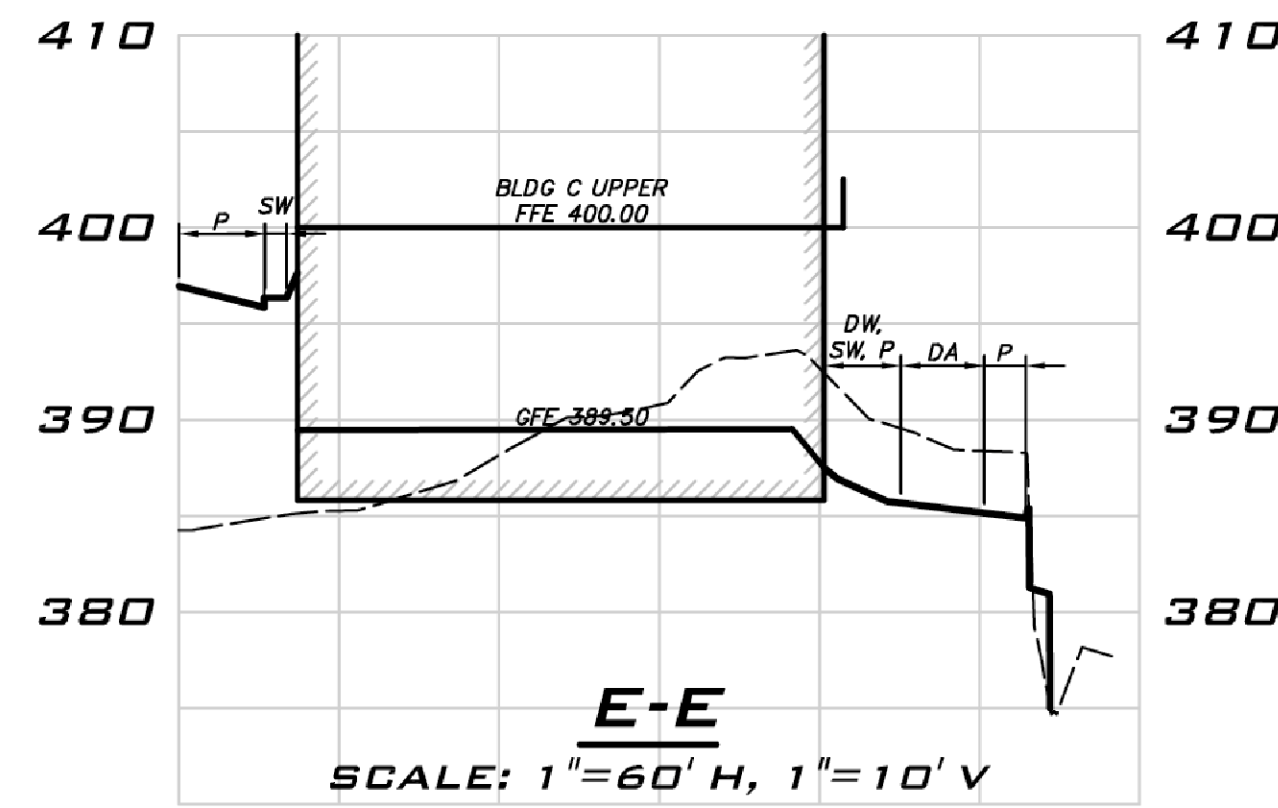
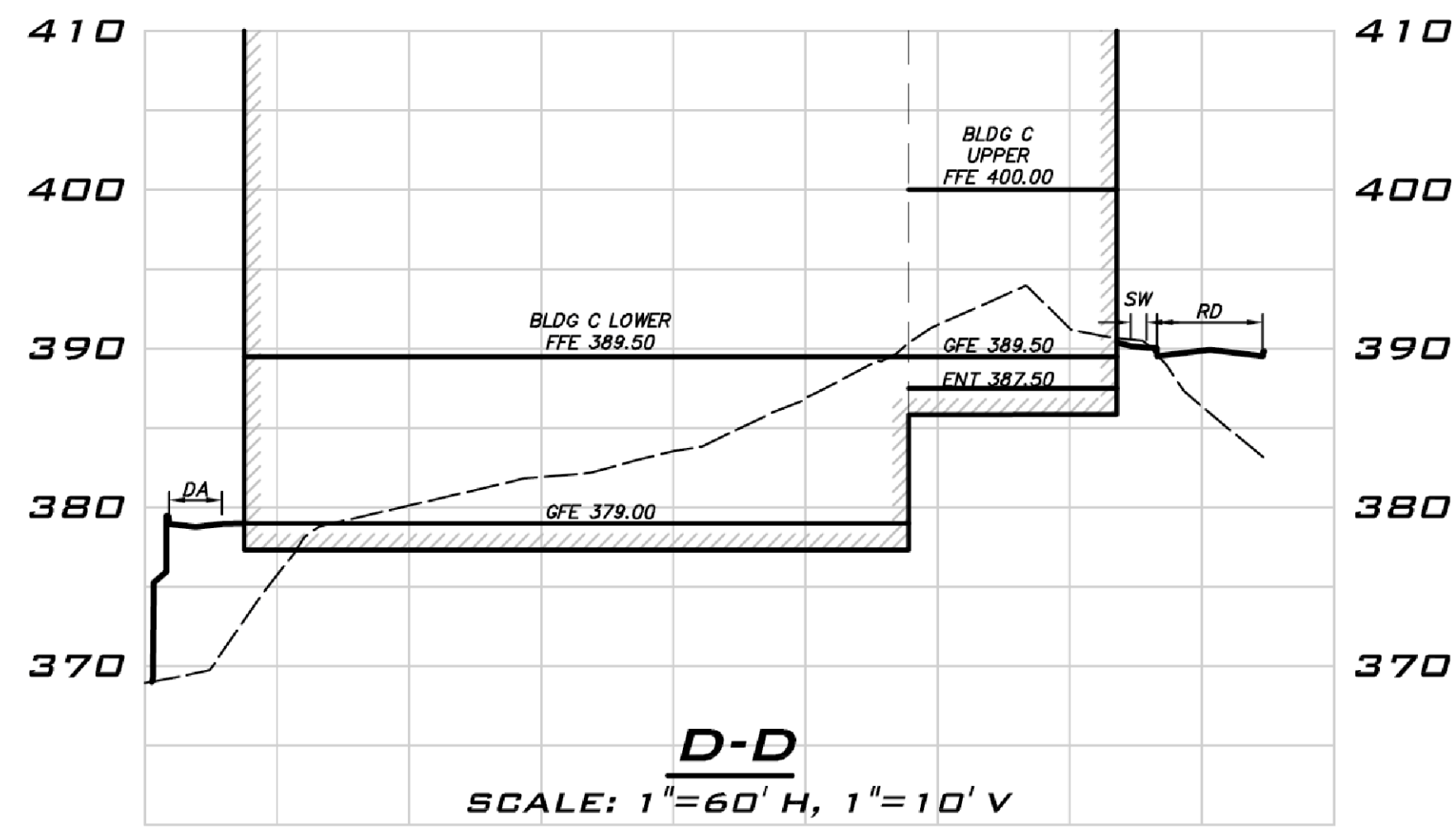
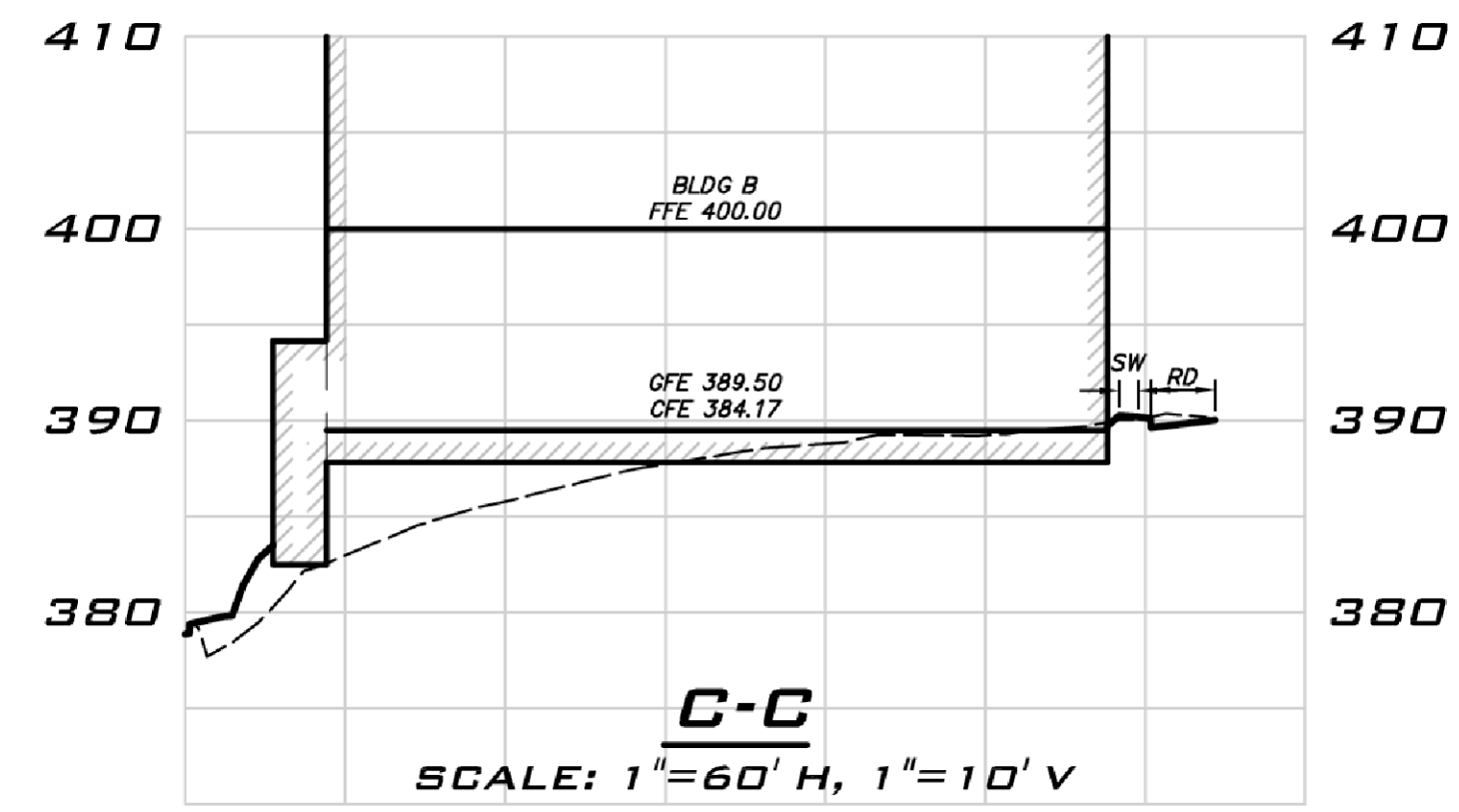
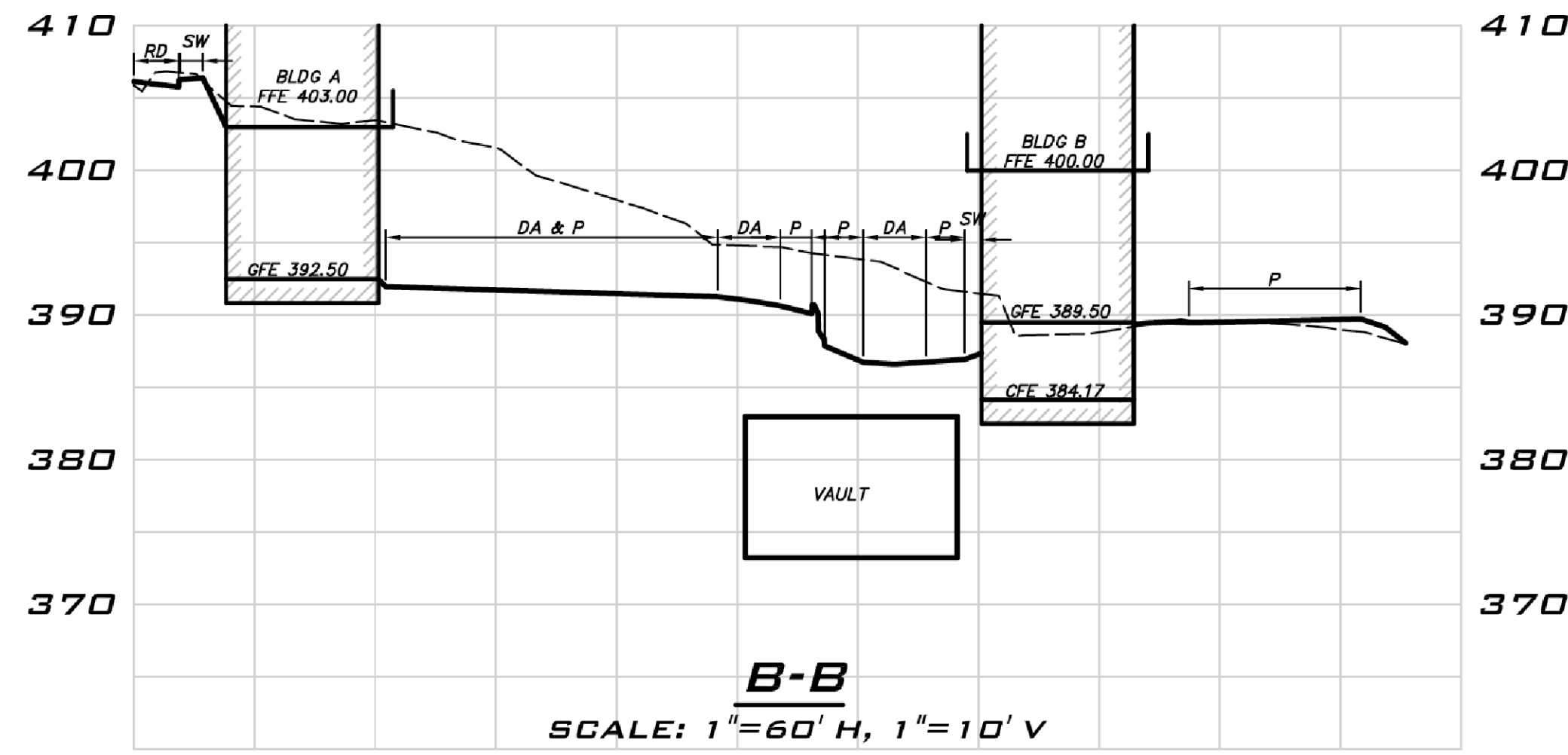
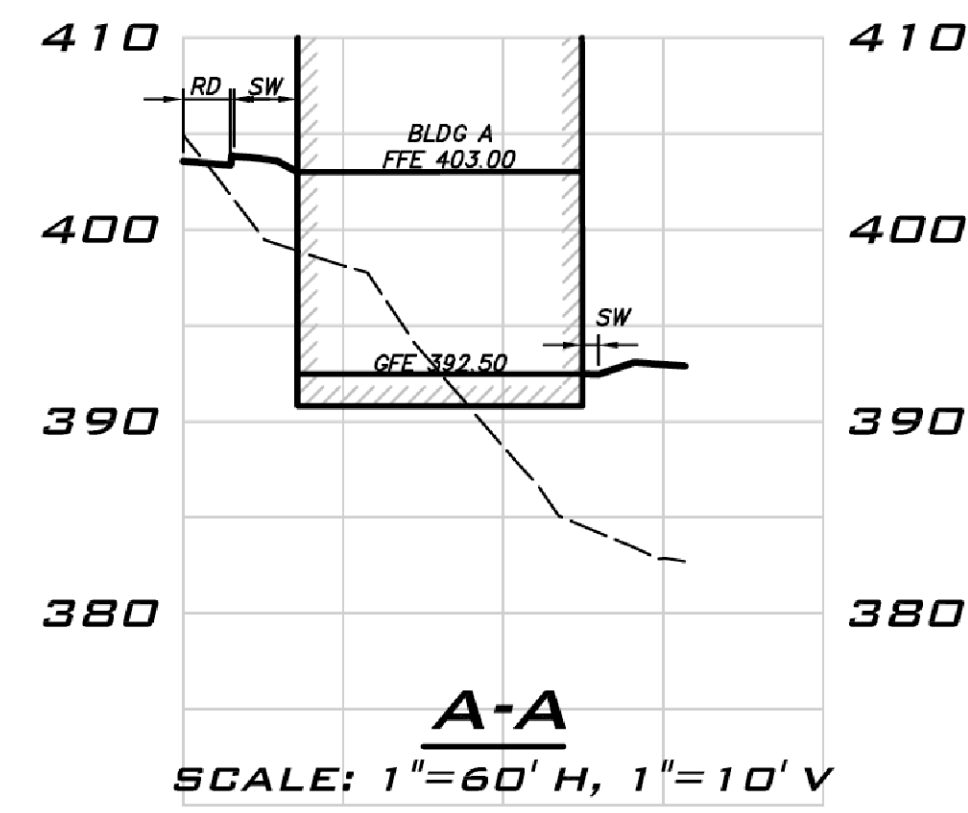
GARRETT WINE, PE

DESIGNER:

SHAWN COOPER

ISSUE DATE:

2/25/2020



REVISIONS

NO. DATE BY

CROSS SECTIONS  
**LANDMARK APARTMENTS**  
ROAD & STORM PLANS  
PARCEL #1721049046  
CITY OF FEDERAL WAY WASHINGTON



2/24/20

JOB NUMBER:

19-019

SHEET NAME:

XS-02

SHT 30 OF 30

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