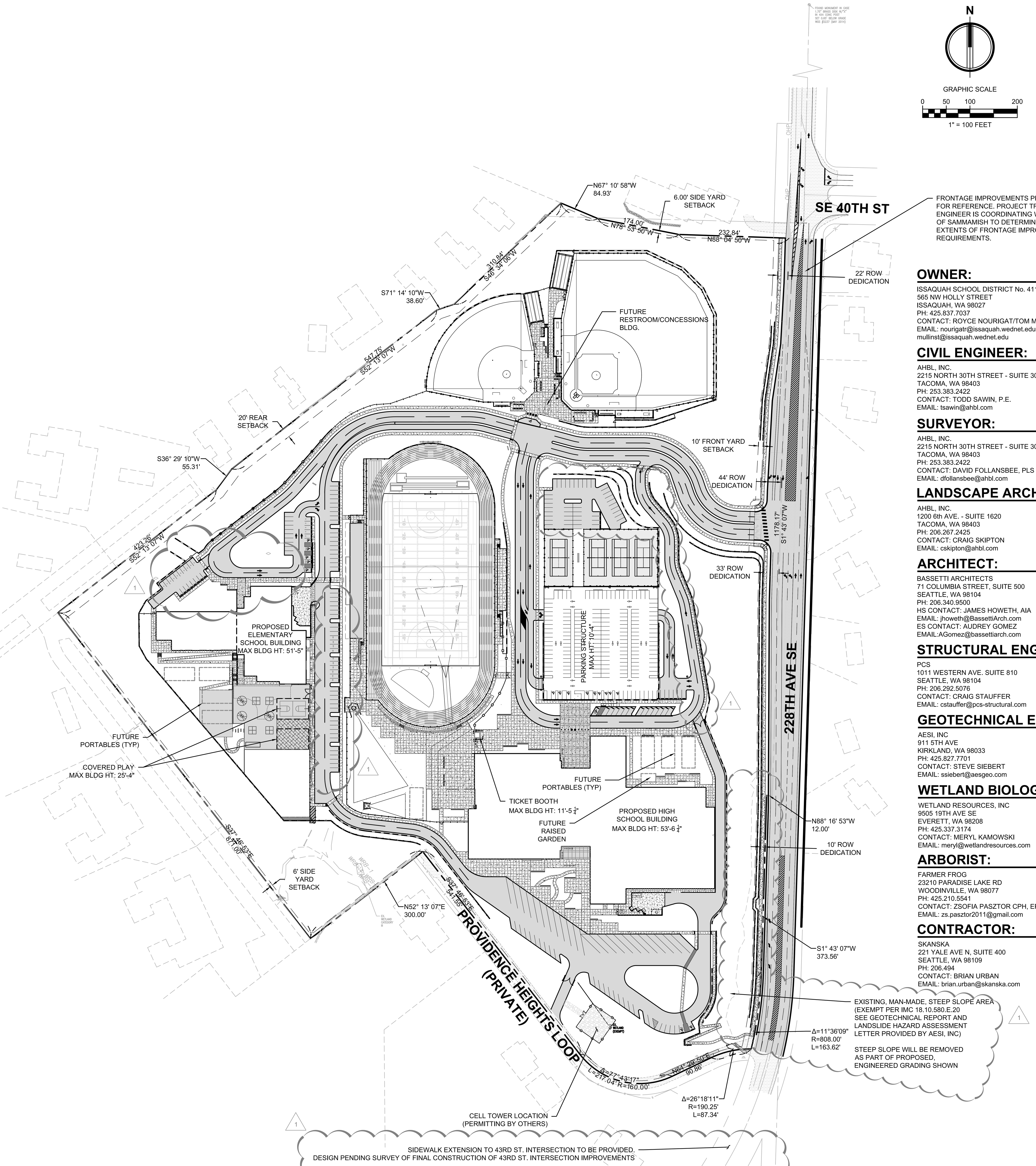

OWNER:
ISSAQUAH SCHOOL DISTRICT No. 411
565 NW HOLLY STREET
ISSAQUAH, WA 98027
PH: 425.837.7037
CONTACT: ROYCE NOURIGAT/TOM MULLINS
EMAIL: nourigatr@issaquah.wednet.edu, mullinst@issaquah.wednet.edu

CIVIL ENGINEER:
AHBL, INC.
2215 NORTH 30TH STREET - SUITE 300
TACOMA, WA 98403
PH: 253.383.2422
CONTACT: TODD SAWIN, P.E.
EMAIL: tsawin@ahbl.com

SURVEYOR:
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PH: 253.383.2422
CONTACT: DAVID FOLLANSBEE, PLS
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EMAIL: jhoweth@BassettiArch.com
ES CONTACT: AUDREY GOMEZ
EMAIL:AGomez@bassettiarch.com

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1011 WESTERN AVE. SUITE 810
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GEOTECHNICAL ENGINEER:
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911 5TH AVE
KIRKLAND, WA 98033
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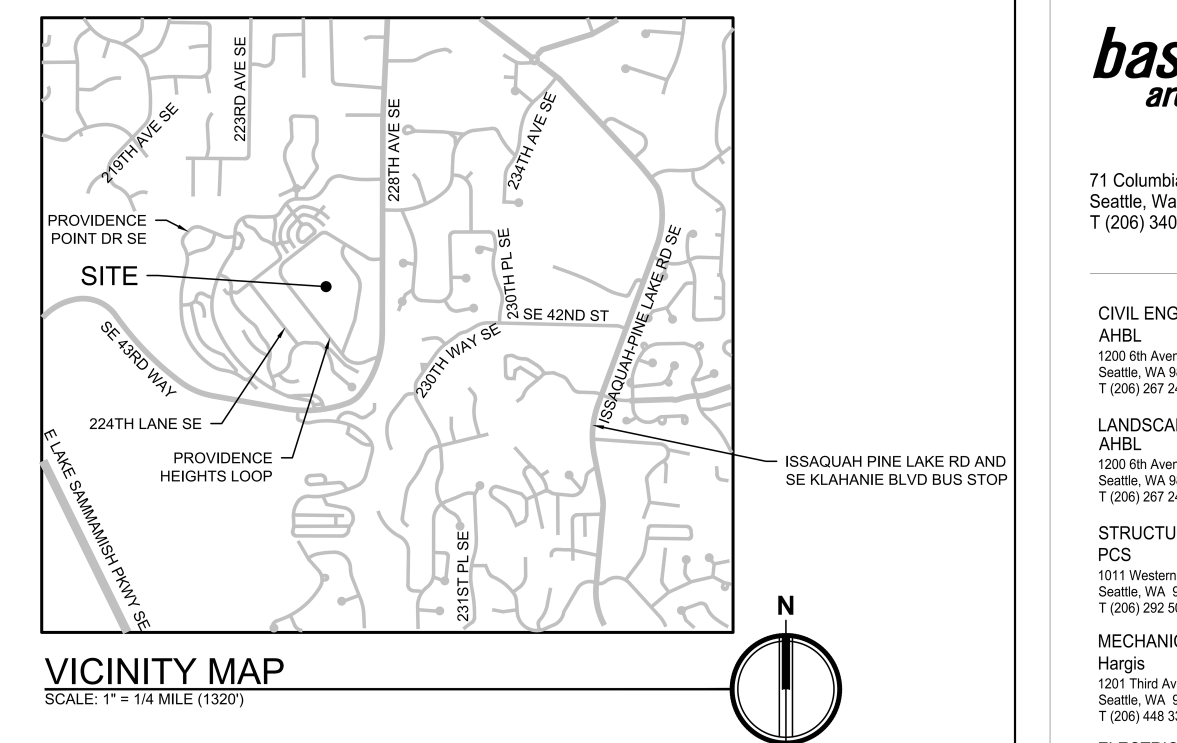
CONTACT: STEVE SIEBERT
EMAIL: ssiebert@aesgeo.com

WETLAND BIOLOGIST:
WETLAND RESOURCES, INC
9505 19TH AVE SE
EVERETT, WA 98208
PH: 425.337.3174
CONTACT: MERYL KAMOWSKI
EMAIL: meryl@wetlandresources.com

ARBORIST:
FARMER FROG
23210 PARADISE LAKE RD
WOODINVILLE, WA 98077
PH: 425.210.5541
CONTACT: ZSOFIA PASZTOR CPH, EPC
EMAIL: zs.pasztor2011@gmail.com

CONTRACTOR:
SKANSKA
221 YALE AVE N, SUITE 400
SEATTLE, WA 98109
PH: 206.494
CONTACT: BRIAN URBAN
EMAIL: brian.urban@skanska.com

SITE INFORMATION
SITE ADDRESS: 4221 228TH AVE SE
PARCEL NO: 1624069029, 1624069001, 1624069031
SECTION 16, TOWNSHIP 24N, RANGE 6E, W.M.
ZONING: CF-F



VICINITY MAP
SCALE: 1" = 1/4 MILE (1320')

LEGAL DESCRIPTION
PER CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 192692-TC DATED AUGUST 8, 2019

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE S.E., AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST
808.00 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE S.E.; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO A LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00 AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 202.00 FEET;
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202 FEET DISTANT;
THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH 52°13'57" WEST 547.75 FEET;
THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 300 FEET; THENCE SOUTH 37°46'03" EAST 871.00 FEET; THENCE NORTH 52°13'57" EAST 300 FEET;
THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET; THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;
THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET; THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET; THENCE NORTH 78°53'00" WEST 174.00 FEET;
THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16; THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING AND CONCLUSION OF SAID EXCEPTION;
TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°34'56" EAST 40.75 FEET; THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.

LEGEND
EXISTING / PROPOSED

- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- BOLLARD
- MAIL BOX
- SIGN AS NOTED
- TEST PIT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- YARD DRAIN
- GAS METER
- GAS VALVE
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- POWER METER
- POWER VAULT
- LUMINAIRE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- WATER VAULT
- C-CEDAR, P-PINE, CW-COTTONWOOD, M-MAPLE, P-PLUM, U-UNKNOWN
- D — STORM LINE
- S — SEWER LINE
- D — STORM LINE PER RECORDS
- S — SEWER LINE PER RECORDS
- W — WATER LINE
- G — GAS LINE
- P — ELECTRICAL LINE
- T — COMMUNICATION LINE
- OHP — OVERHEAD UTILITIES
- RD — ROOFDRAIN LINE
- FD — FOOTING DRAIN
- X — FENCE
- ASPHALT
- CONCRETE
- GRASSPAVERS

REQUIRED PARKING STALL COUNTS

LOCATION	NUMBER OF STALLS
ELEMENTARY SCHOOL (ES) TOTAL PARKING	**96**
ES STANDARD ADA STALLS	3
ES VAN ADA STALLS	1
ES EV STALLS	
HIGH SCHOOL (HS) TOTAL PARKING	**421**
HS STANDARD ADA STALLS	7
HS VAN ADA STALLS	2
HS EV STALLS	
STADIUM/OVERALL SITE TOTAL PARKING	667
SITE STANDARD ADA STALLS	12
SITE VAN ADA STALLS	3
SITE EV STALLS	
STRUCTURED PARKING (50% OF TOTAL REQUIRED)	334

PROVIDED PARKING STALL COUNTS

LOCATION	NUMBER OF STALLS
ELEMENTARY SCHOOL (ES) TOTAL PARKING	96
ES STANDARD ADA STALLS (COMPACT)	3
ES VAN ADA STALLS (COMPACT)	2
ES STANDARD STALLS (NON ADA)	68
ES COMPACT STALLS (NON ADA)	23
ES % COMPACT STALLS	29%
BICYCLE PARKING	8
ES EV STALLS	10
HIGH SCHOOL (HS) TOTAL PARKING	545
HS STANDARD ADA STALLS (NON-STRUCTURED)	3
HS VAN ADA STALLS (NON-STRUCTURED)	2
HS STANDARD STALLS (NON-ADA/NON-STRUCTURED)	92
HS STRUCTURED STALLS	453
HS STRUCTURED VAN ADA STALLS	4
HS STRUCTURED STANDARD ADA STALLS	5
HS COMPACT STALLS (STRUCTURED)	79
HS % COMPACT STALLS	14%
BICYCLE PARKING	60
HS EV STALLS	15
STADIUM/OVERALL SITE TOTAL PARKING	669
SITE STANDARD ADA STALLS	9
SITE VAN ADA STALLS	8
SITE EV STALLS	25
HS EVENT PARKING	28
STRUCTURED PARKING	447
BICYCLE PARKING	68
BUS PARKING- HIGH SCHOOL	23
BUS PARKING- ELEMENTARY SCHOOL	7
BUS PARKING - TOTAL	**30**

UTILITY NOTE
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AT CROSSINGS AND CONNECTION POINTS BEFORE ORDERING MATERIALS AND COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF EXISTING CONDITIONS CONFLICT WITH INFORMATION SHOWN ON THESE DRAWINGS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

TOPOGRAPHIC NOTE
THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

BOUNDARY LINES AND ON-SITE TOPOGRAPHY ARE AS SHOWN ON ALTA/ACSM TITLE SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, DATED 5/13/2014. TRIAD LOCATED WETLANDS IN THE SOUTH WEST PORTION OF THE SITE AND OFFSITE STORM DRAIN STRUCTURES SOUTHWESTERLY OF THE SITE. DATE OF TRIAD FIELD WORK WAS JULY 2015. WETLANDS WERE DELINEATED BY WETLAND RESOURCES, INC.

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING A LEICA ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

OTHER PERMITS REQUIRED OUTSIDE OF C.O.I.
- NPDES FROM WASHINGTON STATE DEPARTMENT OF ECOLOGY
- SEWER AND WATER FROM SAMMAMISH PLATEAU WATER
- FRONTAGE FROM CITY OF SAMMAMISH
- FOREST PRACTICE PERMIT FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
- JARPA FROM CORPS OF ENGINEERS

ARCHITECT ELEVATION KEY
ARCHITECTURAL FINISHED FLOOR ELEVATION 100'-0" = CIVIL FINISHED FLOOR ELEVATION 510.00

FILL SPECIFICATION
FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TRENCH NOTE
IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

AUTOCAD FILE
SITE PLAN IS AVAILABLE TO ASSIST WITH IDENTIFYING FUTURE BUILDING AND PAVING LIMITS.

SETBACKS	REQUIRED	PROVIDED
FRONT:	10'	>10'
SIDE	6'	>6'
REAR	20'	>20'

IBC CONSTRUCTION TYPE AND USE
- HIGH SCHOOL BUILDING
  - GYMNASIUM BUILDING: TYPE II-A
  - COMMONS BUILDING: TYPE II-B
  - PAC BUILDING: TYPE II-B
    - USE AND OCCUPANCY: A-1, A-2, A-3, A-4, B, E, S-1, U
- ELEMENTARY SCHOOL BUILDING: TYPE II-B
  - USE AND OCCUPANCY: A-2, A-3, B, E, S-1
- GARAGE STRUCTURE: TYPE I-B
  - USE AND OCCUPANCY: S-2

PHASING NOTE
PHASING OF PROJECT CONSTRUCTION IS DEPENDANT ON OVERALL PROJECT TIMELINE AND PERMIT APPROVAL SCHEDULE. CONSTRUCTION PHASING INFORMATION (IF NEEDED) TO BE PROVIDED AT LATER DATE.

VERTICAL DATUM
VERTICAL DATUM FOR THIS SURVEY IS NAVD88. ORIGINATING BENCH MARK IS KING COUNTY POINT NO.2247 (SEE HORIZONTAL DATUM BELOW), ELEVATION = 412.91 FEET.

UTILITIES
WATER: SAMMAMISH SEWER AND WATER PLATEAU
SEWER: SAMMAMISH SEWER AND WATER PLATEAU
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY

HORIZONTAL DATUM
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. BASIS OF BEARINGS IS NORTH 01°27'15" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., PER KING COUNTY POINTS 2247 (SOUTHEAST CORNER SECTION 9) AND 2237 (EAST QUARTER CORNER SECTION 9).

SITE AREAS:
GROSS SITE AREA: 40.79 ACRES = 1,776,812SF
DEVELOPABLE SITE AREA: 27.89 ACRES = 1,214,918 SF
BASE SITE AREA: 34.19 ACRES = 1,489,316 SF
PERVIOUS SURFACE: 22.95 ACRES = 999,702 SF = 67.10%
IMPERVIOUS SURFACE: 11.24 ACRES = 489614.4 SF = 32.88%

GROSS FLOOR AREA OF ALL BUILDINGS: 351,812 SF

FLOOR AREA RATIO (FAR)= GROSS BUILDING AREA OF BUILDING(S)/DEVELOPABLE SITE AREA = 0.290

LANDSCAPE REQUIREMENTS
SEE SHEET(S) L 0.0 LU-L 2.8 LU FOR LANDSCAPING REQUIRMENTS

FIRE FLOW RATES AND ERUs
THIS INFORMATION HAS BEEN PROVIDED TO SAMMAMISH PLATEAU WATER UNDER SEPERATE COVER AS PART OF THE DEVELOPER'S EXTENSION AGREEMENT.

Sheet List Table

Sheet Number	Sheet Title
C0.1 LU	COVER SHEET
C0.2 LU	SURVEY COVER
C0.3 LU	TOPOGRAPHIC SURVEY
C0.4 LU	TOPOGRAPHIC SURVEY
C0.5 LU	TOPOGRAPHIC SURVEY
C1.0 LU	SITE PLAN
C1.1 LU	SLOPES MAP
C1.2 LU	CUT AND FILL MAP
C2.0 LU	CIRCULATION PLAN
C2.1 LU	ROAD SECTIONS
C3.0 LU	FIRE AND RESCUE PLAN
C3.1 LU	ROAD PROFILE
C4.0 LU	STORMWATER PLAN
C5.0 LU	WATER, SEWER AND UTILITIES
LG0.0 LU	COVER SHEET
L0.0 LU	OVERALL TREE RETENTION PLAN
L0.1 LU	TREE RETENTION PLAN
L0.2 LU	TREE RETENTION PLAN
L0.3 LU	TREE RETENTION PLAN
L0.4 LU	TREE RETENTION PLAN
L0.5 LU	TREE RETENTION PLAN
L0.6 LU	TREE RETENTION PLAN
L0.7 LU	TREE RETENTION PLAN
L0.8 LU	TREE RETENTION SCHEDULE
L0.9 LU	TREE RETENTION SCHEDULE
L0.10 LU	TREE RETENTION SCHEDULE
L0.11 LU	TREE RETENTION SCHEDULE
L0.12 LU	TREE DEMO SCHEDULE
L0.13 LU	TREE DEMO SCHEDULE
L0.14 LU	TREE DEMO SCHEDULE
L1.0 LU	OVERALL MATERIALS PLAN
L1.1 LU	MATERIALS PLAN
L1.2 LU	MATERIALS PLAN
L1.3 LU	MATERIALS PLAN
L1.4 LU	MATERIALS PLAN
L1.5 LU	MATERIALS PLAN
L1.6 LU	MATERIALS PLAN
L1.7 LU	MATERIALS PLAN
L1.8 LU	FENCING DIAGRAM
L1.9 LU	WALL DIAGRAM
L1.10 LU	MATERIALS IMAGE BOARD
L2.0 LU	OVERALL PLANTING PLAN
L2.0.A LU	PLANTING SCHEDULE
L2.1 LU	PLANTING PLAN
L2.2 LU	PLANTING PLAN
L2.3 LU	PLANTING PLAN
L2.4 LU	PLANTING PLAN
L2.5 LU	PLANTING PLAN
L2.6 LU	PLANTING PLAN
L2.7 LU	PLANTING PLAN
L2.8 LU	PLANTING DETAILS
A1.0 LU	HIGH SCHOOL ELEVATIONS
A1.1 LU	ELEMENTARY SCHOOL ELEVATIONS
A1.2 LU	GARAGE ELEVATIONS
A2.0 LU	HIGH SCHOOL FLOOR PLANS
A2.1 LU	ELEMENTARY SCHOOL FLOOR PLANS
A2.2 LU	GARAGE FLOOR PLANS
A5.27	EXTERIOR DETAILS
A5.34	EXTERIOR DETAILS
G1.00	ARCHITECTURAL SITE PLAN
G1.02	ARCHITECTURAL SITE DETAILS
G1.03	ARCHITECTURAL SITE DETAILS
E1.01	SITE PLAN-ELECTRICAL
E1.04	SITE PLAN-LIGHT CALC

SITE DEVELOPMENT PERMIT DRAWINGS

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TODD CHRISTOPHER SAWIN
STATE OF WASHINGTON
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REGISTERED
PROFESSIONAL ENGINEER
05/21/2021

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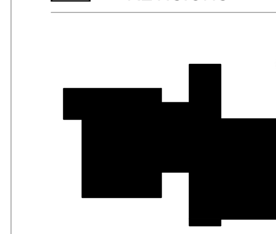
#	REVISIONS	DATE
1	LAND USE COMMENTS	5/21/21



ISSAQUAH SCHOOL DISTRICT NO. 411

ISSAQUAH HS #4 AND ES #17

4221 228TH AVE SE; ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

COVER SHEET

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ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

A PORTION OF THE NE 1/4 OF SEC. 16 AND THE SE 1/4 OF SEC 9, TWN. 24 N., RGE. 06 E. W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.

VERTICAL DATUM

PER SITE CONTROL PER SURVEY PROVIDED TO AHBL BY BARGHAUSEN CONSULTING ENGINEERS, INC

BASIS OF BEARING

PER SITE CONTROL PER SURVEY PROVIDED TO AHBL BY BARGHAUSEN CONSULTING ENGINEERS, INC

SITE AREA

PARCEL A	1,266,233 SF	29.09 AC
PARCEL B	249,380 SF	5.71 AC
PARCEL C	261,300 SF	5.99 AC
TOTAL SITE	1,776,913 SF	40.79 AC

UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.

2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.

3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.

4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

RELIANCE NOTE

THIS SURVEY WAS PREPARED AT THE REQUEST OF TOM MULLINS FOR THE SOLE AND EXCLUSIVE USE OF ISSAQUAH SCHOOL DISTRICT. RIGHTS TO RELY UPON AND, OR USE THIS SURVEY DO NOT EXTEND TO ANY OTHER PARTY EXCEPT THROUGH EXPRESS RECERTIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE STAMP AND SIGNATURE APPEAR HEREON.

EQUIPMENT USED

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JULY 2019, AT THE REQUEST OF ISSAQUAH SCHOOL DISTRICT.

03/25/2020

DAVID C. FOLLANSBEE, PLS 45161 DATE

LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 192692-TC DATED AUGUST 8, 2019

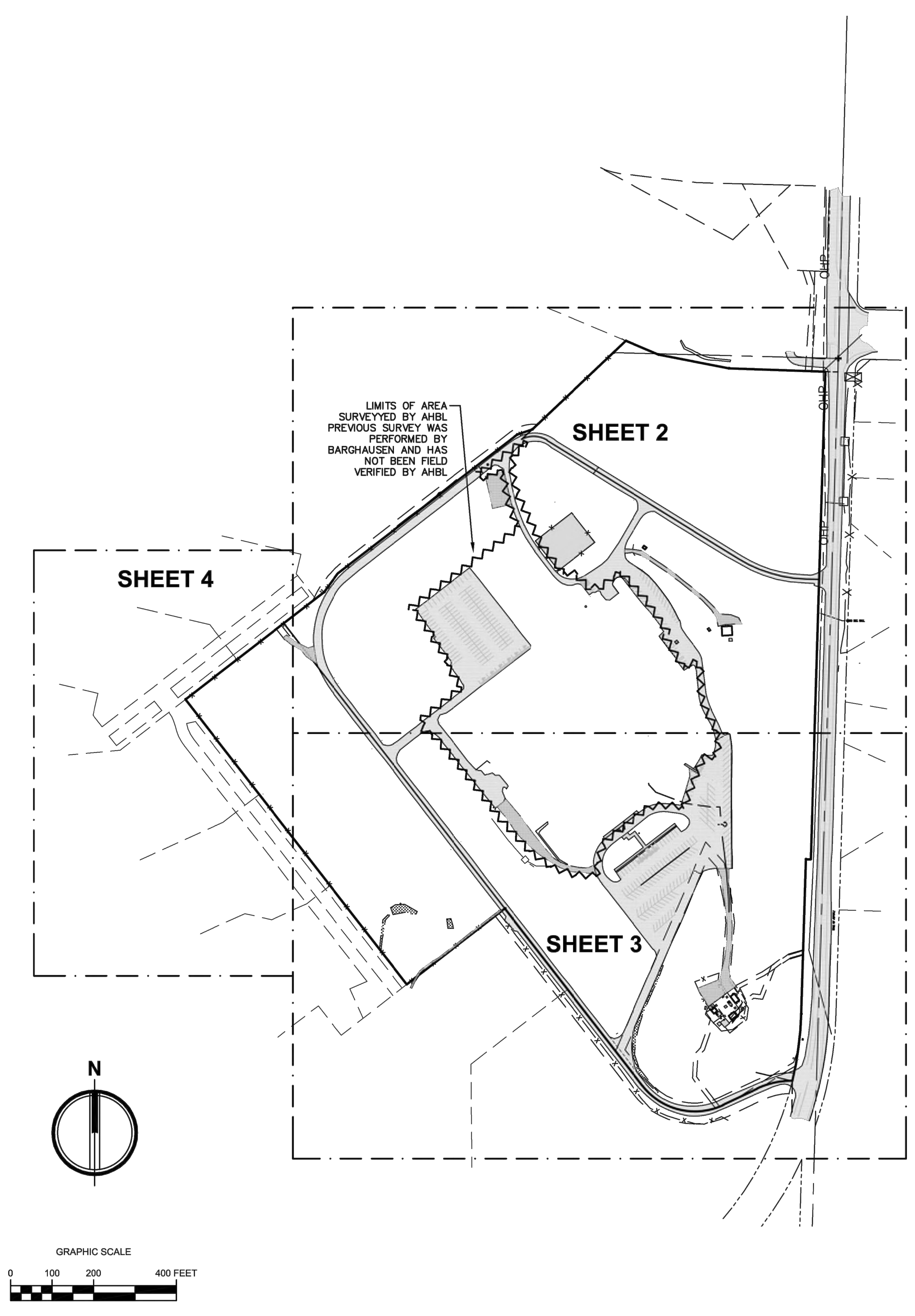
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE S.E., AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE S.E.; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO A LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00 AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 202.00 FEET; THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202 FEET DISTANT; THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH 52°13'57" WEST 547.75 FEET; THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 300 FEET; THENCE SOUTH 37°46'03" EAST 871.00 FEET; THENCE NORTH 52°13'57" EAST 300 FEET; THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET; THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.; THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET; THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET; THENCE NORTH 78°53'00" WEST 174.00 FEET; THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16; THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING AND CONCLUSION OF SAID EXCEPTION; TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°34'56" EAST 40.75 FEET; THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- FOUND MONUMENT AS NOTED
- FOUND SURFACE MONUMENT AS NOTED
- BENCHMARK
- HUB AND TACK
- SET NAIL AND WASHER
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- FOUND/ SET LEAD AND TACK
- MONITORING WELL
- BOLLARD
- MAIL BOX
- SIGN AS NOTED
- UNKNOWN VAULT
- SOIL BORE
- WETLAND FLAG
- TEST PIT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CLEANOUT
- STORM CATCH BASIN
- STORM MANHOLE
- YARD DRAIN
- ROOF DRAIN
- CABLE RISER
- GAS METER
- GAS VALVE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL POLE W/ LIGHT
- TRAFFIC CABINET
- R/R CROSSING GATE
- R/R CROSSING SIGNAL
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- STREET LIGHT
- POWER MANHOLE
- POWER METER
- POWER VAULT
- LUMINAIRE
- COMMUNICATIONS MANHOLE
- TELEPHONE RISER
- TELEPHONE VAULT
- BLOW OFF VALVE
- WELL
- SPRINKLER HEAD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER MANHOLE
- POST INDICATOR VALVE
- WATER VALVE
- WATER VAULT
- CONIFEROUS TREE
- DECIDUOUS TREE
- D — STORM LINE
- S — SEWER LINE
- W — WATER LINE
- G — GAS LINE
- P — ELECTRICAL LINE
- T — COMMUNICATION LINE
- OHP — OVERHEAD UTILITIES
- x — FENCE
- ASPHALT
- CONCRETE



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Project Title:
ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

Client:
ISSAQUAH SCHOOL DISTRICT
65 NW HOLLY STREET
ISSAQUAH, WA 98027
TOM MULLINS

Job No.
2180412.50

Issue Set & Date:
MARCH 25th, 2020

DAVID C. FOLLANSBEE STATE OF WASHINGTON 45161 REGISTERED PROFESSIONAL LAND SURVEYOR
03/25/2020

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4
3
2
1
Revisions:

Sheet Title:
TOPOGRAPHIC SURVEY

Designed by:	Drawn by:	Checked by:
	TD	DF

Sheet No.
1
1 of 4 Sheets

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N

ISSAQUAH SCHOOL DISTRICT NO. 411
ISSAQUAH HS #4 AND ES #17

4221 228TH AVE SE; ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 09.25.2020
Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

SURVEY COVER

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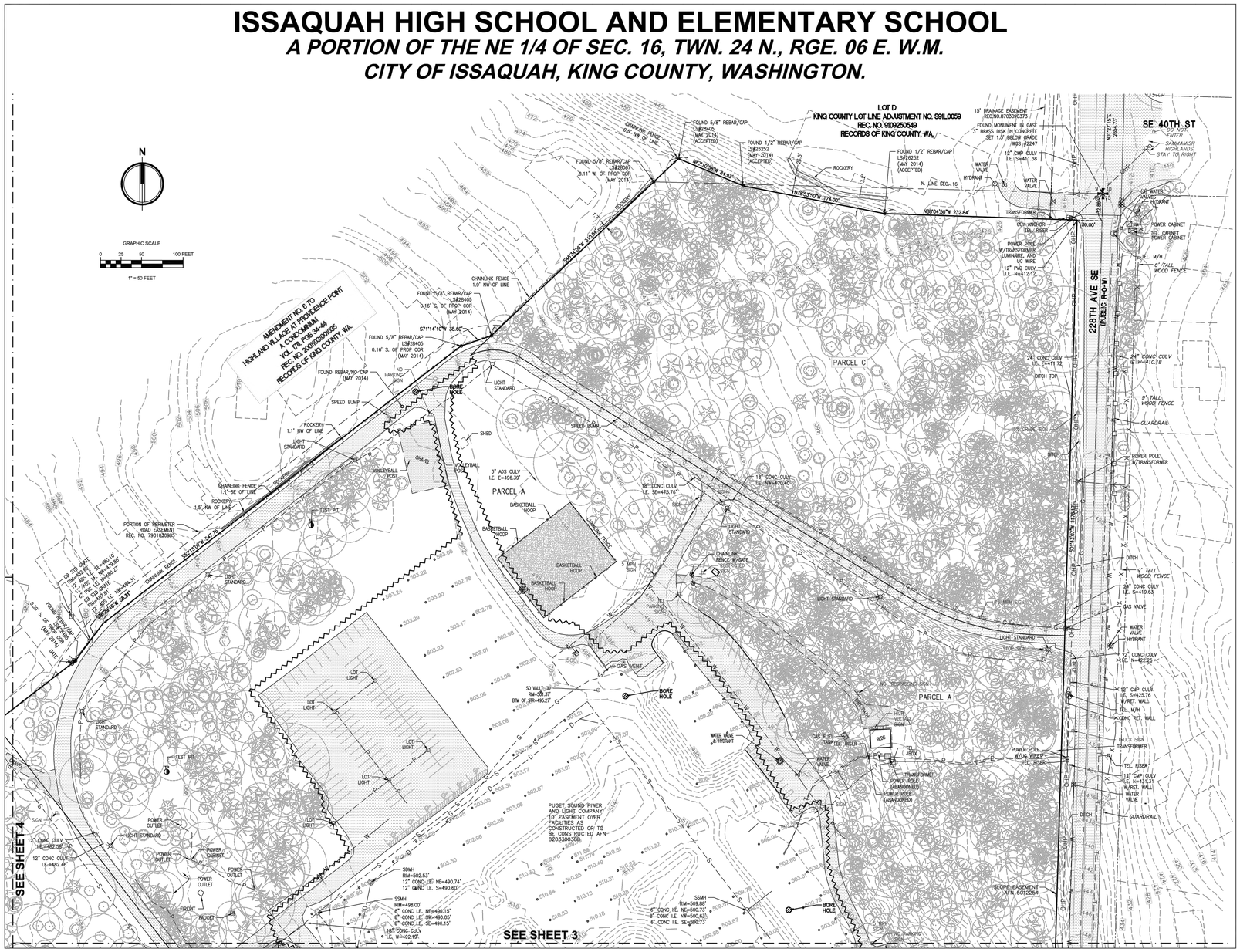
LU

ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

A PORTION OF THE NE 1/4 OF SEC. 16, TWN. 24 N., RGE. 06 E. W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.



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ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

Client:

ISSAQUAH
SCHOOL DISTRICT

65 NW HOLLY STREET
ISSAQUAH, WA 98027

TOM MULLINS

Job No.

2180412.50

Issue Set & Date:

AUGUST 14, 2019

DAVID C. FOLLAND
STATE OF WASHINGTON
45383
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/18/2020

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Sheet No.

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2 of 4 Sheets

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ISSAQUAH SCHOOL DISTRICT
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AND
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JOB NO: 1802
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Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

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ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

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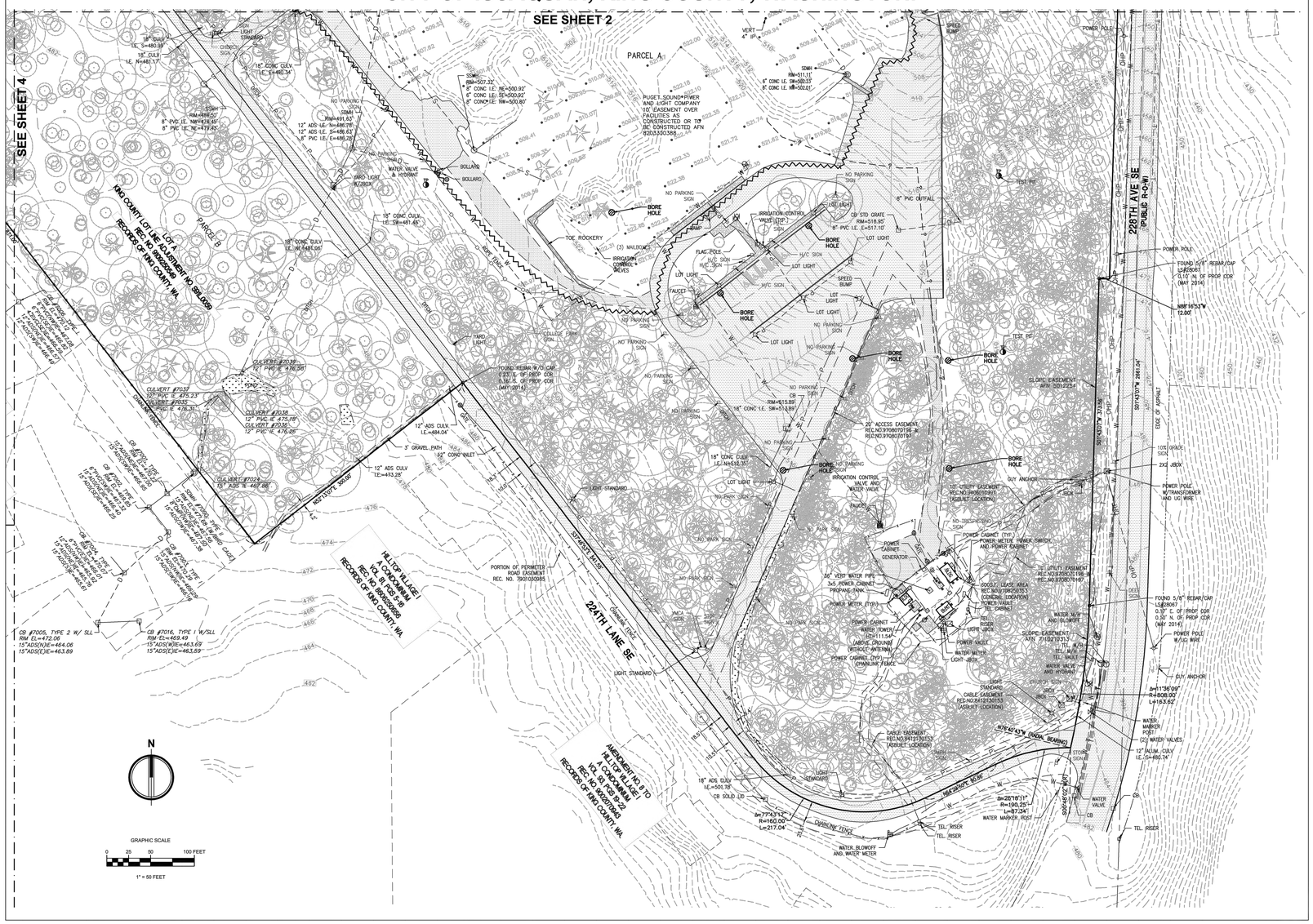

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TOM MULLINS

Job No.
2180412.50

Issue Set & Date:
AUGUST 14, 2019

DAVID C. FOLLAND, STATE OF WASHINGTON, 45351, REGISTERED PROFESSIONAL LAND SURVEYOR
03/25/2020

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Revisions:

#	REVISIONS	DATE
1	LAND USE COMMENTS	5/21/21

Sheet Title:
TOPOGRAPHIC SURVEY

Designed by: TD
Drawn by: TD
Checked by: DF

Sheet No.
2
2 of 4 Sheets

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ISSAQUAH SCHOOL DISTRICT NO. 411
ISSAQUAH HS #4 AND ES #17

4221 228TH AVE SE, ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

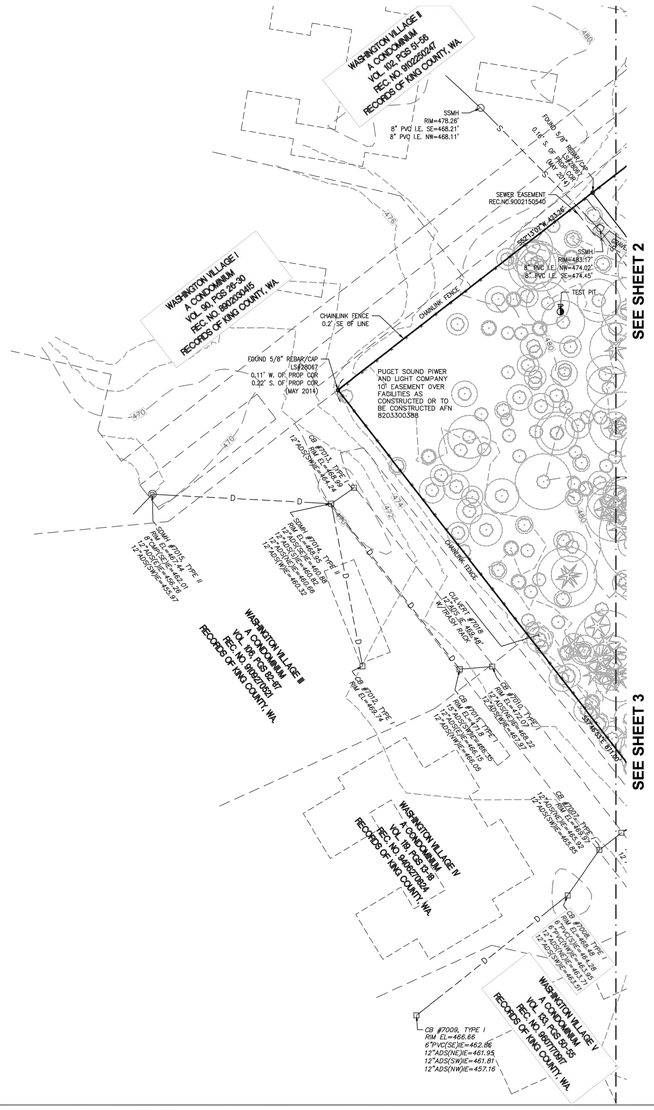
TOPOGRAPHIC SURVEY

C0.4
LU

ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

A PORTION OF THE NE 1/4 OF SEC. 16, TWN. 24 N., RGE. 06 E. W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.



N

GRAPHIC SCALE

0 25 50 100 FEET

1" = 50 FEET

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Project Title:

ISSAQUAH HIGH SCHOOL AND ELEMENTARY SCHOOL

Client:

ISSAQUAH
SCHOOL DISTRICT

65 NW HOLLY STREET
ISSAQUAH, WA 98027

TOM MULLINS

Job No.

2180412.50

Issue Set & Date:

AUGUST 14, 2019

DAVID C. FOLLANSBEE
STATE OF WASHINGTON
44486
REGISTERED PROFESSIONAL SURVEYOR

C3125132020

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Sheet Title:

TOPOGRAPHIC SURVEY

Designed by:	Drawn by:	Checked by:
	TD	DF

Sheet No.

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4 of 4 Sheets

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#	REVISIONS	DATE
	LAND USE COMMENTS	5/21/21

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AND
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4221 228TH AVE SE; ISSAQUAH, WA 98029

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SITE DEVELOPMENT PERMIT DRAWINGS

TOPOGRAPHIC SURVEY

C0.5
LU

STEEP SLOPE NOTE

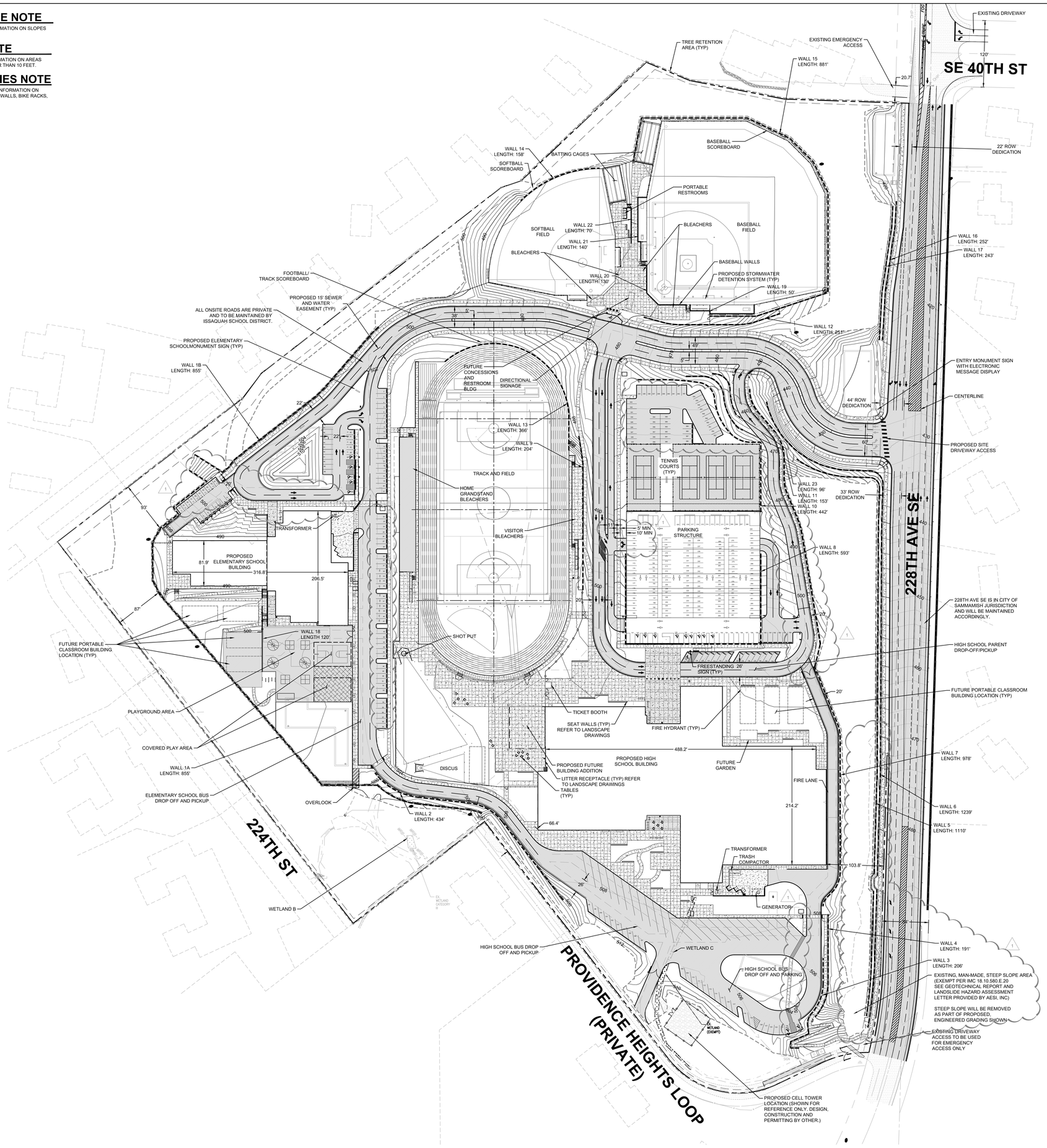
SEE SHEET C1.1 LU FOR INFORMATION ON SLOPES IN EXCESS OF 15% AND 40%

CUT/FILL NOTE

SEE SHEET C1.2 LU FOR INFORMATION ON AREAS WITH CUTS AND FILLS GREATER THAN 10 FEET.

SITE AMENITIES NOTE

SEE LANDSCAPE SHEETS FOR INFORMATION ON SITE AMENITIES SUCH AS SEAT WALLS, BIKE RACKS, TRASH CANS, ETC.



LEGEND*

- ASPHALT PAVEMENT (STANDARD)
- CEMENT CONCRETE SIDEWALK (STANDARD)
- STRUCTURED PARKING
- SPECIALTY CONCRETE (SEE LANDSCAPE)
- PROPOSED BUILDING EXPANSION
- RETAINING WALL (ALL RETAINING WALLS ARE CIP OR MSE UNLESS OTHERWISE NOTED) SEE L1.9 LU FOR MATERIALS AND FINISHES.
- VEHICULAR GUARDRAIL
- FIRE LANE STRIPING
- SIGN AS NOTED

PROJECT PHASING:

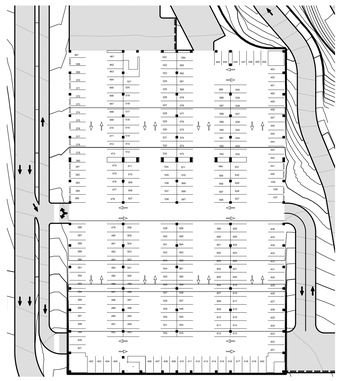
THIS SITE PLAN NOTES FUTURE IMPROVEMENTS THAT ARE INTENDED TO BE CONSTRUCTED AT A LATER DATE. THIS TIME ADDITIONAL PHASING WILL BE BASED ON AVAILBLE FUNDING AND TIME REQUIRED TO OBTAIN APPROVALS. SOME PHASING OF OCCUPANCY OF BUILDINGS MAY BE DESIRED BASED ON CONSTRUCTION SCHEDULE BUT AT THIS TIME NO PHASING OF MAJOR SITE IMPROVEMENTS OR MITIGATION MEASURES ARE BEING PROPOSED.

WALL HEIGHTS*

	MAX (FT)	MIN (FT)
WALL 1A	22.3	0.5
WALL 1B	18.0	0.5
WALL 2	16.9	0.5
WALL 3	9.0	0.0
WALL 4	12.7	0.0
WALL 5	13.4	0.3
WALL 6	10.0	1.0
WALL 7	14.5	0.5
WALL 8	10.5	0.5
WALL 9	16.5	0.0
WALL 10	18.4	0.0
WALL 11	10.0	0.5
WALL 12	10.0	0.0
WALL 13	14.0	0.0
WALL 14	10.0	0.1
WALL 15	37.8	0.0
WALL 16	4.0	1.0
WALL 17	11.9	0.5
WALL 18	6.0	0.0
WALL 19	3.0	0.0
WALL 20	4.0	0.0
WALL 21	4.5	0.0
WALL 22	4.0	0.0
WALL 23	6.0	0.0

*WALL HEIGHTS SHOWN IN THE ABOVE TABLE REFER TO EXPOSED WALL HEIGHT AND DO NOT INCLUDE BELOW GRADE BLOCKS/FOOTINGS.

GRAPHIC SCALE
0 30 60 120
1" = 60 FEET



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1 LAND USE COMMENTS	5/21/21

REVISIONS DATE

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ISSAQUAH HS #4 AND ES #17

4221 228TH AVE SE; ISSAQUAH, WA 98029

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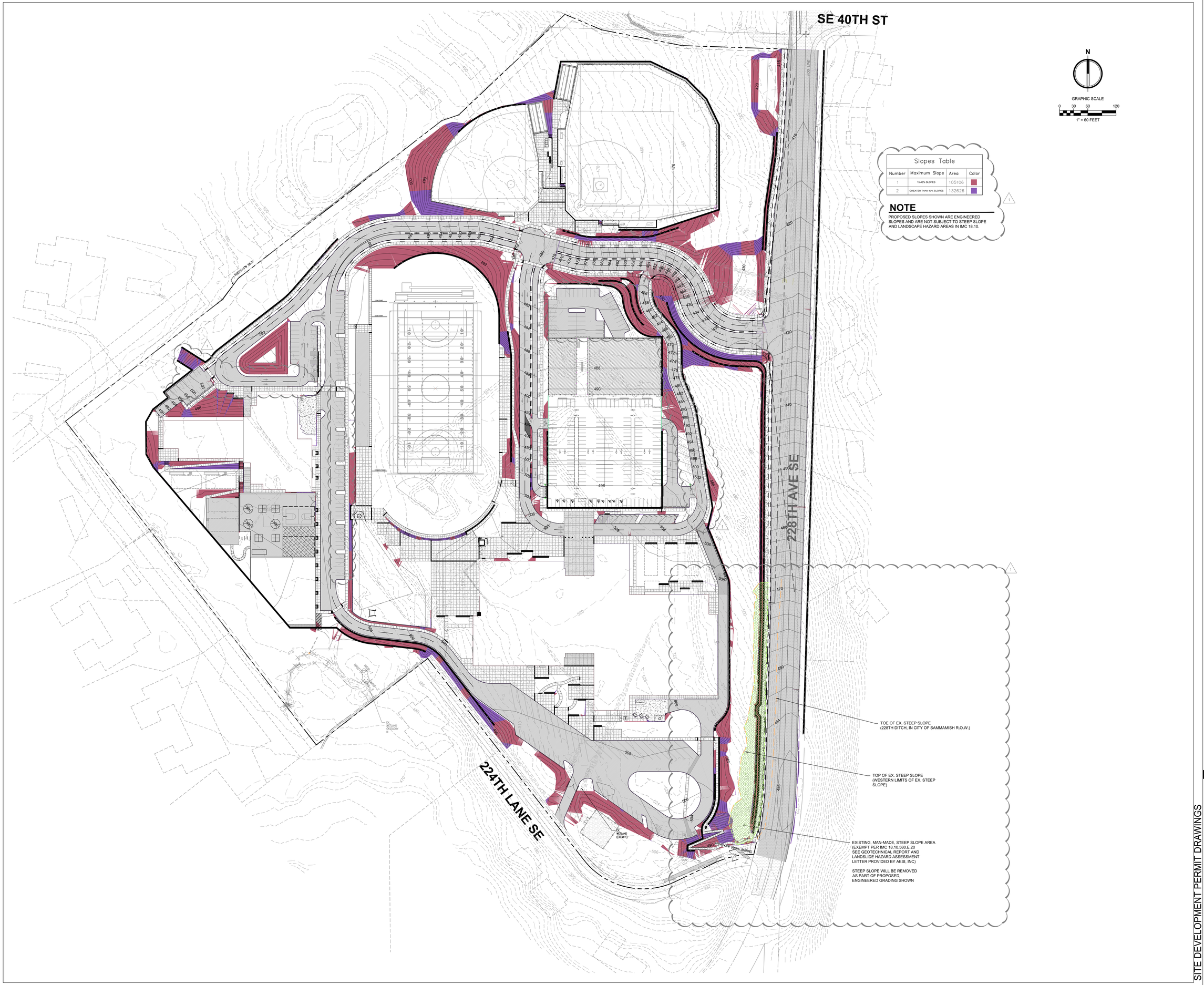
ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

SITE PLAN

C1.0 LU



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TODD CHRISTOPHER SEAL
STATE OF WASHINGTON
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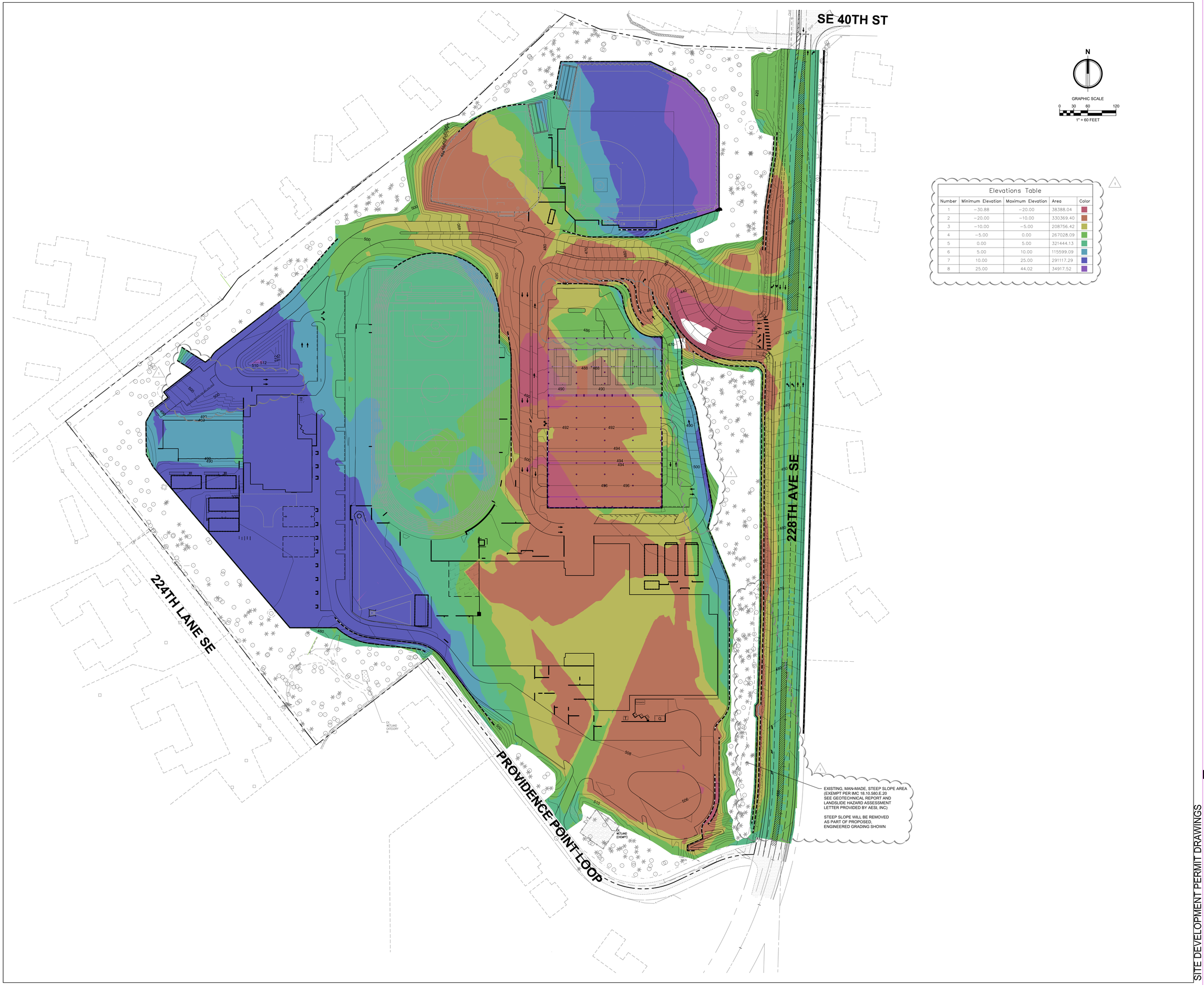
SITE DEVELOPMENT PERMIT DRAWINGS

SLOPES MAP

C1.1
LU



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-30.88	-20.00	38388.04	
2	-20.00	-10.00	330369.40	
3	-10.00	-5.00	208756.42	
4	-5.00	0.00	267028.09	
5	0.00	5.00	321444.13	
6	5.00	10.00	115599.09	
7	10.00	25.00	291117.29	
8	25.00	44.02	34917.52	

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ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

CUT AND FILL MAP

C1.2
LU

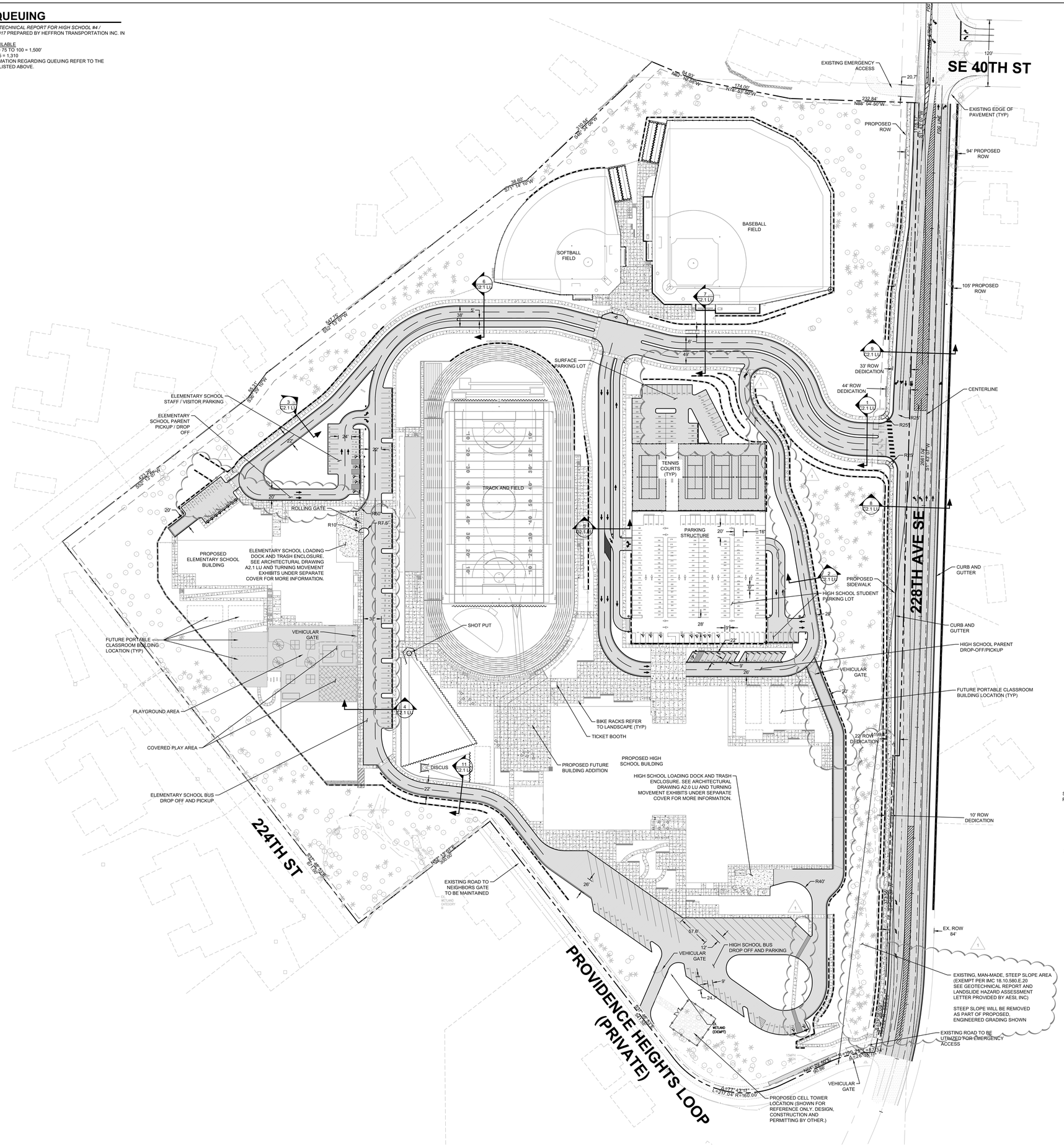
PROVIDED QUEUING

PER *TRANSPORTATION TECHNICAL REPORT FOR HIGH SCHOOL #4 / ELEMENTARY SCHOOL #17* PREPARED BY HEFFRON TRANSPORTATION INC. IN JULY OF 2020

MAXIMUM QUEUING AVAILABLE

- ELEMENTARY SCHOOL = 75 TO 100 = 1,500'
- HIGH SCHOOL = 65 TO 85 = 1,310

  FOR MORE INFORMATION REGARDING QUEUING REFER TO THE TRAFFIC REPORT LISTED ABOVE.



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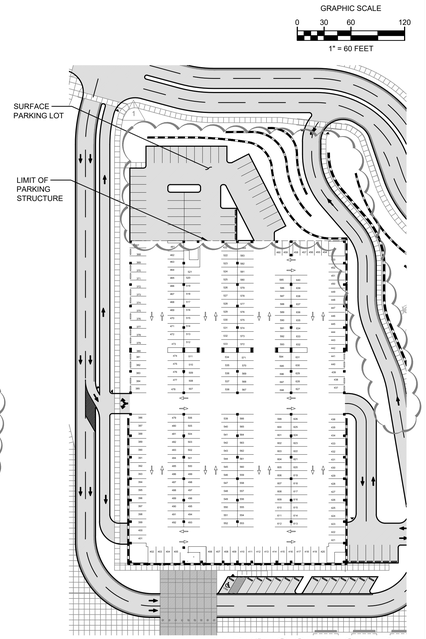
- VEHICULAR GUARDRAIL
- FIRE LANE STRIPING
- CONCRETE RETAINING WALLS (SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL)
- SIGN AS NOTED



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LAND USE COMMENTS	5/21/21
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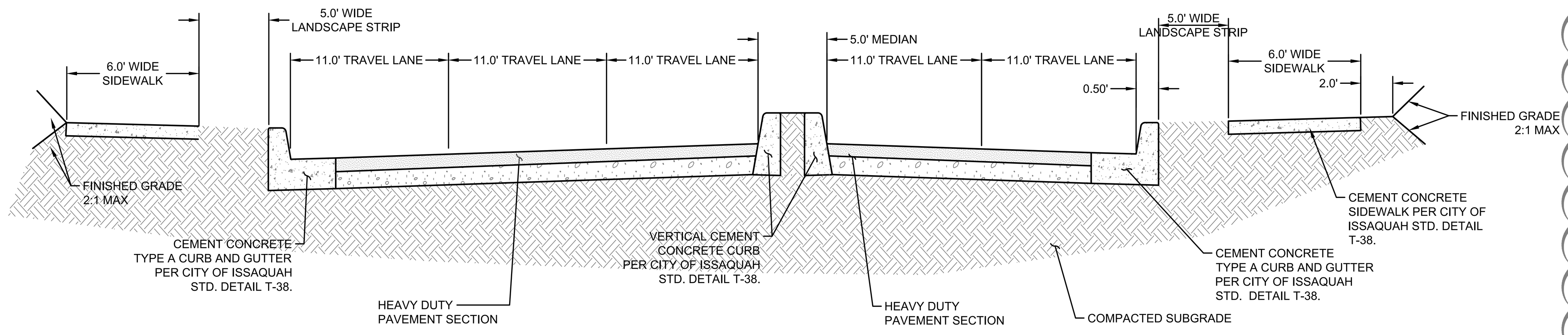
ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

CIRCULATION PLAN

C2.0 LU



1 5 LANE ENTRY DRIVE AISLE SECTION
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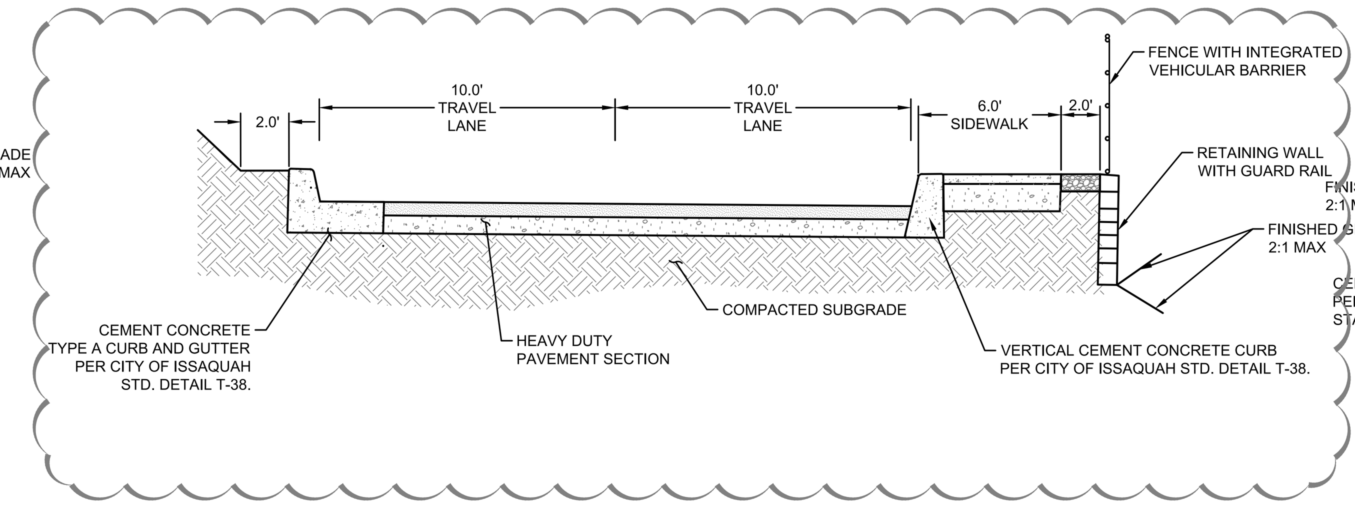
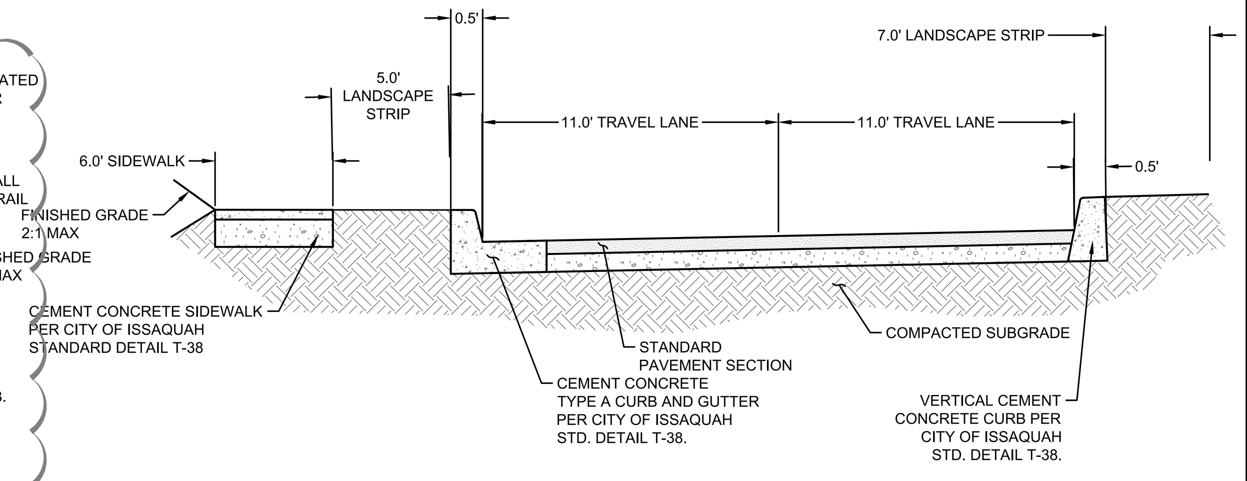
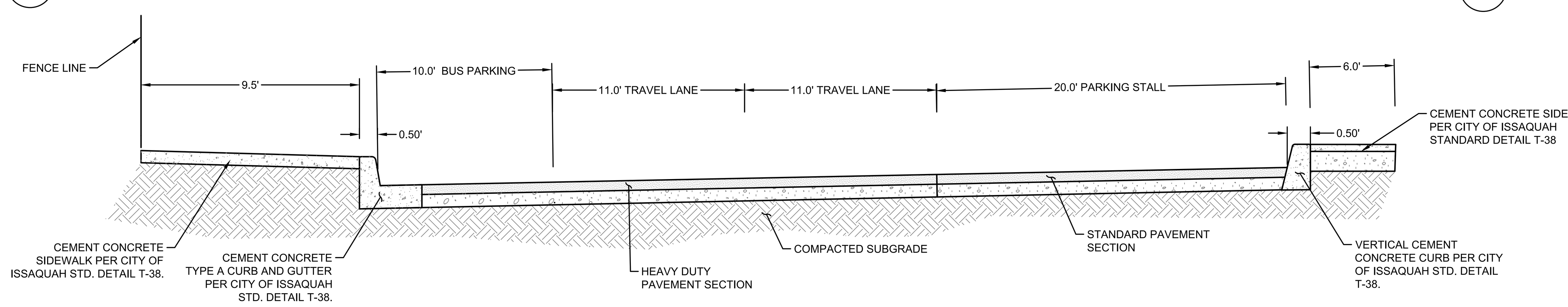


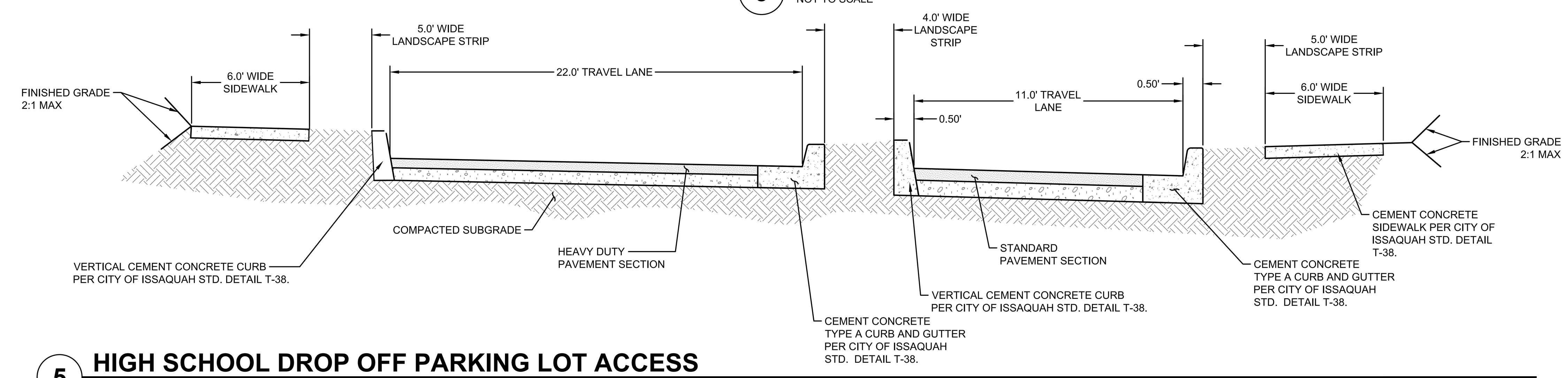
2 HS PARENT DROP OFF EXIT
NOT TO SCALE



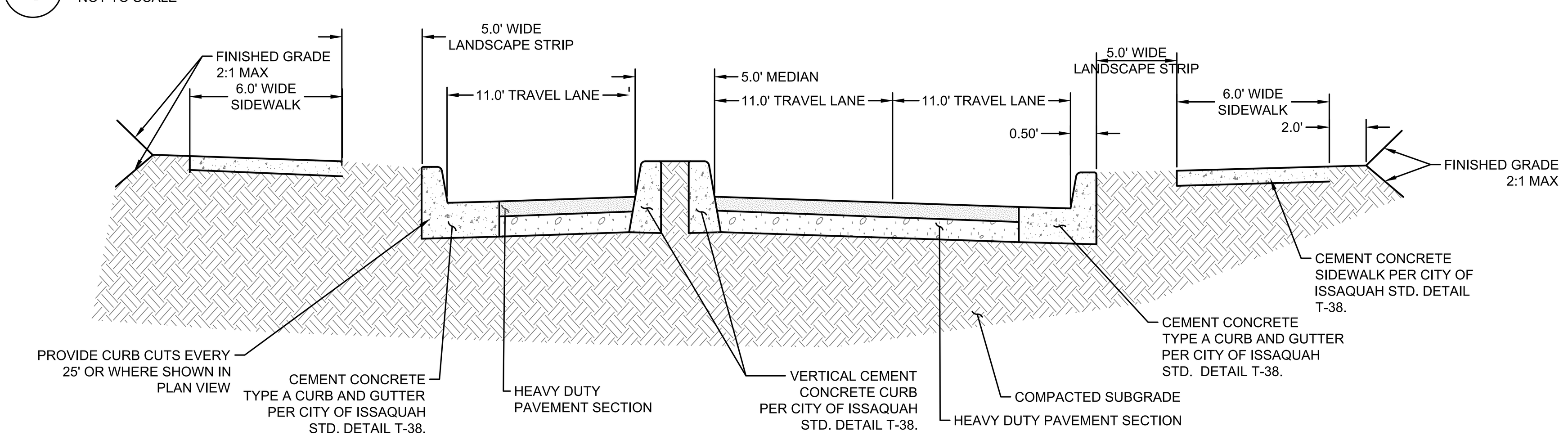
3 ES PARENT DROP OFF LOOP
NOT TO SCALE



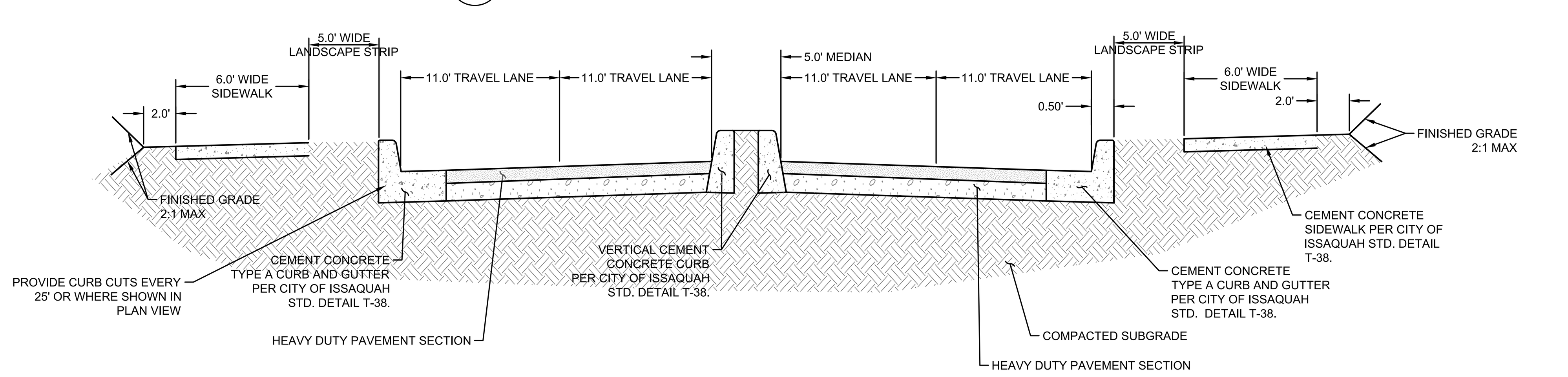
4 ES BUS DROP OFF
NOT TO SCALE



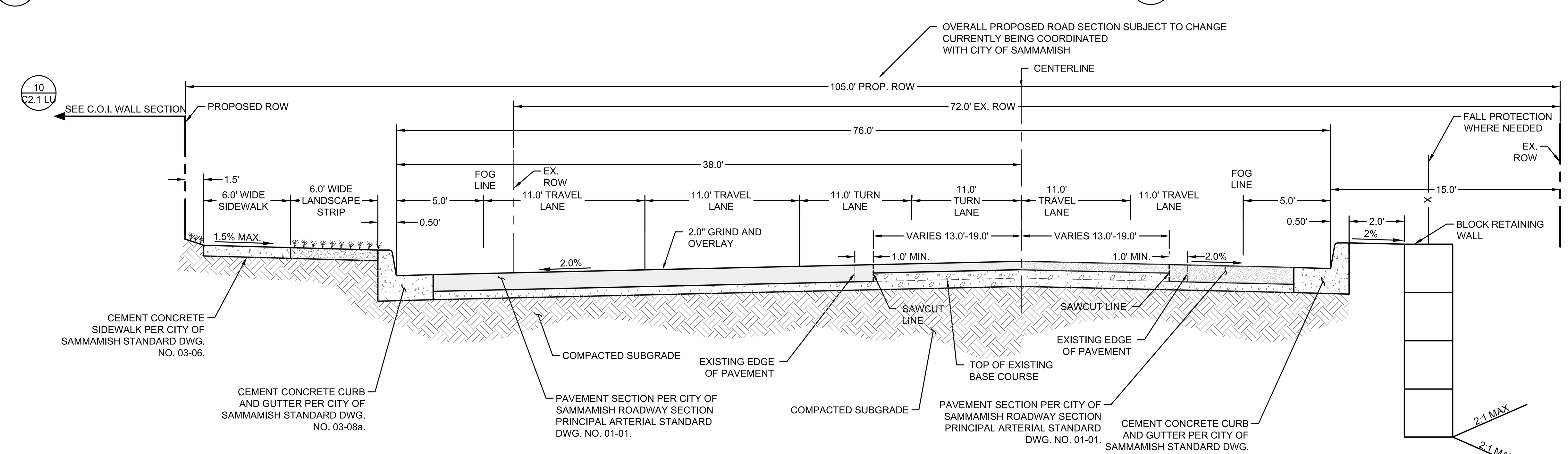
5 HIGH SCHOOL DROP OFF PARKING LOT ACCESS
NOT TO SCALE



6 3 LANE HS AND ES ACCESS
NOT TO SCALE



7 4 LANE ENTRY DRIVE AISLE SECTION
NOT TO SCALE



8 FRONTAGE SECTION A
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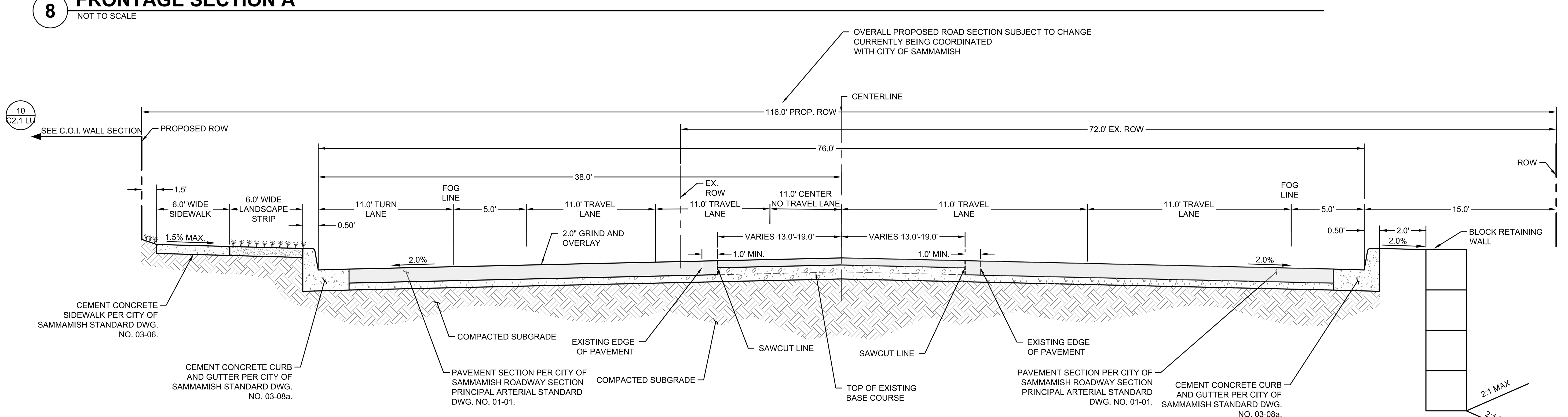

9 FRONTAGE SECTION B
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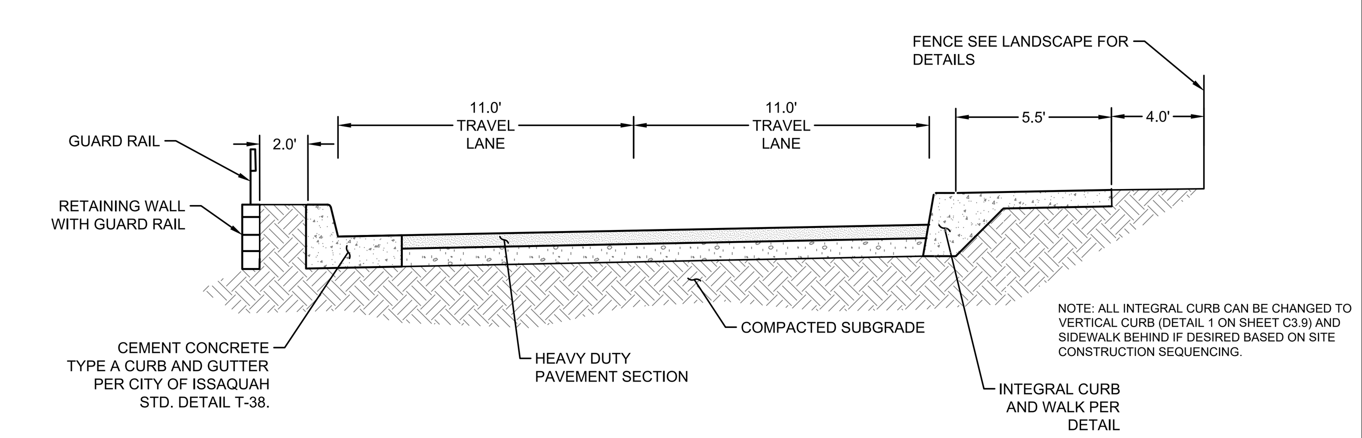
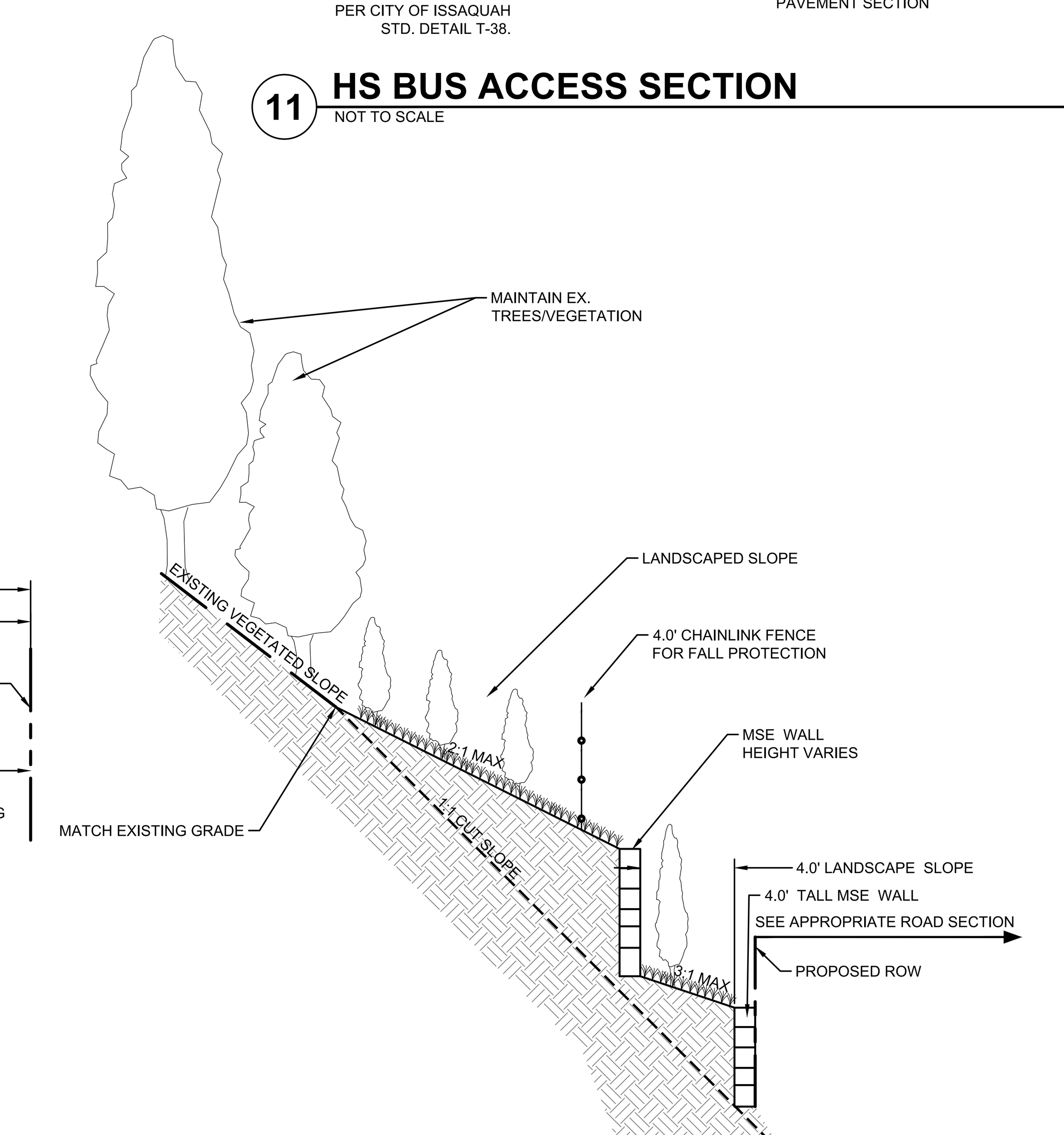


11 HS BUS ACCESS SECTION
NOT TO SCALE



10 C.O.I. WALL SECTIONS
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Landscape Architects
Community Planners
Natural Resource Ecologists
Land Surveyors
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TODD CHRISTOPHER SAWIN
STATE OF WASHINGTON
46416
REGISTERED PROFESSIONAL ENGINEER
05/21/2021

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#	REVISIONS	DATE
1	LAND USE COMMENTS	5/21/21

N

ISSAQUAH SCHOOL DISTRICT NO. 411

ISSAQUAH HS #4 AND ES #17

4221 228TH AVE SE; ISSAQUAH, WA 98029

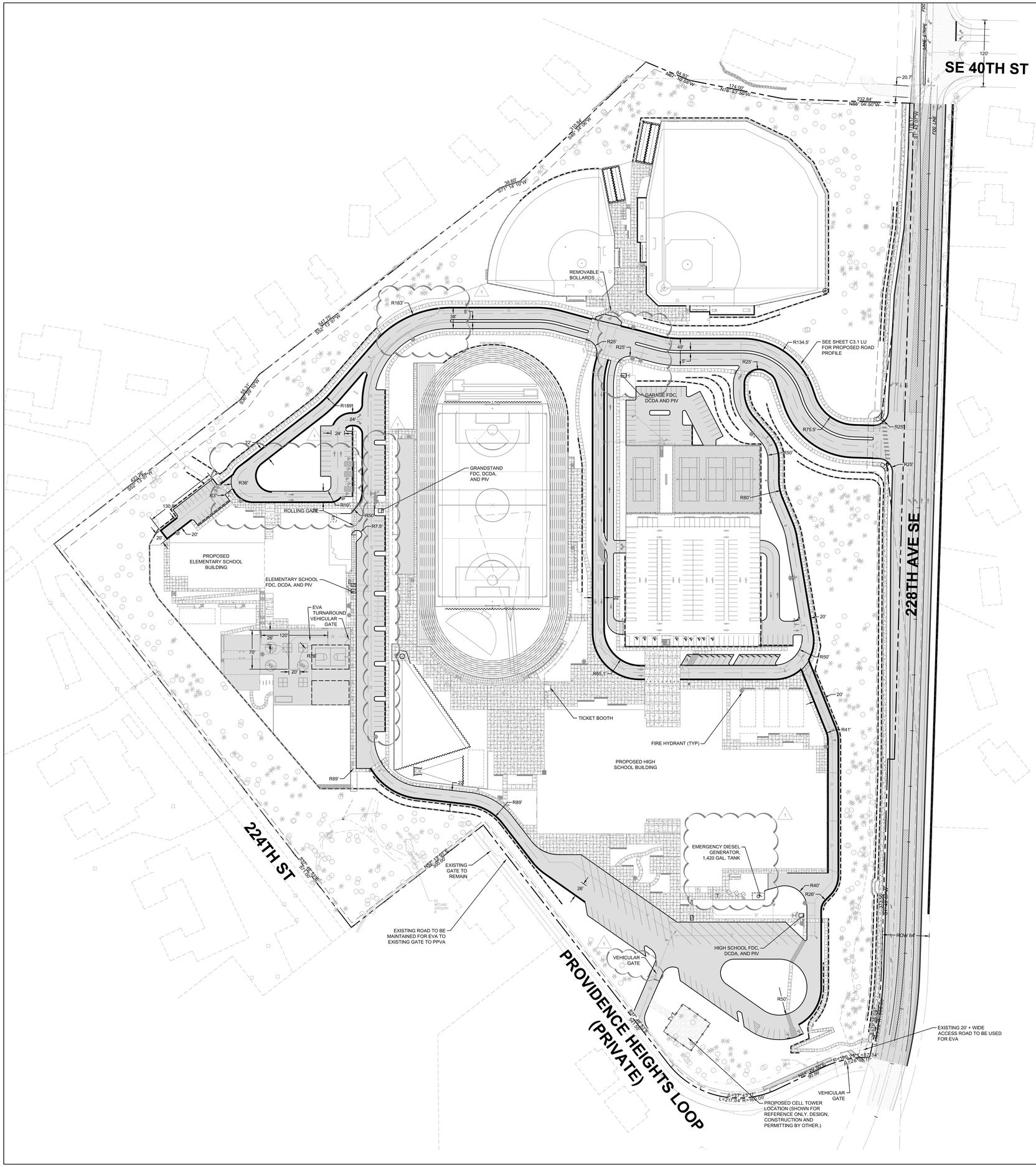
JOB NO: 1802
ISSUE DATE: 09.25.2020

Jurisdiction Stamp Area

SITE DEVELOPMENT PERMIT DRAWINGS

ROAD SECTIONS

C2.1
LU



N

GRAPHIC SCALE

0 30 60 120

1" = 60 FEET

LEGEND

FIRE LANE STRIPING

NOTE: REFER TO VEHICLE TURNING MOVEMENT EXHIBIT PROVIDED UNDER SEPARATE COVER FOR LADDER TRUCK TURNING MOVEMENTS JUSTIFYING CURB RADII SHOWN.

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FIRE AND RESCUE PLAN

C3.0
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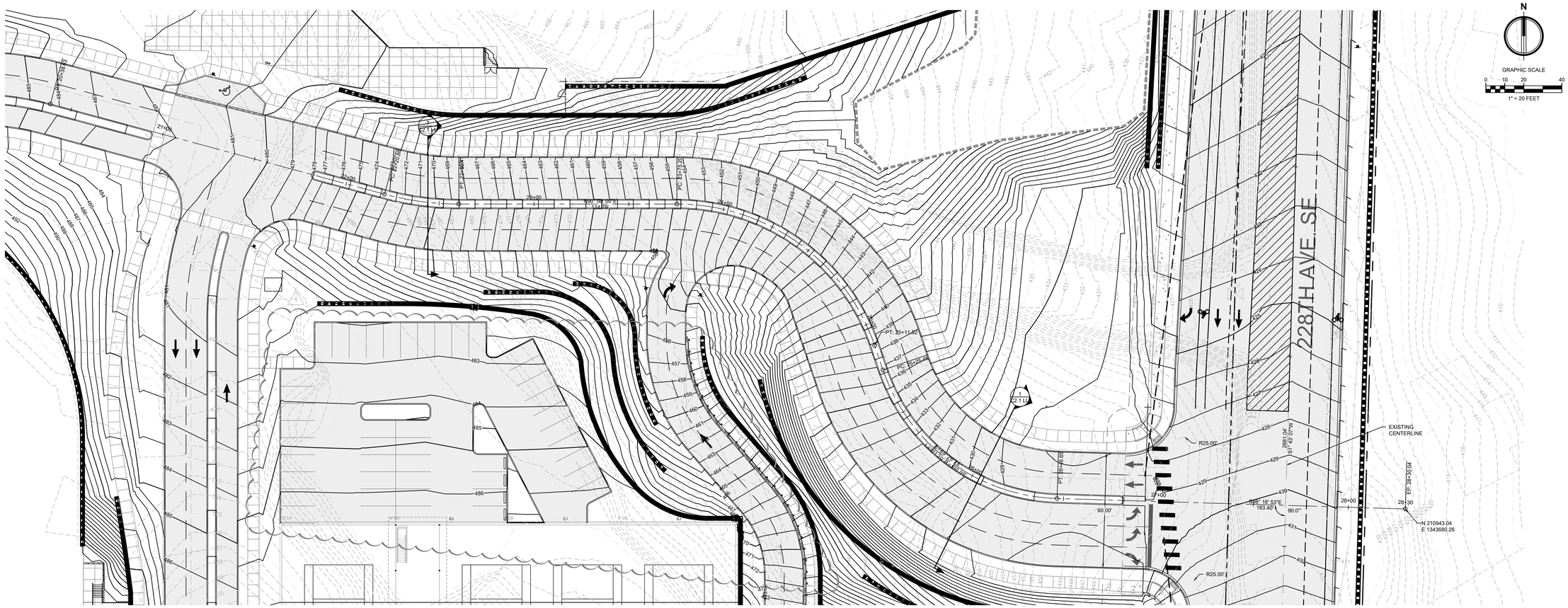

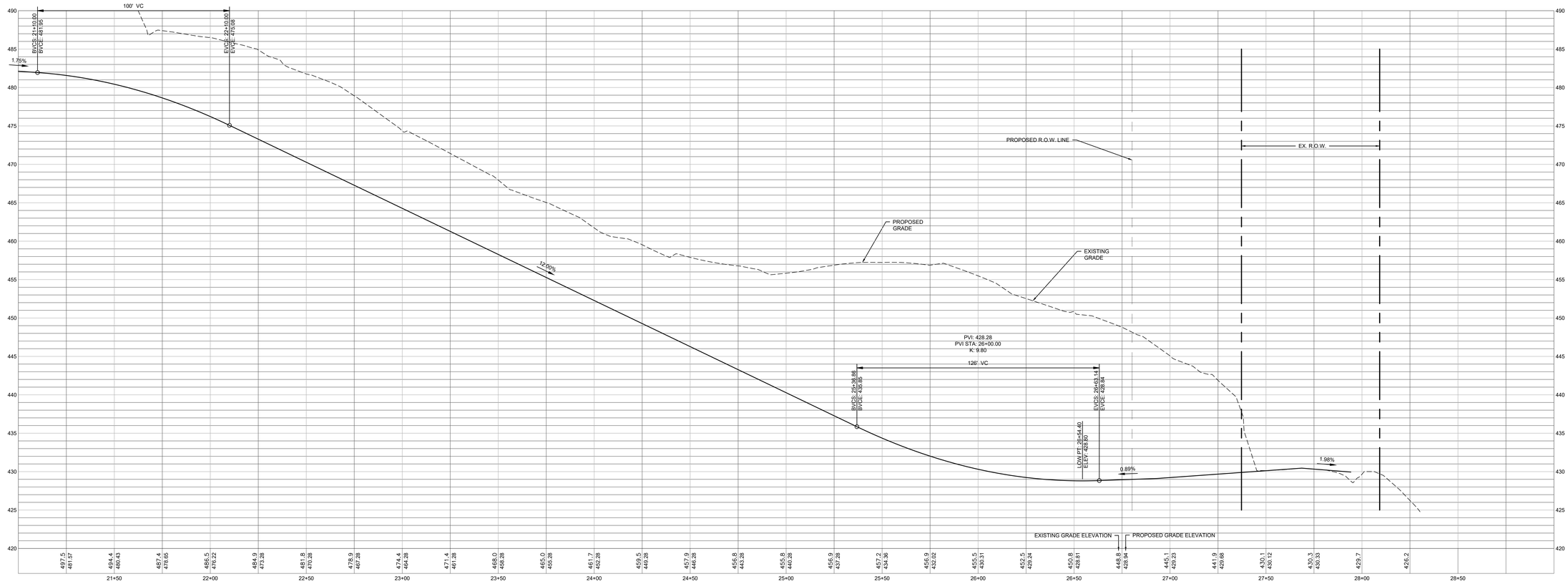

MAIN DRIVE PROFILE STA: 23+00 TO 30+19.57

SCALE: 1"=20'H; 1"=5'V

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SITE DEVELOPMENT PERMIT DRAWINGS

ROAD PROFILE

C3.1
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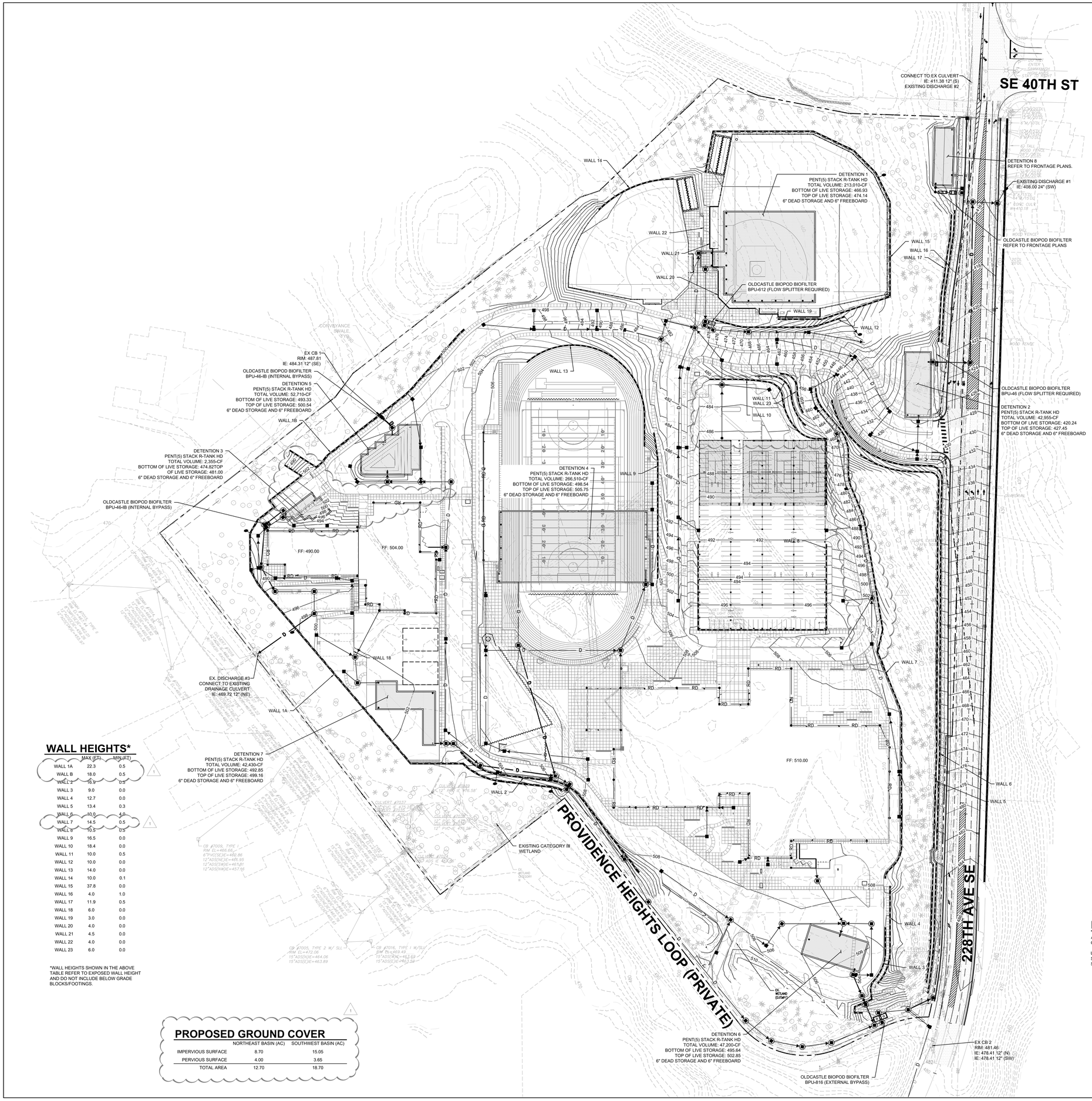

WALL HEIGHTS*

	MAX (FT)	MIN (FT)
WALL 1A	22.3	0.5
WALL B	18.0	0.5
WALL 2	16.9	0.5
WALL 3	9.0	0.0
WALL 4	12.7	0.0
WALL 5	13.4	0.3
WALL 6	10.0	4.0
WALL 7	14.5	0.5
WALL 8	10.5	0.5
WALL 9	16.5	0.0
WALL 10	18.4	0.0
WALL 11	10.0	0.5
WALL 12	10.0	0.0
WALL 13	14.0	0.0
WALL 14	10.0	0.1
WALL 15	37.8	0.0
WALL 16	4.0	1.0
WALL 17	11.9	0.5
WALL 18	6.0	0.0
WALL 19	3.0	0.0
WALL 20	4.0	0.0
WALL 21	4.5	0.0
WALL 22	4.0	0.0
WALL 23	6.0	0.0

*WALL HEIGHTS SHOWN IN THE ABOVE TABLE REFER TO EXPOSED WALL HEIGHT AND DO NOT INCLUDE BELOW GRADE BLOCKS/FOOTINGS.

PROPOSED GROUND COVER

	NORTHEAST BASIN (AC)	SOUTHWEST BASIN (AC)
IMPERVIOUS SURFACE	8.70	15.05
PERVIOUS SURFACE	4.00	3.65
TOTAL AREA	12.70	18.70

N

GRAPHIC SCALE
0 30 60 120
1" = 60 FEET

LEGEND

- RIGHT OF WAY/PROPERTY LINE
- CENTERLINE
- BUILDING OUTLINE
- STORM DRAIN
- STORM DRAIN - DESIGNED TO CONVEY 100-YR OVERFLOW
- STORM DRAIN - FRONTAGE
- ROOF DRAIN
- CATCH BASIN TYPE 2
- CATCH BASIN TYPE 1 / YARD DRAIN
- CLEANOUT
- DOWNSPOUT
- DETENTION MAINTENANCE PORT
- RETAINING WALL
- BIOPOD FILTER

STORM DRAINAGE NOTES

1. BARE GALVANIZED METAL SHALL NOT BE USED FOR MATERIALS THAT CONVEY STORMWATER, SUCH AS ROOFS, CANOPIES, SIDING, GUTTERS, DOWNSPOUTS, ROOF DRAINS AND PIPES. ANY GALVANIZED MATERIALS SHALL HAVE AN INERT, NON-LEACHABLE FINISH, SUCH AS BAKED ENAMEL, PLUOROCARBON PAINT (SUCH AS KYNAR OR HYLAR), FACTORY-APPLIED EPOXY, PURE ALUMINUM, OR ASPHALT COATING. ACRYLIC PAINT, POLYESTER PAINT, FIELD-APPLIED, AND PART ZINC (SUCH AS GALVALUME) COATINGS ARE NOT ACCEPTABLE.
2. BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
3. CONSTRUCT ALL UTILITIES IN CONFORMANCE WITH THE STORM AND ROOF DRAIN TRENCH SECTION DETAIL UNLESS NOTED OTHERWISE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT QUANTITY AND LOCATION OF DOWNSPOUTS. DOWNSPOUT CONNECTIONS PER DETAIL.
5. ALL STORM PIPES CONNECTING TO CONCRETE STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
6. ROOF AND FOOTING DRAIN TIGHT LINES ARE LOCATED ON DRAWINGS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. CONSTRUCT FOOTING DRAINS PER DETAIL.
7. ALL STORM DRAINAGE AND ROOF DRAIN LINE CLEANOUTS SHALL COMPLY WITH THE CLEANOUT DETAIL.
8. ALL CATCH BASINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF THE FRAME IS AT THE FACE OF THE CURB OF FLOW LINE OF GUTTER (WHERE APPLICABLE).
9. ALL ON-SITE STORM DRAINAGE PIPE SHALL BE CPEP UNLESS NOTED OTHERWISE.
10. ALL ROOF DRAIN LINES SHALL BE PER SIZE ON PLANS, HAVE A MINIMUM SLOPE OF 1.00% AND MINIMUM COVER OF 1' UNLESS NOTED OTHERWISE. PIPE MATERIAL SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
11. ALL TYPE 2 CATCH BASINS SHALL HAVE AN INSIDE DIAMETER OF 48" UNLESS NOTED OTHERWISE.
12. ALL AREA DRAIN STRUCTURES SHALL HAVE AN INSIDE DIAMETER OF 12" UNLESS NOTED OTHERWISE.
13. ALL STRUCTURE GRATES SHALL BE LOCKING UNLESS NOTED OTHERWISE. GRATES SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE.
    VANED - WSDOT STANDARD PLAN B-30.30-01
    HERRINGBONE - WSDOT STANDARD PLAN B-30.50-01
    SOLID - WSDOT STANDARD PLANS B-30.20-02 AND B-30.70-03
    BEEHIVE - OLYMPIC FOUNDRY PART NO. SM60BH OR APPROVED EQUIVALENT
14. ALL RETAINING WALLS WILL REQUIRE TIGHTLINE DRAINS BEHIND THEM. OUTFALL RETAINING WALL FOOTING DRAINS TO NEAREST DRAINAGE STRUCTURE/DAYLIGHT LOCATION UNLESS OTHERWISE NOTED.
15. ALL STORMWATER OUTFALLS THAT DO NOT CONNECT TO A CATCH BASIN WILL REQUIRE RIP-RAP OUTFALL PROTECTION
16. ALTERNATIVE DETENTION FACULTIES MAY BE EVALUATED USING THE PROVIDED DETENTION VOLUMES.

STORMWATER CALCULATIONS

SEE STORMWATER TIR FOR PRELIMINARY STORMWATER DRAINAGE CALCULATIONS.

TREE PROTECTION

6' CHAIN LINK TREE PROTECTION FENCING IS SHOWN ON THE TREE PROTECTION PLANS, SHEETS L0.0 LU THROUGH L0.7 LU.

STORMWATER FACILITY MAINTENANCE RESPONSIBILITIES

ALL ONSITE STORMWATER FACILITIES TO BE RESPONSIBILTY OF ISSAQUAH SCHOOL DISTRICT.

UNLESS OTHERWISE NOTED, ALL OFFSITE (228TH) STORMWATER FACILITIES TO BE RESPONSIBILITY OF CITY OF SAMMAMISH.

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STORMWATER PLAN

C4.0
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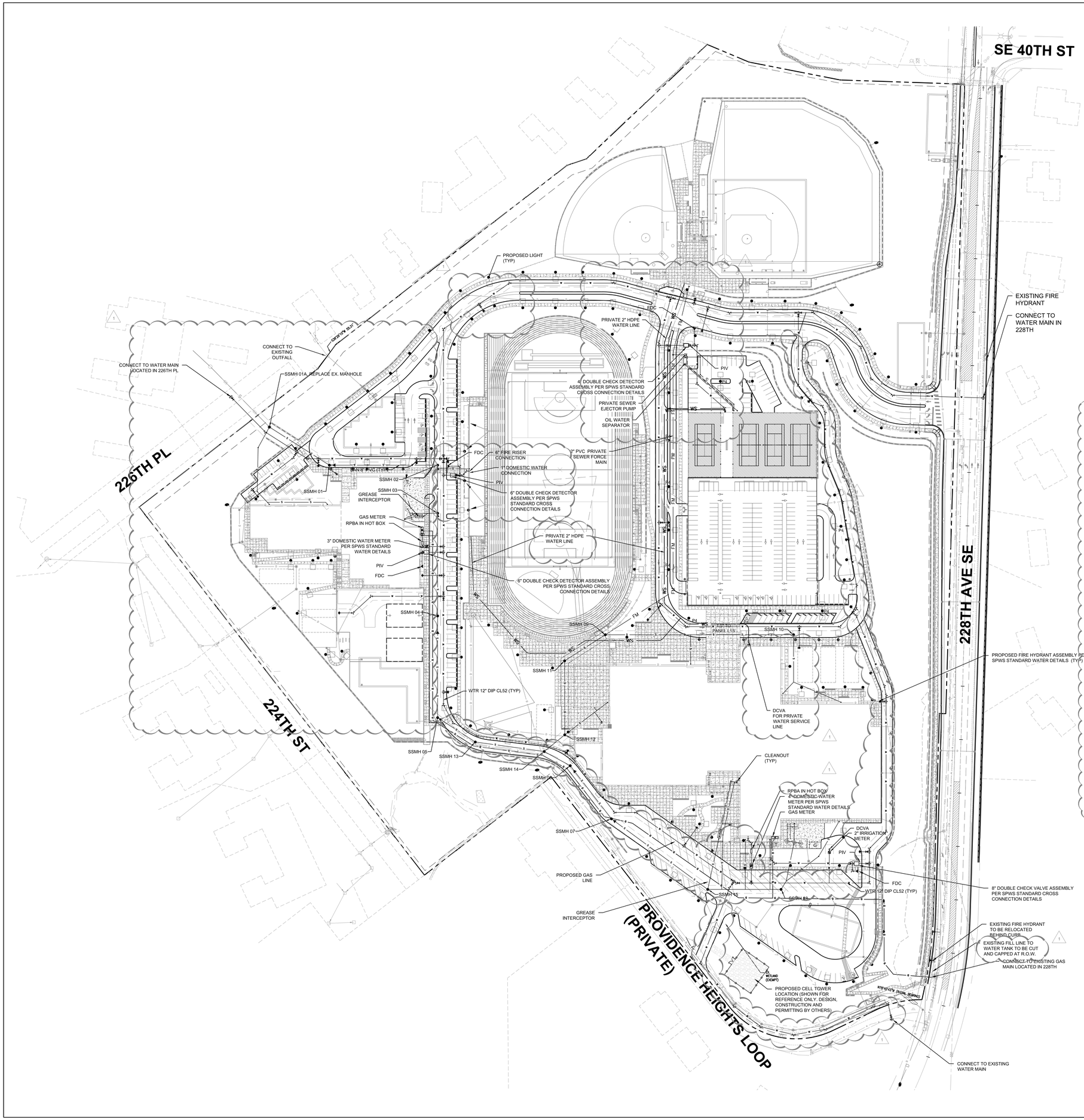

N

GRAPHIC SCALE

0 30 60 120

1" = 60 FEET

LEGEND

- WATER MAIN
- PRIVATE WATER LINE
- METER
- VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE

NOTES

1. PROPOSED SEWER AND WATER SERVICES ARE DESIGNED TO THE REQUIREMENTS OF SAMMAMISH PLATEAU WATER (SPW). SEE SEWER AND WATER PLANS PREPARED FOR DEVELOPER'S EXTENSION FOR SPW (FOR ADDITIONAL INFORMATION FOR THE SEWER AND WATER SYSTEMS.
2. ALL SEWER MAIN SHALL BE ASTM D3034 SDR35 PVC UNLESS OTHERWISE NOTED.
3. ALL SEWER MANHOLES SHALL BE 48" DIA. TYPE I UNLESS OTHERWISE NOTED.
4. ALL SEWER MANHOLE AND SEWER CLEANOUTS SHALL BE INSTALLED PER SPW STANDARD SEWER DETAILS SHEETS 1 AND 2.
5. ALL WATER AND FIRE APPURTENANCES SHALL BE INSTALLED PER SPW STANDARD WATER DETAILS SHEETS 1 AND 2 AND STANDARD CROSS CONNECTION DETAILS.
6. ELECTRICAL AND COMMUNICATIONS PLAN INFO SHOWN FOR REFERENCE/COORDINATION ONLY. SEE ELECTRICAL PLANS FOR CONSTRUCTION/PERMIT REQUIREMENTS.
7. WATER MAINS BEHIND METERS AND DCDAs ARE PRIVATE SUPPLY LINES AND ARE NOT THE RESPONSIBILITY OF SPW, AND WILL NOT BE REVIEWED, INSPECTED OR APPROVED BY SPW. CONNECTION TO SPW's SYSTEM WILL ONLY BE AFTER APPROVAL OF THE WATER SYSTEM.

SEWER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
SSMH 01 N 210836.94 E 1342416.88	RIM = 503.07 IE 489.75 (8" E) IE 489.65 (8" NW)
SSMH 01A N 210908.23 E 1342304.66	RIM = 483.33 IE 474.45 (8" SE) IE 474.45 (6" SW) IE 474.02 (8" NW)
SSMH 02 N 210836.94 E 1342619.35	RIM = 503.07 IE 490.86 (8" S) IE 490.76 (8" W)
SSMH 03 N 210746.92 E 1342619.35	RIM = 502.77 IE 491.41 (8" S) IE 491.58 (6" W) IE 491.31 (8" N)
SSMH 04 N 210554.89 E 1342619.35	RIM = 502.34 IE 492.47 (8" S) IE 492.37 (8" N)
SSMH 05 N 210364.60 E 1342619.35	RIM = 501.85 IE 493.52 (8" SE) IE 493.42 (8" N)
SSMH 06 N 210274.69 E 1342867.47	RIM = 507.88 IE 498.23 (8" SE) IE 498.13 (8" NW)
SSMH 07 N 210175.34 E 1342944.52	RIM = 508.62 IE 498.96 (8" SE) IE 498.86 (8" NW)
SSMH 08 N 210043.28 E 1343261.85	RIM = 507.84 IE 500.96 (6" NE) IE 500.86 (8" W)
SSMH 09 N 210519.71 E 1342933.20	RIM = 509.61 IE 496.38 (8" SW) IE 496.48 (8" E)
SSMH 10 N 210519.79 E 1343285.20	RIM = 507.16 IE 500.67 (8" W) IE 500.67 (6" S)
SSMH 11 N 210470.90 E 1342856.93	RIM = 509.46 IE 495.93 (8" NE) IE 495.83 (8" S)
SSMH 12 N 210332.49 E 1342857.24	RIM = 508.98 IE 495.14 (8" N) IE 495.14 (6" NE) IE 495.04 (8" SW)
SSMH 13 N 210319.05 E 1342689.86	RIM = 503.46 IE 494.04 (8" E) IE 493.94 (8" NW)
SSMH 14 N 210301.31 E 1342818.80	RIM = 506.57 IE 494.79 (8" SE) IE 494.79 (8" NE) IE 494.69 (8" W)
SSMH 15 N 210043.28 E 1343124.74	RIM = 506.86 IE 500.17 (8" E) IE 500.26 (6" N) IE 500.07 (8" NW)

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WATER, SEWER AND UTILITIES

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