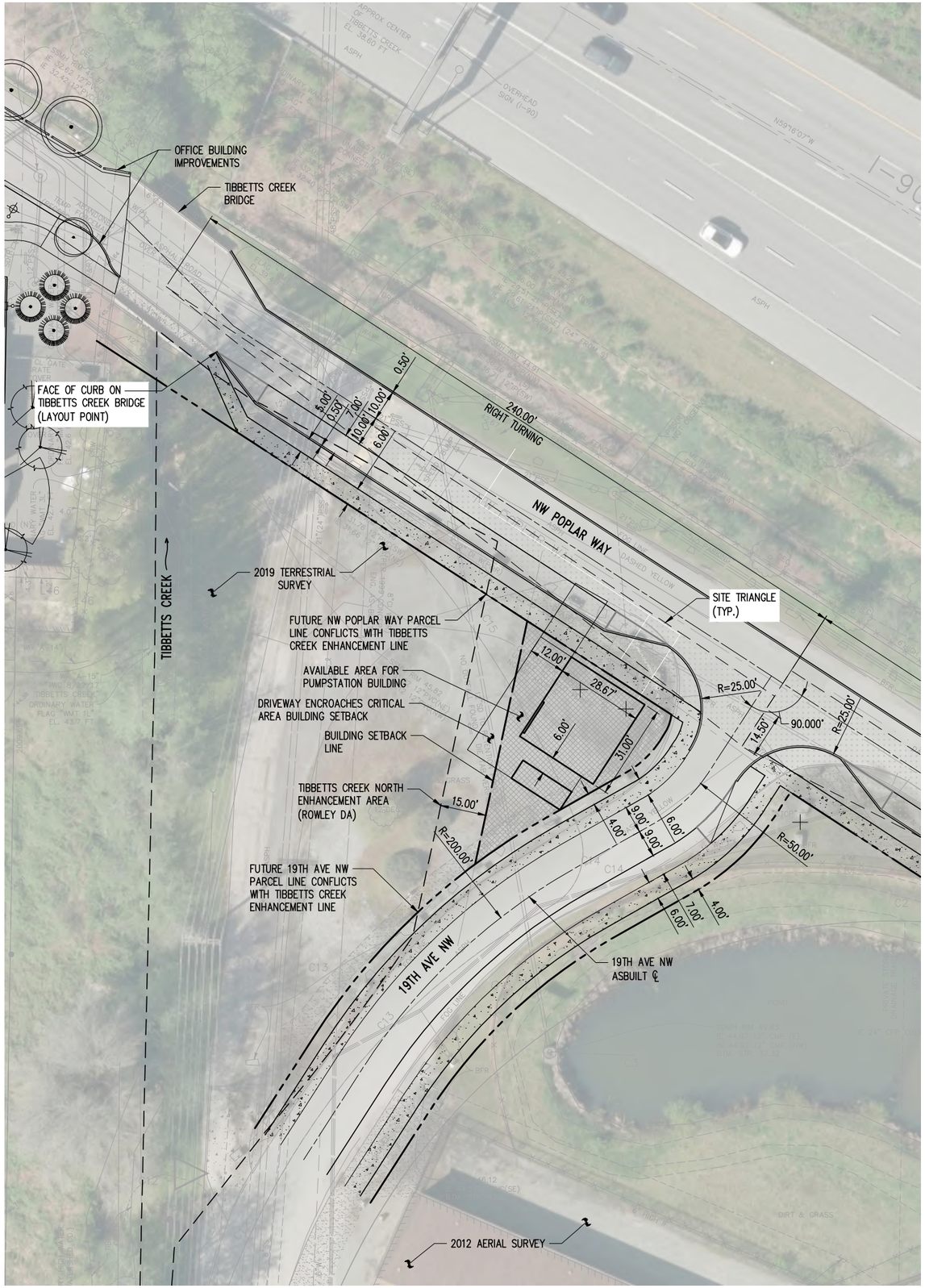

NOTES:

1. POPLAR WAY ALIGNMENT BASED ON EXISTING TIBBETTS CREEK BRIDGE SOUTHERN FACE OF CURB AND 2' SIDEWALK CLEARANCE TO EXISTING BUILDING.
2. AVAILABLE AREA BASED ON BUILDING SETBACKS DESCRIBED IN THE ROWLEY DEVELOPMENT AGREEMENT. 15' FROM CRITICAL AREA BUFFERS (APPENDIX J SECTION 7.C.1) AND NO SETBACK FROM PROPERTY LINES (APPENDIX C SECTION 4.1).
3. COI CODE 18.10.390 – "BUILDING SETBACK LINE: A LINE WHICH ESTABLISHES A DEFINITE POINT BEYOND WHICH THE FOUNDATION OF A STRUCTURE SHALL NOT EXTEND."
4. POPLAR WAY SECTION SHOWN MATCHES THE APPROVED SECTION CONSTRUCTED WITH THE OFFICE BUILDING PROJECT WEST OF TIBBETTS CREEK.

NORTH

0 10 20

POPLAR WAY AND 19TH AVE NW
INTERSECTION STUDY
8/22/2019 – CB

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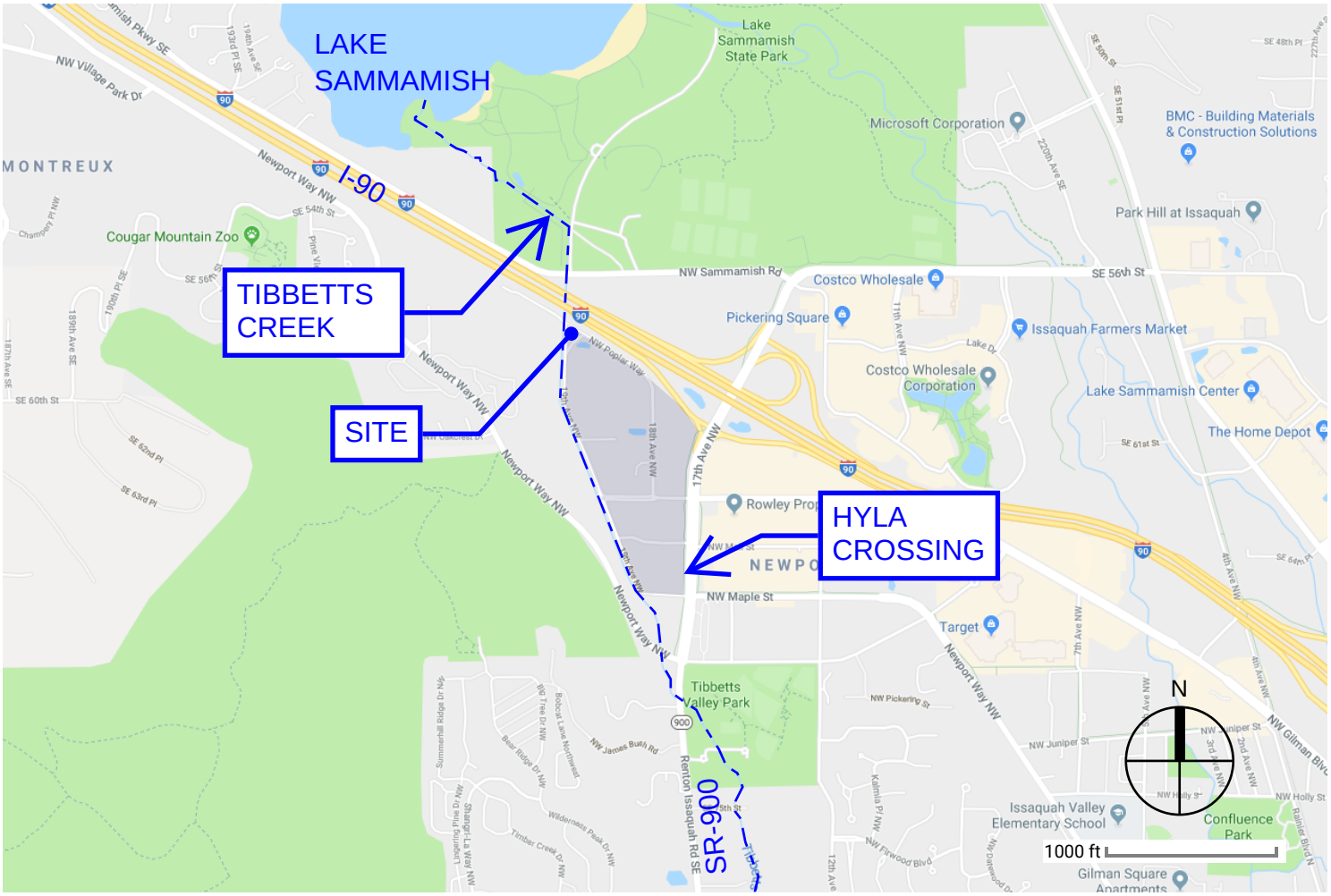
Sep 10, 2019 – 12:51pm ChrisB Z:\1800001-1800999\1800530 Hyla Crossing Direct Lake Discharge\CADD\Exhibits\2019-08-20 Intersection Study\intersection study.dwg



VICINITY MAP

1" = 1000'

HYLA CROSSING PUMPED STORMWATER DISCHARGE

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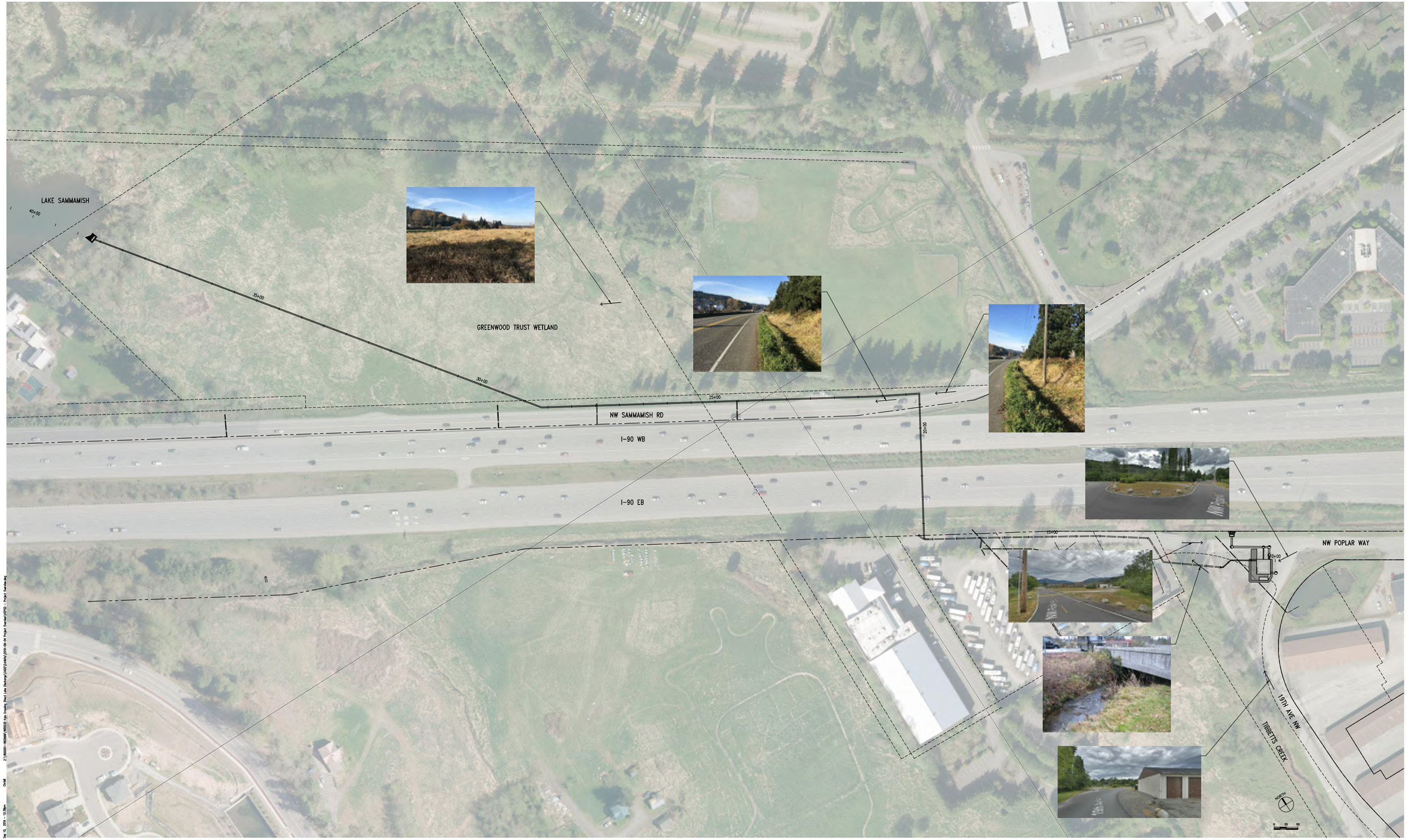

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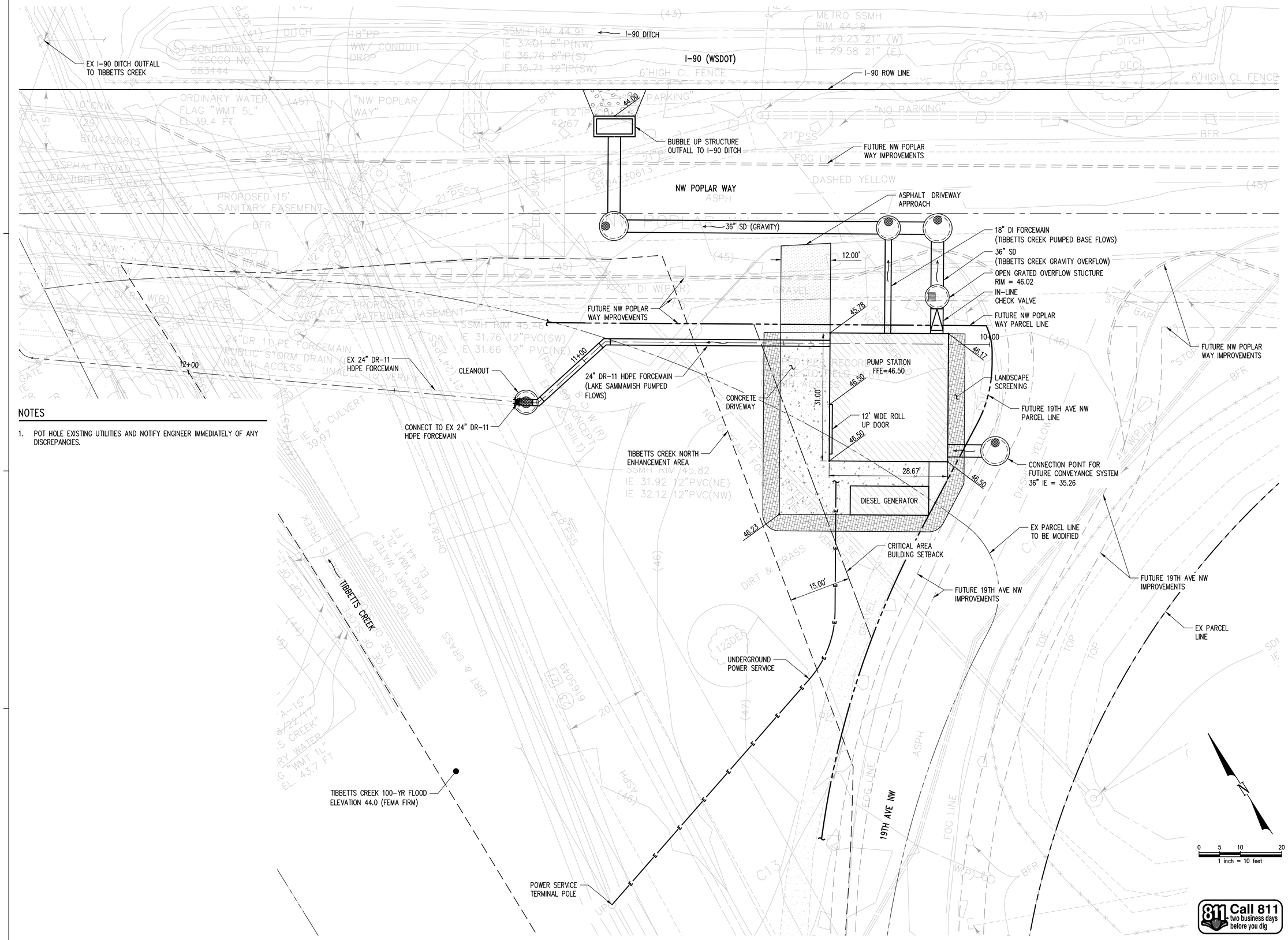

NOTES

1. POT HOLE EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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ISSAQUAH WA, 98101

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DESIGN TEAM
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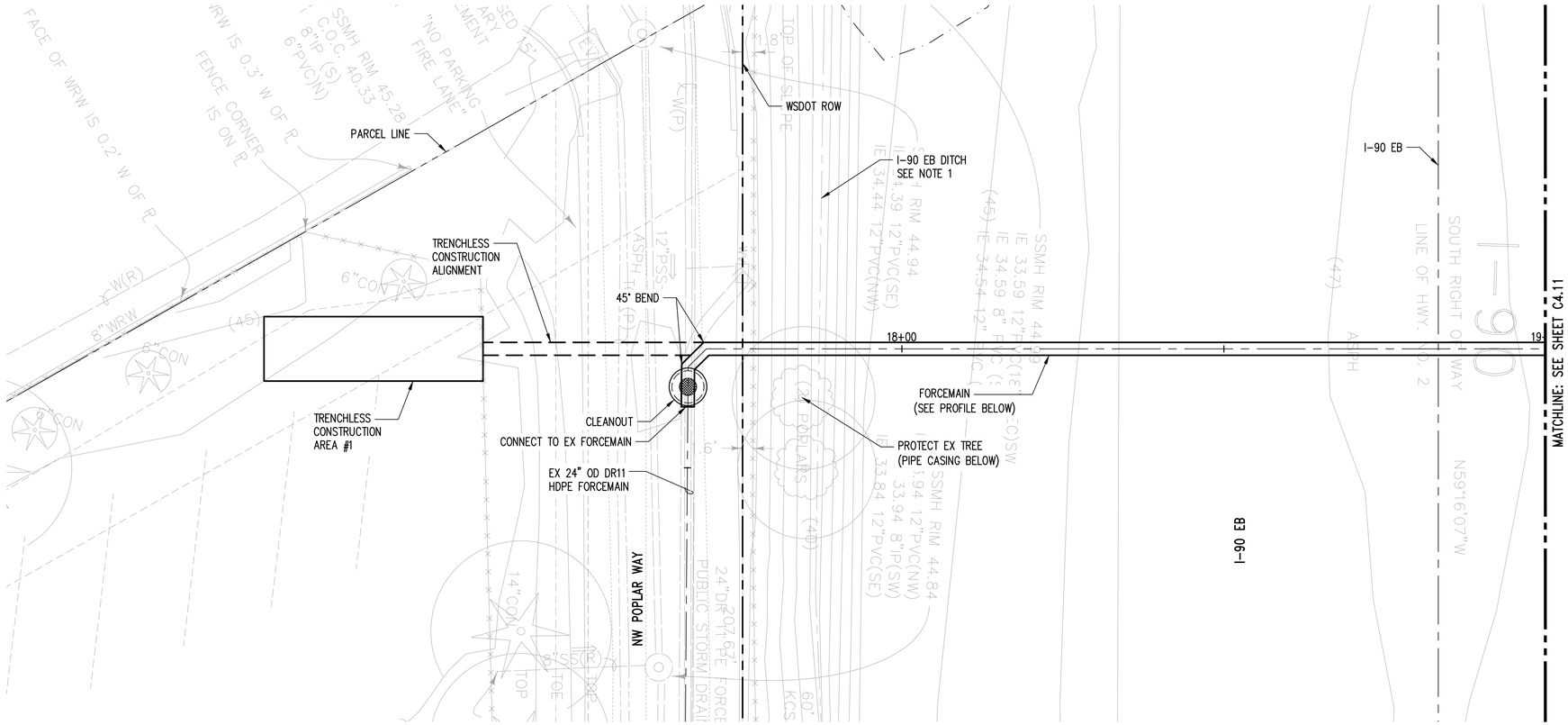

NOTES

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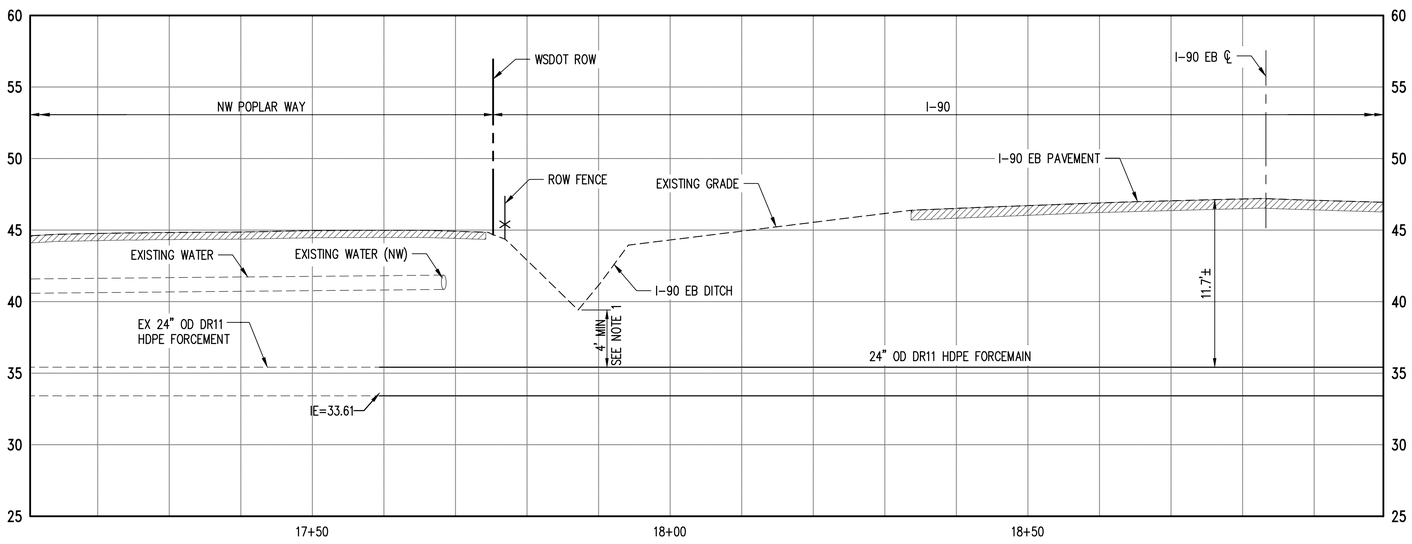
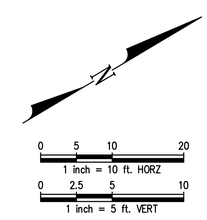
LEGEND

- APPROXIMATE LIMITS OF WORK
- PROPERTY LINE





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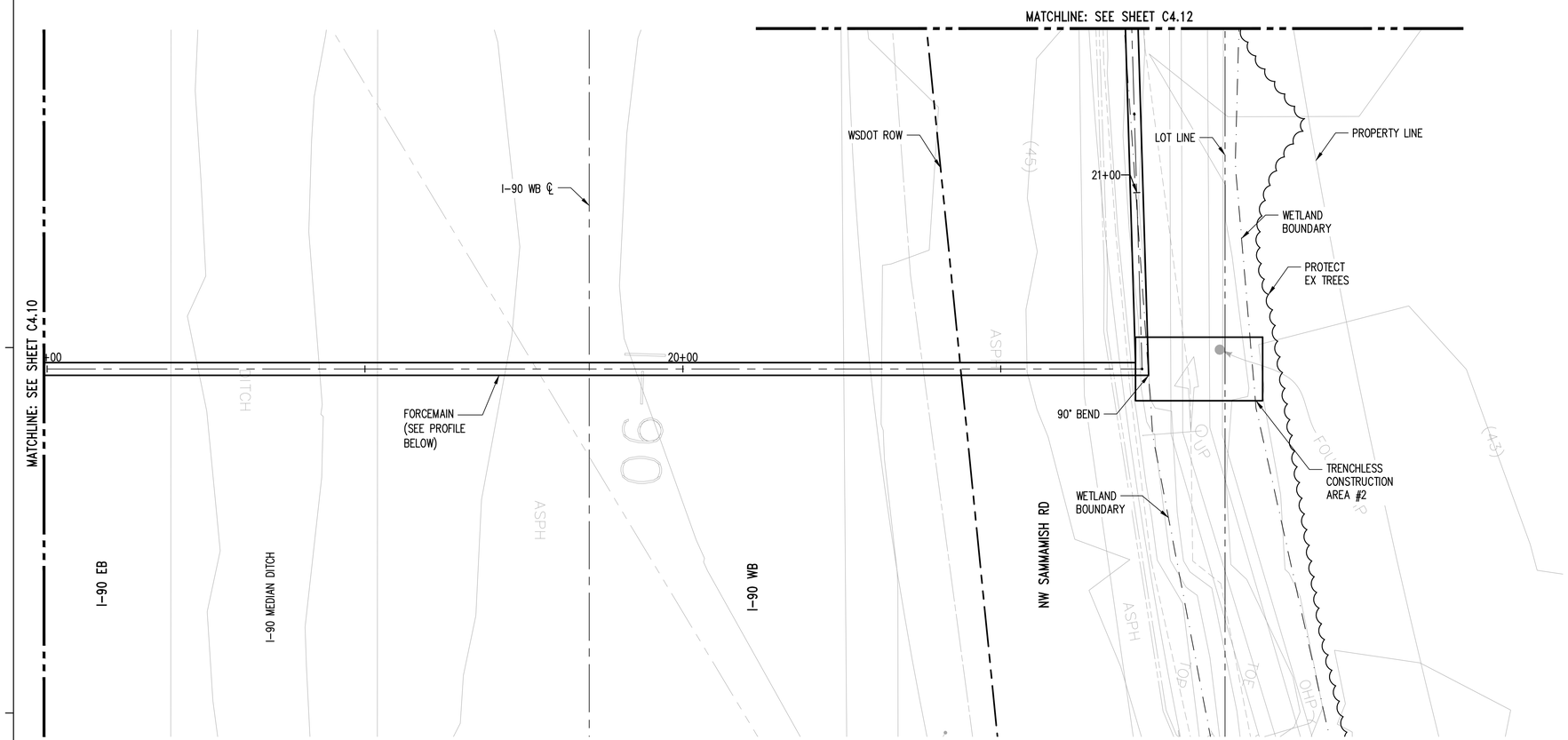

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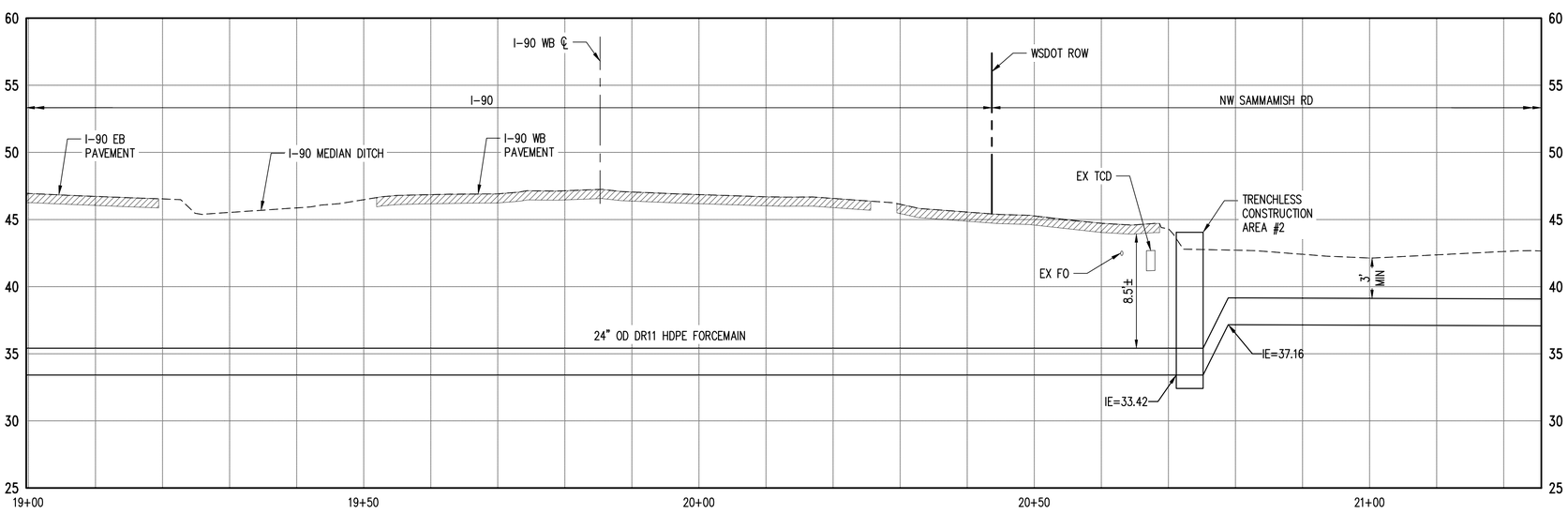
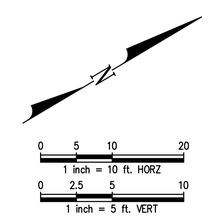
APPROXIMATE LIMITS OF WORK

PROPERTY LINE





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PRINCIPAL: TJE

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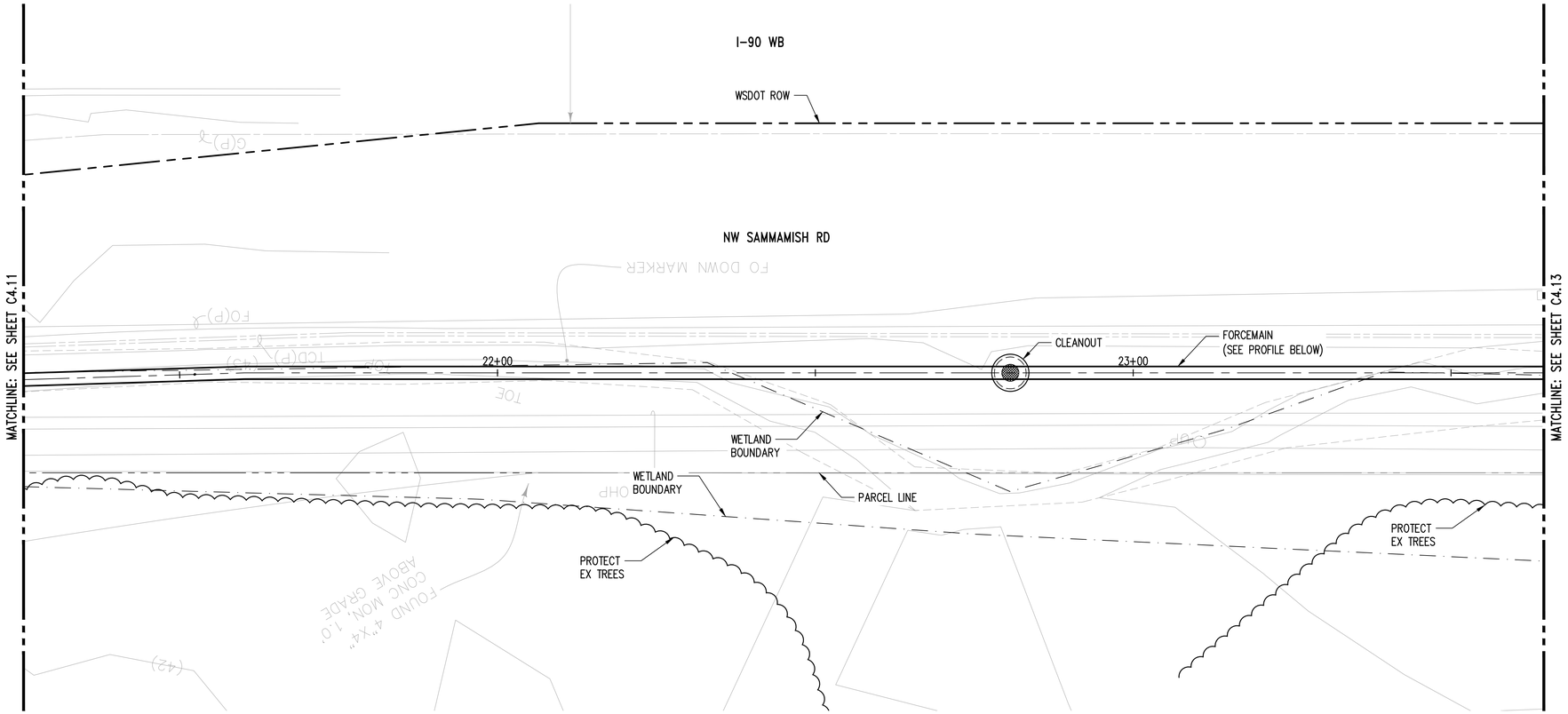

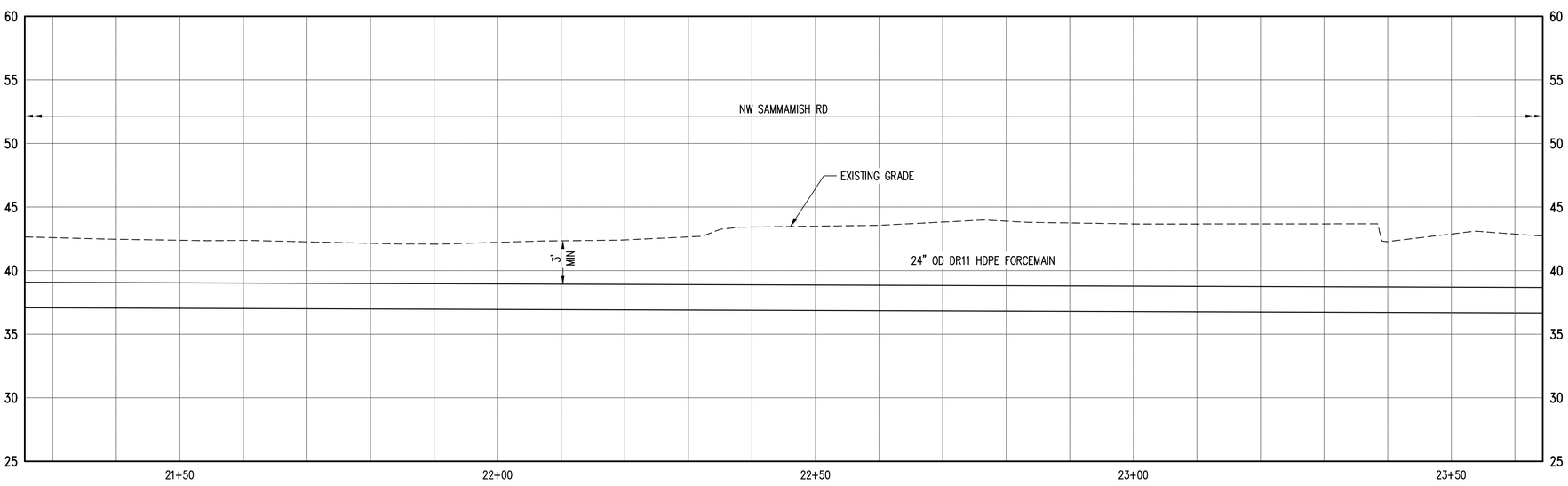

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LEGEND

APPROXIMATE LIMITS OF WORK

PROPERTY LINE

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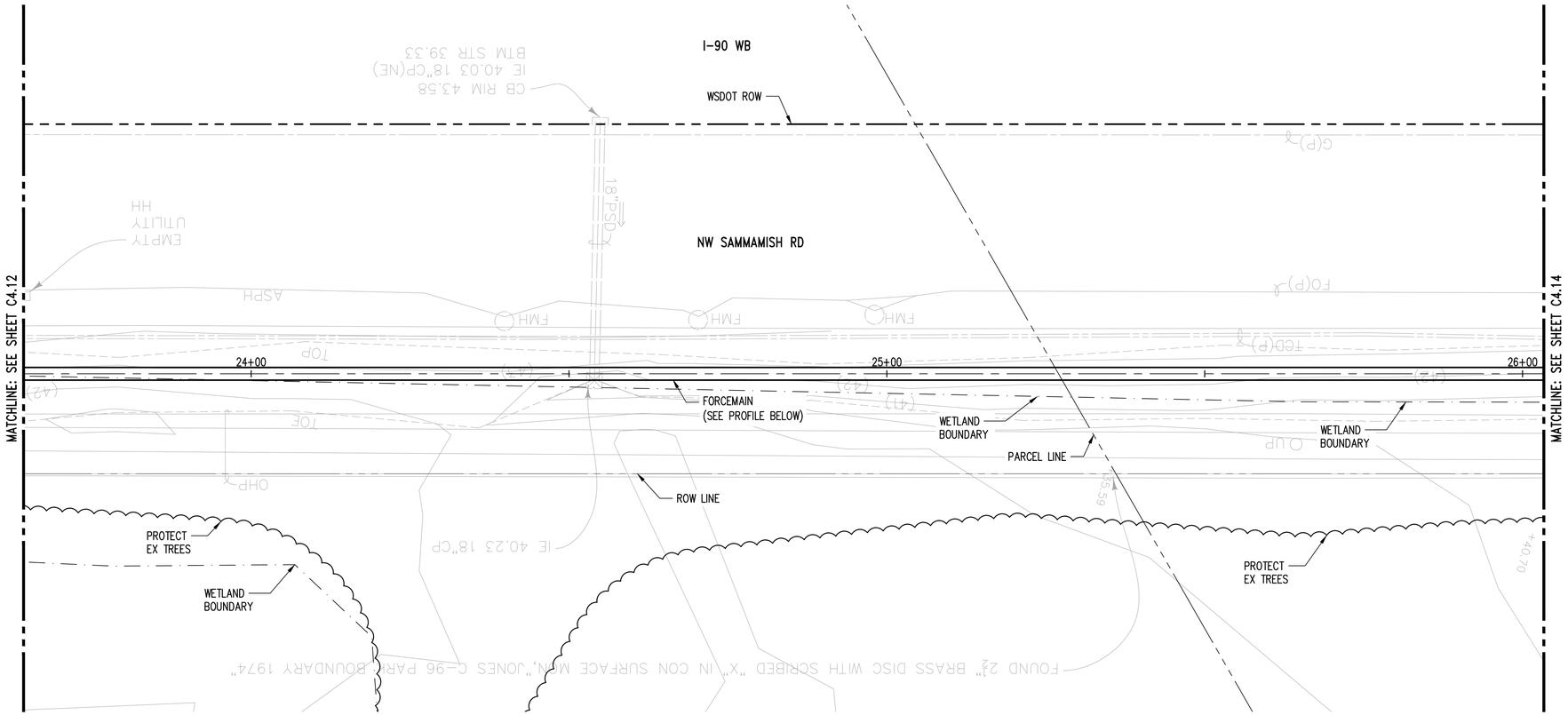

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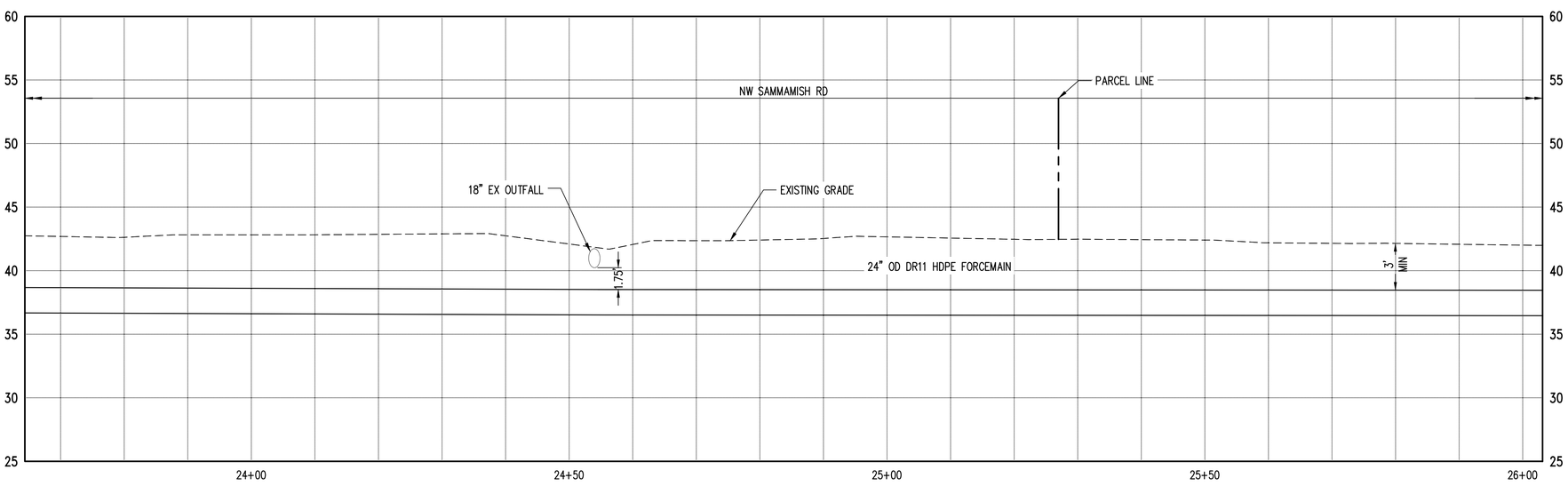
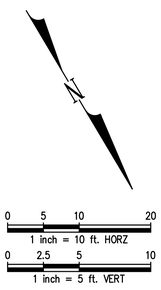
LEGEND

APPROXIMATE LIMITS OF WORK

PROPERTY LINE





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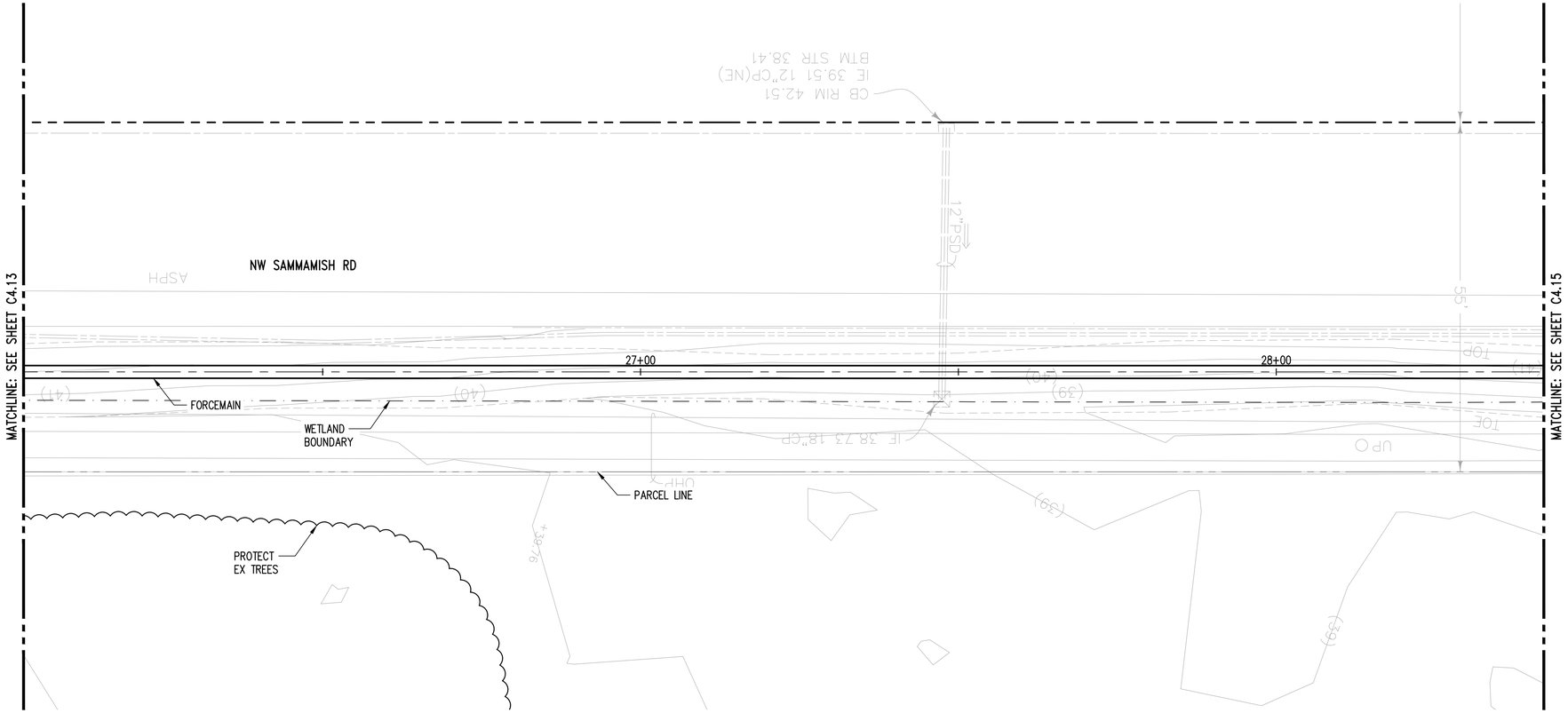

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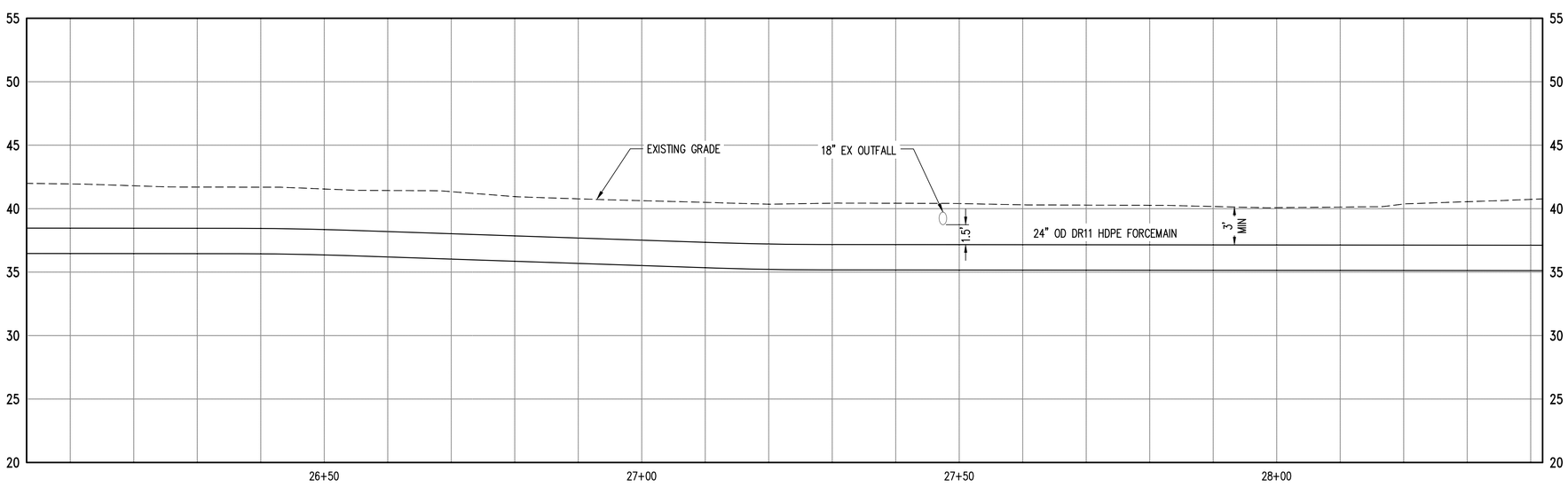
APPROXIMATE LIMITS OF WORK

PROPERTY LINE



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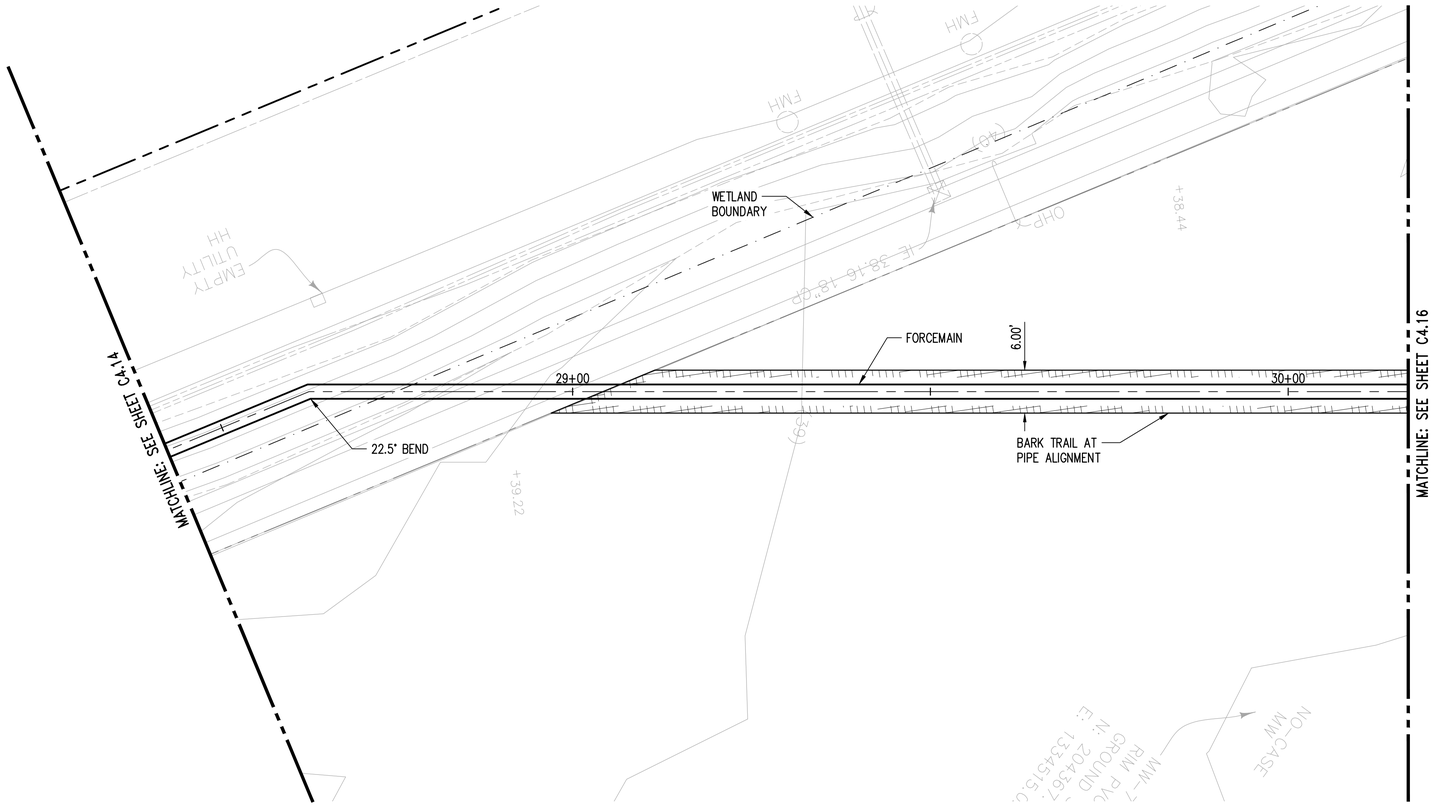

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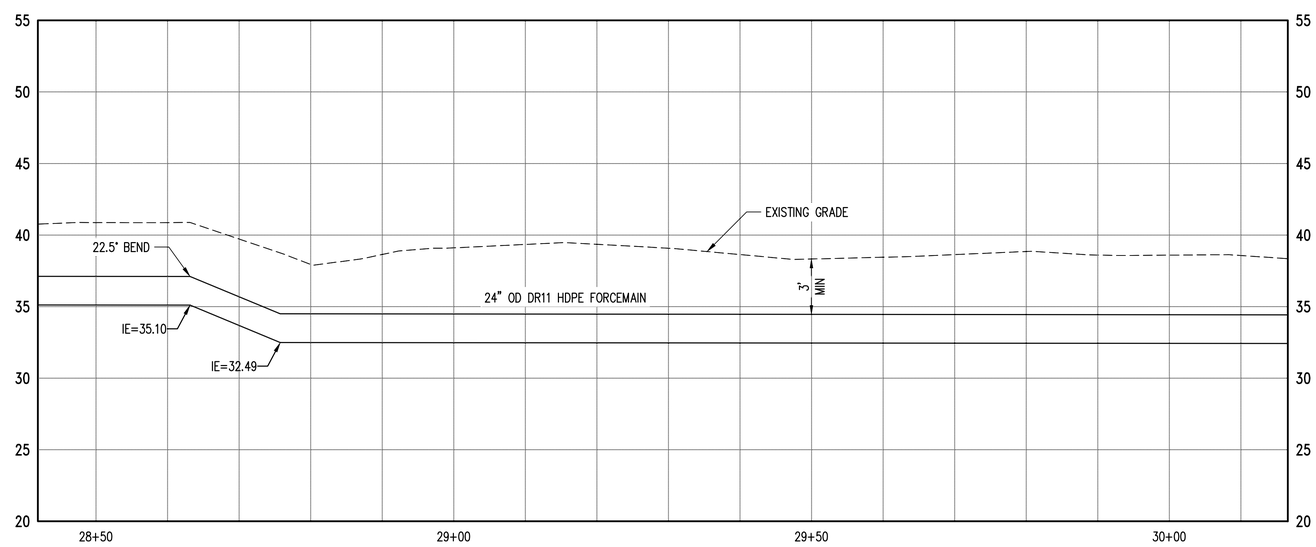

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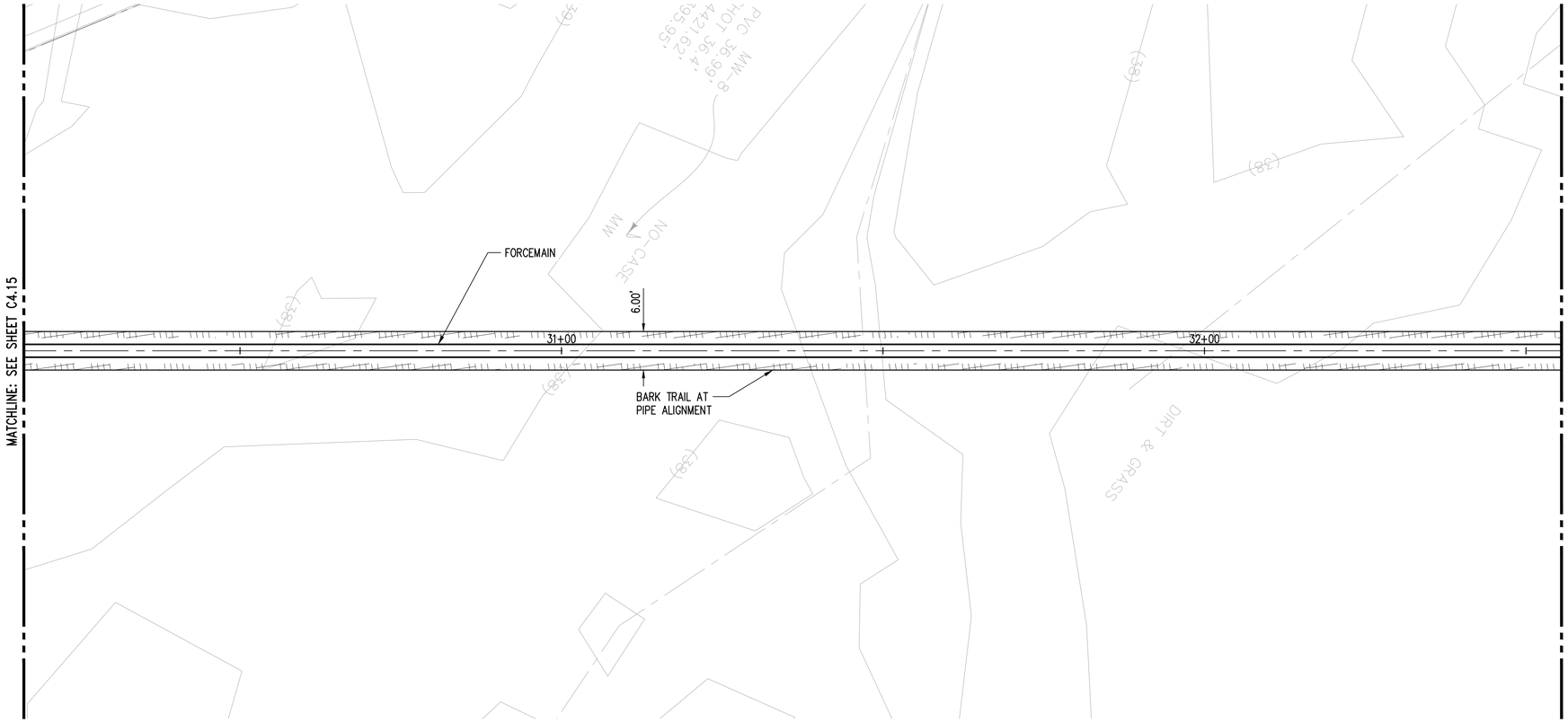

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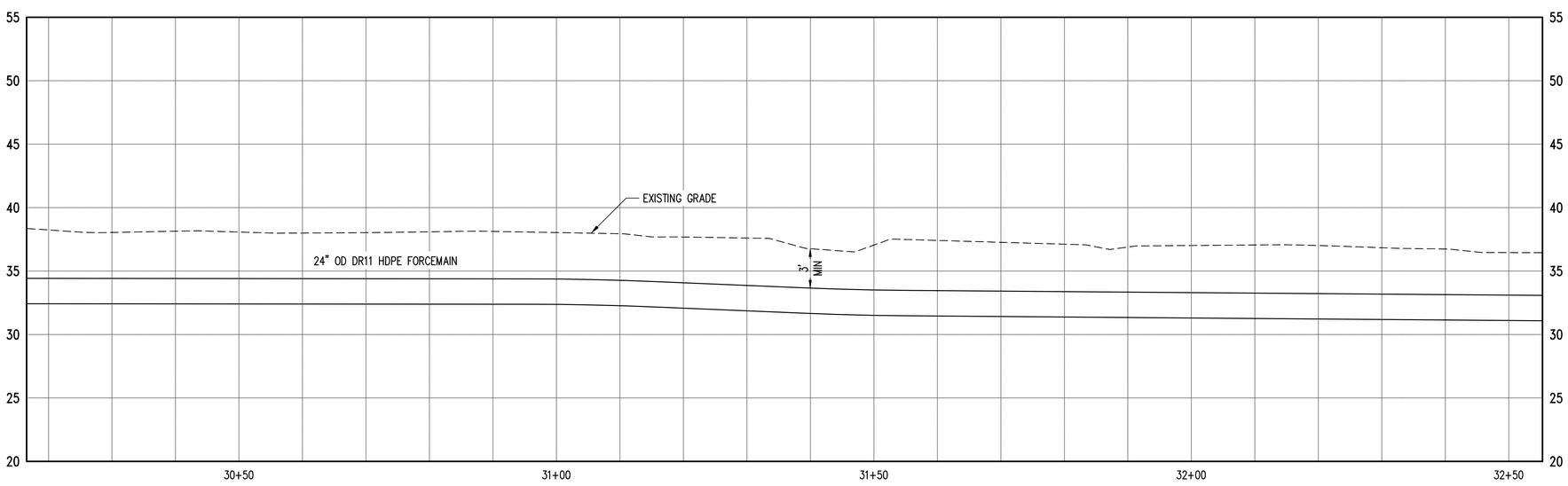

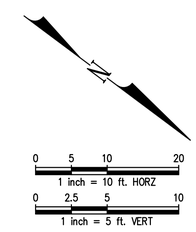

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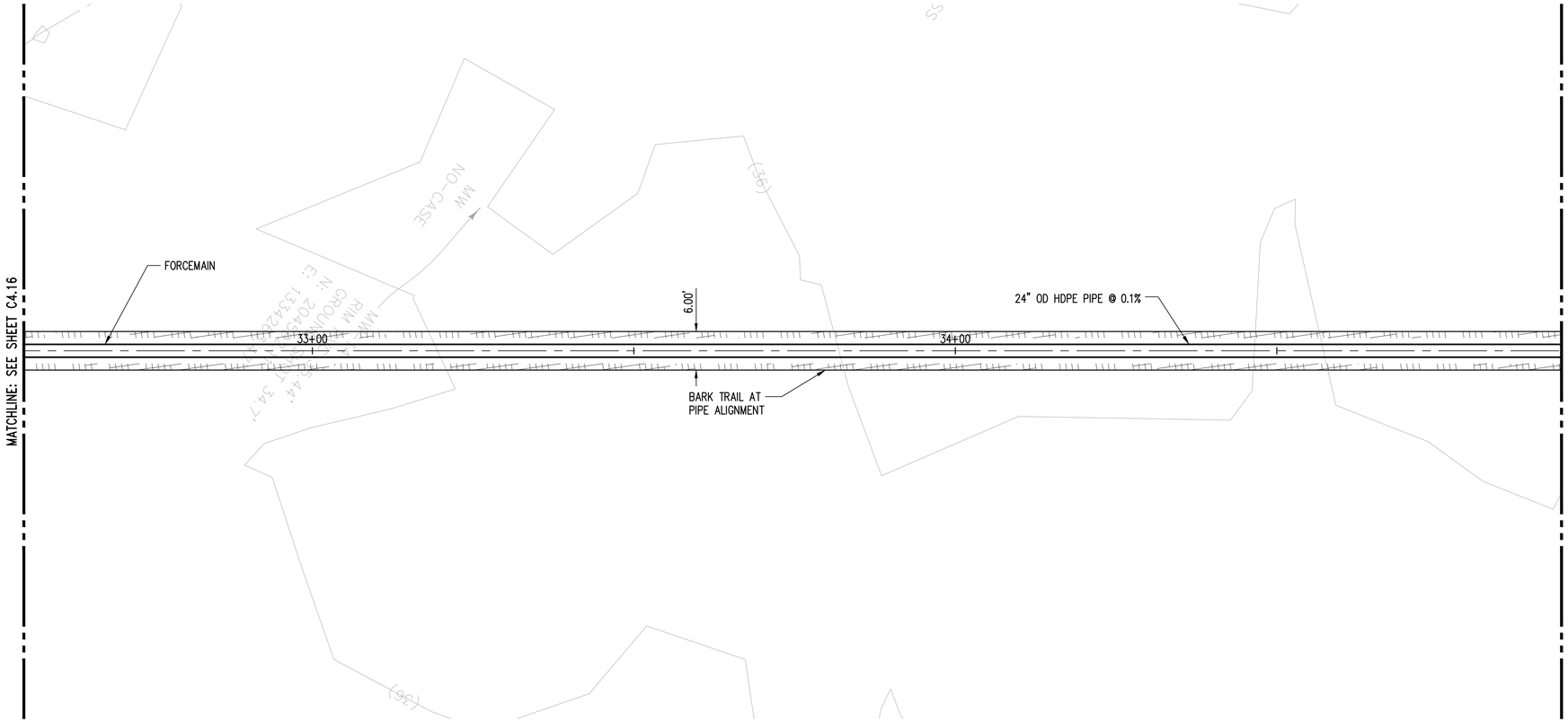

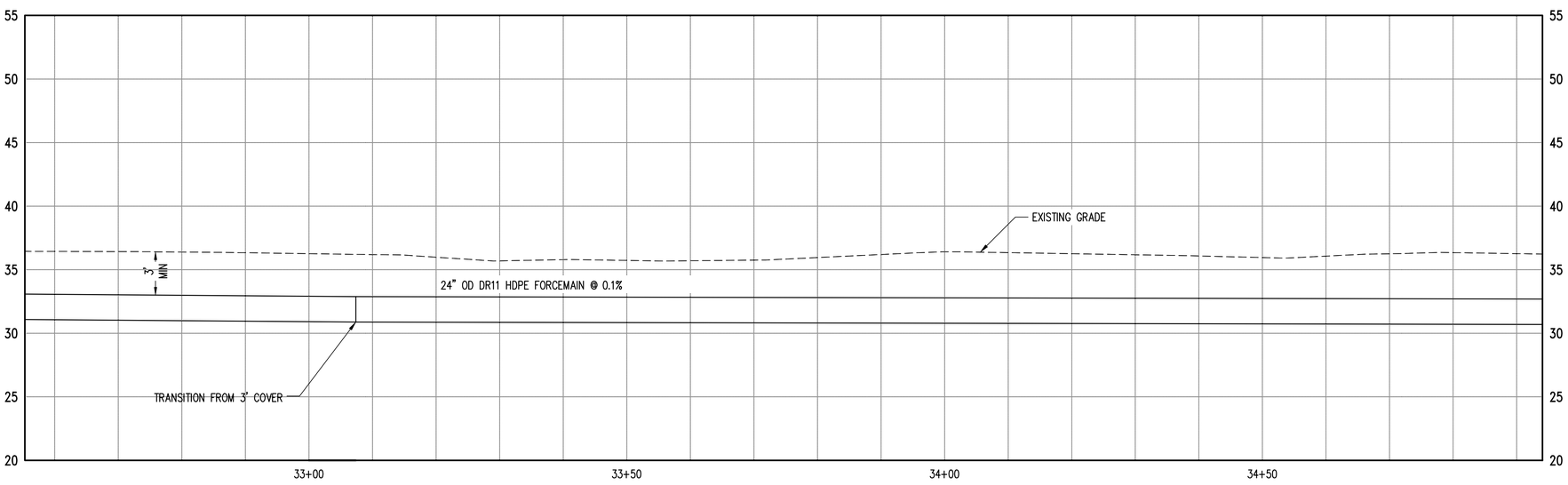

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APPROXIMATE LIMITS OF WORK

PROPERTY LINE

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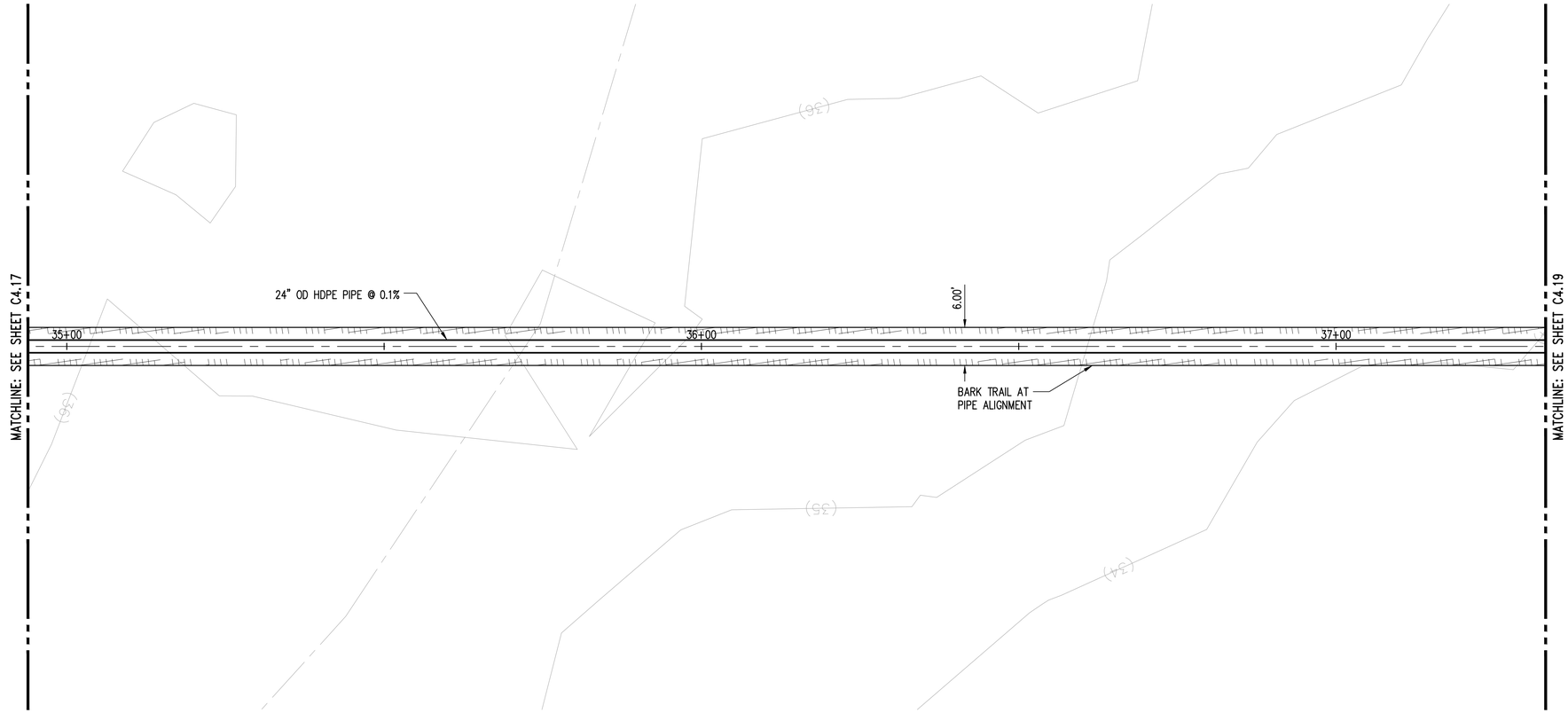

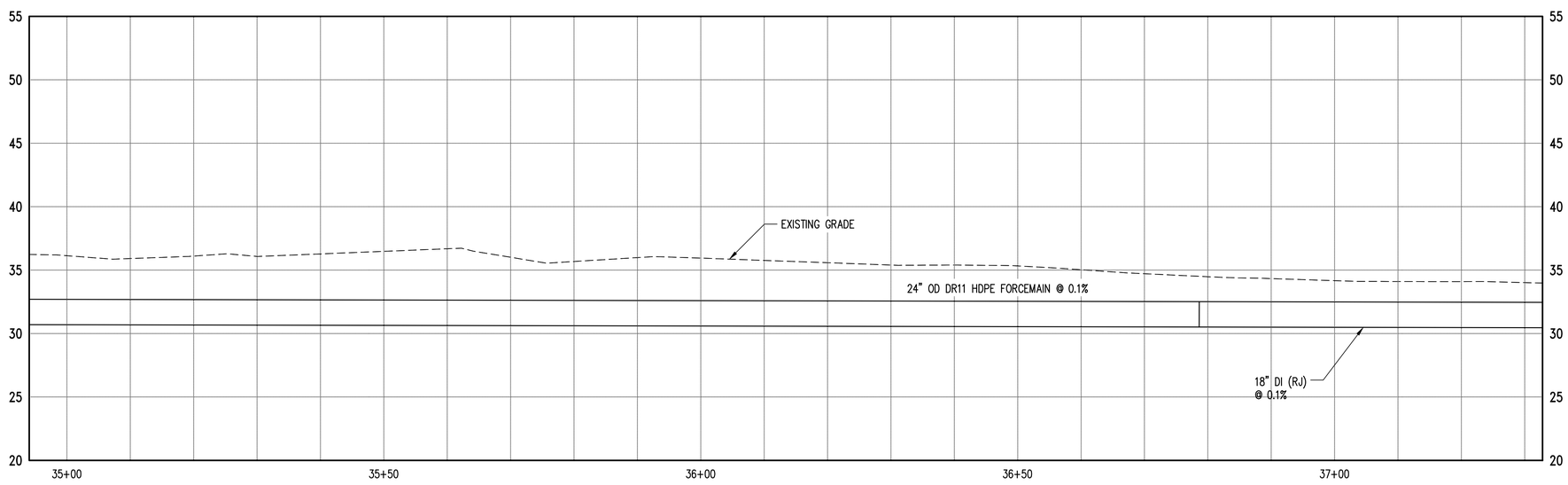

NOTES

1. CONTRACTOR TO FIELD VERIFY COVER BELOW I-90 EB DITCH AND ADJUST ELEVATION OF FORCEMAIN ACCORDINGLY.
2. POT HOLE EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

APPROXIMATE LIMITS OF WORK

PROPERTY LINE

0 5 10 20
1 inch = 10 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

Call 811 two business days before you dig

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

CONSULTANT

PROJECT
HYLA CROSSING PUMPED STORMWATER DISCHARGE

ISSAQUAH, WA

OWNER
ROWLEY PROPERTIES
1595 NW GILMAN BLVD
ISSAQUAH WA, 98101

PROFESSIONAL SEAL

DESIGN TEAM
DPY, LW
PRINCIPAL
TJE
PROJECT MANAGER
PROJECT ARCHITECT
DRAWN BY
CM
CHECKED BY
CB

DRAWING SET DESCRIPTION
ASDP PRE APPLICATION

REVISIONS

No.	DATE	DESCRIPTION
1	09/11/2019	**ASDP PRE APP**

SHEET TITLE
FORCEMAIN PLAN AND PROFILE

SHEET NUMBER
C4.18

ISSUE DATE
09/11/2019

Sep 11, 2019 - 3:19pm ChrisB
Xref Filename: \ X-HCPSD-SV \ X-HCPSD-SP \ X-RWDR-TTLB-24x36 \ EGGNG \ X-HCPSD-CON-STG \ Intersection Study \ x-hcpsd-fdb \ hcpsd-gd3 \
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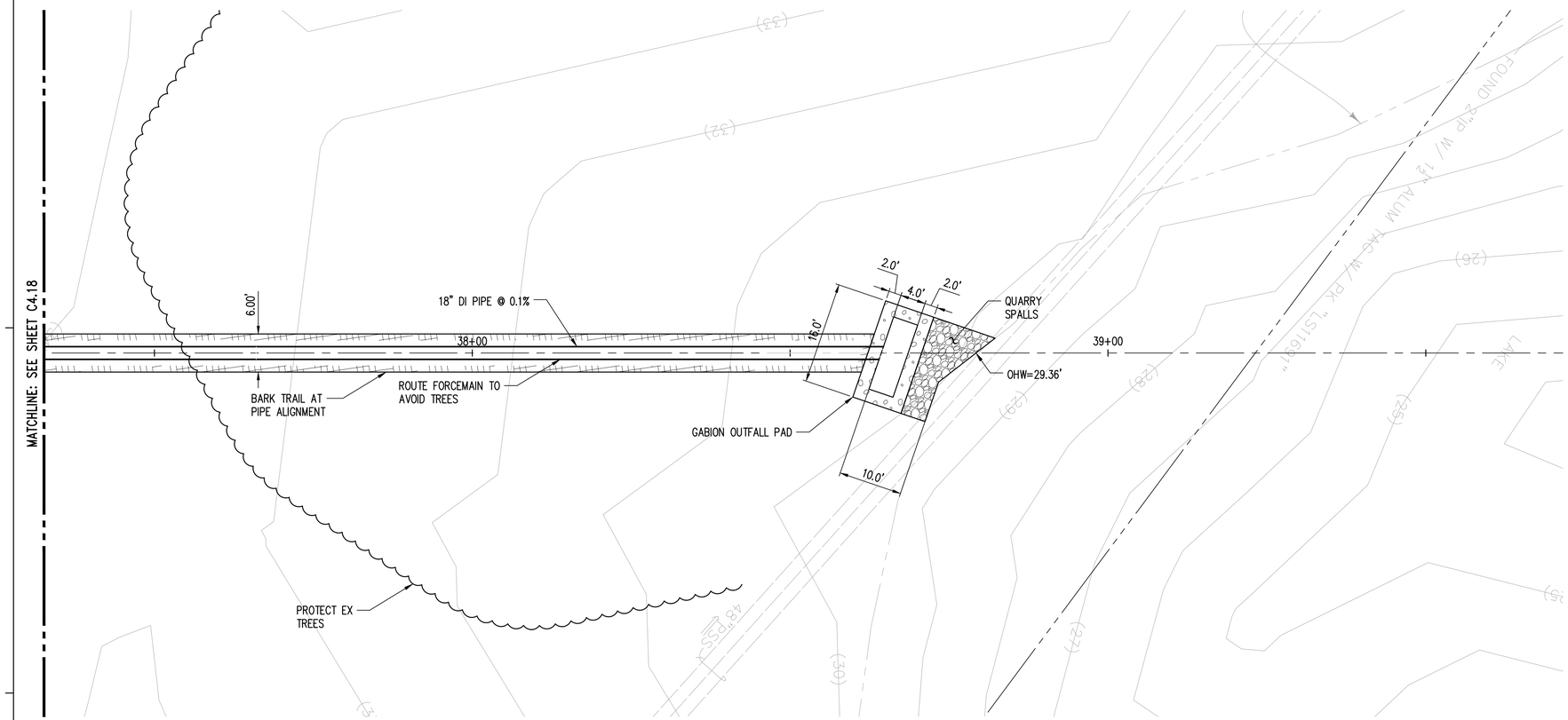

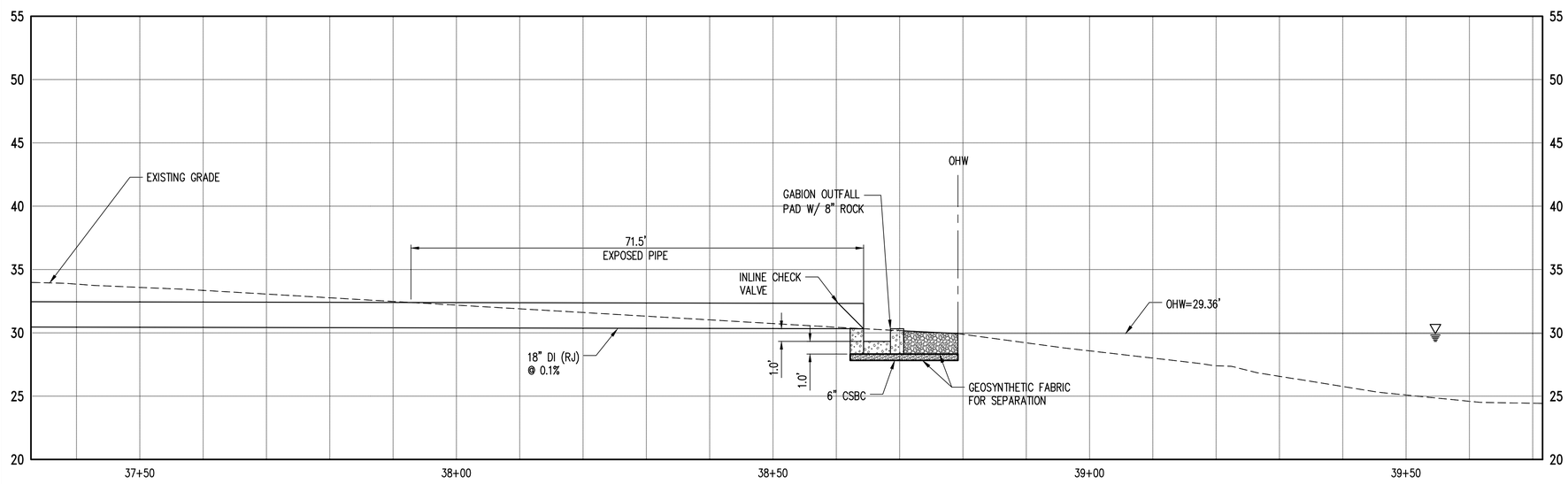

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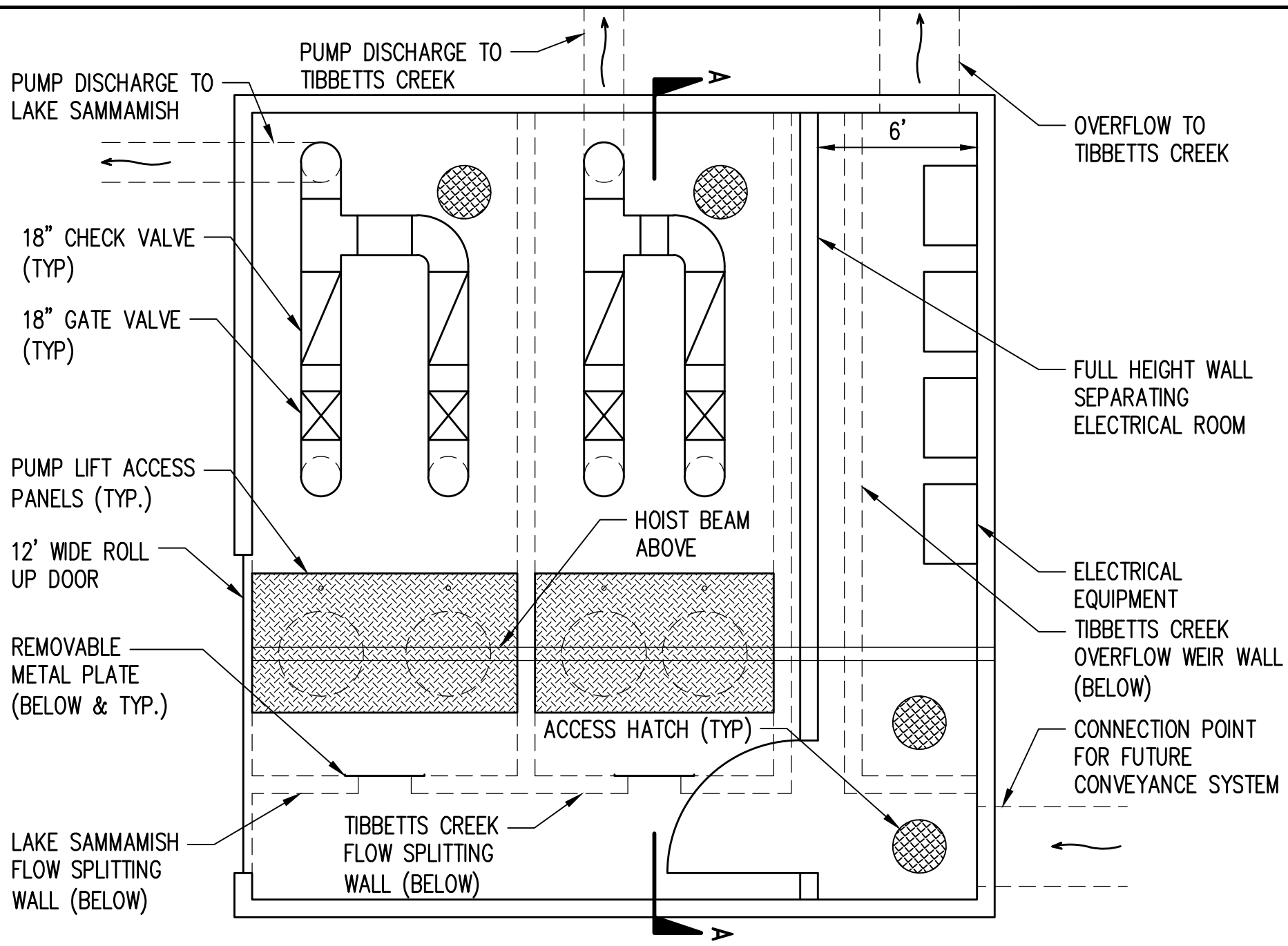
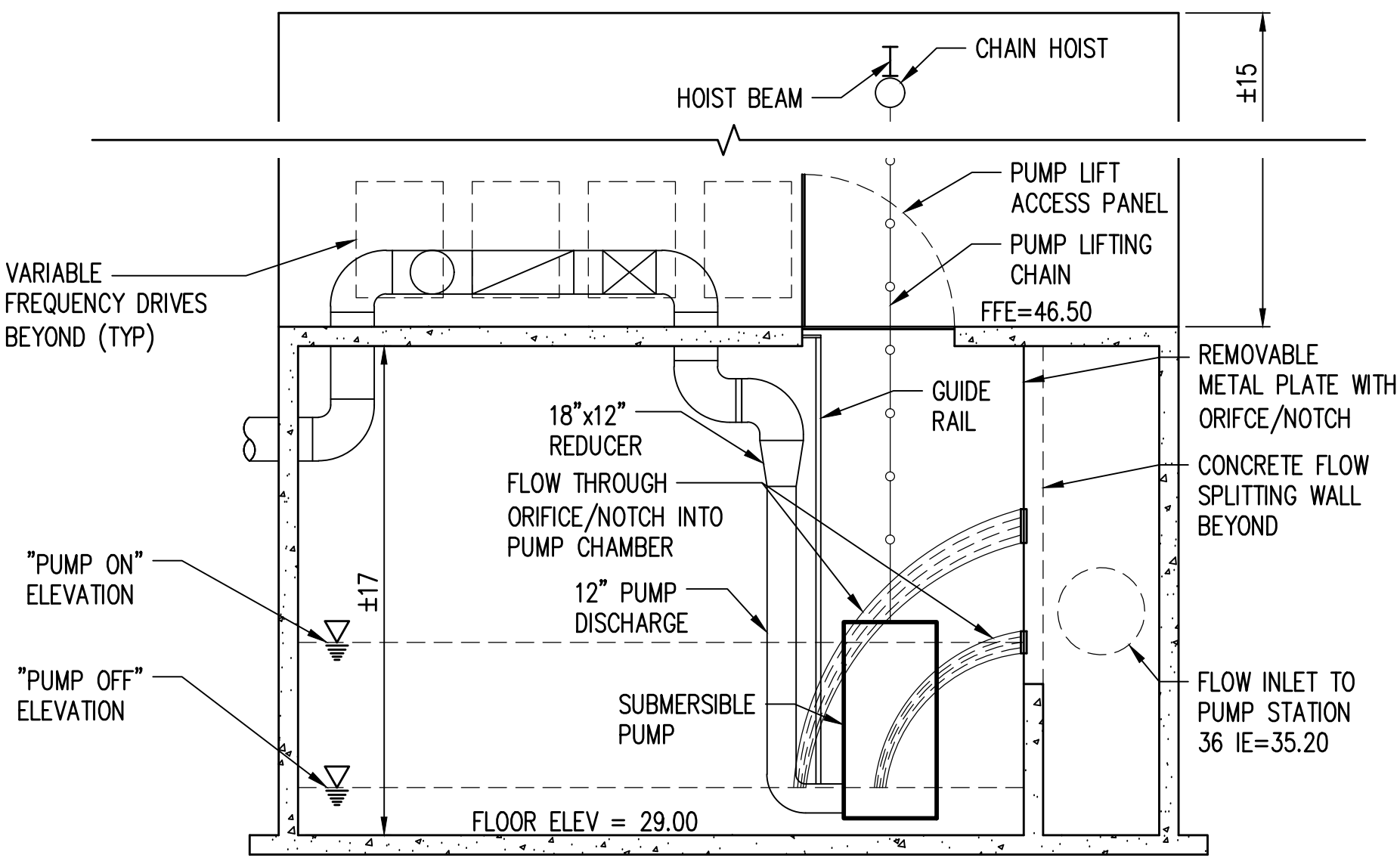


PLAN

SCALE: 1"=5'



SECTION A-A

SCALE: 1"=5'

Project Title **HYLA CROSSING DIRECT LAKE DISCHARGE**	Drawing Title **PUMP STATION LAYOUT**	
Client **ROWLEY PROPERTIES INC.**	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	Scale **1" = 5'** Date **SEPT 2019** Drawn/Ck'd By **CM/DY/CB**

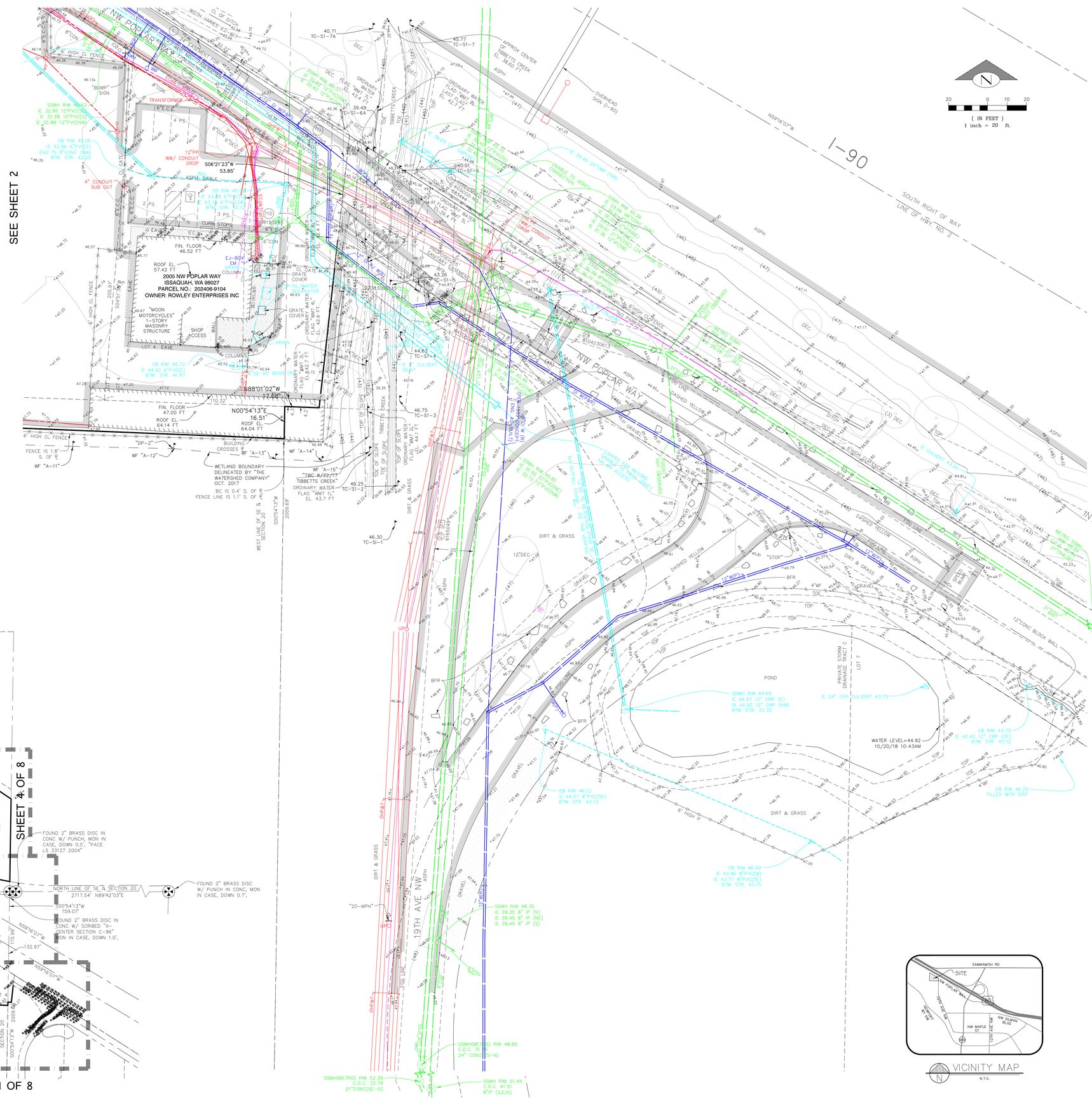
SEE SHEET 3

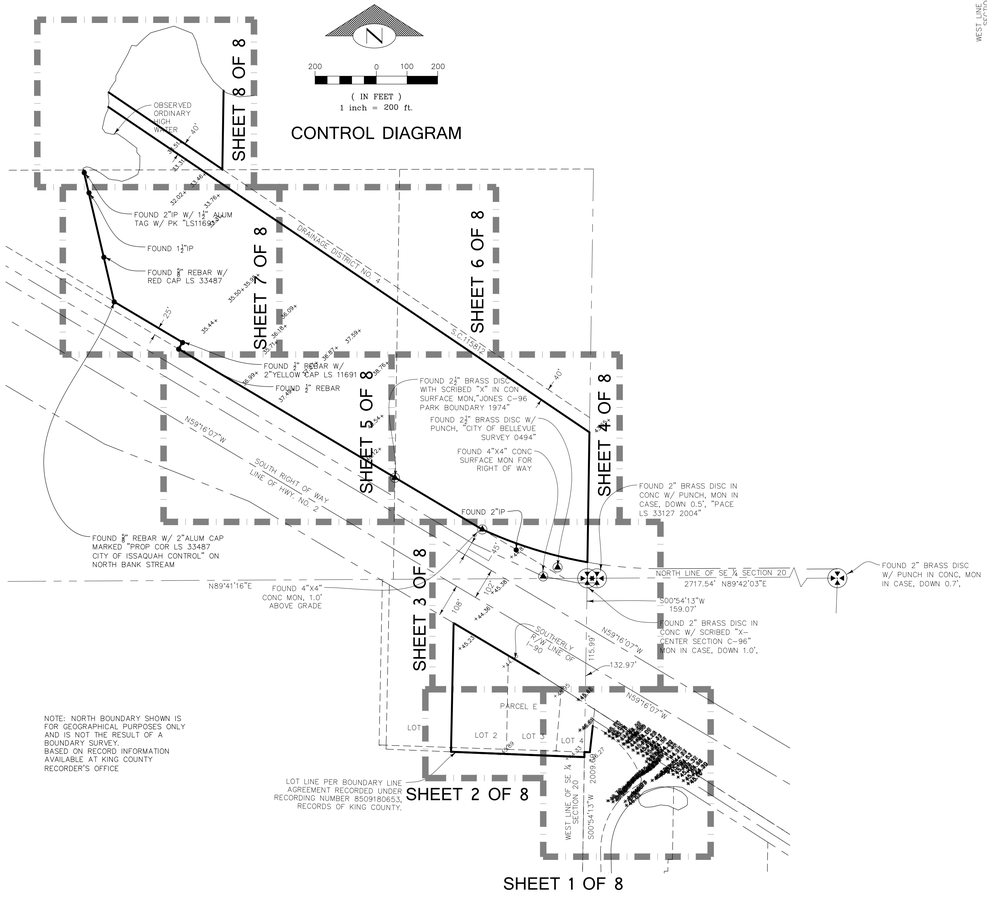
SECTION 20, TWP. 24 N., RGE. 6 E., W.M.

SEE SHEET 2

LEGEND

	AREA DRAIN
	ASPHALT (ASPH)
BLRD	BOLLARD
BC	BUILDING CORNER
BFR	BIG FEATURE ROCK
BR	BIKE RACK
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/ECC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
	CHAIN LINK FENCE (CL)
CTV	CABLE TV
COL	COLUMN
℄/M	CENTERLINE/MONUMENT LINE
CS/WS	CONCRETE/WOOD STAIRS
	H/C PARKING SPACE
CON	CONIFEROUS TREE
DEC	DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE
C.O.C.	CENTER OF CHANNEL
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH	ELECTRICAL HANDHOLE
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FIRE HYDRANT
FD	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FMH	FIBER OPTIC MANHOLE
FFE	FINISH FLOOR ELEVATION
GB	GRADE BREAK
G	GAS MAIN
GM	GAS METER
	GAS VALVE
GV	GAS VAULT
	GUY ANCHOR
	HANDRAIL
	IRON FENCE (IF)
	STRAIN POLE
ICB	IRRIGATION CONTROL BOX
IV	IRRIGATION VALVE
IE	INVERT ELEVATION
	LIGHT POLE (METAL)
	LIGHT POLE (WOOD)
	LIGHT POLE (FIBERGLASS/CONC)
	STRAIN POLE W/ LIGHT
	LIGHT POLE (DECORATIVE)
LSCAPE/PA	LANDSCAPE/PLANTER
	MANHOLE
	MAILBOX (FEDERAL/PRIVATE)
MW	MONITOR WELL
OHP/OHT	OVERHEAD POWER/TELEPHONE
OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P.S.	PARKING SPACE(S)
	PILING
	PROPERTY LINE (PL)
(P)	PAINTED UTILITY LOCATION
	PIPE FLOW DIRECTION
PE	POLYETHYLENE
PPS	PARKING PAY STATION
	POST INDICATOR VALVE
PS/PSS	COMBINED/SANITARY SEWER
PSD	STORM DRAIN
	PRIVATE CATCH BASIN
	PEDESTRIAN PUSH BUTTON (PPB)
(R)	RECORD DATA
RE	ROOF ELEVATION
SF-CB	STORM FILTER CB BY CONTECH (PIPES NOT VISIBLE OR MEASURED)
SCL/CLHH	SEATTLE CITY LIGHT HANDHOLE
SD	SERVICE DRAIN (STORM)
CO	CLEANOUT
STM/V	STEAM LINE/VAULT
SSS	SANITARY SIDE SEWER (RECORD)
	SIGN/STREET NAME SIGN
	TEST PIT/SOIL BORING
	TRAFFIC CONTROL CABINET (TRSCC)
TCHD	TRENCH DRAIN
	TEMPORARY BENCHMARK (TBM)
TCD	TELEPHONE CONDUIT (BURIED)
TD	TELEPHONE DUCT
TV	TELEPHONE VAULT
TMH	TELEPHONE MANHOLE
TS	TELEPHONE SENTRY
	TRAFFIC FLOW DIRECTION
	TRAFFIC SIGNAL
TRCD	TRAFFIC SIGNAL CONDUIT (BURIED)
	TRANSFORMER ON POLE
TOE	TOE OF SLOPE
TOP	TOP OF BANK
UP	UTILITY POLE (WOOD)
WV	WATER VAULT
W	WATER MAIN
WM	WATER METER
	WATER VALVE
	WATER BLOWOFF VALVE
	WATER GATE VALVE/CHAMBER
VO/CO	VACATION/CONDEMNATION ORDINANCE
WE	WIRE ELEVATION
	WOOD FENCE (WF)
	WETLAND FLAG





CONTROL DIAGRAM

No.	REVISION	DATE
6	ADDED CULVERT EL AND ACCEPTED DHM	9/4/19
5	STORM PIPE REVISIONS PER CLIENT	8/8/19
4	CORRECTED VERTICAL INFORMATION ON STORM SYSTEM	8/6/19
3	ADDED SPOT ELEVATIONS AT TIBBETTS CREEK CROSSING - 90	7/9/19
2	REVISED SURFACE TOPOGRAPHY AT TIBBETTS CREEK	6/17/19
1	REVISED PER COMMENTS	6/7/19

DONNA A. BELL — STATE OF WASHINGTON — 35343 — REGISTERED PROFESSIONAL ENGINEER

09/10/2019

BUSH, ROED & HITCHINGS, INC. — CORPORATE SEAL — 1969 — WASHINGTON

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

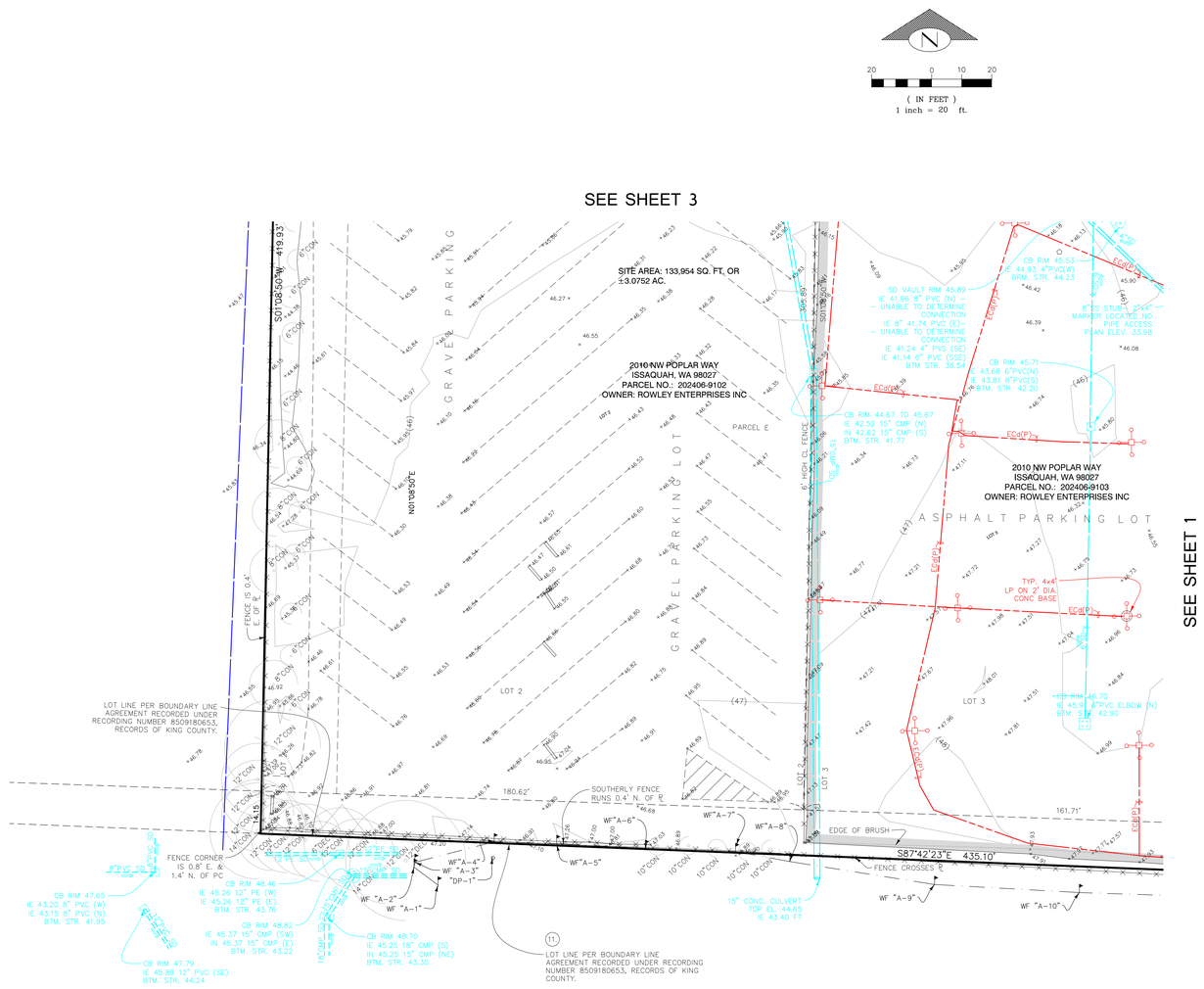
BRH

TOPOGRAPHIC AND BOUNDARY SURVEY
ROWLEY PROPERTIES INC.
2005 AND 2010 NW POPLAR WAY

ISSAQUAH — KING COUNTY — WASHINGTON

drawn by HAK/HDC	checked by DAB
scale 1"=20'	date 5/30/19
job no. 2010051.19	
sheet 1 of 8	

SECTION 20, TWP. 24 N., RGE. 6 E., W.M.



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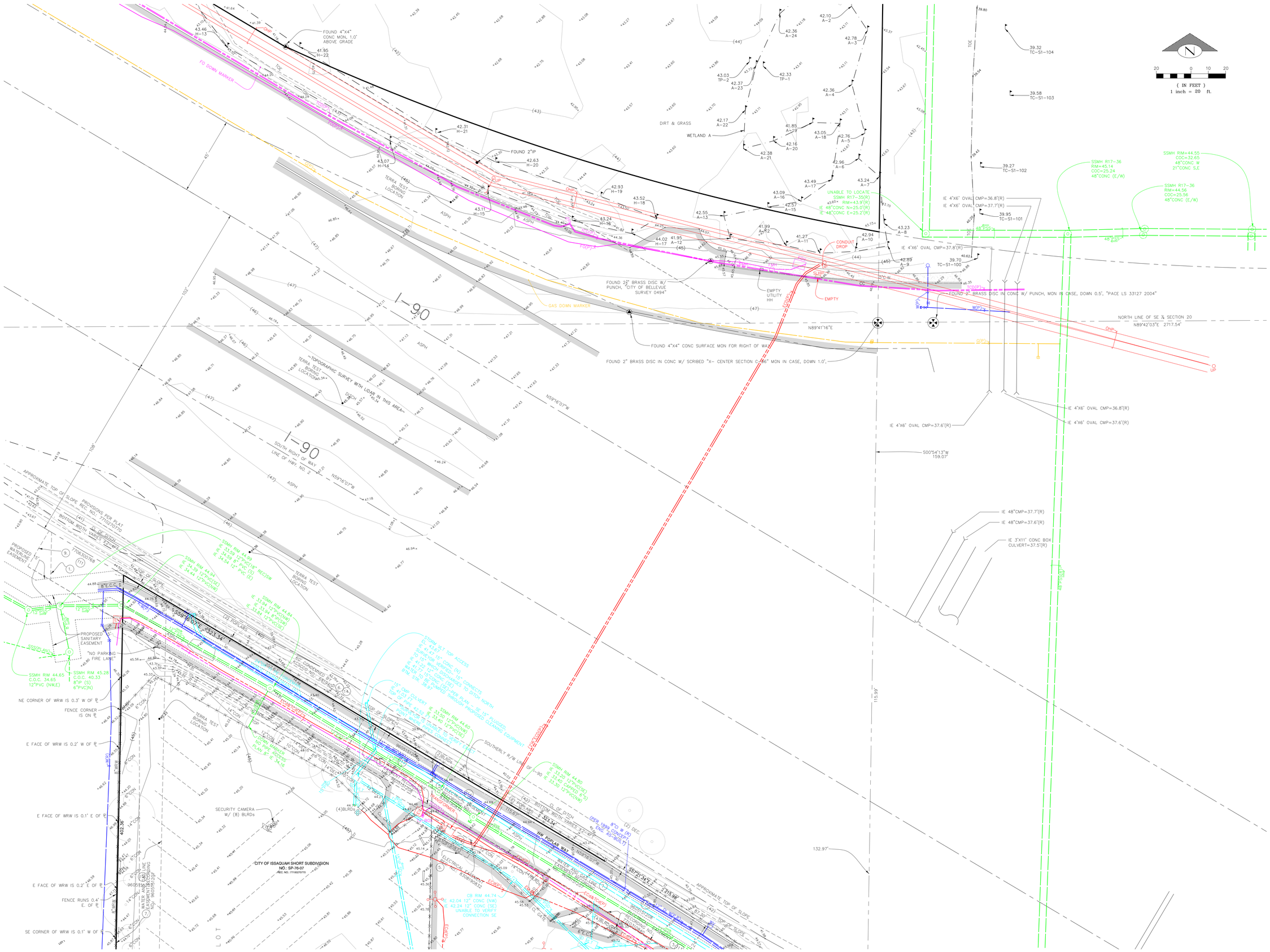
SEE SHEET 4



DATE	REVISION	NO.

DUANE A. BELL
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
09/10/2019

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
SEAL 696

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2005 AND 2010 NW POPLAR WAY
ISSAQUAH KING COUNTY WASHINGTON

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SECTION 20, TWP. 24 N., RGE. 6 E., W.M.

SEE SHEET 6

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SEATTLE, Washington
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2005 AND 2010 NW POPLAR WAY
ISSAQUAH KING COUNTY WASHINGTON

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sheet 4 of 8	

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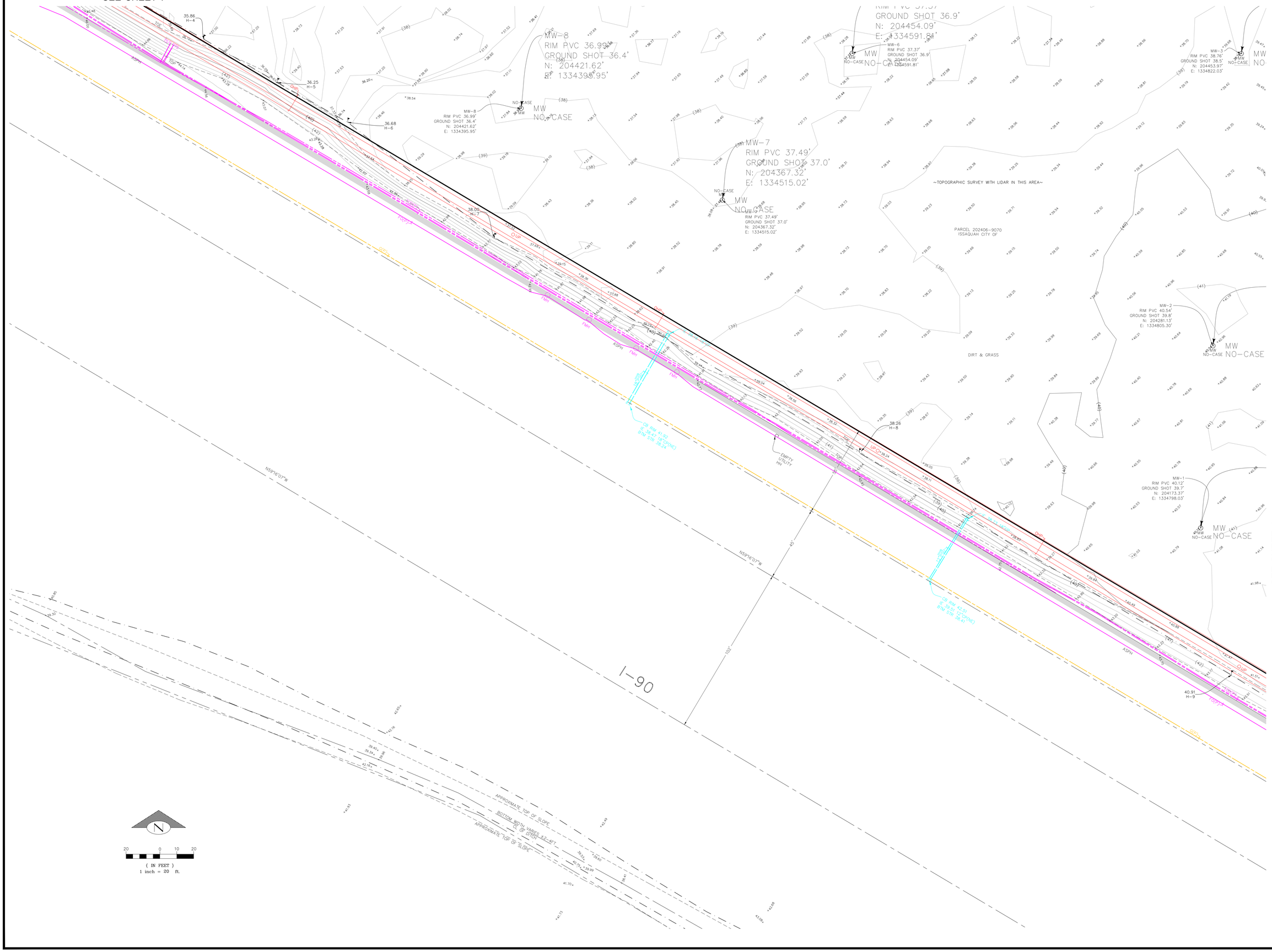

NO.	REVISION	DATE

DONALD A. BELL STATE OF WASHINGTON 22383 REGISTERED PROFESSIONAL LAND SURVEYOR

09/10/2019

BUSH, ROED & HITCHINGS, INC. CORPORATE SEAL 1969 WASHINGTON

BUSH, ROED & HITCHINGS, INC.
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SEATTLE, Washington
98102-3513
(206) 323-4144
1-800-935-0508
FAX# (206) 323-7135

TOPOGRAPHIC AND BOUNDARY SURVEY
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2005 AND 2010 NW POPLAR WAY
ISSAQUAH KING COUNTY WASHINGTON

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job no. 20100051.19	
sheet 5 of 8	

SECTION 20, TWP. 24 N., RGE. 6 E., W.M.

N

20 0 10 20

(IN FEET)
1 inch = 20 ft.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88
ORIGINATING BENCHMARK:
WSDOT BRASS DISK DESIGNATED "GP 17090-309", IN GRAVEL MEDIAN BETWEEN THE OFF-RAMP FOR EXIT 18 AND THE ON RAMP FOR SR 90 EAST BOUND. ELEVATION = 85.89'

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

UTILITY PROVIDERS:

SANITARY SEWERS, SURFACE WATER, WATER
CITY OF ISSAQUAH
DEPARTMENT OF PUBLIC WORKS
1775 12TH AVENUE NW
PO BOX 1307
ISSAQUAH, WA 98027
(425) 837-3470
FAX: (425) 837-3479

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

NO.	REVISION	DATE

DUANE A. BECK — STATE OF WASHINGTON — 22811 — PROFESSIONAL LAND SURVEYOR
09/10/2019

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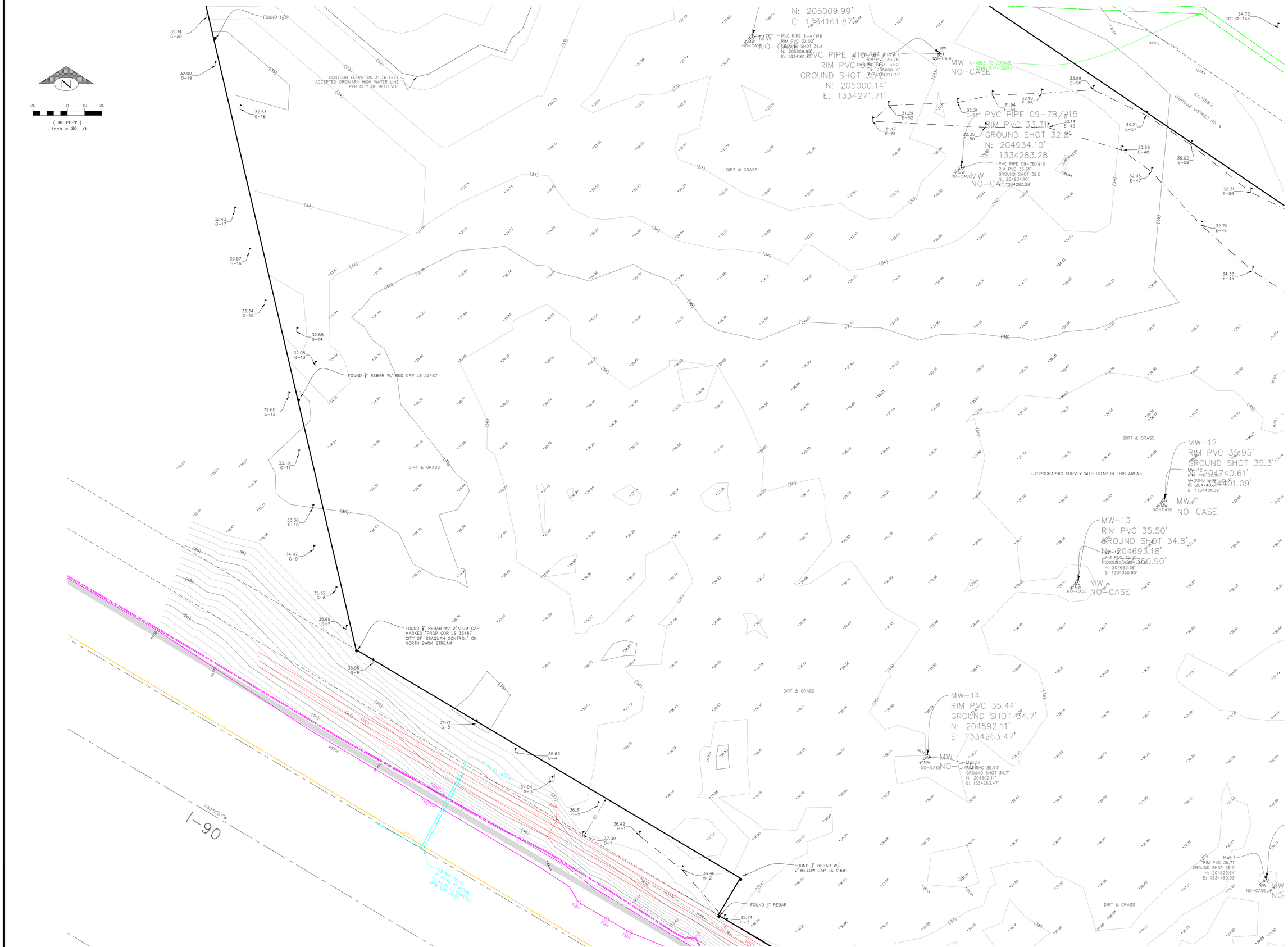
SEE SHEET 8



SEE SHEET 6

SEE SHEET 5

NO.	REVISION	DATE

DAVID A. BELL
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
09/10/2019

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CORPORATE SEAL
1969
WASHINGTON

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ROWLEY PROPERTIES INC.
2005 AND 2010 NW POPLAR WAY

ISSAQUAH KING COUNTY WASHINGTON

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sheet 7 of 8	

SECTION 20, TWP. 24 N., RGE. 6 E., W.M.

SEE SHEET 7

NO.	REVISION	DATE

DARIN A. BELL
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
09/10/2019

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