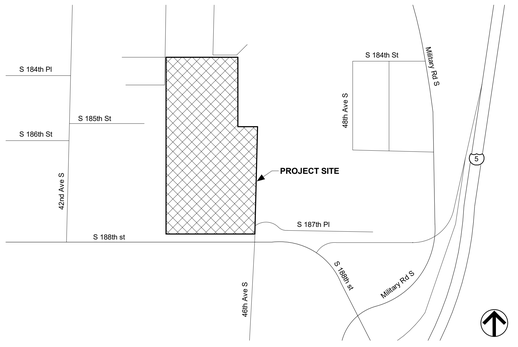
TYEE HIGH SCHOOL REPLACEMENT

4424 S 188th St
SeaTac, WA 98188

HIGHLINE SCHOOL DISTRICT

VICINITY MAP



PROJECT TEAM

OWNER
HIGHLINE SCHOOL DISTRICT
17810 8TH AVENUE SOUTH, BLDG. A
BURIEN, WA 98148

ARCHITECT
INTEGRUS ARCHITECTURE
117 S. MAIN ST., SUITE 100
SEATTLE, WA 98104
(206) 628-3137

STRUCTURAL
INTEGRUS ARCHITECTURE
117 S. MAIN ST., SUITE 100
SEATTLE, WA 98104
(206) 628-3137

CIVIL
AHBL
1200 6TH AVE, SUITE 1620
SEATTLE, WA 98101
(206) 267-2425

LANDSCAPE
OSBORN
1402 3RD AVENUE, SUITE 415
SEATTLE, WA 98101
(206) 628-9133

MECHANICAL / PLUBMING
METRIX ENGINEERS
1131 SW 7TH STREET, SUITE 110
RENTON, WA 98057
(425) 336-2822

ELECTRICAL / LOW VOLTAGE
HAGRIS ENGINEERS
1201 THIRD AVE, SUITE 600
SEATTLE, WA 98101
(206) 436-0417

THEATER
PLA DESIGNS
4914 55TH AVE. SOUTH
SEATTLE, WA 98118
(206) 257-2251

FOOD SERVICE
JLR DESIGN GROUP
PO BOX 3675
EVERETT, WA 98213
(206) 625-0070

ACOUSTICS
A3 ACOUSTICS
241 SOUTH LANDER ST,
SUITE 200
SEATTLE, WA 98134
(206) 792-7769

HAZMAT
PBS ENVIRONMENTAL
214 E GALER STREET
SEATTLE, WA 98102
(206) 766-7613

CONDITIONAL USE PERMIT - RESUBMITTAL 2
INTEGRUS PROJECT NO. 21930

INTEGRUS
A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE

SHEET INDEX

GENERAL
G000 COVER, SHEET INDEX

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C1.01 NOTES
C2.00 DEMOLITION PLAN
C2.01 DEMOLITION PLAN
C2.02 DEMOLITION PLAN
C3.00 TESC PLAN
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C3.02 TESC PLAN
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A102 LEVEL 2 FLOOR PLAN OVERALL
A103 LEVEL 3 FLOOR PLAN OVERALL
A121 ROOF PLAN OVERALL
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E102 ELECTRICAL SPORTS FIELD SITE PLAN
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MECHANICAL
M100 MECHANICAL SITE PLAN

5/12/2023

SET NO. _____

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

LEGEND

⊕	AREA DRAIN
ABAN/RET	ABANDONED/RETIRED
	ASPHALT (ASPH)
BLRD	BOLLARD
	BRICK SURFACE
	BUILDING LINE
BC	BUILDING CORNER
BR	BIKE RACK
	CANOPY
	CATCH BASIN (CB)
	CONCRETE SURFACE
CW/BW	CONCRETE/BRICK WALK
CRW/WRW	CONCRETE/WOOD RETAINING WALL
CC/XC	CONCRETE/EXTRUDED CURB
CP/IP	CONCRETE/IRON PIPE
-x-x-	CHAIN LINK FENCE (CLF)
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
DS	DOWN SPOUT
DWY	DRIVEWAY
ECD	ELECTRICAL CONDUIT
ED	ELECTRICAL DUCT
EHH	ELECTRICAL HANDHOLE
EMH	ELECTRICAL MANHOLE
EM	ELECTRICAL METER
EV/ET	ELECTRICAL VAULT/TRANSFORMER
	FOUND SURVEY MONUMENT (AS NOTED)
	FIRE HYDRANT
	FIRE DEPT. CONNECTION (FDC)
FO	FIBER OPTICS
FOMH	FIBER OPTIC MANHOLE
FFE	FINISH FLOOR ELEVATION
GB	GRADE BREAK
G	GAS MAIN
GM	GAS METER
	GAS VALVE
GV	GAS VAULT
	GUY ANCHOR
-o-o-o-	HANDRAIL
GP	GUY POLE
SP	STRAIN POLE
ICB	IRRIGATION CONTROL BOX
IV	IRRIGATION VALVE
-o-o-o-	IRON FENCE (WF)
IL	INDUCTION LOOP
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
US	MAILBOX (FEDERAL/PRIVATE)
MW	MONITOR WELL
OHP/OHT	OVERHEAD POWER/TELEPHONE
OHG/OHB	OVERHEAD GUYWIRE/BUS (TROLLEY)
P.S.	PARKING SPACE(S)
℄	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
	PEDESTRIAN PUSH BUTTON (PPB)
	PEDESTRIAN SIGNAL/PEDESTAL
(R)	RECORD DATA
	GRAVEL SURFACE
	ROCKERY
RE	ROOF ELEVATION
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
SB	STOP BAR
TC/SL	TRAFFIC CONTROL/STREET LIGHT HANDHOLE
	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)
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)
	YARD LIGHT
CED	CEDAR TREE
PINE	PINE TREE

UTILITY PROVIDERS:

SANITARY SEWERS
MIDWAY SEWER DISTRICT
3030 SOUTH 240TH STREET
PO BOX 3487
KENT, WA 98032
(206) 824-4960

STORM SEWERS
CITY OF SEATAC
PUBLIC WORKS DEPARTMENT
4800 S 188TH ST
SEATAC, WA 98188
(206) 973-4720

POWER AND GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 425-2000
(888) 225-577

WATER
HIGHLINE WATER DISTRICT
23828 30TH AVENUE SOUTH
PO BOX 3867
KENT, WA 98032
(206) 824-0375

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

HORIZONTAL DATUM: NAD 83/91

HORIZONTAL BENCHMARKS:

OWNER:	CITY OF SEATTLE
ID#	93H-912
DESCRIPTION:	PUNCHED BRASS PIN DOWN 0.85' IN CASE
LOCATION:	INTERSECTION OF 31ST PL. AND S. 168TH PL.
NORTHING:	168341.24'
EASTING:	1279400.58'

OWNER:	KING COUNTY
ID#	3537
DESCRIPTION:	3" SURFACE BRASS DISC
LOCATION:	SET FLUSH IN SIDEWALK AT THE N.W. CORNER, INTERSECTION OF SPERRY DR. & S. 180TH ST.
NORTHING:	164225.10'
EASTING:	1290372.95'

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARKS:

SOURCE:	CITY OF SEATAC
ID#	KC-H-1-CITY OF SEATAC
DESCRIPTION:	3" BRASS DISK
LOCATION:	S.W. CORNER OF 42ND AVE. S. & S. 177TH ST.
ELEVATION:	480.82'

SOURCE:	CITY OF SEATAC
ID#	KC-H-2-CITY OF SEATAC
DESCRIPTION:	3" BRASS DISK
LOCATION:	CONCRETE SIDEWALK, WEST SIDE OF 42ND AVE. S., BETWEEN S. 188TH ST. & ENTERANCE TO ANGLE LK. NEIGHBORHOOD.
ELEVATION:	390.97'

SITE NOTES

SITE ADDRESS:
4010 & 4424 SOUTH 188 STREET
SEATAC, WA 98188

PARCEL NOS.:
3423049340
3423049044

ZONING:
UL-7200

ZONING AGENCY:
CITY OF SEATAC
PLANNING DEPARTMENT
4800 S 188TH ST
SEATAC, WA 98188
(206) 973-4800

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0967F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

AREA:
SITE AS SHOWN CONTAINS 1,133,680 SQUARE FEET OR 26.0257 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 326, INCLUDING 10 DISABLED PARKING SPACES.

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.

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

2(b) PURPOSE: FEASIBILITY AND DESIGN

2(c) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

2(f) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

2(g) LIMITATIONS: THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO SUPPORT DESIGN & ENGINEERING WORK, AND TO ILLUSTRATE BOUNDARY AND TITLE INVESTIGATIONS.

2(h) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS & RECORD PLATS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

3(a) & 3(b) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

1. SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.
2. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.
3. SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.

3(c) SCOPE STATEMENT: UTILITY INVESTIGATIONS ARE SUBJECT TO THE LIMITATIONS OF ACCURACY OF CONVENTIONAL UNDERGROUND UTILITY DETECTION EQUIPMENT, THE EXISTENCE / ACCURACY OF RECORD UTILITY MAPS PRODUCED BY OTHERS, OR THE AWARENESS OR LOCAL KNOWLEDGE OF ANYTHING CONCEALED UNDERGROUND. THE COMPREHENSIVENESS OF SAID INVESTIGATIONS ARE THEREFORE LIMITED TO THE CAPACITY OF SAID TECHNOLOGIES AND /OR THE AVAILABILITY OF SUCH RECORDS OR KNOWLEDGE.

PURSUANT TO R.C.W. 19.22.030, ALWAYS CALL 8-1-1 AT LEAST TWO DAYS BEFORE YOU DIG.
WASHINGTON811.COM

VICINITY MAP

NO SCALE

DESCRIPTION:

PARCEL A:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 13'00" EAST ALONG THE WESTERLY LINE THEREOF 630.225 FEET;
THENCE SOUTH 89C'30" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID SUBDIVISION 698.405 FEET;
THENCE SOUTHERLY 630.00 FEET TO A PORTION ON THE SOUTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 715.456 FEET EASTERLY OF THE POINT OF BEGINNING;
THENCE NORTH 89C'30" WEST ALONG SAID SOUTHERLY LINE 715.456 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR 42ND AVENUE SOUTH BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4533542;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;
TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS TRACTS 28 AND 29 OF HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING 1,913.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 610 FEET;
THENCE WEST 165 FEET;
THENCE NORTH 610 FEET;
THENCE EAST 165 FEET TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE WEST ONE-HALF OF TRACT 30, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1,418.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 610 FEET;
THENCE WEST 495 FEET;
THENCE NORTH 610 FEET;
THENCE EAST 495 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE SOUTH HALF OF VACATED SOUTH 186TH STREET ADJOINING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE EAST HALF OF TRACT 30 AND ALL OF TRACT 31, IN HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 1748.05 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST 330 FEET;
THENCE SOUTH 640 FEET;
THENCE EAST 330 FEET;
THENCE NORTH 640 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO BEING KNOWN AS TRACT 25, HIGHLAND FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1748.05 FEET WEST OF EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 640.0 FEET;
THENCE EAST 165.0 FEET;
THENCE NORTH 640.0 FEET;
THENCE WEST 165.0 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING THE WEST HALF OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

AND TOGETHER WITH THE SOUTH 155 FEET OF THE WEST 160 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE WEST 1418.05 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 640 FEET;
THENCE WEST 165 FEET;
THENCE NORTH 640 FEET;
THENCE EAST 165 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING A PORTION OF THE EAST HALF OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5003353-3368856, DATED DECEMBER 6, 2019. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDED: JANUARY 5, 1931 AND DECEMBER 19, 1930
   RECORDING INFORMATION: 2649896 AND 2648112
   IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
   FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
6. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR AS GRANTED BY DEED RECORDED FEBRUARY 17, 1954 UNDER RECORDING NO. 4533542.
   AFFECTS: PARCEL A
7. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR AS GRANTED BY DEED RECORDED MARCH 7, 1962 UNDER RECORDING NO. 5395751.
   AFFECTS: PARCEL A
8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDING INFORMATION: 6249417
   IN FAVOR OF: DES MOINES SEWER DISTRICT, A MUNICIPAL CORPORATION OF KING COUNTY, WASHINGTON
   FOR: SEWER MAINS WITH THE NECESSARY APPURTENANCES
   AFFECTS: AS CONSTRUCTED ACROSS PARCELS A AND B
9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDED: APRIL 24, 1981
   RECORDING INFORMATION: 8104240687
   IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
   FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
   AFFECTS: A RIGHT-OF-WAY EAST 5 FEET IN WIDTH OF PARCEL A
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDED: JULY 9, 1981
    RECORDING INFORMATION: 8107090630
    IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
    FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: 8711090458
    IN FAVOR OF: KING COUNTY WATER DISTRICT NO. 75, A MUNICIPAL CORPORATION
    FOR: WATER LINE
    AFFECTS: AS CONSTRUCTED ACROSS PARCEL A
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIONS CONTAINED IN INSTRUMENT:"
    RECORDED: MARCH 31, 1988
    RECORDING NO.: 8808310979
13. RESTRICTIONS CONTAINED IN INSTRUMENT:
    RECORDED: MARCH 13, 1991 AND FEBRUARY 15, 1994
    RECORDING NO.: 9103130869 AND 9402151248
    INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    THE CITY COVENANTS TO OPERATE AND MAINTAIN THE SITE IN PERPETUITY AS A PUBLIC OPEN SPACE OR AS A PUBLIC RECREATIONAL FACILITY EXCEPT THAT THE CITY MAY TRADE THE SITE OR PART OF THE SITE FOR PROPERTY OF EQUAL OR BETTER RECREATIONAL VALUE OR OPEN SPACE VALUE. THE CITY FURTHER COVENANTS THAT IT WILL NOT LIMIT ACCESS TO THE PARK SO AS TO RESTRICT USAGE BY NON-CITY RESIDENTS AND THAT ANY AND ALL USER FEES, INCLUDING CHARGES MADE BY ANY LESSEES, CONCESSIONAIRES, OR OTHER ASSIGNEES SHALL BE AT THE SAME RATE FOR NON-CITY OF SEATAC RESIDENTS AS FOR THE RESIDENTS OF THE CITY
14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: 9206109002
    IN FAVOR OF: DES MOINES SEWER DISTRICT
    FOR: SANITARY SEWER
    AFFECTS: WESTERLY PORTION OF PARCEL B
15. RESTRICTIONS CONTAINED IN INSTRUMENT:
    RECORDED: MARCH 15, 1996
    RECORDING NO.: 9603151737
    INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    THE REAL ESTATE DESCRIBED HEREINABOVE SHALL BE OPERATED AND MAINTAINED IN PERPETUITY AS A PUBLIC OPEN SPACE OR AS A PUBLIC RECREATIONAL FACILITY EXCEPT THAT THE SAID REAL ESTATE, OR PORTION THEREOF, MAY BE TRADED FOR PROPERTY OF EQUAL OR BETTER RECREATIONAL VALUE OR OPEN SPACE VALUE, LOCATED WITHIN THE CITY OF SEATAC. ACCESS TO THE REAL ESTATE SHALL NOT BE LIMITED SO AS TO RESTRICT USAGE BY NON-CITY RESIDENTS AND ANY AND ALL USER FEES, INCLUDING CHARGES MADE BY ANY LESSEES, CONCESSIONAIRES, OR OTHER ASSIGNEES SHALL BE AT THE SAME RATE FOR NON-CITY OF SEATAC RESIDENTS AS FOR THE RESIDENTS OF THE CITY.
    AFFECTS: PARCEL B
16. PARKING FACILITIES AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
    BETWEEN: THE CITY OF SEATAC, A MUNICIPAL CORPORATION
    AND: THE HIGHLINE SCHOOL DISTRICT, A SCHOOL DISTRICT OF THE STATE OF WASHINGTON
    RECORDING INFORMATION: 9603151738
    AFFECTS: PARCEL B
17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: 19990819001238
    IN FAVOR OF: CITY OF SEATAC, A MUNICIPAL CORPORATION OF STATE OF WASHINGTON
    FOR: SIDE SEWER LINE
    AFFECTS: PARCEL B
18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: 19991216000272
    IN FAVOR OF: HIGHLINE WATER DISTRICT, KING COUNTY, A MUNICIPAL CORPORATION
    FOR: WATER PIPE LINE
    AFFECTS: PARCEL B
19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDING INFORMATION: 20000103001523
    IN FAVOR OF: HIGHLINE WATER DISTRICT, KING COUNTY, A MUNICIPAL CORPORATION
    FOR: WATER PIPE LINE

CERTIFICATION:

SURVEY IDENTIFICATION NO.:	2019233.00
REGISTERED LAND SURVEYOR NO.:	44634
SURVEYOR'S ADDRESS & COMPANY:	BUSH, ROED & HITCHINGS, INC. 2009 MINOR AVENUE EAST SEATTLE, WA 98102-3513
TELEPHONE:	(206) 323-4144

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

NO	REVISION	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by: ABW	checked by: JMH
scale: 1" = 20'	date: 03/06/20
job no.: 2019233.00	
sheet: 1 of 11	

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEY\NO_DWG\XS-SUR-00.DWG

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 3

SEE SHEET 3

SEE SHEET 2

PARCEL NO.:342304-9044
ADDRESS: 4424 42ND S 188TH ST
OWNER: HIGHLINE SCHOOL DISTRICT #401

RECORD COURTYARD LOCATION

300
1-STORY CONC MASONRY BLDG. FOOTPRINT
AREA: 24,798 SQ. FT.

20 0 10 20
(IN FEET)
1 inch = 20 ft.

800

42ND AVE. S.
(C BOUNDARY PUBLIC RIGHT OF WAY)

BUSH, ROED & HITCHINGS, INC.
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1-800-935-0508
FAX# (206) 323-7135

BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale	date
1" = 20'	03/06/20

job no. 2019233.00

sheet 2 of 11

DATE | REVISION | NO.

24"x36" 5/12/2020 10:\C3D\2019\2019233\SURVEYING\DWG\XS-SUR-00.DWG

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

20 0 10 20

(IN FEET)
1 inch = 20 ft.

42ND AVE. S.
(A DEDICATED PUBLIC RIGHT OF WAY)

S. 188TH ST.
(A DEDICATED PUBLIC RIGHT OF WAY)

100
1-STORY CONC MASONRY BLDG.
FOOTPRINT
AREA: 50,569 SQ. FT.

300
1-STORY CONC MASONRY BLDG.
FOOTPRINT
AREA: 24,798 SQ. FT.

400
1-STORY CONC MASONRY BLDG.
FOOTPRINT AREA: 7,566 SQ. FT.

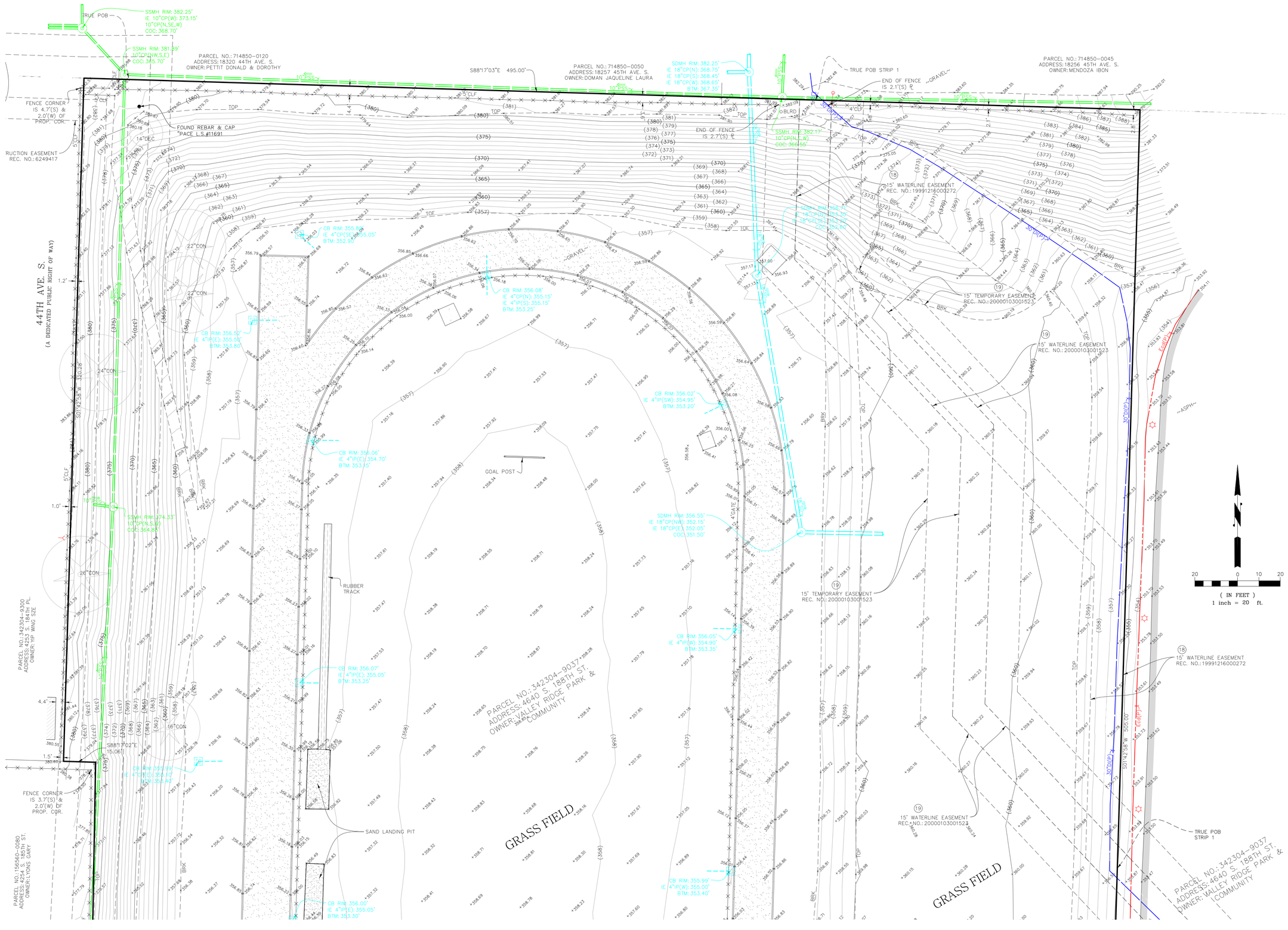
RECORD COURTYARD LOCATION

TBM "B"
CHISELED SQUARE IN BACK OF WALK
ELEV. = 375.70'

WATERLINE EASEMENT
REC. NO.: 8711090458

SEE SHEET 2

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.



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BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale	date
1" = 20'	03/06/20
job no.	
2019233.00	
sheet 4 of 11	

DATE
REVISION
NO

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEY\DWG\DWG\XS-SUR-00.DWG

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 4

SEE SHEET 4

SEE SHEET 2

SEE SHEET 2

SEE SHEET 6

SEE SHEET 6

20 0 10 20

(IN FEET)
1 inch = 20 ft.

OF WAY)

PARCEL NO.:156560-0080
ADDRESS:4245 S. 185TH ST.
OWNER:LYONS GARY

PARCEL NO.:156560-0090
ADDRESS:4236 S. 185TH ST.
OWNER:CHARRISE+JOHN PAUL

PARCEL NO.:156560-0100
ADDRESS:4225 S. 185TH ST.
OWNER:SEIBERT WILLIAM MICHAEL SE

PARCEL NO.:156560-0105
ADDRESS:4253 S. 185TH ST.
OWNER:BOSILJKIC ZORAN+JASENKA

SEWER EASEMENT
REC. NO.:6249417

SSMH: RIM: 376.41'
10"CP(N,S,W)
COC: 363.57'

SSMH: RIM: 377.80'
10"CP(E,S)
COC: 362.70'

SSMH: RIM: 375.25'
10"CP(N,W)
COC: 363.15'

N01°00'43"E
320.11'

N81°17'02"W
18.99'

S01°42'56"W
19.63'

SAND LANDING PIT

GRASS

RUBBER TRACK

GOAL POST

GRASS FIELD

TENNIS COURT

TENNIS NET

~GRAVEL~

~ASPH~

~CLF~

~CONC~

~BRK~

~TOP~

CB RIM: 356.00'
IE 4"IP(E): 355.05'
BTM: 353.30'

CB RIM: 355.75'
IE 4"CP(E): 354.90'
BTM: 353.65'

CB RIM: 356.12'
IE 4"IP(N): 355.15'
BTM: 353.40'

CB RIM: 355.28'
IE 4"CP(S): 354.25'
BTM: 352.45'

CB RIM: 355.94'
IE 4"IP(NE): 355.00'
BTM: 353.15'

CB RIM: 354.00'
IE 4"PE(E): 351.60'
IE 12"CP(E): 349.95'
IE 4"PE(S): 350.55'
IE 12"CP(SW): 350.00'
IE 12"PE(W): 350.20
BTM: 348.60'

CB RIM: 355.99'
IE 4"IP(W): 355.00'
BTM: 353.40'

CB RIM: 356.02'
IE 4"IP(W): 355.10'
BTM: 353.20'

CB RIM: 355.96'
IE 4"DI(NE): 354.75'
BTM: 353.05'

CB RIM: 354.49'
IE 6"CP(S): 355.10'
BTM: 351.80'

CB RIM: 354.97'
IE 6"CP(N): 353.10'
BTM: 352.35'

CB RIM: 352.74'
IE 15"CP(E): 348.20'
IE 12"CP(SW): 348.60'
BTM: 346.75'

CB RIM: 377.61'
IE 6"CP(N): 376.00'
BTM: 374.80'

CB RIM: 374.92'
IE 10"CP(W): 373.20'
BTM: 372.00'

CB RIM: 353.59'
IE 6"PE(N): 350.90'
IE 12"CP(E): 350.55'
IE 12"CP(W): 350.60'
BTM: 349.60'

CB RIM: 353.36'
IE 12"CP(E): 349.20'
IE 6"PE(S): 350.10'
IE 12"CP(W): 349.20'
BTM: 347.75'

CB RIM: 352.83'
IE 15"CP(W): 347.63'
IE 15"CP(W): 347.43'
BTM: 346.23'

CB RIM: 353.31'
IE 12"CP(NE): 350.00'
IE 6"PE(S): 350.50'
IE 12"CP(SW): 350.00'
BTM: 348.40'

CB RIM: 352.72'
IE 12"CP(NE): 350.35'
IE 12"CP(S): 350.30'
BTM: 348.80'

AREA DRAIN: RIM: 355.50'
IE 4"CP(N): 352.60'
BTM: 351.80'

TBM "G"
CHISELED SQUARE
IN N.E. COR.
WATER VAULT
ELEV.= 353.53'

RECORD CB LOCATION

RECORD CB LOCATION

ECOLOGY BLOCKS

DIAMOND PLATE IRRIGATION VAULT COVER

PUMP HOUSE

RAILROAD TIE WALL

WATERLINE EASEMENT
REC. NO.: 8711090458

WATERLINE EASEMENT
REC. NO.:8711090458

SOLID LID CB
RIM: 378.55'
*CANNOT OPEN
(BOLTS RUSTED)

GRATED VENT

"H/C PARKING"

YELLOW STRIPE

ASPHALT PATH

EAVE

BLRD(TYP)

SDCO

TWIN

700
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 67,551
SQ. FT.

FFE: 354.26'

PARCEL NO.: 342304-9044
SEC 34 TWP 23 RGE 04 42ND S 188TH ST
SCHOOL DISTRICT #401

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEYING\DWG\XS-SUR-00.DWG

ASBUILT

JAMES MARSHALL HARPER
EXPIRATION 10/12/2020
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

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

NO.	REVISION	DATE

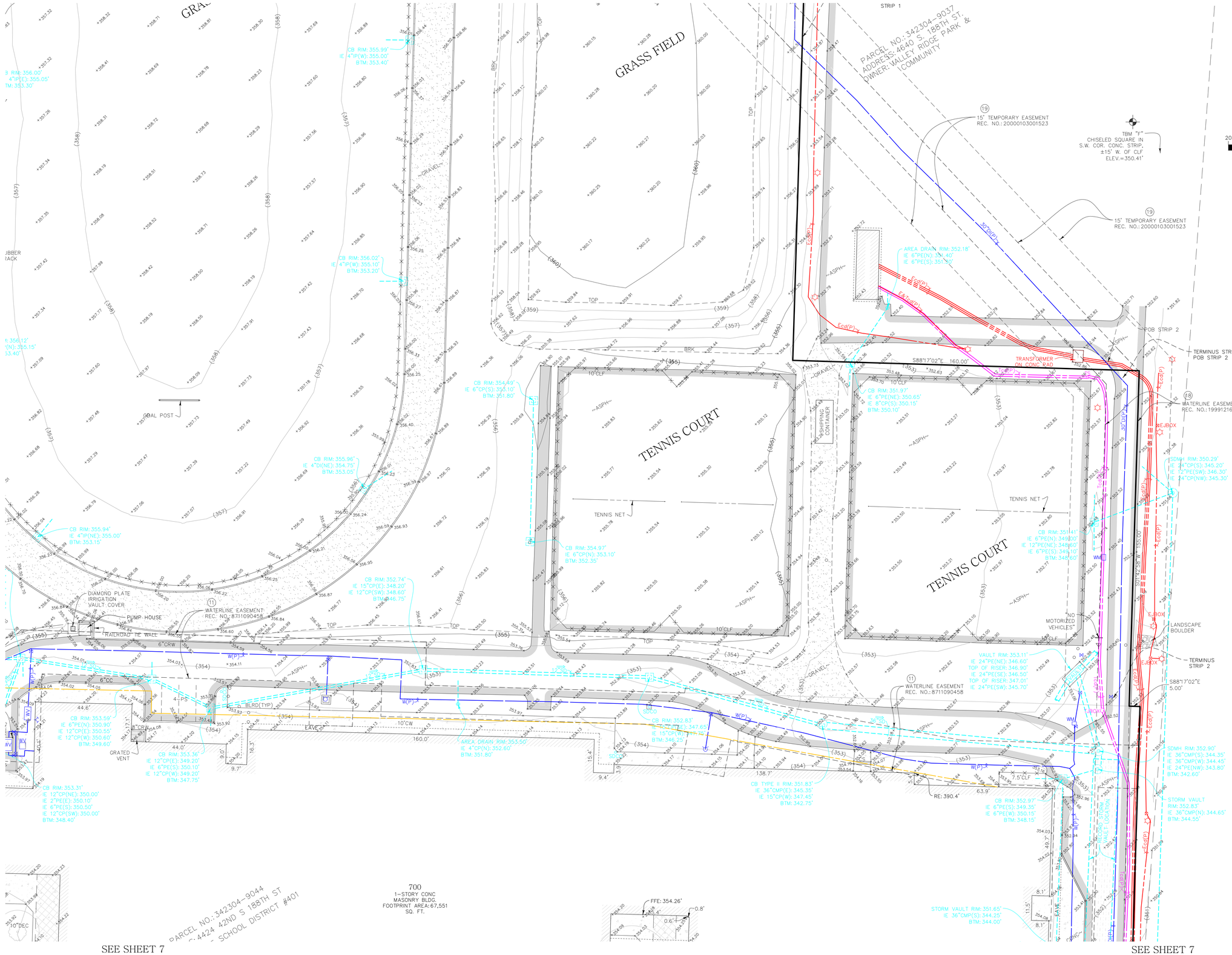
BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale	date
1" = 20'	03/06/20
job no.	
2019233.00	
sheet 5 of 11	

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5



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BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale 1" = 20'	date 03/06/20
job no. 2019233.00	
sheet 6 of 11	

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEY\DWG\XS-SUR-00.DWG

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 6

SEE SHEET 6

SEE SHEET ?

SEE SHEET ?

SEE SHEET ?

SEE SHEET ?

PARCEL NO.: 342304-9044
ADDRESS: 4424 42ND S 188TH ST
OWNER: HIGHLINE SCHOOL DISTRICT #401

PARCEL NO.: 342304-9037
ADDRESS: 4640 S. 188TH
OWNER: VALLEY RIDGE PAR
COMMUNITY

700
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 67,551
SQ. FT.

500
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 9,276
SQ. FT.

600
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 9,281
SQ. FT.

200
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 9,271
SQ. FT.

300
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 9,271
SQ. FT.

100
1-STORY CONC
MASONRY BLDG.
FOOTPRINT
AREA: 13,337 SQ. FT.

FFE: 354.26'
FFE: 354.30'
FFE: 354.25'
FFE: 354.17'
FFE: 354.24'
FFE: 354.22'
FFE: 354.26'

RE: 365.1'
RE: 365.1'
RE: 365.1'
RE: 380.0'

METAL POLE W/SATELLITE DISH
TOTEM POLE
METAL LANDING
WOOD PLANTER
WASTE BIN
PICNIC TABLES
DIAMOND PLATE VAULT COVER
DIAMOND PLATE UTILITY VAULT COVER
DEC CLUSTER 1-4",3-6"
8"CON
CON CLUSTER 3-18",1-30"
GRATED VENT
PICNIC TABLE
DECO. TOTEM STAMPED IN CONC.
"MAIN OFFICE"
28"PINE
SIGN POST
"TYEE EDUCATIONAL COMPLEX"
CAMPUS MAP
REFRIGERATION UNIT
TRASH COMPACTOR
GAS METER ASSEMBLY
"STAFF"
"NO PARKING/BUS LOAD"
"BUSES ONLY"
"PARK/TOBACCO FREE"
FLAG POLE
SOLID LID CB RIM: 354.52' IE 6"IP ELBOW TRAP(SE): 351.85' IE 8"CMP(SW): 352.15' BTM: 350.65'
CB RIM: 353.06' IE 12"PE(S): 350.35' BTM: 349.10'
CB RIM: 353.94' IE 6"PE(N): 348.55' IE 6"CP(E): 348.35' IE 6"PE(S): 348.50' IE 6"PE(W): 348.60' BTM: 347.15'
AREA DRAIN RIM: 353.86' IE 6"PE(E): 352.05' BTM: 351.00'
AREA DRAIN RIM: 353.15' IE 6"PE(W): 351.40' BTM: 350.65'
CB RIM: 353.96' IE 6"PE(E): 348.80' IE 6"CP(SW): 348.95' IE 6"PE(NW): 348.95' BTM: 347.75'
AREA DRAIN RIM: 353.78' IE 6"PE(NE): 352.05' BTM: 351.75'
CB RIM: 353.91' IE 6"PE(SE): 352.30' IE 6"PE(NW): 352.35' BTM: 350.15'
CB RIM: 354.04' IE 6"PE(E): 352.65' IE 6"PE(NW): 352.50' BTM: 350.25'
CB RIM: 353.47' IE 4"CP(E): 351.75' BTM: 350.35'
CB RIM: 353.40' IE 6"CP(N): 351.75' IE 6"PE(S): 351.85' BTM: 350.55'
CB RIM: 353.87' IE 6"PE(N): 352.40' BTM: 350.10'
CB RIM: 353.83' IE 6"PE(N): 352.40' BTM: 350.15'
CB RIM: 353.26' IE 6"PE(SE): 352.20' BTM: 350.25'
CB RIM: 353.30' IE 4"CP(E): 351.60' IE 4"CP(NW): 351.40' BTM: 350.40'
CB RIM: 353.84' IE 4"PE(N): 352.20' IE 6"PE(SE): 351.75' BTM: 349.95'
CB RIM: 352.92' IE 6"PE(NW): 349.00' IE 12"PE(NE): 348.60' IE 12"PE(SE): 348.70' IE 8"IP(W): 348.65' BTM: 347.60'
CB RIM: 352.89' IE 6"IP ELBOW TRAP(NW): 351.10' BTM: 349.85'
CB RIM: 352.85' IE 4"IP(SW): 351.00' BTM: 349.25'
CB RIM: 352.64' IE 8"PE(SW): 349.35' BTM: 347.80'
CB RIM: 352.63' IE 6"PE ELBOW TRAP(E): 350.55' BTM: 349.55'
CB RIM: 351.74' IE 8"IP ELBOW TRAP(E): 350.75' BTM: 349.15'
CB RIM: 351.99' IE 12"PE(S): 349.15' BTM: 347.70'
CB RIM: 351.28' IE 12"CP(W): 347.80' BTM: 346.35'
SDMH RIM: 351.48' IE 36"CMP(N): 344.10' IE 8"PE(NE): 344.65' IE 12"CP(E): 347.80' IE 12"CMP(S): 343.70' TOP OF RISER: 347.90' IE 12"PE(W): 345.00' BTM: 339.90'
STORM VAULT RIM: 351.65' IE 36"CMP(S): 344.25' BTM: 344.00'
CB TYPE II RIM: 353.89' IE 6"PE(N): 348.40' IE 8"PE(S): 348.40' PIPE(E)*NOT OBTAINABLE BTM: 343.20'
SDMH RIM: 351.96' IE 12"CP(N): 344.15' IE 15"CMP(E): 343.80' TOP OF RISER: 349.86' IE 6"PE(S): 345.05' IE 15"CP(SW): 343.55' IE 10"PE(NW): 344.05' BTM: 341.95'
AREA DRAIN RIM: 352.90' IE 6"PE(E): 350.20' IE 6"PE(W): 350.25' BTM: 350.05'
CB TYPE II RIM: 352.83' IE 8"PE(NE): 349.45' IE 6"PE(SE): 346.20' IE 12"PE(SW): 346.00' IE 6"PE(NW): 346.05' BTM: 343.80'
SSMH RIM: 352.98' 8"CP(SE,NW) COC: 347.15'
SSMH RIM: 352.94' 8"CP(NW),10"CP(S) COC: 345.46'
TBM "E" CHISELED SQUARE IN S.W. COR. ELECTRICAL VAULT, ELEV.=352.35'
(11) WATERLINE EASEMENT REC. NO.: 8711090458
(11) WATERLINE EASEMENT REC. NO.: 8711090458
WASTE BIN
DOWNSTREAM STRUCTURE (NOT FOUND)
METAL POLE W/CONDUIT
N87°56'13"W 35.19'
(IN FEET) 1 inch = 20 ft.
20 0 10 20

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BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by: ABW
checked by: JMH
scale: 1" = 20'
date: 03/06/20
job no.: 2019233.00
sheet 7 of 11

REVISION NO DATE

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEYING\DWG\XS-SUR-00.DWG

SEE SHEET 5

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 5

SEE SHEET 2

SEE SHEET 3

SEE SHEET ?

SEE SHEET ?

GRASS FIELD

300
1-STORY CONC MASONRY BLDG.
FOOTPRINT
AREA: 24,798 SQ. FT.

400
1-STORY CONC MASONRY BLDG.
FOOTPRINT AREA: 7,566 SQ. FT.

800
1-STORY CONC MASONRY BLDG.
FOOTPRINT AREA: 13,969 SQ. FT.

1-STORY PORTABLE

TWIN 16"DEC

DECIDUOUS CLUSTER 2-4",3-8"

DECIDUOUS CLUSTER 3-4",7-6"

DECIDUOUS CLUSTER 5-8",5-10"

HOME PLATE

BACKSTOP

WOOD RAMP

4'CLF

LOST SIGNAL

SSMH RIM: 379.58'
8"PE(E,W)6"PE(S)
COC: 372.60'

SSMH RIM: 378.78'
8"PE(SE,W)
COC: 371.60'

CB TYPE II RIM: 376.16'
IE 12"PE(E,S,W): 371.60'
BTM: 369.35'

SSMH RIM: 375.87'
8"CP(E,S)8"PE(NW)
COC: 369.05'

SSMH RIM: 371.84'
IE 8"CP(W): 362.50'
10"CP(N,S)
COC: 362.05'

SSMH RIM: 369.11'
10"CP(N,SW)
COC: 361.40'

SSMH RIM: 372.41'
10"CP(N,S)
COC: 362.65'

SOLID LID CB
RIM: 378.55'
*CANNOT OPEN
(BOLTS RUSTED)

CB RIM: 379.15'
IE 12"PE(E): 376.05'
IE 6"IP(S):376.55'
IE 12"PE(NW): 376.15'
BTM: 375.05'

CB RIM: 379.96'
IE 12"PE(SE): 376.75'
IE 8"IP(SW): 376.75'
IE 12"PE(NW): 376.85'
BTM: 375.55'

SOLID LID CB
RIM: 385.60'
IE 6"IP(N): 377.65'
IE 6"PE(E): 377.65'
BTM: 377.65'

CB RIM: 378.90'
IE 12"PE(E): 375.05'
IE 6"CP(S): 374.60'
IE 12"PE(W): 375.15'
BTM: 374.00'

CB RIM: 373.25'
IE 12"PE(E): 374.45'
IE 12"PE(W): 374.45'
BTM: 373.25'

CB RIM: 383/14'
IE 12"PE(S): 380.45'
IE 12"PE(W): 380.45'
BTM: 379.15'

CB RIM: 376.55'
IE 4"PE(E): 375.65'
BTM: 372.75'

SOLID LID CB
RIM: 377.38'
IE 6"CP(N): 375.50'
IE 4"PE(W): 375.50'
BTM: 374.20'

CB RIM: 382.01'
IE 12"PE(N): 380.15'
IE 6"PE(E): 380.20'
IE 12"PE(S): 380.15'
IE 6"PE(SW): 380.60'
BTM: 379.00'

CB RIM: 376.08'
IE 12"PE(N):373.10'
IE 6"CMP(E): 373.10'
BTM: 372.00'

CB RIM: 375.38'
IE 4"PE(E): 374.10'
BTM: 372.60'

CB RIM: 375.14'
IE 6"CP(N): 371.70'
IE 12"PE(E): 371.50'
IE 8"IP(SW): 371.95'
IE 6"CP(W): 371.65'
BTM: 370.75'

SOLID LID CB
RIM: 372.03'
IE 6"CP(NW): 367.90'
IE 12"PE(S): 364.40'
IE 12"PE(W): 364.38'
BTM: 363.30'

CB RIM: 374.15'
IE 12"PE(N):373.80'
IE 8"PE(W):373.70'
BTM: 372.10'

CB RIM: 382.22'
IE 12"PE(N): 379.35'
IE 12"PE(S):379.35'
BTM: 378.25'

SDMH RIM: 382.40'
IE 12"PE(N): 379.50'
IE 6"PE(NE): 379.50'
IE 12"PE(S): 379.30'
IE 6"PE(SW):379.85'
BTM: 377.00'

CB RIM: 382.27'
*NO PIPES VISIBLE

CB TYPE II RIM: 382.56'
IE 10"PE(S): 378.05'
IE 6"PE(S): 381.35'
IE 6"PE(W): 381.45'
BTM: 375.95'
*NO OTHER PIPES VISIBLE

CB RIM: 382.02'
IE 6"CP(S): 380.90'
IE 6"IP(NW): 380.90'
BTM: 377.90'

AREA DRAIN
RIM: 382.31'
IE 4"CP(NW): 381.20'
BTM: 380.10'

AREA DRAIN
RIM: 382.35'
IE 4"CP(SW): 381.15'
BTM: 379.85'

CB(R) *AREA SEARCHED/NOT FOUND

FFE: 385.83'

FFE: 382.68'

FFE: 382.79'

FFE: 382.73'

FFE: 382.28'

FFE: 377.75'

FFE: 376.23'

FFE: 376.21'

RE: 404.9'

RE: 379.75'

CB RIM: 382.68'
IE 12"PE(N): 379.68'
IE 12"PE(S): 379.68'
BTM: 378.58'

CB RIM: 382.82'
IE 12"PE(N): 379.82'
IE 12"PE(S): 379.82'
BTM: 378.72'

CB RIM: 382.51'
IE 12"PE(N): 379.51'
IE 12"PE(S): 379.51'
BTM: 378.41'

CB RIM: 382.76'
IE 12"PE(N): 379.76'
IE 12"PE(S): 379.76'
BTM: 378.66'

CB RIM: 382.67'
IE 12"PE(N): 379.67'
IE 12"PE(S): 379.67'
BTM: 378.57'

CB RIM: 382.64'
IE 12"PE(N): 379.64'
IE 12"PE(S): 379.64'
BTM: 378.54'

CB RIM: 382.60'
IE 12"PE(N): 379.60'
IE 12"PE(S): 379.60'
BTM: 378.50'

CB RIM: 382.53'
IE 12"PE(N): 379.53'
IE 12"PE(S): 379.53'
BTM: 378.43'

CB RIM: 382.47'
IE 12"PE(N): 379.47'
IE 12"PE(S): 379.47'
BTM: 378.37'

CB RIM: 382.45'
IE 12"PE(N): 379.45'
IE 12"PE(S): 379.45'
BTM: 378.35'

CB RIM: 382.36'
IE 12"PE(N): 379.36'
IE 12"PE(S): 379.36'
BTM: 378.26'

CB RIM: 382.27'
IE 12"PE(N): 379.27'
IE 12"PE(S): 379.27'
BTM: 378.17'

CB RIM: 382.19'
IE 12"PE(N): 379.19'
IE 12"PE(S): 379.19'
BTM: 378.09'

CB RIM: 382.09'
IE 12"PE(N): 379.09'
IE 12"PE(S): 379.09'
BTM: 377.99'

CB RIM: 382.02'
IE 12"PE(N): 379.02'
IE 12"PE(S): 379.02'
BTM: 377.92'

CB RIM: 381.93'
IE 12"PE(N): 378.93'
IE 12"PE(S): 378.93'
BTM: 377.83'

CB RIM: 381.85'
IE 12"PE(N): 378.85'
IE 12"PE(S): 378.85'
BTM: 377.75'

CB RIM: 381.77'
IE 12"PE(N): 378.77'
IE 12"PE(S): 378.77'
BTM: 377.67'

CB RIM: 381.70'
IE 12"PE(N): 378.70'
IE 12"PE(S): 378.70'
BTM: 377.60'

CB RIM: 381.63'
IE 12"PE(N): 378.63'
IE 12"PE(S): 378.63'
BTM: 377.53'

CB RIM: 381.57'
IE 12"PE(N): 378.57'
IE 12"PE(S): 378.57'
BTM: 377.47'

CB RIM: 381.51'
IE 12"PE(N): 378.51'
IE 12"PE(S): 378.51'
BTM: 377.41'

CB RIM: 381.46'
IE 12"PE(N): 378.46'
IE 12"PE(S): 378.46'
BTM: 377.36'

CB RIM: 381.41'
IE 12"PE(N): 378.41'
IE 12"PE(S): 378.41'
BTM: 377.31'

CB RIM: 381.37'
IE 12"PE(N): 378.37'
IE 12"PE(S): 378.37'
BTM: 377.27'

CB RIM: 381.33'
IE 12"PE(N): 378.33'
IE 12"PE(S): 378.33'
BTM: 377.23'

CB RIM: 381.30'
IE 12"PE(N): 378.30'
IE 12"PE(S): 378.30'
BTM: 377.20'

CB RIM: 381.28'
IE 12"PE(N): 378.28'
IE 12"PE(S): 378.28'
BTM: 377.18'

CB RIM: 381.27'
IE 12"PE(N): 378.27'
IE 12"PE(S): 378.27'
BTM: 377.17'

CB RIM: 381.26'
IE 12"PE(N): 378.26'
IE 12"PE(S): 378.26'
BTM: 377.16'

CB RIM:

SEE SHEET 8

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 8

SEE SHEET 3

SEE SHEET 9

300
1-STORY CONC
MASONRY BLDG.
FOOTPRINT
AREA: 24,798 SQ. FT.

400
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA: 7,566
SQ. FT.

800
1-STORY CONC
MASONRY BLDG.
FOOTPRINT AREA:13,969
SQ. FT.

S87°56'13"E 1404.94'

TBM "C"
CHISELED SQUARE IN
N. EDGE OF WALK
ELEV.=367.40'

"35 MPH"

"10 MPH/VISITOR'S
MUST CHECK IN"

"BUS
LOADING-NO
PARKING"

"NO
PARKING"

"TYEE HIGH
SCHOOL"

SCHOOL
ZONE

"RESERVED
FOR
SECURITY"

"KITCHEN
STAFF
PARKING"

WATERLINE EASEMENT
REC. NO.:8711090458

WATERLINE EASEMENT
REC. NO.:8711090456

END OF FENCE
IS 1.8'(S) OF P

END OF FENCE
IS 5.0'(N) OF P

1 inch = 20 ft.
(IN FEET)

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

BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale	date
1" = 20'	03/06/20
job no.	
2019233.00	
sheet 9 of 11	

NO REVISION DATE

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEYING\DWG\XS-SUR-00.DWG

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

SEE SHEET 7

SEE SHEET 7

SEE SHEET 9

200
1-STORY CONC MASONRY BLDG.
FOOTPRINT AREA: 9,271 SQ. FT.

300
1-STORY CONC MASONRY BLDG.
FOOTPRINT AREA: 9,271 SQ. FT.

100
1-STORY CONC MASONRY BLDG.
FOOTPRINT
AREA: 13,337 SQ. FT.

S. 188TH ST.
(A DEDICATED PUBLIC RIGHT OF WAY)

PARCEL NO.: 342304-9037
ADDRESS: 4640 S. 188TH ST.
OWNER: VALLEY RIDGE PARK & COMMUNITY

(IN FEET)
1 inch = 20 ft.

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

BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale	date
1" = 20'	03/06/20

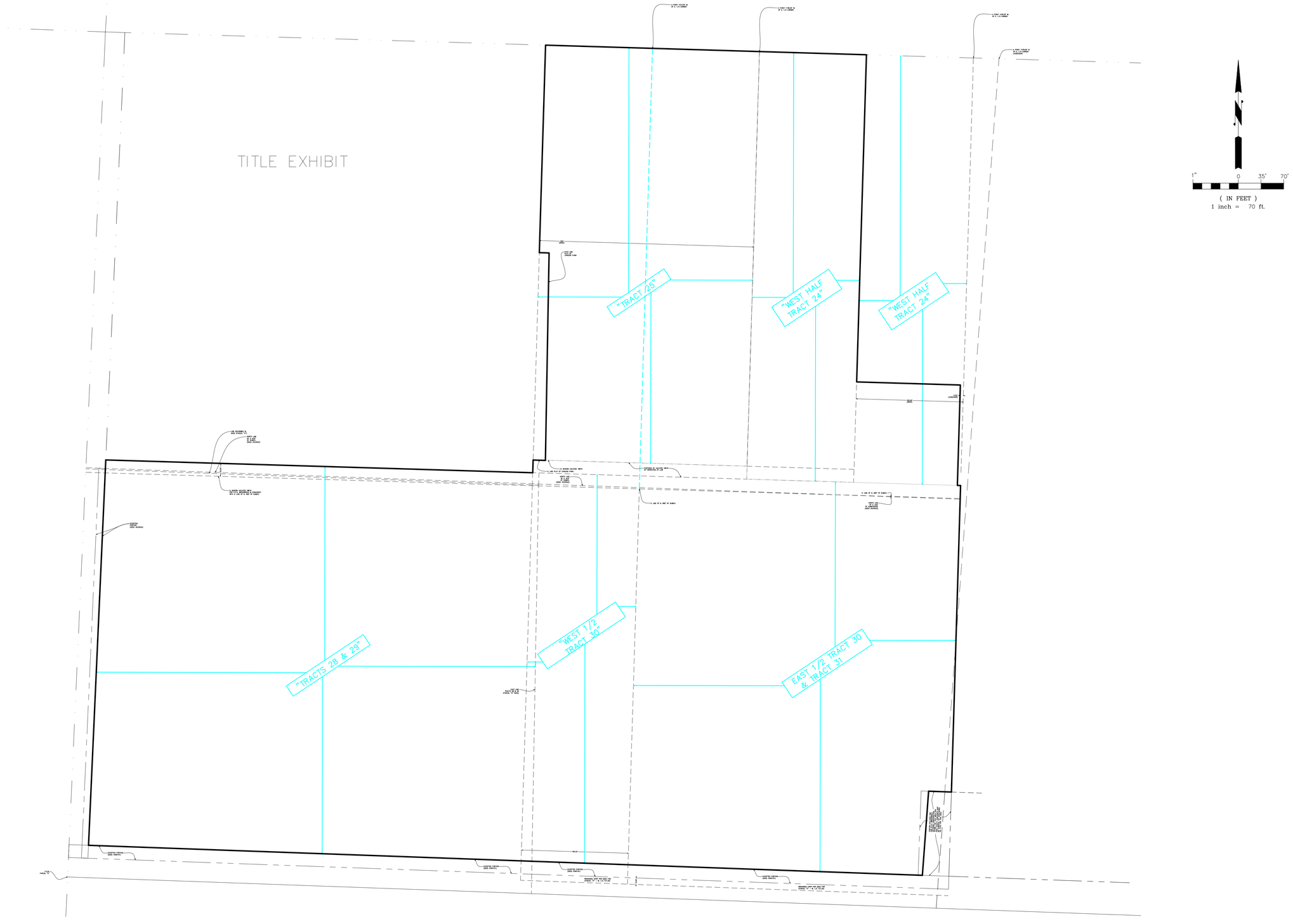
job no.
2019233.00

sheet 10 of 11

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEYING\DWG\XS-SUR-00.DWG

S.E. 1/4 SEC. 34, TWP. 23, RGE. 04 E., W.M.

TITLE EXHIBIT



1" 0 35' 70'

(IN FEET)
1 inch = 70 ft.

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

NO.	REVISION	DATE

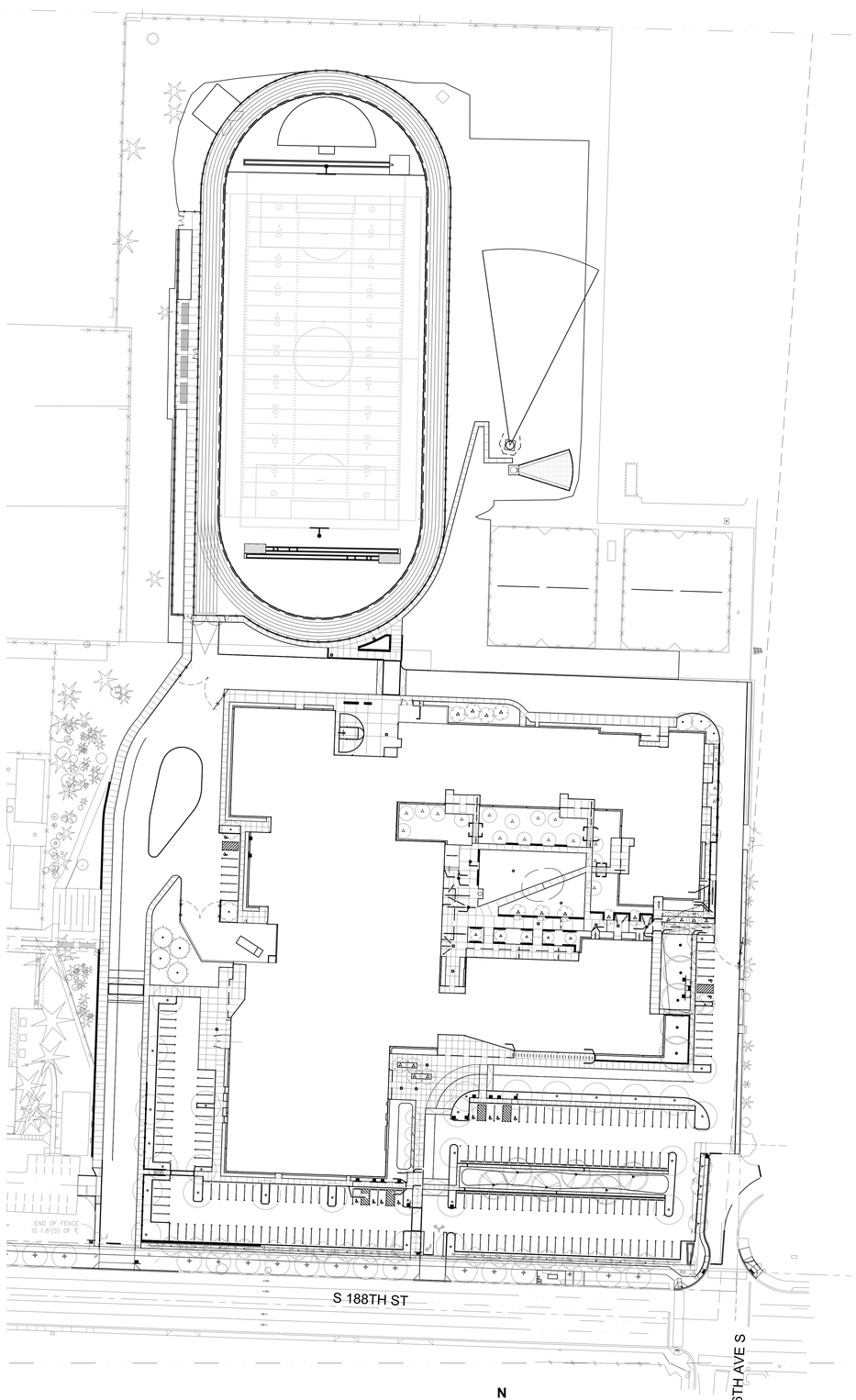
BOUNDARY AND TOPOGRAPHIC SURVEY
TYEE HIGH SCHOOL & CHINOOK MIDDLE SCHOOL
HIGHLINE SCHOOL DISTRICT
CITY OF SEATAC KING COUNTY WASHINGTON

drawn by	checked by
ABW	JMH
scale	date
1" = 70'	03/06/20

job no. 2019233.00

sheet 11 of 11

24"x36" 5/12/2020 U:\C3D\2019\2019233\SURVEYING\DWG\XS-SUR-00.DWG



SITE MAP
SCALE: 1" = 50'

N

PROJECT SITE
TYEE HIGH SCHOOL
4424 S 188TH ST
SEATAC, WA 98188

OWNER
HIGHLINE PUBLIC SCHOOLS
17810 8TH AVENUE SOUTH, BLDG. A
BURIEN, WA 98148

CIVIL ENGINEER
AHBL, INC.
1200 6TH AVE, SUITE 1620
SEATTLE, WA 98101
PH: 206.267.2425
CONTACT: CASEY JESZECK, PE
EMAIL: CJESZECK@AHBL.COM

ARCHITECT
INTEGRUS ARCHITECTURE
117 S MAIN ST
SUITE 100
SEATTLE, WA 98104
PH: 206.628.3137
CONTACT: AMY VANDERHORST
EMAIL; avanderhorst@integrusarch.com

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C2.01	DEMOLITION PLAN
C2.02	DEMOLITION PLAN
C3.00	TESC PLAN
C3.01	TESC PLAN
C3.02	TESC PLAN
C3.04	TESC DETAILS
C4.00	GRADING PLAN
C4.01	GRADING PLAN
C4.02	GRADING PLAN
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C5.00	DRAINAGE PLAN
C5.01	DRAINAGE PLAN
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C5.03	DRAINAGE ENLARGEMENTS
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C8.01	UTILITY CROSSING PLAN
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C10.00	FRONTAGE KEY MAP
C10.01	FRONTAGE IMPROVEMENT PLAN AND PROFILE
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C10.03	FRONTAGE IMPROVEMENT PLAN AND PROFILE
C10.04	FRONTAGE IMPROVEMENT DETAILS
C10.05	FRONTAGE IMPROVEMENT DETAILS

LEGEND

EXISTING		PROPOSED
△	SET NAIL AND WASHER	
●	FOUND MONUMENT AS NOTED	
⊟	HUB AND TACK	
⊙	SET REBAR AND CAP	
◦	BOLLARD	•
▭	MAIL BOX	▬
⊥	SIGN	┻
◯	SANITARY SEWER MANHOLE	●
○	SANITARY SEWER CLEANOUT	•
□	STORM CATCH BASIN	■
◎	STORM MANHOLE	◉
◦	ROOF DRAIN	•DS
⊠	GAS METER	◘
⊡	GAS VALVE	◨
	TRAFFIC SIGNAL POLE	
⊠	TRAFFIC CABINET	
△	POWER TRANSFORMER	▲
⟵	GUY ANCHOR	⟵
⊹	UTILITY POWER POLE	⊹
P	ELECTRICAL VAULT	P
⊘	JUNCTION BOX	
⊘	POWER METER	
⊠	LUMINAIRE	
▫	TELEPHONE RISER	
T	TELEPHONE VAULT	
⊙	FIRE DEPARTMENT CONNECTION	⊙
♀	FIRE HYDRANT	♀
⊠	IRRIGATION CONTROL VALVE	⊠
HB	HOSE BIB	
⊞	WATER METER	◪
⋈	WATER VALVE	⋈
WV	WATER VAULT	
	A=APPLE, B=BIRCH, F=FIR, P=PINE, HA=HAWTHORNE	
	HO=HOLLY, M=MAPLE, O=OAK, U= UNKNOWN	
D	STORM LINE	D
S	SANITARY SEWER LINE	S
G	GAS LINE	G
P	ELECTRICAL LINE	P
T	COMMUNICATIONS LINE	T
W	WATER LINE	W
IR	IRRIGATION LINE	I
OHP	OVERHEAD UTILITIES	
V	STEAM LINE	V
X	FENCE	X
	CONCRETE	
~ASPH~	ASPHALT	
XXX	CONTOUR MAJOR INTERVAL	XXX
XXX	CONTOUR MINOR INTERVAL	XXX

VICINITY MAP
SCALE: 1" = 400'

N

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. CHAPTER 49.17 RCW.

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 LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND 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.

FILL SPECIFICATIONS
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.

AUTOCAD FILE NOTE
AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

PARCEL NUMBER
3423049044, 3423049340

UTILITY PROVIDERS
STORM SEWER:
CITY OF SEATAC PUBLIC WORKS
4800 SOUTH 188TH STREET
SEATAC, WA 98188-8605
(206) 973-4800

SANITARY SEWER:
MIDWAY SEWER DISTRICT
3030 S 240TH ST
KENT, WA 98032
(206) 824-4960

WATER:
HIGHLINE WATER DISTRICT
23828 30TH AVE S
KENT, WA 98032
(206) 824-0375

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

LEGAL DESCRIPTION
PARCEL A:
THAT PORTION OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 13'00" EAST ALONG THE WESTERLY LINE THEREOF 630.225 FEET; THENCE SOUTH 89C'30" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID SUBDIVISION 698.405 FEET;
THENCE SOUTHERLY 630.00 FEET TO A PORTION ON THE SOUTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 715.456 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE NORTH 89C'30"WEST ALONG SAID SOUTHERLY LINE 715.456 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR 42ND AVENUE SOUTH BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4533542;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS TRACTS 28 AND 29 OF HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING 1, 913.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER
OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 610 FEET; THENCE WEST 165 FEET; THE NCE NORTH 610 FEET;
THENCE EAST 165 FEET TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE WEST ONE —HALL OF TRACT 30, HIGH LAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1, 418.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON ;
THENCE SOUTH 610 FEET; THENCE WEST 495 FEET; THENCE NORTH 610 FEET;
THENCE EAST 495 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE SOUTH HALF OF VACATED SOUTH 186TH STREET ADJOINING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE EAST HALF OF TRACT 30 AND ALL OF TRACT 31, IN HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B:
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH,
RANCE 4 EAST, W. M., IN KING COUNTY, WASHINGTON;
THENCE WEST 1748.05 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST 330 FEET; THENCE SOUTH 640 FEET; THE NCE EAST 330 FEET;
THENCE NORTH 640 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO BEING KNOWN AS TRACT 25, HIGHLAND FIVE—ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1748.05 FEET WEST OF EAST QUARTER CORNER OF SECTION 34, TOWNSHIP
23 NORTH, RANGE 4 EAST, W. M ., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 640.0 FEET; THENCE EAST 165.0 FEET; THENCE NORTH 640.0 FEET;
THE NCE WEST 165.0 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING THE WEST HALF OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);
AND TOGETHER WITH THE SOUTH 155 FEET OF THE WEST 160 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M ., IN KING COUNTY, WASHINGTON;
THENCE WEST 1418.05 FEET TO THE TRUE POINT OF BEGINNING;
THE NCE SOUTH 640 FEET; THE NCE WEST 165 FEET; THENCE NORTH 640 FEET;
THE NCE EAST 165 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING A PORTION OF THE EAST HALL OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA, 98104
TELEPHONE (206)623-3137 FAX (206)623-9729

AHBL
TACOMA • SEATTLE • SPOKANE • TRI-CITIES
1200 6th Avenue, Suite 1620 Seattle, WA 98101
206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAYLOR
STATE OF WASHINGTON
20702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

COVER

C1.00

CONDITIONAL USE PERMIT - RESUBMITTAL 2

SEATAC GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SEATAC MUNICIPAL CODE (SMC), THE 2016 KING COUNTY ROAD STANDARDS (KCRS) AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO ROAD STANDARDS, THE LATEST VERSION OF THE KING COUNTY SURFACE WATER DESIGN MANUAL AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM, AND THE LATEST VERSION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND MUNICIPAL CONSTRUCTION AND ALL CONDITIONS OF THE PERMITS AND LAND USE ACTIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO CITY OF SEATAC. THE DESIGN ELEMENTS WITHIN THE PLANS HAVE BEEN REVIEWED ACCORDING TO THE SEATAC ENGINEERING REVIEW DIVISION CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE ENGINEERING REVIEW DIVISION PLANS REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE ENGINEERING REVIEW MANAGER IN WRITING PRIOR TO CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE CITY OF SEATAC ENGINEERING REVIEW DIVISION CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE ENGINEERING REVIEW DIVISION PLAN REVIEWER. ANY VARIANCE FROM THE CITY OF SEATAC'S ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE ENGINEERING REVIEW DIVISION MANAGER PRIOR TO CONSTRUCTION.
3. APPROVAL OF THE WORK DESCRIBED AS PART OF THIS PERMIT AND SHOWN IN THE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.). ALL WORK SHOWN ON THESE PLANS NEED TO BE PERMITTED BY THE CITY OF SEATAC ENGINEERING REVIEW DIVISION PRIOR TO THE START OF CONSTRUCTION. MORE THAN ONE PERMIT MAY BE NECESSARY FOR THE WORK SHOWN.
4. A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF SEATAC ENGINEERING REVIEW DIVISION, THE APPLICANT, THE APPLICANT'S CONSTRUCTION REPRESENTATIVE, AND REPRESENTATIVES FROM THE VARIOUS UTILITIES BEING CONSTRUCTED OR AFFECTED BY THESE PLANS ON-SITE OR AT CITY HALL NO LATER THAN 72 HOURS PRIOR TO START OF ON-SITE CONSTRUCTION. CALL THE CITY OF SEATAC ENGINEERING REVIEW DIVISION ADMINISTRATIVE NUMBER AT 206.973.4764 TO ARRANGE A TIME FOR OUR REPRESENTATIVE TO MEET WITH THE CONTRACTOR, SUB-CONTRACTORS, AND UTILITY REPRESENTATIVES. ALL CONTRACTORS AND SUB-CONTRACTORS WILL NEED TO SHOW PROOF OF STATE L & I CONTRACTORS' REGISTRATION AND CITY BUSINESS LICENSE AT THE PRE-CONSTRUCTION MEETING.
5. A COPY OF THE LATEST APPROVED PLANS, PERMITS, AND ALL ASSOCIATED DOCUMENTS MUST BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
6. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL APPLICABLE CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING WORK ON PRIVATE PROPERTY.
7. GROUNDWATER ENCOUNTERED DURING EXCAVATION SHALL BE DISPOSED OF PER SECTION 7-08 OF THE WSDOT STANDARD SPECIFICATIONS.
8. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY (WSDOT 2-06.3).
9. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY CITY OF SEATAC PUBLIC WORKS DIRECTOR OR DESIGNEE AND NOTED ON THESE APPROVED PLANS.
10. WHEN THERE IS NO ACTIVE CONSTRUCTION ACTIVITY, TRENCHING IN THE ROADWAY MUST BE COVERED WITH STEEL PLATES AND THE LANES REOPENED. EACH SIDE OF THE PLATE SHALL HAVE A MINIMUM OF 12 INCHES BEARING ON THE SIDES OF A CUT, AND SHALL BE ANCHORED BY STEEL PINS SHIMMED TO PREVENT MOVEMENT, AND ORIENTED TO BE PERPENDICULAR TO TRAFFIC. PLATES SHALL BE BEDDED ON TEMPORARY PAVEMENT PATCH MATERIAL AND THE BEDDING SHALL BE TAPERED ON ALL SIDES TO PROVIDE SMOOTH TRANSITION FOR ALL USERS. PLATES SHALL BE TEXTURED TO PROVIDE A NON-SKID SURFACE IN DRY AND WET CONDITIONS. ALL PLATES SHALL BE HIGHLIGHTED WITH PAINT, AND AN ADVANCE WARNING SIGN SHALL BE USED TO IDENTIFY THE PRESENCE OF THE PLATE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN. SECTION 1-07.23, "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.
12. CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH SEATAC MUNICIPAL CODE SECTION NORMAL WORKING HOURS ARE FROM 7:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY. ON THE FOLLOWING MAJOR ARTERIALS, HOWEVER, HOURS OF OPERATION SHALL BE LIMITED FROM 8:30 A.M. TO 3:00 P.M.: INTERNATIONAL BOULEVARD, MILITARY ROAD SOUTH, DES MOINES MEMORIAL DRIVE SOUTH, 24TH AVENUE SOUTH, S. 154TH STREET, S. 160TH STREET, S. 170TH STREET, S. 176TH STREET, S. 188TH STREET, AND S. 200TH STREET. ADDITIONAL RESTRICTIONS MAY APPLY BASED ON SEPA CONDITIONS OR SPECIFIC SITE CHARACTERISTICS. WORK OUTSIDE THE NORMAL WORKING HOURS, OR ON SATURDAYS (9:00 A.M. TO 10:00 P.M.), SUNDAYS (9:00 TO 6:00 P.M.), AND HOLIDAYS, WILL REQUIRE PRIOR WRITTEN APPROVAL FROM THE ENGINEERING REVIEW DIVISION. REQUESTS FOR SUCH AFTER-HOURS, WEEKEND, OR HOLIDAY MUST BE SUBMITTED TO THE ENGINEERING REVIEW DIVISION 72 HOURS IN ADVANCE OF SUCH WORK AND MUST BE APPROVED IN WRITING. CITY STAFF TIME FOR AFTER-HOURS, SATURDAY, SUNDAY, AND HOLIDAY WORK WILL BE BILLED AT THE RATE OF ONE AND ONE HALF TIMES THE STANDARD HOURLY RATE.
13. NO LANE CLOSURE OR WORK WILL BE ALLOWED ON THE ROADS LISTED IN ITEM #14 DURING THE TIMES LISTED UNLESS APPROVED BY THE CITY OF SEATAC ENGINEERING REVIEW DIVISION:
    13.a. FROM MIDNIGHT 3 DAYS PRIOR TO THANKSGIVING TO MIDNIGHT MONDAY AFTER THANKSGIVING,
    13.b. FROM MIDNIGHT DECEMBER 23 RD, OR THE FRIDAY PRIOR, IF IT OCCURS ON A SATURDAY OR SUNDAY, TO MIDNIGHT JANUARY 2 ND, OR THE MONDAY AFTER, IF IT FALLS ON A FRIDAY, SATURDAY OR SUNDAY.
14. THE CONTRACTOR SHALL PROVIDE UNIFORMED OFFICERS WITH MARKED POLICE VEHICLES IN ACCORDANCE WITH THE APPROVED TRAFFIC CONTROL PLAN(S). CONTACT THE KING COUNTY POLICE OFFICERS' GUILD TO ARRANGE FOR OFF DUTY OFFICERS. THEY CAN BE REACHED BY PHONE AT 206-957-0904 OR BY EMAIL AT OFFDUTY@KCPOG.COM. OFFICERS FROM OTHER COUNTIES MAY BE SUBSTITUTED IF THE KING COUNTY POLICE OFFICERS' GUILD CANNOT PROVIDE OFFICERS. CLOSURE OF A LANE OF TRAFFIC ON THE FOLLOWING ARTERIALS SHALL REQUIRE THE PRESENCE OF AN OFF-DUTY POLICE OFFICER WITH MARKED PATROL VEHICLE AS PART OF THE TRAFFIC CONTROL PLAN(S): INTERNATIONAL BOULEVARD; MILITARY ROAD SOUTH; DES MOINES MEMORIAL DRIVE SOUTH; 24 TH AVENUE SOUTH; 28 TH AVENUE SOUTH; S. 154 TH STREET; S. 160 TH STREET; S. 170 TH STREET; S. 176 TH STREET; S. 188 TH STREET; S. 200 TH STREET; OR ANY SIGNALIZED INTERSECTION.
15. THE STANDARD COORDINATE SYSTEM TO BE USED FOR PROJECTS IN SEATAC, UNLESS OTHERWISE APPROVED BY CITY OF SEATAC ENGINEERING REVIEW DIVISION, IS: NAD_1983_HARN_STATEPLANE_WASHINGTON_NORTH_FIPS_4601_FEET, WKID: 2926 AUTHORITY: EPSG, WASHINGTON STATE PLANE COORDINATES (NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (1991) HARN, SPHEROID GRS 1980, VERTICAL DATUM NAVD88, LINEAR UNITS IN U.S. SURVEY FEET*, FIPS 4601 (*1 FOOT EQUALS 0.3048006096 METERS).
16. UPON COMPLETION OF THE PROJECT, A SET OF CAD PRODUCED AS-BUILT DRAWINGS THAT ARE COORDINATELY CORRECT USING CITY'S HORIZONTAL AND VERTICAL CONTROL IS TO BE PREPARED BY A PROFESSIONAL LICENSED SURVEYOR OR ENGINEER. AS BUILT DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CITY OF SEATAC. ONCE APPROVED BY THE CITY FOR ACCURACY, AN ELECTRONIC CAD FILE OF THE DRAWING SHALL BE PROVIDED TO THE CITY OF SEATAC FOR A PERMANENT RECORD.

SEATAC EROSION AND SEDIMENT CONTROL NOTES

1. THE APPROVED STORMWATER EROSION AND SEDIMENT CONTROL/POLLUTION PREVENTION PLAN (ESC/SWPPP), IF REQUIRED, MUST BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
2. APPROVAL OF THE EROSION AND SEDIMENT CONTROL (ESC) MEASURES SHOWN IN THE APPROVED PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, LID BMPS, UTILITIES, ETC.) UNLESS THAT IS ALSO COVERED BY THIS PERMIT.
3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, PRIOR TO CONSTRUCTION (SWDM APPENDIX D AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM), UNLESS SPECIFICALLY ALLOWED BY THE CITY INSPECTOR. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
5. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL BMPS, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACKING OUT TO ROAD RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT. PEDESTRIAN ACCESS ROUTE TO BE MAINTAINED AT ALL TIMES.
6. PROTECT ALL BIO RETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPS. RESTORE PERMANENT BMPS TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION.
7. PREVENT COMPACTION OF BIO RETENTION FACILITIES AND RAIN GARDENS BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC.
8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION, ETC.).
10. THE ESC BMPS SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT BY THE CESCL OF WEEKLY REVIEWS OF THE ESC BMPS, TO BE COPIED ON REQUEST FOR THE CITY INSPECTOR.
11. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
12. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS. DRY SEASON ONLY.
13. THE ESC BMPS ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.
14. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
15. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET BELOW THE FINAL GRADE OF THE PERMANENT FACILITY.
16. COVER BMPS WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
17. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
18. FOR PROJECTS THAT DISTURB GREATER THAN 1 ACRE, OR ARE A PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT DISTURBS GREATER THAN 1 ACRE, THE FOLLOWING APPLIES:
    a. THE DISCHARGE MONITORING LOG/REPORTS MUST BE KEPT ONSITE AT ALL TIMES.
    b. DISCHARGES FROM THE CONSTRUCTION SITE GREATER THAN 25 NTU (NEPHELOMETRIC TURBIDITY UNITS) MUST BE TREATED PRIOR TO DISCHARGE AND SAID TREATMENT METHOD MUST BE APPROVED AND FIELD VERIFIED BY CITY INSPECTION STAFF. [NOTE: TREATMENT APPROVAL AND VERIFICATION DOES NOT RELEASE PROPERTY OWNER/DEVELOPER FROM THE RESPONSIBILITY OR LIABILITY OF ENSURING STATE WATER QUALITY STANDARDS (WAC-173-201A) ARE MET FOR DIRECT OR INDIRECT DISCHARGES TO THE RECEIVING WATER(S)].
19. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO BE COVERED BY OTHER METHODS SHALL BE SUBMITTED TO THE ENGINEERING REVIEW DIVISION. THE CITY ENGINEERING INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
20. THE CONSTRUCTION PROJECT APPROVED BY THIS PERMIT IS SUBJECT TO CITY BUILDING INSPECTION UNDER SEATAC MUNICIPAL CODES TITLE 12 (PUBLIC UTILITIES CODE) AND TITLE 13 (BUILDINGS AND CONSTRUCTION CODE) WITHOUT PRIOR NOTICE.

SEATAC DRAINAGE NOTES

1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). REDUCTIONS IN COMPACTION REQUIREMENTS ARE ALLOWED TO ACCOMMODATE BIORETENTION OR PERMEABLE PAVEMENT INSTALLATIONS.
2. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
3. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, SHALL HAVE LOCKING FRAMES AND GRATES OR SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
4. ALL CATCH BASIN GRATES SHALL CONFORM TO THE LATEST EDITION OF THE KCRDCS DRAWING NUMBERS 7-013, 7-017, 7-018, 7-019, 7-029, OR 7-021, AND SHALL INCLUDE THE STAMPING "DUMP ALL TO STREAM, DUMP NO POLLUTANTS". ALL GRATES AND SOLID COVERS WITHIN THE RIGHT-OF-WAY SHALL HAVE EON LOCK, ERGO ROUND COVERS, OR APPROVED EQUIVALENT.
5. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY OF SEATAC 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. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER CONCRETE OR EQUIVALENT WITH BEVELED END SECTIONS ON ALL EXPOSED ENDS TO MATCH THE SIDE SLOPE, AND ARE TO HAVE QUARRY SPALLS FOR EROSION PROTECTION ON EACH END (SEE KCRS 7.03(G), DRAWING NO. 7-001).
6. THE STANDARD ROCK LINING OF DITCHES SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE KING COUNTY SURFACE WATER DESIGN MANUAL AND SECTION 9-13 OF THE WSDOT STANDARD SPECIFICATIONS. ROCK GRADATION SHALL BE AS FOLLOWS: PASSING 8-INCH SQUARE SIEVE 100%; PASSING 3-INCH SQUARE SIEVE 40%; AND PASSING ¼ INCH SIEVE 10%. INSTALLATION SHALL BE PLACED SO AS TO FORM A FIRM, DENSE PROTECTIVE MAT CONSISTENT WITH EXAMPLES IN KCRDCS DRAWING NUMBER 7-024 AND CONFORMING TO THE DESIGN SURFACE OF THE DITCH. INDIVIDUAL ROCKS SHALL NOT PROTRUDE MORE THAN 3 INCHES FROM THAT SURFACE.
7. ALL STORM PIPE, DETENTION TANKS & VAULTS, WATER QUALITY TANKS & VAULTS, AND COMBINED DETENTION & WATER QUALITY TANKS & VAULTS SHALL BE SUBJECT TO TESTING PER SECTION 7-04 OF THE WSDOT STANDARD SPECIFICATIONS AND CITY OF SEATAC STANDARD PROCEDURES.
8. DETENTION TANKS MUST PASS AN EXFILTRATION TEST PER THE WSDOT 2016 7-04.3(1)B STANDARD PRIOR TO FINALIZING THE STE PERMIT.
9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY PURSUANT TO CITY OF SEATAC SOIL AMENDMENT STANDARDS.
10. SITE CLEARING IS LIMITED SEASONALLY BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE CITY OF SEATAC ENGINEERING REVIEW DIVISION.
11. PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS AND/OR BUILDINGS ON THE SITE, THOSE PORTIONS OF THE STORMWATER FACILITIES NECESSARY TO ACCOMMODATE THE CONTROL OF SURFACE AND STORMWATER RUNOFF DISCHARGE FROM THE SITE DURING CONSTRUCTION MUST BE CONSTRUCTED, APPROVED, AND FUNCTIONING PROPERLY.
12. DRAINAGE INLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY THE CITY OF SEATAC. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
    a. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
    b. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STAKE SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STUB-OUT.
    c. PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.03. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
    d. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESCRIBED IN KCRS 7.03. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
    e. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).
    f. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
13. PIPE COVER NOTES:
    a. FOR COVER LESS THAN 1 FT. DUCTILE IRON PIPE IS USED.
    b. FOR COVER FROM 1 FT. TO 2 FT. USE REINFORCED CONCRETE PIPE.
    c. FOR A MIN. 2 FT. COVER - ANY MATERIAL LISTED IN THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL OTHER THAN PVC MAY BE USED.
    d. PVC PIPE REQUIRES AT LEAST 3 FT. COVER.
    e. ALL PVC PIPES REQUIRE A SAND COLLAR WHEN CONNECTING TO A CONCRETE STRUCTURE.
    NOTES: ALL DIMENSIONS ARE MEASURED FROM TOP (OUTSIDE) OF PIPE. A) COVER IS THE MATERIAL OVER THE OUTSIDE TOP OF THE PIPE (COVER MAY NOT INCLUDE THE MATERIAL OF THE PIPE), IF YOU HAVE A THREE-FOOT GRADE DIFFERENTIAL BETWEEN THE INVERT OF A 12" DIAMETER PIPE AND THE FINISHED GRADE, YOU DO NOT HAVE TWO FOOT OF COVER OVER THE PIPE. EXCEPTIONS MAY BE GRANTED IN NON-VEHICULAR AREAS.
14. THE CONTRACTOR SHALL PROVIDE CCTV FOOTAGE OF ALL PIPES INSTALLED IN RIGHT-OF-WAY TO THE CITY.

SEATAC STRUCTURAL NOTES

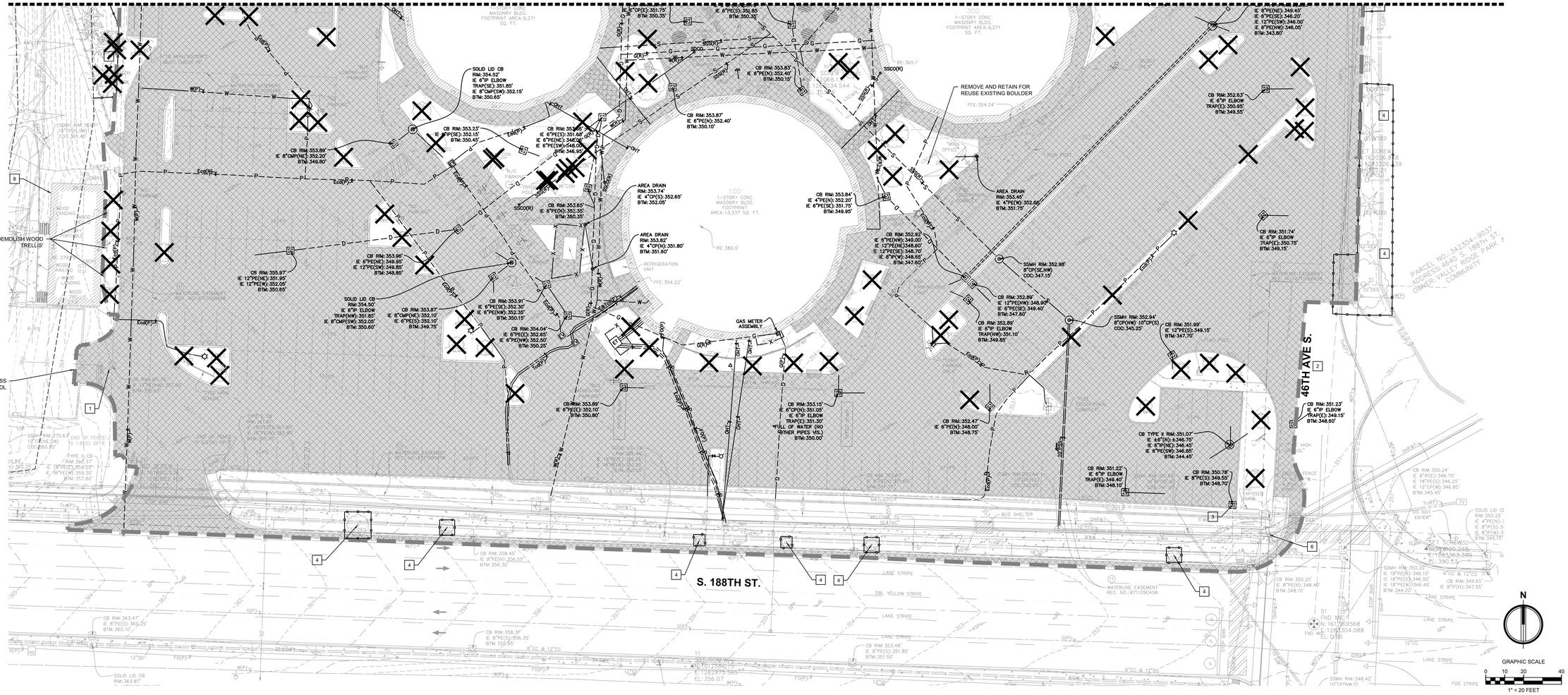
1. THESE PLANS ARE APPROVED FOR STANDARD SITE, ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, FENCES OVER 6' IN HEIGHT, AND RETAINING WALLS OVER 4' IN HEIGHT OR WITH A SURCHARGE REQUIRE A SEPARATE REVIEW AND APPROVAL AS A BLD PERMIT BY THE ENGINEERING REVIEW DIVISION AND THE BUILDING DIVISION PRIOR TO CONSTRUCTION (SMC TITLE 13 AND SMC 11.05.040).
2. ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES IN CITY OF SEATAC ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH KCRS DRAWING NUMBERS 5-003, 5-004, 5-005, AND 5-006. ROCKERIES OUTSIDE OF ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

SEATAC RECOMMENDED CONSTRUCTION SEQUENCE

1. HOLD THE EROSION SEDIMENTATION CONTROL PRE-CONSTRUCTION MEETING ON SITE.
2. CONDUCT AN INITIAL EROSION SEDIMENTATION CONTROL (IESC) SITE INSPECTION.
3. HOLD THE PRE-CONSTRUCTION MEETING AT THE CITY, VIRTUALLY, OR ON SITE.
4. POST A SIGN WITH NAME AND PHONE NUMBER OF THE SITE'S ESC SUPERVISOR.
5. FLAG AND/OR FENCE THE CLEARING LIMITS AS REQUIRED BY THE APPROVED PLANS, PERMIT CONDITIONS; OR SEPA CONDITIONS.
6. INSPECTION AND SIGN-OFF OF THE CLEARING LIMITS BY A PUBLIC WORKS INSPECTOR.
7. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
8. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
9. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
10. CLEARLY MARK LOCATIONS OF PROPOSED BIO RETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT AND INSTALL ESC BMPS TO PROTECT THEM FROM COMPACTION AND SEDIMENTATION.
11. CONSTRUCT SEDIMENT PONDS AND TRAPS.
12. INSPECTION OF ESC MEASURES BY A PUBLIC WORKS INSPECTOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
13. GRADE AND STABILIZE CONSTRUCTION ROADS.
14. DEMOLITION OF EXISTING STRUCTURES AND SITE FEATURES.
15. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
16. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF SEATAC STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
17. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF SEATAC EROSION AND SEDIMENT CONTROL STANDARDS.
18. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
19. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
20. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED AS APPROPRIATE.
21. PRIOR TO FINAL INSPECTION APPROVAL, CONDUCT AN INFILTRATION TEST FOR ANY BIO RETENTION OR PERMEABLE PAVEMENT INSTALLATION TO CONFIRM THAT THE PERMANENT BMPS WERE NOT IMPACTED BY CONSTRUCTION ACTIVITIES. IF NEEDED, RESTORE OR REPLACE BIO RETENTION OR PERMEABLE PAVEMENT BMPS, SO THAT THEY ARE FULLY FUNCTIONING UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

MIDWAY SEWER DISTRICT NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH MIDWAY SEWER DISTRICT AND THE DEPARTMENT OF ECOLOGY CRITERIA FOR SEWAGE WORK DESIGN.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
3. THE SANITARY SEWER PIPE SHALL BE PVC, CONFORMING TO ASTM D-3034, SDR 35, UNLESS OTHERWISE SPECIFIED. BEDDING AND BACKFILL SHALL BE AS REQUIRED BY MIDWAY SEWER DISTRICT.
4. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF MIDWAY SEWER DISTRICT.
5. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION, AND SHOULD BE ATTENDED BY THE CONTRACTOR, ENGINEER, OWNER, OTHER UTILITIES AND REPRESENTATIVES OF MIDWAY SEWER DISTRICT.
6. THE NEW SANITARY SEWER LINE SHALL BE PLUGGED AND NOT PUT INTO SERVICE UNTIL ALL LINES HAVE BEEN CLEANED, FLUSHED AND TESTED. ALL SANITARY LINES SHALL BE INSPECTED BY THE MIDWAY SEWER DISTRICT AND ALL TESTING SHALL BE DONE IN THE PRESENCE OF THE MIDWAY SEWER DISTRICT REPRESENTATIVE.
7. THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY FROM INFORMATION OF RECORD. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL "ONE-CALL" (1-800-424-5555) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE AND TELEVISION



NOTES

1. ALL EXISTING IMPROVEMENTS, INCLUDING TREES, WITHIN CLEARING LIMITS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE UNLESS OTHERWISE IDENTIFIED.
2. THE WORK UNDER THIS CONTRACT INCLUDES ALL CLEARING NECESSARY TO COMPLETE ALL WORK ASSOCIATED WITH THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY REVIEW THE SITE CONDITIONS AND TO CORRELATE THESE OBSERVATIONS WITH THE PROJECT WORK AND INCLUDE ALL NECESSARY DEMOLITION, WHETHER SHOWN OR NOT, AND INCLUDE ALL SUCH COSTS IN THE SCOPE OF THE WORK.
3. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLISHED AND REMOVED MATERIALS FROM THE OWNERS PROPERTY UNLESS OTHERWISE NOTED.
4. LANDSCAPE ARCHITECT TO FIELD VERIFY TREES AND SHRUBS TO BE REMOVED AND RETAINED PRIOR TO DEMOLITION. TREES EXIST ON SITE THAT ARE NOT IDENTIFIED ON THE SURVEY WHICH SHALL BE REMOVED.
5. USE EXISTING ASPHALT OR CRUSHED SURFACING AGGREGATE WHEN FEASIBLE FOR CONSTRUCTION LAY DOWN AREA.
6. CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING AT PERIMETER OF WORK LIMITS AS INDICATED BY THE CLEARING LIMITS OR AS NECESSARY FOR CONSTRUCTION.

LEGEND

- CLEARING LIMITS
- TREE PROTECTION /CONSTRUCTION FENCING
- SAWCUT / GRIND OVERLAY LIMITS
- DEMOLISH TREE PER TREE RETENTION PLANS
- DEMOLISH PAVEMENT
- FENCE TO BE DEMOLISHED
- DEMOLISH POWER
- DEMOLISH TELECOM
- DEMOLISH GAS
- DEMOLISH DRAINAGE
- DEMOLISH SEWER
- DEMOLISH WATER

KEYNOTES

1. PRESERVE AND PROTECT EXISTING UTILITY TO REMAIN
2. PRESERVE AND PROTECT EXISTING PAVEMENT TO REMAIN
3. CAP AND ABANDON IN PLACE EXISTING UTILITY
4. PRESERVE AND PROTECT EXISTING TREE(S) TO REMAIN. PROVIDE TREE PROTECTION AS INDICATED AND PER SPECIFICATIONS.
5. SALVAGE AND STORE ONSITE SITE EXISTING SITE FEATURE AND RELOCATE PER LANDSCAPE PLANS.
6. CAUTION WHEN WORKING UNDER OVERHEAD POWERLINES.
7. SEE LANDSCAPE PLANS FOR ADDITIONAL TREE PROTECTION DETAIL.
8. PRESERVE AND PROTECT EXISTING 1-STORY PORTABLE

CONDITIONAL USE PERMIT - RESUBMITTAL 2

INTEGRUS
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT

4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAUFT
STATE OF WASHINGTON
20702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

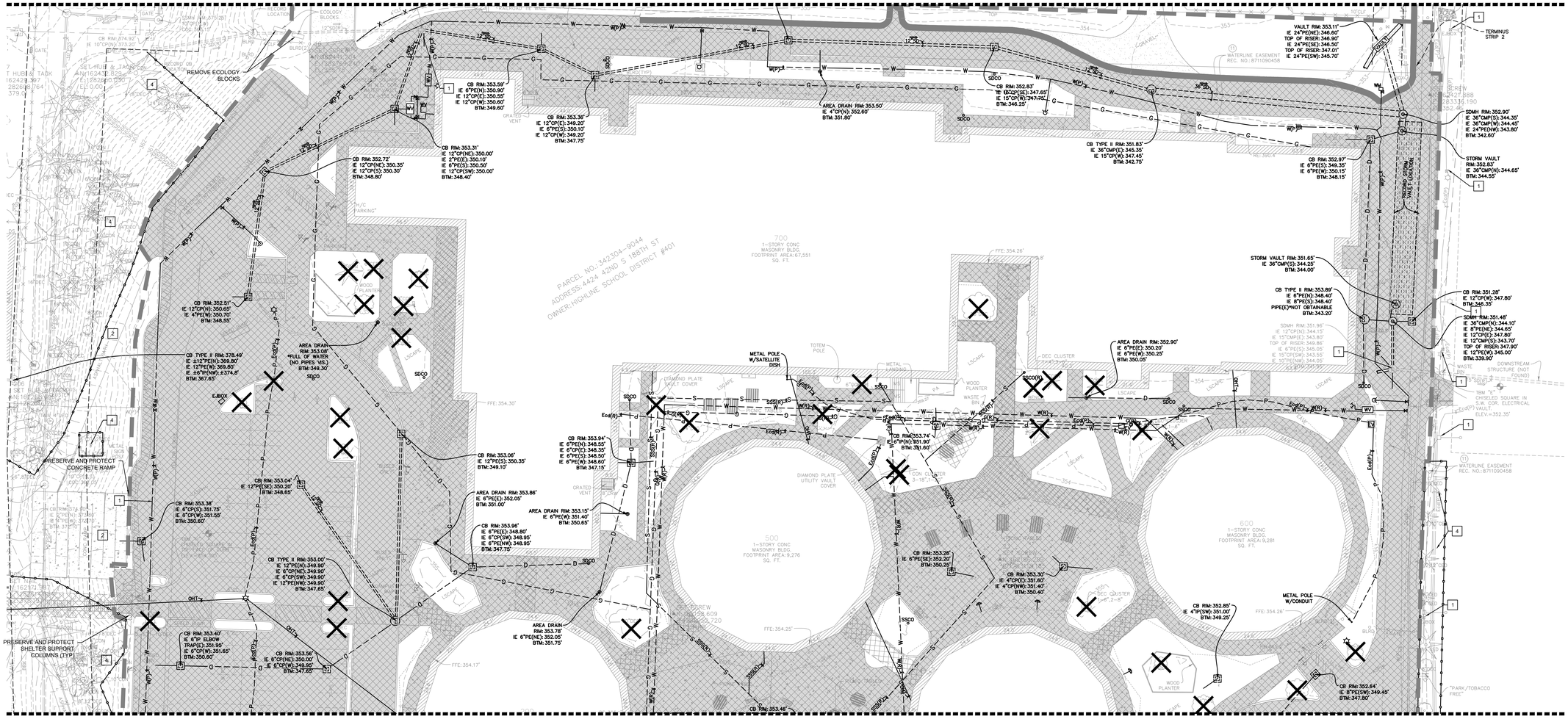
Revisions

#	Date	Description

DEMOLITION PLAN

C2.00

MATCH LINE - C2.02



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NOTES

1. ALL EXISTING IMPROVEMENTS, INCLUDING TREES, WITHIN CLEARING LIMITS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE UNLESS OTHERWISE IDENTIFIED.
2. THE WORK UNDER THIS CONTRACT INCLUDES ALL CLEARING NECESSARY TO COMPLETE ALL WORK ASSOCIATED WITH THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY REVIEW THE SITE CONDITIONS AND TO CORRELATE THESE OBSERVATIONS WITH THE PROJECT WORK AND INCLUDE ALL NECESSARY DEMOLITION, WHETHER SHOWN OR NOT, AND INCLUDE ALL SUCH COSTS IN THE SCOPE OF THE WORK.
3. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLISHED AND REMOVED MATERIALS FROM THE OWNERS PROPERTY UNLESS OTHERWISE NOTED.
4. LANDSCAPE ARCHITECT TO FIELD VERIFY TREES AND SHRUBS TO BE REMOVED AND RETAINED PRIOR TO DEMOLITION. TREES EXIST ON SITE THAT ARE NOT IDENTIFIED ON THE SURVEY WHICH SHALL BE REMOVED.
5. USE EXISTING ASPHALT OR CRUSHED SURFACING AGGREGATE WHEN FEASIBLE FOR CONSTRUCTION LAY DOWN AREA.
6. CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING AT PERIMETER OF WORK LIMITS AS INDICATED BY THE CLEARING LIMITS OR AS NECESSARY FOR CONSTRUCTION.

LEGEND

- CLEARING LIMITS
- TREE PROTECTION /CONSTRUCTION FENCING
- SAWCUT / GRIND OVERLAY LIMITS
- DEMOLISH TREE PER TREE RETENTION PLANS
- DEMOLISH PAVEMENT
- FENCE TO BE DEMOLISHED
- DEMOLISH POWER (P)
- DEMOLISH TELECOM (T)
- DEMOLISH GAS (G)
- DEMOLISH DRAINAGE (D)
- DEMOLISH SEWER (S)
- DEMOLISH WATER (W)

N

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

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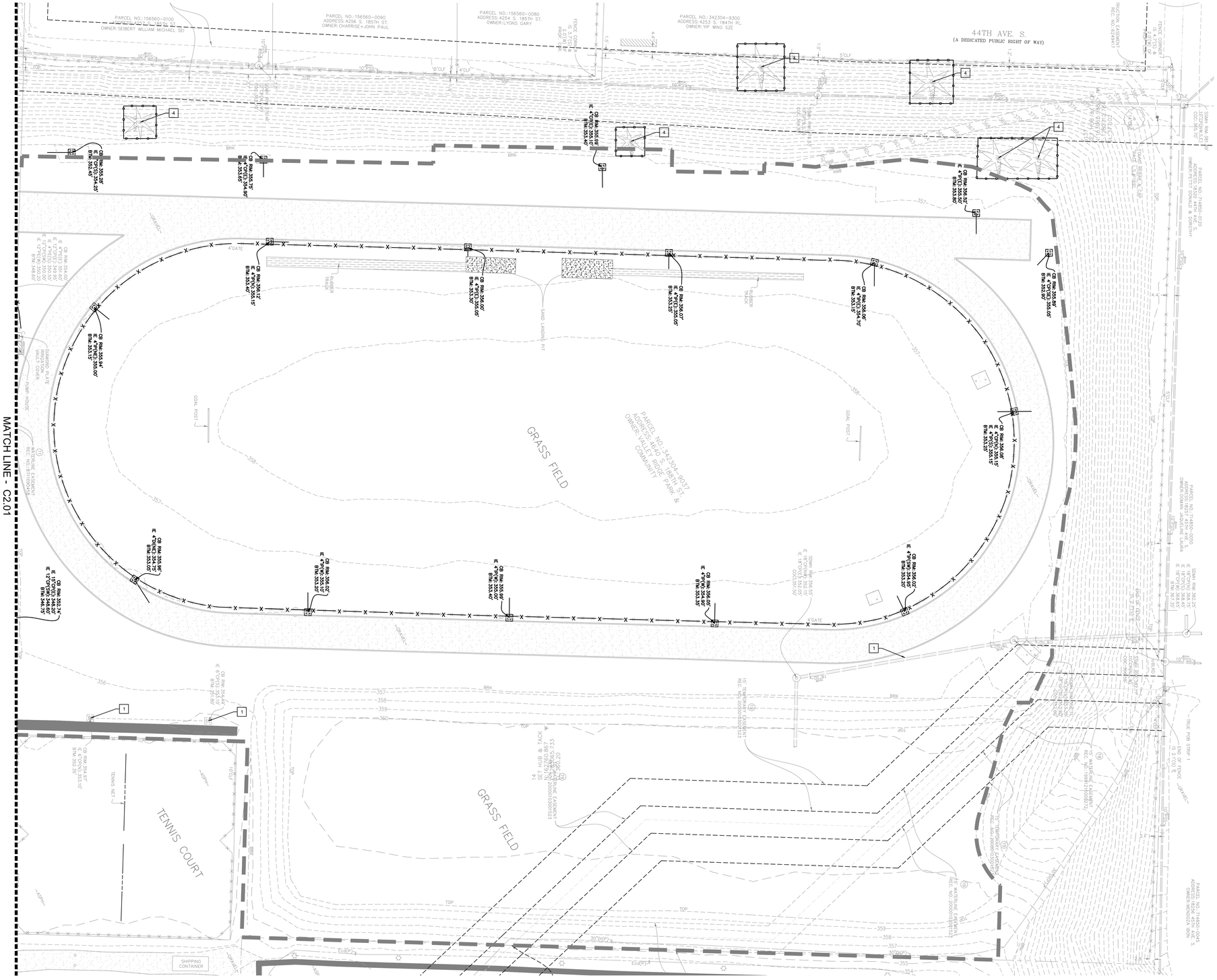

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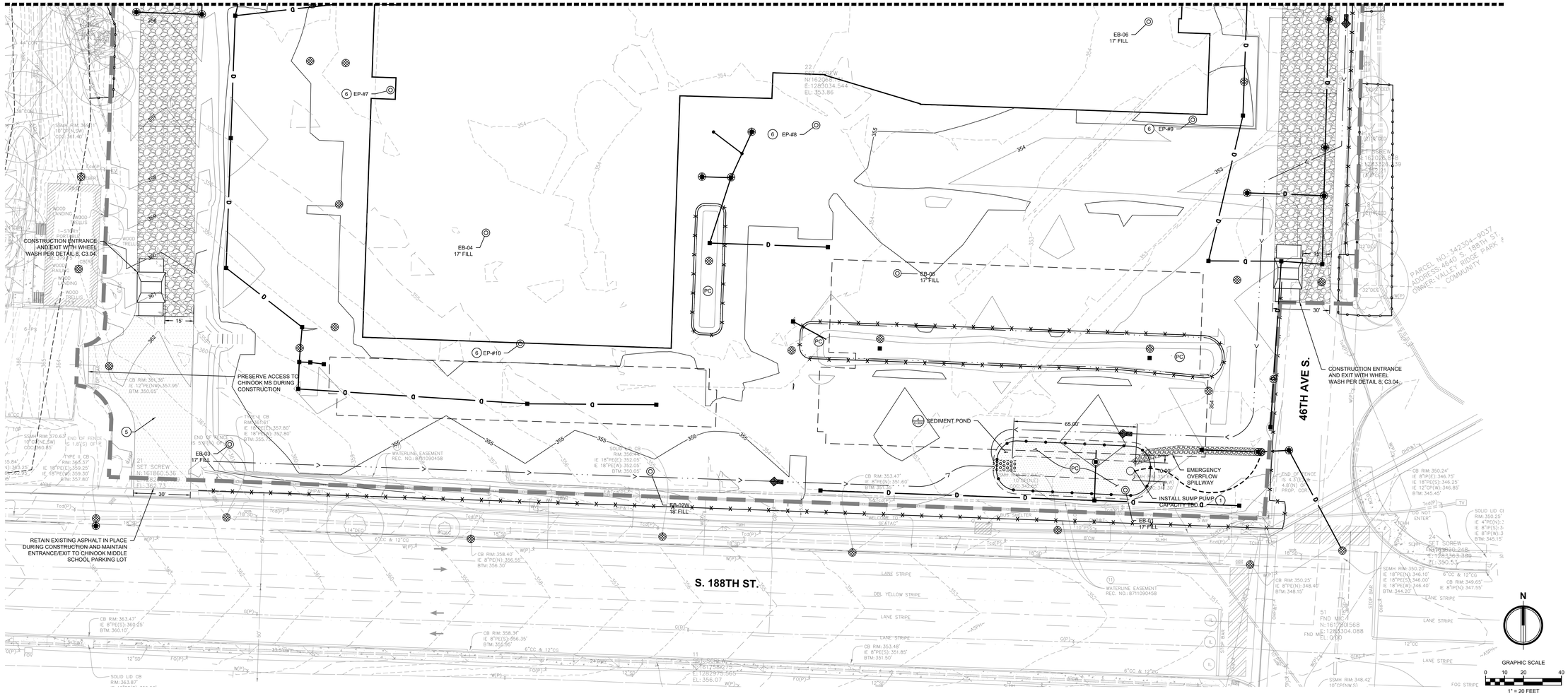

CITY OF SEATAC EROSION AND SEDIMENT CONTROL NOTES

1. THE APPROVED STORMWATER EROSION AND SEDIMENT CONTROL/POLLUTION PREVENTION PLAN (ESC/SWPPP), IF REQUIRED, MUST BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
2. APPROVAL OF THE EROSION AND SEDIMENT CONTROL (ESC) MEASURES SHOWN IN THE APPROVED PLANS DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, LID BMPS, UTILITIES, ETC.) UNLESS THAT IS ALSO COVERED BY THIS PERMIT.
3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, PRIOR TO CONSTRUCTION (SWDM APPENDIX D AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM), UNLESS SPECIFICALLY ALLOWED BY THE CITY INSPECTOR. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
5. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL BMPS, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACKING OUT TO ROAD RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT. PEDESTRIAN ACCESS ROUTE TO BE MAINTAINED AT ALL TIMES.
6. PROTECT ALL BIO RETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPS. RESTORE PERMANENT BMPS TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION.
7. PREVENT COMPACTION OF BIO RETENTION FACILITIES AND RAIN GARDENS BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC.
8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION, ETC.).
10. THE ESC BMPS SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT BY THE CESCL OF WEEKLY REVIEWS OF THE ESC BMPS, TO BE COPIED ON REQUEST FOR THE CITY INSPECTOR.
11. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
12. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS. DRY SEASON ONLY.
13. THE ESC BMPS ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.
14. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
15. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET BELOW THE FINAL GRADE OF THE PERMANENT FACILITY.
16. COVER BMPS WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
17. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
18. FOR PROJECTS THAT DISTURB GREATER THAN 1 ACRE, OR ARE A PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT DISTURBS GREATER THAN 1 ACRE, THE FOLLOWING APPLIES:
    a. THE DISCHARGE MONITORING LOG/REPORTS MUST BE KEPT ONSITE AT ALL TIMES.
    b. DISCHARGES FROM THE CONSTRUCTION SITE GREATER THAN 25 NTU (NEPHELOMETRIC TURBIDITY UNITS) MUST BE TREATED PRIOR TO DISCHARGE AND SAID TREATMENT METHOD MUST BE APPROVED AND FIELD VERIFIED BY CITY INSPECTION STAFF. (NOTE: TREATMENT APPROVAL AND VERIFICATION DOES NOT RELEASE PROPERTY OWNER/DEVELOPER FROM THE RESPONSIBILITY OR LIABILITY OF ENSURING STATE WATER QUALITY STANDARDS (WAC-173-201A) ARE MET FOR DIRECT OR INDIRECT DISCHARGES TO THE RECEIVING WATER(S)).
19. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO BE COVERED BY OTHER METHODS SHALL BE SUBMITTED TO THE ENGINEERING REVIEW DIVISION. THE CITY ENGINEERING INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
20. THE CONSTRUCTION PROJECT APPROVED BY THIS PERMIT IS SUBJECT TO CITY BUILDING INSPECTION UNDER SEATAC MUNICIPAL CODES TITLE 12 (PUBLIC UTILITIES CODE) AND TITLE 13 (BUILDINGS AND CONSTRUCTION CODE) WITHOUT PRIOR NOTICE.

SEATAC RECOMMENDED CONSTRUCTION SEQUENCE

1. HOLD THE EROSION SEDIMENTATION CONTROL PRE-CONSTRUCTION MEETING ON SITE.
2. CONDUCT AN INITIAL EROSION SEDIMENTATION CONTROL (IESC) SITE INSPECTION.
3. HOLD THE PRE-CONSTRUCTION MEETING AT THE CITY, VIRTUALLY, OR ON SITE.
4. POST A SIGN WITH NAME AND PHONE NUMBER OF THE SITE'S ESC SUPERVISOR.
5. FLAG AND/OR FENCE THE CLEARING LIMITS AS REQUIRED BY THE APPROVED PLANS, PERMIT CONDITIONS; OR SEPA CONDITIONS.
6. INSPECTION AND SIGN-OFF OF THE CLEARING LIMITS BY A PUBLIC WORKS INSPECTOR.
7. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
8. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
9. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
10. CLEARLY MARK LOCATIONS OF PROPOSED BIO RETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT AND INSTALL ESC BMPS TO PROTECT THEM FROM COMPACTION AND SEDIMENTATION.
11. CONSTRUCT SEDIMENT PONDS AND TRAPS.
12. INSPECTION OF ESC MEASURES BY A PUBLIC WORKS INSPECTOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
13. GRADE AND STABILIZE CONSTRUCTION ROADS.
14. DEMOLITION OF EXISTING STRUCTURES AND SITE FEATURES.
15. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
16. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF SEATAC STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
17. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF SEATAC EROSION AND SEDIMENT CONTROL STANDARDS.
18. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
19. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
20. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED AS APPROPRIATE.
21. PRIOR TO FINAL INSPECTION APPROVAL, CONDUCT AN INFILTRATION TEST FOR ANY BIO RETENTION OR PERMEABLE PAVEMENT INSTALLATION TO CONFIRM THAT THE PERMANENT BMPS WERE NOT IMPACTED BY CONSTRUCTION ACTIVITIES. IF NEEDED, RESTORE OR REPLACE BIO RETENTION OR PERMEABLE PAVEMENT BMPS, SO THAT THEY ARE FULLY FUNCTIONING UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

TESC NOTES

1. THE ESC MEASURES SHOWN ON THIS PLAN ARE REPRESENTATIVE OF ONLY ONE POSSIBLE ESC PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ESC MEASURES NEEDED TO MEET THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY. ALL COSTS FOR MEETING THE REQUIREMENTS SHALL BE INCLUDED IN THE BASE BID.
2. INLET SEDIMENT PROTECTION SHALL BE PROVIDED AT SPECIFIED EXISTING AND ALL PROPOSED CATCH BASINS WITHIN WORK AREAS. CATCH BASINS TO BE DEMOLISHED SHALL ALSO HAVE INLET PROTECTION UNTIL THE DOWNSTREAM PIPE HAS BEEN DISCONNECTED AND CAPPED.
3. STOCKPILED EARTH MATERIALS SHALL BE COVERED WITH PLASTIC COVERING PER DETAIL 1/C3.04.
4. BLOWING DUST SHALL BE PREVENTED. WATER TRUCK SHALL BE ON SITE AND OPERATIONAL AS NECESSARY.
5. STORMWATER RUNOFF WITH TURBIDITY EXCEEDING 25 NTU OR pH EXCEEDING 8.5 STANDARD UNITS SHALL NOT BE ALLOWED TO BE DISCHARGED FROM THE PROJECT SITE. CONSULT CSWPPP, NPDES, AND CESCL FOR BENCHMARKS, MONITORING, REPORTING AND REMEDIATION REQUIREMENTS.
6. NO SEDIMENT SHALL BE TRACKED ONTO ADJACENT PAVED SURFACES. CONTRACTOR SHALL PROVIDE STREET SWEEPING PROMPTLY IF SEDIMENT TRACKING HAS OCCURRED.
7. ALL DISTURBED SURFACES SHALL BE COVERED WITH PLASTIC SHEETING, STRAW MULCH OR CRUSHED SURFACING.
8. FINISHED GRADE CONTOURS ARE SHOWN FOR REFERENCE.
9. ALL DISTURBED SOILS TO BE LANDSCAPING SHALL MEET SOIL QUALITY AND DEPTH MINIMUMS PER 1/C1.01.
10. CONTRACTOR SHALL PLAN ON AND COORDINATE EITHER ALTERNATIVE DISCHARGE OR TREATMENT OF STORMWATER FOR PERIODS OF EXCESSIVE NTU. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR PERMITS AS NECESSARY WITH APPROPRIATE JURISDICTIONS. THIS MAY INCLUDE DISCHARGING TO THE SEWER SYSTEM AND /OR PROVIDING CHITOSAN OR SIMILAR FILTER TREATMENT.

BIORETENTION INSTALLATION NOTES

PRE-CONSTRUCTION:
1. LAYDOWN CRUSHED SURFACING PRIOR TO ROUGH GRADING OF BIORETENTION CELL.

MID-CONSTRUCTION:
1. ROUGH GRADE OF BIORETENTION CELL PER DETAIL ON STORMWATER SHEET C5.03.
2. INSTALL STRAW WATTLES AROUND PERIMETER OF BIORETENTION CELL.
3. ROUTE ROOF RUNOFF DRAINAGE TO CATCH BASINS.
4. USE PLASTIC SHEETING TO COVER BIORETENTION CELL AREA.
5. REMOVE PLASTIC SHEETING PRIOR TO LANDSCAPE PLANTING.

POST-CONSTRUCTION:
1. REMOVE TESC MEASURES.

LEGEND

- CLEARING LIMITS
- INLET SEDIMENT PROTECTION — 2, C3.04
- FILTER FENCE — 3, C3.04
- TREE PROTECTION — 1&2, TP-101
- STRAW WATTLES — 7, C3.04
- MAJOR CONTOUR — XXX
- MINOR CONTOUR — XXX
- PLASTIC COVERING (PC) — 1, C3.04
- INTERCEPTOR SWALE, WITH CHECK DAM AND FLOW CHANNEL STABLIZATION AS NOTED.
- CONSTRUCTION ACCESS — 6, C3.04
- ASPHALT TREATED BASE
- AUTOMATED WHEEL WASH STATION — 8, C3.04
- CHECK DAM — 5, C3.04
- BORING FROM GEOTECHNICAL REPORT. DEPTH OF FILL REFERENCES EXISTING GRADE. — EB - # #

KEYNOTES

1. CONTRACTOR SHALL PROVIDE NTU AND pH MONITORING AT CATCH BASIN OR DISCHARGE OUTLET FROM PORTABLE SEDIMENT TANK. DISCHARGE OF STORMWATER SHALL DISCONTINUE IF STORMWATER DOES NOT MEET CONSTRUCTION STORMWATER GENERAL PERMIT. SEE TESC NOTE 5 FOR ADDITIONAL INFORMATION.
2. PROVIDE 8" DIP CULVERT WHERE CONSTRUCTION WATER CROSSES CONSTRUCTION ACCESS.
3. ABOVE GRADE, FLEXIBLE TUBING TO CONVEY STORMWATER.
4. PROVIDE QUARRY SPALL LINED SUMP WITH PUMP OR USE PROPOSED CATCH BASIN IF SURFACING ALLOWS FOR DRAINAGE TO ENTER CATCH BASIN. CATCH BASIN DOWNSTREAM PIPE SHALL BE PLUGGED.
5. ASPHALT TREATED BASE
6. TEN (10) EXPLORATORY PITS, 2FTx6FTx10FT DEEP. EXCAVATE EXPLORATORY PITS UNDER THE OVSERVANCE OF TH EON-SITE GEOTECHNICAL ENGINEER. BACKFILL WITH STRUCTURAL FILL IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS.

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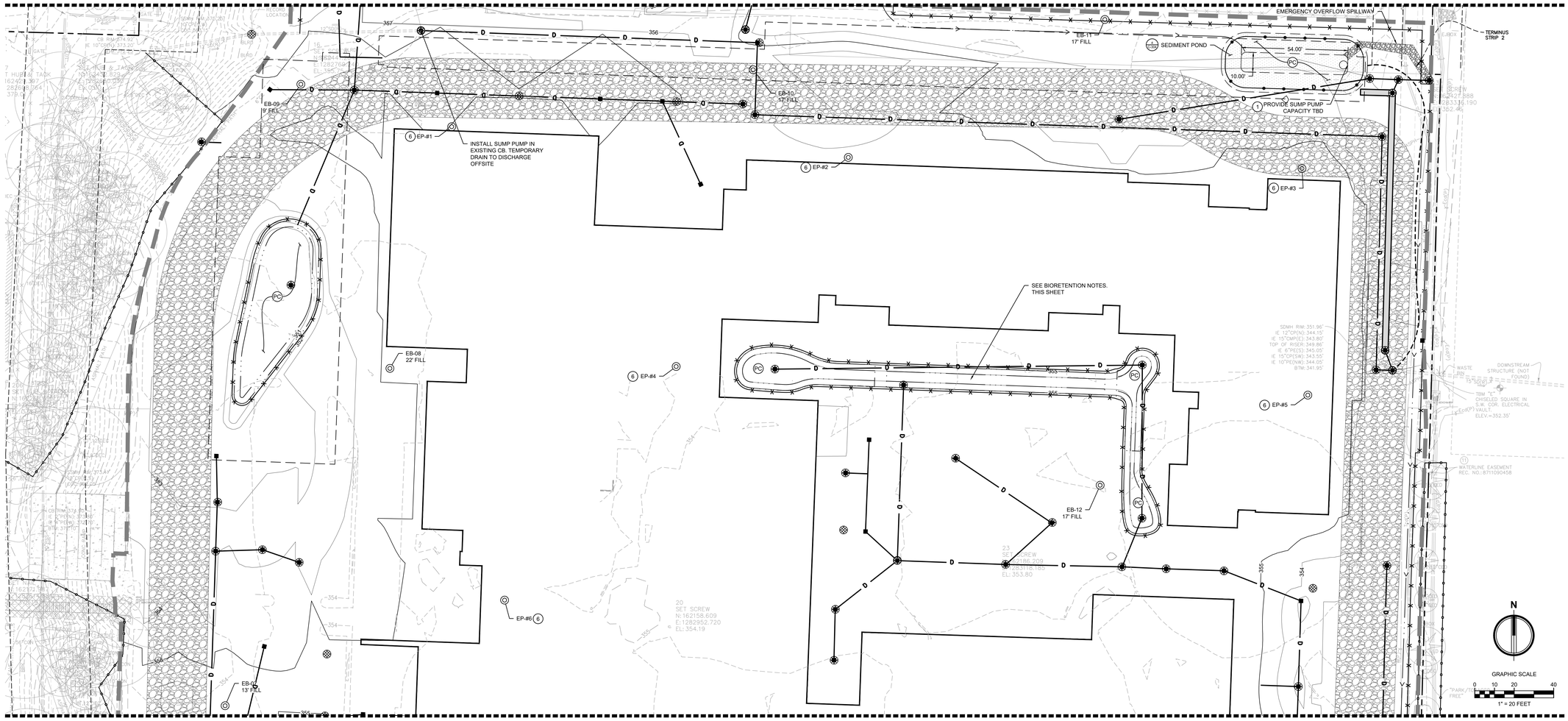

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3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPS IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, PRIOR TO CONSTRUCTION (SWDM APPENDIX D AS AMENDED BY THE CITY OF SEATAC ADDENDUM TO THE KCSWDM), UNLESS SPECIFICALLY ALLOWED BY THE CITY INSPECTOR. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
5. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL BMPS, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACKING OUT TO ROAD RIGHT-OF-WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT. PEDESTRIAN ACCESS ROUTE TO BE MAINTAINED AT ALL TIMES.
6. PROTECT ALL BIO RETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMPS. RESTORE PERMANENT BMPS TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION.
7. PREVENT COMPACTION OF BIO RETENTION FACILITIES AND RAIN GARDENS BY EXCLUDING CONSTRUCTION EQUIPMENT AND FOOT TRAFFIC.
8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION, ETC.).
10. THE ESC BMPS SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT BY THE CESCL OF WEEKLY REVIEWS OF THE ESC BMPS, TO BE COPIED ON REQUEST FOR THE CITY INSPECTOR.
11. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
12. ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS. DRY SEASON ONLY.
13. THE ESC BMPS ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN TWENTY-FOUR (24) HOURS FOLLOWING A STORM EVENT.
14. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
15. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET BELOW THE FINAL GRADE OF THE PERMANENT FACILITY.
16. COVER BMPS WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
17. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
18. FOR PROJECTS THAT DISTURB GREATER THAN 1 ACRE, OR ARE A PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT DISTURBS GREATER THAN 1 ACRE, THE FOLLOWING APPLIES:
    a. THE DISCHARGE MONITORING LOG/REPORTS MUST BE KEPT ONSITE AT ALL TIMES.
    b. DISCHARGES FROM THE CONSTRUCTION SITE GREATER THAN 25 NTU (NEPHELOMETRIC TURBIDITY UNITS) MUST BE TREATED PRIOR TO DISCHARGE AND SAID TREATMENT METHOD MUST BE APPROVED AND FIELD VERIFIED BY CITY INSPECTION STAFF. [NOTE: TREATMENT APPROVAL AND VERIFICATION DOES NOT RELEASE PROPERTY OWNER/DEVELOPER FROM THE RESPONSIBILITY OR LIABILITY OF ENSURING STATE WATER QUALITY STANDARDS (WAC-173-201A) ARE MET FOR DIRECT OR INDIRECT DISCHARGES TO THE RECEIVING WATER(S)].
19. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO BE COVERED BY OTHER METHODS SHALL BE SUBMITTED TO THE ENGINEERING REVIEW DIVISION. THE CITY ENGINEERING INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
20. THE CONSTRUCTION PROJECT APPROVED BY THIS PERMIT IS SUBJECT TO CITY BUILDING INSPECTION UNDER SEATAC MUNICIPAL CODES TITLE 12 (PUBLIC UTILITIES CODE) AND TITLE 13 (BUILDINGS AND CONSTRUCTION CODE) WITHOUT PRIOR NOTICE.

SEATAC RECOMMENDED CONSTRUCTION SEQUENCE

1. HOLD THE EROSION SEDIMENTATION CONTROL PRE-CONSTRUCTION MEETING ON SITE.
2. CONDUCT AN INITIAL EROSION SEDIMENTATION CONTROL (IESC) SITE INSPECTION.
3. HOLD THE PRE-CONSTRUCTION MEETING AT THE CITY, VIRTUALLY, OR ON SITE.
4. POST A SIGN WITH NAME AND PHONE NUMBER OF THE SITE'S ESC SUPERVISOR.
5. FLAG AND/OR FENCE THE CLEARING LIMITS AS REQUIRED BY THE APPROVED PLANS, PERMIT CONDITIONS; OR SEPA CONDITIONS.
6. INSPECTION AND SIGN-OFF OF THE CLEARING LIMITS BY A PUBLIC WORKS INSPECTOR.
7. INSTALL CATCH BASIN PROTECTION AS REQUIRED.
8. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
9. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
10. CLEARLY MARK LOCATIONS OF PROPOSED BIO RETENTION FACILITIES, RAIN GARDENS, AND PERMEABLE PAVEMENT AND INSTALL ESC BMPS TO PROTECT THEM FROM COMPACTION AND SEDIMENTATION.
11. CONSTRUCT SEDIMENT PONDS AND TRAPS.
12. INSPECTION OF ESC MEASURES BY A PUBLIC WORKS INSPECTOR PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.
13. GRADE AND STABILIZE CONSTRUCTION ROADS.
14. DEMOLITION OF EXISTING STRUCTURES AND SITE FEATURES.
15. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
16. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF SEATAC STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
17. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF SEATAC EROSION AND SEDIMENT CONTROL STANDARDS.
18. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
19. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
20. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED AS APPROPRIATE.
21. PRIOR TO FINAL INSPECTION APPROVAL, CONDUCT AN INFILTRATION TEST FOR ANY BIO RETENTION OR PERMEABLE PAVEMENT INSTALLATION TO CONFIRM THAT THE PERMANENT BMPS WERE NOT IMPACTED BY CONSTRUCTION ACTIVITIES. IF NEEDED, RESTORE OR REPLACE BIO RETENTION OR PERMEABLE PAVEMENT BMPS, SO THAT THEY ARE FULLY FUNCTIONING UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

TESC NOTES

1. THE ESC MEASURES SHOWN ON THIS PLAN ARE REPRESENTATIVE OF ONLY ONE POSSIBLE ESC PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ESC MEASURES NEEDED TO MEET THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY. ALL COSTS FOR MEETING THE REQUIREMENTS SHALL BE INCLUDED IN THE BASE BID.
2. INLET SEDIMENT PROTECTION SHALL BE PROVIDED AT SPECIFIED EXISTING AND ALL PROPOSED CATCH BASINS WITHIN WORK AREAS. CATCH BASINS TO BE DEMOLISHED SHALL ALSO HAVE INLET PROTECTION UNTIL THE DOWNSTREAM PIPE HAS BEEN DISCONNECTED AND CAPPED.
3. STOCKPILED EARTH MATERIALS SHALL BE COVERED WITH PLASTIC COVERING PER DETAIL 1/C3.04.
4. BLOWING DUST SHALL BE PREVENTED. WATER TRUCK SHALL BE ON SITE AND OPERATIONAL AS NECESSARY.
5. STORMWATER RUNOFF WITH TURBIDITY EXCEEDING 25 NTU OR pH EXCEEDING 8.5 STANDARD UNITS SHALL NOT BE ALLOWED TO BE DISCHARGED FROM THE PROJECT SITE. CONSULT CSWPPP, NPDES, AND CESCL FOR BENCHMARKS, MONITORING, REPORTING AND REMEDIATION REQUIREMENTS.
6. NO SEDIMENT SHALL BE TRACKED ONTO ADJACENT PAVED SURFACES. CONTRACTOR SHALL PROVIDE STREET SWEEPING PROMPTLY IF SEDIMENT TRACKING HAS OCCURRED.
7. ALL DISTURBED SURFACES SHALL BE COVERED WITH PLASTIC SHEETING, STRAW MULCH OR CRUSHED SURFACING.
8. FINISHED GRADE CONTOURS ARE SHOWN FOR REFERENCE.
9. ALL DISTURBED SOILS TO BE LANDSCAPING SHALL MEET SOIL QUALITY AND DEPTH MINIMUMS PER 1/C1.01.
10. CONTRACTOR SHALL PLAN ON AND COORDINATE EITHER ALTERNATIVE DISCHARGE OR TREATMENT OF STORMWATER FOR PERIODS OF EXCESSIVE NTU. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR PERMITS AS NECESSARY WITH APPROPRIATE JURISDICTIONS. THIS MAY INCLUDE DISCHARGING TO THE SEWER SYSTEM AND /OR PROVIDING CHITOSAN OR SIMILAR FILTER TREATMENT.

BIORETENTION INSTALLATION NOTES

PRE-CONSTRUCTION:
1. LAYDOWN CRUSHED SURFACING PRIOR TO ROUGH GRADING OF BIORETENTION CELL.

MID-CONSTRUCTION:
1. ROUGH GRADE OF BIORETENTION CELL PER DETAIL ON STORMWATER SHEET C5.03.
2. INSTALL STRAW WATTLES AROUND PERIMETER OF BIORETENTION CELL.
3. ROUTE ROOF RUNOFF DRAINAGE TO CATCH BASINS.
4. USE PLASTIC SHEETING TO COVER BIORETENTION CELL AREA.
5. REMOVE PLASTIC SHEETING PRIOR TO LANDSCAPE PLANTING.

POST-CONSTRUCTION:
1. REMOVE TESC MEASURES.

LEGEND

CLEARING LIMITS	
INLET SEDIMENT PROTECTION	2 C3.04
FILTER FENCE	3 C3.04
TREE PROTECTION	1&2 TP-101
STRAW WATTLES	7 C3.04
MAJOR CONTOUR	XXX
MINOR CONTOUR	XXX
PLASTIC COVERING	PC 1 C3.04
INTERCEPTOR SWALE, WITH CHECK DAM AND FLOW CHANNEL STABLIZATION AS NOTED.	
CONSTRUCTION ACCESS	6 C3.04
ASPHALT TREATED BASE	
AUTOMATED WHEEL WASH STATION	8 C3.04
CHECK DAM	5 C3.04
BORING FROM GEOTECHNICAL REPORT. DEPTH OF FILL REFERENCES EXISTING GRADE.	EB - # #'

KEYNOTES

1. CONTRACTOR SHALL PROVIDE NTU AND pH MONITORING AT CATCH BASIN OR DISCHARGE OUTLET FROM PORTABLE SEDIMENT TANK. DISCHARGE OF STORMWATER SHALL DISCONTINUE IF STORMWATER DOES NOT MEET CONSTRUCTION STORMWATER GENERAL PERMIT. SEE TESC NOTE 5 FOR ADDITIONAL INFORMATION.
2. PROVIDE 8" DIP CULVERT WHERE CONSTRUCTION WATER CROSSES CONSTRUCTION ACCESS.
3. ABOVE GRADE, FLEXIBLE TUBING TO CONVEY STORMWATER.
4. PROVIDE QUARRY SPALL LINED SUMP WITH PUMP OR USE PROPOSED CATCH BASIN IF SURFACING ALLOWS FOR DRAINAGE TO ENTER CATCH BASIN. CATCH BASIN DOWNSTREAM PIPE SHALL BE PLUGGED.
5. ASPHALT TREATED BASE
6. TEN (10) EXPLORATORY PITS, 2FTx6FTx10FT DEEP. EXCAVATE EXPLORATORY PITS UNDER THE OVSERVANCE OF TH EON-SITE GEOTECHNICAL ENGINEER. BACKFILL WITH STRUCTURAL FILL IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS.

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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DOUGLAS C. TAPP — STATE OF WASHINGTON — 20702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

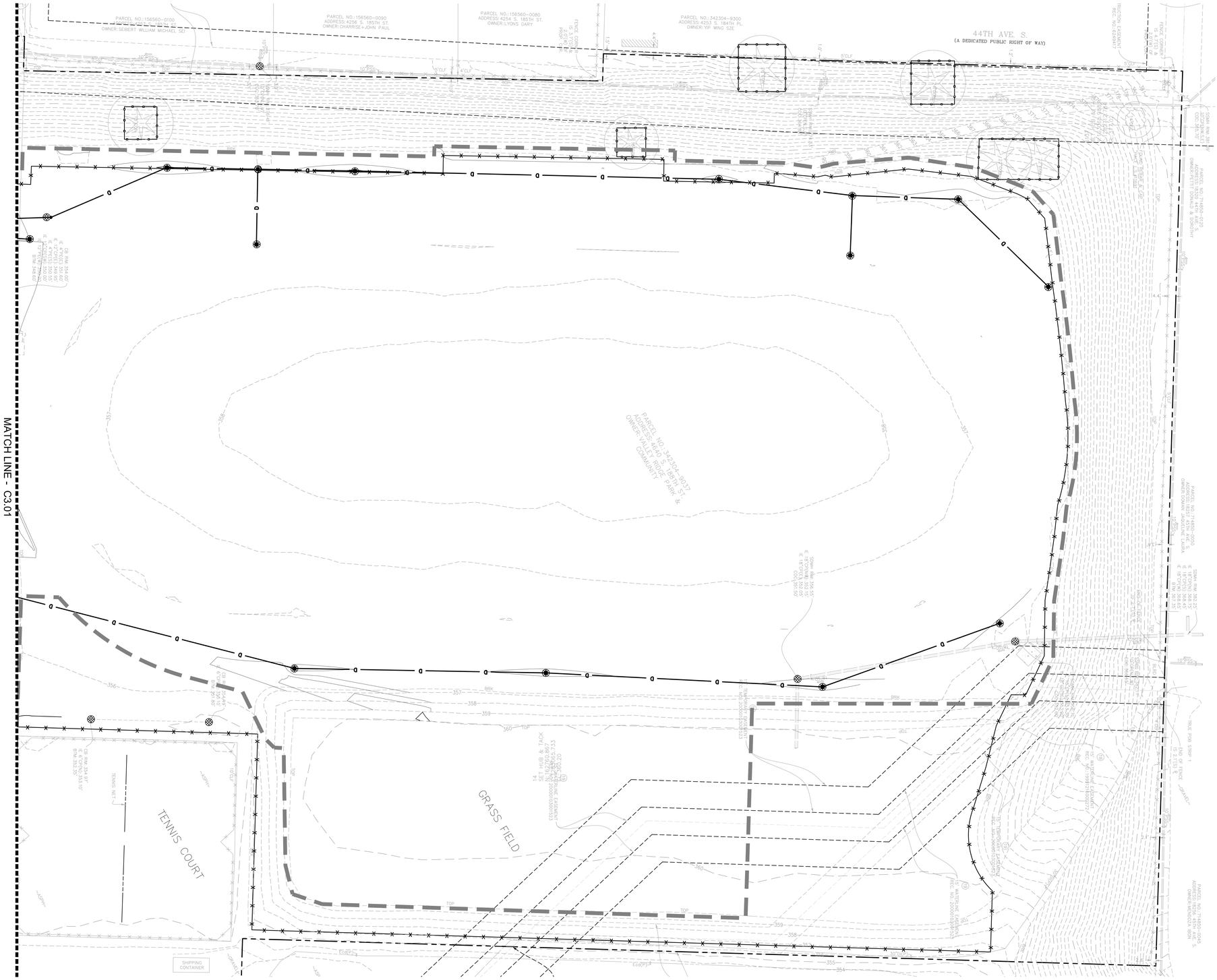
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

TESC PLAN

C3.01



LEGEND

- CLEARING LIMITS
- INLET SEDIMENT PROTECTION — 2 / C3.04
- FILTER FENCE — 3 / C3.04
- TREE PROTECTION — 1&2 / TP-101
- STRAW WATTLES — 7 / C3.04
- MAJOR CONTOUR — XXX
- MINOR CONTOUR — XXX
- PLASTIC COVERING (PC) — 1 / C3.04
- INTERCEPTOR SWALE, WITH CHECK DAM AND FLOW CHANNEL STABLIZATION AS NOTED.
- CONSTRUCTION ACCESS — 6 / C3.04
- ASPHALT TREATED BASE
- AUTOMATED WHEEL WASH STATION — 8 / C3.04
- CHECK DAM — 5 / C3.04
- BORING FROM GEOTECHNICAL REPORT. DEPTH OF FILL REFERENCES EXISTING GRADE. — EB - # #

KEYNOTES

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3. STOCKPILED EARTH MATERIALS SHALL BE COVERED WITH PLASTIC COVERING PER CK-E.05.
4. BLOWING DUST SHALL BE PREVENTED. WATER TRUCK SHALL BE ON SITE AND OPERATIONAL AS NECESSARY.
5. STORMWATER RUNOFF WITH TURBIDITY EXCEEDING 25 NTU OR pH EXCEEDING 8.5 STANDARD UNITS SHALL NOT BE ALLOWED TO BE DISCHARGED FROM THE PROJECT SITE. CONSULT CSWPPP, NPDES, AND CESCL FOR BENCHMARKS, MONITORING, REPORTING AND REMEDIATION REQUIREMENTS.
6. NO SEDIMENT SHALL BE TRACKED ONTO ADJACENT PAVED SURFACES. CONTRACTOR SHALL PROVIDE STREET SWEEPING PROMPTLY IF SEDIMENT TRACKING HAS OCCURRED.
7. ALL DISTURBED SURFACES SHALL BE COVERED WITH PLASTIC SHEETING, STRAW MULCH OR CRUSHED SURFACING.
8. FINISHED GRADE CONTOURS ARE SHOWN FOR REFERENCE.
9. ALL DISTURBED SOILS TO BE LANDSCAPING SHALL MEET SOIL QUALITY AND DEPTH MINIMUMS PER X/XXX AND X/XXX.
10. CONTRACTOR SHALL PLAN ON AND COORDINATE EITHER ALTERNATIVE DISCHARGE OR TREATMENT OF STORMWATER FOR PERIODS OF EXCESSIVE NTU. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR PERMITS AS NECESSARY WITH APPROPRIATE JURISDICTIONS. THIS MAY INCLUDE DISCHARGING TO THE SEWER SYSTEM AND /OR PROVIDING CHITOSAN OR SIMILAR FILTER TREATMENT.

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4. USE PLASTIC SHEETING TO COVER BIORETENTION CELL AREA.
5. REMOVE PLASTIC SHEETING PRIOR TO LANDSCAPE PLANTING.

POST-CONSTRUCTION:
1. REMOVE TESC MEASURES.

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

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DOUGLAS C. TAPP — STATE OF WASHINGTON — 22702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

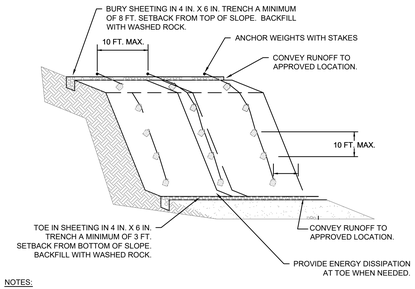
Revisions

#	Date	Description

TESC PLAN

C3.02

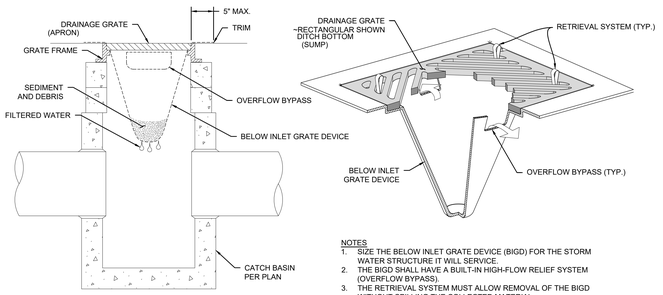
CONDITIONAL USE PERMIT - RESUBMITTAL 2



NOTES:

1. TIRES, SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC SHEETING.
2. SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12 IN. AND BE WEIGHTED OR TAPED.
3. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
4. DUE TO RAPID RUNOFF CAUSED BY PLASTIC SHEETING, THIS METHOD SHALL NOT BE USED UPSLOPE OF AREAS THAT MIGHT BE ADVERSELY IMPACTED BY CONCENTRATED RUNOFF.
5. CONSTRUCT BERM OR SWALE AT TOP OF SLOPE AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
6. CONSTRUCT DITCH AT BASE OF SLOPE AS REQUIRED BY COUNTY CLEARING AND GRADING INSPECTOR. DISCHARGE TO APPROVED LOCATION.

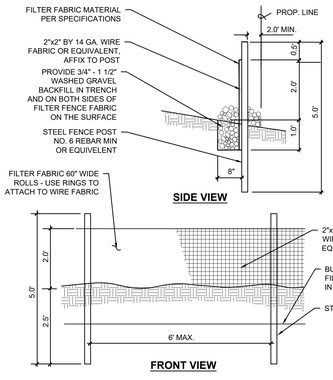
1 PLASTIC COVERING
NOT TO SCALE



NOTES

1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 8-01.3(15).

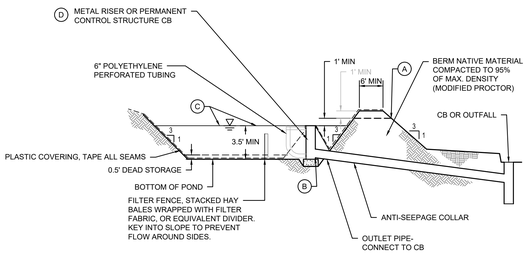
2 INLET PROTECTION
NOT TO SCALE



NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM SIX-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30")
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY EIGHT INCHES WIDE AND TWELVE INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST ONE INCH LONG, TIE WIRES, OR HOG RINGS.
5. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES AND SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND TWENTY INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE (S) APPLYING.
8. THE TRENCH SHALL BE BACKFILL WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.
9. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
10. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

3 FILTER FENCE
NOT TO SCALE

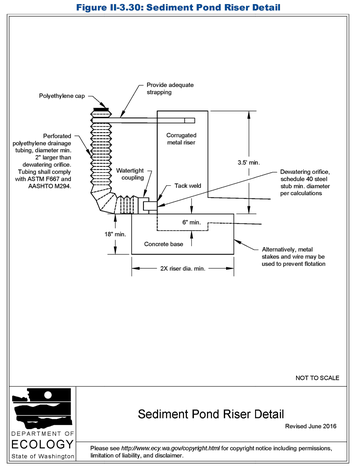


KEY	DESCRIPTION	POND - N	POND - S
A	CREST OF SPILLWAY		
B	I.E. OUT		
C	MAX WATER SURFACE		
D	RISER MIN DIAMETER (IN)		
E	DEWATERING ORIFICE (IN)		
F	EMERGENCY SPILLWAY WIDTH (FT)		
-	SURFACE AREA AT (C), MIN (SF)		
-	DIMENSION OF TESC POND AT (C) (FT)		

SEDIMENT POND NOTES:

1. SEDIMENT POND SHALL BE INSTALLED PER BMP C241 OF THE SWMMWW.

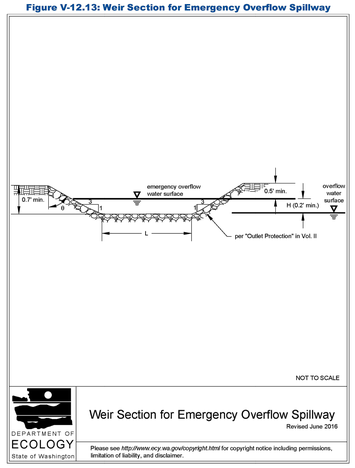
Figure II-3.30: Sediment Pond Riser Detail



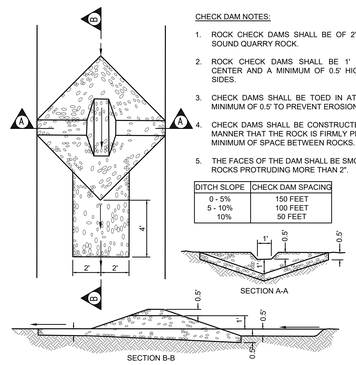
2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 394

4 SEDIMENT POND
NOT TO SCALE

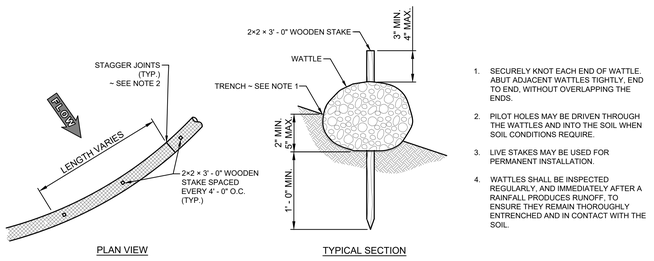
Figure V-12.13: Weir Section for Emergency Overflow Spillway



2019 Stormwater Management Manual for Western Washington
Volume V - Chapter 12 - Page 982

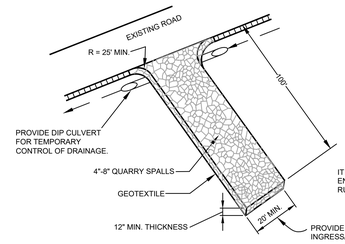


5 CHECK DAM
NOT TO SCALE



1. SECURELY KNOT EACH END OF WATTLE. ABUT ADJACENT WATTLES TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
2. PILOT HOLES MAY BE DRIVEN THROUGH THE WATTLES AND INTO THE SOIL WHEN SOIL CONDITIONS REQUIRE.
3. LIVE STAKES MAY BE USED FOR PERMANENT INSTALLATION.
4. WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY AFTER A RAINFALL PRODUCES RUNOFF, TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.

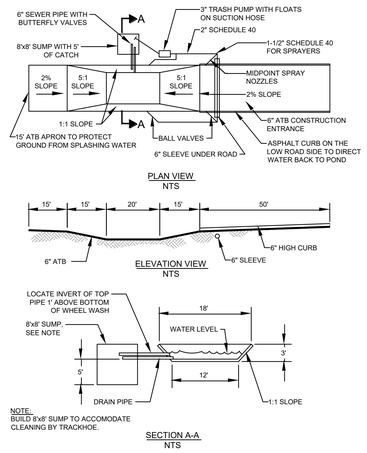
7 STRAW WATTLE
NOT TO SCALE



MAINTENANCE STANDARDS

1. QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

6 CONSTRUCTION ENTRANCE AND STAGING
NOT TO SCALE



8 AUTOMATED WHEEL WASH STATION
NOT TO SCALE

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DOUGLAS G. TAPP — STATE OF WASHINGTON — 21702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

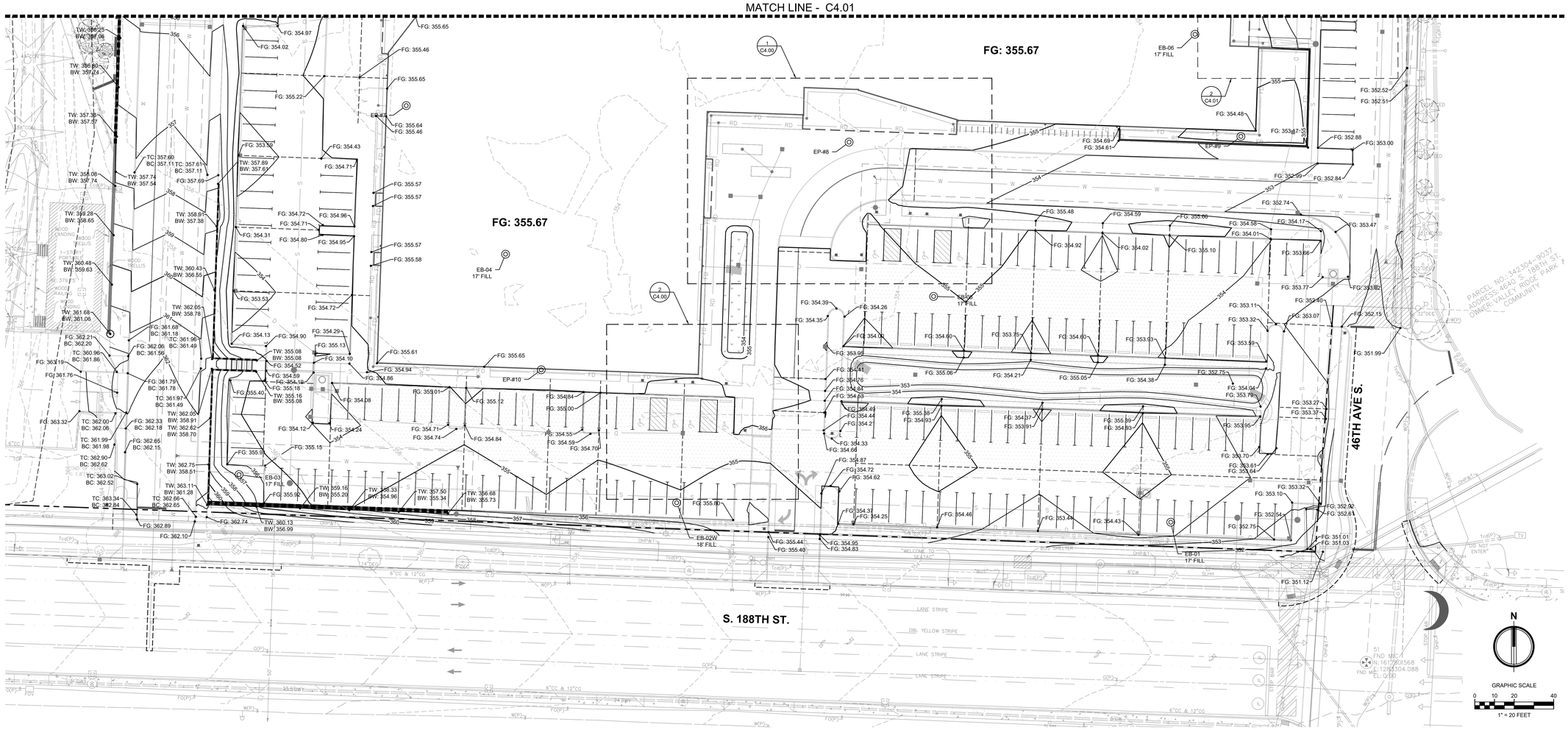
#	Date	Description

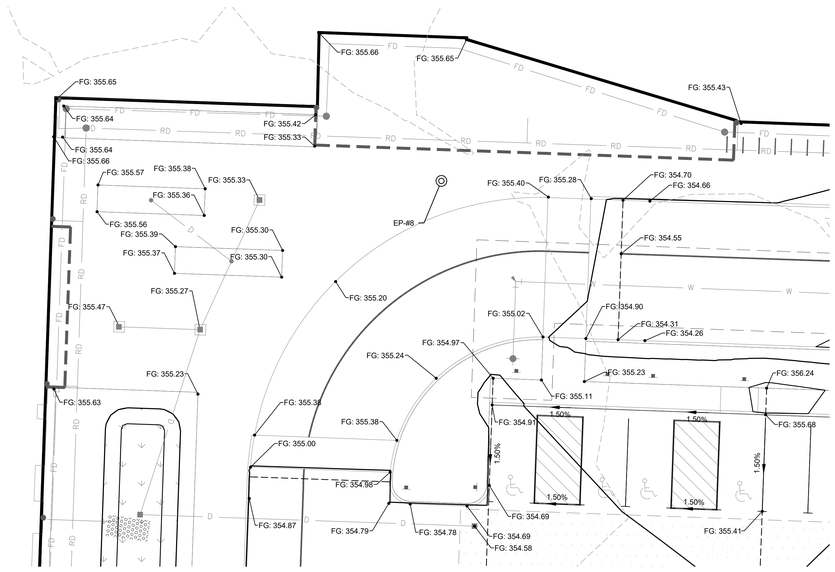
TESC DETAILS

C3.04

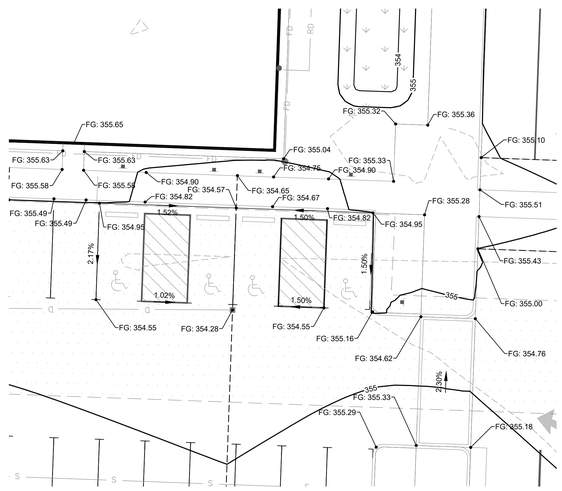
CONDITIONAL USE PERMIT - RESUBMITTAL 2

MATCH LINE - C4.01





1 ENTRY PLAZA ENLARGEMENT
SCALE 1"=10'



2 SOUTH ACCESSIBLE PARKING ENLARGEMENT
SCALE 1"=10'

KEYNOTES

1. MATCH EXISTING GRADE
2. LANDSCAPE AREAS ADJACENT TO THE BUILDING SHALL BE 4" MINIMUM LOWER THAN FINISHED FLOOR ELEVATION.
3. ALL WORK WITHIN CRITICAL ROOT ZONE OF TREE TO REMAIN SHALL BE UNDER THE SUPERVISION OF THE OWNER'S ARBORIST. GRADING WITHIN THIS ZONE SHALL BE PERFORMED BY HAND. ALL ROOT TRIMMING SHALL BE AS DIRECTED BY THE OWNER'S ARBORIST.
4. DECOMMISSION BORING WITH NON-EXPANDABLE MATERIAL .
5. PROVIDE 1' BENCH AT THE TOP OF SLOPE.
6. SEE HORIZONTAL CONTROL PLANS FOR LAYOUT OF BIORETENTION.

LEGEND

BC	BOTTOM OF CURB ELEVATION
BW	BOTTOM OF WALL ELEVATION
EG	EXISTING GRADE ELEVATION
FG	FINISHED GRADE ELEVATION
FL	FLOW LINE ELEVATION
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
X.X% OR X:X	GRADE/SLOPE
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
	GRADE BREAK
	CONCRETE WALL

NOTES

1. SEE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS FOR DETAILING OF SITE WALLS, STAIRS AND RAILINGS.
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Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

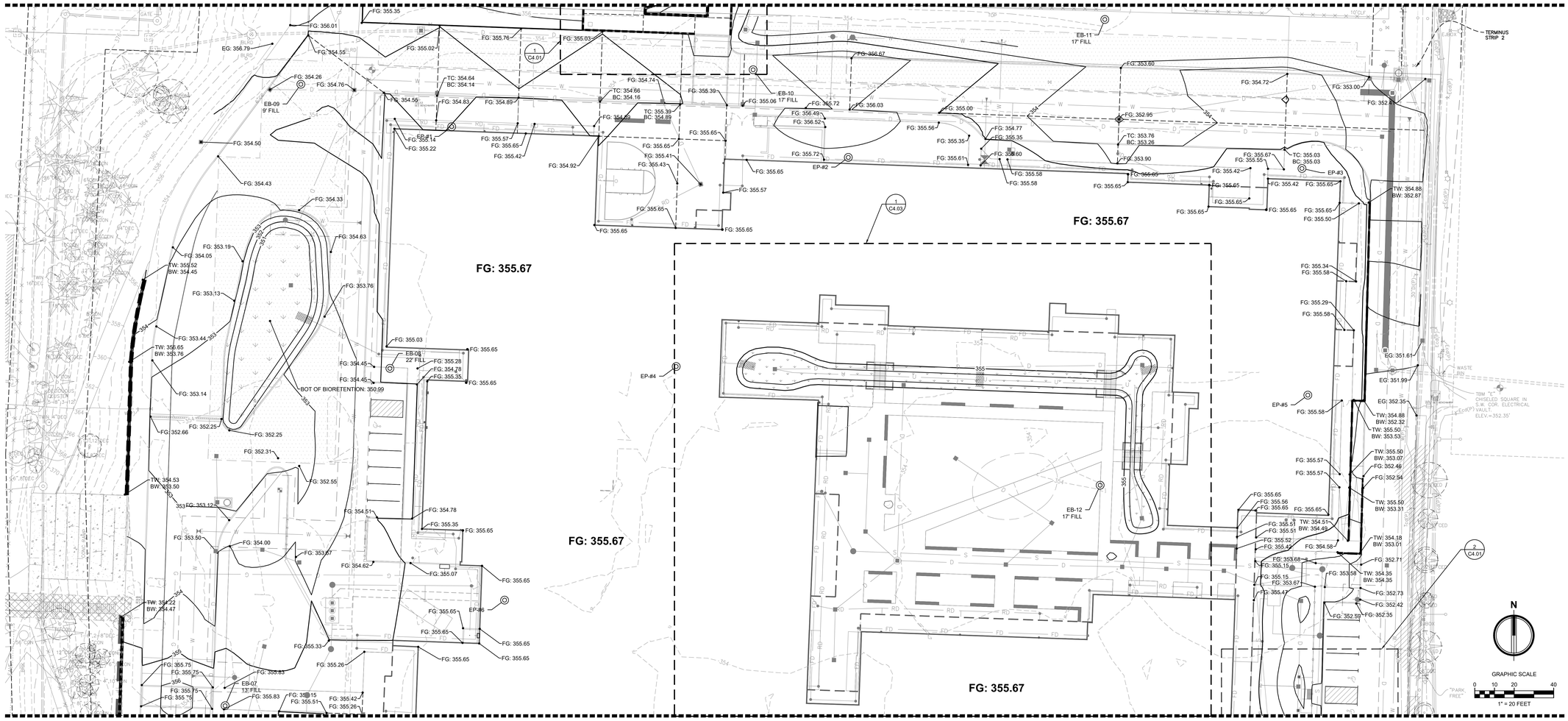
#	Date	Description

GRADING PLAN

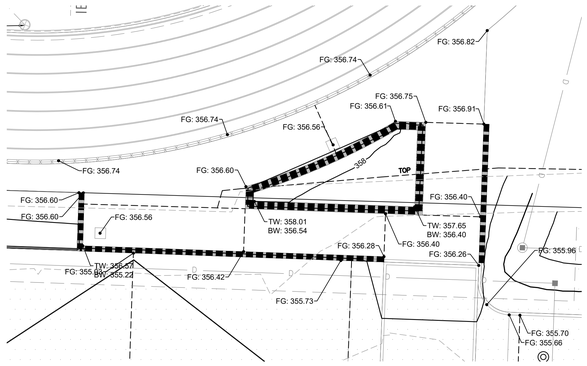
C4.00

CONDITIONAL USE PERMIT - RESUBMITTAL 2

MATCH LINE - C4.02

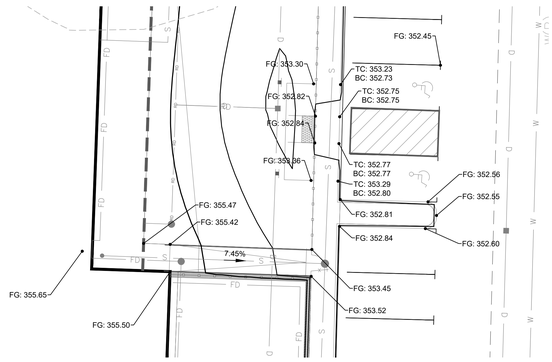


MATCH LINE - C4.00



1 FIELD ENTRANCE ENLARGEMENT

SCALE 1"=5'



2 EAST ACCESSIBLE PARKING ENLARGEMENT

SCALE 1"=5'

KEYNOTES

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DOUGLAS G. TAFT
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20702
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Date:	04/28/23
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Revisions

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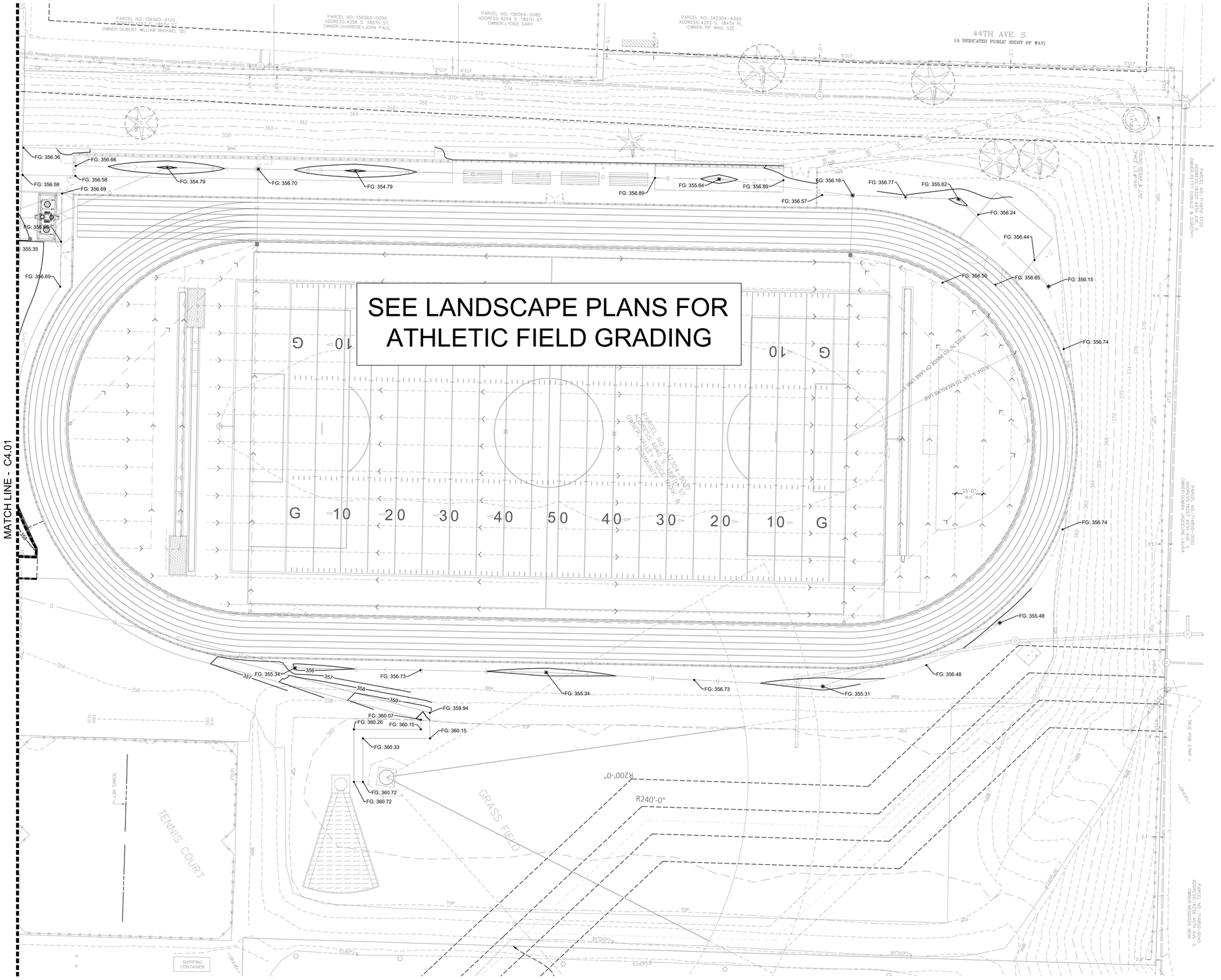
GRADING PLAN

C4.01

CONDITIONAL USE PERMIT - RESUBMITTAL 2



SEE MECHANICAL SHEET M100
FOR GROUND SOURCE LOOPS
AND UNDERGROUND BORE=HOLES

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

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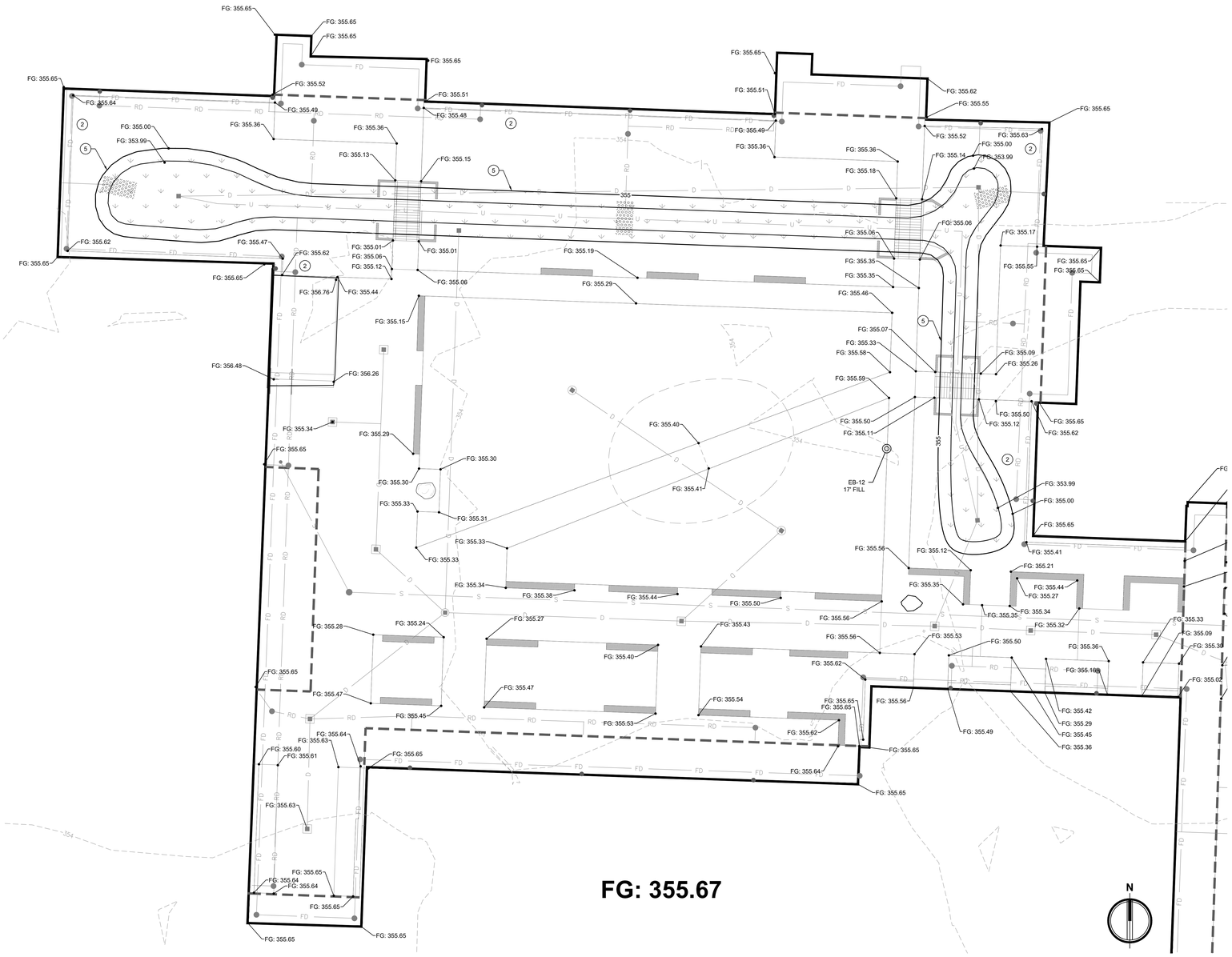
GRADING PLAN

C4.02

CONDITIONAL USE PERMIT - RESUBMITTAL 2



1 **PLAZA ENLARGEMENT**
SCALE 1"=10'

NOTES

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3. ALL WORK WITHIN CRITICAL ROOT ZONE OF TREE TO REMAIN SHALL BE UNDER THE SUPERVISION OF THE OWNER'S ARBORIST. GRADING WITHIN THIS ZONE SHALL BE PERFORMED BY HAND. ALL ROOT TRIMMING SHALL BE AS DIRECTED BY THE OWNER'S ARBORIST.
4. DECOMMISSION BORING WITH NON-EXPANDABLE MATERIAL .
5. PROVIDE 1' BENCH AT THE TOP OF SLOPE.
6. SEE HORIZONTAL CONTROL PLANS FOR LAYOUT OF BIORETENTION.

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAUFF — STATE OF WASHINGTON — 35702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

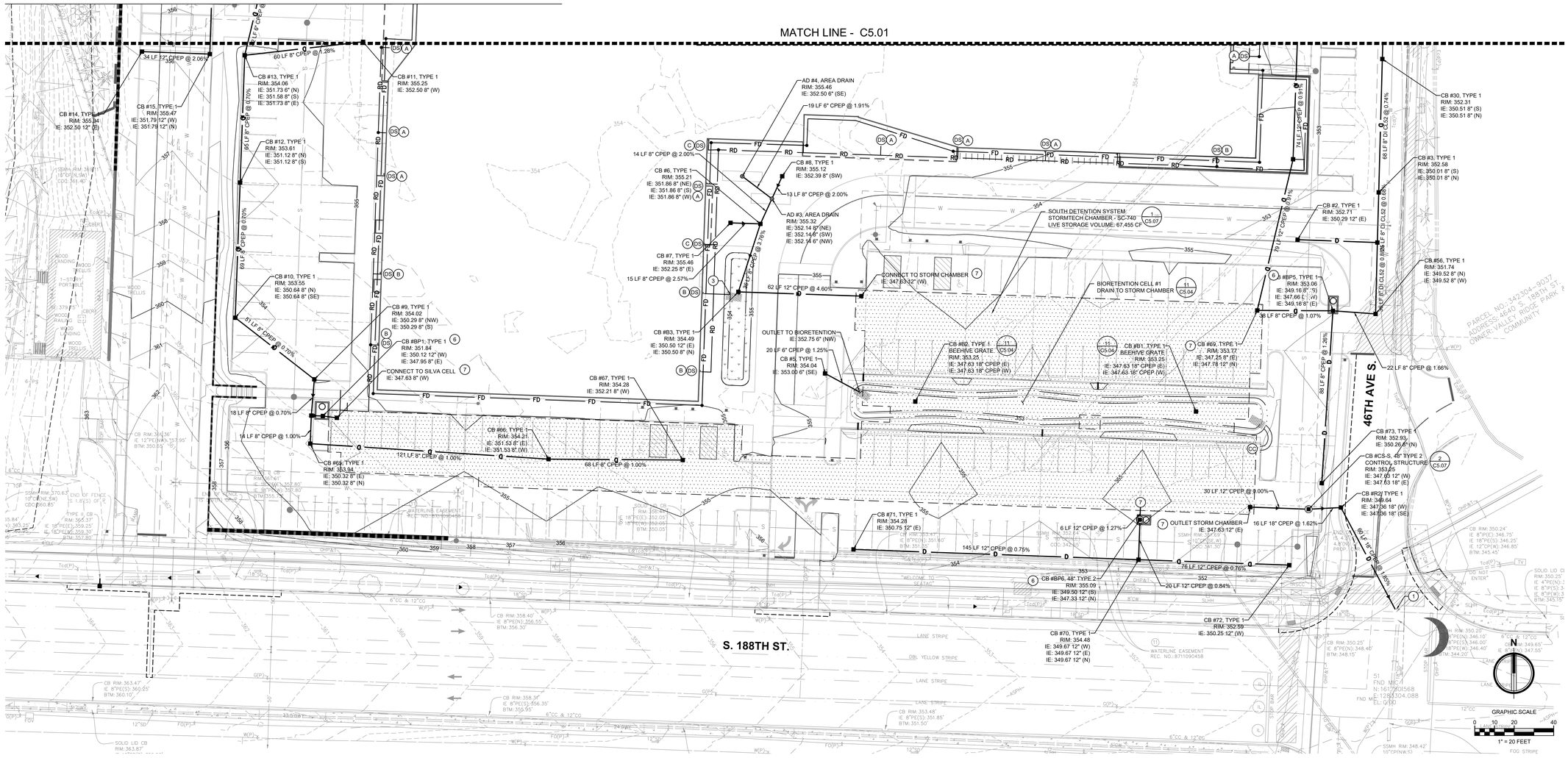
Revisions

#	Date	Description

GRADING ENLARGEMENTS

C4.03

CONDITIONAL USE PERMIT - RESUBMITTAL 2



CITY OF SEATAC DRAINAGE NOTES

1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). REDUCTIONS IN COMPACTION REQUIREMENTS ARE ALLOWED TO ACCOMMODATE BIORETENTION OR PERMEABLE PAVEMENT INSTALLATIONS.
2. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
3. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, SHALL HAVE LOCKING FRAMES AND GRATES OR SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
4. ALL CATCH BASIN GRATES SHALL CONFORM TO THE LATEST EDITION OF THE KCRDCS DRAWING NUMBERS 7-013, 7-017, 7-018, 7-019, 7-020, OR 7-021, AND SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS". ALL GRATES AND SOLID COVERS WITHIN THE RIGHT-OF-WAY SHALL HAVE EON LOCK, ERGO ROUND COVERS, OR APPROVED EQUIVALENT.
5. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY OF SEATAC 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. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER CONCRETE OR EQUIVALENT WITH BEVELED END SECTIONS ON ALL EXPOSED ENDS TO MATCH THE SIDE SLOPE, AND ARE TO HAVE QUARRY SPALLS FOR EROSION PROTECTION ON EACH END (SEE KCRS 7.03(G), DRAWING NO. 7-001).
6. THE STANDARD ROCK LINING OF DITCHES SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE KING COUNTY SURFACE WATER DESIGN MANUAL AND SECTION 9-13 OF THE WSDOT STANDARD SPECIFICATIONS. ROCK GRADATION SHALL BE AS FOLLOWS: PASSING 8-INCH SQUARE SIEVE 100%; PASSING 3-INCH SQUARE SIEVE 40%; AND PASSING ¾ INCH SIEVE 10%. INSTALLATION SHALL BE PLACED SO AS TO FORM A FIRM, DENSE PROTECTIVE MAT CONSISTENT WITH EXAMPLES IN KCRDCS DRAWING NUMBER 7-024 AND CONFORMING TO THE DESIGN SURFACE OF THE DITCH. INDIVIDUAL ROCKS SHALL NOT PROTRUDE MORE THAN 3 INCHES FROM THAT SURFACE.
7. ALL STORM PIPE, DETENTION TANKS & VAULTS, WATER QUALITY TANKS & VAULTS, AND COMBINED DETENTION & WATER QUALITY TANKS & VAULTS SHALL BE SUBJECT TO TESTING PER SECTION 7-04 OF THE WSDOT STANDARD SPECIFICATIONS AND CITY OF SEATAC STANDARD PROCEDURES.
8. DETENTION TANKS MUST PASS AN EXFILTRATION TEST PER THE WSDOT 2016 7-04.3(1)B STANDARD PRIOR TO FINALIZING THE SITE PERMIT.
9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY PURSUANT TO CITY OF SEATAC SOIL AMENDMENT STANDARDS.
10. SITE CLEARING IS LIMITED SEASONALLY BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE CITY OF SEATAC ENGINEERING REVIEW DIVISION.
11. PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS AND/OR BUILDINGS ON THE SITE, THOSE PORTIONS OF THE STORMWATER FACILITIES NECESSARY TO ACCOMMODATE THE CONTROL OF SURFACE AND STORMWATER RUNOFF DISCHARGE FROM THE SITE DURING CONSTRUCTION MUST BE CONSTRUCTED, APPROVED, AND FUNCTIONING PROPERLY.
12. DRAINAGE INLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY THE CITY OF SEATAC. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
    a. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
    b. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STAKE SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STUB-OUT.
    c. PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.03. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
    d. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
    e. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).
    f. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
13. PIPE COVER NOTES:
    a. FOR COVER LESS THAN 1 FT. DUCTILE IRON PIPE IS USED.
    b. FOR COVER FROM 1 FT. TO 2 FT. USE REINFORCED CONCRETE PIPE.
    c. FOR A MIN. 2 FT. COVER - ANY MATERIAL LISTED IN THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL OTHER THAN PVC MAY BE USED.
    d. PVC PIPE REQUIRES AT LEAST 3 FT. COVER.
    e. ALL PVC PIPES REQUIRE A SAND COLLAR WHEN CONNECTING TO A CONCRETE STRUCTURE.
    NOTES: ALL DIMENSIONS ARE MEASURED FROM TOP (OUTSIDE) OF PIPE. A) COVER IS THE MATERIAL OVER THE OUTSIDE TOP OF THE PIPE (COVER MAY NOT INCLUDE THE MATERIAL OF THE PIPE). IF YOU HAVE A THREE-FOOT GRADE DIFFERENTIAL BETWEEN THE INVERT OF A 12" DIAMETER PIPE AND THE FINISHED GRADE, YOU DO NOT HAVE TWO FOOT OF COVER OVER THE PIPE. EXCEPTIONS MAY BE GRANTED IN NON-VEHICULAR AREAS.
14. THE CONTRACTOR SHALL PROVIDE CCTV FOOTAGE OF ALL PIPES INSTALLED IN RIGHT-OF-WAY TO THE CITY.

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
AD #3 AREA DRAIN N 162029.08 E 1283002.83	RIM = 355.32 IE = 352.14 (8" NE) IE = 352.14 (8" SW) IE = 352.14 (6" NW)
AD #4 AREA DRAIN N 162040.46 E 1282987.85	RIM = 355.46 IE = 352.50 (6" SE)
CB #1 TYPE 1 N 162006.90 E 1283309.62	RIM = 352.23 IE = 349.84 (8" N) IE = 349.84 (8" S) IE = 349.84 (12" W)
CB #2 TYPE 1 N 162008.35 E 1283269.20	RIM = 352.71 IE = 350.29 (12" E)
CB #3 TYPE 1 N 162032.31 E 1283310.31	RIM = 352.58 IE = 350.01 (8" S) IE = 350.01 (8" N)
CB #4 TYPE 1 N 162049.10 E 1283266.91	RIM = 354.22 IE = 348.50 (12" N) IE = 348.50 (12" S)
CB #5 TYPE 1 N 161940.55 E 1283029.75	RIM = 354.04 IE = 353.00 (6" SE)
CB #6 TYPE 1 N 162016.34 E 1282996.99	RIM = 355.21 IE = 351.86 (8" NE) IE = 351.86 (8" S) IE = 351.86 (8" W)
CB #7 TYPE 1 N 162016.87 E 1282981.85	RIM = 355.46 IE = 352.25 (8" E)
CB #8 TYPE 1 N 162040.49 E 1283008.06	RIM = 355.12 IE = 352.39 (8" SW)
CB #9 TYPE 1 N 161937.57 E 1282770.96	RIM = 354.02 IE = 350.29 (8" NW) IE = 350.29 (8" S)
CB #10 TYPE 1 N 161968.78 E 1282730.90	RIM = 353.55 IE = 350.64 (8" N) IE = 350.64 (8" SE)
CB #11 TYPE 1 N 162108.63 E 1282795.64	RIM = 355.25 IE = 352.50 (8" W)

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB #12 TYPE 1 N 162037.29 E 1282733.38	RIM = 353.61 IE = 351.12 (8" N) IE = 351.12 (8" S)
CB #13 TYPE 1 N 162101.81 E 1282735.71	RIM = 354.06 IE = 351.73 (6" N) IE = 351.58 (8" S) IE = 351.73 (8" E)
CB #14 TYPE 1 N 162103.67 E 1282683.64	RIM = 355.94 IE = 352.50 (12" E)
CB #15 TYPE 1 N 162102.43 E 1282718.02	RIM = 355.47 IE = 351.79 (12" W) IE = 351.79 (12" N)
CB #56 TYPE 1 N 161970.71 E 1283308.72	RIM = 351.74 IE = 349.52 (8" N) IE = 349.52 (8" W)
CB #57 TYPE 1 N 161918.04 E 1282782.40	RIM = 354.06 IE = 347.63 (8" W)
CB #58 TYPE 1 N 161979.73 E 1283048.12	RIM = 354.58 IE = 347.63 (12" W)
CB #59 TYPE 1 N 161872.80 E 1283245.13	RIM = 353.96 IE = 347.63 (12" E)
CB #65 TYPE 1 N 161904.96 E 1282768.90	RIM = 353.94 IE = 350.32 (8" E) IE = 350.32 (8" N)
CB #66 TYPE 1 N 161897.12 E 1282889.64	RIM = 354.21 IE = 351.53 (8" E) IE = 351.53 (8" W)
CB #67 TYPE 1 N 161896.65 E 1282957.67	RIM = 354.28 IE = 352.21 (8" W)
CB #69 TYPE 1 N 161972.48 E 1283248.73	RIM = 353.77 IE = 347.25 (8" E) IE = 347.78 (12" N)
CB #70 TYPE 1 N 161846.14 E 1283188.60	RIM = 354.48 IE = 349.67 (12" W) IE = 349.67 (12" E) IE = 349.67 (12" N)

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB #71 TYPE 1 N 161851.34 E 1283044.19	RIM = 354.28 IE = 350.75 (12" E)
CB #72 TYPE 1 N 161843.39 E 1283264.96	RIM = 352.59 IE = 350.25 (12" W)
CB #73 TYPE 1 N 161884.93 E 1283281.43	RIM = 352.93 IE = 350.26 (8" N)
CB #74 TYPE 1 N 161919.18 E 1282769.44	RIM = 354.22 IE = 350.18 (8" S)
CB #B1 TYPE 1 N 161921.26 E 1283217.72	RIM = 353.25
CB #B2 TYPE 1 N 161926.27 E 1283075.48	RIM = 353.25
CB #B3 TYPE 1 N 161981.89 E 1282885.82	RIM = 354.49 IE = 350.50 (12" E) IE = 350.50 (8" N)
CB #BP1 TYPE 1 N 161918.97 E 1282775.28	RIM = 351.84 IE = 350.12 (12" W) IE = 347.95 (8" E)
CB #BP5 TYPE 1 N 161972.31 E 1283287.11	RIM = 353.06 IE = 349.16 (8" S) IE = 347.66 (6" W) IE = 349.16 (8" E)
CB #BP6 48" TYPE 2 N 161866.40 E 1283189.33	RIM = 355.09 IE = 349.50 (12" S) IE = 347.33 (12" N)
CB #CS-S 48" TYPE 2 N 161871.73 E 1283274.78	RIM = 353.25 IE = 347.63 (12" W) IE = 347.63 (18" E)
CB #R2 TYPE 1 N 161872.57 E 1283291.16	RIM = 349.64 IE = 347.36 (18" W) IE = 347.36 (18" SE)
EX. CB #R2 EXISTING TYPE 2 N 161837.20 E 1282731.09	RIM = 362.21 IE = 357.80 (18" W) IE = 357.80 (18" E)

DRAINAGE KEYNOTES

1. CONNECT TO EXISTING STRUCTURE.
2. OVERFLOW STRUCTURE CONNECTION DIRECTLY TO STORMTECH CHAMBER SYSTEM, PER DETAIL 11, SHEET C5.04.
3. SEE LANDSCAPE PLANS FOR OUTFALL PROTECTION DETAIL.
4. SEE LANDSCAPE PLANS FOR DOWNSPOUT CONNECTION DETAIL.
5. CONNECTION TO FIELD UNDERDRAIN SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION.
6. BIOPOD STORMWATER BIOFILTRATION SYSTEM. REFER TO STRUCTURE TABLE, THIS SHEET.
7. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.07.
8. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.08.

DRAINAGE NOTES

1. PROVIDE SOLID 6" PVC ROOF DRAIN AT A MINIMUM SLOPE 1% UNLESS OTHERWISE SPECIFIED. PROVIDE 1' OF MINIMUM COVER IN LANDSCAPE/PEDESTRAIN AREAS AND 3' OF MINIMUM COVER IN VEHICULAR TRAFFIC AREAS. PROVIDE CLEANOUTS AT ALL BENDS GREATER THAN 90° AND AT ENDS.
2. PROVIDE RECORD DRAWINGS OF THE SITE DRAINAGE, FOOTING DRAIN, AND ROOF DRAIN SYSTEM PER SPECIFICATIONS.
3. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES AT CONNECTIONS WITH NEW UTILITIES PRIOR TO CONSTRUCTION. INFORM ARCHITECT AND ENGINEERING IMMEDIATELY OF DISCREPANCIES FROM THIS PLAN.
4. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE SPECIFIED. ALL LIDS SHALL BE LOCKING.
5. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH A STANDARD FRAME AND VANED GRATE PER WSDOT STANDARD PLAN B-30.30-00 UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO FURNISH CATCH BASIN MONUMENT FROM THE CITY OF SEATAC. CONTRACTOR TO INSTALL PER THE CITY'S INSTALLATION INSTRUCTIONS.
7. SEE STRUCTURAL PLANS FOR WALL AND FOUNDATION DETAILS.
8. ALL STORMWATER PIPE MATERIAL SHALL BE CPEP UNLESS OTHERWISE NOTED.
9. ALL FOOTING DRAIN PIPE MATERIAL SHALL BE 6" PERFORATED RIGID PVC PIPE. FOUNDATION DRAINS SHALL CONNECT TO A STORM CATCH BASIN WITH NON PERFORATED PVC.
10. NORTHING AND EASTING COORDINATES ON STORM STRUCTURES IF SHOWN REFERENCE THE CENTER OF STRUCTURE.
11. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR THE REQUIRED SOIL QUALITY AND DEPTHS. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE SHALL PROVIDE MINIMUM SOIL QUALITY AND DEPTH PER DETAIL.
12. ALL STORM LINES SUBJECT TO PRESSURE TESTING AND CCTV VIDEO INSPECTION AT PROJECT COMPLETION PER SPECIFICATION SECTION 334100.

LEGEND:

- XXX — PROPOSED CONTOUR MINOR
- XXX — PROPOSED CONTOUR MAJOR
- D — STORM DRAIN
- FD — FOOTING DRAIN (7 / C5.04)
- RD — ROOF DRAIN
- > — DRAINAGE SWALE, SEE GRADING PLANS FOR ELEVATIONS
- U — U — UNDER DRAIN
- ■ — CATCH BASIN, TYPE 1
- ◉ — CATCH BASIN, TYPE 2
- ● — CLEANOUT (1 / C5.04)
- DS A — DOWNSPOUT CONNECTION (5,6,7 / C5.04)
- CC — CURB CUT (9 / C5.04)
- BIORETENTION CELL (10 / C5.04)
- ARCH CHAMBER FLOW CONTROL (1 / C5.07, 1 / C5.08)
- ● — AREA DRAIN
- TRENCH DRAIN (8 / C5.04)
- RIP RAP OUTFALL PAD (7 / C5.06)

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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DOUGLAS C. TAYLOR — STATE OF WASHINGTON — 35702 — REGISTERED PROFESSIONAL ENGINEER
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Date:	04/28/23
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Revisions

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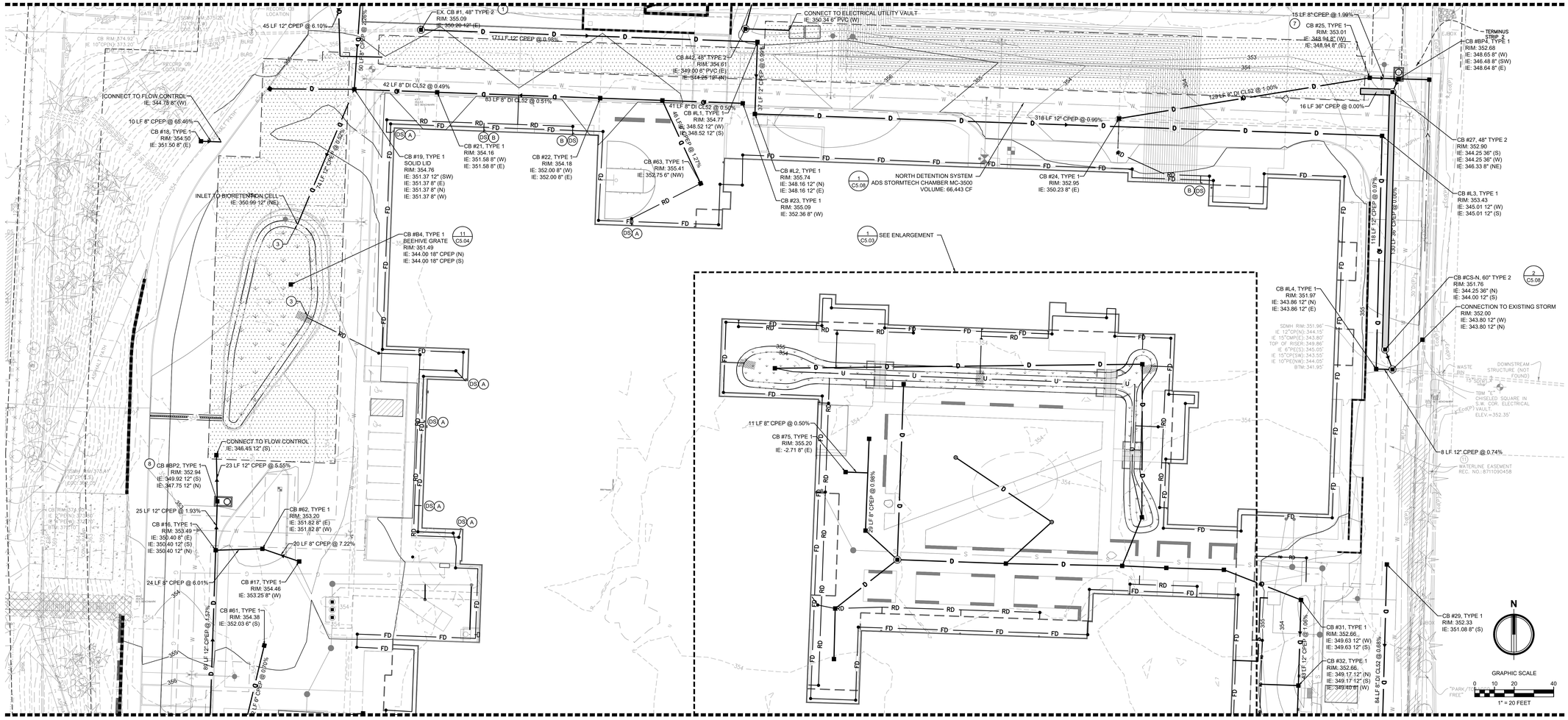
DRAINAGE PLAN

C5.00

MATCH LINE - C5.02



MATCH LINE - C5.00

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STORM STRUCTURE TABLE	
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CB #13 TYPE 1 N 162101.81 E 1282735.71	RIM = 354.06 IE = 351.73 (6" N) IE = 351.58 (8" S) IE = 351.73 (8" E)
CB #16 TYPE 1 N 162191.28 E 1282720.97	RIM = 353.49 IE = 350.40 (8" E) IE = 350.40 (12" S) IE = 350.40 (12" N)
CB #17 TYPE 1 N 162185.57 E 1282763.32	RIM = 354.46 IE = 353.25 (8" W)
CB #18 TYPE 1 N 162388.50 E 1282713.55	RIM = 354.50 IE = 351.50 (8" E)
CB #19 TYPE 1 SOLID LID N 162424.82 E 1282791.24	RIM = 354.76 IE = 351.37 (12" SW) IE = 351.37 (8" E) IE = 351.37 (8" N) IE = 351.37 (8" W)
CB #20 TYPE 1 N 162474.79 E 1282794.72	RIM = 356.36 IE = 352.50 (8" S)
CB #21 TYPE 1 N 162423.31 E 1282833.21	RIM = 354.16 IE = 351.58 (8" W) IE = 351.58 (8" E)
CB #22 TYPE 1 N 162420.33 E 1282915.82	RIM = 354.18 IE = 352.00 (8" W) IE = 352.00 (8" E)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB #23 TYPE 1 N 162417.73 E 1282688.06	RIM = 355.09 IE = 352.36 (6" W)
CB #24 TYPE 1 N 162410.03 E 1283178.69	RIM = 352.95 IE = 350.23 (8" E)
CB #25 TYPE 1 N 162430.64 E 1283305.76	RIM = 353.01 IE = 348.94 (8" W) IE = 348.94 (8" E)
CB #27 48" TYPE 2 N 162423.38 E 1283317.26	RIM = 352.90 IE = 344.25 (36" S) IE = 344.25 (36" W) IE = 346.33 (8" NE)
CB #28 60" TYPE 2 N 162282.85 E 1283317.29	RIM = 352.00 IE = 343.80 (12" W) IE = 343.80 (12" N)
CB #29 TYPE 1 N 162184.05 E 1283314.42	RIM = 352.33 IE = 351.08 (8" S)
CB #31 TYPE 1 N 162166.07 E 1283270.95	RIM = 352.66 IE = 349.63 (12" W) IE = 349.63 (12" S)
CB #32 TYPE 1 N 162122.69 E 1283269.59	RIM = 352.66 IE = 349.17 (12" N) IE = 349.17 (12" S) IE = 349.40 (6" W)
CB #33 TYPE 1 N 162181.37 E 1283231.86	RIM = 355.29 IE = 350.05 (12" W) IE = 350.05 (12" E)
CB #B4 TYPE 1 N 162325.95 E 1282759.07	RIM = 351.49

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB #BP2 TYPE 1 N 162216.04 E 1282721.80	RIM = 352.94 IE = 349.92 (12" S) IE = 347.75 (12" N)
CB #BP4 TYPE 1 N 162430.12 E 1283320.29	RIM = 352.68 IE = 348.65 (8" W) IE = 346.48 (8" SW) IE = 348.64 (8" E)
CB #CS-N 60" TYPE 2 N 162292.99 E 1283313.56	RIM = 351.76 IE = 344.25 (36" N) IE = 344.00 (12" S)
CB #L1 TYPE 1 N 162448.84 E 1282995.50	RIM = 354.77 IE = 348.52 (12" W) IE = 348.52 (12" S)
CB #L2 TYPE 1 N 162412.34 E 1282994.22	RIM = 355.74 IE = 348.16 (12" N) IE = 348.16 (12" E)
CB #L3 TYPE 1 N 162401.23 E 1283312.01	RIM = 353.43 IE = 345.01 (12" W) IE = 345.01 (12" S)
CB #L4 TYPE 1 N 162283.10 E 1283309.01	RIM = 351.97 IE = 343.86 (12" N) IE = 343.86 (12" E)
EX. CB #1 48" TYPE 2 N 162454.95 E 1282825.02	RIM = 355.09 IE = 350.20 (12" E)

DRAINAGE KEYNOTES

1. CONNECT TO EXISTING STRUCTURE.
2. OVERFLOW STRUCTURE CONNECTION DIRECTLY TO STORMTECH CHAMBER SYSTEM, PER DETAIL 11, SHEET C5.04.
3. SEE LANDSCAPE PLANS FOR OUTFALL PROTECTION DETAIL.
4. SEE LANDSCAPE PLANS FOR DOWNSPOUT CONNECTION DETAIL.
5. CONNECTION TO FIELD UNDERDRAIN SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION.
6. BIOPOD STORMWATER BIOFILTRATION SYSTEM. REFER TO STRUCTURE TABLE, THIS SHEET.
7. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.07.
8. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.08.

DRAINAGE NOTES

1. PROVIDE SOLID 6" PVC ROOF DRAIN AT A MINIMUM SLOPE 1% UNLESS OTHERWISE SPECIFIED. PROVIDE 1' OF MINIMUM COVER IN LANDSCAPE/PEDESTRAIN AREAS AND 3' OF MINIMUM COVER IN VEHICULAR TRAFFIC AREAS. PROVIDE CLEANOUTS AT ALL BENDS GREATER THAN 90° AND AT ENDS.
2. PROVIDE RECORD DRAWINGS OF THE SITE DRAINAGE, FOOTING DRAIN, AND ROOF DRAIN SYSTEM PER SPECIFICATIONS.
3. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES AT CONNECTIONS WITH NEW UTILITIES PRIOR TO CONSTRUCTION. INFORM ARCHITECT AND ENGINEERING IMMEDIATELY OF DISCREPANCIES FROM THIS PLAN.
4. ALL CATCH BASINS ARE TYPE 1 UNLESS OTHERWISE SPECIFIED. ALL LIDS SHALL BE LOCKING.
5. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH A STANDARD FRAME AND VANED GRATE PER WSDOT STANDARD PLAN B-30.30-00 UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO FURNISH CATCH BASIN MONUMENT FROM THE CITY OF SEATAC. CONTRACTOR TO INSTALL PER THE CITY'S INSTALLATION INSTRUCTIONS.
7. SEE STRUCTURAL PLANS FOR WALL AND FOUNDATION DETAILS.
8. ALL STORMWATER PIPE MATERIAL SHALL BE CPEP UNLESS OTHERWISE NOTED.
9. ALL FOOTING DRAIN PIPE MATERIAL SHALL BE 6" PERFORATED RIGID PVC PIPE. FOUNDATION DRAINS SHALL CONNECT TO A STORM CATCH BASIN WITH NON PERFORATED PVC.
10. NORTHING AND EASTING COORDINATES ON STORM STRUCTURES IF SHOWN REFERENCE THE CENTER OF STRUCTURE.
11. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR THE REQUIRED SOIL QUALITY AND DEPTHS. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE SHALL PROVIDE MINIMUM SOIL QUALITY AND DEPTH PER DETAIL.
12. ALL STORM LINES SUBJECT TO PRESSURE TESTING AND CCTV VIDEO INSPECTION AT PROJECT COMPLETION PER SPECIFICATION SECTION 334100.

LEGEND:

- XXX — PROPOSED CONTOUR MINOR
- XXX — PROPOSED CONTOUR MAJOR
- D — STORM DRAIN
- FD — FOOTING DRAIN (2 C5.04)
- RD — ROOF DRAIN
- > — DRAINAGE SWALE, SEE GRADING PLANS FOR ELEVATIONS
- U — U — UNDER DRAIN
- CATCH BASIN, TYPE 1
- CATCH BASIN, TYPE 2
- CLEANOUT (1 C5.04)
- DS A — DOWNSPOUT CONNECTION (5,6,7 C5.04)
- CC — CURB CUT (9 C5.04)
- BIORETENTION CELL (10 C5.04)
- ARCH CHAMBER FLOW CONTROL (1 C5.07, 1 C5.08)
- AREA DRAIN
- TRENCH DRAIN (8 C5.04)
- RIP RAP OUTFALL PAD (2 C5.06)

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4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAPP — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

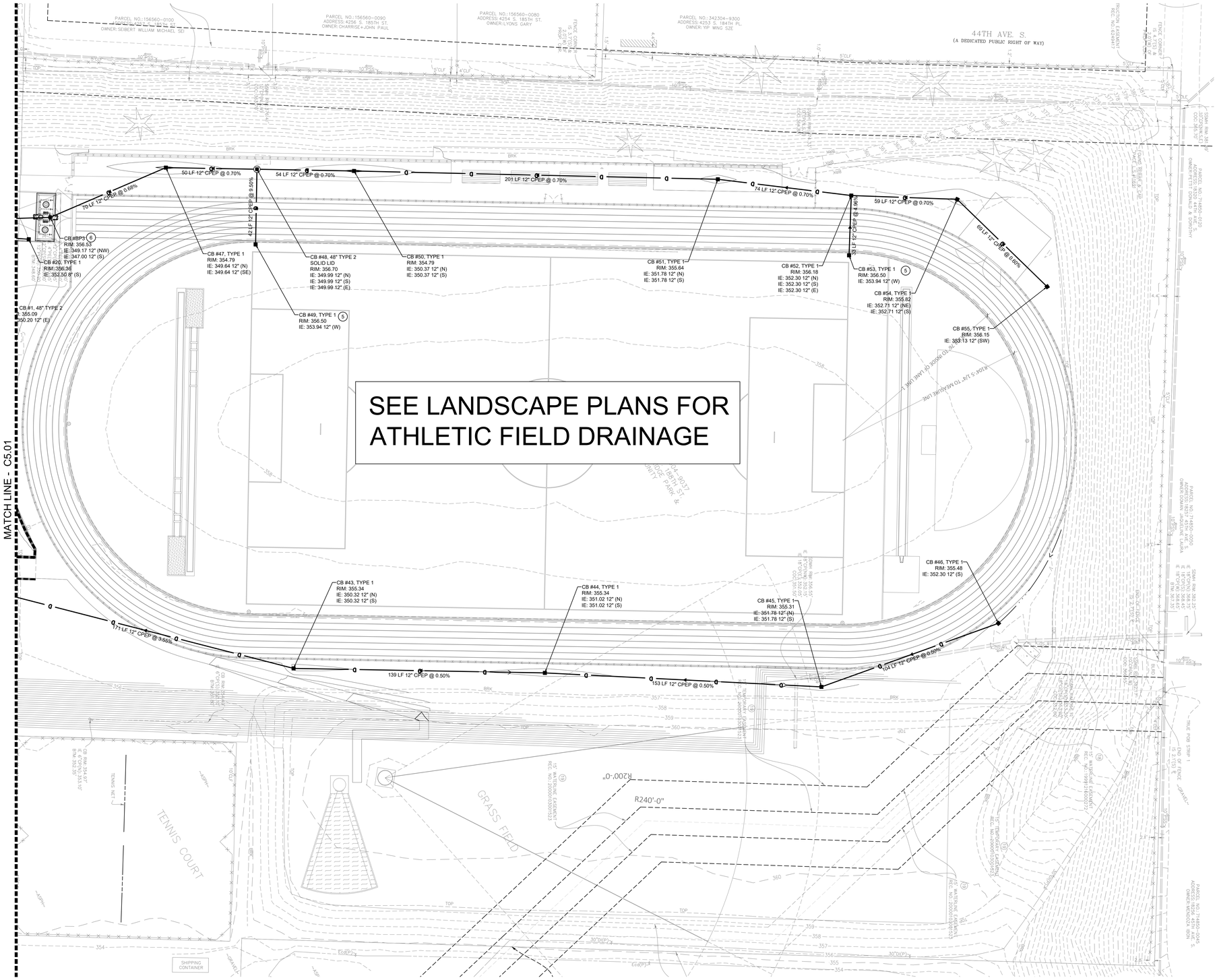
Revisions

#	Date	Description

DRAINAGE PLAN

C5.01

CONDITIONAL USE PERMIT - RESUBMITTAL 2



DRAINAGE NOTES

1. PROVIDE SOLID 6" PVC ROOF DRAIN AT A MINIMUM SLOPE 1% UNLESS OTHERWISE SPECIFIED. PROVIDE 1' OF MINIMUM COVER IN LANDSCAPE/PEDESTRAIN AREAS AND 3' OF MINIMUM COVER IN VEHICULAR TRAFFIC AREAS. PROVIDE CLEANOUTS AT ALL BENDS GREATER THAN 90° AND AT ENDS.
2. PROVIDE RECORD DRAWINGS OF THE SITE DRAINAGE, FOOTING DRAIN, AND ROOF DRAIN SYSTEM PER SPECIFICATIONS.
3. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES AT CONNECTIONS WITH NEW UTILITIES PRIOR TO CONSTRUCTION. INFORM ARCHITECT AND ENGINEERING IMMEDIATELY OF DISCREPANCIES FROM THIS PLAN.
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8. ALL STORMWATER PIPE MATERIAL SHALL BE CPEP UNLESS OTHERWISE NOTED.
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12. ALL STORM LINES SUBJECT TO PRESSURE TESTING AND CCTV VIDEO INSPECTION AT PROJECT COMPLETION PER SPECIFICATION SECTION 334100.

LEGEND:

XXX	PROPOSED CONTOUR MINOR
XXX	PROPOSED CONTOUR MAJOR
D	STORM DRAIN
FD	FOOTING DRAIN (2 / C5.04)
RD	ROOF DRAIN
>	DRAINAGE SWALE, SEE GRADING PLANS FOR ELEVATIONS
U U	UNDER DRAIN
■	CATCH BASIN, TYPE 1
◉	CATCH BASIN, TYPE 2
•	CLEANOUT (1 / C5.04)
DS A	DOWNSPOUT CONNECTION (5,6,7 / C5.04)
CC	CURB CUT (9 / C5.04)
	BIORETENTION CELL (10 / C5.04)
	ARCH CHAMBER FLOW CONTROL (1 / C5.07, 1 / C5.08)
•	AREA DRAIN
	TRENCH DRAIN (8 / C5.04)
	RIP RAP OUTFALL PAD (2 / C5.06)

DRAINAGE KEYNOTES

1. CONNECT TO EXISTING STRUCTURE.
2. OVERFLOW STRUCTURE CONNECTION DIRECTLY TO STORMTECH CHAMBER SYSTEM, PER DETAIL 11, SHEET C5.04.
3. SEE LANDSCAPE PLANS FOR OUTFALL PROTECTION DETAIL.
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5. CONNECTION TO FIELD UNDERDRAIN SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION.
6. BIOPOD STORMWATER BIOFILTRATION SYSTEM. REFER TO STRUCTURE TABLE, THIS SHEET.
7. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.07.
8. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.08.

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB #20 TYPE 1 N 162474.79 E 1282794.72	RIM = 356.36 IE = 352.50 (8" S)
CB #42 48" TYPE 2 N 162455.46 E 1282989.43	RIM = 354.61 IE = 344.25 (12" N)
CB #43 TYPE 1 N 162621.23 E 1283032.01	RIM = 355.34 IE = 350.32 (12" N) IE = 350.32 (12" S)
CB #44 TYPE 1 N 162760.21 E 1283034.49	RIM = 355.34 IE = 351.02 (12" N) IE = 351.02 (12" S)
CB #45 TYPE 1 N 162913.15 E 1283042.23	RIM = 355.31 IE = 351.78 (12" N) IE = 351.78 (12" S)
CB #46 TYPE 1 N 163011.04 E 1283007.07	RIM = 355.48 IE = 352.30 (12" S)
CB #47 TYPE 1 N 162550.62 E 1282755.13	RIM = 354.79 IE = 349.64 (12" N) IE = 349.64 (12" SE)
CB #48 48" TYPE 2 SOLID LID N 162600.99 E 1282756.02	RIM = 356.70 IE = 349.99 (12" N) IE = 349.99 (12" S) IE = 349.99 (12" E)

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB #49 TYPE 1 N 162600.24 E 1282797.59	RIM = 356.50 IE = 353.94 (12" W)
CB #50 TYPE 1 N 162654.69 E 1282756.98	RIM = 354.79 IE = 350.37 (12" N) IE = 350.37 (12" S)
CB #51 TYPE 1 N 162655.87 E 1282761.56	RIM = 355.64 IE = 351.78 (12" N) IE = 351.78 (12" S)
CB #52 TYPE 1 N 162929.66 E 1282770.56	RIM = 356.18 IE = 352.30 (12" N) IE = 352.30 (12" S) IE = 352.30 (12" E)
CB #53 TYPE 1 N 162928.43 E 1282803.61	RIM = 356.50 IE = 353.94 (12" W)
CB #54 TYPE 1 N 162988.24 E 1282772.65	RIM = 355.82 IE = 352.71 (12" NE) IE = 352.71 (12" S)
CB #55 TYPE 1 N 163037.99 E 1282820.97	RIM = 356.15 IE = 353.13 (12" SW)
CB #BP3 CO N 162486.68 E 1282782.63	RIM = 356.53 IE = 349.17 (12" NW) IE = 347.00 (12" S)

4 / C5.05

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAPP
STATE OF WASHINGTON
20702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

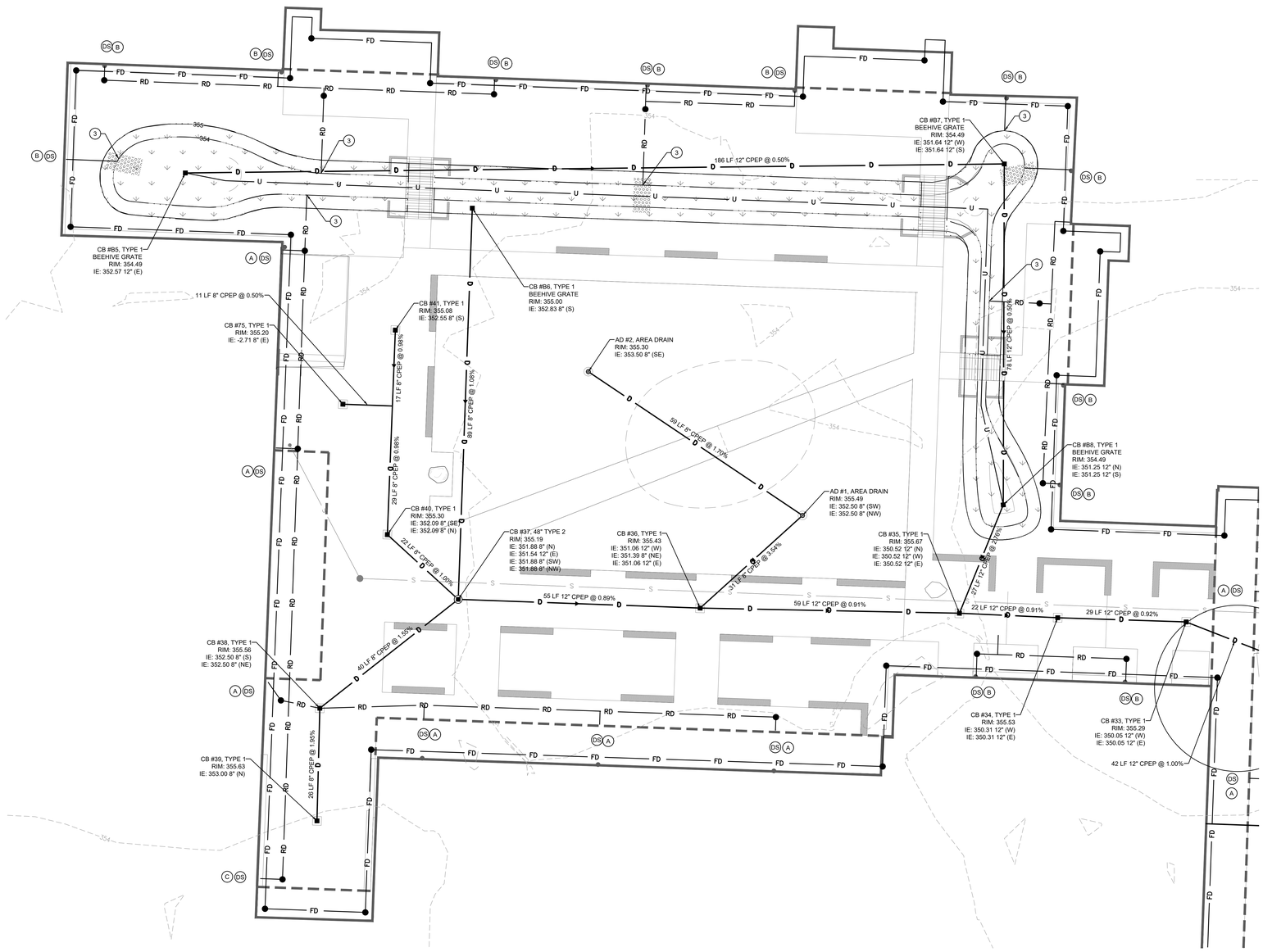
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

DRAINAGE PLAN

C5.02



ENLARGEMENT #1A

SCALE: 1"= 10'

CITY OF SEATAC DRAINAGE NOTES

1. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). REDUCTIONS IN COMPACTION REQUIREMENTS ARE ALLOWED TO ACCOMMODATE BIORETENTION OR PERMEABLE PAVEMENT INSTALLATIONS.
2. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
3. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, SHALL HAVE LOCKING FRAMES AND GRATES OR SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
4. ALL CATCH BASIN GRATES SHALL CONFORM TO THE LATEST EDITION OF THE KCRDCS DRAWING NUMBERS 7-013, 7-017, 7-018, 7-019, 7-020, OR 7-021, AND SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS". ALL GRATES AND SOLID COVERS WITHIN THE RIGHT-OF-WAY SHALL HAVE EON LOCK, ERGO ROUND COVERS, OR APPROVED EQUIVALENT.
5. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY OF SEATAC 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. DRIVEWAY CULVERTS SHALL BE 12" DIAMETER CONCRETE OR EQUIVALENT WITH BEVELED END SECTIONS ON ALL EXPOSED ENDS TO MATCH THE SIDE SLOPE, AND ARE TO HAVE QUARRY SPALLS FOR EROSION PROTECTION ON EACH END (SEE KCRS 7.03(G), DRAWING NO. 7-001).
6. THE STANDARD ROCK LINING OF DITCHES SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE KING COUNTY SURFACE WATER DESIGN MANUAL AND SECTION 9-13 OF THE WSDOT STANDARD SPECIFICATIONS. ROCK GRADATION SHALL BE AS FOLLOWS: PASSING 8-INCH SQUARE SIEVE 100%; PASSING 3-INCH SQUARE SIEVE 40%; AND PASSING ¾ INCH SIEVE 10%. INSTALLATION SHALL BE PLACED SO AS TO FORM A FIRM, DENSE PROTECTIVE MAT CONSISTENT WITH EXAMPLES IN KCRDCS DRAWING NUMBER 7-024 AND CONFORMING TO THE DESIGN SURFACE OF THE DITCH. INDIVIDUAL ROCKS SHALL NOT PROTRUDE MORE THAN 3 INCHES FROM THAT SURFACE.
7. ALL STORM PIPE, DETENTION TANKS & VAULTS, WATER QUALITY TANKS & VAULTS, AND COMBINED DETENTION & WATER QUALITY TANKS & VAULTS SHALL BE SUBJECT TO TESTING PER SECTION 7-04 OF THE WSDOT STANDARD SPECIFICATIONS AND CITY OF SEATAC STANDARD PROCEDURES.
8. DETENTION TANKS MUST PASS AN EXFILTRATION TEST PER THE WSDOT 2016 7-04.3(1)B STANDARD PRIOR TO FINALIZING THE STE PERMIT.
9. ALL DISTURBED PERVIOUS AREAS (COMPACTED, GRADED, LANDSCAPED, ETC.) OF THE DEVELOPMENT SITE MUST DEMONSTRATE ONE OF THE FOLLOWING: THE EXISTING DUFF LAYER SHALL BE STAGED AND REDISTRIBUTED TO MAINTAIN THE MOISTURE CAPACITY OF THE SOIL, OR AMENDED SOIL SHALL BE ADDED TO MAINTAIN THE MOISTURE CAPACITY PURSUANT TO CITY OF SEATAC SOIL AMENDMENT STANDARDS.
10. SITE CLEARING IS LIMITED SEASONALLY BETWEEN OCTOBER 1 AND MARCH 30 INCLUSIVE, UNLESS OTHERWISE APPROVED WITH A WRITTEN DECISION BY THE CITY OF SEATAC ENGINEERING REVIEW DIVISION.
11. PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS AND/OR BUILDINGS ON THE SITE, THOSE PORTIONS OF THE STORMWATER FACILITIES NECESSARY TO ACCOMMODATE THE CONTROL OF SURFACE AND STORMWATER RUNOFF DISCHARGE FROM THE SITE DURING CONSTRUCTION MUST BE CONSTRUCTED, APPROVED, AND FUNCTIONING PROPERLY.
12. DRAINAGE INLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY THE CITY OF SEATAC. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
    a. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
    b. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STAKE SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STUB-OUT.
    c. PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.03. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
    d. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
    e. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).
    f. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
13. PIPE COVER NOTES:
    a. FOR COVER LESS THAN 1 FT. DUCTILE IRON PIPE IS USED.
    b. FOR COVER FROM 1 FT. TO 2 FT. USE REINFORCED CONCRETE PIPE.
    c. FOR A MIN. 2 FT. COVER - ANY MATERIAL LISTED IN THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL OTHER THAN PVC MAY BE USED.
    d. PVC PIPE REQUIRES AT LEAST 3 FT. COVER.
    e. ALL PVC PIPES REQUIRE A SAND COLLAR WHEN CONNECTING TO A CONCRETE STRUCTURE.
    NOTES: ALL DIMENSIONS ARE MEASURED FROM TOP (OUTSIDE) OF PIPE. A) COVER IS THE MATERIAL OVER THE OUTSIDE TOP OF THE PIPE (COVER MAY NOT INCLUDE THE MATERIAL OF THE PIPE). IF YOU HAVE A THREE-FOOT GRADE DIFFERENTIAL BETWEEN THE INVERT OF A 12" DIAMETER PIPE AND THE FINISHED GRADE, YOU DO NOT HAVE TWO FOOT OF COVER OVER THE PIPE. EXCEPTIONS MAY BE GRANTED IN NON-VEHICULAR AREAS.
14. THE CONTRACTOR SHALL PROVIDE CCTV FOOTAGE OF ALL PIPES INSTALLED IN RIGHT-OF-WAY TO THE CITY.

DRAINAGE NOTES

1. PROVIDE SOLID 6" PVC ROOF DRAIN AT A MINIMUM SLOPE 1% UNLESS OTHERWISE SPECIFIED. PROVIDE 1' OF MINIMUM COVER IN LANDSCAPE/PEDESTRAIN AREAS AND 3' OF MINIMUM COVER IN VEHICULAR TRAFFIC AREAS. PROVIDE CLEANOUTS AT ALL BENDS GREATER THAN 90° AND AT ENDS.
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12. ALL STORM LINES SUBJECT TO PRESSURE TESTING AND CCTV VIDEO INSPECTION AT PROJECT COMPLETION PER SPECIFICATION SECTION 334100.

LEGEND:

- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- STORM DRAIN
- FOOTING DRAIN (2 / C5.04)
- ROOF DRAIN
- DRAINAGE SWALE, SEE GRADING PLANS FOR ELEVATIONS
- UNDER DRAIN
- CATCH BASIN, TYPE 1
- CATCH BASIN, TYPE 2
- CLEANOUT (1 / C5.04)
- DOWNSPOUT CONNECTION (5&7 / C5.04)
- CURB CUT (9 / C5.04)
- BIORETENTION CELL (10 / C5.04)
- ARCH CHAMBER FLOW CONTROL (1 / C5.07) (1 / C5.08)
- AREA DRAIN
- TRENCH DRAIN (8 / C5.04)
- RIP RAP OUTFALL PAD (2 / C5.06)

DRAINAGE KEYNOTES

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2. OVERFLOW STRUCTURE CONNECTION DIRECTLY TO STORMTECH CHAMBER SYSTEM, PER DETAIL 11, SHEET C5.04.
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4. SEE LANDSCAPE PLANS FOR DOWNSPOUT CONNECTION DETAIL.
5. CONNECTION TO FIELD UNDERDRAIN SYSTEM. SEE LANDSCAPE PLANS FOR CONTINUATION.
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8. CONNECTION TO STORM CHAMBER SYSTEM, SEE SHEET C5.08.

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
AD #1 AREA DRAIN N 162205.58 E 1283144.65	RIM = 355.49 IE = 352.50 (8" SW) IE = 352.50 (8" NW)
AD #2 AREA DRAIN N 162238.28 E 1283095.96	RIM = 355.30 IE = 353.50 (8" SE)
CB #33 TYPE 1 N 162181.37 E 1283231.86	RIM = 355.29 IE = 350.05 (12" W) IE = 350.05 (12" E)
CB #34 TYPE 1 N 162182.32 E 1283202.66	RIM = 355.53 IE = 350.31 (12" W) IE = 350.31 (12" E)
CB #35 TYPE 1 N 162183.35 E 1283180.32	RIM = 355.67 IE = 350.52 (12" N) IE = 350.52 (12" W) IE = 350.52 (12" E)
CB #36 TYPE 1 N 162184.52 E 1283121.38	RIM = 355.43 IE = 351.06 (12" W) IE = 351.39 (8" NE) IE = 351.06 (12" E)
CB #37 48" TYPE 2 N 162186.50 E 1283066.37	RIM = 355.19 IE = 351.88 (8" N) IE = 351.54 (12" E) IE = 351.88 (8" SW) IE = 351.88 (8" NW)
CB #38 TYPE 1 N 162161.74 E 1283034.91	RIM = 355.56 IE = 352.50 (8" S) IE = 352.50 (8" NE)
CB #39 TYPE 1 N 162136.12 E 1283034.27	RIM = 355.63 IE = 353.00 (8" N)
CB #40 TYPE 1 N 162201.22 E 1283050.27	RIM = 355.30 IE = 352.09 (8" SE) IE = 352.09 (8" N)

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB #41 TYPE 1 N 162247.73 E 1283052.08	RIM = 355.08 IE = 352.55 (8" S)
CB #75 TYPE 1 N 162230.88 E 1283040.16	RIM = 355.20 IE = -2.71 (8" E)
CB #85 TYPE 1 N 162283.48 E 1283004.34	RIM = 354.49 IE = 352.57 (12" E)
CB #86 TYPE 1 N 162275.47 E 1283069.58	RIM = 355.00 IE = 352.83 (8" S)
CB #87 TYPE 1 N 162285.53 E 1283190.52	RIM = 354.49 IE = 351.64 (12" W) IE = 351.64 (12" S)
CB #88 TYPE 1 N 162207.99 E 1283190.29	RIM = 354.49 IE = 351.25 (12" N) IE = 351.25 (12" S)

GRAPHIC SCALE
0 5 10 20
1" = 10 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 150, SEATTLE, WA. 98104
TELEPHONE (206) 623-5811 FAX (206) 623-8594

AHBL
TACOMA • SEATTLE • SPOKANE • TRI-CITIES
1200 6th Avenue, Suite 1620 Seattle, WA 98101
206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

05/12/2023

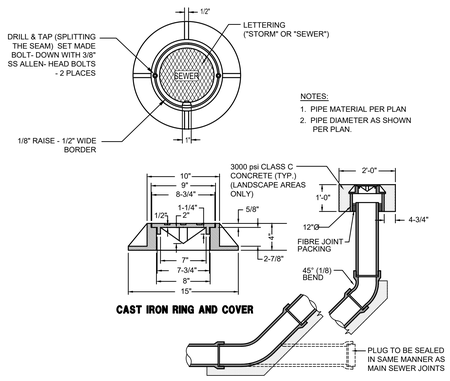
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

DRAINAGE ENLARGEMENTS

C5.03



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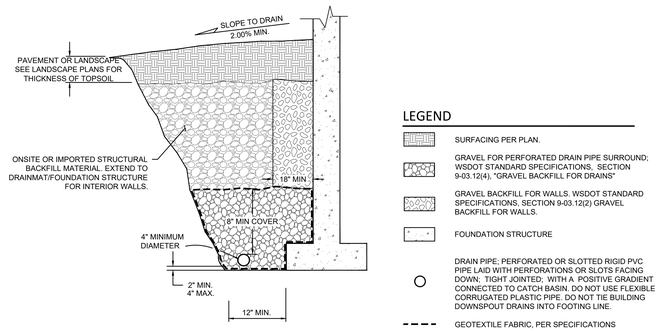
NOT TO SCALE



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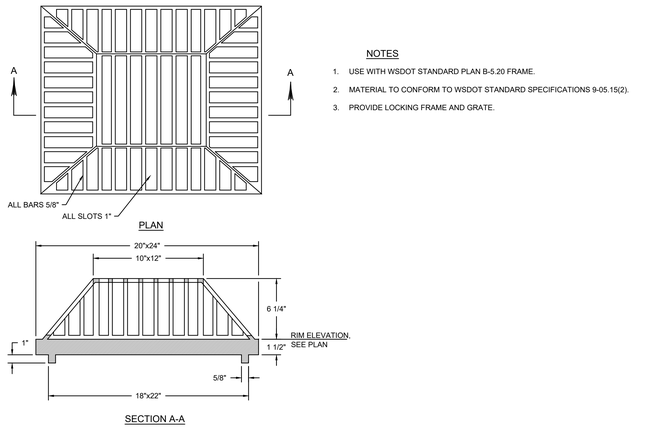
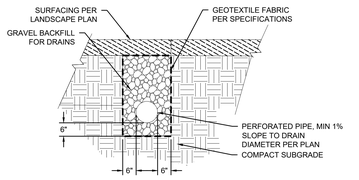
NOT TO SCALE



3 BEEHIVE GRATE
NOT TO SCALE



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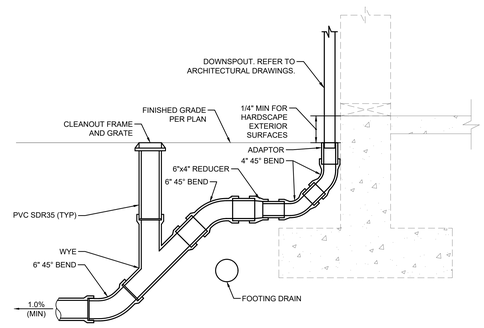

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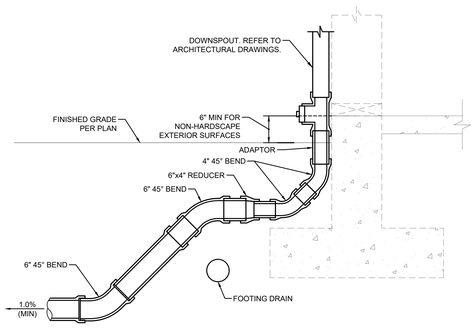

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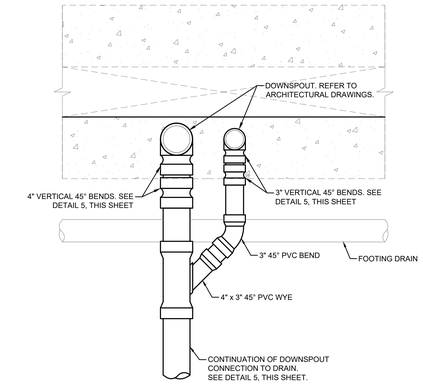
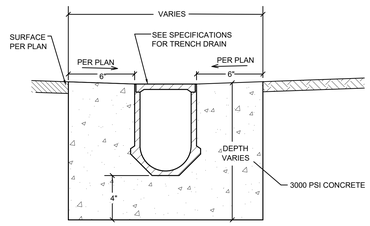


7 DOWNSPOUT TYPE C
NOT TO SCALE



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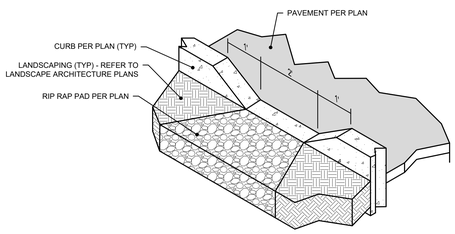
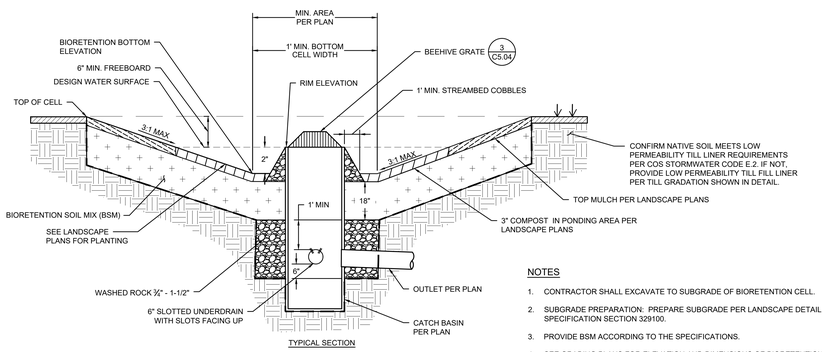
NOT TO SCALE



9 CURB CUT
NOT TO SCALE



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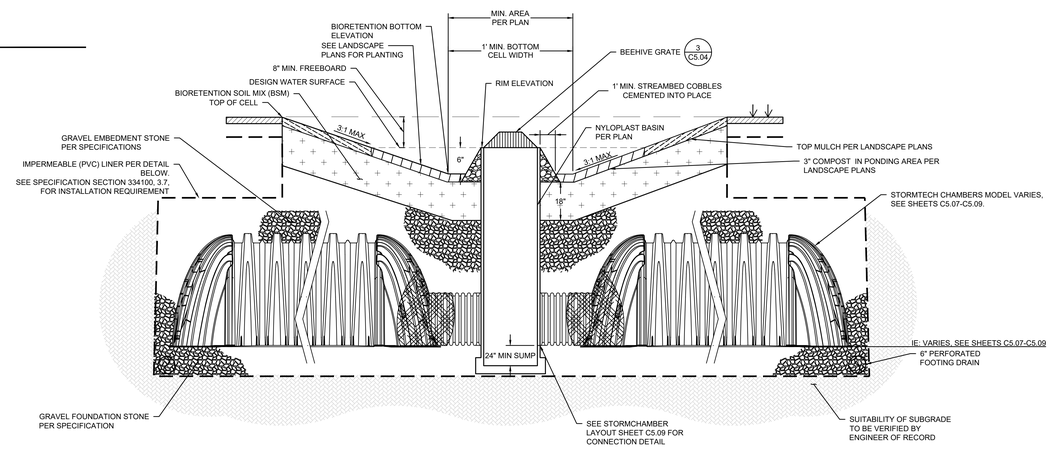
NOT TO SCALE



11 BIORETENTION CELL DRAINING TO CHAMBER SYSTEM
NOT TO SCALE

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 150, SEATTLE, WA. 98104
TELEPHONE (206) 623-3115 FAX (206) 623-3116

AHBL
TACOMA • SEATTLE • SPOKANE • TRI-CITIES
1200 6th Avenue, Suite 1620 Seattle, WA 98101
206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAFT
STATE OF WASHINGTON
35702
REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

DRAINAGE DETAILS

C5.04

CONDITIONAL USE PERMIT - RESUBMITTAL 2

SITE SPECIFIC DATA				
Structure ID				BP #4
Treatment Flow Rate (cfs)				0.055
Peak Flow Rate (cfs)				0.144
Rim Elevation				352.68
Top of Vault Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	8	-	348.65
Outlet	-	8	-	346.48
Notes:				

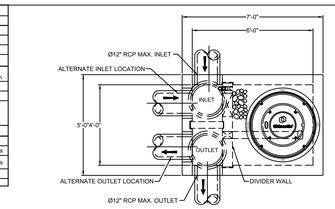
PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.064 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.057 cfs
Bypass Capacity	5.0 cfs

*Contact Oldcastle for alternative treatment flow capacities.

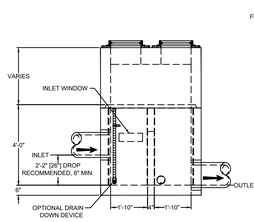
SITE SPECIFIC DATA				
Structure ID				BP #6
Treatment Flow Rate (cfs)				0.032
Peak Flow Rate (cfs)				0.15
Rim Elevation				354.07
Top of Vault Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	10	-	351.07
Outlet	-	10	-	348.9
Notes:				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.064 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.057 cfs
Bypass Capacity	5.0 cfs

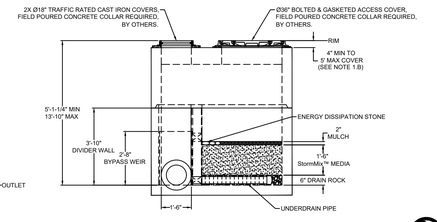
*Contact Oldcastle for alternative treatment flow capacities.



PLAN VIEW



LEFT END VIEW



ELEVATION VIEW

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 6'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE. AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. MAXIMUM PICK WEIGHTS*:
    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

Oldcastle Infrastructure
An Oldcastle Company

Ph: 800.579.8910 | www.oldcastleinfrastructure.com/stormwater

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BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass

CUSTOMER: AHBL, Inc.
PROJECT NAME: Tyee High School
DRAWING NAME: Specifier Drawing BPU-46IB
TECHNOL: -
REV DATE: -
SHEET: 1 OF 1

1 OLDCASTLE BIOPOD BPU-46IB
NOT TO SCALE

SITE SPECIFIC DATA				
Structure ID				BP #2
Treatment Flow Rate (cfs)				0.067
Peak Flow Rate (cfs)				0.0992
Rim Elevation				353.36
Top of Vault Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	12	-	349.92
Outlet	-	12	-	347.75
Notes:				

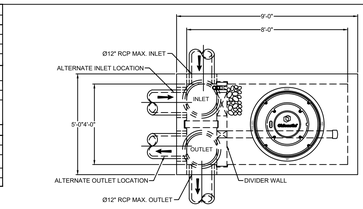
PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.096 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.085 cfs
Bypass Capacity	5.0 cfs

*Contact Oldcastle for alternative treatment flow capacities.

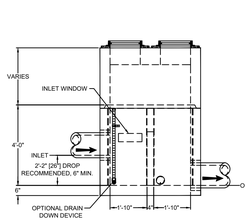
SITE SPECIFIC DATA				
Structure ID				BP #5
Treatment Flow Rate (cfs)				0.085
Peak Flow Rate (cfs)				0.191
Rim Elevation				353.48
Top of Vault Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	8	-	349.16
Outlet	-	8	-	347.66
Notes:				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.096 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.085 cfs
Bypass Capacity	5.0 cfs

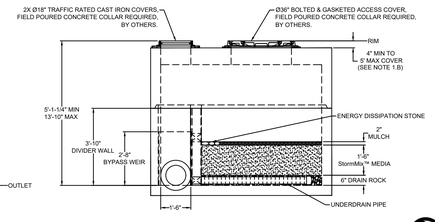
*Contact Oldcastle for alternative treatment flow capacities.



PLAN VIEW



LEFT END VIEW



ELEVATION VIEW

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 6'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
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12. MAXIMUM PICK WEIGHTS*:
    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

Oldcastle Infrastructure
An Oldcastle Company

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BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass

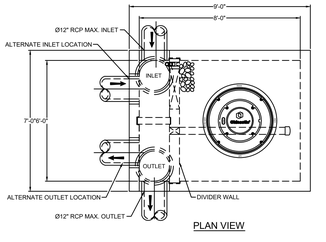
CUSTOMER: AHBL, Inc.
PROJECT NAME: Tyee High School
DRAWING NAME: Specifier Drawing BPU-48IB
TECHNOL: -
REV DATE: -
SHEET: 1 OF 1

2 OLDCASTLE BIOPOD BPU-48IB
NOT TO SCALE

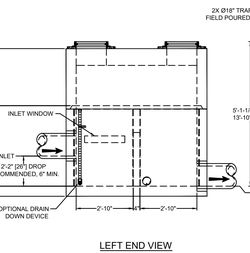
SITE SPECIFIC DATA				
Structure ID				BP #1
Treatment Flow Rate (cfs)				0.1
Peak Flow Rate (cfs)				0.186
Rim Elevation				353.86
Top of Vault Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	8	-	350.18
Outlet	-	8	-	348
Notes:				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.144 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.128 cfs
Bypass Capacity	5.0 cfs

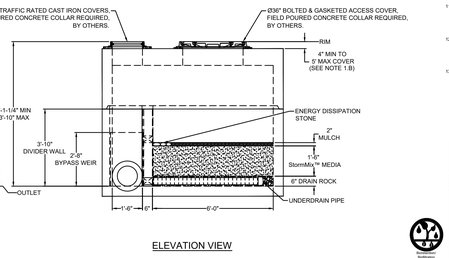
*Contact Oldcastle for alternative treatment flow capacities.



PLAN VIEW



LEFT END VIEW



ELEVATION VIEW

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 6'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
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9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
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    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

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BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass

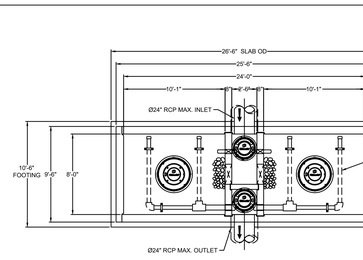
CUSTOMER: AHBL, Inc.
PROJECT NAME: Tyee High School
DRAWING NAME: Specifier Drawing BPU-68IB
TECHNOL: -
REV DATE: -
SHEET: 1 OF 1

3 OLDCASTLE BIOPOD BPU-68IB
NOT TO SCALE

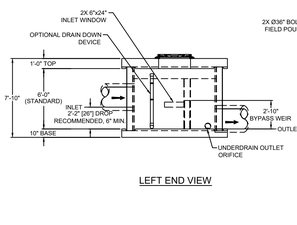
SITE SPECIFIC DATA				
Structure ID				BP #3
Treatment Flow Rate (cfs)				0.50
Peak Flow Rate (cfs)				1.310
Rim Elevation				356.46
Top of Vault Elevation				-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	12	-	349.17
Outlet	-	12	-	347.00
Notes:				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.096 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.085 cfs
Bypass Capacity	5.0 cfs

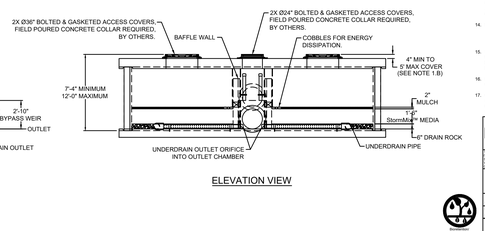
*Contact Oldcastle for alternative treatment flow capacities.



PLAN VIEW



LEFT END VIEW



ELEVATION VIEW

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 6'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. MESH REINFORCEMENT: ASTM A1064, 51.2, GRADE 80
5. CEMENT: ASTM C150
6. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
7. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
8. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
9. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE SET, ANNULAR SPACE BETWEEN PIPE AND HOLE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS.
10. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
11. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
12. ADAPTORS/ANGLES AND EXTERNAL PIPING BY OTHERS.
13. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE. AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
14. MAXIMUM PICK WEIGHTS:
    A. TOP: XX,XXX LBS
    B. PANELS: XX,XXX LBS
    C. BASE SLAB: XX,XXX LBS
15. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALLS, BAFFLE WALLS, BYPASS WEIR AND OPTIONAL DRAIN DOWN.
16. SYSTEM SHIPPED EMPTY. INTERNALS INSTALLED BY CONTRACTOR.
17. CONTRACTOR RESPONSIBLE FOR OFF-LOAD AND INSTALLATION. OLDCASTLE REPRESENTATIVE TO BE ON SITE TO OVERSEE THE INSTALLATION OF ALL INTERNAL COMPONENTS.

Oldcastle Infrastructure
An Oldcastle Company

Ph: 800.579.8910 | www.oldcastleinfrastructure.com/stormwater

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BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass

CUSTOMER:
PROJECT NAME:
DRAWING NAME: Specifier Drawing BPU-824IB
TECHNOL: -
REV DATE: -
SHEET: 1 OF 1

4 OLDCASTLE BIOPOD BPU-824IB
NOT TO SCALE

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 700, SEATTLE, WA. 98104
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAFT — STATE OF WASHINGTON — 21702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

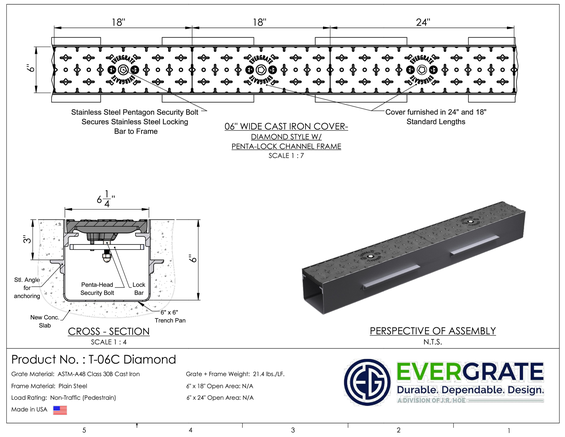
Revisions

#	Date	Description

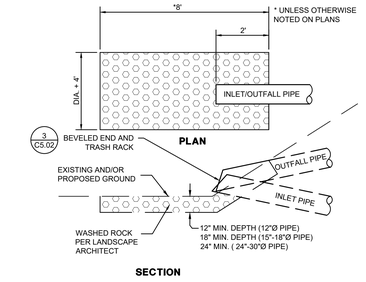
DRAINAGE DETAILS

C5.05

CONDITIONAL USE PERMIT - RESUBMITTAL 2



1 EVERGRATE TRENCH DRAIN
NOT TO SCALE



2 RIP RAP PAD
NOT TO SCALE

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DOUGLAS G. TAGUE
STATE OF WASHINGTON
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REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
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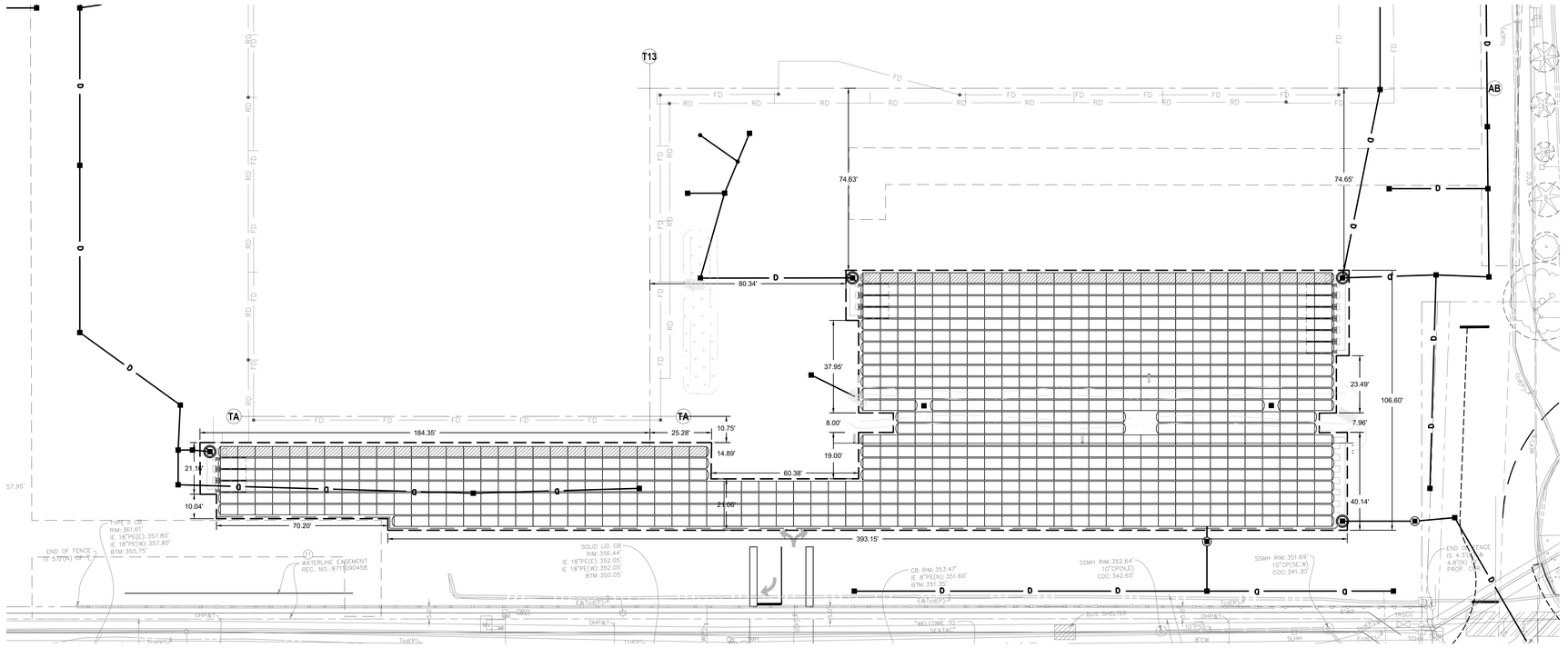
Revisions

#	Date	Description

DRAINAGE DETAILS

C5.06

CONDITIONAL USE PERMIT - RESUBMITTAL 2



PROPOSED LAYOUT: S - EAST BED		PROPOSED ELEVATIONS: S - EAST BED	
152	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	358.15
44	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	352.15
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	351.65
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	351.65
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	351.65
44172	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	350.99
		TOP OF SC-740 CHAMBER:	350.15
		12" x 24" BOTTOM MANIFOLD INVERT:	347.64
		24" x 24" BOTTOM MANIFOLD INVERT:	347.64
19242	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	347.64
432.1	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT:	347.64
		BOTTOM OF SC-740 CHAMBER:	347.15
		UNDERDRAIN INVERT:	347.15
		BOTTOM OF STONE:	347.15

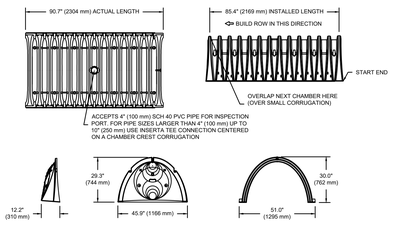
PROPOSED LAYOUT: S - CENTRAL BED		PROPOSED ELEVATIONS: S - CENTRAL BED	
162	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	358.15
12	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	352.15
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	351.65
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	351.65
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	351.65
13909	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	350.99
		TOP OF SC-740 CHAMBER:	350.15
		18" x 18" BOTTOM MANIFOLD INVERT:	347.70
		18" BOTTOM CONNECTION INVERT:	347.70
		24" x 24" BOTTOM MANIFOLD INVERT:	347.64
6168	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT:	347.64
410.0	SYSTEM PERIMETER (ft)	BOTTOM OF SC-740 CHAMBER:	347.15
		UNDERDRAIN INVERT:	347.15
		BOTTOM OF STONE:	347.15

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

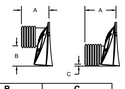
SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

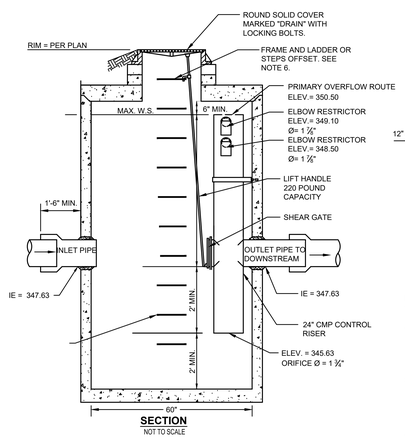
PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T /SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B / SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B / SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

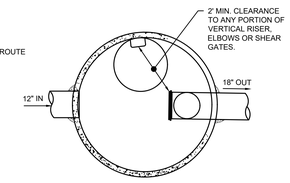
* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

1 ADS SC-740 STORMCHAMBER
NOT TO SCALE



SECTION
NOT TO SCALE



PLAN

NOTES:
1. PIPE SLOPES PER PLANS.
2. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIA. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL. (SUPPORT BRACKETS SHALL BE 3" x 0.090 GAGE)
3. THE RESTRICTOR SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT I.
4. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE.
5. THE VERTICAL RISER STEM OF THE RESTRICTOR / SEPARATOR SHALL BE 18" MIN. DIA.
6. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
7. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS ¼".
8. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.
9. ALL METAL PARTS SHALL BE CORROSION RESISTANT.

2 CONTROL STRUCTURE - CB #CS-S
NOT TO SCALE

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAYLOR — STATE OF WASHINGTON — 21703 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

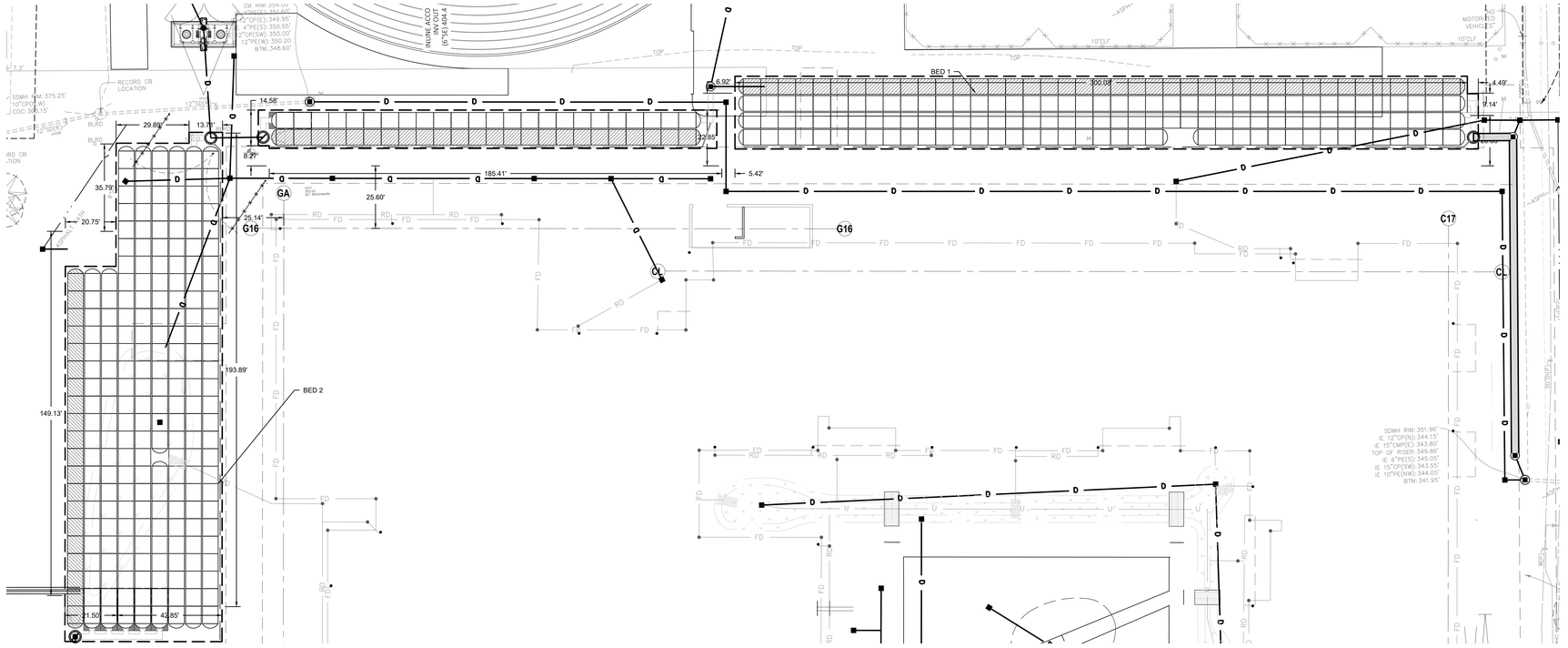
Revisions

#	Date	Description

STORMTECH CHAMBER LAYOUT - SOUTH

C5.07

CONDITIONAL USE PERMIT - RESUBMITTAL 2



PROPOSED LAYOUT: BED 1		CONCEPTUAL ELEVATIONS: BED 1	
252	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	356.00
8	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	350.00
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	349.50
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID/CONCRETE PAVEMENT)	349.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	349.50
45369	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE	349.00
		TOP OF MC-3500 CHAMBER	348.00
		42" x 24" BOTTOM MANIFOLD INVERT	344.67
		24" x 24" BOTTOM MANIFOLD INVERT	344.67
13333	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT	344.67
1049.3	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT	344.67
		BOTTOM OF MC-3500 CHAMBER	344.50
		UNDERDRAIN INVERT	343.50
		BOTTOM OF STONE	343.50

PROPOSED LAYOUT: BED 2		CONCEPTUAL ELEVATIONS: BED 2	
213	STORMTECH MC-3500 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	356.00
18	STORMTECH MC-3500 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	350.00
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	349.50
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID/CONCRETE PAVEMENT)	349.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	349.50
39641	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE	349.00
		TOP OF MC-3500 CHAMBER	348.00
		42" x 24" BOTTOM MANIFOLD INVERT	344.67
		24" x 24" BOTTOM MANIFOLD INVERT	344.67
11558	SYSTEM AREA (SF)	24" ISOLATOR ROW PLUS INVERT	344.67
616.5	SYSTEM PERIMETER (ft)	24" BOTTOM CONNECTION INVERT	344.67
		BOTTOM OF MC-3500 CHAMBER	344.50
		UNDERDRAIN INVERT	343.50
		BOTTOM OF STONE	343.50

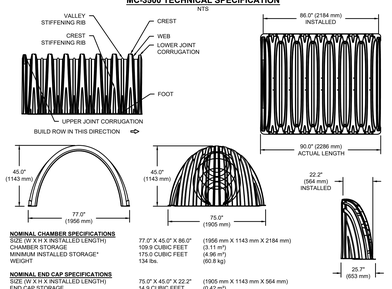
ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

MC-3500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

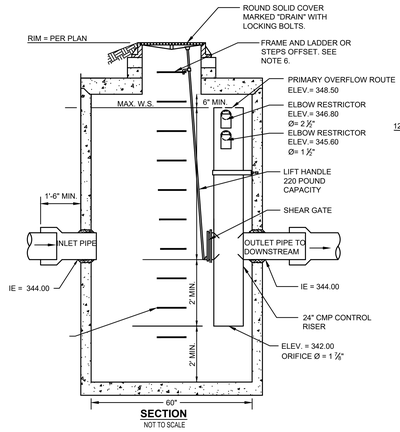
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

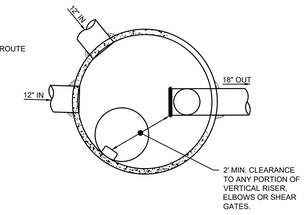
1 ADS MC-3500 STORMCHAMBER

NOT TO SCALE



SECTION

NOT TO SCALE



PLAN

NOTES:

1. PIPE SLOPES PER PLANS.
2. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIA. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL. (SUPPORT BRACKETS SHALL BE 3" x 0.090 GAGE)
3. THE RESTRICTOR SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT I.
4. OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE.
5. THE VERTICAL RISER STEM OF THE RESTRICTOR / SEPARATOR SHALL BE 18" MIN. DIA.
6. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB.
7. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
8. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.
9. ALL METAL PARTS SHALL BE CORROSION RESISTANT.

2 CONTROL STRUCTURE - CB #CS-N

NOT TO SCALE

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT

4424 S 188th St
SeaTac, WA 98188

05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

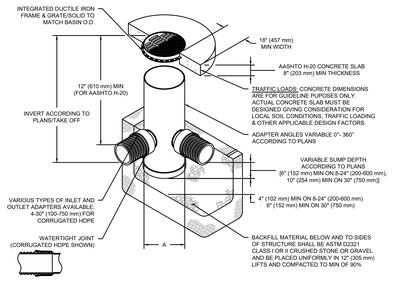
#	Date	Description

STORMTECH CHAMBER LAYOUT - NORTH

C5.08

NYLOPLAST DRAIN BASIN

NTS



NOTES

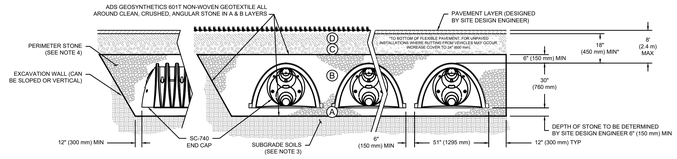
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

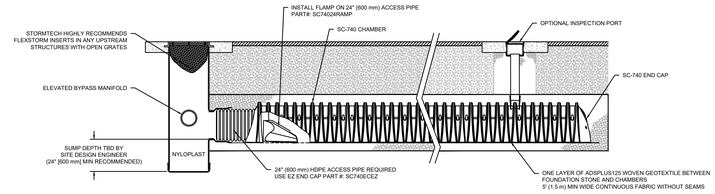
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



SC-740 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

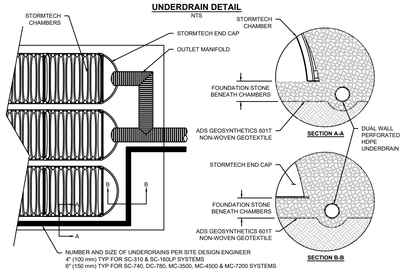
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL

NTS



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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAYLOR — STATE OF WASHINGTON — 25702 — REGISTERED PROFESSIONAL ENGINEER

05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

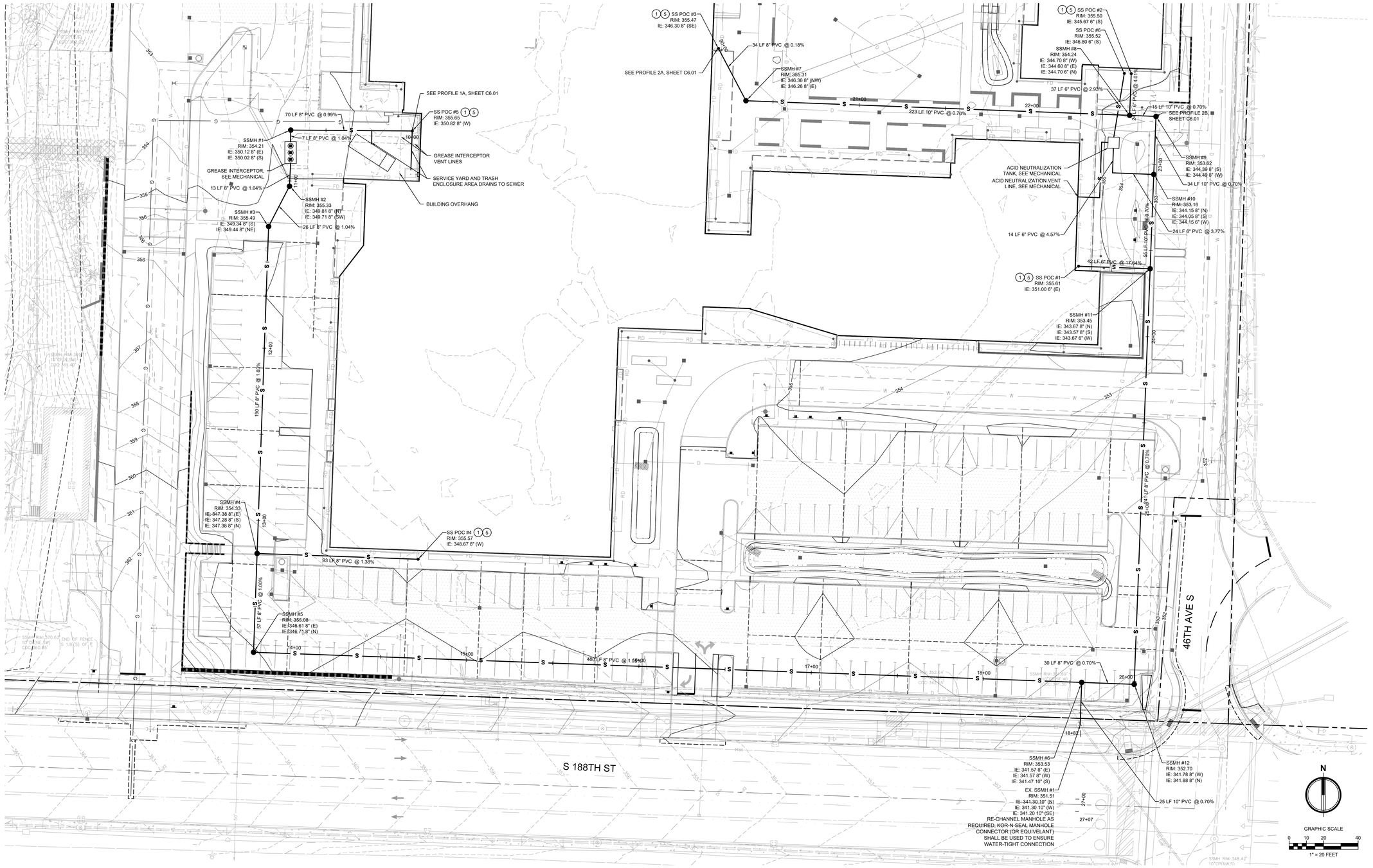
Revisions

#	Date	Description

STORMTECH CHAMBER DETAILS

C5.09

CONDITIONAL USE PERMIT - RESUBMITTAL 2



SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SS POC #1 N 162095.27 E 1283236.86	RIM = 355.61 IE 351.00 (6" E)
SS POC #2 N 162206.96 E 1283267.42	RIM = 355.50 IE 345.67 (6" S)
SS POC #3 N 162221.57 E 1283028.09	RIM = 355.47 IE 346.30 (8" SE)
SS POC #4 N 161925.30 E 1282853.94	RIM = 355.57 IE 348.67 (8" W)
SS POC #5 N 162173.71 E 1282850.57	RIM = 355.65 IE 350.82 (8" W)
SS POC #6 N 162207.10 E 1283263.39	RIM = 355.52 IE 346.80 (6" S)

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SSMH #1 N 162174.22 E 1282780.12	RIM = 354.21 IE 350.12 (8" E) IE 350.02 (8" S)
SSMH #2 N 162141.67 E 1282779.40	RIM = 355.33 IE 349.81 (8" N) IE 349.71 (8" SW)
SSMH #3 N 162118.34 E 1282767.30	RIM = 355.49 IE 349.44 (8" NE) IE 349.34 (8" S)
SSMH #4 N 161928.66 E 1282760.63	RIM = 354.33 IE 347.38 (8" E) IE 347.38 (8" N) IE 347.28 (8" S)
SSMH #5 N 161871.37 E 1282758.57	RIM = 355.08 IE 346.71 (8" N) IE 346.61 (8" E)
SSMH #6 N 161853.86 E 1283238.70	RIM = 353.53 IE 341.57 (8" E) IE 341.57 (8" W) IE 341.47 (10" S)

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SSMH #7 N 162191.25 E 1283044.03	RIM = 355.31 IE 346.36 (8" NW) IE 346.26 (8" E)
SSMH #8 N 162182.78 E 1283266.49	RIM = 354.24 IE 344.70 (8" W) IE 344.70 (6" N) IE 344.60 (8" E)
SSMH #9 N 162182.13 E 1283281.77	RIM = 353.62 IE 344.49 (8" W) IE 344.39 (8" S)
SSMH #10 N 162148.50 E 1283280.48	RIM = 353.16 IE 344.15 (8" N) IE 344.15 (6" W) IE 344.05 (8" S)
SSMH #11 N 162093.78 E 1283278.38	RIM = 353.45 IE 343.67 (8" N) IE 343.67 (6" W) IE 343.57 (8" S)
SSMH #12 N 161852.74 E 1283269.14	RIM = 352.70 IE 341.88 (8" N) IE 341.78 (8" W)

MIDWAY SEWER DISTRICT NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH MIDWAY SEWER DISTRICT AND THE DEPARTMENT OF ECOLOGY CRITERIA FOR SEWAGE WORK DESIGN.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
3. THE SANITARY SEWER PIPE SHALL BE PVC, CONFORMING TO ASTM D-3034, SDR 35, UNLESS OTHERWISE SPECIFIED. BEDDING AND BACKFILL SHALL BE AS REQUIRED BY MIDWAY SEWER DISTRICT.
4. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF MIDWAY SEWER DISTRICT.
5. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION, AND SHOULD BE ATTENDED BY THE CONTRACTOR, ENGINEER, OWNER, OTHER UTILITIES AND REPRESENTATIVES OF MIDWAY SEWER DISTRICT.
6. THE NEW SANITARY SEWER LINE SHALL BE PLUGGED AND NOT PUT INTO SERVICE UNTIL ALL LINES HAVE BEEN CLEANED, FLUSHED AND TESTED. ALL SANITARY LINES SHALL BE INSPECTED BY THE MIDWAY SEWER DISTRICT AND ALL TESTING SHALL BE DONE IN THE PRESENCE OF THE MIDWAY SEWER DISTRICT REPRESENTATIVE.
7. THE LOCATIONS AND SIZES OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY FROM INFORMATION OF RECORD. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL "ONE-CALL" (1-800-424-5555) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE AND TELEVISION.)
9. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY MIDWAY SEWER DISTRICT PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
10. ALL PIPE INVERTS AND PIPE LENGTHS ARE MEASURED AND CALCULATED TO THE CENTER OF MANHOLES.
11. BEDDING MATERIAL FOR SEWER PIPES SHALL BE 4" BEDDING AND 4" PADDING CONSISTING OF EITHERS/8" CRUSHED ROCK OR PEA GRAVEL.
12. BACKFILL SHALL BE COMPACTED IN MULTIPLE LIFTS MEETING 95% COMPACTION PER A.S.T.M. STANDARDS. DEPTH OF LIFTS DEPENDS ON TYPE OF COMPACTOR USED.
13. A COLD MIX PATCH WILL BE IMMEDIATELY PLACED AND MAINTAINED OVER COMPACTED BACKFILL IN A MANNER ACCEPTABLE TO THE LOCAL RIGHT OF WAY AUTHORITY.
14. A PERMIT HOT MIX PATCH, THE SAME THICKNESS AS THE ORIGINAL ASPHALT OR MINIMUM OF 2", WHICHEVER IS GREATER, WILL BE PLACED AND SEALED WITH PAVING GRADE ASPHALT WITHIN 30 CALENDAR DAYS.
15. ALL SIDE SEWERS SHALL BE EXTENDED TO PROPERTY LINES. PIPE PLUGS WILL BE REQUIRED FOR SIDE SEWER IF IMMEDIATE CONNECTION IS NOT TO BE MADE.
16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, CONTRACTOR SHALL SAWCUT OLD TO PROVIDE A CLEAN SHARP EDGE TO MATCH TO. TACK COAT SHALL BE APPLIED TO INSURE A PROPER BOND BETWEEN THE OLD AND NEW ASPHALT.
17. ASPHALT SHALL BE CUT TO A WIDTH EQUAL TO THE TRENCH WIDTH PLUS ADDITIONAL FOOT ON BOTH SIDES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. 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.
19. COMPACTION OF SUBGRADES FOR ALL COMMERCIAL DEVELOPMENT PARKING LOTS AND ROADWAYS SHALL COMPLY WITH COMPACTION REQUIREMENTS FOR KING COUNTY MAINTAINED ROADWAYS. THE SUBGRADES UNDER ALL AREAS TO BE PAVED SHALL BE FIRM AND UNYIELDING AND COMPACTED TO 95% OF THE MAXIMUM DENSITY (PER STANDARD PROCTOR TEST.) PROOF ROLLING PRIOR TO PAVING IS REQUIRED TO INSURE STABILITY.
20. MANHOLE COVERS SHALL BE CAST IRON BOLT DOWN TYPE.
21. FINAL PROJECT ACCEPTANCE BY MIDWAY SEWER DISTRICT IS PENDING APPROVAL OF ENGINEERS AS-BUILT, PROJECT COST, AND ANY NECESSARY QUIT CLAIMS AND OR EASEMENT & BILL OF SALE.
22. G.U. LINER MANHOLE BASES OR EQUAL TO BE INSTALLED ON NEW MANHOLES.

PROJECT SITE

TYEE HIGH SCHOOL
4424 S 188TH ST
SEATAC, WA 98188

PARCEL NUMBER

3423049044, 3423049340

SEE LEGAL DESCRIPTION, DETAIL 5, SHEET C6.10.

LEGEND:

- BUILDING OUTLINE
- XXX — PROPOSED CONTOUR MINOR
- XXX — PROPOSED CONTOUR MAJOR
- CLEANOUT
- SANITARY SEWER MANHOLE
- S — SANITARY SEWER PVC — POLYVINYL CHLORIDE PIPE

KEYNOTES

1. SEE PLUMBING PLAN FOR CONTINUATION INSIDE BUILDING. PROVIDE 4" TO 6" REDUCER AT CONNECTION TO PLUMBING AS NECESSARY.
2. SEE PLUMBING PLAN FOR GREASE INTERCEPTOR.
3. FINISHED GRADE ELEVATIONS SHOWN AT CENTERLINE OF SEWER SHALL NOT BE USED FOR GRADING PURPOSES. REFER TO GRADING PLANS.
4. VERIFY EXISTING INVERT PRIOR TO CONSTRUCTION. PROPOSED 8" PIPE SHALL MATCH CROWNS OF EXISTING DOWNSTREAM PIPE. PROVIDE MANHOLE CHANNELING OF EXISTING MANHOLE.
5. PROVIDE CLEANOUT WITHIN 2 FEET OF BUILDING.

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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DOUGLAS G. TAPP — STATE OF WASHINGTON — 51702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

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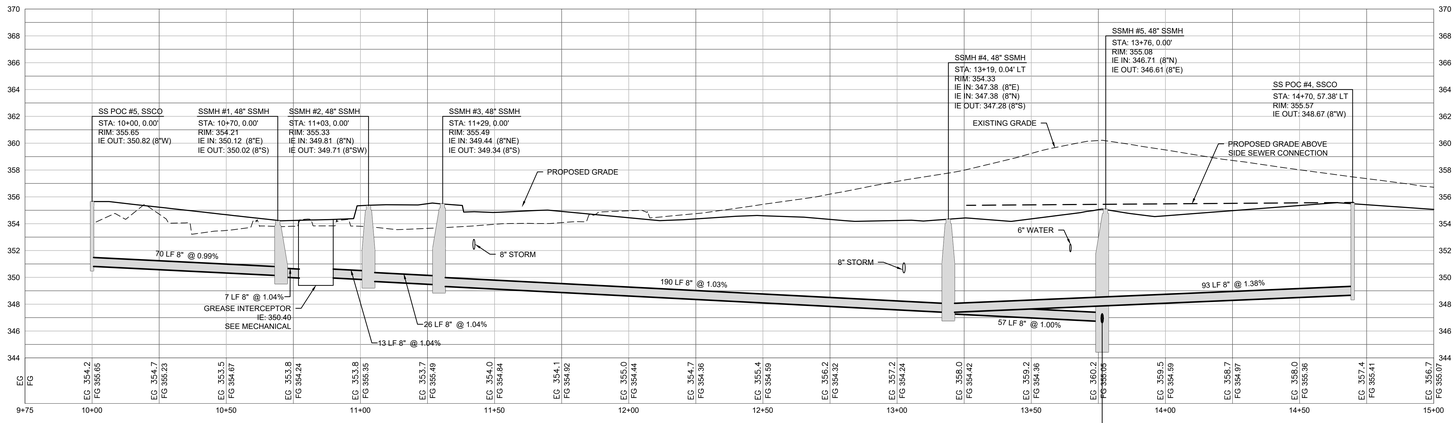
SEWER PLAN

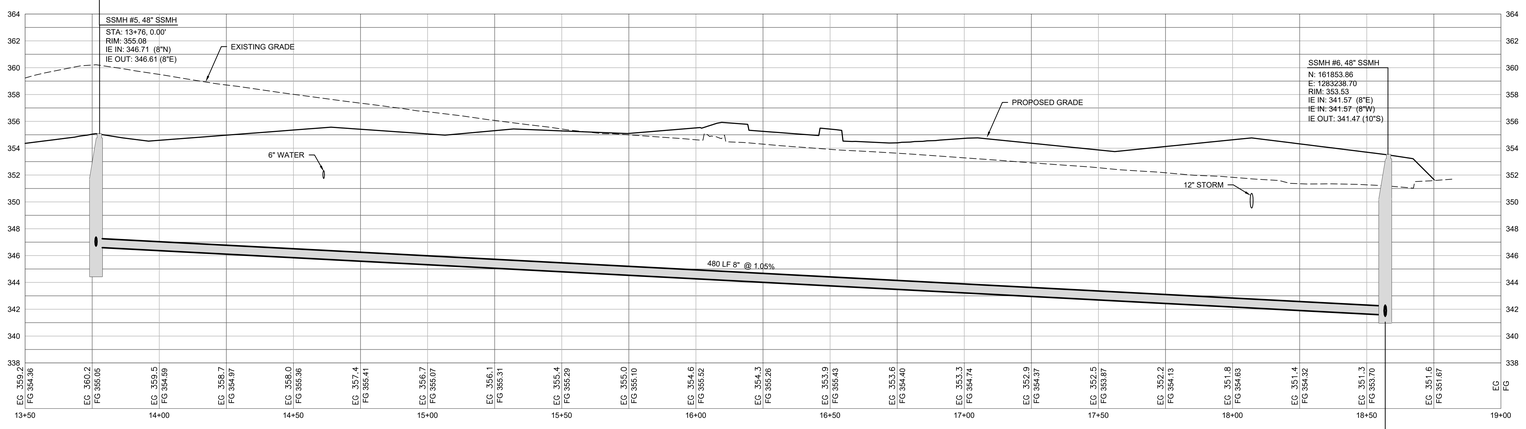
C6.00



SEWER PROFILE 1A

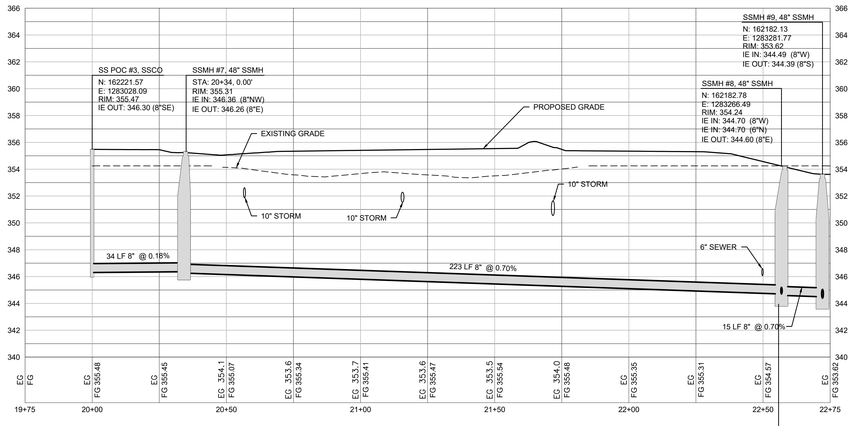
SCALE : HOR. 1" = 20'
VER. 1" = 4'

SAME STRUCTURE



SEWER PROFILE 1B

SCALE : HOR. 1" = 20'
VER. 1" = 4'

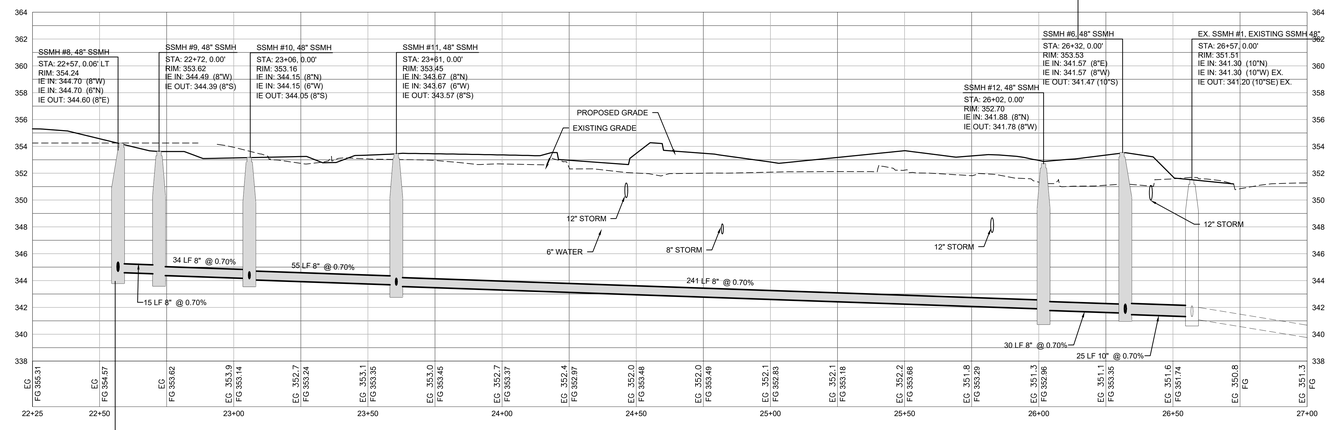


SEWER PROFILE 2A

SCALE : HOR. 1" = 20'
VER. 1" = 4'

SAME STRUCTURE

SAME STRUCTURE



SEWER PROFILE 2B

SCALE : HOR. 1" = 20'
VER. 1" = 4'

INTEGRUS
A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 150, SEATTLE, WA. 98104
TEL.(P.ENGR) (E.ARCH) (C.M.) FAX. (P.ENGR) (E.ARCH) (C.M.)

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206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAGUE
STATE OF WASHINGTON
21702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

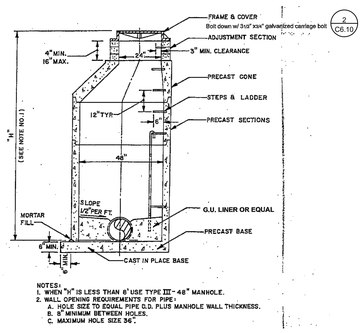
Revisions

#	Date	Description

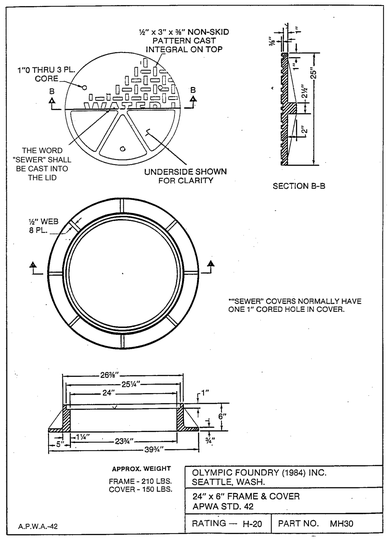
SEWER PROFILES

C6.01

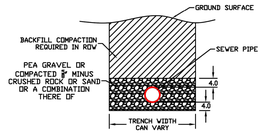
CONDITIONAL USE PERMIT - RESUBMITTAL 2



1 STANDARD MANHOLE DETAIL
NOT TO SCALE



2 MANHOLE FRAME & COVER DETAIL
NOT TO SCALE



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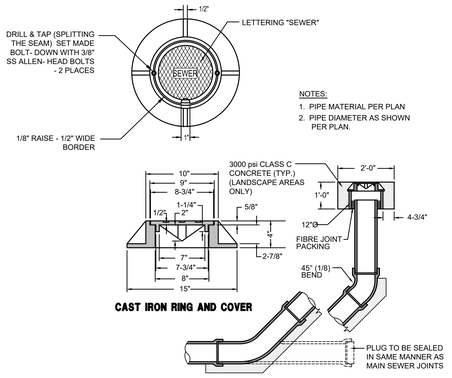
NOT TO SCALE



4 CLEANOUT
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 13'00" EAST ALONG THE WESTERLY LINE THEREOF 630.225 FEET; THENCE SOUTH 89C'30" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID SUBDIVISION 698.405 FEET;
THENCE SOUTHERLY 630.00 FEET TO A PORTION ON THE SOUTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 715.456 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE NORTH 89C'30"WEST ALONG SAID SOUTHERLY LINE 715.456 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR 42ND AVENUE SOUTH BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4533542;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS TRACTS 28 AND 29 OF HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
BEGINNING 1, 913.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE SOUTH 610 FEET; THENCE WEST 165 FEET; THE NCE NORTH 610 FEET;
THENCE EAST 165 FEET TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE WEST ONE —HALL OF TRACT 30, HIGH LAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1, 418.05 FEET WEST AND 680 FEET SOUTH OF THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON ;
THENCE SOUTH 610 FEET; THENCE WEST 495 FEET; THENCE NORTH 610 FEET;
THENCE EAST 495 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THE SOUTH HALF OF VACATED SOUTH 186TH STREET ADJOINING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, FOR SOUTH 186TH STREET, BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5395751;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING KNOWN AS THE EAST HALF OF TRACT 30 AND ALL OF TRACT 31, IN HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B:
BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANCE 4 EAST, W. M., IN KING COUNTY, WASHINGTON;
THENCE WEST 1748.05 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST 330 FEET; THENCE SOUTH 640 FEET; THE NCE EAST 330 FEET;
THENCE NORTH 640 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO BEING KNOWN AS TRACT 25, HIGHLAND FIVE—ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING 1748.05 FEET WEST OF EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M ., IN KING COUNTY, WASHINGTON:
THENCE SOUTH 640.0 FEET; THENCE EAST 165.0 FEET; THENCE NORTH 640.0 FEET;
THE NCE WEST 165.0 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING THE WEST HALF OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF);
AND TOGETHER WITH THE SOUTH 155 FEET OF THE WEST 160 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W. M ., IN KING COUNTY, WASHINGTON;
THENCE WEST 1418.05 FEET TO THE TRUE POINT OF BEGINNING;
THE NCE SOUTH 640 FEET; THE NCE WEST 165 FEET; THENCE NORTH 640 FEET;
THE NCE EAST 165 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF VACATED SOUTH 186TH STREET THAT WOULD ATTACH BY OPERATION OF LAW;

(BEING A PORTION OF THE EAST HALL OF TRACT 24, HIGHLAND FIVE ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

5 LEGAL DESCRIPTION
NOT TO SCALE

INTEGRUS
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DOUGLAS C. TAYLOR STATE OF WASHINGTON 21702 REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
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Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

SEWER DETAILS

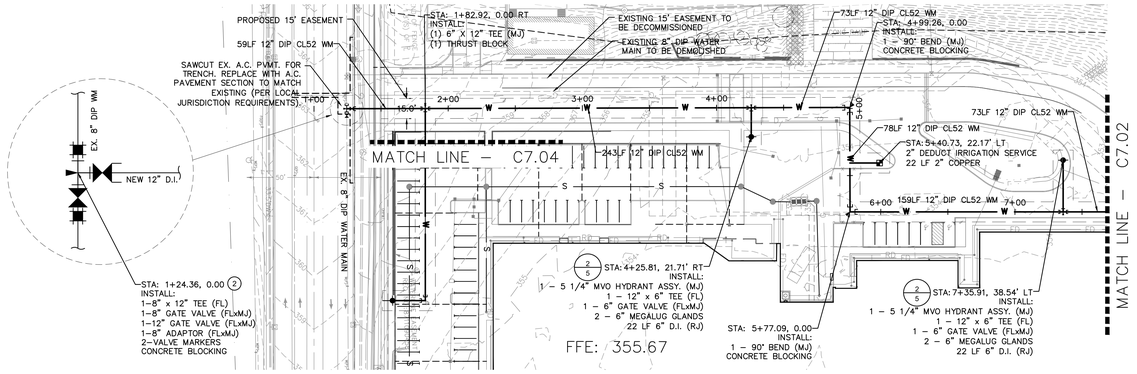
C6.10

CONDITIONAL USE PERMIT - RESUBMITTAL 2

HIGHLINE WATER DISTRICT

APPROVED FOR CONSTRUCTION BY: _____ DISTRICT ENGINEER _____ DATE

PLAN APPROVAL EXPIRES ONE (1) YEAR FROM DATE OF SIGNATURE



WATER PLAN

SCALE: 1"=40'

VICINITY MAP

SCALE: 1" = 1000'

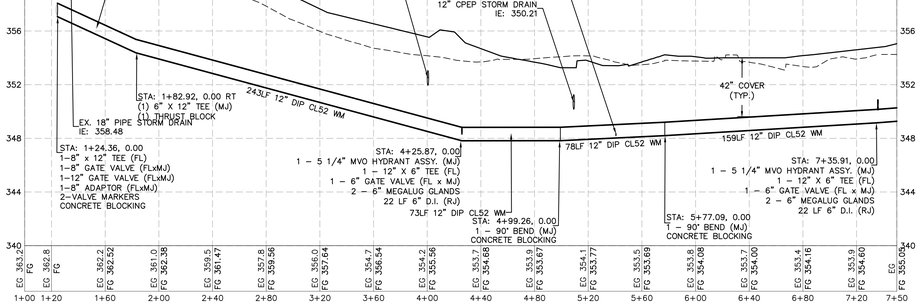
LEGEND:

BUILDING OUTLINE	
XXX	PROPOSED CONTOUR MINOR
XXX	PROPOSED CONTOUR MAJOR
	FIRE DEPARTMENT CONNECTION
	METER
W	WATER LINE
F	FIRE LINE
DIP	DUCTILE IRON PIPE
MJ	MECHANICAL JOINT
FL	FLANGE JOINT
RJ	RESTRAINED JOINT

KEYNOTES

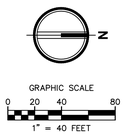
(1) POINT OF CONNECTION TO BUILDING.

(2) CONNECT TO EXISTING WATER MAIN.



WATER PROFILE

SCALE: HOR. 1"=40'
VER. 1"= 4'



DEVELOPER EXTENSION GENERAL NOTES

1. ALL WATER WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF HIGHLINE WATER DISTRICT, THE PERMIT CONDITIONS OR DIRECTIONS ISSUED BY GOVERNING AGENCIES WITH JURISDICTIONAL AUTHORITY OVER THE PROJECT, THESE DRAWINGS, AND THE LATEST VERSION OF THE HWD DEVELOPER EXTENSION DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A SET OF THESE APPROVED PLANS ONSITE WHENEVER CONSTRUCTION IS IN PROGRESS. NO CHANGES OR DEVIATIONS FROM THESE APPROVED PLANS SHALL BE PERMITTED WITHOUT THE PRIOR AUTHORIZATION OF THE DISTRICT ENGINEER.
3. THE DEVELOPER AND CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE DISTRICT AT LEAST TWO (2) WEEKS BUT NO MORE THAN FOUR (4) WEEKS IN ADVANCE OF THE START OF WATER WORK.
4. CONTRACTOR TO PROVIDE CONSTRUCTION STAKING OF THE WATER SYSTEM FOR DISTRICT INSPECTION A MINIMUM OF 72 HOURS PRIOR TO THE START OF WORK.
5. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES BY CALLING THE UTILITY NOTIFICATION CENTER "ONE CALL" AT 1-800-424-5555 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE SUBMITTALS OF ALL WATER MATERIALS FOR THE DISTRICT'S REVIEW PRIOR TO THE PRECONSTRUCTION CONFERENCE.
7. ALL WATER MATERIALS SHALL CONFORM TO THE DISTRICT STANDARDS AND BE INSPECTED ONSITE BY THE DISTRICT'S INSPECTOR PRIOR TO THE CONSTRUCTION.
8. PIPING SHALL BE KEPT CLEAN AND DRY FROM THE FACTORY TO INSTALLATION. PIPE SHALL HAVE TEMPORARY CAPS THAT ARE FACTORY INSTALLED AND SHALL REMAIN IN PLACE UNTIL THE PIPE IS INSTALLED IN THE TRENCH.
9. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON, SIZED AS NOTED ON THE PLANS. ALL MECHANICAL JOINTS SHALL BE FULLY MECHANICALLY RESTRAINED WITH A MECHANICAL RESTRAINT DEVICE (RJ).
10. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY ON THE WORK SITE.
11. CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEMS FOR ALL EXCAVATIONS FOR WHICH A SAFE ENVIRONMENT IS REQUIRED IN COMPLIANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (RCW 49.17); SAFETY STANDARDS FOR CONSTRUCTION WORK (296-155 WAC); GENERAL SAFETY AND HEALTH STANDARD (296-24 WAC); GENERAL OCCUPATIONAL HEALTH STANDARD (296-22 WAC) AND ANY OTHER APPROPRIATE SAFETY AND HEALTH CODES.
12. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES TO VERIFY LOCATION AND DEPTHS PRIOR TO WATER MAIN INSTALLATION.
13. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 42" AND A MAXIMUM DEPTH OF 60" COVER FROM THE FINAL GRADE UNLESS OTHERWISE APPROVED ON THE PLANS. PROJECT SITE SHALL BE WITHIN SIX (6) INCHES OF SUBGRADE PRIOR TO WATER MAIN INSTALLATION.
14. MINIMUM SEPARATION OF POTABLE WATER MAINS AND SANITARY SEWER SHALL BE TEN (10) FEET HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY FOR PERPENDICULAR OR OBLIQUE CROSSINGS, MEASURED FROM OUTSIDE EDGE TO OUTSIDE EDGE AND FIVE (5) FEET HORIZONTALLY AND TWELVE (12) INCHES VERTICALLY FROM OTHER UTILITIES. SITUATIONS OCCURRING WITH LESS THAN MINIMUM SEPARATION WITH SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CRITERIA FOR SEWAGE WORKS DESIGN" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AND SUBJECT TO APPROVAL BY THE DISTRICT ENGINEER.
15. WATERMAIN MAY BE DEFLECTED AS NECESSARY; HOWEVER, MAXIMUM ALLOWABLE DEFLECTION AT EACH JOINT SHALL NOT EXCEED ONE-HALF (1/2) THE PIPE MANUFACTURER'S RECOMMENDED ALLOWABLE DEFLECTION.
16. ALL WATER VALVES SHALL BE OPERATED BY DISTRICT PERSONNEL ONLY.
17. ALL EXCESS EXCAVATED OR UNSTABLE MATERIAL SHALL BE REMOVED AND LAWFULLY DISPOSED OF BY THE CONTRACTOR.
18. THE DEVELOPER SHALL NOTIFY THE DISTRICT INSPECTOR AT LEAST SEVEN (7) DAYS IN ADVANCE OF ALL CONNECTIONS TO THE EXISTING SYSTEM. WATER SHUT OFFS REQUIRE A MINIMUM OF 72 HOURS PRIOR NOTIFICATION TO CUSTOMERS. SHUT OFFS ARE ONLY ALLOWED TUESDAY THROUGH THURSDAY 8AM TO 4PM. ALTERNATIVE HOURS, EVEN NIGHT CONNECTIONS, MAY BE REQUIRED IF THE SHUTDOWN AFFECTS SCHOOLS OR BUSINESSES. ALL WATER CONNECTIONS SHALL BE SUPERVISED BY THE DISTRICT INSPECTOR.
19. NO CONNECTIONS TO THE EXISTING SYSTEM SHALL BE ALLOWED UNTIL THE NEW CONSTRUCTION PASSES PURITY AND PRESSURE TESTS. NO MORE THAN FIVE (5) WORKING DAYS SHALL BE ALLOWED TO PASS BETWEEN TESTING RESULTS AND CONNECTION TO THE EXISTING SYSTEM WITHOUT THE NEED FOR RETESTING. ALL PIPE DISINFECTION AND VERIFICATION SHALL CONFORM TO AWWA C-651.
20. CONTRACTOR SHALL ADHERE TO ALL FEDERAL, STATE AND LOCAL LAWS AND REQUIREMENTS WHEN WORKING WITH ASBESTOS CEMENT (AC) WATER MAINS. ONLY PERSONNEL TRAINED AND CERTIFIED FOR WORKING WITH ASBESTOS CONTAINING MATERIALS SHALL WORK WITH THE AC PIPE. ALL AC REMOVED FROM THE TRENCH SHALL BE LAWFULLY DISPOSED OF BY THE CONTRACTOR.
21. ALL SERVICE/METER LOCATIONS SHALL BE FIELD APPROVED BY THE DISTRICT'S INSPECTOR PRIOR TO INSTALLATION.
22. ALL VALVE BOXES, HYDRANTS, GUARD POSTS AND VALVE MARKERS ON ABANDONED MAINS SHALL BE REMOVED AND LAWFULLY DISPOSED OF BE THE CONTRACTOR.

No.	Date	By	Revision

23828 30th Ave. So.
KENT, WA 98032-3867
(206) 824-0375
(FAX) 824-0806

DRAWING SCALE:	1" : 40'
DESIGNED BY:	CTJ
DRAWN BY:	CJM
CHECKED BY:	DGT
APPROVED BY:	DGT

HIGHLINE WATER DISTRICT
TYEE HIGH SCHOOL
DEVELOPER EXTENSION PLAN

1 of 5

CONDITIONAL USE PERMIT - RESUBMITTAL 2

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 150, SEATTLE, WA. 98104
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TYEE HIGH SCHOOL REPLACEMENT PROJECT
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DOUGLAS G. TAYLOR
STATE OF WASHINGTON
21702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
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Revisions

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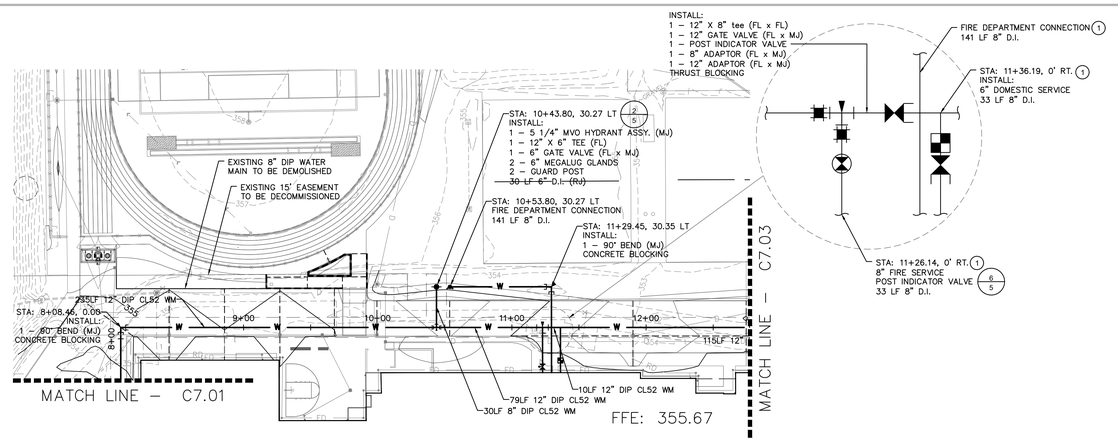
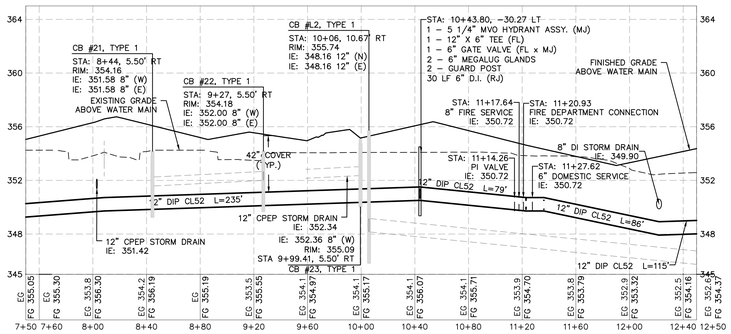
WATER PLAN & PROFILE

C7.01



WATER PLAN

SCALE: 1"=40'



WATER PROFILE

SCALE: HOR. 1"=40'
VER. 1"= 4'

N

GRAPHIC SCALE
0 20 40 80
1" = 40 FEET

HIGHLINE WATER DISTRICT
APPROVED FOR CONSTRUCTION BY: _____ DISTRICT ENGINEER _____ DATE
PLAN APPROVAL EXPIRES ONE (1) YEAR FROM DATE OF SIGNATURE

LEGEND:

———	BUILDING OUTLINE
——XXX——	PROPOSED CONTOUR MINOR
——XXX——	PROPOSED CONTOUR MAJOR
	FIRE DEPARTMENT CONNECTION
	METER
——W——	WATER LINE
——F——	FIRE LINE
DIP	DUCTILE IRON PIPE
MJ	MECHANICAL JOINT
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KEYNOTES

1. POINT OF CONNECTION TO BUILDING.
2. CONNECT TO EXISTING WATER MAIN.

No.	Date	By	Revision

23828 30th Ave. So.
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(206) 824-0375
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HIGHLINE WATER DISTRICT
TYEE HIGH SCHOOL
DEVELOPER EXTENSION PLAN

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117 SOUTH MAIN STREET, SUITE 150, SEATTLE, WA. 98104
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DOUGLAS G. TAYLOR
STATE OF WASHINGTON
20702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date: 04/28/23
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Drawn By: CTJ
Checked by: DGT

Revisions

#	Date	Description

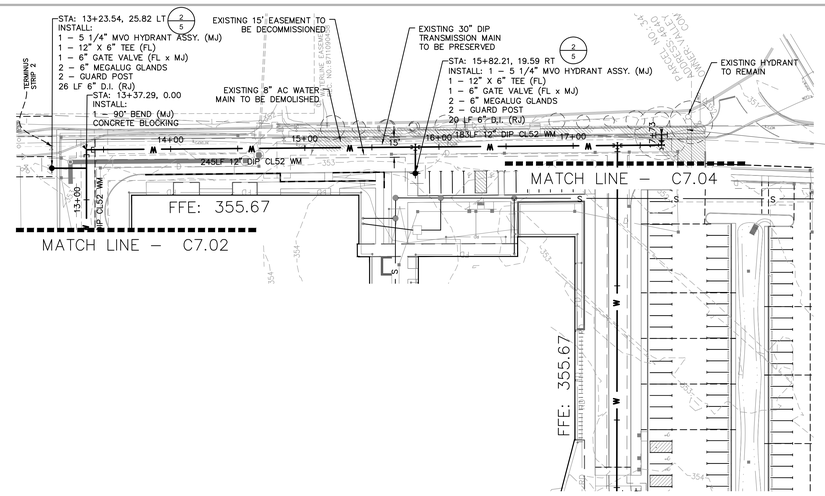
N

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

WATER PLAN & PROFILE

C7.02

CONDITIONAL USE PERMIT - RESUBMITTAL 2



WATER PLAN

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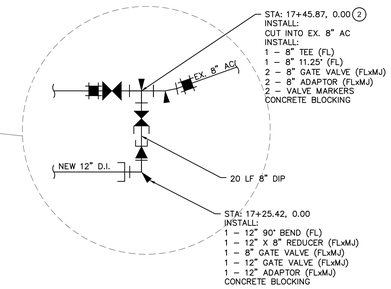

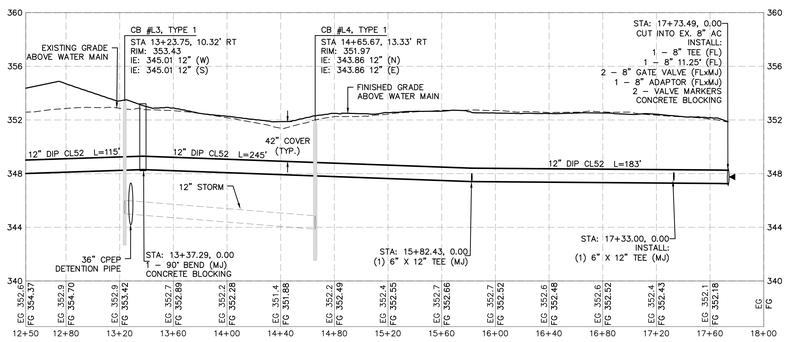

WATER PROFILE

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VER. 1"= 4'

N

GRAPHIC SCALE
0 20 40 80
1" = 40 FEET

HIGHLINE WATER DISTRICT

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	FIRE DEPARTMENT CONNECTION
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HIGHLINE WATER DISTRICT
TYEE HIGH SCHOOL
DEVELOPER EXTENSION PLAN

3 of 5

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GRAPHIC SCALE
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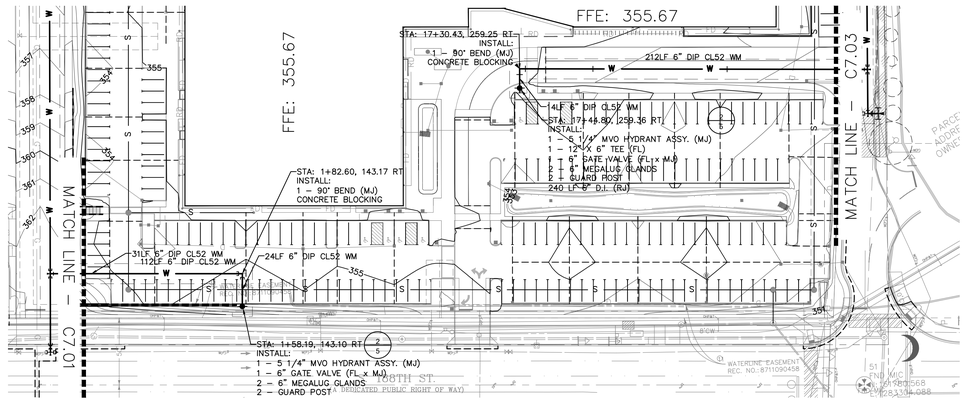
WATER PLAN & PROFILE

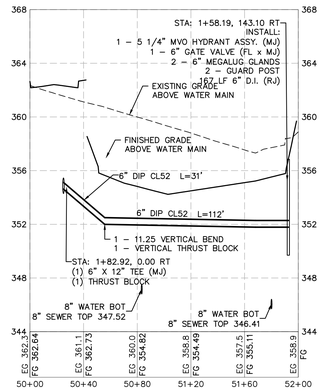
C7.03

CONDITIONAL USE PERMIT - RESUBMITTAL 2



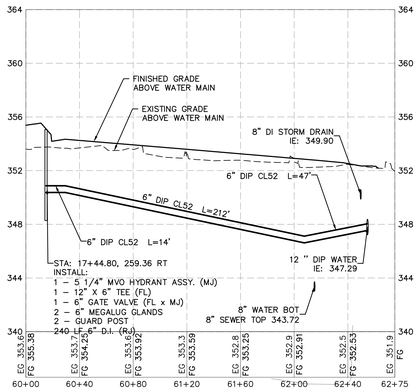
WATER PLAN

SCALE: 1"=40'



WATER PROFILE

SCALE: HOR. 1"=40'
VER. 1"= 4'



WATER PROFILE

SCALE: HOR. 1"=40'
VER. 1"= 4'

N

GRAPHIC SCALE
0 20 40 80
1" = 40 FEET

HIGHLINE WATER DISTRICT
APPROVED FOR CONSTRUCTION BY: _____ DISTRICT ENGINEER _____ DATE
PLAN APPROVAL EXPIRES ONE (1) YEAR FROM DATE OF SIGNATURE

LEGEND:

———	BUILDING OUTLINE
——XXX——	PROPOSED CONTOUR MINOR
——XXX——	PROPOSED CONTOUR MAJOR
	FIRE DEPARTMENT CONNECTION
	METER
——W——	WATER LINE
——F——	FIRE LINE
DIP	DUCTILE IRON PIPE
MJ	MECHANICAL JOINT
FL	FLANGE JOINT
RJ	RESTRAINED JOINT

KEYNOTES

1. POINT OF CONNECTION TO BUILDING.
2. CONNECT TO EXISTING WATER MAIN.

No.	Date	By	Revision

23828 30th Ave. So.
KENT, WA 98032-3867
(206) 824-0375
(FAX) 824-0806

DRAWING SCALE	1" : 40'
DESIGNED BY:	CTJ
DRAWN BY:	CJM
CHECKED BY:	DGT
APPROVED BY:	DGT

HIGHLINE WATER DISTRICT
TYEE HIGH SCHOOL
DEVELOPER EXTENSION PLAN

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 700, SEATTLE, WA. 98104
TELEPHONE (206)623-8611 FAX (206)623-8614

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAYLOR
STATE OF WASHINGTON
20702
REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

N

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

WATER PLAN & PROFILE

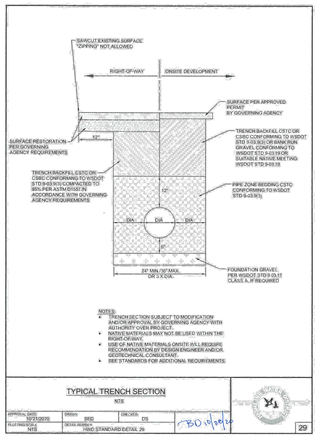
C7.04

CONDITIONAL USE PERMIT - RESUBMITTAL 2

HIGHLINE WATER DISTRICT

APPROVED FOR CONSTRUCTION BY: _____ **DISTRICT ENGINEER** _____ **DATE**

PLAN APPROVAL EXPIRES ONE (1) YEAR FROM DATE OF SIGNATURE

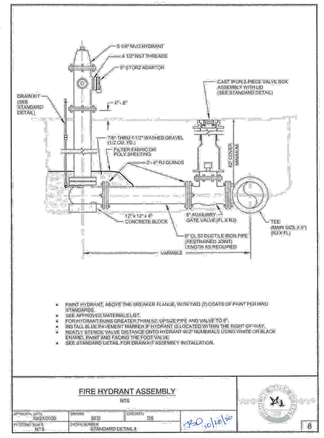


NOTES:
- TRENCH SECTION SUBJECT TO MODIFICATION AND/OR APPROVAL BY GOVERNING AGENCY WITH JURISDICTION OVER ROAD.
- NATIVE MATERIALS MAY NOT BE USED WITHIN THE RIGHT-OF-WAY.
- USE OF NATIVE MATERIALS ONSITE WILL REQUIRE RECOMMENDATION BY DESIGN ENGINEER AND/OR GOVERNING AGENCY WITH JURISDICTION.
- SEE STANDARDS FOR ADDITIONAL REQUIREMENTS.

TYPICAL TRENCH SECTION
NTS

APPROVAL DATE: 10/21/2020 | DRAWN: SEG | CHECKED: DS
FILE TRN-SDK4 | DETAIL NUMBER: HWD STANDARD DETAIL 29

1 TYPICAL TRENCH SECTION
NOT TO SCALE

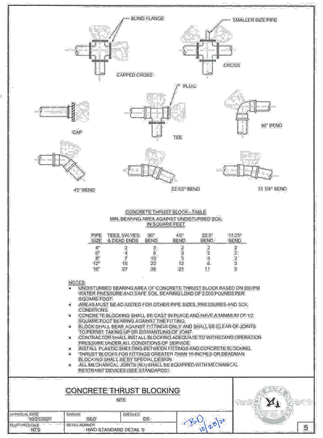


- PAINT HYDRANT, ABOVE THE BREAKER FLANGE, WITH TWO (2) COATS OF PAINT PER HWD STANDARDS.
- SEE APPROVED MATERIALS LIST.
- FOR HYDRANTS RUNS GREATER THAN 50', 6"GLIDE PIPE AND VALVE TO 6".
- CLEAR AREA OF 3' RADIUS SHALL BE REQUIRED AT HYDRANT (LOCATED 50' THIN THE RIGHT OF WAY).
- PERIDIRECTIONALLY TAKING UP OR DISMANTLING OF JOINT.
- NEWLY EXTENDS VALVE DISTANCE (INTO HYDRANT #427 NA/WALL) USING WHITE OR BLACK ENAMEL PAINT AND FACING THE FOOT VALVE.
- SEE STANDARD DETAIL FOR DRAIN KIT ASSEMBLY INSTALLATION.

FIRE HYDRANT ASSEMBLY
NTS

APPROVAL DATE: 10/21/2020 | DRAWN: SEG | CHECKED: DS
ACCUTEMP SCALE: NTS | DETAIL NUMBER: STANDARD DETAIL 8

2 FIRE HYDRANT ASSEMBLY
NOT TO SCALE



CONCRETE THRUST BLOCK - TABLE
MIN. BEARING AREA AGAINST UNDISTURBED SOIL IN SQUARE FEET

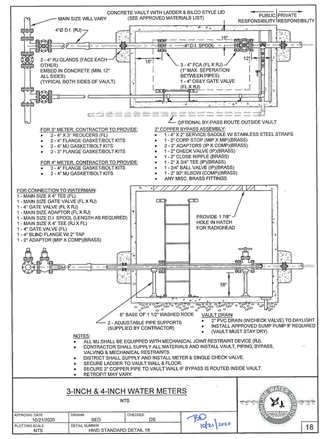
PIPE SIZE	TEES, VALVES & DEAD ENDS	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	3	7	3	2	2
6"	4	10	5	3	2
8"	7	17	8	4	2
10"	10	25	12	6	3
12"	14	35	16	8	4
16"	27	66	31	15	8

NOTES:
- MOISTURE/RED BEARING AREA OF CONCRETE THRUST BLOCK BASED ON 200 PSI WATER PRESSURE AND SAFE SOIL BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
- ARE AS ALIST SEAD ASTED FOR OTHER PIPE SIZES, PRESSURES AND SOIL CONDITIONS.
- CONCRETE THRUST BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM OF 12" CLEAR TRUST BEARING AREA BETWEEN THE FITTING.
- BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS.
- PERIDIRECTIONALLY TAKING UP OR DISMANTLING OF JOINT.
- CONTRACTOR SHALL REST ALL BLOCKING ADEQUATE TO WITHSTAND DERIVATION FORCES AT ALL FITTINGS AND CONCRETE BLOCKING.
- INSTALL PLASTIC SHEETING BETWEEN FITTINGS AND CONCRETE BLOCKING.
- THRUST BLOCKS FOR FITTINGS GREATER THAN 16-INCHES OR DEADMAN BLOCKING SHALL BE BY TYPICAL DESIGN.
- ALL MECHANICAL JOINTS (MJ) SHALL BE EQUIPPED WITH MECHANICAL RESTRAINT DEVICES (SEE STANDARDS).

CONCRETE THRUST BLOCKING
NTS

APPROVAL DATE: 10/21/2020 | DRAWN: SEG | CHECKED: BS
EQUIP-PACE SCALE: NTS | DETAIL NUMBER: HWD STANDARD DETAIL 5

3 CONCRETE THRUST BLOCKING
NOT TO SCALE

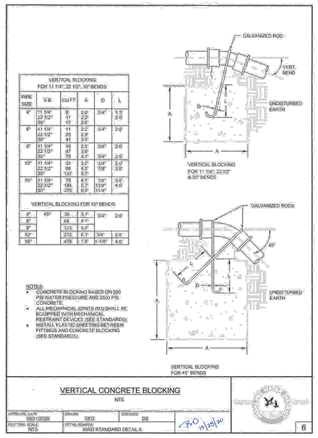


NOTES:
- ALL MJ SHALL BE EQUIPPED WITH MECHANICAL JOINT RESTRAINT DEVICE (RJ).
- CONTRACTOR SHALL SUPPLY ALL MATERIALS AND INSTALL VAULT, PIPING, BYPASS, VALVING & MECHANICAL RESTRAINTS.
- VAULT SHALL CONTAIN PIPING, METER & SINGLE CHECK VALVE.
- SECURE LADDER TO VAULT WALL & FLOOR.
- SECURE 2" COPPER PIPE TO VAULT WALL IF BYPASS IS ROUTED INSIDE VAULT.
- RETROFIT MAY VARY.

3-INCH & 4-INCH WATER METERS
NTS

APPROVAL DATE: 10/21/2020 | DRAWN: SEG | CHECKED: DS
PLOTTING SCALE: NTS | DETAIL NUMBER: HWD STANDARD DETAIL 18

4 3-IN & 4-IN WATER METERS
NOT TO SCALE



VERTICAL BLOCKING
FOR 11 1/4°, 22 1/2°, 30° BENDS

PIPE SIZE	V.B.	CU.FT.	A	D	L
4"	11 1/4°	5	2.0'	3/4"	1.0'
	22 1/2°	11	2.0'		2.0'
	30°	15	2.0'		
6"	11 1/4°	11	3.0'	3/4"	2.0'
	22 1/2°	25	3.0'		
	30°	33	3.0'		
8"	11 1/4°	19	3.5'	3/4"	2.0'
	22 1/2°	42	3.5'		
	30°	55	4.0'	3/4"	2.0'
10"	11 1/4°	33	3.5'	3/4"	2.0'
	22 1/2°	82	4.0'	7/8"	3.0'
	30°	110	4.5'		
12"	11 1/4°	76	4.5'	7/8"	3.0'
	22 1/2°	184	5.5'	1 1/4"	4.0'
	30°	245	6.0'	1 1/4"	

VERTICAL BLOCKING FOR 45° BENDS

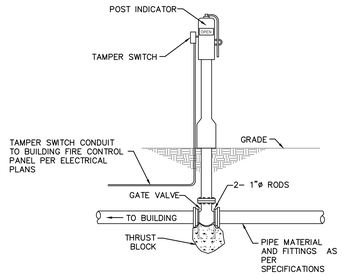
PIPE SIZE	V.B.	CU.FT.	A	D	L
4"	45°	1.35	3.5"	1/4"	2.0'
6"		68	4'-1"		
8"		120	5.0"		
10"		210	6.1"	3/8"	2.5'
12"		470	7.3"	3/16"	4.0'

NOTES:
- CONCRETE BLOCKING BASED ON 200 PSI WATER PRESSURE AND 2500 PSI CONCRETE.
- ALL MECHANICAL JOINTS (MJ) SHALL BE EQUIPPED WITH MECHANICAL RESTRAINT DEVICES (SEE STANDARDS).
- INSTALL PLASTIC SHEETING BETWEEN FITTINGS AND CONCRETE BLOCKING (SEE STANDARDS).

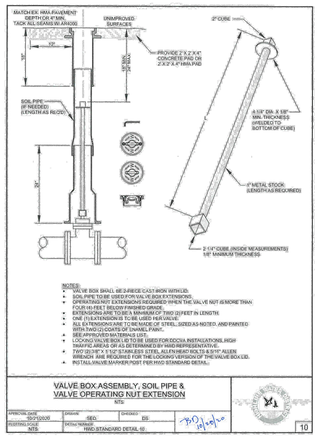
VERTICAL CONCRETE BLOCKING
NTS

APPROVAL DATE: 10/21/2020 | DRAWN: SEG | CHECKED: DS
PLOTTING SCALE: NTS | DETAIL NUMBER: HWD STANDARD DETAIL 6

5 VERTICAL THRUST BLOCKING
NOT TO SCALE



6 POST INDICATOR VALVE
NOT TO SCALE



NOTES:
- VALVE BOX SHALL BE 2-PIECE CAST IRON WITH LID.
- SOIL PIPE TO BE USED FOR VALVE BOX EXTENSIONS.
- OPERATING NUT EXTENSIONS REQUIRED WHEN THE VALVE NUT IS MORE THAN 4' BELOW FINISH GRADE (MEASURED).
- EXTENSIONS ARE TO BE A MINIMUM OF THIS (3)FEET IN LENGTH.
- ONE (1) EXTENSION IS TO BE USED PER VALVE.
- ALL EXTENSIONS ARE TO BE NEW PIECE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF ENAMEL PAINT.
- VALVE BOX SHALL BE CENTERED.
- LOCKING VALVE BOX LID TO BE USED FOR ISOCOLA INSTALLATIONS (HIGH TAKAPS CAREAS OR AS DETERMINED BY HWD REPRESENTATIVE).
- TWO (2) 5/16"-18 X 1 1/2" S.S. STAINLESS STEEL ALLEN HEX BOLTS & 5/16" ALLEN WRENCH ARE REQUIRED FOR THE LOCKING VERSION OF THE VALVE BOX LID.
- INSTALL VALVE MARKER POST PER HWD STANDARD DETAIL.

VALVE BOX ASSEMBLY; SOIL PIPE & VALVE OPERATING NUT EXTENSION
NTS

APPROVAL DATE: 10/21/2020 | DRAWN: SEG | CHECKED: DS
PLOTTING SCALE: NTS | DETAIL NUMBER: HWD STANDARD DETAIL 10

10

No.	Date	By	Revision

23828 30th Ave. So.
KENT, WA 98032-3867
(206) 824-0375
(FAX) 824-0806

DRAWING SCALE:	1" : 40'
DESIGNED BY:	CTJ
DRAWN BY:	CJM
CHECKED BY:	DGT
APPROVED BY:	DGT

HIGHLINE WATER DISTRICT
TYEE HIGH SCHOOL
DEVELOPER EXTENSION PLAN

5 of 5

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 700, SEATTLE, WA. 98104
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAYLOR
STATE OF WASHINGTON
21702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

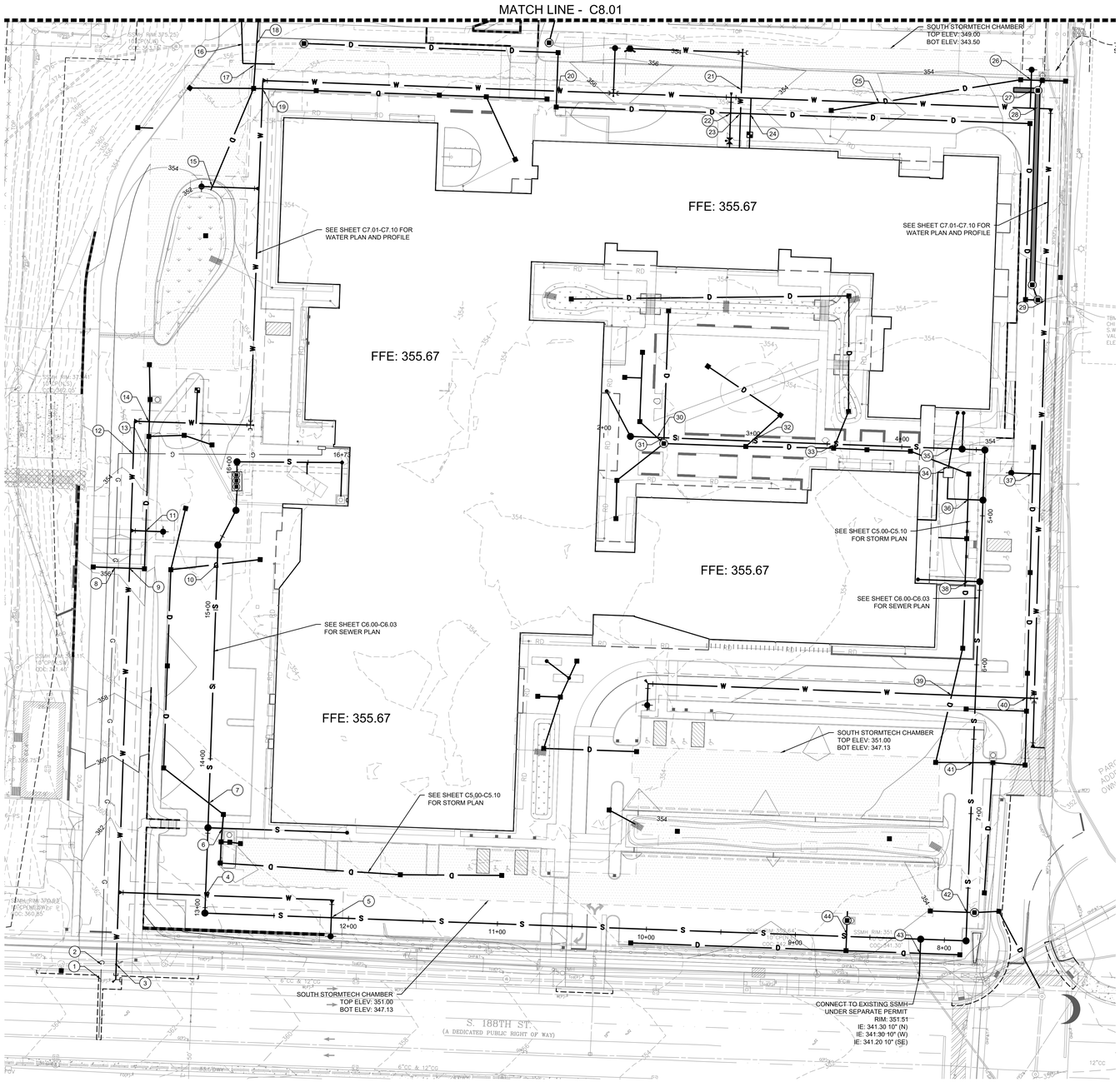
Revisions

#	Date	Description

WATER DETAILS

C7.10

CONDITIONAL USE PERMIT - RESUBMITTAL 2



UTILITY CROSSING TABLE

1	2" GAS IE: 000.00 EX. 12" WATER TOP: 000.00	0.00'
2	2" GAS IE: 000.00 EX. 18" STORM TOP: 360.25	0.00'
3	EX. 18" STORM IE: 358.42 12" WATER TOP: 357.60	0.82'
4	8" WATER IE: 352.00 8" SEWER TOP: 347.50	4.50'
5	6" WATER IE: 351.75 8" SEWER TOP: 346.39	5.37'
6	8" STORM IE: 350.18 8" SEWER TOP: 348.18	2.00'
7	8" STORM TOP: 348.22 8" SEWER IE: 350.38	2.16'
8	2" GAS IE: 000.00 12" STORM TOP: 353.25	0.00'
9	12" STORM IE: 351.95 12" WATER TOP: 349.49	2.46'
10	8" STORM IE: 352.13 8" SEWER TOP: 349.87	2.26'
11	12" STORM IE: 351.35 6" WATER TOP: 348.82	2.53'
12	2" GAS IE: 000.00 12" WATER TOP: 348.82	0.00'
13	2" GAS IE: 000.00 12" STORM TOP: 351.63	0.00'
14	12" STORM IE: 350.16 12" WATER TOP: 348.87	1.29'
15	12" STORM IE: 351.00 6" WATER TOP: 350.67	0.33'
16	EX. 12" STORM IE: 000.00 12" STORM TOP: 346.05	0.00'
17	8" STORM IE: 351.70 18" STORM TOP: 345.75	5.95'
18	EX. 12" STORM IE: 000.00 8" STORM TOP: 352.70	0.00'
19	12" STORM IE: 351.38 12" STORM TOP: 350.68	0.70'
20	12" WATER IE: 350.38 12" STORM TOP: 349.31	1.07'
21	12" WATER IE: 349.72 8" WATER TOP: 348.37	1.35'
22	8" WATER IE: 349.85 12" STORM TOP: 348.00	1.85'
23	8" FIRE IE: 348.20 12" STORM TOP: 347.93	0.27'
24	8" WATER IE: 349.80 12" STORM TOP: 347.87	1.93'
25	8" STORM IE: 349.88 12" WATER TOP: 348.92	0.96'
26	8" WATER IE: 348.76 8" STORM TOP: 348.40	0.36'
27	8" WATER IE: 347.97 36" STORM TOP: 347.30	0.66'
28	12" WATER IE: 348.27 36" STORM TOP: 347.30	0.97'
29	12" WATER IE: 347.83 EX. 15" STORM TOP: 000.00	0.00'
30	8" STORM IE: 351.89 8" SEWER TOP: 346.80	5.09'
31	8" STORM IE: 351.87 8" SEWER TOP: 346.77	5.11'
32	12" STORM IE: 351.54 8" SEWER TOP: 346.36	5.18'
33	12" STORM IE: 350.55 8" SEWER TOP: 345.96	4.59'
34	12" STORM IE: 349.77 6" SEWER TOP: 346.25	3.52'
35	12" STORM IE: 346.08 12" WATER TOP: 345.42	0.67'
36	12" STORM IE: 348.78 6" SEWER TOP: 345.05	3.73'
37	8" STORM IE: 350.95 6" WATER TOP: 348.01	2.94'
38	12" STORM IE: 348.91 12" WATER TOP: 345.94	2.97'
39	12" STORM IE: 348.20 6" WATER TOP: 347.31	0.90'
40	12" STORM IE: 349.90 6" WATER TOP: 347.98	1.92'
41	8" STORM IE: 347.47 8" SEWER TOP: 343.38	4.09'
42	12" STORM IE: 347.58 8" SEWER TOP: 342.68	5.79'
43	12" STORM IE: 350.00 8" SEWER TOP: 342.24	7.76'
44	12" STORM IE: 349.54 8" SEWER TOP: 342.76	6.78'

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DOUGLAS C. TIDY
STATE OF WASHINGTON
20702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

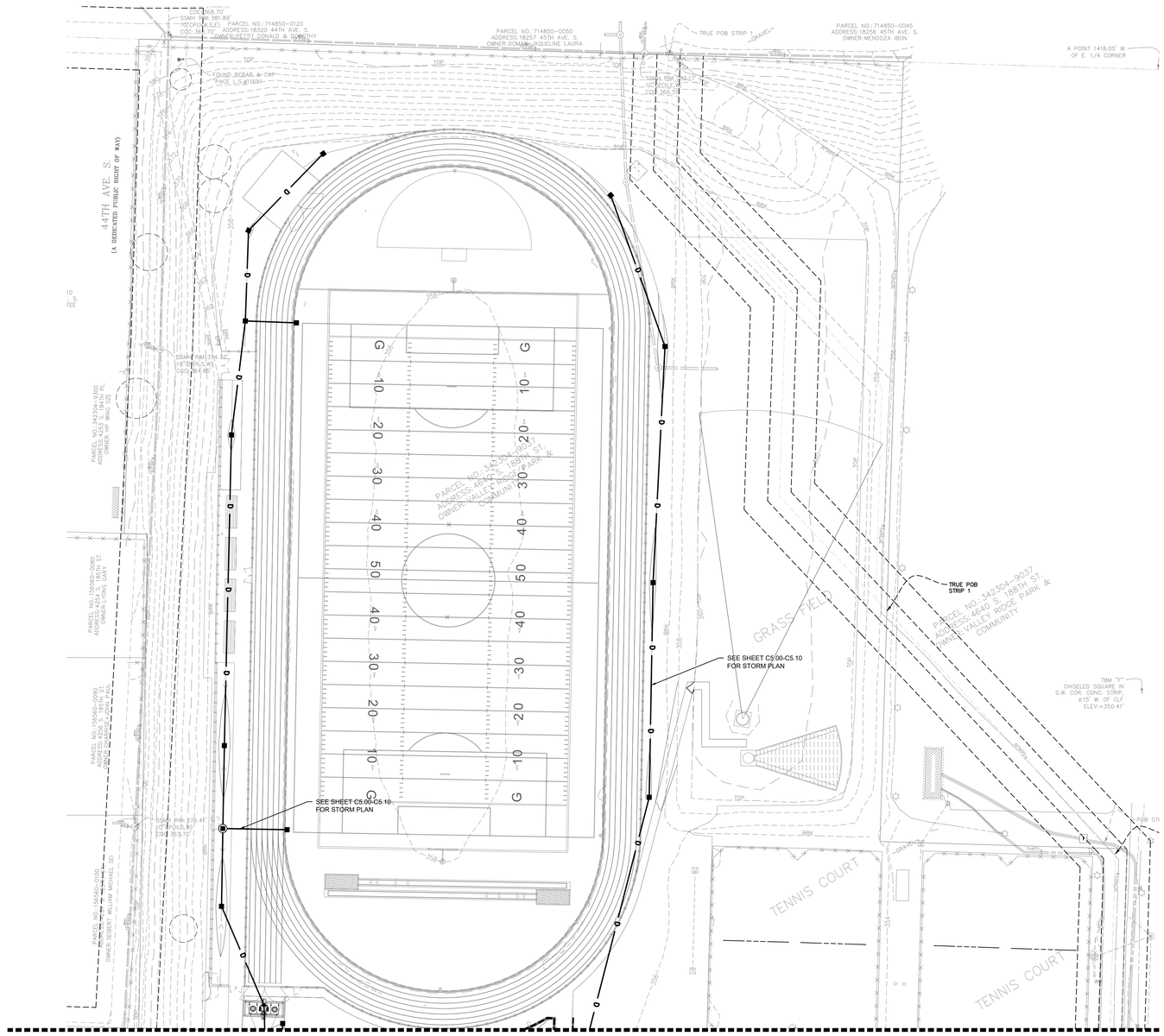
Revisions

#	Date	Description

UTILITY
CROSSING PLAN

C8.00

CONDITIONAL USE PERMIT - RESUBMITTAL 2



MATCH LINE - C8.00

INTEGRUS
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DOUGLAS G. TAPP — STATE OF WASHINGTON — 20702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
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Drawn By:	CTJ
Checked by:	DGT

Revisions

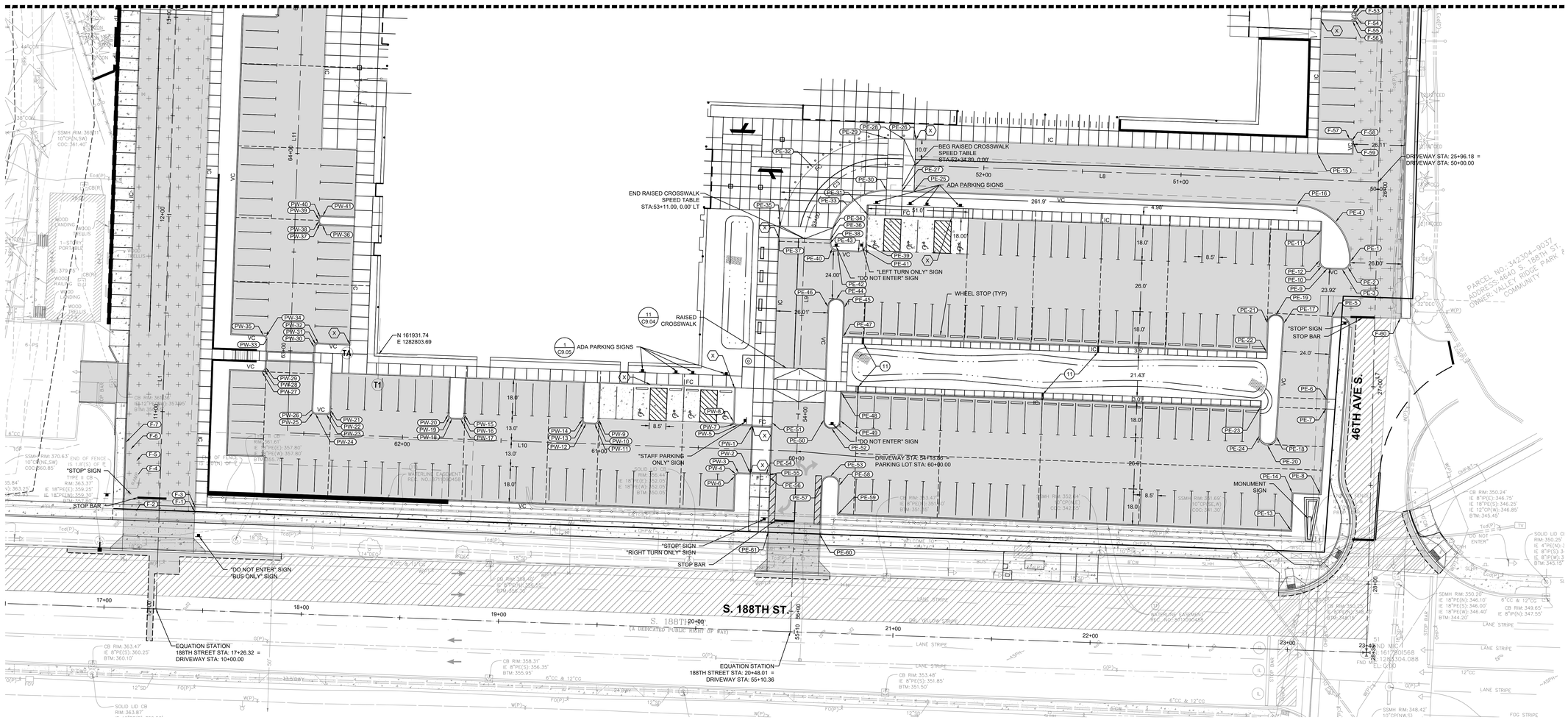
#	Date	Description

UTILITY CROSSING PLAN

C8.01

CONDITIONAL USE PERMIT - RESUBMITTAL 2

MATCH LINE - C9.01



CURB RETURN TABLE				
NUMBER	STATION	OFFSET	FL ELEVATION	DESCRIPTION
PW-1	60+23.15	12.00' RTT	354.62	Null Structure
PW-2	60+23.16	12.00' LTT	355.33	Null Structure
PW-3	60+29.19	12.00' LTT	355.33	Null Structure
PW-4	60+30.60	12.59' LTT	355.29	Null Structure
PW-5	60+30.77	12.00' RTT	354.65	Null Structure
PW-6	60+31.19	14.00' LTT	355.38	Null Structure
PW-7	60+32.18	12.59' RTT	355.16	Null Structure
PW-8	60+32.77	14.00' RTT	354.69	Null Structure
PW-9	61+00.77	12.02' RTT	354.70	Null Structure
PW-10	61+01.36	10.61' RTT	354.67	Null Structure
PW-11	61+02.77	10.02' RTT	354.64	Null Structure
PW-12	61+07.27	10.02' RTT	354.55	Null Structure
PW-13	61+08.69	10.61' RTT	354.54	Null Structure
PW-14	61+09.27	12.02' RTT	354.55	Null Structure
PW-15	61+68.77	12.02' RTT	354.83	Null Structure
PW-16	61+69.35	10.60' RTT	354.80	Null Structure
PW-17	61+70.77	10.02' RTT	354.77	Null Structure
PW-18	61+75.27	10.02' RTT	354.71	Null Structure
PW-19	61+76.68	10.60' RTT	354.69	Null Structure
PW-20	61+77.27	12.02' RTT	354.71	Null Structure
PW-21	62+36.77	12.01' RTT	353.80	Null Structure

CURB RETURN TABLE				
NUMBER	STATION	OFFSET	FL ELEVATION	DESCRIPTION
PW-22	62+37.35	10.60' RTT	354.24	Null Structure
PW-23	62+38.77	10.01' RTT	353.82	Null Structure
PW-24	62+44.38	10.01' RTT	353.96	Null Structure
PW-25	62+45.80	10.60' RTT	354.12	Null Structure
PW-26	62+70.34	11.94' RTT	353.96	Null Structure
PW-27	62+88.84	14.00' LTT	354.76	Null Structure
PW-28	62+89.43	12.59' LTT	355.18	Null Structure
PW-29	62+90.84	12.00' LTT	354.65	Null Structure
PW-30	63+02.43	12.00' RTT	354.06	Null Structure
PW-31	63+03.84	12.58' RTT	355.13	Null Structure
PW-32	63+04.43	14.00' RTT	354.20	Null Structure
PW-33	63+05.43	11.99' LTT	354.43	Null Structure
PW-34	63+06.85	12.58' LTT	354.90	Null Structure
PW-35	63+07.43	13.99' LTT	354.37	Null Structure
PW-36	63+64.01	14.00' RTT	354.71	Null Structure
PW-37	63+64.59	12.59' RTT	355.18	Null Structure
PW-38	63+66.01	12.00' RTT	354.71	Null Structure
PW-39	63+67.04	12.00' RTT	354.71	Null Structure
PW-40	63+68.42	12.59' RTT	355.19	Null Structure
PW-41	63+69.01	14.00' RTT	354.72	Null Structure

CURB RETURN TABLE				
NUMBER	STATION	OFFSET	FL ELEVATION	DESCRIPTION
PE-1	50+12.62	40.69' LTT	352.85	Null Structure
PE-2	50+13.78	43.81' LTT	353.32	Null Structure
PE-3	50+16.62	45.00' LTT	353.03	Null Structure
PE-4	50+20.92	21.07' LTT	353.47	Null Structure
PE-5	50+21.02	68.92' LTT	352.40	Null Structure
PE-6	50+22.26	110.93' LTT	353.27	Null Structure
PE-7	50+22.40	115.93' LTT	353.37	Null Structure
PE-8	50+23.66	158.93' LTT	353.32	Null Structure
PE-9	50+24.39	45.00' LTT	353.22	Null Structure
PE-10	50+27.22	43.83' LTT	353.80	Null Structure
PE-11	50+28.39	26.00' LTT	353.61	Null Structure
PE-12	50+28.39	41.00' LTT	353.48	Null Structure
PE-13	50+37.93	177.96' LTT	352.54	Null Structure
PE-14	50+37.93	158.93' LTT	353.10	Null Structure
PE-15	50+31.21	13.00' RTT	352.99	Null Structure
PE-16	50+40.63	12.96' LTT	352.70	Null Structure
PE-17	50+45.20	73.15' LTT	353.08	Null Structure
PE-18	50+46.82	131.08' LTT	353.59	Null Structure
PE-19	50+49.34	69.08' LTT	353.19	Null Structure
PE-20	50+51.31	135.44' LTT	353.62	Null Structure
PE-21	50+53.58	73.27' LTT	353.30	Null Structure
PE-22	50+53.58	88.00' LTT	353.59	Null Structure
PE-23	50+55.67	116.43' LTT	353.44	Null Structure
PE-24	50+55.67	130.97' LTT	353.66	Null Structure
PE-25	52+34.89	13.00' LTT	354.31	Null Structure
PE-26	52+34.89	13.00' RTT	354.70	Null Structure
PE-27	52+40.89	13.01' LTT	354.90	Null Structure
PE-28	52+40.89	13.00' RTT	355.29	Null Structure
PE-29	52+48.80	13.00' RTT	355.41	Null Structure
PE-30	52+49.07	13.00' LTT	355.02	Null Structure
PE-31	52+71.44	23.30' LTT	354.91	Null Structure

CURB RETURN TABLE				
NUMBER	STATION	OFFSET	FL ELEVATION	DESCRIPTION
PE-32	52+80.70	13.00' RTT	355.23	Null Structure
PE-33	52+81.11	13.00' LTT	355.24	Null Structure
PE-34	53+01.38	13.00' LTT	355.38	Null Structure
PE-35	53+06.95	13.00' RTT	355.38	Null Structure
PE-36	53+10.25	13.00' LTT	354.98	Null Structure
PE-37	53+11.53	13.00' RTT	355.00	Null Structure
PE-38	53+12.90	13.00' LTT	354.86	Null Structure
PE-39	53+12.90	31.60' LTT	354.69	Null Structure
PE-40	53+15.73	14.17' LTT	355.31	Null Structure
PE-41	53+15.73	30.43' LTT	355.28	Null Structure
PE-42	53+16.90	17.00' LTT	354.78	Null Structure
PE-43	53+16.90	27.60' LTT	354.69	Null Structure
PE-44	53+40.90	17.27' LTT	354.39	Null Structure
PE-45	53+45.03	21.52' LTT	354.26	Null Structure
PE-46	53+45.03	13.02' LTT	354.35	Null Structure
PE-47	53+59.90	21.52' LTT	354.00	Null Structure
PE-48	53+88.33	21.52' LTT	353.99	Null Structure
PE-49	54+02.69	21.51' LTT	354.21	Null Structure
PE-50	54+02.70	13.00' LTT	354.44	Null Structure
PE-51	54+04.86	13.00' RTT	354.82	Null Structure
PE-52	54+06.81	17.26' LTT	354.35	Null Structure
PE-53	54+30.81	17.53' LTT	354.72	Null Structure
PE-54	54+30.86	15.00' RTT	355.20	Null Structure
PE-55	54+31.44	13.59' RTT	355.19	Null Structure
PE-56	54+32.86	13.00' RTT	355.22	Null Structure
PE-57	54+35.34	13.01' LTT	354.88	Null Structure
PE-58	54+35.34	22.06' LTT	354.59	Null Structure
PE-59	54+49.83	22.06' LTT	354.37	Null Structure
PE-60	54+60.40	13.00' LTT	???	Null Structure
PE-61	54+60.40	13.00' RTT	???	Null Structure

FIRE LANE			
Number	Radius	Length	Line/Chord Direction
L1		348.47	N1° 56' 32.77"E
L2		136.46	N1° 50' 23.17"E
C1	82.00	14.23	N6° 48' 42.15"E
L3		40.90	N11° 47' 01.12"E
C2	82.00	40.21	N25° 49' 56.52"E
L4		71.03	N36° 42' 59.29"E
L5		541.83	S87° 56' 12.90"E
L6		399.06	S1° 30' 41.62"W
L7		238.51	S1° 26' 14.20"W

PARKING LOT EAST			
Number	Radius	Length	Line/Chord Direction
L8		248.50	N87° 56' 12.88"W
C3	41.00	64.40	S47° 03' 47.12"W
L9		197.50	S2° 03' 47.12"W

PARKING LOT WEST			
Number	Radius	Length	Line/Chord Direction
L10		258.33	N87° 56' 26.46"W
L11		218.02	N2° 03' 33.54"E

NOTES

1. SEE LANDSCAPE PLANS FOR FENCING, CONCRETE FINISH AND SCORING, SITE FURNISHINGS, PLAY STRIPING, ATHLETIC EQUIPMENT, STAIRS, AND RAMPS.
2. SEE LANDSCAPE PLANS FOR HORIZONTAL CONTROL IN PLAZAS AND PLAY AREAS.
3. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
4. PARKING STRIPING SHALL BE 4" WHITE PAINTED STRIPING PER PLAN

KEYNOTES:

1. SEE LANDSCAPE PLANS FOR SITE FEATURE.
2. TRANSITION FROM FLUSHED CURB AND WALK TO 6" CURB SUCH THAT WALK IS LESS THAN 12(H):1(V).
3. END OF CURB IN 45° CHAMFER.
4. ACCESSIBLE PARKING SPACES PER
5. SEE ARCHITECTURAL PLANS FOR CMU WALL AND MONUMENT SIGN DESIGN.
6. PARALLEL CURB RAMP PER
7. TRUNCATED DOMES. PER (12 / C9.04)
8. FIRE LANE STRIPING SHALL BE PAINTED YELLOW SOLID LINE OR YELLOW CURB WITH WORDS "FIRE LANE - NO PARKING," 12 INCHES HIGH AND YELLOW IN COLOR.
9. 4" WIDE, SOLID WHITE, 4 MIL THICK, PAINTED LINES 18" O.C.
10. CROSSWALK STRIPING PER (8 / C9.04)
11. SEE SHEET C5.00 FOR TRENCH DRAIN THROUGH CONCRETE WALK.

LEGEND

STANDARD DUTY ASPHALT PAVEMENT		(2 / C9.04)
HEAVY DUTY ASPHALT PAVEMENT		(2 / C9.04)
STD DUTY CEMENT CONCRETE WALK		(1 / C9.04)
STD DUTY CEMENT CONCRETE PAVEMENT		(1 / C9.04)
HEAVY DUTY CEMENT CONCRETE PAVEMENT		(1 / C9.04)
GRAVEL PAVING PER LANDSCAPE DETAILS		
PAVERS PER LANDSCAPE DETAILS		
WHEEL STOP		(3 / C9.04)
NO CURB	NC	
INTERGRAL CURB	IC	(7 / C9.04)
VERTICAL CURB	VC	(5 / C9.04)
FLUSH CURB	FC	
ASPHALT THICKENED EDGE	TE	
CURB CHANGE	X	
CURB AND GUTTER	CG	
PAINTED ARROWS		(4 / C9.04)
SITE RETAINING WALL		

N

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT

4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAPP — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

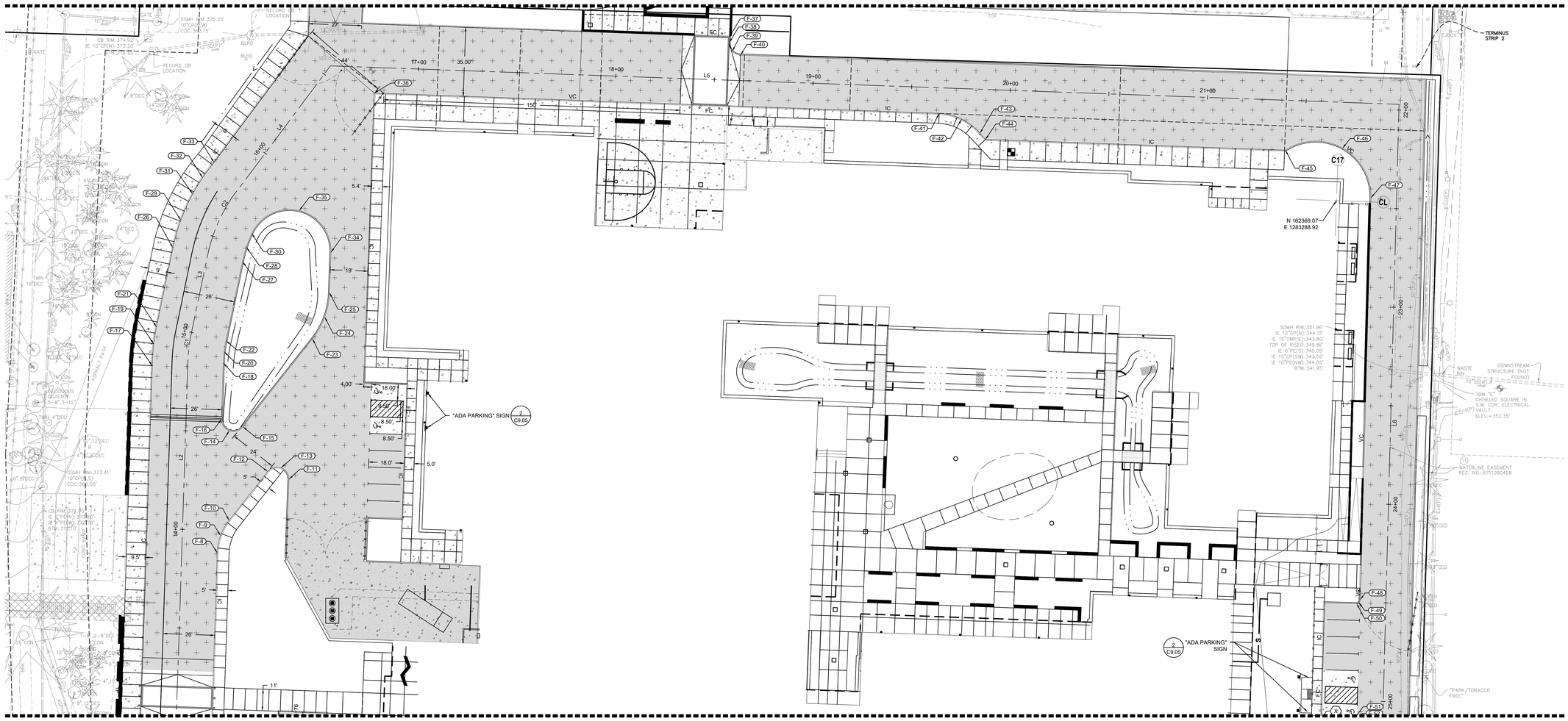
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

HORIZONTAL CONTROL PLAN

C9.00



CURB RETURN TABLE

NUMBER	STATION	OFFSET	FL ELEVATION	DESCRIPTION
F-1	10+49.96	18.00' RTT	???	Null Structure
F-2	10+50.02	11.21' LTT	362.89	Null Structure
F-3	10+52.35	18.00' RTT	362.65	Null Structure
F-4	10+67.88	11.26' LTT	362.52	Null Structure
F-5	10+74.55	12.33' LTT	362.48	Null Structure
F-6	10+80.53	15.46' LTT	362.55	Null Structure
F-7	10+83.91	18.00' LTT	362.15	Null Structure
F-8	13+88.66	18.00' RTT	353.50	Null Structure
F-9	13+97.43	19.41' RTT	353.83	Null Structure
F-10	14+05.31	23.49' RTT	353.12	Null Structure
F-11	14+27.07	53.07' RTT	353.14	Null Structure
F-12	14+30.67	42.24' RTT	352.48	Null Structure
F-13	14+32.79	48.96' RTT	352.93	Null Structure
F-14	14+50.75	22.12' RTT	352.25	Null Structure
F-15	14+53.01	28.88' RTT	352.26	Null Structure
F-16	14+56.45	18.00' RTT	352.25	Null Structure
F-17	14+82.50	18.00' LTT	353.10	Null Structure
F-18	14+84.92	18.00' RTT	352.74	Null Structure
F-19	14+92.04	18.00' LTT	353.67	Null Structure
F-20	14+92.26	17.99' RTT	352.81	Null Structure
F-21	14+99.16	18.00' LTT	353.44	Null Structure
F-22	14+99.50	17.97' RTT	352.88	Null Structure
F-23	15+09.42	60.64' RTT	353.51	Null Structure
F-24	15+21.44	64.42' RTT	353.76	Null Structure
F-25	15+34.05	64.28' RTT	354.00	Null Structure
F-26	15+40.06	18.00' LTT	354.05	Null Structure
F-27	15+40.49	17.97' RTT	353.19	Null Structure
F-28	15+50.14	17.92' RTT	353.22	Null Structure
F-29	15+52.06	18.00' LTT	354.23	Null Structure
F-30	15+59.79	17.84' RTT	353.26	Null Structure

CURB RETURN TABLE

NUMBER	STATION	OFFSET	FL ELEVATION	DESCRIPTION
F-31	15+64.06	18.00' LTT	354.30	Null Structure
F-32	15+71.95	18.00' LTT	354.34	Null Structure
F-33	15+79.84	18.00' LTT	354.37	Null Structure
F-34	15+80.27	56.76' RTT	354.63	Null Structure
F-35	15+86.94	31.19' RTT	354.33	Null Structure
F-36	16+77.93	13.00' RTT	354.62	Null Structure
F-37	18+56.80	22.00' LTT	356.26	Null Structure
F-38	18+56.80	19.00' LTT	356.19	Null Structure
F-39	18+58.56	14.75' LTT	355.96	Null Structure
F-40	18+62.80	13.00' LTT	355.66	Null Structure
F-41	19+64.41	13.00' RTT	355.01	Null Structure
F-42	19+75.90	15.46' RTT	355.30	Null Structure
F-43	19+85.38	22.37' RTT	355.22	Null Structure
F-44	19+88.35	25.34' RTT	354.77	Null Structure
F-45	21+40.40	25.34' RTT	355.03	Null Structure
F-46	21+69.32	23.27' RTT	354.12	Null Structure
F-47	22+44.92	13.00' RTT	352.83	Null Structure
F-48	24+48.74	13.00' RTT	352.42	Null Structure
F-49	24+50.15	13.59' RTT	352.82	Null Structure
F-50	24+50.74	14.77' RTT	352.34	Null Structure
F-51	25+10.24	15.12' RTT	352.57	Null Structure
F-52	25+10.83	13.70' RTT	353.04	Null Structure
F-53	25+12.24	13.12' RTT	352.55	Null Structure
F-54	25+13.24	13.12' RTT	352.56	Null Structure
F-55	25+14.65	13.70' RTT	353.07	Null Structure
F-56	25+15.24	15.12' RTT	352.60	Null Structure
F-57	25+74.74	15.12' RTT	352.60	Null Structure
F-58	25+75.33	13.70' RTT	353.06	Null Structure
F-59	25+76.75	13.12' RTT	352.63	Null Structure
F-60	26+64.96	12.90' LTT	351.99	Null Structure

FIRE LANE

Number	Radius	Length	Line/Chord Direction
L1		348.47	N1° 56' 32.77"E
L2		136.46	N1° 50' 23.17"E
C1	82.00	14.23	N6° 48' 42.15"E
L3		40.90	N11° 47' 01.12"E
C2	82.00	40.21	N25° 49' 56.52"E
L4		71.03	N36° 42' 59.29"E
L5		541.83	S87° 56' 12.90"E
L6		399.06	S1° 30' 41.62"W
L7		238.51	S1° 26' 14.20"W

PARKING LOT EAST

Number	Radius	Length	Line/Chord Direction
L8		248.50	N87° 56' 12.88"W
C3	41.00	64.40	S47° 03' 47.12"W
L9		197.50	S2° 03' 47.12"W

PARKING LOT WEST

Number	Radius	Length	Line/Chord Direction
L10		258.33	N87° 56' 26.46"W
L11		218.02	N2° 03' 33.54"E

NOTES

1. SEE LANDSCAPE PLANS FOR FENCING, CONCRETE FINISH AND SCORING, SITE FURNISHINGS, PLAY STRIPING, ATHLETIC EQUIPMENT, STAIRS, AND RAMPS.
2. SEE LANDSCAPE PLANS FOR HORIZONTAL CONTROL IN PLAZAS AND PLAY AREAS.
3. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
4. PARKING STRIPING SHALL BE 4" WHITE PAINTED STRIPING PER PLAN

KEYNOTES:

1. SEE LANDSCAPE PLANS FOR SITE FEATURE.
2. TRANSITION FROM FLUSHED CURB AND WALK TO 6" CURB SUCH THAT WALK IS LESS THAN 12(H):1(V).
3. END OF CURB IN 45° CHAMFER.
4. ACCESSIBLE PARKING SPACES PER
5. SEE ARCHITECTURAL PLANS FOR CMU WALL AND MONUMENT SIGN DESIGN.
6. PARALLEL CURB RAMP PER
7. TRUNCATED DOMES. PER 12 / C9.04
8. FIRE LANE STRIPING SHALL BE PAINTED YELLOW SOLID LINE OR YELLOW CURB WITH WORDS "FIRE LANE - NO PARKING," 12 INCHES HIGH AND YELLOW IN COLOR.
9. 4" WIDE, SOLID WHITE, 4 MIL THICK, PAINTED LINES 18" O.C.
10. CROSSWALK STRIPING PER 8 / C9.04
11. SEE SHEET C5.00 FOR TRENCH DRAIN THROUGH CONCRETE WALK.

LEGEND

STANDARD DUTY ASPHALT PAVEMENT		2 / C9.04
HEAVY DUTY ASPHALT PAVEMENT		2 / C9.04
STD DUTY CEMENT CONCRETE WALK		1 / C9.04
STD DUTY CEMENT CONCRETE PAVEMENT		1 / C9.04
HEAVY DUTY CEMENT CONCRETE PAVEMENT		1 / C9.04
GRAVEL PAVING PER LANDSCAPE DETAILS		
PAVERS PER LANDSCAPE DETAILS		
WHEEL STOP		3 / C9.04
NO CURB	NC	
INTERGRAL CURB	IC	7 / C9.04
VERTICAL CURB	VC	5 / C9.04
FLUSH CURB	FC	
ASPHALT THICKENED EDGE	TE	
CURB CHANGE	X	
CURB AND GUTTER	CG	
PAINTED ARROWS		4 / C9.04
SITE RETAINING WALL		

N

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

INTEGRUS
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAPP
STATE OF WASHINGTON
20702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

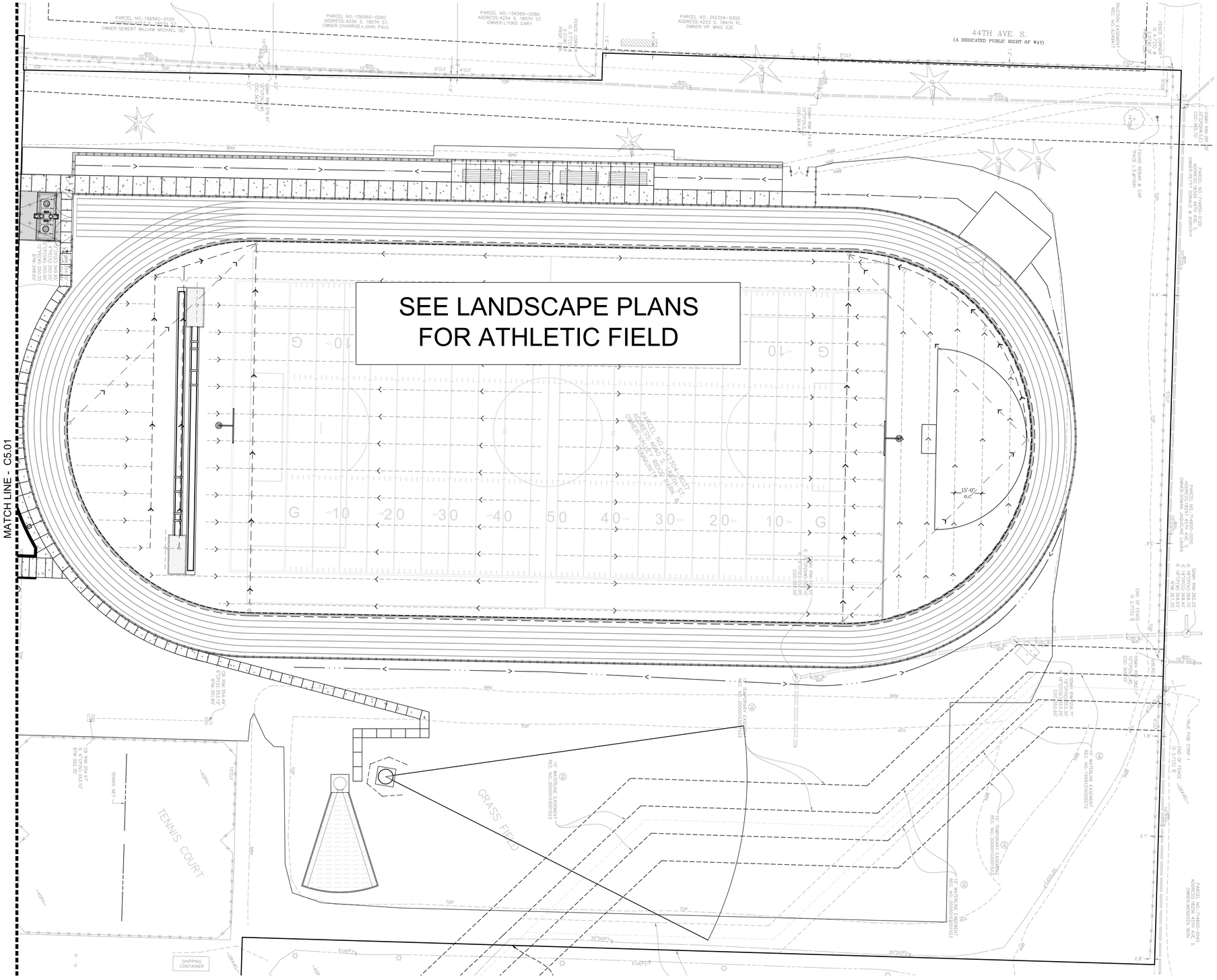
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

HORIZONTAL CONTROL PLAN

C9.01



NOTES

1. SEE LANDSCAPE PLANS FOR FENCING, CONCRETE FINISH AND SCORING, SITE FURNISHINGS, PLAY STRIPING, ATHLETIC EQUIPMENT, STAIRS, AND RAMPS.
2. SEE LANDSCAPE PLANS FOR HORIZONTAL CONTROL IN PLAZAS AND PLAY AREAS.
3. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT.
4. PARKING STRIPING SHALL BE 4" WHITE PAINTED STRIPING PER PLAN

LEGEND

STANDARD DUTY ASPHALT PAVEMENT		2 / C9.04
HEAVY DUTY ASPHALT PAVEMENT		2 / C9.04
STD DUTY CEMENT CONCRETE WALK		1 / C9.04
STD DUTY CEMENT CONCRETE PAVEMENT		1 / C9.04
HEAVY DUTY CEMENT CONCRETE PAVEMENT		1 / C9.04
GRAVEL PAVING PER LANDSCAPE DETAILS		
PAVERS PER LANDSCAPE DETAILS		
WHEEL STOP		3 / C9.04
NO CURB	NC	
INTERGRAL CURB	IC	7 / C9.04
VERTICAL CURB	VC	5 / C9.04
FLUSH CURB	FC	
ASPHALT THICKENED EDGE	TE	
CURB CHANGE	X	
CURB AND GUTTER	CG	
PAINTED ARROWS		4 / C9.04
SITE RETAINING WALL		

KEYNOTES:

1. SEE LANDSCAPE PLANS FOR SITE FEATURE.
2. TRANSITION FROM FLUSHED CURB AND WALK TO 6" CURB SUCH THAT WALK IS LESS THAN 12(H):1(V).
3. END OF CURB IN 45° CHAMFER.
4. ACCESSIBLE PARKING SPACES PER
5. SEE ARCHITECTURAL PLANS FOR CMU WALL AND MONUMENT SIGN DESIGN.
6. PARALLEL CURB RAMP PER
7. TRUNCATED DOMES. PER 12 / C9.04
8. FIRE LANE STRIPING SHALL BE PAINTED YELLOW SOLID LINE OR YELLOW CURB WITH WORDS "FIRE LANE - NO PARKING," 12 INCHES HIGH AND YELLOW IN COLOR.
9. 4" WIDE, SOLID WHITE, 4 MIL THICK, PAINTED LINES 18" O.C.
10. CROSSWALK STRIPING PER 8 / C9.04
11. SEE SHEET C5.00 FOR TRENCH DRAIN THROUGH CONCRETE WALK.

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT

4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAPP — STATE OF WASHINGTON — 21702 — REGISTERED PROFESSIONAL ENGINEER
05/12/2023

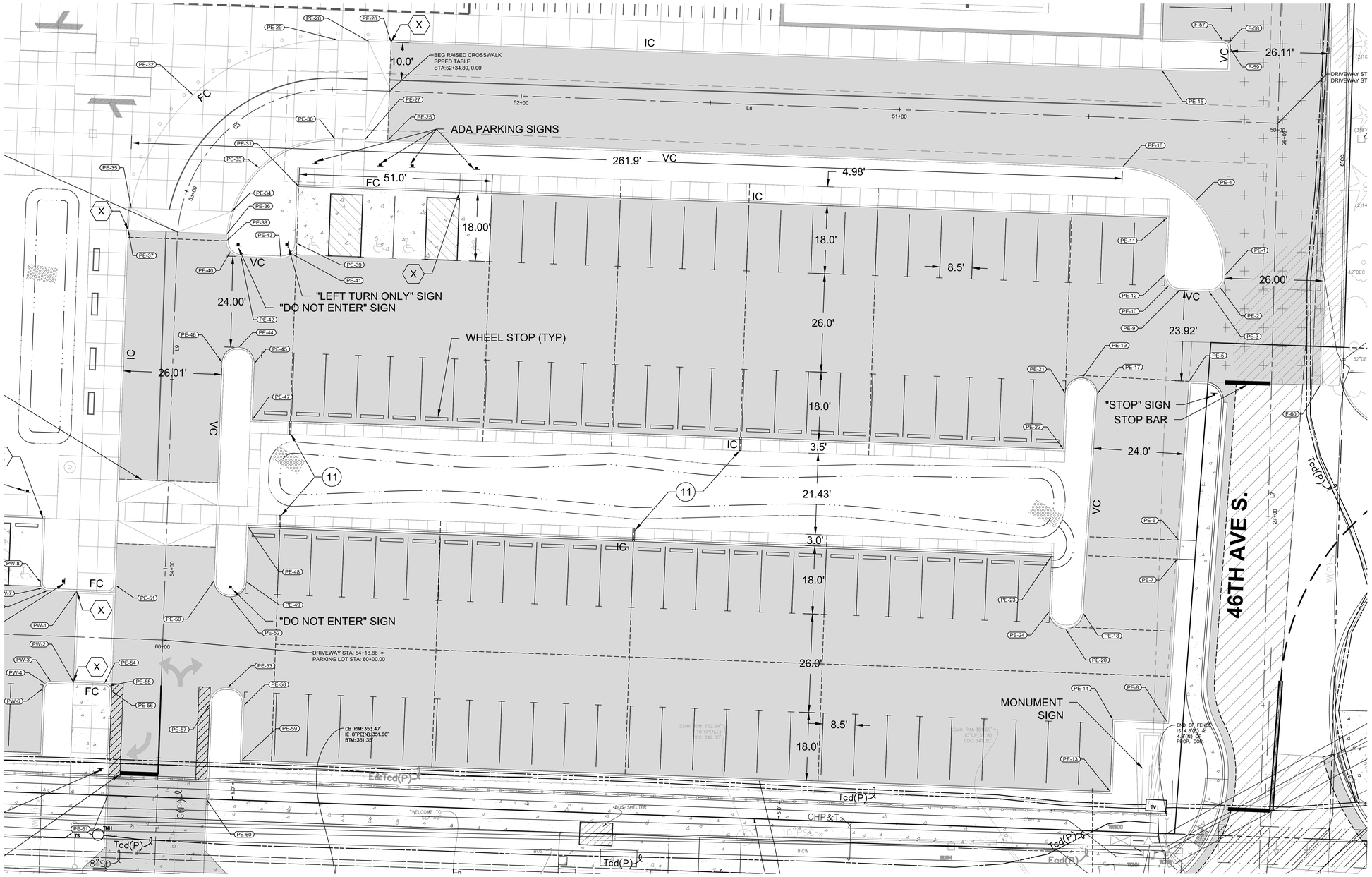
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

HORIZONTAL CONTROL PLAN

C9.02



ENLARGEMENT #1B
SCALE: 1"= 10'

N

GRAPHIC SCALE
0 10 20 40
1" = 20 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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HIGHLINE PUBLIC SCHOOLS
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4424 S 188th St
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DOUGLAS G. TAFT
STATE OF WASHINGTON
25702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

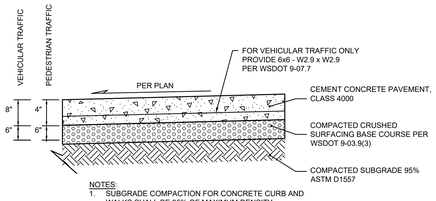
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

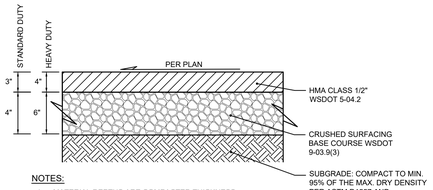
HORIZONTAL CONTROL ENLARGEMENT

C9.03



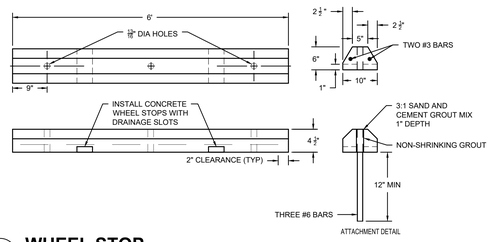
NOTES:
1. SUBGRADE COMPACTION FOR CONCRETE CURB AND WALKS SHALL BE 95% OF MAXIMUM DENSITY.
2. WALK SHALL BE FINISHED PER LANDSCAPE PLANS AND SPECIFICATION SECTION 32 12 13.
3. PEDESTRIAN PAVEMENTS SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS, INCLUDING CITY OF KIRKLAND AND ICC/ANSI A117.1-2009, CURRENT EDITION.

1 CEMENT CONCRETE PAVEMENT
NOT TO SCALE

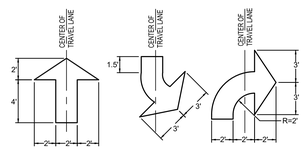


NOTES:
1. MATERIAL DEPTHS ARE COMPACTED THICKNESS.
2. ASPHALT TREATED BASE (ATB) USED FOR CONSTRUCTION ACCESS SHALL BE FOLLOWED BY REPAIR OF ANY CONSTRUCTION DAMAGE AND FINAL SURFACING. ATB SHALL BE 3" IN STANDARD DUTY AREAS AND 4" IN HEAVY DUTY AREAS. FINAL SURFACING SHALL BE PER DETAIL.

2 ASPHALT CONCRETE PAVEMENT
NOT TO SCALE

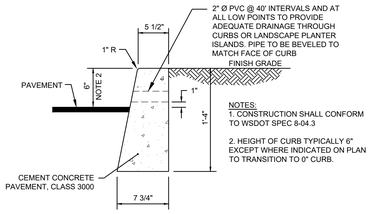


3 WHEEL STOP
NOT TO SCALE



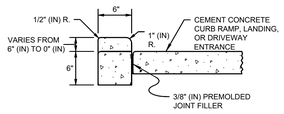
NOTES:
1. PAVEMENT MARKING SHALL CONFORM TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
2. ARROWS SHALL BE SOLID WHITE 4 MIL THICKNESS PAINTED LINES OR THERMOPLASTIC.

4 PAINTED ARROWS
NOT TO SCALE



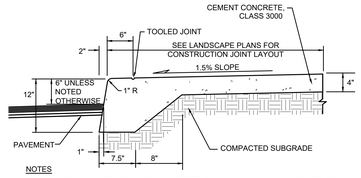
NOTES:
1. CONSTRUCTION SHALL CONFORM TO WSDOT SPEC 8-04.3
2. HEIGHT OF CURB TYPICALLY 6" EXCEPT WHERE INDICATED ON PLAN TO TRANSITION TO 0" CURB.

5 VERTICAL CURB
NOT TO SCALE



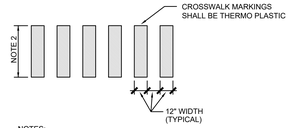
NOTE:
1. CONSTRUCTION SHALL CONFORM TO WSDOT SPEC 8-04.3

6 CEMENT CONCRETE PEDESTRIAN CURB
NOT TO SCALE



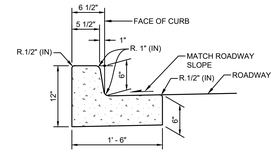
NOTES
1. SUBGRADE COMPACTION FOR CONCRETE CURB AND WALKS SHALL BE 95% OF MAXIMUM DENSITY.
2. EXPANSION JOINTS CONSISTING OF 3/16" BY 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT 15 FOOT INTERVALS AT DRIVEWAY RETURNS AND AROUND ALL UTILITY POLES, METER BOXES, ETC. IN SIDEWALKS.
3. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 5' UNLESS OTHERWISE SHOWN. REFER TO LANDSCAPE ARCHITECT PLANS FOR JOINTING LAYOUT.
4. A BROOMED FINISH SHALL BE PROVIDED IN TRANSVERSE DIRECTION UNLESS OTHERWISE INDICATED. REFER TO LANDSCAPE ARCHITECT PLANS.

7 INTEGRAL CURB
NOT TO SCALE

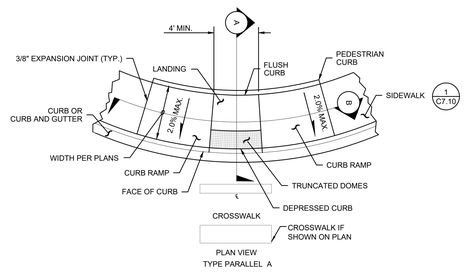


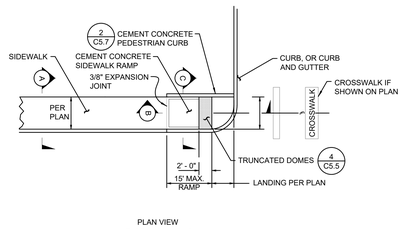
NOTES:
1. PAVEMENT MARKING SHALL CONFORM TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
2. PROVIDE WIDTH PER PLAN.

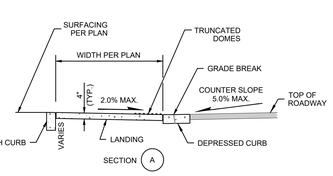
8 CROSSWALK
NOT TO SCALE

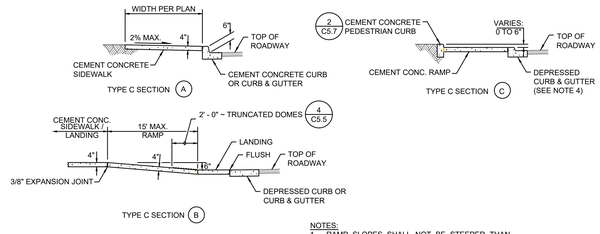


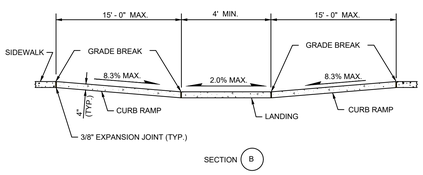
9 CURB AND GUTTER
NOT TO SCALE







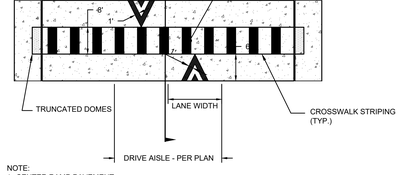




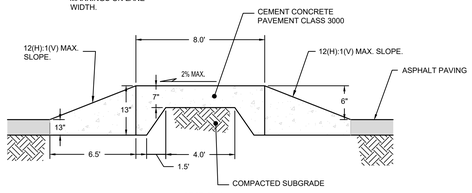
NOTES:
1. RAMP SLOPES SHALL NOT BE STEEPER THAN 12H:1V.
2. AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
3. CURB & GUTTER IS SHOWN, SEE THE PLANS FOR THE CURB DESIGN SPECIFIED.
4. THE BOTTOM OF THE RAMP SHALL HAVE A LEVEL AREA (NOT IN EXCESS OF 2% IN ANY DIRECTION), 4' × 4'.

NOTES:
1. RAMP SLOPES SHALL NOT BE STEEPER THAN 12H:1V.
2. AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
3. CURB & GUTTER IS SHOWN, SEE THE PLANS FOR THE CURB DESIGN SPECIFIED.
4. THE BOTTOM OF THE RAMP SHALL HAVE A LEVEL AREA (NOT IN EXCESS OF 2% IN ANY DIRECTION), 4' × 4'.
5. CONCRETE CURB RAMPS AND LANDINGS SHALL CONFORM TO DETAIL 9 ON C5.4.

10 PARALELL CURB RAMP
NOT TO SCALE

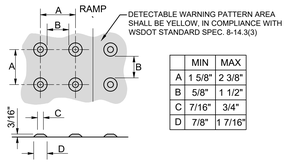


NOTE:
1. CENTER RAMP PAVEMENT MARKINGS ON LANE WIDTH.



SECTION A

11 RAISED CONCRETE CROSSWALK
NOT TO SCALE



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

12 TRUNCATED DOMES
NOT TO SCALE

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A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAFT
STATE OF WASHINGTON
21702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

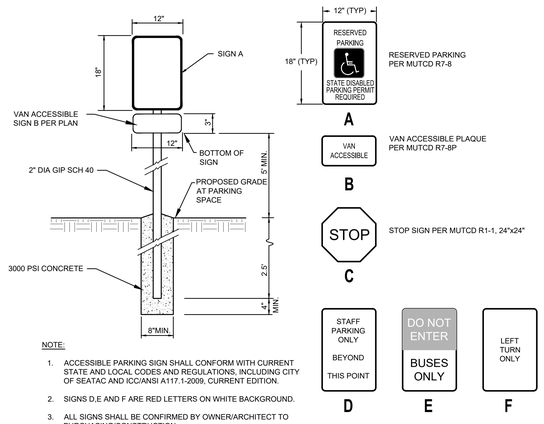
Revisions

#	Date	Description

SURFACING DETAILS

C9.04

CONDITIONAL USE PERMIT - RESUBMITTAL 2

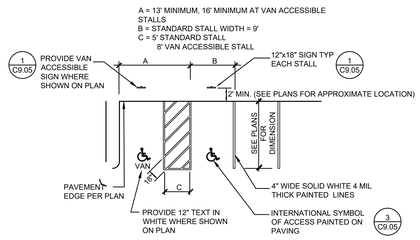


NOTE:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS, INCLUDING CITY OF SEATAC AND ICC/ANSI A117.1-2009, CURRENT EDITION.
2. SIGNS D,E AND F ARE RED LETTERS ON WHITE BACKGROUND.
3. ALL SIGNS SHALL BE CONFIRMED BY OWNER/ARCHITECT TO PURCHASING/CONSTRUCTION.

1 TRAFFIC AND PARKING SIGNS

NOT TO SCALE

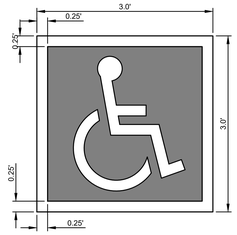


NOTES:

1. SEE SITE PLAN FOR PARKING SPACE LOCATIONS.
2. SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION WITHIN BARRIER FREE PARKING SPACES AND ADJACENT STRIPED LOADING ZONES.
3. IMPROVEMENTS SHALL COMPLY WITH ICC/ANSI A117. CURRENT EDITION.

2 ADA PARKING STALLS

NOT TO SCALE



NOTES:

1. ALL STROKES TO BE 3" WHITE.
2. PROVIDE TWO COATS OF PAINT.
3. BLUE BACKGROUND WITH WHITE SYMBOL.
4. LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.
5. ONE SYMBOL FOR EACH HANDICAP PARKING SPACE.

3 INTERNATIONAL SYMBOL OF ACCESS

NOT TO SCALE

INTEGRUS
A COLLABORATION OF YOH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 150, SEATTLE, WA. 98104
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TAYLOR
STATE OF WASHINGTON
21702
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

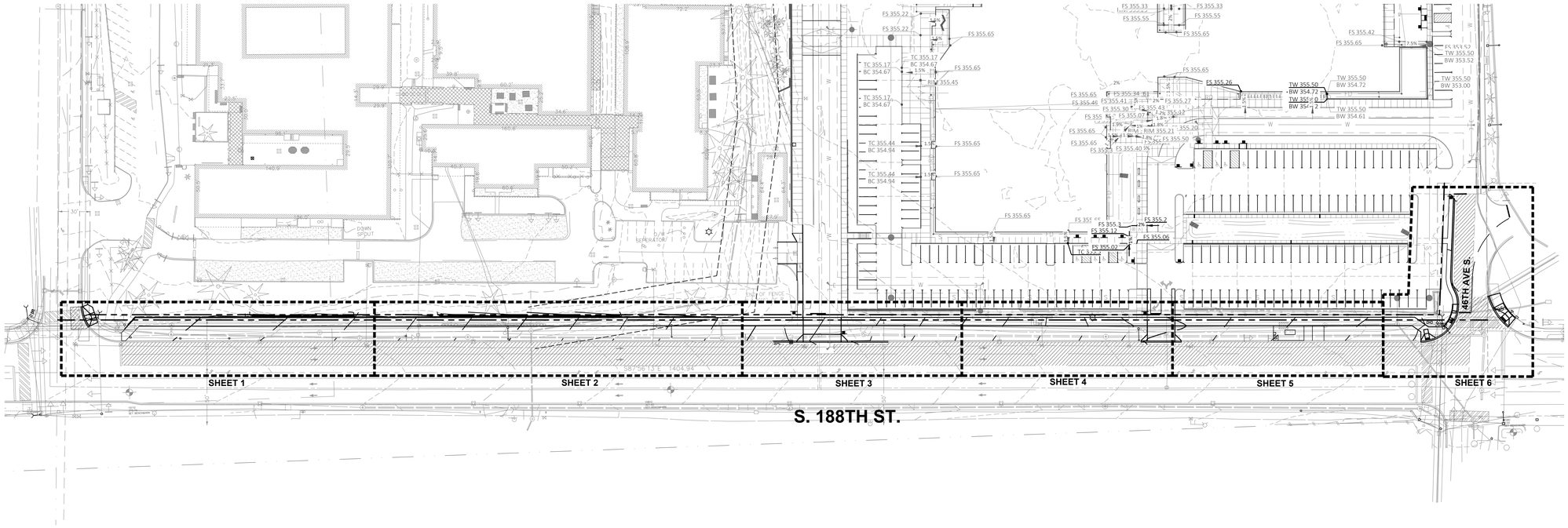
SURFACING DETAILS

C9.05

CONDITIONAL USE PERMIT - RESUBMITTAL 2

TYEE HIGH SCHOOL REPLACEMENT

FRONTAGE IMPROVEMENTS



KEY MAP

SCALE: 1"=30'

EXISTING LEGEND:

- SET NAIL AND WASHER
- FOUND MONUMENT AS NOTED
- HUB AND TACK
- SET REBAR AND CAP
- BOLLARD
- MAIL BOX
- SIGN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM CATCH BASIN
- STORM MANHOLE
- ROOF DRAIN
- GAS METER
- GAS VALVE
- TRAFFIC SIGNAL POLE
- TRAFFIC CABINET
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- ELECTRICAL VAULT
- JUNCTION BOX
- POWER METER
- LUMINAIRE
- TELEPHONE RISER
- TELEPHONE VAULT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- HOSE BIB
- WATER METER
- WATER VALVE
- WATER VAULT
- A=APPLE, B=BIRCH, F=FIR, P=PRNE, HA=HAWTHORNE
- HO=HOLLY, M=MAPLE, O=OAK, U= UNKNOWN
- STORM LINE
- SANITARY SEWER LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- WATER LINE
- IRRIGATION PER RECORD DRAWING
- OVERHEAD UTILITIES
- STEAM LINE
- FENCE
- CONCRETE
- ASPHALT
- CONTOUR MAJOR INTERVAL
- CONTOUR MINOR INTERVAL
- PROPERTY / RIGHT-OF-WAY LINE

N

GRAPHIC SCALE

0 10 20 40

1" = 20 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

INTEGRUS
A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE
117 SOUTH MAIN STREET, SUITE 700, SEATTLE, WA. 98104
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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT
4424 S 188th St
SeaTac, WA 98188

DOUGLAS G. TIDD — STATE OF WASHINGTON — 35702 — REGISTERED PROFESSIONAL ENGINEER

05/12/2023

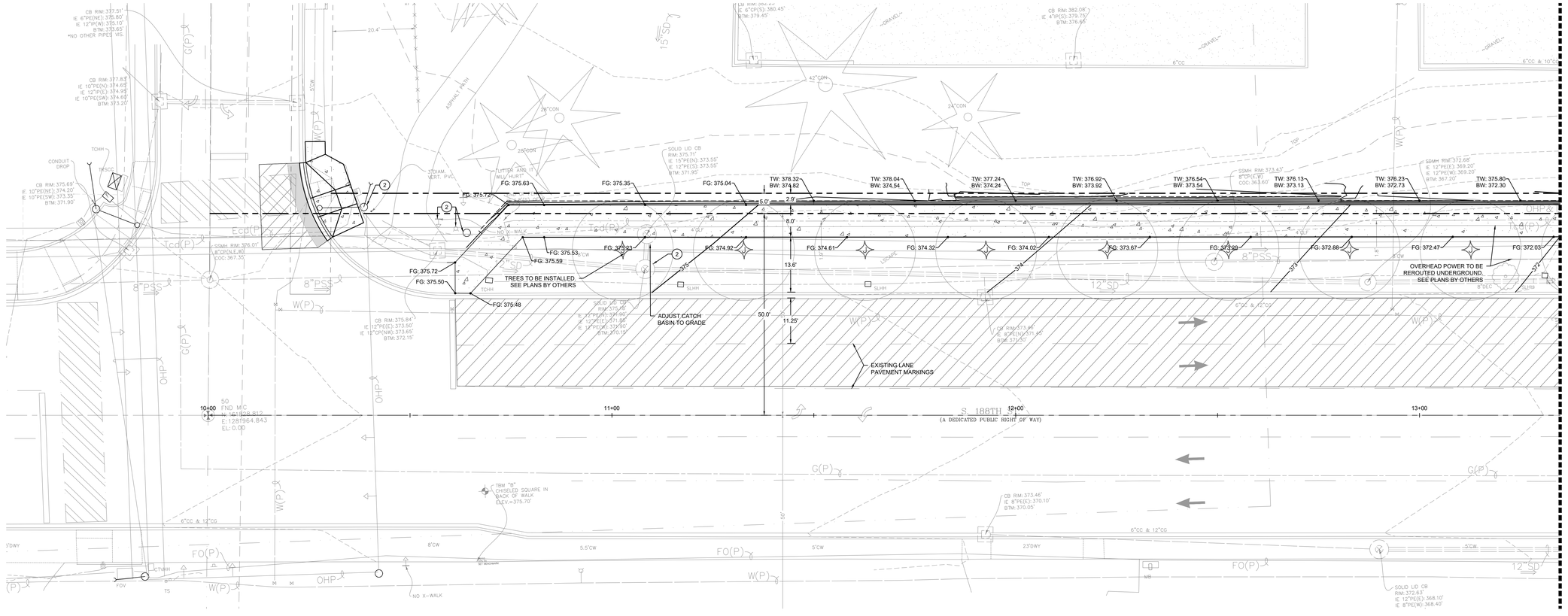
Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

Revisions

#	Date	Description

FRONTAGE KEY MAP

C10.00



KEYNOTES

1. ADJUST UTILITY TO GRADE.
2. PRESERVE AND PROTECT.
3. MATCH EXISTING.
4. CONNECT TO EXISTING STRUCTURE.
5. REMOVE EXISTING.
6. CONSTRUCT B21 FOOTING WITH SOLAR GROUNDING PER KING COUNTY METRO SHELTER AND FOOTING PLANS, D103 AND D111.
7. MATCH ONSITE GRADING, SEE SHEET C4.00.
8. CONNECT EXISTING PIPE TO NEW STRUCTURE.
9. CAUTION OVERHEAD POWER LINES.
10. CURB PAINT PER SDOT STD PLAN 713.
11. REPLACE WITH SOLID LID.
12. REPLACE WITH NON-SLIP UTILITY LID.
13. CONSTRUCT TYPE III SIGN FOOTING PER KING COUNTY METRO SHELTER AND FOOTING PLANS, D104A.
14. LITTER RECEPTACLE BY KING COUNTY METRO.

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- 2" GRIND AND OVERLAY
- STD DUTY CEMENT CONCRETE WALK
- CURB AND GUTTER — CG
- PAINTED ARROWS
- ROCKERY

N

GRAPHIC SCALE
0 5 10 20
1" = 10 FEET

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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05/12/2023

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Checked by:	DGT

Revisions

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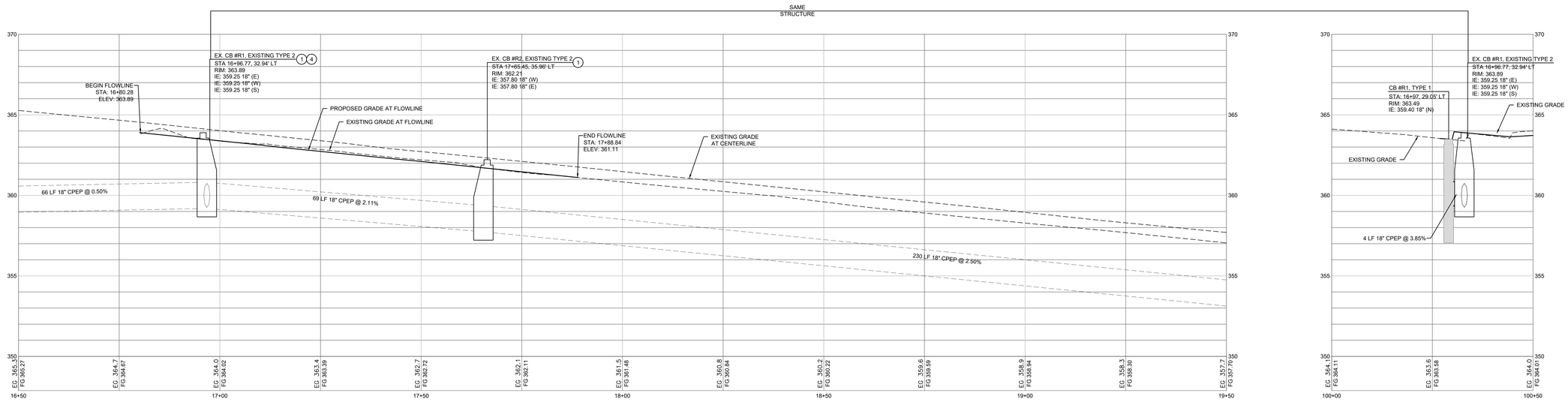
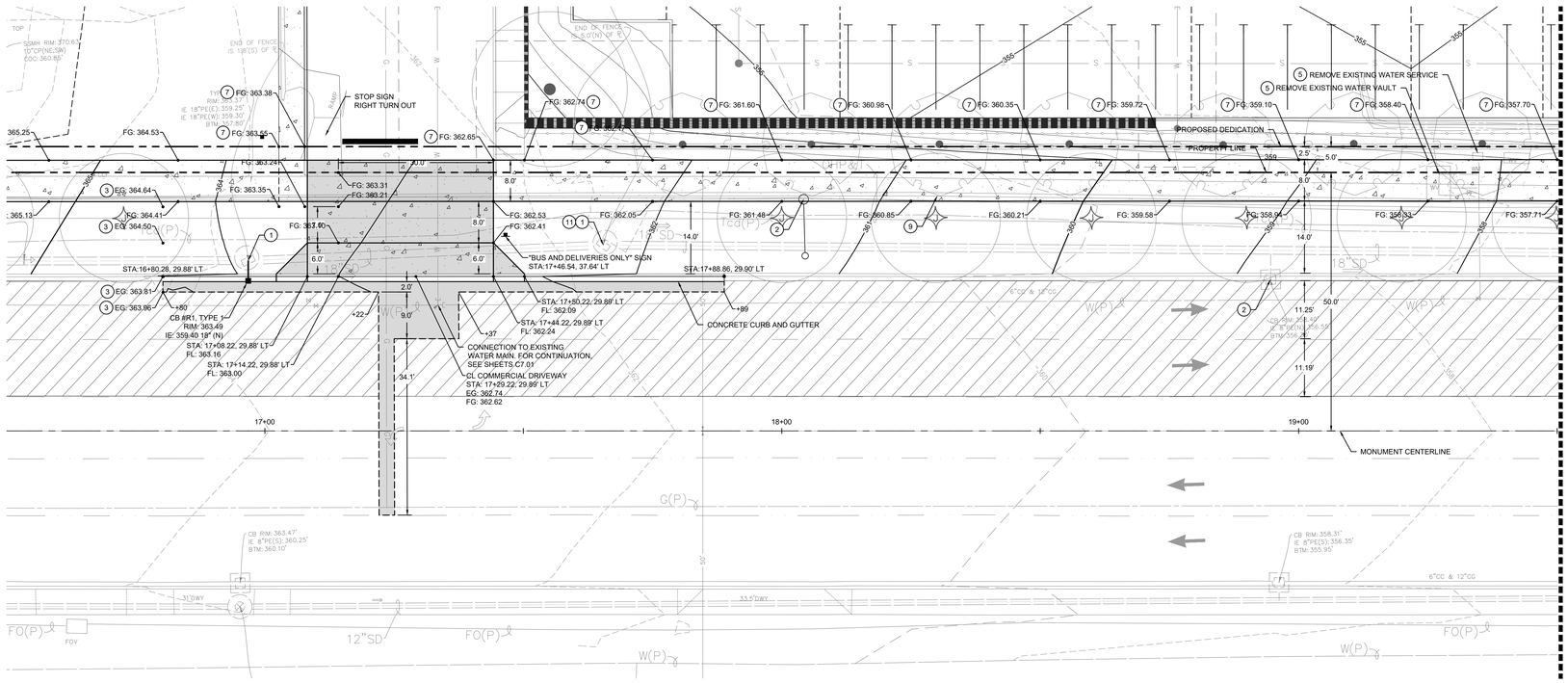
FRONTAGE IMPROVEMENT PLAN

C10.01



S. 188TH ST. PROFILE

SCALE: 1"= 10' (HORZ)
2" = 5' (VERT)



S. 188TH ST. PLAN

SCALE: 1"=10'

N

GRAPHIC SCALE
0 5 10 20
1" = 10 FEET

KEYNOTES

1. ADJUST UTILITY TO GRADE.
2. PRESERVE AND PROTECT.
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5. REMOVE EXISTING.
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7. MATCH ONSITE GRADING, SEE SHEET C4.00.
8. CONNECT EXISTING PIPE TO NEW STRUCTURE.
9. CAUTION OVERHEAD POWER LINES.
10. CURB PAINT PER SDOT STD PLAN 713.
11. REPLACE WITH SOLID LID.
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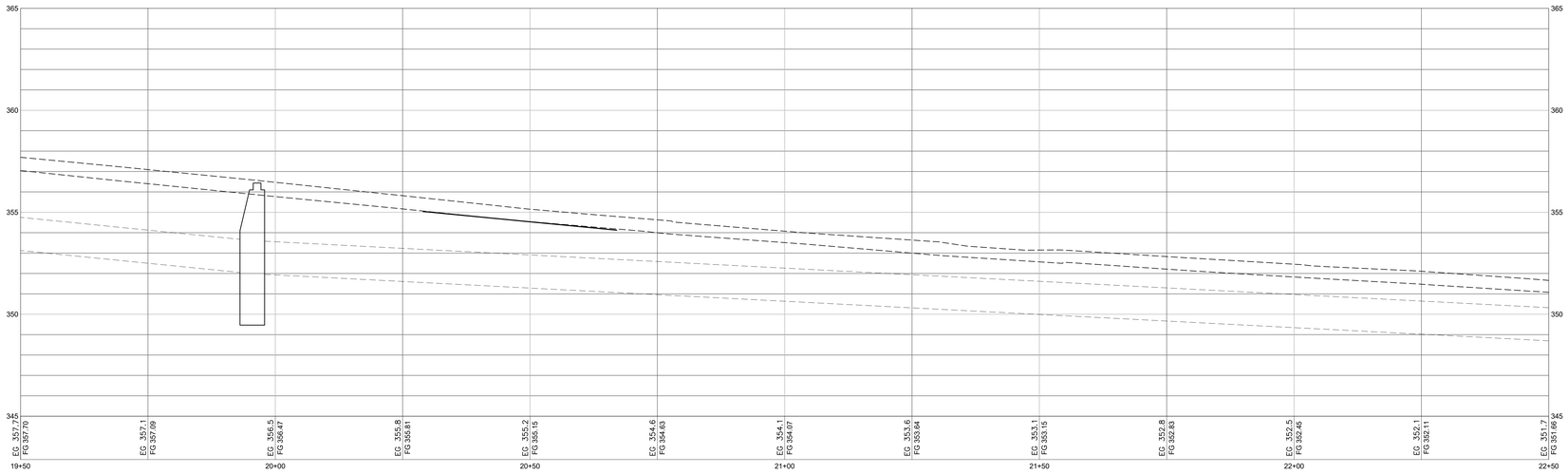
Revisions

#	Date	Description

FRONTAGE IMPROVEMENT PLAN AND PROFILE

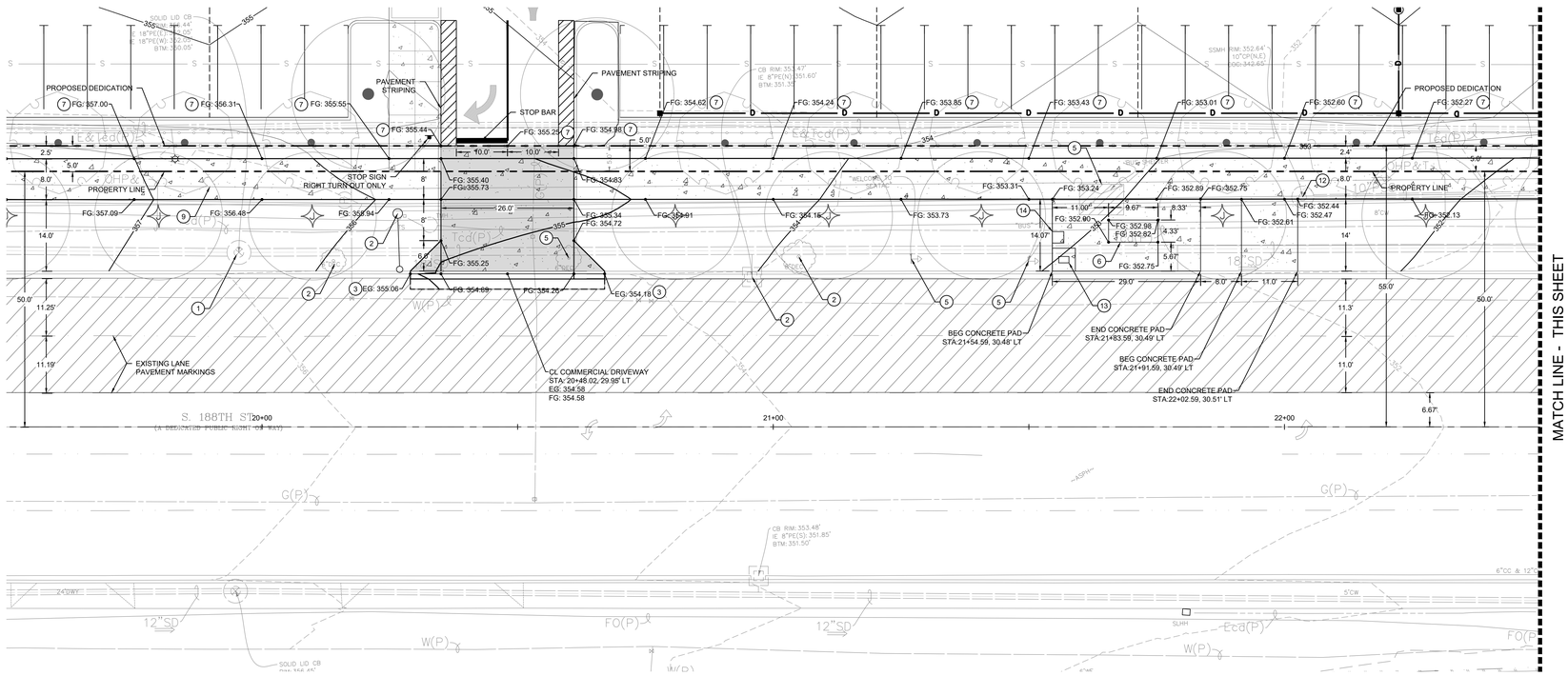
C10.01A

CONDITIONAL USE PERMIT - RESUBMITTAL 2



S. 188TH ST. PROFILE

SCALE: 1"= 10' (HORZ)
2" = 5' (VERT)



S. 188TH ST. PLAN

SCALE: 1"=10'

GRAPHIC SCALE
0 5 10 20
1" = 10 FEET

KEYNOTES

1. ADJUST UTILITY TO GRADE.
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KING COUNTY METRO NOTES

1. ALL CONSTRUCTION AND OTHER WORK ACTIVITY AFFECTING KING COUNTY METRO TRANSIT OPERATIONS OR FACILITIES MUST BE COORDINATED THROUGH THE KCM SYSTEM IMPACTS WORKGROUP . PLEASE CONTACT THEM TO PROVIDE SPECIFIC INFORMATION RELATED TO THE ACTIVITY AND ALLOW THE REQUIRED LEAD TIME NECESSARY FOR RESPONDING TO ANY IMPACTS CAUSED BY IT. FOR NOTIFICATION INFORMATION AND GUIDELINES PLEASE VISIT: HTTPS://KINGCOUNTY.GOV/DEPTS/TRANSPORTATION/METRO/ABOUT/CONSTRUCTION -CONTRACTORS/TRANSIT-SYSTEM-IMPACTS.ASPX OR PHONE 206.477.1140.
2. PRIOR TO CONSTRUCTION OF METRO FOOTINGS AND FACILITIES, PLEASE CONTACT METRO INSPECTORS AND CONSTRUCTION AT BUSSTOPINSPECTIONS@KINGCOUNTY.GOV OR BY PHONE AT 206-263-2381. PLEASE NOTE THAT METRO REQUIRES NOTICE OF AT LEAST THREE WEEKS IN ADVANCE TO SCHEDULE AN INSPECTION. ALL METRO FOOTINGS MUST BE INSPECTED AND APPROVED BY METRO INSPECTORS BEFORE ANY CONCRETE IS POURED.
3. TO SCHEDULE SHELTER REMOVAL, PLEASE CONTACT PLANSREVIEW@KINGCOUNTY.GOV. PLEASE NOTE THAT METRO REQUIRES 3 WEEKS PRIOR NOTIFICATION FOR REMOVAL.
4. PLEASE SEE THE FOLLOWING URL FOR STANDARD CONSTRUCTION DETAILS: HTTPS://KINGCOUNTY.GOV/DEPTS/TRANSPORTATION/METRO /ABOUT/CONSTRUCTION-CONTRACTORS/CAPITAL-DELIVERY.ASPX
5. PER SECTION 810 OF THE ADA STANDARDS FOR TRANSPORTATION FACILITIES, THE CROSS-SLOPE OF A BUS STOP BOARDING AND ALIGHTING AREA SHALL NOT BE STEEPER THAN 1:48 (~2%). THIS STANDARD APPLIES TO ANY NEW OR MODIFIED BUS STOP.

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HIGHLINE PUBLIC SCHOOLS
TYEE HIGH SCHOOL REPLACEMENT PROJECT

4424 S 188th St
SeaTac, WA 98188

DOUGLAS C. TAYLOR
STATE OF WASHINGTON
22703
REGISTERED
PROFESSIONAL ENGINEER
05/12/2023

Date:	04/28/23
Job No.:	2190992.10
Drawn By:	CTJ
Checked by:	DGT

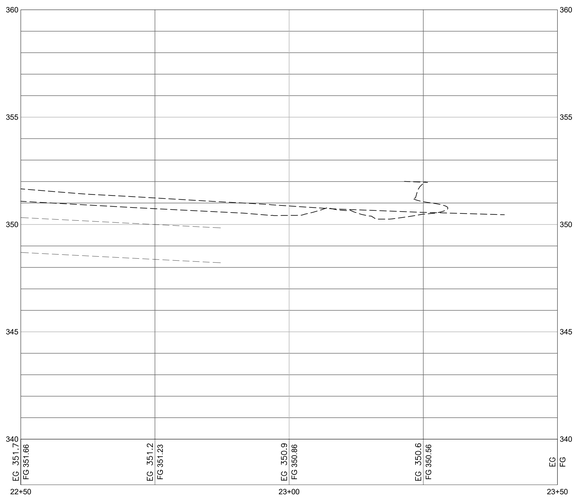
Revisions

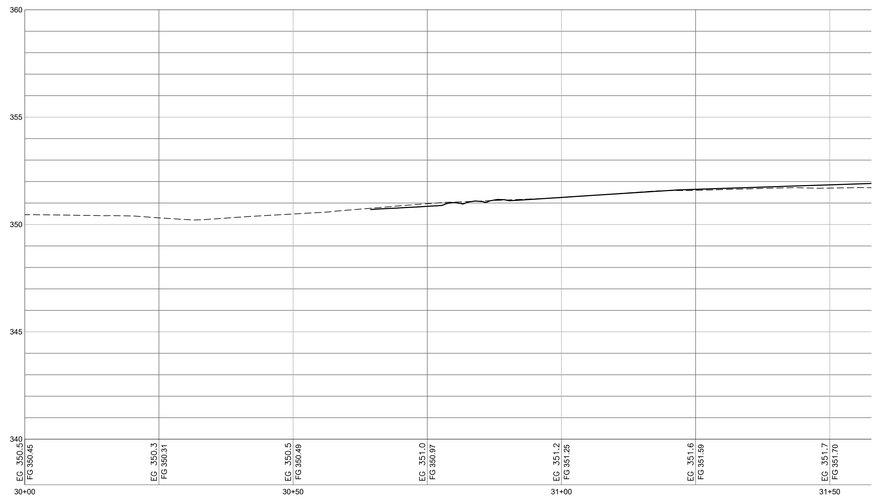
#	Date	Description

FRONTAGE IMPROVEMENT PLAN AND PROFILE

C10.02

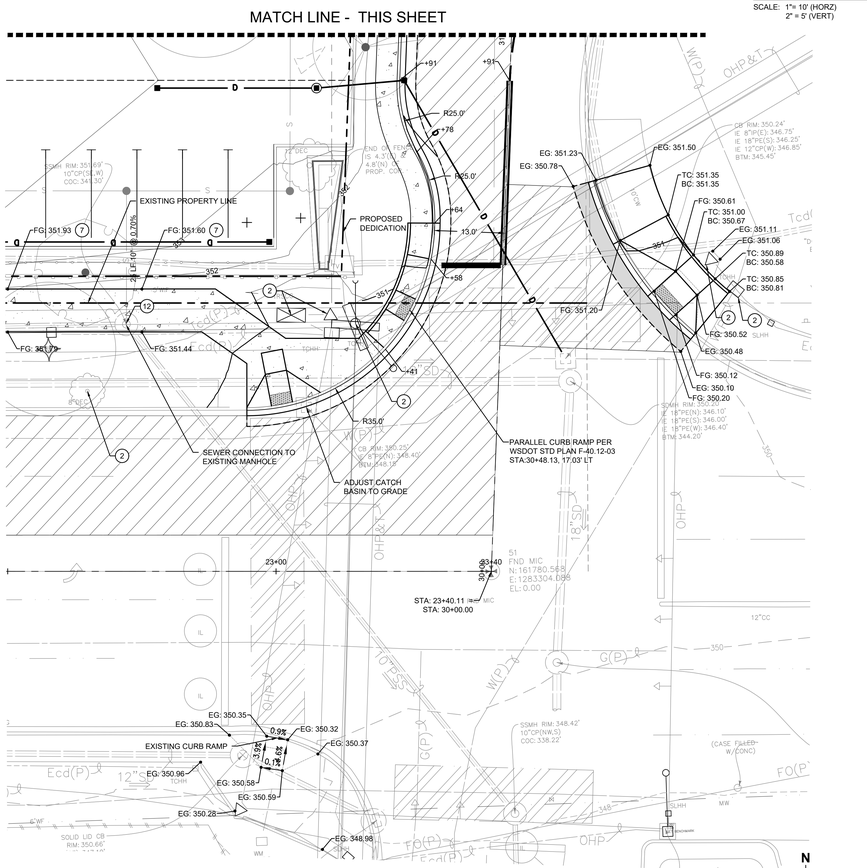
CONDITIONAL USE PERMIT - RESUBMITTAL 2





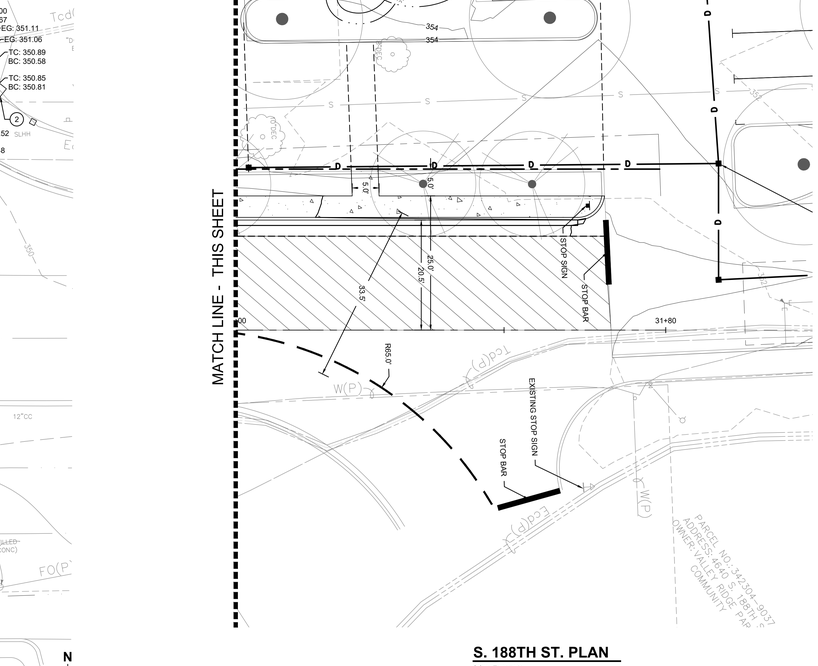
S. 188TH ST. PROFILE

SCALE: 1"= 10' (HORZ)
2" = 5' (VERT)



S. 188TH ST. PLAN

SCALE: 1"=10'



S. 188TH ST. PLAN

SCALE: 1"=10'

KEYNOTES

1. ADJUST UTILITY TO GRADE.
2. PRESERVE AND PROTECT.
3. MATCH EXISTING.
4. CONNECT TO EXISTING STRUCTURE.
5. REMOVE EXISTING.
6. CONSTRUCT B21 FOOTING WITH SOLAR GROUNDING PER KING COUNTY METRO SHELTER AND FOOTING PLANS, D103 AND D111.
7. MATCH ONSITE GRADING, SEE SHEET C4.00.
8. CONNECT EXISTING PIPE TO NEW STRUCTURE.
9. CAUTION OVERHEAD POWER LINES.
10. CURB PAINT PER SDOT STD PLAN 713.
11. REPLACE WITH SOLID LID.
12. REPLACE WITH NON-SLIP UTILITY LID.
13. CONSTRUCT TYPE III SIGN FOOTING PER KING COUNTY METRO SHELTER AND FOOTING PLANS, D104A.
14. LITTER RECEPTACLE BY KING COUNTY METRO.

GRAPHIC SCALE
0 5 10 20
1" = 10 FEET

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0 5 10 20
1" = 10 FEET

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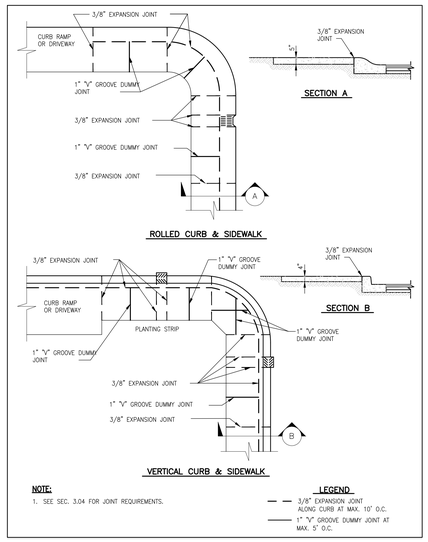
FRONTAGE IMPROVEMENT PLAN AND PROFILE

C10.03

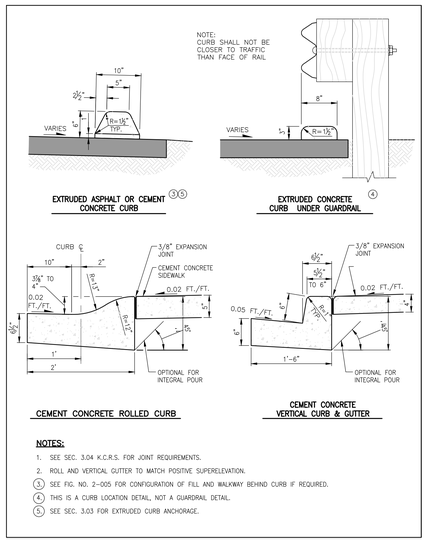
CONDITIONAL USE PERMIT - RESUBMITTAL 2



Department of Transportation
Road Services Division
2016 Design and
Construction Standards

CURB AND SIDEWALK JOINTS FIG. 3-001

3-12



Department of Transportation
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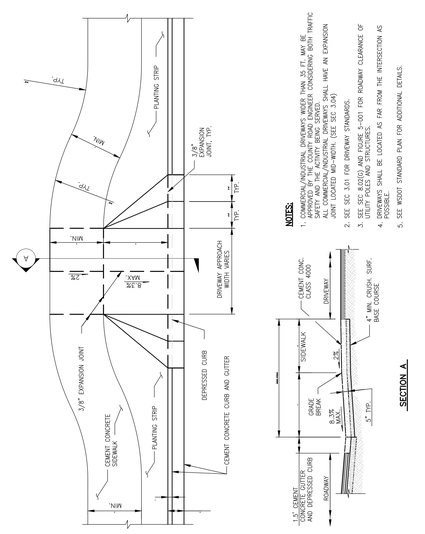
2016 Design and
Construction Standards

CURB DETAILS FIG. 3-002

3-13



Department of Transportation
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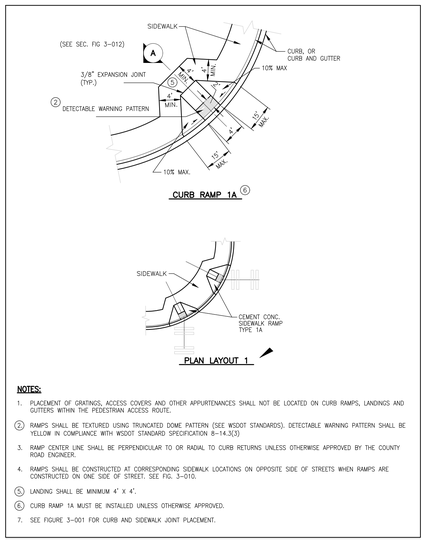
2016 Design and
Construction Standards

COMMERCIAL/ INDUSTRIAL DRIVEWAY APPROACH ROUTED SIDEWALK, PLANTING STRIP FIG. 3-006

3-17



Department of Transportation
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2016 Design and
Construction Standards

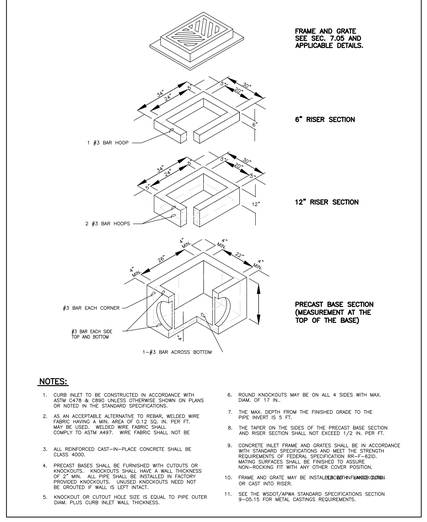
CURB RAMP 1A FIG. 3-011

3-22

Department of Transportation
Road Services Division
2016 Design and
Construction Standards

CURB RAMP 2A, 2B ALTERNATE FIG. 3-015

3-26



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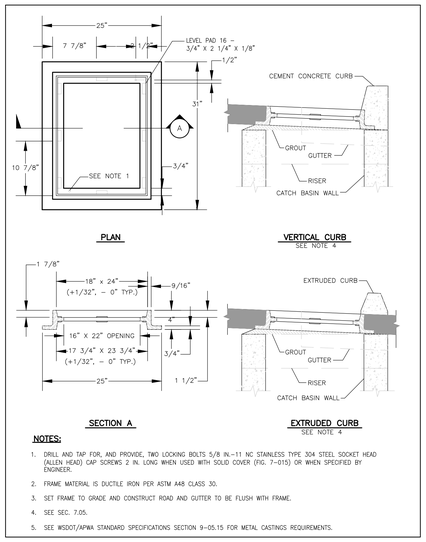
CURB INLET FIG. 7-012

7-17



Department of Transportation
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2016 Design and
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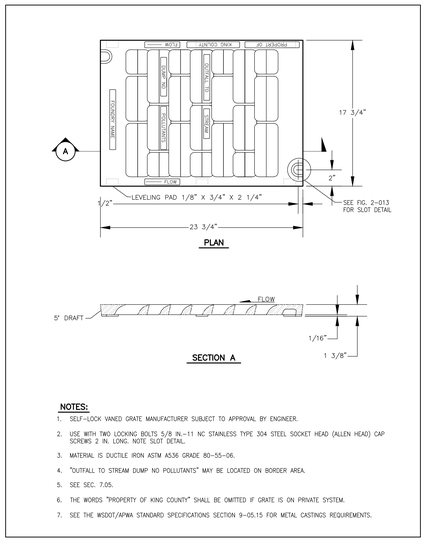
STANDARD FRAME WITH VERTICAL OR EXTRUDED CURB INSTALLATION FIG. 7-014

7-19



Department of Transportation
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2016 Design and
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VANED GRATE FIG. 7-018

7-23

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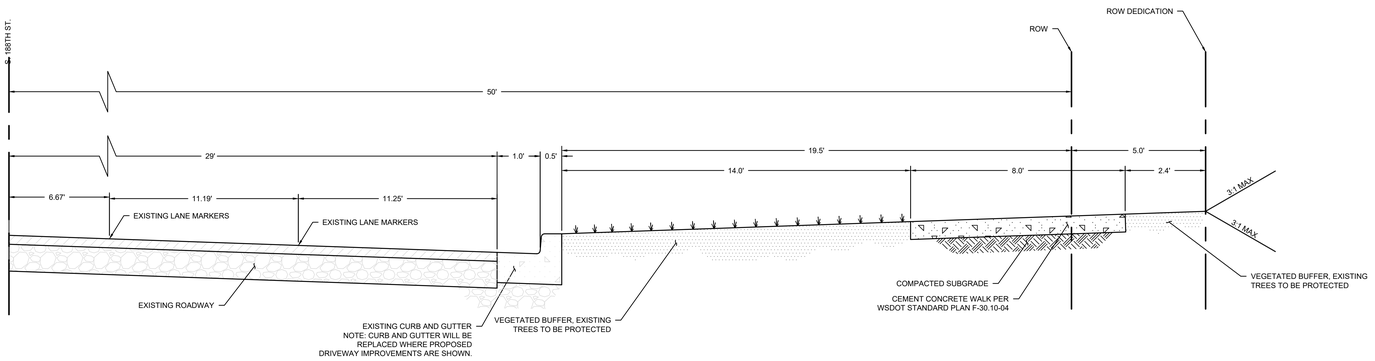
FRONTAGE IMPROVEMENT DETAILS

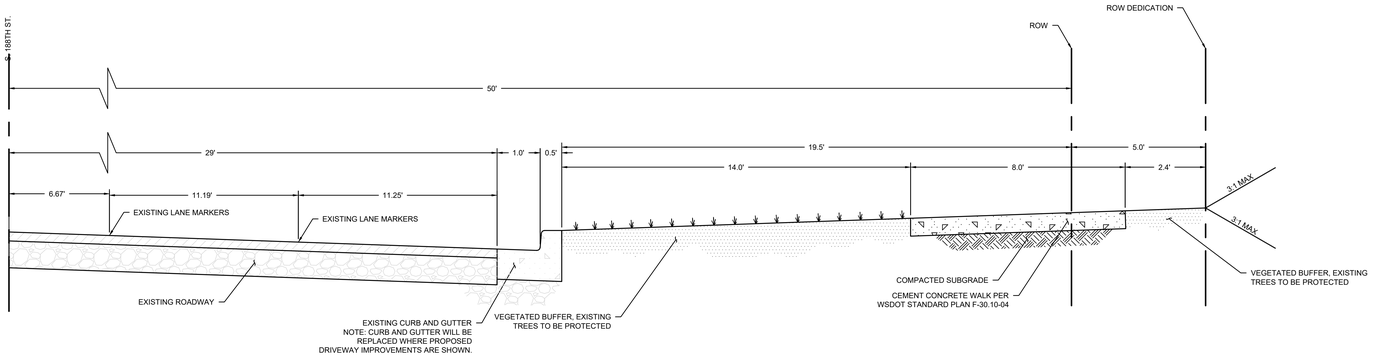
C10.04

CONDITIONAL USE PERMIT - RESUBMITTAL 2



1 SOUTH 188TH STREET TYPICAL SECTION

NOT TO SCALE



2 46TH AVE S. TYPICAL SECTION

NOT TO SCALE

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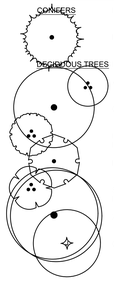
FRONTAGE IMPROVEMENT DETAILS

C10.05

CONDITIONAL USE PERMIT - RESUBMITTAL 2

PLANT_SCHEDULE



CONIFERS	BOTANICAL NAME	COMMON NAME	CONT
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6` HT, NOT SHEARED
DECIDUOUS TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
	ACER CIRCINATUM	VINE MAPLE	2" CAL.
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.
	LAGERSTROEMIA INDICA X FAURIEI `NATCHEZ` MULTI-STEM	NATCHEZ CRAPE MYRTLE	2" CAL.
	NYSSA SYLVATICA `WILDFIRE`	BLACK GUM	2" CAL.
	STYRAX JAPONICUS `SNOWCONE` MULTI-STEM	SNOWCONE JAPANESE SNOWBELL	2" CAL.
	ZELKOVA SERRATA `GREEN VASE`	GREEN VASE SAWLEAF ZELKOVA	2" CAL.
	CARPINUS JAPONICA	JAPANESE HORNBEAM	2" CAL.

CODE REQUIREMENTS

CODE SECTION	DESCRIPTION	REQUIRED PER CODE	PROVIDED
	OFF-STREET PARKING REGULATIONS		
SMC 15.455.110	1 SPACE PER 35 STUDENTS, 1 PER FACULTY MEMBER	135 STALLS	207 STALLS
	1 BICYCLE SPACE PER 10 PARKING STALLS	21 SPACES	56 SPACES
	LANDSCAPING AND SCREENING STANDARDS		
SMC 14.27.050	STREET TREES SHALL BE DECIDUOUS AND SHOULD BE PLANTED AT A MAXIMUM OF 30 FEET ON CENTER	34 TREES	34 TREES
SMC 15.445.210	STREET FRONTAGE: TYPE IV LANDSCAPE, 10 FT. WIDTH	15,660 SF	15,660 SF
SMC 15.445.210	BUILDING FACADE: TYPE V LANDSCAPE, 5 FT. WIDTH	15,914 SF	23,445 SF
SMC 15.445.210	SIDE/REAR YARDS: TYPE IV LANDSCAPE, 5 FT. WIDTH	1,961 SF	1,961 SF
SMC 15.445.250	PARKING LANDSCAPING: AT LEAST 10% OF THE INTERIOR PARKING AREA SHALL HAVE LANDSCAPING WHEN THE TOTAL NUMBER EXCEEDS 20 PARKING STALLS	13,770 SF (10%)	16,450 SF (11%)
SMC 15.445.250	LANDSCAPE ISLANDS: AT LEAST ONE INTERIOR LANDSCAPE ISLAND FOR EVERY SEVEN (7) PARKING STALLS SHALL BE PROVIDED TO BE REASONABLY DISTRIBUTED THROUGHOUT THE PARKING LOT. LANDSCAPE ISLAND SITING AND DESIGN MAY BE ADJUSTED TO ACCOMMODATE LID BMPS, SUCH AS BIORETENTION	30 ISLANDS	10 ISLANDS, 5 LARGE PLANTING AREAS INCLUDING 1 WITH BIORETENTION
SMC 15.445.250	PARKING LOT TREES: AT LEAST ONE (1) TREE MUST BE PROVIDED IN EACH LANDSCAPE ISLAND	19 TREES	19 TREES
SMC 15.445.250	THE PERIMETER OF A PARKING LOT SHALL BE PLANTED WITH A MINIMUM OF FIVE (5) FOOT LANDSCAPING BUFFERS WITH TYPE III LANDSCAPING. ANY ABUTTING LANDSCAPED AREAS CAN BE CREDITED TOWARD MEETING THIS STANDARD	13,771 SF	16,316 SF

15.445.120 GENERAL LANDSCAPE REQUIREMENTS

A. DECIDUOUS TREES SHALL HAVE A DIAMETER (CALIPER) OF AT LEAST TWO (2) INCHES MEASURED FOUR (4) FEET ABOVE THE GROUND AT THE TIME OF PLANTING.

B. EVERGREEN (BROADLEAF OR CONIFER) TREES SHALL BE AT LEAST EIGHT (8) FEET IN HEIGHT MEASURED FROM TREETOP TO THE GROUND AT THE TIME OF PLANTING.

C. IN TYPE I AND II LANDSCAPING, TREES SHALL BE STAGGERED IN TWO (2) OR MORE ROWS WHEN THE WIDTH OF THE LANDSCAPE STRIP IS TWENTY (20) FEET OR GREATER.

D. SHRUBS SHALL BE AT LEAST TWENTY-FOUR (24) INCHES HIGH OR WIDE AT THE TIME OF PLANTING AND SHALL BE A MINIMUM TWO (2) GALLON ROOTBALL SIZE.

E. GROUNDCOVERS SHALL BE PLANTED AND SPACED TO RESULT IN TOTAL COVERAGE OF THE LANDSCAPE STRIP WITHIN ONE (1) YEAR. GROUNDCOVERS SHALL BE PLANTED AT A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER OR AS APPROVED BY THE CITY.

F. GRASS MAY BE USED AS GROUNDCOVER IN TYPE III AND IV LANDSCAPE STRIPS.

G. IF FENCES, HEDGES OR OTHER ARCHITECTURAL DESIGNS ARE USED ALONG STREET FRONTAGE, THEY SHALL BE PLACED INWARD OF THE LANDSCAPE STRIP. OPENINGS SHALL BE PROVIDED TO ACCOMMODATE PEDESTRIAN CIRCULATION REQUIREMENTS.

H. BERMS SHALL NOT EXCEED A SLOPE OF THREE (3) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT (3:1).

I. LANDSCAPE REQUIREMENTS FOR ALL USES ESTABLISHED THROUGH A CONDITIONAL USE PERMIT OR A SPECIAL USE PERMIT SHALL BE DETERMINED DURING THE APPLICABLE REVIEW PROCESS.

J. THE AREA OF VEHICLE OVERHANGS INTO LANDSCAPED AREAS SHALL NOT BE COUNTED TOWARDS REQUIRED LANDSCAPING. (ORD. 15-1018 § 1)

THE DETERMINATION OF COMPLIANCE WITH THE LANDSCAPE REQUIREMENTS UNDER CHAPTER 15.14 SMC SHALL BE DETERMINED BASED ON THE SITE INSPECTIONS OF THE INSTALLED LANDSCAPING. APPROVAL OF A BUILDING PERMIT SHALL NOT CONSTITUTE APPROVAL OF THE LANDSCAPE PLAN AND SHALL NOT IMPLY APPROVAL OF THE LANDSCAPE MATERIALS INSTALLED UNTIL SUCH TIME AS THE LANDSCAPE INSPECTIONS ARE COMPLETED DETERMINING THAT ALL LANDSCAPING IS INSTALLED TO CITY REQUIREMENTS.

BIORETENTION ZONE 1

CAREX ELATA 'BOWLES GOLDEN' / BOWLES GOLDEN SEDGE	#1	24" oc
CORNUS KELSEYII / DOGWOOD	#1	18" oc
CAREX ELATA / SEDGE	#1	24" oc
CORNUS KELSEYI / DOGWOOD	#1	18" oc
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	#1	18" oc
JUNCUS PATENS `ELK BLUE` / SPREADING RUSH	#1	24" oc

BUILDING FACADE, ENTRY AND COURTYARD PLANTS

ARCTOSTAPHYLOS COLUMBIANA (HAIRY MANZANITA)	#3	48" oc
ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	#5	54" oc
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	#2	30" oc
EPIMEDIUM X PERRALCHICUM	#1	24" oc
GERANIUM MACRORRHIZUM 'ALBUM' / WHITE BIGROOT GERANIUM	#1	18" oc
HAMAMELIS X INTERMEDIA 'DIANE' / DIANE WITCH HAZEL	#5	108" oc
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	#1	18" oc
MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	#2	30" oc
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	#5	42" oc
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	30" oc
POLYSTICHUM SETIFERUM / SOFT SHIELD FERN	#1	18" oc
PRUNUS LAUROCERASUS 'MT. VERNON' / 'MT. VERNON' ENGLISH LAUREL	#1	36" oc
RIBES SANGUINEUM / RED FLOWERING CURRANT	#3	54" oc
SARCOCOCCA HOOKERIANA HUMILIS / TRAILING SWEETBOX	#2	24" oc
SENECIO GREYI	#3	48" oc
VACCINIUM X 'SUNSHINE BLUE' / SUNSHINE BLUE HIGHBUSH BLUEBERRY	#3	36" oc
VIBURNUM DAVIDII / DAVID VIBURNUM	#2	48" oc

PARKING LOT PLANTS

CORNUS KELSEYI / DOGWOOD	#1	18" oc
EPIMEDIUM X PERRALCHICUM	#1	24" oc
GERANIUM MACRORRHIZUM / BIGROOT GERANIUM	#1	18" oc
LONICERA PILEATA / PRIVET HONEYSUCKLE	#2	36" oc
MAHONIA NERVOSA / OREGON GRAPE	#1	24" oc
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	30" oc
PRUNUS LAUROCERASUS `MT. VERNON` / `MT. VERNON` ENGLISH LAUREL	#1	36" oc
VIBURNUM DAVIDII / DAVID VIBURNUM	#2	48" oc

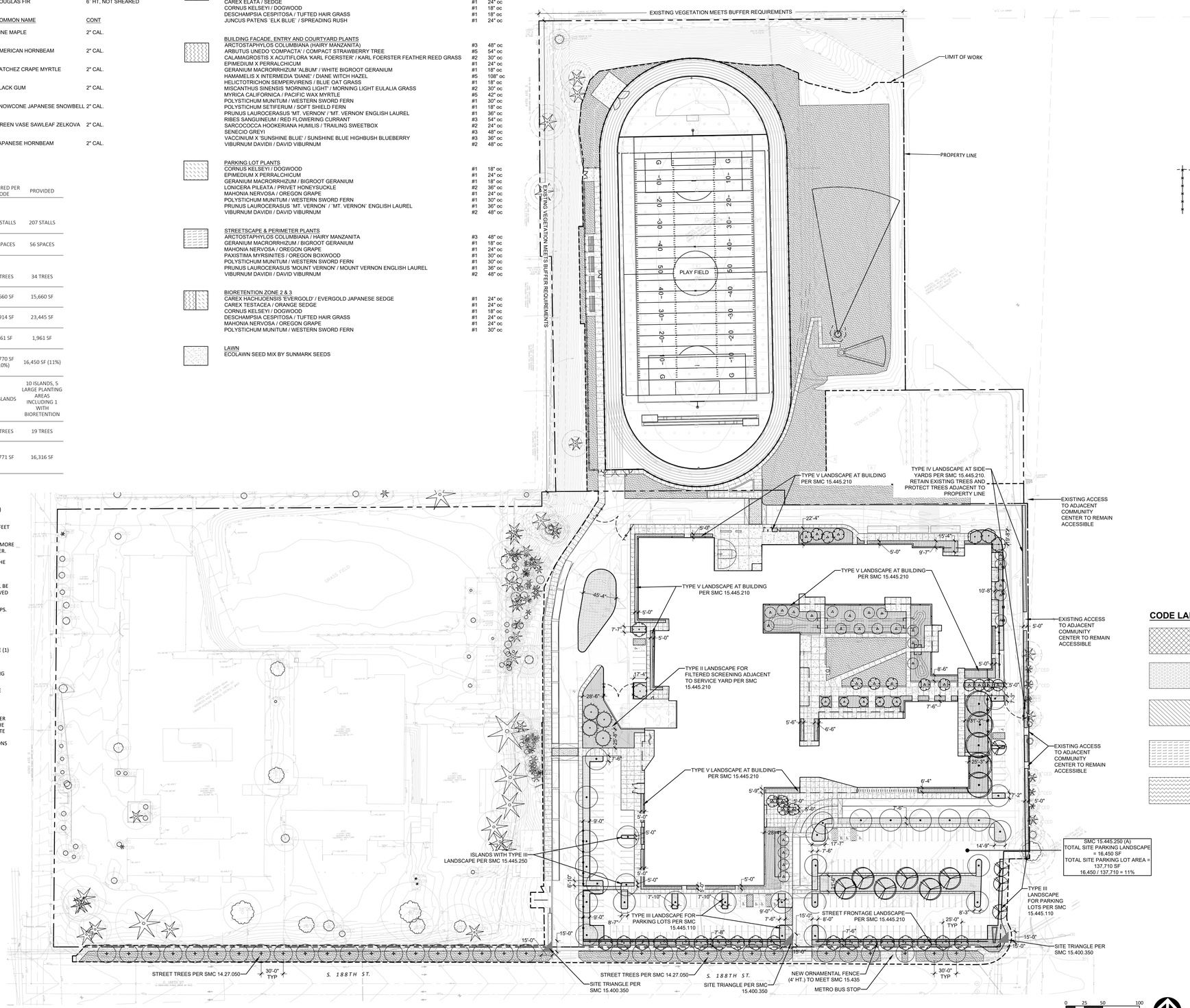
STREETSCAPE & PERIMETER PLANTS

ARCTOSTAPHYLOS COLUMBIANA / HAIRY MANZANITA	#3	48" oc
GERANIUM MACRORRHIZUM / BIGROOT GERANIUM	#1	18" oc
MAHONIA NERVOSA / OREGON GRAPE	#1	24" oc
PAXISTIMA MYRSINITES / OREGON BOXWOOD	#1	30" oc
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	30" oc
PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL	#1	36" oc
VIBURNUM DAVIDII / DAVID VIBURNUM	#2	48" oc

BIORETENTION ZONE 2 & 3

CAREX HACHIJOENSIS 'EVERGOLD' / EVERGOLD JAPANESE SEDGE	#1	24" oc
CAREX TESTACEA / ORANGE SEDGE	#1	24" oc
CORNUS KELSEYI / DOGWOOD	#1	18" oc
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	#1	24" oc
MAHONIA NERVOSA / OREGON GRAPE	#1	24" oc
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	30" oc

LAWN
ECOLAWN SEED MIX BY SUNMARK SEEDS



MATERIALS PLAN LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF WORK LINE
- CONTOURS - EXISTING
- HANDRAILS
- ORNAMENTAL FENCE AND GATES
- ORNAMENTAL FENCE (4' HT.)
- CHAIN LINK FENCE AND GATES, PVC COATED BLACK, HT. VARIES
- SINGLE AND DOUBLE SWING GATES
- VEHICULAR GATES
- PROPOSED TREE, SEE PLANTING PLANS
- EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)
- EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)
- CONCRETE PAVEMENT, SEE CIVIL
- SPECIAL PAVING
- ASPHALT PAVEMENT, SEE CIVIL

NOTES

1. SEE SURVEY FOR EXISTING CONDITIONS.
2. SEE CIVIL FOR GRADING AND UTILITY PLANS.
3. CONCRETE JOINTS TO BE AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED (UON).
4. ALIGN CONCRETE JOINTS WITH FACE OF WALLS, CURBS, BENCHES, UON.
5. ADDITIONAL CONSTRUCTION OR CONTRACTION JOINTS REQUIRED TO MAINTAIN A MAXIMUM OF 15' DISTANCE BETWEEN JOINTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS.
6. ALL SHRUB BEDS ABUTTING BUILDING SHALL HAVE 12" CRUSHED GRAVEL MAINTENANCE STRIP.
7. ALL LAWN AREAS ABUTTING BUILDING SHALL HAVE 12" CONCRETE MOWSTRIP.
8. PROVIDE PERMANENT AUTOMATIC IRRIGATION SYSTEM FOR ALL NATURAL GRASS FIELDS, LAWN AREAS, AND PLANTING AREAS.
9. PROVIDE QUICK COUPLERS FOR COOLING OF SYNTHETIC FOOTBALL FIELD.
10. SEE CIVIL FOR AREA DRAINS AND CATCH BASIN LOCATIONS

CODE LANDSCAPE TYPE LEGEND

- TYPE I LANDSCAPING - "FULL SCREEN" WHICH FUNCTIONS AS A VISUAL AND PSYCHOLOGICAL BARRIER. FULL SCREENING IS INTENDED GENERALLY FOR USE ADJACENT TO FREEWAYS AND BETWEEN USES WITH A HIGH DEGREE OF INCOMPATIBILITY
- TYPE II LANDSCAPING - "FILTERED SCREEN" WHICH FUNCTIONS AS A VISUAL SEPARATOR. FILTERED SCREENING IS INTENDED FOR USE BETWEEN USES WITH SOME DEGREE OF INCOMPATIBILITY.
- TYPE III LANDSCAPING - "SEE-THROUGH BUFFER" WHICH FUNCTIONS AS A PARTIAL VISUAL SEPARATOR TO SOFTEN THE APPEARANCE OF STREETS, PARKING AREAS AND BUILDING ELEVATIONS. SEE-THROUGH BUFFERING IS INTENDED FOR USE BETWEEN STREETS AND A LAND USE, OR BETWEEN SIMILAR, COMPATIBLE USES
- TYPE IV LANDSCAPING - "PARKING AREA LANDSCAPING" WHICH PROVIDES SHADE AND VISUAL RELIEF, MAINTAINS CLEAR SIGHT LINES, AND ALLOWS FOR STORMWATER TREATMENT AND/OR FLOW CONTROL WITHIN PARKING AREAS
- TYPE V LANDSCAPING - SMALL SCALE BUILDING FACADE LANDSCAPING WHICH PROVIDES VISUAL INTEREST AND A BUFFER BETWEEN BUILDINGS AND SIDEWALKS OR COMMON AREAS

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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Job No.:	21930
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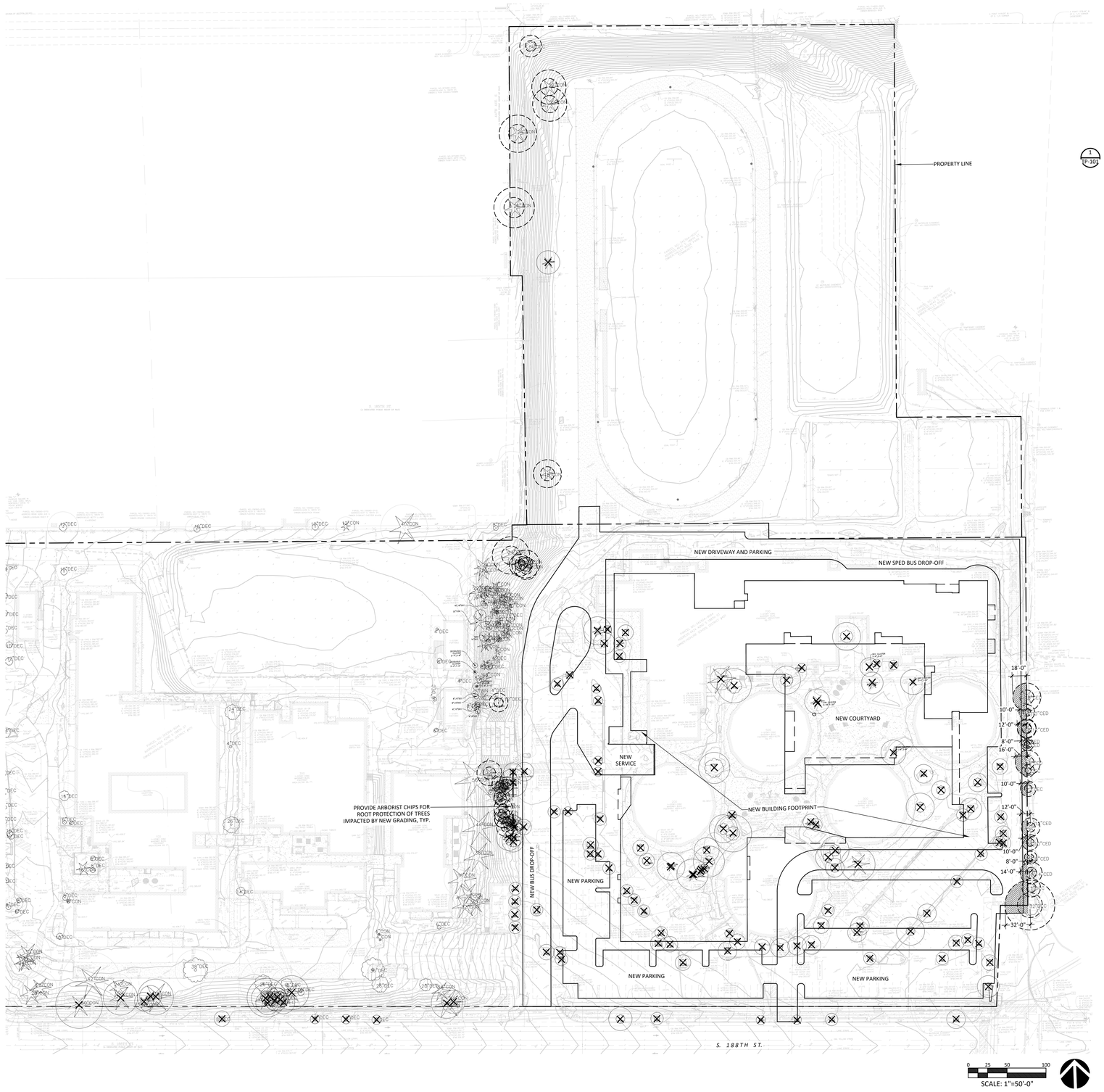
Revisions

#	Date	Description

LANDSCAPE CODE PLAN

L-000



TREE PROTECTION LEGEND

- PROPERTY LINE
- 2 / TP-101 — TP — TREE PROTECTION FENCE
- LIMIT OF WORK LINE
- EXISTING TREE TO BE REMOVED (SEE TREE INVENTORY FOR TREES TO BE SALVAGED AND/OR TRANSPLANTED ON SITE)
- 1 / TP-101 — EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)
- EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)
- 6" DEPTH ARBORIST CHIPS OR SITE GENERATED WOOD CHIPS FROM TREE REMOVAL OVER CRITICAL ROOT ZONE
- SPECIAL CONSTRUCTION REQUIREMENTS
  SEE NOTES
  CERTIFIED ARBORIST SHALL OBSERVE WORK WITHIN DRIPLINE OUTSIDE OF TREE PROTECTION FENCING

TREE PROTECTION FENCING SHALL BE IN PLACE AND VISIBLE PRIOR TO THE START OF CONSTRUCTION ACTIVITY, INCLUDING MATERIAL DELIVERIES AND DEMOLITION. DO NOT RELOCATE FENCING AT ANY TIME WITHOUT WRITTEN APPROVAL FROM THE OWNER.

TREE PROTECTION NOTES

1. SEE SURVEY FOR EXISTING CONDITIONS
2. NO CONSTRUCTION ACTIVITY IS ALLOWED UNTIL TREE PROTECTION FENCING AND ARBORIST CHIP MULCH HAVE BEEN INSTALLED AND ACCEPTED.
3. SEE SPECIFICATION SECTION 01 56 39. SCOPE EXCLUDES STUMP REMOVAL/GRINDING.
4. REMOVAL AND REPLACEMENT OF TREES WITHIN RIGHT-OF-WAY ACCORDING TO CITY OF SEATTLE REQUIREMENTS - SEE THE STREET IMPROVEMENT PERMIT (SIP).
5. PROVIDE PROTECTION OF EXISTING TREES TO REMAIN INCLUDING, BUT NOT LIMITED TO, ARBORIST OVERSIGHT, PROTECTION FENCING AT OUTER CRITICAL ROOT ZONE, ARBORIST CHIP MULCH OVER ALL ROOT ZONES, AND SPECIAL PROTECTION MEASURES WITHIN ROOT ZONES THROUGHOUT PROJECT.
6. PROVIDE PROTECTION OF EXISTING TREES TO REMAIN IN THE RIGHT-OF-WAY PER CITY OF SEATTLE REQUIREMENTS.
7. SEE TP-101 FOR TREE PROTECTION DETAILS.
8. WHERE TREE PROTECTION FENCING AND CONSTRUCTION FENCING COINCIDE, USE ONLY ONE FENCE, WHICHEVER IS MORE STABLE AND PERMANENT.
9. SEE SPECIFICATION SECTION 01 56 39 FOR TREE TRUNK HARVESTING/SALVAGE REQUIREMENTS.
10. CLEAR ALL UNDERSTORY VEGETATION WITHIN TREE PROTECTION AREAS PRIOR TO INSTALLATION OF TREE PROTECTION MULCH. REMOVE ALL INVASIVE SHRUBS AND VINES INCLUDING BUT NOT LIMITED TO BLACKBERRY, HOLLY, AND IVY. REMOVAL SHALL BE BY HAND WITHIN ROOT PROTECTION AREAS. REMOVE ALL ROOTS OF INVASIVE PLANTS.

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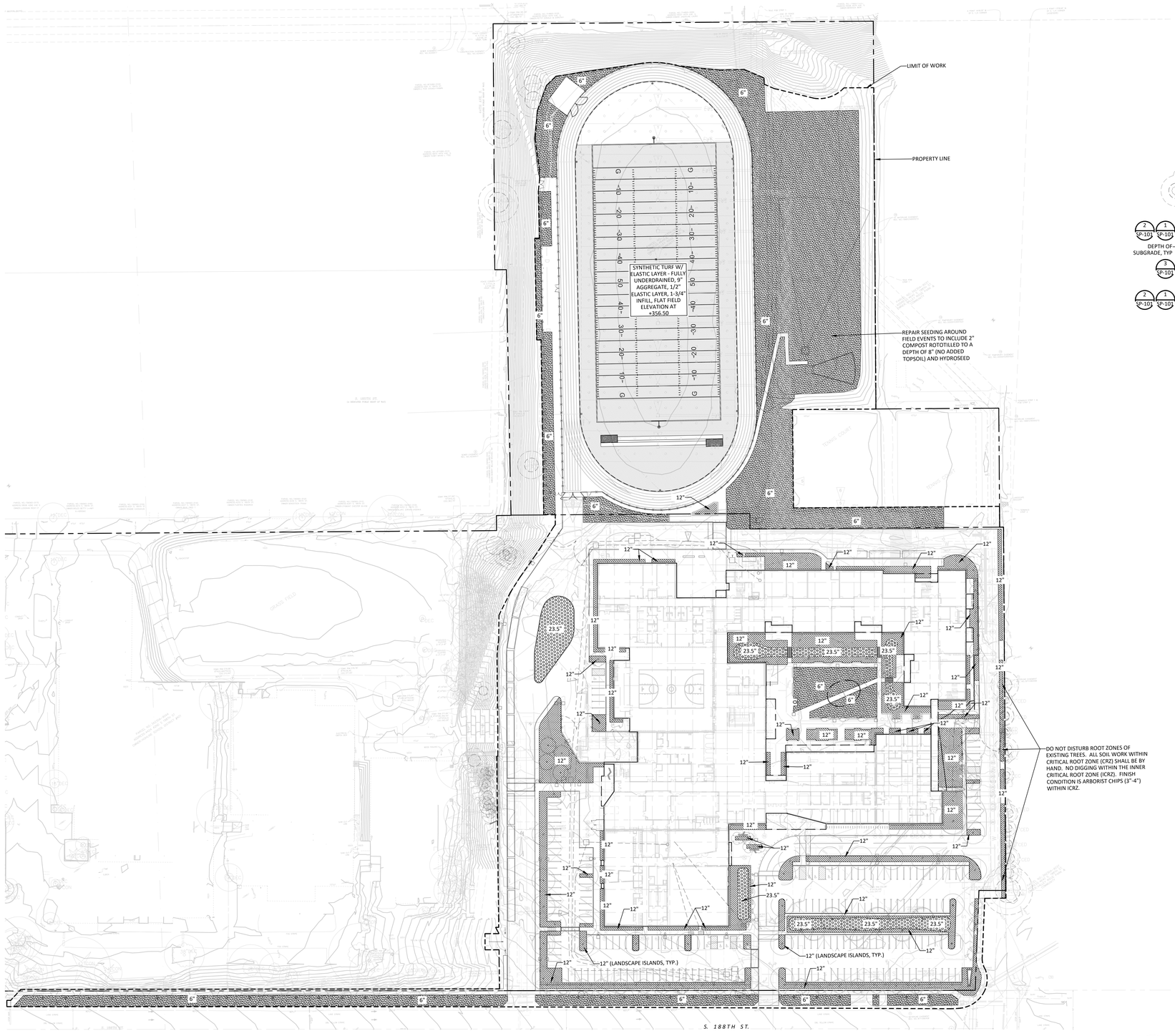
TREE PROTECTION PLAN

TP-100

CONDITIONAL USE PERMIT - RESUBMITTAL 2



SOILS PLAN LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF WORK LINE
- CONTOURS - EXISTING
- CONIFEROUS TREE*
  DECIDUOUS TREE*
  *PROVIDE SOIL PREPARATION FOR ALL NEW TREES
- EXISTING TREE OUTER CRITICAL ROOT ZONE (DRIPLINE)
- EXISTING TREE INNER CRITICAL ROOT ZONE (1/2 DRIPLINE)
- 2/SP-101, 1/SP-101 — DEPTH OF SUBGRADE, TYP — 12" — SHRUB AND GROUNDCOVER PLANTINGS: SUBGRADE PREP: 3" COMPOST TILLED INTO SUBGRADE, PLUS 6" PLANTING SOIL, 3" TOP MULCH
- 3/SP-101 — 23.5" — BIORETENTION PLANTINGS - SUBGRADE PREP: 2.5" BIORETENTION SOIL TILLED INTO SUBGRADE, PLUS 18" BIORETENTION SOIL, 3" TOP MULCH
- 2/SP-101, 1/SP-101 — 6" — SEEDED LAWN - SUBGRADE PREP: 2.5" COMPOST TILLED INTO SUBGRADE, PLUS 3.5" PLANTING SOIL
- TREE PROTECTION AND RESTORATION AREA - REMOVAL OF ALL INVASIVES (INCLUDING HOLLY, SCOTCH BROOM, BLACKBERRY). RETAIN NATIVE SHRUBS OF SALAL, FERNS AND MAHONIA. 6" DEPTH OF ARBORIST CHIPS - HOLD 6" AWAY FROM EXISTING TRUNKS OF TREES TO REMAIN

SOIL PLAN NOTES

1. SEE SURVEY FOR EXISTING CONDITIONS
2. REFER TO SEC 32 91 00.
3. ALL PLANTING AREAS INCLUDING HYDROSEEDED LAWNS AND REPAIR AREAS, SHALL RECEIVE 2.5" COMPOST PER SEC. 329100 RIPPED AND MIXED TO A DEPTH OF AT LEAST 8". SEE LEGEND FOR PLANTING SOIL DEPTHS IN SPECIFIC AREAS.
4. ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITY OF ANY KIND, INCLUDING STORAGE OF MATERIALS, SHALL RECEIVE FULL SUBGRADE PREPARATION PER SEC. 32 91 00 INCLUDING COMPOST AND HYDROSEEDING PER SEC. 32 92 00 WHICH MEETS SWMMWW BMP T5.13.
5. CONTRACTOR RESPONSIBLE FOR ACCOMMODATING ANY FLUFF FACTOR OR SETTLING. DEPTHS SHOWN ARE MINIMUMS.
6. SEE SOIL PREPARATION DETAILS ON SHEET SP-101.

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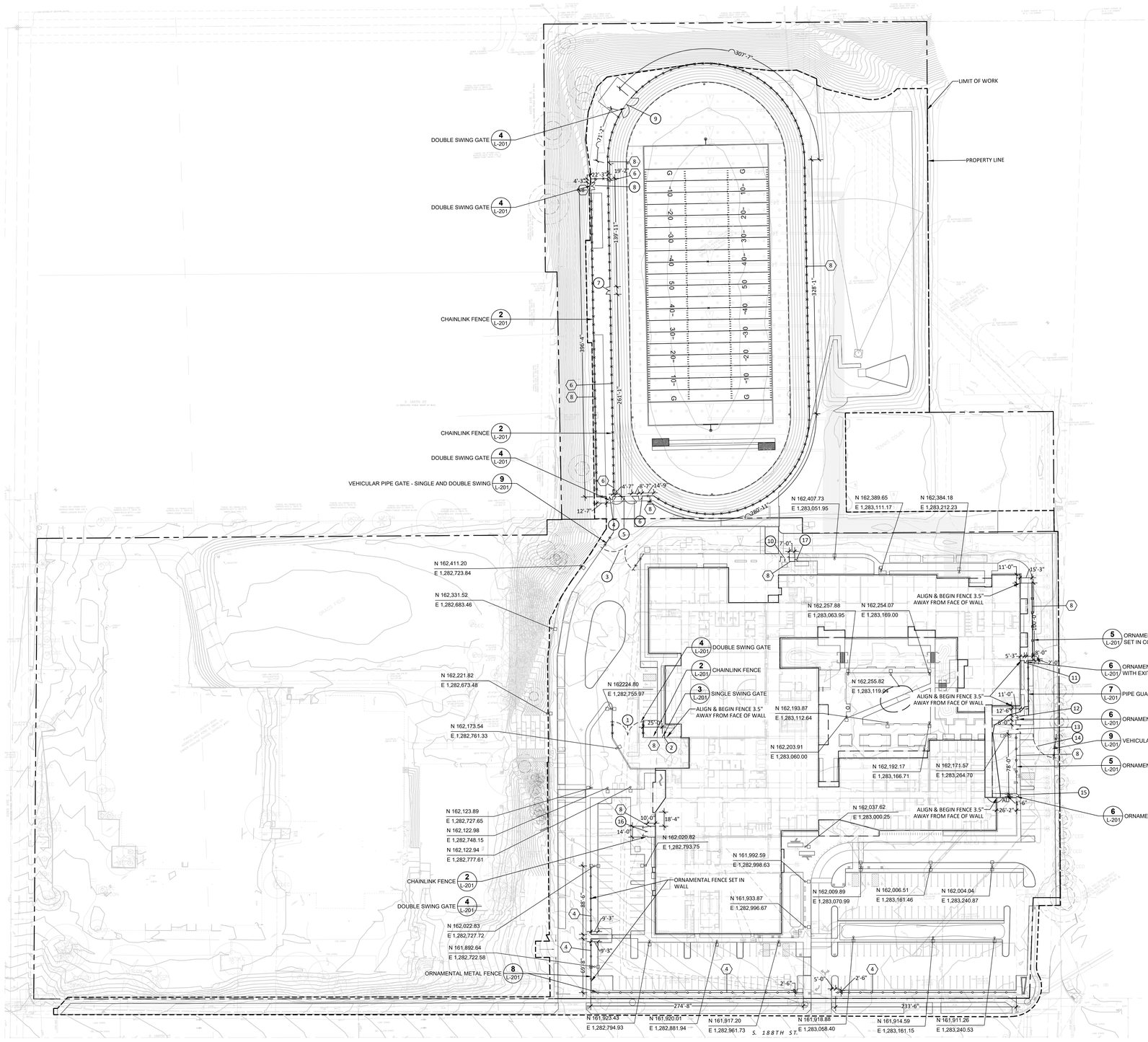
SOILS & SUBGRADE PLAN

SP-100

CONDITIONAL USE PERMIT - RESUBMITTAL 2



SCALE: 1"=50'-0"

FENCE AND LIGHTING LEGEND

- BLACK PVC CHAIN LINK FENCE (SEC 32 31 13)
- ORNAMENTAL FENCE 1 (SEC 32 31 19)
- ORNAMENTAL FENCE 2 (SEC 32 31 19)
- GUARDRAIL
- SINGLE SWING GATE
- DOUBLE SWING GATE
- SINGLE SWING VEHICULAR GATE
- DOUBLE SWING VEHICULAR GATE
- (#) HEIGHT OF FENCE (FT.)
- (#) GATE ID #
- LIGHT FIXTURE, SEE ELECTRICAL
- N:XXX.XX E:XXX.XX NORTHING / EASTING POINTS FOR LIGHT POLE LAYOUT

NOTES:

1. SEE SITE SURVEY FOR EXISTING CONDITIONS.
2. ALL FENCE ANGLES TO BE 90° UNLESS OTHERWISE NOTED.
3. ALIGN FENCE PERPENDICULAR OR FLUSH TO FACE OF BUILDING WITH A 3.5" GAP BETWEEN BUILDING AND FENCE, TYP.
4. ALIGN GATES PERPENDICULAR TO AND CENTERED ON ROUTE OF VEHICULAR OR PEDESTRIAN PAVEMENT OR ROUTE OF TRAVEL, TYP. UNLESS OTHERWISE NOTED.
5. ALL GATES SHALL HAVE STANDARD LATCHES UNLESS OTHERWISE NOTED ON PLANS.
6. SEE LAYOUT PLAN FOR RAMP AND STAIR RAILS.
7. SEE LAYOUT PLAN FOR DIMENSIONS UNLESS OTHERWISE NOTED.

GATE SCHEDULE

GATE ID NUMBER	SWING	HEIGHT	OPENING WIDTH	MATERIAL	HARDWARE
1	DOUBLE	8'-0"	40'-0"	CHAIN LINK W/ PRIVACY SLATS	LATCH W/ LOCK
2	SINGLE	8'-0"	3'-0"	CHAIN LINK W/ PRIVACY SLATS	LATCH W/ LOCK
3	DOUBLE	6'-0"	46'-0"	VEHICULAR PIPE GATE	LATCH W/ LOCK
4	DOUBLE	8'-0"	8'-0"	CHAIN LINK	LATCH W/ LOCK
5	DOUBLE	8'-0"	20'-0"	CHAIN LINK	LATCH W/ LOCK
6	SINGLE	8'-0"	3'-0"	CHAIN LINK	LATCH W/ LOCK
7	DOUBLE	6'-0"	10'-0"	CHAIN LINK	LATCH W/ LOCK
8	DOUBLE	8'-0"	10'-0"	CHAIN LINK	LATCH W/ LOCK
9	DOUBLE	8'-0"	20'-0"	CHAIN LINK	LATCH W/ LOCK
10	DOUBLE	8'-0"	12'-0"	CHAIN LINK	LATCH W/ LOCK
11	SINGLE	8'-0"	3'-0"	CHAIN LINK W/ PRIVACY SLATS	EXIT PANIC HARDWARE
12	DOUBLE	8'-0"	6'-0"	ORNAMENTAL	EXIT PANIC HARDWARE
13	DOUBLE	8'-0"	12'-0"	ORNAMENTAL	LATCH W/ LOCK
14	SINGLE	6'-0"	24'-0"	VEHICULAR PIPE GATE	LATCH W/ LOCK
15	SINGLE	8'-0"	3'-0"	ORNAMENTAL	EXIT PANIC HARDWARE
16	DOUBLE	8'-0"	10'-0"	CHAIN LINK	LATCH W/ LOCK
17	SINGLE	8'-0"	3'-0"	CHAIN LINK	EXIT PANIC HARDWARE

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4424 S 188th St
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Date:	05/12/2023
Job No.:	21930
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Revisions

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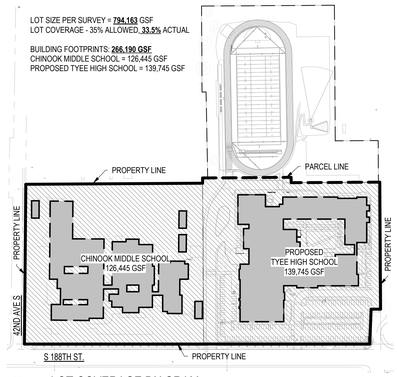
OVERALL FENCING PLAN

LF-100

CONDITIONAL USE PERMIT - RESUBMITTAL 2



3 LOT COVERAGE DIAGRAM
SCALE: 1" = 200'-0"

LEGEND

- ADA ACCESSIBLE PATH TO PUBLIC WAY FROM EXIT
- ADA ACCESSIBLE PATH TO ENTRY
- PROPERTY LINE
- LIMIT OF WORK
- BUILDING MAIN ENTRIES

ZONING DATA

(CITY OF SEATAC)

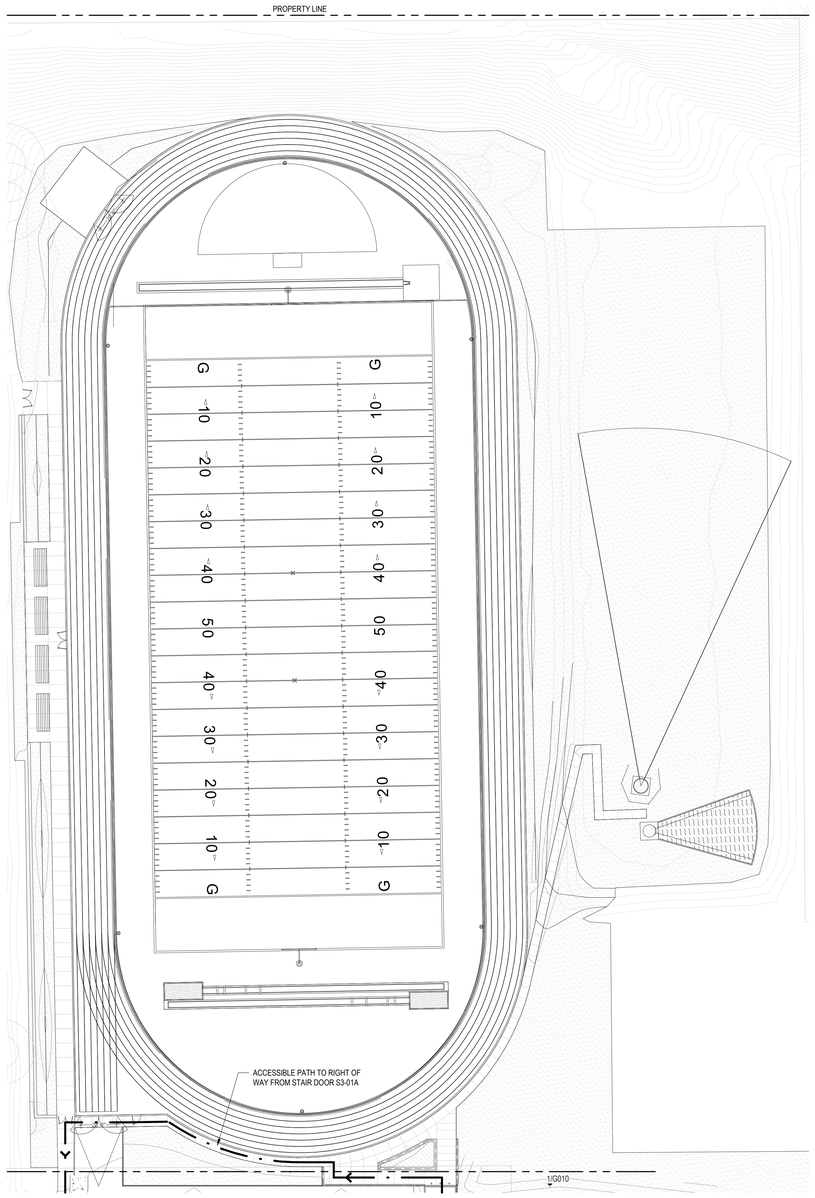
PARCEL NUMBER: 342304-9044

LOT SIZE: 814,572 (794,163) GROSS SQUARE FEET

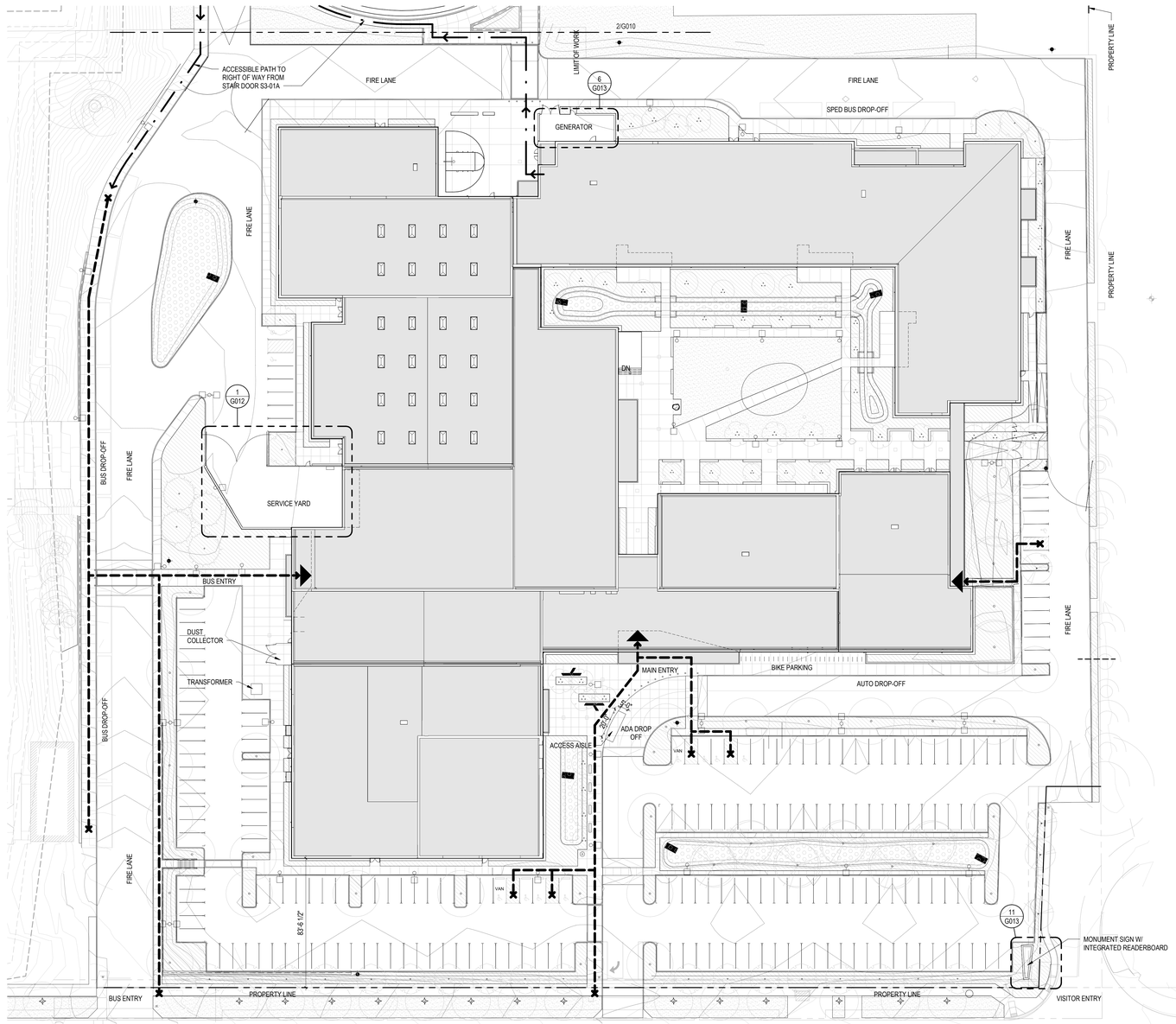
ZONING: UL-7,200 (Urban Low DensityResidential)

GROSS SQUARE FEET OF NEW CONSTRUCTION: 218,024 SF

CLASSIFICATION	REQUIRED	ACTUAL
SETBACKS FRONT (SOUTH) SIDE (EAST) SIDE (WEST) REAR (NORTH)	PER SMC 15.400.100 20' 5' 5' 15'	 105'-11" 39'-3" 135'-5" 45'-5"
MAXIMUM BUILDING HEIGHT	PER SMC 15.400.100 30'	PER SMC 15.400.100 45'
MAXIMUM LOT COVERAGE BY STRUCTURES	35% MAX.	33.5%
IMPERVIOUS SURFACE	**EXISTING**	**FINAL**
BUILDINGS DRIVEWAYS/ PARKING WALKWAYS/ PATIOS		218,024 SQ FT 148,653 SQ FT 55,626 SQ FT
TOTAL IMPERVIOUS SURFACES: TOTAL LOT SQUARE FOOTAGE: **TOTAL LOT COVERAGE:**	 PER SMC 15.400.100 NO MAX	422,303 SQ FT 794,163 SQ FT **53%**
	REQUIRED	**ACTUAL**
PARKING: CAR BIKE	135 STALLS 21 SPACES	208 STALLS 56 SPACES



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

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ARCHITECTURAL SITE PLAN

G010

CONDITIONAL USE PERMIT - RESUBMITTAL 2

GENERAL PLAN NOTES

1. SEE SHEET A010 FOR TYPICAL PARTITON HEAD DETAILS
2. REFER TO LIFE SAFETY (AL) AND SPECIAL WALL (AW) PLAN SHEETS FOR ADDITIONAL WALL AND PARTITION REQUIREMENTS AND PROVIDE RATINGS AS INDICATED.
3. FOR FURNITURE, FIXTURES AND EQUIPMENT SEE FF SERIES DRAWINGS.
4. REFER TO MECHANICAL DRAWINGS FOR EXTENT OF HOUSEKEEPING PADS, TYP. (ALL PADS NOT SHOWN).
5. REFER TO REFERENCED ENLARGED PLANS FOR ADDITIONAL FLOOR PLAN INFORMATION, i.e. PARTITION TYPES, ROOM NUMBERS, AND DOOR TAGS.
6. SEE STRUCTURAL FOR ALL RECESSED SLAB LOCATIONS TO RECEIVE FLOOR MATERIALS AS SCHEDULED ON FLOOR PATTERN AND FINISH SCHEDULE SHEETS.

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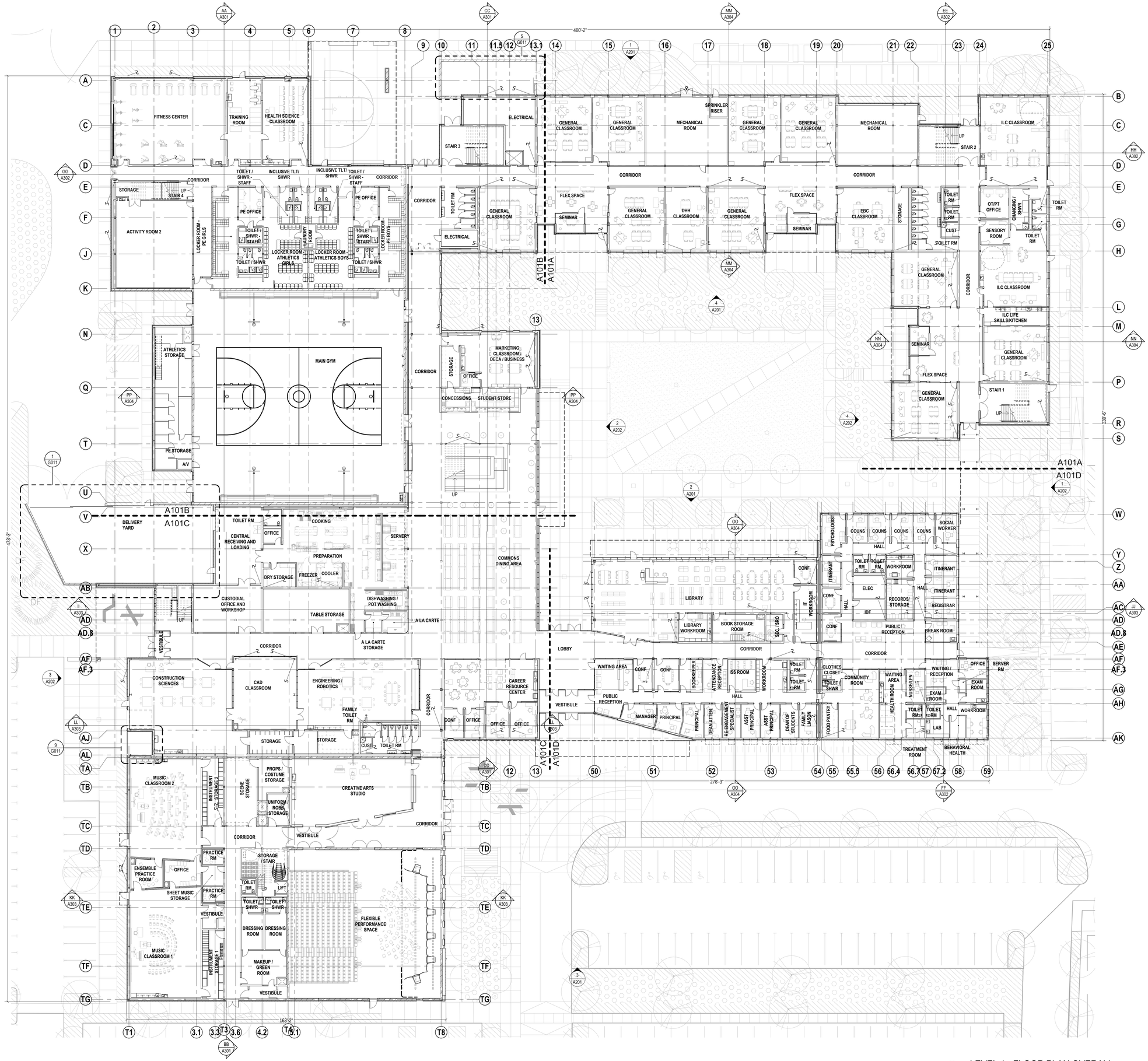
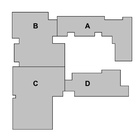


LEVEL 1 - FLOOR PLAN OVERALL
SCALE: 1/16" = 1'-0"



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LEVEL 1 FLOOR PLAN OVERALL

A101

CONDITIONAL USE PERMIT - RESUBMITTAL 2

GENERAL PLAN NOTES

1. SEE SHEET A010 FOR TYPICAL PARTITON HEAD DETAILS
2. REFER TO LIFE SAFETY (AL) AND SPECIAL WALL (AW) PLAN SHEETS FOR ADDITIONAL WALL AND PARTITION REQUIREMENTS AND PROVIDE RATINGS AS INDICATED.
3. FOR FURNITURE, FIXTURES AND EQUIPMENT SEE FF SERIES DRAWINGS.
4. REFER TO MECHANICAL DRAWINGS FOR EXTENT OF HOUSEKEEPING PADS, TYP. (ALL PADS NOT SHOWN).
5. REFER TO REFERENCED ENLARGED PLANS FOR ADDITIONAL FLOOR PLAN INFORMATION, i.e. PARTITION TYPES, ROOM NUMBERS, AND DOOR TAGS.
6. SEE STRUCTURAL FOR ALL RECESSED SLAB LOCATIONS TO RECEIVE FLOOR MATERIALS AS SCHEDULED ON FLOOR PATTERN AND FINISH SCHEDULE SHEETS.

LEVEL 2 - FLOOR PLAN OVERALL
SCALE: 1/16" = 1'-0"

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LEVEL 2 FLOOR PLAN OVERALL

A102

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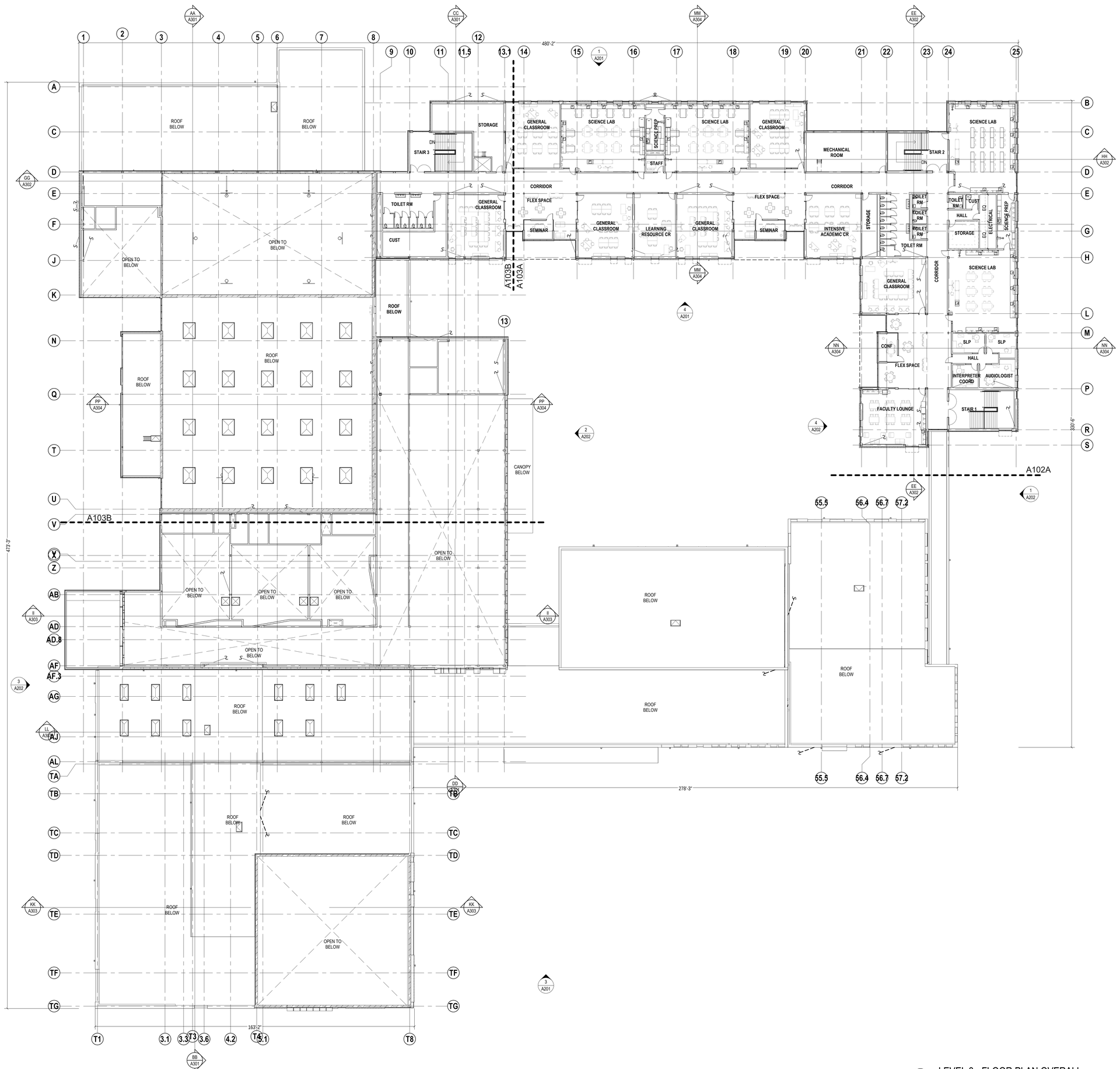

GENERAL PLAN NOTES

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2. REFER TO LIFE SAFETY (AL) AND SPECIAL WALL (AW) PLAN SHEETS FOR ADDITIONAL WALL AND PARTITION REQUIREMENTS AND PROVIDE RATINGS AS INDICATED.
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5. REFER TO REFERENCED ENLARGED PLANS FOR ADDITIONAL FLOOR PLAN INFORMATION, i.e. PARTITION TYPES, ROOM NUMBERS, AND DOOR TAGS.
6. SEE STRUCTURAL FOR ALL RECESSED SLAB LOCATIONS TO RECEIVE FLOOR MATERIALS AS SCHEDULED ON FLOOR PATTERN AND FINISH SCHEDULE SHEETS.

LEVEL 3 - FLOOR PLAN OVERALL
SCALE: 1/16" = 1'-0"

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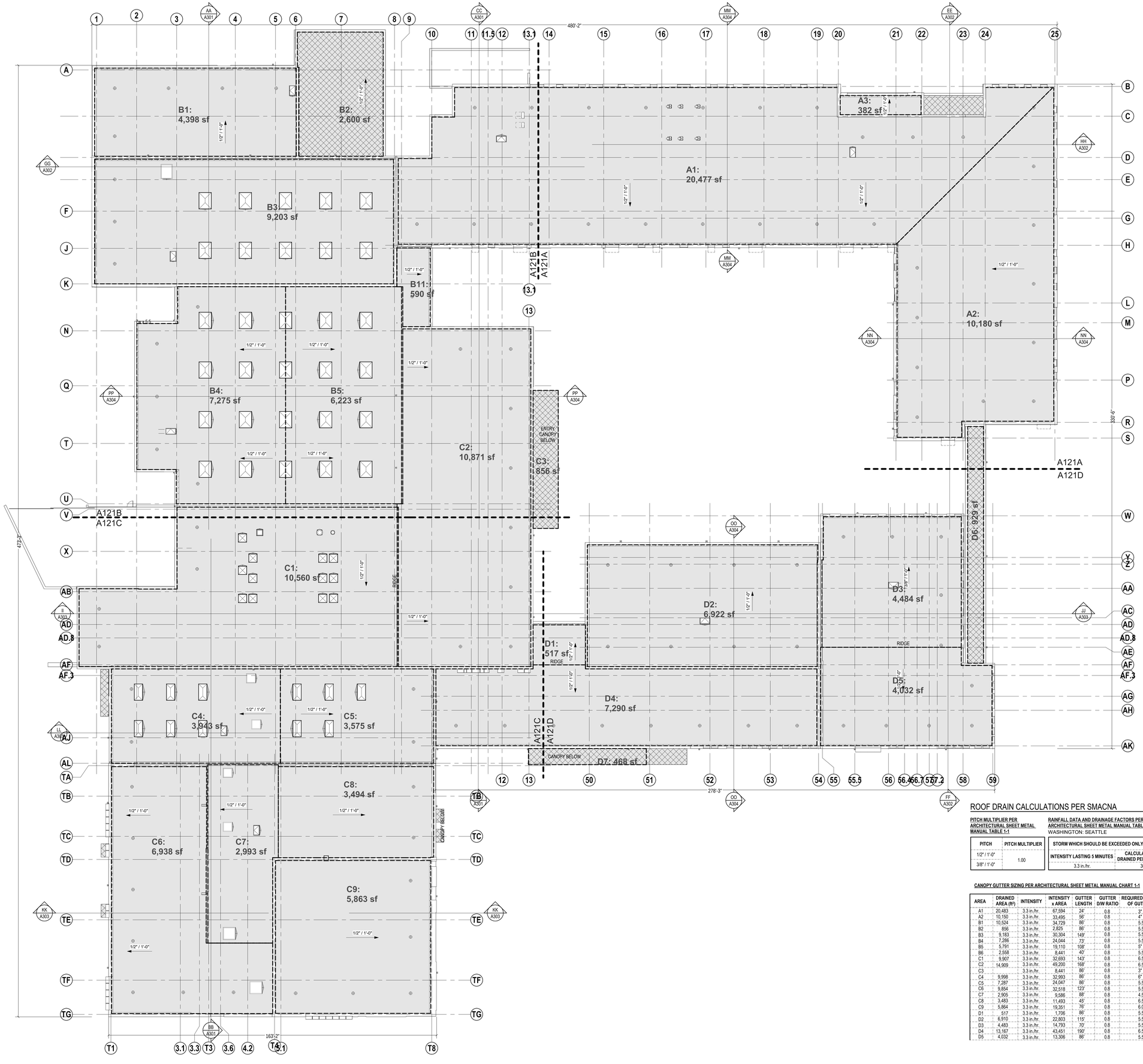
LEVEL 3 FLOOR PLAN OVERALL

A103

CONDITIONAL USE PERMIT - RESUBMITTAL 2



ROOF NOTES

1. ALL ROOFING IS TYPE R-1 UNLESS NOTED OTHERWISE.
2. CRICKETS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE LAYOUT PLAN FOR ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
3. ROOF PENETRATIONS OF ANY KIND SHALL NOT BE LOCATED IN CRICKET VALLEYS.
4. IN ADDITION TO PENETRATIONS SHOWN ON ROOF PLAN, REFER TO MECHANICAL, ELECTRICAL AND FOOD SERVICE DRAWINGS FOR ADDITIONAL LOCATIONS, TYPES, SIZES AND QUANTITIES. PROVIDE APPROPRIATE FLASHING REQUIRED.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS RELEASING WATER ON LOWER ROOFS, TYP. PROVIDE SACRIFICIAL ROOF MEMBRANE UNDER EACH SPLASH BLOCK.
6. FOR CONNECTION OF DOWNSPOUTS TO STORM DRAINAGE SYSTEM, SEE CIVIL DRAWINGS.
7. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL ROOFING DETAILS AND ROOF PARAPET HEIGHTS
8. MAINTAIN 1/4" PER FOOT MINIMUM SLOPE FOR ALL CRICKET VALLEYS
9. SKYLIGHT THERMAL ASSEMBLY REQUIREMENTS: MAX U-FACTOR 0.50, MAX SHGC 0.35.
10. FOR PIPE PENETRATIONS, REFERENCE DETAIL _____
11. FOR MECHANICAL CURBS, REFERENCE MECHANICAL EQUIPMENT SCHEDULE NOTES AND DETAILS _____
12. FOR SADDLE FLASHING, REFERENCE DETAIL _____
13. FOR MECHANICAL UNIT CONCRETE PADS SEE STRUCTURAL, TYP.

ROOF PLAN LEGEND

- R1
- R2
- GUTTER, SEE DETAILS FOR TYPE
- PIPE PENETRATIONS THROUGH ROOF
- EQUIP CURB w/ UPSLOPE CRICKET, MIN CRICKET SLOPE, 1/2" / 1'-0", MIN VALLEY SLOPE 1/4" / 1'-0"
- SKYLIGHT w/ UPSLOPE CRICKET, MIN CRICKET SLOPE, 1/2" / 1'-0", MIN VALLEY SLOPE 1/4" / 1'-0" SEE RCP FOR LOCATIONS
- CRICKET, MIN CRICKET SLOPE, 1/2" / 1'-0", MIN CRICKET VALLEY SLOPE 1/4" / 1'-0"
- ROOF LADDER
- WALKWAY PADS
- ROOF SCUPPER, CONDUCTOR HEAD, & DS
- ROOF DRAIN AND OVER FLOW
- SPLASH BLOCK, TYP
- FALL PROTECTION ANCHOR POINT

ROOF DRAIN CALCULATIONS PER SMACNA

PITCH MULTIPLIER PER ARCHITECTURAL SHEET METAL MANUAL TABLE 1-1

PITCH	PITCH MULTIPLIER
1/2" / 1'-0"	1.00
3/8" / 1'-0"	

RAINFALL DATA AND DRAINAGE FACTORS PER ARCHITECTURAL SHEET METAL MANUAL TABLE 1-2

WASHINGTON: SEATTLE

STORM WHICH SHOULD BE EXCEEDED ONLY ONCE IN 100 YEARS	
INTENSITY LASTING 5 MINUTES	CALCULATED ROOF AREA DRAINED PER DOWNSPOUT AREA
3.3 in./hr.	360 ft²/in²

DIMENSIONS OF STANDARD DOWNSPOUTS PER ARCHITECTURAL SHEET METAL MANUAL TABLE 1-3

TYPE	AREA (in.²)	"A" SIZE (in.²)	DS SIZE (in.)
PLAIN	7.07	5.94	3
ROUND	12.57	11.04	4

CANOPY GUTTER SIZING PER ARCHITECTURAL SHEET METAL MANUAL CHART 1-1

AREA	DRAINED AREA (ft²)	INTENSITY	INTENSITY x AREA	GUTTER LENGTH	GUTTER D/W RATIO	REQUIRED WIDTH OF GUTTER	PROPOSED GUTTER SIZE
A1	20,483	3.3 in./hr.	67,594	24'	0.8	3"	4" D x 5" W
A2	10,150	3.3 in./hr.	33,495	56'	0.8	4"	4" D x 5" W
B1	10,524	3.3 in./hr.	34,729	86'	0.8	5.5"	
B2	856	3.3 in./hr.	2,825	86'	0.8	5.5"	
B3	9,183	3.3 in./hr.	30,304	149'	0.8	5.5"	5" D x 6" W
B4	7,286	3.3 in./hr.	24,044	73'	0.8	5.5"	5.5" D x 6.5" W
B5	5,791	3.3 in./hr.	19,110	108'	0.8	5"	4" D x 5" W
B6	2,558	3.3 in./hr.	8,441	40'	0.8	5.5"	4.5" D x 5.5" W
C1	9,907	3.3 in./hr.	32,693	143'	0.8	6.5"	5.5" D x 6.5" W
C2	14,909	3.3 in./hr.	49,200	168'	0.8	6.5"	5.5" D x 6.5" W
C3	857	3.3 in./hr.	8,441	86'	0.8	3"	1.22
C4	9,998	3.3 in./hr.	32,993	86'	0.8	6"	5" D x 6" W
C5	7,287	3.3 in./hr.	24,047	86'	0.8	5.5"	5" D x 6" W
C6	9,854	3.3 in./hr.	32,518	123'	0.8	5.5"	5" D x 6" W
C7	2,905	3.3 in./hr.	9,586	88'	0.8	4.5"	4" D x 4.5" W
C8	3,483	3.3 in./hr.	11,493	45'	0.8	6.5"	5.5" D x 6.5" W
C9	5,864	3.3 in./hr.	19,351	76'	0.8	6.0"	5" D x 6" W
D1	517	3.3 in./hr.	1,706	86'	0.8	5.5"	
D2	6,910	3.3 in./hr.	22,803	115'	0.8	5.5"	
D3	4,483	3.3 in./hr.	14,793	70'	0.8	5.5"	4.5" D x 5.5" W
D4	13,167	3.3 in./hr.	43,451	190'	0.8	6.5"	5.5" D x 6.5" W
D5	4,032	3.3 in./hr.	13,306	86'	0.8	5.5"	4.5" D x 5.5" W

AREA	DRAINED AREA (ft²)	# OF DS	AREA (ft²) / 360 (ft²/in.²)	PROPOSED DS SIZE (in.)
A1	20,483	5	11.70	4
A2	10,150	3	9.67	4
B1	10,524	3	10.02	4
B2	2,600			
B3	9,183	3	8.75	4
B4	7,286	2	10.41	4
B5	5,791	3	5.52	3
B6	2,558	1	7.31	4
C1	9,907	3	9.44	4
C2	14,909	4	10.65	4
C3	857	2	1.22	3
C4	9,998	3	9.52	4
C5	7,287	2	10.41	4
C6	9,854	3	9.38	4
C7	2,905	2	4.15	3
C8	3,483	1	9.95	4
C9	5,864	2	8.38	4
D1	517	1	1.48	3
D2	6,910	3	6.58	3
D3	4,483	2	6.40	3
D4	13,167	4	9.40	4
D5	4,032	2	5.76	3

OVERALL ROOF PLAN

SCALE: 1/16" = 1'-0"

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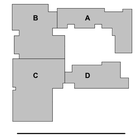


Date: 07/29/2022
Job No.: 21930
Drawn By: TL
Checked by: DG

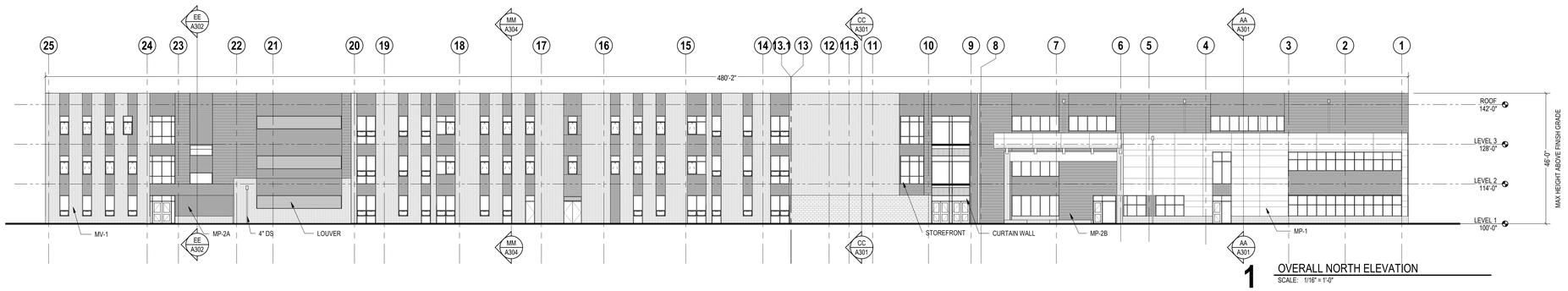
Revisions

#	Date	Description

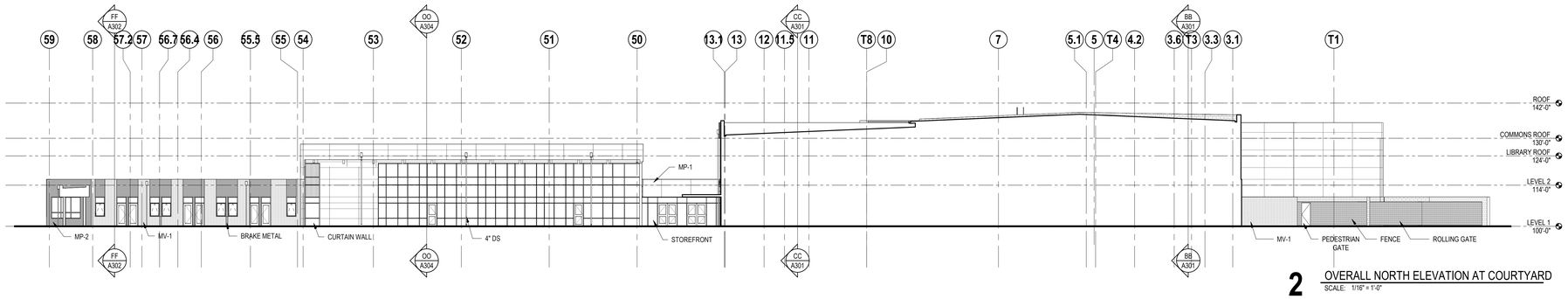
ROOF PLAN OVERALL

A121

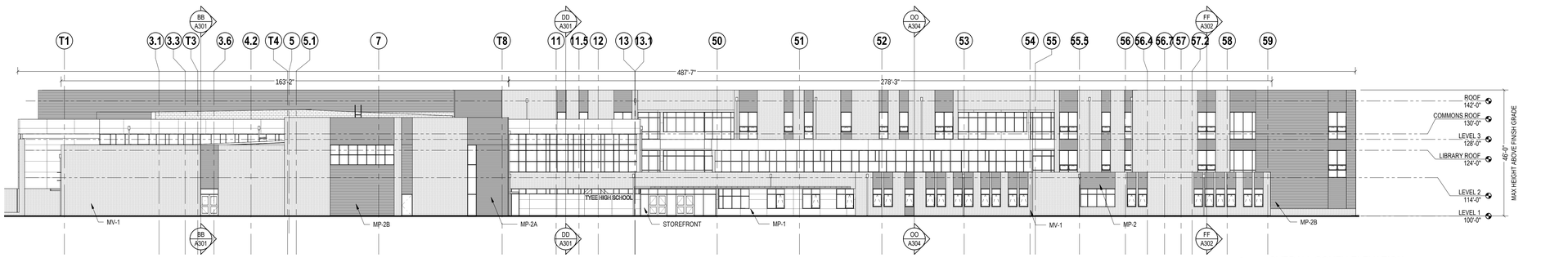
CONDITIONAL USE PERMIT - RESUBMITTAL 2



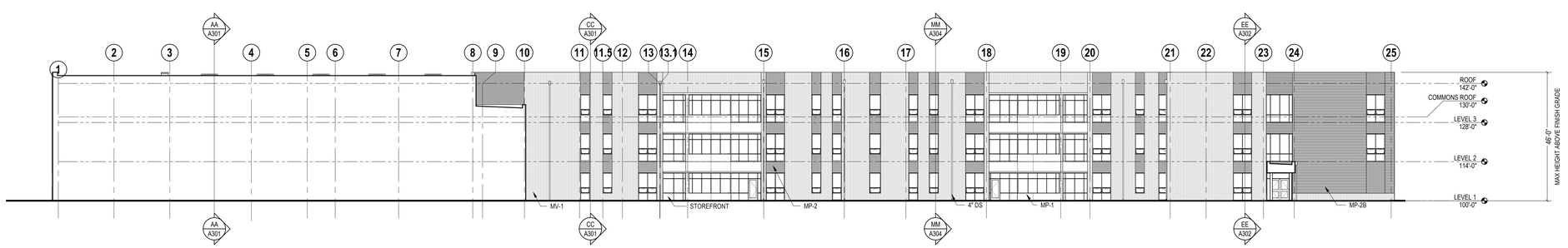
1 OVERALL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 OVERALL NORTH ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 OVERALL NORTH ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"

GENERAL ELEVATION NOTES

1. REFER TO WINDOW AND LOUVER TYPES FOR WINDOW & LOUVER SIZES AND DIMENSIONS RELATIVE TO FLOOR LEVELS.
2. REFER TO STRUCTURAL AND CIVIL DRAWINGS FOR FOUNDATION AND SUBGRADE INSULATION.
3. SEE CIVIL AND LANDSCAPE FOR EXTERIOR GRADE CONDITIONS.
4. MEP SHOWN FOR REFERENCE ONLY.

EXTERIOR ELEVATION MATERIAL & FINISH LEGEND

- MV-1
- MV-2
- MP-1
- MP-2
- MP2A
- MP2B

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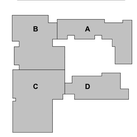

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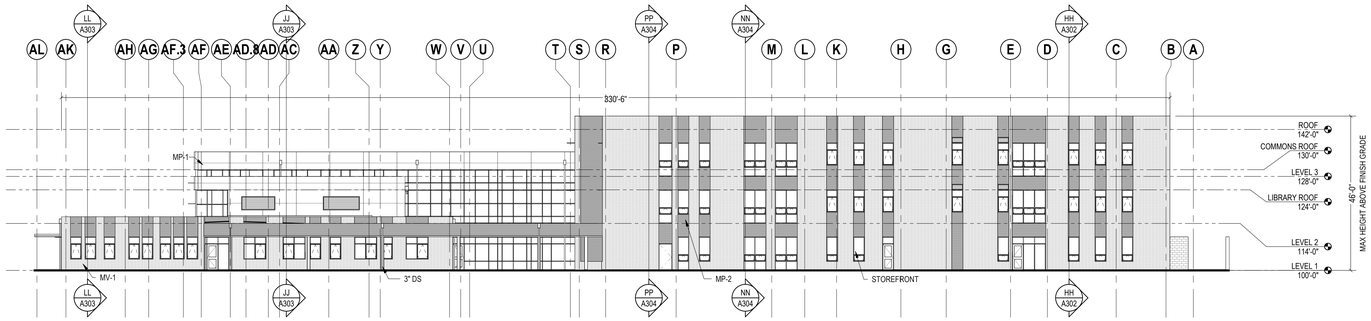
OVERALL EXTERIOR ELEVATIONS

A201

CONDITIONAL USE PERMIT - RESUBMITTAL 2

GENERAL ELEVATION NOTES

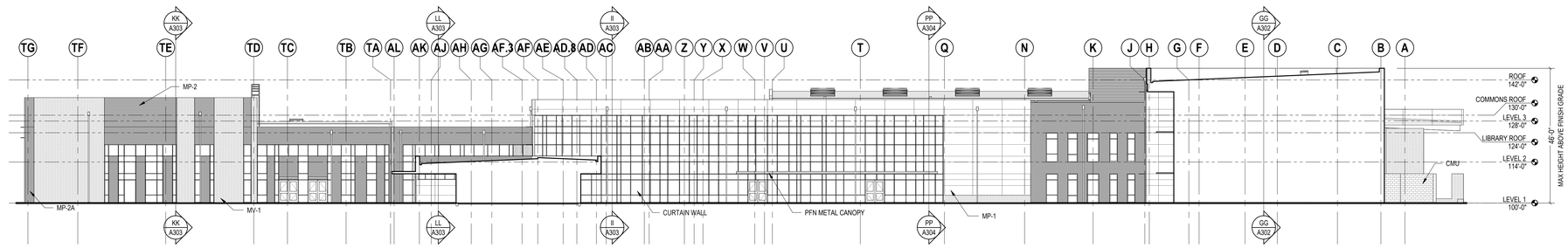
1. REFER TO WINDOW AND LOUVER TYPES FOR WINDOW & LOUVER SIZES AND DIMENSIONS RELATIVE TO FLOOR LEVELS.
2. REFER TO STRUCTURAL AND CIVIL DRAWINGS FOR FOUNDATION AND SUBGRADE INSULATION.
3. SEE CIVIL AND LANDSCAPE FOR EXTERIOR GRADE CONDITIONS.
4. MEP SHOWN FOR REFERENCE ONLY.



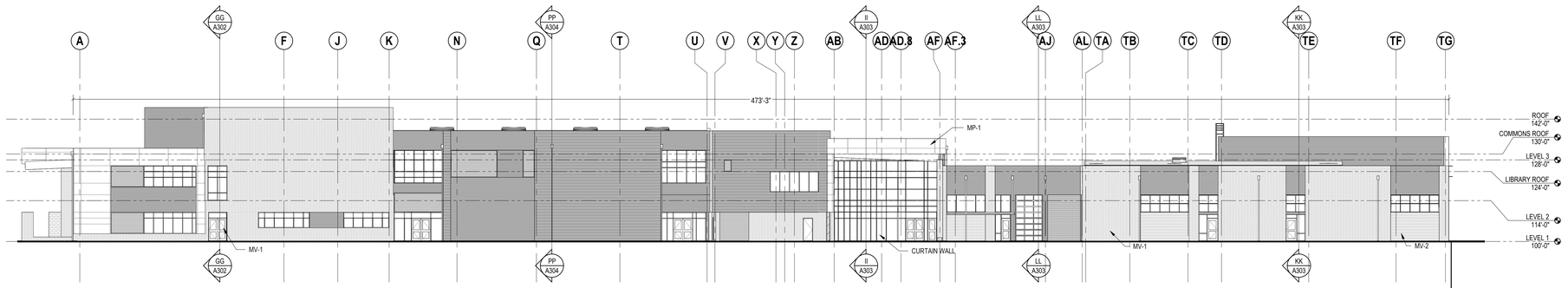
1 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL & FINISH LEGEND

- MV-1
- MV-2
- MP-1
- MP-2
- MP2A
- MP2B



2 OVERALL EAST ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"



3 OVERALL WEST ELEVATION
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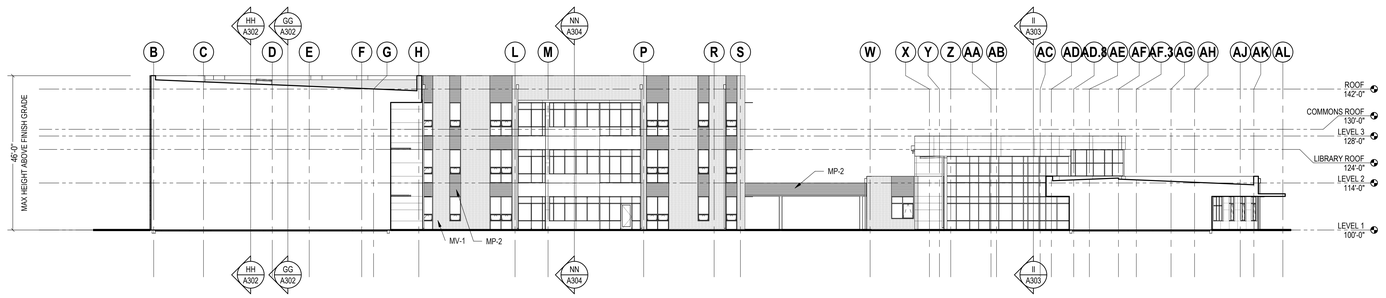

4 OVERALL WEST ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"

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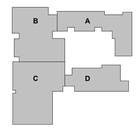

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Checked by:	Checker

Revisions

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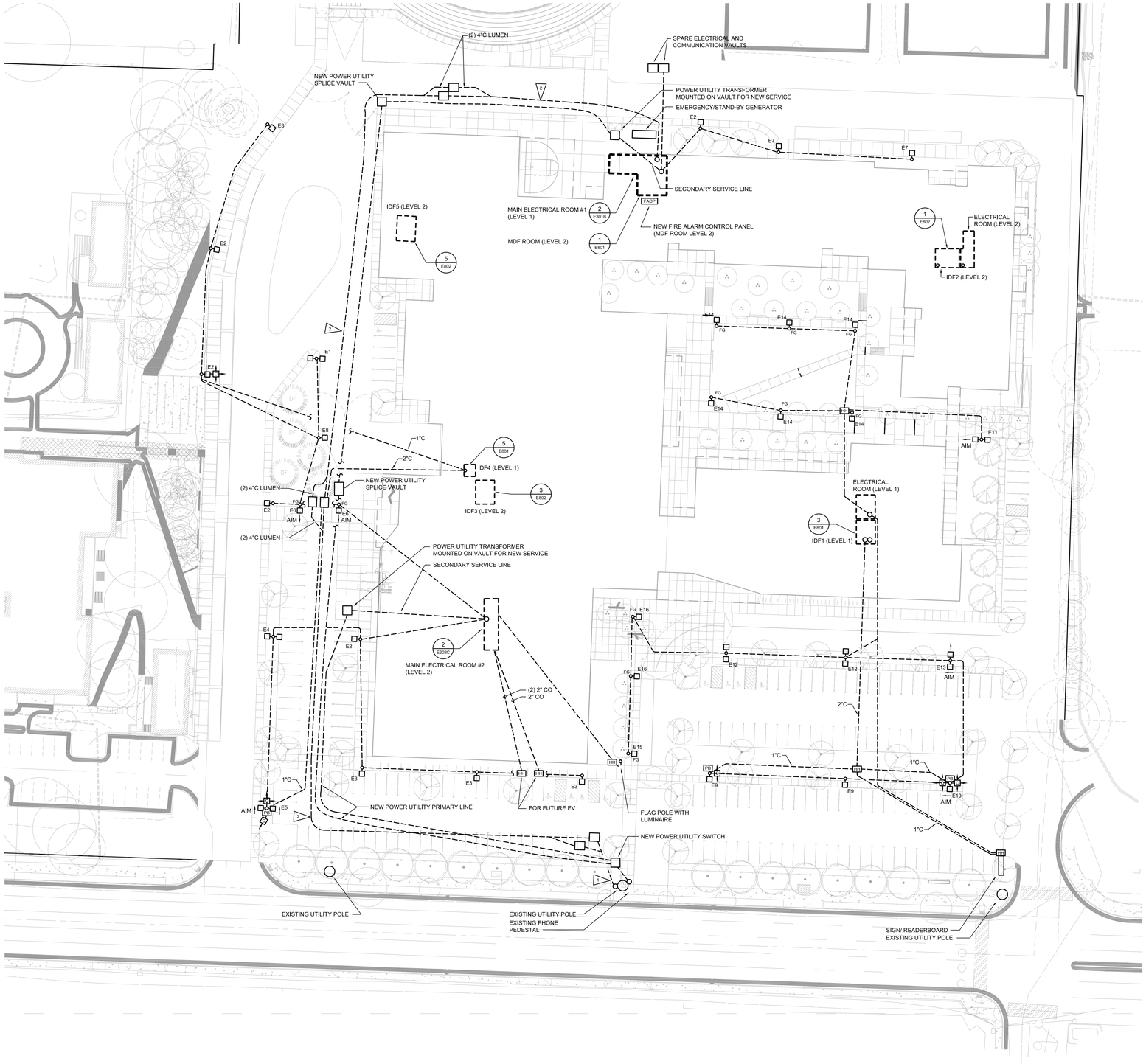
OVERALL EXTERIOR ELEVATIONS

A202

CONDITIONAL USE PERMIT - RESUBMITTAL 2



SHEET NOTES:

1. PROVIDE CONCRETE BASE FOR ALL POLE TYPE SITE LIGHTING FIXTURES. PROVIDE FLUSH TYPE POLE BASE FOR SITE POLE FIXTURES DENOTED WITH 'FG'. SEE SHEET EXX FOR POLE BASE DETAILS AND ADDITIONAL REQUIREMENTS.
2. PROVIDE 1" CONDUIT AND 8 AWG CONDUCTORS FOR SITE LIGHTING AND POWER UNLESS OTHERWISE NOTED.
3. EXPOSED CONDUIT SHALL BE RIGID STEEL TYPE.
4. INSTALL UNDERGROUND CONDUIT PER TRENCHING DETAIL. SEE DETAIL XX, SHEET EXX.
5. ELECTRIC UTILITY COMPANY IS PUGET SOUND ENERGY (PSE) FURTHER REFERENCED ON THIS SHEET AS 'UTILITY'. COORDINATE WITH UTILITY CUSTOMER SERVICE REPRESENTATIVE PRIOR TO INSTALLATION. CONTACT JAMES MAULDIN AT (206) 940-9557. DIG TRENCH. UTILITY SHALL PROVIDE PRIMARY CONDUIT, WIRING, TRANSFORMER VAULT, AND TRANSFORMER. PROVIDE INSTALLATION IN ACCORDANCE WITH ALL UTILITY REQUIREMENTS INCLUDING FTB ENCASEMENT AND CDF BACKFILL AS REQUIRED. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
6. COORDINATE UNDERGROUND WORK WITH CIVIL AND LANDSCAPE. COORDINATE WITH TREE PROTECTION PLANS PER LANDSCAPE DRAWINGS AND AVOID CRITICAL ROOT ZONES OF EXISTING TREES.
7. ROUTE SITE LIGHTING CIRCUITS TO PANELS INDICATED VIA LIGHTING CONTROL PANELS.
8. REFER TO VAULT SCHEDULE ON THIS SHEET FOR VAULT SIZE AND ADDITIONAL INFORMATION.
9. SEE MECHANICAL EQUIPMENT SCHEDULE ON SHEET EXX AND ONE-LINE DIAGRAM FOR ADDITIONAL INFORMATION.
10. COORDINATE ALL UNDERGROUND ELECTRICAL WORK WITH CIVIL AND LANDSCAPE. REFER TO TREE PROTECTION SHEETS TPXX - TPXX AND TREE AND PLANT PROTECTION SPECIFICATION SECTIONS 015639 FOR CONSTRUCTION IMPACTS REQUIRED WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES AND UNDERGROUND PATHWAY AND TRENCHING. ROUTE CONDUITS BELOW SIDEWALKS AND NEW CURBS AS REQUIRED TO AVOID TREE PROTECTION AND CRITICAL ROOT ZONES. SEE SHEETS LXX - LXX FOR LOCATIONS/ DISTANCE/ SET BACK REQUIREMENTS OF ELECTRICAL EQUIPMENT FROM EXISTING AND PROPOSED TREES.

FLAG NOTES:

1. PROVIDE (4) 4" SCHEDULE-40 PVC CONDUITS WITH MULE TAPE TO THE MDF AT 36" BELOW GRADE. PROVIDE 10' GALVANIZED RIGID CONDUIT RISER UP (E) POLE AND CAP.
   (1) 4"C COMCAST CATV SERVICE ENTRANCE
   (2) 4"C LUMEN SERVICE ENTRANCE
   (1) 4"C OWNER WAN FIBER SERVICE ENTRANCE
   CONTACT ANDY OCTAVO W/ COMCAST 425.263.5483 TO COORDINATE CATV SERVICE ENTRANCE CABLING.
   CONTACT JASON TESDAL W/ LUMEN 206.345.3488 TO COORDINATE PHONE SERVICE ENTRANCE CABLING.
2. PROVIDE (4) 4" SCHEDULE-40 PVC CONDUITS WITH MULE TAPE TO THE MDF AT 36" BELOW GRADE AS FOLLOWS:
   (1) 4"C OWNER WAN FIBER SERVICE ENTRANCE
   (2) 4"C LUMEN SERVICE ENTRANCE
   (1) 4"C COMCAST CATV SERVICE ENTRANCE
3. PROVIDE (3) 2"C AND (2) 4" SCHEDULE-40 PVC CONDUITS WITH MULE TAPE TO THE IDF AS FOLLOWS:
   (2) 4"C TELECOMMUNICATIONS
   (1) 2"C INTERCOM CLOCK
   (1) 2"C SECURITY
   (1) 2"C ERRCS

TRUE NORTH

1 ELECTRICAL AND TELECOM SITE PLAN
SCALE: 1" = 30'-0"

CONDITIONAL USE PERMIT - RESUBMITTAL 2

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MICHAEL L. ROBERTS
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21901
REGISTERED
PROFESSIONAL ENGINEER
1/13/23

HIGHLINE SCHOOL DISTRICT
TYEE HIGH SCHOOL REPLACEMENT
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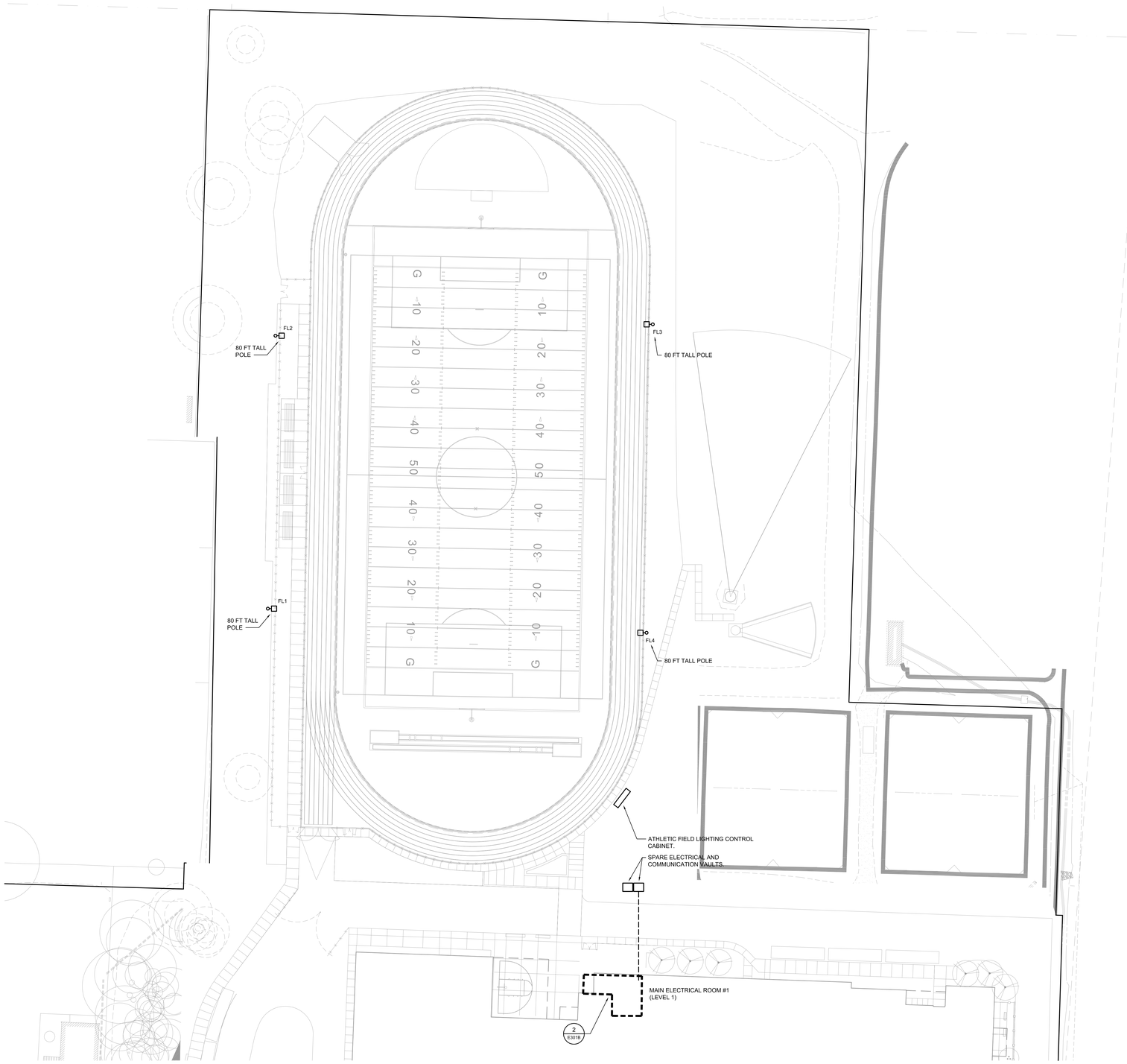
Date:	01/20/2023
Job No.:	19199
Drawn By:	MR
Checked by:	MR

Revisions

#	Date	Description

ELECTRICAL AND TELECOM SITE PLAN

E101



TRUE NORTH

1 ATHLETIC FIELD LIGHTING

SCALE: 1" = 30'-0"

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Date:	01/20/2023
Job No.:	19199
Drawn By:	MR
Checked by:	MR

Revisions

#	Date	Description

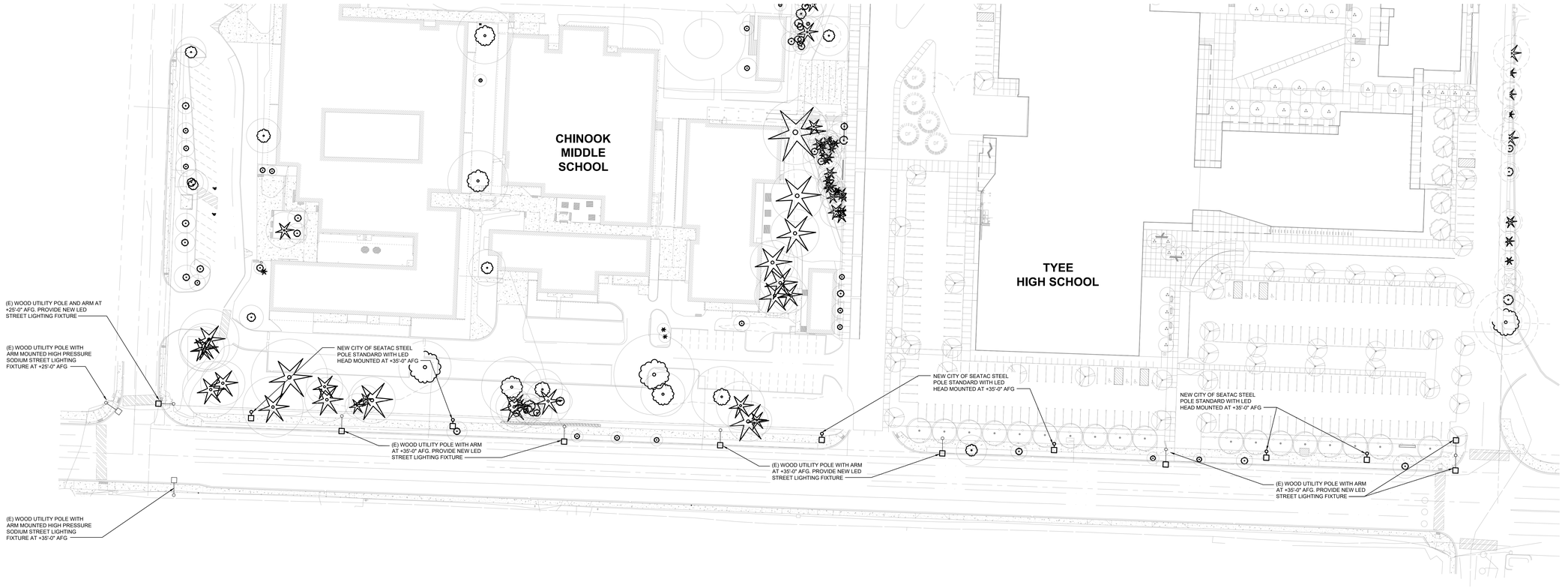
ATHLETIC FIELD LIGHTING

E102

CONDITIONAL USE PERMIT - RESUBMITTAL 2

STREET LIGHTING GENERAL NOTES:

1. EXISTING STREET LIGHTING SYSTEM SHALL BE MAINTAINED DURING CONSTRUCTION.
2. WORK MUST BE SCHEDULED SUCH THAT NO TWO (2) ADJACENT OR OPPOSITE STREETLIGHTS ARE DISABLED AT ANY ONE TIME.
3. ANY EXCAVATION IN PROXIMITY TO AN EXISTING STREETLIGHT POLE MUST BE DONE WITHOUT UNDERMINING ITS STABILITY. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY STABILIZING SUPPORT.



TRUE NORTH

1 S 188TH ST - RIGHT OF WAY STREET LIGHTING PLAN
SCALE: 1" = 40'-0"

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Date:	05/12/2023
Job No.:	21930
Drawn By:	MR
Checked by:	MR

S 188TH ST - RIGHT OF WAY ELECTRICAL PLANS

E103

CONDITIONAL USE PERMIT - RESUBMITTAL 2

GROUND LOOP NOTES

1. COORDINATE PHASING OF SITE WORKS SCOPES WITH GENERAL CONTRACTOR AND SCHEDULE OF SITE WORK ACTIVITIES BY OTHERS IN THIS AND FUTURE PHASES.

2. THE OUTDOOR PIPING GRID SHALL BE INSTALLED PER IGSHPA STANDARDS BY IGSPHA CERTIFIED INSTALLERS AND BE COMPRISED SOLELY OF IGSHPA APPROVED POLYBUTYLENE OR POLYETHLENE PIPE AND FITTINGS. THE PIPE AND FITTINGS SHALL BE A MINIMUM WRITTEN 25-YEAR LIMITED WARRANTY SPECIFICALLY FOR GROUND SOURCE APPLICATIONS.

3. WATER RETURNING FROM THE HEAT PUMPS WILL FLOW THROUGH THE GROUND SOURCE PIPING GRID AND THEN THE CIRCULTING PUMP (S).

4. THE INDOOR PIPE LOOP SHALL BE SCHD. 40 BLACK STEEL, HARD COPPER, OR INTERNATIONAL GROUND SOURCE HEAT PUMP ASSOCIATION (IGSHPA) APPROVED POLYETHYLENE PIPE.

5. ALL INDOOR WATER PIPING (EXCEPT DRAIN SYSTEM) SHALL BE INSULATED IN CONFORMANCE WITH DIV 23 SPECIFICATION..

6. WATER CONNECTIONS TO EACH HEAT PUMP SHALL BE MADE USING A REINFORCED HOSE ASSEMBLY FUNISHED BY THE EQUIPMENT SUPPLIER, SUITABLE FOR AT LEAST 300 PSIG WORKING PRESSURE. THE HOSE ASSEMBLIES SHALL BE INSTALLED COMPLETE WITH SHUTOFF VALVES. THE CONTRACTOR SHALL INSTALL THE HOSE ASSEMBLIES IN THE PIPE LOOP PRIOR TO INSTALLATION OF THE HEAT PUMPS. THE HOSE ASSEMBLIES ARE TO BE TEMPORARILY COUPLED DIRECTLY FROM THE SUPPLY PIPING TO THE RETURN PIPING AT EACH HEAT PUMP LOCATION IN ORDER TO ALLOW FLUID CIRCULATION THROUGH THE ENTIRE LOOP FOR SYSTEM PURGING AND FLUSHING.

7. THE CONTRACTOR SHALL FLUSH THE ENTIRE WATER LOOP TO INSURE IT IS FREE OF DIRT, WELD SLAG AND OTHER DEBRIS BEFORE INSTALLING ANY HEAT PUMPS IN FUTURE PHASES.

8. ALL PIPING SHALL BE GRADED SO THAT AIR POCKETS WILL NOT OCCUR, AND SO THAT ANY ENTRAINED AIR WILL FOLLOW THE FLOW PATH.

9. AIR TRAP CHAMBERS WITH MANUAL AIR VENTS ARE TO BE INSTALLED AT STRATEGICALLY LOCATED HIGH POINTS WHERE AIR CAN ACCUMULATE AND BE VENTED.

10. AFTER THE SYSTEM IS FILLED AND ALL AIR IS PURGED, IT SHOULD BE PRESSURIZED TO 20-50 PSI FOR NORMAL OPERATION.

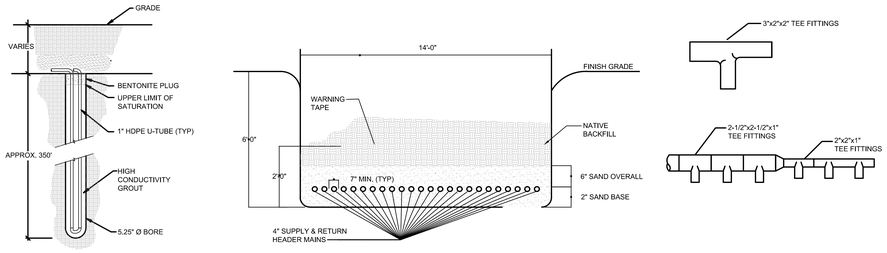
11. ADDITIONAL DESIGN CONSIDERATIONS ARE:
A. THE LENGTHS OF ALL LOOPS IN A PIPING GRID SHOULD BE EQUAL WITHIN 5%.
B. MINIMUM DEPTH FOR ALL OUTDOOR PIPING IS (5) FEET.
C. WHEN BACKFILLING TRENCHES OR BOREHOLES, THERE MUST BE NO VOIDS. BACKFILL TRENCHES WITH FINE GRANULAR MATERIAL. BACKFILL BOREHOLES AS SPECIFIED BY LOCAL CODE OR THE IGSHPA GROUTING MATERIAL.
D. IF NECESSARY, PENETRATE BELOW GRADE MASONRY WALLS BY USING PVC WELL CASING CUT TO WALL THINKNESS, LENGTH AND COMPRESSION WELL SEALS.
E. BEFORE INSPECTING FOR LEAKS, FILL THE PIPING GRID WITH WATER AND PRESSURIZE TO AT LEAST 100 PSI.
F. THE PIPING GRID SHOULD BE AT LEAST (5) FEET FROM FOUNDATIONS AND PROPERTY LINES.
G. THE PIPING GRID SHOULD BE AT LEAST (10) FEET FROM DRAIN FIELDS OR UTILITY LINES.
H. THE PIPING GRID SHOULD BE AT LEAST (20) FEET FROM NON-PUBLIC WELLS.
I. THE PIPING GRID SHOULD BE AT LEAST (50) FEET FROM PUBLIC WELLS.
J. THE PIPING GRID SHOULD BE AT LEAST (100) FEET FROM CESSPOOLS.

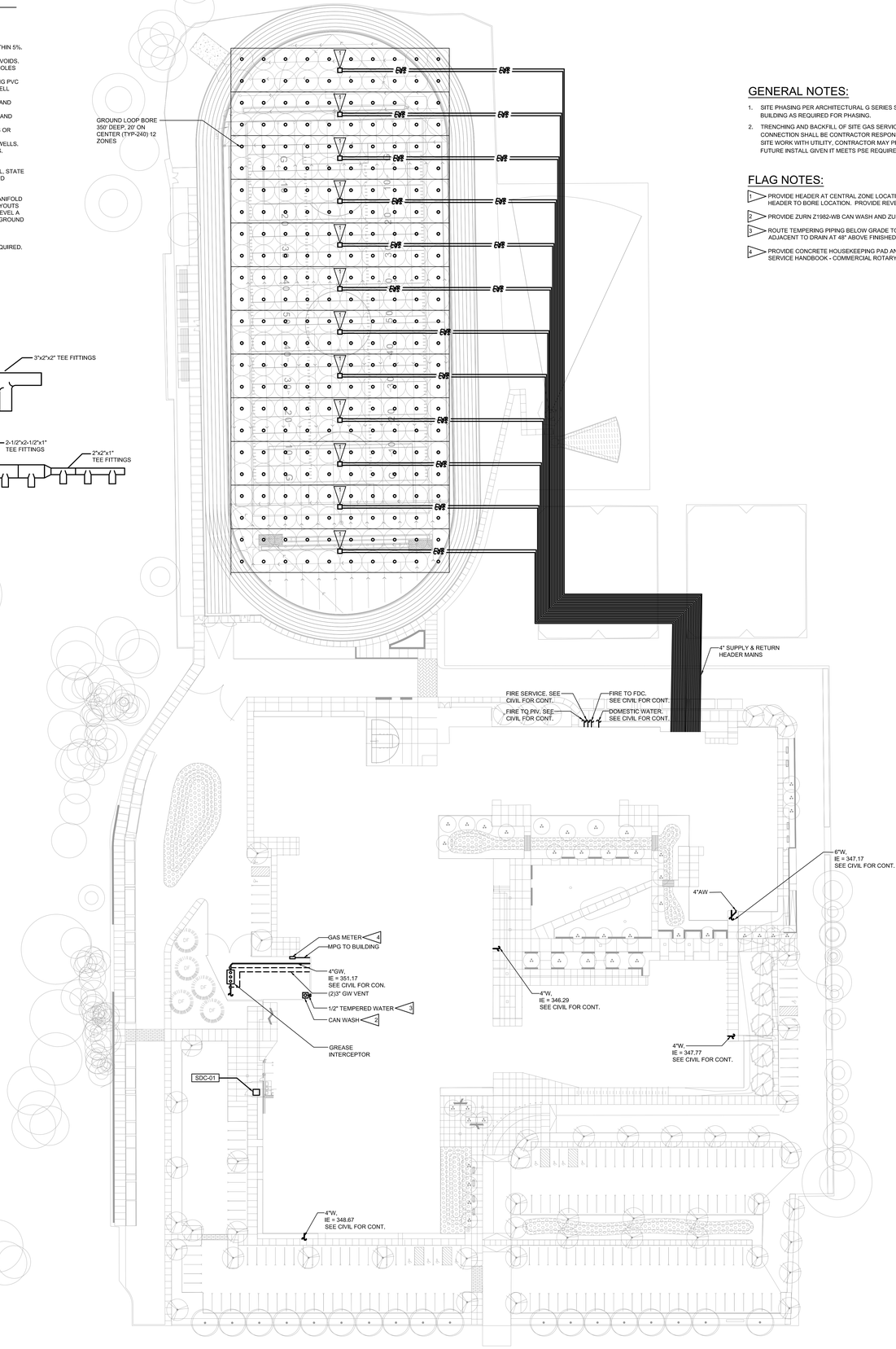
12. THESE DRAWINGS/SPECIFICATION IS NOT INTENDED TO SUPERSEDE LOCAL, STATE OR NATIONAL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND ADHERE TO APPLICABLE CODES.

13. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR GROUND LOOP MANIFOLD AND ZONE HEADER LAYOUTS ON SITE. EXERCISE CARE IN DETAILING PIPE LAYOUTS ON PROJECT AS-BUILT DRAWINGS. A DETAILED SITE SURVEY, WITH QUALITY LEVEL A SUBSURFACE UTILITY LOCATE, SHALL BE REQUIRED AS PART OF INSTALLING GROUND LOOP CONTRACTOR SCOPE.

14. COORDINATE PROPERTY LINE NOISE REQUIREMENTS WITH GC. PROVIDE TEMPORARY WALL SCREENING FOR NOISE MITIGATION WHILE DRILLING IF REQUIRED.

NOTE: DETAILS AS SHOWN BELOW FOR CONTRACTOR REFERENCE ONLY.





GENERAL NOTES:

1. SITE PHASING PER ARCHITECTURAL G SERIES SHEET AND CIVIL. MAINTAIN UTILITIES TO EXISTING BUILDING AS REQUIRED FOR PHASING.
2. TRENCHING AND BACKFILL OF SITE GAS SERVICE FROM BUILDING TO MAIN UTILITY POINT OF CONNECTION SHALL BE CONTRACTOR RESPONSIBILITY. IN THE EVENT OF SCHEDULING CONFLICT OF SITE WORK WITH UTILITY, CONTRACTOR MAY PROVIDE MAIN SERVICE CONDUIT BELOW GRADE FOR FUTURE INSTALL GIVEN IT MEETS PSE REQUIREMENTS.

FLAG NOTES:

1. PROVIDE HEADER AT CENTRAL ZONE LOCATION. PROVIDE 1" SUPPLY AND RETURN "HOMERUN" FROM HEADER TO BORE LOCATION. PROVIDE REVERSE RETURN FOR EQUAL PIPE LENGTHS FOR EACH BORE.
2. PROVIDE ZURN Z1982-WB CAN WASH AND ZURN ZS1464 VALVE BOX, OR APPROVED EQUAL.
3. ROUTE TEMPERING PIPING BELOW GRADE TO CAN WASH DRAIN. LOCATE VALVE BOX ON EXTERIOR WALL ADJACENT TO DRAIN AT 48" ABOVE FINISHED GRADE. HEAT TRACE & INSULATE TEMPERED WATER.
4. PROVIDE CONCRETE HOUSEKEEPING PAD AND REQUIRED CLEARANCES FOR GAS METER PER PSE GAS SERVICE HANDBOOK - COMMERCIAL ROTARY-TYPE GAS METER SET ASSEMBLIES.

MECHANICAL SITE PLAN
SCALE: 1/40" = 1'-0"

TRUE NORTH

CONDITIONAL USE PERMIT - RESUBMITTAL 2

INTEGRUS
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HIGHLINE SCHOOL DISTRICT
TYEE HIGH SCHOOL REPLACEMENT
4424 S 188th St
SeaTac, WA 98188

Date:	01/20/23
Job No.:	21930
Drawn By:	AS
Checked by:	EN

Revisions

#	Date	Description

MECHANICAL SITE PLAN

M100