TUKWILA VILLAGE

PHASE 2: BUILDINGS D & E / MIXED-USE SENIOR LIVING

B.A.R. SUBMITTAL

TUKWILA, WA

BUILDING E
MIXED-USE SENIOR APARTMENT BUILDING
VIEW FROM S 144TH STREET

THE VISION:

Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza. The Village may also include office, live/work, and residential space. This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.

Approved by Tukwila City Council 9/17/07

BUILDING D
MIXED-USE SENIOR APARTMENT BUILDING
VIEW FROM TUKWILA INTERNATIONAL BOULEVARD

PROJECT TEAM

OWNER:	**TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC.** 201 - 27TH AVENUE SE, BUILDING A, SUITE 300 PUYALLUP, WA 98374 TEL: 253.231.5001 CONTACT: BRYAN PARK EMAIL: BRYANP@HOUSING4SENIORS.COM
ARCHITECT:	**JOHNSON BRAUND INC.** 15200 52ND AVE S. SEATTLE, WA 98188 TEL: (206) -766-8300 CONTACT: DIANA KEYS EMAIL: DIANAK@JOHNSONBRAUND.COM
CONTRACTOR:	**INTER-CITY CONTRACTORS, INC.** 17425 68TH AVE NE KENMORE, WA 98028 TEL: (425) 806-8560 CONTACT: GREG HERRING EMAIL: GREGH@INTERCITYCONTRACTORS.COM
CIVIL ENGINEER:	**BARGHAUSEN ENGINEERS** 18215 72ND AVE S. KENT, WA 98032 TEL: (425) 251.6222 EMAIL: CMILLER@BARGHAUSEN.COM
LANDSCAPE ARCHITECT:	**THE LA STUDIO, LLC** 15200 52ND AVE S, SUITE 210 SEATTLE, WA 98188 TEL: 206.204.0507 CONTACT: MEL EASTER EMAIL: MELE@THELASTUDIO.NET
STRUCTURAL ENGINEER:	**DAVIDO CONSULTING GROUP, INC.** 15029 BOTHELL WAY NE LAKE FOREST PARK, WA 98155 TEL: 206.523.0024 CONTACT: MATT SCHMITTER EMAIL: MATT@DCGENGR.COM
GEOTECHNICAL ENGINEER:	**ASSOCIATED EARTH SCIENCES, INC.** 911 FIFTH AVENUE, SUITE 100 KIRKLAND, WA 98033 TEL: (425) 827-7701 CONTACT:KURT MERRIMAN, PE
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TRAFFIC ENGINEER:	**PARAMETRIX** 411 108TH AVENUE NE, SUITE 1800 BELLEVUE, WA 98004 TEL: (425) 458-6200 CONTACT: CARTER DANNE EMAIL: CDANNE@PARAMETRIX.COM

PROJECT DESCRIPTION

PHASE TWO OF THREE PHASE DEVELOPMENT OF A MIXED-USE NEIGHBORHOOD CENTER DESIGNED TO PROVIDE AFFORDABLE RESIDENCES FOR SENIORS AS WELL AS OFFICE SPACE, RETAIL AND A NEIGHBORHOOD POLICE RESOURCE CENTER.

PROJECT TO FULFILL THE VISION FOR TUKWILA VILLAGE AND TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT.

PROJECT SITE DATA

ADDRESS: NORTHEAST AND SOUTHEAST CORNER OF SOUTH 144TH STREET AND TUKWILA INTERNATIONAL BOULEVARD, TUKWILA, WA

LEGAL DESCRIPTION:

BOUNDARY LOT LINE ADJUSTMENT IN PROCESS

ASSESSORS PARCEL NUMBERS:

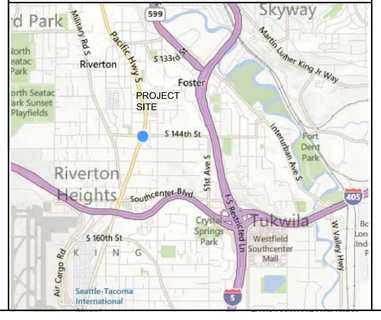
152304-9092, 152304-9096, 152304-9242, 004000-0145, 004000-0146, 004000-0180, 04000-0191,004000-0194, 004000-0196, 004000-0198, 155420-0005,155420-0010, 155420-0015, 155420-0020, 155420-0025, 155420-0030, 155420-0033, 155420-0034, 155420-0035,155420-0036, 155420-0037

SITE AREA:

NEW PARCEL A = 63,989 SF
NEW PARCEL B = 66,178 SF
NEW PARCEL C = 31,863 SF
NEW PARCEL D = <20,799 SF> LIBRARY BY OTHERS
NEW PARCEL E = 84,310 SF
TOTAL: 246,340 SF (5.66 ACRES) <EXCLUDING LIBRARY>

ZONING:
URO - URBAN RENEWAL OVERLAY DISTRICT
NCC - NEIGHBORHOOD COMMERCIAL CENTER
HDR - HIGH DENSITY RESIDENTIAL

VICINITY MAP



PROJECT STATISTICS

TUKWILA VILLAGE SUMMARY BY PHASE

PHASE ONE (PROPOSED)

OVERALL SITE PLAN CONCEPT	
BUILDING A	
BUILDING C (INDOOR COMMUNITY COMMONS)	
OUTDOOR PLAZA	21,595 *SF
LIBRARY PARCEL (BY OTHERS)	* 20,000 MIN SF PER SEC. 2.8.B OF THE DDA

BUILDING A:

MARKET RATE, NON-AGE RESTRICTED APARTMENTS / MIXED USE

CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM
NUMBER OF STORIES: 5 STORIES OVER 1 STORY + BASEMENT
SITE AREA: NEW PARCEL A (BLA) 63,989 SF/ 1.47 ACRES

BUILDING SUMMARY BY FLOOR

LEVEL	USES	AREA	PARKING	# UNITS
P1	PARKING GARAGE & SERVICES	19,850	53	0
1	PARKING GARAGE, COMMERCIAL & LIVE-WORK	24,630	32	4
2	RESIDENTIAL USES	16,838	0	18
3	RESIDENTIAL USES	16,838	0	18
4	RESIDENTIAL USES	16,838	0	18
5	RESIDENTIAL USES	12,954	0	13
6	RESIDENTIAL USES	11,545	0	13
		119,493	85	84

LEVEL ONE COMMERCIAL USES

CORNER RESTAURANT*	2,885
CAFÉ	1,228
GENERAL RETAIL	4,052
	8,165
"WORK" PORTION OF LIVE/WORK UNIT	1,860

* IN CONFORMANCE WITH SECTION 2.11 (RESTAURANT RETAIL SPACE COVENANT) OF THE DDA

PARKING PROVIDED

GARAGE STALLS	85
SURFACE STALLS	53
	138

BUILDING C:

INDOOR COMMUNITY COMMONS AND CAFÉ

CONSTRUCTION TYPE: TYPE 5B
NUMBER OF STORIES: 1 STORY
SITE AREA: NEW PARCEL C (BLA) 31863 SF/ .73 ACRES

BUILDING SUMMARY BY FLOOR

LEVEL	USES	AREA	PARKING	# UNITS
1	COMMUNITY ROOM	1,711	16	0
1	CAFÉ *	1,298	0	0
1	RECEPTION	215	0	0
3	RESTROOMS	360	0	0
4	STORAGE	200	0	0
5	CATERING KITCHEN	368	0	0
6	MECHANICAL	98	0	0
		4,250	16	0

LEVEL ONE COMMERCIAL USES

CAFE*	1,298

* IN CONFORMANCE WITH SECTION 2.11 (RESTAURANT RETAIL SPACE COVENANT) OF THE DDA

PARKING PROVIDED

GARAGE STALLS	0
SURFACE STALLS	16
(SHARED PARKING ON PARCEL B/PHASE 3)	16

PHASE TWO (PROPOSED)

BUILDING D	
BUILDING E	

BUILDING D:

AFFORDABLE SENIOR APARTMENTS / MIXED USE OFFICE

CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM
NUMBER OF STORIES: 5 STORIES OVER 1 STORY+ MEZZANINE + BASEMENT
SITE AREA: NEW PARCEL E (BLA) 84,310 SF 1.94 ACRES*
* SITE FOR BOTH BLDGS. D & E

BUILDING SUMMARY BY FLOOR

LEVEL	USES	AREA	PARKING	# UNITS
P1	PARKING GARAGE & SERVICES	20,895	49	0
1	OFFICE	11,321	0	0
1A	MEZZANINE / OFFICE/AMENITY	4,400	0	0
2	RESIDENTIAL USES	12,604	0	14
3	RESIDENTIAL USES	12,604	0	14
4	RESIDENTIAL USES	12,604	0	14
5	RESIDENTIAL USES	12,604	0	14
6	RESIDENTIAL USES	12,030	0	14
		99,062	49	70

LEVEL ONE COMMERCIAL USES

OFFICE SPACE	10,650
OFFICE MEZZANINE	3,500
	14,150

PARKING PROVIDED

GARAGE STALLS	49
SURFACE STALLS	29
	78

BUILDING E:

AFFORDABLE SENIOR APARTMENTS / MIXED USE (POLICE)

CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM
NUMBER OF STORIES: 4 STORIES OVER 1 STORY + MEZZANINE
SITE AREA: NEW PARCEL E (BLA) 84,310 SF/ 1.94 ACRES*
* SITE FOR BOTH BLDGS. D & E

BUILDING SUMMARY BY FLOOR

LEVEL	USES	AREA	PARKING	# UNITS
1	COMMERCIAL,PARKING GARAGE/SERVICES & UNITS	38,540	68	5
1A	MEZZANINE PARKING / SERVICES	18,263	35	0
2	RESIDENTIAL USES	23,932	0	28
3	RESIDENTIAL USES	23,932	0	31
4	RESIDENTIAL USES	23,932	0	31
5	RESIDENTIAL USES	23,871	0	30
		152,470	103	125

LEVEL ONE COMMERCIAL USES

NEIGHBORHOOD POLICE RESOURCE CENTER*	2,000
GENERAL RETAIL/OFFICE	1,200
	3,200

* IN CONFORMANCE WITH SECTION 2.12 (POLICE RESOURCE CENTER) OF THE DDA

PARKING PROVIDED

GARAGE STALLS	103
SURFACE STALLS	19 *
* 18 STALLS FOR KCHA PARKING EASEMENT	122

PHASE THREE (PRELIMINARY)

BUILDING B

BUILDING B:

MIXED INCOME SENIOR APARTMENTS / MIXED USE RETAIL

CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM
NUMBER OF STORIES: 4 STORIES OVER 1 STORY
SITE AREA: NEW PARCEL B (BLA) 66,178 SF/ 1.52 ACRES

BUILDING SUMMARY BY FLOOR

LEVEL	USES	AREA	PARKING	# UNITS
1	RES. AMENITY,PARKING GARAGE,UNITS & RETAIL	38,790	86	5
2	RESIDENTIAL USES	24,285	0	30
3	RESIDENTIAL USES	23,080	0	30
4	RESIDENTIAL USES	23,080	0	30
5	RESIDENTIAL USES	22,850	0	30
		132,085	86	125

LEVEL ONE COMMERCIAL USES

GENRAL RETAIL	1,800
	1,800

PARKING PROVIDED

GARAGE STALLS	86
SURFACE STALLS	34
	120

PROJECT TOTALS

PHASE 1	
COMMERCIAL SPACE	11,323
COMMUNITY SPACE	2,952
RESIDENTIAL UNITS	84
PARKING STALLS	154
PHASE 2	
COMMERCIAL SPACE	17,350
RESIDENTIAL UNITS	195
PARKING STALLS	200
PHASE 3	
COMMERCIAL SPACE	1,800
RESIDENTIAL UNITS	125
PARKING STALLS	120
TOTALS	
COMMERCIAL SPACE	**30,473**
COMMUNITY SPACE	**2,952**
RESIDENTIAL UNITS	**404**
PARKING TOTALS (APPLICATION FOR PARKING REDUCTION)	
PARKING GARAGE STALLS	**323**
PARKING SURFACE STALLS *	**146**
ON-STREET PARKING	**18**
	487

*18 STALLS FOR KCHA PARKING EASEMENT

DRAWING INDEX

#	SHEET TITLE	DATE	REV. #
CS	COVERSHEET	11/08/13	
	SITE PLANS		
P1.0	OVERALL SITE PLAN	11/08/13	
P1.1	PHASED DEVELOPMENT PLAN	11/08/13	
P1.2	SENSITIVE AREAS PLAN	11/08/13	
P1.3	SIGNAGE PLAN	11/08/13	
	SURVEY		
1 OF 3	ALTA / ACSM LAND TITLE SURVEY	09/01/11	
2 OF 3	ALTA / ACSM LAND TITLE SURVEY	09/01/11	
2 OF 3	ALTA / ACSM LAND TITLE SURVEY	09/01/11	
	BUILDING D		
P2.0	BUILDING D SITE PLAN	11/08/13	
P2.1	LEVEL P1 FLOOR PLAN	11/08/13	
P2.2	LEVEL 1 FLOOR PLAN	11/08/13	
P2.3	LEVEL 1A MEZZANINE FLOOR PLAN	11/08/13	
P2.4	LEVELS 2-5 FLOOR PLAN	11/08/13	
P2.5	LEVEL 6 FLOOR PLAN	11/08/13	
P2.6	ROOF PLAN	11/08/13	
P2.7	EXTERIOR ELEVATIONS	11/08/13	
P2.8	EXTERIOR ELEVATIONS	11/08/13	
P2.9	BUILDING SECTIONS	11/08/13	
P2.10	VIEW - NW CORNER	11/08/13	
P2.11	VIEW - NE CORNER	11/08/13	
P2.12	VIEWS - SW & SE	11/08/13	
P2.13	DETAILS	11/08/13	
P2.20	BUILDING D LEVEL 1 - LANDSCAPE PLAN	11/08/13	
	BUILDING E		
P3.0	BUILDING E SITE PLAN	11/08/13	
P3.1	LEVEL 1 FLOOR PLAN	11/08/13	
P3.2	LEVEL 1A MEZZANINE FLOOR PLAN	11/08/13	
P3.3	LEVEL 2 FLOOR PLAN	11/08/13	
P3.4	LEVELS 3 - 4 FLOOR PLAN	11/08/13	
P3.5	LEVEL 5 - FLOOR PLAN	11/08/13	
P3.6	ROOF PLAN	11/08/13	
P3.7	EXTERIOR ELEVATIONS	11/08/13	
P3.8	EXTERIOR ELEVATIONS	11/08/13	
P3.9	EXTERIOR ELEVATIONS / SECTIONS	11/08/13	
P3.10	VIEW - NE CORNER	11/08/13	
P3.11	VIEW - NW CORNER	11/08/13	
P3.12	VIEWS - SE & SW	11/08/13	
P3.13	DETAILS	11/08/13	
P3.20	BUILDING E LEVEL 1 - LANDSCAPE PLAN	11/08/13	
P3.21	BUILDING E LEVEL 2 - LANDSCAPE PLAN	11/08/13	
P3.40	SITE DETAILS	11/08/13	
P3.50	LANDSCAPE SCHEDULE, NOTES & DETAILS	11/08/13	
P4.1	SITE LIGHTING PLAN	11/08/13	
P4.20	BUILDING D LIGHTING PLAN	11/08/13	
P4.21	BUILDING E LIGHTING PLAN	11/08/13	
	CIVIL		
C1	COVERSHEET	11/08/13	
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C3	T.E.S.C. PLAN	11/08/13	
C4	DEMOLITION PLAN	11/08/13	
C5	GRADING PLAN	11/08/13	
C6	STORM DRAINAGE PLAN	11/08/13	
C7	STORM DRAINAGE PROFILES	11/08/13	
C8	S. 144TH ST. ROADWAY IMPROVEMENTS PLAN & PROFILE	11/08/13	
C9	STORM DRAINAGE NOTES AND DETAILS	11/08/13	
C10	STORM DRAINAGE NOTES AND DETAILS	11/08/13	
C11	STORM DRAINAGE NOTES AND DETAILS	11/08/13	
C12	STORM DRAINAGE NOTES AND DETAILS	11/08/13	
C13	T.E.S.C. NOTES AND DETAILS	11/08/13	
C14	CONSTRUCTION NOTES AND DETAILS	11/08/13	

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ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine, AIA
Jeffrey A. Williams, AIA

3380 REGISTERED ARCHITECT. GREG L. ALLWINE STATE OF WASHINGTON

Rev#	Date	Description
	11-08-13	PHASE 2 B.A.R. SUBMITTAL

ISSUE DATE: 11/08/2013

TUKWILA VILLAGE - PHASE 2
SITE ADDRESS: TUKWILA INTERNATIONAL BOULEVARD & S. 144TH STREET.
TUKWILA, WA

OWNER / APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE, BUILDING A, SUITE 300
PUYALLUP, WA 98374
PHONE: (253) 231-5001

THESE DRAWINGS WERE PREPARED FOR THE TUKWILA VILLAGE PROJECT IN TUKWILA, WA.
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PROJECT #: 1026
FILENAME: 1026_0CS
DRAWN BY: DWK

COVER SHEET

CS

B.A.R. SUBMITTAL

PARKING LEGEND

(#) NUMBER OF STALLS IN ROW

c COMPACT STALL

NORMANDY COURT APARTMENTS

10' WIDE TYPE II LANDSCAPE PERIMETER

PROPERTY LINE

UPPER BUILDING OUTLINE, TYP.

BUILDING B
UNITS - 125
GARAGE PARKING STALLS - 86

THE SAMARA APARTMENTS

PEDESTRIAN CONNECTION ROUTE, TYP.

TRASH / RECYCLE BIN TEMPORARY STAGING AREA FOR PICKUP

10' WIDE TYPE II LANDSCAPE PERIMETER (5' PLANTING & 5' SIDEWALK)

41ST AVE S TO BE VACATED

GARAGE ENTRY

67'-1"

TRANSFORMER

20' WIDE ACCESS EASEMENT

BUILDING A
UNITS - 84
GARAGE PARKING STALLS - 85

LOADING STALL

22'-0"

6'

BLDG C
("COMMON GROUND")

PLAZA

LIBRARY
(BY OTHERS)

R.O.W.

S 144TH ST.

TUKWILA INTERNATIONAL BLVD.

RIVERTON TERRACE

BUILDING E PLAN - SEE SHEET P3.0

PEDESTRIAN CONNECTION ROUTE TYP.

PARKING EASEMENT FOR KING COUNTY HOUSING AUTHORITY

FIRE ACCESS LANE

13'

25'

2'-7"

BUILDING E
ZONE: HDR
UNITS - 125
GARAGE PARKING STALLS - 103

10' WIDE TYPE II LANDSCAPE PERIMETER

10'-2"

EXISTING BUILDING TO BE REMOVED

VAN ACCESSIBLE STALL

TRANSFORMER

10' WIDE TYPE II LANDSCAPE PERIMETER

16'-4"

19'-11"

14'

26'

PEDESTRIAN CONNECTION ROUTE TYP.

TRASH / RECYCLE BIN TEMPORARY STAGING AREA FOR PICKUP

19'

20'

14'

17'

EXISTING BUILDING TO BE REMOVED

BUILDING D
ZONE: NCC
UNITS - 70
GARAGE PARKING STALLS - 49

10'-4"

10'-5"

BUILDING D PLAN - SEE SHEET P2.0

10' HDR BUILDING SETBACK PER TUKWILA MUNICIPAL ZONNING CODE SECTION 18.14.070

10' NCC BUILDING SETBACK PER TUKWILA MUNICIPAL ZONNING CODE SECTION 18.22.080

TUKWILA VILLAGE PARKING

PHASE 1

PARCEL A PARKING	
GARAGE	= 85
SURFACE	= 53
TOTAL	= 138
PARCEL C PARKING	
GARAGE	= 0
SURFACE	= 11
TOTAL	= 11
LIBRARY - PARCEL D	
SHARE PARKING ON PARCELS A,B,C	

PHASE 1 TOTAL = 149 STALLS

PHASE 2

PARCEL E PARKING	
GARAGE	= 49 + 103 = 152
SURFACE	= 30
SURFACE (KCHA)	= 18
PHASE 2 TOTAL	= 200

PHASE 3

PARCEL B PARKING	
GARAGE	= 86
SURFACE	= 34
PHASE 3 TOTAL	= 120

S. 144TH ON-STREET PARKING = 18 STALLS

SITE TOTALS = 469 + 18 (STREET) = 487 STALLS

OVERALL SITE PLAN

0 15 30 60 90

1" = 30'-0"

The Village ARTwalk

The Village ARTwalk will feature numerous forms of art, sculpture and photography created by members of the local art community. These art pieces will be prominently displayed at designated locations throughout Tukwila Village. ARTwalk will present art, sculpture and photography that are unique to the various cultures represented in this community. This could include the Foster High School art program and other local or regional art programs such as King County's "4Culture" programs. ARTwalk guide brochures can be produced for each new exhibit, illustrate the locations of the various art and sculpture work along with a description of the piece and a bio about the artist that created them. The ARTwalk work will be rotated on a schedule determined by the community management group. The work will be a combination of temporary and permanent installations.

The Owner has enlisted the services of SEED*Arts* (SouthEast Effective Development) to assist in the implementation of the ARTwalk concept by generating thematic ideas and concepts for art elements, identifying potential site locations and features that would be appropriate for incorporation of art, and identifying potential local artists to create the various art works.

theLAstudio LLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
Phone: 206.204.0507

Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO. 998

Issue Dates

Rev.	Date	Desc.
	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET.
TUKWILA , WA

OWNER APPLICANT:
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PROJECT #: LA-1113
FILE NAME: LA1113 - P1.0
DRAWN BY: CP/RS/LP/MB

OVERALL SITE PLAN

P1.0

BAR SUBMITTAL

NORMANDY COURT APARTMENTS

PROPERTY LINE

BUILDING B

PHASE 3

PROPERTY LINE

THE SAMARA APARTMENTS

GARAGE ENTRY

RIVERTON TERRACE

PHASE BOUNDARY, TYP.

UPPER FLOOR OUTLINE, TYP.

PROPERTY LINE

BLDG C
("COMMON GROUND")

PLAZA

PHASE 1

BUILDING A

PHASE 1

BUILDING E

PHASE 2

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

LIBRARY
(BY OTHERS)

PROPERTY LINE

S 144TH ST.

PROPERTY LINE

PROPERTY LINE

TUKWILA INTERNATIONAL BLVD.

PHASE 2

BUILDING D

PROPERTY LINE

PROPERTY LINE

LEGEND:

PHASE 1 OVERALL SITE
- BUILDING C (THE COMMONS)
- PLAZA
- BUILDING A (LIBRARY BY OTHERS)

PHASE 2
- BUILDINGS D & E

PHASE 3
- BUILDING B

NOTE:
SEE CS SHEET FOR PROJECT STATISTICS BREAKDOWN BY PROJECT PHASE

PHASED DEVELOPMENT PLAN

0 15 30 60 90

1" = 30'-0"

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TUKWILA VILLAGE

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
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PROJECT #: LA-1113
FILE NAME: LA1113 - P1.1
DRAWN BY: CP/RS/LP/MB

PHASED DEVELOPMENT PLAN

P1.1

BAR SUBMITTAL

NOTES:

1. NUMBERS AT EACH TREE LOCATION ARE TREE IDENTIFICATION NUMBERS FROM THE TUKWILA VILLAGE ARBORIST REPORT DATED SEPTEMBER 16, 2011. SEE REPORT FOR MORE DETAILED TREE INFORMATION.
2. PROTECTIVE MEASURES FOR TREES TO BE RETAINED SHALL INCLUDE:
   A. HIGH VISIBILITY PROTECTIVE FENCING, 10 FT. BEYOND TREE DRIPLINE, SHALL BE PROVIDED DURING CONSTRUCTION OPERATIONS. NO VEHICULAR TRAFFIC OR EQUIPMENT AND MATERIALS STORAGE SHALL BE ALLOWED WITHIN THIS PROTECTED AREA. FOOT TRAFFIC SHALL BE LIMITED TO PLANTING INSTALLATION OPERATIONS.
   B. ANY REQUIRED TREE ROOT PRUNING TO ACCOMMODATE CONSTRUCTION SUCH AS UNDERGROUND UTILITIES OR BUILDING FOUNDATIONS SHALL FOLLOW BEST HORTICULTURAL PRACTICES.
3. BESIDES SIGNIFICANT TREES, NO OTHER SENSITIVE AREAS AREA ARE KNOWN TO BE PRESENT ON SITE.

PROPERTY LINE
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED BUILDING A
PROPOSED BUILDING E
PROPOSED BUILDING D
PROPOSED LIBRARY (BY OTHERS)
TUKWILA INTERNATIONAL BLVD.
S 144TH ST.
SIGNIFICANT TREE TO BE RETAINED IF POSSIBLE
SIGNIFICANT TREES TO BE REMOVED, TYP.
EXISTING BUILDING TO BE REMOVED

12" CEDAR (13), 14" CEDAR (12), 12" CEDAR (11), 15" FIR (18), 14" FIR (17), 12" FIR (16), 12" CEDAR (10), 23" CEDAR (9), 14" CEDAR (8), 12" CEDAR (7), 43" CEDAR (21), 29" MAPLE (20), 45" POPLAR (23), 48" POPLAR (24), 21" CYPRESS (19), 12" LAUREL (22), 14" CEDAR (14), 15) CEDAR 8", 25) 36" POPLAR, 26) 36" POPLAR, 8" CYPRESS (29), 27) 36" POPLAR, 28) 36"/24" POPLAR, 40" REDWOOD (32), 5" APPLE (4), 10" PEAR (3), 5" CEDAR (2), 4" PEAR (2), 6) 5" HORNBEAM, 1) 5" PEAR, 8" BEECH (31), 30) 32" POPLAR, 45) 6" ASH, 44) 30" SWEETGUM, 16" LONDON PLANE (36), 32" SPRUCE (43), 37) 17" LONDON PLANE, 38) 16" LONDON PLANE, 18" CEDAR (42), 32" MAPLE (40), 39) 31" LONDON PLANE, 33) 18" CEDAR, 34) 36" CEDAR, 32" ASH (46), 6" DOGWOOD (47), 41) 32" FIR, 58) 4" CEDAR, 57) 5" CEDAR, 4" CEDAR (59), MAPLE (XX), MAPLE (XX), OAK (XX), 56) 5" CEDAR, 55) 6" CEDAR, OAK (XX), MAPLE (XX), MAPLE (XX), MAPLE (XX), 6" CEDAR (54), 4" CEDAR (53), 6" CEDAR (52), 3" CEDAR (51), 3" CEDAR (50), 3" CEDAR (49), 48) 8" CEDAR, 35) 32" REDWOOD

SENSITIVE AREAS PLAN

0 15 30 60 90

1" = 30'-0"

theLAstudio LLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
Phone: 206.204.0507

Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO. 998

Issue Dates

Rev.	Date	Desc.
	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET.
TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE. BUILDING A, SUITE 300
PUYALLUP, WA 98374
T: (253) 224-5080 F: (253) 231-5010

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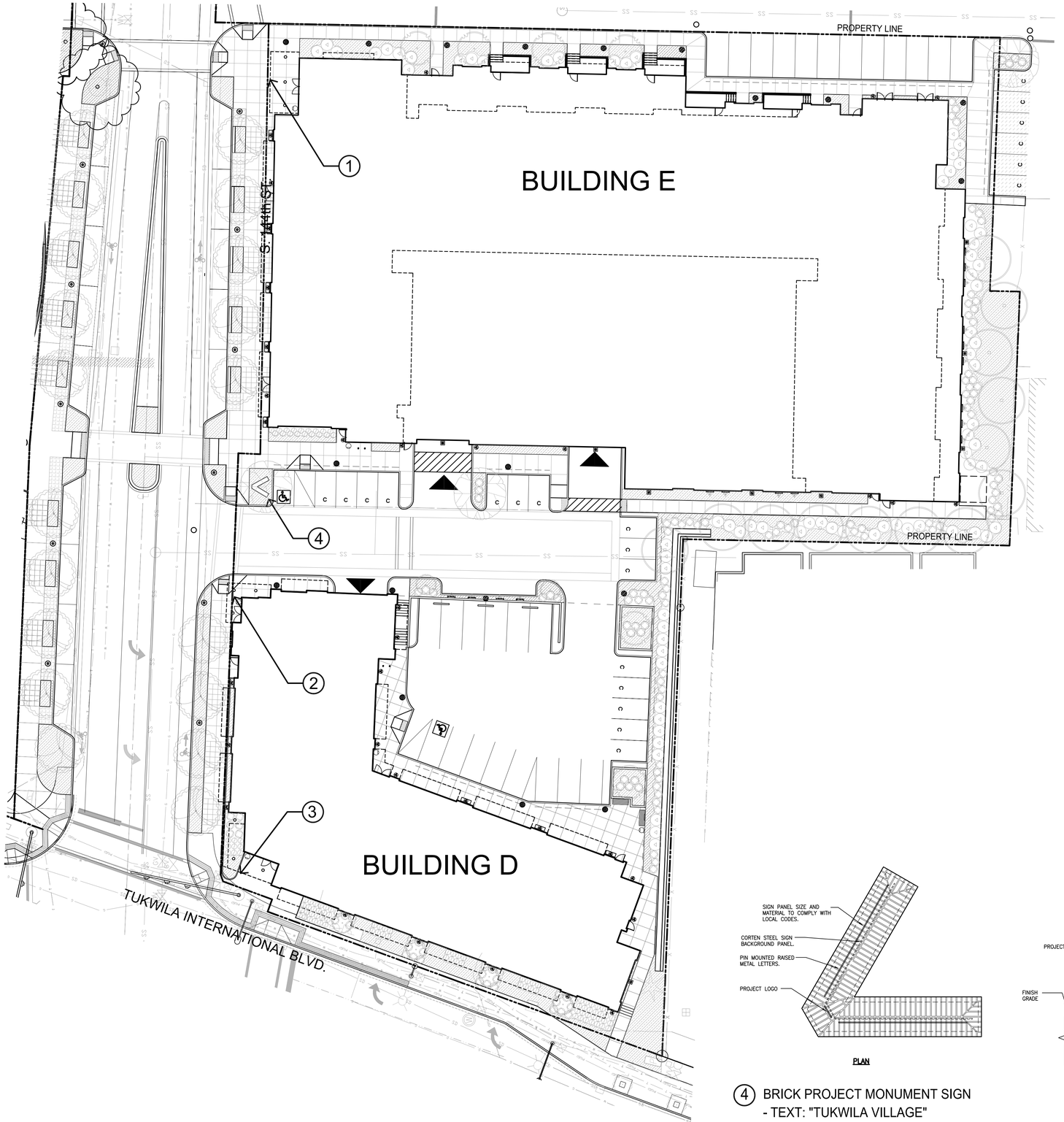
PROJECT #: LA-1113
FILE NAME: LA1113 - P1.2
DRAWN BY: LP/MB

SENSITIVE AREAS PLAN

P1.2

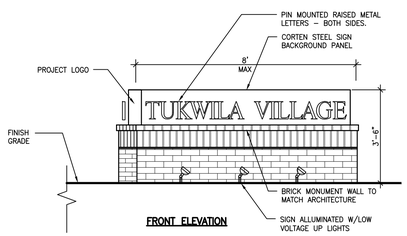
BAR SUBMITTAL



1 SIGN AT BLDG. E - NORTHEAST CORNER
- TEXT: (BUILDING NAME)
- CANOPY MOUNTED

2 SIGN AT BLDG. D - NORTHEAST CORNER
- TEXT: (BUILDING NAME)
- CANOPY MOUNTED

3 SIGN AT BLDG. D - NORTHWEST ENTRY
- TEXT: (BUILDING NAME@TUKWILA VILLAGE)
- CANOPY MOUNTED



4 BRICK PROJECT MONUMENT SIGN
- TEXT: "TUKWILA VILLAGE"
- PIN MOUNTED RAISED METAL LETTERS

SIGNAGE PLAN

0 10 20 40 80

1" = 20'-0"

theLAstudioLLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
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PROJECT #: LA-1113
FILE NAME: LA1113 - P1.3
DRAWN BY: RS/LP/MB

SIGNAGE PLAN

P1.3

BAR SUBMITTAL

ALTA / ACSM LAND TITLE SURVEY

SURVEY INFORMATION

BASIS OF BEARING – NAD83/91 PER CITY OF TUKWILA

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/91 PER CITY OF TUKWILA. CITY OF TUKWILA HORIZONTAL CONTROL POINT NO. 17 (S. 1/4 CORNER OF SEC. 15) WAS HELD FOR POSITION AND A LINE BETWEEN SAID POINT NO. 17 AND CITY OF TUKWILA HORIZONTAL CONTROL POINT NO. 1925 WAS HELD FOR ROTATION BEING **NORTH 87° 35' 22" WEST.**

VERTICAL DATUM – NAVD 88 PER CITY OF TUKWILA

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88 PER CITY OF TUKWILA. CITY OF TUKWIILA CONTROL POINT NO. 17 (S. 1/4 CORNER OF SEC. 15) WAS HELD FOR ELEVATION, BEING **288.757'.**

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A "TRIMBLE 5600" ROBOTIC TOTAL STATION, TRIMBLE "S6" ROBOTIC TOTAL STATION AND TOPCON GR3 GPS SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

REFERENCE MAPS:

1. RECORD-OF-SURVEY REC.NO.20050725900010
2. RECORD-OF-SURVEY REC.NO.20010711900012
3. RECORD-OF-SURVEY REC.NO.20050603900013
4. RECORD-OF-SURVEY REC.NO.20011029900014
5. PLAT OF JAMES CLARKS GARDEN ADDITION VOL.13, PG.12
6. PLAT OF ADAMS HOME TRACTS VOL.10, PG.31

TOTAL AREA:

254,514±S.F. (5.843±ACRES)

SURVEYOR NOTES:

1. THERE ARE NUMEROUS UTILITIES ALONG THE WEST LINES OF TITLE PARCELS A, B AND C NOT CONTAINED WITHIN EASEMENTS
2. THERE ARE A FEW ENCROACHMENTS ALONG THE BOUNDARIES. SEE SHEET 2 AND 3.
3. THERE ARE A FEW OVERLAPPING LEGAL DESCRIPTIONS AS SHOWN.
4. THERE ARE TWO SIGNIFICANT GAPS IN DESCRIPTIONS. ONE IN THE NORTH PORTION OF THE SITE AND THE OTHER IS IN THE SOUTH PORTION OF THE SITE. SEE SHEETS 2 AND 3.

TAX PARCEL NOS:

152304-9242, 152304-9096, 152304-9092, 155420-0005, 155420-0010, 155420-0015, 155420-0020, 155420-0025, 155420-0030, 155420-0036, 155420-0037, 155420-0033, 155420-0035, 155420-0034, 004000-0180, 004000-0194, 004000-0146, 004000-0145, 004000-0191, 004000-0196, 004000-0198.

LEGAL DESCRIPTIONS:

(PER PACIFIC NORTHWEST TITLE COMPANY ORDER NO. 1164187, SECOND REPORT DATED FEBRUARY 28, 2012 AT 8:00 A.M.)

TITLE PARCEL A:
THAT PORTION OF LOT 9 IN BLOCK 3 OF JAMES CLARK'S GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 12, RECORDS OF KING COUNTY AUDITOR; AND OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 812.6 FEET OF THE EAST 425.5 FEET OF SAID SOUTHEAST 1/4;
THENCE SOUTH 01°27'30" WEST 200 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTHWESTERLY TO A POINT ON THE EASTERLY LINE OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1), DISTANT SOUTHERLY 250.50 FEET (AS MEASURED ALONG SAID EASTERLY LINE) FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF THE SOUTH 812.6 FEET OF SAID SOUTHEAST 1/4;
THENCE SOUTHERLY ALONG SAID EASTERLY HIGHWAY LINE TO THE SOUTH LINE OF SAID LOT 9;
THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTHERLY TO A POINT ON THE NORTHERLY LINE OF A TRACT CONVEYED TO ZIBA HUNTINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 412377;
THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT WHICH BEARS SOUTH 01°27'30" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE CONTINUING EAST TO A POINT 405.04 FEET WEST FROM THE EAST LINE OF SAID SOUTHEAST 1/4 OF SOUTH SOUTHWEST 1/4;
THENCE NORTH PARALLEL WITH SAID EAST LINE 65 FEET;
THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING.

TITLE PARCEL A-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 20 FEET IN WIDTH THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH 398.1 FEET OF THE EAST 525.5 FEET OF THE SOUTH 812.6 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., 100 FEET DISTANT EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°27'30" WEST 200 FEET TO THE TRUE POINT OF BEGINNING OF THE SOUTHERLY LINE OF THE EASEMENT HEREIN DESCRIBED;
THENCE SOUTHWESTERLY TO A POINT ON THE EASTERLY MARGIN OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1) WHICH POINT IS 250.50 FEET SOUTHERLY AS MEASURED ALONG SAID HIGHWAY FROM A POINT IN THE EAST MARGIN OF SAID HIGHWAY DISTANT 23.40 FEET, MORE OR LESS, WEST OF THE WEST LINE OF THE SUBDIVISION HEREIN DESCRIBED AND ON THE NORTH LINE THEREOF AS THE SAME IS PRODUCED WESTERLY;
SITUATE IN THE CITY OF TUKWILA COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL B:
THE NORTH 185.90 FEET OF THE SOUTH 430.9 FEET OF THE WEST 505 FEET OF THE EAST 1,031 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF WASHINGTON STATE HIGHWAY NO. 1 (PACIFIC HIGHWAY SOUTH);
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING , STATE OF WASHINGTON.

TITLE PARCEL C:
LOTS 1 THROUGH 6 INCLUSIVE, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL D:
THE SOUTH 245 FEET OF THE WEST 505 FEET OF THE EAST 1031 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., LYING EASTERLY OF THE STATE HIGHWAY NO. 1;
EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY INSTRUMENT RECORDED UNDER RECORDING NO. 1158645;
AND EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., LYING SOUTHWESTERLY OF THE ARC OF A CIRCLE HAVING A RADIUS OF 12.5 FEET WHICH IS TANGENT TO THE NORTH RIGHT OF WAY LINE OF SOUTH 144TH STREET AND THE EAST RIGHT OF WAY LINE OF PACIFIC HIGHWAY SOUTH, CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7409040396;
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL E:
LOT A OF SHORT PLAT NO. 90-9-SS, RECORDED UNDER RECORDING NO. 9010240314, BEING A PORTION OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL F:
LOT B OF SHORT PLAT NO. 90-9-SS, RECORDED UNDER RECORDING NO. 9010240314, BEING A PORTION OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL G:
THE NORTH 220 FEET OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 132 FEET THEREOF;

TITLE PARCEL H:
LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 220 FEET THEREOF;
AND EXCEPT THE SOUTH 84 FEET THEREOF;

TITLE PARCEL I:
THE SOUTH 84 FEET OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL J:
THE SOUTH 65 FEET OF THE NORTH 185 FEET OF THE SOUTH 414.5 FEET OF THE WEST 100 FEET OF THE EAST 120 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W M, EXCEPT 42ND AVENUE SOUTH RIGHT-OF-WAY, AS WIDENED BY DEED RECORDED UNDER RECORDING NO 5596214, SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL K:
THAT PORTION OF THE NORTH 105.12 FEET OF LOT 13 LYING EASTERLY OF STATE ROAD NO 1 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, EXCEPT THOSE PORTIONS OF LOT 13 CONVEYED FOR ROAD PURPOSES TO KING COUNTY, STATE OF WASHINGTON, RECORDED UNDER RECORDING NO 7501150141 AND TO THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO 9603260430, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL L:
THE WEST 60 FEET OF THE NORTH 83 FEET OF LOT 14 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL M:
THAT PORTION OF LOTS 13 AND 14 IN BLOCK 2 OF ADAM HOME TRACTS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 60 FEET EAST AND 159 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 14;
THENCE WESTERLY 100 FEET;
THENCE NORTHERLY 26 FEET;
THENCE WESTERLY 78.51 FEET TO THE EASTERLY MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE NORTHEASTERLY ALONG SAID HIGHWAY 23.74 FEET;
THENCE EASTERLY 109.85 FEET;
THENCE NORTHERLY 22.20 FEET;
THENCE EASTERLY 60 FEET;
THENCE SOUTHERLY 70.60 FEET TO POINT OF BEGINNING;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL N:
THAT PORTION OF LOTS 12, 13 AND 14 IN BLOCK 2 OF ADAMS HOME TRACTS DESCRIBED AS FOLLOWS:
BEGINNING 60 FEET EAST AND 125 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 14;
THENCE WESTERLY 198.14 FEET TO THE EASTERLY MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE NORTHEASTERLY ALONG SAID HIGHWAY 63.02 FEET;
THENCE EASTERLY 78.51 FEET;
THENCE SOUTHERLY 26 FEET;
THENCE EASTERLY 100 FEET;
THENCE SOUTHERLY 34 FEET TO POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL O
LOT 14 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY;
EXCEPT THE WEST 60 FEET THEREOF,
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL P:
THE WEST 28.6 FEET OF LOT 15 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY;
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL Q:
LOT 15, BLOCK 2, ADAMS HOME TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 31, IN KING COUNTY,
EXCEPT THE WEST 29.5 FEET THEREOF;
AND EXCEPT THE SOUTH 11.5 FEET THEREOF;
AND EXCEPT THE EAST 3.0 FEET THEREOF.

SPECIAL EXCEPTIONS:

(PER PACIFIC NORTHWEST TITLE COMPANY ORDER NO. 1164187, SECOND REPORT DATED FEBRUARY 28, 2012 AT 8:00 A.M.)

1. LIEN OF THE REAL ESTATE EXCISE SALES TAX AND SURCHARGE UPON ANY SALE OF SAID PREMISES, IF UNPAID. AS OF THE DATE HEREIN, THE EXCISE TAX RATE FOR THE CITY OF TUKWILA IS AT 1.78%.
LEVY/AREA CODE: 2413 AND 2401
(NOT-PLOTTABLE) GENERAL TAX NOTE

2. THE PROPERTY HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT; HOWEVER, IT WILL BECOME TAXABLE FROM THE DATE OF TRANSFER TO A TAXABLE ENTITY.
(NOT-PLOTTABLE) GENERAL TAX NOTE

3. GENERAL TAX EXCEPTION FOR YEAR 2012 **(NOT-PLOTTABLE)**

4. GENERAL TAX EXCEPTION FOR YEAR 2012 **(NOT-PLOTTABLE)**

5. GENERAL TAX EXCEPTION FOR YEAR 2012 **(NOT-PLOTTABLE)**

6. MEMORANDUM OF LEASE:
LESSOR: FREDRICK W. MCCONKEY DBA MCCONKEY ENTERPRISES
LESSEE: BRIAN SINGH HARE AND JASWINDER PABLE DBA INTERNATIONAL INDIAN CUISINE
DATED: AUGUST 13, 1999
RECORDED: AUGUST 16, 1999
RECORDING NO.: 19990816000531
AFFECTS: PARCELS K AND L
(NOT-PLOTTABLE)

7. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
(NOT-PLOTTABLE)

8. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: THE STATE OF WASHINGTON
PURPOSE: TO EXTEND SLOPES, GRADES OR EMBANKMENTS
AREA AFFECTED: PORTION OF PARCEL N
RECORDED: MARCH 08, 1930
RECORDING NO.: 2591475
(PLOTTED HEREON) ONLY OVER LOT 12

9. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN, INCLUDING, BUT NOT LIMITED TO,
THE FOLLOWING:
FOR: DRAINAGE PIPES
AREA AFFECTED: PORTION OF PARCEL M
DISCLOSED BY INSTRUMENT
RECORDED: JULY 03, 1947
RECORDING NO.: 3702188
(NOT-PLOTTABLE) BLANKET IN NATURE OVER A PORTION THE WEST 60' OF LOT 14, AREA GENERALLY PLOTTED HEREON.

10 EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: KING COUNTY WATER DISTRICT #38
PURPOSE: SEWERS
AREA AFFECTED: PORTION OF PARCEL P
RECORDED: NOVEMBER 18, 1947
RECORDING NO.: 3745751
(NOT-PLOTTABLE) BLANKET IN NATURE OVER A THE WEST 28.6' PF LOT 15

11. EASEMENT PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, NOTES AND OTHER MATTERS AS CONTAINED IN THE PLAT OF CHERRY LANE RECORDED IN VOLUME 48 OF PLATS, PAGES 21, IN KING COUNTY, WASHINGTON.
AFFECTS: PARCELS C, E, F, G, H AND I
(NOT-PLOTTABLE)

12. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
FOR: DRIVEWAY
AREA AFFECTED: WEST 10 FEET OF PARCEL O
DISCLOSED BY INSTRUMENT
RECORDED: MARCH 25, 1948
RECORDING NO.: 3785994
(PLOTTED HEREON)

13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: F. M. LONG, ET UX, AND KING COUNTY WATER DISTRICT #38
DATED: JANUARY 31, 1948
RECORDED: OCTOBER 10, 1952
RECORDING NO.: 4280075
REGARDING: CONNECTION TO DRAINAGE LINE
AFFECTS: PARCEL P
(NOT-PLOTTABLE)

14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: WILLIAM MANNING, ET AL, AND KING COUNTY WATER DISTRICT #38
DATED: MAY 28, 1949
RECORDED: OCTOBER 10, 1952
RECORDING NO.: 4280076
REGARDING: SEWER LINE MAINTENANCE
AFFECTS: PARCEL P
(NOT-PLOTTABLE) BLANKET OVER SOUTHERLY PORTION OF LOT 15

15. DRAINAGE RELEASE AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: JOHN A. DEAN, ET UX, AND KING COUNTY
DATED: FEBRUARY 03, 1953
RECORDED: FEBRUARY 11, 1953
RECORDING NO.: 4314485
REGARDING:
CONSENT TO THE NATURAL FLOW OF SURFACE WATER FROM THE PLAT OF CHERRY LANE TO BE CARRIED IN ITS NATURAL CHANNEL ACROSS THE SUBJECT PROPERTY AND TO HOLD KING COUNTY BLAMELESS FOR ANY DAMAGE THAT MAY BE CAUSED BY SAID DRAINAGE FLOW.
AFFECTS: PARCELS E THROUGH I
(APPROXIMATELY SHOWN) SEE THE LOCATION OF THE DRAINAGE CHANNEL ON SHEET 2

16. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: VAL VUE SEWER DISTRICT
PURPOSE: A GRAVITY SANITARY SEWER LINE OR LINES
AREA AFFECTED: PORTION OF PARCEL D
RECORDED: JANUARY 02, 1958
RECORDING NO.: 4862270
(PLOTTED HEREON)

17. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: VAL VUE SEWER DISTRICT
PURPOSE: A GRAVITY SANITARY SEWER LINE OR LINES
AREA AFFECTED: PORTION OF PARCEL A
RECORDED: JANUARY 08, 1958
RECORDING NO.: 4863932
(PLOTTED HEREON)

18. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: VAL VUE SEWER DISTRICT
PURPOSE: A GRAVITY SANITARY SEWER LINE OR LINES
AREA AFFECTED: PORTION OF PARCEL A
RECORDED: JANUARY 08, 1958
RECORDING NO.: 4863933
(PLOTTED HEREON)

19. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:
RECORDED: JUNE 13, 1963
RECORDING NO.: 5593214
GRANTEE: KING COUNTY
AFFECTS: PORTION OF PARCEL J
(NOT-PLOTTABLE) BLANKET SLOPES OVER TITLE PARCEL J, WHICH IS NOT A PART OF THIS ALTA.

20. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: KING COUNTY
PURPOSE: SLOPES
AREA AFFECTED: PORTION OF PARCEL O
RECORDED: JUNE 19, 1974
RECORDING NO.: 7406190219
(PLOTTED HEREON)

21. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: KING COUNTY
PURPOSE: SLOPES
AREA AFFECTED: PORTION OF PARCEL Q
RECORDED: JUNE 19, 1974
RECORDING NO.: 7406190221
(PLOTTED HEREON)

22. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:
RECORDED: SEPTEMBER 04, 1974
RECORDING NO.: 7409040396
GRANTEE: KING COUNTY
AFFECTS: PORTION OF PARCEL D
(NOT-PLOTTABLE) BLANKET IN NATURE

23. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: KING COUNTY
PURPOSE: SIDEWALK
AREA AFFECTED: PORTION OF PARCEL D
RECORDED: SEPTEMBER 04, 1974
RECORDING NO.: 7409040397
(PLOTTED HEREON)

24. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: THE CITY OF SEATTLE
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE FACILITIES
AREA AFFECTED: PORTION OF PARCEL D
RECORDED: NOVEMBER 01, 1974
RECORDING NO.: 7411010445
(DOESN'T AFFECT) DESCRIPTION IS WEST OF INTERNATIONAL BLVD.

25. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: KING COUNTY
PURPOSE: SLOPES
AREA AFFECTED: PORTION OF PARCEL L
RECORDED: NOVEMBER 12, 1974
RECORDING NO.: 7411120163
(PLOTTED HEREON)

26. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
GRANTEE: KING COUNTY
PURPOSE: SLOPES
AREA AFFECTED: PORTION OF PARCEL K
RECORDED: NOVEMBER 13, 1974
RECORDING NO.: 7411130393
(DOESN'T AFFECT) AREA NOW IS WITHIN PUBLIC R/W

27. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:
RECORDED: JANUARY 15, 1975
RECORDING NO.: 7501150141
GRANTEE: KING COUNTY
AFFECTS: PORTION OF PARCEL K
(NOT-PLOTTABLE) BLANKET IN NATURE

28. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 7611029008, IN KING COUNTY, WASHINGTON.
AFFECTS: PARCELS O AND P
(PLOTTED HEREON)

29. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 8001239002, IN KING COUNTY, WASHINGTON.
AFFECTS: PARCELS B AND C
(NOT-PLOTTABLE)

30. RIGHT OF ENTRY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: TCI CABLEVISION OF WASHINGTON, INC., AND LEO MALFAIT
RECORDED: JULY 01, 1988
RECORDING NO.: 8807010903
AFFECTS: PARCEL D
(NOT-PLOTTABLE)

31. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: VAL VUE SEWER DISTRICT AND THOMAS M. AND BARBARA L. WHITLEY
DATED: SEPTEMBER 06, 1988
RECORDED: SEPTEMBER 26, 1988
RECORDING NO.: 8809260958
AFFECTS: PARCELS G, H AND I
(NOT-PLOTTABLE)

32. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT NO. 90-9-SS :
RECORDED: OCTOBER 24, 1990
RECORDING NO.: 9010240314
AFFECTS: PARCELS E AND F
(NOT-PLOTTABLE)

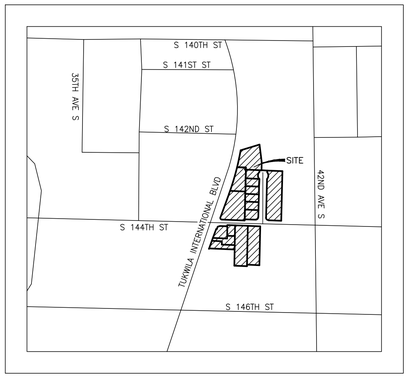
33. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 9210079005, IN KING COUNTY, WASHINGTON.
AFFECTS: PARCEL J
(NOT-PLOTTABLE)

34. EASEMENT AND THE TERMS AND CONDITIONS THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
PURPOSE: GAS LINE
AREA AFFECTED: PORTION OF PARCEL I
RECORDED: MARCH 21, 1994
RECORDING NO.: 9403212327
(PLOTTED HEREON)

35. UNRECORDED AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: KING COUNTY LIBRARY SYSTEM AND SCOTT BURDINE
DATED: OCTOBER 1, 1992
DISCLOSED BY INSTRUMENT
RECORDED:
DECEMBER 22, 2000
RECORDING NO.: 20001222000514
AFFECTS: PARCEL J
(NOT-PLOTTABLE) AFFECTS TITLE PARCEL J, WHICH IS NOT A PART OF THIS ALTA.

36. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
RESERVED BY: THE HOUSING AUTHORITY OF THE COUNTY OF KING
PURPOSE: PARKING
AREA AFFECTED: PORTION OF PARCEL Q
RECORDED: JUNE 14, 2002
RECORDING NO.: 20020614001446
SAID EASEMENT IS FURTHER CLARIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20070330001697.
(PLOTTED HEREON)

VICINITY MAP N.T.S



SURVEYOR'S CERTIFICATION:

TO: THE CITY OF TUKWILA, A MUNICIPAL CORPORATION & PACIFIC NORTHWEST TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 5, 7(B1)(C), 8, 9, 11(A)(B), 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2012

DATE OF PLAT OR MAP: MARCH 15, 2012

Brian D. Gilloly 7/9/12

BRIAN D. GILLOOLY, P.L.S. DATE
WASHINGTON REGISTRATION NO. 46315

BRIAN D. GILLOOLY — STATE OF WASHINGTON — 46315 — REGISTERED — PROFESSIONAL LAND SURVEYOR — 7/9/12

No.	Date	By	Chkd.	Appr.	Revision

Title: ALTA / ACSM LAND TITLE SURVEY
AMERICAN LAND TITLE ASSOCIATION / AMERICAN CONGRESS ON SURVEYING & MAPPING AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
PTN OF THE SE1/4, SW1/4 OF
SEC. 15, & NE1/4, NW1/4 SEC. 22
TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA KING COUNTY WASHINGTON

For: TUKWILA VILLAGE

Scale: Horizontal 1"=30' Vertical

Designed —
Drawn BDG
Checked BDG
Approved BDG
Date 9/1/11

BERGHAUSEN & ASSOCIATES, INC. CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet 1 of 3

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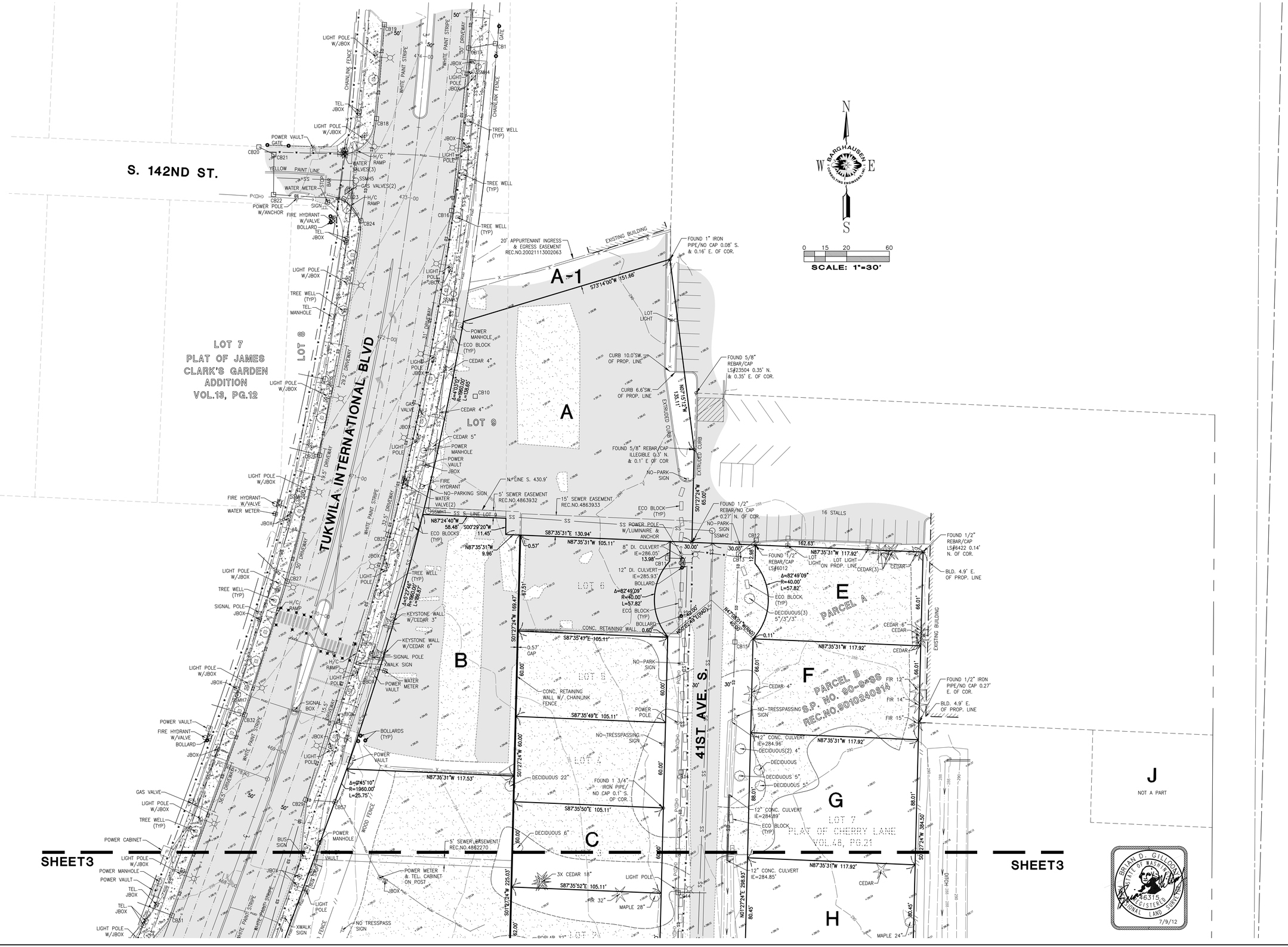
ALTA / ACSM LAND TITLE SURVEY



No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA / ACSM LAND TITLE SURVEY

AMERICAN LAND TITLE ASSOCIATION / AMERICAN CONGRESS ON SURVEYING & MAPPING AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

PTN OF THE SE1/4, SW1/4 OF SEC. 15, & NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M. CITY OF TUKWILA KING COUNTY WASHINGTON

For:

TUKWILA VILLAGE

Scale: Horizontal 1"=30' Vertical —

Designed — Drawn BDG Checked BDG Approved BDG Date 9/1/11

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet 2 of 3

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ALTA / ACSM LAND TITLE SURVEY

NAME	TYPE	RIM	INVERT 1	INVERT 2	INVERT 3	INVERT 4	INVERT 5
CB1	CB (SOLID)	288.01	6" ADS SW=284.96'	8" ADS W=284.59'			
CB2	CB (SOLID)	300.58	12" ADS W=296.58'	12" ADS S=296.58'			
CB3	CB (SOLID)	301.11	18" ADS W=296.91'	18" ADS S=296.91'	12" DI W=297.91'		
CB4	CB (SOLID)	302.06					
CB5	CB (SOLID)	304.04	UNABLE TO OPEN				
CB6	CB (SOLID)	304.24	12" ADS N=300.92'	12" ADS SE=300.92'	12" ADS W=300.93'	6" PVC W=300.94'	6" PVC W=300.94'
CB7	CB (SOLID)	303.15	8" DI NW=300.7'	12" ADS E=299.8'	8" DI SW=299.85'		
CB8	CB (SOLID)	310.64	12" ADS E=307.29'	8" PVC W=307.79'	8" DI S=307.39'	8" ADS NW=307.84'	
CB9	CB (SOLID)	305.90	18" ADS N=301.6'	12" ADS S=302.25'	12" DI SW=303.05'		
CB10	CB (STD)	290.82	FULL OF DIRT				
CB11	CB (STD)	288.08	8" DI E=286.48'				
CB12	CB (STD)	287.16					
CB13	CB (STD)	286.70	12" CMP S=284.92'	8" CMP NE=285.1'			
CB14	CB (STD)	287.76					
CB15	CB (STD)	286.77	12" CMP W=284.98'	12" CMP S=284.94'			
CB16	CB (STD)	289.88	12" ADS W=286.48'	12" ADS S=286.48'			
CB17	CB (STD)	287.95	12" ADS W=284.12'	12" ADS S=284.12'	8" ADS E=284.25'		
CB18	CB (STD)	285.33	24" ADS W=280.58'	24" ADS S=280.58'			
CB19	CB (STD)	283.95	24" ADS W=279.3'	24" ADS S=279.3'			
CB20	CB (STD)	288.91	12" ADS E=286.56'	12" ADS W=286.56'			
CB21	CB (STD)	289.15	12" ADS S=286.18'				
CB22	CB (STD)	288.48					
CB23	CB (STD)	286.64	12" ADS SE=283.41'	12" ADS W=283.41'	6" PVC SW=284.12'		
CB24	CB (STD)	287.01	12" ADS NW=282.09'	24" ADS N=282.09'	18" ADS SW=283.01'		
CB25	CB (STD)	293.91	12" ADS W=290.49'	12" ADS S=290.49'			
CB26	CB (STD)	290.17	18" ADS N=286.39'	18" ADS S=286.42'	8" ADS W=286.47'		
CB27	CB (STD)	291.14	18" ADS N=288.34'	18" ADS S=288.34'	12" ADS NW=288.44'		
CB28	CB (STD)	299.11	12" ADS W=295.66'	12" ADS S=295.66'			
CB29	CB (STD)	297.02	12" ADS W=293.52'	12" ADS S=293.52'	12" ADS E=293.62'		
CB30	CB (STD)	301.93	8" CONC W=295.22'	8" CONC S=295.28'	8" CONC W=295.58'		
CB31	CB (STD)	298.34	18" ADS W=294.44'	18" ADS S=294.44'	12" ADS W=294.99'		
CB32	CB (STD)	294.27	18" ADS N=290.82'	18" ADS S=290.82'	12" ADS SW=290.97'		
CB33	CB (STD)	303.32	8" DI SE=301.02'	12" DI NW=301.02'			
CB34	CB (STD)	302.41	18" ADS W=299.06'	18" ADS SE=299.06'	12" ADS W=299.53'		
CB35	CB (STD)	309.92	12" ADS N=306.47'	12" ADS S=306.47'	12" ADS W=306.47'		
CB36	CB (STD)	307.39	12" ADS N=304.01'	12" ADS S=304.04'			
CB37	CB (STD)	303.75	18" ADS N=300.52'	18" ADS S=300.52'			
CB38	CB (STD)	308.86	12" ADS N=305.86'	12" ADS S=305.86'			
CB39	CB (STD)	306.98	12" ADS N=303.78'	12" ADS S=303.78'	12" ADS E=303.88'		
CB40	CB (STD)	304.98	12" ADS N=301.48'	12" ADS S=301.58'			
CB41	CB (STD)	302.28	12" ADS N=298.73'	12" ADS S=298.73'			
CB42	CB (STD)	291.06	8" PVC N=289.46'	12" CMP S=288.99'			
CB43	CB (STD)	288.32	12" CMP N=286.27'	12" CMP S=286.27'			
CB44	CB (STD)	287.98	12" DI S=285.58'	12" CONC N=285.58'	12" CONC E=285.48'		
CB45	CB (STD)	288.47	12" CONC SSE=286.77'				
CB46	CB (STD)	288.93	12" DI E=286.89'				
CB47	CB (STD)	288.59	12" CMP W=285.04'	12" CONC NNW=285.04'	18" ADS SE=284.44'		
CB48	CB (STD)	287.57	12" CMP E=285.62'	12" CMP W=285.62'	12" CONC N=285.62'		
CB49	CB (STD)	287.80	18" CONC N=283.35'	18" CONC S=283.25'			
CB50	CB (STD)	287.62	12" ADS N=285.84'	12" CONC S=285.84'			
CB51	CB (STD)	285.96	FULL OF DIRT				
CB52	CB (STD)	284.99	8" CONC NW=282.19'	12" CONC W=281.89'	12" CONC E=281.81'	8" CONC S=282.09'	
CB53	CB (STD)	291.04	12" CMP N=288.42'	12" CMP E=288.42'			
CB54	CB (STD)	291.08	8" PVC S=289.65'				
CB55	CB (STD)	289.19	12" CMP E=286.41'	12" CMP W=286.49'	12" CMP NE=286.41'		
CB56	CB (STD)	285.33	8" CONC S=283.08'				
CB57	CB (STD)	296.97	12" ADS W=293.1'				
CB58	SSMH	287.65	18" CONC N=282'	8" CONC SE=283.25'	18" CONC S=281.9'		
SSMH1	SSMH	293.60	8" CONC E=278.18'	8" CONC N=278.27'			
SSMH2	SSMH	287.70	8" CONC W=278.88'	8" CONC S=278.96'			
SSMH3	SSMH	291.73	8" CONC N=277.22'	8" CONC S=277.34'			
SSMH4	SSMH	288.66	8" CONC N=276.62'	8" CONC S=276.69'			
SSMH5	SSMH	286.39	8" CONC N=279.19'	8" CONC S=279.44'	8" CONC W=279.24'		
SSMH6	SSMH	289.37	8" CONC N=282.23'	8" CONC S=282.29'	6" PVC W=283.67'		
SSMH7	SSMH	294.67	8" CONC N=286.93'	8" CONC S=287.01'			
SSMH8	SSMH	291.50	8" CONC N=283.95'	8" CONC S=284.03'			
SSMH9	SSMH	301.77	18" ADS N=297.47'	18" DI S=298.67'			
SSMH10	SSMH	309.36	8" CONC N=301.36'	8" CONC S=301.44'			
SSMH11	SSMH	289.26	12" CLAY E=279.04'	12" CLAY N=278.76'	12" CLAY W=279.04'		
SSMH12	SSMH	287.57	8" PVC S=275.42'	8" PVC E=275.52'			
SSMH13	SSMH	288.41	8" PVC N=275.95'	8" PVC W=275.85'			
SSMH14	SSMH	294.03	12" CONC S=281.03'	15" CONC E=280.93'	6" CONC W=281.66'		
SSMH15	SSMH	289.19	15" CONC W=280.64'	12" CLAY E=280.53'	8" CONC S=281.29'	8" CONC N=280.64'	
SSMH16	SSMH	286.10	6" PVC E=278.06'	8" PVC S=277.86'			
SSMH17	SSMH	288.43	8" PVC N=282.13'	12" CONC E=281.96'	8" PVC S=283'		

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

BRIAN D. GILLDAY
STATE OF WASHINGTON
46315
REGISTERED PROFESSIONAL LAND SURVEYOR
7/9/12

No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA / ACSM LAND TITLE SURVEY

AMERICAN LAND TITLE ASSOCIATION / AMERICAN CONGRESS ON SURVEYING & MAPPING AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

PTN OF THE SE1/4, SW1/4 OF SEC. 15, & NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M. CITY OF TUKWILA KING COUNTY WASHINGTON

For: TUKWILA VILLAGE

Scale: Horizontal 1"=30' Vertical

Designed —
Drawn BDG
Checked BDG
Approved BDG
Date 9/1/11

Job Number 15255

Sheet 3 of 3

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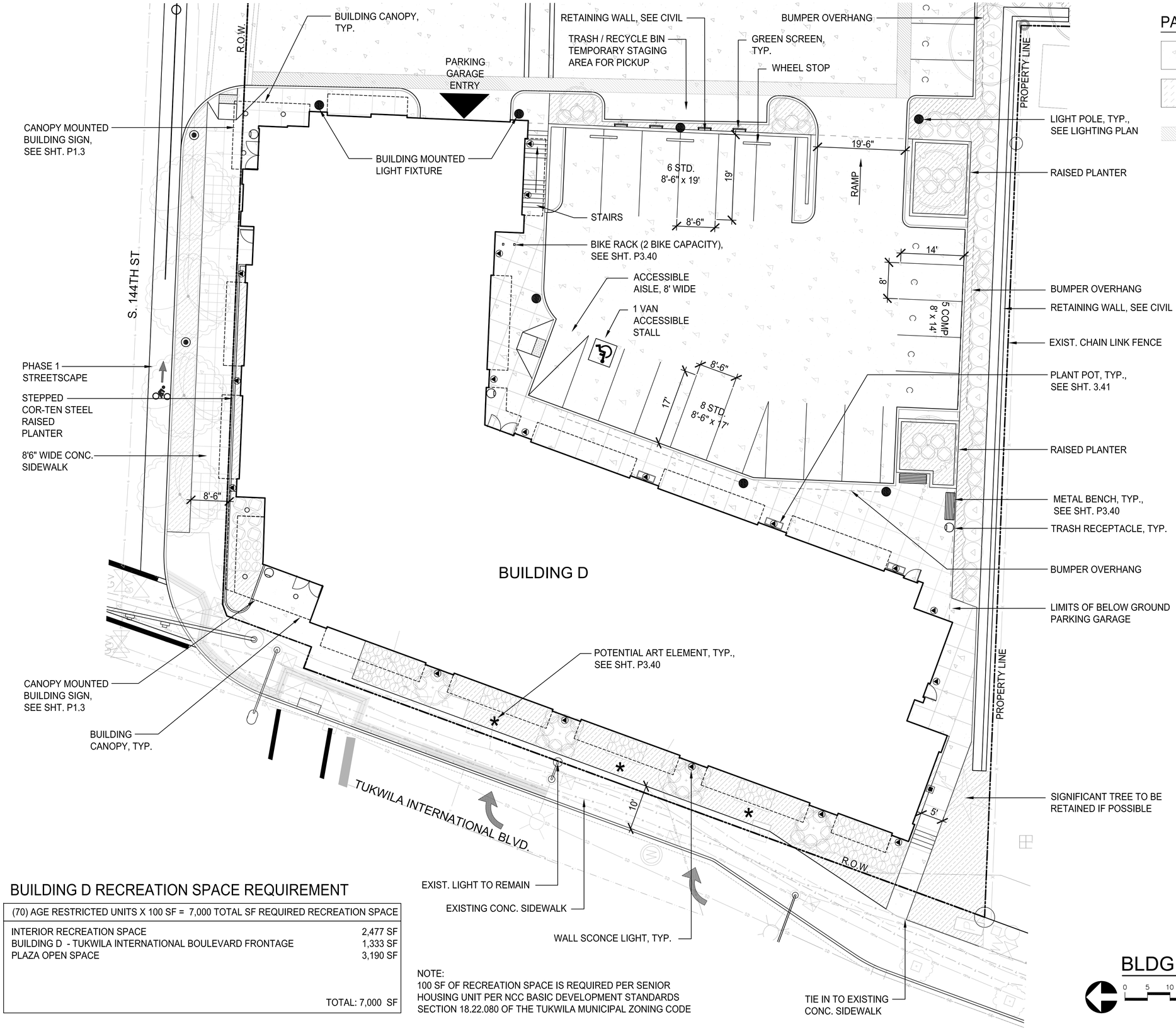

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE ACCENT BAND, 3' WIDE WITH CONTRASTING COLOR / TEXTURE

BUILDING D RECREATION SPACE REQUIREMENT

(70) AGE RESTRICTED UNITS X 100 SF = 7,000 TOTAL SF REQUIRED RECREATION SPACE	
INTERIOR RECREATION SPACE	2,477 SF
BUILDING D - TUKWILA INTERNATIONAL BOULEVARD FRONTAGE	1,333 SF
PLAZA OPEN SPACE	3,190 SF
	TOTAL: 7,000 SF

NOTE:
100 SF OF RECREATION SPACE IS REQUIRED PER SENIOR HOUSING UNIT PER NCC BASIC DEVELOPMENT STANDARDS SECTION 18.22.080 OF THE TUKWILA MUNICIPAL ZONING CODE

BLDG D - SITE PLAN

0 5 10 20 40

1" = 10'-0"

theLAstudio LLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
Phone: 206.204.0507

Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO. 398

Issue Dates

Rev.	Date	Desc.
	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET.
TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE. BUILDING A. SUITE 300
PUYALLUP, WA. 98374
T: (253) 231-5601 F: (253) 231-5010

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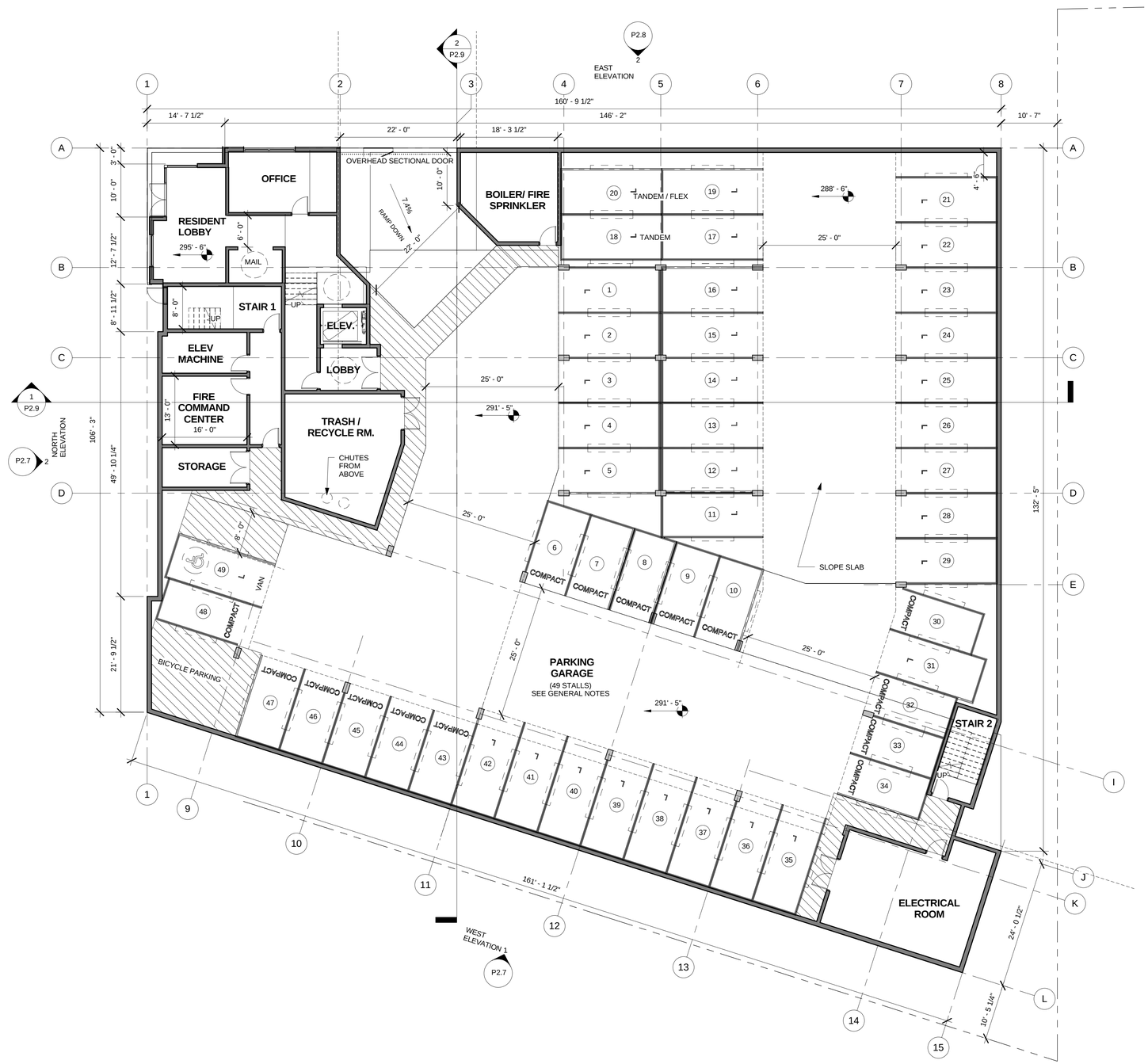
PROJECT #: LA-1113
FILE NAME: LA1113 - P2.0
DRAWN BY: CP/RS/LP/MB

BUILDING D
SITE PLAN

P2.0

BAR SUBMITTAL



1 LEVEL P1 FLOOR PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES

1. BUILDING D IS TO BE DEVELOPED AS PART OF PHASE 2 TUKWILA VILLAGE.

2. PARKING REQUIREMENTS PER APPROVED PARKING REDUCTION (COMPLIMENTARY USES - NON-RESIDENTIAL USES).

3. SEE SHEET CS FOR DETAIL BREAKDOWN OF BUILDING AREAS, USES AND PARKING PROJECT TOTALS.

4. PARKING GARAGE COUNT:

(29) STANDARD STALLS 8'6 X 19'0
(15) COMPACT STALLS 8'0 X 16'0
(1) VAN ACCESSIBLE
(4) TANDEM

(49) STALLS TOTAL
(30% COMPACT)

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine, AIA
Jeffrey A. Williams, AIA

3380 REGISTERED ARCHITECT
GREG L. ALLWINE
STATE OF WASHINGTON

Rev#	Date	Description
	11-08-2013	B.A.R. REVIEW

ISSUE DATE: 11-08-2013

TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

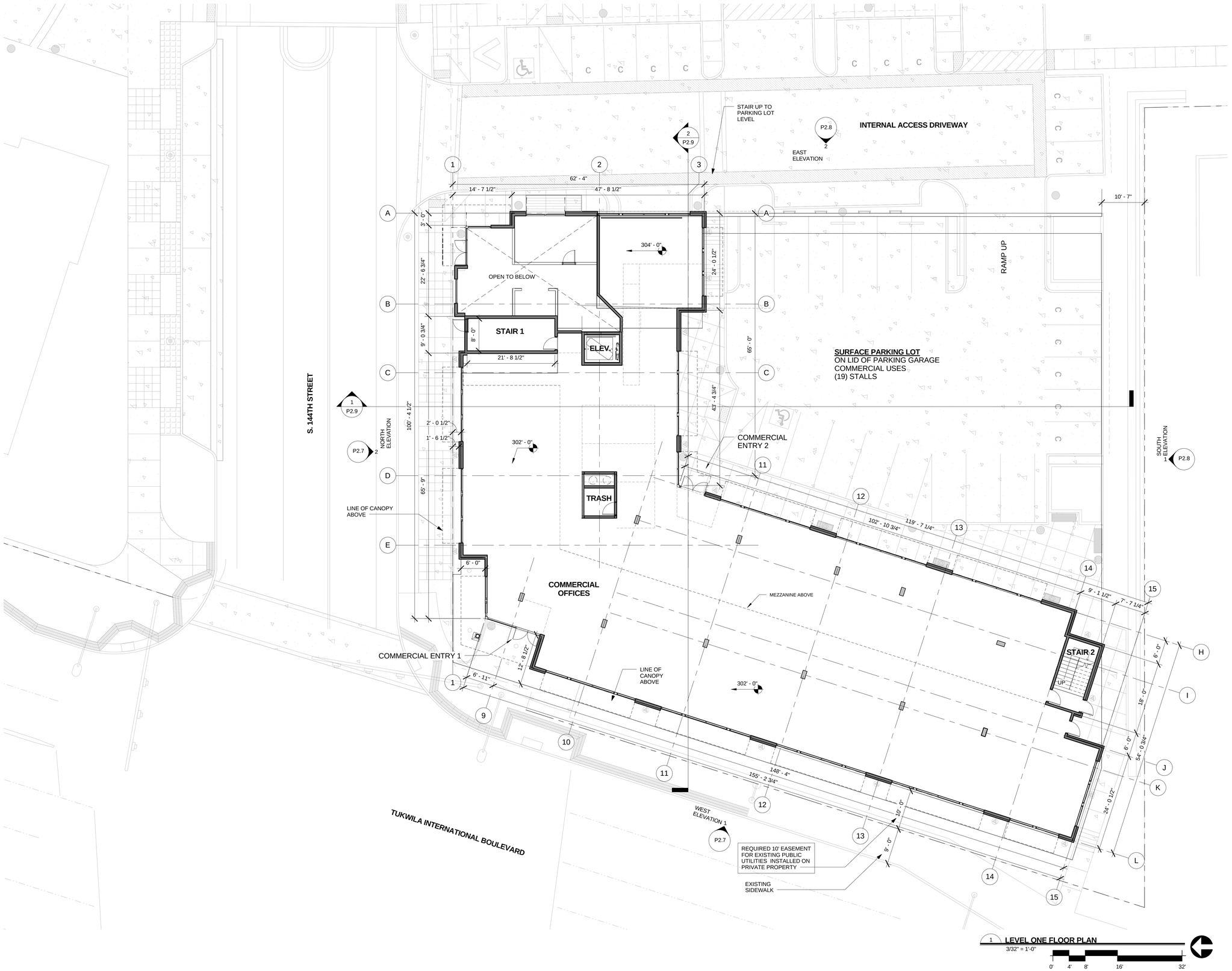
OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE, BUILDING A, SUITE 300
PUYALLUP, WA 98372
T.: (253) 231 - 5001 F.: (253) 231-5010

THESE DRAWINGS WERE PREPARED FOR THE TUKWILA VILLAGE PROJECT IN TUKWILA, WA. © JOHNSON BRAUND, INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.

PROJECT #: 1026
DRAWN BY: Author
CHECKED BY: Checker

LEVEL P1 - FLOOR PLAN

P2.1
B.A.R. REVIEW



GENERAL NOTES

1. BUILDING D IS TO BE DEVELOPED AS PART OF PHASE 2 TUKWILA VILLAGE.

2. PARKING REQUIREMENTS PER APPROVED PARKING REDUCTION (COMPLIMENTARY USES - NON-RESIDENTIAL USES).

3. SEE SHEET CS FOR DETAIL BREAKDOWN OF BUILDING AREAS, USES AND PARKING PROJECT TOTALS.

4. SURFACE PARKING COUNT:

(13) STANDARD STALLS 8'6 X 19'0
(5) COMPACT STALLS 8'0 X 16'0
(1) VAN ACCESSIBLE

(19) STALLS TOTAL
(26% COMPACT)

(10) ADDITIONAL SURFACE STALLS ON INTERNAL ACCESS DRIVEWAY

5. COMMERCIAL SPACE TO BE SUBMITTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine, AIA
Jeffrey A. Williams, AIA

3380 REGISTERED ARCHITECT
GREG L. ALLWINE
STATE OF WASHINGTON

Rev#	Date	Description
	11-08-2013	B.A.R. REVIEW

ISSUE DATE: 11-08-2013

TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE., BUILDING A, SUITE 300
PO BOX 218, WOODINVILLE, WA 98072
T.: (253) 231- 5001 F.: (253) 231-5010

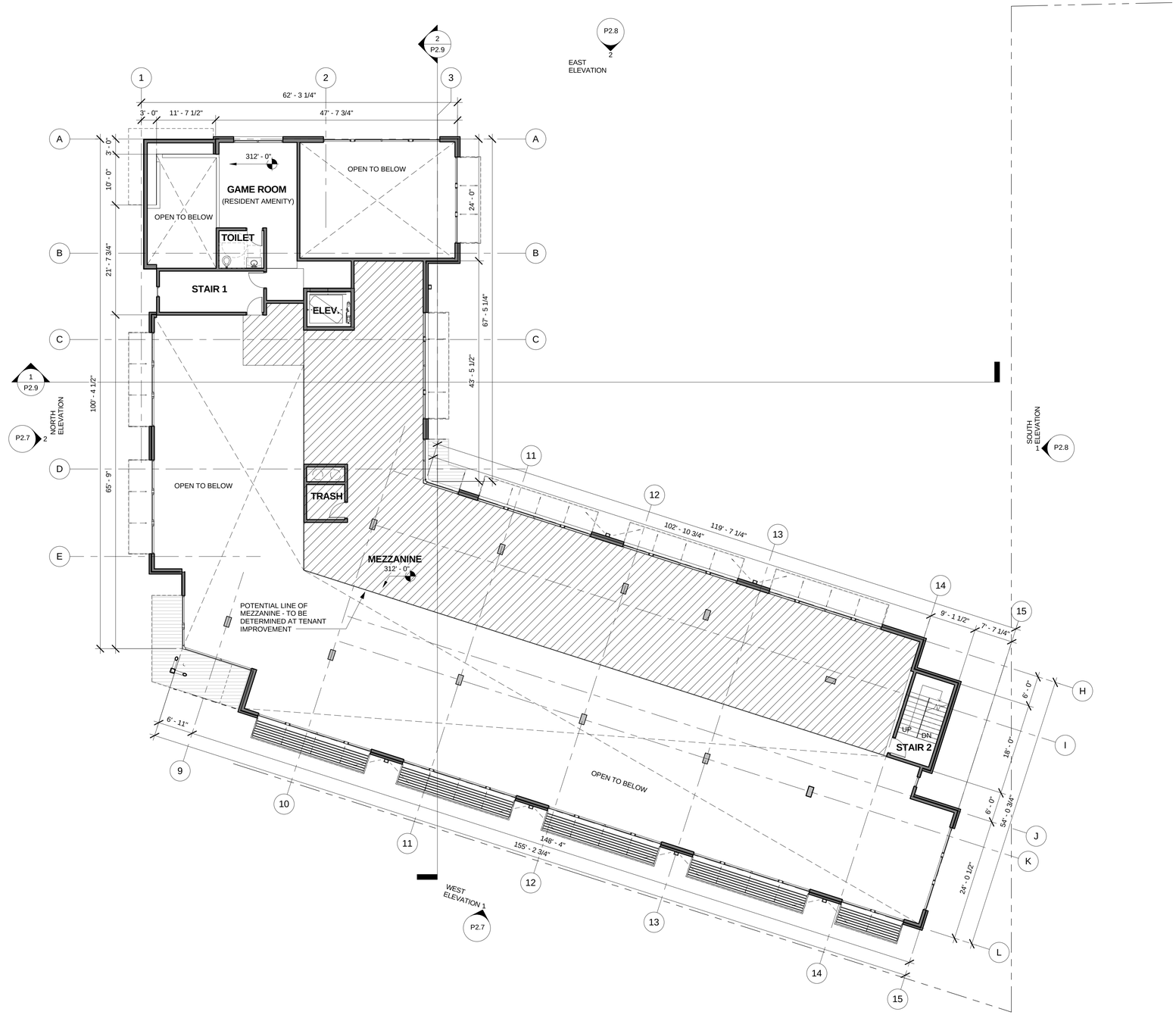
THESE DRAWINGS WERE PREPARED FOR THE "TUKWILA VILLAGE" PROJECT IN TUKWILA, WA. © JOHNSON BRAUND, INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.

PROJECT #:	1026
DRAWN BY:	Author
CHECKED BY:	Checker

LEVEL 1 FLOOR PLAN

P2.2

B.A.R. REVIEW



1 **MEZZANINE LEVEL FLOOR PLAN**
3/32" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES

1. BUILDING D IS TO BE DEVELOPED AS PART OF PHASE 2 TUKWILA VILLAGE.

2. SEE SHEET CS FOR DETAIL BREAKDOWN OF BUILDING AREAS, USES AND PARKING PROJECT TOTALS.

3. COMMERCIAL SPACE TO BE SUBMITTED UNDER SEPARATE TENANT IMPROVEMENT PERMIT.

4. MAXIMUM MEZZANINE SPACE = 50% OF FLOOR BELOW PER IBC 505.2.1, EXCEPTION 2.

JOHNSON BRAUND INC.
15200 52nd Ave. South
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GREG L. ALLWINE
STATE OF WASHINGTON

Rev#	Date	Description
	11-08-2013	B.A.R. REVIEW

ISSUE DATE: 11-08-2013

TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE, BUILDING A, SUITE 300
PUYALLUP, WA 98374
T.: (253) 231- 5001 F.: (253) 231-5010

THESE DRAWINGS WERE PREPARED FOR THE "TUKWILA VILLAGE" PROJECT IN TUKWILA, WA. © JOHNSON BRAUND, INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.

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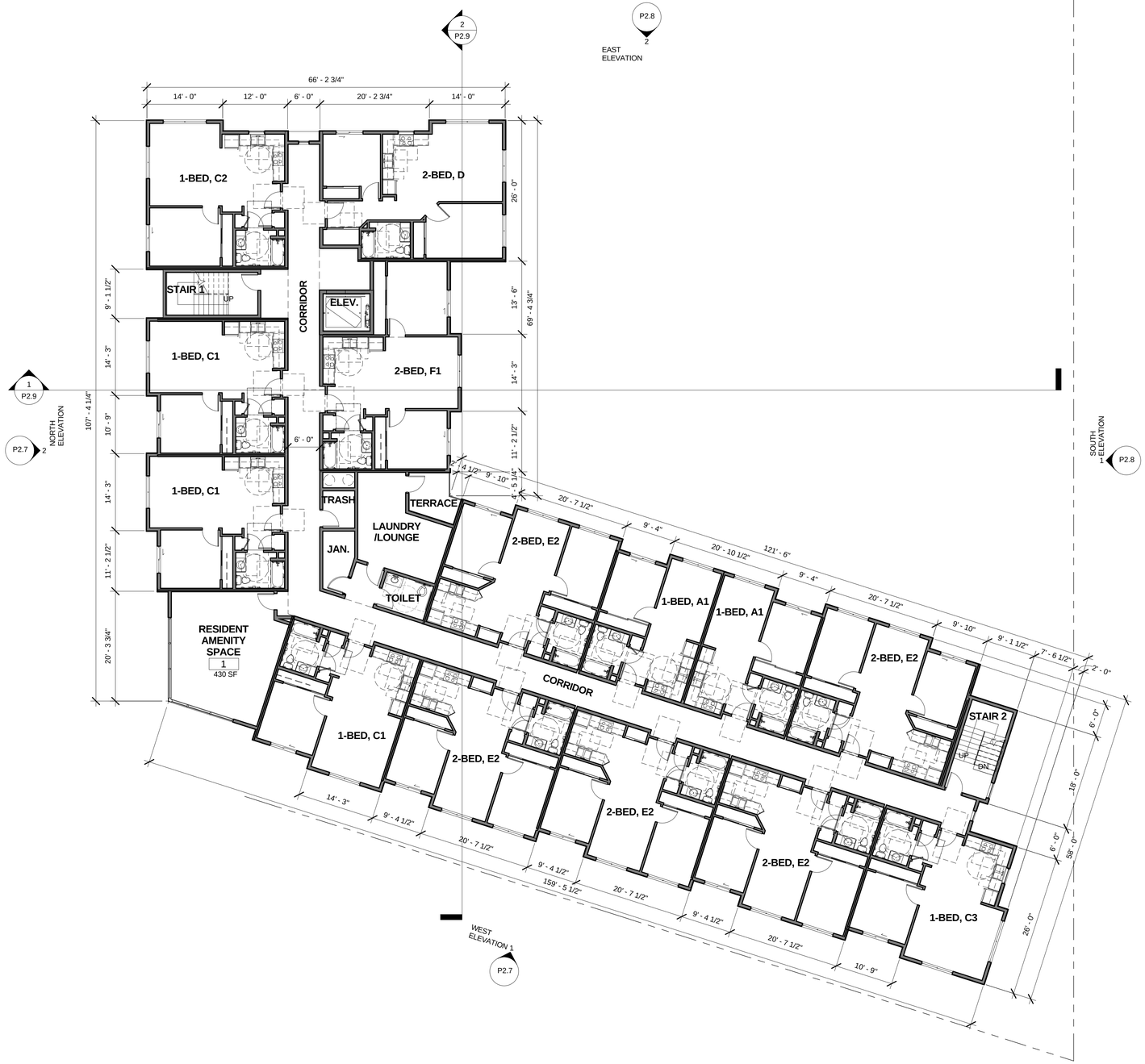
DRAWN BY:	Author
CHECKED BY:	Checker

LEVEL 1A MEZZANINE FLOOR PLAN

P2.3
B.A.R. REVIEW



1 **LEVELS 2-5 FLOOR PLAN**
3/32" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES

1. BUILDING D IS TO BE DEVELOPED AS PART OF PHASE 2 TUKWILA VILLAGE.

2. SEE SHEET CS FOR DETAIL BREAKDOWN OF BUILDING AREAS, USES AND PARKING PROJECT TOTALS.

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TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA, WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 S. 27TH AVENUE SE: BUILDING A, SUITE 300
RENTON, WASHINGTON 98057
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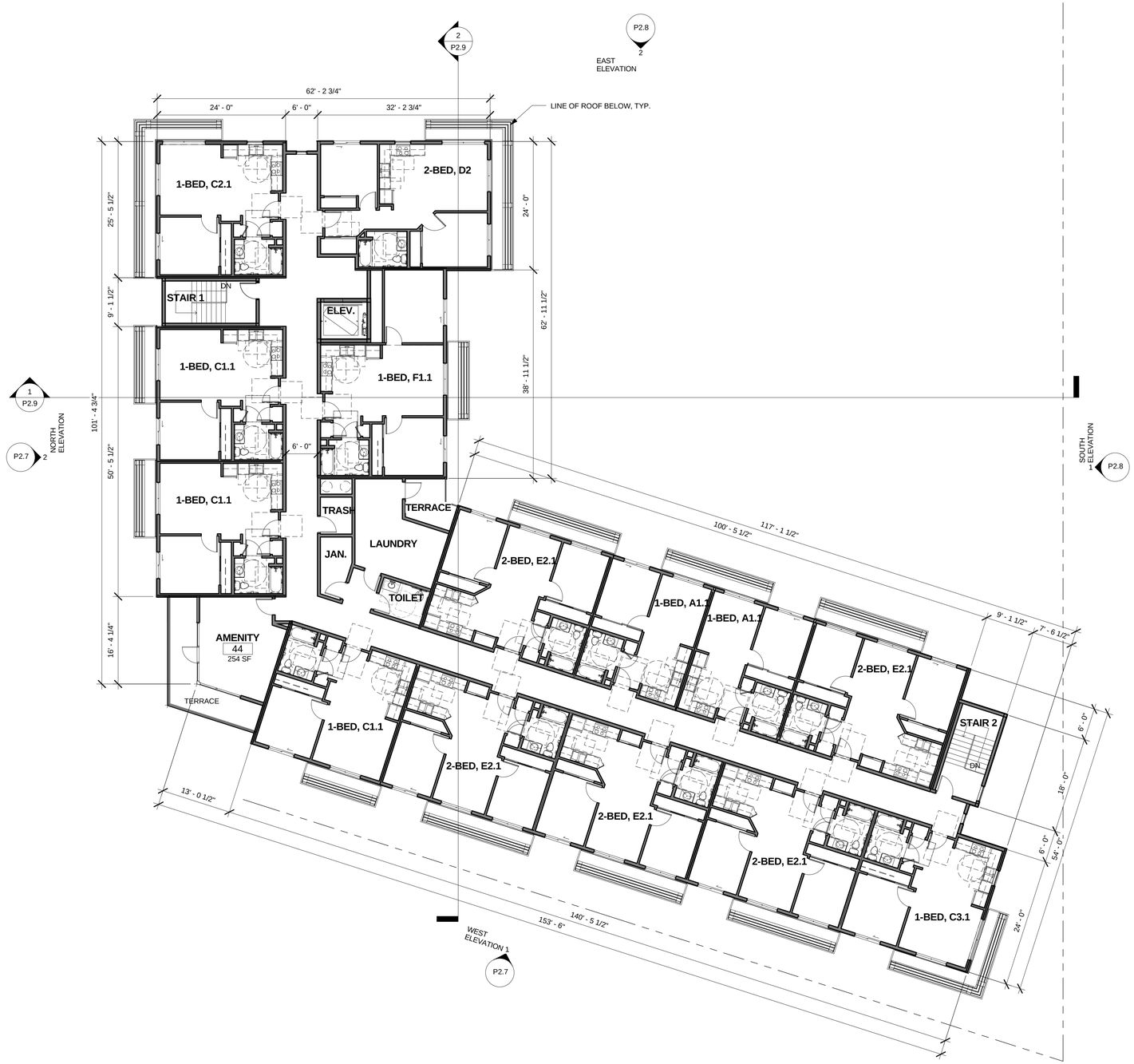
LEVELS 2-5 FLOOR PLAN

P2.4
B.A.R. REVIEW



1 LEVEL 6 FLOOR PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES

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2. SEE SHEET CS FOR DETAIL BREAKDOWN OF BUILDING AREAS, USES AND PARKING PROJECT TOTALS.

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TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

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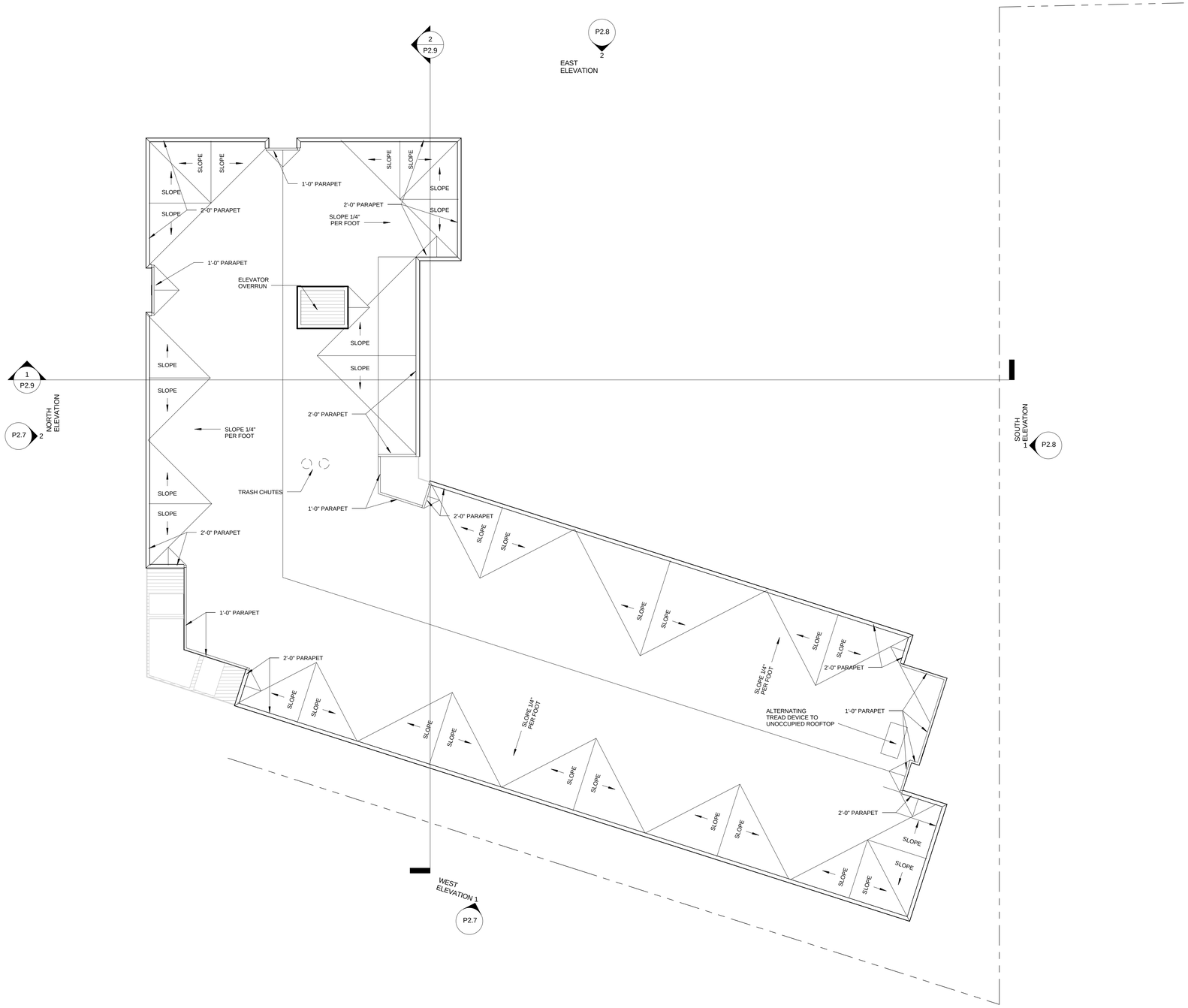
LEVEL 6 FLOOR PLAN

P2.5
B.A.R. REVIEW



1 **ROOF PLAN**
3/32" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES

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Revi	Date	Description
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ISSUE DATE: 11-08-2013

TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

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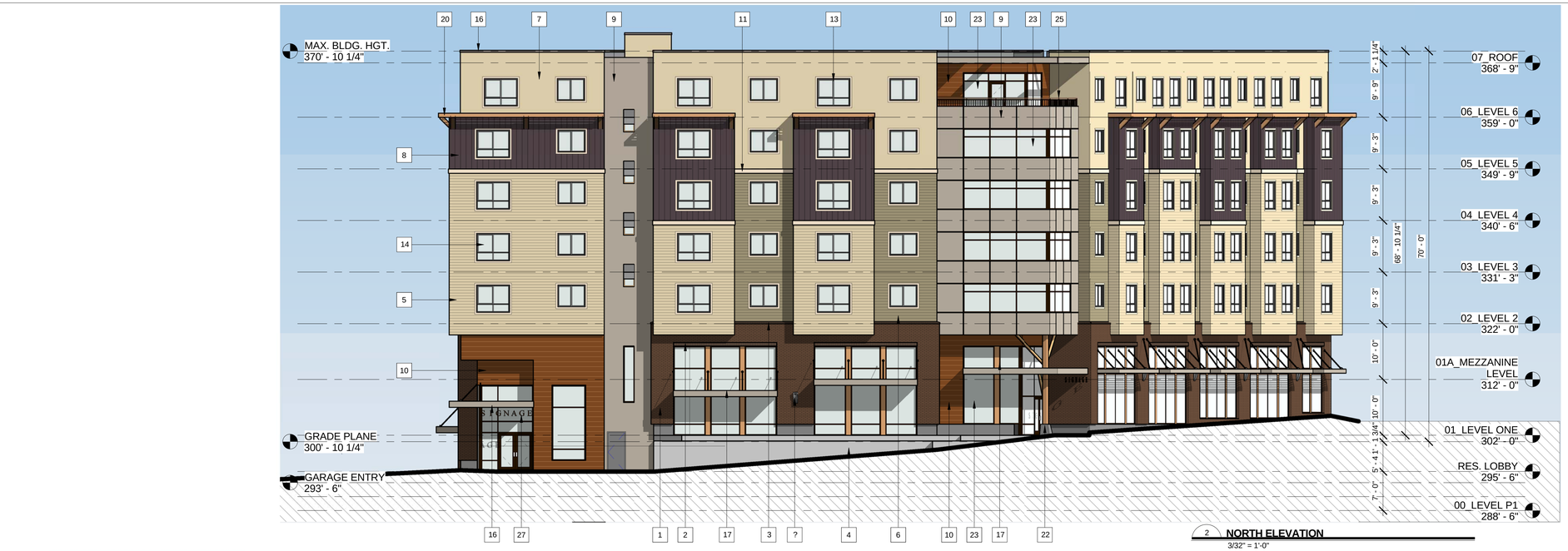
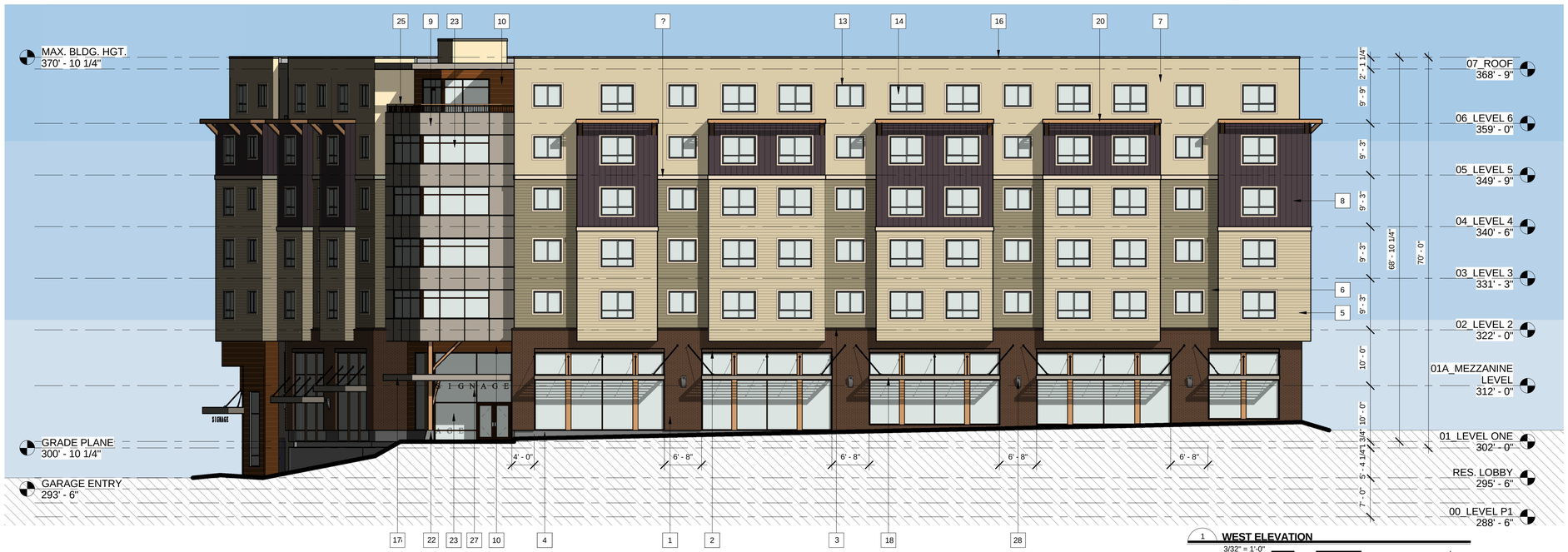
DRAWN BY:	Author
CHECKED BY:	Checker

ROOF PLAN

P2.6
B.A.R. REVIEW



2 **NORTH ELEVATION**
3/32" = 1'-0"



1 **WEST ELEVATION**
3/32" = 1'-0"
0' 4' 8' 16' 32'

	ITEM	MATERIAL	COLOR	NOTES
1	MASONRY BASE	BRICK	MUTUAL MATERIALS , TEAL BROWN - MISSION	GRAFFITI - RESIST COATING
2	MASONRY ACCENT	BRICK	MUTUAL MATERIALS , MANUA LOA - MISSION	SOLDIER COURSE
3	MASONRY COPING	BRICK	MUTUAL MATERIALS , MANUA LOA - MISSION	CAST COPING
4	CONCRETE	CAST-IN PLACE CONCRETE	NATURAL GRAY - PATCHED & SACKED	GRAFFITI - RESIST COATING
5	SIDING	HARDIE PLANK 7" LAP SIDING	SHERWIN WILLIAMS SW 6121 - WHOLE WHEAT	SMOOTH
6	SIDING	HARDIE PLANK 7" LAP SIDING	SHERWIN WILLIAMS SW 6158 - SAWDUST	SMOOTH
7	SIDING	HARDIE PANELS W/ REVEALS	SHERWIN WILLIAMS SW 6121 - WHOLE WHEAT	SMOOTH
8	SIDING	HARDIE PANELS W/ 1X2 BATTENS	SHERWIN WILLIAMS SW 6272 - PLUM BROWN	SMOOTH

	ITEM	MATERIAL	COLOR	NOTES
9	SIDING	FLAT PANEL	CHAMPAGNE	VERTICAL
10	SIDING - ACCENT	1 X 6 CEDAR	CLEAR COAT	CLEAR / TIGHT KNOT
11	HORIZONTAL TRIM BAND	1 X 10 HARDIE TRIM	SHERWIN WILLIAMS SW 7573 - EAGLET BEIGE	
12	CORNER TRIM	1 x 4 HARDIE TRIM	PAINT TO MATCH ADJACENT WALL SURFACE	
13	WINDOW TRIM	1 x 4 HARDIE TRIM	SHERWIN WILLIAMS SW 7573 - EAGLET BEIGE	
14	WINDOW	VINYL	ALMOND	
15	EXTERIOR DOORS	INSULATED METAL CLAD	SHERWIN WILLIAMS SW 7573 - EAGLET BEIGE	
16	PARAPET CAP AND FLASHING	POWDER COATED METAL FLASHING	COLOR TO MATCH CHAMPAGNE	

	ITEM	MATERIAL	COLOR	NOTES
17	CANOPIES 1	POWDER COATED FABRICATED STEEL	COLOR TO MATCH - CHAMPAGNE	WEATHER PROTECTION
18	CANOPIES 2	POWDER COATED FABRICATED STEEL	COLOR TO MATCH - CHAMPAGNE	SHADE TRELLIS
19	CANOPIES - FEATURE	POWDER COATED FABRICATED STEEL	COLOR TO MATCH - CEDAR	
20	ROOF EDGE FEATURE	POWDER COATED FABRICATED STEEL	COLOR TO MATCH - FIR W/ CHAMPAGNE TRELLIS MEMBERS	
21	SOFFIT	CEDAR	CLEAR STAIN	AT CANTILEVER SLAB
22	DECORATIVE COLUMNS	METAL - PAINTED	COLOR TO MATCH FIR WOOD	
23	STOREFRONT	ALUMINUM	ANNODIZED BRONZE	
24	DECKS	3 X WOOD T & G CAR DECKING	FIR, CLEAR STAIN	

	ITEM	MATERIAL	COLOR	NOTES
25	GUARDRAILS	ALUMINUM	ANNODIZED BRONZE	
26	SECTIONAL GARAGE DOOR	METAL - PAINTED	COLOR TO MATCH ANNODIZED BRONZE	W / MESH PANEL PRIVACY SCREEN
27	SIGNAGE	TBD		
28	DECORATIVE SCONCE LIGHTING		FACTORY FINISH - BRONZE	
29	MECH. LOUVER			

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STATE OF WASHINGTON

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TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

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CHECKED BY: Checker

EXTERIOR ELEVATIONS

P2.7
B.A.R. REVIEW

1 **SOUTH ELEVATION**
3/32" = 1'-0"

2 **EAST ELEVATION**
3/32" = 1'-0"

0' 4' 8' 16' 32'

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EXTERIOR ELEVATIONS

P2.8
B.A.R. REVIEW

2 **SECTION AT GARAGE RAMP**
3/32" = 1'-0"

1 **SECTION AT GARAGE/ PARKING COURT**
3/32" = 1'-0"

0' 4' 8' 16' 32'

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TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
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BUILDING SECTIONS

P2.9
B.A.R. REVIEW

1 NW CONER - COMMERCIAL ENTRY

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NW CORNER VIEW

P2.10
B.A.R. REVIEW

1 NE CORNER - RESIDENTIAL LOBBY VIEW

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GREG L. ALLWINE
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TUKWILA VILLAGE - BUILDING D

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA, WA

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NE CORNER VIEW

P2.11

B.A.R. REVIEW

2 SW VIEW

1 SE VIEW

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TUKWILA , WA

OWNER/ APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
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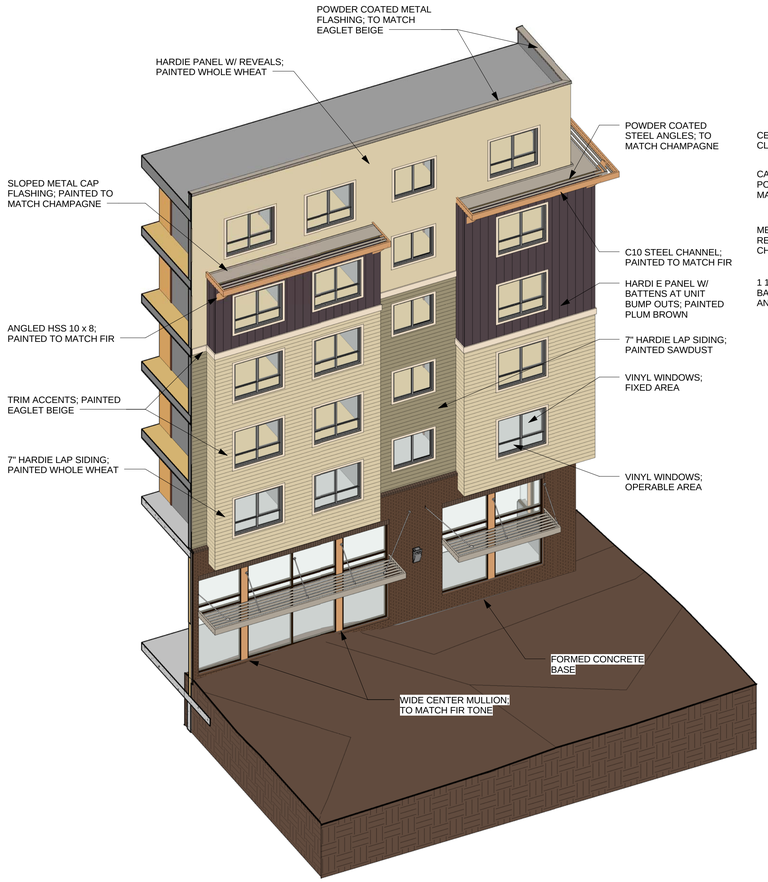
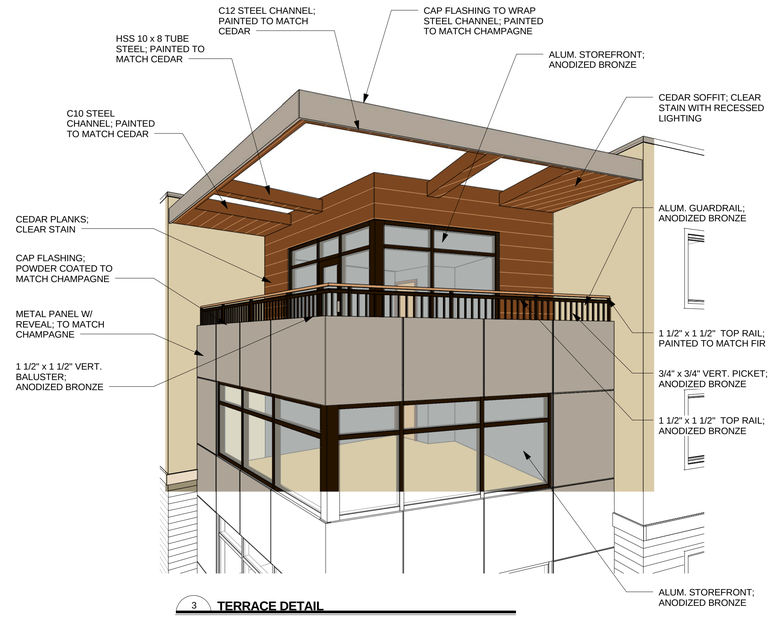
DRAWN BY: Author
CHECKED BY: Checker

SW & SE VIEW

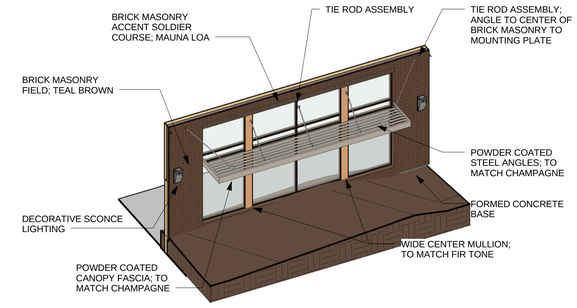
P2.12
B.A.R. REVIEW



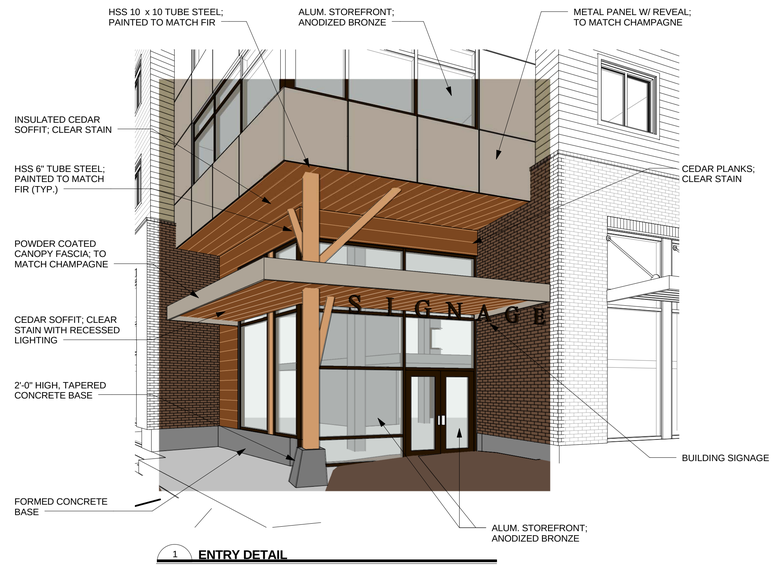
4 **TYP. FACADE TREATMENT**



3 **TERRACE DETAIL**



2 **SHADE TRELLIS DETAIL**



1 **ENTRY DETAIL**

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STATE OF WASHINGTON

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TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
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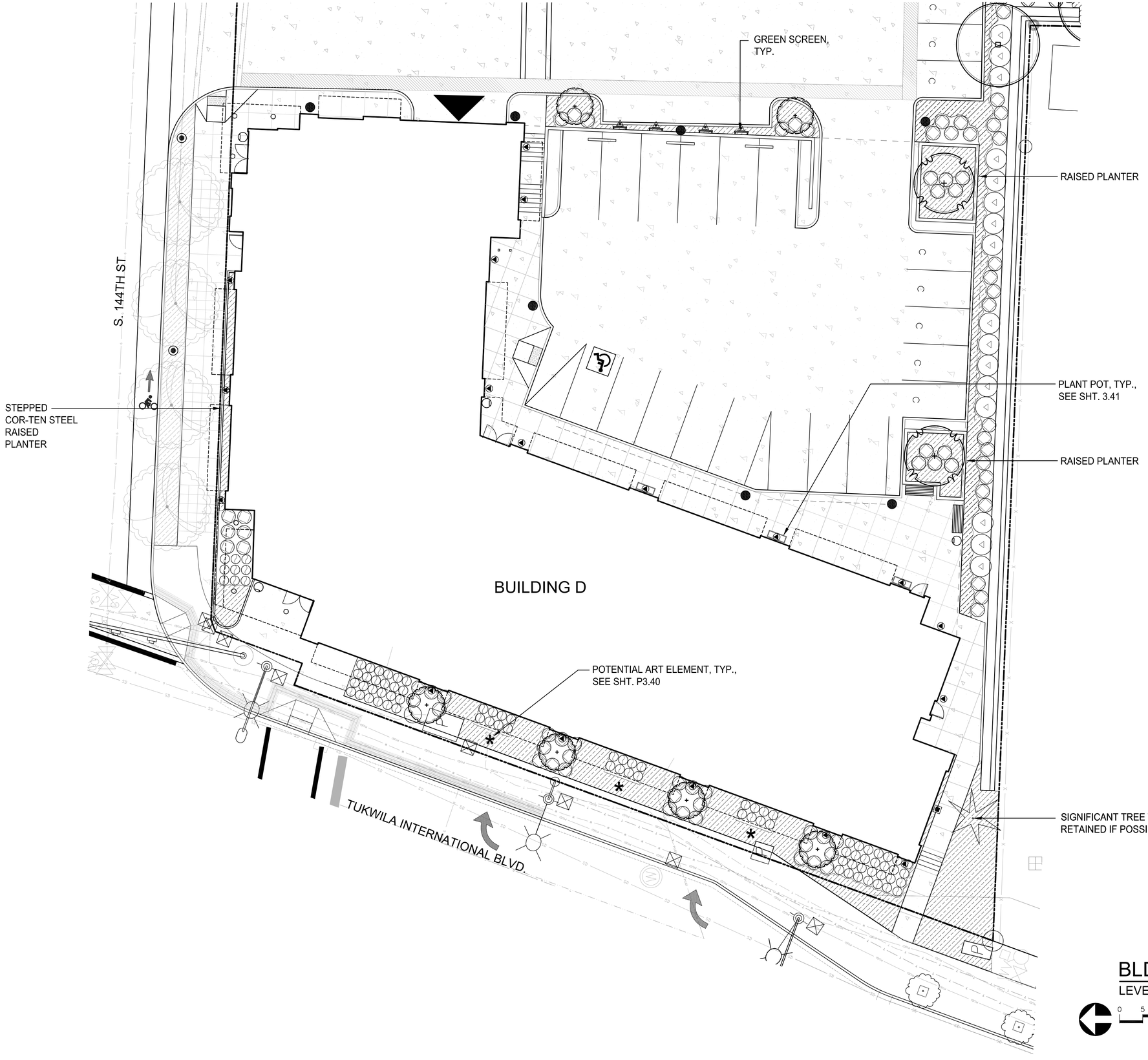
DETAILS

P2.13

B.A.R. REVIEW



NOTE: SEE SHT. P3.50 FOR LANDSCAPE SCHEDULE, NOTES & DETAILS

BLDG D - LANDSCAPE PLAN

LEVEL 1

0 5 10 20 40

1" = 10'-0"

theLAstudio LLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
Phone: 206.204.0507

Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO. 998

Issue Dates

Rev.	Date	Desc.
	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET.
TUKWILA , WA

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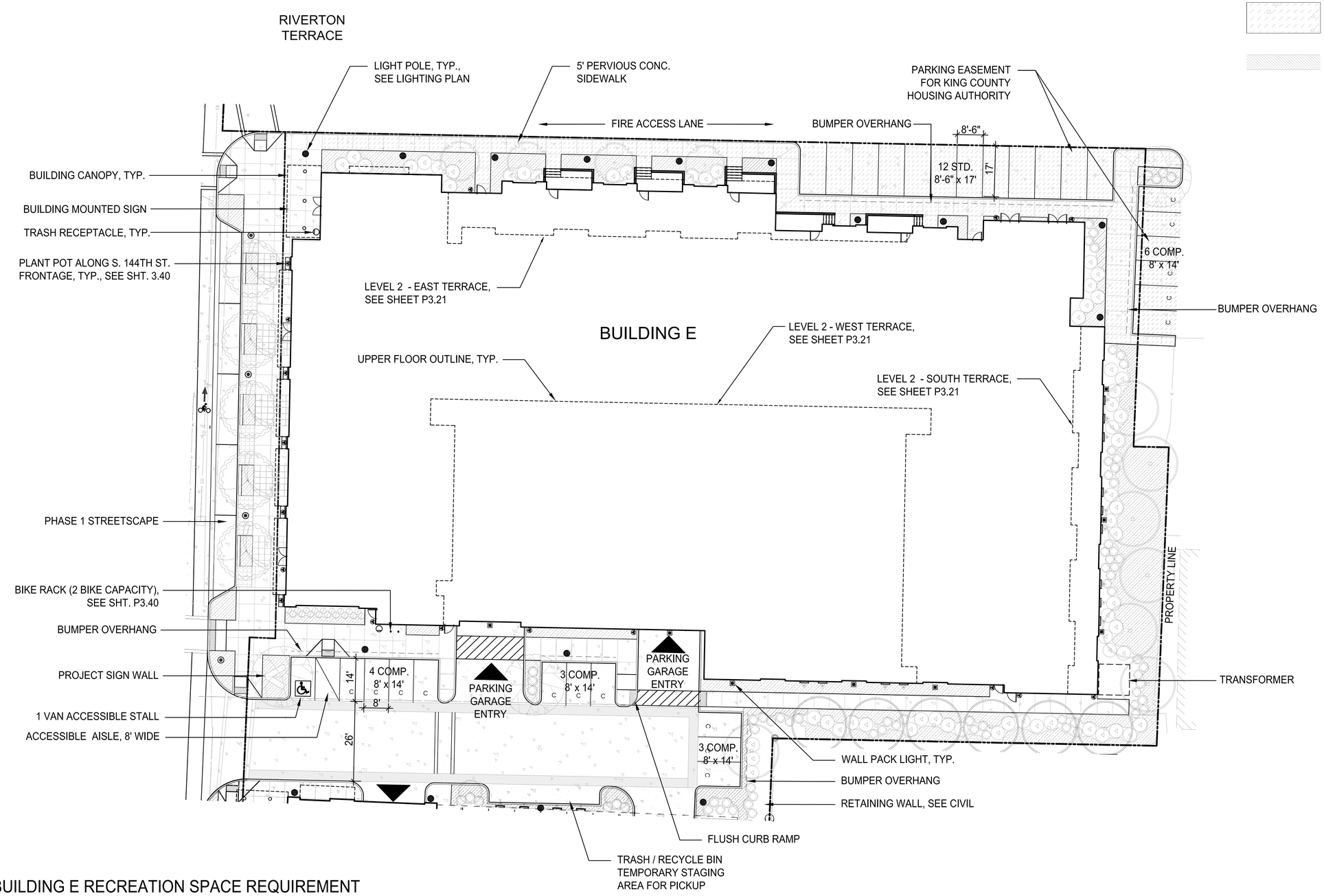
PROJECT #: LA-1113
FILE NAME: LA1113 - P2.20
DRAWN BY: CP/RS/LP/MB

BUILDING D
LEVEL 1 -
LANDSCAPE PLAN

P2.20

BAR SUBMITTAL



PAVEMENT LEGEND

- CONCRETE PAVEMENT
- PERVIOUS CONCRETE PAVEMENT
- CONCRETE ACCENT BAND, 3' WIDE WITH CONTRASTING COLOR / TEXTURE

BUILDING E RECREATION SPACE REQUIREMENT

(140) AGE RESTRICTED UNITS X 100 SF = 14,000 TOTAL SF REQUIRED RECREATION SPACE	
INTERIOR RECREATION SPACE	4,028 SF
BUILDING E SECOND LEVEL COURTYARD (12,000 SF TOTAL SPACE)	9,072SF
	TOTAL: 14,000 SF

NOTE:
100 SF OF RECREATION SPACE IS REQUIRED PER SENIOR HOUSING UNIT PER HDR BASIC DEVELOPMENT STANDARDS SECTION 18.14.070 OF THE TUKWILA MUNICIPAL ZONING CODE

BLDG E - SITE PLAN

0 8 16 32 48
1/16" = 1'-0"

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land entitlement
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Melvin R. Easter - RLA, ASLA

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MELVIN R. EASTER
CERTIFICATE NO. 998

Issue Dates

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TUKWILA VILLAGE
TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

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PROJECT #: LA-1113
FILE NAME: LA1113 - P3.0
DRAWN BY: CP/RS/LP/MB

BUILDING E
SITE PLAN

P3.0

BAR SUBMITTAL

EXISTING FIRE LANE (KCHA RIVERTON TERRACE)

(18) STALLS RESERVED FOR KCHA - PARKING EASEMENT

RESIDENTIAL LOBBY
OFFICE
MAIL
FIRE COMMAND
STAIR 1
2-BED MEZZ.
CORRIDOR
GAMES ROOM
ELEV-1
RESTROOM
LINE OF CANOPY ABOVE, TYP.
TRASH RM.
COMMERCIAL
1202 SF
PARKING GARAGE
SECURE RESIDENTIAL PARKING
(36 STALLS)
SLIDING GATE
SHARED COMMERCIAL PARKING
(32 STALLS)
NEIGBORHOOD POLICE RESOURCE CENTER
2032 SF
(per DDA)
SECTION 2.12
STAIR 1
RAMP TO LEVEL ONE SHARED PARKING
FULL HEIGHT FENCE
LINE OF RAMP TO MEZZANINE ABOVE
RAMP TO MEZZANINE PARKING
INTERNAL ACCESS DRIVEWAY
2-BED MEZZ.
STAIR 2
ELECTRICAL
SPRINKLER /BOILER
ELEV.
LOBBY
MACH.
GENERATOR
BIKE PARKING
COMPACT
PORCH
DN
UP
SOUTH 144TH STREET

NORTH ELEVATION 1 P3.7
EAST ELEVATION 2 P3.7
WEST 2 ELEVATION P3.8
SOUTH ELEVATION 1 P3.8

1 LEVEL ONE FLOOR PLAN
3/32" = 1'-0"
0' 4' 8' 16' 32'

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TUKWILA VILLAGE - BUILDING E

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
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LEVEL ONE FLOOR PLAN

P3.1
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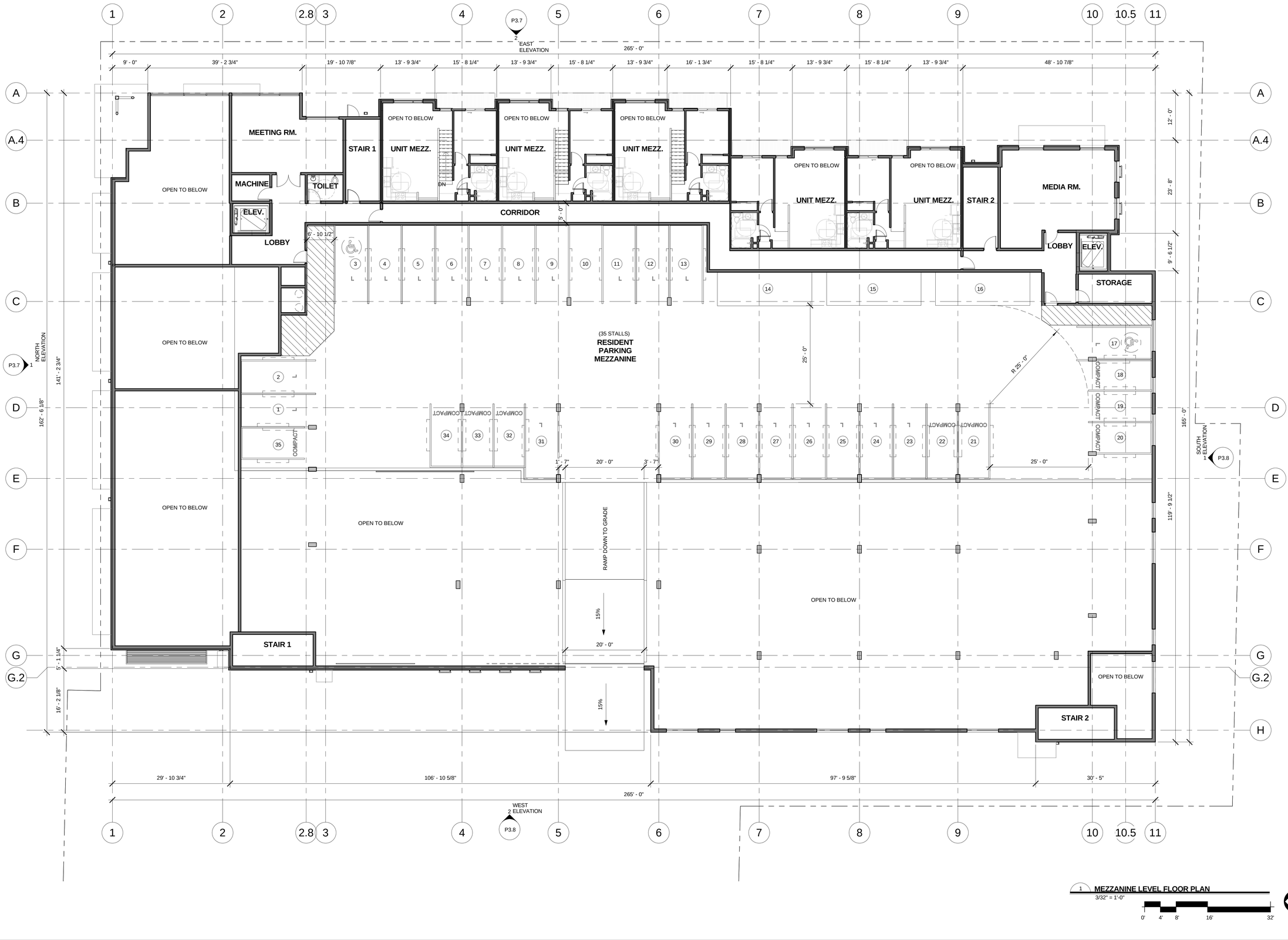

1 **MEZZANINE LEVEL FLOOR PLAN**

3/32" = 1'-0"

0' 4' 8' 16' 32'

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MEZZANINE LEVEL FLOOR PLAN

P3.2

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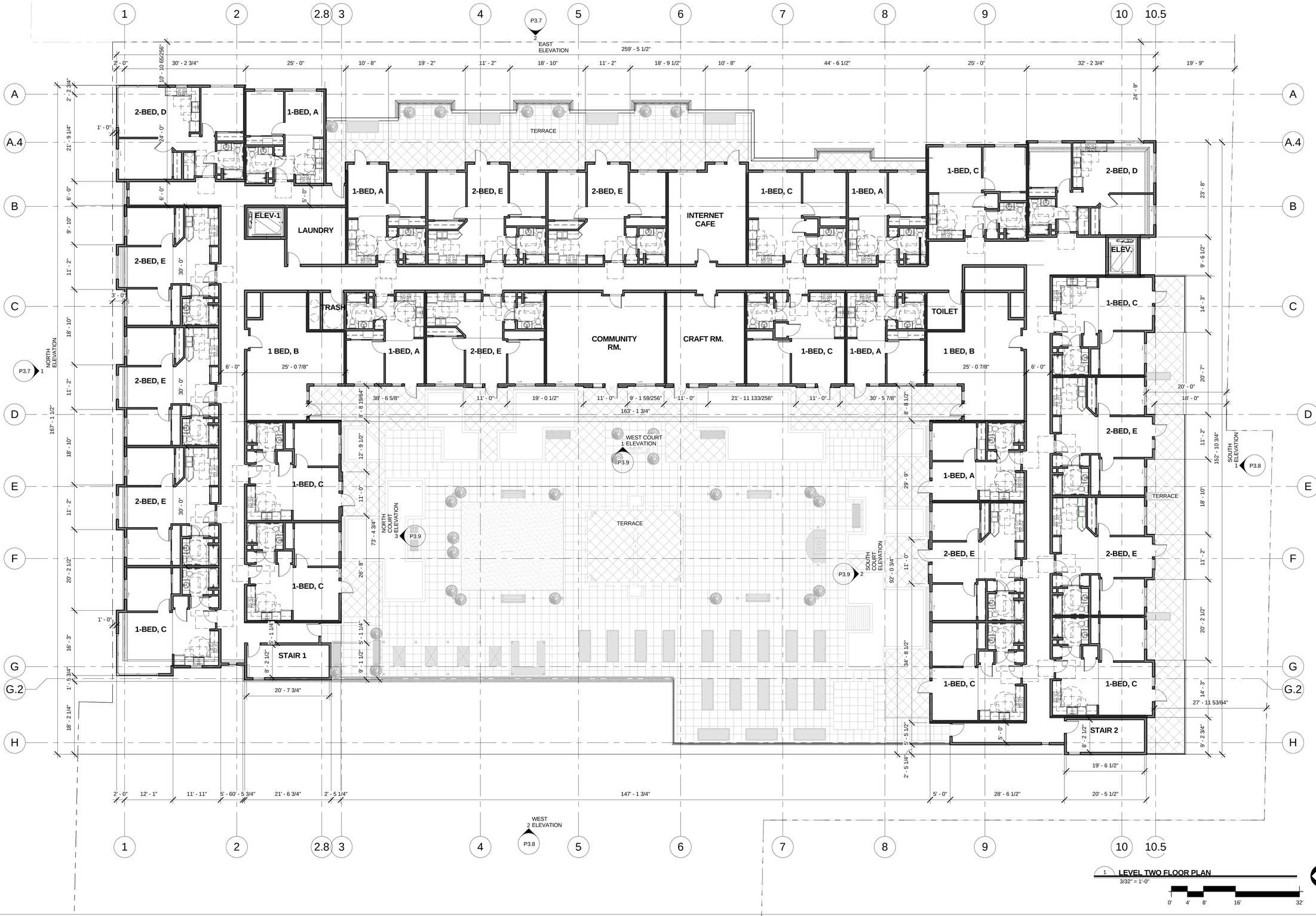

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LEVEL TWO FLOOR PLAN

P3.3
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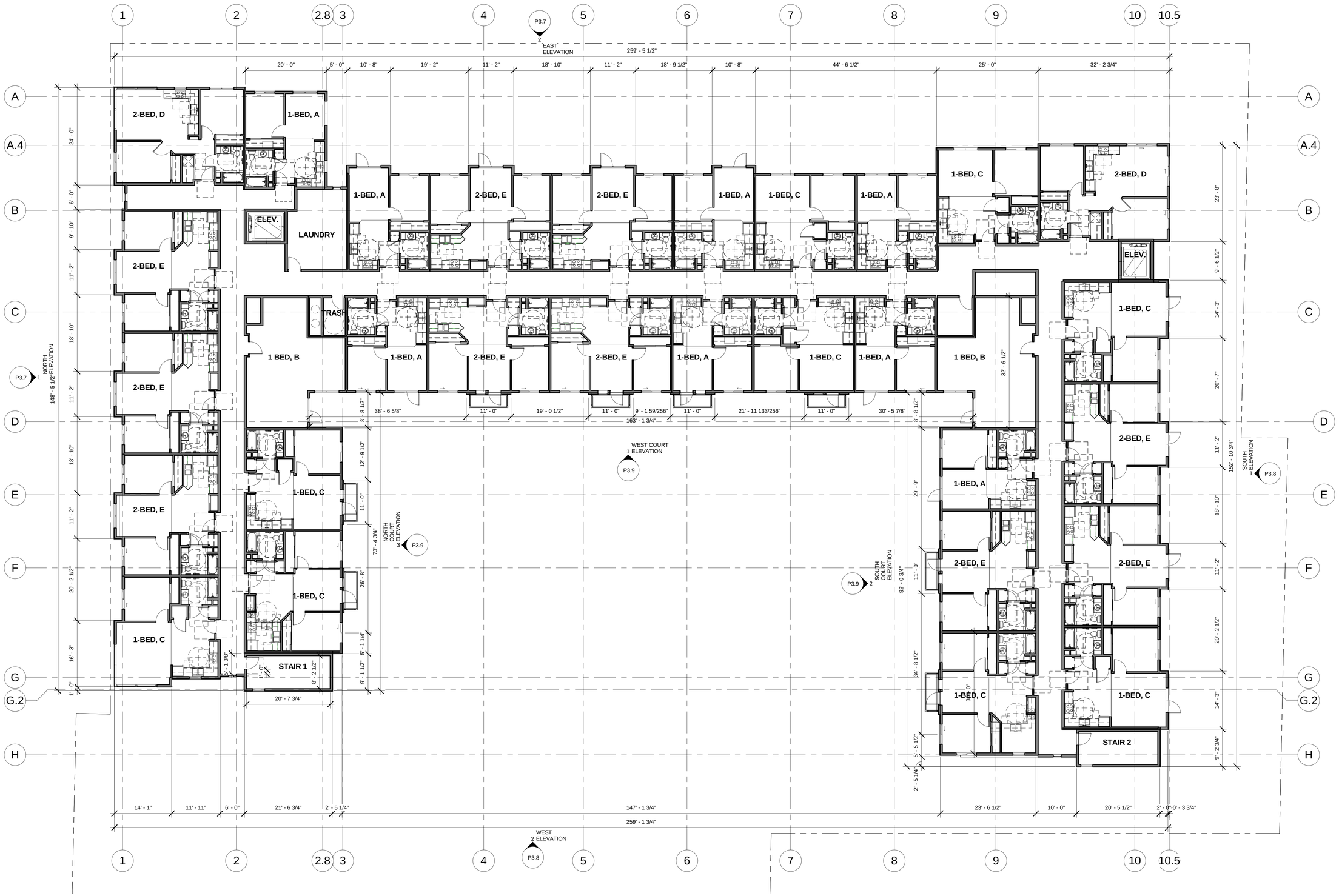

1 LEVELS 3 & 4 FLOOR PLAN
3/32" = 1'-0"

0' 4' 8' 16' 32'

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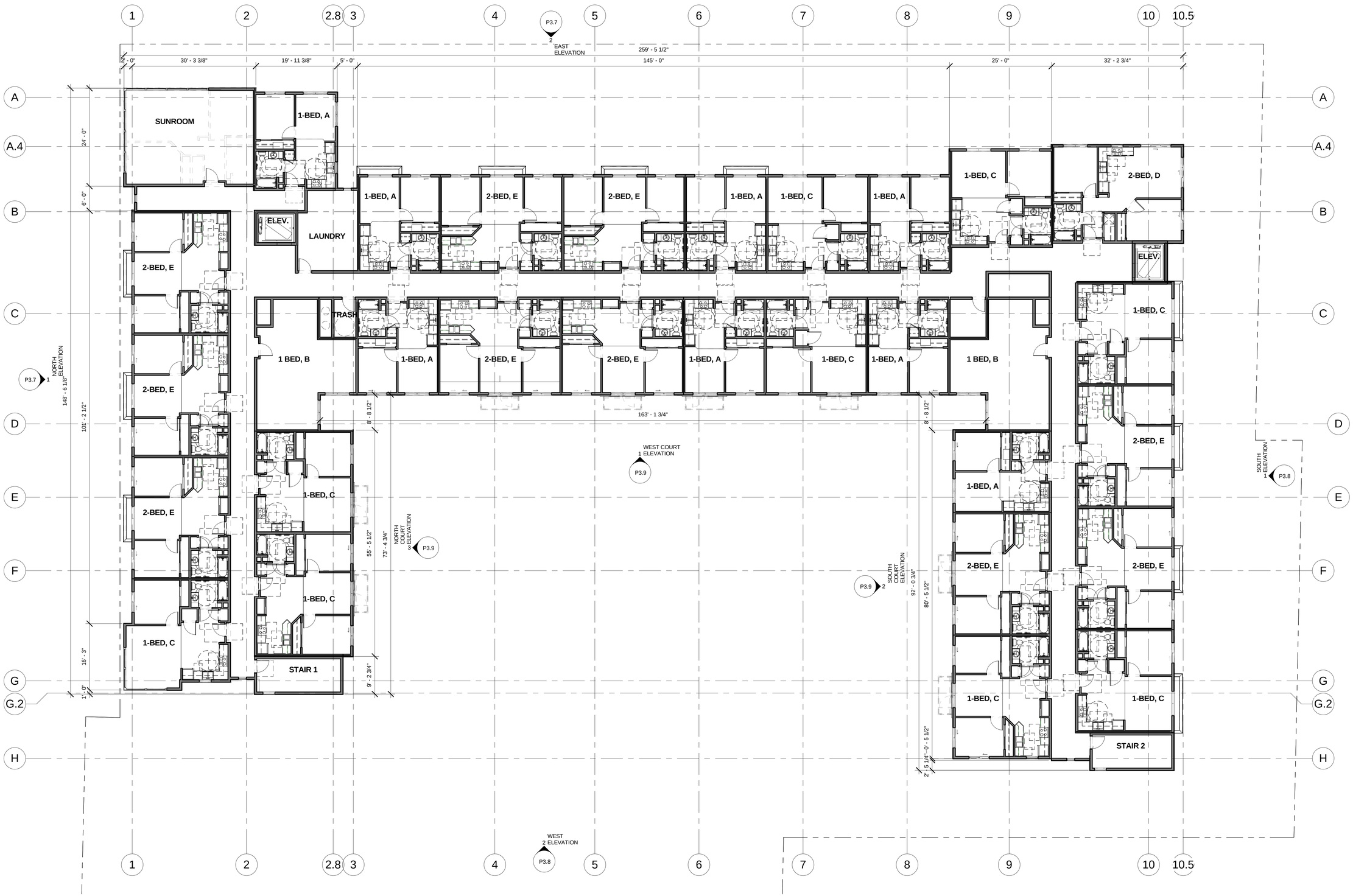
LEVELS 3-4 FLOOR PLAN

P3.4
B.A.R. SUBMITTAL



1 **LEVEL FIVE FLOOR PLAN**
3/32" = 1'-0"

0' 4' 8' 16' 32'

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LEVEL 5 FLOOR PLAN

P3.5
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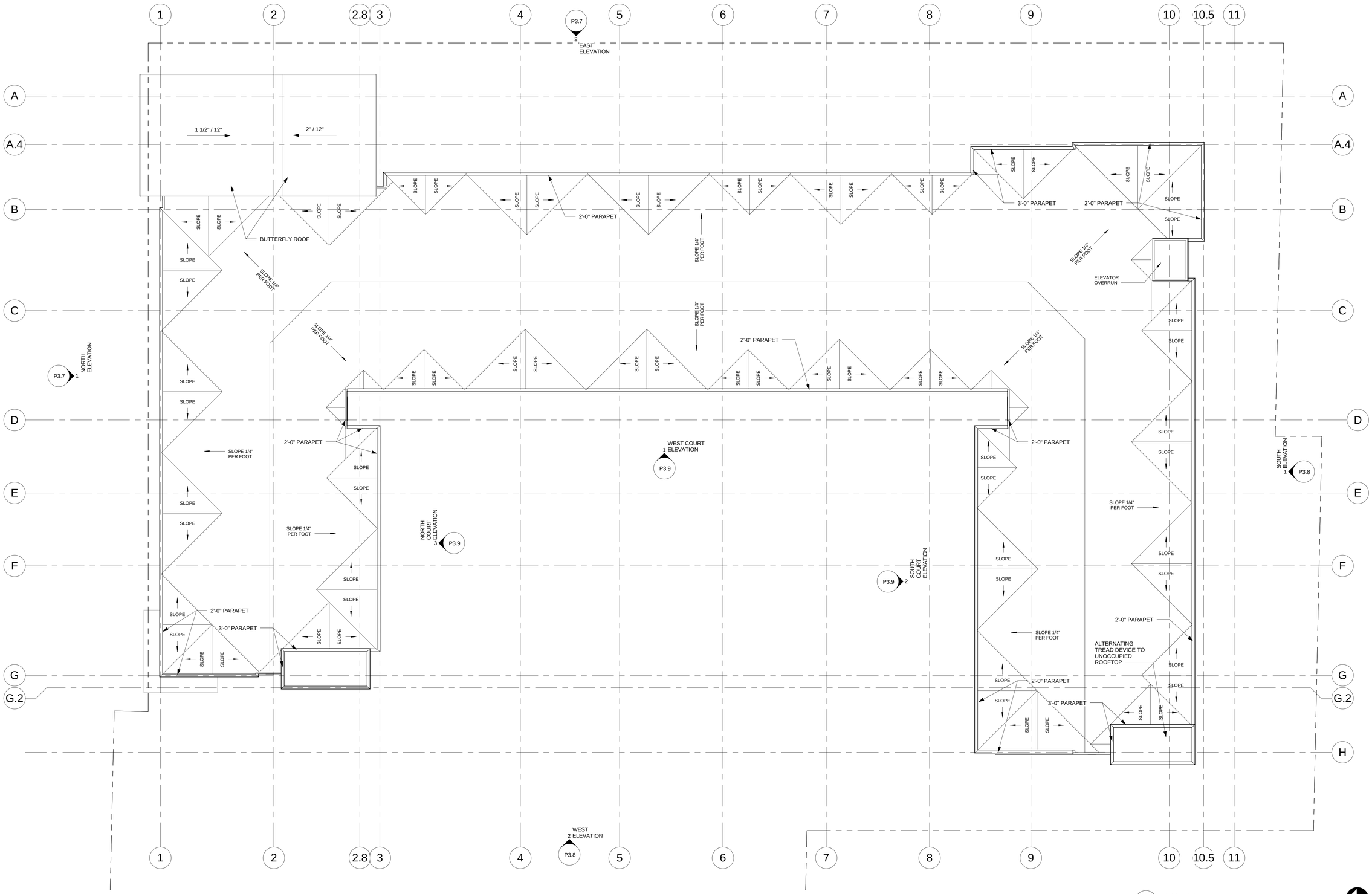

1 **ROOF PLAN**
3/32" = 1'-0"

0' 4' 8' 16' 32'

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ROOF PLAN

P3.6
B.A.R. SUBMITTAL

2 **EAST ELEVATION**
3/32" = 1'-0"

1 **NORTH ELEVATION**
3/32" = 1'-0"

0' 4' 8' 16' 32'

	ITEM	MATERIAL	COLOR	NOTES
1	MASONRY BASE	BRICK	MUTUAL MATERIALS , REDONDO GRAY -SMOOTH	GRAFFITI - RESIST COATING
2	MASONRY ACCENT	BRICK	MUTUAL MATERIALS , SEA GRAY - SMOOTH	SOLDIER COURSE
3	MASONRY COPING	BRICK	MUTUAL MATERIALS , SEA GRAY - SMOOTH	CAST COPING
4	CONCRETE	CAST-IN PLACE CONCRETE W/ REVEALS	NATURAL GRAY - PATCHED & SACKED	GRAFFITI - RESIST COATING
5	SIDING	HARDIE PLANK 7" LAP SIDING	SHERWIN WILLIAMS SW 6121 - WHOLE WHEAT	SMOOTH
6	SIDING	HARDIE PANELS W/ REVEALS	SHERWIN WILLIAMS SW 6159 - HIGH TEA	SMOOTH
7	SIDING - MOSAIC 1	HARDIE PANELS W/ REVEALS	SHERWIN WILLIAMS SW 6121 - WHOLE WHEAT	SMOOTH
8	SIDING- MOSAIC 2	HARDIE PANELS W/ REVEALS	SHERWIN WILLIAMS SW 6272 - PLUM BROWN	SMOOTH

	ITEM	MATERIAL	COLOR	NOTES
9	SIDING- MOSAIC 3	HARDIE PANELS W/ REVEALS	SHERWIN WILLIAMS SW 6369 - TASSEL	SMOOTH
10	SIDING- MOSAIC 4	HARDIE PANELS W/ REVEALS	SHERWIN WILLIAMS SW7585 - SUNDRIED TOMATO	SMOOTH
11	SIDING - METAL	FLAT PANEL METAL	ANTIQUE PATINA	HORIZONTAL
12	SIDING - METAL	CORRUGATED	COOL DARK BRONZE	HORIZONTAL
13	SIDING - ACCENT	1 X 6 CEDAR	CLEAR COAT	CLEAR / TIGHT KNOT
14	HORIZONTAL TRIM BAND	1 X 10 HARDIE TRIM	SHERWIN WILLIAMS SW7048 - URBANE BRONZE	
15	CORNER TRIM	1 x 4 HARDIE TRIM	PAINT TO MATCH ADJACENT WALL SURFACE	
16	WINDOW TRIM	1 x 4 HARDIE TRIM	SHERWIN WILLIAMS SW7585 - SUNDRIED TOMATO	

	ITEM	MATERIAL	COLOR	NOTES
17	WINDOW TRIM - METAL SIDING	1X J-MOULDING	COOL COLONIAL RED (MATCHES SW7585)	
18	WINDOW	VINYL	ALMOND	
19	EXTERIOR DOORS	INSULATED METAL CLAD	SHERWIN WILLIAMS SW 6159 - HIGH TEA	
20	PARAPET CAP AND FLASHING	POWDER COATED METAL FLASHING	COLOR TO MATCH SW7048 - URBANE BRONZE	
21	CANOPIES	POWDER COATED FABRICATED STEEL	COLOR TO MATCH -DARK BRONZE	
22	SOFFIT	CEDAR	CLEAR STAIN	AT ENTRY LOBBY
23	DECORATIVE COLUMNS	METAL - PAINTED	COLOR TO MATCH CEDAR WOOD	
24	STOREFRONT	ALUMINUM	ANNODIZED BRONZE	

	ITEM	MATERIAL	COLOR	NOTES
25	BOLT-ON BALCONY	ALUMINUM	ANNODIZED BRONZE	
26	GUARDRAILS	ALUMINUM	ANNODIZED BRONZE	
27	SLIDING GARAGE DOOR	METAL - PAINTED	COLOR TO MATCH ANNODIZED BRONZE	W / MESH PANEL PRIVACY SCREEN
28	GREENSCREENS	METAL - PAINTED	COLOR TO MATCH ANNODIZED BRONZE	
29	GARAGE OPENINGS/ SCREEN	2 X2 METAL MESH - PAINTED	COLOR TO MATCH ANNODIZED BRONZE	
30	SIGNAGE	TBD		
31	DECORATIVE SCONCE LIGHTING		FACTORY FINISH - BRONZE	
	MECH. LOUVER			

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TUKWILA VILLAGE - BUILDING E

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TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
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EXTERIOR ELEVATIONS

P3.7

B.A.R. SUBMITTAL

2 **WEST ELEVATION**
3/32" = 1'-0"

1 **SOUTH ELEVATION**
3/32" = 1'-0"

0' 4' 8' 16' 32'

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EXTERIOR ELEVATIONS

P3.8
B.A.R. SUBMITTAL

3 **NORTH COURT ELEVATION**
3/32" = 1'-0"

2 **SOUTH COURT ELEVATION**
3/32" = 1'-0"

1 **WEST COURT ELEVATION**
3/32" = 1'-0"

0' 4' 8' 16' 32'

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EXTERIOR ELEVATIONS / SECTIONS

P3.9

B.A.R. SUBMITTAL

1 NE CORNER - RESIDENTIAL LOBBY VIEW

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NE CORNER VIEW

P3.10
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1 **NW VIEW**

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NW VIEW

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2 SW VIEW

1 SE VIEW

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SE & SW VIEWS

P3.12

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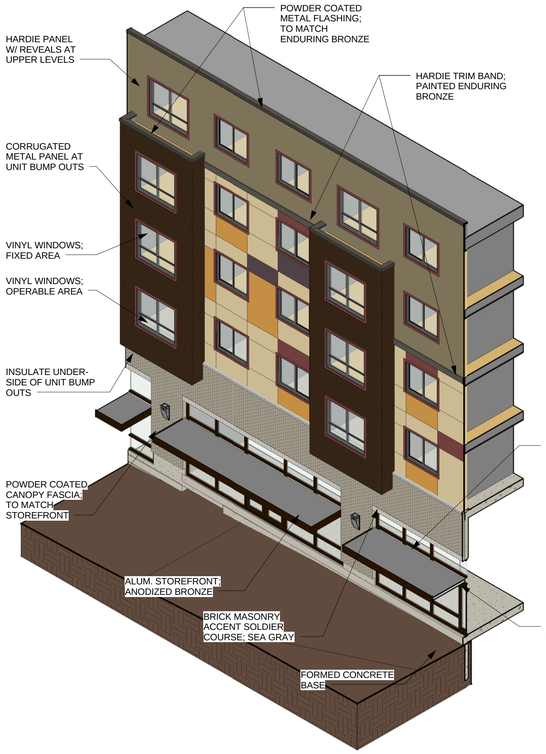
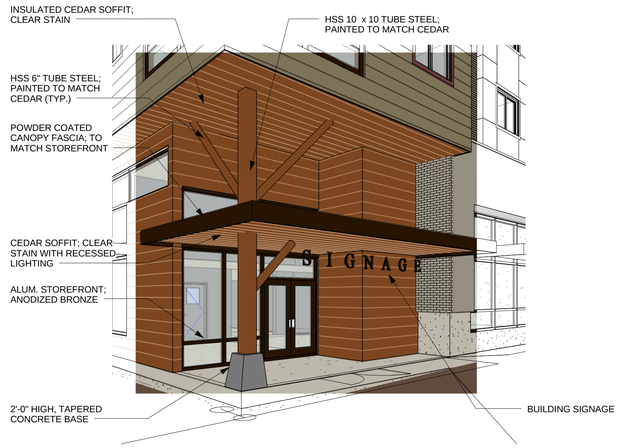
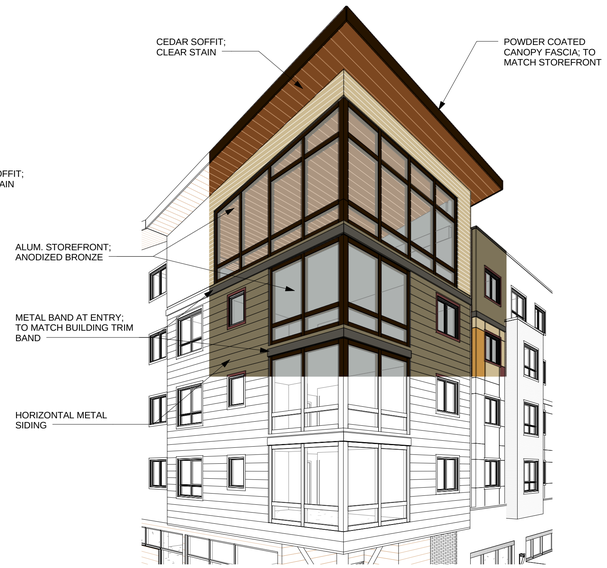


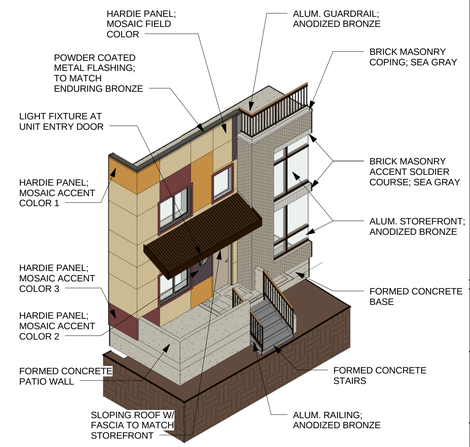
4 **TYP. FACADE TREATMENT**



3 **ENTRY DETAIL**



2 **CORNER UNIT STOREFRONT**



1 **UNIT MEZZANINE DETAIL**

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TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER /APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE., BUILDING A, SUITE 300
PUYALLUP, WA 98372
T.: (253) 231 - 5001 F.: (253) 231-5010

THESE DRAWINGS WERE PREPARED FOR THE "TUKWILA VILLAGE" PROJECT IN TUKWILA, WA. © JOHNSON BRAUND, INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.

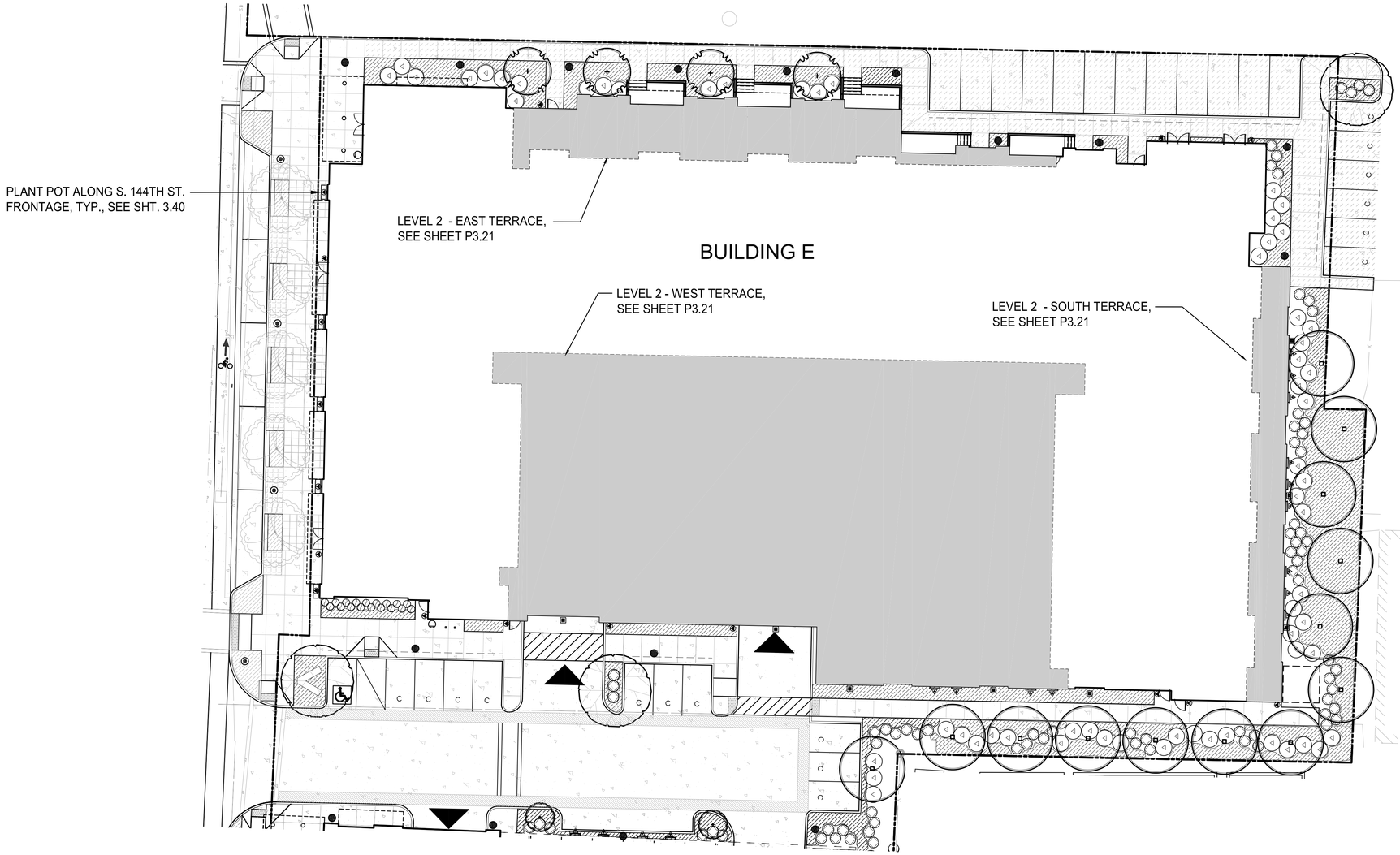
PROJECT #:	1026
DRAWN BY:	Author
CHECKED BY:	Checker

DETAILS

P3.13

B.A.R. SUBMITTAL

NOTE: SEE SHT. P3.50 FOR LANDSCAPE SCHEDULE, NOTES & DETAILS



BLDG E - LANDSCAPE PLAN

LEVEL 1

0 8 16 32 48

1/16" = 1'-0"

theLAstudio LLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
Phone: 206.204.0507

Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO. 998

Issue Dates

Rev.	Date	Desc.
	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE

TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
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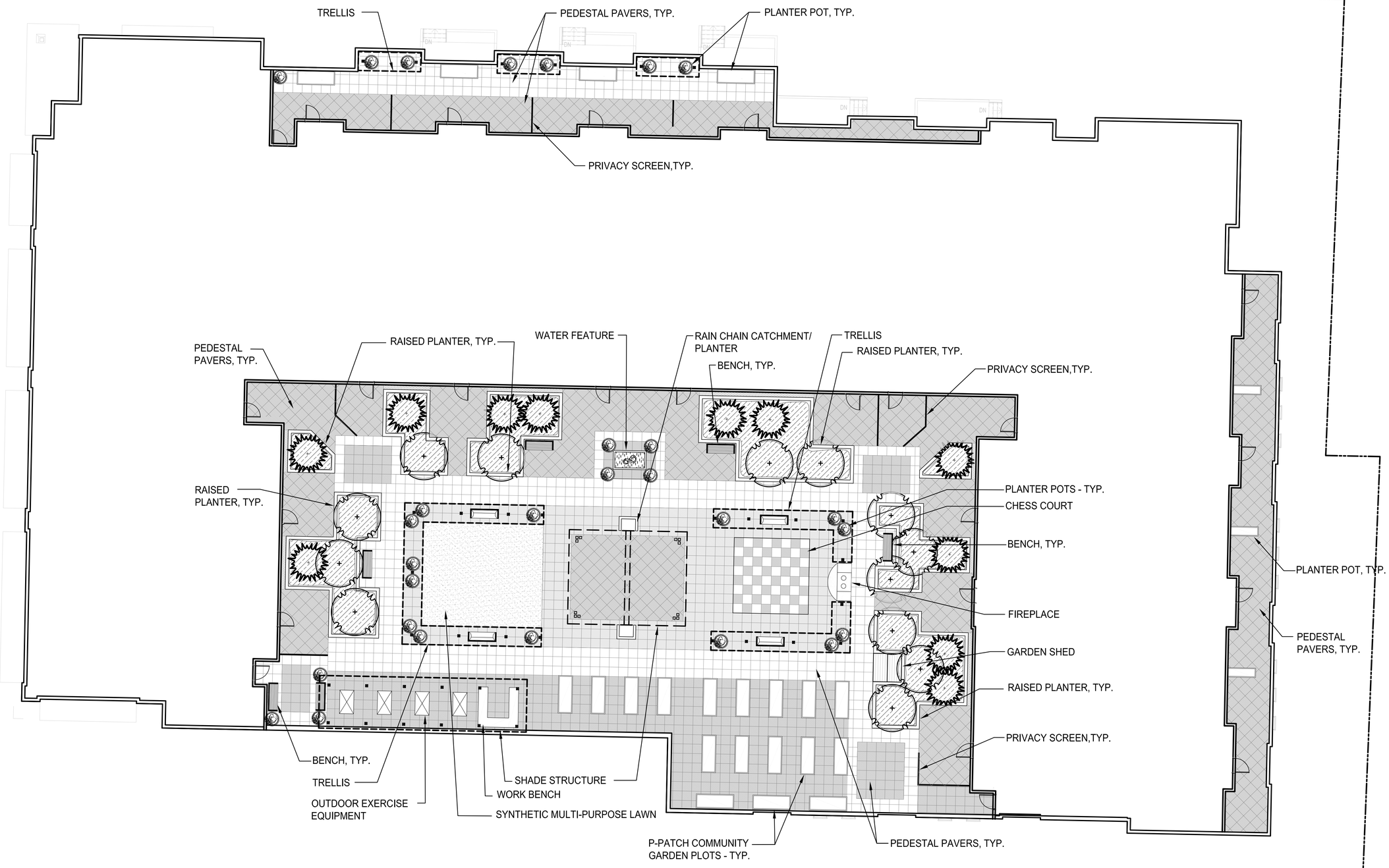
PROJECT #: LA-1113
FILE NAME: LA1113 - P3.20
DRAWN BY: RS/LP/MB

BUILDING E
LEVEL 1 -
LANDSCAPE PLAN

P3.20

BAR SUBMITTAL



NOTE: SEE SHT. P3.50 FOR LANDSCAPE SCHEDULE, NOTES & DETAILS

BLDG E - LANDSCAPE PLAN

LEVEL 2

0 5 10 20 40

1" = 10'-0"

theLAstudio LLC
land planning
landscape architecture
land entitlement
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PROJECT #: LA-1113
FILE NAME: LA1113 - P3.21
DRAWN BY: RS/LP/MB

BUILDING E
LEVEL 2 -
LANDSCAPE PLAN

P3.21

BAR SUBMITTAL

1 CONCRETE PAVING

SCALE: N.T.S.

2 PERVIOUS CONCRETE PAVING

SCALE: N.T.S.

3 BIKE RACK

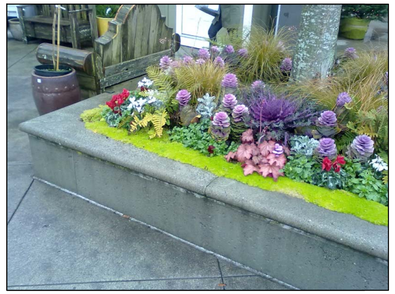
SCALE: N.T.S.

4 PLANTER POTS

SCALE: N.T.S.

5 PLAZA CHESS / GAME TABLES

SCALE: N.T.S.



6 SEAT WALL

SCALE: N.T.S.

7 BENCHES

SCALE: N.T.S.

8 RAISED PLANTER BEDS

SCALE: N.T.S.

9 POTENTIAL ART ELEMENTS @ BUILDING D STREET FRONTAGE

SCALE: N.T.S.

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PROJECT #: LA-1113
FILE NAME: LA1113 - P3.40
DRAWN BY: RS/LP/MB

SITE DETAILS

P3.40

BAR SUBMITTAL

LANDSCAPE LEGEND

EVERGREEN TREES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	SPACING
X	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	6' HT.	B&B OR CONT.	PER PLAN
X	THUJA PLICATA	WESTERN RED CEDAR	8' HT.	B&B OR CONT.	PER PLAN

MED.-LG. DECIDUOUS TREES

X	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2" CAL.	B&B	PER PLAN
X	FRAXINUS AMERICANA 'EMPIRE'	EMPIRE ASH	2" CAL.	B&B	PER PLAN
X	GINKO BILOBA 'FAIRMOUNT'	FAIRMOUNT MAIDENHAIR TREE	2" CAL.	B&B	PER PLAN
X	NYSSA SYLVATICA	TUPELO	2" CAL.	B&B	PER PLAN

SMALL DECIDUOUS TREES (TO BE LOCATED)

ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	6' HT.	B&B OR CONT.	PER PLAN
CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	1-1/2" CAL.	B&B OR CONT.	PER PLAN
CORYLUS AVELLANA 'FUSCO-RUBRA'	PURPLE-LEAF EUROPEAN FILBERT	1-1/2" CAL.	B&B OR CONT.	PER PLAN
COTINUS COGGYGRIA / OBOVATUS	SMOKE TREE	1-1/2" CAL.	B&B OR CONT.	PER PLAN
HAMAMELIS INTERMEDIA	WITCH HAZEL	1-1/2" CAL.	B&B OR CONT.	PER PLAN
MAGNOLIA STELLATA	STAR MAGNOLIA	1-1/2" CAL.	B&B OR CONT.	PER PLAN
PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN PARROTIA	1-1/2" CAL.	B&B OR CONT.	PER PLAN

LARGE SHRUBS (TO BE LOCATED)

ARBUTOS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	18" HT.	CONT.	5' O.C.
CLETHRA ALNIFOLIA	SUMMERSWEET	18" HT.	CONT.	5' O.C.
MAHONIA AQUIFOLIUM	OREGON GRAPE	18" HT.	CONT.	5' O.C.
PIERIS JAPONICA	JAPANESE PIERIS	18" HT.	CONT.	5' O.C.
RIBES SANGUINEUM	RED-FLOWERING CURRANT	18" HT.	CONT.	5' O.C.
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	18" HT.	CONT.	5' O.C.

MEDIUM SHRUBS (TO BE LOCATED)

CISTUS SP.	ROCKROSE	18" HT.	CONT.	3' O.C.
CLETHRA ALNIFOLIA	SUMMERSWEET	18" HT.	CONT.	3' O.C.
ITEA VIRGINICA	SWEETSPIRE	18" HT.	CONT.	4' O.C.
LONICERA PILEATA	PRIVET HONEYSUCKLE	18" HT.	CONT.	5' O.C.
PIERIS JAPONICA	JAPANESE PIERIS	18" HT.	CONT.	3' O.C.
RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	18" HT.	CONT.	3' O.C.
RHODODENDRON VAR.	RHODODENDRON	18" HT.	CONT.	4' O.C.
ROSA X 'RADRAZZ'	KNOCKOUT ROSE	18" HT.	CONT.	3' O.C.
SARCOCOCCA RUSCIFOLIA	SWEETBOX	18 HT.	CONT.	4' O.C.

SMALL SHRUBS (TO BE LOCATED)

AZALEA VAR.	EVERGREEN AZALEA	18" HT.	CONT.	3' O.C.
BERBERIS THUNBERGII	JAPANESE BARBERRY	18" HT.	CONT.	3' O.C.
CALLUNA VULGARIS	HEATHER	1 GAL.	CONT.	18" O.C.
CHAMAECYPARIS OBTUSA 'FILICOIDES COMPACTA'	COMPACT FERNSPRAY HINOKI CYPRESS	18" HT.	CONT.	3' O.C.
EUPHORBIA	EUPHORBIA	1 GAL.	CONT.	24" O.C.
LAVENDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR ENGLISH LAVENDER	1 GAL.	CONT.	24" O.C.
NANDINA DOMESTICA VAR.	HEAVENLY BAMBOO	18" HT.	CONT.	3' O.C.

GROUNDCOVERS, PERENNIALS & GRASSES (TO BE LOCATED)

XX SF

ACORUS SP.	SWEETFLAG	1 GAL.	CONT.	12" O.C.
ARCTOSTAPHYLOS SP.	KINNIKINNICK	1 GAL.	CONT.	18" O.C.
BLECHNUM SPICANT	DEER FERN	1 GAL.	CONT.	18" O.C.
CAREX SP.	SEDGE	1 GAL.	CONT.	12" O.C.
GAULTHERIA SHALLON	SALAL	1 GAL.	CONT.	24" O.C.
HEMEROCALLIS HYB.	HYBRID DAYLILY	1 GAL.	CONT.	18" O.C.
HEUCHERA SP.	CORAL BELLS	1 GAL.	CONT.	18" O.C.
LIRIOPE MUSCARI	BIG BLUE LILY TURF	1 GAL.	CONT.	12" O.C.
MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	CONT.	24" O.C.
MISCANTHUS SP.	SILVER GRASS	1 GAL.	CONT.	18" O.C.
PENNISETUM SP.	FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C.
POLYSTICHUM MUNITUM	SWORD FERN	1 GAL.	CONT.	18" O.C.

VINES

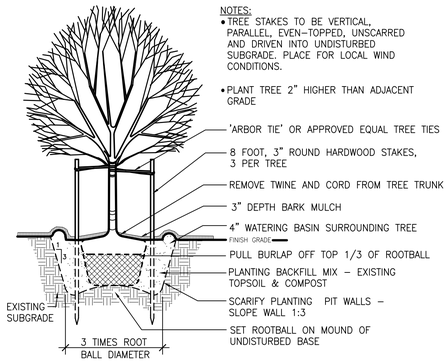
X	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	VEITCHII BOSTON IVY	1 GAL.	CONT.

DECORATIVE POTS

XX

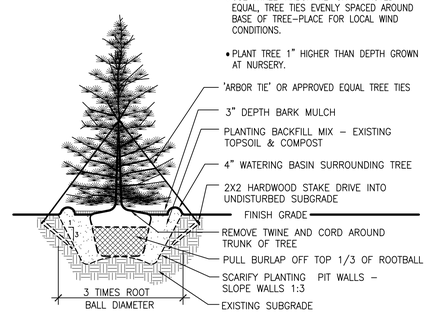
CAMELLIA X BUTTERMINT	BUTTERMINT CAMELLIA	20" HT.	CONT.	MATCHED, INDUSTRY STD.
ECHINACEA SP.	CONEFLOWER	4" POT	CONT.	MATCHED, INDUSTRY STD.
EUONYMOUS FORTUNEI 'COLORATA'	WINTERCREEPER EUONYMOUS	1 GAL.	CONT.	MATCHED, INDUSTRY STD.
FESTUCA GLAUCA	BLUE FESCUE	10" HT.	CONT.	MATCHED, INDUSTRY STD.
HEUCHERA SP.	CORAL BELLS	1 GAL.	CONT.	MATCHED, INDUSTRY STD.
PHORMIUM TENAX VAR.	NEW ZEALAND FLAX			
ROSA X 'TANABAMAR'	CARAMBA SHRUB ROSE	1 GAL.	CONT.	MATCHED, INDUSTRY STD.
SEDUM REFLEXUM 'ANGELINA'	ANGELINA STONECROP	4" POT	CONT.	MATCHED, INDUSTRY STD.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED
CAL. = CALIPER
CONT. = CONTAINER
HT. = HEIGHT
O.C. = ON CENTER
SPR. = SPREAD



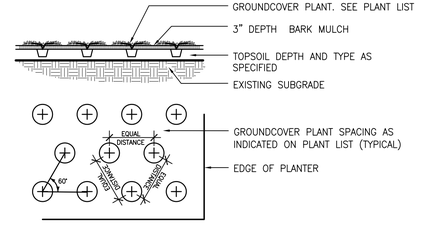
1 DECIDUOUS TREE PLANTING

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



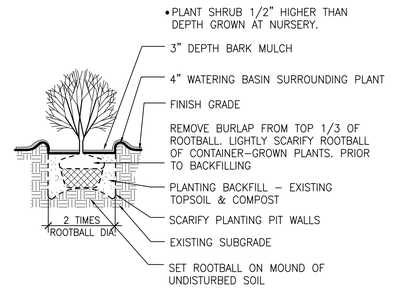
2 EVERGREEN TREE PLANTING

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



3 GROUNDCOVER PLANTING

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



4 SHRUB PLANTING

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

LANDSCAPE SCHEDULE, NOTES & DETAILS

theLAstudio LLC
land planning
landscape architecture
land entitlement
15200 52nd Avenue South
Suite 210
Seattle, WA 98188
Phone: 206.204.0507

Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MELVIN R. EASTER
CERTIFICATE NO. 998

Issue Dates

Rev.	Date	Desc.
	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE
TUKWILA INTERNATIONAL BOULEVARD & S 144TH STREET,
TUKWILA , WA

OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 - 27TH AVENUE SE. BUILDING A, SUITE 300
PUYALLUP, WA 98374
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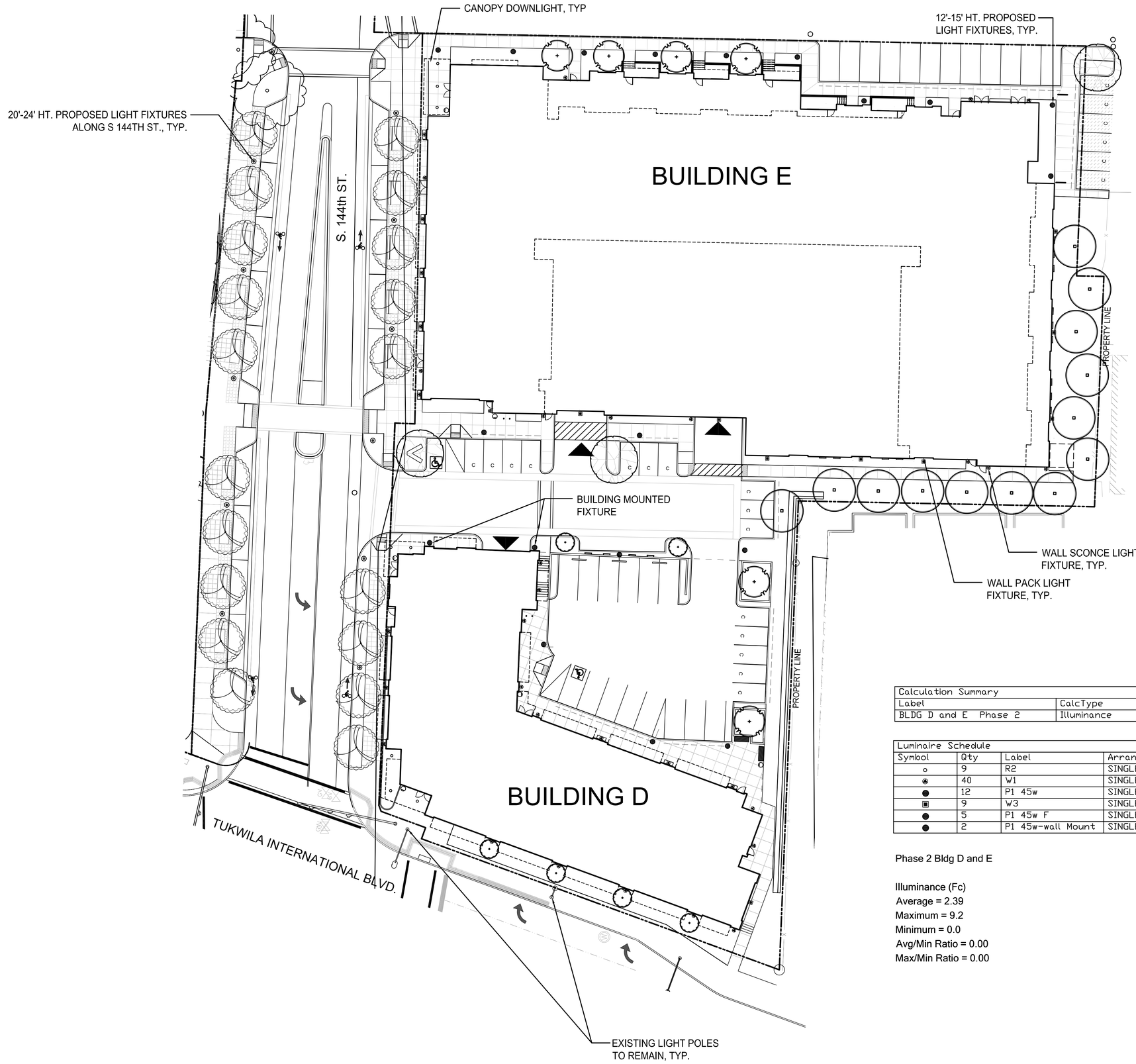
PROJECT #: LA-1113
FILE NAME: LA1113 - P3.50
DRAWN BY: CP/RS/LP/MB

LANDSCAPE SCHEDULE, NOTES & DETAILS

P3.50

BAR SUBMITTAL



NOTE: SEE SHEET P4.4 FOR LUMINAIRE SCHEDULE

TYPICAL LUMINAIRE (VISIONAIRE PREMIER II)

TYPICAL WALL PACK (VISIONAIRE MALIBU)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG D and E Phase 2	Illuminance	Fc	2.39	9.2	0.3	7.97	30.67

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
o	9	R2	SINGLE	N.A.	1.000	ML5606940-692W
▲	40	W1	SINGLE	N.A.	1.000	□W2202-LCW2000-30
●	12	P1 45w	SINGLE	N.A.	1.000	□DN-2-L-42L-T4-530MA-4K
▣	9	W3	SINGLE	N.A.	1.000	IST-B02-LED-E1-BL3
●	5	P1 45w F	SINGLE	N.A.	1.000	□DN-2-L-42L-T4-530MA-4000
●	2	P1 45w-wall Mount	SINGLE	N.A.	1.000	□DN-2-L-42L-T4-530MA-4K

Phase 2 Bldg D and E

Illuminance (Fc)
Average = 2.39
Maximum = 9.2
Minimum = 0.0
Avg/Min Ratio = 0.00
Max/Min Ratio = 0.00

LIGHTING PLAN

0 10 20 40 80

1" = 20'-0"

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landscape architecture
land entitlement
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Melvin R. Easter - RLA, ASLA

STATE OF WASHINGTON
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MELVIN R. EASTER
CERTIFICATE NO. 398

Issue Dates

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	11/08/13	BAR SUBMITTAL

TUKWILA VILLAGE

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TUKWILA , WA

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PUYALLUP, WA 98374
T.: (253) 224-5680 F.: (253) 231-5010

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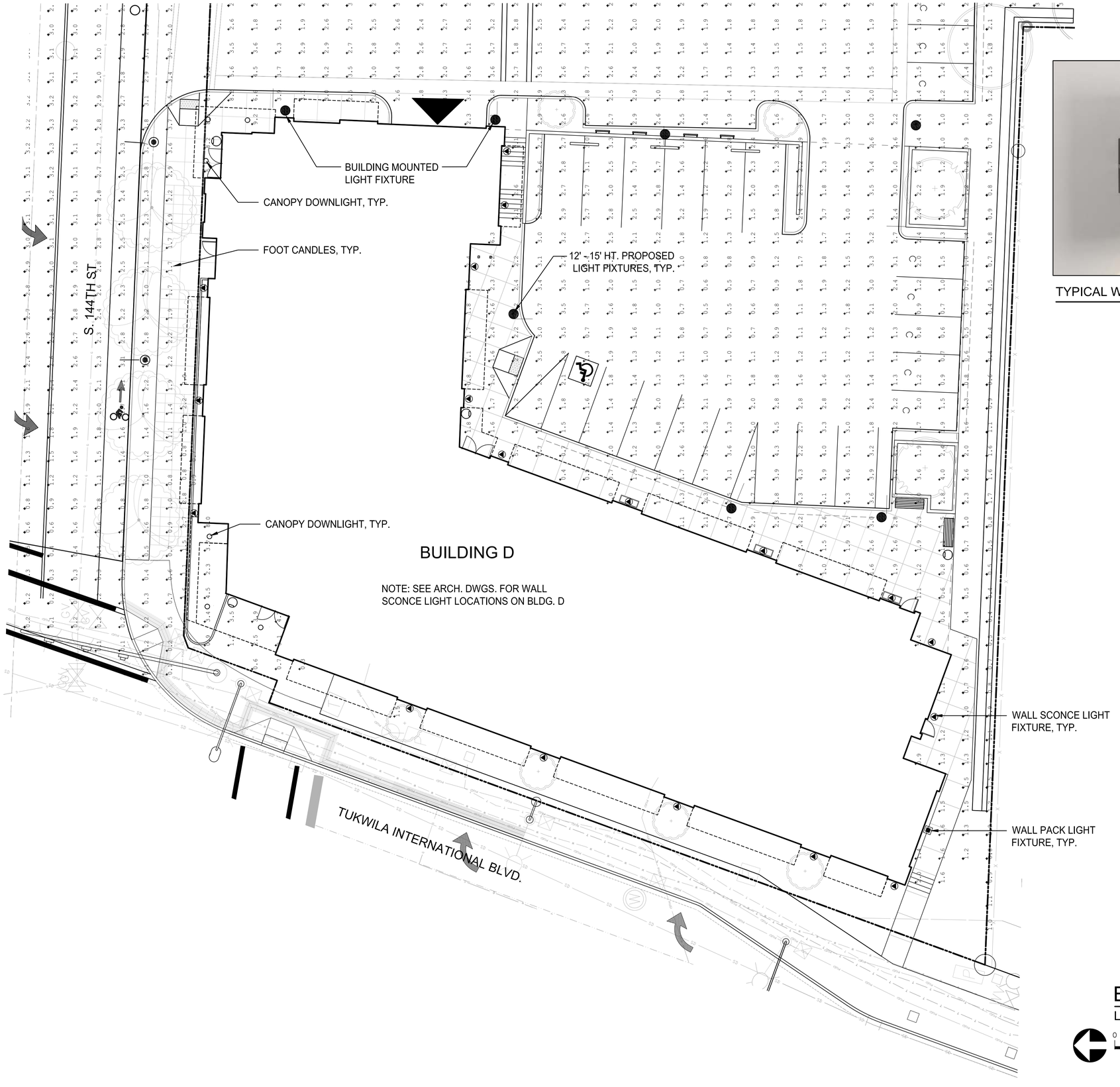
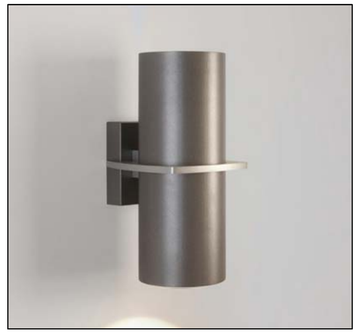
PROJECT #: LA-1113
FILE NAME: LA1113 - P4.1
DRAWN BY: CP/RS/LP/MB

LIGHTING PLAN

P4.1

BAR SUBMITTAL





TYPICAL WALL SCONCE LIGHT (VISA PLA OW2202)

BLDG D - LIGHTING PLAN

LEVEL 1

0 5 10 20 40

1" = 10'-0"

theLAstudioLLC
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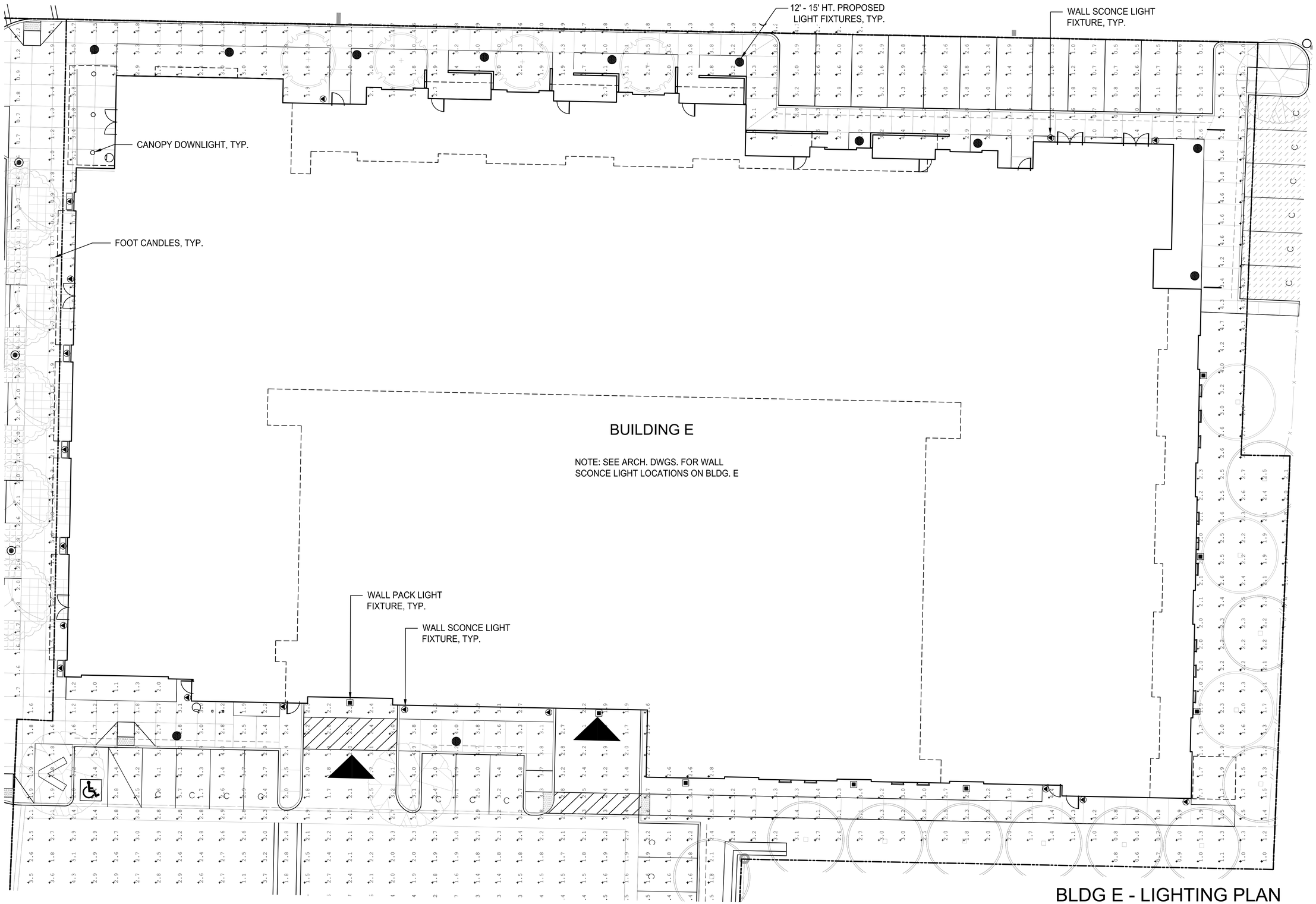
PROJECT #: LA-1113
FILE NAME: LA1113 - P4.20
DRAWN BY: CP/RS/LP/MB

BLDG D
LIGHTING PLAN

P4.20

BAR SUBMITTAL



BLDG E - LIGHTING PLAN

LEVEL 1

0 5 10 20 40

1" = 10'-0"

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PROJECT #: LA-1113
FILE NAME: LA1113 - P4.21
DRAWN BY: CP/RS/LP/MB

BLDG E
LIGHTING PLAN

P4.21

BAR SUBMITTAL

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

1"=60'

0 30 60 120

COVER SHEET
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

CALL BEFORE YOU DIG:
1-800-424-5555

LEGAL DESCRIPTIONS:
(PER PACIFIC NORTHWEST TITLE COMPANY ORDER NO. 1164187, SECOND REPORT DATED FEBRUARY 28, 2012 AT 8:00 A.M.)

TITLE PARCEL A:
THAT PORTION OF LOT 9 IN BLOCK 3 OF JAMES CLARK'S GARDEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 12, RECORDS OF KING COUNTY AUDITOR; AND OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 812.6 FEET OF THE EAST 425.5 FEET OF SAID SOUTHEAST 1/4;
THENCE SOUTH 01°27'30" WEST 200 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTHWESTERLY TO A POINT ON THE EASTERLY LINE OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1), DISTANT SOUTHERLY 250.50 FEET (AS MEASURED ALONG SAID EASTERLY LINE) FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF THE SOUTH 812.6 FEET OF SAID SOUTHEAST 1/4;
THENCE SOUTHERLY ALONG SAID EASTERLY HIGHWAY LINE TO THE SOUTH LINE OF SAID LOT 9;
THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTHERLY TO A POINT ON THE NORTHERLY LINE OF A TRACT CONVEYED TO ZIBA HUNTINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 412377;
THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT WHICH BEARS SOUTH 01°27'30" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE CONTINUING EAST TO A POINT 405.04 FEET WEST FROM THE EAST LINE OF SAID SOUTHEAST 1/4 OF SOUTH SOUTHWEST 1/4;
THENCE NORTH PARALLEL WITH SAID EAST LINE 65 FEET;
THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING.

TITLE PARCEL A-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 20 FEET IN WIDTH THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH 398.1 FEET OF THE EAST 525.5 FEET OF THE SOUTH 812.6 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., 100 FEET DISTANT EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°27'30" WEST 200 FEET TO THE TRUE POINT OF BEGINNING OF THE SOUTHERLY LINE OF THE EASEMENT HEREIN DESCRIBED;
THENCE SOUTHWESTERLY TO A POINT ON THE EASTERLY MARGIN OF PACIFIC HIGHWAY SOUTH (STATE ROAD NO. 1) WHICH POINT IS 250.50 FEET SOUTHERLY AS MEASURED ALONG SAID HIGHWAY FROM A POINT IN THE EAST MARGIN OF SAID HIGHWAY DISTANT 23.40 FEET, MORE OR LESS, WEST OF THE WEST LINE OF THE SUBDIVISION HEREIN DESCRIBED AND ON THE NORTH LINE THEREOF AS THE SAME IS PRODUCED WESTERLY;
SITUATE IN THE CITY OF TUKWILA COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL B:
THE NORTH 185.90 FEET OF THE SOUTH 430.9 FEET OF THE WEST 505 FEET OF THE EAST 1,031 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF WASHINGTON STATE HIGHWAY NO. 1 (PACIFIC HIGHWAY SOUTH);
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING , STATE OF WASHINGTON.

TITLE PARCEL C:
LOTS 1 THROUGH 6 INCLUSIVE, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL D:
THE SOUTH 245 FEET OF THE WEST 505 FEET OF THE EAST 1031 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., LYING EASTERLY OF THE STATE HIGHWAY NO. 1;
EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY INSTRUMENT RECORDED UNDER RECORDING NO. 1158645;
AND EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., LYING SOUTHWESTERLY OF THE ARC OF A CIRCLE HAVING A RADIUS OF 12.5 FEET WHICH IS TANGENT TO THE NORTH RIGHT OF WAY LINE OF SOUTH 144TH STREET AND THE EAST RIGHT OF WAY LINE OF PACIFIC HIGHWAY SOUTH, CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7409040396;
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL E:
LOT A OF SHORT PLAT NO. 90-9-SS, RECORDED UNDER RECORDING NO. 9010240314, BEING A PORTION OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL F:
LOT B OF SHORT PLAT NO. 90-9-SS, RECORDED UNDER RECORDING NO. 9010240314, BEING A PORTION OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL G:
THE NORTH 220 FEET OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 132 FEET THEREOF;

TITLE PARCEL H:
LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;
EXCEPT THE NORTH 220 FEET THEREOF;
AND EXCEPT THE SOUTH 84 FEET THEREOF;

TITLE PARCEL I:
THE SOUTH 84 FEET OF LOT 7, CHERRY LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 48 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON;

TITLE PARCEL J:
THE SOUTH 65 FEET OF THE NORTH 185 FEET OF THE SOUTH 414.5 FEET OF THE WEST 100 FEET OF THE EAST 120 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 4 EAST W M, EXCEPT 42ND AVENUE SOUTH RIGHT-OF-WAY, AS WIDENED BY DEED RECORDED UNDER RECORDING NO 5596214, SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL K:
THAT PORTION OF THE NORTH 105.12 FEET OF LOT 13 LYING EASTERLY OF STATE ROAD NO 1 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, EXCEPT THOSE PORTIONS OF LOT 13 CONVEYED FOR ROAD PURPOSES TO KING COUNTY, STATE OF WASHINGTON, RECORDED UNDER RECORDING NO 7501150141 AND TO THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO 9603260430, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL L:
THE WEST 60 FEET OF THE NORTH 83 FEET OF LOT 14 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

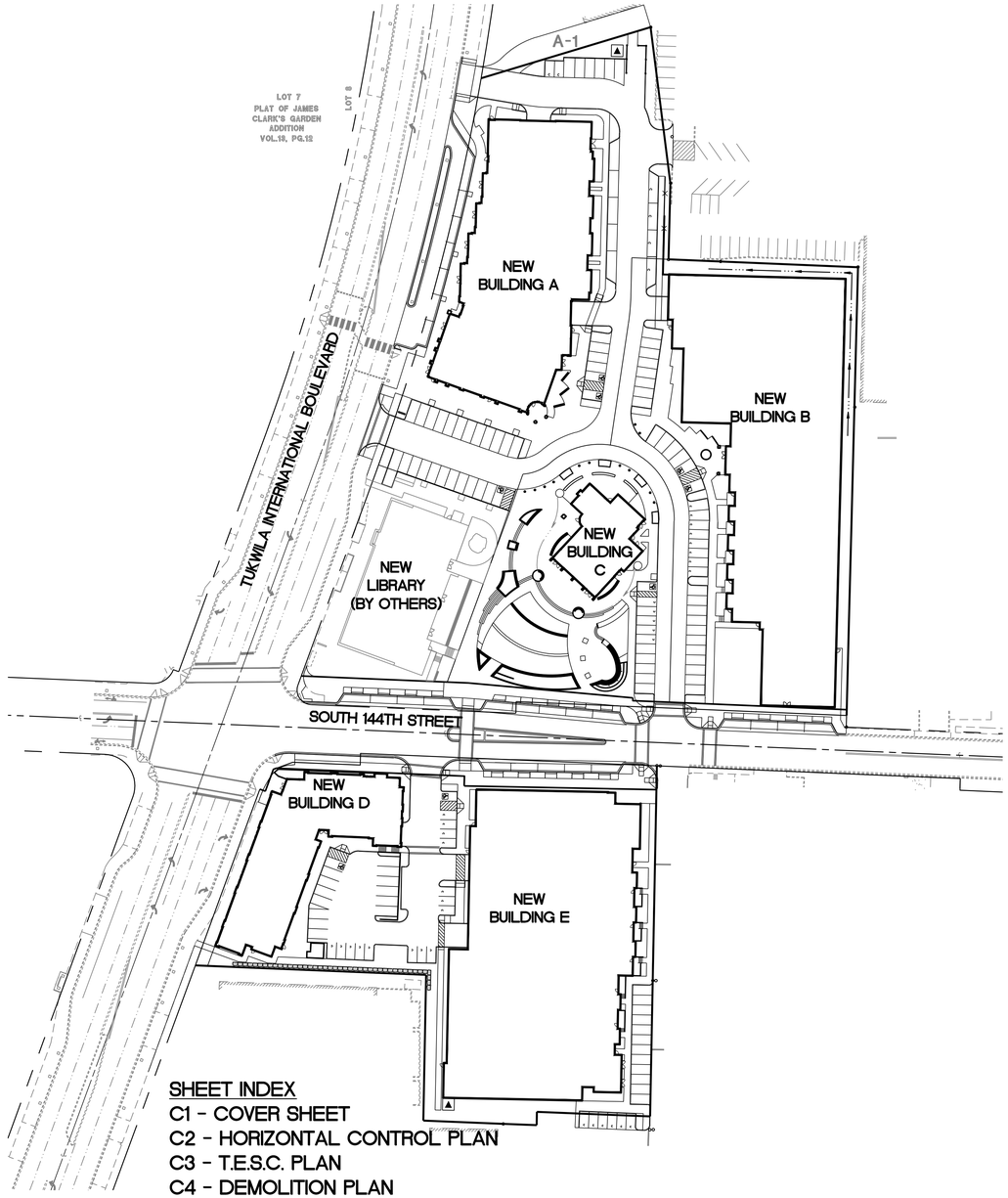
TITLE PARCEL M:
THAT PORTION OF LOTS 13 AND 14 IN BLOCK 2 OF ADAM HOME TRACTS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 60 FEET EAST AND 159 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 14;
THENCE WESTERLY 100 FEET;
THENCE NORTHERLY 26 FEET;
THENCE WESTERLY 78.51 FEET TO THE EASTERLY MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE NORTHEASTERLY ALONG SAID HIGHWAY 23.74 FEET;
THENCE EASTERLY 109.85 FEET;
THENCE NORTHERLY 22.20 FEET;
THENCE EASTERLY 60 FEET;
THENCE SOUTHERLY 70.60 FEET TO POINT OF BEGINNING;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL N:
THAT PORTION OF LOTS 12, 13 AND 14 IN BLOCK 2 OF ADAMS HOME TRACTS DESCRIBED AS FOLLOWS:
BEGINNING 60 FEET EAST AND 125 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 14;
THENCE WESTERLY 198.14 FEET TO THE EASTERLY MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE NORTHEASTERLY ALONG SAID HIGHWAY 63.02 FEET;
THENCE EASTERLY 78.51 FEET;
THENCE SOUTHERLY 26 FEET;
THENCE EASTERLY 100 FEET;
THENCE SOUTHERLY 34 FEET TO POINT OF BEGINNING.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL O
LOT 14 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY;
EXCEPT THE WEST 60 FEET THEREOF.
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

TITLE PARCEL P:
THE WEST 28.6 FEET OF LOT 15 IN BLOCK 2 OF ADAMS HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 31, RECORDS OF KING COUNTY;
SITUATE IN THE CITY OF TUKWILA, COUNTY OF KING, STATE OF WASHINGTON.

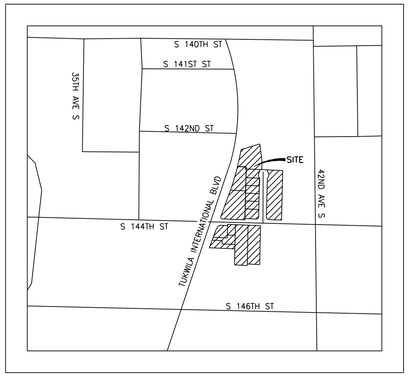
TITLE PARCEL Q:
LOT 15, BLOCK 2, ADAMS HOME TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 31, IN KING COUNTY,
EXCEPT THE WEST 29.5 FEET THEREOF;
AND EXCEPT THE SOUTH 11.5 FEET THEREOF;
AND EXCEPT THE EAST 3.0 FEET THEREOF.



SHEET INDEX

C1 - COVER SHEET
C2 - HORIZONTAL CONTROL PLAN
C3 - T.E.S.C. PLAN
C4 - DEMOLITION PLAN
C5 - GRADING PLAN
C6 - STORM DRAINAGE PLAN
C7 - STORM DRAINAGE PROFILES
C8 - S. 144TH ST. ROADWAY IMPROVEMENTS PLAN AND PROFILE
C9 - STORM DRAINAGE NOTES AND DETAILS
C10 - STORM DRAINAGE NOTES AND DETAILS
C11 - STORM DRAINAGE NOTES AND DETAILS
C12 - STORM DRAINAGE NOTES AND DETAILS
C13 - T.E.S.C. NOTES AND DETAILS
C14 - CONSTRUCTION NOTES AND DETAILS

VICINITY MAP N.T.S



BASIS OF BEARING - NAD83/91 PER CITY OF TUKWILA
THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/91 PER CITY OF TUKWILA, CITY OF TUKWILA HORIZONTAL CONTROL POINT NO. 17 (S. 1/4 CORNER OF SEC. 15) WAS HELD FOR POSITION AND A LINE BETWEEN SAID POINT NO. 17 AND CITY OF TUKWILA HORIZONTAL CONTROL POINT NO. 1925 WAS HELD FOR ROTATION BEING NORTH 87° 35' 22" WEST.

VERTICAL DATUM - NAVD 88 PER CITY OF TUKWILA
THE VERTICAL DATUM FOR THIS PROJECT IS NAVD88 PER CITY OF TUKWILA, CITY OF TUKWILA CONTROL POINT NO. 17 (S. 1/4 CORNER OF SEC. 15) WAS HELD FOR ELEVATION, BEING 288.757'.

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A "TRIMBLE S600" ROBOTIC TOTAL STATION, TRIMBLE "S6" ROBOTIC TOTAL STATION AND TOPCON GR3 GPS SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

REFERENCE MAPS:
1. RECORD-OF-SURVEY REC.NO.20050725900010
2. RECORD-OF-SURVEY REC.NO.20010711900012
3. RECORD-OF-SURVEY REC.NO.20050603900013
4. RECORD-OF-SURVEY REC.NO.20011029900014
5. PLAT OF JAMES CLARKS GARDEN ADDITION VOL.13, PG.12
6. PLAT OF ADAMS HOME TRACTS VOL.10, PG.31

TOTAL AREA:
254,514±S.F. (5.843±ACRES)

SURVEYOR NOTES:
1. THERE ARE NUMEROUS UTILITIES ALONG THE WEST LINES OF TITLE PARCELS A, B AND C NOT CONTAINED WITHIN EASEMENTS
2. THERE ARE A FEW ENCROACHMENTS ALONG THE BOUNDARIES, SEE SHEET 2 AND 3.
3. THERE ARE A FEW OVERLAPPING LEGAL DESCRIPTIONS AS SHOWN.
4. THERE ARE TWO SIGNIFICANT GAPS IN DESCRIPTIONS, ONE IN THE NORTH PORTION OF THE SITE AND THE OTHER IS IN THE SOUTH PORTION OF THE SITE. SEE SHEETS 2 AND 3.

TAX PARCEL NOS:
152304-9242, 152304-9096, 152304-9092, 155420-0005, 155420-0010, 155420-0015, 155420-0020, 155420-0025, 155420-0030, 155420-0036, 155420-0037, 155420-0033, 155420-0035, 155420-0034, 004000-0180, 004000-0194, 004000-0146, 004000-0145, 004000-0191, 004000-0196, 004000-0198.

EARTHWORK VOLUMES
CUT: 3,930 CY
FILL: 31,210 CY
NET: 27,280 CY (F)

LEGEND:

EXISTING

- SURVEY MONUMENT (AS NOTED)
- BENCHMARK
- SECTION CORNER (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- POWER VAULT
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (SSCO)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER MANHOLE
- WATER METER
- SIGN
- MONITOR WELL
- DIRECTION OF VEHICLE TRAVEL
- WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAINAGE LINE
- GAS — GAS — GAS LINE
- 304 — EXISTING CONTOUR

PROPOSED

- SWALE
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER LINE
- W — WATER LINE
- STORM PIPE
- CATCH BASIN
- 304 — PROPOSED CONTOUR

NOTES:
1. SITE DEVELOPMENT PLAN SHALL COMPLY WITH ENGINEERING REPORT BY ASSOCIATED EARTH SCIENCES INC. DATED MARCH 18, 2013 AND SUBSEQUENT GEOTECHNICAL REPORTS / EVALUATIONS.
2. CONSTRUCT AND INSTALL ALL DEVELOPMENT INFRASTRUCTURE UNDER A PUBLIC WORKS PERMIT.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

No.	Date	By	Ckd.	Appr.	Revision

Title: COVER SHEET FOR TUKWILA VILLAGE - PHASE2

For: DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MINTER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal 1"=60' Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

CMILLER Xref: ----

Scale:1:1 Date/Time:11/8/2013 1:18 PM File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-a.dwg

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet C1 of 14

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

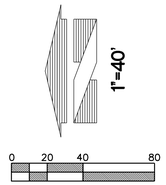
HORIZONTAL CONTROL PLAN

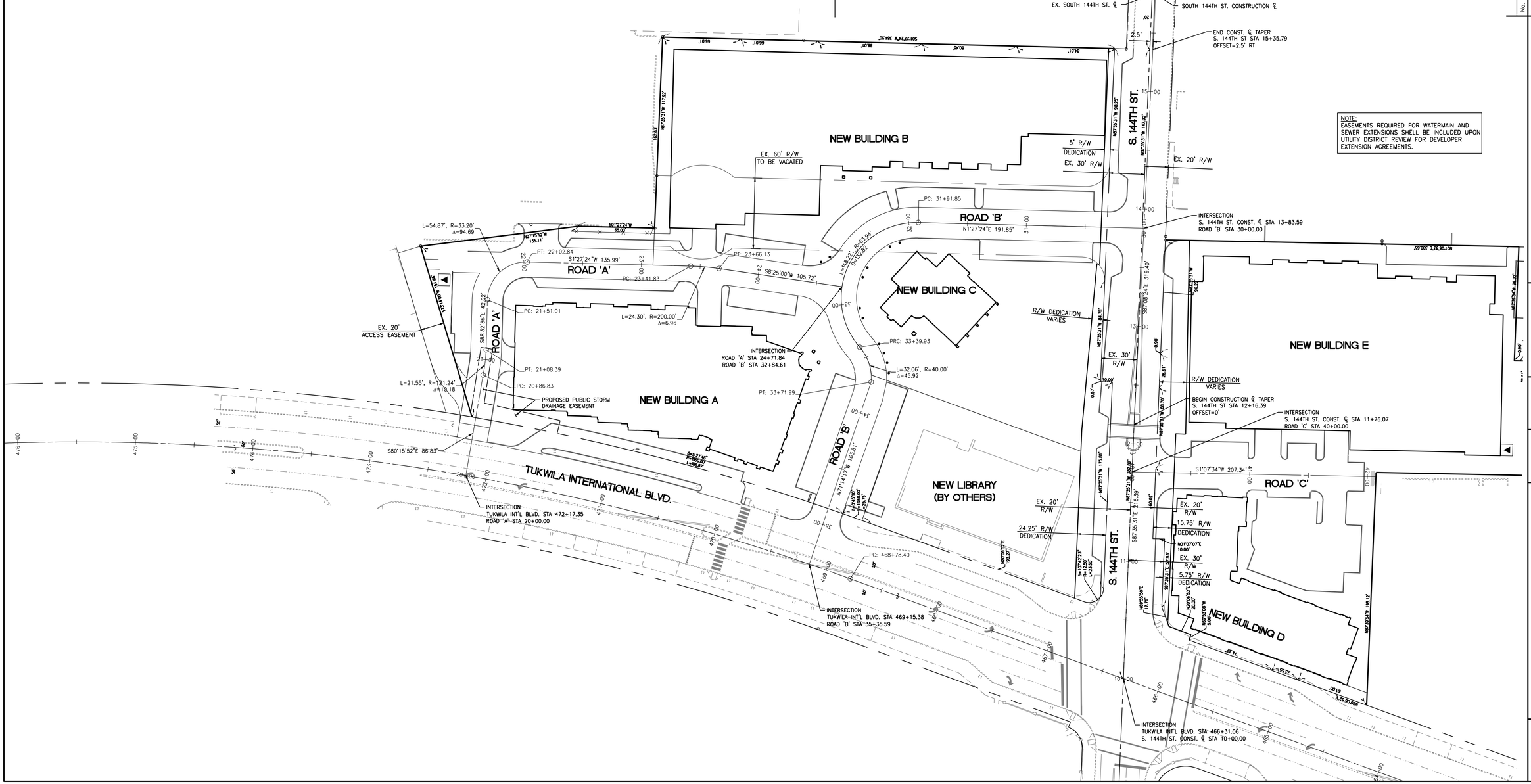
FOR

TUKWILA VILLAGE - PHASE 2

PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

CALL BEFORE YOU DIG:
1-800-424-5555





NOTE:
EASEMENTS REQUIRED FOR WATERMAIN AND SEWER EXTENSIONS SHELL BE INCLUDED UPON UTILITY DISTRICT REVIEW FOR DEVELOPER EXTENSION AGREEMENTS.

No.	Date	By	Ckd.	Appr.	Revision

Title: HORIZONTAL CONTROL PLAN FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. WALKER
STATE OF WASHINGTON
49500
REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal 1"=40' Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

Scale:1:1 CMILLER Xref: ~~~~

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet C2 of 14

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-h.dwg Date/Time:11/8/2013 11:28 AM

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

T.E.S.C. PLAN
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

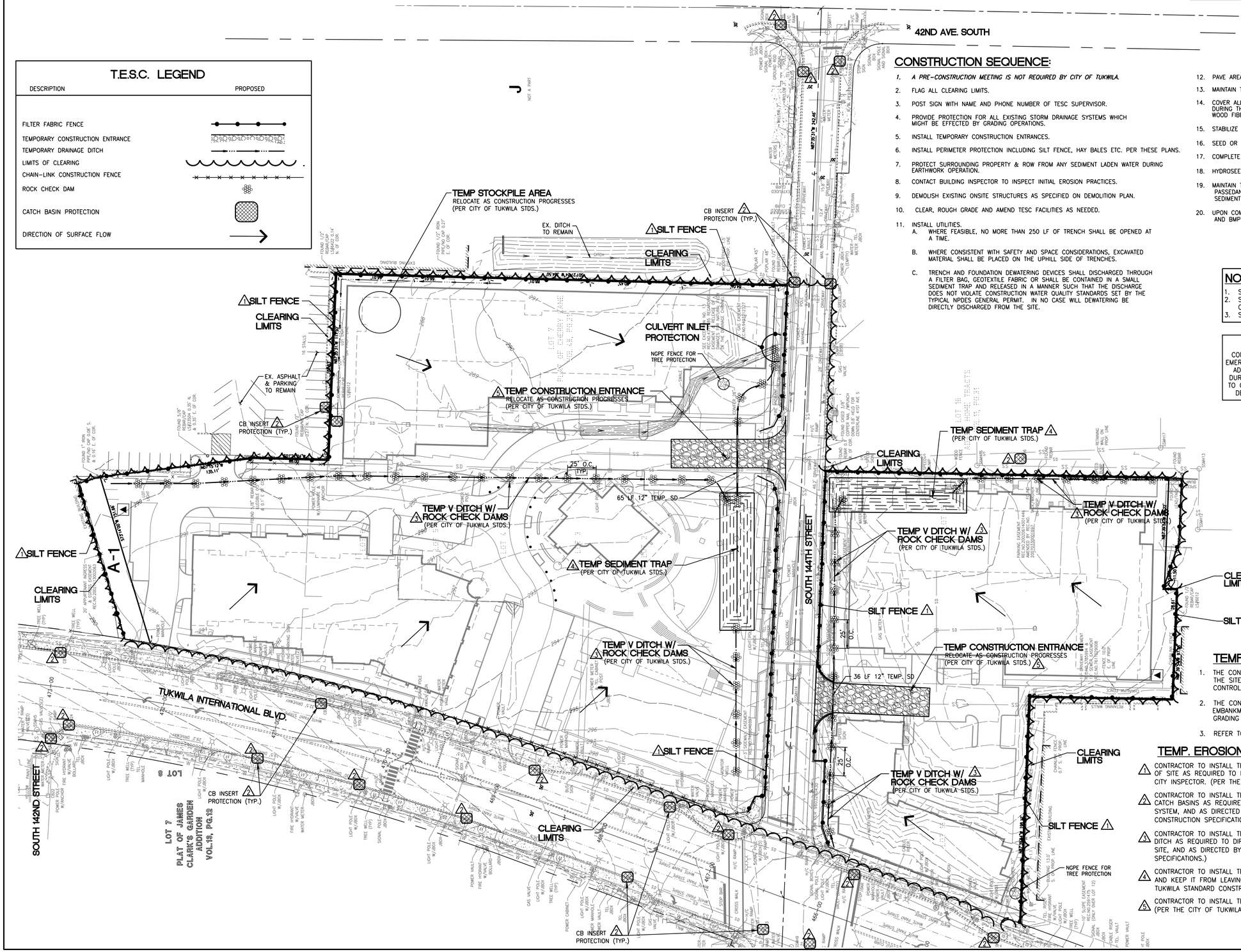
1"=40'

0 20 40 80

CALL BEFORE YOU DIG:
1-800-424-5555

T.E.S.C. LEGEND

DESCRIPTION	PROPOSED
FILTER FABRIC FENCE	
TEMPORARY CONSTRUCTION ENTRANCE	
TEMPORARY DRAINAGE DITCH	
LIMITS OF CLEARING	
CHAIN-LINK CONSTRUCTION FENCE	
ROCK CHECK DAM	
CATCH BASIN PROTECTION	
DIRECTION OF SURFACE FLOW	



CONSTRUCTION SEQUENCE:

1. *A PRE-CONSTRUCTION MEETING IS NOT REQUIRED BY CITY OF TUKWILA.*
2. FLAG ALL CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
4. PROVIDE PROTECTION FOR ALL EXISTING STORM DRAINAGE SYSTEMS WHICH MIGHT BE EFFECTED BY GRADING OPERATIONS.
5. INSTALL TEMPORARY CONSTRUCTION ENTRANCES.
6. INSTALL PERIMETER PROTECTION INCLUDING SILT FENCE, HAY BALES ETC. PER THESE PLANS.
7. PROTECT SURROUNDING PROPERTY & ROW FROM ANY SEDIMENT LADEN WATER DURING EARTHWORK OPERATION.
8. CONTACT BUILDING INSPECTOR TO INSPECT INITIAL EROSION PRACTICES.
9. DEMOLISH EXISTING ONSITE STRUCTURES AS SPECIFIED ON DEMOLITION PLAN.
10. CLEAR, ROUGH GRADE AND AMEND TESC FACILITIES AS NEEDED.
11. INSTALL UTILITIES.
    A. WHERE FEASIBLE, NO MORE THAN 250 LF OF TRENCH SHALL BE OPENED AT A TIME.
    B. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. TRENCH AND FOUNDATION DEWATERING DEVICES SHALL DISCHARGED THROUGH A FILTER BAG, GEOTEXTILE FABRIC OR SHALL BE CONTAINED IN A SMALL SEDIMENT TRAP AND RELEASED IN A MANNER SUCH THAT THE DISCHARGE DOES NOT VIOLATE CONSTRUCTION WATER QUALITY STANDARDS SET BY THE TYPICAL NPDES GENERAL PERMIT. IN NO CASE WILL DEWATERING BE DIRECTLY DISCHARGED FROM THE SITE.
12. PAVE AREAS INDICATED PER PLAN.
13. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY OF TUKWILA STANDARDS.
14. 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.
15. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
16. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
17. COMPLETE FINAL GRADING WHILE MAINTAINING TESC MEASURES.
18. HYDROSEED AND MULCH EXPOSED AREA.
19. MAINTAIN TESC FACILITIES UNTIL ALL RISK OF EROSION/SEDIMENTATION HAS PASSEDAND STORM SYSTEM IS INSTALLED AND FUNCTIONAL. DO NOT CONVEY SEDIMENT LADEN WATER INTO STORM SYSTEM.
20. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE.

NOTES:

1. SEE SHEET C14 FOR EXISTING STRUCTURE TABLE.
2. SEE SHEET C4 FOR ALL DEMOLITION AND CLEARING OF SITE WITHIN CLEARING LIMITS.
3. SEE SHEET C13 FOR T.E.S.C. DETAILS

SPECIAL NOTE:

CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY VEHICLE ACCESS TO NORTHERN ADJACENT PROPERTY THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR TO COORDINATE WITH CITY OF TUKWILA TO DETERMINE LOCATION AND SUITABILITY

TEMPORARY DUST CONTROL MEASURES:

1. THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WATER TRUCKS AT THE SITE AND THE GRADED OR GRUBBED SITE WITH WATER AS REQUIRED TO CONTROL DUST.
2. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO THAT ALL EXCAVATION, EMBANKMENT, AND IMPORTED MATERIAL IS SPRINKLED WITH WATER DURING HIS GRADING OPERATIONS.
3. REFER TO THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.

TEMP. EROSION/SEDIMENT CONTROL CALLOUTS

1. CONTRACTOR TO INSTALL TEMPORARY SILT FENCE (MIRAFI 100X, OR EQUIVALENT) AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)
2. CONTRACTOR TO INSTALL TEMPORARY CATCH BASIN PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM, AND AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)
3. CONTRACTOR TO INSTALL TEMPORARY INTERCEPTOR DITCHES W/ROCK CHECK DAMS EVERY 25' ALONG DITCH AS REQUIRED TO DIRECT SILT-LADEN RUNOFF TO SEDIMENT TRAPS TO KEEP IT FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)
4. CONTRACTOR TO INSTALL TEMPORARY SEDIMENT TRAP AS REQUIRED TO STORE SILT-LADEN RUNOFF AND KEEP IT FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)
5. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)

No.	Date	By	Ckd.	Appr.	Revision

Title: T.E.S.C. PLAN FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal 1"=40' Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet C3 of 14

CMILLER Xref: ----

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-e.dwg Date/Time:11/8/2013 11:30 AM Scale:1:1

DEMOLITION PLAN
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

1"=40'
0 20 40 80

CALL BEFORE YOU DIG:
1-800-424-5555

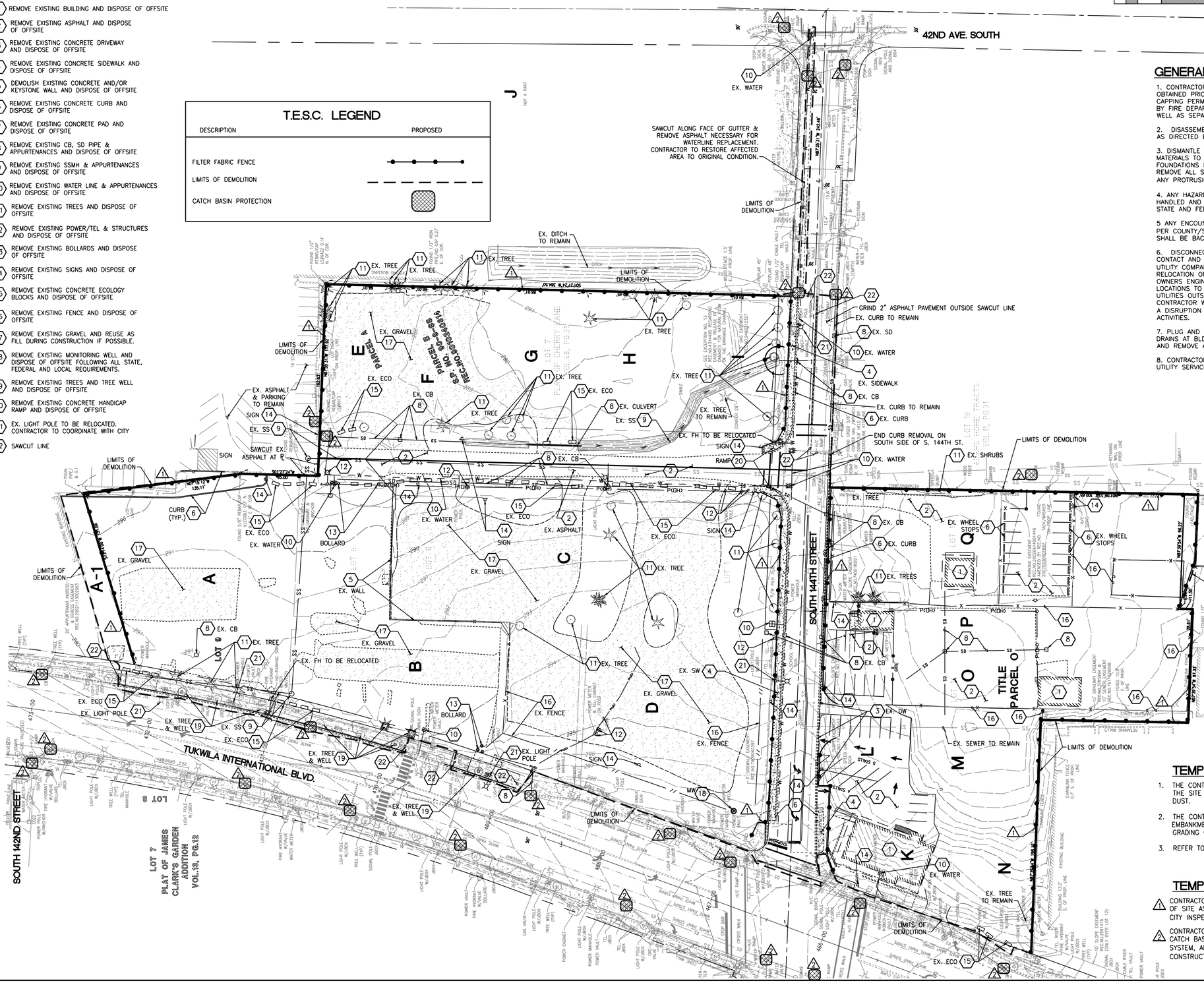
UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

DEMOLITION SCHEDULE

1. REMOVE EXISTING BUILDING AND DISPOSE OF OFFSITE
2. REMOVE EXISTING ASPHALT AND DISPOSE OF OFFSITE
3. REMOVE EXISTING CONCRETE DRIVEWAY AND DISPOSE OF OFFSITE
4. REMOVE EXISTING CONCRETE SIDEWALK AND DISPOSE OF OFFSITE
5. DEMOLISH EXISTING CONCRETE AND/OR KEYSTONE WALL AND DISPOSE OF OFFSITE
6. REMOVE EXISTING CONCRETE CURB AND DISPOSE OF OFFSITE
7. REMOVE EXISTING CONCRETE PAD AND DISPOSE OF OFFSITE
8. REMOVE EXISTING CB, SD PIPE & APPURTENANCES AND DISPOSE OF OFFSITE
9. REMOVE EXISTING SSMH & APPURTENANCES AND DISPOSE OF OFFSITE
10. REMOVE EXISTING WATER LINE & APPURTENANCES AND DISPOSE OF OFFSITE
11. REMOVE EXISTING TREES AND DISPOSE OF OFFSITE
12. REMOVE EXISTING POWER/TEL & STRUCTURES AND DISPOSE OF OFFSITE
13. REMOVE EXISTING BOLLARDS AND DISPOSE OF OFFSITE
14. REMOVE EXISTING SIGNS AND DISPOSE OF OFFSITE
15. REMOVE EXISTING CONCRETE ECOLOGY BLOCKS AND DISPOSE OF OFFSITE
16. REMOVE EXISTING FENCE AND DISPOSE OF OFFSITE
17. REMOVE EXISTING GRAVEL AND REUSE AS FILL DURING CONSTRUCTION IF POSSIBLE.
18. REMOVE EXISTING MONITORING WELL AND DISPOSE OF OFFSITE FOLLOWING ALL STATE, FEDERAL AND LOCAL REQUIREMENTS.
19. REMOVE EXISTING TREES AND TREE WELL AND DISPOSE OF OFFSITE
20. REMOVE EXISTING CONCRETE HANDICAP RAMP AND DISPOSE OF OFFSITE
21. EX. LIGHT POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH CITY
22. SAWCUT LINE

T.E.S.C. LEGEND

DESCRIPTION	PROPOSED
FILTER FABRIC FENCE	
LIMITS OF DEMOLITION	
CATCH BASIN PROTECTION	



GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK, INCLUDING DEMOLITION AND ANY SEWER CAPPING PERMITS. FIRE PROTECTION DEMOLITION PERMIT IF REQUIRED, IS ISSUED BY FIRE DEPARTMENT. SEPARATE PERMITS ARE REQUIRED FOR EACH BUILDING AS WELL AS SEPARATE SEWER CAPPING PERMIT
2. DISASSEMBLE AND REMOVE INTERIOR OPERATIONAL EQUIPMENT FOR SALVAGE AS DIRECTED BY OWNER
3. DISMANTLE AND DEMOLISH BUILDING STRUCTURES. DEMOLITION DEBRIS AND MATERIALS TO BE STOCKPILED AND DISPOSED OF AT AN APPROVED SITE. FOUNDATIONS BELOW SLAB AND BELOW ADJACENT SURFACES WILL REMAIN. REMOVE ALL STEM WALLS, ANCHOR BOLTS, ETC. TO LEAVE THE AREA FREE FROM ANY PROTRUSIONS (STRUCTURAL OR UTILITY).
4. ANY HAZARDOUS SUBSTANCES AND/OR MATERIALS ENCOUNTERED SHALL BE HANDLED AND DISPOSED OF BY QUALIFIED PERSONNEL ACCORDING TO COUNTY, STATE AND FEDERAL REGULATIONS.
5. ANY ENCOUNTERED UNDERGROUND TANKS, VAULTS, ETC., SHALL BE REMOVED PER COUNTY/STATE REGULATIONS. CRAWL SPACES, TUNNELS, TANK HOLES, ETC., SHALL BE BACKFILLED AND COMPACTED PER SOILS ENGINEERS RECOMMENDATIONS.
6. DISCONNECT ALL POWER, TELEPHONE, GAS FROM BLDG. CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE FIELD ENGINEER AND ANY APPROPRIATE UTILITY COMPANIES ON REQUESTING DISCONNECTION'S, REMOVALS AND/OR RELOCATION OF EXISTING SERVICE. CONTRACTOR SHALL COORDINATE WITH THE OWNERS ENGINEER, AND APPROPRIATE UTILITY PURVEYORS TO VERIFY SERVICE LOCATIONS TO EXISTING BUILDING. CONTRACTOR IS CAUTIONED THAT PERIMETER UTILITIES OUTSIDE OF THE BUILDING ARE TO REMAIN OPERATIONAL. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF A DISRUPTION OF UTILITY SERVICE ASSOCIATED WITH AND/OR DUE TO HIS ACTIVITIES.
7. PLUG AND CAP ALL EX. FIRE SPRINKLER, DOMESTIC WATER LINES, AND STORM DRAINS AT BLDG. CAP ALL UTILITIES TO THE BUILDING, DISCONNECT ELECTRICAL AND REMOVE ANY WATER METERS AND CAP LINES
8. CONTRACTOR SHALL CONFIRM AND VERIFY WORK SCOPE ITEMS AND BUILDING UTILITY SERVICES TO DEMOLISH WITH THE OWNERS AUTHORIZED REPRESENTATIVE.

SPECIAL NOTE
CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY VEHICLE ACCESS TO NORTHERN ADJACENT PROPERTY THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR TO COORDINATE WITH CITY OF TUKWILA TO DETERMINE LOCATION AND SUITABILITY

NOTES:
1. SEE SHEET C14 FOR EXISTING STRUCTURE TABLE.
2. SEE SHEET C3 FOR T.E.S.C. PLAN
3. ALL EXISTING UTILITIES WITHIN AND ONSITE ALONG TUKWILA INTERNATIONAL BOULEVARD RIGHT OF WAY TO REMAIN UNLESS OTHERWISE NOTED. CONTACT ENGINEER IF CONFLICT EXISTS.
4. REMOVE ALL EXISTING PAVEMENT MARKINGS WITHIN LIMITS OF DISTURBANCE

TEMPORARY DUST CONTROL MEASURES:
1. THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WATER TRUCKS AT THE SITE AND WATER THE GRADED OR GRUBBED SITE AS REQUIRED TO CONTROL DUST.
2. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO THAT ALL EXCAVATION, EMBANKMENT, AND IMPORTED MATERIAL IS SPRINKLED WITH WATER DURING HIS GRADING OPERATIONS.
3. REFER TO THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.

TEMP. EROSION/SEDIMENT CONTROL CALLOUTS
1. CONTRACTOR TO INSTALL TEMPORARY SILT FENCE (MIRAFI 100X, OR EQUIVALENT) AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE, AND AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)
2. CONTRACTOR TO INSTALL TEMPORARY CATCH BASIN PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS REQUIRED TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM, AND AS DIRECTED BY CITY INSPECTOR. (PER THE CITY OF TUKWILA STANDARD CONSTRUCTION SPECIFICATIONS.)

No.	Date	By	Ckd.	Appr.	Revision

Title: DEMOLITION PLAN FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC 201 27TH AVE. SE, BLDG A, SUITE 300 PUYALLUP, WA 98374

CHRISTOPHER H. WALKER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER — 11.08.13

Scale: Horizontal 1"=40' Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222 (425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255 | Sheet C4 of 14

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-n.dwg Date/Time:11/8/2013 11:26 AM Scale:1:1 CMILLER Xref: ~~~~

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

GRADING PLAN
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

1"=30'

0 15 30 60

CALL BEFORE YOU DIG:
1-800-424-5555

PROPOSED PAVEMENT LEGEND

- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED PEDESTRIAN CONCRETE PAVEMENT/PAVERS
- PROPOSED VEHICULAR CONCRETE PAVEMENT/PAVERS
- PROPOSED POROUS PEDESTRIAN CONCRETE PAVEMENT/PAVERS
- PROPOSED POROUS VEHICULAR CONCRETE PAVEMENT/PAVERS

NOTES:
1. REFER TO LANDSCAPE PLANS FOR DETAILED PAVEMENT TREATMENT.
2. SEE SHEET C14 FOR PAVEMENT SECTIONS

KEYNOTE LEGEND

1. SINGLE DIRECTION CURB RAMP PER WSDOT STD. F-40.16-01
2. CURB RAMP PER CITY OF TUKWILA STD. RS-12
3. DRIVEWAY PER CITY OF TUKWILA STD. RS-09
4. CEMENT CONCRETE TRAFFIC CURB & GUTTER PER WSDOT STD. F-10.12-02
5. ADA COMPLIANT PARKING AREA. GRADE TO NOT EXCEED 2.0% IN ANY DIRECTION
6. REFER TO LANDSCAPE PLANS FOR DETAILED PLAZA DESIGN
7. BOLLARD, TYP. REFER TO LANDSCAPE PLANS FOR DETAIL
8. TRASH COLLECTION AREA

NEW BUILDING B
FF=293.20

NEW BUILDING A
FF VARIES

NEW BUILDING C
FF=294.00

NEW BUILDING D
FF=302.00

NEW BUILDING E
FF =290.00

NEW LIBRARY
FF=29700
(BY OTHERS)

ROAD "A"

ROAD "B"

ROAD "C"

S. 144TH ST.

TUKWILA INTERNATIONAL BLVD.

10' PUBLIC STORM DRAINAGE EASEMENT

EX. 20' ACCESS EASEMENT

GRAVEL ACCESS ROAD SHOWN 5.1.11 OK

RETAINING WALL

GARAGE ENTRY

RIDGE LINE

NOTES:
1. REFER TO SHEET C6 FOR STORM DRAINAGE PLAN.
2. REFER TO SHEET C14 FOR EX. UTILITY STRUCTURE DETAILED INFORMATION.
3. ALL ONSITE SIDEWALK TO BE MONOLITHIC CEMENT CONCRETE CURB & SIDEWALK PER WSDOT STD. F-30.10-01 UNLESS OTHERWISE NOTED.
4. WHERE ONSITE CURB IS NOT ADJACENT TO CONCRETE SIDEWALK, CURB SHALL BE 6" EXTRUDED CONC. CURB PER DETAIL, SHEET C14.
5. RETAINING WALLS BY OTHERS.

CONC. WALK WITH HANDRAILS ON TOP OF RETAINING WALL (MAX HT=2.0')

EX. TREE TO REMAIN

No.	Date	By	Ckd.	Appr.	Revision

Title: GRADING PLAN FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal 1"=30' Vertical N/A
Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13
CMILLER Xref: ---- Scale:1:1

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255
Sheet C5 of 14

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-g.dwg Date/Time:11/11/2013 2:05 PM

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

STORM DRAINAGE PLAN
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

1"=30'

0 15 30 60

CALL BEFORE YOU DIG:
1-800-424-5555

YARD DRAIN TABLE

YARD DRAIN #	RIM ELEV.	IE ELEV.
1	293.35	290.35
2	291.95	288.95
3	292	288.7
4	293.65	288.6
5	286.5	283.5

NOTES:
1. REFER TO SHEET C11 FOR MODULAR WETLAND SYSTEM DETAILS.
2. REFER TO SHEET C10 FOR EX. UTILITY STRUCTURE DETAILED INFORMATION.
3. SEE SHEET C8 FOR SOUTH 144TH STREET IMPROVEMENTS
4. REFER TO SHEET C7 FOR STORM DRAINAGE PROFILES.
5. ALL CATCH BASINS SHALL BE MARKED WITH A STAINLESS STEEL DISK THAT READS "NO DUMPING, DRAINS TO STREAM" AS MANUFACTURED BY ALMETEK.
6. REFER TO SHEET C12 FOR YARD DRAIN DETAIL.

NEW BUILDING B
FF=293.20
NEW BUILDING A
FF VARIES
NEW BLDG. C
FF=294.00
NEW LIBRARY
FF=297.00
(BY OTHERS)
NEW BUILDING E
FF=290.00
NEW BUILDING D
FF=302.00
ROAD 'A'
ROAD 'B'
ROAD 'C'
S. 144TH ST.
TUKWILA INTERNATIONAL BLVD.

Revision | No. | Date | By | Ckd. | Appr.

Title: STORM DRAINAGE PLAN FOR TUKWILA VILLAGE - PHASE2

For:
TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal 1"=30' Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

CMILLER Xref: ---- Scale:1:1 Date/Time:11/11/2013 2:22 PM File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-m.dwg

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KENT, WA 98032
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(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet C6 of 14

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

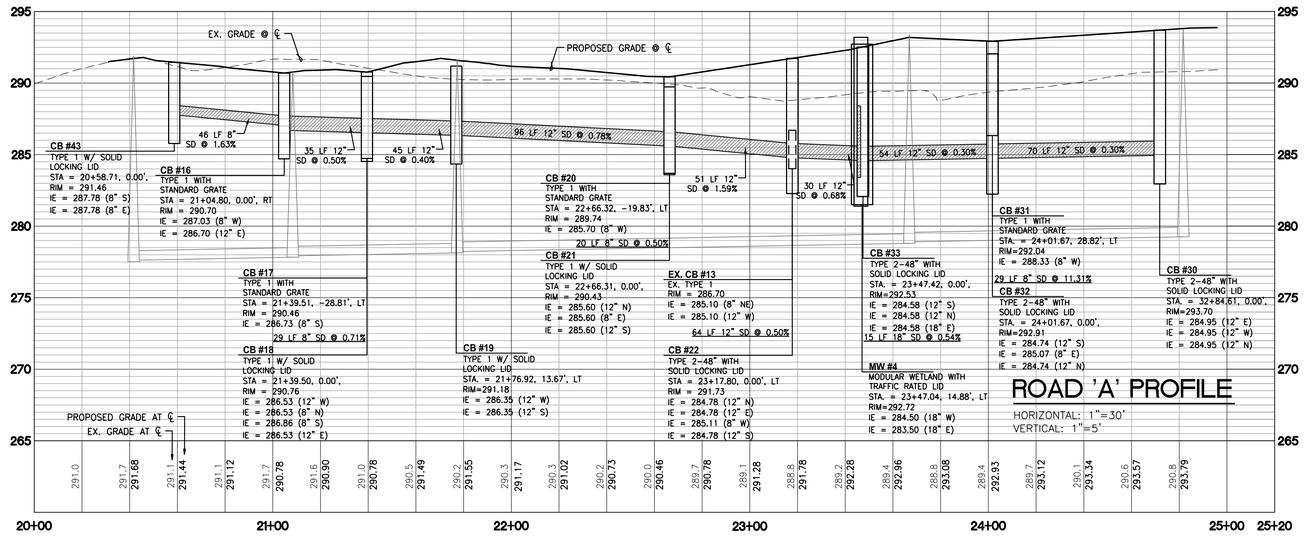
STORM DRAINAGE PROFILES

FOR

TUKWILA VILLAGE - PHASE 2

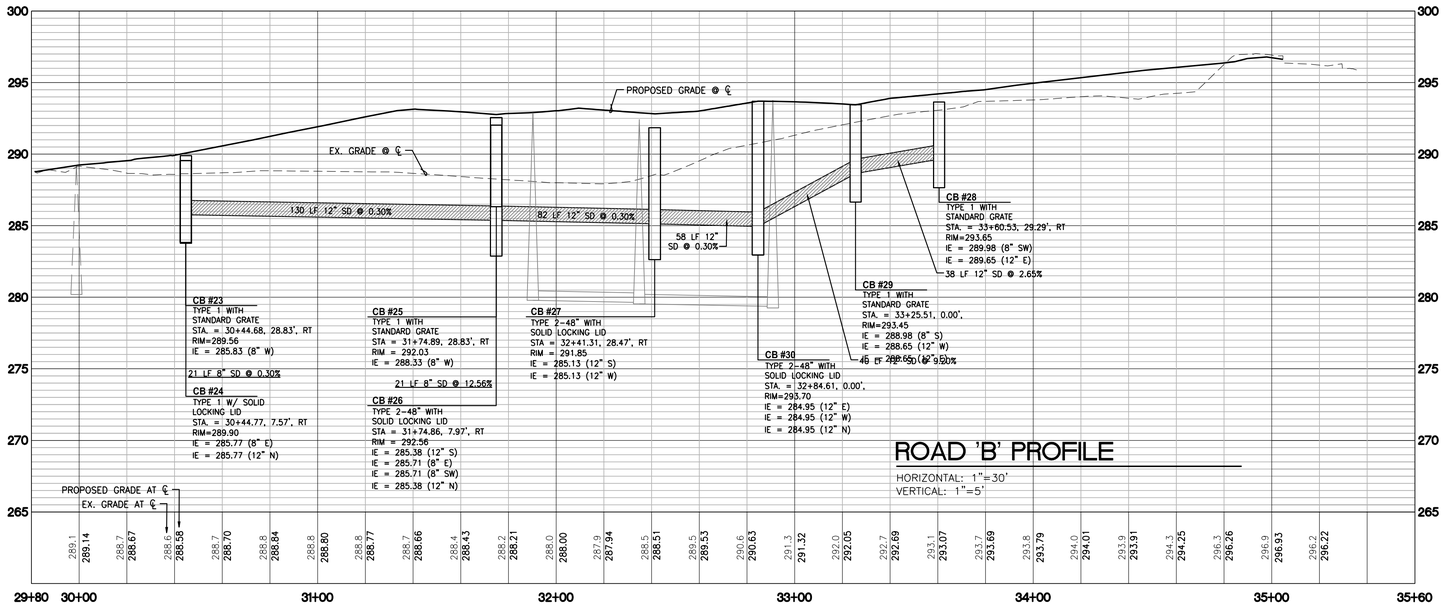
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

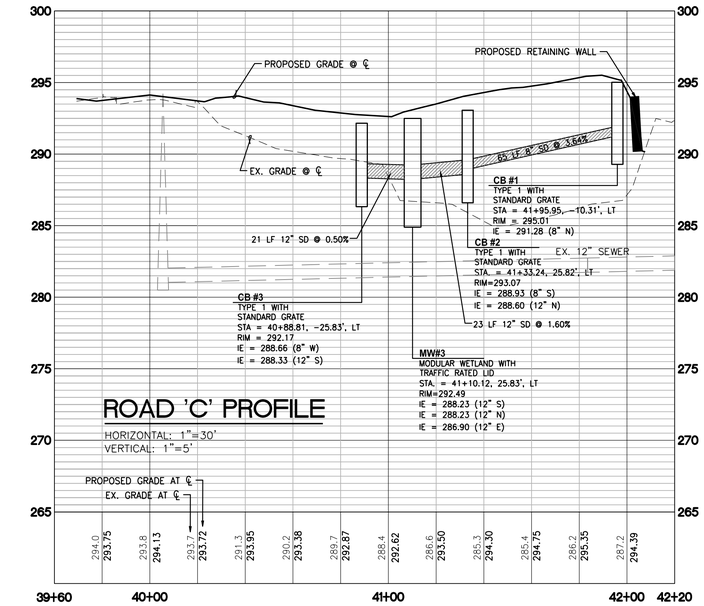
CALL BEFORE YOU DIG:
1-800-424-5555



PIPE MATERIAL NOTE

ALL PVC SD PIPE SHALL BE SDR-35 WHERE PIPE COVER IS > 3'. PVC SD PIPE SHALL BE SDR-21 IN CASES WHERE PIPE COVER IS 3'. SEE SHEET C6 FOR PIPE MATERIAL.





No.	Date	By	Ckd.	Appr.	Revision

Title: STORM DRAINAGE PROFILES FOR TUKWILA VILLAGE - PHASE2

For:
TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

CMILLER Xref: ---- Scale:1:1

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-RM.dwg Date/Time:11/8/2013 2:43 PM

Job Number 15255

Sheet C7 of 14

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

S. 144TH ST. ROADWAY IMPROVEMENTS PLAN AND PROFILE

FOR

TUKWILA VILLAGE - PHASE 2

PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

CALL BEFORE YOU DIG:
1-800-424-5555

1"=30'

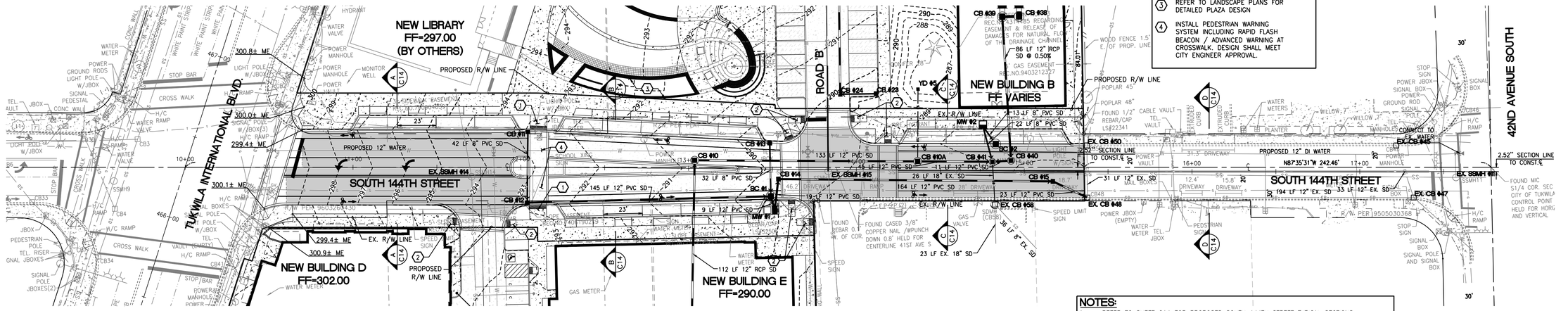
0 15 30 60

KEYNOTE LEGEND

1. SINGLE DIRECTION CURB RAMP PER WSDOT STD. F-40.16-01
2. CURB RAMP PER CITY OF TUKWILA STD. RS-12
3. REFER TO LANDSCAPE PLANS FOR DETAILED PLAZA DESIGN
4. INSTALL PEDESTRIAN WARNING SYSTEM INCLUDING RAPID FLASH BEACON / ADVANCED WARNING AT CROSSWALK. DESIGN SHALL MEET CITY ENGINEER APPROVAL.

PIPE MATERIAL NOTE

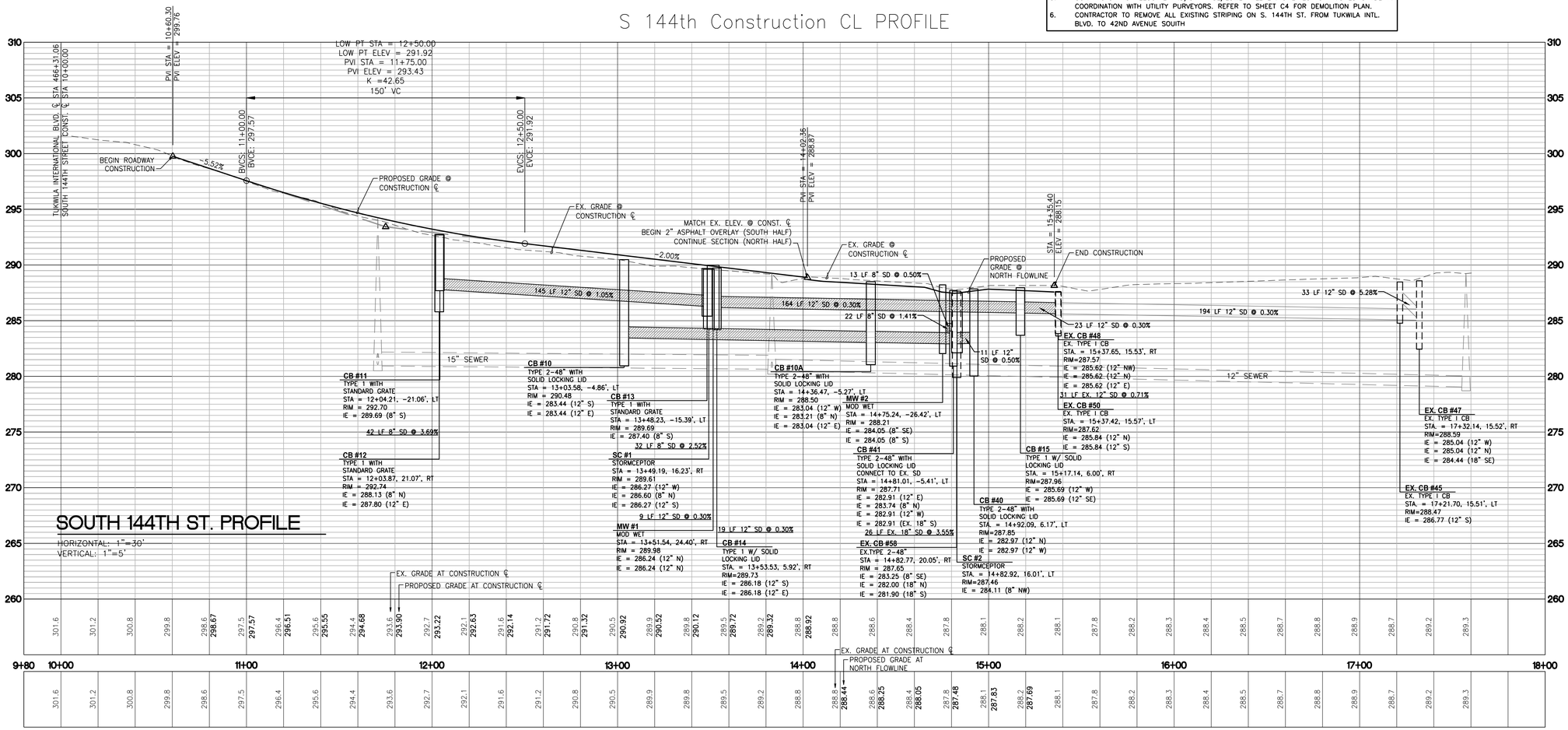
ALL PVC SD PIPE SHALL BE SDR-35 WHERE PIPE COVER IS > 3'. PVC SD PIPE SHALL BE SDR-21 IN CASES WHERE PIPE COVER IS 3'.



NOTES:

1. REFER TO SHEET C14 FOR PROPOSED SOUTH 144TH STREET TYPICAL SECTIONS.
2. REFER TO SHEET C11 FOR MODULAR WETLAND DETAILS
3. REFER TO SHEET C12 FOR STORMCEPTOR DETAIL
4. REFER TO SHEET C14 FOR EX. UTILITY STRUCTURE DETAILED INFORMATION.
5. CONTRACTOR TO RELOCATE AND/OR RAISE/LOWER ALL EX. UTILITIES TO FINISHED GRADE IN COORDINATION WITH UTILITY PURVEYORS. REFER TO SHEET C4 FOR DEMOLITION PLAN.
6. CONTRACTOR TO REMOVE ALL EXISTING STRIPING ON S. 144TH ST. FROM TUKWILA INTL. BLVD. TO 42ND AVENUE SOUTH

S 144th Construction CL PROFILE



SOUTH 144TH ST. PROFILE

HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER — 11.08.13

No.	Date	By	Ckd.	Appr.	Revision

Title: S. 144TH ST. ROADWAY IMPROVEMENTS PLAN AND PROFILE FOR TUKWILA VILLAGE - PHASE2

Scale: Horizontal 1"=30' Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

CMILLER Xref: ----

Scale:1:1

Date/Time:11/8/2013 1:18 PM

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-r1.dwg

Job Number 15255

Sheet C8 of 14

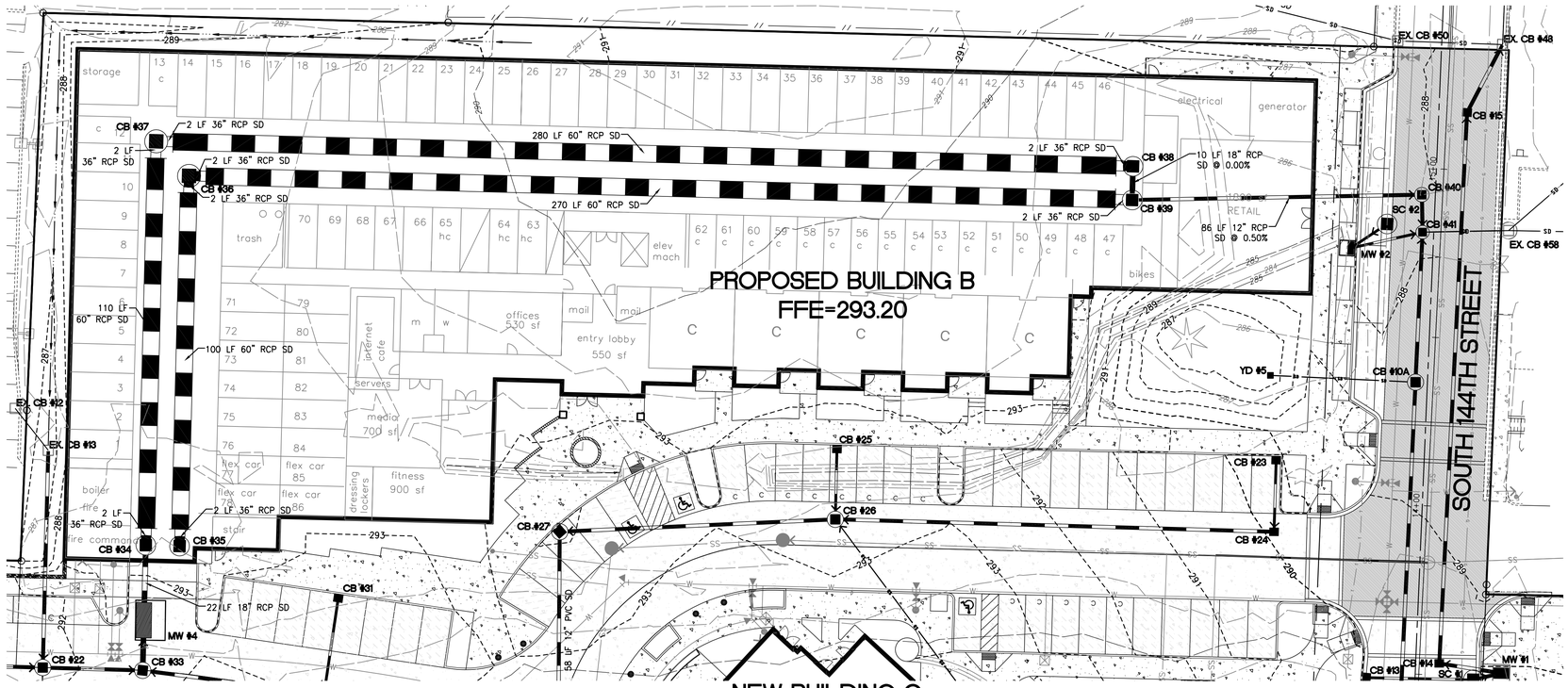
UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

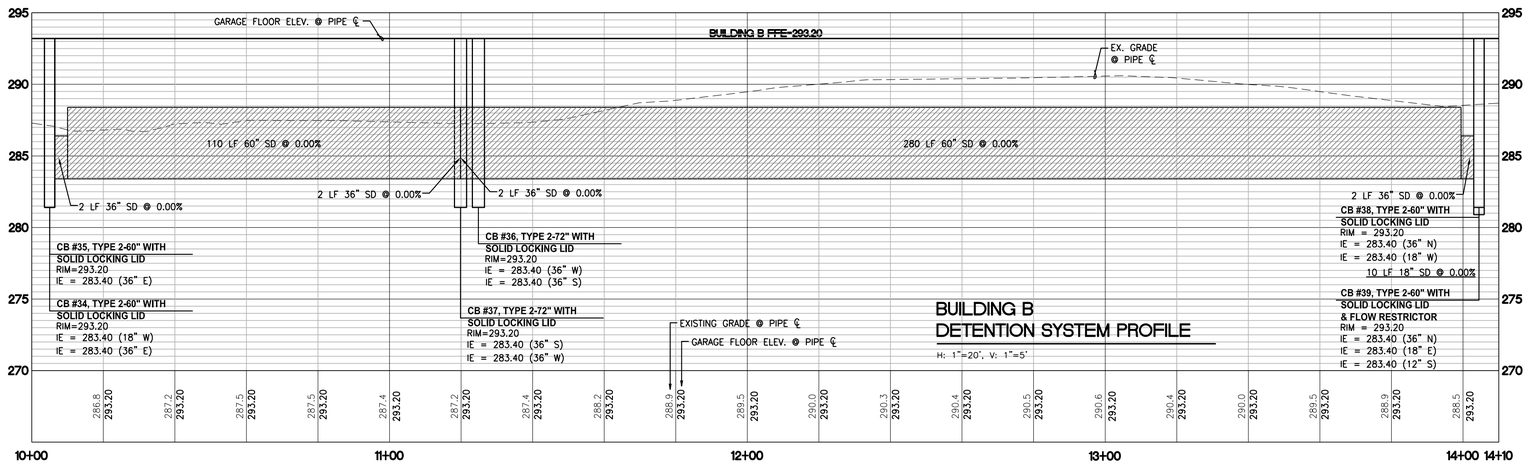
STORM DRAINAGE NOTES AND DETAILS
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

CALL BEFORE YOU DIG:
1-800-424-5555

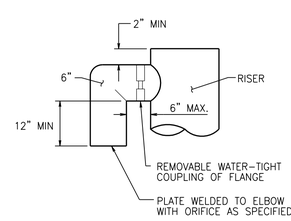
1"=20'
0 10 20 40



BUILDING B
DETENTION SYSTEM PLAN
1"=20'

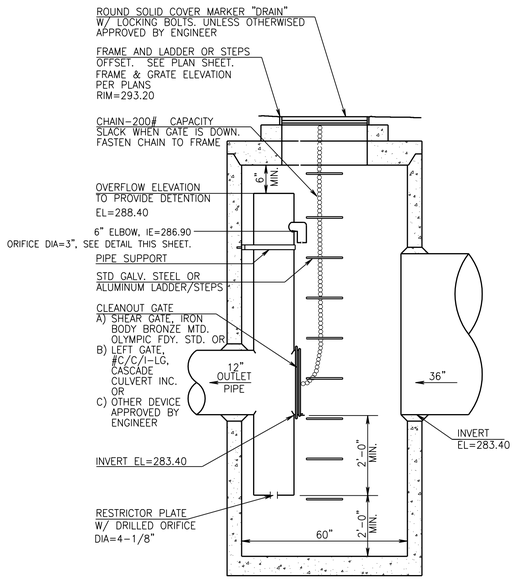


BUILDING B
DETENTION SYSTEM PROFILE
H: 1"=20', V: 1"=5'



FLOW RESTRICTOR ELBOW DETAIL
NOT TO SCALE

NOTE:
DETENTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH KING COUNTY SWDM SECTION 5.3.2



NOTES:
1) PIPE SIZES & SLOPES, SEE PLANS.
2) OUTLET CAPACITY NOT LESS THAN COMBINED INLETS
3) METAL PARTS:
   A) CORROSION RESISTANT OR GAL-VANIZED OR ALUMINIZED TYPE II,
   B) IF GALVANIZED STEEL PIPE, HAVE ASPHALT TREATMENT I.
4) FRAME & LADDER OR STEPS OFFSET SO:
   A) CLEANOUT GATE IS VISIBLE FROM TOP.
   B) CLIMBDOWN SPACE IS CLEAR OF RISER & CLEANOUT GATE.
   C) FRAME IS CLEAR OF CURB.
5) STRUCTURE SHALL BE A TYPE II CATCH BASIN MINIMUM.

FLOW CONTROL MANHOLE DETAIL - CB #39
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision

Title: STORM DRAINAGE NOTES AND DETAILS FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal AS NOTED Vertical AS NOTED

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222 FAX
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 15255

Sheet C9 of 14

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-md1.dwg Date/Time:11/11/2013 2:14 PM Scale:1:1 CMILLER Xref: ----

UTILITY CONFLICT NOTE:

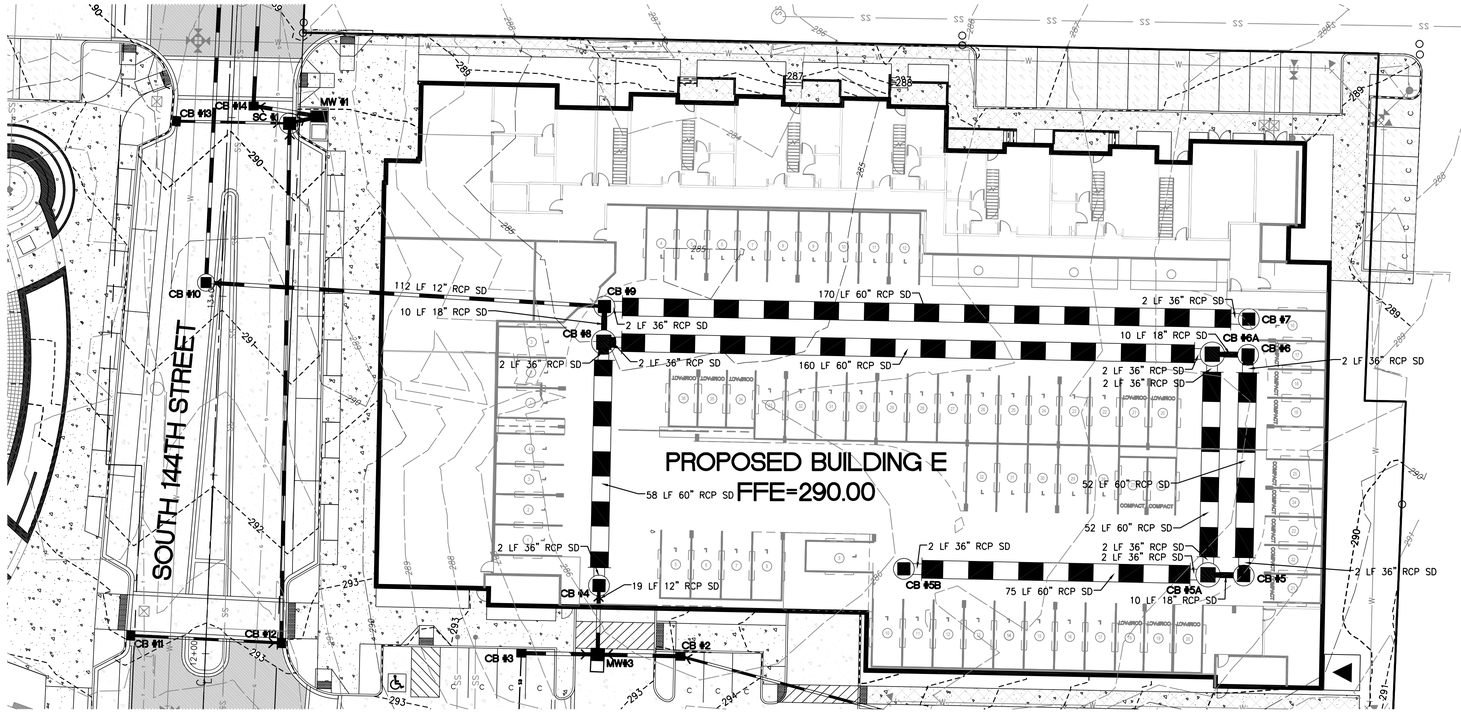
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

STORM DRAINAGE NOTES AND DETAILS
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

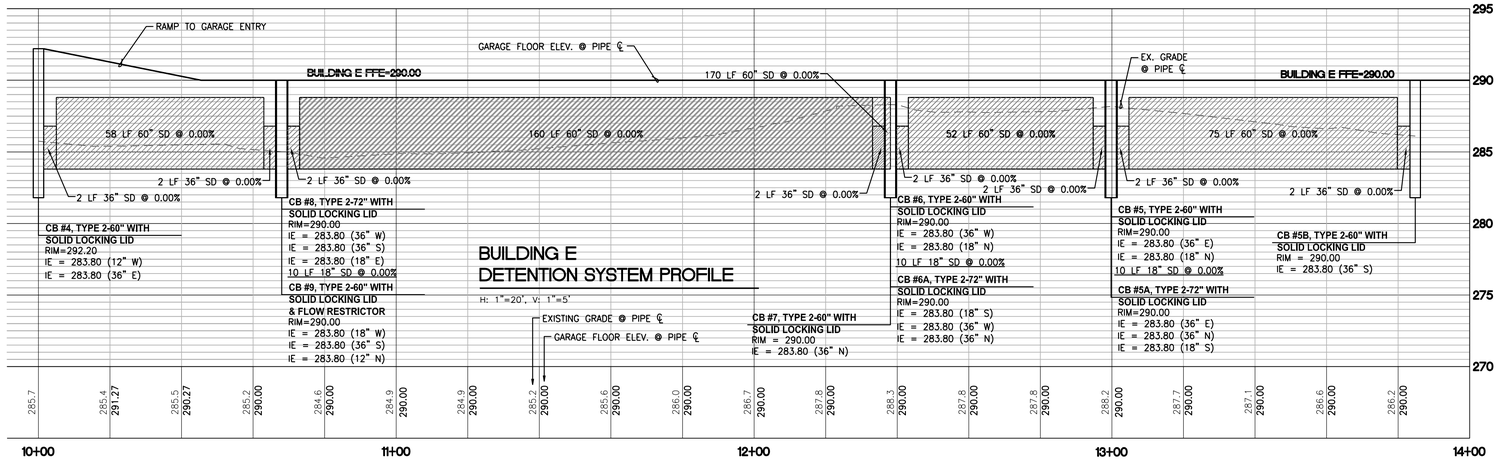
1"=20'

0 10 20 40

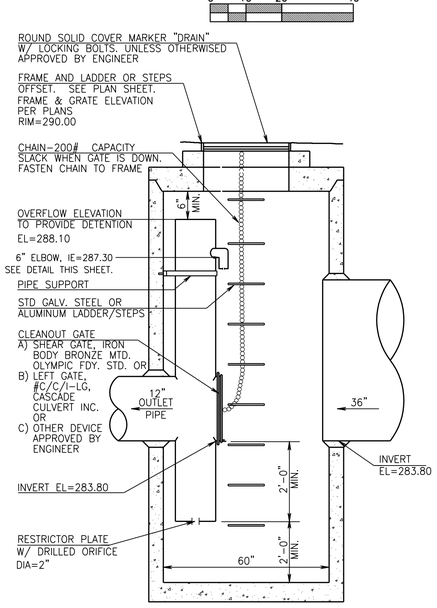
CALL BEFORE YOU DIG:
1-800-424-5555



BUILDING E
DETENTION SYSTEM PLAN
1"=20'



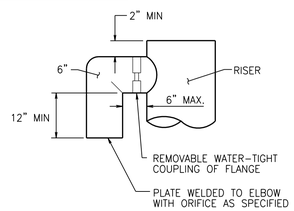
BUILDING E
DETENTION SYSTEM PROFILE
H: 1"=20', V: 1"=5'



NOTES:
1) PIPE SIZES & SLOPES, SEE PLANS.
2) OUTLET CAPACITY NOT LESS THAN COMBINED INLETS
3) METAL PARTS:
   A) CORROSION RESISTANT OR GALVANIZED OR ALUMINIZED TYPE II,
   B) IF GALVANIZED STEEL PIPE, HAVE ASPHALT TREATMENT I.
4) FRAME & LADDER OR STEPS OFFSET SO:
   A) CLEANOUT GATE IS VISIBLE FROM TOP.
   B) CLIMBDOWN SPACE IS CLEAR OF RISER & CLEANOUT GATE.
   C) FRAME IS CLEAR OF CURB.
5) STRUCTURE SHALL BE A TYPE II CATCH BASIN MINIMUM.

FLOW CONTROL MANHOLE DETAIL - CB #9
NOT TO SCALE

NOTE:
DETENTION SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH KING COUNTY SWDM SECTION 5.3.2



FLOW RESTRICTOR ELBOW DETAIL
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision

Title: STORM DRAINAGE NOTES AND DETAILS FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal AS NOTED Vertical AS NOTED

Designed DSC Drawn DSG Checked CHM Approved CHM Date 11/08/13

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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 15255

Sheet C10 of 14

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-md1.dwg Date/Time:11/11/2013 2:14 PM Scale:1:1 CMILLER Xref: ----

UTILITY CONFLICT NOTE:

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STORM DRAINAGE NOTES AND DETAILS

FOR

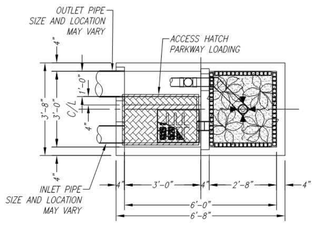
TUKWILA VILLAGE - PHASE 2

PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

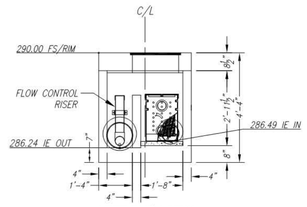
CALL BEFORE YOU DIG:
1-800-424-5555

MODULAR WETLAND SYSTEMS - LINEAR 3-6 VAULT TYPE SHALLOW

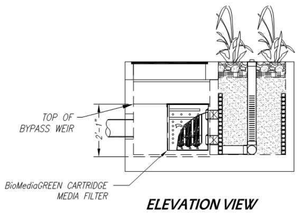
FLOW RATES
PEAK TREATMENT FLOW RATE = 0.05 CFS OR 22.27 GPM
PEAK BYPASS FLOW RATE = DEPENDANT ON PIPE SIZE
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 6.67' X 3.67' X 4.33'
TOP OF CURB TO INVERT OUT = 3.76'



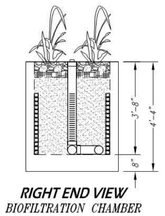
PLAN VIEW



LEFT END VIEW
PRETREATMENT/DISCHARGE CHAMBER



ELEVATION VIEW



RIGHT END VIEW
BIOFILTRATION CHAMBER

BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
2.33'L x 2.09'H = 4.87 SF PER SIDE
ENDS = 2
2.70'L x 2.09'H = 5.64 SF PER END
TOTAL WETLAND MEDIA SURFACE AREA = 21.62 SF
WETLAND MEDIA LOADING RATE 22.27 GPM / 21.62 SF = 1.03 GPM/SF
PRETREATMENT FILTER SURFACE AREA CALCS
SIDES = 2
0.50' L x 1.67' H = 0.84 SF
SIDE SURFACE AREA = 1.68 SF
ENDS = 2
0.25' L x 1.67' H = 0.42 SF
END SURFACE AREA = 0.84 SF
TOTAL PRETREATMENT SURFACE AREA 2.52 SF x 8 FILTERS = 20.16 SF
PRETREATMENT FILTER LOADING RATE 27.97 GPM / 20.16 SF = 1.39 GPM/SF

LEGEND

- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. ALL WALLS ARE 4" THICK, BAFFLES ARE 4" THICK, BOTTOM 8" THICK
6. JOINT SEALANT: BUTYL RUBBER SS-S-00210

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

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	NAME	DATE
DRAWN	John Hayden	5/20/13
EDITED		

COMMENTS:
CATCH BASIN MW#1
TUKWILA VILLAGE
PUYALLUP, WA

TITLE: MWS LINEAR VAULT TYPE

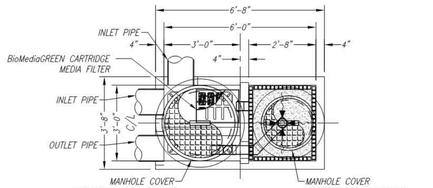
SIZE	DWG. NO.	REV
	MWS-L-3-6-V	
SCALE NTS	UNITS = INCHES	SHEET 1 OF 1

MODULAR WETLAND #1 DETAIL

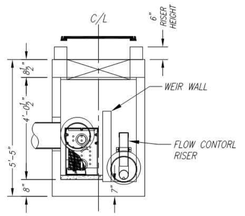
NOT TO SCALE

MODULAR WETLAND SYSTEMS - LINEAR 3-6 UNDERGROUND VAULT TYPE

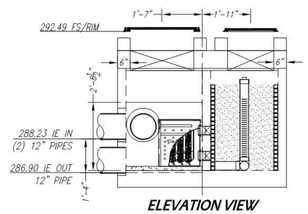
FLOW RATES
PEAK TREATMENT FLOW RATE = 0.062 CFS OR 27.98 GPM
PEAK BYPASS FLOW RATE = DEPENDANT ON PIPE SIZE
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 6.67' X 3.67' X 5.42'
TOP OF CURB TO INVERT OUT = 4.83'



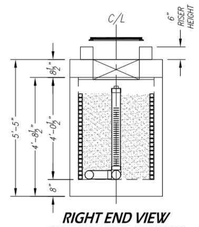
PLAN VIEW



LEFT END VIEW
PRETREATMENT/DISCHARGE CHAMBER



ELEVATION VIEW



RIGHT END VIEW
BIOFILTRATION CHAMBER

BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
2.33'L x 2.70'H = 6.29 SF PER SIDE
ENDS = 2
2.70'L x 2.70'H = 7.29 SF PER END
TOTAL WETLAND MEDIA SURFACE AREA = 27.16 SF
WETLAND MEDIA LOADING RATE 27.98 GPM / 27.16 SF = 1.03 GPM/SF

LEGEND

- WETLAND MEDIA
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. ALL WALLS ARE 6" THICK, BAFFLES ARE 4" THICK, BOTTOM 8" THICK
6. JOINT SEALANT: BUTYL RUBBER SS-S-00210

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

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	NAME	DATE
DRAWN	John Hayden	5/16/13
EDITED		

COMMENTS:

TITLE: MWS LINEAR UG VAULT TYPE

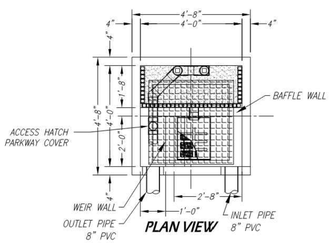
SIZE	DWG. NO.	REV
	MWS-L-3-6-UG-V	
SCALE NTS	UNITS = INCHES	SHEET 1 OF 1

MODULAR WETLAND #3 DETAIL

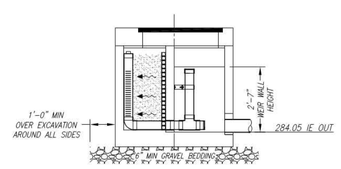
NOT TO SCALE

MODULAR WETLAND SYSTEMS - LINEAR 4-4 VAULT TYPE

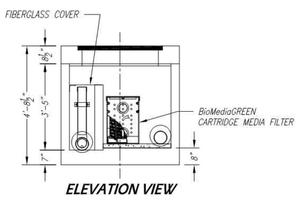
FLOW RATES
PEAK TREATMENT FLOW RATE = 0.051 CFS OR 22.80 GPM
PEAK BYPASS FLOW RATE = OPTIONAL
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 4.7' X 4.7' X 4.7'
TOP OF CURB TO INVERT OUT = 4.13'
SEDIMENT STORAGE CAPACITY = 1000 LBS OR 23.5 CF



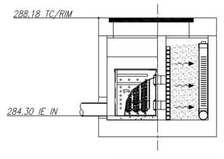
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

LEGEND

- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH WITH 1" MINIMUM OF OVER EXCAVATION AROUND ENTIRE MWS UNIT.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210

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	NAME	DATE
DRAWN	John Hayden	5/20/13
EDITED		

COMMENTS:
CATCH BASIN MW#2
TUKWILA VILLAGE
PUYALLUP, WA

TITLE: MWS LINEAR VAULT TYPE

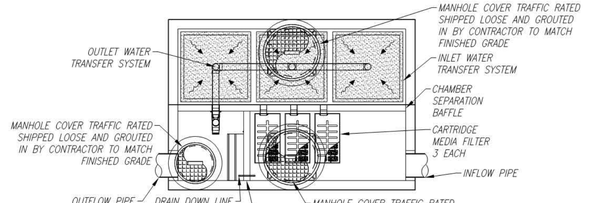
SIZE	DWG. NO.	REV
	MWS-L-4-4-V	
SCALE NTS	UNITS = INCHES	SHEET 1 OF 1

MODULAR WETLAND #2 DETAIL

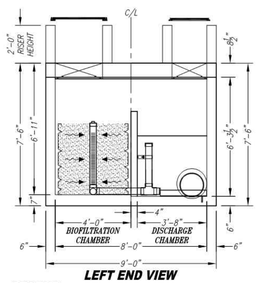
NOT TO SCALE

MODULAR WETLAND SYSTEMS - LINEAR 8-12 UNDERGROUND VAULT TYPE

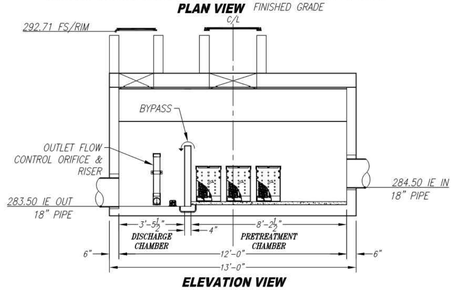
FLOW RATES
PEAK TREATMENT FLOW RATE = 0.317 CFS OR 142.27 GPM
PEAK BYPASS FLOW RATE = DEPENDENT ON PIPE SIZE
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 13' X 9' X 7.5'
RIM ELEVATION TO IE OUT: = 9.21'



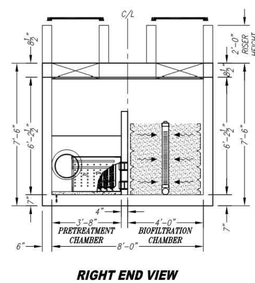
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

LEGEND

- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH WITH 1" MINIMUM OVER EXCAVATION AROUND ENTIRE UNIT.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210

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	NAME	DATE
DRAWN		
REVIEWED		
APPROVED		

COMMENTS:

TITLE: MWS LINEAR 2.0 UNDERGROUND VAULT TYPE

SIZE	DWG. NO.	REV
	MWS-L-8-12-UG-V	
SCALE NTS	UNITS = INCHES	SHEET 1 OF 2

MODULAR WETLAND #4 DETAIL

NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision

Title: STORM DRAINAGE NOTES AND DETAILS FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC 201 27TH AVE. SE, BLDG A, SUITE 300 PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER — 11.08.13

Scale: Horizontal AS NOTED Vertical AS NOTED

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

CMILLER Xref: ----- Scale:1:1

BARGHAUSEN CONSULTING ENGINEERS, INC.
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KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-md1.dwg Date/Time:11/8/2013 11:24 AM

Job Number 15255

Sheet C11 of 14

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

STORM DRAINAGE NOTES AND DETAILS

FOR

TUKWILA VILLAGE - PHASE 2

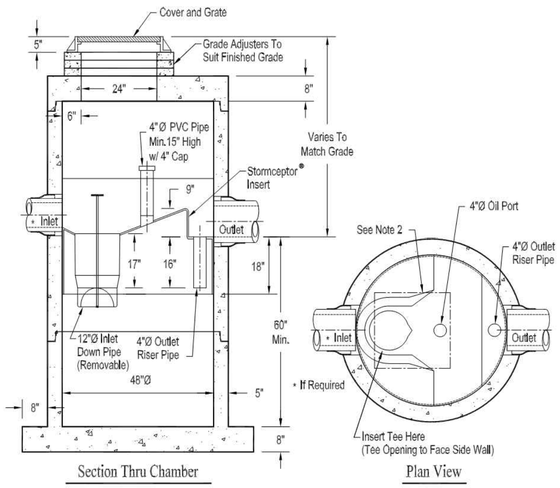
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

CALL BEFORE YOU DIG:
1-800-424-5555

Rinker MATERIALS™

Concrete Pipe Division

STC 450i Precast Concrete Stormceptor®
(450 U.S. Gallon Capacity)



Notes:

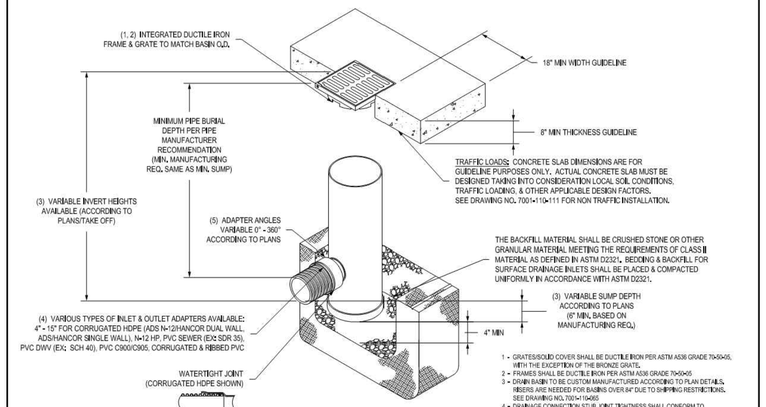
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

STORMCEPTOR DETAIL

NOT TO SCALE

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1599CGP	7001-110-207
STANDARD	MEETS H-20	1599CGS	7001-110-208
SOLID COVER	MEETS H-20	1599CGC	7001-110-209
PEDESTRIAN BRONZE	N/A	1599CGPB	7001-110-210
DOME	N/A	1599CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

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DRAWN BY	EBC	MATERIAL	
DATE	3-28-06		
REVISED BY	EBC	PROJECT NO./NAME	
DATE	3-16-10		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplastusa.com

TITLE: 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-190 REV C

15" YARD DRAIN DETAIL

NOT TO SCALE

No.	Revision	Date	By	Ckd.	Appr.

Title: STORM DRAINAGE NOTES AND DETAILS FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MINKLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER
11.08.13

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Job Number 15255

Sheet C12 of 14

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-md1.dwg Date/Time:11/8/2013 11:24 AM Scale:1:1

T.E.S.C. NOTES AND DETAILS
FOR
TUKWILA VILLAGE - PHASE 2
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

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CALL BEFORE YOU DIG:
1-800-424-5555

EROSION AND SEDIMENT CONTROL NOTES:

1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/TESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC 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.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/TESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE TESC FACILITIES DURING THE WET SEASON (OCT. 1 TO MARCH 31) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (APRIL 1 TO SEPTEMBER 30).
7. ANY AREA 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 TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
8. ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
9. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
10. 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.
11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST ONE FOOT ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 INCHES.

SEEDING NOTES

1. SEED MIXTURE SHALL BE EROSION CONTROL SEED MIXTURE, AND SHALL BE APPLIED AT THE RATE OF 120 POUNDS PER ACRE.
2. SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
3. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
4. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADER, AND SEDIMENT BASINS.
5. THE SEED BED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
6. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS' RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

SEED MIXTURE FOR EROSION CONTROL

NAME	PROPORTIONS BY WEIGHT	PERCENT PURITY	PERCENT GERMINATION
REDTOP (AGROSTIS ALBA)	10 PERCENT	92	90
ANNUAL RYE (LOLIUM MULTIFLORUM)	40 PERCENT	98	90
CHEWING FESCUE (FESTUCA RUBRA COMMUTATA)(JAMESTOWN, BANNER, SHODOW, OR KOKET)	40 PERCENT	97	80
WHITE DUTCH CLOVER (TRIFOLIUM REPENS)	10 PERCENT	96	90

NOTES

1. SEE WSDOT STANDARD SPECIFICATIONS SECTION 7-08.3(3) FOR PIPE ZONE BACKFILL.
2. SEE WSDOT STANDARD SPECIFICATIONS SECTION 9-03.12(3) FOR GRAVEL BACKFILL FOR PIPE ZONE BEDDING
3. SEE WSDOT STANDARD SPECIFICATIONS SECTION 2-09.4 FOR MEASUREMENT OF TRENCH WIDTH.

RIP RAP SPECIFICATIONS

ALL RIP RAP PADS SHALL BE 7' WIDE X 8' LONG X 1' DEEP, USING THE GRADATION SPECIFIED BELOW:

RIP RAP SHALL BE IN ACCORDANCE WITH SECTION 9-13.1 OF THE WSDOT/APWA STANDARD SPECIFICATIONS.
RIP RAP TO BE REASONABLY WELL GRADED WITH ROCK GRADATION AS FOLLOWS:

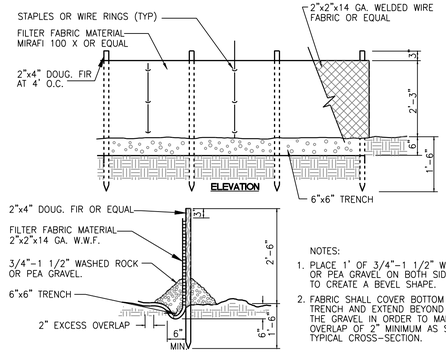
PASSING 8 INCH SQUARE SIEVE 100%	OR	MAXIMUM STONE SIZE 8"
PASSING 6 INCH SQUARE SIEVE 40-60%	OR	MEDIUM STONE SIZE 6"
PASSING 2 INCH SQUARE SIEVE 0-10%	OR	MINIMUM STONE SIZE 2"

STOCKPILES

1 INSTALL BIO BERM OR SEDIMENT FENCING/BARRIERS AT TOE OF SLOPE.
2 STOCK PILES ON SITE SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL MINIMUM THICKNESS.
3 COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12" OVERLAP OF ALL SEAMS. FOR SEAMS PARALLEL TO THE SLOPE CONTOUR, THE UPHILL SHEET SHALL OVERLAP THE DOWNHILL SHEET. NO RUNOFF SHALL BE ALLOWED TO RUN UNDER THE PLASTIC COVERING.
4 CONSTRUCTION MATERIALS CONTAINING TOXIC CONTAMINANTS SHALL NOT BE STORED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.
5 DEBRIS, WASTE AND GARBAGE PILES SHALL NOT BE PLACED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.
6 LOCATION OF CONSTRUCTION MATERIAL STORAGE AREAS AND DEBRIS, WASTE AND GARBAGE PILE AREAS SHALL BE PROVIDED BY THE CONTRACTOR AT THE TIME OF THE INITIAL ESC CONTROL INSPECTION.

FILTER FABRIC FENCE INSTALLATION 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 6-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 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED, ROUGHLY 8 INCHES WIDE AND 12 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 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSE 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 5 APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL.
8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

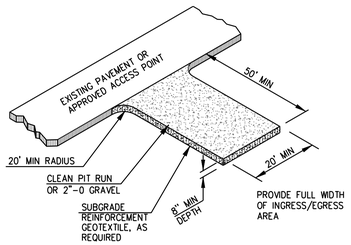


NOTES:
1. PLACE 1" OF 3/4"-1 1/2" WASHED ROCK OR PEA GRAVEL ON BOTH SIDES OF FENCE TO CREATE A BEVEL SHAPE.
2. FABRIC SHALL COVER BOTTOM OF 6"x6" TRENCH AND EXTEND BEYOND THE LIMITS OF THE GRAVEL IN ORDER TO MAINTAIN AN EXCESS OVERLAP OF 2" MINIMUM AS SHOWN IN TYPICAL CROSS-SECTION.

1 FILTER FABRIC SILT FENCE DETAIL
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE

1 ESTABLISHED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT OF WAY.
2 ADDITIONAL GRAVEL SHALL BE ADDED PERIODICALLY, IF NECESSARY, TO MAINTAIN PROPER FUNCTION OF THE PAD.
3 IF THE GRAVEL PAD DOES NOT ADEQUATELY REMOVE DIRT AND MUD FROM VEHICLE WHEELS SUCH THAT MUD AND DIRT TRACKING IS EVIDENT OFF SITE, ADDITIONAL MEASURES MUST BE TAKEN. SUCH MEASURES MAY INCLUDE HOSING OFF WHEELS BEFORE VEHICLES LEAVE THE SITE OR OTHER CONSTRUCTION TECHNIQUES/WORK OPERATION MODIFICATIONS. WHEEL WASHING SHOULD BE DONE ON THE GRAVEL PAD AND WASH WATER SHOULD DRAIN THROUGH A SILT-TRAPPING STRUCTURE PRIOR TO LEAVING THE CONSTRUCTION SITE.
4 REFER TO DETAIL 3 ON THIS SHEET FOR MORE INFORMATION.



2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTICE BOARD CONSTRUCTION SPECIFICATIONS:

THE NOTICE BOARD SHALL BE CONSTRUCTED WITH 4' X 4' X 1/2" PLYWOOD, EXTERIOR GRADE, GOOD SURFACE ONE SIDE. PROFESSIONALLY PREPARED PLASTIC BOARD OVERLAYS, PERMANENTLY AFFIXED TO THE BOARD ARE PERMISSIBLE. THE NOTICE BOARD SHALL DISPLAY THE INFORMATION AS SHOWN IN THE FIGURE ON PAGE TWO AND AS SPECIFIED AT THE PRE-CONSTRUCTION MEETING. NOTICE BOARDS MAY BE REUSED, BUT THEY MUST BE CLEAN AND SHOW NO EVIDENCE OF FORMER WORDING.

1. LETTERING STYLE	HELVETICA OR SIMILAR TYPEFACE
2. LETTERING SIZE	TITLE SHOULD BE 3" CAPITAL LETTERS (NOTICE OF PROPOSED CONSTRUCTION ACTIVITY). OTHER LETTERS SHOULD BE 2" LETTERS AND THE 'EMERGENCY' TEXT AND PHONE MAY BE 1-1/2" LETTERS. SEE ILLUSTRATION ON PAGE TWO FOR USE OF CAPITAL AND LOWERCASE LETTERS. THE SIZE OF THE COUNTY LOGO WITH DDES ADDRESS (LETTERING HEIGHT 1") SHALL FIT THE AVAILABLE SPACE AS SHOWN. BORDER AREA AND LINES OF TEXT SHALL BE EVENLY SPACED TO APPROXIMATE THE SAMPLE SHOWN.
3. LETTERING	BLACK (PERMANENT INK OR SILK-SCREEN)
4. BACKGROUND COLOR	WHITE
5. LOGO	KING COUNTY EMBLEM, IN BLACK

THE APPLICANT/DEVELOPER SHALL ERECT THE NOTICE BOARD BY SOLIDLY SETTING TWO 4" X 4" POSTS TO 12 TO 24 INCHES INTO THE GROUND; OR STRUCTURALLY ATTACHING IT TO AN EXISTING BUILDING. POST LENGTH SHALL BE AT LEAST 7 FEET ABOVE THE GROUND. TWO 2" X 4" DIAGONAL BRACES SHOULD BE NAILED TO THE INSIDE BACK OF THE POSTS AND STAKED AT THE GROUND TO PROVIDE STABILITY AGAINST WIND OR SOFT SOIL CONDITIONS IF POSTS ARE LESS THAN 24 INCHES INTO THE GROUND.

THE NOTICE BOARD SHALL BE ATTACHED TO THE POSTS WITH FOUR LAG BOLTS AND WASHERS (3/8-INCH DIAMETER AND 3" LONG).

NOTICE BOARD LOCATION:

THE NOTICE BOARD SHALL BE LOCATED:

- AT THE MIDPOINT ON THE SITE STREET FRONTAGE OR AS OTHERWISE DIRECTED BY DDES STAFF TO MAXIMIZE VISIBILITY.
- AT A LOCATION 5 FEET INSIDE THE STREET PROPERTY LINE; A NOTICE BOARD STRUCTURALLY ATTACHED TO AN EXISTING BUILDING SHALL BE EXEMPT FROM THE SETBACK PROVISIONS, PROVIDED THAT THE NOTICE BOARD IS LOCATED NOT MORE THAN 5 FEET FROM THE PROPERTY LINE WITHOUT APPROVAL FROM DDES STAFF.
- SO THAT THE TOP OF THE NOTICE BOARD IS BETWEEN 7 TO 9 FEET ABOVE GRADE.
- SO THAT IT IS TOTALLY VISIBLE TO PEDESTRIANS.

MAINTENANCE AND REMOVAL OF NOTICE BOARD:

THE APPLICANT/DEVELOPER SHALL MAINTAIN THE NOTICE BOARD IN GOOD CONDITION THROUGHOUT THE SITE IMPROVEMENT CONSTRUCTION PERIOD, WHICH SHALL EXTEND THROUGH THE TIME OF FINAL CONSTRUCTION APPROVAL BY KING COUNTY DDES OR ITS SUCCESSOR AGENCY OR JURISDICTION.

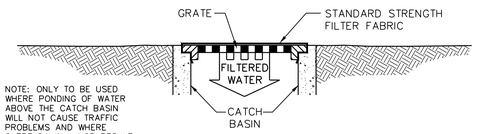
THE NOTICE BOARD SHALL BE REMOVED WITHIN 14 DAYS AFTER FINAL CONSTRUCTION APPROVAL. EARLY REMOVAL OF THE NOTICE BOARD MAY RESULT IN ENFORCEMENT ACTIONS AUTHORIZED UNDER KING COUNTY CODE, TITLE 23 AND MAY DELAY FINAL CONSTRUCTION APPROVAL.

TEMPORARY CONSTRUCTION NOTICE SIGN

NOT TO SCALE

CATCH BASIN INSERT MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON SITE OR HAULED OFF SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASINS PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.



NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOR RESULT IN EROSION OF SLOPES.

3 CATCH BASIN INLET FILTER
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision

Title: T.E.S.C. NOTES AND DETAILS FOR TUKWILA VILLAGE - PHASE2

For:
TUKWILA VILLAGE
DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — 49500 — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
11.08.13

Scale: Horizontal AS NOTED Vertical N/A
Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13
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File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-d.dwg Date/Time:11/7/2013 4:25 PM Scale:1:1

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Job Number 15255
Sheet C13 of 14

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

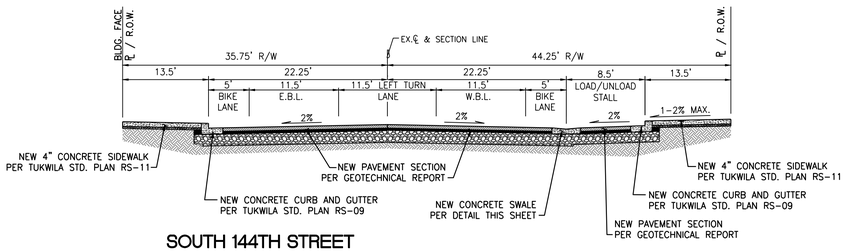
CONSTRUCTION NOTES AND DETAILS

FOR

TUKWILA VILLAGE - PHASE 2

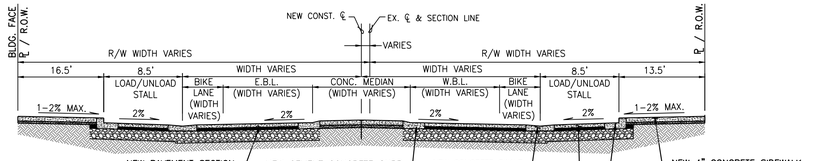
PORTION OF THE SE 1/4, SW1/4 OF SEC. 15, &
NE1/4, NW1/4 SEC. 22 TWP 23 NORTH, RANGE 4 EAST, W.M.
CITY OF TUKWILA, KING COUNTY, WASHINGTON

CALL BEFORE YOU DIG:
1-800-424-5555



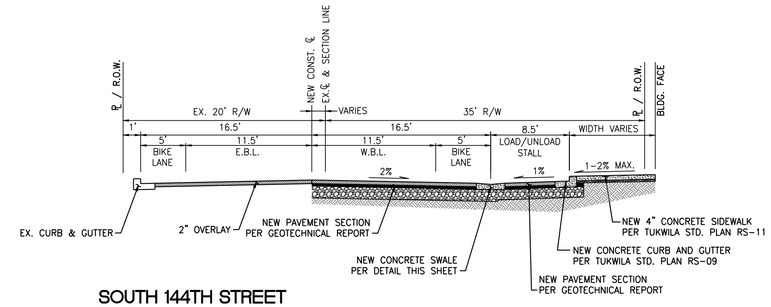
SOUTH 144TH STREET
STA. 10+60.37 TO STA. 12+16.39

A / C8 NOT TO SCALE



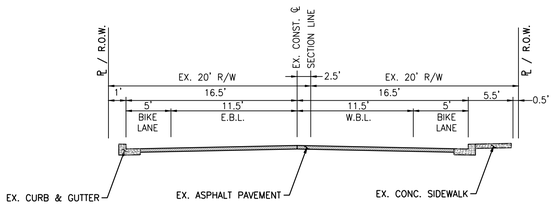
SOUTH 144TH STREET
STA. 12+16.39 TO STA. 14+02.36

B / C8 NOT TO SCALE



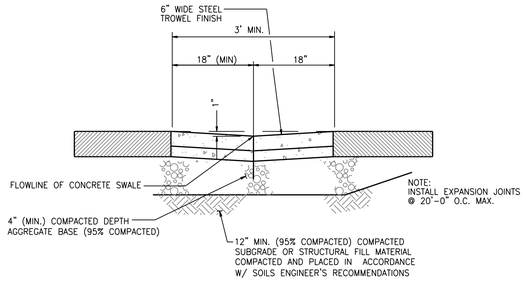
SOUTH 144TH STREET
STA. 14+02.36 TO STA. 15+35.40

C / C8 NOT TO SCALE



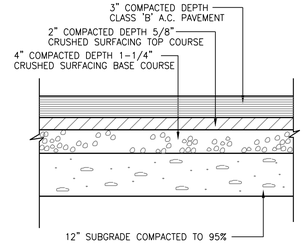
SOUTH 144TH STREET
STA. 15+35.40 TO STA. 17+78.27

D / C8 NOT TO SCALE



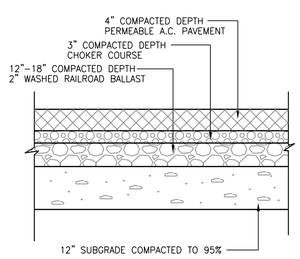
CONCRETE SWALE DETAIL

NOT TO SCALE



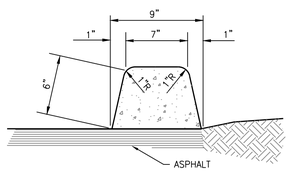
HEAVY DUTY ASPHALT PAVING SECTION

PER GEOTECHNICAL REPORT BY ASSOCIATED EARTH SCIENCES DATED 3/18/13



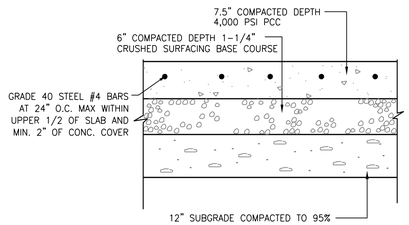
PARKING AREA PERMEABLE PAVING SECTION

PER GEOTECHNICAL REPORT BY ASSOCIATED EARTH SCIENCES DATED 3/18/13



6" EXTRUDED CONCRETE CURB DETAIL

NOT TO SCALE



CONCRETE PAVING SECTION

NOT TO SCALE

PAVEMENT SECTION PER RECOMMENDATIONS BY ASSOCIATED EARTH SCIENCES, INC. DATED AUGUST 12, 2013. REFER TO PORTLAND CEMENT PAVING RECOMMENDATIONS MEMO FOR FURTHER DETAIL

EX. STRUCTURE TABLE

NAME	TYPE	RIM	INVERT 1	INVERT 2	INVERT 3	INVERT 4	INVERT 5
CB1	CB (SOLUID)	288.01	6" ADS SW=284.96'	8" ADS W=284.59'			
CB2	CB (SOLUID)	300.58	12" ADS N=296.58'	12" ADS S=296.58'			
CB3	CB (SOLUID)	301.11	18" ADS N=296.91'	18" ADS S=296.91'	12" DI W=297.91'		
CB4	CB (SOLUID)	302.06					
CB5	CB (SOLUID)	304.04	UNABLE TO OPEN				
CB6	CB (SOLUID)	304.24	12" ADS N=300.92'	12" ADS SE=300.92'	12" ADS W=300.93'	6" PVC W=300.94'	6" PVC W=300.94'
CB7	CB (SOLUID)	303.15	8" DI NW=300.7'	12" ADS E=299.8'	8" DI SW=299.85'		
CB8	CB (SOLUID)	310.64	12" ADS E=307.29'	8" PVC W=307.79'	8" DI S=307.39'	8" ADS NW=307.84'	
CB9	CB (SOLUID)	305.90	18" ADS N=301.6'	12" ADS S=302.25'	12" DI SW=303.05'		
CB10	CB (STD)	290.92	FULL OF DIRT				
CB11	CB (STD)	288.08	8" DI E=286.48'				
CB12	CB (STD)	287.16					
CB13	CB (STD)	286.70	12" CMP S=284.92'	8" CMP NE=285.1'			
CB14	CB (STD)	287.76					
CB15	CB (STD)	286.77	12" CMP N=284.98'	12" CMP S=284.94'			
CB16	CB (STD)	289.88	12" ADS N=286.48'	12" ADS S=286.48'			
CB17	CB (STD)	287.95	12" ADS N=284.12'	12" ADS S=284.12'	8" ADS E=284.25'		
CB18	CB (STD)	285.33	24" ADS N=280.58'	24" ADS S=280.58'			
CB19	CB (STD)	283.95	24" ADS N=279.3'	24" ADS S=279.3'			
CB20	CB (STD)	288.91	12" ADS E=286.56'	12" ADS W=286.56'			
CB21	CB (STD)	289.15	12" ADS S=286.18'				
CB22	CB (STD)	288.48					
CB23	CB (STD)	286.64	12" ADS SE=283.41'	12" ADS W=283.41'	6" PVC SW=284.12'		
CB24	CB (STD)	287.01	12" ADS NW=282.09'	24" ADS N=282.09'	18" ADS SW=283.01'		
CB25	CB (STD)	293.91	12" ADS N=290.49'	12" ADS S=290.49'			
CB26	CB (STD)	290.17	18" ADS N=286.39'	18" ADS S=286.42'	8" ADS W=286.47'		
CB27	CB (STD)	292.14	18" ADS N=288.34'	18" ADS S=288.34'	12" ADS NW=288.44'		
CB28	CB (STD)	299.11	12" ADS N=295.66'	12" ADS S=295.66'			
CB29	CB (STD)	297.02	12" ADS N=293.52'	12" ADS S=293.52'	12" ADS E=293.62'		
CB30	CB (STD)	301.93	8" CONC N=295.22'	8" CONC S=295.28'	8" CONC W=295.58'		
CB31	CB (STD)	298.34	18" ADS N=294.44'	18" ADS S=294.44'	12" ADS W=294.99'		
CB32	CB (STD)	294.27	18" ADS N=290.82'	18" ADS S=290.82'	12" ADS SW=290.97'		
CB33	CB (STD)	303.32	8" DI SE=301.02'	12" DI NW=301.02'			
CB34	CB (STD)	302.41	18" ADS N=299.06'	18" ADS SE=299.06'	12" ADS W=299.53'		
CB35	CB (STD)	309.92	12" ADS N=306.47'	12" ADS S=306.47'	12" ADS W=306.47'		
CB36	CB (STD)	307.39	12" ADS N=304.01'	12" ADS S=304.04'			
CB37	CB (STD)	303.75	18" ADS N=300.52'	18" ADS S=300.52'			
CB38	CB (STD)	308.86	12" ADS N=305.86'	12" ADS S=305.86'			
CB39	CB (STD)	306.98	12" ADS N=303.78'	12" ADS S=303.78'	12" ADS E=303.88'		
CB40	CB (STD)	304.98	12" ADS N=301.48'	12" ADS S=301.58'			
CB41	CB (STD)	302.28	12" ADS N=298.73'	12" ADS S=298.73'			
CB42	CB (STD)	291.06	8" PVC N=289.46'	12" CMP S=288.98'			
CB43	CB (STD)	288.32	12" CMP N=286.27'	12" CMP S=286.27'			
CB44	CB (STD)	287.98	12" DI S=285.58'	12" CONC N=285.58'	12" CONC E=285.48'		
CB45	CB (STD)	288.47	12" CONC SSE=286.77				
CB46	CB (STD)	288.93	12" DI E=286.89'				
CB47	CB (STD)	288.59	12" CMP W=285.04'	12" CONC NNW=285.04'	18" ADS SE=284.44'		
CB48	CB (STD)	287.57	12" CMP E=285.62'	12" CMP W=285.62'	12" CONC N=285.62'		
CB49	CB (STD)	287.80	18" CONC N=283.35'	18" CONC S=283.25'			
CB50	CB (STD)	287.62	12" ADS N=285.84'	12" CONC S=285.84'			
CB51	CB (STD)	285.96	FULL OF DIRT				
CB52	CB (STD)	284.99	8" CONC NW=282.19'	12" CONC W=281.89'	12" CONC E=281.81'	8" CONC S=282.09'	
CB53	CB (STD)	291.04	12" CMP N=288.42'	12" CMP E=288.42'			
CB54	CB (STD)	291.08	8" PVC S=289.65'				
CB55	CB (STD)	289.19	12" CMP E=286.41'	12" CMP W=286.49'	12" CMP NE=286.41'		
CB56	CB (STD)	285.33	8" CONC S=283.08'				
CB57	CB (STD)	296.97	12" ADS W=293.1'				
CB58	SDMH	287.65	18" CONC N=282'	8" CONC SE=283.25'	18" CONC S=281.9'		
SSMH1	SSMH	293.60	8" CONC E=278.38'	8" CONC N=278.27'			
SSMH2	SSMH	287.70	8" CONC W=278.88'	8" CONC S=278.96'			
SSMH3	SSMH	291.73	8" CONC N=277.22'	8" CONC S=277.34'			
SSMH4	SSMH	288.66	8" CONC N=276.62'	8" CONC S=276.69'			
SSMH5	SSMH	286.39	8" CONC N=279.19'	8" CONC S=279.44'	8" CONC W=279.24'		
SSMH6	SSMH	289.37	8" CONC N=282.23'	8" CONC S=282.29'	6" PVC W=283.67'		
SSMH7	SSMH	294.67	8" CONC N=286.93'	8" CONC S=287.01'			
SSMH8	SSMH	291.50	8" CONC N=283.95'	8" CONC S=284.03'			
SSMH9	SSMH	301.77	18" ADS N=297.47'	18" DI S=298.67'			
SSMH10	SSMH	309.36	8" CONC N=301.36'	8" CONC S=301.44'			
SSMH11	SSMH	289.26	12" CLAY E=279.04'	12" CLAY N=278.76'	12" CLAY W=279.04'		
SSMH12	SSMH	287.57	8" PVC S=275.42'	8" PVC E=275.52'			
SSMH13	SSMH	288.41	8" PVC N=275.95'	8" PVC W=275.85'			
SSMH14	SSMH	294.03	12" CONC S=281.03'	15" CONC E=280.93'	6" CONC W=281.66'		
SSMH15	SSMH	289.19	15" CONC W=280.64'	12" CLAY E=280.53'	8" CONC S=281.29'	8" CONC N=280.64'	
SSMH16	SSMH	286.10	6" PVC E=278.06'	8" PVC S=277.98'			
SSMH17	SSMH	288.43	8" PVC N=282.13'	12" CONC E=281.96'	8" PVC S=283'		

No.	Date	By	Ckd.	Appr.	Revision

Title: CONSTRUCTION NOTES AND DETAILS FOR TUKWILA VILLAGE - PHASE2

For: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
201 27TH AVE. SE, BLDG A, SUITE 300
PUYALLUP, WA 98374

CHRISTOPHER H. MILLER — STATE OF WASHINGTON — 49500 — REGISTERED PROFESSIONAL ENGINEER — 11.08.13

Scale: Horizontal AS NOTED Vertical N/A

Designed DSC Drawn DSC Checked CHM Approved CHM Date 11/08/13

CMILLER Xref: ----

Scale:1:1

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Date/Time:11/7/2013 4:25 PM

File:P:\15000s\15255\engineering\Phase 2 BAR Plans\15255-cd.dwg

Job Number 15255

Sheet C14 of 14