

A PORTION OF THE SE1/4, SE1/4, SEC 12, NE1/4, NE1/4, SEC 13, TWP 26N, RGE 4E, W.M. KING COUNTY

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE KENMORE MUNICIPAL CODE (KMC), KING COUNTY ROAD STANDARDS (KCRS), KING COUNTY SURFACE WATER DESIGN MANUAL (KCSWDM) AND THE CONDITIONS OF PRELIMINARY SUBDIVISION APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF KENMORE.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO CITY OF KENMORE ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE CITY OF KENMORE'S PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF KENMORE PRIOR TO CONSTRUCTION.
- APPROVAL OF THIS ROAD, GRADING, AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
- BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF KENMORE, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH CITY OF KENMORE ORDINANCE #98-0042; NORMALLY, THIS IS 7A.M. TO 7 P.M. ON WEEKDAYS AND 9 A.M. TO 5 P.M. ON SATURDAY. NO CONSTRUCTION IS TO TAKE PLACE ON SUNDAY OR HOLIDAYS.
- IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN THE ROAD RIGHT-OF-WAY.
- FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEETS ALL REQUIREMENTS OF KCRS CHAPTER 8 IS SUBMITTED TO THE CITY OF KENMORE THREE DAYS PRIOR TO CONSTRUCTION.
- DATUM SHALL BE NAVD 1988 UNLESS OTHERWISE APPROVED BY THE CITY OF KENMORE.
- GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT-OF-WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION. ALL GROUNDWATER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION B1 3.02 OF THE APWA STANDARD SPECIFICATIONS.
- ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY.
- ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT DENSITY (WSDOT 2-06.3).
- OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF KENMORE AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH KCRS 8.03(B)3.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. SECTION 1-07.23, "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.

GRADING NOTES

- WORK SHALL BE LIMITED TO GRADING ACTIVITY SPECIFICALLY AUTHORIZED BY THIS PERMIT. ADDITIONAL CONSTRUCTION, SITE DEVELOPMENT, OR OTHER IMPROVEMENTS SHALL BE PERFORMED UNDER OTHER PERMITS/APPROVALS.
- PERMITTEE SHALL ABIDE BY THE REGULATIONS OF THE PUGET SOUND AIR POLLUTION CONTROL AGENCY (PSAPC).
- YOU MUST CALL 1-800-424-5555 NOT LESS THAN 48 HOURS BEFORE BEGINNING ANY GROUND DISTURBANCE WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS (UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE.)
- THE BOUNDARIES OF THE GRADING/CLEARING LIMITS AUTHORIZED BY THIS PERMIT SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE FOR THE DURATION OF THE PROJECT.
- ALL WORK SHALL COMPLY WITH THE PROVISIONS OF CITY OF KENMORE ORDINANCE 98-0042, RELATING TO NOISE CONTROL. HOURS OF OPERATION SHALL BE LIMITED TO 7:00 A.M. TO 7:00 P.M., MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 5:00 P.M. ON SATURDAYS.
- PERMITTEE SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL NECESSARY EROSION CONTROL MEASURES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER QUALITY STANDARDS.
- PERMITTEE SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL APPROPRIATE MEASURES NEEDED (I.E., PAVING, SWEEPERS, AND/OR OTHER TECHNIQUES) TO KEEP STREETS AND ROADS USED AS HAUL ROUTES, CLEAN AND FREE FROM DEBRIS, MUD, ETC.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE AND SHALL NOT EXCEED 2-FOOT HORIZONTAL FOR 1-FOOT VERTICAL UNLESS OTHERWISE APPROVED BY THE CITY OF KENMORE.
- PRIOR TO FILLING AND/OR GRADING OF THIS SITE, THE GROUND SURFACE SHALL BE PREPARED BY REMOVING ALL CLEARING DEBRIS, STUMPS, AND OTHER UNSUITABLE MATERIAL FROM THE SITE.

- ONLY EARTH MATERIALS WHICH HAVE NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 18 INCHES SHALL BE USED AS FILL.
- ALL UNCONTAMINATED, UNSUITABLE, OR SURPLUS EXCAVATED SOILS, CONSTRUCTION, DEMOLITION, OR LANDCLEARING (CDL) DEBRIS TO BE REMOVED FROM THE SITE SHALL BE DISPOSED OF OR RECYCLED IN AN APPROVED, LEGAL DISPOSAL OR RECYCLING SITE. IT WILL BE THE RECYCLING SITES RESPONSIBILITY TO ASSURE THAT ALL SURPLUS MATERIAL AND CDL DEBRIS IS DISPOSED OF IN THOSE SITES.

DRAINAGE NOTES

- PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY OF KENMORE PRIOR TO THE PRECONSTRUCTION MEETING (KCC 9.04.100.D).
- ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-08.3. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE (KCRS 7.03).
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS (KCRS 7.05).
- ALL CATCH BASIN GRATES SHALL CONFORM TO KCRS DRAWING NUMBERS 2-013, 2-018, 2-019, OR 2-020, AND SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF THE CITY OF KENMORE" (KCRS 7.05).
- ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE (KCRS 7.03(L), DRAWING NO. 2-001).
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8"/40-70 % PASSING; 2"-4" ROCK/30-40 % PASSING; AND 2" MINUS ROCK/10-20 % PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH KCRS 7.02(B), DRAWING NO. 2-024.
- DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION OR DISPERSION OF RUNOFF BY THE CITY OF KENMORE. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2" X 4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE AND BE SECURED TO THE STAKE.
 - PIPE MATERIAL SHALL CONFORM TO UNDERDRAIN SPECIFICATIONS DESCRIBED IN KCRS 7.04. IF NON-METALLIC, THE PIPE SHALL CONTAIN WIRE OR OTHER ACCEPTABLE DETECTION.
 - DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION, ETC.).
 - ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.

FIRE MARSHAL'S NOTES

- ACCESS ROADWAYS, LANES AND DRIVEWAYS ON SITE SHALL PROVIDE A MINIMUM 16-FOOT WIDE UNOBSTRUCTED PAVED PATH OF TRAVEL FOR FIRE APPARATUS FOR SINGLE FAMILY LOT. TWO SINGLE FAMILY LOTS REQUIRE 18' PAVED ACCESS. THREE OR MORE SINGLE FAMILY LOTS REQUIRE 22' OF PAVED ACCESS. IF ON STREET PARKING IS DESIRED, 8 FEET PER SIDE PARKING SHALL INCREASE THE MINIMUM WIDTH.
- ALL PORTIONS OF THE FIRST FLOOR OF THE OCCUPANCY MUST BE WITHIN 150 FEET OF FIRE APPARATUS ACCESS, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE STRUCTURE. LOT 7 IS IN EXCESS OF 150' FROM THE CENTERLINE OF 84TH AVE. N.E. DO AN APPROVED FIRE SPRINKLER SYSTEM IS REQUIRED.
- ACCESS ROADWAYS SHALL NOT EXCEED 15% GRADE.
- STREET SIGNS SHALL BE POSTED BEFORE BUILDING PERMITS ARE ISSUED FOR THE PLAT.
- THE HOUSE ADDRESSES FOR LOTS 4, 5, 7 AND 8 SHALL BE ON A STREET TYPE SIGN PLACED AT THE DRIVE CONNECTION POINT TO THE PUBLIC STREET.
- ALL HOUSES SHALL BE WITHIN 350' OF A FIRE HYDRANT.

- APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) 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.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 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 /ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- 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.
- 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.
- ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY OF KENMORE INSPECTOR. THE CITY INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

STRUCTURAL NOTES

- THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE CITY OF KENMORE PRIOR TO CONSTRUCTION (KCC 16.04. 16.70, 14.20).
- ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES IN CITY OF KENMORE ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH KCRS DRAWING NUMBERS 5-004, 5-005, 5-006, AND 5-007. ROCKERIES OUTSIDE CITY OF KENMORE ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.

NOTE: A COPY OF THESE CONDITIONS MUST BE ON-SITE DURING ANY GRADING ACTIVITY.



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NORTHSHORE RIDGE
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PROJECT NO. 04094
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NOTES
AND
SPECIFICATIONS
(CITY OF KENMORE)

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SHEET 2 OF 10