PIONEER
Engineering & Environmental Services, LLC

2753 West 31st Street | Chicago, IL 60608
Tel: 773-722-9200 | Fax: 773-722-9201 | pioneerEES.com

Transmitted via Electronic Mail

June 5, 2026

Ms. Tena Seeds
Washington State Department of Ecology
Toxics Cleanup Program
15700 Dayton Ave N., Shoreline, WA 98133

RE: Notification of Construction Activities
Time Oil Bulk Terminal Site, Facility Site ID #75486194 and Cleanup Site ID #14604
2805 West Commodore Way, Seattle, Washington

Dear Ms. Seeds:

In accordance with the Soil and Remedial Elements Management Plan (SREMP), dated October 5, 2022 and prepared by CRETE Consulting (CRETE), this letter provides written notification to the Washington State Department of Ecology (Ecology) on behalf of TOC Seattle Terminal 1, LLC (TOCST) of the planned construction work and details the planned scope of work at the 2805 West Commodore Way Project (site), which is the western portion of the Upland parcels for the Time Oil Bulk Terminal Cleanup Site (excluding Lot F that was redeveloped by InSite Property Group). TOCST plans to initiate construction activities in mid-late July 2026, which will include shoring, installation of a stormwater detention vault, grading, installation of various utilities, construction of three one-story buildings, and installation of a cap as required in the Engineering Design Report (EDR), dated June 28, 2021 (CRETE). The following list of monitoring wells within the work area will be protected and are not intended to be removed as part of this work:

Summary of Monitoring Wells to be Protected	
ASKO	Bulk Terminal
01MW58R	01MW66

Note that the above list of wells will be modified following construction by a licensed well driller to match final grades, and the modifications will be documented in a future submittal to Ecology. All remaining monitoring wells within the property boundaries on the ASKO and Bulk Terminal parcels will be appropriately decommissioned and documented prior to initiation of construction activities.

TOC Seattle Terminal 1, LLC is currently working to finalize and obtain City of Seattle permits for associated grading/site work in early-mid July 2026 and will start construction approximately two weeks thereafter. Building permits will be issued concurrent to grading/site work construction activities. At the request of King County Industrial Waste (KCIW), TOCST is preparing a revised King County Industrial Waste (KCIW) discharge authorization application for submittal by June 11, 2026. Permit issuance is reliant upon receipt of the KCIW discharge authorization.

The proposed scope of work for the upcoming construction activities is discussed further below and has been developed per the requirements listed in the Long-Term Compliance Monitoring Plan (LTCMP), dated February 10, 2023 (CRETE). Exhibits to this notification include:

- Exhibit A: Grading Plan, dated October 13, 2025
- Exhibit B: Construction Schedule, dated June 4, 2026

- Exhibit C: Civil Drawings, dated April 28, 2026
- Exhibit D: Landscape Drawings, dated March 13, 2026

Proposed Scope of Work

Earthwork construction activities will require some areas of the site to be cut and some areas to be filled to achieve the final elevations necessary to level out the site for redevelopment. In an effort to minimize the amount of import brought to the site, a grading plan (Exhibit A) was developed to show which areas require cutting (removal) and which areas require filling. Approximately 10,200 cubic yards (cy) of existing soils require cutting and it is estimated that the site may require as much as ~11,000 cy of fill to achieve final site grades; however, grades will be adjusted in the field as needed to minimize the need for import fill. Based on the physical properties (grain size) observed during subsurface work conducted to date, it is expected that the majority, if not all, of the cut soils will be suitable for backfill, resulting in a net value of approximately 800 cy of import material depending on final grades established in the field.

Only soils determined to be unsuitable for reuse will be exported off site and disposed at an appropriate landfill. Unsuitable soils will be segregated and stockpiled for waste profiling to determine the appropriate disposal method, as discussed further below. Native site soils are assumed to be contaminated soils and will be treated as such during the construction project. All work activities will comply with the SREMP.

The scope of work required to complete grading efforts will include the following steps:

- The surface will be cleared of all vegetation and all upland features (such as, fencing, walls, pavement, and surface debris).
- Shoring installation will begin on the western portion of the south property line and proceed to the southeast. A bench approximately 25 feet wide from the south property line will be constructed to facility shoring installation. Soldier piles and lagging will be used for shoring along the south property line. Shoring lagging will extend no more than 9.5 feet below current ground surface, and soldier piles will extend up to 24.5 feet below current ground surface.
- Subsequently, the area of the proposed stormwater vault will be excavated and the north wall of the stormwater detention vault will be cast-in-place, serving as shoring for that portion of the north property line. An engineered retaining wall will be used east of the north wall of the detention vault for the remainder of the shoring on the north property line. Any soils displaced during shoring installation will be managed in accordance with the SREMP. Work associated with south shoring wall installation will occur around the existing shoring wall located in the vicinity of CAA-4, such that the interceptor trench and treatment vault will be protected and appropriately supported to avoid altering the grades in that area.
- Following north wall installation of the stormwater vault, the remainder of the vault will also be cast-in-place. Excavation associated with the vault will be approximately 7 feet below ground surface, above any water bearing zones. Soils from this excavation area will be stockpiled and eventually used for general site grading purposes. Any import fill required for installation of the stormwater vault will be placed as specified in the construction civil drawings (Exhibit C) and SREMP; import fill is discussed further below. Collected stormwater will be discharged to the public utility.
- Grading in the immediate vicinity of the interceptor trench will not be altered, as the shoring wall will be installed around (i.e., to the north of) the interceptor trench, PRB vault, and gravity well. The treatment media trench, vault, and gravity well will remain unaffected by the grading work. These structures will be protected with soldier pile and lagging shoring features.
- Following completion of shoring installation, grading work will be completed throughout the site with the following considerations:
    - Any ISS and/or soils cut from the ISS & Soil Cut Area identified on Exhibit A will be consolidated into the adjacent ISS Fill Area and/or the ISS Swell Management Area.
    - Additional fill may be placed on top of ISS soils to achieve final grades. Fill may consist of any soils cut from the site outside of ISS areas and/or import fill, which is further discussed below.
    - Soil determined to be unsuitable for backfill, will be segregated, stockpiled, and disposed of off-site, as discussed below.

- Once grading is complete and compaction is approved by the geotechnical engineer, underground utility conduits will be installed.
- Once utility corridors are established, vertical construction of the buildings will commence, beginning with Building A on the western portion of the site. Building B will be constructed thereafter, followed by Building C. Associated paving (e.g., sidewalks, asphalt drives, etc.) and landscaping in the vicinity of the buildings will be installed upon completion of the associated building.
- Landscaped cap areas will be constructed as detailed on the drawings provided in Exhibit D.

Import Fill

If import fill is used for backfilling operations, the fill material shall be obtained from an approved source (approved by the Engineer [CRETE]) and meet the physical requirements set forth in the project specifications. Chemistry testing is required for import material with fines and is required for analysis from every source proposed. Fines are defined as 1-inch and smaller. Only backfill with a 1-inch minus component is required to be tested and only the 1-inch minus component is required to be tested. Chemical testing analytes, reporting limits, and methods are listed in Table 5 of the SREMP. Analytical testing methods listed in Table 5 may be updated if they achieve the import criteria value. These values are based on the levels used in the EDR approved by Ecology. Proposed revisions to the import criteria listed in Table 5 of the SREMP shall be approved by Ecology prior to receiving material on site. Table 5 from the SREMP is reproduced below.

Table 5 Import Backfill 1-inch Minus Testing Criteria (Source: SREMP)

Analyte	Unit	Analyte Method	Reporting Limit	Criteria
PCB Aroclors	ug/kg dw	EPA 8082	4	ND
Semi-volatile organic compounds (SVOCs)	ug/kg dw	EPA 8270	20 See Note A	ND
Arsenic	mg/kg dw	EPA 6010	5	7.3
Cadmium	mg/kg dw	EPA 6010	0.2	0.77
Chromium	mg/kg dw	EPA 6010	0.5	48
Copper	mg/kg dw	EPA 6010	0.2	36
Lead	mg/kg dw	EPA 6010	2	21
Silver	mg/kg dw	EPA 6010	0.1	ND
Zinc	mg/kg dw	EPA 6010	1	85
Mercury	mg/kg dw	EPA 7471	0.02	0.07
Diesel range hydrocarbons	mg/kg dw	NWTPH-Dx	5	ND
Lube oil range hydrocarbons	mg/kg dw	NWTPH-Dx	10	ND
cPAH TEQ mg/kg dw (See Note B)	mg/kg dw	EPA 8270	0.007	ND

mg/kg dw = milligrams per kilogram dry weight
ug/kg dw = micrograms per kilogram dry weight
ND = Not detected at reporting limit
Note A: Most SVOCs, such as PAHs, have reporting limits of 20 ug/kg dw. Some SVOCs have higher reporting limits: 2,4-Dimethyphenol and 4-Methylphenol = 35 ug/kg dw; Benzoic Acid = 400 ug/kg dw; Bis(2-ethylhexyl)phthalate = 30 ug/kg dw; Hexachlorobutadiene = 90 ug/kg dw; Diethylphthalate = 50 ug/kg dw; and Pentachlorophenol = 200 ug/kg dw.
Note B: TEQ = Toxicity equivalent defined in WAC 173-340-900

Disposal Profiling

For disposal, contaminated soil shall be managed in accordance with applicable state and federal regulations, as determined based on the soil profile sample results. Soil disposal profiling will comply with the requirements listed in the SREMP.

If work activities encounter unforeseen environmental conditions (e.g., free product, drums, tanks, etc.), these conditions will be evaluated by on-site personnel, Ecology will be notified, and a plan will be developed for sampling the potential contamination, as appropriate, to properly characterize and manage the material in accordance with state and federal regulations.

Stormwater

During construction, surface water will be treated and discharged as per the TESC plan in Exhibit C, including onsite treatment and discharge to King County through the combined storm sewer. A King County Industrial Waste (KCIW) discharge authorization is pending (receipt is anticipated by July 1st), and the Contractor will apply for a City of Seattle side sewer discharge permit prior to construction.

Execution of Work

The work will be executed per the SREMP and per all applicable laws and regulations. The final site surface will be capped with various types of concrete and asphalt pavement (refer to the cross-sections on the grading plan in Exhibit C), as well as landscaped areas which are detailed in the landscape plans provided in Exhibit D. The cap will be maintained by the owner as required. Inspections of the cap will follow the SREMP and will be led by the TOCST Project Coordinator.

Reporting

CRETE will be providing construction oversight and documentation during earthwork activities at the site. Soils will be field screened for contamination and any soil sampling will be completed by CRETE. Reporting will be completed per the requirements of the SREMP. The SREMP figures and attachments will be updated to reflect the revised site conditions following completion of construction.

Summary

Earthwork is expected to start in mid-late July and be completed around September 30, 2026. All activities will be conducted per the SREMP and include the following general protective measures:

- All ISS material will remain in ISS areas (e.g., ISS Fill Area or ISS Swell Management Area) as denoted on Exhibit A
- Excess soil not suitable for backfill will be segregated, stockpiled and profiled for offsite waste disposal at an approved landfill. Sampling will comply with the requirements from the waste disposal facility.
- The entire work area will be capped per the civil and landscape drawings (Exhibits C and D).
- Any import soil brought on site will be tested per the SREMP.
- Ecology notifications will comply with the SREMP and Ecology will be notified if any site control measures fail or are compromised. Proper action will take place under direction of Crete and Ecology and per approved documents.

We look forward to mobilizing in mid-late July 2026 so we can proceed with redevelopment activities and complete the remedy construction at the Time Oil Bulk Terminal Site. If you have any questions about this submittal, please contact me at 773-435-3725.

Sincerely,



Kim Hempel
Project Coordinator
Pioneer Engineering & Environmental Services, LLC

Attachments:
Exhibit A: Grading Plan, dated October 13, 2025
Exhibit B: Construction Schedule, dated June 4, 2026
Exhibit C: Civil Drawings, dated April 28, 2026
Exhibit D: Landscape Drawings, dated March 13, 2026

Distribution List:
Doug Ciserella and Mike Ciserella, TOC Seattle Terminal 1, LLC
Jamie Stevens, CRETE Consulting
Kristin Anderson, Floyd|Snider

EXHIBIT A

Grading Plan

EXHIBIT A: Grading Plan

EARTHWORK SERVICES INC.
Earthwork Take-Off Specialists
PO Box 640
1116 1st St.
Cosmopolis, WA 98537
360-533-2607
360-533-1618 Fax
earthwork@earthworkservices.com
www.earthworkservices.com

Stormwater Detention System

ISS Fill Area

Engineered Retaining Wall

ISS & Soil Cut Area (Move to ISS Fill Area or ISS Swell Management Area)

Soldier Pile Shoring Wall

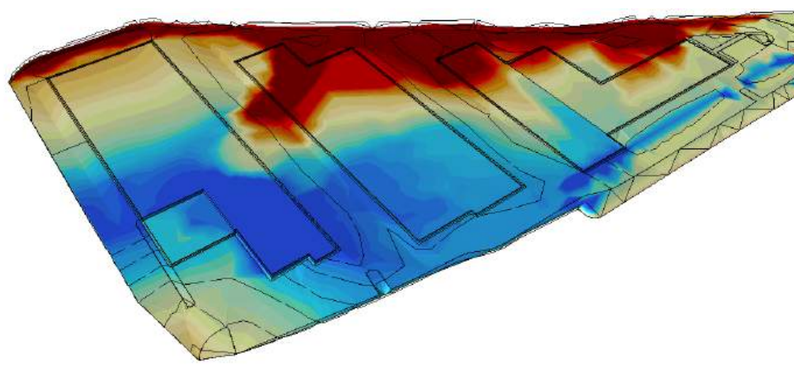
ISS Swell Management Area

CUT AREAS

FILL AREAS

51.77 = FINAL GRADE
F5+48 = FILL 5.48 FT
46.29 = EXISTING GRADE

51.70 = FINAL GRADE
C0+39 = CUT 0.39 FT
52.09 = EXISTING GRADE



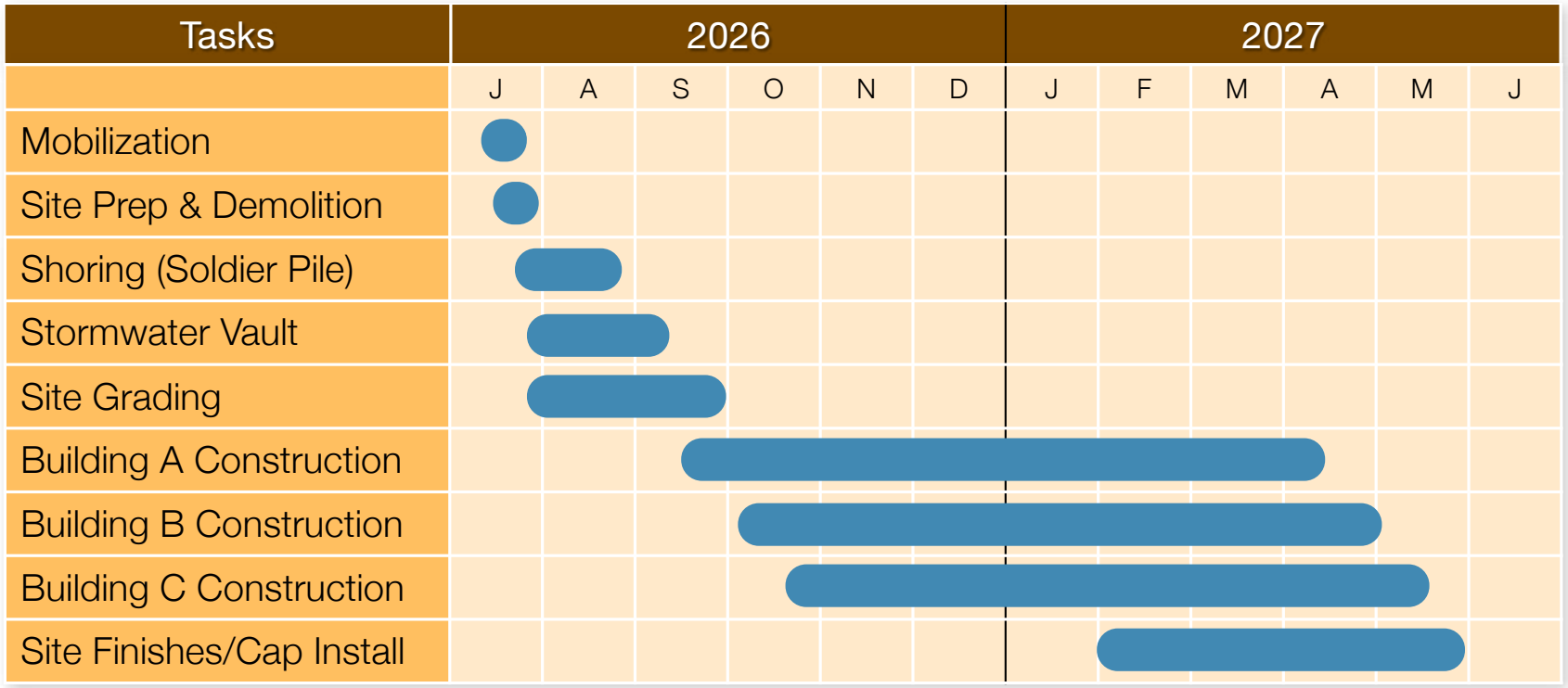


10/13/2025

EXHIBIT B

Construction Schedule

Construction Schedule



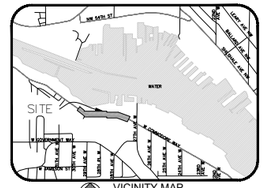
6/4/2026

EXHIBIT C

Civil Drawings

IN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 03 EAST, W.M.

TOCST-SALMON BAY SOUTH
2805 W COMMODORE WAY, SEATTLE
CONSTRUCTION PERMIT

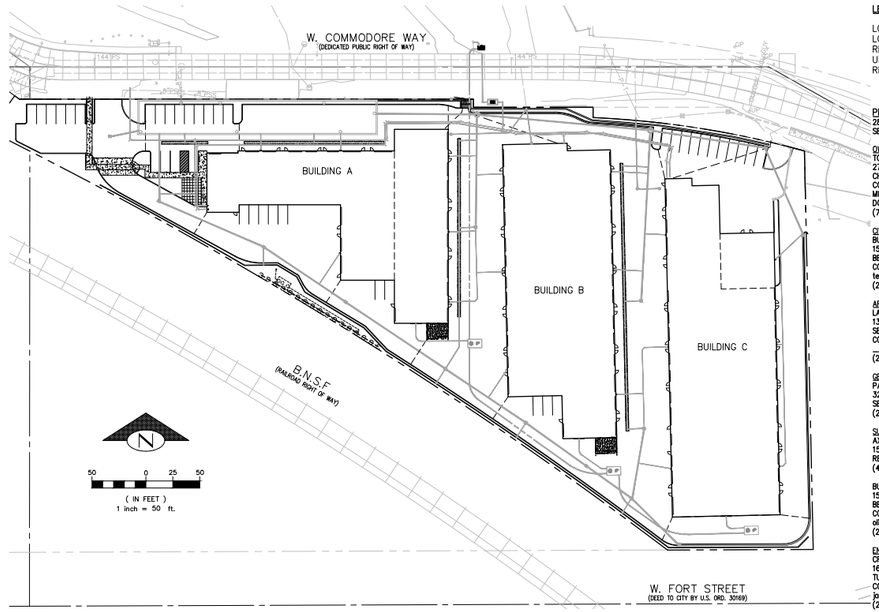


SURVEY SYMBOL LEGEND

- SURVEY MONUMENT IN CASE
- SURVEY REBAR/CAP, PIPE/CAP, IRON PIPE, TACK/LEAD, TACK PK NAIL, SPIKE
- SURVEY BENCHMARK
- CATCH BASIN: V-CB240A
- CATCH BASIN: V-CB241
- CATCH BASIN: V-CB242A
- CLEAN-OUT: V-CO
- MAINTENANCE HOLE: V-MH204A
- MAINTENANCE HOLE: V-MH204B
- MAINTENANCE HOLE: V-MH205A
- CULVERT
- HOSE BIB
- HVAC
- INJECTION WELL
- MONITOR WELL
- BOLLARD
- PILE
- POST
- SIGN
- GATE VALVE
- FIRE HYDRANT
- ELECTRICAL VAULT
- LIGHT POLE
- POWER POLE WITH STREET LIGHT
- YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY ANCHOR
- NATURAL GAS VALVE
- POWER METER
- WATER MANHOLE
- WATER METER
- CONIFEROUS TREE
- DECIDUOUS TREE

SURVEY ABBREVIATIONS

AP	ANGLE POINT
ASPH	ASPHALT
BLDG	BUILDING
BLRD	BOLLARD
BM	BENCH MARK
BRKN	BROKEN
CALC	CALCULATION
CB	CATCH BASIN
℄	CENTER LINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
COR	CORNER
COS	CITY OF SEATTLE
CULV	CULVERT
CW	CONCRETE WALK
DBL	DOUBLE
DI	DUCTILE IRON PIPE
DWY	DRIVEWAY
E	EAST
EOC	END OF CURB
EV	ELECTRICAL VAULT
FC	FACE OF CURB
FND	FOUND
G	GAS
GP	GUY POLE
GV	GATE VALVE
HYD	HYDRANT
IE	INVERT ELEVATION
MB	MAILBOX
MIC	MONUMENT IN CASE
MON	MONUMENT
MW	MONITOR WELL
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NO	NUMBER
℗	PROPERTY LINE
PS	PIPE SEWER COMBINED
PSD	PIPE SEWER DRAIN
PSS	PIPE SEWER SANITARY
RET WALL	RETAINING WALL
RR	RAILROAD
S	SOUTH
SCL	SEATTLE CITY LIGHT
SD	SERVICE DRAIN
SW	SIDEWALK
TYP	TYPICAL
UP	UTILITY POLE
W	WEST
WCR	WALKWAY CURB RAMP
WM	WATER METER
WV	WATER VALVE



LEGAL DESCRIPTION:

LOTS OF A, B, C, D, E, AND G OF CITY OF SEATTLE
LOT BOUNDARY ADJUSTMENT NUMBER 3038873-LU,
RECORDED IN VOLUME 479 OF SURVEYS, PAGES 206-210,
UNDER RECORDING NUMBER 20230216900001,
RECORDS OF KING COUNTY, WASHINGTON.

PROJECT ADDRESS:
2805 W COMMODORE WAY
SEATTLE, WA 98133

OWNER:
TOC SEATTLE TERMINAL 1 LLC
2753 WEST 31ST STREET
CHICAGO, ILLINOIS, 60608
CONTACT:
MIKE CISERELLA, mike@cantera-group.com
DOUG CISERELLA, doug@cantera-group.com
(773) 722-9200

CIVIL ENGINEER:
BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA. 98007
CONTACT: TED DIMOF, PE
tedd@brhinc.com
(206) 323-4144

ARCHITECT:
LANCE MUELLER & ASSOCIATES
130 LAKESIDE AVE, SUITE 250
SEATTLE, WA. 98122
CONTACT: LANCE MUELLER
_____@_____.com
(206) 325-2553

GEOTECHNICAL ENGINEER:
PANGEO INCORPORATED
3213 EASTLAKE AVE E, SUITE B
SEATTLE, WA 98102
(206) 262-0370

SURVEYOR:
AXIS SURVEY & MAPPING
15241 NE 90TH ST, SUITE 100
REDMOND, WA 98052
(425) 823-5700

BUSH, ROED & HITCHINGS, INC.
15400 SE 30TH PL, SUITE 100
BELLEVUE, WA. 98007
CONTACT: OLIVER ROBAR, PLS
oliver@brhinc.com
(206) 323-4144

ENVIROMENTAL:
CRETE CONSULTING, INC.
16300 CHRISTENSEN ROAD, SUITE 214
TUKWILA, WA 98188
CONTACT: JAIME STEVENS, PE
jaime.stevens@creteconsulting.com
(206) 799-2744

UTILITY PROVIDERS

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 233-7900

WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124-4018
(206) 684-3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124-4023
(206) 684-3000

NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(206) 454-6363
(888) 225-5773

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

PROPOSED FEATURE ABBREVIATIONS

APPROX	APPROXIMATE
AVE	AVENUE
BC	BOTTOM OF CURB
CB	CATCH BASIN
℄/CL	CENTERLINE
COS	CITY OF SEATTLE
DI	DUCTILE IRON
E	EAST
ECd	ELECTRICAL CONDUIT
ELEV	ELEVATION
EX/EXIST	EXISTING
FF	FINISHED FLOOR
G	GAS
HORZ/HORIZ	HORIZONTAL
HH	HANDHOLE
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LT	LEFT
MEAS	MEASURED
MIN	MINIMUM
NO	NUMBER
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NE	NORTHEAST
NW	NORTHWEST
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PSD	PIPE STORM DRAIN
PSS	PIPE SEWER SANITARY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SCH	SCHEDULE
SCL	SEATTLE CITY LIGHT
SDOT	SEATTLE DEPARTMENT OF TRANSPORTATION
SE	SOUTHEAST
SL	STREETLIGHT
SPU	SEATTLE PUBLIC UTILITIES
SS	SIDE SEWER COMBINED
SSS	SIDE SEWER SANITARY
ST	STREET
STA	STATION
STD	STANDARD
SW	SOUTHWEST
TC	TOP OF CURB
TYP	TYPICAL
UMP	UTILITY MAJOR PERMIT
UNO	UNLESS NOTED OTHERWISE
W	WATER, WEST

HORIZONTAL DATUM:
WA STATE PLANE NORTH ZONE
NAD 83/2011 (EPOCH 2010.00)

HORIZONTAL BENCHMARKS:
OWNER: CITY OF SEATTLE
ID# NONE
DESCRIPTION: FOUND 1/8" BRASS PIN, IN CONC IN CASE
LOCATION: INTERSECTION OF W COMMODORE WAY AND 27TH AVE W.
NORTHING: 245450.97
EASTING: 1256594.58

OWNER: CITY OF SEATTLE
ID# NONE
DESCRIPTION: FOUND 1/8" BRASS PIN, IN CONC IN CASE
LOCATION: 0.1'N & 5.3'E OF ℄ ANGLE POINT OF W COMMODORE WAY.
NORTHING: 245632.08
EASTING: 1255633.85

GEODETIC GROUND TO GRID INFORMATION
CONVERGENCE: -1°09'46"
(GRID) SCALE FACTOR: 0.999973628
ELEVATION (SCALE) FACTOR: 1.00000147604
COMBINED GRID (SCALE) FACTOR: 0.999975104

VERTICAL DATUM:
NAVD 88

VERTICAL BENCHMARKS:
SOURCE: CITY OF SEATTLE
ID# 3773-2502
DESCRIPTION: 2"BRASS CAP
LOCATION: 0.5'N OF BACK CONCRETE WALK ON SOUTH SIDE OF W COMMODORE WAY, ±100'W OF BLDG. #2805
ELEVATION: 48.96'

SOURCE: BRH
ID# TBM 'B'
DESCRIPTION: R/R SPIKE
LOCATION: SOUTH SIDE OF LIGHT POLE #1369550, NORTH SIDE OF W COMMODORE WAY, ±150'WEST AND ACROSS STREET FROM DRIVEWAY TO ADDRESS 2707.
ELEVATION: 46.31'

PROJECT DESCRIPTION

SURVEY INFORMATION

THE SURVEY PERFORMED BY AXIS SURVEY & MAPPING DATED AUGUST 22, 2022.

THE SURVEY PERFORMED BY BUSH, ROED & HITCHINGS. REPRESENTS SITE CONDITIONS AS THEY EXISTED DURING THE PERFORMANCE OF A TOPOGRAPHIC SURVEY CONDUCTED ON OR BEFORE OCTOBER 10, 2025.

HORIZONTAL DATUM:
NAD 83/91

BASIS OF BEARING:
NORTH 52°49'27" WEST, MONUMENTED CENTERLINE OF W. COMMODORE WAY BETWEEN 31ST AVE W AND MONUMENTED ANGLE POINT SOUTHEASTERLY

VERTICAL DATUM:
NAVD 88

LEGAL DESCRIPTION:
REFER TO SURVEY

SHEET INDEX	
SHEET NO.	TITLE
1	COVER
2	GENERAL NOTES
3	TESC PLAN
4	TESC DETAILS
5	DEMOLITION PLAN
6	GRADING PLAN
7	GRADING DETAILS
8	DRAINAGE & UTILITY PLAN
9	DRAINAGE & UTILITY DETAILS

BUILDINGS ARE SHOWN FOR COORDINATION ONLY. THE BUILDINGS ARE NOT PART OF THIS GRADING PERMIT. BUILDING PERMITS WILL BE SUBMITTED SEPARATELY FOR EACH BUILDING.

811 Call 811 two business days before you dig

DPD APPROVAL STAMP

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
98007-6546
(206) 323-4144
1-800-551-4808
WWW.BRHINC.COM

COVER
2805 W COMMODORE WAY
TOCST-SALMON BAY SOUTH
CITY OF SEATTLE — KING COUNTY — WASHINGTON

drawn by	checked by
GLD/DRM	TFD
scale 1"=20'	date 2/12/26
job no. 2025161	
sheet 1 of 9	

DATE | REVISION | NO

30"x42" 4/28/2026 U:\CAD\2025\2025161\ENGINEERING\0_PLAN_SHEETS\1_ON SITE PLANS\01_COVER.DWG

GENERAL NOTES:

1. ALL WORK MUST CONFORM TO THE 2023 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2023 EDITION OF THE CITY OF SEATTLE STANDARD PLANS, AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01-2017 RIGHT-OF-WAY OPENING AND RESTORATION RULES. A COPY OF THESE DOCUMENTS MUST BE ON SITE DURING CONSTRUCTION.
2. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
4. ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
5. CONTRACTOR MUST CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
6. ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION MUST BE IMMEDIATELY REPORTED AND REPAIRED AS REQUIRED BY THE ENGINEER AND/OR SEATTLE DEPARTMENT OF TRANSPORTATION. TO REPORT DAMAGE TO SPU INFRASTRUCTURE, INCLUDING ANY SEWAGE RELEASE OR BLOCKAGE, CALL 206-386- 1800.
7. THE APPROVED PLANS SHALL SHOW THE APPROXIMATE AREA OF PAVEMENT RESTORATION BASED ON THE DEPTH OF UTILITY CUTS AND/OR THE AREA OF CURB AND/OR PAVEMENT TO BE REMOVED AND REPLACED. THE ACTUAL LIMITS OF THE PAVEMENT RESTORATION SHALL BE PER THE DIRECTOR'S RULE 01-2017, RIGHT-OF-WAY OPENING AND RESTORATION RULE AND WILL BE DETERMINED IN THE FIELD BY THE SEATTLE DEPARTMENT OF TRANSPORTATION STREET USE INSPECTOR PRIOR TO THE PAVEMENT RESTORATION. FOR SPU WATER SERVICES, APPLICANT MUST SHOW THE PAVEMENT RESTORATION LIMITS FOR THE PROPOSED AND THE EXISTING WATER SERVICES TO BE RETIRED, INCLUDING SERVICES THAT ARE OUTSIDE THE PROJECT AREA, BUT SERVE THE PARCEL.
8. DATUM: NAVD88 AND NAD 83 (2011) 2010.00 EPOCH.
9. SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY MUST BE DONE IN ACCORDANCE WITH COS STD SPEC 1-05.5 AND COMPLETED PRIOR TO CONSTRUCTION. CONTRACTOR MUST STAKE THE CURB AT THE CENTERLINE OF DRAINAGE GRATES PER COS STD PLAN 260A. SURVEY GRADE SHEETS MUST BE SUBMITTED AND APPROVED BY THE SEATTLE DEPARTMENT OF TRANSPORTATION AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION.
10. IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE CONTRACTOR SHALL PROVIDE THE STREET USE INSPECTOR A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. CONTRACTOR TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
11. THE CONTRACTOR MUST BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL SURVEY MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT, AND AT LEAST 2 WORKING DAYS PRIOR TO THE WORK, MUST FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO WAC 332-. THE CONTRACTOR MUST PROVIDE THE ENGINEER AND SPU LAND SURVEY WITH A COPY OF THE APPROVED PERMIT AND COMPLETION REPORT. SEE COS STD SPEC 1-07.28 ITEM 17.
12. THE CONTRACTOR MUST SUBMIT ALL APPLICABLE DOCUMENTS REQUIRED UNDER COS STD SPEC 1-05.3 PRIOR TO CONSTRUCTION. A MATERIAL SOURCE FORM FOR ALL MATERIALS TO BE PLACED IN THE RIGHT OF WAY AND MIX DESIGNS FOR ALL ASPHALT, CONCRETE AND AGGREGATES TO BE PLACED IN THE RIGHT OF WAY MUST BE SUBMITTED TO SEATTLE PUBLIC UTILITIES FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION. A REVISED MATERIAL SOURCE FORM AND MIX DESIGNS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF ANY SUBSTITUTE MATERIALS.
13. THE CONTRACTOR MUST NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR MUST ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
14. THE CONTRACTOR MUST LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
15. AT LEAST 48 HOURS PRIOR TO DIGGING, THE CONTRACTOR MUST VERIFY ALL UTILITY LOCATIONS AND CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555). SEE COS STD SPEC 1-07.17.
16. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATELY ONLY AND NOT NECESSARILY COMPLETE. UTILITIES HAVING NO RECORDED DEPTH ARE SHOWN AT THEIR STANDARD DEPTH. WHERE AVAILABLE, POTHOLE LOCATIONS AND DEPTH INFORMATION OBTAINED FOR THE PROJECT ARE SHOWN IN THE DRAWINGS.
17. THE CONTRACTOR MUST ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS PER COS STD SPEC 7-20.3.
18. THE CONTRACTOR SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE STREET USE INSPECTOR AND SPU RESIDENT ENGINEER.
19. INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF SEATTLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE.
20. ALL UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS.
21. ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS, HIGH IMPACT AREAS, AND CONSTRUCTION HUBS PRIOR TO BEGINNING CONSTRUCTION.
22. THE CONTRACTOR MUST NOTIFY KING COUNTY METRO AT 206-477-1140 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS. CALL 206-477-1150 FOR ANY COORDINATION RELATED TO KING COUNTRY METRO TROLLEY (INCLUDING SLU AND FIRST HILL STREET CAR). CONTACT KING COUNTY METRO TWO MONTHS PRIOR FOR ANY TROLLEY DE-ENERGIZING REQUESTS.
23. COORDINATE PARKING/LOADING SIGN(S) AND PAY STATION REMOVAL/RELOCATION AND INSTALLATION WITH SEATTLE DEPARTMENT OF TRANSPORTATION CURB SPACE MANAGEMENT AT 206-684-5370 WITH AT LEAST 10 BUSINESS DAYS' NOTICE. SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH COS STD PLANS 616, 620, 621A, 621B, 625, AND 626.
24. ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO INSTALL, REPAIR, REMOVE OR RELOCATE UTILITIES SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
25. THE CONTRACTOR MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
26. CARE SHALL BE EXERCISED WHEN EXCAVATING OR REMOVING PAVEMENT NEAR EXISTING CHARGED WATER MAINS. CAST IRON WATER MAINS ARE KNOWN TO BE SENSITIVE TO EXCESSIVE VIBRATION. COORDINATE PROTECTION METHODS WITH SPU.
27. GROUND SURFACES DISTURBED DURING CONSTRUCTION MUST BE RESTORED IN KIND. FOR REQUIREMENTS REGARDING THE PROTECTION AND RESTORATION OF PUBLIC AND PRIVATE PROPERTY SEE COS STD SPECS 1-07.16 AND 1-07.17.
28. WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6"OR LESS, POLYETHYLENE PLASTIC FOAM MUST BE PLACED AS A CUSHION BETWEEN EACH UTILITY. SEE COS STD SPEC 1-07.17(2)B.
29. CONTRACTOR IS RESPONSIBLE FOR STREET USE PERMITS AND PARKING FEES. SEE COS STD SPEC 1-07.
30. THE CONTRACTOR IS RESPONSIBLE FOR TRIMMING TREES FOR OVERHEAD CLEARANCE. THIS MUST BE COORDINATED WITH SDOT URBAN FORESTRY (TREES AND LANDSCAPING PROGRAM) PHONE AT 206-684-8733 AND/OR SEATTLE.TREES@SEATTLE.GOV TWO WEEKS PRIOR TO TRIMMING. (NOTE TO THE ENGINEER: EVALUATE THE NEED FOR THIS WORK AND IF NEEDED, SPU WILL ASK URBAN FORESTRY TO DO THE WORK IN ADVANCE OR ADD BID ITEMS TO THE CONTRACT.)
31. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH ALL PERMITS INCLUDED IN THE PROJECT MANUAL AND OBTAINED BY THE CONTRACTOR.

DRAINAGE CB AND INLET NOTES

UNLESS OTHERWISE NOTED

1. CATCH BASIN CONNECTIONS AND INLET CONNECTIONS MUST BE 8" DIAMETER. PIPE MUST BE CEMENT MORTAR LINED DUCTILE IRON CLASS 50 (MIN) PER SPECIFICATION 9-05.3. FITTINGS MUST BE CEMENT MORTAR LINED DUCTILE IRON. JOINTS MUST BE RUBBER GASKET, PUSH-ON OR MECHANICAL.
2. BEDDING MUST BE CLASS D WITH SELECT NATIVE MATERIAL.
3. CATCH BASIN CONNECTIONS MUST BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 100% PER STANDARD PLAN NO. 261 AND SPECIFICATION 7-08.3(4).
4. INLET CONNECTIONS MUST BE PLACED AT A MINIMUM SLOPE OF 5% AND A MAXIMUM SLOPE OF 50% PER SPECIFICATION 7-08.3(5).
5. CATCH BASINS AND INLETS MUST BE LOCATED PER STANDARD PLAN NO. 260A AND 260B.
6. TELEVISION INSPECTION OF CATCH BASIN CONNECTIONS MUST BE PER SPECIFICATION 7-17.3(3)G.
7. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU. TO SCHEDULE CORE TAPS, CONTACT SPU AT 206-615-0511 A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE. SPU SHALL BE ON SITE PRIOR TO THE START OF CONTRACTOR PERFORMED CORE TAP. CONTRACTORS PERFORMING CORE TAPS MUST PROVIDE THE COUPON OF REMOVED MATERIAL TO SPU.

WATER SERVICE NOTES

1. APPLICATION FOR A NEW METERED WATER SERVICE AND PAYMENT OF ALL FEES IS REQUIRED BEFORE SERVICE WILL BE AVAILABLE.
2. APPLICANT WILL NEED A WATER AVAILABILITY CERTIFICATE (WAC) AND LEGAL DESCRIPTION OF PROPERTY WHEN SUBMITTING THE APPLICATION. TO OBTAIN A WAC, PLEASE CONTACT THE DEVELOPMENT SERVICES OFFICE AT (206) 684-3333 OR SPUWaterAvailability@seattle.gov.
3. ALL WATER SERVICES SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY AND WITHIN THE FRONTAGE OF THE PARCEL BEING SERVED.
4. WATER SERVICES SERVING PARCELS WITHOUT FRONTAGE TO THE PUBLIC RIGHT OF WAY (SUCH AS UNIT LOT SUBDIVISIONS) OR LANDLOCKED PARCELS SHALL BE SERVED BY A PRIVATE WATER SERVICE EXTENDING FROM THE WATER METER TO THE PARCEL BEING SERVED. THE WATER SERVICE SHALL BE INSTALLED IN A DEDICATED EASEMENT. THE EASEMENT SHALL BE OBTAINED BY THE DEVELOPER, RECORDED, AND A COPY SHALL BE PROVIDED TO SEATTLE PUBLIC UTILITIES (SPU) AT THE TIME OF APPLICATION SUBMITTAL.
5. ALL WATER SERVICES PIPING ON PROPERTY MUST BE INSPECTED PRIOR TO BACKFILLING TRENCH. CONTACT (206) 684-5800 TO REQUEST AN INSPECTION.
6. CUSTOMERS ARE REQUIRED TO INSTALL AN APPROVED AIR GAP OR REDUCED-PRESSURE BACKFLOW ASSEMBLY (RPBA/RPDA) ON ALL WATER SERVICE CONNECTIONS POSING A HIGH HEALTH CROSS-CONNECTION HAZARD (PURSUANT TO WAC 246-290-490). BACKFLOW PREVENTION IS ALSO REQUIRED ON WATER SERVICE CONNECTIONS SUCH AS FIRE SERVICES, IRRIGATION SERVICES, BUILDINGS EXCEEDING THREE STORIES OR 30 FT. IN HEIGHT ABOVE THE METER (MEASURED TO THE HIGHEST WATER FIXTURE), AND MAY BE REQUIRED FOR OTHER WATER SERVICES. SPU AND KING COUNTY HEALTH DEPARTMENT (KCHD) ARE THE ADMINISTRATIVE AUTHORITIES ENGAGED IN A JOINT PROGRAM IDENTIFYING ACTUAL AND POTENTIAL CROSS-CONNECTIONS BETWEEN THE PUBLIC WATER SUPPLY AND POSSIBLE SOURCES OF CONTAMINATION. FOR ANSWERS TO SPECIFIC CROSS-CONNECTION CONTROL QUESTIONS OR TO REQUEST AN INSPECTION, PLEASE CALL (206) 684-3536.

SIDE SEWER NOTES

(FOR USE WITH MAINLINE CONVEYANCE AND DETENTION NOTES)

UNLESS OTHERWISE NOTED

1. ALL WORK MUST CONFORM TO THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI) DIRECTOR'S RULE 4-2011, REQUIREMENTS FOR DESIGN AND CONSTRUCTION OF SIDE SEWERS.
2. THE PERMITTEE MUST MAINTAIN DRAINAGE AND SEWER SERVICE TO PRIVATE PROPERTY DURING CONSTRUCTION.
3. RELAY OR REPAIR OF SERVICE DRAINS/SIDE SEWERS NOT SHOWN FOR CONSTRUCTION ON THE APPROVED PLAN MUST BE UNDER SEPARATE PERMIT FROM SDCI.
4. WHEN SHOWN ON THE APPROVED PLAN, RELAY EXISTING SERVICE DRAINS/SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AND RECONNECT WITH SHIELDED FLEXIBLE REPAIR COUPLINGS PER SPECIFICATIONS 7-17.3(2)E AND 9-05.18 AND AS APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE.
5. SERVICE DRAIN/SIDE SEWER PIPE MUST BE OF A MATERIAL APPROVED BY A REPRESENTATIVE OF THE CITY OF SEATTLE, FROM THE FOLLOWING, IN ORDER OF PRECEDENCE:

A) DIP WHEN MINIMUM CLEARANCES REQUIRED IN SPECIFICATION 1-07.17(2) ARE NOT MET. DIP MUST BE CEMENT MORTAR LINED DUCTILE IRON PIPE PER SPECIFICATION 9-05.3. JOINTS MUST BE RUBBER GASKET, PUSH-ON OR MECHANICAL. BEDDING MUST BE CLASS D PER SPECIFICATION 7-17.3(1)D.

B) MATCH EXISTING PIPE MATERIAL. BEDDING MUST BE CLASS B PER SPECIFICATION 7-17.3(1) FOR EACH PIPE MATERIAL.

C) PVC PIPE AND FITTINGS MUST BE PER ASTM D 3034, SDR35 (MIN), WITH RUBBER GASKET JOINTS OR SCHEDULE 40 PER ASTM D1785 WITH SOLVENT WELDED JOINTS. BEDDING MUST BE CLASS B PER SPECIFICATION 7-17.3(1)B.

6. SERVICE DRAINS/SIDE SEWERS MUST NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE SLOPE, LOCATION AND DEPTH IS RECORDED.
7. THE PERMITTEE IS RESPONSIBLE FOR AS-BUILT RECORD INFORMATION FOR ALL WORK ON SERVICE DRAINS/SIDE SEWERS.

GENERAL PSE NOTES

1. CONTACT mqprequest@pse.com FOR UPDATED GAS MAPS OF AREA.
2. MAINTAIN A MINIMUM 1' VERTICAL SEPARATION WHEN CROSSING GAS MAINS OR SERVICES.
3. MAINTAIN A MINIMUM 3' HORIZONTAL SEPARATION WHEN RUNNING PARALLEL TO GAS MAINS OR SERVICES.
4. IF HP IS ENCOUNTERED, PLEASE CONTACT PSE PI INSPECTOR BEFORE WORKING NEAR HP GAS MAINS: GLENN HUDEN, 206-396-4159, glenn.huden@pse.com
5. COORDINATE WITH PSE CUSTOMER CONSTRUCTION SERVICES AT 1-888-321-7779 AND A PSE PROJECT MANAGER FOR RELOCATION OF GAS MAINS AND SERVICES AS NEEDED.
6. LOCATE AND PROTECT ALL GAS FACILITIES IN THE FIELD.

Call 811 two business days before you dig

DPD APPROVAL STAMP

BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, WASHINGTON
98007-6546
(206) 323-4144
1-800-551-4144
WWW.BRHINC.COM

NO. | REVISION | DATE

GENERAL NOTES
2805 W COMMODORE WAY
TOCST-SALMON BAY SOUTH
KING COUNTY
WASHINGTON
CITY OF SEATTLE

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scale	date
1"=20'	2/12/26

job no. 2025161

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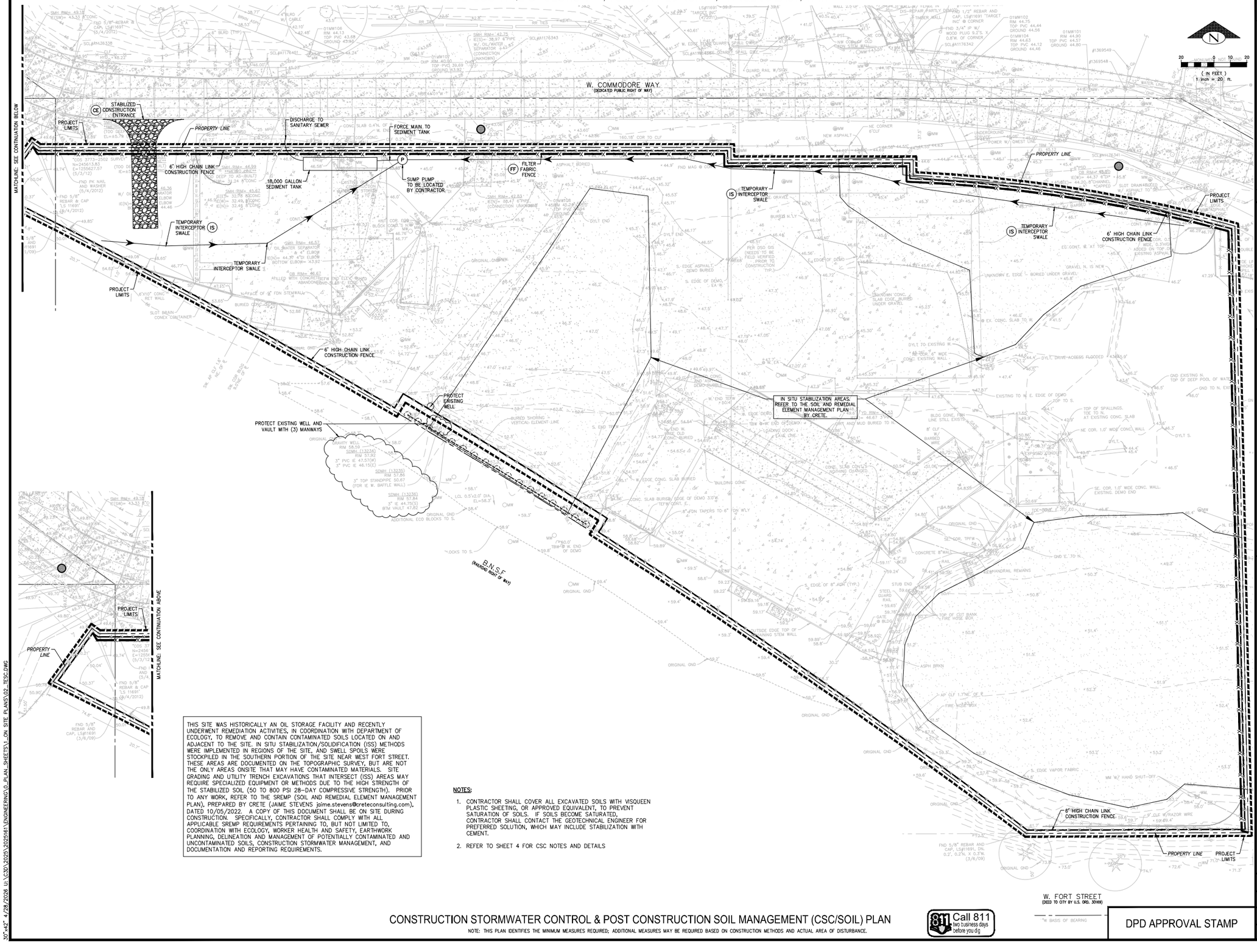
30"x42" 4/28/2026 U:\C3D\2025\2025161\ENGINEERING\0_PLAN_SHEETS\1_GN SITE PLANS\01_COVER.DWG

IN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 03 EAST, W.M.



THIS SITE WAS HISTORICALLY AN OIL STORAGE FACILITY AND RECENTLY UNDERWENT REMEDIATION ACTIVITIES. IN COORDINATION WITH DEPARTMENT OF ECOLOGY, TO REMOVE AND CONTAIN CONTAMINATED SOILS LOCATED ON AND ADJACENT TO THE SITE. IN SITU STABILIZATION/SOLIDIFICATION (ISS) METHODS WERE IMPLEMENTED IN REGIONS OF THE SITE, AND SWELL SPOILS WERE STOCKPILED IN THE SOUTHERN PORTION OF THE SITE NEAR WEST FORT STREET. THESE AREAS ARE DOCUMENTED ON THE TOPOGRAPHIC SURVEY, BUT ARE NOT THE ONLY AREAS ONSITE THAT MAY HAVE CONTAMINATED MATERIALS. SITE GRADING AND UTILITY TRENCH EXCAVATIONS THAT INTERSECT (ISS) AREAS MAY REQUIRE SPECIALIZED EQUIPMENT OR METHODS DUE TO THE HIGH STRENGTH OF THE STABILIZED SOIL (50 TO 800 PSI 28-DAY COMPRESSIVE STRENGTH). PRIOR TO ANY WORK, REFER TO THE SREMP (SOIL AND REMEDIAL ELEMENT MANAGEMENT PLAN), PREPARED BY CRETE (JAIME STEVENS jaime.stevens@creteconsulting.com), DATED 10/05/2022. A COPY OF THIS DOCUMENT SHALL BE ON SITE DURING CONSTRUCTION. SPECIFICALLY, CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SREMP REQUIREMENTS PERTAINING TO, BUT NOT LIMITED TO, COORDINATION WITH ECOLOGY, WORKER HEALTH AND SAFETY, EARTHWORK PLANNING, DELINEATION AND MANAGEMENT OF POTENTIALLY CONTAMINATED AND UNCONTAMINATED SOILS, CONSTRUCTION STORMWATER MANAGEMENT, AND DOCUMENTATION AND REPORTING REQUIREMENTS.

NOTES:

1. CONTRACTOR SHALL COVER ALL EXCAVATED SOILS WITH VISQUEEN PLASTIC SHEETING, OR APPROVED EQUIVALENT, TO PREVENT SATURATION OF SOILS. IF SOILS BECOME SATURATED, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR PREFERRED SOLUTION, WHICH MAY INCLUDE STABILIZATION WITH CEMENT.
2. REFER TO SHEET 4 FOR CSC NOTES AND DETAILS

CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL) PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

811 Call 811 two business days before you dig

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BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS
15400 SE 30TH PL, STE 100
BELLEVUE, Washington
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(206) 323-4144
(425) 895-7808
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TESC PLAN
2805 W COMMODORE WAY
TOCST-SALMON BAY SOUTH
CITY OF SEATTLE — KING COUNTY — WASHINGTON

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GLD/DRM	TFD
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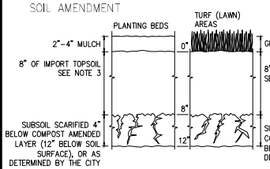
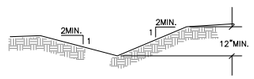
SOIL AMENDMENT



NOTES:

1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY HARD SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.
3. IMPORT TOPSOIL, IF USED, MUST MEET THE REQUIREMENTS OF THE SEATTLE STORMWATER MANUAL, VOL. 1, SECTIONS 5.1.5.1 AND 5.1.5.3.

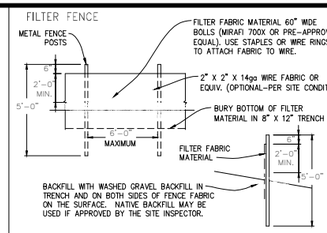
SYMBOL: (SA) AREA REQUIRING SOIL AMENDMENT (ND) NON-DISTURBED AREA (SOIL AMENDMENT NOT REQUIRED)



INTERCEPTOR SWALE

SYMBOL: (IS)

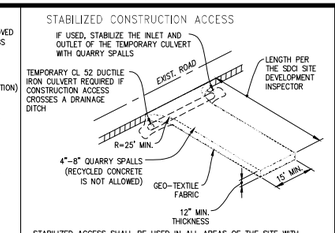
FILTER FENCE



NOTE: ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF RUN.

SYMBOL: (FF)

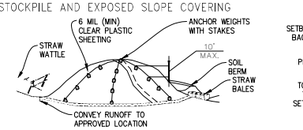
STABILIZED CONSTRUCTION ACCESS



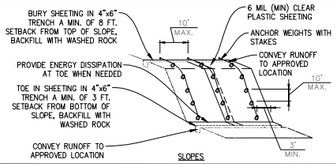
STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS. RECYCLED CONCRETE IS NOT ALLOWED.

SYMBOL: (CE)

STOCKPILE AND EXPOSED SLOPE COVERING



STOCKPILES



SLOPES

SYMBOL: (SP)

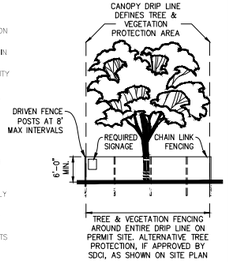
TREE & VEGETATION PROTECTION

TREE PROTECTION FENCING AND SIGN

1. CHAIN LINK FENCE REQUIRED (NO ORANGE CONSTRUCTION FENCE OR PLYWOOD)
2. MINIMUM 6' HIGH
3. FENCE SHALL BE SUPPORTED BY RIGID POSTS DRIVEN INTO THE GROUND AT 8' MAXIMUM INTERVALS
4. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
5. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
6. NO DUMPING OF ANY MATERIALS IN THE PROTECTION AREA
7. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA; MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
8. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF SDCI PLANNER ONLY
9. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST
10. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

VEGETATION PROTECTION (DOES NOT APPLY TO TREES)

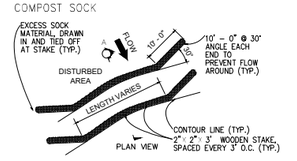
1. ORANGE MESH OR SIMILAR OPEN MATERIAL
2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN

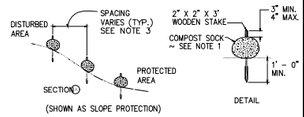


LINK TO REQUIRED TREE PROTECTION SIGNAGE:

SYMBOL: (VEG)

COMPOST SOCK





1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

SYMBOL: (CS)

NOTE: ALL IMPORT MATERIAL MUST BE TESTED AND APPROVED BY THE ENVIRONMENTAL ENGINEER PER THE SREMP.

FLOYD | SNIDER

WELL MODIFICATION SPECS:

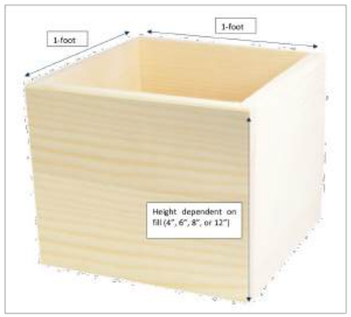
- Fill
  - 0 to 0.1 foot, no change
  - 0.2 to 1 foot, place 1'x1' square timberbox (build with 2" dimensional lumber, height determined by fill height)
  - Greater than 1 foot: unbolt well lid (leave in place); center 12" diameter sonotube over well lid
- Cut:
  - Cut of less than 1 foot- protect in place. Driller modifications to be completed after grading.
  - Cut of greater than 1 foot: leave 1:1 slope of soil around well to protect from toppling. Well monument will become top heavy and could damage PVC.
  - Greater than 3 feet (01MWSBR): provide 48-hour notice prior to excavation work. FS to provide oversight during excavation work. Contractor will support concrete monument during excavation. Manually expose 2" PVC (e.g. shovel). Once exposed, cut 2" PVC -3" below final surface grade, place orange j-plug on PVC and protect with steel plate until driller can replace concrete seal/monument.



February 2025

Page 1

FLOYD | SNIDER



February 2025

Page 2

CONSTRUCTION STORMWATER CONTROL (CSC) GENERAL NOTES

1. A FIRST GROUND DISTURBANCE INSPECTION IS REQUIRED PRIOR TO START OF WORK ON ALL SITES WITH LAND DISTURBING ACTIVITY. SCHEDULE A FIRST GROUND DISTURBANCE INSPECTION FOR AN ISSUED BUILDING PERMIT AT 206-684-8900 OR ONLINE AS DESCRIBED AT http://www.seattle.gov/sdci/inspections/site-development-inspections
2. THE APPLICANT SHALL DESIGNATE AN EROSION AND SEDIMENT CONTROL (ESC) SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS). FOR LARGE CONSTRUCTION PROJECTS, THE ESC SUPERVISOR SHOULD BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL). PROVIDE THE NAME AND PHONE NUMBER OF THE ESC SUPERVISOR TO THE SITE INSPECTOR AT THE FIRST GROUND DISTURBANCE INSPECTION.
3. BMPS SHALL BE INSTALLED PRIOR TO STARTING CONSTRUCTION TO ENSURE SEDIMENT-LADEN WATER DOES NOT LEAVE THE PROJECT SITE OR ENTER ROADSIDE DITCHES, STORM DRAINS, SURFACE WATERS, OR WETLANDS.
4. THE BMPS INCLUDED IN THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT BMPS ARE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS.
5. ANY AREAS OF DISTURBED SOIL THAT WILL NOT BE WORKED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED BMPS METHODS (E.G. STRAW, MULCH, PLASTIC COVERING, COLD MIX, ETC.)
6. GRADING AND/OR SOIL DISTURBING ACTIVITIES MAY BE LIMITED OR PROHIBITED FOR CERTAIN SITES SUBJECT TO ECA STANDARDS (I.E. ECA STEEP SLOPES, LANDSLIDE PRONE AREAS, ETC.) BETWEEN OCTOBER 31ST AND APRIL 1ST. IF NOTED IN THE GEOTECHNICAL SPECIAL INSPECTIONS REQUIREMENTS, A GRADING SEASON EXTENSION LETTER (GSEL) ISSUED BY SDCI IS REQUIRED FOR ALL GRADING AND/OR SOIL DISTURBING ACTIVITIES DURING THIS PERIOD. THE GEOTECHNICAL SPECIAL INSPECTOR MUST SUBMIT ELECTRONIC APPLICATIONS FOR A GSEL USING THE SDCI PROJECT PORTAL. ALLOW FOUR TO SIX WEEKS FOR PROCESSING. FAILURE TO OBTAIN THE GSEL PRIOR TO OCTOBER 31 MAY RESULT IN A WORK STOPPAGE.
7. CITY STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AT ALL TIMES. NO MATERIAL SHALL BE STORED ON CITY STREETS OR SIDEWALKS WITHOUT A STREET USE PERMIT FROM THE SEATTLE DEPARTMENT OF TRANSPORTATION (SDOT).
8. POLLUTION CONTROL MEASURES SHALL BE FOLLOWED TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER ENTERS ANY STORM DRAINAGE FACILITIES OR OTHERWISE LEAVES THE PROJECT SITE. ANY HAZARDOUS MATERIALS OR LIQUID PRODUCTS THAT HAVE THE POTENTIAL TO POLLUTE RUNOFF SHALL BE STORED AND DISPOSED OF PROPERLY.
9. ENSURE THAT WASHOUT FROM CONCRETE TRUCKS IS PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS ONTO THE GROUND, OR TO STORM DRAINS OR OPEN DITCHES. DO NOT DUMP EXCESS CONCRETE ONSITE, EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS.
10. ALL AREAS OF DISTURBED SOIL SHALL BE FULLY STABILIZED WITH THE APPROPRIATE SOIL AMENDMENT AND COVER MEASURES AT COMPLETION OF THE PROJECT. TYPICAL COVER MEASURES INCLUDE LANDSCAPING OR HYDROSEED WITH MULCH.

CONSTRUCTION STORMWATER CONTROL (CSC) PLAN REQUIREMENTS / NARRATIVE

SHOW TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES (BMPS) IN THE PLAN VIEW OF THIS SHEET THAT WILL ACCOMPLISH THE MINIMUM REQUIREMENTS DESCRIBED IN THE NARRATIVE BELOW. THE BMPS SHOWN IN THE PLAN VIEW OF THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL BMPS ARE REQUIRED WHEN MINIMUM CONTROLS ARE NOT SUFFICIENT TO PREVENT EROSION OR TRANSPORT OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE.

- MARK CLEARING LIMITS
- DELINEATE ENVIRONMENTALLY CRITICAL AREAS
- RETAIN TOP LAYER AND NATIVE VEGETATION
- ESTABLISH CONSTRUCTION ACCESS
- PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS
- PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE
- STABILIZE SOILS
- PROTECT SLOPES
- PROTECT STORM DRAINS
- STABILIZE CHANNEL AND OUTLETS
- CONTROL POLLUTANTS
- CONTROL DEWATERING
- MAINTAIN AND INSPECT BMPs
- EXECUTE CONSTRUCTION STORMWATER CONTROL PLAN
- MINIMIZE OPEN TRENCHES
- PHASE THE PROJECT
- INSTALL PERMANENT FLOW CONTROL AND WATER QUALITY FACILITIES
- PROTECT STORMWATER BMPs PRIOR TO, DURING, AND AFTER CONSTRUCTION

POST CONSTRUCTION SOIL MANAGEMENT PLAN

AT THE END OF PROJECT, ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL BELOW AND PROBE TO 12-INCHES AT THE SITE FINAL INSPECTION.

LABEL ALL AREAS DISTURBED AND NOT COVERED WITH A HARD SURFACE AS ONE OF THE FOLLOWING: SA (SOIL AMENDMENT AREA) or ND (NON-DISTURBED AREA).

- NON-DISTURBED AREA (ND): VEGETATED AREAS THAT WILL NOT BE SUBJECT TO LAND DISTURBING ACTIVITY DO NOT REQUIRE SOIL AMENDMENT IF THEY ARE FENCED AND CONTINUOUSLY PROTECTED THROUGHOUT CONSTRUCTION. THE FENCING MUST BE IN PLACE AT THE FIRST GROUND DISTURBANCE INSPECTION. NO DISTURBANCE, INCLUDING VEHICLE TRAFFIC OR MATERIAL STORAGE, IS ALLOWED IN THESE AREAS UNTIL FINAL INSPECTION.
- SOIL AMENDMENT AREA (SA): VEGETATED OR COMPOST AREAS (TURF AND LANDSCAPE) MUST BE AMENDED PER THE SOIL AMENDMENT DETAIL. THIS INCLUDES AREAS IMPACTED BY CLEARING AND GRADING, STOCKPILING, SITE ACCESS, PATHWAYS AND MATERIALS OR EQUIPMENT STORAGE.

CONSTRUCTION STORMWATER CONTROL & POST CONSTRUCTION SOIL MANAGEMENT (CSC/SOIL) PLAN

NOTE: THIS PLAN IDENTIFIES THE MINIMUM MEASURES REQUIRED; ADDITIONAL MEASURES MAY BE REQUIRED BASED ON CONSTRUCTION METHODS AND ACTUAL AREA OF DISTURBANCE.

Call 811 two business days before you dig

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(425) 641-4646
WWW.BRHINC.COM

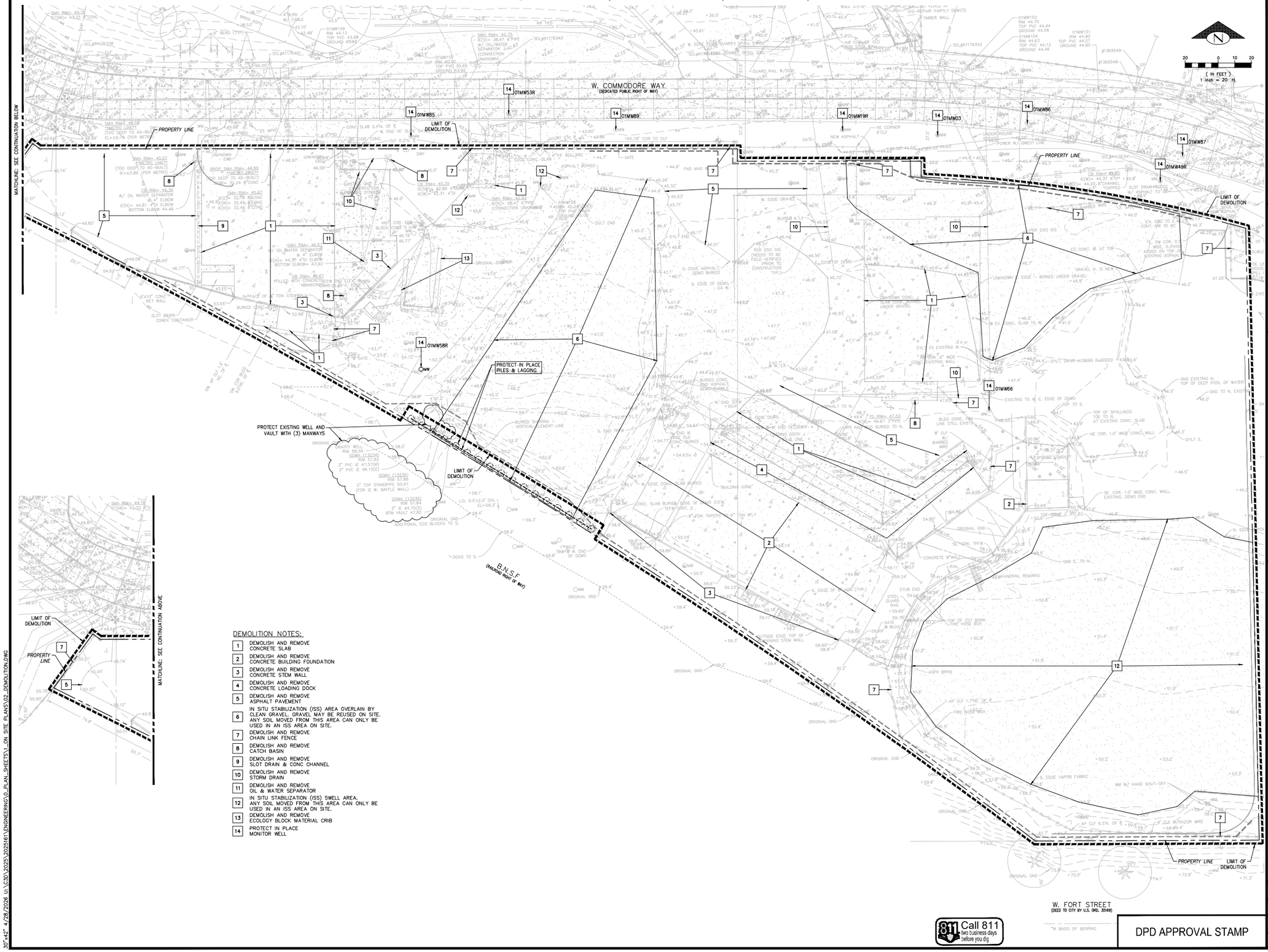
TESC DETAILS
2805 W COMMODORE WAY
TOCST-SALMON BAY SOUTH
CITY OF SEATTLE KING COUNTY WASHINGTON

drawn by	checked by
GLD/DRM	TFD
scale 1"=20'	date 2/12/26
job no. 2025161	
sheet 4 of 9	

NO.	REVISION	DATE

30"x42" 4/28/2026 U:\CAD\2025\2025161\ENGINEERING\0_PLAN_SHEETS\1_ON SITE PLANS\02_TESC.DWG

IN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 03 EAST, W.M.



DEMOLITION NOTES:

1. DEMOLISH AND REMOVE CONCRETE SLAB
2. DEMOLISH AND REMOVE CONCRETE BUILDING FOUNDATION
3. DEMOLISH AND REMOVE CONCRETE STEM WALL
4. DEMOLISH AND REMOVE CONCRETE LOADING DOCK
5. DEMOLISH AND REMOVE ASPHALT PAVEMENT
6. IN SITU STABILIZATION (ISS) AREA OVERLAIN BY CLEAN GRAVEL. GRAVEL MAY BE REUSED ON SITE. ANY SOIL MOVED FROM THIS AREA CAN ONLY BE USED IN AN ISS AREA ON SITE.
7. DEMOLISH AND REMOVE CHAIN LINK FENCE
8. DEMOLISH AND REMOVE CATCH BASIN
9. DEMOLISH AND REMOVE SLOT DRAIN & CONC CHANNEL
10. DEMOLISH AND REMOVE STORM DRAIN
11. DEMOLISH AND REMOVE OIL & WATER SEPARATOR
12. IN SITU STABILIZATION (ISS) SWELL AREA. ANY SOIL MOVED FROM THIS AREA CAN ONLY BE USED IN AN ISS AREA ON SITE.
13. DEMOLISH AND REMOVE ECOLOGY BLOCK MATERIAL CRIB
14. PROTECT IN PLACE MONITOR WELL

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"W BASIS OF BEARING

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DEMOLITION PLAN
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CITY OF SEATTLE

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IN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 03 EAST, W.M.

W. COMMODORE WAY
(DEDICATED PUBLIC RIGHT OF WAY)

SDCI PROJECT NO. -LU
SDOT PROJECT NO. SUSIP0000334

BUILDING A
FF=49.09

BUILDINGS ARE SHOWN FOR COORDINATION ONLY, THE BUILDINGS ARE NOT PART OF THIS GRADING PERMIT. BUILDING PERMITS WILL BE SUBMITTED SEPARATELY FOR EACH BUILDING.

BUILDING A
FF=50.59

BUILDING B
FF=52.09

BUILDINGS ARE SHOWN FOR COORDINATION ONLY, THE BUILDINGS ARE NOT PART OF THIS GRADING PERMIT. BUILDING PERMITS WILL BE SUBMITTED SEPARATELY FOR EACH BUILDING.

BUILDING C
FF=59.59

BUILDING C
FF=53.58

BUILDINGS ARE SHOWN FOR COORDINATION ONLY, THE BUILDINGS ARE NOT PART OF THIS GRADING PERMIT. BUILDING PERMITS WILL BE SUBMITTED SEPARATELY FOR EACH BUILDING.

RETAINING WALL SEE GEORESOURCES DRAWINGS

RETAINING WALL SEE DBM CONTRACTORS DRAWINGS

PROPERTY LINE

BEGIN VERTICAL CONCRETE CURB

END VERTICAL CONCRETE CURB

EXTRUDED ASPHALT CURB (TYPICAL)

37LF CONCRETE VERTICAL CURB

40LF CONCRETE VERTICAL CURB

401LF VERTICAL CONCRETE CURB & GUTTER

BEGIN VERTICAL CONCRETE CURB & GUTTER

TRENCH DRAIN

AREA DRAIN

CB TY I #1 RIM=48.11

CB TY I #2 RIM=48.05

CB TY I #3 RIM=47.91

CB TY I #4 RIM=48.70

CB TY I #5 RIM=49.83

CB #10 TY II 48"e RIM=50.00

CB #10A TY I RIM=50.98

CB #11 TY II 48"e RIM=51.30

CB #11A TY I RIM=50.98

CB TY I #6 RIM=51.05

CB TY I #7 RIM=51.05

CB TY I #8 RIM=52.17

CB TY I #8A RIM=52.45

CB TY I #9 RIM=51.60

CB TY I #12 RIM=47.64

CB TY I #13 RIM=49.29

ISS AREA

B.N.S.F. (RAILROAD RIGHT OF WAY)

W. FORT STREET
(DEED TO CITY BY U.S. ORD. 30169)

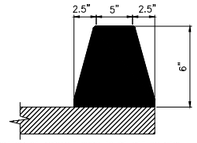
"N BASIS OF BEARING

MATCHLINE - SEE CONTINUATION BELOW

MATCHLINE - SEE CONTINUATION ABOVE

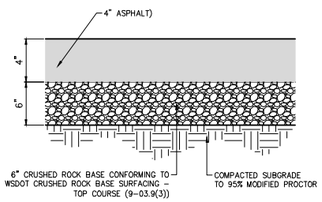
LEGEND:

- PROPERTY LINE
- CENTERLINE
- NEW CONCRETE CURB
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- 50 PROPOSED 1' CONTOUR
- 50.5 PROPOSED HALF FOOT CONTOUR
- ISS AREA – ANY SOIL MOVED FROM AN ISS AREA MUST ONLY BE PLACED IN ANOTHER ISS AREA SEE SREMP FOR FURTHER DETAIL

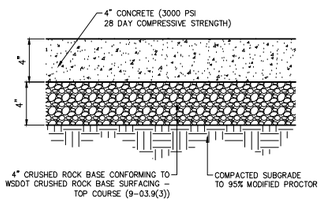


1. BOTTOM OF ASPHALT CURB TO BE SET ON NEW ONSITE PAVEMENT SURFACE.

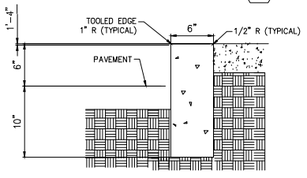
EXTRUDED ASPHALT CURB 5
NO SCALE



TYPICAL ASPHALT PAVING 1
NO SCALE

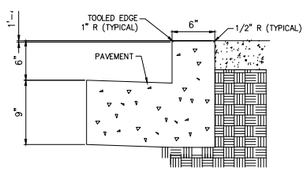


TYPICAL CONCRETE PAVING 2
NO SCALE



1. BOTTOM OF CURB TO BE SET ON COMPACTED SUB-BASE OR NATURAL UNDISTRIBUTED SOIL.
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS @ 25'-0" O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.

VERTICAL CONCRETE CURB 3
NO SCALE



1. BOTTOM OF CURB TO BE SET ON COMPACTED SUB-BASE OR NATURAL UNDISTRIBUTED SOIL.
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS @ 25'-0" O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.

VERTICAL CONCRETE CURB & GUTTER 4
NO SCALE

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(IN FEET) 1 inch = 20 ft.

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GRADING PLAN
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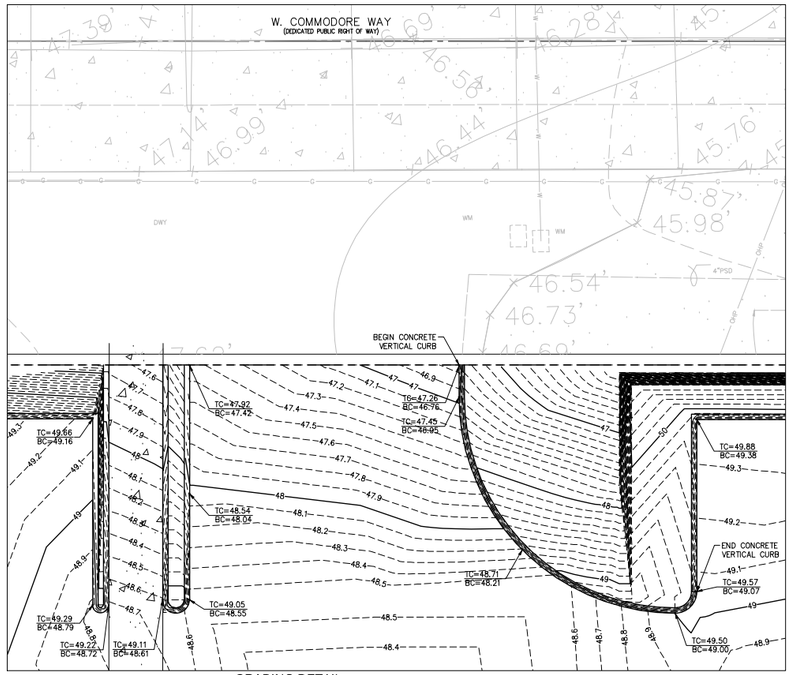
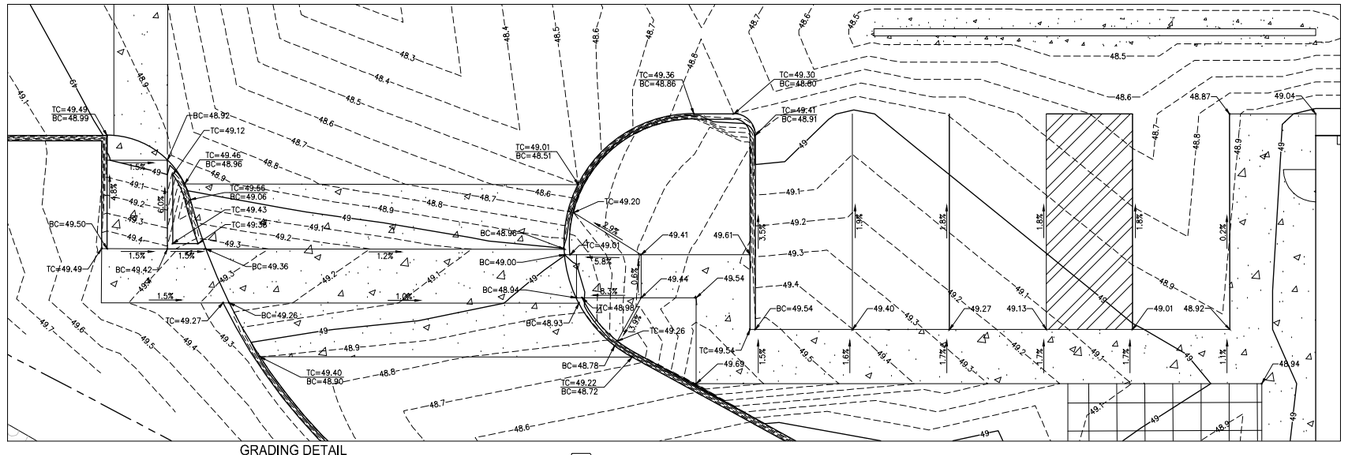
30"x42" - 4/29/2026 U:\C3D\2025\2025161\ENGINEERING\0_PLAN_SHEETS\1_ON SITE PLANS\03_GRADING.DWG

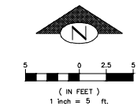
IN THE SOUTH 1/2 OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 03 EAST, W.M.



GRADING DETAIL
DRIVEWAY
SCALE: 1" =5'
1/6



GRADING DETAIL
ADA RAMPS
SCALE: 1" =5'
2/6



NO	REVISION	DATE

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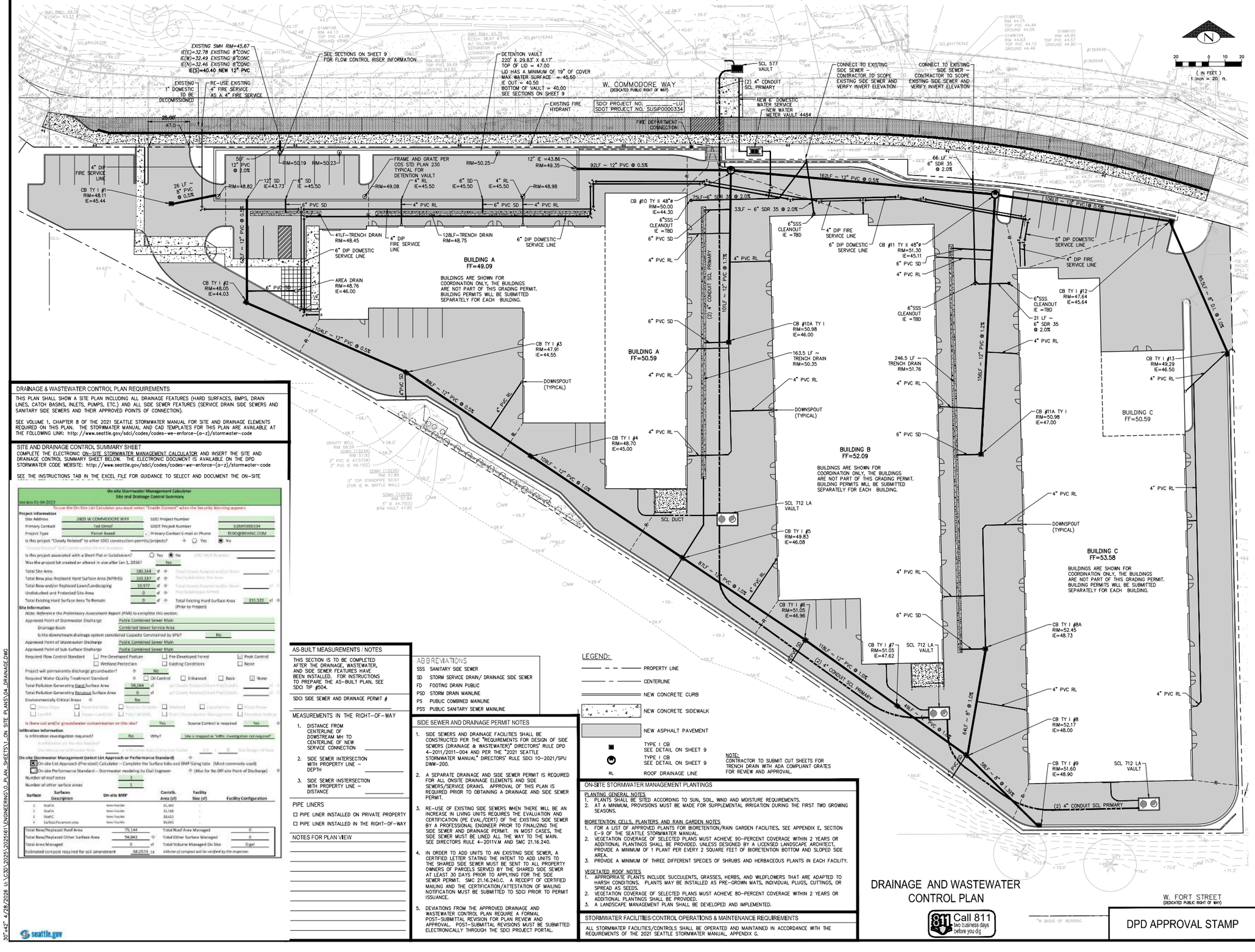

DRAINAGE & WASTEWATER CONTROL PLAN REQUIREMENTS

THIS PLAN SHALL SHOW A SITE PLAN INCLUDING ALL DRAINAGE FEATURES (HARD SURFACES, BMPS, DRAIN LINES, CATCH BASINS, INLETS, PUMPS, ETC.) AND ALL SIDE SEWER FEATURES (SERVICE DRAIN SIDE SEWERS AND SANITARY SIDE SEWERS AND THEIR APPROVED POINTS OF CONNECTION).

SEE VOLUME 1, CHAPTER 8 OF THE 2021 SEATTLE STORMWATER MANUAL FOR SITE AND DRAINAGE ELEMENTS REQUIRED ON THIS PLAN. THE STORMWATER MANUAL AND CAD TEMPLATES FOR THIS PLAN ARE AVAILABLE AT THE FOLLOWING LINK: http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code

SITE AND DRAINAGE CONTROL SUMMARY SHEET

COMPLETE THE ELECTRONIC ON-SITE STORMWATER MANAGEMENT CALCULATOR AND INSERT THE SITE AND DRAINAGE CONTROL SUMMARY SHEET BELOW. THE ELECTRONIC DOCUMENT IS AVAILABLE ON THE DPD STORMWATER CODE WEBSITE: http://www.seattle.gov/sdci/codes/codes-we-enforce-(a-z)/stormwater-code

SEE THE INSTRUCTIONS TAB IN THE EXCEL FILE FOR GUIDANCE TO SELECT AND DOCUMENT THE ON-SITE

On-site Stormwater Management Calculator
Site and Drainage Control Summary

Version 01-04-2023

To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

Project Information

Site Address	2805 W COMMODORE WAY	SDCI Project Number	
Primary Contact	Ted Dimof	SDOT Project Number	SUSIP0000334
Project Type	Parcel-Based	Primary Contact E-mail or Phone	TEDD@BHINC.COM

Is this project "Closely Related" to other SDCI construction permits/projects? ○ Yes ◉ No

"Closely Related" SDCI Construction Permit Number(s)

Is this project associated with a Short Plat or Subdivision? ○ Yes ◉ No — SDCI MUP Number

Was the project lot created or altered in size after Jan 1, 2016? Yes

Total Site Area	181,164	sf			
Total New plus Replaced Hard Surface Area (NPHS)	169,187	sf			
Total New and/or Replaced Lawn/Landscaping	10,977	sf			
Undisturbed and Protected Site Area	0	sf			
Total Existing Hard Surface Area To Remain	0	sf	Total Existing Hard Surface Area (Prior to Project)	131,320	sf

Site Information

Note: Reference the Preliminary Assessment Report (PAR) to complete this section.

Approved Point of Stormwater Discharge	Public Combined Sewer Main				
Drainage Basin	Combined Sewer Service Area				
Is this downstream drainage system considered Capacity Constrained by SPU?	No				
Approved Point of Wastewater Discharge	Public Combined Sewer Main				
Approved Point of Sub-Surface Discharge	Public Combined Sewer Main				
Required Flow Control Standard	☐ Pre-Developed Pasture	☐ Pre-Developed Forest	☑ Peak Control		
	☐ Wetland Protection	☐ Existing Conditions	☐ None		
Project will permanently discharge groundwater?	No				
Required Water Quality Treatment Standard	☐ Oil Control	☐ Enhanced	☐ Basic	☑ None	
Total Pollution Generating Hard Surface Area	94,044	sf			
Total Pollution Generating Pervious Surface Area	0	sf			
Environmentally Critical Areas	No				
☐ Peat Settle	☐ Potential Slide	☐ Seismic Hazard	☐ Wetland	☐ Liquefaction	☐ Steep Slope
☐ Landfill	☐ Steep Landslide	☐ Flood Zone	☐ Riparian Corridor	☐ Shoreline Jurisdiction	

Is there soil and/or groundwater contamination on this site? Yes — Source Control is required Yes

Infiltration Information

Is infiltration investigation required? No — Why? Site is mapped as "infilt. investigation not required"

Infiltration on this site feasible?

Enter Measured Infiltration Rate — Infiltration Rate Correction Factor 0.5 — Site Design Inf Rate 0

On-site Stormwater Management (select List Approach or Performance Standard)

◉ On-site List Approach (Pre-sized) Calculator – Complete the Surface tabs and BMP Sizing tabs (Most commonly used)

○ On-site Performance Standard – Stormwater modeling by Civil Engineer (Also for No Off-site Point of Discharge)

Number of roof areas 3

Number of other surface areas 1

	Surface Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	RoofA	None/Inactive	31,001	-	
2	RoofB	None/Inactive	75,144	-	
3	RoofC	None/Inactive	28,610	-	
4	Surface/Pavement area	None/Inactive	94,041	-	

Total New/Replaced Roof Area	75,144	Total Roof Area Managed	0
Total New/Replaced Other Surface Area	94,043	Total Other Surface Managed	0
Total Area Managed	0 sf	Total Volume Managed On Site	0 gal
Estimated compost required for soil amendment	68.0574 cy	Volume of compost will be verified by the inspector.	

seattle.gov

AS-BUILT MEASUREMENTS / NOTES

THIS SECTION IS TO BE COMPLETED AFTER THE DRAINAGE, WASTEWATER, AND SIDE SEWER FEATURES HAVE BEEN INSTALLED. FOR INSTRUCTIONS TO PREPARE THE AS-BUILT PLAN, SEE SDCI TIP #504.

SDCI SIDE SEWER AND DRAINAGE PERMIT #

MEASUREMENTS IN THE RIGHT-OF-WAY

1. DISTANCE FROM CENTERLINE OF DOWNSTREAM MH TO CENTERLINE OF NEW SERVICE CONNECTION
2. SIDE SEWER INTERSECTION WITH PROPERTY LINE – DEPTH
3. SIDE SEWER INSERSECTION WITH PROPERTY LINE – DISTANCE

PIPE LINERS

☐ PIPE LINER INSTALLED ON PRIVATE PROPERTY

☐ PIPE LINER INSTALLED IN THE RIGHT-OF-WAY

NOTES FOR PLAN VIEW

ABBREVIATIONS

SSS	SANITARY SIDE SEWER
SD	STORM SERVICE DRAIN/ DRAINAGE SIDE SEWER
FD	FOOTING DRAIN PUBLIC
PSD	STORM DRAIN MAINLINE
PS	PUBLIC COMBINED MAINLINE
PSS	PUBLIC SANITARY SEWER MAINLINE

SIDE SEWER AND DRAINAGE PERMIT NOTES

1. SIDE SEWERS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED PER THE "REQUIREMENTS FOR DESIGN OF SIDE SEWERS (DRAINAGE & WASTEWATER)" DIRECTORS' RULE DPD 4-2011/2011-004 AND PER THE "2021 SEATTLE STORMWATER MANUAL" DIRECTORS' RULE SDCI 10-2021/SPU DWW-200.
2. A SEPARATE DRAINAGE AND SIDE SEWER PERMIT IS REQUIRED FOR ALL ONSITE DRAINAGE ELEMENTS AND SIDE SEWERS/SERVICE DRAINS. APPROVAL OF THIS PLAN IS REQUIRED PRIOR TO OBTAINING A DRAINAGE AND SIDE SEWER PERMIT.
3. RE-USE OF EXISTING SIDE SEWERS WHEN THERE WILL BE AN INCREASE IN LIVING UNITS REQUIRES THE EVALUATION AND CERTIFICATION (PE EVAL/CERT) OF THE EXISTING SIDE SEWER BY A PROFESSIONAL ENGINEER PRIOR TO FINALIZING THE SIDE SEWER AND DRAINAGE PERMIT. IN MOST CASES, THE SIDE SEWER MUST BE LINED ALL THE WAY TO THE MAIN. SEE DIRECTOR'S RULE 4-2011V.M AND SMC 21.16.240.
4. IN ORDER TO ADD UNITS TO AN EXISTING SIDE SEWER, A CERTIFIED LETTER STATING THE INTENT TO ADD UNITS TO THE SHARED SIDE SEWER MUST BE SENT TO ALL PROPERTY OWNERS OF PARCELS SERVED BY THE SHARED SIDE SEWER AT LEAST 30 DAYS PRIOR TO APPLYING FOR THE SIDE SEWER PERMIT. SMC 21.16.240.C. A RECEIPT OF CERTIFIED MAILING AND THE CERTIFICATION/ATTESTATION OF MAILING NOTIFICATION MUST BE SUBMITTED TO SDCI PRIOR TO PERMIT ISSUANCE.
5. DEVIATIONS FROM THE APPROVED DRAINAGE AND WASTEWATER CONTROL PLAN REQUIRE A FORMAL POST-SUBMITTAL REVISION FOR PLAN REVIEW AND APPROVAL. POST-SUBMITTAL REVISIONS MUST BE SUBMITTED ELECTRONICALLY THROUGH THE SDCI PROJECT PORTAL.

LEGEND:

- PROPERTY LINE
- CENTERLINE
- NEW CONCRETE CURB
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- TYPE I CB SEE DETAIL ON SHEET 9
- TYPE I CB SEE DETAIL ON SHEET 9
- RL ROOF DRAINAGE LINE

NOTE: CONTRACTOR TO SUBMIT CUT SHEETS FOR TRENCH DRAIN WITH ADA COMPLIANT GRATES FOR REVIEW AND APPROVAL.

ON-SITE STORMWATER MANAGEMENT PLANTINGS

PLANTING GENERAL NOTES:
1. PLANTS SHALL BE SITED ACCORDING TO SUN, SOIL, WIND AND MOISTURE REQUIREMENTS.
2. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION DURING THE FIRST TWO GROWING SEASONS.

BIORETENTION CELLS, PLANTERS AND RAIN GARDEN NOTES
1. FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES, SEE APPENDIX E, SECTION E-9 OF THE SEATTLE STORMWATER MANUAL.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 90-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED. UNLESS DESIGNED BY A LICENSED LANDSCAPE ARCHITECT, PROVIDE A MINIMUM OF 1 PLANT PER EVERY 2 SQUARE FEET OF BIORETENTION BOTTOM AND SLOPED SIDE AREA.
3. PROVIDE A MINIMUM OF THREE DIFFERENT SPECIES OF SHRUBS AND HERBACEOUS PLANTS IN EACH FACILITY.

VEGETATED ROOF NOTES
1. APPROPRIATE PLANTS INCLUDE SUCCULENTS, GRASSES, HERBS, AND WILDFLOWERS THAT ARE ADAPTED TO HARSH CONDITIONS. PLANTS MAY BE INSTALLED AS PRE-GROWN MATS, INDIVIDUAL PLUGS, CUTTINGS, OR SPREAD AS SEEDS.
2. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 80-PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS SHALL BE PROVIDED.
3. A LANDSCAPE MANAGEMENT PLAN SHALL BE DEVELOPED AND IMPLEMENTED.

STORMWATER FACILITIES/CONTROL OPERATIONS & MAINTENANCE REQUIREMENTS

ALL STORMWATER FACILITIES/CONTROLS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 SEATTLE STORMWATER MANUAL, APPENDIX G.

DRAINAGE AND WASTEWATER CONTROL PLAN

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(206) 323-4144
(425) 895-7799
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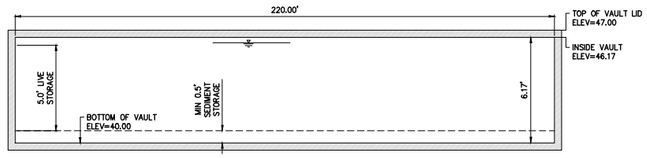
DRAINAGE & UTILITY PLAN
2805 W COMMODORE WAY
TOOST-SALMON BAY SOUTH
CITY OF SEATTLE — KING COUNTY — WASHINGTON

drawn by	checked by
GLD/DRM	TFD
scale 1"=20'	date 2/12/26
job no. 2025161	
sheet 8 of 9	

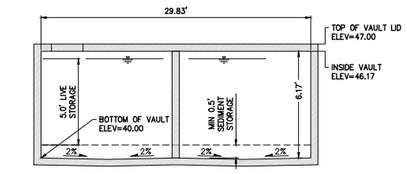
DATE | REVISION | NO

30"x42" 4/28/2026 U:\CSD\2025\2025161\ENGINEERING\D_PLAN_SHEETS\L_ON_SITE_PLANS\04_DRAINAGE.DWG



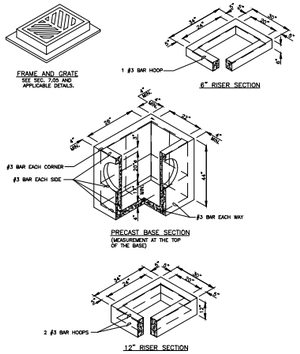
NOTE: SEE STRUCTURTAL PLANS FOR STRUCTURAL DESIGN OF DETENTION VAULT

DETENTION VAULT SECTION
EAST/WEST
NO SCALE — 1/8



NOTE: SEE STRUCTURTAL PLANS FOR STRUCTURAL DESIGN OF DETENTION VAULT

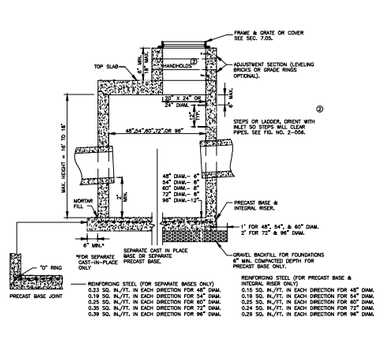
DETENTION VAULT SECTION
NORTH/SOUTH
NO SCALE — 2/8



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQ. IN./FT. PROVIDED IT SHALL BE WELDED WIRE FABRIC SHALL CONFLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2 IN. MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20 IN. KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 5 FT.
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2" PER FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621C. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. FOR CATCH BASINS IN PAVING LOTS REFER TO WSDOT/APWA STANDARD DWG. 8-15.80-01.
12. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2 IN. FROM VERTICAL EDGE OF CATCH BASIN WALL.
13. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

TYPE I CATCH BASIN
NO SCALE — 1/6



REINFORCING STEEL (FOR SEPARATE BASES ONLY)

48" DIAM.–	0.33 SQ. IN./FT. IN EACH DIRECTION FOR 48" DIAM.
54" DIAM.–	0.19 SQ. IN./FT. IN EACH DIRECTION FOR 54" DIAM.
60" DIAM.–	0.25 SQ. IN./FT. IN EACH DIRECTION FOR 60" DIAM.
72" DIAM.–	0.35 SQ. IN./FT. IN EACH DIRECTION FOR 72" DIAM.
96" DIAM.–12"	0.39 SQ. IN./FT. IN EACH DIRECTION FOR 96" DIAM.

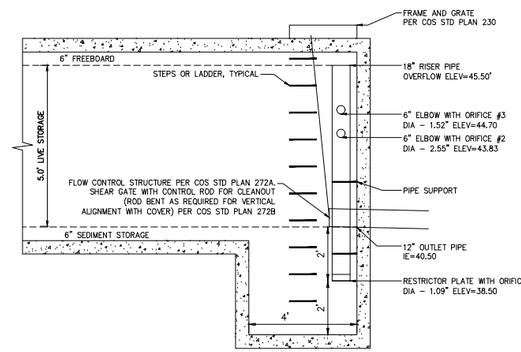
REINFORCING STEEL (FOR PRECAST BASE & INTEGRAL RISER ONLY)

48" DIAM.–	0.15 SQ. IN./FT. IN EACH DIRECTION FOR 48" DIAM.
54" DIAM.–	0.19 SQ. IN./FT. IN EACH DIRECTION FOR 54" DIAM.
60" DIAM.–	0.25 SQ. IN./FT. IN EACH DIRECTION FOR 60" DIAM.
72" DIAM.–	0.24 SQ. IN./FT. IN EACH DIRECTION FOR 72" DIAM.
96" DIAM.–12"	0.29 SQ. IN./FT. IN EACH DIRECTION FOR 96" DIAM.

NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
2. HANDHOLES IN ADJUSTMENT SECTION SHALL HAVE 7" MIN. CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN. CLEARANCE. SEE FIG. NO. 2-006. ADJUSTMENT SECTION SHALL BE LIMITED TO NOT MORE THAN 12 INCHES OF LEVELING BRICK COURSE WITH A MIN. OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS. KNOCKOUT SIZE SHALL BE 36 IN. FOR 18 IN. CATCH BASIN, 42 IN. FOR 24 IN. C.B., 48 IN. FOR 30 IN. C.B., 60 IN. FOR 72 IN. C.B., 84 IN. FOR 96 IN. C.B. MIN. DISTANCE BETWEEN HOLES SHALL BE 8 IN. FOR 48 IN., 54 IN., AND 60 IN. C.B.; 12 IN. FOR 72 IN. AND 96 IN. C.B.
6. CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621C. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
8. MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS. SEE FIG. 7-006.
10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-08.3 FOR JOINT REQUIREMENTS.
11. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

TYPE II CATCH BASIN
NO SCALE — 1/6



DETENTION VAULT FLOW CONTROL RISER
NO SCALE — 3/8

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NO.	REVISION	DATE

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DRAINAGE & UTILITY DETAILS
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CITY OF SEATTLE — KING COUNTY — WASHINGTON

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scale 1"=20'	date 2/12/26
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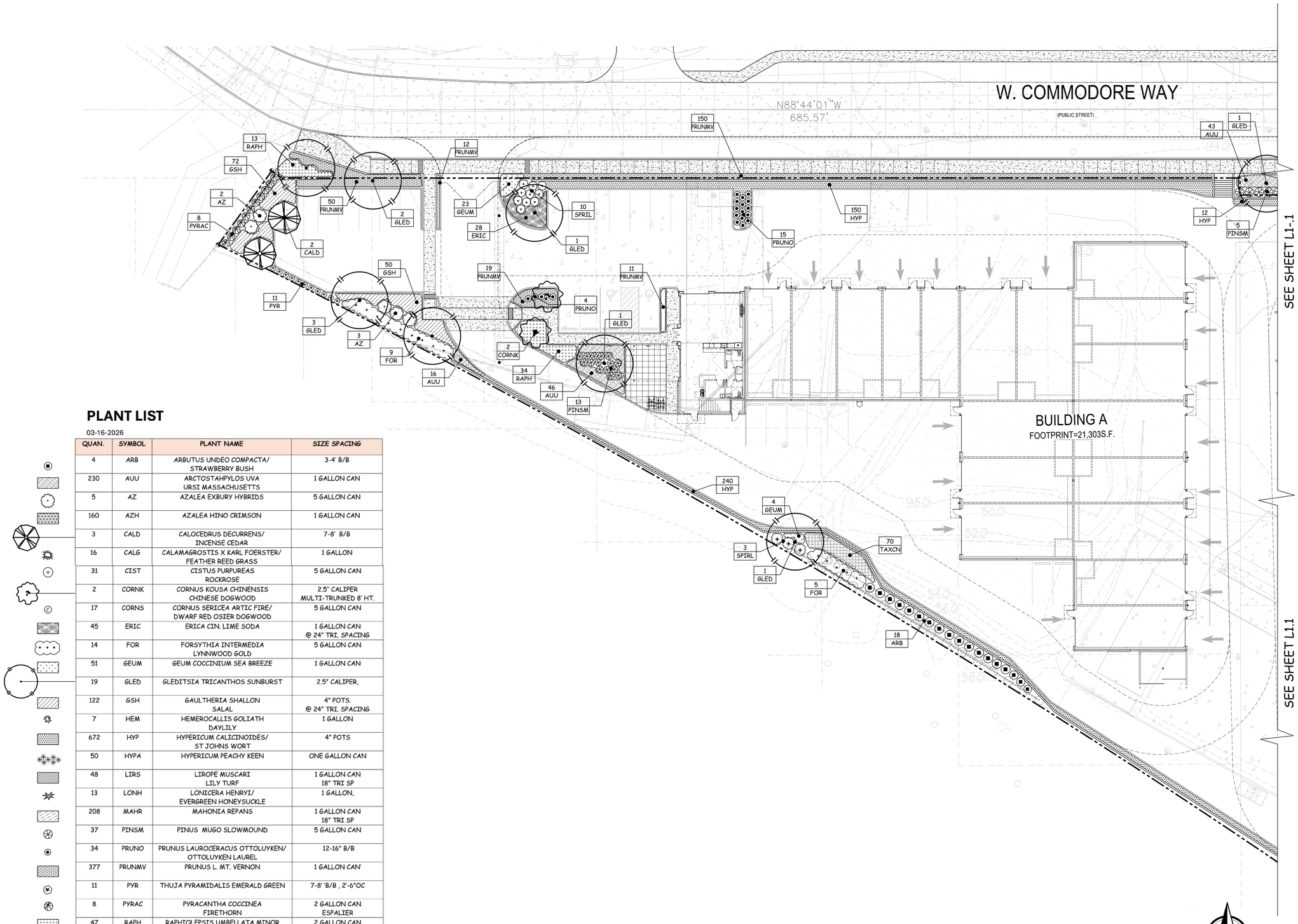
sheet 9 of 9	

30"x42" 4/28/2026 u:\C3D\2025\2025161\ENGINEERING\0_PLAN_SHEETS\1_ON SITE PLANS\04_DRAINAGE DETAILS.DWG

EXHIBIT D

Landscape Drawings



PLANT LIST

03-16-2026

QUAN.	SYMBOL	PLANT NAME	SIZE SPACING
4	ARB	ARBUTUS UNDEO COMPACTA/ STRAWBERRY BUSH	3-4' B/B
230	AUU	ARCTOSTAHPYLOS UVA URSI MASSACHUSETTS	1 GALLON CAN
5	AZ	AZALEA EXBURY HYBRIDS	5 GALLON CAN
160	AZH	AZALEA HINO CRIMSON	1 GALLON CAN
3	CALD	CALOCEDRUS DECURRENS/ INCENSE CEDAR	7-8' B/B
16	CALG	CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
31	CIST	CISTUS PURPUREAS ROCKROSE	5 GALLON CAN
2	CORNK	CORNUS KOUSA CHINENSIS CHINESE DOGWOOD	2.5" CALIPER MULTI-TRUNKED 8' HT.
17	CORNS	CORNUS SERICEA ARTIC FIRE/ DWARF RED OSIER DOGWOOD	5 GALLON CAN
45	ERIC	ERICA CIN. LIME SODA	1 GALLON CAN @ 24" TRI. SPACING
14	FOR	FORSYTHIA INTERMEDIA LYNNWOOD GOLD	5 GALLON CAN
51	GEUM	GEUM COCCINIUM SEA BREEZE	1 GALLON CAN
19	GLED	GLEDITSIA TRICANTHOS SUNBURST	2.5" CALIPER,
122	GSH	GAULTHERIA SHALLON SALAL	4" POTS. @ 24" TRI. SPACING
7	HEM	HEMEROCALLIS GOLIATH DAYLILY	1 GALLON
672	HYP	HYPERICUM CALICINOIDES/ ST JOHNS WORT	4" POTS
50	HYPA	HYPERICUM PEACHY KEEN	ONE GALLON CAN
48	LIRS	LIROPE MUSCARI LILY TURF	1 GALLON CAN 18" TRI SP
13	LONH	LONICERA HENRYI/ EVERGREEN HONEYSUCKLE	1 GALLON,
208	MAHR	MAHONIA REPANS	1 GALLON CAN 18" TRI SP
37	PINSM	PINUS MUGO SLOWMOUND	5 GALLON CAN
34	PRUNO	PRUNUS LAUROCERACUS OTTOLUYKEN/ OTTOLUYKEN LAUREL	12-16" B/B
377	PRUNMV	PRUNUS L. MT. VERNON	1 GALLON CAN'
11	PYR	THUJA PYRAMIDALIS EMERALD GREEN	7-8' 'B/B , 2'-6"OC
8	PYRAC	PYRACANTHA COCCINEA FIRETHORN	2 GALLON CAN ESPALIER
47	RAPH	RAPHIOLEPSIS UMBELLATA MINOR	2 GALLON CAN
13	SPIRL	SPIRAEA J. SHIROBANA	2 GALLON CAN
85	TAXCN	TAXUS CUSPIDATA NANA	2 GALLON CAN 18 X 18"
125	VIBD	VIBURNUM DAVIDI/ DAVIDS VIBURNUM	1 GALLON CAN 24" TRI SP

1 / L1.0 LANDSCAPE PLAN

SCALE: 1"- = 20'-0"

KLLA
LANDSCAPE ARCHITECTS INC.
P 206 396 7617
KLLA@COMCAST.NET
4823 NE Dotson Loop Bainbridge, WA. 98110

SEAL:

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Ken Large
KENNETH E. LARGE
KLLA LANDSCAPE ARCHITECTS, INC.
CERTIFICATE #301

SALMON BAY SOUTH - BLDG A

2805 W. COMMODORE WAY
SEATTLE, WA. 98199

JOB NUMBER: KEL
DRAWN:
CHECKED:
DATE: MARCH 13, 2026
REVISIONS:
1

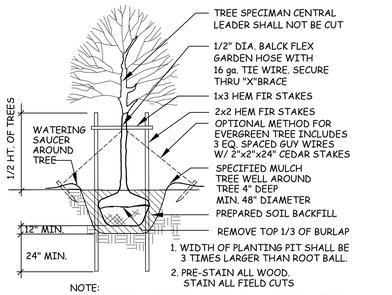
SHEET TITLE:

LANDSCAPE PLAN

PRELIMINARY

SHEET NUMBER:

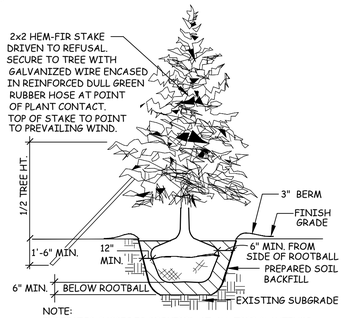
L1.0



NOTE:
INDICATOR FABRIC IS REQUIRED AT ALL TREE PLANTINGS.
SEE DETAIL BELOW: INDICATOR FABRIC PLANTING DETAIL

2 TYP.DECIDUOUS TREE PLANTING

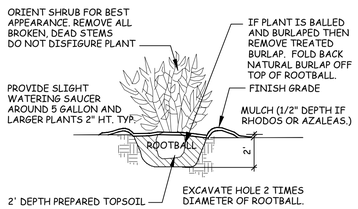
SCALE: N.T.S



NOTE:
INDICATOR FABRIC IS REQUIRED AT ALL TREE PLANTINGS.
SEE DETAIL BELOW: INDICATOR FABRIC PLANTING DETAIL

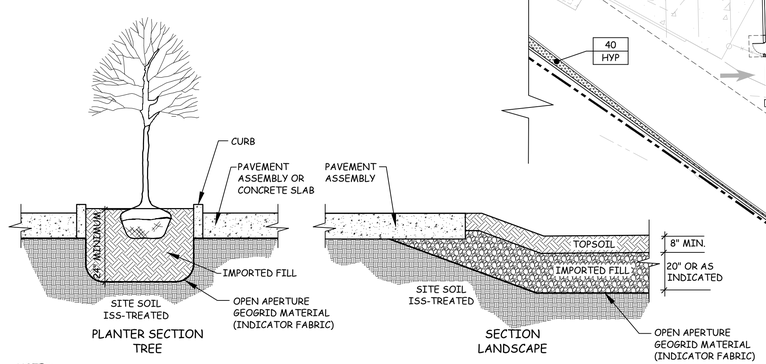
3 TYP. CONIFEROUS TREE PLANTING

SCALE: N.T.S.



4 TYPICAL SHRUB PLANTING

SCALE: N.T.S.

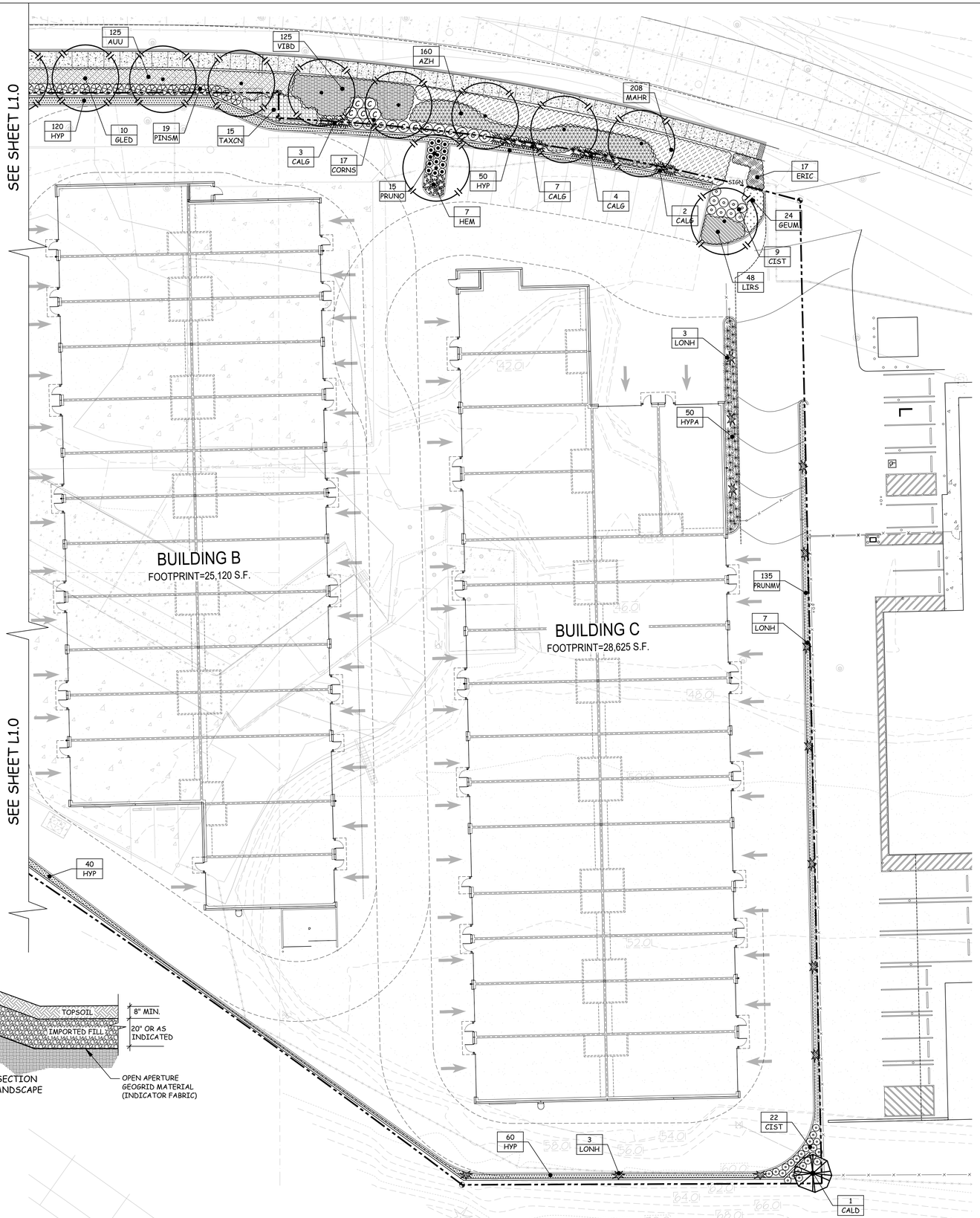


NOTES:

1. REMOVE ALL ASPHALT CONCRETE, BASE COURSE, AND GRAVEL. THICKNESS MAY BE MODIFIED BASED ON THE FINAL REDEVELOPMENT PLANS. THE THICKNESS PROVIDED ARE TYPICAL FOR THESE TYPES OF APPLICATIONS.
2. THE NEED FOR VAPOR INTRUSION PROTECTIVE - MEASURES WILL BE EVALUATED DURING THE DEVELOPMENT DESIGN.

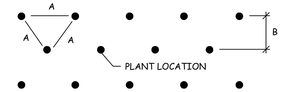
5 INDICATOR FABRIC PLANTING DETAILS

SCALE: N.T.S.



SPACING "A"	SPACING "B"	# OF PLANTS/SF
6" o.c.	5.20"	4.60
8" o.c.	6.93"	2.60
10" o.c.	8.66"	1.66
12" o.c.	10.40"	1.15
15" o.c.	13.00"	.738
18" o.c.	15.60"	.512
24" o.c.	20.80"	.290
30" o.c.	26.00"	.185
36" o.c.	30.00"	.116

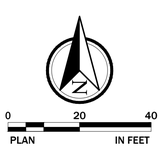
SEE GROUNDCOVER PLANT KEY FOR MAXIMUM TRIANGULAR SPACING "A". THIS CHART IS TO BE USED TO DETERMINE NUMBER OF GROUNDCOVER PLANTS REQUIRED IN A GIVEN AREA.



PLANT SPACING CHART
FOR USE WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER, AS IN ALL MASSED SHRUB/GROUNDCOVER PLANTINGS

1 PLANT SPACING CHART

SCALE: N.T.S.



1 / L1.1 LANDSCAPE PLAN

SCALE: 1"- = 20'-0"

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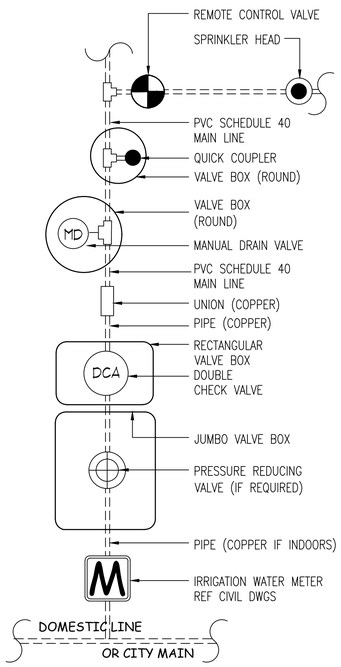
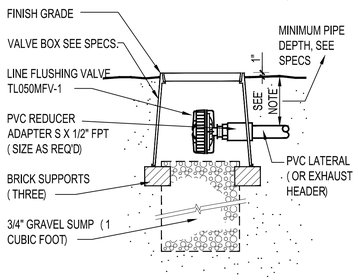
L1.1



8 POINT OF CONNECTION PLAN VIEW
SCALE: SCHEMATIC



7 AUTOMATIC FLUSH VALVE
SCALE: 3/4" = 1'-0"

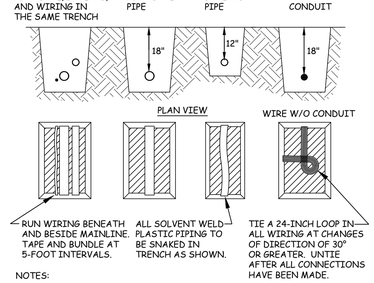
IRRIGATION FLOW CHART

THE FOLLOWING CHART IS TO BE USED BY THE CONTRACTOR FOR SIZING LATERAL PIPE.
WHEN USING THIS CHART DO NOT EXCEED A VELOCITY OF 5 FEET PER SECOND.
THIS CHART REPRESENTS THE FRICTION LOSS PER 100 FEET OF PIPE.
THE CONTRACTOR SHALL CALCULATE GALLONAGE USING THE HEADS SHOWN ON THE PLAN.

FLOW G.P.M.	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS
1	0.47	0.06	0.28	0.02	0.18	0.01	0.13	0.00		
2	0.94	0.22	0.57	0.07	0.36	0.02	0.27	0.01	0.17	0.00
3	1.42	0.46	0.86	0.14	0.54	0.04	0.41	0.02	0.26	0.01
4	1.89	0.79	1.15	0.26	0.72	0.08	0.55	0.04	0.35	0.01
5	2.36	1.20	1.44	0.36	0.90	0.12	0.68	0.06	0.44	0.02
6	2.83	1.68	1.73	0.51	1.08	0.16	0.82	0.08	0.53	0.03
7	3.30	2.23	2.02	0.67	1.26	0.22	0.96	0.11	0.61	0.04
8	3.77	2.85	2.30	0.86	1.44	0.28	1.10	0.14	0.70	0.05
9	4.25	3.55	2.59	1.07	1.62	0.34	1.24	0.18	0.79	0.06
10	4.72	4.31	2.88	1.30	1.80	0.42	1.37	0.22	0.88	0.07
11	5.19	5.15	3.17	1.56	1.98	0.50	1.51	0.26	0.97	0.09
12	5.65	6.06	3.46	1.83	2.17	0.59	1.65	0.30	1.06	0.10
14	6.60	8.05	4.04	2.43	2.53	0.78	1.92	0.40	1.23	0.14
16	7.55	10.30	4.61	3.11	1.89	1.00	2.20	0.52	1.41	0.17
18	8.49	12.81	5.19	3.87	3.23	1.24	2.40	0.64	1.59	0.22
20	9.43	15.58	5.77	4.71	3.61	1.51	2.75	0.74	1.76	0.26
22	10.38	18.53	6.34	5.52	3.97	1.80	3.03	0.83	1.94	0.32
24	11.32	21.83	6.92	6.60	4.34	2.12	3.30	1.09	2.12	0.37
26	12.27	25.32	7.50	7.65	4.70	2.46	3.58	1.27	2.29	0.43
28	13.21	29.04	8.08	8.78	5.06	2.82	3.86	1.46	2.47	0.49
30	14.15	33.00	8.86	9.99	5.43	3.20	4.13	1.66	2.65	0.56
35	16.51	43.91	10.10	13.27	6.32	4.26	4.82	2.20	3.08	0.75
40	18.37	56.23	10.54	17.00	7.23	5.45	5.51	2.82	3.53	0.96
45			12.58	21.24	8.13	6.78	6.20	3.51	3.97	1.19
50			14.42	25.70	9.04	8.24	6.89	4.26	4.41	1.44
55			15.57	30.66	9.94	9.83	7.56	5.08	4.85	1.72
60			17.31	36.02	10.23	11.58	8.27	5.37	5.30	2.02
65			18.75	41.77	11.75	13.40	8.96	6.93	5.74	2.35
70					12.88	15.37	9.65	7.96	6.18	2.83
75					13.56	17.47	10.24	9.03	6.63	3.06
80					14.46	19.04	11.03	10.18	7.08	3.44
85					15.27	22.02	11.75	11.28	7.50	3.88

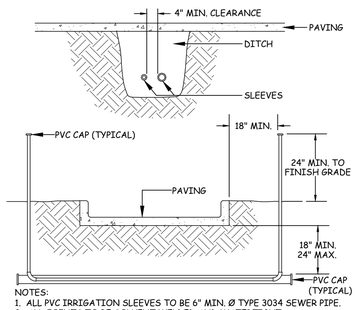
SIZE	3/4"	1"	1-1/4"	1-1/2"	2"
OD	1.050	1.315	1.650	1.900	2.375
ID	.930	1.189	1.502	1.720	2.149

6 IRRIGATION FLOW CHART
SCALE: N.T.S.



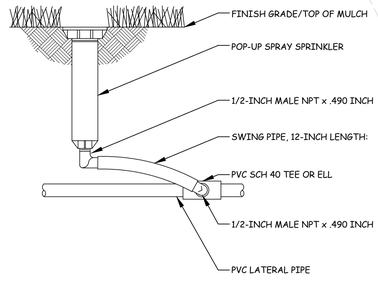
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH TYPE 3034 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHEN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

5 TYP. PIPE AND WIRING TRENCH
SCALE: N.T.S.



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE 6" MIN. Ø TYPE 3034 SEWER PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

4 TYP. SLEEVE UNDER PAVEMENT
SCALE: N.T.S.

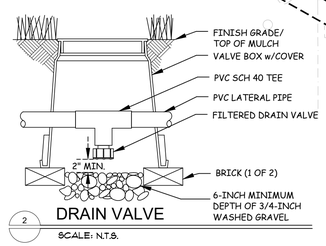


3 TYP. POP UP SPRINKLER HEAD
SCALE: N.T.S.

IRRIGATION LEGEND

All shrub zone nozzles shall be installed on Rainbird 1806 series bodies

- End strip spray
- Side strip spray
- Rainbird 1800 ¼, ½, ¾, full and variable angle variable radius nozzles. The nozzle arc and arc distance are not shown.
- MAINLINE: 1-1/2" & 2" diameter SCH. 40 PVC Pipe/Solvent Weld. Tie into existing mainline as shown. Plan shows diagrammatic location and size
- LATERAL: Class 200 PVC Pipe/ Solvent Weld, minimum 3/4" diameter size, as noted or per velocity sizing chart.
- DRIP: Netafim drip line
- SLEEVE PER DETAIL 4/5 L2.0



2 DRAIN VALVE
SCALE: N.T.S.

- C — CONTROLLER: Rainbird ESP w/ wireless rain shut off, Mount to outside of building
- DCA — DOUBLE CHECK VALVE ASSEMBLY (2 L2.1): Double check assembly
- ZONE VALVES (24VAC Electric): Rainbird PEB series 1" for 10-20 gpm, Rainbird XCZ 100 PRBR for drip zones (3 L2.1)
- QCV — 1" QUICK COUPLING VALVE: (4 L2.1) Rain Bird #44: Install in 12" Standard valve Box
- ISOLATION GATE VALVES: 3" 150 psi WOG Brass Gate Valve, FIPT X FIPT, with handwheel & rising stem. Place in valve box
- DV — DRAIN VALVE: see detail (2 L2.0)

NOTE:
A state of Washington approved double check assembly (DCVA) is required on all water supply lines to any irrigation system. The below grade DCVA shall be no deeper than 12" and have a minimum of 6" of clear space beneath it. Threaded plugs shall be installed at each end of the four test ports and an independent shut off valve shall be installed between the water meter and the DCVA.

IRRIGATION PLAN

1 / L2.0 SCALE: 1" = 20'-0"

0 20 40
PLAN IN FEET

KLLA
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KENNETH E. LARGE
KLLA LANDSCAPE ARCHITECTS, INC.
CERTIFICATE #301

SALMON BAY SOUTH - BLDG A

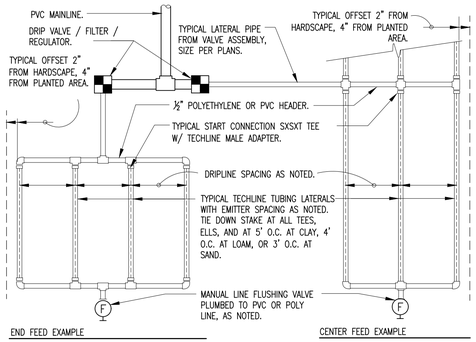
2805 W. COMMODORE WAY
SEATTLE, WA. 98199

JOB NUMBER: KEL
DRAWN:
CHECKED:
DATE: MARCH 23, 2026
REVISIONS:
1 -

SHEET TITLE:
IRRIGATION PLAN

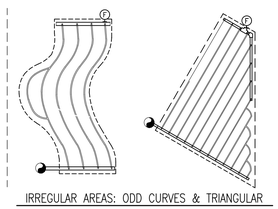
PRELIMINARY

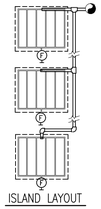
SHEET NUMBER:
L2.0

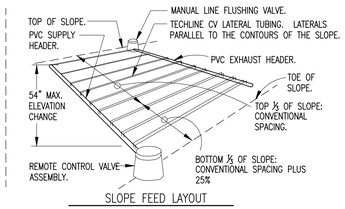


TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING			12"				18"				24"	
DRIPPER FLOW RATE (GPH)			0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)		15	127	109	86	65	177	151	120	91	152	116
		25	427	325	256	194	604	459	361	274	458	348
		35	539	409	322	244	763	579	456	346	580	440
		45	618	469	369	280	877	664	523	397	666	506

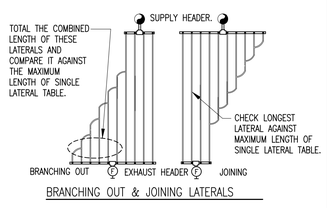
TECHLINE CV FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77


IRREGULAR AREAS: ODD CURVES & TRIANGULAR


ISLAND LAYOUT

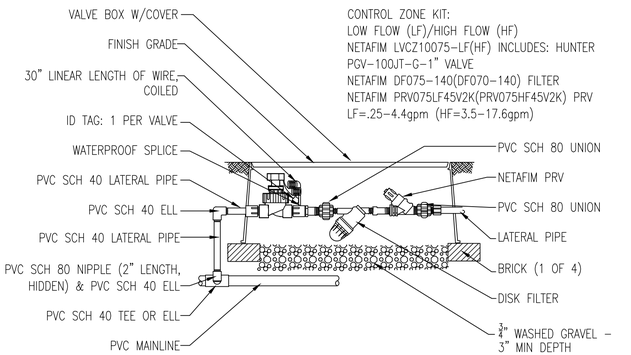


SLOPE FEED LAYOUT

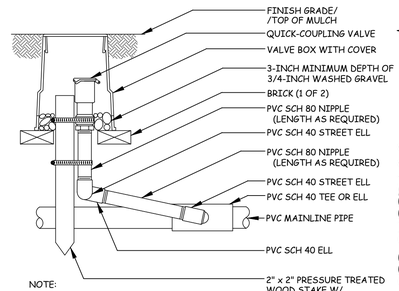


BRANCHING OUT & JOINING LATERALS

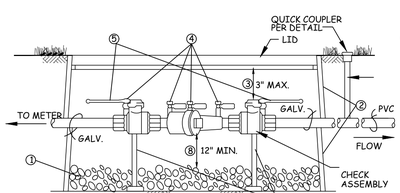
6 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS
SCALE: 3" = 1'-0"



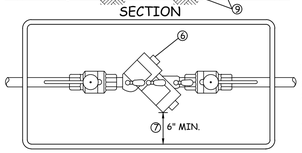
5 1" CONTROL ZONE KIT WITH PRESSURE REGULATED BACKFLUSH FILTER
SCALE: 3" = 1'-0"



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
4 TYP. QUICK COUPLER
SCALE: N.T.S.



SECTION

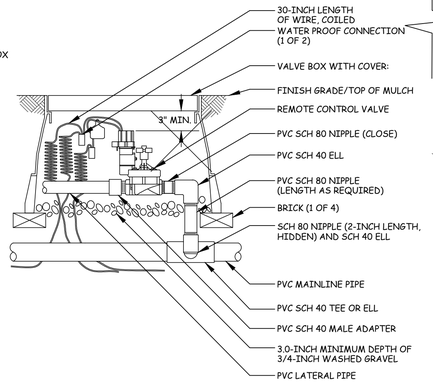


PLAN

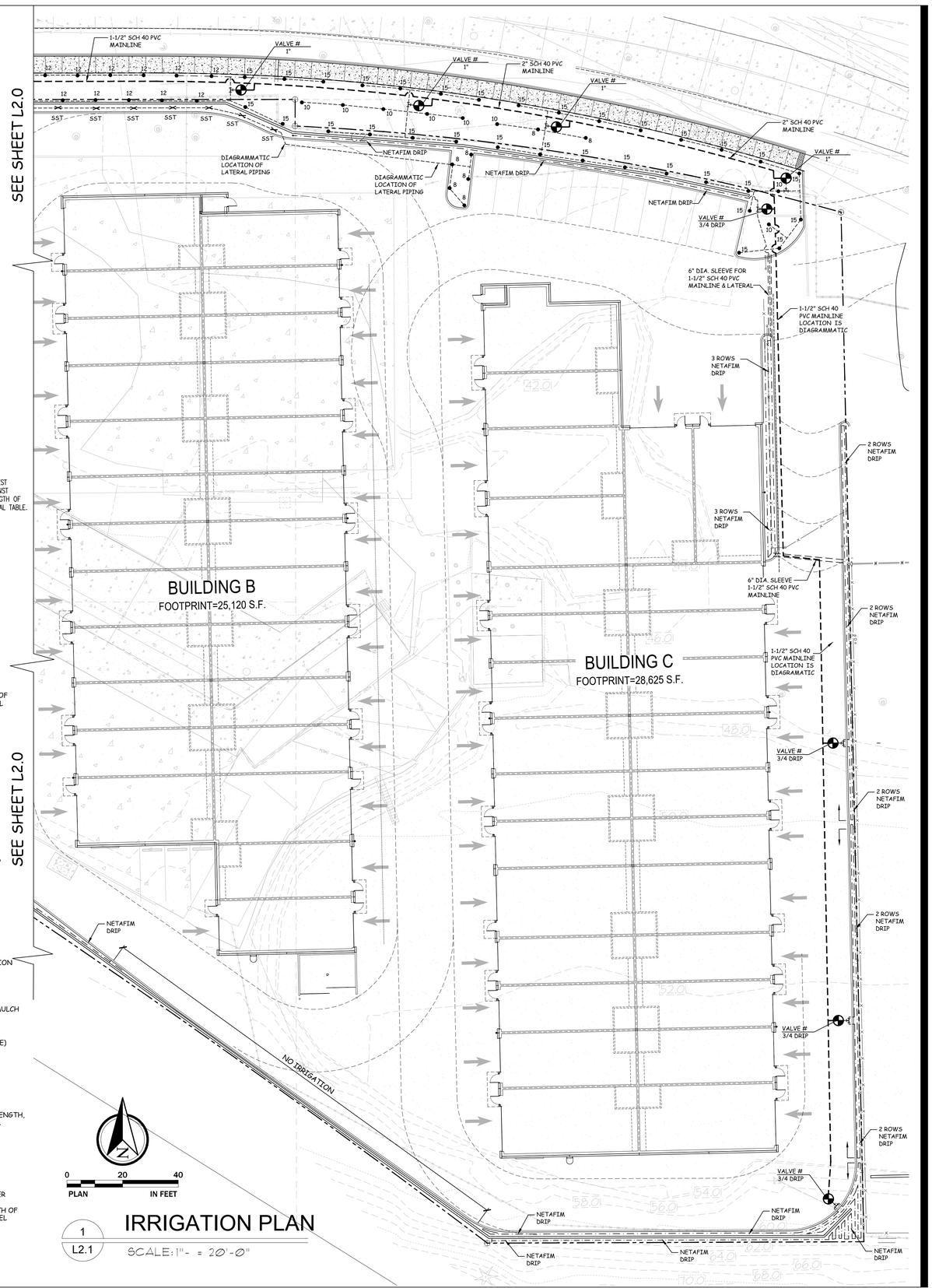
KEY NOTES:
1. 1" ROUND WASHED GRAVEL, 6" DEEP ON BOTTOM OF BOX
2. ENCLOSE 2" & SMALLER D.C.V.A. IN TWO METER BOXES STACKED ON TOP OF EACH OTHER OR, OVER SIZED. MUST HAVE REMOVABLE COVER.
3. MAXIMUM OF 2" DISTANCE BETWEEN UNDERSIDE OF LID AND HIGHEST POINT OF DEVICE.
4. MUST INCLUDE (4) RESILIENT SEATED TEST-COCKS WITH PLUGS INSTALLED.
5. THE D.C.V.A. MUST INCLUDE (2) RESILIENT SEATED SHUTOFF VALVES.
6. Y-PATTERN D.C.V.A. SHOULD BE INSTALLED ON SIDE.
7. WHEN TEST-COCKS ARE FACING SIDEWAYS THERE MUST BE A 6" MINIMUM CLEARANCE BETWEEN THEM AND SIDE OF BOX.
8. MINIMUM OF 12" BETWEEN LOWEST POINT OF DEVICE AND DRAIN ROCK.
9. PROVIDE SUPPORT FOR 2" DEVICES.

NOTES:
1. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. ALL INSTALLATION MUST MEET MINIMUM STANDARDS OF UNIFORM PLUMBING CODE & WATER DISTRICT.
3. ASSEMBLY REQUIRES TESTING AND CERTIFICATION PRIOR TO USE AND ANNUALLY THEREAFTER. FOR INFORMATION CONTACT WATER QUALITY TECHNICIAN.
4. APPLY AND PAY FOR ALL REQUIRED PERMITS
5. 2-1/2" DOUBLE CHECK ASSEMBLY

2 POINT OF CONNECTION (DCA)
SCALE: N.T.S.



3 TYP. REMOTE CONTROL VALVE
SCALE: N.T.S.



1 L2.1 IRRIGATION PLAN
SCALE: 1"- = 20'-0"

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CERTIFICATE #301

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SEATTLE, WA. 98199

JOB NUMBER: KEL
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DATE: MARCH 23, 2026
REVISIONS:
1 -

SHEET TITLE:
IRRIGATION PLAN

PRELIMINARY

SHEET NUMBER:
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