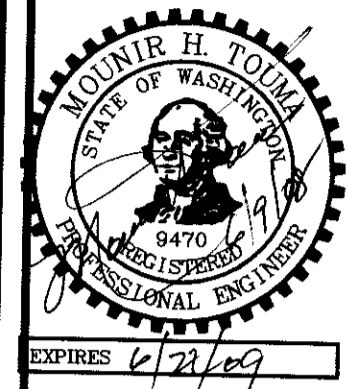


NO.	DESCRIPTION/DATE	BY
1		



TOUMA ENGINEERS & LAND SURVEYORS
 6632 SOUTH 191ST PLACE, SUITE E-102 • KENT, WA 98032
 PHONE (425) 351-0665 FAX (425) 251-0625

WASHINGTON

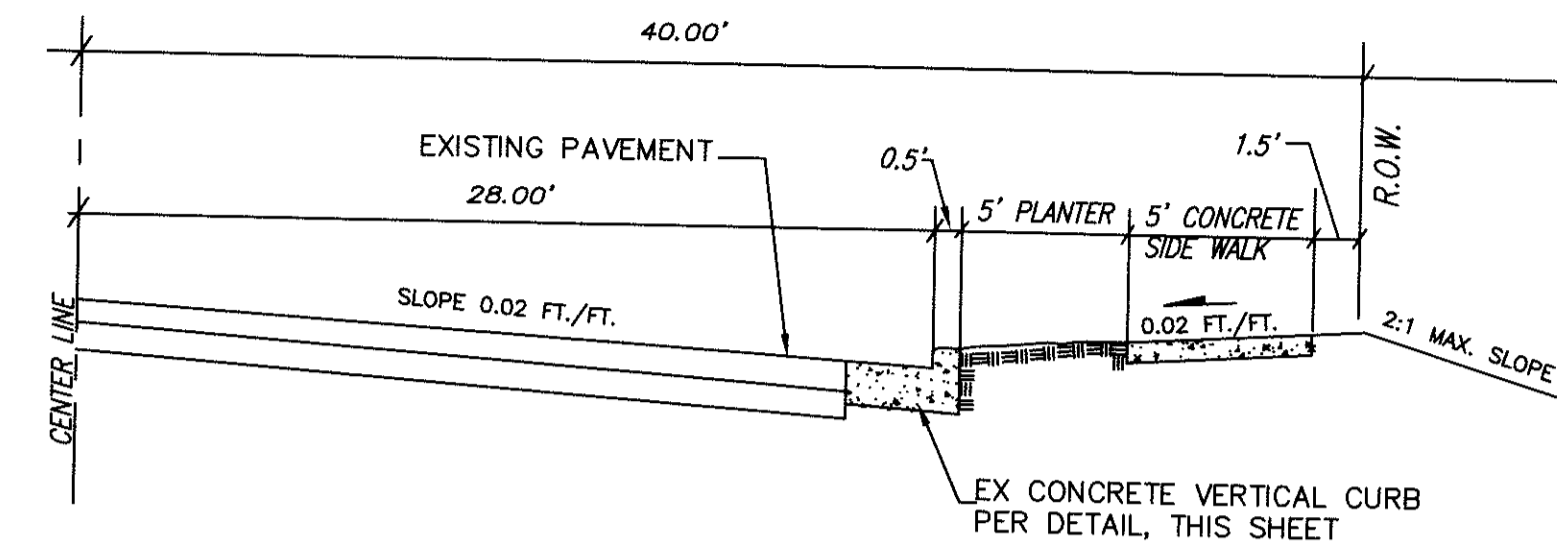
16TH AVE MIXED USE BLDG
 DETAILS
 11060 16TH AVENUE SW

KING COUNTY

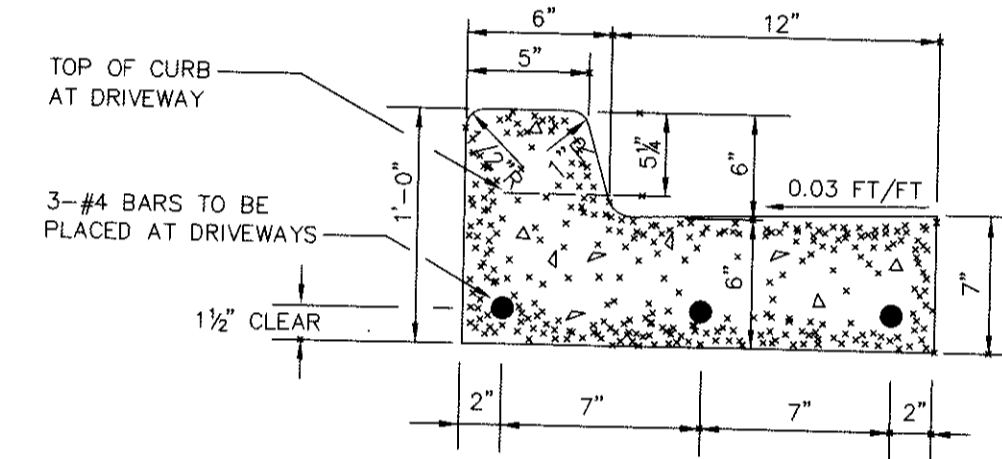
JOB NO. 894-003-061	DESIGNED MT	DRAWN
Review Engineer	Completion Date	COMP. DT
Screened by:		CHECKED MT
Senior Engineer	Completion Date	DATE DEC. 2008
DEVELOPMENT ENGINEER	Approval Date	DWG. NO. 89403SITE
Comments:		

GENERAL PLAN NOTES

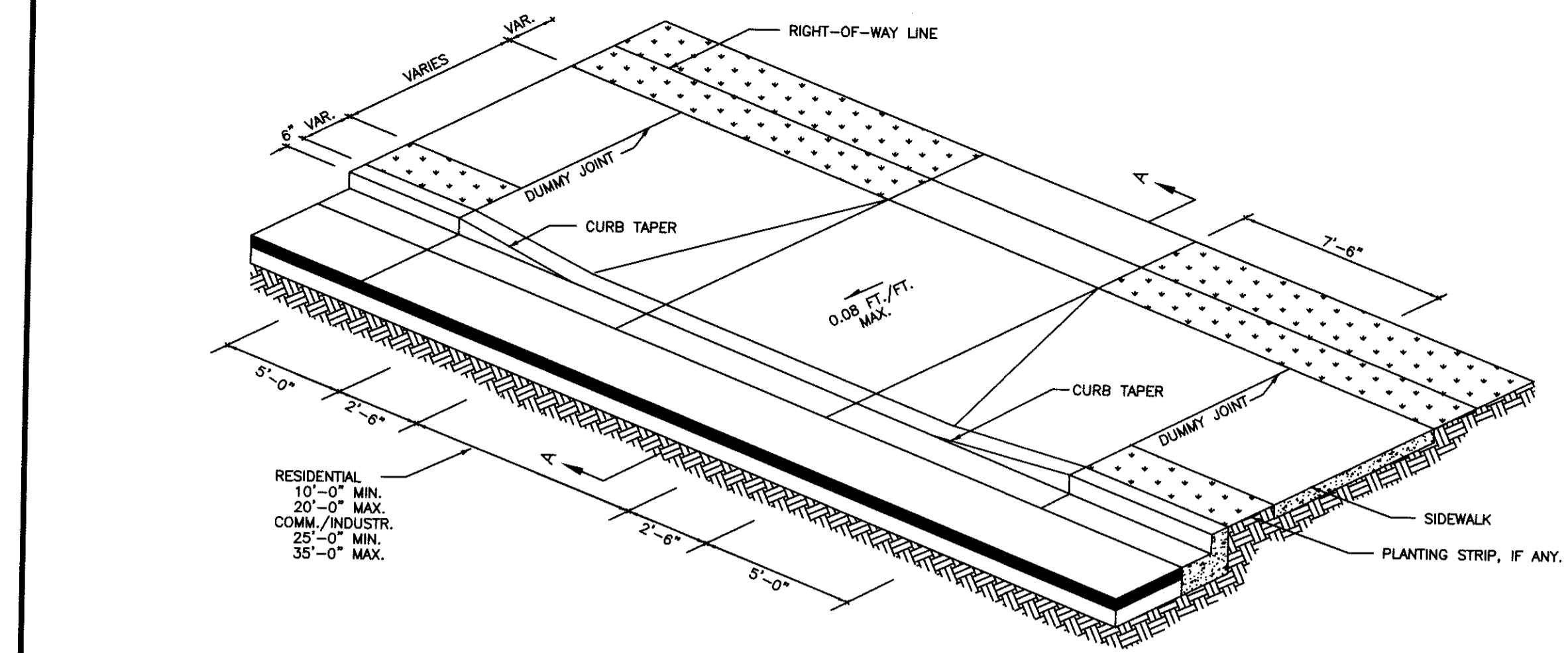
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE KING COUNTY CODE (KCC) ROAD STANDARDS (KCRS), AND THE KING COUNTY COUNCIL'S CONDITIONS OF SUBDIVISION APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO KING COUNTY.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (DDES) ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE DDES DIVISION PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY KING COUNTY 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 PRE CONSTRUCTION MEETING MUST BE HELD BETWEEN THE DDES'S DEVELOPMENT INSPECTION UNIT, 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 BY KING COUNTY CODE (SECTION 12.88); NORMALLY THIS IS 7 A.M. TO 10 P.M. WEEKDAYS AND 9 A.M. TO 10 P.M. ON WEEKENDS.
- IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFF-SITE WORK WITHIN THE ROAD RIGHTS 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 MEET ALL REQUIREMENTS OF KCRS CHAPTER 8 ARE SUBMITTED TO THE DDES'S DEVELOPMENT INSPECTION UNIT THREE DAYS PRIOR TO CONSTRUCTION.
- DATUM SHALL BE K.C.A.S. UNLESS OTHERWISE APPROVED BY THE DDES.
- 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 BACK FILLED AND COMPACTED TO 95% DENSITY, TEST BY ASTM D1557-91 MAXIMUM DENSITY METHOD
- ALL ROADWAY SUBGRADE SHALL BE BACK FILLED AND COMPACTED TO 95% DENSITY (WSDOT 2-06.3.) USE ASTM D1557-91 MAXIMUM DENSITY METHOD
- OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DDES 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 THE SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK IN THE TRAVELED RIGHT OF WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL SHALL APPLY.



16TH AVE SW - STREET SECTION
N.T.S.



VERTICAL CONCRETE CURB AND GUTTER
N.T.S.

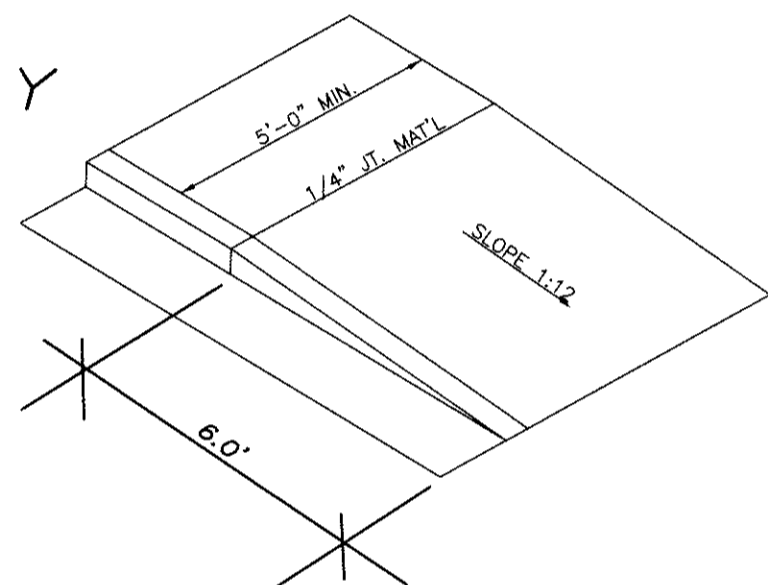


SECTION A-A

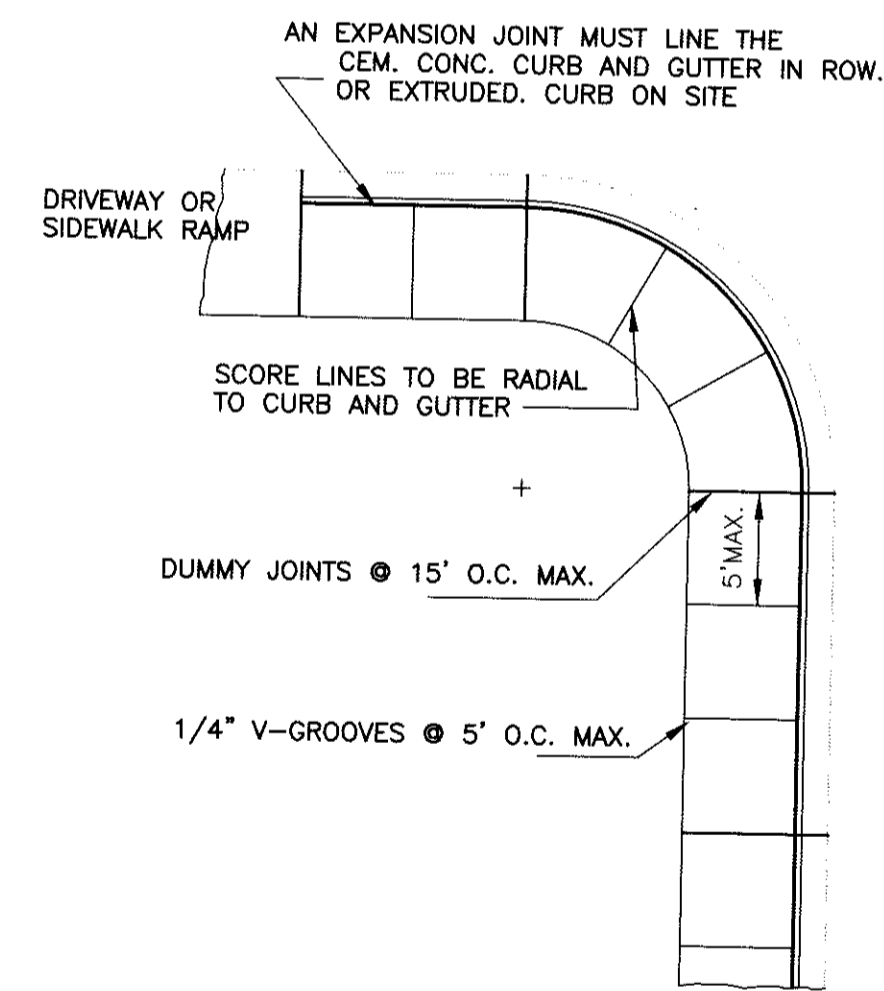
CURB & GUTTER SECTION DRIVEWAY

NOTES:

- COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 35' MAY BE APPROVED BY THE ENGINEER CONSIDERING TRAFFIC SAFETY AND NEEDS OF THE ACTIVITY SERVED. ALL COMMERCIAL/INDUSTRIAL DRIVEWAYS SHALL HAVE AN EXPANSION JOINT LOCATED MID-WIDTH. SEE SEC. 3.04.
- SEE SEC. 3.01.
- SEE SEC. 4.01 FOR SURFACING REQUIREMENTS.



END OF SIDEWALK RAMP
N.T.S.



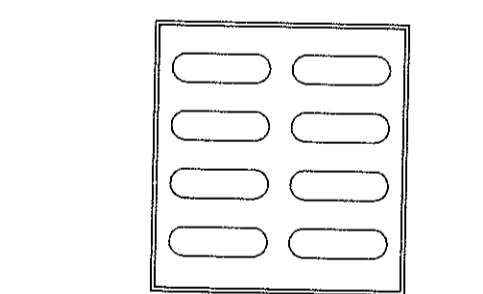
TYPICAL SIDEWALK JOINTS
N.T.S.

AN EXPANSION JOINT CONSISTING OF 3/8" OR 1/4" x FULL DEPTH OF PRE MOLDED JOINT MATERIAL SHALL BE PLACED AROUND FIRE HYDRANTS, POLES, POSTS, AND UTILITY CASTINGS AND ALONG WALLS OR STRUCTURES. JOINT MATERIAL MUST CONFORM TO THE REQUIREMENTS OF ASTM D994 (AASHTO M33).

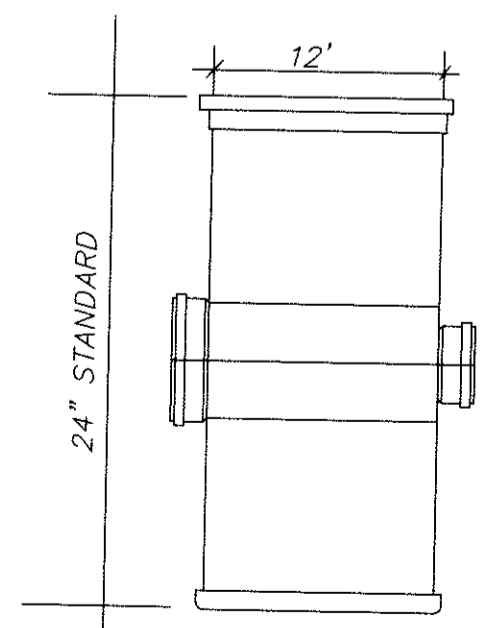
INTERFACE BETWEEN CURB AND ADJACENT SIDEWALK ON INTEGRAL POUR CONSTRUCTION SHALL BE FORMED WITH 1/4" RADIUS EDGING TOOL. ON SEPARATE POUR CONSTRUCTION AN EXPANSION JOINT CONSISTING OF 3/8" TO 1/4" x FULL DEPTH OF PRE MOLDED JOINT MATERIAL SHALL BE PLACED BETWEEN THE CURB OR THICKENED EDGE AND THE ADJACENT SIDEWALK.

A DUMMY JOINT CONSISTING OF 3/8" TO 1/4" x 2" OF PRE MOLDED JOINT MATERIAL SHALL BE PLACED IN CURBS AND SIDEWALKS AT A MINIMUM OF 15 FT. INTERVALS AND ADJACENT TO DRIVEWAYS AND WALK RAMP. DUMMY JOINTS IN SIDEWALKS SHALL LINE UP WITH CURB JOINTS.

TOOL MARKS CONSISTING OF 1/4" V-GROOVES SHALL BE MADE IN SIDEWALK AT 5 FT. INTERVALS, BETWEEN DUMMY JOINTS.

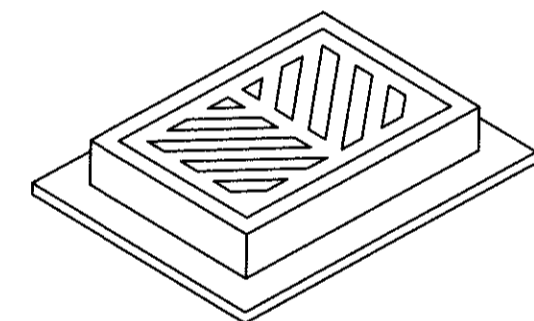


12" STANDARD H-10 GRATE COVER
N.T.S.

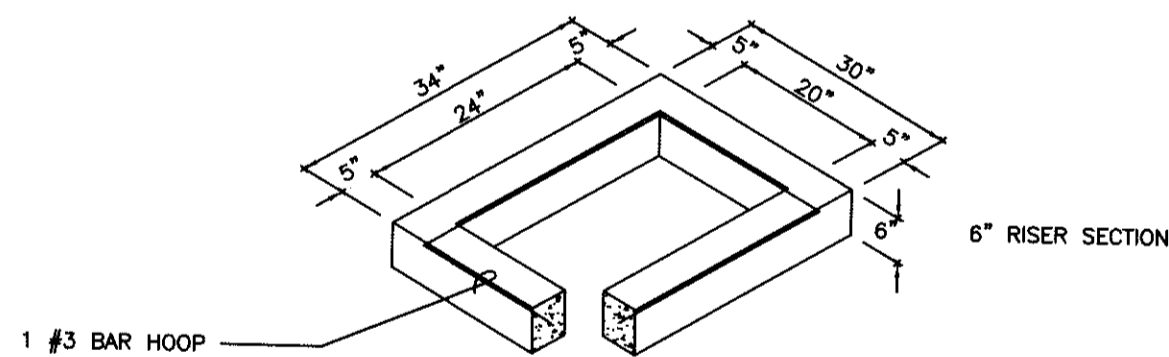


12" DRAIN BASIN ADS MODEL 2812AG

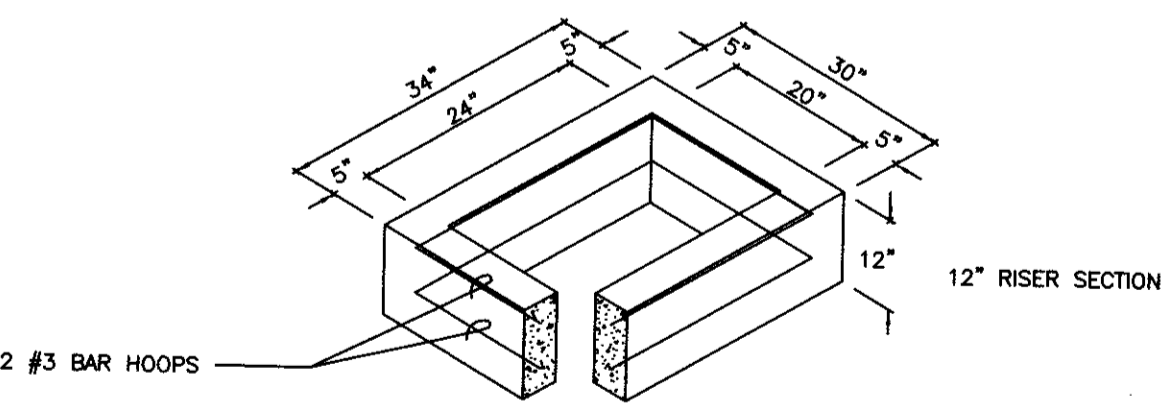
YARD DRAIN DETAIL
REFERS TO SHEET C3 N.T.S.



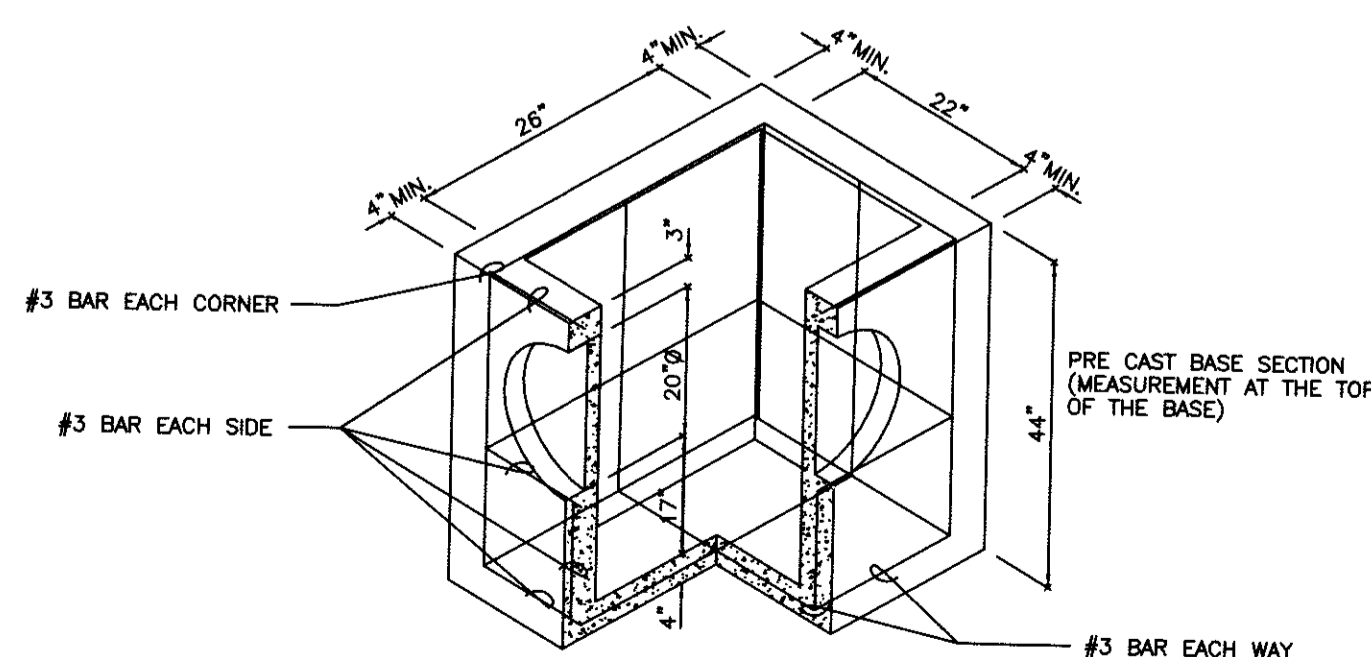
FRAME AND GRATE
SEE SEC. 7.05 AND APPLICABLE DWGS.



6" RISER SECTION



12" RISER SECTION



CATCH BASIN TYPE 1

NOT TO SCALE/ REFERS TO SHEET C3