TRANSPORTATION DEPARTMENT CONSTRUCTION NOTES FOR PLATS:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE DEVELOPMENT MANUAL, APPLICABLE CITY CODES, AND THE 1996 WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.

2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE DEVELOPMENT MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION, AND OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND INSPECTOR.

3. 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.).

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRECONSTRUCTION CONFERENCE AT 455-6966 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE TRANSPORTATION DEPARTMENT INSPECTOR, AND THE DEVELOPER (OR THE DEVELOPER'S CONSTRUCTION REPRESENTATIVE).

5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 6:00 PM, MONDAY THROUGH FRIDAY, AND PROHIBITED ON WEEKENDS. OTHER CITY DEPARTMENTS MAY FURTHER RESTRICT HOURS OF CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT-OF-WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE UNIMPROVED RIGHT-OF-WAY FRONTING THE JOB SITE DOES NOT REQUIRE A SEPARATE PERMIT APPROVAL; APPROVAL FOR THAT WORK IS INCLUDED WITH THE PLAT ENGINEERING PERMIT APPROVAL. WORK WITHIN THE IMPROVED ROADWAY FRONTING THE SITE REQUIRES A SEPARATE RIGHT-OF-WAY USE PERMIT. RIGHT-OF-WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS.

8. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY. PRIOR TO PLACEMENT OF ATB, THE DEVELOPER MUST SUBMIT THE RESULTS OF A COMPACTION TEST (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT INSPECTOR.

9. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY AS PER WSDOT 2-06.3. PRIOR TO THE PLACEMENT OF ATB, THE DEVELOPER MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT INSPECTOR.

10. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. WITH ANY WORK WHICH MAY INTERRUPT NORMAL TRAFFIC FLOW, AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED SHALL BE PROVIDED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23-TRAFFIC CONTROL, SHALL APPLY.

11. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR INSPECTOR.

12. WHEELCHAIR RAMPS ARE TO BE LOCATED AND CONSTRUCTED PER THE CITY OF BELLEVUE DEVELOPMENT MANUAL.

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION SO THAT THESE UTILITIES CAN PREPARE PLANS FOR EXTENSIONS OF THEIR UTILITIES.

14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CALL AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.

15. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.

16. STREET LIGHTS FOR THE ROADWAY FRONTING THE PLAT MUST BE PROVIDED BY THE DEVELOPER. A STREET LIGHTING PLAN MUST BE PROVIDED BY A REGISTERED ENGINEER AND APPROVED BY THE TRANSPORTATION DEPARTMENT PRIOR TO INSTALLATION.

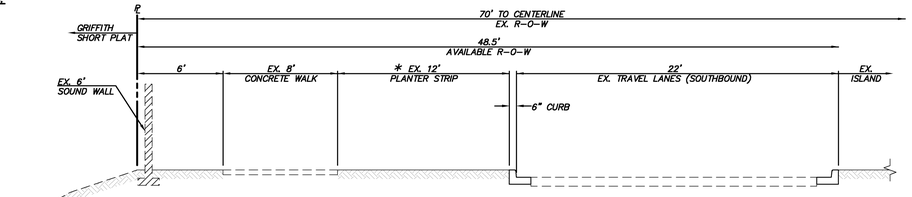
17. ATB FOR THE ROADWAY MAY BE PLACED ONLY AFTER MARCH 20TH AND PRIOR TO OCTOBER 31ST, UNLESS OTHERWISE APPROVED BY THE CITY INSPECTOR.

18. THE FINAL LIFT OF CLASS "A" ASPHALT MAY BE PLACED ONE YEAR YEAR AFTER THE WRITTEN ACCEPTANCE OF ALL PLAT INFRASTRUCTURE IN THE RIGHT-OF-WAY OR FOLLOWING THE COMPLETION OF 90% OF THE PLAT HOMES. ALL VALVE BOXES, MANHOLES, CATCH BASINS AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE ATB GRADE FOR THIS PORTION OF THE PROJECT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED, UNLESS OTHERWISE APPROVED BY THE CITY INSPECTOR.

19. ALL CITY-OWNED UTILITIES SHALL BE RAISED TO FINAL GRADE WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT.

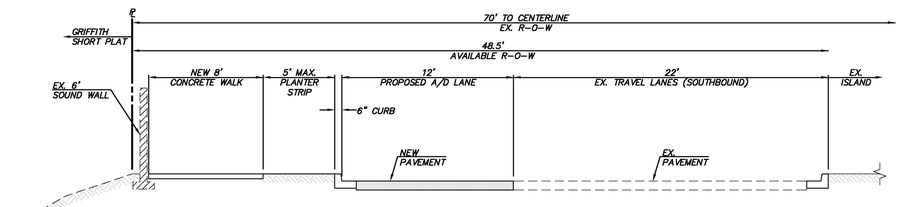
20. ALL PLANTER ISLANDS SHALL BE LANDSCAPED WITH LOW-MAINTENANCE AND DROUGHT-TOLERANT PLANTS BY THE DEVELOPER, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ADJACENT HOME OWNERS.

21. SAFETY RAIL, GUARD RAIL AND DRIVEWAY APRONS WILL BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE DEVELOPMENT MANUAL.



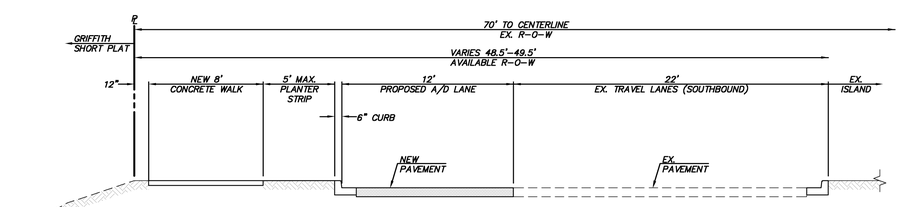
EX. CONDITIONS AT SOUTH PROPERTY LINE

SCALE: 1"=5'



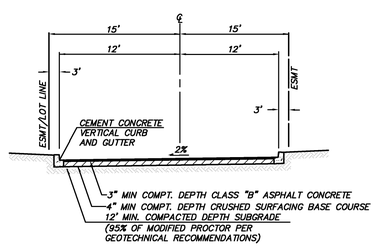
PROP. CONDITIONS AT SOUTH PROPERTY LINE

SCALE: 1"=5'



PROP. CONDITIONS WHERE NO SOUND WALL

SCALE: 1"=5'



(PRIVATE ACCESS)

NE 15TH PLACE

NOT TO SCALE

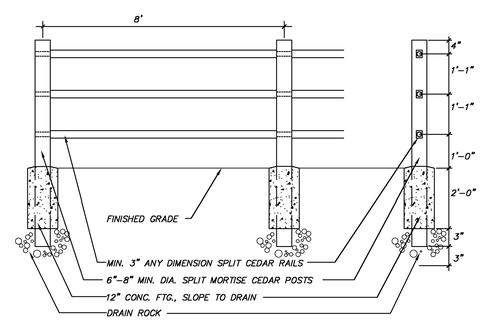
TREE NOTE:
CONTRACTOR TO COORDINATE ALL STREET TREE REMOVAL WITH MIKE HAUER (425) 452-4480 OF THE PARKS DEPARTMENT

* THE EXISTING PLANTER STRIP TO BE RELOCATED HAS EXISTING IRRIGATION AND THE CONTRACTOR MUST CALL MIKE HAUER (425) 452-4480 OF THE PARKS DEPARTMENT TO COORDINATE CARE OF IRRIGATION SYSTEM DURING CONSTRUCTION.

THE TRANSPORTATION DEPARTMENT RESERVES THE RIGHT TO AMEND PAVEMENT RESTORATION REQUIREMENTS AT ITS DISCRETION AND EXACT PAVEMENT RESTORATION REQUIREMENTS WILL BE SPECIFIED WITHIN THE RIGHT-OF-WAY PERMIT FOR THIS PROJECT.

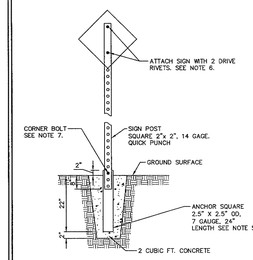
STOP SIGN AND STREET IDENTIFICATION ASSEMBLY DETAIL

NOT TO SCALE



SPLIT RAIL FENCE DETAIL

NOT TO SCALE



SQUARE METAL POST

METAL POST NOTES:

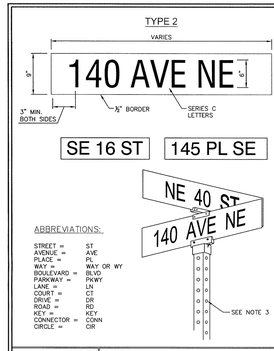
1. METAL POSTS SHALL BE TELESPAR QUICK PUNCH POST.
2. METAL STOP AND YIELD SIGN POSTS SHALL HAVE ALTERNATING 1' BANDS OF RED AND WHITE 3M DIAMOND GRADE SHEETING. ALL OTHER POSTS SHALL BE UNSHEETED.
3. FOR IN-SIDEWALK INSTALLATIONS, CORE 4" DIAM. HOLE. ANCHOR LENGTH MAY BE DECREASED TO 12".
4. POST SHALL BE ROLLED CARBON SHEET STEEL, ASTM A570 GRADE 50 AND BE HOT DIPPED GALVANIZED AASHTO M-120 YIELD STRENGTH 80,000 PSI MIN. POST SHALL HAVE 7/16" DIE-PUNCHED KNOCKOUTS ON 1" CENTERS FULL LENGTH, FOUR SIDES.
5. ANCHOR SHALL HAVE 4 7/16" HOLES ONE EACH SIDE 3" FROM TOP END. FINISH SHALL BE ZINC HOT DIPPED GALVANIZED MATERIAL TO MEET ASTM A500 GRADE B.
6. DRIVE RIVETS TO BE TL3806 3/8" DIA.
7. CORNER BOLTS TO BE TLCB516M.

SIGN INSTALLATION NOTES

1. SIGN SHEETING REQUIREMENTS –
   3M DIAMOND GRADE OR REFLECTIVE SHEETING OR APPROVED EQUAL:
   STOP, YIELD, KEEP RT, TURN RESTRICTION, LARGE ARROW, CHEVRON, CURVE/TURN WARNING, PED & ADV PED CROSSING, SCHOOL AND ADV SCHOOL CROSSING, STOP/YIELD/SIGNAL AHEAD, OBJECT MARKERS, END OF ROAD MARKER, ALL STREET NAME SIGNS, ALL MAST ARM OR OVERHEAD MOUNTED SIGNS. ALL OTHER SIGNS SHALL HAVE 3M HIGH INTENSITY PRISMATIC SHEETING, OR APPROVED EQUAL.
2. SIGN HEIGHT –
   7' FROM BOTTOM OF SIGN TO STREET OR SIDEWALK. 6' FROM BOTTOM OF LOWER SIGN FOR MULTIPLE SIGNS ON ONE POST. EXCEPTIONS ONLY AS SPECIFICALLY STATED ON PLANS OR APPROVED BY THE ENGINEER.

City of Bellevue — SIGN INSTALLATION DETAILS

DRAWING NUMBER	TE-21
SCALE	NONE
REVISION DATE	12/07
DEPARTMENT	TRANS

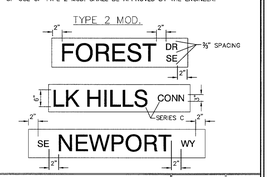


ABBREVIATIONS:

STREET =	ST
AVENUE =	AVE
PLACE =	PL
WAY =	WAY OR WY
BOULEVARD =	BLVD
PARKWAY =	PKWY
LANE =	LN
COURT =	CT
DRIVE =	DR
ROAD =	RD
KEY =	KEY
CONNECTOR =	CONN
CIRCLE =	CIR

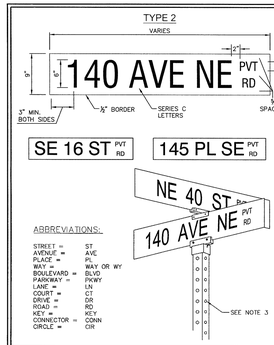
NOTES:

1. SIGN:
   9"x VARIES, EXTRUDED ALUMINUM, TREATED, 0.080 GAUGE.
2. BACKGROUND AND COPY:
   WHITE LETTERS ON GREEN BACKGROUND. USE 3M SCOTCHLITE FILM SERIES 1170 OVER 3M DIAMOND GRADE VISUAL IMPACT PERFORMANCE (VIP) SHEETING, OR SCREEN WHITE INK ONTO GREEN 3M DIAMOND GRADE VIP SHEETING. SEE SECTION 9-28 OF THE LATEST WSDOT STANDARD SPECIFICATIONS. 0.5" BORDER, NO MARGIN.
3. POST:
   SQUARE METAL POST, SEE DWG. TE-21.
   EXCEPTION: USE WOOD POST WHEN STREET NAME SIGN IS COMBINED WITH STOP SIGN IN A RESIDENTIAL NEIGHBORHOOD, SEE DWG. TE-21.
4. HARDWARE:
   SQUARE METAL POST: 850 EXL2 CAP, 850 EX90 CROSSPIECE (ZUMAR).
   WOOD POST: TPCH-17 & TPCH-1 CAP/CROSS PIECE (TRAFFIC SAFETY SUPPLY), AND 850 EX90 CROSSPIECE (ZUMAR).
5. USE OF TYPE 2 MOD. SHALL BE APPROVED BY THE ENGINEER.



City of Bellevue — STREET NAME SIGN – TYPE 2 & TYPE 2 MODIFIED: ARTERIAL STREET

DRAWING NUMBER	TE-23A
SCALE	NONE
REVISION DATE	6/08
DEPARTMENT	TRANS



ABBREVIATIONS:

STREET =	ST
AVENUE =	AVE
PLACE =	PL
WAY =	WAY OR WY
BOULEVARD =	BLVD
PARKWAY =	PKWY
LANE =	LN
COURT =	CT
DRIVE =	DR
ROAD =	RD
KEY =	KEY
CONNECTOR =	CONN
CIRCLE =	CIR

NOTES:

1. SIGN:
   9"x VARIES, EXTRUDED ALUMINUM, TREATED, 0.080 GAUGE.
2. BACKGROUND AND COPY:
   WHITE LETTERS ON GREEN BACKGROUND. USE 3M SCOTCHLITE FILM SERIES 1170 OVER 3M DIAMOND GRADE VISUAL IMPACT PERFORMANCE (VIP) SHEETING, OR SCREEN WHITE INK ONTO GREEN 3M DIAMOND GRADE VIP SHEETING. SEE SECTION 9-28 OF THE LATEST WSDOT STANDARD SPECIFICATIONS. 0.5" BORDER, NO MARGIN.
3. POST:
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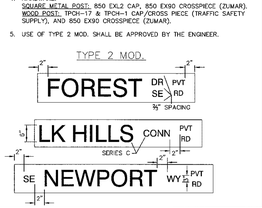
   EXCEPTION: USE WOOD POST WHEN STREET NAME SIGN IS COMBINED WITH STOP SIGN IN A RESIDENTIAL NEIGHBORHOOD, SEE DWG. TE-21.
4. HARDWARE:
   SQUARE METAL POST: 850 EXL2 CAP, 850 EX90 CROSSPIECE (ZUMAR).
   WOOD POST: TPCH-17 & TPCH-1 CAP/CROSS PIECE (TRAFFIC SAFETY SUPPLY), AND 850 EX90 CROSSPIECE (ZUMAR).
5. USE OF TYPE 2 MOD. SHALL BE APPROVED BY THE ENGINEER.



City of Bellevue — STREET NAME SIGN (PRIVATE ROAD) – TYPE 2 & TYPE 2 MODIFIED: ARTERIAL STREET

DRAWING NUMBER	TE-23B
SCALE	NONE
REVISION DATE	6/08
DEPARTMENT	TRANS

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REVIEWED BY:				DATE:
NO	DATE	BY	APPR	REVISIONS
1	11/17/09	DAM	RAT	PER CITY COMMENTS

TRIAD ASSOCIATES
Land Development Consultants
12112 115th Ave. NE
Kirkland, WA 98034-6929
425.821.8448
425.821.3481 fax
800.488.0756 toll free
www. triadassociates.net

RICHARD A. TOMKINS, STATE OF WASHINGTON, 25841, REGISTERED PROFESSIONAL ENGINEER — 3/10/10

RICHARD A. TOMKINS, PE	PROJECT MANAGER
ROBERT E. WALLIS, PLS	PROJECT SURVEYOR
RICHARD A. TOMKINS, PE	PROJECT ENGINEER
JEFFREY L. COX, ASLA 6/5/09	LANDSCAPE ARCH DATE
SCALE: HORIZ: AS SHOWN VERT. N/A	

GRIFFITH

1405 148TH AVE NE

09-114656 GE

CITY OF BELLEVUE, WASHINGTON

UTILITY GRID # GRID J-6

GENERAL NOTES, DETAILS AND ROAD SECTIONS

JOB NUMBER: 05-289

SEC 27 TWP 25 RGE 5 SHT 8 OF 10

dmerriam, Mar 03, 2010 - 9:32am
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