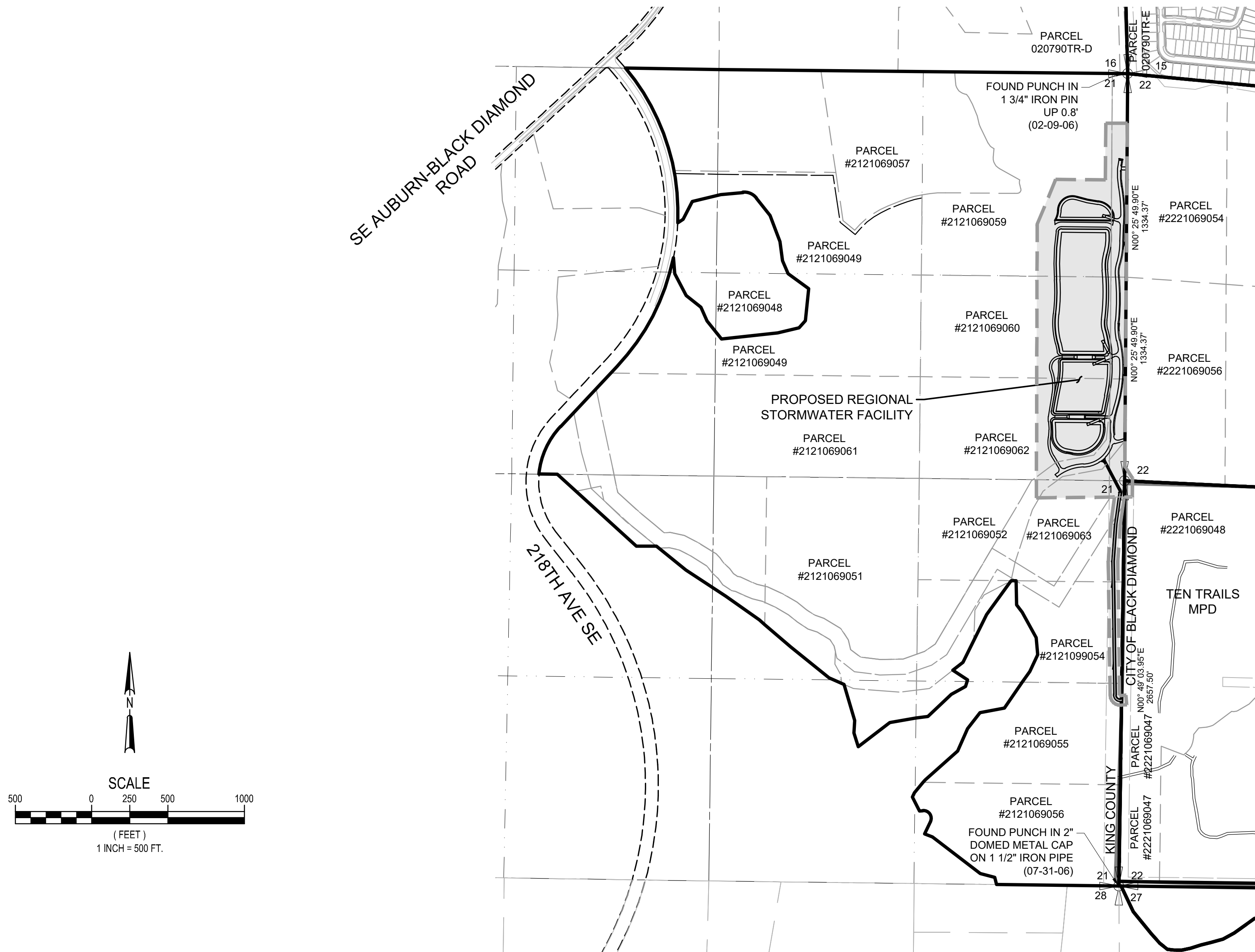


THE RESERVE AT WOODLANDS

REGIONAL STORMWATER FACILITY



SITE PLAN

SCALE: 1"=500'

LEGAL DESCRIPTION

THOSE PORTIONS OF LOT 3 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 15-0020 RECORDED UNDER RECORDING NO. 20150728900005.

OF PARCELS 6, 12 AND 13 OF KING COUNTY SHORT SUBDIVISION EXEMPTION REQUEST L98M0040.

OF LOT 9 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L09L0062 RECORDED UNDER RECORDING NO. 20100106900004.

AND OF LOT L OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L09L0030 RECORDED UNDER RECORDING NO. 20090924900019.

ALL RECORDS OF KING COUNTY, WASHINGTON, AND ALL LYING WITHIN THE EAST HALF OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 21, SOUTH 00°25'50" WEST, 318.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE, SOUTH 00°25'50" WEST, 2350.38 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 13, LOT 9 AND LOT L, SAID LINE ALSO BEING THE EAST LINE OF SAID SECTION 21, SOUTH 00°49'04" WEST, 1993.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT L;

THENCE WESTERLY AND LEAVING SAID EAST LINE, ALONG THE SOUTH LINE OF SAID LOT L, NORTH 89°18'08" WEST, 537.52 FEET;

THENCE NORTHERLY AND LEAVING SAID SOUTH LINE, NORTH 00°09'38" EAST, 3673.97 FEET;

THENCE NORTHEASTERLY, NORTH 22°26'32" EAST, 318.03 FEET;

THENCE EASTERLY, SOUTH 89°32'21" EAST, 325.36 FEET;

THENCE NORTHERLY, NORTH 00°23'15" EAST, 371.42 FEET;

THENCE EASTERLY, NORTH 90°00'00" EAST, 124.01 FEET TO THE TRUE POINT OF BEGINNING.

PROJECT DESCRIPTION

THIS APPLICATION REQUESTS A GRADING PERMIT FOR THE PHASED CONSTRUCTION OF A REGIONAL STORMWATER FACILITY (FACILITY) TO BE LOCATED IN SECTION 21 OF KING COUNTY, WEST OF THE BLACK DIAMOND CITY LIMITS. THE FACILITY WILL PROVIDE WATER QUALITY TREATMENT AND INFILTRATION FOR STORMWATER FROM THE PLANNED RESERVE AT WOODLANDS MASTER PLANNED DEVELOPMENT LOCATED IN UNINCORPORATED KING COUNTY AND PORTIONS OF FUTURE DEVELOPMENT AT THE TEN TRAILS MASTER PLANNED DEVELOPMENT WHICH IS LOCATED WITHIN THE CITY OF BLACK DIAMOND, TO THE WEST OF THE FACILITY SITE. THE FACILITY WILL ALSO ALLOW FOR THE PERIODIC INFILTRATION OF PUMPED FLOOD WATERS FROM HORSESHOE LAKE, WHICH IS LOCATED APPROXIMATELY ½ MILES NORTH OF THE FACILITY SITE.

THE FACILITY WILL CREATE PRE-SETTLING CELL AND LARGE SAND FILTER WHICH WILL PROVIDE WATER QUALITY TREATMENT PRIOR TO FULL INFILTRATION OF ALL TRIBUTARY FLOWS. THE PRE-SETTLING CELL IS APPROXIMATELY 1.6 ACRES IN SIZE, WHILE THE SAND FILTER WILL COVER 2.8 ACRES AND THE MAIN FILTRATION CELL WILL COVER 6.3 ACRES. A SEPARATE INFILTRATION CELL OF 1.1 ACRES WILL BE PROVIDED FOR THE INFILTRATION OF PUMPED HORSESHOE LAKE FLOOD WATER. AN ESTIMATED EARTHWORK VOLUME OF 547,000 CUBIC YARDS IS ANTICIPATED TO BE DISPLACED FOR ALL PHASES OF THIS PROJECT. A TOTAL SITE DISTURBANCE OF 30.9 ACRES IS ANTICIPATED.

HORIZONTAL DATUM:

NAD 83/91

VERTICAL DATUM:

NAVD 88. ORIGINAL BENCHMARK - WGS SURVEY DATA WAREHOUSE. SURVEY CONTROL POINT DESIGNATION "Z253", DATABASE POINT ID #43270. BENCHMARK IS A USC & GS BRASS DISK, STAMPED "CGS 2 253 1944", SET IN A DRILL HOLE IN THE CONCRETE BASE OF A RAILROAD OVERPASS PIER, LOCATED ALONG THE BURLINGTON NORTHERN RAILROAD LINE, APPROXIMATELY 1/4 MILE SOUTH OF THE INTERSECTION OF SE 280TH STREET AND STATE HIGHWAY 169. THE RAILROAD OVERPASS PIER IS 3 RAILS NORTHWEST OF STATE HIGHWAY 169 AND THE BRASS DISK IS APPROXIMATELY 5.9 FEET HIGHER THAN THE RAILROAD TRACK. ELEVATION = 568.227 FEET

EARTHWORK QUANTITIES

DISTURBED AREA - 30.9 ACRES
EXCAVATION - 411,000 C.Y.

SHEET INDEX

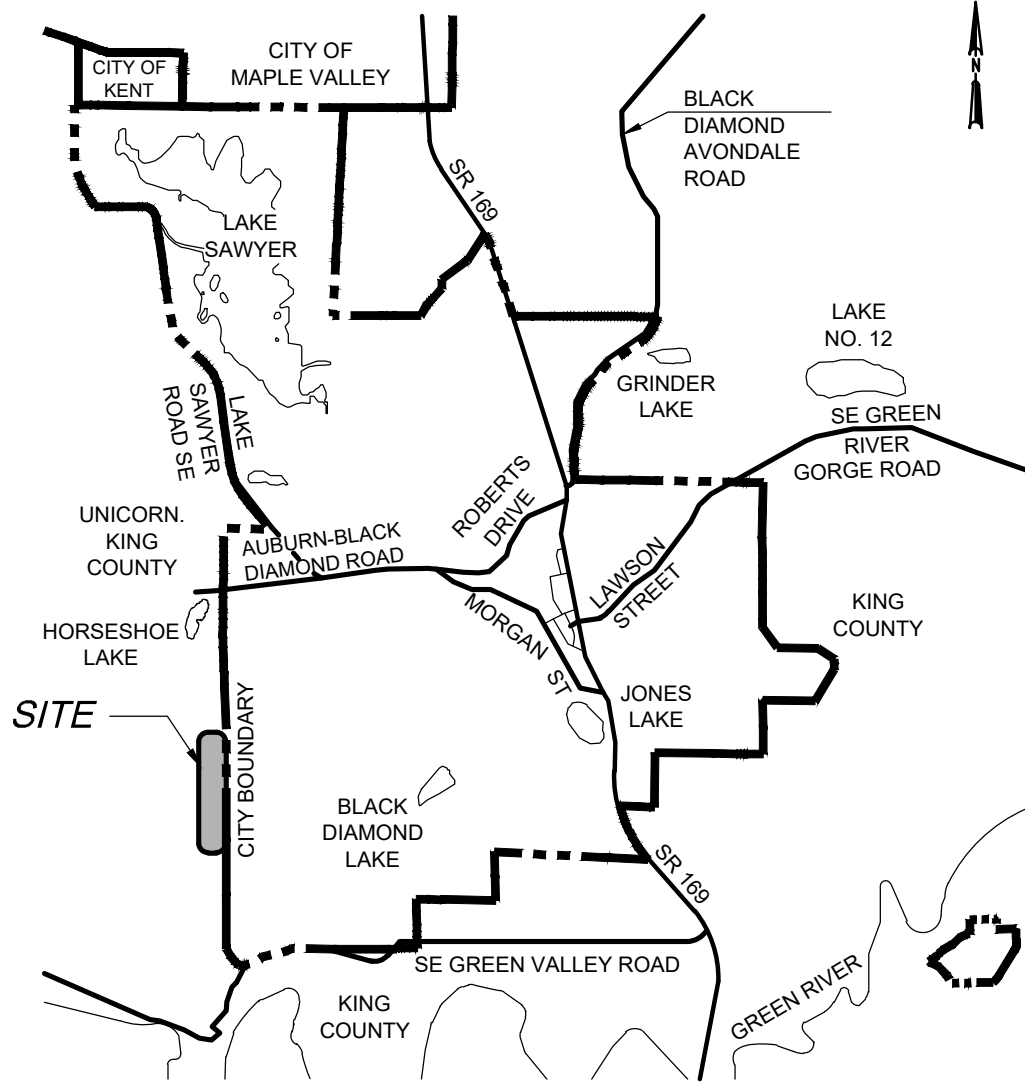
1	COVER SHEET
2	GENERAL NOTES
3-7	TEMPORARY EROSION CONTROL PLANS
8	TESC DETAILS
9-11	GRADING PLANS
12-14	POND CROSS SECTIONS
15	PRE-SETTLING CELL CONVEYANCE
16	SAND FILTER CELL CONVEYANCE
17	WEST TRAIL DRAINAGE PIPE
18-19	RESERVE AT WOODLANDS DRAINAGE PIPE
20-21	HORSESHOE LAKE OUTFALL PIPE
22-27	STORM DRAINAGE INTO PRE-SETTLING CELL
28-30	WEST TRAIL PLAN AND PROFILES
31-35	CONSTRUCTION DETAILS AND NOTES
36	CONSTRUCTION PHASING PLAN
37-41	PROVISIONAL OVERFLOW PIPE GRADING AND TESC PLANS

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.

King County DLS - Permitting Approval	
Review Engineer	Date
Senior Engineer	Date
Development Engineer	Date

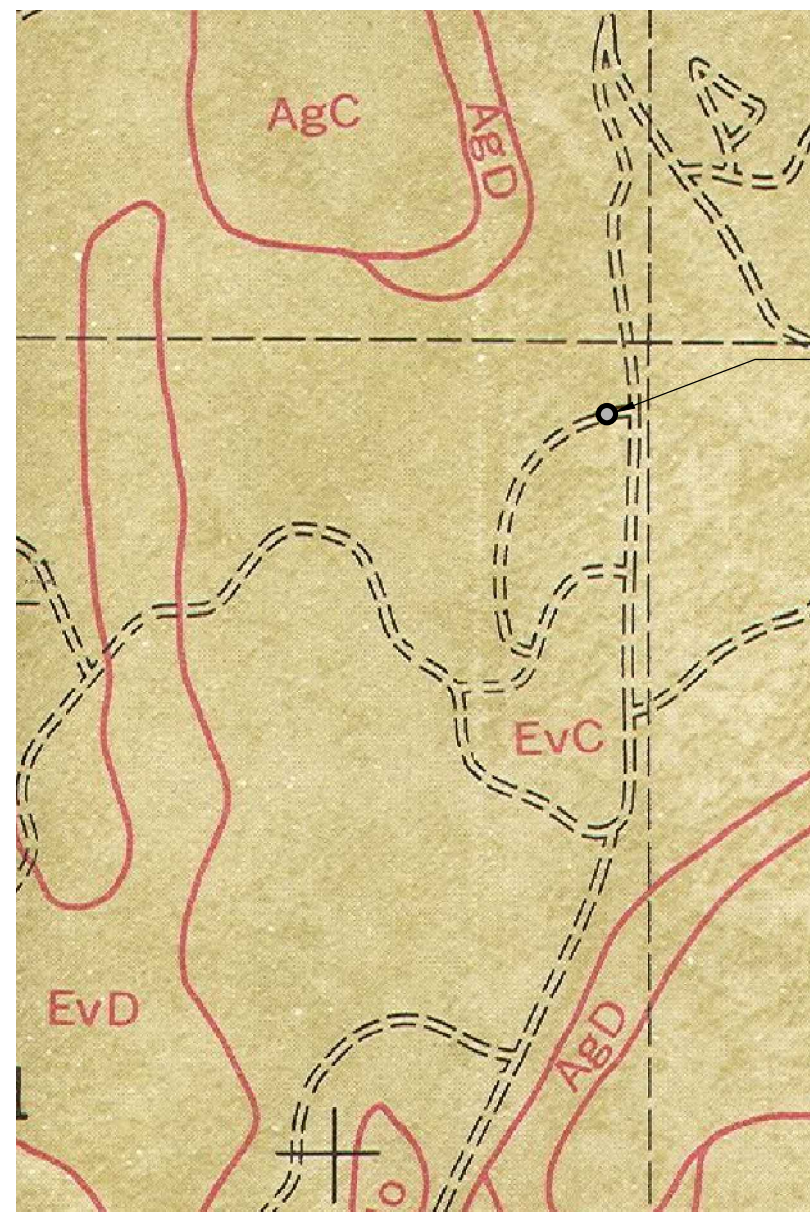
Vicinity Map

Scale: 1"=5000'



Soils Map

Not to Scale



Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

Sanitary Sewer	Phone
COVINGTON WATER DISTRICT	(253) 631-0565
Water District	Phone
PUGET SOUND ENERGY	(253) 395-7065
Gas Company	Phone
PUGET SOUND ENERGY	(253) 395-7065
Power Company	Phone
Call Before You Dig 811 or 10800-424-5555	

Notes

- The Developer is required to notify the Department of Local Services, Permitting Division, Land Use Inspection Section (206) 296-6600, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
 - Installing siltation and erosion control measures
 - Clearing and grubbing
 - Earthwork
 - Installation of any underground utility
 - Before placing subbase, base or paving surfaces
 - Installation of any forms or placing any concrete
- A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
- A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount \$ _____

Performance Bond Amount \$ _____

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

PRO RATA SHARE ASSESSMENT ANALYSIS

(County Use Only)

Section	Township	Range	Tax Parcel Number
21	21	06	

Site Location is within the _____ drainage shed(s)

Pro Rata Share Assessment(s) are: ☐ Required ☐ Not Required

from the site due to development for increased storm water runoff.

Peak Runoff Assessment Rate(\$ _____) per cfs increases (10 year, 2 hour storm)

Peak Volume Assessment Rate(\$ _____) per Ac. Ft. increases (10 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.

(To be completed by Consultant)

Preliminary Plat Approval/Permit Issued Date: _____ N/A

Expiration Date: _____ N/A

Other Related Permit Numbers Received: _____

Right-of-Way Use Permit _____

Grading _____

Building/Structural _____ N/A

Other _____ N/A

Board feet of tree removal on site: _____ TBD

Cubic yards of material hauled on/off the site: _____ 547,000

Is this a highly sensitive area site? (Yes/No): _____ NO

Note: If "yes", per SWDM Appendix D44 a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan.

Emergency

911

Police-Fire-Rescue

RECOMMENDED FOR APPROVAL

(To be completed by King County)

Date _____ Review Engineer _____

Date _____ Senior Engineer _____

Date _____ Traffic & Planning Engineer _____

Date _____ Sensitive Areas _____

Date _____ Structural Review Engineer _____

Date _____ Other _____

APPROVED FOR CONSTRUCTION

Department of Local Services, Permitting Division

Date _____ Development Engineer _____

PROJECT CONTACT INFORMATION

(To be completed by Consultant)

Applicant Contractor Owner Lessee JUSTIN WORTMAN (425) 898-2100 Name Phone
☐ ☒ 3025 112TH AVENUE NE, SUITE 100, BELLEVUE, WA 98004 Address

Partnership ☐ Individual

Ownership Owner Trustee CCD BLACK DIAMOND PARTNERS, LLC (425) 898-2100 Name Phone

3025 112TH AVENUE NE, SUITE 100, BELLEVUE, WA 98004 Address

Corporation ☐ Partnership ☒ Individual

DAVID EVANS AND ASSOCIATES, INC. (425) 415-2000 Name Phone

CONTACT: ADAM STICKER, PE JOHN CHRISTENSEN, PS 20300 WOODINVILLE SNOHOMISH RD NE WOODINVILLE, WA 98072 Address

REGIONAL STORMWATER FACILITY
THE RESERVE AT WOODLANDS

KING COUNTY, WASHINGTON

Permit Number: _____
Related Permit Numbers: _____

License/Seal



11/14/2024

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