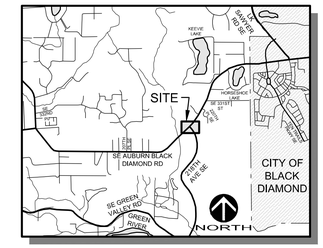
PORTIONS OF SECTIONS 16 AND 21, TWP. 21N, RGE. 6E, W.M .

SE AUBURN-BLACK DIAMOND ROAD & 218TH AVENUE SE

INTERSECTION IMPROVEMENT PLAN

100% SUBMITTAL



VICINITY MAP
NOT TO SCALE

NOTE TO CONTRACTOR: RECORD DRAWINGS

PRIOR TO FINAL ACCEPTANCE OF INFRASTRUCTURE IMPROVEMENTS, RECORD DRAWINGS MUST BE PREPARED BY THE ENGINEER AND SUBMITTED TO THE PERMITTING AGENCY FOR REVIEW/APPROVAL. THE CONTRACTOR SHALL ANTICIPATE NEED FOR AS-BUILT FIELD SURVEY AND NOTIFY THE SURVEYOR WHEN FACILITIES ARE CONSTRUCTED, ACCESSIBLE AND READY FOR SURVEY.

TO AVOID DELAY AND COSTS ASSOCIATED WITH RE-EXCAVATION, OR ADDITIONAL SERVICES TO SATISFY OSHA REQUIREMENTS FOR WORK WITHIN CONFINED SPACE, THE CONTRACTOR SHALL:

PROVIDE ADEQUATE NOTICE TO THE SURVEYOR TO ENABLE SCHEDULING OF AS-BUILT SURVEY OF THOSE FACILITIES NOT VISIBLE FROM THE SURFACE PRIOR TO BACKFILL (WHEN POSSIBLE), AND PRIOR TO THE INSTALLATION OF THE TOPS OF DRAINAGE VAULTS (ALWAYS). ALL BURIED UTILITIES REQUIRED TO BE AS-BUILT SHALL BE REFERENCED BY APPROPRIATE MARKERS. IF A UTILITY MARKER IS DESTROYED OR REMOVED BEFORE AS-BUILT INFORMATION IS ACQUIRED BY THE SURVEYOR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO EXPOSE SUCH UTILITY FOR MEASUREMENT.

HORIZONTAL DATUM

WASHINGTON NORTH ZONE NAD 83/91

VERTICAL DATUM AND BENCHMARK

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 Z 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

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- GUTTER, FLOW, & CURB LINE
- CENTER LINE
- EASEMENT
- CURB RAMP
- CURB RAMP (FLARED)
- STREET LIGHT
- PROPOSED GRAVEL
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE

GRADING AND TEMPORARY EROSION AND SEDIMENTATION CONTROL

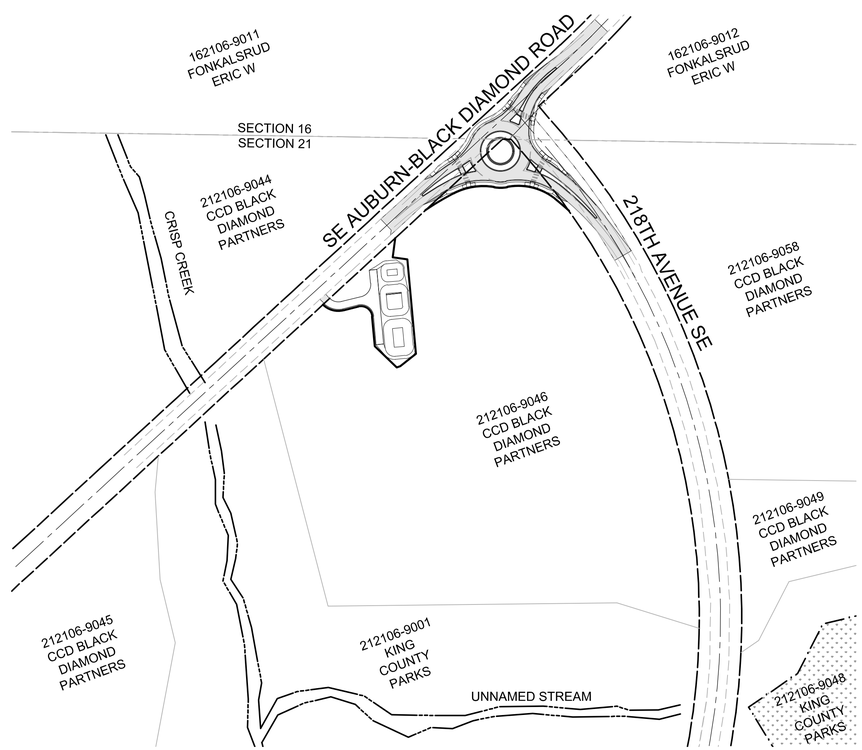
- 420 10' PROPOSED CONTOURS
- 422 2' PROPOSED CONTOURS
- FILTER FENCE
- CONSTRUCTION FENCE
- CLEARING LIMITS OF CLEARING
- TEMP INTERCEPTOR SWALE
- ROCK CHECK DAM
- INTERIM CB PROTECTION (INSERT)
- RIPRAP

PROPOSED STORM DRAINAGE

- SD STORM DRAIN PIPE
- SWALE OR DITCH
- STREET FLOW
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW

EXISTING FEATURES

- 300 10' EXISTING CONTOUR
- 302 2' EXISTING CONTOUR
- SD EXISTING STORM DRAIN PIPE
- OHP EXISTING OVERHEAD POWER LINE
- CENTER LINE
- RIGHT-OF-WAY
- PARCEL LINE
- FENCE
- EXISTING STREET LIGHT
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING GRAVEL
- EXISTING ASPHALT



N

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT.

TC = TOP OF CURB
BC = BOTTOM OF CURB
FL = FLOWLINE
FG = FINISHED GRADE
EG = EXISTING GRADE
EOP = EDGE OF PAVEMENT

PLEASE NOTE, THESE FRONTAGE IMPROVEMENT PLANS ARE ONLY ONE SET OF PLANS IN A COLLECTION OF OTHER, INTERRELATED PLANS. IMPLEMENTATION OF THESE PLANS AND CONSTRUCTION OF THE FACILITIES WITHIN THIS DESIGN MUST BE COORDINATED WITH THE IMPROVEMENTS WITHIN SEVERAL OTHER SETS OF PLANS. THESE "OTHER PLANS" INCLUDE (BUT, ARE NOT LIMITED TO):

- SE AUBURN-BLACK DIAMOND ROAD & 218TH AVENUE SE CHANNELIZATION, SIGNAGE AND ILLUMINATION PLANS (TRANSPO GROUP)

- WALL DETAILS AND CALCULATIONS (AESI)

CONTRACTOR TO EXPOSE BY POTHOLING ALL EXISITNG UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS REVEALED BY POTHOLING.

ADJACENT PARCEL LINES ARE GIS APPROXIMATE AND ARE NOT TO BE RELIED UPON.

PROTECT EXISTING DRY UTILITIES (POWER, GAS, COMMUNICATIONS, ETC.) DURING CONSTRUCTION. CONTRACTOR SHALL NOT DISRUPT SERVICE TO EXISTING BUILDING/USES.

CONTRACTOR RESPONSIBLE FOR PROVIDING TEMPORARY SHORING/SUPPORTS FOR EXISTING FEATURES ADJACENT TO IMPROVEMENTS (I.E. POWER POLES).

CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS AFFECTED BY WORK TO PROVIDE ACCESS DURING CONSTRUCTION.

CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN PRIOR TO PRE-CONSTRUCTION MEETING. REFER TO WSDOT STANDARD DETAIL TC14 FOR REFERENCE.

PROJECT INFORMATION

OWNER/APPLICANT	CCD BLACK DIAMOND PARTNERS, LLC 3025 112TH AVENUE NE, SUITE 100 | BELLEVUE, WA 98004 (425) 898-2100 CONTACT: JUSTIN WORTMAN
ENGINEER / SURVEYOR	DAVID EVANS AND ASSOCIATES, INC. 20300 WOODINVILLE-SNOHOMISH ROAD NE SUITE A | WOODINVILLE, WA 98072 (425) 415-2000 CONTACT: DANIELLE HORI, PE
TRANSPORTATION ENGINEER	THE TRANSPO GROUP, INC. 12131 113TH AVENUE NE SUITE 203 | KIRKLAND, WA 98034 (425) 896-5255 CONTACT: BRYCE KINNEY, PE

UTILITY PURVEYORS

WATER:	COVINGTON WATER DISTRICT
STORM DRAINAGE:	KING COUNTY
FIRE PROTECTION:	KING COUNTY FIRE PROTECTION DISTRICT NO. 44
TELEPHONE:	COMCAST
POWER:	PUGET SOUND ENERGY
NATURAL GAS:	PUGET SOUND ENERGY

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	TOPOGRAPHIC SURVEY
4A	SITE PREPARATION PLAN
4B	TESC PLAN
5	TESC DETAILS
6-7	HORIZONTAL ALIGNMENT PLAN
8	GRADING, UTILITY PLAN, AND POND PLAN
9	GRADING AND UTILITY PLAN
11-12	ROAD AND UTILITY PROFILES
13-20	ROUNDABOUT GRADING PLAN
21-23	FINE GRADING DETAIL
24-25	ROAD SECTIONS AND DETAILS
26-27	ROAD DETAILS
28-30	STORM DRAINAGE DETAILS
31	ROUNDABOUT PLANTING PLAN
32	INFILTRATION POND PLANTING PLAN
33	PLANTING NOTES AND DETAILS

811
Know what's below.
Call before you dig.

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.

OAKPCBDP6001
By: Lacey Knockwood
By: LAKN File: P:\OAKPCBDP6001\0400\CAD\EC\FINAL\Ten_Trails\Offsite_Intersections\ABDR-218th-RAB\ROAD AND UTILITY PLANS\CV-F-OAKPCBDP6001-ABDR-218th-RAB.dwg
Plot Date: 6/16/2026 2:49 PM
Save Date: 6/16/2026 12:49 PM

SURVEY JOB NO:	--	--
CHECKED:	--	--
CAD ENTERED:	--	--
DESIGNED:	--	--
CHECKED:	--	--
SUPERVISOR:	--	--

NUM.	REVISION	BY/CK	DATE

OAKPOINTE COMMUNITIES
DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville, Washington 98072
Phone: 425.415.2000

DANIELLE MARIE HORI
STATE OF WASHINGTON
22036044
REGISTERED PROFESSIONAL ENGINEER
6/17/2026

FED. AID No. _____

PROJECT No. _____

MAINTENANCE DIVISION No. _____

SE AUBURN-BLACK DIAMOND ROAD & 218TH AVENUE SE
INTERSECTION IMPROVEMENT PLAN
100% SUBMITTAL
COVER SHEET

SHEET 1 OF 34 SHEETS