

FINN HILL MS ADDITION

BUILDING ADDITION MASTER PLAN UPDATE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR CITY OF KIRKLAND DEVELOPMENT. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- EROSIONS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF KIRKLAND.
- ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF KIRKLAND COMMUNITY DEVELOPMENT AND PUBLIC WORKS, THE OWNER, RECORD ENGINEER, SURVEYOR, CONTRACTOR AND DESIGNATED SUBCONTRACTORS SHALL BE PRESENT AT THE PRECONSTRUCTION MEETING.
- EXISTING PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF KIRKLAND SITE AND THEIR R.O.W. INSPECTORS.
- ALL DAMAGE TO CITY INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF KIRKLAND COMMUNITY DEVELOPMENT AND PUBLIC WORKS.
- THE APPROVED PLANS 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 CITY OF KIRKLAND CONSTRUCTION STANDARD SPECIFICATIONS, AND WILL BE DETERMINED IN THE FIELD BY THE CITY OF KIRKLAND SITE AND R.O.W. INSPECTOR PRIOR TO THE PAVEMENT RESTORATION.
- SURVEYING AND STAKING OF ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED PRIOR TO CONSTRUCTION. SURVEY CUT SHEETS MUST BE SUBMITTED AND APPROVED BY THE CITY OF KIRKLAND AT LEAST 5 DAYS PRIOR TO CONSTRUCTION.
- IF AN EXISTING CURB IS TO BE REMOVED AND REPLACED IN THE SAME LOCATION THE CONTRACTOR SHALL PROVIDE THE CITY OF KIRKLAND SITE AND R.O.W. INSPECTOR, A PLAN WITH EXISTING FLOW LINE AND TOP OF CURB ELEVATIONS IDENTIFIED. PERMITTEE TO STAKE THE LOCATION OF THE EXISTING CURB PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(b).
- THE CONTRACTOR SHALL SUBMIT ALL APPLICABLE DOCUMENTS AS REQUIRED PER THE CITY OF KIRKLAND DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS 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 THE CITY OF KIRKLAND FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE VALLEY REGIONAL FIRE AUTHORITY DISPATCHER AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.

CITY OF KIRKLAND STORM DRAINAGE NOTES

- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL, AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BOND.
- ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF KIRKLAND PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
- ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL. ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
- A COPY OF THE APPROVED STORM WATER PLANS ARE TO BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE SUBJECT TO PRE-APPROVED PLAN C&D-0.1, UNLESS OTHER DESIGN IS APPROVED.
- ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED, UNLESS APPROVED BY CITY OF KIRKLAND ENGINEER.
- ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2"-MINUS ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON SITE.
- ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENEED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOIL, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
- CONSTRUCTION OF DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN C&D POLICY 6-1, SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25NTU, AND NOT CONSIDERED A PROHIBITED DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-265-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.
- ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF KIRKLAND DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION, FURTHER, THE CITY OF KIRKLAND DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF KIRKLAND PUBLIC WORKS STANDARDS.
- ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 95 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF KIRKLAND, ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS. THIS INCLUDES AS REQUIRED DURING PHASING TO ACCOMMODATE INTERIM AND FINAL GRADING.
- UTILITY SERVICE CONNECTIONS SHOWN ON THE PLANS REQUIRE SEPARATE PERMITS FROM THE CITY OF KIRKLAND AND ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF KIRKLAND.
- THE CONTRACTOR SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE CITY OF KIRKLAND SITE AND R.O.W. INSPECTOR.
- BACKFILL MATERIAL USED IN PUBLIC RIGHT-OF-WAY SHALL MEET STANDARD SPECIFICATIONS AND SHALL BE APPROVED BY THE CITY OF KIRKLAND PUBLIC WORKS DEPARTMENT.
- INSPECTION AND ACCEPTANCE OF ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY REPRESENTATIVES OF THE CITY OF KIRKLAND. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS ALLOWING FOR PROPER ADVANCE NOTICE. THE CITY OF KIRKLAND SITE AND R.O.W. STREET USE INSPECTOR MAY REQUIRE REMOVAL AND RECONSTRUCTION OF ANY ITEMS PLACED IN THE RIGHT OF WAY THAT DO NOT MEET CITY STANDARDS OR THAT WERE CONSTRUCTED WITHOUT APPROPRIATE INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LOADED WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE CONTRACTORS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL KEEP ALL PAVED SURFACES IN THE RIGHT OF WAY CLEAN BY SWEEPING, USE VACUUM TYPE SWEEPER
- CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.
- ALL UTILITY CROSSINGS NOTED AS "ASSUMED" ARE UNKNOWN DURING DESIGN, THE UNKNOWN ELEVATIONS AND LOCATIONS MUST BE VERIFIED PRIOR TO ANY UTILITY CONSTRUCTION. ELEVATIONS THAT DIFFER FROM ASSUMED ELEVATION SHALL BE FORWARDED TO THE CIVIL ENGINEER FOR REVIEW.
- NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
- ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-6555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF KIRKLAND, COMPLETE IN PLACE AND READY TO USE.
- ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.1" BELOW PAVEMENT LEVEL.
- OPEN OUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED UNLESS OTHERWISE APPROVED BY THE CITY. FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE C&D CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE, A TEMPORARY COIL MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL, AND COMPACTION, A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2", SEE STANDARD D-02.
- ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
- GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES, JETSET GROUT IS NOT ALLOWED.
- WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOCKING FRAME AND COVER.
- FOR OTHER THAN SINGLE-FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING/PLUMBING SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.
- RECYCLED CONCRETE SHALL NOT BE USED AROUND STORMWATER FACILITIES.
- ALL FASTENERS (BOLTS, NUTS, WASHERS, ETC.) ON MANHOLE AND CATCH BASIN LIDS TO BE STANDARD SIZE. NO METRIC FASTENERS ALLOWED.
- A SPECIAL INSPECTION USING CCTV IS REQUIRED FOR PROJECTS THAT CREATE MORE THAN 100' TOTAL OF NEW STORM PIPES (OR AT PW INSPECTORS DISCRETION) THAT ARE PUBLICLY OWNED AND MAINTAINED BEFORE INSPECTOR SIGN OFF.

CITY OF KIRKLAND EROSION/SEDIMENTATION CONTROL NOTES

- THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
 - CONDUCT PRE-CONSTRUCTION MEETING.
 - FLAG OR FENCE CLEARING LIMITS.
 - POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
 - INSTALL CATCH BASIN PROTECTION DOWNSTREAM AND AS DETERMINED BY THE CITY INSPECTOR.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
 - CONSTRUCT SEDIMENT POND(S) AND TRAPS.
 - GRADE AND STABILIZE CONSTRUCTION ROADS.
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN EROSION CONTROL, MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN COMPLIANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
 - COVER ALL AREAS WITHIN THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
 - STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
 - SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES AND FOR PREVENTING AN ILLICIT DISCHARGE (KMC 15.52) INTO A MUNICIPAL STORM DRAIN SYSTEM. IF YOUR CONSTRUCTION PROJECT CAUSES AN ILLICIT DISCHARGE TO THE MUNICIPAL STORM DRAIN SYSTEM, THE CITY OF KIRKLAND STORM MAINTENANCE DIVISION WILL BE CALLED TO CLEAN THE PUBLIC STORM SYSTEM, AND OTHER AFFECTED PUBLIC INFRASTRUCTURE, THE CONTRACTORS, PROPERTY OWNER, VENDOR, AND ANY OTHER RESPONSIBLE PARTY MAY BE CHARGED ALL COSTS ASSOCIATED WITH THE CLEANUP AND MAY ALSO BE ASSESSED A FINE (KMC 1.12.200). THE MINIMUM FINE IS \$500. A FINE FOR A REPEAT VIOLATION SHALL BE DETERMINED BY MULTIPLYING THE SURFACE WATER FINE BY THE NUMBER OF VIOLATIONS. A FINE MAY BE REDUCED OR WAIVED FOR PERSONS WHO IMMEDIATELY SELF-REPORT VIOLATION TO THE CITY AT 425-687-3900. A FINAL INSPECTION OF YOUR PROJECT WILL NOT BE GRANTED UNTIL ALL COSTS ASSOCIATED WITH THE CLEANUP, AND PENALTIES, ARE PAID TO THE CITY OF KIRKLAND.
- CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN C&D POLICY 6-1, SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE BELOW 25 NTU, AND NOT CONSIDERED AN ILLICIT DISCHARGE (PER KMC 15.52.090). TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-477-5300) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- A COPY OF THE APPROVED ESC PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LOADED WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE MODIFIED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL EVENT. AND ARE NEEDED TO ENSURE THEIR CONTINUING FUNCTIONING. IN ADDITION TO TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVISIONS OF THE ESC FACILITIES.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES SHALL BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ALL DENURED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.

PROJECT NOTES

- THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES IN CONDUCTING THE WORK. THE CONTRACTOR SHALL PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY PURVEYOR, OWNER AND THE ENGINEER. THE CONTRACTOR SHALL RESTORE THE UTILITY TO ITS EXISTING CONDITION, (WSDOT SEC. 1-07.17 APWA SUPPLEMENT). THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND THE METHODS OF CONSTRUCTION FOR WORK SHOWN ON THESE PLANS.
- ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, FILL PLACEMENT, AND ALL SOIL WORK IN GENERAL SHALL BE CONDUCTED IN COMPLIANCE WITH THE CITY OF KIRKLAND STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PROFESSIONAL LAND SURVEYOR TO REFERENCE EXISTING MONUMENTS ON OR ADJOINING ESTABLISHED SAID POINTS AT PROJECT COMPLETION. THIS REESTABLISHMENT SHALL BE DOCUMENTED BY RECORD OF SURVEY PREVIOUS TO DEMOLITION OR CONSTRUCTION AND TO RECOVER RECORD AS DESCRIBED IN W.A.C. 332-120.
- CONTRACTOR SHALL MAINTAIN A 5 FOOT MINIMUM HORIZONTAL CLEARANCE FROM THE WATER MAIN AND OTHER UTILITIES (I.E. GAS, CABLE, POWER, ETC.) IF SAID CLEARANCE CANNOT BE MAINTAINED, CONTACT ENGINEER FOR APPROVAL AND RECORD EXACT MEASUREMENTS OF THE UTILITY LINES ON THE AS-BUILT DRAWINGS. A 10 FOOT MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN WATER MAIN AND SANITARY SEWER.
- SCHEDULE WITH CITY AND OWNER (96 HOURS MINIMUM NOTICE FOR WATER MAIN SHUT DOWN ON THE SCHOOL SITE). INSTALL CITY STANDARD TESTING CONNECTION ON NEW WATER MAIN FOLLOWING COMPLETION OF NEW WATER SYSTEM CONSTRUCTION, TESTING, AND ACCEPTANCE BY THE CITY. REMOVE TESTING CONNECTION AND INSTALL SEGMENT OF DI PIPE, LENGTH TO SUIT, WITH TWO LONG PATTERN SLEEVES. INSTALLATION AND CONNECTION TO EXISTING WATER SYSTEM SHALL BE WITH 100% CITY INSPECTION.
- UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NOT A GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE, AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSINGS, INTERFERENCES OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 811 AND ARRANGE FOR PUBLIC AND PRIVATE FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.
- SCHEDULE WITH CITY (48 HOURS MINIMUM NOTICE) FOR WATER METER SHUT OFF AND TO RETIRE METERS.
- CERTIFIED DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE, REFER TO THE CITY'S "RECORD CONSTRUCTION DOCUMENT" HANDOUT.

CITY OF KIRKLAND GENERAL NOTES

- THIS DEVELOPMENT PROJECT SHALL CONFORM TO THE CITY OF KIRKLAND'S REQUIREMENTS AND BE IN ACCORDANCE WITH THE APPROVED PLANS, ANY CHANGES FROM THE APPROVED PLAN WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER, AND THE CITY.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE "WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION), "EXCEPT WHERE SUPPLEMENTED OR MODIFIED BY THE CITY'S CONSTRUCTION STANDARDS MANUAL. COPIES OF THE ABOVE DOCUMENTS SHALL BE AVAILABLE AT THE JOB SITE DURING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ALL CONSTRUCTION, CONTACT COMMUNITY DEVELOPMENT AND PUBLIC WORKS AT 253-9331-3010, TO SCHEDULE A MEETING.
- LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT OVERHEAD UTILITY LINES MAY NOT BE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD UTILITY LINES. IDENTIFICATION, LOCATION, MARKING, AND RESPONSIBILITY FOR UNDERGROUND FACILITIES OR UTILITIES, IS GOVERNED BY THE PROVISIONS OF CHAPTER 19.122 REVISED CODE OF WASHINGTON (RCW), PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL ONE-CALL (811) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE, AND CABLE).
- IF A PROPOSED HAULING ROUTE IS NOT INCLUDED ON THESE PLANS, A PROPOSED ROUTE AND SCHEDULE FOR HAULING MATERIAL TO THE SITE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. IF THE CITY BELIEVES THAT THE PROPOSED HAUL ROUTE WILL ADVERSELY IMPACT THE STREET NETWORK, A SEPA AMENDMENT, PAD FOR BY THE CONTRACTOR, MAY BE REQUIRED TO EVALUATE THE IMPACTS AND DETERMINE MITIGATION REQUIREMENTS BEFORE BEGINNING WORK. HAULING MAY BE LIMITED TO APPROPRIATE OFF-PEAK HOURS OR ALTERNATIVE ROUTES, AS DETERMINED BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY ON AND AROUND THE PROJECT, PRIOR TO THE START OF WORK. ALL METHODS AND EQUIPMENT USED FOR TRAFFIC CONTROL AND STREET MAINTENANCE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. CONTRACTORS AND VEHICLES SHALL BE LIABLE FOR INJURIES AND DAMAGES TO PERSONS AND PROPERTY SUFFERED BECAUSE OF CONTRACTORS OPERATIONS OR NEGLIGENCE CONNECTED WITH THEM.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON LICENSED LAND SURVEYOR OR A WASHINGTON LICENSED PROFESSIONAL CIVIL ENGINEER.
- CERTIFIED DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE, REFER TO THE CITY'S "RECORD CONSTRUCTION DOCUMENT" HANDOUT.

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- C303 GRADING & PAVING PLAN - PARKING
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- C500 FIRE SITE PLAN

OWNER: LAKE WASHINGTON SCHOOL DISTRICT
18250 NE 14TH STREET
REDMOND, WA 98052
(425) 936-1200 CONTACT: INA HOLZER

ARCHITECT: INTEGRUS ARCHITECTURE
117 S MAIN STREET, SUITE 100
SEATTLE, WA 98104
(206) 628-3137 CONTACT: LORETTA SACHS
LSACHS@INTEGRUSARCH.COM

ENGINEER: JACOBSON CONSULTING ENGINEERS
255 S. KING STREET, SUITE 800
SEATTLE, WA 98104
(206) 426-2600 CONTACT: SASCHA EASTMAN
SASCHA@JACOBSONENGINEERS.COM

LEGAL DESCRIPTION

POR OF SE 1/4 OF SE 1/4 LY SLY OF FOLG DESC LN BAAP ON LN SD SUBD 087.76 FT OF SE COR TH N 89-36-30 W 1030.53 FT TH N 139.76 FT TH N 86-58-00 W 283.99 FT TAP ON W LN SD SUBD 220.1 FT S OF NW COR & TERMINUS SD DESC LN LESS CO RDS

DATUM

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK
SOURCE: CITY OF KIRKLAND
DESIGNATION: 180
DESCRIPTION: 3" BRASS DISC STAMPED "KING COUNTY SURVEY"
AND FOR SECTIONS 24-25-19-30
LOCATION: INTERSECTION OF 84TH AVE AND 132ND ST
ELEVATION: 419.990

VERTICAL BENCHMARK
SOURCE: CITY OF KIRKLAND
DESIGNATION: 159
DESCRIPTION: 2" ALUMINUM DISC BACK OF CONCRETE WALK
LOCATION: SE QUADRANT OF INTERSECTION 84TH AVE AND NE 124TH ST, 1' WEST OF THE BACK OF SIDEWALK ON THE EAST SIDE OF 84TH AVE NE AND 60+ SOUTH OF OF E NE 124 ST
ELEVATION: 414.530'

HORIZONTAL DATUM: NAD 83/91

HORIZONTAL CONTROL
OWNER: CITY OF KIRKLAND
DESIGNATION: 62
DESCRIPTION: 3" BRASS DISC WITH PUNCH STAMPED "KING COUNTY SURVEY" AND FOR SECTIONS 24-25-19-30, DOWN 1.4"
LOCATION: INTERSECTION OF 84TH AVE AND 132ND ST
NORTHINGS: 265315.360
EASTING: 1296789.150

HORIZONTAL CONTROL (SEE DETAIL 'A')
OWNER: CITY OF KIRKLAND
DESIGNATION: 62
DESCRIPTION: 3/4" IRON ROD (IN CASE DOWN 1.4")
LOCATION: INTERSECTION OF 124TH STREET AND 84TH AVE
NORTHING: 262674.427
EASTING: 1296697.111

PROPERTY INFORMATION

PARCEL NUMBER: 242604-9128
AREA: 1,242,331 SF (28.52 AC)
SITE ZONING: RSA 6, LOW DENSITY RESIDENTIAL
ADJACENT ZONING: P, PARK/OPEN SPACE, (NORTH)
RSA 6, LOW DENSITY RESIDENTIAL
(WEST, SOUTH, AND EAST)

LAKE WASHINGTON SCHOOL DISTRICT
FINN HILL MS ADDITION

8040 NE 132nd St.
KIRKLAND, WA 98034

Date:	02/24/23
Job No.:	22216.00
Drawn By:	DJD
Checked by:	SSE
Revisions	
#	Date Description

COVER SHEET

C000

MASTER PLAN UPDATE

