

# TOLT VILLAS

## A MULTI-UNIT DEVELOPMENT

### CARNATION, WA

APPROVED

03/31/2023

No.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED AP  
LEED ACCREDITED PROFESSIONAL & THE RELATED WORK HAS BEEN REVIEWED AND APPROVED BY THE U.S. GREEN BUILDING COUNCIL & AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.



CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

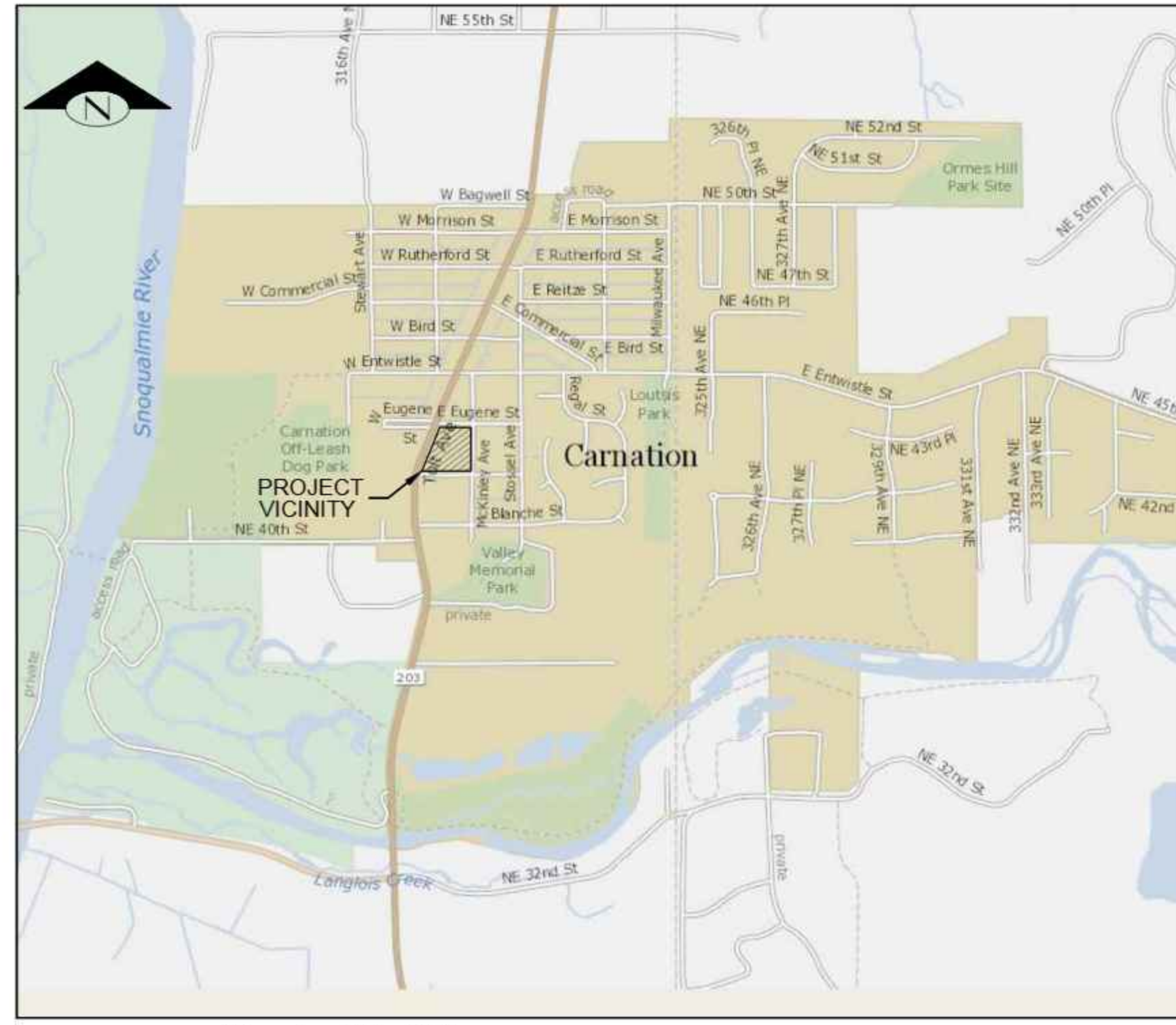
OWNER:  
TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

PROJECT:  
TOLT VILLAS  
CARNATION, WA 98014  
COVER SHEET

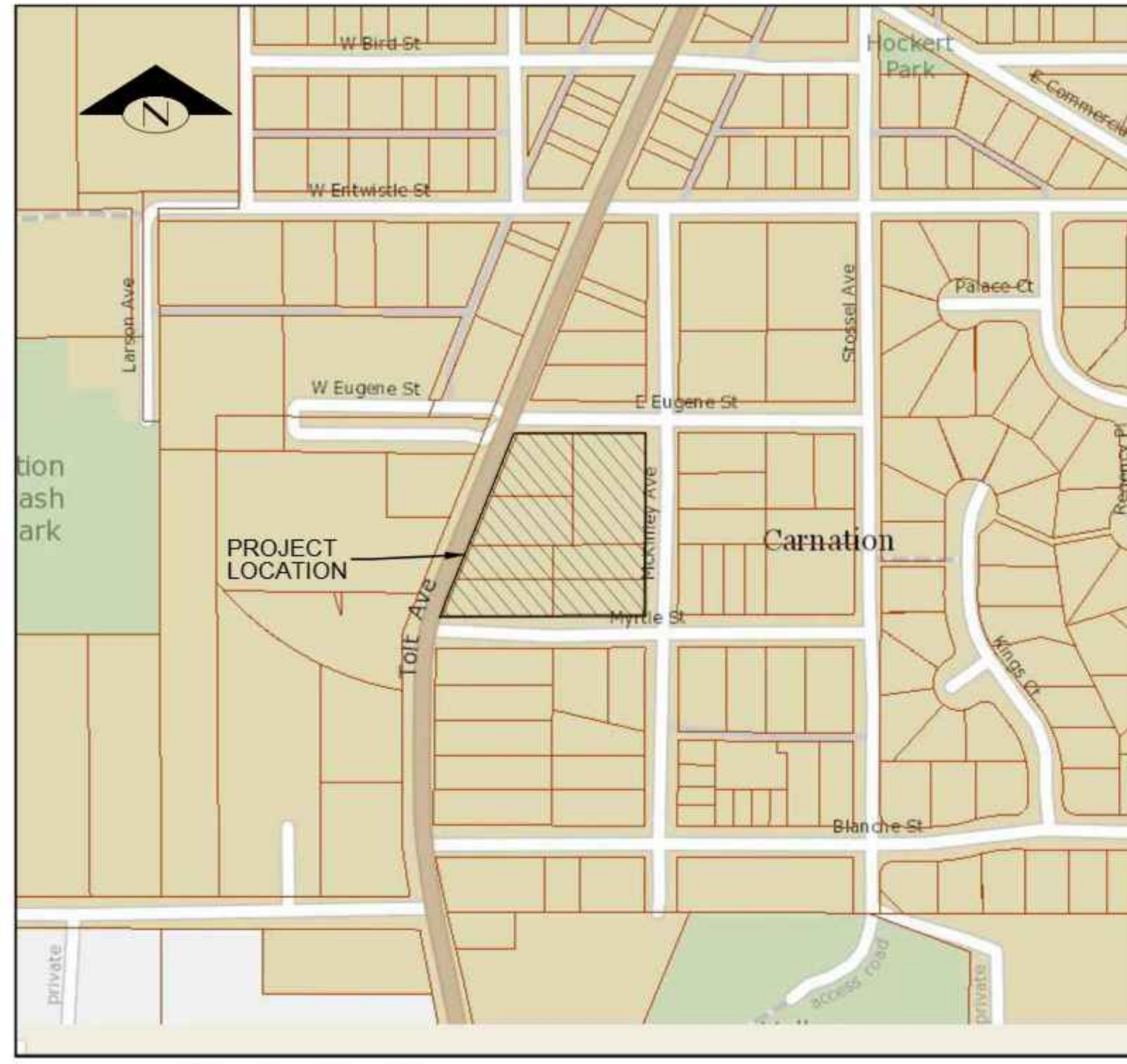
PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	1
OF	27

SHEET NUMBER  
**C01**

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C01	COVER SHEET
C02	GENERAL NOTES
C03	GENERAL NOTES
C04	GENERAL NOTES
C05	EXISTING CONDITIONS MAP
C06	TEMPORARY EROSION CONTROL PLAN
C07	DEMOLITION PLAN
C08	SITE PLAN
C09	STREET IMPROVEMENT PLAN
C10	GRADING PLAN
C11	DRAINAGE PLAN (NORTH)
C12	DRAINAGE PLAN (SOUTH)
C13	SANITARY SEWER PLAN
C14	WATER PLAN
C15	ROAD PROFILES
C16	ROAD PROFILES
C17	FIRE LANE PROFILES
C18	ROAD SECTIONS
C19	ROAD SECTIONS
C20	GRADING DETAILS
C21	DRAINAGE SECTIONS
C22	WATER QUALITY DETAILS
C23	DETAILS
C24	DETAILS
C25	DETAILS
C26	DETAILS
C27	SIGNING AND PAVEMENT MARKING PLAN
L0	RENDERED LANDSCAPE PLAN
L1	LANDSCAPE PLAN
L2	PLANT SCHEDULE
L3	LANDSCAPE DETAILS
T1	TREE RETENTION PLAN
T2	TREE REPLACEMENT PLAN
-	IRRIGATION PLAN (FOR INFORMATION)
-	LANDSCAPE LIGHTING PLAN (FOR INFORMATION)



**CARNATION, WA**  
SCALE: AS SHOWN



**VICINITY MAP**  
SCALE: AS SHOWN

- ABBREVIATIONS:**
- BOW = BACK OF SIDEWALK
  - CB = CATCH BASIN
  - CW = CONCRETE WALK
  - EG = EXISTING GRADE
  - EOP = EDGE OF PAVEMENT
  - ESC = EROSION & SEDIMENTATION CONTROL
  - EX = EXISTING
  - FF = FILTER FENCE
  - FG = FINISH GRADE
  - FGTOEW = FINISH GRADE AT TOE OF WALL
  - FGTOPW = FINIS GRADE AT TOP OF WALL
  - FH = FIRE HYDRANT
  - FM = SAN. SEWER FORCE MAIN
  - FYSB = FRONT YARD SETBACK
  - ROWSB = RIGHT OF WAY SETBACK
  - RYSB = REAR YARD SETBACK
  - SD = STORM DRAIN
  - SDFM = STORM DRAIN FORCE MAIN
  - SS = SANITARY SEWER
  - SSCO = SANITARY SEWER CLEANOUT
  - SSMH = SANITARY SEWER MANHOLE
  - SSS = SANITARY SIDE SEWER
  - YSB = SIDE YARD SETBACK
  - TOP = TOP OF CURB
  - TOP = TOP OF PAVEMENT
  - TYP = TYPICAL
  - W = WATER
  - WM = WATER METER

- BUILDING SETBACKS:**
- FRONT: 0'
  - SIDE: 5'
  - REAR: 20' (20% OF LOT, THE LESSOR)

**CONTACT INFORMATION:**

**APPLICANT (CONTACT):**  
85 DEGREES, LLC  
ATTN: TYLER WILCOX  
3535 FACTORIA BLVD SE, SUITE 600  
BELLEVUE, WA 98006  
PH: 425.216.3443  
EM: TYLER.WILCOX@PULTEGROUP.COM

**CIVIL ENGINEER:**  
TIMOTHY W. GABEILEIN, P.E.  
DAVIDO CONSULTING GROUP, INC.  
9706 4TH AVE NE, SUITE 300  
SEATTLE, WA 98115  
PH: 206.523.0024

**LAND SURVEYOR:**  
DARREN J. RIDDLE, P.L.S.  
PACIFIC COAST SURVEYS, INC.  
P.O. BOX 13619  
MILL CREEK, WA 98082  
PH: 425.512.7099

**PROJECT INFORMATION:**

**TAX PARCEL NO's:** 8657300225, 8657300224, 8657300255, 8657300250, 8657300245, 8657300240, and 8657300226

**SITE ADDRESS:** 42XX TOLT AVENUE, CARNATION WA 98014

**SITE AREA:** 2.43 ACRES

**STR:** SW1/4, SE1/4, SECTION 16, T25N, R7E, WM

**ZONING:** MU (MIXED USE DISTRICT)

**NUMBER OF UNITS:** 43 UNITS PROPOSED

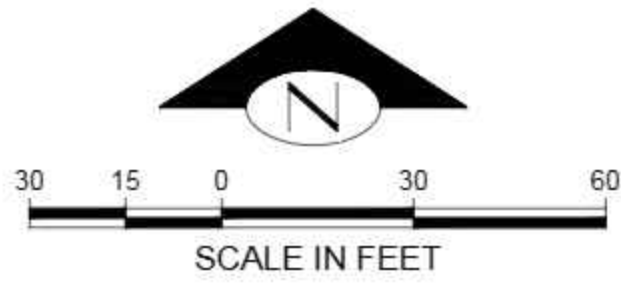
**SEWER SERVICE:** CITY OF CARNATION

**WATER SERVICE:** CITY OF CARNATION



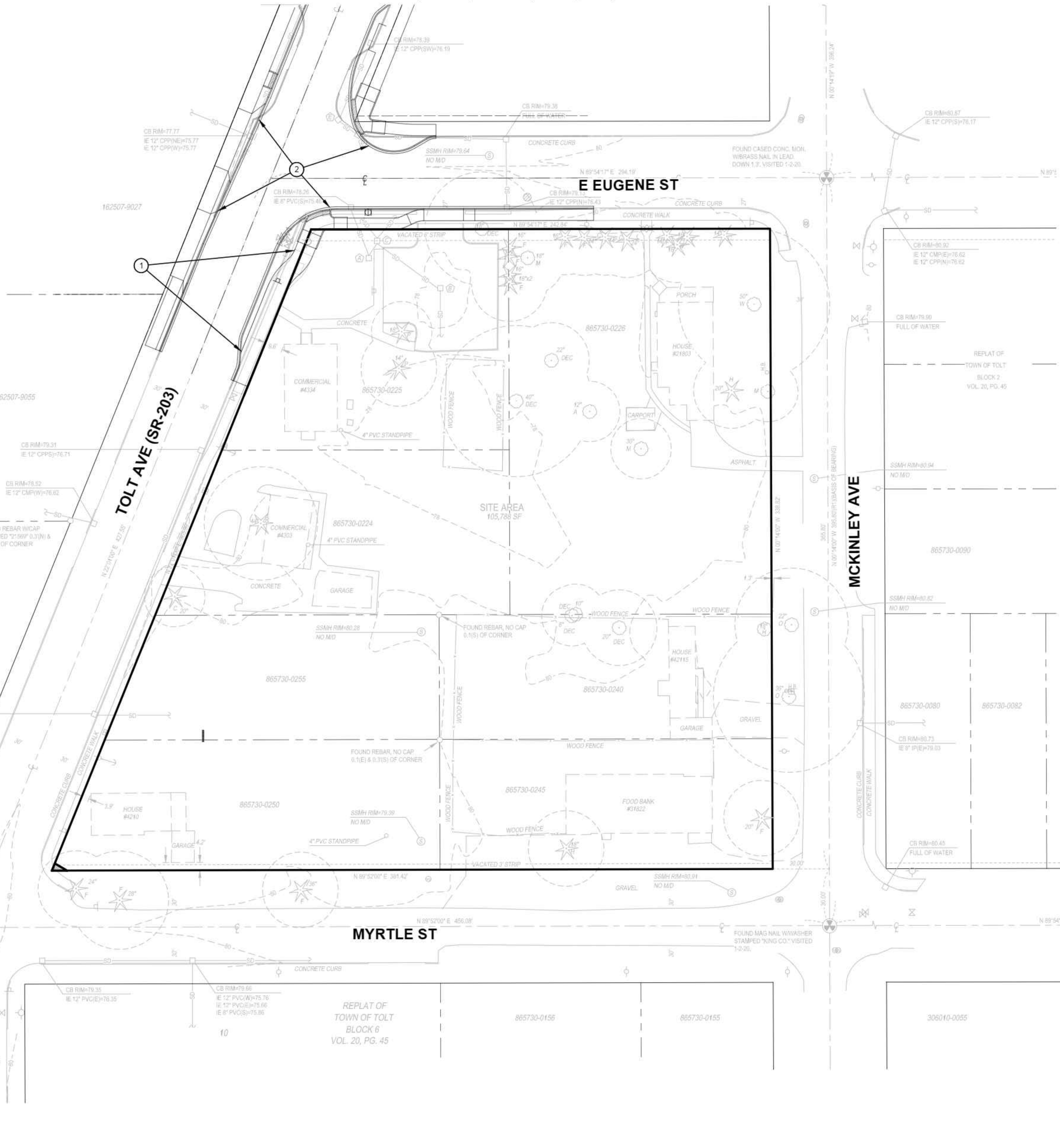






KEY NOTES		
KEY	DESCRIPTION	DETAIL/SHEET
1	SIDEWALK ALIGNMENT AS SURVEYED ON 8/30/2021. AT TIME OF SURVEY NO CURB OR GUTTER WAS IN PLACE AS PART OF THE TOLT AVENUE CENTRAL BUSINESS DISTRICT CAPITAL IMPROVEMENT PROJECT	
2	SIDEWALK ALIGNMENT IS IN LINE WITH PROPOSED TOLT AVE FRONTAGE IMPROVEMENTS	
3	ROADWAY IMPROVEMENTS INSTALLED BY OTHERS	

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAGES\_CARNATION.DWG  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013



**NOTES**

1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCLUMBER TITLE TO OR USE OF THIS PROPERTY.

**EQUIPMENT & PROCEDURES**

METHOD OF SURVEY:  
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:  
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASES OF BEARINGS:  
THE MONUMENTED CENTERLINE OF MCKINLEY AVE, AS THE BEARING OF N 00°14'00" W.

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 10, BLOCK 7, REPLAT OF THE TOWN OF TOLT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 45, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED MYRTLE STREET ADJOINING, WHICH, UPON VACATION, ATTACHES TO SAID PROPERTY BY OPERATION OF LAW.

SITUATE IN THE CITY OF CARNATION, COUNTY OF KING, STATE OF WASHINGTON.

**VERTICAL DATUM**

NAVD 88

FOUND CASED CONC. MON. AT THE INTERSECTION OF E. EUGENE ST. AND MCKINLEY ST.  
ELEV. = 80.24'  
PER GPS OBSERVATIONS

- LEGEND**
- SET 12" X 24" REBAR W/ CAP STAMPED "PCS 37530"
  - EXISTING REBAR W/ CAP, AS NOTED
  - ⊙ SET NAIL AND WASHER STAMPED "PCS 37530"
  - ⊙ EXISTING NAIL AND WASHER AS NOTED
  - ⊙ FOUND CONCRETE MONUMENT AS NOTED
  - RIGHT OF WAY CENTERLINE
  - ⊕ STORM DRAIN MANHOLE
  - ⊕ INVERTICULVERT
  - ⊕ CATCH BASIN
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ HOSE BIB
  - ⊕ MONITOR WELL
  - ⊕ GAS VALVE
  - ⊕ YARD LIGHT
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ SEWER VALVE
  - ⊕ SIGN POST
  - ⊕ UTILITY/POWER POLE
  - ⊕ GUY ANCHOR
  - ⊕ CONIFEROUS TREE
  - ⊕ DECIDUOUS TREE
  - F FIR
  - M MAPLE
  - H HOLLY
  - R REDWOOD
  - O OAK
  - W WALNUT

**STORM TABLE**

1	SDMH RIM=79.08
2	IE 8" PVC(SW)=75.18
3	IE 8" PVC(SE)=75.18
4	IE 8" PVC(S)=75.18
5	TOP STANDPIPE=76.38
6	CB RIM=77.99
7	IE 8" PVC(SW)=75.18
8	IE 8" PVC(S)=75.28
9	CB RIM=78.97
10	IE 6" CPP(SW)=75.07
11	IE 6" CPP(SE)=71.77
12	IE 8" PVC(SW)=74.47
13	IE 8" CPP(SE)=71.47
14	CB RIM=78.18
15	IE 12" CPP(SW)=75.98
16	IE 12" CPP(SE)=75.88
17	CB RIM=78.44
18	IE 12" CPP(SE)=76.24
19	IE 12" CPP(SE)=76.14

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED ACTIVITIES ARE PROVIDED BY THE GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

LEED AP

**DCG**  
civil structural

CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



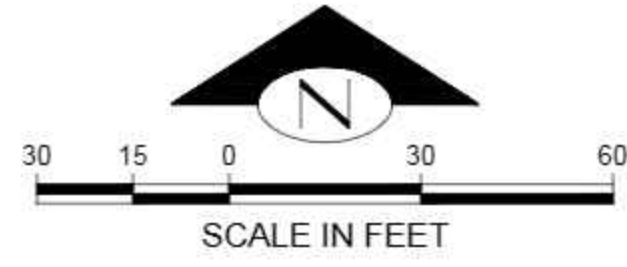
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER:  
TOLT VILLAGES, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

PROJECT:  
TOLT VILLAGES  
CARNATION, WA 98014  
EXISTING CONDITIONS MAP

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	5
OF	27
SHEET NUMBER	<b>C05</b>

SW 1/4, SE 1/4, SEC 16, T25N, R7E, WM



**KEY NOTES:**

KEY	NOTE:	DETAIL/SHEET
SDI	INSTALL TEMPORARY INLET PROTECTION ON EX SD INLET OR INLETS DOWNSTREAM OF SITE	SDI/C23
CE	INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE (DESIGNATED SITE ACCESS POINT)	CE/C23
PP	INSTALL APPROX 1,211 LF PERIMETER PROTECTION*	PP/C23
VEG	TREE PROTECTION FENCING	VEG/C23
HVF	INSTALL HIGH VISIBILITY FENCING ALONG RIGHT-OF-WAY	
SP	PROPOSED STOCKPILE LOCATION. CONTRACTOR TO DETERMINE FINAL LOCATION IN FIELD	SP/C23
SW	CONTRACTOR TO SWEEP STREET DAILY OR MORE OFTEN IF NECESSARY TO REMOVE TRACKED SEDIMENT	
SA	SOIL AMENDMENT (TYP)	SA/C23
WW	WHEEL WASH	BMP C106
1	PROTECT EX SS STRUCTURE	
2	PROTECT EX FIRE HYDRANT	
3	PROTECT & AVOID ANY COMPACTION OF INFILTRATION BEDS DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE THE FINAL EXCAVATION OF THE INFILTRATION FACILITIES UNTIL NEAR THE END OF CONSTRUCTION TO AVOID COMPACTION OF SUBGRADE	
4	ADJUST TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION TO ACCOMODATE PAVER INSTALLATION (TYP)	
5	TEMPORARY SEDIMENT POND SURFACE AREA: 592 SF ASSUME 2H:1V MAX SIDE SLOPES IF FENCING IS PROVIDED AT TOP OF EMBANKMENT ASSUME LENGTH-TO-WIDTH RATIO BETWEEN 3:1 AND 6:1 (TYP)	
6	TEMPORARY INTERCEPTOR SWALE LOCATION SHOWN ON THIS SHEET IS SCHEMATIC & SUBJECT TO CHANGE BY CONTRACTOR DEPTH: 1' 1V:2H SIDE SLOPE MAX 5% SLOPE (TYP)	
7	INSTALL TEMPORARY CULVERT UNDER STABILIZED CONSTRUCTION ACCESS (TYP)	

\*INSTALL PERIMETER PROTECTION, SUCH AS SILT FENCING, COMPOST SOCKS, OR STRAW WATTLES IN ACCORDANCE WITH VOL II OF THE DOE STORMWATER DESIGN MANUAL.

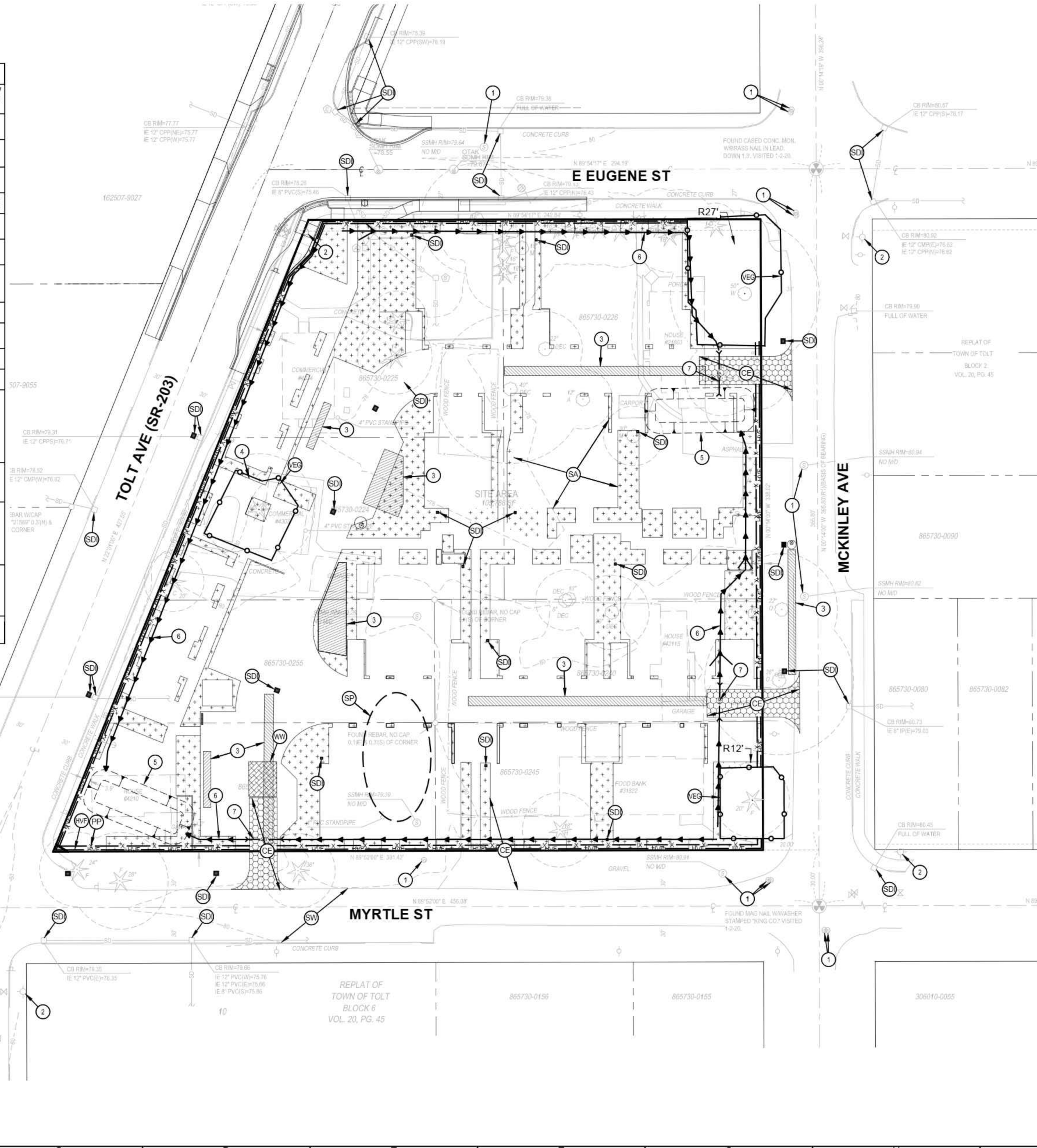
**DEMOLITION NOTES:**

- ALL STRUCTURES HAVE BEEN DEMOLISHED PRIOR TO CONSTRUCTION DUE TO SAFETY CONCERNS (UNDER SEPARATE PERMIT).
- SEE SHEET C07 FOR DEMOLITION AND TREE REMOVAL WORK TO BE COMPLETED AFTER TESC MEASURES HAVE BEEN ESTABLISHED PER THIS PLAN.
- DUST CONTROL (C140) TO BE USED AS NEEDED. MUD AND DIRT SHALL NOT BE TRACKED ONTO PUBLIC ROW.

**LEGEND:**

- STABILIZED CONSTRUCTION ENTRANCE
- PERIMETER PROTECTION
- HIGH VISIBILITY FENCING
- STOCKPILE LOCATION
- TREE PROTECTION FENCING
- PROPOSED INFILTRATION FACILITY
- SOIL AMENDMENT
- WHEEL WASH STATION

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HWB\ARCHITECTS\CARNATION\DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\DWG...  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVL\_20\_2013



**NOTES**

1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCLUMBER TITLE TO OR USE OF THIS PROPERTY.

**EQUIPMENT & PROCEDURES**

METHOD OF SURVEY:  
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:  
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASES OF BEARINGS:  
THE MONUMENTED CENTERLINE OF MCKINLEY AVE, AS THE BEARING OF N 00°14'00" W.

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 16, BLOCK 6, REPLAT OF THE TOWN OF TOLT, ACCORDING TO THE PLAN NUMBERED 162507-0027, FILED FOR RECORD IN PUBLIC RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF UNLACED INTEREST STREET REGIONAL ARTERIAL UPRIGHT EASEMENT ATTACHED TO SAID PROPERTY BY RECORDING OF SAID PLAN.

SITUATE IN THE CITY OF CARNATION, COUNTY OF KING, STATE OF WASHINGTON.

**VERTICAL DATUM**

NAVD 88

POINT: LACED CONC. MARK AT THE INTERSECTION OF EUGENE ST AND MCKINLEY ST

- LEGEND**
- SET 12" X 24" REBAR W/CAP STAMPED "PCS 3753"
  - EXISTING REBAR W/CAP, AS NOTED
  - SET NAIL AND WASHER STAMPED "PCS 3753"
  - EXISTING NAIL AND WASHER AS NOTED
  - FOUND CONCRETE MONUMENT AS NOTED
  - RIGHT OF WAY CENTERLINE
  - STORM DRAIN MANHOLE
  - INVERT/COVER
  - CATCH BASIN
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - HOSE BIB
  - MONITOR WELL
  - GAS VALVE
  - YARD LIGHT
  - SANITARY SEWER MANHOLE
  - SEWER VALVE
  - SIGN POST
  - UTILITY/POWER POLE
  - GUY ANCHOR
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - FIR
  - MAPLE
  - HOLLY
  - REDWOOD
  - OAK
  - WALNUT

**STORM TABLE**

1	SDMH RIM=75.69 E 8" PVC(SW)=75.18 E 8" PVC(SE)=75.18 TOP STANDOFF=76.38
2	CB RIM=77.69 E 8" PVC(SW)=76.18 E 8" PVC(SE)=76.28
3	CB RIM=78.27 E 8" CPPI(SW)=71.87 E 8" CPPI(SE)=71.77 E 8" PVC(SW)=74.47 E 8" CPPI(SE)=71.47
4	CB RIM=78.76 E 12" CPPI(SW)=75.96 E 12" CPPI(SE)=75.96
5	CB RIM=78.44 E 12" CPPI(SW)=76.24 E 12" CPPI(SE)=76.14

**REVISION**

No.	DATE	BY	TG	REVISION
1	4/1/2021	TG	TG	REVISED PER CITY REVIEW COMMENTS
2	7/7/2022	TG	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED ACTIVITIES ARE PROVIDED BY THE GREEN BUILDING CONSTRUCTION & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE

LEED AP

P.O. Box 1152  
Freeland, WA 98249

P: 360.331.4131  
F: 360.331.5131  
www.dcgengr.com



CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG



BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER:  
TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

PROJECT:  
TOLT VILLAS  
CARNATION, WA 98014  
TEMPORARY EROSION CONTROL PLAN

PROJ. MANAGER: NA

DESIGNED BY: CS

DRAWN BY: GR

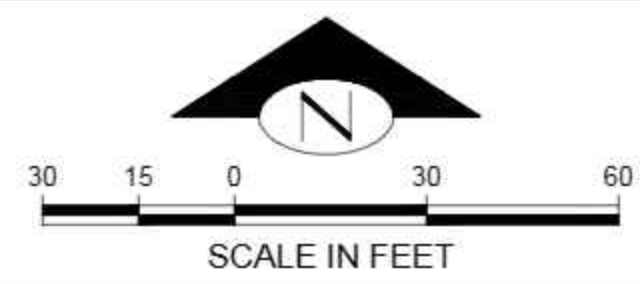
CHECKED BY: TG

DATE: 9/30/2022

REV. SHEET: 3 OF 27

SHEET NUMBER: **C06**

SW 1/4, SE 1/4, SEC 16, T25N, R7E, WM



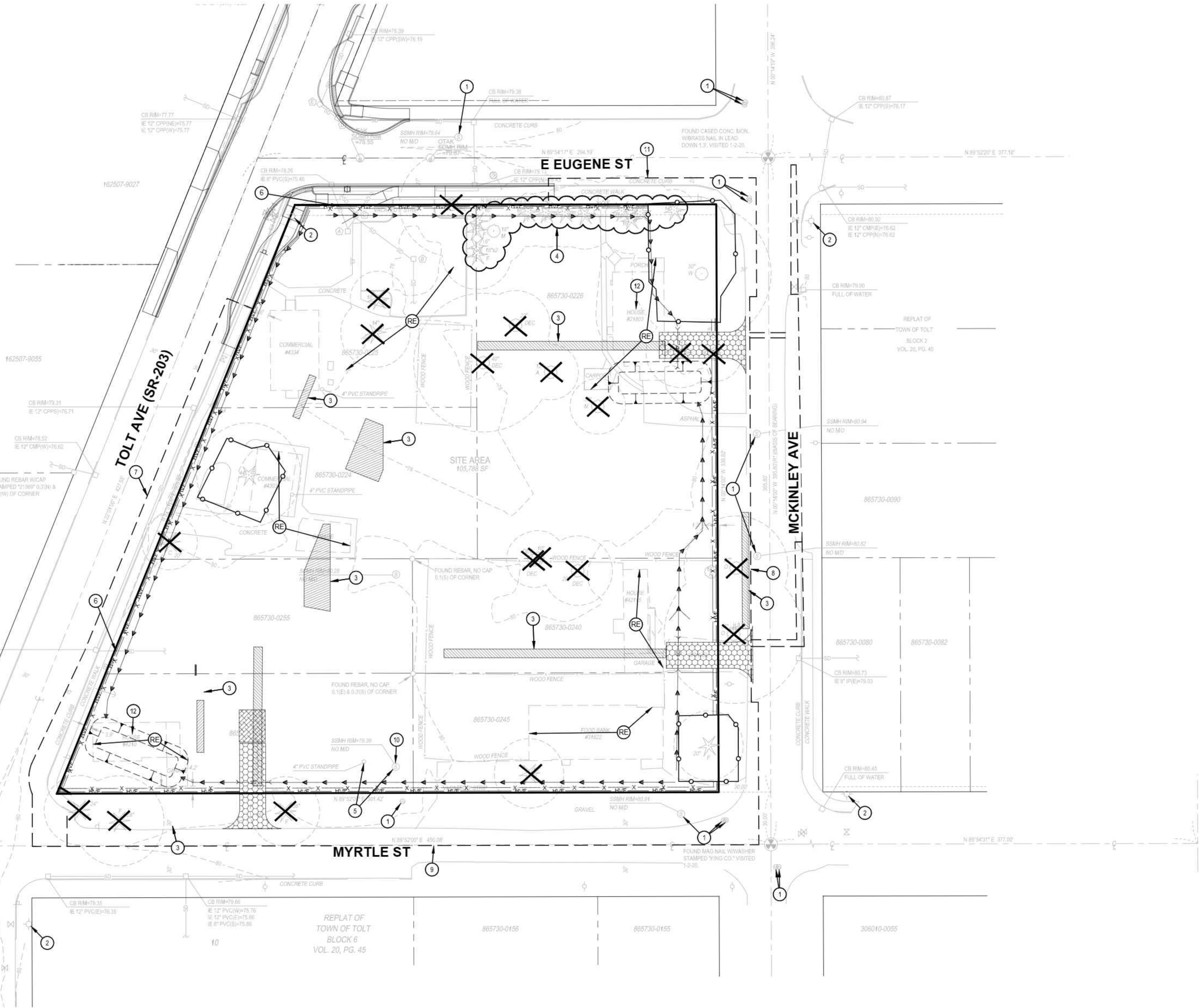
KEY	NOTE:	DETAIL/SHEET
RE	ALL EX ONSITE HARD SURFACES TO BE REMOVED UNLESS OTHERWISE NOTED	-
1	PROTECT EX SS STRUCTURE	-
2	PROTECT EX FIRE HYDRANT	-
3	PROTECT & AVOID ANY COMPACTION OF INFILTRATION BEDS DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE THE FINAL EXCAVATION OF THE INFILTRATION FACILITIES UNTIL NEAR THE END OF CONSTRUCTION TO AVOID COMPACTION OF SUBGRADE	-
4	CLUSTER OF TREES TO BE REMOVED	-
5	LOCATE, CUT, AND CAP EX SSS AT PROPERTY LINE	-
6	LOCATE, CUT, AND CAP EX SD AT PROPERTY LINE	-
7	SAWCUT AT TOLT AVE 3.0' FROM FACE OF CURB AND REMOVE EX ASPH, CONC CURB, GUTTER & WALK EAST OF SAWCUT	-
8	SAWCUT AT MCKINLEY AVE 11.0' FROM R.O.W. CENTERLINE AND REMOVE EX ASPH WEST OF SAWCUT (2'±)	-
9	SAWCUT AT MYRTLE AVE AT R.O.W. CENTERLINE AND REMOVE EX ASPH NORTH OF SAWCUT (10'±)	-
10	DEMOLITION PROCEDURE OF EXISTING ONSITE VACUUM SEWER VALVE PIT TO BE PREPARED BY ONSITE CONTRACTOR FOR CITY REVIEW IN ACCORDANCE WITH KING COUNTY HEALTH DEPARTMENT REQUIREMENTS (TYP)	-
11	SAWCUT AT E EUGENE ST 12.0' FROM R.O.W. CENTERLINE AND REMOVE EX ASPH SOUTH OF SAWCUT (4'±)	-
12	CONTRACTOR TO LOCATE EX SEPTIC TANK AND DRAIN FIELD PRIOR TO CONSTRUCTION ACTIVITIES. SEPTIC TANK AND DRAINFIELD TO BE DECOMMISSIONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS	-

**LEGEND:**

- STABILIZED CONSTRUCTION ENTRANCE (SEE SHEET C06)
- PERIMETER PROTECTION (SEE SHEET C06)
- HIGH VISIBILITY FENCING (SEE SHEET C06)
- STOCKPILE LOCATION (SEE SHEET C06)
- TREE PROTECTION FENCING (SEE SHEET C06)
- TREE REMOVAL
- PROPOSED INFILTRATION FACILITY
- WHEEL WASH STATION

**DEMOLITION NOTES:**

1. ALL STRUCTURES HAVE BEEN DEMOLISHED PRIOR TO CONSTRUCTION DUE TO SAFETY CONCERNS (UNDER SEPARATE PERMIT)



CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\DWG...  
 LAST MODIFIED BY: MCKINLEY DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED ACTIVITIES ARE PROVIDED BY THE GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.  
**LEED AP**

**DCG**  
 civil structural

CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG  
 (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

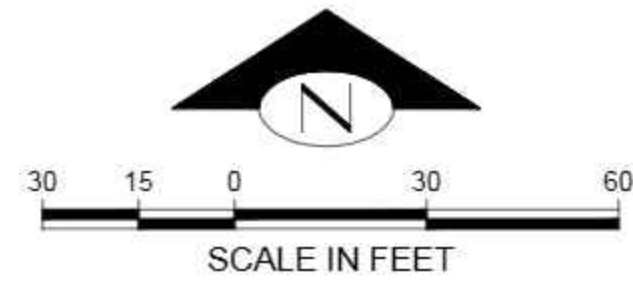


BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072  
 PROJECT: TOLT VILLAS  
 CARNATION, WA 98014  
 DEMOLITION PLAN

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	7
OF	27

SHEET NUMBER **C07**



**KEY NOTES**

KEY	DESCRIPTION	DETAIL/SHEET
1	MATCH PROPOSED IMPROVEMENTS FROM THE OTAK DESIGNED TOLT AVE CAPITAL IMPROVEMENT PROJECT (CENTRAL BUSINESS DISTRICT IMPROVEMENTS)	-
2	EDGE OF TRAVEL LANE (TYP)	-
3	PRIOR TO CONSTRUCTION, CONFIRM EX ACCESS EASEMENT PER TOLT AVE CENTRAL BUSINESS DISTRICT IMPROVEMENTS	-
4	5' WIDE PEDESTRIAN PATHWAYS INTERNAL TO SITE (TYP)	-
5	PROPOSED STREET TREE SIZE AND TYPE BY LANDSCAPE ARCHITECT. SPECIES TO COMPLY WITH APPROVED STREET TREE LIST (TYP)	-
6	NEW STREET TREE W/ ROOT BARRIER STA 30+68.6, 28.0' LT	-
7	NEW STREET TREE W/ ROOT BARRIER STA 30+98.6, 28.0' LT	-
8	NEW STREET TREE W/ ROOT BARRIER STA 31+95.79, 28.0' LT	-
9	NEW STREET TREE W/ ROOT BARRIER STA 32+37.85, 28.0' LT	-
10	NEW STREET TREE W/ ROOT BARRIER STA 32+60.0, 28.0' LT	-
11	NEW STREET TREE W/ ROOT BARRIER STA 32+83.0, 28.0' LT	-
12	NEW STREET TREE W/ ROOT BARRIER STA 33+05.0, 28.0' LT	-
13	NEW STREET TREE W/ ROOT BARRIER STA 33+40.0, 28.0' LT	-
14	NEW STREET TREE W/ ROOT BARRIER STA 33+70.0, 28.0' LT	-
15	NEW STREET TREE W/ ROOT BARRIER STA 40+80.1, 28.0' LT	-
16	NEW STREET TREE W/ ROOT BARRIER STA 41+36.8, 28.0' LT	-
17	NEW STREET TREE W/ ROOT BARRIER STA 41+66.8, 28.0' LT	-
18	NEW STREET TREE W/ ROOT BARRIER STA 41+96.8, 28.0' LT	-
19	NEW STREET TREE W/ ROOT BARRIER STA 42+26.8, 28.0' LT	-
20	NEW STREET TREE W/ ROOT BARRIER STA 42+56.8, 28.0' LT	-
21	CURB WHEEL STOP (TYP)	-
22	1 ADA PARKING STALL	-
23	NOT USED	-

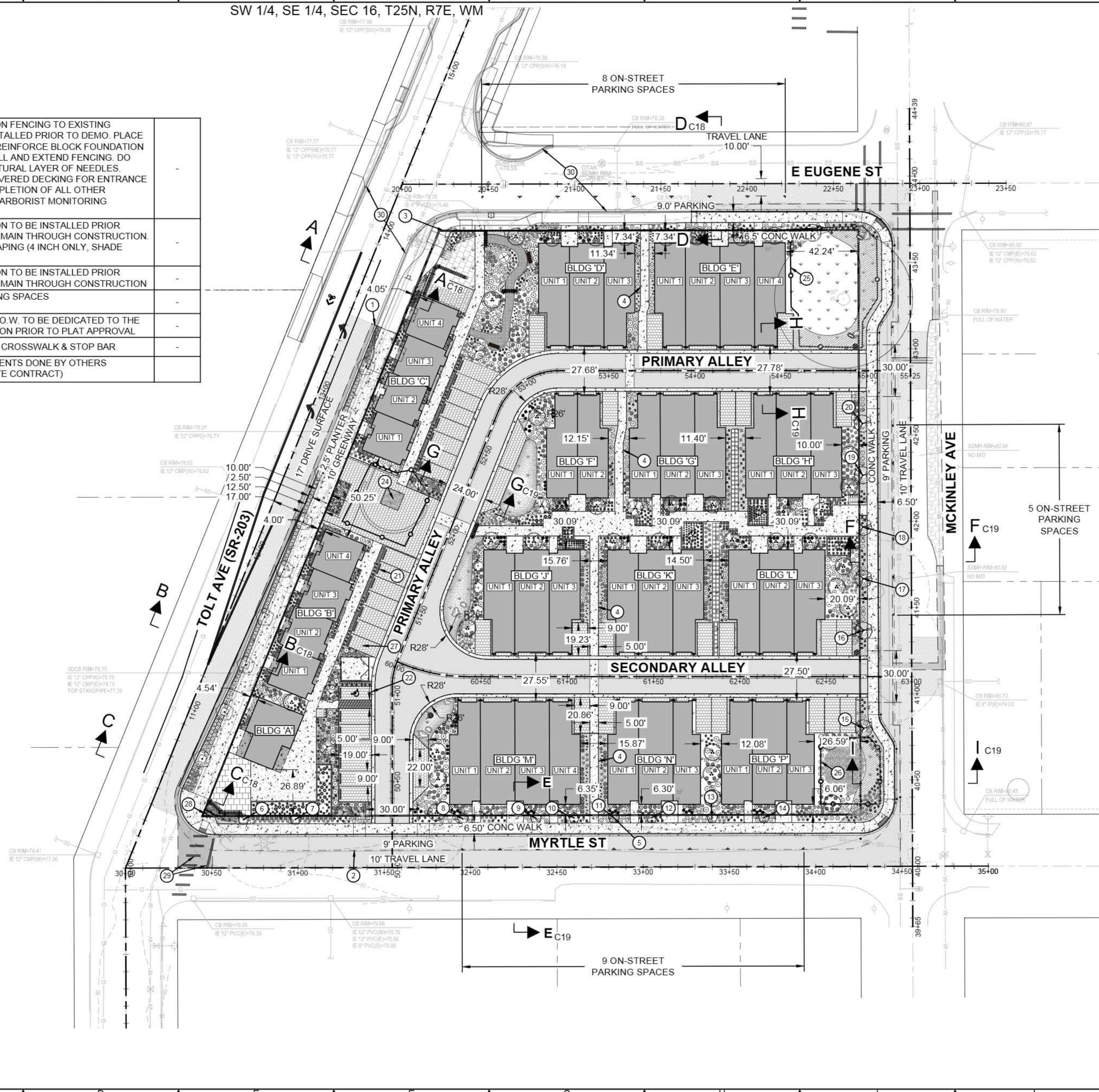
**GENERAL NOTES:**

- FOR DETAILED STREET SECTIONS SEE SHEET C18 & C19.
- FOR LINE AND CURVE TABLES SEE SHEET C09.

**LEGEND:**

	ASPHALT PAVEMENT (FULL DEPTH SECTION)
	GRIND AND OVERLAY
	CONCRETE PAVEMENT
	CONCRETE WALK / PAD
	GRID / BLOCK PAVERS (ECO-PRIORA)
	BUILDING / ROOF AREAS
	LANDSCAPE / PLANTER AREAS
	PROPOSED EDGE TRAVEL LANE

24	TREE PROTECTION FENCING TO EXISTING FOUNDATION INSTALLED PRIOR TO DEMO. PLACE ECOBLOCKS TO REINFORCE BLOCK FOUNDATION TO EAST, BACKFILL AND EXTEND FENCING. DO NOT REMOVE NATURAL LAYER OF NEEDLES. INSTALL CANTILEVERED DECKING FOR ENTRANCE FOLLOWING COMPLETION OF ALL OTHER CONSTRUCTION. ARBORIST MONITORING REQUIRED	-
25	TREE PROTECTION TO BE INSTALLED PRIOR TO DEMO AND REMAIN THROUGH CONSTRUCTION. LIMITED LANDSCAPING (4 INCH ONLY, SHADE NATIVES)	-
26	TREE PROTECTION TO BE INSTALLED PRIOR TO DEMO AND REMAIN THROUGH CONSTRUCTION	-
27	COMPACT PARKING SPACES 8'W X16'L	-
28	15.3 SF PUBLIC R.O.W. TO BE DEDICATED TO THE CITY OF CARNATION PRIOR TO PLAT APPROVAL	-
29	THERMOPLASTIC CROSSWALK & STOP BAR	-
30	ROAD IMPROVEMENTS DONE BY OTHERS (UNDER SEPARATE CONTRACT)	-

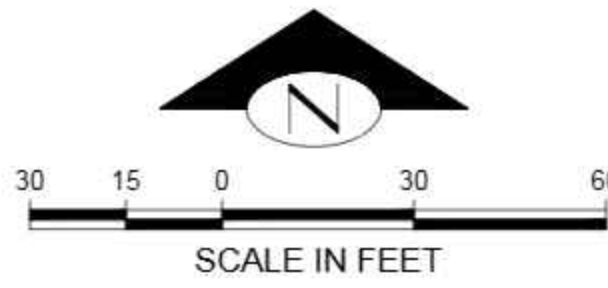


<p>NO. 1</p> <p>DATE 4/1/2021</p> <p>BY TG</p> <p>REVISION</p> <p>TG REVISED PER CITY REVIEW COMMENTS</p> <p>TG REVISED PER CITY REVIEW COMMENTS</p>	<p>LEED ACCREDITED PROFESSIONAL &amp; THE RELATED ACTS OWNED BY THE U.S. GREEN BUILDING COUNCIL &amp; ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.</p> <p>LEED AP</p>
<p>P.O. Box 1132</p> <p>Freeland, WA 98249</p> <p>P: 360.331.4131</p> <p>F: 360.331.5131</p> <p>www.dcgengr.com</p>	<p><b>DCG</b></p> <p>civil structural</p>
<p>CALL 811</p> <p>2 BUSINESS DAYS</p> <p>BEFORE YOU DIG</p> <p>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</p>	
<p>BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, &amp; ALL OTHER EX FEATURES &amp; CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &amp; OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.</p>	
<p>OWNER: TOLT VILLAS, LLC</p> <p>PROJECT: SHANE FORTNEY, PO BOX 522 WOODINVILLE, WA 98072</p> <p>PROJ. MANAGER: NA</p> <p>DESIGNED BY: CS</p> <p>DRAWN BY: GR</p> <p>CHECKED BY: TG</p> <p>DATE: 9/30/2022</p> <p>REV. 3</p> <p>SHEET 8 OF 27</p>	
<p>TOLT VILLAS, LLC</p> <p>CARNATION, WA 98014</p> <p>SITE PLAN</p> <p><b>C08</b></p>	

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECT\SEC 16\DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\DWG...  
 LAST MODIFIED BY: MCK... DATE: 9/30/2022 1:41 PM... SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013



SW 1/4, SE 1/4, SEC 16, T25N, R7E, WM



LINE TABLE

Line #	Length	Direction	Start Point	End Point
L1	105.044	N00° 00' 00.00"E	1373805.0491,237403.5196	1373805.0491,237508.5641
L2	156.297	N22° 01' 06.12"E	1373807.8206,237522.8104	1373866.4171,237667.7081
L3	203.759	N89° 59' 43.62"E	1373901.6425,237691.4617	1374105.4020,237691.4779
L4	3.642	S67° 58' 53.88"E	1373807.8206,237522.8104	1373811.1967,237521.4451
L5	257.437	N90° 00' 00.00"E	1373848.6871,237514.1515	1374106.1242,237514.1515

CURVE TABLE

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	38.000	14.603	N11° 00' 33.06"E	1373805.0491,237508.5641	1373807.8206,237522.8104
C2	38.000	45.084	N56° 00' 24.87"E	1373866.4171,237667.7081	1373901.6425,237691.4617
C3	100.000	38.429	S78° 59' 26.94"E	1373811.1967,237521.4451	1373848.6871,237514.1515

GENERAL NOTES:

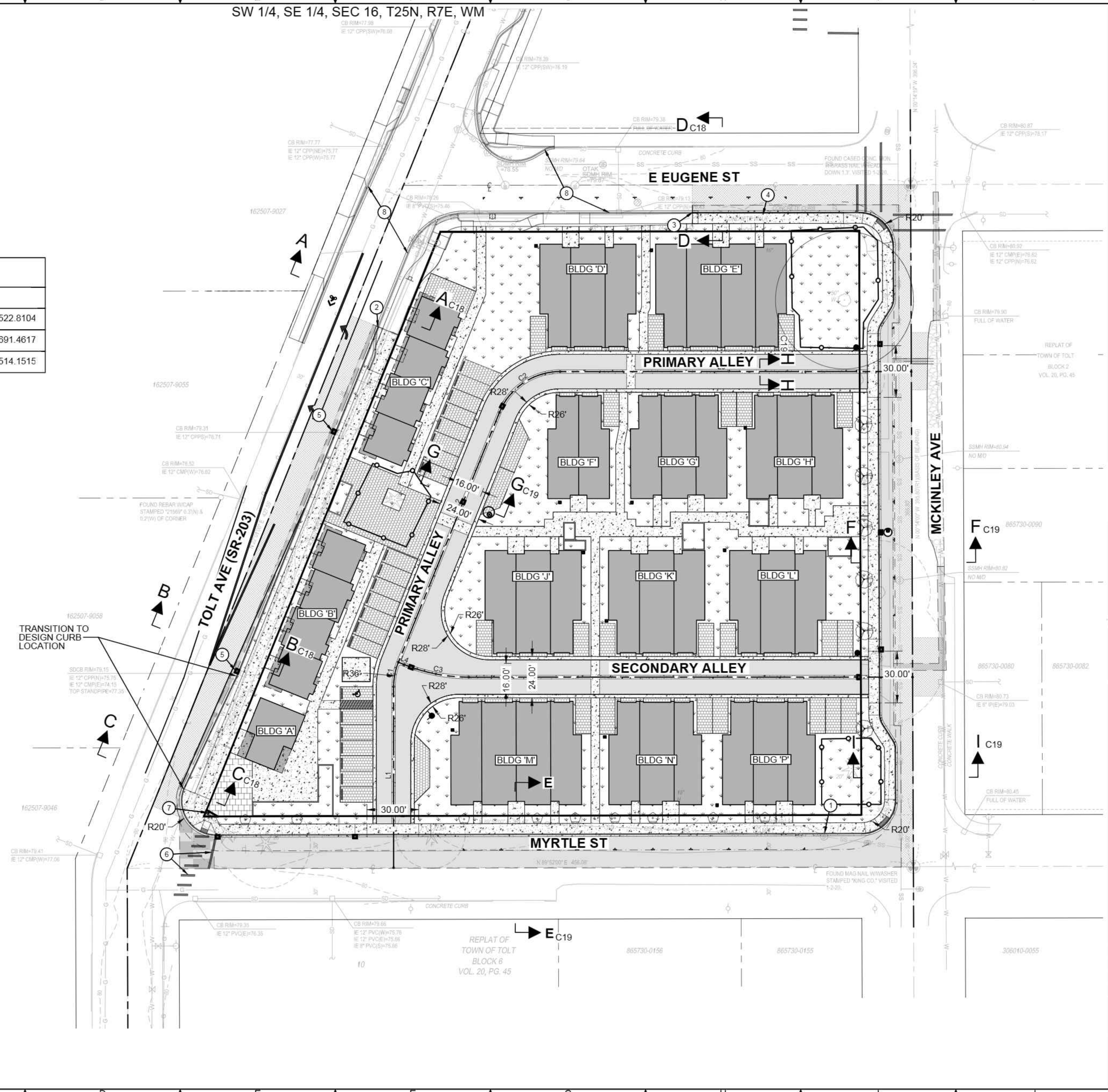
- FOR DETAILED STREET SECTIONS SEE SHEET C18 & C19.

KEY NOTES

KEY	DESCRIPTION	DETAIL/SHEET
①	ADJUST MANHOLE LID OR JOG CURB SUCH THAT LID IS OUTSIDE OF THE CURB FLANGE AND COMPLETELY WITHIN THE ASPHALT PAVED ROADWAY	
②	BEGIN CURB, GUTTER AND CONC WALK IMPROVEMENTS ALONG TOLT AVE AT STA 13+45.87 (MATCH TO IMPROVEMENTS BY OTHERS)	
③	END CURB, GUTTER AND CONC WALK IMPROVEMENTS ALONG E EUGENE ST AT STA 21+67.64 (MATCH TO EX FOC OR TO IMPROVEMENTS BY OTHERS)	
④	CLAY BRICK PAVERS	Z4/C26
⑤	EX CB TO BE RELOCATED	C15
⑥	NEW THERMOPLASTIC STOP BAR & CROSSWALK	
⑦	NEW DOUBLE SIDED STREET NAME SIGN	
⑧	MATCH ROAD IMPROVEMENTS DONE BY OTHERS (UNDER SEPARATE CONTRACT)	

LEGEND:

- ASPHALT PAVEMENT (FULL DEPTH SECTION)
- GRIND AND OVERLAY
- CONCRETE PAVEMENT
- CONCRETE WALK / PAD
- GRID / BLOCK PAVERS (ECO-PRIORA)
- BUILDING / ROOF AREAS
- LANDSCAPE / PLANTER AREAS
- GRAVEL SHOULDER
- SAWCUT LINE
- PROPOSED EDGE TRAVEL LANE
- CATCH BASIN (TYPE 1)
- STORMFILTER TREATMENT MANHOLE
- GRAVEL SHOULDER
- ELEVATED SIDEWALK



CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\DWG AUTOCAD VERSION: CIVIL\_3D\_2018

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED AP  
 LEED ACCREDITED PROFESSIONAL & THE RELATED ACTS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

**DCG**  
 civil structural

CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

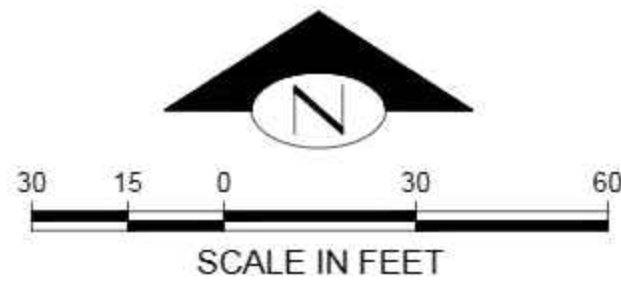
OWNER: TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072

PROJECT: TOLT VILLAS  
 CARNATION, WA 98014  
 STREET IMPROVEMENT PLAN

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV. SHEET OF:	3 9 OF 27

SHEET NUMBER

# C09



KEY	DESCRIPTION	DETAIL/SHEET
1	GRADING AREA DETAIL	1/C20
2	GRADING AREA DETAIL	2/C20
3	GRADING AREA DETAIL	3/C20
4	GRADING AREA DETAIL	4/C20
5	GRADING AREA DETAIL	5/C20
6	GRADING AREA DETAIL	6/C20

BUILDING UNIT LETTER DESIGNATION	BUILDING FINISHED FLOOR ELEVATION	GARAGE ENTRY ELEVATION
A	80.75	-
B	81.80	-
C	81.80	-
D	81.40	79.9
E	82.30	80.8
F	81.30	79.8
G	81.90	80.5
H	82.60	81.2
J	81.90	80.5
K	82.60	81.2
L	83.00	81.8
M	82.00	80.5
N	82.60	81.2
P	83.30	81.8

**GENERAL NOTES:**

- FINAL FINISH BUILDING AND GARAGE GRADES ARE FOR REFERENCE ONLY AND ARE NOT APPROVED WITH THE CLEARING AND GRADING PERMIT APPLICATION.

**GRADING QUANTITY ESTIMATE:**

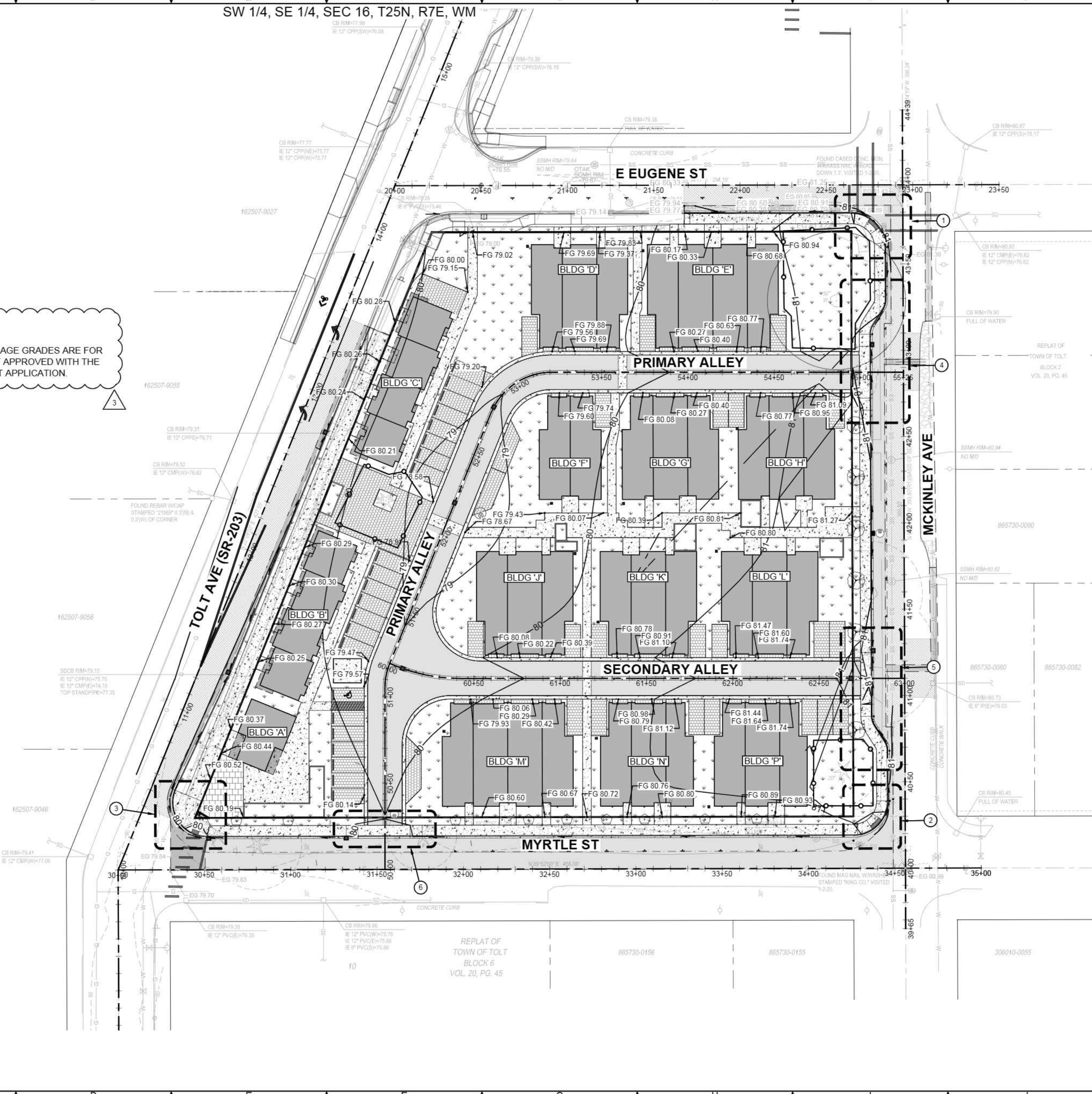
**TOTAL ON-SITE:**  
 CUT: 1,000 CY's  
 FILL: 3,000 CY's

GRADING QUANTITIES GENERATED USING CIVIL 3D SOFTWARE TO COMPARE TRIANGULATED IRREGULAR NETWORKS (TINS). ALL EXCESS CUT MATERIAL WILL BE SPREAD ON SITE PER THESE GRADING PLANS OR HAULED TO A SUITABLE DUMP LOCATION. IMPORT OF BACKFILL MATERIALS ARE EXPECTED SUCH AS FOR BUILDING PADS, UTILITY TRENCHES AND ROAD BASES SHALL BE TRANSPORTED TO THE SITE AND HAVE NOT BEEN ACCOUNTED FOR IN THESE VOLUMES.

VOLUMES ARE FOR PERMIT ONLY. CONTRACTOR SHALL PROVIDE INDEPENDENT TAKEOFF FOR BIDDING.

**LEGEND:**

	ASPHALT PAVEMENT (FULL DEPTH SECTION)
	GRIND AND OVERLAY
	CONCRETE PAVEMENT
	CONCRETE WALK / PAD
	GRID / BLOCK PAVERS (ECO-PRIORA)
	BUILDING / ROOF AREAS
	LANDSCAPE / PLANTER AREAS
	PROPOSED CONTOUR



NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

**LEED AP**

P.O. Box 1132  
 Freeland, WA 98249

P: 360.331.4131  
 F: 360.331.5131  
 www.dcgengr.com

**DCG**  
 civil structural

CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

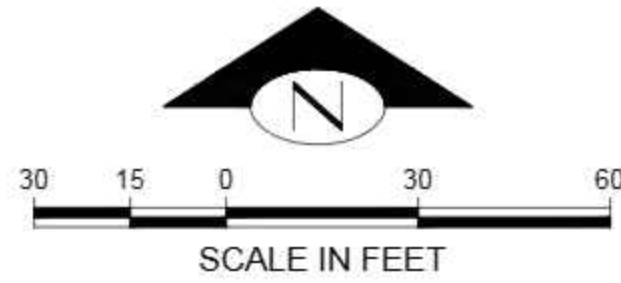
**OWNER:**  
 TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072

**PROJECT:**  
 TOLT VILLAS  
 CARNATION, WA 98014  
 GRADING PLAN

<b>PROJ. MANAGER:</b>	NA
<b>DESIGNED BY:</b>	CS
<b>DRAWN BY:</b>	GR
<b>CHECKED BY:</b>	TG
<b>SCALE:</b>	SEE SCALE BAR
<b>DATE:</b>	9/30/2022
<b>REV.</b>	3
<b>SHEET</b>	10
<b>OF</b>	27

**SHEET NUMBER**  
**C10**

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\DWG\_20220922\_141414.dwg - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00" X 22.00" INCHES) AUTOCAD VERSION: CIVIL 3D 2013



**KEY NOTES**

KEY	DESCRIPTION	DETAIL/SHEET
1	6" SDCO RIM 79.30 6" IE 76.55	-
2	67 LF 6" SD @ 1.63% MIN	-
3	6" SDCO RIM 80.95 6" IE 78.35	-
4	80 LF 6" SD @ 2.00% MIN	-
5	6" SDCO RIM 79.90 6" IE 75.46	-
6	74 LF 6" PVC SD @ 1.08%	-
7	6" SDCO RIM 79.93 6" IE 74.66	-
8	6" SDCO RIM 79.50 6" IE 77.05	-
9	60 LF 6" SD @ 2.00% MIN	-
10	6" SDCO RIM 80.91 6" IE 78.26	-
11	78 LF 6" SD @ 2.00% MIN	-
12	6" SDCO RIM 79.78 6" IE 74.66	-
13	6" SDCO RIM 79.45 6" IE 76.85	-
14	47 LF 6" SD @ 1.79%	-
15	6" SDCO RIM 80.20 6" IE 76.01	-
16	72 LF 6" SD @ 1.87%	-
17	6" SDCO RIM 79.78 6" IE 74.66	-
18	6" SDCO RIM 80.34 6" IE 77.92	-
19	45 LF 6" SD @ 1.95%	-
20	6" SDCO RIM 81.22 6" IE 78.75	-
21	63 LF 6" SD @ 2.00% MIN	-
22	6" SDCO RIM 80.73 6" IE 77.04	-

23	44 LF 6" SD @ 2.00%	-
24	6" SDCO RIM 80.75 6" IE 76.16	-
25	28 LF 6" SD @ 5.36%	-
26	6" SDCO RIM 81.16 6" IE 78.60	-
27	52 LF 6" SD @ 2.00% MIN	-
28	6" SDCO RIM 80.50 6" IE 74.66	-
29	6" SDCO RIM 80.75 6" IE 74.66	-
30	108 LF 6" PERF PIPE @ 0.00%	- 3
31	SDCO RIM 79.64 6" IE 76.80	-
32	12 LF 6" PVC SD @ 3.00%	-
33	SDCO RIM 79.34 6" IE 76.44	-
34	26 LF 6" PERF PIPE @ 0.00%	-
35	108' X 5' ROOF INFILTRATION FACILITY FG 80.00± TOP OF FACILITY 75.16 6" PERF PIPE IE 74.66 BOTTOM OF FACILITY 70.66	H-H/C21
36	26' X 4' ROOF INFILTRATION FACILITY FG 79.2± TOP OF FACILITY 76.94 6" PERF PIPE IE 76.44 BOTTOM OF FACILITY 72.44	H-I/C21
37	520 SF ROADWAY INFILTRATION FACILITY FG 79.90± TOP OF FACILITY 74.09 6" PERF PIPE IE 73.09 BOTTOM OF FACILITY 68.59	-
38	STORMFILTER MANHOLE #1 W/ 6 ZPG TREATMENT CARTRIDGES RIM 79.90 8" IE (W) 75.39 6" IE (E) 73.09	ZA/C22
39	CATCH BASIN #3 W/ VANED GRATE STA 52+80.00, 0.00' LT/RT RIM 78.91 12" IE (SW) 76.25	WSDOT B-5.20-02
40	60 LF 12" SD @ 1.00%	-
41	CATCH BASIN #2 W/ VANED GRATE STA 52+20.00, 0.00' RIM 78.31 12" IE (NE) 75.65 12" IE (SW) 75.61 12" IE (E) 75.55	WSDOT B-5.20-02
42	4" DOWNSPOUT (TYP)	-
43	PERIMETER FOOTING DRAIN - 4" DIAMETER PERFORATED PVC PIPE FOOTING DRAINS SURROUNDED BY AT LEAST 6" OF 1-INCH-MINUS, WASHED ROCK ENCIRCLED WITH NON-WOVEN, GEOTEXTILE FILTER FABRIC (MIRAFI 140N, SUPAC 4NP, OR SIMILAR MATERIAL)(TYP)	-
44	12" AREA DRAIN RIM 79.15 4" IE (E) 76.65 (FTG DRAIN) 6" IE (N) 76.55 W/ 2' MIN SUMP	-

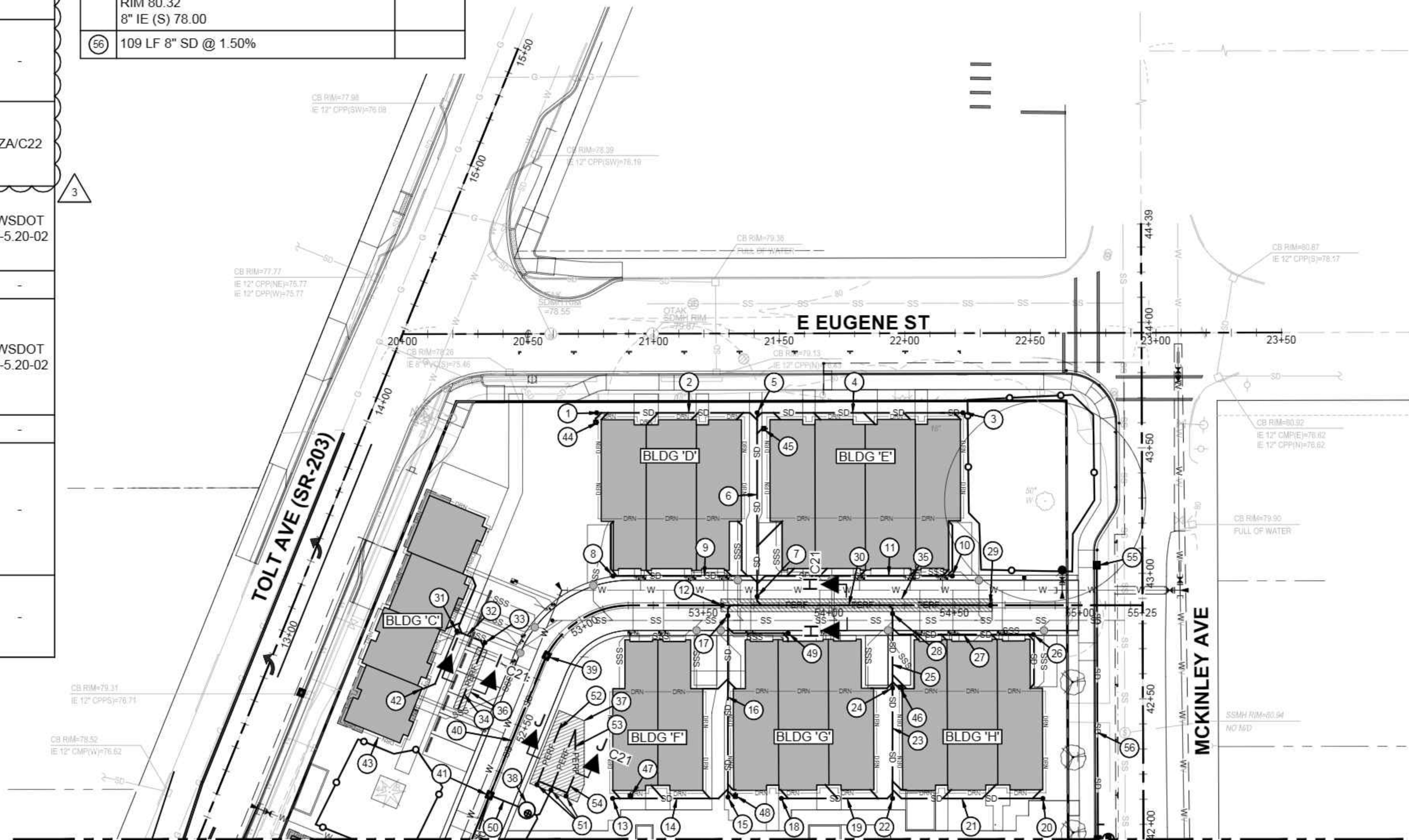
45	12" AREA DRAIN RIM 80.00 4" IE (E) 77.50 (FTG DRAIN) 6" IE (W) 77.40 W/ 2' MIN SUMP	-
46	12" AREA DRAIN RIM 80.70 4" IE (E) 78.00 (FTG DRAIN) 6" IE (W) 77.90 W/ 2' MIN SUMP	-
47	12" AREA DRAIN RIM 79.40 4" IE (E) 77.00 (FTG DRAIN) 6" IE (S) 76.90 W/ 2' MIN SUMP	-
48	12" AREA DRAIN RIM 80.15 4" IE (N) 77.70 (FTG DRAIN) 6" IE (W) 77.60 W/ 2' MIN SUMP	-
49	6" SDCO RIM 80.17 6" IE 77.65	-
50	16 LF 8" SD @ 1.00%	-
51	6" SDCO RIM 78.9± 6" IE 73.09	-
52	26 LF 6" PERF PIPE IE 71.99	-
53	12 LF 6" PERF PIPE IE 71.99	-
54	28 LF 6" PERF PIPE IE 71.99	-
55	CATCH BASIN #4 W/ VANED GRATE STA 43+03.36, 18.17' LT RIM 80.32 8" IE (S) 78.00	-
56	109 LF 8" SD @ 1.50%	-

**GENERAL NOTES:**

- ALL SD LINES WITH LESS THAN 2' OF COVER SHALL BE DUCTILE IRON.
- CONTRACTOR TO COORDINATE DIRECTLY WITH PUGET SOUND ENERGY PRIOR TO START OF UTILITY CONSTRUCTION TO CONFIRM DESIGN LOCATION OF ONSITE ELECTRICAL TRENCHING. REFERENCE ELECTRICAL ORDER 105095152.

**LEGEND:**

- ASPHALT PAVEMENT (FULL DEPTH SECTION)
- GRIND AND OVERLAY
- CONCRETE PAVEMENT
- CONCRETE WALK / PAD
- GRID / BLOCK PAVERS (ECO-PRIORA)
- BUILDING / ROOF AREAS
- LANDSCAPE / PLANTER AREAS
- PROPOSED EDGE TRAVEL LANE
- CATCH BASIN (TYPE 1)



MATCH LINE - SEE SHEET C12

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

P.O. Box 1132  
Freeland, WA 98249  
P: 360.331.4131  
F: 360.331.5131  
www.dcgengr.com



CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

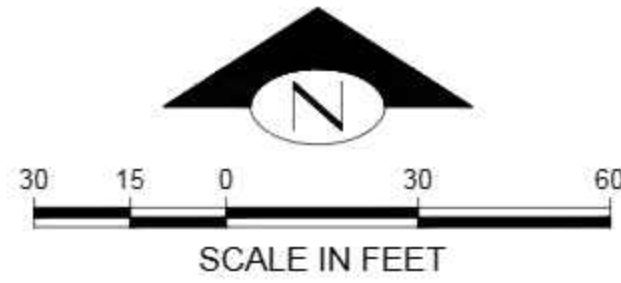
OWNER: TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

PROJECT: TOLT VILLAS  
CARNATION, WA 98014  
DRAINAGE PLAN (NORTH)

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	11
OF	27

SHEET NUMBER  
**C11**

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\DWG... ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00" X 22.00" INCHES) AUTOCAD VERSION: CIVIL 3D 2013



KEY NOTES		
KEY	DESCRIPTION	DETAIL/SHEET
1	6" SDCO RIM 80.30 6" IE 77.70	-
2	38 LF 6" SD @ 1.37%	-
3	6" SDCO RIM 80.36 6" IE 77.18	-
4	24 LF 6" SD @ 2.00% MIN	-
5	32 LF 6" PERF PIPE @ 0.00%	-
6	6" SDCO RIM 79.90 6" IE 76.62	-
7	18 LF 6" SD @ 2.00% MIN	-
8	6" SDCO RIM 80.06 6" IE 77.50	-
9	40 LF 6" SD @ 2.00% MIN	-
10	6" SDCO RIM 80.50 6" IE 77.96	-
11	82 LF 6" SD @ 1.00%	-
12	6" SDCO RIM 80.90 6" IE 78.16	-
13	60 LF 6" SD @ 1.70% MIN	-
14	6" SDCO RIM 80.75 6" IE 77.14	-
15	73 LF 6" SD @ 2.00% MIN	-
16	6" SDCO RIM 80.49 6" IE 74.98	-
17	6" SDCO RIM 80.75 6" IE 77.32	-
18	18 LF 6" SD @ 1.00%	-
19	6" SDCO RIM 79.83 6" IE 77.14	-
20	90 LF 6" SD @ 1.00%	-
21	6" SDCO RIM 81.00 6" IE 78.50	-

22	65 LF 6" SD @ 1.00%	-
23	6" SDCO RIM 81.90 6" IE 77.85	-
24	72 LF 6" SD @ 2.00% MIN	-
25	6" SDCO RIM 81.10 6" IE 74.98	-
26	6" SDCO RIM 81.75 6" IE 79.25	-
27	60 LF 6" SD @ 2.00% MIN	-
28	128 LF 6" PERF PIPE @ 0.00% 6" IE 74.98	-
29	128' X 5' ROADWAY INFILTRATION FACILITY FG 79.90± TOP OF FACILITY 75.48 4" PERF PIPE IE 74.98 BOTTOM OF FACILITY 70.98	P-P/C21
30	6" SDCO RIM 80.33 6" IE 74.98	-
31	6" SDCO RIM 81.48 6" IE 74.98	-
32	6" SDCO RIM 78.90 6" IE 76.37	-
33	68 LF 6" SD @ 1.00%	-
34	6" SDCO RIM 80.07 6" IE 75.69	-
35	71 LF 6" SD @ 1.00%	-
36	6" SDCO RIM 80.49 6" IE 74.98	-
37	6" SDCO RIM 80.37 6" IE 77.75	-
38	22 LF 6" SD @ 2.00% MIN	-
39	6" SDCO RIM 80.50 6" IE 77.80	-

40	24 LF 6" SD @ 1.00%	-
41	6" SDCO RIM 81.10 6" IE 78.70	-
42	65 LF 6" SD @ 1.00% MIN	-
43	6" SDCO RIM 80.70 6" IE 77.56	-
44	71 LF 6" SD @ 2.00% MIN	-
45	6" SDCO RIM 81.10 6" IE 74.98	-
46	6" SDCO RIM 81.55 6" IE 78.56	-
47	60 LF 6" SD @ 2.00% MIN	-
48	6" SDCO RIM 81.00 6" IE 78.50	-
49	24 LF 6" SD @ 2.00% MIN	-
50	6" SDCO RIM 80.00 6" IE 77.00	-
51	67 LF 6" SD @ 2.00% MIN	-
52	6" SDCO RIM 79.95 6" IE 77.45	-
53	4" DOWNSPOUT (TYP)	-
54	PERIMETER FOOTING DRAIN - 4" DIAMETER PERFORATED PVC PIPE FOOTING DRAINS SURROUNDED BY AT LEAST 6" OF 1-INCH-MINUS, WASHED ROCK ENCLOSED WITH NON-WOVEN, GEOTEXTILE FILTER FABRIC (MIRAFI 140N, SUPAC 4NP, OR SIMILAR MATERIAL)(TYP)	-
55	100 LF 12" SD @ 1.00%	-

56	CATCH BASIN #1 W/ VANED GRATE STA 60+08.00, 0.00' LT/RT RIM 79.29 12" IE (NE) 76.61	WSDOT B-5.20-02
57	80 LF 8" SD @ 0.50%	-
58	CATCH BASIN #1 W/ VANED GRATE STA 30+52.53, 18.17' LT RIM 79.47 8" IE (E) 76.80	WSDOT B-5.20-02
59	5 LF 8" SD @ 2.00%	-
60	80 LF 6" PERF PIPE @ 0.00%	-
61	CATCH BASIN #2 W/ VANED GRATE STA 41+26.04, 18.17' LT RIM 80.42 8" IE (S) 78.16 8" IE (N) 77.06	-
62	CATCH BASIN #5 W/ SOLID LOCKING LID STA 41+94.00, 18.17' LT RIM 80.59 8" IE (N) 76.37 8" IE (S) 75.70 8" IE (E) 75.60	-
63	67 LF 6" PERF PIPE @ 0.00%	-
64	4 LF 2" SD @ 1.00%	-
65	12" AREA DRAIN RIM 79.90 4" IE (W) 77.50 (FTG DRN) 6" IE (N) 77.40 W/ 2' MIN SUMP	-
66	12" AREA DRAIN RIM 80.25 4" IE (N) 77.75 (FTG DRN) 6" IE (S) 77.15 W/ 2' MIN SUMP	-
67	12" AREA DRAIN RIM 80.75 4" IE (E) 78.25 (FTG DRN) 6" IE (W) 78.15 W/ 2' MIN SUMP	-

68	12" AREA DRAIN RIM 80.10 4" IE (S) 77.60 (FTG DRN) 6" IE (N) 77.50 W/ 2' MIN SUMP	-
69	12" AREA DRAIN RIM 80.70 4" IE (E) 78.00 (FTG DRN) 6" IE (W) 77.90 W/ 2' MIN SUMP	-
70	12" AREA DRAIN RIM 80.85 4" IE (E) 78.50 (FTG DRN) 6" IE (W) 77.40 W/ 2' MIN SUMP	-
71	46 LF 6" PERF PIPE @ 0.00% IE 73.09	-
72	42 LF 6" PERF PIPE @ 0.00% IE 73.09	-
73	32' X 4' INFILTRATION FACILITY FG 80.00± TOP OF FACILITY 77.12 6" PERF PIPE IE 76.62 BOTTOM OF FACILITY 72.62	K-K/C21
74	560 SF ROADWAY INFILTRATION FACILITY FG 79.30± TOP OF FACILITY 74.09 6" PERF PIPE IE 73.09 BOTTOM OF FACILITY 68.59	L-L/C21
75	67' X 5' ROADWAY INFILTRATION FACILITY FG 80.7± TOP OF FACILITY 74.70 6" PERF PIPE IE 74.20 BOTTOM OF FACILITY 70.70	M-M/C21
76	80' X 5' ROADWAY INFILTRATION FACILITY FG 79.47± TOP OF FACILITY 74.90 6" PERF PIPE IE 74.40 BOTTOM OF FACILITY 70.90	N-N/C21
77	6" SDCO RIM 80.08 6" IE 76.62	-

78	68 LF 8" SD @ 2.00%	-
79	STORMFILTER MANHOLE #2 W/ 3 ZPG TREATMENT CARTRIDGES RIM 80.10 8" IE (SW) 76.10 4" IE (N) 73.80	ZB/C22
80	STORMFILTER MANHOLE #3 W/ 3 ZPG TREATMENT CARTRIDGES STA 41+94.00, 14' LT (CTR MH) RIM 80.72 8" IE (W) 75.56 4" IE (S) 73.26	ZC/C22
81	CATCH BASIN W/ GRATE STA 31+32.18, 18.17' LT RIM 79.71 8" IE (W) 76.40 8" IE (NW) 76.40	WSDOT B-5.20-02
82	30 LF 8" SD @ 1.00%	-
83	CATCH BASIN #6 W/ VANED GRATE STA 62+68.33, 0.00 RIM 81.15 8" IE (N) 78.35	-
84	19 LF 8" SD @ 1.00%	-

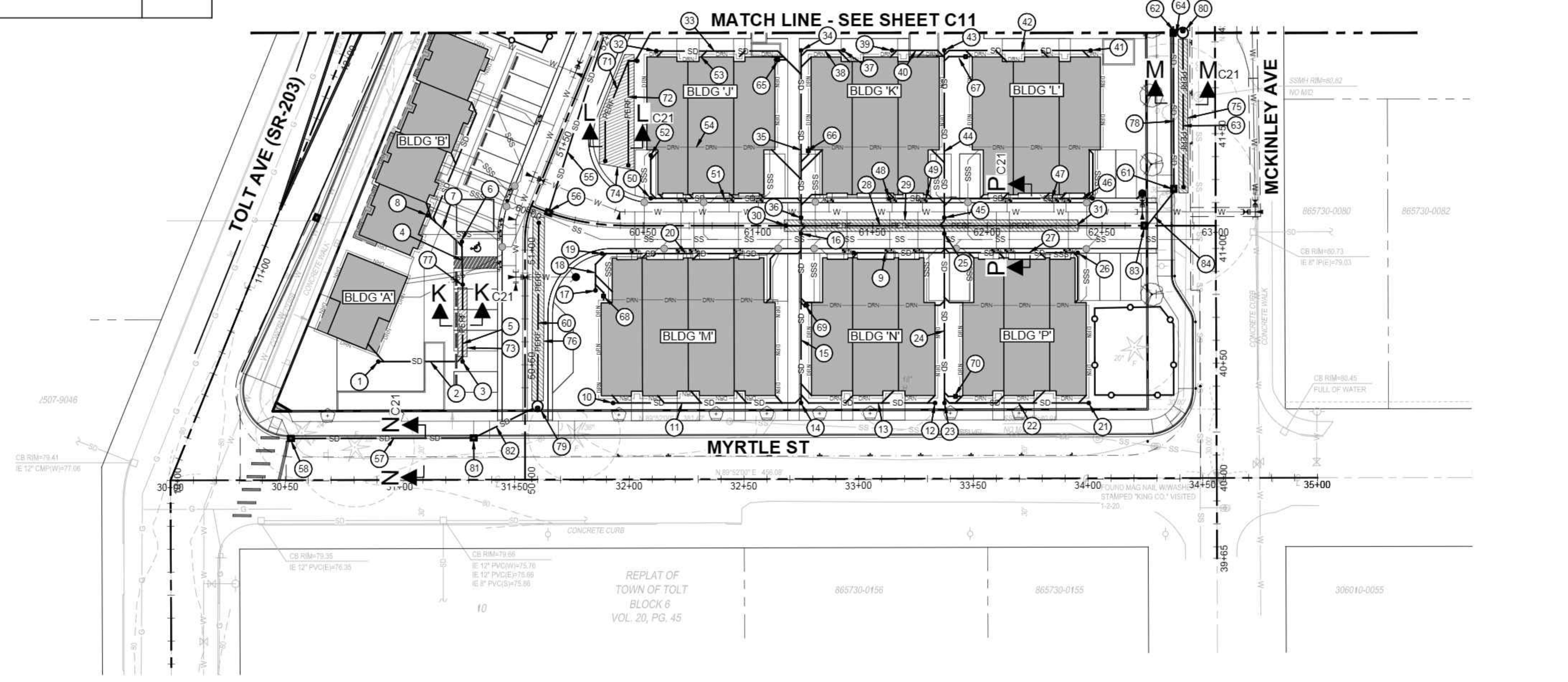
**GENERAL NOTES:**

- ALL SD LINES WITH LESS THAN 2' OF COVER SHALL BE DUCTILE IRON.
- CONTRACTOR TO COORDINATE DIRECTLY WITH PUGET SOUND ENERGY PRIOR TO START OF UTILITY CONSTRUCTION TO CONFIRM DESIGN LOCATION OF ONSITE ELECTRICAL TRENCHING. REFERENCE ELECTRICAL ORDER 105095152.

**LEGEND:**

	ASPHALT PAVEMENT (FULL DEPTH SECTION)
	GRIND AND OVERLAY
	CONCRETE PAVEMENT
	CONCRETE WALK / PAD
	GRID / BLOCK PAVERS (ECO-PRIORA)
	BUILDING / ROOF AREAS
	LANDSCAPE / PLANTER AREAS
	PROPOSED EDGE TRAVEL LANE
	CATCH BASIN (TYPE 1)

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION.DWG  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013



REVISION NO. DATE BY TG 1 4/1/2021 TG REVISE STORMFILTER MH CONFIGURATION 2 7/7/2022 TG REVISED PER CITY REVIEW COMMENTS 3 9/30/2022 TG REVISED PER CITY REVIEW COMMENTS	LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE 
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)	
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.	
OWNER: TOLT VILLAS, LLC SHANE FORTNEY, PO BOX 522 WOODINVILLE, WA 98072	PROJECT: TOLT VILLAS CARNATION, WA 98014 DRAINAGE PLAN (SOUTH)
PROJ. MANAGER: NA DESIGNED BY: CS DRAWN BY: GR CHECKED BY: TG	SCALE: SEE SCALE BAR DATE: 9/30/2022 REV. SHEET 3 OF 27 12 OF 27
SHEET NUMBER <h1>C12</h1>	

KEY NOTES

KEY	DESCRIPTION	DETAIL/SHEET
1	PROPOSED 6" SS. SEE SS PROFILES ON SHEET C17	-
2	52 LF 6" SSS @ 1.00%	-
3	50 LF 6" SSS @ 1.00%	-
4	39 LF 6" SSS @ 1.00%	-
5	37 LF 6" SSS @ 1.00%	-
6	SSS VALVE PIT (TYP)	S/C25
7	20 LF 6" SSS @ 1.00%	-
8	23 LF 6" SSS @ 1.00%	-
9	52 LF 6" SSS @ 1.00%	-
10	26 LF 6" SSS @ 1.00%	-
11	30 LF 6" SSS @ 1.00%	-
12	30 LF 6" SSS @ 1.00%	-
13	24 LF 6" SSS @ 1.00%	-
14	47 LF 6" SSS @ 1.00%	-
15	21 LF 6" SSS @ 1.00%	-
16	24 LF 6" SSS @ 1.00%	-
17	23 LF 6" SSS @ 1.00%	-
18	26 LF 6" SSS @ 1.00%	-
19	23 LF 6" SSS @ 1.00%	-
20	20 LF 6" SSS @ 1.00%	-
21	23 LF 6" SSS @ 1.00%	-
22	22 LF 6" SSS @ 1.00%	-
23	27 LF 6" SSS @ 1.00%	-
24	24 LF 6" SSS @ 1.00%	-
25	CONNECT TO SS W/ NEW WYE FITTING	-
26	12" VALVE PIT W/ 4" AIR-INTAKE ON FEEDER LINES (TYP)	V/C25, P/C24
27	CONNECT TO EX SS W/ NEW WYE FITTING, VACUUM SEWER VALVE & GAUGE TAP	O/C24 T/C25
28	6" SSSCO RIM 79.16 6" IE 73.80	-
29	30 LF 6" SSS @ 1.00%	-
30	23 LF 6" SSS @ 1.00%	-
31	34 LF 6" SSS @ 1.00%	-
32	33 LF 6" SSS @ 1.00%	-
33	42 LF 6" SSS @ 1.00%	-
34	42 LF 6" SSS @ 1.00%	-
35	42 LF 6" SSS @ 1.00%	-
36	NOT USED	-
37	23 LF 6" SSS @ 1.00%	-
38	34 LF 6" SSS @ 1.00%	-
39	33 LF 6" SSS @ 1.00%	-
40	23 LF 6" SSS @ 1.00%	-
41	6" SSSCO RIM 79.40 6" IE 73.90	-
42	5 LF 6" SSS @ 1.00%	-
43	19 LF 6" SSS @ 1.00%	-
44	43 LF 6" SSS @ 1.00%	-
45	19 LF 6" SSS @ 1.00%	-
46	WHERE SANITARY VACUUM LINES CROSS THROUGH INFILTRATION FACILITIES, SEWER LINES TO BE SLEEVED (TYP). SLEEVE TO BE SCHEDULE 40 PVC OR DUCTILE IRON. CASING SPACERS TO BE POLYETHYLENE MATERIAL OR APPROVED EQUAL. CARRIER PIPE JOINTS ARE NOT ALLOWED WITHIN CASING PIPE	-

KEY NOTES

BUILDING UNIT LETTER DESIGNATION	BUILDING FINISHED FLOOR ELEVATION	MINIMUM CRAWL SPACE ELEVATION	GARAGE FINISHED SLAB ELEVATION	SSS ELEVATION
A	80.75	-	-	77.42
B	81.80	80.30	79.0	78.17
C	81.80	80.30	79.0	78.17
D	81.40	79.00	79.7	78.92
E	82.30	79.90	80.7	79.87
F	81.30	78.80	79.6	78.77
G	81.90	79.5	80.3	79.47
H	82.60	81.20	80.9	80.12
J	81.90	79.50	80.3	79.52
K	82.60	80.20	81.0	80.17
L	83.00	80.60	81.5	80.67
M	82.00	79.60	80.3	79.47
N	82.60	80.00	81.0	80.17
P	83.30	80.90	81.6	80.77

VALVE PIT NOTES:

- ALL VALVE PITS TO BE INSTALLED PRIOR TO UNIT CONSTRUCTION. CLEANOUTS TO BE LEFT OUTSIDE OF DRIVABLE SURFACE (ASPHALT/CONCRETE/TURFSTONE) TO SERVE ALL UNITS.
- VALVE PITS TO SERVE A MAXIMUM OF TWO UNITS PER PIT.
- EACH STUB FROM VALVE PIT SHALL SERVE A MAXIMUM OF ONE UNIT.

SIDE SEWER NOTES:

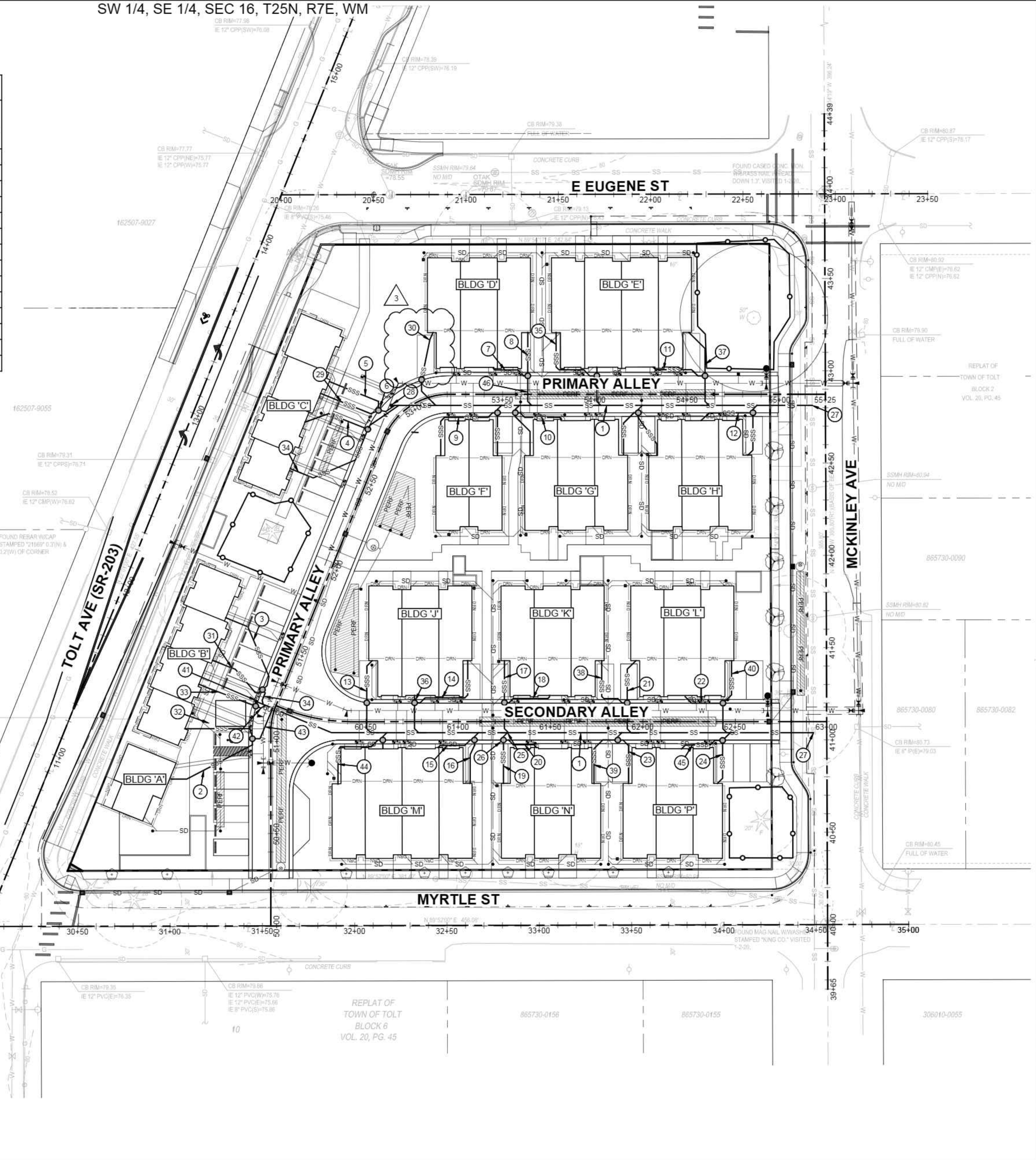
- ALL SIDE SEWERS TO BE FITTED WITH A BACKFLOW VALVE AND AIR VENT.

LEGEND:

	ASPHALT PAVEMENT (FULL DEPTH SECTION) GRIND AND OVERLAY
	CONCRETE PAVEMENT
	CONCRETE WALK / PAD
	GRID / BLOCK PAVERS (ECO-PRIORA)
	BUILDING / ROOF AREAS
	LANDSCAPE / PLANTER AREAS

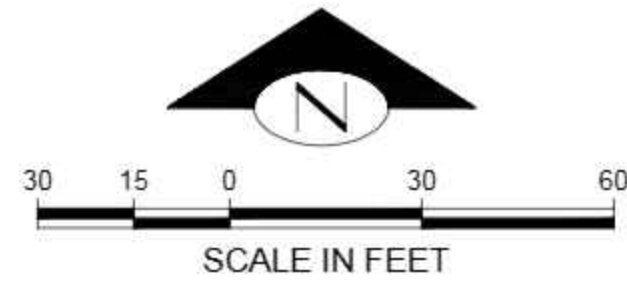
GENERAL NOTES:

- ALL SIDE SEWERS TO BE FITTED WITH A BACKFLOW VALVE AND AIR VENT.
- CONTRACTOR TO COORDINATE DIRECTLY WITH PUGET SOUND ENERGY PRIOR TO START OF UTILITY CONSTRUCTION TO CONFIRM DESIGN LOCATION OF ONSITE ELECTRICAL TRENCHING. REFERENCE ELECTRICAL ORDER 105095152.



CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECT\SEC 16\T25N R7E\TOLT VILLAGES\_CARNATION\DWG...  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013

<p>NO. 1</p> <p>DATE: 4/1/2021</p> <p>BY: TG</p> <p>REVISION: REVISE STORMWATER MH CONFIGURATION</p>	<p>NO. 2</p> <p>DATE: 7/7/2022</p> <p>BY: TG</p> <p>REVISION: REVISED PER CITY REVIEW COMMENTS</p>	<p>NO. 3</p> <p>DATE: 9/30/2022</p> <p>BY: TG</p> <p>REVISION: REVISED PER CITY REVIEW COMMENTS</p>
<p>LEED AP</p> <p>LEED ACCREDITED PROFESSIONAL &amp; THE RELATED WORK IS OWNED BY THE U.S. GREEN BUILDING COUNCIL &amp; AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.</p>		
<p>P.O. Box 1132 Freeland, WA 98249</p> <p>P: 360.331.4131 F: 360.331.5131 www.dcgengr.com</p>		
<p><b>DCG</b> civil structural</p>		
<p>CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</p>		
<p>THOMAS W. GABEL Professional Engineer No. 11930 Date: 12/21/08 REG. STATE OF WA PROFESSIONAL ENGINEER</p>		
<p>BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, &amp; ALL OTHER EX FEATURES &amp; CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &amp; OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.</p>		
<p>OWNER: TOLT VILLAGES, LLC SHANE FORTNEY, PO BOX 522 WOODINVILLE, WA 98072</p> <p>PROJECT: TOLT VILLAGES CARNATION, WA 98014 SANITARY SEWER PLAN</p>		
<p>PROJ. MANAGER: NA DESIGNED BY: CS DRAWN BY: GR CHECKED BY: TG</p>		
<p>SCALE: SEE SCALE BAR DATE: 9/30/2022 REV: 3 SHEET 13 OF 27</p>		
<p>SHEET NUMBER <b>C13</b></p>		



KEY NOTES

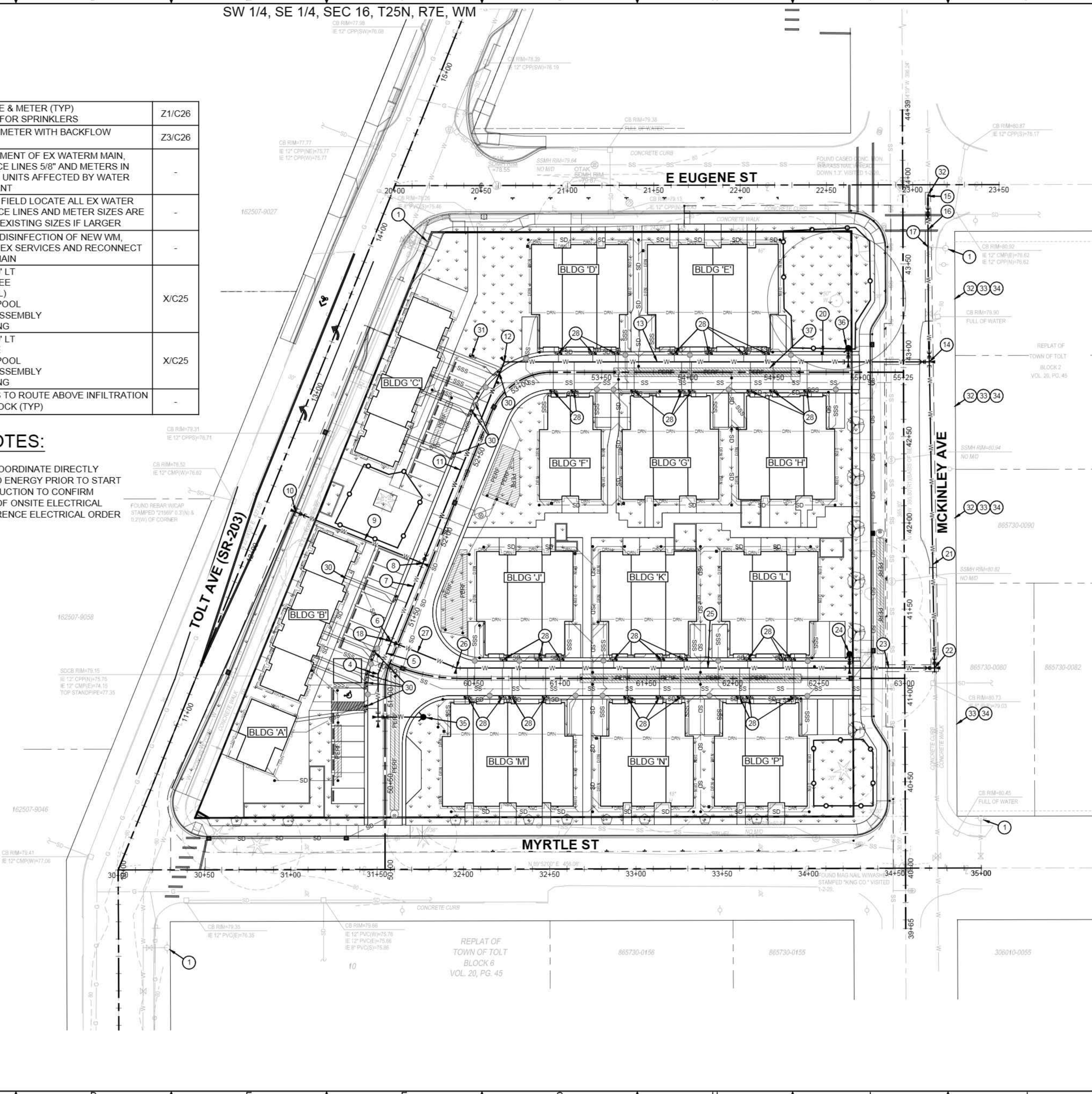
KEY	DESCRIPTION	DETAIL/SHEET
1	EX HYDRANT TO REMAIN	-
2	NOT USED	-
3	NOT USED	-
4	STA 51+12.35, 4.79' LT 1 EA - 8" 22.5° ELBOW (FL) W/ CONC BLOCKING	Y/C26
5	20 LF 8" DI WM	-
6	STA 51+31.65, 4.00' LT 1 EA - 12"x8"x12" TEE (FLxFLxFL) 1 EA - 12" GV (FLxMJ) W/ CONC BLOCKING	Y/C26
7	49 LF 12" DI WM	-
8	STA 51+80.50, 4.00' LT 1 EA - 12"x8"x12" TEE (FLxFLxFL) 1 EA - 12" GV (FLxMJ) 1 EA - 8" GV (FLxMJ) W/ CONC BLOCKING	Y/C26
9	79 LF 12" DI WM	-
10	STA 12+30.80, 17.8'± RT CONNECT TO EX 12" WM 1 EA - 12" TEE (MJxMJxFL) 1 EA - DI SPOOL 1 EA - 12" GV (FLxMJ) W/ CONC BLOCKING	Y/C26
11	126 LF 8" DI WM	-
12	STA 52+99.80, 13.89' LT 1 EA - 8" 90° ELBOW (FL) 1 EA - 8" 22.5° ELBOW (FL) W/ CONC BLOCKING	Y/C26
13	246 LF 8" DI WM	-
14	STA 42+93.20, 15.0' RT 1 EA - 8"x8"x8" TEE (FLxFLxFL) 2 EA - 8" GV (FLxMJ) W/ CONC BLOCKING	Y/C26
15	CONNECT TO EX 8" WM AT 6.0' SOUTH OF E EUGENE ST CL 1 EA - 8" SPOOL 1 EA - 8" DI SLEEVE (MJ) 1 EA - 8" GATE VALVE (FLxMJ)	-
16	30 LF 8" DI WM	-
17	RECONNECT EX 6" VALVE TO NEW 8" DI WM 1 EA - 8"x8"x6" TEE (FLxFLxMJ) 1 EA - 6" DI SPOOL	-
18	CONCRETE THRUST BLOCK (TYP)	Y/C26
19	NOT USED	-
20	WATER METER BOX SAMPLING STATION	Z5/C26
21	177 LF 8" DI WM	-
22	STA 41+15.86, 17.3' RT CONNECT TO EX 8" WM 1 EA - 12"x8"x8" TEE (MJxMJxFL) 1 EA - 8" DI SPOOL 1 EA - 8" GV (FLxMJ) 1 EA - 12" GV (FLxMJ) W/ CONC BLOCKING	Y/C26
23	49 LF 12" DI WM	-
24	STA 62+67.52, 6.00' LT 1 EA - 12"x12"x6" TEE 1 EA - 7 LF 6" DI SPOOL 1 EA - HYDRANT ASSEMBLY W/ CONC BLOCKING	X/C25
25	228 LF 12" DI WM	-
26	STA 60+39.64, 6.00' LT 1 EA - 12" 22.5° ELBOW (FL) W/ CONC BLOCKING	-
27	40 LF 12" DI WM	-
28	5/8" WATER SERVICE & METER (TYP) W/ CHECK VALVE FOR SPRINKLERS	Z1/C26
29	NOT USED	-

30	1" WATER SERVICE & METER (TYP) W/ CHECK VALVE FOR SPRINKLERS	Z1/C26
31	1 1/2" IRRIGATION METER WITH BACKFLOW PREVENTER	Z3/C26
32	DURING REPLACEMENT OF EX WATER MAIN, INSTALL 1" SERVICE LINES 5/8" AND METERS IN METER BOXES TO UNITS AFFECTED BY WATER MAIN REPLACEMENT	-
33	CONTRACTOR TO FIELD LOCATE ALL EX WATER SERVICES. SERVICE LINES AND METER SIZES ARE MINIMUM, MATCH EXISTING SIZES IF LARGER	-
34	UPON APPROVAL/DISINFECTION OF NEW WM, DISCONNECT ALL EX SERVICES AND RECONNECT TO NEW WATER MAIN	-
35	STA 50+88.20, 4.00' LT 1 EA - 12"x12"x6" TEE 1 EA - 12" PLUG (FL) 1 EA - 7 LF 6" DI SPOOL 1 EA - HYDRANT ASSEMBLY W/ CONC BLOCKING	X/C25
36	STA 54+92.80, 6.00' LT 1 EA - 8"x8"x6" TEE 1 EA - 7 LF 6" DI SPOOL 1 EA - HYDRANT ASSEMBLY W/ CONC BLOCKING	X/C25
37	WATER SERVICES TO ROUTE ABOVE INFILTRATION TRENCH DRAIN ROCK (TYP)	-

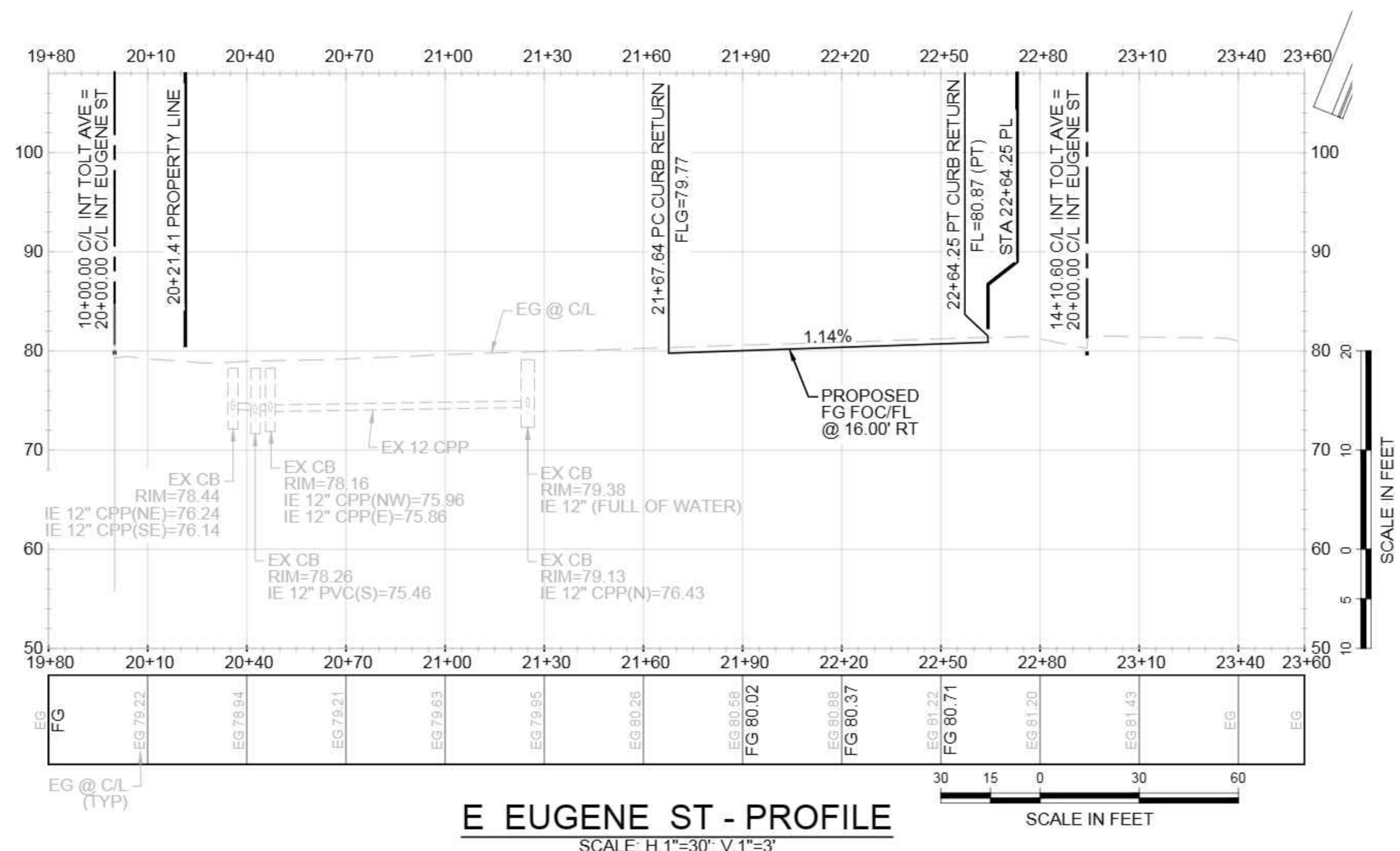
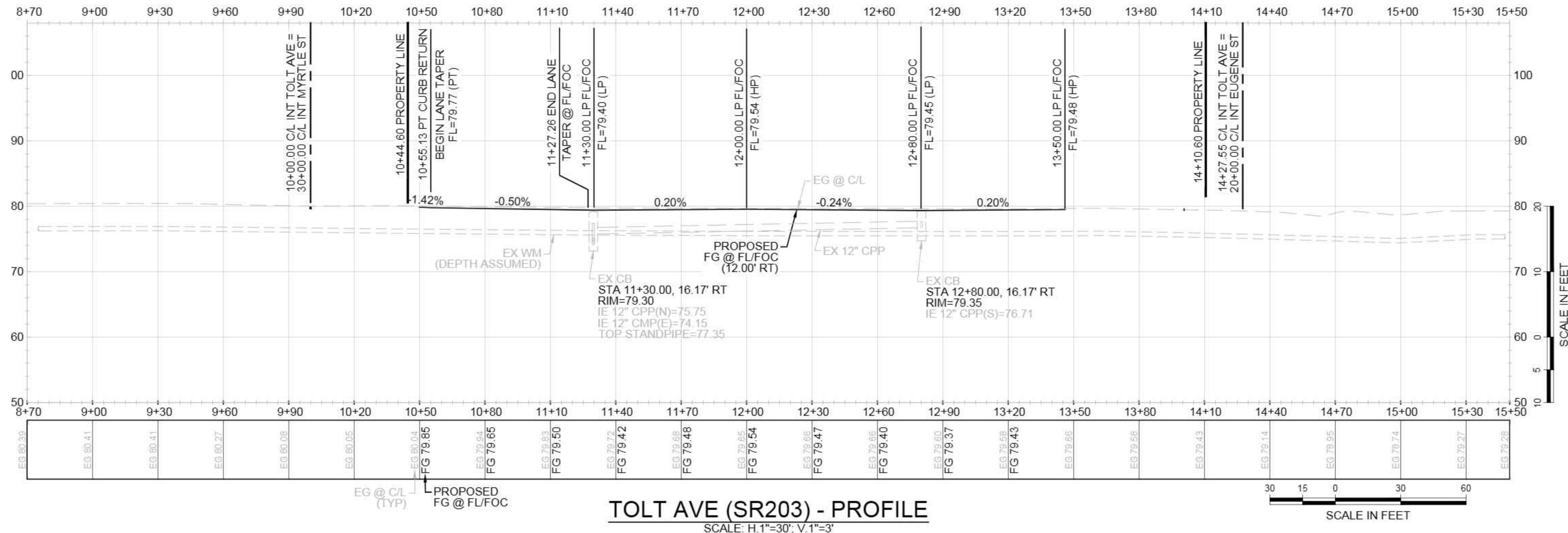
GENERAL NOTES:

- CONTRACTOR TO COORDINATE DIRECTLY WITH PUGET SOUND ENERGY PRIOR TO START OF UTILITY CONSTRUCTION TO CONFIRM DESIGN LOCATION OF ONSITE ELECTRICAL TRENCHING. REFERENCE ELECTRICAL ORDER 105095152.

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION\TOLTVILLAS\_CARNATION.DWG  
 LAST MODIFIED BY: MCKINLEY DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013



REVISION NO. DATE BY 1 4/1/2021 TG REVISE STORMFILTER MH CONFIGURATION 2 7/7/2022 TG REVISED PER CITY REVIEW COMMENTS 3 9/30/2022 TG REVISED PER CITY REVIEW COMMENTS	LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE. LEED AP	
		P.O. Box 1132 Freeland, WA 98249 P: 360.331.4131 F: 360.331.5131 www.dcgengr.com
		CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)
		THOMAS W. GABEL State of Washington License No. 41133 REGISTERED PROFESSIONAL ENGINEER
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.		
OWNER: TOLT VILLAS, LLC SHANE FORTNEY, PO BOX 522 WOODINVILLE, WA 98072	PROJECT: TOLT VILLAS CARNATION, WA 98014 WATER PLAN	
PROJ. MANAGER: NA DESIGNED BY: CS DRAWN BY: GR CHECKED BY: TG	SCALE: SEE SCALE BAR DATE: 9/30/2022 REV. 3 SHEET 14 OF 27	
SHEET NUMBER <h1>C14</h1>		



CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION.DWG  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED AP  
 LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.



CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



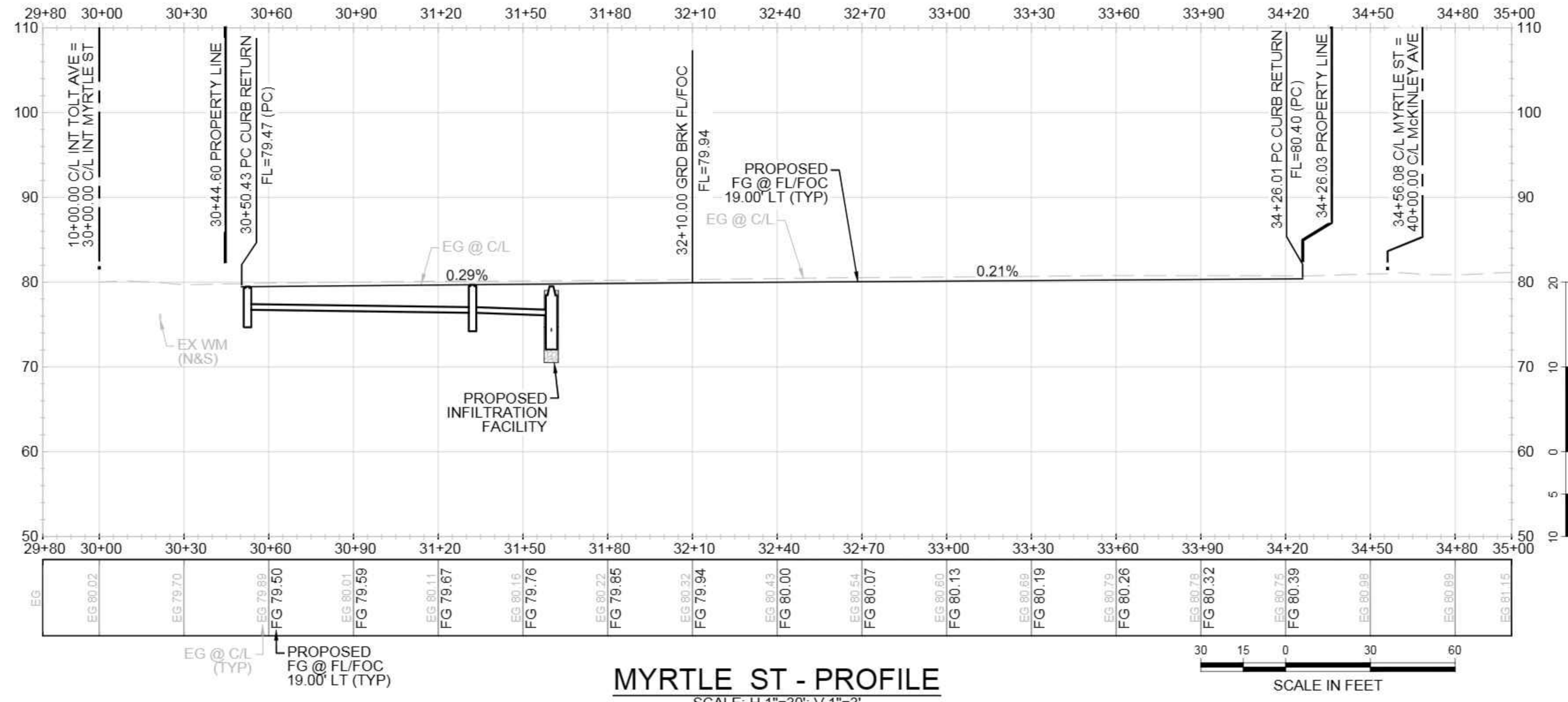
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

**OWNER:**  
 TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072

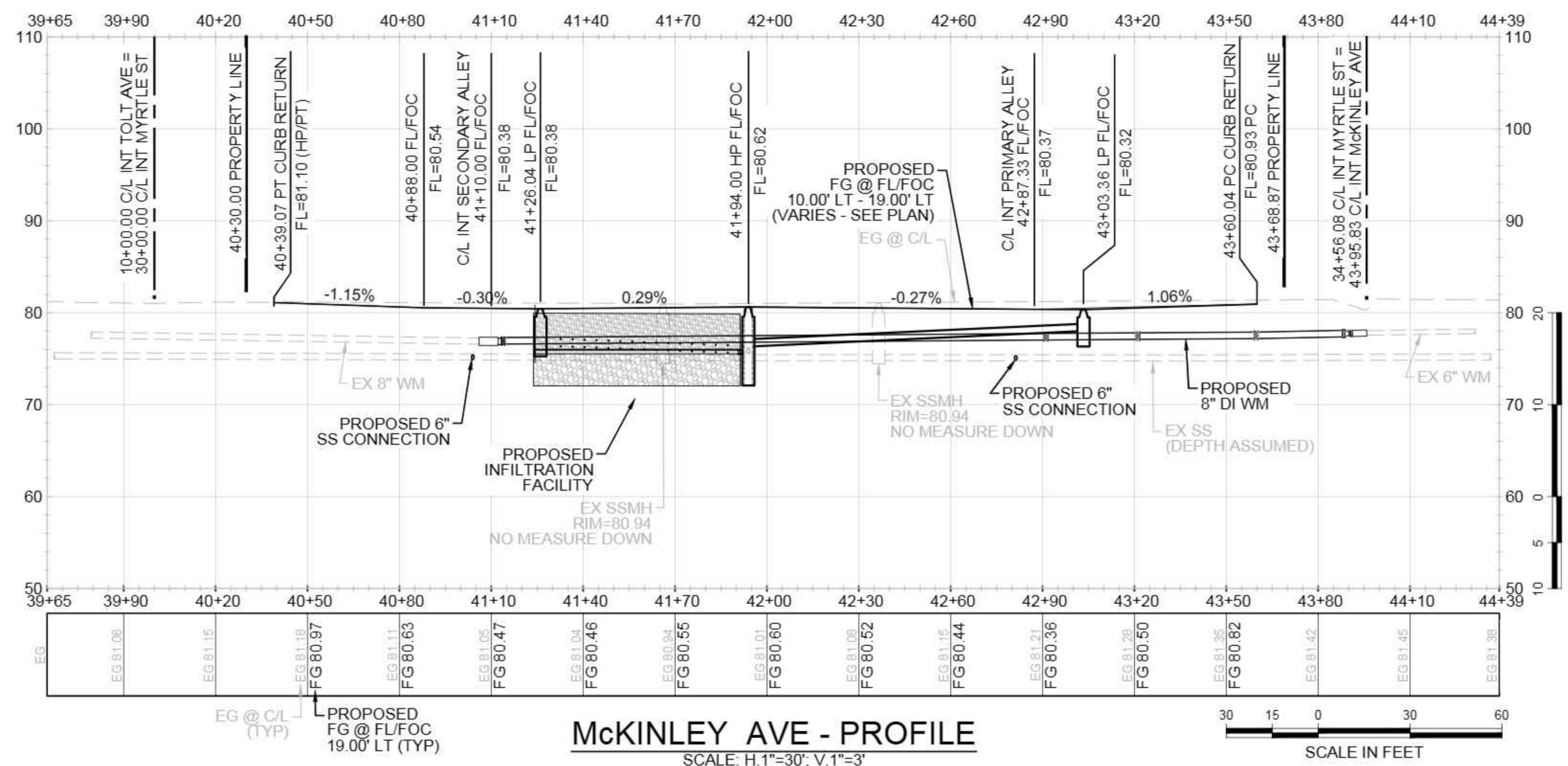
**PROJECT:**  
 TOLT VILLAS  
 CARNATION, WA 98014  
 ROAD PROFILES

<b>PROJ. MANAGER:</b>	NA
<b>DESIGNED BY:</b>	CS
<b>DRAWN BY:</b>	GR
<b>CHECKED BY:</b>	TG
<b>SCALE:</b>	SEE SCALE BAR
<b>DATE:</b>	9/30/2022
<b>REV.</b>	3
<b>SHEET</b>	15
<b>OF</b>	27

**SHEET NUMBER**  
**C15**



**MYRTLE ST - PROFILE**  
SCALE: H.1"=30'; V.1"=3'



**MCKINLEY AVE - PROFILE**  
SCALE: H.1"=30'; V.1"=3'

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION.DWG  
DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)  
AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED AP  
LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.



CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

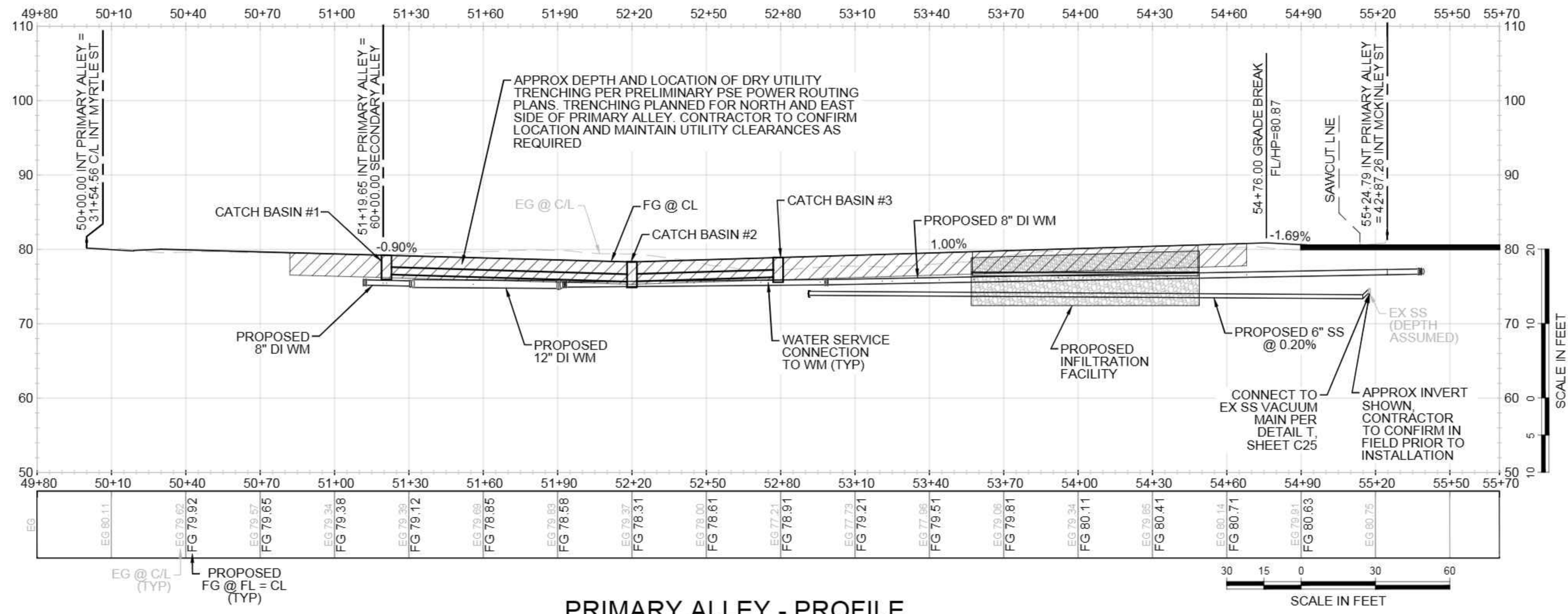
OWNER: TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

PROJECT: TOLT VILLAS  
CARNATION, WA 98014  
ROAD PROFILES

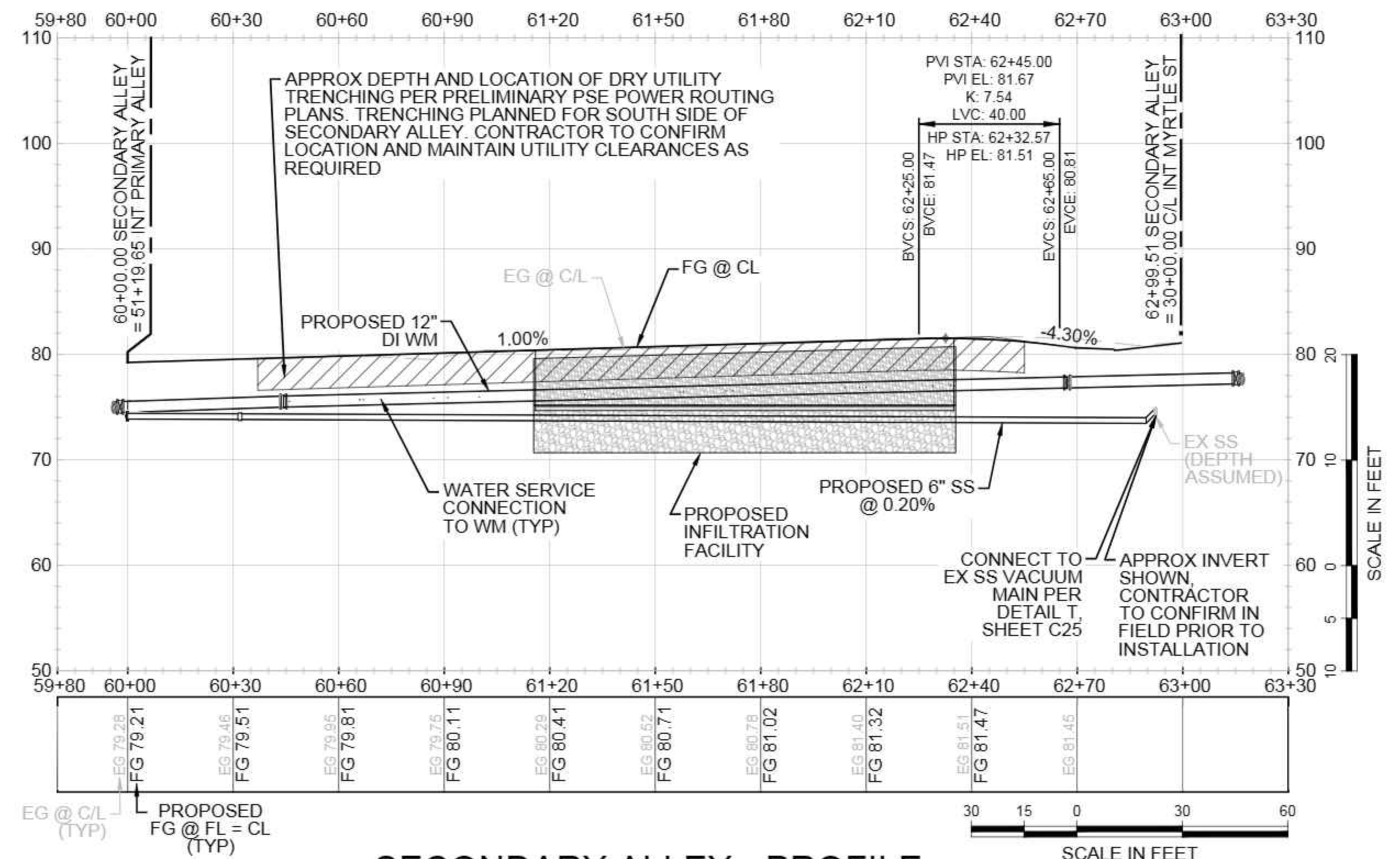
PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	16
OF	27

SHEET NUMBER  
**C16**





**PRIMARY ALLEY - PROFILE**  
SCALE: H.1"=30'; V.1"=3'



**SECONDARY ALLEY - PROFILE**  
SCALE: H.1"=30'; V.1"=3'

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION.DWG  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00" X 22.00" INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED AP  
 LEED ACCREDITED PROFESSIONAL & THE RELATED  
 ACTION BY THE U.S. GREEN BUILDING COUNCIL & ARE  
 AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN  
 BUILDING CERTIFICATION INSTITUTE.

**DCG**  
 civil structural

P.O. Box 1132  
 Freeland, WA 98249  
 P: 360.331.4131  
 F: 360.331.5131  
 www.dcgengr.com

CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG  
 (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



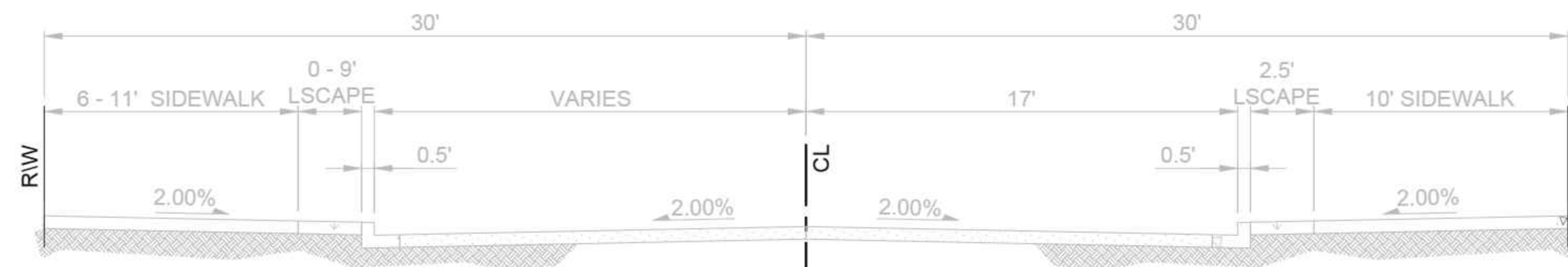
BASE MAP TOPOGRAPHY PROVIDED BY  
 OTHERS. DCG CANNOT BE HELD LIABLE  
 FOR ACCURACY. CONTRACTOR SHALL  
 FIELD VERIFY GRADES, UTILITIES, & ALL  
 OTHER EX FEATURES & CONDITIONS. IF  
 CONDITIONS ARE NOT AS SHOWN & OR  
 PLANS CANNOT BE CONSTRUCTED AS  
 SHOWN, CONTACT DCG PRIOR TO  
 CONSTRUCTION.

**OWNER:**  
 TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072

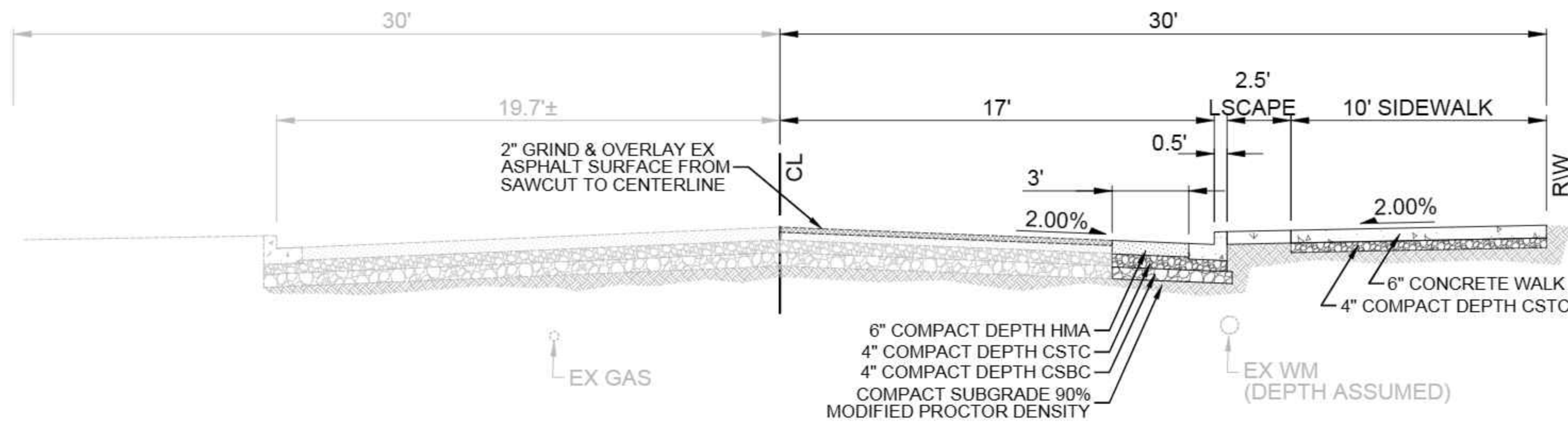
**PROJECT:**  
 TOLT VILLAS  
 CARNATION, WA 98014  
 FIRE LANE PROFILES

<b>PROJ. MANAGER:</b>	NA
<b>DESIGNED BY:</b>	CS
<b>DRAWN BY:</b>	GR
<b>CHECKED BY:</b>	TG
<b>SCALE:</b>	SEE SCALE BAR
<b>DATE:</b>	9/30/2022
<b>REV.</b>	3
<b>SHEET</b>	17
<b>OF</b>	27

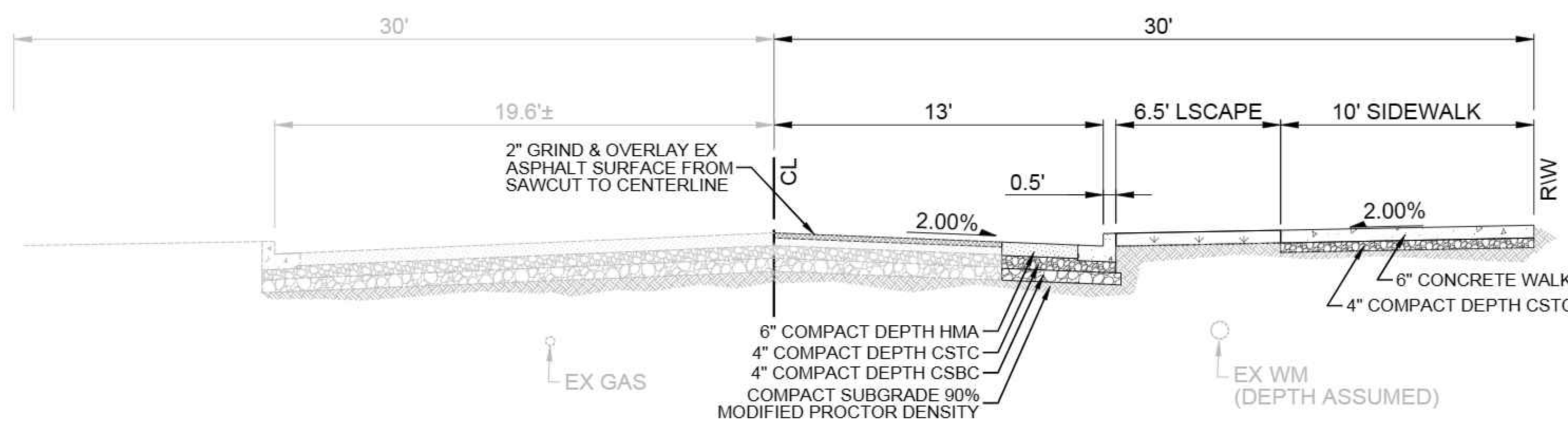
**SHEET NUMBER**  
**C17**



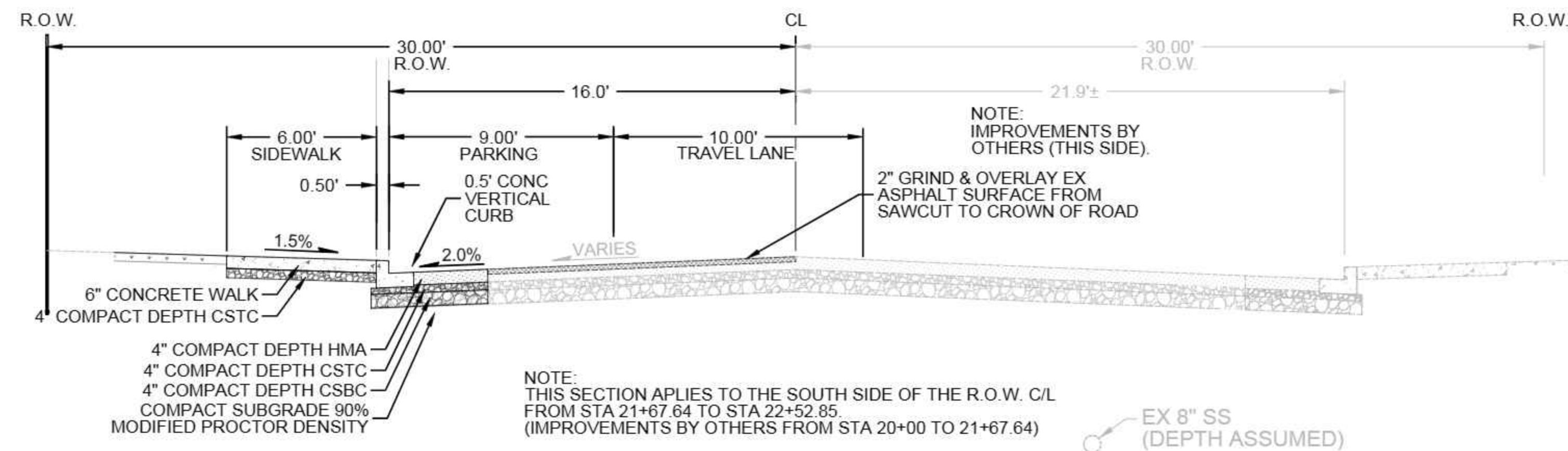
NOTE: IMPROVEMENTS BY OTHERS.  
**TOLT AVE - OTAK - SECTION A-A**  
 NOT TO SCALE (C09)



**TOLT AVE - TOLT VILLAS - SECTION B-B**  
 NOT TO SCALE (C09)



**TOLT AVE @ MYRTLE ST - SECTION C-C**  
 NOT TO SCALE (C09)



**E EUGENE ST - SECTION D-D**  
 NOT TO SCALE (C09)

**GENERAL NOTES:**

1. GEOTECHNICAL ENGINEER OF RECORD SHALL OBSERVE STORMWATER INFILTRATION FACILITY, STREET AND UTILITY CONSTRUCTION AND SHALL CONDUCT ON-SITE MATERIAL SAMPLING AND COMPACTION TESTING TO VERIFY COMPACTION FOR ROADWAY AND UTILITY TRENCHING MEETS RECOMMENDED COMPACTION CRITERIA. STORMWATER FACILITIES MUST BE CONSTRUCTED OVER NATIVE GRAVELY SOILS.

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION.DWG  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013

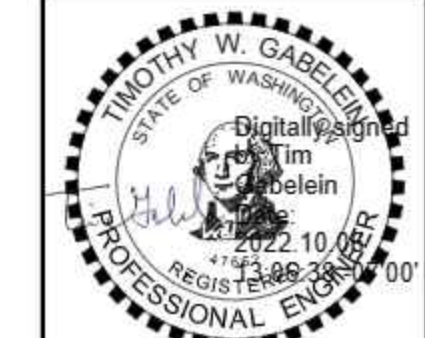
No.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED SERVICES PROVIDED BY THE GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

LEED AP



CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



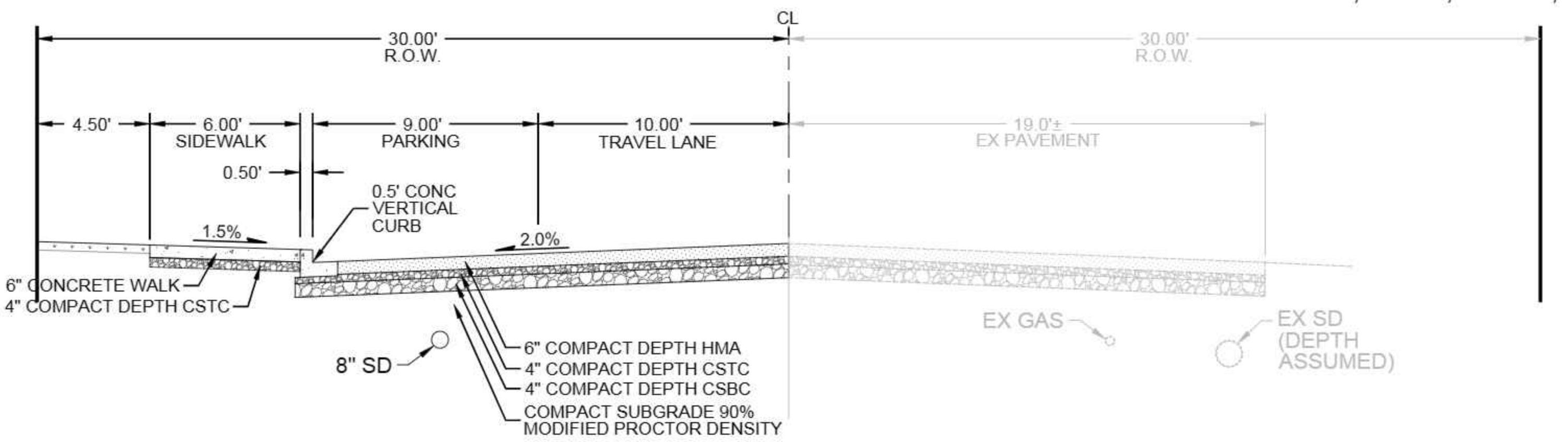
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072

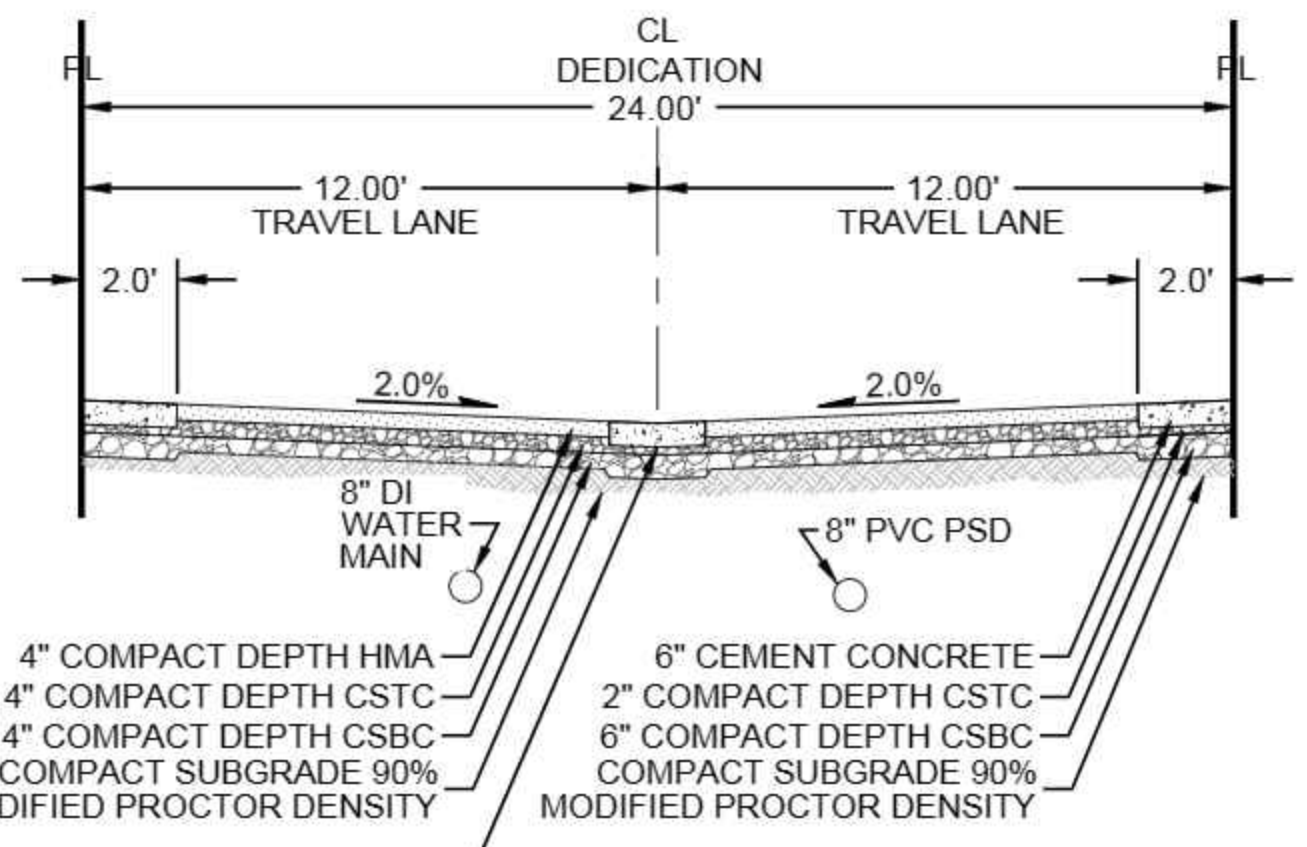
PROJECT: TOLT VILLAS  
 CARNATION, WA 98014  
 ROAD SECTIONS

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.:	3
SHEET:	18
OF:	27

SHEET NUMBER  
**C18**

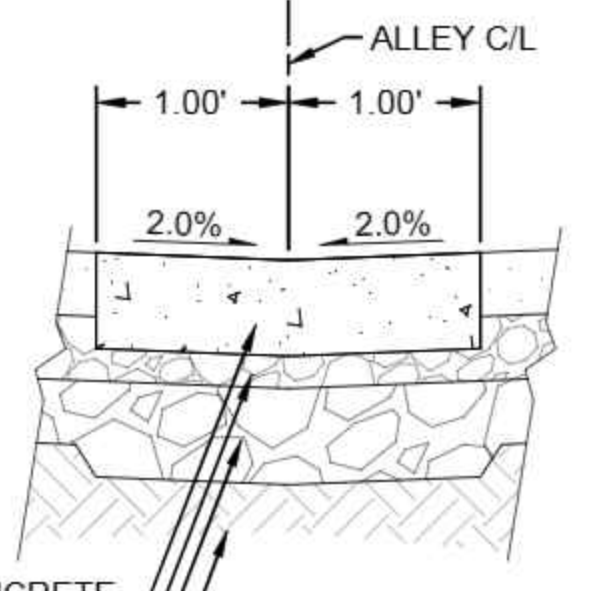


**MYRTLE ST - SECTION E-E**  
NOT TO SCALE (C09)

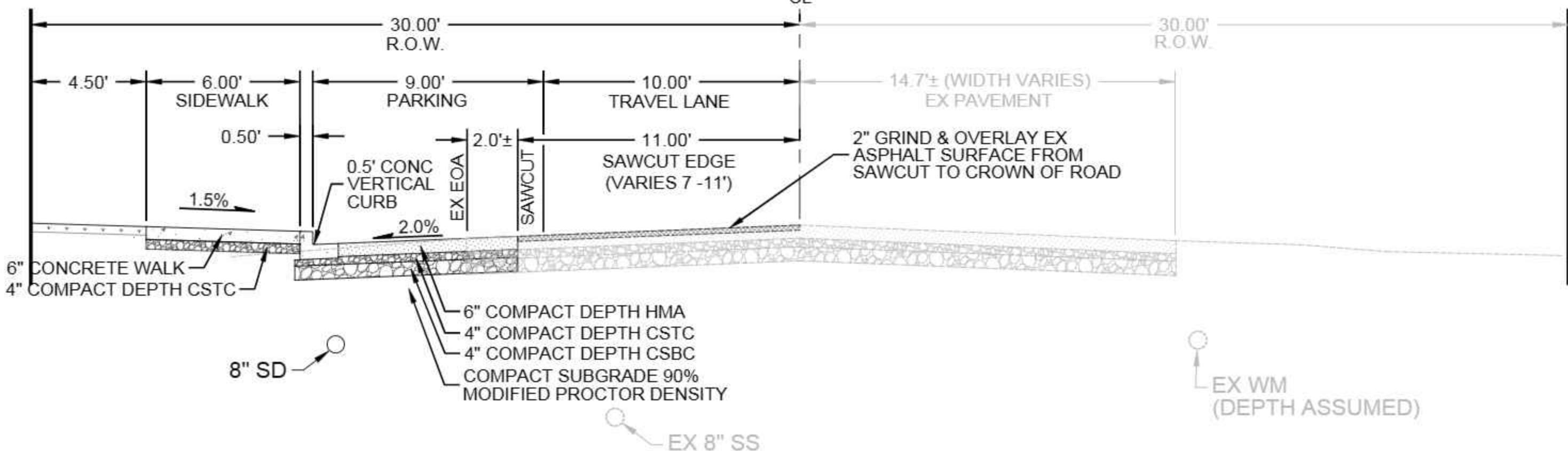


**ALLEY - SECTION G-G**  
NOT TO SCALE (C09)

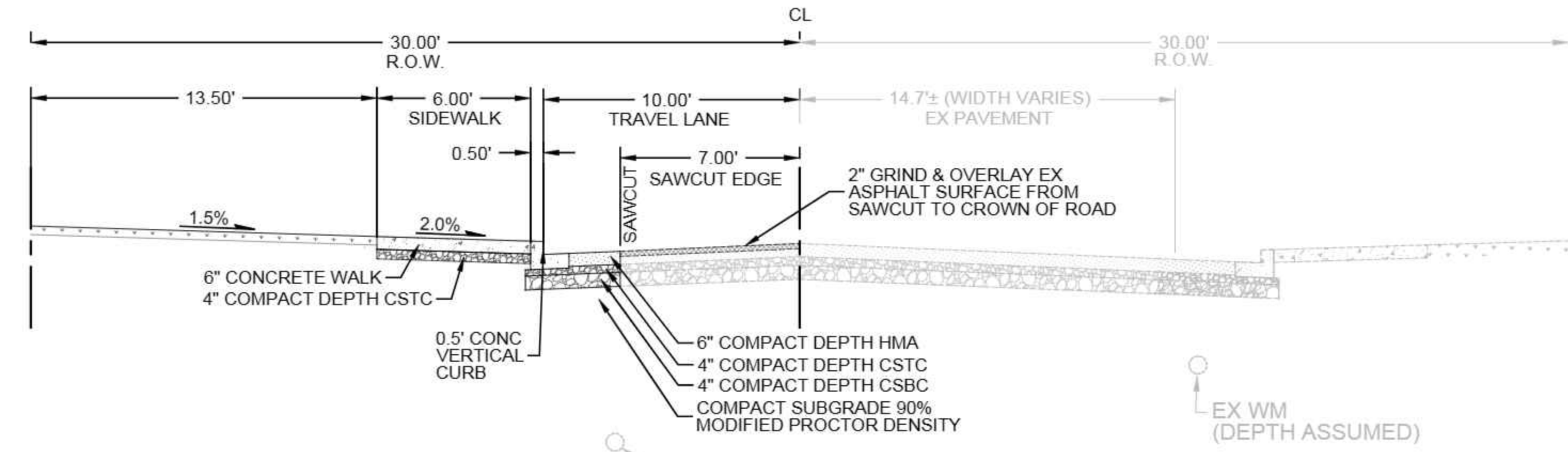
(H-H)



**CONCRETE VALLEY GUTTER**  
NOT TO SCALE (H-H) (C09)



**McKINLEY AVE - SECTION F-F**  
NOT TO SCALE (C09)



**McKINLEY AVE - SECTION I-I**  
NOT TO SCALE (C09)

**GENERAL NOTES:**

1. GEOTECHNICAL ENGINEER OF RECORD SHALL OBSERVE STORMWATER INFILTRATION FACILITY, STREET AND UTILITY CONSTRUCTION AND SHALL CONDUCT ON-SITE MATERIAL SAMPLING AND COMPACTION TESTING TO VERIFY COMPACTION FOR ROADWAY AND UTILITY TRENCHING MEETS RECOMMENDED COMPACTION CRITERIA. STORMWATER FACILITIES MUST BE CONSTRUCTED OVER NATIVE GRAVELY SOILS.

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLTVILLAS\_CARNATION.DWG  
DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
AUTOCAD VERSION: CIVIL\_3D\_2013

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

LEED AP

**DCG**  
civil structural

CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



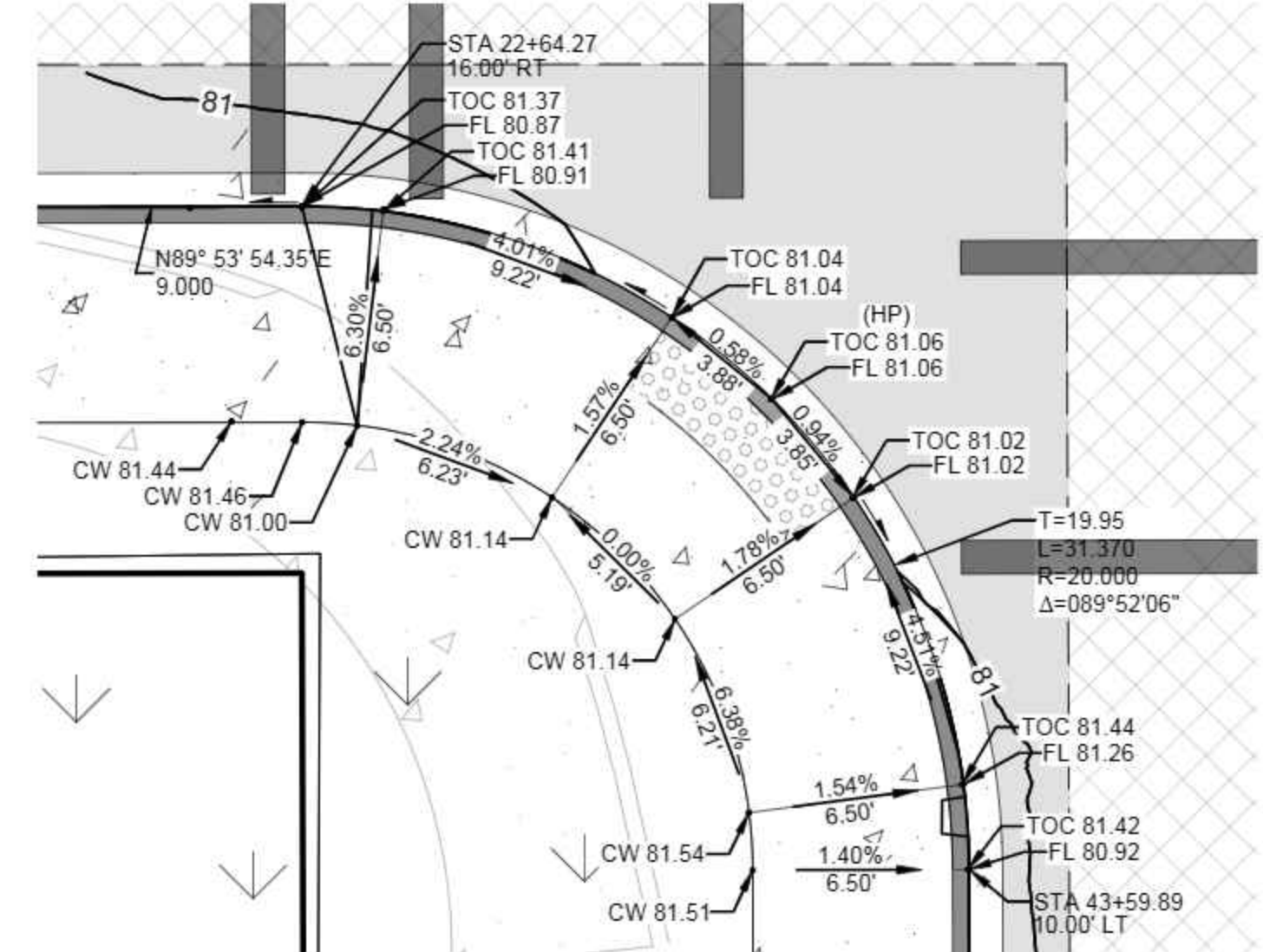
BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

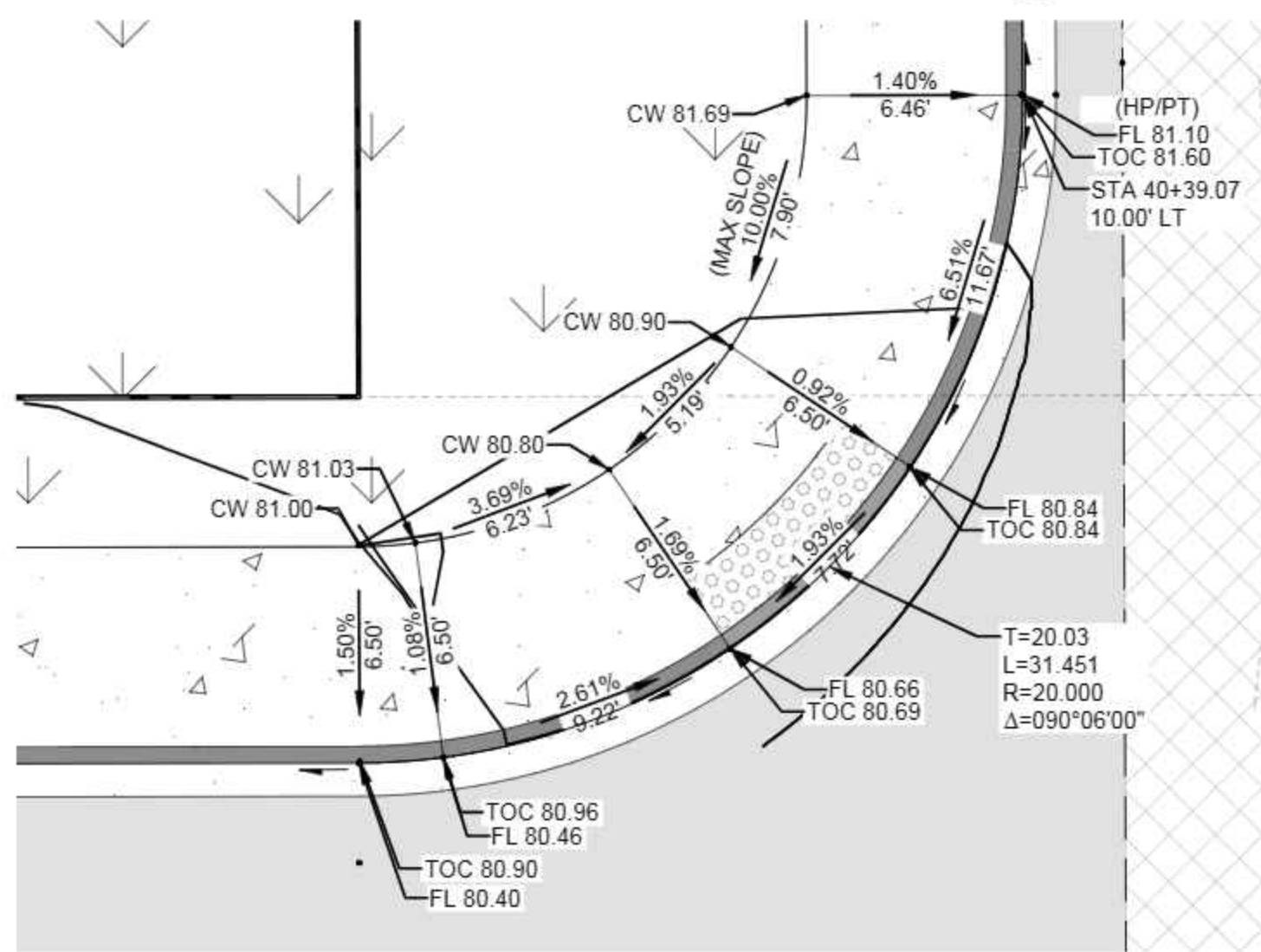
PROJECT: TOLT VILLAS  
CARNATION, WA 98014  
ROAD SECTIONS

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	19
OF	27

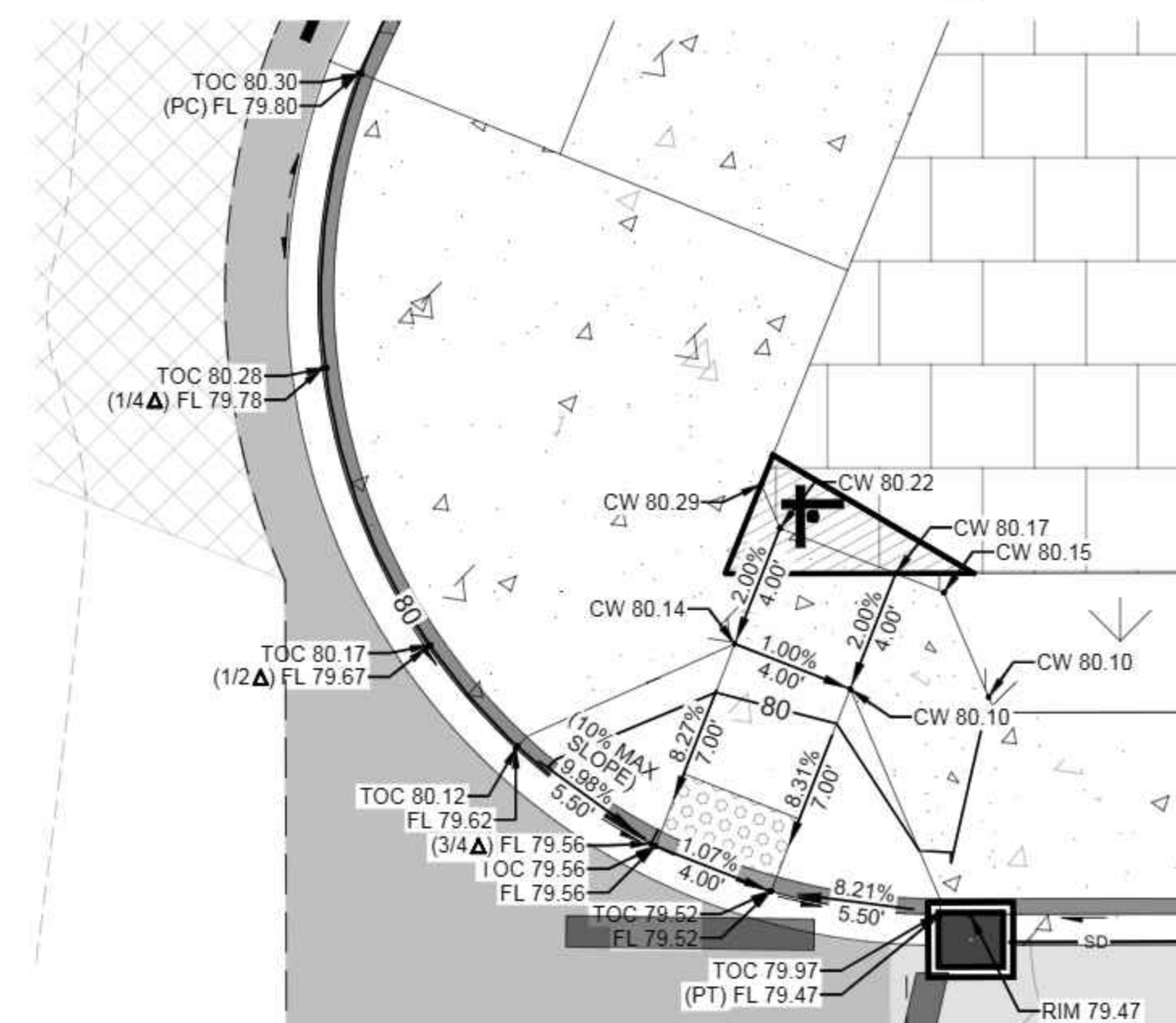
SHEET NUMBER  
**C19**



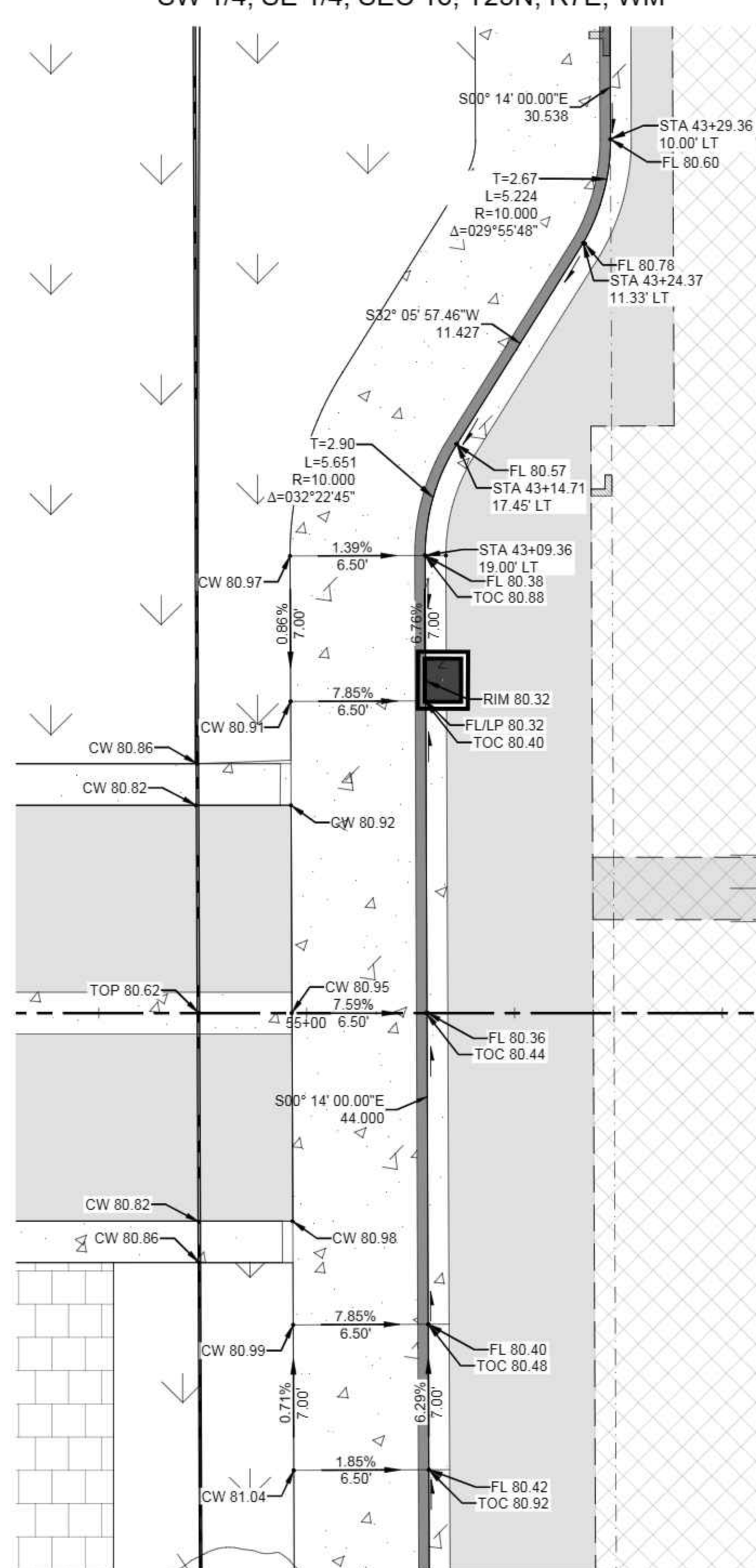
**GRADING AREA DETAIL 1**  
SCALE: 1" = 5'  
C10



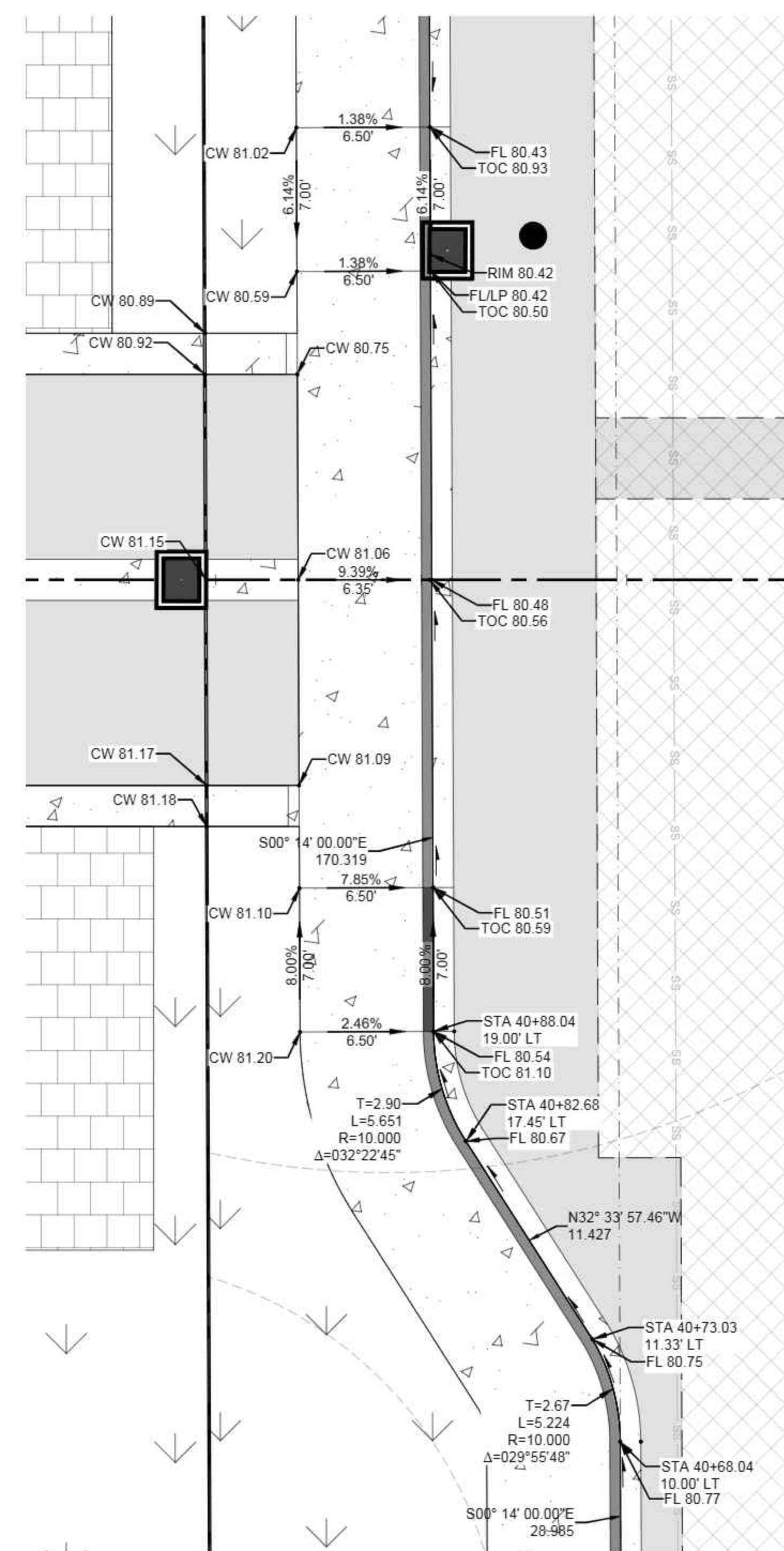
**GRADING AREA DETAIL 2**  
SCALE: 1" = 5'  
C10



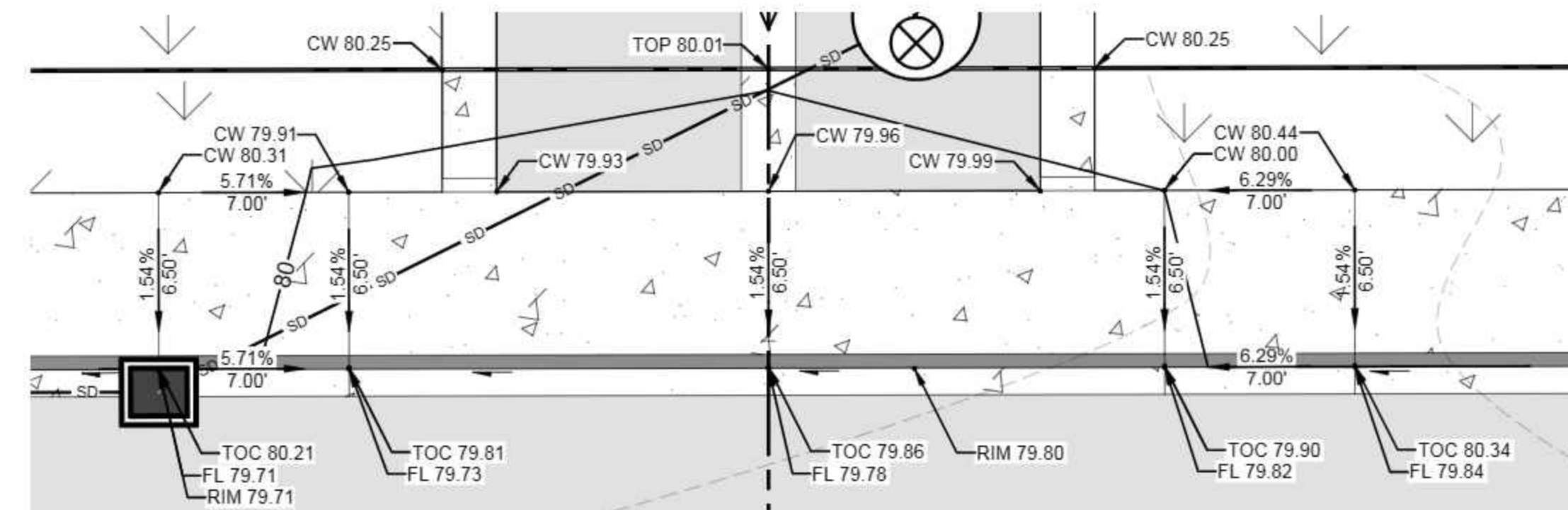
**GRADING AREA DETAIL 3**  
SCALE: 1" = 5'  
C10



**GRADING AREA DETAIL 4**  
SCALE: 1" = 5'  
C10



**GRADING AREA DETAIL 5**  
SCALE: 1" = 5'  
C10



**GRADING AREA DETAIL 6**  
SCALE: 1" = 5'  
C10

**RAMP GRADING NOTES:**

- 10% MAX ALLOWABLE WING SLOPE.
- 8.3% MAX ALLOWABLE RAMP SLOPE.
- 2% MAX ALLOWABLE RAMP LANDING SLOPE.

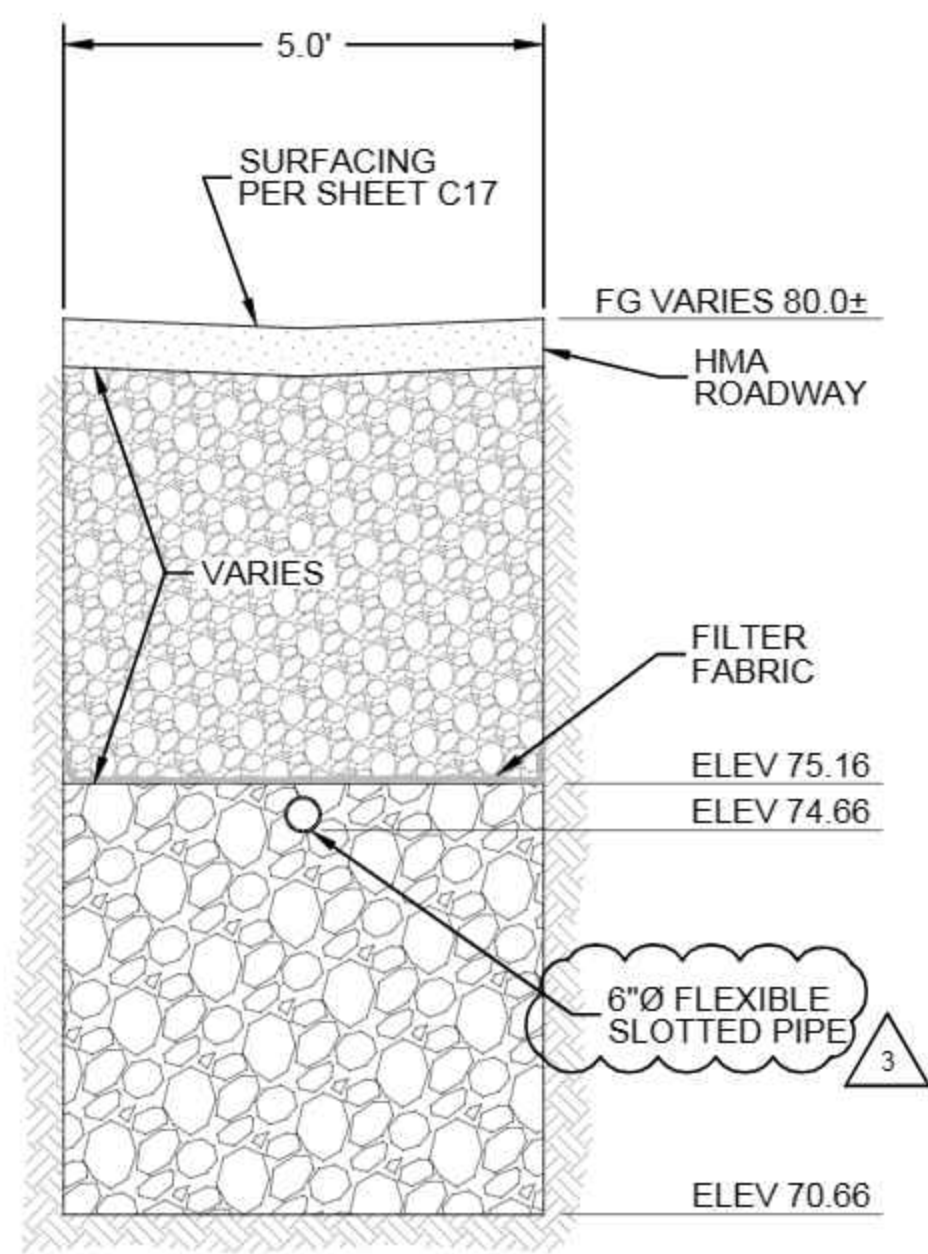
CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION.DWG  
 DATE: 9/30/2022 1:41 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (34.00" X 22.00" INCHES)  
 AUTOCAD VERSION: CIVIL 3D 2013

CALL 811 2 BUSINESS DAYS BEFORE YOU DIG <small>(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)</small>	
BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.	
OWNER: TOLT VILLAS, LLC SHANE FORTNEY, PO BOX 522 WOODINVILLE, WA 98072	PROJECT: TOLT VILLAS CARNATION, WA 98014 GRADING DETAILS
PROJ. MANAGER: NA DESIGNED BY: CS DRAWN BY: GR CHECKED BY: TG	DATE: 9/30/2022 REV. 3 SHEET 20 OF 27
SHEET NUMBER <h1 style="text-align: center;">C20</h1>	

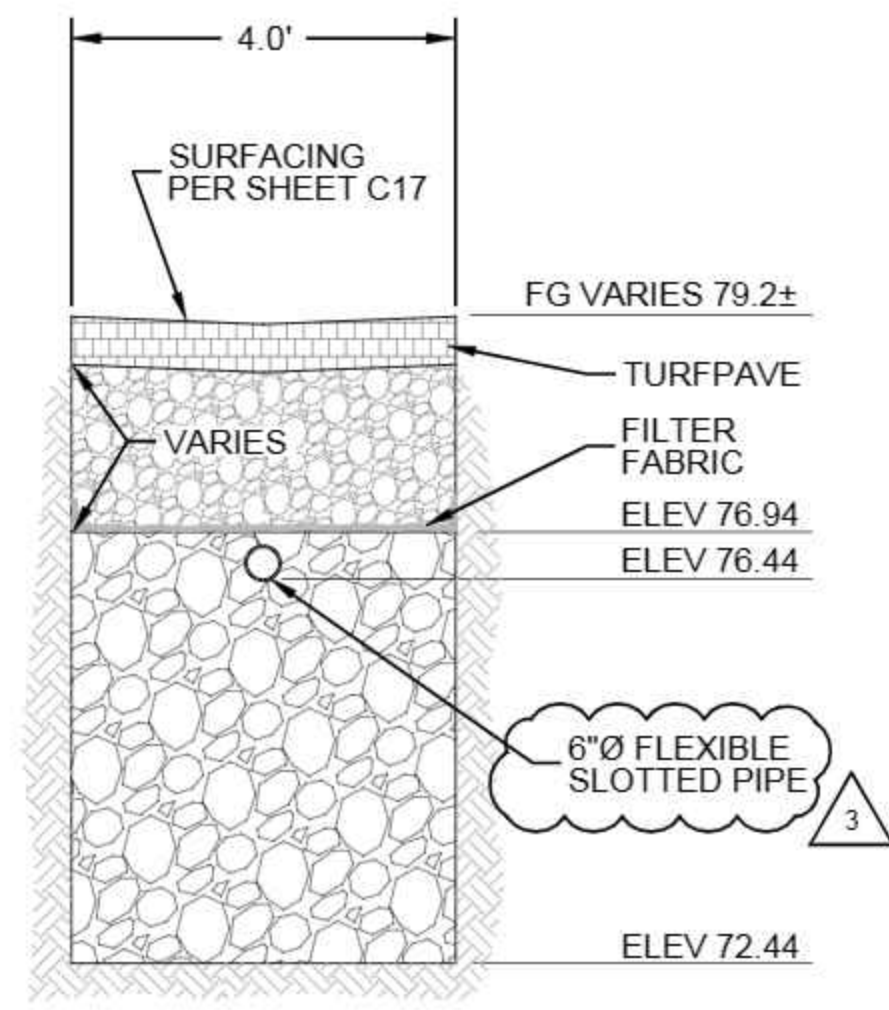
NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED ACCREDITED PROFESSIONAL & THE RELATED  
 ACTIONED BY THE U.S. GREEN BUILDING COUNCIL & ARE  
 AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN  
 BUILDING CERTIFICATION INSTITUTE

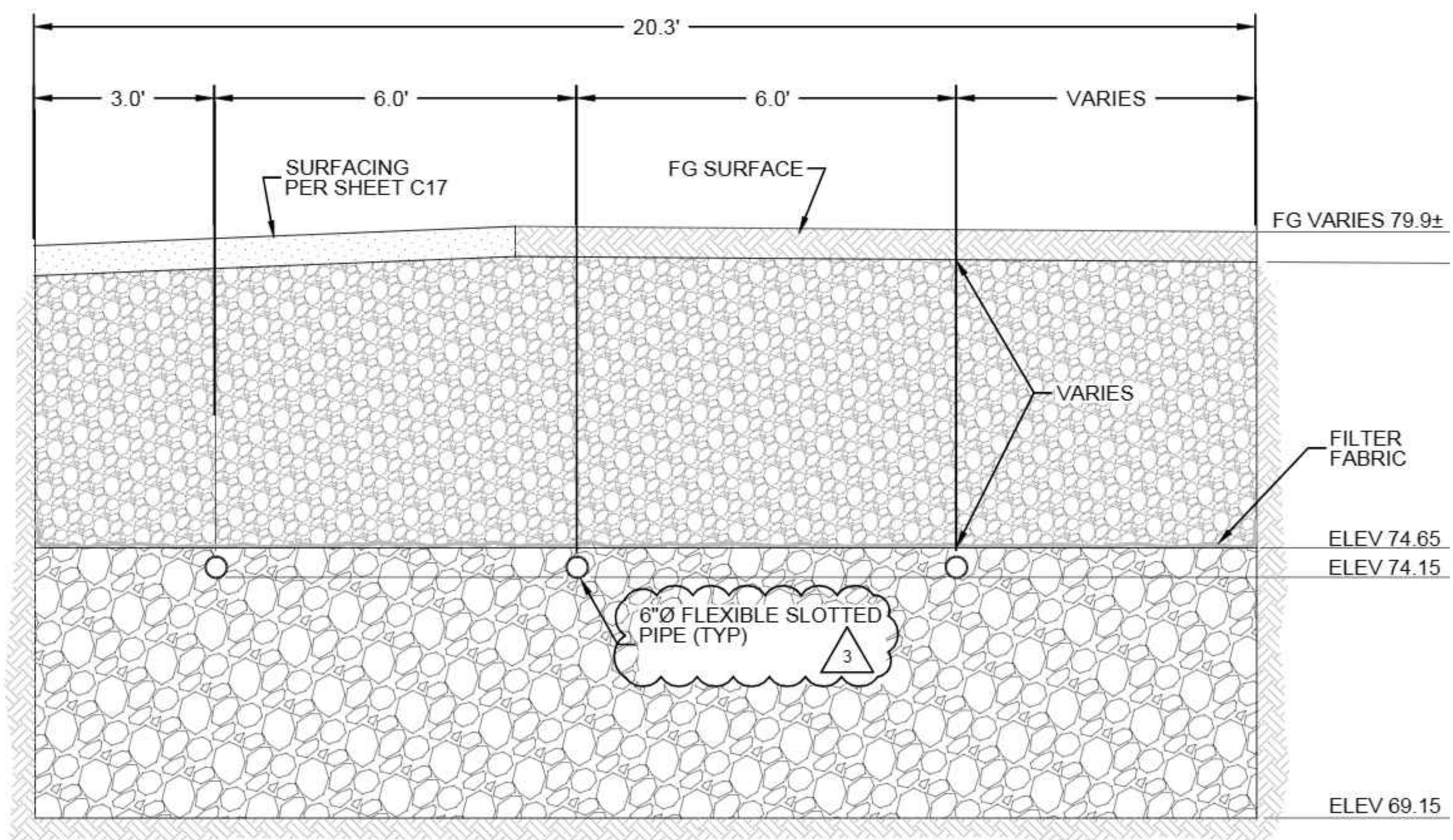
P.O. Box 1132  
 Freeland, WA 98249  
 P: 360.331.4131  
 F: 360.331.5131  
 www.dcgengr.com



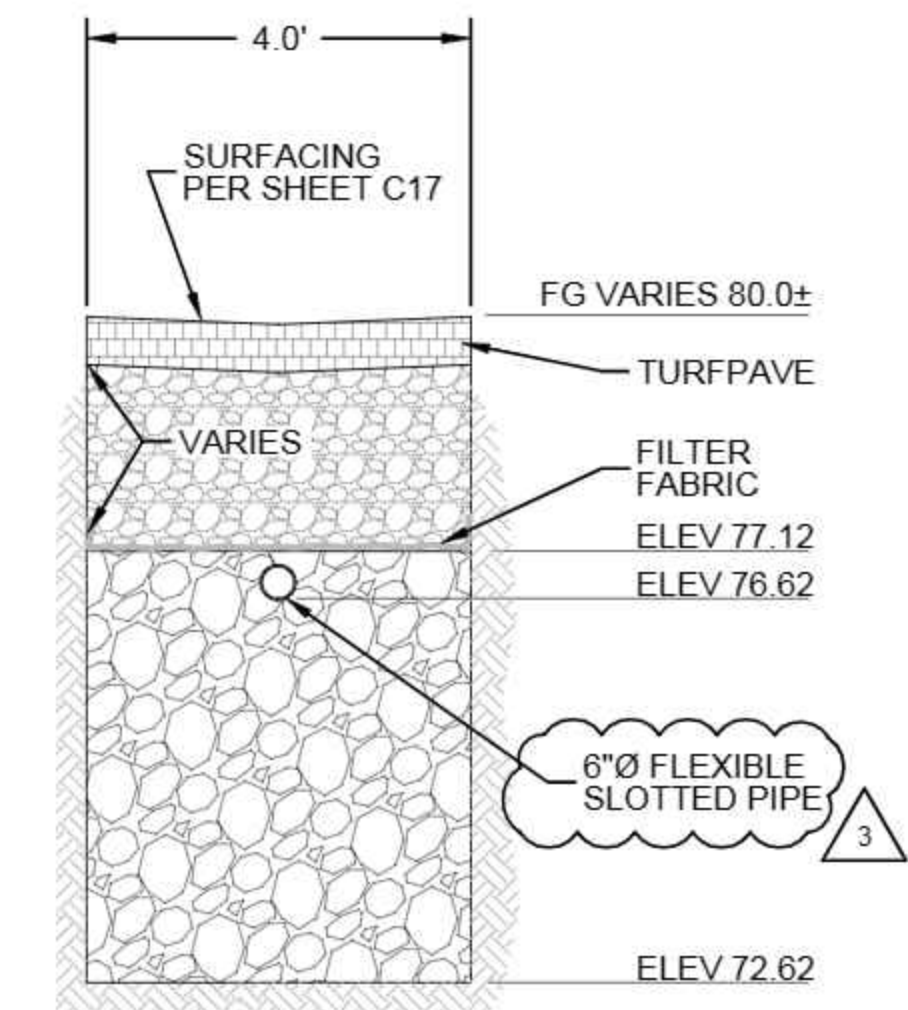
INFILTRATION SECTION (H-H) C11  
NOT TO SCALE



INFILTRATION SECTION (I-I) C11  
NOT TO SCALE



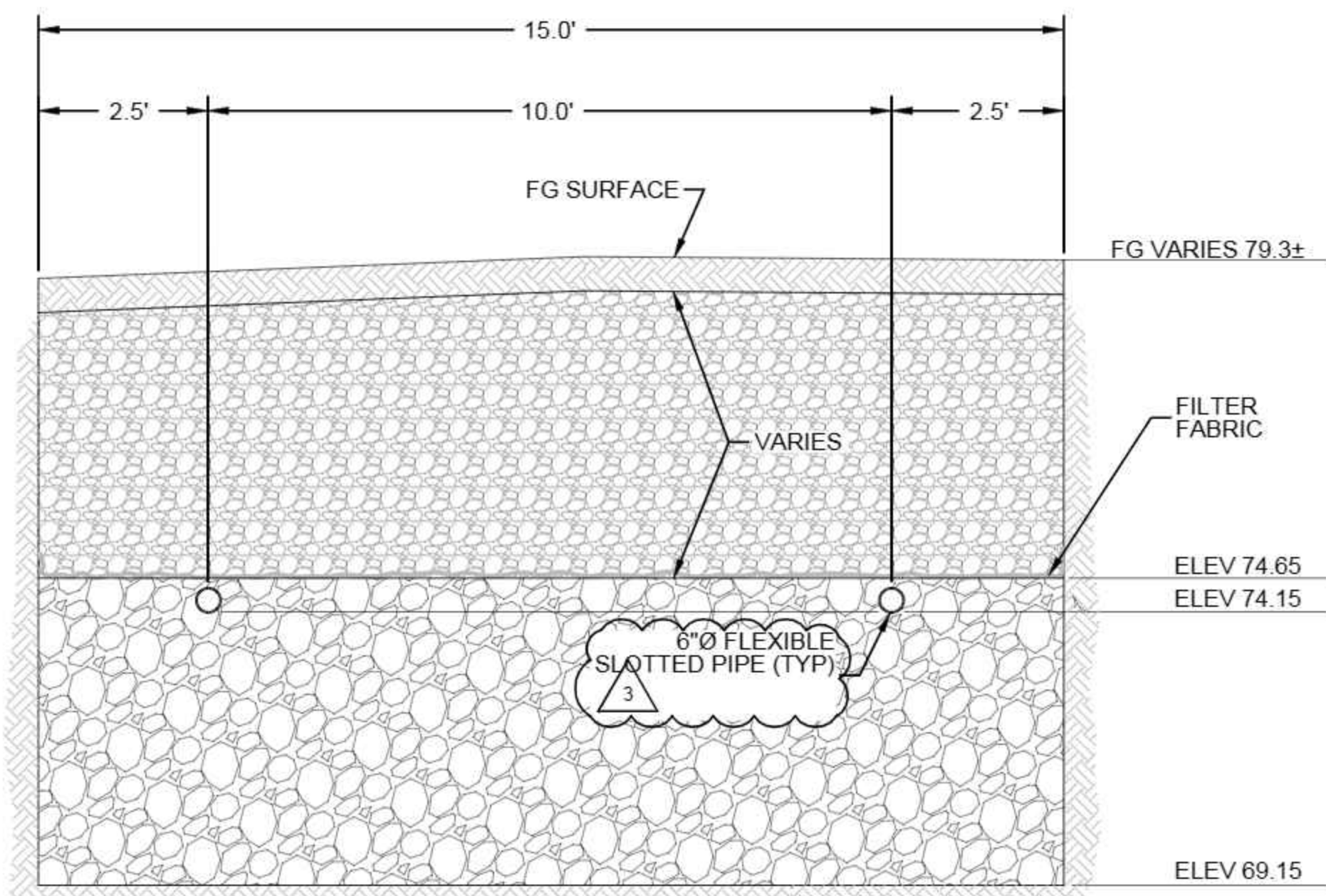
INFILTRATION SECTION (J-J) C11  
NOT TO SCALE



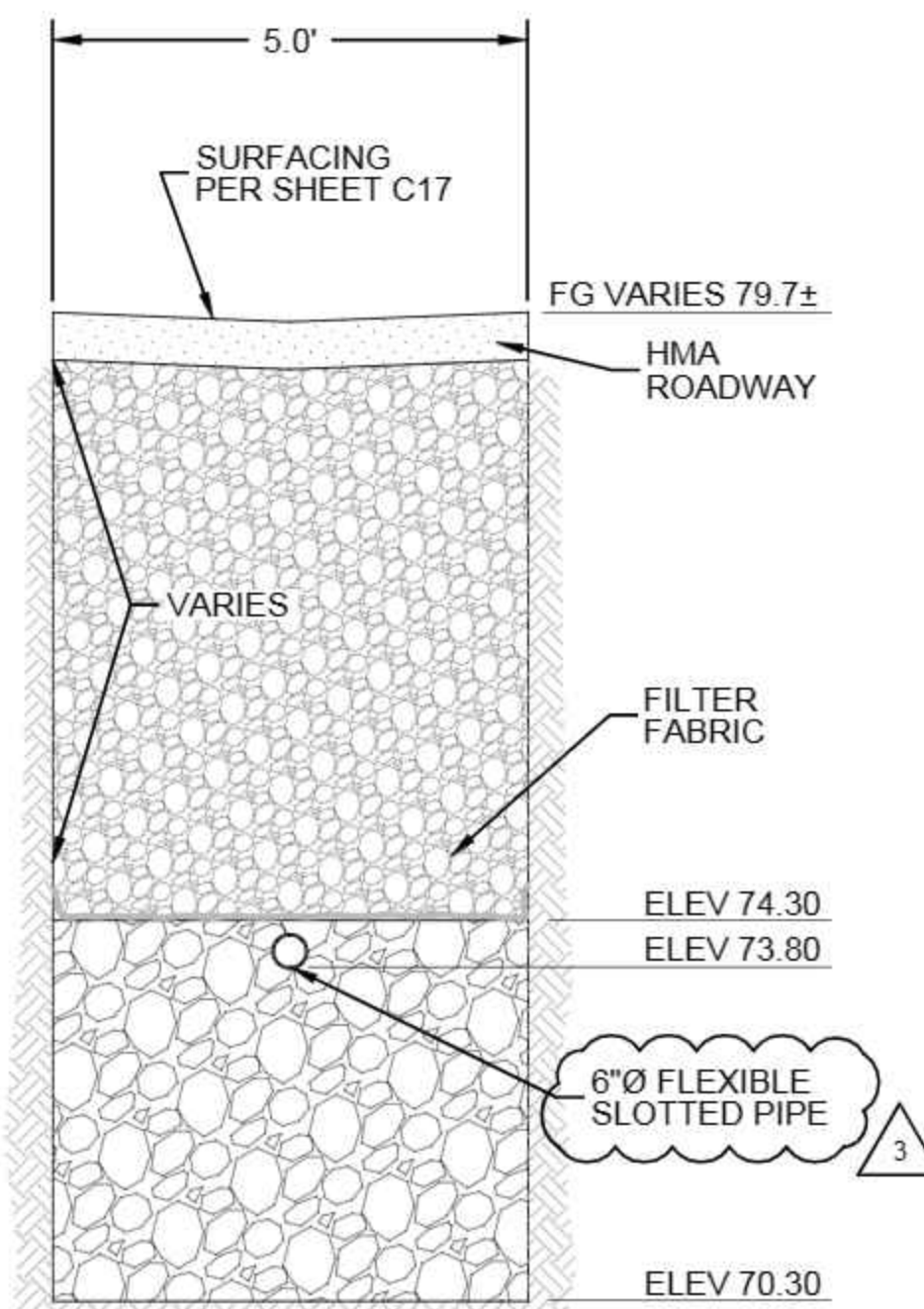
INFILTRATION SECTION (K-K) C12  
NOT TO SCALE

**GENERAL NOTES:**

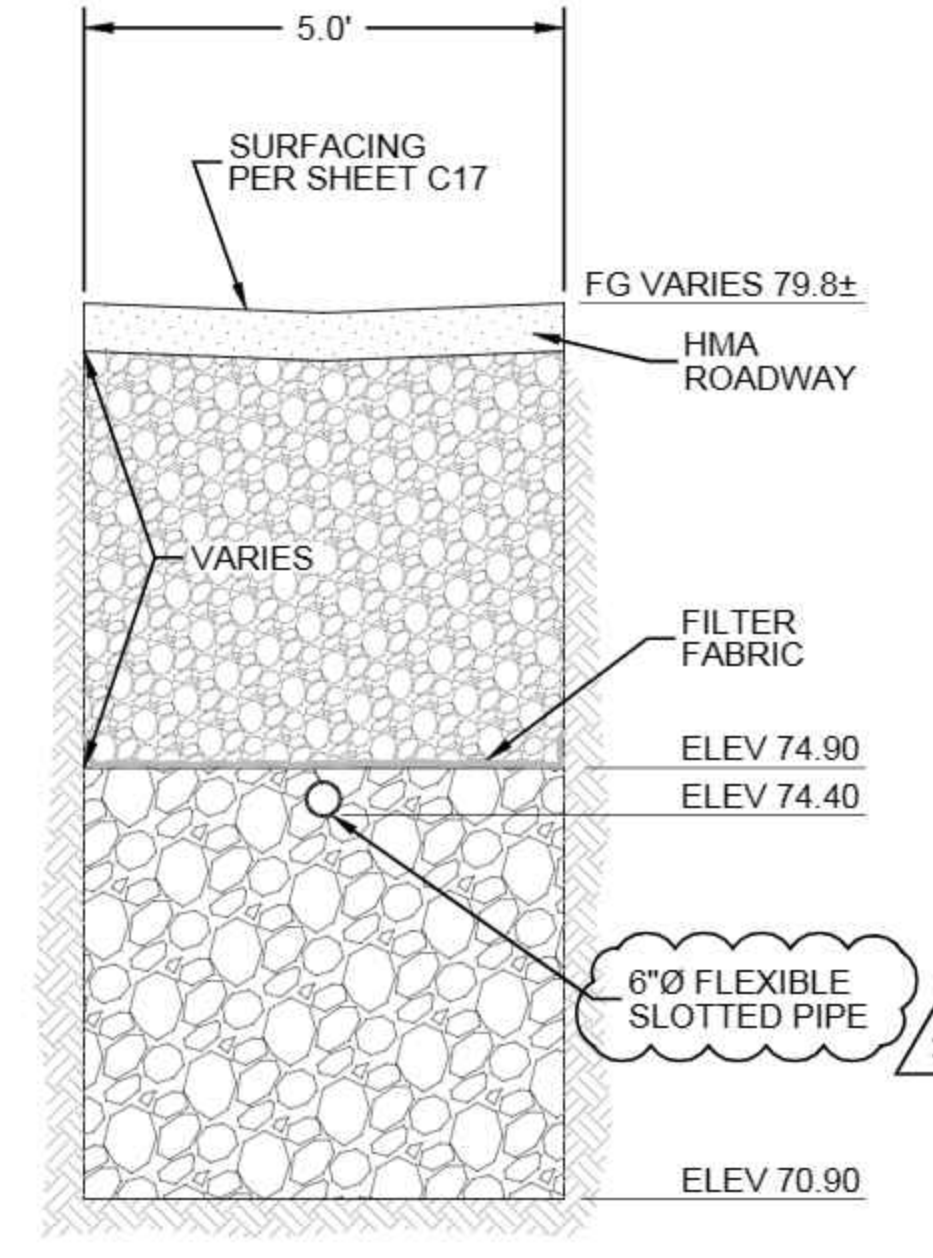
1. OUTSIDE OF THE RIGHT OF WAY, ONSITE NATIVE MATERIAL MAY BE SUITABLE FOR NON-PIPE ZONE TRENCH BACKFILL. CONFIRM WITH ONSITE GEOTECHNICAL ENGINEER.



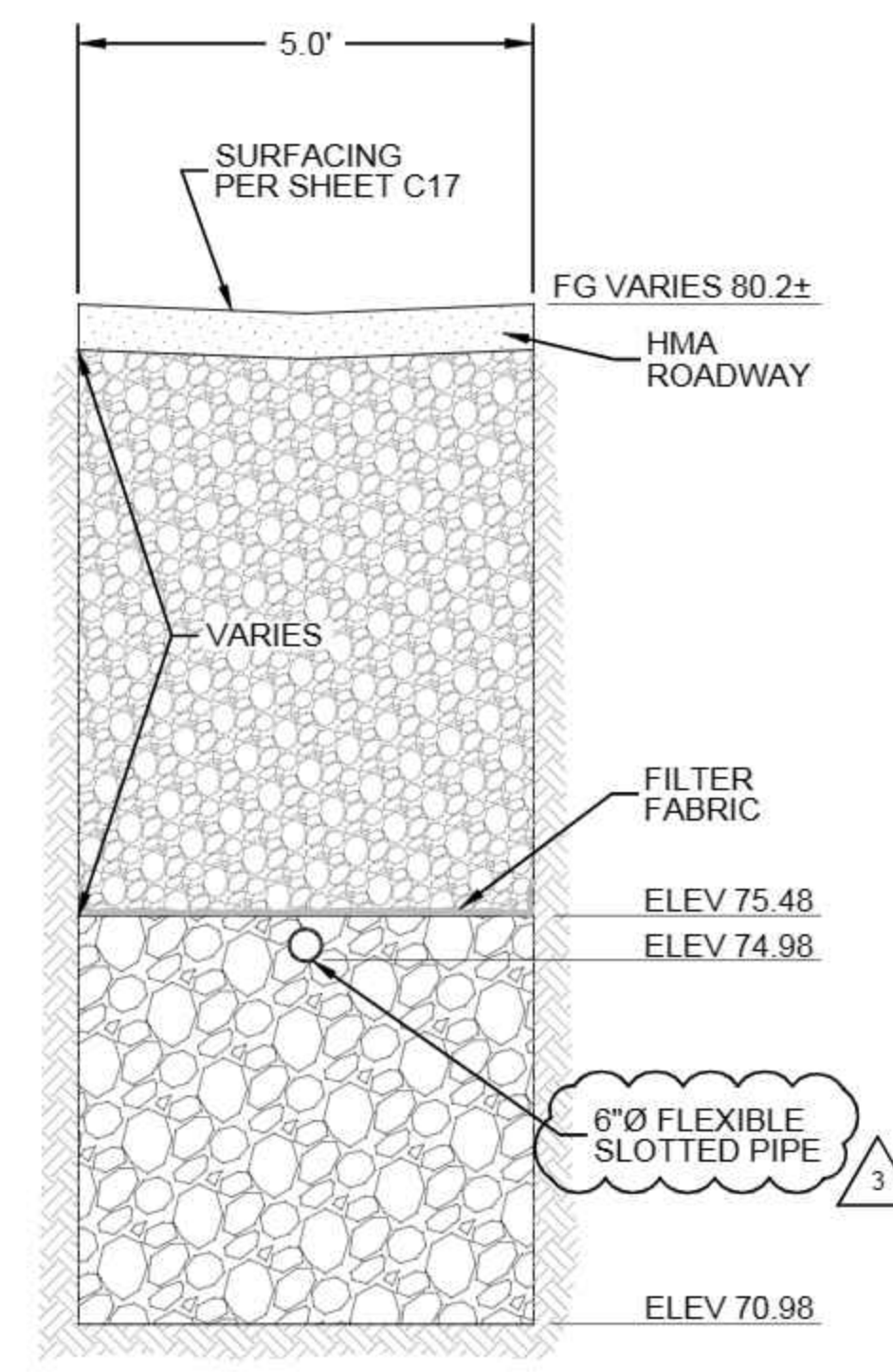
INFILTRATION SECTION (L-L) C12  
NOT TO SCALE



INFILTRATION SECTION (M-M) C12  
NOT TO SCALE



INFILTRATION SECTION (N-N) C12  
NOT TO SCALE



INFILTRATION SECTION (P-P) C12  
NOT TO SCALE

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\_DEVELOPMENT\DWG\DWG LAYOUT\REVISED BY: TCK - WE DATE: 9/30/2022 2:00 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES) AUTOCAD VERSION: CIVIL\_20 2013

REVISION	DATE	BY	TG	REVISION	DATE	BY	TG
1	4/1/2021	TG		1	4/1/2021	TG	
2	7/7/2022	TG		2	7/7/2022	TG	
3	9/30/2022	TG		3	9/30/2022	TG	

No. 1  
 P.O. Box 1132  
 Freeland, WA 98249  
 P: 360.331.4131  
 F: 360.331.5131  
 www.dcgengr.com



CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072  
 PROJECT: TOLT VILLAS  
 CARNATION, WA 98014  
 DRAINAGE SECTIONS

PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.	3
SHEET	21
OF	27

SHEET NUMBER  
**C21**

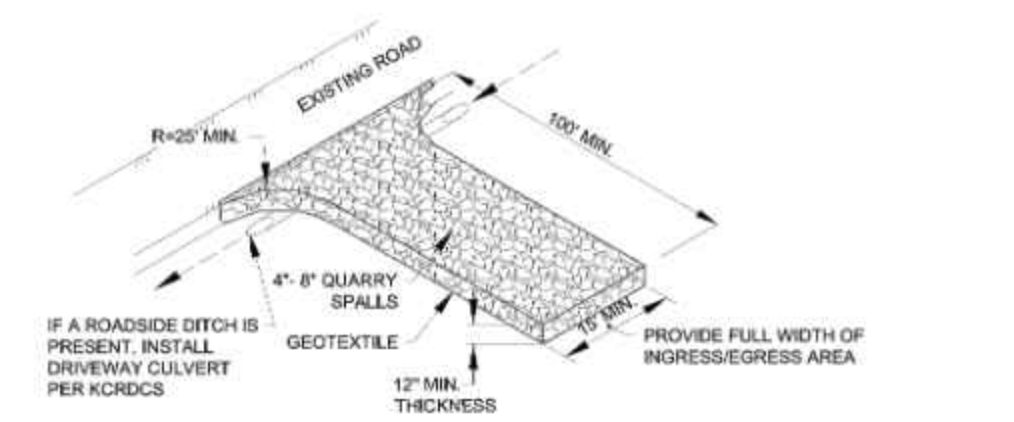


C.3.1 STABILIZED CONSTRUCTION ENTRANCE

cleaned by washing down the street, except when sweeping is ineffective and there is a threat to public safety. If it is necessary to wash the streets, a small sump must be constructed. The sediment would then be washed into the sump where it can be controlled. Wash water must be pumped back onto the site and cannot discharge to systems tributary to surface waters.

4. Any quarry spalls that are loosened from the pad and end up on the roadway shall be removed immediately.

FIGURE C.3.1.A STABILIZED CONSTRUCTION ENTRANCE



NOTES:

- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

CONSTRUCTION ENTRANCE (CE) C06 NOT TO SCALE

SECTION C.2 FLOW CONTROL BMPs

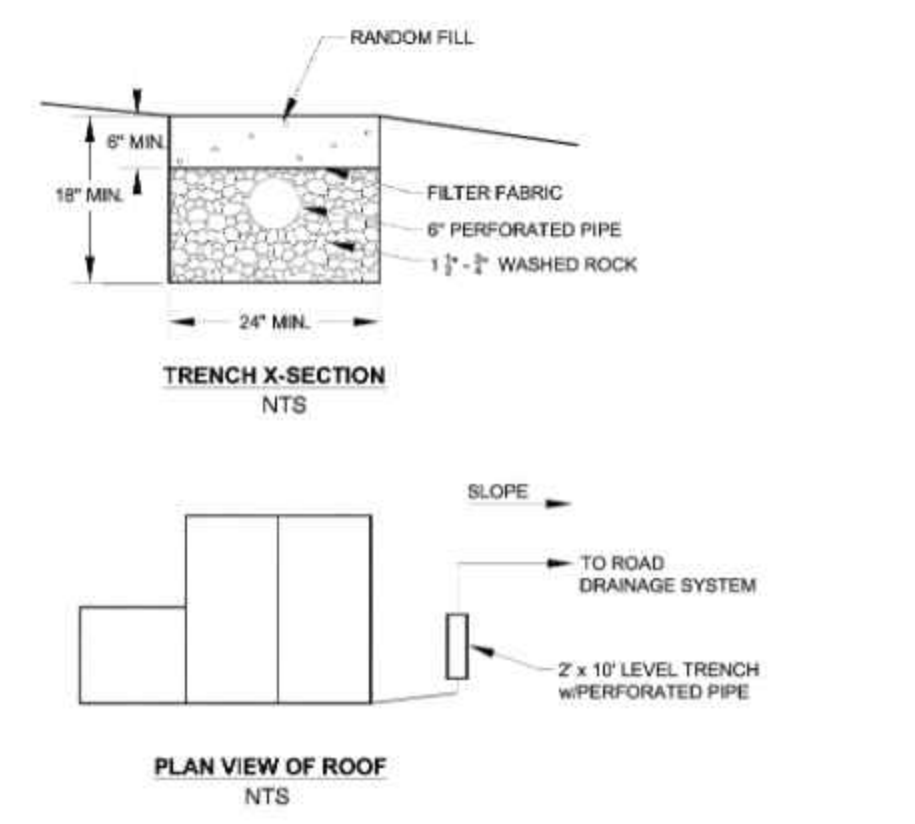
conditions. Also, as the County gains more experience with the maintenance and operation of these BMPs, future updates to the instructions will be posted on King County's *Surface Water Design Manual* website. A reproducible copy of the instructions, prepared for inclusion with the declaration of covenant, is located in Reference M.

□ TEXT OF INSTRUCTIONS

Your property contains a stormwater management flow control BMP (best management practice) called a "perforated pipe connection," which was installed to reduce the stormwater runoff impacts of some or all of the impervious surface on your property. A perforated pipe connection is a length of drainage conveyance pipe with holes in the bottom, designed to "leak" runoff, conveyed by the pipe, into a gravel filled trench where it can be soaked into the surrounding soil. The connection is intended to provide opportunity for infiltration of any runoff that is being conveyed from an impervious surface (usually a roof) to a local drainage system such as a ditch or roadway pipe system.

The size and composition of the perforated pipe connection as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the King County Water and Land Resources Division or through a future development permit from King County. The soil overtop of the perforated portion of the system must not be compacted or covered with impervious materials.

FIGURE C.2.11.A PERFORATED PIPE CONNECTION FOR A SINGLE FAMILY RESIDENCE



ROOF INFILTRATION TRENCH (F) C06 NOT TO SCALE

C.3.6 SILT FENCE

FIGURE C.3.6.A SILT FENCE

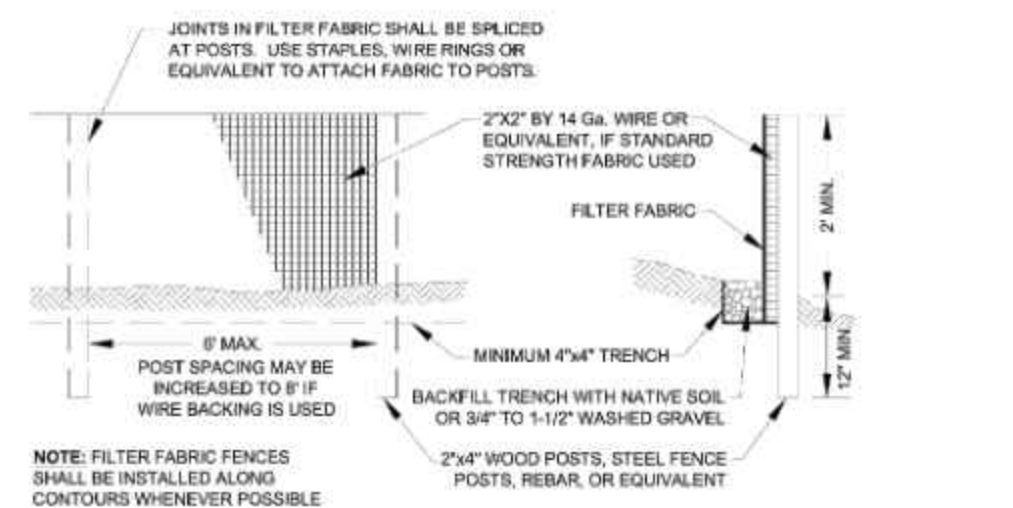
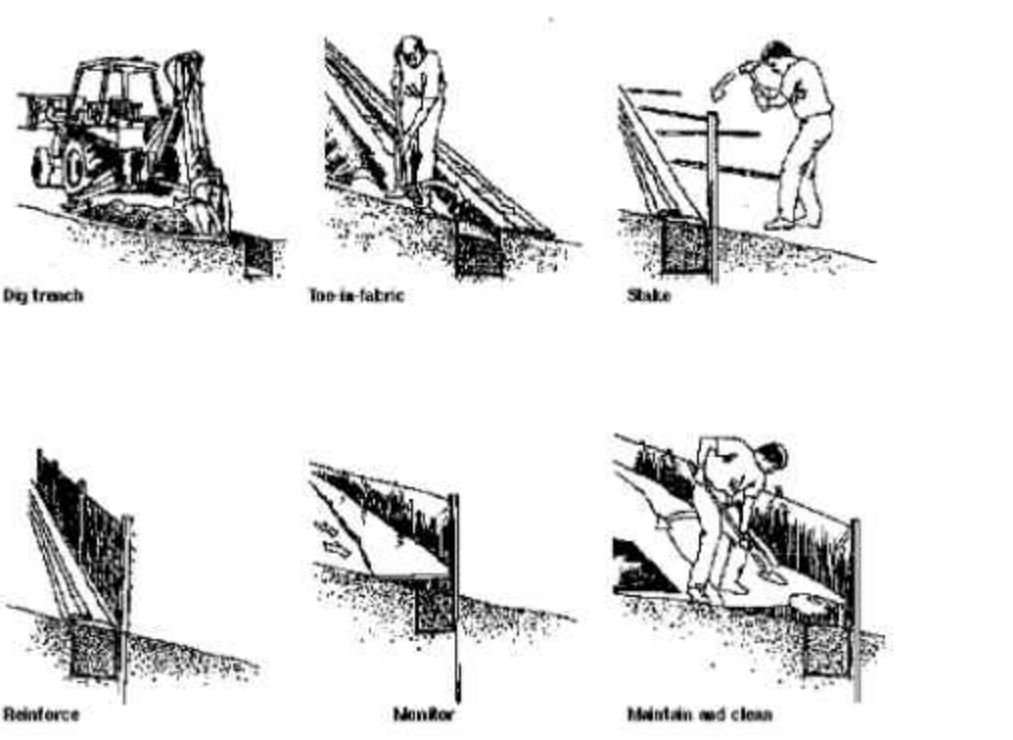


FIGURE C.3.6.B SILT FENCE INSTALLATION AND MAINTENANCE



SILT FENCE DETAILS (FF) C06 NOT TO SCALE

SECTION C.3 CONSTRUCTION STORMWATER POLLUTION PREVENTION (CSWPP) MEASURES

**Maintenance Standards**

- Any accumulated sediment on or around inlet protection shall be removed immediately. Sediment shall not be removed with water, and all sediment must be disposed of as fill on site or hauled off site.
- Any sediment in the catch basin insert shall be removed when the sediment has filled one-third of the available storage. The filter media for the insert shall be cleaned or replaced at least monthly.
- Regular maintenance is critical for all forms of catch basin/inlet protection. Unlike many forms of protection that fail gradually, catch basin protection will fail suddenly and completely if not maintained properly.

FIGURE C.3.9.A FILTER FABRIC PROTECTION

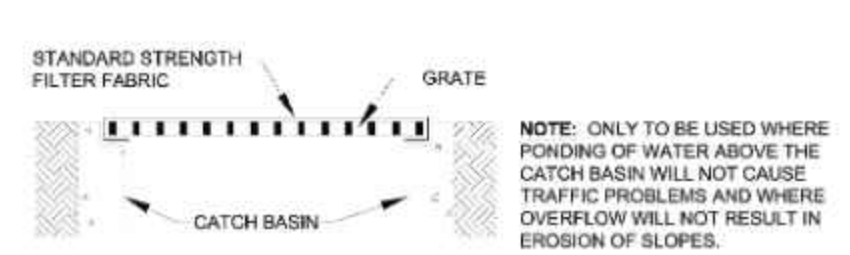
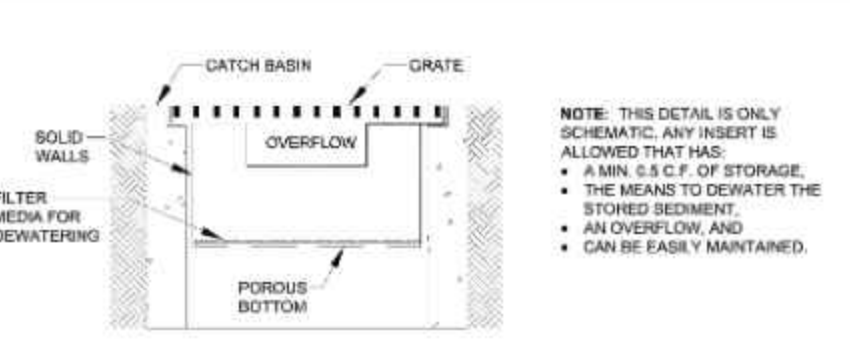
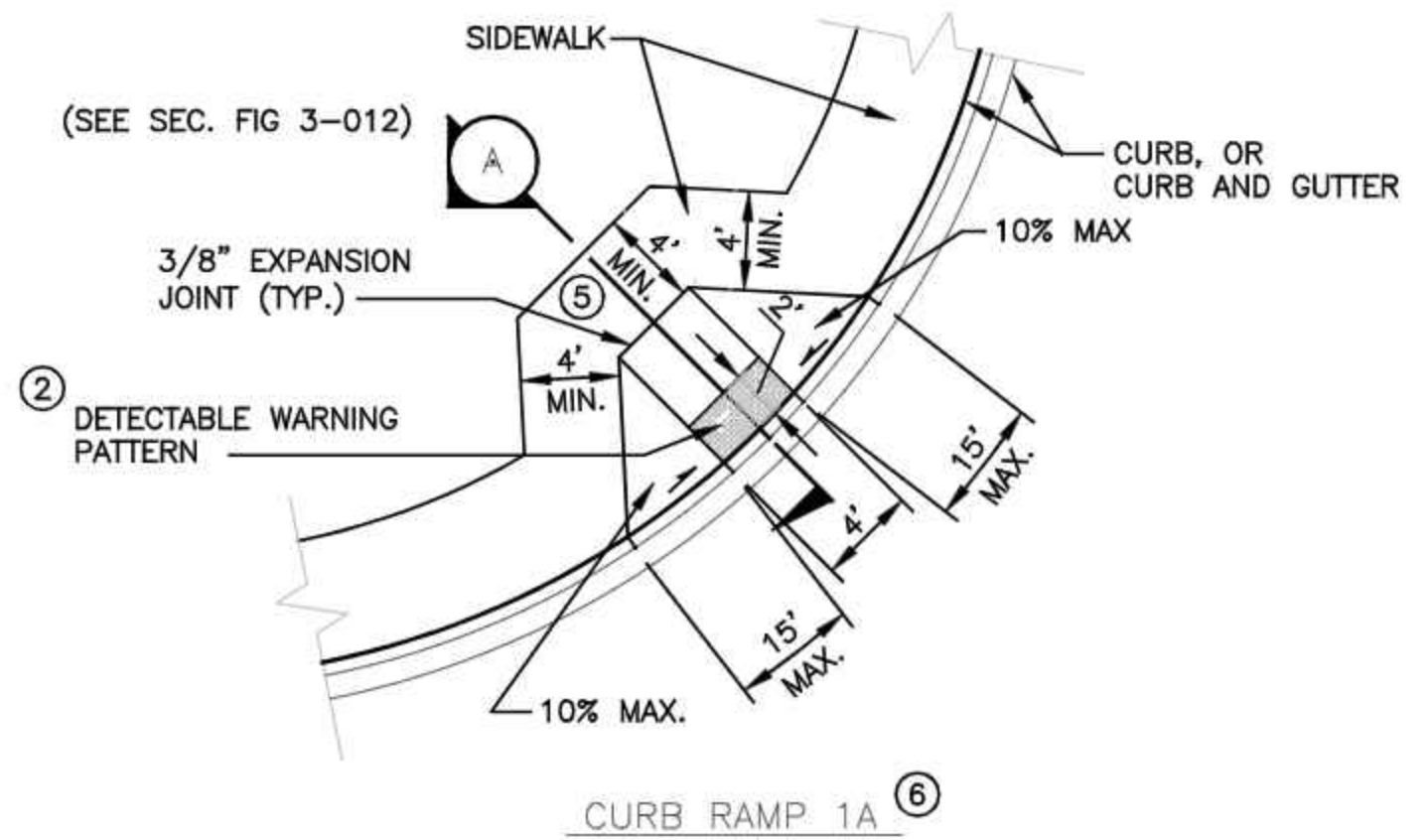


FIGURE C.3.9.B CATCH BASIN INSERT

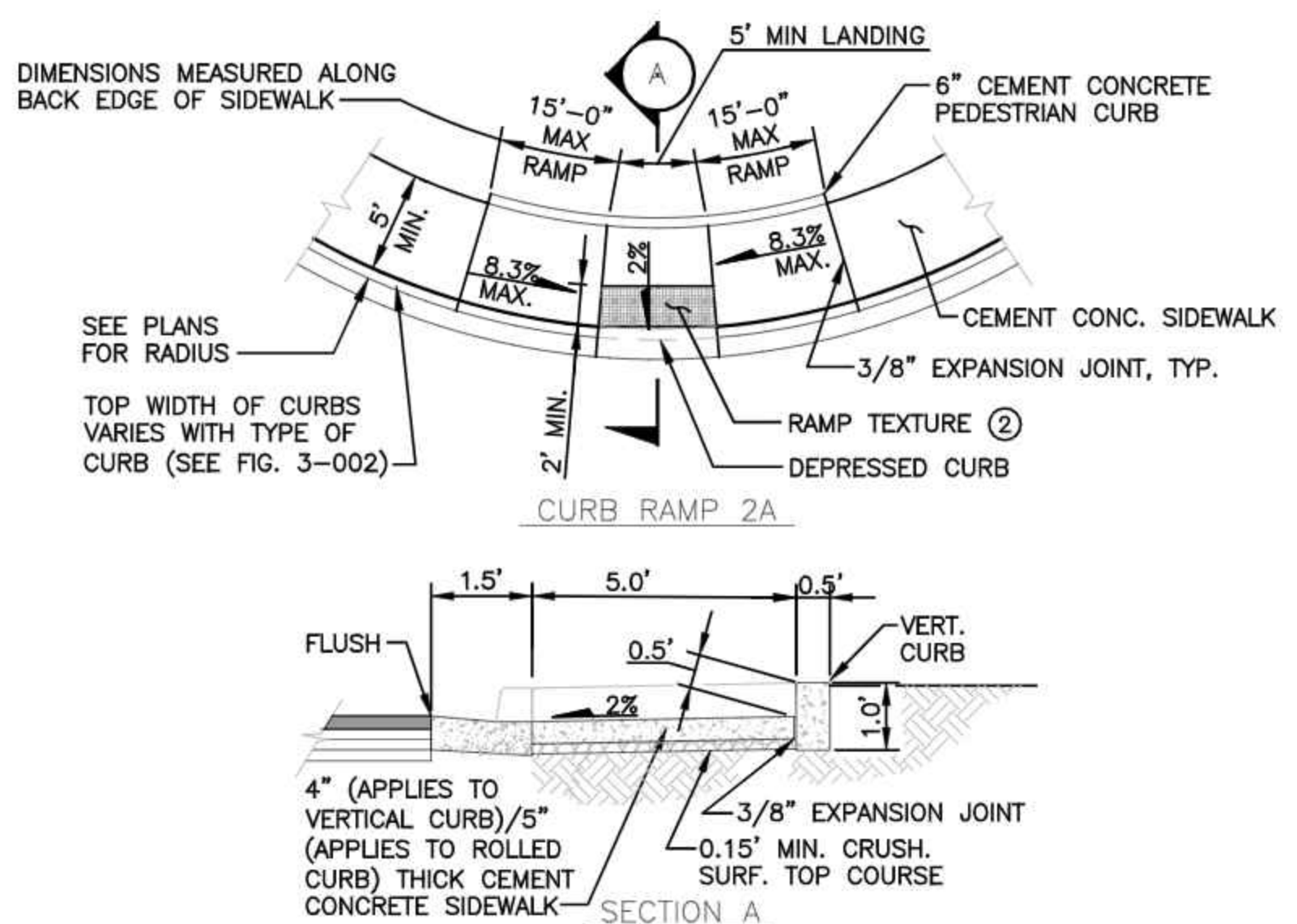


TEMPORARY INLET PROTECTION (SDI) C06 NOT TO SCALE



- NOTES:
- PLACEMENT OF GRATINGS, ACCESS COVERS AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON CURB RAMPS, LANDINGS AND GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
  - RAMPS SHALL BE TEXTURED USING TRUNCATED DOME PATTERN (SEE WSDOT STANDARDS). DETECTABLE WARNING PATTERN SHALL BE YELLOW IN COMPLIANCE WITH WSDOT STANDARD SPECIFICATION 8-14.3(3)
  - RAMP CENTER LINE SHALL BE PERPENDICULAR TO OR RADIAL TO CURB RETURNS UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD ENGINEER.
  - RAMPS SHALL BE CONSTRUCTED AT CORRESPONDING SIDEWALK LOCATIONS ON OPPOSITE SIDE OF STREETS WHEN RAMPS ARE CONSTRUCTED ON ONE SIDE OF STREET. SEE FIG. 3-010.
  - LANDING SHALL BE MINIMUM 4' X 4'.
  - CURB RAMP 1A MUST BE INSTALLED UNLESS OTHERWISE APPROVED.
  - SEE FIGURE 3-001 FOR CURB AND SIDEWALK JOINT PLACEMENT.

CURB RAMP 1A PERPENDICULAR ADA RAMP (G) C20 NOT TO SCALE



- NOTES:
- PLACEMENT OF GRATINGS, ACCESS COVERS AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON CURB RAMPS, LANDINGS AND GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
  - RAMPS SHALL BE TEXTURED USING TRUNCATED DOME PATTERN (SEE WSDOT STANDARDS). DETECTABLE WARNING PATTERN SHALL BE YELLOW IN COMPLIANCE WITH WSDOT STANDARD SPECIFICATION 8-14.3(3)
  - RAMP CENTER LINE SHALL BE PERPENDICULAR TO OR RADIAL TO CURB RETURNS UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD ENGINEER.
  - RAMPS SHALL BE CONSTRUCTED AT CORRESPONDING SIDEWALK LOCATIONS ON OPPOSITE SIDE OF STREETS WHEN RAMPS ARE CONSTRUCTED ON ONE SIDE OF STREET. SEE FIG. 3-010.
  - THIS DETAIL APPLIES TO BOTH ROLLED AND VERTICAL CURB ROADWAYS.
  - SEE FIGURE 3-001 FOR CURB AND SIDEWALK JOINT PLACEMENT.

CURB RAMP 2A PARALLEL ADA RAMP (H) C20 NOT TO SCALE

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMWATER POLLUTION PREVENTION MEASURES
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/20/2022	TG	REVISED PER CITY REVIEW COMMENTS

LEED AP  
 LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS OWNED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.



CALL 811  
 2 BUSINESS DAYS  
 BEFORE YOU DIG



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EXISTING FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
 SHANE FORTNEY, PO BOX 522  
 WOODINVILLE, WA 98072

PROJECT: TOLT VILLAS  
 CARNATION, WA 98014  
 DETAILS

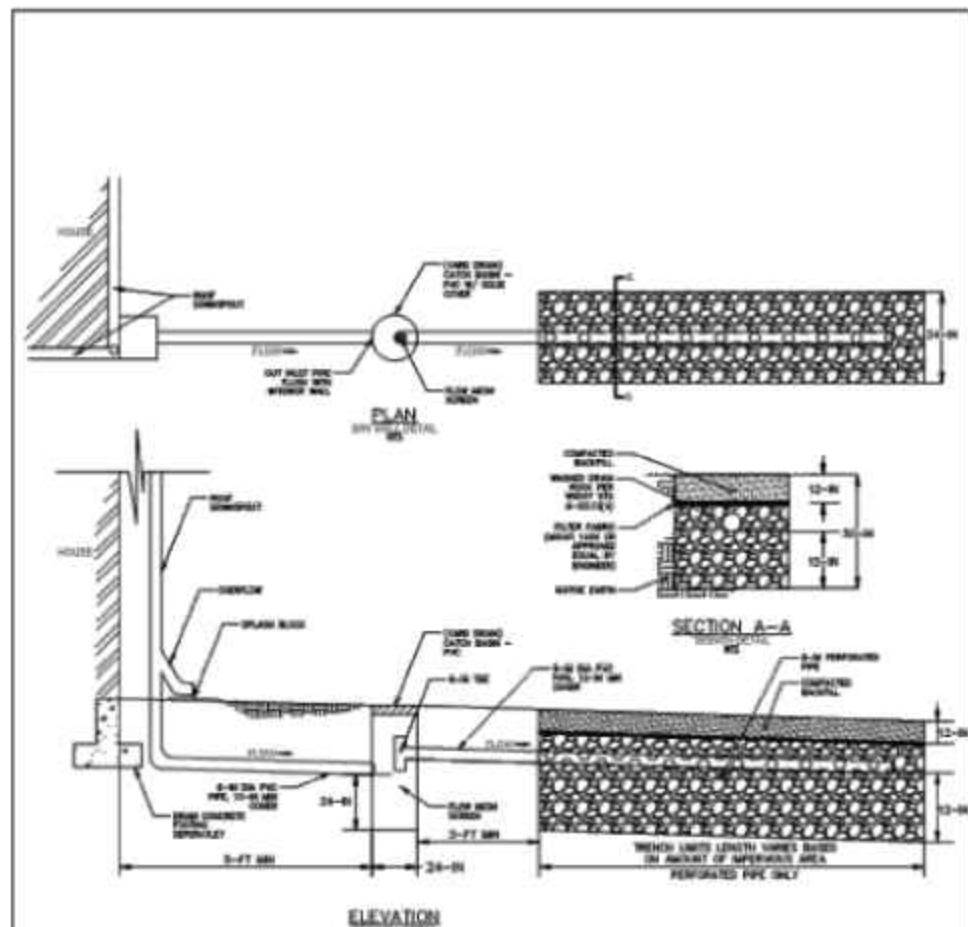
PROJ. MANAGER:	NA
DESIGNED BY:	CS
DRAWN BY:	GR
CHECKED BY:	TG
SCALE:	SEE SCALE BAR
DATE:	9/30/2022
REV.:	3
SHEET:	23
OF:	27

SHEET NUMBER C23

CLIENTS: CIVIL HYBRID ARCHITECTS; CARNATION DEVELOPMENT; DRAWING: TOLT VILLAS; CARNATION DE VILLAS.DWG  
 CHECK: 9/30/2022 2:00 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 L: 01/11/2023

# GENERAL NOTES:

- OUTSIDE OF THE RIGHT OF WAY, ONSITE NATIVE MATERIAL MAY BE SUITABLE FOR NON-PIPE ZONE TRENCH BACKFILL. CONFIRM WITH ONSITE GEOTECHNICAL ENGINEER.

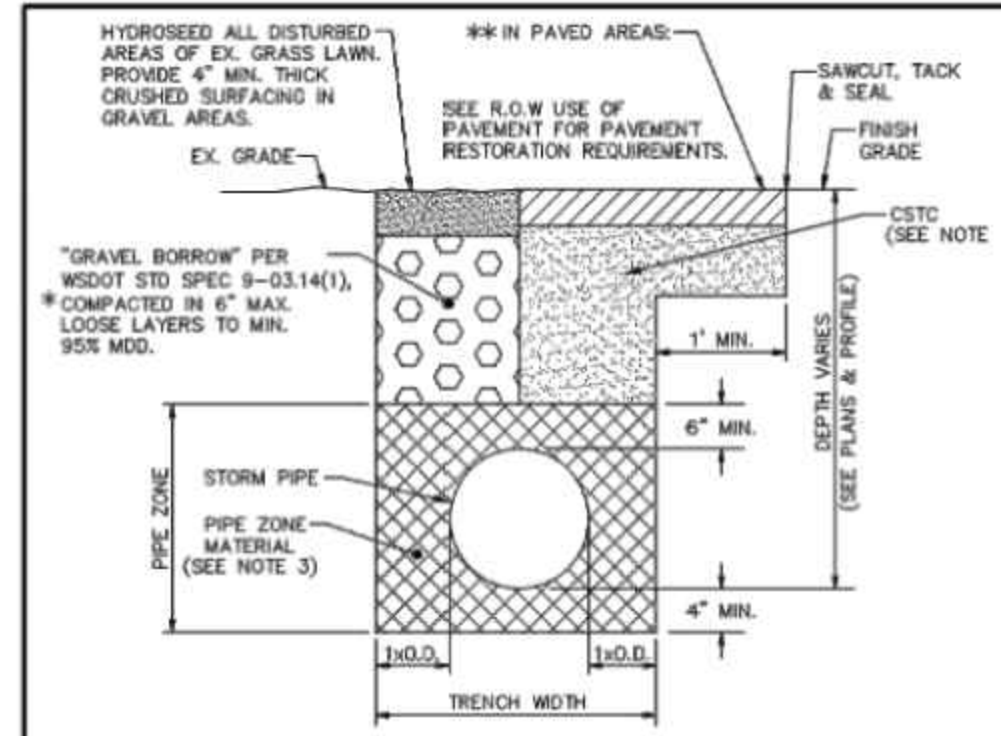


- NOTES:
- 1) SIV WELL LOCATION SHALL BE 10'-17' MIN FROM HOUSE FOOTING AND PROPERTY LINE.
  - 2) 24" IN (2-1/2") CATCH BASIN PER WSDOT STD 8-10.10-05 AND SHALL HAVE A 24" SIV SLOPE.
  - 3) WASHED GRANULAR ROCK PER WSDOT STD SPEC SECTION 8-03.12(4).
  - 4) 8" IN PIPES SHALL TRANSITION FROM SDR 35 TO PERFORATED ONCE WITHIN TRENCH LIMITS.
  - 5) MAXIMUM TRENCH LENGTH IS 100'-0" FROM CATCH BASIN.

**LOCHNER** (425) 454-3160

**DOWNSPOUT INFILTRATION TRENCH**

11/2018 DWG. NO. DR-3

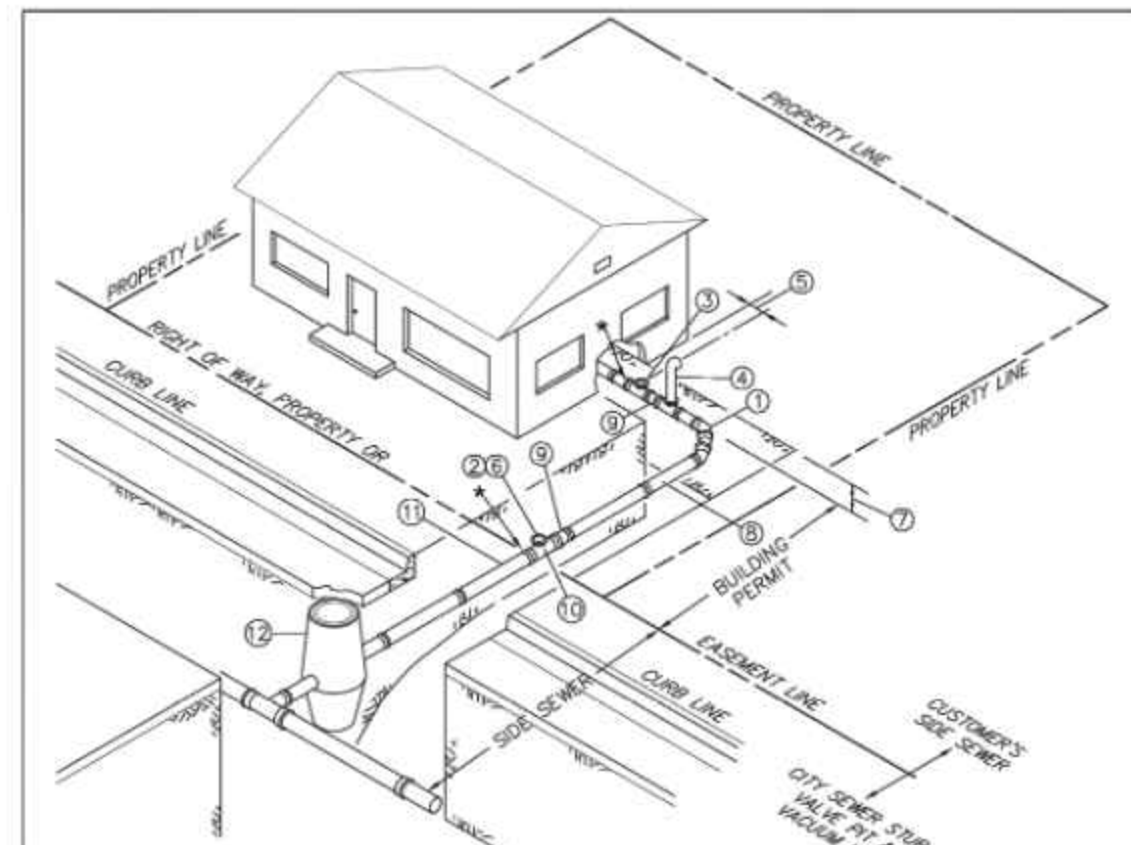


- NOTE:
1. PERPENDICULAR, OPEN CUT TRENCH CROSSINGS WITHIN THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH 100% CRUSHED SURFACING TOP COURSE (CSTC) PER WSDOT 8-03.9 (3).
  2. MINIMUM COVER FOR STORM PIPE SHALL BE 3'.
  3. PIPE ZONE MATERIAL PER WSDOT 8-03.12(3).
  4. COMPACTION SHALL BE AT LEAST 95% OF MAXIMUM DENSITY PER WSDOT STANDARD SPECIFICATION SECTION 2-03.3(14)(D).
- \* BACKFILL COMPACTION ON PRIVATE EASEMENTS WHICH ARE NOT USED FOR DRIVING PURPOSES SHALL BE MINIMUM 90% MAX. DRY DENSITY (MDD).
- \*\* IN R.O.W MATCH EXISTING PAVEMENT SECTION PLUS 1", BUT NOT LESS THAN 4" ACP CLASS 3/4" PG 64-22 OVER 6" CSTC (COMPACTED THICKNESS), TACK & SEAL NEAT LINES.

**LOCHNER** (425) 454-3160

**TYPICAL TRENCH DETAIL**

11/2018 DWG. NO. D-4

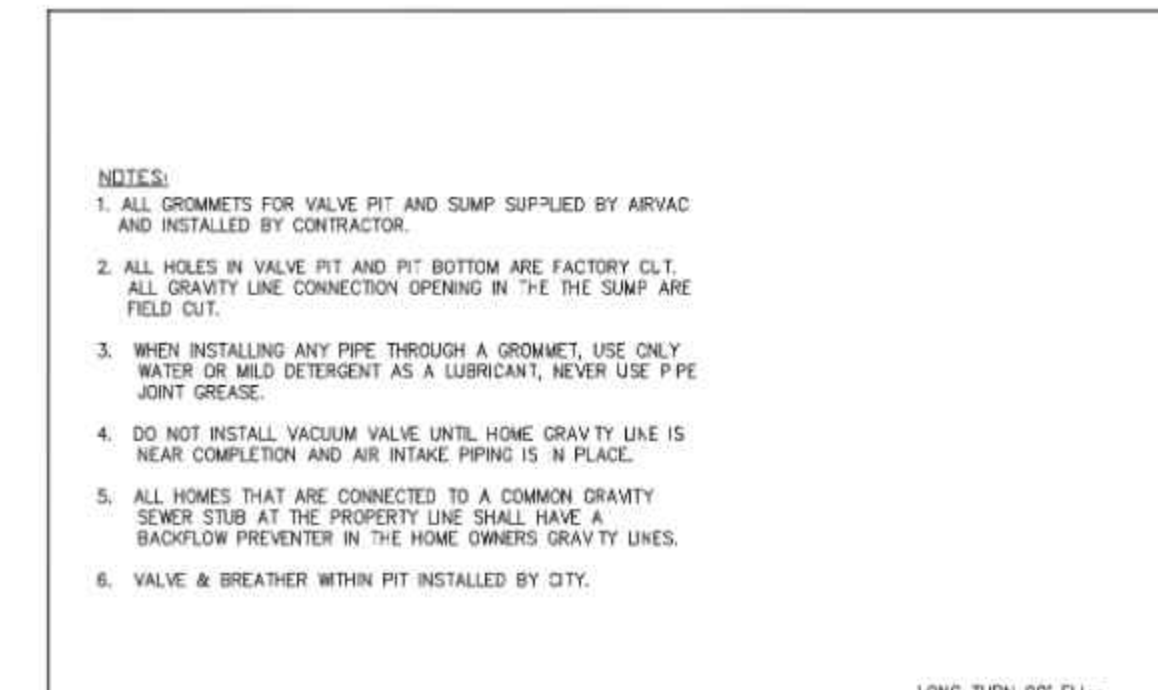


- GENERAL NOTES
- 1) 45° BENDS WITH 24" MIN. SEPARATION BETWEEN BENDS.
  - 2) CONNECT BUILDING SEWER TO SIDE SEWER PER DETAIL S-16.
  - 3) BACKWATER VALVE PER STANDARD DETAIL.
  - 4) SURFACE AIR VENT PER STANDARD DETAIL. THE SURFACE AIR VENT MAY ALSO DOUBLE AS A SECONDARY CLEAN OUT AT OWNER'S OPTION. THE SURFACE AIR VENT MAY BE INSTALLED LATERAL TO THE SIDE SEWER LINE (MAX. 4'). LOCATION OF SURFACE AIR VENT IS AT OWNER'S DISCRETION BUT SHALL BE MIN. 10' UPSTREAM OF THE CITY SIDE SEWER CONNECTION UNLESS OTHERWISE APPROVED.
  - 5) 18" TO 36" RECOMMENDED DISTANCE.
  - 6) PLUG OR CLEANOUT AT OWNER'S OPTION.
  - 7) 18" MIN. COVER.
  - 8) 4" OR 6" SDR 21 PVC SIDE SEWER SDR 35 PVC & CLASS 50 DUCTILE IRON PIPE ARE ALSO ACCEPTABLE.
  - 9) 4" x 6" REDUCER FITTING AS REQUIRED.
  - 10) 8" TEST TEE WITH FLUG. TEST TEE MAY DOUBLE AS A CLEAN OUT AT OWNER'S OPTION.
  - 11) 6" SIDE SEWER STUB W/ CAP.
  - 12) VALVE PIT
- \* DURING TESTING, CAP INSTALLED SIDE SEWER AT THESE LOCATIONS. AFTER SUCCESSFUL TEST, REMOVE CITY-SIDE CAP & CONNECT TO CITY SEWER STUB. TESTING METHODS ARE DESCRIBED IN THE CITY SIDE SEWER STANDARDS.

**LOCHNER** (425) 454-3160

**TYPICAL BUILDING CONNECTION**

08/2017 DWG. NO. S-1



- NOTES:
1. ALL GRONNETS FOR VALVE PIT AND SUMP SUPPLIED BY ARVAC AND INSTALLED BY CONTRACTOR.
  2. ALL HOLES IN VALVE PIT AND PIT BOTTOM ARE FACTORY CLT. ALL GRAVITY LINE CONNECTION OPENING IN THE SUMP ARE FIELD CUT.
  3. WHEN INSTALLING ANY PIPE THROUGH A GRONNET, USE ONLY WATER OR MILD DETERGENT AS A LUBRICANT, NEVER USE PIPE JOINT GREASE.
  4. DO NOT INSTALL VALVE UNTIL HOME GRAVITY LINE IS NEAR COMPLETION AND AIR INTAKE PIPING IS IN PLACE.
  5. ALL HOMES THAT ARE CONNECTED TO A COMMON GRAVITY SEWER STUB AT THE PROPERTY LINE SHALL HAVE A BACKFLOW PREVENTER IN THE HOME OWNERS GRAVITY LINES.
  6. VALVE & BREATHER WITHIN PIT INSTALLED BY CITY.

**LOCHNER** (425) 454-3160

**VALVE PIT AND LATERAL INSTALLATION**

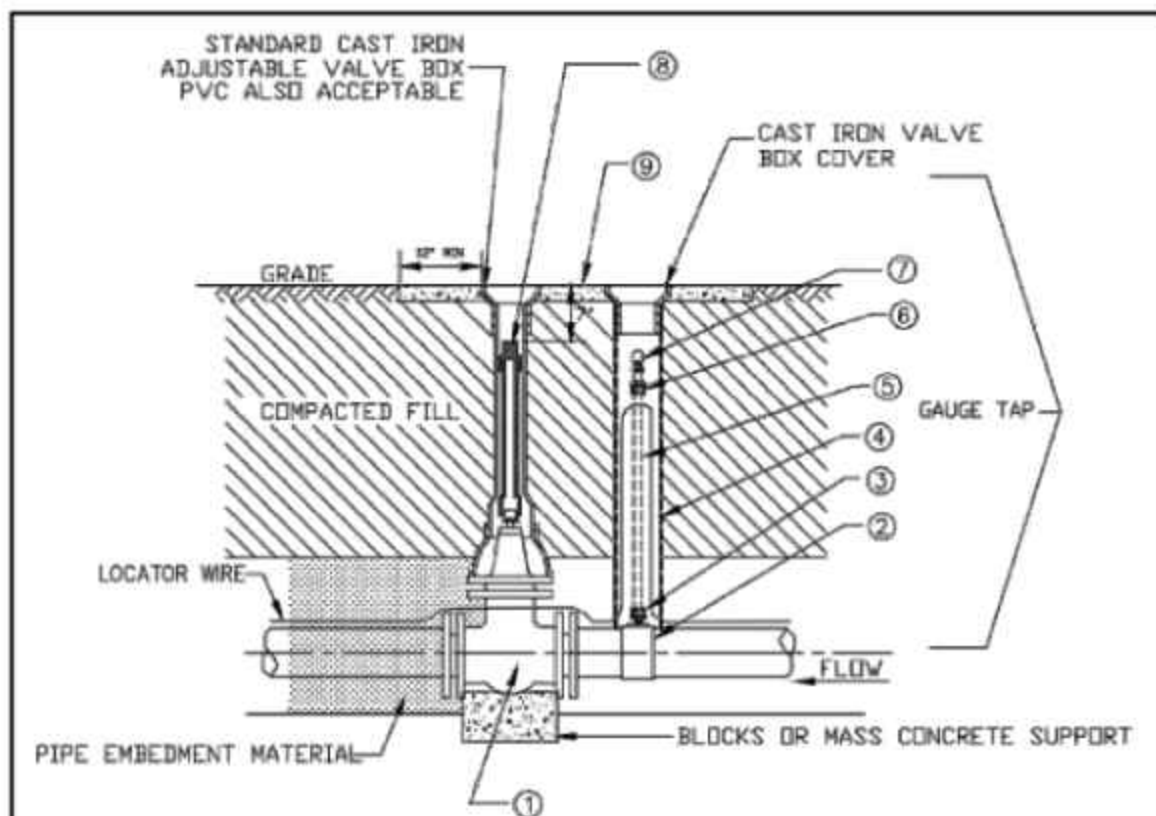
08/2017 DWG. NO. S-7

**DOWNSPOUT INFILTRATION TRENCH** (K) C11&C12

**TYPICAL TRENCH DETAIL** (L) C11&C12

**TYPICAL BUILDING CONNECTION** (M) C13

**VALVE PIT & LATERAL INSTALLATION** (N) C13



**DIVISION VALVE SUPPORT INFORMATION**

VALVE SIZE	BLOCK SIZE
4"	1" THICK X 1.75" SQUARE
6"	1" THICK X 2.25" SQUARE
8"	1" THICK X 3.00" SQUARE
10"	1" THICK X 3.50" SQUARE

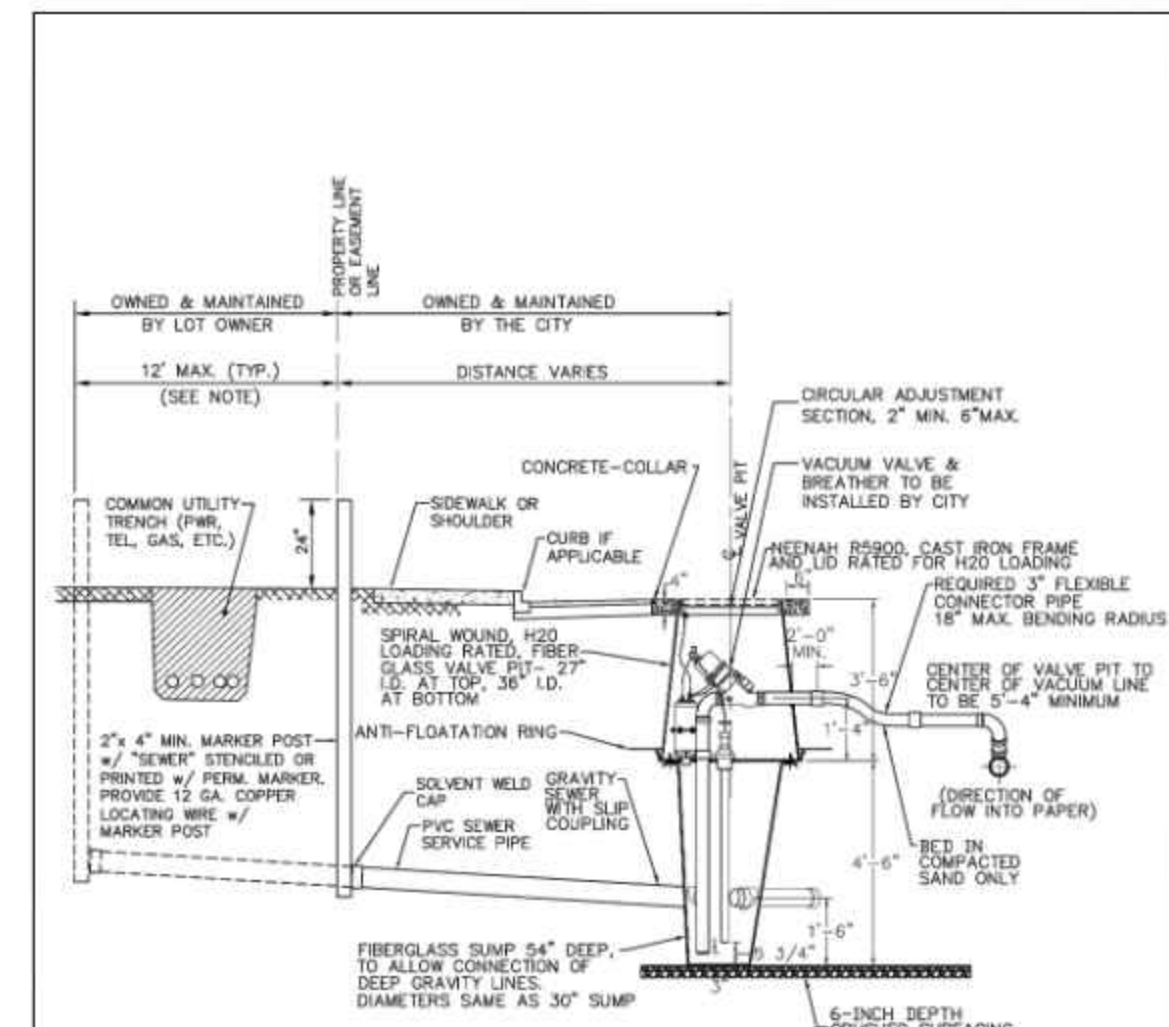
**MATERIAL LIST**

- 1) GATE VALVE W/ NON-RISING STEM AND RESILIENT COATED WEDGE. MECHANICAL JOINT CONNECTIONS. MUST PASS 3" DAM. SOLID MIN.
- 2) STAINLESS STEEL BAND FITTING WITH 3/4" MPT CONNECTION AND RUBBER SEAL RING TO PIPE.
- 3) 3/4" MPT, COMPRESSION FITTING
- 4) 6" PVC PIPE EXTENSION.
- 5) 3/4" SDR-7, 200 PSI, POLYETHYLENE TUBING.
- 6) 3/4" FPT, COMPRESSION FITTING
- 7) 3/4" BARB ADAPTOR WITH CAP.
- 8) VALVE EXTENSION 1/2" SQUARE NUT.
- 9) AC PAVEMENT OR GRAVEL PER PLANS. MUST BE INSTALLED BETWEEN VALVE AND MIN 12" SURROUNDING VALVE BOX COVER.

**LOCHNER** (425) 454-3160

**DIVISION VALVE & GAUGE TAP**

08/2017 DWG. NO. S-8



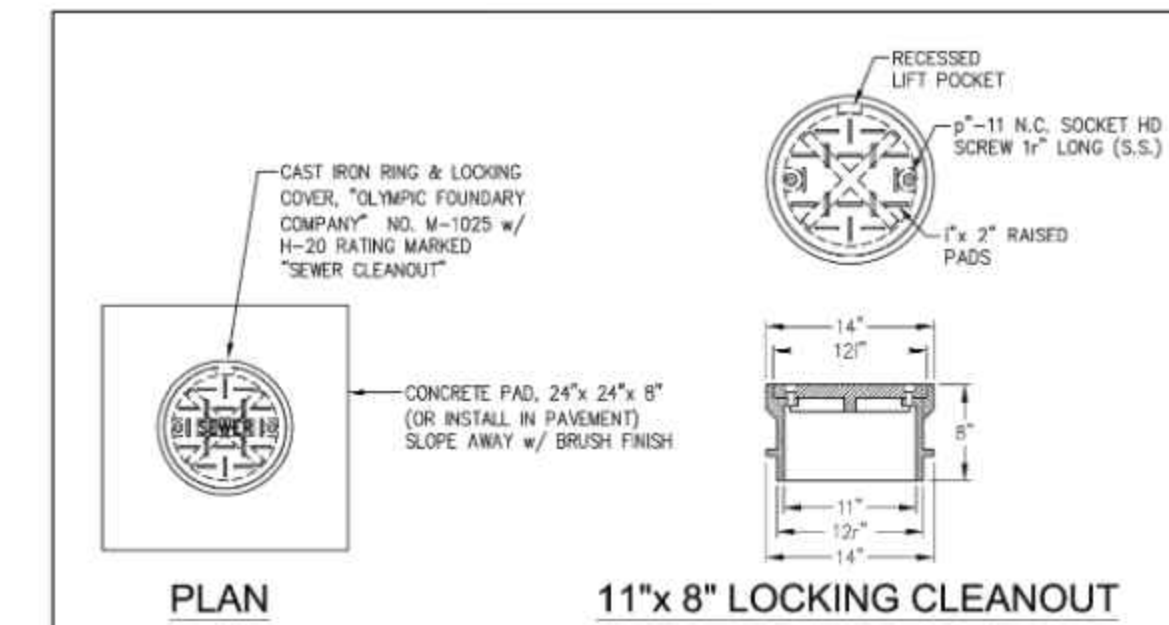
- NOTES:
- (1) DEVELOPER/CONTRACTOR MAY EXTEND STUB SERVICE WITH MARKER POST PAST COMMON TRENCH DURING SEWER MAIN CONSTRUCTION (MAX. 12').
  - (2) BACKFILL VALVE PIT WITH CSTC, COMPACTION TO 90% DENSITY, 95% DENSITY IN TRAFFIC AREAS.
  - (3) INSTALL GRAVITY SIDE SEWER CONNECTION TO VALVE PIT PER MANUFACTURER'S RECOMMENDATIONS. A SPECIFIC SAW BLADE, AVAILABLE FROM THE VALVE PIT MANUFACTURER, IS REQUIRED TO CUT INTO THE FIBERGLASS VALVE PIT.

**LOCHNER** (425) 454-3160

**VALVE PIT & SIDE SEWER STUB SERVICE CONSTRUCTION DETAIL**

08/2017 DWG. NO. S-9

**VALVE PIT & SIDE SEWER STUB SERVICE CONSTRUCTION DETAIL** (P) C13



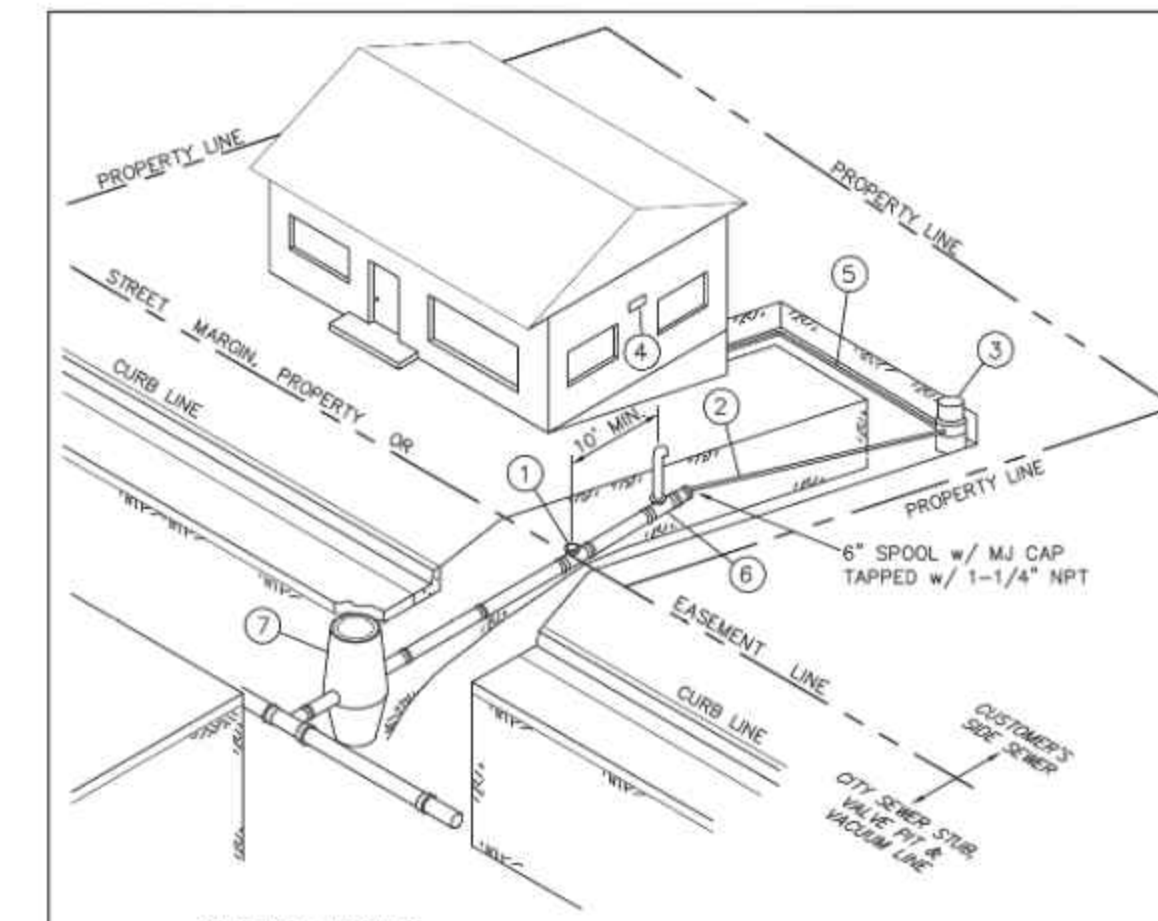
- PLAN**
- CAST IRON RING & LOCKING COVER, "OLYMPIC FOUNDRY COMPANY" NO. M-1025 W/ H-20 RATING MARKED "SEWER CLEANOUT"
- RECESSED LIFT POCKET
- 3" x 2" RAISED PADS
- CONCRETE PAD, 24" x 24" x 8" (OR INSTALL IN PAVEMENT SLOPE AWAY W/ BRUSH FINISH)
- 11" x 8" LOCKING CLEANOUT**
- ELEVATION**
- CAST IRON RING & LOCKING COVER, "OLYMPIC FOUNDRY COMPANY" NO. M-1025
- CONCRETE PAD, 24" x 24" x 8" (OR INSTALL IN PAVEMENT SLOPE AWAY FROM CONCRETE AWAY FROM CLEAN OUT LD)
- BOTTOM OF LOCKING COVER MUST BE 2" MIN. - 4" MAX. ABOVE TOP OF MECHANICAL COMPRESSION FLUG
- METALLIC COMPRESSION TYPE FLUG WITH LIP
- 10" PVC PIPE
- 45° BEND
- INSERT TYPE CAP, UNLESS INSTALLED IN LINE
- WYE
- RISER

**LOCHNER** (425) 454-3160

**SURFACE CLEANOUT DETAIL**

08/2017 DWG. NO. S-15

**SURFACE CLEANOUT DETAIL** (Q) C13



- GENERAL NOTES
- 1) 6" TEE
  - 2) 1 1/4" HDPE ON-SITE SERVICE LINE WITH 16-GAUGE SOLID COPPER TRACER WIRE ALONG TOP OF HDPE FORCE MAIN.
  - 3) GRINDER PUMP PER CITY STANDARDS. INSTALL PER MANUF. INSTRUCTIONS WITH BEDDING MATERIAL & CONCRETE ANCHOR. DO NOT BURY PUMP UNIT VENT OUTLET.
  - 4) PUMP CONTROL PANEL. LOCATION MUST BE IN DIRECT LINE OF SIGHT FROM GRINDER PUMP, 3' MIN. 5' MAX. ABOVE GROUND. SEE STANDARD DETAILS S-12 & S-12A FOR ELECTRICAL INSTALLATION.
  - 5) GRAVITY HOUSE SERVICE TO GRINDER PUMP. SEE STANDARD DETAIL S-1 & 4. SIDE SEWER STANDARDS FOR ADDITIONAL INFORMATION ON GRAVITY SIDE SEWER INSTALLATION & TESTING. A BACK WATER VALVE IS NOT REQUIRED FOR GRINDER PUMP SERVICE.
  - 6) AIR VENT PER STANDARD DETAIL S-14.
  - 7) VALVE PIT (OR BUFFER TANK, NOT SHOWN).

**LOCHNER** (425) 454-3160

**TYPICAL BUILDING CONNECTION FOR GRINDER PUMP SERVICE**

08/2017 DWG. NO. S-18

**TYPICAL BUILDING CONNECTION FOR GRINDER PUMP SERVICE** (R) C13

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION DEVELOPMENT\DWG\DRAWING\TOL VILLAS\_CARNATION\_DE VALS.DWG  
LAST MODIFIED BY: NCK - DATE: 9/30/2022 2:00 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED (24.00 X 36.00 INCHES)  
AUTOCAD VERSION: CIVIL 3D 2013

REVISION

No.	DATE	BY	TG	REVISION
1	4/1/2021	TG		REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG		REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG		REVISED PER CITY REVIEW COMMENTS

LEED AP

LEED ACCREDITED PROFESSIONAL & THE RELATED WORK HAS BEEN REVIEWED BY THE US GREEN BUILDING COUNCIL & AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

No. 1132  
P.O. Box 1132  
Freeland, WA 98249  
P: 360.331.4131  
F: 360.331.5131  
www.dcgengr.com



CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS IF OTHER EX FEATURES & CONDITIONS IF PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

PROJECT: TOLT VILLAS  
CARNATION, WA 98014  
DETAILS

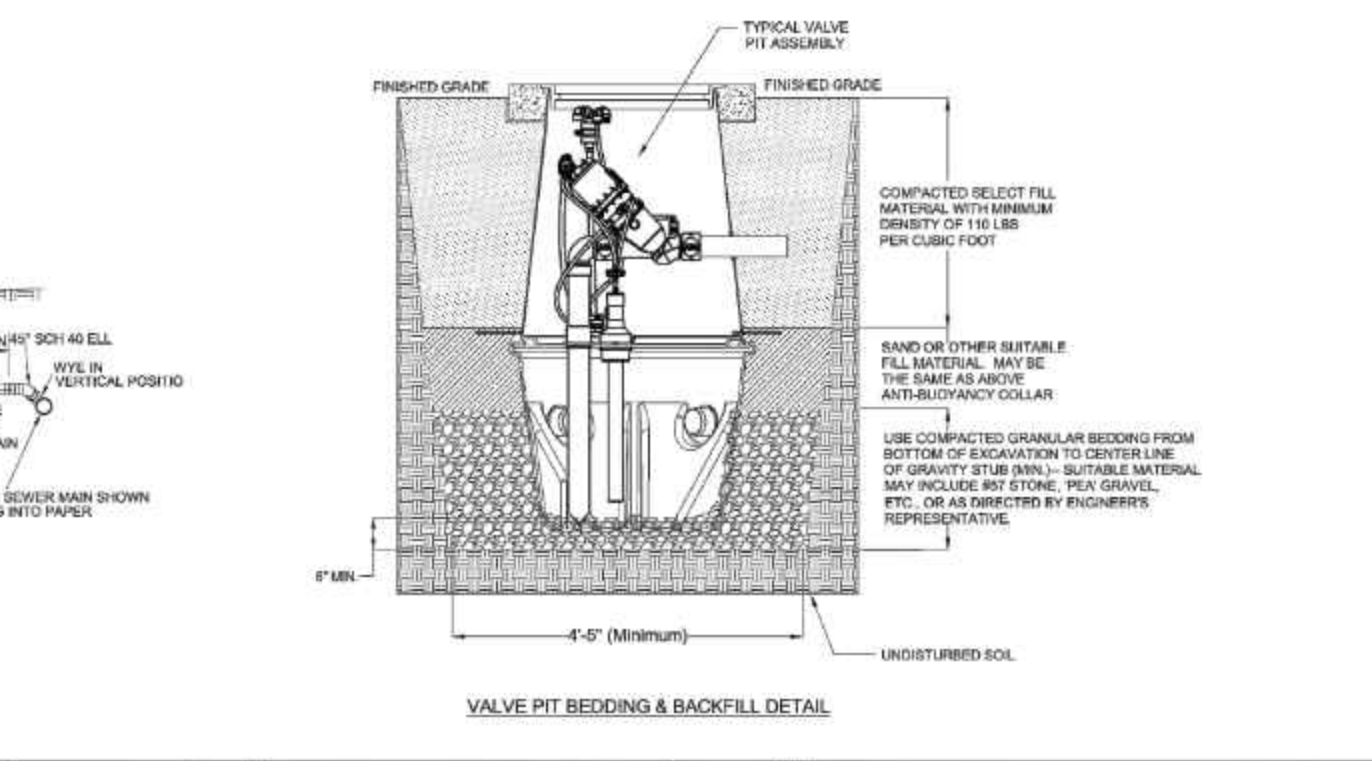
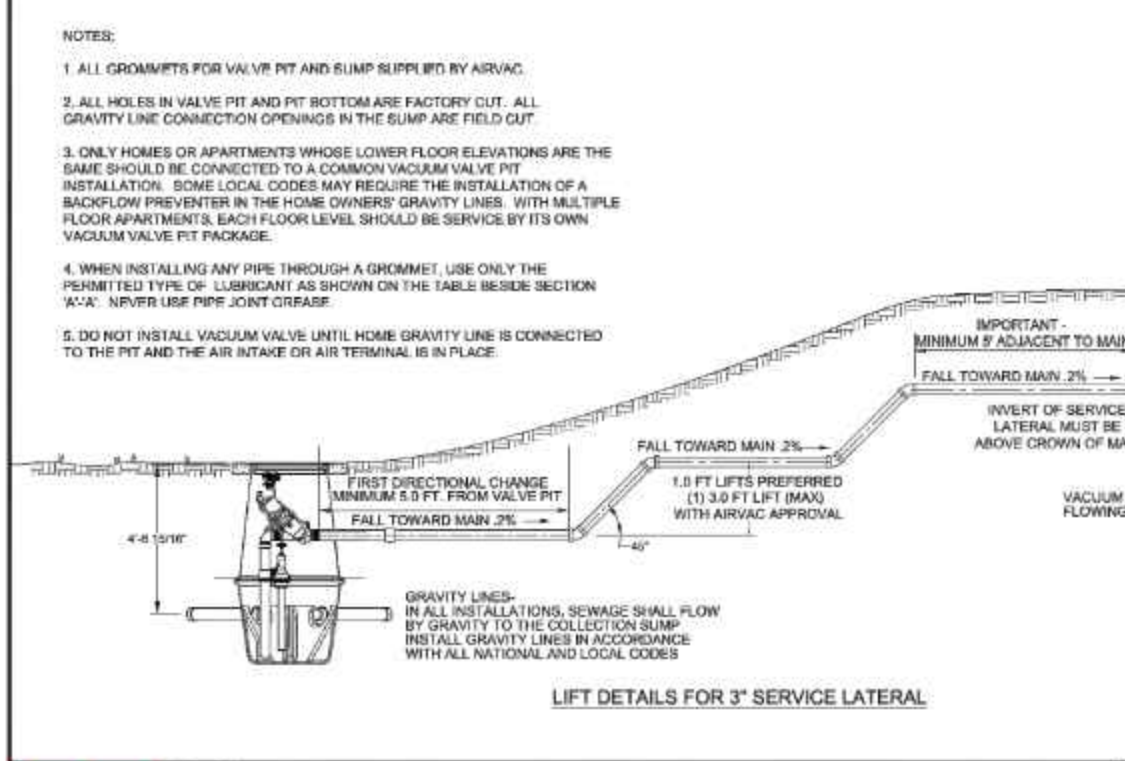
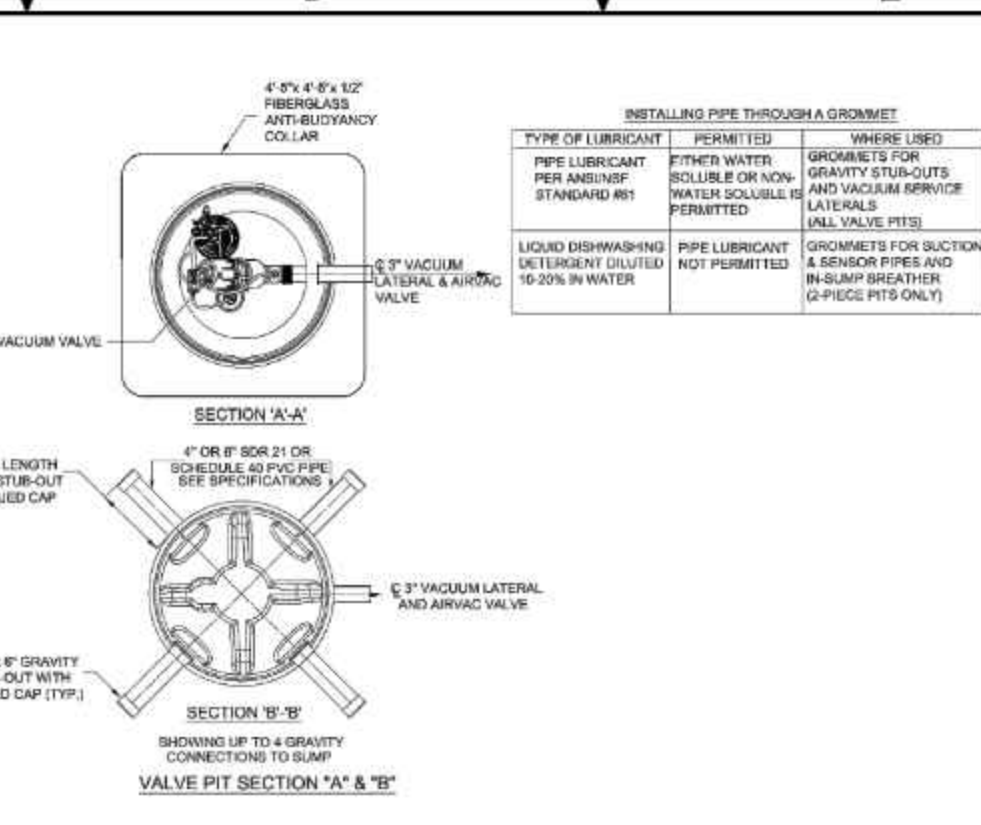
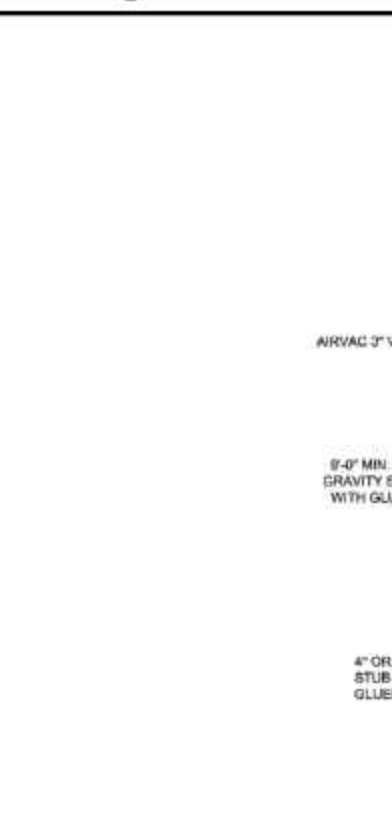
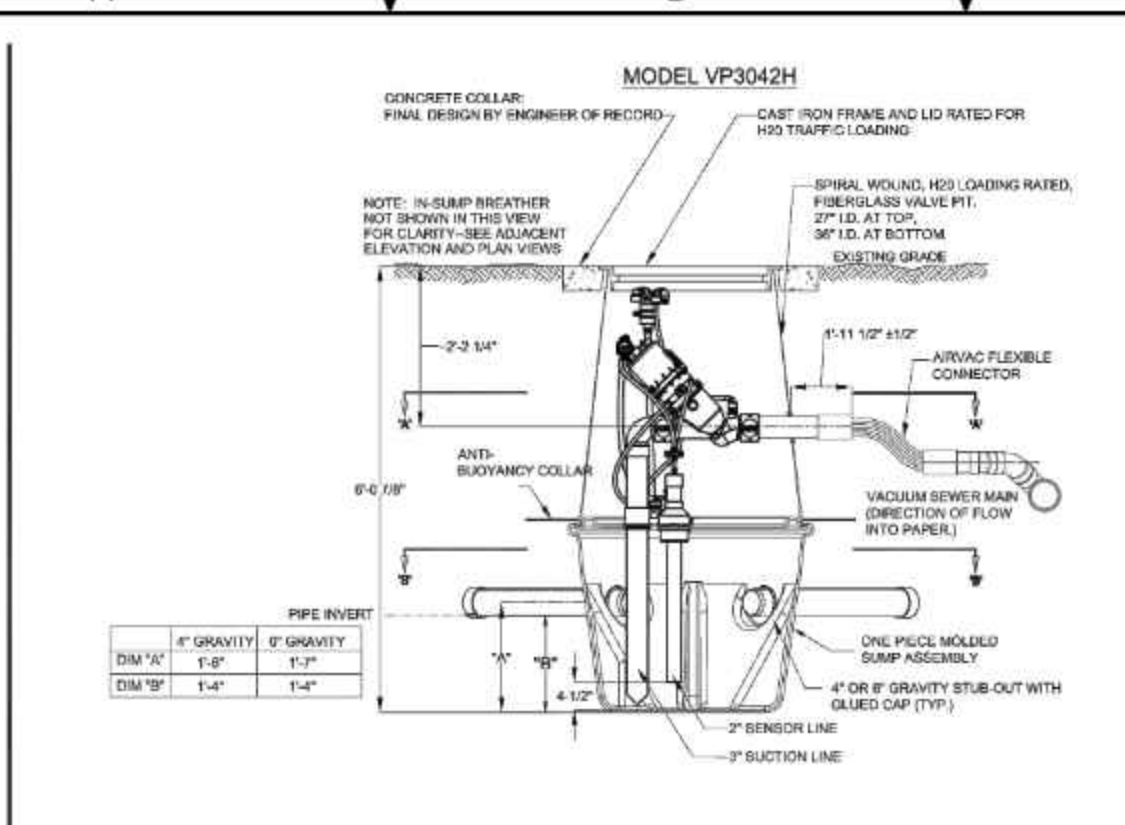
PROJ. MANAGER: NA  
DESIGNED BY: CS  
DRAWN BY: GR  
CHECKED BY: TG

SCALE: SEE SCALE BAR

DATE: 9/30/2022  
REV. 3  
SHEET 24 OF 27

SHEET NUMBER  
**C24**

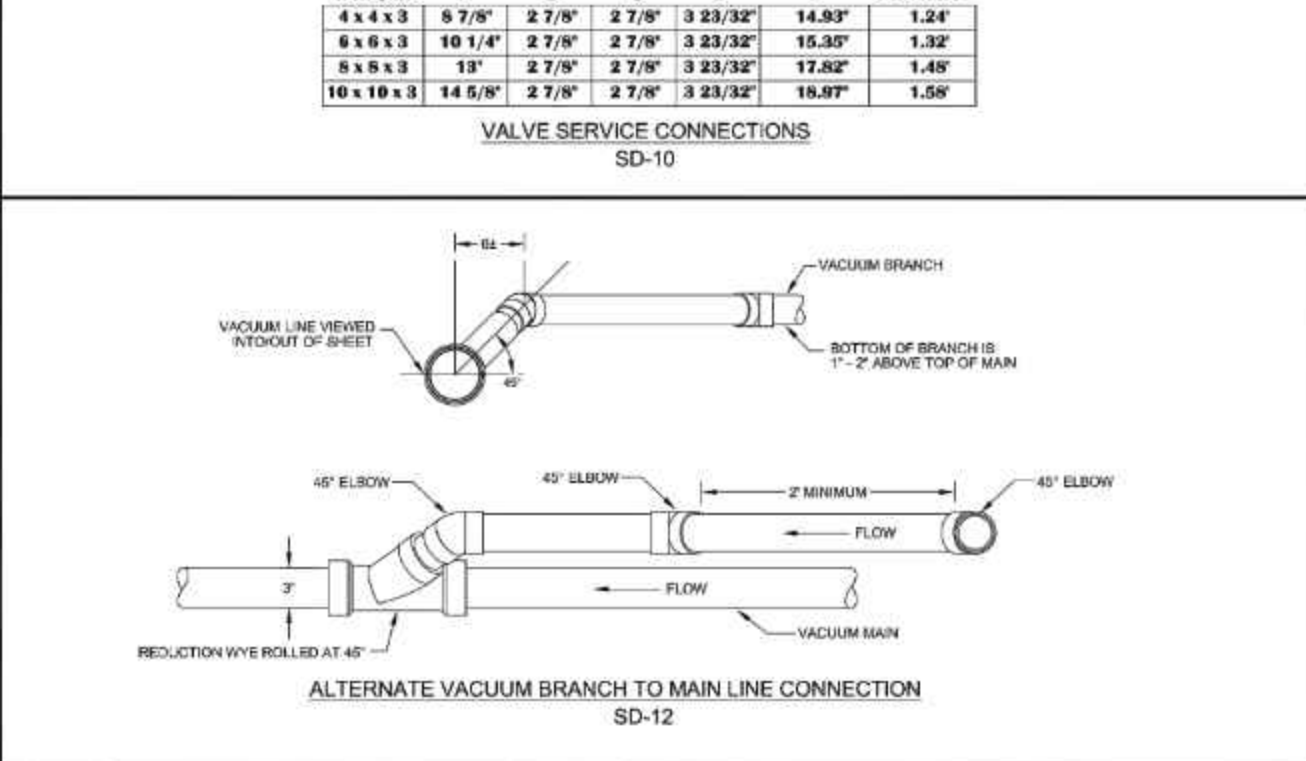
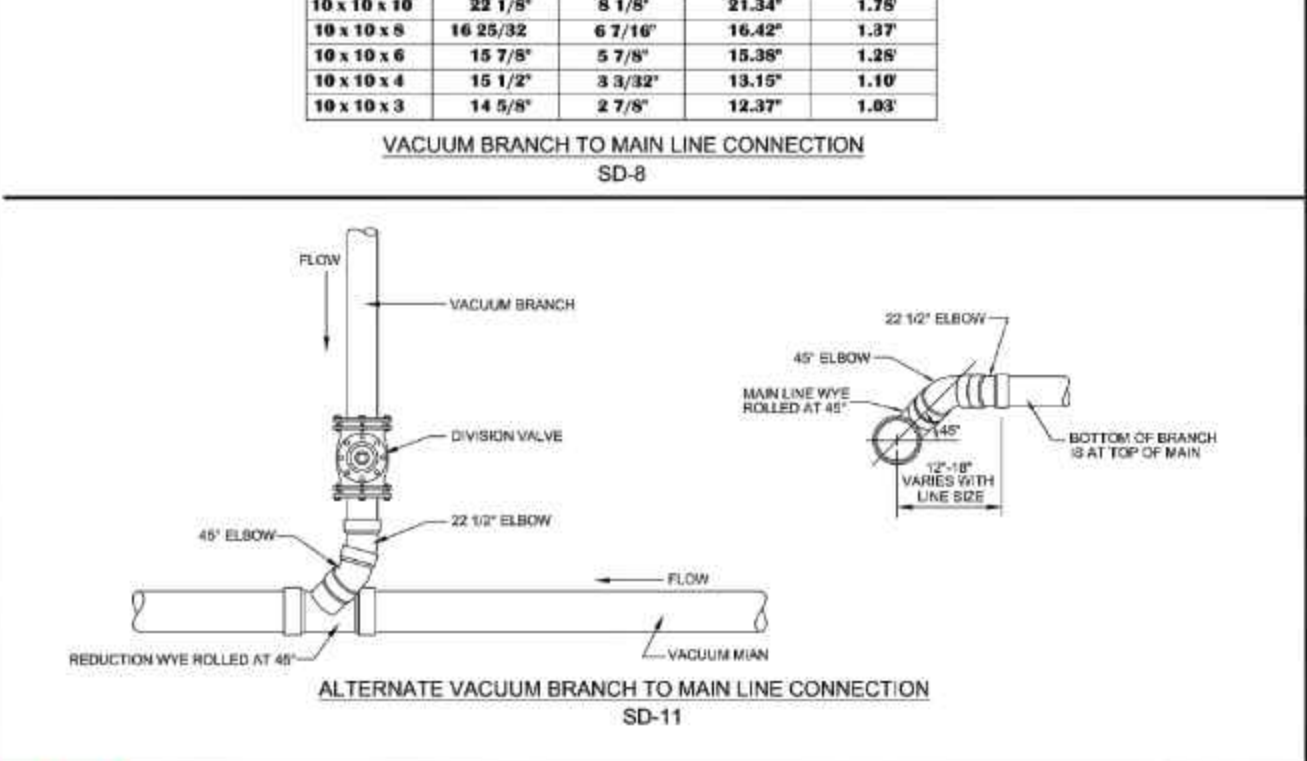
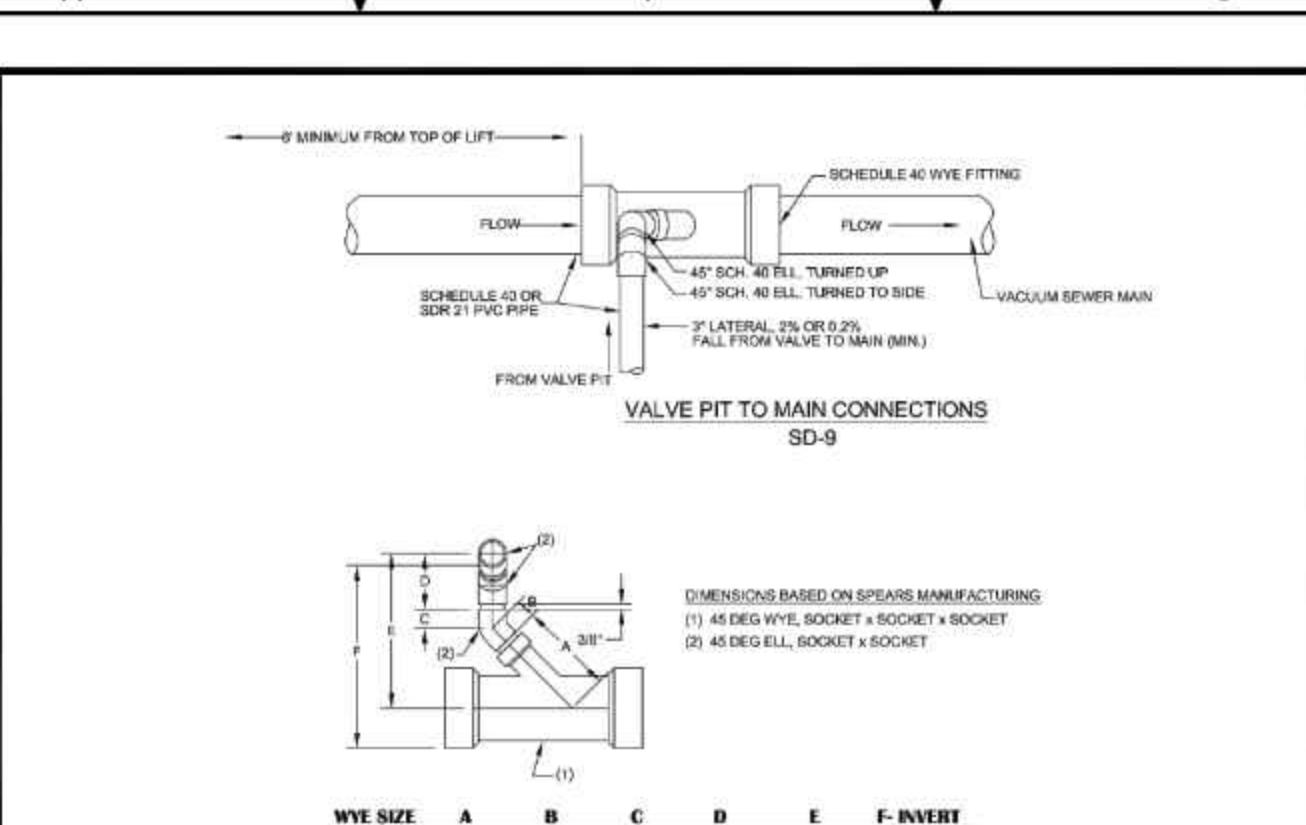
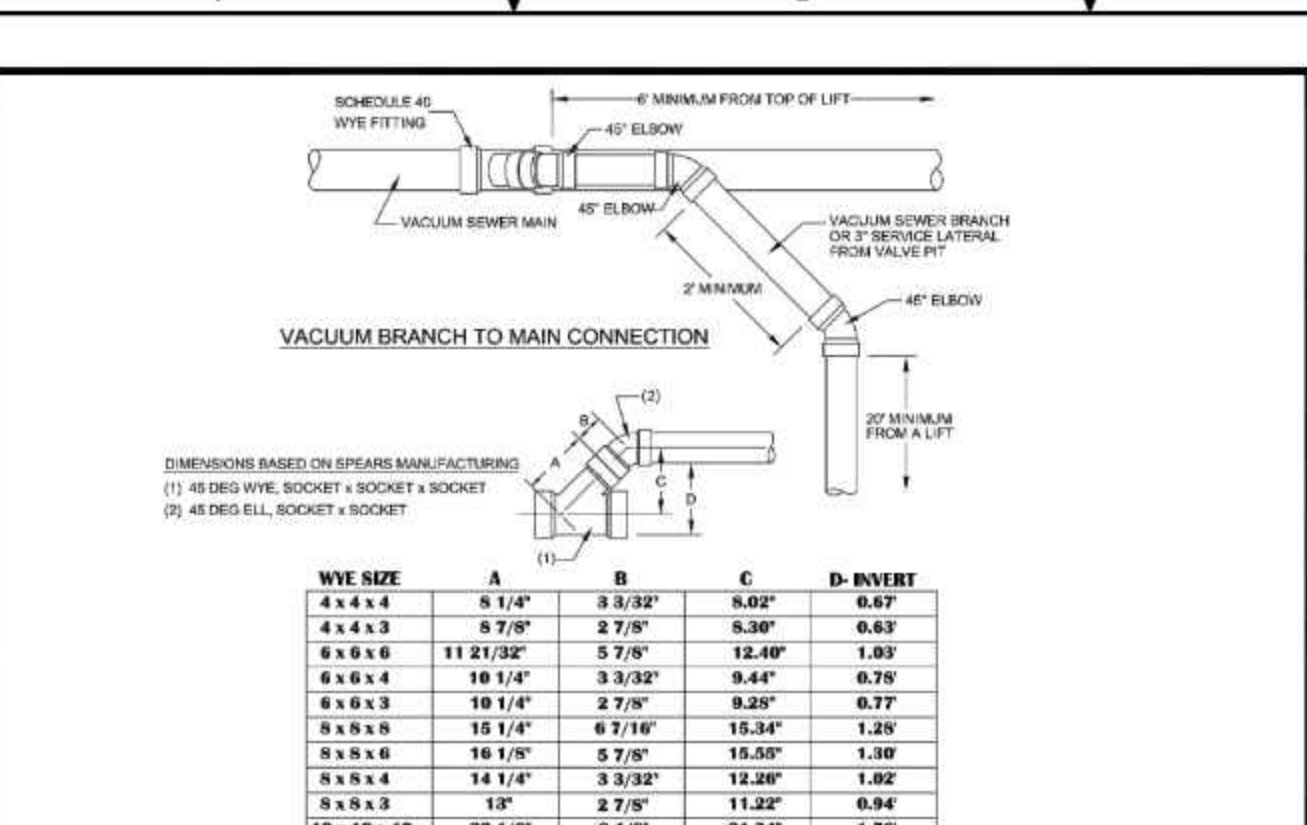




**Airvac**  
Vacuum Technology Systems

2 PIECE 6 FT HYBRID PIT

NO.	REVISION	DATE	BY	CHK	APP
1	REPLACED WITH NEW BREATHER - 6 FT	11/20/20	...	...	...
2	UPDATED TITLE BLOCK, NOTES, ETC.	11/20/20	...	...	...



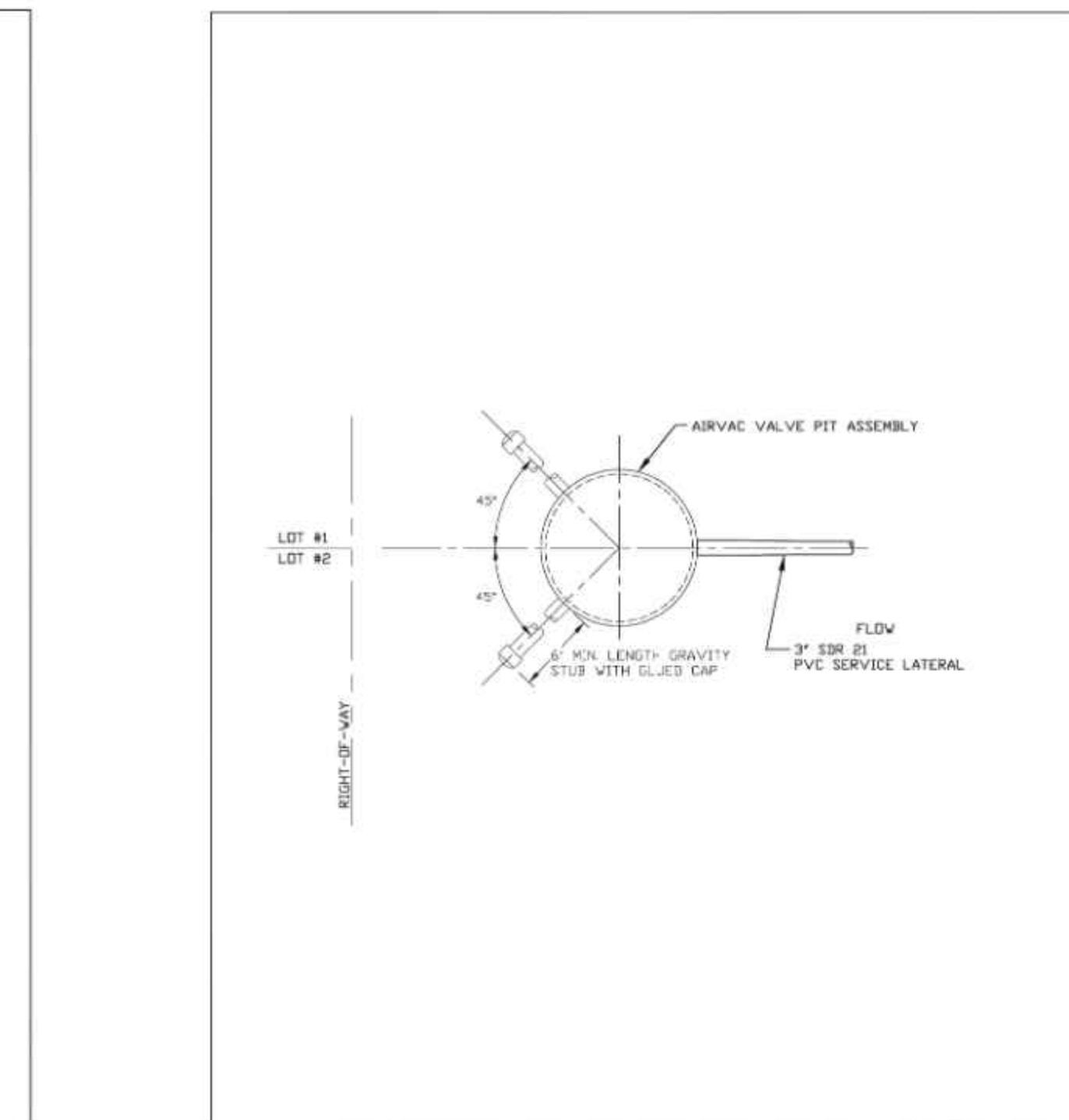
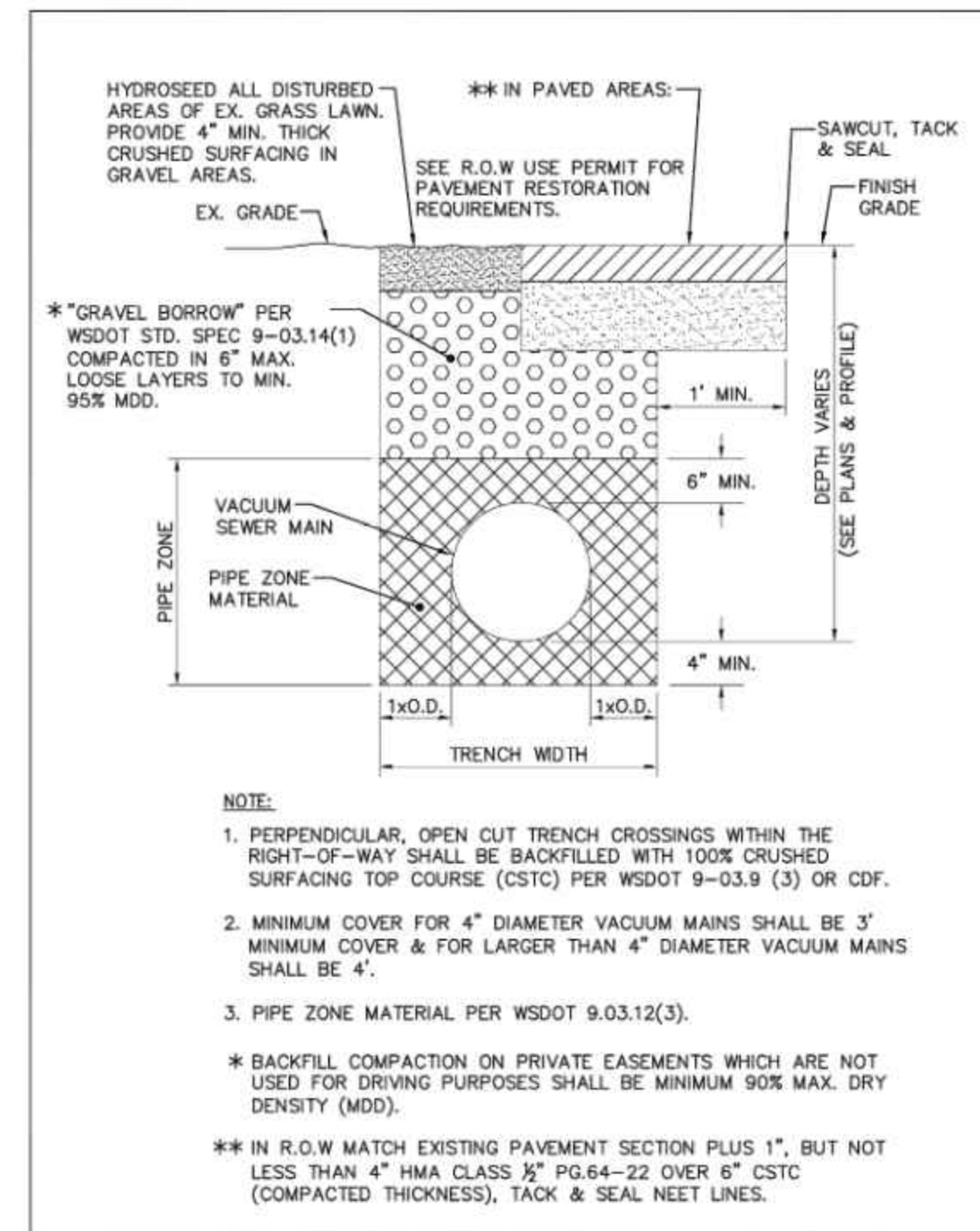
**Airvac**  
Vacuum Technology Systems

STANDARD LINE DETAILS  
(LINE CONNECTION DETAIL)

NO.	REVISION	DATE	BY	CHK	APP
1	UPDATED TITLE BLOCK, NOTES, ETC.	11/20/20	...	...	...

## STANDARD LINE DETAILS (LINE CONNECTION DETAIL)

## 2 PIECE - 6 FT HYBRID PIT



**LOCHNER**  
(425) 454-3160

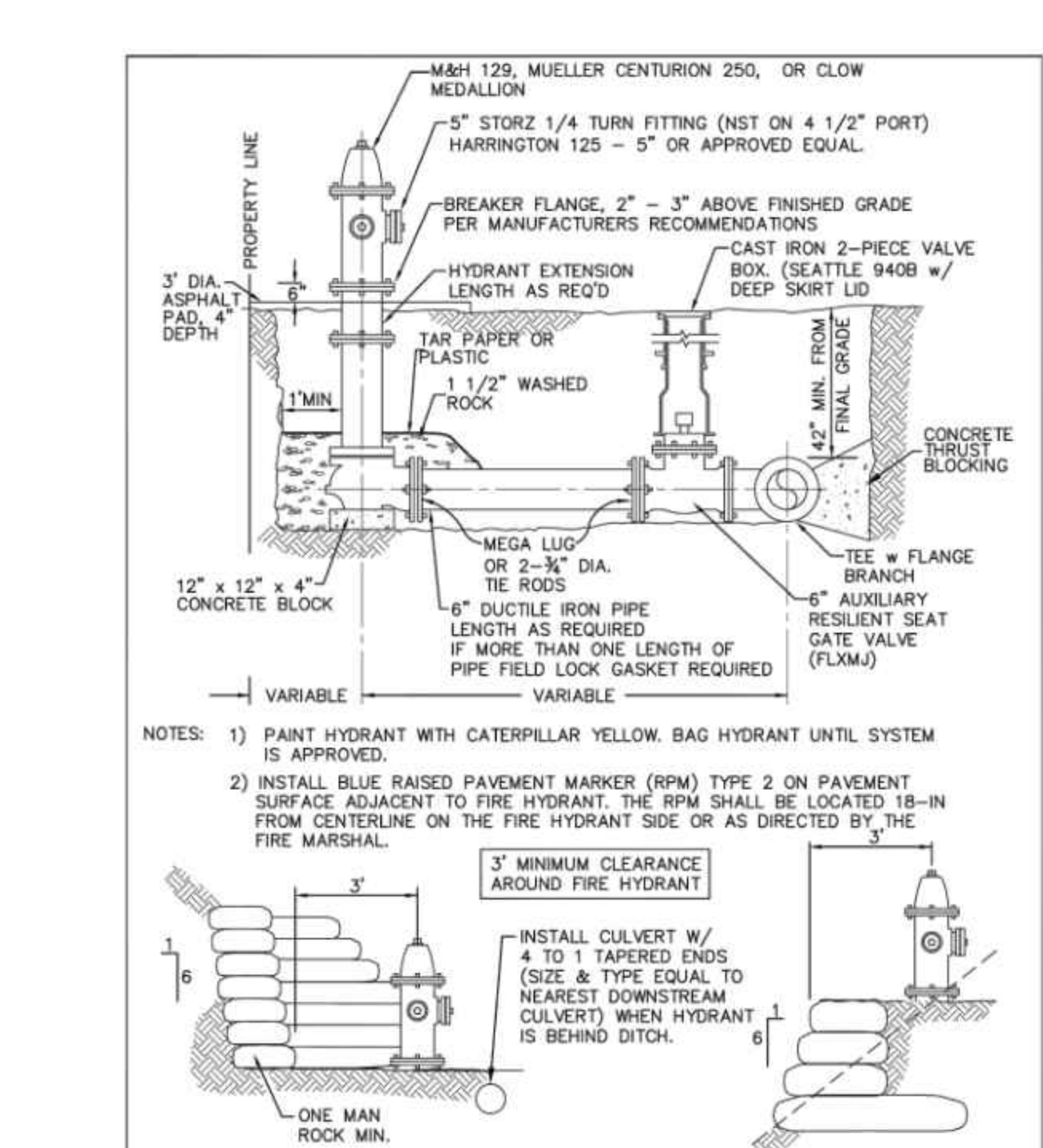
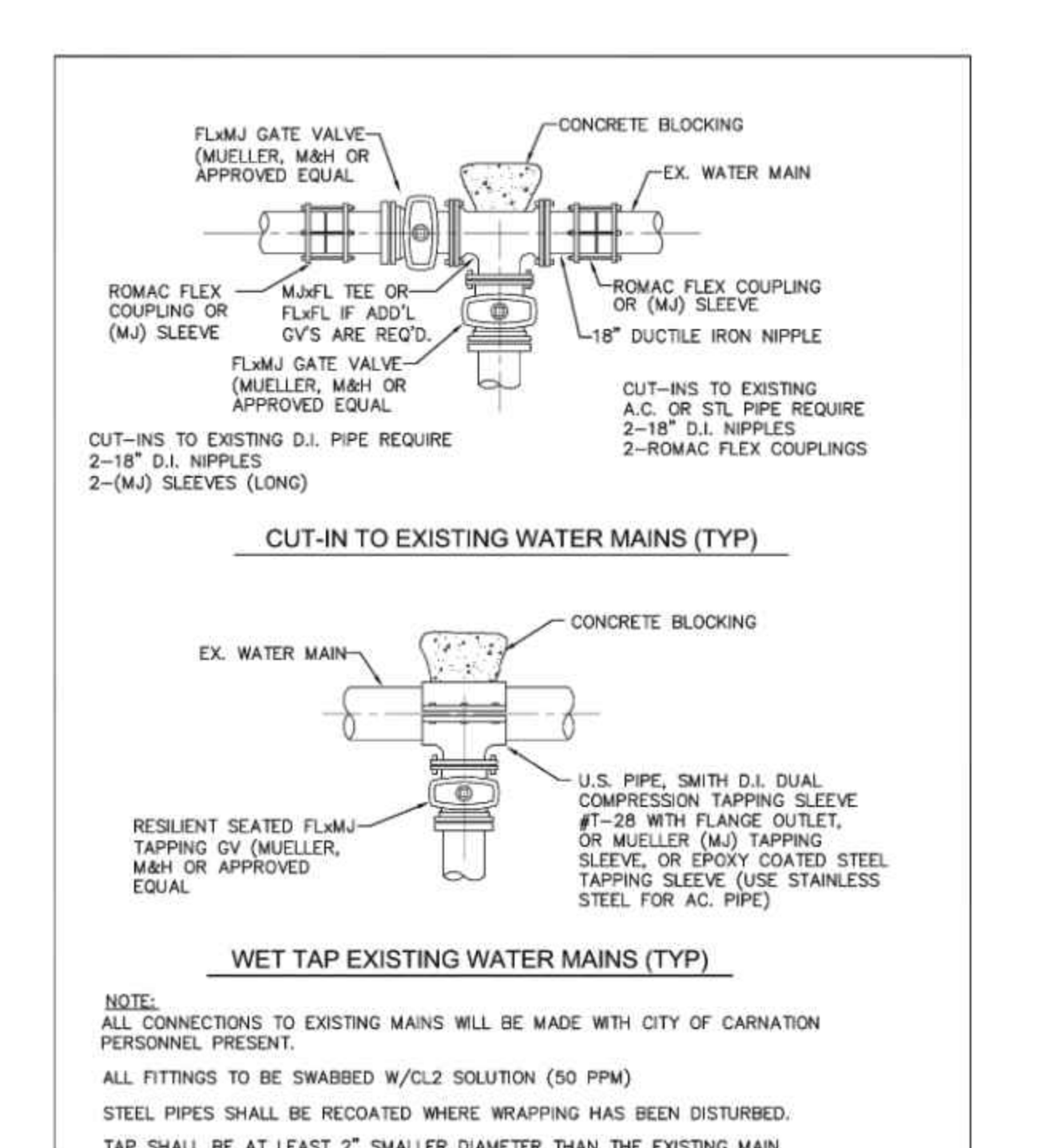
TYPICAL VACUUM SEWER MAIN TRENCH DETAIL

08/2017 DWG. NO. S-20

**LOCHNER**  
(425) 454-3160

VALVE PIT CONNECTION: TWO CONNECTIONS

08/2017 DWG. NO. S-5



**LOCHNER**  
(425) 454-3160

CUT IN & LIVE TAPS

08/2017 DWG. NO. W-1

**LOCHNER**  
(425) 454-3160

FIRE HYDRANT ASSEMBLY INSTALLATION

08/2017 DWG. NO. W-4

## TYPICAL VACUUM SEWER MAIN TRENCH DETAIL

## VALVE PIT CONNECTION

## CUT IN & LIVE TAPS

## FIRE HYDRANT ASSEMBLY

**LEED AP**

LEED ACCREDITED PROFESSIONAL & THE RELATED WORKS ACCREDITED BY THE U.S. GREEN BUILDING COUNCIL & ARE AWARDED TO INDIVIDUALS UNDER LICENSE BY THE GREEN BUILDING CERTIFICATION INSTITUTE.

DATE: 4/1/2021  
DATE: 7/7/2022  
DATE: 9/30/2022

BY: TG  
BY: TG  
BY: TG

REVISION: REVISE STORMWATER MH CONFIGURATION  
REVISE PER CITY REVIEW COMMENTS  
REVISE PER CITY REVIEW COMMENTS

P.O. Box 1152  
Freeland, WA 98249  
P: 360.331.4131  
F: 360.331.5131  
www.dcgeng.com

**DCG**  
civil structural

CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

THOMAS W. Gabel  
Professional Engineer  
No. 21010  
REG. EXP. 12/31/2026

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EXISTING FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

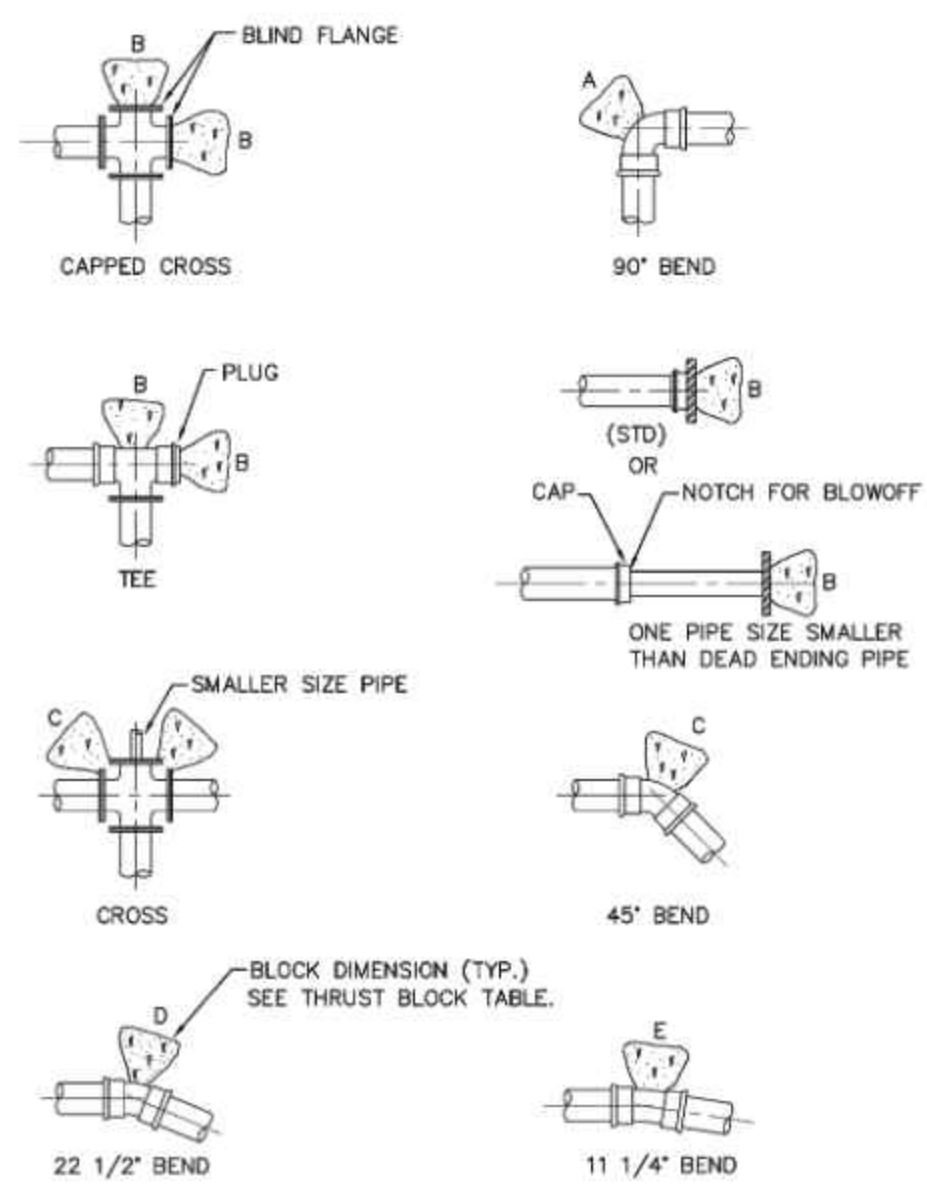
PROJECT: TOLT VILLAS  
CARNATION, WA 98014  
DETAILS

PROJ. MANAGER: NA  
DESIGNED BY: CS  
DRAWN BY: GR  
CHECKED BY: TG

SCALE: SEE SCALE BAR  
DATE: 9/30/2022  
REV. 3  
SHEET 25 OF 27

SHEET NUMBER: C25

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTS\CARNATION\DEVELOPMENT\DWG\DRAWING\TOLT VILLAS\_CARNATION\_DE\_VILAS.DWG  
AUTOCAD VERSION: CIVIL 3D 2013  
DATE: 9/30/2022 2:00 PM - SHEET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED 0 (34.00 X 22.00 INCHES)



NOTES:  
SEE THRUST BLOCK TABLE FOR ALL NOTES.  
PROVIDE POLYETHYLENE SHEETING TO COVER BOLTS AND JOINTS FOR ANTIMANTLING.

**LOCHNER** (425)-454-3160

**CONCRETE BLOCKING DETAIL**

08/2017 DWG. NO. W-12

**CONCRETE BLOCKING DETAIL** (Y) C14  
NOT TO SCALE

**THRUST BLOCK - TABLE**  
MIN. BEARING AREA AGAINST UNDISTURBED SOIL SQUARE FEET

PIPE SIZE	A (FT.2)	B (FT.2)	C (FT.2)	D (FT.2)	E (FT.2)
3"	3	2	2	2	2
6"	4	4	2	2	2
8"	7	6	4	3	2
10"	11	10	6	3	2
12"	16	14	9	5	3
14"	22	19	12	6	3
16"	29	25	16	8	4
18"	36	31	20	10	5
20"	45	39	24	13	6
22"	54	47	29	15	8
24"	64	56	35	18	9
28"	87	76	48	24	12
30"	101	87	55	28	14
36"	145	125	78	40	20
42"	197	171	107	55	27
48"	257	223	140	71	36

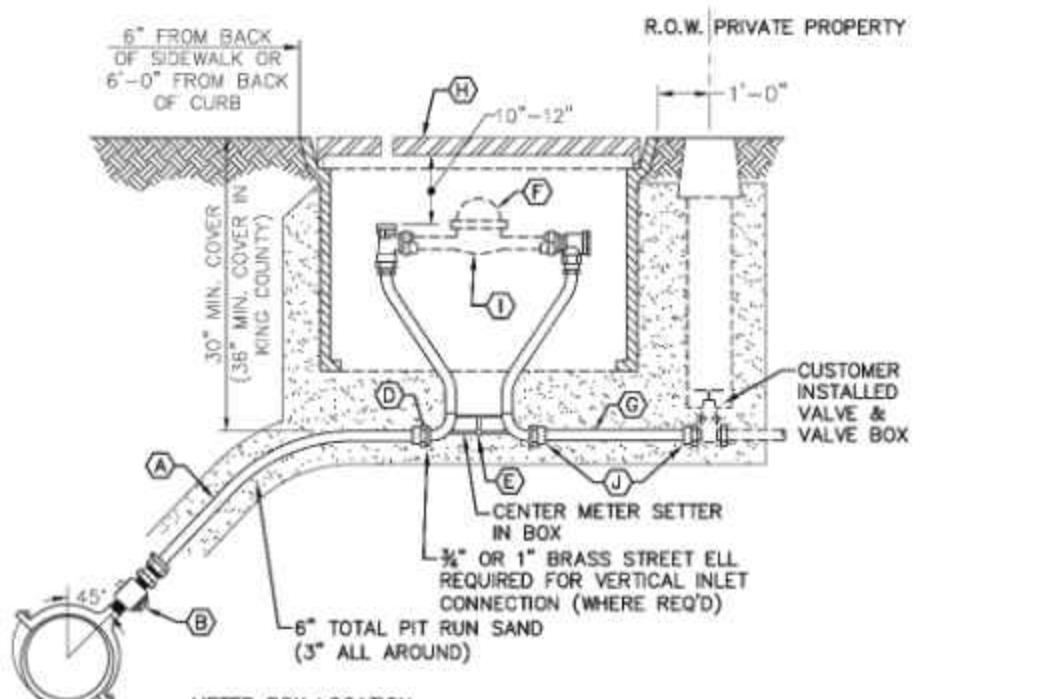
- NOTES:**
- BEARING AREA OF CONC. THRUST BLOCK BASED ON 200 PSI PRESSURE AND SAFE SOIL BEARING LOAD OF 2,000 POUNDS PER SQUARE FOOT.
  - AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZES, PRESSURES AND SOIL CONDITIONS.
  - CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM BEARING SURFACE OF 6" X 6" SQUARE AGAINST THE FITTING.
  - BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING OF JOINT.
  - CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATION PRESSURE UNDER ALL CONDITIONS OF SERVICE.
  - ALL BOLTS AND NUTS SHALL BE POLYWRAPPED PRIOR TO POURING CONCRETE.

**LOCHNER** (425)-454-3160

**THRUST BLOCK TABLE**

08/2017 DWG. NO. W-13

**THRUST BLOCK TABLE** (Z) C14  
NOT TO SCALE



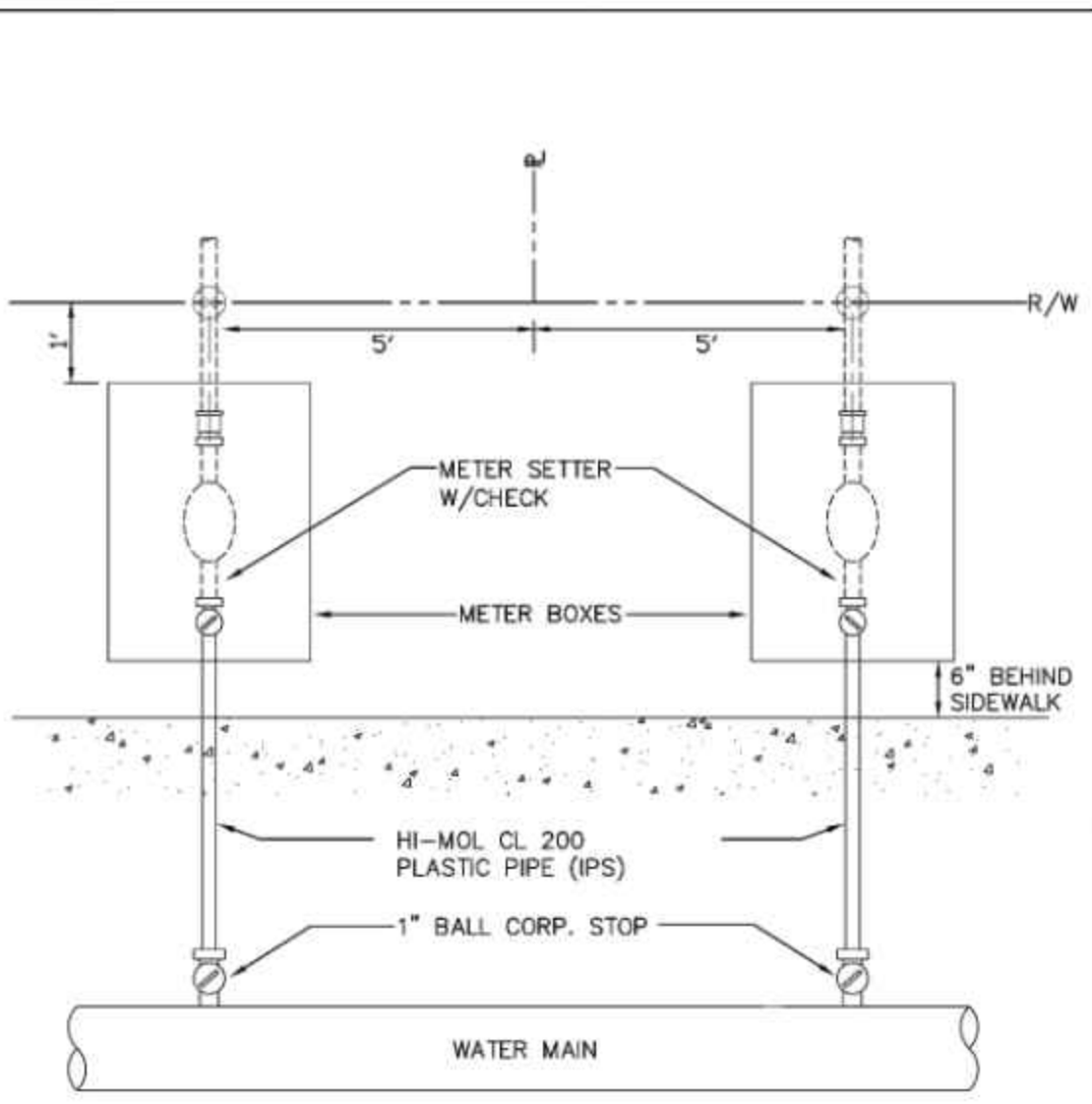
- METER BOX LOCATION**
- SIDEWALKS - METER BOX 6" BEHIND SIDEWALK.
  - THICKENED EDGE - SET METER BOX 3' OFF PROPERTY LINE (WITHIN R/W).
  - SHOULDER ROADS - SET METER ON BACKSIDE OF DITCH (WITHIN R/W).
  - SPECIAL CIRCUMSTANCES - CONSULT CITY ENGINEER NO BOXES IN DRIVEWAYS OR TRAVELED WAYS UNLESS APPROVED BY CITY ENGINEER.
  - CURB NO SIDEWALK - 6" BEHIND BACK OF CURB (WITHIN R/W).
  - SET METER PERPENDICULAR TO PAVING.
  - NOTE: SERVICE LOCATION SHALL BE DETERMINED SIMULTANEOUSLY W/ OTHER UTILITIES SO THAT CONFLICTS ARE NOT ENCOUNTERED.
- KEYED NOTES:**
- A 1" HI-MOL PLASTIC PIPE (CL200 (PS) w/ 16 GAUGE TRACER WIRE & STAINLESS STEEL INSERTS TO REINFORCE PLASTIC PIPE ENDS.
  - B 1" BALL CORP. STOP (MPCOMP)
  - C 1" SERVICE SADDLE WITH DOUBLE STAINLESS STEEL STRAPS EQUAL TO ROMAC.
  - D 1" x 1/2" REDUCER (COMPAMP) REQ'D. FOR 1" METER SETTERS OR 1" (COMPAMP) ADAPTOR FOR 1" METER SETTERS.
  - E 1/2" OR 1" x 12" FORD METER SETTER EQUIPPED w/ LOCK WING ANGLE STOP, ANGLE BALL CHECK & MULTI PURPOSE FITTING.
  - F METER TO BE INSTALLED BY CONTRACTOR.
  - G 1" OR 1" DIA. (LENGTH AS REQ'D) HI-MOL PLASTIC PIPE, CL 200 w/ TEMPORARY PLUG.
  - H MD-STATES HOPE METER BOX (#BCF132412B, DI METER LID w/ TOUCH READ BCF11186AMR/TR OR BCF1324AMR/TR.
  - I TEMPORARY PVC SPACER OF CORRECT LENGTH FOR SETTER.
  - J 1/2" OR 1" ADAPTOR (MPCOMP)
- NOTE: BRASS FITTINGS SHALL BE MUELLER, FORD OR APPROVED EQUAL.

**LOCHNER** (425)-454-3160

**5/8" OR 1" SINGLE METER SERVICE**

08/2017 DWG. NO. W-15

**5/8" OR 1" SINGLE METER SERVICE** (Z1) C14  
NOT TO SCALE



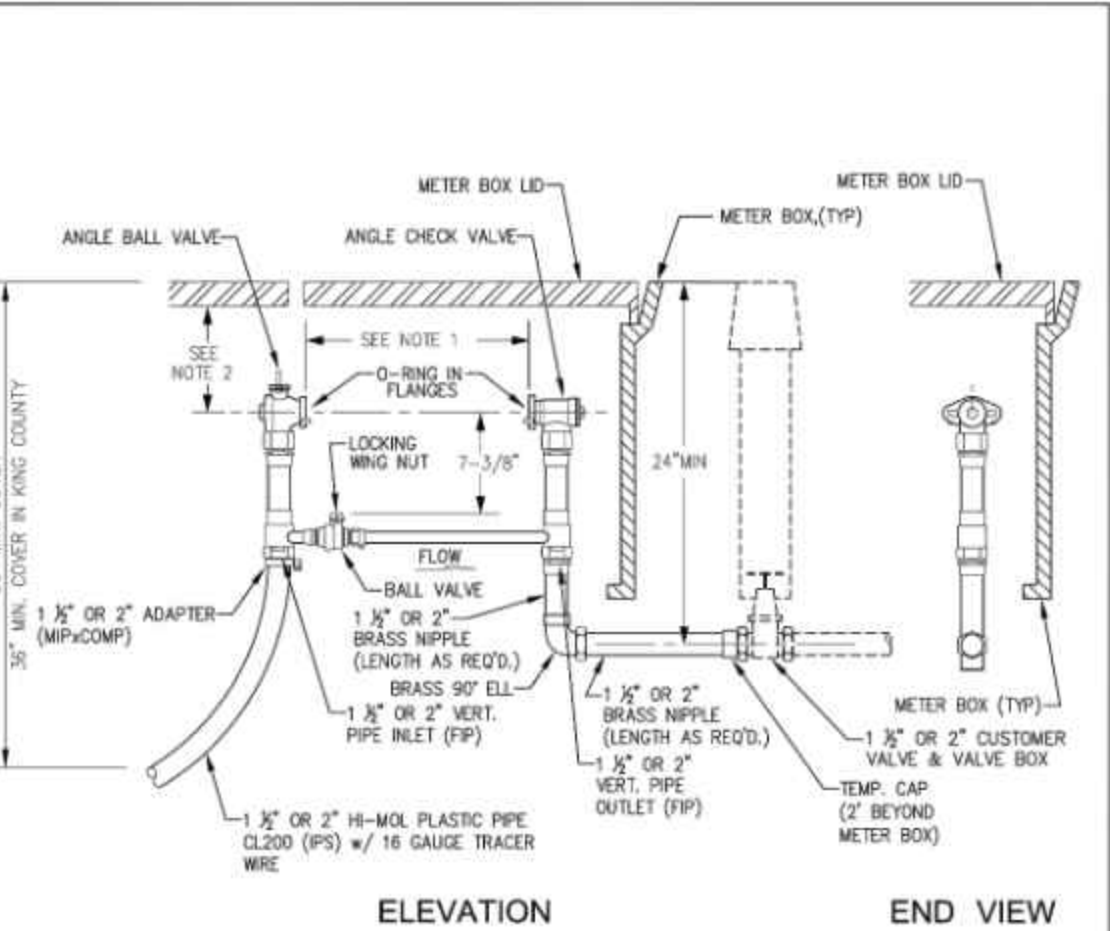
- NOTES:**
- WATER SERVICES SHALL BE LOCATED AT LEAST 5' FROM POWER VAULTS, HAND HOLES AND/OR LIGHT STANDARDS.
  - CUSTOMER SIDE OF METER BOX APPROXIMATELY 2" INSIDE EACH BOX.

**LOCHNER** (425)-454-3160

**PAIRED WATER SERVICE LOCATION DIAGRAM**

08/2017 DWG. NO. W-18

**PAIRED WATER SERVICE LOCATION DIAGRAM** (Z2) C14  
NOT TO SCALE



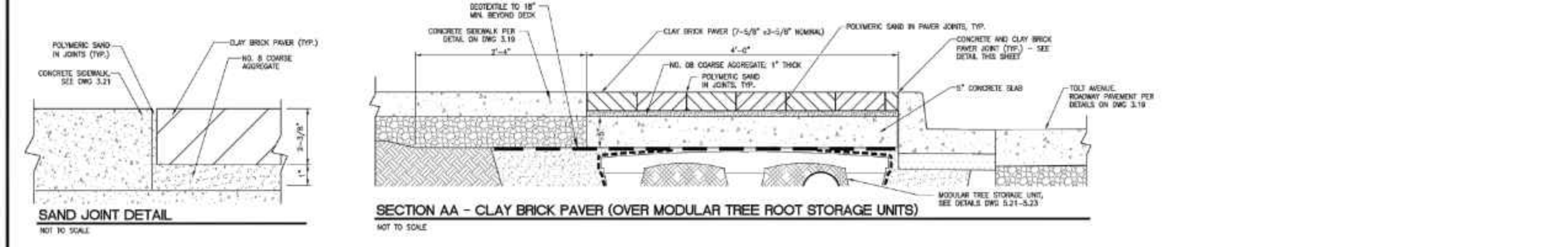
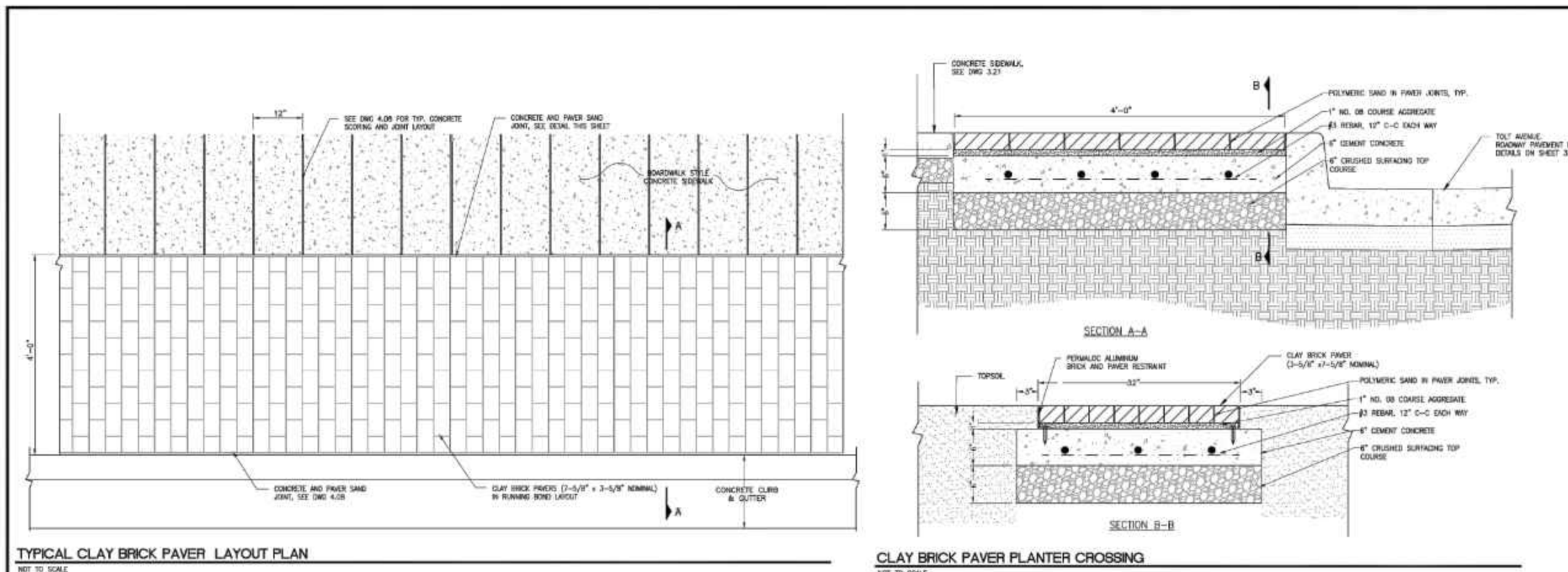
- NOTE 1:** TEMPORARY PVC SPACER FOR 1-1/2" DISC. METER = 13-1/4" 2" DISC. METER = 17-1/4"
- NOTE 2:** CLEARANCE FROM BOTTOM OF METER BOX LID TO CENTER OF ANGLE BALL VALVE: 1-1/2" DISC. METER = 8"-10" 2" DISC. METER = 8"-10"
- NOTE 3:** BRASS FITTINGS SHALL BE FORD, MUELLER OR APPROVED EQUAL.
- GENERAL NOTES:**
- FORD 80 SERIES COMPRESSOR 1 1/2" x 12" #9186-12B-11-66 2" x 12" #9187-12B-11-77.
  - METERS TO BE SUPPLIED AND SET BY THE DISTRICT.
  - METER SETTER TO BE APPROVED BY THE DISTRICT PRIOR TO BACKLID.
  - METER BOX MD-STATES PLASTIC, INC. HOPE METER BOX NO. BCF132412B DI METER LID w/ TOUCH READ BCF11186AMR/TR OR BCF1324AMR/TR.
  - IF IN PAVING, DRIVEWAY, SHOULDER OR SIDEWALK A TRAFFIC BOX IS REQUIRED NO. 2 FOOTITE CONCRETE METER BOX w/ STEEL LID & HINGED READER WINDOW.
  - WATER SERVICE PIPING SHALL BE BURIED IN 6" OF COURSE SAND (3" ALL AROUND).

**LOCHNER** (425)-454-3160

**1-1/2" & 2" METER SETTERS**

08/2017 DWG. NO. W-20

**1 1/2" IRRIGATION METER DETAIL** (Z3) C14  
NOT TO SCALE



**DESIGNER:** [Signature] **DRAWN BY:** AK/KC **CHECKED BY:** MDQ/DL/SL

**NO.:** [Blank] **REVISION:** [Blank] **DATE:** [Blank]

**CITY OF CARNATION PUBLIC WORKS DEPARTMENT**

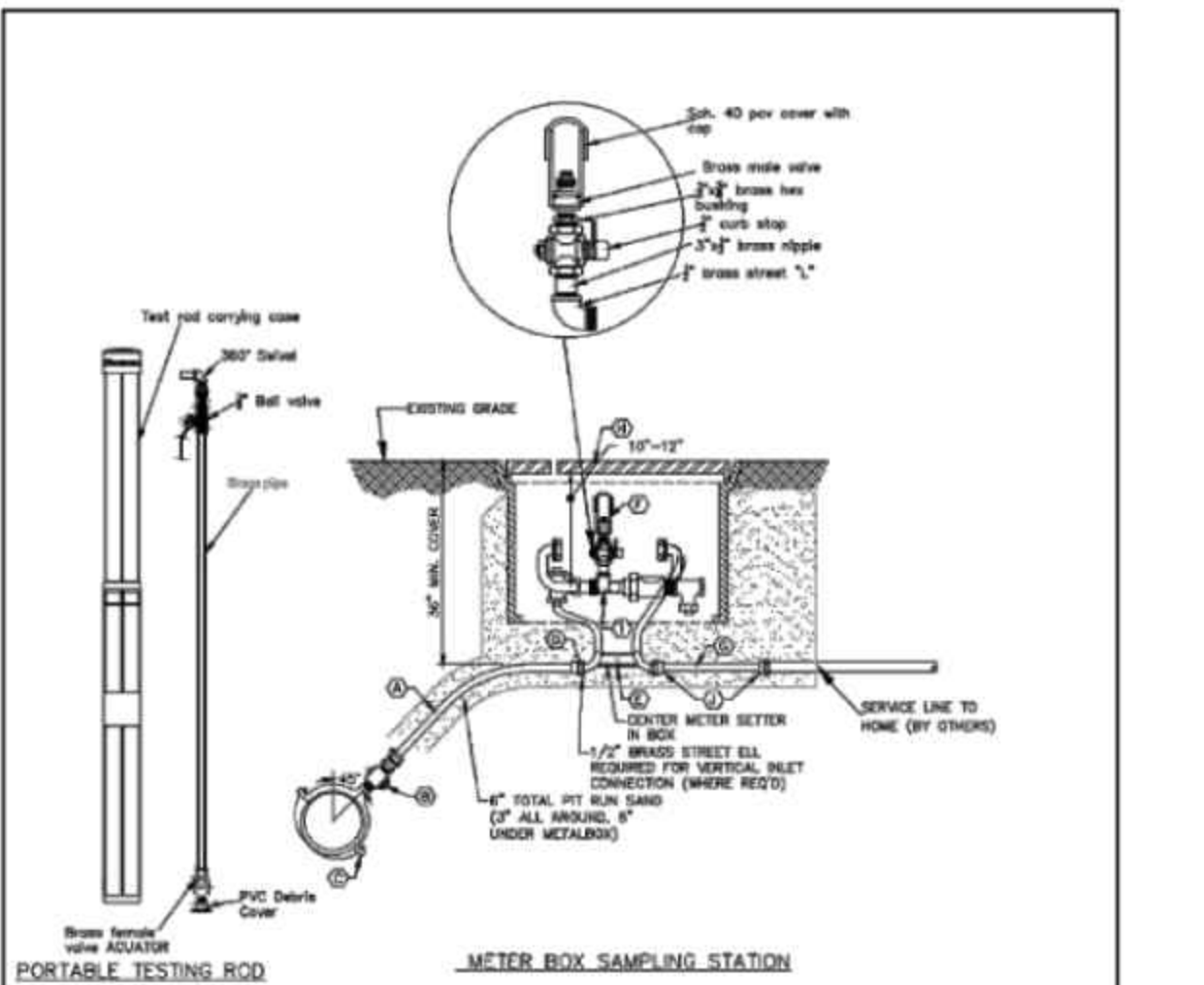
**OTAK** 1201 Wilbur Naalee, Suite 200 Carnation, WA 98012 (425) 454-3160 www.otak.com

**TOLT AVENUE (SR203) CENTRAL BUSINESS DISTRICT (CBD) IMPROVEMENTS**

**CLAY BRICK PAVER DETAILS**

4.09  
51/29

**CLAY BRICK PAVER DETAIL** (Z4) C09  
NOT TO SCALE



- KEYED NOTES:**
- A 1" HI-MOL PLASTIC PIPE (CL200 (PS) w/ 16 GAUGE TRACER WIRE & STAINLESS STEEL INSERTS TO REINFORCE PLASTIC PIPE ENDS.
  - B 1" BALL CORP. STOP (MPCOMP)
  - C 1" SERVICE SADDLE WITH DOUBLE STAINLESS STEEL STRAPS EQUAL TO ROMAC.
  - D 1/2" REDUCER (COMPAMP)
  - E 1/2" OR 1" x 12" FORD METER SETTER EQUIPPED w/ LOCK WING ANGLE STOP, ANGLE BALL CHECK & MULTI PURPOSE FITTING.
  - F METER TO BE INSTALLED BY CONTRACTOR.
  - G 1" DIA. (LENGTH AS REQ'D) HI-MOL PLASTIC PIPE, CL 200 w/ TEMPORARY PLUG.
  - H MD-STATES HOPE METER BOX (#BCF132412B, DI METER LID w/ TOUCH READ BCF11186AMR/TR OR BCF1324AMR/TR.
  - I TEMPORARY PVC SPACER OF CORRECT LENGTH FOR SETTER.
  - J 1/2" OR 1" ADAPTOR (MPCOMP)
- NOTE: BRASS FITTINGS SHALL BE MUELLER, FORD OR APPROVED EQUAL.
- KEYED NOTES:**
- SAMPLING STATION SHALL BE ALPHINE FOUNDARY.
  - IF FOUND OR APPROVED EQUAL, WATER MAIN HOLE METER SERVICE.
  - PROVIDE PORTABLE TESTING ROD PER PROJECT TO CITY OF CARNATION.

**LOCHNER** (425)-454-3160

**WATER SAMPLING STATION**

08/2017 DWG. NO. W-34

**WATER SAMPLING STATION** (Z5) C14  
NOT TO SCALE

**REVISION**

NO.	DATE	BY	REVISION
1	4/1/2021	TG	REVISE STORMFILTER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS

**LEED AP**

P.O. Box 1152  
Freeland, WA 98249

P: 360.331.4131  
F: 360.331.5131  
www.dcgengr.com

**DCG** civil structural

**CALL 811**  
**2 BUSINESS DAYS**  
**BEFORE YOU DIG**  
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

**TIMOTHY W. GABELIN**  
Professional Engineer  
No. 14335  
REG. STATE OF WASH.  
12/18/2010

BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

**OWNER:** TOLT VILLAS, LLC  
SHANE FORTNEY, PO BOX 522  
WOODINVILLE, WA 98072

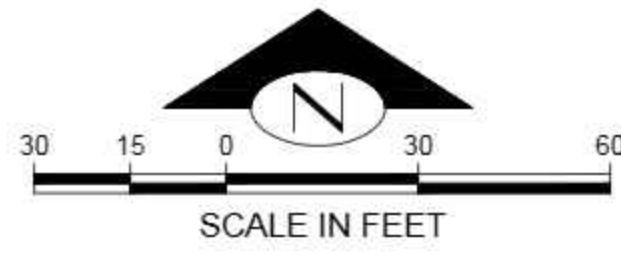
**PROJECT:** TOLT VILLAS  
CARNATION, WA 98014  
DETAILS

**PROJ. MANAGER:** NA  
**DESIGNED BY:** CS  
**DRAWN BY:** GR  
**CHECKED BY:** TG

**SCALE:** SEE SCALE BAR  
**DATE:** 9/30/2022 **REV.:** 3 **SHEET:** 26 OF 27

**SHEET NUMBER**  
**C26**

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID ARCHITECTURE\DEVELOPMENT\DRAWING\TOLT VILLAS\_CARNATION\_DETAILED.DWG  
AUTOCAD VERSION: CIVIL 3D 2013



KEY NOTES		
KEY	DESCRIPTION	DETAIL/ SHEET
1	PARALLEL PARKING MARKERS, SPACE 30' FROM PC OF CURB RETURN (TYP)	-
2	MARK PARALLEL PARKING SPACES AT 22' O.C. (TYP)	-
3	NO PARKING - FIRE LANE 18"x12" W/ BLOCK LETTERING 3" HIGH ON 2" GALV. STEEL POST SIGN BETWEEN 4' AND 6' FROM GRADE	-
4	9'x19' PARKING SPACE (TYP)	-
5	STRIPING IN TOLT AVE SHOWN AS DEPICTED IN TOLT AVENUE CENTRAL BUSINESS DISTRICT PLANS PROVIDED BY OTAK ENGINEERING. CONFIRM LOCATION AND ALIGNMENT WITH "TOLT AVENUE (SR203) CENTRAL BUSINESS DISTRICT (CBD) IMPROVEMENTS" DRAWING 9.01 - SIGNING AND STRIPING PLAN	-
6	REPLACE STRIPING	WSDOT STD PLAN M-15.10-01
7	EXISTING WSDOT TYPE F-40.12-03 ADA CURB RAMP	-
8	INSTALL CROSSWALK PER WSDOT STANDARD	WSDOT STD PLAN M-15.10-01

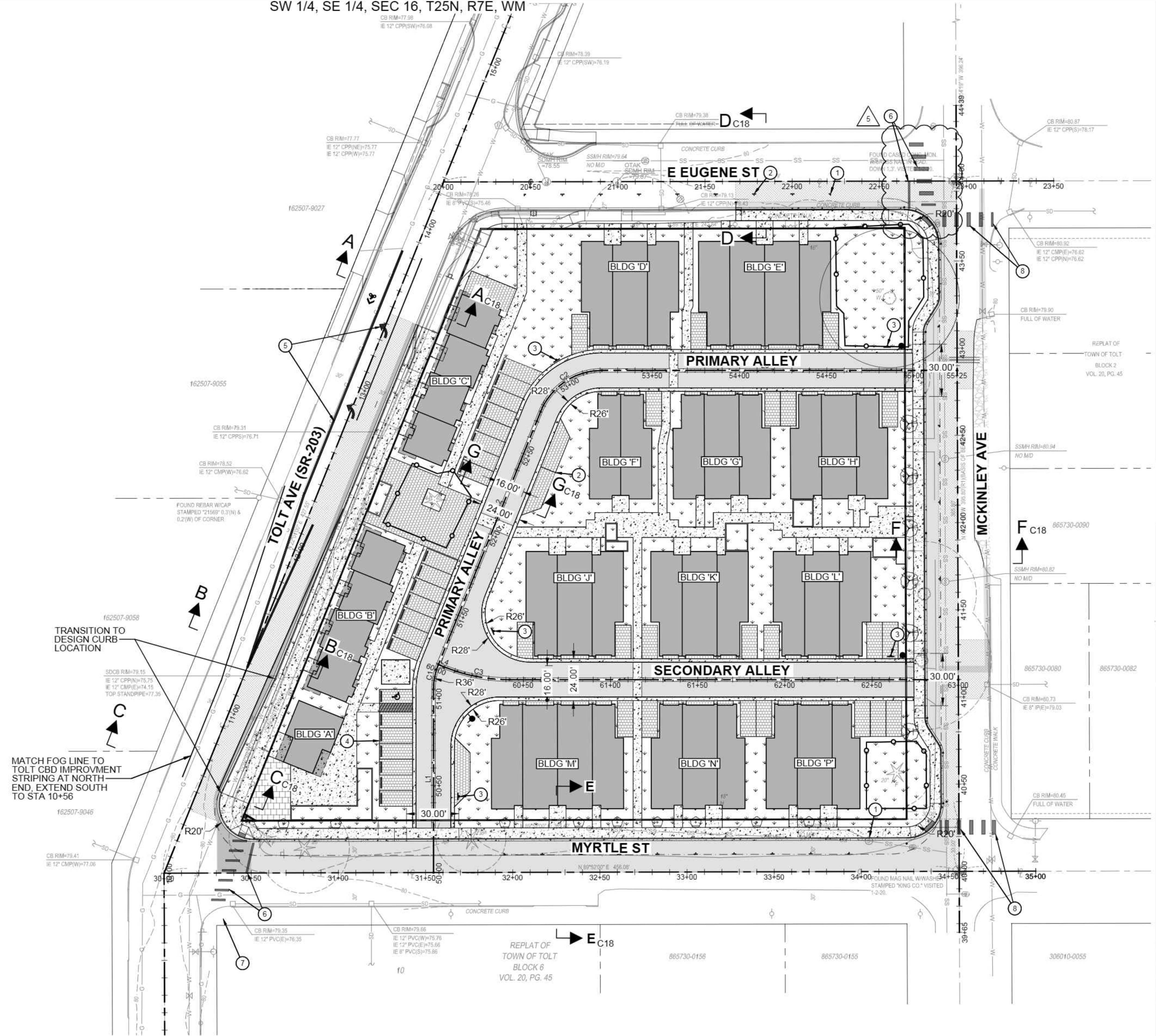
**GENERAL NOTES:**

- FOR DETAILED STREET SECTIONS SEE SHEET C18 & C19.
- ALL CITY SIGNAGE ON PROJECT FRONTAGE TO BE REPLACED IN KIND WITH NEW SIGNAGE ON STEEL SIGN SUPPORTS. INSTALL PER WSDOT STD PLANS

**LEGEND:**

- ASPHALT PAVEMENT (FULL DEPTH SECTION)
- GRIND AND OVERLAY
- CONCRETE PAVEMENT
- CONCRETE WALK / PAD
- GRID / BLOCK PAVERS (ECO-PRIORA)
- BUILDING / ROOF AREAS
- LANDSCAPE / PLANTER AREAS
- PROPOSED EDGE TRAVEL LANE

CAD FILE NUMBER: P:\CLIENTS-CIVIL\HYBRID\_ARCHITECTS\CARNATION\DEVELOPMENT\DWG\DRAWING\TOLT\_VILLAS\_CARNATION.DWG  
 LAST MODIFIED BY: MCK... DATE: 12/24/2023 3:20 PM... SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)  
 AUTOCAD VERSION: CIVIL\_2023



<b>NO.</b>	<b>DATE</b>	<b>BY</b>	<b>REVISION</b>
1	4/11/2021	TG	REVISE STORMWATER MH CONFIGURATION
2	7/7/2022	TG	REVISED PER CITY REVIEW COMMENTS
3	9/30/2022	TG	REVISED PER CITY REVIEW COMMENTS
4	01/03/2023	TG	REVISED PER CITY REVIEW COMMENTS
5	01/24/2023	TG	REVISED PER CITY REVIEW COMMENTS

P.O. Box 1132 Freeland, WA 98249 P: 360.331.4131 F: 360.331.5131 www.dcgengr.com	
--	--

**CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG**

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN & OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

<b>OWNER:</b>	TOLT VILLAS, LLC
<b>PROJECT:</b>	SIGNING AND PAVEMENT MARKING PLAN
<b>PROJ. MANAGER:</b>	NA
<b>DESIGNED BY:</b>	CS
<b>DRAWN BY:</b>	GR
<b>CHECKED BY:</b>	TG
<b>SCALE:</b>	SEE SCALE BAR
<b>DATE:</b>	1/24/2023
<b>REV.</b>	5
<b>SHEET</b>	27
<b>OF</b>	27

C27

PLANT SCHEDULE

PLANT SCHEDULE

- TREES**
  - SHRUBS**
  - NATIVE PERENNIALS**
  - PERENNIALS**
  - VINES**
- BOTANICAL / COMMON NAME**
- Acer circinatum / Vine Maple
  - Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
  - Fagus sylvatica 'Danyck Purple' / Danyck Purple Beech
  - Liquidambar styraciflua 'Clydesform' TM / Emerald Sentinel
  - Parrotia persica 'Ruby Vase' / Ruby Vase Persian Parrotia
  - Stewartia pseudocamellia / Japanese Stewartia
  - Gaultheria shallon / Salal
  - Mahonia repens / Creeping Oregon Grape
  - Rhododendron macrophyllum / Pacific Rhododendron
  - Ribes sanguineum / Red Flowering Currant
  - Symphoricarpos albus / Compact Snowberry
  - Vaccinium ovatum / Evergreen Huckleberry
  - Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
  - Cornus sericea 'Kelsey' / Kelsey Dogwood
  - Euonymus japonicus 'Microphyllus' / Tom Thumb Boxleaf Euonymus
  - Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
  - Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
  - Nandina domestica 'Sulf Stream' TM / Heavenly Bamboo
  - Physocarpus opulifolius 'Coppertina' / Coppertina Ninebark
  - Pieris japonica 'Cavatine' / Lily of the Valley Bush
  - Spiraea japonica 'Tan' TM / Double Play Gold Spiraea
  - Blechnum spicant / Deer Fern
  - Dicentra formosa / Pacific Bleeding-Heart
  - Polystichum munium / Western Sword Fern
  - Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
  - Calluna vulgaris 'Firefly' / Heather
  - Carex oshimensis 'Evergold' / Variegated Japanese Sedge
  - Carex oshimensis 'Everillo' / Everillo Japanese Sedge
  - Carex testacea / Orange Sedge
  - Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
  - Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
  - Pennisetum orientale / Oriental Fountain Grass
  - Rudbeckia fulgida sultivantii 'Little Goldstar' / Little Goldstar Coneflower
  - Campsis radicans 'Indian Summer' / Trumpet Creeper
  - Clematis armandii 'Snowdrift' / Evergreen Clematis

- GROUND COVERS**
- Arctostaphylos uva-ursi / Kinnikinnick
  - Assorted Seasonal Annuals
  - Fragaria chiloensis / Beach Strawberry
  - Turf Sod / Drought Tolerant Fescue Blend
- SITE**
- 5/8 (-) Crushed Rock
  - 1/8" Drain Rock
  - Arborist Chips 6" Depth



Root of Design  
 206.491.4545  
 PO BOX #232  
 Stanwood, WA 98292



Steph  
 Washington  
 Registered  
 Landscape Architect  
 Devin Peterson  
 Design Assistant  
 certificate no. 0222

PROJECT TITLE

**RENDERED  
 LANDSCAPE PLAN**  
 TOLT VILLAS CARNATION, WA

DRAWN	DATE
KL	06.15.20
REVISD	DATE
KL	05.04.21
KL	10.18.21
KL	07.07.22
KL	09.29.22

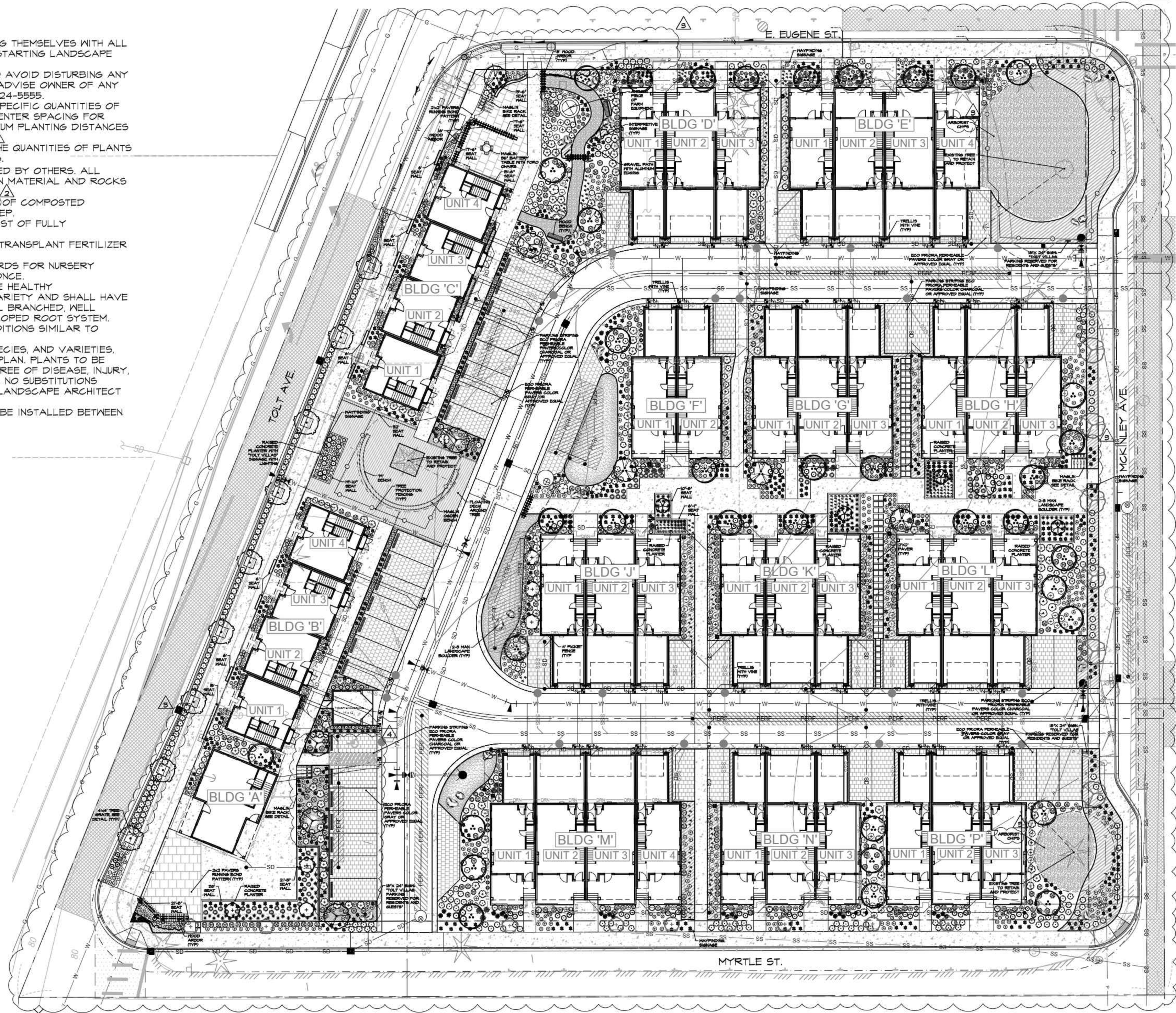
1" = 20'-0"

**LO**

**RENDERED  
 LANDSCAPE PLAN**

# LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
5. SUBGRADE IS TO BE WITHIN 1/8" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
6. EXISTING SOILS SHALL BE AUGMENTED WITH A 3" LAYER OF COMPOSTED ORGANIC MATERIAL TILLED A MINIMUM OF SIX INCHES DEEP.
7. 2" DEPTH MULCH IN ALL BED AREAS. MULCH SHALL CONSIST OF FULLY COMPOSTED MATERIALS.
8. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
  - 9.A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - 9.B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
10. ALUMINUM EDGING, PERMALOC OR APPROVED EQUAL, TO BE INSTALLED BETWEEN BARK AND COBBLE.
11. AUTOMATIC IRRIGATION SYSTEM REQUIRED.



LANDSCAPE PLAN  
 SCALE: 1" = 20'-0"  
 0 20 40 60 feet

Root of Design  
 206 4th #245  
 PO BOX #232  
 Stanwood, WA 98292



Spacie H. Washburn  
 Registered  
 Landscape Architect  
 Dawn Peterson  
 Design Assistant  
 certificate no. 0222

PROJECT TITLE

**LANDSCAPE PLAN**  
 TOLT VILLAS CARNATION, WA

DRAWN	DATE
T L	06.15.20
REVISD	DATE
T L	05.04.21
T L	10.18.21
T L	07.07.22
T L	09.29.22

1" = 20'-0"

**L1**

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY		
	Acer circinatum Vine Maple	3 Stem Min. 6' Ht. 2' Cal.	Yes	Yes	37		
	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple	2' Cal	No	No	4		
	Fagus sylvatica 'Dawyck Purple' Dawyck Purple Beech Street Tree and On Site Tree	2"-2.5" Cal, 8' Min. Ht.	No	No	15		
	Liquidambar styraciflua 'Clydesform' TM Emerald Sentinel Sweet Gum Street Tree	2"-2.5" Cal, 8' Min. Ht.	No	No	9		
	Parratia persica 'Ruby Vase' Ruby Vase Persian Parratia Street Tree and On Site Tree	2"-2.5" Cal, 8' Min. Ht.	No	No	11		
	Stewartia pseudocamellia Japanese Stewartia Street Tree and On Site Tree	2"-2.5" Cal, 8' Min. Ht.	No	No	5		
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	Arctostaphylos uva-ursi Kinnikinnick	1 gal	Yes	Yes	6-12" HT. 3-6' SPR.	24" o.c.	800 sf 211
	Assorted Seasonal Annuals	4" pot	No	No	4-6" HT. 2-3' SPR.	6" o.c.	34 sf 8 FLATS
	Fragaria chiloensis Beach Strawberry	1 gal.	Yes	Yes	4-6" HT. 2-3' SPR.	24" o.c.	5115 sf 1341
	Turf Sod Drought Tolerant Fescue Blend	sod	Yes	No	N/A		1,540 sf
SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	5/8 (-) Crushed Rock	N/A	N/A	N/A	N/A		539 sf
	1/8" Drain Rock	N/A	N/A	N/A	N/A		259 sf
	Arborist Chips 6" Depth	N/A					2,740 sf

**PLANT SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	2 gal, 16" Ht. Min.	Yes	No	2' HT. 3' SPR.	30" o.c.	22
	Cornus sericea 'Kelsey' / Kelsey Dogwood	2 gal, 16" Ht. Min.	Yes	No	24-30" HT. 24-30" SPR.	18" o.c.	40
	Evonymus japonicus 'Microphyllus' / Tom Thumb Boxleaf Evonymus	2 gal, 16" Ht. Min.	Yes	No	18" HT. 16" SPR.	18" o.c.	3
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	2 gal, 16" Ht. Min.	Yes	No	8-10' HT. 2' SPR.	21" o.c.	41
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal, 16" Ht. Min.	Yes	No	1-2' HT. 5-8' SPR.	24" o.c.	90
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal, 16" Ht. Min.	Yes	No	36" HT. 36" SPR.	24" o.c.	57
	Physocarpus opulifolius 'Coppertina' / Coppertina Ninebark	2 gal, 16" Ht. Min.	Yes	No	6-8' HT. 6-8' SPR.	48" o.c.	8
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	2 gal, 16" Ht. Min.	Yes	No	2' HT. 3' SPR.	30" o.c.	38
	Spiraea Japonica 'Yan' TM / Double Play Gold Spirea	2 gal, 16" Ht. Min.	Yes	No	2' HT. 3' SPR.	21" o.c.	9
NATIVE SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	Gaultheria shallon / Salal	2 gal, 16" Ht. Min.	Yes	Yes	4-10' HT. 4-10' SPR.	18" o.c.	523
	Mahonia repens / Creeping Oregon Grape	2 gal, 16" Ht. Min.	Yes	Yes	18" HT. 12-36" SPR.	27" o.c.	345
	Rhododendron macrophyllum / Pacific Rhododendron	2 gal, 16" Ht. Min.	Yes	Yes	8-10' HT. 4-5' SPR.	36" o.c.	5
	Ribes sanguineum / Red Flowering Currant	2 gal, 16" Ht. Min.	Yes	Yes	3-10' HT. 3-5' SPR.	36" o.c.	126
	Symphoricarpos albus / Compact Snowberry	2 gal, 16" Ht. Min.	Yes	Yes	5' HT. 6' SPR.	30" o.c.	75
	Vaccinium ovatum / Evergreen Huckleberry	2 gal, 16" Ht. Min.	Yes	Yes	4-10' HT. 4-10' SPR.	24" o.c.	419
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	8-20" HT. 2' SPR.	12" o.c.	236
	Dicentra formosa / Pacific Bleeding-Heart	1 gal	Yes	Yes	2' HT. 2' SPR.	18" o.c.	54
	Polystichum munitum / Western Sword Fern	1 gal	Yes	Yes	36" HT. 36" SPR.	18" o.c.	102
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	6' HT. 2' SPR.	18" o.c.	15
	Calluna vulgaris 'Firefly' / Heather	1 gal	Yes	No	1.5' HT. 4' SPR.	18" o.c.	10
	Carex oshimensis 'Evergold' / Variegated Japanese Sedge	1 gal	Yes	No	18" HT. 16" SPR.	18" o.c.	130
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	18-24" HT. 18-24" SPR.	15" o.c.	29
	Carex testacea / Orange Sedge	1 gal	Yes	No	18-24" HT. 18-24" SPR.	18" o.c.	166
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	Yes	No	2' HT. 2' SPR.	18" o.c.	14
	Pennisetum alopecuroides 'Hamel' / Hamel Dwarf Fountain Grass	1 gal	Yes	No	2-3' HT. 2' SPR.	24" o.c.	54
	Pennisetum orientale / Oriental Fountain Grass	1 gal	Yes	No	36" HT. 36" SPR.	24" o.c.	62
	Rudbeckia fulgida sullivanii 'Little Goldstar' / Little Goldstar Coneflower	1 gal	Yes	No	16" HT. 16" SPR.	21" o.c.	10
VINES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	MATURE HT., SPREAD	SPACING	QTY
	Campsis radicans 'Indian Summer' / Trumpet Creeper	1 gal	Yes	No	8-10' HT. 4-5' SPR.	48" o.c.	4
	Clematis armandii 'Snowdrift' / Evergreen Clematis	1 gal	Yes	No	40' HT. 30' SPR.	36" o.c.	51

**PLANTING CALCULATIONS**

<b>50% OF TREES TO BE NATIVE-DOES NOT INCLUDE STREET TREES</b>		
TOTAL ON SITE TREES	REQUIRED NATIVE	TOTAL NATIVE
57	29	37
<b>75% OF GROUND COVER TO BE NATIVE</b>		
TOTAL GROUND COVER	REQUIRED NATIVE	TOTAL NATIVE
7,488 SF	5,616 SF	5,914 SF
<b>75% OF SHRUBS TO BE NATIVE</b>		
TOTAL SHRUBS	REQUIRED NATIVE	TOTAL NATIVE
3,411	2,558	2,558

Root of Design  
206.491.9545  
PO BOX #232  
Shanwood, WA 98292



State of Washington  
Registered  
Landscape Architect  
Dawn Peterson  
Certificate no. 1222

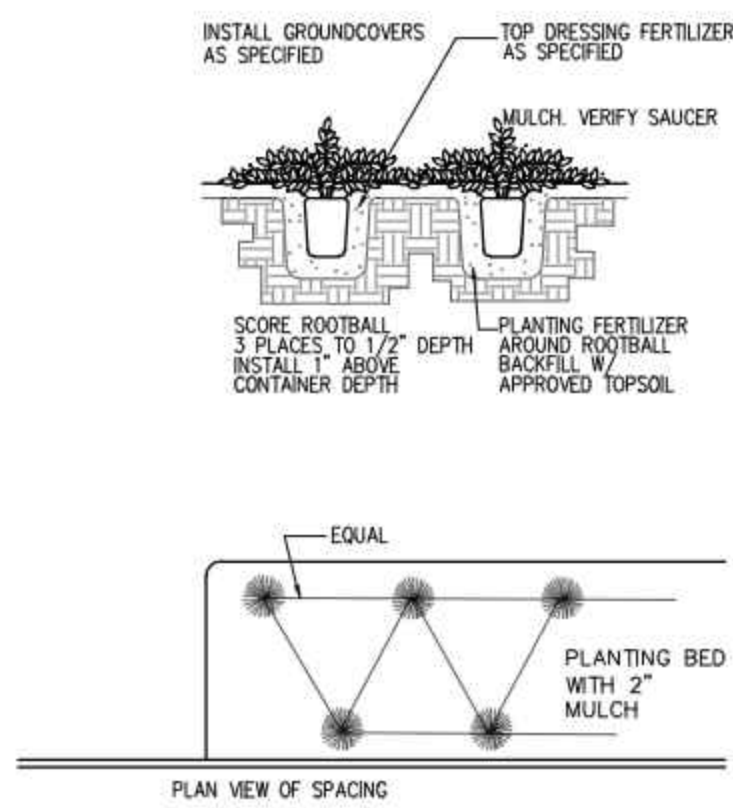
PROJECT TITLE

**PLANT SCHEDULE**  
TOLT VILLAS CARNATION, WA

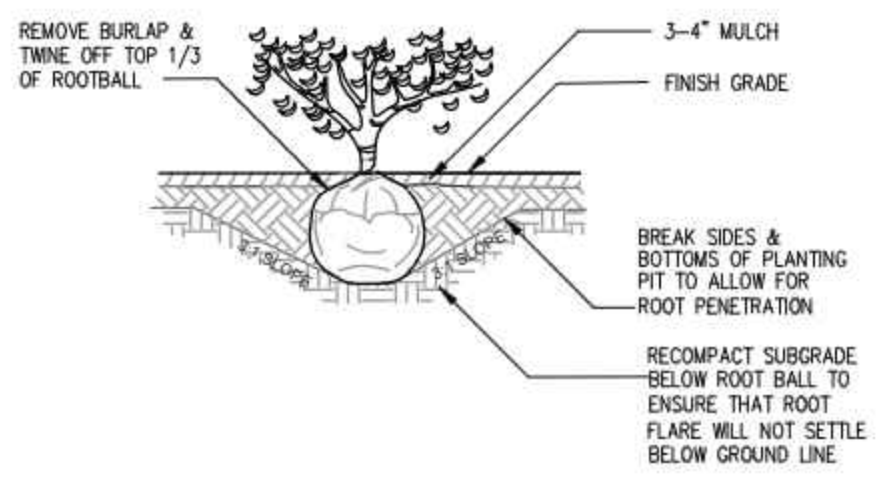
DRAWN	DATE
KL	06.15.20
REVISD	DATE
KL	05.04.21
KL	10.18.21
KL	07.07.22
KL	09.29.22

1" = 20'-0"

**L2**

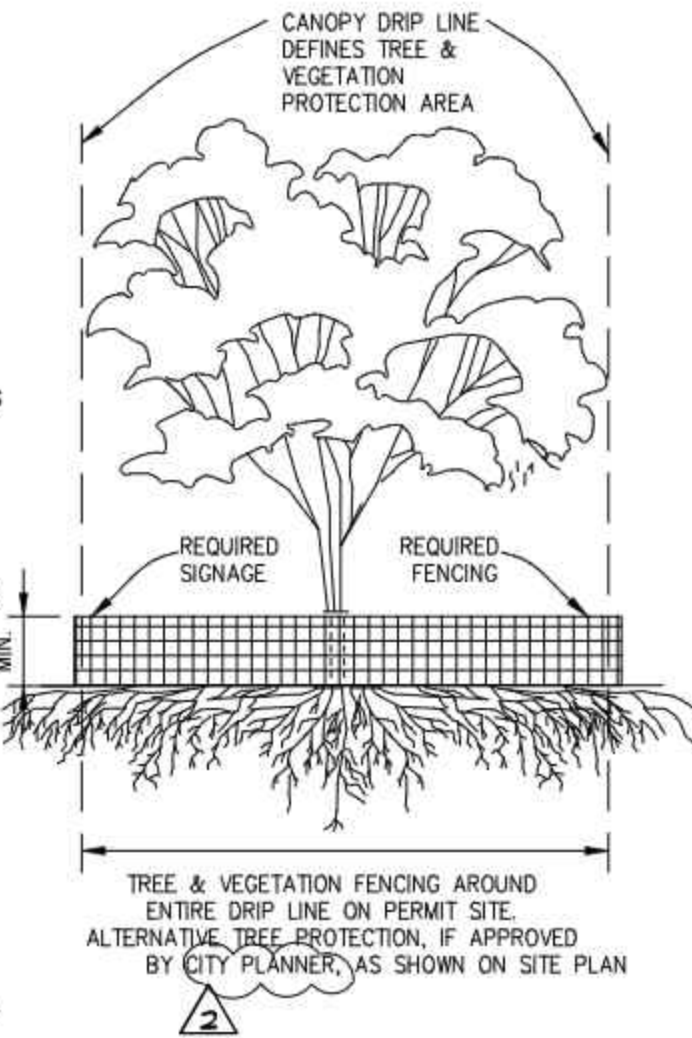


1 TYPICAL GROUNDCOVER PLANTING DETAIL  
NTS



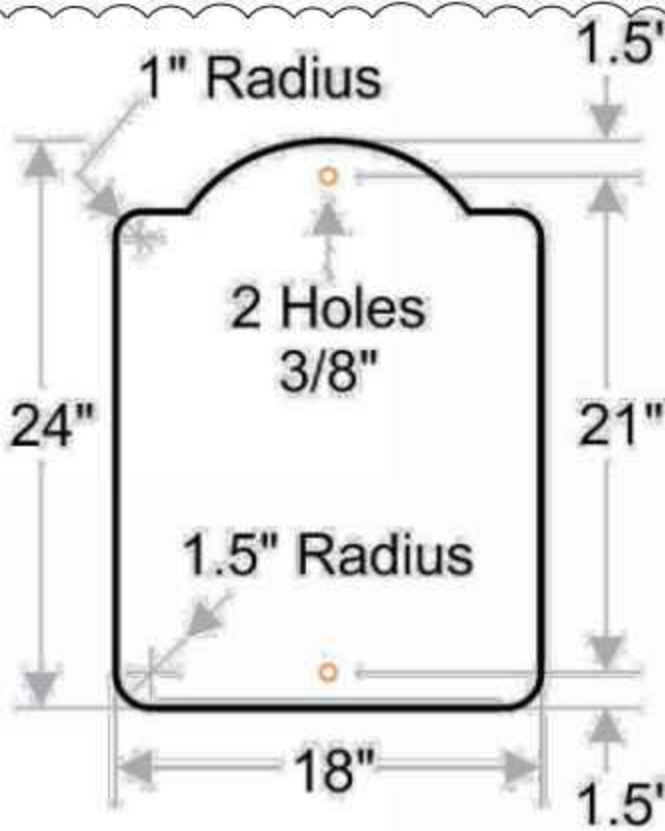
2 TYPICAL SHRUB PLANTING DETAIL  
NTS

- TREE PROTECTION FENCING AND SIGN**
- CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD)
  - MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE
  - KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION
  - NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA: MATERIAL STORAGE, STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING
  - MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF CITY PLANNER ONLY
  - IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST. ROOTS GREATER THAN 2 INCHES MUST BE CUT BY OR UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
  - USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

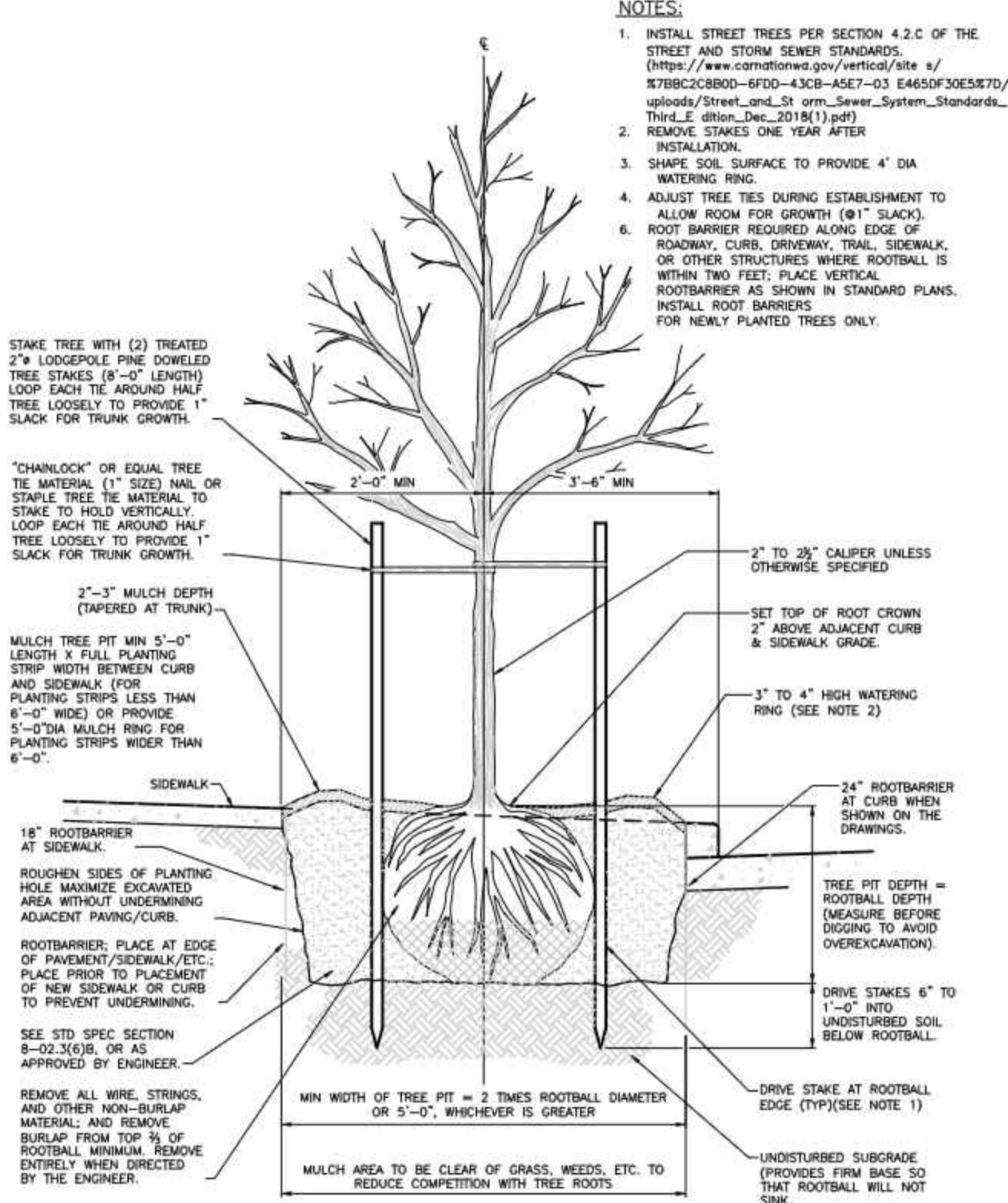


- VEGETATION PROTECTION**
- ORANGE MESH OR SIMILAR OPEN MATERIAL
  - MINIMIZE CONSTRUCTION ZONE
  - PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
  - USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

3 TREE & VEGETATION PROTECTION



4 PARKING SIGN  
NTS



5 DECIDUOUS TREE PLANTING IN PLANTING STRIP  
NTS



6 ENTRY SIGN ON CONCRETE PLANTER  
NTS



Battery Café and Lounge Tables

MANUFACTURER: MAGLIN  
SPECIFICATIONS: CAFE TABLE POWDER-COATED STEEL  
DIAMETER: 36"  
HEIGHT: 29"  
WEIGHT 125 LBS.  
QUANTITY: 1

7 CAFE TABLE  
NTS



MANUFACTURER: MAGLIN  
SPECIFICATIONS: THERMALLY MODIFIED ASH WOOD POWDER-COATED STEEL IN GUNMETAL GREY  
LENGTH: 64'  
HEIGHT: BACKLESS: 18"  
SEAT HEIGHT: BACKLESS: 18"  
QUANTITY: 1  
CURVED BENCH  
NTS



2300 Series  
ICONIC BACKED / BACKLESS BENCHES

MANUFACTURER: MAGLIN  
SPECIFICATIONS: THERMALLY MODIFIED ASH WOOD POWDER-COATED STEEL IN GUNMETAL GREY  
LENGTH: 70"  
HEIGHT: 33.3"  
SEAT HEIGHT: 18"  
WEIGHT 85 LBS.  
QUANTITY: 2  
BENCH  
NTS



200 Series  
250 RECYCLE RECEPTACLE

MANUFACTURER: MAGLIN  
SPECIFICATIONS: POWDER-COATED STEEL FLAT BAR IN GUNMETAL GREY, 2 STREAM, SIDE OPENING  
LENGTH: 38.3"  
WIDTH: 21.5"  
HEIGHT: 42.6"  
SEAT HEIGHT: 17.7"  
WEIGHT 212 LBS.  
QUANTITY: 3  
TRASH RECEPTACLES  
NTS



MANUFACTURER: MAGLIN  
SPECIFICATIONS: FORO CHAIR POWDER-COATED STEEL IN GUNMETAL GREY  
WIDTH: 19.6"  
DEPTH: 21.3"  
HEIGHT: 30.6" SEAT HEIGHT: 17.7"  
WEIGHT 16.8 LBS.  
QUANTITY: 4  
TRASH RECEPTACLES  
NTS

11 TRASH RECEPTACLES  
NTS

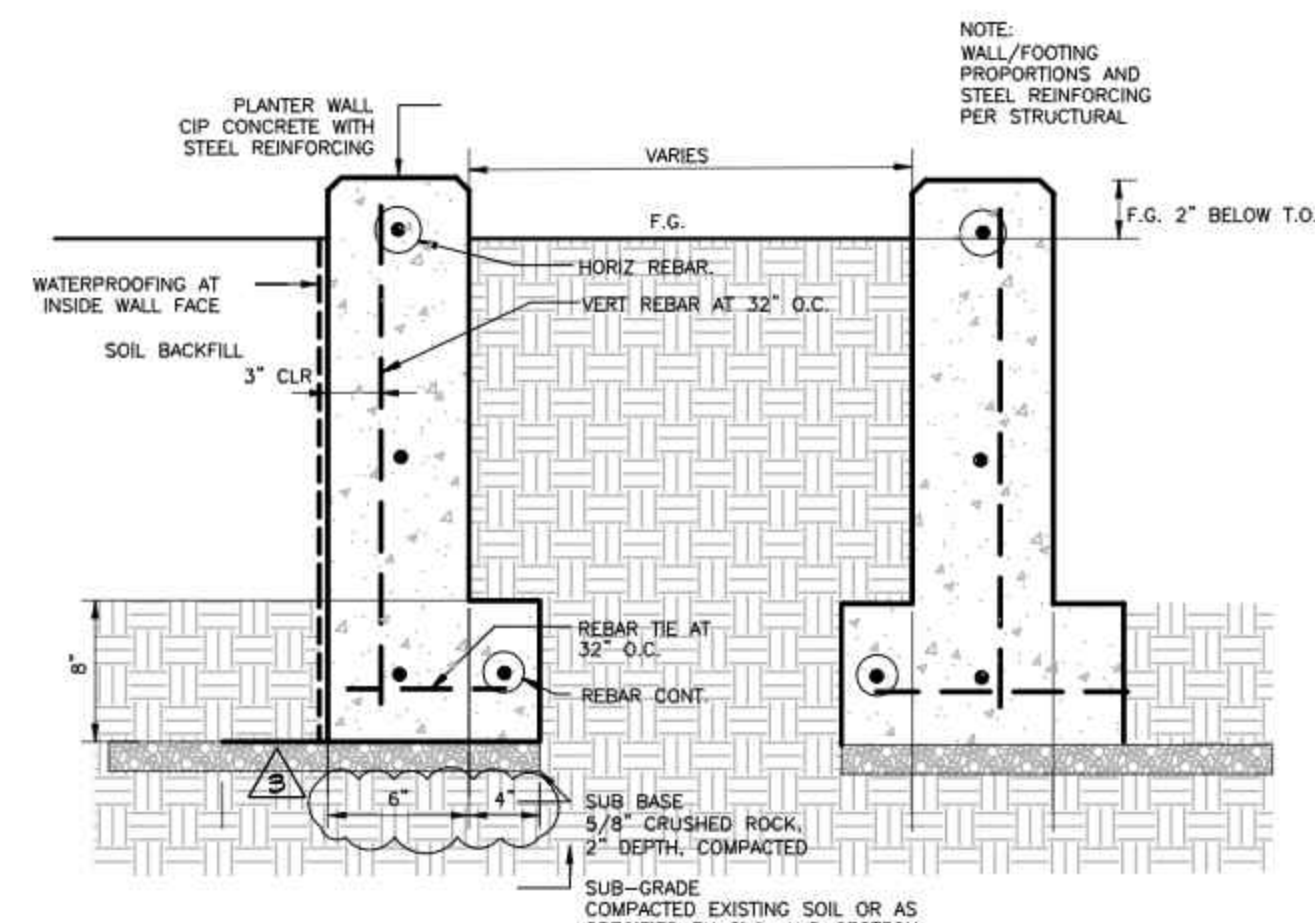


MANUFACTURER: MAGLIN  
SPECIFICATIONS: 4 BIKE RACKS H.S. STEEL TUBE, FORMED STEEL AND SOLID STEEL ANGLE.  
LENGTH: 48.3"  
HEIGHT: 23.8"  
HEIGHT ABOVE GRADE: 23.8"  
DIAMETER: 24.6"  
WEIGHT 78.6 LBS.  
QUANTITY: 3  
BIKE RACKS  
NTS



MANUFACTURER: URBAN ACCESSORIES  
SPECIFICATIONS: OT TITLE-24  
TREE GRATE SQUARE, 4'X4' GREY IRON, RAW  
QUANTITY: 9  
TREE GRATES  
NTS

13 TREE GRATES  
NTS



14 CIP CONCRETE PLANTER  
NTS

Root of Design  
206 4th 19545  
PO BOX #232  
Shawwood, WA 98292



State of Washington  
Registered Landscape Architect  
Devin Peterson  
Devin Peterson  
certificate no. 0222

PROJECT TITLE

LANDSCAPE DETAILS  
TOLT VILLAS CARNATION, WA

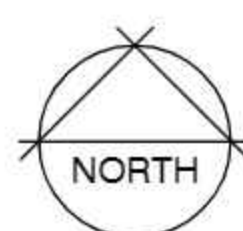
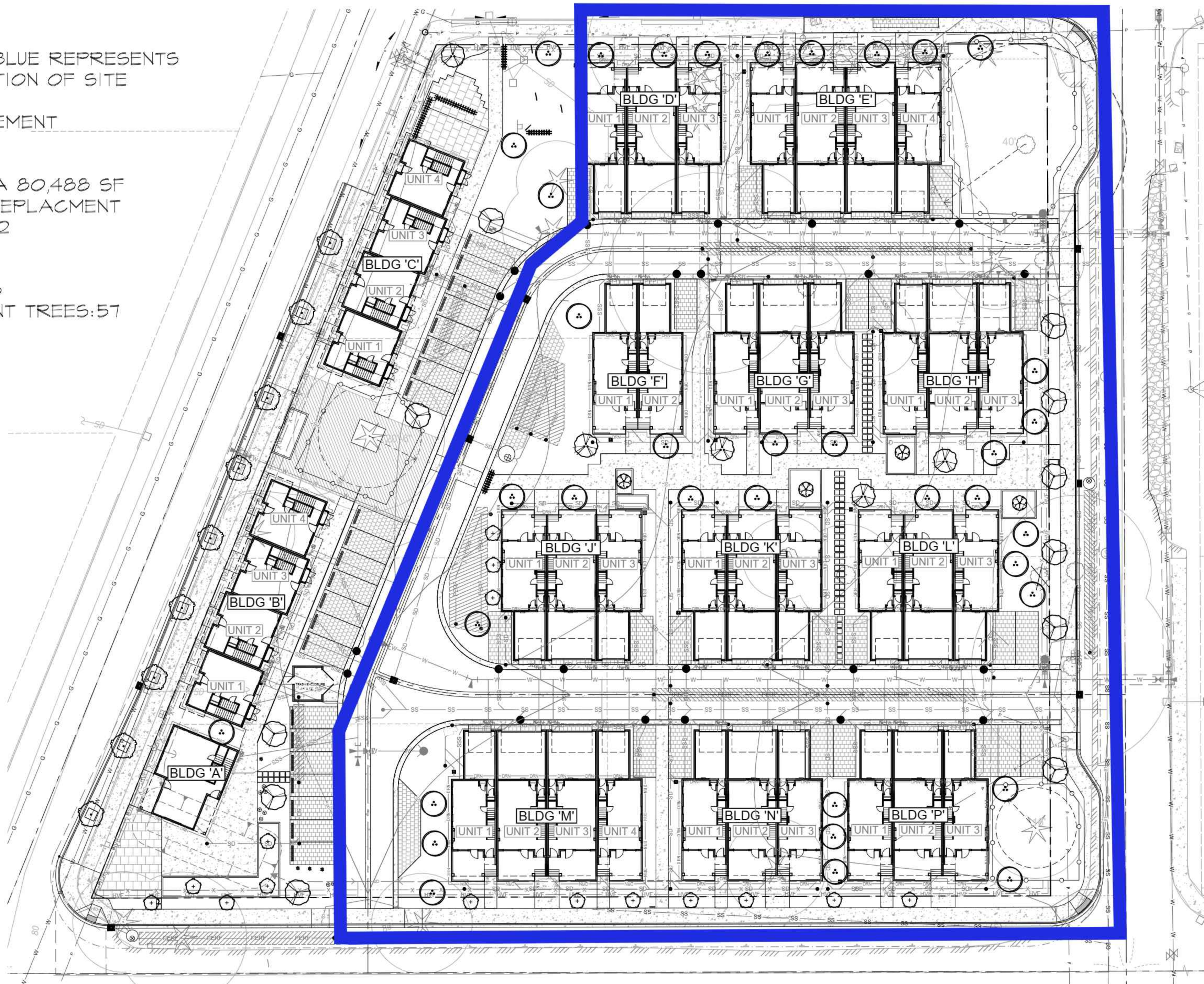
DRAWN	DATE
KL	06.15.20
REVISED	DATE
KL	05.04.21
KL	10.18.21
KL	07.07.22
KL	09.29.22

NTS  
L3

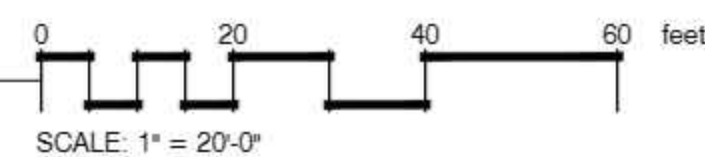
AREA OUTLINED IN BLUE REPRESENTS APPROXIMATE PORTION OF SITE REQUIRING TREE RETENTION/REPLACEMENT REQUIREMENTS

APPROXIMATE AREA 80,488 SF  
TOTAL RETAINED /REPLACEMENT TREES REQUIRED: 32

TREES RETAINED: 2  
TREES REMOVED: 28  
TOTAL REPLACEMENT TREES: 57



TREE REPLACEMENT PLAN



Root of Design  
206 4th #545  
PO BOX #232  
Stamwood, WA 98292



Devin Peterson  
Landscape Architect  
Devin Peterson  
certificate no. 0222

PROJECT TITLE

TREE REPLACEMENT PLAN

TOLT VILLAS CARNATION, WA

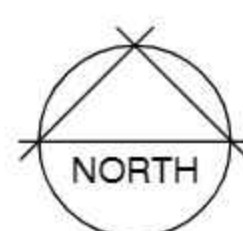
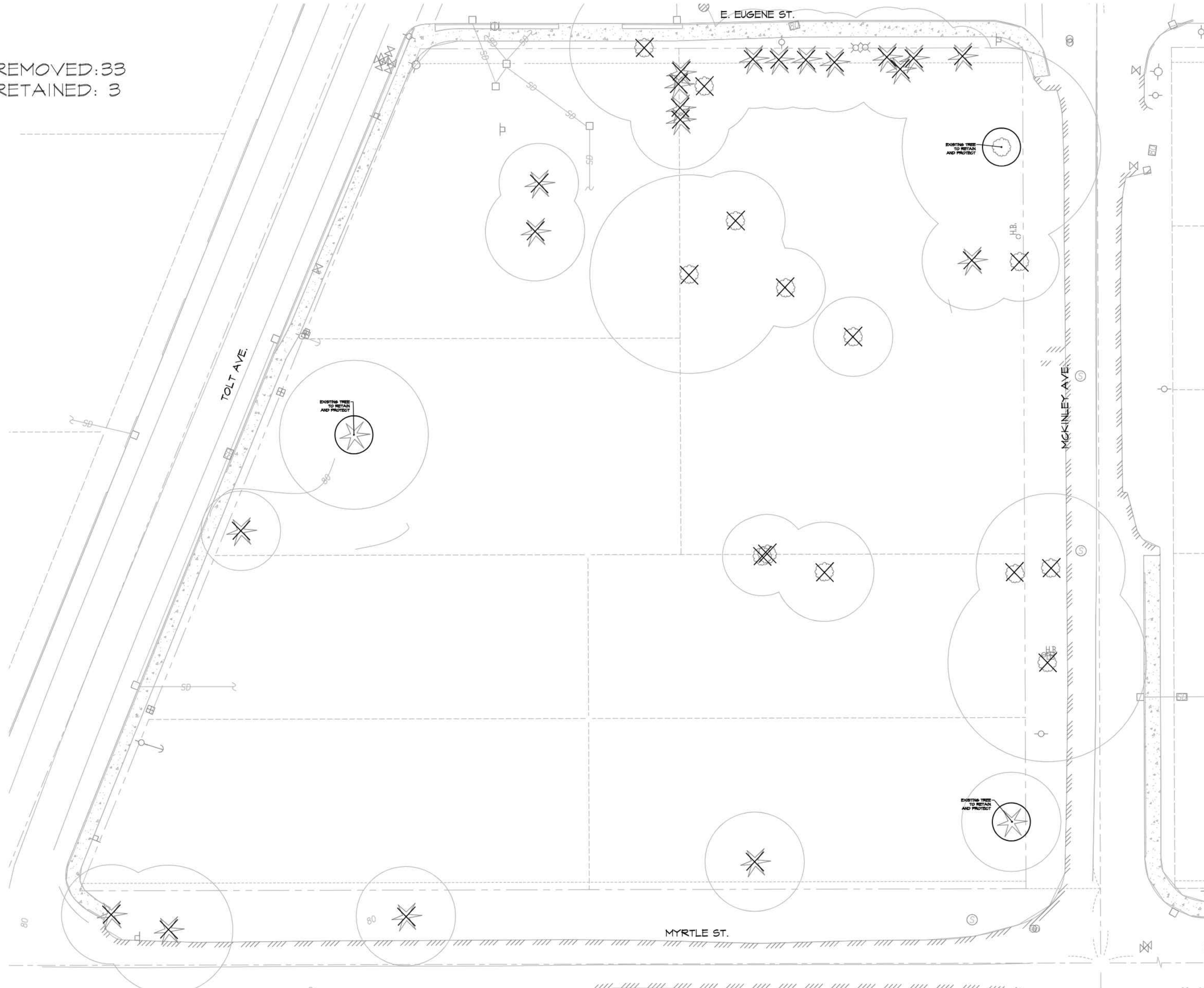
DRAWN	DATE
TJ	10.18.21
REVISED	DATE

1" = 20'-0"

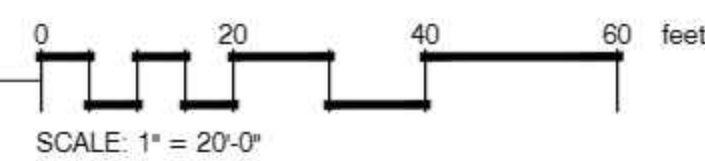
T2



TOTAL TREES REMOVED: 33  
 TOTAL TREES RETAINED: 3



TREE RETENTION PLAN



- X = EXISTING TREE TO BE REMOVED
- = EXISTING TREE TO RETAIN AND PROTECT

Root of Design  
 206 4th 1B45  
 PO BOX #232  
 Stanwood, WA 98292



Dawn Peterson  
 Dawn Peterson  
 certificate no. 1222

PROJECT TITLE

TREE RETENTION PLAN

TOLT VILLAS CARNATION, WA

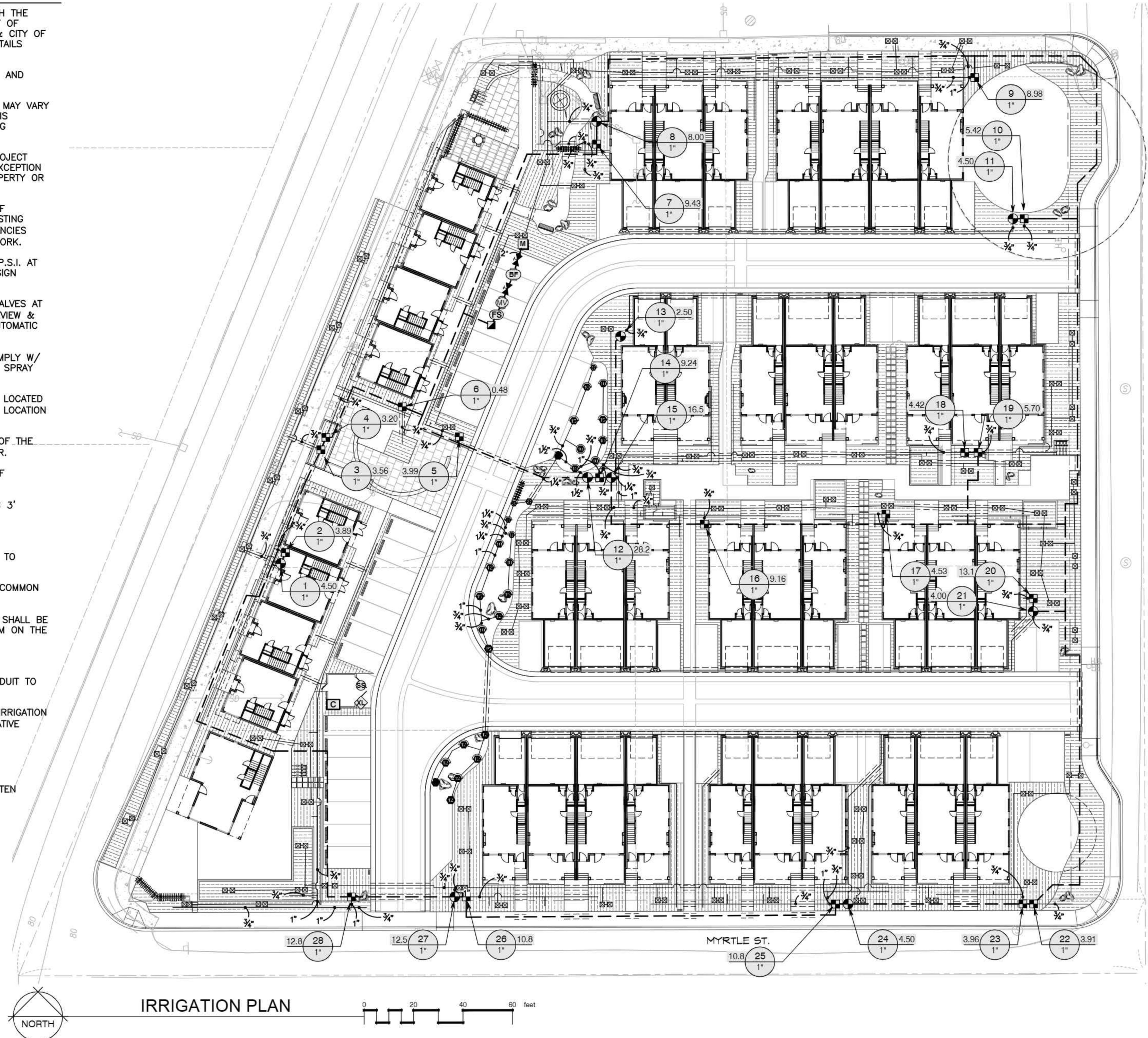
DRAWN	DATE
KL	10.18.21
REVISED	DATE

1" = 20'-0"

T1

# IRRIGATION NOTES:

1. PROVIDE & INSTALL ALL IRRIGATION IN CONFORMANCE WITH THE CITY OF CARNATION STANDARDS & DETAILS. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, NOTES, OR DETAILS & CITY OF CARNATION STANDARDS & DETAILS, THE STANDARDS & DETAILS SHALL TAKE PRECEDENCE.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.
3. IRRIGATION DRAWINGS ARE SCHEMATIC. ACTUAL LOCATIONS MAY VARY DUE TO UTILITIES OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN PROJECT PROPERTY LINES & WITHIN LANDSCAPE BEDS WITH THE EXCEPTION OF ITEMS IN THE RIGHT OF WAY. ITEMS SHOWN OFF PROPERTY OR IN HARDSCAPE ARE FOR CLARITY ONLY.
5. EXISTING PRESSURE IS 75 PSI. PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, CONTRACTOR SHALL FIELD VERIFY EXISTING P.S.I. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DESIGN P.S.I. PRIOR TO PROCEEDING W/ WORK.
6. SYSTEM DESIGNED TO 30 P.S.I. AT SPRAY HEADS, & 30 P.S.I. AT DRIP EMITTERS. SEE IRRIGATION SCHEDULE FOR HEAD DESIGN PRESSURES.
7. LOCATE QUICK COUPLING VALVE & AUTOMATIC CONTROL VALVES AT POINT OF EASY ACCESS. OWNER'S REPRESENTATIVE TO REVIEW & APPROVE FINAL LOCATION OF ALL QUICK COUPLERS & AUTOMATIC CONTROL VALVES PRIOR TO INSTALLATION.
8. HEAD LOCATION MUST BE ADJUSTED IN THE FIELD TO COMPLY W/ EXISTING SITE CONDITIONS AND PLANT MATERIALS. ADJUST SPRAY PATTERN FOR MAXIMUM COVERAGE.
9. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD & LOCATED ON DIMENSIONED "AS-BUILT" DRAWING TO ALLOW FUTURE LOCATION & USE.
11. ALL IRRIGATION SLEEVES SHALL BE TWICE THE DIAMETER OF THE INSERT PIPE(S). SLEEVES SHALL NOT EXCEED 6" DIAMETER.
12. PVC MAINLINE LOCATIONS ARE SCHEMATIC. NO BENDING OF MAINLINE PIPE.
13. NO VALVE MANIFOLDS. GROUP VALVES TOGETHER W/ TEES 3' APART.
14. VALVE BOXES SHALL BE LEVEL & OPEN SAME DIRECTION.
15. AIR BLOW IRRIGATION SYSTEM THROUGH QUICK COUPLERS TO WINTERIZE IRRIGATION SYSTEM.
16. PIPES TO SHARE TRENCHES WHERE POSSIBLE. SEPARATE COMMON PIPING BY 6" MIN.
17. WHERE PIPE SIZES ARE NOT SHOWN ON THE PLAN, PIPE SHALL BE SIZED TO THE NEXT LARGEST PIPE SIZE SHOWN UPSTREAM ON THE PLAN.
18. LETTERS ON PIPING SHALL BE ROTATED TO FACE UP.
14. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL CONDUIT TO CONTROLLER LOCATIONS & POINTS OF CONNECTION.
15. GENERAL CONTRACTOR TO PROVIDE POWER SOURCE FOR IRRIGATION CONTROLLER. (VERIFY LOCATION W/ OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK)
16. INSTALL FLOW SENSOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
16. INSTALL SOLAR SYNC SENSOR PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



IRRIGATION PLAN

0 20 40 60 feet

NORTH

## TOLT VILLAS

CARNATION, WA 98014

TOLT VILLAS, LLC.  
 PO BOX 522  
 WOODINVILLE, WA 98072

Design Team

Design: JA  
 Drawn: JA  
 Checked: JA  
 Date: 07/09/2022  
 2426 Project No. 829  
 Approved/Date:

Revisions

No.	Date	Description

Key Plan

Registration



Sheet Title

# IRRIGATION PLAN & NOTES

Sheet No.

## LI-1

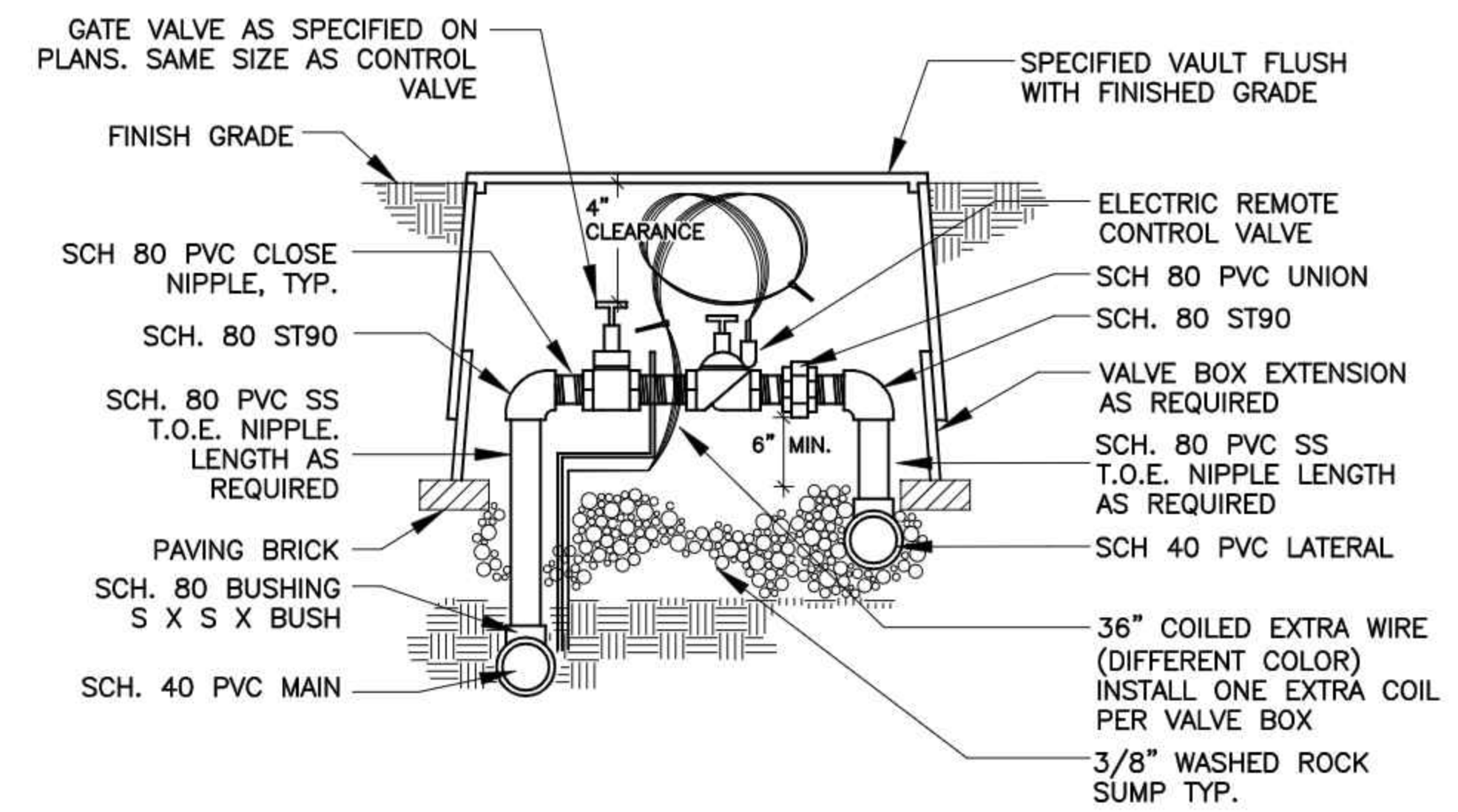
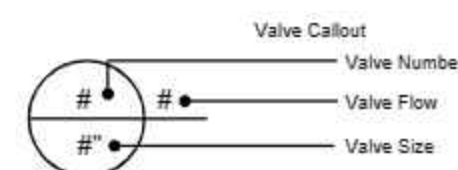
# IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-PRS30-CV 8' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
	HUNTER PROS-06-PRS30-CV 10' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
	HUNTER PROS-06-PRS30-CV 12' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
	HUNTER PROS-06-PRS30-CV 15' RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
	HUNTER PROS-06-PRS30-CV ADJUSTABLE ARC TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
	HUNTER RZWS-SLEEVE-10-CV 25 10" LONG RZWS WITH SLEEVE INSTALLED. .25 GPM OR .50 GPM BUBBLER OPTIONS, AND 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE, CHECK VALVE	30
	HUNTER RZWS-SLEEVE-36-CV 25 36" LONG RZWS WITH FILTER FABRIC SLEEVE, .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30

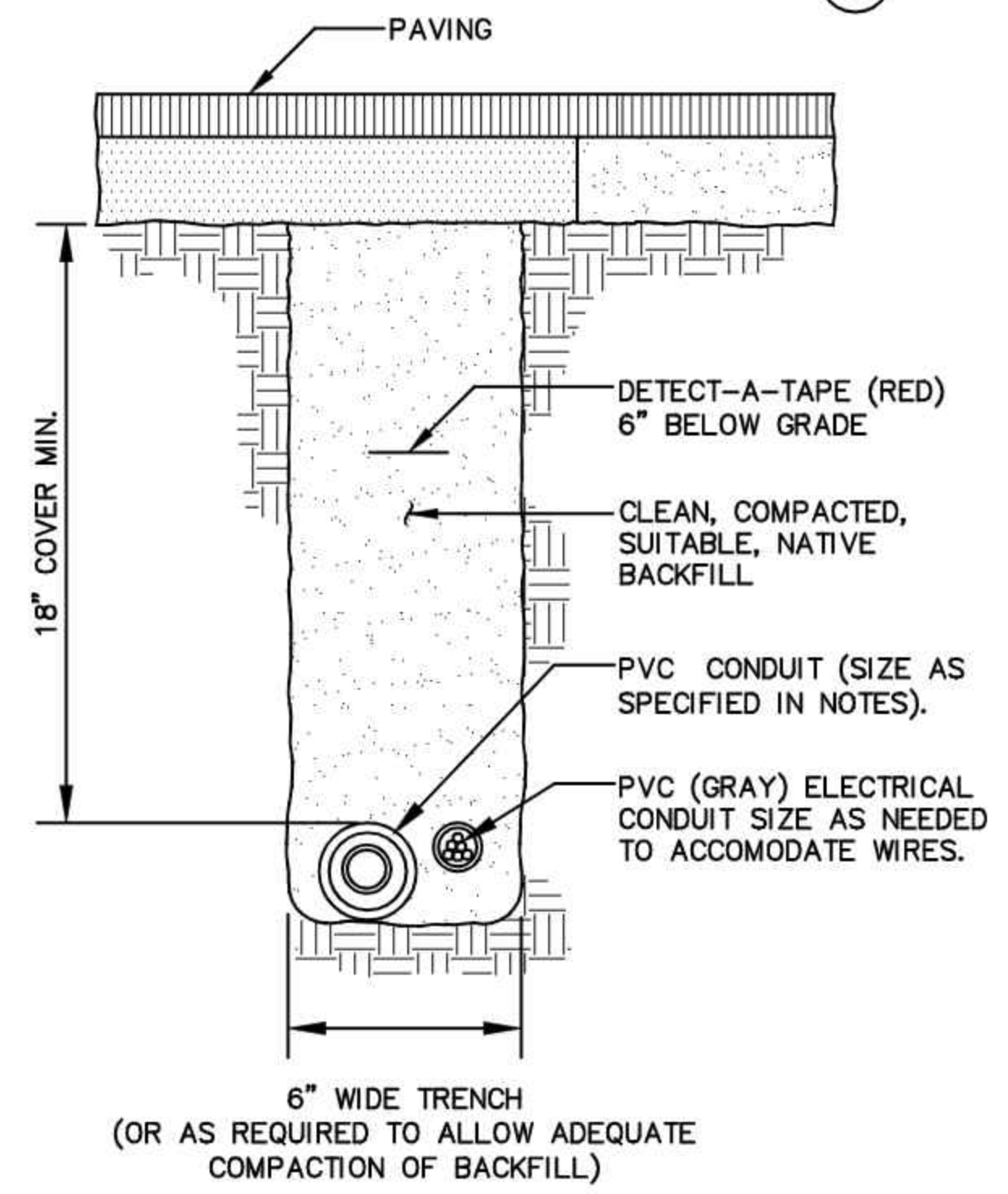
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-40-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: .5-15 GPM. 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-18-CV HDL-06-18-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS WITH 18" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY. ACME KEY WITH ANTI-ROTATION WINGS.
	MATCO-NORCA 513T 3/4"-2" BRONZE GATE VALVE, FULL PORT, HEAVY DUTY, NON-RISING STEM. IPS, WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.
	HUNTER ICV-G 2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	REDUCED PRESSURE BACKFLOW PREVENTER 1-1/2" PROVIDED BY CIVIL
	HUNTER IC-3000-M MODULAR CONTROLLER, 30 STATIONS, OUTDOOR MODEL, METAL CABINET. COMMERCIAL USE. WITH FOUR ICM-600 MODULES INCLUDED.
	HUNTER ROAMXL-KIT TRANSMITTER AND RECEIVER. ROAM REMOTE ALLOWS FOR CONTROLLER OPERATION UP TO 2 MILES. CONTRACTOR, LARGE-SCALE SITES. WORKS WITH HUNTER ACC, I-CORE, PRO-C, PCC, AND X-CORE CONTROLLERS. SMARTPORT WIRING HARNESS INCLUDED.
	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.
	FLOMEC QS200-20 2" 2" INSERTION FLOWMETER, SCHEDULE 80 PVC HOUSING. 0.92-138 GPM RANGE, MAX. OPERATING PRESSURE 150PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. STORAGE TEMPS -20 F TO +160 F.
	WATER METER 1-1/2" IRRIGATION METER PROVIDED BY CIVIL

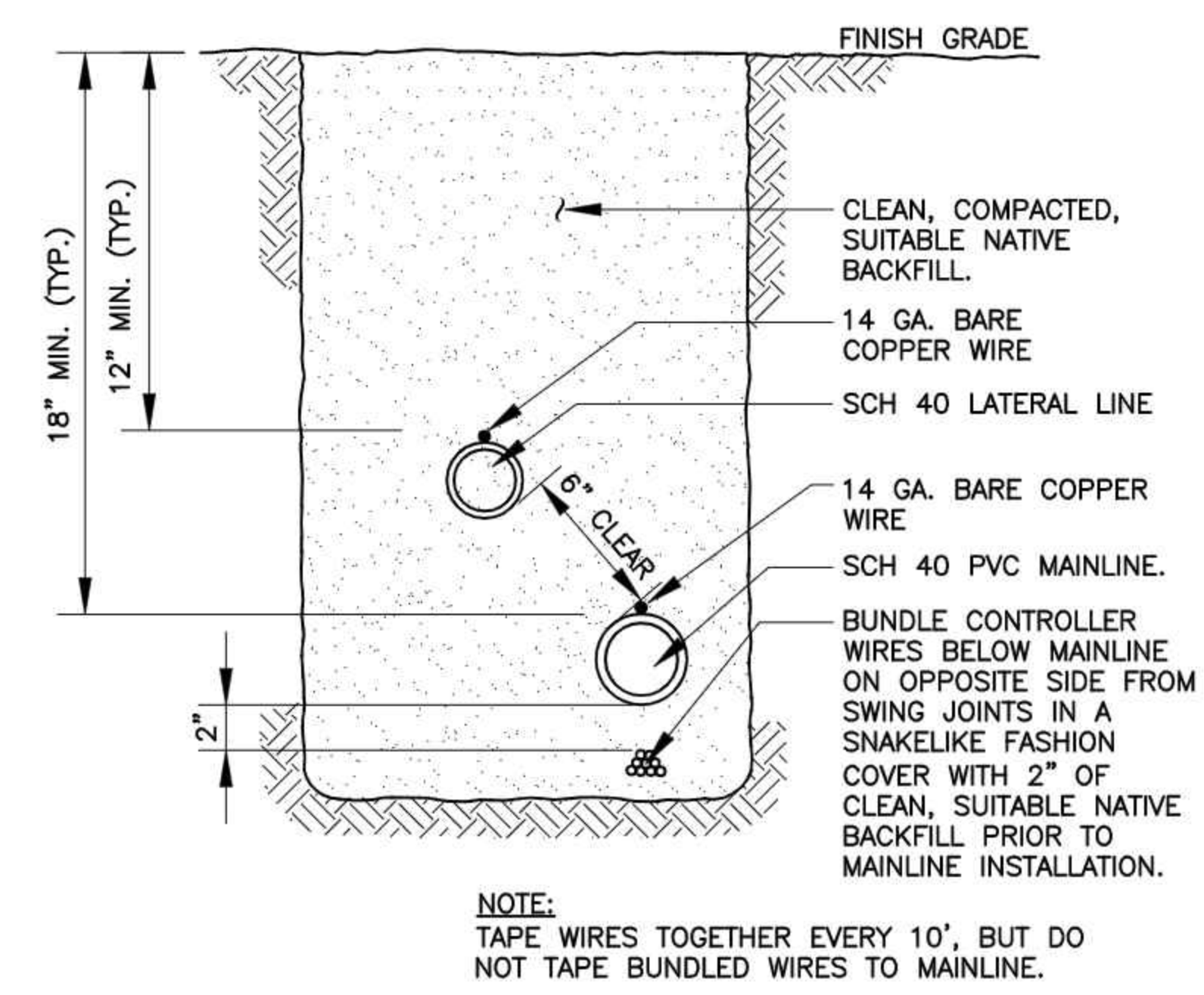
- IRRIGATION LATERAL LINE: PVC SCHEDULE 40
- IRRIGATION MAINLINE: PVC SCHEDULE 40
- PIPE SLEEVE: PVC SCHEDULE 40



1 AUTOMATIC CONTROL VALVE

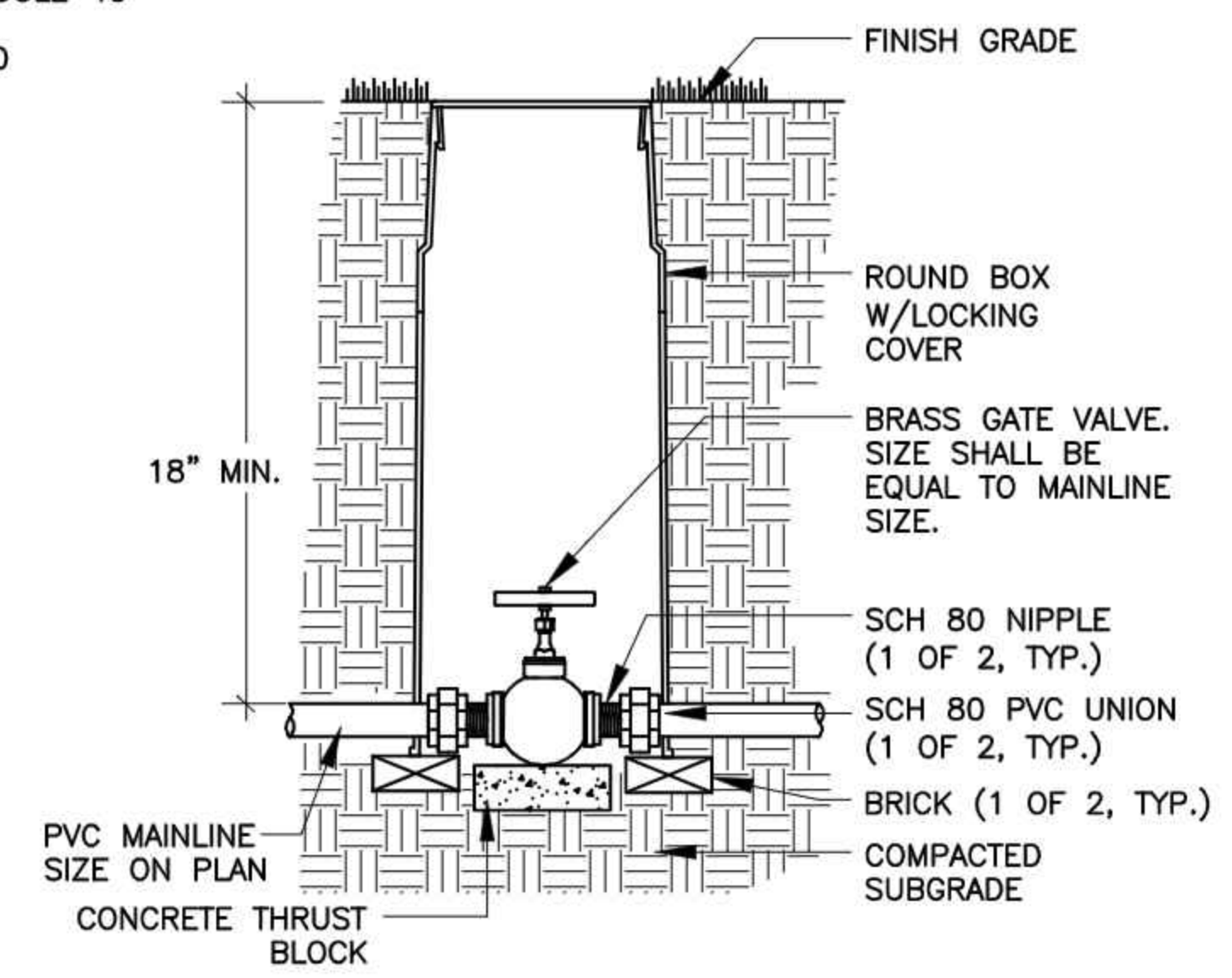


2 TRENCHING UNDER PAVING

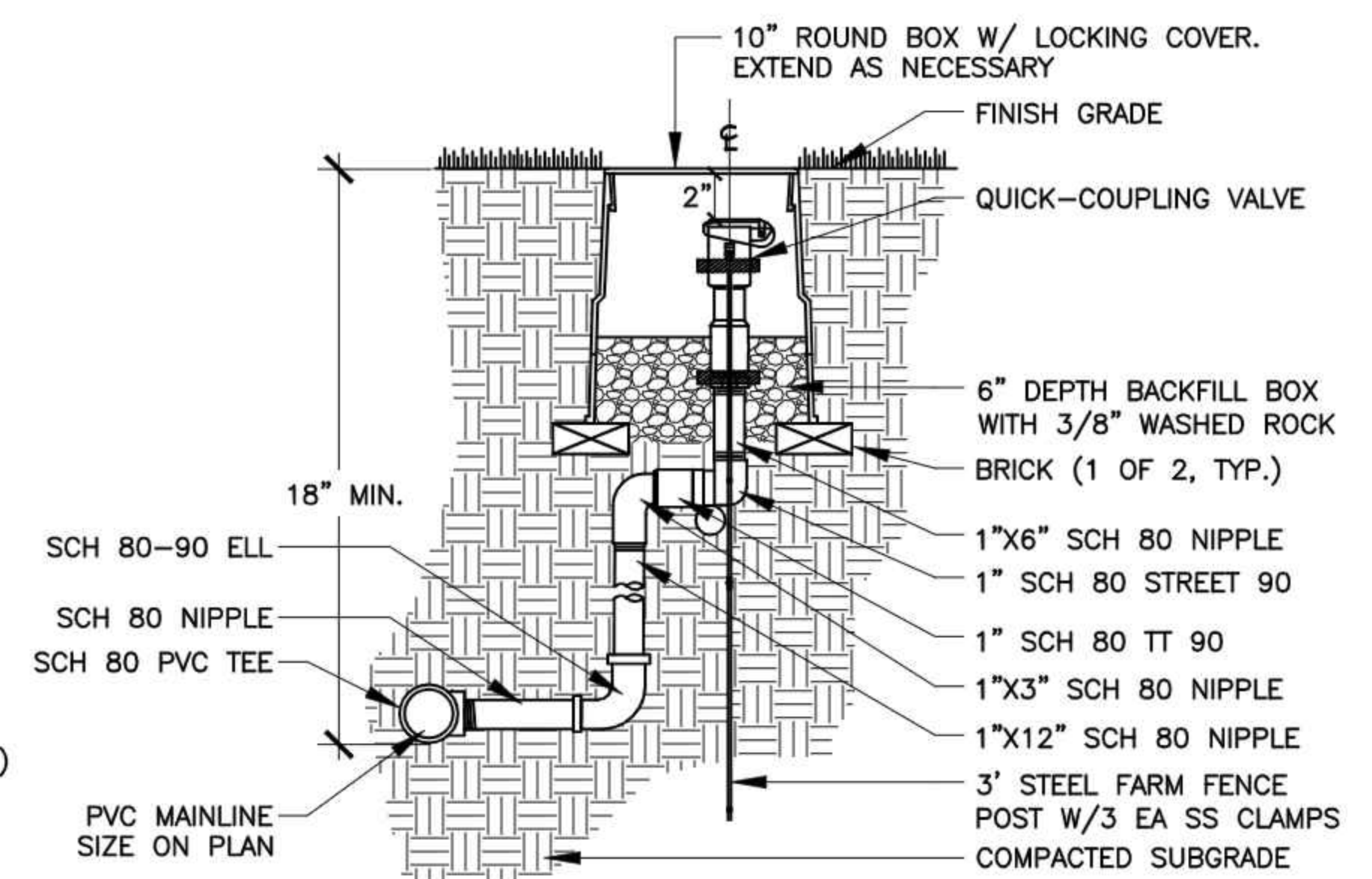


3 TRENCHING

NOTE: TAPE WIRES TOGETHER EVERY 10', BUT DO NOT TAPE BUNDLED WIRES TO MAINLINE.



4 GATE VALVE



5 QUICK COUPLER VALVE

Design Two Four/Two Six  
14835 161ST COURT SE  
RENTON, WA 98059-8819  
ph. (425) 881-2426  
cl. (206) 335-7719  
www.design2426.com

TOLT VILLAS

CARNATION, WA 98014

TOLT VILLAS, LLC.  
PO BOX 522  
WOODINVILLE, WA 98072

Design Team	
Design	JA
Drawn	JA
Checked	JA
Date	07/09/2022
2426 Project No.	829
Approved/Date	

Revisions	
No.	Date Description

Key Plan



Sheet Title  
**IRRIGATION SCHEDULE & DETAILS**

Sheet No.

LI-2

**TOLT VILLAS**

CARNATION, WA 98014

**TOLT VILLAS, LLC.**  
 PO BOX 522  
 WOODINVILLE, WA 98072

Design Team

Design: JA  
 Drawn: JA  
 Checked: JA  
 Date: 07/09/2022  
 2426 Project No. 829  
 Approved/Date

Revisions

No.	Date	Description

Key Plan

Registration

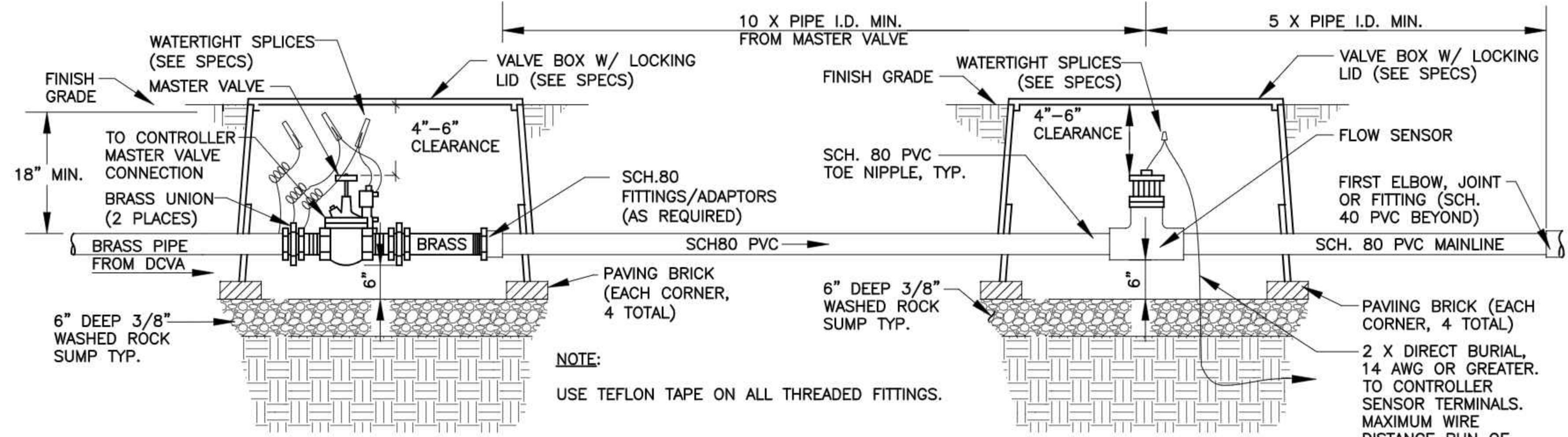


Sheet Title

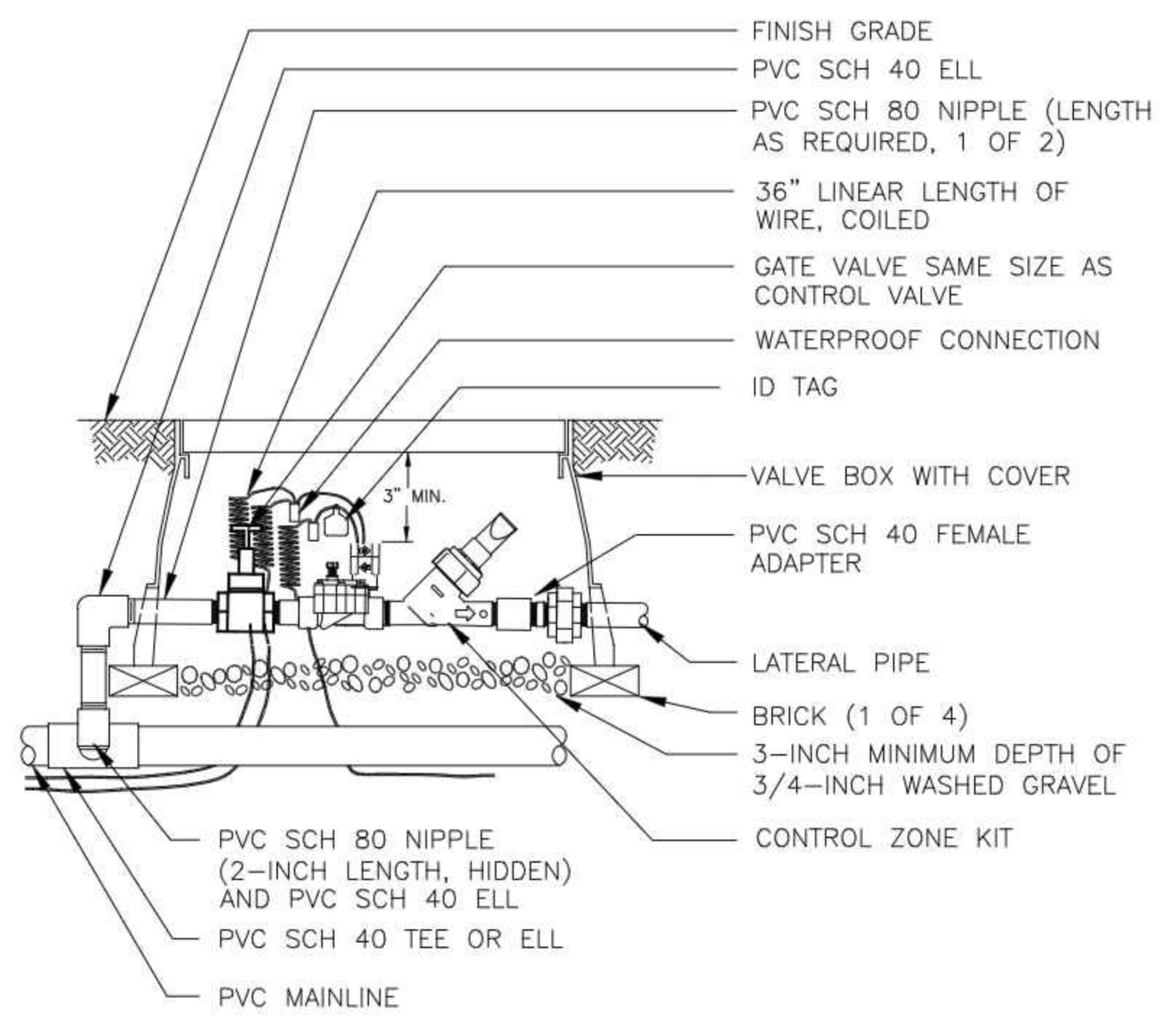
**IRRIGATION DETAILS**

Sheet No.

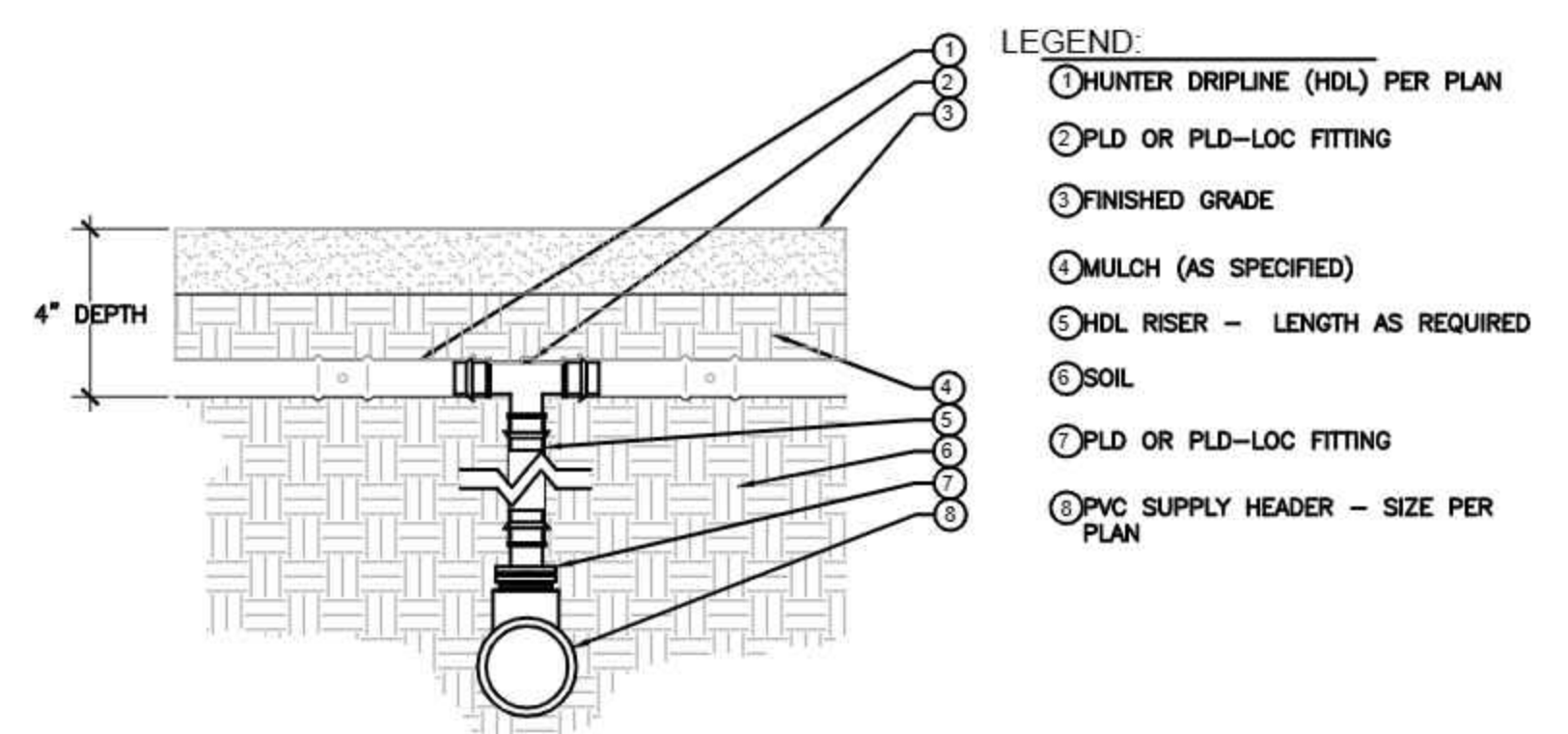
**LI-3**



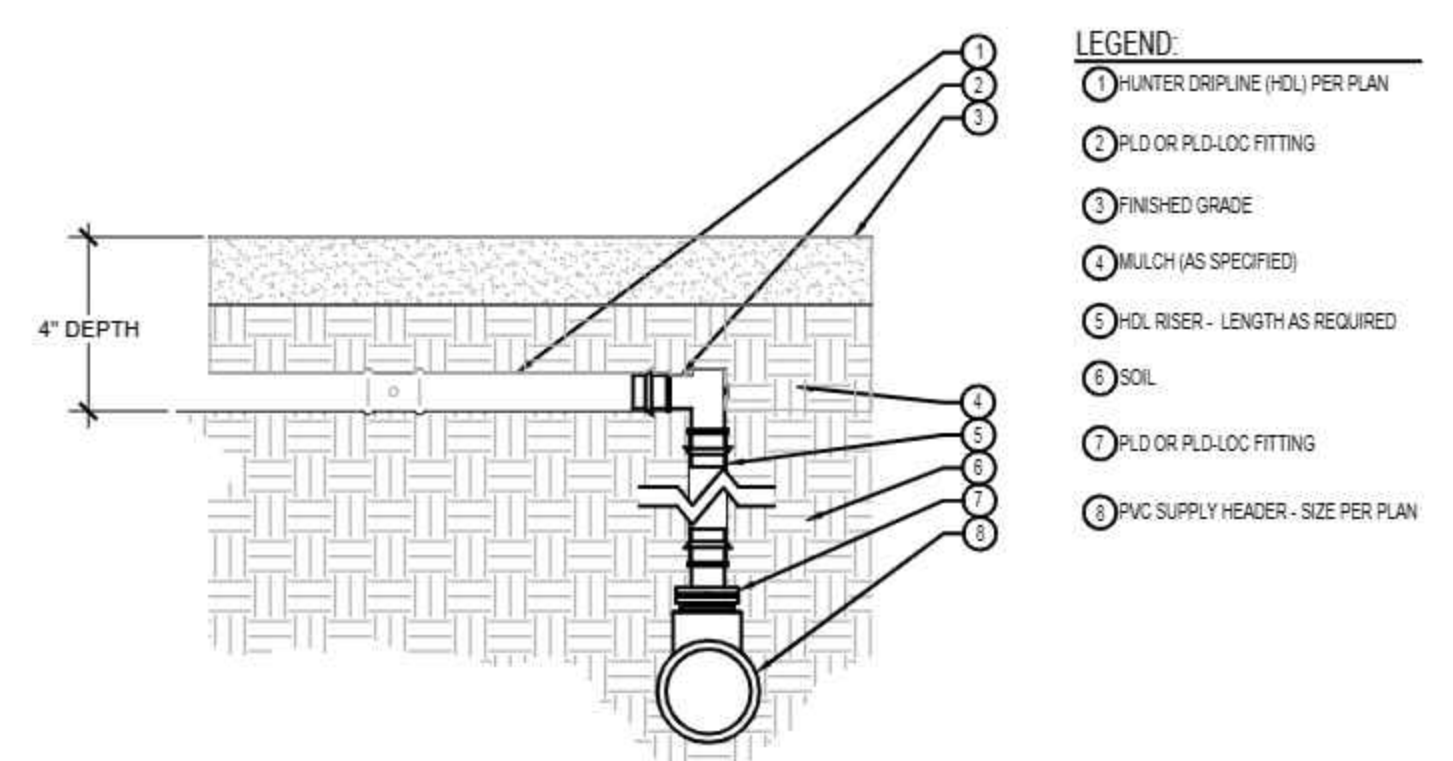
1 MASTER VALVE & FLOW SENSOR



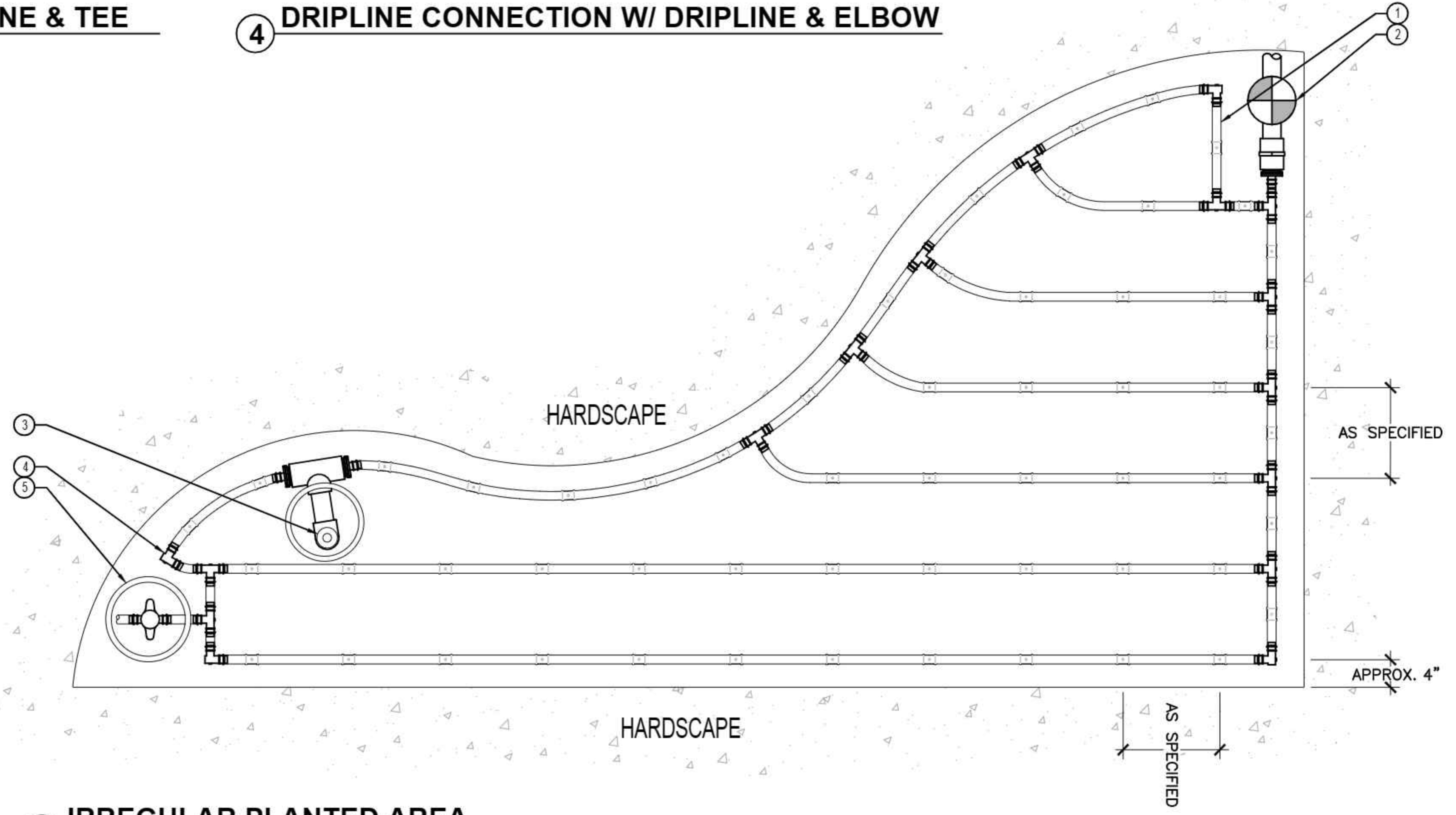
2 DRIP AUTOMATIC CONTROL VALVE



3 DRIPLINE CONNECTION W/ DRIPLINE & TEE



4 DRIPLINE CONNECTION W/ DRIPLINE & ELBOW



5 IRREGULAR PLANTED AREA

**TOLT VILLAS**

**CARNATION, WA 98014**

**TOLT VILLAS, LLC.**  
**PO BOX 522**  
**WOODINVILLE, WA 98072**

Design Team

Design: JA  
 Drawn: JA  
 Checked: JA  
 Date: 07/09/2022  
 2426 Project No. 829  
 Approved/Date

Revisions

No.	Date	Description

Key Plan

Registration

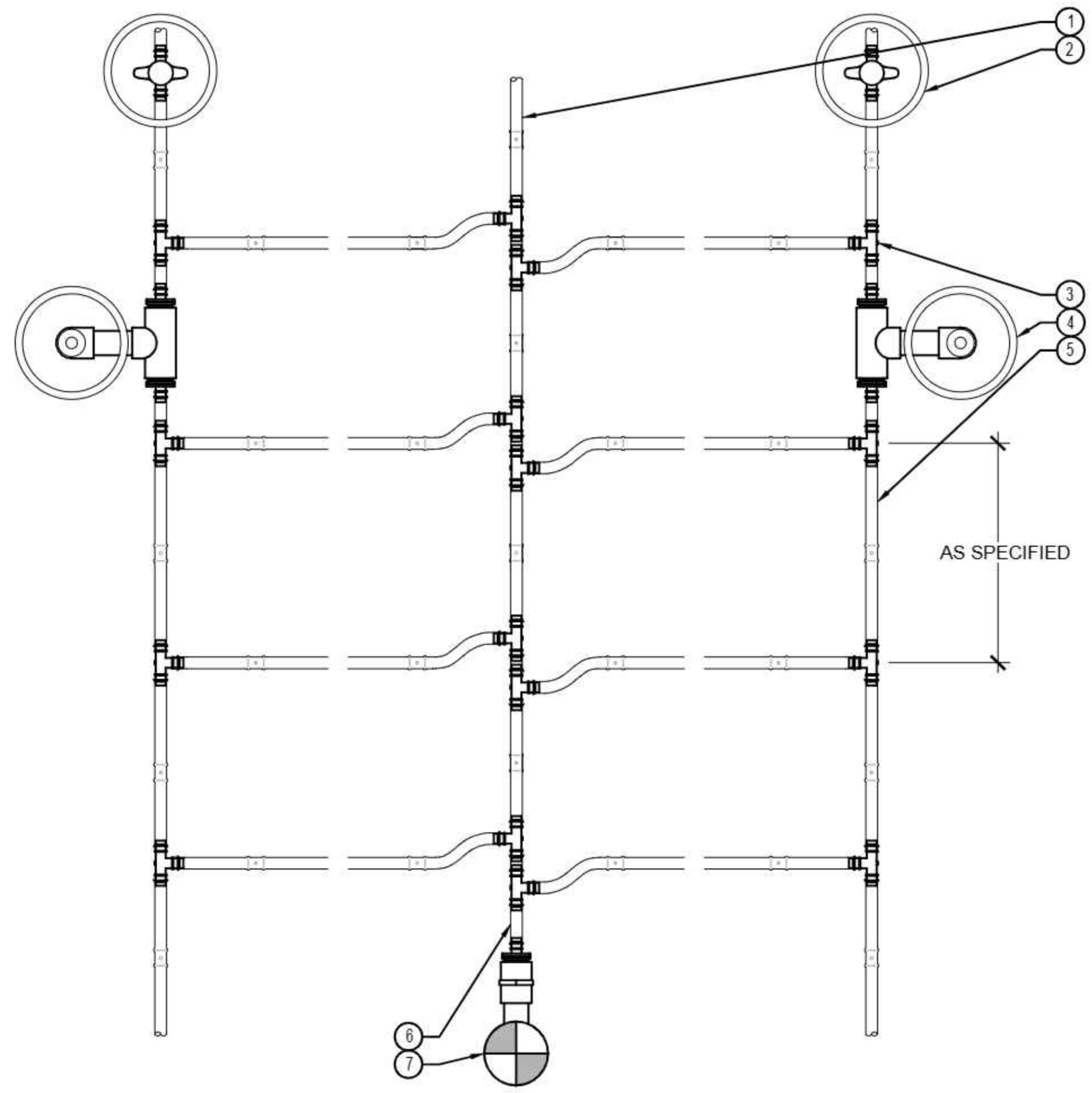


Sheet Title

**IRRIGATION DETAILS**

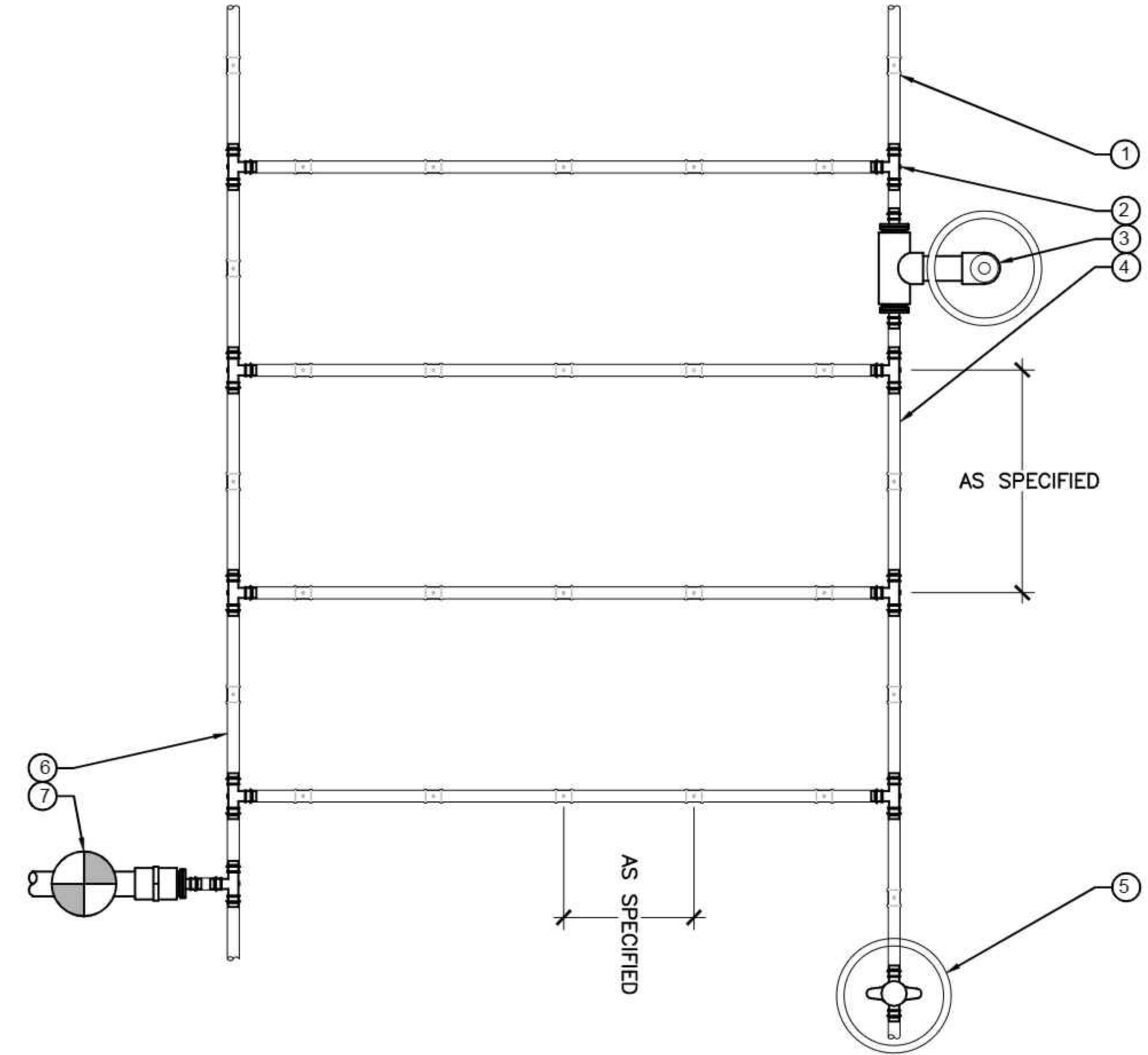
Sheet No.

**LI-4**



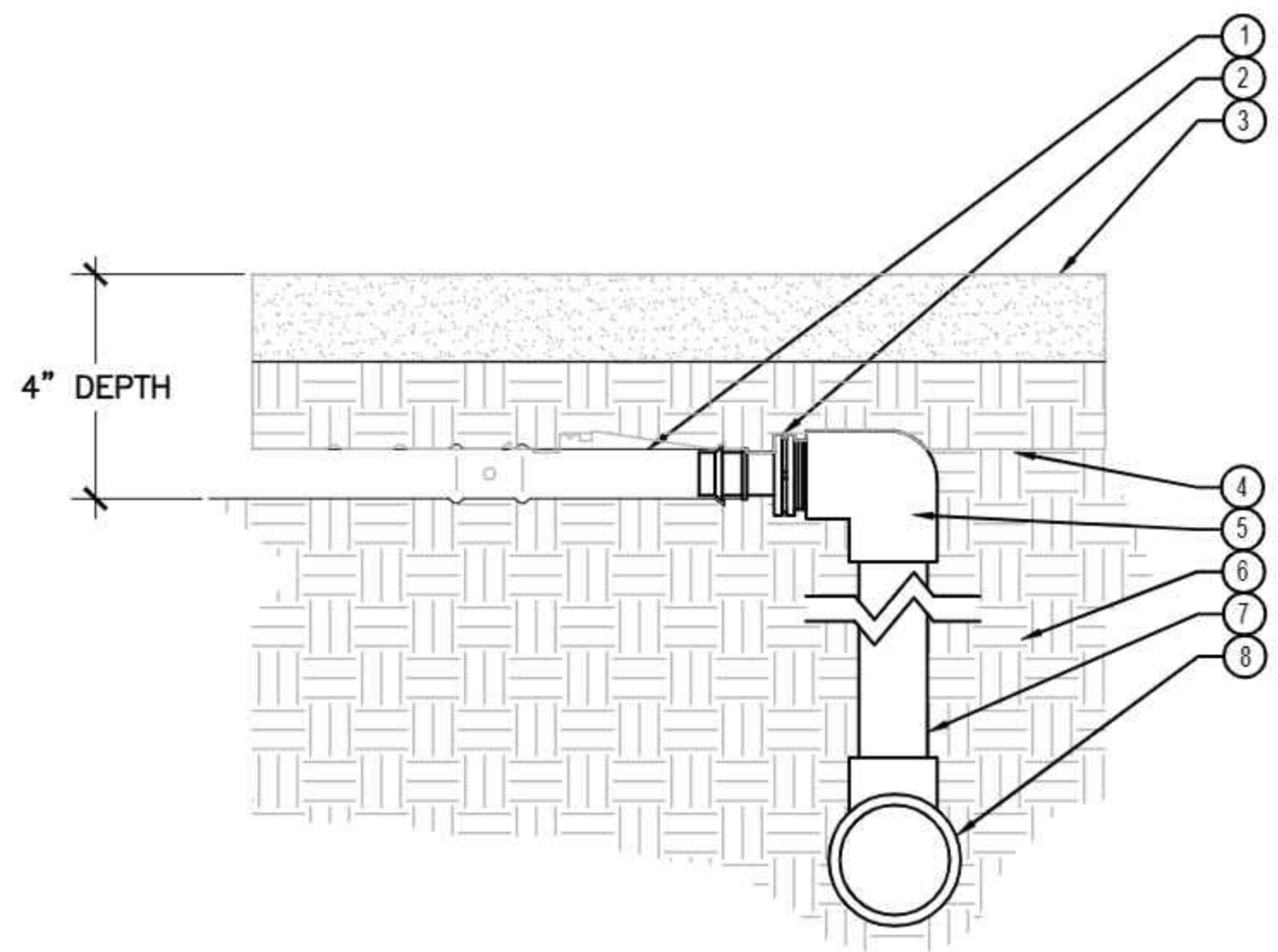
- LEGEND:**
- ① HUNTER DRIPLINE (HDL) PER PLAN
  - ② FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
  - ③ PLD OR PLD-LOC FITTINGS TYP.
  - ④ AIR RELIEF VALVE IN VALVE BOX (ONLY FOR CHANGES IN HEIGHT OF GREATER THAN 6' ON THE SAME ZONE)
  - ⑤ PLD TUBING EXHAUST HEADER
  - ⑥ HDL TUBING SUPPLY HEADER
  - ⑦ DRIP CONTROL ZONE KIT PER PLAN
- NOTES:**  
 AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.  
 FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

**1 PLANTING BED CENTER FEED**



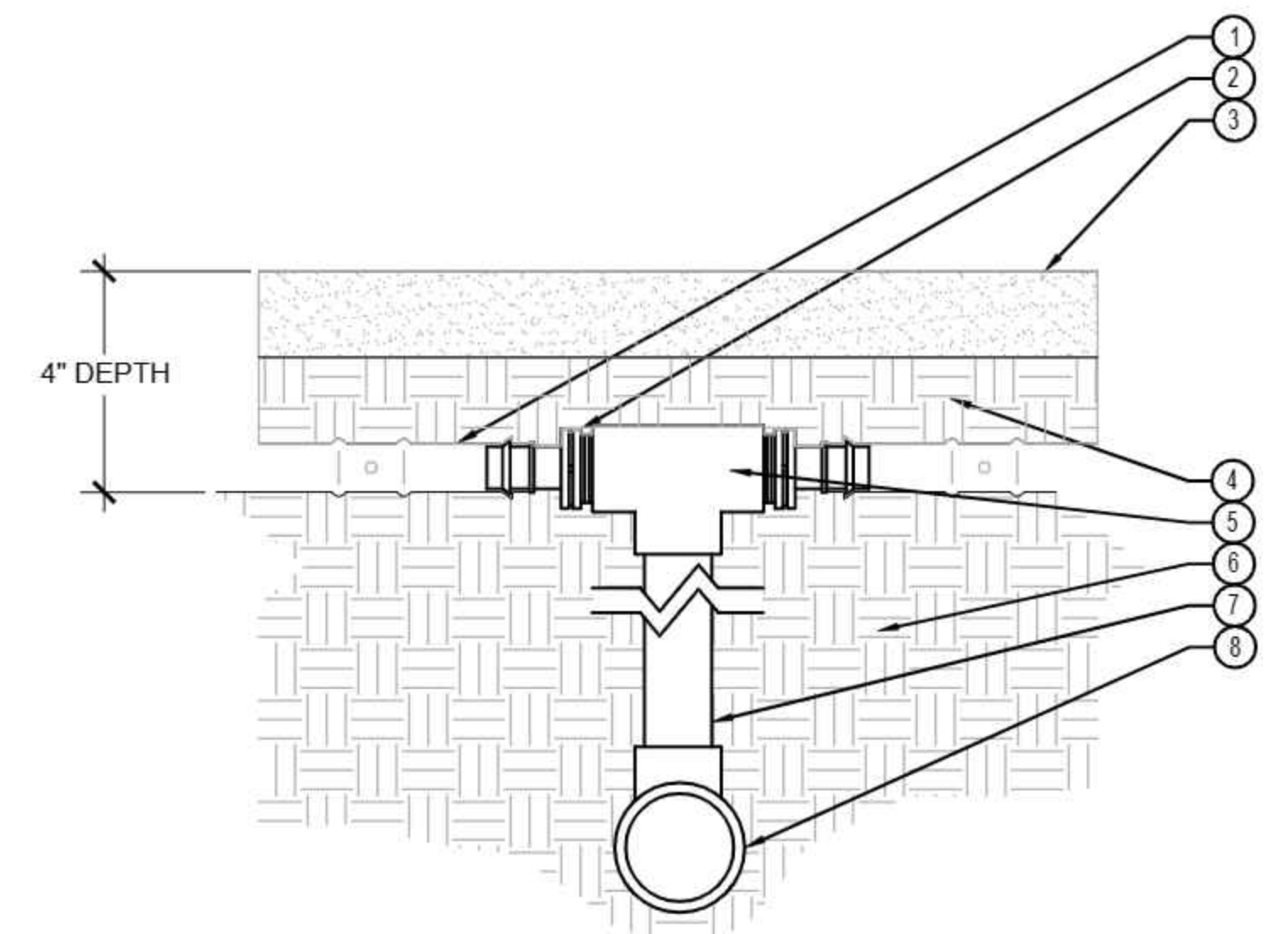
- LEGEND:**
- ① HUNTER DRIPLINE (HDL) PER PLAN
  - ② PLD OR PLD-LOC FITTINGS TYP.
  - ③ AIR RELIEF VALVE IN VALVE BOX (ONLY FOR CHANGES IN HEIGHT OF GREATER THAN 6' ON THE SAME ZONE)
  - ④ HDL TUBING EXHAUST HEADER
  - ⑤ FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
  - ⑥ HDL TUBING SUPPLY HEADER
  - ⑦ DRIP CONTROL ZONE KIT PER PLAN
- NOTES:**  
 AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.  
 FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

**2 PLANTING BED**



- LEGEND:**
- ① HUNTER DRIPLINE (HDL) PER PLAN
  - ② PLD OR PLD-LOC FITTING
  - ③ FINISHED GRADE
  - ④ MULCH (AS SPECIFIED)
  - ⑤ PVC ELBOW
  - ⑥ SOIL
  - ⑦ PVC RISER - SIZE AND LENGTH AS REQUIRED
  - ⑧ PVC SUPPLY HEADER - SIZE PER PLAN

**3 CONNECTION W/ PVC RISER & ELBOW**



- LEGEND:**
- ① HUNTER DRIPLINE (HDL) PER PLAN
  - ② PLD OR PLD-LOC FITTING
  - ③ FINISHED GRADE
  - ④ MULCH (AS SPECIFIED)
  - ⑤ PVC TEE
  - ⑥ SOIL
  - ⑦ PVC RISER - SIZE AND LENGTH AS REQUIRED
  - ⑧ PVC SUPPLY HEADER - SIZE PER PLAN

**4 DRIPLINE CONNECTION W/ PVC RISER & TEE**

**TOLT VILLAS**

**CARNATION, WA 98014**

**TOLT VILLAS, LLC.**  
**PO BOX 522**  
**WOODINVILLE, WA 98072**

Design Team

Design

JA

Drawn

JA

Checked

JA

Date

07/09/2022

2426 Project No.

829

Approved/Date

Revisions

No.	Date	Description

Key Plan

Registration

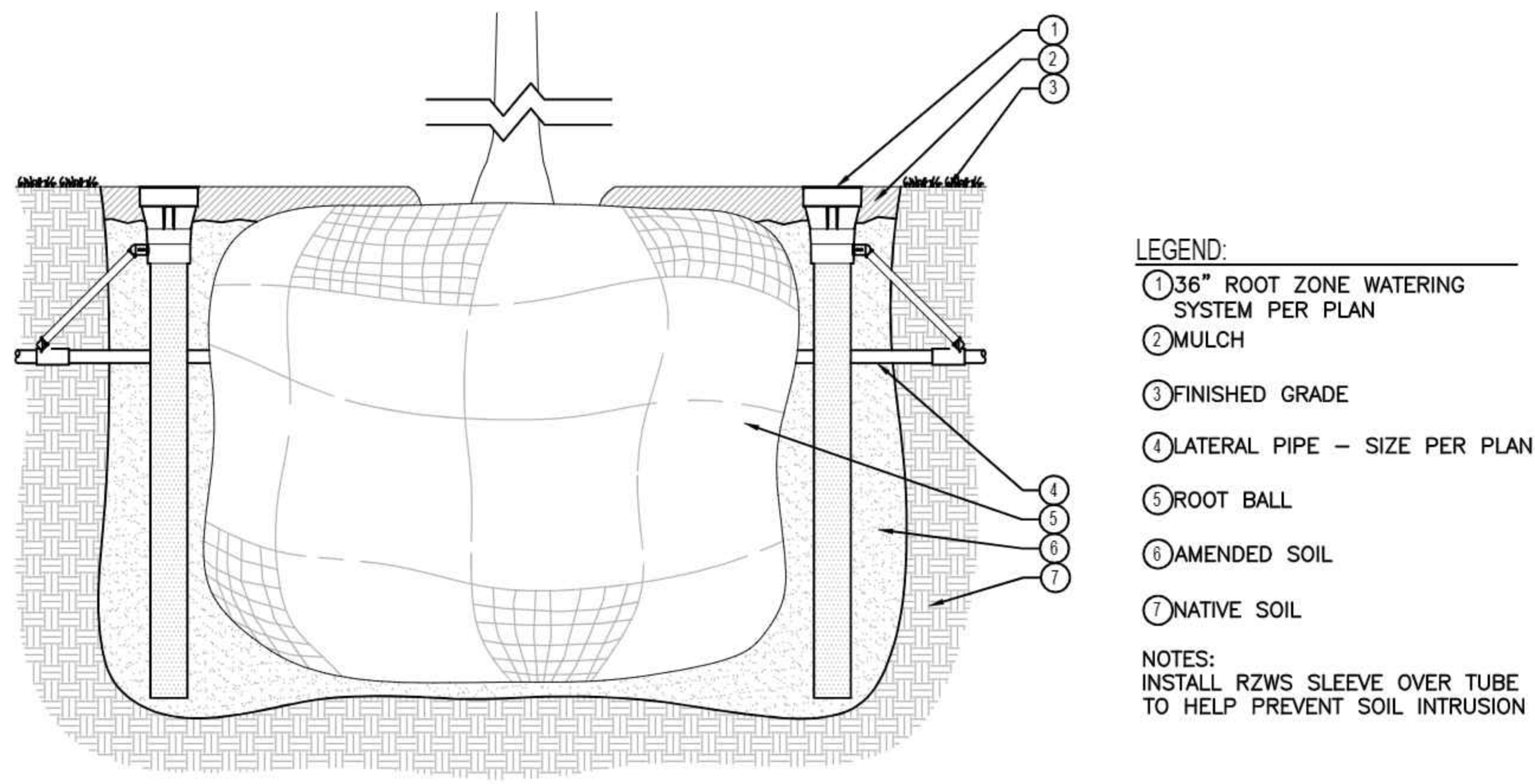


Sheet Title

**IRRIGATION DETAILS**

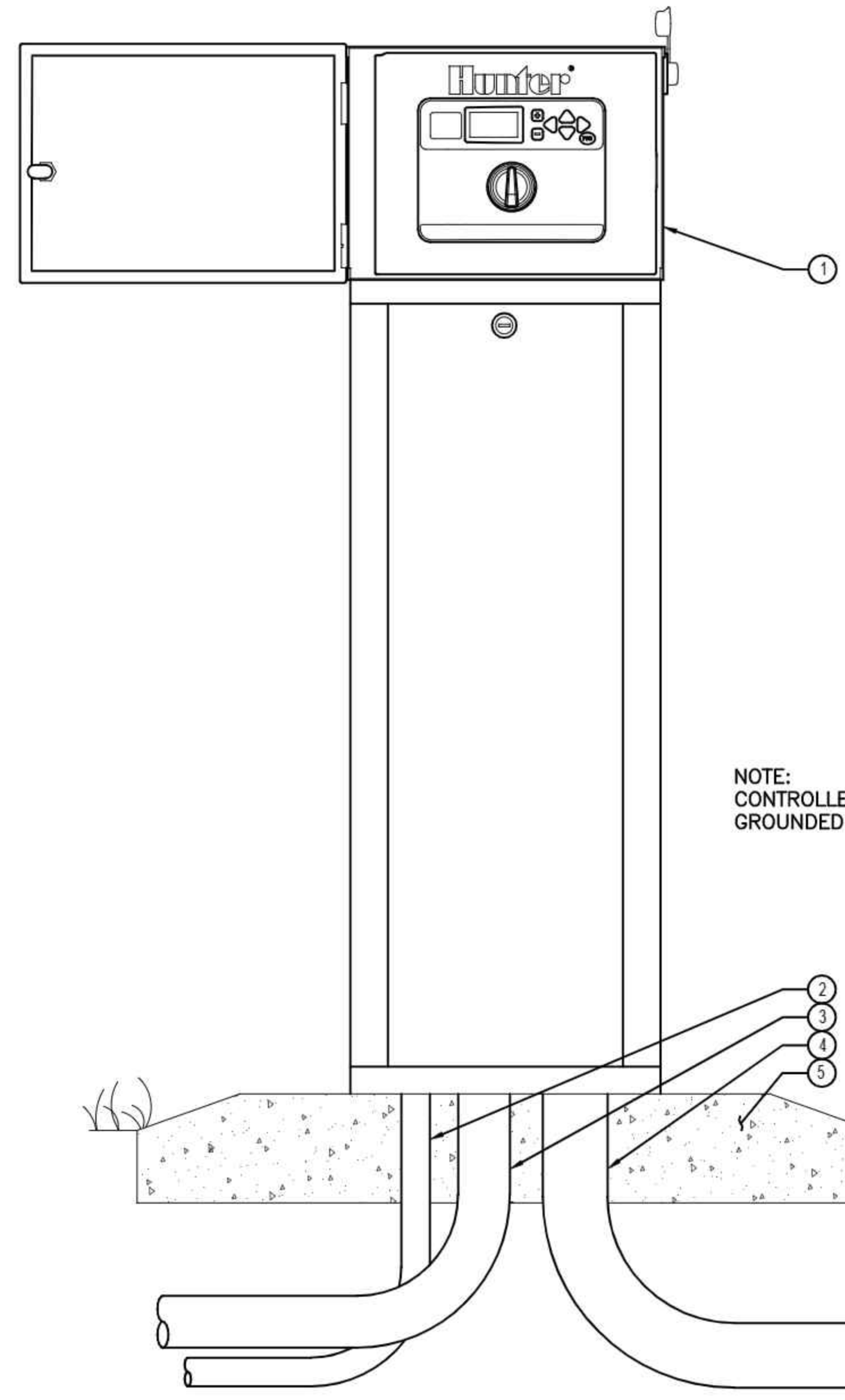
Sheet No.

**LI-5**



- LEGEND:**
- ① 36" ROOT ZONE WATERING SYSTEM PER PLAN
  - ② MULCH
  - ③ FINISHED GRADE
  - ④ LATERAL PIPE - SIZE PER PLAN
  - ⑤ ROOT BALL
  - ⑥ AMENDED SOIL
  - ⑦ NATIVE SOIL
- NOTES:**  
 INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION

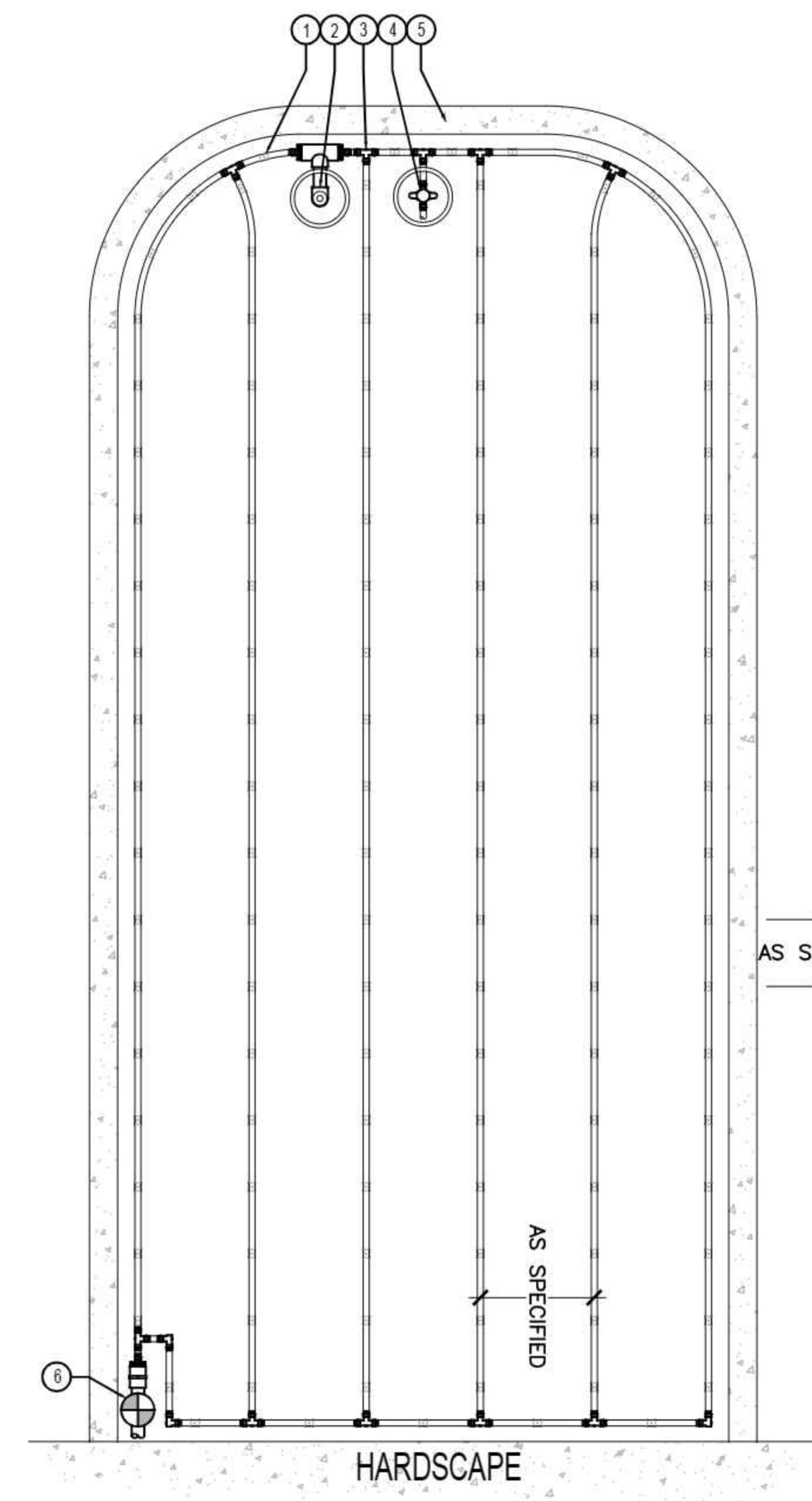
**1 ROOT ZONE WATERING SYSTEM**



- LEGEND:**
- ① IRRIGATION CONTROLLER (1 CORE) & PEDESTAL PER PLAN
  - ② ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
  - ③ GROUND WIRE CONDUIT GROUND PER ASIC GUIDELINES
  - ④ IRRIGATION CONTROL WIRE IN CONDUIT SIZE & TYPE PER LOCAL CODES
  - ⑤ PEDESTAL BASE PER PLAN INSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL

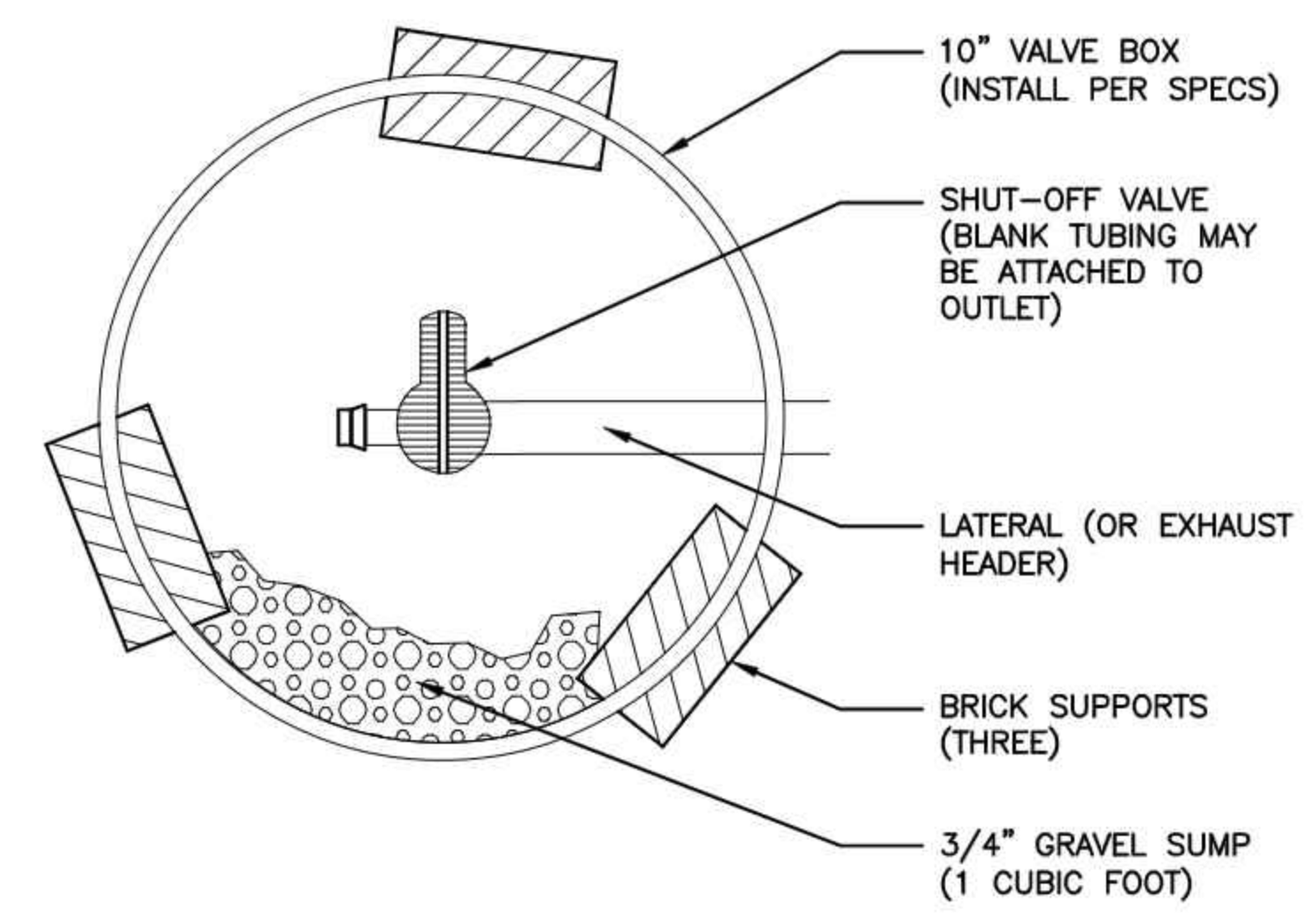
**NOTE:**  
 CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

**3 IRRIGATION CONTROLLER IN METAL PEDESTAL**



- LEGEND:**
- ① HUNTER DRIPLINE (HDL) PER PLAN
  - ② AIR RELIEF VALVE IN VALVE BOX (ONLY FOR CHANGES IN HEIGHT OF GREATER THAN 6' ON THE SAME ZONE)
  - ③ PLD OR PLD-LOC FITTINGS TYP.
  - ④ FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
  - ⑤ LANDSCAPE ISLAND CURB
  - ⑥ DRIP CONTROL ZONE KIT PER PLAN
- NOTES:**  
 AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.  
 FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

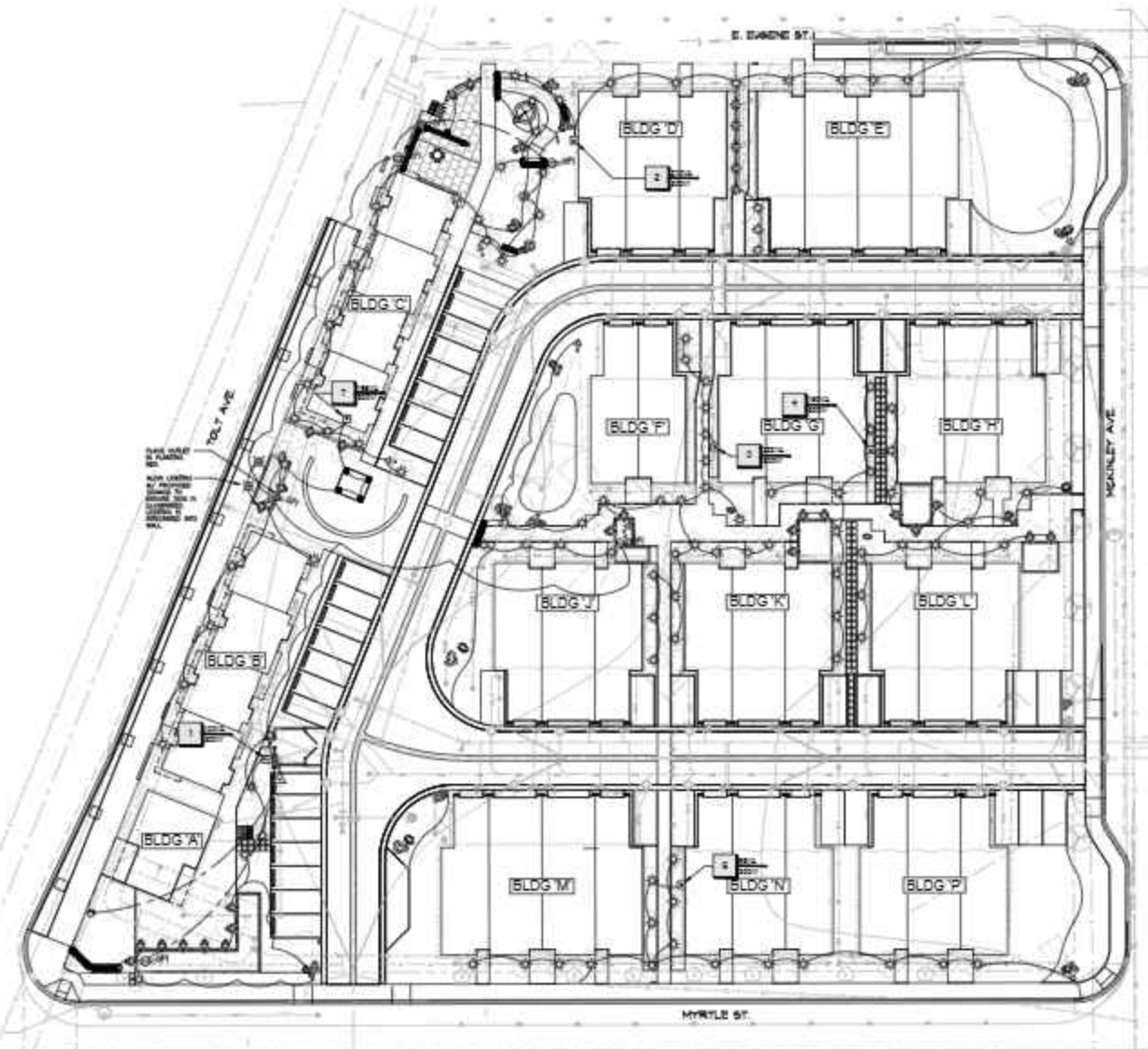
**2 PARKING LOT ISLAND**



**4 MANUAL FLUSH VALVE**

### LIGHTING NOTES:

1. PROVIDE & INSTALL ALL LIGHTING IN CONFORMANCE WITH THE CITY OF CARMINATION STANDARDS & DETAILS. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, NOTES, OR DETAILS & CITY OF CARMINATION STANDARDS & DETAILS, THE STANDARDS & DETAILS SHALL TAKE PRECEDENCE.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.
3. IRRIGATION DRAWINGS ARE SCHEMATIC. ACTUAL LOCATIONS MAY VARY DUE TO UTILITIES OR EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED WITHIN PROJECT PROPERTY LINES & WITHIN LANDSCAPE BEDS WITH THE EXCEPTION OF ITEMS IN THE RIGHT OF WAY. ITEMS SHOWN OFF PROPERTY OR IN HARDSCAPE ARE FOR CLARITY ONLY.
5. DO NOT TAKE MEASUREMENTS FROM PLANS FOR DEVICE LOCATIONS. FIELD VERIFY EXACT DEVICE AND EQUIPMENT LOCATIONS AND MOUNTING HEIGHTS W/ OWNER'S REPRESENTATIVE FOR PROPER INSTALLATION.
6. EXTERIOR MOUNTED ELECTRICAL DEVICES SHALL BE NEMA-3R WEATHERPROOF COVERS.
7. ONE-LINE DIAGRAM & CONDUIT ROUTING ARE SCHEMATIC & DO NOT SHOW EXACT PHYSICAL ARRANGEMENT OF EQUIPMENT WHERE INDICATED ON DRAWINGS. JUNCTION BOXES & PULLBOXES ARE MINIMUM REQUIREMENTS. PROVIDE FITTINGS & PULLBOXES OF ADEQUATE SIZE IN THE RACEWAY SYSTEM WHENEVER NECESSARY OR REQUIRED BY NATIONAL ELECTRICAL CODE. PROVIDE EXPANSION JOINT FITTINGS FOR CONDUITS PASSING THROUGH NEW OR EXISTING EXPANSION JOINTS INSTALLED BETWEEN BUILDINGS. VERIFY EXACT LOCATIONS AND DETAILS OF EXPANSION JOINTS PRIOR TO WORK. COORDINATE ALL CONDUIT ROUTING, PULLBOX & EQUIPMENT LOCATIONS W/ OTHER TRADES TO AVOID CONFLICTS OF EQUIPMENT INSTALLATIONS. ALL EMPTY CONDUITS SHALL HAVE PULL WIRES.
8. ROUTE ALL SITE LIGHTING THROUGH LIGHTING CONTROLS.
9. ALL SLEEVING TO BE STAKED IN THE FIELD & LOCATED ON DIMENSIONED "AS-BUILT" DRAWING TO ALLOW FUTURE LOCATION & USE.
11. PIPES TO SHARE TRENCHES WHERE POSSIBLE. SEPARATE COMMON PIPING BY 6" MIN.
14. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL CONDUIT TO CONTROLLER LOCATIONS & POINTS OF CONNECTION.
15. GENERAL CONTRACTOR TO PROVIDE POWER SOURCE FOR CONTROLLER. (VERIFY LOCATION W/ OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK)
16. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
17. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOW FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
18. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
19. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT  $>= 6"$  BELOW FINISH GRADE PER ELECTRICAL CODE.
20. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.
22. ALL UNDERGROUND SPLICES SHALL BE UL-RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 24 INCHES OF EXCESS WIRE SLACK.
23. ALL EXTERIOR 120 VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
24. ALL TRANSFORMERS PLOUGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL RAINCAP TYPE COVERS AT ALL OUTLETS.
25. ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
26. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
27. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
28. CONTRACTOR TO VERIFY A MINIMUM OF 11 VOLTS FOR ZOC AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
29. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE AND VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
30. ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.
31. CONTRACTOR TO PROVIDE CATS CONNECTION CONNECTION FOR SATELLITE TRANSFORMERS.



Design Two Four/Two Six  
 13299 161ST COURT SW  
 WAPATO, WA 98149-8218  
 PH: (206) 835-0200  
 FX: (206) 834-7718  
 WWW: DesignTwoSix.com

### TOLT VILLAS

CARMINATION, WA 99014

TOLT VILLAS, LLC  
 PO BOX 622  
 WOODVILLE, WA 99072

Revision		
No.	Date	Description



### LIGHTING PLAN & NOTES

### LP-1

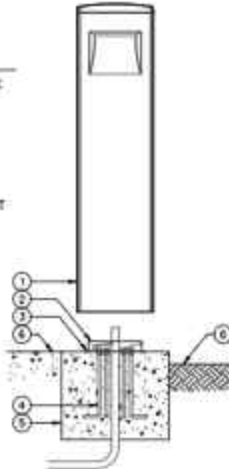
© 2018 Design Two Six

**DETAIL LEGEND:**

- 1 FX LUMINAIRE "A-BR10" FIXTURE PER PLAN
- 2 INSTALL RING
- 3 INSTALL SPACER
- 4 ANCHOR BOLTS
- 5 CONCRETE BASE
- 6 ADJACENT GROUND OR PAVEMENT SURFACE PER PLAN

**NOTES**

- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. INPUT VOLTAGE: 110-277V
- C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREAD, AND ACCESSORIES.
- D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

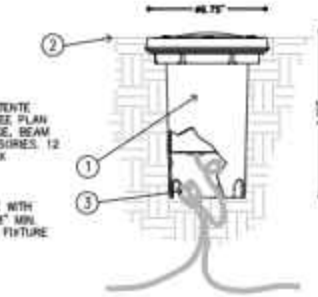


1 PATH LIGHT (A-BR10)  
FXLuminaire A-BR10

INSTALL THE FX LUMINAIRE RESISTENTE PILOTARE IN WELL DRAINED TURF OR GRAVEL AREAS. DO NOT INSTALL IN LOCATIONS THAT ARE SUBJECT TO STANDING WATER AS THIS IS NOT AN UNDERWATER LIGHT.

USE THE "REUSABLE CONSTRUCTION COVER" TO KEEP SLEEVE CLEAN AND FREE OF DEBRIS.

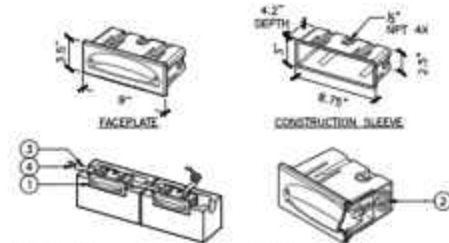
- 1 FX LUMINAIRE RESISTENTE PILOTARE FIXTURE SEE PLAN LEGEND FOR WATTAGE, BEAM SPREAD AND ACCESSORIES. 12 VOLTS 30 WATT MAX.
- 2 FINISHED GRADE
- 3 LOW VOLTAGE CABLE WITH LITESPLICE, LEAVE 18" MIN LOOP COILED BELOW FIXTURE FOR SERVICE



SECTION/ELEVATION

**RESISTENTE PILOTARE (RP) GRADE MOUNT**

NOT TO SCALE FX LUMINAIRE DETAIL



**DETAIL LEGEND:**

- 1 FX LUMINAIRE "PD" FIXTURE PER PLAN
- 2 DIRECT BURY UF/IL COPPER LOW VOLTAGE CABLE W/ UL 480D (IEC/EN 60988) RATED WATERPROOF CONNECTION. LEAVE 8" MINIMUM WIRE LOOP COILED IN CONSTRUCTION SLEEVE FOR FUTURE SERVICE.
- 3 ELECTRICAL CONDUIT PER LOCAL CODE
- 4 12 GA MAIN LINE CABLE

**NOTES**

- A. FIXTURE REQUIRES 10-15V AC/DC
- B. INSTALL TO A UL 1838 (IEC/EN 61437) LISTED TRANSFORMER
- C. IF WALL IS STUCCOED OR COATED, USE THE "CONSTRUCTION COVER" TO KEEP CAVITY CLEAN & CLEAR OF DEBRIS.
- D. THIS FIXTURE IS DESIGNED FOR DOWN LIGHTING ONLY. DO NOT USE IN UP LIGHT POSITION.

3 LED WALL LIGHT (PD) CONCRETE WALL MOUNT  
FXLuminaire PD

**DETAIL LEGEND:**

- 1 FX LUMINAIRE "VO" FIXTURE PER PLAN
- 2 PRINTED CONDUIT SLEEVE TRIM LENGTH IF NECESSARY.
- 3 WALL PER PLAN, FRONT SIDE OF WALL.
- 4 DIRECT BURY UF/IL COPPER LOW VOLTAGE CABLE WITH UL 480D (IEC/EN 60988) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE.

**NOTES**

- A. FIXTURE REQUIRES 10-15V AC/DC
- B. INSTALL TO A UL 1838 (IEC/EN 61437) LISTED TRANSFORMER

4 WALL LIGHT (VO)  
FXLuminaire VO

**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊕	GF POWER OUTLET	6
⊙	FX LUMINAIRE BOLLARD A-BR10 - 3V - L10 - K27 - FR - GP	1
△	LCM-HV LUXOR CUBE - LINE-VOLTAGE	1
↔	FX LUMINAIRE NP LARGE DIRECTIONAL UP LIGHT IDEAL FOR LARGE LANDSCAPE FEATURES. 8.38" H X 2.86" DIA. ORDER CODE: NP, ALUMINUM ALLOY, (FR) FLAT BLACK, LONG SLOT SPIKE LAMP: NP-1LED, 8.2W/4.5VA, 2700K, BEAMSPREAD: NARROW FLOOD ACCESSORIES: HEX 9MMFL-MR10	6
⊙	FX LUMINAIRE CA MACHINED COPPER AND BRASS PATH LIGHT FIXTURE WITH GRANCE TOP ASSEMBLY. 7.4" D. DEFAULT RISER HEIGHT 12". ORDER CODE: CA, COPPER AND BRASS, (AB) ANTIQUE BRONZE, LONG SLOT SPIKE LAMP: CA-3LED, 4.2W/4.5VA, BEAMSPREAD: FLOOD ACCESSORIES: (12R) 12" RISER	111
●	FX LUMINAIRE RP IDEAL FIXTURE FOR IN GRADE LANDSCAPE APPLICATIONS. 6.75" DIA X 11.07" H. ORDER CODE: RP, BRASS, (RS) NATURAL BRASS, DIRECT MOUNT LAMP: 20W MR-10 LED WARM FLOOD, 4W/4.5VA, 2700K, BEAMSPREAD: FLOOD	20
↔	FX LUMINAIRE PB IDEAL SELECTION FOR LARGE BROAD OBJECTS OR WASHING LIGHT. 2.23" W X 6.72" H X 4.03" L. ORDER CODE: PB, ALUMINUM ALLOY, (FR) FLAT BLACK, LONG SLOT SPIKE LAMP: PB-3LED, 4.2W/4.5VA, BEAMSPREAD: FLOOD	9
⊙	FX LUMINAIRE PD LARGE WALL/LOWER LIGHT. 9" W X 3.5" H X 2.375" D. ORDER CODE: PD, BRASS, (AB) ANTIQUE BRONZE, DIRECT MOUNT LAMP: PD-3LED, 4.2W/4.5VA, 3000K, BEAMSPREAD: WIDE FLOOD	26
■	FX LUMINAIRE VO - 2D - 1LED - RD- SS MACHINED 316 MARINE-GRADE STAINLESS STEEL HARDSCAPE LIGHT. 1.9" DIA X 2.4" L. ORDER CODE: VO, STAINLESS STEEL, (SS) STAINLESS STEEL, CONSTRUCTION SLEEVE LAMP: VO-1LED, 2.8W/3.3VA, 3000K, BEAMSPREAD: FLOOD	2
■	ELECTRICAL PANEL	1
□	FX LUMINAIRE LUXOR 300	1
▢	FX LUMINAIRE LUXOR 300 LSAT	6
---	#12 - COPPER AWG - LOW-VOLTAGE DIRECT-BURIAL	2,882 LF
---	#12 - COPPER AWG - UF-B	250 LF

QUANTITIES SHOWN IN SCHEDULES ARE SHOWN AS A COURTESY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL QUANTITIES.

Design Two Four/Two Six

11828 BELT COURT SE  
SPRING, VA 22154-0218  
PH: (703) 835-0320  
FAX: (703) 835-7718  
www.dtwofoursix.com

**TOLT VILLAS**

CAMMATION, WA 98014

**TOLT VILLAS, LLC**  
PO BOX 828  
WOODVILLE, WA 98072

**Drawings**

Sheet No.	Date	By	Check

**Revisions**

No.	Date	Description

**Exp. Plan**

**Exp. Notes**



**Sheet Title**

**LIGHTING SCHEDULE & DETAILS**

**Sheet No.**

**LP-2**

© 2011 DTSI, LLC



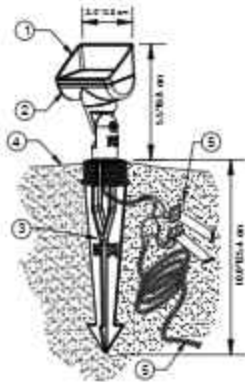
## FXLuminaire

### DETAIL LEGEND

- 1 FX Luminaire PB fixture, see plan legend for wattage, beam spread and accessories.
- 2 See fixture a minimum of 1/2" off vertical to allow water and dirt to drain off base cap.
- 3 FX Luminaire Long Slot Spike mount.
- 4 Finished grade.
- 5 Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-4 direct bury splice kit. Leave 12" minimum wire loop coiled below fixture for service.

### NOTES

- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 18-15 volts - AC or DC.
- C. See plan legend for LED board option, beam spread, and accessories.
- D. Always refer to FX product installation notes prior to installation.



FX LUMINAIRE  
1948 Starwood Street  
San Marcos, CA 92078  
Phone: 760-734-2244  
Technical Support:  
760-734-1783  
www.fx.com

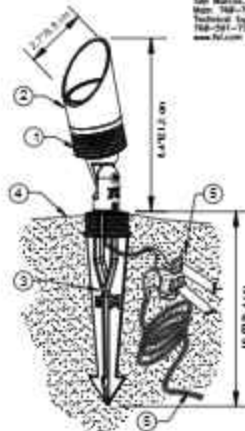
## FXLuminaire

### DETAIL LEGEND

- 1 FX Luminaire NP fixture, see plan legend for wattage, beam spread and accessories.
- 2 See fixture a minimum of 1/2" off vertical to allow water and dirt to drain off base cap.
- 3 FX Luminaire Long Slot Spike mount.
- 4 Finished grade.
- 5 Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-4 direct bury splice kit. Leave 12" minimum wire loop coiled below fixture for service.

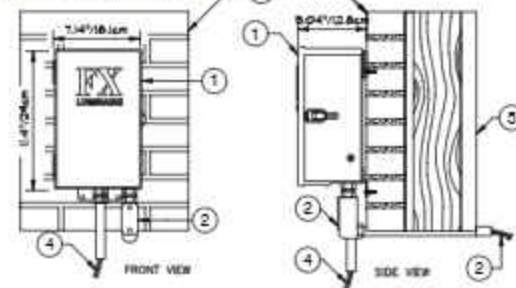
### NOTES

- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 18-15 volts - AC or DC.
- C. See plan legend for LED board option, beam spread, and accessories.
- D. Always refer to FX product installation notes prior to installation.



FX LUMINAIRE  
1948 Starwood Street  
San Marcos, CA 92078  
Phone: 760-734-2244  
Technical Support:  
760-734-1783  
www.fx.com

## FXLuminaire



- 1 FX LUMINAIRE LX TRANSFORMER. SEE PLAN LEGEND FOR MOUNTING INSTRUCTIONS.
- 2 FX AVAILABLE ELECTRIC HARDWARE TO 120 VOLT POWER SOURCE.
- 3 OUTDOOR BRICK MOUNTING SURFACE.
- 4 LENGTH OF WIRE AND JUNCTION BOX TO BE DETERMINED. USE DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBR/Y-4 DIRECT BURY SPLICE KIT.
- 5 SEE PLAN LEGEND FOR TYPE OF MATERIAL FOR INSIDE WALL SURFACE.

### NOTES:

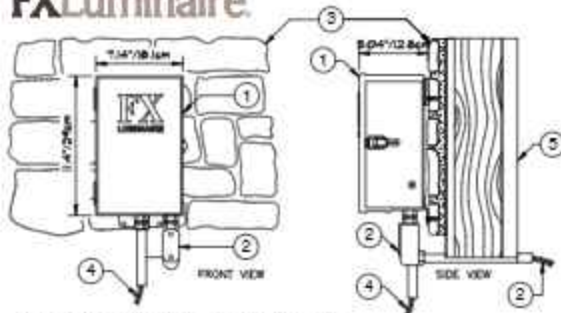
- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.
- C. THIS DETAIL SHOWS DIMENSIONS FOR BOTH THE LX-158 AND LX-388

- 1 PB UP LIGHT LONG SLOT SPIKE  
NOT TO SCALE P-CO-73

- 2 NP UP LIGHT LONG SLOT SPIKE  
NOT TO SCALE P-CO-86

- 3 LX-TRANSFORMER OUTDOOR BRICK.  
NTS P-CO-57

## FXLuminaire



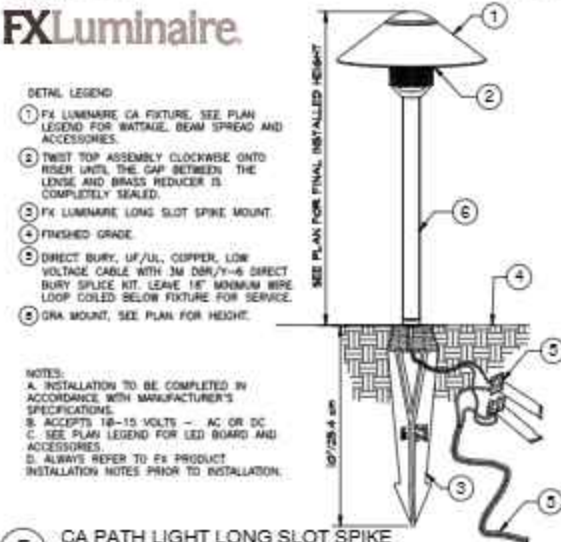
- 1 FX LUMINAIRE LX TRANSFORMER. SEE PLAN LEGEND FOR MOUNTING INSTRUCTIONS.
- 2 FX AVAILABLE ELECTRIC HARDWARE TO 120 VOLT POWER SOURCE.
- 3 OUTDOOR FAUX STONE MOUNTING SURFACE.
- 4 LENGTH OF WIRE AND JUNCTION BOX TO BE DETERMINED. USE DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBR/Y-4 DIRECT BURY SPLICE KIT.
- 5 SEE PLAN LEGEND FOR TYPE OF MATERIAL FOR INSIDE WALL SURFACE.

### NOTES:

- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.
- C. THIS DETAIL SHOWS DIMENSIONS FOR BOTH THE LX-158 AND LX-388

- 4 LX-TRANSFORMER OUTDOOR FAUX  
NTS P-CO-35

## FXLuminaire



### DETAIL LEGEND

- 1 FX LUMINAIRE CA FIXTURE. SEE PLAN LEGEND FOR WATTAGE, BEAM SPREAD AND ACCESSORIES.
- 2 TWIST TOP ASSEMBLY CLOCKWISE ONTO RISER UNTIL THE GAP BETWEEN THE LENS AND BRASS REDUCER IS COMPLETELY SEALED.
- 3 FX LUMINAIRE LONG SLOT SPIKE MOUNT.
- 4 FINISHED GRADE.
- 5 DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH 3M DBR/Y-4 DIRECT BURY SPLICE KIT. LEAVE 18" MINIMUM WIRE LOOP COILED BELOW FIXTURE FOR SERVICE.
- 6 GRA MOUNT, SEE PLAN FOR HEIGHT.

### NOTES:

- A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. ACCEPTS 18-15 VOLTS - AC OR DC.
- C. SEE PLAN LEGEND FOR LED BOARD AND ACCESSORIES.
- D. ALWAYS REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.

- 5 CA PATH LIGHT LONG SLOT SPIKE  
NTS P-CO-85

### Design Two Four/Two Six

13200 161ST COURT SE  
BENTON, WA 99022-8218  
PH: 509-825-0020  
FAX: 509-825-7718  
www.designtwo.com

## TOLT VILLAS

CAMMATION, WA 99014

TOLT VILLAS, LLC  
PO BOX 522  
WOODVILLE, WA 99072

### Drawings

Title

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date

By

Check

Date



## LIGHTING DETAILS

## LP-3

© 2011 DESIGN TWO