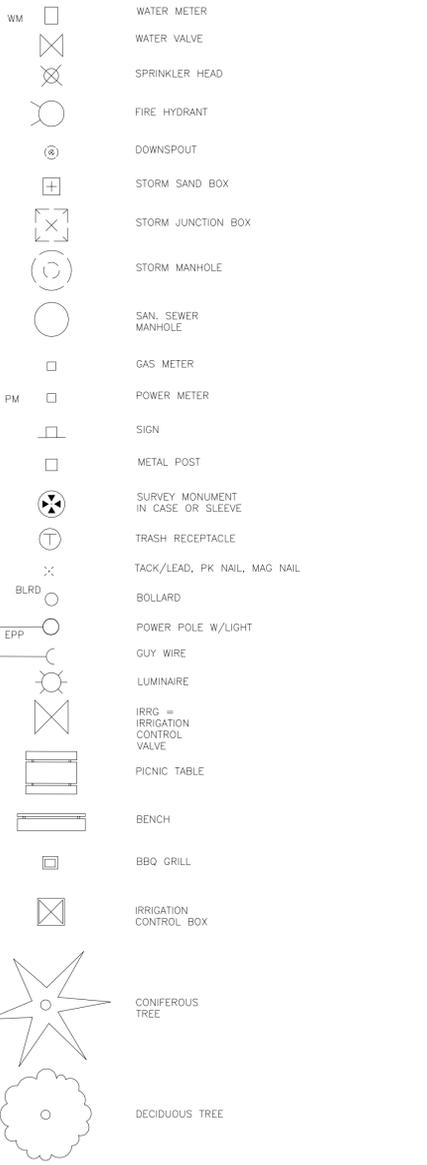
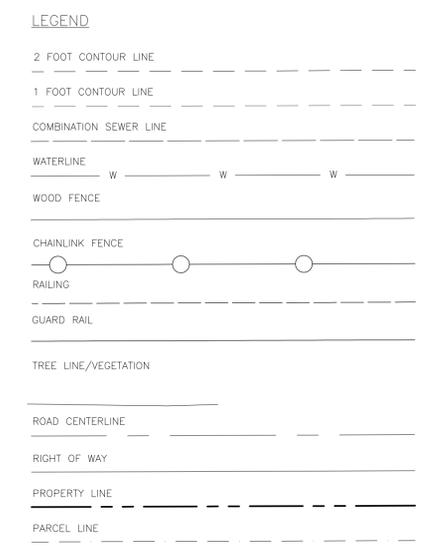




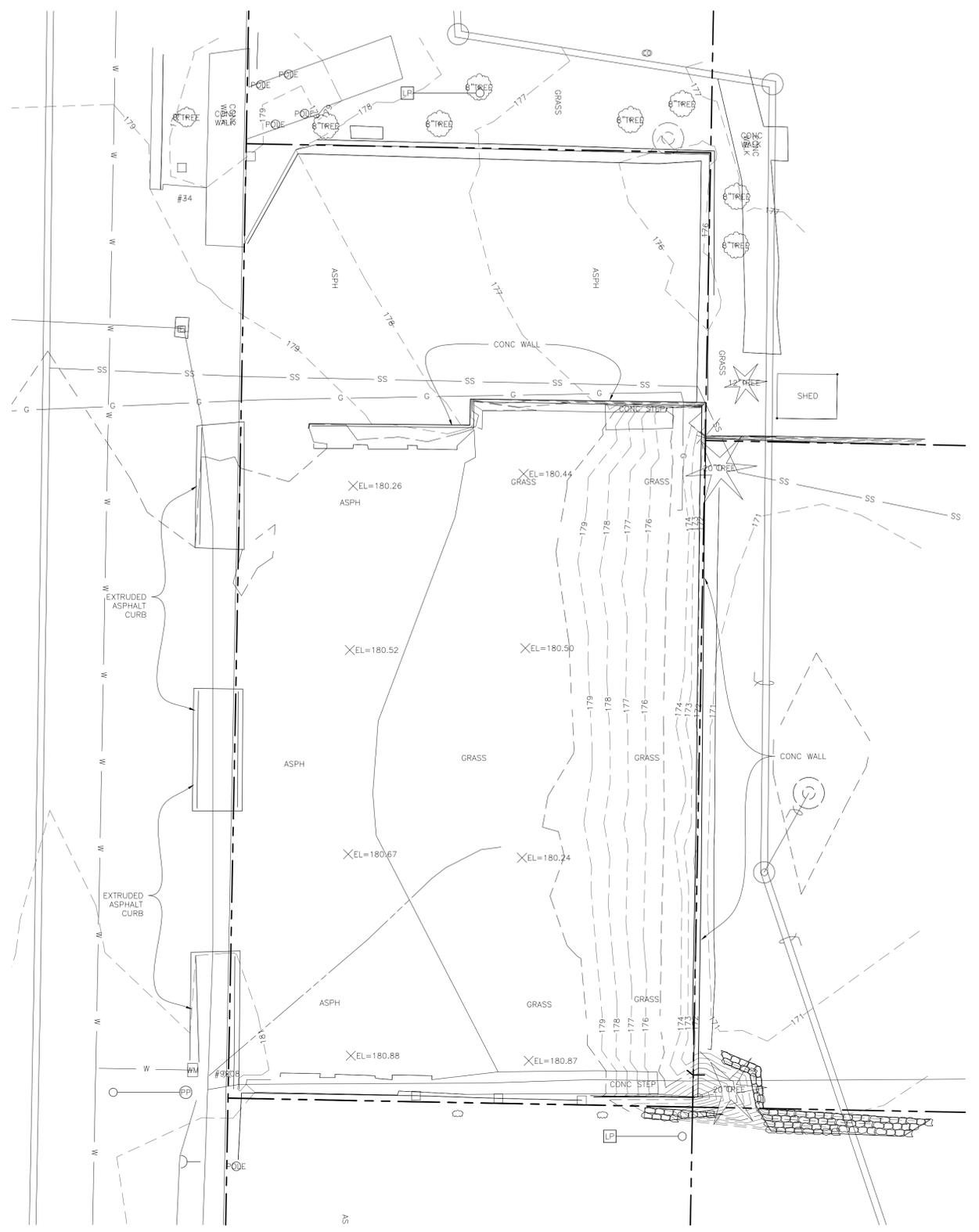
HORIZONTAL DATUM: NAD83-2011 EPOCH 2010.00 DERIVED FROM THE WSRN AND NGS CORS  
 BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE  
 VERTICAL DATUM: NAVD88, CITY OF SEATTLE BM  
 VERTICAL BENCHMARKS: 3639-1702, 3639-1603  
 PARKS FIELD BOOK: #

**SURVEY NOTES:**  
 FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A TRIMBLE R10 GNSS RECEIVER REFERENCING WSRN WITH DUAL OCCUPATIONS AT POINTS 1, 2, 3 AND 4 AND WITH A 3" TRIMBLE S6 TOTAL STATION USING TRAVERSE METHODS THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332-130-090.  
 SURVEY WAS CONDUCTED WITHOUT A CURRENT SUBDIVISION GUARANTEE OR TITLE REPORT. PARKS BOUNDARY LINES SHOWN FROM RECORD INFORMATION.  
**VERTICAL CONTROL POINTS:**  
 XXXXXX: 2 INCH DOMED BRASS CAP STAMPED "CITY OF SEATTLE 3639-1702 LS 33128" SET 75 FT SOUTH OF CENTERLINE OF SOUTH WEBSTER STREET TO THE WEST AND 5.7 FT WEST OF WESTERLY SOUND TRANSIT RAIL ALONG MARTIN LUTHER KING JR WAY SOUTH. ELEV.=127.270  
 XXXXXX: 2 INCH DOMED BRASS CAP STAMPED "CITY OF SEATTLE 3639-1603 LS 33128" SET ON TOP OF CURB AT SOUTHWEST CORNER OF INTERSECTION OF MARTIN LUTHER KING JR WAY SOUTH AND SOUTH OTHELLO ST. ELEV.=126.625  
**SITE BENCHMARK:** CONTROL POINT #100 MAG SET IN ASPHALT AT SOUTHWEST CORNER OF NORTH BASKETBALL COURT  
**SITE BENCHMARK:** CONTROL POINT #102 MAG NAIL SET IN ASPHALT WALK SOUTHWEST OF JUNGLE GYM. ELEV.=266.982  
**SITE BENCHMARK:** CONTROL POINT #3 MAG NAIL SET IN SOUTH CORNER OF ASPHALT BASKETBALL COURT. ELEV.=262.332

LEGAL DESCRIPTION:



**REFERENCE DOCUMENTS:**  
 PARKS DRAWINGS 36506-36509, 36517, 36521, 36522  
 VAULT PLAN NO. 18-1-1, 28-48-1, 48-81-2, 89-20-1, 101-28-1, 774-799, 777-140-16 to 777-140-18a, 777-154-8, 777-154-19, 777-154-20, 777-155-59, 777-157-74, 829-79-1, 829-100-1, 859-15-2, 870-27-o2 to 870-27-o6, 774-683-1, 774-683-1a, 774-683-3, 774-683-3a, 774-683-4, 774-683-4a  
 SEWER CARDS 1518-4, 1524-2, 1524-2A, 1529-1C, 5208-2, 5208-3, 6010-9  
 FIELD SURVEY DATE: 01/05/16, 01/06/16, 01/26/16, 03/15/16 TO 03/19/16, 03/22/16  
 PRJ. SURVEYOR: T. BARGER, PLS  
 PRIMARY CREW: S. KEESEE, PLS  
 J. NAYLOR, PLS  
 OFFICE TECH: H. LIEU, PLS  
 GEOREGISTRATION NOTES: TILE 153 SE 27-24-04  
 COMMENTS:



1 EXISTING CONDITIONS PLAN

**>>>>CAUTION - CALL 811<<<<**  
**UTILITY NOTIFICATION CENTER**  
**BEFORE YOU DIG!**  
**WWW.CALL811.COM**  
 Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.

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NO.	REVISION - AS BUILT	DATE

REVIEWED: \_\_\_\_\_ DATE \_\_\_\_\_  
 PARK ENGINEER

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

**Board & Vellum**  
 LANDSCAPE ARCHITECTURE  
 115 15th Ave E, Suite 100 Seattle, WA 98112  
 info@boardandvellum.com | 206.707.8895

**Seattle Parks & Recreation**

**LAKE CITY LANDBANKED SITE**

**100% DD**

**EXISTING CONDITIONS PLAN**

DESIGNED	_____	DATE	05.31.2017
DRAWN	_____	SHEET	2 OF 16
CHECKED	_____		
ORDINANCE NO.	X		<b>G0.1</b>
CONTRACT NO.	X		
SCALE	1" = 10'-0"		



>>>>CAUTION - CALL 811<<<<  
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NO.	REVISION - AS BUILT	DATE

REVIEWED: \_\_\_\_\_ DATE \_\_\_\_\_  
 PARK ENGINEER

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**Board & Vellum**  
 LANDSCAPE ARCHITECTURE

115 15th Ave E, Suite 100 Seattle, WA 98112  
 info@boardandvellum.com | 206.707.8895



LAKE CITY LANDBANKED SITE

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RENDERED SITE PLAN

DESIGNED	_____
DRAWN	_____
CHECKED	_____
ORDINANCE NO.	X
CONTRACT NO.	X
SCALE	1" = 10'-0"

DATE	05.31.2017
SHEET	3 OF 16
<b>L1.0</b>	

## GENERAL NOTES (U.N.O.)

- ALL WORK SHALL CONFORM TO THE 2017 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS, THE PROJECT MANUAL, AND SEATTLE PARKS STANDARD DETAILS. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ERRORS AND OMISSIONS ON THE PERMITTED PLANS MUST BE CORRECTED BY THE ENGINEER AND APPROVED BY THE CITY OF SEATTLE.
- ALL PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION WITHIN THE RIGHT OF WAY, THE PERMITTEE SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION.
- PERMITTEE SHALL CONTACT SEATTLE DEPARTMENT OF TRANSPORTATION, STREET USE INSPECTOR A MINIMUM OF 2 BUSINESS DAYS PRIOR TO NEEDING AN INSPECTION.
- ALL DAMAGE TO CITY OR PRIVATE INFRASTRUCTURE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- THE PERMITTEE SHALL BE RESPONSIBLE FOR REFERENCING AND REPLACING ALL MONUMENTS THAT MAY BE DISTURBED, DESTROYED OR REMOVED BY THE PROJECT AND SHALL FILE AN APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT WITH THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PURSUANT TO RCW 58.24.040(8).
- THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
- THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE PERMITTEE SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- SPU-DWW MUST PERFORM ALL CORE DRILL OPERATIONS INTO EXISTING MAINS OR STRUCTURES. CONTRACTORS ARE NOT ALLOWED TO CORE INTO MAINS OR STRUCTURES WITHOUT PRIOR APPROVAL FROM SPU-DWW. TO SCHEDULE CORE CUTS CONTACT SPU-DWW AT 206-615-0511 A MINIMUM 48 HOURS IN ADVANCE.
- UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS AND ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY OF SEATTLE.
- THE PERMITTEE SHALL PROVIDE FOR ALL TESTING AS REQUIRED BY THE CITY OF SEATTLE INSPECTOR.
- THE PERMITTEE SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL CONTROL FACILITIES MAY BE REQUIRED. DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THE PERMITTEE'S ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE PERMITTEE SHALL KEEP ALL PAVED SURFACES IN AND AROUND THE PROJECT SITE CLEAN BY SWEEPING PER SECTION 8-01.3(16).
- ALL DISTURBED SOILS SHALL BE AMENDED PER STANDRD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR WITHIN THE DRIPLINE OF AN EXISTING TREE.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE TRAFFIC CONTROL MANUAL FOR IN-STREET WORK. AN APPROVED TRAFFIC CONTROL PLAN WILL BE REQUIRED FOR ALL ARTERIAL STREETS PRIOR TO BEGINNING CONSTRUCTION.
- PERMITTEE SHALL NOTIFY KING COUNTY METRO AT 684-2732 FOURTEEN DAYS IN ADVANCE OF ANY IMPACT TO TRANSIT OPERATIONS.
- ALL STREET NAME SIGNS MUST BE INSTALLED BY SEATTLE DEPARTMENT OF TRANSPORTATION AT THE PERMITTEE'S EXPENSE.
- ALL WORK PERFORMED BY SEATTLE CITY LIGHT, SEATTLE PUBLIC UTILITIES, AND OTHER UTILITIES TO REMOVE OR RELOCATE EXISTING UTILITIES SHALL BE DONE AT THE PERMITTEE'S EXPENSE.
- PERMITTEE MUST CONTACT THE SEATTLE DEPARTMENT OF PARKS AND RECREATION TO APPLY FOR A SEPARATE PERMIT IF WORKING WITHIN A DESIGNATED PARK BOULEVARD.
- CARE SHALL BE EXERCISED WHEN EXCAVATING NEAR EXISTING CHARGED WATER MAINS.

## GENERAL DRAINAGE NOTES (U.N.O.)

- THE STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE PLANS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM SDOT, DCI, OR BOTH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL CONNECTION POINTS PRIOR TO CONSTRUCTION.
- SERVICE DRAIN PIPE AND FITTINGS SHALL BE PVC PER ASTM D3034.
- BEDDING SHALL BE CLASS B FOR ALL PIPE EXCEPT DUCTILE IRON PIPE, WHICH SHALL BE CLASS D. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MINERAL AGGREGATE TYPE 22. BEDDING MATERIAL FOR PVC PIPE AND CMP SHALL BE MECHANICALLY COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS MEASURED BY ASTM D-698.
- WHERE A NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS POLYETHYLENE PLASTIC FOAM SHALL BE PLACED AS A CUSHION BETWEEN THE UTILITIES.
- CATCH BASIN CONNECTIONS, INLET CONNECTIONS, AND SERVICE DRAINS SHALL BE 6" DIAMETER PIPE.
- TEES, CATCH BASIN CONNECTIONS AND SERVICE DRAINS SHALL BE PLACED AT A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 50%, U.N.O. INLET CONNECTIONS SHALL BE PLACED AT A MINIMUM SLOPE 5% AND A MAXIMUM SLOPE OF 50%.
- SERVICE DRAINS CONNECTED/RECONNECTED AS APPROVED BY DCI INSPECTOR.
- RE-LAY EXISTING SERVICE DRAINS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE ENGINEER.
- SERVICE DRAINS SHALL NOT BE BACKFILLED UNTIL THE PIPE HAS BEEN INSPECTED AND APPROVED AND THE LOCATION AND DEPTH IS RECORDED BY THE DCI INSPECTOR.
- TEES ON NEW PIPE LESS THAN 24" IN DIAMETER SHALL BE PREFABRICATED. TEES ON EXISTING PIPE OR ON NEW PIPE WITHOUT PREFABRICATED TEES SHALL BE CONNECTED BY CORE DRILLING AND FLEXIBLE CONNECTION.
- THE CONTRACTOR SHALL PROVIDE SUPPORTS FOR POWER POLES NEAR EXCAVATIONS PER SEATTLE CITY LIGHT.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS DURING TRENCH EXCAVATION TO PROTECT EXISTING UTILITIES FROM DAMAGE AND SETTLEMENT.
- THE CONTRACTOR SHALL PROVIDE EROSION/SEDIMENTATION CONTROL FACILITIES AS NEEDED TO PREVENT EROSION AND STOP SEDIMENT-LADEN WATERS FROM LEAVING THE SITE.
- CONTRACTOR TO ACQUIRE SIDE SEWER PERMIT FROM SDCI FOR INSTALLATION OF DRAINAGE IMPROVEMENTS.

## DATUM INFORMATION

**HORIZONTAL DATUM:** NAD83-2011 EPOCH 2010.00 DERIVED FROM THE WSRN AND NGS CORS

**BASIS OF BEARING:** WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE

**VERTICAL DATUM:** NAVD88, CITY OF SEATTLE BM

**VERTICAL BENCHMARKS:** SNV-0066, 37113001

**PARKS FIELD BOOK:** #489

**VERTICAL CONTROL POINTS:**

**SNV-0066:** 2 INCH DOMED BRASS CAP STAMPED "CITY OF SEATTLE 0066. 15 FEET SOUTH OF SOUTH EDGE OF WHEEL CHAIR RAMP, 4 INCHES WEST OF BACK OF CONCRETE WALK. AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF LAKE CITY WAY NORTHEAST & NORTHEAST 125TH STREET. ELEVATION ESTABLISHED BY DIGITAL LEVEL. ELEV.=194.543'

**37113001:** SET 2 INCH BRASS CAP STAMPED 3711 3001 IN NORTHEAST CORNER OF ELECTRIC VAULT AT SOUTHEAST CORNER OF INTERSECTION OF NE 125TH ST & 33RD AVE NE. ELEV.=180.153'

## SHEET INDEX

C0.0	CIVIL NOTES
C1.0	CSC PLAN
C2.0	OSSM PLAN
C3.0	DRAINAGE PLAN
C4.0	CIVIL DETAILS

## EROSION/SEDIMENTATION CONTROL NOTES (U.N.O.)

- THE IMPLEMENTATION OF THESE CSC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE CSC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE CSC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE, ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE CSC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CSC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
- THE CSC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE CITY OF SEATTLE TO ENSURE THEIR CONTINUED FUNCTIONING.
- BETWEEN MAY 1ST AND SEPTEMBER 30TH ANY AREA STRIPPED OF VEGETATION, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED CSC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.) BETWEEN OCTOBER 1ST AND APRIL 30TH THE PERIOD SHALL BE 2 DAYS.
- THE CSC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT AS REQUIRED TO KEEP STREETS CLEAN. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- CONSTRUCTION EROSION CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY DPD PRIOR TO ANY EARTH DISTURBANCE. CALL 684-8860 TO SCHEDULE AN INSPECTION APPOINTMENT.
- NO SEDIMENT SHALL BE TRACKED ONTO PAVED STREETS OR ROADWAYS. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE CONSTRUCTION SITE. IN THE EVENT OF FAILURE OF THE CSC SYSTEM RESULTING IN SEDIMENT TRACKING ONTO PAVEMENT, THE CONTRACTOR SHALL IMPLEMENT MEASURES IMMEDIATELY TO CORRECT THE SITUATION. THE CONTRACTOR SHALL EMPLOY EMERGENCY MEASURES TO REMOVED SEDIMENT FROM PAVED SURFACES, AS NEEDED. STREET SWEEPING SHALL BE CONSIDERED AN EMERGENCY MEASURE AND NOT A BASIC COMPONENT OF THE CSC SYSTEM. SEDIMENT TRACKED ONTO PAVED SURFACES SHALL NOT BE WASHED INTO STORM DRAINS OR OTHER UTILITY INLETS.
- GRADING MUST BE STABILIZED BY OCTOBER 31ST, AND NO EXCAVATION OR FILL PLACEMENT TO BE PERFORMED BETWEEN OCTOBER 31ST AND APRIL 1ST.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE OWNER'S REPRESENTATIVES (GEOTECHNICAL SPECIAL INSPECTOR, GENERAL CONTRACTOR, AND EXCAVATION CONTRACTOR) AND DPD SITE INSPECTOR. CONTACT 206/684-8860 TO ARRANGE MEETING.
- THE CONTRACTOR SHALL PROVIDE SUMPS, PUMPS, STORMWATER TREATMENT SYSTEMS AND INTERCEPTOR SWALES NECESSARY FOR CONSTRUCTION DISCHARGES. NUMBER, LOCATION AND SIZE OF TEMPORARY SUMPS, PUMPS AND SWALES SHALL BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH HIS OPERATIONS.

## ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT	LA	LANDSCAPE
APPROX	APPROXIMATE	LF	LINEAL FEET
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ATB	ASPHALT TREATED BASE	MJ	MECHANICAL JOINT
CB	CATCH BASIN	N	NORTH
CEM	PORTLAND CEMENT	OC	ON CENTER
CL	CLASS	OD	OUTSIDE DIAMETER
CONC	CONCRETE	POC	POINT OF CONNECTION
COS	CITY OF SEATTLE	PROP	PROPOSED
COORD	COORDINATE	PVMT	PAVEMENT
CSTC	CRUSHED SURFACING TOP COURSE	REF	REFERENCE
DEMO	DEMOLITION	REM	REMOVE
DIA	DIAMETER	REQ	REQUIRED
E	EAST	S	SOUTH
ELEC	ELECTRICAL	SCH	SCHEDULE
ELEV	ELEVATION	SD	STORM DRAIN
EX, EXIST	EXISTING	SDOT	SEATTLE DEPARTMENT OF TRANSPORTATION
FOC	FIRE DEPARTMENT CONNECTION	SPKLR	FIRE SPRINKLER
FF	FINISH FLOOR	SPU	SEATTLE PUBLIC UTILITIES
FG	FINISHED GRADE	SQ	SQUARE
FL	FLANGE	SS	SANITARY SEWER
GA	GAUGE	STRUCT	STRUCTURAL
GV	GATE VALVE	TYP	TYPICAL
HMA	HOT MIX ASPHALT	UNO	UNLESS NOTED OTHERWISE
IE	INVERT ELEVATION	W	WEST
L	LENGTH	W/	WITH
		WA	WATER

**>>>>CAUTION - CALL 811<<<<**  
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Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.

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**REVIEWED:** \_\_\_\_\_ **DATE** \_\_\_\_\_  
**PARK ENGINEER**

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.



A CIVIL ENGINEERING COMPANY  
 219 First Avenue S., Suite 402  
 Seattle WA 98104  
 206-402-4644

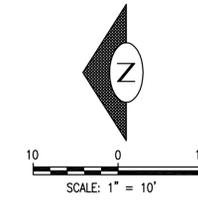


**LAKE CITY LANDBANKED SITE**

**100% DD**

**CIVIL NOTES**

DESIGNED <u>SH</u>	DATE 05.26.2017
DRAWN <u>RY</u>	SHEET <u>4</u> OF <u>16</u>
CHECKED <u>SH</u>	
ORDINANCE NO. <u>X</u>	C0.0
CONTRACT NO. <u>X</u>	
SCALE <u>1"=10'</u>	



**DATUM**

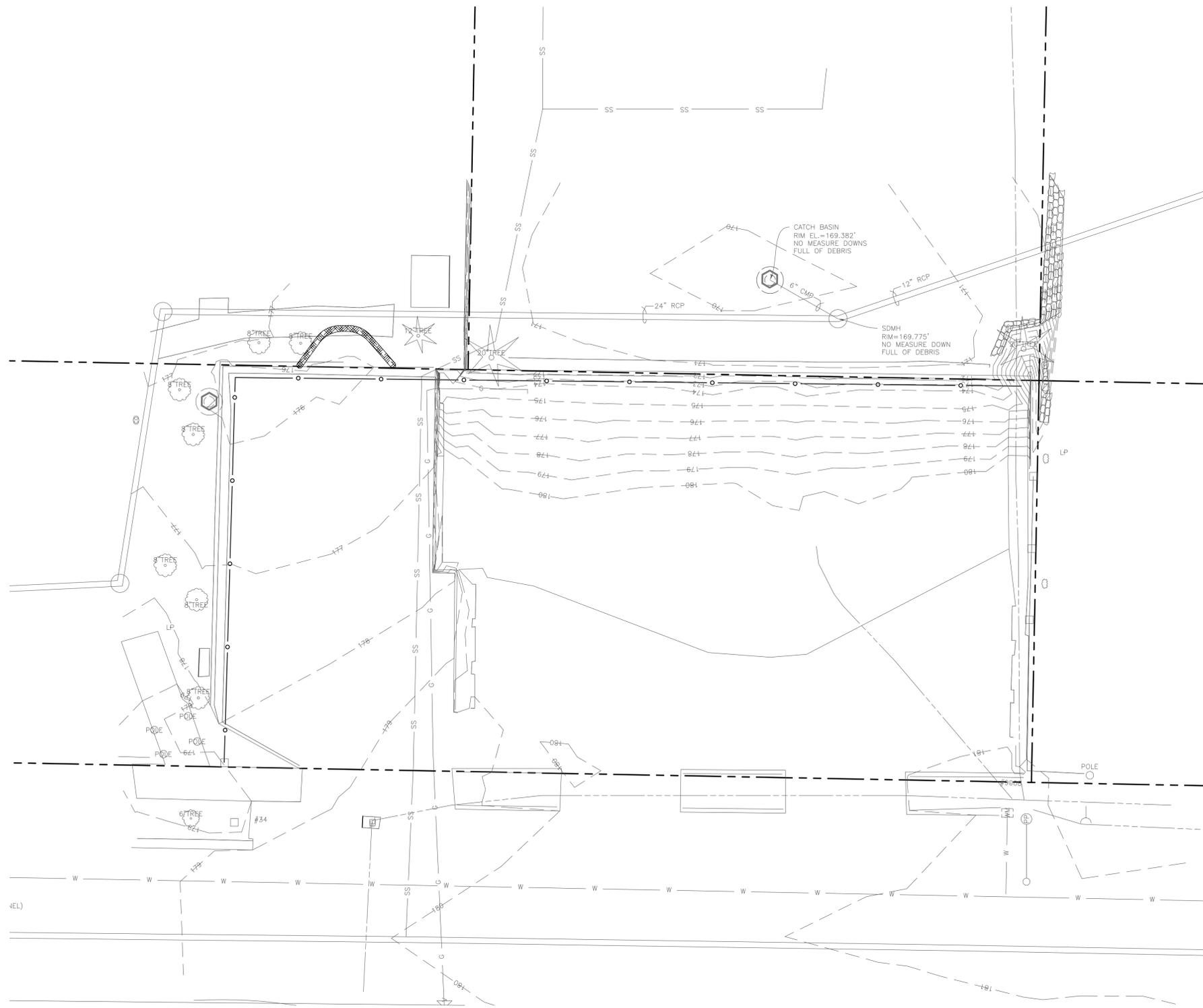
NAVD 88 - SEE SITE SURVEY FOR BENCHMARK AND ADDITIONAL INFORMATION.

**LEGEND**

-  TEMPORARY ANTI-SILTATION FENCING PER SEATTLE PARKS STD DET 01 57 13.29 2  
C4.0
-  STRAW WATTLE 3  
C4.0
-  TEMPORARY CB INSERT PER SEATTLE PARKS STD DET 01 57 13.23 1  
C4.0

**NOTES**

1. SEE SHEET C0.0 FOR GENERAL NOTES.
2. MAINTAIN/RELOCATE CSC MEASURES AND PROVIDE ADDITIONAL CSC MEASURES AS REQUIRED TO STABILIZE EXPOSED SOILS, MINIMIZE SEDIMENT TRANSPORT ON SITE, AND MEET ALL SITE DISCHARGE AND PERMIT REQUIREMENTS. ADDITIONAL FACILITIES BEYOND THOSE INDICATED ON THIS PLAN MAY BE REQUIRED, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE ADDITIONAL MEASURES THAT ARE NECESSITATED DUE TO THEIR OPERATIONS AND SEQUENCING OF THE WORK. ALL CSC MEASURES SHALL BE REMOVED FOLLOWING SITE STABILIZATION WITH FINAL PAVING AND PLANTING.
3. NOT ALL REQUIRED CB PROTECTION IS INDICATED ON THIS PLAN. INSTALL CB PROTECTION PER DETAIL 1/C4.0 ON ALL EX CB'S TO REMAIN DURING CONSTRUCTION AND ALL INSTALLED CB'S. MAINTAIN PROTECTION UNTIL TRIBUTARY SURFACES ARE STABILIZED.
4. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES IN AREA OF EXCAVATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES TWO WEEKS PRIOR TO PERFORMING ANY TEMP. SHORING OR EXCAVATION WORK.
5. COORDINATE ALL UTILITY INTERRUPTIONS WITH AFFECTED FACILITY OWNERS. PROVIDE MINIMUM 2 WEEKS ADVANCE NOTICE OF ALL INTERRUPTIONS.
6. THE CONTRACTOR SHALL PROCURE ALL SIDE SEWER PERMITS AND REQUIRED APPROVALS FROM COS FOR CONSTRUCTION DEWATERING/STORMWATER DISCHARGES.
7. ALL TEMP. PIPING SHALL BE REMOVED AND ALL TEMP. PIPE CONNECTIONS CAPPED/PLUGGED UPON TERMINATION OF USE.
8. COORDINATE ALL UTILITY DEMOLITION WITH CONSTRUCTION OF NEW SYSTEMS. TEMPORARILY MAINTAIN EXISTING UTILITY SYSTEM AS REQUIRED TO CONVEY FLOWS FROM PORTIONS OF SITE OUTSIDE CONSTRUCTION AREAS AND PROVIDE TEMPORARY BYPASS AND PUMPING SYSTEMS AS REQUIRED BY CONTRACTORS OPERATIONS AND OWNERS USE OF FACILITIES.



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 PARK ENGINEER

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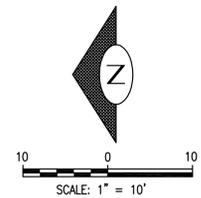


**LAKE CITY LANDBANKED SITE**

**100% DD**

**CSC PLAN**

DESIGNED SH _____	DATE 05.26.2017
DRAWN RY _____	SHEET 5 of 16
CHECKED SH _____	C1.0
ORDINANCE NO. X _____	
CONTRACT NO. X _____	
SCALE 1"=10'	

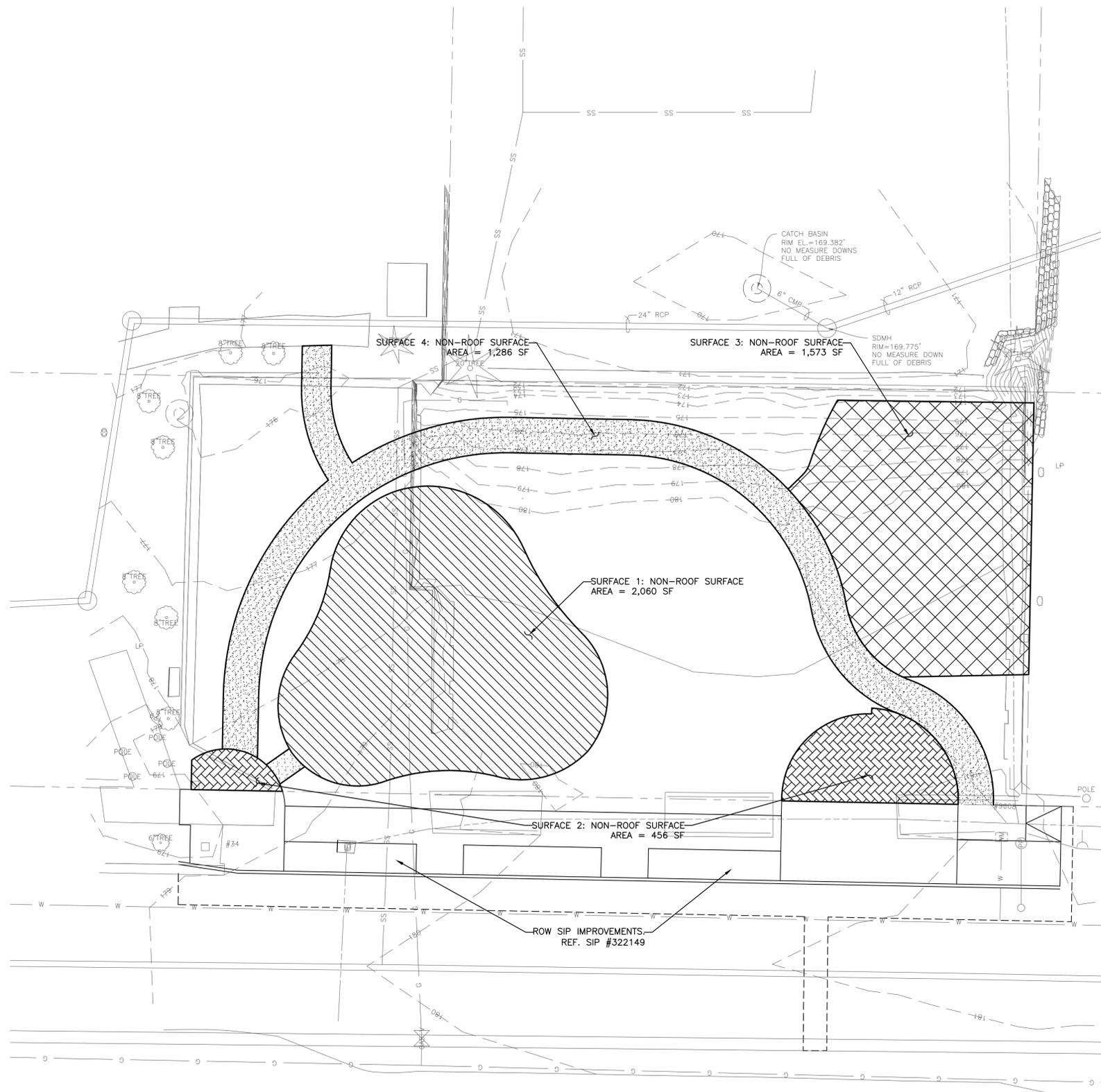


**NOTES**

1. SEE SHEET CO.0 FOR GENERAL NOTES.
2. SEE SHEET C3.0 FOR STORM DRAINAGE

**DATUM**

NAVD 88 – SEE SITE SURVEY FOR BENCHMARK AND ADDITIONAL INFORMATION.



**On-site Stormwater Management - List Approach Calculator**  
Site and Drainage Control Summary

Version 03-01-2017  
To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.

**Project Information**

Site Address	12510 33rd Ave NE	SDCI Project Number	TBD
Primary Contact	Steve Hutzemberler	SDOT Project Number	TBD
Project Type	Parcel Based	Primary Contact E-mail or Phone	steve@stewisepgllc.com

Total Site Area: 10,075 sf  
 Total New plus Replaced Hard Surface Area: 5,375 sf  
 Existing Hard Surface Area to Remain: 0 sf  
 Total New and/or Replaced Lawn and Landscaping: 4,700 sf  
 Undisturbed and protected site area: 0 sf

Was the project lot created or reduced in size after Jan 1, 2016? No  
 Project Engineer: Steve Hutzemberler  
 Engineer E-mail: steve@stewisepgllc.com

On-site Stormwater Management required for a 1,500 sf of new plus replaced area: No  
 On-site Performance Standard will be used (professional engineer required?): No

**Site Information**

Note: If required for your project, reference the Preliminary Assessment Report (PAR) to complete this section. If the total areas proposed are different from those provided in the PAR, requirements may change.

Approved Point of Stormwater Discharge: Public Storm Drain Main  
 Drainage Basin: Non-listed Creek Basin  
 Is the downstream drainage system considered Capacity Constrained by SPU? No  
 Approved Point of Wastewater Discharge: Public Sanitary Sewer Main  
 Approved Point of Sub-surface Discharge: Public Storm Drain Main  
 Flow Control is required: Yes  
 Flow Control Standard: Pre-Developed Pasture Standard

Water Treatment for pollution-generating surfaces is required: No  
 Select required treatment: Oil Control, Phosphorus, Enhanced, Basic  
 Total Pollution Generating Hard Surface Area: 0 sf  
 Total Pollution Generating Pervious Surface Area: 0 sf

Source Control is required: No  
 Environmentally Critical Areas: Yes  
 Steep Slope  Potential Slide  Riparian Corridor  Wetland  Liquefaction  Flood Prone  
 Landfill  Known Landslide  Fish / Wildlife  Peat / Groundwater Management  Shoreline Habitat

Temporary dewatering required: No  
 Is there known soil and/or groundwater contamination on this site? No  
 A licensed professional recommends dispersion not be used anywhere within the project site due to reasonable concerns of erosion, slope failure, or flooding: No

**Infiltration Information**

Is infiltration investigation required? No  
 Why? Site is mapped as "Infiltration Investigation not required"  
 Is infiltration on the site feasible? No  
 Site Measured Infiltration Rate: 0 x Infiltration Rate Correction Factor: 0.5 = 0 Site Design Inf Rate: 0

**On-site Stormwater Management**

Number of roof areas: 0  
 Number of other surface areas: 4

Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Surface: Sidewalk Area	Permeable Pervious Surface #1	2,060	2,060 sf	
2	Surface: Conc Entry Space	Permeable Pervious Surface #2	456	456 sf	
3	Surface: Sports Court	New or Retained Trees	1,573	-	2 New Deciduous
4	Surface: Conc Pathway	Permeable Pervious Surface #3	1,286	1,286 sf	
Total New/Replaced Roof Area			0	Total Roof Area Managed	0
Total New/Replaced Other Surface Area			5,375	Total Other Surface Managed	5,375
Total Area Managed			5,375	Total Volume Managed On Site	55,879 gal
Estimated compost required for soil amendment			29.14 cy	Volume of compost required for soil amendment will be verified by the DPO Site Inspector for SDCI permitted projects.	

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REVIEWED: \_\_\_\_\_ DATE \_\_\_\_\_  
 PARK ENGINEER

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LAKE CITY LANDBANKED SITE

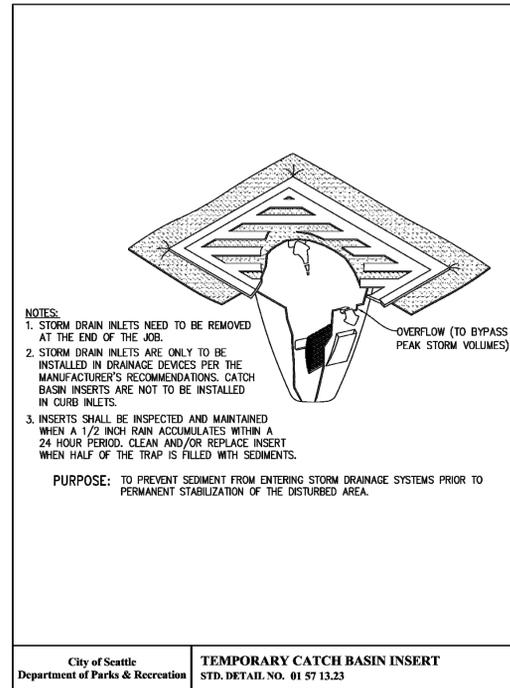
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OSSM PLAN

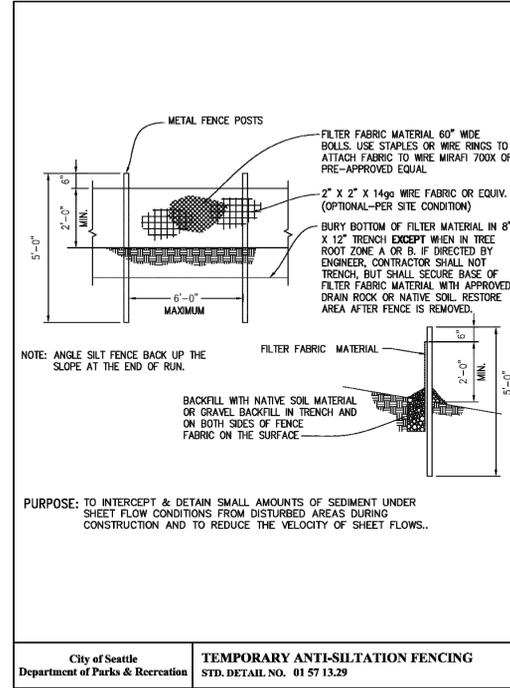
DESIGNED SH  
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 CONTRACT NO. X  
 SCALE 1"=10'

DATE 05.26.2017  
 SHEET 6 of 16  
 C2.0

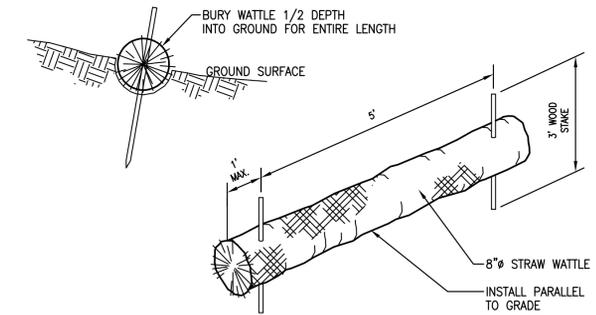




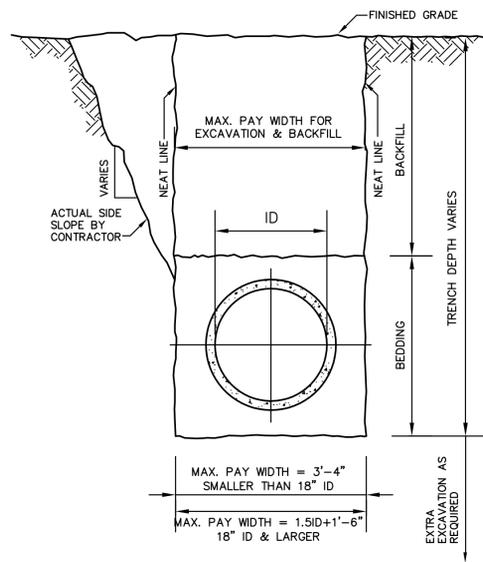
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4.0 NTS  
**TEMPORARY CB INSERT**



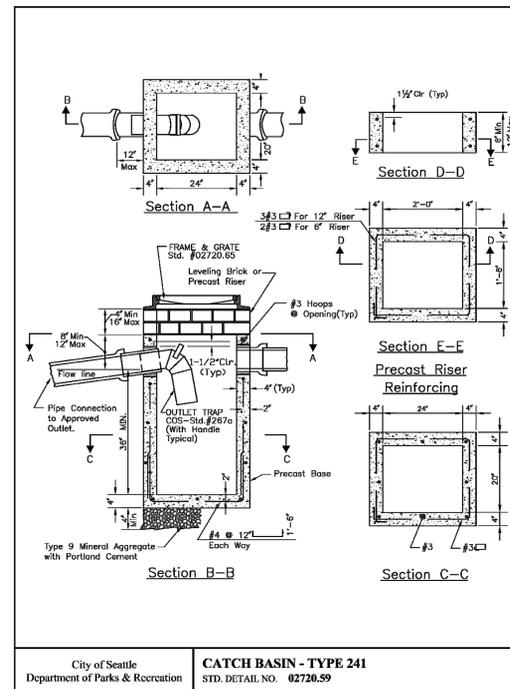
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**TEMPORARY ANTI-SILTATION FENCING**



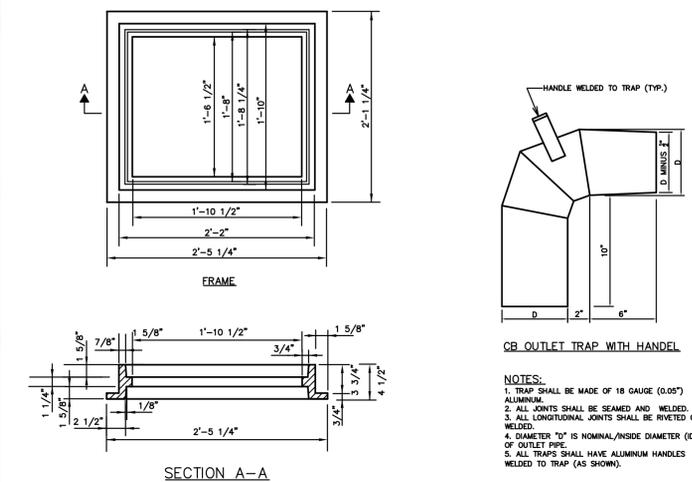
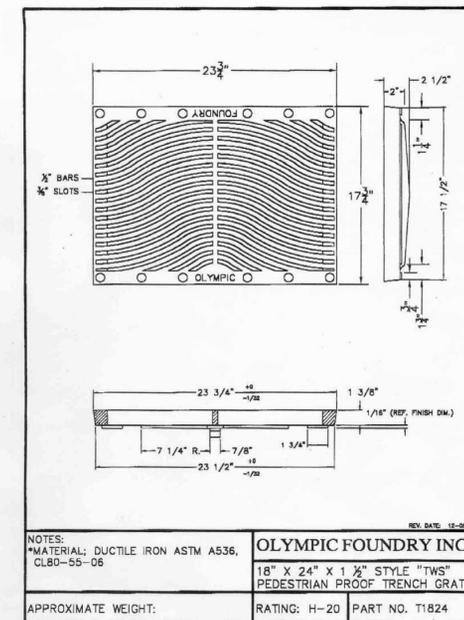
3  
4.0 NTS  
**STRAW WATTLE**



4  
4.0 NTS  
**TYPICAL TRENCH SECTION**



5  
4.0 NTS  
**CB TYPE 241 W/ WAVE GRATE AND OUTLET TRAP**



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PARK ENGINEER DATE \_\_\_\_\_

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**LAKE CITY LANDBANKED SITE**

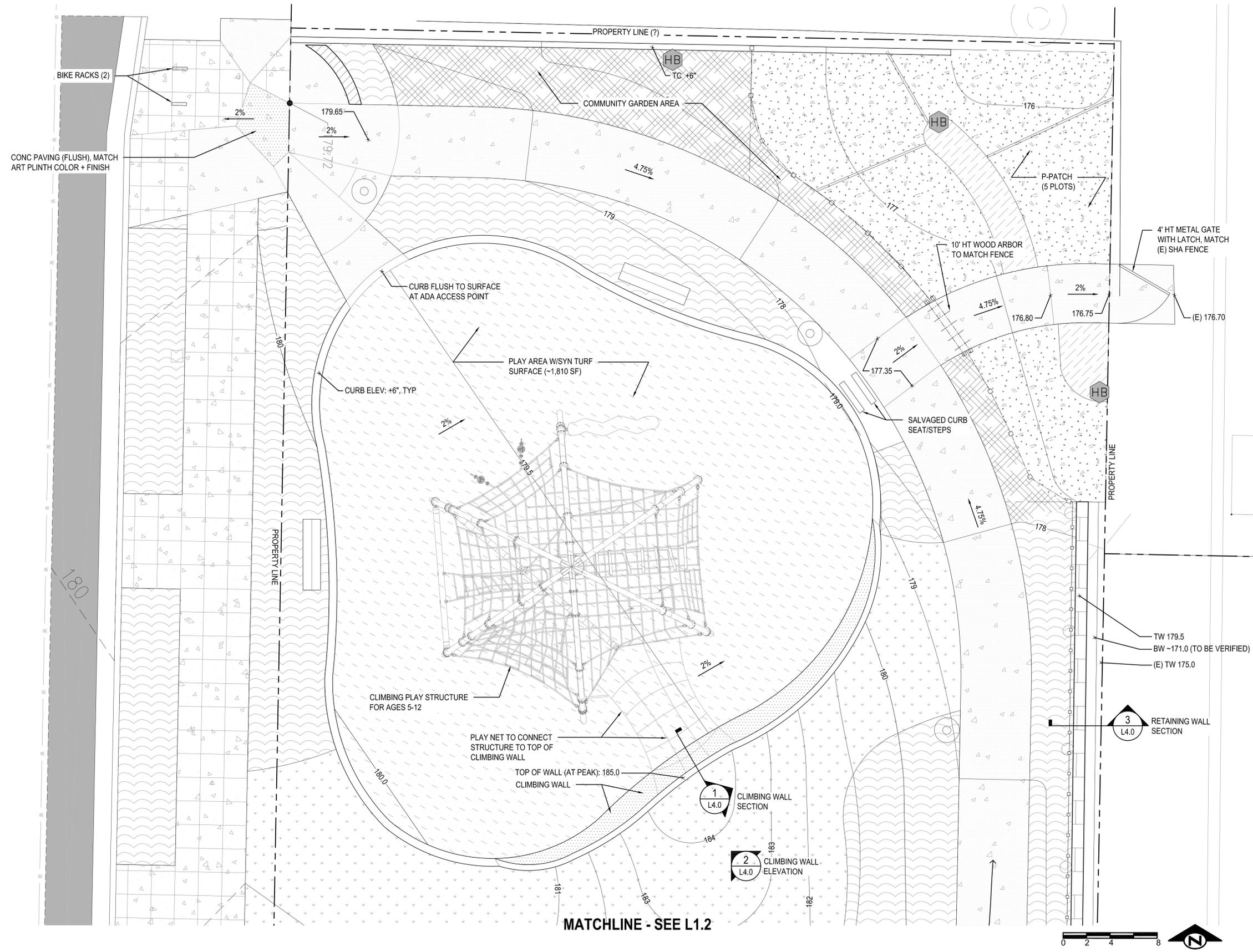
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**CIVIL DETAILS**

DESIGNED SH	DATE 05.26.2017
DRAWN RY	SHEET 8 of 16
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ORDINANCE NO. X	
CONTRACT NO. X	
SCALE 1"=10'	

**MATERIALS LEGEND (NORTH)**

	CIP CONCRETE PAVING, 2' X 2' SCORING SDOT STANDARD
	CIP POROUS CONCRETE, 1/2" TOOLED JOINTS AS SHOWN ON PLANS
	COMPACTED GRAVEL OR MULCH PATH
	CONCRETE JOINTS/SCORING
	CIP CONC CURB AT PLAY AREA
	12" WIDTH CIP CONCRETE SEATWALL WITH INTEGRAL COLOR TO MATCH ART PLINTH
	SEGMENTAL, DRY STACK RETAINING WALL WITH 4' OR 8' CHAINLINK FENCE AT TOP
	SYNTHETIC TURF PLAY SURFACE
	PLANTING AREA WITH 18" AMENDED TOPSOIL
	LAWN AREAS WITH 12" AMENDED TOPSOIL
	P-PATCH AREAS WITH 24" IMPORTED TOPSOIL
	COMMUNITY GARDEN RAISED BEDS/AREAS
	4' HT CHAINLINK FENCE, BLACK VINYL COATED
	3' HT WOOD FENCE
	PEDESTRIAN LIGHT POLE
	6' WOOD BENCH, NO BACK, PARKS STANDARD



**MATCHLINE - SEE L1.2**



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**LAKE CITY LANDBANKED SITE**

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**LAYOUT & GRADING - NORTH**

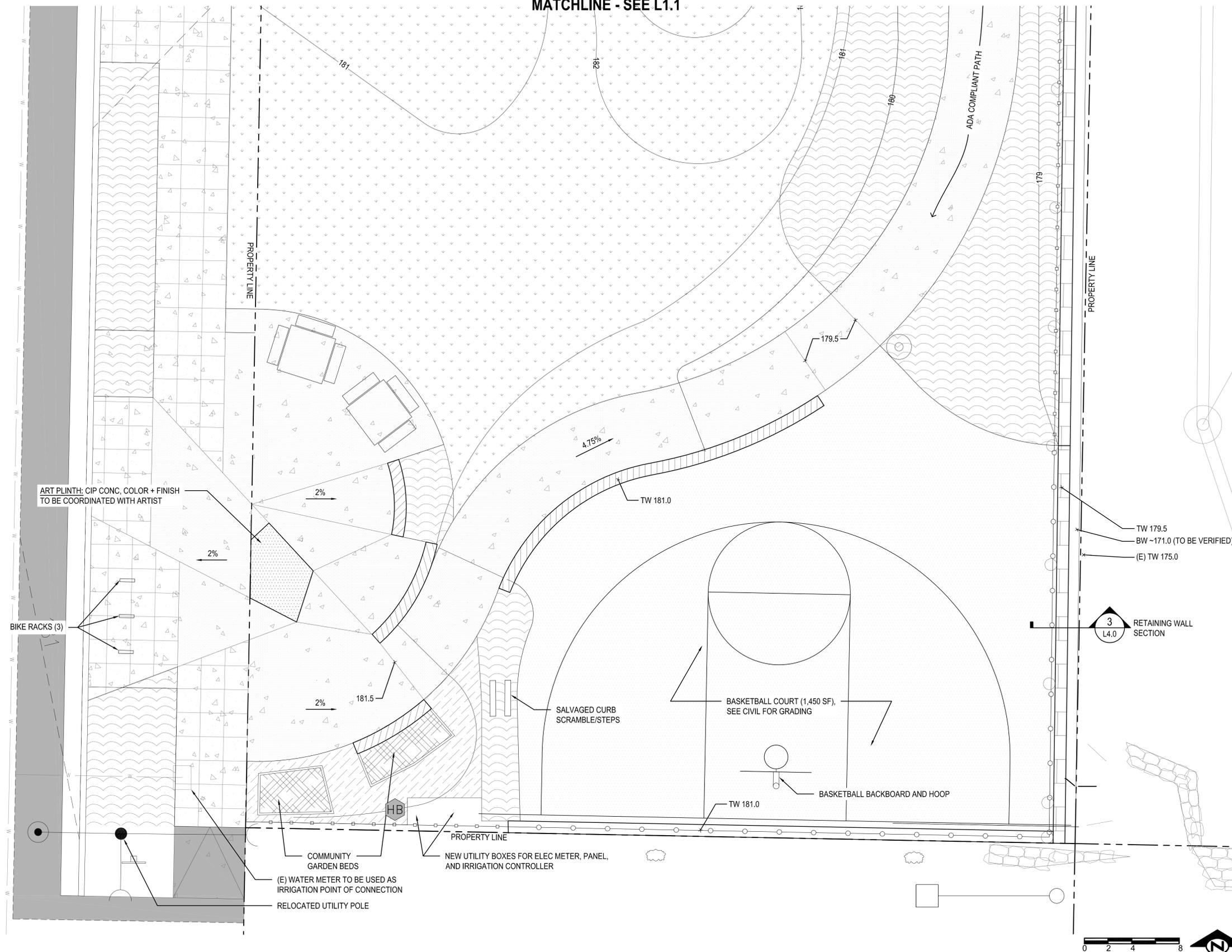
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DRAWN \_\_\_\_\_ SHEET 9 OF 16  
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ORDINANCE NO. X  
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SCALE 1" = 4'-0"

**L1.1**

MATCHLINE - SEE L1.1

MATERIALS LEGEND (SOUTH)

	CIP CONCRETE PAVING, 2' X 2' SCORING SDOT STANDARD
	CIP POROUS CONCRETE, 1/2" TOOLED JOINTS AS SHOWN ON PLANS
	ASPHALT PAVING
	COMPACTED GRAVEL OR MULCH PATH
	CONCRETE JOINTS/SCORING
	CIP CONC CURB AT PLAY AREA
	12" W X 18" HT CIP CONC SEATWALL WITH INTEGRAL COLOR TO MATCH ART PLINTH
	SEGMENTAL, DRY STACK RETAINING WALL WITH 4' OR 8' CHAINLINK FENCE AT TOP
	SYNTHETIC TURF PLAY SURFACE
	PLANTING AREA WITH 18" AMENDED TOPSOIL
	LAWN AREAS WITH 12" AMENDED TOPSOIL
	COMMUNITY GARDEN RAISED BEDS/AREAS
	4' HT CHAINLINK FENCE, BLACK VINYL COATED
	8' HT CHAINLINK FENCE, BLACK VINYL COATED
	PEDESTRIAN LIGHT POLE
	PICNIC TABLE, GALV METAL FRAME WITH WOOD TOP



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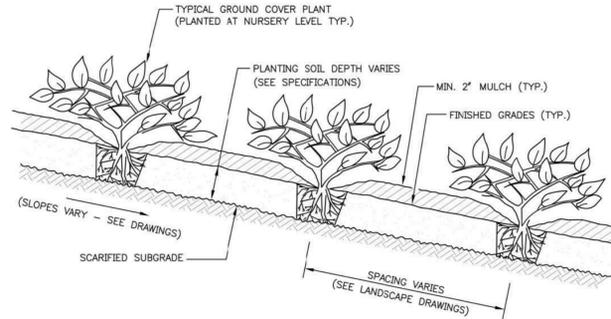
LAYOUT & GRADING - SOUTH

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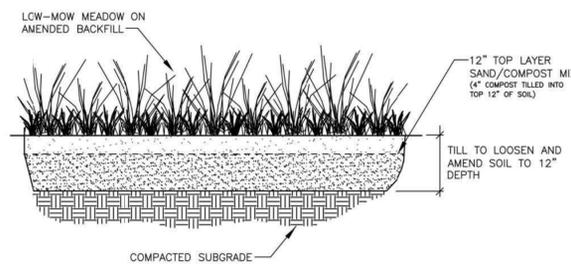
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SHEET 10 OF 16

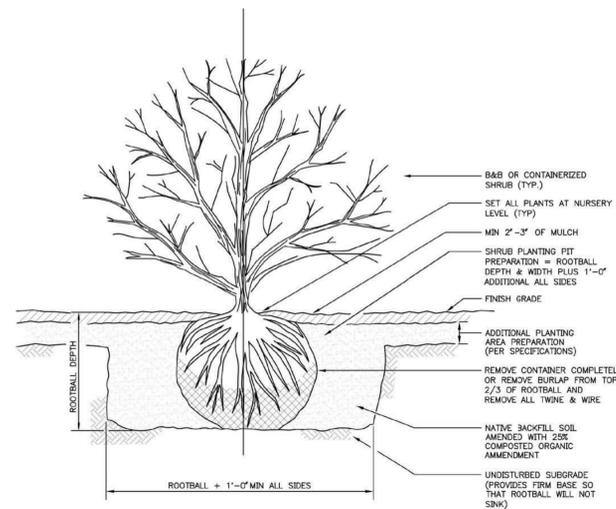
L1.2



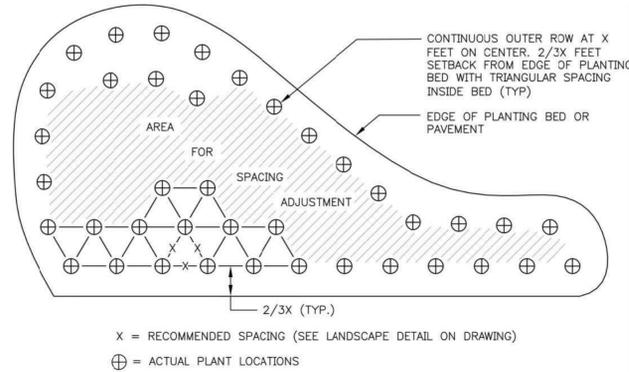
City of Seattle  
Department of Parks & Recreation  
**GROUND COVER PLANTING**  
STD. DETAIL NO. 32 93 13



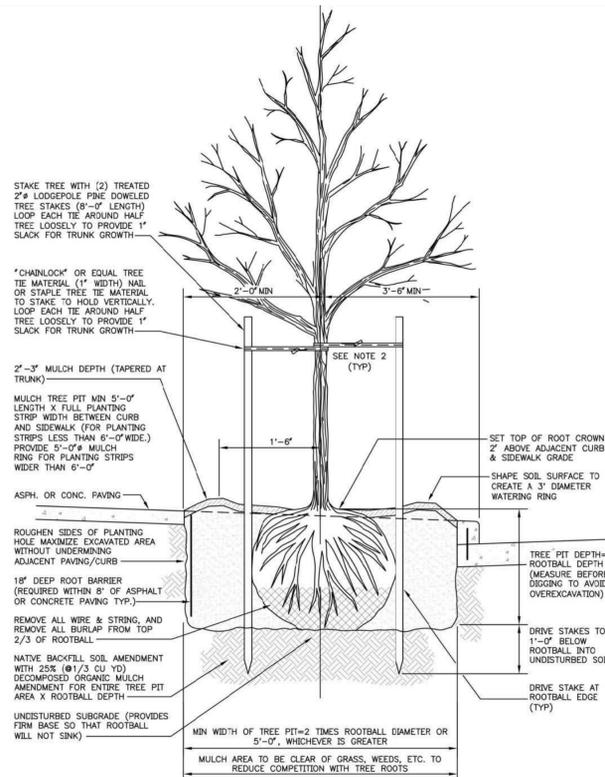
City of Seattle  
Department of Parks & Recreation  
**SOIL PREPARATION DETAILS**  
STD. DETAIL NO. 31 22 23



City of Seattle  
Department of Parks & Recreation  
**SHRUB PLANTING DETAIL**  
STD. DETAIL NO. 32 93 33



City of Seattle  
Department of Parks & Recreation  
**TYPICAL PLANTING PATTERN**  
STD. DETAIL NO. 32 93 36



City of Seattle  
Department of Parks & Recreation  
**DECIDUOUS PARK/STREET TREE PLANTING, STAKING & ROOT BARRIER DETAIL**  
STD. DETAIL NO. 32 93 43

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	<i>Acer saccharinum</i> 'Bonfire'	Silver Maple	B & B	2"Cal	3
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B		3
	<i>Cornus mas</i> 'Redstar'	Cornelian Cherry	15 gal		1
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	<i>Arctostaphylos x 'Sunset'</i>	Sunset Manzanita	3 gal	17	
	<i>Hydrangea quercifolia</i> 'Pee Wee'	Oakleaf Hydrangea	3 gal	17	
	<i>Lonicera nitida</i>	Box Leaf Honeysuckle	3 gal	19	
	<i>Lonicera pileata</i>	Privet Honeysuckle	2 gal	17	
	<i>Ribes rubrum</i>	Cultivated Currant	5 gal	3	
	<i>Rosa x 'Knockout' TM</i>	Rose	3 gal	21	
	<i>Stipa tenuissima</i>	Finestem Needlegrass	2 gal	124	
	<i>Vaccinium corymbosum</i> 'Sunshine Blue'	Highbush Blueberry	3 gal	12	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'	Vancouver Jade Bearberry	4"pot	18" o.c.	132 sf
	<i>Fragaria chiloensis</i> 'Everbearing'	Beach Strawberry	4"pot	12" o.c.	125 sf
	<i>Prunus laurocerasus</i> 'Mount Vernon'	Mount Vernon Laurel	1 gal	1" o.c.	675 sf
LAWN AREAS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	Turf Seed		seed		2,122 sf

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**LAKE CITY LANDBANKED SITE**

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**PLANT SCHEDULE & DETAILS**

DESIGNED _____	DATE 05.31.2017
DRAWN _____	
CHECKED _____	SHEET 11 OF 16
ORDINANCE NO. X	<b>L2.0</b>
CONTRACT NO. X	
SCALE _____	



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PLANTING PLAN - NORTH

DESIGNED	_____
DRAWN	_____
CHECKED	_____
ORDINANCE NO.	X
CONTRACT NO.	X
SCALE	1/4" = 1'-0"

DATE 05.31.2017

SHEET 12 OF 16

L2.1

MATCHLINE - SEE L2.1



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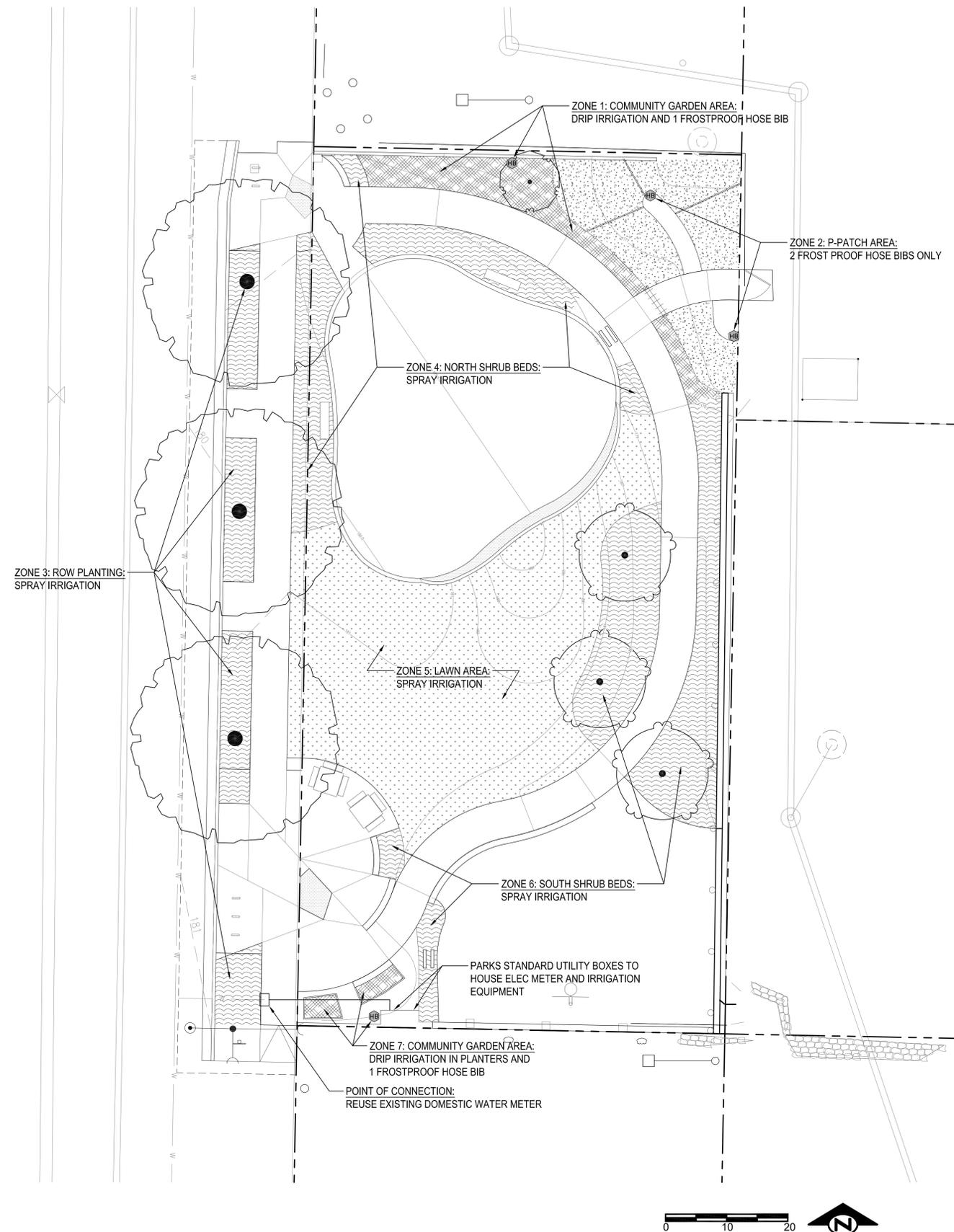
PLANTING PLAN - SOUTH

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 CHECKED \_\_\_\_\_  
 ORDINANCE NO. X  
 CONTRACT NO. X  
 SCALE 1/4" = 1'-0"

DATE 05.31.2017

SHEET 13 OF 16

L2.2



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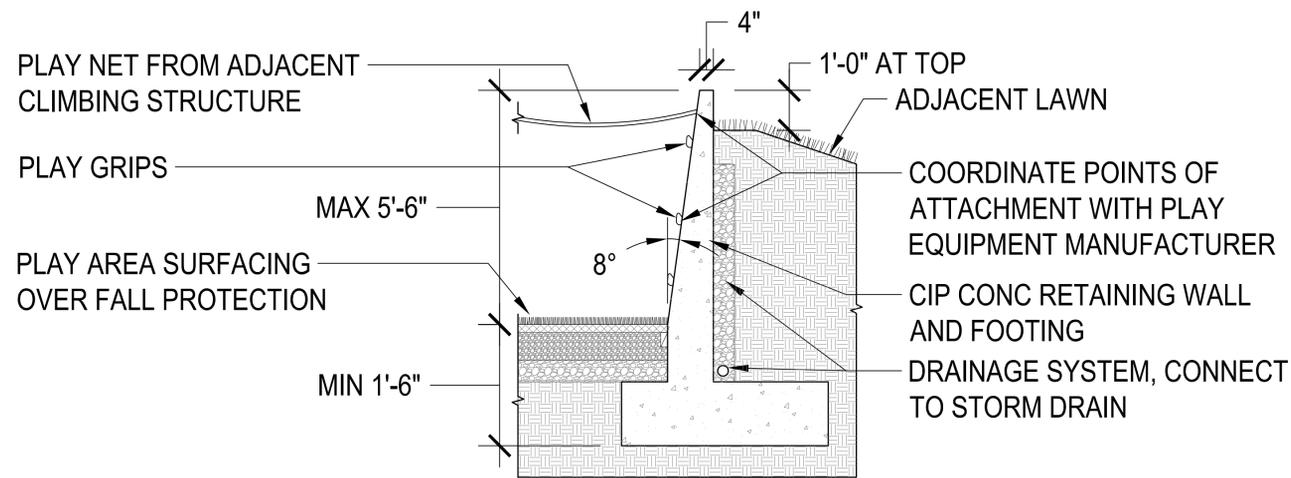
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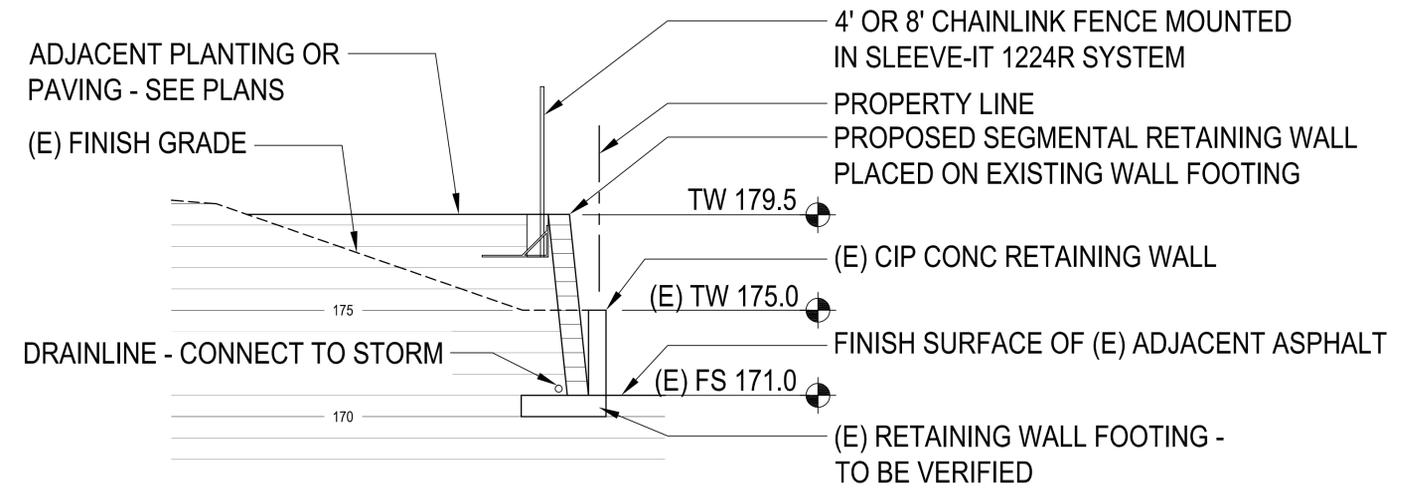
IRRIGATION PLAN

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CONTRACT NO. X
SCALE 1" = 10'-0"

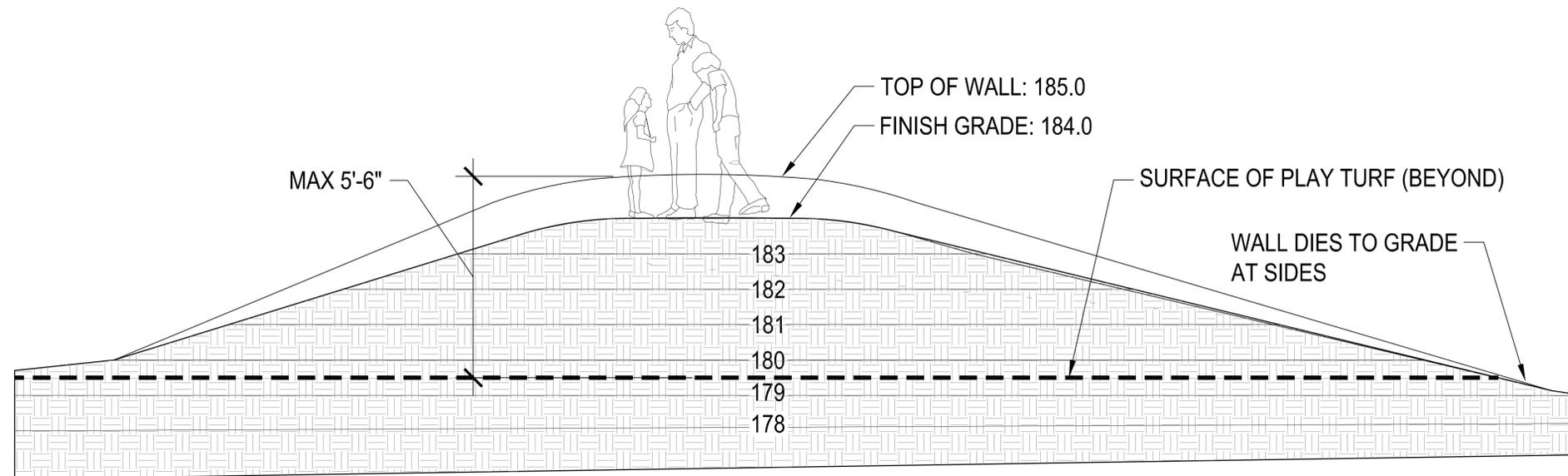
DATE 05.31.2017  
SHEET 14 OF 16  
**L3.0**



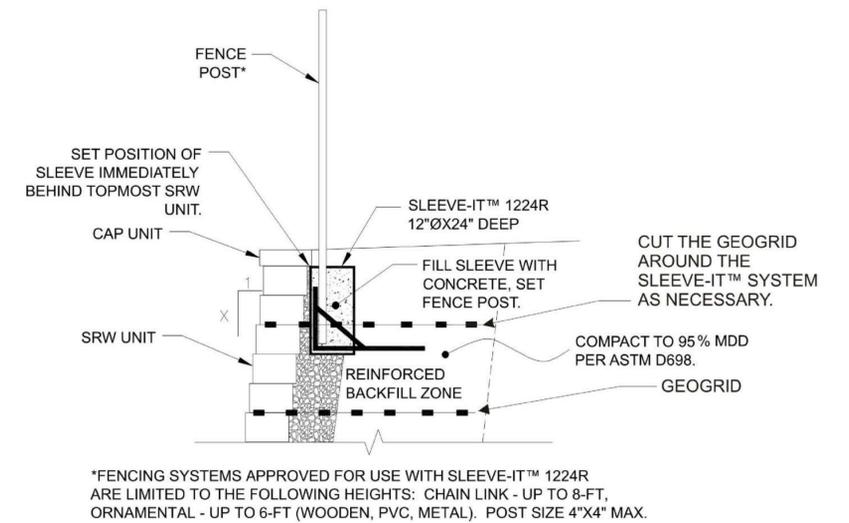
1 CLIMBING WALL - SECTION  
SCALE: 1/4" = 1'-0"



3 EAST RETAINING WALL - SECTION  
SCALE: 1/8" = 1'-0"



2 CLIMBING WALL - ELEVATION  
SCALE: 1/4" = 1'-0"



4 SLEEVE-IT POST ANCHORING SYSTEM  
SCALE: NTS

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DETAILS

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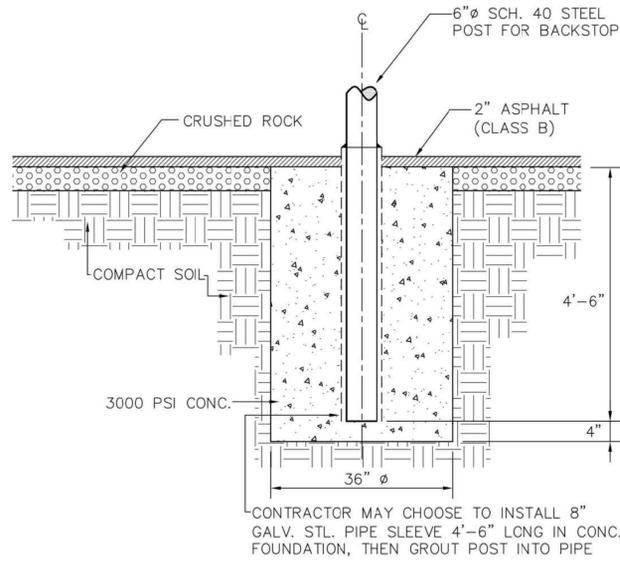
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SHEET 16 OF 16

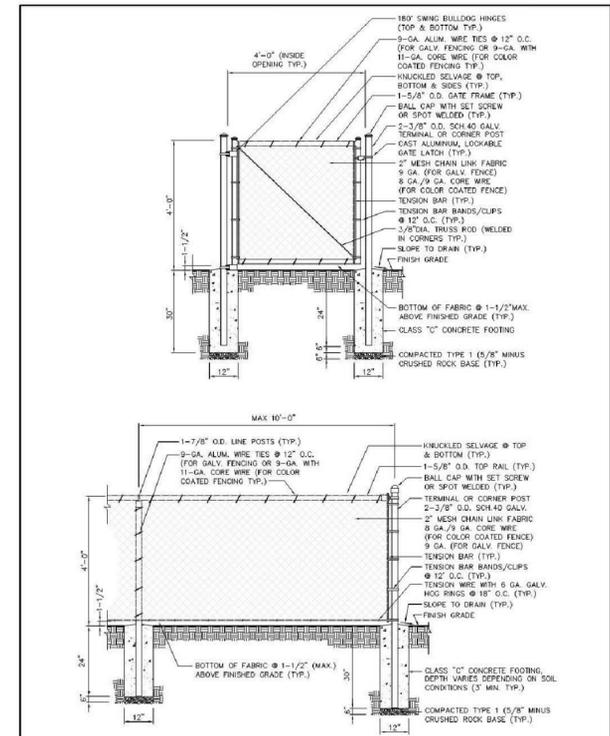
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**BASKETBALL POST FOUNDATION DETAIL**  
STD. DETAIL NO. 32 19 29

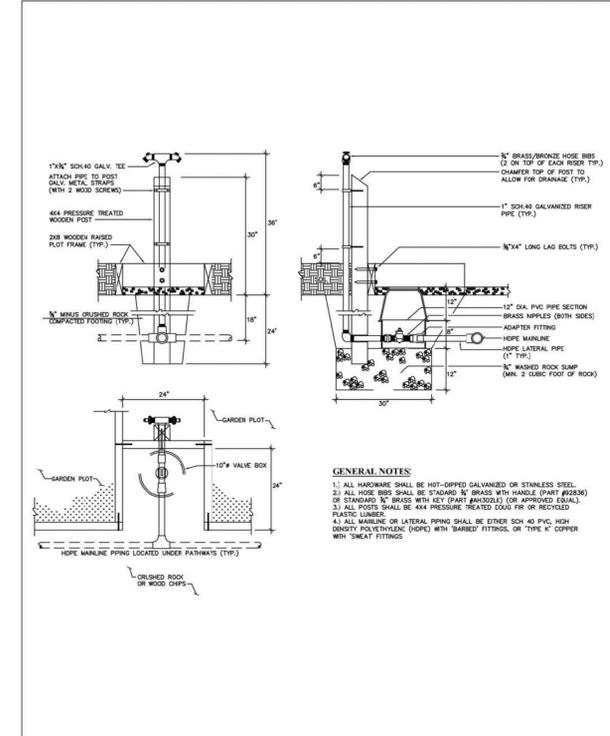
**1 BASKETBALL POST FOUNDATION**  
SCALE: NTS



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**4' HIGH CHAINLINK FENCE & GATE DETAILS**  
STD. DETAIL NO. 32 31 00 13

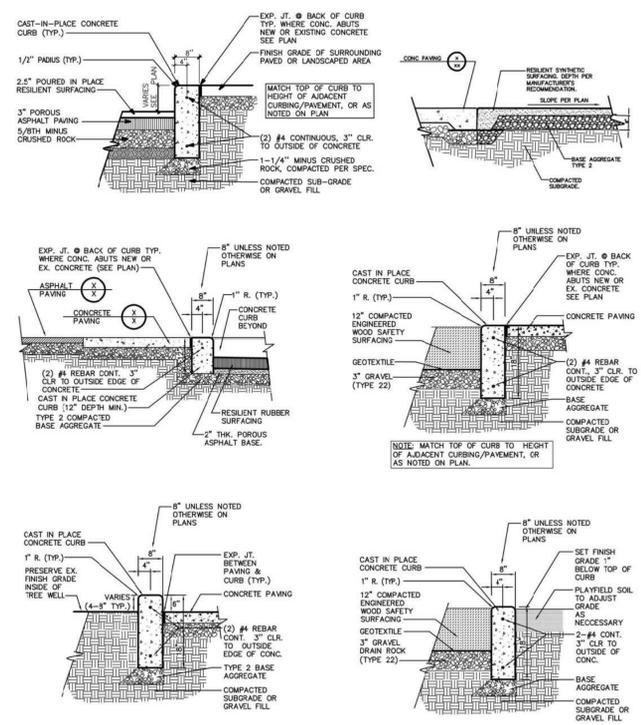
**2 CHAINLINK FENCING**  
SCALE: NTS



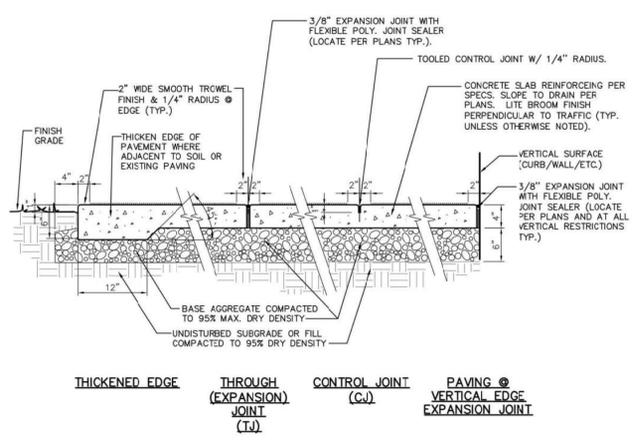
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**P-PATCH HOSE BIB & RISER DETAIL**  
STD. DETAIL NO. 33 12 16 43

**3 FROSTPROOF P-PATCH HOSE BIB**  
SCALE: NTS



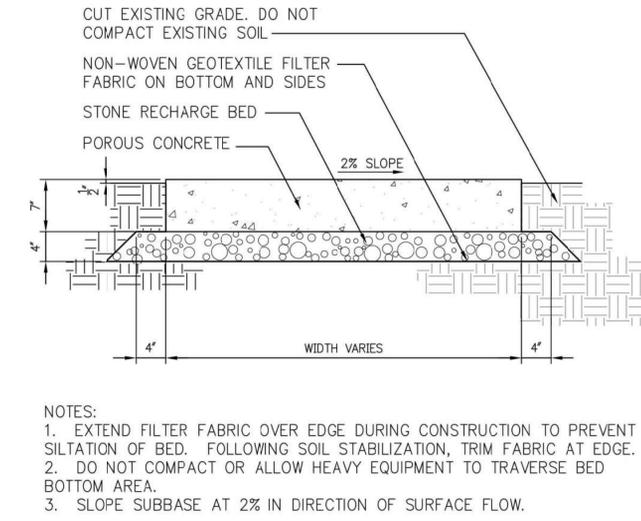
**4 PLAY AREA CURB DETAILS**  
SCALE: NTS



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**CONCRETE PAVING - JOINTS DETAILS**  
STD. DETAIL NO. 32 13 73

**5 IMPERVIOUS CIP CONCRETE PAVING**  
SCALE: NTS



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**POROUS CONCRETE PAVING DETAIL**  
STD. DETAIL NO. 32 13 13 16

**6 POROUS CIP CONCRETE PAVING**  
SCALE: NTS

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NO.	REVISION - AS BUILT	DATE

REVIEWED:		
PARK ENGINEER		DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

**Board & Vellum**  
LANDSCAPE ARCHITECTURE

115 15th Ave E, Suite 100 Seattle, WA 98112  
info@boardandvellum.com 206.707.8895

**Seattle Parks & Recreation**

<b>LAKE CITY LANDBANKED SITE</b>	DESIGNED _____	DATE 05.31.2017
	DRAWN _____	SHEET 16 OF 16
	CHECKED _____	
	ORDINANCE NO. X	<b>L4.1</b>
	CONTRACT NO. X	
	SCALE _____	