Attachment 13

PRELIMINARY PLAT COVER SHEET
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

N

0 50' 100' 200'
SCALE: 1"=100'

LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.;

EXCEPTING THEREFROM THE WEST 15 FEET FOR COUNTY ROAD KNOWN AS LISTER ROAD;

IN THURSTON COUNTY, WASHINGTON.

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/91 – WASHINGTON SOUTH ZONE
PER THURSTON COUNTY PUBLISHED MONUMENTS. THURSTON COUNTY CONTROL POINT NO. 7500 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 7500 AND CONTROL POINT NO. 7499. WAS HELD FOR ROTATION, BEING SOUTH 01°34'56" WEST.

VERTICAL DATUM:
NAVD88
VERTICAL CONTROL PUBLISHED BY THURSTON COUNTY, POINT NO. 7497 WAS HELD FOR ELEVATION.
BENCHMARK ELEVATION = 184.59 USFT

SITE BENCHMARK: SET MAGNAIL & WASHER ON THE SOUTH END OF BEAUMONT DRIVE NE.
ELEVATION =200.15 USFT

UTILITIES/SERVICES:

WATER/SEWER:
CITY OF OLYMPIA
601 4TH AVE E
OLYMPIA, WA 98507
–

POWER/GAS:
PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
KENT, WA 98032
(253) 395-7065

PHONE:
CENTURY LINK
23315 66TH AVENUE SOUTH
KENT, WA 98032
(253) 372-5388

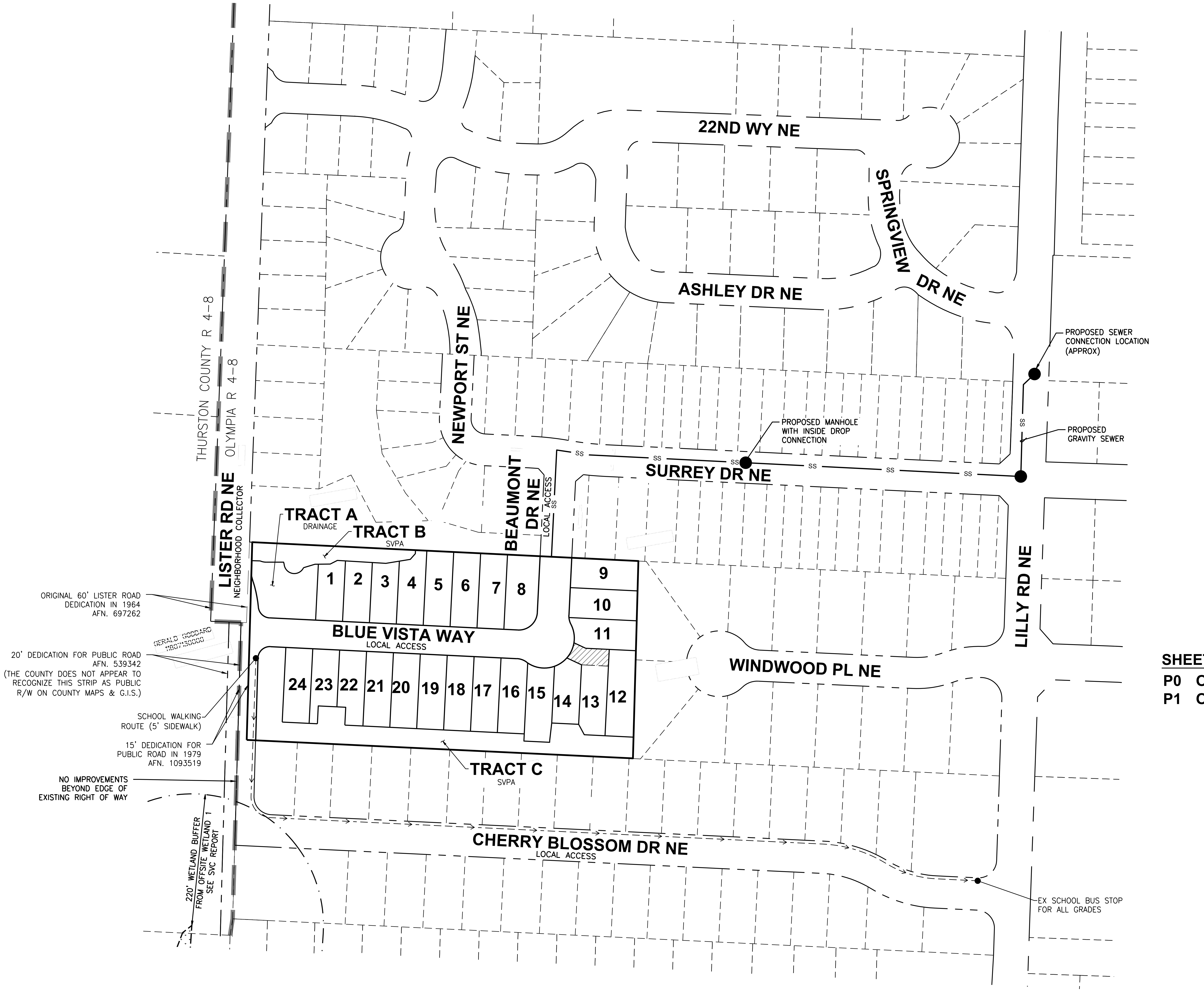
GARBAGE/RECYCLE:
CITY OF OLYMPIA
–
–
(360) 753-8106

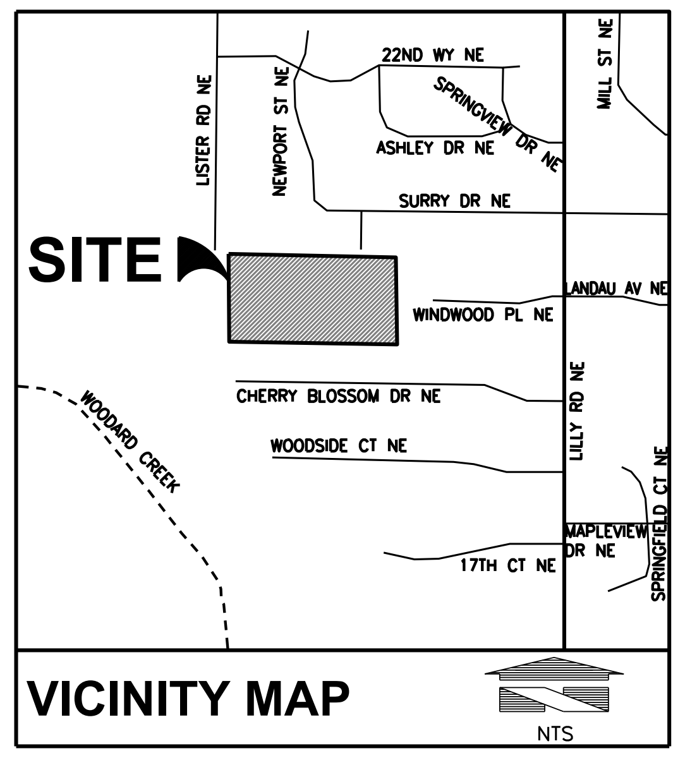
SCHOOL:
NORTH THURSTON PUBLIC SCHOOLS, DISTRICT NO. 3
305 COLLEGE STREET NE
LACEY, WA 98516
PHONE: (360) 412-4400

FIRE:
CITY OF OLYMPIA
100 EASTSIDE ST NE
OLYMPIA, WA 98506
–

ABBREVIATIONS

SVPA	SOIL VEGETATION PROTECTION AREA
EX	EXISTING
ROW	RIGHT OF WAY
BSBL	BUILDING SETBACK LINE





VICINITY MAP

OWNER/DEVELOPER
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: (425) 445-7475
CONTACT: HUGH STEWART

ENGINEER / PLANNER /SURVEYOR / LANDSCAPE ARCHITECT
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(425) 251-6222
FAX (425) 251-8782
CONTACT: BARRY TALKINGTON/IVANA HALVORSEN/RYAN LEE/JEFF VARLEY

SANITARIAN
ANDERSON WASTEWATER ENGINEERING
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CONTACT: ROCKY ANDERSON

WETLAND BIOLOGIST
SOUNDVIEW CONSULTANTS LLC
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GIG HARBOR, WA
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GOETECHNICAL ENGINEER
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ARBORIST
WASHINGTON FORESTRY CONSULTANTS
1919 YELM HWY SE
OLYMPIA, WA 98501
(360) 943-1723
CONTACT: GALEN WRIGHT

SHEET INDEX
P0 OF 2 PRELIMINARY PLAT COVER SHEET
P1 OF 2 PRELIMINARY PLAT MAP

CALL BEFORE YOU DIG:
1-800-424-5555

No.	Date	By	Ckd.	Appr.	Revision
1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title: PRELIMINARY PLAT COVER SHEET
OF
LISTER GLEN

For: REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON S
20100241
9/27/24

Scale: Horizontal 1"=100' Vertical N/A

Designed IH
Drawn AJ
Checked IH
Approved TS
Date 8/27/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 22392
Sheet P0 of 2

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PRELIMINARY PLAT MAP
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

N

0 25' 50' 100'

SCALE: 1"=50'

CURVE TABLE

Curve #	Length	Radius	Delta
C1	43.15'	210.00'	11°46'27"
C2	28.47'	20.00'	81°33'43"
C3	44.52'	17.00'	150°03'20"
C4	10.63'	24.00'	25°23'10"
C5	31.83'	20.00'	91°11'44"
C6	17.64'	30.00'	33°41'13"
C7	2.21'	50.00'	2°31'39"
C8	46.82'	50.00'	53°39'11"
C9	25.18'	50.11'	28°47'29"
C10	28.38'	50.10'	32°27'18"
C11	31.78'	50.00'	36°25'20"
C12	11.93'	30.00'	22°47'27"
C13	3.94'	30.00'	7°30'59"
C14	48.68'	31.00'	89°58'51"

LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	4,384	13	5,158*
2	4,548	14	4,643
3	4,581	15	5,610
4	5,219	16	5,588
5	5,625	17	5,625
6	5,625	18	5,625
7	5,625	19	5,625
8	6,608	20	5,625
9	5,598	21	5,625
10	5,652	22	5,183
11	5,239	23	4,693
12	6,671	24	5,625
TOTAL LOT AREA	129,999 SF		2.98 AC.
AVERAGE LOT AREA	5,417 SF		

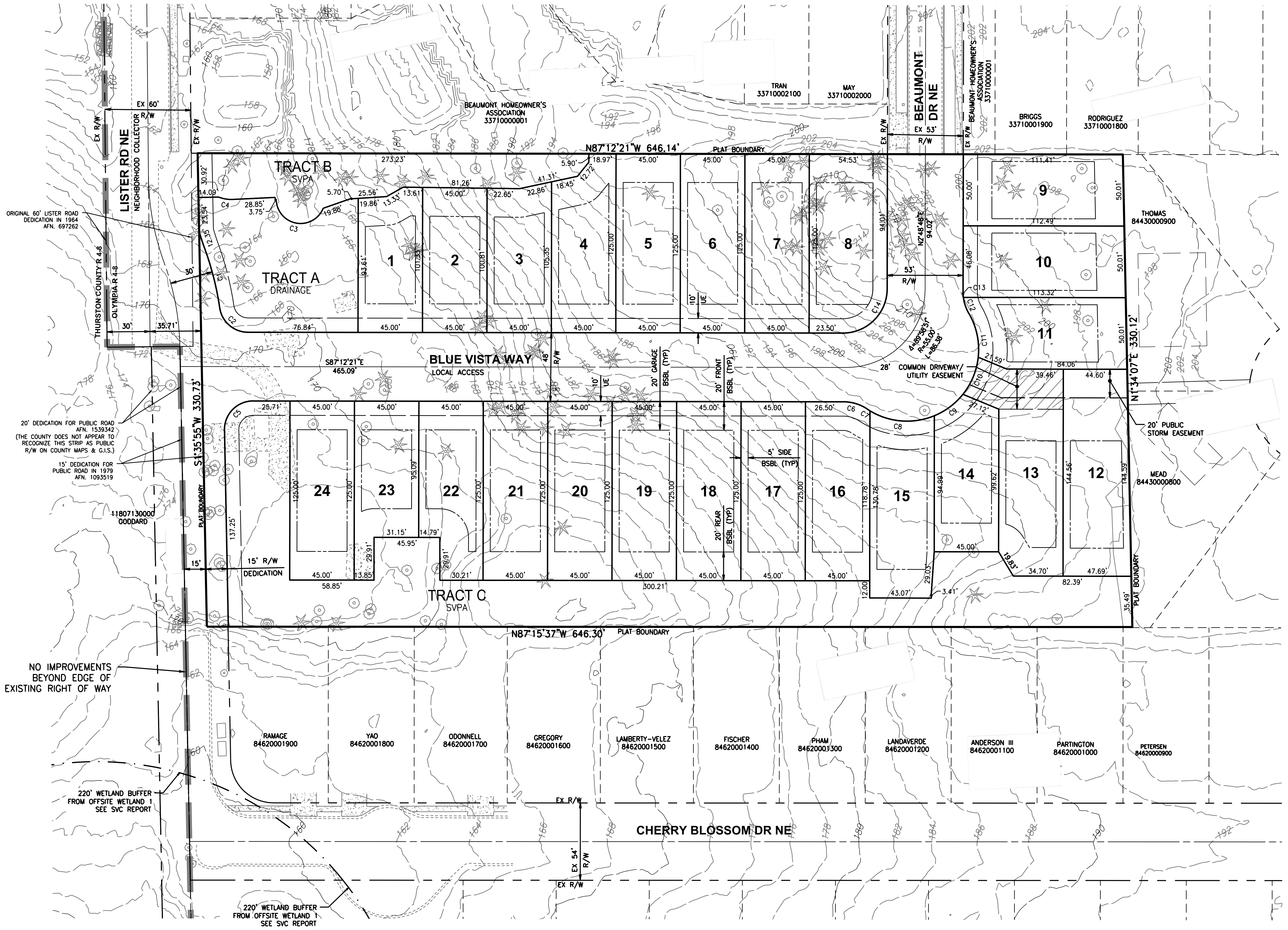
* LOT AREA DOES NOT INCLUDE PANHANDLE EASEMENT

TRACT TABLE

TRACT	USE	AREA (S.F.)
A	DRAINAGE FACILITY	9,101
B	SVPA	7,818
C	SVPA	28,121
TOTAL AREA	45,041 SF	1.03 AC.

ABBREVIATIONS

SVPA	SOIL VEGETATION PROTECTION AREA
EX	EXISTING
ROW	RIGHT OF WAY
BSBL	BUILDING SETBACK LINE



NOTES

1. TAX #: 11807140300
2. SITE AREA PER ASSESSOR: ±207,781 S.F. (±4.77 AC)
3. SITE ADDRESS: 2020 LISTER RD NE, OLYMPIA, WA 98506
4. REVIEWING JURISDICTION: CITY OF OLYMPIA
5. PROPOSED USE: 24-LOT RESIDENTIAL SUBDIVISION
6. EXISTING ZONING: R 4-8
7. COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY NEIGHBORHOODS
8. ALLOWED MAX DENSITY: 8 DU/AC
9. REQUIRED MIN DENSITY: 4 DU/AC
10. ALLOWED MIN. LOT WIDTH: 45 FEET (EXCEPT TOWNHOUSE OR COTTAGE)
11. REQUIRED MIN. LOT AREA: 4,000 SF (EXCEPT TOWNHOUSE OR COTTAGE)
12. REQUIRED MIN. SETBACKS:
    - FRONT: 20 FEET
    - GARAGE: 20 FEET
    - SIDE STREET: 10 FEET
    - INTERIOR: 5 FEET
    - REAR: 20 FEET
13. LANDSCAPE BUFFER: N/A
14. REQUIRED TREE RETENTION: 117 TREE UNITS
15. MAX BASE HEIGHT OF BUILDINGS: 35 FEET / 2 STORIES
16. MAX BUILDING COVERAGE: 45 PERCENT (LOTS < 0.25 AC)
17. MAX IMPERVIOUS COVERAGE: 45 PERCENT (LOTS < 0.25 AC)
18. MAX HARD SURFACE COVERAGE: 65 PERCENT (LOTS < 0.25 AC)
19. MIN OPEN SPACE: N/A EXCEPT COTTAGE
20. CLUSTERING ALLOWED PER OMC 18.04.080(F)
21. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC. ON JUNE 9, 2023.

DENSITY CALCULATIONS

MINIMUM DENSITY 4 DU/AC

GROSS SITE AREA:	207,781 S.F.
- CRITICAL AREA & BUFFERS:	0 SF
- LANDSLIDE HAZARDS:	0 SF
- FLOODPLAINS	0 SF
- IMPORTANT HABITAT AREAS:	0 SF
- IMPORTANT RIPARIAN AREAS:	0 SF
- ASSOCIATED BUFFERS	0 SF
- STORMWATER TRACT (TRACT A)	9,101 SF
- TREE (SVPA) TRACTS (TRACTS B & C)	35,940 SF
- PUBLIC SPACE DEDICATIONS:	0 SF
TOTAL DEDUCTIONS:	45,041 SF (1.03 AC)
NET SITE AREA:	162,740 SF (3.74 AC)
MINIMUM DENSITY:	4 DU/AC X = 14.94 DU

MAXIMUM DENSITY

GROSS SITE AREA:	207,781 S.F.
- AREA IN WETLANDS:	0 SF
- LANDSLIDE HAZARDS:	0 SF
- IMPORTANT HABITAT AREAS:	0 SF
- IMPORTANT RIPARIAN AREAS:	0 SF
- PUBLIC SPACE DEDICATIONS:	0 SF
TOTAL DEDUCTIONS:	0 SF (0.00 AC)
NET SITE AREA:	207,781 SF (4.77 AC)
MAX. ALLOWED DENSITY 8 DU/AC:	38 UNITS
PROPOSED DENSITY:	24 UNITS / 4.77 AC = 5.03 DU/AC

NEW ROADS

PUBLIC BEAUMONT DR NE:	8,416 SF
PUBLIC BLUE VISTA WAY:	24,466 SF
ROW DEDICATION LISTER RD NE:	3,845 SF
TOTAL:	36,726 SF
PERCENTAGE OF GROSS SITE AREA:	17.68%
PERCENTAGE OF NET SITE AREA:	22.57%

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Checked IH
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Sheet P1 of 2

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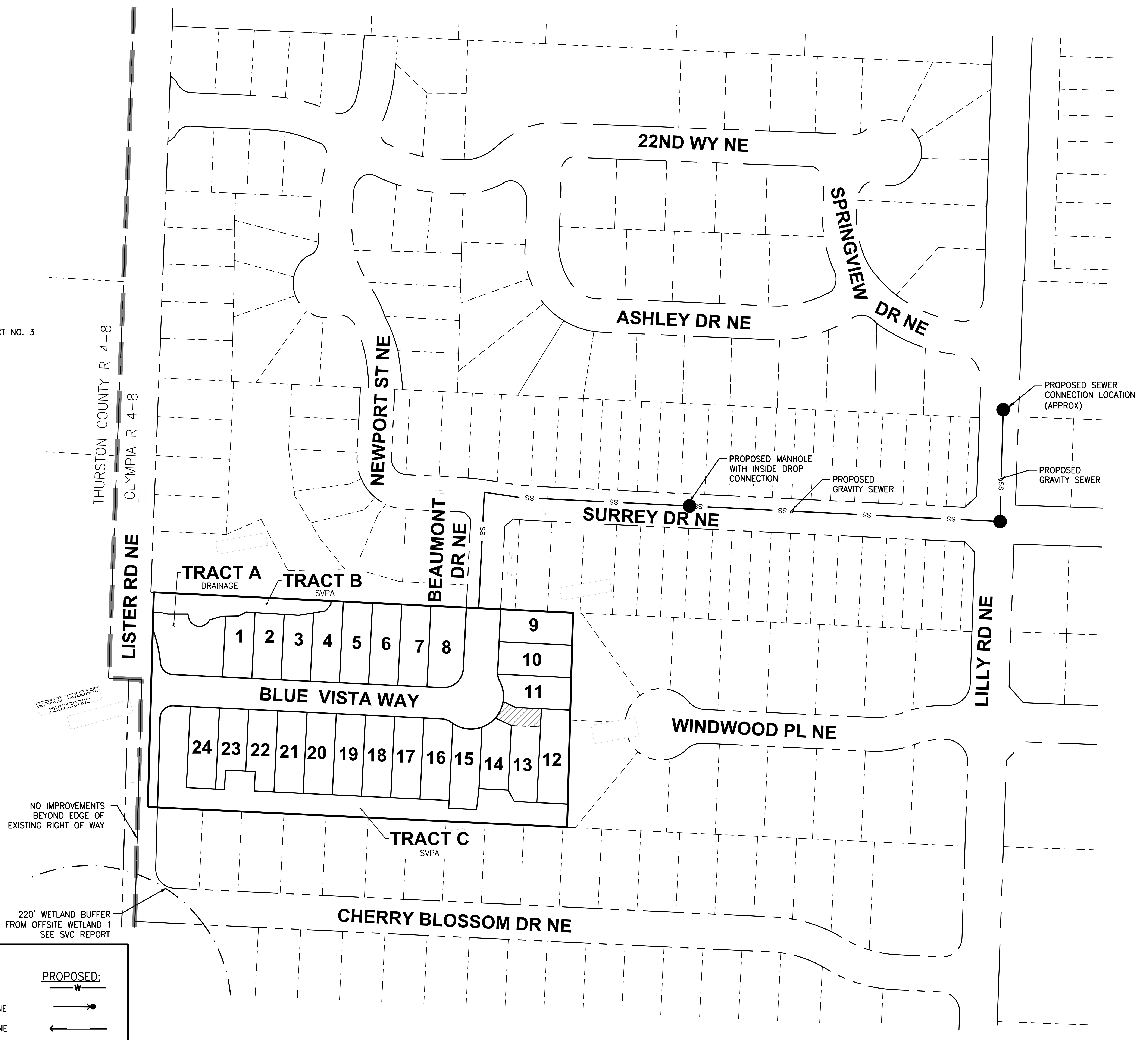
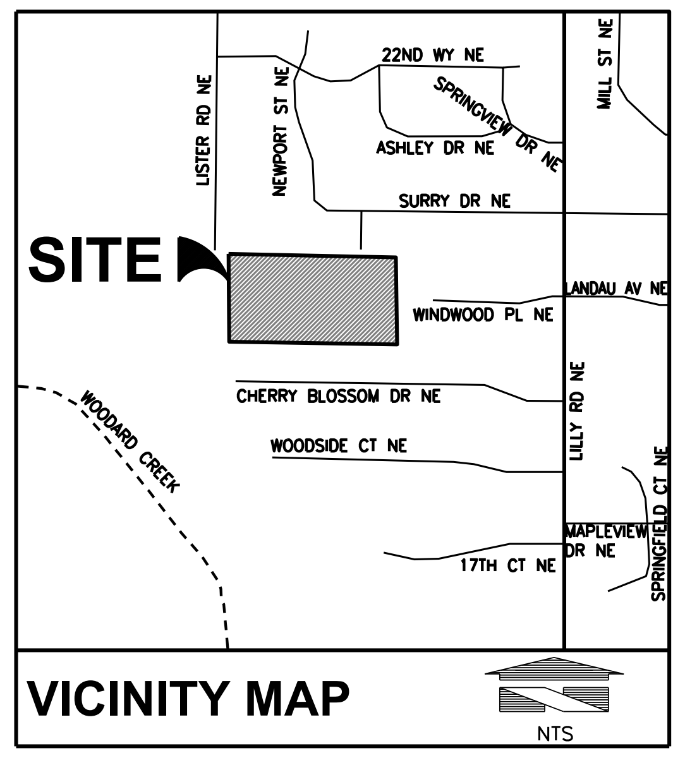
305 COLLEGE STREET NE
LACEY, WA 98516
PHONE: (360) 412-4400

FIRE:
CITY OF OLYMPIA
100 EASTSIDE ST NE
OLYMPIA, WA 98506
–

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING:
    - A. THE CITY OF OLYMPIA'S 2022 ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS),
    - B. THE MOST CURRENT "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION,
    - C. THE CITY OF OLYMPIA'S 2016 DRAINAGE AND EROSION CONTROL MANUAL, AND
    - D. THE CITY OF OLYMPIA SUPPLEMENTAL SPECIFICATIONS, THE CONTRACT SPECIFICATIONS AND SPECIAL PROVISIONS, AS APPLICABLE.
2. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION. ALL PRIVATE DEVELOPMENT (PERMITTED) PROJECTS MUST SCHEDULE THE PRE-CONSTRUCTION CONFERENCE USING THE CITY'S SMARTGOV PERMITTING SYSTEM.
3. UNLESS NOTED OTHERWISE, UTILITIES SHOWN ON THE PLAN AND PROFILE ARE EXISTING, AND ARE LOCATED TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PRINTING. THE CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION AND TAKE EXTRAORDINARY CARE WHEN EXCAVATING NEAR OR AROUND UTILITY CROSSINGS INCLUDING "HAND" EXCAVATION AND POT HOLING. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE PRIVATE UTILITY TO RAISE, RELOCATE, OR LOWER THE CONFLICTING APPURTENANCES.
4. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING 811, THE UNDERGROUND LOCATE LINE, A MINIMUM OF 48 HOURS (TWO WORKING DAYS) PRIOR TO ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE REQUESTER TO MAINTAIN THE MARKINGS AFTER THE INITIAL LOCATE IN ACCORDANCE WITH RCW 19.122.
5. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA" (DRAINAGE MANUAL).
6. CONTRACTOR SHALL PROTECT ALL TREES AND VEGETATION THAT ARE NOT TO BE REMOVED AS DIRECTED BY THE ENGINEER.
7. ALL DRAINAGE STRUCTURES, SANITARY MANHOLES, WATER METERS, WATER VALVES OR OTHER APPURTENANCES SHALL BE ADJUSTED TO FINAL GRADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS.
8. CONTRACTOR SHALL MAINTAIN FUNCTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS OTHERWISE AGREED.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SIDEWALK AND ROAD SURFACES OUTSIDE OF THE PROJECT LIMITS. ALL DAMAGE OR UNDERMINING SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY REPAIR TO CITY STANDARDS AT THE CONTRACTOR'S EXPENSE.
10. ALL EXISTING SIGNS THAT INTERFERE WITH CONSTRUCTION SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER.
11. ACCESS TO PRIVATE PROPERTY SHALL BE MAINTAINED AT ALL TIMES UNLESS PRIOR APPROVAL AND COORDINATION HAS OCCURRED.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS WILL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK WILL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS ON SITE AT ALL TIMES.
14. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE ENGINEER.
15. CITY OF OLYMPIA VERTICAL DATUM IS NAVD 88 AND SHALL BE USED FOR ALL VERTICAL CONTROL.





OWNER/DEVELOPER

REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: (425) 445-7475
CONTACT: HUGH STEWART
EMAIL: HUGH@EASTSIDEFUNDING.COM

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FAX (425) 449-4711
CONTACT: KEVEN HOFFMANN, PE

ARBORIST

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1919 YELM HWY SE
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(360) 943-1723
CONTACT: GALEN WRIGHT

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13. LANDSCAPE BUFFER: N/A
14. TREE RETENTION: 166.0 TREE UNITS/AC
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16. MAX BUILDING COVERAGE: 45 PERCENT (LOTS < 0.25 AC)
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LEGEND:

EXISTING:		PROPOSED:
P	POWER VAULT	
○—⊗	LUMINAIRE (LUM.)	◪—⊗
	POWER METER	
-○-	POWER POLE	⊗
☒	JUNCTION BOX (AS NOTED)	◪
□	CATCH BASIN (CB)	■
▣	STORM MANHOLE (SDMH)	◙
○	SANITARY SEWER MANHOLE (SSMH)	●
GV ⋈	GAS VALVE	
WV ⋈	WATER VALVE (WV)	⧓
⚲	FIRE HYDRANT (FH)	●
⊞	WATER METER	☒
⊓	SIGN	▀
Ⓦ	WELL	
○	GUARD POST (GP)	
○	FLAG POLE (FP)	
▭	MAILBOX	
◕	SURVEY MONUMENT (AS NOTED)	⊙
⊕	BENCHMARK	
✢	SECTION CORNER (AS NOTED)	
●	FOUND REBAR/CAP (AS NOTED)	
□	FOUND LEAD/TACK	
▨	CONCRETE	▨
▨	GRAVEL	▨
▨	PAVEMENT	

EXISTING:		PROPOSED:
—W— —W—	WATER LINE	—W—
— — — —	SANITARY SEWER LINE	——→●
= = = = = = = =	STORM DRAINAGE LINE	←——
—GAS——GAS—	GAS LINE	
—T(UG)—	TELEPHONE UNDERGROUND	
—P(UG)—	POWER UNDERGROUND	
—P(OH)—	POWER OVERHEAD	
—X—	CHAIN LINK FENCE	
—○—	BARBED WIRE FENCE	
—//—	WOOD FENCE	
⬭⬭⬭⬭	ROCKERY RETAINING WALL	⬬⬬⬬⬬
	LOCK AND LOAD RETAINING WALL	▭▭▭▭
·········470·········	CONTOUR (MAJOR)	— —538— —
·········466·········	CONTOUR (MINOR)	— —538— —
∘——∘——∘∘	GUARD RAIL/CABLE FENCE	
	PROJECT BOUNDARY LINE	━━━━
————	SECTION LINE	
— — — —	RIGHT-OF-WAY	————
————	CENTERLINE	—— – ——
— — — — —	PROPOSED LOT LINE	————
——— ———	EASEMENT LINE	—— —— ——
	BSBL LINE	——- -——

ABBREVIATIONS

SVPA	SOIL VEGETATION PROTECTION AREA
EX	EXISTING
ROW	RIGHT OF WAY
BSBL	BUILDING SETBACK LINE

SHEET INDEX

C1 OF 13	PRELIMINARY COVER SHEET
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C3 OF 13	PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
C4 OF 13	PRELIMINARY EROSION AND SEDIMENT CONTROL NOTES
C5 OF 13	PRELIMINARY CUT AND FILL ANALYSIS
C6 OF 13	PRELIMINARY DRAINAGE AND GRADING PLAN
C7 OF 13	PRELIMINARY WATER AND SEWER PLAN
C8 OF 13	PRELIMINARY ROAD SECTIONS
C9 OF 13	PRELIMINARY DRAINAGE FACILITY PLAN
C10 OF 13	PRELIMINARY DRAINAGE FACILITY PROFILE AND DETAILS
C11 OF 13	PRELIMINARY BLUE VISTA WAY PLAN AND PROFILE
C12 OF 13	PRELIMINARY FRONTAGE PLAN AND PROFILE
C13 OF 13	PRELIMINARY SEWER CONECTION PLAN AND PROFILE

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Vertical N/A

Designed RK
Drawn RK
Checked TJS
Approved TJS
Date 8/27/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 22392

Sheet C1 of 13

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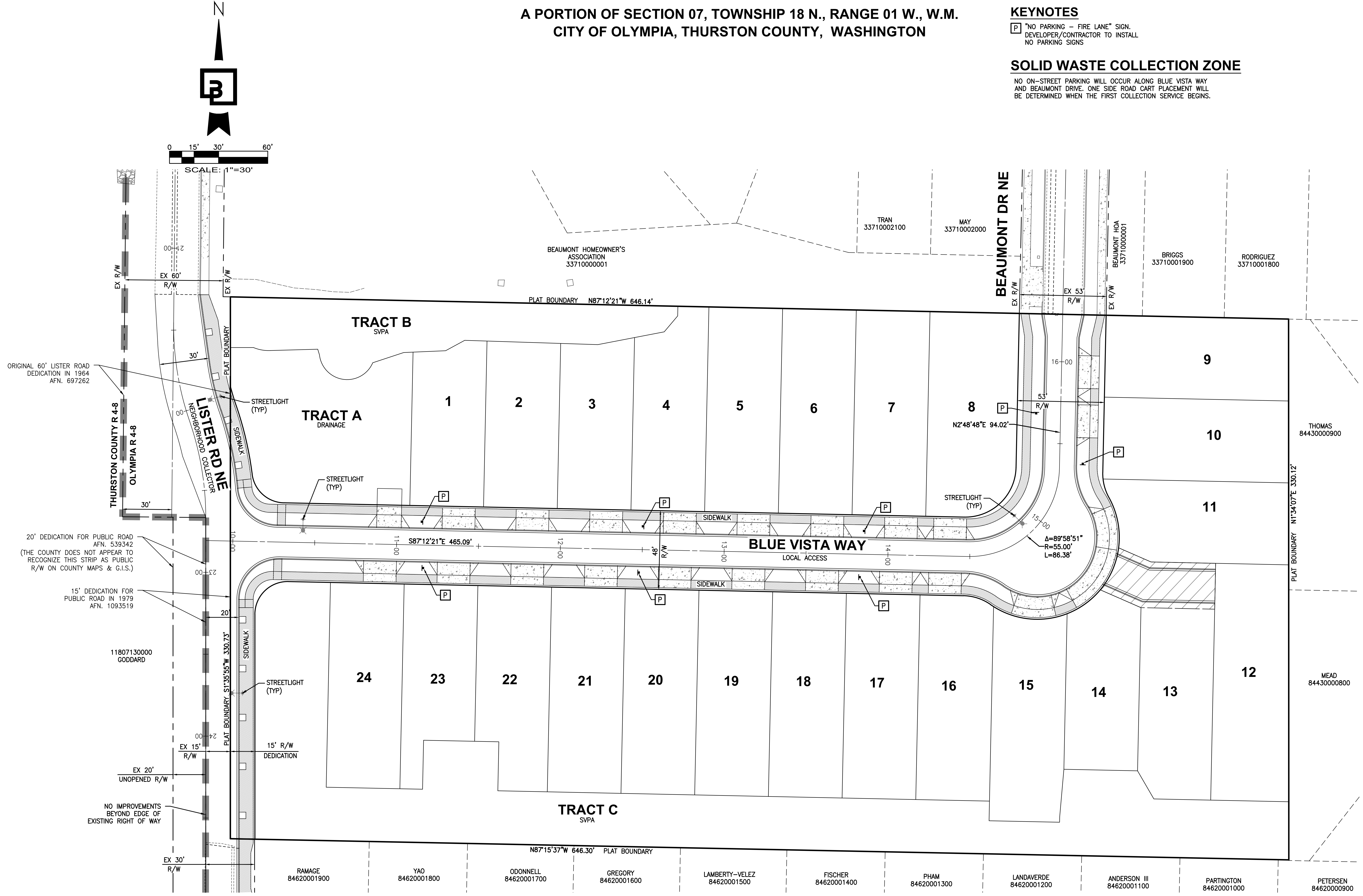
Attachment 13

PRELIMINARY SOLID WASTE COLLECTION PLAN
OF
LISTER GLEN

A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



KEYNOTES

P "NO PARKING – FIRE LANE" SIGN.
DEVELOPER/CONTRACTOR TO INSTALL
NO PARKING SIGNS

SOLID WASTE COLLECTION ZONE

NO ON–STREET PARKING WILL OCCUR ALONG BLUE VISTA WAY AND BEAUMONT DRIVE. ONE SIDE ROAD CART PLACEMENT WILL BE DETERMINED WHEN THE FIRST COLLECTION SERVICE BEGINS.

No.	Date	By	Ckd.	Appr.	Revision
1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY SOLID WASTE
COLLECTION PLAN
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

20100241
9/27/24

Scale:
Horizontal 1"=30'
Vertical N/A

Designed RK
Drawn RK
Checked TJS
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Kent, WA 98032
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Job Number
22392

Sheet
C2 of 13

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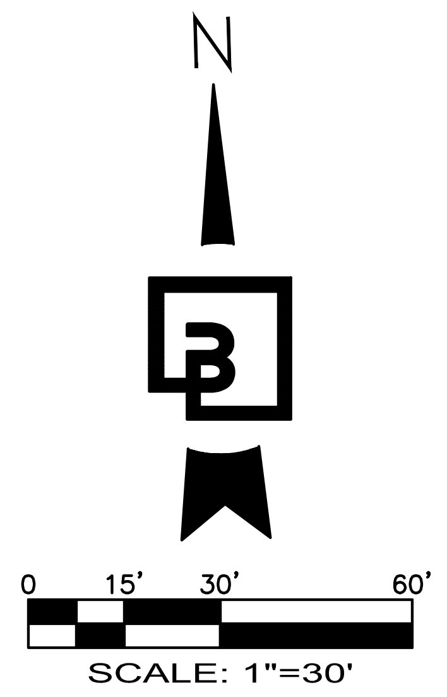
PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



EARTHWORK QUANTITIES

CUT = 20,000 CY
FILL = 20,300 CY

(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

SPECIAL NOTE:

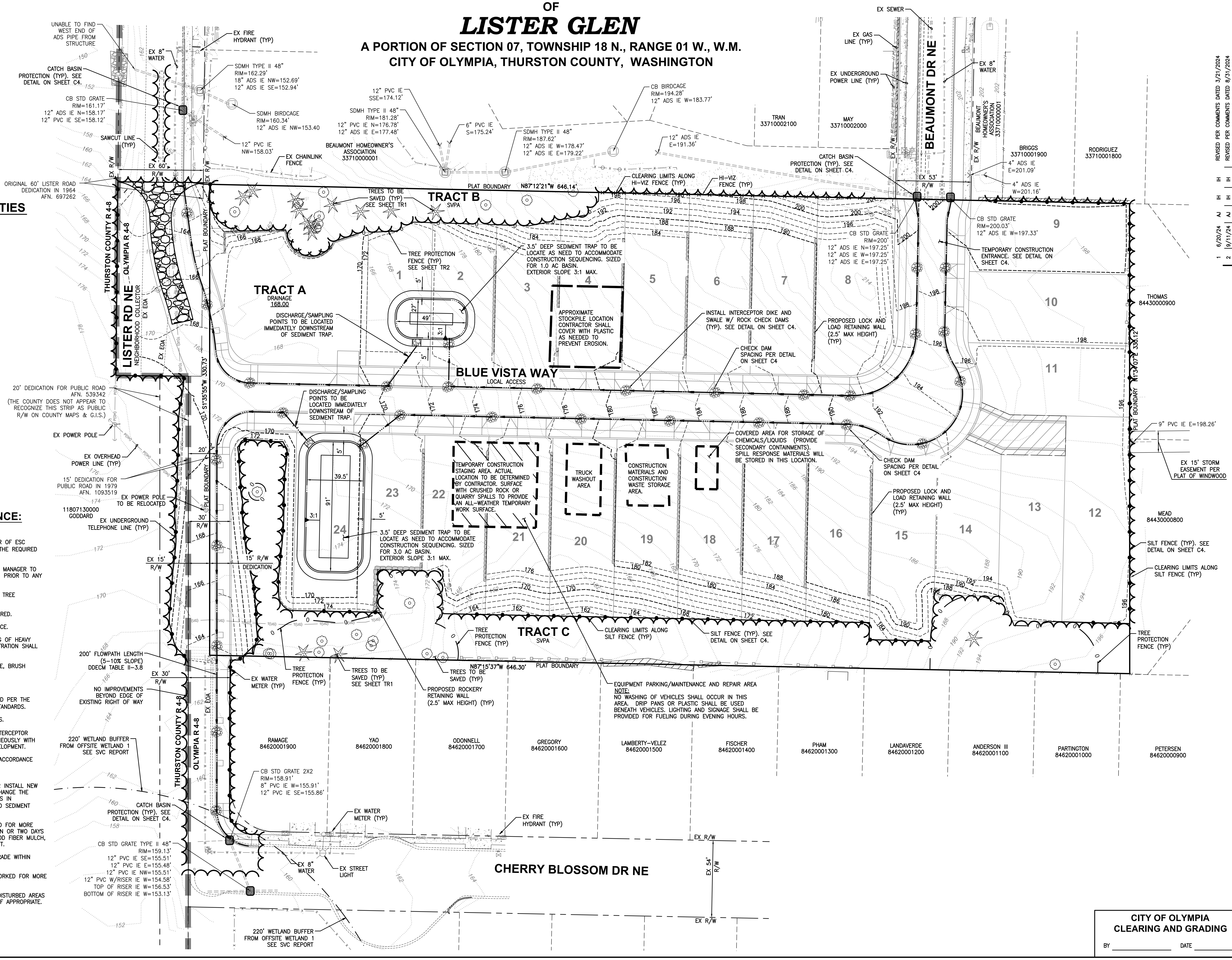
NO SITE DRAINAGE SHALL RUNOFF ONTO ADJACENT PROPERTIES. SILT FENCE REQUIRED ON ALL DOWNSLOPES.

LEGEND:

PROPOSED SILT FENCE	—●——●—
PROPOSED ORANGE SAFETY FENCE	×—×—×—×
PROPOSED CLEARING LIMITS	◡◡◡
PROPOSED TEMPORARY DITCHES W/ CHECK DAMS	—✱◄—
PROPOSED TEMPORARY STORM PIPE	▬▭▬
PROPOSED CONSTRUCTION ENTRANCE	▨
PROPOSED CONTOURS	---330----
PROPOSED LOCK AND LOAD RETAINING WALL	▢▢▢▢
PROPOSED ROCKERY WALL	⬡⬡⬡⬡
EXISTING TREE TO REMAIN	⊙
EXISTING MAJOR CONTOUR	·····330······
EXISTING MINOR CONTOUR	·····332······
CATCH BASIN PROTECTION	▩

CONSTRUCTION SEQUENCE:

1. PRE–CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. NOTIFY INSPECTOR AND CURRENT PLANNING MANAGER TO INITIALIZE TREE PROTECTION WALK THROUGH PRIOR TO ANY ONSITE CLEARING.
4. FLAG OR FENCE CLEARING LIMITS. INSTALL TREE PROTECTION.
5. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
6. GRADE AND INSTALL CONSTRUCTION ENTRANCE.
7. TRACT A SHALL NOT BE USED FOR STAGING OF HEAVY EQUIPMENT AND COMPACTION OF THE INFILTRATION SHALL BE AVOIDED.
8. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
9. CONSTRUCT SEDIMENT PONDS AND TRAPS.
10. SLOPES AND/OR BERMS SHALL BE MULCHED PER THE CITY'S EROSION AND SEDIMENT CONTROL STANDARDS.
11. GRADE AND STABILIZE CONSTRUCTION ROADS.
12. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
13. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH 2022 DDECM AND MANUFACTURER'S RECOMMENDATIONS.
14. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY'S EROSION AND SEDIMENT CONTROL STANDARDS.
15. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
16. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
17. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
18. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPS REMOVED IF APPROPRIATE.



CITY OF OLYMPIA
CLEARING AND GRADING

BY ____________ DATE ____________

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PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SKODA
20100241
9/27/24

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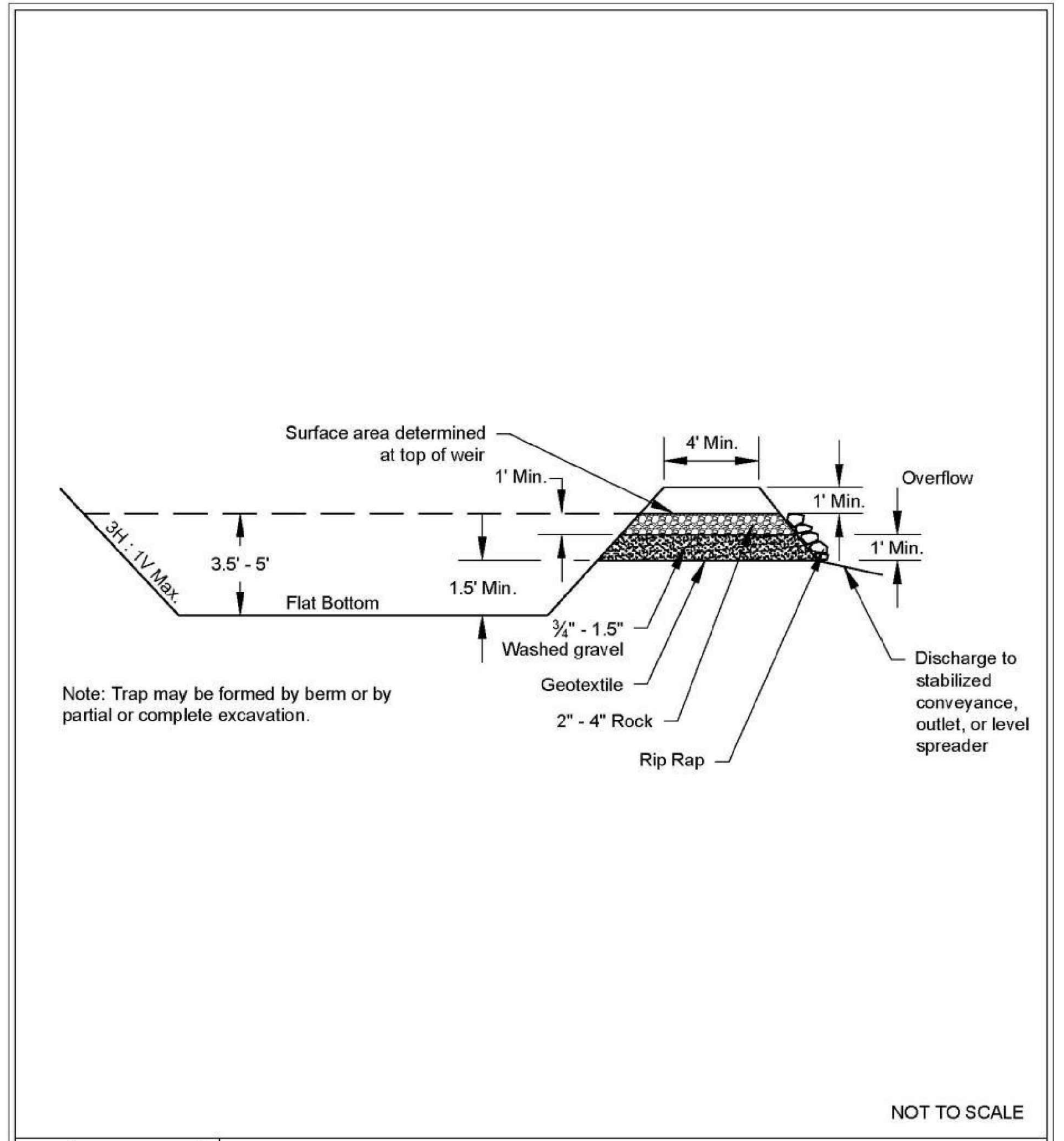
Job Number 22392

Sheet C3 of 13

Attachment 13

PRELIMINARY EROSION AND SEDIMENT CONTROL NOTES
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

Figure II-3.26: Cross Section of Sediment Trap



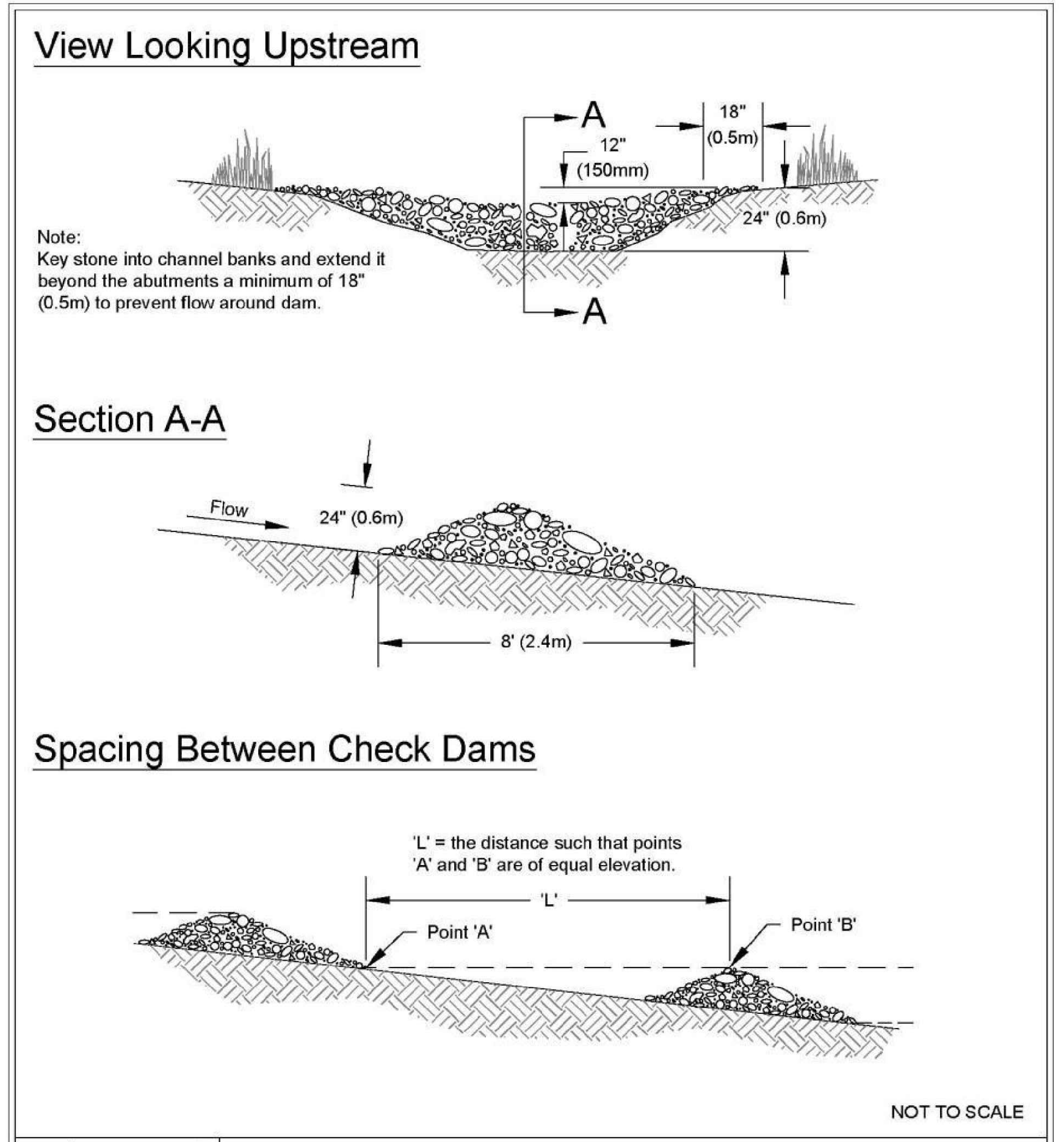
DEPARTMENT OF ECOLOGY State of Washington

Cross Section of Sediment Trap

Revised June 2016

City of Olympia Drainage Design and Erosion Control Manual November 2022
Volume II – Construction Stormwater Pollution Prevention 133/163

Figure II-3.16: Rock Check Dam



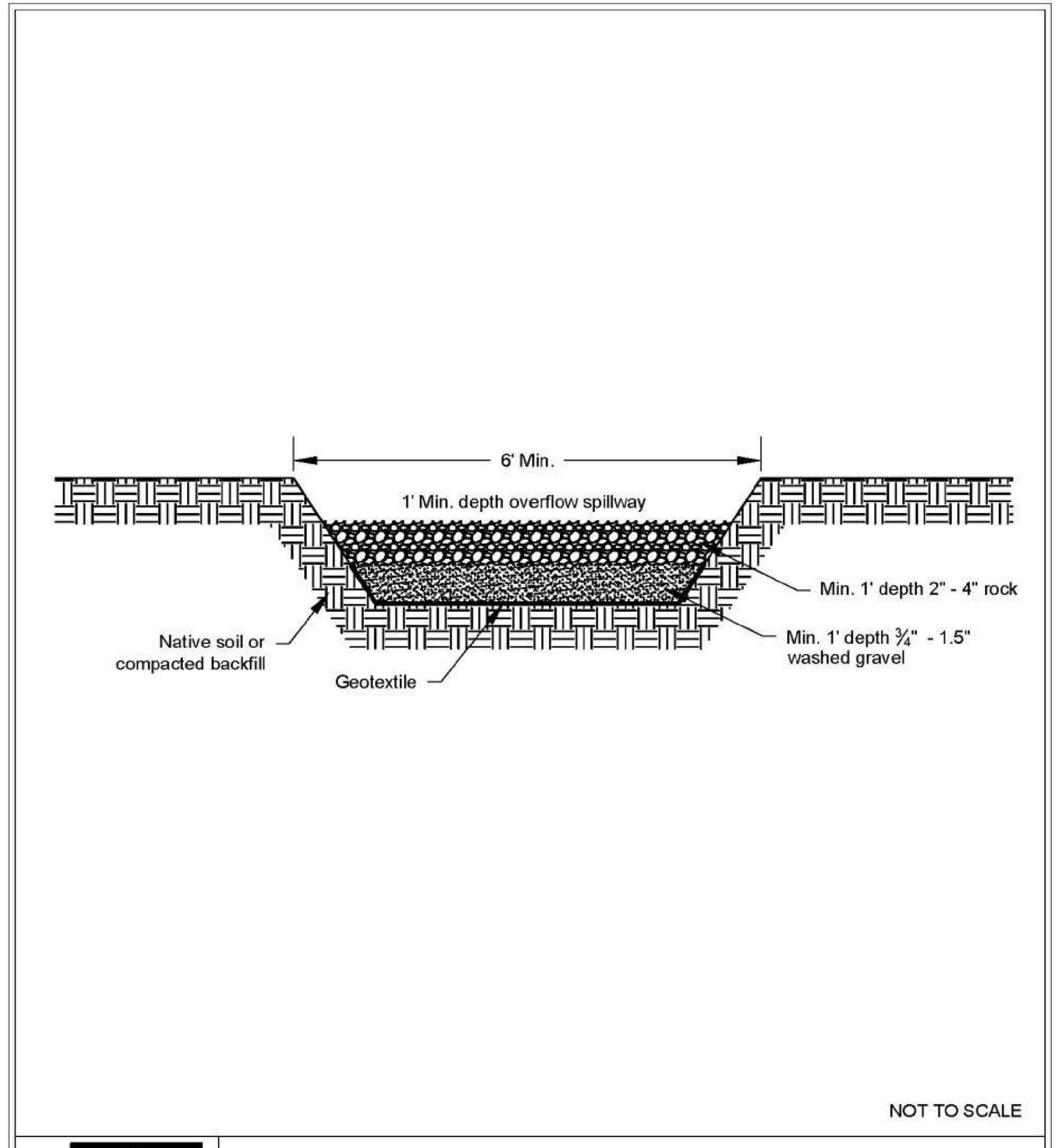
DEPARTMENT OF ECOLOGY State of Washington

Rock Check Dam

Revised June 2016

City of Olympia Drainage Design and Erosion Control Manual November 2022
Volume II – Construction Stormwater Pollution Prevention 100/163

Figure II-3.27: Sediment Trap Outlet



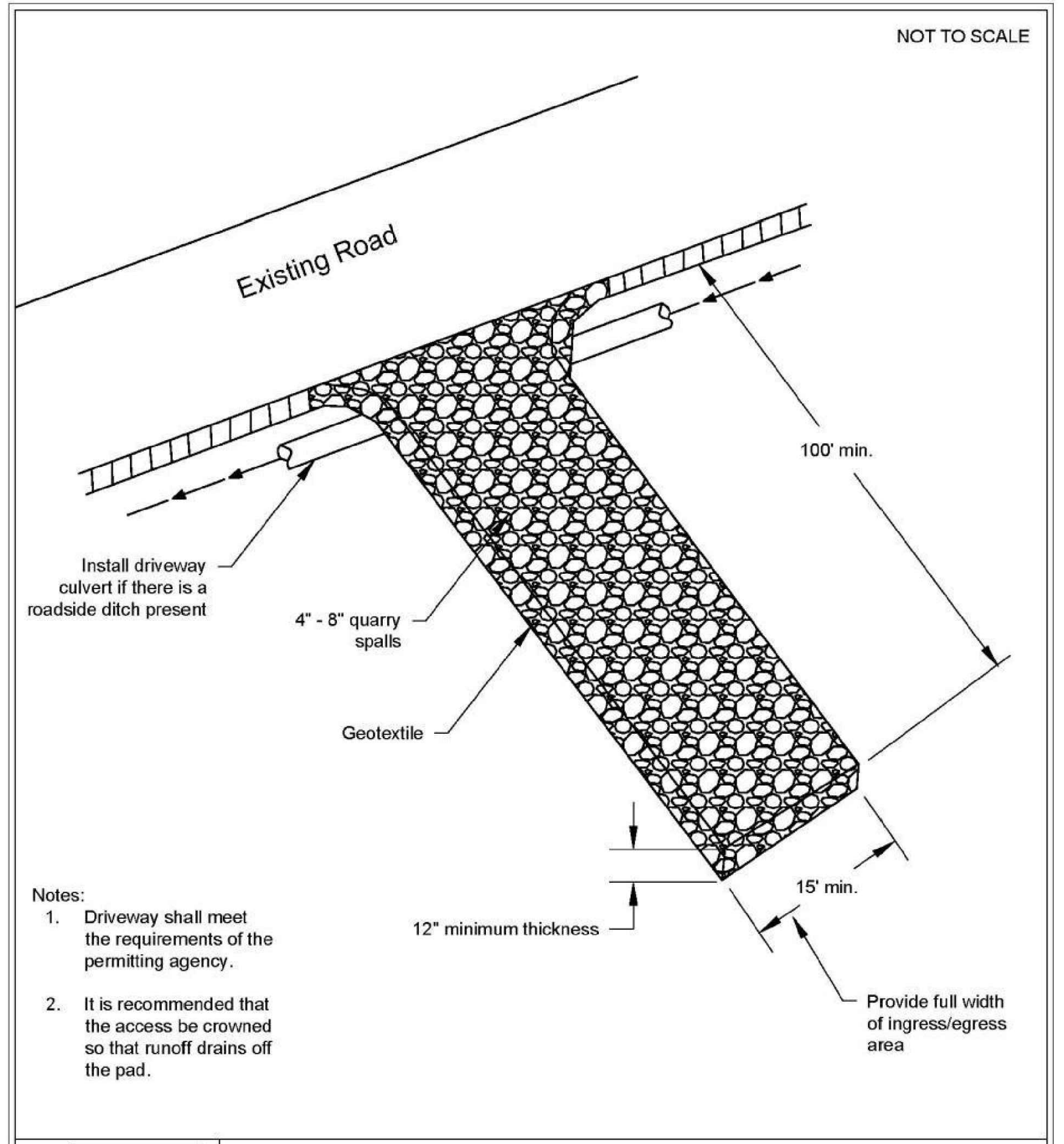
DEPARTMENT OF ECOLOGY State of Washington

Sediment Trap Outlet

Revised June 2016

City of Olympia Drainage Design and Erosion Control Manual November 2022
Volume II – Construction Stormwater Pollution Prevention 134/163

Figure II-3.1: Stabilized Construction Access



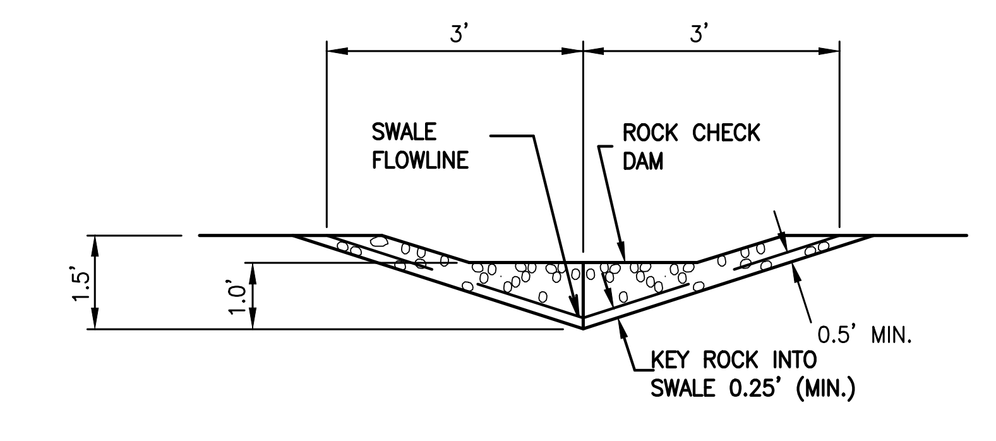
Notes:
1. Driveway shall meet the requirements of the permitting agency.
2. It is recommended that the access be crowned so that runoff drains off the pad.

DEPARTMENT OF ECOLOGY State of Washington

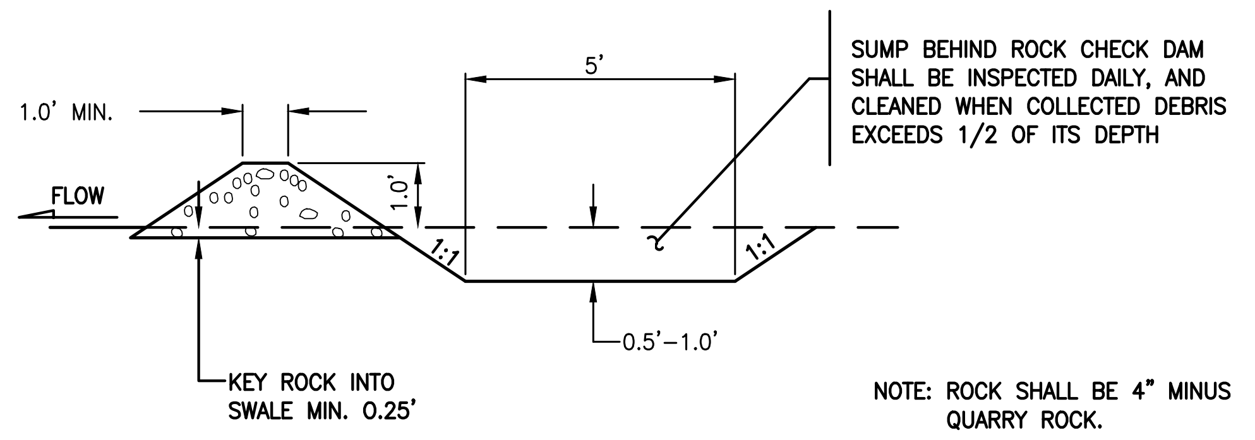
Stabilized Construction Access

Revised June 2018

City of Olympia Drainage Design and Erosion Control Manual November 2022
Volume II – Construction Stormwater Pollution Prevention 30/163



SWALE X–SECTION AT ROCK CHECK DAM



SUMP BEHIND ROCK CHECK DAM SHALL BE INSPECTED DAILY, AND CLEANED WHEN COLLECTED DEBRIS EXCEEDS 1/2 OF ITS DEPTH

NOTE: ROCK SHALL BE 4" MINUS QUARRY ROCK.

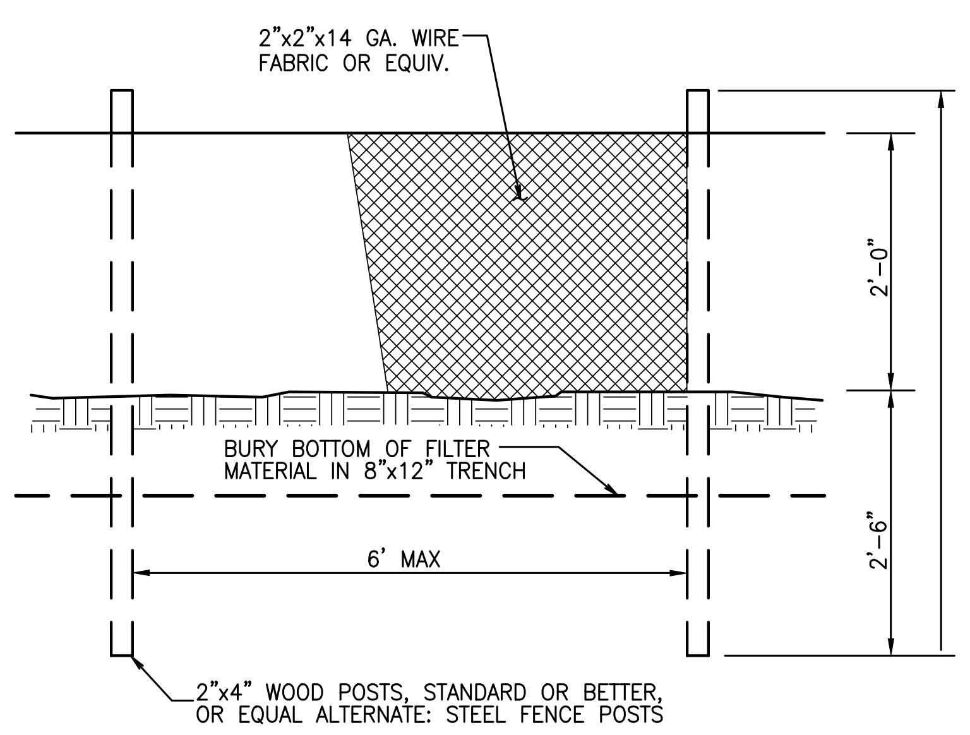
ROCK DAM X–SECTION

NOTE: REQUIRED ON SLOPES GREATER THAN 4 PERCENT

ROCK CHECK DAM

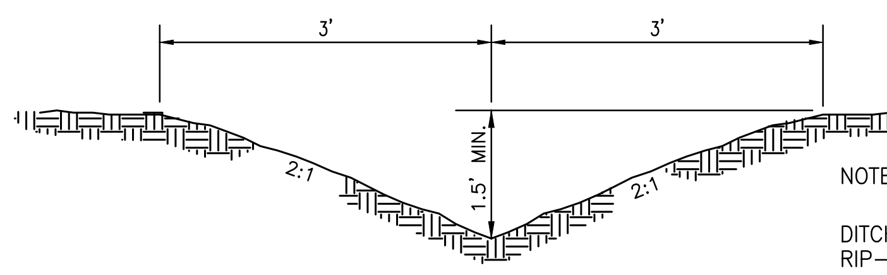
NOT TO SCALE

FILTER FABRIC MATERIAL 36" WIDE ROLLS. USE STAPLES OR WIRE RINGS TO ATTATCH FABRIC TO WIRE.



SILT FENCE DETAIL

NOT TO SCALE

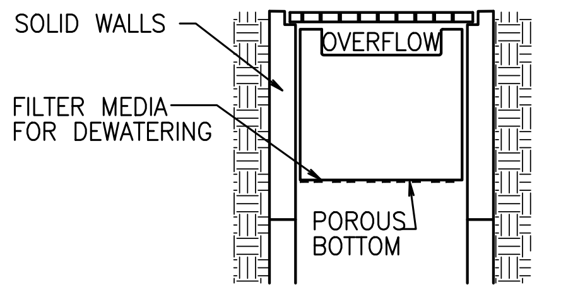


NOTE:

DITCHES SHALL BE ARMORED WITH RIP–RAP FOR SLOPES OVER 5% AND LESS THAN 10%. PIPES SHALL BE USED INSTEAD OF DITCHES OVER 10% SLOPE.

TEMPORARY "V" DITCH INTERCEPTOR DIKE AND SWALE (BMP C200)

NOT TO SCALE



NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AND OVERLOW AND CAN BE EASILY MAINTAINED.

CATCH BASIN INSERT (MANUFACTURED)

MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC 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.
2. 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.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

CATCH BASIN PROTECTION

NOT TO SCALE

EROSION AND SEDIMENT CONTROL PLAN NOTES:

1. NO CONSTRUCTION RELATED ACTIVITY SHALL CONTRIBUTE TO THE DEGRADATION OF THE ENVIRONMENT, ALLOW MATERIAL TO ENTER SURFACE OR GROUND WATER, OR ALLOW PARTICULATE EMISSIONS TO THE ATMOSPHERE, WHICH EXCEED STATE OR FEDERAL STANDARDS. ANY ACTION THAT POTENTIALLY ALLOW A DISCHARGE TO STATE WATERS MUST HAVE PRIOR APPROVAL.
2. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS REQUIRED FOR ALL CONSTRUCTION PROJECTS. THE NAMED PERSON OR FIRM SHALL BE ON–SITE OR ON–CALL AT ALL TIMES. FOR THIS SITE, THE PERSON/FIRM IS TO BE DETERMINED AND THEIR OFFICE AND CELL TELEPHONE NUMBERS ARE TO BE DETERMINED.
3. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STREET OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. STORMWATER FACILITY INFILTRATIVE SURFACES SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION THROUGHOUT CONSTRUCTION. NOTE THAT POST–CONSTRUCTION VERIFICATION TESTING IS REQUIRED FOR ALL STORMWATER INFILTRATION FACILITIES. STORMWATER INFILTRATION FACILITIES THAT FAIL TO PERFORM AS DESIGNED MUST BE RECONSTRUCTED OR EXPANDED TO SUBSTANTIALLY MEET THE DESIGNED PERFORMANCE.
6. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. THE ESC 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 AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT–LADEN WATER DO NOT LEAVE THE SITE.
10. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
11. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT.
12. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
13. ROADS SHALL BE CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
14. FROM OCTOBER 15 THROUGH APRIL 1, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM APRIL 2 TO OCTOBER 14, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT–OF–WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE LOCAL PERMITTING AUTHORITY MAY ADJUST THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
15. FROM OCTOBER 15 THROUGH APRIL 1, CLEARING, GRADING, AND OTHER SOIL–DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED.
16. SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT–TRAPPING MEASURES.
17. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
18. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. REPORT ALL SPILLS TO 911.
19. WATER FROM MOST DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SEDIMENT TRAP OR POND. CLEAN, NOT–TURBID WATER MAY BE DISCHARGED TO STATE SURFACE WATERS, PROVIDED THE DISCHARGE DOES NOT CAUSE EROSION OR FLOODING. HIGHLY TURBID OR CONTAMINATED DEWATERING WATER FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM SHALL BE HANDLED SEPARATELY FROM STORMWATER AND PROPERLY DISPOSED.

CITY OF OLYMPIA
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Title:
PRELIMINARY EROSION AND
SEDIMENT CONTROL NOTES
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SKODA
20100241
9/27/24

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Job Number **22392**

Sheet **C4** of **13**

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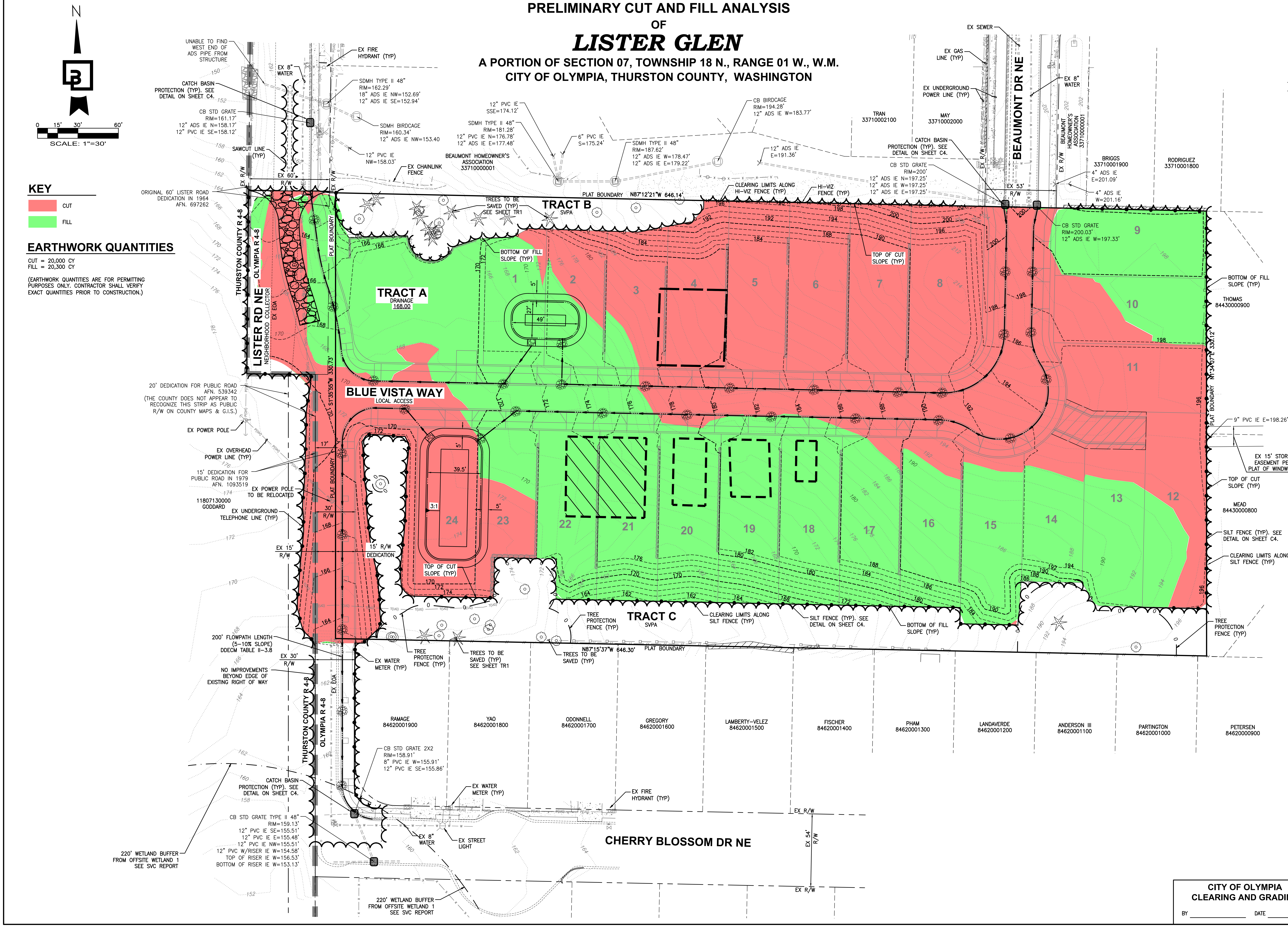
Attachment 13

PRELIMINARY CUT AND FILL ANALYSIS
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



KEY

🟥 CUT

🟩 FILL

EARTHWORK QUANTITIES

CUT = 20,000 CY
FILL = 20,300 CY

(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

CITY OF OLYMPIA
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PRELIMINARY CUT AND FILL ANALYSIS FOR *LISTER GLEN*

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

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Sheet C5 of 13

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PRELIMINARY DRAINAGE AND GRADING PLAN
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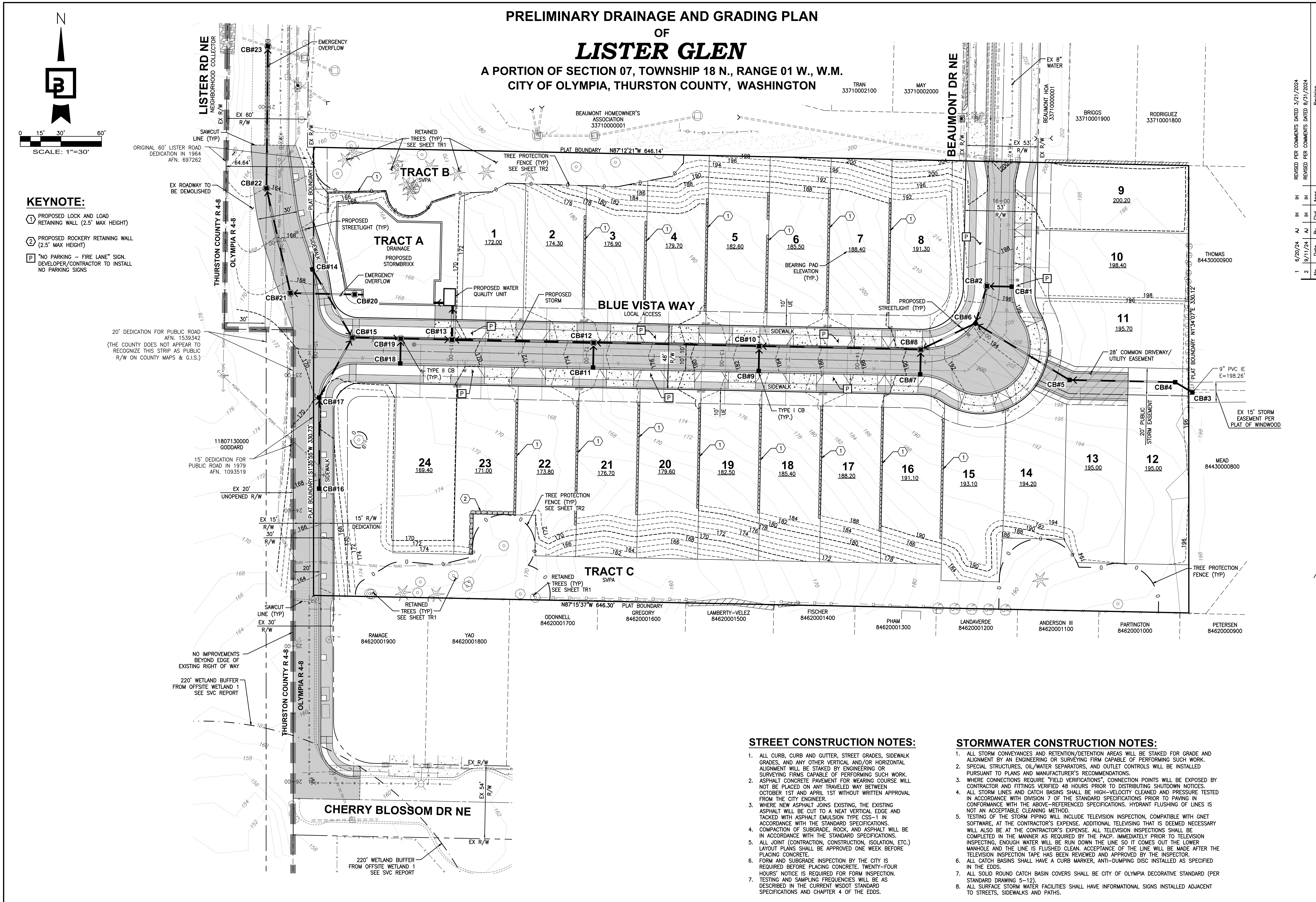

KEYNOTE:

- ① PROPOSED LOCK AND LOAD RETAINING WALL (2.5' MAX HEIGHT)
- ② PROPOSED ROCKERY RETAINING WALL (2.5' MAX HEIGHT)
- P "NO PARKING – FIRE LANE" SIGN. DEVELOPER/CONTRACTOR TO INSTALL NO PARKING SIGNS

STREET CONSTRUCTION NOTES:

1. ALL CURB, CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT WILL BE STAKED BY ENGINEERING OR SURVEYING FIRMS CAPABLE OF PERFORMING SUCH WORK.
2. ASPHALT CONCRETE PAVEMENT FOR WEARING COURSE WILL NOT BE PLACED ON ANY TRAVELED WAY BETWEEN OCTOBER 1ST AND APRIL 1ST WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER.
3. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT WILL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS–1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT WILL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL JOINT (CONTRACTION, CONSTRUCTION, ISOLATION, ETC.) LAYOUT PLANS SHALL BE APPROVED ONE WEEK BEFORE PLACING CONCRETE.
6. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE. TWENTY–FOUR HOURS' NOTICE IS REQUIRED FOR FORM INSPECTION.
7. TESTING AND SAMPLING FREQUENCIES WILL BE AS DESCRIBED IN THE CURRENT WSDOT STANDARD SPECIFICATIONS AND CHAPTER 4 OF THE EDDS.

STORMWATER CONSTRUCTION NOTES:

1. ALL STORM CONVEYANCES AND RETENTION/DETENTION AREAS WILL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
2. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS WILL BE INSTALLED PURSUANT TO PLANS AND MANUFACTURER'S RECOMMENDATIONS.
3. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
4. ALL STORM LINES AND CATCH BASINS SHALL BE HIGH–VELOCITY CLEANED AND PRESSURE TESTED IN ACCORDANCE WITH DIVISION 7 OF THE STANDARD SPECIFICATIONS PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE–REFERENCED SPECIFICATIONS. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
5. TESTING OF THE STORM PIPING WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GNET SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISING THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER AS REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.
6. ALL CATCH BASINS SHALL HAVE A CURB MARKER, ANTI–DUMPING DISC INSTALLED AS SPECIFIED IN THE EDDS.
7. ALL SOLID ROUND CATCH BASIN COVERS SHALL BE CITY OF OLYMPIA DECORATIVE STANDARD (PER STANDARD DRAWING 5–12).
8. ALL SURFACE STORM WATER FACILITIES SHALL HAVE INFORMATIONAL SIGNS INSTALLED ADJACENT TO STREETS, SIDEWALKS AND PATHS.

No.	Date	By	Ckd.	Appr.	Revision
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2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY DRAINAGE AND GRADING PLAN
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SKODA
20100241
9/27/24

Scale:
Horizontal 1"=30'
Vertical N/A

Designed RK
Drawn RK
Checked TJS
Approved TJS
Date 9/26/24

Barghausen Consulting Engineers, Inc.
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Job Number 22392

Sheet C6 of 13

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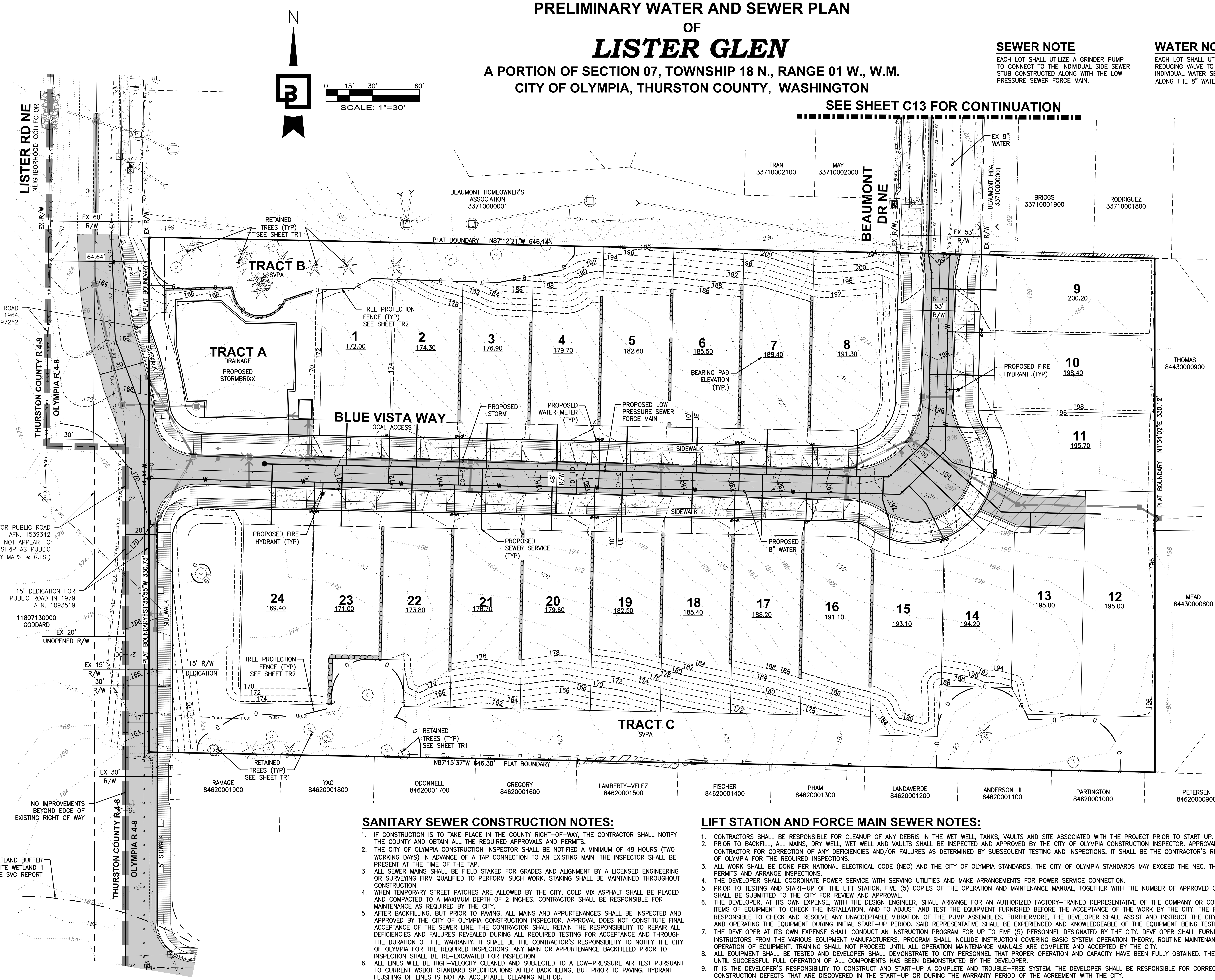
Attachment 13

PRELIMINARY WATER AND SEWER PLAN
OF
LISTER GLEN

A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



SEWER NOTE

EACH LOT SHALL UTILIZE A GRINDER PUMP TO CONNECT TO THE INDIVIDUAL SIDE SEWER STUB CONSTRUCTED ALONG WITH THE LOW PRESSURE SEWER FORCE MAIN.

WATER NOTE

EACH LOT SHALL UTILIZE A PRESSURE REDUCING VALVE TO CONNECT TO THE INDIVIDUAL WATER SERVICE LINE CONNECTED ALONG THE 8" WATER MAIN.

WATER MAIN CONSTRUCTION NOTES:

1. ALL LINES WILL BE CHLORINATED AND TESTED IN CONFORMANCE AMERICAN WATER WORKS ASSOCIATION STANDARDS.
2. ALL WATER MAINS WILL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS WILL COMPLY WITH THE MINIMUM BACKFLOW PREVENTION REQUIREMENTS AS ESTABLISHED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH AND THE CITY OF OLYMPIA IN ITS CROSS CONNECTION PROGRAM.
4. THE CITY REQUIRES 10 WORKING DAYS WRITTEN NOTICE TO SCHEDULE SHUTDOWNS. THE WRITTEN NOTICE WILL BE COORDINATED WITH THE CITY INSPECTOR. THE CITY OF OLYMPIA DRINKING WATER OPERATIONS OR CITY INSPECTOR WILL PERFORM THE SHUTDOWN.
5. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS BY THE CONTRACTOR PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR WILL INSTALL A NEW VALVE.
6. AT ANY WATER MAIN TAP TO EXISTING CITY MAINS WHERE THE CONTRACTOR ENCOUNTERS A COUPLING OR EXISTING ASSEMBLIES, THE CONTRACTOR WILL PROVIDE A MINIMUM OF 18 INCHES OF CLEARANCE FROM COUPLING OR ASSEMBLIES TO EDGE OF TAPPING SLEEVE.
7. ANY WATER MAIN TAP OR CONNECTION WILL BE BLOCKED ACCORDING TO THE CITY OF OLYMPIA STANDARD DRAWINGS.
8. ANY EXCAVATION THAT EXPOSES AN ASBESTOS CEMENT (AC) WATER MAIN OR THE CITY'S 36-INCH WATER TRANSMISSION MAIN SHALL BE BEDDED WITH CONTROLLED DENSITY FILL (CDF) PURSUANT TO THE WSDOT SPECIFICATIONS FOR CDF. AS AN OPTION THE CONTRACTOR MAY CHOOSE TO REPLACE THE AC PIPE AT ANY CROSSING WITH DUCTILE IRON PIPE BENCHED INTO BOTH TRENCH WALLS. THE CONTRACTOR WILL COORDINATE WITH THE CITY INSPECTOR TO HAVE A CITY OF OLYMPIA DRINKING WATER OPERATIONS STAFF MEMBER ON SITE BEFORE CONSTRUCTION BEGINS.
9. BEFORE CUTTING OR REMOVING ANY EXISTING AC PIPE, THE CONTRACTOR WILL SUPPLY THE CITY OF OLYMPIA INSPECTOR A COPY OF THE WORKMAN'S CERTIFICATIONS TO WORK WITH AC PIPE. THE CONTRACTOR WILL CONFORM TO ALL REGULATIONS AND GUIDANCE RELATED TO ASBESTOS WORK PROVIDED BY THE OLYMPIC REGION CLEAN AIR AGENCY.

SANITARY SEWER CONSTRUCTION NOTES:

1. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
2. THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (TWO WORKING DAYS) IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
3. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK. STAKING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. WHEN TEMPORARY STREET PATCHES ARE ALLOWED BY THE CITY, COLD MIX ASPHALT SHALL BE PLACED AND COMPACTED TO A MAXIMUM DEPTH OF 2 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED BY THE CITY.
5. AFTER BACKFILLING, BUT PRIOR TO PAVING, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL DOES NOT CONSTITUTE FINAL ACCEPTANCE OF THE SEWER LINE. THE CONTRACTOR SHALL RETAIN THE RESPONSIBILITY TO REPAIR ALL DEFICIENCIES AND FAILURES REVEALED DURING ALL REQUIRED TESTING FOR ACCEPTANCE AND THROUGH THE DURATION OF THE WARRANTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS. ANY MAIN OR APPURTENANCE BACKFILLED PRIOR TO INSPECTION SHALL BE RE-EXCAVATED FOR INSPECTION.
6. ALL LINES WILL BE HIGH-VELOCITY CLEANED AND SUBJECTED TO A LOW-PRESSURE AIR TEST PURSUANT TO CURRENT WSDOT STANDARD SPECIFICATIONS AFTER BACKFILLING, BUT PRIOR TO PAVING. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
7. TESTING OF THE SANITARY SEWER MAIN WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GNET SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TEVLEVISING THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTION, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE CITY INSPECTOR.
8. A TEST OF ALL MANHOLES IN ACCORDANCE WITH OLYMPIA STANDARD IS ALSO REQUIRED. TESTING WILL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.

LIFT STATION AND FORCE MAIN SEWER NOTES:

1. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS IN THE WET WELL, TANKS, VAULTS AND SITE ASSOCIATED WITH THE PROJECT PRIOR TO START UP.
2. PRIOR TO BACKFILL, ALL MAINS, DRY WELL, WET WELL AND VAULTS SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS.
3. ALL WORK SHALL BE DONE PER NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF OLYMPIA STANDARDS. THE CITY OF OLYMPIA STANDARDS MAY EXCEED THE NEC. THE DEVELOPER SHALL OBTAIN ALL PERMITS AND ARRANGE INSPECTIONS.
4. THE DEVELOPER SHALL COORDINATE POWER SERVICE WITH SERVING UTILITIES AND MAKE ARRANGEMENTS FOR POWER SERVICE CONNECTION.
5. PRIOR TO TESTING AND START-UP OF THE LIFT STATION, FIVE (5) COPIES OF THE OPERATION AND MAINTENANCE MANUAL, TOGETHER WITH THE NUMBER OF APPROVED COPIES REQUIRED BY THE DEVELOPER, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE DEVELOPER, AT ITS OWN EXPENSE, WITH THE DESIGN ENGINEER, SHALL ARRANGE FOR AN AUTHORIZED FACTORY-TRAINED REPRESENTATIVE OF THE COMPANY OR COMPANIES SUPPLYING THE VARIOUS ITEMS OF EQUIPMENT TO CHECK THE INSTALLATION, AND TO ADJUST AND TEST THE EQUIPMENT FURNISHED BEFORE THE ACCEPTANCE OF THE WORK BY THE CITY. THE FACTORY REPRESENTATIVE SHALL BE RESPONSIBLE TO CHECK AND RESOLVE ANY UNACCEPTABLE VIBRATION OF THE PUMP ASSEMBLIES. FURTHERMORE, THE DEVELOPER SHALL ASSIST AND INSTRUCT THE CITY'S OPERATING STAFF IN ADJUSTING AND OPERATING THE EQUIPMENT DURING INITIAL START-UP PERIOD. SAID REPRESENTATIVE SHALL BE EXPERIENCED AND KNOWLEDGEABLE OF THE EQUIPMENT BEING TESTED.
7. THE DEVELOPER AT ITS OWN EXPENSE SHALL CONDUCT AN INSTRUCTION PROGRAM FOR UP TO FIVE (5) PERSONNEL DESIGNATED BY THE CITY. DEVELOPER SHALL FURNISH THE SERVICES OF QUALIFIED INSTRUCTORS FROM THE VARIOUS EQUIPMENT MANUFACTURERS. PROGRAM SHALL INCLUDE INSTRUCTION COVERING BASIC SYSTEM OPERATION THEORY, ROUTINE MAINTENANCE AND REPAIR, AND "HANDS ON" OPERATION OF EQUIPMENT. TRAINING SHALL NOT PROCEED UNTIL ALL OPERATION MAINTENANCE MANUALS ARE COMPLETE AND ACCEPTED BY THE CITY.
8. ALL EQUIPMENT SHALL BE TESTED AND DEVELOPER SHALL DEMONSTRATE TO CITY PERSONNEL THAT PROPER OPERATION AND CAPACITY HAVE BEEN FULLY OBTAINED. THE CITY WILL NOT ACCEPT ANY FACILITY UNTIL SUCCESSFUL FULL OPERATION OF ALL COMPONENTS HAS BEEN DEMONSTRATED BY THE DEVELOPER.
9. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONSTRUCT AND START-UP A COMPLETE AND TROUBLE-FREE SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTING ALL DESIGN ERRORS AND/OR CONSTRUCTION DEFECTS THAT ARE DISCOVERED IN THE START-UP OR DURING THE WARRANTY PERIOD OF THE AGREEMENT WITH THE CITY.
10. LEFT STATION AND GENERATOR, SITE, DRIVEWAY, ACCESS, CONCRETE AREAS, LIGHTING AND WATER SERVICE SHALL ALL BE COMPLETED PRIOR TO START UP REQUEST AND INSPECTION.
11. TELEMETRY SHALL CONSIST OF A RUGID PLC AND OTHER ACCESSORIES LISTED IN SECTION 7D.030. PRIOR TO ORDERING THE ABOVE EQUIPMENT, THE DEVELOPER WILL CONTACT THE PUMP STATIONS SUPERVISOR, CITY OF OLYMPIA PUBLIC WORKS, FOR COMPLETE ORDERING SPECIFICATIONS FOR THE ABOVE TELEMETRY. NOMINAL LEAD TIME IS 12 WEEKS.
12. SPARE PARTS SHALL BE PROVIDED FOR THE STATION AT TIME OF START UP ACCEPTANCE.
- ONE SET MECHANICAL SEALS, FILTERS AND VULUTE GASKETS.
- ONE SET OF PUMP WEAR RINGS.
- FOUR SETS OF OPERATION AND MAINTENANCE MANUALS.
- A LIST OF THE NEAREST DEALERS FOR SPARE PARTS AND REPAIR WILL BE PROVIDED.

ADDITIONALLY, ANY SPECIAL TOOLS SPECIFIC TO THE PUMP MANUFACTURER SHALL BE PROVIDED TO THE CITY OF OLYMPIA AT START UP.

19. A 6-INCH THICK CONCRETE COLLAR SHALL BE INSTALLED AROUND ALL VALVES. STANDARD DRAWING 6-12, STANDARD VALVE BOX, DETAIL SHALL BE USED.
20. ALL FORCE MAINS SHALL BE HYDROSTATIC TESTED AT 200 PSI AND ACCORDING TO THE METHODS FOR HYDROSTATIC TESTING OF WATER LINES IN THE CURRENT VERSION OF THE WSDOT SPECIFICATIONS.

No.	Date	By	Ckd.	Appr.	Revision
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2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY WATER AND
SEWER PLAN
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

20100241
REGISTERED PROFESSIONAL ENGINEER
9/27/24

Scale:
Horizontal 1"=30'
Vertical N/A

Designed RK
Drawn RK
Checked TJS
Approved TJS
Date 9/26/24

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Kent, WA 98032
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Job Number
22392

Sheet
C7 of 13

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Attachment 13

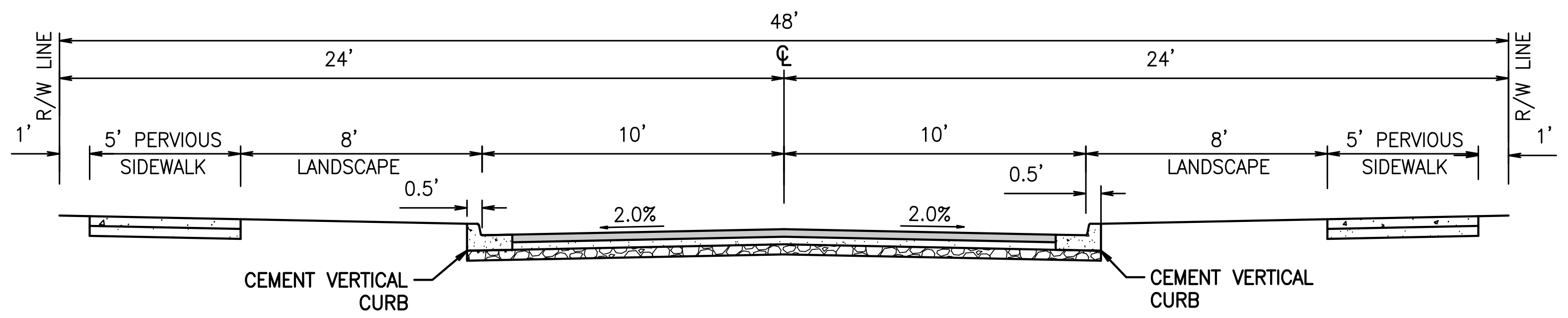
PRELIMINARY ROAD SECTIONS
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

PAVEMENT DESIGN—CONSTANTS

	STD. DWG. 4–2A & B	STD. DWG. 4–2A THRU 4–2G	STD. DWG. 4–2C THRU 4–2G	STD. DWG. 4–2H THRU 4–2I1	STD. DWG. 4–2J THRU 4–3
	ARTERIAL	INDUSTRIAL COLLECTOR	MAJOR COLLECTOR	NEIGHBORHOOD COLLECTOR	LOCAL ACCESS & COMMERCIAL ALLEYS
AADT	14,000–40,000	3,000–14,000	3,000–14,000	500–3,000	0–500
% AADTT	8	15	15	5	5
GROWTH RATE	5	5	5	5	2
LANE FACTOR	0.5	0.5	0.5	0.5	0.5
DESIGN EAL	4,000,000	6,000,000	2,400,000	280,000	50,000
R%	95	95	90	85	80
S_o	0.45	0.45	0.45	0.45	0.45
Pi	4.20	4.20	4.20	4.20	4.20
Pt	2.5	2.5	2.4	2.3	2.2
△PSI	1.7	1.7	1.8	1.9	2.0
MINIMUM PAVEMENT SECTION WITHOUT PAVEMENT DESIGN (SEE NOTE 3)					
AC	6"	6"	4"	4"	3"
CSTC	2"	2"	2"	2"	2"
GRAVEL BASE (BALLAST)	25"	28"	25"	16"	10"
MINIMUM PAVEMENT SECTION WITH PAVEMENT DESIGN (SEE NOTE 3)					
AC	4"	4"	3"	3"	3"
CSTC	2"	2"	2"	2"	2"
GRAVEL BASE	6"	10"	6"	6"	4"

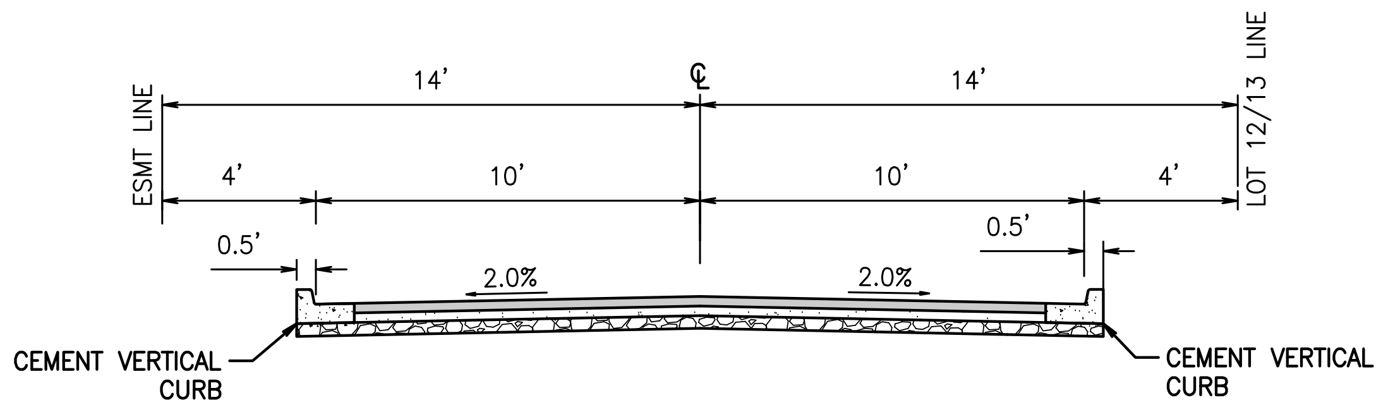
NOTE:
1. USE 2% STREET CROSS SLOPE AND NO MORE THAN 33 FEET OF ROADWAY SLOPED IN ANY DIRECTION.
2. INVERTED CROWN MAY BE ALLOWED IN BOULEVARD STREET SECTIONS UPON PRIOR APPROVAL BY CITY.
3. PAVEMENT DESIGN IS PER AASHTO DESIGN GUIDELINES AND CERTIFIED CALIFORNIA BEARING RATIO (CBR) SOILS TESTS. SEE STANDARD DRAWING 4–6B FOR PAVEMENT DESIGN WORKSHEET.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE CITY ENGINEER	9/1/2015	PAVEMENT DESIGN	4–6A



BLUE VISTA WAY
LOCAL ACCESS

NOT TO SCALE



COMMON DRIVEWAY AND UTILITY EASEMENT

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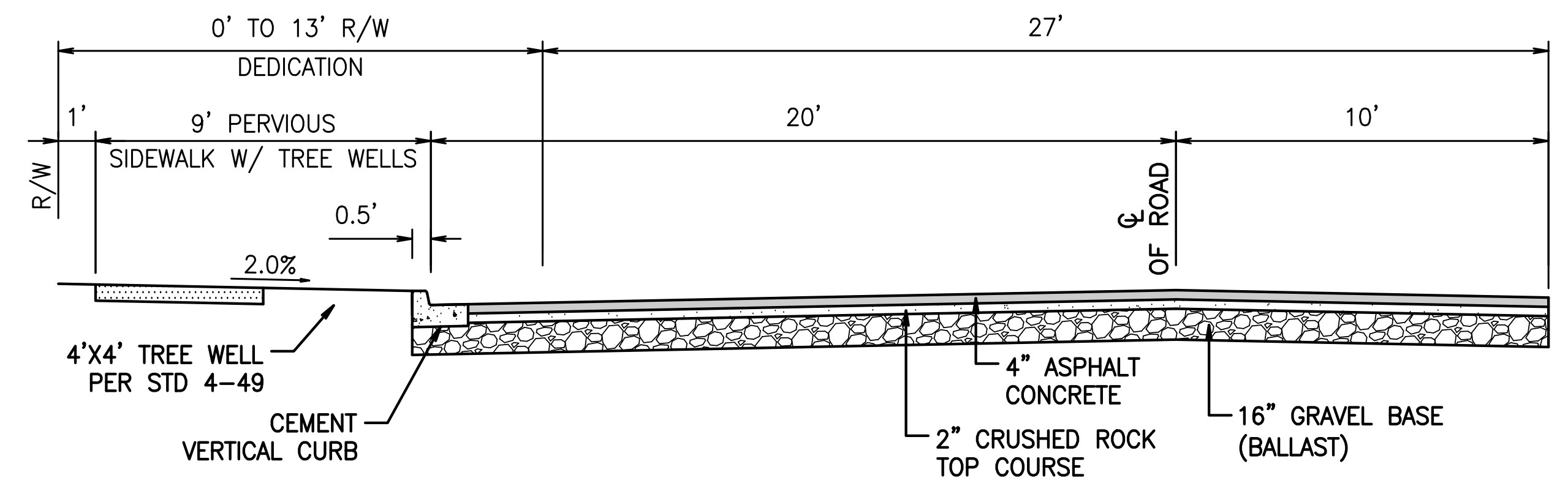
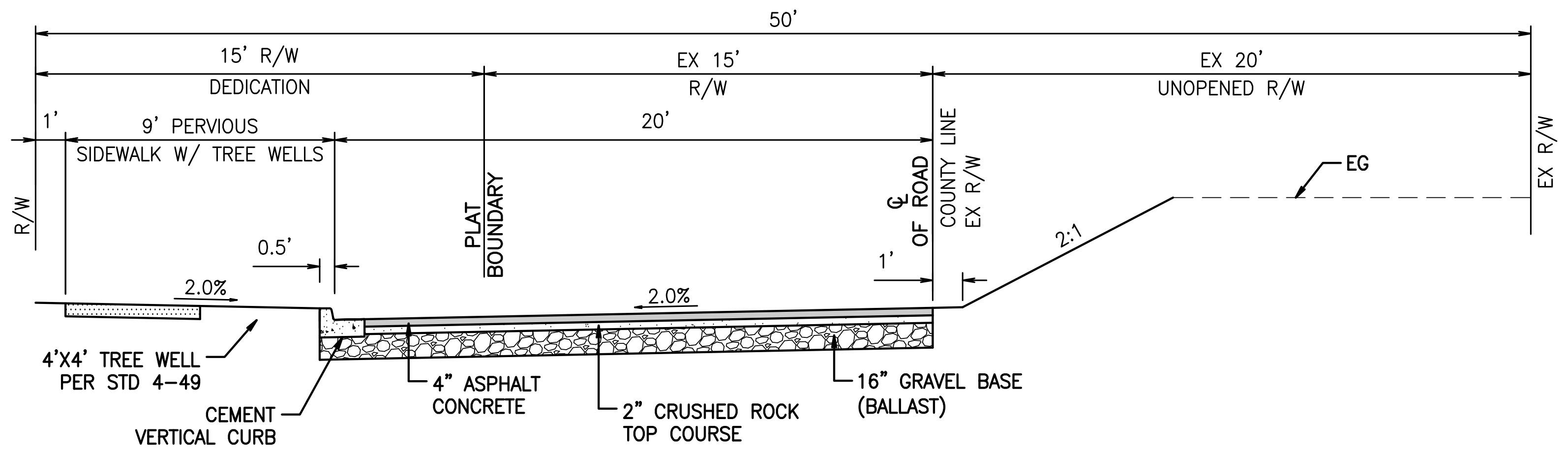


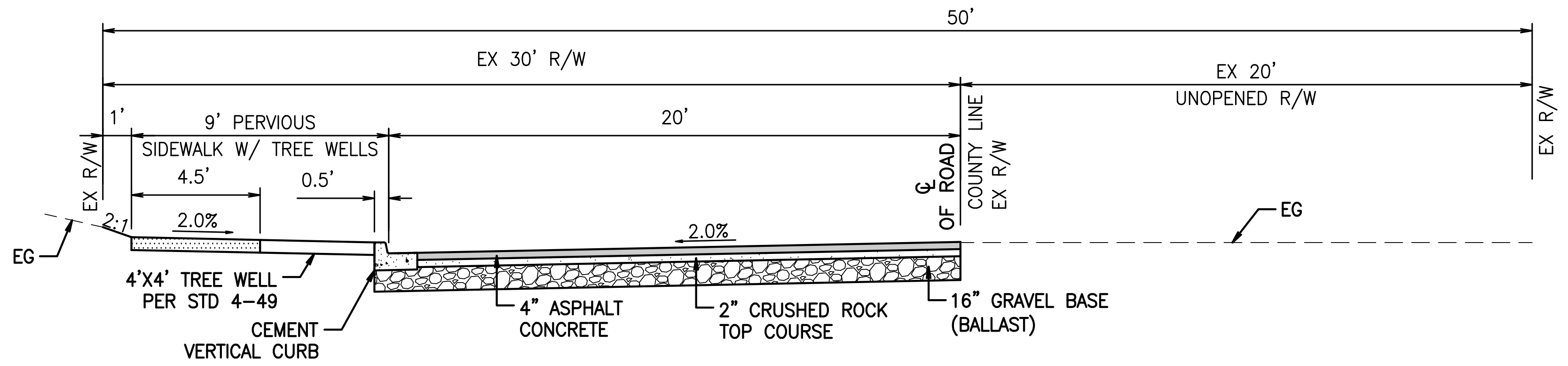
LISTER RD NE
NEIGHBORHOOD COLLECTOR - SECTION A
STA 21+28 TO 22+67

NOT TO SCALE



LISTER RD NE
NEIGHBORHOOD COLLECTOR - SECTION B
STA 22+67 TO 24+62

NOT TO SCALE



LISTER RD NE
NEIGHBORHOOD COLLECTOR - SECTION C
STA 24+62 TO 25+71

NOT TO SCALE

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1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY ROAD SECTIONS
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

20100241
9/27/24

Scale:
Horizontal N/A
Vertical N/A

Designed RK
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Job Number 22392
Sheet C8 of 13

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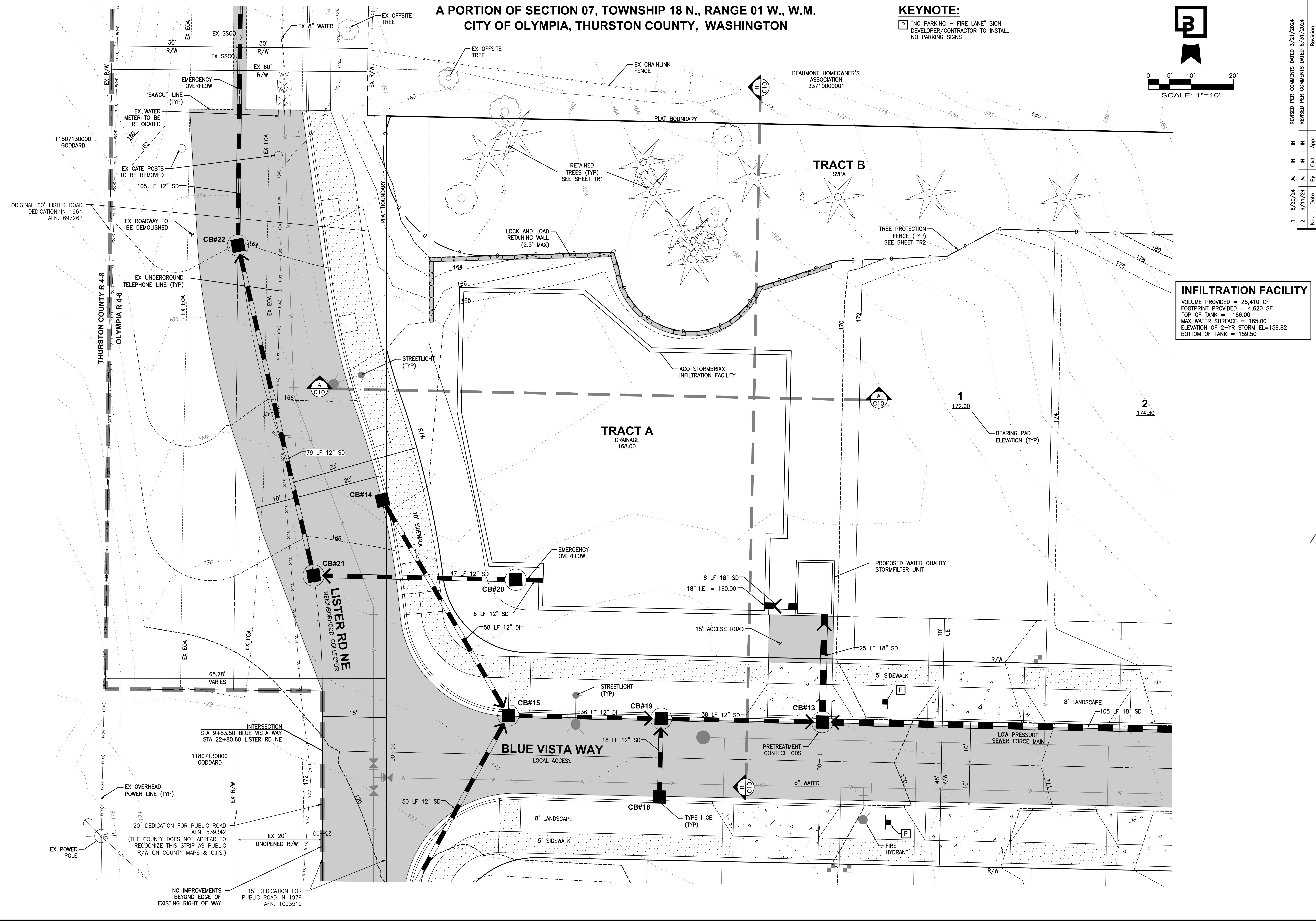
PRELIMINARY DRAINAGE FACILITY PLAN
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



KEYNOTE:

P "NO PARKING – FIRE LANE" SIGN. DEVELOPER/CONTRACTOR TO INSTALL NO PARKING SIGNS

INFILTRATION FACILITY

VOLUME PROVIDED = 25,410 CF
FOOTPRINT PROVIDED = 4,620 SF
TOP OF TANK = 166.00
MAX WATER SURFACE = 165.00
ELEVATION OF 2-YR STORM EL=159.82
BOTTOM OF TANK = 159.50

No.	Date	By	Ckd.	Appr.	Revision
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2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY DRAINAGE
FACILITY PLAN
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SKODA
20100241
9/27/24

Scale:
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Designed RK
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Job Number
22392

Sheet
C9 of 13

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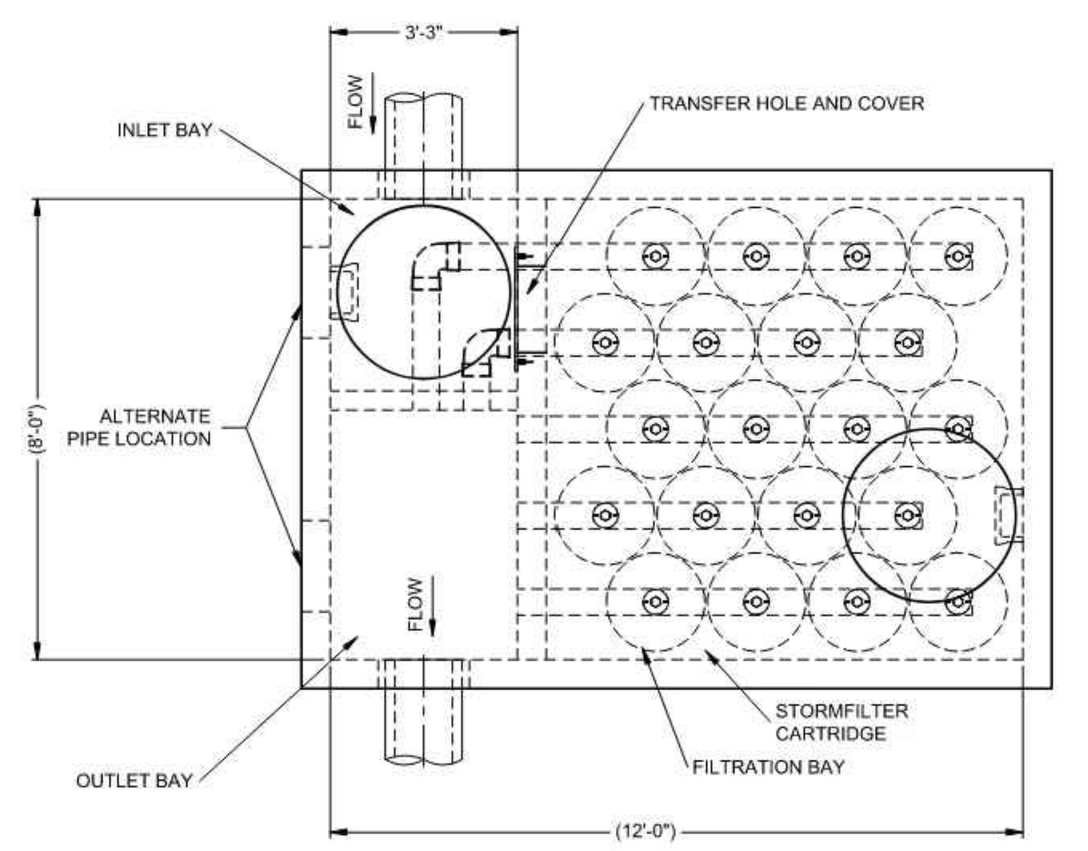
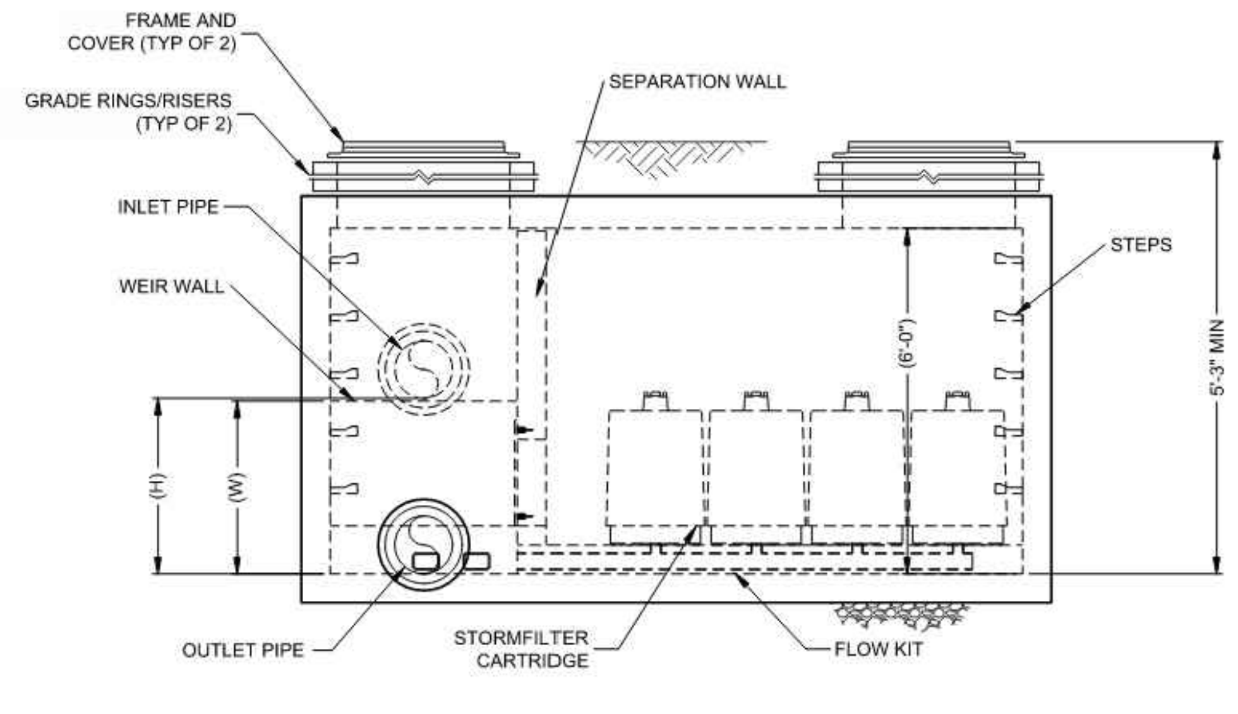
PRELIMINARY DRAINAGE FACILITY PROFILE AND DETAILS
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



PLAN



ELEVATION

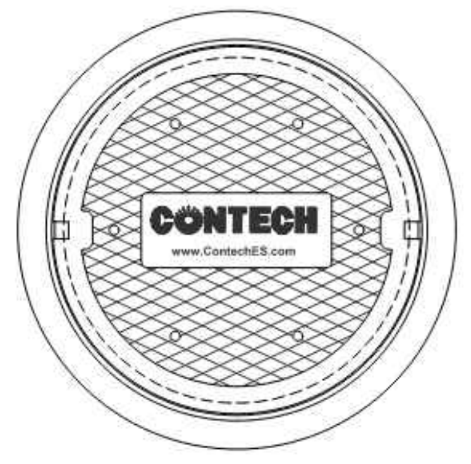
STORMFILTER DESIGN NOTES

- THE 8' x 12' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			1.8'		
HEIGHT OF WEIR (W)	3.00'			2.25'			1.75'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	SF#1
WATER QUALITY FLOW RATE (cfs)	0.294
PEAK FLOW RATE (cfs)	4.65
RETURN PERIOD OF PEAK FLOW (yrs)	100–YR
CARTRIDGE HEIGHT (27", 18", LOW DROP(LD))	27"
NUMBER OF CARTRIDGES REQUIRED	12
CARTRIDGE FLOW RATE	––
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	163.44	HDPE	18"
OUTLET PIPE	160.39	HDPE	18"

UPSTREAM RIM ELEVATION	169.15
DOWNSTREAM RIM ELEVATION	––

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

PERFORMANCE SPECIFICATION

FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**.
SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

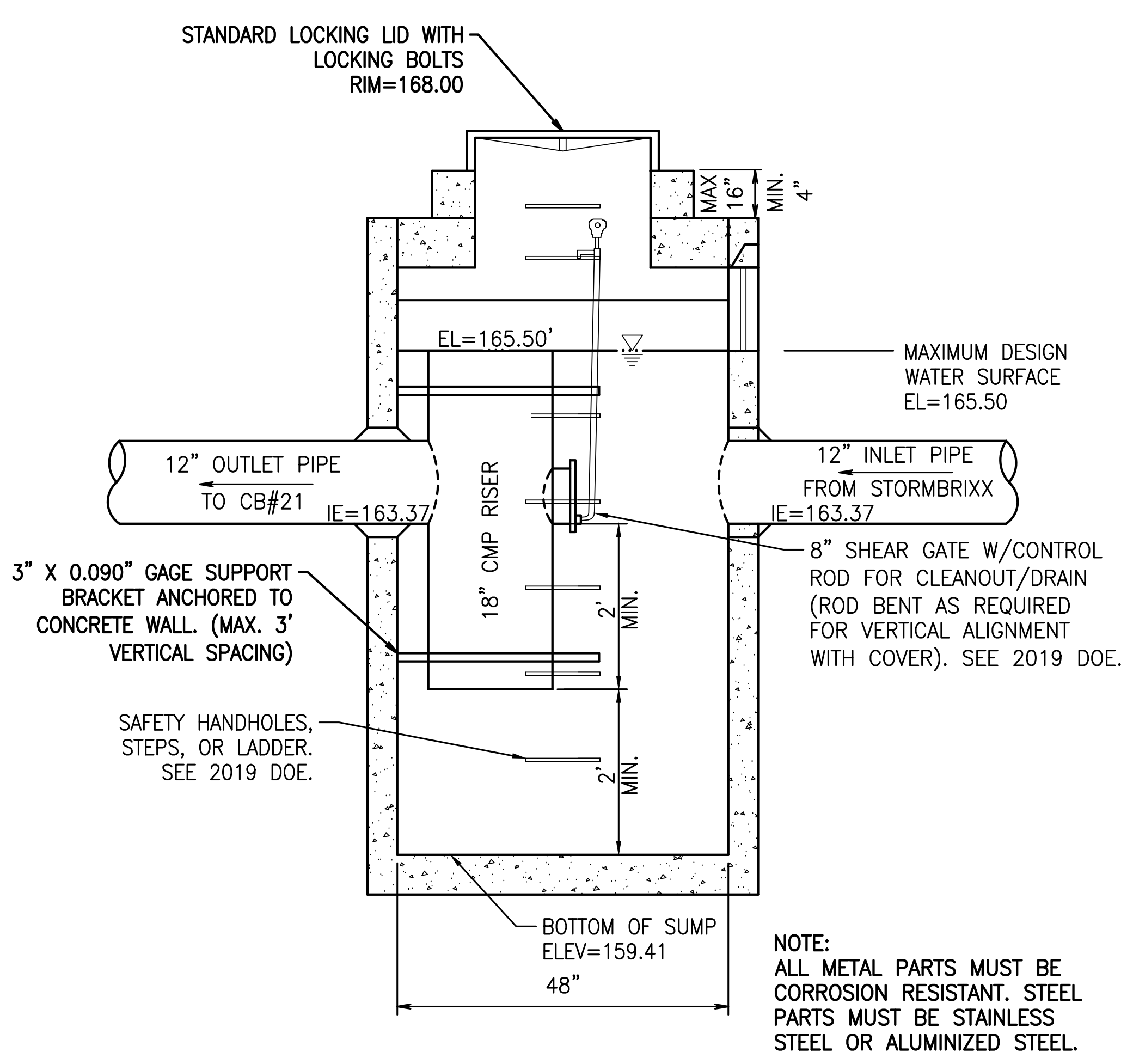
INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

The Stormwater Management StormFilter®

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

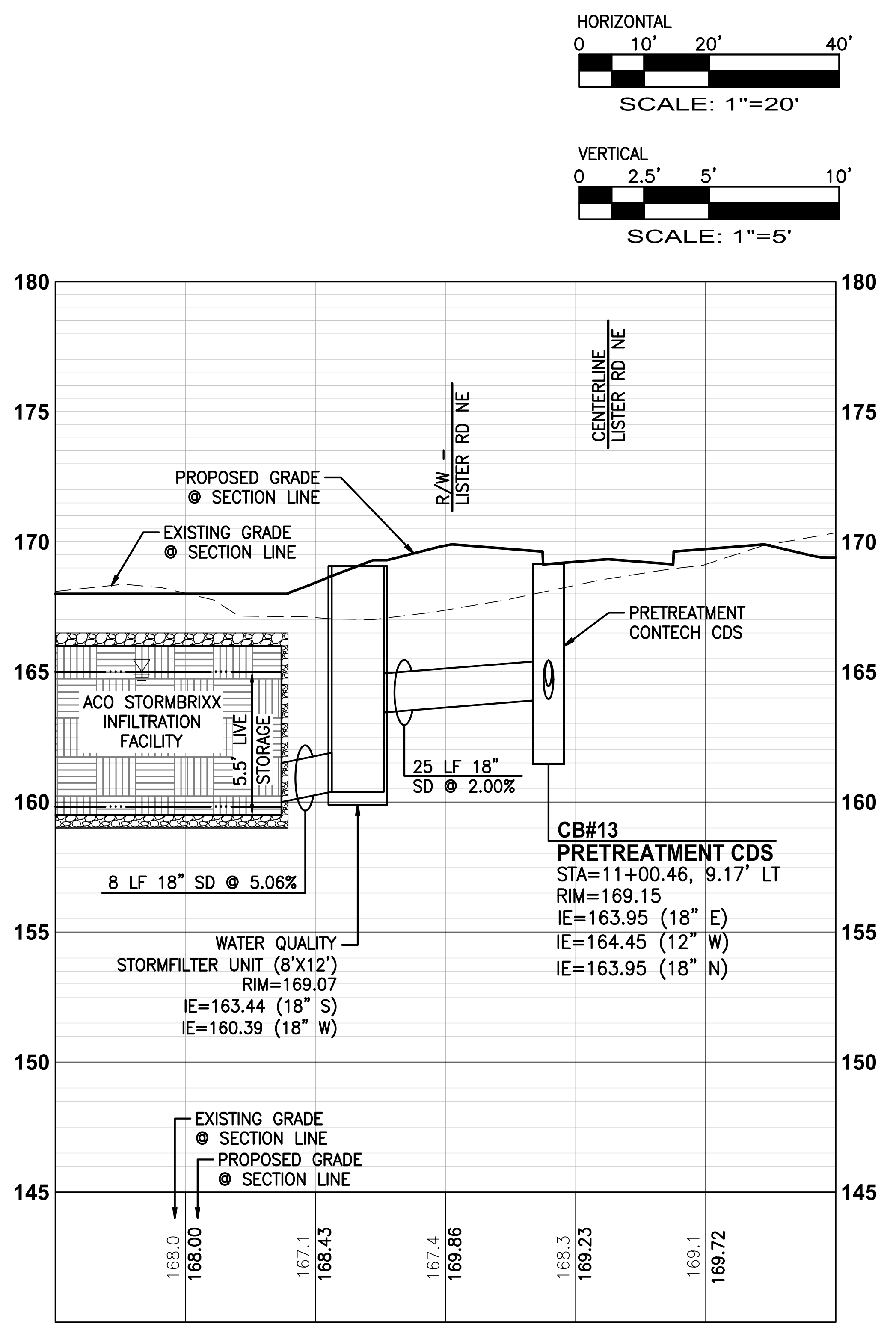
THE STORMWATER MANAGEMENT STORMFILTER
8' x 12' PEAK DIVERSION STORMFILTER
STANDARD DETAIL



NOTE:
ALL METAL PARTS MUST BE CORROSION RESISTANT. STEEL PARTS MUST BE STAINLESS STEEL OR ALUMINIZED STEEL.

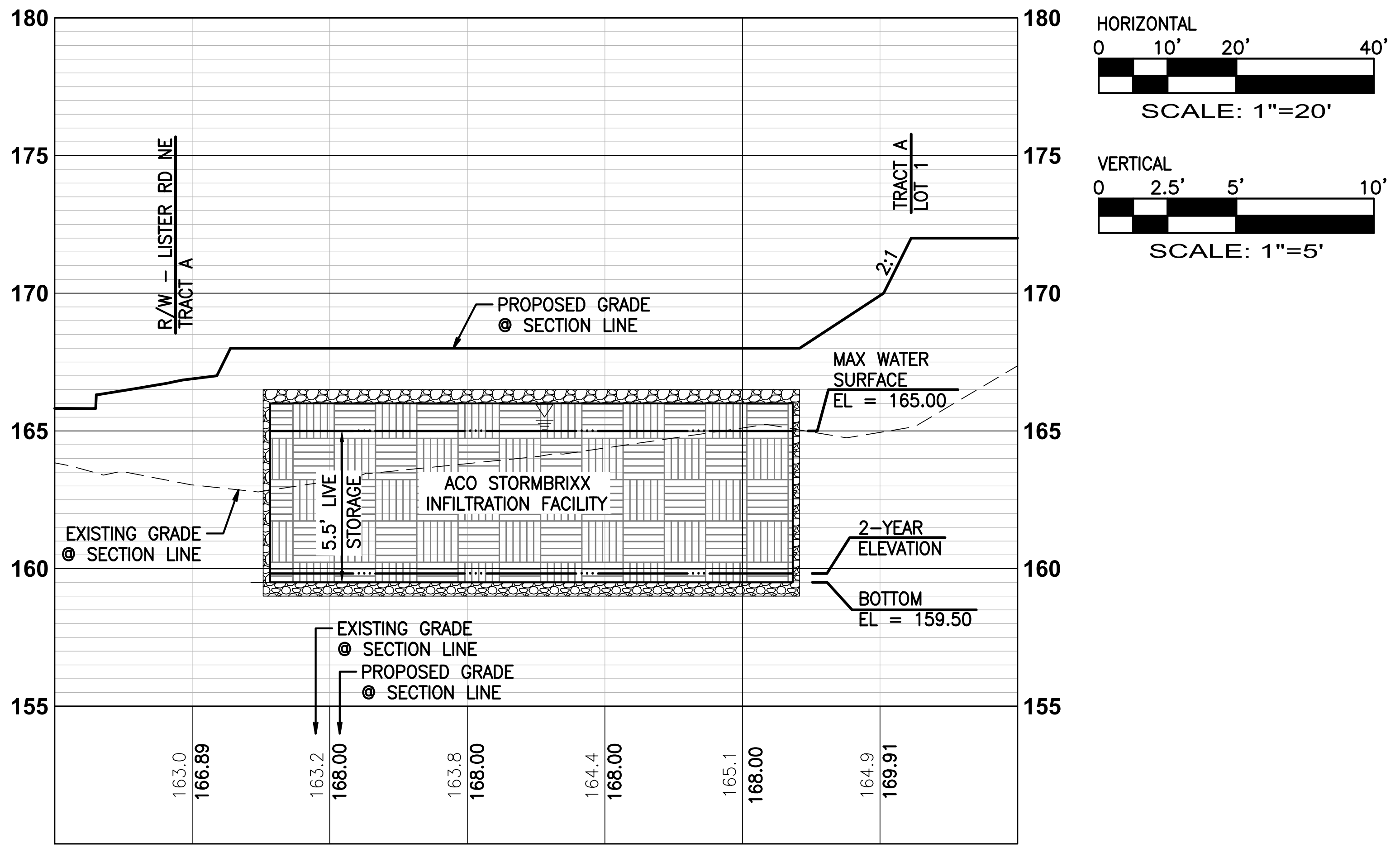
CB#20 EMERGENCY OVERFLOW

SCALE: 1"=2'



INFILTRATION FACILITY INLET

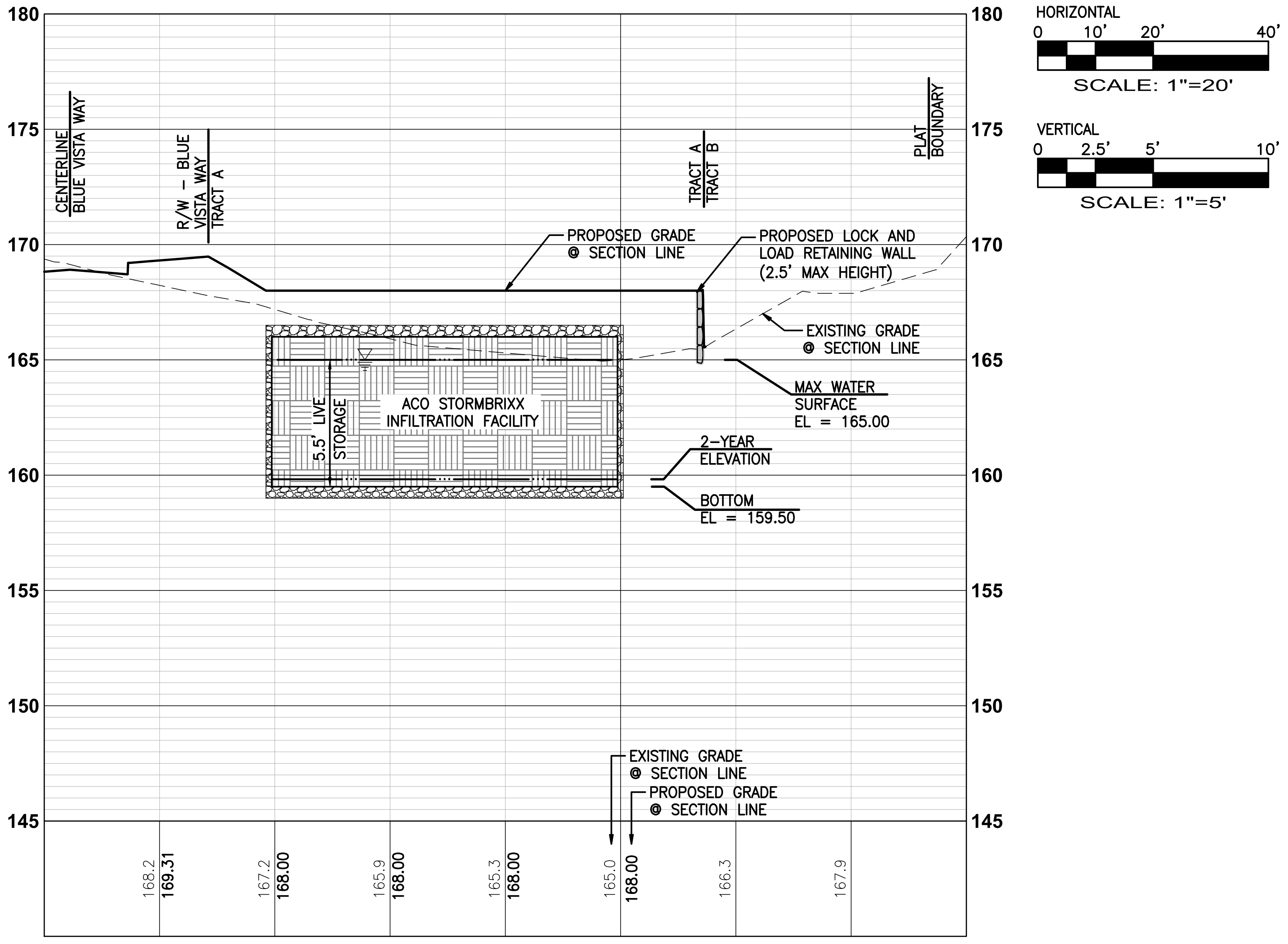
SCALE: 1"=20' H, 1"=5' V



INFILTRATION FACILITY CROSS SECTION A-A

A
C9

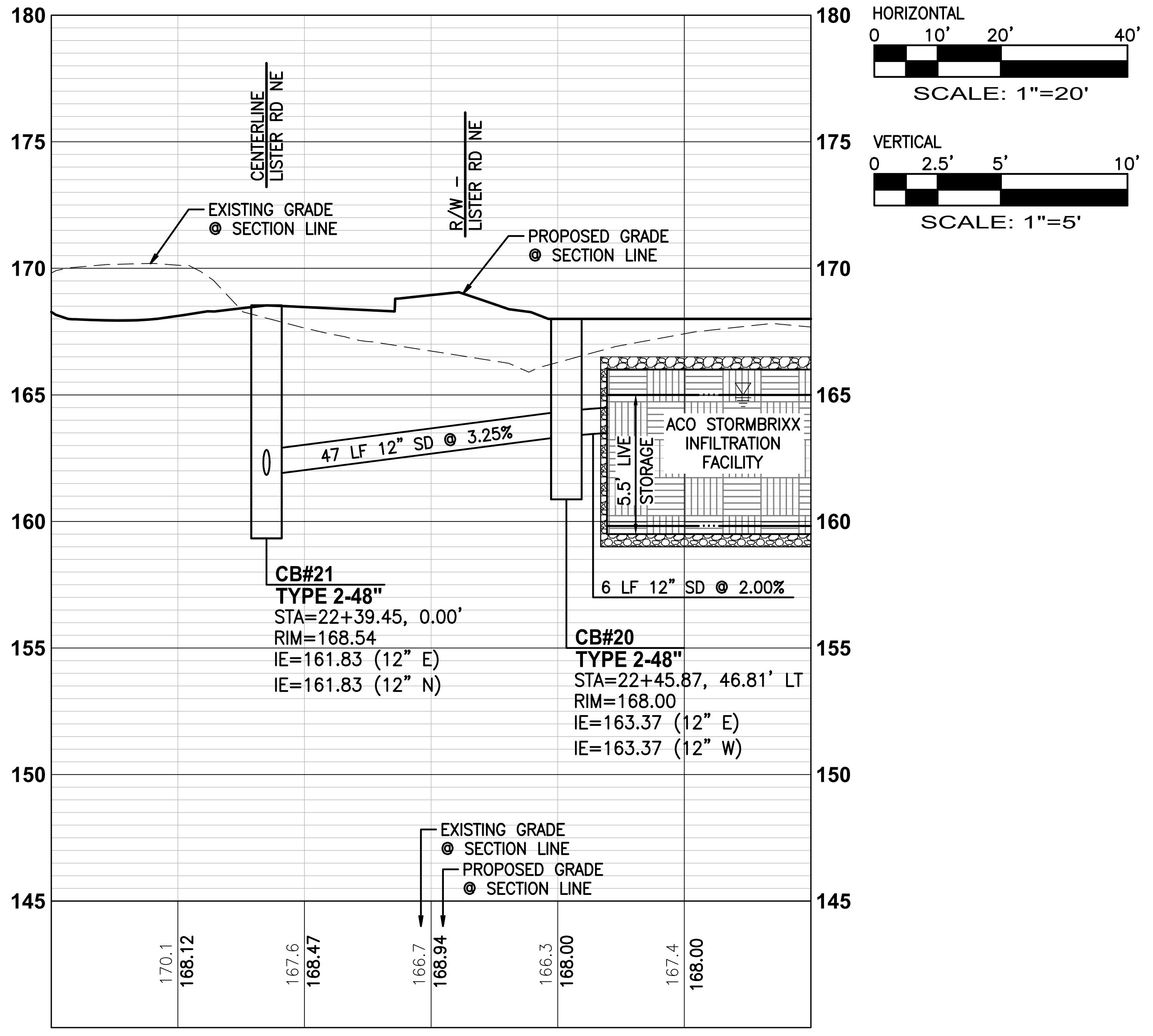
SCALE: 1"=20' H, 1"=5' V



INFILTRATION FACILITY CROSS SECTION B-B

B
C9

SCALE: 1"=20' H, 1"=5' V



INFILTRATION FACILITY OUTFALL TO CB#21

SCALE: 1"=20' H, 1"=5' V

No.	Date	By	Ckd.	Appr.	Revision
1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY DRAINAGE FACILITY PROFILE AND DETAILS
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON S
20100241
9/27/24

Scale:
Horizontal 1"=20'
Vertical 1"=5'

Designed RK
Drawn RK
Checked TJS
Approved TJS
Date 9/26/24

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number
22392

Sheet
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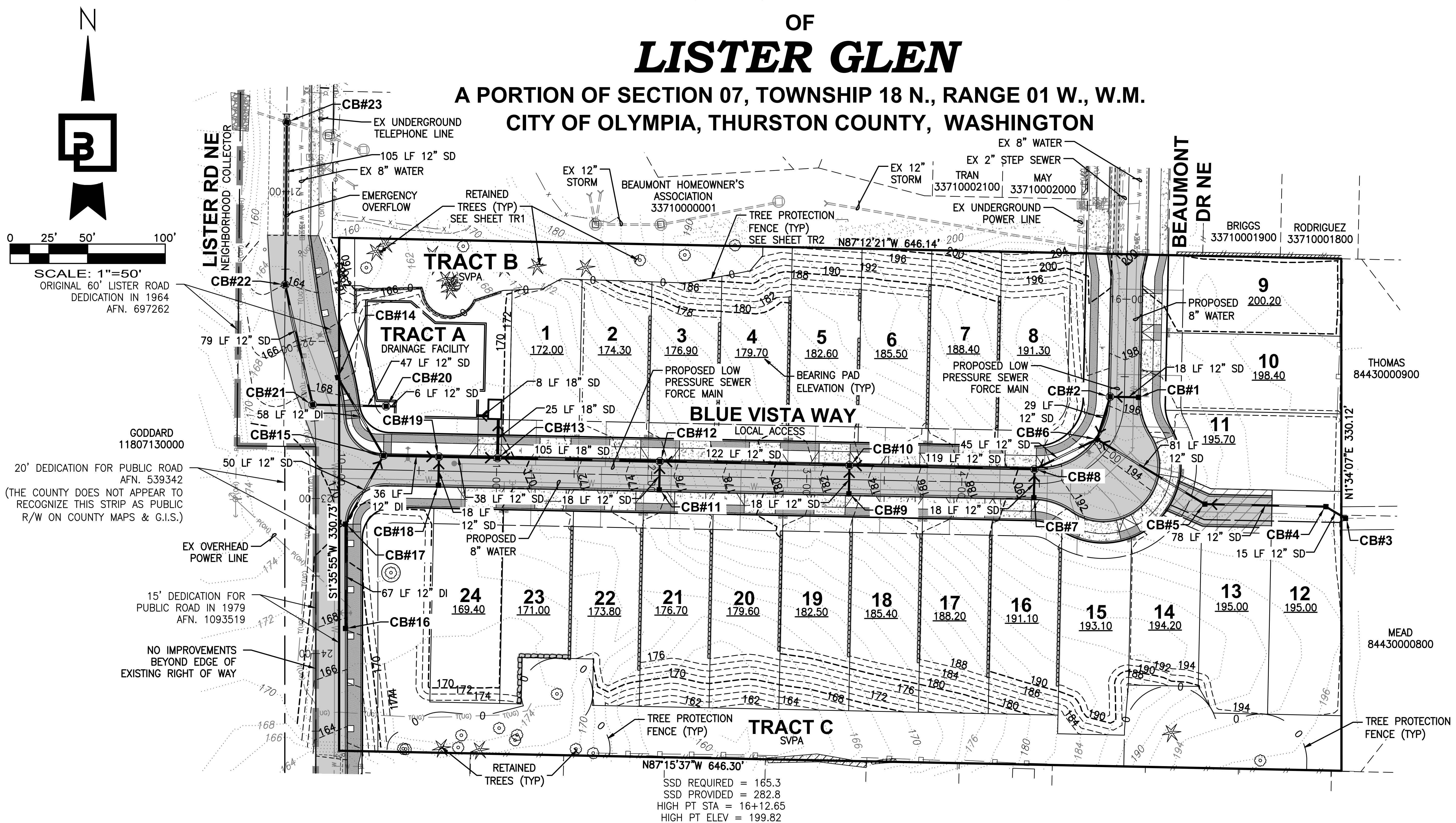
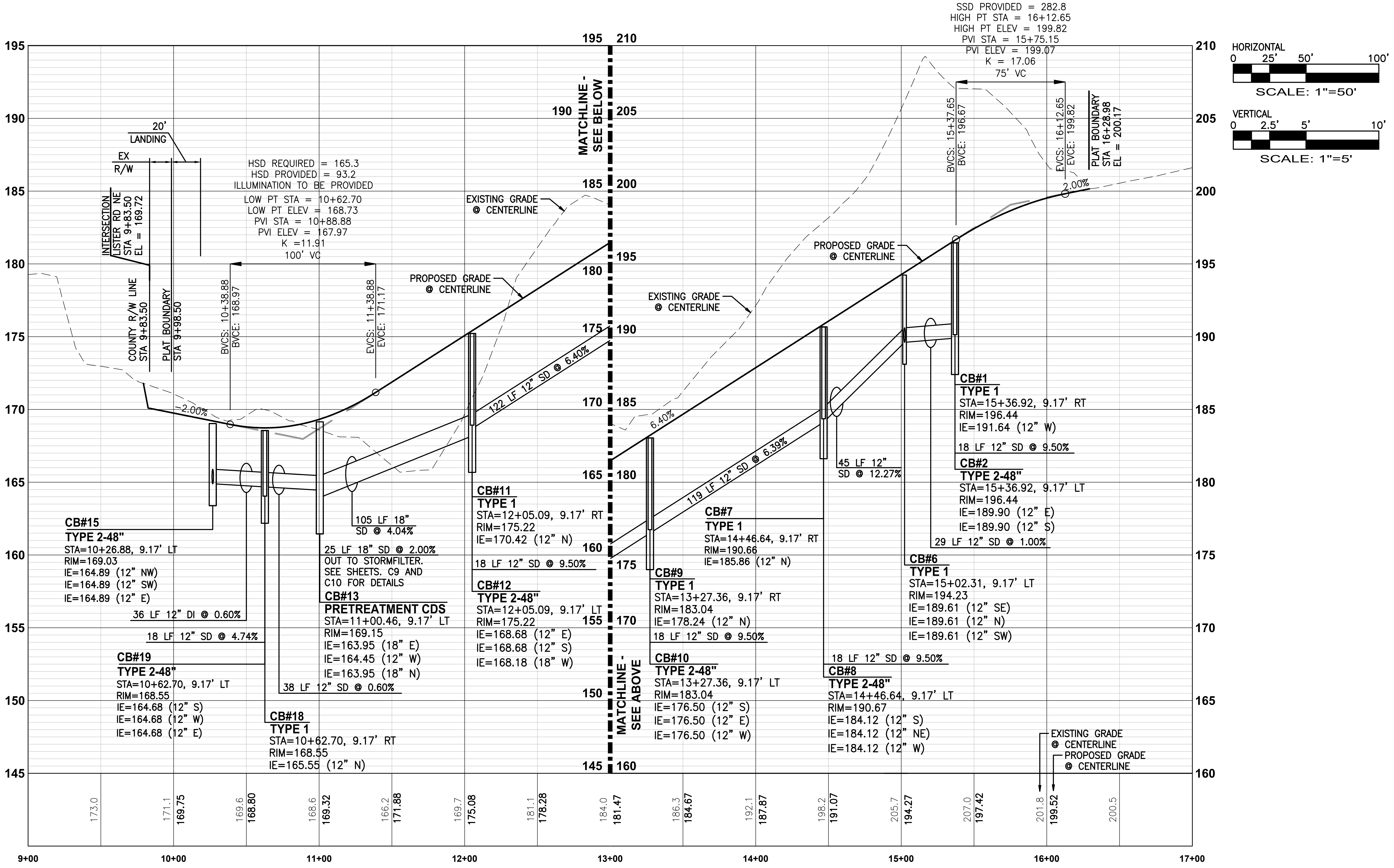
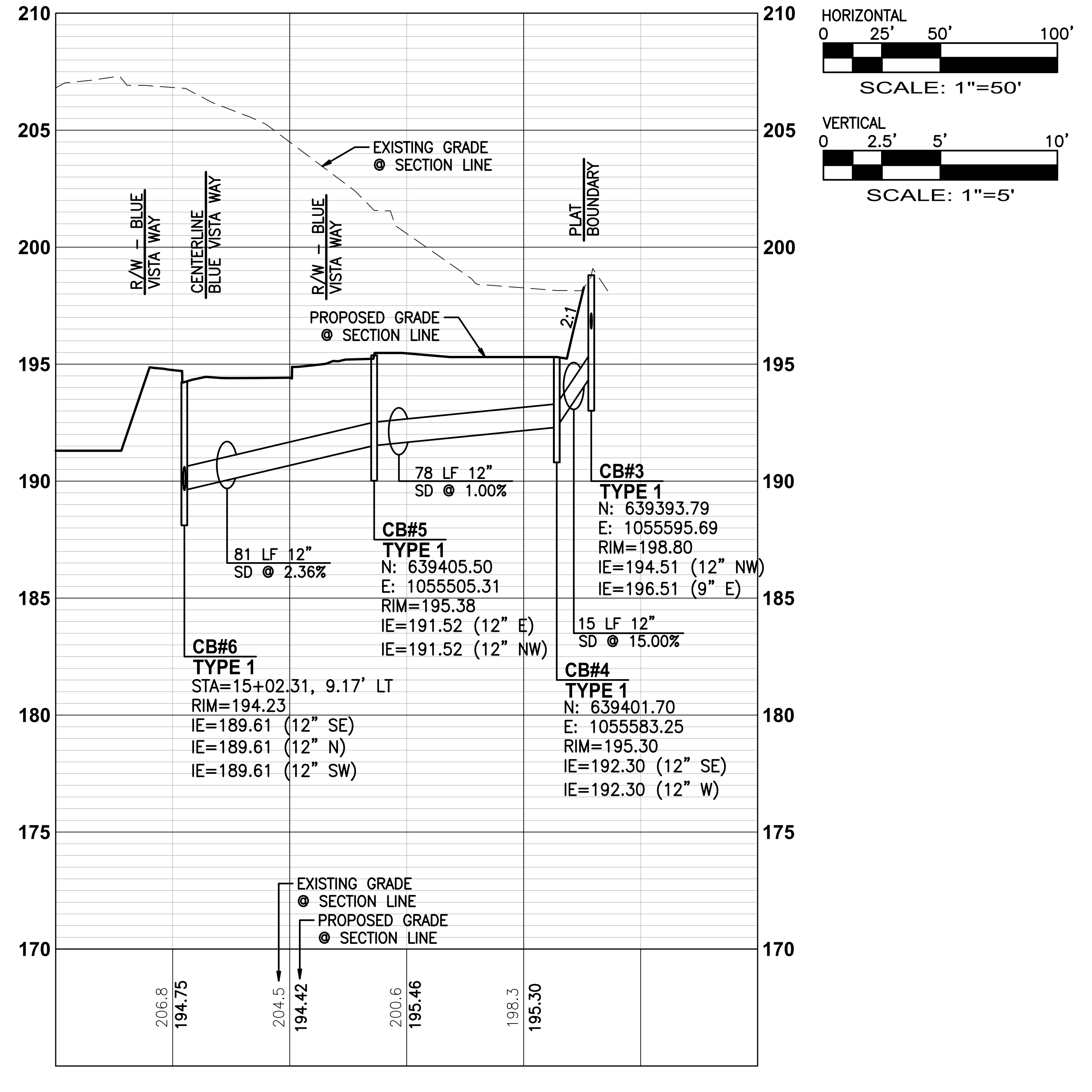
PRELIMINARY BLUE VISTA WAY PLAN AND PROFILE
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON





ROAD A: STA 9+00 TO 17+50
H: 1"=50' - V: 1"=5'



STORM BYPASS LINE - LOT 12/13 EASEMENT
H: 1"=50' - V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY BLUE VISTA
WAY PLAN AND PROFILE
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SANDA
20100241
9/27/24

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed RK
Drawn RK
Checked BJT
Approved BJT
Date 9/26/24

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Kent, WA 98032
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Sheet C11 of 13

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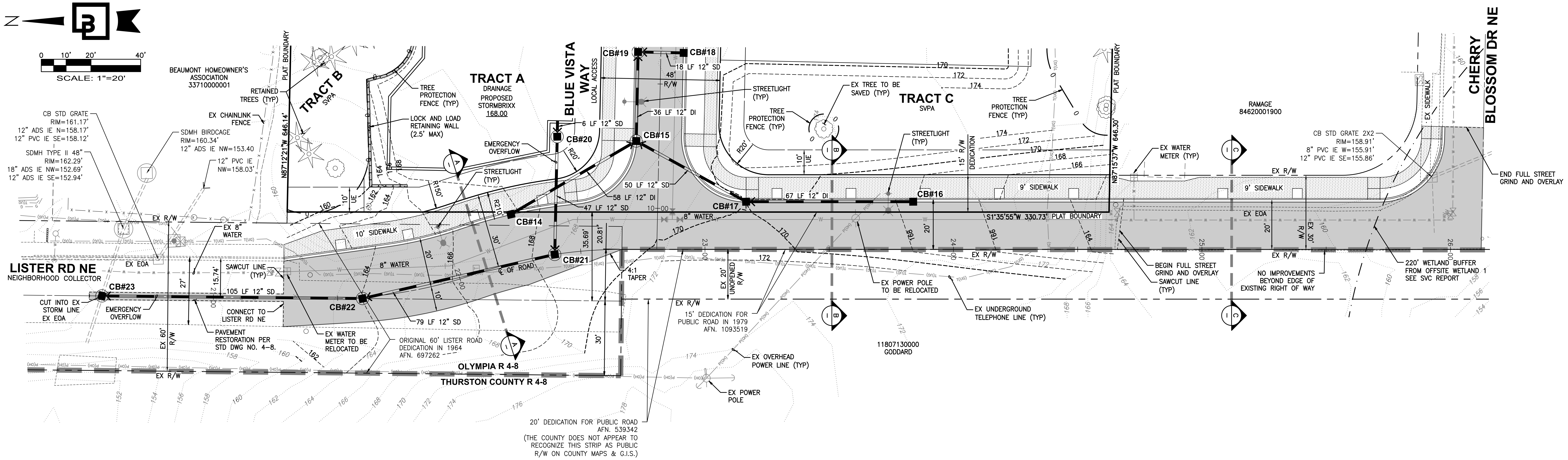
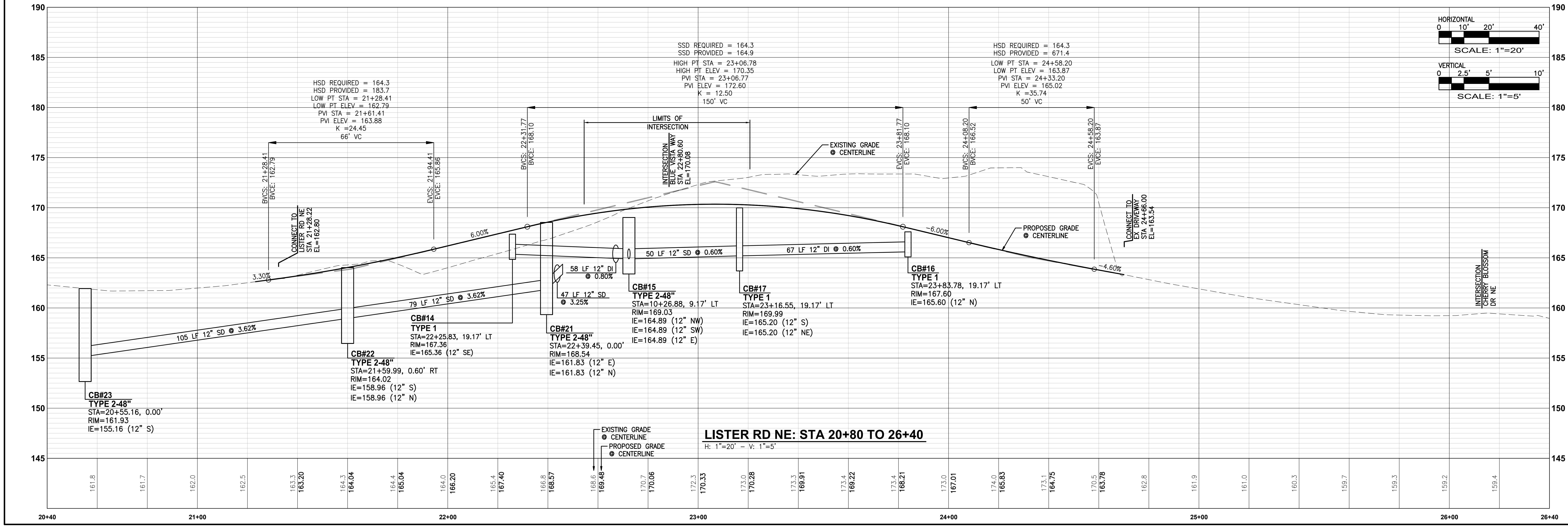
Attachment 13

PRELIMINARY FRONTAGE PLAN AND PROFILE
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON





LISTER RD NE: STA 20+80 TO 26+40

H: 1"=20' – V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY FRONTAGE
PLAN AND PROFILE
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SKODA
20100241
9/27/24

Scale:
Horizontal 1"=20'
Vertical 1"=5'

Designed RK
Drawn RK
Checked TJS
Approved TJS
Date 9/26/24

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Sheet
C12 of 13

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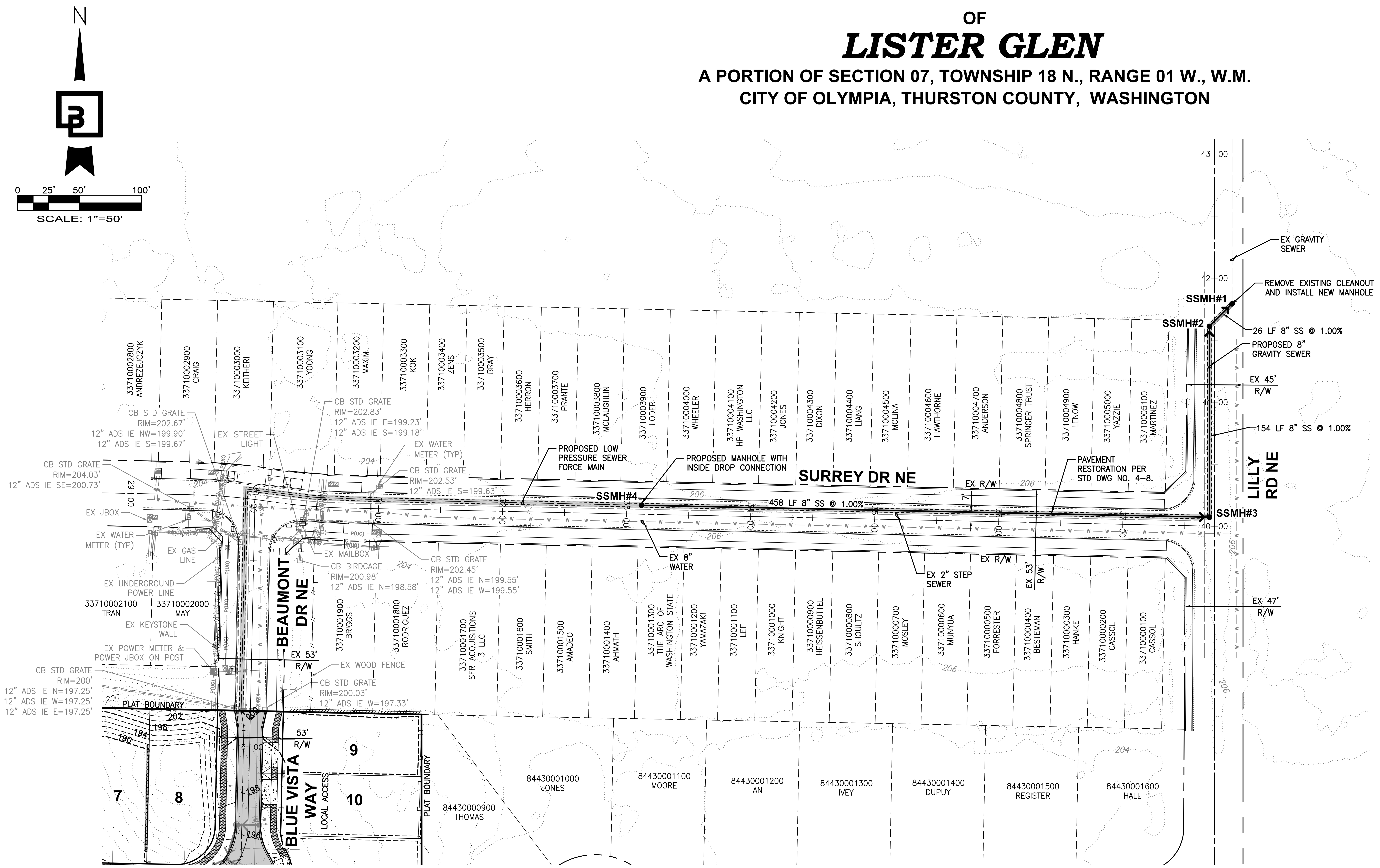
PRELIMINARY SEWER CONECTION PLAN AND PROFILE
OF
LISTER GLEN
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



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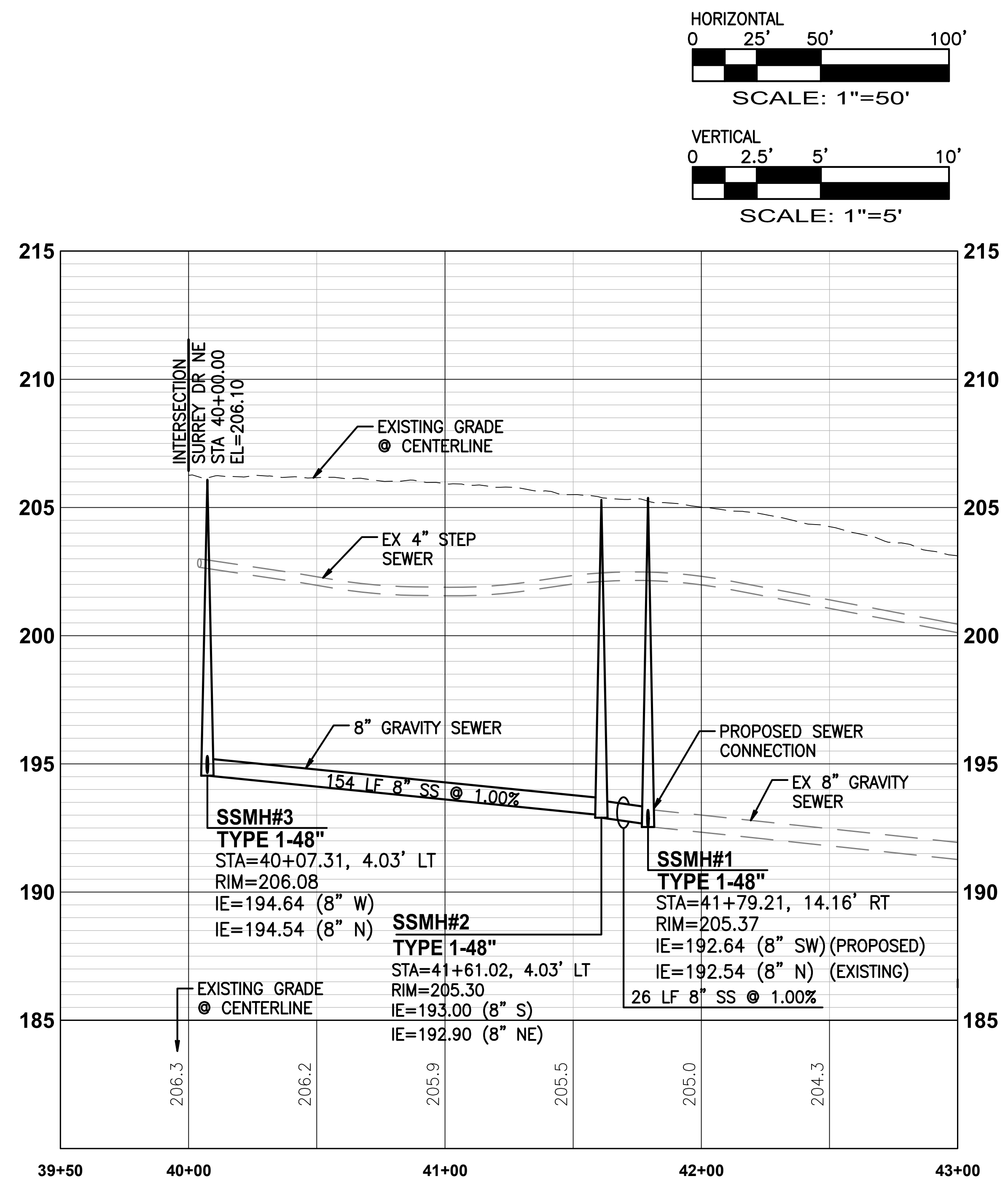
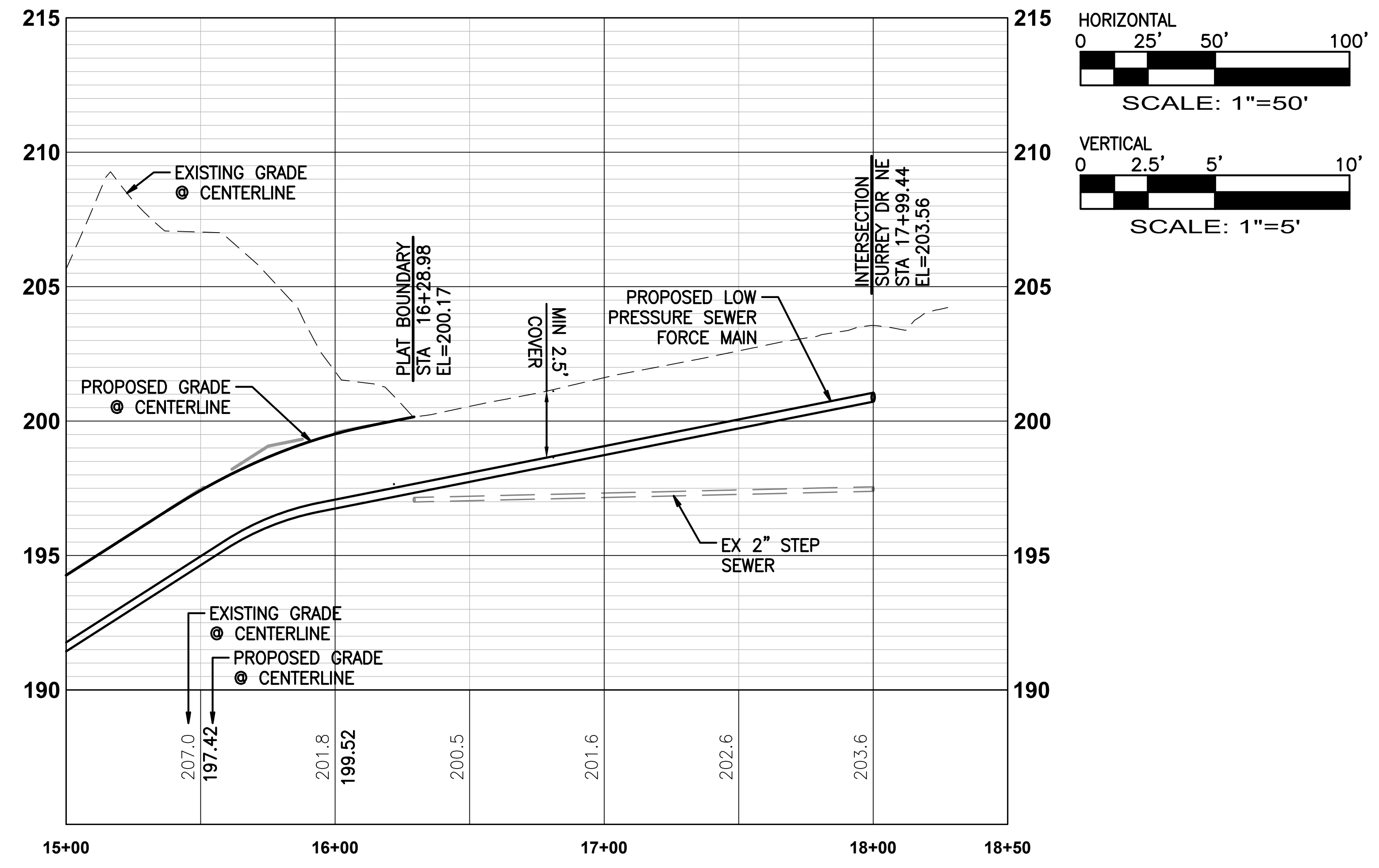
SEWER CONSTRUCTION NOTES:

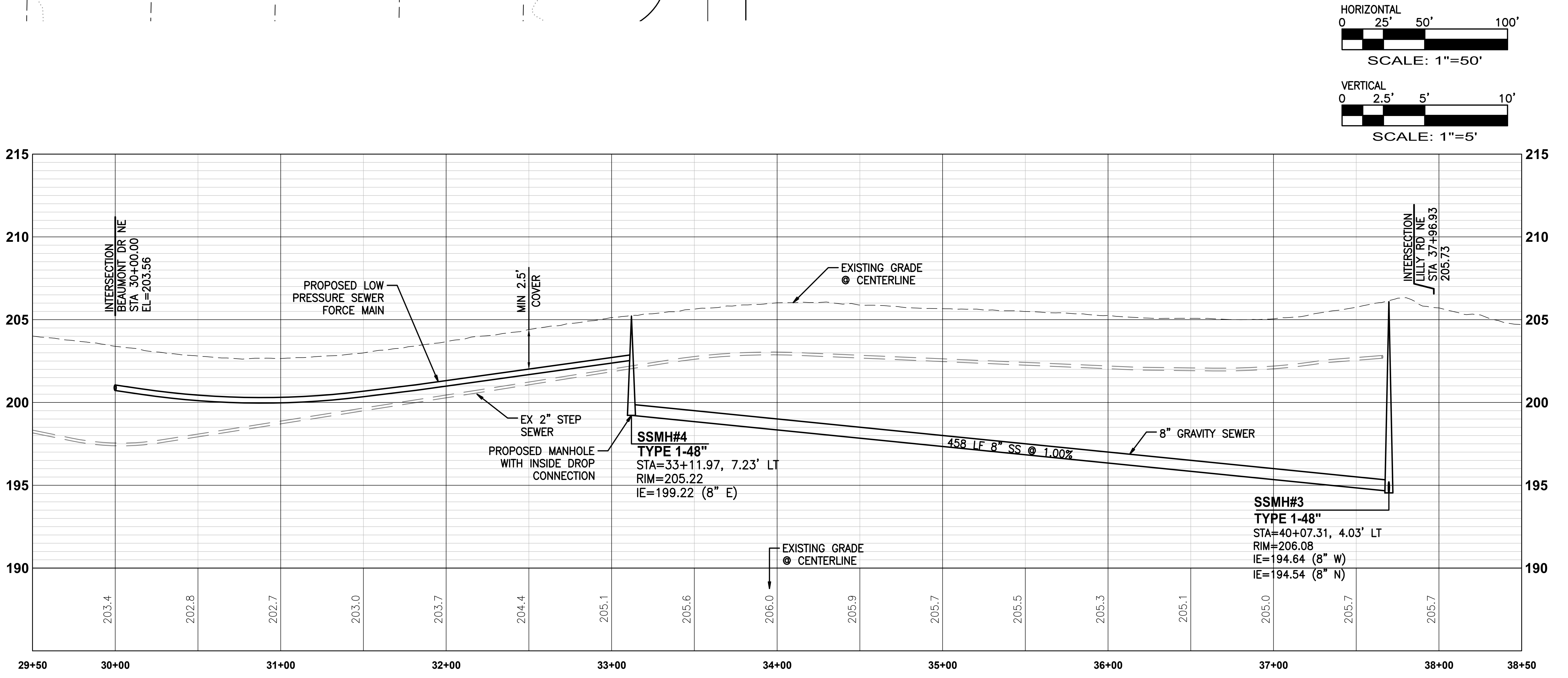
1. THE EXISTING 2" STEP SEWER TO BE CONNECTED TO SSMH#4.
2. SIDE SEWER CONNECTIONS FROM EXISTING LOTS TO BE CONNECTED TO THE PROPOSED GRAVITY SEWER LINE.



LILLY RD NE: STA 39+50 TO 43+00
H: 1"=50' – V: 1"=5'



BLUE VISTA WAY: STA 15+50 TO 17+50
H: 1"=50' – V: 1"=5'



SURREY DR NE: STA 29+50 TO 38+50
H: 1"=50' – V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	6/20/24	AJ	IH	IH	REVISED PER COMMENTS DATED 3/21/2024
2	9/11/24	AJ	IH	IH	REVISED PER COMMENTS DATED 8/31/2024

Title:
PRELIMINARY SEWER
CONECTION PLAN AND PROFILE
FOR
LISTER GLEN

For:
REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

TRENTON SANDA
20100241
9/27/24

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed RK
Drawn RK
Checked TJS
Approved TJS
Date 9/26/24

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