SKI ACRES ESTATES LOTS 6-11, AND 23-24

SW 1/4 OF SE 1/4 OF SECTION 9, T. 22 N., R. 11 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

ARCHAEOLOGICAL NOTE:

IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHALL CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE UNIVERSITY REPRESENTATIVE IMMEDIATELY.

STANDARD GRADING NOTES:

1. ALL GRADING ACTIVITIES, INCLUDING EXCAVATION, BACKFILL AND COMPACTION, SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL SITE INVESTIGATION REPORT PREPARED FOR THIS PROJECT.
2. ALL EXCESS SOIL SHALL BE OFF-HAULED TO A LEGAL DISPOSAL SITE. NO EXCESS SOIL SHALL BE SPREAD ON THE SITE WITHOUT CLEARLY BEING SHOWN ON THE APPROVED GRADING PLAN, OR AS APPROVED BY THE OWNER.
3. ALL CUT AND FILL SLOPES SHALL BE STABILIZED AND MAINTAINED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE PROJECT ENGINEER.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

LEGAL DESCRIPTION:

TRACT E, VILLAGE AT THE SUMMIT DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-30, RECORDS OF KITTITAS COUNTY, WASHINGTON.

PARCEL NUMBER: 142436
MAP NUMBER: 22-11-09052-0101
ACREAGE: 3.31 ASSESSOR'S RECORDS,
4.89 SURVEY
WATER SOURCE: SNOQUALMIE PUBLIC UTILITY DIST.
SEWER SOURCE: SNOQUALMIE PUBLIC UTILITY DIST.
ZONE: PLANNED UNIT DEVELOPMENT
LAND USE: RURAL

BOUNDARY AND TOPOGRAPHY SURVEY BY GROUP 4. PROJECT NO. 07-4048. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FOR REFERENCE ONLY, AND HAS NOT BEEN VERIFIED IN THE FIELD.

BASIS OF BEARINGS: SNOQUALMIE SUMMIT INN SHORT PLAT, PER RECORD OF SURVEY RECORDED IN VOL. 16, PAGES 11-13, RECORDS OF KITTITAS COUNT, WASHINGTON

DATUM: NAVD 88
BENCH: WASHINGTON DEPARTMENT OF TRANSPORTATION CONTROL POINT NO. 5181, BRASS DISC IN ROUND CONCRETE MONUMENT IN CASE SET LEVEL WITH GROUND SURFACE. ELEVATION=2986.85'

SITE BENCH: TBM 1: YELLOW CAPPED REBAR AT SW CORNER TRACT E, AS SHOWN ON MAP. ELEVATION=3008.12

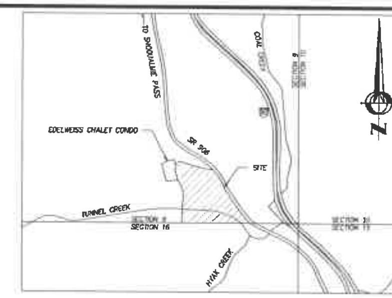
TBM 2: YELLOW CAPPED REBAR AT ANGLE POINT CORNER PARCEL B AS SHOWN ON MAP. ELEVATION=3021.12

PROJECT TEAM:

APPLICANT/OWNER: IAN LOVELESS
SNOPASS SF LOFTS LLC
401 N 36TH STREET, SUITE 201
SEATTLE, WA 98101
(425) 404-1811

ENGINEER: COSTA PHILIPPIDES, PE
ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

GEOTECH: SHANE MARKUS
ICICLE CREEK ENGINEERS, INC.
23335 NE 20TH STREET
CARNATION, WA 98014
(425) 333-0093



VICINITY MAP
NTS

LEGEND:

	EXISTING:	PROPOSED:
BOUNDARY LINE		
BUILDING SETBACK LINE		
LOT LINE		
CENTERLINE		
EDGE OF PAVEMENT LINE		
CONTOUR LINE (MAJOR)	2850	2800
CONTOUR LINE (MINOR)		2801
CATCH BASIN (TYPE 1)		
STORM DRAIN MANHOLE/CATCH BASIN TYPE 2		
STORM DRAIN LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER LINE		
SANITARY SEWER SERVICE		
WATERMAIN LINE	W	
WATER SERVICE LINE		
GATE VALVE		
WATER METER		
FIRE HYDRANT		
CAP		
AC PAVEMENT HATCH		
CONCRETE HATCH		

STANDARD PLAN NOTES:

1. ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT KITTITAS COUNTY, 2020 WSDOT STANDARDS AND SPECIFICATIONS, DOE 2019 STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON, AND AS SHOWN IN THESE PLANS.
2. A COPY OF THE APPROVED CONTRACT DOCUMENTS AND PLANS, MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE COUNTY, UTILITY DISTRICT AND THEIR REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY ENCOMPASS ENGINEERING OF THE PRE-CONSTRUCTION MEETING TIME AND LOCATION.
4. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
5. ALL SURVEYING AND STAKING OF IMPROVEMENTS SHALL BE APPROVED BY THE DEVELOPER. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE DEVELOPER PRIOR TO OBTAINING STAKING SERVICES.
6. THE CONTRACTOR SHALL NOTIFY THE KITTITAS COUNTY FIRE DISTRICT (509-386-1495) TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
7. 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. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR 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.
10. THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
11. BACKFILL MATERIAL SHALL MEET GEOTECHNICAL REPORT AND SHALL BE APPROVED BY THE UTILITY DISTRICT AND GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING.
12. INSPECTION AND ACCEPTANCE OF ALL WORK RELATED TO GRADING AND STORM DRAINAGE WILL BE ACCOMPLISHED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS. ALL WORK RELATED TO SEWER AND WATER UTILITIES WILL BE ACCOMPLISHED BY SNOQUALMIE PASS UTILITY DISTRICT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET THE CONTRACT DOCUMENTS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.
13. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE WATER OF THE STATE. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
14. THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING. WASHING WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE COUNTY OR ENGINEER.
15. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH WSDOT AND KITTITAS COUNTY STANDARDS.
16. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH PSE AND ELECTRICAL CONSULTANT.
17. CONTRACTOR SHALL NOT MAKE ANY REVISIONS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE UTILITY DISTRICT AND ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL SHALL APPLY.
19. ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.

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KITTITAS COUNTY
APPROVED FOR CONSTRUCTION
THESE PLANS HAVE BEEN REVIEWED BY KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS AND HAVE BEEN ACCEPTED FOR COMPLYING WITH THE REQUIREMENTS OF KITTITAS COUNTY.

DIRECTOR OF PUBLIC WORKS ____ DATE ____

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

REVISIONS		
DESCRIPTION	BY	DATE

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6/04/21

SKI ACRES ESTATES LOTS 6-11, AND 23-24
SNOPASS SF LOFTS LLC
COVER SHEET

Encompass ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	20264
DATE	6/04/21
SCALE	1"=60'
DESIGNED	ID
DRAWN	TNF
CHECKED	CP
APPROVED	CP
SHEET	1

FILENAME: J:\2021\20264 - SKIER ...\ENGINEERING\PLAN SHEETS\20264 - COVER.DWG