



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 14, 2015

Ordinance 18079

Proposed No. 2015-0225.2

Sponsors Dunn

1 AN ORDINANCE relating to the construction of
2 Ravensdale Park Phase 2 in accordance with the ten-year
3 use agreement with the Ravensdale Park Foundation
4 authorized by Ordinance 17759, authorizing the King
5 County executive to amend the use agreement to jointly
6 address additional project expansion costs with the
7 Ravensdale Park Foundation.

8 **STATEMENT OF FACTS:**

- 9 1. In 2014, in accordance with Ordinance 17759, King County and the
10 Ravensdale Park Foundation, a Washington state nonprofit corporation,
11 entered into a ten-year use agreement for the continued use of Phase 1
12 improvements, as well as, the planning, design, permitting and
13 construction of Phase 2 improvements at King County's Ravensdale park.
14 2. Phase 2 improvements include two multiuse synthetic ballfields for
15 soccer, baseball, lacrosse and football; a new restroom and concession
16 building, parking for more than one hundred fifty cars, and all related
17 infrastructure. The total market cost of the project is approximately six
18 million dollars.

19 3. King County and Ravensdale Park Foundation now wish to amend the
20 2014 use agreement to provide for construction of additional
21 improvements at King County's Ravensdale park. This includes
22 construction of a larger stormwater treatment system with a one-hundred-
23 year specification, as opposed to a fifty-year system. The enhanced
24 treatment system costs an additional two hundred forty-eight thousand two
25 hundred thirty-six dollars. In addition, Ravensdale Park Foundation will
26 provide concrete and related improvements to landscaping areas in the
27 original portions of the park in the amount of eight thousand seven
28 hundred eighty-eight dollars. The total cost for the scope expansion and
29 related change orders with sales tax equals two hundred seventy-nine
30 thousand one hundred twenty-eight dollars.

31 4. In accordance with Ordinance 17941, Section 129, Proviso P7, the
32 parks and recreation division of the department of natural resources and
33 parks and the Ravensdale Park Foundation have negotiated a mutually
34 agreed upon amendment to the 2014 use agreement to provide for
35 construction of additional improvements.

36 5. The proposed solution includes three components:

37 a. King County will provide two hundred seventy-nine thousand one
38 hundred twenty-eight dollars for the expanded project scope. One
39 hundred ninety-nine thousand one hundred twenty-eight dollars will be
40 provided as a new community partnerships and grants program grant. The
41 remaining eighty thousand dollars will be provided in the form of a waiver

42 of the Ravensdale Park Foundation's annual use fee for the first year of
43 use, after May 20, 2015;

44 b. The Ravensdale Park Foundation will raise additional funds to cover
45 any additional project additions and cost increases as required by the
46 existing agreement; and

47 c. In addition, once the fee waiver for the first year is complete, the
48 Ravensdale Park Foundation's annual use fee will increase from eighty
49 thousand dollars to ninety-six thousand dollars in exchange for an
50 additional one thousand hours of annual community use of the facility.
51 The exchange will assist the foundation with community fundraising
52 efforts.

53 6. The ten-year use agreement must be amended to incorporate these
54 changes to the contract terms.

55 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

56 SECTION 1. The King County executive is hereby authorized to execute an
57 amendment to the use agreement with the Ravensdale Park Foundation, substantially in

58 the form of Attachment A to this ordinance. The executive may execute such other
59 documents that are necessary or convenient to carry out the purposes of this ordinance.
60

Ordinance 18079 was introduced on 6/15/2015 and passed by the Metropolitan King
County Council on 7/13/2015, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Lambert,
Mr. Dunn, Mr. McDermott, Mr. Dembowski and Mr. Upthegrove
No: 0
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON




Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 13 day of JULY, 2015.



Dow Constantine, County Executive

Attachments: A. First Amendment to the Use Agreement with the Ravensdale Park Foundation for the
Ravensdale Park Phase 2 Project, dated June 24, 2015

Attachment A

**FIRST AMENDMENT TO THE USE AGREEMENT WITH THE
RAVENSDALE PARK FOUNDATION FOR THE RAVENSDALE PARK
PHASE 2 PROJECT**

RECITALS

- A. The Parks and Recreation Division of the King County Department of Natural Resources and Parks, (hereinafter "Parks" or "Division") and the Ravensdale Park Foundation (hereinafter "RPF"), a not-for-profit, tax-exempt 501(c)(3) corporation organized under the laws of the State of Washington entered into a Community Partnerships and Grant Program ("CPG") Agreement with an effective date of April 23, 2014 ("the Agreement"), for the continued use of Phase 1 improvements and the planning, design, and construction of Phase 2 improvements ("Facility") at Ravensdale Park ("Site").
- B. .
- C. The County and RPF have agreed to amend the Agreement to include additional improvements to the Facility beyond those agreed to in the Agreement at an estimated cost of \$440,000. RPF agrees to assume responsibility to construct these additional improvements and King County agrees to contribute a total two hundred seventy-nine thousand and one hundred and twenty eight dollars (\$279,128) toward the cost of these additional improvements. The County will pay RPF, one hundred ninety-nine thousand one hundred twenty-eight dollars (\$199,128) in CPG Grant funding and grant RPF eighty thousand dollars (\$80,000) in annual use fee waivers.
- D. RPF acknowledges that it has received, to date, Four Million Dollars for the construction of the Phase 2 improvements, consisting of a CPG grant from the County of two million dollars (\$2,000,000), the total amount Parks was obligated under the Agreement to contribute to Phase 2 improvements and another two million dollars (\$2,000,000) from the City of Maple Valley pursuant to an interlocal agreement between the City of Maple Valley and the County, which is Exhibit E to the Agreement.
- E. The Parties agree that substantial completion of the Phase 2 Improvements occurred as of February 28, 2015.

NOW, THEREFORE, King County and RPF agree to amend the Agreement by this First Amendment as follows :

1. The recitals in this First Amendment are incorporated as terms of the Agreement by this reference.
2. The sentence after the word "TERM" in Section 2.2 of the Agreement is deleted and replaced by the following:

"The term of this Agreement shall begin on the Effective Date of the Agreement and shall be comprised of a construction term and a use term. The construction term shall end once all improvements to the Facility contemplated by the Agreement and the First Amendment are substantially complete as determined by Parks, in accordance with Section 2.11. The use term ("Term") shall as of the substantial completion date of February 28, 2015 and shall expire ten (10) years from that date."

3. Section 2.3 of the Agreement is deleted and replaced by the following:

"2.3 RPF agrees to assume responsibility for design, permitting, and construction of the Facility on the Site consistent with the terms and conditions set forth in the Agreement and the First Amendment. The Facility will include two multi-use synthetic ballfields, parking, restroom, maintenance building, an enhanced 100-year capacity stormwater treatment system, landscaping and related infrastructure, and additional improvements to the Site, all as set forth in Exhibit A to this Agreement, as amended by the First Amendment."

4. Section 2.7 of the Agreement is deleted and replaced by the following:

"2.7 Parks will provide a total of **Two Million One Hundred Ninety-Nine Thousand One Hundred Twenty-Eight Dollars** towards the capital cost to construct the Facility on the Site consistent with the terms and conditions set forth in the Agreement and the First Amendment to be disbursed in accordance with the Grant Award Matrix (Exhibit D). The County may in its sole discretion accelerate the payment schedule in support of the project, and make appropriate deductions to cover interest or other expenses incurred related to accelerating payments to RPF. Further, Parks will make available for the cost of constructing the Phase 2 Improvements all additional funds provided by the City, anticipated to total Two Million Dollars, consistent with the Interlocal Agreement (Exhibit E).

- A. RPF will be solely responsible to secure and provide all other funding needed to design and construct the Facility on the Site consistent with the terms and conditions set forth in the Agreement and the First Amendment. The present total estimated market cost to design, permit, and construct the Facility and other Site improvements consistent with the terms and conditions set forth in the Agreement and the First Amendment is Six Million Four-hundred and Forty Thousand Dollars (\$6,440,000). Although RPF may apply for additional Community Partnerships and Grants ("CPG") or Youth Sports Facility Grants ("YSFG"), Parks is under no obligation, directly or indirectly, to pay for any labor, material, or improvement associated with the Site or the Phase 2 Improvements in excess of the **Two Million One Hundred Ninety-Nine Thousand One Hundred Twenty-Eight Dollars** capital grant outlined above. RPF will, upon request, inform any inquiring person or entity that Parks has no

further financial obligations associated with the construction of the Site or the Phase 2 Improvements.

- B. In the first year of the Term public youth ballfield users represented by RPF shall have first priority public use scheduling at the Facility up to five thousand (5,000) peak hours . For years two through ten of the Term, public youth ballfield users represented by RPF shall have first priority public use scheduling at the Facility up to five thousand five hundred (5,500) peak hours per year. PROVIDED that RPF acknowledges and agrees that City-contracted and/or City-operated programs shall also receive first priority public use scheduling at the Facility up to one thousand (1,000) peak hours per year during the Term, pursuant to the terms and conditions set forth in Exhibit E attached hereto, and PROVIDED FURTHER that RPF agrees to work in good faith with the City to schedule each party's allocation of priority hours at Ravensdale Park. RPF may utilize the balance of unused City priority hours, if any, consistent with the terms and conditions established in this Section and Section 4.3. The priority use hours may be used at any of the four fields. Peak field hours are defined as 5:00 p.m. - 10:00 p.m. on weeknights and 9:00 a.m. - 10:00 p.m. on weekends.
- C. For the use of the Facility in the first year of the Term, RPF will pay King County nothing for the first 5,000 priority hours it schedules. For the use of the Facility, years two through ten of the Term, RPF will pay King County a guaranteed annual field rental fee of Eighty-eight Thousand Dollars per year for RPF's first five thousand five hundred (5,500) scheduled priority hours of use. During the Term, RPF will pay King County Sixteen Dollars for each unused City priority hour that RPF utilizes. During the Term, RPF will pay King County for every hour of use beyond RPF's priority hours and those unused City hours that RPF utilizes, King County's standard hourly rate for Facility use."

6. Exhibit A to the Agreement is supplemented by the attachments to this First Amendment, which consists of Exhibits A-1 through A-15.

Except as amended by this First Amendment, all other terms and conditions of the Agreement remain the same and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment.

Ravensdale Park Foundation

King County

By _____

By _____

TITLE _____

TITLE _____

Date _____

Date _____

Ravensdale Scope Adds / Change Orders

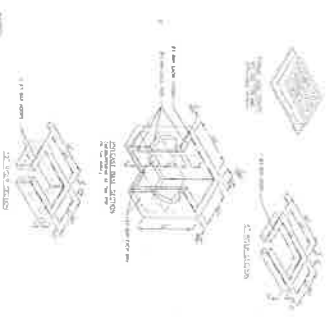
Adds related to enhanced treatment system	248,236
Additional improvements to existing park area per request of King County	8,788
	Subtotal 257,024
King County Per Proposed Amendment	Plus Sales Tax \$ 279,128

Adds to original project design / scope	123,225
Additional electrical wire & conduit do to error on the scale of drawings.	43,250
RPF Contingency and Additional Fundraising	\$ 166,475

ITEM DESCRIPTION	DATE SUBMITTED	COST
County Permit Revisions per 4/9/14 Civil Revisions		
Add Culvert & Ditch at Kent-Kangley Road	5/9/2014	14,113
Add 1-1/2" Overlay at Kent-Kangley Road	5/9/2014	45,529
Add 4" Concrete Sidewalk & Curb at Entry Drive	5/9/2014	20,354
Add CBs, Storm Drain, and Bio-swale	5/9/2014	33,693
Add Pre-settlement Vault	5/9/2014	96,427
Add Flow Spreader	5/9/2014	6,536
Backhoe, Operator, & Water Truck for Percolation Test - REVISED	8/15/2014	1,892
Removable Baffle and Grating at Pre-settlement Vault - MATERIAL ONLY	9/8/2014	22,482
Added Cost for 18" N-12 Pipe from South Field to North Field	9/8/2014	5,949
Added Engineering for Contech Structures Revisions	9/18/2014	1,261
Sub total enhanced treatment system adds		\$ 248,236
Extra Concrete at Path and Bleachers at Phase I per request by King County	9/23/2014	8,000
Remove For Additional Trees at NE Corner of Parking Lot - per request by King County	8/15/2014	788
Improvements to current part of park per request of King County.		\$ 8,788
Added boys and girls Lacrosse lines and tick marks to both fields	8/10/2014	23,400
Added 256 LF of 16' High Netting	8/15/2014	9,814
Changes at Practice Area	8/18/2014	7,462
Added Cost for Revised Dugout Column Baseplates	8/19/2014	1,252
Clear Area for PSE Pad/Excavate for Transformer Vault - REVISED	9/8/2014	17,464
Added 4" Conduit for Data/WIFI	9/8/2014	2,664
Added Plumbing Work at CXT Building	9/15/2014	12,149
Hand Dig to Expose Existing Phase I Feeders for Potelco	9/18/2014	366
Added railing to Plaza	10/1/2014	15,000
Maintenance add - asphalt to access to North field	3/23/2015	15,226
Maintenance add - asphalt to access South field	3/23/2015	18,428
Sub Total adds to project design / scope		\$ 123,225
Additional electrical wire do to error on the scale of drawings.	7/23/2014	\$ 43,250

RAVENSDALE PARK FOUNDATION PHASE 2

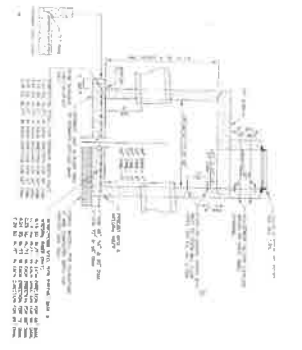
SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS CATCH BASIN.
2. THIS CATCH BASIN IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.
3. THE CATCH BASIN SHALL BE CONSTRUCTED OF 12" THICK CONCRETE WITH A 4" MINIMUM COVER OVER THE REINFORCING BARS.
4. THE CATCH BASIN SHALL BE FINISHED TO THE FINISH GRADE SHOWN ON THE PLAN.
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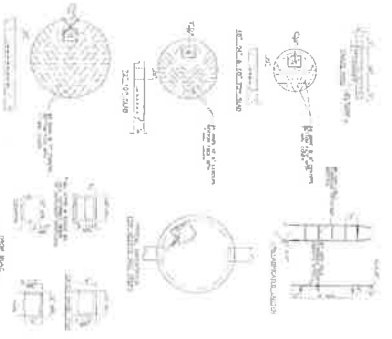
FIG. 7-001
CATCH BASIN TYPE 1



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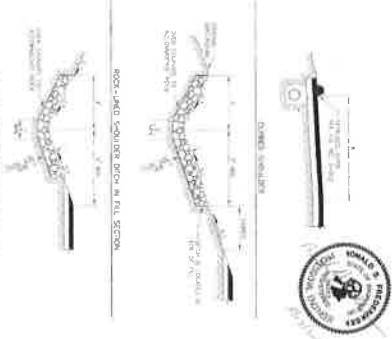
FIG. 7-002
CATCH BASIN TYPE 2



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS CATCH BASIN.
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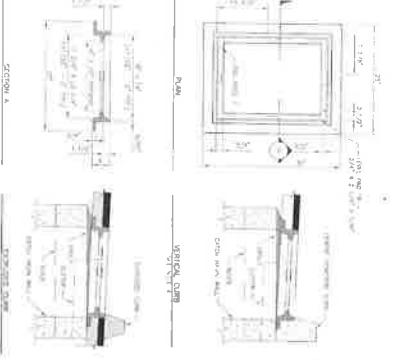
FIG. 7-003
CATCH BASIN DETAILS



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS ROCK-LINED SOLDIER PILE.
2. THIS ROCK-LINED SOLDIER PILE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.
3. THE ROCK-LINED SOLDIER PILE SHALL BE CONSTRUCTED OF 12" THICK CONCRETE WITH A 4" MINIMUM COVER OVER THE REINFORCING BARS.
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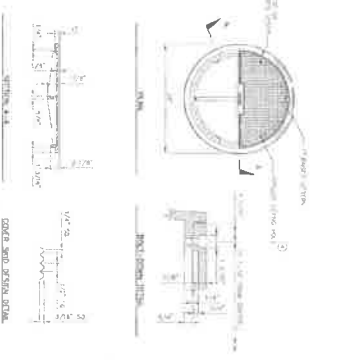
FIG. 7-004
ROCK-LINED SOLDIER PILES IN FULL SECTION



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS STANDARD CONCRETE VERTICAL OR TILTED OPEN RETENTION.
2. THIS STANDARD CONCRETE VERTICAL OR TILTED OPEN RETENTION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.
3. THE STANDARD CONCRETE VERTICAL OR TILTED OPEN RETENTION SHALL BE CONSTRUCTED OF 12" THICK CONCRETE WITH A 4" MINIMUM COVER OVER THE REINFORCING BARS.
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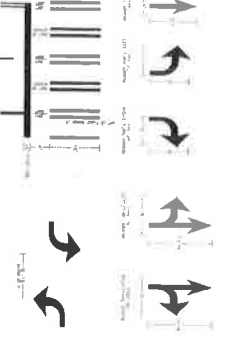
FIG. 7-005
STANDARD CONCRETE VERTICAL OR TILTED OPEN RETENTION



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS LOOKING WINDOW COVER.
2. THIS LOOKING WINDOW COVER IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.
3. THE LOOKING WINDOW COVER SHALL BE CONSTRUCTED OF 12" THICK CONCRETE WITH A 4" MINIMUM COVER OVER THE REINFORCING BARS.
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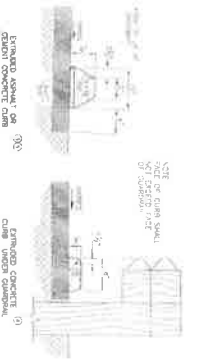
FIG. 7-002
LOOKING WINDOW COVER



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS PAVEMENT STUDS.
2. THIS PAVEMENT STUDS IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS SHEET.
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FIG. 7-003
PAVEMENT STUDS



NOTES:

1. SEE PLAN FOR THE LOCATION OF THIS CHAMFER DETAILS.
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FIG. 7-004
CHAMFER DETAILS

REVISIONS	DATE
1. REVISED FOR COMMENTS	02/24/21
2. REVISED FOR COMMENTS	02/24/21

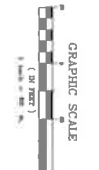
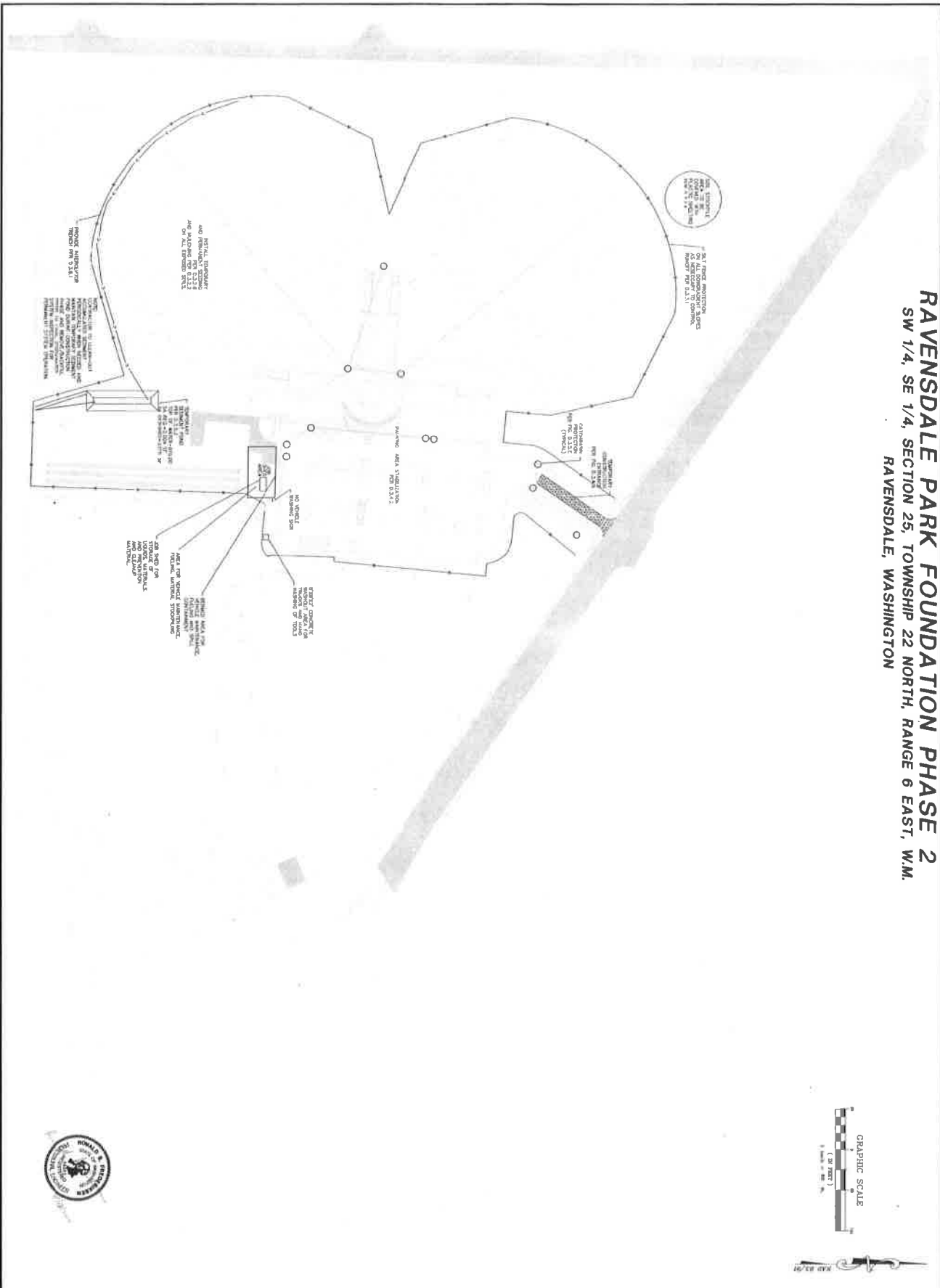
DETAILS

RAVENSDALE PARK FIELD RENOVATIONS PHASE 2
27305 272ND AVE SE
RAVENSDALE, WA 98058

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1221 N. HILL STREET, SUITE 100
IRVING, WASHINGTON 98027
PH: (206) 835-1111 FAX: (206) 835-1112

EASTSIDE CONSULTANTS, INC.

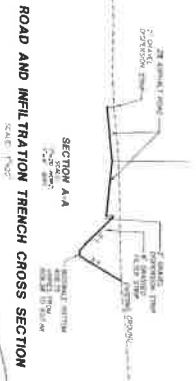
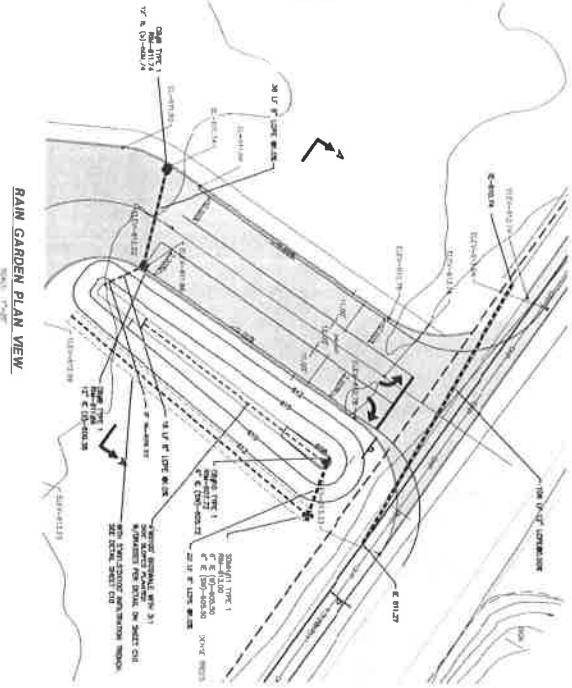
RAVENSDALE PARK FOUNDATION PHASE 2
SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON



<p>ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 1800 22ND AVENUE SE BURNING WOOD, WASHINGTON 98027 PH: (206) 753-2188 FAX: (206) 753-2178</p>	<p>RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27305 272ND AVE SE RAVENSDALE, WA 98066</p>	TEMPORARY EROSION CONTROL PLAN	REVISIONS	DATE
			REVISED PER COUNTY COMMENTS	4/10/24
			DRAWN PER COUNTY COMMENTS	5/20/24
			THESE PLANS IS TO BE USED ONLY FOR THE PROJECT AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.	

RAVENSDALE PARK FOUNDATION PHASE 2

SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON



1. 1" CHAIN PER FOOT, BE FORWARDED PER UNIVERSITY PER 1/4" ROAD 1/2" SPEC.
 2. 4-022 (1)
 3. 4-022 PER 2/16"
 4. 4-022 PER 2/16"
 5. 4-022 PER 2/16"
 6. 4-022 PER 2/16"
 7. 4-022 PER 2/16"
 8. 4-022 PER 2/16"
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 11. 4-022 PER 2/16"
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 13. 4-022 PER 2/16"
 14. 4-022 PER 2/16"
 15. 4-022 PER 2/16"

Design Description

The design is for a rain garden and infiltration trench system to be installed in the SW 1/4, SE 1/4, Section 25, Township 22 North, Range 6 East, W.M., Ravensdale, Washington. The system is designed to capture and infiltrate stormwater runoff from the adjacent road and parking area. The rain garden is a shallow depression with a vegetated surface that allows water to infiltrate into the ground. The infiltration trench is a narrow, shallow trench with a permeable aggregate base that allows water to infiltrate into the ground. The system is designed to handle a peak flow rate of 1.0 cfs and a peak volume of 100 cubic feet of water. The system is designed to be installed in a residential area and should be maintained regularly to ensure proper function.

Site Description

The site is located in the SW 1/4, SE 1/4, Section 25, Township 22 North, Range 6 East, W.M., Ravensdale, Washington. The site is a residential area with a road and parking area. The site is currently undeveloped and is surrounded by trees and vegetation. The site is located on a slight slope and is adjacent to a road. The site is suitable for the installation of a rain garden and infiltration trench system.

Construction Details

The rain garden and infiltration trench system should be constructed as follows:

- The rain garden should be a shallow depression with a vegetated surface. The surface should be covered with a layer of mulch or straw. The rain garden should be installed in a location that captures runoff from the road and parking area.
- The infiltration trench should be a narrow, shallow trench with a permeable aggregate base. The trench should be installed in a location that captures runoff from the road and parking area.
- The system should be installed in a residential area and should be maintained regularly to ensure proper function.

NO.	DATE	BY	DESCRIPTION
1	10/15/11	JL	PRELIMINARY DESIGN
2	10/15/11	JL	FINAL DESIGN
3	10/15/11	JL	CONSTRUCTION
4	10/15/11	JL	AS-BUILT

NO.	DATE	BY	DESCRIPTION
1	10/15/11	JL	PRELIMINARY DESIGN
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3	10/15/11	JL	CONSTRUCTION
4	10/15/11	JL	AS-BUILT

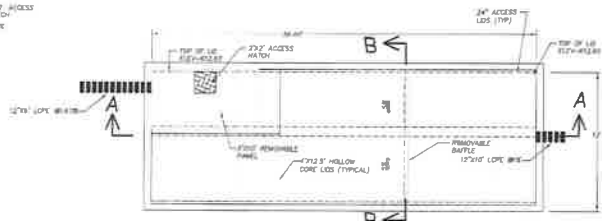


	ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 27305 272ND AVE SE RAVENSDALE, WA 98058	RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27305 272ND AVE SE RAVENSDALE, WA 98058	BIOSWALE NOTES AND DETAILS	REVISIONS NO. DATE BY DESCRIPTION	DATE 10/15/11
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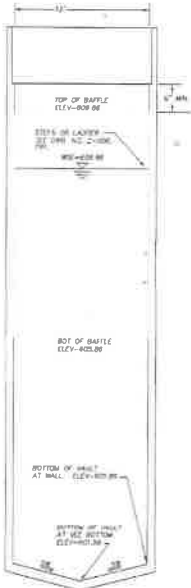
RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON

1" = 10'

1" = 10'

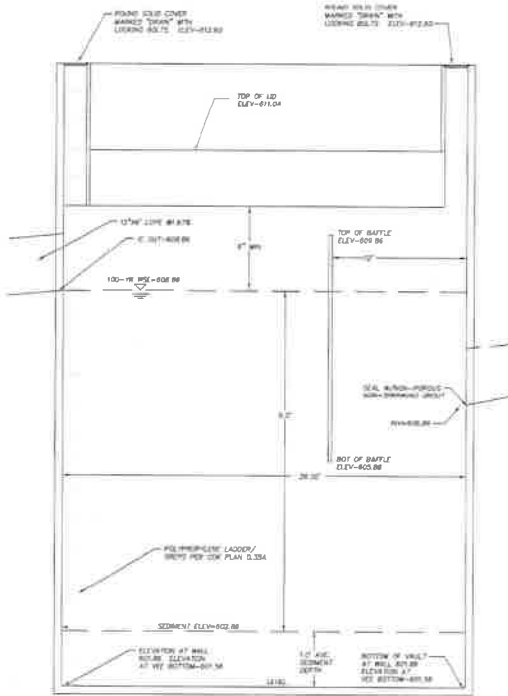


PRE-SETTLING VAULT
 SCALE: 1"=3'



SECTION B-B
 HORIZ. 1"=3'
 VERT. 1"=1'

REQUIRED DEAD STORAGE	2,320 CF
PROVIDED DEAD STORAGE	2,000 CF
EXCESSIVE DEAD STORAGE	



SECTION A-A
 HORIZ. 1"=3'
 VERT. 1"=1'



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PRESETTLING VAULT
 DETAILS

RAVENSDALE PARK FIELD
 RENOVATIONS PHASE 2
 27305 272ND AVE SE
 RAVENSDALE, WA 98058

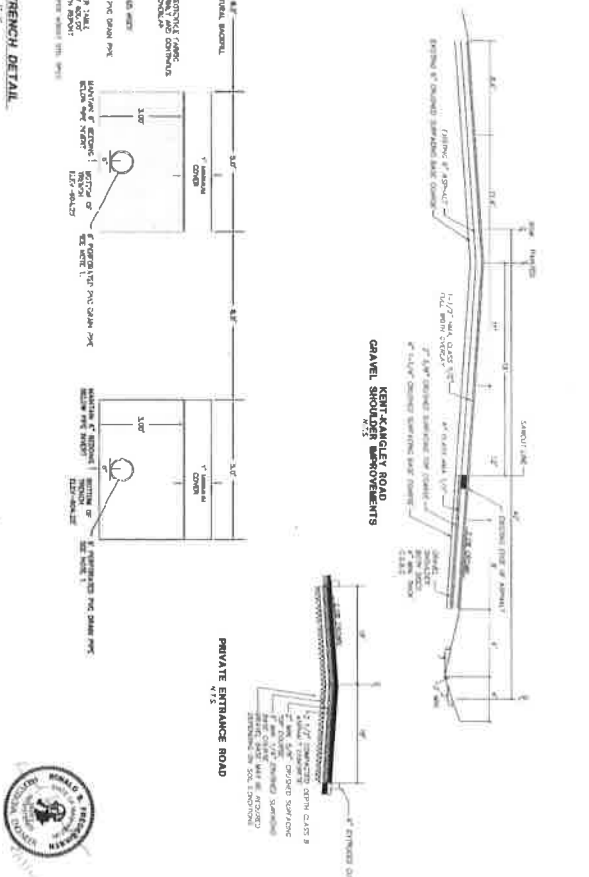
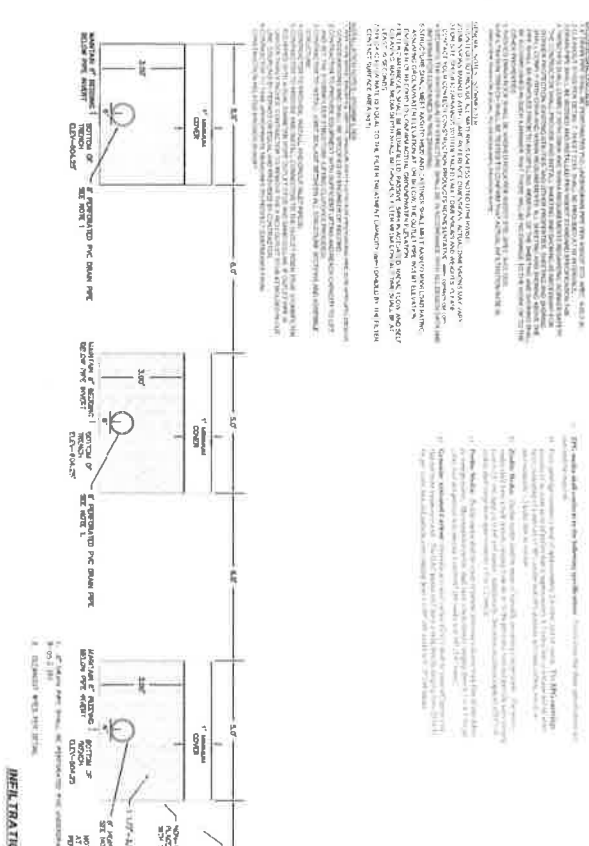
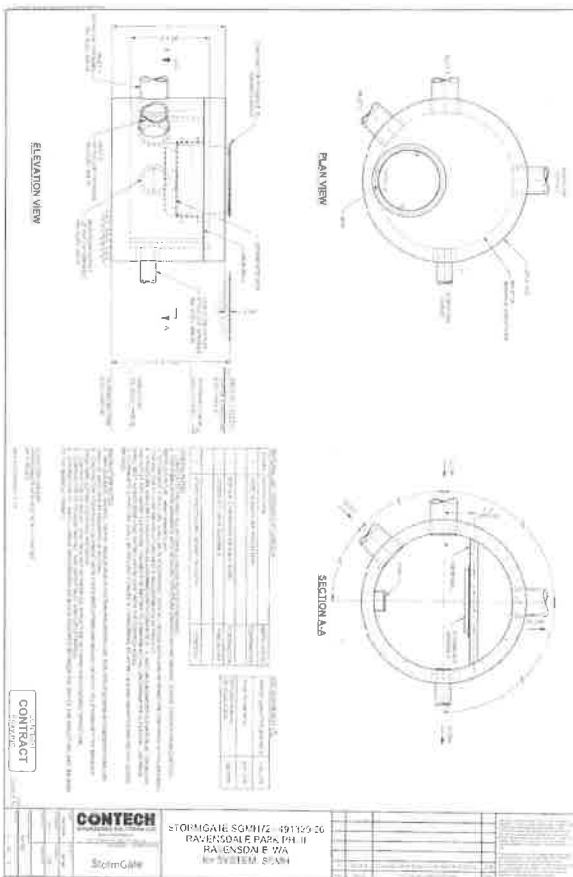
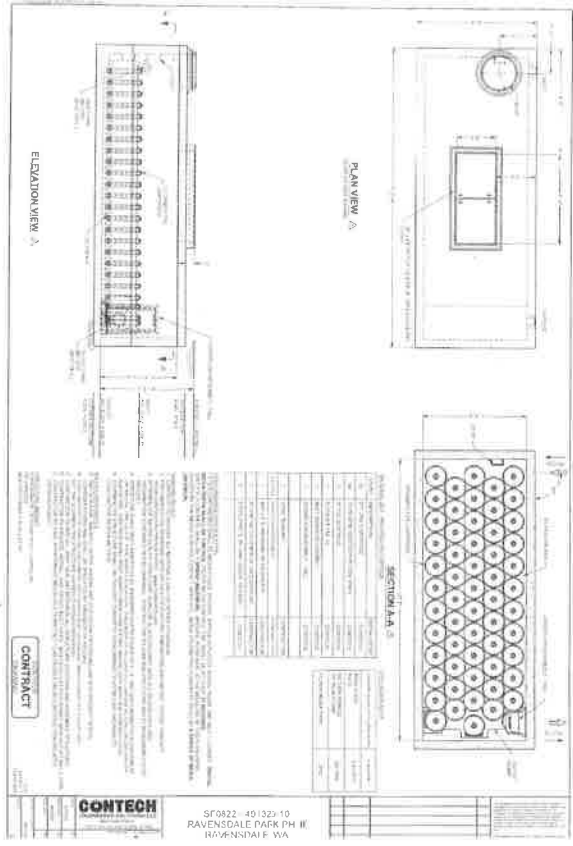
ENGINEERS - SURVEYORS
FASTSIDE CONSULTANTS, INC.
 1000 1ST AVE. SE, SUITE 100
 SEASIDE, WA 98148
 PH: 206.451.1000
 FAX: 206.451.1001
 WWW.FASTSIDECONSULTANTS.COM

JOB NO.	10000
DATE	01/15/10
SCALE	AS SHOWN
DESIGNED BY	DP
CHECKED BY	DP
APPROVED BY	DP
DATE	01/15/10

SHEET 8 OF 22

RAVENSDALE PARK FOUNDATION PHASE 2

SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON



ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.

RAVENSDALE PARK FIELD
RENOVATIONS PHASE 2
27306 272ND AVE SE
RAVENSDALE, WA 98058

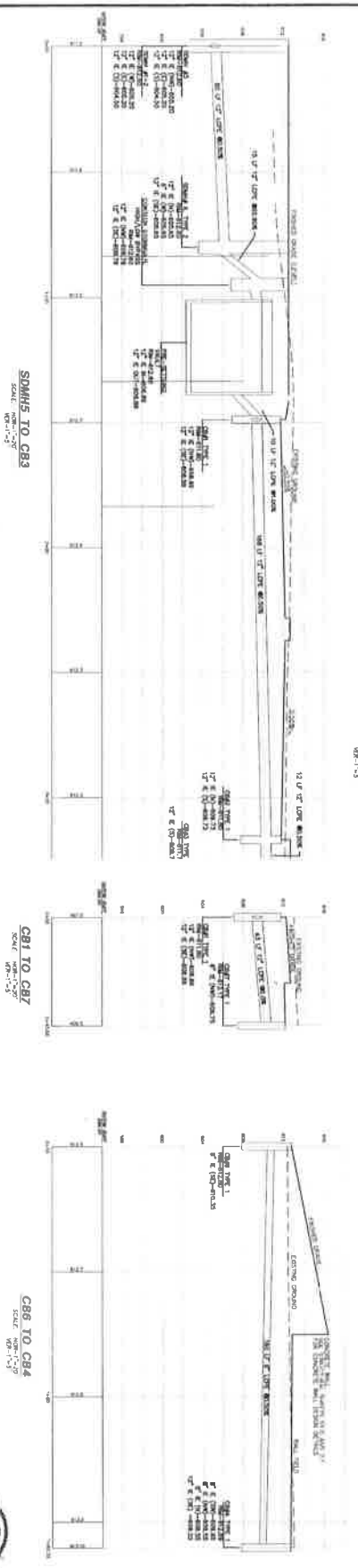
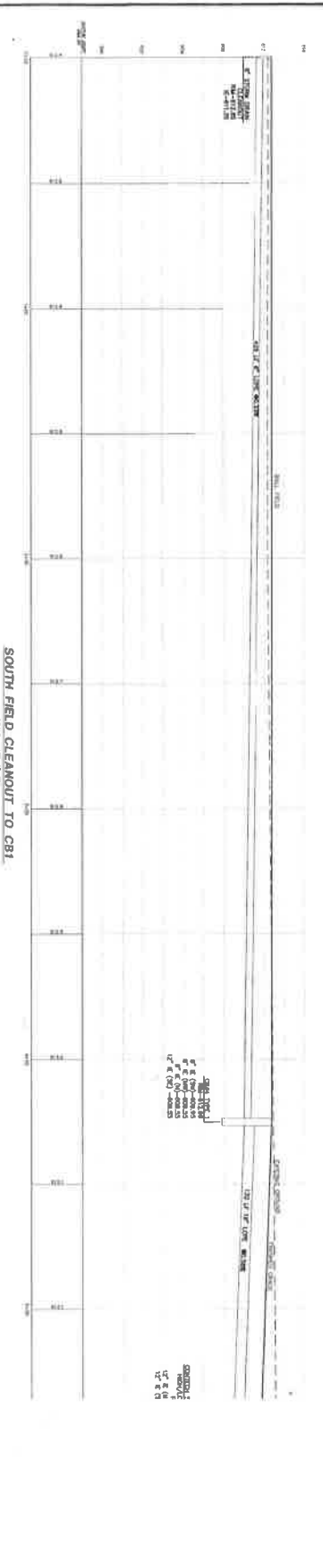
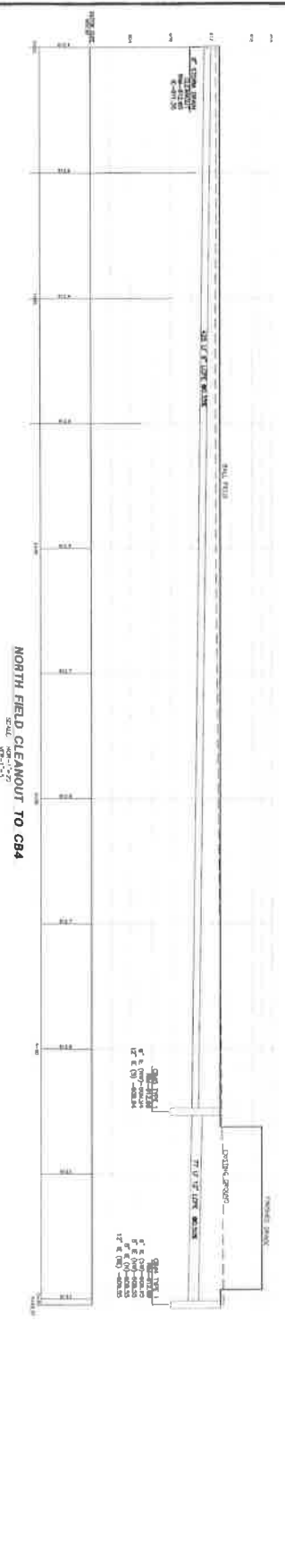
WATER QUALITY AND
INFILTRATION DETAILS

REVISIONS

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2	08/11/11	ISSUE FOR CONSTRUCTION
3	08/11/11	ISSUE FOR AS-BUILT

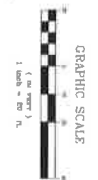
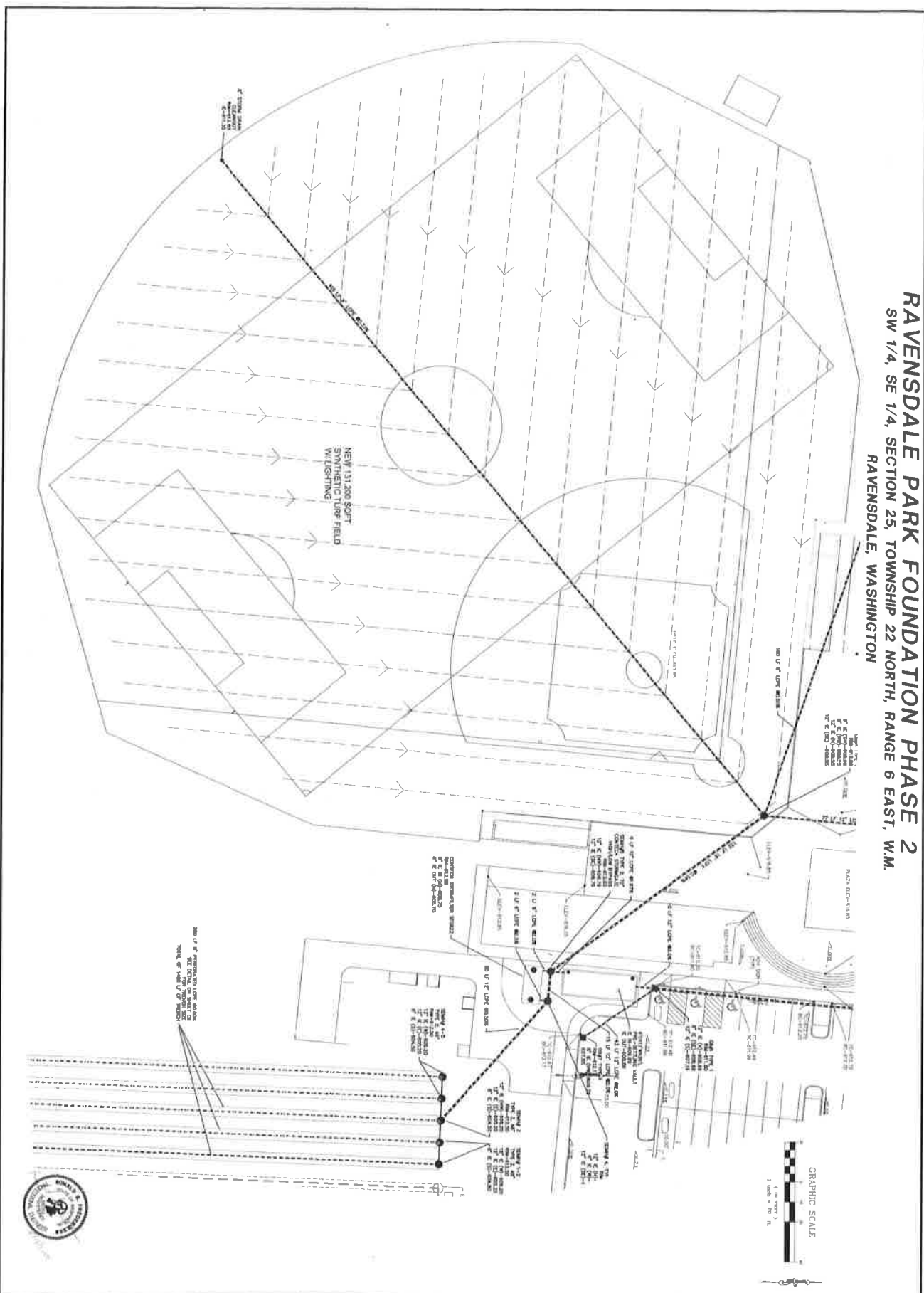
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DRAWN: J. HARRIS
CHECKED: J. HARRIS
APPROVED: J. HARRIS

RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON



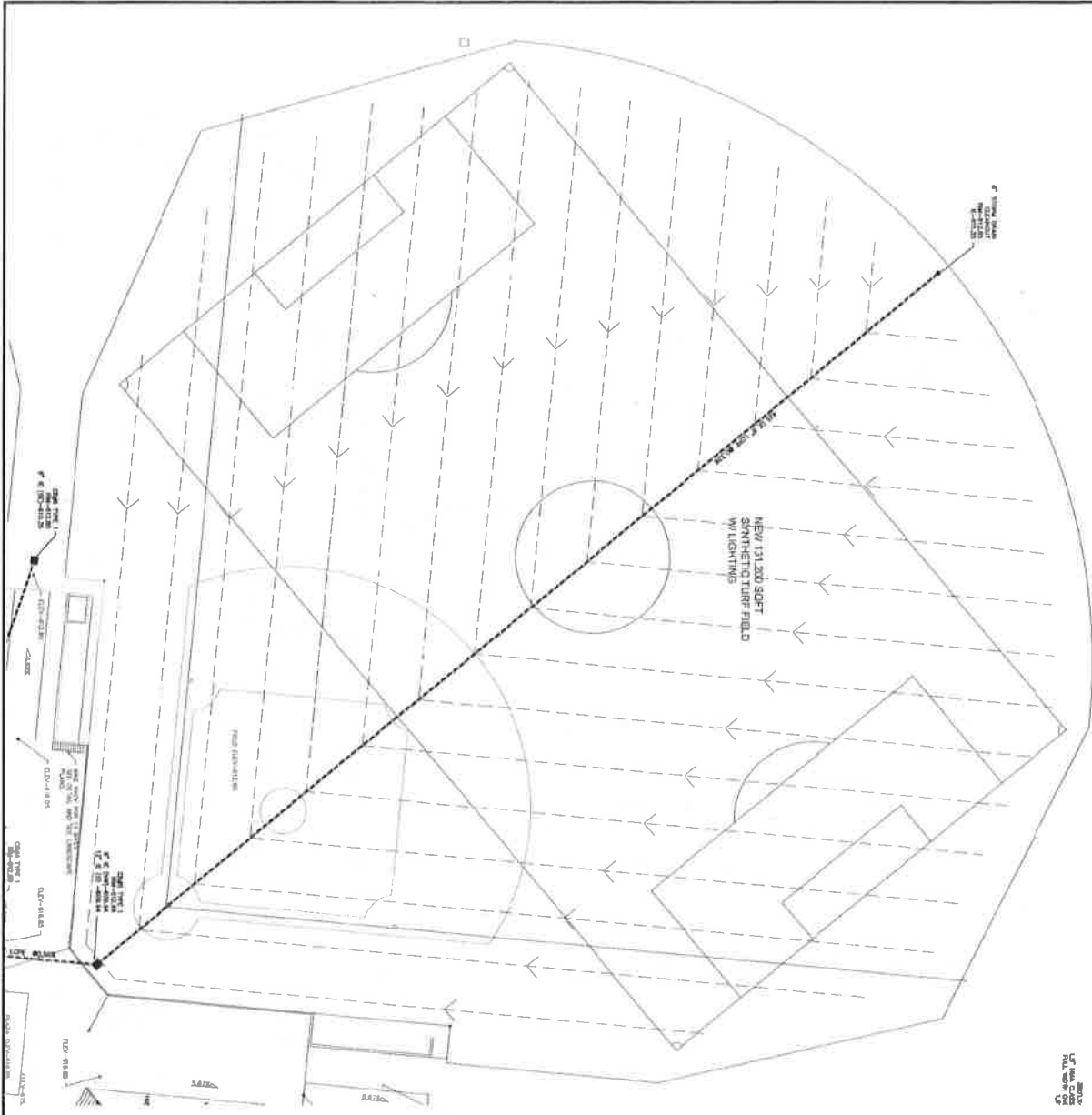
 <p>ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 27308 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27308 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>DRAINAGE PROFILES</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>4/25/24</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>8/20/24</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>8/20/24</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	4/25/24	ISSUED FOR PERMIT	2	8/20/24	ISSUED FOR PERMIT	3	8/20/24	ISSUED FOR PERMIT
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<p>18079</p>	<p>DATE: 8/20/24</p>	<p>PROJECT: 27-001-001</p>													

RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON

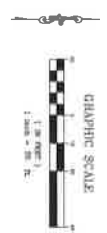


<p>DATE: 08/27/2018 TIME: 10:00 AM DRAWN BY: J. [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 1415 W. MAIN ST., SUITE 200 RAVENSDALE, WA 98083 PHONE: 206.885.8888 FAX: 206.885.8889</p>	<p>RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27305 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>SOUTH FIELD DRAINAGE PLAN</p>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p>THIS PLAN SET FORN OF THE PROJECT AND SHALL BE KEPT IN THE OFFICE OF THE SURVEYOR GENERAL.</p>	REVISIONS	DATE						
REVISIONS	DATE											

RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON

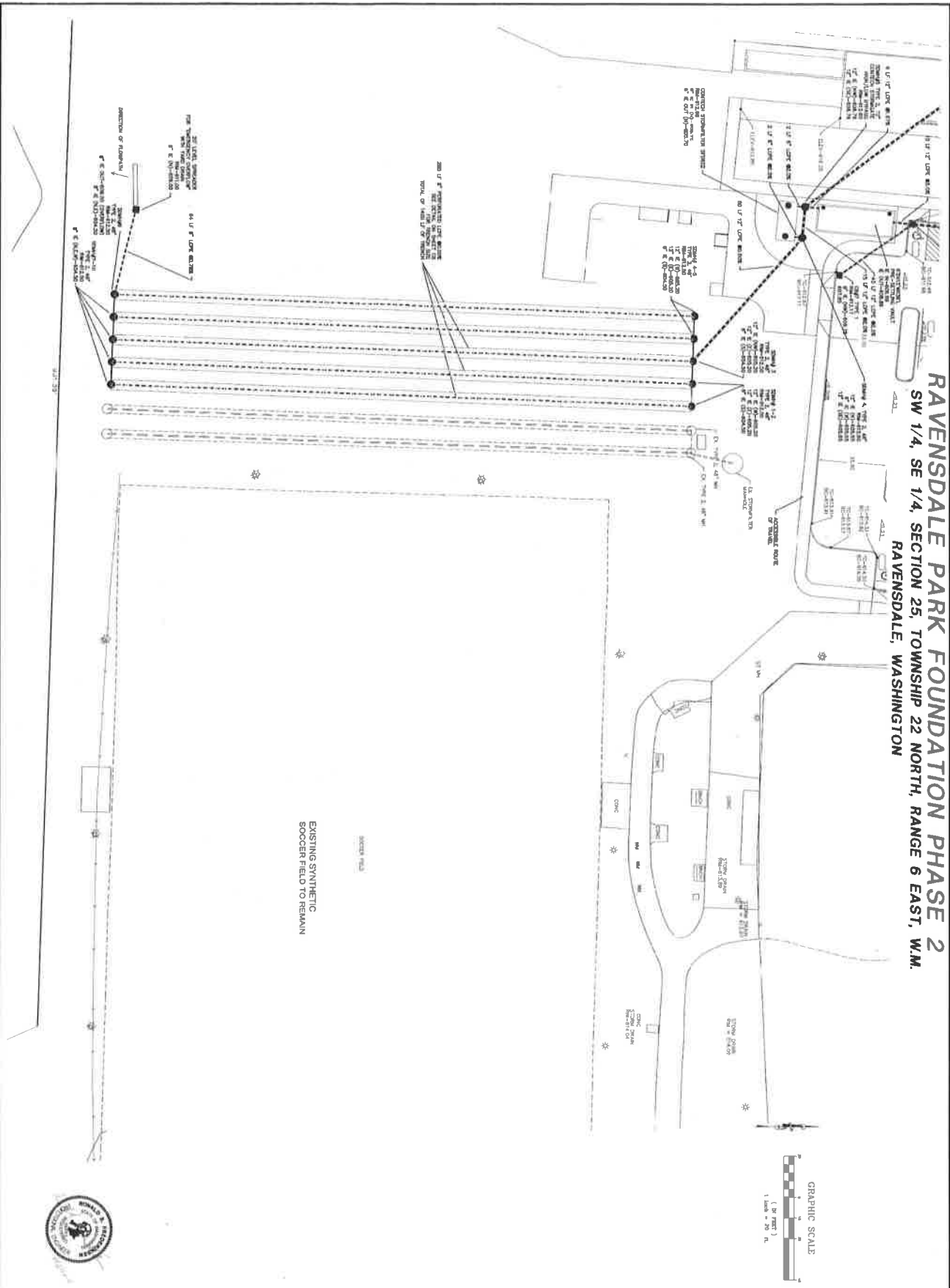


DATE: 11/15/11
 DRAWN BY: J. J. JENSEN



 <p>ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 27308 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27308 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>NORTH FIELD DRAINAGE PLAN</p>	<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/15/11</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>11/15/11</td> <td>REVISED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>11/15/11</td> <td>REVISED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	11/15/11	ISSUED FOR PERMIT	2	11/15/11	REVISED FOR PERMIT	3	11/15/11	REVISED FOR PERMIT
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<p>DATE: 11/15/11 DRAWN BY: J. J. JENSEN CHECKED BY: J. J. JENSEN APPROVED BY: J. J. JENSEN</p>	<p>67891</p>														

RAVENSDALE PARK FOUNDATION PHASE 2
SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON



DATE	10/11/2011
SCALE	AS SHOWN
DESIGNED BY	R.A.H.
CHECKED BY	R.A.H.
APPROVED BY	R.A.H.
PROJECT NO.	11-001

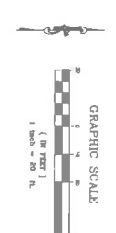
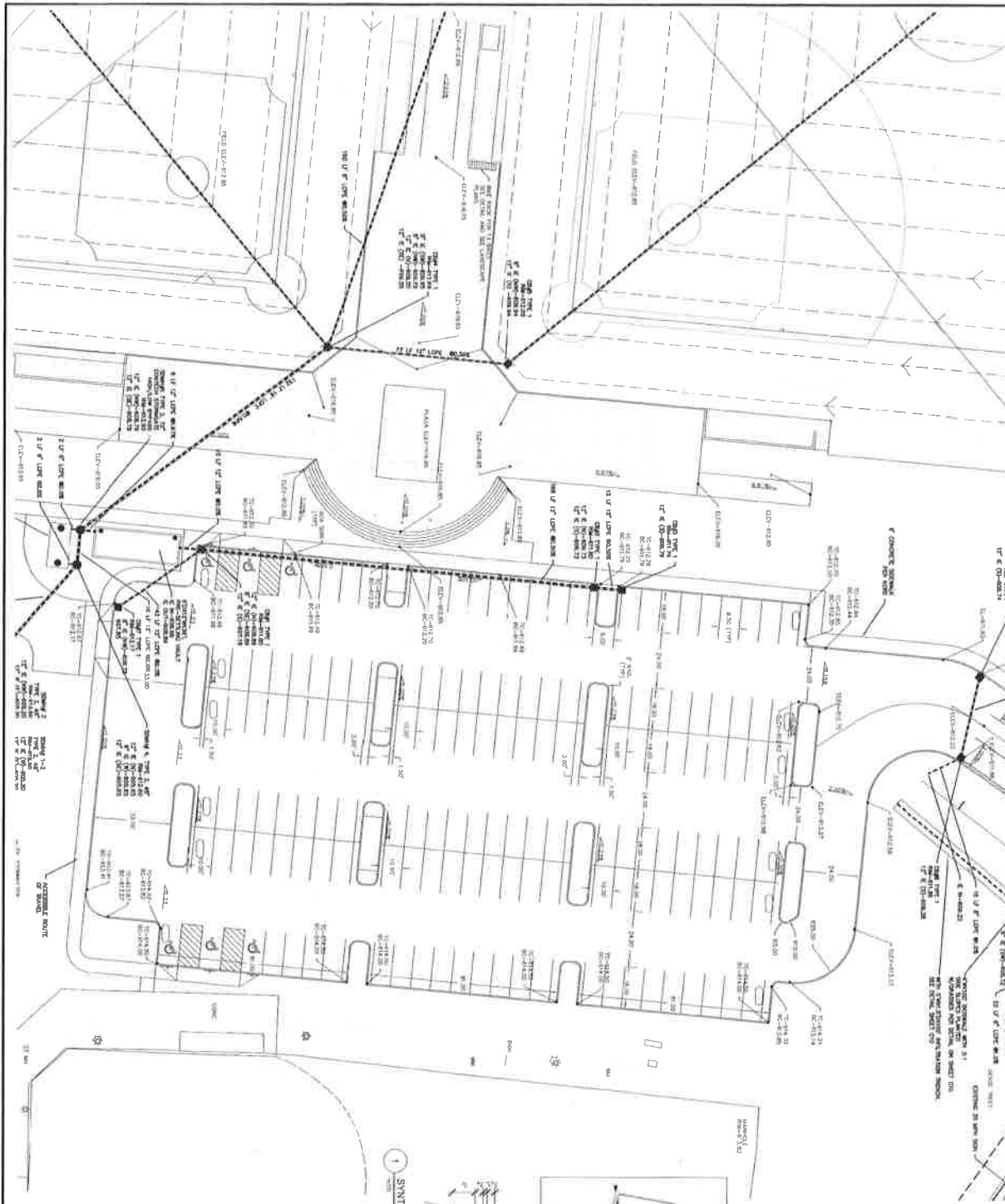
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
 27308 272ND AVE SE
 RAVENSDALE, WA 98058
 PH: 206.885.8888

RAVENSDALE PARK FIELD
RENOVATIONS PHASE 2
27308 272ND AVE SE
RAVENSDALE, WA 98058

SOUTH-ROAD, GRADING,
AND DRAINAGE PLAN

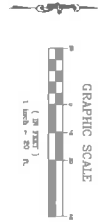
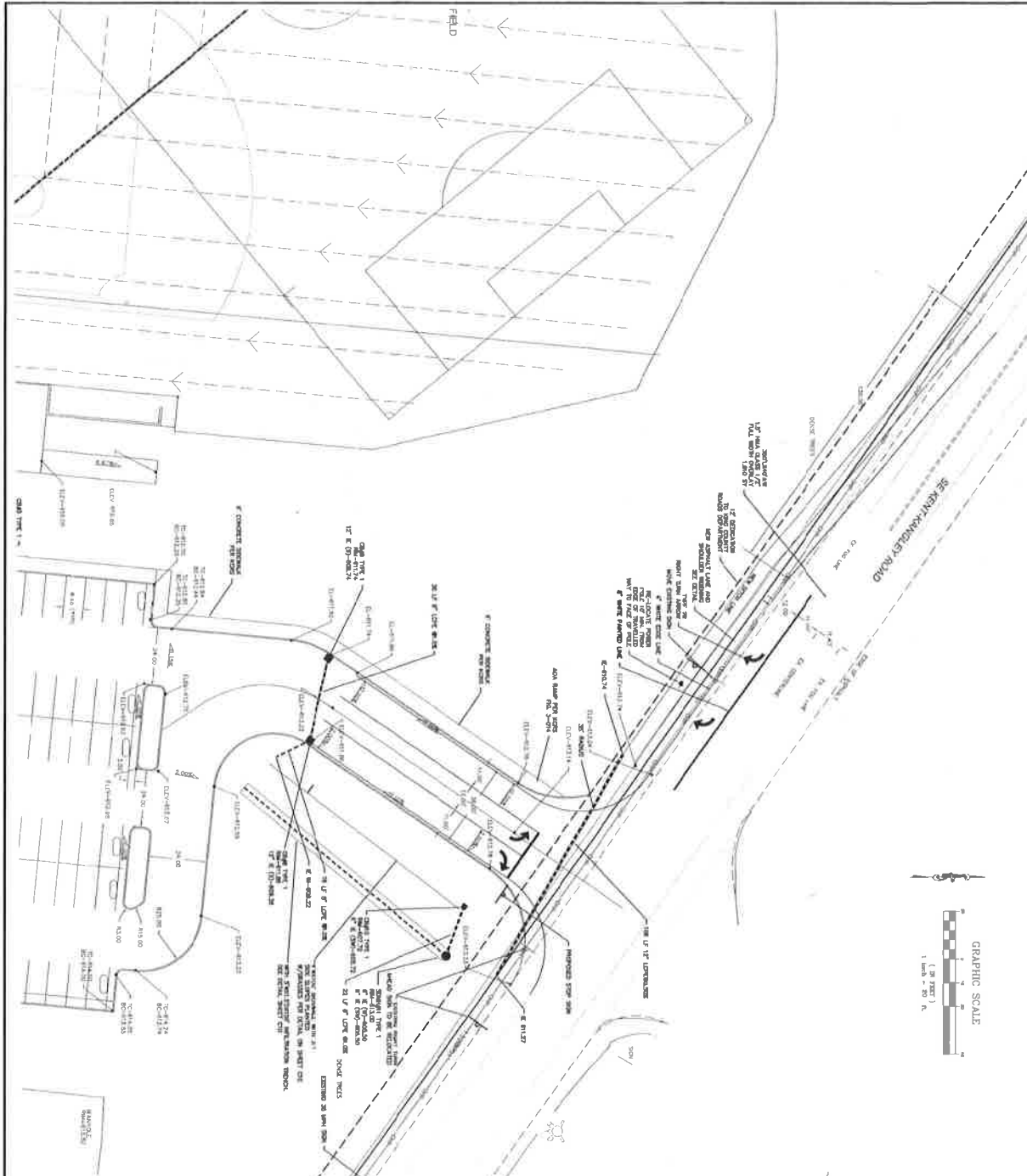
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RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON



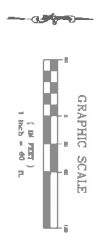
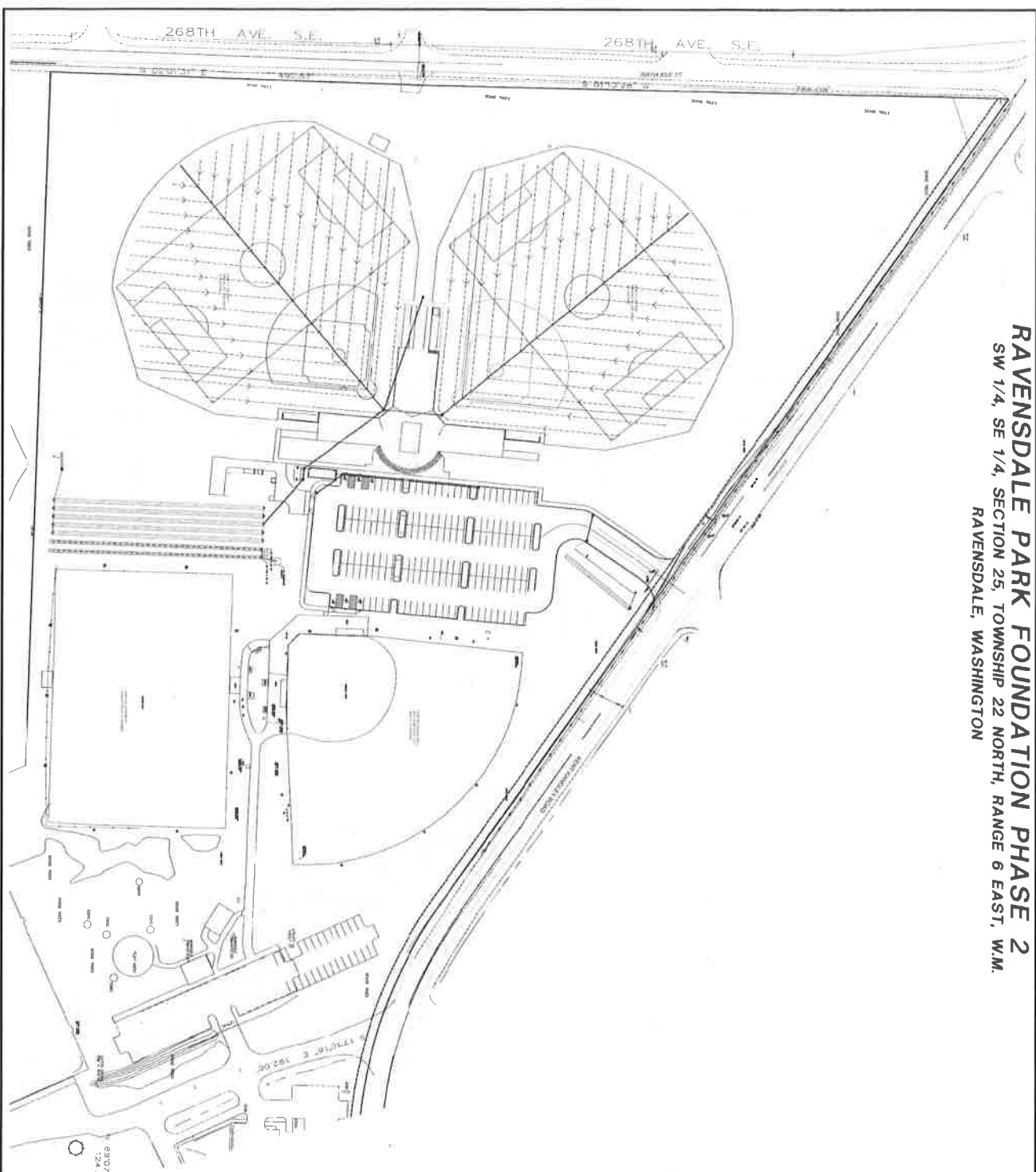
ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. <small>1300 N.W. 11TH ST. SUITE 200 MIAMI, FLORIDA 33136 PH: 305.575.1100 FAX: 305.575.1101</small>	RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27306 272ND AVE SE RAVENSDALE, WA 98058	MIDDLE-ROAD, GRADING. AND DRAINAGE PLAN	REVISIONS	DATE
			1809	8/1/14

RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON



 <p>ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 27306 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27306 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>NORTH-ROAD, GRADING, AND DRAINAGE PLAN</p>	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE						
	REVISIONS	DATE									
<p>PROJECT NO. 18079</p>	<p>18079</p>	<p>© THE PLANS SET FORTH BY THIS CONTRACT SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.</p>									

RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON



DATUM:
 NAD 83
 UTM
 UTM
 UTM
 UTM

GRAPHIC SCALE
 1 inch = 60 feet

BASIS OF BEARING:
 THE BASIS OF BEARING FOR ALL ANGLES AND DISTANCES SHOWN ON THIS PLAN IS THE TRUE MERIDIAN.



<p>ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. 1220 N.W. 11th Street Kennewick, Washington 98501 Phone: (509) 325-1111 FAX: (509) 325-1112</p>	<p>RAVENSDALE PARK FIELD RENOVATIONS PHASE 2 27305 272ND AVE SE RAVENSDALE, WA 98058</p>	<p>OVERALL UTILITY PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/17/14</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>2</td> <td>11/17/14</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>3</td> <td>11/17/14</td> <td>ISSUE FOR PERMITS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	11/17/14	ISSUE FOR PERMITS	2	11/17/14	ISSUE FOR PERMITS	3	11/17/14	ISSUE FOR PERMITS
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