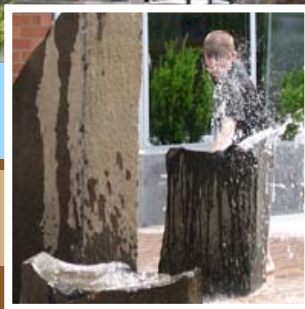


# SANCTUARY & THE RESERVE AT THE LANDING



## Project Overview

### Client:

Fairfield Residential

### Triad Solutions:

- Project Management
- Survey
- Planning
- Civil Engineering
- Landscape Architecture

### Location:

Garden Avenue & NE Park Drive,  
Renton

### Timeline:

2005 – 2009

### Project Description:

Triad's full compliment of services is working with Fairfield Residential on 880 residential units and 15,000 square feet of retail space in two buildings at The Landing. Civil Engineering services included grading design, private road design, and stormwater management. Utility design for the water and sanitary sewer services were also provided. An equally important aspect of this project was the coordination with several consultants for the onsite work as well as coordination with the City of Renton. Due to the City's concurrent infrastructure project around the site, constant communication was necessary to ensure a seamless design between the two projects.

### Survey Services:

- Boundary & Topographic
- Horizontal & Vertical Control
- Construction Layout
  - Building Grid Lines
  - Floor Grid Lines & Slab Edges
  - Foundation & Footings
  - Site Utilities
  - Elevator Pits
  - Off-site Utility Infrastructure
  - Roadway & Curb