

N.W. 1/4, SEC. 26, T. 21 N., R. 4 E., W.M.

# PEPPER HILL ESTATES

KING COUNTY, WA

LAKEHAVEN UTILITY DISTRICT

Water Plan \_\_\_\_\_ Sewer Plan \_\_\_\_\_

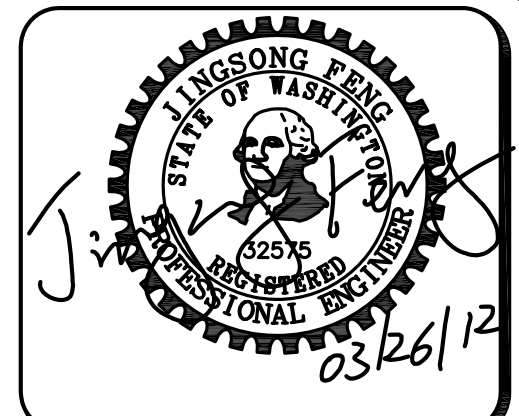
Dated \_\_\_\_\_

APPROVED FOR CONSTRUCTION  
SUBJECT TO CHANGES NOTED

The District's review is not a check of any dimension or quantities and will not relieve the Developer from responsibility for errors of any sort. No changes shall be made in the plans except by the consent of the District.

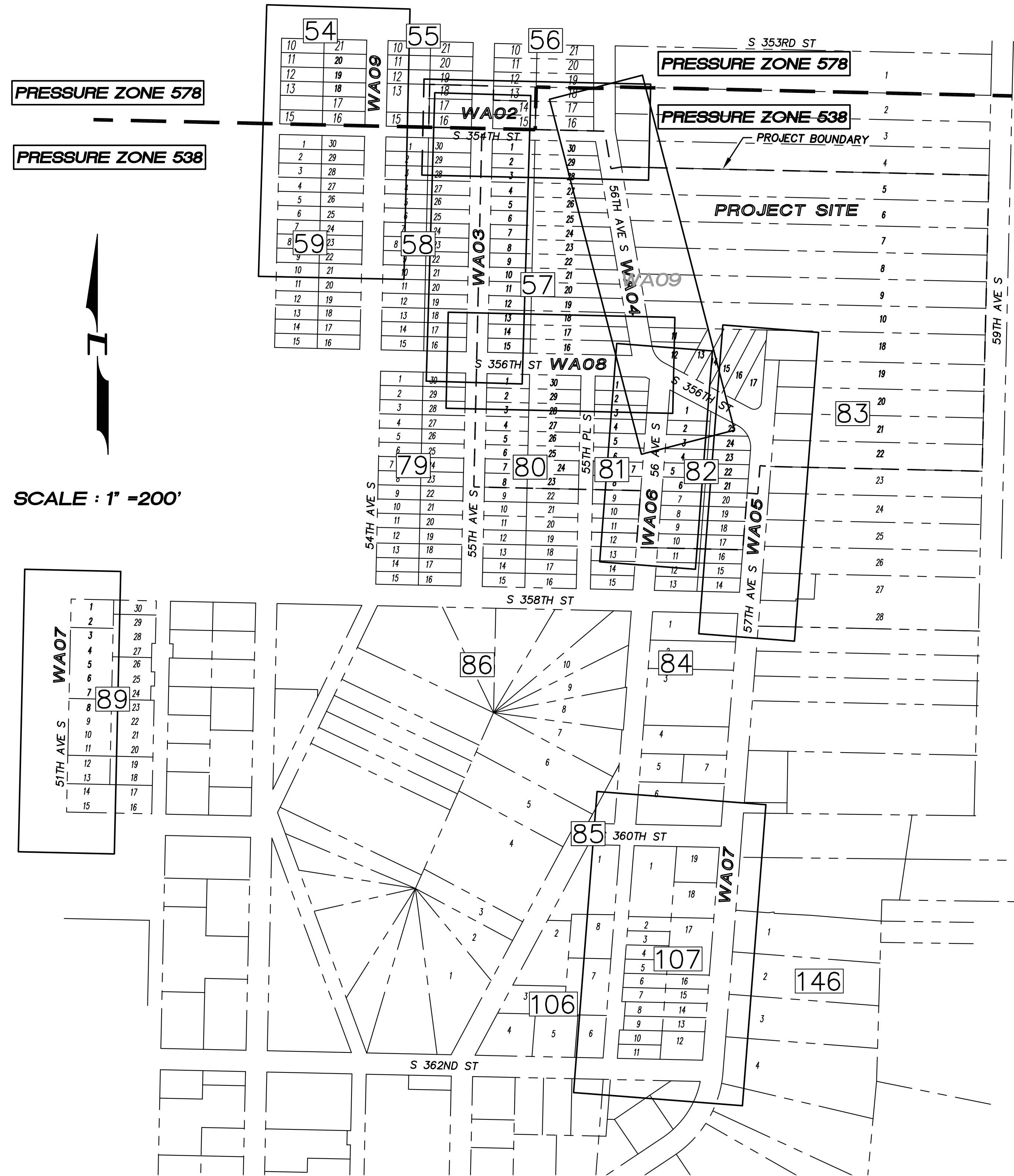
General Manager/District Engineer \_\_\_\_\_ Date \_\_\_\_\_

This construction plan will expire one year from plan approval date, if construction has not commenced.



15445 53RD AVE. S.  
SEATTLE, WA 98188  
PHONE: (206) 431-7970  
FAX: (206) 388-1648  
WEB SITE: PACENG.COM

Pacific Engineering Design, LLC  
Civil Engineering and Planning Consultants



PRESSURE ZONE 578  
PRESSURE ZONE 538

SCALE: 1" = 200'

**SHEET INDEX**

- WA01 COVER SHEET
- WA01A COMPOSITE UTILITIES PLAN
- WA02 WATER MAIN S 354TH ST PLAN AND PROFILE
- WA03 WATER MAIN 55TH AVE S PLAN AND PROFILE
- WA04 WATER MAIN S 356TH ST/56TH AVE S STA. 21+50.00 TO STA. 29+94.59 PLAN AND PROFILE
- WA05 WATER MAIN 57TH AVE S/S 356TH ST STA. 14+37± TO STA. 21+50.00 PLAN AND PROFILE
- WA06 WATER MAIN 56TH AVE S PLAN AND PROFILE
- WA07 WATER SERVICES 51ST AVE S, 56TH AVE S AND 57TH AVE S PLAN
- WA08 WATER MAIN S 356TH ST PLAN AND PROFILE
- WA09 WATER SERVICES 53RD AVE S AND 54TH AVE S
- WA10 WATER DETAILS

**LEGAL DESCRIPTION**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BLOCK 57 (LOTS 1-30), PORTIONS OF BLOCK 55 (LOTS 16-18), BLOCK 56 (LOTS 14-15), BLOCK 80 (LOTS 1-8 AND 23-30), BLOCK 81 (LOTS 1-8), BLOCK 82 (LOTS 1-10 AND 17-25), AND BLOCK 83 (LOTS 5-22) OF JOWITA HEIGHTS. ADDITION RECORDED IN VOLUME 20, PAGE 12 OF RECORDS OF KING COUNTY, WASHINGTON.

**UTILITY PURVEYORS**

WATER:	LAKEHAVEN UTILITY DISTRICT	253-941-1516
SEWER:	LAKEHAVEN UTILITY DISTRICT	253-941-1516
POWER:	PUGET SOUND ENERGY	888-225-5773
TELEPHONE:	QWEST COMMUNICATIONS	800-573-1311
CABLE/TELEVISION:	ATT BROADBAND	888-210-9153
GAS:	PUGET SOUND ENERGY	888-225-5773
SCHOOL DISTRICT:	FEDERAL WAY SCHOOL DISTRICT	253-945-2000
FIRE DISTRICT:	KING COUNTY FIRE DISTRICT 39	253-839-6234

**VERTICAL DATUM :**

NAVD 88

**BENCH MARK :**

KING COUNTY SURVEY CONTROL POINT No. 6905, SW CORNER OF SECTION 27, T 24 N, R 4 E, W.M., CONCRETE MONUMENT WITH LEAD AND BRASS TACK, SET 1.2 FEET BELOW GRADE, IN STANDARD KC MON. CASE. ELEVATION = 367.06 (NAVD 88)

TO CONVERT FROM NAVD 88 TO NGVD-29 USE -3.58'

EXAMPLE : 367.06 NAVD 88  
              -3.58  
              363.48 NGVD-29

THE DATUM WILL BE CONVERTED TO KCAS (NGVD-29) DURING 'AS-BUILDING' STAGE.

**HORIZONTAL CONTROL**

1. KING COUNTY SURVEY CONTROL POINT No. 6897, EAST QUARTER OF SECTION 28, T 21 N, R 4 E, W.M., CONCRETE MONUMENT WITH LEAD AND BRASS TACK, SET 1.6 FEET BELOW GRADE, IN STANDARD KC MON. CASE. NORTHING: 105165.739 (FEET, STATE PLANE COORDINATES) EASTING: 1278265.994 (FEET, STATE PLANE COORDINATES)
2. KING COUNTY SURVEY CONTROL POINT No. 6907, NE CORNER OF SECTION 33, T 21 N, R 4 E, W.M., CONCRETE MONUMENT WITH LEAD AND BRASS TACK, SET 0.6 FEET BELOW GRADE, IN STANDARD KC MON. CASE. NORTHING: 102529.986 (FEET, STATE PLANE COORDINATES) EASTING: 1278209.517 (FEET, STATE PLANE COORDINATES)

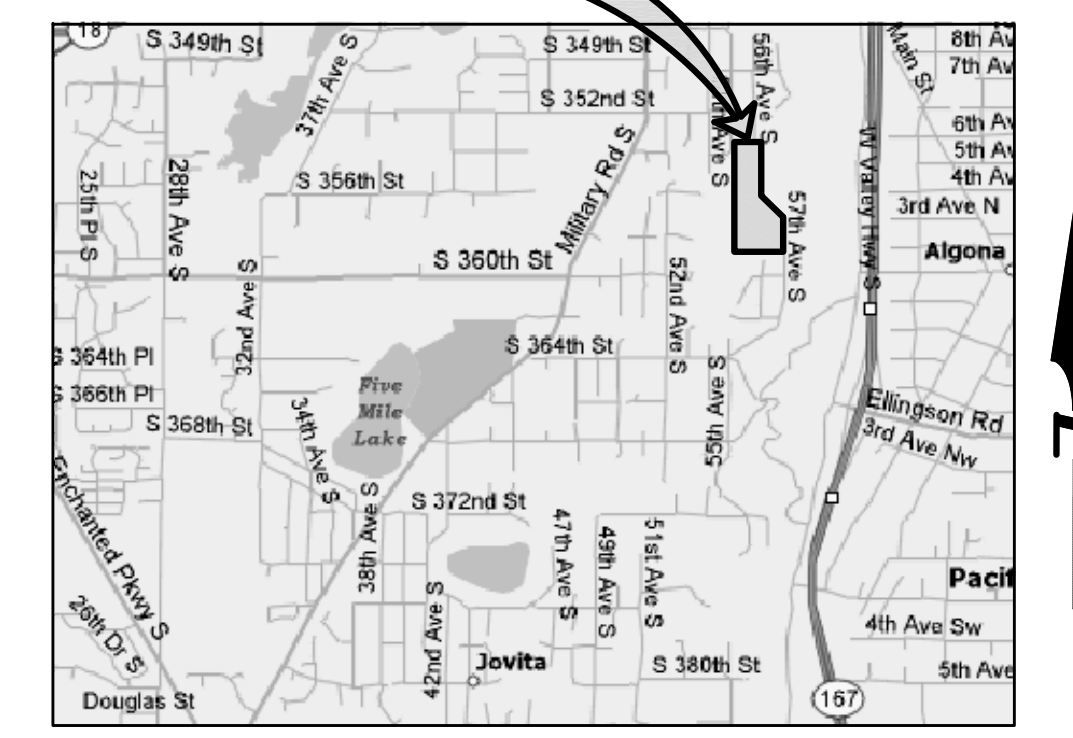
**CAUTION !!!**

LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

LOCATION OF EXISTING UTILITIES BASED UPON SURVEY DATA AND UTILITY AS BUILT DATA.

NOTE: YOU MUST CALL 1-800-424-5555 NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS. (UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE).

**SITE**



VICINITY MAP

**PROJECT INFORMATION**

**ASSESSOR'S PARCEL NUMBERS**

375160-2251	375160-2389	375160-3427
375160-2253	375160-2391	375160-3428
375160-2255	375160-2393	375160-3430
375160-2309	375160-2395	375160-3431
375160-2311	375160-2397	375160-3461
375160-2343	375160-2399	375160-3463
375160-2345	375160-2401	375160-3465
375160-2347	375160-3337	375160-3467
375160-2349	375160-3341	375160-3484
375160-2351	375160-3343	375160-3488
375160-2353	375160-3345	375160-3489
375160-2355	375160-3347	375160-3490
375160-2357	375160-3349	375160-3491
375160-2359	375160-3351	375160-3493
375160-2361	375160-3353	375160-3494
375160-2363	375160-3397	375160-3496
375160-2365	375160-3398	375160-3398
375160-2367	375160-3401	375160-3497
375160-2369	375160-3403	375160-3498
375160-2371	375160-3405	375160-3499
375160-2373	375160-3407	375160-3500
375160-2375	375160-3410	375160-3502
375160-2377	375160-3412	375160-3504
375160-2379	375160-3421	375160-3506
375160-2381	375160-3422	375160-3508
375160-2383	375160-3424	375160-3510
375160-2385	375160-3425	375160-3512
375160-2387	375160-3426	

AREA OF PLAT  
31.651 ACRES  
1,378,727 SQ.FT.

EXISTING ZONING  
CLASSIFICATION  
R-4

SITE USE  
CURRENT: VACANT  
PROPOSED: SINGLE-FAMILY DETACHED

**FIXTURE UNIT CALCULATION**

ITEMS	FIXTURE UNIT	NUMBER	SUBTOTAL
BATHUB/SHOWER	4	1	4
SHOWER, PER HEAD	2	1	2
CLOTHES WASHER	4	1	4
DISH WASHER, DOMESTIC	1.5	1	1.5
HOSE BIBB	2.5	1	2.5
KITCHEN SINK, DOMESTIC	1.5	1	1.5
WATER CLOSET, 1.5GPF GRAVITY TANK	2.5	2	5
LAVATORY	1	4	4
TOTAL FIXTURE UNITS			24.5

**NOTE :**

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH LAKEHAVEN UTILITY DISTRICT 'WATER SYSTEM AND SEWER SYSTEM STANDARDS' APPROVED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH ON JUNE 8, 1994 AND ANY ADDENDA THERETO.

**OWNERS**  
HIGHLAND PACIFIC HOUSING GROUP I, LLC  
1420 5TH AVE, SUITE 2200  
SEATTLE, WA., 98101-1346  
PHONE: (206) 521-5979  
FAX: (206) 224-2880

**PROJECT ENGINEER/PLANNER**  
PACIFIC ENGINEERING DESIGN, LLC  
15445 53RD AVE. S.  
SEATTLE, WA, 98188  
PHONE: (206) 431-7970  
FAX: (206) 388-1648

**WATER PRESSURE INFORMATION**  
THIS PROJECT LIES WITHIN THE 538 PRESSURE ZONE. SYSTEM HEADS VARY BETWEEN 517' AND 537' ABOVE MEAN SEA LEVEL BASED UPON FINISHED GROUND ELEVATIONS THAT VARY BETWEEN 425' AND 406'. THE ESTIMATED WATER PRESSURE ARE ANTICIPATED TO RANGE BETWEEN 40 PSI AND 52 PSI.

**FIRE PROTECTION AUTHORITY**  
KING COUNTY FIRE MARSHAL

**APPLICANT**  
HIGHLAND PACIFIC HOUSING GROUP I, LLC  
1420 5TH AVE, SUITE 2200  
SEATTLE, WA., 98101-1346  
PHONE: (206) 521-5979  
FAX: (206) 224-2880

**SURVEYOR**  
HANSEN SURVEYING  
17420 116TH AVE S.E.  
RENTON, WA, 98058  
PHONE: (425) 253-8440  
FAX: (425) 253-0266

**SURVEYOR**  
C.E.S. NW INC.  
5210 12TH AT. E.,  
SUITE 200  
FIFE, WA, 98424  
PHONE: (253) 922-1532  
FAX: (253) 922-1954

LAKEHAVEN UTILITY DISTRICT PROJECT No. 6304025  
PEPPER HILL ESTATES  
KING COUNTY, WA.

PROJECT NO.: 05052  
DRAWN BY: AA  
ISSUE DATE: 07-31-07  
SHEET REV.: 03-26-12

WATER PLAN  
COVER SHEET

05052WA-WA01.DWG  
**WA01**