

PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 24N., RGE. 5E., W.M.

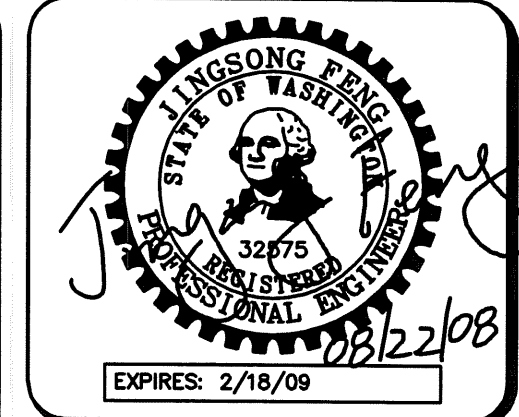
LAWRENCE PARK

CITY OF NEWCASTLE

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF NEWCASTLE

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.



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

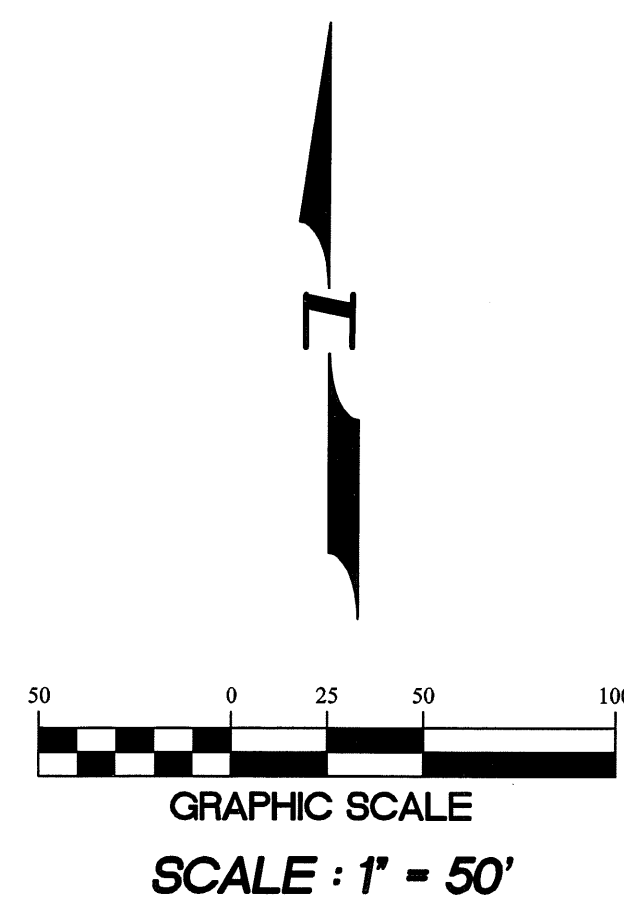
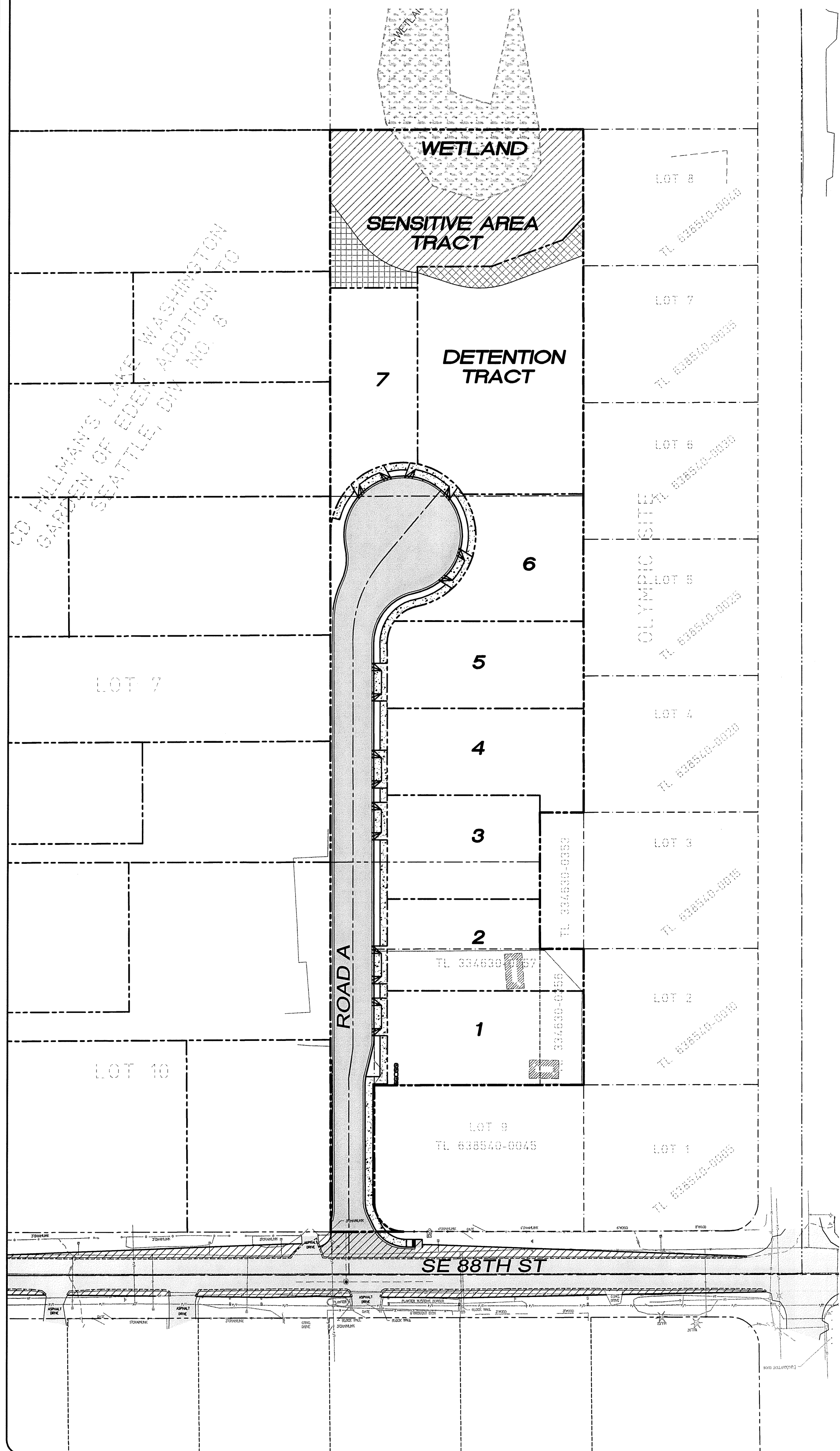
LAWRENCE PARK
CITY OF NEWCASTLE

FOR: MR. SCOTT CAMERON
BENT NOSE, LLC
1215 120TH AVE NE, SUITE 110
BELLEVUE, WA 98005
PHONE: (425) 453-9995

PROJECT NO.: **05119**
DRAWN BY: **JQC**
ISSUE DATE: **04-01-08**
SHEET REV.: **08-22-08**

COVER SHEET

05119CV01-C01.DWG
C01



SHEET INDEX

- C01 COVER SHEET
- C02 STANDARD NOTES AND SPECIFICATIONS
- C03 COMPOSITE UTILITY PLAN
- C04 TEMPORARY EROSION/SEDIMENTATION CONTROL AND TREE RETENTION PLAN
- C05 TEMPORARY EROSION/SEDIMENTATION CONTROL DETAILS
- C06 TEMPORARY EROSION/SEDIMENTATION CONTROL DETAILS
- C07 GRADING AND DRAINAGE PLAN
- C08 ROAD A PLAN AND PROFILE
- C09 TYPICAL ROAD SECTIONS AND DETAIL
- C10 DETAILS
- C11 DETAILS
- C12 DETAILS
- C13 DETENTION/WETPOND PLAN AND SECTIONS
- C14 EXISTING CONDITIONS
- C15 CHANNELIZATION AND TESC PLAN
- C16 HORIZONTAL CONTROL PLAN

OWNER/DEVELOPER :

MR. SCOTT CAMERON
BENT NOSE, LLC
1215 120TH AVE NE, SUITE 110
BELLEVUE, WA 98005
PHONE: (425) 453-9995
FAX: (425) 453-9997

CIVIL ENGINEER :

PACIFIC ENGINEERING DESIGN, LLC
15445 53RD AVE S.
SEATTLE, WA 98055
PHONE: (206) 431-7970
FAX: (206) 388-1648

SURVEYOR :

BAIMA & HOLMBERG INC.
ENGINEERS & SURVEYORS
100 FRONT STREET SOUTH
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055

PROJECT DATA :

PROPERTY ADDRESS: SE 88TH ST. AND 116TH AVE. SE
NEWCASTLE, WA 98059
EXISTING SITE ZONING: R-4, CITY OF NEWCASTLE
TOTAL SITE AREA: 2.64 AC
PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPERTY PARCEL NO.: 334630-0332, -0356, -0357
PROPOSED NUMBER OF LOTS: 7 LOTS
PROPOSED DWELLING UNITS: 7 DWELLING UNITS
BASE DENSITY: 6du/ac
6du/acx1.5ac=9du
PERCENT OF BASE DENSITY: 80%
9dux80%=7.2du USE 7du

LEGAL DESCRIPTION :

TL 334630-0332
THE WEST 174.05 FEET OF LOT 5 AND THE WEST 174.05 FEET OF THE NORTH 218 FEET OF LOT 8, AND THE WEST 144.05 FEET OF THE SOUTH 34 FEET OF LOT 8 AND THE WEST 144.05 FEET OF THE NORTH 60 FEET OF LOT 9 AND THE WEST 30 FEET OF THE SOUTH 195 FEET OF LOT 9, ALL IN BLOCK 7 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. NO. 8, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 67, RECORDS OF KING COUNTY;

TL 334630-0356

THAT PORTION OF LOT 9 BLOCK 7 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. NO. 8 ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, OLYMPIC SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 61 OF PLATS, PAGE 34, RECORDS OF KING COUNTY WASHINGTON; THENCE WESTERLY PRODUCTION OF THE NORTH LINE OF SAID LOT 2, NORTH 88-26-40 WEST 30 FEET; THENCE PARALLEL TO THE WEST LINE OF SAID OLYMPIC SITE, SOUTH 01-32-51 WEST 94 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 9 IN SAID PLAT; THENCE NORTH 01-32-51 EAST 94 FEET TO THE TRUE POINT OF BEGINNING.

TL 334630-0357

THAT PORTION OF LOT 9 BLOCK 7 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. NO. 8, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 67, RECORDS OF KING COUNTY;

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, OLYMPIC SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 61 OF PLATS, PAGE 34, RECORDS OF KING COUNTY WASHINGTON; THENCE NORTHERLY 94 FEET ON A LINE PARALLEL WITH THE WEST LINE OF LOT 2 SAID OLYMPIC SITE; THENCE EASTERLY 114.05 FEET ON A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 9 OF SAID OLYMPIC LINE OF SAID LOT 9, OLYMPIC SITE, THAT IS 114.05 FEET FROM THE POINT OF BEGINNING; THENCE WESTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING.

SOILS ENGINEER :

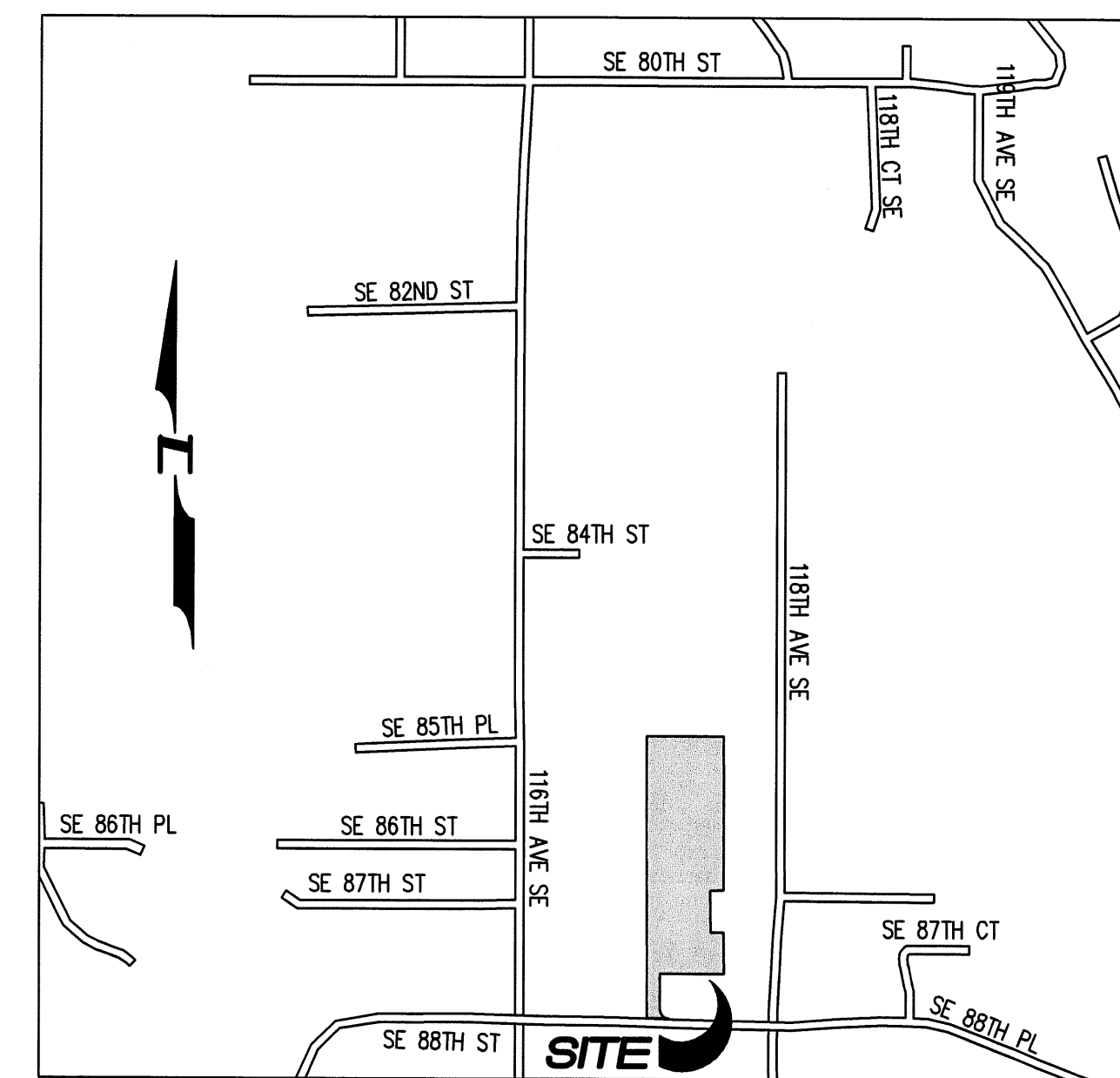
GEOTECHNICAL CONSULTANTS
13256 NE 20TH ST., SUITE 16
BELLEVUE, WA 98005
PHONE: (425) 747-5618
FAX: (425) 747-8561

TRAFFIC ENGINEER :

DN TRAFFIC CONSULTANTS
P.O. BOX 547
PRESTON, WA 98050
PHONE: (425) 765-5721

WETLAND BIOLOGIST :

ALDER NORTHWEST
518 N. 59TH ST
SEATTLE, WA 98103
PHONE: (206) 783-1036



VICINITY MAP

N.T.S.

BASIS OF BEARING :

THE MONUMENTED CENTERLINE OF 116TH AVE SE AT BEARING OF S00°10'00"E

BENCH MARK :

VERTICAL DATUM : CITY OF RENTON - NAVD88
CITY OF RENTON No. 1893
CONCRETE MONUMENT WITH BRASS DISK, SET 1.5' BELOW THE TOP OF AN IRON MONUMENT CASE AT THE INTERSECTION OF SE 80TH STREET AND 116TH AVENUE SE SET IN THE CENTER OF THE INTERSECTION.
ELEVATION = 321.279 FEET

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.

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).

Notice Required	
COAL CREEK UTILITY DISTRICT Sanitary Sewer and Water	Phone (425) 235-9200 (TOM PEADON)
QWEST COMMUNICATIONS Telephone	(206) 345-2968 (FRANK FORREST)
PUGET SOUND ENERGY Gas Company & Power Company	(253) 395-6918 (KAREN FERGUSON)
COMCAST Cable Company	(253) 288-7531 (JIM NIES)
Call Before You Dig 1-800-424-5555	