VARNEY SUBDIVISION

APPROVED FOR CONSTRUCTION

____l

REGARDS TO THEIR ACCURACY OR OMISSIONS.

CITY OF NEWCASTLE

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32575 ONAL B 22 08 EXPIRES: 2/18/09

> PHONE: (206) 431-7970 FAX: (206) 388-1648 WEB SITE: PACENG.COM

Engineering
Design, LLC

Civil Engineer
Planning Cons

ITY OF NEWCASTL

) FAX: (425) 766-2303

FOR: GREACEN HOME 140 140TH AVE N BELLEVUE, WA 9

PROJECT NO.: 06015

DRAWN BY: JGC
ISSUE DATE: 02-01-08

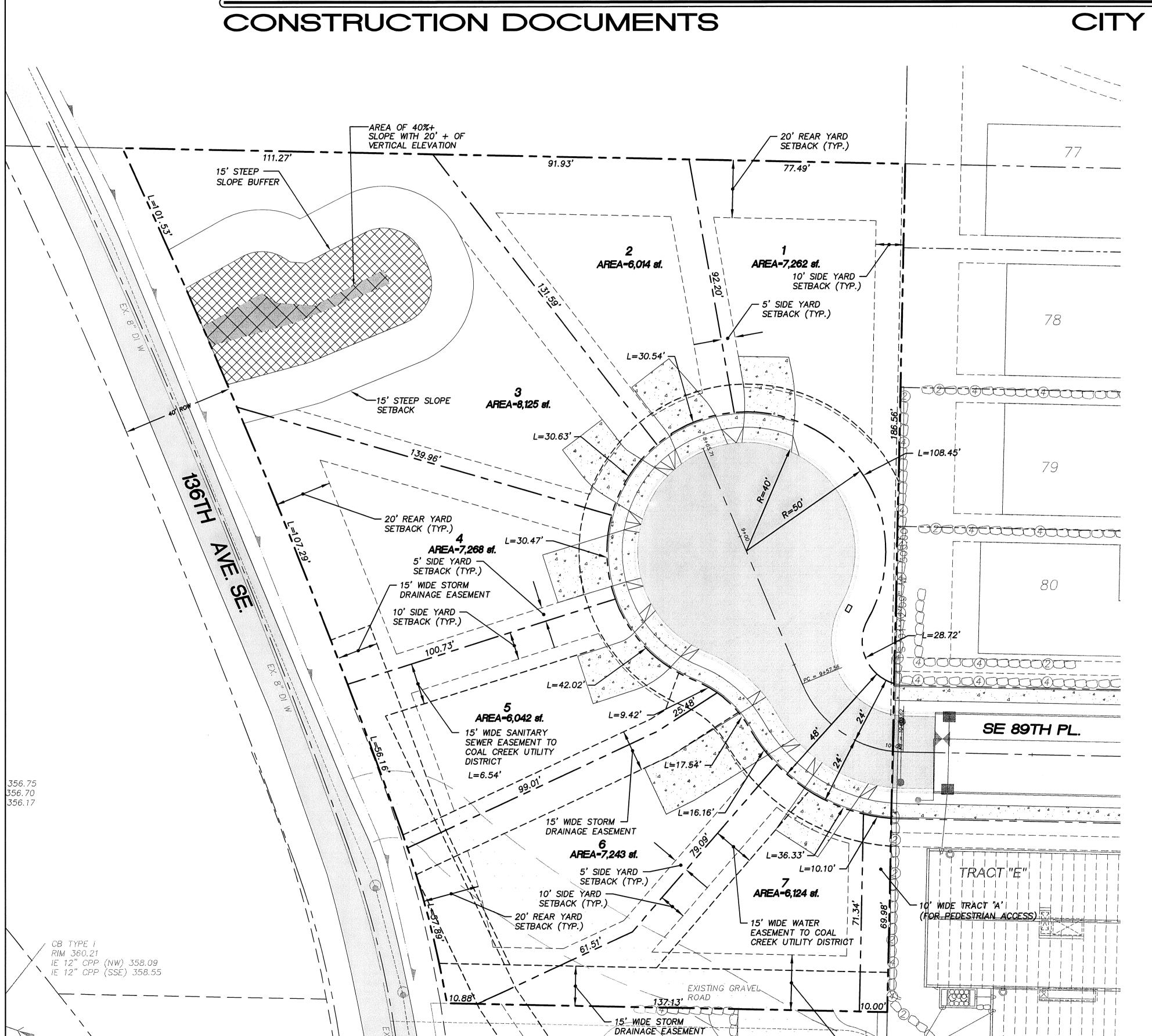
SHEET REV.: **08-22-08**

COVER SHEET

(253) 395–6918 (KAREN FERGUSON) (253) 288–7531

06015CV01-C01.DWG

CITY OF NEWCASTLE

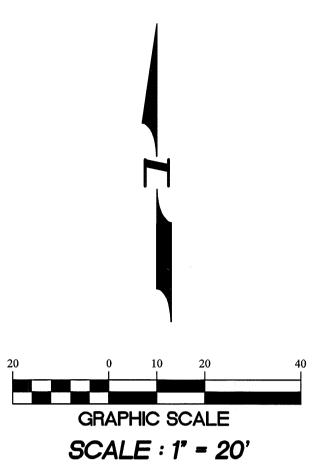


-15' WIDE SANITARY

SEWER EASEMENT TO

COAL CREEK UTILITY

DISTRICT



OWNERS

MARK AND DORTHEA VARNEY GREACEN HOMES, LLC. 1140 140TH AVE NE STE D BELLEVUE, WA 98005-2976 PHONE: (425) 746-6440 FAX: (425) 766-2303

PROJECT ENGINEER/PLANNER

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

SURVEYOR

HANSEN SURVEYING
17420 116TH AVE S.E.
RENTON, WA, 98058
PHONE: (425) 235-8440
FAX: (425) 235-0266

GEOTECH

EARTH SOLUTIONS NW, LLC 2881 152ND AVENUE N. E. REDMOND, WA 98052 PHONE: (425) 284-3300 FAX: (425) 284-2855

UTILITY PURVEYORS

WATER:

SEWER:

POWER:

TELEPHONE:

SCHOOL DISTRICT:

FIRE DISTRICT:

COAL CREEK UTILITY DISTRICT

COAL CREEK UTILITY DISTRICT

COAL CREEK UTILITY DISTRICT

PUGET SOUND ENERGY

QWEST COMMUNICATIONS

ISSAQUAH #411

BELLEVUE FIRE DISTRICT

LEGAL DESCRIPTION

LOT 1 OF SHORT PLAT No. 376071, ACCORDING TO THE SHORT PLAT SURVEY RECORDED UNDER KING COUNTY RECORDING No. 7801260822, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

- 20' REAR YARD

SETBACK (TYP.)

1. EXISTING STRUCTURES AND IMPROVEMENTS ON THE SITE ARE PLANNED TO BE REMOVED AS PART OF THE DEVELOPMENT PROJECT. SAID IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, HOUSES, OUTBUILDINGS, CONCRETE/ASPHALT DRIVEWAYS AND FENCING.

BENCH MARK

VERTICAL DATUM: NAVD 88
CITY OF RENTON BENCH MARK # RENT 2094
TOP OF NAIL IN CONCRETE MONUMENT IN CASE AT
INTERSECTION OF SE 89TH PLACE AND 133RD AVE, SE
ELEVATION=346.43 FEET

BASIS OF BEARINGS

S88°47'51"E ALONG CENTERLINE OF SE89TH PLACE

SHEET INDEX

VICINITY MAP

CO1 COVER SHEET
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CO3 COMPOSITE UTILITY PLAN

CO4 TEMPORARY EROSION/SEDIMENTATION PLAN
CO5 TEMPORARY EROSION/SEDIMENTATION DETAIL
CO6 TEMPORARY EROSION/SEDIMENTATION DETAIL
CO5 CEADING AND DETAIL

CO7 GRADING AND DRAINAGE PLAN CO8 STREET AND STORM DRAIN PLAN AND PROFILE CO9 DETAILS

C11 DETAILS AND TYPICAL SECTIONS
C12 EXISTING CONDITIONS PLAN

SITE INFORMATION

PROPERTY ADDRESS:

8824 136TH AVE. SE.
NEWCASTLE, WA 98059
R-6, CITY OF NEWCASTLE
TOTAL SITE AREA:
1.5 AC
PROPOSED LAND USE:
PROPERTY PARCEL NO.:
PROPOSED NUMBER OF LOTS:
7 LOTS

PROPOSED DWELLING UNITS:
BASE DENSITY
6du/acx1.5ac=9du
PERCENT OF BASE DENSITY
9dux80%=7.2du

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.

7 DWELLING UNITS

6du/ac

80% USE 7du

NOTE: AS OF JUNE 1, 2007, ACCESS TO THE PLAT VIA 136TH AVENUE SE WILL NOT BE POSSIBLE DUE TO THE CITY OF NEWCASTLE COAL CREEK ROADWAY EXPANSION PROJECT.

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

Contractor shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

COAL CREEK
UTILITY DISTRICT
Sanitary Sewer and Water

QWEST COMMUNICATIONS
Telephone

PUGET SOUND ENERGY
Gas Company & Power Company

COMCAST

Cable Company

Call Before You Dig

1-800-424-5555

(425) 235-9200

(206) 345-2968

(FRANK FORREST)

(JIM NIES)

(TOM PEADON)

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEWCASTLE MUNICIPAL CODE (NMC), NEWCASTLE PUBLIC WORKS STANDARDS, AND THE CITY OF NEWCASTLE'S CONDITIONS OF APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY.
- THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE NEWCASTLE DEPARTMENT OF PUBLIC WORKS ENGINEERING REVIEW CHECKLIST. SOME ELEMENTS MAY HAVE BEEN OVERLOOKED OR MISSED BY THE PLAN REVIEWER. ANY VARIANCE FROM ADOPTED STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 3. APPROVAL OF THIS ROAD, GRADING, AND DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
- 4. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE PUBLIC WORKS DEPARTMENT, COMMUNITY DEVELOPMENT DEPARTMENT, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
- 5. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 6. CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH NMC; NORMALLY THIS IS 7 A.M. TO 7 P.M. ON WEEKDAYS AND 9 A.M. TO 6 P.M. ON WEEKENDS AND LEGAL HOLIDAYS.
- 7. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS NECESSARY BEFORE INITIATING OFFSITE WORK WITHIN THE ROAD RIGHT—OF—WAY.
- 8. FRANCHISED UTILITIES OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS A PERMIT HAS BEEN ISSUED BY THE CITY OF NEWCASTLE OR ITS DESIGNATED REPRESENTATIVE AGENCY.
- 9. DATUM SHALL BE NAVD 1988 UNLESS OTHERWISE APPROVED BY THE CITY.
- 10 GROUNDWATER SYSTEM CONSTRUCTION SHALL BE WITHIN A RIGHT—OF—WAY OR APPROPRIATE DRAINAGE EASEMENT, BUT NOT UNDERNEATH THE ROADWAY SECTION, UNLESS SPECIFICALLY APPROVED BY THE CITY. ALL GROUNDWATER SYSTEMS MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION B1 3.02 OF THE APWA STANDARD SPECIFICATIONS.
- 11. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY, MODIFIED PROCTOR.
- 12. ALL ROADWAY SUBGRADE SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY (WSDOT 2-06.3).
- 13. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH THE NEWCASTLE PUBLIC WORKS STANDARDS.
- 14. 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. SECTION 1— 07.23, "TRAFFIC CONTROL", OF THE STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.
- 15. CALL UNDERGROUND UTILITY LOCATE LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DRAINAGE NOTES

- I. ALL FEES, BONDING, AND PROOF OF LIABILITY INSURANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
- ALL STORM MAINS AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK, AND CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO DO SO.
- 3. STORM DRAIN PIPELINES SHALL BE INSTALLED TO THE FAR PROPERTY LINE(S) TO SERVE ADJACENT TRIBUTARY AREAS MAY BE WARRANTED. THEY SHALL BE APPROPRIATELY SIZED TO ACCOMMODATE FLOWS AS FURTHER IDENTIFIED HEREIN. PIPES SHALL BE DESIGNED TO FACILITATE A MINIMUM 2 FEET/SECOND FLOW UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 4. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT 7-02.3(1). THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE UNYIELDING BASE.
- 5. STEEL PIPE SHALL BE GALVANIZED AND HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
- 6. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- 7. ALL CATCH BASIN GRATES SHALL CONFORM TO CITY OF NEWCASTLE DRAWINGS, AND SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS" AND "PROPERTY OF CITY OF NEWCASTLE".
- 3. ALL DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT—OF—WAY SHALL BE OF SUFFICIENT LENGTH
 TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE
 DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE (SEE CITY OF
 NEWCASTLE DRAWINGS).
- 9. ROCK FOR EROSION PROTECTION FOR ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT, AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40-70% PASSING; 2"-4" ROCK/30-40% PASSING; AND 2" MINUS ROCK/10-20% PASSING. INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF NEWCASTLE DRAWINGS.
- 10. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT OR BUILDING, EXCEPT FOR THOSE LOTS APPROVED FOR INFILTRATION BY THE CITY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - a) EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAIN NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE—FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR AN APPROVED OUTFALL LOCATION.
- b) OUTLETS ON EACH LOT SHALL BE MARKED WITH A FIVE FOOT HIGH, 2"x4" STAKE MARKED "STORM" OR DRAIN. THE STUB—OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.

- PIPE MATERIAL SHALL BE A MINIMUM OF 4 INCHES IN DIAMETER, PERFORATED, SMOOTH INTERIOR, RIGID DRAIN PIPE. A METALLIC TRACER WIRE SHALL BE ATTACHED THE ENTIRE LENGTH OF THE PIPE.
- d) INDIVIDUAL LOTS STUB—OUTS MAY CONNECT DIRECTLY TO THE ROADWAY STORM DRAINAGE SYSTEM, PROVIDED, THAT SAID CONNECTION IS MADE THROUGH USE OF A MANUFACTURED TEE SPECIFICALLY FOR THIS PURPOSE. IF STUB—OUTS MUST PASS ACROSS INDIVIDUAL LOTS, THEY SHALL BE LOCATED IN DRAINAGE EASEMENTS.
- e) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER GAS, PHONE, CABLE).,
- f) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.

STRUCTURAL NOTES

- 1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, ROCKERIES AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- 2. ROCKERIES ARE CONSIDERED TO BE A METHOD OF BANK STABILIZATION AND EROSION CONTROL. ROCKERIES SHALL NOT BE CONSTRUCTED TO SERVE AS RETAINING WALLS. ALL ROCKERIES IN THE CITY SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF NEWCASTLE DRAWINGS.

EROSION AND SEDIMENT CONTROL NOTES

- 1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF ORANGE PROTECTION FENCING PRIOR TO CONSTRUCTION. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS PREVENTED.
- 5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE COURSE OF CONSTRUCTION, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS.
- 6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30) AND OF MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30).
- 7. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 8 ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- 9. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- 10. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT—LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- 11. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 12. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE FINAL GRADE OF THE PERMANENT FACILITY.
- 13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- 14. PRIOR TO SEPTEMBER 15, ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED PRIOR TO OCTOBER 1. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR. THE CITY INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

CONSTRUCTION SEQUENCE

- 1. CLEARING LIMITS, TREES TO BE RETAINED, AND SENSITIVE AREAS FLAGGED, FENCED, AND INSPECTED BY THE CITY.
- 2. HOLD A PRE—CONSTRUCTION MEETING.
- 3. POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE PROJECT SUPERVISOR.
- 4. INSTALL CATCH BASIN PROTECTION
- 5. GRADE AND INSTALL CONSTRUCTION ENTRANCE.
- 6. INSTALL PERIMETER SILT FENCE PROTECTION

APPROVED FOR CONSTRUCTION

BY:_____DATE:____

CITY OF NEWCASTLE

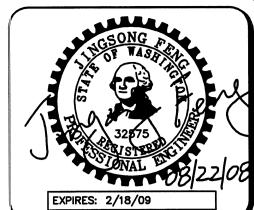
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CONSTRUCTION SEQUENCE (CONTINUED)

- 7. CONSTRUCT SEDIMENT POND AND TRAP.
- 8. GRADE AND STABILIZE CONSTRUCTION ROAD AND STAGING AREA.
 - . CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DITCHES, PIPE SLOPE DRAINS, ETC.)
 SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- 10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- 11. RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL STANDARDS PER THE KING COUNTY SURFACE WATER DESIGN MANUAL.
- 12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH COMPOST, PLASTIC SHEETING, OR EQUIVALENT.,
- 13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- 14. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

LEGEND

PROPOSED) :	EXISTING:	
	BOUNDARY		RIGHT OF WAY
	CENTERLINE		CENTERLINE
	LOT LINE		LOT LINE (EXISTING)
	EASEMENT LINE	industrials controlled professional controlled professional	EASEMENT LINE
PAD- 396	PAD ELEVATION	396	EXISTING GROUND CONTOUR
_396	FINISHED GROUND CONTOUR	<u>></u>	WATER FIRE HYDRANT
Ш	CATCHBASIN	•	WATER VALVE
	CATCHBASIN (TYPE II)	\boxtimes	WATER METER
	CATCHBASIN (SOLID LID)	Commence and	WATER CABNET
•	YARD DRAIN	\circ	WATER MANHOLE
	WATER BEND WITH CONC. BLOCKIING	PET	GAS LINE
	FIRE HYDRANT ASSEMBLY		CHAINLINK FENCE POWER POLE
X	WATER VALVE	Ø	GUY ANCHOR
	WATER METER	**E	AREA LIGHT
	AIR VACUUM		DECIDUOUS
01	WATER TEE IN PROFILE	Edward .	DECIDOOOS
	WATER BEND IN PROFILE		CONIFER
101	FIRE HYDRANT ASSEMBLY IN PROFILE		
	WATER VALVE IN PROFILE		ASPHALT PAVEMENT
	SANITARY SEWER MANHOLE		
Y	6" INLINE SEWER CLEANOUT		
	SEWER MANHOLE IN PROFILE TURNED 90°		
ă	TYPE II CATCH BASIN IN PROFILE (90°)		
	TYPE I CATCH BASIN IN PROFILE (90°)		
2 4	ROCKERY OR MSC WALL WITH WALL HEIGHTS		
8 C	DETAIL CALLOUT		
100.00 EP	SPOT ELEVATION		
	ASPHALT PAVEMENT		
•	CEMENT CONCRETE		



EATTLE, WA 98188
HONE:
206) 431-7970
AX:
206) 388-1648
TEB SITE:
ACENG COM

Pacific
Engineering
Design, LLC

| Civil Engineerir Planning Consu

CITY OF NEWCAS

CEN HOMES, LLC. 40TH AVE NE STE D EVUE, WA 98005

PROJECT NO.: **06015**DRAWN BY: **JGC**

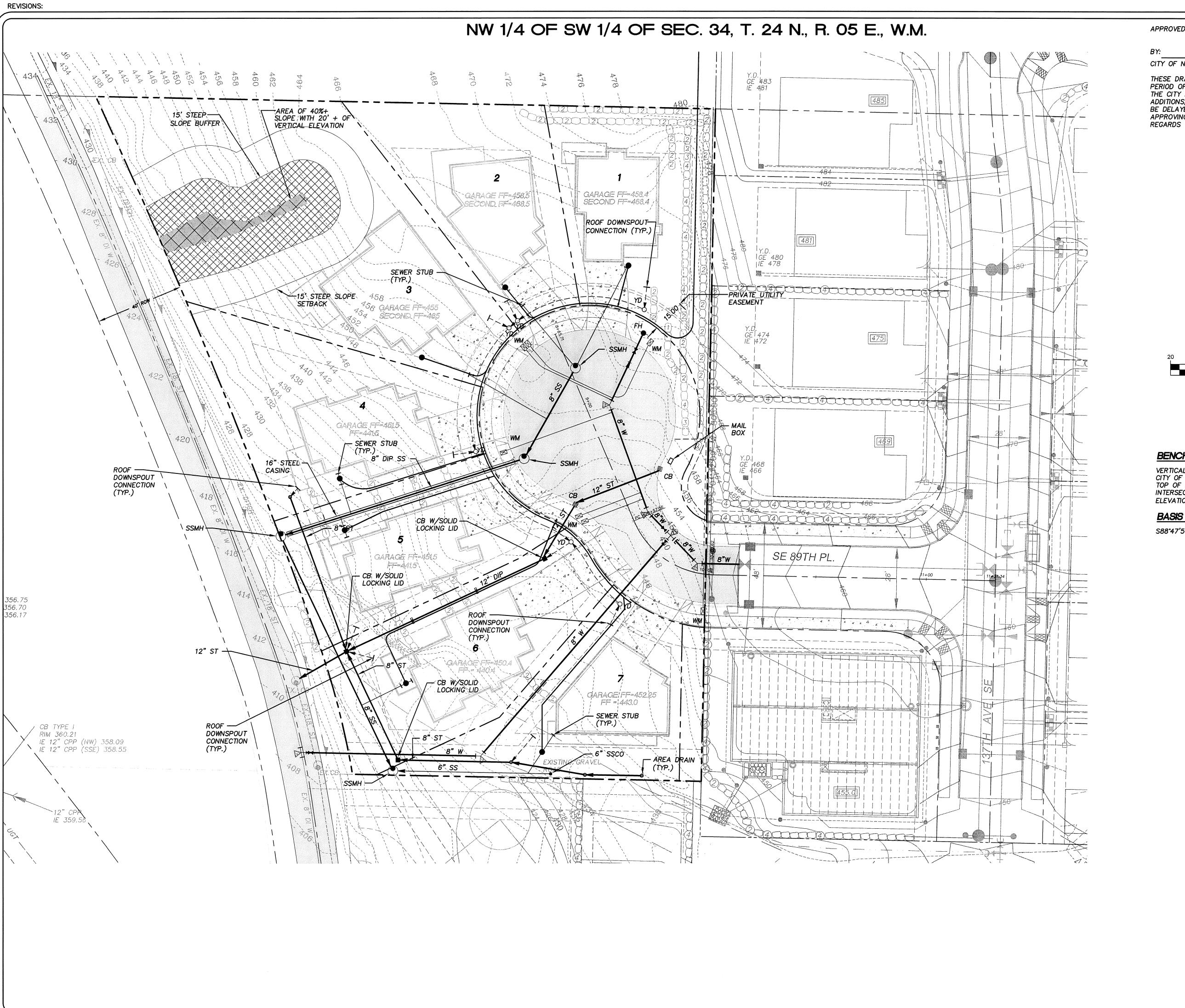
ISSUE DATE: **02-01-08**

SHEET REV.: **08-22-08**

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STANDARD NOTES AND SPECIFICATIONS

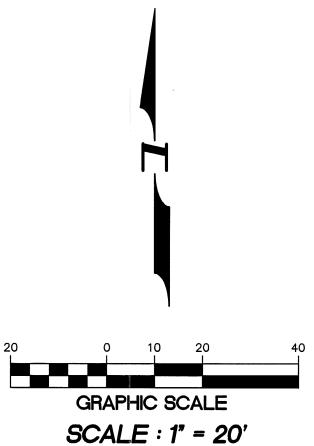
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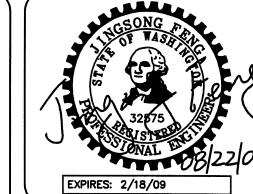


BENCH MARK

VERTICAL DATUM: NAVD 88 CITY OF RENTON BENCH MARK # RENT 2094 TOP OF NAIL IN CONCRETE MONUMENT IN CASE AT INTERSECTION OF SE 89TH PLACE AND 133RD AVE, SE ELEVATION=346.43 FEET

BASIS OF BEARINGS

S88'47'51"E ALONG CENTERLINE OF SE 89TH PLACE



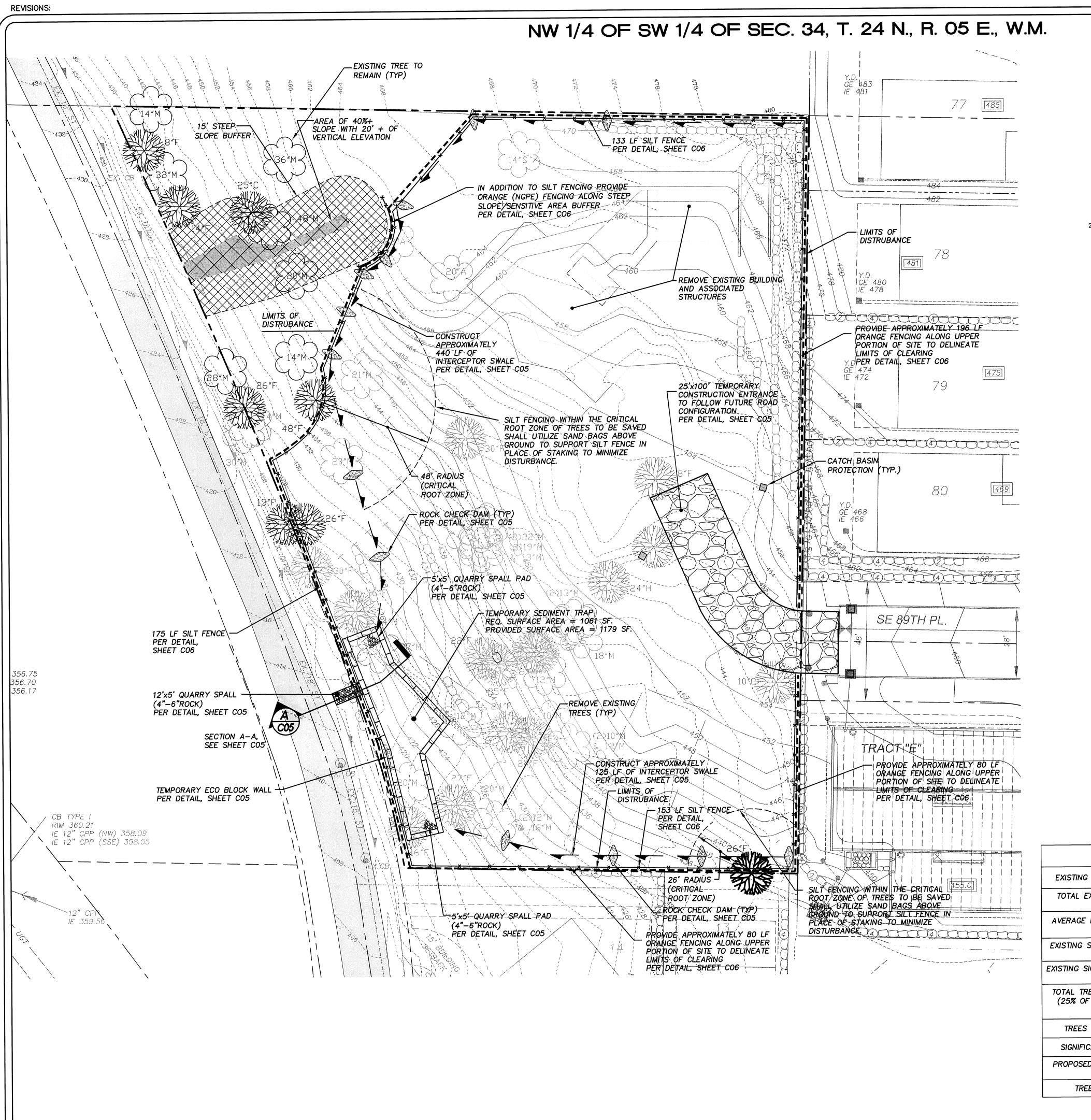
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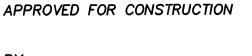
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COMPOSITE UTILITY PLAN

CD\06015CU01-C03.DWG





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.

BENCH MARK

VERTICAL DATUM : NAVD 88 CITY OF RENTON BENCH MARK # RENT 2094 TOP OF NAIL IN CONCRETE MONUMENT IN CASE AT INTERSECTION OF SE 89TH PLACE AND 133RD AVE, SE ELEVATION=346.43 FEET

BASIS OF BEARINGS

S88'47'51"E ALONG CENTERLINE OF SE89TH PLACE



GRAPHIC SCALE

SCALE : 1" = 20'

INTERIM SEDIMENTATION PROTECTION PER DETAIL, SHEET CO5

ROCK CHECK DAM PER DETAIL, SHEET CO5 TEMPORARY ROCKED CONSTRUCTION ENTRANCE PER DETAIL, SHEET CO5

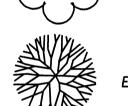
INTERCEPTOR SWALE PER DETAIL, SHEET CO5 SILT FENCE

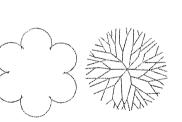
PER DETAIL, SHEET CO6

12" STORM LIMITS OF DISTURBANCE

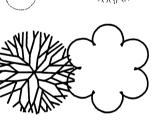
— — — 360— — — EXISTING CONTOURS

DECIDUOUS





EXISTING SIGNIFICANT TREES TO BE REMOVED



EXISTING SIGNIFICANT TREES TO BE SAVED



EXISTING SIGNIFICANT SAVED TREES TO BE CREDITED AS TWO TREES FOR SIZE (24" DIA FOR EVERGREENS AND 30" DIA FOR BROADLEAF TREES)

TREE RETENTION DATA				
EXISTING SIGNIFICANT TREES ON SITE		60 TREES		
TOTAL EXISTING SIGNIFICANT TREES DIAMETER		1248"		
AVERAGE EXISTING SIGNIFICANT TREES DIAMETER	1248/60=	20.8"		
EXISTING SIGNIFICANT TREES INSIDE OF SENSITIVE AREA		3 TREES		
EXISTING SIGNIFICANT TREES OUTSIDE OF SENSITIVE AREA	60-3 =	57		
TOTAL TREES REQUIRED TO BE SAVED (25% OF TOTAL TREES OUTSIDE OF SENSITIVE)	57 * 0.25=14.25	14 TREES		
TREES PROPOSED TO BE SAVED		15 TREES		
SIGNIFICANT TREE CREDIT EARNED		8 TREES		
PROPOSED NUMBER OF REPLACEMENT TREES		N/A		
TREE REPLACEMENT TOTAL		N/A		

NOTES:

TREE RETENTION CALCULATIONS INCLUDE ADDITIONAL CREDIT FOR SIGNIFICANT TREES IN EXCESS OF 24" (EVERGREENS) AND 30" (DECIDUOUS), OR FOR TREES IN GROUPINGS OF 5 OR MORE WITH CONTINUOUS CANOPY COVERAGE AS REQUIREMENTS ARE MET ON A PERCENT BASIS WITHOUT THE NEED FOR ADDITIONAL

THIS TREE COUNT MAY BE MODIFIED AS A RESULT OF ADDITIONAL REVIEW BY AN ARBORIST TO DETERMINE A REVISED SIGNIFICANT TREE COUNT. MORE TREES MAY BE REMOVED THAN INDICATED IF THE TREES WITH ASSOCIATED DRIP LINES IMPOSE ON POTENTIAL HOUSE SITES.

ANY POTENTIAL DEFICIT IN THE SIGNIFICANT TREE COUNT IS PLANNED TO BE MITIGATED BY THE TREE REPLACEMENT IN APPROPRIATE AVAILABLE AREAS IN ACCORDANCE WITH CITY CODE.

TREE CLEARING AND REMOVAL SPECIFICATIONS PER CITY/ARBORIST RECOMMENDATIONS SHALL BE INCLUDED IN FINAL CONSTRUCTION PLANS.

ANY SIGNIFICANT TREES DESTROYED DURING GRADING SHALL BE REPLACED AT A RATIO REQUIRED BY NMC 18.16.170



Civil Plann

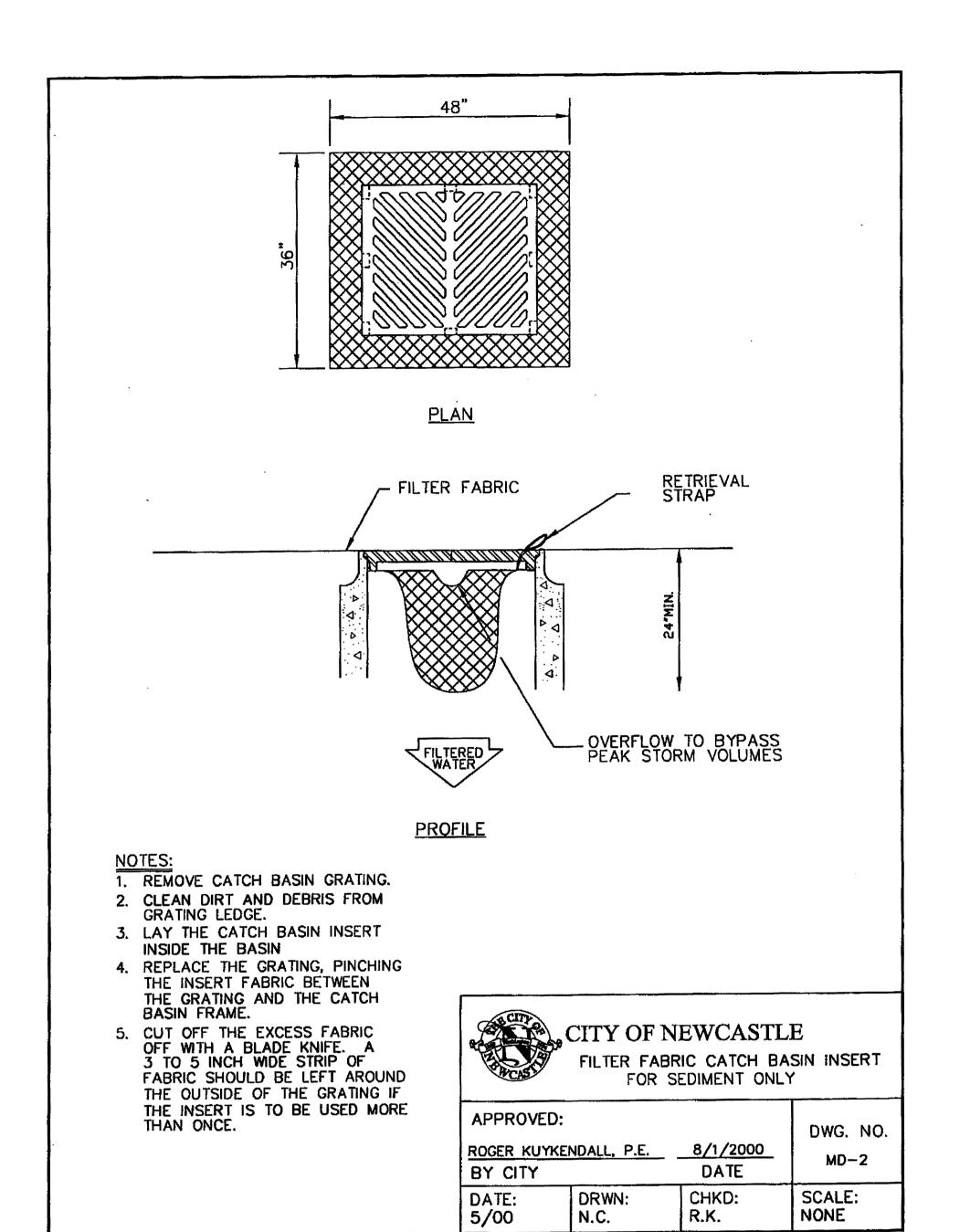
PROJECT NO.: **06015** DRAWN BY: **JGC** ISSUE DATE: **02-01-08**

SHEET REV.: **08-22-08**

TEMPORARY EROSION/ SEDIMENTATION CONTROL PLAN

CD\06015TE01-C04.DWG

NW 1/4 OF SW 1/4 OF SEC. 34, T. 24 N., R. 05 E., W.M.



RUNOFF DRAINS OFF THE PAD EXISTING ROAD PROVIDE FULL WIDTH OF INSTALL DRIVEWAY -12" MIN. -INGRESS/EGRESS AREA CULVERT IF THERE IS **THICKNESS** A ROADSIDE DITCH -GEOTEXTILE FABRIC PRESENT, AS PER

IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT

STANDARDS

KING COUNTY ROAD

 A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:

GRAB TENSILE STRENGTH (ASTM D4751)	200 PSI MIN.	
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.	
MULLEN BURST STRENGTH (ASTM D3786-80A)	400 PSI MIN.	
AOS (ASTM D4751)	20-45 (U.S. STANDARD SIEVE SIZE)	

- 2. FENCING (SEE SECTION D.4.1) SHALL BE INSTALLED AS NECESSARY TO RESTRICT TRAFFIC TO THE CONSTRUCTION ENTRANCE.
- 3. WHENEVER POSSIBLE THE ENTRANCE SHALL BE CONSTRUCTED ON A FIRM, COMPACTED SUBGRADE. THIS CAN SUBSTANTIALLY INCREASE THE EFFECTIVENESS OF THE PAD AND REDUCE THE NEED FOR MAINTENANCE.

MAINTENANCE STANDARDS:

SPALLS

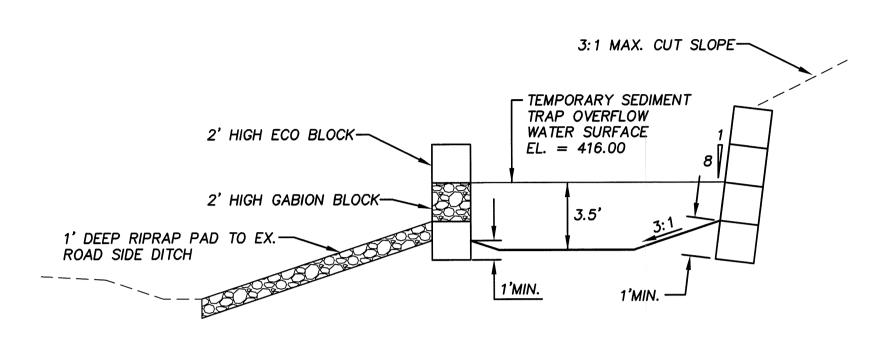
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- 2. IF ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AND INCREASE IN THE DIMENSION OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- 3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- 4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- 5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

TEMP. ROCKED, CONSTRUCTION ENTRANCE

APPROVED FOR CONSTRUCTION

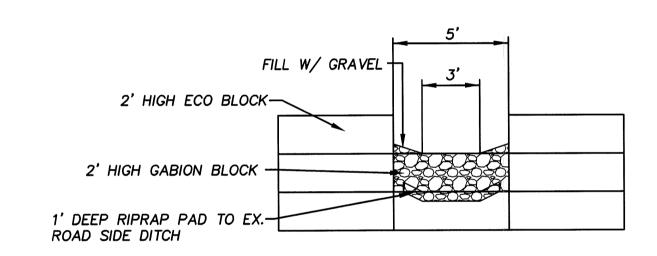
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TEMPORARY SEDIMENT TRAP SECTION A-A

SCALE: 1" = 5'



TEMPORARY SEDIMENT TRAP OVERFLOW

SCALE: 1" = 5'

NOTE:

SPLASH PAD SHALL BE QUARRY SPALLS WITH GRADATION AS FOLLOWS:

PASSING 8-INCH SQUARE SIEVE: 100%

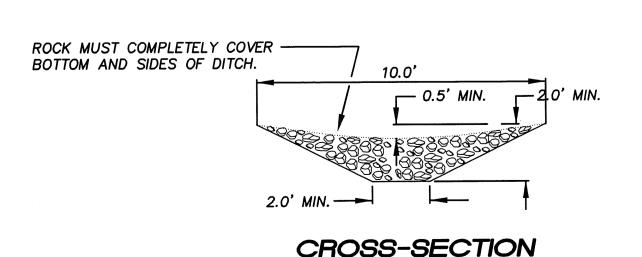
40 TO 60% MAXIMUM PASSING 3-INCH SIEVE :

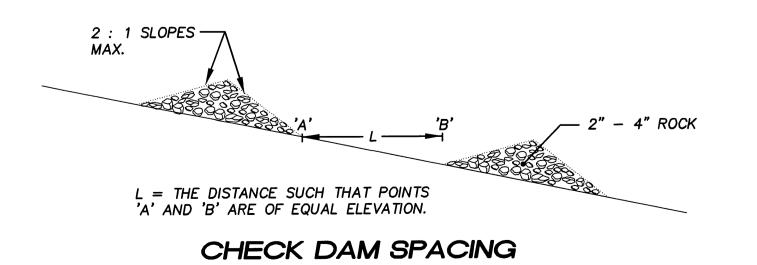
PASSING 3/4-INCH SIEVE :

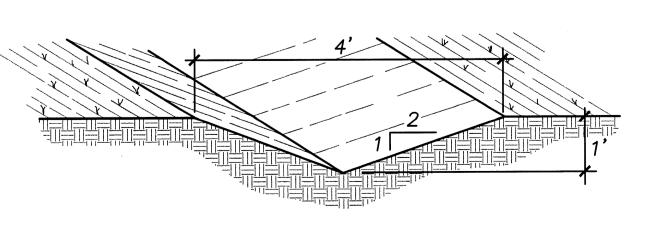
O TO 10% MAXIMUM

5' WIDE x VARIABLE LENGTH x 1.0' DEPTH 4" - 6" QUARRY SPALLS ----

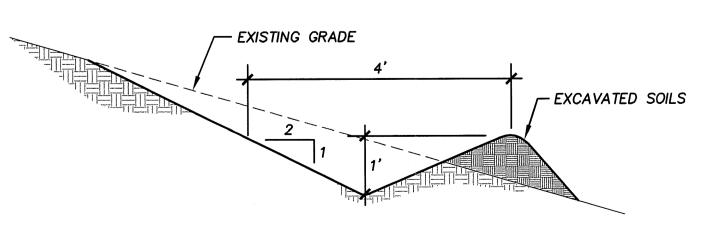
QUARRY SPALL SPLASHPAD







DOWN SLOPE INTERCEPTOR SWALE



CROSS SLOPE INTERCEPTOR SWALE



EACEN HOMES, 140TH AVE NE (12 LEVUE, WA 980)

PROJECT NO.: **06015** DRAWN BY: JGC ISSUE DATE: **02-01-08** SHEET REV.: **08-22-08**

TEMPORARY EROSION/ SEDIMENTATION CONTROL DETAILS

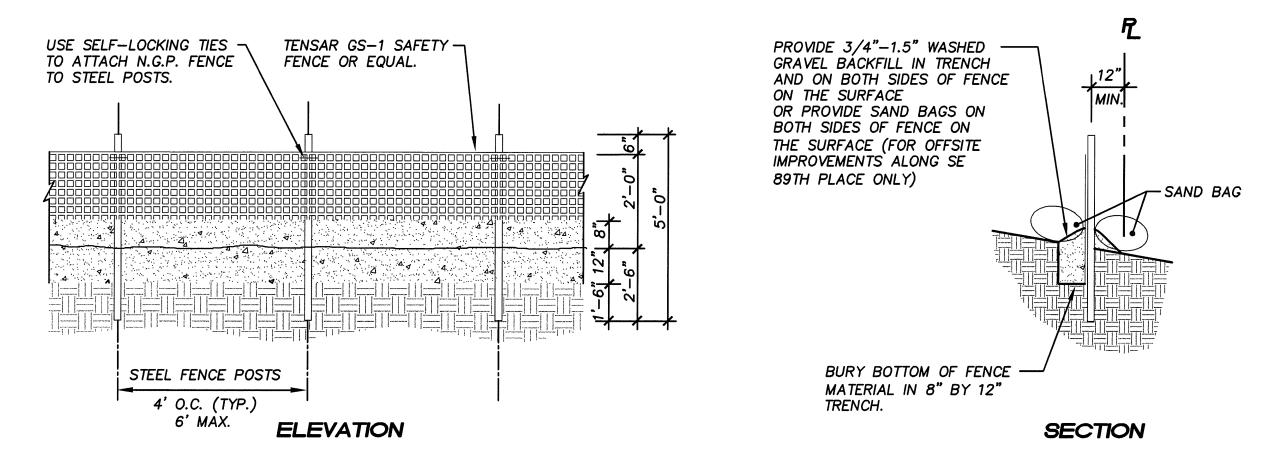
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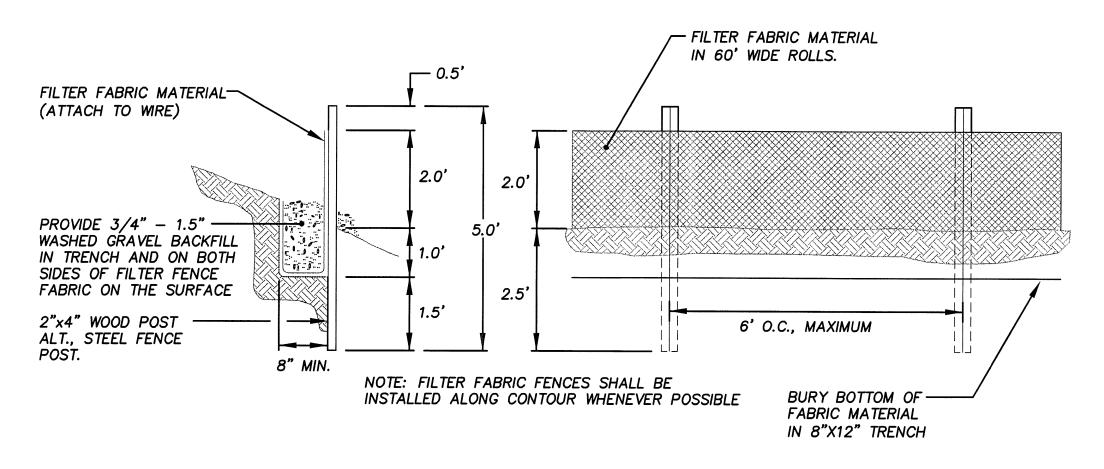
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ALL AREAS ADJOINING TRACT "A" SHALL BE PROVIDED WITH AN ACCEPTABLE BOUNDARY DELINEATION BETWEEN ALL AREAS OR PORTIONS OF AREAS AND THE RESTRICTED NATIVE GROWTH AREA CONTAINED WITHIN THE TRACT. SAID BOUNDARY DELINEATION SHALL BE IN PLACE PRIOR TO ANY GRADING OR CLEARING OF THE PROPERTY AND REMAIN IN PLACE UNTIL COMPLETION OF PROJECT. DURING CONSTRUCTION IN THOSE AREAS REQUIRED TO HAVE SILT FENCING, THE SILT FENCE MAY BE SUPPORTED BY THE N.G.P. FENCE.



NATIVE GROWTH PROTECTION FENCE



NOTES:

1. THE GEOTEXTILE USED MUST MEET THE STANDARD LISTED BELOW. A COPY OF THE MANUFACTURER'S FABRIC SPECIFICATIONS MUST BE AVAILABLE ON SITE.

AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 MM) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRICS
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC ⁻¹ MIN.
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS. MIN. FOR EXTRA STRENGTH FABRIC 100 LBS. MIN. FOR STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MIN.

- 2. STANDARD STRENGTH FABRIC REQUIRES WIRE BACKING TO INCREASE THE STRENGTH OF THE FENCE. WIRE BACKING OR CLOSE POST SPACING MAY BE REQUIRED FOR EXTRA STRENGTH FABRIC IF FIELD PERFORMANCE WARRANTS A STRONGER FENCE.
- 3. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H: 1V.

MAINTENANCE STANDARDS:

- 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
- 3. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6 INCHES HIGH.
- 4. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT

SILT FENCE

PURPOSE:

TO RETAIN SEDIMENT FROM VERY SMALL DISTURBED AREAS BY CONSTRUCTION OF A TEMPORARY BARRIER MADE FROM RESIDUE MATERIALS AVAILABLE FROM CLEARING AND GRUBBING THE SITE.

CONDITIONS WHERE PRACTICE APPLIES: BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION, WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE FOR CONSTRUCTION OF SUCH A BARRIER.

NOTE: DOES NOT REPLACE THE NEED FOR A SEDIMENT TRAP OR POND. DESIGN CRITERIA/SPECIFICATIONS:

MINIMUM HEIGHT= 3.0' MAXIMUM HEIGHT = 5.0' MIMIMUM WIDTH= 5.0' AT IT'S BASE. MAXIMUM WIDTH=15.0'.

A FILTER FENCE ANCHORED OVER THE BRUSH BERM MAY BE REQUIRED BY CITY OF NEWCASTLE INSPECTOR TO ENHANCE THE FILTRATION ABILITY OF THE BARRIER.

EXPIRES: 2/18/09

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PROJECT NO.: **06015**

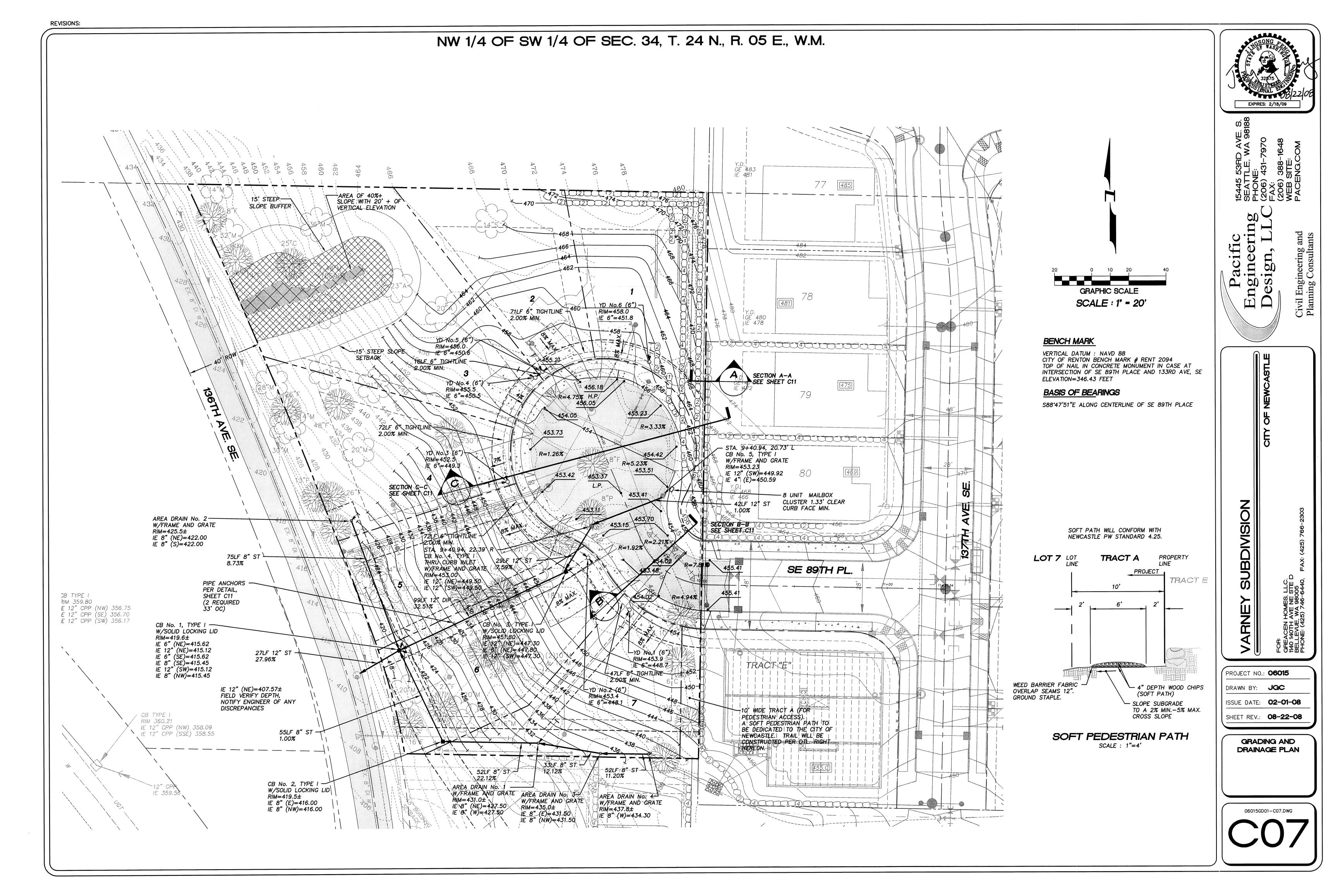
DRAWN BY: **JGC**

ISSUE DATE: **02-01-08** SHEET REV.: **08-22-08**

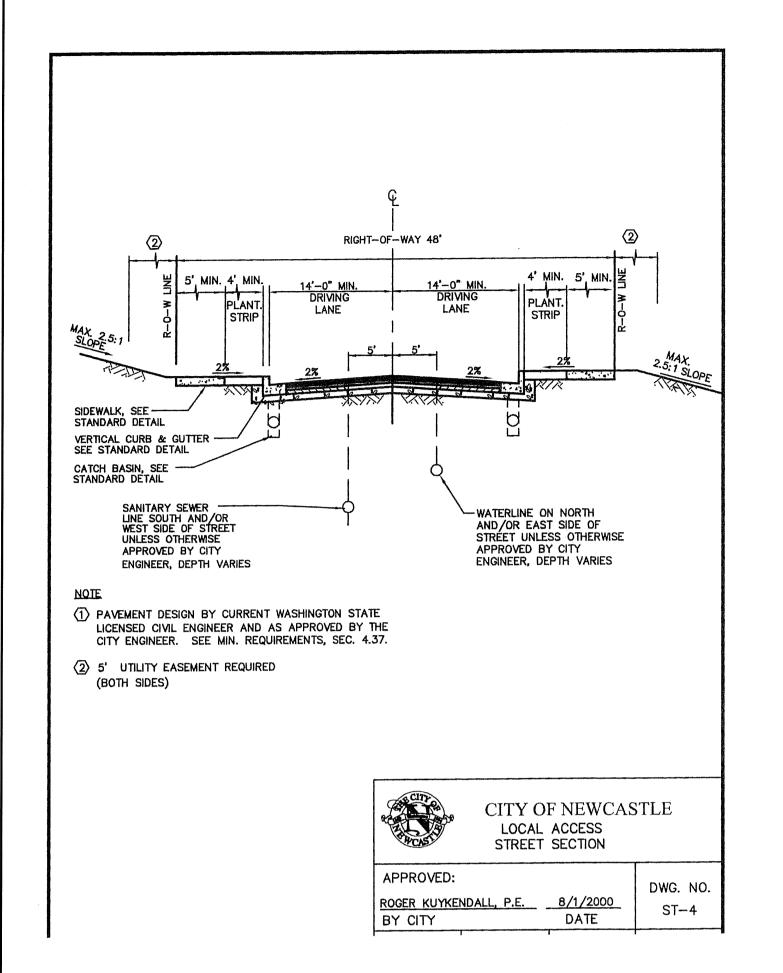
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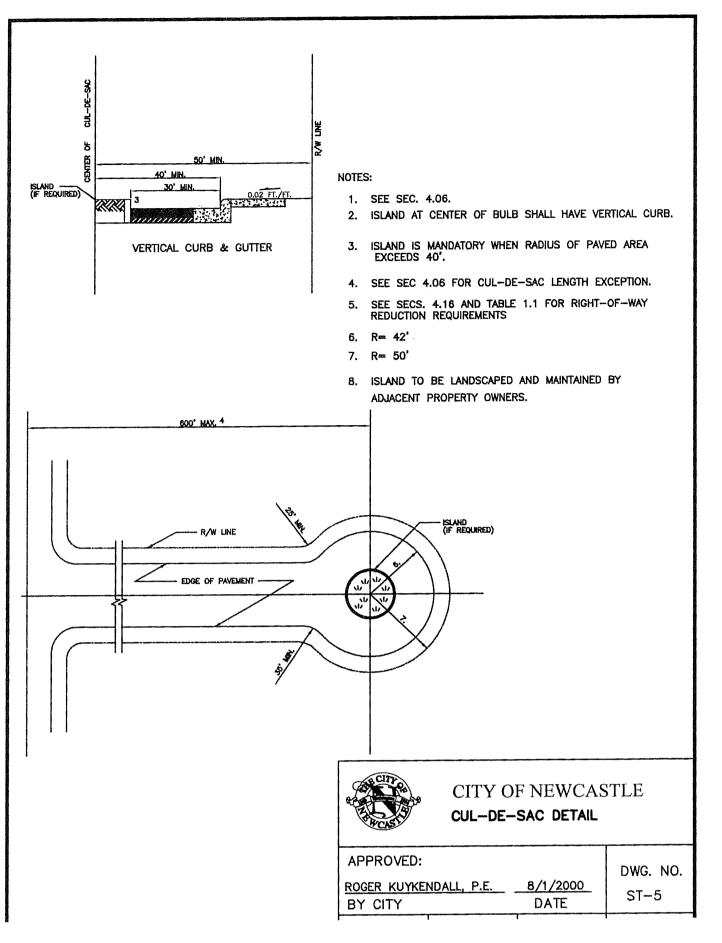
CONTROL DETAILS

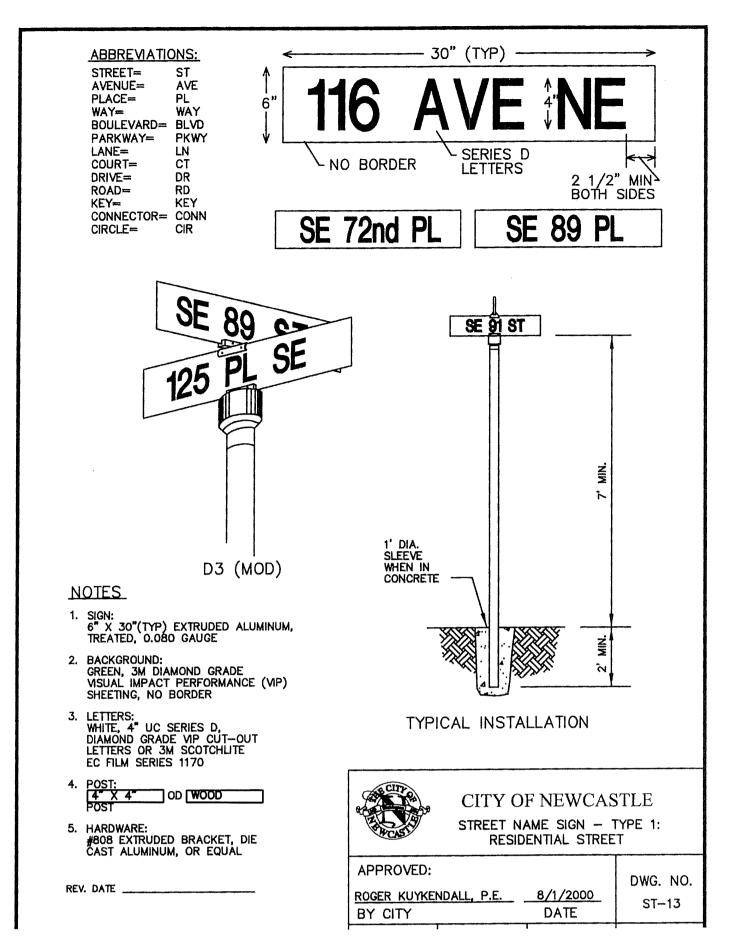
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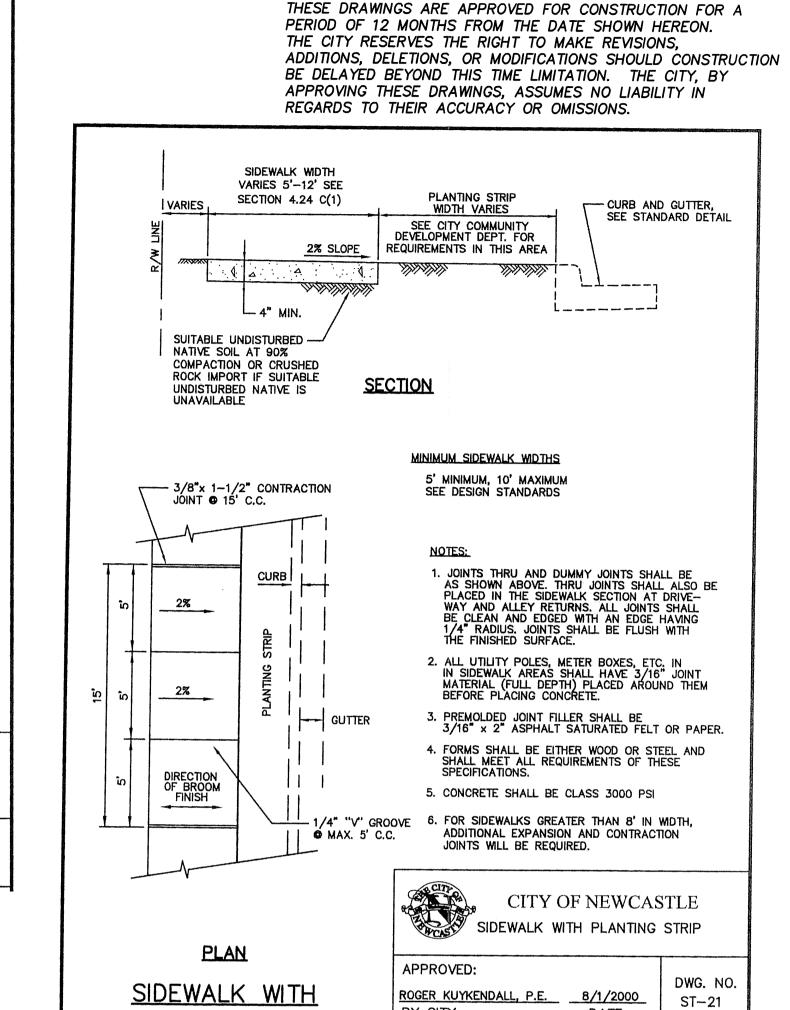


NW 1/4 OF SW 1/4 OF SEC. 34, T. 24 N., R. 05 E., W.M.





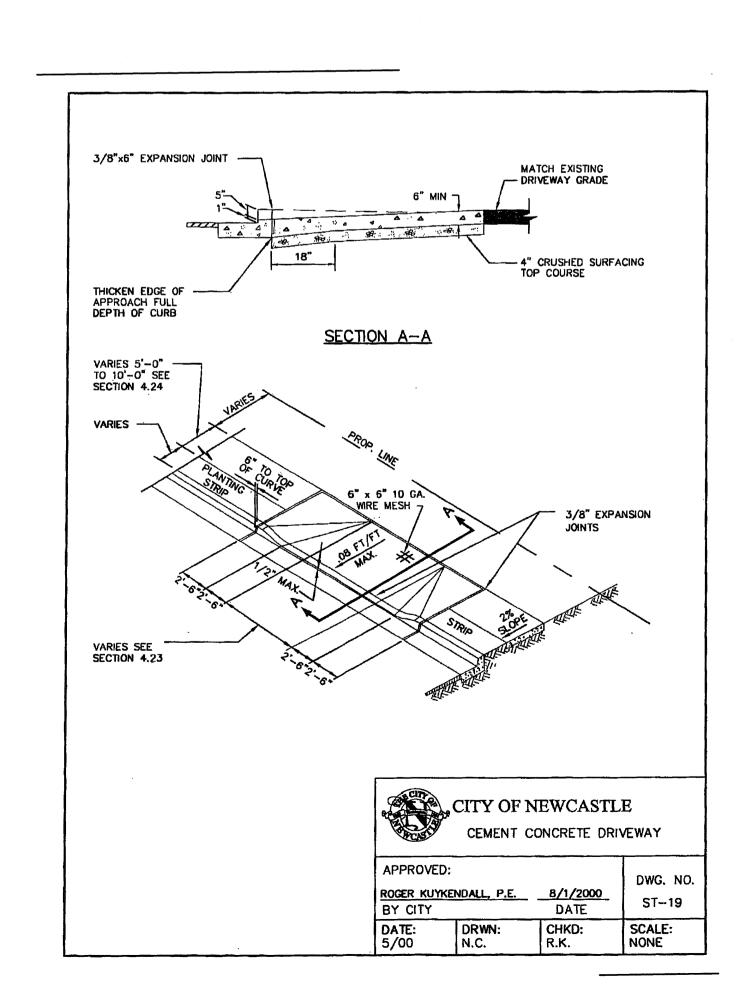


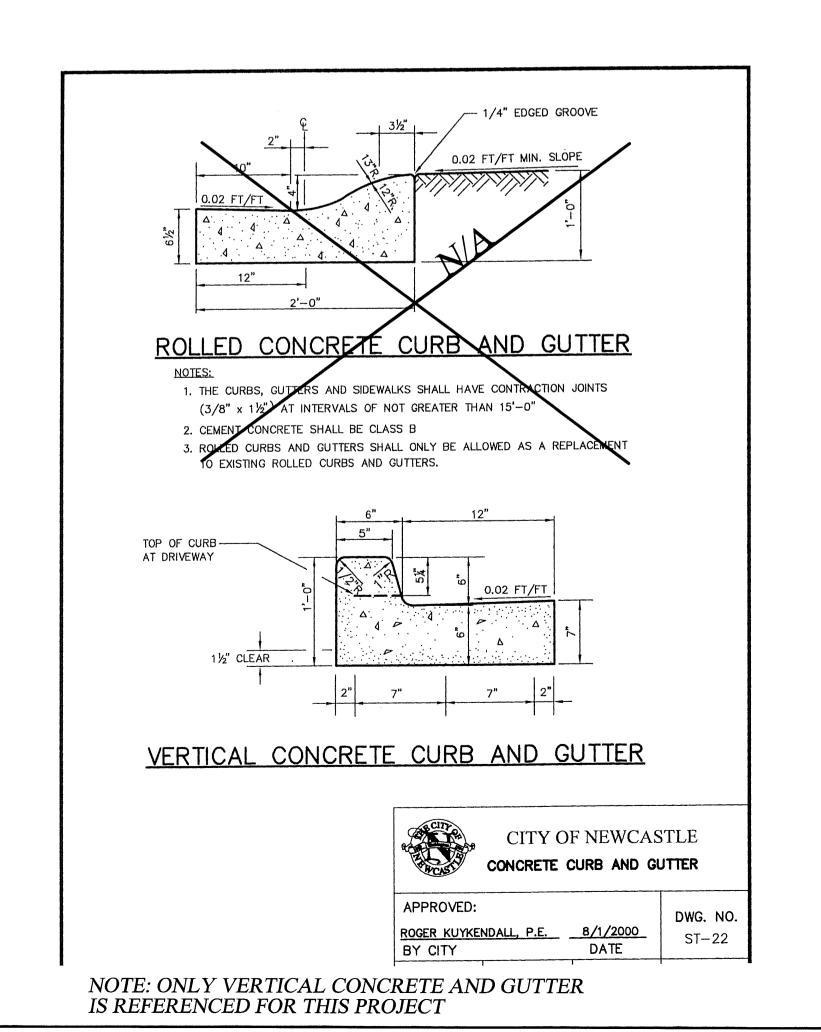


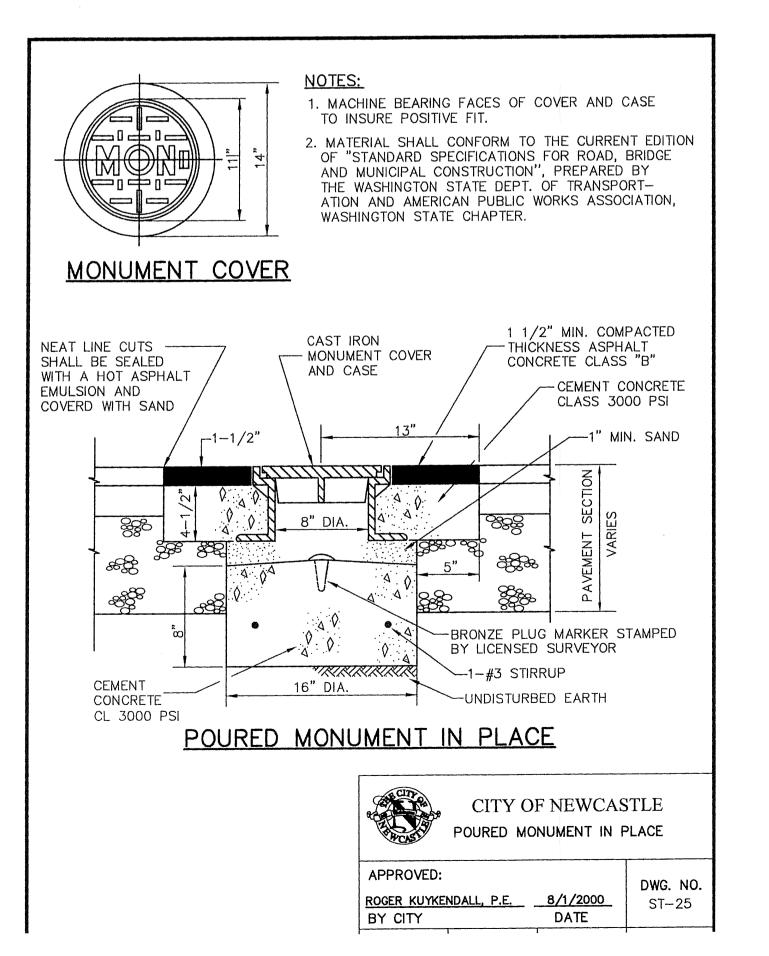
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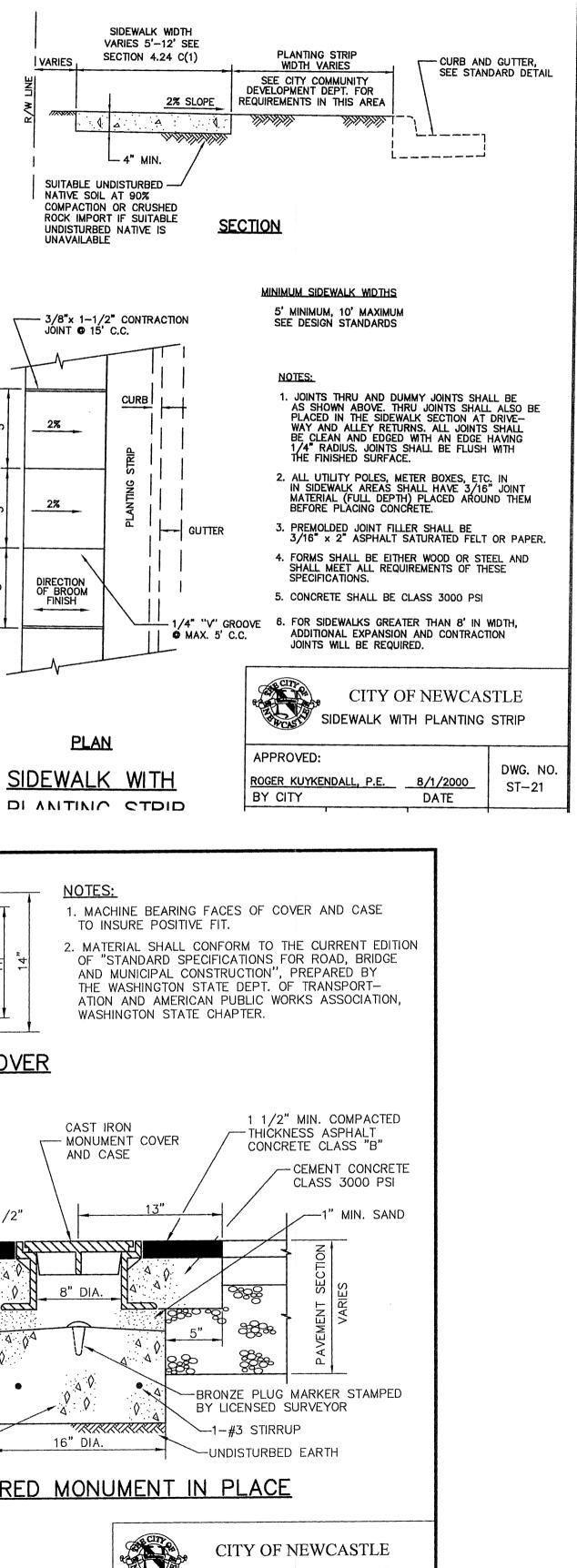
CITY OF NEWCASTLE

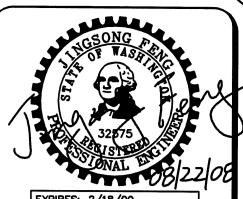
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EXPIRES: 2/18/09

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PROJECT NO.: **06015** DRAWN BY: **JGC** ISSUE DATE: **02-01-08** SHEET REV.: **08-22-08**

DETAILS

CD\06015DT02-C09.DWG

* AS NECESSARY TO MEET TERRAIN AND SIGHT DISTANCE REQUIREMENTS

NOTES:

1. SEE SECTION 4.30.

OF INFLUENCE.

7. (NOT USED)

WSDOT / APWA 9-03.12[4]

INCHES AND IS LOCATED IN A PUBLIC AREA.

3. FENCE OR HANDRAIL MAY BE REQUIRED WHEN ROCKERY HEIGHT EXCEEDS 30 INCHES.

THE WALL FOUNDATION IS TO BE CLEARED OF ORGANIC MATTER AND DEBRIS AND THE UNDERLYING MINERAL SOIL COMPACTED TO 95 PERCENT OF THE MAX. DRY DENSITY. THE EMBANKMENT MATERIAL IS TO BE GRAVEL BORROW MEETING THE REQUIREMENTS OF 9-03.14 OF THE WSDOT STANDARDS. THE BACKFILL IS TO BE PLACED IN THIN LIFTS, NOT EXCEEDING SIX INCHES IN THICKNESS AND COMPACTED TO 95 PERCENT OF THE MAX. DRY DENSITY.

6. ZONE OF INFLUENCE. FLATTER SLOPE MAY BE REQUIRED IN LESS STABLE SOILS.

ROCK WALLS SHALL BE PLACED NO CLOSER THAN 5 FEET FROM THE EDGE OF

MAXIMUM HEIGHT, AS MEASURED FROM THE KEYWAY, IS EIGHT (8) FEET. ALL WALLS FOUR FEET OR HIGHER SHALL REQUIRE A BUILDING PERMIT. ALL WALLS TO BE CONSTRUCTED IN A FILL SECTION OR THOSE WALLS SUPPORTING A SURCHARGE (DRIVEWAY, ROAD, BUILDING, OR PARKING AREA) SHALL REQUIRE DESIGN BY A LICENSED ENGINEER.

CITY OF NEWCASTLE

ROCK WALL - CUT SECTION

ROGER KUYKENDALL, P.E. 8/1/2000

10. THE TOP OF ALL ROCK WALLS SHALL BE CONFIGURED TO PREVENT SURFACE DRAINAGE OVER THE TOP OF THE WALL.

ALL DRIVEWAYS, PARKING AREAS, AND ROADS SHALL LIE BELOW THE ZONE

ANY PEDESTRIAN WALKWAY, PUBLIC EASEMENT OR RIGHT OF WAY.

NW 1/4 OF SW 1/4 OF SEC. 34, T. 24 N., R. 05 E., W.M.

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SECTION B-B

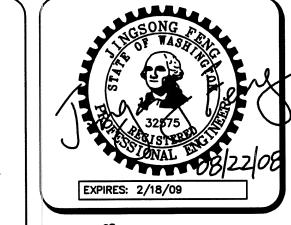
3. BOLT, WASHER, AND NUT SHALL BE CALVANIZED OR CORROSION RESISTAN

ROGER KUYKENDALL, P.E. 8/1/2000

THROUGH CURB INLET FRAME

DWG. NO

DATE:



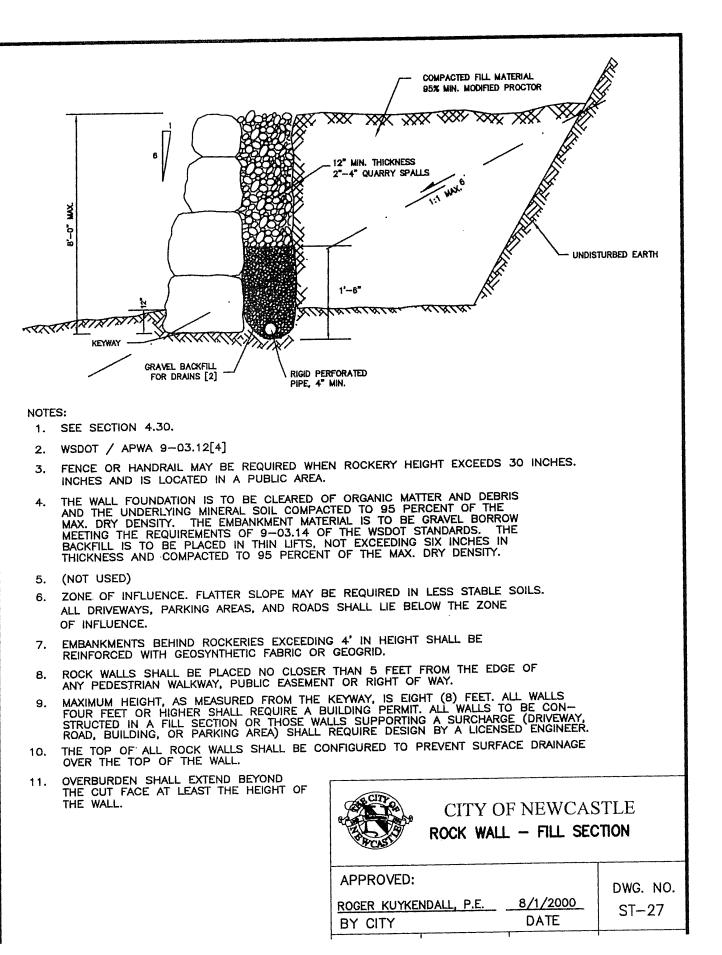
Civil Engineer Planning Cons

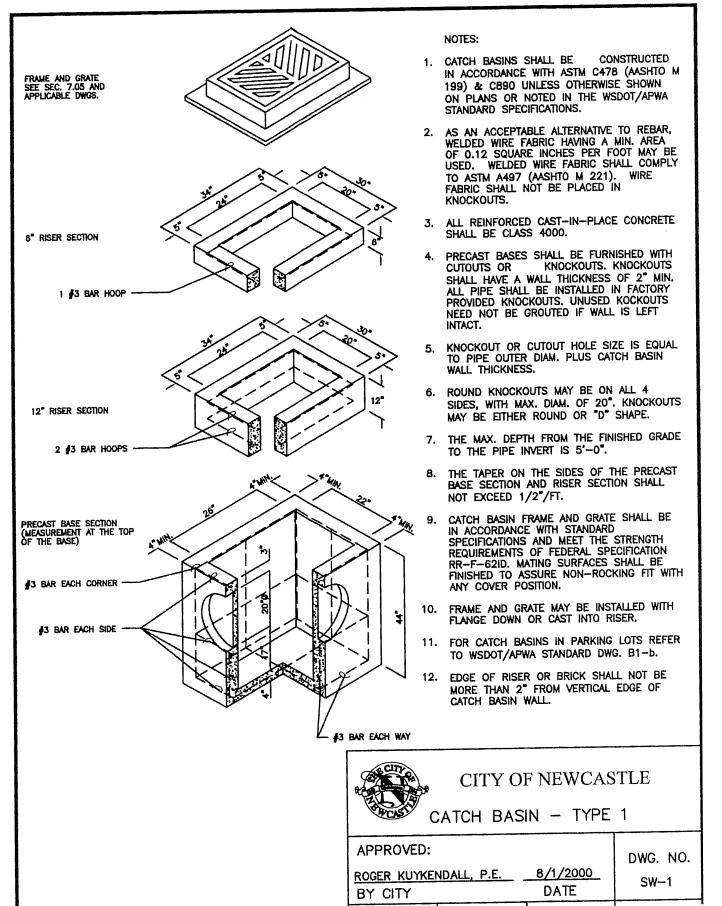
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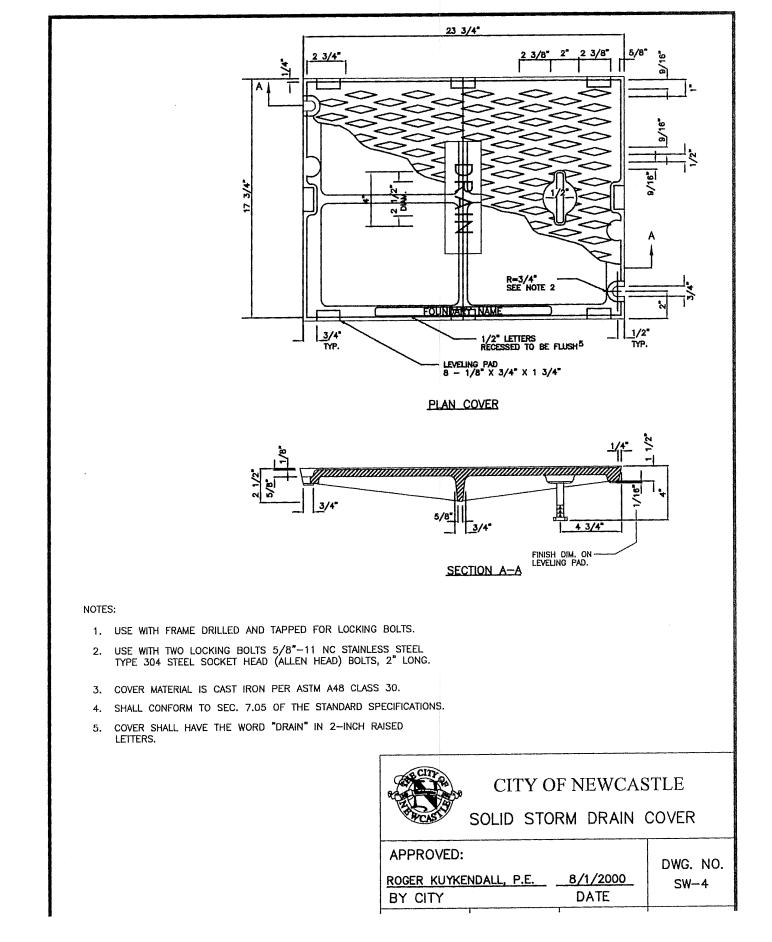
SHEET REV.: **08-22-08**

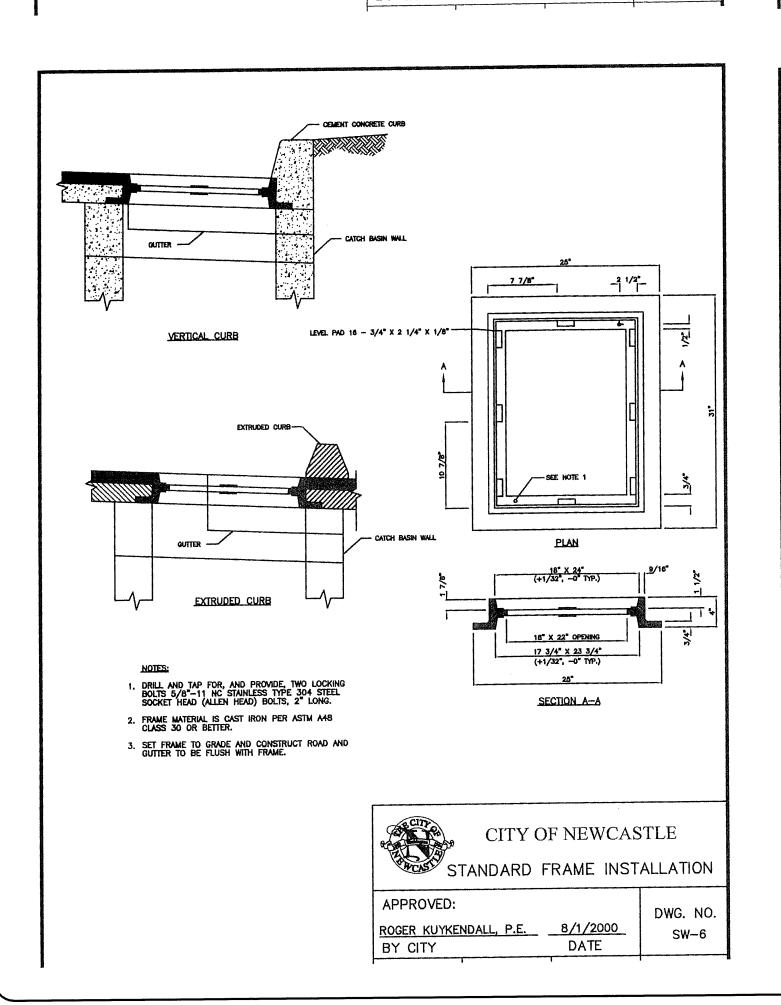
DETAILS

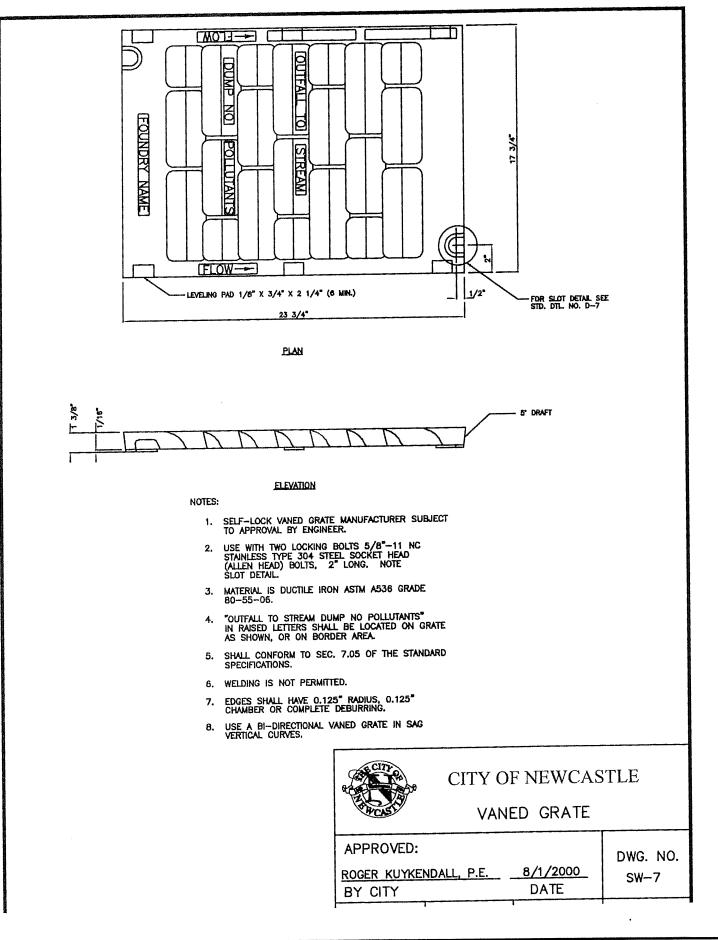
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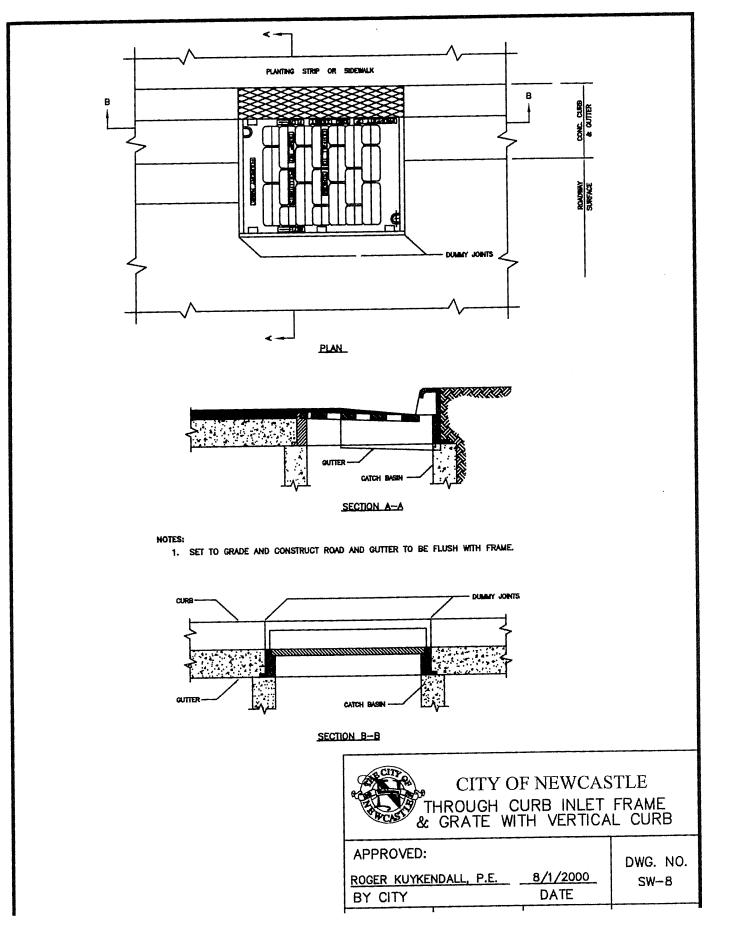


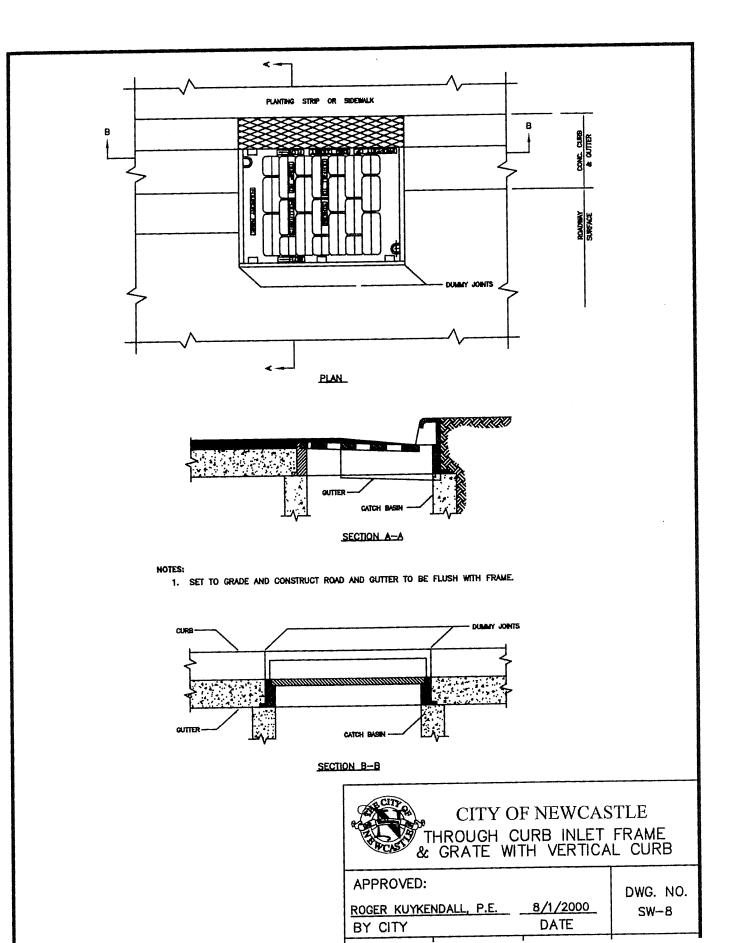




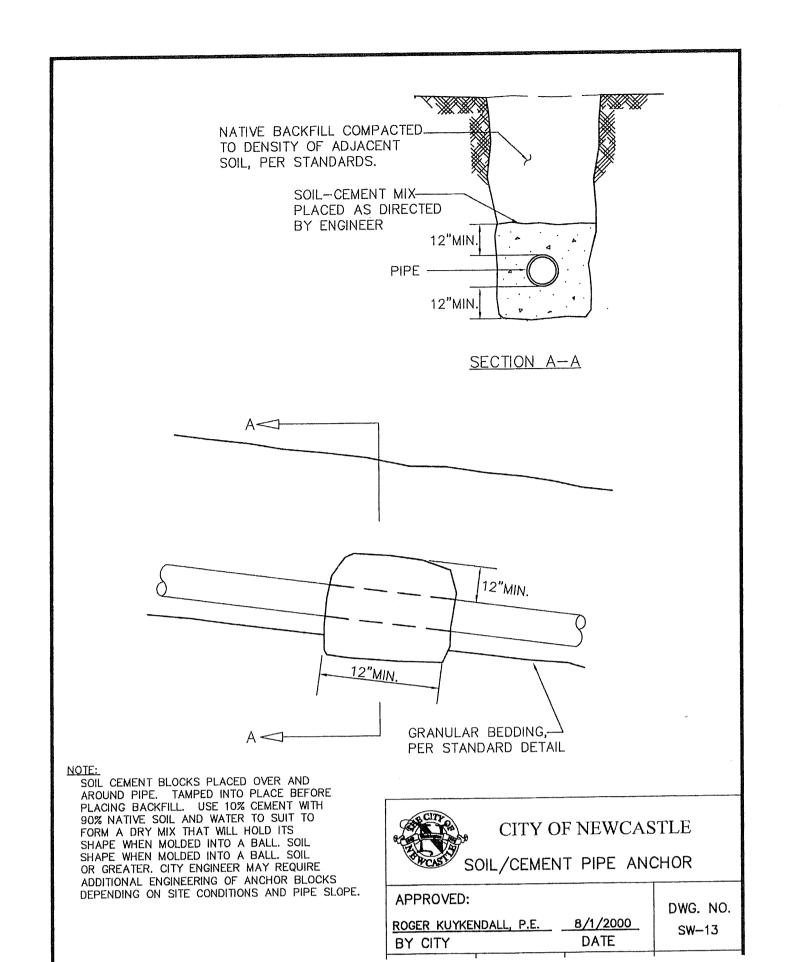


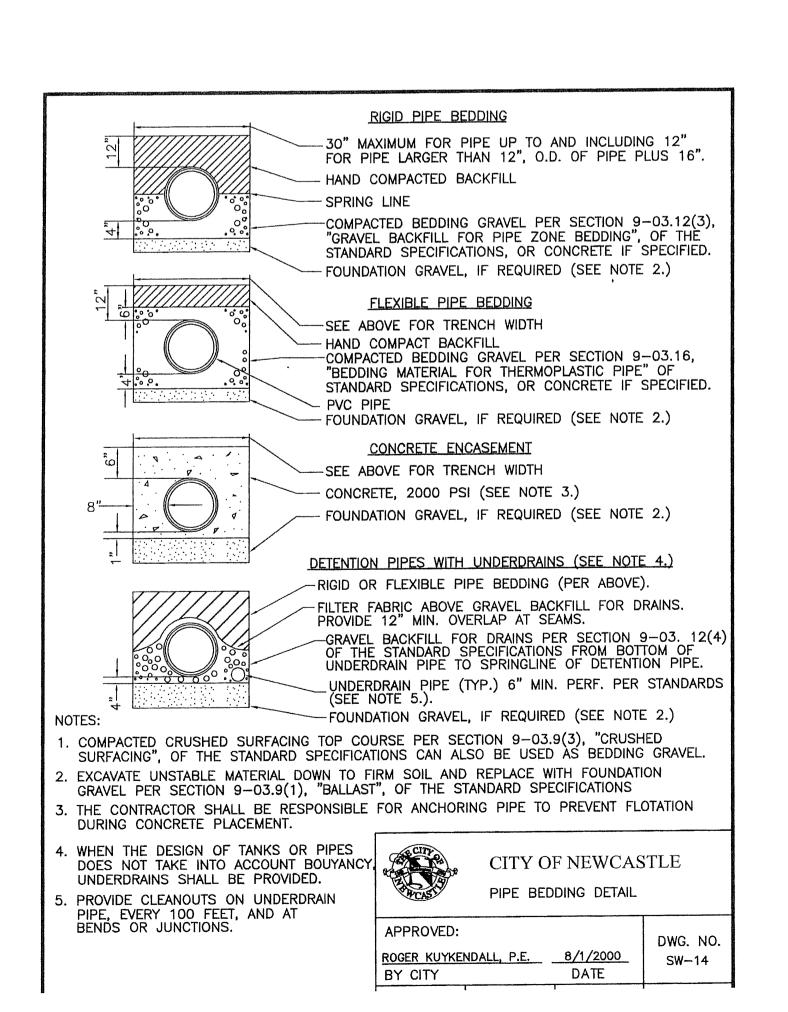


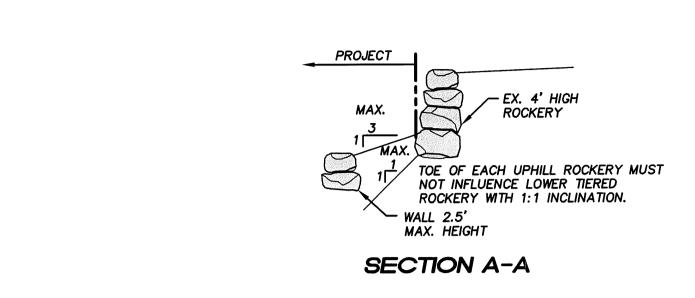


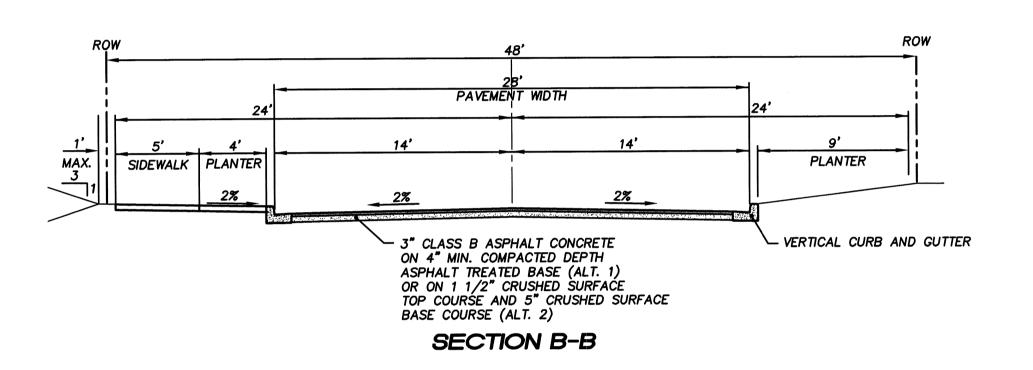


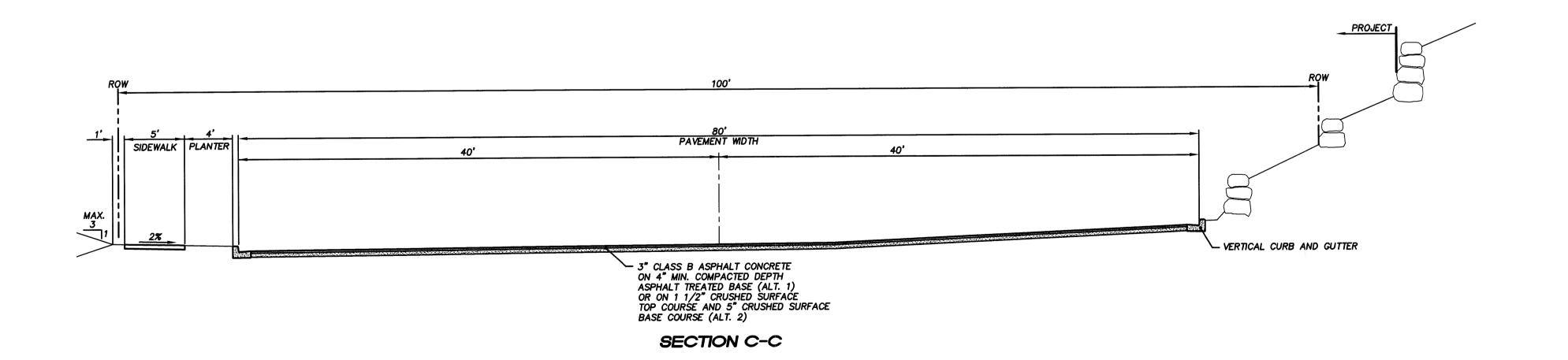
NW 1/4 OF SW 1/4 OF SEC. 34, T. 24 N., R. 05 E., W.M.











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EXPIRES: 2/18/09

PROJECT NO.: **06015** DRAWN BY: RRJ

ISSUE DATE: **02-01-08** SHEET REV.: **08-22-08**

DETAILS AND TYPICAL SECTIONS

CD\06015DT04-C11.DWG

