

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

VARNEY SUBDIVISION

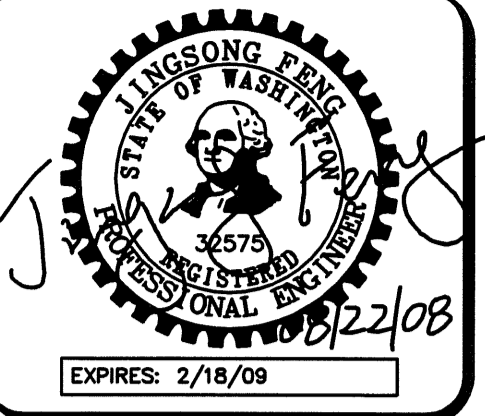
CONSTRUCTION DOCUMENTS

CITY OF NEWCASTLE

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF NEWCASTLE

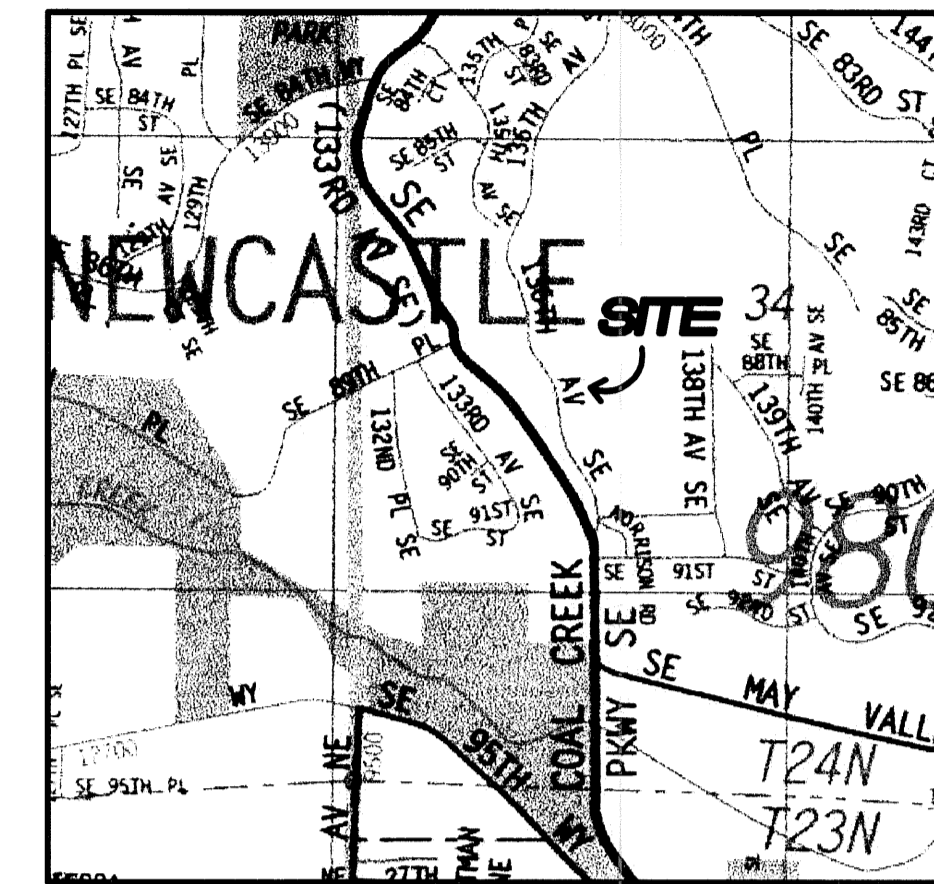
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY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



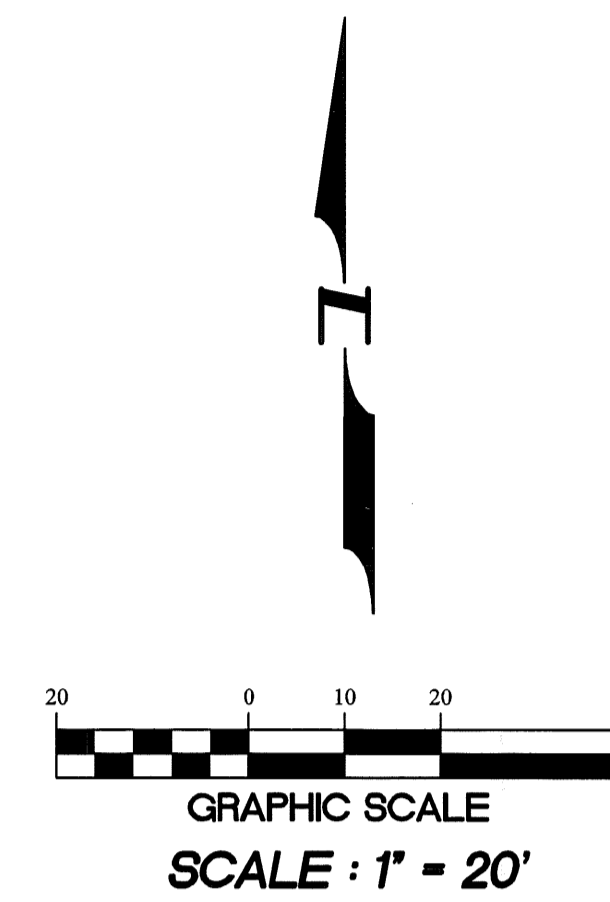
15445 53RD AVE. S.
SEATTLE, WA 98188
PHONE: (206) 431-7970
FAX: (206) 388-1648
WEB SITE: PACENG.COM

Pacific Engineering Design, LLC

Civil Engineering and Planning Consultants



VICINITY MAP



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 SE.
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: COAL CREEK UTILITY DISTRICT
SEWER: COAL CREEK UTILITY DISTRICT
POWER: PUGET SOUND ENERGY
TELEPHONE: QWEST COMMUNICATIONS
SCHOOL DISTRICT: ISSAQUAH #411
FIRE DISTRICT: 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

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

- C01 COVER SHEET
- C02 STANDARD NOTES AND SPECIFICATIONS
- C03 COMPOSITE UTILITY PLAN
- C04 TEMPORARY EROSION/SEDIMENTATION PLAN
- C05 TEMPORARY EROSION/SEDIMENTATION PLAN
- C06 TEMPORARY EROSION/SEDIMENTATION DETAIL
- C07 GRADING AND DRAINAGE PLAN
- C08 STREET AND STORM DRAIN PLAN AND PROFILE
- C09 DETAILS
- C10 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

EXISTING SITE ZONING: R-6, CITY OF NEWCASTLE
TOTAL SITE AREA: 1.5 AC
PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPERTY PARCEL NO.: 3424059012
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

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: 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	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

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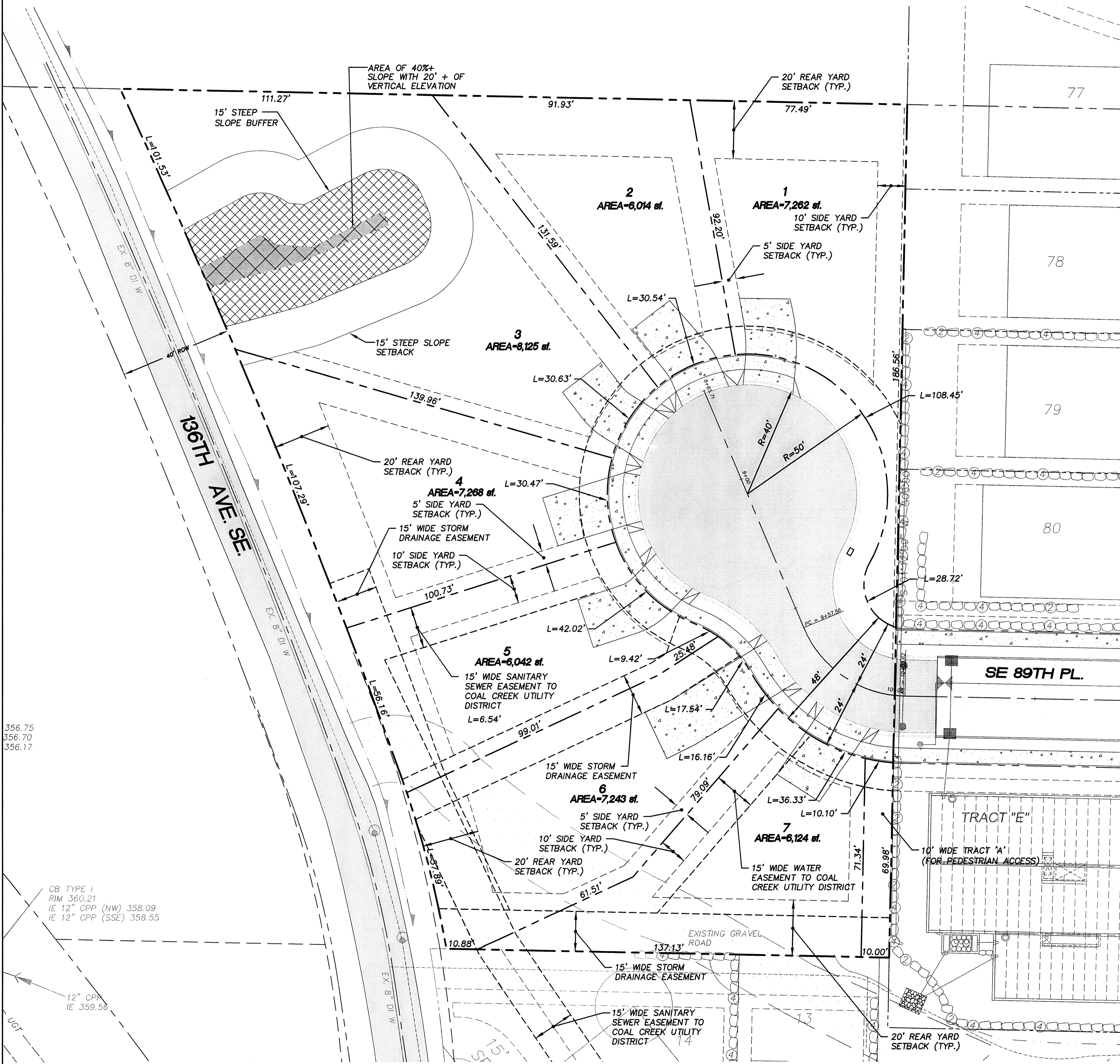
FOR:
GREACEN HOMES, LLC
1140 140TH AVE NE STE D
BELLEVUE, WA 98005-2976
PHONE: (425) 746-6440 FAX: (425) 766-2303

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

COVER SHEET

06015CV01-C01.DWG

C01



356.75
356.70
356.17

CB TYPE 1
RIM 360.21
IE 12" CPP (NW) 358.09
IE 12" CPP (SSE) 358.55

12" CPP
IE 359.56