

PORTION OF N.E. 1/4 S.W. 1/4 SEC. 34, T. 24N., R. 5 E., W.M.

TRACT 'J' SUBDIVISION (PRELIMINARY PLAT)

NEWCASTLE, WA

(PROJECT NO. 07052)

(PARCEL NO. 330396-0410 AND -0430)

SHEET INDEX

P01	COVER SHEET/NEIGHBORHOOD MAP
P02	PRELIMINARY PLAT
P03	PRELIMINARY TREE RETENTION PLAN
P04	PRELIMINARY COMPOSITE UTILITY AND GRADING PLAN
P05	PRELIMINARY SLOPE ANALYSIS MAP
P06	PRELIMINARY DEMOLITION AND TEMPORARY EROSION CONTROL PLAN
P07	NOTES AND DETAILS
P08	NOTES AND DETAILS
P09	EXISTING CONDITIONS MAP

BASIS OF BEARING

VERTICAL DATUM: NAVD88
 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

PROJECT DATA:

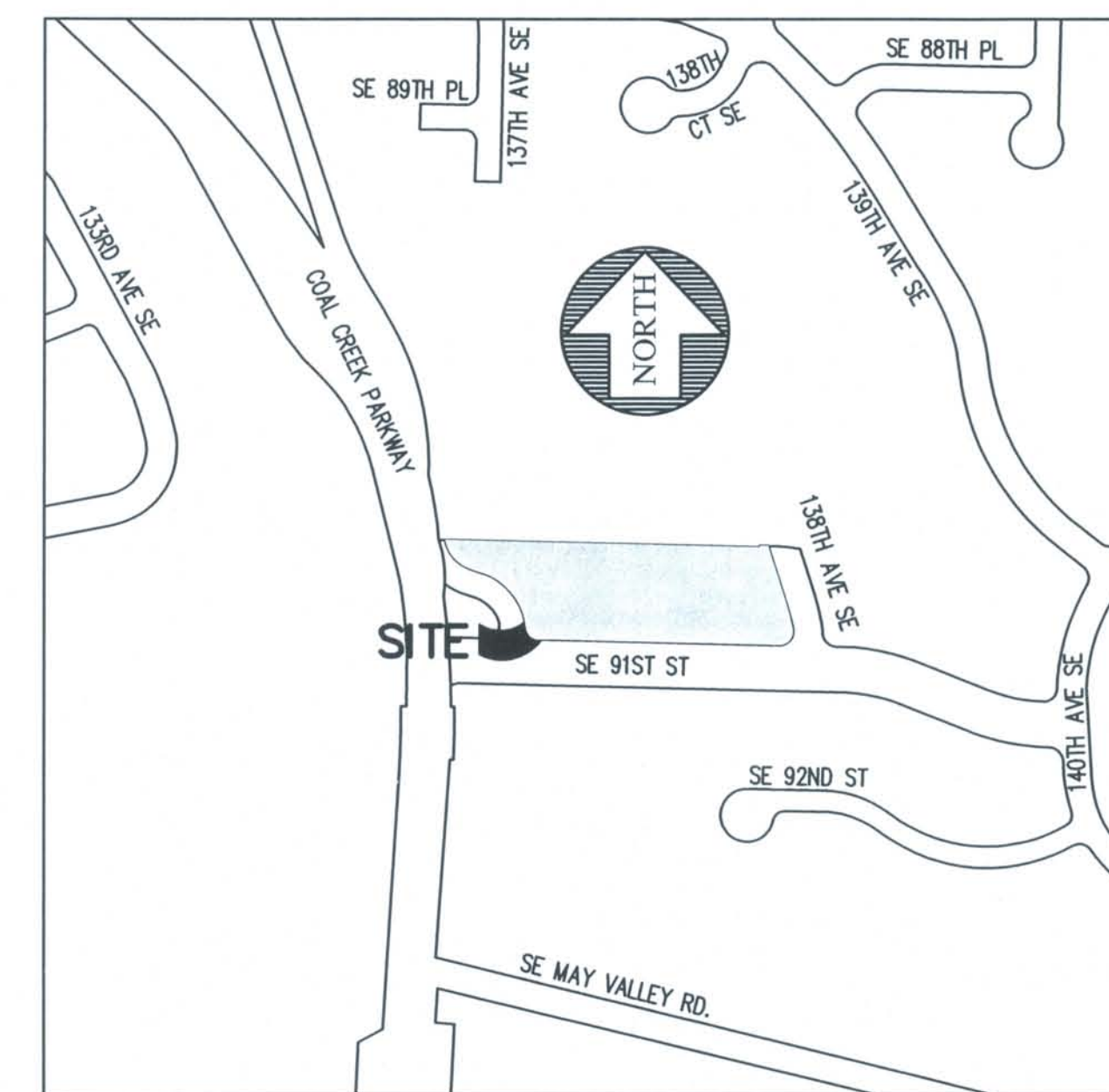
PROPERTY ADDRESS: SE 91ST ST AND 138TH COURT SE NEWCASTLE, WA 98059
 EXISTING SITE ZONING: R-6, CITY OF NEWCASTLE
 TOTAL SITE AREA: 2.29 AC
 PROPOSED LAND USE: SINGLE FAMILY DETACHED
 PROPOSED PARCEL NO.: 330396-0410
 PROPOSED NUMBER OF LOTS: 8 LOTS
 PROPOSED DWELLING UNITS: 8 DWELLING UNITS

NOTE:

1. LOCATION OF EXISTING UTILITIES SHOWN ARE 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.
2. 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).

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION SET FORTH IN PARAGRAPH FOUR OF SCHEDULE A OF OUR COMMITMENT HAS BEEN AMENDED AS FOLLOWS:
 TRACT J, HIGHLANDS AT NEWCASTLE DIV. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 192 OF PLATS, PAGES 66 THROUGH 75, IN KING COUNTY, WASHINGTON, AND AS AMENDED BY FIRST AMENDMENT TO HIGHLANDS AT NEWCASTLE DIV. 1, RECORDED IN VOLUME 204 OR PLATS, PAGES 91 THROUGH 100;
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF NEWCASTLE BY DEED RECORDED UNDER RECORDING NUMBER 20071113001717..



VICINITY MAP

N.T.S.

OWNERS/DEVELOPERS:

JOHN F. BUCHAN CONSTRUCTION, INC.
 2821 NORTHP WAY STE 100
 BELLEVUE, WA 98004
 PHONE: (425) 739-3890
 FAX: (425) 827-0462

BURNSTEAD
 11980 NE 24TH ST, STE 200
 BELLEVUE, WA 98005
 PHONE: (425) 454-1900
 FAX: (425) 454-4543

CHAFFEY HOMES
 205 LAKE ST, SUITE 101
 KIRKLAND, WA 98033
 PHONE: (425) 822-5981
 FAX: (425) 822-1508

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

SURVEYOR:

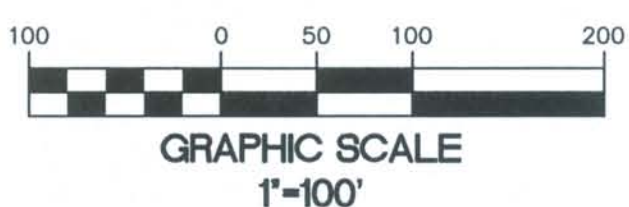
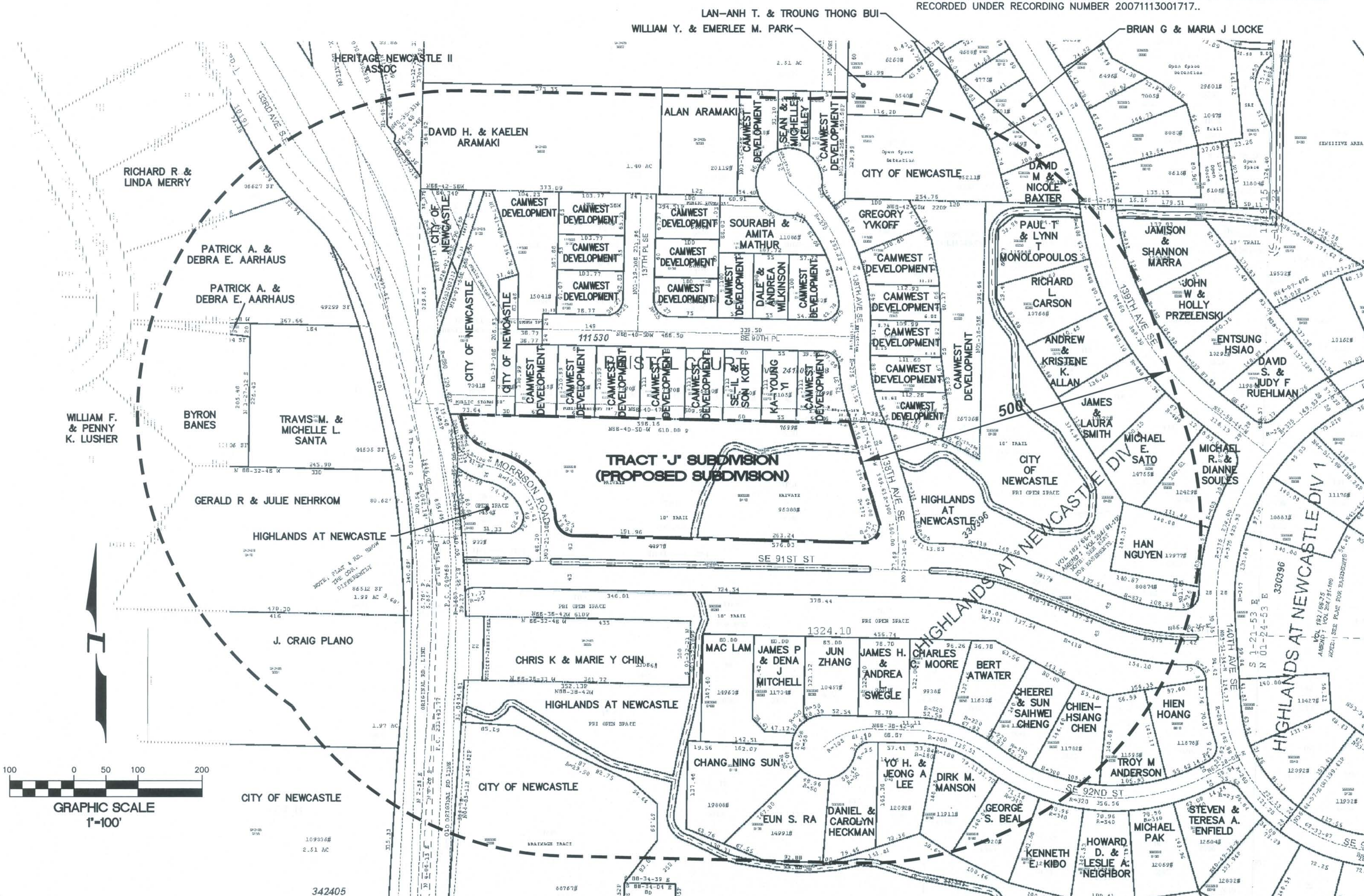
HANSEN SURVEYING
 17420 116TH AVE SE
 RENTON, WA 98058
 PHONE: (425) 235-8440
 FAX: (425) 235-0266

SOILS ENGINEER:

EARTH SOLUTIONS NW
 2881 152ND AVE NE
 REDMOND, WA 98052
 PHONE: (425) 284-3300
 FAX: (206) 793-9044

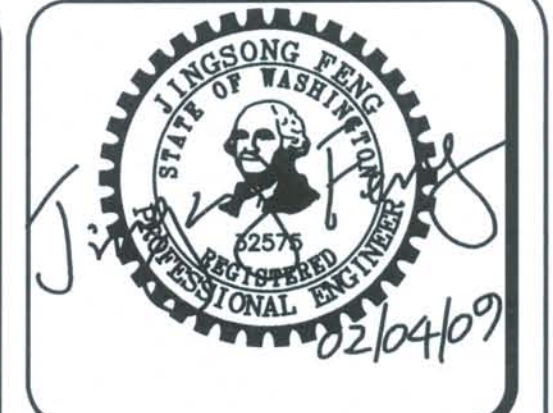
TRAFFIC ENGINEER:

TRAFFEX
 11410 NE 124TH ST, SUITE 590
 KIRKLAND WA 98034
 PHONE: (425) 522-4118
 FAX: (425) 522-4311



GRAPHIC SCALE 1"=100'

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 ROW 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)
BELLEVUE FIRE DEPARTMENT Fire Department	(425) 452-6892 (TRAVIS ALLEN)
RENTON SCHOOL DISTRICT School District	(425) 204-2300 (RICK STRACKE)
Call Before You Dig	DIAL-A-DIG 1-800-424-5555



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

TRACT 'J' SUBDIVISION
 CITY OF NEWCASTLE

FOR: HIGHLANDS AT NEWCASTLE, LLC
 2821 NORTHP WAY STE 100
 BELLEVUE, WA 98004-1447
 PHONE: (425) 739-3890
 FAX: (425) 827-0462

PROJECT NO.: **07052**
 DRAWN BY: **CJB**
 ISSUE DATE: **07-02-08**
 SHEET REV.: **02-04-09**

COVER SHEET / NEIGHBORHOOD MAP

07052CV-P01.DWG
P01