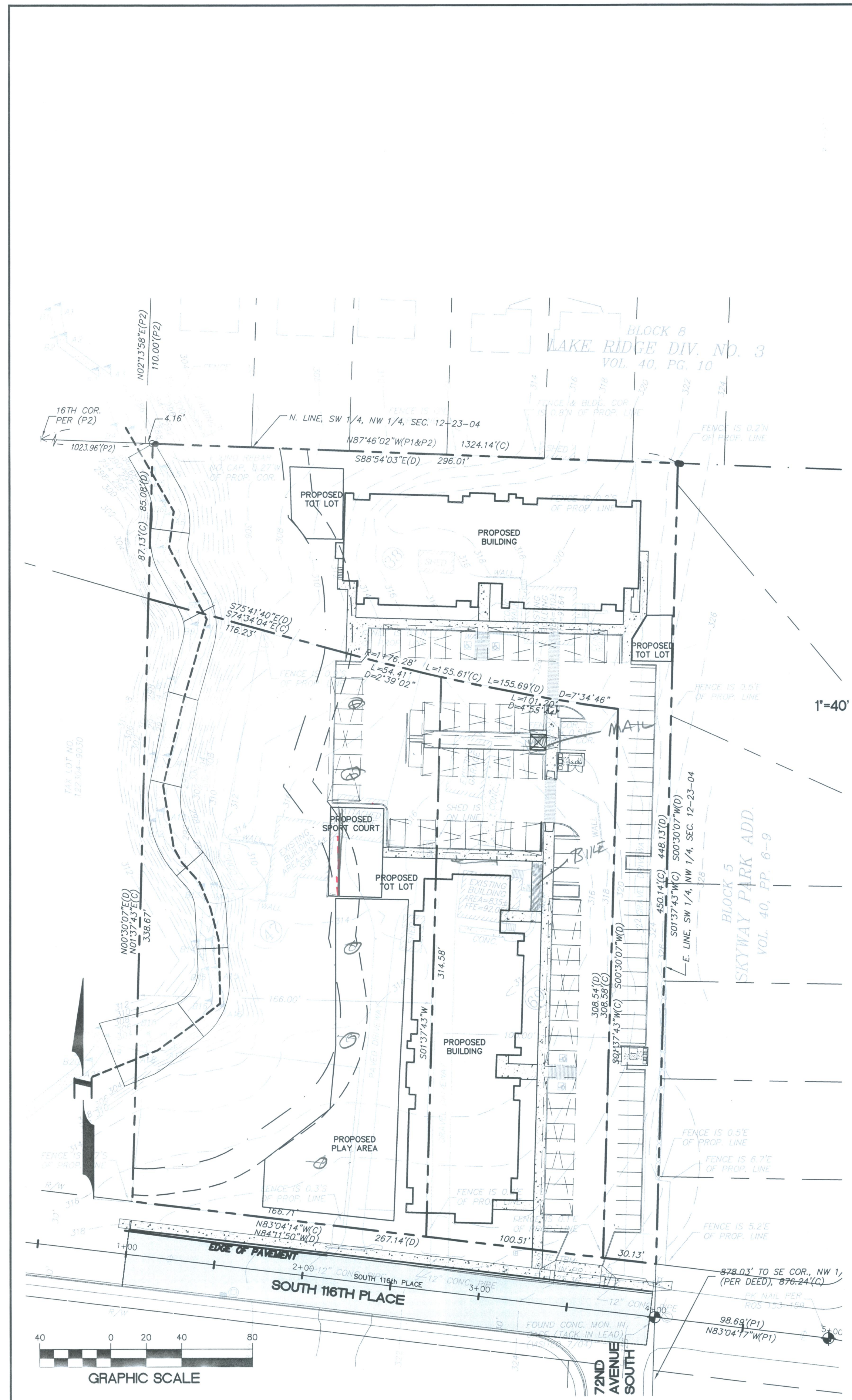


10/23/2010 11:14:15 10018KSC001



CONSTRUCTION SCHEDULE/SEQUENCE:

1. INSTALL SILT FENCE
2. DEMOLISH STRUCTURES AND REMOVE DRIVEWAYS
3. INSTALL REMAINING TESCO ELEMENTS
4. SITE CLEARING AND GRADING, STABILIZE SITE
5. INSTALL UTILITIES
6. INSTALL PAVING: SUBGRADE AND FIRST LIFT
7. CONSTRUCT BUILDINGS
8. INSTALL LANDSCAPING
9. INSTALL PAVING: FINAL LIFT
10. REMOVE TESCO ELEMENTS

AREA BREAKDOWN:

TOTAL SITE AREA:	2.98AC
STREAM BUFFER AREA:	1.13AC
DEVELOPMENT AREA:	1.85AC
IMPERVIOUS:	1.35AC
PERVIOUS:	0.50AC

OWNER
RYAN GROUWS
G3 INVESTMENTS, LLC
P.O. BOX 78448
SEATTLE, WA 98178

SURVEYOR:
CRONES & ASSOC.
23806 190TH AVE. SE
KENT, WA 98042
PH: (425) 432-5930

ARCHITECT
JOHN G. NASON
NASON & ASSOCIATES
14405 SE 266TH ST.
KENT, WA 98042

CIVIL ENGINEER
JOE HOPPER
PACIFIC ENGINEERING DESIGN, LLC
15445 53RD AVE S, SUITE 100
SEATTLE, WA 98188
PH: (206) 431-7970
FAX: (206) 388-1648

SHEET INDEX:

- C01 - COVER SHEET
- C02 - TEMPORARY EROSION CONTROL PLAN
- C03 - TEMPORARY EROSION CONTROL NOTES AND DETAILS
- C04 - GRADING AND DRAINAGE PLAN
- C05 - STORM DRAIN NOTES AND DETAILS
- C06 - STORM DRAIN SECTIONS
- C07 - STORMTECH DETAILS MC-3500
- C08 - FLOW CONTROL STRUCTURES
- C09 - GRADING AND DRAINAGE NOTES AND DETAILS
- C10 - EXISTING CONDITIONS

LEGAL DESCRIPTION:

TAX LOT NO. 122304-9038: THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 WHICH IS N0°30'07"E 878.03 FEET FROM THE SOUTHEAST CORNER THEREOF, AND RUNNING THENCE N84°11'50"W ALONG THE NORTHERLY MARGIN OF COUNTY ROAD, 30.13 FEET; THENCE N0°30'07"E ALONG A LINE 30 FEET DISTANT FROM AND PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 308.54 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1176.28 FEET AND WHOSE CENTER BEARS N6°43'20"E A DISTANCE 155.69 FEET TO A POINT OF TANGENCY, THENCE N75°41'40"W 116.23 FEET; THENCE N0°30'07"E 85.08 FEET, TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION OF SECTION 12; THENCE S88°54'03"E ALONG SAID NORTH LINE, 296.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°30'07"W ALONG THE EAST LINE OF SAID SUBDIVISION, 448.13 FEET TO THE POINT OF BEGINNING.

TAX LOT NO. 122304-9047: THE WEST 166 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH IS N0°30'07"E 878.03 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N84°11'50"W ALONG THE NORTHERLY MARGIN OF SOUTH 116TH PLACE 30.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N84°11'50"W 267.14 FEET; THENCE N0°30'07"E 338.67 FEET; THENCE S75°41'40"E 116.23 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1176.28 FEET A DISTANCE OF 155.69 FEET; THENCE S0°30'07"W ALONG A LINE 30.13 FEET DISTANT AND PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION OF THE NORTHWEST QUARTER 308.54 FEET TO THE TRUE POINT OF BEGINNING.

TAX LOT NO. 122304-9069: THE EAST 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH IS N0°30'07"E 878.03 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N84°11'50"W ALONG THE NORTHERLY MARGIN OF SOUTH 116TH PLACE 30.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N84°11'50"W 267.14 FEET; THENCE N0°30'07"E 338.67 FEET; THENCE S75°41'40"E 116.23 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1176.28 FEET A DISTANCE OF 155.69 FEET; THENCE S0°30'07"W ALONG A LINE 30.13 FEET DISTANT AND PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION OF THE NORTHWEST QUARTER 308.54 FEET TO THE TRUE POINT OF BEGINNING.

CROSS REFERENCE:

REFERENCE IS MADE TO THE FOLLOWING SURVEYS FOR SECTION SUBDIVISION AND THE INFORMATION:
RECORD OF SURVEY, BK. 153, PG. 159;
PLAT OF SKYWAY PARK ADD., VOL. 40, PP. 6-9;
PLAT OF LAKE RIDGE DIV. NO. 3, VOL. 40, PG. 10;
RECORDS OF KING COUNTY, WASHINGTON.

NOTES:

FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A 2" TOTAL STATION USING TRAVERSE AND RADIAL SURVEY METHODS THAT MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RESTRICTIONS OF RECORD, IF ANY.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP ARE PER RECORD TITLE INFORMATION AND REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

COPYRIGHT BY CRONES & ASSOCIATES LAND SURVEYING.

VERTICAL DATUM:

THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED UPON A PROJECT SPECIFIC ASSUMED DATUM, AND ARE NOT RELATED TO ANY PUBLISHED VERTICAL CONTROL NETWORK.

SET AN ONSITE TEMPORARY BENCHMARK: NAIL IN UTILITY POLE NEAR SE COR. OF PROP. ELEVATION = 99.65 FEET.

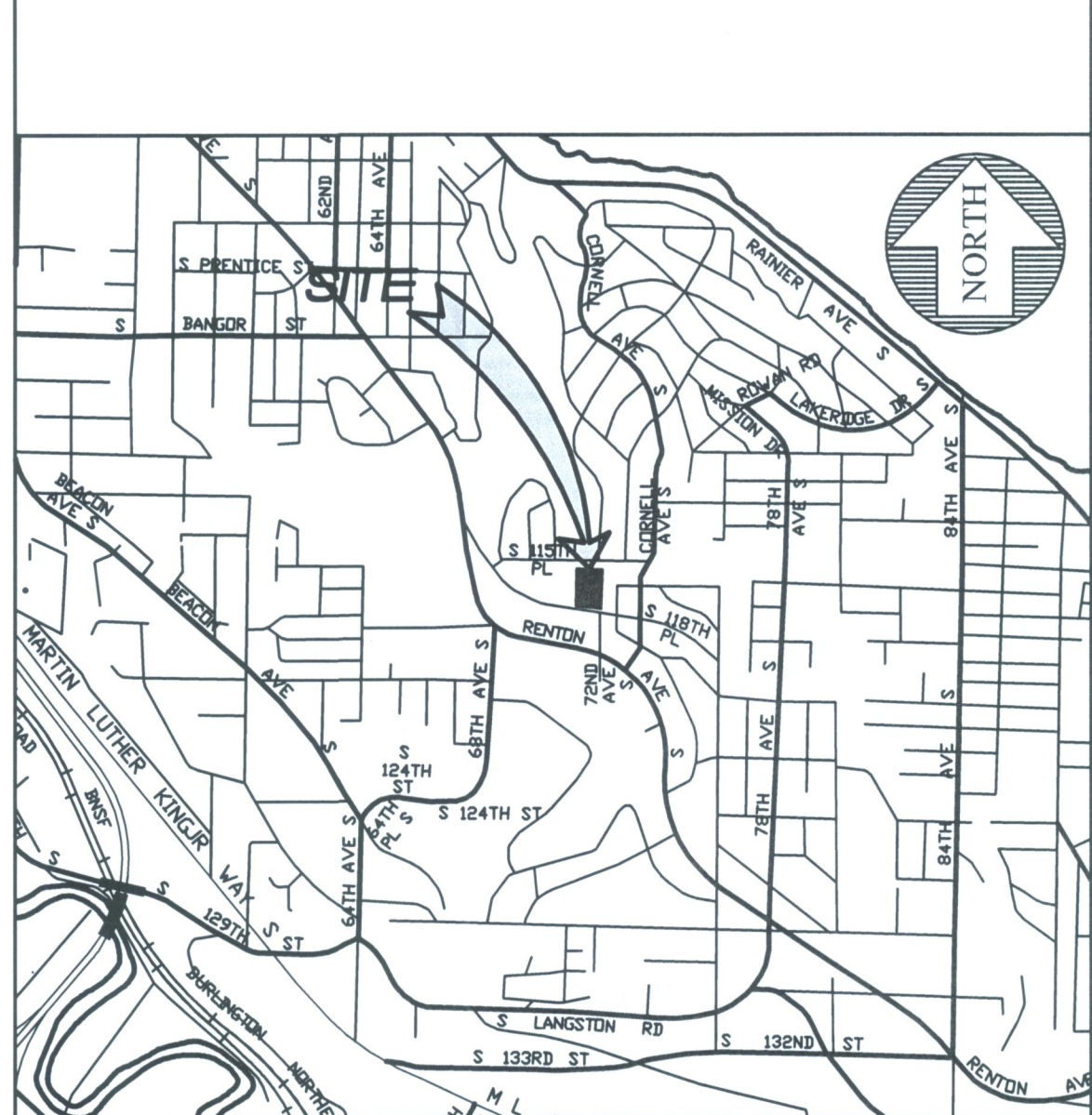
CONTOUR INTERVAL: 2 FEET.

BASIS OF BEARINGS:

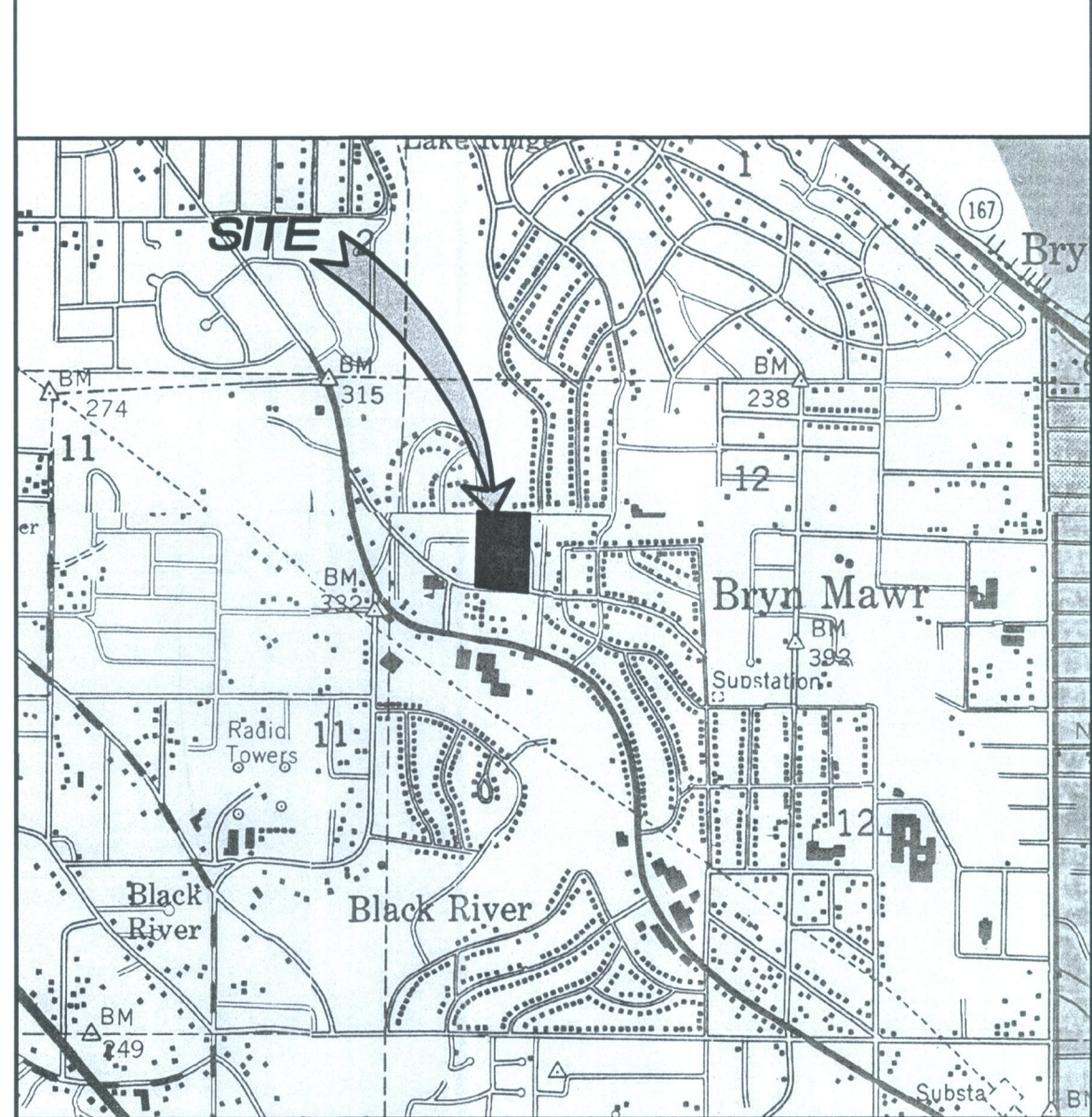
THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN THE TWO FOUND MONUMENTS ON THE CENTERLINE OF S. 115TH STREET, BEARING N87°46'02"W, PER PLAT OF LAKE RIDGE DIV. NO. 3, 40-10, AS SHOWN.

SOILS GREENWAYS
WETLANDS BLUEGRASS

Vicinity Map Scale 1"=2000'



Soils Map Scale 1"=1000'



Notice Required

Contractors 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.

Sanitary Sewer	Water District	Gas Company	Power Company	Call Before You Dig	DIAL-A-DIG	1-800-424-5555
_____	_____	_____	_____	_____	_____	_____

Notes

1. The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296-6642, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
 - A. Installing siltation and erosion control measures
 - B. Clearing and grubbing
 - C. Earthwork
 - D. Installation of any underground utility
 - E. Before placing subbase, base or paving surfaces
 - F. Installation of any forms or placing any concrete
2. A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
3. A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount \$ _____
Performance Bond Amount \$ _____

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

PRO RATA SHARE ASSESSMENT ANALYSIS (County Use Only)

Section	Township	Range	Tax Parcel	Number

Site Location is within the _____ drainage shed(s)
Pro Rata Share Assessment(s) are: Required Not Required from the site due to development for increased storm water runoff.
Peak Runoff Assessment Rate(\$) per c.f.a. increases (10 year, 2 hour storm)
Peak Volume Assessment Rate(\$) per Ac. Ft. increases (2 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.
(To be completed by Consultant)

Preliminary Plat Approval/Permit Issued Date: _____
Expiration Date: _____
Other Related Permit Numbers Received: _____
Right-of-Way Use Permit _____
Grading _____
Building/Structural _____
Other _____
Board feet of tree removal on site: _____
Cubic yards of material hauled on/off the site: _____
Is this a highly sensitive area site? (Yes/No): _____
Note: If "yes", per SWDM Appendix D44 a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan.

Emergency 911 Police-Fire-Rescue

RECOMMENDED FOR APPROVAL (To be completed by King County)

Date _____

_____	Review Engineer
_____	Senior Engineer
_____	Traffic & Planning Engineer
_____	Sensitive Areas
_____	Structural Review Engineer
_____	Other

King County
APPROVED FOR CONSTRUCTION
DEPARTMENT OF DEVELOPMENT & ENVIRONMENTAL SERVICES

Date _____ Molly A. Johnson, P.E.
Development Engineer

PROJECT CONTACT INFORMATION
(To be completed by Consultant)

Applicant Contract Owner or Trustee

RYAN GROUWS
Name _____ Phone _____
P.O. BOX 78448, SEATTLE, WA 98178
Address and Zip Code _____

Ownership
Owner Trustee

Name _____ Phone _____
Address and Zip Code _____

Certified Surveyor or Engineer

PACIFIC ENGINEERING DESIGN, LLC
Name _____ Phone _____
15445 53RD AVE. S., SEATTLE, WA, 98188
Address and Zip Code _____

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

Taylor Creek Apartments

RYAN GROUWS
G3 INVESTMENTS, LLC
P.O. BOX 78448
SEATTLE, WA 98178
Phone: (XXX) XXX-XXXX

DDES FILE NUMBERS: A10PM158
Activity Number: _____
Project Number: _____
Development No: _____

Project Coordinator _____ Phone (206) 431-7970

Sheet 1 of 10