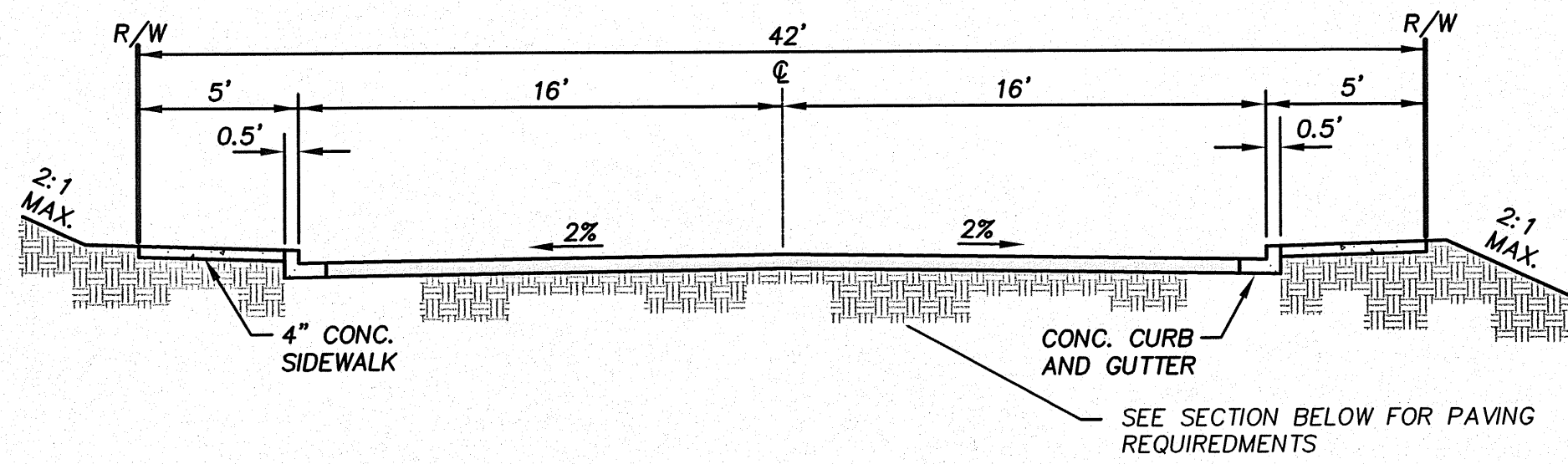
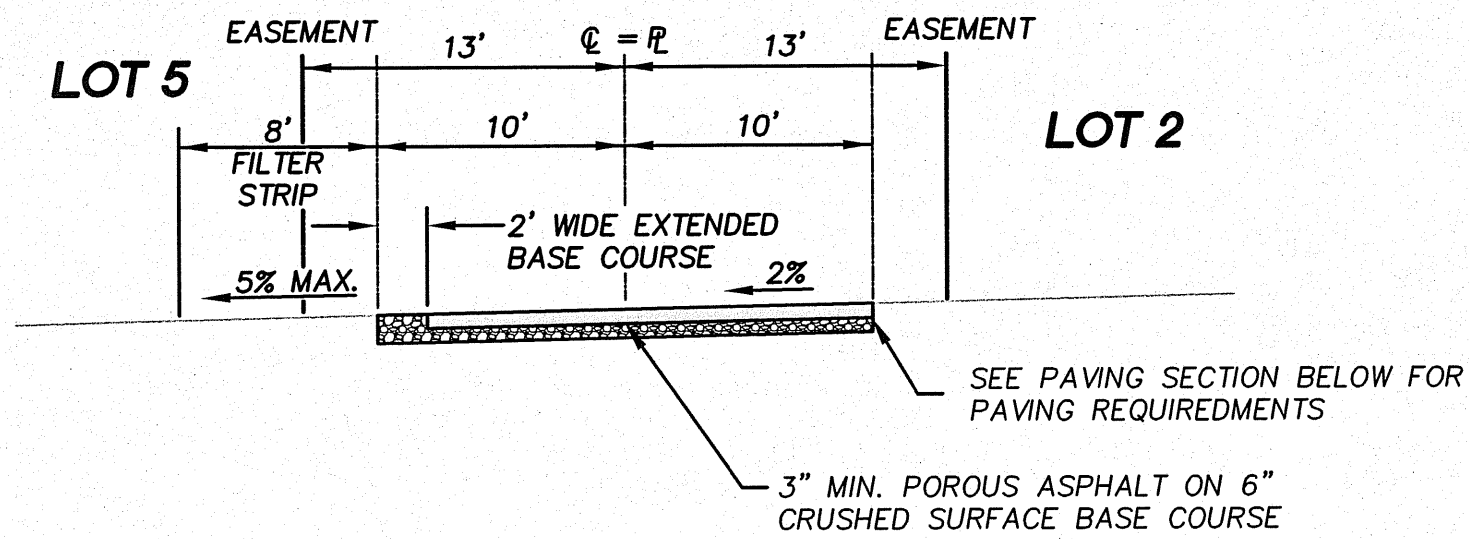


PORTION OF THE S.E. 1/4, S.E. 1/4, SECTION 4, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.



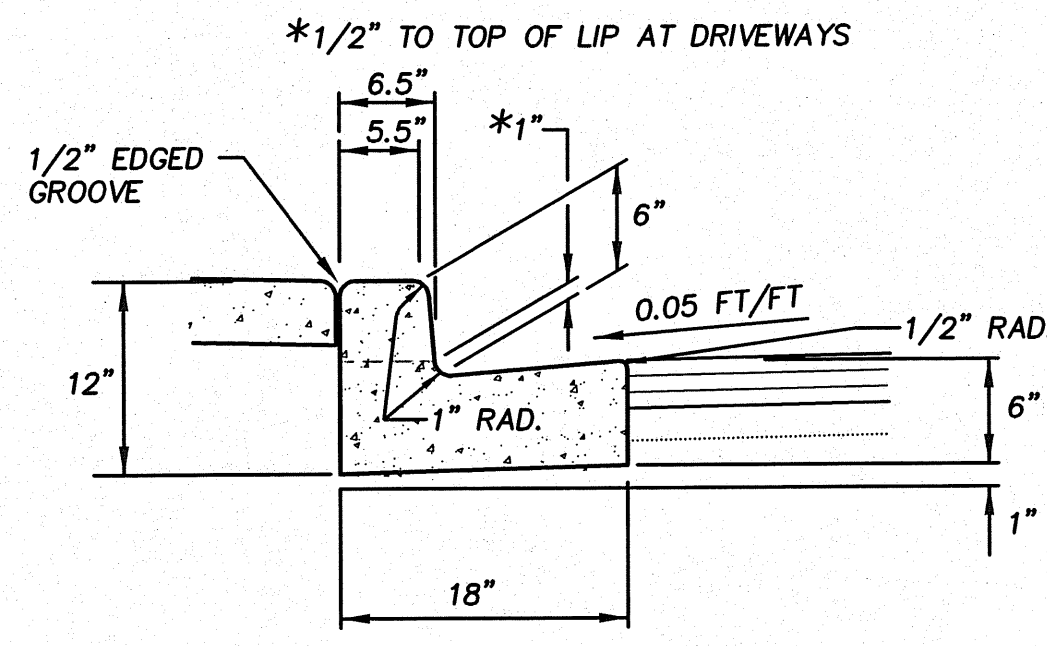
TYPICAL SECTION A-A (Redmond Ave NE) PUBLIC PAVEMENT SECTION

N.T.S.



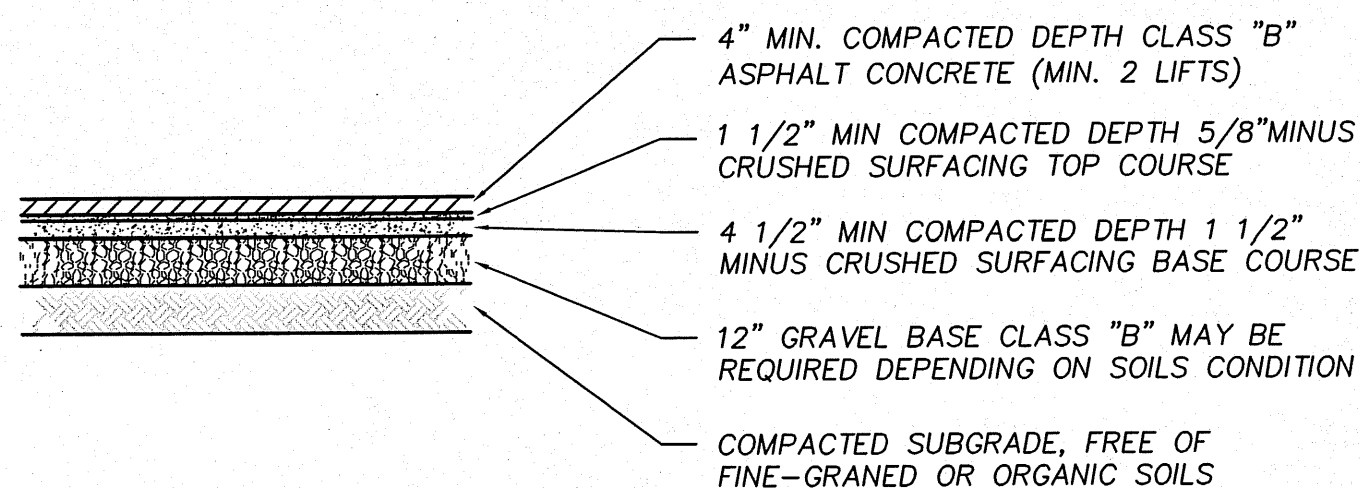
TYPICAL SECTION B-B (SHARED DRIVEWAY) PRIVATE STREET PAVEMENT SECTION

N.T.S.



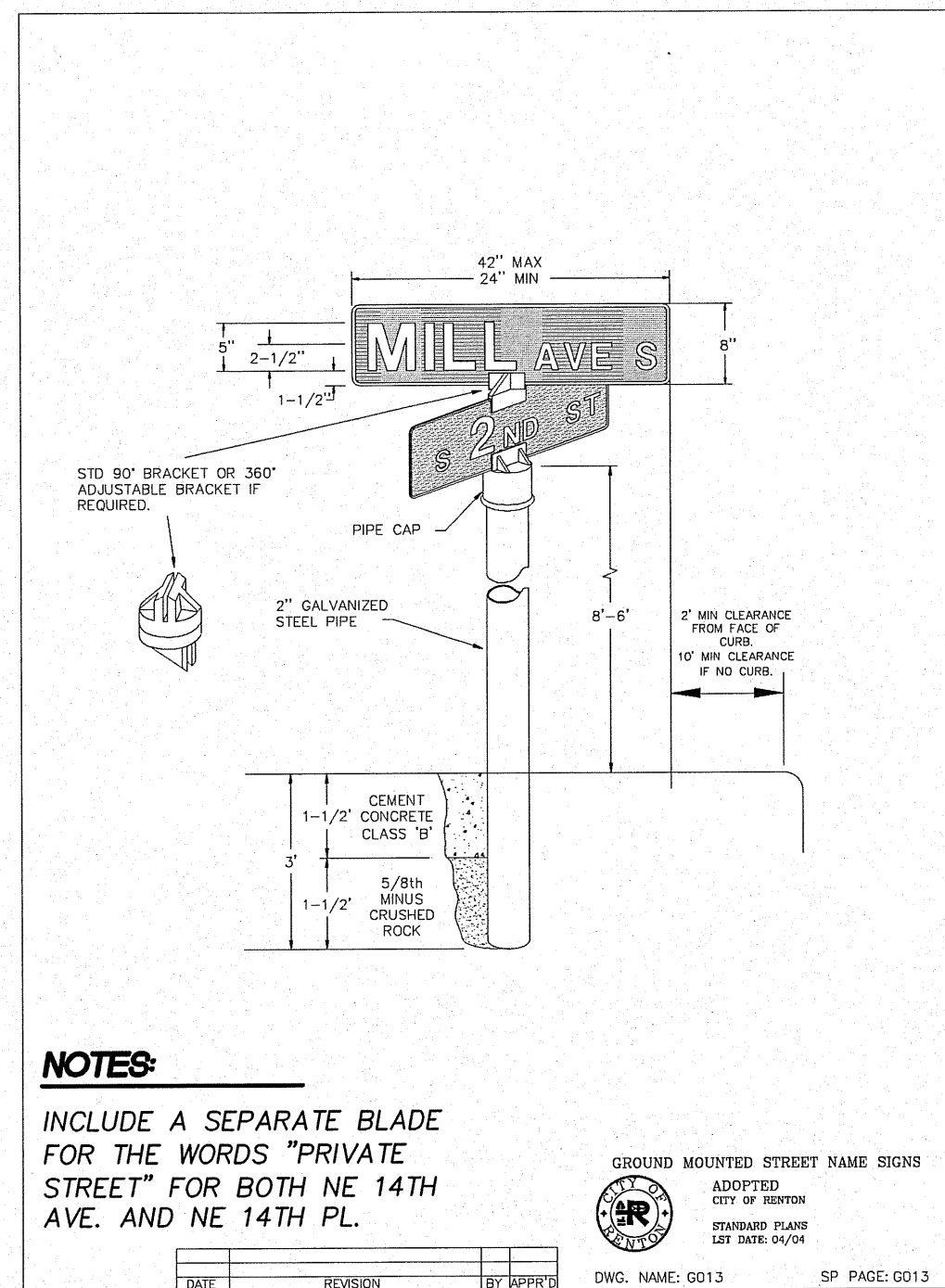
VERTICAL CURB DETAIL

N.T.S.



PUBLIC ROAD PAVEMENT SECTION

N.T.S.



NOTES:

INCLUDE A SEPARATE BLADE FOR THE WORDS "PRIVATE STREET" FOR BOTH NE 14TH AVE. AND NE 14TH PL.

GROUND MOUNTED STREET NAME SIGNS ADOPTED BY CITY OF RENTON STANDARD PLAN USE DATE: 04/04 DWG. NAME: G013 SP. PAGE: G013

GRADING NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PREPARED BY W.S.D.O.T AND A.P.W.A. AS ADOPTED BY THE CITY OF RENTON DEPARTMENT OF PUBLIC WORKS.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RENTON CONSTRUCTION INSPECTION PERSONNEL BY PHONING 425-277-5570.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL SITE WORK IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF CONFLICTS EXIST.
- LOCATIONS OF ROADWAYS, BUILDINGS AND PARKING AREAS SHOWN HEREON ARE APPROXIMATE. FOR DIMENSIONED LOCATIONS OF THESE IMPROVEMENTS REFER TO THE ARCHITECTURAL SITE PLAN. IMPROVEMENT AND STRUCTURE LOCATIONS SHALL BE FIELD SET BY THE ENGINEER AS REQUIRED.
- THE FACILITIES SHOWN ON THE APPROVED EROSION / SEDIMENTATION CONTROL PLANS SHALL BE CONSTRUCTED/IMPLEMENTED PRIOR TO ANY EXTENSIVE GRADING OR LAND CLEARING IN ACCORDANCE WITH THAT PLAN. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ONSITE EROSION HAS PASSED.
- GRADING INTO AREAS OUTSIDE OF THIS PROPERTY IS SUBJECT TO THE WRITTEN CONSENT OF ADJOINING PROPERTY OWNERS. FAILURE TO OBTAIN SUCH CONSENT MAY REQUIRE ADDITIONAL ROCKERY OR OTHER SUITABLE SOIL STABILIZATION SUCH THAT ALL GRADING OCCURS WITHIN THE PROJECT'S BOUNDARIES. THE CONTRACTOR SHALL VERIFY THE STATUS OF THE ADJOINING PROPERTY OWNER'S CONSENT BY CONTACTING THE DEVELOPER PRIOR TO PERFORMING WORK OUTSIDE OF PROJECT BOUNDARIES.
- GRADES SHOWN ON THIS PLAN REPRESENT THE ENGINEER'S ESTIMATE OR APPROXIMATE MINIMUM EARTHWORK AND OTHER GRADING / SOIL CONSIDERATIONS. THE CONTRACTOR MAY ALTER THE GRADES SHOWN TO BETTER ACHIEVE THESE RESULTS PROVIDED THAT ANY ALTERATION IS SUBJECT TO THE PRIOR APPROVAL IN WRITING BY THE ENGINEER, OWNER, AND APPROPRIATE CITY OF RENTON DEPARTMENTS.
- THE RECOMMENDATIONS PROVIDED IN THE SOILS REPORT PREPARED BY EARTH CONSULTANTS, INC., DATED JANUARY 28, 2004, SHALL BE INCORPORATED HEREIN BY REFERENCE. WHERE CONFLICTS BETWEEN THE SOILS REPORT RECOMMENDATIONS AND THIS DESIGN APPEAR, THE ENGINEER SHALL BE CONTACTED FOR RESOLUTION.
- NO FINAL GRADE CUT OR EMBANKMENT SLOPE SHALL EXCEED 2:1 (HORIZ:VERT) WITHOUT STABILIZATION BY ROCKERY (NOT TO EXCEED 8') OR BY RETAINING WALL, UNLESS SPECIFICALLY AUTHORIZED BY A LICENSED SOILS ENGINEER AND APPROVED BY THE CITY OF RENTON. ALL ROCKERIES OVER 4 FEET HIGH AND ALL RETAINING WALLS OUTSIDE OF CITY OF RENTON RIGHT-OF-WAY WILL REQUIRE A SEPARATE BUILDING PERMIT.
- ALL ROCKERIES CONSTRUCTED ON THIS PROJECT SHALL CONFORM TO CITY OF RENTON STANDARD PLANS. A 4" MINIMUM DIAMETER PERFORATED, RIGID PVC PIPE (OR EQUAL-TO BE APPROVED BY THE ENGINEER) SHALL BE INSTALLED BEHIND THE ROCKERY AT OR BELOW THE BOTTOM OF THE LOWEST ROCK IN THE ROCKERY BACKFILL (SEE DETAIL). THIS PIPE SHALL BE DIRECTLY CONNECTED TO THE UNDERGROUND STORM DRAINAGE SYSTEM WITH NON-PERFORATED, RIGID PVC PIPE OR AS OTHERWISE SHOWN ON THE PLANS. A SUFFICIENT NUMBER OF CLEANOUTS SHALL BE INSTALLED IN THIS DRAIN TO ENSURE ADEQUATE ACCESS FOR MAINTENANCE.
- WHERE BERMING, FILLING, OR OTHER GRADING OCCURS WITHIN THE DRIPLINE OF ANY TREE DENOTED ON THESE PLANS TO BE SAVED, THE GRADING CONTRACTOR SHALL EXERCISE SPECIAL CARE TO ASSURE THAT THIS WORK DOES NOT RESULT IN THE DEMISE OF THE TREE. TECHNIQUES SUCH AS ROCKERIES, TREE PROTECTION FENCES, OR OTHER METHODS RECOMMENDED BY THE LANDSCAPE ARCHITECT SHALL BE EMPLOYED.
- ALL EARTHWORK UNDER PAVING TO BE USED BY VEHICULAR TRAFFIC SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER A.S.T.M. D-1557-78 (MODIFIED PROCTOR).
- UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS SHOWN IN PAVED AREA ARE TOP OF PAVING.
- ALL PARKING, DRIVEWAY AND LANDSCAPED AREAS SHALL HAVE AT LEAST A 1.5% SLOPE TOWARD THE NEAREST STORM DRAINAGE / INTERCEPTION / CONVEYANCE SYSTEM. PLAN DETAILS OR FIELD MODIFICATIONS SHALL NOT SUPERCEDE THIS REQUIREMENT.
- EXTRUDED CEMENT CONCRETE CURBING, WHERE SPECIFIED, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RENTON STANDARDS AND DETAILS OR DETAILS SHOWN ON THESE PLANS.
- ANY AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE SHALL BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS SEEDING OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED WHENEVER IT IS IN THE INTEREST TO THE PERMITTEE, BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER CITY OF RENTON APPROVED TREATMENT. STRAW MULCH SHALL CONSIST OF A MINIMUM THICKNESS OF TWO INCHES SPREAD EVENLY OVER THE SURFACE TO BE PROTECTED. NETTING MAY BE REQUIRED TO HOLD MULCH IN PLACE ON STEEP SLOPES. GRASS SEEDING SHALL BE ACCOMPLISHED THROUGH THE USE OF A CITY OF RENTON APPROVED HYDROSEEDER AND SEED MIXTURE OR THROUGH PLACEMENT OF AN ACCEPTABLE SOD.
- MAJOR EXPOSED, GRADED SLOPES SHALL BE PROTECTED BY CLEAR PLASTIC SHEETING OR SIMILAR APPROVED METHOD UNTIL SUCH TIME AS THE VEGETATIVE COVER HAS BEEN ESTABLISHED SUFFICIENTLY TO INHIBIT EROSION.
- ANY OPEN CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH CITY OF RENTON STANDARDS. ALL CUTS INTO EXISTING ASPHALT SHALL BE ALONG NEAT, CONTINUOUS, SAWED LINES. A TEMPORARY COLD MIX PATCH SHALL BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THE EXISTING SURFACING MUST BE REPLACED IN KIND (OR 4 INCHES OF COMPACTED CLASS "B" ASPHALT CONCRETE, WHICHEVER IS GREATER) WITHIN 30 DAYS OF TEMPORARY PATCHING. THE CONTRACTOR SHALL CLOSELY FOLLOW REQUIREMENTS OF THE RIGHT-OF-WAY PERMIT - SPECIFICALLY, ALLOWABLE WORKING HOURS, DETOUR AND WARNING SIGNS, AND NOTIFICATION OF ROAD ALTERATIONS TO THE POLICE AND / OR EMERGENCY SERVICES.
- 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 CONTRACT. 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. ALL SECTIONS OF THE W.S.D.O.T. STANDARD SECTIONS 1-07.23 -TRAFFIC CONTROL SHALL APPLY.
- THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF RENTON APPROVAL.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE RELOCATION OR REMOVAL OF EXISTING UTILITY POLES, STREETLIGHTS, TRAFFIC SIGNALS, ETC. BY CONTACTING THE APPROPRIATE UTILITY COMPANIES. REFER TO THE PLANS FOR SPECIFICS.
- ISSUANCE OF THIS BUILDING PERMIT BY CITY OF RENTON DOES NOT RELIEVE THE OWNER OF THIS CONTINUING LEGAL OBLIGATION AND / OR LIABILITY CONNECTED WITH STORM AND SURFACE WATER DISPOSITION AND FURTHER, CITY OF RENTON DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM PROVIDED.

REEDSHAW PLAT
 GRADING DETAILS AND NOTES
 CITY OF RENTON
 NONE
 SURVEYED: LEL
 DESIGNED: LEL
 DRAWN: VK
 CHECKED: GAD
 APPROVED:
 JGC
 BY DATE APPR
 PER CITY OF RENTON COMMENTS
 REVISION
 NO.



15445 53RD AVE. S.
 SEATTLE, WA 98148
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 FAX: (206) 388-1648
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Pacific
 Engineering
 Design, LLC
 Civil Engineering and
 Planning Consultants

REEDSHAW PLAT

FOR: ILLIDUS DEVELOPMENT INC.
 16834 SE 43RD STREET
 ISSAQUAH, WA 98027
 PHONE: (425) 818-8829 FAX: (425) 818-8843

RENTON, WA

PROJECT NO.: 12007
 DRAWN BY: VK
 ISSUE DATE: 12/05/06
 SHEET REV.: 07/19/2012

GRADING
 DETAILS AND
 NOTES

060805D02-C08.DWG

C08

SHEET 8 OF 29

CHECKED FOR COMPLIANCE TO CITY STANDARDS

RECOMMENDED FOR APPROVAL

BY: _____

BY: _____

R-337208