

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



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RENTON, WA

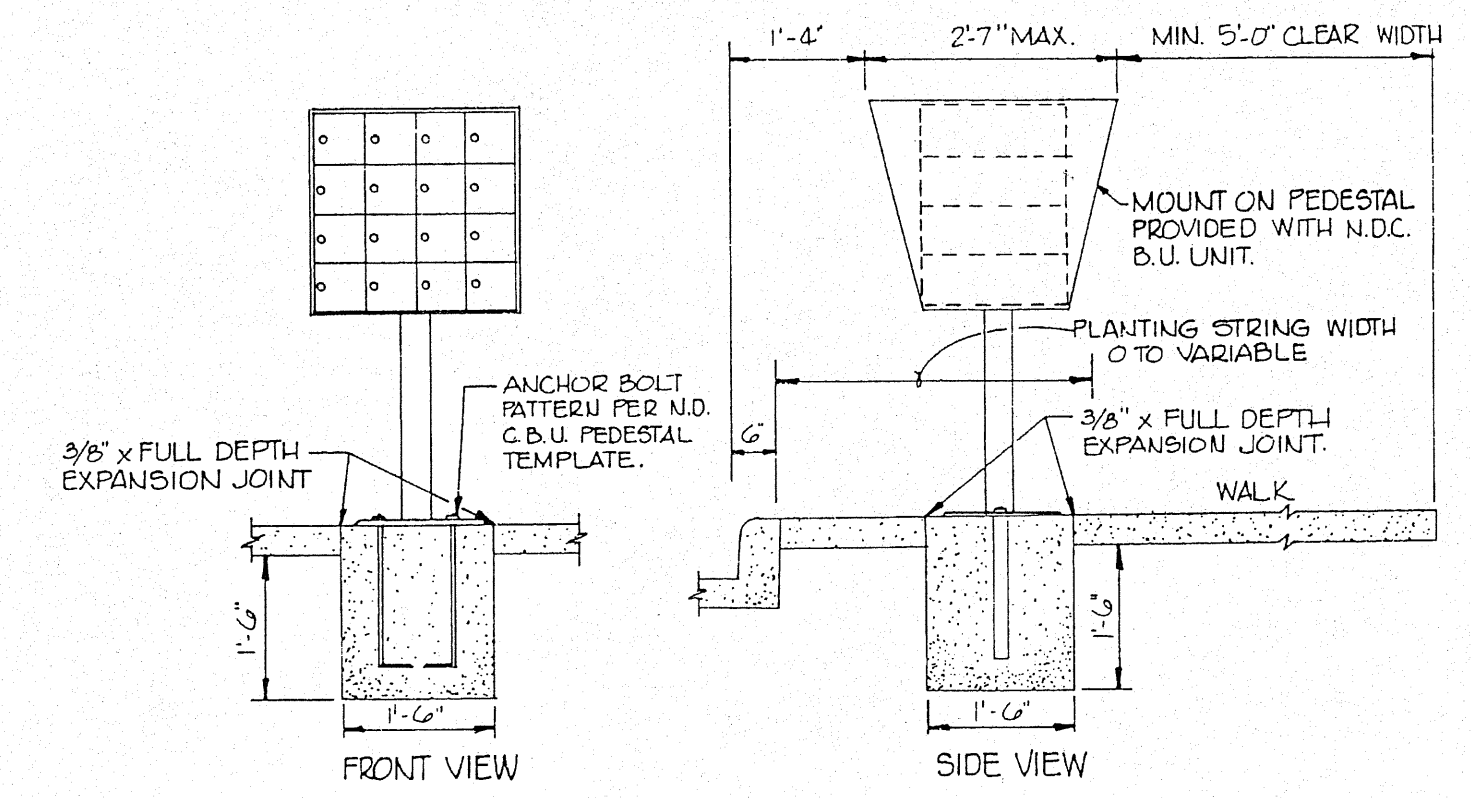
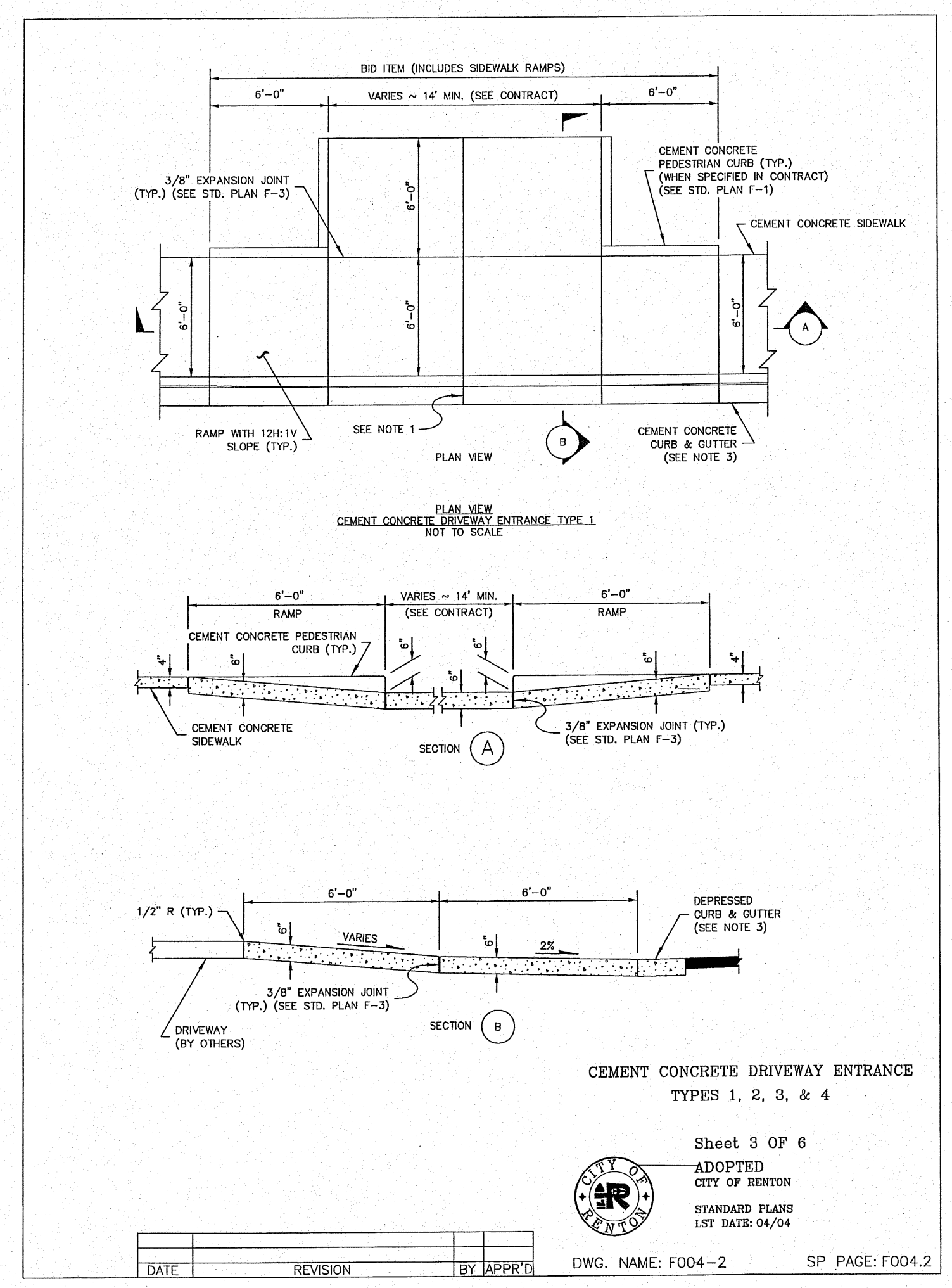
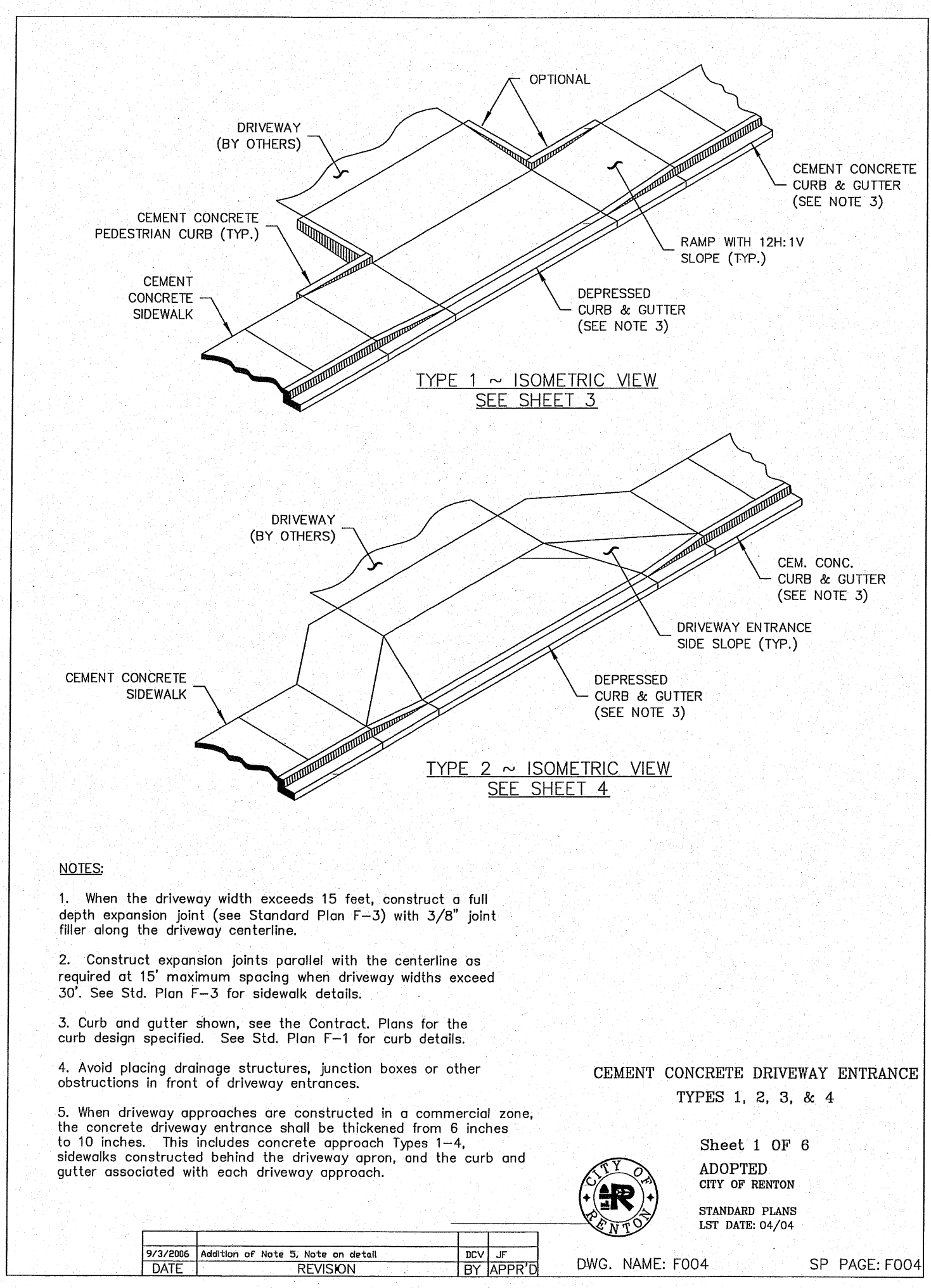
REEDSHAW PLAT
FOR: CALLIDUS DEVELOPMENT INC.
16838 SE 43RD STREET
ISSAQUAH, WA 98027
PHONE: (425) 818-8829 FAX: (425) 818-8843

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

GRADING DETAILS AND NOTES

060850T02-C09-REV.DWG
C09
SHEET 9 OF 29

FILE NAME: REEDSHAW PLAT
DATE: 12/05/06
DRAWING NO.: C09
SHEET 9 OF 29
PAPER SPACE: CITY OF RENTON
PLOT SCALE: DATUM
SCALE: NONE
SURVEYED: LEL
DESIGNED: VK
DRAWN: GAD
CHECKED: APPROVED:
DATE: 08-20-07
BY: JJC
PER CITY OF RENTON COMMENTS
REVISION



NOTES

- INSTALLATION OF N.D.C.B.U. INCLUDING CONSTRUCTION OF BASE WILL BE DONE BY U.S. POSTAL SERVICE.

U.S.P.O. Neighborhood Delivery and Collection Box Unit (Mailbox) Installation

ADOPTED CITY OF RENTON
STANDARD PLANS
LIST DATE: 1-Aug-87
DWG NAME: HR-06 SP PAGE: H026

SECURITY CLUSTER BOX UNITS TYPE I, TYPE II AND TYPE III OR APPROVED EQUAL

PRELIMINARY PLAT APPROVAL CONDITIONS MITIGATION MEASURES :

- THE APPLICANT SHALL COMPLY WITH THE CONDITIONS IMPOSED BY THE ENVIRONMENTAL REVIEW COMMITTEE (ERC).
- THE APPLICANT SHALL RESOLVE THE ADVERSE POSSESSION QUESTION OR INCLUDE THE ADDITIONAL OWNERSHIP ENTITIES ON ANY PLAT DOCUMENTS REQUIRING THE APPROVAL OR SIGNATURES OF PROPERTY OWNERS AFFECTED BY THE PLATTING DECISION.
- THE APPLICANT SHALL REPLACE THE WESTERN RED CEDAR ON THE LANDSCAPE PLAN WITH A SHORTER MATURE HEIGHT VARIETY ON THE FINAL LANDSCAPE PLAN TO BE SUBMITTED PRIOR TO THE RECORDING OF THE FINAL PLAT. THE SATISFACTION OF THIS REQUIREMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE DEVELOPMENT SERVICES PROJECT MANAGER PRIOR TO FINAL PLAT.
- THE APPLICANT SHALL PROVIDE A SIGHT OBLSCURING LANDSCAPE PLAN ALONG THE NORTH SIDE OF TRACT A. THIS IS REQUIRED IN ORDER TO PROVIDE A VISUAL BUFFER BETWEEN THE DETENTION FACILITY AND SUNSET BOULEVARD. THIS IS RECOMMENDED AS A CONDITION OF PRELIMINARY PLAT APPROVAL AND FOR THE REVIEW AND APPROVAL OF THE DEVELOPMENT SERVICES DIVISION.
- THE APPLICANT SHALL PROVIDE WRITTEN RESPONSE FROM DIABLO-SEATTLE AND OLYMPIC REGARDING PROJECT IMPACT ON THEIR EASEMENTS PRIOR TO THE ISSUANCE OF CONSTRUCTION PLANS. THE SATISFACTION OF THIS REQUIREMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE DEVELOPMENT SERVICES PROJECT MANAGER PRIOR TO RECORDING OF THE FINAL PLAT.
- A HOMEOWNER'S ASSOCIATION OR MAINTENANCE AGREEMENT SHALL BE CREATED CONCURRENTLY WITH THE RECORDING OF THE FINAL PLAT IN ORDER TO ESTABLISH MAINTENANCE RESPONSIBILITIES FOR ALL SHARED PRIVATE IMPROVEMENTS OF THIS DEVELOPMENT. A DRAFT OF THE DOCUMENT(S) SHALL BE SUBMITTED TO THE CITY OF RENTON DEVELOPMENT SERVICES DIVISION FOR REVIEW AND APPROVAL BY THE CITY ATTORNEY AND PROPERTY SERVICES SECTION PRIOR TO THE RECORDING OF THE FINAL PLAT.
- THE APPLICANT SHALL ESTABLISH A MAINTENANCE AGREEMENT FOR THE SHARED PRIVATE ACCESS EASEMENTS. ADDITIONALLY, THE APPLICANT SHALL INSTALL A "PRIVATE ROAD" SIGN INDICATING ADDRESSES SERVED FROM THE PRIVATE STREET AT THE INTERSECTION OF THE PRIVATE STREET AND THE PROPOSED 42-FOOT INTERNAL PUBLIC STREET.
- THE APPLICANT SHALL BE REQUIRED TO HAVE ALL UTILITY MAINTENANCE AGREEMENTS AND EASEMENTS IN PLACE PRIOR TO OR IN CONJUNCTION WITH FINAL PLAT APPROVAL. THIS CONDITION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DEVELOPMENT SERVICES DIVISION.
- ALL BUILDING LOTS SHALL BE DEVELOPED WITH DETACHED SINGLE-FAMILY HOMES. NO RESIDENTIAL DWELLINGS ARE TO BE CONSTRUCTED ON TRACTS OR PARCELS. THIS CONDITION SHALL BE RECORDED ON THE FACE OF THE PLAT.

DETERMINATION OF NON-SIGNIFICANCE-MITIGATED MITIGATION MEASURES (ISSUED BY ERC.)

- THE APPLICANT SHALL BE REQUIRED TO PROVIDE A TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (TESCP) DESIGNED PURSUANT TO THE DEPARTMENT OF ECOLOGY'S EROSION AND SEDIMENT CONTROL REQUIREMENTS, OUTLINED IN VOLUME II OF THE 2001 STORMWATER MANAGEMENT MANUAL AND PROVIDE STAFF WITH A CONSTRUCTION MITIGATION PLAN PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. THIS CONDITION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DEVELOPMENT SERVICES DIVISION.
- THE APPLICANT SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT DATED JUNE 24, 2005 AND PREPARED BY EARTH CONSULTANTS, INC.
- THIS PROJECT SHALL BE SUBJECT TO THE 1998 KING COUNTY SURFACE WATER DESIGN MANUAL LEVEL 2 FLOW CONTROL AND BASIC WATER QUALITY TREATMENT.
- THE APPLICANT SHALL PAY THE APPROPRIATE FIRE MITIGATION FEE BASED ON A RATE OF \$488.00 PER NEW SINGLE-FAMILY LOT PRIOR TO THE RECORDING OF THE FINAL PLAT.
- THE APPLICANT SHALL PAY THE APPROPRIATE TRAFFIC MITIGATION FEE BASED ON \$75.00 PER EACH NEW AVERAGE DAILY TRIP ASSOCIATED WITH THE PROJECT PRIOR TO THE RECORDING OF THE FINAL PLAT.
- THE APPLICANT SHALL PAY THE APPROPRIATE PARKS MITIGATION FEE BASED ON \$530.76 PER NEW SINGLE-FAMILY LOT PRIOR TO THE RECORDING OF THE FINAL PLAT.
- THE APPLICANT SHALL HAVE A NOTE PLACED ON THE FACE OF THE PLAT ADVISING POTENTIAL PURCHASERS OF LOTS AND /OR HOMES THAT A HIGHER THAN NORMAL RISK MAY BE INCURRED DUE TO THE PROXIMITY OF AN UNDERGROUND GAS TRANSMISSION PIPELINE AND OVERHEAD ELECTRICAL TRANSMISSION LINES. THE LANGUAGE OF THE NOTE SHALL BE APPROVED BY THE CITY ATTORNEY PRIOR TO THE RECORDING OF THE PLAT.

R-337209

CHECKED FOR COMPLIANCE TO CITY STANDARDS
Date _____
Date _____
Date _____

RECOMMENDED FOR APPROVAL
BY: _____
BY: _____