

LAWRENCE PARK

CITY OF NEWCASTLE, WA

(PROJECT NO. 12025)

(PARCEL NO. 3346300-0332, -0356, -0357)

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.



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

Pacific Engineering Design, LLC

Civil Engineering and Planning Consultants

LAWRENCE PARK

FOR:
PAUL G. EBENSTEINER
LOZIER DEVELOPMENT, LLC
1203 114TH AVENUE SE
BELLEVUE, WA 98004
PHONE: (425) 635-3938

PROJECT NO.: 12025
DRAWN BY: ENM
ISSUE DATE: 02-27-13
SHEET REV.:

COVER SHEET

C01

SHEET 01 OF 15

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OWNER/DEVELOPER :

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1203 114TH AVENUE SE
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PHONE: (425) 635-3938
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SOILS ENGINEER :

GEOTECHNICAL CONSULTANTS
13256 NE 20TH ST., SUITE 16
BELLEVUE, WA 98005
PHONE: (425) 747-5618
FAX: (425) 747-8561

CIVIL ENGINEER :

PACIFIC ENGINEERING DESIGN, LLC
15445 53RD AVE S.
SEATTLE, WA 98055
PHONE: (206) 431-7970
FAX: (206) 388-1648

TRAFFIC ENGINEER :

DN TRAFFIC CONSULTANTS
P.O. BOX 547
PRESTON, WA 98050
PHONE: (425) 765-5721

SURVEYOR :

BAIMA & HOLMBERG INC.
ENGINEERS & SURVEYORS
100 FRONT STREET SOUTH
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055

WETLAND BIOLOGIST:

ALDER NORTHWEST
518 N. 59TH ST
SEATTLE, WA 98103
PHONE: (206) 783-1036

LEGAL DESCRIPTION

TL 334630-0332
THE WEST 174.05 FEET OF LOT 5 AND THE WEST 174.05 FEET OF THE NORTH 218 FEET OF LOT 8, AND THE WEST 144.05 FEET OF THE SOUTH 34 FEET OF LOT 8 AND THE WEST 144.05 FEET OF THE NORTH 60 FEET OF LOT 9 AND THE WEST 30 FEET OF THE SOUTH 195 FEET OF LOT 9, ALL IN BLOCK 7 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. NO. 8, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 67, RECORDS OF KING COUNTY;

TL 334630-0356
THAT PORTION OF LOT 9 BLOCK 7 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. NO. 8 ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS TO-WIT:

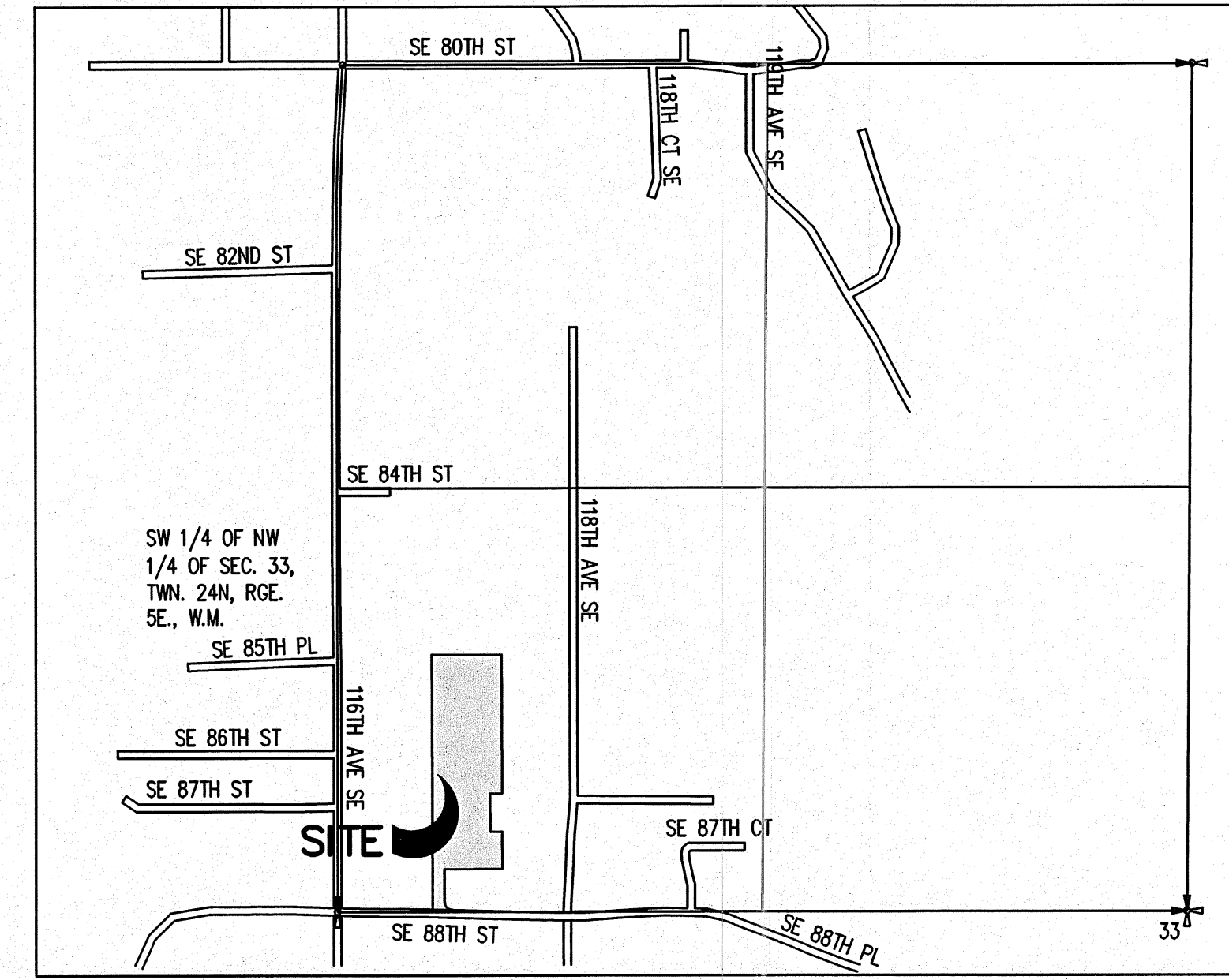
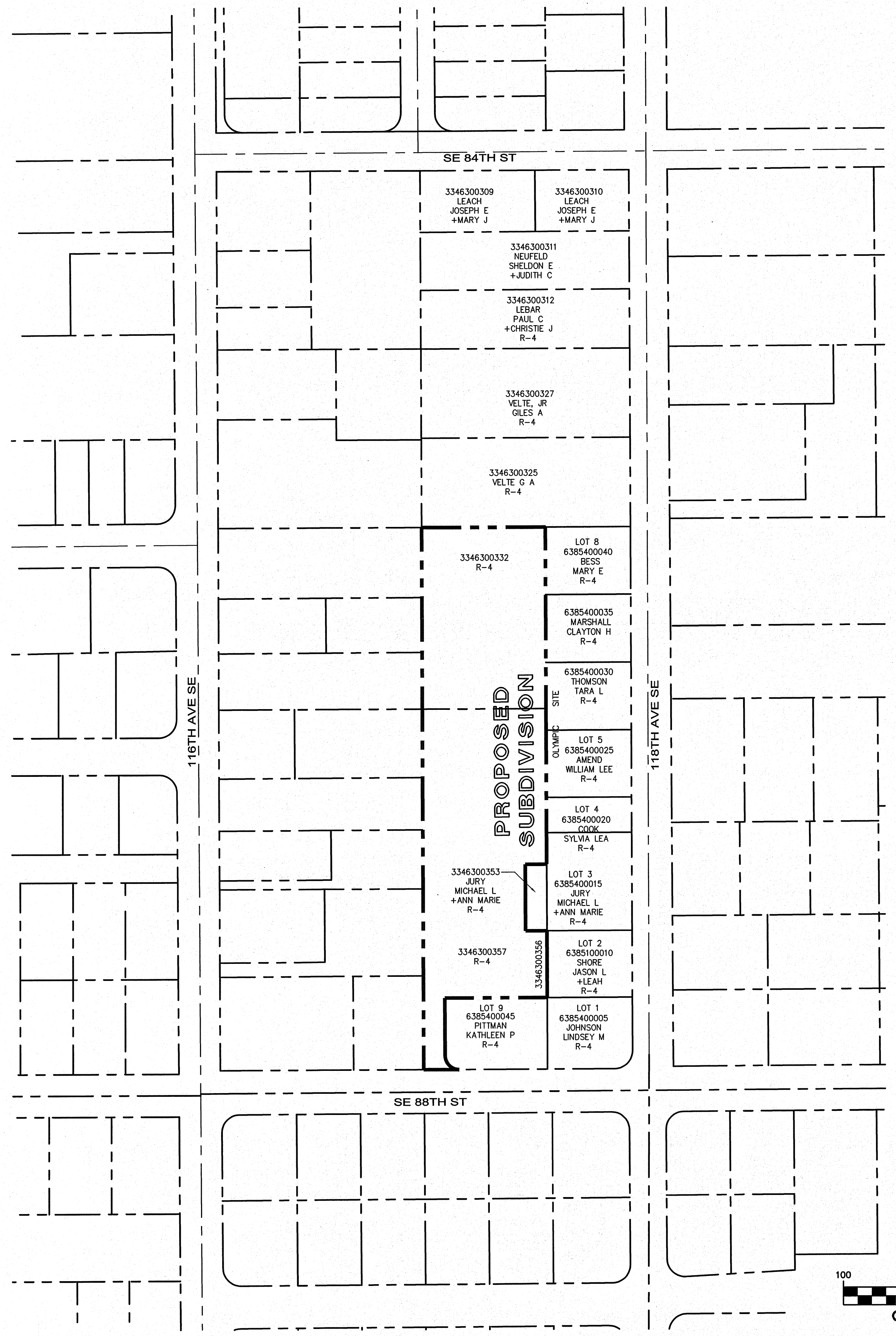
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, OLYMPIC SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 61 OF PLATS, PAGE 34, RECORDS OF KING COUNTY WASHINGTON; THENCE WESTERLY PRODUCTION OF THE NORTH LINE OF SAID LOT 2, NORTH 88-26-40 WEST 30 FEET; THENCE PARALLEL TO THE WEST LINE OF SAID OLYMPIC SITE, SOUTH 01-32-51 WEST 94 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 9 IN SAID PLAT; THENCE NORTH 01-32-51 EAST 94 FEET TO THE TRUE POINT OF BEGINNING.

TL 334630-0357
THAT PORTION OF LOT 9 BLOCK 7 OF C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE, DIV. NO. 8, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 67, RECORDS OF KING COUNTY;

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, OLYMPIC SITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 61 OF PLATS, PAGE 34, RECORDS OF KING COUNTY WASHINGTON; THENCE NORTHERLY 94 FEET ON A LINE PARALLEL WITH THE WEST LINE OF LOT 2 SAID OLYMPIC SITE; THENCE EASTERLY 114.05 FEET ON A LINE PARALLEL WITH THE NORTHERLY LINE OF LOT 9 OF SAID OLYMPIC SITE OF SAID LOT 9, OLYMPIC SITE, THAT IS 114.05 FEET FROM THE POINT OF BEGINNING; THENCE WESTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING.

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 1-811-424-5555 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).



VICINITY MAP

N.T.S.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 116TH AVE SE AT BEARING OF S00°10'00"E

BENCH MARK :

VERTICAL DATUM : CITY OF RENTON - NAVD88
CITY OF RENTON No. 1893 CONCRETE MONUMENT WITH BRASS DISK, SET 1.5' BELOW THE TOP OF AN IRON MONUMENT CASE AT THE INTERSECTION OF SE 80TH STREET AND 116TH AVENUE SE SET IN THE CENTER OF THE INTERSECTION.

ELEVATION = 321.279 FEET

PROJECT DATA:

PROPERTY ADDRESS: SE 88TH ST. AND 116TH AVE. SE
NEWCASTLE, WA 98059
R-4, CITY OF NEWCASTLE

EXISTING SITE ZONING: R-4, CITY OF NEWCASTLE
TOTAL SITE AREA: 2.64 AC
PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPERTY PARCEL NO.: 334630-0332, -0356, -0357
PROPOSED NUMBER OF LOTS: 9 LOTS
PROPOSED DWELLING UNITS: 9 DWELLING UNITS
PROPOSED LOT DENSITY: 3.4 UNITS/ACRE

Notice Required	
COAL CREEK UTILITY DISTRICT <i>Sanitary Sewer and Water</i>	Phone (425) 235-9200 (ROBERT RUSSELL)
CENTURYLINK <i>Telephone</i>	(377) 348-9007 (TECHNICAL SUPPORT)
PUGET SOUND ENERGY <i>Gas Company & Power Company</i>	(253) 395-6918 (KAREN FERGUSON)
COMCAST <i>Cable Company</i>	(253) 288-7531 (JIM NIES)
BELLEVUE FIRE DEPARTMENT <i>Fire Department</i>	(425) 452-6892 (TRAVIS ALLEN)
RENTON SCHOOL DISTRICT <i>School District</i>	(425) 204-2300 (RICK STRACKE)
Call Before You Dig	DIAL-A-DIG 1-811-424-5555

