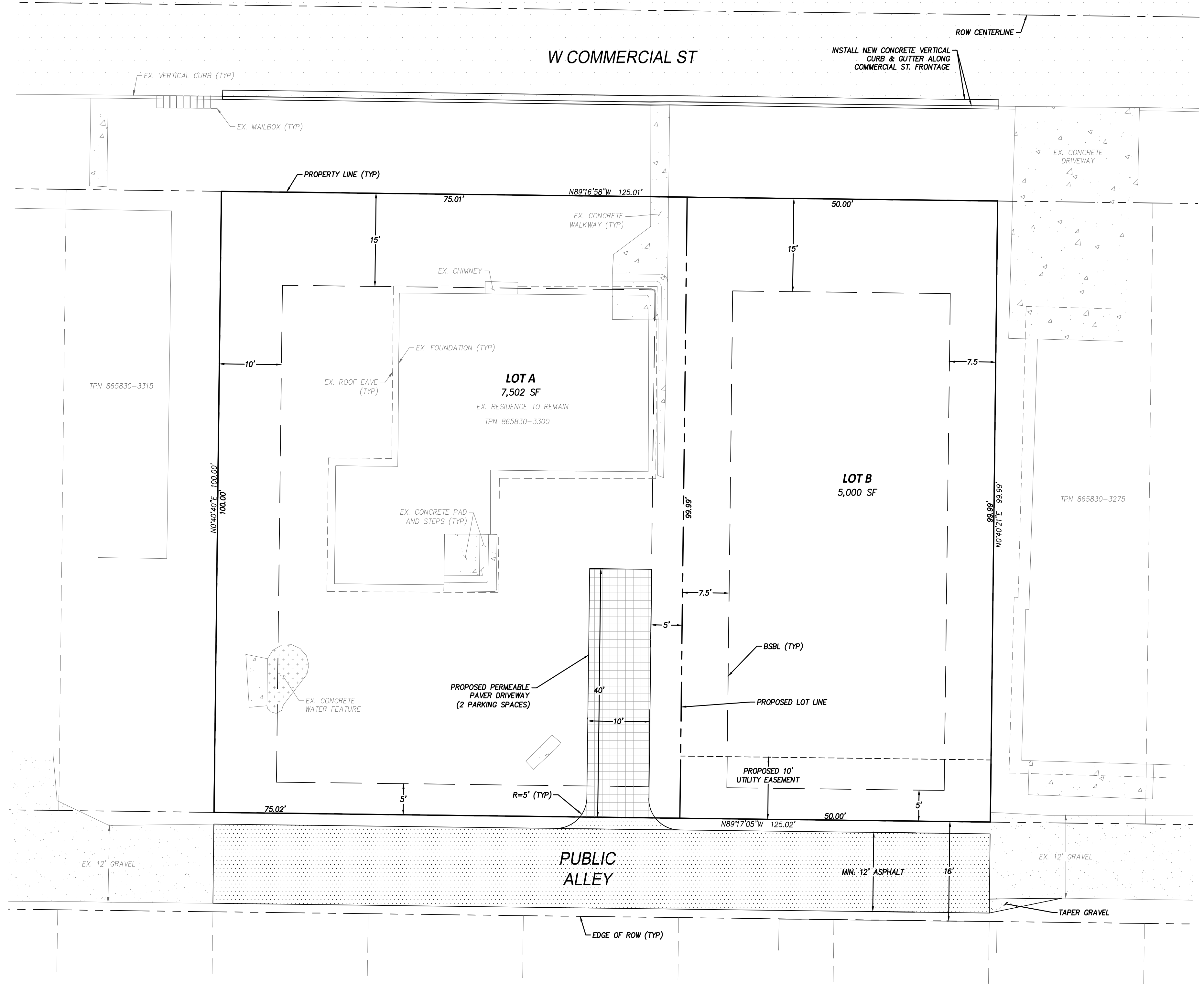
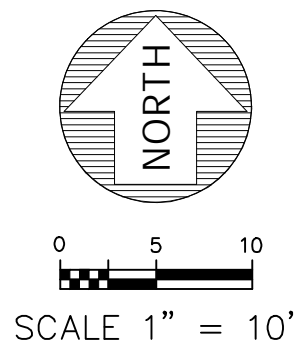


BREWER PRELIMINARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



PROJECT TEAM:

OWNER: SHANE BREWER CONSTRUCTION INC
24122 NE 1ST PLACE
SAMMAMISH, WA 98074
(425) 443-2997

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / STEVE MCCASKEY, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

ARCHITECT: SAM DAHL
NIMBLE A DESIGN CONSULTANCY, LLC
4329 4TH AVENUE NW
SEATTLE, WA 98107
(425) 281-6924

GEOLOGIST: PHIL HABERMAN, PE, I.G.L.E.G.
COBALT GEOSCIENCES, LLC
PO BOX 82243
KENMORE, WA 98028
(206) 331-1097

SITE DATA:

SITE ADDRESS: 31731 W COMMERCIAL ST
CARNATION, WA 98014

SITE AREA: 12,501 SF (0.29 ACRES)

TOTAL PROPOSED LOTS: 2 LOTS

TAX PARCEL: 865830-3300

ZONING: R6

MIN LOT SIZE: 5,000 SF

MAX DENSITY: 8 DU/ACRE

MIN LOT WIDTH: 50'

MAX IMPERVIOUS SURFACE: 60%

MAX BUILDING HEIGHT: 25', 30' ROOF RIDGE

MAX F.A.R.: .40

UTILITY INFORMATION:

SEWER: CITY OF CARNATION

WATER: CITY OF CARNATION

ELECTRIC/GAS: PUGET SOUND ENERGY

SETBACKS

FRONT STREET: 15'

FRONT GARAGE: 20'

INTERIOR YARD: 5' MINIMUM (7.5' AVERAGE)

REAR YARD: 25' (MINIMUM 5' W/ ALLEY ACCESS)

ON-SITE IMPERVIOUS AREAS:

LOT A:

EX. RESIDENCE (ROOF):	1,857 SF
PROPOSED PERMEABLE PAVER DRIVEWAY:	402 SF
EX. UNCOVERED CONCRETE (ON-SITE*):	161 SF
TOTAL	2,420 SF (32.26%)

LOT B:

MAX PER ZONING (60%) = 3,000 SF (FUTURE)

PROPOSED OFF-SITE IMPERVIOUS AREAS:

PROPOSED ASPHALT DRIVEWAY APRON:	27 SF
PROPOSED ALLEY ASPHALT:	1594 SF
PROPOSED CURB & GUTTER:	188 SF
TOTAL	1,809 SF

TAX PARCEL:
865830-3300

VERTICAL DATUM:
NAVD 88

HORIZONTAL DATUM:
NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

BENCHMARK:
SET MAG. NAIL IN ASPHALT ON SOUTH SIDE OF COMMERCIAL STREET ABOUT 30 FEET NORTH OF NE PROPERTY CORNER.

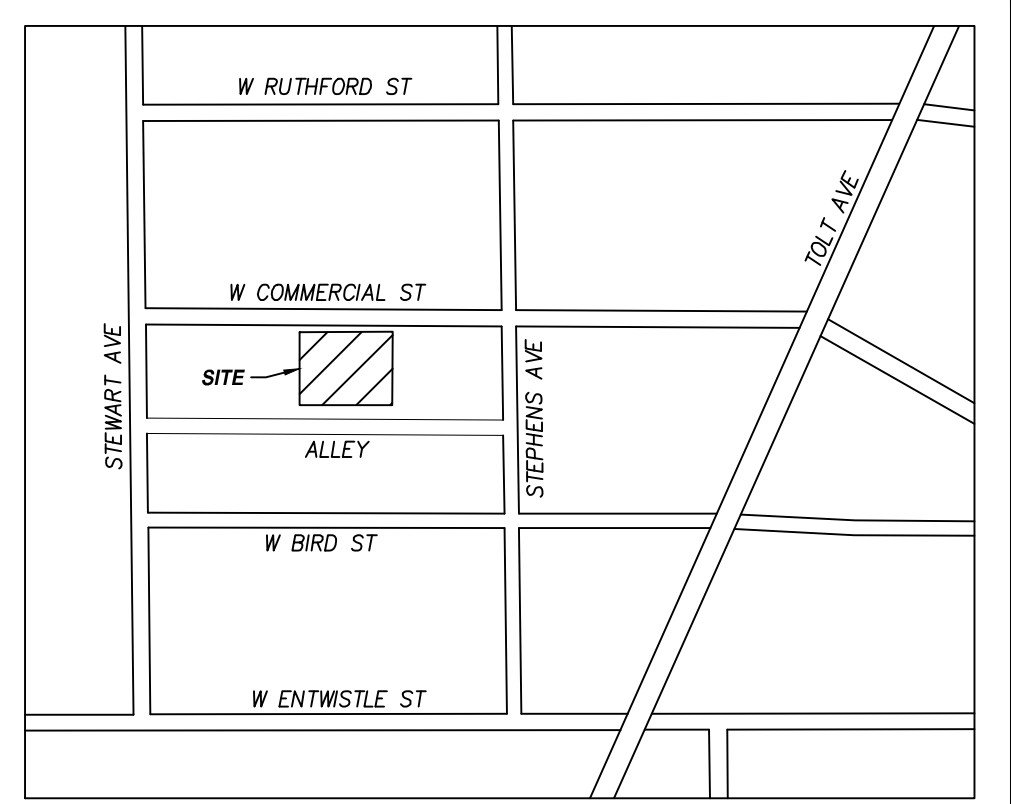
BASIS OF BEARINGS:
A BEARING OF S00°37'48"W BETWEEN THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF BAGWELL STREET AND STEPHENS AVENUE NORTHEAST AND THE CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF ENTWISTLE STREET AND STEPHENS AVENUE NORTHEAST

INSTRUMENTATION:
INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

LEGAL DESCRIPTION:
LOT 6, 7, 8, 9, AND 10, BLOCK 24, TOLT TOWNSHIP COMPANY PLAT OF TOLT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



EXISTING UTILITY NOTE:
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.

CONTRACTOR RESPONSIBILITY:
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

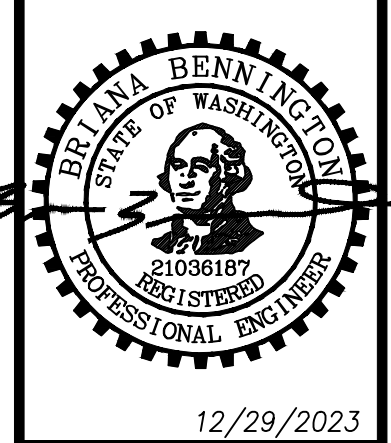
TREE RETENTION NOTE:
ALL EXISTING TREES TO BE RETAINED. WORK WITHIN DRIP LINES TO BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. TREE RETENTION TO BE REVISITED DURING SINGLE FAMILY BUILDING PERMIT PROCESS FOR LOT B.

EXISTING STRUCTURE NOTE:
ALL EXISTING STRUCTURES AND HARD SURFACES TO REMAIN, UNLESS OTHERWISE NOTED.

SHEET INDEX

NO.	TITLE
1 of 7	COVER SHEET
2 of 7	TOPOGRAPHIC SURVEY
3 of 7	DEMO & TESC PLAN
4 of 7	TESC DETAILS
5 of 7	GRADING, DRAINAGE & UTILITY PLAN
6 of 7	CONSTRUCTION DETAILS I
7 of 7	CONSTRUCTION DETAILS II

REVISIONS	DESCRIPTION	BY	DATE



BREWER PRELIMINARY SHORT PLAT
SHANE BREWER CONSTRUCTION INC.
COVER SHEET

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

JOB NO.	23580
DATE	12/29/2023
SCALE	1" = 10'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	1 of 7



FILENAME: J:\21\23580 - SHANE BREWER CONSTRUCTION INC\ENGINEERING\DESIGN\DWG\PRELIMINARY\23580 - COVER.DWG

TAX PARCEL

865830-3300

VERTICAL DATUM

NAVD 88

BENCHMARK

SET MAG. NAIL IN ASPHALT ON SOUTH SIDE OF COMMERCIAL STREET ABOUT 30 FEET NORTH OF NE PROPERTY CORNER.

HORIZONTAL DATUM

NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

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INSTRUMENT USED: 5 SECOND TOTAL STATION.

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LOT 6, 7, 8, 9, AND 10, BLOCK 24, TOLT TOWNSITE COMPANY PLAT OF TOLT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 43, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

REFERENCE

PLAT OF TOLT VOL. 20, PG. 43
CITY OF CARNATION SHORT PLAT NO. SHP16-0004 REC. NO. 2016121590004

UTILITY NOTES

UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES, PAINTED LOCATIONS BY APPLIED PROFESSIONAL SERVICES INC. (APS INC.), AND RECORDS OF THE APPLICABLE UTILITIES AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

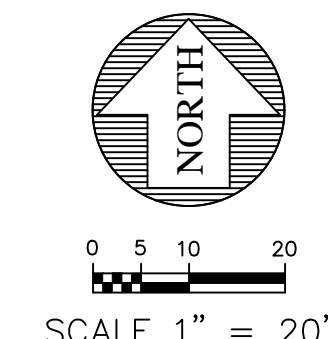
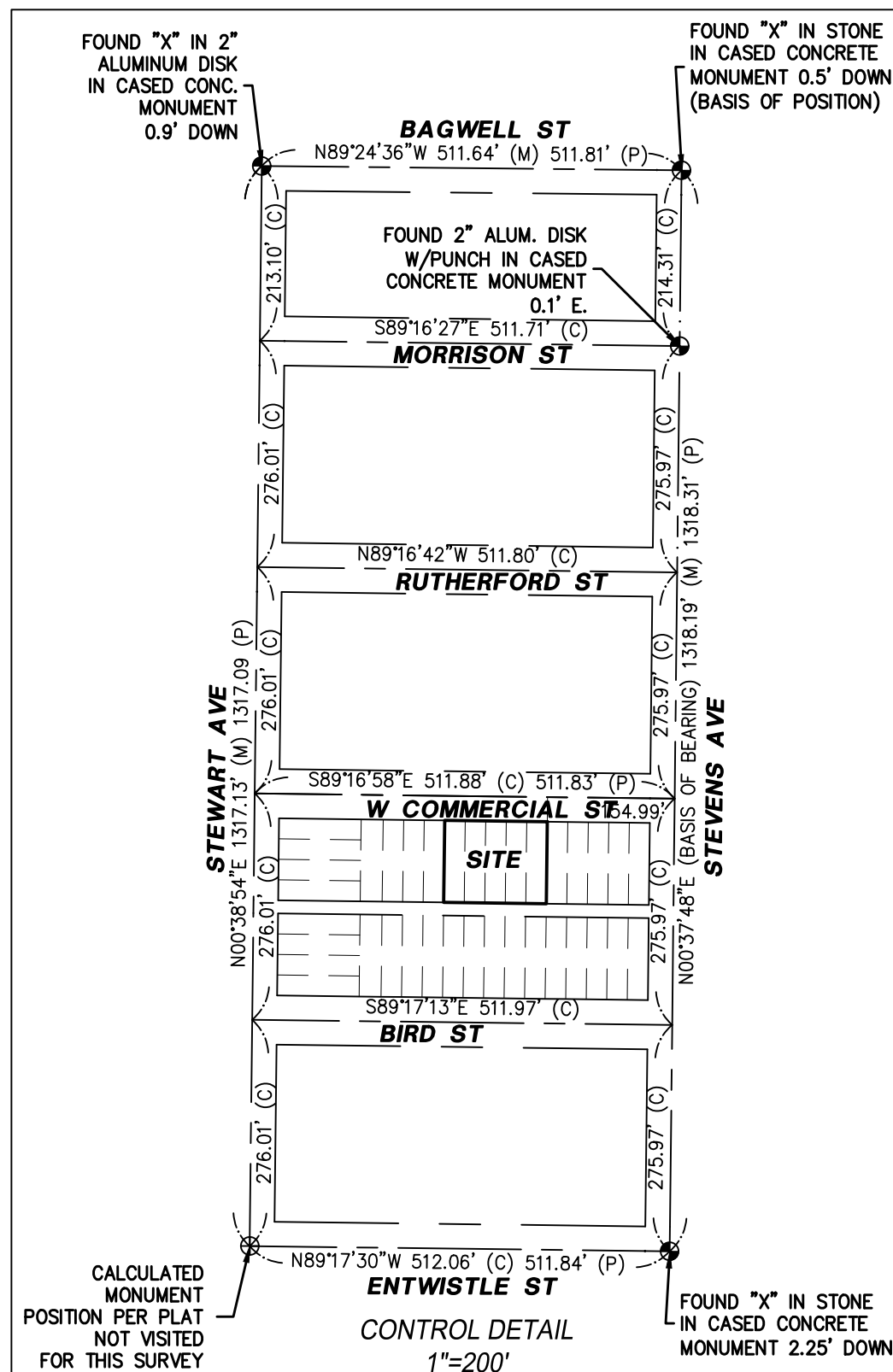
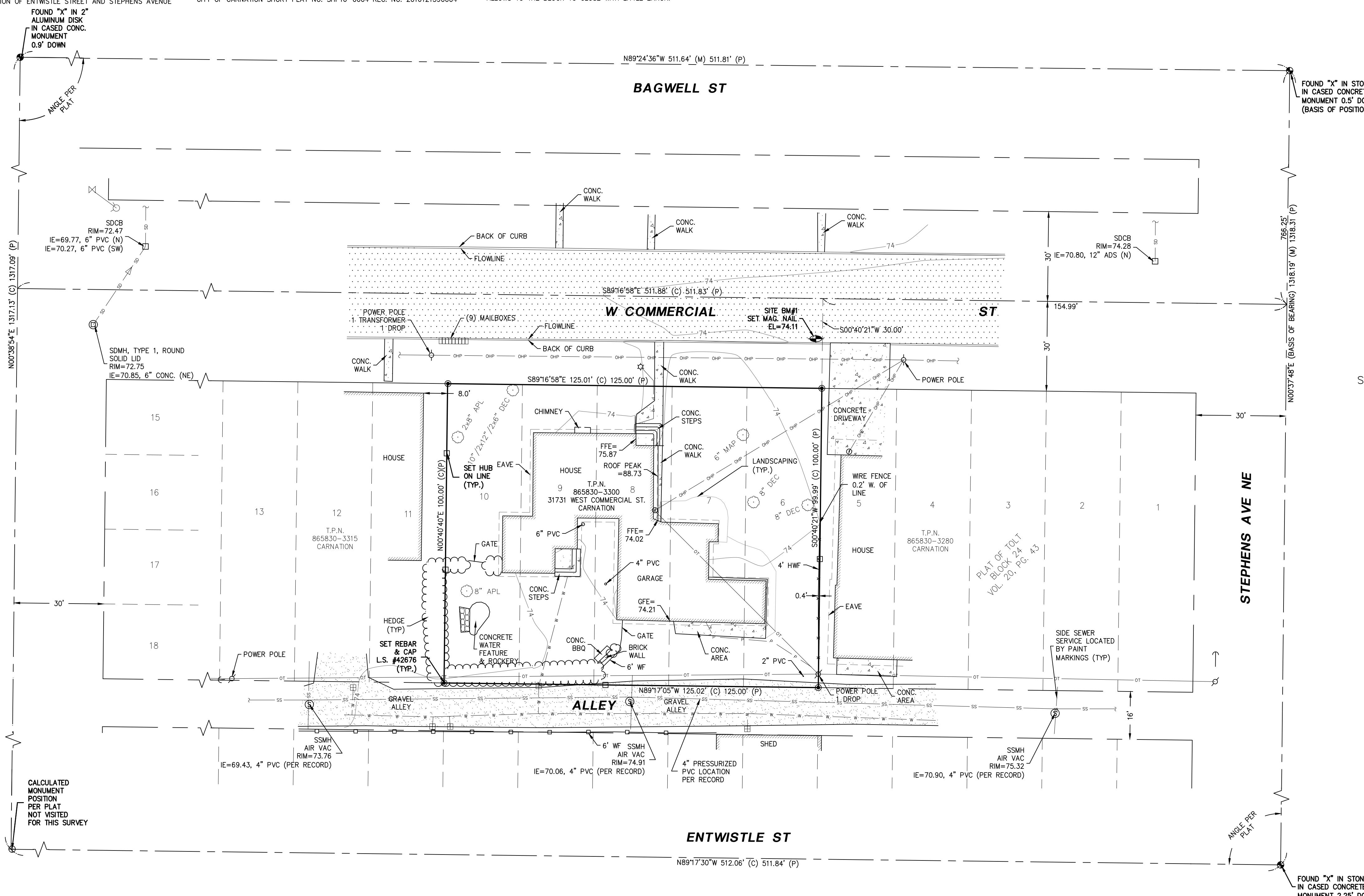
COULD NOT MEASURE THE INVERTS OF THE SEWER PIPES DUE TO IT BEING A PRESSURIZED SYSTEM.

SURVEY NOTE

THE CENTERLINE BEARING OF ENTWISTLE ROAD SHOWN ON THE PLAT OF TOLT CONTAINS A SCRIVENER'S ERROR AS IT SHOWS N84°51'59"E WHERE THE PLAT OF E.B. COWLES ADDITION TO TOWN OF TOLT, RECORDED IN VOLUME 21 OF PLATS, PAGE 21, SHOWS N89°51'59"E ALONG THE SAME CENTERLINE. THE BEARING SHOWN ON TOWN OF TOLT WAS HELD FOR THIS SURVEY AS IT ALLOWS TO THE BLOCK TO CLOSE WITH LITTLE ERROR.

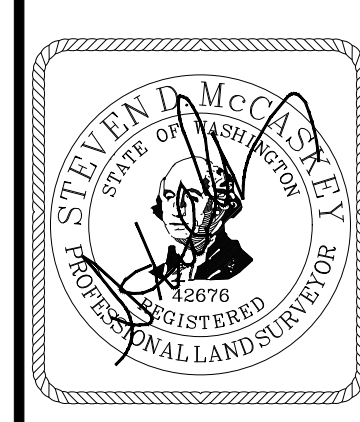
BREWER PRELIMINARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



LEGEND table listing symbols for various features: FOUND MONUMENT IN CASE, FOUND REBAR & CAP, BENCHMARK, SET REBAR & CAP L.S.#42676, CALC'D MONUMENT POSITION, MEASURED, PLAT OF TOLT VOL. 20, PG. 43, WATER VALVE, FIRE HYDRANT, WATER METER, SEWER MANHOLE, STORM MANHOLE, CATCH BASIN, MAILBOX, LIGHT POST, ROCKERY, ELECTRIC METER, UTILITY POLE, GUY ANCHOR, SET HUB ON LINE, CLEANOUT (AS NOTED), UNDERGROUND POWER LINE, OVERHEAD POWER LINE, OVERHEAD TELEPHONE LINE, WATER LINE, STORM LINE, SEWER LINE, WOOD FENCE, WIRE FENCE, EVERGREEN TREE, DECIDUOUS TREE, CONCRETE, ASPHALT, GRAVEL.

REVISIONS table with columns for DATE, BY, and DESCRIPTION.



12/29/2023

BREWER PRELIMINARY SHORT PLAT
SHANE BREWER CONSTRUCTION INC.
TOPOGRAPHIC SURVEY

Encompass Engineering & Surveying logo and contact information: 165 NE Juniper Street, Suite 201, Issaquah, WA 98027, Phone: (425) 392-0030.

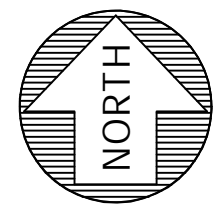
Job information table: JOB NO. 23580, DATE 12/29/2023, SCALE 1"=20', DESIGNED N/A, DRAWN LFM, CHECKED JLS, APPROVED SDM, SHEET 2 of 7.



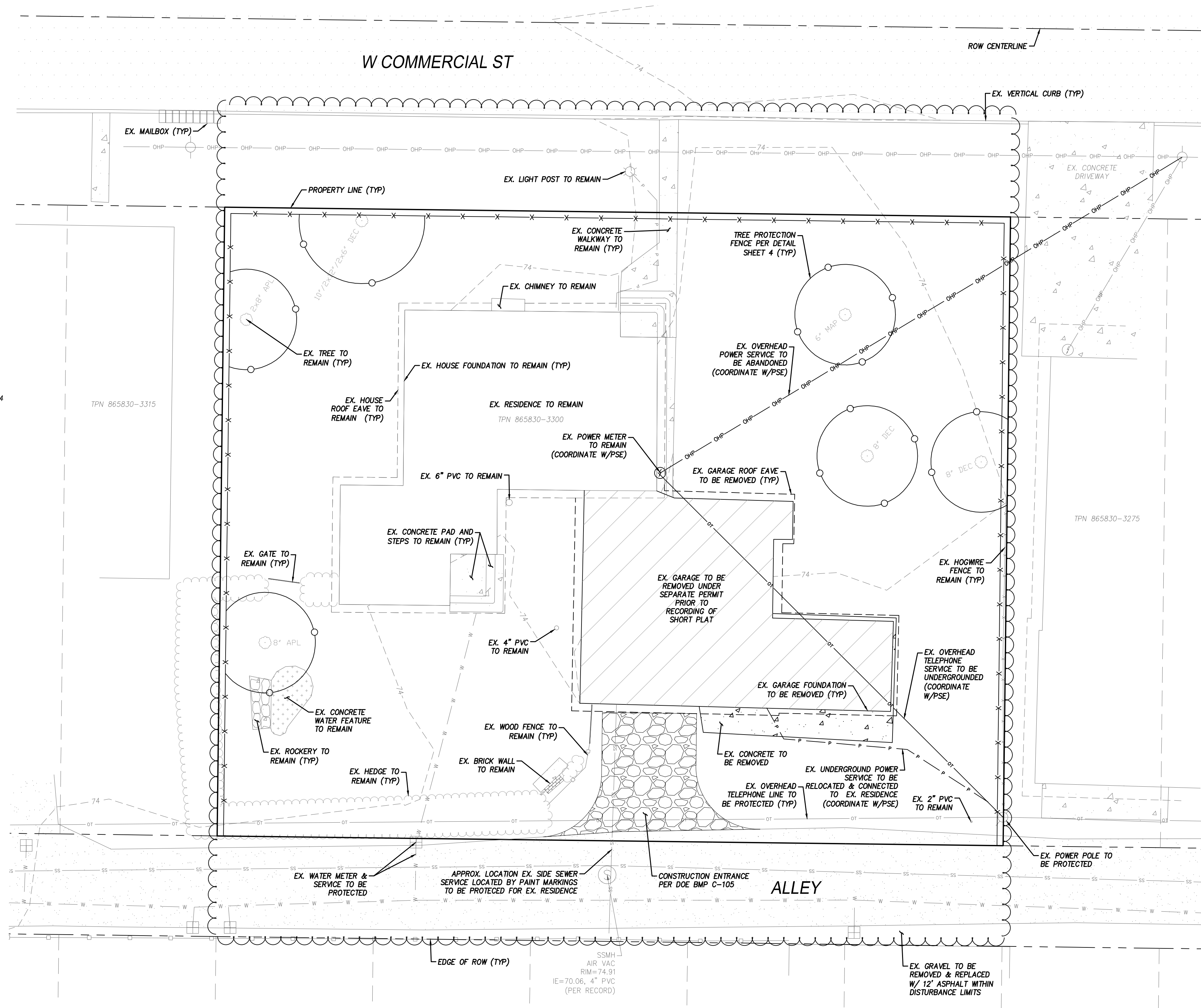
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BREWER PRELIMINARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



0 5 10
SCALE 1" = 10'



TESC LEGEND:

- LIMITS OF DISTURBANCE
- SILT FENCE PER DETAIL SHEET 4
- TREE PROTECTION FENCE PER DETAIL SHEET 4
- TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL SHEET 4

SURVEY LEGEND:

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- MAILBOX
- LIGHT POST
- ROCKERY
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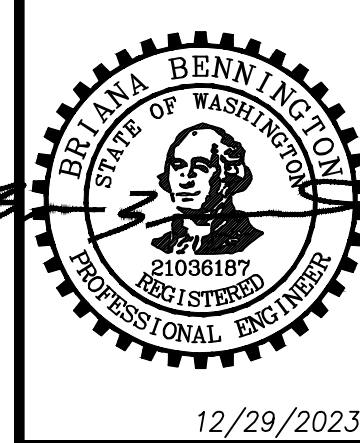
EROSION AND SEDIMENT CONTROL NOTES:

- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (KING COUNTY SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, FLOW CONTROL BMP LOCATIONS (EXISTING AND PROPOSED), AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- DUST GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED BY WETTING THE DUST SOURCES IN AREAS OF EXPOSED SOILS AND WASHING TRUCK WHEELS BEFORE TRUCKS LEAVE THE SITE.

TREE RETENTION NOTE:

ALL EXISTING TREES TO BE RETAINED. WORK WITHIN DRILINES TO BE COMPLETED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. TREE RETENTION TO BE REVISITED DURING SINGLE FAMILY BUILDING PERMIT PROCESS FOR LOT B.

REVISIONS	DESCRIPTION	BY	DATE



BREWER PRELIMINARY SHORT PLAT
SHANE BREWER CONSTRUCTION INC.
DEMO & TESC PLAN

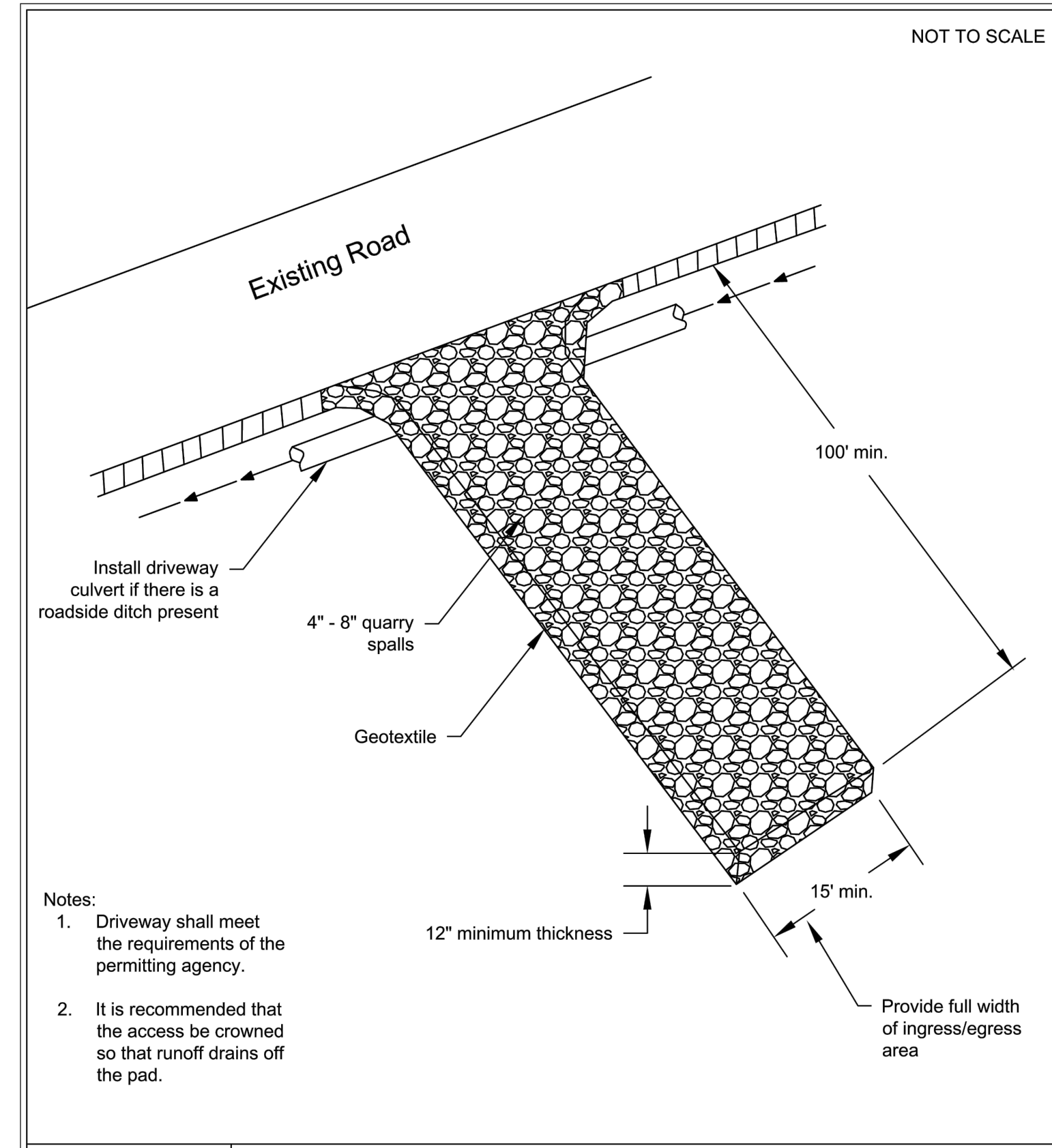


JOB NO.	23580
DATE	12/29/2023
SCALE	1"=10'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	3 of 7



FILENAME: J:\23123580 - SHANE BREWER CONSTRUCTION INC\CONSTRUCTION DESIGN\DWG\PRELIMINARY\23580 - TESC.DWG

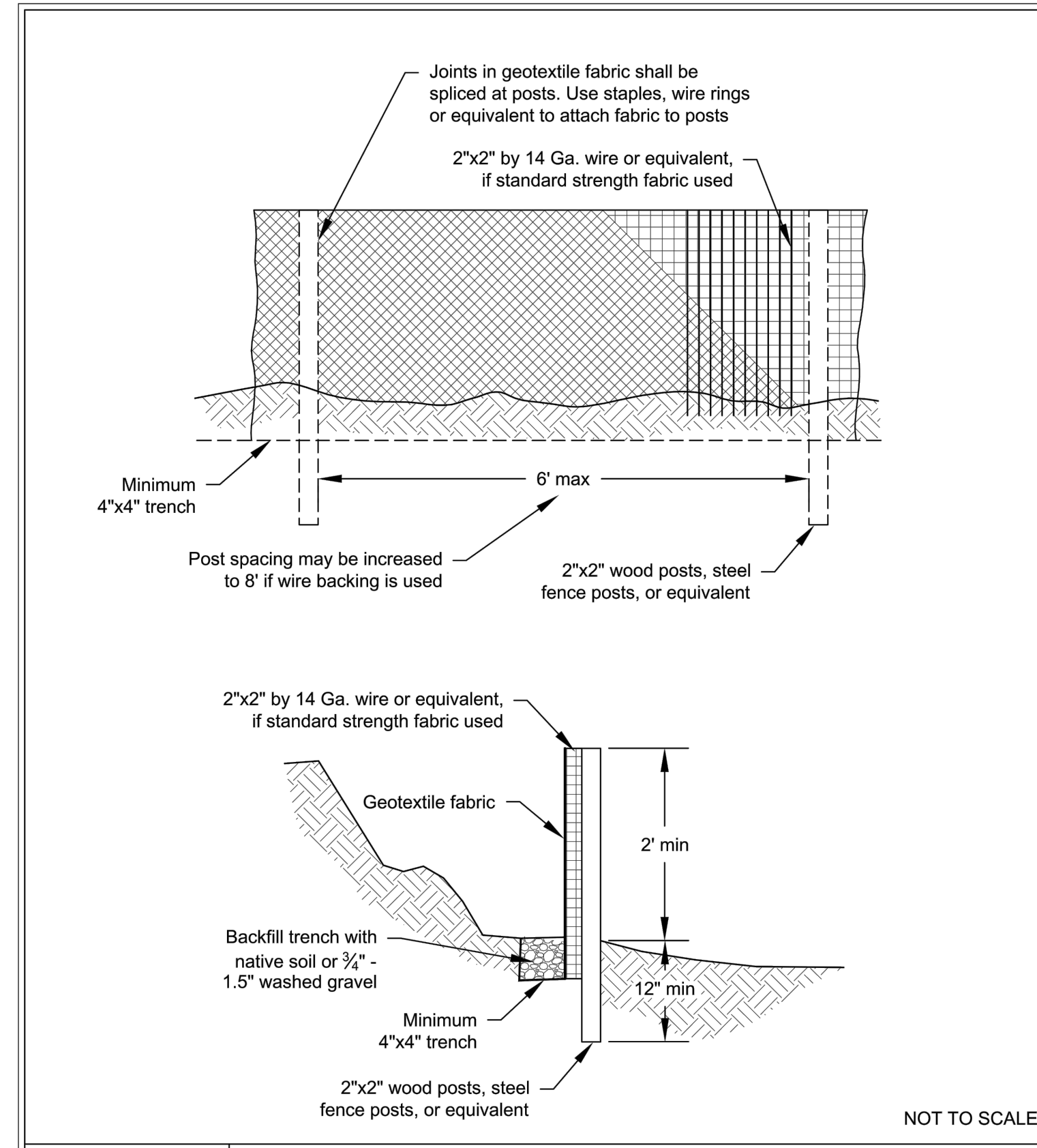
BREWER PRELIMINARY SHORT PLAT
 A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.
 CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



Stabilized Construction Access
 Revised June 2018

DEPARTMENT OF ECOLOGY
 State of Washington

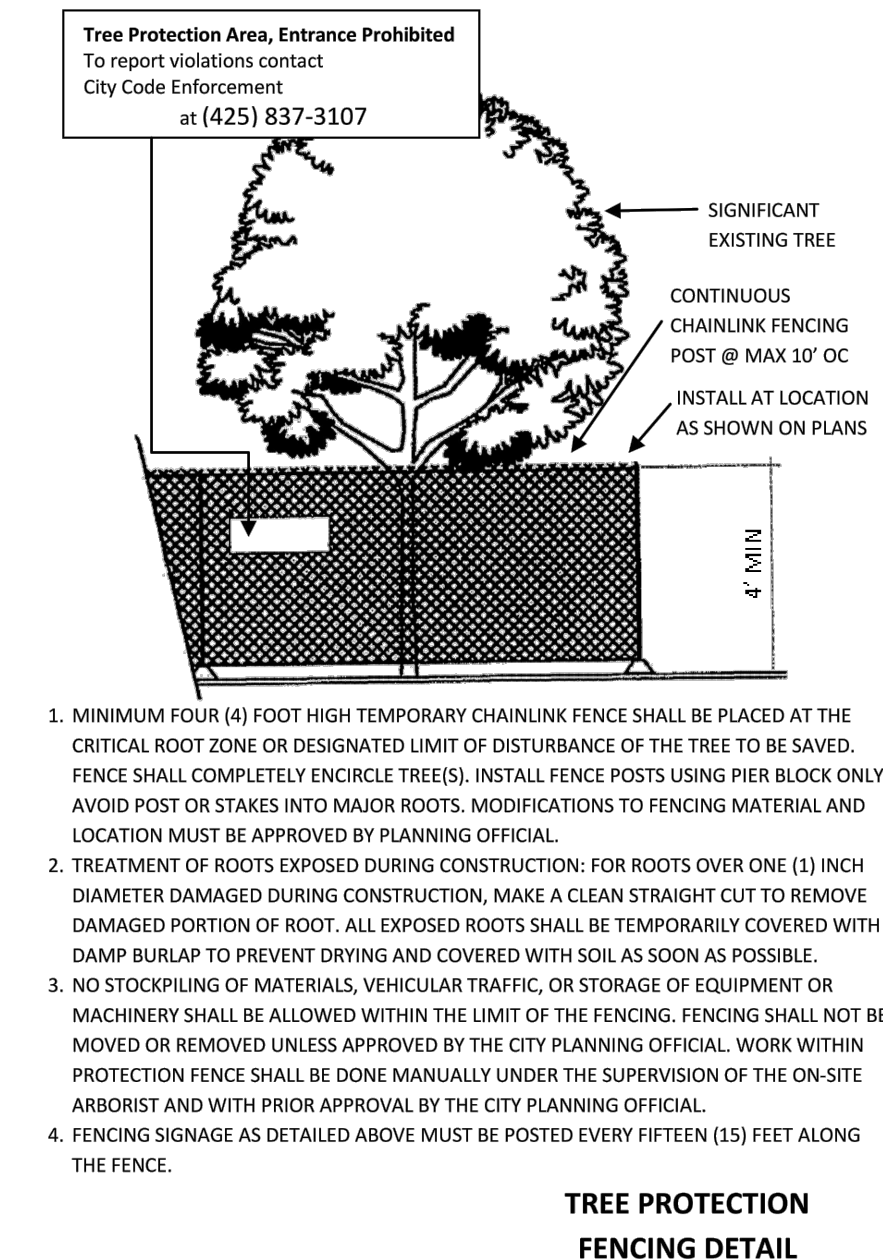
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Silt Fence
 Revised July 2017

DEPARTMENT OF ECOLOGY
 State of Washington

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**TREE PROTECTION
 FENCING DETAIL**

- MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

REVISIONS	DESCRIPTION	BY	DATE



BREWER PRELIMINARY SHORT PLAT
 SHANE BREWER CONSTRUCTION INC.
TESC DETAILS

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
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 407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

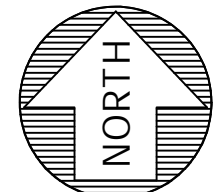
JOB NO.	23580
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SCALE	NTS
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	4 of 7



FILENAME: J:\21\23580 - SHANE BREWER CONSTRUCTION INC\ENGINEERING\DESIGN\DWG\PRELIMINARY\23580 - TESC.DWG

BREWER PRELIMINARY SHORT PLAT

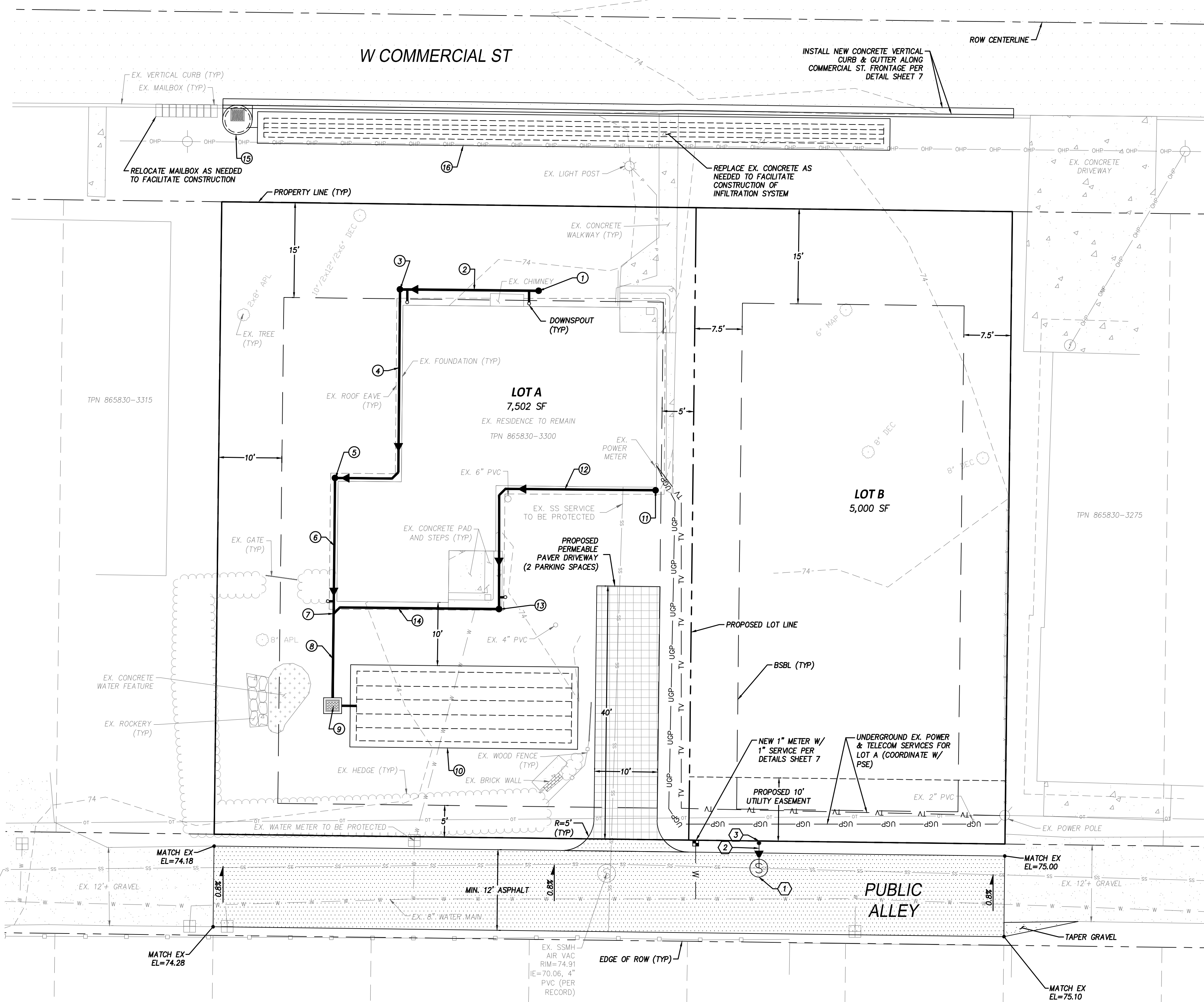
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



SCALE 1" = 10'

SURVEY LEGEND:

- WATER VALVE
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- CONCRETE
- ASPHALT
- GRAVEL



FUTURE LOT B STORM DESIGN

ON-SITE STORM SYSTEM FOR LOT B TO BE DESIGNED W/ THE FUTURE SINGLE-FAMILY BUILDING PERMIT DESIGN TO INCLUDE PERMEABLE PAVEMENT WHEN FEASIBLE FOR HARDSCAPES AND A ROOF DOWNSPOUT INFILTRATION SYSTEM DESIGNED AT A RATIO OF 125 LF OF TRENCH PER 1,000 SF OF TRIBUTARY IMPERVIOUS SURFACE AS REQUIRED FOR SANDY LOAM SOILS PER THE 2019 DOE SWMMWW.

STORM KEYNOTES:

- 1 SDCO RIM=74.00± 4" IE=73.00
- 2 22 LF 4" PVC @ 1%
- 3 SDCO RIM=74.00± 4" IE 72.78
- 4 39 LF 4" PVC @ 1%
- 5 SDCO RIM=74.00± IE=72.39
- 6 21 LF 4" PVC @ 1%
- 7 4" WYE IE=72.18
- 8 15 LF 4" PVC @ 1%
- 9 TYPE 1 CB OR YARD DRAIN W/ GRATE RIM=73.75± IE=72.02
- 10 13'x36" INFILTRATION GALLERY PER DETAIL SHEET 6 FG=73.75± IE=72.00
- 11 SDCO RIM=74.00± 4" IE=72.88
- 12 43 LF 4" PVC @ 1%
- 13 SDCO RIM=74.00± 4" IE=72.44
- 14 26 LF 4" PVC @ 1%
- 15 CONTECH CDS HYDRODYNAMIC SEPARATOR FOR PRE-TREATMENT TO BE DESIGNED DURING FINAL ENGINEERING
- 16 100'x5" INFILTRATION GALLERY PER DETAIL SHEET 6 FG=73.75± IE=70.75±

SEWER KEYNOTES:

- 1 INSTALL NEW TYPE 2 SEWER VALVE PIT PER DETAIL SHEET 6 RIM=74.99 IE=70.20
- 2 4 LF 6" SDR21 PVC SEWER STUB LATERAL @ 2%
- 3 SEWER STUB MARKER POST INSTALLED AT PROPERTY LINE

AMENDED SOILS NOTE:

ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION TO ACHIEVE POST-CONSTRUCTION SOIL AMENDMENT STANDARD PER BBP T5.13 IN THE 2019 DOE SWMMWW.

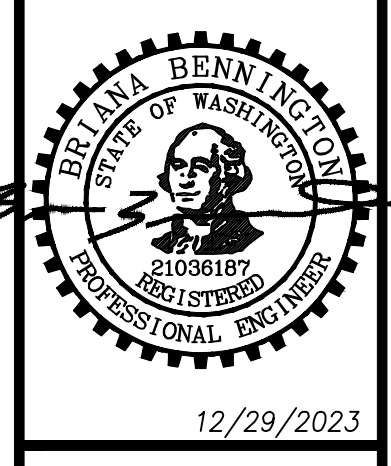
EXISTING STRUCTURE NOTE:

ALL EXISTING STRUCTURES AND HARD SURFACES TO REMAIN, UNLESS OTHERWISE NOTED ON SHEET 3.

DRY UTILITY NOTE:

CONNECTION TO EXISTING UNDERGROUND GAS, POWER, FIBER OPTIC AND TELECOMMUNICATIONS TO BE COORDINATED DIRECTLY WITH PUGET SOUND ENERGY AND TELECOMMUNICATIONS PROVIDER. ALL EXISTING UNDERGROUND SERVICES TO BE RECONNECTED TO THE PROPOSED RESIDENCE. APPROXIMATE LOCATIONS OF THE UNDERGROUND UTILITY CONNECTIONS HAVE BEEN SHOWN FOR REFERENCE ONLY, AND IS SUBJECT TO CHANGE AT THE DISCRETION OF THE UTILITY PROVIDER.

REVISIONS	DESCRIPTION	BY	DATE



BREWER PRELIMINARY SHORT PLAT
 SHANE BREWER CONSTRUCTION INC.
GRADING, DRAINAGE & UTILITY PLAN

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 492-0250
 Eastern Washington Division
 407 Swiftwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

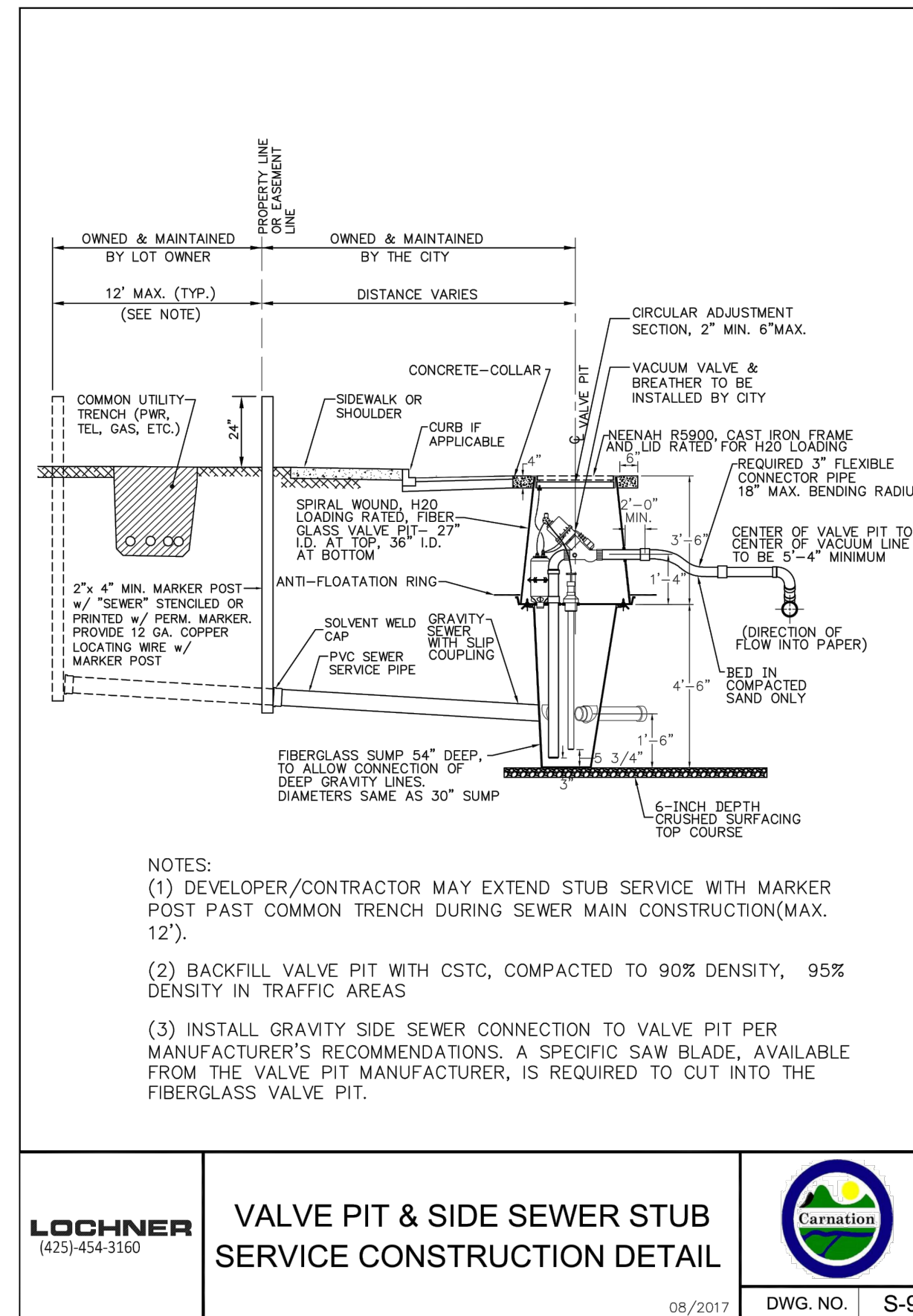
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APPROVED	BLB
SHEET	5 of 7



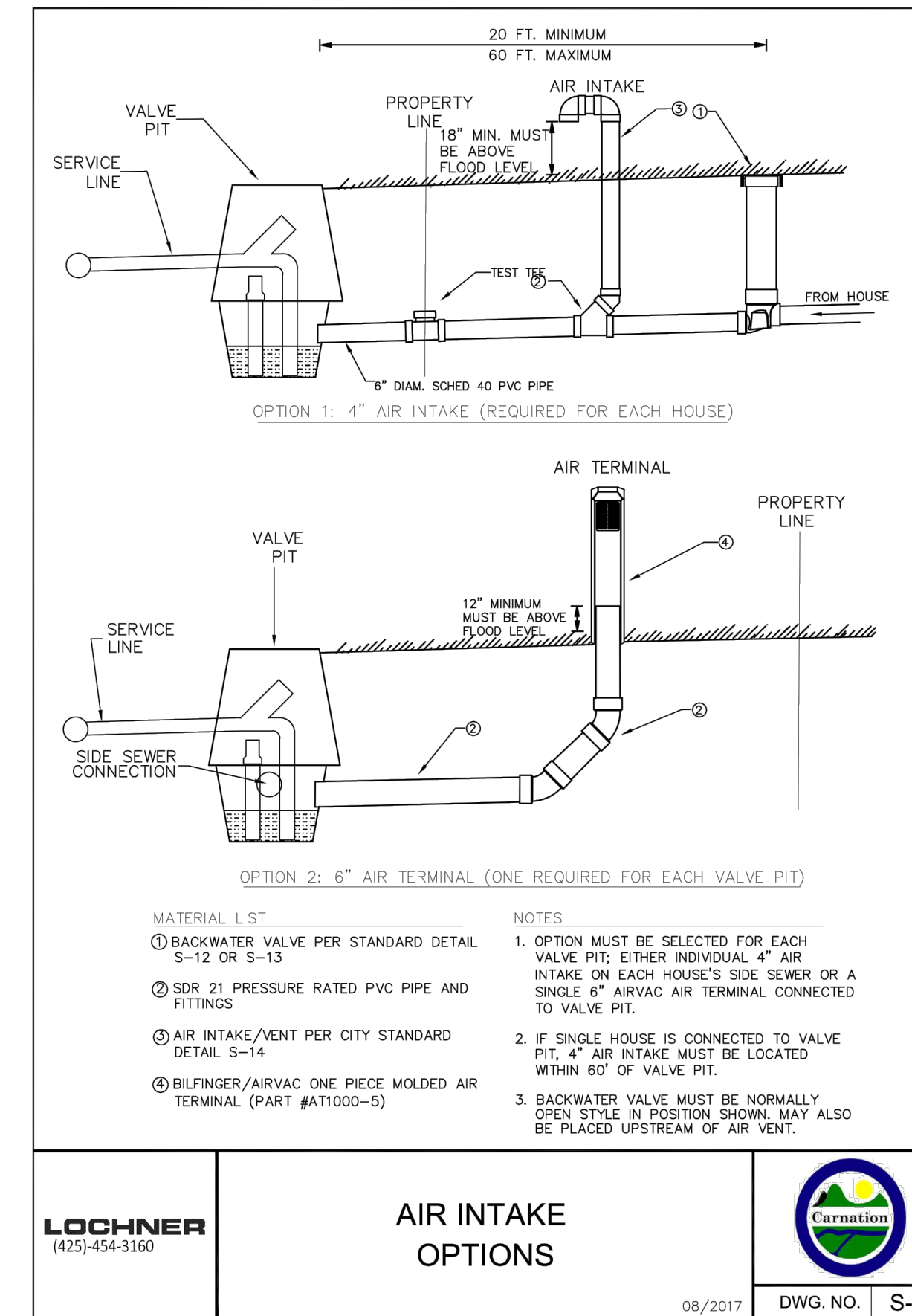
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BREWER PRELIMINARY SHORT PLAT

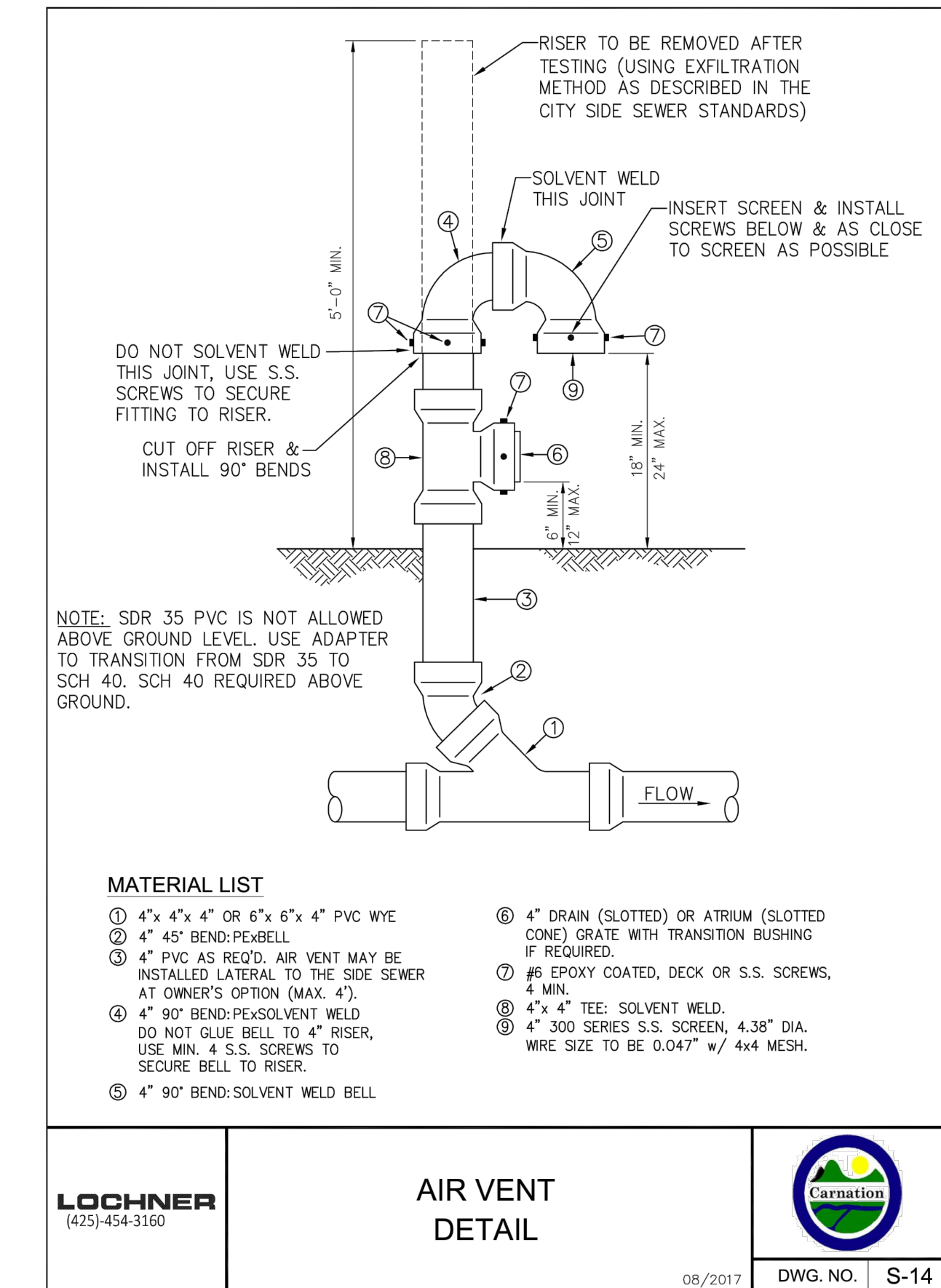
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CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



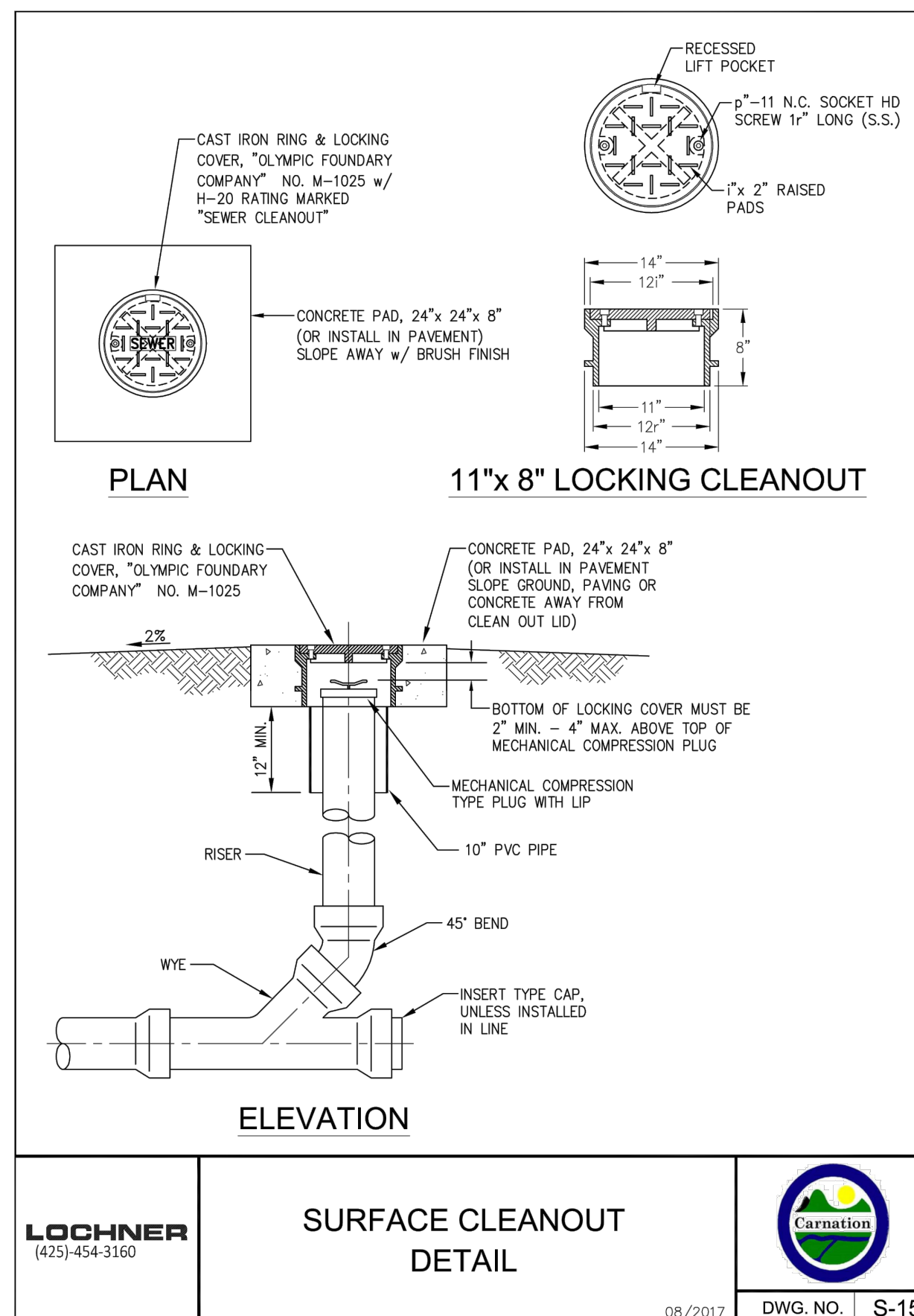
LOCHNER (425)-454-3160
VALVE PIT & SIDE SEWER STUB SERVICE CONSTRUCTION DETAIL
 08/2017 DWG. NO. S-9



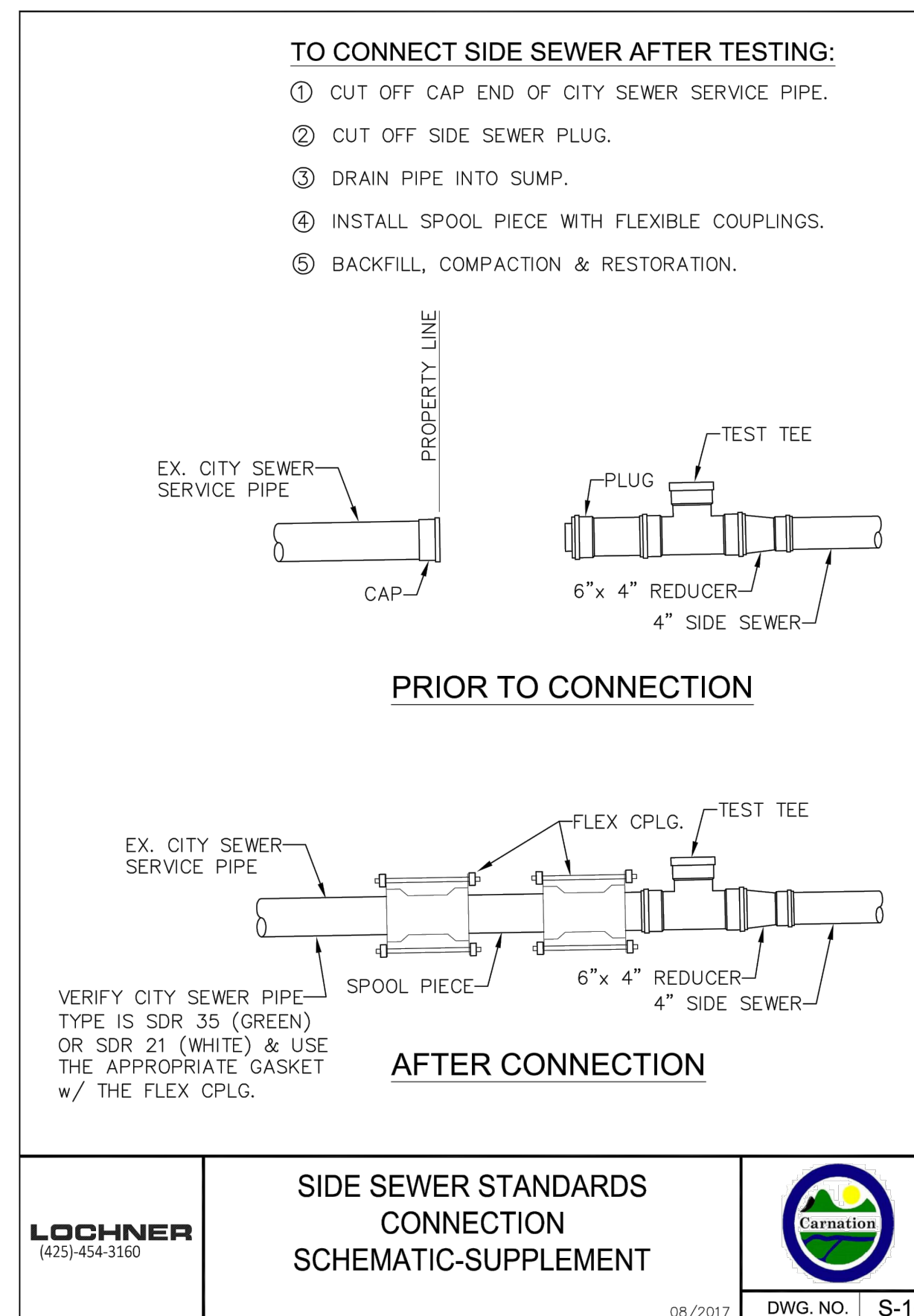
LOCHNER (425)-454-3160
AIR INTAKE OPTIONS
 08/2017 DWG. NO. S-11



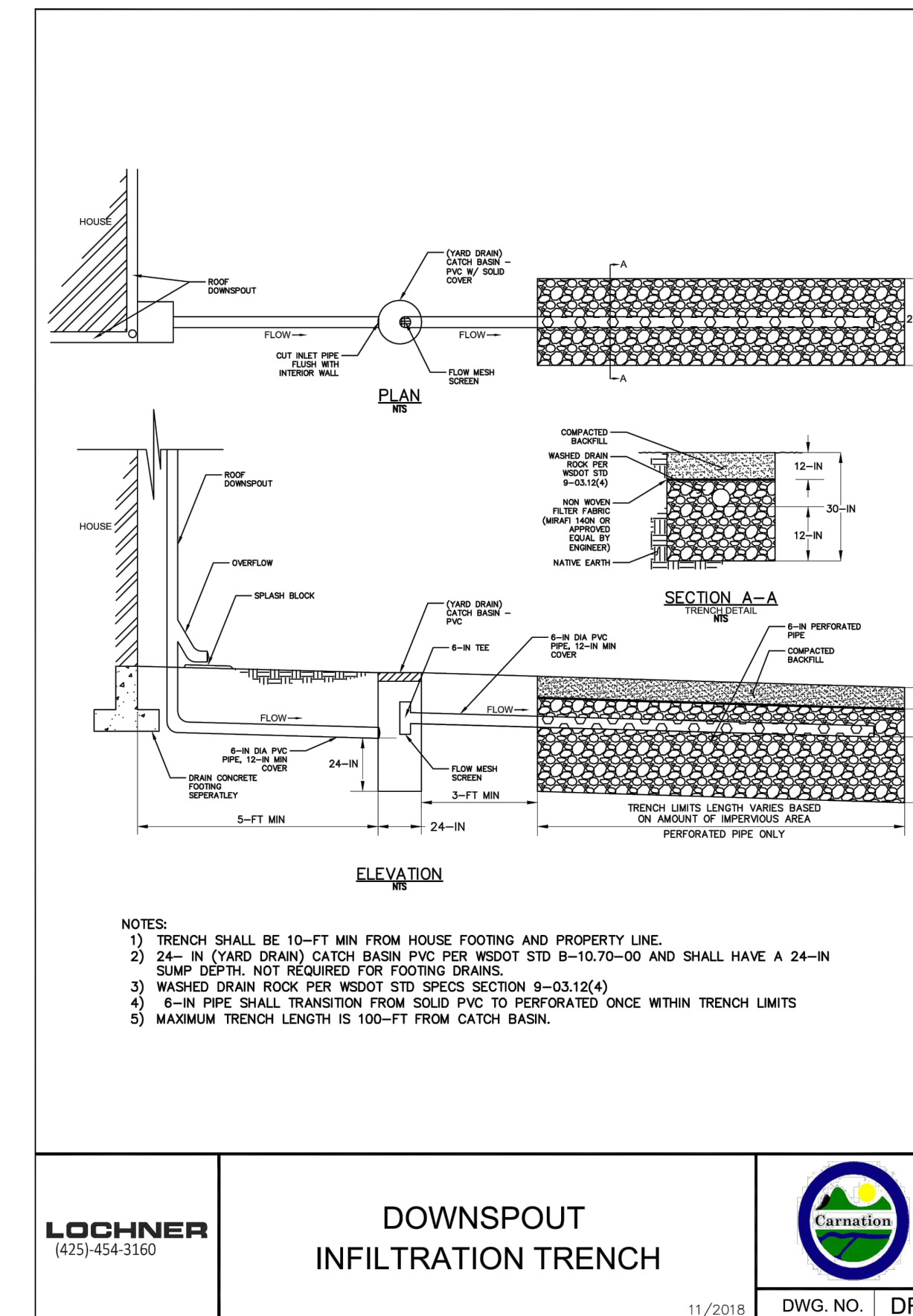
LOCHNER (425)-454-3160
AIR VENT DETAIL
 08/2017 DWG. NO. S-14



LOCHNER (425)-454-3160
SURFACE CLEANOUT DETAIL
 08/2017 DWG. NO. S-15

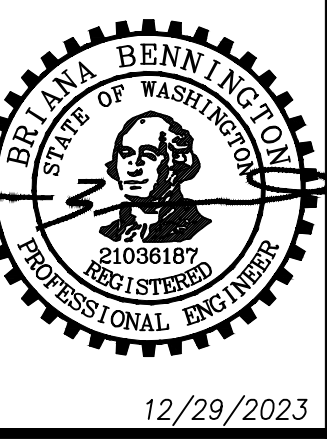


LOCHNER (425)-454-3160
SIDE SEWER STANDARDS CONNECTION SCHEMATIC-SUPPLEMENT
 08/2017 DWG. NO. S-16



LOCHNER (425)-454-3160
DOWNSPOUT INFILTRATION TRENCH
 11/2018 DWG. NO. DR-3

REVISIONS	DESCRIPTION	BY	DATE



BREWER PRELIMINARY SHORT PLAT
 SHANE BREWER CONSTRUCTION INC.
CONSTRUCTION DETAILS I



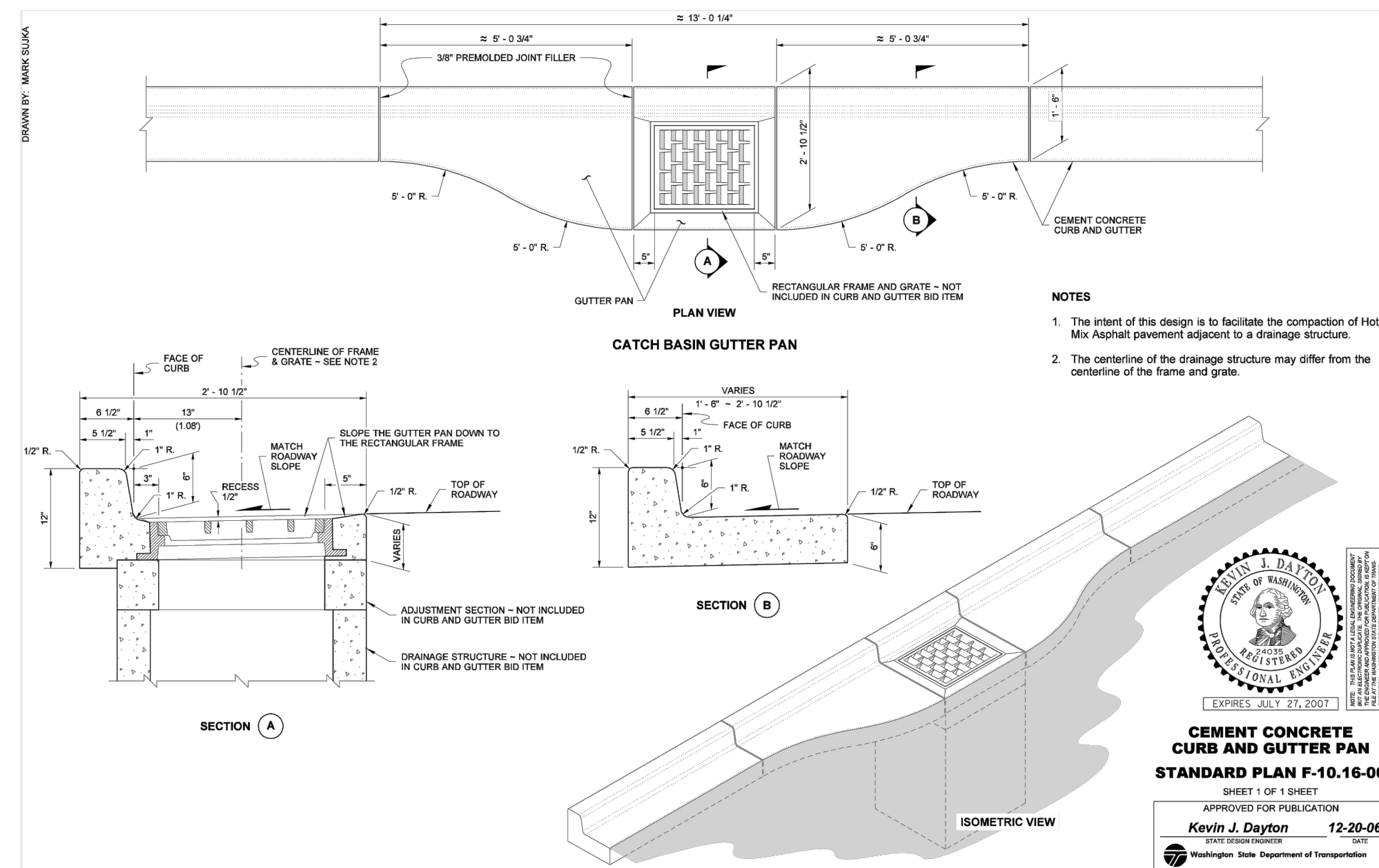
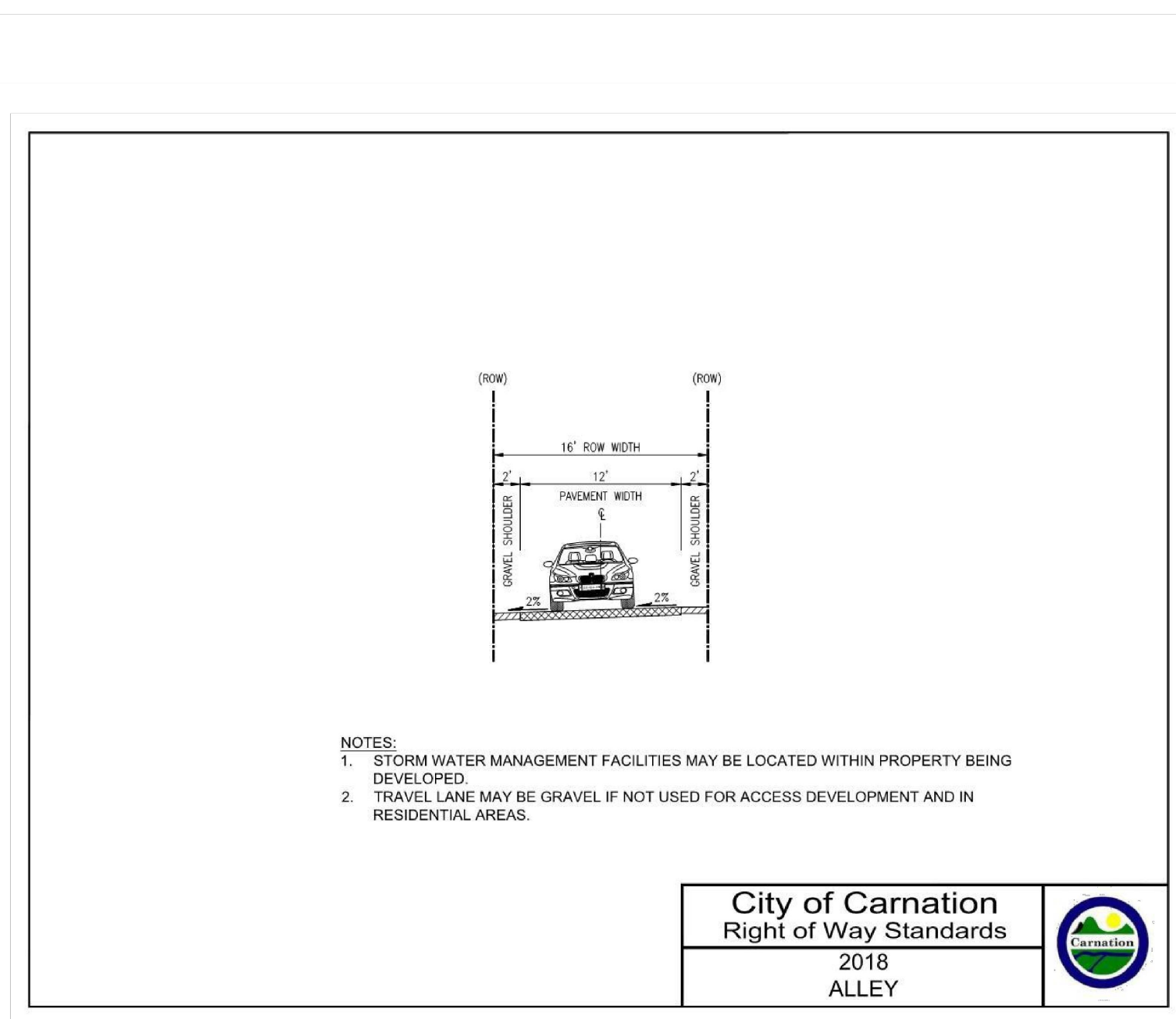
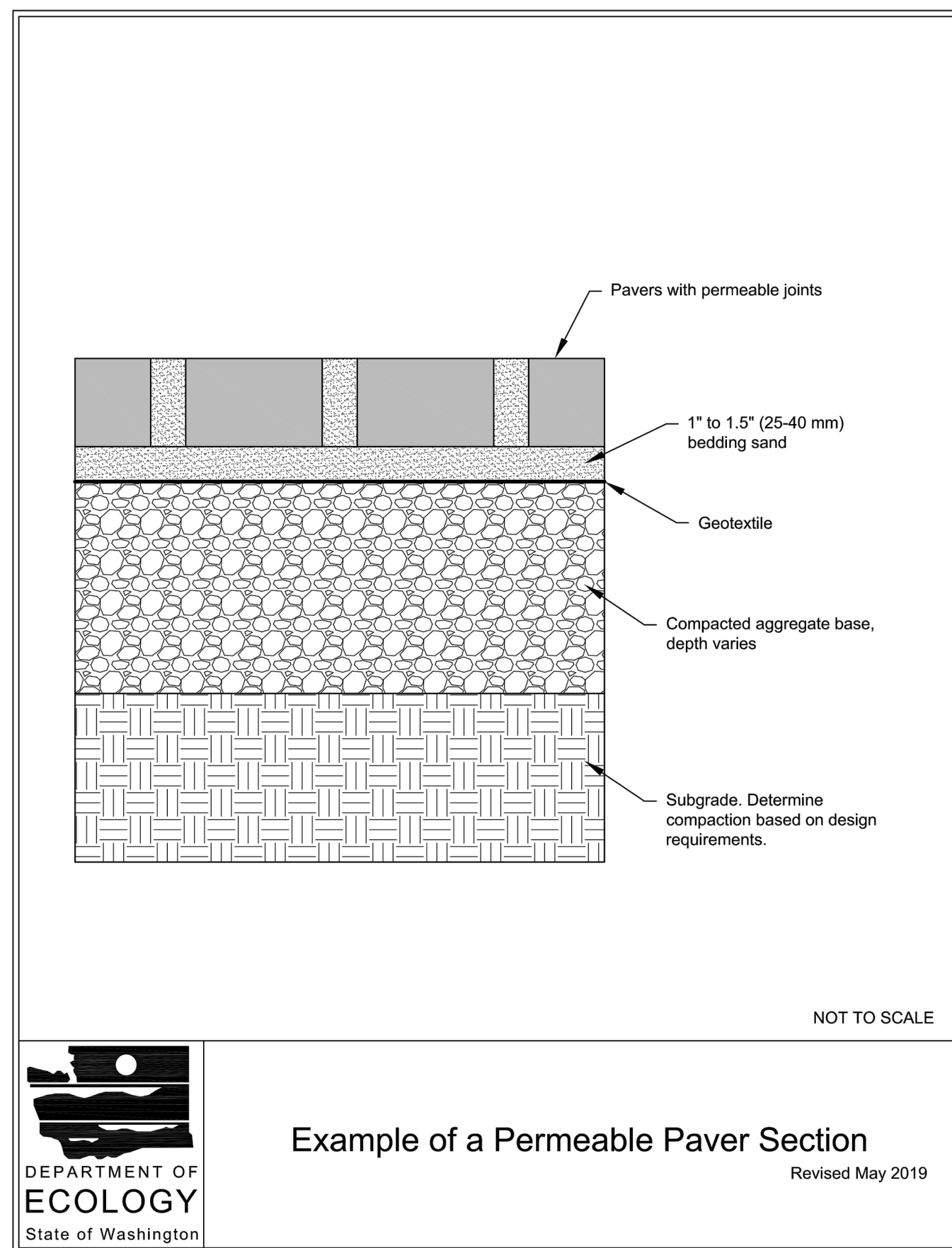
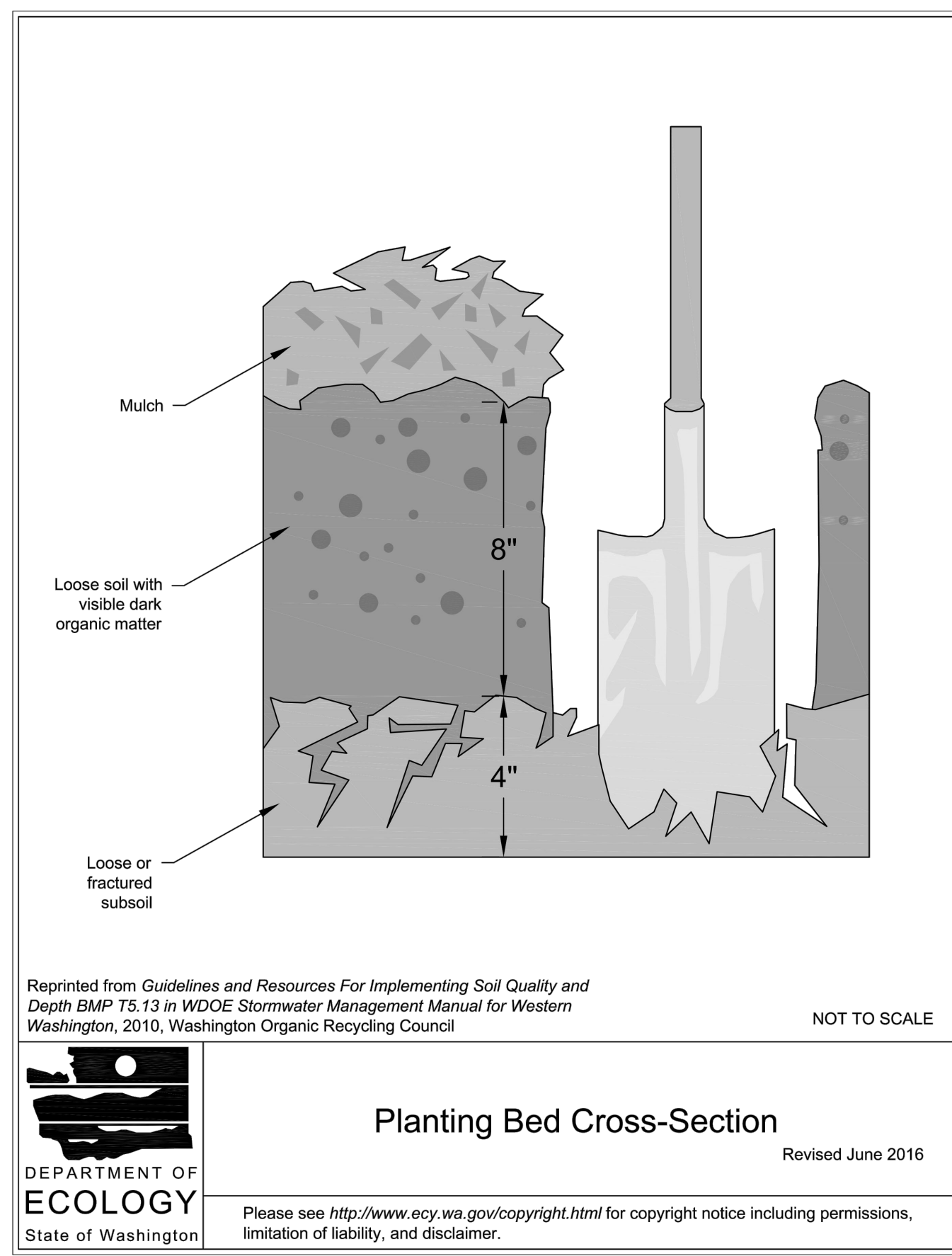
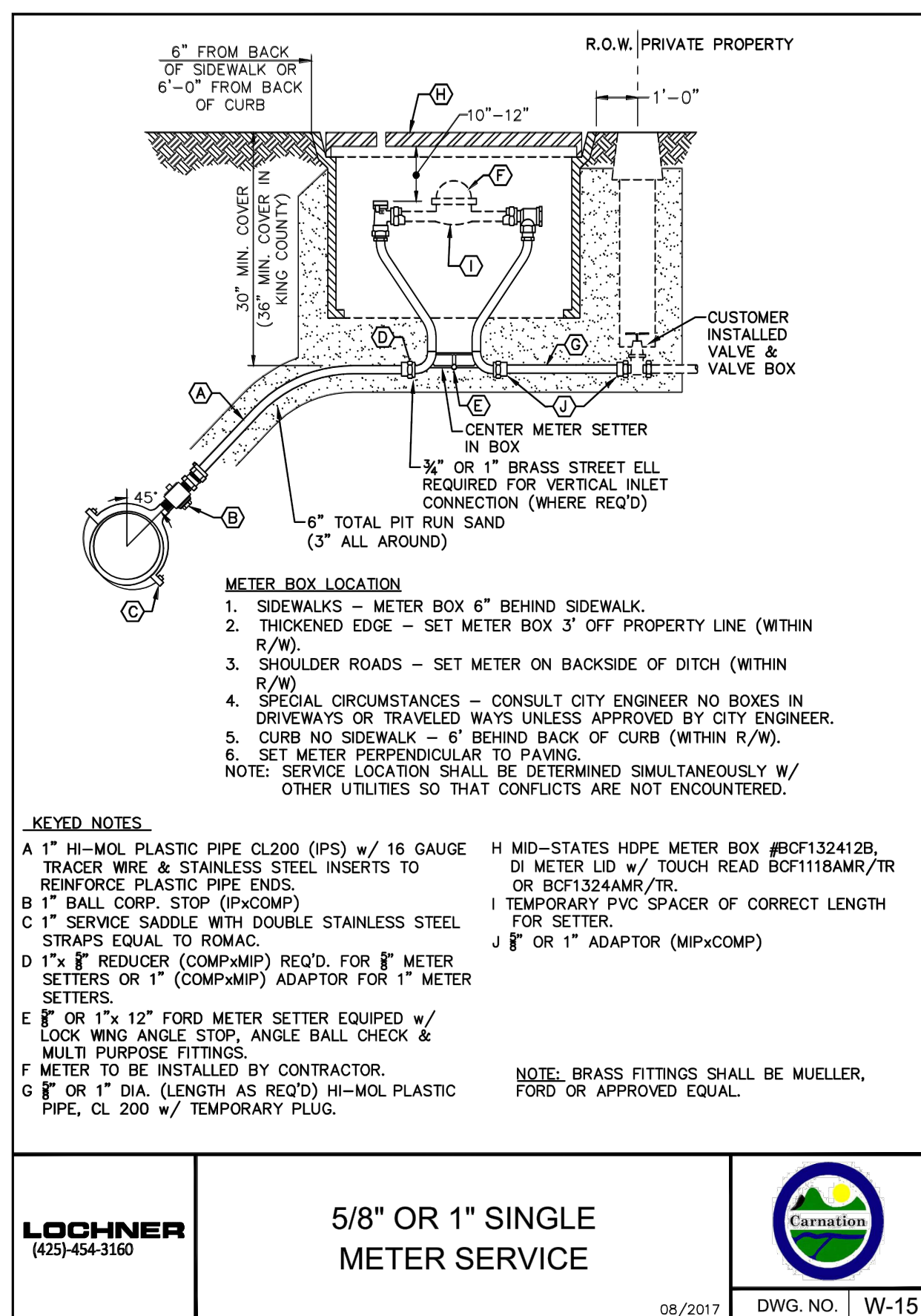
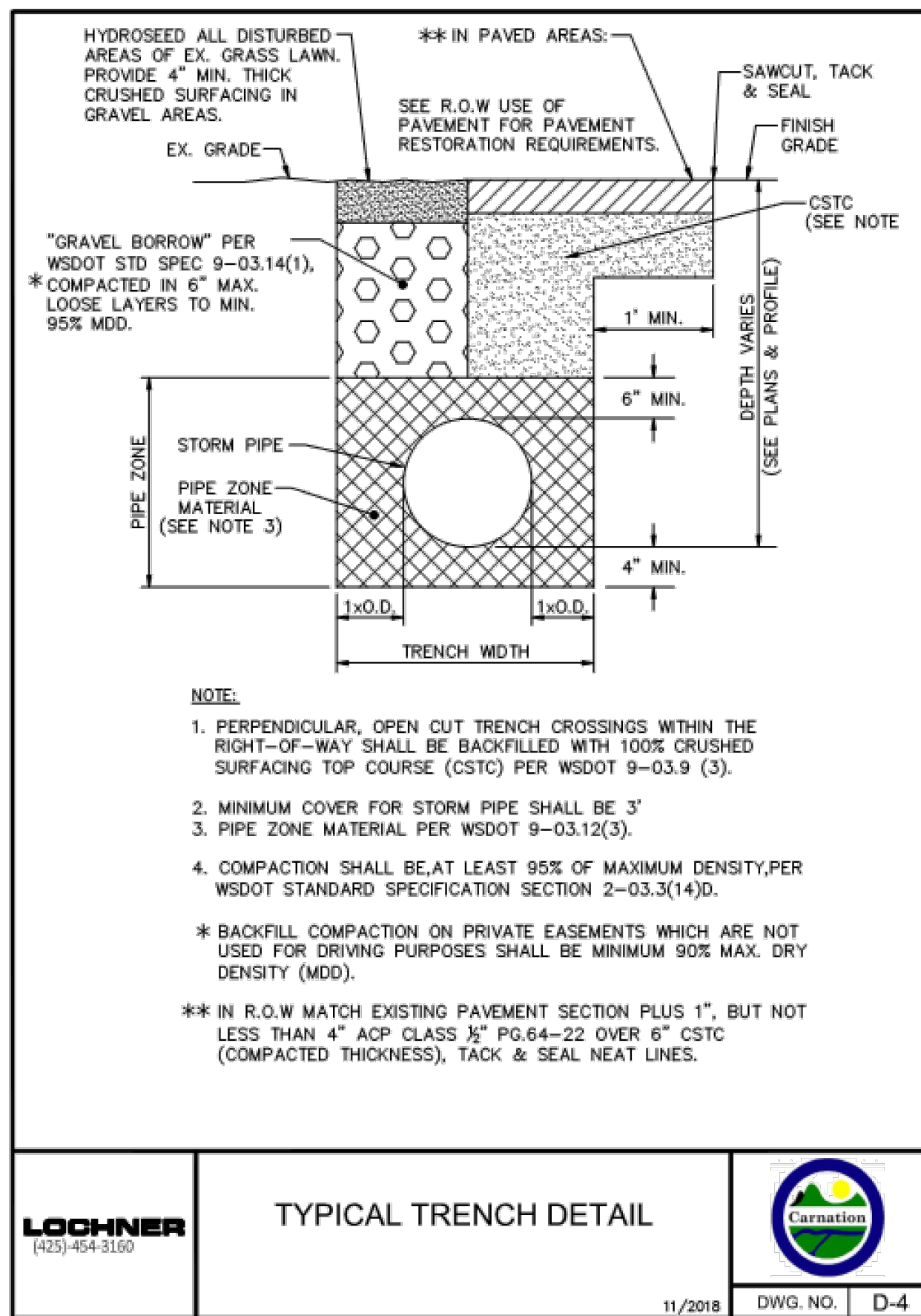
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SCALE	1"=10'
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APPROVED	BLB
SHEET	6 of 7



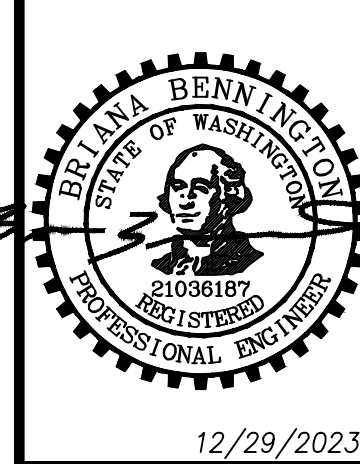
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BREWER PRELIMINARY SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, T. 25 N., R. 07 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



REVISIONS	DESCRIPTION	BY	DATE



BREWER PRELIMINARY SHORT PLAT
SHANE BREWER CONSTRUCTION INC.
CONSTRUCTION DETAILS II



JOB NO.	23580
DATE	09/25/2023
SCALE	1"=10'
DESIGNED	BLB
DRAWN	PMS
CHECKED	CJA
APPROVED	BLB
SHEET	7 of 7

