

VAHORA PLAT SITE DEVELOPMENT PLAN

2456 South 138th Street, SeaTac, WA 98168

PARCEL # 1623049214

A PORTION OF SECTION 26, TOWNSHIP 21 N., RANGE 4 E., W.M.

GRADING/EXCAVATION
 CUT = 240 CY
 FILL = 240 CY
 QUANTITIES FOR ESTIMATING PURPOSES ONLY

BASIS OF BEARINGS IS NAD83/91

LEGAL DESCRIPTION:

PARCEL A:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY LINE OF SAID SUBDIVISION AT A POINT 480.50 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG SAID NORTHERLY LINE 180.50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID SUBDIVISION 315.00 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID SUBDIVISION 180.50 FEET; THENCE NORTHERLY 315.00 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION LYING EASTERLY OF A LINE PARALLEL WITH AND 681.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION.

PARCEL B:
 AN EASEMENT FOR DRIVEWAY OVER AND ACROSS A STRIP OF LAND 20.00 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE NORTHERLY LINE OF SOUTH 138TH STREET AT A POINT 480.50 FEET EAST OF THE WESTERLY LINE OF SAID SUBDIVISION; THENCE NORTH 315.00 FEET. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROPERTY ADDRESS: 2456 SOUTH 138TH STREET SEATAC, WASHINGTON 98168

PACE PROJECT NUMBER 18071.00
 TAX PARCEL NO.: 1623049214

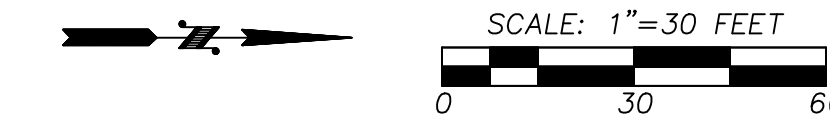
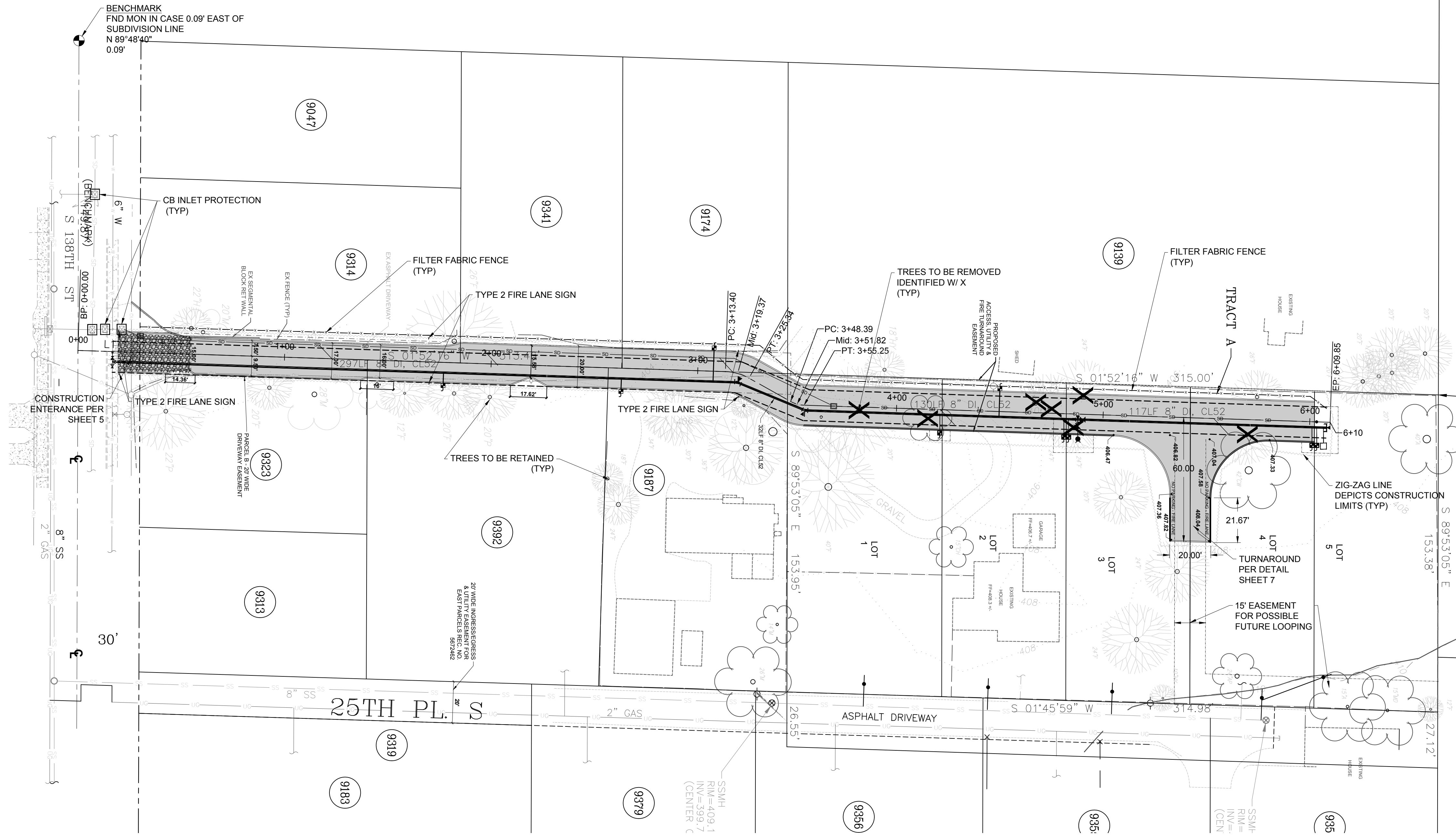
PROJECT PROPONENT AND OWNER
 Rahima Vahora
 2456 South 138th Street
 SeaTac, WA 98168

LEGEND

- EX. POWER POLE
- EX. GUY WIRE
- EX. POWER VAULT
- EX. STREET LIGHT
- EX. TELEPHONE MANHOLE
- EX. TELEPHONE PEDESTAL
- EX. CABLE PEDESTAL
- EX. SEWER MANHOLE
- EX. CLEANOUT
- EX. STORM MANHOLE
- EX. CATCHBASIN
- EX. WATERMETER
- EX. BLOWOFF
- EX. HYDRANT
- EX. VALVE
- EX. CONIFEROUS TREE
- EX. DECIDUOUS TREE
- EX. STREET LIGHT
- NEW SEWER MANHOLE
- NEW CLEANOUT
- NEW STORM MANHOLE
- NEW CATCHBASIN
- NEW YARD DRAIN
- NEW ROOF DRAIN
- NEW WATERMETER
- NEW HYDRANT
- NEW VALVE
- NEW PRESSURE REDUCING VALVE
- NEW WATERMAIN
- NEW GRAVITY SSWR
- NEW STORM DRAINAGE
- EXISTING CONTOURS, MINOR
- EXISTING CONTOURS, MAJOR
- NEW STREET LIGHT
- ELECTRICAL JUNCTION BOX
- ELECT. SERVICE DISCONNECT
- ELECTRICAL TRANSFORMER

PERMEABLE PAVEMENT PROTECTION NOTES:

- During construction contractor shall limit all run-on from the cleared lot by either covering disturbed soils with plastic or directing stormwater away from porous pavement.
- Contractor shall cover porous pavement with plywood at the site access and within 20 feet of site access with plywood.
- Construction access shall be constructed up to the permeable pavement and constructed in a way to limit stormwater run on.
- Contractor shall monitor site during and after significant rain events to insure stormwater is not running onto porous pavement. Site shall be stabilized as soon as practicable to reduce plugging risk.
- Contractor shall clean and vacuum porous pavement anytime dirt has been allowed to spill on pavement and at the end of the project.



PACE PROJECT # 18071.00

APPROVED FOR CONSTRUCTION
 KING COUNTY WATER DISTRICT NO. 125

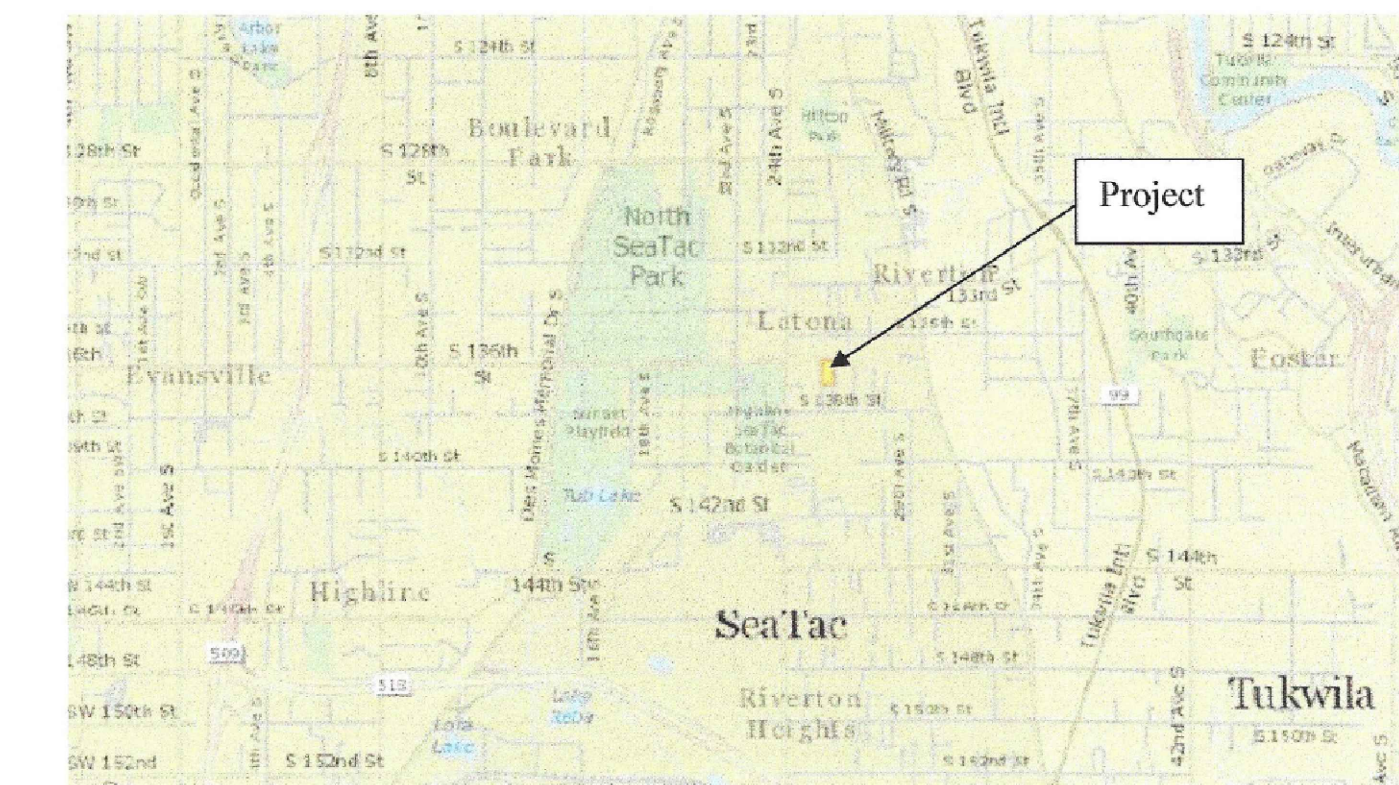
SIGNATURE _____ DATE _____

SUBJECT TO:
 FIRE MARSHAL APPROVAL AND APPROVAL OF ALL OTHER PERMITS FROM AGENCIES HAVING JURISDICTION

SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.
 EQUIPMENT USED: 5" TOTAL STATION.
 SURVEY METHOD: FIELD TRAVERSE.
 RELATIVE POSITIONAL TOLERANCE OF SET CORNERS: +/-0.1'

CALL 811 LOCATE SERVICE AT LEAST 48 HOURS PRIOR TO EXCAVATION

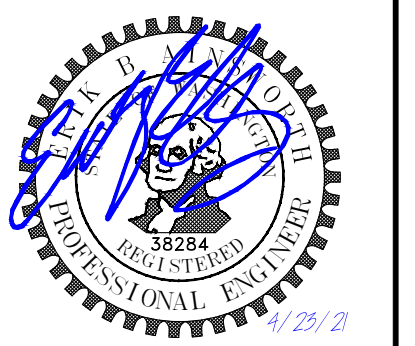
TOPOGRAPHIC NOTE:
 THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



VICINITY MAP

NOT TO SCALE

THE LAND DEVELOPERS ENGINEERED SOLUTION
 a division of THE LAND DEVELOPER, LLC
 5737 LINDERSON WAY SW.,
 TUNWATER, WA. 98501
 PO BOX 4420, TUNWATER, WA. 98501
 (360) 890-4806
 E-MAIL: erik@thelanddeveloper.com



DATE: 8/24/2020
 REVISIONS: PER FORESTER

VAHORA SHORT PLAT
 COVER & EROSION CONTROL SHEET

PROJECT: VAHORA PLAT PROJECT
 2456 S. 138TH STREET
 SEATAC, WA. 98168
 CLIENT: RAHIMA VAHORA
 2456 S. 138TH STREET
 SEATAC, WA. 98168

DRAWN BY: EBA
 DATE: 04/23/2021
 AGENCY NO.:
 SHEET: 1 OF 6
 JOB NO.: 17-096

RECORD DRAWING

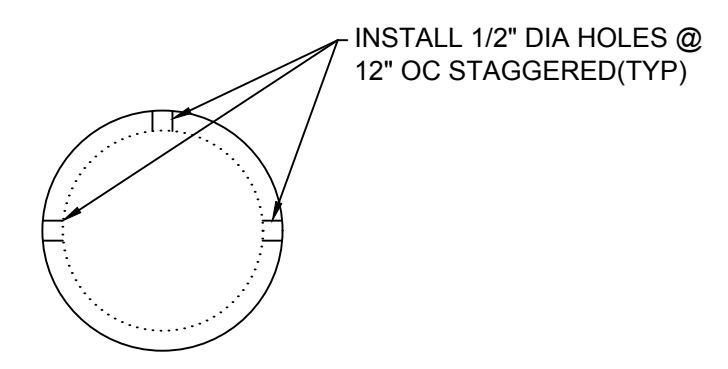
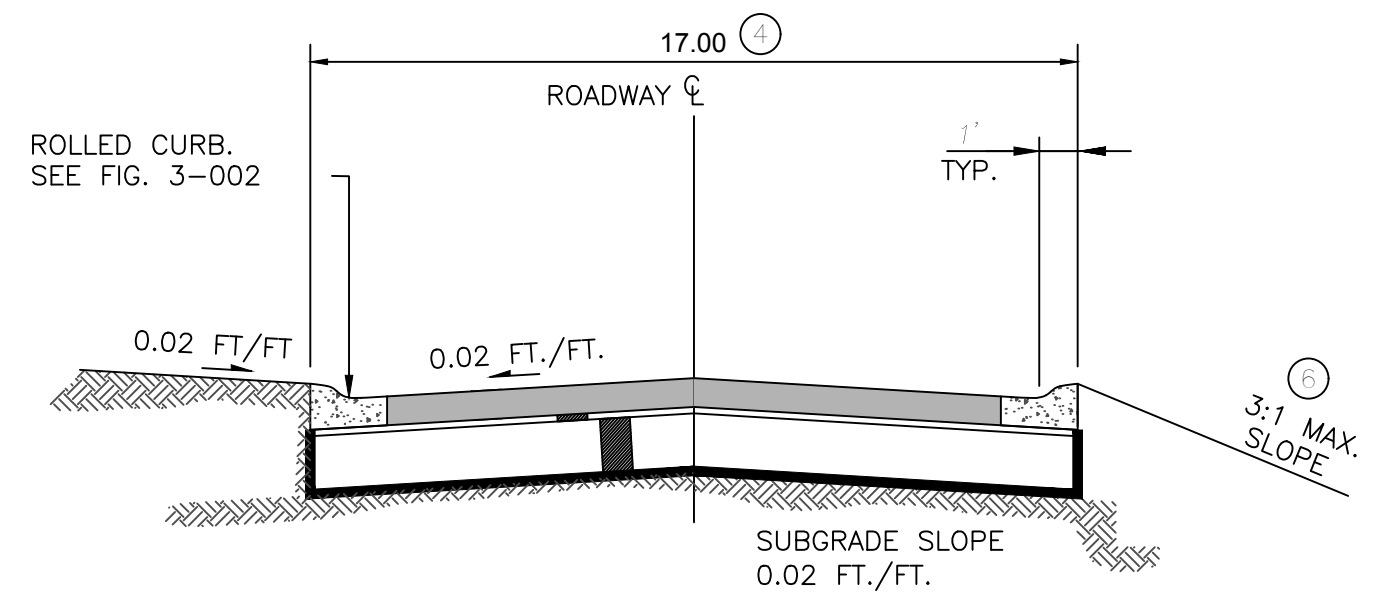
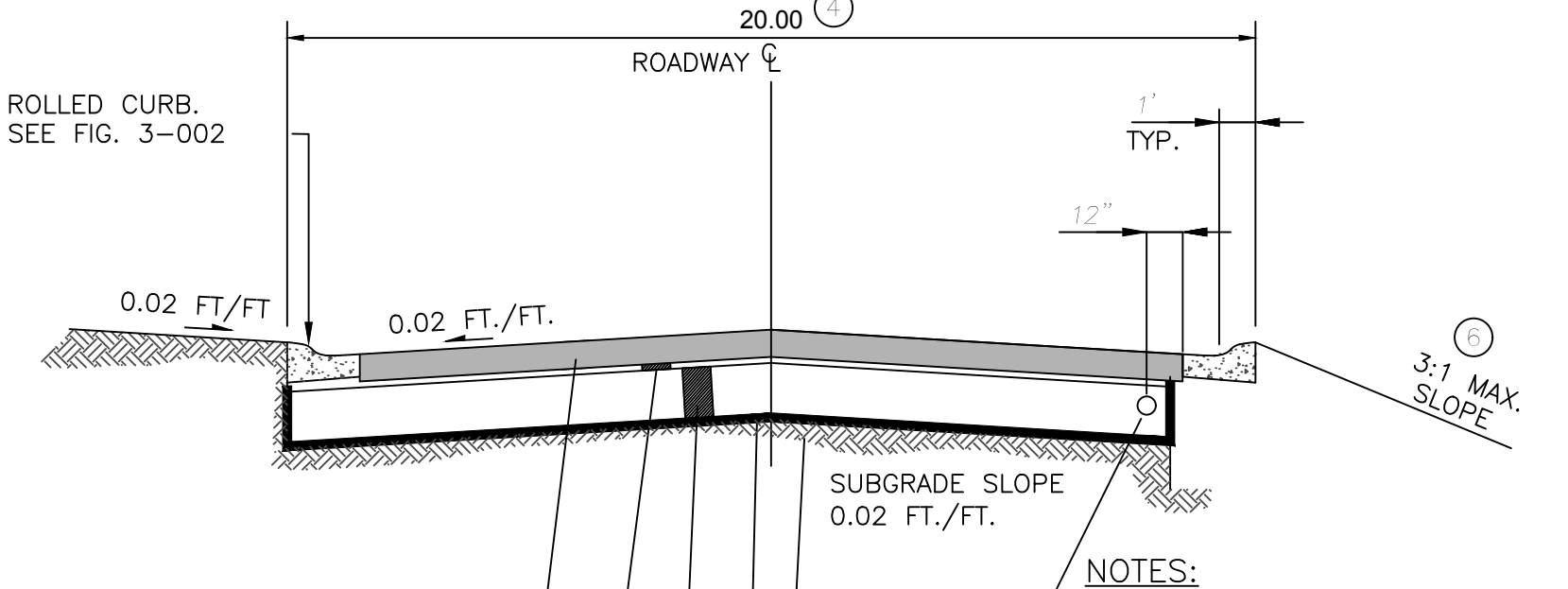
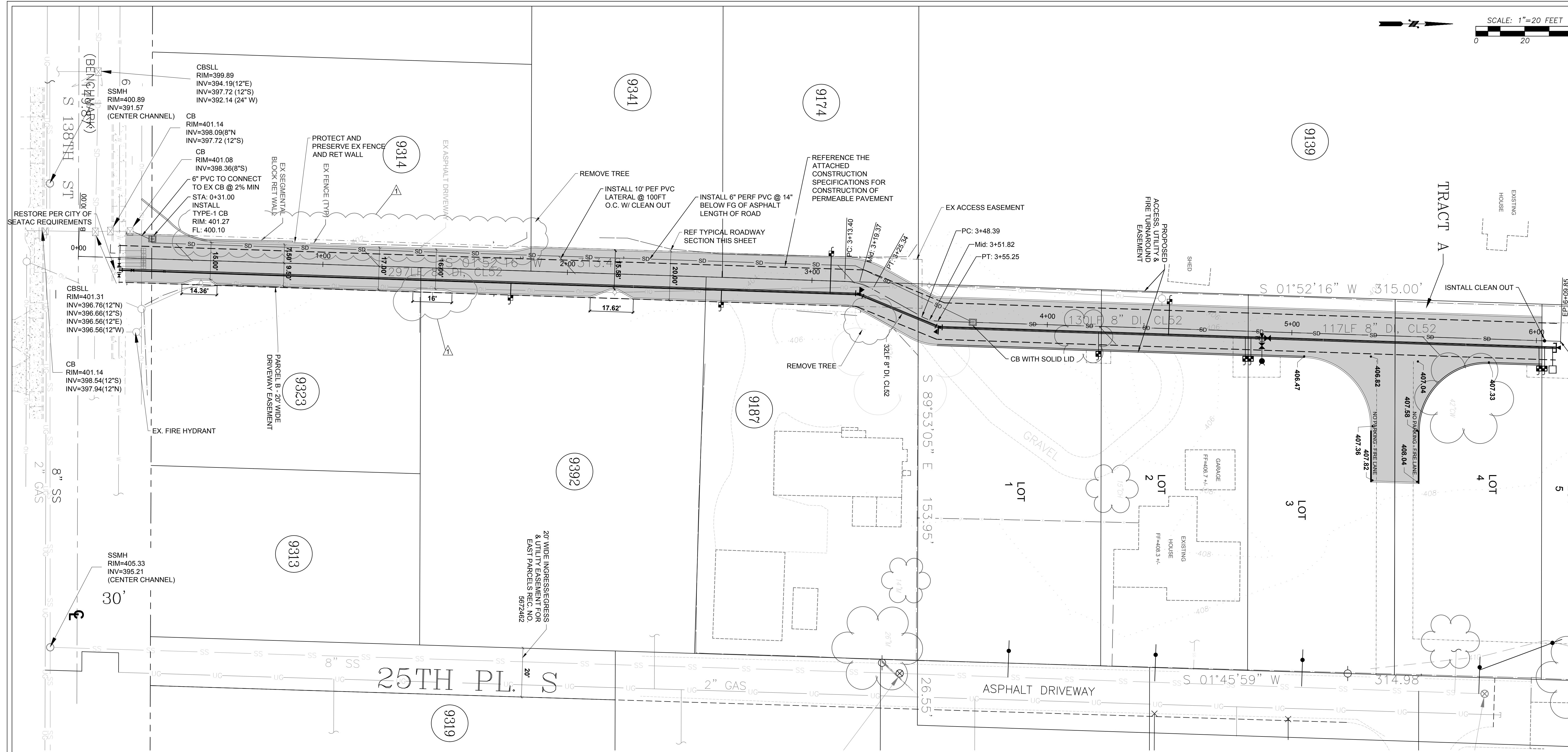
THE LAND DEVELOPER'S ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, LLC
5737 LINDERSON WAY SW,
TUMWATER, WA. 98501
PO BOX 4420, TUMWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@thelanddeveloper.com



DATE:	02/24/2020
REVISIONS:	PER FORESTER

VAHORA SHORT PLAT
ROADWAY DRAINAGE PLAN

PROJECT: VAHORA PLAT PROJECT
2456 S. 138TH STREET
SEATAC, WA. 98168
CLIENT: RAHIMA VAHORA
2456 S. 138TH STREET
SEATAC, WA. 98168
DRAWN BY: EBA
DATE: 04/23/2021
AGENCY NO.:
SHEET: 2 OF 6
JOB NO.: 17-096



- NOTES:**
- THIS DRAWING ILLUSTRATES A TYPICAL HOT MIX ASPHALT PRIVATE PAVEMENT SECTION.
 - GRADES:
MINIMUM 0.5%
MAXIMUM SEE SECS. 2.03 AND 2.11.
 - NOT APPLICABLE
 - SEE SECS. 2.03 FOR WIDTHS OF PAVEMENT AND RIGHT-OF-WAY.
 - SEE SEC. 8.02G AND FIG. 5-001 FOR CLEARANCE OF UTILITY POLES.
 - SEE SEC. 5.02 FOR SIDE SLOPE REQUIREMENTS.
 - A PAVEMENT WIDTH OF 20 FT. IS ALLOWED FOR A 9-LOT SHORT PLAT.
 - SEE CHAPTER 4 FOR POROUS HOT MIX ASPHALT DESIGN AND CONSTRUCTION.
- 6" POROUS HOT MIX ASPHALT CLASS 1/2" (VEHICLE LOADING)
 - 4" POROUS HOT MIX ASPHALT CLASS 1/2" (PEDESTRIAN FACTOR)
 - 2" CRUSHER GRAVEL CHOKER COURSE (OPTIONAL)
 - 12" BASE OR RESERVOIR COURSE (VEHICLE LOADING)
 - 6" BASE (PEDESTRIAN FACTOR)
 - GEOSYNTHETIC (OPTIONAL, DEPENDENT UPON SOIL CONDITION)
 - SUBGRADE (EXISTING SOIL)
 - INSTALL 6" PERFORATED PVC @ 14" BEFLOW FG

TYPICAL ROADWAY SECTION

TYPICAL 17' ROADWAY SECTION

PERFORATED PIPE DETAIL

PACE PROJECT # 18071.00

APPROVED FOR CONSTRUCTION
KING COUNTY WATER DISTRICT NO. 125

SIGNATURE _____

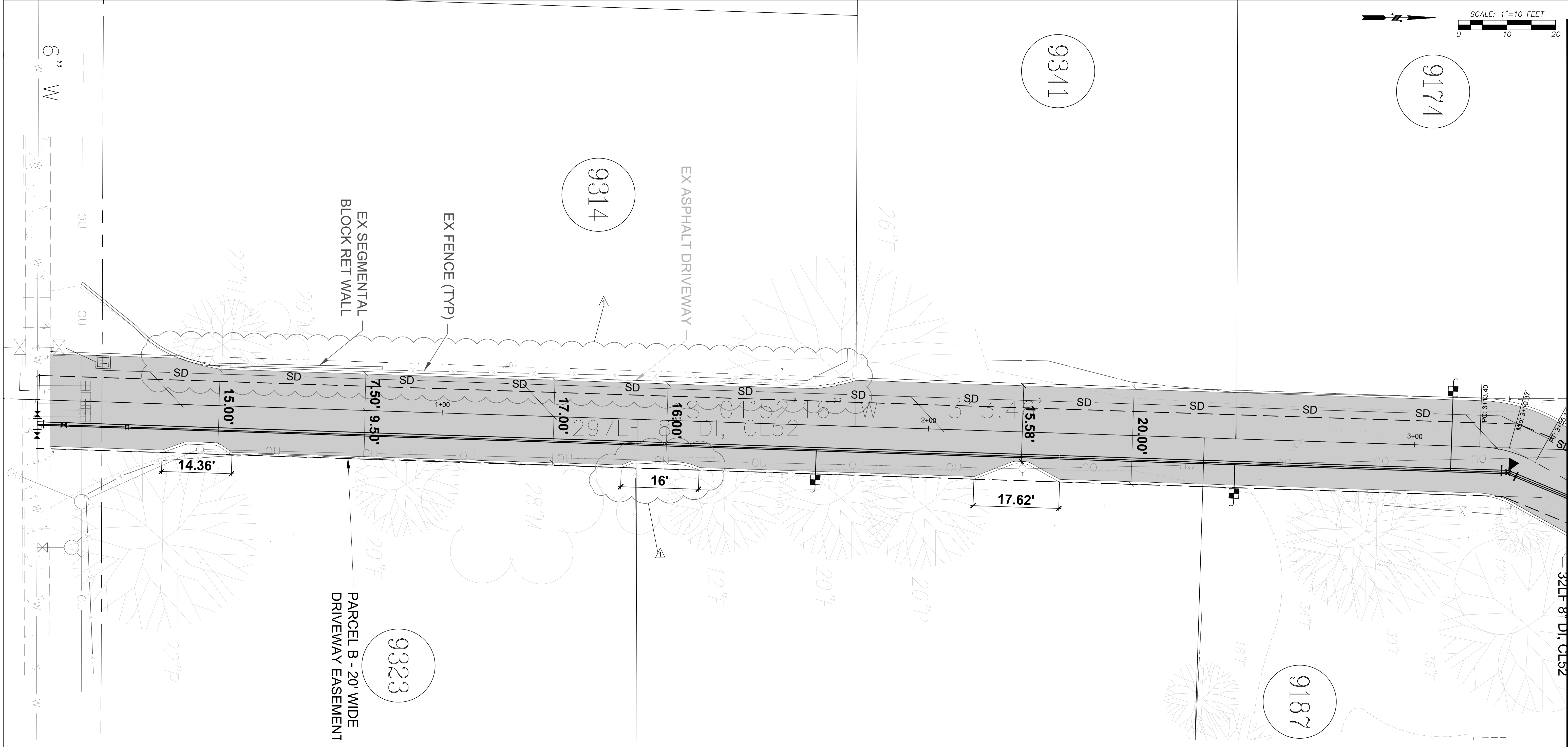
SUBJECT TO:
FIRE MARSHAL APPROVAL AND APPROVAL OF ALL OTHER PERMITS FROM AGENCIES HAVING JURISDICTION

DRAINAGE NOTES:
ALL PIPES TO BE SDR35 PR BETTER

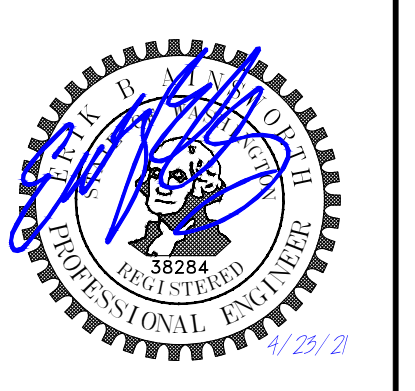
CALL 811 LOCATE SERVICE AT LEAST 48 HOURS PRIOR TO EXCAVATION

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

RECORD DRAWING



THE LAND DEVELOPERS ENGINEERED SOLUTION
a division of **THE LAND DEVELOPER, LLC**
 5737 LINDERSON WAY SW,
 TUMWATER, WA. 98501
 PO BOX 4420, TUMWATER, WA. 98501
 (360) 890-4806
 E-MAIL: erik@thelanddeveloper.com



REVISIONS:	DATE:
1. PER FORESTER	8/24/2020

ROADWAY EASEMENT PLAN

VAHORA SHORT PLAT

32LF-8" DI, CL52

RECORD DRAWING

PROJECT: VAHORA PLAT PROJECT
 2456 S. 138TH STREET
 SEATAC, WA. 98168

CLIENT: RAHIMA VAHORA
 2456 S. 138TH STREET
 SEATAC, WA. 98168

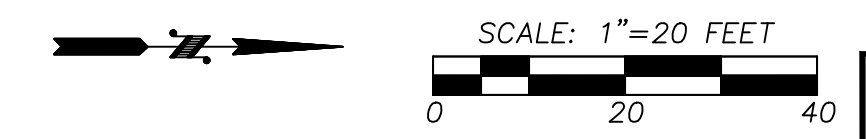
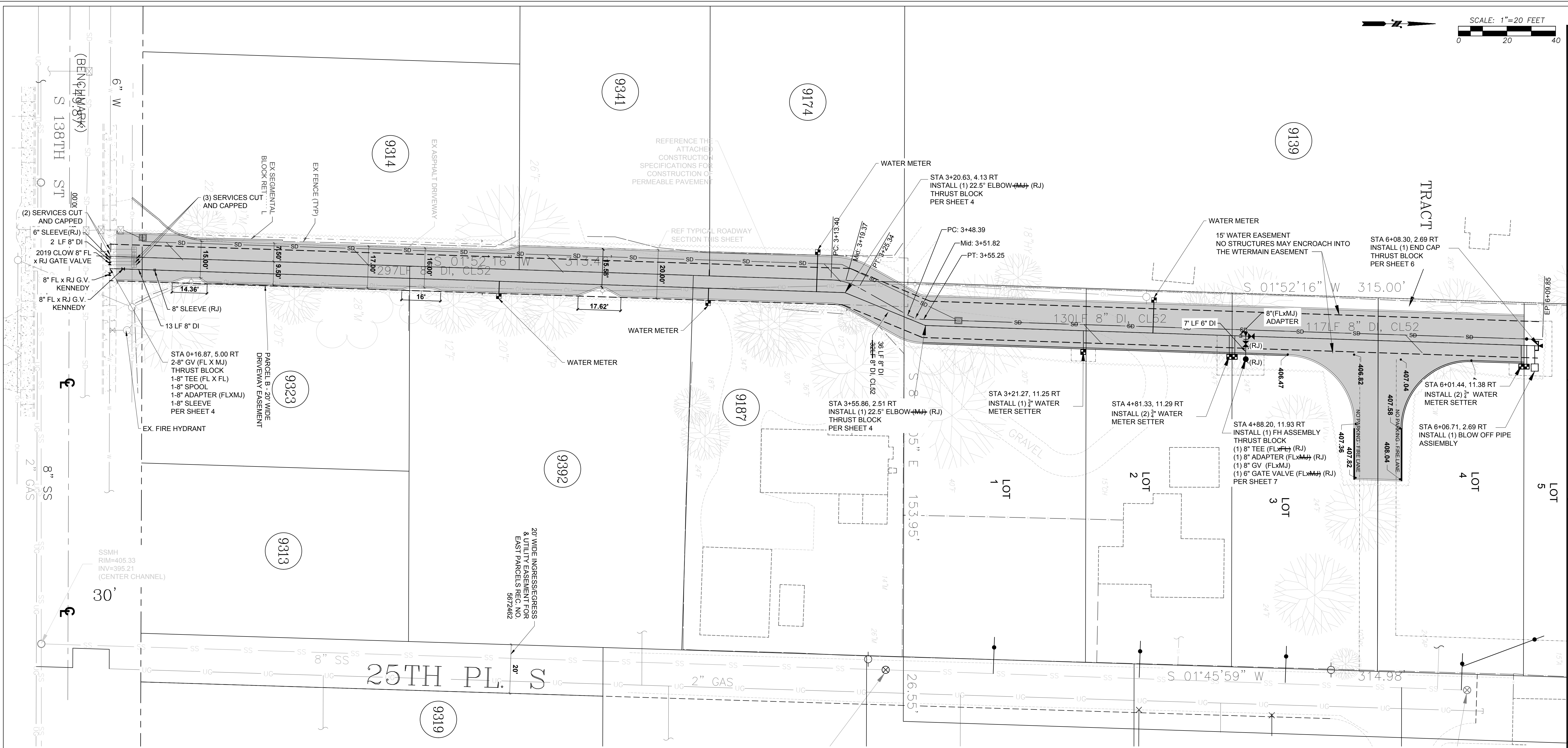
DRAWN BY: EBA

DATE: 04/23/2021

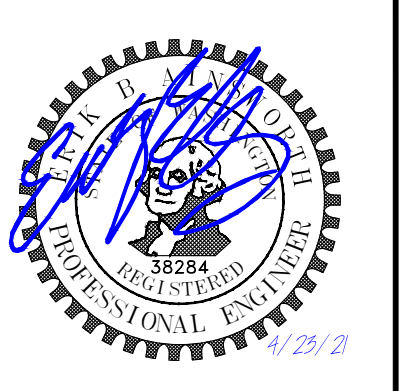
AGENCY NO.:

SHEET: 3 OF 6

JOB NO.: 17-096



THE LAND DEVELOPER'S ENGINEERED SOLUTION
 a division of THE LAND DEVELOPER, LLC
 5737 LINDERSON WAY SW,
 TUMWATER, WA 98501
 PO BOX 4420, TUMWATER, WA 98501
 (360) 890-4806
 E-MAIL: erik@thelanddeveloper.com



DATE:	8/24/2020
REVISIONS:	PER FORESTER

VAHORA SHORT PLAT
WATER LAYOUT

NOTE:
 NEW WATER METERS ARE TO BE PROTECTED AND ADJUSTED TO GRADE OF NOE ACCESS ROAD WITH LOAD BEARING LIDS

FOR REFERENCE ONLY

PACE PROJECT # 18071.00

APPROVED FOR CONSTRUCTION
 KING COUNTY WATER DISTRICT NO. 125

SIGNATURE _____ DATE _____

SUBJECT TO:
 FIRE MARSHAL APPROVAL AND APPROVAL OF ALL OTHER PERMITS FROM AGENCIES HAVING JURISDICTION

CALL 811 LOCATE SERVICE AT LEAST 48 HOURS PRIOR TO EXCAVATION

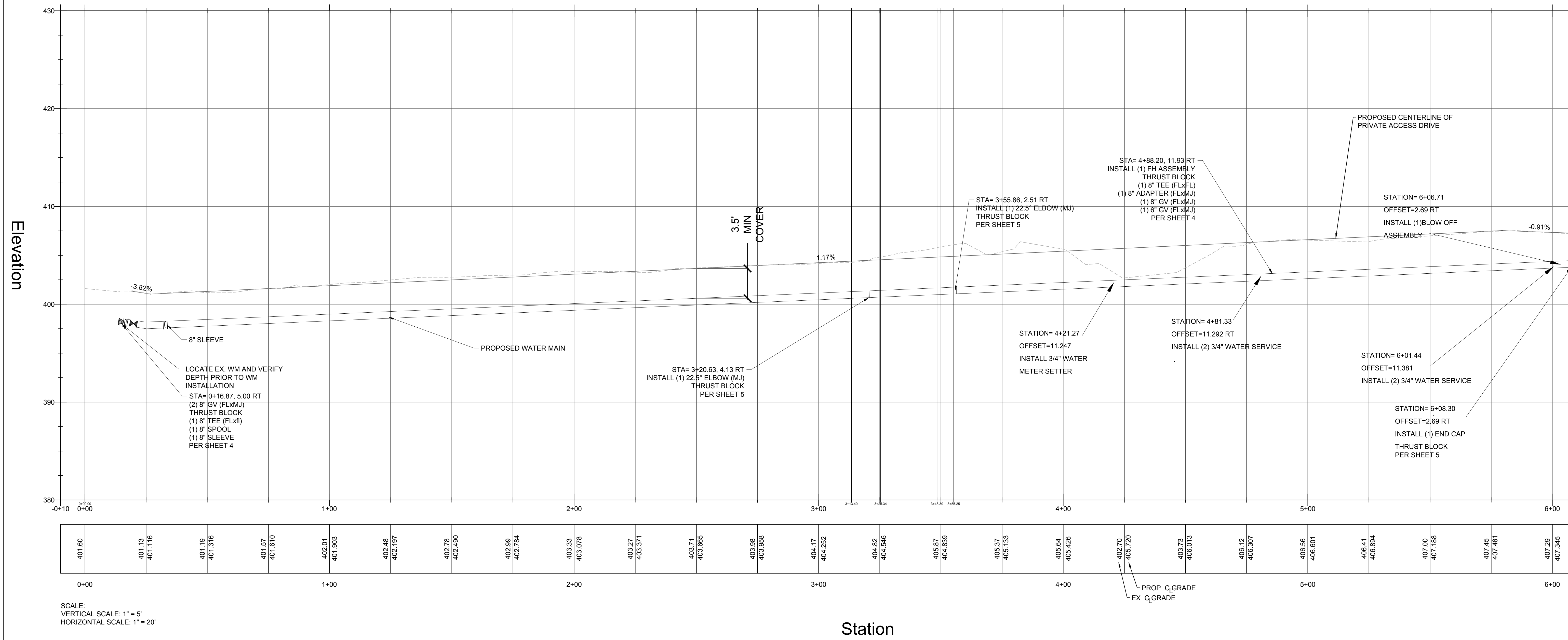
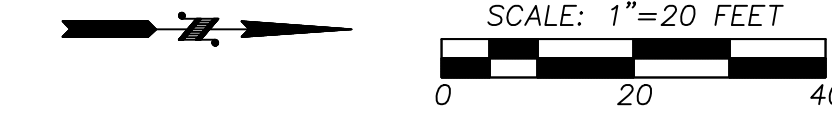
TOPOGRAPHIC NOTE:
 THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

RECORD DRAWING

PROJECT: VAHORA PLAT PROJECT
 2456 S. 138TH STREET
 SEATAC, WA 98168
 CLIENT: RAHIMA VAHORA
 2456 S. 138TH STREET
 SEATAC, WA 98168

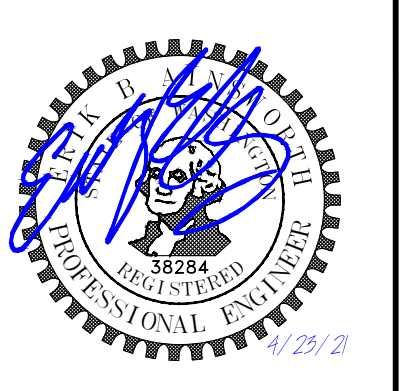
DRAWN BY: EBA
 DATE: 04/23/2021
 AGENCY NO.:
 SHEET: 5 OF 6
 JOB NO.: 17-096

WATER MAIN PROFILE



SCALE:
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

THE LAND DEVELOPERS ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, LLC
5737 LINDERSON WAY SW,
TUNWATER, WA. 98501
PO BOX 4420, TUNWATER, WA. 98501
(360) 890-4806
E-MAIL: erik@thelanddeveloper.com



DATE:	8/24/2020
REVISIONS:	
1 PER FORESTER	

VAHORA SHORT PLAT
WATER MAIN PROFILE

PACE PROJECT # 18071.00

APPROVED FOR CONSTRUCTION
KING COUNTY WATER DISTRICT NO. 125

SIGNATURE

DATE

SUBJECT TO:
FIRE MARSHAL APPROVAL AND APPROVAL OF ALL OTHER PERMITS FROM AGENCIES HAVING JURISDICTION

CALL 811 LOCATE SERVICE AT LEAST 48 HOURS PRIOR TO EXCAVATION

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, TLD, LLC CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

FOR REFERENCE ONLY

RECORD DRAWING

PROJECT: VAHORA PLAT PROJECT
2456 S. 138TH STREET
SEATAC, WA. 98168

CLIENT: RAHIMA VAHORA
2456 S. 138TH STREET
SEATAC, WA. 98168

DRAWN BY: EBA
DATE: 04/23/2021
AGENCY NO.:
SHEET: 6 OF 6
JOB NO.: 17-096