

**PROPERTY INFO**

EXISTING ZONING: R4 MIN LOT AREA: 6,000SF  
 MAX IMPERV COVERAGE = 45%  
 MAX BUILDING COVERAGE = 35%  
 FRONT SETBACK 10', REAR 20', SIDE 5'  
 ACREAGE: 6.8 ACRES  
 DENSITY CALCULATION:  
 6.84 ÷ 27.2 (ROUNDED TO 27)

NO. OF LOTS ALLOWED: 27  
 NO. OF LOTS PROPOSED: 27 (4/ACRE)  
 PROPOSED USE: DETACHED SINGLE FAMILY

TAX PARCEL NUMBER:  
 334630-0420,  
 334630-0425,  
 334630-0435,  
 334630-0440

ADDRESS: UN-ASSIGNED

RECREATION SPACE TO BE PAID FEE-IN-LIEU OF ON SITE FACILITIES.

SE 84TH ST. DESIGNATION: NEIGHBORHOOD COLLECTOR (DESIGN SPEED 30 MPH PER VARIANCE, 200' SSD.)  
 112TH ST. SE. LOCAL ACCESS (DESIGN SPEED 30 MPH, 200' SSD.)

**PROJECT NAME:** PROPOSED PLAT OF COTTINGTON

**OWNER:**  
 HILLMAN LOTS, LLC  
 P.O. BOX 1876  
 AUBURN, WA 98071  
 ATTN: KEVIN STEINER  
 PH (253) 880-3100  
 FAX (253) 880-3109  
 EMAIL: Kevin@terra-tdi.com

**PROJECT PLANNER/MANAGER:**  
 LANG ASSOCIATES, INC  
 10658 RIVERA PLACE NE  
 SEATTLE, WA 98125  
 CONTACT: DE-EN LANG  
 PH (206) 306-8880  
 FAX (206) 362-6848  
 EMAIL: deenlang@yahoo.com

**SURVEYOR (FIELD TOPOGRAPHY):**  
 GEODIMENSIONS, INC.  
 17923 NE 127TH ST.  
 REDMOND, WA 98052  
 CONTACT: ED GREEN  
 PHONE: (425) 883-6896  
 FAX: (425) 882-9450  
 EMAIL: geodimen@aol.com

**CIVIL ENGINEER:**  
 HAGENSON CONSULTANTS, LLC  
 6494-48TH AVE SW  
 SEATTLE, WA 98136  
 CONTACT: HAL HAGENSON, PE  
 PHONE: (206) 936-6168  
 FAX: (206) 938-7645  
 EMAIL: H.Hagenson@comcast.net

**GEOTECHNICAL ENGINEER:**  
 SOIL & ENVIRONMENTAL ENGINEERS, INC.  
 16625 REDMOND WAY, SUITE M-124  
 REDMOND, WA 98052  
 CONTACT: C.J. SHIN  
 PH 425-868-5868  
 EMAIL: cshin@coblespeed.com

**STRUCTURAL ENGINEER:**  
 SEATTLE STRUCTURAL INC.  
 1420 FIFTH AVENUE SUITE 425  
 SEATTLE, WA 98101  
 CONTACT: HOWARD BURTON  
 PH 206-463-3000  
 EMAIL: HBURTON@SEATTLESTRUCTURAL.COM

**LANDSCAPE ARCHITECT:**  
 ASPEN DESIGN GROUP  
 3746-257TH AVE SE  
 ISSAQUAH, WA 98029  
 CONTACT: PAUL DIX  
 PH 425-313-3194  
 EMAIL: ASPENDG@AOL.COM

**WETLAND CONSULTANTS:**  
 THE WATERSHED COMPANY  
 1410 MARKET ST  
 KIRKLAND, WA 98033  
 CONTACT: NELL DIXON  
 PH 425-822-5242  
 EMAIL: NLUND@WATERSHEDCO.COM

**WATER:** COAL CREEK UTILITY DISTRICT  
**SEWER:** COAL CREEK UTILITY DISTRICT  
**FIRE:** KING COUNTY FIRE DISTRICT 25  
**SCHOOL:** RENTON SCHOOL DISTRICT  
**POWER:** PUGET SOUND ENERGY  
**TELEPHONE:** US WEST

**LEGEND**

EXISTING	PROPOSED	PROPERTY LINE
(Symbol)	(Symbol)	R.O.W. CENTERLINE
(Symbol)	(Symbol)	EASEMENT
(Symbol)	(Symbol)	GRADING CONTROL
(Symbol)	(Symbol)	SPOT ELEVATION
(Symbol)	(Symbol)	GRADE BREAK
(Symbol)	(Symbol)	WATER MAIN
(Symbol)	(Symbol)	SEWER MAIN
(Symbol)	(Symbol)	STORM, ROOF OR FOOTING BRINK
(Symbol)	(Symbol)	DRY SLAB DRAIN
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	GATE VALVE
(Symbol)	(Symbol)	SEWER MANHOLE
(Symbol)	(Symbol)	SEWER CLEANOUT
(Symbol)	(Symbol)	STORM CB
(Symbol)	(Symbol)	STORM MANHOLE
(Symbol)	(Symbol)	STORM CLEANOUT
(Symbol)	(Symbol)	UTILITY POLE
(Symbol)	(Symbol)	SILT FENCE

**LEGAL DESCRIPTION**

LOTS 1 AND 2, BLOCK 9, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE DIVISION II, ACCORDING TO THE PLAT RECORDED THEREIN IN VOLUME 16 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON.

TOGETHER WITH LOTS 3, 4, & 5, BLOCK 9, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE DIVISION NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON; TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES, AS BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 9104100774 AND 9104190341, OVER, ACROSS AND UNDER THAT PORTION OF LOT 2, BLOCK 9, C.D. HILLMAN'S LAKE WASHINGTON GARDEN OF EDEN ADDITION TO SEATTLE DIVISION NO. 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 67, IN KING COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LOT;  
 -THENCE EASTERLY ALONG THE NORTH PROPERTY LINE 30 FEET,  
 -THENCE SOUTHERLY PARALLEL TO THE WEST PROPERTY LINE 125 FEET;  
 -THENCE IN A STRAIGHT LINE TO A POINT ON THE SOUTH PROPERTY LINE 64 FEET EASTERLY OF THE SOUTHWEST PROPERTY CORNER;  
 -THENCE WESTERLY ON THE SOUTH PROPERTY LINE TO THE SOUTHWEST PROPERTY CORNER;  
 -THENCE NORTHERLY ON THE WEST PROPERTY LINE TO THE POINT OF BEGINNING.

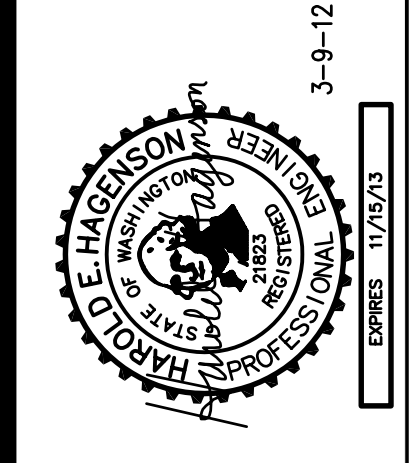
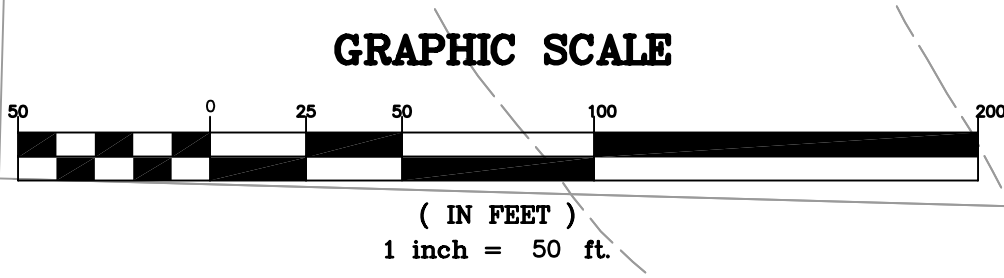
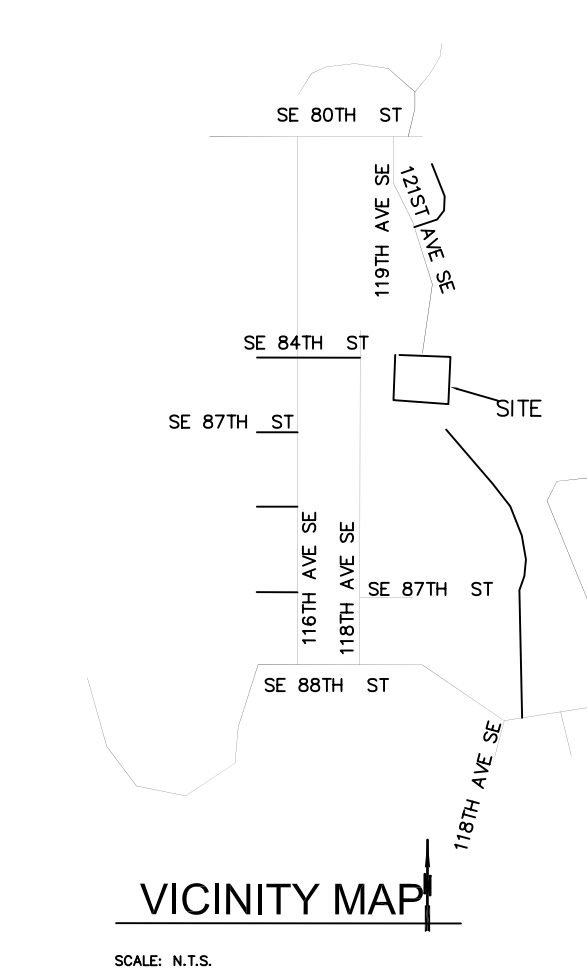
**VERTICAL DATUM**  
 SANITARY SEWER MANHOLE INVERT ELEVATION = 379.34  
 PER ENGINEERING PLANTS FOR PLAT OF DORCHESTER RIDGE VOL. 175, P. 99

PLAT DATUM + 3.73 FEET = NAVD88

SURVEY PROVIDED BY OTHERS  
 OFFSITE TOPOGRAPHY PER APPROXIMATIONS BASED ON CITY SUPPLIED GIS MAPPING.

**ADJACENT PROPERTY DATA**

ADDRESS	OWNER	PERMITS
2078500080	Robert L Siverts	8215 121st Ave SE Newcastle WA 98056
2078500090	Scott S & Karin D Nagel	8227 121st Ave SE Newcastle WA 98056
2078500100	Theodore & Jocelyn Manulang	8303 121st Ave SE Newcastle WA 98056
2078500110	Stephen Para	8311 121st Ave SE Newcastle WA 98056
2078500120	Donald R & Janet L Williams	8321 121st Ave SE Newcastle WA 98056
2078500130	Robert N & Wanda M	8329 121st Ave SE Newcastle WA 98056
2078500140	Kollen T & L E Glynn	8333 121st Ave SE Newcastle WA 98056
2078500150	Sean D Kell	8316 121st Ave SE Newcastle WA 98056
2078500160	Paul M & Amy Jo Zimmer	8312 121st Ave SE Newcastle WA 98056
2078500170	Gregory D & Laura L Simons	8308 121st Ave SE Newcastle WA 98056
2078500180	Robert W & Catherine A Anderson	8302 121st Ave SE Newcastle WA 98056
2078500420	NEWCASTLE CITY OF	12835 Newcastle Way, Suite 200 Newcastle WA 98056
2078500430	Brian L Donner	7211 135th Pl SE Renton WA 98056
3346300155	Anabelle M-Lexie Jorgensen	2411 Garden Ct N Renton WA 98056
3346300195	Palmer Sothor	20728 NE 167th Pl Woodinville WA 98072
3346300200	Brian L Donner	7211 135th Pl SE Renton WA 98056
3346300230	William Hudson	8058 118th Ave SE Newcastle WA 98056
3346300241	Ernest Jay Janet	8226 118th Ave SE Newcastle WA 98056
3346300250	Claudio A Moorman	8238 118th Ave SE Renton WA 98056
3346300365	Vladimir Mariya Gryniv	267 Earlington Ave SW Renton WA 98055
3346300366	William Thomas Hutton	8416 118th Ave SE Renton WA 98056
3346300368	Groll Corp.	7517 18th Ave SE Mercer Island WA 98040
3346300370	Shawn P Sockey	8406 118th Ave SE Newcastle WA 98056
3346300380	Dane A Bean	8422 118th Ave SE Renton WA 98056
3346300382	Robert & Margaret Wahlgren	Hpo Box 2163 Renton WA 98055
3346300383	Michelle A DeWitt	8420 118th Ave SE Newcastle WA 98056
3346300385	Charles F Dobes	8606 118th Ave SE Newcastle WA 98056
3346300390	Lee Kit Yung & Kit Ying	8618 118th Ave SE Newcastle WA 98056
3346300391	C F Dobes Jr.	8606 118th Ave SE Newcastle WA 98056
3346300401	Richard A & Diann K Rothvon	11830 SE 87th St Renton WA 98056
3346300402	Alan S & Deborah L Homan	11836 SE 87th St Newcastle WA 98056
3346300403	James Hunt	11837 SE 87th St Renton WA 98056
3346300417	Donald N & Katherine E Proctor	11824 SE 87th St Newcastle WA 98056
3346300420	Hillman Lots, LLC	8825 112th Ave SE Newcastle WA 98056
3346300425	Hillman Lots, LLC	8825 112th Ave SE Newcastle WA 98056
3346300430	Edward B & Nancy A Horner	12114 SE 88th Pl Newcastle WA 98056
3346300435	Hillman Lots, LLC	8825 112th Ave SE Newcastle WA 98056
3346300440	Hillman Lots, LLC	8825 112th Ave SE Newcastle WA 98056
3346300445	Steven D & Swanson Sohlstrom	12120 SE 88th Pl Renton WA 98056
3346300450	Steven D & Swanson Sohlstrom	12120 SE 88th Pl Renton WA 98056
3346300455	Edward B & Nancy A Horner	12114 SE 88th Pl Newcastle WA 98056
3346300460	Robert M & Sue H Wear Jr.	12110 SE 88th Pl Newcastle WA 98056
3346300465	Neil P Huff	40413 256th Ave SE Enumclaw WA 98022
3346300470	Perkins, Robert W.	12256 SE 89th St Renton WA 98056
3346300480	Perkins, Robert W.	12256 SE 89th St Renton WA 98056
3346300485	Eugene P & Rita M Rothlisberger	8709 124TH AVE SE NEWCASTLE WA 98056
3346300496	Thomas J Allwardt	12245 SE 89th Pl Renton WA 98056
3346300510	John Orvis & Shirley A Ryan	12150 SE 88th Pl Newcastle WA 98056
3346300512	Todd A & Laura L Moorhead	270 Bronson Way NE #25 Renton WA 98056



NO	REVISION	DATE
3	REV PER 12-17-11 CITY COMMENTS	3-9-12
2	COST SET	2/28/12
1	CONST. DOC. SUBMITTAL	11-15-2011

**LANG ASSOCIATES, INC**  
 LAND USE AND DEVELOPMENT CONSULTANTS  
 10658 Rivera Place NE Seattle WA 98125  
 phone 206.306.8880 fax 206.362.6848  
 email deenlang@yahoo.com

PROJECT NO. 200326  
 DRAWN BY: JWH  
 CHECKED BY:

**PROPOSED PLAT OF COTTINGTON**  
 NEWCASTLE WASHINGTON

APPROVED FOR CONSTRUCTION BY: CITY OF NEWCASTLE DATE

SHEET TITLE: FINAL PLAT  
 SHEET NO.: C-1