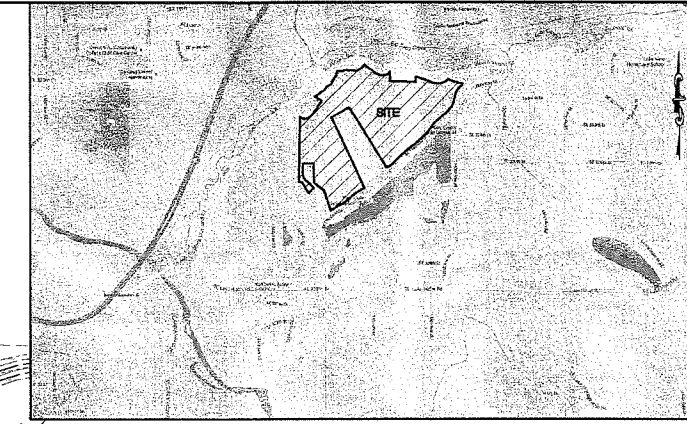


THE RESERVE AT WASHINGTON NATIONAL

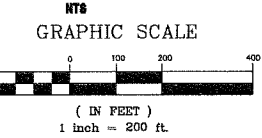
A PORTION OF SECTIONS 10, 14, & 15, TOWNSHIP 21 N., RANGE 5 E.,
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

SHEET INDEX

- PPLT1 PRELIMINARY PLAT
- PPLT2 TOPOGRAPHIC SURVEY
- PPLT3 DIMENSIONING PLAN - SOUTH
- PPLT4 DIMENSIONING PLAN - NORTH
- PPLT5 DIMENSIONING PLAN - EAST
- PPLT6 ROAD "A"-PLAN & PROFILE(STA. 0+00-13+50)
- PPLT7 ROAD "A"-PLAN & PROFILE(STA. 13+50-27+50)
- PPLT8 ROAD "A"-PLAN & PROFILE(STA. 27+50-41+50)
- PPLT9 ROAD "A"-PLAN & PROFILE(STA. 41+50-56+00)
- PPLT10 ROAD "B"-PLAN, PROFILE, & DETAILS
- PPLT11 PRIVATE LAKE-PLAN & SECTIONS



VICINITY MAP



HORIZONTAL DATUM

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, PER THE WASHINGTON STATE REFERENCE NETWORK. CONTROL MONUMENTS:

DESIGNATION: BM17018-79, MONUMENT ID: 3598, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), N123354.84, E1311768.47 (NAD 83/11).
DESIGNATION: 7289, DATA BASE ID 41392, WGS SURVEY DATA WAREHOUSE, N116504.58, E1315197.12 (NAD 83/11).

VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK.) BENCHMARKS:

DESIGNATION: BM17018-79, MONUMENT ID: 3598, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), ELEVATION = 374.46 (NAVD88).
DESIGNATION: BM17018-30, MONUMENT ID: 2102, (WSDOT), ELEVATION = 130.47 (NAVD88).
DESIGNATION: 7289, DATA BASE ID 41392, WGS SURVEY DATA WAREHOUSE, ELEVATION = 376.94 (NAVD88).

PROJECT STATISTICS

PROJECT SITE AREA:	7,244,517 SQ. FT., 166.31 ACRES
PARCEL NUMBERS:	2025770640, 2025770650, 2025770630, & 2025770660
EXISTING ZONING:	RA-5
TOTAL LOTS PROPOSED:	32 LOTS
LOTS 1-15	
GARAGE BUILDING SETBACK:	20 FEET*
SIDE YARD BUILDING SETBACK:	5 FEET*
REAR YARD BUILDING SETBACK:	10 FEET*
LOTS 16-33	
STREET SIDE BUILDING SETBACK:	30 FEET
INTERIOR BUILDING SETBACK:	10 FEET

TRACT TABLE

PRIVATE LAKE, PARK, AND OPEN SPACE TRACT "A"	= 19.60 ACRES
PRIVATE ROAD "B" TRACT "B"	= 0.64 ACRES
DEDICATION TRACT "C"	= 3.40 ACRES
OPEN SPACE OR GOLF COURSE TRACT "D"	= 11.83 ACRES
OPEN SPACE OR GOLF COURSE TRACT "E"	= 8.78 ACRES
OPEN SPACE TRACT "F"	= 0.58 ACRES
OPEN SPACE OR GOLF COURSE TRACT "G"	= 37.00 ACRES
OPEN SPACE TRACT "H"	= 13.77 ACRES
OPEN SPACE TRACT "I"	= 0.90 ACRES
OPEN SPACE TRACT "J"	= 1.12 ACRES
PUBLIC ROAD "A" TRACT "K"	= 6.88 ACRES
TOTAL TRACT AREA	= 104.50 ACRES

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MONUMENT	
	MONUMENT LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	EDGE OF PAVING	
	BUILDING	
	CONTOURS	
	STORM DRAIN LINE	
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	THRUST BLOCKING	
	WATER MAIN	
	ASPHALT CONCRETE	

UTILITIES

WATER: COVINGTON WATER DISTRICT
SEWER: SEPTIC
POWER: PUGET SOUND ENERGY
TELEPHONE: CENTURYLINK

OWNER/DEVELOPER

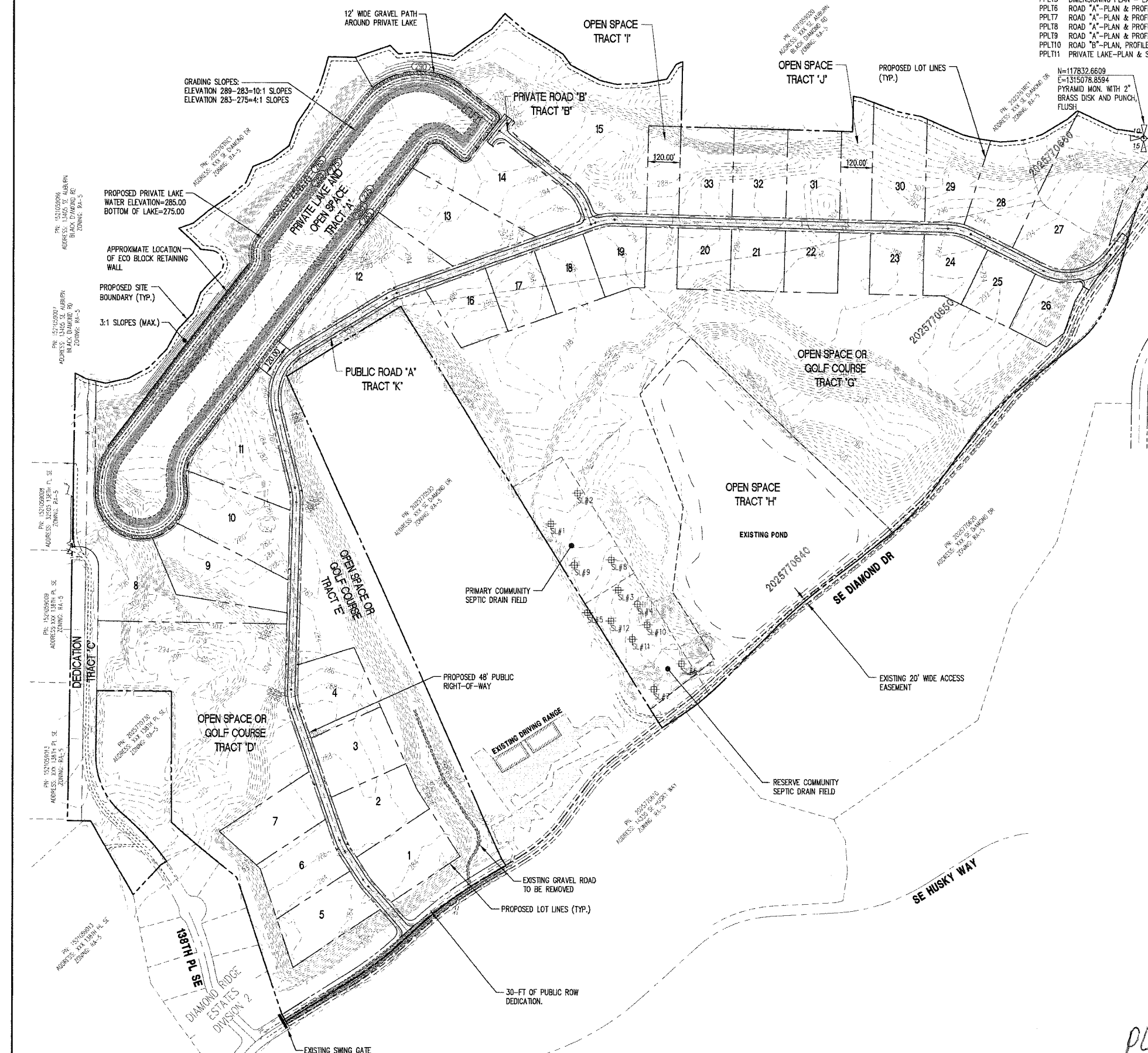
USA INC.
400 VALLEY AVE. NE
PUYALLUP, WA 98372
(253) 833-3705

ENGINEER

C.E.S. NW INC
310 - 29TH STREET NE, SUITE 101
PUYALLUP, WA 98372
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SURVEYOR

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No.	Revision	Date



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
Bus: (253) 848-4282
Fax: (253) 848-4278
cesrvc@cesnwinc.com

RESERVE AT WASHINGTON NATIONAL
PRELIMINARY PLAT
Client: LISA INC.
400 VALLEY AVE NE PUYALLUP, WA 98372

Designed: DPS
Drawn: DPS
Checked: CAD
Scale: 1"=200'
Date: 05.13.16
Job No.: 16066.0
Sheet No.: **PPLT1**
1 of 11 Sheets

PLAT 16-0001