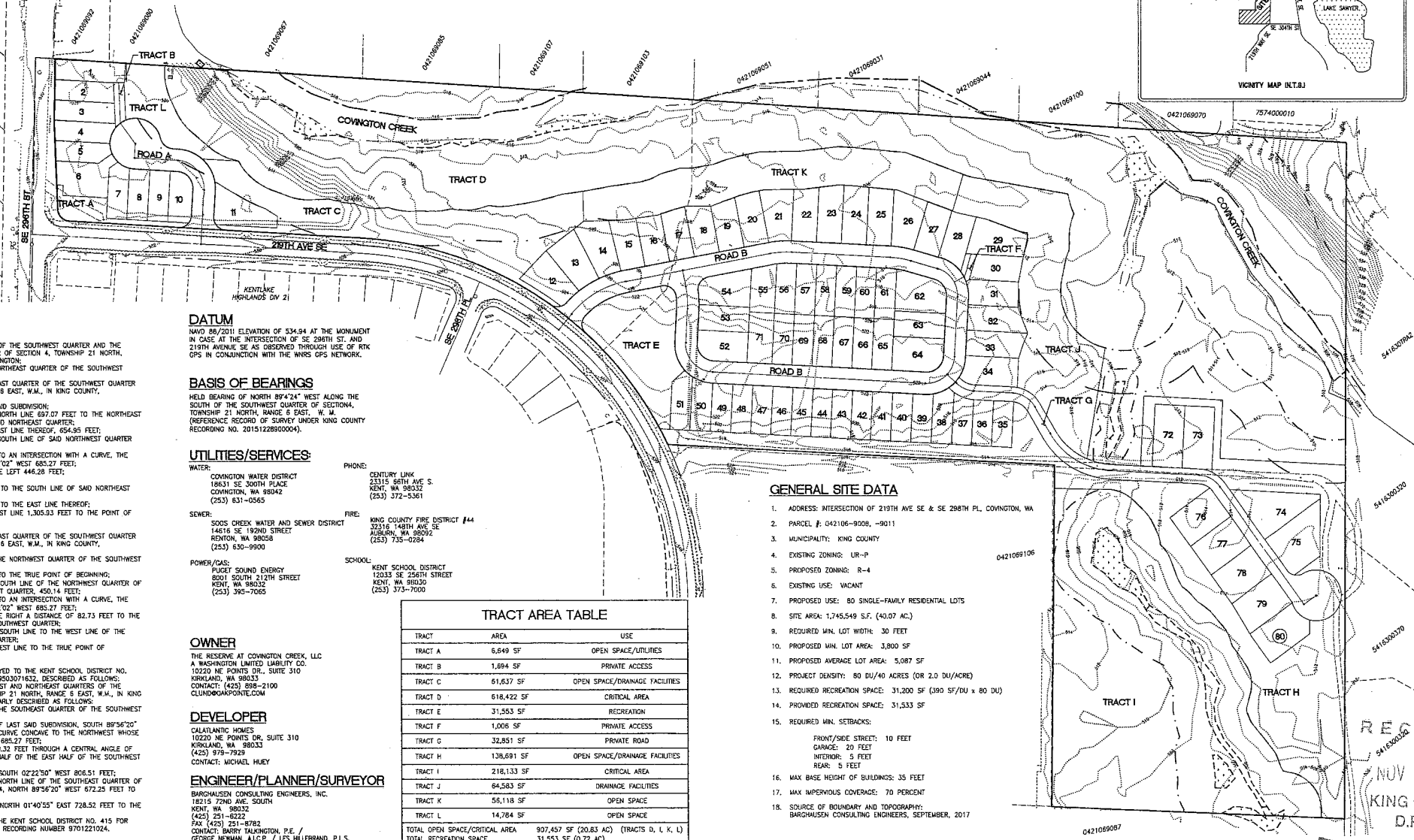
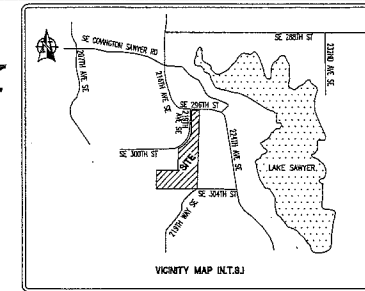
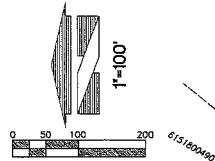


COVER SHEET  
FOR  
**PRELIMINARY PLAT OF RESERVE AT COVINGTON CREEK**  
A PORTION OF SECTION 4, TOWNSHIP 21 N, RANGE 06 E, W.M., KING COUNTY, WASHINGTON



**LEGAL DESCRIPTION**

**PARCEL A:**  
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, EXCEPT FOR THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
ALSO EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 89°33'42" WEST ALONG THE NORTH LINE 697.07 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 22°40' WEST ALONG THE EAST LINE THEREOF 654.95 FEET;  
THENCE NORTH 89°45'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 238.97 FEET;  
THENCE SOUTH 14°03'35" WEST 650.50 FEET TO AN INTERSECTION WITH A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 85°02' WEST 685.27 FEET;  
THENCE NORTHEASTERLY ON A CURVE TO THE LEFT 446.28 FEET;  
THENCE SOUTH 44°10'51" EAST 204.00 FEET;  
THENCE SOUTH 78°03'00" EAST 200.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 89°56'59" EAST 180.00 FEET TO THE EAST LINE THEREOF;  
THENCE NORTH 3°05'00" EAST ALONG THE EAST LINE 1,300.93 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4;  
THENCE SOUTH 14°03'35" WEST 657.04 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°45'12" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 450.14 FEET;  
THENCE SOUTH 14°03'35" WEST 650.50 FEET TO AN INTERSECTION WITH A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 85°02' WEST 685.27 FEET;  
THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT A DISTANCE OF 82.73 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER;  
THENCE NORTH 89°56'59" WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTH 74°03'36" EAST ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE KENT SCHOOL DISTRICT NO. 415 RECORDED UNDER RECORDING NUMBER 8503071832, DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND SITUATE IN THE SOUTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4;  
THENCE EASTERLY ALONG THE NORTH LINE OF LAST SAID SUBDIVISION, SOUTH 89°56'20" EAST 367.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 01°40' EAST 685.27 FEET;  
THENCE ALONG THE ARC OF SAID CURVE 329.32 FEET THROUGH A CENTRAL ANGLE OF 27°32'04" TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;  
THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 02°22'50" WEST 806.51 FEET;  
THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89°56'20" WEST 872.35 FEET TO THE WEST LINE OF LAST SAID SUBDIVISION;  
THENCE NORTHERLY ALONG SAID WEST LINE, NORTH 01°40'55" EAST 728.52 FEET TO THE POINT OF BEGINNING;  
ALSO EXCEPT THAT PORTION CONVEYED TO THE KENT SCHOOL DISTRICT NO. 415 FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 970122024.

**PARCEL B:**  
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 89°33'42" WEST ALONG THE NORTH LINE 697.07 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 22°40' WEST ALONG THE EAST LINE THEREOF 654.95 FEET;  
THENCE NORTH 89°45'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 238.97 FEET;  
THENCE SOUTH 14°03'35" WEST 650.50 FEET TO AN INTERSECTION WITH A CURVE, THE RADIAL CENTER OF WHICH BEARS NORTH 85°02' WEST 685.27 FEET;  
THENCE NORTHEASTERLY ON A CURVE TO THE LEFT 446.28 FEET;  
THENCE SOUTH 44°10'51" EAST 204.00 FEET;  
THENCE SOUTH 78°03'00" EAST 200.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 89°56'59" EAST 180.00 FEET TO THE EAST LINE THEREOF;  
THENCE NORTH 3°05'00" EAST ALONG THE EAST LINE 1,300.93 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF THE RIGHT-OF-WAY CONVEYED TO KENT SCHOOL DISTRICT NO. 415 BY DEED RECORDED UNDER RECORDING NUMBER 9701211419;  
ALSO EXCEPT THAT PORTION EXCEPT FOR ROAD PURPOSES BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 2004081900208 AND 20041112001858, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**DATUM**

NAVD 88/2011 ELEVATION OF 534.94 AT THE MONUMENT IN CASE AT THE INTERSECTION OF SE 298TH ST. AND 219TH AVENUE SE AS OBSERVED THROUGH USE OF RTK GPS IN CONJUNCTION WITH THE WINGS GPS NETWORK.

**BASIS OF BEARINGS**

HELD BEARING OF NORTH 89°42'44" WEST ALONG THE SOUTH OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M. (REFERENCE RECORD OF SURVEY UNDER KING COUNTY RECORDING NO. 20151228930004).

**UTILITIES/SERVICES:**

**WATER:** COVINGTON WATER DISTRICT 18631 SE 300TH PLACE COVINGTON, WA 98042 (253) 531-0565

**SEWER:** SPOOS CREEK WATER AND SEWER DISTRICT 14816 SE 192ND STREET REDON, WA 98058 (253) 630-9900

**POWER/GAS:** PUGET SOUND ENERGY 8001 SOUTH 212TH STREET KENT, WA 98032 (253) 395-7065

**PHONE:** CENTURY LINK 18631 SE 300TH PLACE COVINGTON, WA 98042 (253) 372-5361

**FIRE:** KING COUNTY FIRE DISTRICT #44 32314 140TH AVE SE AUBURN, WA 98092 (253) 735-0284

**SCHOOL:** KENT SCHOOL DISTRICT 12033 SE 260TH STREET KENT, WA 98032 (253) 373-7000

**OWNER**

THE RESERVE AT COVINGTON CREEK, LLC  
A WASHINGTON LIMITED LIABILITY CO.  
10220 NE POINTE DR., SUITE 310  
KIRKLAND, WA 98033  
CONTACT: (425) 898-2100  
CLINDORAPONTE.COM

**DEVELOPER**

CALANTIANIC HOMES  
10220 NE POINTE DR., SUITE 310  
KIRKLAND, WA 98033  
(425) 918-9228  
CONTACT: MICHAEL HUEY

**ENGINEER/PLANNER/SURVEYOR**

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE SOUTH  
KENT, WA 98032  
(425) 251-8222  
FAX: (425) 251-8782  
CONTACT: BARRY TALMOND, P.E. / LES HILLERBRAND, P.L.S.

**TRACT AREA TABLE**

TRACT	AREA	USE
TRACT A	6,649 SF	OPEN SPACE/UTILITIES
TRACT B	1,694 SF	PRIVATE ACCESS
TRACT C	61,637 SF	OPEN SPACE/DRAINAGE FACILITIES
TRACT D	618,422 SF	CRITICAL AREA
TRACT E	31,553 SF	RECREATION
TRACT F	1,006 SF	PRIVATE ACCESS
TRACT G	32,851 SF	PRIVATE ROAD
TRACT H	138,691 SF	OPEN SPACE/DRAINAGE FACILITIES
TRACT I	218,133 SF	CRITICAL AREA
TRACT J	64,583 SF	DRAINAGE FACILITIES
TRACT K	56,118 SF	OPEN SPACE
TRACT L	14,784 SF	OPEN SPACE
TOTAL OPEN SPACE/CRITICAL AREA	907,457 SF (20.63 AC)	(TRACTS D, I, K, L)
TOTAL RECREATION SPACE	31,553 SF (0.72 AC)	
TOTAL TRACT AREA	1,246,121 SF (28.61 AC)	

**LOT AREA TABLE**

LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
1	5,580 SF	11	6,571 SF	21	5,874 SF	31	5,057 SF	41	3,800 SF	51	4,306 SF	61	3,997 SF	71	5,000 SF
2	4,747 SF	12	6,052 SF	22	5,212 SF	32	5,582 SF	42	3,800 SF	52	5,689 SF	62	7,062 SF	72	7,380 SF
3	4,842 SF	13	6,039 SF	23	5,620 SF	33	5,699 SF	43	3,800 SF	53	5,001 SF	63	5,000 SF	73	7,420 SF
4	4,857 SF	14	6,367 SF	24	5,720 SF	34	6,225 SF	44	3,800 SF	54	6,443 SF	64	6,480 SF	74	9,291 SF
5	4,225 SF	15	5,061 SF	25	5,620 SF	35	3,600 SF	45	3,800 SF	55	4,478 SF	65	4,000 SF	75	9,373 SF
6	7,224 SF	16	4,766 SF	26	6,033 SF	36	3,600 SF	46	3,600 SF	56	3,976 SF	66	4,000 SF	76	6,898 SF
7	4,212 SF	17	4,917 SF	27	4,863 SF	37	3,753 SF	47	3,800 SF	57	4,000 SF	67	4,000 SF	77	7,000 SF
8	4,002 SF	18	4,828 SF	28	5,002 SF	38	4,140 SF	48	3,800 SF	58	4,000 SF	68	4,000 SF	78	7,000 SF
9	4,000 SF	19	4,791 SF	29	6,769 SF	39	3,811 SF	49	3,800 SF	59	4,000 SF	69	4,000 SF	79	7,174 SF
10	4,442 SF	20	5,131 SF	30	4,823 SF	40	3,800 SF	50	3,930 SF	60	4,000 SF	70	4,000 SF	80	7,335 SF
TOTAL LOT AREA	406,990 SF (9.34 AC)														

**GENERAL SITE DATA**

- ADDRESS: INTERSECTION OF 219TH AVE SE & SE 298TH PL, COVINGTON, WA
- PARCEL #: 042106-9008, -9011
- MUNICIPALITY: KING COUNTY
- EXISTING ZONING: UR-P
- PROPOSED ZONING: R-4
- EXISTING USE: VACANT
- PROPOSED USE: 80 SINGLE-FAMILY RESIDENTIAL LOTS
- SITE AREA: 1,745,549 S.F. (40.07 AC.)
- REQUIRED MIN. LOT WIDTH: 30 FEET
- PROPOSED MIN. LOT AREA: 3,800 SF
- PROPOSED AVERAGE LOT AREA: 5,087 SF
- PROJECT DENSITY: 80 DU/40 ACRES (OR 2.0 DU/ACRE)
- REQUIRED RECREATION SPACE: 31,200 SF (390 SF/DU x 80 DU)
- PROVIDED RECREATION SPACE: 31,533 SF
- REQUIRED MIN. SETBACKS:  
FRONT/SIDE STREET: 10 FEET  
GARAGE: 20 FEET  
INTERIOR: 5 FEET  
REAR: 5 FEET
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET
- MAX SUPERVISORY COVERAGE: 70 PERCENT
- SOURCE OF BOUNDARY AND TOPOGRAPHY: BARGHAUSEN CONSULTING ENGINEERS, SEPTEMBER, 2017

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COVER SHEET  
FOR  
**RESERVE AT COVINGTON CREEK**

For  
**CALANTIANIC HOMES**  
10220 NE POINTE DR., SUITE 310  
KIRKLAND, WA 98033  
Contact: Michael Huey (425) 979-7929



Scale:  
Horizontal: 1"=100'  
Vertical: N/A

Designed - B.H.T.  
Drawn - B.H.T.  
Checked - B.H.T.  
Approved - B.H.T.  
Date: 11/27/17

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