

PTN. OF SE 1/4, NE 1/4 OF SEC 33, TWP 21 N, R4E W.M.

PLA 19-0002

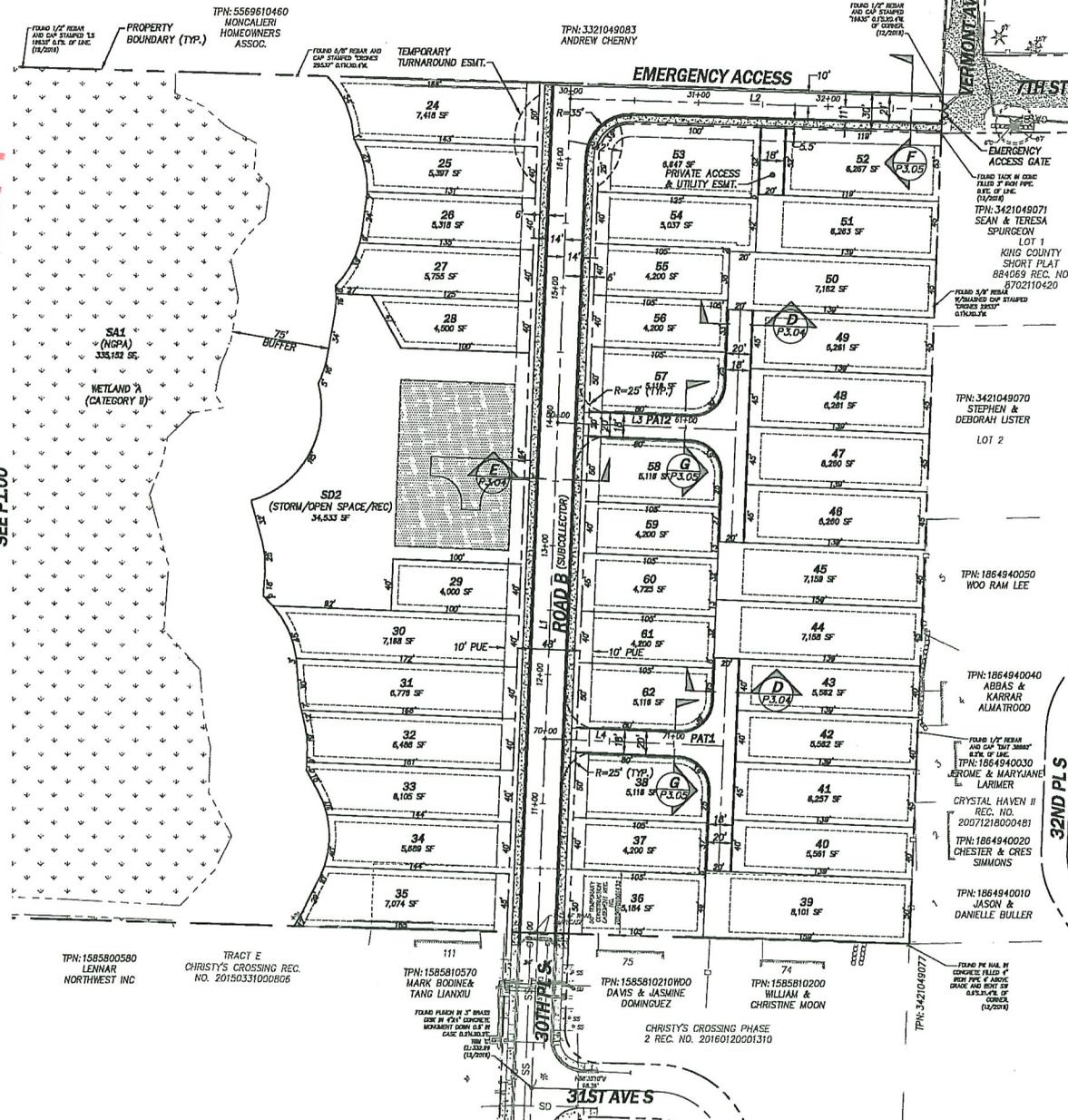
RECEIVED

AUG 0 6 2019

KC DLS/PERMITS

MAIN FILE COPY

SEE P1.00



ALIGNMENT DATA

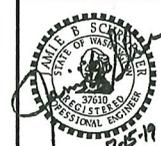
LINE #	LENGTH	DIRECTION
L1	648.59'	N2°05'06"E
L2	288.22'	S88°31'28"E
L3	139.00'	S87°54'54"E
L4	139.00'	S87°54'54"E

Axis
Survey & Mapping
15541 NE 80th St
Redmond, WA 98052
TEL: 425 823-2700
FAX: 425 823-9700

IHL BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN ON THIS PRELIMINARY SHORT PLAT MAP WERE PREPARED UNDER THE DIRECT SUPERVISION OF A WASHINGTON STATE PROFESSIONAL LAND SURVEYOR

AXIS PROJECT 18-208

KEYMAP



MASON HEIGHTS SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT MAP (2 OF 2)

CLIENT
MASON HEIGHTS, LLC
11400 SE 8TH STREET, SITE 205
BELLEVUE, WA 98004
PHONE: (425) 344-8833

CPH
CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
15445 Wilbur Road, Ste. 120
Redmond, WA 98052
Phone: (425) 285-5300 | FAX: (425) 285-5308
www.cphconsultants.com

PROJECT NO. 03.00-18-118
DRAWING P1.01
SHEET 2 OF 14

811 Know what's below. Call before you dig.

PLAN 0 50 100 IN FEET

P:\Project\0100\1818\Main\Draw\Sheets\Pre-Plat Application\P1.01.dwg
7/19/2018 9:34 AM PETER EWMS

PLAI 19-0002

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY AXIS SURVEY & MAPPING (JOB NO. 18-209), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY AXIS SURVEY & MAPPING:

BASIS OF BEARINGS

HELD A BEARING OF NORTH 40°58'45" EAST BETWEEN TO NEARST CORNER OF THE NE 1/4 SECTION 33, TWP. 21N., RGE. 4E, W.M., AND THE INTERSECTION MONUMENT AT 28TH AVE S AND S 3743RD ST PER PLAT OF MONCALIERI UNDER RECORDING NUMBER 201701800051B.

HORIZONTAL DATUM

HORIZONTAL DATUM: NAD 83/91 PER KING COUNTY CONTROL POINT DESIGNATION 6907, FOUND PUNCH IN 3/4" LEAD PLUG IN 4"x4" CONCRETE MONUMENT IN CASE.

VERTICAL DATUM

NAVD '88 PER GPS H&GN SMARTNET

BENCHMARKS

• TBM 'A' SET CHISELED SQUARE AT TOP BACK OF CURB ±2' SOUTH OF THE SOUTHERLY PROPERTY LINE EXTENDED 67' WEST.

ELEVATION: 301.84

• TBM 'B' SET CHISELED SQUARE AT TOP BACK OF CURB AT THE PC OF THE NORTHWEST QUADRANT OF THE INTERSECTION OF 28TH AVE S AND S 374TH PL.

ELEVATION: 314.72

• TBM 'C' TOP OF 3" BRASS DISK IN 4"x4" CONCRETE MONUMENT DOWN 0.5' IN CASE AT THE INTERSECTION OF 30TH PL S AND 31ST AVE S.

ELEVATION: 332.99

LEGAL DESCRIPTION

TPN: 3321049004
THE WESTERLY 498 FEET OF THE EASTERLY 886 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR RIGHT OF WAY FOR DRIVEWAY OVER AND ACROSS THE NORTH 20 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN TRACT, ABOVE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN: 3321049009
THE EAST 500 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR RIGHT OF WAY FOR DRIVEWAY OVER AND ACROSS THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY TO W/T:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN TRACT, ABOVE.

TPN: 3321049027
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT 28TH AVENUE SOUTH.

TPN: 3321049036
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33 WITH A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION AND RUNNING;

THENCE EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION 280 FEET; THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 145 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 280 FEET TO THE EAST LINE OF COUNTY ROAD;

THENCE NORTH, ALONG THE EAST LINE OF SAID COUNTY ROAD WHICH IS 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 145 FEET TO PLACE OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN: 3321049009
THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST W.M.;

LESS COUNTY ROADS AND LESS THE NORTH 145 FEET OF THE EAST 280 FEET OF THE WEST 310 FEET.

DRAWING INDEX

SHEET	DWG	DESCRIPTION
1	P1.00	PRELIMINARY PLAT MAP (1 OF 2)
2	P1.01	PRELIMINARY PLAT MAP (2 OF 2)
3	P2.00	CONCEPTUAL GRADING AND DRAINAGE PLAN (1 OF 2)
4	P2.01	CONCEPTUAL GRADING AND DRAINAGE PLAN (2 OF 2)
5	P3.00	CONCEPTUAL ROAD PROFILES
6	P3.01	CONCEPTUAL ROAD PROFILES
7	P3.02	CONCEPTUAL ROAD PROFILES
8	P3.03	CONCEPTUAL WALK PLAN AND SECTIONS
9	P3.04	CONCEPTUAL ROADWAY SECTIONS
10	P3.05	CONCEPTUAL ROADWAY SECTIONS
11	P4.00	CONCEPTUAL UTILITY PLAN (1 OF 2)
12	P4.01	CONCEPTUAL UTILITY PLAN (2 OF 2)
13	P8.00	ENTERING SIGHT DISTANCE EXHIBIT
14	P8.01	ENTERING SIGHT DISTANCE EXHIBIT

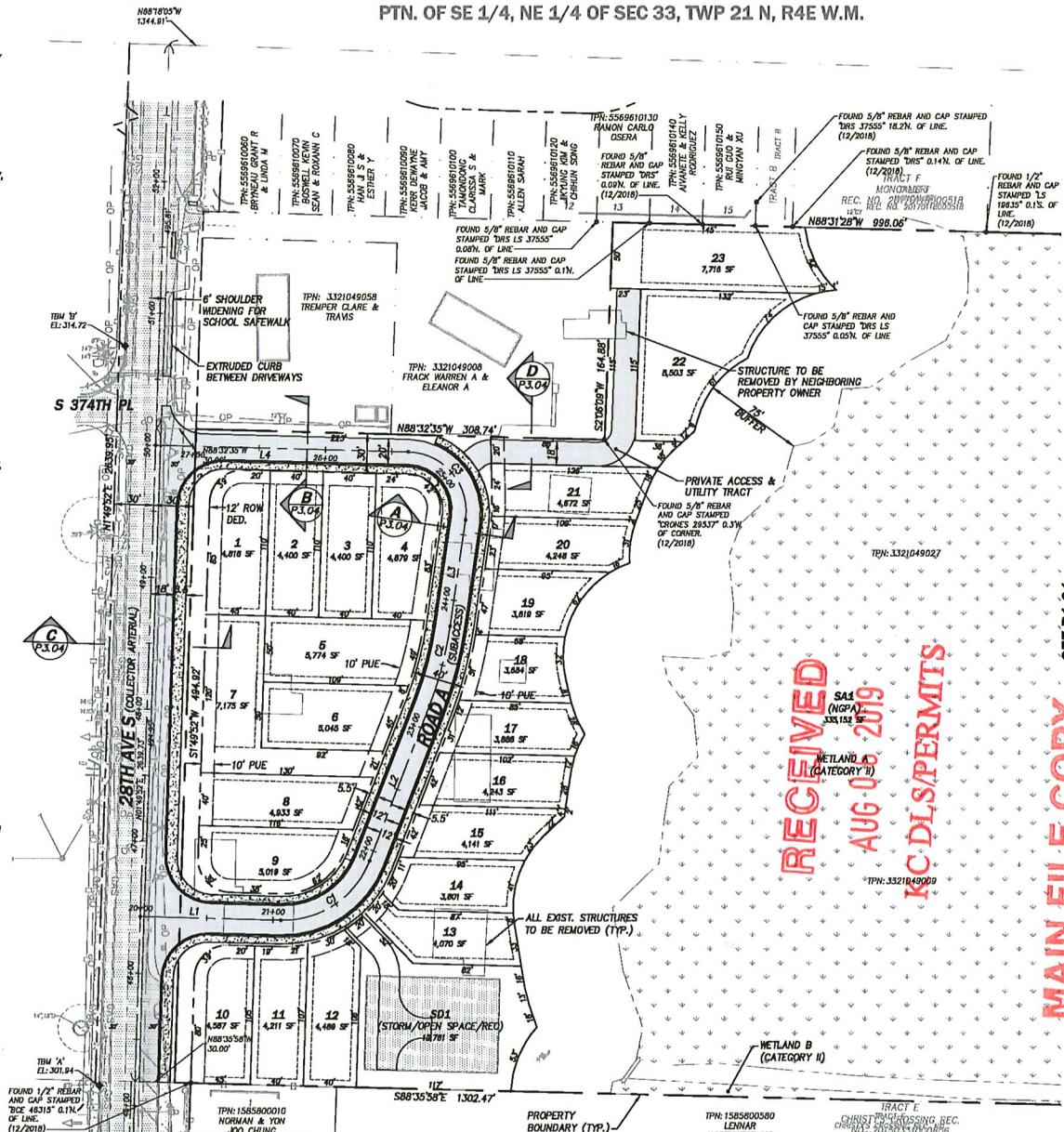
ALIGNMENT DATA

LINE TABLE				CURVE TABLE			
LINE #	LENGTH	DIRECTION	BEARING	CURVE #	Δ	RADIUS	LENGTH
L1	105.70'	S88°32'35"E	70.00'	C1	N58°12'24"E	70.00'	86.13'
L2	126.00'	N20°52'23"E	280.00'	C2	N14°35'07"E	280.00'	62.24'
L3	81.32'	N87°13'47"E	45.00'	C3	N40°09'41"W	45.00'	76.00'
L4	190.40'	N88°32'35"W					

OWNERS

TPN: 3321049009, EVELYN JONES, 37407 32ND AVE S, AUBURN, 98001
 TPN: 3321049004, EVELYN JONES
 TPN: 3321049027, CHARLES SOK, 37428 28TH AVE S, FEDERAL WAY, 98003
 TPN: 3321049036, ALAN BOZEMAN, 37504 28TH AVE S, FEDERAL WAY, 98003
 TPN: 3321049008, DAVID AND KATHLEEN MASCO, 37522 28TH AVE S, FEDERAL WAY, 98003

PTN. OF SE 1/4, NE 1/4 OF SEC 33, TWP 21 N, R4E W.M.



PROJECT INFORMATION

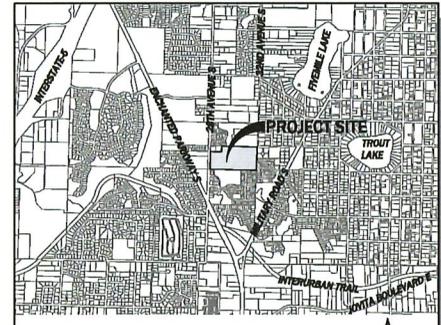
GENERAL
 PARCEL NOS.: 3321049009, 3321049004, 3321049027, 3321049036, 3321049009
 SITE ADDRESS: 37407 32ND AVE S, AUBURN, WA 98001
 37426, 37504, 37522 28TH AVE S, FEDERAL WAY, WA 98003
 ZONING: R-6
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

SITE DEVELOPMENT
 TOTAL SITE AREA: 18.58 AC (808,400 SF)
 BASE DENSITY: 8 DU/AC
 ALLOWABLE BASE UNIT YIELD: 18.58 AC x 8 DU/AC = 111.36 DU = 111 DU

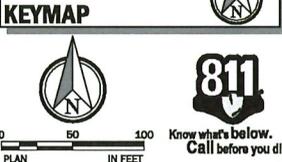
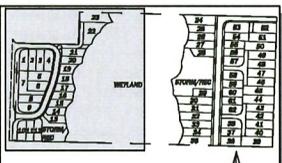
PROPOSED NO. LOTS: 62
MINIMUM LOT SIZE: 3,684 SF
MAXIMUM LOT SIZE: 8,503 SF
ROW DEDICATION: 70,569 SF
SENSITIVE AREA TRACT: 335,152 SF
STORM TRACTS: 47,314 SF

MIN. BLDG. SETBACKS:
 FRONT: 10 FEET
 SIDE: 5 FEET
 REAR: 5 FEET
MAX. LOT COVERAGE (PER CODE): 70%
REQUIRED RECREATION AREA: 390 x 62 DU = 24,180 SF
RECREATION AREA PROVIDED:
 TRACT S01 (12,761 SF) USABLE RECREATION AREA 10,000 SF
 TRACT S02 (34,533 SF) USABLE RECREATION AREA 16,175 SF
TOTAL USABLE RECREATION AREA 26,175 SF

UTILITY PURVEYORS/PUBLIC SERVICES
 WATER: LAKEHAVEN UTILITY DISTRICT
 SANITARY SEWER: LAKEHAVEN UTILITY DISTRICT
 SCHOOL DISTRICT: FEDERAL WAY #120
 FIRE DISTRICT: SOUTH KING FIRE AND RESCUE
 ELECTRIC/NATURAL GAS: PUGET SOUND ENERGY
 COMMUNICATION/CABLE: COMCAST, CENTURYLINK



VICINITY MAP



PROJECT TEAM

APPLICANT
 MASON HEIGHTS, LLC
 CONTACT: JEFF FRANSEN
 11400 SE 8TH STREET, STE 205
 BELLEVUE, WA 98004
 PHONE: (425) 344-8833

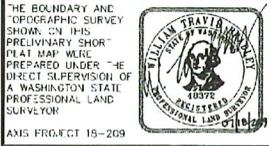
CIVIL ENGINEER/PLANNER
 CPH CONSULTANTS
 CONTACT: JAMIE SCHROEDER, PE
 11431 NE WILLOWS ROAD NE, STE 120
 REDMOND, WA 98052
 PHONE: (425) 285-2390

SURVEYOR
 AXIS SURVEY & MAPPING
 CONTACT: WILLIAM TRAVIS BRADLEY, PLS
 15241 NE 90TH STREET
 REDMOND, WA 98052
 PHONE: (425) 823-5700

GEOTECHNICAL ENGINEER
 ASSOCIATED EARTH SCIENCES, INC.
 CONTACT: TIMOTHY J. PETER, L.E.G.
 811 5TH AVENUE
 KIRKLAND, WA 98033
 PHONE: (425) 827-7701

ECOLOGIST
 ALTMANN OLIVER ASSOCIATES, LLC
 CONTACT: JOHN ALTMANN
 PO BOX 878
 CARONATON, WA 98014
 PHONE: (425) 333-6335

ARBORIST
 LAYTON TREE CONSULTING, LLC
 CONTACT: BOB LAYTON, RCA
 PO BOX 572
 SHOFORSKI, WA 98281
 PHONE: (425) 220-5711



MASON HEIGHTS SUBDIVISION
PRELIMINARY PLAT
 PRELIMINARY PLAT MAP (1 OF 2)

CLIENT: MASON HEIGHTS, LLC
 11400 SE 8TH STREET, STE 205
 BELLEVUE, WA 98004
 PHONE: (425) 344-8833

CPH CONSULTANTS
 Site Planning • Civil Engineering
 Land Use Consulting • Project Management
 11431 WilloWS Road NE, Suite 120
 Redmond, WA 98052
 Phone: (425) 285-2390 | Fax: (425) 285-2399
 www.cphconsultants.com

PROJECT NO. 0100-18-116
 DRAWING P1.00
 SHEET 1 OF 14

P:\projects\19000\19000-18-116-MasonView\Sheets\Pre-Plat_Application\PL1.00.dwg
 7/19/2019 4:12 PM, PETER EVANS