

FAIRWOOD RANCH

KING COUNTY

WASHINGTON

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 MEAD GILMAN & ASSOC. (MEAD GILMAN JOB NO. 15183), 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 MEAD GILMAN & ASSOC.:

LEGAL DESCRIPTION

LOT C OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD16-0042, AS RECORDING NUMBER 201703190009.

DATUM

NAVD 88

BENCHMARKS

ORIGINAL BM: WGS CONTROL POINT F2 (D 41042)
FOUND 3" BRASS DISC IN ROUND CONC MON FLUSH WITH GRADE KC BM-KC-F-2-1993' 45.0' S OF CENTER SE 224TH ST., 3' W OF A FENCE AND 50.7' SE'LY OF SW COR SEC. 11-122N-R5E.
= 492.26'

ELEV.

TBM - A: WGS CONTROL PNT. 5844(D #41309)
FOUND 4"x4" CONG MON WITH 1/2" BRASS PUNCHED ROD 1.2" BELOW GRADE IN CASE AT CL INTX OF SE 224TH ST. AND 155TH AVE SE.
= 560.85'

ELEV.

TBM - B: WGS CONTROL PNT. 5845(D #41411)
FOUND 4"x4" CONG MON WITH 1/2" LEAD AND TACK 0.9' BELOW AND 148TH AVE SE.
= 495.25' (MEASURED)

CONTOUR INTERVAL = 2'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/91)

PER WASHINGTON GEODETIC SURVEY CONTROL PNT. 5844(D #41309) AND PNT. 5845(D #41411).

REFERENCES:

- ROS AS RECORDED UNDER REC. NO. 8704098031 IN VOL. 54 OF SURVEYS, PG. 261 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 9404129004 IN VOL. 99 OF SURVEYS, PG. 185 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 9508229005 IN VOL. 104 OF SURVEYS, PG. 84 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 20101007800002 IN VOL. 275 OF SURVEYS, PG. 108 IN KING COUNTY, WA.
- KING COUNTY SHORT PLAT NO. 178070 REVISION, AS RECORDED UNDER RECORDING NO. 8308240890.
- KING COUNTY SHORT PLAT NO. 178070, AS RECORDED UNDER RECORDING NO. 7810230765.

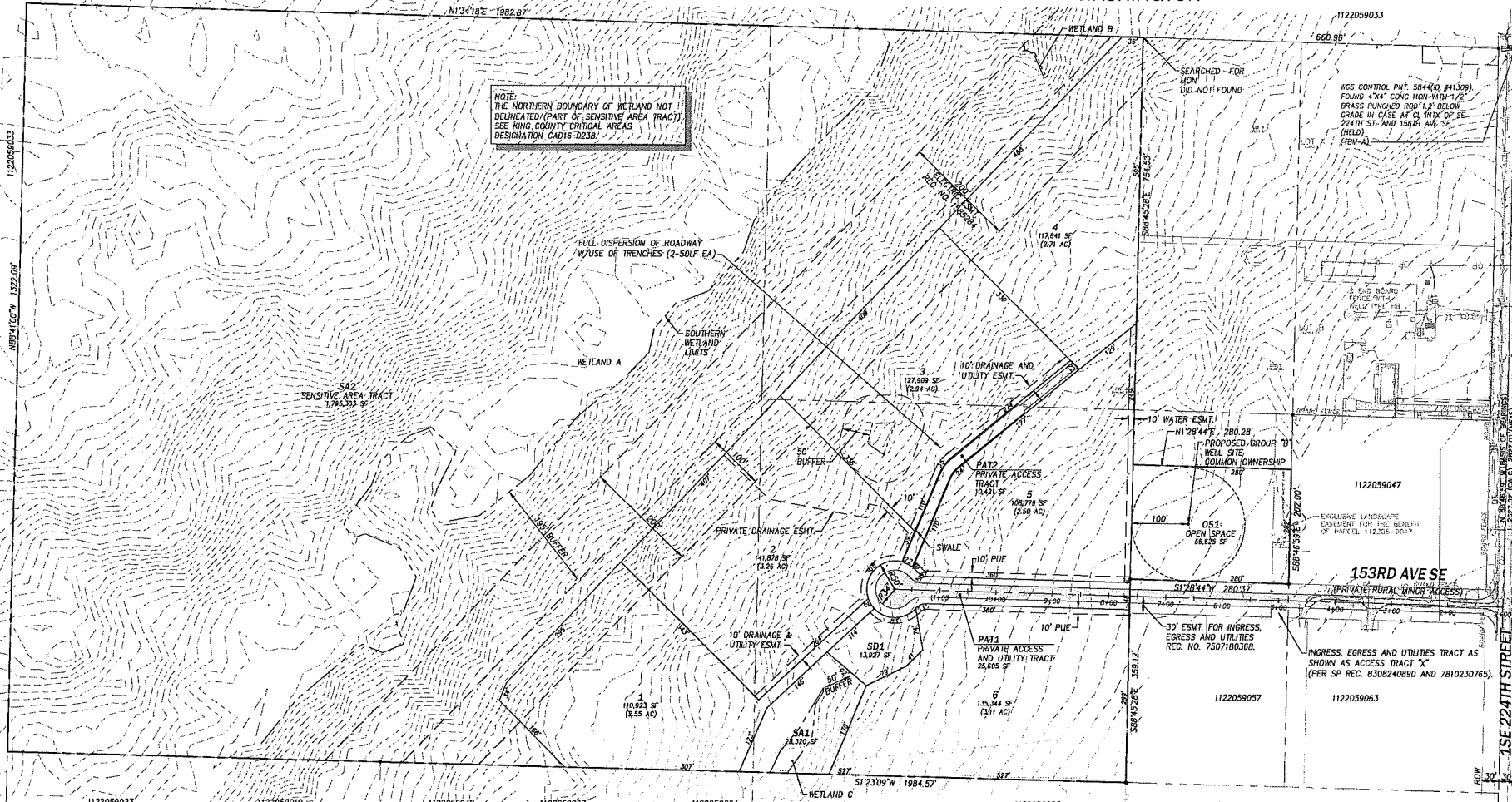
EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

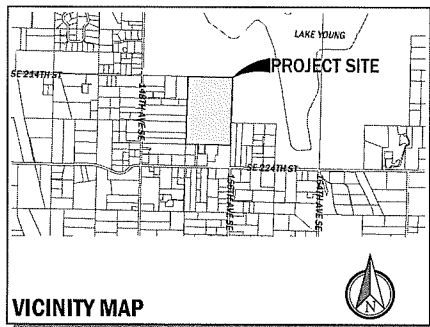
NOTES

- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (IE. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

NO TREE WERE LOCATED.



NOTE: THE NORTHERN BOUNDARY OF WETLAND NOT DELINEATED (PART OF SENSITIVE AREA TRACT) SEE KING COUNTY CRITICAL AREAS DESIGNATION CAD16-0238.

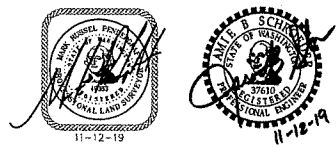


PROJECT DATA

GENERAL		POWER/ELECTRIC		PUGET SOUND ENERGY	
PARCEL NO:	1122059055				
ADDRESS:	22XXX 153RD AVE SE KENT, WA				
ZONING:	RAS				
PRESENT USE:	UNDEVELOPED				
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL				
JURISDICTION:	KING COUNTY				
SITE DEVELOPMENT					
TOTAL SITE AREA	61.36 AC (2,672,874 SF)				
BASE DENSITY	0.2 DU/AC				
ALLOWABLE DU	61.36 AC x 0.2 DU/AC = 12.27 DU = 12 DU				
PROPOSED # OF LOTS:	6				
MIN. LOT SIZE	108,779 SF				
MAX. LOT SIZE	141,878 SF				
ROAD DEDICATION	25,605 SF				
ACCESS TRACT	10,421 SF				
STORM TRACT	13,927 SF				
SENSITIVE AREA TRACTS	1,823,623 SF				
SERVICE PROVIDERS					
WATER AND SANITARY SEWER	PRIVATE				

PROJECT TEAM

OWNER/APPLICANT MARK WITTMAN CONTACT: MARK WITTMAN 1520 140TH AVE NE SUITE #200 BELLEVUE, WA 98005 PHONE: (425) 861-1900	CIVIL ENGINEER CPH CONSULTANTS CONTACT: JAMIE SCHROEDER, PE 11431 WILLOWS ROAD NE, STE 120 REDMOND, WA 98052 PHONE: (425) 285-2300 FAX: (425) 285-2389
SURVEYOR MEAD GILMAN & ASSOC. CONTACT: MARK PENDERGRIFT P.O. BOX 289 WOODVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425) 486-6108	BIOLOGIST CONFLUENCE ENVIRONMENTAL COMPANY CONTACT: KERRIE MCARTHUR 146 N CANAL ST, SUITE 111 SEATTLE, WA 98103 PHONE: (206) 999-6201
SEPTIC DESIGNER AAA WATER AND DRAINFIELD DESIGNS CONTACT: CRAIG SHUCK P.O. BOX 12216 BOTHELL, WA 98082 PHONE: (425) 486-8875	



NO.	DATE	REVISION	BY	CHK.
1	12/12/19	PRE-PLAT SUBMITTAL	CMD	JBS

PRELIMINARY PLAT MAP			
KING COUNTY, WA			
OWNER/APPLICANT:	MARK WITTMAN 1520 140TH AVE NE SUITE #200 BELLEVUE, WA 98005		
PROJECT SURVEYOR:	MEAD GILMAN & ASSOCIATES P.O. BOX 289, WOODVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425) 486-6108		
SCALE:	AS NOTED	PROJECT NO.:	0112-15-006
		SHEET:	1 of 1