

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.

CHA PRELIMINARY SHORT PLAT

PROJECT CONTACTS:

OWNER..... LAURA CHA
..... 1302 MT BAKER PLACE NE
..... RENTON, WA 98059
..... (425) 301-9414
CIVIL ENGINEER..... D.R. STRONG CONSULTING ENGINEERS, INC.
..... 620 7TH AVENUE
..... KIRKLAND, WASHINGTON 98033
..... (425) 827-3063
..... CONTACT: YOSHIO PIEDISCALZI, P.E.
..... YOSHIO.PIEDISCALZI@DRSTRONG.COM
SURVEYOR..... D.R. STRONG CONSULTING ENGINEERS, INC.
..... 620 7TH AVENUE
..... KIRKLAND, WA 98033
..... (425) 827-3063
..... CONTACT: JAMES G. REICHHOFF, P.L.S.
..... JAMES.REICHHOFF@DRSTRONG.COM

PROJECT INFORMATION:

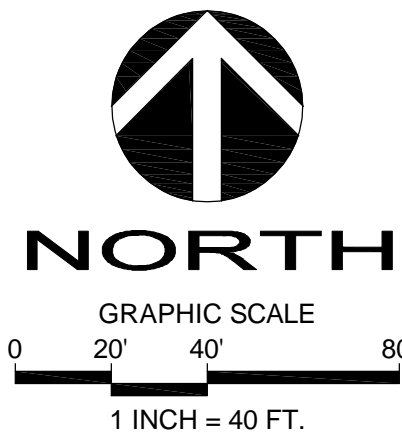
TOTAL EXISTING SITE AREA: 158,269 S.F. (3.63 ACRES)
SITE ADDRESS: 4142 324TH AVE SE, FALL CITY, WASHINGTON
TAX PARCEL NUMBER: 1524079033
PROPOSED NUMBER OF LOTS: 3
EXISTING ZONING: R-4
PROPOSED USE: SINGLE-FAMILY DETACHED HOUSING
PROPOSED DENSITY: 0.826 DU/ACRE
AVERAGE LOT SIZE: 52,756 S.F.
SMALLEST LOT SIZE: 52,666 S.F.
REC. SPACE REQUIRED: 0 S.F.
REC. SPACE PROVIDED: 0 S.F.
ADJACENT EXISTING ZONING: R-4 ON NORTH, EAST, WEST AND RA-5 ON WEST
SEWER DISTRICT: N/A, INDIVIDUAL SEPTIC SYSTEMS
WATER DISTRICT: FALL CITY WATER DISTRICT
SCHOOL DISTRICT: SNOQUALMIE VALLEY #410
FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 27
EXISTING LAND COVER: MOSTLY PASTURE, SINGLE-FAMILY HOME
TELEPHONE SERVICE: COMCAST
POWER SOURCE: PUGET SOUND ENERGY
MAX. IMPERVIOUS SURFACE: 55%

TYPICAL BUILDING SETBACKS:

FRONT YARD SETBACK: 10 FEET
GARAGE SETBACK: 20 FEET
REAR SETBACK: 5 FEET
INTERIOR SIDE YARD SETBACK: 5 FEET

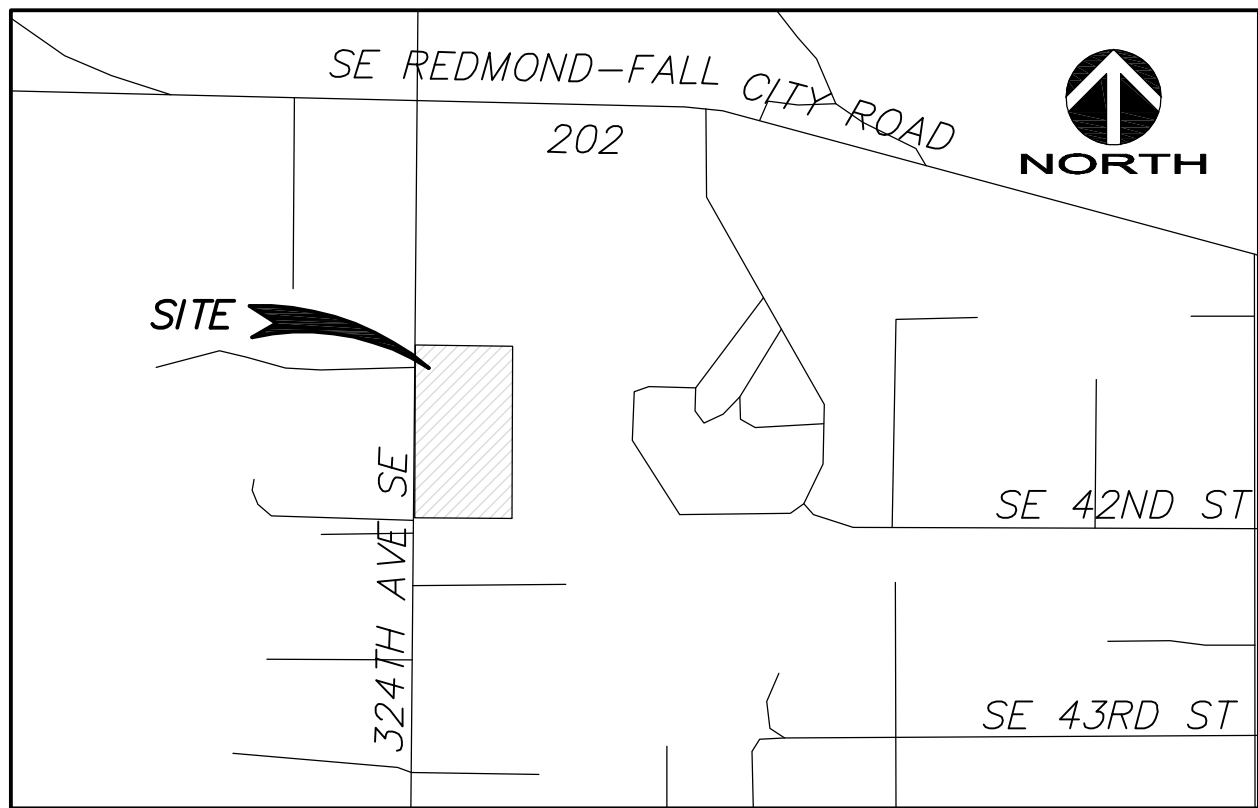
LEGEND:

- FOUND CORNER MONUMENT AS NOTED
- POWER POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- WATER METER
- W UNDERGROUND WATER
- OP OVERHEAD POWER
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE



BASIS OF BEARINGS:

N00°16'15"E BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15-24-7, PER REFERENCE 1 AND 2



VICINITY MAP

SCALE 1"=600'

LEGAL DESCRIPTION:

SOUTH 4 ACRES OF THAT PORTION OF THE WEST 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF THE WEST 30 FEET OF SAID 10 ACRE TRACT HERETOFORE CONVEYED FOR COUNTY ROAD;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE RESTRICTIONS:

- THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 8905039001, AS SHOWN HEREON.
- THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 9809250580, SAID DOCUMENT IS LISTED AS A DEATH CERTIFICATE ON THE KING COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
- THIS SITE IS SUBJECT TO THE NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 20120201001690.

SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TITLE RESOURCES GUARANTY COMPANY OWNER'S POLICY NO. 96747100417 DATED FEBRUARY 1, 2012. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED TITLE RESOURCES GUARANTY COMPANY OWNER'S POLICY. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON TITLE RESOURCES GUARANTY COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 18, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2018.
- PROPERTY AREA = 158,269± SQUARE FEET (3.6334± ACRES).
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ETC., THAT MAY AFFECT THE SUBJECT PARCEL.
- CONTOUR INTERVAL = 2 FEET. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).
- THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN CIVIL ENGINEERING DESIGN.

REFERENCES:

- RECORD OF SURVEY RECORDED IN VOLUME 79 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 9103259007.
- KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED IN VOLUME 92 OF SURVEYS, PAGE 174 THROUGH 174A, UNDER RECORDING NUMBER 9304139001.
- RECORD OF SURVEY RECORDED IN VOLUME 65 OF SURVEYS, PAGE 277, UNDER RECORDING NUMBER 8905039001.

VERTICAL DATUM:

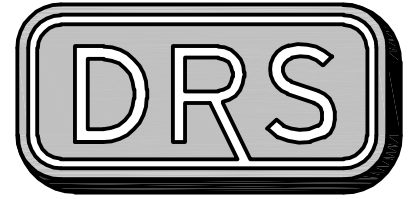
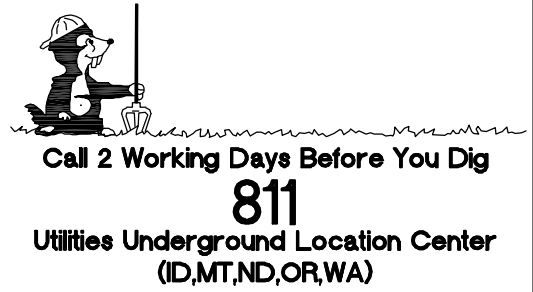
NAVD 88 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH (KCDPWSB)

BENCHMARK:

KCDPWSB POINT NUMBER 2547, THE FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH "X" AT THE INTERSECTION OF SE. REDMOND-FALL CITY ROAD AND 324TH AVENUE SE, ALSO KNOWN AS THE NORTHWEST SECTION CORNER OF SECTION 15-24-7, ELEVATION = 99.30 FEET.

SHEET INDEX:

- 1 OF 2 COVER SHEET
- 2 OF 2 CONCEPTUAL ROAD & UTILITIES PLAN



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

CHA PRELIMINARY SHORT PLAT

COVER SHEET

4142 324TH AVENUE SE
FALL CITY, WA 98024
PARCEL # 1524079033

LAURA CHA

1302 MT. BAKER PLACE NE
RENTON, WA 98059
425.301.9414



APR

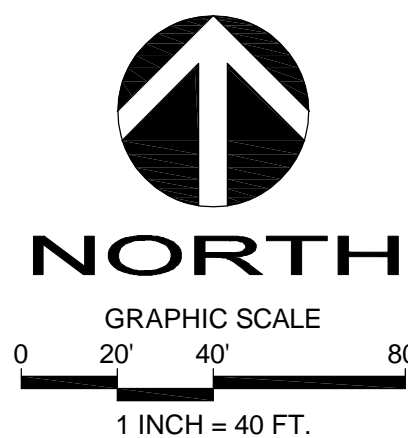
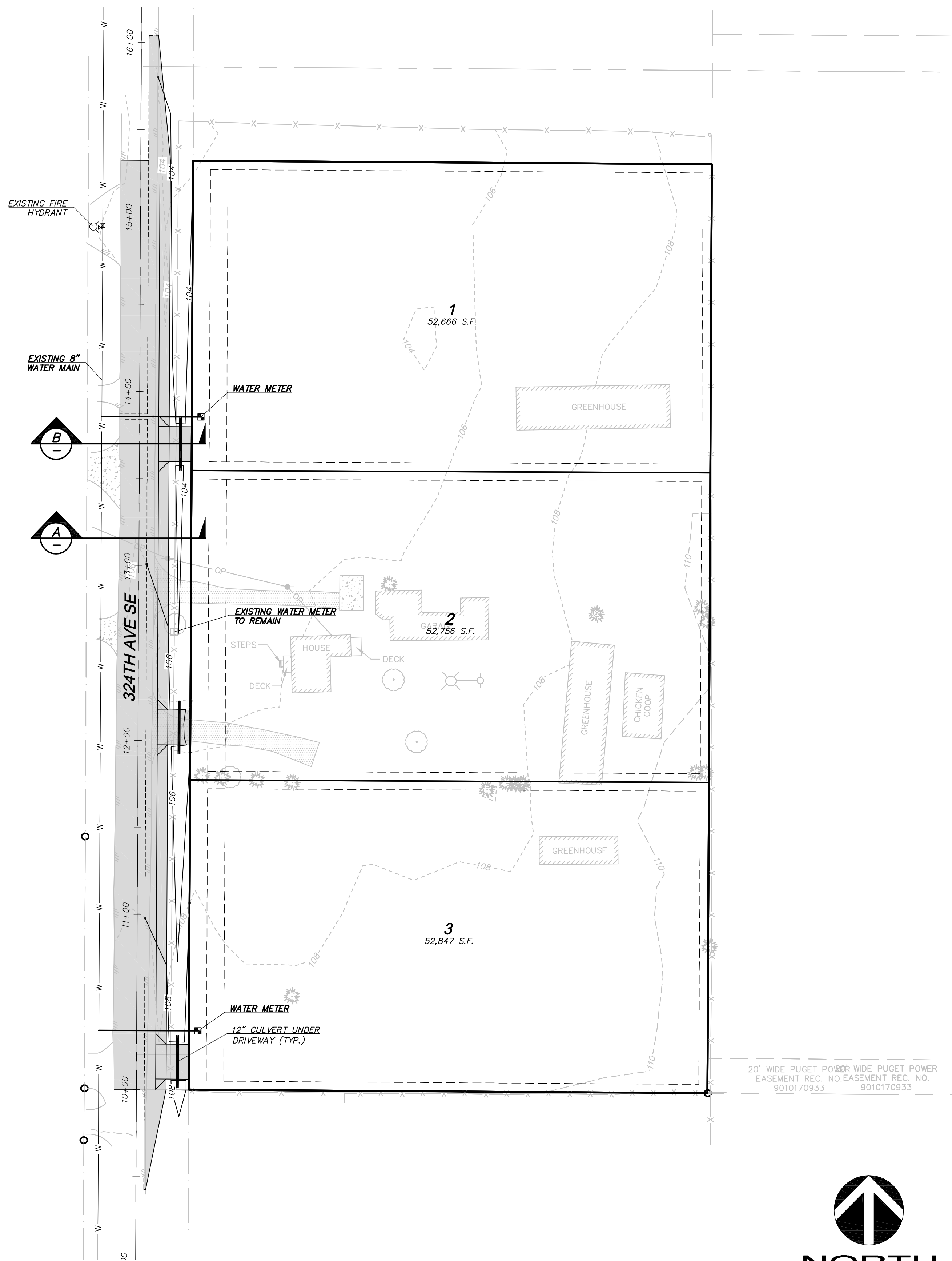
REVISION

DATE

DRAFTED BY: DLR
DESIGNED BY: DLR
PROJECT ENGINEER: YLP
DATE: 11.18.20
PROJECT NO.: 18095

DRAWING: C1
SHEET: 1 OF 2

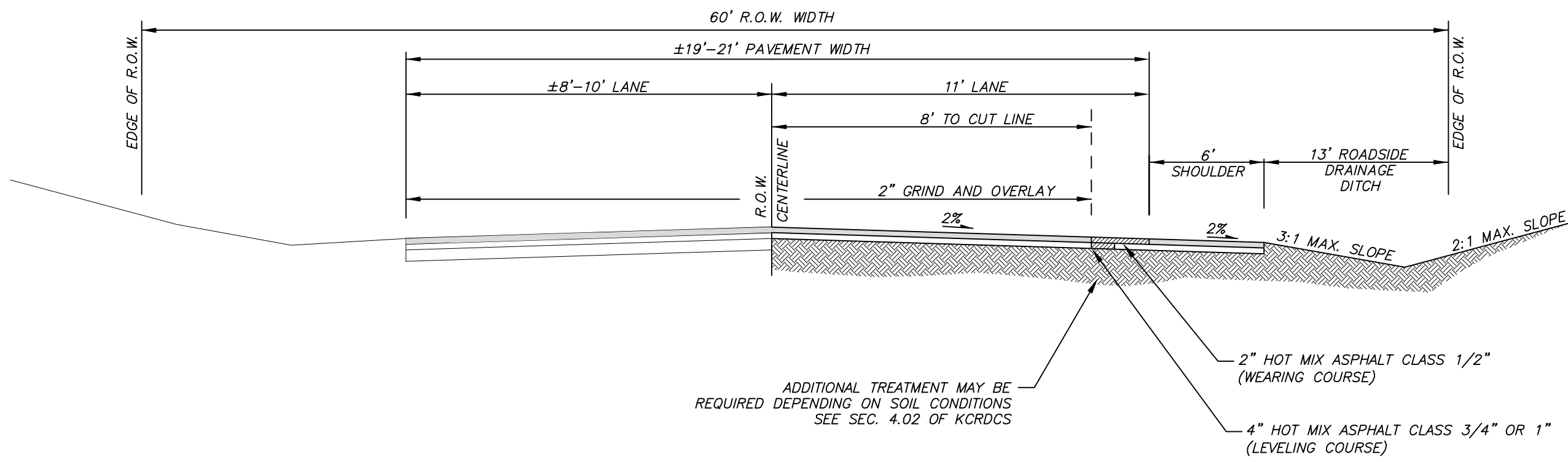
NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.
CHA PRELIMINARY SHORT PLAT



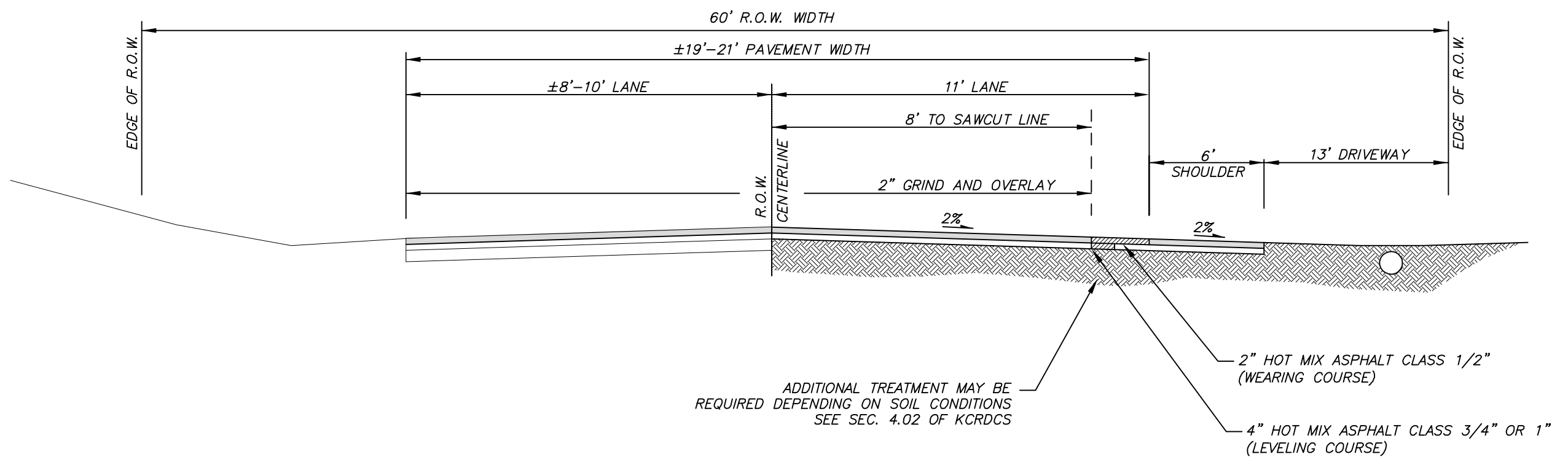
BASIS OF BEARINGS:
N00°16'15"E BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15-24-7, PER REFERENCE 1 AND 2

SEPTIC NOTE:
INDIVIDUAL LOT SEPTIC TANKS, DRAINFIELDS, AND RESERVES UNDER SEPARATE PERMIT.

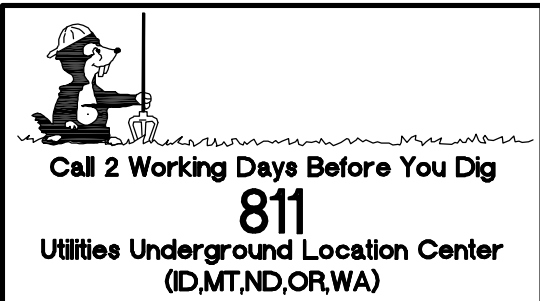
STORM DRAINAGE NOTE:
ALL ONSITE AREA TO BE FULLY INFILTRATED. LOCATION AND SIZE OF DRYWELL AND/OR INFILTRATION TRENCH TO BE DETERMINED AT TIME OF INDIVIDUAL BUILDING PERMIT.



324TH AVE SE
NTS RURAL SUBCOLLECTOR PUBLIC ROAD 35 MPH DESIGN SPEED



324TH AVE SE
NTS RURAL SUBCOLLECTOR PUBLIC ROAD 35 MPH DESIGN SPEED



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

CHA PRELIMINARY SHORT PLAT

CONCEPTUAL ROAD AND UTILITIES PLAN

4142 324TH AVENUE SE
FALL CITY, WA 98024
PARCEL # 1524079033

LAURA CHA

1302 MT. BAKER PLACE NE
RENTON, WA 98059
425.301.9414

APR

REVISION

DATE

DRAFTED BY: DLR
DESIGNED BY: DLR
PROJECT ENGINEER: YLP
DATE: 11.18.20
PROJECT NO.: 18095

DRAWING: **C2**
SHEET: **2** OF **2**