

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. 15169), 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 20170315900009.

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-T22N-R5E.
= 492.26'

TBM - A:
WGS CONTROL PNT. 5844(D #41309).
FOUND 4"x4" CONC MON WITH 1/2" BRASS PUNCHED ROD 1.2" BELOW GRADE IN CASE AT CL INTX OF SE 224TH ST. AND 156TH AVE SE.
= 560.85.

TBM - B:
WGS CONTROL PNT. 5845(D #41411).
FOUND 4"x4" CONC 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. 8704099031 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. 9506229005 IN VOL. 104 OF SURVEYS, PG. 84 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 20101007900002 IN VOL. 275 OF SURVEYS, PG. 106 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

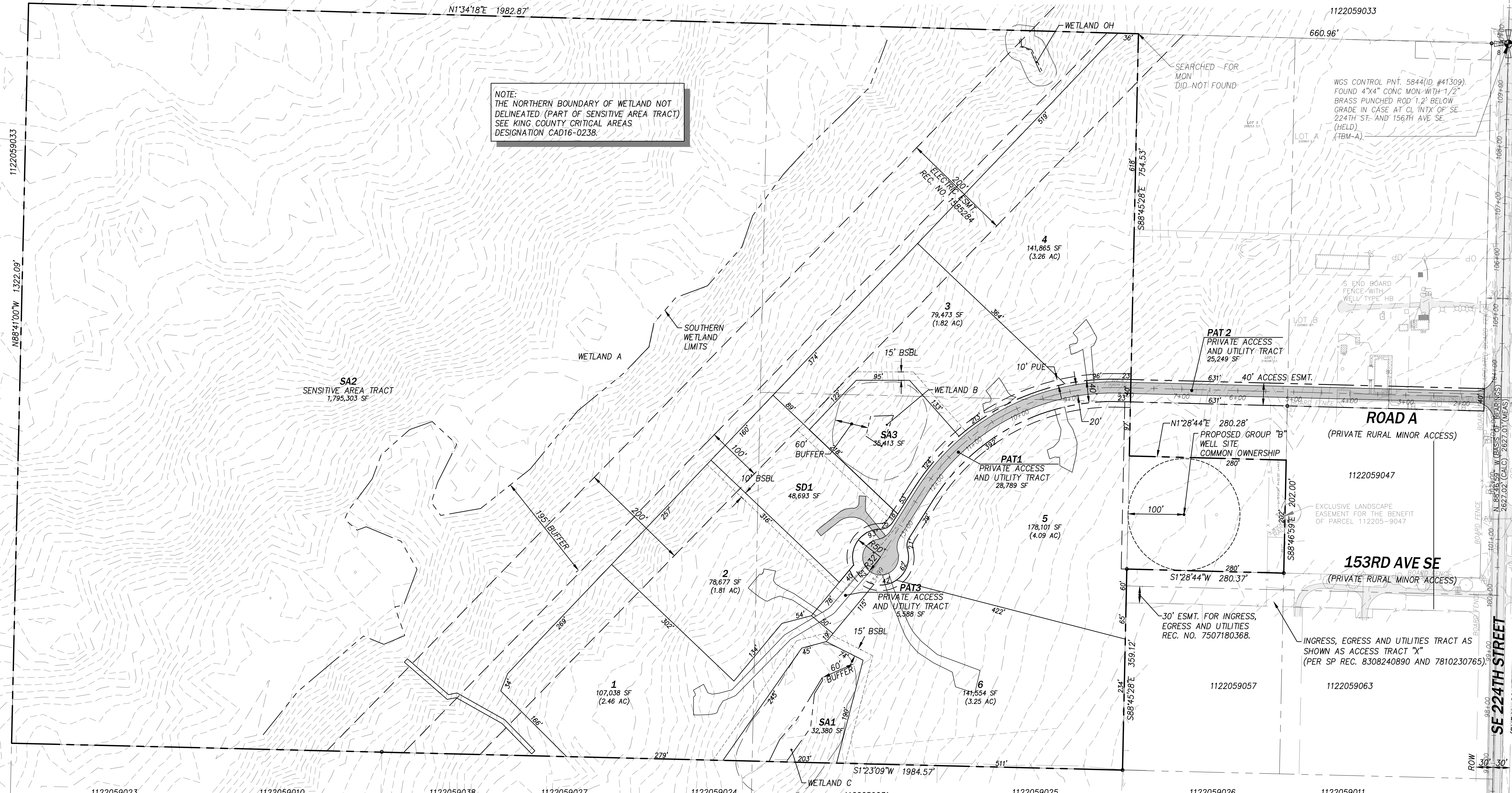
EQUIPMENT AND PROCEDURES

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 (I.E. 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.



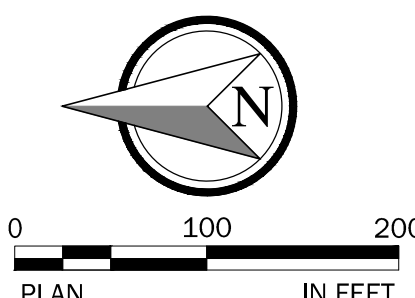
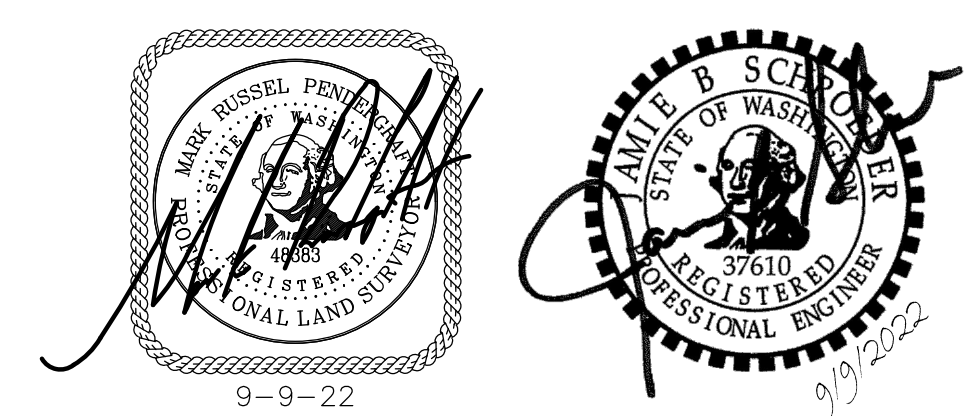
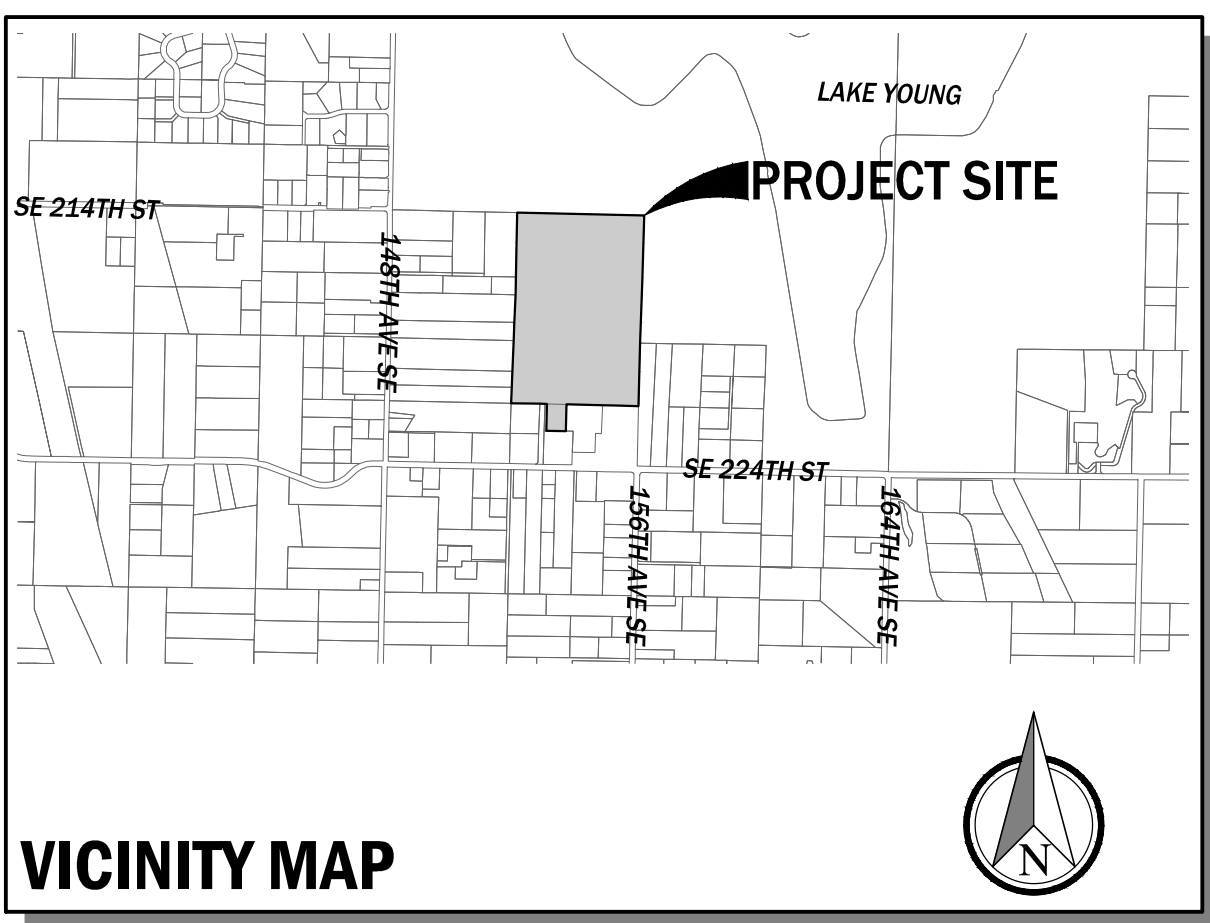
NOTE:
THE NORTHERN BOUNDARY OF WETLAND NOT DELINEATED (PART OF SENSITIVE AREA TRACT) SEE KING COUNTY CRITICAL AREAS DESIGNATION CAD16-0238.

PROJECT DATA

GENERAL		POWER/ELECTRIC	PUGET SOUND ENERGY
PARCEL NO:	1122059055,	NATURAL GAS	PUGET SOUND ENERGY
ADDRESS:	22XXX 153RD AVE SE KENT, WA	TELEPHONE	CENTURY LINK, FRONTIER
ZONING:	RA5	CABLE/INTERNET	COMCAST, FRONTIER
PRESENT USE:	UNDEVELOPED	SCHOOL DISTRICT	NORTHSHORE #417
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL	GARBAGE	REPUBLIC SERVICES
JURISDICTION:	KING COUNTY	FIRE	KC FIRE DISTRICT 37
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	78,677 SF		
MAX. LOT SIZE	178,101 SF		
ROAD DEDICATION	54,038 SF		
STORM TRACT	51,762 SF		
SENSITIVE AREA TRACTS	1,827,683 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 11321-B NE 120TH STREET KIRKLAND, WA 98034 PHONE: (425) 285-2390 FAX: (425) 285-2389
SURVEYOR MEAD GILMAN & ASSOC. CONTACT: MARK PENDERGRAFT P.O. BOX 289 WOODINVILLE, 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	



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, WOODINVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425) 486-6108		
SCALE	PROJECT NO.	SHEET	
AS NOTED	0112-15-006	1 OF 1	

NO.	DATE	REVISION	BY	CK.
1	9/9/22	PRE-PLAT SUBMITTAL	AS	JBS