

DENSITY CALCULATIONS

GROSS AREA OF PROPERTY:	189,763 SF (4.356 AC)
BASE DENSITY:	6 D.U./ACRE
ALLOWABLE DWELLING UNITS:	26 (4.356x6)

SITE STATISTICS

SITE AREA:	186,679 SF (4.2856 AC)
PROPOSED USE:	DETACHED - SINGLE FAMILY
NUMBER OF LOTS:	25
AVERAGE LOT SIZE:	±4,547 sf
EXISTING ZONE:	R-6
PERMITTED DENSITY:	6 D.U./ACRE
PROPOSED DENSITY:	5.84 D.U./ACRE
DEDICATED R-O-W:	21,064 SF
PUBLIC ACCESS EASEMENT:	0 SF
PRIVATE ACCESS (TRACT A):	±1,287 SF
OPEN SPACE (TRACT B):	±36,047 SF
STORM (TRACT C):	±14,654 SF
SETBACKS:	INTERIOR - 5' ADJACENT TO STREET - 10'
MINIMUM LOT WIDTH:	30'
MINIMUM LOT AREA:	2,500 SF
MAXIMUM HEIGHT:	35', 45' SLOPES=15%
MAXIMUM IMPERVIOUS:	70% (LIMITED TO 2,500 SF VIA COVENANT)
SANITARY SEWER PROVIDER:	LAKEHAVEN WATER AND SEWER DISTRICT
WATER SUPPLY:	HIGHLINE WATER DISTRICT
SCHOOL DISTRICT:	FEDERAL WAY
FIRE DISTRICT:	PUGET SOUND REGIONAL FIRE
TELEPHONE SERVICE:	FRONTIER, COMCAST
ELECTRICITY PROVIDER:	PUGET SOUND ENERGY
NATURAL GAS PROVIDER:	PUGET SOUND ENERGY

EARTH WORK

CUT:	3,990 C.Y.
FILL:	2,279 C.Y.

TAX PARCEL NO./SITE ADDRESS

796760-0140 / 3830 S. 277TH PL 98001
796760-0160 / M. HELGELAND

VERTICAL DATUM

NAVD 88

ORIGINATING BENCHMARK

WGS 5606, N QUARTER CORNER 34-22N-04E
EL: 370.04

PROJECT BENCHMARKS

NAIL AND WASHER SET ON W SIDE OF S STAR LAKE RD, W OF PARCEL A.
EL: 338.43

APPLICANT/OWNER

COPPER RIDGE, LLC
P.O. BOX 73790 PUYALLUP, WA 98373
(253) 800-7835
CONTACT: EVAN MANN

PLANNER/ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT

CORE DESIGN, INC.
12100 NE 195TH ST., SUITE 300
BOTHELL, WA. 98011
(425) 885-7877
CONTACT: BEN MADEO, AICP - PLANNER BAMB@COREDESIGNINC.COM
SHERI MURATA, P.E. - ENGINEER SHM@COREDESIGNINC.COM
KEN SHIPLEY, P.L.S. - SURVEYOR KWS@COREDESIGNINC.COM
LINDSEY SOLORNO, P.L.A. - LANDSCAPE ARCHITECT
LBS@COREDESIGNINC.COM

GEOTECHNICAL ENGINEER

TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
(425) 821-7777 EXT 103
CONTACT: CAROLYN DECKER, P.E.

WETLAND CONSULTANT

WETLAND RESOURCES
9505 19TH AVENUE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3774
CONTACT: JEFF MALLAHAN

ARBORIST

WASHINGTON FORESTRY CONSULTANTS INC.
1919 YELM HWY SE SUITE C
OLYMPIA, WA. 98501
(360) 943-4128
CONTACT: GALEN WRIGHT

LEGAL DESCRIPTION

PARCEL A:
BEGINNING AT A POINT WHICH BEARS SOUTH 89°39'31" WEST 420 FEET AND SOUTH 14°18'55" WEST 360.06 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;
THENCE SOUTH 89°39'31" WEST 10.33 FEET;
THENCE NORTH 70°49'20" WEST 446.26 FEET TO THE CENTER OF COUNTY ROAD;
THENCE SOUTH 19°10'40" WEST 210 FEET;
THENCE SOUTH 89°39'00" EAST 494.17 FEET;
THENCE NORTH 14°18'55" EAST 318.81 FEET TO THE POINT OF BEGINNING;
EXCEPT A STRIP OF LAND 10 FEET IN WIDTH ON THE SOUTHERLY AND EASTERLY SIDES FOR ROAD PURPOSES;
AND EXCEPT A STRIP OF LAND 15 FEET IN WIDTH ON THE WESTERLY SIDE FOR COUNTY ROAD;

(BEING KNOWN AS A PORTION OF TRACT 14 OF STAR LAKE FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THAT PORTION OF SAID EASTERLY 10 FEET VACATED BY KING COUNTY ORDINANCE NO. 10412, WHICH WAS RECORDED UNDER RECORDING NO. 20020301001076.

PARCEL B:
BEGINNING AT A POINT WHICH BEARS SOUTH 89°39'31" WEST 420 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;
THENCE SOUTH 14°18'55" WEST 360.06 FEET;
THENCE SOUTH 89°39'31" WEST 10.33 FEET;
THENCE NORTH 70°49'20" WEST 446.26 FEET TO THE CENTER OF THE COUNTY ROAD;
THENCE ALONG SAID CENTER OF THE COUNTY ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.52 FEET WHOSE TANGENT AT THIS POINT BEARS NORTH 19°10'40" EAST A DISTANCE OF 87.12 FEET;
THENCE TANGENT TO SAID LAST DESCRIBED CURVE NORTH 68°50'00" EAST 390.41 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4;
THENCE NORTH 89°39'41" EAST 98.41 FEET TO THE POINT OF BEGINNING;
EXCEPT A STRIP OF LAND 10 FEET IN WIDTH ON THE EASTERLY SIDE FOR ROAD PURPOSES;
AND EXCEPT A STRIP OF LAND 15 FEET WIDE ON THE WESTERLY SIDE AND 30 FEET WIDE ON THE NORTH SIDE FOR COUNTY ROAD;

(BEING KNOWN AS TRACT 16 OF STAR LAKE FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SHEET INDEX

C1.0	PRELIMINARY SHORT PLAT
C1.02	BOUNDARY AND TOPOGRAPHIC SURVEY
C4.01-C4.02	PRELIMINARY GRADING AND UTILITY PLAN
C4.21	PRELIMINARY ROAD PROFILES
L1.01	TREE RETENTION PLAN
L1.02	TREE RETENTION TABLES
L2.01	LANDSCAPE PLAN

Residential fire sprinklers will be required as part of the plat conditions. Each building permit will be reviewed to determine if the fire sprinkler conditions can be removed... In order to remove the fire sprinkler requirement each lot must meet all the fire access and water supply conditions listed below.

Single Family - Fire Access

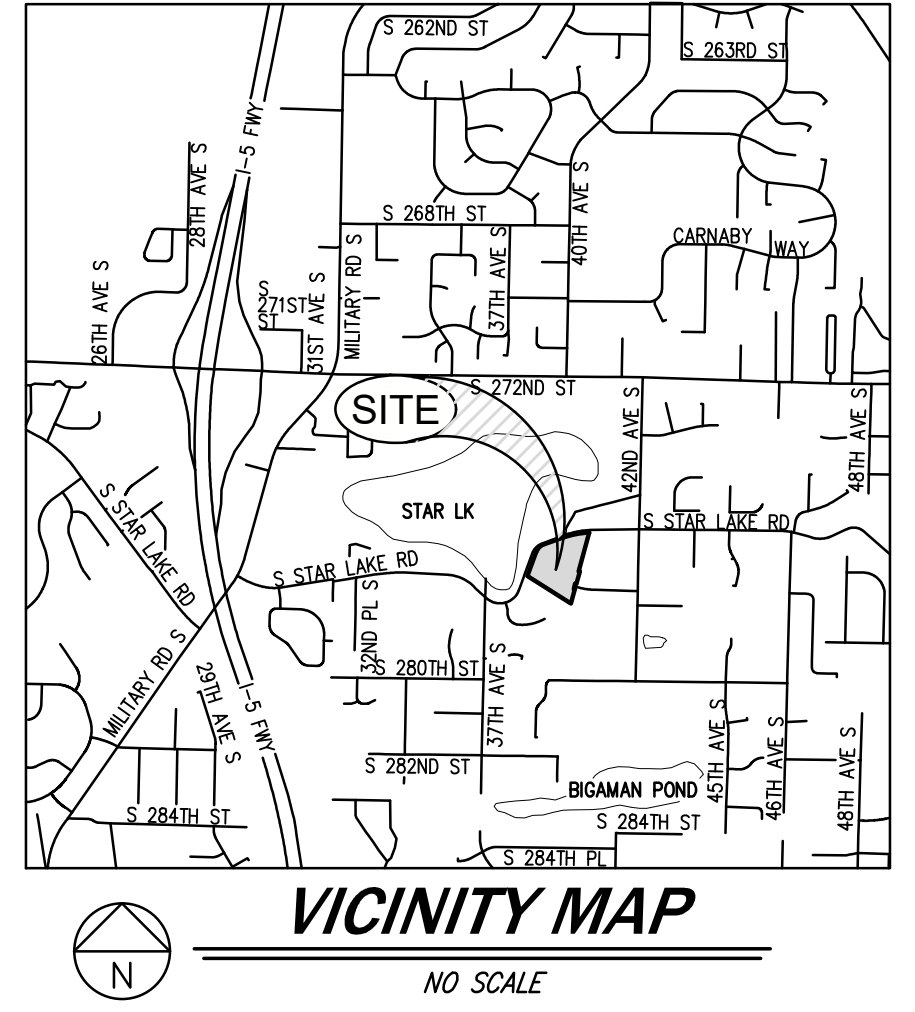
All portions of the exterior walls of the structure (at grade) shall be within 150 feet from approved fire apparatus access. The distance shall be measured along a direct walking path around the building considering obstructions such as retaining walls. These requirements apply to all the access road leading from the nearest fire station to the residence. An approved access road shall be a minimum:

- A minimum of a 20-foot wide drivable surface
- A minimum unobstructed height of 13' 6"
- Capable of supporting 25 tons in all-weather conditions
- A finished roadway gradient cannot exceed 15% at any location

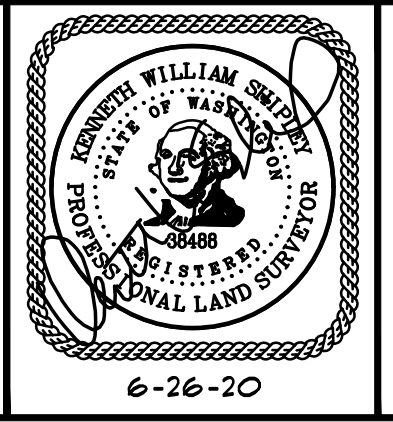
A dead-end access roadway cannot exceed 150 feet in length without an approved means of turning the fire apparatus around. An approved turn around shall be either a minimum 80-foot diameter cul-de-sac with a minimum turning radii of 20 feet inside and 40 feet outside, or an approved "hammerhead" turn-around (per King County Public Rule 17.04).

Exemptions:

- Residences provided with an approved fire sprinkler system
- Attached decks, exterior porches and carports open on two sides



SURVEY JOB NO.:			
CHECKED:			
CAD ENTERED:			
DESIGNED:			
CHECKED:			
SUPERVISOR:			
NUM.	REVISION	BY	DATE



FED. AID No. ---

PROJECT No. ---

MAINTENANCE DIVISION No. ---

PRELIMINARY
NOT FOR
CONSTRUCTION

KING COUNTY DEPT. OF LOCAL SERVICES
JOHN TAYLOR, DIRECTOR
**STAR LAKE HEIGHTS
COPPER RIDGE, LLC**
PRELIMINARY PLAT

SHEET
C1.01
OF
8
SHEETS

King County

XXX-XX



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



Know what's below.
Call before you dig.

7/8/2020 4:25 PM J. L2020 (20014) (ENGINEERING) (PRELIMINARY) (SHEETS) (20014) C1.01.DWG