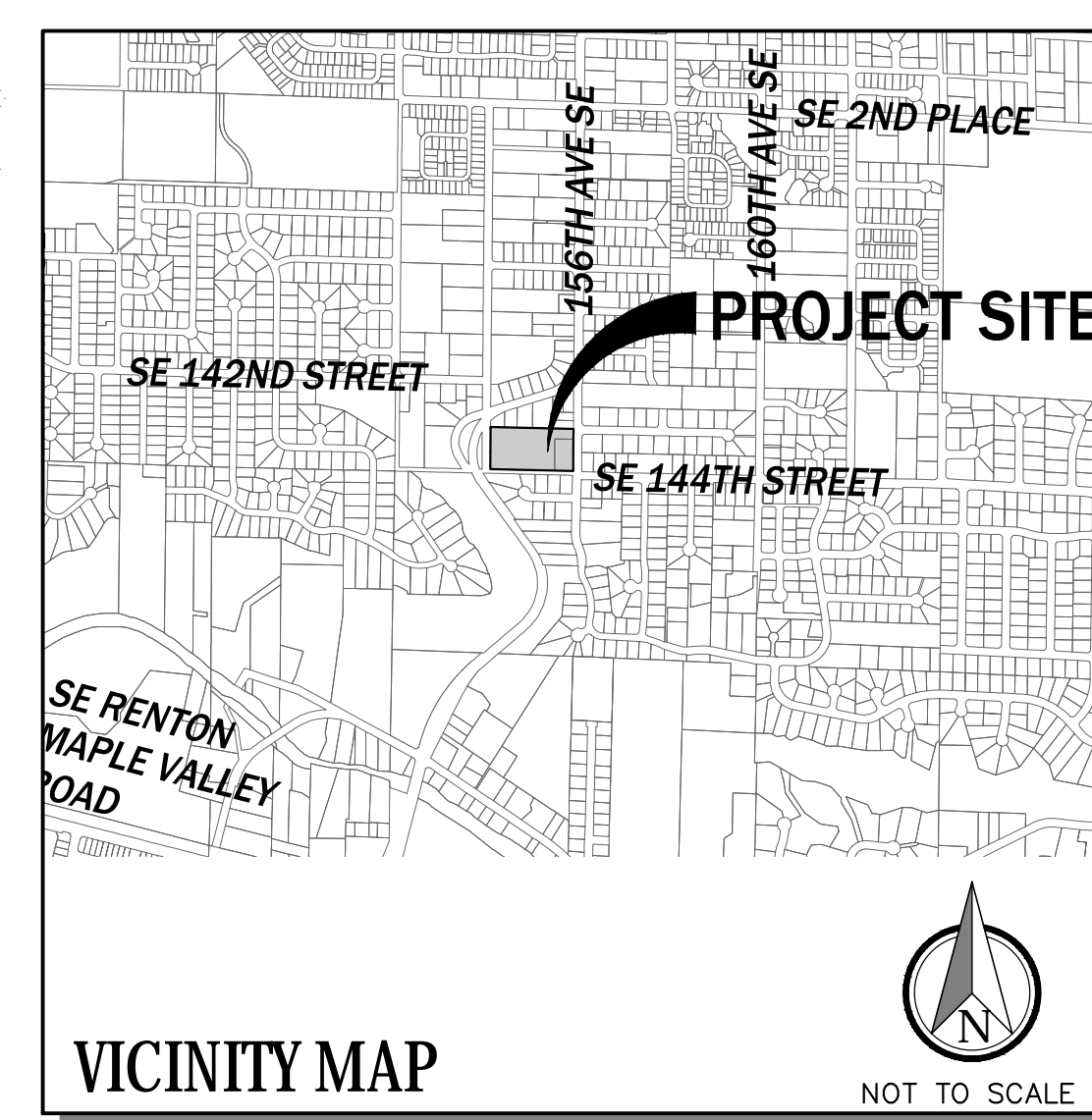
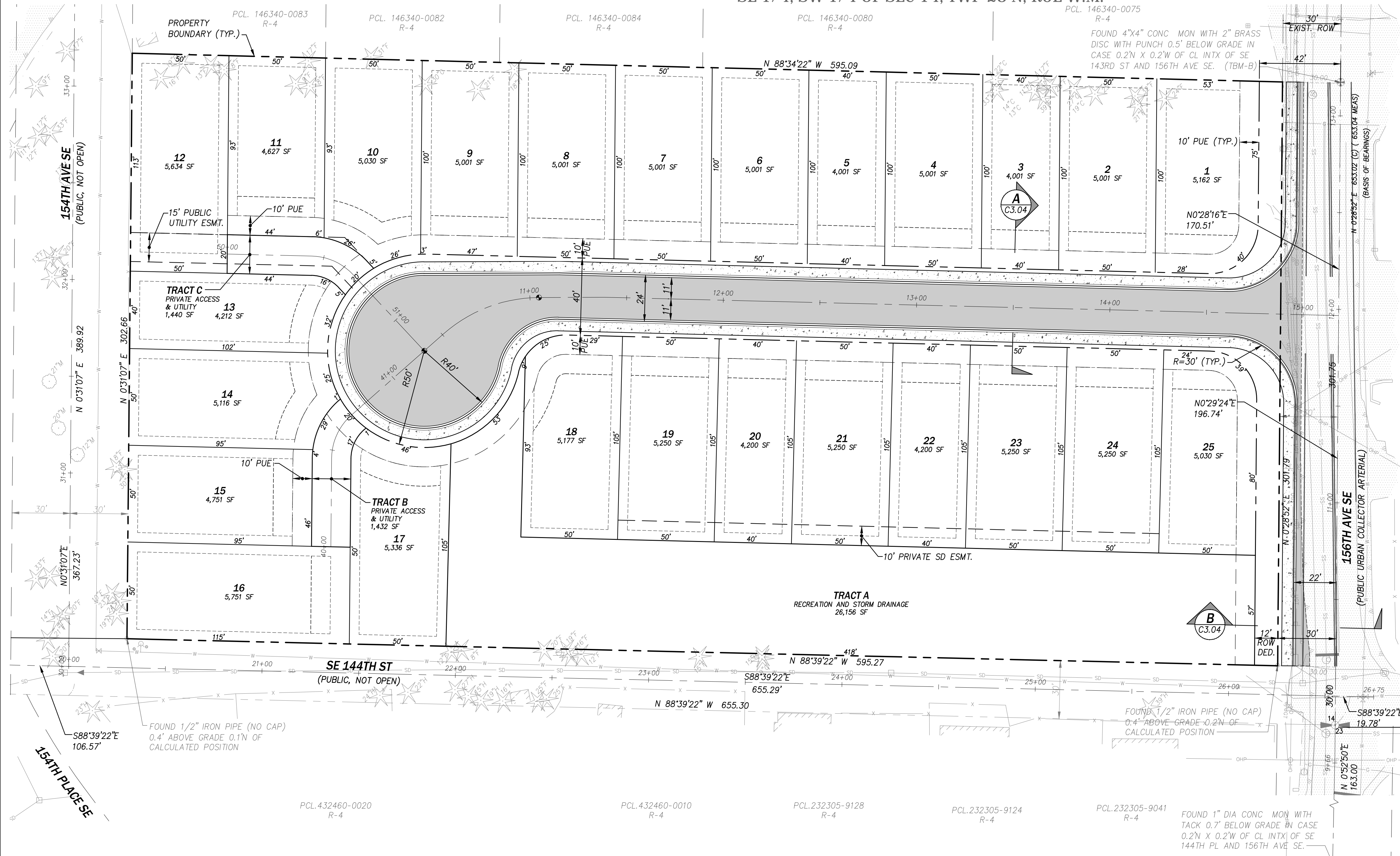


SE 1/4, SW 1/4 OF SEC 14, TWP 23 N, R5E W.M.



PROJECT INFORMATION

GENERAL	
PARCEL NOS.:	1463400090, 1463400085
SITE ADDRESS:	14243, 14311 156TH AVENUE SE RENTON, WA 98059
ZONING:	R-4
PROPOSED USE:	DETACHED SINGLE-FAMILY RESIDENTIAL
SITE DEVELOPMENT	
TOTAL SITE AREA:	4.13 AC (179,856 SF)
BASE DENSITY: 4 DU/AC	
ALLOWABLE BASE UNIT YIELD:	4.13 AC x 4 DU/AC = 16.52
MAXIMUM UNIT YIELD W/ TDR:	4.13 AC x 6 DU/AC = 24.78 24.78 DU = 25 DU
PROPOSED NO. LOTS:	25
MINIMUM LOT SIZE:	4,001 SF
MAXIMUM LOT SIZE:	5,751 SF
ROW DEDICATION:	27,597 SF
REC & STORM TRACT:	26,156 SF
PRIVATE ACCESS TRACTS:	2,872 SF
MIN. BLDG. SETBACKS:	
GARAGE:	20 FEET
FRONT:	10 FEET
INTERIOR:	5 FEET
MAX. LOT COVERAGE (PER CODE):	55%
REQUIRED RECREATION AREA:	9,750 SF/DU 390 x 25 DU = 9750 SF
RECREATION AREA PROVIDED:	TRACT A (STORM/REC) 26,156 SF
UTILITY PURVEYORS/PUBLIC SERVICES	
WATER:	KING COUNTY WATER DISTRICT #90
SANITARY SEWER:	CITY OF RENTON
SCHOOL DISTRICT:	RENTON #403
FIRE DISTRICT:	KING COUNTY FIRE PROTECTION DISTRICT #25
ELECTRIC/NATURAL GAS:	PUGET SOUND ENERGY
COMMUNICATION/CABLE:	COMCAST, CENTURYLINK

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 LAND SURVEYORS (JOB NO. 20074), 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 LAND SURVEYORS:

- HORIZONTAL DATUM**
WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE (NAD83/91)
PER WASHINGTON GEODETIC SURVEY CONTROL POINTS 3764(ID#42227) AND 3765(ID#42133)
- VERTICAL DATUM**
NAVD 88 - BASED ON RAPID STATIC GPS MEASUREMENTS WITH BASELINES COMPUTED FROM CORS MONUMENTS
- BENCHMARKS**
TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DOME DISC "LS# 88792" WITH PUNCH 0.7" BELOW GRADE IN CASE 0.2' N X 0.2' W OF CL INTX OF SE 144TH ST AND 156TH AVE SE AND 42.7' SE OF SE PROPERTY CORNER.
ELEV = 369.07'
TBM-A
FOUND 4"x4" CONC MON WITH 2" BRASS DISC WITH PUNCH 0.5" BELOW GRADE IN CASE 0.2' N X 0.2' W OF CL INTX OF SE 143RD ST AND 156TH AVE SE, AND 30' E OF NE PROPERTY CORNER.
ELEV. = 370.92'

- LEGAL DESCRIPTION**
LOT 1 AND 2, KING COUNTY SHORT PLAT 379074, RECORDED OCTOBER 4, 1979 UNDER RECORDING NO. 7910040704, RECORDS OF KING COUNTY, WASHINGTON.
- NOTES**
- A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
 - ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBER 0177321-16, DATED APRIL 30, 2020. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 - 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. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY 27, 2020, UNLESS OTHERWISE NOTED.
 - PROPERTY AREA = 179,856± SQUARE FEET.
 - ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
 - UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (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.
 - TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON, ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.

- RESTRICTIONS OF RECORDS**
- SUBJECT TO AN EASEMENT(S) FOR THE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO, GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AS RECORDED UNDER RECORDING NO. 809120791. (BLANKET IN NATURE - NOT PLOTTED)
 - SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON KING COUNTY SHORT PLAT 379074 AS RECORDED UNDER RECORDING NO. 7910040704. (NOTHING TO PLOT)
- REFERENCES**
- KING COUNTY SHORT PLAT 379074, REC. NO. 7910040704.
 - ROS REC. NO. 20060801900002, VOL. 209, PG. 95 (HELD FOR SECTION SUBDIVISION).
 - CEDAR RIVER 5 ACRE TRACTS, VOL 16, PG 52.
 - ROS REC. NO. 20080930900001, VOL. 253, PG 276.
 - KING COUNTY BLA L09L0017, REC. NO. 20090624900005.
 - LINDA HOMES REC. NO. 5619989, VOL. 74 OF PLATS, PG. 6.
 - MC INTIRE HOMESITES, A REPLAT, REC. NO. 4807436, VOL. 58 OF PLATS, PG. 82.

PROJECT TEAM

- APPLICANT**
2002-WLD CARNOUSTIE, LLC
CONTACT: MELANIE DAVIES
1010 MARKET STREET
KIRKLAND, WA 98033
PHONE: (425) 576-9390
EMAIL: MDAVIES@WESTCOTTHOMES.COM
- CIVIL ENGINEER/PLANNER**
CPH CONSULTANTS
CONTACT: JAMIE SCHROEDER, PE
11321-B NE 120TH STREET
KIRKLAND, WA 98034
PHONE: (425) 285-2390
EMAIL: JAMIE@CPHCONSULTANTS.COM
- SURVEYOR**
MEAD GILMAN
CONTACT: CHRISTOPHER SHANE BARNES, PLS
P.O. BOX 289
WOODINVILLE, WA 98072
PHONE: (425) 486-1252
- LANDSCAPE ARCHITECT**
CPH CONSULTANTS
CONTACT: DAVE ANDREWS, RLA
11321-B NE 120TH STREET
KIRKLAND, WA 98034
PHONE: (425) 285-2390
EMAIL: DAVE@CPHCONSULTANTS.COM
- GEOTECHNICAL ENGINEER**
TERRA ASSOCIATES, INC.
CONTACT: CAROLYN S. DECKER, P.E.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
PHONE: (425) 821-7777, EXT 103
FAX: (425) 821-4334
- BIOLOGIST**
WETLAND RESOURCES, INC.
CONTACT: JOIE GOODMAN
9505 19TH AVENUE SE, SUITE 106
EVERETT, WA 98208
PHONE: (425) 337-3174

DRAWING INDEX

SHEET	DWG.	DESCRIPTION
1	C1.00	PRELIMINARY PLAT MAP
2		BOUNDARY & TOPOGRAPHIC SURVEY
3	C2.00	CONCEPTUAL GRADING AND DRAINAGE PLAN
4	C3.00	CONCEPTUAL ROAD PROFILES AND SECTIONS
5	C3.01	CONCEPTUAL VAULT PLAN AND SECTION
6	C4.00	CONCEPTUAL UTILITY PLAN
7	C5.00	ENTERING SIGHT DISTANCE EXHIBIT
8	L1.00	TREE RETENTION PLAN
9	L1.01	RECREATION AND LANDSCAPE PLAN
10	L1.02	LANDSCAPE DETAILS

CK
BY
MDS
JBS

REVISION
NO. DATE
1 12/23/24 PRELIMINARY SUBDIVISION SUBMITTAL

12/23/2020

WASHINGTON

KING COUNTY

CARNOUSTIE COURT
PRELIMINARY SUBDIVISION
PRELIMINARY PLAT MAP

CLIENT

WESTCOTT HOMES
1010 MARKET STREET
KIRKLAND, WA 98033
PHONE: (425) 576-9390
FAX: (425) 576-9568

CPH CONSULTANTS

Site Planning • Civil Engineering
Landscape Architecture • Land Use Consulting

11321-B NE 120th Street
Kirkland, WA 98034 • (425) 285-2390
101 South Meretzchee Avenue, Suite C3
Wenatchee, WA 98801 • (509) 293-7371
www.cphconsultants.com

PROJECT NO. 0054-20-035

DRAWING
C1.00

SHEET 1 OF 10

