FRODSHAM PROPERTY

A PORTION OF SECTION 27, TOWNSHIP 23 N., RANGE 06 E., W.M. KING COUNTY, WASHINGTON





LEGAL DESCRIPTION

LOT A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L96L0011 RECORDING NO 9607099004, RECORDS OF KING COUNTY, WASHINGTON

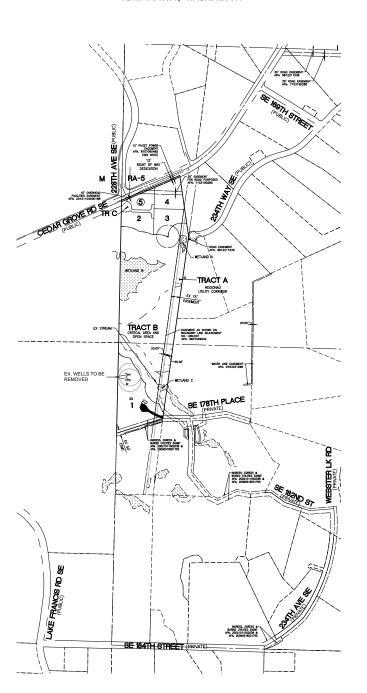
BEING A PORTION OF SW 1/4 OF SW 1/4 OF SECTION 27-23-06 AND A PORTION OF NW 1/4 OF NW 1/4 OF SECTION 34-23-06

LIDAR DATA EXTRACTED FROM TILE Q47122D1223 AND Q47122D1222 FROM THE WESTERN KING COUNTY LIDAR PROJECT (2016), AND PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM

PARCEL SHAPE AND LOCATION EXTRACTED FROM KING COUNTY GIS PARCEL SHAPEFILE (SEPTEMBER 2018), AND SHOULD BE CONSIDERED INACCURATE DUE TO THE LIMITATIONS OF GIS.

HORIZONTAL DATUM: NAD83 (PER PSLC) VERTICAL DATUM: NAVD88 (PER PSLC)

2' MINOR CONTOURS AND 10' MAJOR CONTOURS





OWNERS

NEAL AND KATHY FRODSHAM P.O. BOX 1279 MAPLE VALLEY, WA 98038 PHONE: (206) 291-4136

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 99032
PHONE: (425) 251-6222
FAX: (425) 251-6782
CONTACT: HAL GRUBB/ MANA HALVORSEN / OWEN HILLE

SEPTIC DESIGNER

WESTSIDE SEPTIC DESIGN LLC 11606 CANYON RD E PUYALLUP, WA 98373 PHONE: (253) 208-9078 CONTACT: KEITH PELZEL

GROUP B WATER SYSTEM DESIGNER

COFFMAN ENGINEERS, INC. 1997 PARK LANE BURLINGTON, WA 98233 PHONE: 360-707-5656 CONTACT: BEN WARE, P.E.

WETLAND BIOLOGIST

ALTMANN OLIVER PO BOX 578 CARNATION, WA 98014 PHONE: 425-333-4535 CONTACT: JOHN ALTMANN

UTILITIES/SERVICES:

WATER: PRIVATE GROUP B WELL

SEWER: PRIVATE ON-SITE SEWAGE SYSTEMS

CENTURY LINK 23315 66TH AVENUE SOUTH KENT, WA 98032 (253) 372-5388

KCFPD 10 (EASTSIDE FIRE) HTTP://WWW.EASTSIDEFIRE-RESCUE.ORG/

AND KCFPD 43 (PUGET SOUND REGIONAL FIRE AUTHORITY)

SHEET INDEX

1 OF 3 COVER SHEET

2 OF 3 PRELIMINARY PLAT

3 OF 3 PRELIMINARY ROAD, GRADING, AND DRAINAGE PLAN

1 OF 1 BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY

FRODSHAM

IEIL AND KATHY FRODSHAM P.O. BOX 1279 MAPLE VALLEY, WA 98038









CALL BEFORE YOU DIG:

1-800-424-5555

PRELIMINARY PLAT FRODSHAM PROPERTY A PORTION OF SECTION 27. TOWNSHIP 23 N., RANGE 06 E., W.M. FRODSHAM PROPERTY KING COUNTY, WASHINGTON NOTE: SHORT PLAT NO. S89SO429, RECORDED UNDER AFN. 9404279007 SHOWS THE EASEMENT TO BE 60' 230TH AVE SE SE 182ND ST NEIL AND KATHY FRODSHAM P.O. BOX 1279 MAPLE VALLEY, WA 98038 ≥40% SLOPE AREA TRACT A 132,407 S.F. (3.04 AC) REGIONAL UTILITY CORRIDOR TRACT B WETLAND B CATEGORY II NORTH SIDE DELINEATED SOUTH SIDE APPROXIMATE 228TH AVE SE (PUBLIC) TRACT C 10' PROPOSED STORM DRAIN EASEMENT PRIVATE ACCESS M 10' OVERHEAD FACILITIES - EASEMENT AFN. 20101104000188 (N. 10') (BASIS OF BEARING) NO1"19"28"E 2669.78"(MEA.) EX DRAINFIELD -TO REMAIN **NOTES** 1. TAX #: 272306-9009 2. SITE AREA: ±1,067,918 S.F. (±24.52 AC) 3. SITE ADDRESS: 22830 SE 178TH PLACE EXISTING USE: SINGLE FAMILY RESIDENCE PROPOSED USE: 5-LOT RESIDENTIAL SUBDIVISION EXISTING ZONING: RA-5 (0.2 DU/AC) TRACT TABLE 7. EXISTING COMPREHENSIVE PLAN DESIGNATION: RURAL AREA (RA) 8. REQUIRED MIN. LOT WIDTH: 135 FEET USE PROPOSED DEDICATION AREA (S.F.) 9. MIN LOT AREA: 3.75 AC (N/A FOR CLUSTERING) 10. PROJECT DENSITY: 0.2 DU/ACRE REGIONAL UTILITY EQUAL LOTS 1-132,407 SF (3.04 AC) 578,954 SF (13.29 AC) 11. REQUIRED MIN. SETBACKS: CRITICAL AREAS & OPEN SPACE EQUAL LOTS 2-5 ACCESS AND UTILITIES 14,144 SF (0.32 AC) (LOTS 1.0-2.5 AC) (LOTS <1.0 AC) TOTAL AREA 72,505 SF (16.66 AC) FRONT/SIDE STREET: 30 FEET 10 FEET 20 FEET GARAGE: 20 FEET 20 FEET 30 FEET INTERIOR: 5 FEET 5 FEET 10 FEET CRITICAL AREA: 15 FEET 15 FEET 15 FEET 12. MAX BASE HEIGHT OF BUILDINGS: 40 FEET 13, MAX IMPERVIOUS COVERAGE: 20 PERCENT 14. SOURCE OF BOUNDARY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC., JULY 2019 15. SOURCE OF TOPOGRAPHY: KING COUNTY LIDAR $\mathbf{\omega}$ NOTES: LIDAR DATA EXTRACTED FROM TILE Q47122D1223 AND Q47122D1222 FROM THE WEATERN KING COUNTY LIDAR PROJECT (2016), AND PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM PARCEL SHAPE AND LOCATION EXTRACTED FROM KING COUNTY GIS PARCEL SHAPEFILE (SEPTEMBER 2018), AND SHOULD BE CONSIDERED INACCURATE DUE TO THE LIMITATIONS OF GIS. HORIZONTAL DATUM: NAD83 (PER PSLC) VERTICAL DATUM: NAVD88 (PER PSLC) CALL BEFORE YOU DIG: 2' MINOR CONTOURS AND 10' MAJOR CONTOURS

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