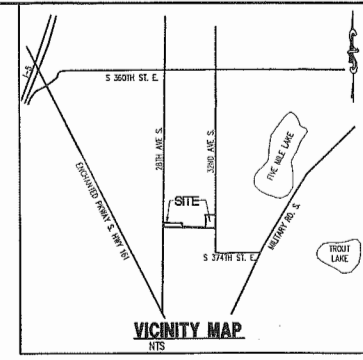
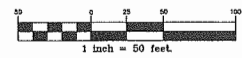


LAKELAND SUMMIT

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 33, TWP. 21N, RNG. 4E
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON
PRELIMINARY PLAT



Project:	
Client:	
Designed:	
Drawn:	
Checked:	
Scale:	
Date:	
Job No.:	
Sheet No.:	



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
310 - 2918 ST. NE, SUITE 101
PUYALLUP, WA 98072
PH: (253) 848-4278
FAX: (253) 848-4278
ces@cesnw.com

LAKELAND SUMMIT
PRELIMINARY SHORT PLAT
Project: LAKELAND SUMMIT
Client: DM FAMILY GROUP
14650 1ST AVE S., SEATTLE, WA, 98148
Designed: CMV
Drawn: MRL
Checked: CMV
Scale: 1"=50'
Date: 11.09.17
Job No.: 16172
Sheet No.: PPLT1
1 of 2 Sheets

PROJECT STATISTICS:

ZONING: R-4
NUMBER OF LOTS: 6
GROSS AREA: 147,629 S.F. (3.39 AC)
R.O.W. DEDICATION: -2,243 S.F.
REQUIRED REC SPACE: -2,340 S.F.
WETLAND & BUFFER TRACT C: -22,786 S.F.
STEP SLOPE TRACT D: -18,219 S.F.
NET AREA: 53,941 S.F. (2.16 A.C.)

DENSITY CALCULATIONS:
ALLOWABLE DU: 4 DU x GROSS AREA = 4 x 3.39 AC = 14 LOTS
MINIMUM DENSITY: 4 DU x NET AREA (0.71) = 4 x 2.16 AC (0.71) = 6 LOTS

REC. AREA REQUIRED: (6 x 380 S.F.) 2,340 S.F.
REC. AREA PROVIDED: 7,770 S.F.

MIN. GARAGE SETBACK: 20 FEET
MIN. STREET SETBACK: 10 FEET
MIN. INTERIOR SETBACK: 5 FEET
MIN. CRITICAL AREAS SETBACK: 15 FEET

SITE ADDRESS:

37130 28TH AVE. S.
FEDERAL WAY, WA 98003

PARCEL NUMBER:

3321049108

UTILITIES:

WATER: LAKEHAVEN UTILITIES
SEWER: LAKEHAVEN UTILITIES
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST/CENTURYLINK
REFUSE: WASTE MANAGEMENT
SCHOOL: FEDERAL WAY #210
FIRE: SOUTH KING FIRE AND RESCUE

SURVEYOR

CRONES & ASSOC. LAND SURVEYORS
23808 190TH AVE. S.E.
KENI, WA 98042
PH: (425) 432-5930

SUPPLEMENTAL SURVEY

CES NW, INC.
310 29TH STREET NE, SUITE 101
PUYALLUP, WA 98072
PH: (253) 848-4282

ENGINEER

CES NW, INC.
310 29TH STREET NE, SUITE 101
PUYALLUP, WA 98072
PH: (253) 848-4282

DEVELOPER

DM FAMILY GROUP
14650 1ST AVE S.
SEATTLE, WA 98148
PH: (253) 632-1002

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S SUBDIVISION GUARANTEE NO. 50033532132457, DATES JULY 24, 2013)
LOT 2, KING COUNTY SHORT PLAT NO. L9650007, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20000523900017.

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT A OF SAID SHORT PLAT.

BASIS OF BEARING

NAD 83/01 WASHINGTON STATE PLANE, NORTH ZONE, (THE NORTH LINE OF THE NE QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST BEARS N88°18'04".

WES MONUMENTS:
6907 - NE SECTION CORNER SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, 4"x4" CONCRETE POST WITH LEAD AND TACK.
6908 - N 1/4 CORNER SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, 1/2" REBAR AND CAP STAMPED LS 10708.

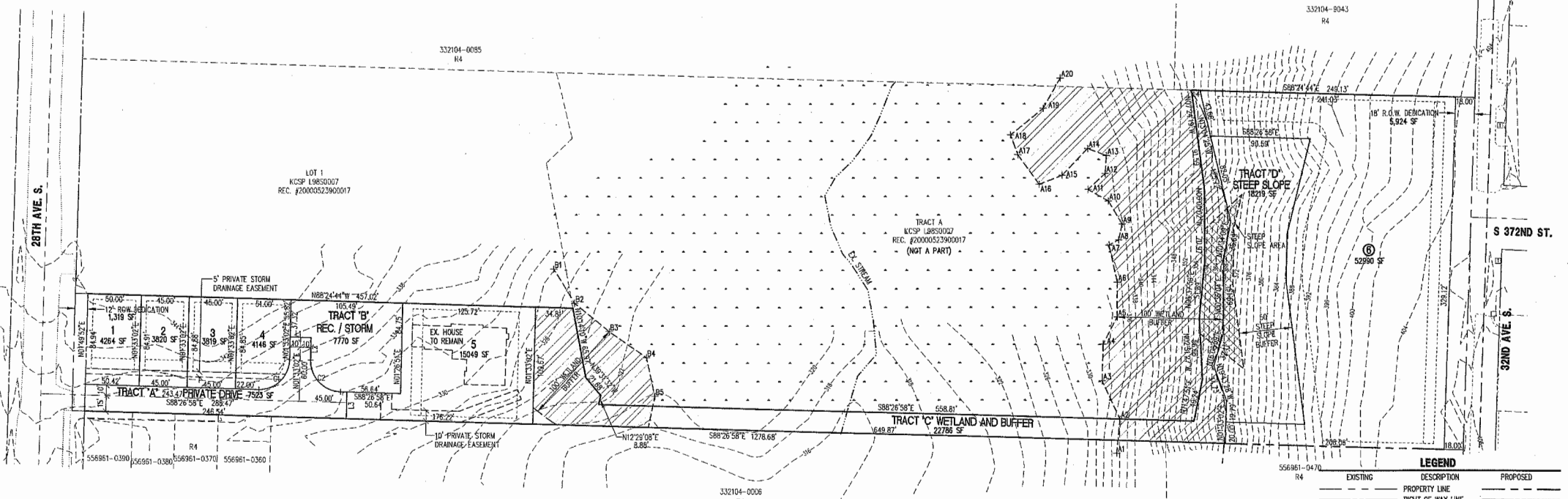
VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).

BENCHMARKS:
WSDOT MONUMENT ID 3188, DESIGNATION BM17161-32, NAVD88 ELEVATION = 263.89.
WSDOT MONUMENT ID 2238, DESIGNATION BM17161-31, NAVD88 ELEVATION = 263.18.

LINE	BEARING	DISTANCE
L1	S88°26'58"E	20.00'
L2	N01°33'02"E	21.00'
L3	N01°33'02"E	25.00'
L4	S88°24'44"E	8.10'

CURVE	LENGTH	RADIUS	DELTA
C1	45.55'	29.00'	90°00'00"
C2	45.55'	29.00'	90°00'00"



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	BUILDING SETBACK LINE	---
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
○	STORM DRAIN CATCH BASIN	○
○	STORM DRAIN MANHOLE	○
○	STORM DRAIN CLEANOUT	○
○	STORM DRAIN LINE	○
○	ROOF DRAIN LINE	○
○	SANITARY SEWER MANHOLE	○
○	SANITARY SEWER CLEANOUT	○
○	SANITARY SEWER LINE	○
○	SANITARY SEWER STUB	○
○	FIRE HYDRANT	○
○	WATER VALVE	○
○	WATER METER	○
○	THRUST BLOCKING	○
○	WATER MAIN	○
---	ASPHALT CONCRETE	---
---	CEMENT CONCRETE	---
---	WETLAND	---
---	WETLAND BUFFER	---