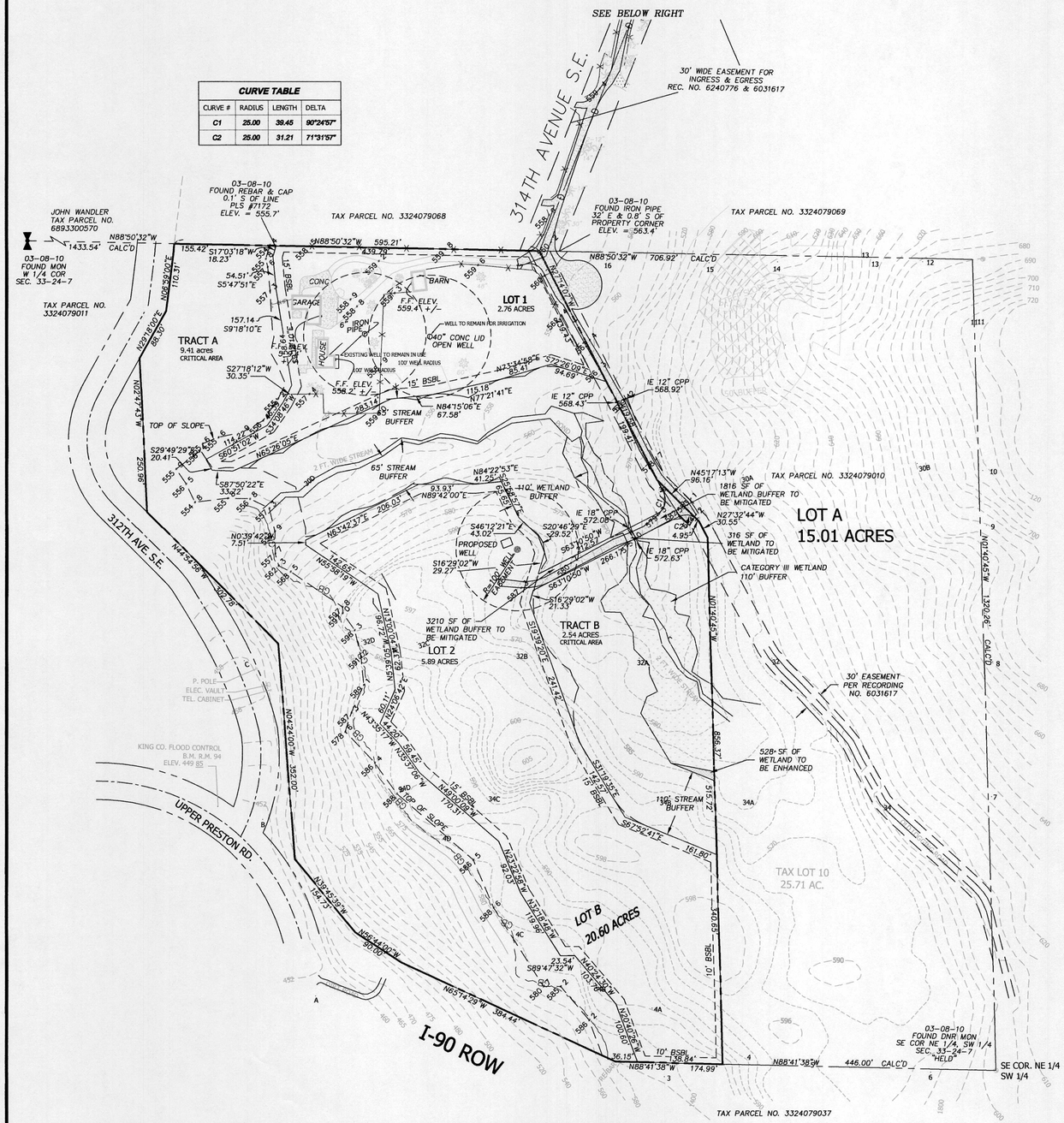
KRITSONIS PRELIMINARY SHORT PLAT

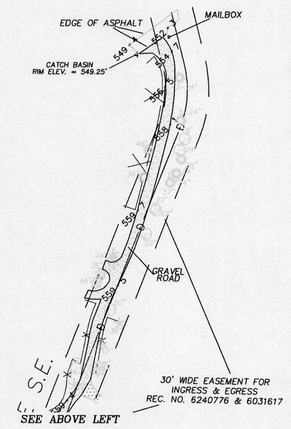
PREPARED FOR

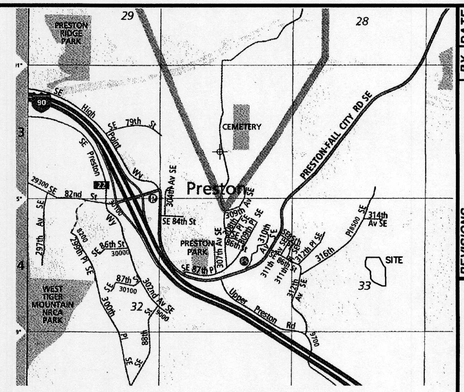
JOHN KRITSONIS

NE 1/4, SE 1/4, SECTION 33, T.24N., R.7E. W.M.

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	25.00	39.45	90°24'57"
C2	25.00	31.21	71°31'57"







VICINITY MAP

SURVEYOR:
ROBERT J. BOGDON, PLS, EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST, ISSAQUAH, WA.
(425) 392-5351

ENGINEER:
RONALD S. FREDERIKSEN, PE, EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST, ISSAQUAH, WA. 98027
(425) 392-5351

DEVELOPER:
JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006
(206) 498-0288

OWNER:
JOHN KITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006
(206) 498-0288

TOTAL PARENT PARCEL ACREAGE: 897,240 SF OR 20.60 ACRES

NUMBER OF LOTS=2
ALLOWABLE DWELLING UNITS=2.06
PROPOSED DENSITY=0.1 DWELLING UNITS/ACRE
SITE AREA IN ACRES=20.60
20.06 X 0.1=2.06 ALLOWABLE DWELLING UNITS

LOT 1 = 124,361 SF OR 2.86 ACRES
LOT 2 = 257,845 SF OR 5.92 ACRES
TRACT A = 404,422 SF OR 9.28 ACRES
TRACT B = 110,613 SF OR 2.54 ACRES

MINIMUM LOT AREA DOES NOT APPLY PER K.C.C. CHAPTER 21A.14

EXISTING ZONE CLASSIFICATION=RA-10
PROPOSED USE=SINGLE FAMILY RESIDENTIAL

SEWAGE DISPOSAL=INDIVIDUAL PRIVATE SEPTIC

SOURCE OF WATER=PRIVATE WELL (GROUP B)

SCHOOL DISTRICT=SNOQUALMIE VALLEY No. 410

FIRE DISTRICT=KING COUNTY FIRE DISTRICT No. 10

TELEPHONE SERVICE=MULTIPLE OPTIONS

POWER SOURCE=PUGET SOUND ENERGY (PSE)

THERE ARE NO BUILDINGS WITHIN 100 FEET OF SITE

LEGAL DESCRIPTIONS:

"LOT B" KING COUNTY BOUNDARY LINE ADJUSTMENT NO L05L0084 REC NO 20051212900008 BEING A POR OF NORTH 1/2 OF SW1/4 STR 33-24-07 – LESS C/M RGTS THIS PARCEL DESIGNATED FOREST LAND PURSUANT TO SUBSECTION (3) OF RCW 84.33.120 OR 84.33.130

BASIS OF BEARING:

THE EAST LINE OF THE SW ¼ OF SEC.33-24-7 15N6'40'45"W

VERTICAL DATUM:

NAVD 88

DEVELOPER/AGENT:

JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006

PROPERTY OWNER:

JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006

PROPERTY ADDRESS:
8803 314TH AVE SE
PRESTON, WA 98027

SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST., STE B
ISSAQUAH WA 98027

ZONING:

RA-10

TAX ACCOUNT NO.

332407-9042

LOT SIZE:

897,239 S.F. / 20.60 ACRES

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE PRELIMINARY INFORMATION FOR USE IN PLANNING
2. ANY INFORMATION SHOWN HEREON IS FROM A SURVEY PREPARED BY OTHERS, AND HAS BEEN FIELD VERIFIED BY EASTSIDE CONSULTANTS, INC.
3. THE LEGAL DESCRIPTION AND ENCUMBRANCES ARE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 3519283 DATED JULY 9, 2020.

ROBERT J. BOGDON
STATE OF WASHINGTON
33481
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
NOT SUBJECT TO SURVISION
DATE 7/28/2022

GRAPHIC SCALE
100' 0 100'
1"=100'

INDEX LOCATION:
SEC.33 T.24N.R.7E. W.M.

33

REVISIONS		
REV. PER COMMENTS	BY	DATE
	RSF	7/22

©THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

PRELIMINARY 2 LOT SHORT PLAT

JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
415 RAINIER BLVD N
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4678
214 KEWAUNEE AVENUE
CLE ELUM, WASHINGTON 98922
PH:(509)674-7433 FAX:674-7419

JOB NO.	19153
DATE	12/2019
SCALE	1"=50'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	R.S.F.
APPROVED	R.S.F.

SHEET 1 OF 1