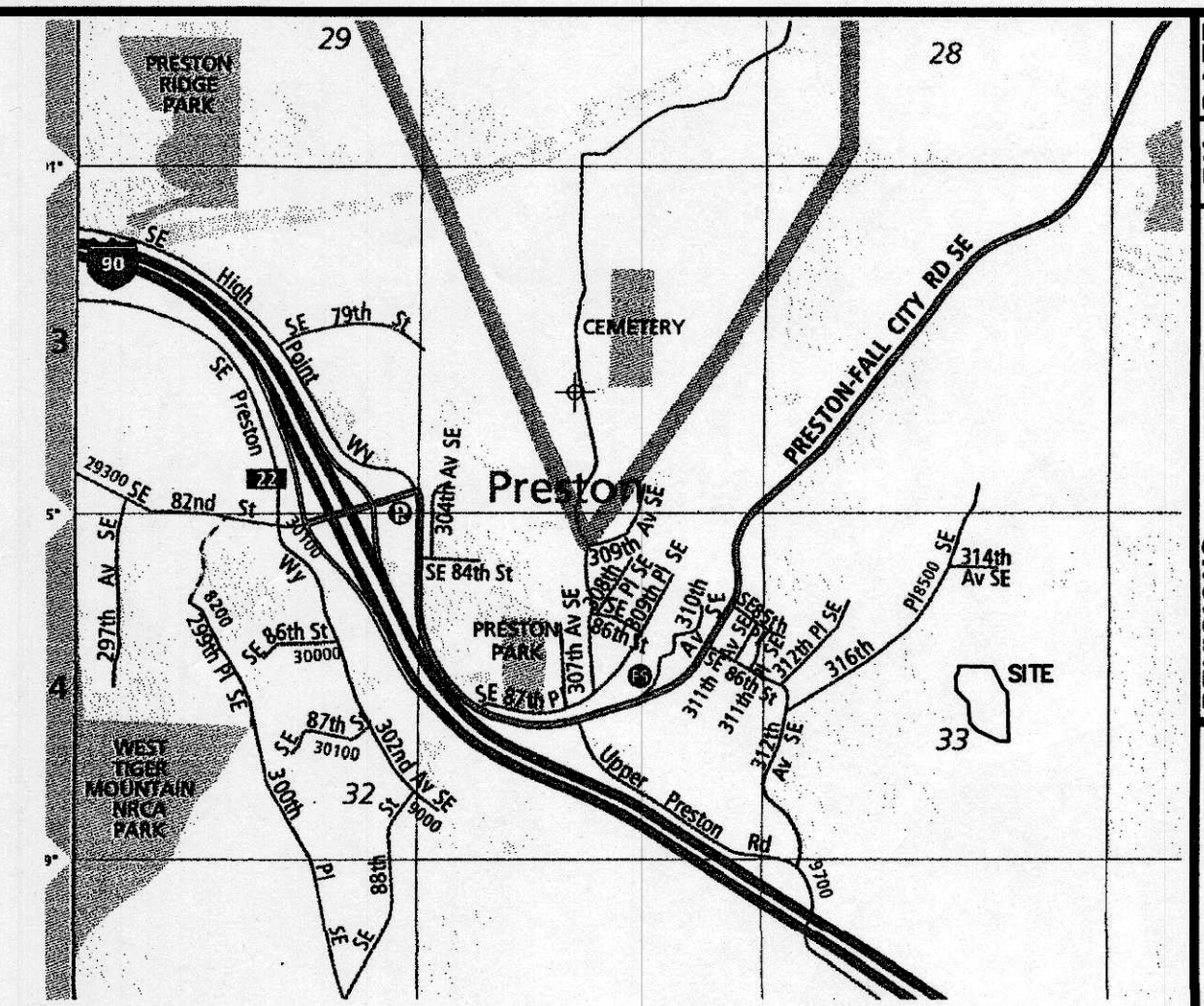
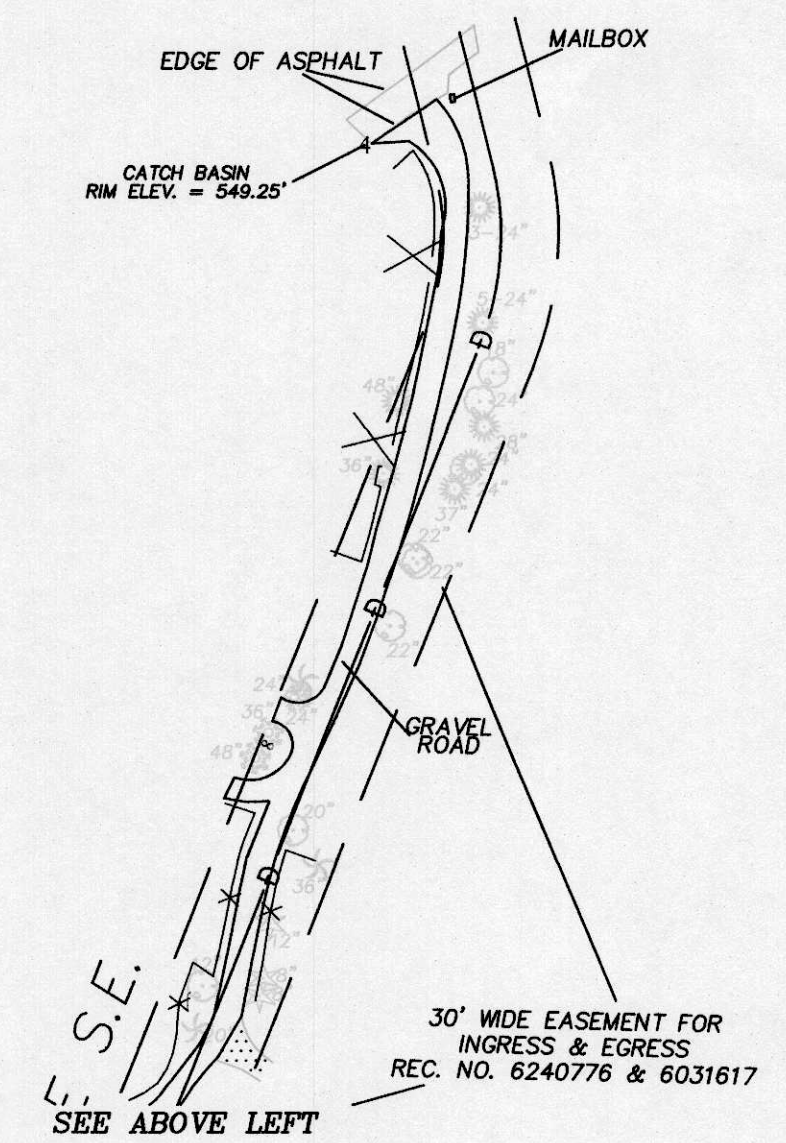
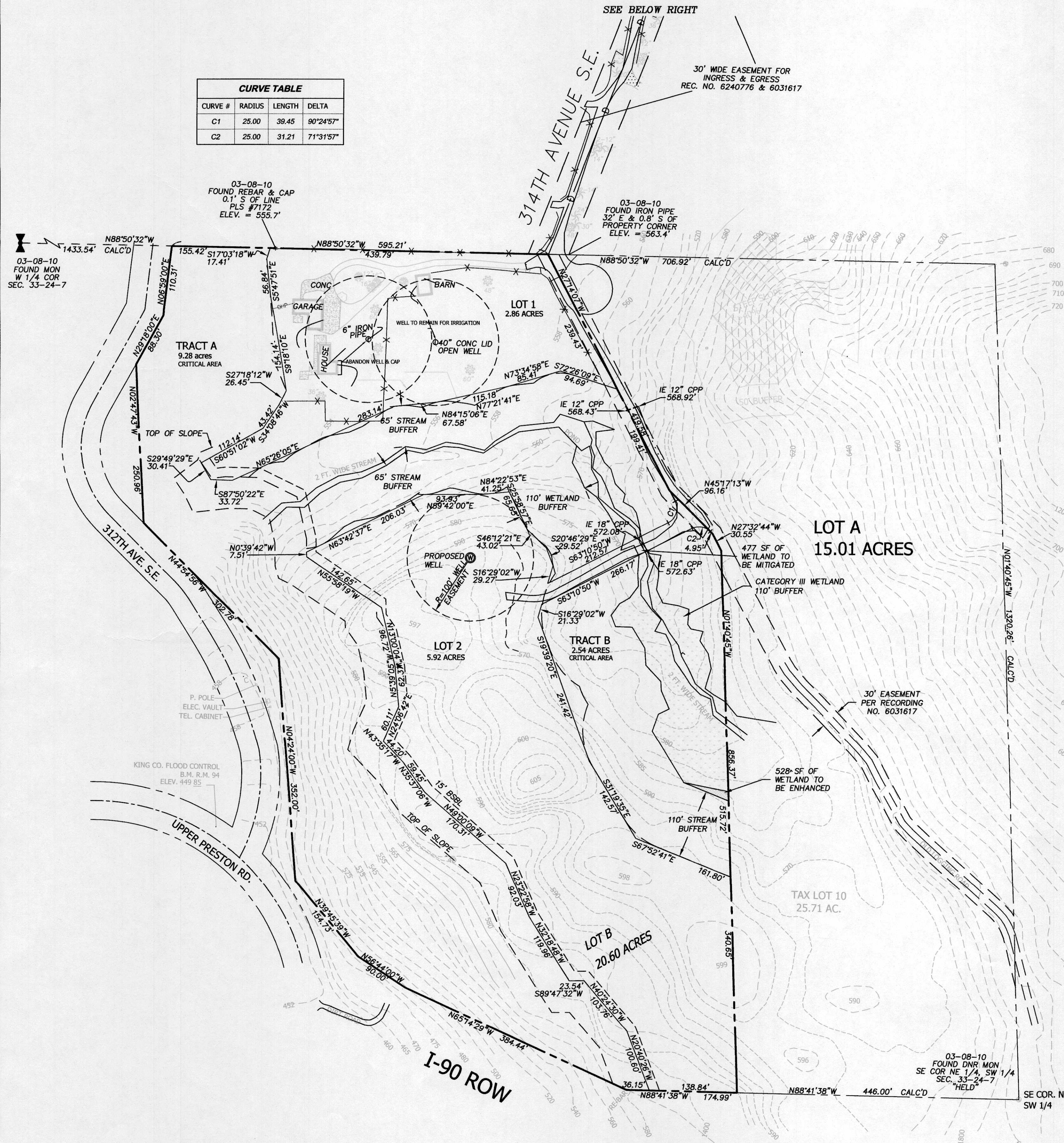


KRITSONIS PRELIMINARY SHORT PLAT

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"



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 1/4 OF SEC.33-24-7 15N6°40'45"W

VERTICAL DATUM:
NAVD 88

DEVELOPER/AGENT:
JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006

SURVEYOR/ENGINEER:
EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST., STE B
ISSAQUAH WA 98027

PROPERTY OWNER:
JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006

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

ZONING:
RA-10

TAX ACCOUNT NO.
332407-9042

LOT SIZE:
897,239 S.F. / 20.60 ACRES

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

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

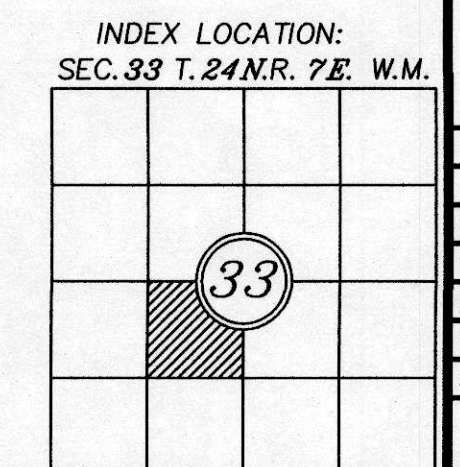
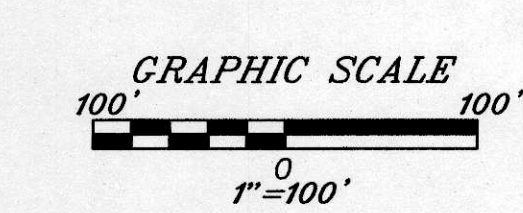
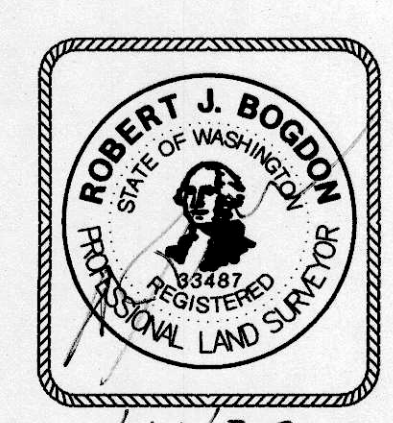
NUMBER OF LOTS=2
ALLOWABLE DWELLING UNITS=2.06
PROPOSED DENSITY=0.1 DWELLING UNITS/ACRE
SITE AREA IN ACRES=20.60
20.06 X 0.1=2.06 ALLOWABLE DWELLING UNITS

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



REVISIONS	BY	DATE

PRELIMINARY 2 LOT SHORT PLAT

JOHN KRITSONIS
3836 155TH AVE SE
BELLEVUE, WA 98006

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
214 PENNSYLVANIA AVENUE
416 RAINNER BLDG., SUITE 200
PHILADELPHIA, PA 19102
PH: (482) 682-5351 FAX: (482) 682-4678

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