

FAIRWOOD RANCH

KING COUNTY WASHINGTON

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 & ASSOC. (MEAD GILMAN JOB NO. 15169), 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 & ASSOC.:

LEGAL DESCRIPTION

LOT C OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD16-0042, AS RECORDING NUMBER 20170315900009.

DATUM
NAVD 88

BENCHMARKS
ORIGINAL BM:

WGS CONTROL POINT F2(D 41042).
FOUND 3" BRASS DISC IN ROUND CONC MON FLUSH WITH GRADE KC BM-KC-F-2-1993* 45.0' S OF CENTER SE 224TH ST., 3' W OF A FENCE AND 50.7' SE'LY OF SW COR SEC. 11-T22N-R5E.
= 492.26'

TBM - A:
WGS CONTROL PNT. 5844(D #41309).
FOUND 4"x4" CONC MON WITH 1/2" BRASS PUNCHED ROD 1.2" BELOW GRADE IN CASE AT CL INTX OF SE 224TH ST. AND 156TH AVE SE.
= 560.85.

TBM - B:
WGS CONTROL PNT. 5845(D #41411).
FOUND 4"x4" CONC MON WITH 1/2" LEAD AND TACK 0.9' BELOW AND 148TH AVE SE.
= 495.25' (MEASURED)

CONTOUR INTERVAL = 2'

MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/91)

PER WASHINGTON GEODETIC SURVEY CONTROL PNT. 5844(D #41309) AND PNT. 5845(D #41411).

REFERENCES:

- ROS AS RECORDED UNDER REC. NO. 8704099031 IN VOL. 54 OF SURVEYS, PG. 261 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 9404129004 IN VOL. 99 OF SURVEYS, PG. 185 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 9506229005 IN VOL. 104 OF SURVEYS, PG. 84 IN KING COUNTY, WA.
- ROS AS RECORDED UNDER REC. NO. 20101007900002 IN VOL. 275 OF SURVEYS, PG. 106 IN KING COUNTY, WA.
- KING COUNTY SHORT PLAT NO. 178070 REVISION, AS RECORDED UNDER RECORDING NO. 8308240890.
- KING COUNTY SHORT PLAT NO. 178070, AS RECORDED UNDER RECORDING NO. 7810230765

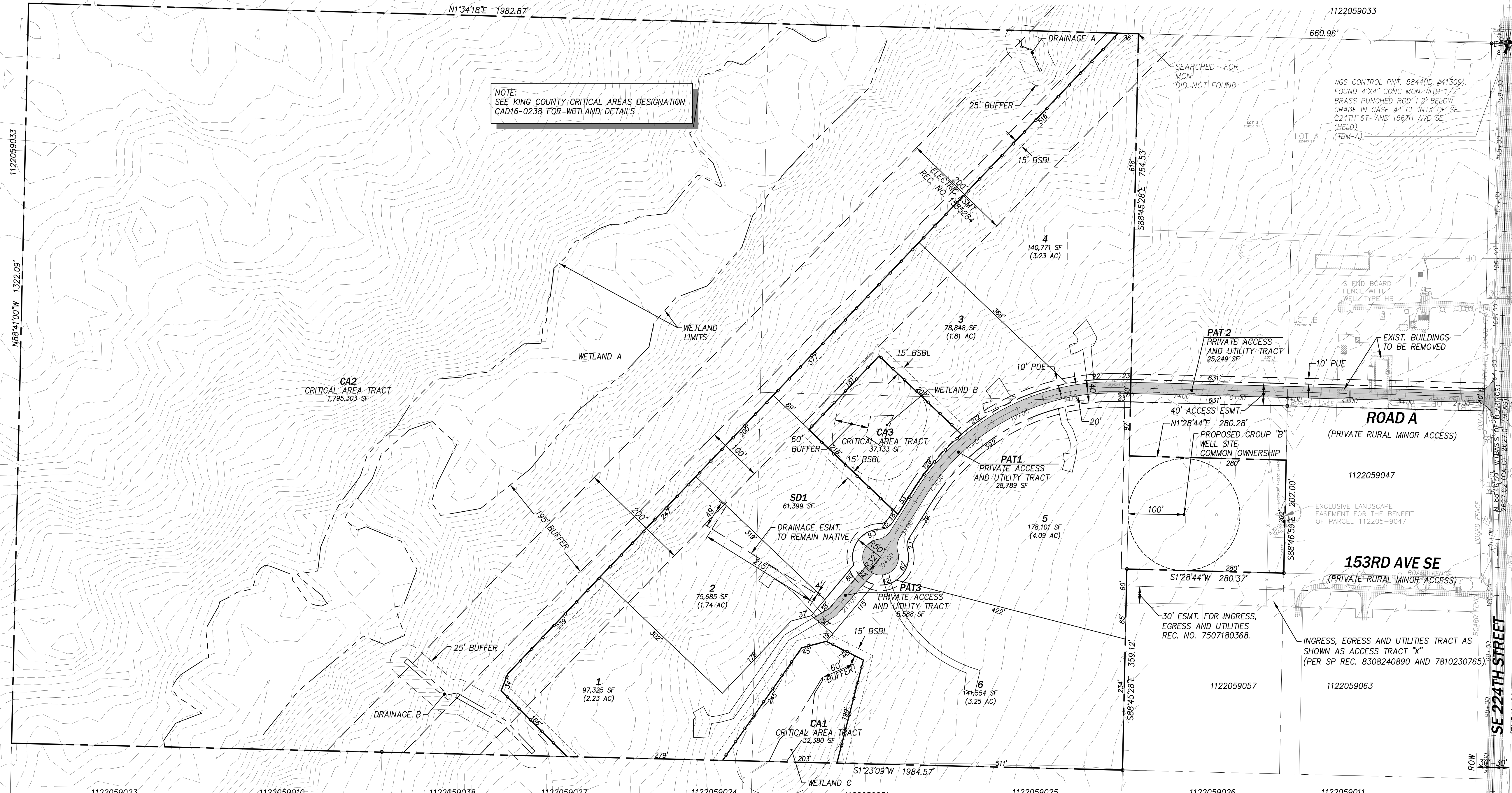
EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

NOTES

- 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.
- UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (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.

NO TREE WERE LOCATED.



NOTE:
SEE KING COUNTY CRITICAL AREAS DESIGNATION CAD16-0238 FOR WETLAND DETAILS

PROJECT DATA

GENERAL

PARCEL NO: 1122059055,
ADDRESS: 22XXX 153RD AVE SE KENT, WA
ZONING: RA5
PRESENT USE: UNDEVELOPED SINGLE-FAMILY RESIDENTIAL
PROPOSED USE: KING COUNTY
JURISDICTION:

SITE DEVELOPMENT

TOTAL SITE AREA: 61.36 AC (2,672,874 SF)
BASE DENSITY: 0.2 DU/AC
ALLOWABLE DU: 61.36 AC x 0.2 DU/AC = 12.27 DU = 12 DU
PROPOSED # OF LOTS: 6
MIN. LOT SIZE: 75,685 SF
MAX. LOT SIZE: 178,101 SF
ROAD DEDICATION: 54,038 SF
STORM TRACT: 61,399 SF
SENSITIVE AREA TRACTS: 1,832,436 SF

SERVICE PROVIDERS

WATER AND SANITARY SEWER: PRIVATE
POWER/ELECTRIC: PUGET SOUND ENERGY
NATURAL GAS: PUGET SOUND ENERGY
TELEPHONE: CENTURY LINK, FRONTIER
CABLE/INTERNET: COMCAST, FRONTIER
SCHOOL DISTRICT: NORTHSHORE #417
GARBAGE: REPUBLIC SERVICES
FIRE: KC FIRE DISTRICT 37

PROJECT TEAM

OWNER/APPLICANT

MARK WITTMAN
CONTACT: MARK WITTMAN
1520 140TH AVE NE SUITE #200
BELLEVUE, WA 98005
PHONE: (425) 861-1900

SURVEYOR

MEAD GILMAN & ASSOC.
CONTACT: MARK PENDERGRAFT
P.O. BOX 289
WOODINVILLE, WA 98072
PHONE: (425) 486-1252
FAX: (425) 486-6108

SEPTIC DESIGNER

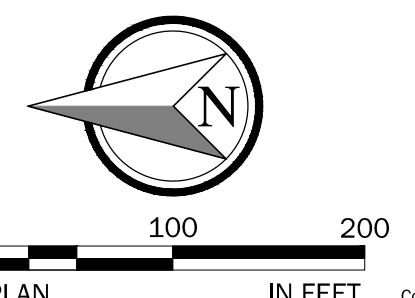
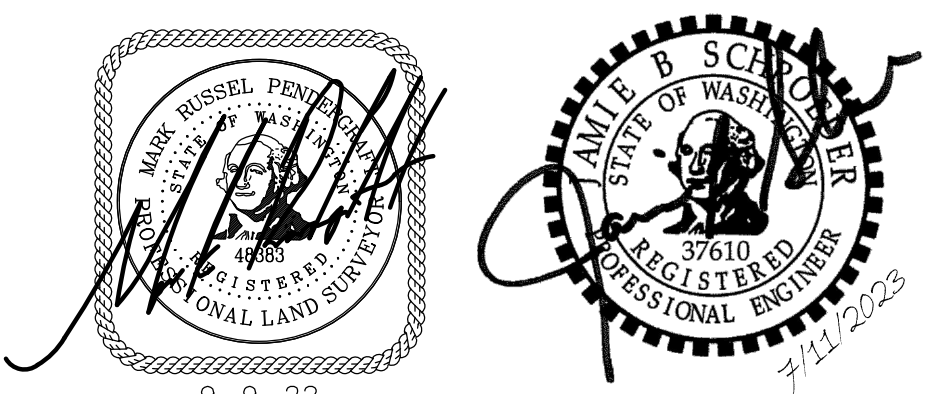
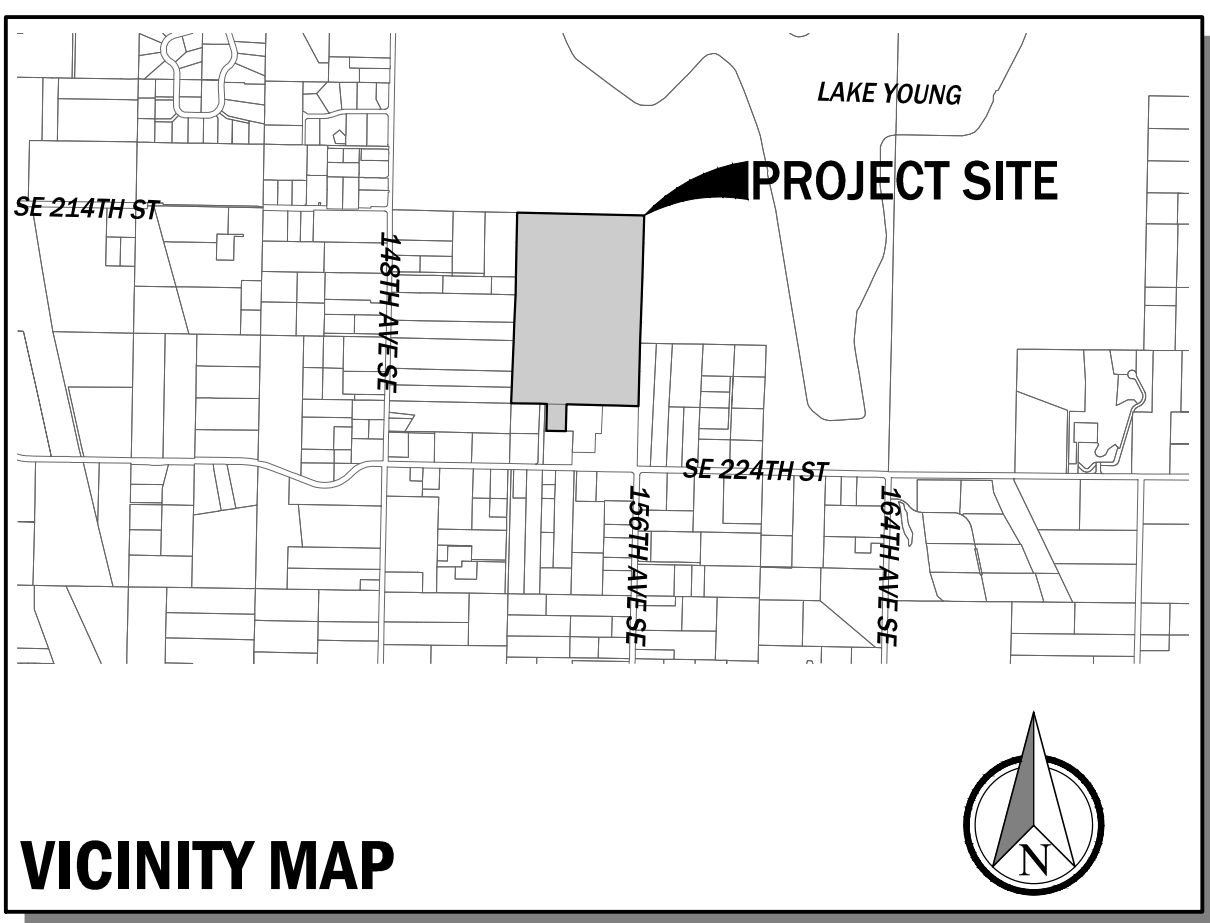
AAA WATER AND DRAINFIELD DESIGNS
CONTACT: CRAIG SHUCK
P.O. BOX 12216
BOTHELL, WA 98082
PHONE: (425) 486-8875

CIVIL ENGINEER

CPH CONSULTANTS
CONTACT: JAMIE SCHROEDER, PE
11321-B NE 120TH STREET
KIRKLAND, WA 98034
PHONE: (425) 285-2390
FAX: (425) 285-2389

BIOLOGIST

CONFLUENCE ENVIRONMENTAL COMPANY
CONTACT: KERRIE MCARTHUR
146 N CANAL ST, SUITE 111
SEATTLE, WA 98103
PHONE: (206) 999-6201



PRELIMINARY PLAT MAP			
KING COUNTY, WA			
OWNER/APPLICANT	MARK WITTMAN 1520 140TH AVE NE SUITE #200 BELLEVUE, WA 98005		
PROJECT SURVEYOR	MEAD GILMAN & ASSOCIATES P.O. BOX 289, WOODINVILLE, WA 98072 PHONE: (425) 486-1252 FAX: (425) 486-6108		
SCALE	PROJECT NO.	SHEET	
AS NOTED	0112-15-006	1 OF 1	

NO.	DATE	REVISION	BY	CK.
1	7/11/23	PRE-PLAT SUBMITTAL	ASS	JBS