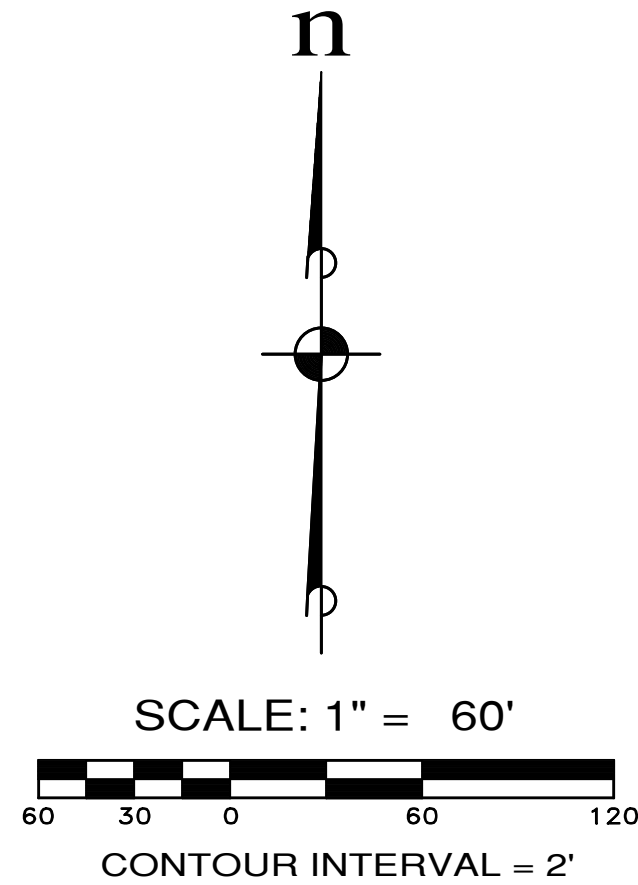
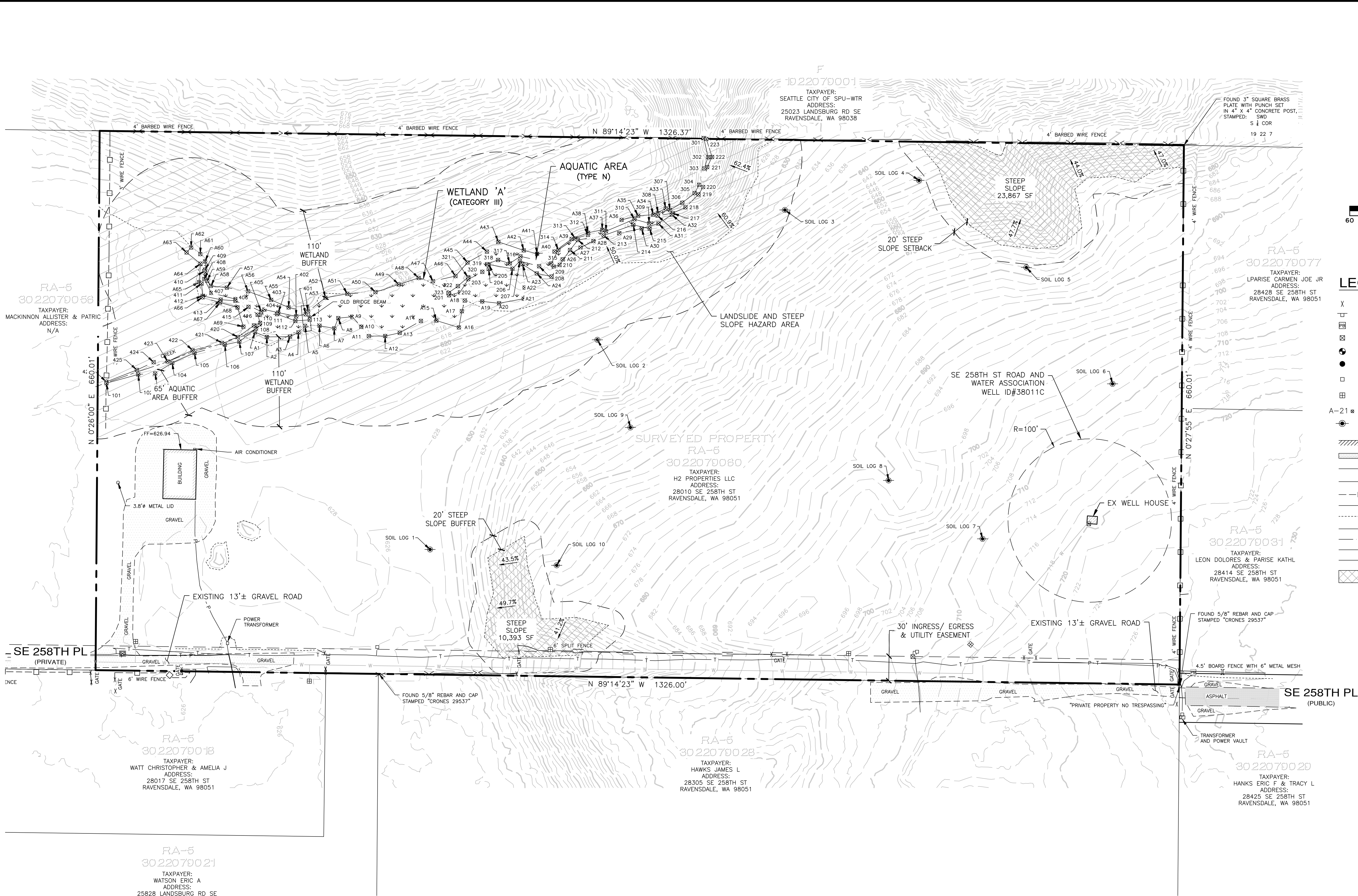


File: \\farm8\ENGR\ESM-0085\2194\001\021\PP-plot\Hudson Short Plat-02.dwg
Plotted: 1/9/2024 12:44 PM
Plotted By: Brandon Loucks



- LEGEND:**
- X FENCE GATE
 - SIGN
 - POWER JUNCTION BOX
 - POWER METER
 - FOUND MONUMENT AS NOTED
 - FOUND REBAR & CAP
 - TELEPHONE RISER BOX
 - WATER METER
 - A-21 WETLAND FLAG
 - SOIL LOG
 - ▨ BUILDING
 - ▨ GRAVEL HATCH
 - ▨ BOARD FENCE
 - ▨ BARBED WIRE FENCE
 - ▨ WIRE FENCE
 - ▨ SPLIT RAIL FENCE
 - ▨ GRADE BREAK
 - ▨ POWER UNDERGROUND
 - ▨ STREAM
 - ▨ TELEPHONE UNDERGROUND
 - ▨ WATER LINE
 - ▨ STEEP SLOPE

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

BASIS OF HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN MARCH OF 2022.

BASIS OF VERTICAL DATUM:

NAVD 88 BASED ON GPS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN MARCH OF 2022.

NOTES:

1. FIELD WORK COMPLETED IN JUNE 2022
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE SURVEYED LOCATION OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD, AND LOCATES PERFORMED BY MT. VIEW LOCATING SERVICES LLC IN MARCH 2022. ANY LOCATIONS OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND REQUIRE FIELD VERIFICATION PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK ON OR AROUND THE SITE.
3. WETLANDS WERE FLAGGED BY ALTMANN OLIVER ASSOCIATES IN MAY OF 2022
4. TEST PITS WERE PLACED BY GEORESOURCES IN MAY OF 2022

REVISIONS		
NO.	DESCRIPTION/DATE	BY

01/09/2024

ESM CONSULTING ENGINEERS, LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY
EXHIBIT
(206) 835-6113
(206) 257-9905

Land Planning
Landscape Architecture
Land Surveying
Project Management
Civil Engineering
Public Works

H2 PROPERTIES, LLC

HUDSON SHORT PLAT

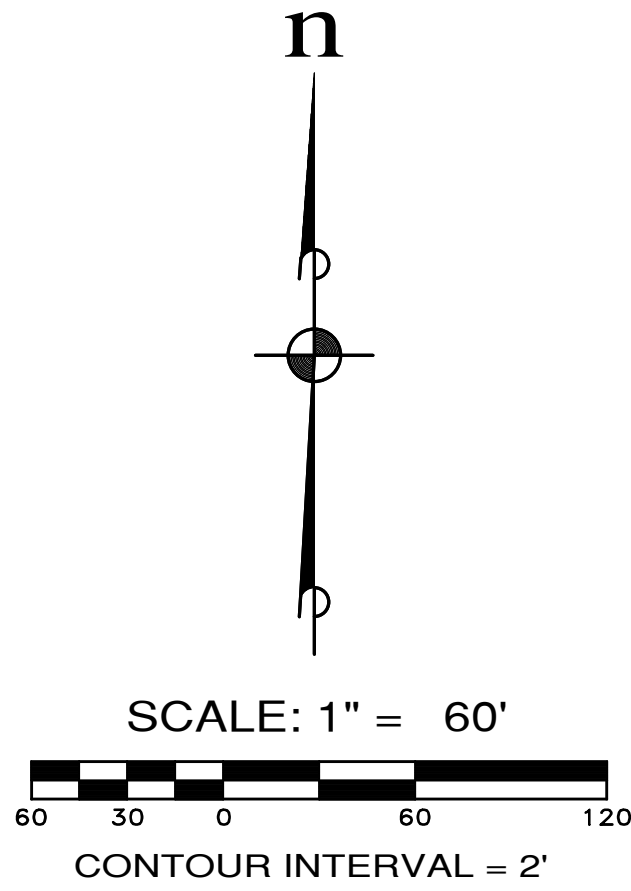
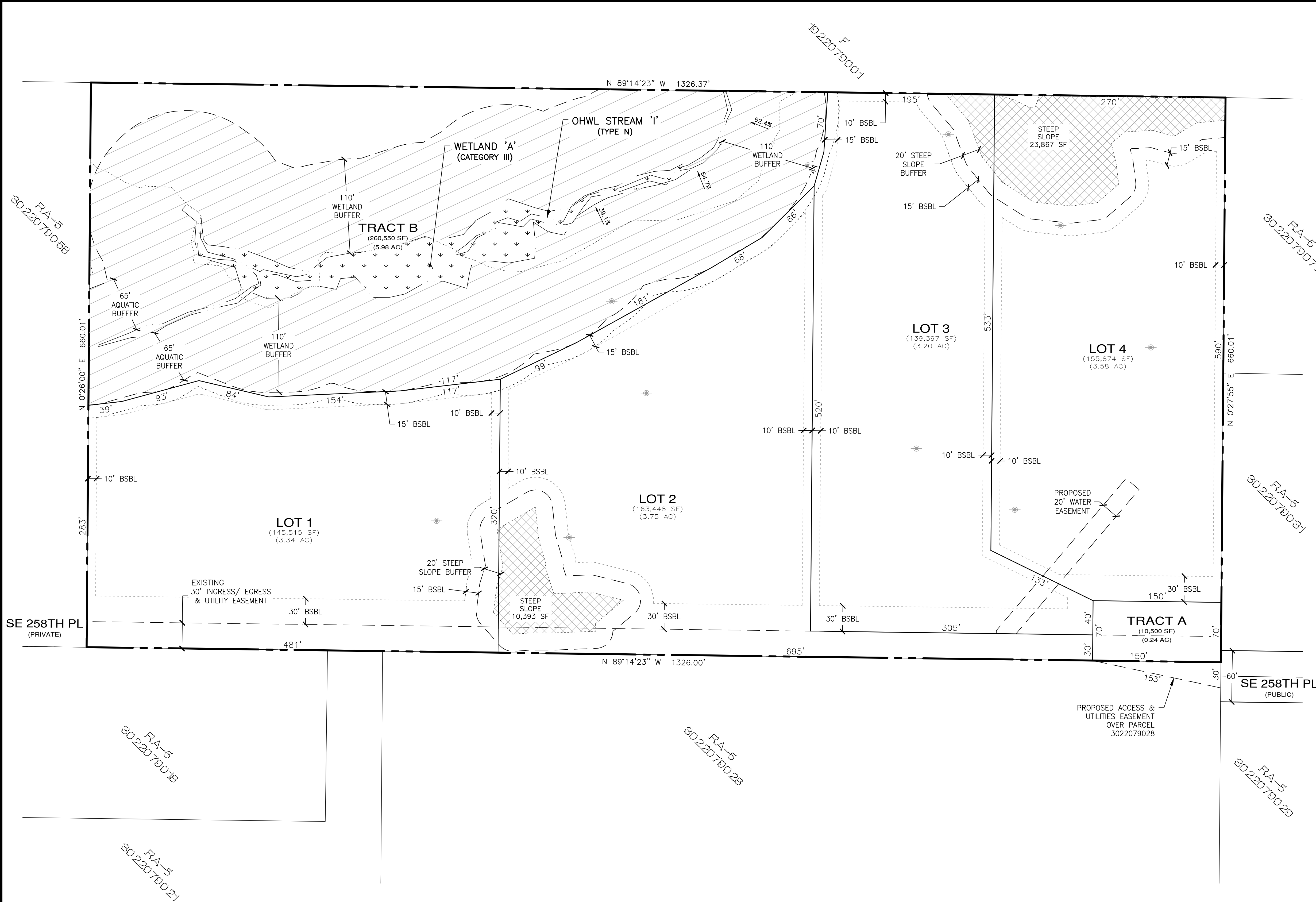
EXISTING CONDITIONS

KING COUNTY

WASHINGTON

JOB NO.:	2194-001-021
DWG. NAME:	PP-02
DESIGNED BY:	BML
DRAWN BY:	HAF
CHECKED BY:	
DATE:	03/20/2023
DATE OF PRINT:	
PP-02	
2 OF 4 SHEETS	

File: \\vsm\ENGR\ESM-JOB\2194\001\021\p-plan\Hudson\PP-03.dwg
Plotted: 7/9/2024 3:59 PM
Plotted By: Brandon Loucks



TRACT AREA TABLE		
TRACT	USE	AREA (S.F.)
A	PRIVATE ACCESS	10,500
B	CRITICAL AREA	260,550

SITE DATA

SITE ADDRESS:	28010 SE 258TH ST RAVENSDALE WA, 98508
PARCEL NUMBER:	302207-9060
NEIGHBORHOOD:	RAVENSDALE (UNINCORPORATED KING COUNTY)
SITE AREA GROSS:	875,285 S.F. = 20.09 AC.
ZONING:	RA-5 (RESIDENTIAL - 0.2 DU/AC)
EXISTING USE:	VACANT (SINGLE-FAMILY)
PROPOSED USE:	4 SINGLE-FAMILY RESIDENTIAL LOTS

DEVELOPMENT STANDARDS (RA-5)

DENSITY:	BASE: 20.09 AC x 0.2 DU/AC = 4.018 UNITS PROPOSED: 4 UNITS (CLUSTERED DEVELOPMENT)
ALLOWABLE UNITS:	4 DU
MINIMUM LOT WIDTH:	135'
BUILDING SETBACKS:	FRONT AND SIDE STREET: 30' INTERIOR: 10'
BUILDING HEIGHT:	40'
IMPERVIOUS COVERAGE:	20% OF LOT AREA (MAXIMUM)
CLEARING:	TRACT 'A': 10,500 SF LOT 1: 31,125 SF LOT 2: 88,036 SF LOT 3: 80,970 SF LOT 4: 61,861 SF MIN: 272,492 SF
CLEARING PERCENTAGE:	272,492 SF / 875,285 SF = 31.1%

UTILITY PERVEYORS

SEWER:	PRIVATE SEPTIC
WATER:	SE 258TH ROAD AND WATER ASSOCIATION (ID# 38011C)
POWER:	PUGET SOUND ENERGY
SCHOOL:	TAHOMA SCHOOL DISTRICT
FIRE:	KING COUNTY FIRE PROTECTION DISTRICT NO. 43

CLUSTER DEVELOPED CRITERIA

APPLICABLE CRITERIA FOR CLUSTERED DEVELOPMENT		RESPONSE	
21A.14.040.B.4	CLUSTERING SHALL BE LIMITED TO A LEVEL OF SERVICE THAT CAN BE ADEQUATELY SERVED BY RURAL FACILITIES AND SERVICES	COMPLIES	ALL LOTS WILL BE DEVELOPED TO KING COUNTY STANDARDS. WATER IS TO BE PROVIDED BY THE SE 258TH ROAD AND WATER ASSOCIATION, AND THE PROJECT HAS RECEIVED PRELIMINARY APPROVAL FOR THE ON-SITE SEWER SYSTEM FROM PUBLIC HEALTH. LOT 1 IS TO BE ACCESSED FROM THE WESTERN END OF SE 258TH STREET FROM LANDSBURG ROAD SE. LOTS 2 - 4 ARE TO BE ACCESSED FROM THE EASTERN TERMINUS OF SE 258TH STREET VIA 292ND AVENUE SE. NO CONNECTION OF THE WEST AND EASTERN TERMINUS OF SE258TH STREET IS PROPOSED
21A.14.040.B.6	OPEN SPACE TRACTS SHALL BE DESIGNATED PERMANENT OPEN SPACE	COMPLIES	TRACT B IS CREATED TO PROVIDE PROTECTION TO THE WETLAND AND STREAM. NO ACTIVE OR PASSIVE USES WILL OCCUR WITHIN THE TRACT

REVISIONS

NO.	DESCRIPTION/DATE	BY
1	REVISED PER COUNTY 10/11/23 COMMENTS	ESM

BRANDON MICHAEL LOUCKS

SITE OF WASHINGTON

PROFESSIONAL ENGINEER

50085

REGISTERED

01/09/2024

CONSULTING ENGINEERS, LLC

FEDERAL WAY
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

H2 PROPERTIES, LLC

HUDSON SHORT PLAT

PRELIMINARY SHORT PLAT PLAN

KING COUNTY

JOB NO.: 2194-001-021

DWG. NAME: PP-03

DESIGNED BY: BML

DRAWN BY: HAF

CHECKED BY:

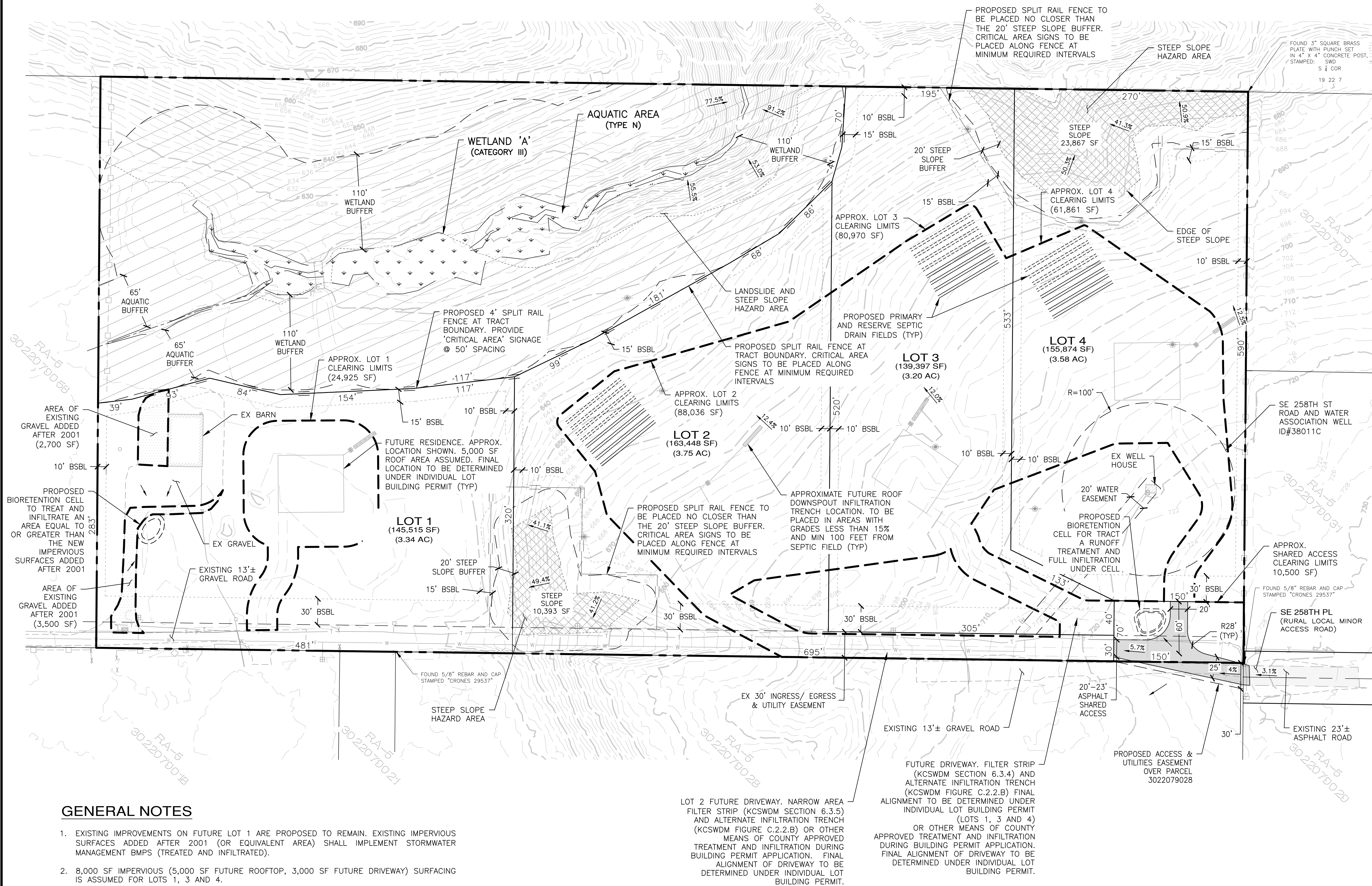
DATE: 01/09/2024

DATE OF PRINT:

PP-03

3 OF 4 SHEETS

File: \\vern8\ENGR\ESM-JOB5\2194\001\021\p-plan\Plat\PP-04.dwg
Plotted: 1/9/2024 4:02 PM
Plotted By: Brandon Loucks

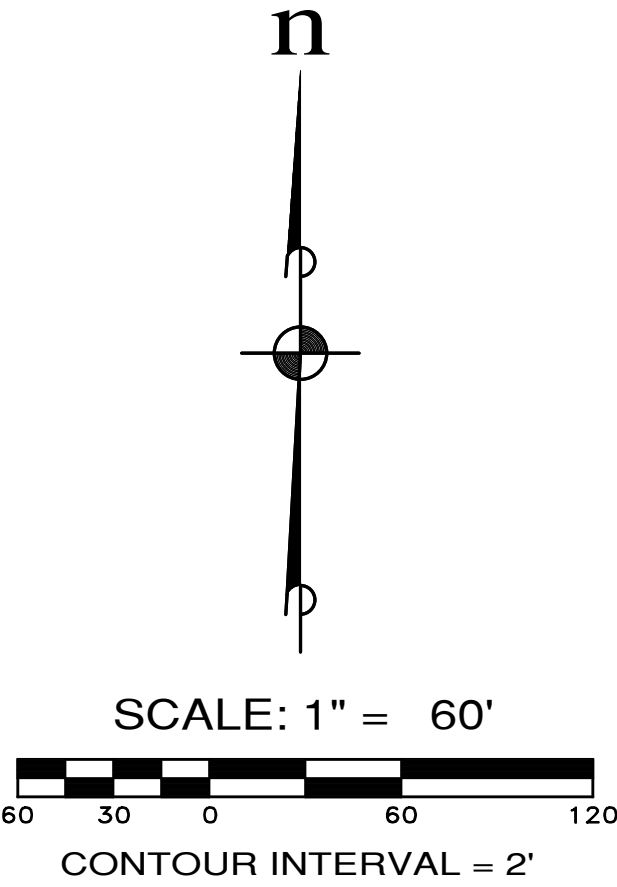


GENERAL NOTES

- EXISTING IMPROVEMENTS ON FUTURE LOT 1 ARE PROPOSED TO REMAIN. EXISTING IMPERVIOUS SURFACES ADDED AFTER 2001 (OR EQUIVALENT AREA) SHALL IMPLEMENT STORMWATER MANAGEMENT BMPs (TREATED AND INFILTRATED).
- 8,000 SF IMPERVIOUS (5,000 SF FUTURE ROOFTOP, 3,000 SF FUTURE DRIVEWAY) SURFACING IS ASSUMED FOR LOTS 1, 3 AND 4.
- 11,000 SF IMPERVIOUS (5,000 SF FUTURE ROOFTOP, 6,000 SF FUTURE DRIVEWAY) SURFACING IS ASSUMED OF LOT 2.

LOT 2 FUTURE DRIVEWAY. NARROW AREA FILTER STRIP (KCSWDM SECTION 6.3.5) AND ALTERNATE INFILTRATION TRENCH (KCSWDM FIGURE C.2.2.B) OR OTHER MEANS OF COUNTY APPROVED TREATMENT AND INFILTRATION DURING BUILDING PERMIT APPLICATION. FINAL ALIGNMENT OF DRIVEWAY TO BE DETERMINED UNDER INDIVIDUAL LOT BUILDING PERMIT.

OR OTHER MEANS OF COUNTY APPROVED TREATMENT AND INFILTRATION DURING BUILDING PERMIT APPLICATION. FINAL ALIGNMENT OF DRIVEWAY TO BE DETERMINED UNDER INDIVIDUAL LOT BUILDING PERMIT.



PROPOSED LAND USE AND AREAS		
LAND USE	AREA (SF)	AREA (AC)
SHARED ACCESS (TRACT 'A')		
DRIVEWAY (BIORET./INFIL.)	5,877	0.135
LAWN/LANDSCAPE (BIORET./INFIL.)	4,623	0.106
SUB-TOTAL	10,500	0.241
LOT 1		
FUTURE DRIVEWAY (INFILTRATION)	3,000	0.069
FUTURE ROOF (INFILTRATION)	5,000	0.115
FUT. LAWN/LANDSCAPE (DISPERSION)	16,925	0.388
EXISTING GRAVEL (ADDED AFTER 2001)	6,200	0.142
SUB-TOTAL	31,125	0.715
LOT 2		
FUTURE DRIVEWAY (INFILTRATION)	6,000	0.138
FUTURE ROOF (INFILTRATION)	5,000	0.115
FUT. LAWN/LANDSCAPE (DISPERSION)	77,036	1.768
SUB-TOTAL	88,036	2.021
LOT 3		
FUTURE DRIVEWAY (INFILTRATION)	3,000	0.069
FUTURE ROOF (INFILTRATION)	5,000	0.115
FUT. LAWN/LANDSCAPE (DISPERSION)	72,970	1.675
SUB-TOTAL	80,970	1.859
LOT 4		
FUTURE DRIVEWAY (INFILTRATION)	3,000	0.069
FUTURE ROOF (INFILTRATION)	5,000	0.115
FUT. LAWN/LANDSCAPE (DISPERSION)	53,861	1.236
SUB-TOTAL	61,861	1.420
TOTAL	272,492	6.256

REVISIONS

NO.	DESCRIPTION/DATE	BY
1	REVISED PER COUNTY 10/11/23 COMMENTS	ESM

BRANDON MICHAEL DUCKS

PROFESSIONAL ENGINEER

01/09/2024

CONSULTING ENGINEERS LLC

ESM

30000 Ave S, Suite 205
Federal Way, WA 98003

(253) 838-6113
(425) 297-9900

FEDERAL WAY
EVERETT

Land Planning
Landscape Architecture

Land Surveying
Project Management

Civil Engineering
Public Works

www.esmcivil.com

H2 PROPERTIES, LLC

WASHINGTON

KING COUNTY

PRELIMINARY ROAD, GRADING & UTILITY PLAN

HUDSON SHORT PLAT

JOB NO.: 2194-001-021

DWG. NAME: PP-04

DESIGNED BY: BML

DRAWN BY: HAF

CHECKED BY:

DATE: 01/09/2024

DATE OF PRINT:

PP-04

4 OF 4 SHEETS