

A PORTION OF THE SE 1/4, SEC. 23, TWP. 23 N., RGE. 5 E., W.M. AND A PORTION OF THE SE 1/4, SEC. 24, TWP. 23 N., RGE. 5 E., W.M.

PRELIMINARY PUD OF McCORMICK PLAT

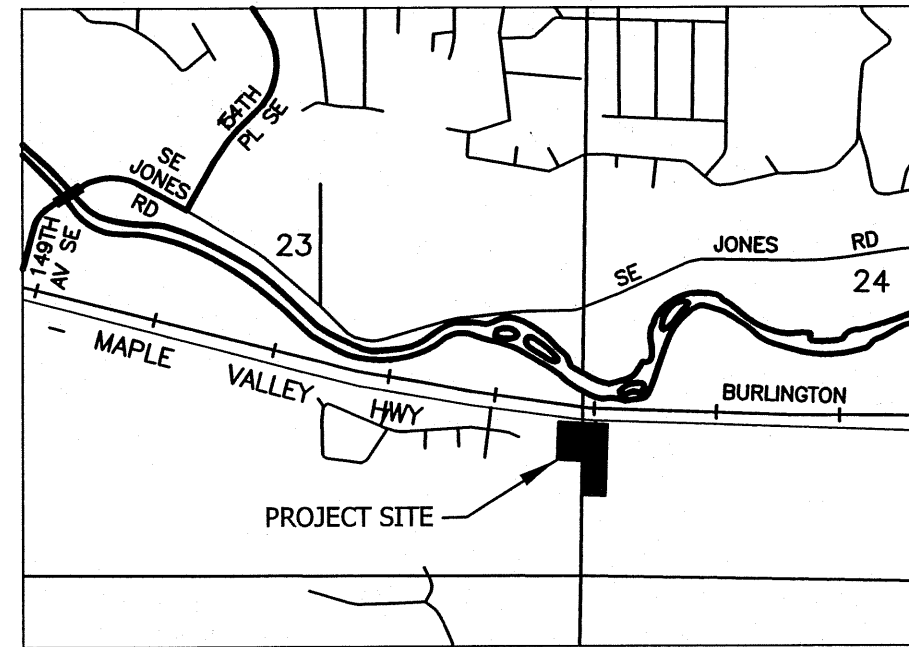
KING COUNTY, WA

(PROJECT NO. 07093)

(PARCEL NO.2323059029)

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VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION :

PARCEL A:
THE WEST 201 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL B:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 201 FEET; THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD TO THE WEST LINE OF SAID SECTION 24; THENCE SOUTH ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING.

PARCEL C:
COMMENCING AT A POINT ON THE EAST BOUNDARY LINE OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WHICH POINT IS NORTH 0°12'43" EAST 1398.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23 AND SOUTH 0°12'43" WEST 90.13 FEET FROM THE POINT OF INTERSECTION OF THE ABOVE DESCRIBED EAST BOUNDARY LINE OF SAID SECTION 23 AND THE CENTER LINE OF THE TRACT AND RIGHT OF WAY OF THE COLUMBIA AND PUGET SOUND RAILWAY; AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°12'43" WEST 420.63 FEET; THENCE NORTH 81°35'17" WEST 295.04 FEET; THENCE NORTH 0°12'43" EAST 400 FEET, MORE OR LESS, TO A LINE CONCENTRIC WITH AND 90 FEET (RADIAL MEASUREMENT) SOUTH-OF THE CENTER LINE OF THE COLUMBIA AND PUGET SOUND RAILWAY; THENCE EASTERLY ALONG SAID CONCENTRIC LINE 295 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF WHICH LIES NORTHERLY OF THE SOUTHERLY MARGIN OF SOUTHEAST RENTON-MAPLE VALLEY HIGHWAY (P.S.H. NO. 2) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 1545508.

PARCEL D:
A PORTION OF A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EASTERLY LINE OF SAID SUBDIVISION AT A SAID POINT NORTH 0°12'43" EAST 1398.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND SOUTH 0°12'43" WEST 90.13 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH CENTER OF TRACT AND RIGHT OF WAY OF COLUMBIA AND PUGET SOUND RAILWAY; THENCE SOUTH 0°12'43" WEST 420.63 FEET; THENCE NORTH 81°35'17" WEST 295.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°12'43" EAST 265.00 FEET; THENCE NORTH 81°35'17" WEST 20.00 FEET; THENCE SOUTH 0°12'43" WEST 265 FEET; THENCE SOUTH 81°35'17" EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E:
THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EASTERLY LINE OF SAID SUBDIVISION AT A POINT NORTH 0°12'43" EAST, 1,398.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND SOUTH 0°12'43" WEST, 90.13 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE CENTERLINE OF TRACT AND RIGHT-OF-WAY OF COLUMBIA AND PUGET SOUND RAILWAY; THENCE SOUTH 0°12'43" WEST, 420.63 FEET; THENCE NORTH 81°35'17" WEST, 195.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 81°35'17" WEST, 353.00 FEET; THENCE NORTH 0°12'43" EAST, 384.52 FEET; THENCE EASTERLY ON A 0°28' CURVE TO THE LEFT THROUGH AN ANGLE OF 2°32'28", AN ARC DISTANCE OF 350.00 FEET; THENCE SOUTHERLY TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 100 FEET THEREOF;

AND EXCEPT THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EASTERLY LINE OF SAID SUBDIVISION AT A POINT NORTH 0°12'43" EAST, 1,398.72 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION AND SOUTH 0°12'43" WEST, 90.13 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE CENTER TRACT AND RIGHT-OF-WAY OF COLUMBIA & PUGET SOUND RAILWAY; THENCE SOUTH 0°12'43" WEST, 420.63 FEET; THENCE NORTH 81°35'17" WEST, 295.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°12'43" EAST, 265.00 FEET; THENCE NORTH 81°35'17" WEST, 20.00 FEET; THENCE SOUTH 0°12'43" WEST, 265.00 FEET; THENCE SOUTH 81°35'17" EAST, 20.00 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT PORTION LYING WITHIN PRIMARY STATE HIGHWAY No. 5.

PARCEL F:
THE NORTH 50 FEET OF THE EAST 350 FEET OF TRACT A OF THE PLAT OF VALLEY FAIRE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 131 OF PLATS, PAGES 39 THROUGH 43, INCLUSIVE, IN KING COUNTY, WASHINGTON, AS MEASURED ALONG THE NORTH LINE OF SAID TRACT A.

PROJECT DATA

SITE ADDRESS: 16405 SE RENTON, WA
TAX PARCEL #: 232305902909
SITE AREA: 7.32 ACRES

ORIGINAL ZONING: R-12 AND RA-5 (KING COUNTY)
CURRENT ZONING: R-8 (CITY OF RENTON) AND RA-5 (KING COUNTY)
PROPOSED ZONING: R-8 (CITY OF RENTON) AND RA-5 (KING COUNTY)
PROPOSED COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL SINGLE FAMILY (RSF) CITY OF RENTON

MINIMUM DWELLING UNITS REQUIRED: 21
MAXIMUM DWELLING UNITS ALLOWED: 42
DENSITY PERMITTED BY CODE: 8
DENSITY PROPOSED: 6.33
PROPOSED DWELLING UNITS: 34
PROPOSED NUMBER OF LOTS: 34
PUD MINIMUM LOT SIZE: 2550 SF TYP.
REQUIRED ON-SITE RECREATION SPACE: 1,700 SF (50 SF/LOT x 34)
PROVIDED ON-SITE RECREATION SPACE: 4,188 SF
REQUIRED OPEN SPACE: 28,735 SF
PROVIDED OPEN SPACE: 38,432 SF
ON-SITE CONCENTRATED RECREATION SPACE: 4,188 SF
SOFT SURFACE TRAILS WITHIN CRITICAL AREAS: 4,606 SF
TRACT E: 21,634 SF
TRACT C: 8,004 SF
TOTAL = 38,432 SF
AREA OF WORK: 226,035 SF
ESTIMATED TOTAL CUT: 8,248 CU YDS / 12,372 TONS
ESTIMATED TOTAL FILL: 7,924 CU YDS / 11,886 TONS
NET: 324 CU YDS (CUT)

MEANS OF SEWAGE DISPOSAL: CEDAR RIVER WATER AND SEWER DISTRICT
SOURCE OF WATER: CEDAR RIVER WATER AND SEWER DISTRICT
SCHOOL DISTRICT: RENTON # 403, KENT #415 (BORDER DISTRICTS)
FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT No. 25
TELEPHONE SERVICE: QWEST
POWER SOURCE: PSE
PUD REQUIRED MIN. STRUCTURE SETBACKS:
FRONT: 10'
SIDE: 5' (10' 2 SIDE YARDS)
REAR: 10'
WETLAND AND / OR STREAM BUFFER: 15'

LAND IN CRITICAL AREAS: 34,803 SF
LAND IN CRITICAL AREA BUFFERS: 73,405 SF
LAND IN PUBLIC STREETS - ROW: 47,971 SF
ROADS, SIDEWALK: 44,641 SF
LAND IN PRIVATE ACCESS EASEMENT: 1,730 SF

TRAIL SQUARE FOOTAGE: 9,192 SF
TRAIL LOOP DISTANCE: 1,746 FEET/582 YDS/.33 MILES
PUBLIC ACCESS TO WATER: 7,640.36 SF
LANDSCAPING TOTAL: 133,588.01 SF
ALLOWABLE BUILDING HEIGHT: 30 FEET
PROPOSED BUILDING HEIGHT: ~28-30 FEET
ON SITE WETLANDS: 6,758.72 SF
ON SITE STEEP SLOPES (+40%): 24,037.62 SF

OWNER/DEVELOPER :

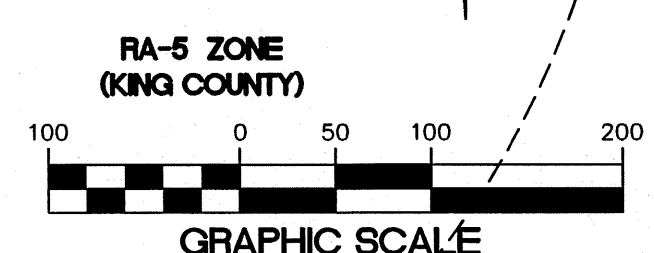
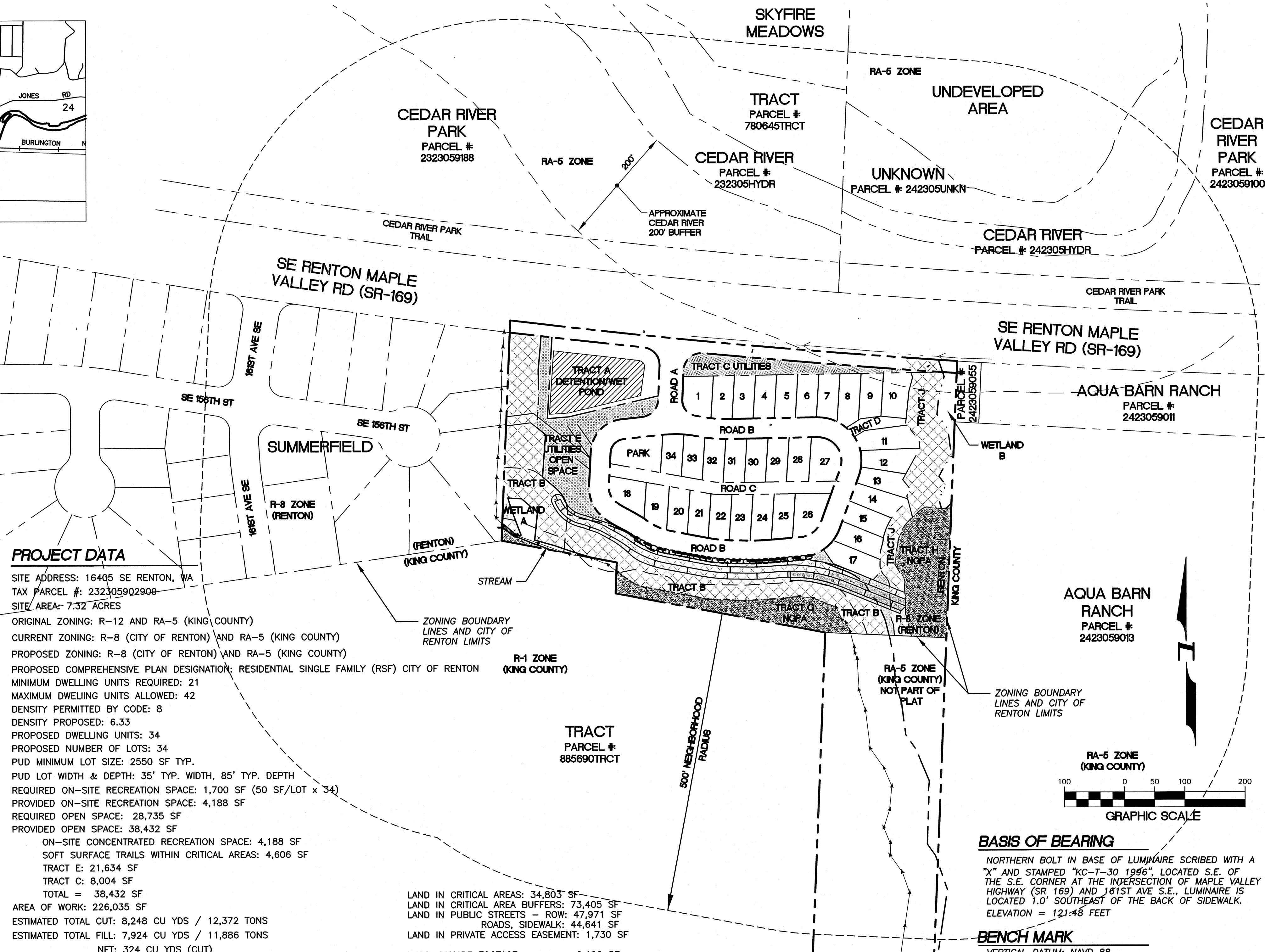
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FAX: (206) 388-1648

SURVEYOR :

HANSEN SURVEYING
17420 16TH AVE S.E.
RENTON, WA, 98058
PHONE: (425) 253-8440
FAX: (425) 253-0266



BASIS OF BEARING

NORTHERN BOLT IN BASE OF LUMINAIRE SCRIBED WITH A "X" AND STAMPED "KC-T-30 1996", LOCATED S.E. OF THE S.E. CORNER AT THE INTERSECTION OF MAPLE VALLEY HIGHWAY (SR. 169) AND 161ST AVE S.E., LUMINAIRE IS LOCATED 1.0' SOUTHEAST OF THE BACK OF SIDEWALK. ELEVATION = 121.48 FEET

BENCH MARK

VERTICAL DATUM: NAVD 88
KING COUNTY SURVEY CONTROL POINT No. 6276
NORTHERN BOLT IN BASE OF LUMINAIRE SCRIBED WITH A "X" AND STAMPED "KC-T-30 1996", LOCATED S.E. OF THE S.E. CORNER AT THE INTERSECTION OF MAPLE VALLEY HIGHWAY (SR. 169) AND 161ST AVE S.E., LUMINAIRE IS LOCATED 1.0' SOUTHEAST OF THE BACK OF SIDEWALK. ELEVATION = 121.48 FEET

TBM #1
SET PK NAIL IN PAVEMENT
ELEVATION = 142.59 FEET
TBM #2
SET PK NAIL IN PAVEMENT
ELEVATION = 153.62 FEET



Pacific Engineering Design, LLC
Civil Engineering & Planning Consultants

McCORMICK PLAT
CITY OF RENTON

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PROJECT NO.: 07093
DRAWN BY: CJB
ISSUE DATE: 12-13-2010
SHEET REV.:

COVER SHEET
NEIGHBORHOOD MAP

P01
SHEET 01 OF 12

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