

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

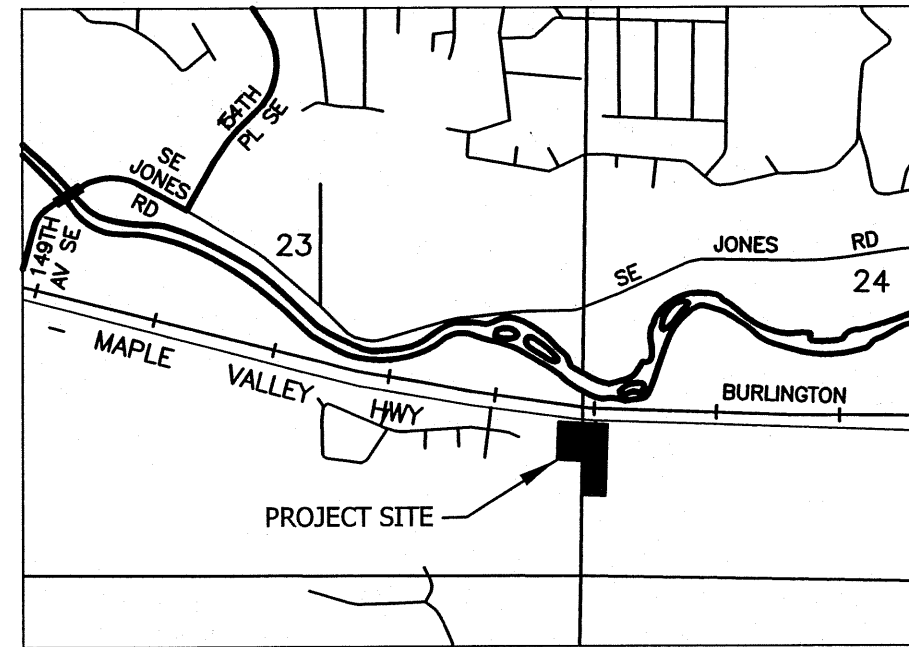
KING COUNTY, WA

(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 :

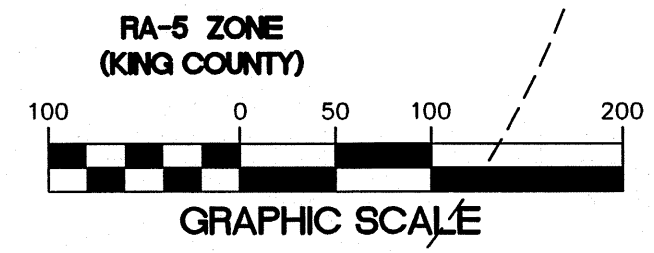
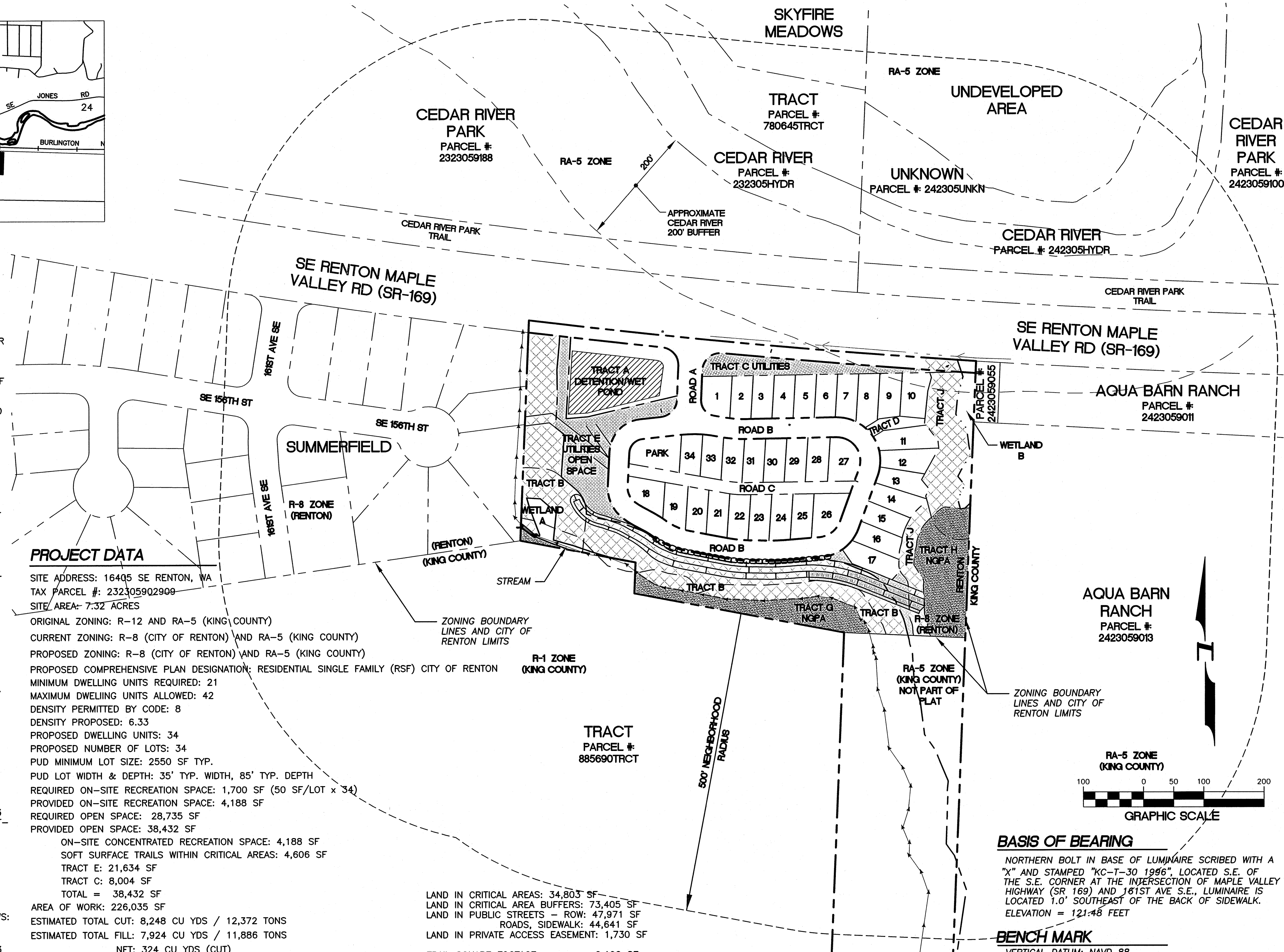
ROBERT McCORMICK
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CIVIL ENGINEER :

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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



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McCORMICK PLAT
CITY OF RENTON

FOR: ROBERT McCORMICK
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PHONE: (509) 945-2219

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

COVER SHEET
NEIGHBORHOOD MAP

P01
SHEET 01 OF 12

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.



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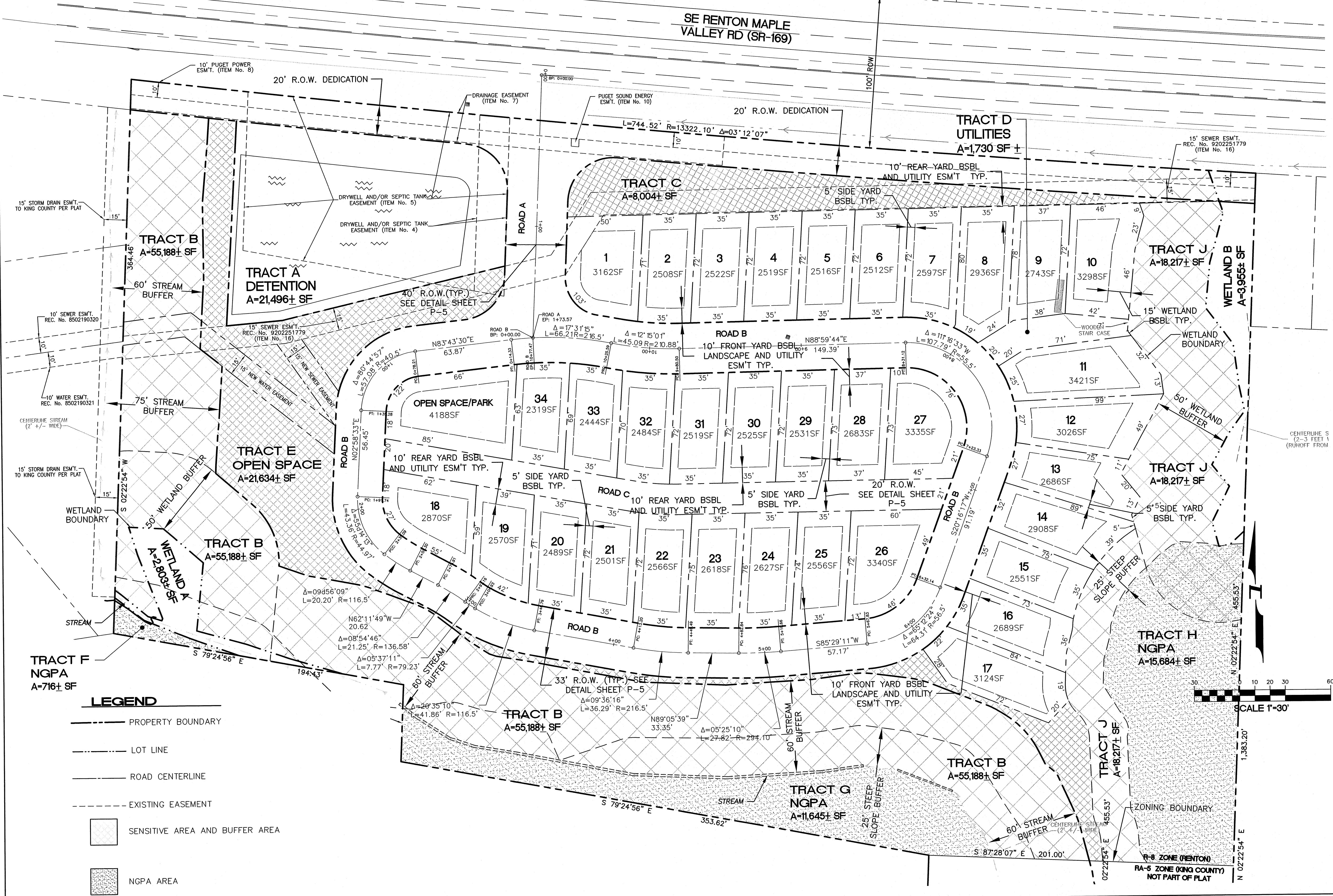
MCCORMICK PLAT
CITY OF RENTON

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

PRELIMINARY PLAT MAP

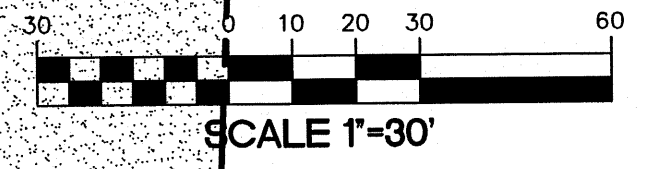
P02
SHEET 02 OF 12

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LEGEND

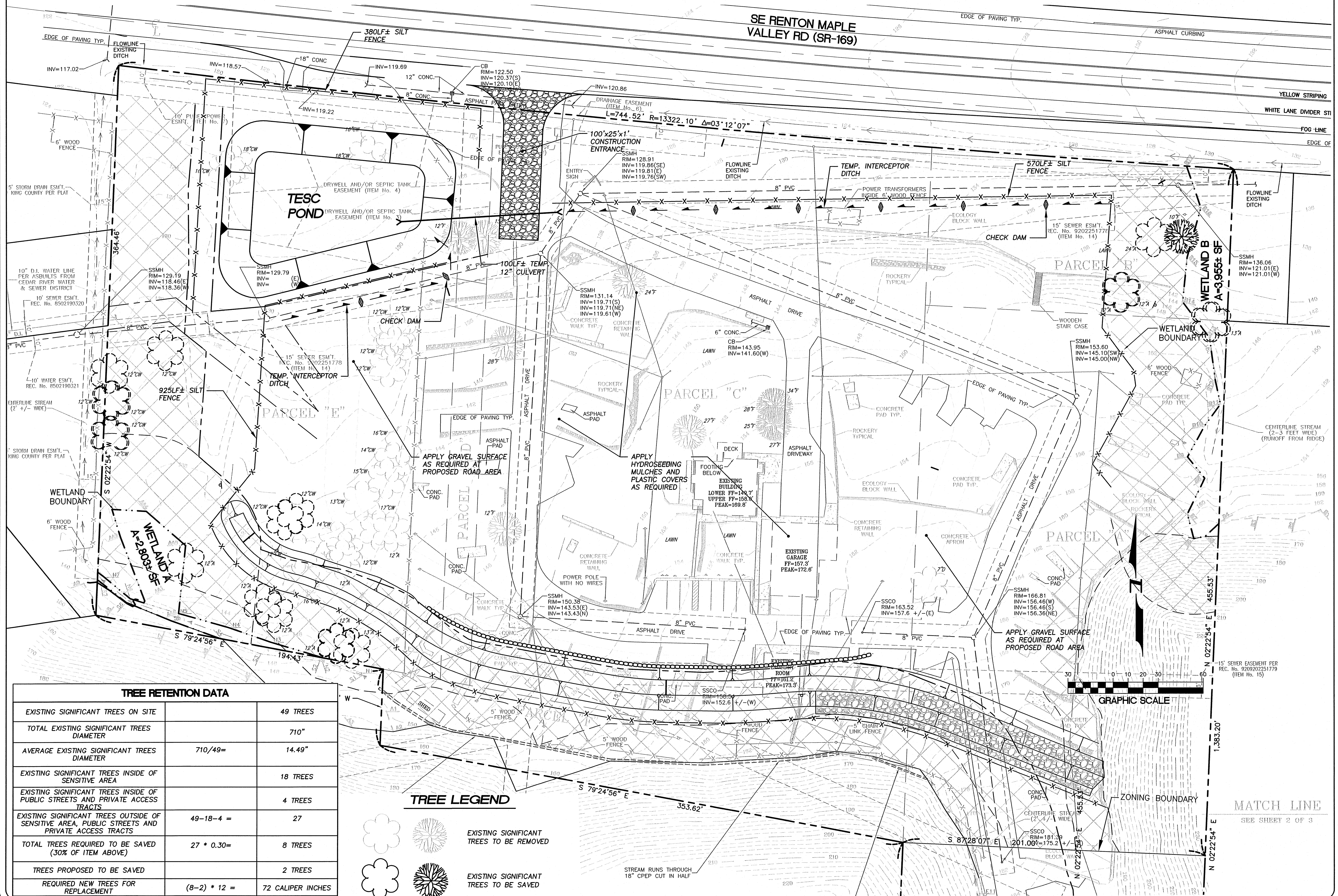
- PROPERTY BOUNDARY
- LOT LINE
- ROAD CENTERLINE
- EXISTING EASEMENT
- SENSITIVE AREA AND BUFFER AREA
- NGPA AREA



SCALE 1"=30'
N 02°22'54" E 1,383.20'
S 79°24'56" E 353.62'

R-8 ZONE (RENTON)
RA-5 ZONE (KING COUNTY)
NOT PART OF PLAT

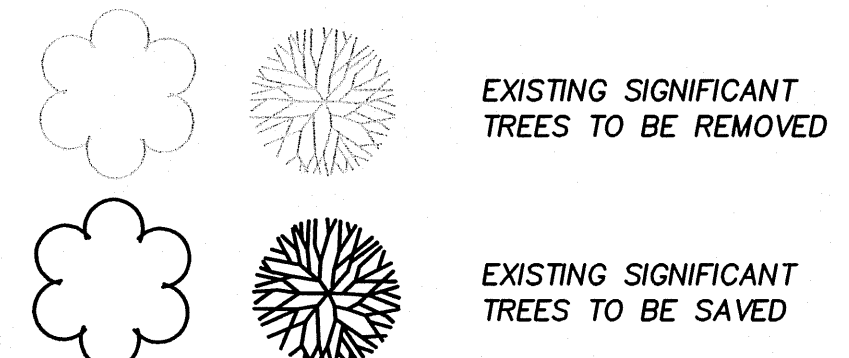
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TREE RETENTION DATA

EXISTING SIGNIFICANT TREES ON SITE		49 TREES
TOTAL EXISTING SIGNIFICANT TREES DIAMETER		710"
AVERAGE EXISTING SIGNIFICANT TREES DIAMETER	710/49=	14.49"
EXISTING SIGNIFICANT TREES INSIDE OF SENSITIVE AREA		18 TREES
EXISTING SIGNIFICANT TREES INSIDE OF PUBLIC STREETS AND PRIVATE ACCESS TRACTS		4 TREES
EXISTING SIGNIFICANT TREES OUTSIDE OF SENSITIVE AREA, PUBLIC STREETS AND PRIVATE ACCESS TRACTS	49-18-4 =	27
TOTAL TREES REQUIRED TO BE SAVED (30% OF ITEM ABOVE)	27 * 0.30=	8 TREES
TREES PROPOSED TO BE SAVED		2 TREES
REQUIRED NEW TREES FOR REPLACEMENT	(8-2) * 12 =	72 CALIPER INCHES

TREE LEGEND



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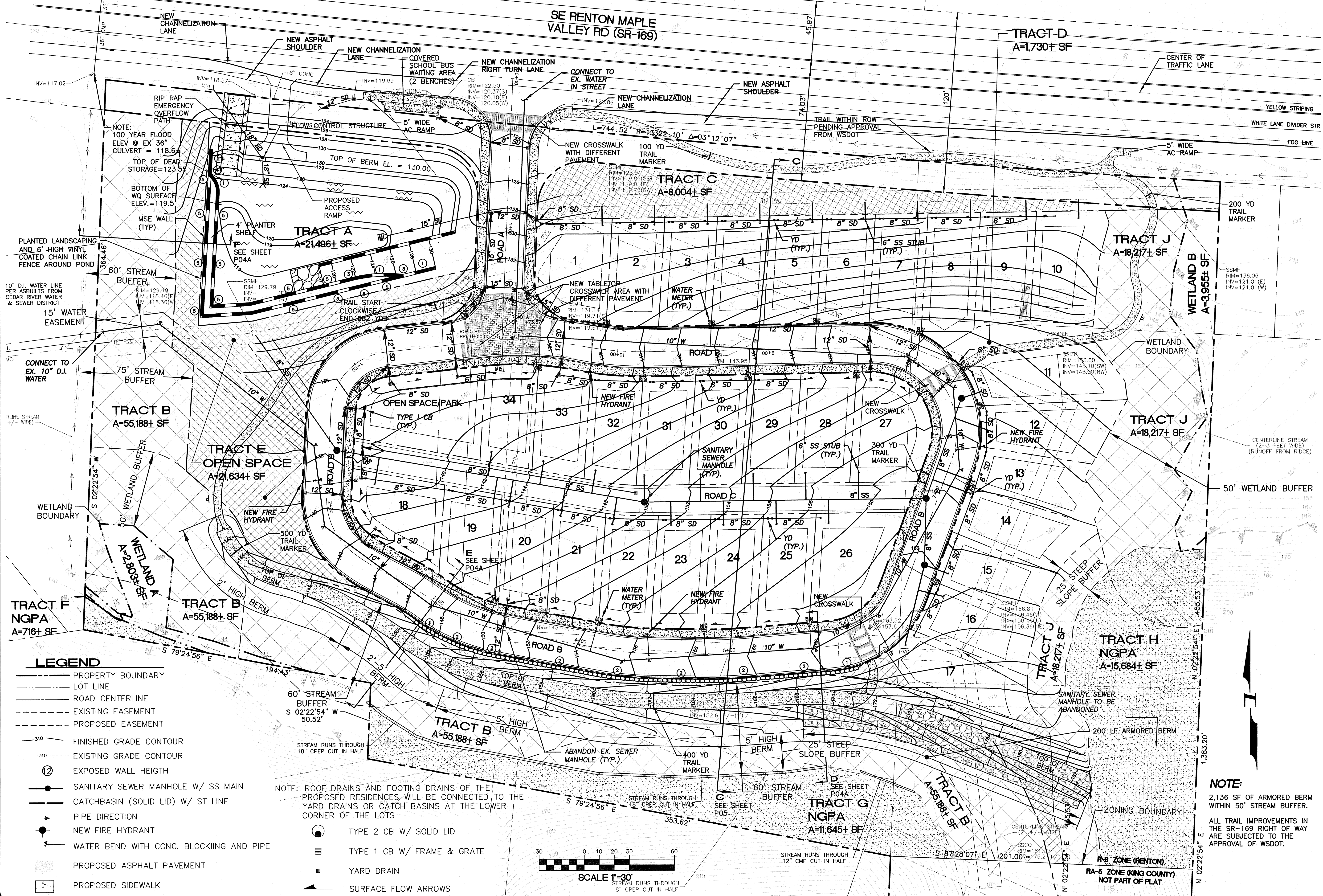
MCCORMICK PLAT
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 161 MAPLEWAY ROAD
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PROJECT NO.: **07093**
 DRAWN BY: **CJB**
 ISSUE DATE: **12-13-2010**
 SHEET REV.:

TESC AND TREE REMOVAL PLAN

P03
 SHEET 03 OF 12

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.



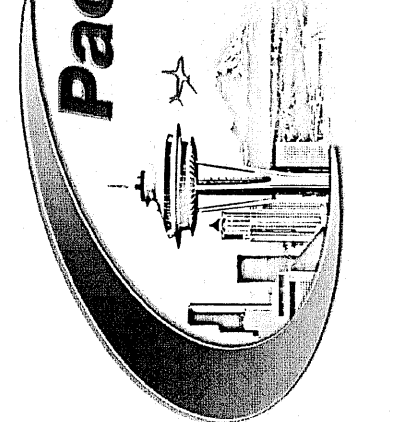
NOTE:
100 YEAR FLOOD
ELEV @ EX 36"
CULVERT = 118.64
TOP OF DEAD
STORAGE = 123.53
BOTTOM OF
WQ SURFACE
ELEV. = 119.5
MSE WALL
(TYP.)
4' PLANTER
SHELF
SEE SHEET
P04A

NOTE: ROOF DRAINS AND FOOTING DRAINS OF THE
PROPOSED RESIDENCES WILL BE CONNECTED TO THE
YARD DRAINS OR CATCH BASINS AT THE LOWER
CORNER OF THE LOTS

NOTE:
2,136 SF OF ARMORED BERM
WITHIN 50' STREAM BUFFER.
ALL TRAIL IMPROVEMENTS IN
THE SR-169 RIGHT OF WAY
ARE SUBJECT TO THE
APPROVAL OF WSDOT.



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PROJECT NO.: 07093
DRAWN BY: CJB
ISSUE DATE: 3-3-2011
SHEET REV.:

CONCEPTUAL
SITE
PLAN

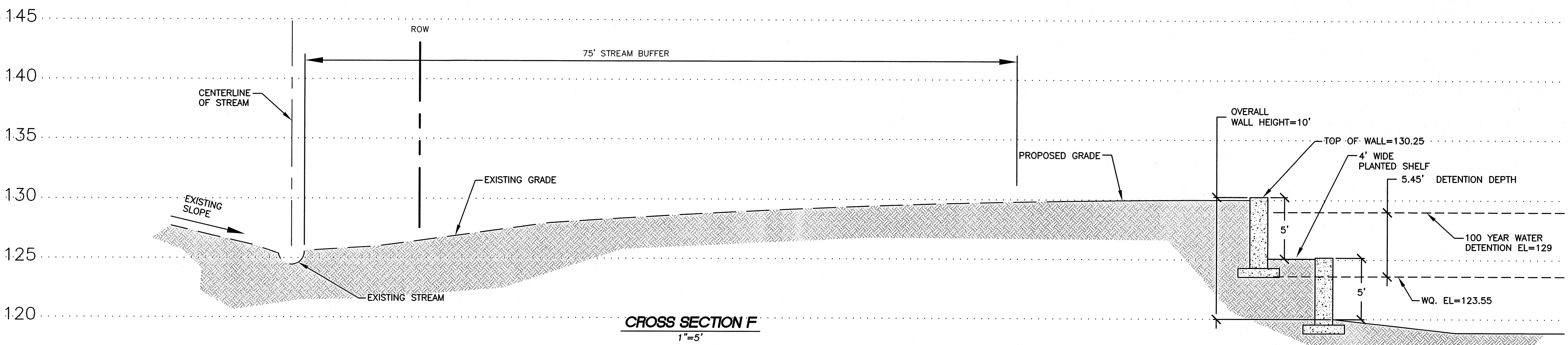
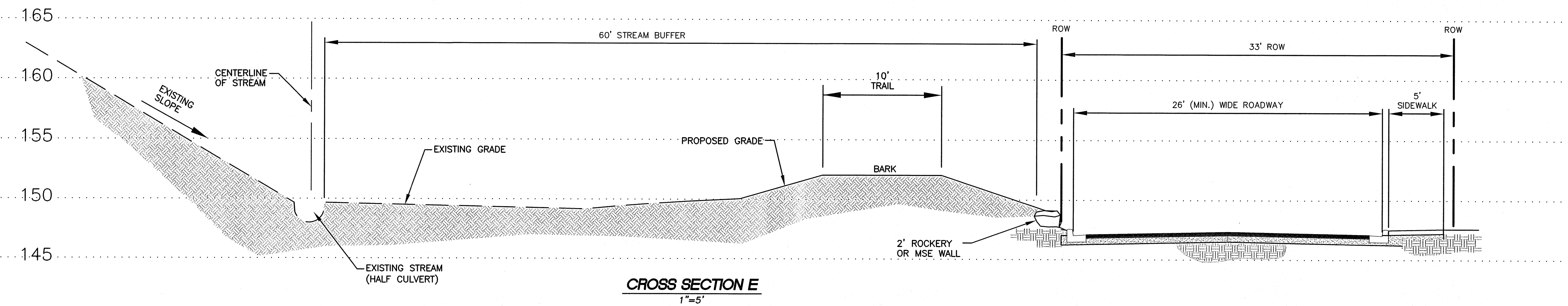
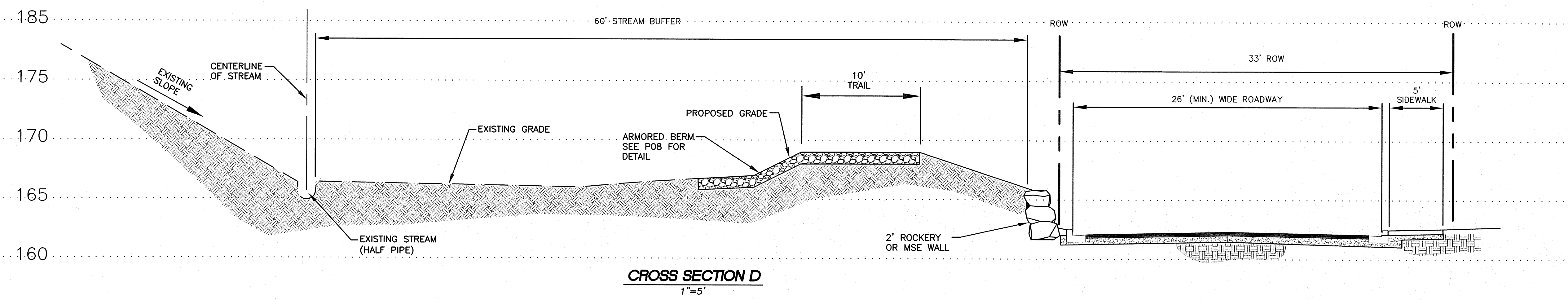
P04
SHEET 04 OF 12

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.



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MCCORMICK PLAT
 CITY OF RENTON

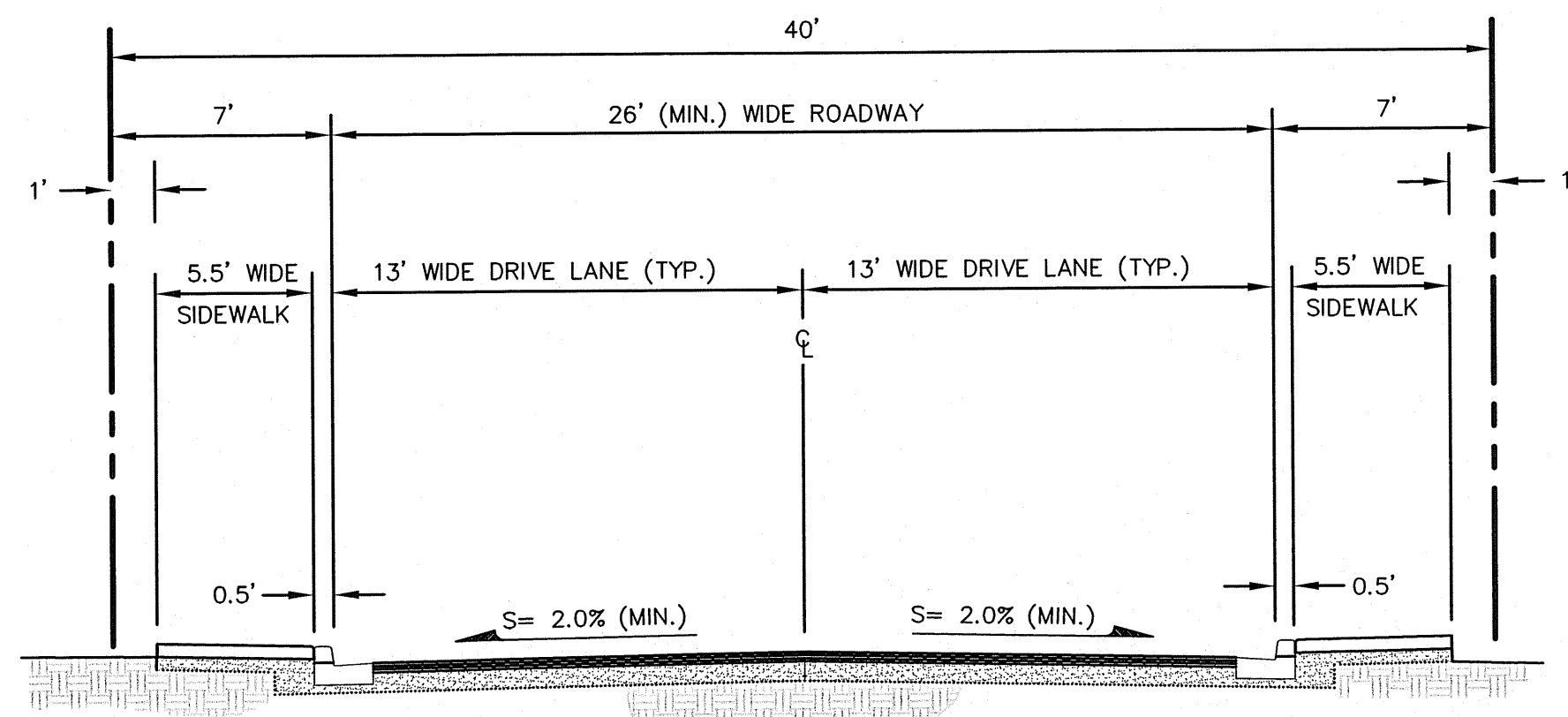
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PROJECT NO.: **07093**
 DRAWN BY: **CJB**
 ISSUE DATE: **3-3-2011**
 SHEET REV.:

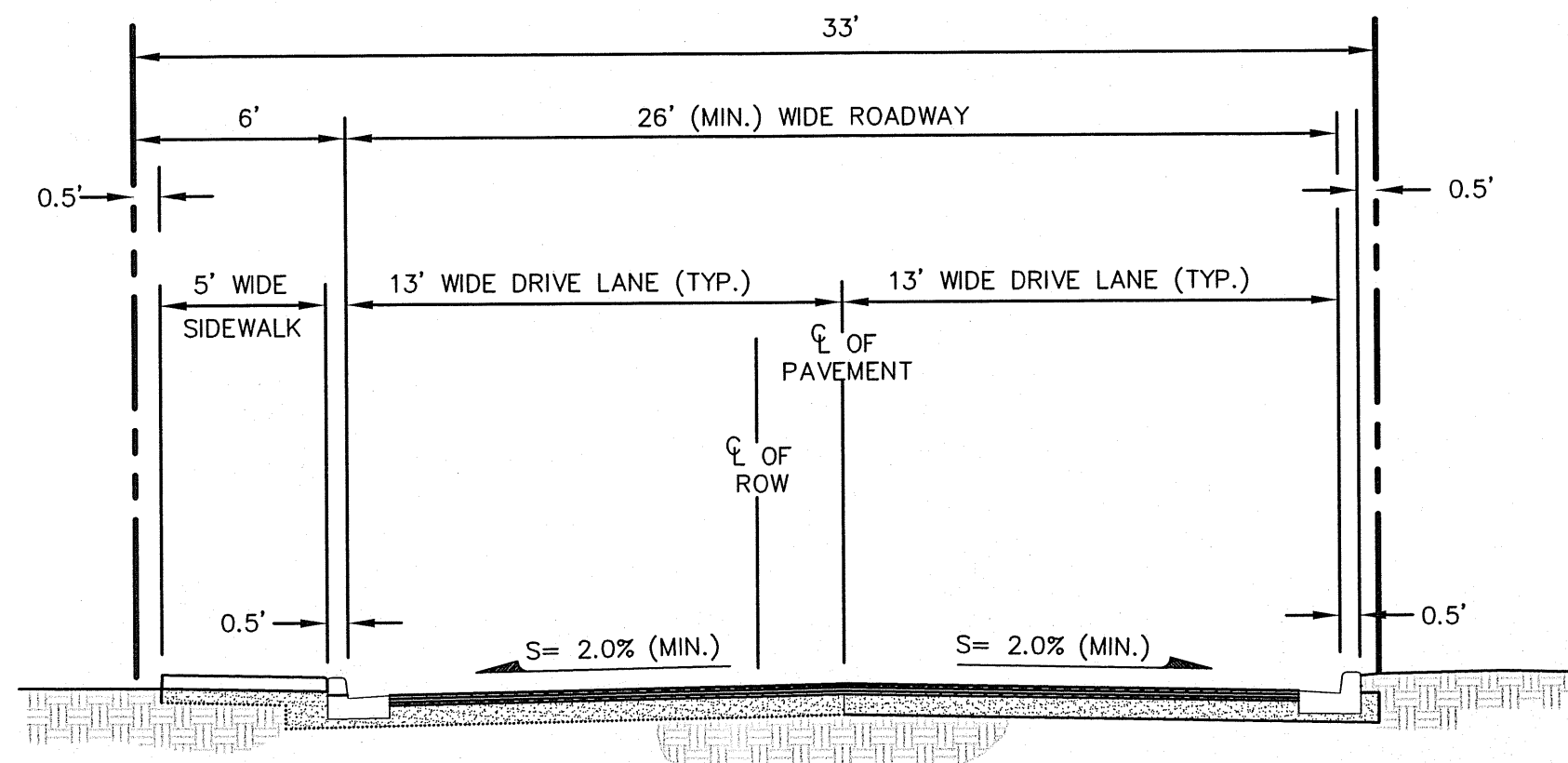
SITE STREAM BUFFER SECTIONS

P04A
 SHEET 05 OF 12

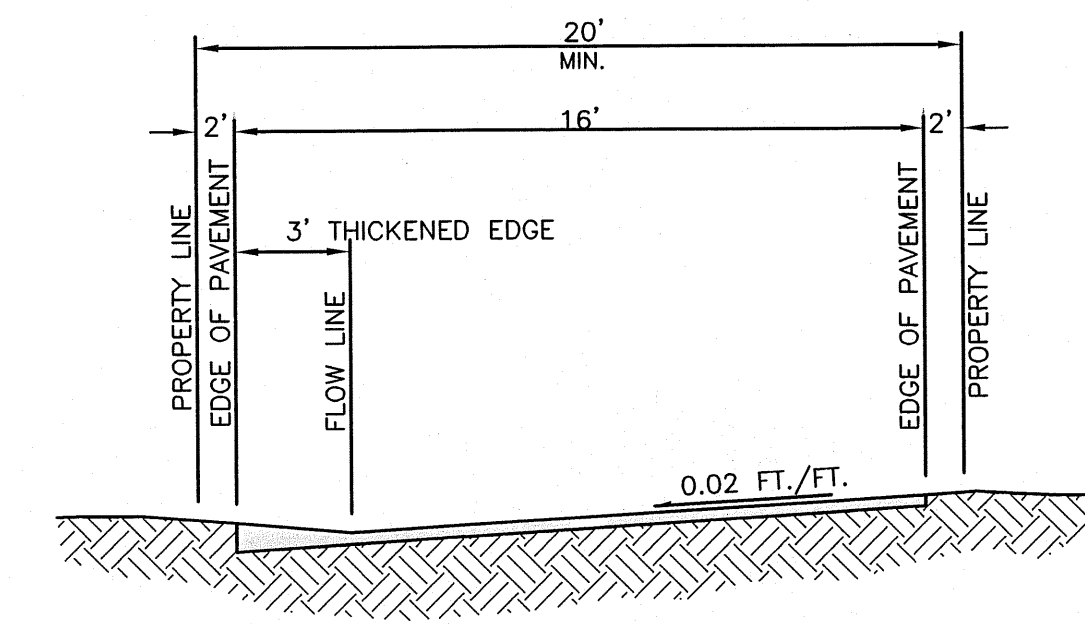
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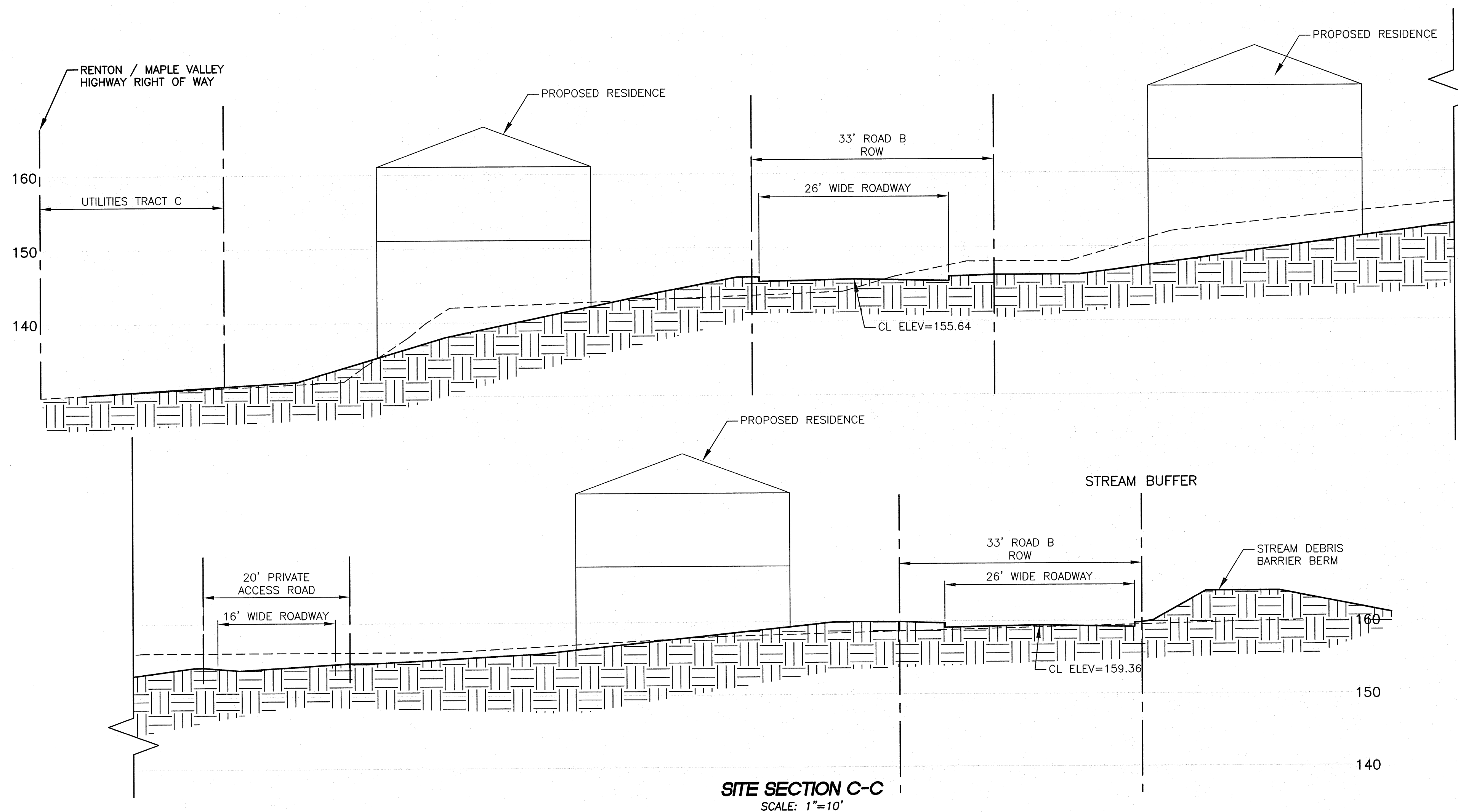
ROAD A CROSS SECTION
NTS



ROAD B CROSS SECTION
NTS



ROAD C CROSS SECTION
NTS



SITE SECTION C-C
SCALE: 1"=10'



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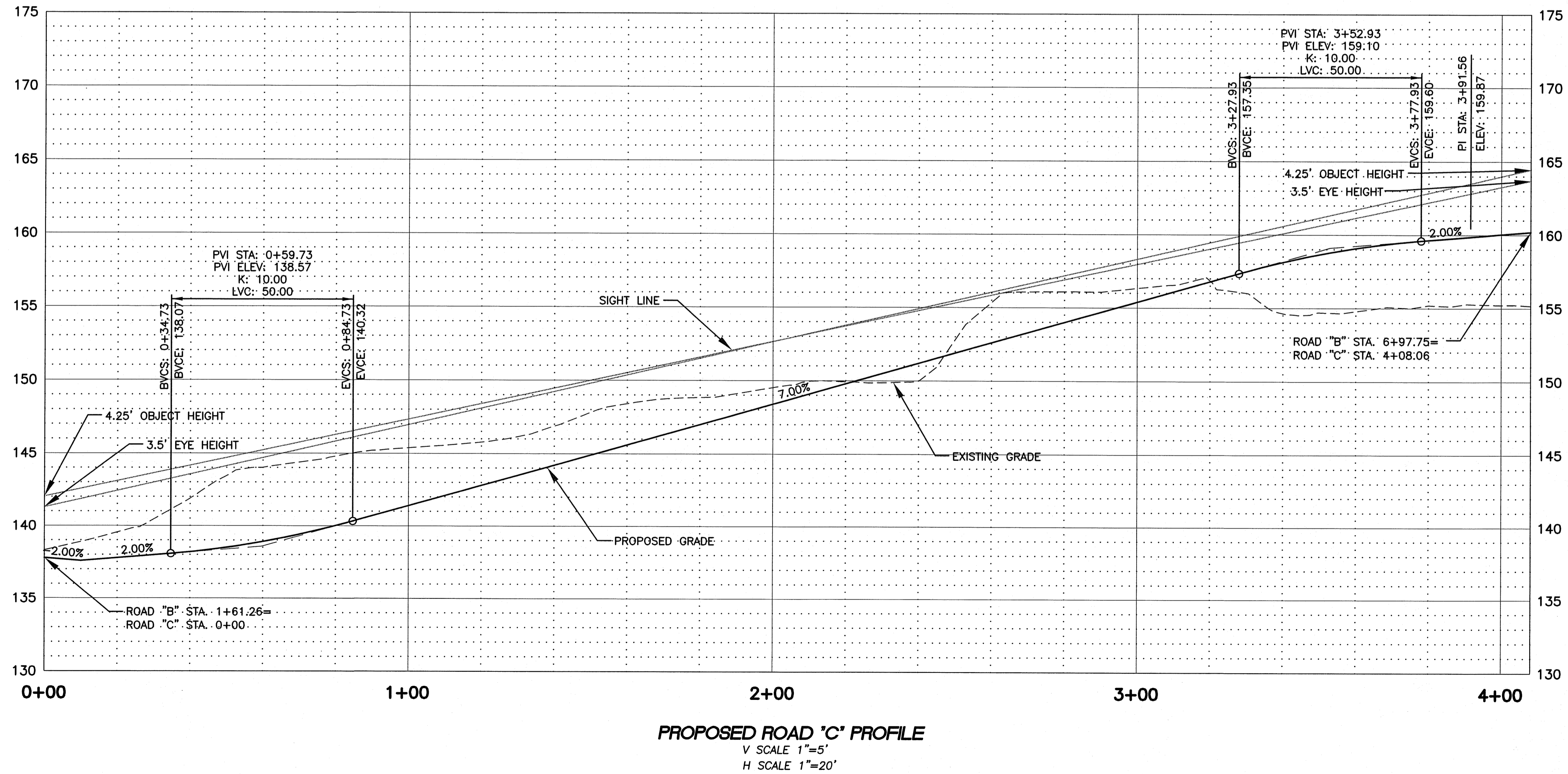
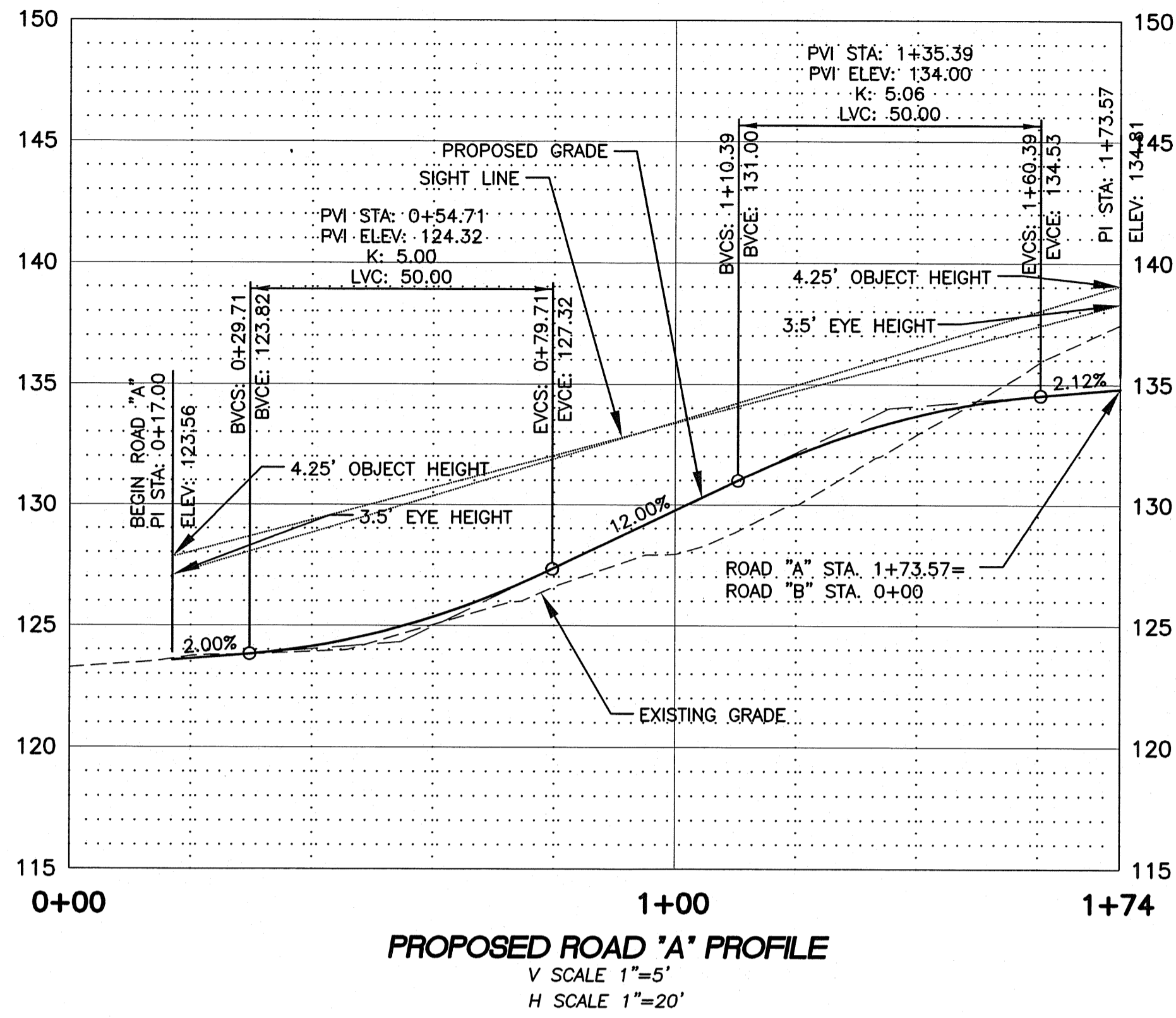
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PROJECT NO.: **07093**
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ISSUE DATE: **12-13-2010**
SHEET REV.:

CONCEPTUAL
ROAD AND
SITE SECTION

P05
SHEET 06 OF 12

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.



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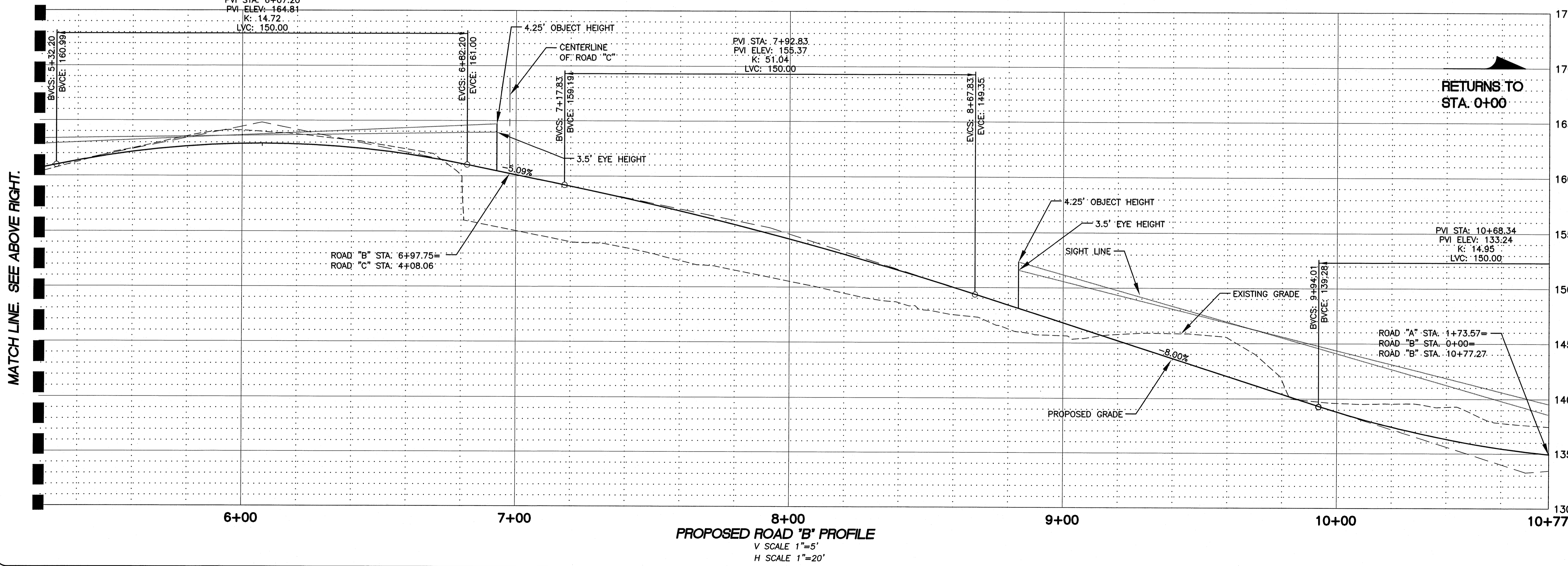
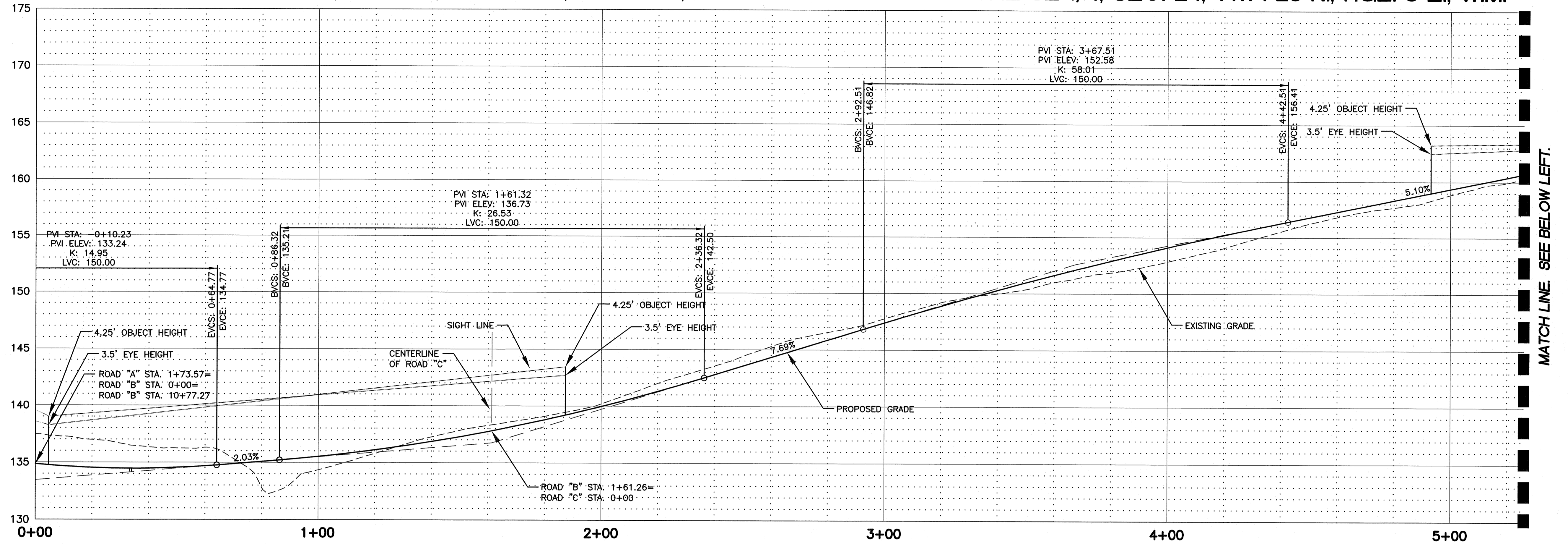
MCCORMICK PLAT
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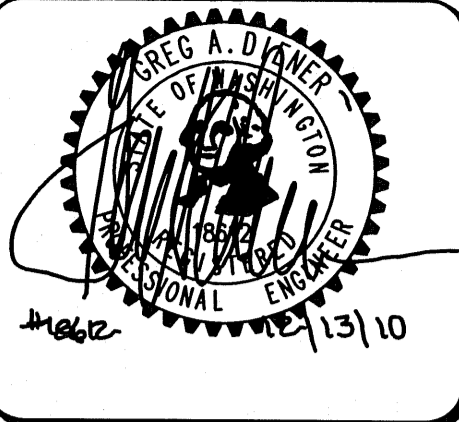
ROAD A AND C PROFILES

P06
 SHEET 07 OF 12

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.



PROPOSED ROAD 'B' PROFILE
 V SCALE 1"=5'
 H SCALE 1"=20'



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MCCORMICK PLAT
 CITY OF RENTON

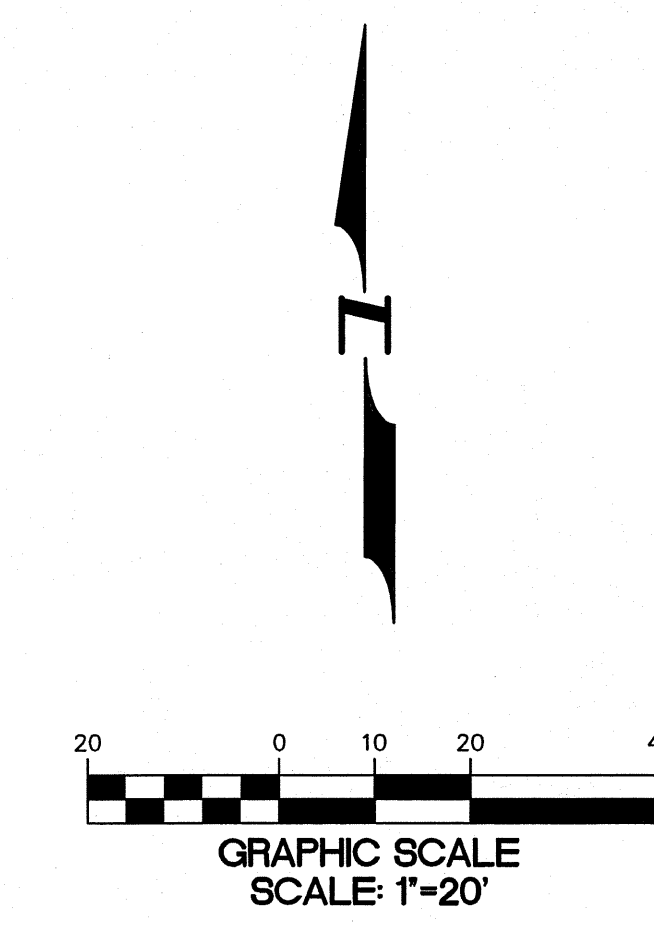
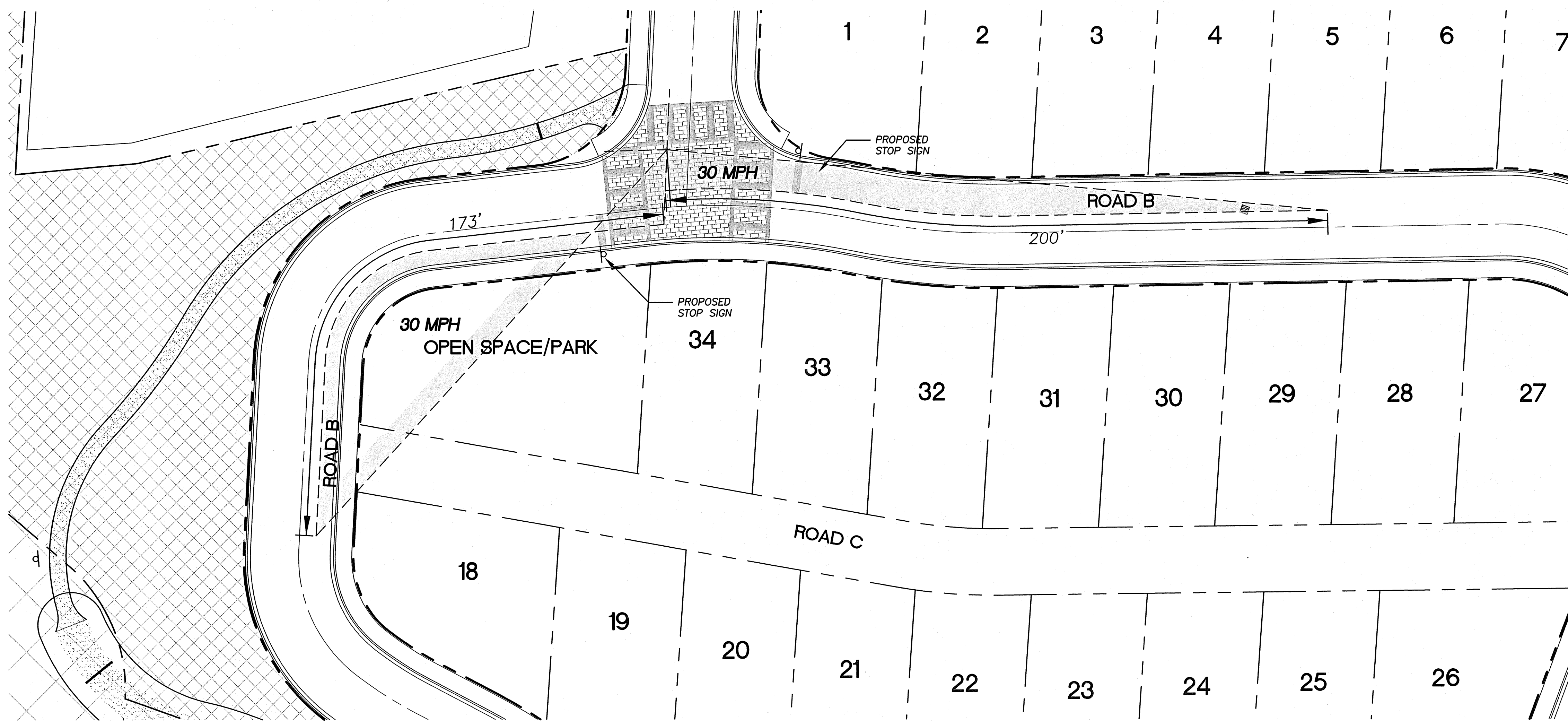
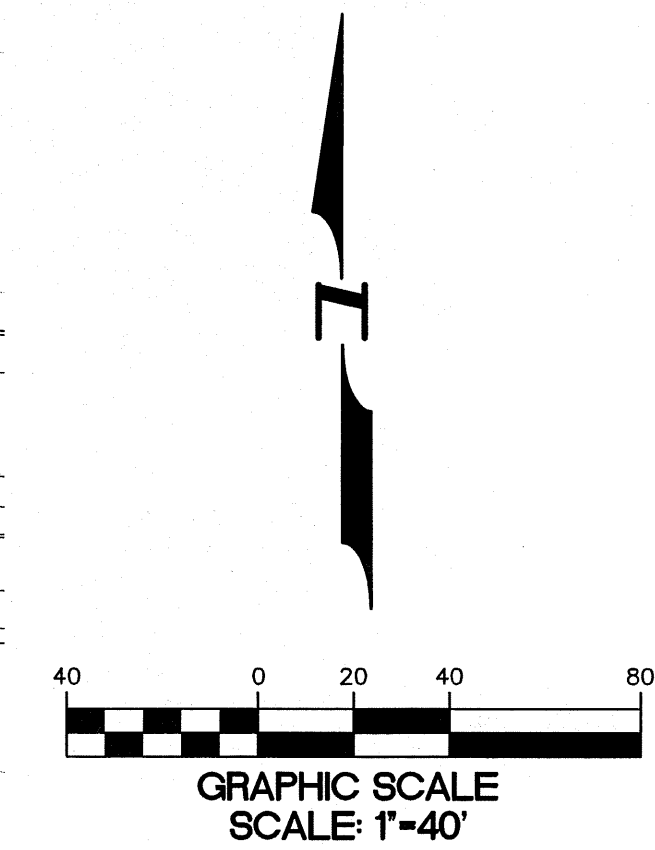
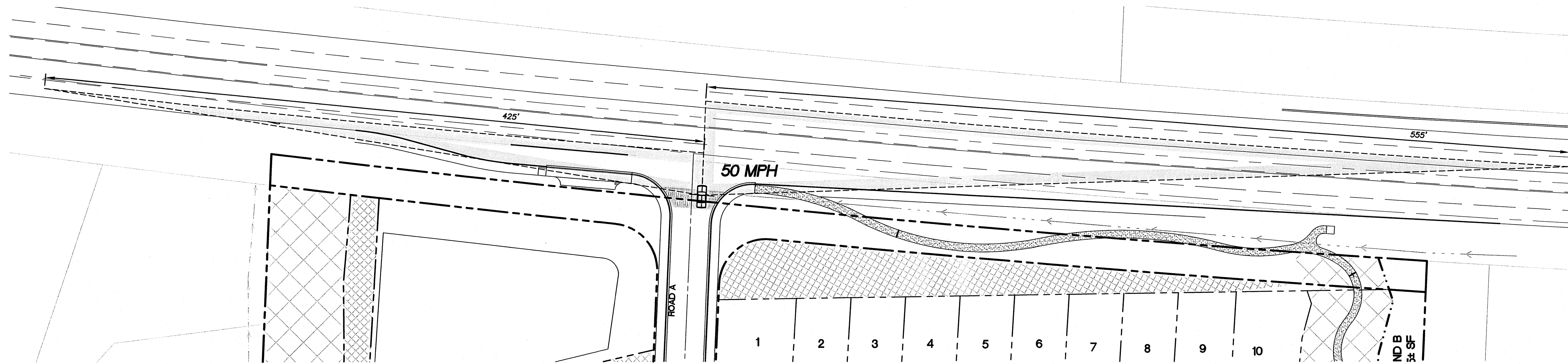
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CONCEPTUAL
 ROAD B PROFILE

P07
 SHEET 08 OF 12

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.



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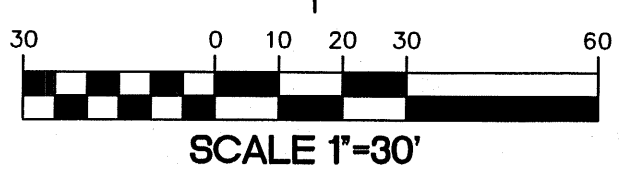
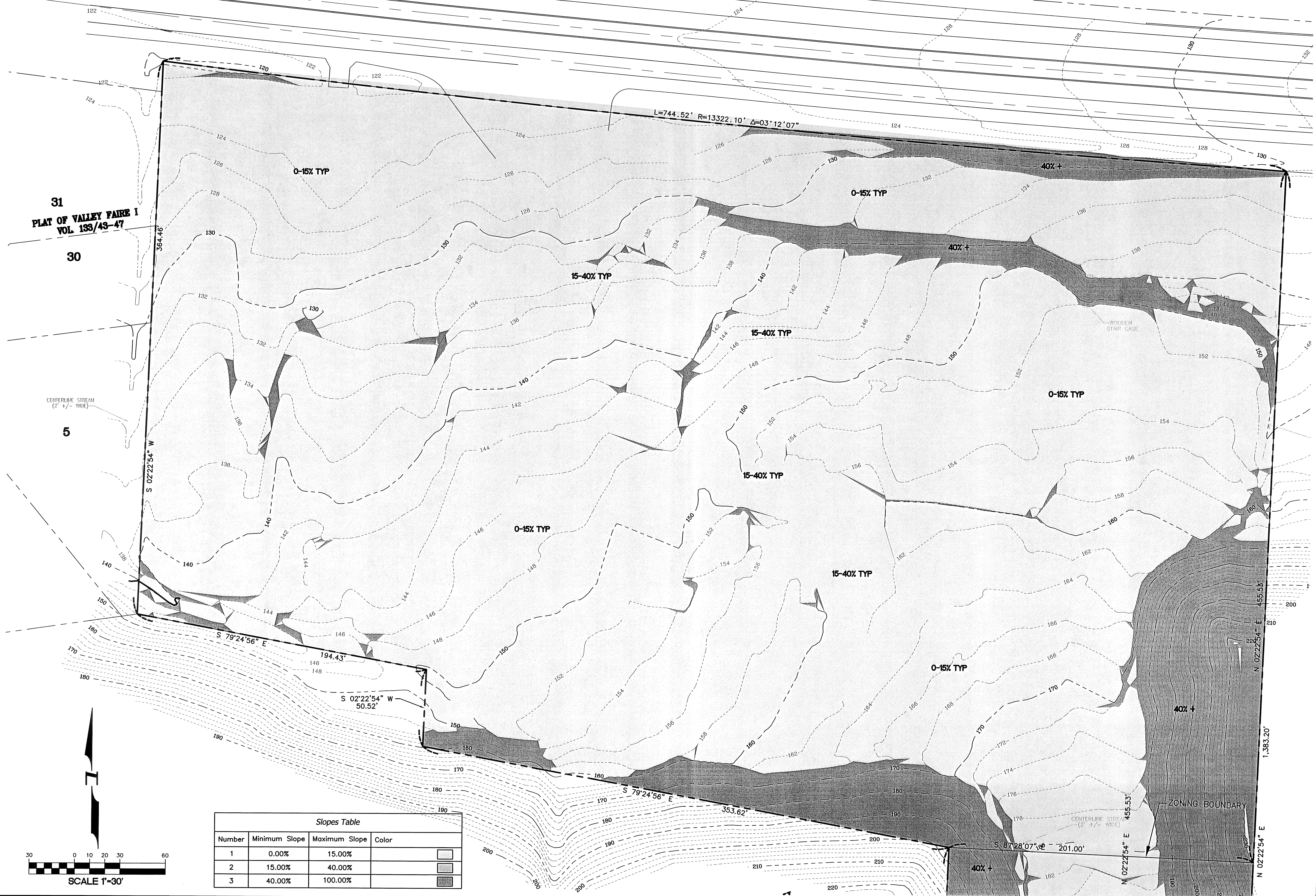
McCormick Plat
 CITY OF RENTON
 FOR: ROBERT MCCORMICK
 181 MAPLEWAY ROAD
 SELAH, WA 98942
 PHONE: (509) 945-2219

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

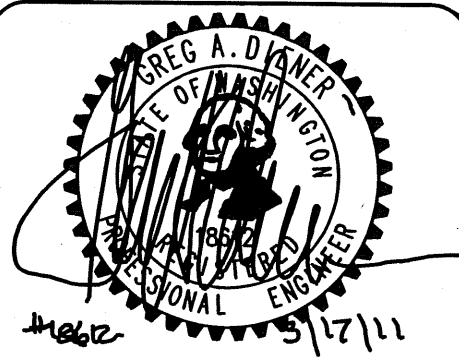
SITE DISTANCE TRIANGLES

P09
 SHEET 10 OF 12

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.



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	15.00%	40.00%	
3	40.00%	100.00%	



Pacific Engineering Design, LLC
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MCCORMICK PLAT
 CITY OF RENTON

FOR:
 ROBERT MCCORMICK
 161 MAPLEWAY ROAD
 BELLAIR, WA 98042
 PHONE: (509) 945-2219

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

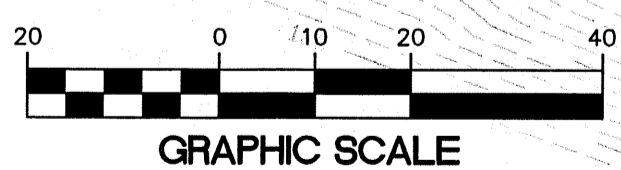
SLOPE ANALYSIS

P10
 SHEET 11 OF 12

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.



SURVEY PROVIDED BY:
 HANSEN SURVEYING
 RODNEY HANSEN, P.L.S.
 P.L.S. NO. 21464
 PHONE: (425) 253-8440



BENCH MARK

VERTICAL DATUM: NAVD 88
 SHEET 2 OF 3
 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

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MCCORMICK PLAT
 CITY OF RENTON

FOR:
 ROBERT MCCORMICK
 161 MAPLEWAY ROAD
 SELAH, WA 98942
 PHONE: (509) 945-2219

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

EXISTING CONDITIONS

P11
 SHEET 12 OF 12