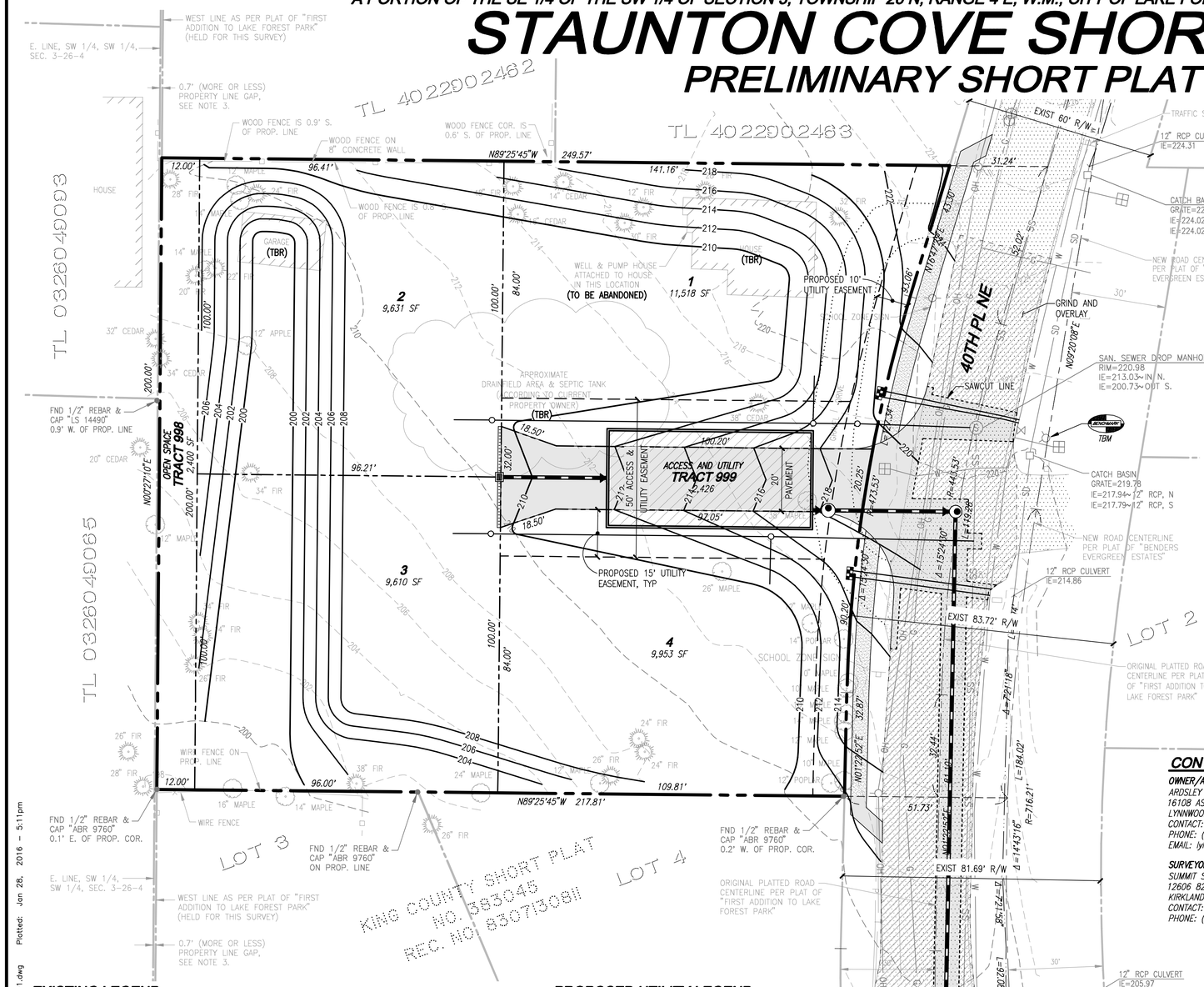
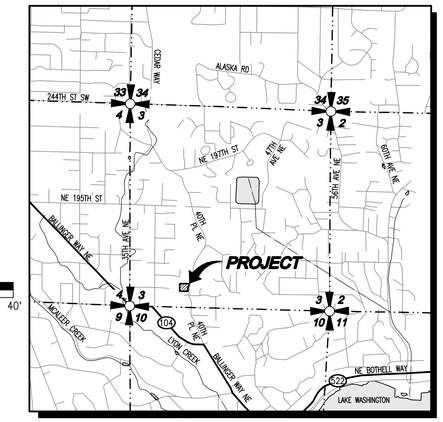
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 26 N, RANGE 4 E, W.M., CITY OF LAKE FOREST PARK, KING COUNTY, WASHINGTON

STAUNTON COVE SHORT PLAT

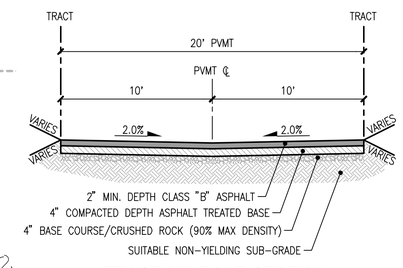
PRELIMINARY SHORT PLAT





VICINITY MAP

SCALE: 1"=2000'



TRACT 999 ROAD SECTION

SCALE: 1"=5'

SURVEY INFORMATION

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM–1988

BENCHMARK

PROJECT BENCHMARK:
WGS DATA BASE POINT ID 40392

TOP OF MONUMENT IN CASE LOCATED AT THE INTERSECTION OF 35TH AVENUE NE AND NE 195TH STREET.

ELEVATION = 192.22 FEET (NAVD 88)

SITE BENCHMARK:
TOP OF THE LETTER "O" IN OPEN ON TOP OF HYDRANT LOCATED ON THE EAST SIDE OF 40TH PLACE NE. OPPOSITE THIS SITE AS SHOWN.

ELEVATION = 223.02 FEET

BASIS OF BEARING

HELD CALCULATED BEARING OF N13°51'12"E BETWEEN THE MONUMENTS FOUND AT THE INTERSECTION OF 40TH PL. NE AND 45TH PL. NE, AND AT THE AT THE INTERSECTION OF 40TH PL. NE AND 185TH ST. NE.

SURVEY NOTES

1. CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NO. 0039383-06, DATED APRIL 27, 2015, WAS USED FOR THE PREPARATION OF THIS BOUNDARY AND TOPOGRAPHIC SURVEY.
2. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 993509.
3. A POSSIBLE PROPERTY LINE GAP OF 0.7 FEET (MORE OR LESS) MAY EXIST BETWEEN THE WEST PROPERTY LINE OF THIS SITE AND THE ADJOINING PARCELS TO THE WEST, AS SHOWN. ADDITIONAL TITLE RESEARCH AND SURVEYING WOULD BE REQUIRED TO CONFIRM THE EXACT LOCATION OF THESE ADJOINING PROPERTY LINES.
4. THE LOCATION OF SEPTIC DRAINFIELDS AND WELLS HAVE NOT BEEN DETERMINED ON THE ADJOINING PROPERTIES DURING THE PREPARATION OF THIS MAP.
5. UTILITIES AND/OR IMPROVEMENTS WHICH MAY EXIST UNDERGROUND OR ARE NOT VISIBLE, MAY NOT BE SHOWN ON THIS MAP.
6. THIS PROPERTY CONTAINS: 45,539 SQUARE FEET OR 1.05 ACRES.

LEGAL DESCRIPTION

LOT(S) 40, BLOCK 8, FIRST ADDITION TO LAKE FOREST PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 82, RECORDS OF KING COUNTY, WASHINGTON.

CONTACT LIST

OWNER/APPLICANT:
ARDSLEY HOMES, LLC
16108 ASH WAY, SUITE 201
LYNNWOOD, WASHINGTON 98087
CONTACT: LYLE LANDRIE
PHONE: (425) 275-5328
EMAIL: lyle@sundquisthomes.com

SURVEYOR:
SUMMIT SURVEYING
12606 82ND AVE NE
KIRKLAND, WA 98034
CONTACT: CHARLES RICHARDSON, P.L.S
PHONE: (425) 814-8487

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, P.E.
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

ARBORIST:
CONSULTING ARBORIST
PO BOX 55162
LAKE FOREST PARK, WA 98155
CONTACT: MICHAEL A. WOODBURY
PHONE: (206) 659-4288
EMAIL: pnrc@comcast.net

PROJECT INFORMATION

SITE ADDRESS:	18623 40TH PL NE LAKE FOREST PARK, WA 98155
TAX PARCELS:	4022902480
SITE AREA:	45,539 SF 1.05 AC
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	4 – SINGLE FAMILY LOTS
CURRENT ZONING:	RS-9600
WATER:	LAKE FOREST PARK WATER DISTRICT
SEWER:	NORTHSHORE UTILITY DISTRICT
POWER:	SEATTLE CITY LIGHT
GAS:	PUGET SOUND ENERGY
TELEPHONE:	VERIZON
CABLE:	COMCAST
SCHOOL DISTRICT:	SHORELINE #412
FIRE DISTRICT:	KING COUNTY FIRE PROTECTION DISTRICT NO. 16
AVERAGE LOT SIZE:	10,178 SF
SMALLEST LOT SIZE:	9,610 SF
REQUIRED MINIMUM SETBACKS:	
FRONT:	20'
GARAGE:	20'
REAR:	15'
SIDE:	5' / 15' COMBINED
IMPERVIOUS SURFACE:	45%
BUILDING HEIGHT:	30'
LOT COVERAGE:	30%
MIN LOT WIDTH:	70'
MIN LOT AREA:	9,600 SF

EXISTING LEGEND

SYMBOL	DESCRIPTION				
	FOUND MONUMENT IN CASE	SD	STORM DRAIN	IE	INVERT ELEVATION
	UTILITY POLE	G	GAS LINE	PL	PROPERTY LINE
	GUY ANCHOR	OH	OVERHEAD LINE	PP	POWER POLE
	WATER METER		EDGE OF GRAVEL	PVC	POLYVINYL CHLORIDE PIPE
	FIRE HYDRANT	X	WIRE FENCE	RCP	REINFORCED CONCRETE PIPE
	WATER VALVE		WOOD FENCE	R/W	RIGHT-OF-WAY
	SANITARY SEWER MANHOLE		ASPHALT PAVING	STA	STATION
	CATCH BASIN			SD	STORM DRAIN
	GAS VALVE			SS	SANITARY SEWER
	SIGN			SSMH	SANITARY SEWER MANHOLE
	MAILBOX			TYP	TYPICAL
SS	SANITARY SEWER			TBR	TO BE REMOVED
T	UNDERGROUND TELCOM LINE				
P	UNDERGROUND POWER LINE				
W	WATER LINE				

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
FL	FLOWLINE

PROPOSED UTILITY LEGEND

SYMBOL	DESCRIPTION
	STORM PIPE
	SEWER PIPE
	WATER PIPE
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	SEWER CLEANOUT
	WATER METER

TREE LEGEND

	TREE CONIFEROUS
	TREE DECIDUOUS

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY SUMMIT SURVEYING. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
THE CIVIL ENGINEERING GROUP
Engineering Structural Planning Survey
14201 NE 200th St, #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

ARDSLEY HOMES, LLC
STAUNTON COVE
PRELIMINARY SHORT PLAT

MICHAEL ROBERT MEW
STATE OF WASHINGTON
48781
REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NUMBER:	15-139
DRAWING NAME:	15139-PP-01
DESIGNER:	MEV
DRAFTING BY:	RMD
DATE:	8-04-15
SCALE:	1"=20'
JURISDICTION:	LAKE FORREST PK

PP-01

SHEET 1 OF 1

Drawing: P:\2015\15-139 Staunton Cove\Drawings\Pre Plat\15139-PP-01.dwg Plotted: Jan 28, 2016 - 5:11pm