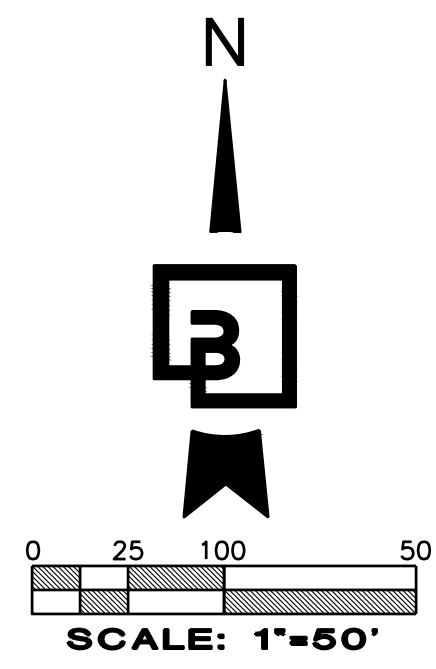


PRELIMINARY SHORT PLAT MAP
 OF
BINGHAM SHORT PLAT
 A PORTION OF SECTION 29, TOWNSHIP 22 N., RANGE 06 E., W.M.
 KING COUNTY, WASHINGTON



LEGAL DESCRIPTION

PARCEL B OF CITY OF COVINGTON BLA LU18-021
 RECORDED UNDER AUDITOR'S FILE NO.
 20190430900014, RECORDS OF KING COUNTY
 WASHINGTON, W.M.

SURVEY INFORMATION

HORIZONTAL DATUM / BASIS OF BEARINGS - NAD83/91
 HORIZONTAL DATUM FOR THIS SURVEY IS NAD83/91 PER KING
 COUNTY, KING COUNTY MONUMENT ID NO. 6210 AT THE
 SOUTH QUARTER CORNER OF SECTION 29 WAS HELD FOR
 POSITION AND THE SOUTH LINE OF THE SOUTHWEST QUARTER
 OF SECTION 29 BETWEEN SAID MONUMENT ID NO. 6210 AND
 MONUMENT ID NO. 6211 AT THE SOUTHWEST CORNER OF
 SECTION 29 WAS HELD FOR ROTATION, BEING NORTH
 88°58'50" WEST.

REFERENCE SURVEYS:
 PLAT OF TIMBER HILLS DIV. 2, V.128, PGS.54-57
 PLAT OF TIMBER HILLS DIV. 3, V.131, PGS.98-99

DATE OF SURVEY:
 FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS,
 INC. CONDUCTED IN APRIL AND MAY OF 2017. ALL
 MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT
 TIME.

NARRATIVE:
 THIS IS A FIELD TRAVERSE SURVEY. A TOPCON GT
 ROBOTIC TOTAL STATION, AND A DELL DATA COLLECTOR
 WITH MAGNET SOFTWARE WAS USED TO MEASURE THE
 ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE
 CONTROLLING MONUMENTATION AS SHOWN. CLOSURE
 RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE
 SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND
 EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT
 ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

TAX PARCEL NUMBER AND ADDRESS:
 APN:2922069111
 19836 SE 272ND ST, COVINGTON, WA 98042

GROSS LAND AREA:
 GROSS LAND AREA = 50,829 S.F. (1.17 AC.)

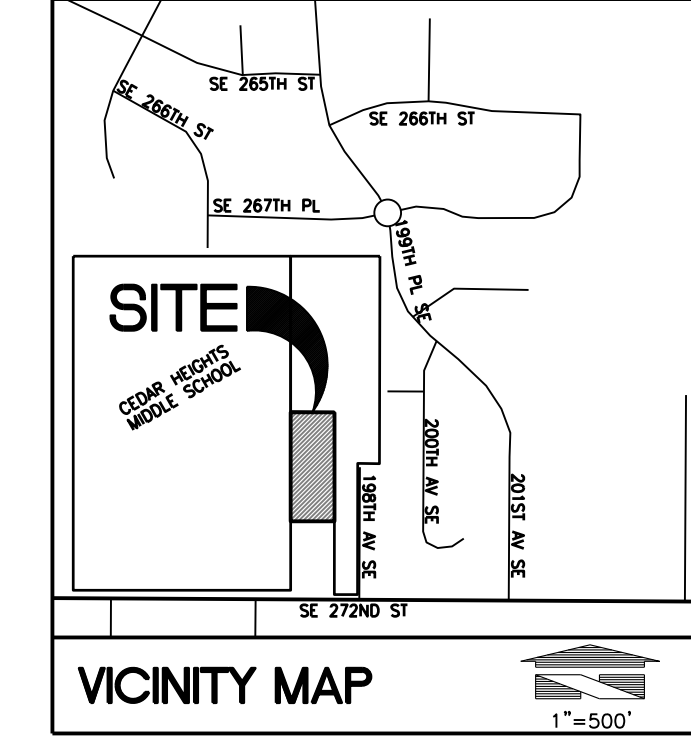
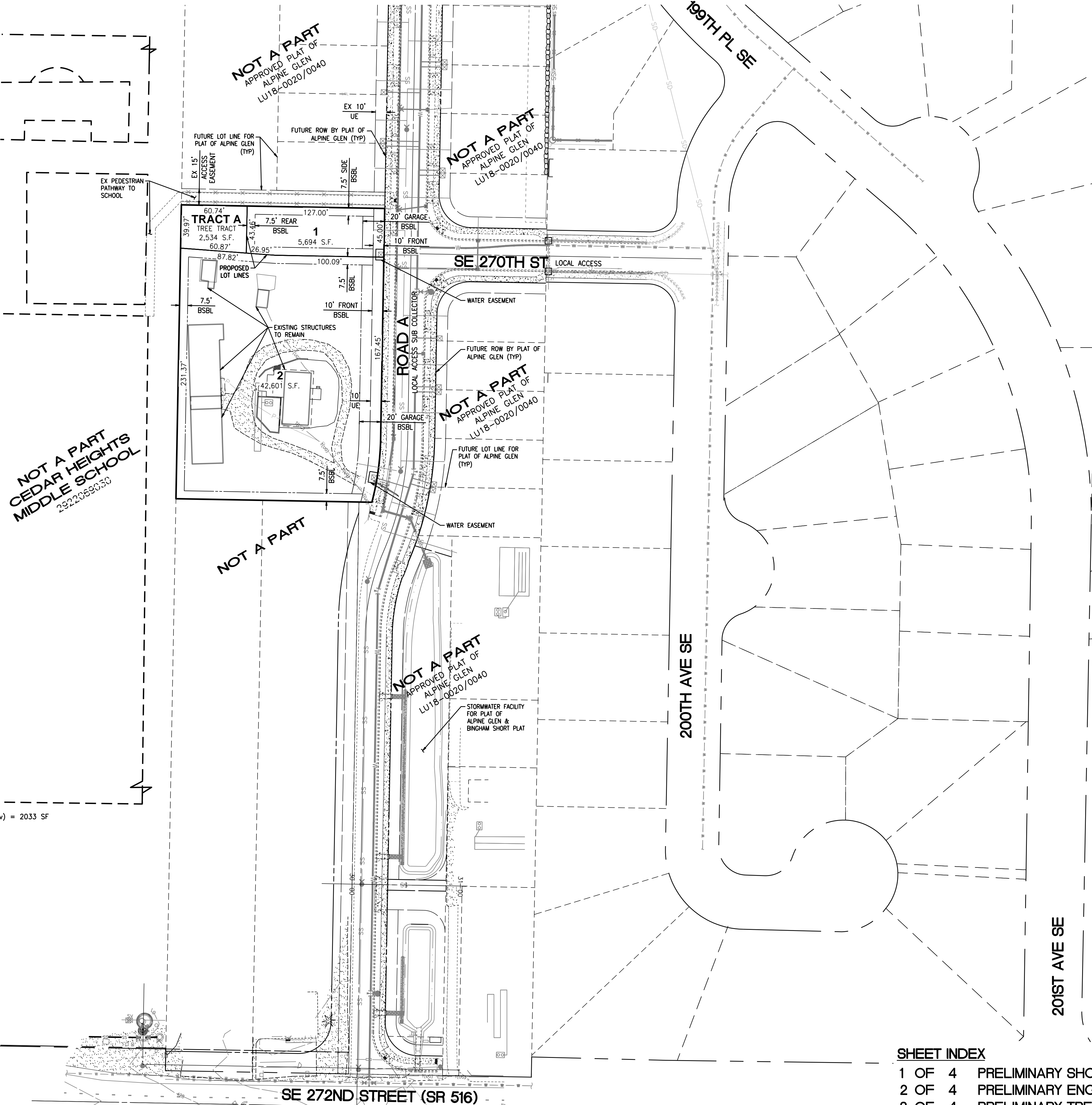
SURVEYOR'S NOTES:
 1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

DENSITY CALCULATIONS

ZONING DESIGNATION	R-6
GROSS HORIZONTAL AREA	50,829 S.F. (1.17 AC)
LESS RIGHT OF WAY	0 S.F.
LESS TREE RETENTION (TRACT A)	2,534 S.F.
NET BUILDABLE AREA	50,829 - 2,534 = 48,295 S.F. (1.1 AC.)
ALLOWED MINIMUM DENSITY	1.1 AC X 6DU/AC = 6.65 X 0.85 = 5.65DU

TREE TRACT CALCULATIONS

GROSS SITE AREA: 50,829 S.F. (1.17 AC)
 MIN TREE TRACT: THE GREATER OF 5% GSA OR 2,178 SF
 (PARCEL >1.0 ≤ 5.0 AC)
 ALTERNATIVE MIN TREE TRACT: 4% OF SITE AREA (CMC 18.45.080(5)A.iii AND iv) = 2033 SF
 PROPOSED TREE TRACT: 2,534 S.F.



NOTES

- TAX #/S: 292206-9111
- GROSS SITE AREA: 50,829 S.F. (1.17 AC)
- SITE ADDRESS: 19836 SE 272ND ST
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL PLAT
- EXISTING ZONING: R-6 (6 DU/ACRE)
- EXISTING COMPREHENSIVE PLAN DESIGNATION: MDR
- PROPOSED MIN. LOT WIDTH: 45 FEET
- PROJECT DENSITY: 1.71 DU/ACRE
- REQUIRED MIN. SETBACKS:
 FRONT/SIDE STREET: 10 FEET
 GARAGE: 20 FEET
 INTERIOR: 7.5 FEET
 REAR: 7.5 FEET
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET
- MAX IMPERVIOUS COVERAGE: 70 PERCENT
- SOURCE OF BOUNDARY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC. MAY 18, 2017
- SOURCE OF TOPOGRAPHY: AXIS DECEMBER, 2017

UTILITIES/SERVICES:

- WATER: COVINGTON WATER DISTRICT
 18631 S.E. 300TH PLACE
 COVINGTON, WA 98042
 (253) 631-0565
- SEWER: SOOS CREEK WATER AND SEWER DISTRICT
 14616 S.E. 192ND STREET
 RENTON, WA 98058-1039
 (253) 630-9900
- POWER/GAS: PUGET SOUND ENERGY
 8001 SOUTH 212TH STREET
 KENT, WA 98032
 (253) 395-7065
- PHONE: CENTURY LINK
 23315 66TH AVENUE SOUTH
 KENT, WA 98032
 (253) 372-5388
- FIRE: PUGET SOUND REGIONAL FIRE AUTHORITY
 24611 116TH AVE. SE
 KENT, WA 98030
 (253) 856-4300
 http://pugetsoundfire.org/
- SCHOOL: KENT SCHOOL DISTRICT # 415
 12033 S.E. 256TH STREET
 KENT, WA 98031
 (253) 852-9550

SHEET INDEX

- | | |
|--------|---|
| 1 OF 4 | PRELIMINARY SHORT PLAT MAP |
| 2 OF 4 | PRELIMINARY ENGINEERING PLAN |
| 3 OF 4 | PRELIMINARY TREE INVENTORY, REMOVAL, AND REPLACEMENT PLAN |
| 4 OF 4 | SHADOW PLAT EXHIBIT |

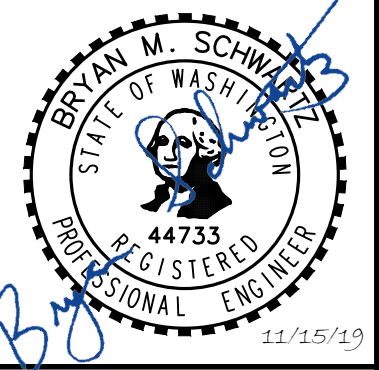
RECEIVED
 11/26/2019
 CITY OF COVINGTON

LU19-0024/0075

No. 10/16/19 Date By: JH Appr. JH Preliminary Short Plat Submittal Revision

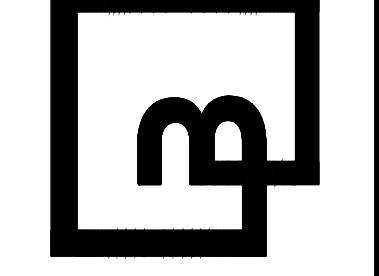
Title: **PRELIMINARY SHORT PLAT MAP**
 FOR
BINGHAM SHORT PLAT

For: **LENNAR**
 39455 6th Ave S, Unit 1-B, Federal Way, WA 98003
 (253) 590-2200 LennarSeattle@Lennar.com
 Everything is included by LENNAR
 Leading homebuilder of new homes



Scale: Horizontal 1" = 50' Vertical N/A
 Designed: MTS Drawn: KLB Checked: MTS Approved: BMS Date: 3/29/19

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com



Job Number: **18473**
 Sheet: **1 of 4**