



NOTICE OF APPLICATION

Application Name: Raymond Valley Estates Subdivision, LU18-0016/0039
Major Tree Clearing Permit, LU18-0017/0039

Primary Contact: Phillip Kitzes
PK Enterprises
23035 SE 263rd Street
Maple Valley, WA 98038

Application Submitted: May 24, 2018

Date of Complete Application: June 18, 2018

Notice of Application: June 29, 2018

Project Location: The subject property is located at 20808 SE 262nd Street and consists of Parcel No. 2922069004. The site is situated in the NE Quarter of Section 29, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 3.44 acres into 10 single family residential lots. The existing home and associated out-buildings on the property will be removed. The site will be accessed via an extension of 208th Ave SE from the Maple Hills subdivision. The developer is proposing to relocate the existing gate at 208th Ave SE & SE 260th St. Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Puget Sound Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application. The site contains environmentally critical areas.

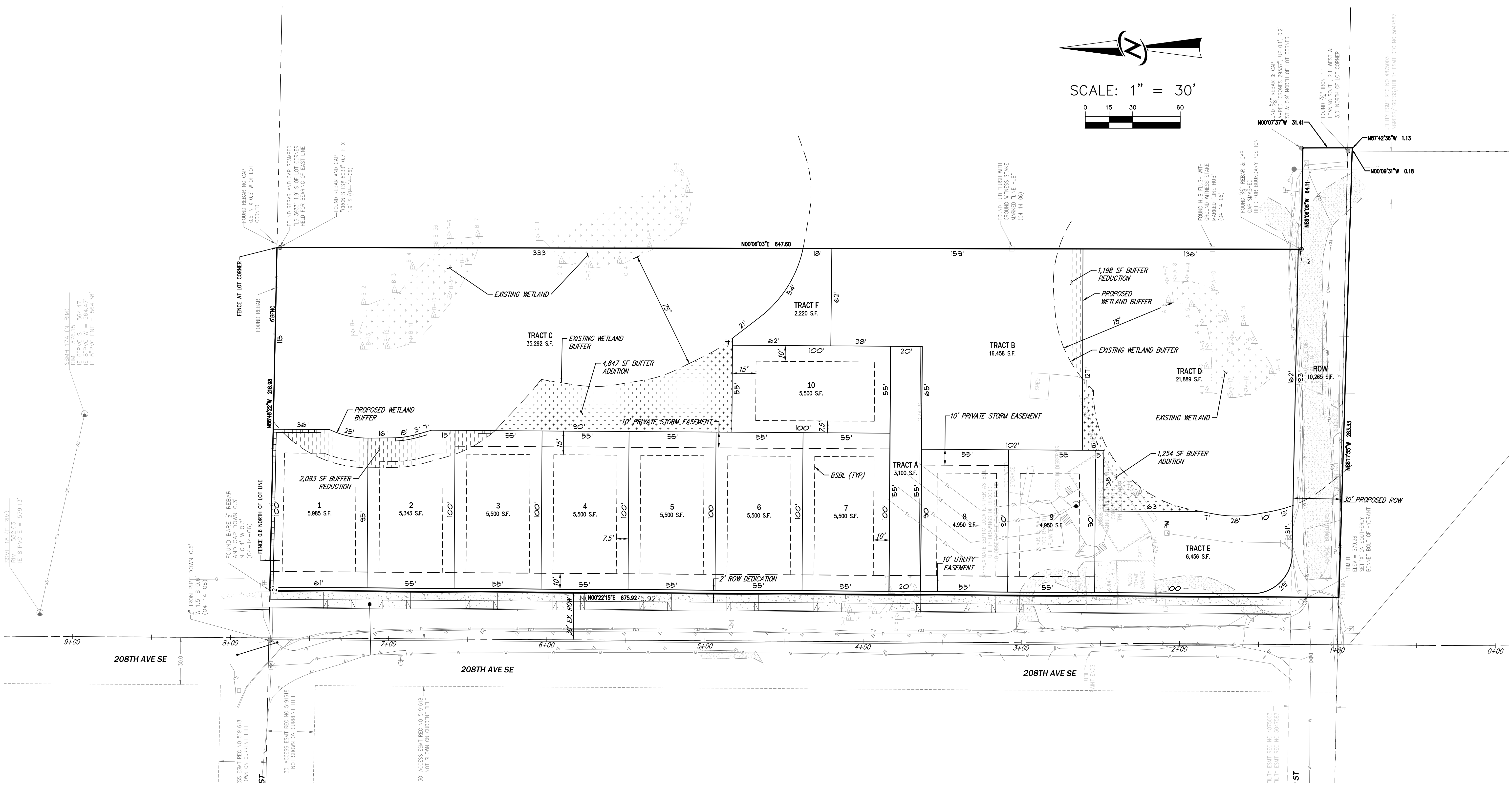
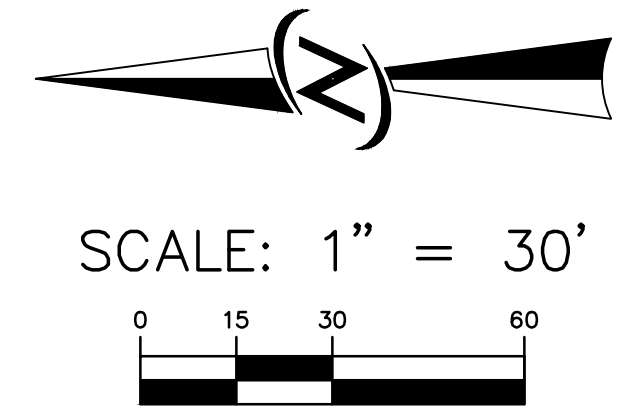
Comp Plan/Zoning Designation: The zoning designation is Low Density Residential, R-4.

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 17-Subdivision, Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: June 29, 2018 – July 20, 2018

*This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. The Community Development Director is the SEPA Official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than **July 20, 2018**. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit # LU18-0016).*



BASIS OF BEARINGS
 BASIS OF BEARINGS NORTH 88°45'48" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 22N, RANGE 6E, W.M.

VERTICAL DATUM
 NAVD 88 PER KING COUNTY SURVEY CONTROL

ORIGINATING BENCHMARK
 KING COUNTY BENCHMARK #15
 FOUND 3" BRASS DISK IN SOUTHEAST CORNER OF POWER VAULT
 ELEV = 434.441'

TEMPORARY BENCHMARK
 TEM 'A'
 SET CHISELED SQUARE AT SOUTHEAST CORNER OF CONC WALK AT THE EAST SIDE OF 208TH ST 4 SE 260TH ST
 ELEVATION: 591.1'

TEM 'B'
 SET 'X' ON SOUTHERLY BONNET BOLT OF HYDRANT AT NORTHEAST CORNER OF SE 262ND ST 4 208TH AVE SE
 ELEVATION: 515.26'

LEGAL DESCRIPTION/TITLE REPORT NOTES
 EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 4209-2104061, DATED JULY 20, 2016 AT 1:30 AM.

PARCEL A:
 THAT PORTION OF GOVERNMENT LOT 1, SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;
 THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 SOUTH 89°25'08" EAST, 246.32 FEET;
 THENCE SOUTH 00°29'13" EAST 649.81 FEET;
 THENCE SOUTH 89°40'24" EAST 64.11 FEET;
 THENCE SOUTH 00°41'53" EAST 31.41 FEET;
 THENCE NORTH 88°16'52" WEST 115 FEET;
 THENCE NORTH 00°43'41" WEST 0.18 FEET;
 THENCE NORTH 88°52'11" WEST 311.96 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 1;
 THENCE ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, NORTH 00°15'42" WEST 613.16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
 EXCEPT THE WEST 30 FEET THEREOF.

PARCEL B:
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENTS UNDER RECORDING NUMBERS 4815001, 4815002, 4815003, 5041581 AND 5191618.

- SCHEDULE B EXCEPTIONS**
- PERTAINS TO TAXES, DEEDS AND MATTERS OF TITLE
 - PERTAINS TO AN EASEMENT FOR ELECTRIC AND/OR GAS PER RECORDING NUMBER 4602616, RECORDS OF KING COUNTY, WASHINGTON
 - PERTAINS TO COVENANT FOR ROAD EASEMENT PER RECORDING NUMBER 4815002, RECORDS OF KING COUNTY, WASHINGTON
 - PERTAINS TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER RECORDING NUMBER 4815003, RECORDS OF KING COUNTY, WASHINGTON
 - PERTAINS TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER RECORDING NUMBER 5041581, RECORDS OF KING COUNTY, WASHINGTON
 - PERTAINS TO AGREEMENT PER RECORDING NUMBER 5006280756, RECORDS OF KING COUNTY WASHINGTON
 - PERTAINS TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON SURVEY PER RECORDING NUMBER 2008021900013, RECORDS OF KING COUNTY, WASHINGTON

TOPO NOTE
 THE TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN PROVIDED BY AXIS SURVEYING AND MAPPING.

EQUIPMENT NOTES
 PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA G814 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA 5108 FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES
 THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY COMPLETED ON JUNE 28, 2011 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBESTH FIELD LOCATION OF EXISTING STRUCTURES, FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST, NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

WETLAND LOCATIONS PROVIDED BY ALTMANN OLIVER ASSOCIATES, LLC PROVIDED ON 5/26/11.

- REFERENCES**
- UNRECORDED BOUNDARY, EASEMENT AND ENCROACHMENT SURVEY, JOB NO. 08-168-08, BY TRIAD AND ASSOCIATES DATED 05/03/06 PROVIDED BY CLIENT
 - BOUNDARY SURVEY BY GEODATUM, RECORDED UNDER RECORDING NUMBER 2008021900013, RECORDS OF KING COUNTY WASHINGTON, DATED 2/21/08
 - PLAT OF MAPLE HILLS PH 2, RECORDED UNDER RECORDING NUMBER 2016081300014, RECORDS OF KING COUNTY WASHINGTON, DATED 5/19/16

DATE	FEBRUARY 2018
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
	LAFE B. HERMANNSEN
	PROJECT MANAGER
REVISIONS	
NO.	
DATE	
PRELIMINARY PLAT RAYMOND VALLEY ESTATES VALI RECH 20808 SE 262ND STREET COVINGTON, WA 98042	
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963	
ENGINEERING • PLANNING • SURVEYING	
SHEET	OF
P02	5
PROJECT NUMBER 17177	