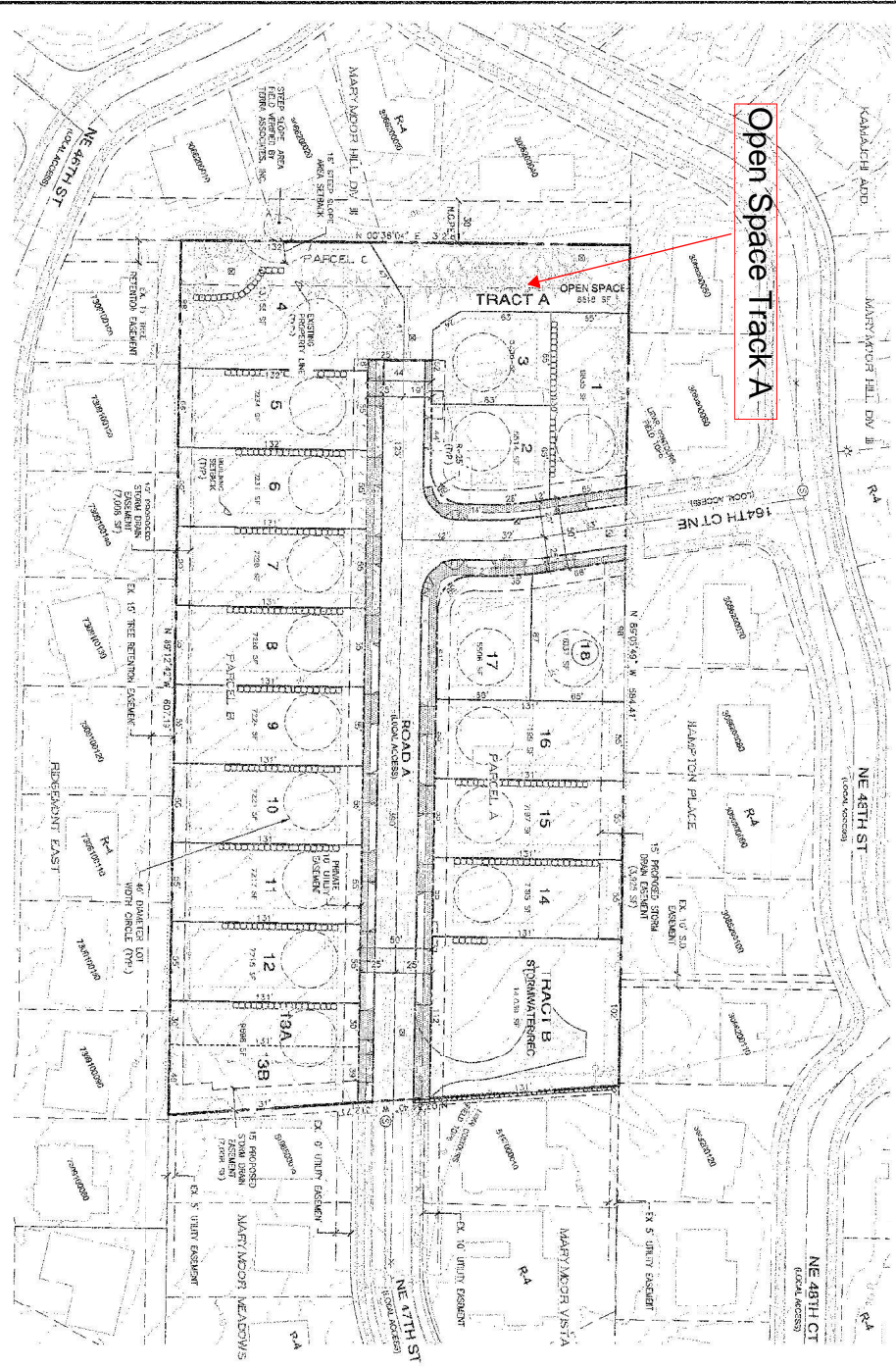


DUKE'S LANDING PRELIMINARY PLAT  
A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA

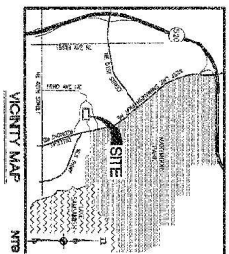


PROJECT SUMMARY TABLE		R-4 ZONE
GROSS SITE AREA	38,697 SF	
NET BUILDABLE AREA	326,862 SF	
MINIMUM DENSITY	9.6	
MAXIMUM DENSITY	4.0/DU/AC	
AVG. LOT SIZE	1,000 SF	
AVG. LOT AREA	11,150 SF	
UNDEVELOPED LOT SIZE	2,020 SF	
UNDEVELOPED LOT AREA	514 SF	
SENSITIVE AREAS & BARRIERS	514 SF	
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE RIGHTS & ACCESS CORRIDORS	32,014 SF	
TOTAL OPEN SPACE (SEE SHEET OS-01 FOR CALC.)	39,474 SF	
TOTAL ACTIVE RECREATION SPACE	14,039 SF	

NET BUILDABLE AREA CALCULATION TABLE		R-4 ZONE
A	GROSS SITE AREA	38,697 SF
B	SENSITIVE AREAS & BARRIERS	514 SF
C	SUBTRACT B FROM A	38,183 SF
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE RIGHTS & ACCESS CORRIDORS	32,014 SF
E	SENSITIVE AREAS & BARRIERS	514 SF
F	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE RIGHTS & ACCESS CORRIDORS	32,014 SF
G	SENSITIVE AREAS & BARRIERS	514 SF
H	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE RIGHTS & ACCESS CORRIDORS	32,014 SF

NOTES:  
1. ALL SET-BACKS, TREES AND/OR SIGN LIGHTS DETICED HEREIN HAVE NOT BEEN EXERCISED. LOCATIONS ARE APPROXIMATE AND NOT TO SCALE. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.

SHEET NO.	DESCRIPTION
OSP-01	COVER SHEET & SITE PLAN
OSP-02	GENERAL NOTES
OSP-03	OPEN SPACE PLAN
TR-01	TRANSPORTATION PLAN
TR-02	TRANSPORTATION PROFILES
TR-03	TRANSPORTATION & STREET PROFILES
TR-04	SEWER & WATER PROFILES
UT-01	STORM BALANCE PLAN
UT-02	SEWER & WATER PLAN
GR-01	GRADING PLAN
FI-01	FIRE PLAN
LE-01	PRELIMINARY LANDSCAPE PLAN
LE-02	PRELIMINARY LANDSCAPE PLAN - TRACT B
LE-03	PRELIMINARY LANDSCAPE DETAILS & NOTES
TR-04	TRANSPORTATION PLAN
IR-01	PRELIMINARY RIGHT-OF-WAY PLAN
IR-02	PRELIMINARY RIGHT-OF-WAY DETAILS & NOTES



**SITE DATA**  
 SITE ADDRESS: 18000 NE 48TH ST  
 PARCEL NUMBERS: PARCELS 2, 555630-0952, -0956  
 GROSS SITE AREA: 38,697 S.F. (0.88 AC)  
 NET BUILDABLE AREA: 326,862 SF (7.46 AC)  
 ZONING: R-4 (RESIDENTIAL - 4 DU/AC)  
 NEIGHBORHOOD: DUKELAND  
 EXISTING USE: SINGLE-FAMILY HOME AND BARN - TO BE REDEVELOPED  
 PROPOSED USE: 16 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

**DEVELOPMENT STANDARDS (R-4)**  
 MIN. LOTS: 2  
 MIN. LOT AREA: 5,000 S.F.  
 MIN. LOT WIDTH: 30 FT  
 MIN. FRONT SETBACK: 10 FT  
 MIN. SIDE SETBACK: 10 FT  
 MIN. REAR SETBACK: 10 FT  
 MIN. DRIVEWAY WIDTH: 10 FT  
 MIN. DRIVEWAY SETBACK: 10 FT  
 MIN. DRIVEWAY WIDTH: 10 FT  
 MIN. DRIVEWAY SETBACK: 10 FT

**OWNER/APPLICANT**  
 KELLIE CAFFEY  
 18000 NE 48TH ST  
 BELLEVUE, WA 98004  
 PH: 206.465.1234  
 FAX: 206.465.1235  
 EMAIL: KCAFFEY@KCAFFEY.COM

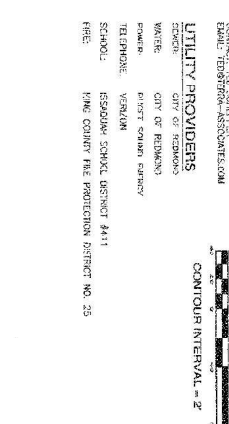
**SURVEYOR/ENGINEER**  
 ESM CONSULTING ENGINEERS, LLC  
 18000 NE 48TH ST, SUITE 200  
 BELLEVUE, WA 98004  
 PH: 206.465.1234  
 FAX: 206.465.1235  
 EMAIL: INFO@ESMCIVIL.COM

**SOURCE OF DATA:**  
 THE INFORMATION ON THIS PLAT WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY ESM CONSULTING ENGINEERS, LLC ON 08/15/2023. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING REGULATIONS. THE SURVEYOR HAS REVIEWED THE DATA AND HAS DETERMINED THAT IT IS ACCURATE AND RELIABLE.

**ARROQUIST**  
 WASHINGTON SURVEYING CONSULTANTS, INC.  
 18000 NE 48TH ST, SUITE 200  
 BELLEVUE, WA 98004  
 PH: 206.465.1234  
 FAX: 206.465.1235  
 EMAIL: INFO@ARROQUIST.COM

**GEOTECH ENGINEER**  
 TERRY W. WATKINS, INC.  
 18000 NE 48TH ST, SUITE 200  
 BELLEVUE, WA 98004  
 PH: 206.465.1234  
 FAX: 206.465.1235  
 EMAIL: INFO@TERRYWATKINS.COM

**UTILITY PROVIDERS**  
 CITY OF BELLEVUE  
 18000 NE 48TH ST, SUITE 200  
 BELLEVUE, WA 98004  
 PH: 206.465.1234  
 FAX: 206.465.1235  
 EMAIL: INFO@CITYOFBELLEVUE.COM



<p><b>KELLIE CAFFEY</b>  <b>DUKE'S LANDING</b>          COVER SHEET &amp; SITE PLAN</p>	<p><b>ESM CONSULTING ENGINEERS, LLC</b>          18000 NE 48TH ST, SUITE 200          BELLEVUE, WA 98004          PH: 206.465.1234          FAX: 206.465.1235          EMAIL: INFO@ESMCIVIL.COM</p>		<p>DATE: 08/15/2023</p>
			<p>SCALE: 1" = 40'</p>