

Seattle Department of Construction and Inspections is reviewing

Project:

3026239-LU

Full Unit Lot Subdivision

What is it?

- Units: 31
- Other: construction under #6541734-CN

Required Approvals:

- Hearing Examiner
- Environmental Review

12522 15th Ave NE

Sign company
Insert Map Here

Submit comments to:

- Email: PRC@seattle.gov
- Mail: SDCI/PRC, P.O. Box 34019
Seattle, WA 98124-4019

Include the project number and address.

(The comment period may be extended by written request prior to the date below.)

More Information:

- Online: Enter project number **3026239-LU** at www.seattle.gov/dpd/documentlibrary
- Phone: (206) 684-8467 (message line)

Insert project photo here

Submit comments by _____.

* All comments are posted on our website in their entirety.



Representation only; approved project may vary.

**PLAT OF PINEHURST SUBDIVISION
NO. 3026239-LU**

GRANTOR: PINEHURST LAND, LP
5256 RAINIER AVE S
SEATTLE, WA 98118

CONTACT PERSON:
PATRICK COBB
PSW REAL ESTATE
5256 RAINIER AVE S
SEATTLE, WA 98118
PATRICK.COBB@PSWREALESTATE.COM

GRANTEE: CITY OF SEATTLE
KING COUNTY, WA

ABBREVIATED LEGAL: PARCEL B, CITY OF SEATTLE
L.B.A. NO. 3029176, VOL. ____
OF SURVEYS, PAGE ____

PROPERTY ADDRESS: _____

ASSESSOR'S PARCEL NO.: _____

ZONING CLASSIFICATION: THE PARCEL BEING SUBDIVIDED AS
SHOWN HEREON IS ZONED _____

REFERENCE NO'S FOR RELATED PROJECTS: _____

UNIT LOT SUBDIVISION NOTE

THIS SUBDIVISION HAS UNIT LOT BOUNDARIES THAT ARE BASED ON THE LOCATION OF THE RESIDENTIAL DEVELOPMENT AS PROPOSED ON THE PERMIT APPLICATION NUMBERS REFERENCED ON THIS SHEET, FILED AT THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS. THIS DEVELOPMENT MAY INCLUDE STRUCTURES THAT CROSS UNIT LOT LINES AND MAY HAVE OTHER DEVELOPMENT ASPECTS OF COMMON INTEREST TO UNIT OWNERS.

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS PERMIT APPLICATION NO. _____

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS MASTER USE PERMIT NO. _____

APPROVALS

CITY OF SEATTLE DEPARTMENT OF TRANSPORTATION
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 2018

DIRECTOR OF TRANSPORTATION

SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 2018

DIRECTOR

CITY OF SEATTLE, CITY CLERK
I HEREBY CERTIFY THAT THE PLAT OF PINEHURST WAS DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEATTLE BY ORDINANCE NO. _____, APPROVED THIS ____ DAY OF _____, 2018

CITY CLERK

CITY OF SEATTLE, DEPARTMENT OF EXECUTIVE ADMINISTRATION
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS ____ DAY OF _____, 2018

DIRECTOR, DEPARTMENT OF EXECUTIVE ADMINISTRATION

KING COUNTY, DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED BY ME THIS ____ DAY OF _____, 2018

KING COUNTY ASSESSOR

DEPUTY, KING COUNTY ASSESSOR

KING COUNTY, COMPTROLLER
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

ON THIS ____ DAY OF _____, 2018

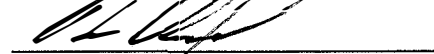
OFFICE OF THE COMPTROLLER, TREASURY DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF PINEHURST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 3 EAST, W.M., THAT THE DISTANCES AND COURSES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY UPON THE GROUND AT THE COMPLETION OF THE PROJECT, AND THAT I HAVE FULLY COMPLETED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.


BRUCE E. BAILEY, PLS
LICENSE NO. 38479

DATE: 4-27-18

NOTES

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1103 TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

THE PROPERTY DEPICTED AND DESCRIBED HEREON SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

THE DECLARANT HAS RESERVED THE RIGHT TO SUBDIVIDE AND COMBINE UNITS IT OWNS AND TO CREATE COMMON ELEMENTS FROM UNITS IT OWNS

BUILDING LOCATIONS ARE MEASURED AT RIGHT ANGLES OR RADIAL TO PROPERTY LINES AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF PAINT ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ±0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FINISHED FLOOR AND ARE SHOWN WITHIN ±0.10 FEET.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE FINISHED CEILING AND ARE SHOWN WITHIN ±0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 30TH, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.

DECLARATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PINEHURST LAND, LP, THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT.

THE SEATTLE CITY LIGHT EASEMENT IS HEREBY DEDICATED AND GRANTED TO THE CITY OF SEATTLE UNDER, OVER AND UPON THOSE PORTIONS OF THE PLAT AND FOR THE PURPOSES DESCRIBED IN THE EASEMENT PROVISIONS ON SHEET ____ OF ____.

THE SUBDIVISION OF LAND IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

IN WITNESS WHEREOF THE SAID COMPANY, BY ITS MANAGING MEMBER HAS CAUSED ITS COMPANY NAME TO BE HEREUNTO AFFIXED THIS ____ DAY OF _____, 2018

PINEHURST LAND, LP

BY: _____
MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE _____ OF _____ AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH _____ FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

LOT B, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029176 RECORDED UNDER KING COUNTY RECORDING NUMBER

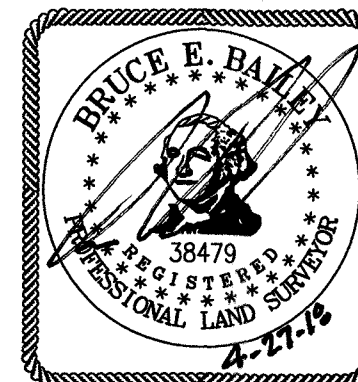
SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

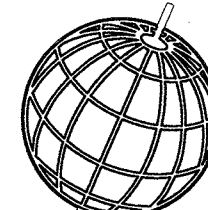
RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE DIRECTOR OF TRANSPORTATION THIS ____ DAY OF _____, 2018 AT ____ MINUTES PAST ____ AND RECORDED IN VOLUME ____ OF PLATS, PAGES ____ TO _____, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS



 Axis Survey & Mapping 15241 NE 90TH STREET REDMOND, WA 98052 TEL. 425.823-5700 FAX 425.823-6700		www.axismap.com	
		JOB NO. 14-172	DATE 4/27/18
DRAWN BY JM	CHECKED BY BEB	SCALE N/A	SHEET 1 OF 10

PLAT OF PINEHURST SUBDIVISION
NO. 3026239 LU

FND PUNCH MARK IN 3" BRASS "SED
2-20, 26-4" IN CONC MON IN CASE,
DN. 1.05'
(10/2014)



GRAPHIC SCALE



TPN:8633100000

TPN:1133000326

LOT 4

N88°44'53"W 146.83'

35.17'

15TH AVE NE

PARCEL A
CITY OF SEATTLE LBA
NO. 3029176 AND
SUPERCEDED BY LBA
NO. 3031765

N01°15'07"E 200.00'

PARCEL B
CITY OF SEATTLE LBA
NO. 3029176 AND
SUPERCEDED BY LBA
NO. 3031765

N01°15'07"E 200.00'

TPN:1133000331

LOT 28

TPN:1133000330

BLOCK 3
BROCKMANS
UNRECORDED
TRACT

TPN:1133000336

LOT 29

35.17'

N88°44'53"W 146.83'

LOT 1

TPN:1133000190

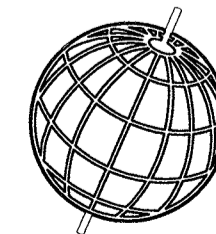
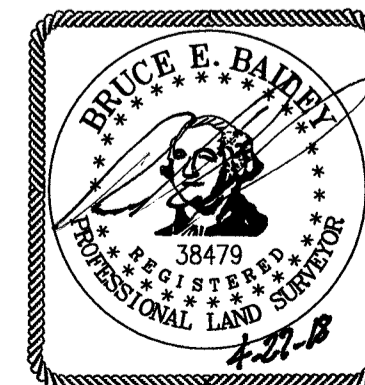
TPN:4398900000

FND PUNCH MARK IN 3" BRASS "SED 3-20, 26-4"
IN CONC MON IN CASE, DN. 1.20'
(10/2014)

NE 125TH ST

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

ORIGINAL PARCEL

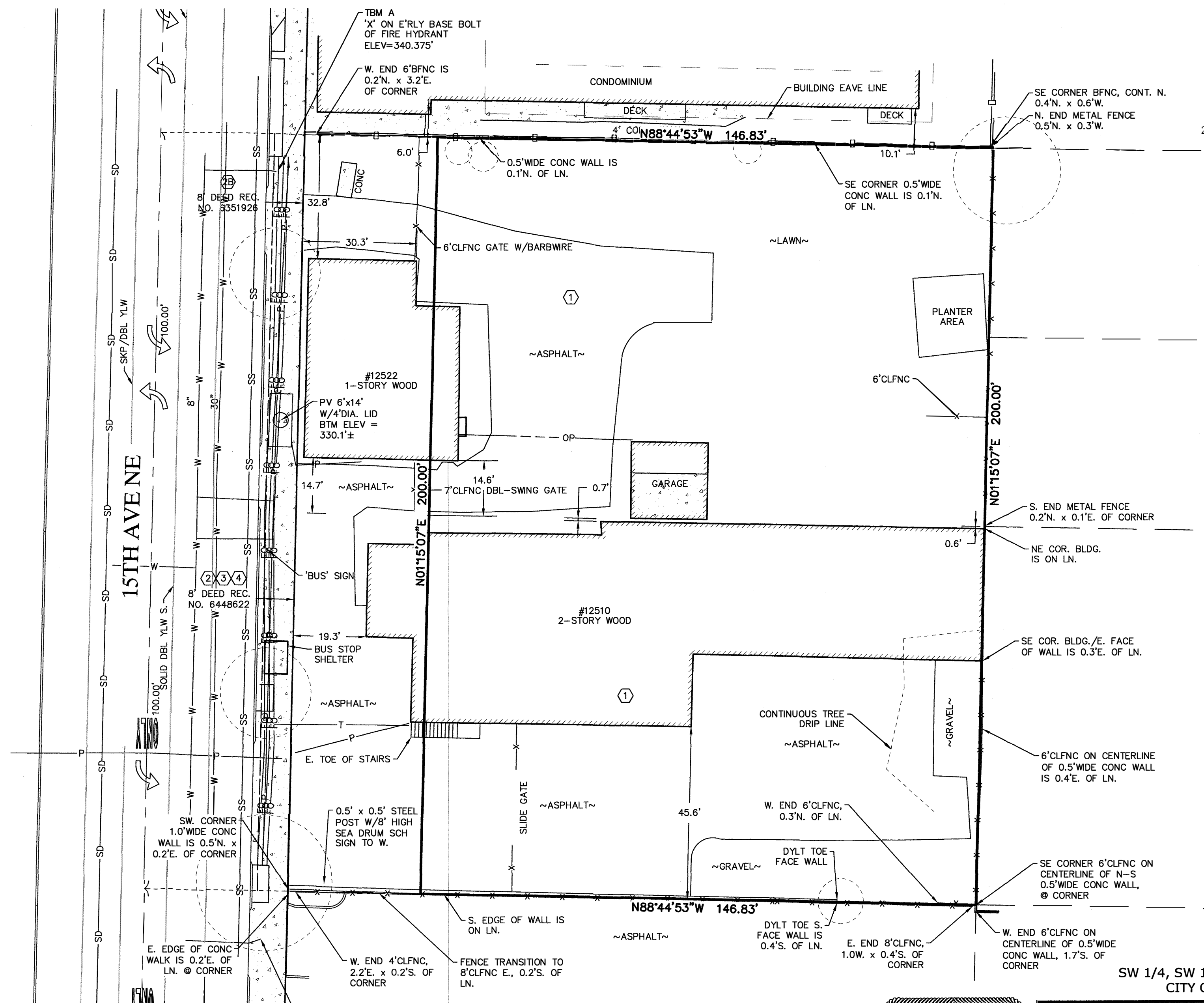
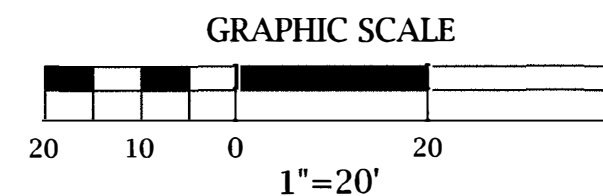


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Survey & Mapping

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FAX 425.823-6700

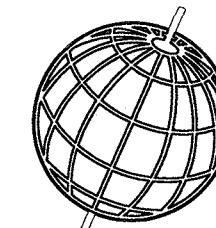
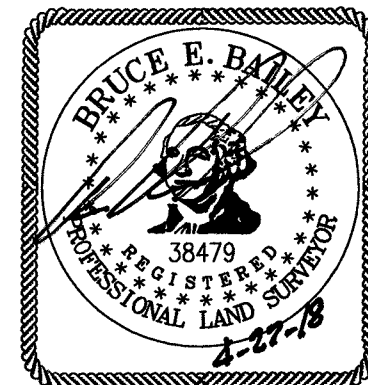
www.axismap.com

JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	2 OF 10



SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

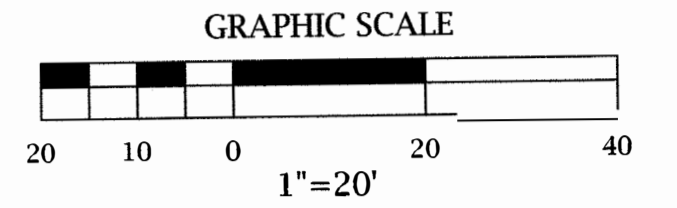
EXISTING SITE CONDITIONS



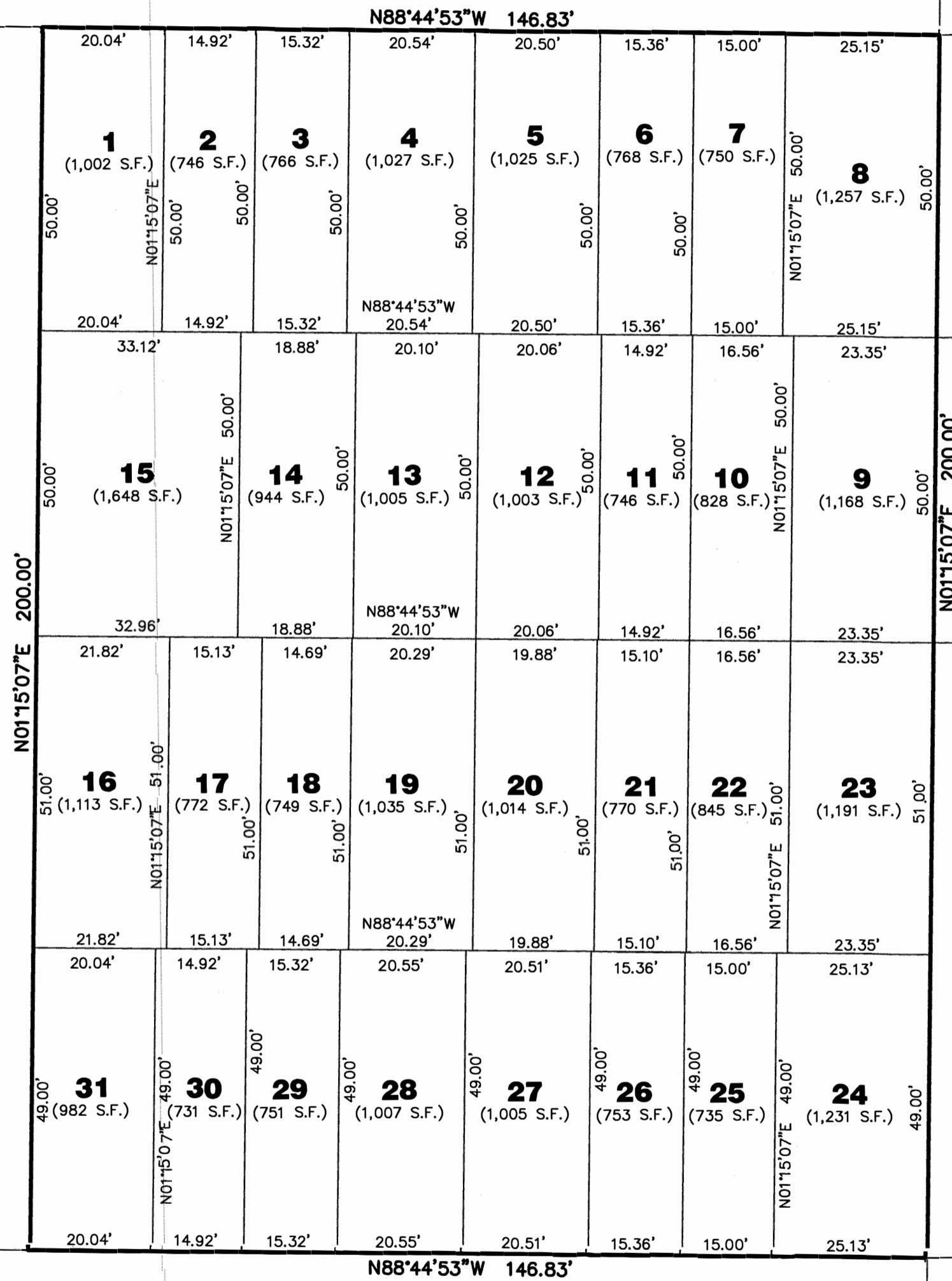
Axis
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FAX 425.823-6700

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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	3 OF 10

PLAT OF PINEHURST
SUBDIVISION NO. 3026239-LU

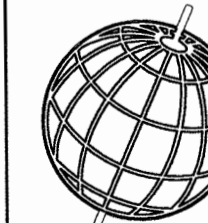
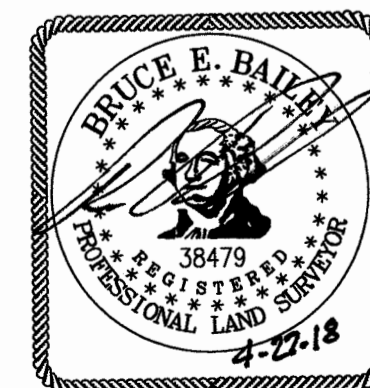


15TH AVE NE



UNIT LOT SUBDIVISION

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON



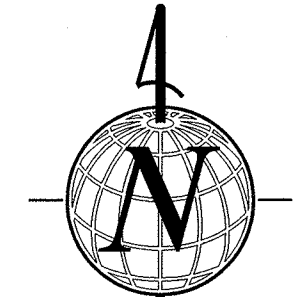
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Survey & Mapping

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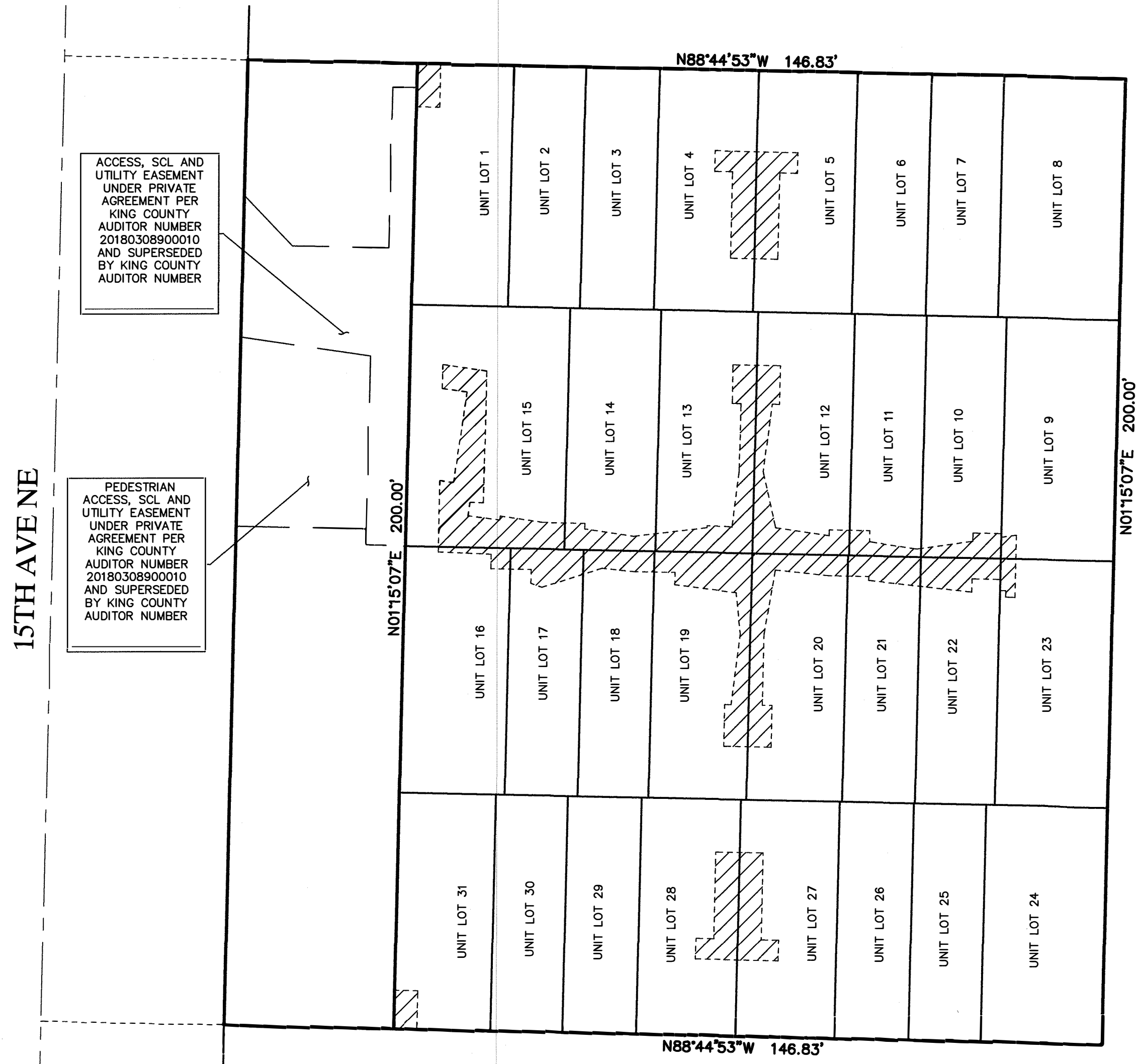
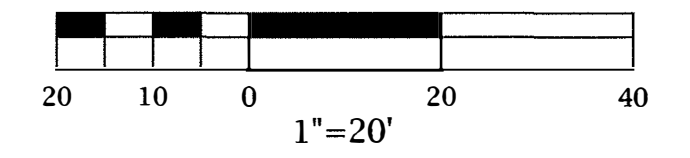
JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	4 OF 10

PLAT OF PINEHURST
 SUBDIVISION NO.
 3026239-LU



Axis

GRAPHIC SCALE



ACCESS, SCL AND
 UTILITY EASEMENT
 UNDER PRIVATE
 AGREEMENT PER
 KING COUNTY
 AUDITOR NUMBER
 20180308900010
 AND SUPERSEDED
 BY KING COUNTY
 AUDITOR NUMBER

PEDESTRIAN
 ACCESS, SCL AND
 UTILITY EASEMENT
 UNDER PRIVATE
 AGREEMENT PER
 KING COUNTY
 AUDITOR NUMBER
 20180308900010
 AND SUPERSEDED
 BY KING COUNTY
 AUDITOR NUMBER

15TH AVE NE

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
 CITY OF SEATTLE, KING COUNTY, WASHINGTON

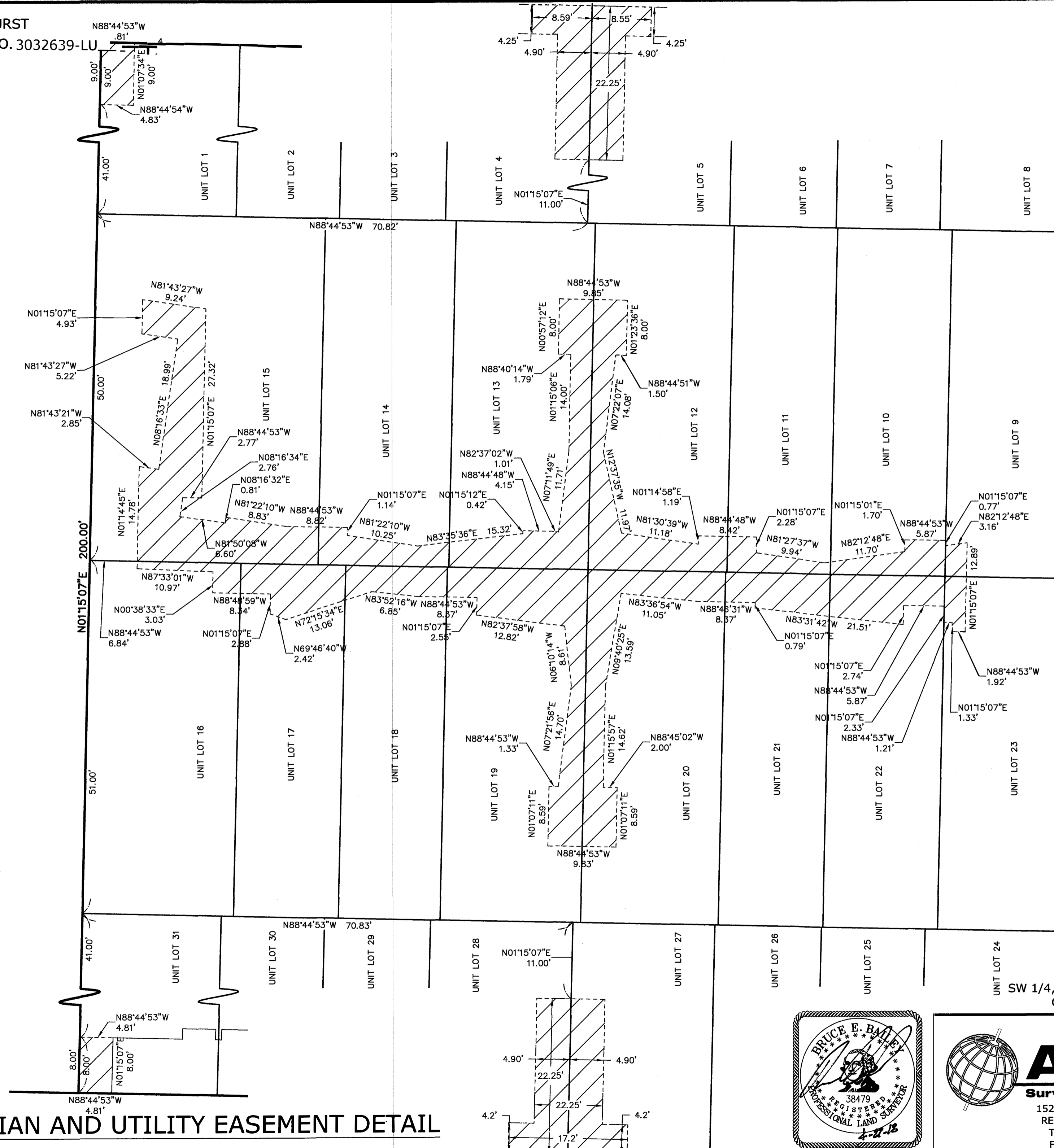
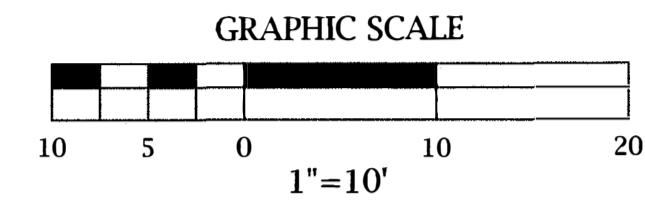
PEDESTRIAN AND UTILITY EASEMENT



Axis
 Survey & Mapping
 15241 NE 90TH STREET
 REDMOND, WA 98052
 TEL. 425.823-5700
 FAX 425.823-6700

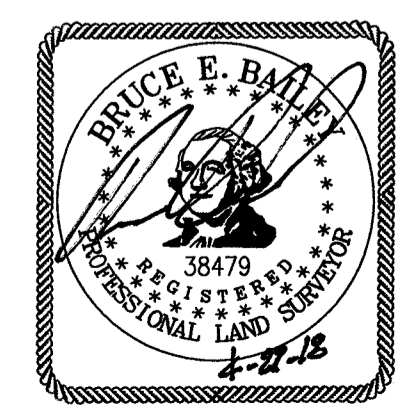
www.axismap.com	
JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
JM	BEB
SCALE	SHEET
1"=20'	5 OF 10

PLAT OF PINEHURST
SUBDIVISION NO. 3032639-LU



PEDESTRIAN AND UTILITY EASEMENT DETAIL

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON



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TEL. 425.823-5700
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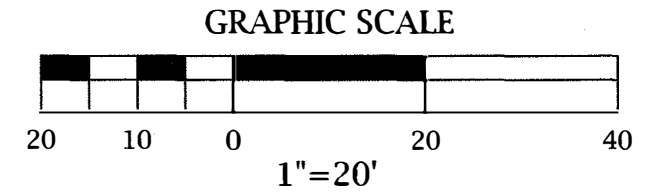
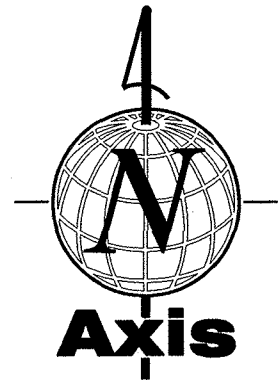
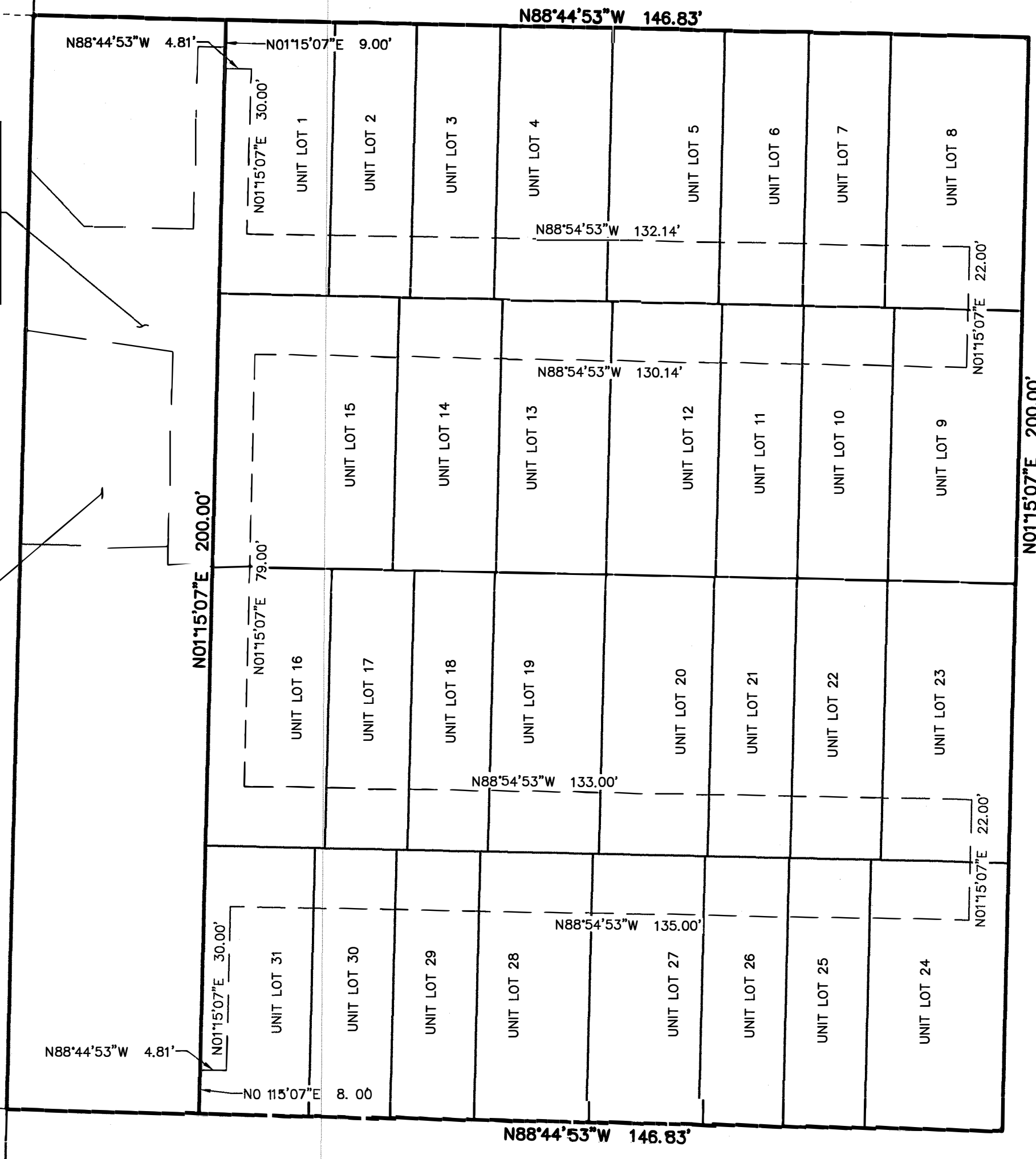
www.axismap.com	
JOB NO.	DATE
14-172	4/27/18
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JM	BEB
SCALE	SHEET
1"=10'	6 OF 10

PLAT OF PINEHURST
SUBDIVISION NO.
3026239-LU

15TH AVE NE

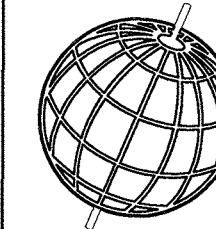
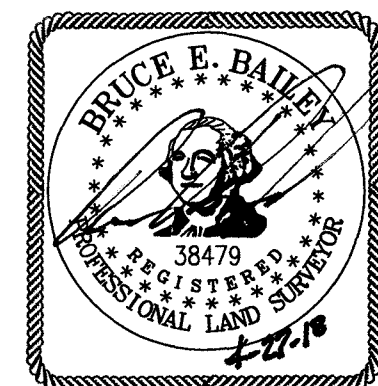
ACCESS, SCL AND
UTILITY EASEMENT
UNDER PRIVATE
AGREEMENT PER
KING COUNTY
AUDITOR NUMBER
20180308900010
AND SUPERSEDED
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PEDESTRIAN
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BY KING COUNTY
AUDITOR NUMBER



SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

ACCESS AND UTILITY EASEMENT

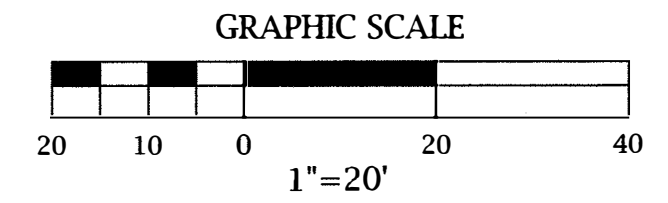
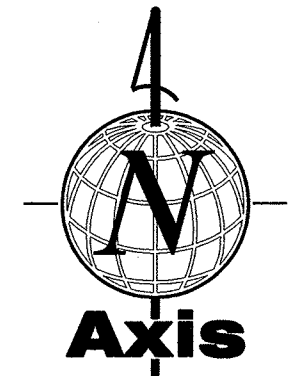
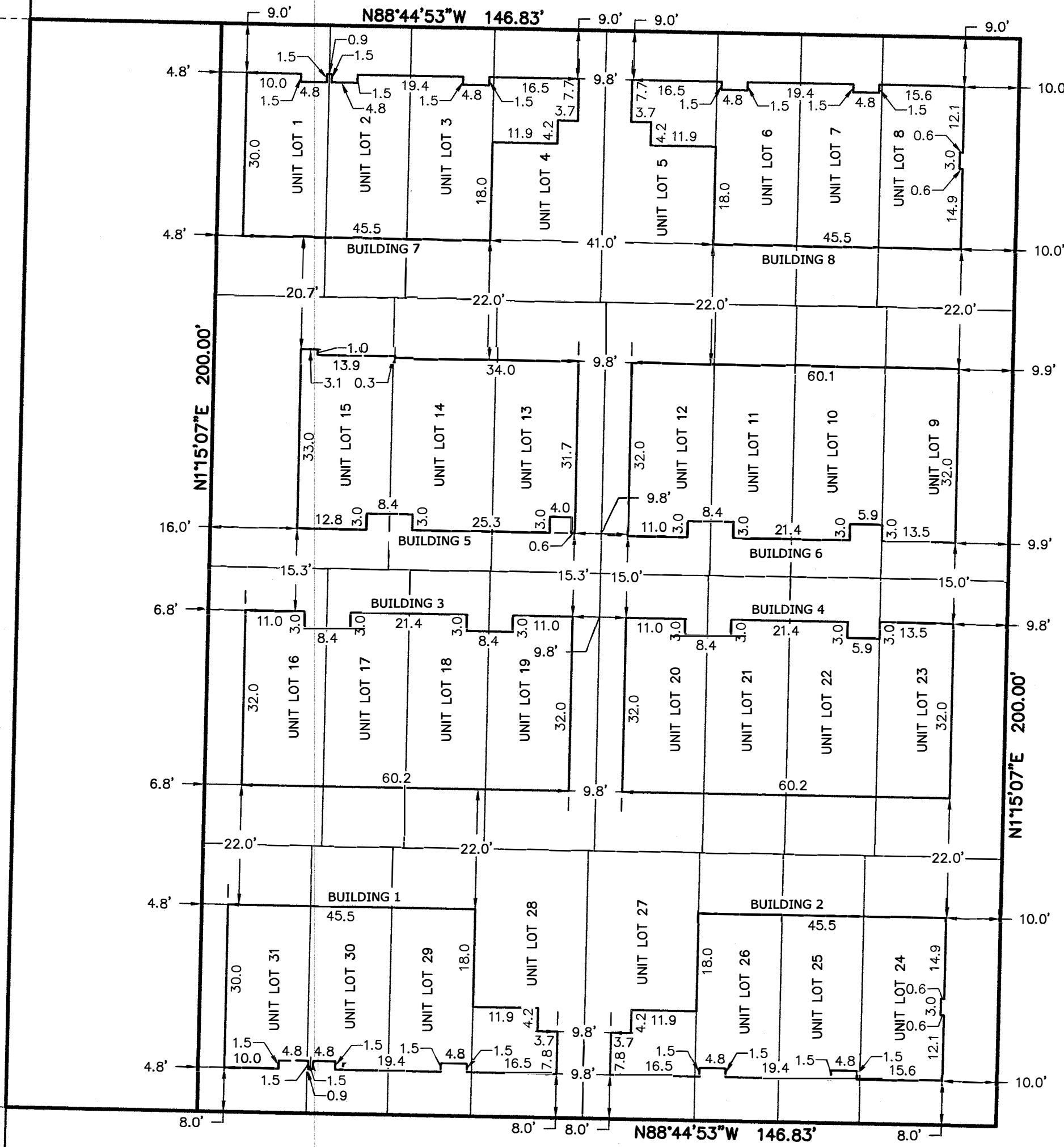


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JOB NO. 14-172	DATE 4/27/18
DRAWN BY TJO	CHECKED BY BEB
SCALE 1"=20'	SHEET 7 OF 10

PLAT OF PINEHURST
 SUBDIVISION NO.
 3026239-LU

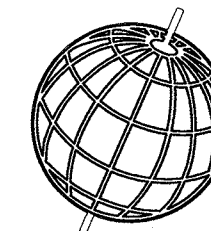
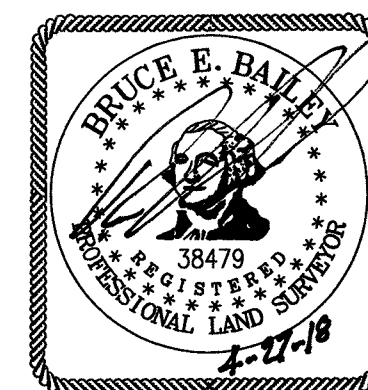
15TH AVENUE NE



BUILDING NOTE:
 ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN
 HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED
 BY H+DIT COLLABORATIVE, LLC ARCHITECTURE+PLANNING+DESIGN. WE PROVIDE NO
 CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS
 CONSTRUCTED.

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
 CITY OF SEATTLE, KING COUNTY, WASHINGTON

BUILDING DIMENSIONS



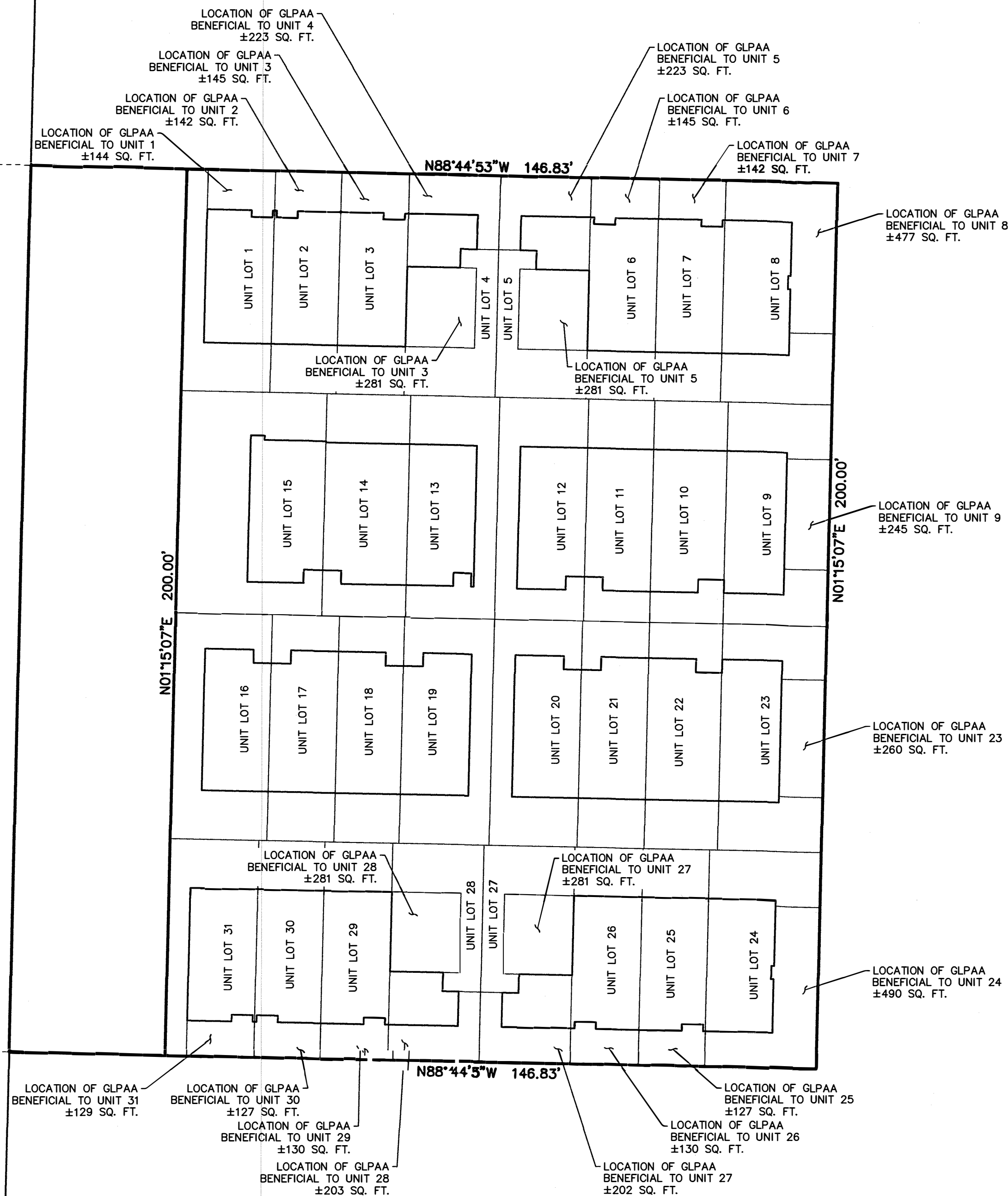
Axis
 Survey & Mapping
 15241 NE 90TH STREET
 REDMOND, WA 98052
 TEL. 425.823-5700
 FAX 425.823-6700

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JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
TJO	BEB
SCALE	SHEET
1"=20'	8 OF 10

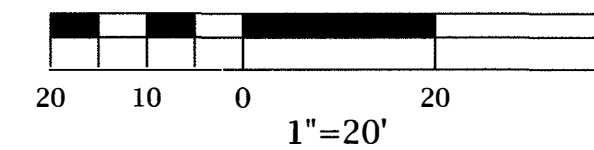
PLAT OF PINEHURST
SUBDIVISION NO.
3026239-LU

15TH AVENUE NE



Axis

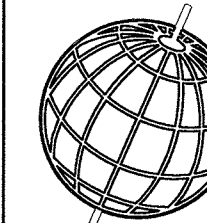
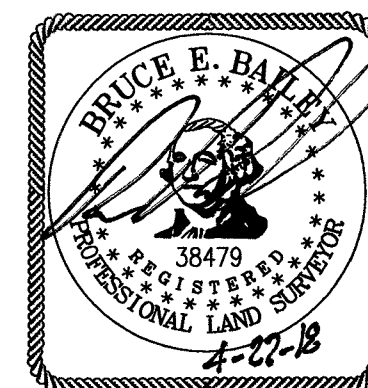
GRAPHIC SCALE



PRIVATE AMENITY AREA NOTE:
THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS
PER H+DLT COLLABORATIVE, LLC ARCHITECTURE+PLANNING+DESIGN.

PRIVATE AMENITY AREA

SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON



Axis
Survey & Mapping

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REDMOND, WA 98052
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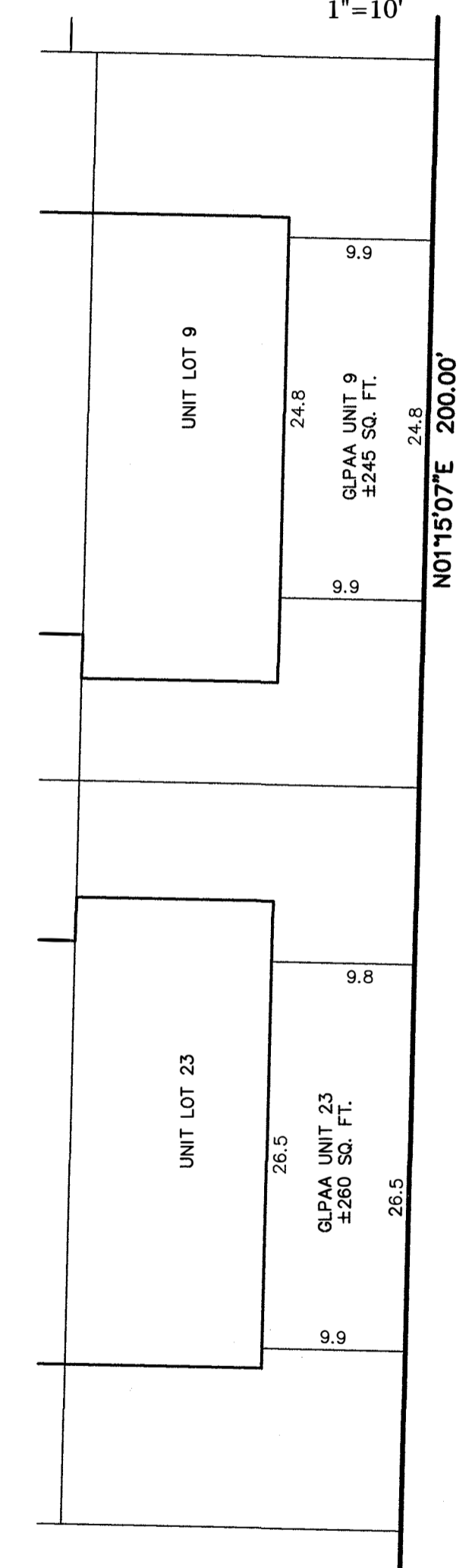
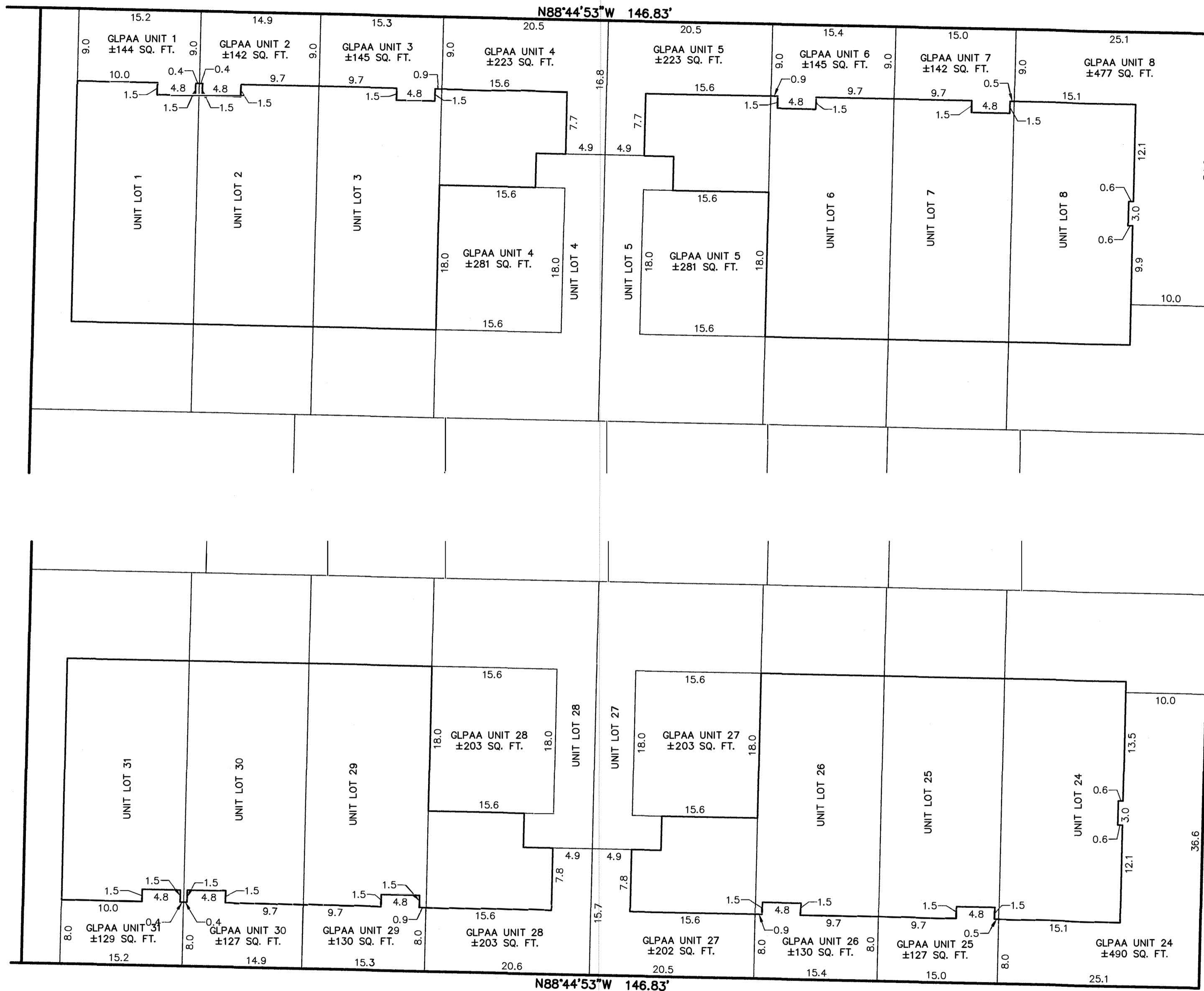
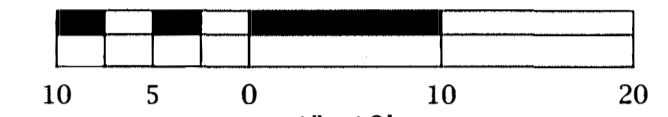
www.axismap.com

JOB NO.	DATE
14-172	4/27/18
DRAWN BY	CHECKED BY
TJO	BEB
SCALE	SHEET
1"=20'	9 OF 10

PLAT OF PINEHURST
SUBDIVISION NO.
3026239-LU



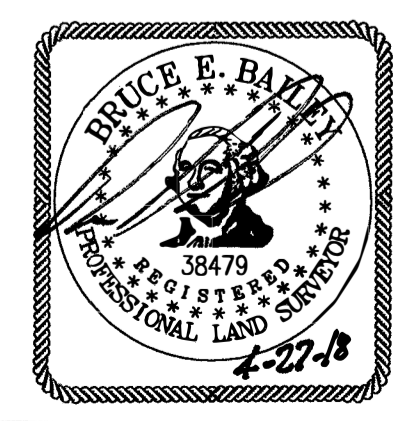
GRAPHIC SCALE



SW 1/4, SW 1/4, SEC. 21, TWP. 26 N., RGE. 4 E., W.M.,
CITY OF SEATTLE, KING COUNTY, WASHINGTON

GLPAA—GROUND LEVEL PRIVATE AMENITY AREA NOTE:
THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS
PER H+DLT COLLABORATIVE, LLC ARCHITECTURE+PLANNING+DESIGN.

PRIVATE AMENITY AREA DETAILS



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14-172	4/27/18
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SCALE	SHEET
1"=10'	10 OF 10