

SPLT17-0021 - Le Short Plat

Site Plan Received: September 26, 2017



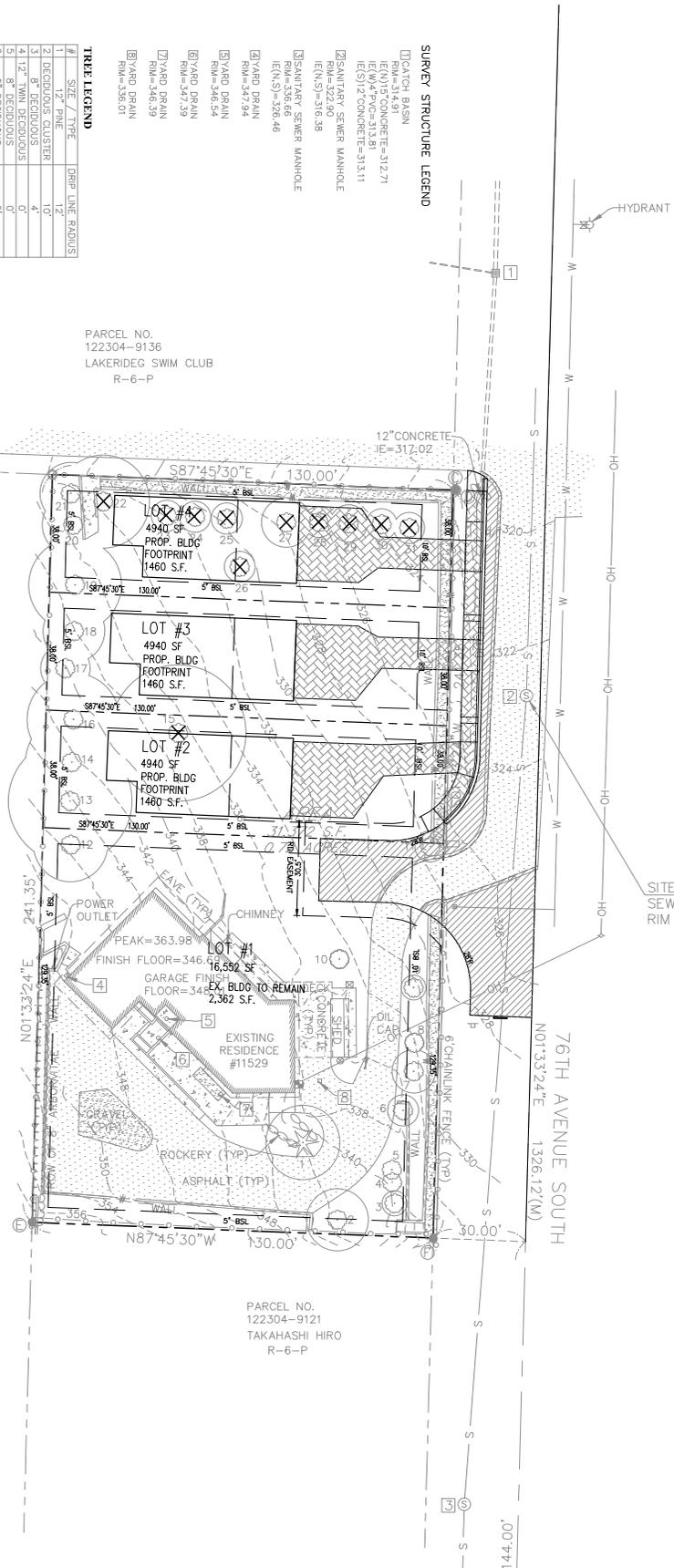
TREE LEGEND

#	SPECIES	DROP LINE RADIUS
1	5" TREE	10'
2	DECIDUOUS CLUSTER	4'
3	8" DECIDUOUS	0'
4	12" TWIN DECIDUOUS	0'
5	8" DECIDUOUS	0'
6	8" DECIDUOUS	0'
7	8" DECIDUOUS	0'
8	8" DECIDUOUS	0'
9	6" TWIN CHERRY	3'
10	6" TWIN CHERRY	3'
11	10" DECIDUOUS	5'
12	VIEW CLUSTER	12'
13	OAK CLUSTER	20'
14	36" CHERRY	22'
15	36" CHERRY	22'
16	14" MAPLE	15'
17	HOLLY CLUSTER	8'
18	12" MAPLE	10'
19	DECIDUOUS CLUSTER	15'
20	DECIDUOUS CLUSTER	10'
21	DECIDUOUS CLUSTER	15'
22	DECIDUOUS CLUSTER	5'
23	6" FRUIT	5'
24	6" FRUIT	5'
25	6" FRUIT	5'
26	10" FRUIT	5'
27	6" FRUIT	5'
28	6" FRUIT	5'
29	6" FRUIT	5'
30	6" FRUIT	5'
31	6" FRUIT	5'

PARCEL NO.
122304-9136
LAKERIDGE SWIM CLUB
R-6-P

PARCEL NO.
122304-9096
LAKERIDGE ELEMENTARY SCHOOL
R-6-P

PARCEL NO.
122304-9121
TAKAHASHI HIRO
R-6-P



SITE BENCHMARK
SEWER MANHOLE
RIM ELEVATION=322.90

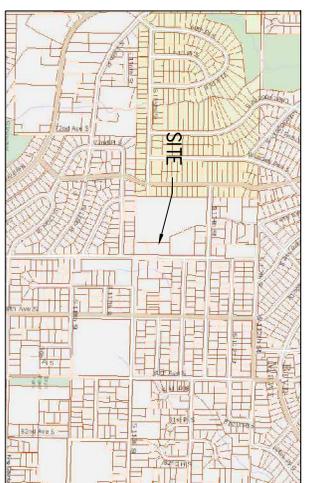
PROPERTY INFORMATION:
PARCEL NUMBER: 122304-9113
OWNER: C2MY ENGINEERS, LLC
CONTRACT NUMBER: 354-7499
SITE ADDRESS: 11529 76TH AVE S.
SEATTLE, WA 98178
ZONING: R-6-P
LOT SIZE: 31,372 SF (0.72 ACRES)

LEGEND
- - - - - PROPERTY LINE
- - - - - BUILDING SET BACK LINE
- - - - - NEW LOT LINE

LEGAL DESCRIPTION

PARCEL NUMBER: 122304-9113
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 01°33'24" EAST 144 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 87°45'30" WEST 180 FEET;
THENCE SOUTH 01°33'24" EAST 241.35 FEET;
THENCE SOUTH 87°45'30" WEST 160 FEET;
THENCE NORTH 01°33'24" WEST 241.35 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EASTERLY 30 FEET THEREOF FOR COUNTY ROAD.

(ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT NO. 118504S, RECORDED UNDER RECORDING NO. 92162806973.)



- VERTICAL DATUM & BENCHMARK**
MADRS
PER WSS SURVEY DATA WAREHOUSE
BENCH MARK NO. 3422
DESCRIPTION: 5" BRASS DISK
LOCATION: AT THE INTERSECTION OF 76TH AVENUE SOUTH
ELEVATION: 287.03
- BASIS OF BEARINGS**
N01°33'24"E ALONG THE MONUMENTED CENTRELINE OF 76TH AVENUE SOUTH
- SURVEY LEGEND:**
● FOUND CONCRETE MONUMENT AS NOTED
○ SET 2" REBAR (2" DIA) #0524
- POWER POLE
- POWER METER
- HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SOIL BOX
- APPROX. WATER LINE LOCATION
- APPROX. SANITARY SEWER LINE LOCATION
(M) MEASURED DIMENSION
○ DECIDUOUS TREE
○ CONIFEROUS TREE

PROJECT: LE SHORT PLAT
11529 76th Ave S.
SEATTLE, WA 98178

PROPOSED LOTS LAYOUT

DATE:
07-25-17

C2MY
C2MY ENGINEERS, LLC
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BELLEVUE, WA 98015
(206) 922-9376
cmchin.c2my@gmail.com



NO.	DATE	REVISION

FILE NO:
SP1.0