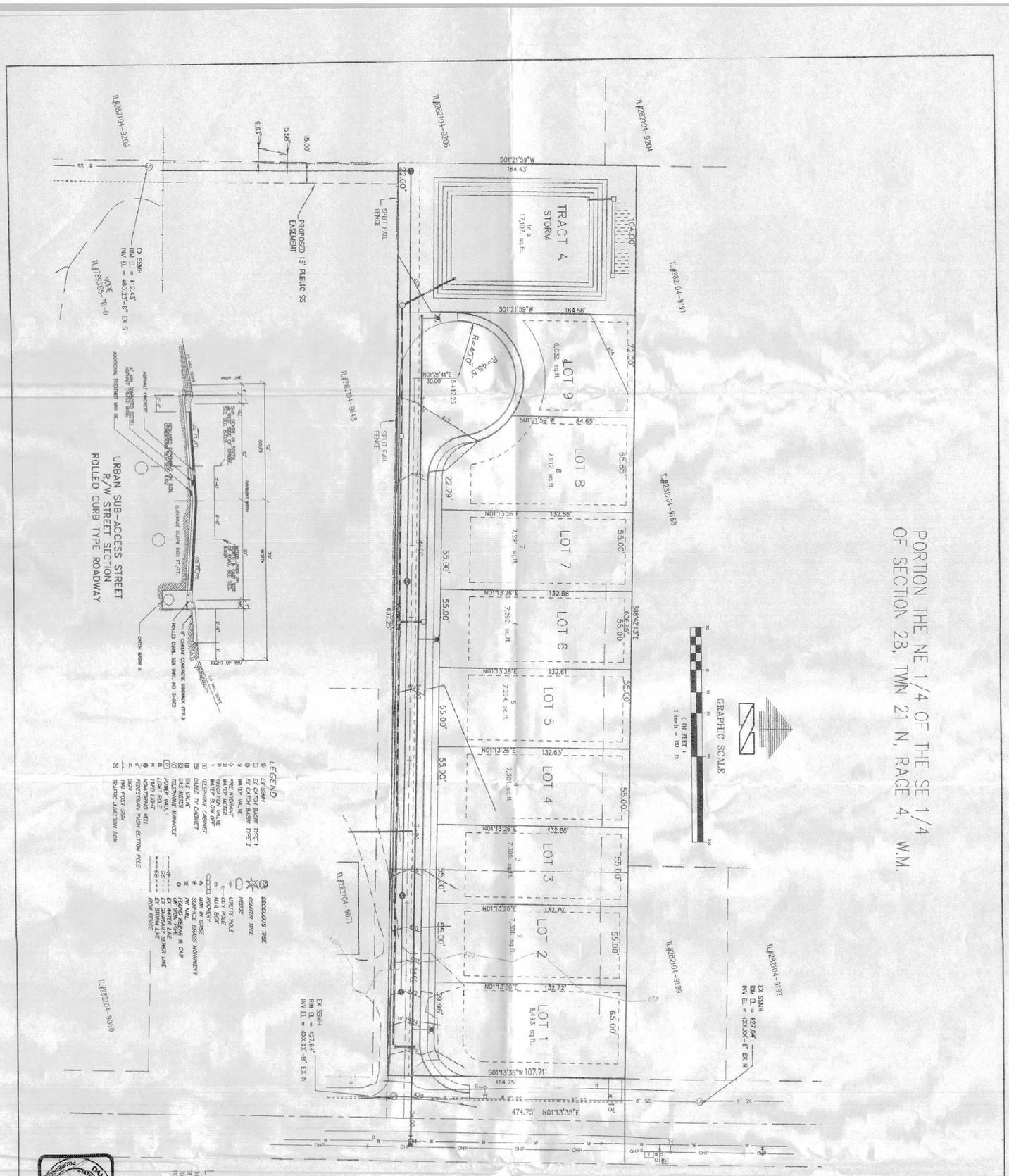
SPLT18-0021 - Brandon Short Plat
Site Plan Dated: December 13, 2018



SURVEY MON.

INSTRUMENT: FOCUS 35 TOTAL STATION & SP 80 GPS
METHOD USED: FIELD TRAVERSE WITH AERIAL CONTROL POINTS AND ANGLES TURNED FROM W.A.C. 332-130-100
DATE OF SURVEY: OCTOBER 2018
BASIS OF BEARING: THE EAST LINE OF SE 1/4 OF SEC 28 T 21 N, R 4 E, W.M. AS SHOWN ON THE RECORD OF SURVEY FOR 32ND AVE SE (N01°13'35"E)
BENCHMARK: TOP OF CONC MONUMENT IN CASE AT THE INTERSECTION OF 32ND AVE SE AND SE 296 STREET. EL=426.48

PLATTING DATA

TOTAL AREA OF PROPERTY = 2.81 ACRES
NUMBER OF LOTS = 9 LOTS
TRACT A STORM DRAINAGE TR = = 0.4 AC
EXISTING ZONING = R-4
RIGHT OF WAY AREA = = 0.55 ACRES
VEGETATION = = FOREST AND GRASS
WATER/SEWER SUPPLY = LANGHAMEN SCHOOL DISTRICT - FEDERAL WAY SCHOOL DISTRICT
POWER = PUGET SOUND ENERGY
TAX PARCEL NO. 282104-9151

OWNERS

EDGECLIFF DRIVE, LLC
18124 RIVERA PLACE SW
SEATTLE, WA 98166
1-206-799-3051

DEVELOPER

EDGECLIFF DRIVE, LLC
18124 RIVERA PLACE SW
SEATTLE, WA 98166
1-206-799-3051

LAND SURVEYOR

TOUMA ENGINEERS & LAND SURVEYORS
235 SW 41st St
RENTON, WASHINGTON 98057
425-251-0665

LEGAL DESCRIPTION

THE NORTH HALF OF THE THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M. LESS COUNTY ROAD, IN KING COUNTY, WASHINGTON.

(Note to Engineer: This specimen signature block not required for cover page.)

KING COUNTY DDES APPROVAL

Tracker Engineer — Date
Senior Engineer — Date
Manager, P.E. DEVELOPMENT ENGINEER — Date

Sheet 1 OF 3

Seal / License

DDES FILE NUMBERS:
Activity Number:
Project Number:
Development No:

BRANDON PRELIMINARY SHORT PLAT
360XX 32ND AVE SE
FEDERAL WAY, WA

TOUMA ENGINEERS AND LAND SURVEYORS, PLLC
235 SW 41st STREET ~ RENTON, WA 98057
PHONE (425) 251-0665 FAX (425) 251-0525

Project Coordinator — Phone

RECEIVED
DEC 13 2018
KING COUNTY
D.P.E.R.

SPLT18-0021