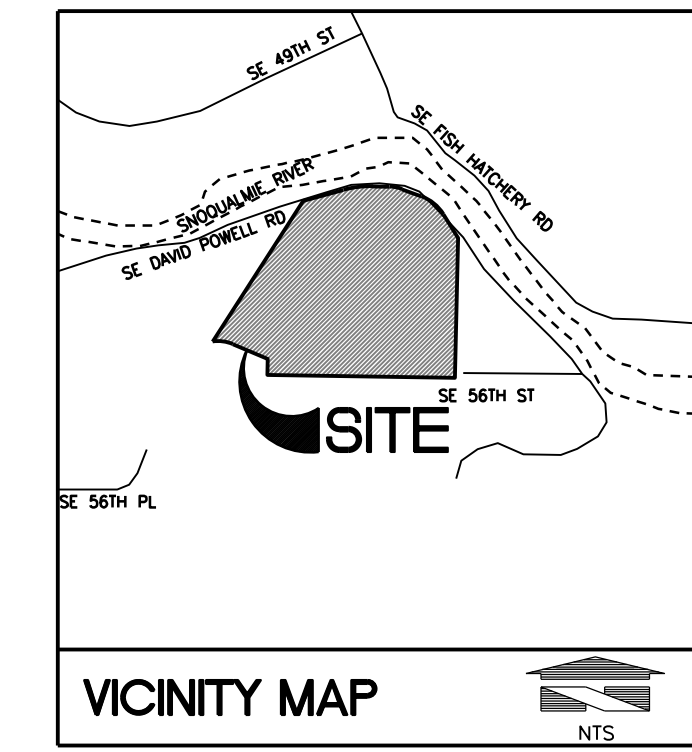


PRELIMINARY SHORT PLAT
OF
BREVICK FAMILY SHORT PLAT
A PORTION OF SECTION 24, TOWNSHIP 24 N., RANGE 07 E., W.M.
KING COUNTY, WASHINGTON



GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC.
1552 COMMERCE STREET, SUITE 102
TACOMA WASHINGTON 98402
253-722-2992

SURVEYOR

BEYLER CONSULTING LLC.
35312 SE CENTER ST
SNOQUALMIE, WA 98065
425-392-8055

GROUP B WATER SYSTEM DESIGNER

TBD

LEGAL DESCRIPTION

LOT 3 OF SURVEY RECORDED IN VOLUME 63 OF SURVEYS, PAGES 182 AND 182a, UNDER RECORDING NO. 8811079001, RECORDS OF KING COUNTY AUDITOR; BEING A PORTION OF GOVERNMENT LOTS 4 AND 5 AND OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

LOT 4 OF SURVEY RECORDED IN VOLUME 63 OF SURVEYS, PAGES 182 AND 182a, UNDER RECORDING NO. 8811079001, RECORDS OF KING COUNTY AUDITOR; BEING A PORTION OF GOVERNMENT LOT 5 SECTION 24, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

(LEGAL DESCRIPTIONS BASED ON OLD LEGAL DESCRIPTIONS LISTED IN KING CO. BLA #20100721900006)

CIVIL ENGINEER/PLANNER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: TRENT SKODA / IVANA HALVORSEN

WETLAND BIOLOGIST

ALTMANN OLIVER ASSOCIATES, LLC.
PO BOX 578
CARNATION, WA 98014
425-333-4535
CONTACT: JOHN ALTMANN

SANITARIAN

RISE SEPTIC DESIGN
4435 A ST SE, SUITE A
ALBURN, WA 98002
253-732-3792
CONTACT: BRIAN POTUCEK

SURVEY NOTE

BOUNDARY SOLUTION IS BUILT FROM REFERENCE SURVEY AND ROTATED TO A BEST FIR SOLUTION BASED ON FOUND MONUMENTS.

BASIS OF BEARING

S32°46'56"W BETWEEN FOUND MONUMENTS AT THE NW AND SE OF SURVEYED PROPERTY AS SHOWN HEREON.

REFERENCE (R)

RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8811079001. (HELD)

VERTICAL DATUM

NGVD 29 PER WSDOT BENCHMARK #IS17105.
ELEVATION 108.65'

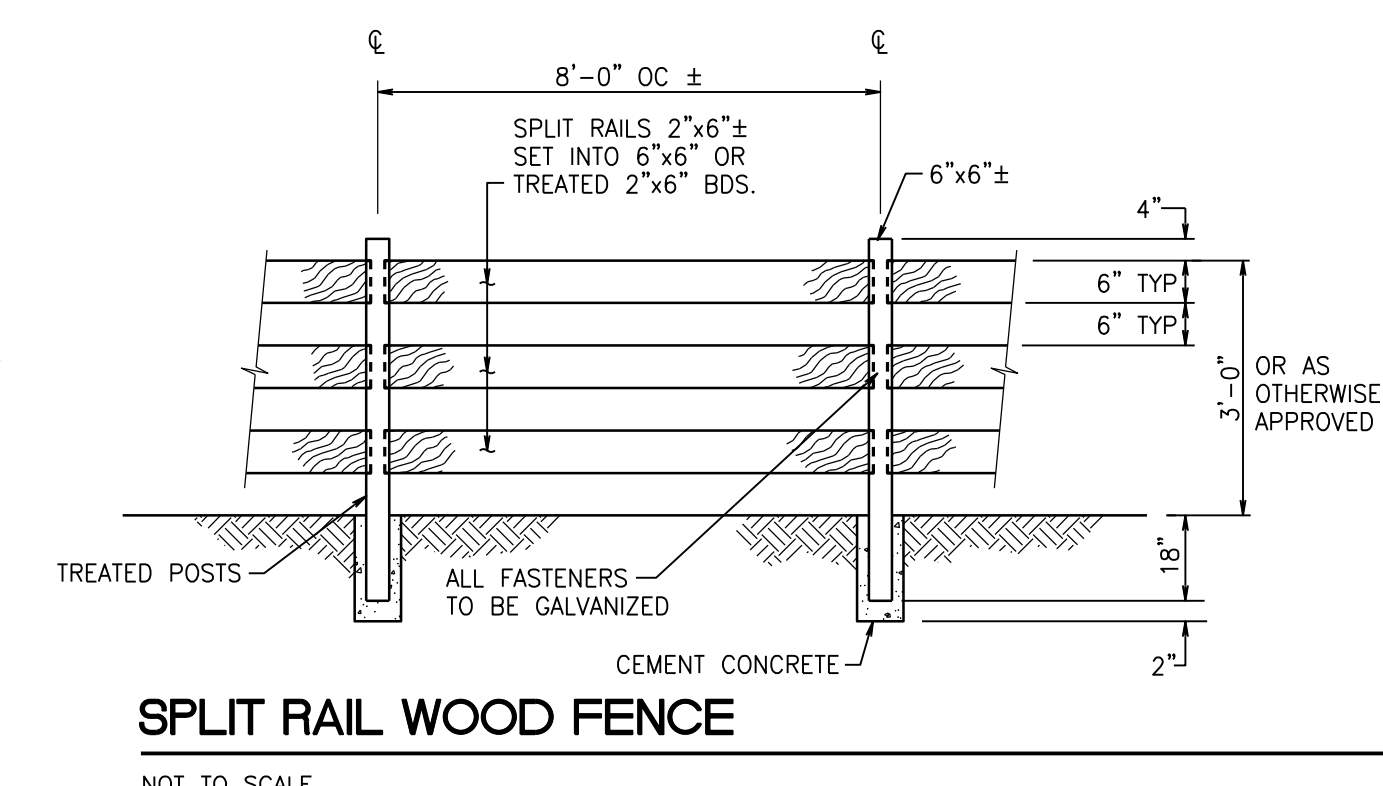
NOTES

- TAX #: 242407-9009
- SITE AREA: 892,539 S.F. (20.49 AC)
- SITE ADDRESS: 36326 SE 56TH STREET
- EXISTING USE: SINGLE FAMILY RESIDENCE
- PROPOSED USE: TWO LOT RESIDENTIAL SHORT PLAT
- EXISTING ZONING: RA-10 (0.1 DU/ACRE)
- EXISTING COMPREHENSIVE PLAN DESIGNATION: RURAL RESIDENTIAL
- REQUIRED MIN. LOT WIDTH: 135 FEET
- REQUIRED MIN. LOT AREA: 7.5 AC
- PROJECT DENSITY: 0.1 DU/ACRE
- REQUIRED MIN. SETBACKS:

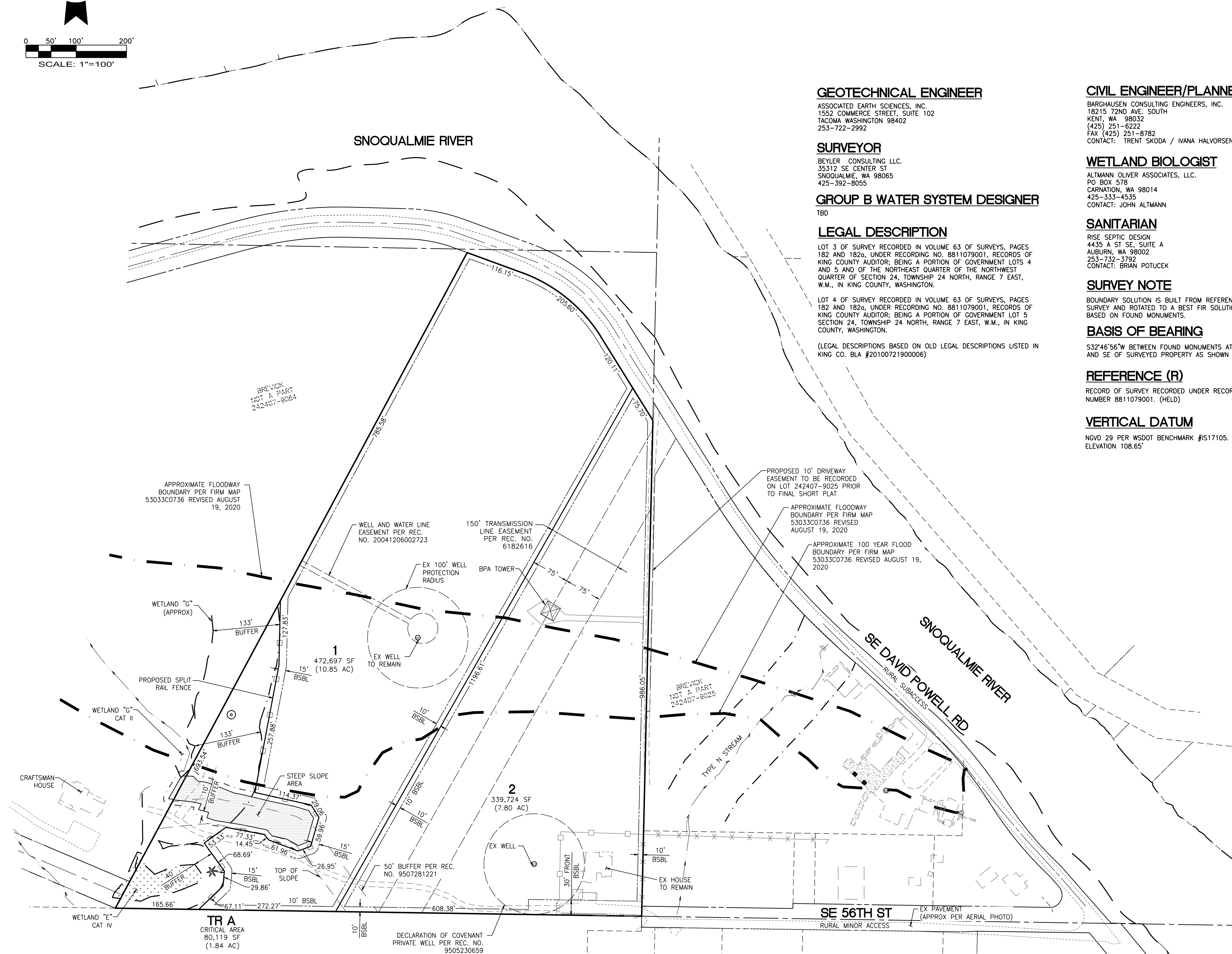
FRONT/SIDE STREET:	30 FEET
GARAGE:	30 FEET
INTERIOR:	10 FEET
REAR:	10 FEET
CRITICAL AREA:	15 FEET
- MAX BASE HEIGHT OF BUILDINGS: 40 FEET
- MAX IMPERVIOUS COVERAGE: 15 PERCENT
- SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BEYLER CONSULTING, SEPTEMBER 2018

UTILITIES/SERVICES:

- WATER: WATER SYSTEM
SEWER: PRIVATE ON SITE SEWAGE SYSTEM
GAS: NOT AVAILABLE
POWER: PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
KENT, WA 98032
(253) 395-7065
PHONE: CENTURY LINK
23315 66TH AVENUE SOUTH
KENT, WA 98032
(253) 372-5388
SCHOOL: SNOQUALMIE VALLEY SCHOOL DISTRICT #410
8001 SILVA AVE SE
SNOQUALMIE, WA 98065
(425) 831-8000
FIRE: KING COUNTY FIRE PROTECTION DISTRICT No. 27
4301 334TH PL SE
FALL CITY, WA 98024
(425) 222-5841



SPLIT RAIL WOOD FENCE
NOT TO SCALE



No.	Date	By	Cd.	Appr.

Title: PRELIMINARY SHORT PLAT OF BREVICK FAMILY SHORT PLAT

For: SNOQUALMIE WEST, INC.
36601 SE DAVID POWELL RD
FALL CITY, WA 98024

For Review

03/10/2022 2:09:09 PM

Scale:	Horizontal	Vertical
1"=100'	N/A	N/A

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number	20508
Sheet	1 of 1

CALL BEFORE YOU DIG:
1-800-424-5555

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