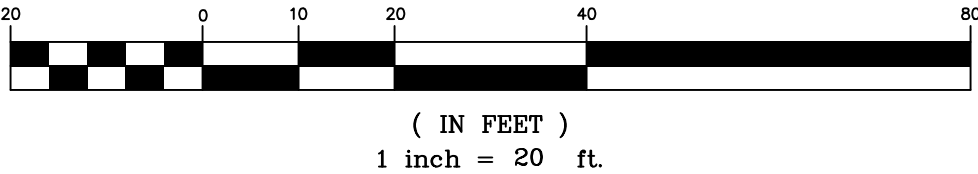


A PORTION OF THE NE 1/4 OF THE SE 1/4  
SEC 22, TWN 23, RNGE 4E, W.M  
KING COUNTY, WASHINGTON

GRAPHIC SCALE



NW CORNER SEC 22-23-04  
FOUND MON IN CASE  
BRASS DISK IN CONCRETE  
(SECTION CORNER)  
(04/16)

EX CB TYPE 1  
RIM EL - 349.94'  
INV EL - 347.54' W 12" CMP  
INV EL - 346.04' E 12"

EX CB TYPE 2  
RIM EL - 346.60'  
INV EL - 344.80' N,S 12"  
INV EL - 344.30' W 12"

EX SSMH  
RIM EL - 347.41'  
INV EL - 338.41'

EX CB TYPE 1  
RIM EL - 347.00'  
INV EL - 345.30' 12"

SURVEY NOTES

INSTRUMENT: SPECTRA FOCUS 35 TOTAL STATION  
METHOD USED: FIELD TRAVERSE WITH ACTUAL  
FIELD MEASUREMENTS AND ANGLES  
WAC 332-130-090

DATE OF SURVEY: APRIL 2016  
BASIS OF BEARING: WEST LINE OF THE NW QUARTER OF  
SEC 22, TWN 23, RANGE 04E, W.M.  
BENCHMARK: MON IN CASE, 3" BRASS DISC W/X IN CONC  
0.56' BELOW RIM ON T INTERSECTION OF  
SOUTH 152ND ST AND 32ND AVE SOUTH  
(ELEVATION - 391.67') NAVD 88

REFERENCE SURVEYS: ROS#20070201900009  
ROS#20080617900001  
ADAMS HOME TRACTS FIRST ADDITION  
VOLUME 12, PAGE 50

LEGAL DESCRIPTION

LOT 3, BLOCK 1, ADAMS HOME TRACTS FIRST  
ADDITION, AS PER PLAT RECORDED AT VOLUME 12  
COMMENCING AT PAGE 50, RECORDS OF KING  
COUNTY, LESS THE WEST 150 FEET THEREOF, LESS  
ROADWAY.

SITUATE IN KING COUNTY, WASHINGTON.

LEGEND

- |                       |                        |
|-----------------------|------------------------|
| □ CB (TYPE 1)         | □ TELEPHONE VAULT      |
| □ STMH (TYPE 11)      | □ TELEPHONE CABINET    |
| ⊙ SANITARY SEWER MH   | ★ SIGN                 |
| ✕ WATER VALVE         | ★ CONIFER TREE         |
| ⊕ WATER METER/SERVICE | ● DECIDUOUS TREE       |
| ⊕ FIRE HYDRANT        | ⊙ MONITORING WELL      |
| ⊕ UTILITY POLE        | □ MAIL BOX             |
| — GUY WIRE            | ⊕ PK NAIL              |
| ⊕ SIGNAL CABINET      | ⊕ MON IN CASE/         |
| ⊕ POWER JUNCTION BOX  | ● EX REBAR / PIPE      |
| ⊕ LIGHT POLE          | ● AS NOTED             |
| ⊕ GAS VALVE           | ● SET 1/2" REBAR       |
| □ POWER VAULT         | ● AND CAP              |
| □ POWER PEDESTAL      | ● LS# 38992            |
| ⊕ ROCKERY             | (ROS) RECORD OF SURVEY |
|                       | (P) PLAT               |
|                       | (M) MEASURED           |
|                       | ● HEDGE                |

BOUNDARY AND TOPOGRAPHY  
3251 S148TH ST  
SEATAC, WA 98168

DWN. BY DJH	DATE APRIL 2016	JOB NO. 1020-001-016
CHKD. BY DMT	SCALE NOTED	SHEET 1 OF 1

WEST LINE OF THE NW QUARTER SEC 22, TWN 23, RNGE 4E, W.M.  
S00°56'47"W 2681.96'  
(BASIS OF BEARING)

WEST 1/4 CORNER  
SEC 22-23-04  
CONC MON IN CASE  
COPPER PIN IN CONC  
(QUARTER CORNER)  
(04/16)

EX CB TYPE 1  
RIM EL - 354.31'  
INV EL - 352.01' 12"

EX SSMH  
RIM EL - 351.03'  
INV EL - 341.48'

EX CB TYPE 1  
RIM EL - 346.60'  
INV EL - 344.30' 12"

EX CB TYPE 1  
RIM EL - 346.47'  
INV EL - 344.97' 8"

TL# 0041000013

TL# 0041000025

TL# 0041000026

EX CB  
RIM EL - 343.56'  
INV EL - 341.66' 12" CONC N,S

EX SSMH  
RIM EL - 344.52'  
INV EL - 336.52'

EX SSMH  
RIM EL - 344.42'  
INV EL - 337.42'

LOT BUILDING IMPERVIOUS  
COVERAGE CALCULATIONS

BUILDING COVERAGE CALCULATIONS:	
GROSS LOT AREA:	19,852 FT.
TOTAL BUILDING COVERAGE:	7,951 FT.
TOTAL BUILDING COVERAGE%:	40%
MAX. BUILDING COVERAGE:	70.00%

IMPERVIOUS SURFACE COVERAGE CALC.:	
GROSS LOT AREA:	19,852 FT.
TOTAL BUILDING COVERAGE:	7,951 FT.

ACCESS ROAD AND DRIVENAYS	8,940 FT.
TOTAL IMPERVIOUS SURFACE AREA:	15,492 FT.
TOTAL IMPERVIOUS SURFACE:	78.0%
MAX. IMPERVIOUS SURFACE COVERAGE:	90.00%

TOTAL NUMBER OF UNITS	50
REQ'D PARKING PER UNIT	.75
TOTAL AMOUNT OF STALLS	42
NUMBER OF 9'X20' PARKING STALLS	22%
NUMBER OF 9'X28' PARALLEL PARKING STALLS	0%
TOTAL PARKING STALLS PROVIDED	45

9'X20' PARKING STALL	9'X16' PARKING STALL COMPACT	9'X28' PARALLEL PARKING STALL 30% MAX.AMOUNT ALLOWED
----------------------	------------------------------	--

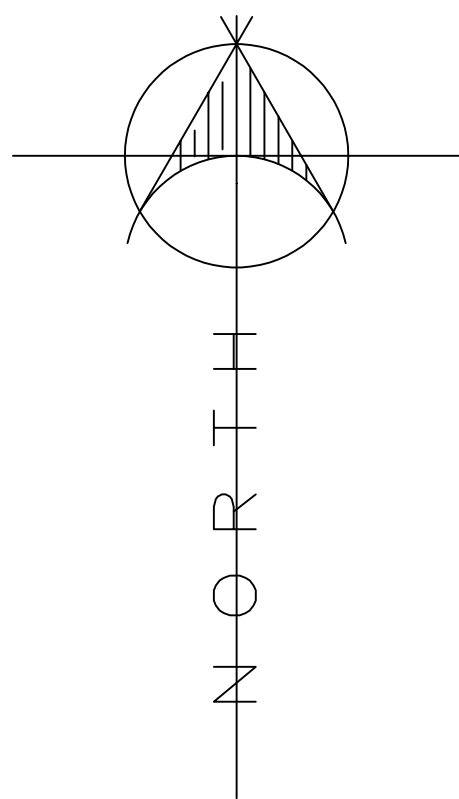
TOTAL NUMBER OF PARKING STALLS	45
PARKING STALLS REQ'D	42
LANDSCAPED AREA PROVIDED	2,921 FT.

LEGEND
PLANTED GRASS
CONC. IMPERVIOUS AREA
LANDSCAPING STRIP AREA. (NOTE: LANDSCAPE AREA ON STREET) FRONTAGE TO BE A MAX. OF 42" HIGH FOR LINE OF SIGHT.

TAX ACCOUNT:  
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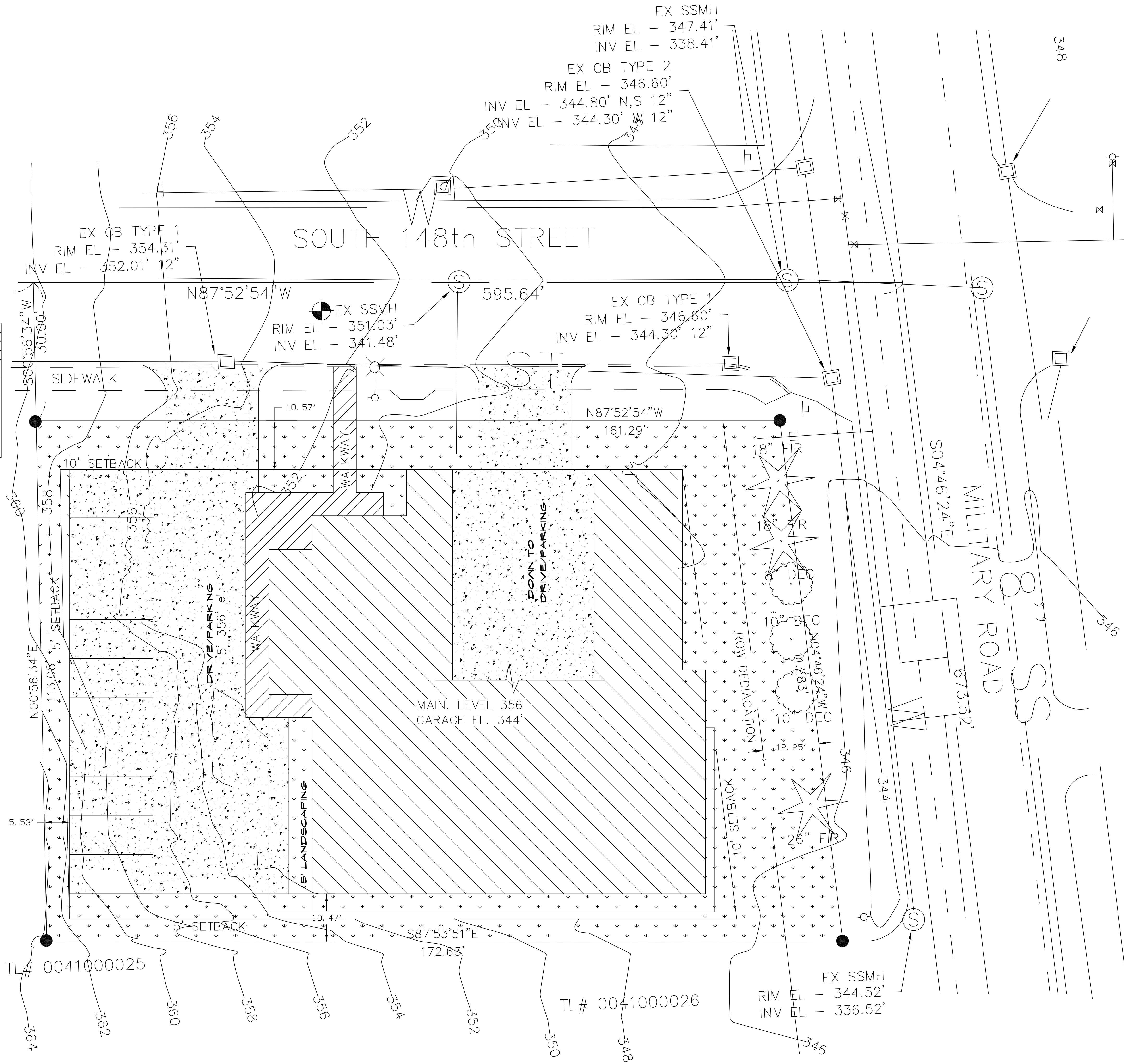
OWNER:  
DELTA CONSTR & INVESTMT

STREET ADDRESS:  
3251 S 148TH ST  
Seatac, WA 98168



SITE PLAN

SCALE: 1"= 10'-0"



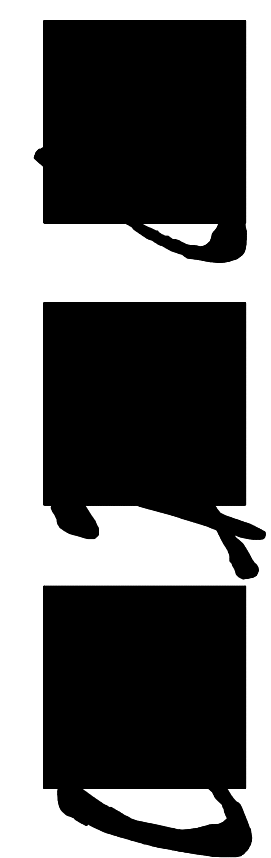
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(SBCI) on state and local codes.

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PROJECT: **DELTA HOTEL**

LOCATION:

WA 'CATAC, WA 98168  
3251 S 148TH ST SEATAC, WA 98168



GROUP  
DESIGN  
URBAN

879 BANNER AVE. N. SUITE A200 PENTON, WA 98057  
PH: (206) 858-6250 E: admin@urbandesign.us

DRAWN BY:	AVA
DATE ISSUED:	1/2/24
MODIFIED BY:	AVA
ENGINEER:	
REVISION	Δ
REVISION	Δ

Project No.: 22135

SHEET

OF



LOT BUILDING IMPERVIOUS  
COVERAGE CALCULATIONS

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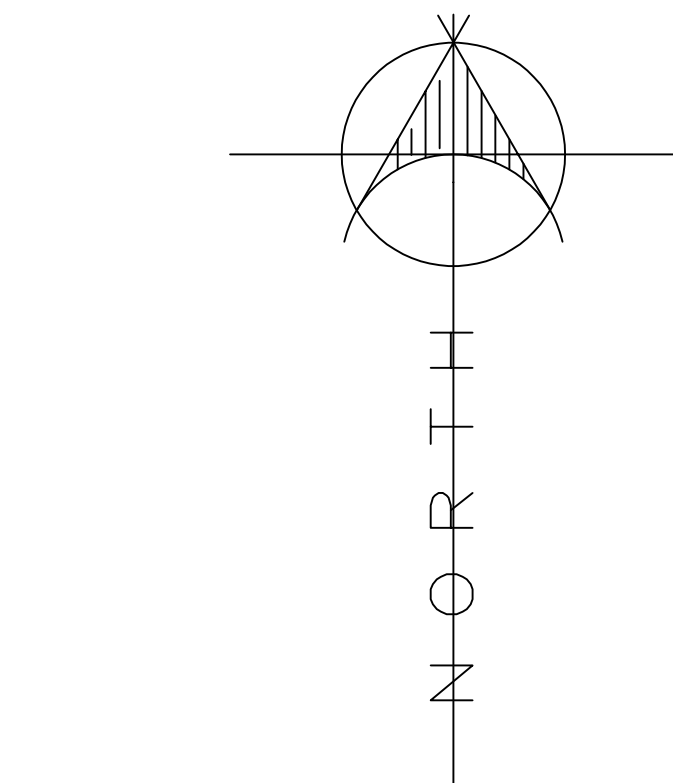
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STREET ADDRESS:  
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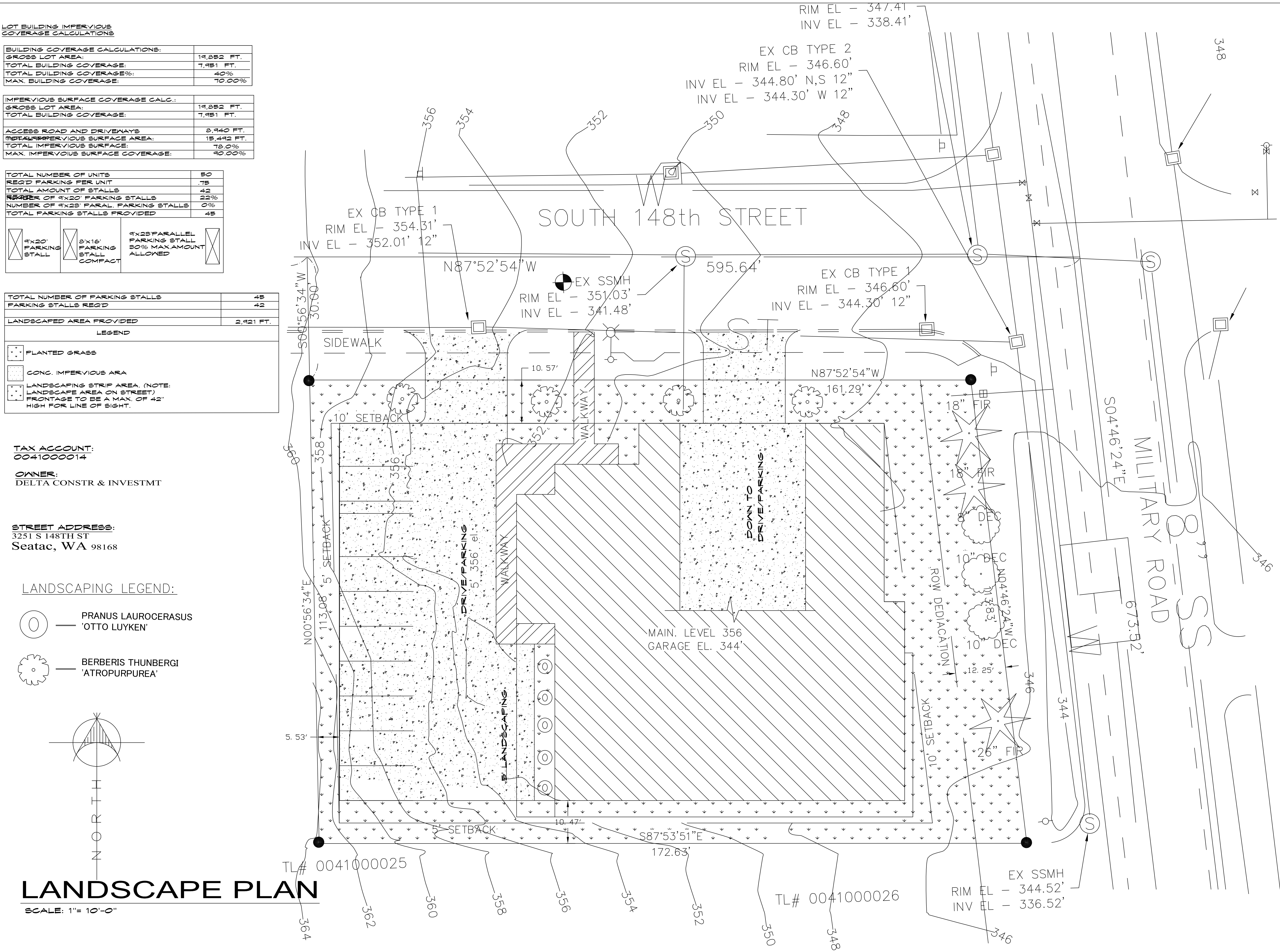
LANDSCAPING LEGEND:

- PRANUS LAUROCERASUS  
'OTTO LUYKEN'
- BERBERIS THUNBERGI  
'ATROPURPUREA'



LANDSCAPE PLAN

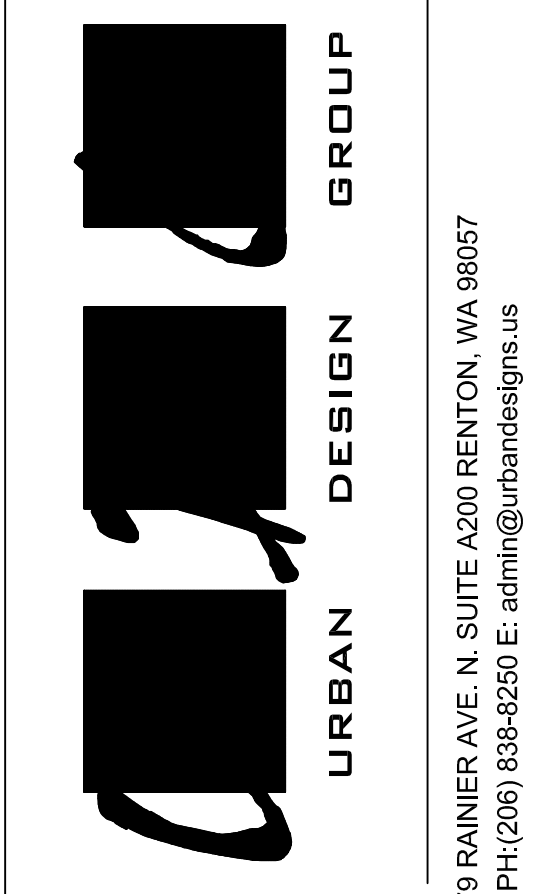
SCALE: 1"= 10'-0"



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PROJECT: **DELTA HOTEL**  
LOCATION: WA 'CATAC, S 148TH ST SEATAC, WA 98168



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REVISION	
REVISION	

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SHEET
OF