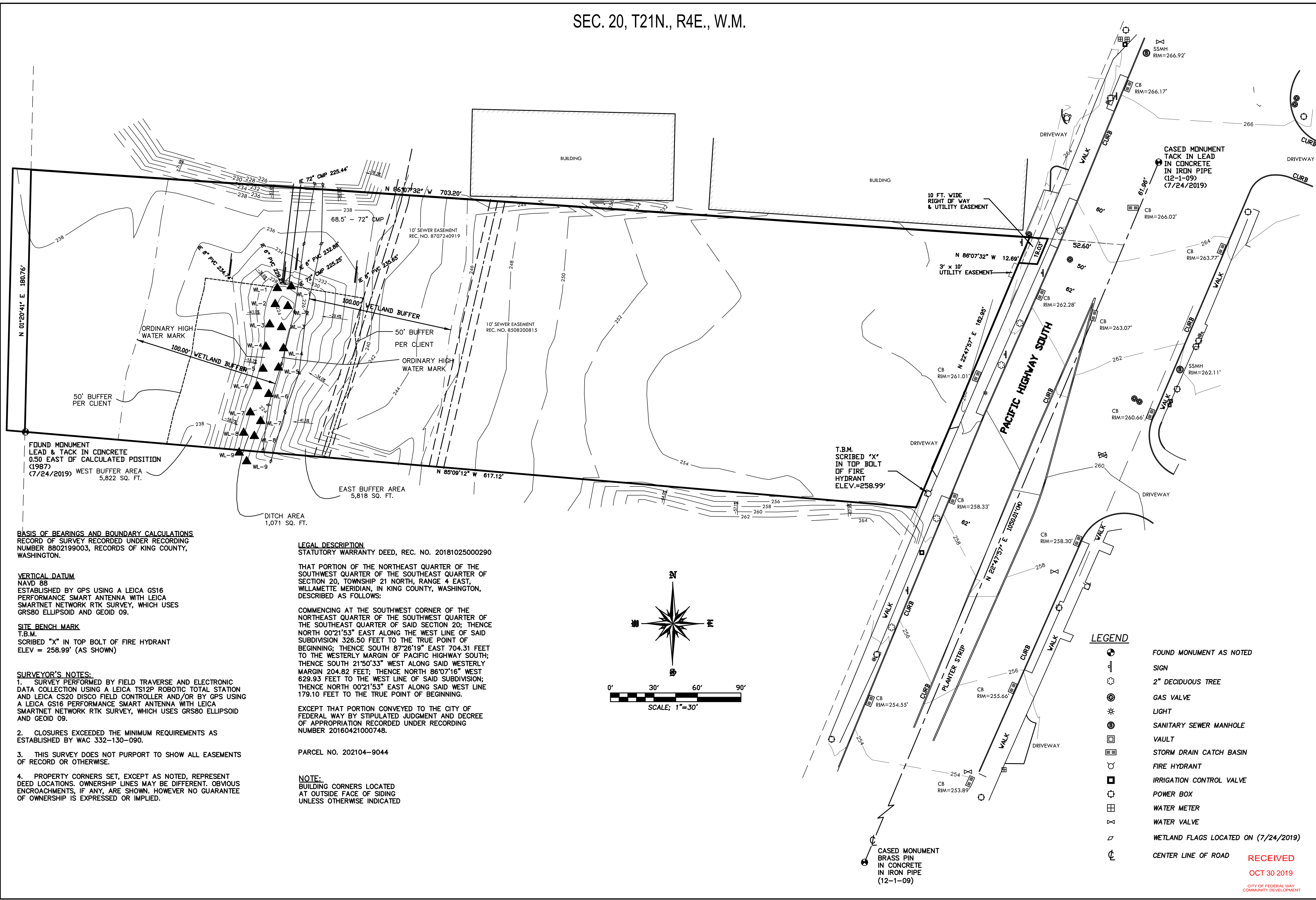


SEC. 20, T21N., R4E., W.M.



FOUND MONUMENT  
LEAD & TACK IN CONCRETE  
0.50 EAST OF CALCULATED POSITION  
(1987) WEST BUFFER AREA  
(7/24/2019) 5,822 SQ. FT.

**BASIS OF BEARINGS AND BOUNDARY CALCULATIONS**  
RECORD OF SURVEY RECORDED UNDER RECORDING  
NUMBER 8802199003, RECORDS OF KING COUNTY,  
WASHINGTON.

**VERTICAL DATUM**  
NAVD 88  
ESTABLISHED BY GPS USING A LEICA GS16  
PERFORMANCE SMART ANTENNA WITH LEICA  
SMARTNET NETWORK RTK SURVEY, WHICH USES  
GRS80 ELLIPSOID AND GEOID 09.

**SITE BENCH MARK**  
T.B.M.  
SCRIBED "X" IN TOP BOLT OF FIRE HYDRANT  
ELEV = 258.99' (AS SHOWN)

**SURVEYOR'S NOTES:**  
1. SURVEY PERFORMED BY FIELD TRAVERSE AND ELECTRONIC  
DATA COLLECTION USING A LEICA TS12P ROBOTIC TOTAL STATION  
AND LEICA CS20 DISCO FIELD CONTROLLER AND/OR BY GPS USING  
A LEICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA  
SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID  
AND GEOID 09.

2. CLOSURES EXCEEDED THE MINIMUM REQUIREMENTS AS  
ESTABLISHED BY WAC 332-130-090.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS  
OF RECORD OR OTHERWISE.

4. PROPERTY CORNERS SET, EXCEPT AS NOTED, REPRESENT  
DEED LOCATIONS. OWNERSHIP LINES MAY BE DIFFERENT. OBVIOUS  
ENCROACHMENTS, IF ANY, ARE SHOWN. HOWEVER NO GUARANTEE  
OF OWNERSHIP IS EXPRESSED OR IMPLIED.

**LEGAL DESCRIPTION**  
STATUTORY WARRANTY DEED, REC. NO. 20181025000290

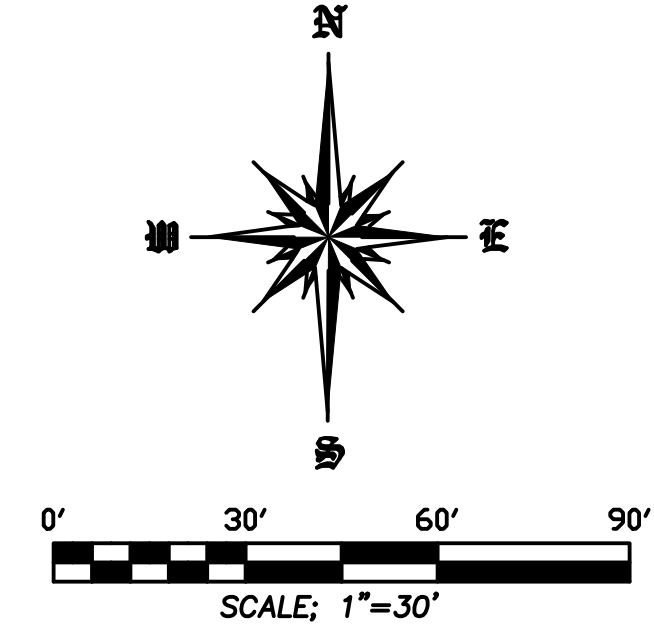
THAT PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 20, TOWNSHIP 21 NORTH, RANGE 4 EAST,  
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE  
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE  
NORTH 00°21'53" EAST ALONG THE WEST LINE OF SAID  
SUBDIVISION 326.50 FEET TO THE TRUE POINT OF  
BEGINNING; THENCE SOUTH 87°26'19" EAST 704.31 FEET  
TO THE WESTERLY MARGIN OF PACIFIC HIGHWAY SOUTH;  
THENCE SOUTH 21°50'33" WEST ALONG SAID WESTERLY  
MARGIN 204.82 FEET; THENCE NORTH 86°07'16" WEST  
629.93 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 00°21'53" EAST ALONG SAID WEST LINE  
179.10 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF  
FEDERAL WAY BY STIPULATED JUDGMENT AND DECREE  
OF APPROPRIATION RECORDED UNDER RECORDING  
NUMBER 20160421000748.

PARCEL NO. 202104-9044

**NOTE:**  
BUILDING CORNERS SET,  
AT OUTSIDE FACE OF SIDING  
UNLESS OTHERWISE INDICATED



**LEGEND**

	FOUND MONUMENT AS NOTED
	SIGN
	2" DECIDUOUS TREE
	GAS VALVE
	LIGHT
	SANITARY SEWER MANHOLE
	VAULT
	STORM DRAIN CATCH BASIN
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	POWER BOX
	WATER METER
	WATER VALVE
	WETLAND FLAGS LOCATED ON (7/24/2019)
	CENTER LINE OF ROAD

**RECEIVED**  
OCT 30 2019  
CITY OF FEDERAL WAY  
COMMUNITY DEVELOPMENT

BY	
DATE	
REVISIONS	

**SCJ ALLIANCE**  
CONSULTING SERVICES  
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P: 360.352.1465 F: 360.352.1509  
SCJALLIANCE.COM

**TOPOGRAPHIC SURVEY**  
TOWN PLACE HOTEL  
FEDERAL WAY, WASHINGTON

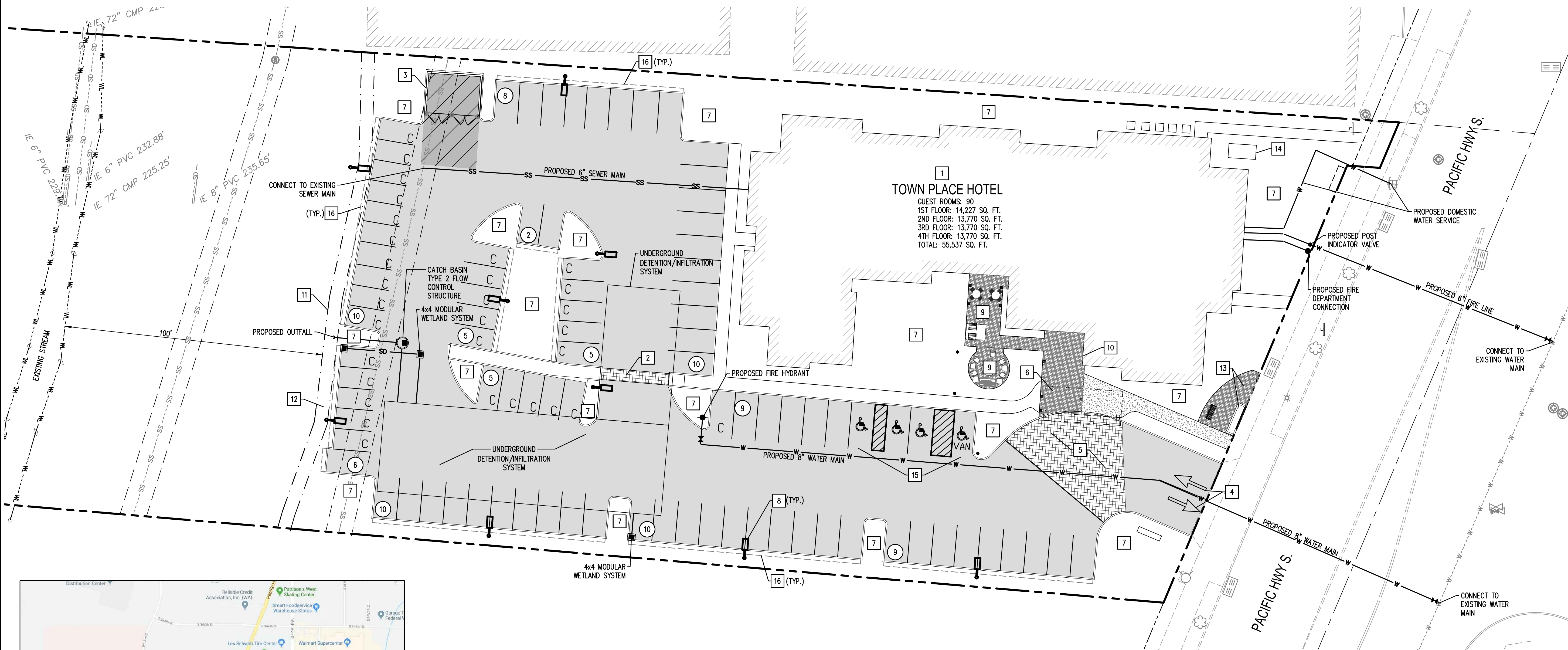


DESIGNER:	R. WEEDEN
DRAWN BY:	R. WEEDEN
APPROVED BY:	T. BRADLEY
DATE:	OCTOBER, 2019
JOB NO.:	3278.01
DRAWING FILE NO.:	02 TOPOGRAPHIC SURVEY
DRAWING NO.:	EX-01
SHEET NO.:	2 OF 5

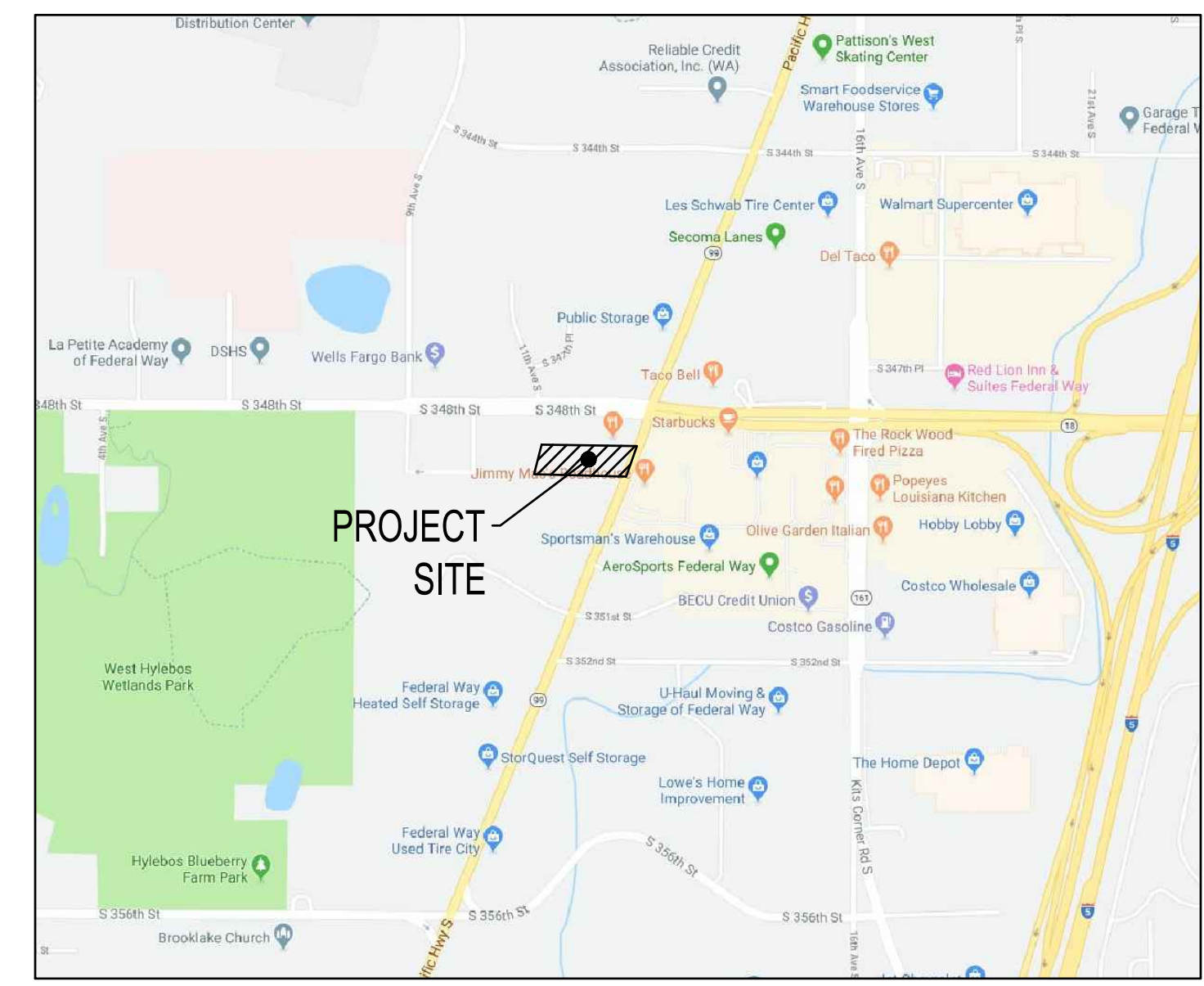
Oct 02, 2019 10:25:02am - User: rick.weeden  
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**TOWN PLACE HOTEL**  
 GUEST ROOMS: 90  
 1ST FLOOR: 14,227 SQ. FT.  
 2ND FLOOR: 13,770 SQ. FT.  
 3RD FLOOR: 13,770 SQ. FT.  
 4TH FLOOR: 13,770 SQ. FT.  
 TOTAL: 55,537 SQ. FT.



VICINITY MAP  
NTS

**OWNER / APPLICANT**  
 HC FW, LLC  
 3926 AURORA AVE NORTH  
 SEATTLE, WA 98103  
 PHONE: 206.441.0266  
 CONTACT: HAN KIM

**CONSULTANTS**  
 SCJ ALLIANCE  
 8730 TALLON LANE NE, SUITE 200  
 LACEY, WA 98516  
 PHONE: 360.352.1465  
 CONTACT: TYRELL BRADLEY

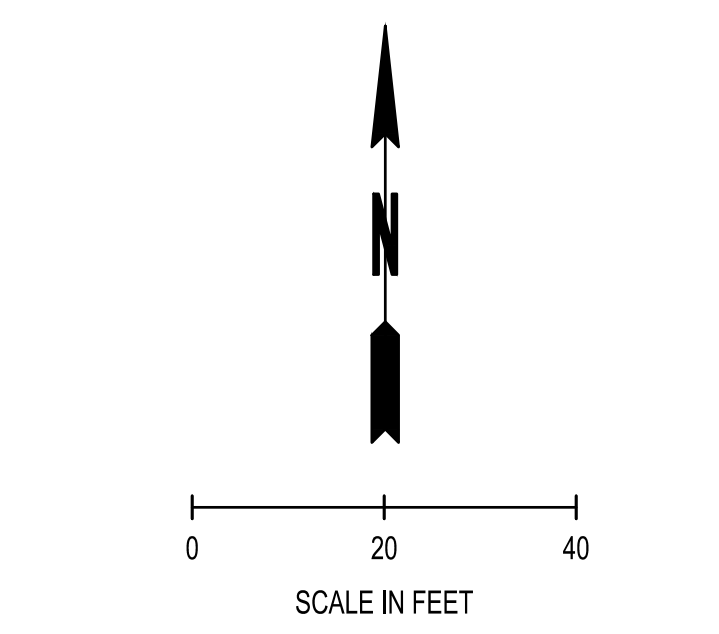
**SITE INFORMATION**  
 PARCEL NUMBER: 202104-9044  
 ACRES: ±2.80

- CONSTRUCTION NOTES:**
- PROPOSED HOTEL
  - PROPOSED STAMPED CONCRETE PATH
  - TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
  - DIRECTIONAL ARROWS
  - PROPOSED STAMPED CONCRETE LOADING ZONE
  - COVERED BREEZEWAY
  - LANDSCAPED AREAS
  - PROPOSED PARKING LOT LIGHTING, SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
  - OUTDOOR PATIO AREA
  - MAIN ENTRANCE
  - 100 FT. STREAM BUFFER
  - 5' BUFFER SETBACK
  - PROPOSED BRICK PAVERS WITH RAISED GARDEN
  - PROPOSED ELECTRICAL VAULT
  - ACCESSIBLE PARKING STALLS
  - VEHICLE OVERHANG LINE

PARKING COUNT	
PARKING STALL TYPE	QUANTITY
STANDARD	48
COMPACT	31
ADA	4
TOTAL	83

SITE AREAS	
SITE AREA	121,678.60 SQ. FT. 2.79 ACRES
BUILDING FOOTPRINT	14,249 SQ. FT.
BUILDING LOT COVERAGE	11.7 %

- LEGEND**
- PROPOSED BUILDING
  - STALL COUNT
  - CEMENT CONCRETE TRAFFIC CURB
  - CONCRETE SIDEWALK
  - LIGHT DUTY ASPHALT PAVEMENT
  - HEAVY DUTY CONCRETE PAVEMENT
  - LUMINAIRE, SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
  - WHEELSTOP
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED POST INDICATOR VALVE



NOTE:  
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PERMIT NO. XX-XXXXXX-XX

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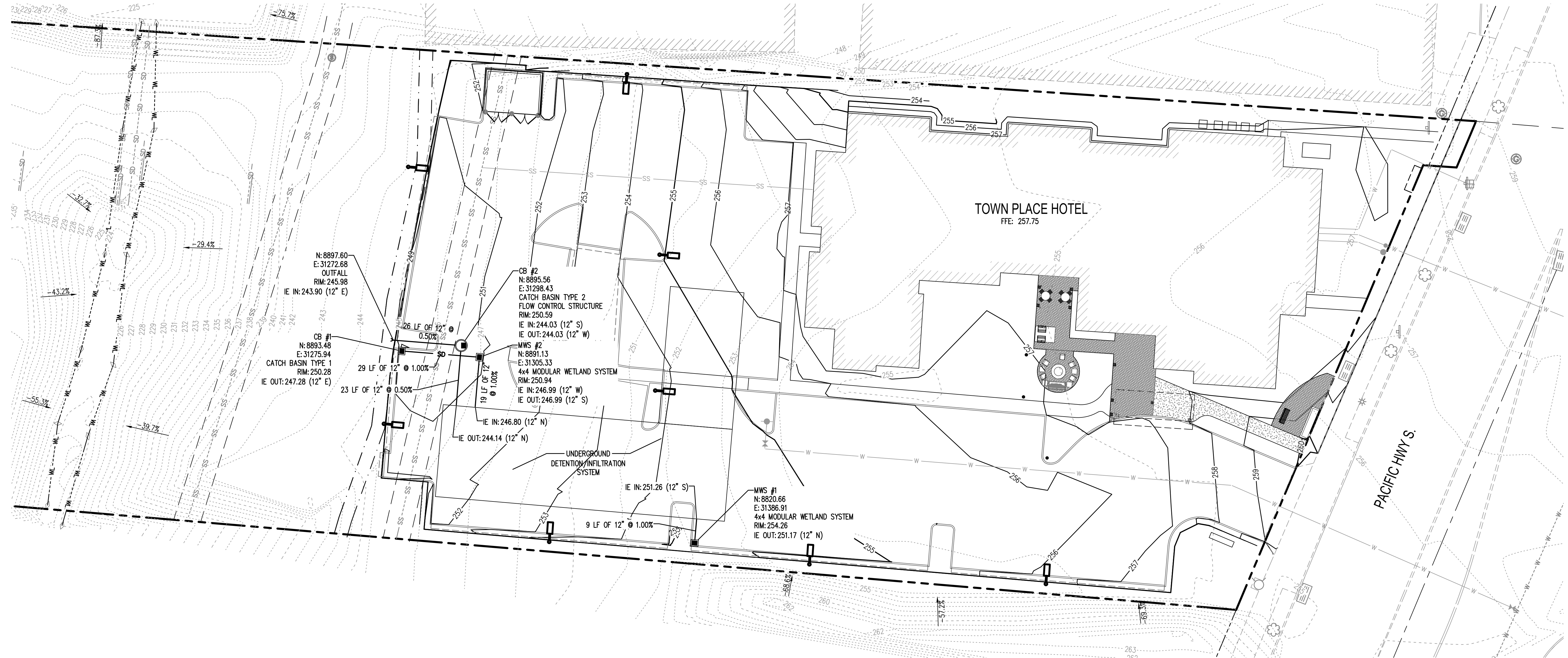
DATE

**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	DATE	BY
 <b>SCJ ALLIANCE</b> CONSULTING SERVICES 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 F: 360.352.1509 SCJALLIANCE.COM		
SHEET TITLE: <b>SITE PLAN</b> PROJECT NAME: <b>TOWN PLACE HOTEL</b> FEDERAL WAY, WASHINGTON		
SEAL:  TYRELL E. BRADLEY STATE OF WASHINGTON PROFESSIONAL ENGINEER 10/02/2019		
DESIGNER: R. WEEDEN DRAWN BY: R. WEEDEN APPROVED BY: T. BRADLEY		
DATE: OCTOBER, 2019 JOB NO: 3278.01 DRAWING FILE NO: 01 SITE PLAN DRAWING NO: SP-01		
SHEET NO: 1 OF 5		



SEC. 20, T21N., R4E., W.M.



SITE DATA	
SITE EARTHWORK CUT:	55 CY
SITE EARTHWORK FILL:	6,900 CY
EXISTING IMPERVIOUS SURFACE AREA:	0 ACRES
PROPOSED IMPERVIOUS SURFACE AREA:	1.21 ACRES

**LEGEND**

- XX--- EXISTING CONTOURS (MAJOR/MINOR)
- XX--- PROPOSED CONTOURS (MAJOR/MINOR)
- SD--- STORM PIPE
- FD--- FOUNDATION DRAIN
- 30" CATCH BASIN
- 48" CATCH BASIN

North arrow pointing up.

SCALE IN FEET: 0, 20, 40

- NOTES:**
- ALL SPOT ELEVATIONS ARE TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.
  - ALL CATCH BASINS ARE STATIONED TO THE CENTER OF GRATE.

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DATE

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COMMUNITY DEVELOPMENT

REVISIONS	DATE	BY

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CONSULTING SERVICES  
8730 TALLON LANE NE SUITE 200, LACEY, WA 98516  
P: 360.352.1465 F: 360.352.1509  
SCJALLIANCE.COM

SHEET TITLE: PRELIMINARY DRAINAGE AND GRADING PLAN  
PROJECT NAME: TOWN PLACE HOTEL  
FEDERAL WAY, WASHINGTON

SEAL: TYRELLE BRADLEY  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
10/02/2019

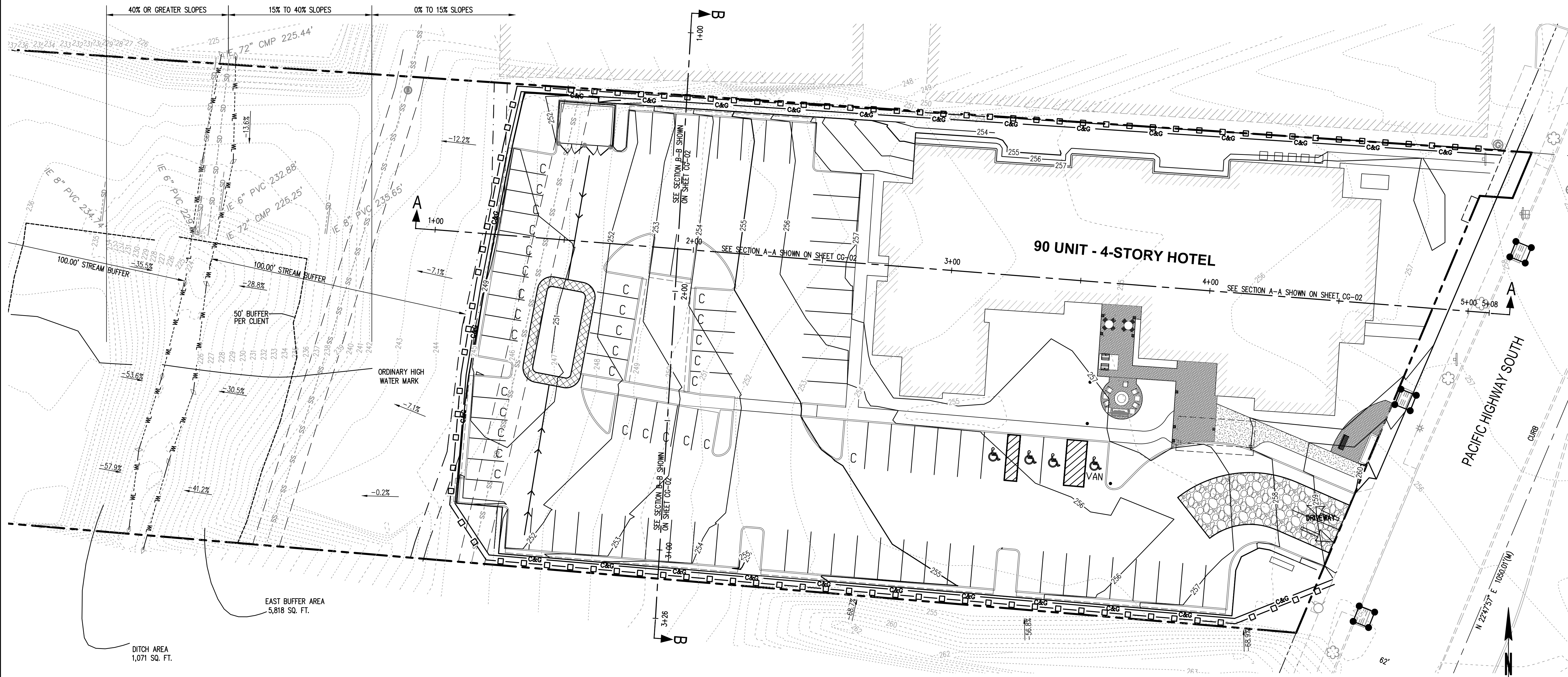
DESIGNER: R. WEEDEN
DRAWN BY: R. WEEDEN
APPROVED BY: T. BRADLEY
DATE: OCTOBER, 2019
JOB NO: 3278.01
DRAWING FILE NO: PREL_DRAINAGE AND GRADING PLAN
DRAWING NO: SD-01
SHEET NO: 3 OF 5

Oct 02, 2019 10:25:15am - User: rick.weeden  
 P:\PROJECTS\1728 TIC FW, LLC\1728\01 TOWN PLACE HOTEL FEDERAL WAY\CADD\SPR PLANS\03 PRELIMINARY DRAINAGE AND GRADING.DWG

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**LEGEND**

- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- INLET SEDIMENT PROTECTION
- SILT FENCE
- SWALE
- CLEARING AND GRADING LIMITS

NOTE:  
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APPROVED **RECEIVED** OCT 30 2019

DATE: OCTOBER, 2019

JOB NO: 3278.01

DRAWING FILE NO: 04 CLEARING AND GRADING PLANS

DRAWING NO: CG-01

SHEET NO: 4 OF 5

REVISIONS	DATE	BY

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CONSULTING SERVICES

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P: 360.352.1455 F: 360.352.1509  
SCJALLIANCE.COM

**CLEARING AND GRADING PLAN**

**TOWN PLACE HOTEL**

FEDERAL WAY, WASHINGTON

SEAL:

DESIGNER: R. WEEDEN

DRAWN BY: [Name]

APPROVED BY: T. BRADLEY

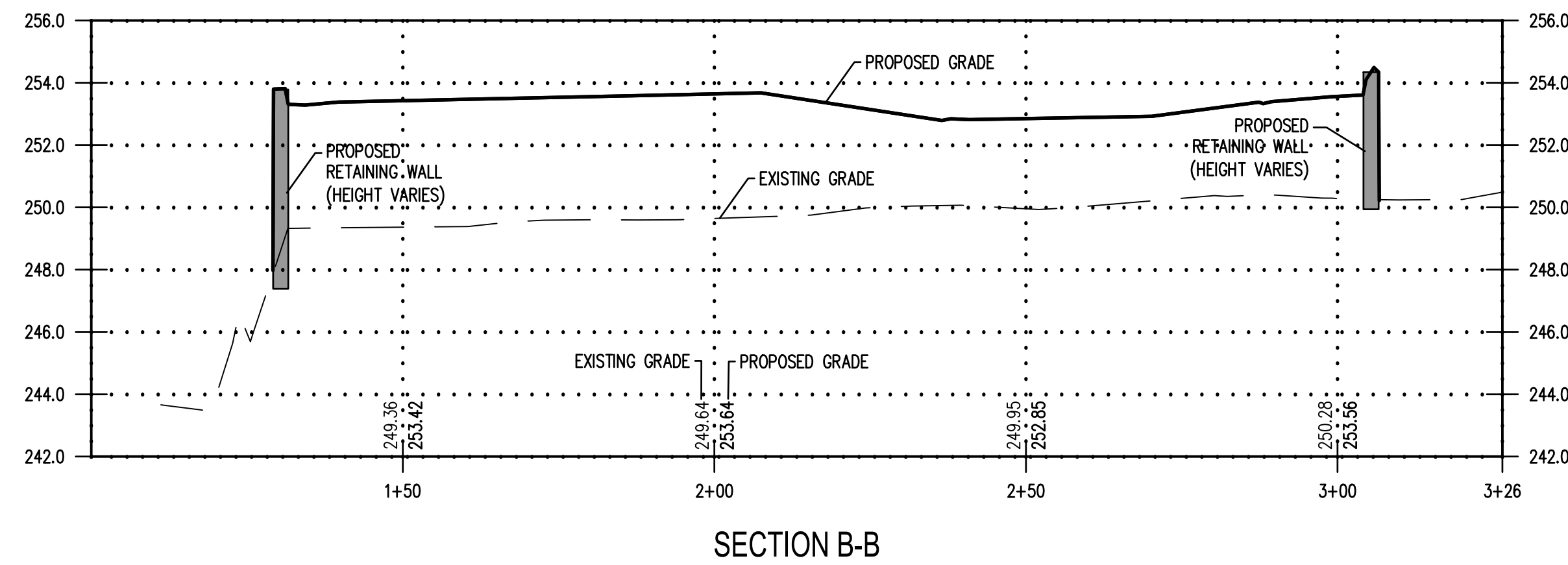
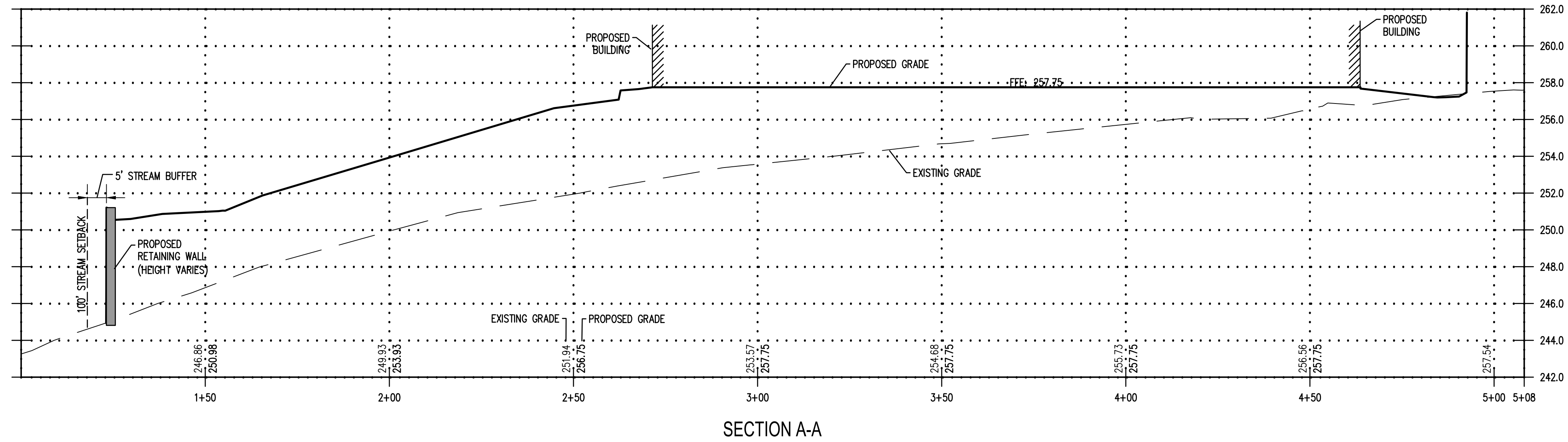
Oct 02, 2019 10:25:31am - User: rick.weeden  
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REVISIONS	DATE	BY

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 CONSULTING SERVICES  
 8730 TALLON LANE NE SUITE 200, LACEY, WA 98516  
 P: 360.352.1465 F: 360.352.1509  
 SCJALLIANCE.COM

SHEET TITLE: **CLEARING AND GRADING SECTIONS**  
 PROJECT NAME: **TOWN PLACE HOTEL**  
 FEDERAL WAY, WASHINGTON



DESIGNER: R. WEEDEN
DRAWN BY: 
APPROVED BY: T. BRADLEY
DATE: OCTOBER, 2019
JOB NO: 3278.01
DRAWING FILE NO: 04 CLEARING AND GRADING PLANS
DRAWING NO: CG-02
SHEET NO: 5 OF 5

NOTE:  
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