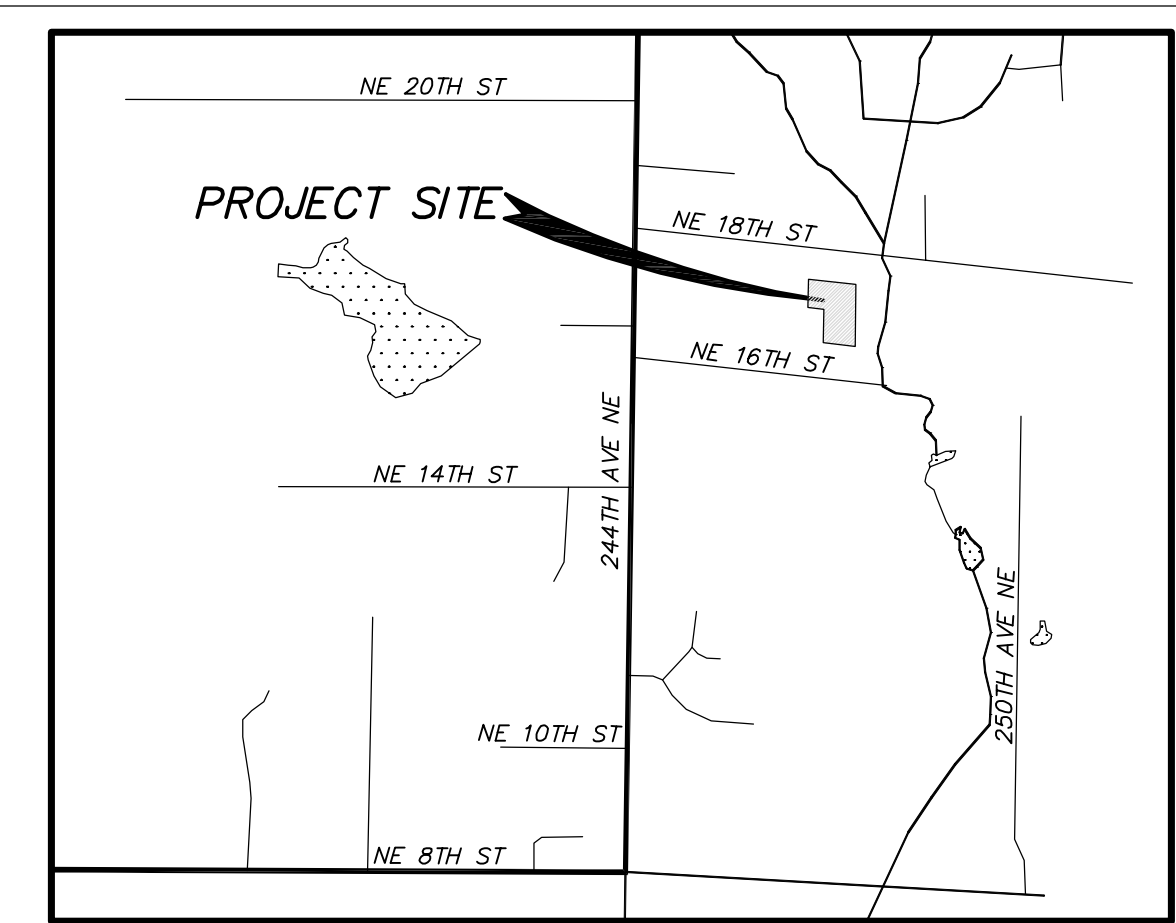
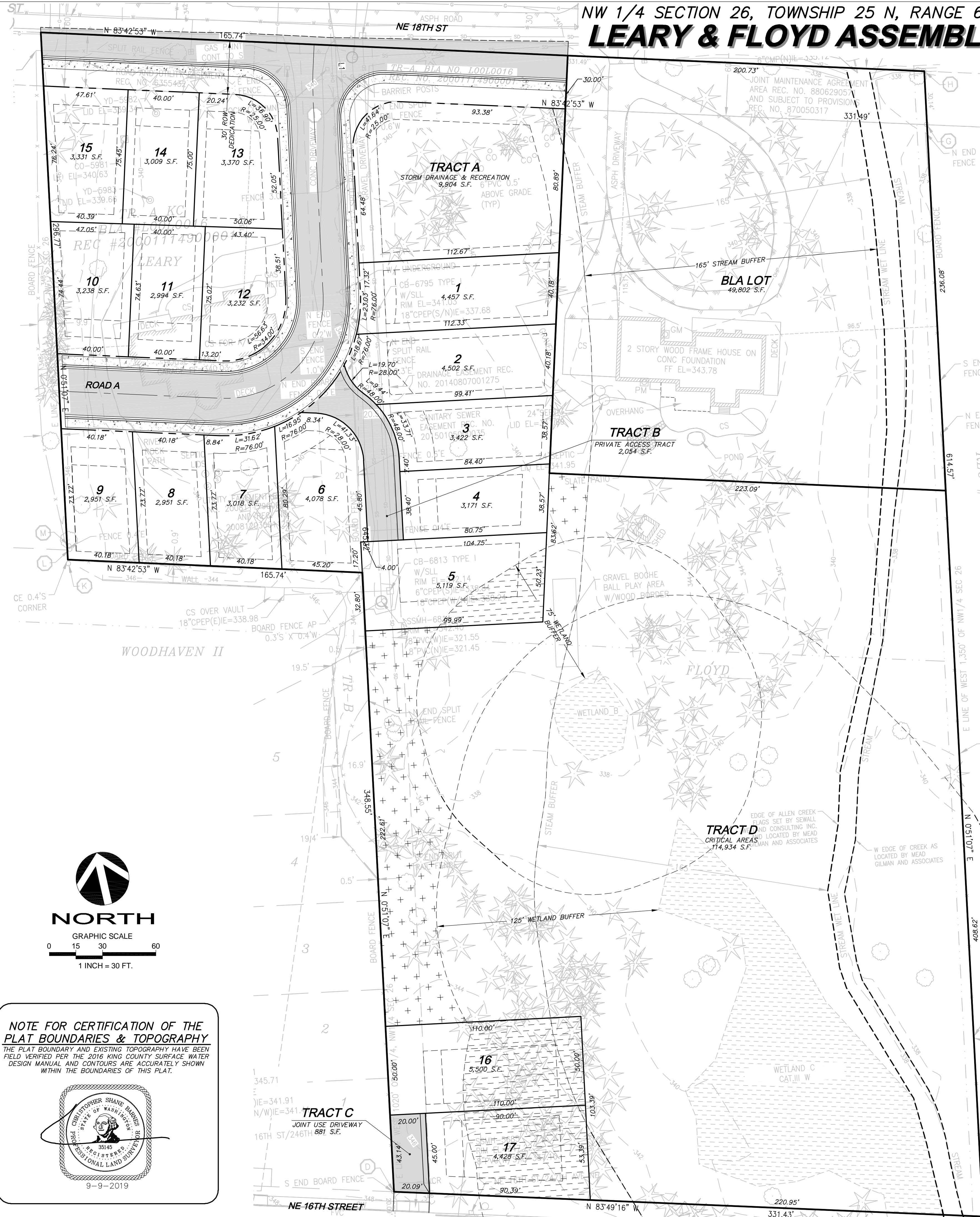


NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.  
**LEARY & FLOYD ASSEMBLAGE**



**VICINITY MAP**  
 1"=1,000'

**LEGAL DESCRIPTION:**

**LEARY PROPERTY (TAX NO. 262506-9055)**  
**PARCEL A:**  
 LOT A KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOBL0068, RECORDED NOVEMBER 17, 2008, UNDER RECORDING NO. 2008117900012, RECORDS OF KING COUNTY, WASHINGTON;  
**PARCEL B:**  
 A NON-EXCLUSIVE EASEMENT FOR ROAD OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;  
 EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.  
**FLOYD PROPERTY (TAX NO. 262506-9029)**  
**PARCEL A:**  
 THE SOUTH HALF OF THE EAST 330 FEET OF THE WEST 1,350 FEET, BY FRACTIONAL SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;  
 EXCEPT THE NORTH 30 FEET THEREOF; AND EXCEPT THE SOUTH 20 FEET THEREOF;  
**PARCEL B:**  
 AN EASEMENT FOR INGRESS AND EGRESS AS CREATED UNDER RECORDING NOS. 4921173 AND 4921174, RECORDS OF KING COUNTY, WASHINGTON;  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**REFERENCES:**

- KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD14-0029, RECORDING NUMBER 2015116900009. HELD FOR BREAKDOWN.
- WOODHAVEN I ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 269 OF PLATS, AT PAGES 77-82, UNDER RECORDING NUMBER 20150721000511. HELD PLAT MONS AS BASIS OF BEARING OF THIS SURVEY.
- RECORD OF SURVEY AS RECORDED UNDER REC. NO. 20101221900002 IN VOL. 277, PG. 42.
- KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOBL0068, RECORDING NUMBER 2008117900012 IN VOL. 256, PGS. 123-124.
- KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOBL0016, RECORDING NUMBER 2000114900001 IN VOL. 141, PG. 138.
- RECORD OF SURVEY AS RECORDED UNDER REC. NO. 20010725900003 IN VOL. 146, PG. 152.

**MERIDIAN:**  
 WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/91)  
 (THIS PLAT IS ROTATED 0°00'16" FROM REFERENCE 1)

**VERTICAL DATUM:**  
 NAVD 88

**BENCHMARK:**  
 ORIGINAL TBM:  
 W 1/4 COR SEC. 26-26-6E;  
 FOUND CONC MON WITH LEAD AND TACK DOWN 1.0' IN A CASE AT INTX OF 244TH AVE NE & NE 16TH ST. HELD FOR POSITION.  
 ELEV. = 348.66'

**TBM-A**  
 FOUND LARGE MAG AND WASHER "PACE CONTROL" ON SOUTH SIDE OF 18TH ST. IN ASPHALT AT E SIDE DRIVEWAY APRON TO HOUSE #24403 AND 2'N OF N EDGE CONC DRIVEWAY.  
 ELEV. = 355.91'

**TBM-B**  
 FOUND REBAR AND ILLEGIBLE CAP ON SOUTH SIDE OF 18TH ST. IN ASPHALT AT NE PROP COR.  
 ELEV. = 374.52'

**SURVEY NOTE:**  
 ALL SURVEY INFORMATION PER TOPOGRAPHIC SURVEY PROVIDED BY MEAD GILMAN ASSOCIATES ON MARCH 15, 2018.

**LIST OF TRACTS:**  
 TRACT "A" STORM DRAINAGE AND RECREATION SPACE TRACT  
 TRACT "B" PRIVATE ACCESS TRACT  
 TRACT "C" JOINT USE DRIVEWAY  
 TRACT "D" CRITICAL AREAS

**TREE RETENTION EXEMPTION NOTE:**  
 IN ACCORDANCE WITH KCC 16.82.156.A.7, THIS PROJECT IS EXEMPT FROM KCC TREE RETENTION REQUIREMENTS BECAUSE CRITICAL AREAS ON SITE (TRACT D) EXCEED 25% OF THE GROSS SITE AREA.  
 CRITICAL AREA D / GROSS SITE AREA = MINIMUM 25%  
 114,934 / 235,147 = 48.88 %

**WETLAND BUFFER REDUCTION AND ADDITION**

- 8,016 S.F. BUFFER REDUCTION AREA
- 8,448 S.F. BUFFER ADDITION AREA

**PROJECT CONTACTS:**

**APPLICANT:** TOLL BROS., INC.  
 8815 - 122ND AVE NE, SUITE 200  
 KIRKLAND, WASHINGTON 98033  
 (425) 825-5310  
 CONTACT: JEFF PETERSON  
 JPETERSON@TOLLBROS.COM

**OWNER, TPN 2625069055:** LESLEY LEARY  
 24637 NE 18TH STREET  
 SAMMAMISH, WASHINGTON 98074

**OWNER, TPN 2625069029:** HAROLD AND TAMI FLOYD  
 24649 NE 18TH STREET  
 SAMMAMISH, WASHINGTON 98074

**OWNER, TPN 2625069007:** JAMES AND PAULA SHEEHAN  
 NE 18TH STREET  
 SAMMAMISH, WASHINGTON 98074

**CIVIL ENGINEER:** D.R. STRONG CONSULTING ENGINEERS, INC.  
 620 7TH AVENUE  
 KIRKLAND, WASHINGTON 98033  
 (425) 827-3063  
 CONTACT: MAHER A. JOUDI, P.E.  
 MAHER.JOUDI@DRSTRONG.COM

**SURVEYOR:** MEAD GILMAN ASSOCIATES  
 PO BOX 289  
 WOODINVILLE, WASHINGTON 98072  
 (425) 486-1252  
 CONTACT: SHANE BARNES, P.L.S.  
 SHANE@MEADGILMAN.COM

**TRAFFIC ENGINEER:** TENW  
 11400 SE 8TH STREET, #200  
 BELLEVUE, WASHINGTON 98004  
 (425) 250-0581  
 CONTACT: JEFF SCHRAMM  
 SCHRAMM@TENW.COM

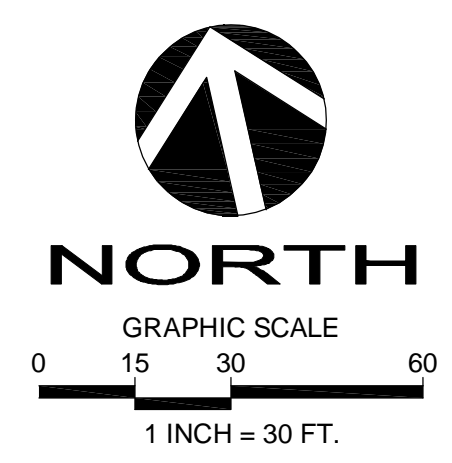
**GEOTECHNICAL ENGINEER:** ASSOCIATED EARTH SCIENCES, INC.  
 911 - 5TH AVENUE  
 KIRKLAND, WASHINGTON 98033  
 (425) 827-7701  
 CONTACT: KURT C. MERRIMAN, P.E.

**PROJECT DESCRIPTION:**

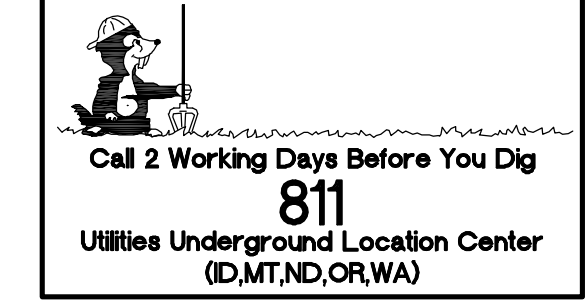
ADDRESS OF THE PROPERTY: 24637 & 24649 NE 18TH STREET  
 PARCEL NUMBERS: 2625069055, 2625069029, 2625069007  
 EXISTING ZONING: R-4  
 PROPOSED DWELLING UNITS: 17  
 ACREAGE: 6.01 ACRES (261,822 S.F.) BEFORE BLA  
 5.39 ACRES (235,147 S.F.) AFTER BLA  
 PROPOSED DENSITY: 3.15 DU/ACRES  
 R.O.W. AREA: 0.493 ACRES (21,479 S.F.)  
 AVERAGE LOT SIZE: 3,692 S.F.  
 SMALLEST LOT SIZE: 2,951 S.F.  
 PROPOSED USE: SINGLE FAMILY DETACHED HOUSING  
 SURROUNDING LAND USE: SINGLE FAMILY RESIDENTIAL (ALL DIRECTIONS)  
 SEWER AND WATER DISTRICT: SAMMAMISH PLATEAU WATER DISTRICT  
 SCHOOL DISTRICT: LAKE WASHINGTON #414  
 FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 34  
 TELEPHONE SERVICE: COMCAST  
 POWER/GAS SOURCE: PUGET SOUND ENERGY  
 REC. SPACE REQUIRED: 6,630 S.F.  
 REC. SPACE PROVIDED: 7,500 S.F.

**SHEET INDEX:**

- C1 OF 5 COVER SHEET
- C2 OF 5 CONCEPTUAL ROAD AND DRAINAGE PLAN
- C3 OF 5 CONCEPTUAL GRADING PLAN
- C4 OF 5 NE 18TH STREET ROAD PROFILE
- C5 OF 5 ROAD A ROAD PROFILE
- C6 OF 5 PRELIMINARY VAULT DETAILS
- 1 OF 1 ALTA/NSPS LAND TITLE SURVEY
- L1.0 OF 4 LANDSCAPE PLAN
- L1.1 OF 4 RECREATION SPACE FURNISHING
- L1.2 OF 4 PLAY AREA CONSTRUCTION NOTES
- L1.3 OF 4 PLANTING NOTES AND DETAILS



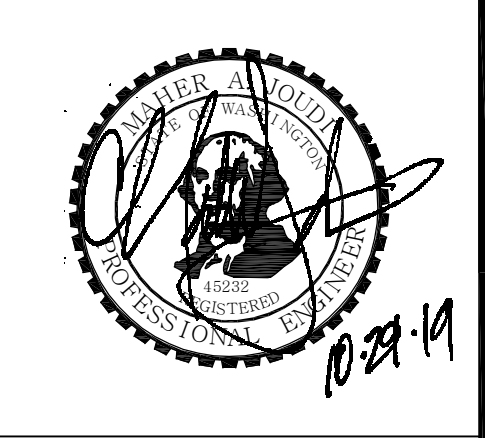
**NOTE FOR CERTIFICATION OF THE PLAT BOUNDARIES & TOPOGRAPHY**  
 THE PLAT BOUNDARY AND EXISTING TOPOGRAPHY HAVE BEEN FIELD VERIFIED PER THE 2018 KING COUNTY SURFACE WATER DESIGN MANUAL AND CONTOURS ARE ACCURATELY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT.



**DRS**  
**D.R. STRONG CONSULTING ENGINEERS**  
 ENGINEERS PLANNERS SURVEYORS  
 620 - 7TH AVENUE KIRKLAND, WA 98033  
 © 425.827.3063 F 425.827.2423

**LEARY & FLOYD ASSEMBLAGE**  
 COVER SHEET  
 24637 & 24649 NE 18TH STREET  
 SAMMAMISH, WA 98074  
 TAX PARCELS 2625069055-9029-9007

**TOLL BROS., INC**  
 8815 - 122ND AVE NE, STE 200  
 KIRKLAND, WA 98033  
 206.419.1621



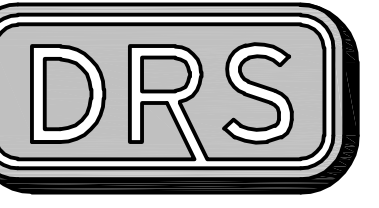
DATE	REVISION
APR	

DATE	REVISION
APR	

DRAFTED BY: CYW  
 DESIGNED BY: MAJ  
 PROJECT ENGINEER: MAJ  
 DATE: 10.29.19  
 PROJECT NO.: 18040

DRAWING: C1  
 SHEET: 1 OF 6

NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.  
**LEARY & FLOYD ASSEMBLAGE**



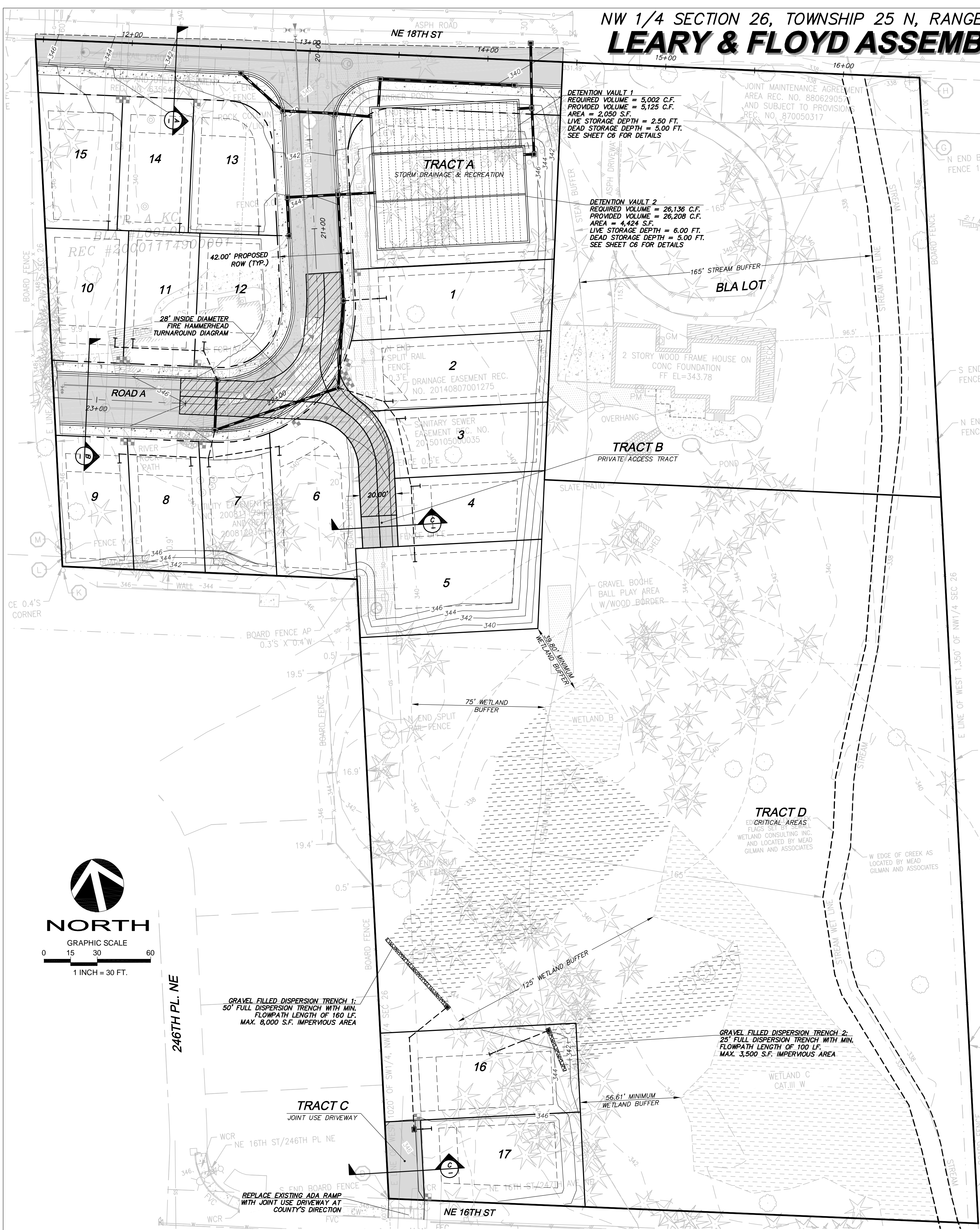
**D.R. STRONG**  
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 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
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**LEARY & FLOYD ASSEMBLAGE**

CONCEPTUAL ROAD AND  
 DRAINAGE PLAN  
 24637 & 24649 NE 18TH STREET  
 SAMMAMISH, WA 98074  
 TAX PARCELS 2625060065-9029-9007

**TOLL BROS., INC**

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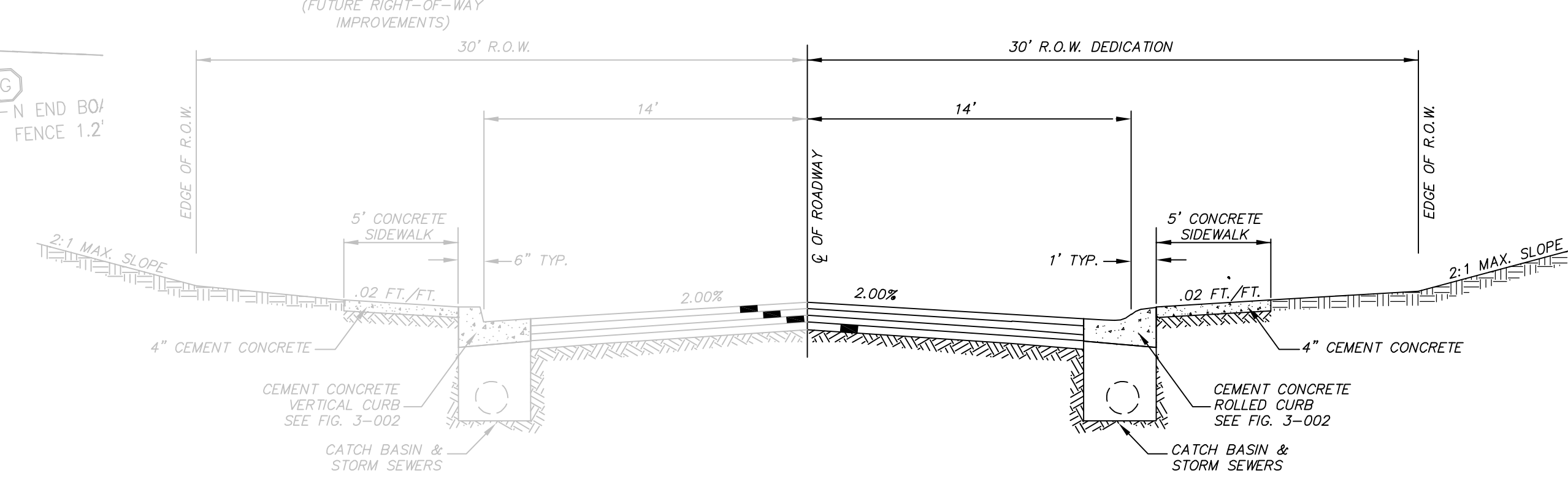
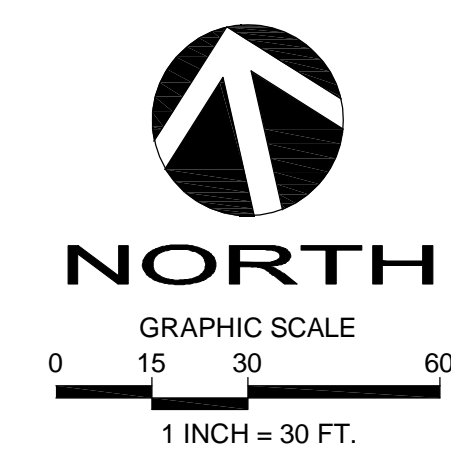


**DETENTION VAULT 1**  
 REQUIRED VOLUME = 5,002 C.F.  
 PROVIDED VOLUME = 5,125 C.F.  
 AREA = 2,050 S.F.  
 LIVE STORAGE DEPTH = 2.50 FT.  
 DEAD STORAGE DEPTH = 5.00 FT.  
 SEE SHEET C6 FOR DETAILS

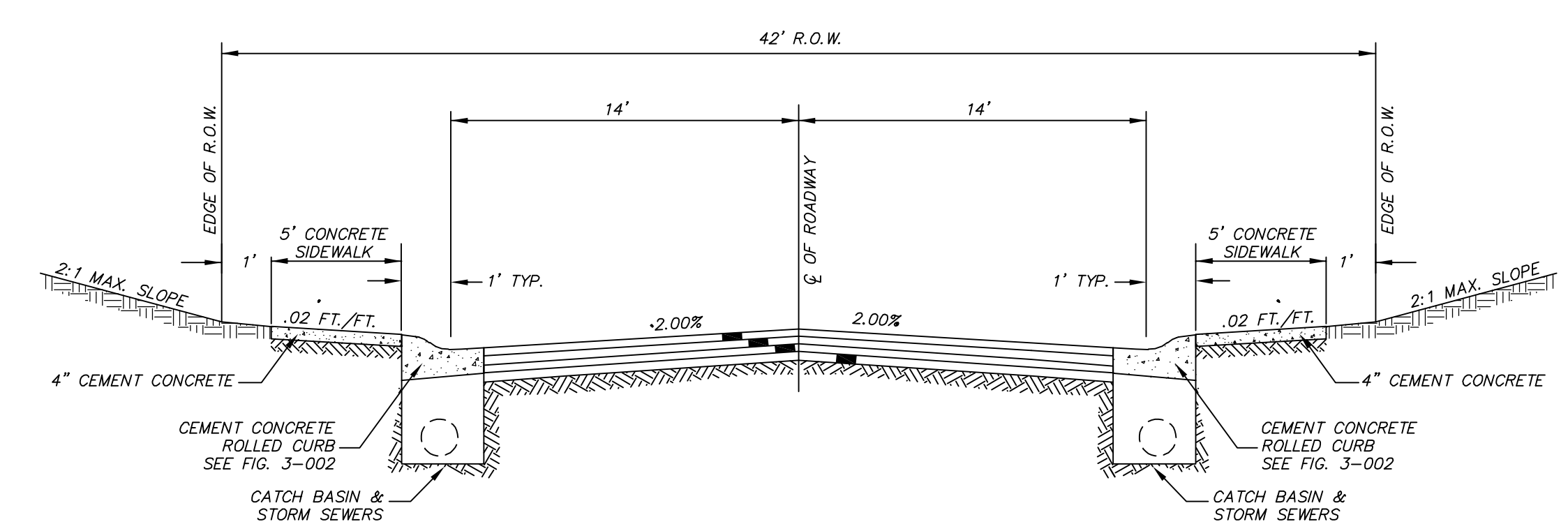
**DETENTION VAULT 2**  
 REQUIRED VOLUME = 26,136 C.F.  
 PROVIDED VOLUME = 26,209 C.F.  
 AREA = 4,424 S.F.  
 LIVE STORAGE DEPTH = 6.00 FT.  
 DEAD STORAGE DEPTH = 5.00 FT.  
 SEE SHEET C6 FOR DETAILS

GRAVEL FILLED DISPERSION TRENCH 1:  
 50' FULL DISPERSION TRENCH WITH MIN.  
 FLOWPATH LENGTH OF 160 LF.  
 MAX. 8,000 S.F. IMPERVIOUS AREA

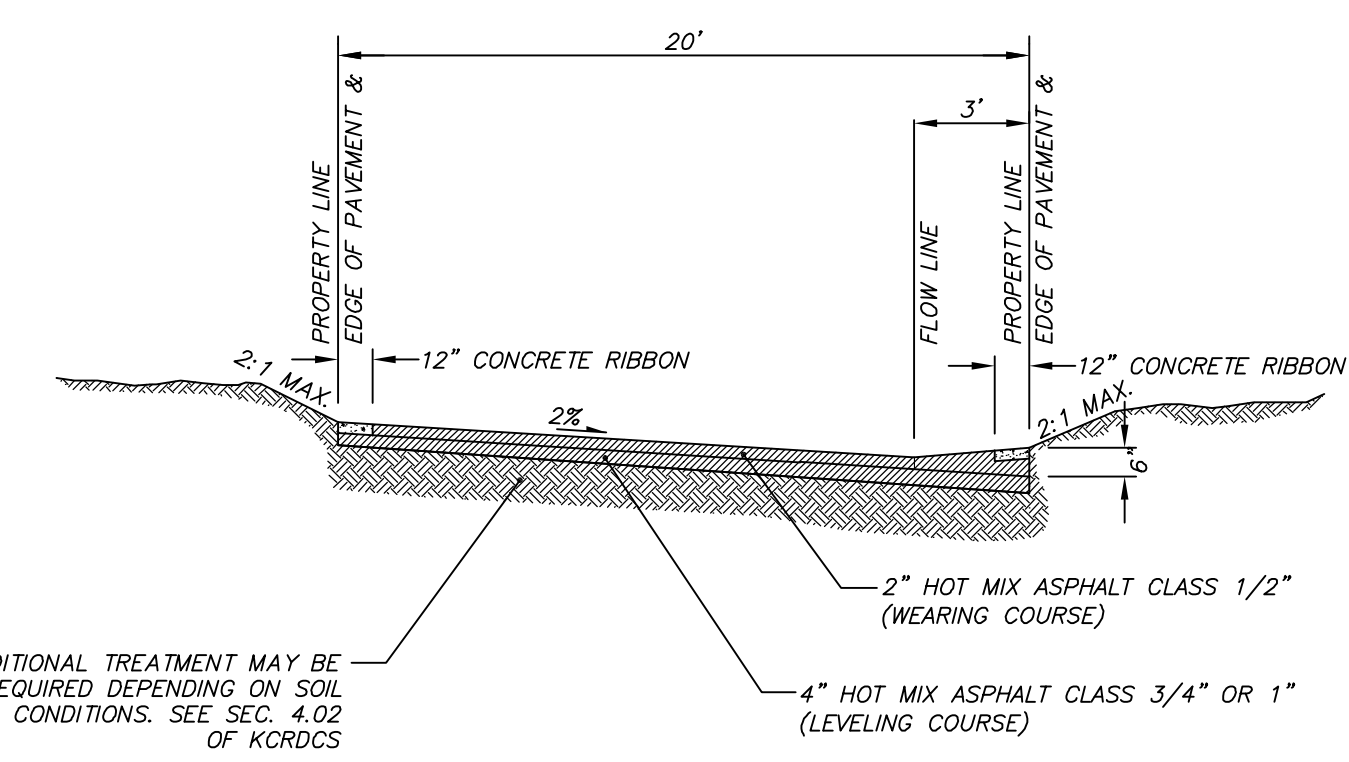
GRAVEL FILLED DISPERSION TRENCH 2:  
 25' FULL DISPERSION TRENCH WITH MIN.  
 FLOWPATH LENGTH OF 100 LF.  
 MAX. 3,500 S.F. IMPERVIOUS AREA



**NE 18TH ST (SUBCOLLECTOR)**  
 NTS



**ROAD A (SUBACCESS STREET)**  
 NTS



**PRIVATE ACCESS TRACT/JOINT USE DRIVEWAY**  
 NTS

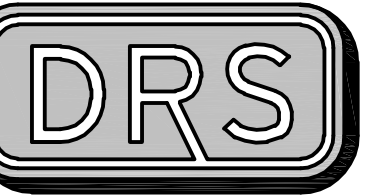
**Call 2 Working Days Before You Dig**  
**811**  
 Utilities Underground Location Center  
 (D,MT,ND,OR,WA)

DATE	REVISION	APR

DRAFTED BY: CYW  
 DESIGNED BY: MAJ  
 PROJECT ENGINEER: MAJ  
 DATE: 10.29.19  
 PROJECT NO.: 18040

DRAWING: **C2**  
 SHEET: **2 OF 6**

NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.  
**LEARY & FLOYD ASSEMBLAGE**



**D.R. STRONG**  
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**LEARY & FLOYD ASSEMBLAGE**

CONCEPTUAL GRADING PLAN  
 24637 & 24649 NE 18TH STREET  
 SAMMAMISH, WA 98074  
 TAX PARCELS 262506055-9029-9007

**TOLL BROS., INC**

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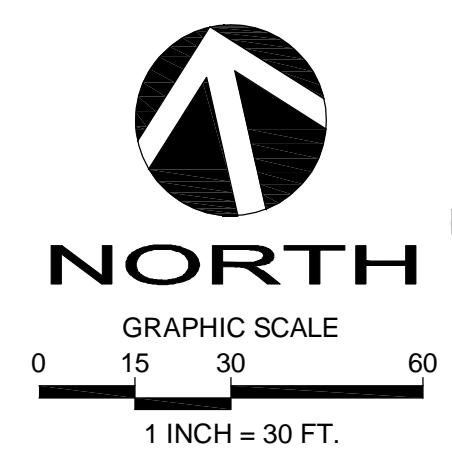
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DATE	

DRAFTED BY: CYW  
 DESIGNED BY: MAJ  
 PROJECT ENGINEER: MAJ  
 DATE: 10.29.19  
 PROJECT NO.: 18040

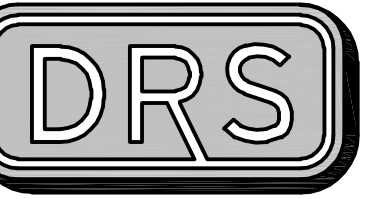
DRAWING: **C3**  
 SHEET: **3** OF **6**

SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
75	13,955	13,880 IMPORT

ALL VOLUMES ARE APPROXIMATE.  
 THE VOLUMES DO NOT INCLUDE EXPANSION FACTOR OR ANY SOIL TYPE  
 RESTRICTIONS. THE VOLUMES DO NOT INCLUDE STRUCTURAL EXCAVATION  
 FOR BUILDINGS OR VAULTS.



NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.  
**LEARY & FLOYD ASSEMBLAGE**



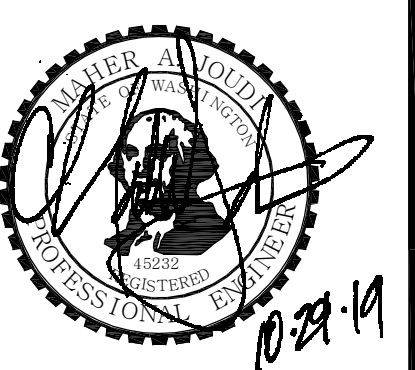
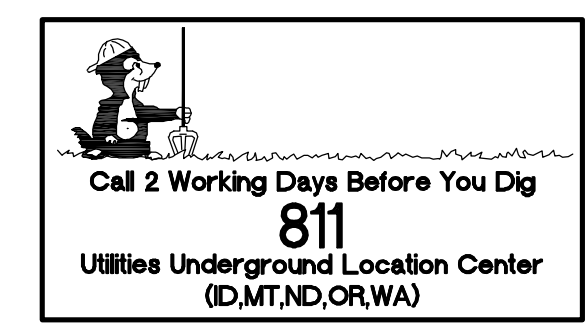
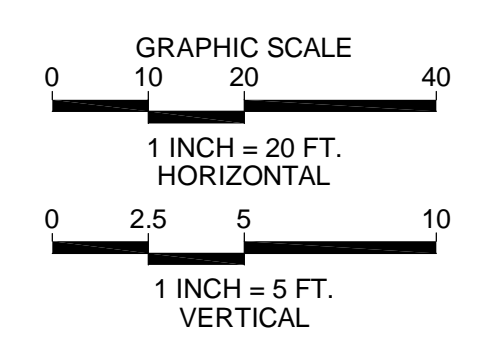
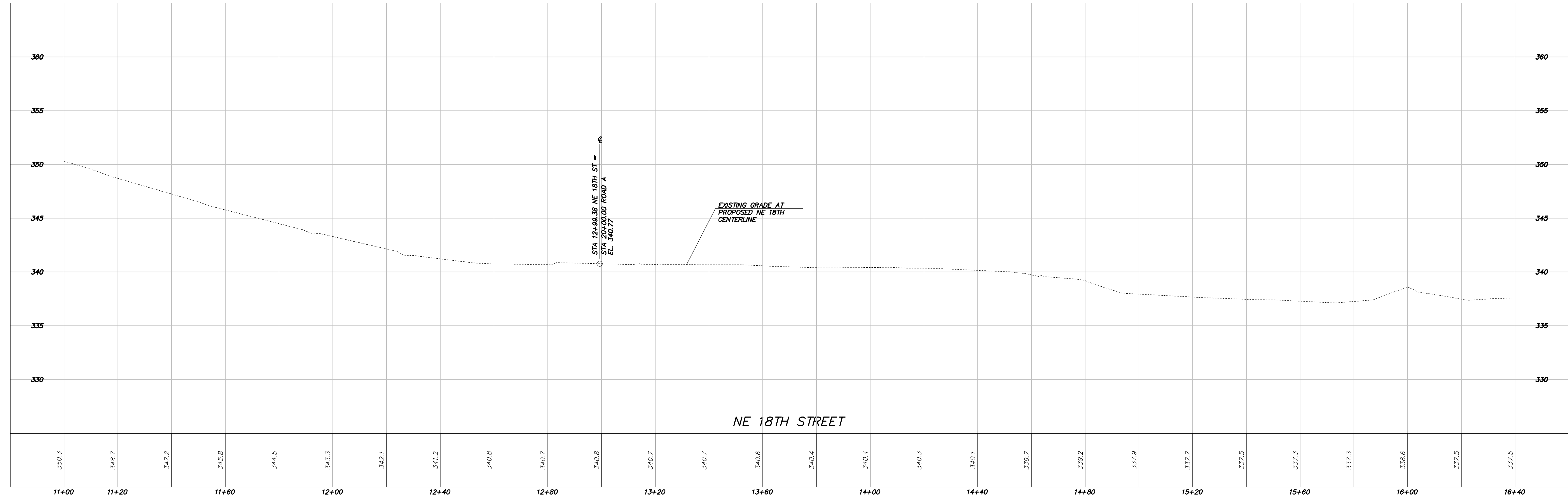
**D.R. STRONG**  
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 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3063 F 425.827.2423

**LEARY & FLOYD ASSEMBLAGE**

NE 18TH STREET ROAD PROFILE  
 24637 & 24649 NE 18TH STREET  
 SAMMAMISH, WA 98074  
 TAX PARCELS 2625069055-9029-9007

**TOLL BROS., INC**

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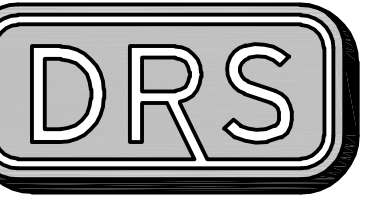


DATE	REVISION
APR	

DRAFTED BY: **CYW**  
 DESIGNED BY: **MAJ**  
 PROJECT ENGINEER: **MAJ**  
 DATE: **10.29.19**  
 PROJECT NO.: **18040**

DRAWING: **C4**  
 SHEET: **4 OF 6**

NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.  
**LEARY & FLOYD ASSEMBLAGE**



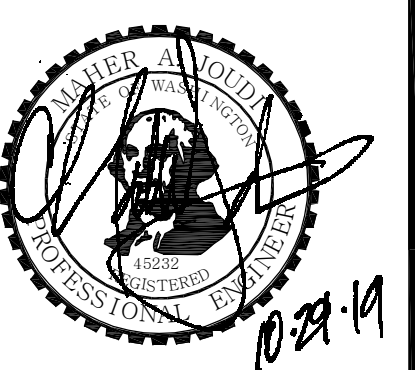
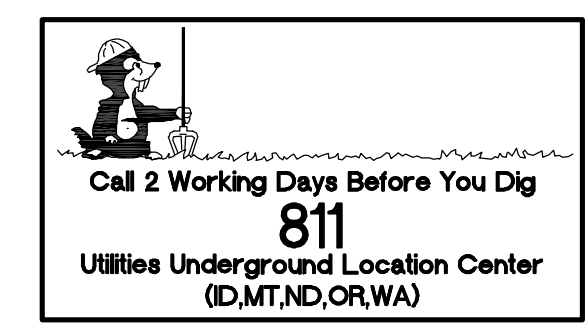
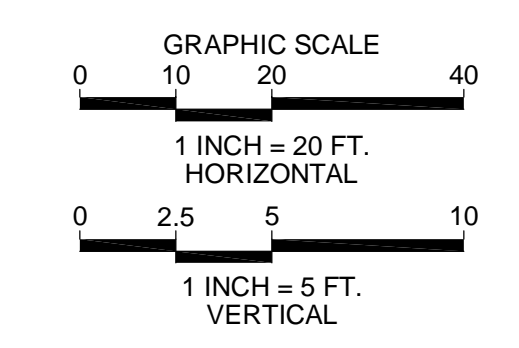
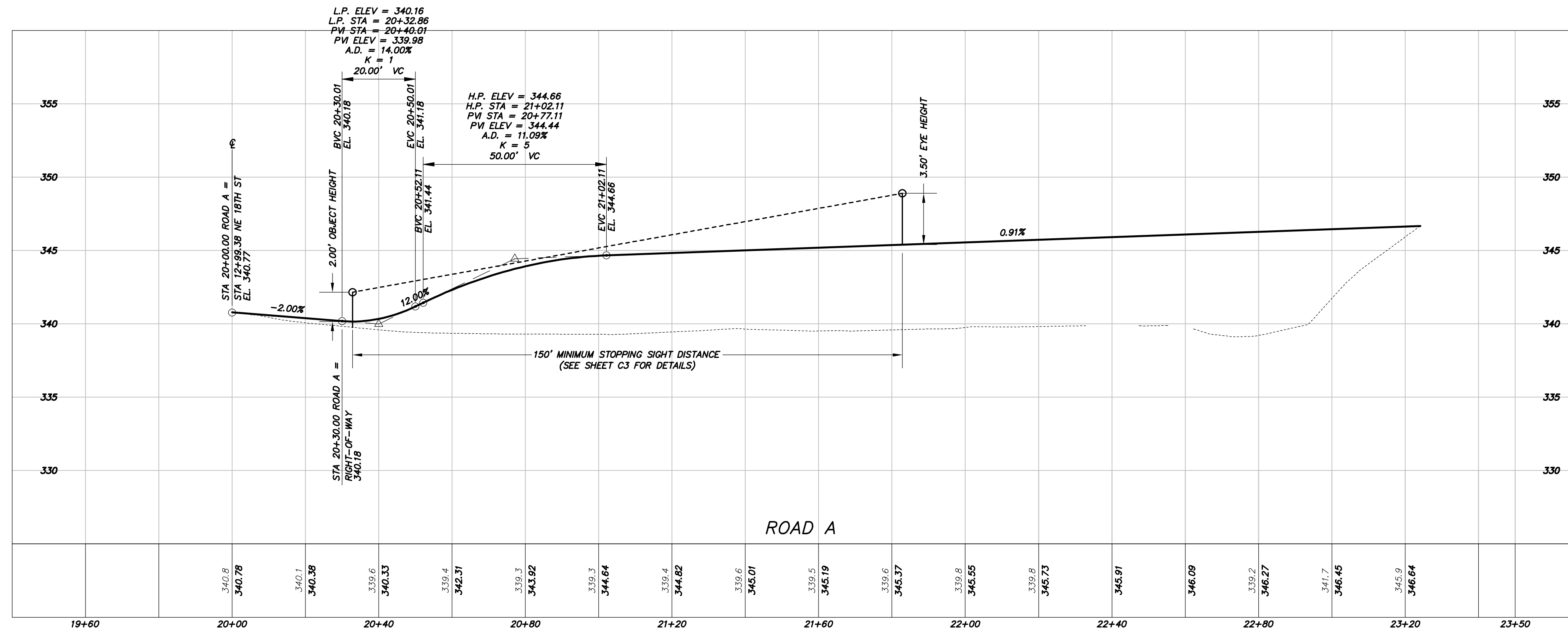
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 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3063 F 425.827.2423

**LEARY & FLOYD ASSEMBLAGE**

ROAD A ROAD PROFILE  
 24637 & 24649 NE 18TH STREET  
 SAMMAMISH, WA 98074  
 TAX PARCELS 2625069055-9029-9007

**TOLL BROS., INC**

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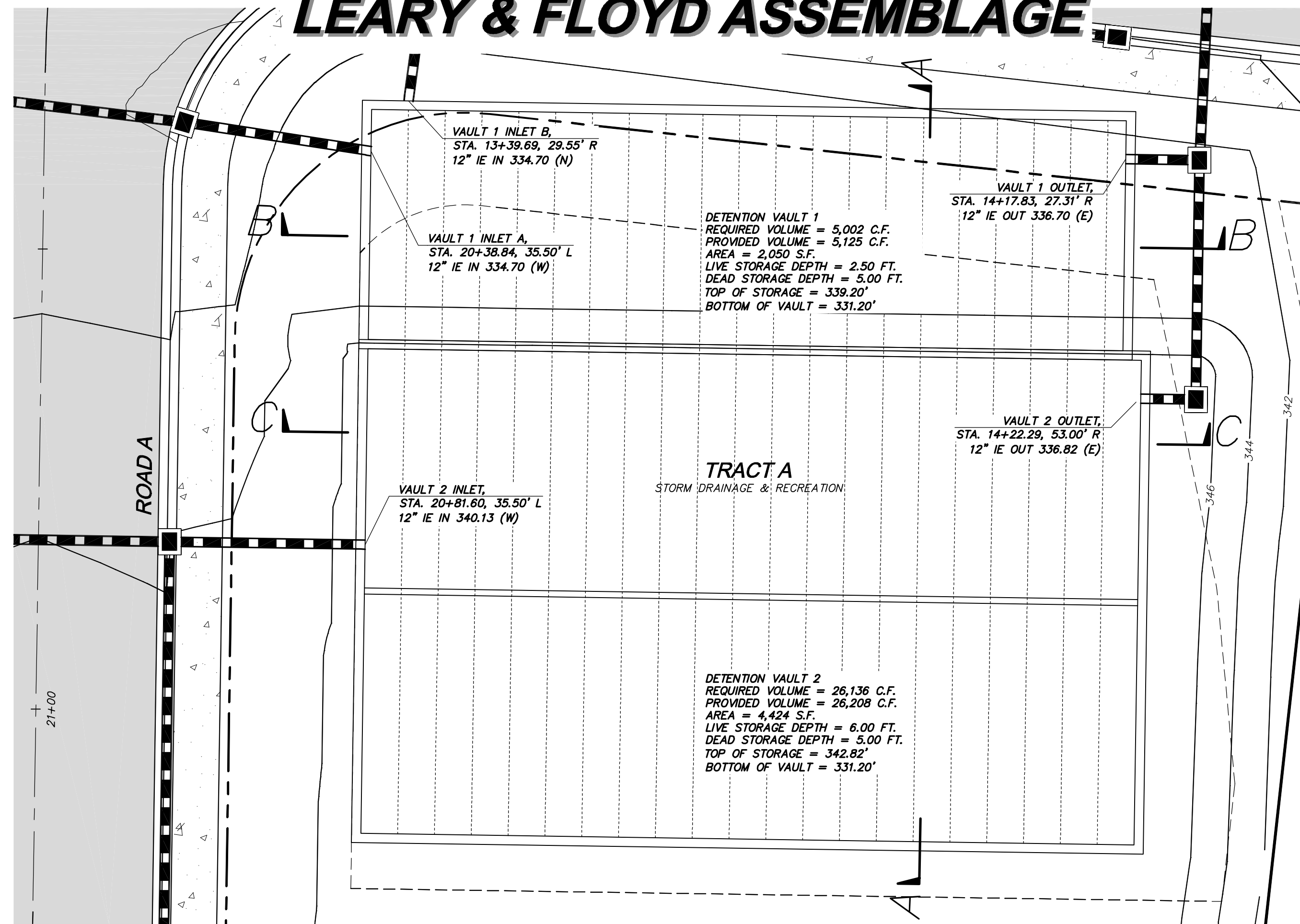


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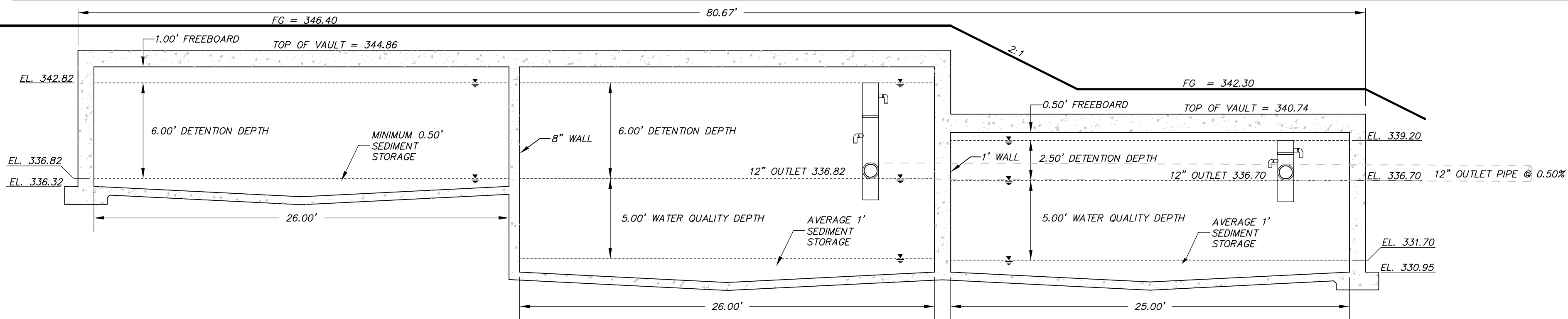
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 DESIGNED BY: MAJ  
 PROJECT ENGINEER: MAJ  
 DATE: 10.29.19  
 PROJECT NO.: 18040

DRAWING: C5  
 SHEET: 5 OF 6

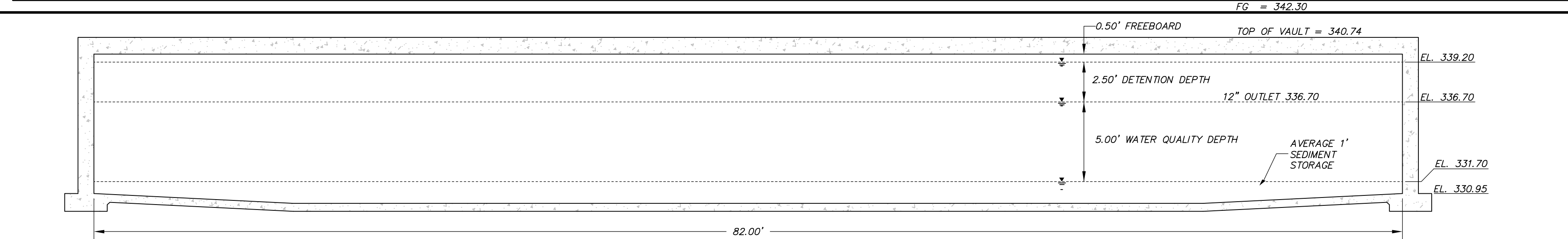
# LEARY & FLOYD ASSEMBLAGE



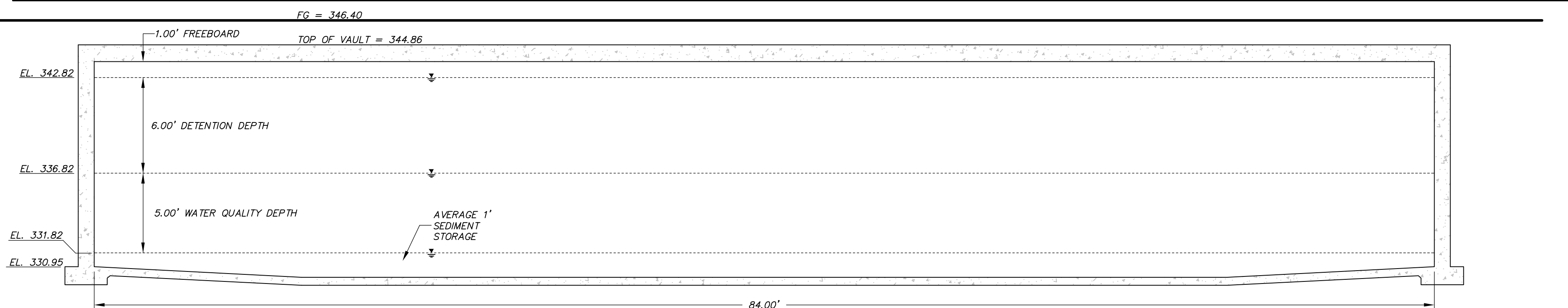
VAULT DETAIL



SECTION A-A



SECTION B-B



SECTION C-C



**D.R. STRONG**  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.3423

**LEARY & FLOYD ASSEMBLAGE**

VAULT DETAILS  
24637 & 24649 NE 18TH STREET  
SAMMAMISH, WA 98074  
TAX PARCELS 2625069055-9029-9007

**TOLL BROS., INC**

8815 -122ND AVE NE, STE 200  
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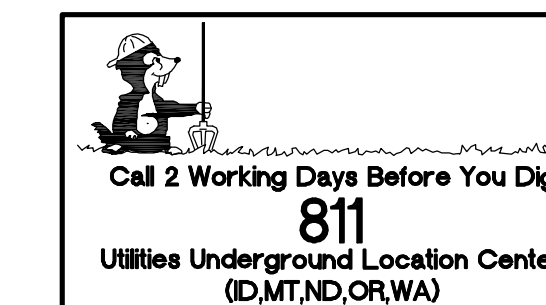


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REVISION

DATE

DRAFTED BY: CYW  
DESIGNED BY: MAJ  
PROJECT ENGINEER: MAJ  
DATE: 10.29.19  
PROJECT NO.: 18040



DRAWING: C6  
SHEET: 6 OF 6