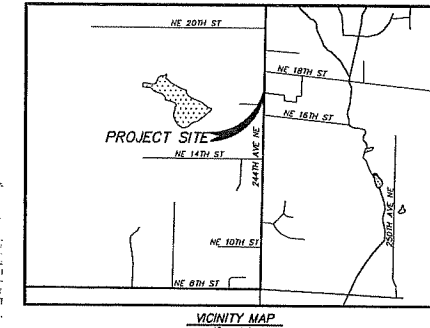
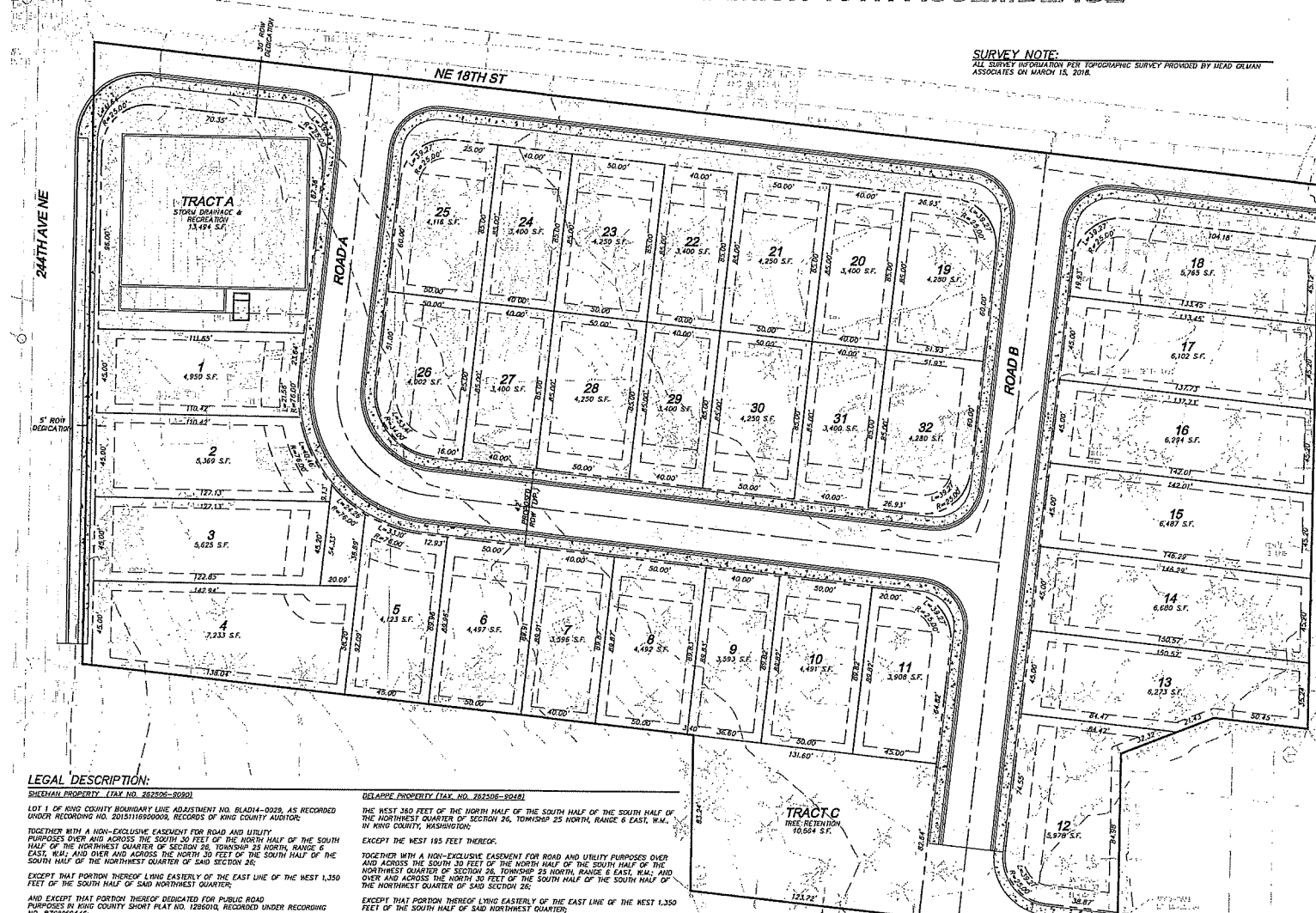


RECEIVED
SEP 25 2018
KING COUNTY DEPT. OF PUBLIC WORKS

NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M. SAMMAMISH 18TH ASSEMBLAGE

SURVEY NOTE:
THIS SURVEY INFORMATION PER TOPOGRAPHIC SURVEY PROVIDED BY HEAD GLIHAN ASSOCIATES ON MARCH 15, 2018.



PROJECT CONTACTS:

APPLICANT: TOLL BROS, INC.
 8015 - 122ND AVE NE, SUITE 200
 KIRKLAND, WASHINGTON 98033
 (425) 825-5310
 CONTACT: AARON HOLLINGSBERRY
 AHOLLINGSBERRY@TOLLBROS.COM

OWNER, TWP 2625069090: JAMES AND PAULA SHEEHAN
 24515 NE 18TH STREET
 SAMMAMISH, WASHINGTON 98074

OWNER, TWP 2625069033: EDWARD AND TANIAH EISELE
 5114 NE 18TH STREET
 SAMMAMISH, WASHINGTON 98074

OWNER, TWP 2625069048: R. SCOTT AND TERESA ANN DELAPPE
 24407 NE 18TH STREET
 SAMMAMISH, WASHINGTON 98074

CIVIL ENGINEER: D.R. STRONG CONSULTING ENGINEERS, INC.
 620 7TH AVENUE
 KIRKLAND, WASHINGTON 98033
 (425) 825-3083
 CONTACT: MAHER A. JOUDI, P.E.
 MAHER.JOUDI@DRSTRONG.COM

SURVEYOR: HEAD GLIHAN ASSOCIATES
 PO BOX 389
 WOODHAVEN, WASHINGTON 98072
 (425) 486-1283
 CONTACT: SHAHE BARRIES, P.L.S.
 SHAHE@HEADGLIHAN.COM

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

GEOTECHNICAL ENGINEER: ASSOCIATED EARTH SCIENCES, INC.
 911 - 5TH AVENUE
 KIRKLAND, WASHINGTON 98033
 (425) 827-7701
 CONTACT: CHRIS J. KOEGER
 CKOEGER@AESINC.COM

PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY: 24403, 24407, 24515 - NE 18TH STREET

PARCEL NUMBERS: 2625069033, 2625069048, 2625069090

EXISTING ZONING: R-4

PROPOSED ZONING: R-4

PROPOSED DWELLING UNITS: 32

ACREAGE: 5.41 ACRES (235,359 SQ. FT.) GROSS

PROPOSED DENSITY: 5.91 DU/ACRE (TDU)

R.O.W. AREA: 1.37 ACRES (59,838 S.F.)

AVERAGE LOT SIZE: 4,673 S.F.

SMALLEST LOT SIZE: 3,400 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: 12,480 S.F.

REC. SPACE PROVIDED: 24,050 S.F.

LIST OF TRACTS:

TRACT "A" STORM DRAINAGE AND RECREATION SPACE TRACT
 TRACT "B" JOINT USE DRIVEWAY TRACT
 TRACT "C" TREE RETENTION TRACT

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.

00-21-18

LEGAL DESCRIPTION:

SHEEHAN PROPERTY (TAX NO. 262506-9090)

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 8L404-0020, AS RECORDED UNDER RECORDING NO. 201511890009, RECORDS OF KING COUNTY AUDITOR;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M. AND OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE OF THE WEST 1,350 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 1288010, RECORDED UNDER RECORDING NO. 8708060446;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 588012, RECORDED UNDER RECORDING NO. 8912130143;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EISELE PROPERTY (TAX NO. 262506-9033)

THE WEST 195 FEET OF THE NORTH HALF OF THE SOUTH HALF 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 WEST 185 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M. AND OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE OF THE WEST 1,350 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 1288010, RECORDED UNDER RECORDING NO. 8708060446;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 588012, RECORDED UNDER RECORDING NO. 8912130143;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DELAPPE PROPERTY (TAX NO. 262506-9048)

THE WEST 300 FEET OF THE NORTH HALF OF THE SOUTH HALF 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 WEST 185 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M. AND OVER AND ACROSS THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE OF THE WEST 1,350 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 1288010, RECORDED UNDER RECORDING NO. 8708060446;

AND EXCEPT THAT PORTION THEREOF DEDICATED FOR PUBLIC ROAD PURPOSES IN KING COUNTY SHORT PLAT NO. 588012, RECORDED UNDER RECORDING NO. 8912130143;

AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

MERIDIAN:
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD 83/94)

VERTICAL DATUM:
NAVD 88

BENCHMARK:
ORIGINAL TBM: W 1/4 COR SEC 26-28-60;
FOUND CONIC NAIL WITH LEAD AND TACK DOWN 1.0' IN A CASE AT INTX. OF 244TH AVENUE & NE 18TH ST. HELD FOR POSITION;
ELEV. = 348.61'

TBM-A
FOUND LARGE NAIL AND WASHER "SPACE CONTROL" ON SOUTH SIDE OF 18TH ST. IN ASPHALT AT E SIDE DRIVEWAY APPROX TO HOUSE #24403 AND 270' OF N EDGE CONIC DRIVEWAY.
ELEV. = 355.91'

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

TREE RETENTION NOTE

TREES TO BE RETAINED IN TRACT C AND THE EASTERN PORTIONS OF LOTS 12-15, FINAL TREE RETENTION CALCULATIONS TO BE PROVIDED AT FINAL ENGINEERING.

SHEET INDEX:

01 OF 6 COVER SHEET
 02 OF 6 CONCEPTUAL ROAD AND UTILITIES PLAN
 03 OF 6 CONCEPTUAL DRAINING PLAN
 04 OF 6 ROAD PROFILES AND CROSS SECTIONS
 05 OF 6 ROAD PROFILES AND CROSS SECTIONS
 06 OF 6 ROAD PROFILES AND CROSS SECTIONS

COPY

DRS
D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 7TH AVENUE KIRKLAND, WA 98033
 © 425.827.3003 F.425.827.2123

SAMMAMISH 18TH ASSEMBLAGE

PRELIMINARY PLAT
 24403, 24407, 24515 NE 18TH ST
 SAMMAMISH, WA 98074
 TAX PARCELS 2625069033, 9048, 9090

TOLL BROS, INC.

8815 - 122ND AVE NE, STE 200
 KIRKLAND, WA 98033
 206-418-1621

APR

REVISION

DATE

DRAFTED BY: ZLJ
 DESIGNED BY: MAJ
 PROJECT ENGINEER: MAJ
 DATE: 09-05-18
 PROJECT NO.: 18009

DRAWING: C1
 SHEET: 1 OF 6

09-05-18

811
 Utilities Underground Location Center
 (800) 452-5274

R:\2018\0180009\3\Drawings\Plots\VP\01-10\18009.dwg 9/24/2018 3:57:29 PM
 COPYRIGHT © 2018, D.R. STRONG CONSULTING ENGINEERS, INC.