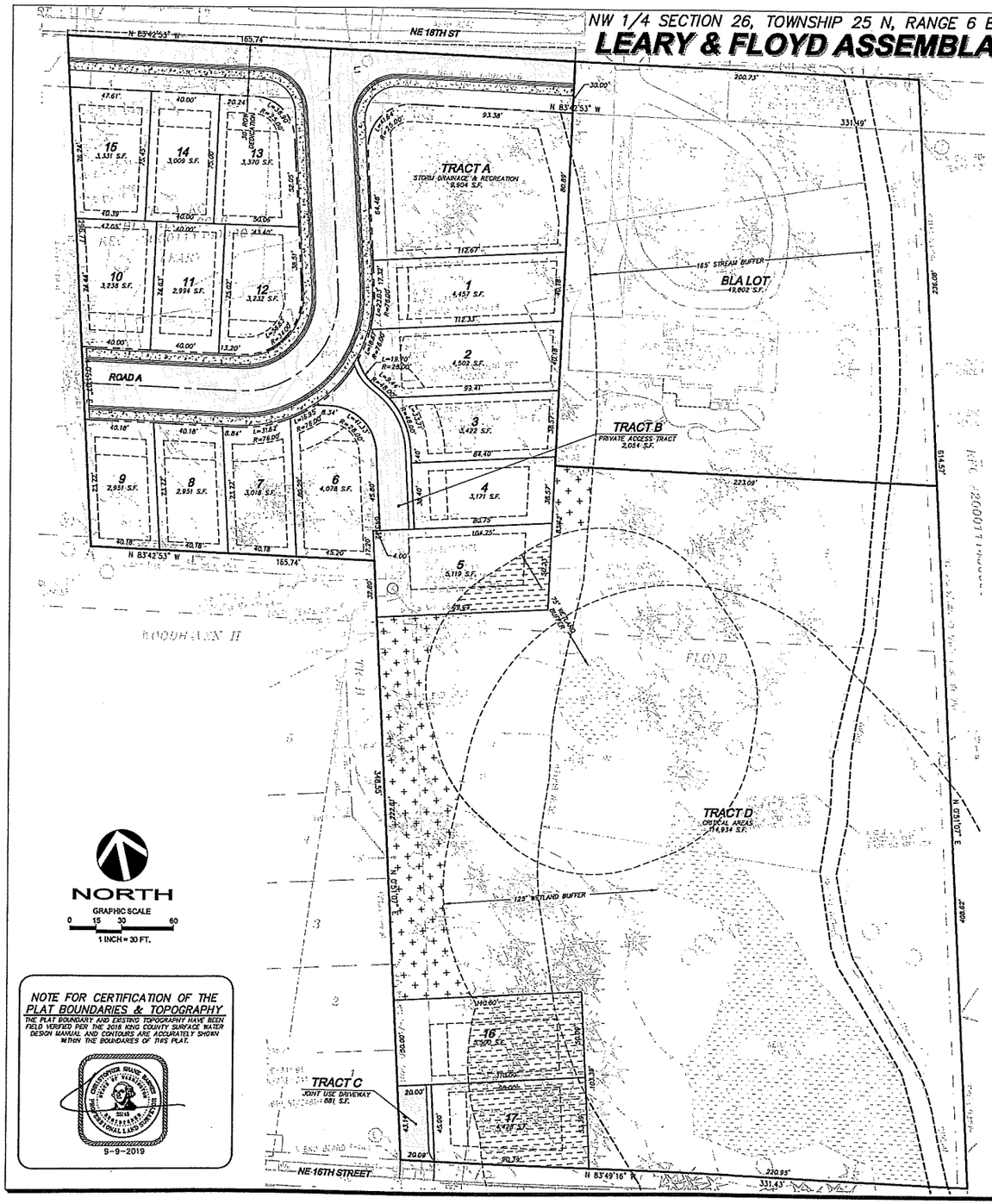
NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.

LEARY & FLOYD ASSEMBLAGE



NORTH

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FT.

NOTE FOR CERTIFICATION OF THE PLAT BOUNDARIES & TOPOGRAPHY

THE PLAT BOUNDARY AND EXISTING TOPOGRAPHY HAVE BEEN FIELD VERIFIED PER THE 2016 KING COUNTY SURFACE WATER DESIGN MANUAL AND CONTOURS ARE ACCURATELY SHOWN WITHIN THE BOUNDARIES OF THIS PLAT.

CHRISTOPHER BRIAN BLAKELY — STATE OF WASHINGTON — 22143 — REGISTERED PROFESSIONAL LAND SURVEYOR

9-9-2019

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. 20081117900012, 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:

1. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD14-0029, RECORDING NUMBER 20151116900009. HELD FOR BREAKDOWN.
2. WOODHAVEN I ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 269 OF PLATS, AT PAGES 77-83, UNDER RECORDING NUMBER 20150721000511. HELD PLAT MONS AS BASIS OF BEARING OF THIS SURVEY.
3. RECORD OF SURVEY AS RECORDED UNDER REC. NO. 20101221900002 IN VOL. 277, PG. 42.
4. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOBL0068, RECORDING NUMBER 20081117900012 IN VOL. 256, PGS. 123-124.
5. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. LOBL0018, RECORDING NUMBER 20001114900001 IN VOL. 141, PG. 138.
6. 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 18TH ST. HELD FOR POSITION.
ELEV. = 348.88'

TBM-A
FOUND LARGE MAG AND WASHER "PACE CONTROL" ON SOUTH SIDE OF 18TH ST. IN ASPHALT AT E SIDE DRIVEWAY APRON TO HOUSE #24103 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.

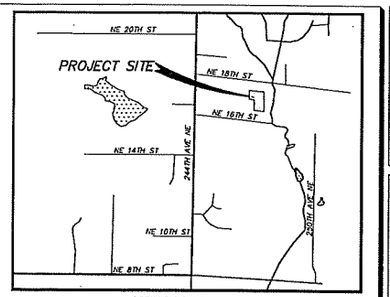
CRITICAL AREA D / GROSS SITE AREA = MINIMUM 25%

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



VICINITY MAP
1"=1,000'

PROJECT CONTACTS:

APPLICANT	TOLL BROS, INC. 8815 – 122ND AVE NE, SUITE 200 KIRKLAND, WASHINGTON 98033 (425) 825-5310 CONTACT: JEFF PETERSON JPETERSON@TOLLBROTHERS.COM
OWNER, TPN 2625069055	LESLEY LEARY 24637 NE 18TH STREET SAMMAMISH, WASHINGTON 98074
OWNER, TPN 2625069029	HAROLD AND TAM 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 SCHRAUM SCHRAUM@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, 2525069007
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

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

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DRS
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ENGINEERS PLANNERS SURVEYORS
620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.3433

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	APP

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

DRAWING: C1
SHEET: 1 OF 6