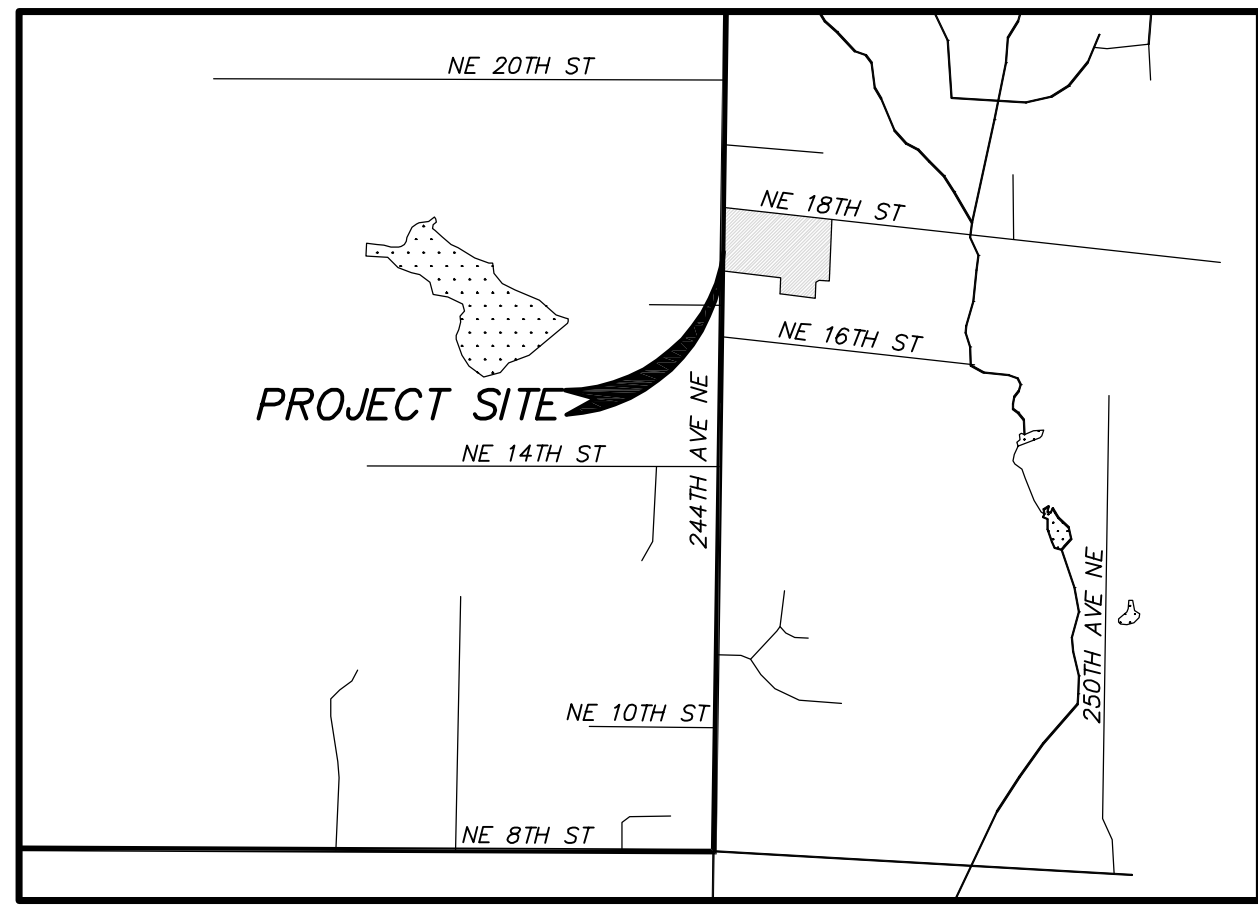


NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.

SAMMAMISH 18TH ASSEMBLAGE

SURVEY NOTE:

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



VICINITY MAP
1"=1,000'

PROJECT CONTACTS:

APPLICANT.....TOLL BROS., INC.
.....8815 - 122ND AVE NE, SUITE 200
.....KIRKLAND, WASHINGTON 98033
.....(425) 823-5310
.....CONTACT: AARON HOLLINGBERRY
.....AHOLLINGBERRY@TOLLBROTHERS.COM

OWNER, TPN 2625069090.....JAMES AND PAULA SHEEHAN
.....24515 NE 18TH STREET
.....SAMMAMISH, WASHINGTON 98074

OWNER, TPN 2625069033.....EDWARD AND TAMAMI EISELE
.....25114 NE 18TH STREET
.....SAMMAMISH, WASHINGTON 98074

OWNER, TPN 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) 827-3063
.....CONTACT: SHAHE 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: CURTIS J. KOGER
.....CKOGER@AESGEO.COM

PROJECT DESCRIPTION:

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

PARCEL NUMBERS.....2625069033, 2625069048, 2625069090

EXISTING ZONING:.....R-4

PROPOSED DWELLING UNITS:.....32

ACREAGE:.....5.41 ACRES (235,559 SQ. FT.) GROSS

PROPOSED DENSITY:.....5.91 DU/ACRE (TDRs)

R.O.M. 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

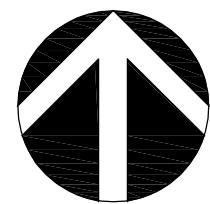
POWER/GAS SOURCE:.....PUGET SOUND ENERGY

REC. SPACE REQUIRED:.....12,480 S.F.

REC. SPACE PROVIDED:.....24,058 S.F.

LIST OF TRACTS:

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



NORTH

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



Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(D.M.T.N.D.O.R.W.A.)

R:\2018\0\18009\3\Drawings\Plots\PP\01-3CVR18009.dwg 9/24/2018 3:57:29 PM
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LEGAL DESCRIPTION:

SHEEHAN PROPERTY (TAX NO. 262506-9090)

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD14-0029, AS RECORDED UNDER RECORDING NO. 2015116900009, 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 SOUTH 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. 1286010, 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. 8812130143;

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 30 FEET THEREOF CONVEYED TO KING COUNTY FOR 244TH AVENUE NORTHEAST BY DEED RECORDED UNDER RECORDING NUMBER 4786605.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 30 FEET OF THE NORTH HALF OF THE SOUTH 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. 1286010, 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. 8812130143;

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 360 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 195 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 SOUTH 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. 1286010, 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. 8812130143;

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 83/91)

(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. = 348.66'

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'

TREE RETENTION NOTE

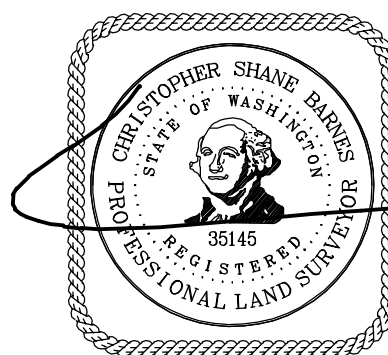
TREES TO BE RETAINED IN TRACT C AND THE EASTERN PORTIONS OF LOTS 13-18. FINAL TREE RETENTION CALCULATIONS TO BE PROVIDED AT FINAL ENGINEERING.

SHEET INDEX:

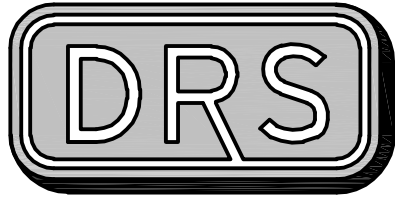
C1 OF 6 COVER SHEET
C2 OF 6 CONCEPTUAL ROAD AND UTILITIES PLAN
C3 OF 6 CONCEPTUAL GRADING PLAN
C4 OF 6 ROAD PROFILES AND CROSS SECTIONS
C5 OF 6 ROAD PROFILES AND CROSS SECTIONS
C6 OF 6 ROAD PROFILES AND CROSS SECTIONS

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.



09-21-18



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

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
206.419.1621



APR

REVISION

DATE

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

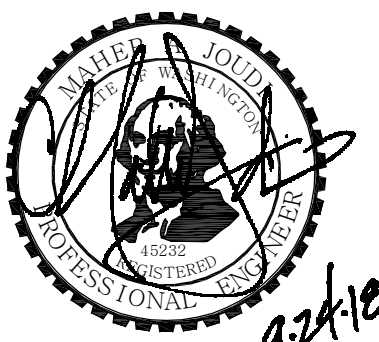
DRAWING: C1
SHEET: 1 OF 6

**SAMMAMISH 18TH
ASSEMBLY**

CONCEPTUAL ROAD AND
DRAINAGE PLAN
24403, 24407, 24515 NE 18TH ST
SAMMAMISH, WA 98074
TAX PARCELS 2625069033, 9048, 9049

TOLL BROS, INC.

8815 -122ND AVE NE, STE 200
KIRKLAND, WA 98033
206.419.1621



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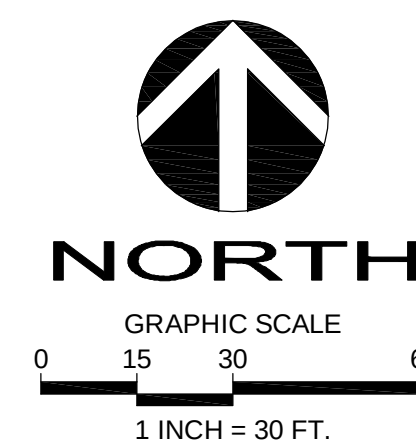
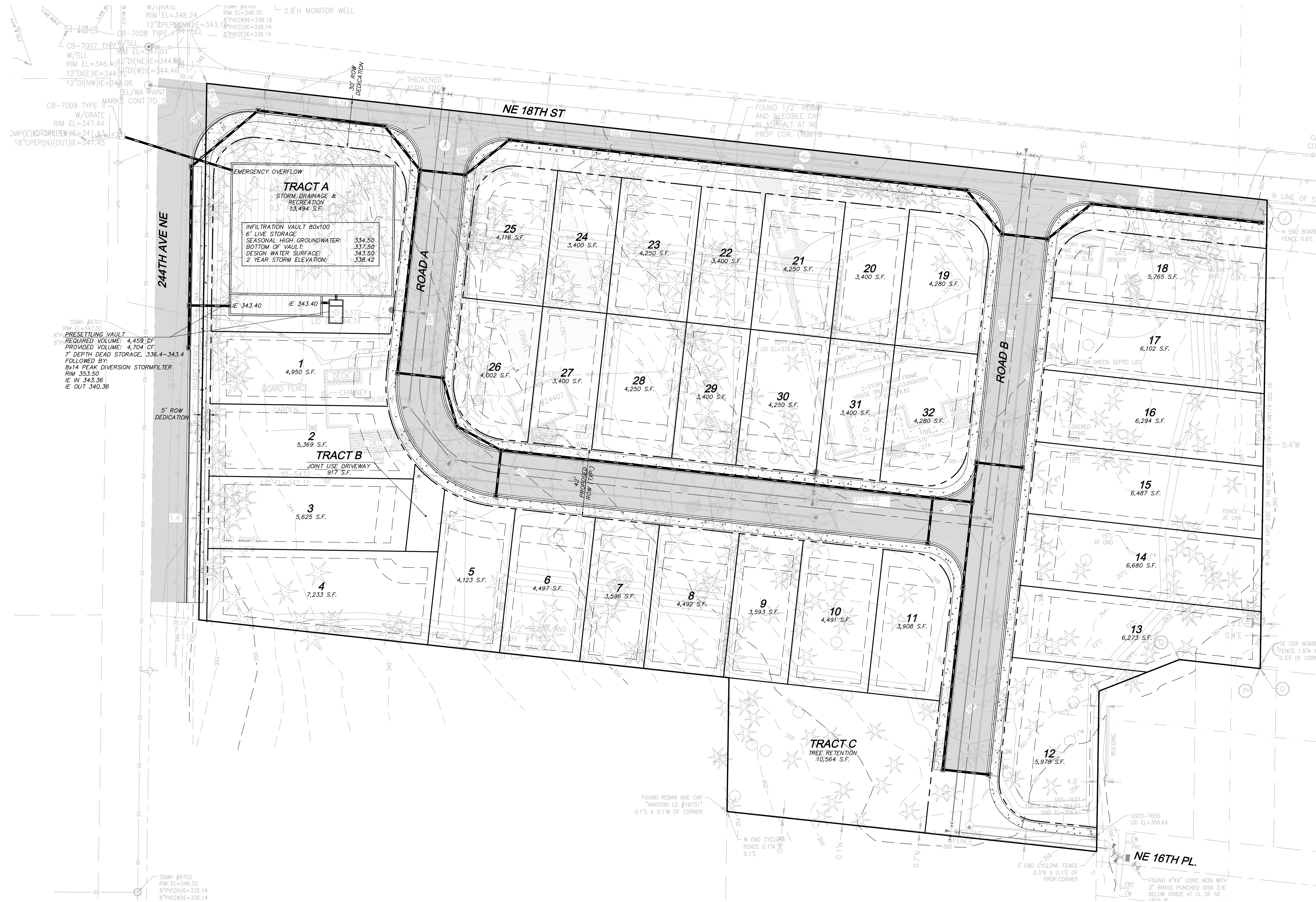
REVISION

DATE _____



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

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

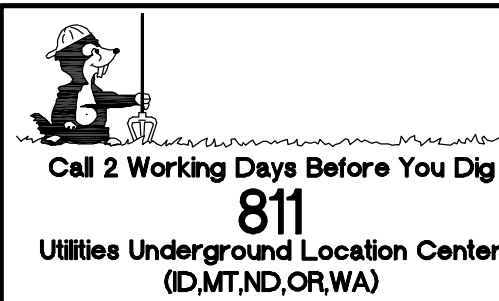
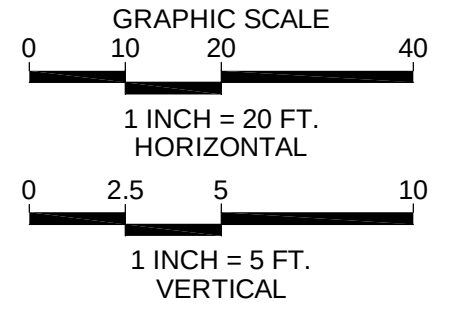
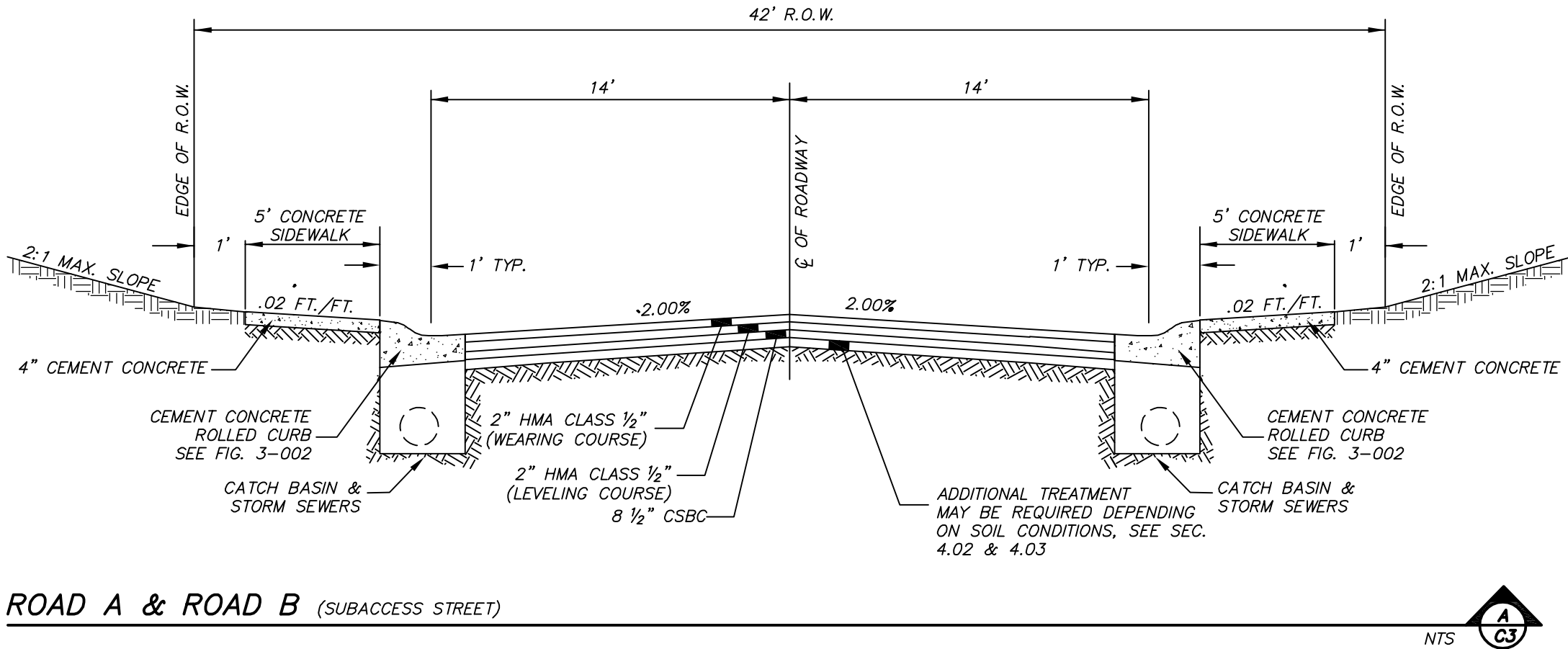
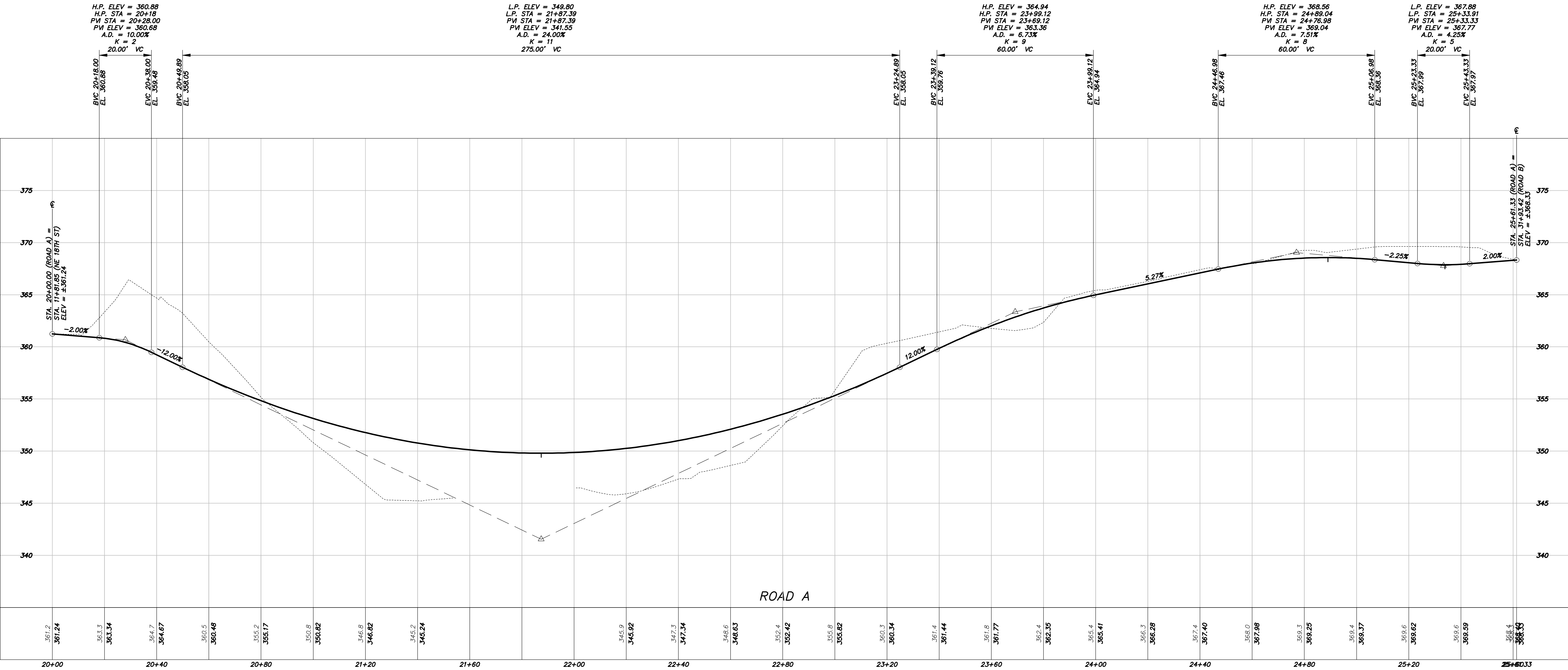


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NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.

SAMMAMISH 18TH ASSEMBLAGE



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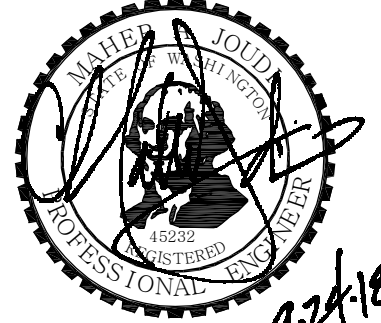
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

SAMMAMISH 18TH
ASSEMBLAGE

ROAD PROFILES
24403, 24407, 24515 NE 18TH ST
SAMMAMISH, WA 98074
TAX PARCELS 2625060333-9048-9090

TOLL BROS, INC.

8815 -122ND AVE NE, STE 200
KIRKLAND, WA 98033
206.419.1621



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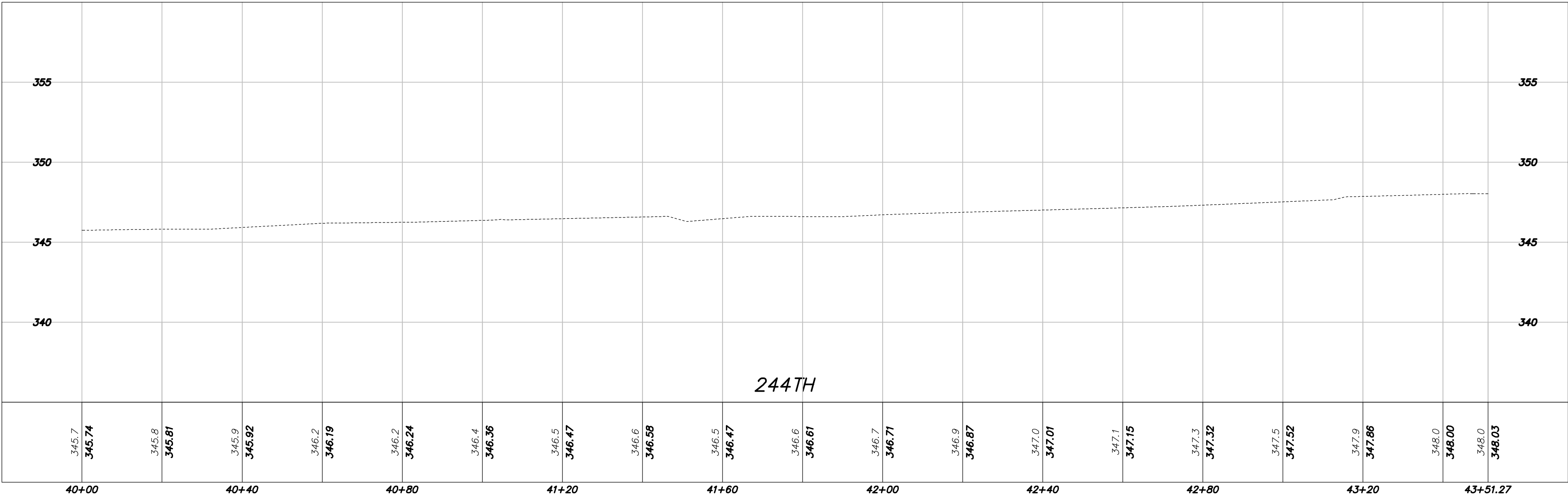
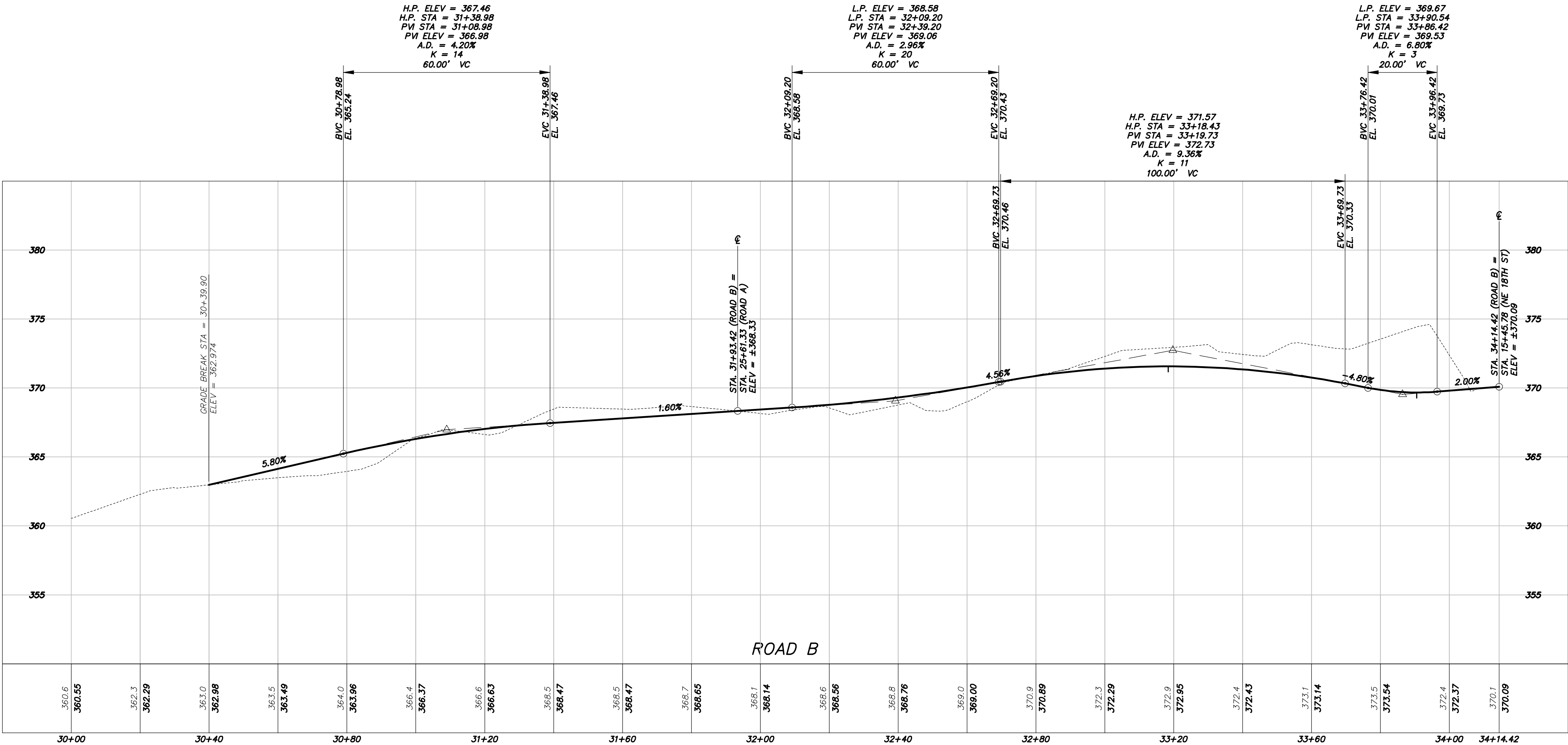
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DATE

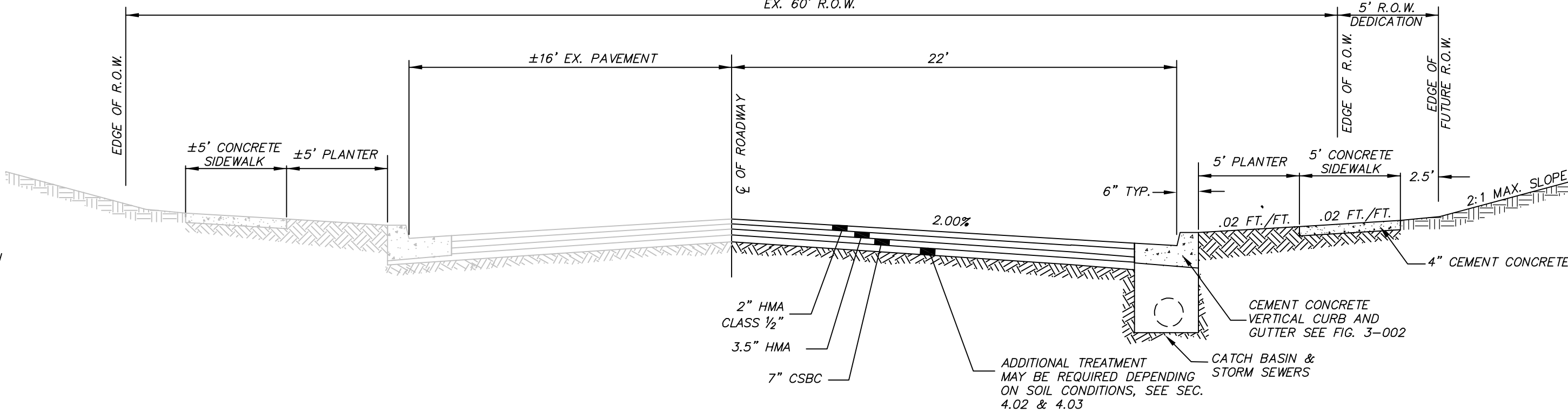
DRAFTED BY: ZLJ
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 09-05-18
PROJECT NO.: 18009

DRAWING: C4
SHEET: 4 OF 6

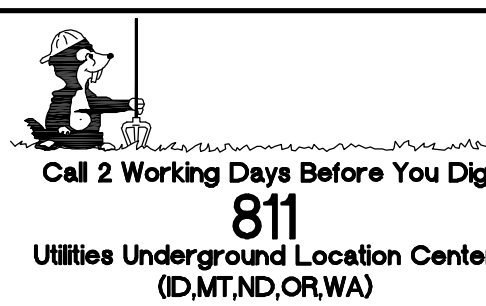
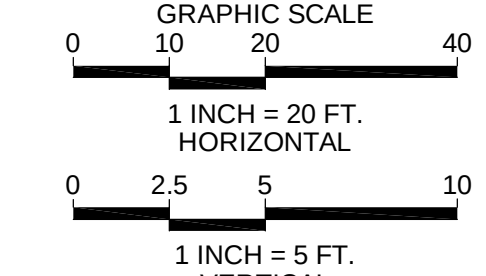
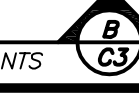
NW 1/4 SECTION 26, TOWNSHIP 25 N, RANGE 6 E, W.M.
SAMMAMISH 18TH ASSEMBLAGE



244TH AVENUE NE IMPROVEMENTS TO BE APPROVED BY CITY OF SAMMAMISH; SHOWN HEREON FOR INFORMATION ONLY.



244TH AVE NE (COLLECTOR ARTERIAL)



DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
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O 425.827.3063 F 425.827.2423

SAMMAMISH 18TH ASSEMBLAGE
ROAD PROFILES AND CROSS SECTIONS
24403, 24407, 24515 NE 18TH ST
SAMMAMISH, WA 98074
TAX PARCELS 262506033, 9048, 9090

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

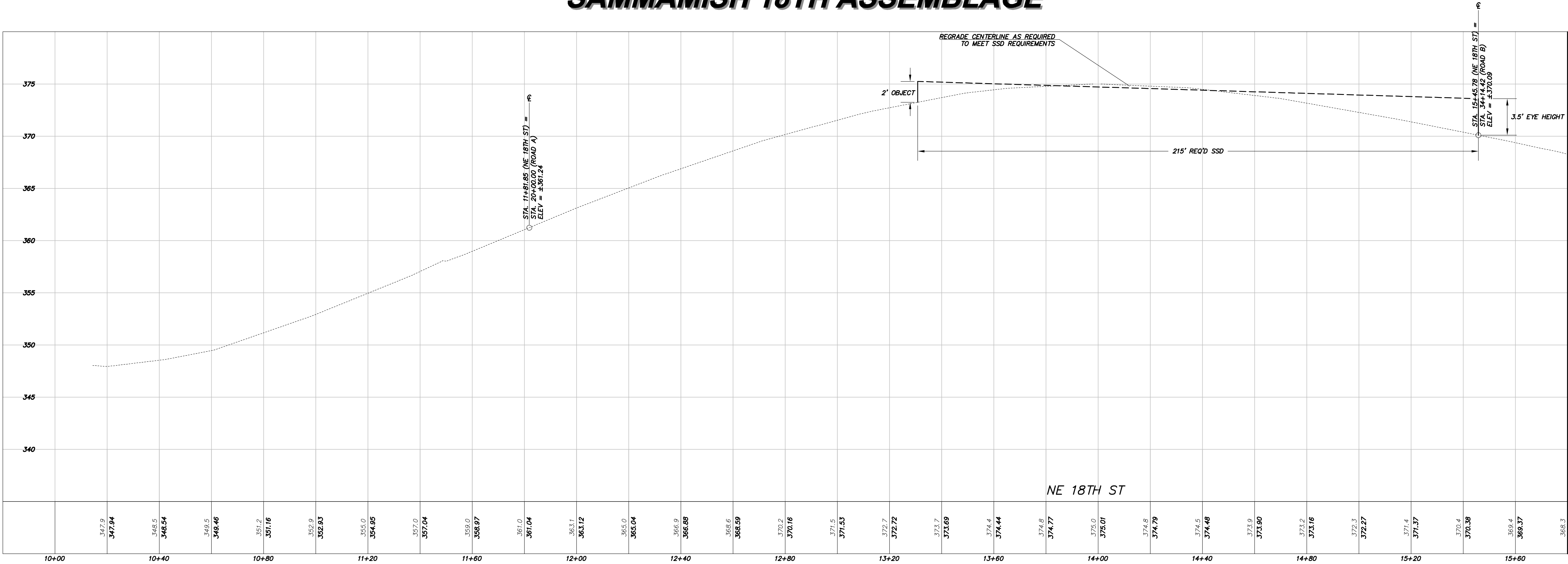


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PROJECT ENGINEER: MAJ
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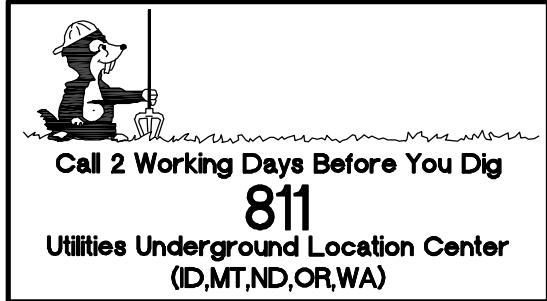
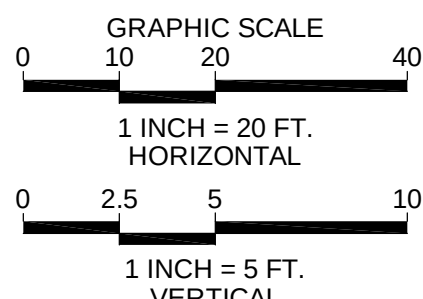
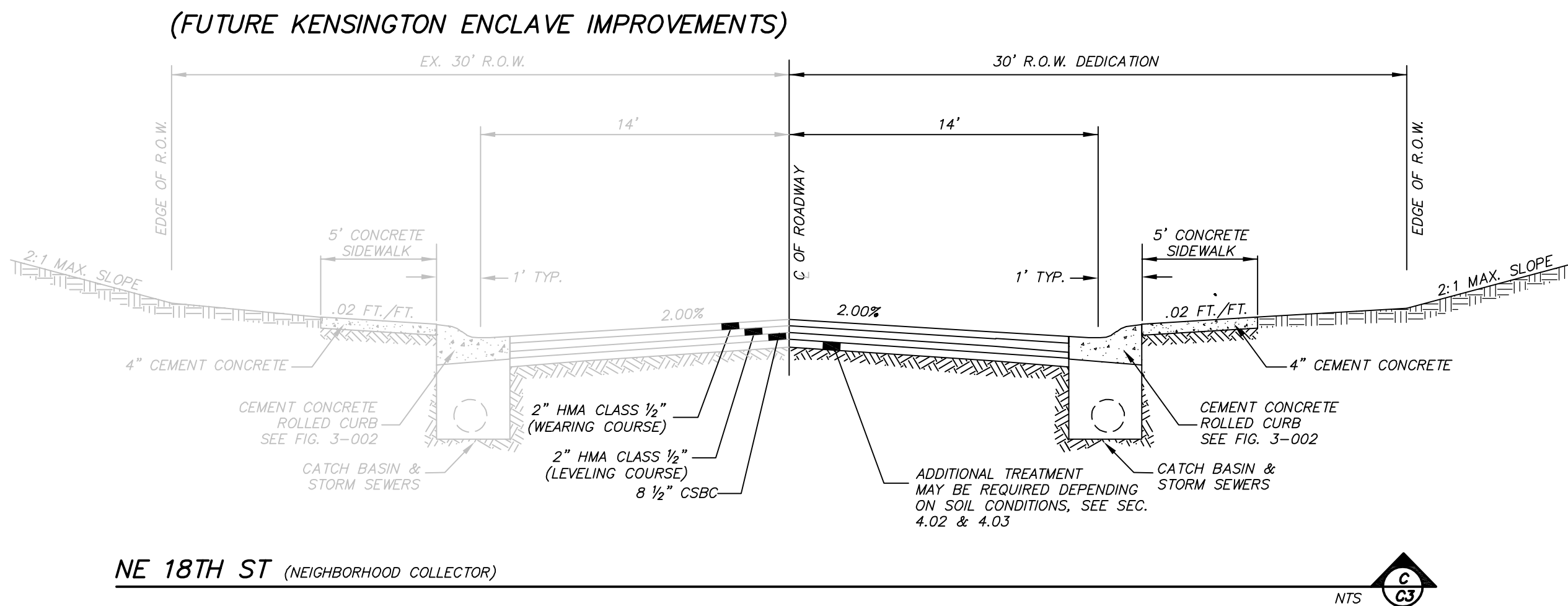
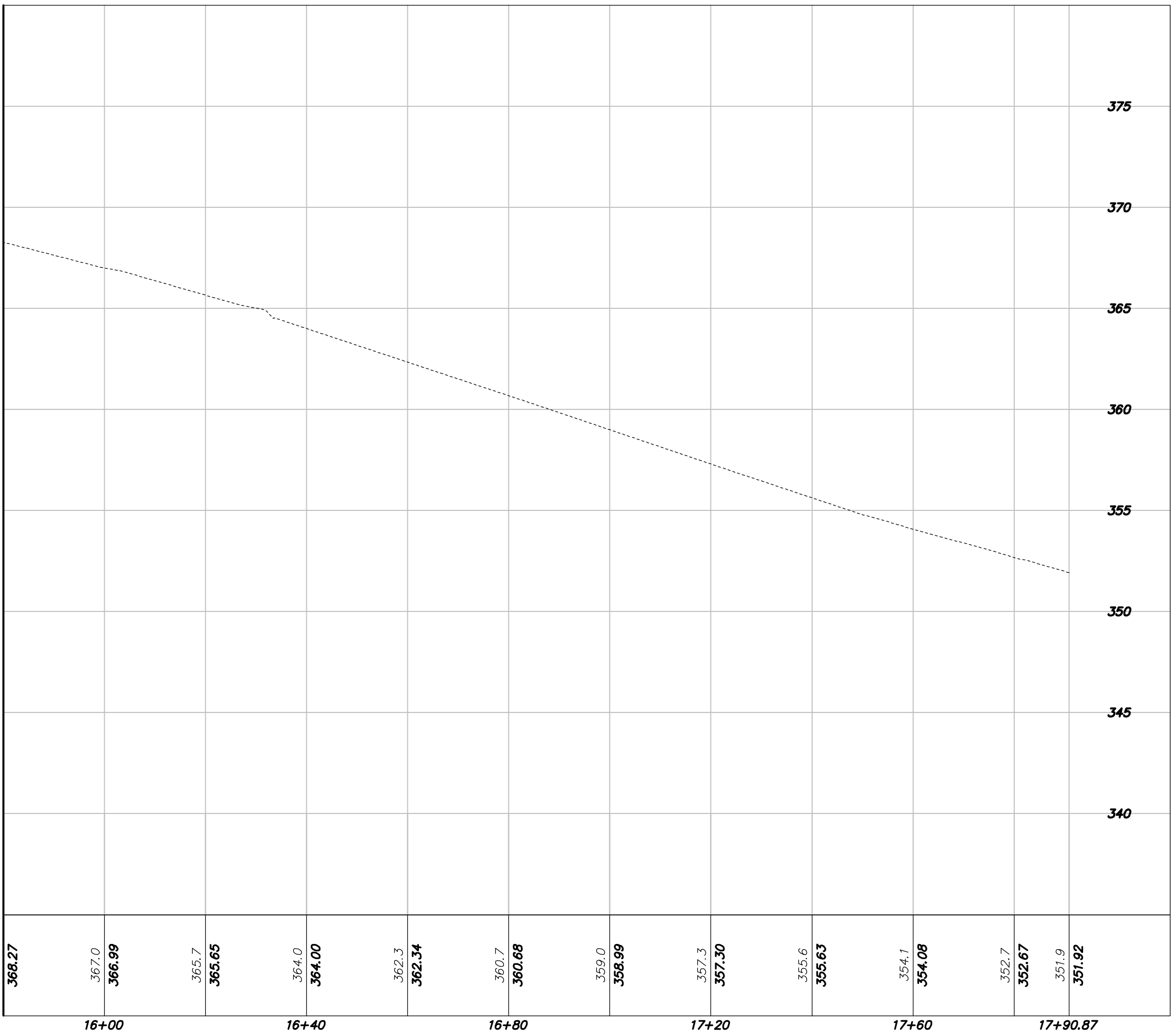
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SAMMAMISH 18TH ASSEMBLAGE

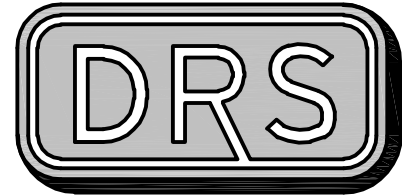


MATCHLINE STA. 15+80, SEE BELOW

MATCHLINE STA. 15+80, SEE ABOVE



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SAMMAMISH 18TH
ASSEMBLAGE

ROAD PROFILES AND CROSS SECTIONS
24403, 24407, 24515 NE 18TH ST
SAMMAMISH, WA 98074
TAX PARCELS 262506033-9048-9090

TOLL BROS, INC.

8815 -122ND AVE NE, STE 200
KIRKLAND, WA 98033
206.419.1621



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

DRAWING: C6
SHEET: 6 OF 6