

A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.

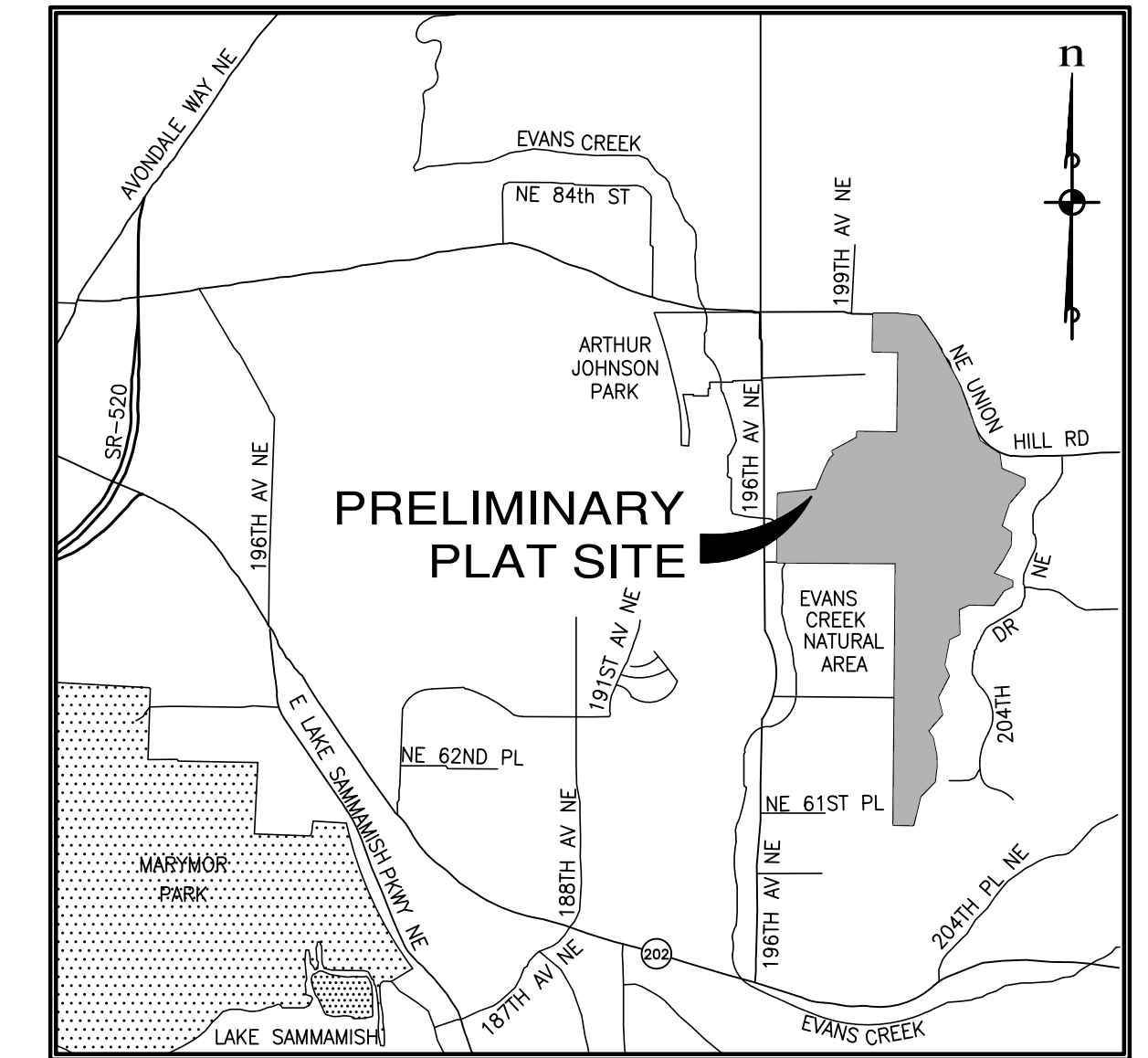
PRELIMINARY PLAT PLANS

for

GUNSHY MANOR

prepared for

THE ESTATE OF BARBARA J. NELSON AND THE WCN GST NONEXEMPT MARITAL TRUST #2



Vicinity Map

Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	PP-01	COVER SHEET
2	PP-02	EXISTING CONDITIONS
3	PP-03	PRELIMINARY SITE PLAN
4	PP-04	PRELIMINARY SITE PLAN
5	PP-05	PRELIMINARY GRADING PLAN
6	PP-06	PRELIMINARY UTILITY PLAN
7	PP-07	PRELIMINARY ROADWAY PROFILE

LEGAL DESCRIPTION OF ALL CURRENT PARCELS ENCOMPASSING THE PRELIMINARY PLAT SITE

PARCEL 1:

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-0001, AS RECORDED UNDER RECORDING NO. 20130610900001, RECORDS OF KING COUNTY AUDITOR;

PARCEL 2:

LOT 2 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-0002, AS RECORDED UNDER RECORDING NO. 20130610900002, RECORDS OF KING COUNTY AUDITOR;

PARCEL 3:

LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 18-0056, AS RECORDED UNDER RECORDING NO. 20190508900002, RECORDS OF KING COUNTY AUDITOR;

PARCEL 4:

LOT 4 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-003, AS RECORDED UNDER RECORDING NO. 20130610900003, RECORDS OF KING COUNTY AUDITOR;

PARCEL 5:

LOT 5 OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. BLAD 13-0003, AS RECORDED UNDER RECORDING NO. 20130610900003, RECORDS OF KING COUNTY AUDITOR;

PARCEL 6:

THE EAST 264 FEET OF THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO THE KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 713244;

ALSO EXCEPT THAT PORTION LYING WITHIN NORTHEAST 80TH STREET; AND

ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 9411181045.

TOGETHER WITH THE EASTERLY 264 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SITE DATA

SITE ADDRESS: 20005 NE UNION HILL RD
REDMOND, WA 98053

PARCEL NUMBERS: 082506-9067, 9013, 9102, 9103, 9104, 9105

SITE AREA GROSS: 5,081,132 S.F. = 116.65 AC.

SITE AREA NET (GROSS MINUS CRITICAL AREAS AND BUFFERS): 1,122,804 S.F. = 25.78 AC.

COMP. PLAN DESIGNATION: RURAL

ZONING: RA-5, RA-5-P

EXISTING USE: FARM WITH SINGLE-FAMILY HOMES AND OUTBUILDINGS

PROPOSED USE: 23-LOT SINGLE-FAMILY RESIDENTIAL CLUSTER SUBDIVISION

DRAINAGE BASIN: EVANS CREEK

OWNER/APPLICANT

THE ESTATE OF BARBARA J. NELSON AND THE WCN GST NONEXEMPT MARITAL TRUST #2
16508 NE 79TH ST
REDMOND, WA 98072
(425) 881-7831
WILLIAM C. NELSON, JR.

PLANNER/ENGINEER/SURVEYOR

ESM CONSULTING ENGINEERS, L.L.C.
33400 8TH AVE S, STE 205
FEDERAL WAY, WA 98003
(253) 838-6113
CONTACT: ERIC LOBRIE, A.I.C.P.,
LAURA BARTENHAGEN, PE
ZACK LENNON, PLS

GEOTECH ENGINEER

ASSOCIATED EARTH SCIENCES, INC.
911 5TH AVE, STE 100
KIRKLAND, WA 98033
(253) 827-7701
CONTACT: MATT MILLER, PE

WETLAND/WILDLIFE BIOLOGIST

TALASAEA CONSULTANTS
15020 BEAR CREEK RD NE
WOODINVILLE, WA 98077
(425) 861-7550
CONTACT: BILL SHIELDS
JENNIFER MARRIOTT, PWS

TRAFFIC ENGINEER

TRANSPO GROUP
12131 113TH AVE NE, STE 203
KIRKLAND, WA 98034
(425) 821-3665
CONTACT: DAN MCKINNEY, JR.,
KASSI LEINGANG, PE

CULTURAL RESOURCES

ENVIRONMENTAL SCIENCE ASSOCIATES
5309 SHILSHOLE AVE NW, STE 200
SEATTLE, WA 98107
(206) 789-9658
CONTACT: MICHAEL MUSCARI, PWS

WASTEWATER ENGINEER

ADC WASTEWATER ENGINEERING
729 COURT C,
TACOMA, WA 98402
(253) 203-1200
CONTACT: ROCKY ANDERSON

RA- 5 DEVELOPMENT STANDARDS (KCC 21A.12.030)

BASE DENSITY: 0.2 DU/ACRE

MAX. NO. OF LOTS: 0.2 X 116.65 AC. = 23 LOTS

MINIMUM LOT AREA: 0.75 AC. PROPOSED WITH CLUSTERING (KCC 21A.14.040.B.)

MINIMUM LOT WIDTH: 135'

MINIMUM BUILDING SETBACKS: FRONT: 30'
INTERIOR: 10'
GARAGE: 20'

BASE BUILDING HEIGHT: 40'

MAX. BUILDING HEIGHT: 75'

MAX. LOT IMPERVIOUS COVERAGE PERCENTAGE: 20%

UTILITY PROVIDERS

SEWAGE DISPOSAL: ON-SITE SEWAGE SYSTEMS

WATER: UNION HILL WATER ASSOCIATION

POWER: PUGET SOUND ENERGY

GAS: PUGET SOUND ENERGY

TELEPHONE, CABLE TV AND INTERNET: FRONTIER COMMUNICATIONS

SCHOOL: LAKE WASHINGTON SCHOOL DISTRICT #414

FIRE: KING COUNTY FIRE DISTRICT #34

C/O WILLIAM C. NELSON, JR.
16508 NE 79TH STREET
REDMOND, WA 98072

prepared by



33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



6/19/2019

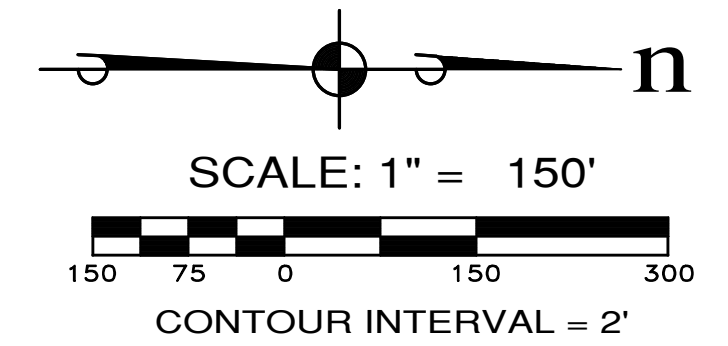
ESM JOB NO. 1359-001-007

SHEET 1 OF 7

A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.

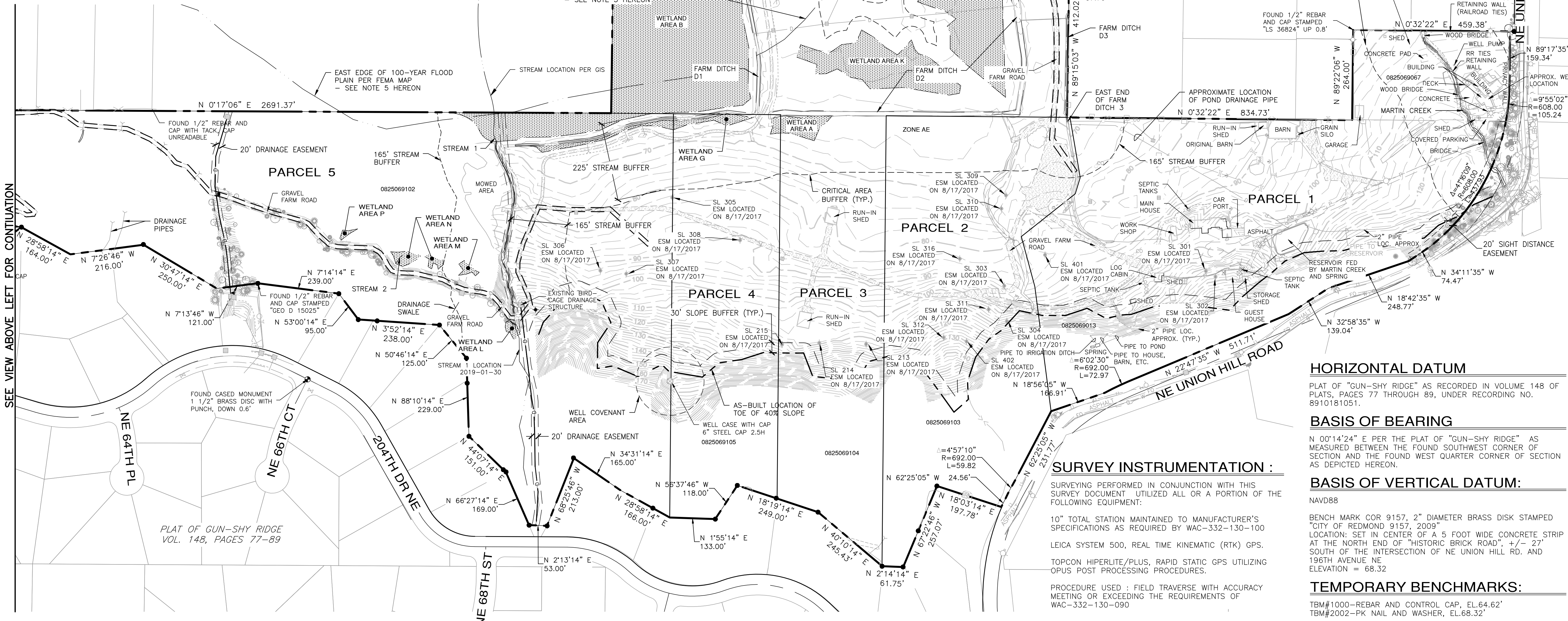
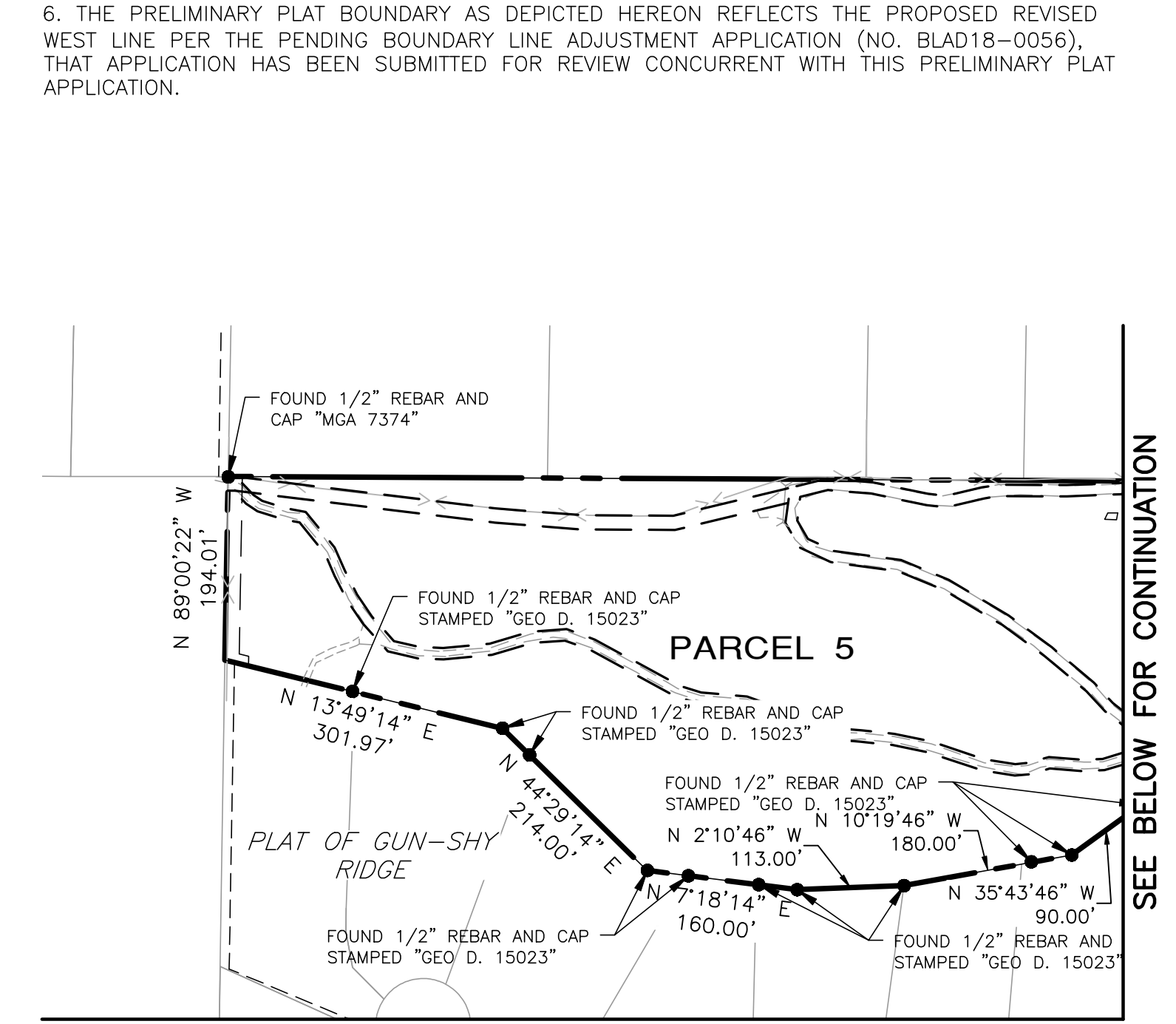
NOTES

1. SURVEY MAPPING SHOWN HEREON WAS PERFORMED SEPTEMBER, 2014 – JANUARY, 2018.
2. WETLANDS DELINEATED BY TALASAEA CONSULTANTS INC. AND FIELD LOCATED BY ESM.
3. SOIL LOG (SL) LOCATIONS FROM ADC WASTEWATER ENGINEERING.
4. LOCATIONS OF SOIL TEST PITS TPE1-4 AND TPB1-6 ARE BASED ON A SKETCH PROVIDED BY TALASAEA CONSULTANTS INC. AND LOCATED BY ESM.
5. THE LIMITS OF ZONE "AE" 100-YEAR FLOODPLAIN, SHOWN HEREON ARE AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) 53033C390 H DATED PRELIMINARY FEBRUARY 1, 2013, AND KING COUNTY GIS 100-YEAR FLOOD PLAIN LAYER, MAP PROVIDED BY KING COUNTY.
6. THE PRELIMINARY PLAT BOUNDARY AS DEPICTED HEREON REFLECTS THE PROPOSED REVISED WEST LINE PER THE PENDING BOUNDARY LINE ADJUSTMENT APPLICATION (NO. BLAD18-0056), THAT APPLICATION HAS BEEN SUBMITTED FOR REVIEW CONCURRENT WITH THIS PRELIMINARY PLAT APPLICATION.



LEGEND

- ☒ WETLAND FLAG
- BOLLARD
- MAILBOX
- SOIL LOG
- ⊥ INFORMATION SIGN
- ⊥ STREET/TRAFFIC SIGN
- SANITARY SEWER CLEAN OUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN CLEAN OUT
- STORM PIPE INLET/OUTLET
- STORM DRAIN MANHOLE
- ROOF DRAIN
- YARD DRAIN
- ☀ YARD LIGHT (UNDER 10' TALL)
- GAS STUB MARKER POST
- ⊥ GUY ANCHOR
- ⊥ ELECTRICAL JUNCTION PULL/BOX
- ⊥ ELECTRICAL CONDUIT RISERS
- ⊥ ELECTRICAL METER
- ⊥ POWER POLE W/DROP LINE & TRANSFORMER
- POWER POLE W/DROP LINE
- POWER POLE W/LIGHT
- POWER POLE
- POWER POLE W/TRANSFORMER
- ☒ TELEPHONE JUNCTION BOX (UG)
- TELEPHONE POLE
- FIRE HYDRANT
- ⊥ HOSE BIB
- ⊥ WATER METER
- ⊥ WATER VALVE
- ⊥ WATER WELL
- FOUND REBAR & CAP
- CREEK OR STREAM CENTERLINE
- 100-YEAR FLOOD PLAIN
- FENCE, BARB-WIRE
- FENCE, BOARD
- FENCE, CHAIN-LINK
- FENCE HOG WIRE
- POWER, OVERHEAD
- STORM DRAINAGE
- TELEPHONE, OVERHEAD
- ▨ WETLANDS



SEE VIEW ABOVE LEFT FOR CONTINUATION

SEE BELOW FOR CONTINUATION

HORIZONTAL DATUM

PLAT OF "GUN-SHY RIDGE" AS RECORDED IN VOLUME 148 OF PLATS, PAGES 77 THROUGH 89, UNDER RECORDING NO. 8910181051.

BASIS OF BEARING

N 00°14'24" E PER THE PLAT OF "GUN-SHY RIDGE" AS MEASURED BETWEEN THE FOUND SOUTHWEST CORNER OF SECTION AND THE FOUND WEST QUARTER CORNER OF SECTION AS DEPICTED HEREON.

BASIS OF VERTICAL DATUM:

NAVD88
BENCH MARK COR 9157, 2" DIAMETER BRASS DISK STAMPED "CITY OF REDMOND 9157, 2009"
LOCATION: SET IN CENTER OF A 5 FOOT WIDE CONCRETE STRIP AT THE NORTH END OF "HISTORIC BRICK ROAD", +/- 27' SOUTH OF THE INTERSECTION OF NE UNION HILL RD. AND 196TH AVENUE NE
ELEVATION = 68.32

SURVEY INSTRUMENTATION :

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:
10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100
LEICA SYSTEM 500, REAL TIME KINEMATIC (RTK) GPS.
TOPCON HIPERLITE/PLUS, RAPID STATIC GPS UTILIZING OPUS POST PROCESSING PROCEDURES.
PROCEDURE USED : FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	FIRST SUBMITTAL 05/29/2018	ESM
1	SECOND SUBMITTAL 11/30/2018	ESM
2	THIRD SUBMITTAL 06/20/2019	ESM

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 Civil Engineering Public Works
 Land Surveying Project Management
 Landscape Architecture

THE ESTATE OF BARBARA J. NELSON, ET AL.
GUNSHY MANOR
 EXISTING CONDITIONS
 KING COUNTY WASHINGTON

JOB NO.: 1359-001-007
 DWG. NAME: PP-02
 DESIGNED BY: LGB
 DRAWN BY: DCL
 CHECKED BY:
 DATE: 06/20/2019
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PP-02
 2 OF 7 SHEETS

A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.

196TH AVE NE
(AKA "RED BRICK ROAD")

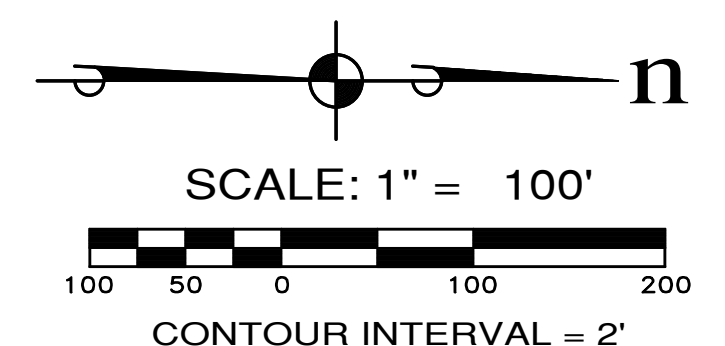


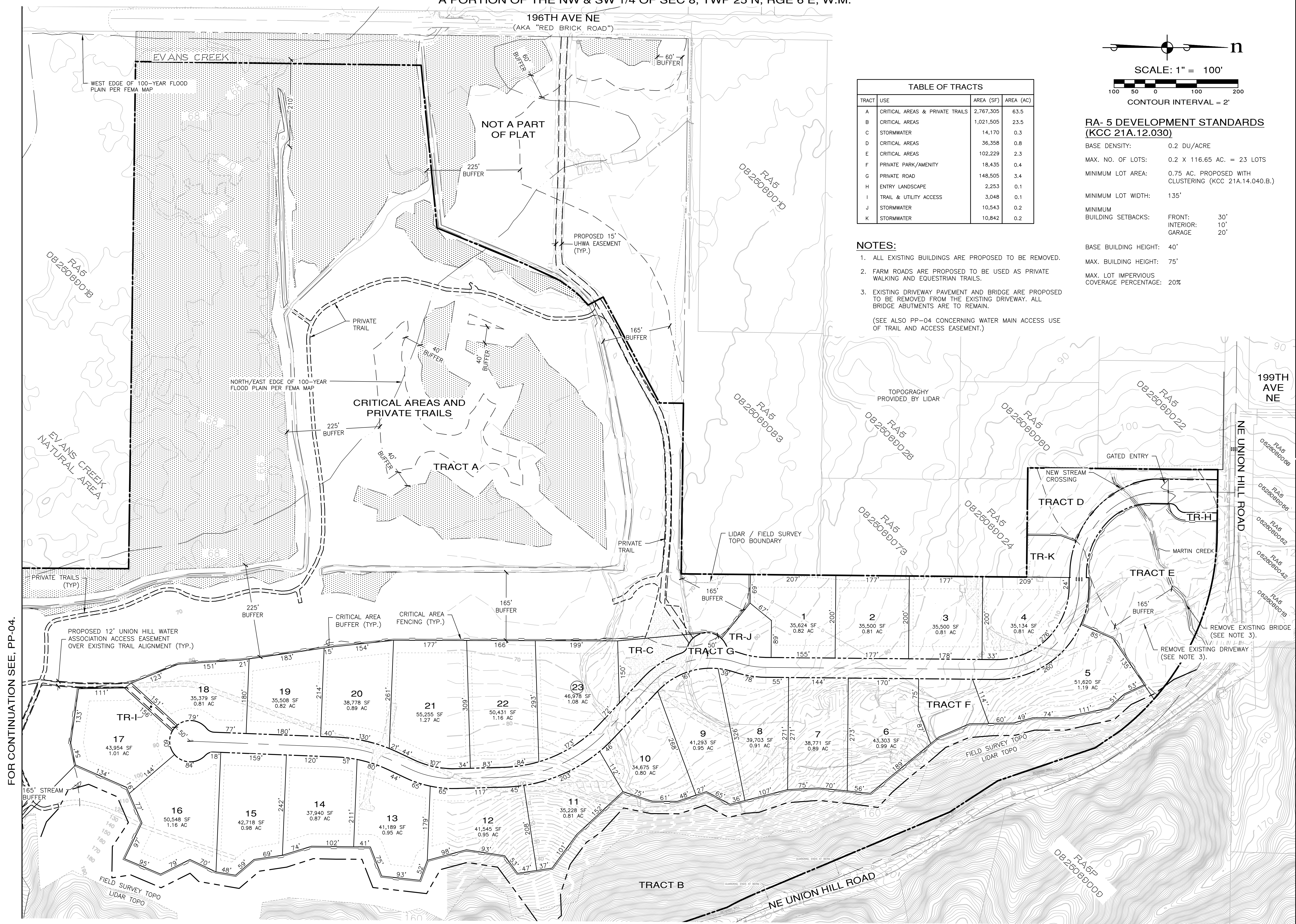
TABLE OF TRACTS			
TRACT	USE	AREA (SF)	AREA (AC)
A	CRITICAL AREAS & PRIVATE TRAILS	2,767,305	63.5
B	CRITICAL AREAS	1,021,505	23.5
C	STORMWATER	14,170	0.3
D	CRITICAL AREAS	36,358	0.8
E	CRITICAL AREAS	102,229	2.3
F	PRIVATE PARK/AMENITY	18,435	0.4
G	PRIVATE ROAD	148,505	3.4
H	ENTRY LANDSCAPE	2,253	0.1
I	TRAIL & UTILITY ACCESS	3,048	0.1
J	STORMWATER	10,543	0.2
K	STORMWATER	10,842	0.2

RA-5 DEVELOPMENT STANDARDS
(KCC 21A.12.030)

- BASE DENSITY: 0.2 DU/ACRE
- MAX. NO. OF LOTS: 0.2 X 116.65 AC. = 23 LOTS
- MINIMUM LOT AREA: 0.75 AC. PROPOSED WITH CLUSTERING (KCC 21A.14.040.B.)
- MINIMUM LOT WIDTH: 135'
- MINIMUM BUILDING SETBACKS:
 - FRONT: 30'
 - INTERIOR: 10'
 - GARAGE: 20'
- BASE BUILDING HEIGHT: 40'
- MAX. BUILDING HEIGHT: 75'
- MAX. LOT IMPERVIOUS COVERAGE PERCENTAGE: 20%

NOTES:

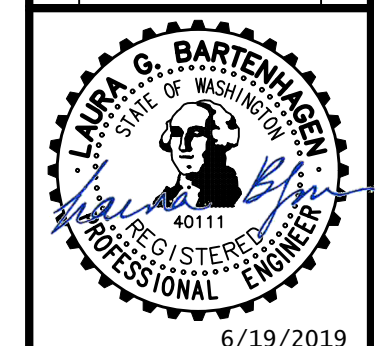
1. ALL EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED.
 2. FARM ROADS ARE PROPOSED TO BE USED AS PRIVATE WALKING AND EQUESTRIAN TRAILS.
 3. EXISTING DRIVEWAY PAVEMENT AND BRIDGE ARE PROPOSED TO BE REMOVED FROM THE EXISTING DRIVEWAY. ALL BRIDGE ABUTMENTS ARE TO REMAIN.
- (SEE ALSO PP-04 CONCERNING WATER MAIN ACCESS USE OF TRAIL AND ACCESS EASEMENT.)



FOR CONTINUATION SEE, PP-04.

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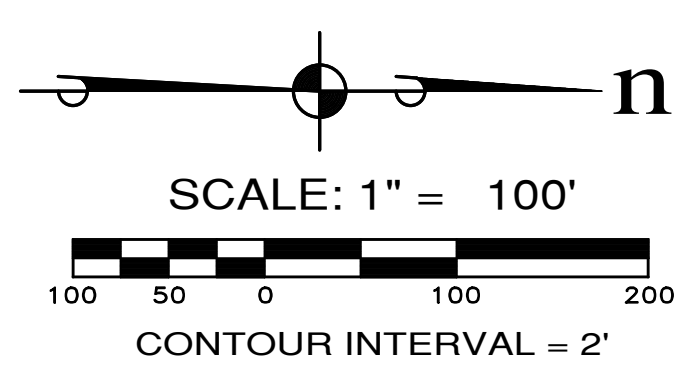
Professional Engineer
Civil Engineering
Public Works

Land Surveying
Project Management
Landscape Architecture

THE ESTATE OF BARBARA J. NELSON, ET AL.
GUNSHY MANOR
PRELIMINARY SITE PLAN
KING COUNTY
WASHINGTON

JOB NO.:	1359-001-007
DWG. NAME:	PP-03
DESIGNED BY:	LOB
DRAWN BY:	DCL
CHECKED BY:	
DATE:	06/20/2019
DATE OF PRINT:	
PP-03	
3 OF 7 SHEETS	

A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.



REVISIONS		
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THE ESTATE OF BARBARA J. NELSON, ET AL.
GUNSHY MANOR
 PRELIMINARY SITE PLAN
 KING COUNTY WASHINGTON

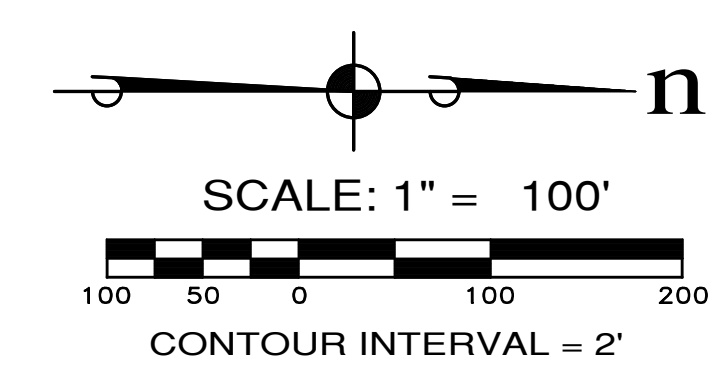
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 DATE: 06/20/2019
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FOR CONTINUATION, SEE PP-03.

A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.

196TH AVE NE
(AKA RED-BRICK ROAD)



NOTES:

1. THE CONCEPTUAL BUILDING PADS SHOWN ARE 50'X50' (2,500 SF) IN SIZE AND ARE GRADED FLAT. FINAL BUILDING PAD SITES MAY BE LARGER OR SMALLER, AND PLACED IN DIFFERENT LOCATIONS THAN SHOWN ON THIS CONCEPTUAL SITE PLAN.
2. FUTURE BUILDINGS MAY USE STEPPED FOUNDATIONS TO TAKE UP GRADE ACROSS PADS, OR MAY INCORPORATE DAYLIGHT BASEMENTS OR GARAGE-UNDER STYLE HOMES TO WORK WITH THE EXISTING TOPOGRAPHY.
3. DRIVEWAYS SHOWN ARE NO STEEPER THAN 15%. BUILDING PAD LOCATIONS AND DRIVEWAY CONFIGURATIONS CAN BE MODIFIED TO REDUCE SLOPES AND GRADINGS.
4. ALL EXISTING BUILDINGS ARE PROPOSED TO BE REMOVED.

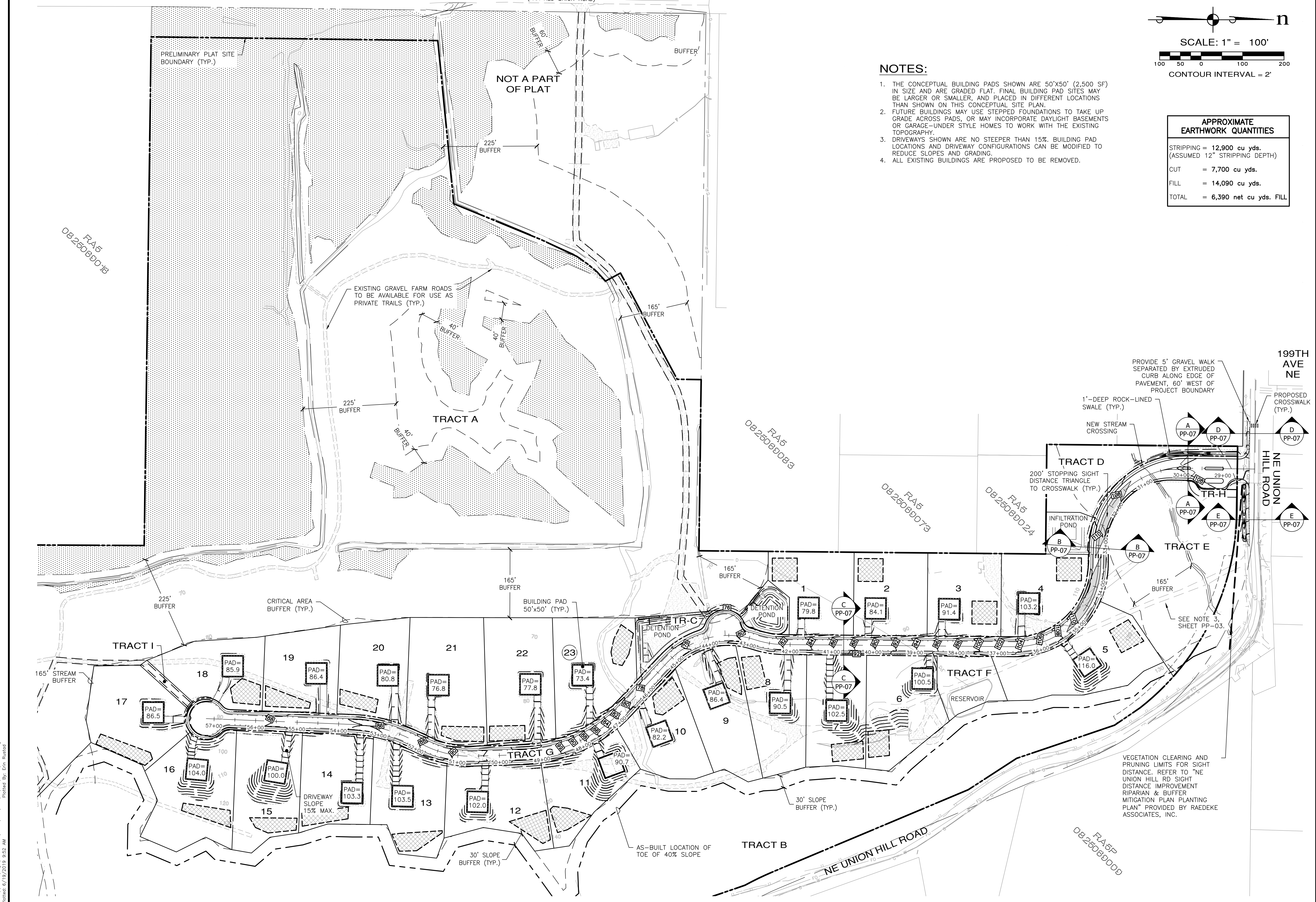
APPROXIMATE EARTHWORK QUANTITIES	
STRIPPING	= 12,900 cu yds. (ASSUMED 12" STRIPPING DEPTH)
CUT	= 7,700 cu yds.
FILL	= 14,090 cu yds.
TOTAL	= 6,390 net cu yds. FILL

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THE ESTATE OF BARBARA J. NELSON, ET AL.
GUNSHY MANOR
 PRELIMINARY GRADING PLAN
 KING COUNTY WASHINGTON

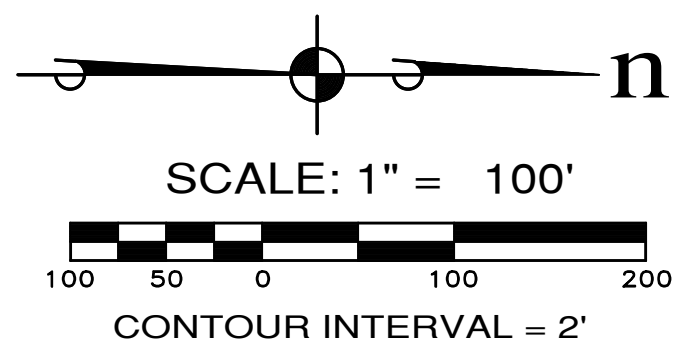
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 DATE: 06/20/2019
 DATE OF PRINT:
PP-05
 5 OF 7 SHEETS



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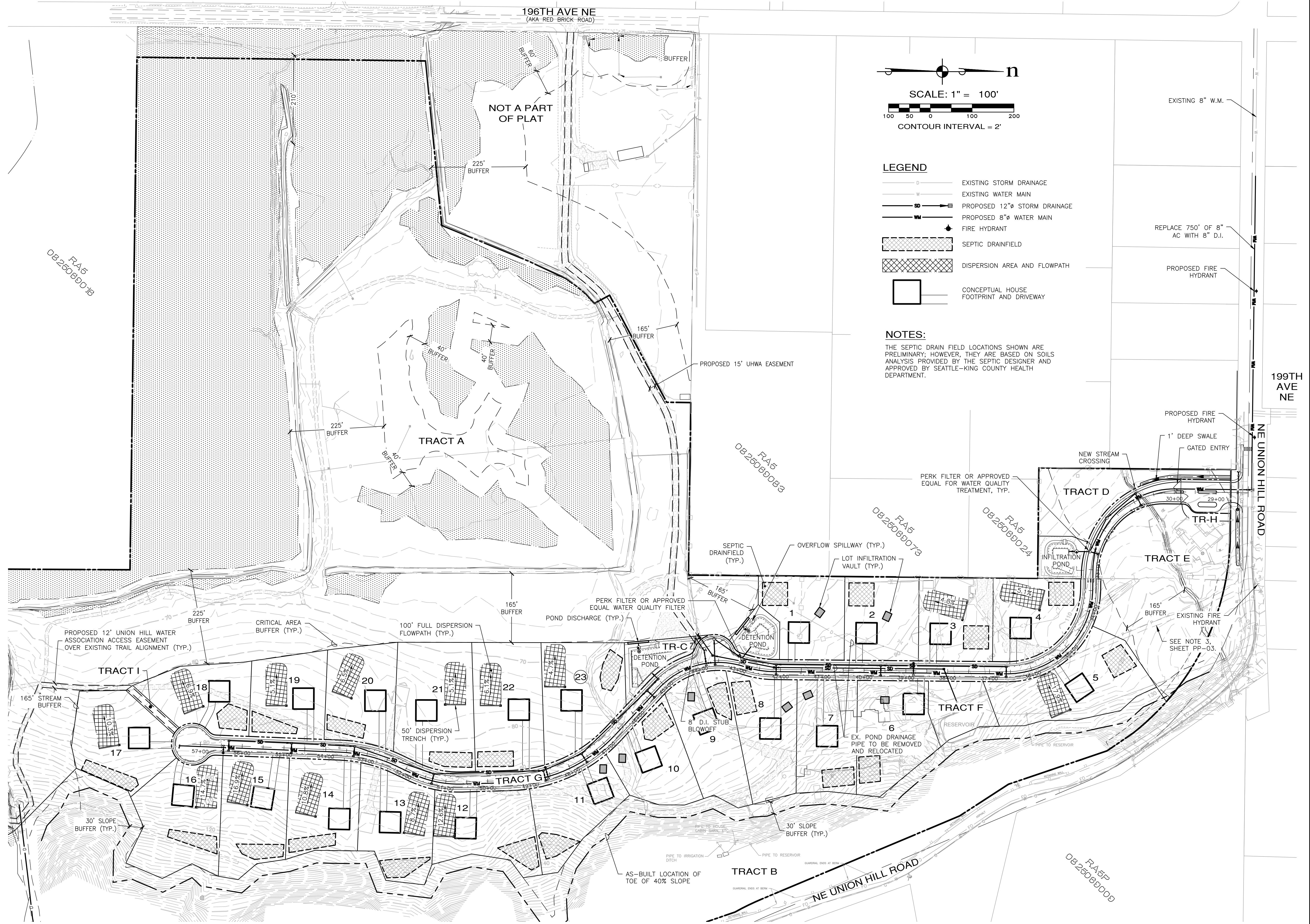
A PORTION OF THE NW & SW 1/4 OF SEC 8, TWP 25 N, RGE 6 E, W.M.

196TH AVE NE
(AKA RED BRICK ROAD)



- LEGEND**
- EXISTING STORM DRAINAGE
 - EXISTING WATER MAIN
 - PROPOSED 12" STORM DRAINAGE
 - PROPOSED 8" WATER MAIN
 - FIRE HYDRANT
 - SEPTIC DRAINFIELD
 - DISPERSION AREA AND FLOWPATH
 - CONCEPTUAL HOUSE FOOTPRINT AND DRIVEWAY

NOTES:
THE SEPTIC DRAIN FIELD LOCATIONS SHOWN ARE PRELIMINARY; HOWEVER, THEY ARE BASED ON SOILS ANALYSIS PROVIDED BY THE SEPTIC DESIGNER AND APPROVED BY SEATTLE-KING COUNTY HEALTH DEPARTMENT.



REVISIONS			
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0	FIRST SUBMITTAL 05/29/2018	ESM	
1	SECOND SUBMITTAL 11/30/2018	ESM	
2	THIRD SUBMITTAL 06/20/2019	ESM	

6/19/2019

<p>ESM CONSULTING ENGINEERS LLC</p> <p>33400 8th Ave S, Suite 205 Federal Way, WA 98003</p> <p>www.esmcivil.com</p> <p>Civil Engineering Public Works</p>	<p>PERSONAL: (206) 838-6113 OFFICE: (206) 837-9920</p> <p>Land Surveying Project Management Landscape Architecture</p>
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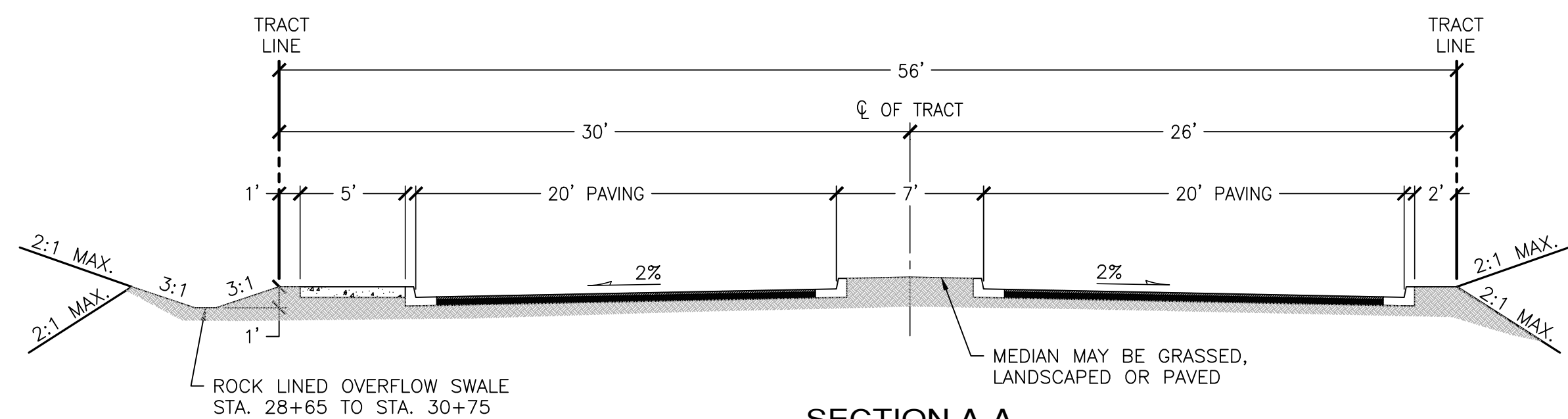
<p>THE ESTATE OF BARBARA J. NELSON, ET AL.</p> <p>GUNSHY MANOR</p> <p>PRELIMINARY UTILITY PLAN</p>	<p>WASHINGTON</p> <p>KING COUNTY</p>
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DATE OF PRINT:	

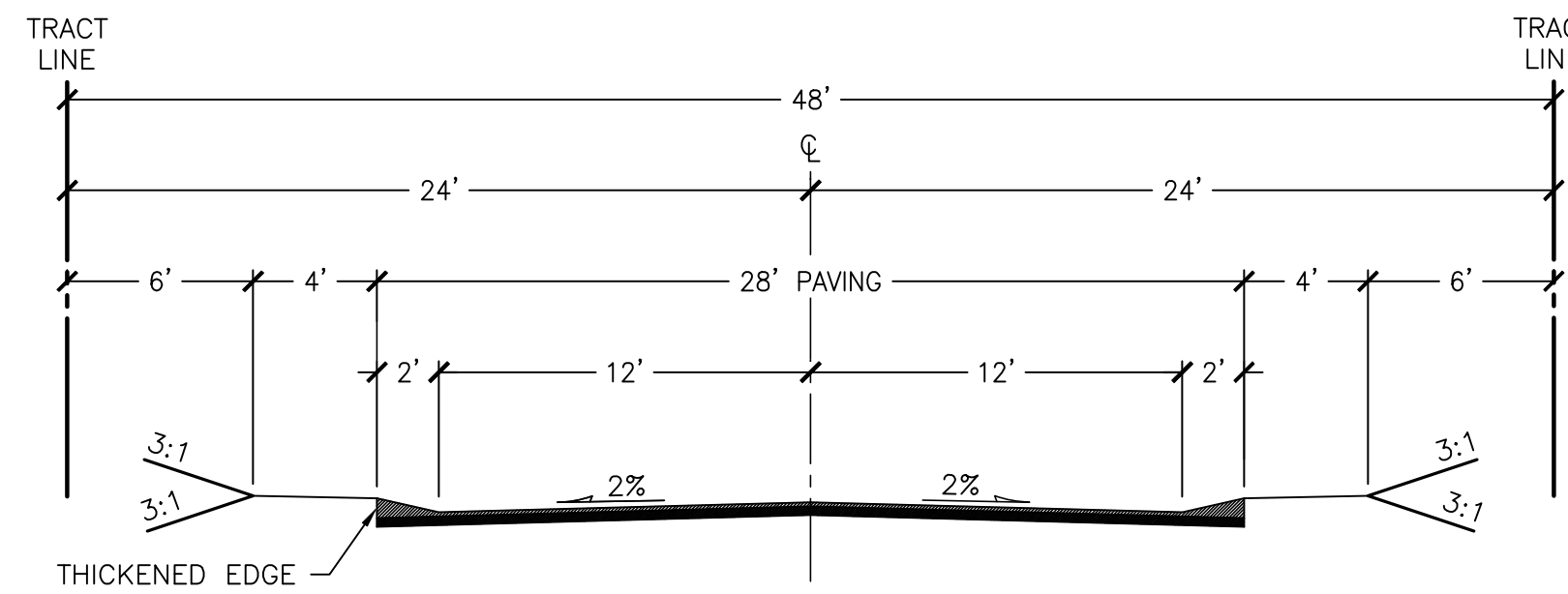
PP-06

6 OF 7 SHEETS

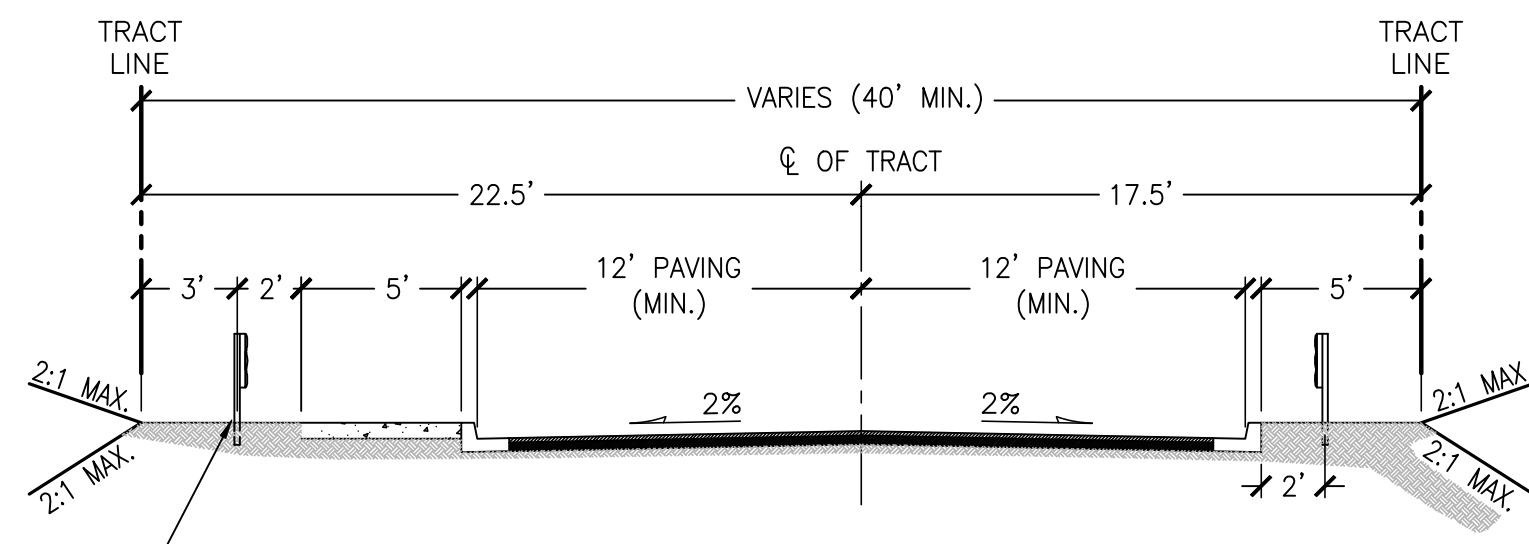
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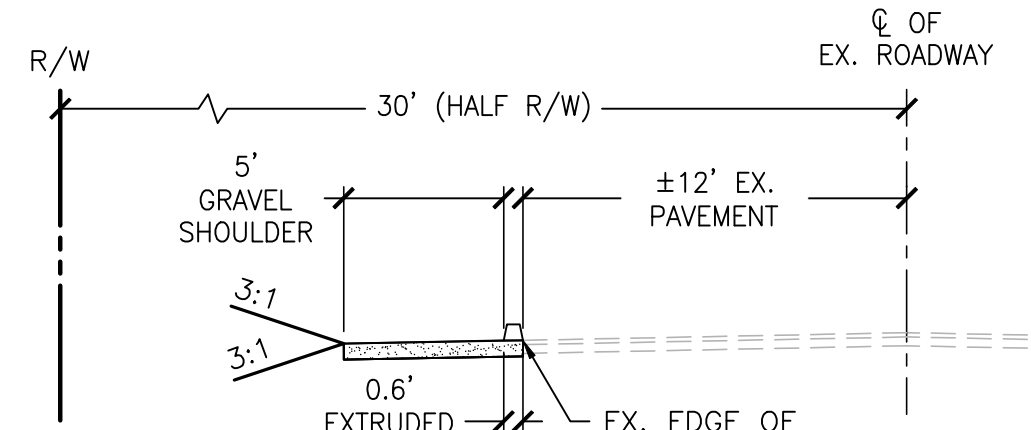
SECTION A-A
(RURAL SUBACCESS PRIVATE ROADWAY)
STA. 28+00 TO STA. 30+00
SCALE: 1"=6'



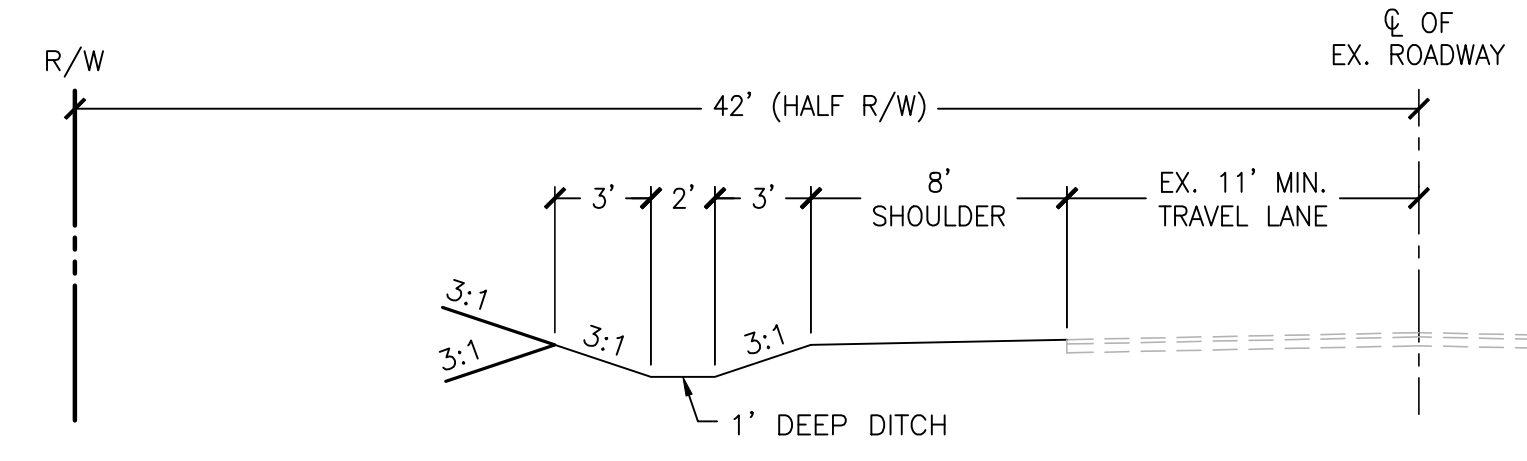
SECTION C-C
(RURAL SUBACCESS PRIVATE ROADWAY)
STA. 33+12 TO STA. 57+19
SCALE: 1"=6'



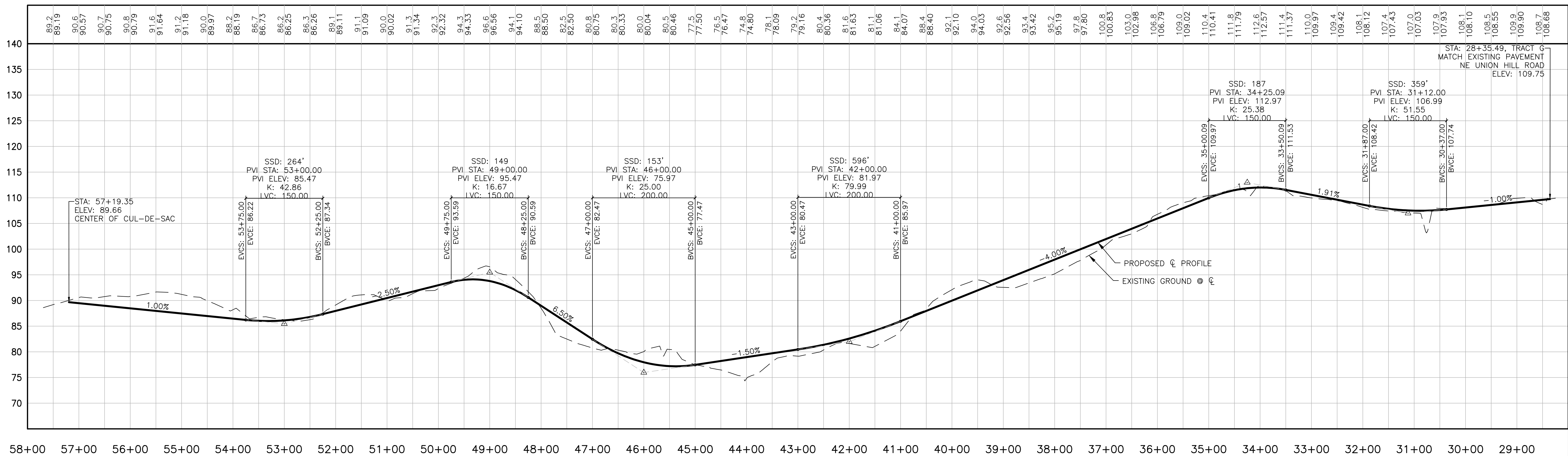
SECTION B-B
(RURAL SUBACCESS PRIVATE ROADWAY)
STA. 30+00 TO STA. 33+12
SCALE: 1"=6'



SECTION D-D
NE UNION HILL ROAD
SCALE: 1"=6'

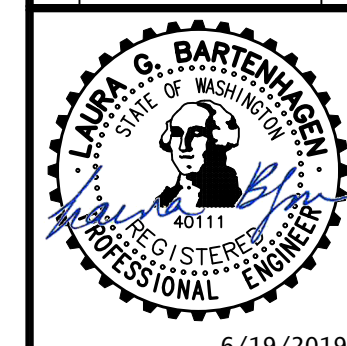


SECTION E-E
NE UNION HILL ROAD
SCALE: 1"=6'



PRELIMINARY ROAD PROFILE
SCALE: 1"=100' HORIZ.
1"=10' VERT.

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2	THIRD SUBMITTAL 06/20/2019	ESM



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Land Surveying
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THE ESTATE OF BARBARA J. NELSON, ET AL.
GUNSHY MANOR
KING COUNTY PRELIMINARY ROADWAY PROFILE & CROSS SECTIONS WASHINGTON

JOB NO.: 1359-001-007
DWG. NAME: PP-07
DESIGNED BY: LGB
DRAWN BY: DCL
CHECKED BY:
DATE: 06/20/2019
DATE OF PRINT:
PP-07
7 OF 7 SHEETS

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