

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**FALL CITY II**

**LEGAL DESCRIPTION:**

LOT 8, BLOCK C, JEREMIAH W. BORST'S EXECUTOR'S FALL CITY ACREAGE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF;  
 ALSO EXCEPT THAT PORTION CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 7302150228.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SURVEYOR'S NOTES**

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. 611222784 DATED OCTOBER 01, 2019. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 20, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY, 2020.

3. PROPERTY AREA = 145,773± SQUARE FEET (3.3465± ACRES).

4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).

8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN CIVIL ENGINEERING DESIGN.

**TITLE RESTRICTIONS:**

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. PER THE PLAT OF JEREMIAH W. BORST'S EXECUTOR'S FALL CITY ACREAGE TRACTS RECORDED IN VOL.7 OF PLATS PG. 73.

2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A NOTICE OF UTILITY CONNECTION CHARGES RECORDED UNDER REC NO. 8908230227.

3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS RECORDED UNDER REC NO. 2014093000985.

**REFERENCES:**

1. PLAT OF JEREMIAH W. BORST'S EXECUTOR'S FALL CITY ACREAGE TRACTS RECORDED IN VOL. 7 OF PLATS PG. 73, RECORDS OF KING COUNTY, WA.

2. RECORD OF SURVEY RECORDED UNDER REC. NO. 9101309008, RECORDS OF KING COUNTY, WA.

3. RECORD OF SURVEY RECORDED UNDER REC. NO. 9103259007, RECORDS OF KING COUNTY, WA.

4. RECORD OF SURVEY RECORDED UNDER REC. NO. 9408129017, RECORDS OF KING COUNTY, WA.

5. RECORD OF SURVEY RECORDED UNDER REC. NO. 2015042990014, RECORDS OF KING COUNTY, WA.

6. KING COUNTY BLAD16-0037, RECORDED UNDER REC. NO. 20170828900003, RECORDS OF KING COUNTY, WA.

7. PLAT OF FIRSTMARK ADDITION NO. 2, RECORDED IN VOL. 96 OF PLATS PG. 10, RECORDS OF KING COUNTY, WA.

8. KING COUNTY SHORT PLAT NO. 876095, RECORDED UNDER REC. NO. 7612080557, RECORDS OF KING COUNTY, WA.

9. RECORD OF SURVEY RECORDED UNDER REC. NO. 20190418900010, RECORDS OF KING COUNTY, WA.

10. KING COUNTY SHORT PLAT NO. L07S0040, RECORDED UNDER REC. NO. 20091029900003, RECORDS OF KING COUNTY, WA.

11. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED UNDER RECORDING NUMBER 9304139001, RECORDS OF KING COUNTY, WA.

**VERTICAL DATUM:**

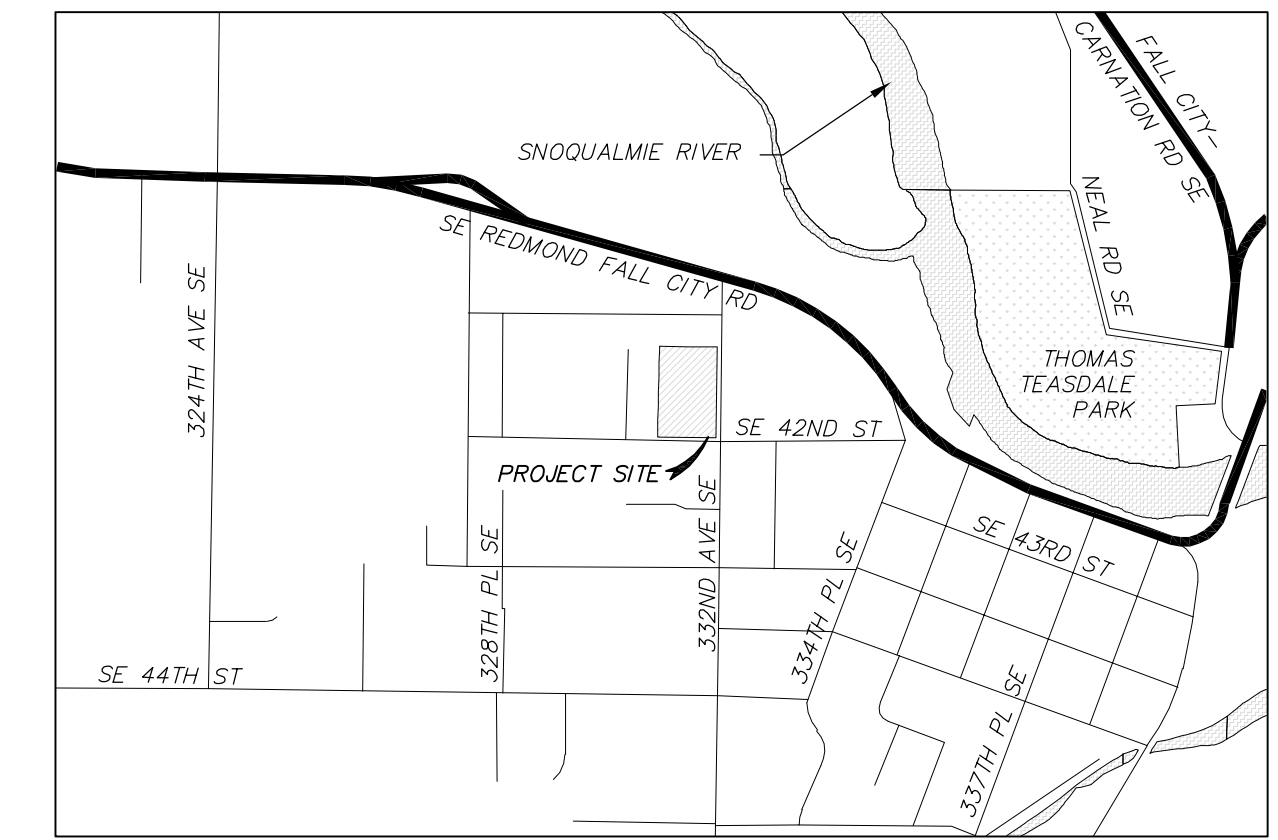
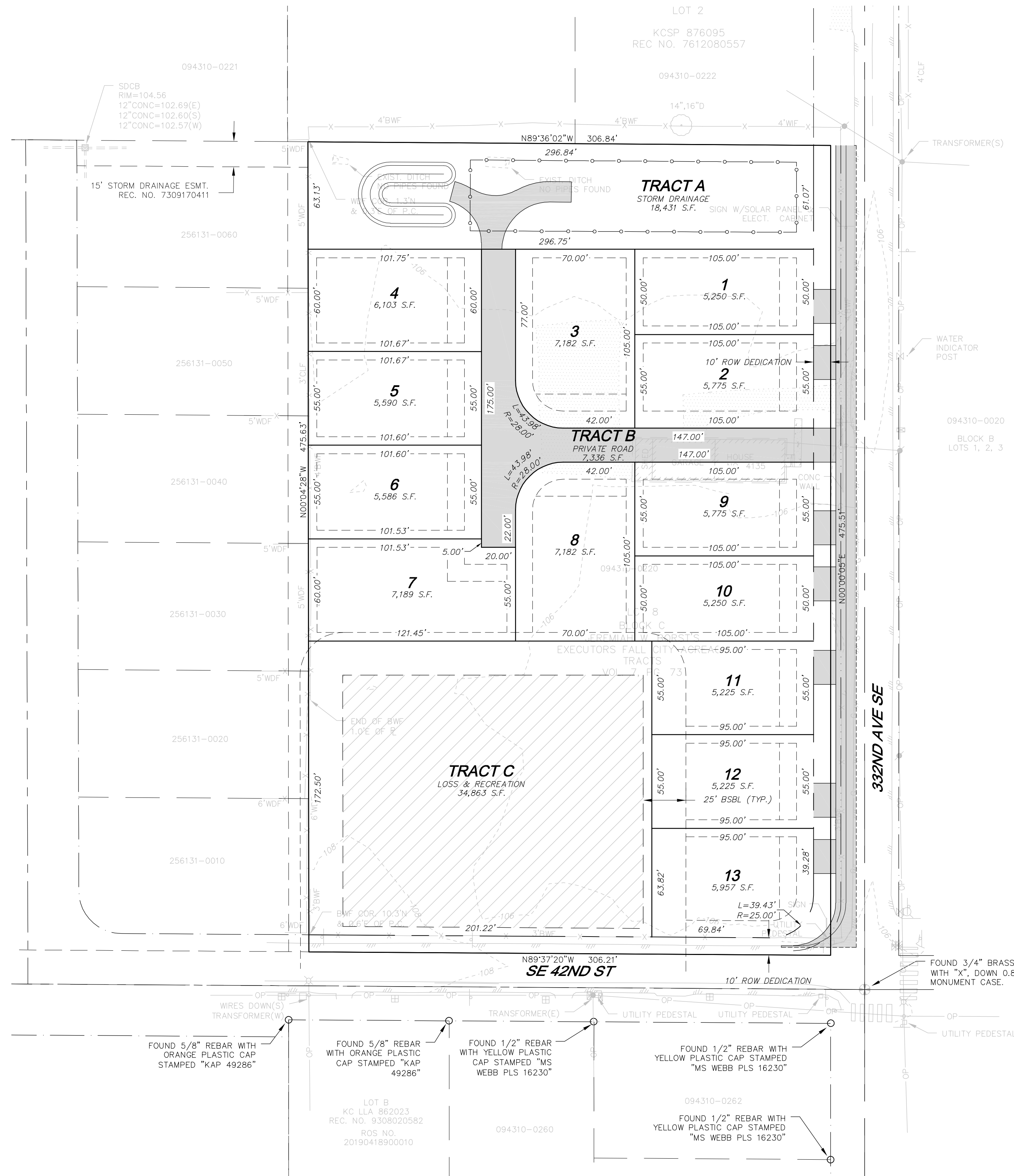
NAVD '88 PER KING COUNTY VERTICAL CONTROL PNT NO. 2547.

**BENCHMARK:**

KING COUNTY VERTICAL CONTROL PNT NO. 2547.  
 FOUND FOUND 2" BRASS DISK WITH "X" IN CONCRETE (NO CASE) 0.5' BELOW GRADE, NW CORNER SECTION 15.  
 ELEVATION = 99.30 FEET.

**LEGEND:**

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- PROPERTY CORNER
- ROAD SIGNAGE
- MAIL BOX
- POWER POLE
- LIGHT POLE WITH ARM
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- WDF
- BWF
- WIF
- DEODIOUS TREE
- STORM LINE
- OP
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE



VICINITY MAP  
 1"=1,000'

**PROJECT CONTACTS:**

APPLICANT: CORY BRANDT GROUP  
 3038 - 198TH AVE SE  
 SAMMAMISH, WASHINGTON 98075  
 (206) 419-2679  
 CONTACT: CORY BRANDT  
 CORY@CORYBRANDTGROUP.COM

OWNER: CORY BRANDT GROUP  
 3038 - 198TH AVE SE  
 SAMMAMISH, WASHINGTON 98075

CIVIL ENGINEER/LAND SURVEYOR: 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: JAMES G. REICHHOFF, P.L.S.  
 JAMES.REICHHOFF@DRSTRONG.COM

**PROJECT INFORMATION:**

TOTAL EXISTING SITE AREA: 145,773 S.F. (3.346 ACRES)  
 SITE ADDRESS: 4315 - 332ND AVE SE, FALL CITY, WA 98024  
 TAX PARCEL NUMBER: 0943100220  
 PROPOSED NUMBER OF LOTS: 13  
 EXISTING ZONING: R-4  
 PROPOSED USE: SINGLE-FAMILY  
 PROPOSED DENSITY: 3.89 DU/ACRE  
 REQUIRED RECREATION SPACE: 5,070 S.F.  
 SEWER DISTRICT: N/A, L.O.S.S. SEPTIC  
 WATER DISTRICT: FALL CITY WATER DISTRICT  
 SCHOOL DISTRICT: SNOQUALMIE VALLEY #410  
 FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 27  
 EXISTING LAND COVER: MOSTLY LAWN, SINGLE-FAMILY HOME  
 TELEPHONE SERVICE: COMCAST  
 POWER SOURCE: PUGET SOUND ENERGY

**TRACTS:**

TRACT A: STORM DRAINAGE  
 TRACT B: PRIVATE ROAD  
 TRACT C: L.O.S.S. SEPTIC AND RECREATION

**TYPICAL BUILDING SETBACKS:**

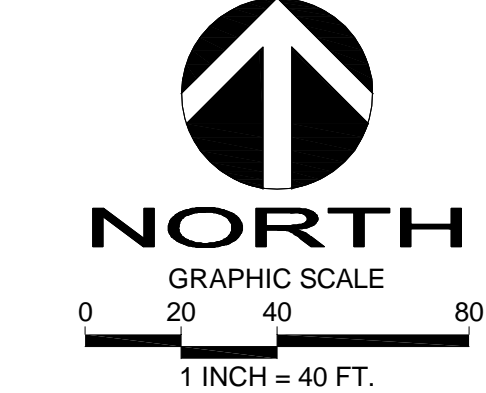
FRONT YARD SETBACK: 10 FEET  
 GARAGE SETBACK: 20 FEET  
 REAR SETBACK: 5 FEET  
 SIDE YARD SETBACK: 5 FEET  
 STREET SIDE YARD SETBACK: 10 FEET  
 SEPTIC FIELD SETBACK: 25 FEET

**DRAWING INDEX:**

C1 1 OF 4: COVER SHEET  
 C2 2 OF 4: CONCEPTUAL ROAD & UTILITIES PLAN  
 C3 3 OF 4: CONCEPTUAL GRADING PLAN  
 C4 4 OF 4: ROAD & TRACT PROFILE & CROSS SECTION

**BASIS OF BEARINGS:**

N00°16'15"E BETWEEN MONUMENTS  
 FOUND IN PLACE ALONG 324TH AVE  
 SE., THE NW SECTION CORNER AND  
 WEST QTR CORNER OF STR 15-24-7,  
 PER REFERENCES 3 AND 11



Call 2 Working Days Before You Dig  
**811**  
 Utilities Underground Location Center  
 (D.M.N.D.OR.WA)

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

**FALL CITY II**  
 COVER SHEET  
 4135 - 332ND AVE SE  
 FALL CITY, WA  
 PARCEL NO. 0943100220

**SLALOM CONSTRUCTION, LLC**  
 3038 - 198TH AVE SE  
 SAMMAMISH, WA 98075  
 (206) 419-2679

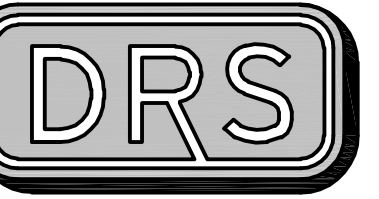


DATE	REVISION
APR	

DRAFTED BY: JSK  
 DESIGNED BY: JSK  
 PROJECT ENGINEER: MAJ  
 DATE: 08-31-20  
 PROJECT NO.: 19081

DRAWING: C1  
 SHEET: 1 OF 4

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**FALL CITY II**



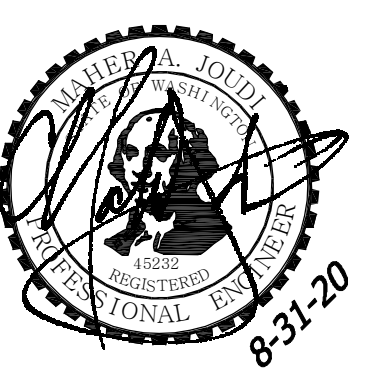
**D.R. STRONG**  
 CONSULTING ENGINEERS  
 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3063 F 425.827.2423

**FALL CITY II**

CONCEPTUAL ROAD &  
 UTILITIES PLAN  
 4135 - 332ND AVE SE  
 FALL CITY, WA  
 PARCEL NO. 0943100220

**SLALOM CONSTRUCTION, LLC**

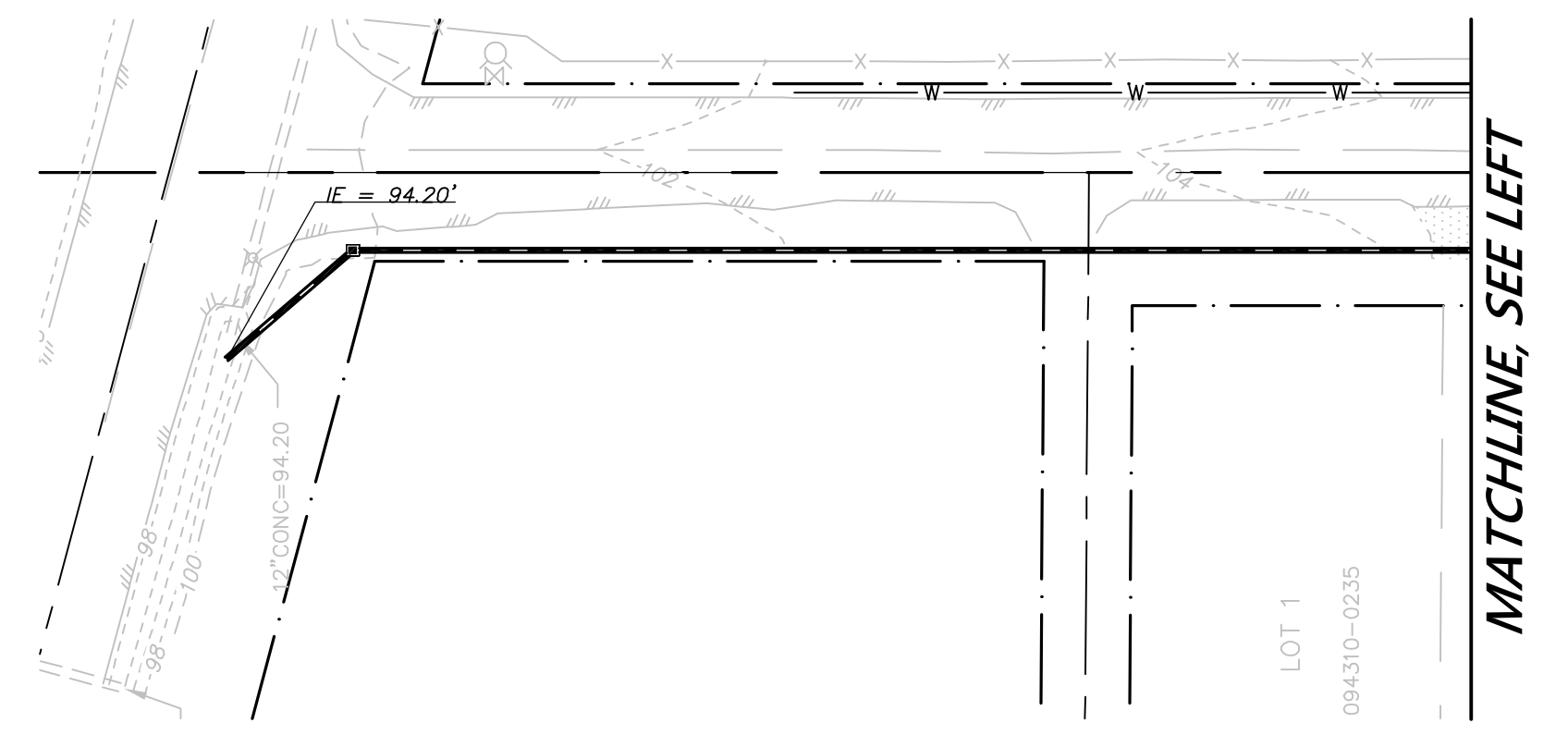
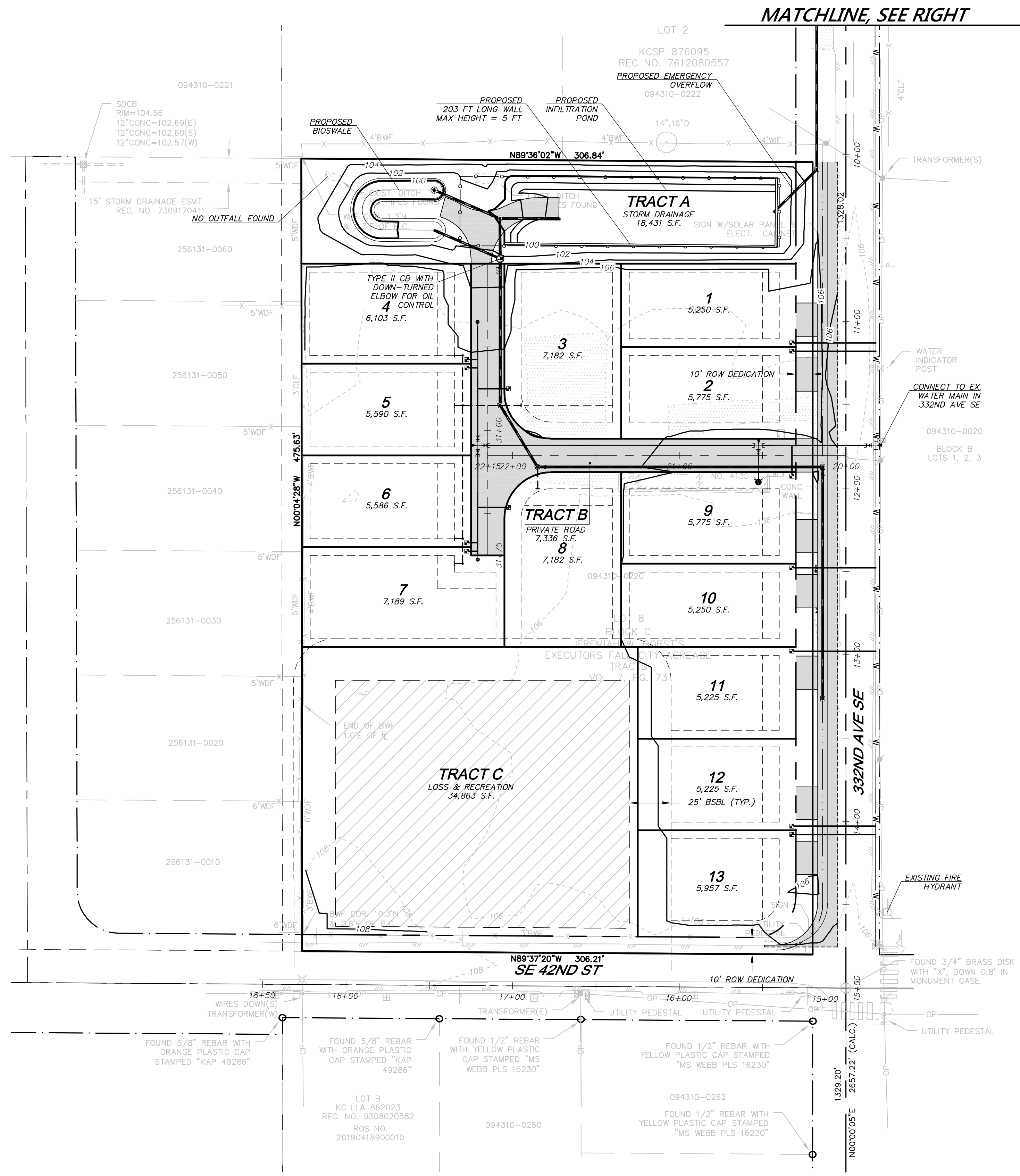
3038 - 198TH AVE SE  
 SAMMAMISH, WA 98075  
 (206) 419-2679



APR	DATE
	REVISION

DRAFTED BY: JSK  
 DESIGNED BY: JSK  
 PROJECT ENGINEER: MAJ  
 DATE: 08-31-20  
 PROJECT NO.: 19081

DRAWING: C2  
 SHEET: 2 OF 4

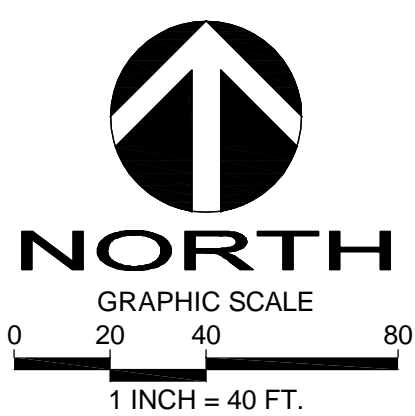


- UTILITY LEGEND**
- TYPE 1 CATCH BASIN
  - FIRE HYDRANT
  - WATER APPURTENANCE
  - WATER MAIN
  - SEPTIC TRANSPORT LINE
  - STORM DRAINAGE LINE
  - ⊗ WATER METER

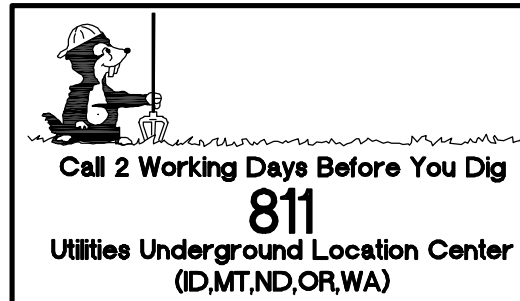
**INFILTRATION FACILITY SPECIFICATIONS**

TRACT A FACILITY (INFILTRATION POND)

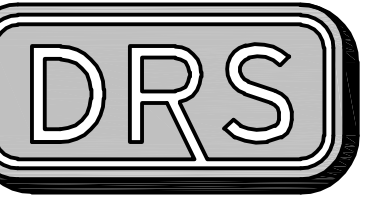
POND VOLUME REQUIRED.....	0.4474 AC-FT
POND VOLUME PROVIDED.....	0.4779 AC-FT
INFILTRATION RATE.....	20 IN/HR
SIDE SLOPES.....	STRUCTURAL WALL (S&E), 2:1 (N), 6.7:1 (W)
PERCENT INFILTRATED.....	100%
WET BIO-SWALE PRECEDING INFILTRATION WILL BE PROVIDED TO MEET WATER QUALITY REQUIREMENTS	
DESIGN HIGH WATER ELEVATION.....	99.0'
BOTTOM OF POND ELEVATION.....	95.0
FREEBOARD PROVIDED.....	1.00'



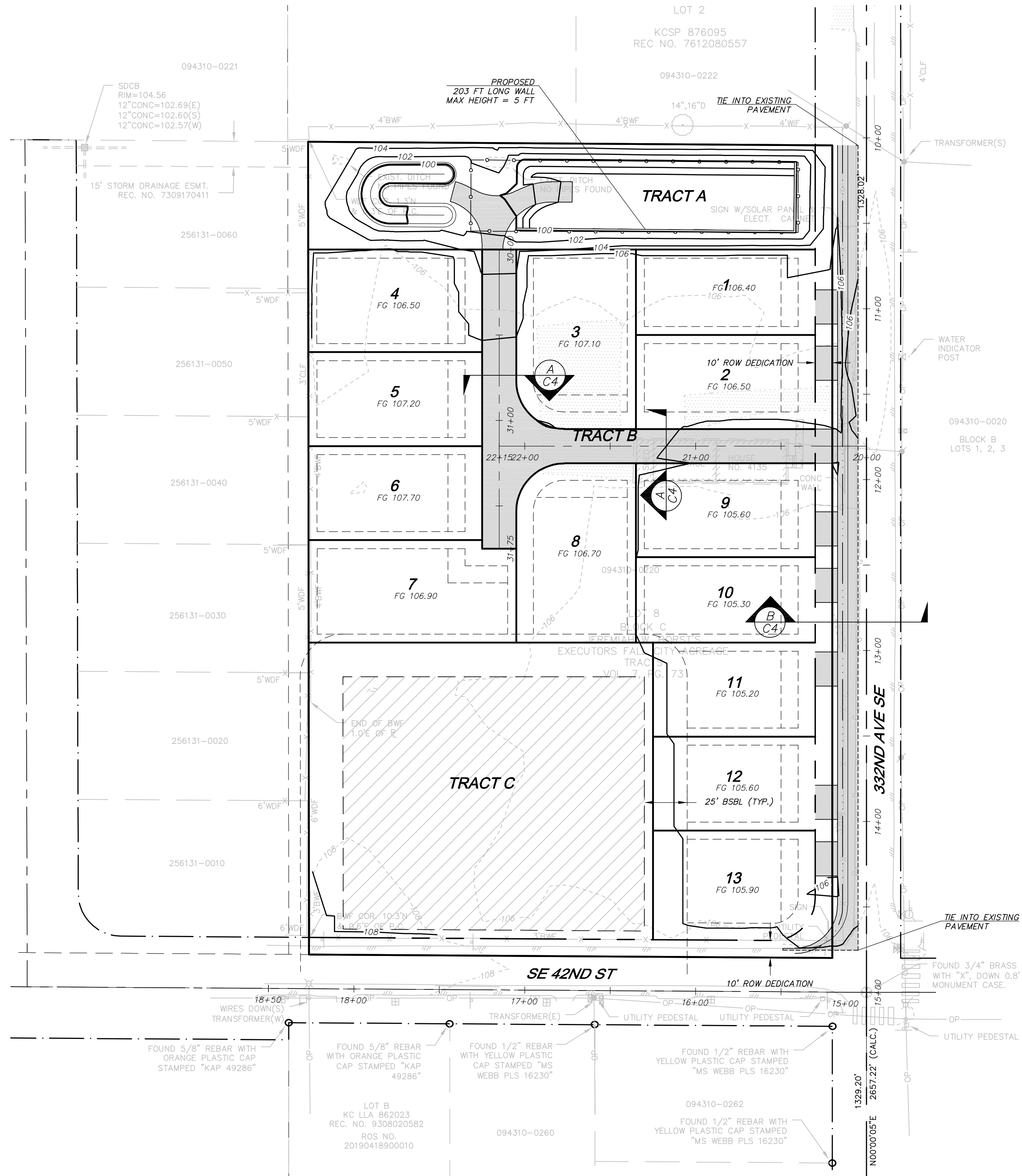
**BASIS OF BEARINGS:**  
 N00°16'15"E BETWEEN MONUMENTS  
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 WEST QTR CORNER OF STR 15-24-7,  
 PER REFERENCES 3 AND 11



NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**FALL CITY II**



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 620 - 7th AVENUE KIRKLAND, WA 98033  
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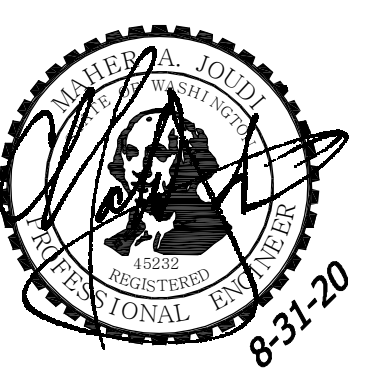
SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
3,955	2,639	1,316 FILL

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

**NOTE:**  
 SEE VARIANCE REQUEST PERTAINING TO TRACT B.

**FALL CITY II**  
 CONCEPTUAL GRADING PLAN  
 4135 - 332ND AVE SE  
 FALL CITY, WA  
 PARCEL NO. 0943100220

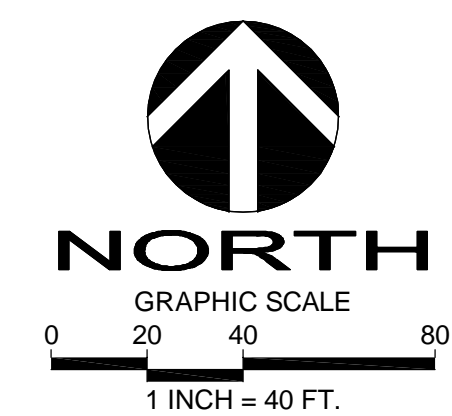
**SLALOM CONSTRUCTION, LLC**  
 3038 - 198TH AVE SE  
 SAMMAMISH, WA 98075  
 (206) 419-2679



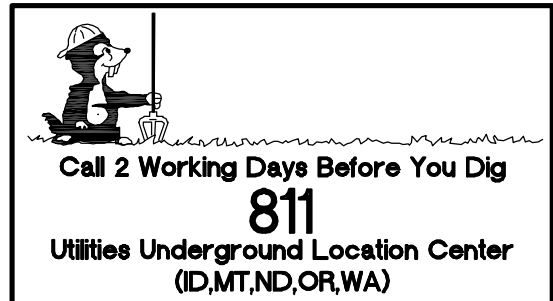
APR	REVISION	DATE

DRAFTED BY: JSK  
 DESIGNED BY: JSK  
 PROJECT ENGINEER: MAJ  
 DATE: 08-31-20  
 PROJECT NO.: 19081

DRAWING: C3  
 SHEET: 3 OF 4

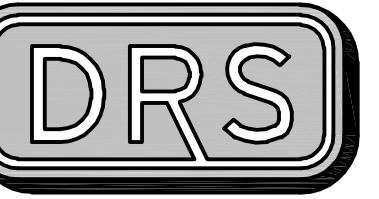


**BASIS OF BEARINGS:**  
 N00°16'15"E BETWEEN MONUMENTS FOUND IN PLACE ALONG 324TH AVE SE., THE NW SECTION CORNER AND WEST QTR CORNER OF STR 15-24-7, PER REFERENCES 3 AND 11





# FALL CITY II



**D.R. STRONG**  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

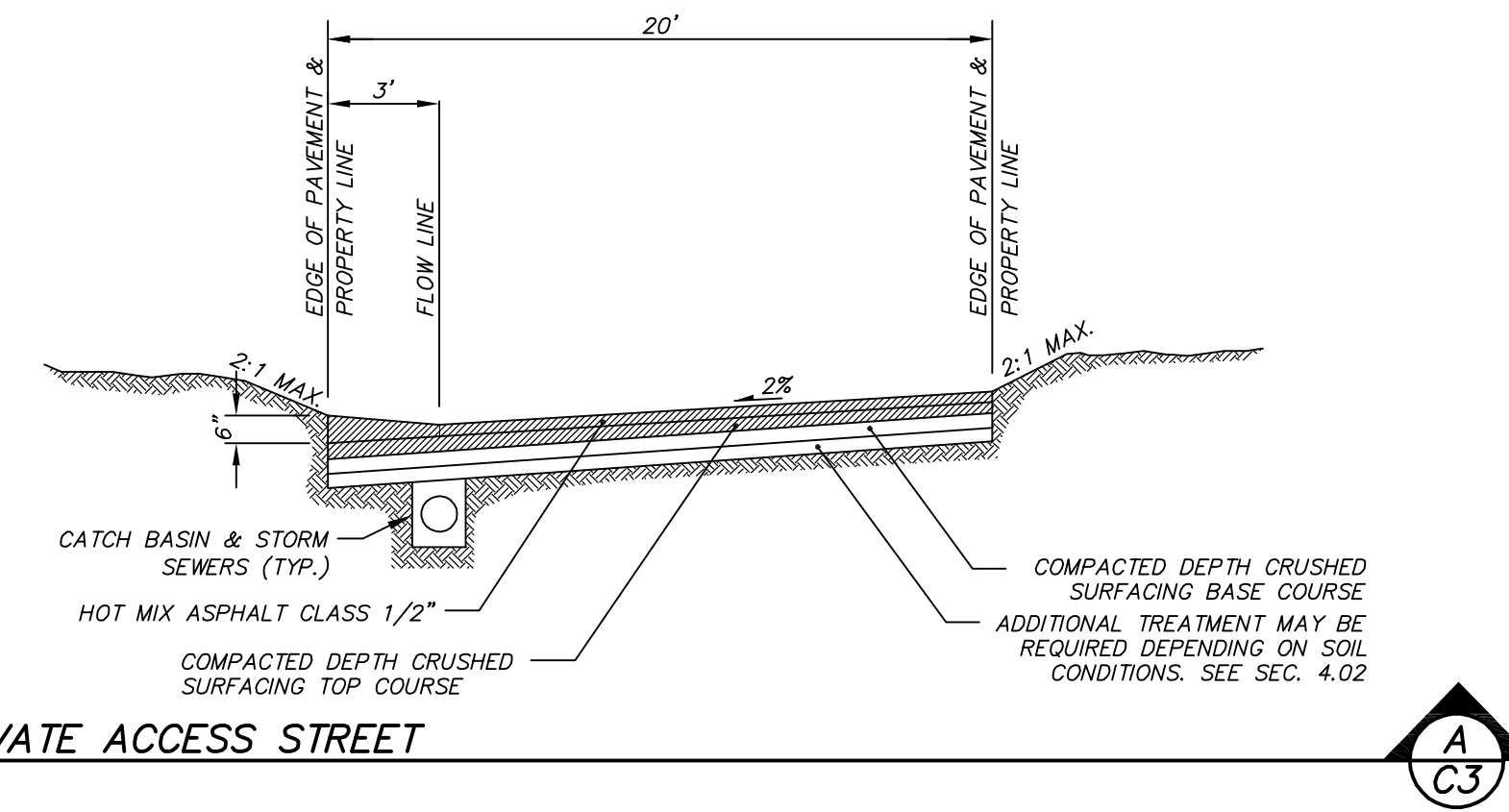
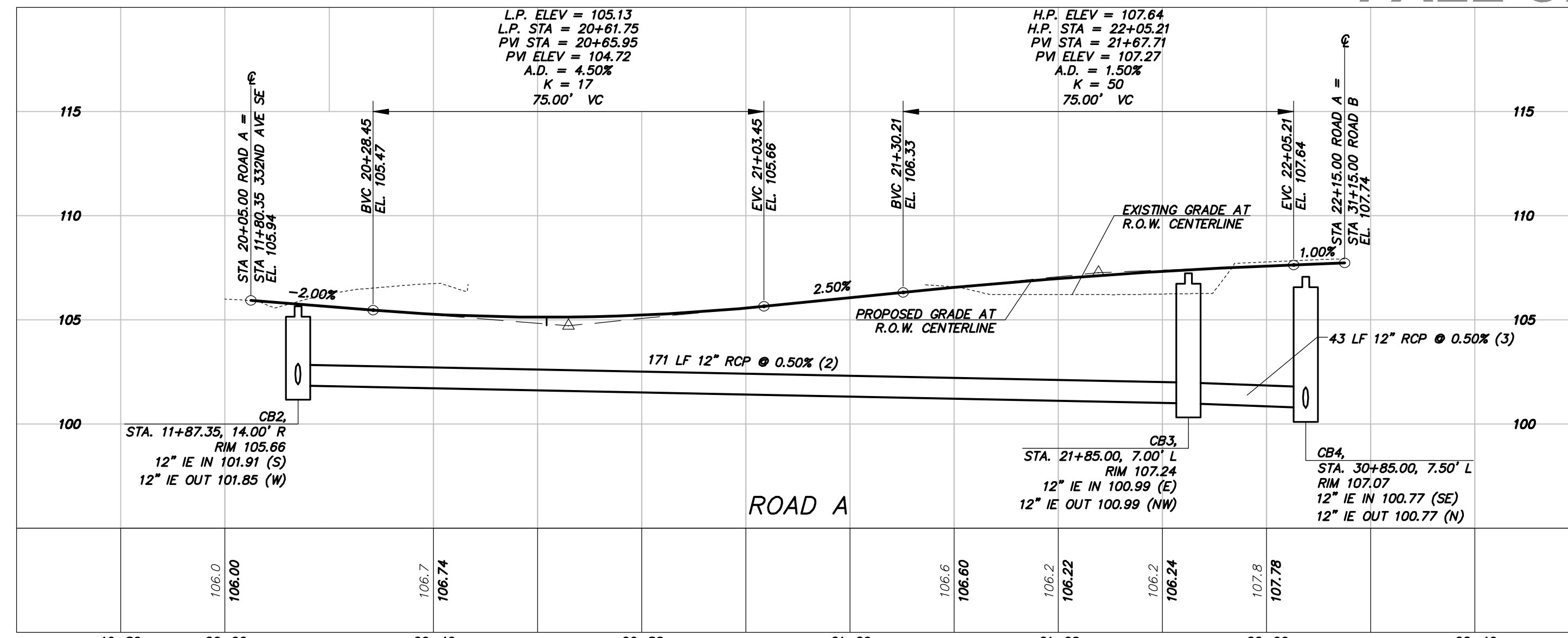
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.3423

FALL CITY II

ROAD & TRACT PROFILE &  
CROSS SECTIONS  
4135 - 332ND AVE SE  
FALL CITY, WA  
PARCEL NO. 0943100220

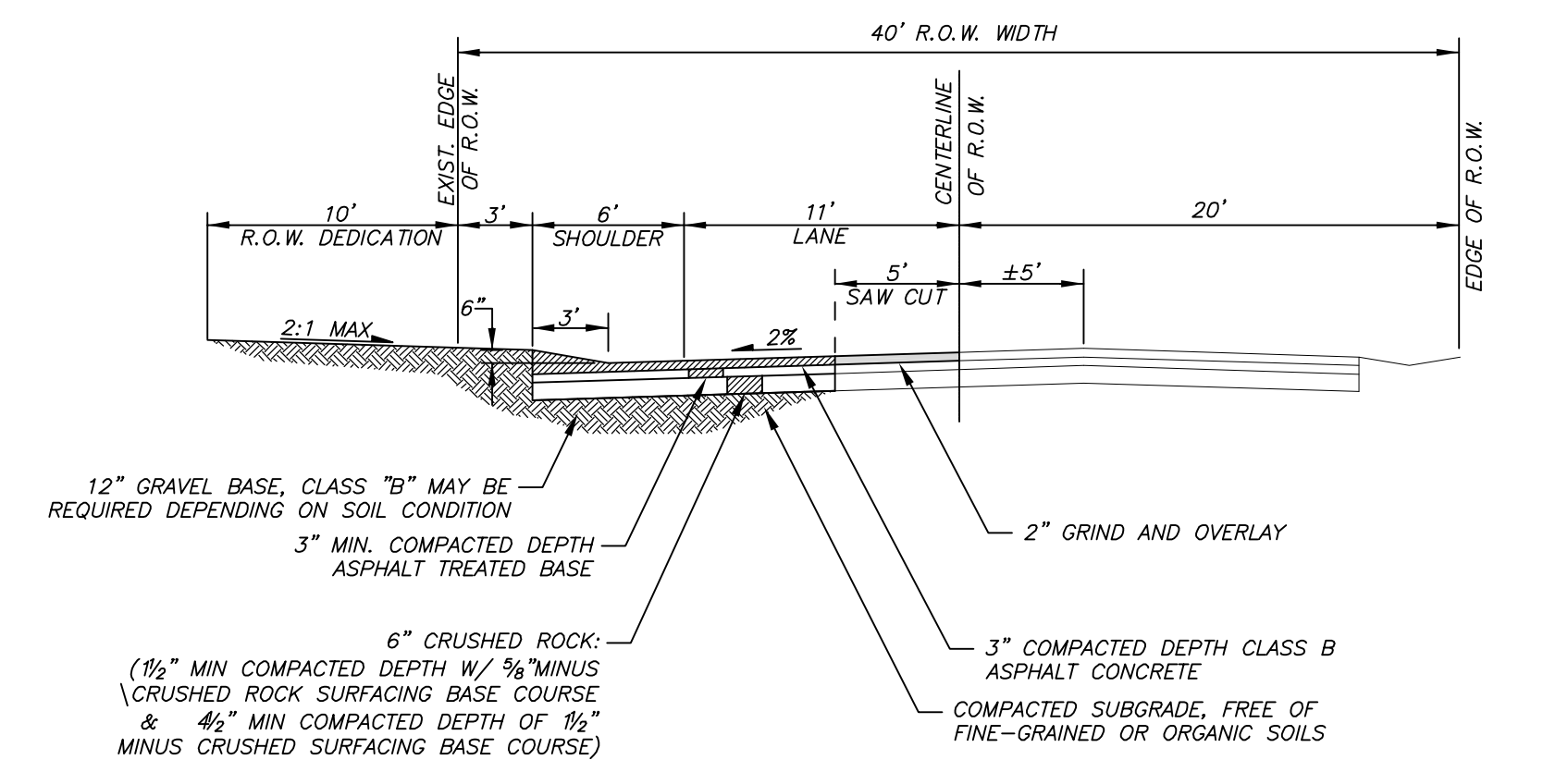
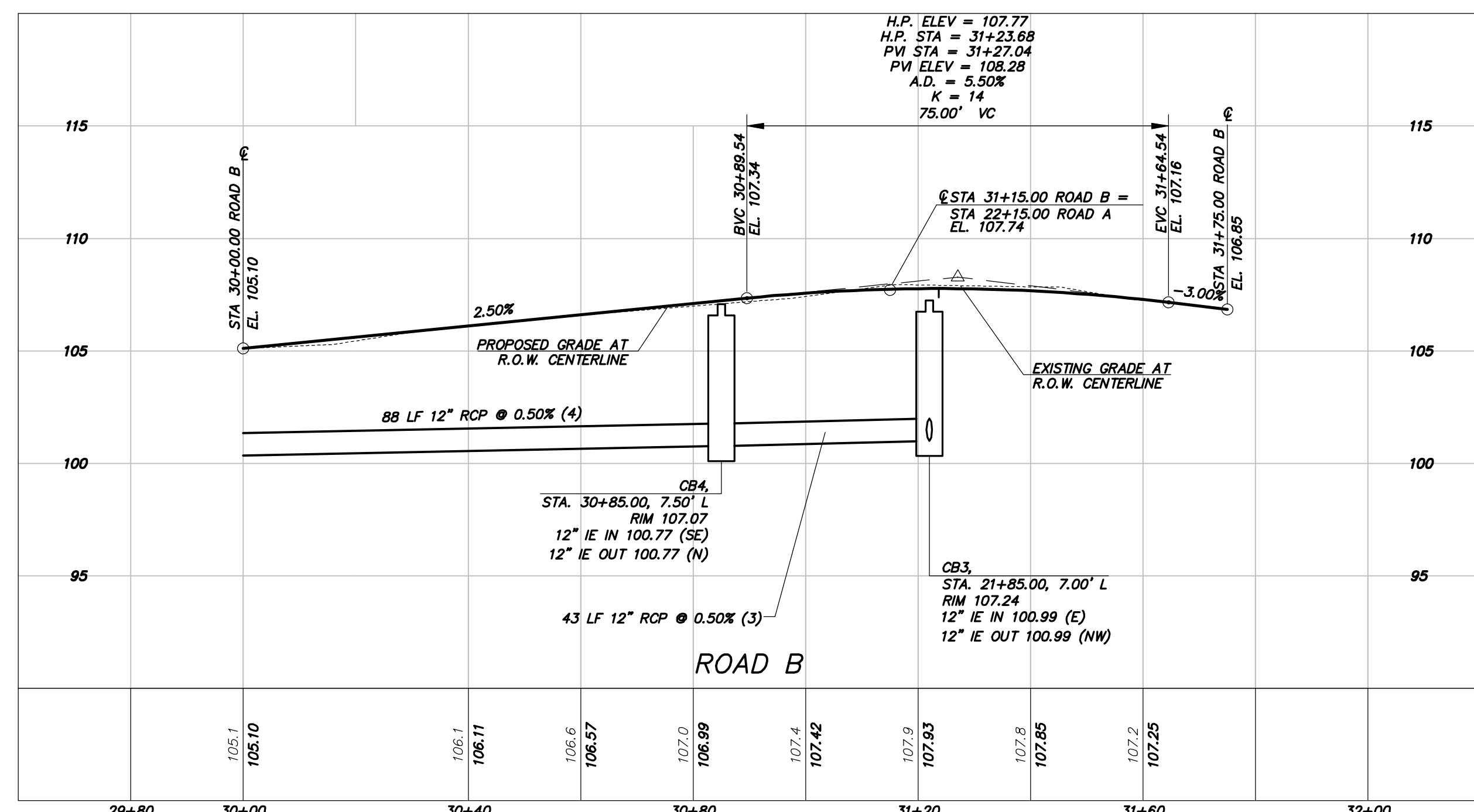
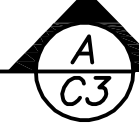
SLALOM CONSTRUCTION, LLC

3038 - 198TH AVE SE  
SAMMAMISH, WA 98075  
(206) 419-2679



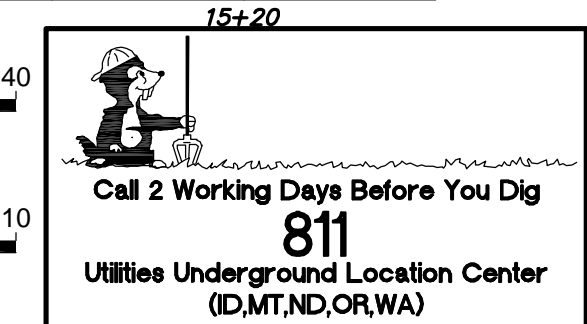
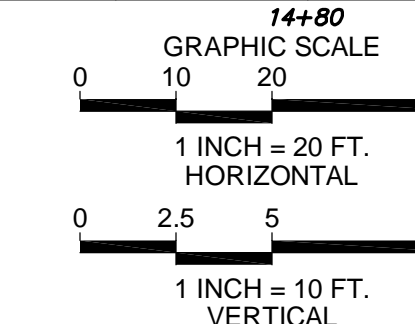
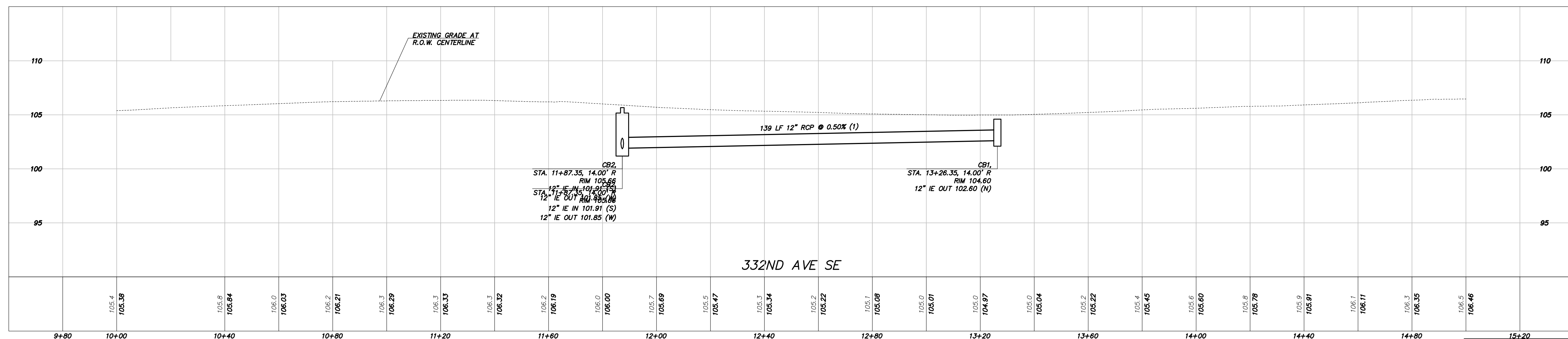
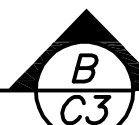
PRIVATE ACCESS STREET

NTS



332ND AVE SE

NTS RURAL COLLECTOR ARTERIAL 25 MPH DESIGN SPEED



DATE	APR
REVISION	
DRAFTED BY:	JSK
DESIGNED BY:	JSK
PROJECT ENGINEER:	MAJ
DATE:	08-31-20
PROJECT NO.:	19081
DRAWING:	C4
SHEET:	4 OF 4