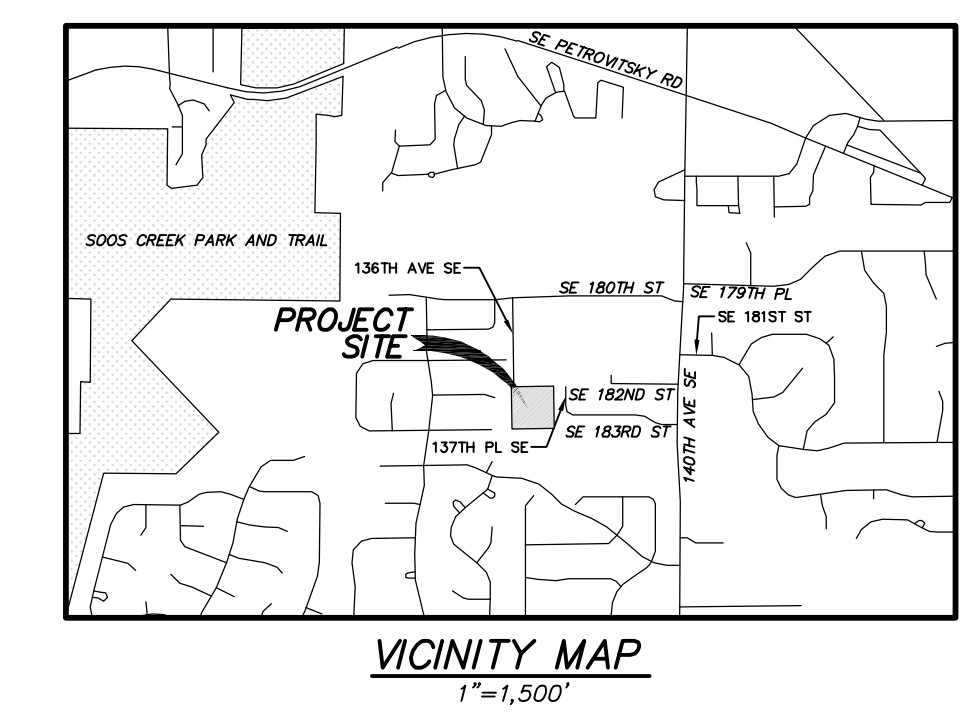
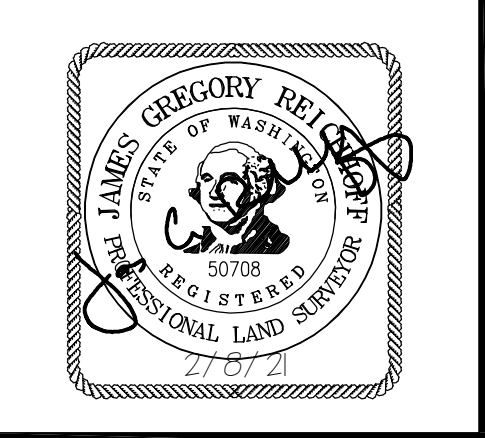
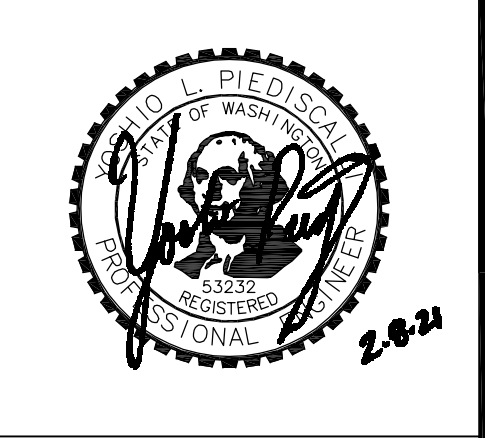


# SHEPARD



**SHEPARD**  
PRELIMINARY PLAT  
18204 136TH AVE SE  
RENTON, WA 98058  
TAX PARCEL NO. 342305-9110

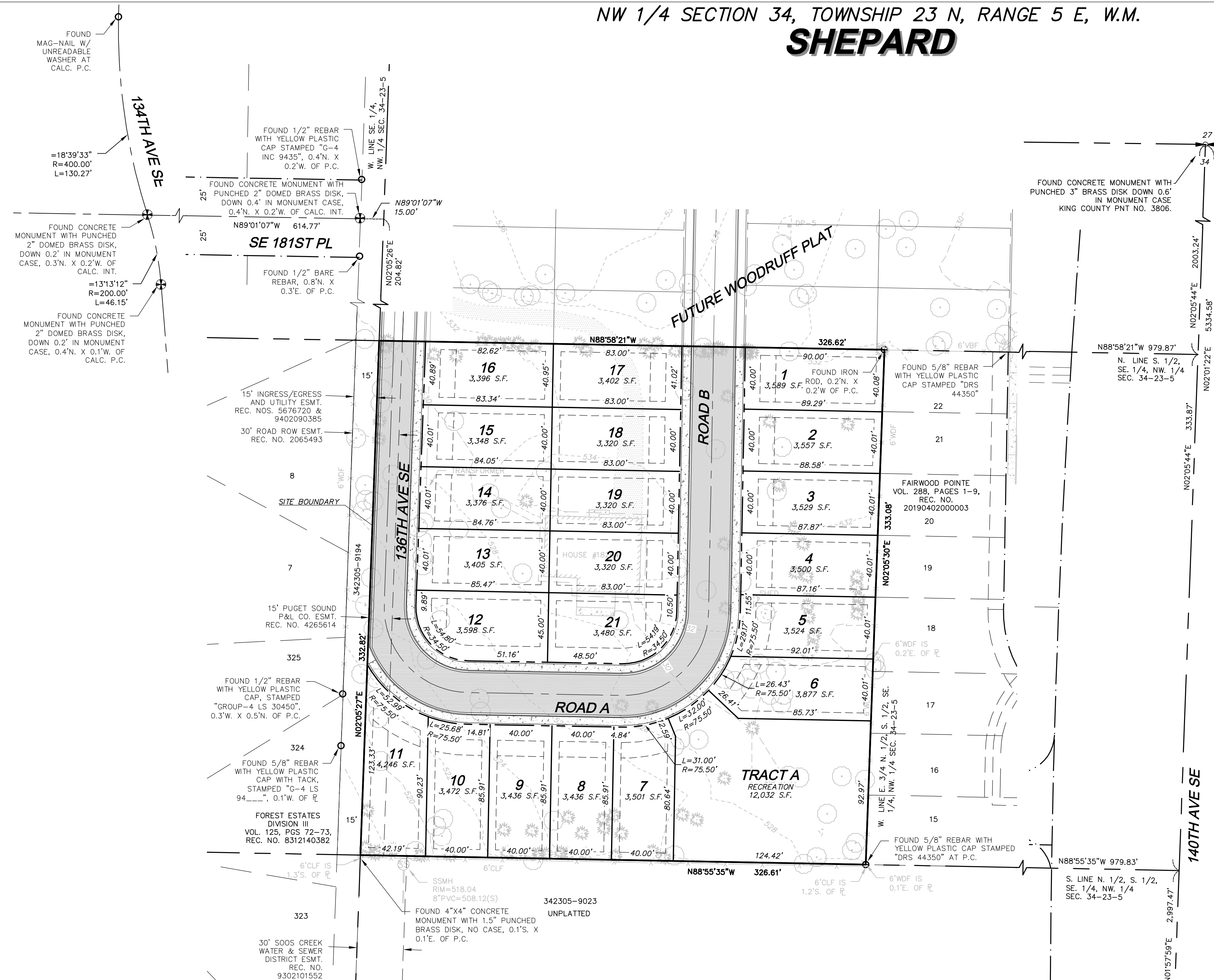
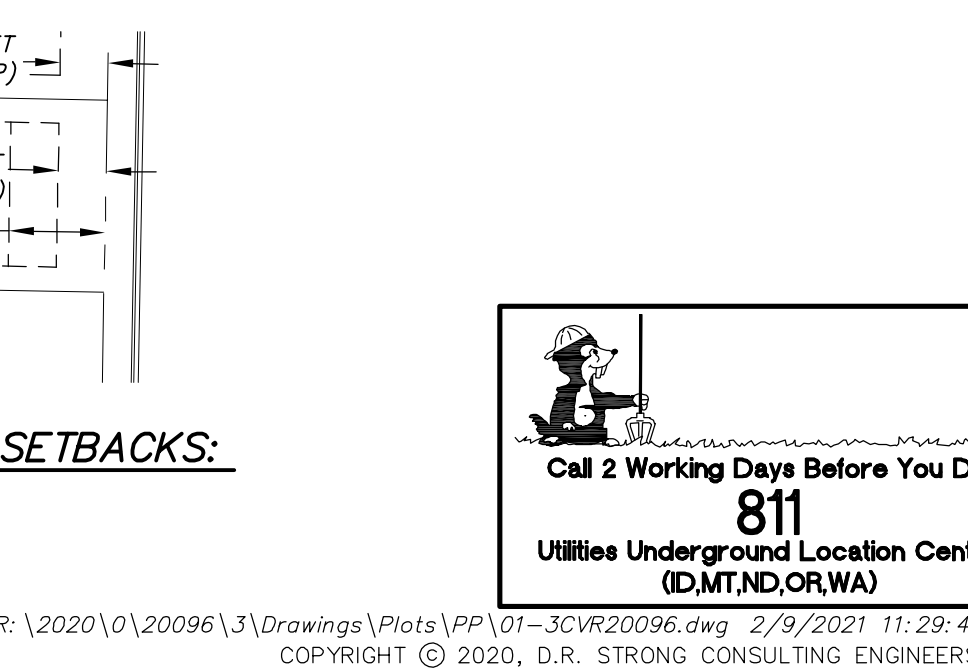
**HARBOUR HOMES, LLC**  
400 N 34TH STREET, SUITE 300  
SEATTLE, WA 98103  
(206) 315-8130



**PROJECT DESCRIPTION:**  
ADDRESS OF THE PROPERTY: 18204 136TH AVE SE  
PARCEL NUMBER: 342305-9110  
EXISTING ZONING: R-6  
PROPOSED DWELLING UNITS: 21  
ACREAGE: 2.496 ACRES (108,730 SQ. FT.) GROSS  
PROPOSED DENSITY: 8.413 DU/ACRE  
R.O.W. AREA: 0.530 ACRES (23,067 S.F.)  
OFFSITE R.O.W. AREA: 0.00 ACRES (0 S.F.)  
AVERAGE LOT SIZE: 3,506 S.F.  
SMALLEST LOT SIZE: 3,320 S.F.  
PROPOSED USE: SINGLE FAMILY DETACHED HOUSING  
SURROUNDING LAND USE: SINGLE FAMILY RESIDENTIAL (ALL DIRECTIONS)  
SEWER AND WATER DISTRICT: SOOS CREEK WATER AND SEWER DISTRICT  
SCHOOL DISTRICT: KENT NO. 415  
FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 40  
TELEPHONE SERVICE: COMCAST  
POWER/GAS SOURCE: PUGET SOUND ENERGY  
REC. SPACE REQUIRED: 8,190 S.F.  
REC. SPACE PROVIDED: 12,032 S.F.

**PROJECT CONTACTS:**  
APPLICANT/OWNER: HARBOUR HOMES, LLC  
400 N 34TH STREET, SUITE 300  
SEATTLE, WASHINGTON 98032  
(206) 315-8130  
CONTACT: JAMIE WALTIER  
JWALTIER@HARBOURHOMES.COM  
CIVIL ENGINEER: D.R. STRONG CONSULTING ENGINEERS, INC.  
620 7TH AVENUE  
KIRKLAND, WASHINGTON 98033  
(425) 827-3063  
CONTACT: YOSHIO L. PIEDISCALZI, P.E.  
YOSHIO.PIEDISCALZI@DRSTRONG.COM  
SURVEYOR: D.R. STRONG CONSULTING ENGINEERS, INC.  
620 7TH AVENUE  
KIRKLAND, WASHINGTON 98033  
(425) 827-3063  
CONTACT: JAMES G. REICHHOFF  
JAMES.REICHHOFF@DRSTRONG.COM  
GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC  
15365 NE 90TH STREET, SUITE 100  
REDMOND, WA 98052  
(425) 449-4704  
CONTACT: STEPHEN H. AVRIL  
ENVIRONMENTAL ASSESSMENT: SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DRIVE, SUITE D  
GIG HARBOR, WASHINGTON 98335  
(253) 514-8952  
CONTACT: JON PICKETT  
JON@SOUNDVIEWCONSULTANTS.COM

**SHEET INDEX:**  
C1 1 OF 4 PRELIMINARY PLAT  
C2 2 OF 4 CONCEPTUAL GRADING PLAN AND ROAD CROSS-SECTIONS  
C3 3 OF 4 CONCEPTUAL ROAD AND UTILITIES PLAN  
C4 4 OF 4 ROAD PROFILE  
TOPOGRAPHIC & BOUNDARY SURVEY  
1 OF 1 TOPOGRAPHIC & BOUNDARY SURVEY  
LANDSCAPE PLANS  
L1 1 OF 3 REPLACEMENT TREE AND STREET TREE PLAN  
L2 2 OF 3 TRACT A RECREATION PLAN  
L3 3 OF 3 LANDSCAPE DETAILS



**SURVEYOR'S NOTES:**  
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM: CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0189534-16 UPDATE 2ND COMMITMENT DATED JANUARY 15, 2021. 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 CHICAGO TITLE COMPANY ALTA COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO 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 SEPTEMBER 15, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY AND SEPTEMBER 2020.  
3. PROPERTY AREA = 108,730± SQUARE FEET (2.4961± 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 4 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.

**LEGAL DESCRIPTION:**  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 E, W.M.; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THE WEST 15 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; EXCEPT THE NORTH 15 FEET THEREOF; AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE EAST 15 FEET OF THE NORTH 3/4 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; EXCEPT THE NORTH 15 FEET THEREOF.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

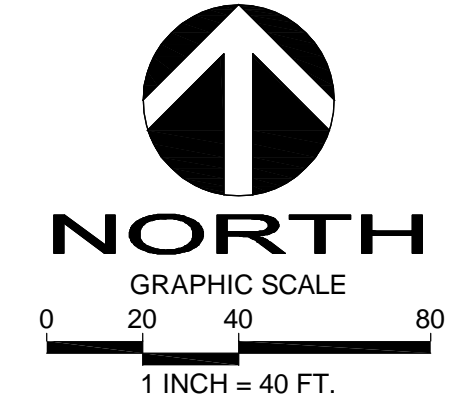
**REFERENCES:**  
1. THE PLAT OF WESTMONT VISTA PHASE 2 RECORDED IN VOLUME 258 OF PLATS, PAGES 71 THROUGH 73, UNDER RECORDING NUMBER 2011122000844.  
2. SHEETS 1 THROUGH 20, KING COUNTY DEPARTMENT OF TRANSPORTATION SURVEY NUMBER 3225-22/2735-27, 140TH AVENUE SE. (SE. 197TH PLACE TO SE. PETROVITSKY ROAD).  
3. KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838.  
4. THE PLAT OF FAIRWOOD POINTE RECORDED IN VOLUME 288 OF PLATS, PAGES 1 THROUGH 9, UNDER RECORDING NUMBER 2019040200003.  
5. THE PLAT OF FOREST ESTATES DIV III RECORDED IN VOLUME 125 OF PLATS, PAGES 72 THROUGH 73, UNDER RECORDING NUMBER 198312140382.

**VERTICAL DATUM:**  
NAVD 88 PER KING COUNTY VERTICAL CONTROL

**BENCHMARK:**  
1 KING COUNTY BENCHMARK FS; FOUND 3" BRASS DISK SET IN DRILL HOLE, FLUSH WITH CONCRETE SIDEWALK. STAMPED "KING COUNTY KC-F-5" LOCATED AT THE SW ANGLE OF THE INTERSECTION OF 192ND STREET AND 138TH AVE SE. ELEVATION = 490.78'  
2 SITE BENCHMARK FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 44350" ON THE SOUTH PROPERTY LINE, AT THE NORTHWEST CORNER OF LOT NO. 23, PLAT OF FAIRWOOD POINTE. ELEVATION = 527.85'

- LEGEND:**
- ⊕ FOUND QUARTER CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CORNER MONUMENT AS NOTED
  - PROPERTY LINE
  - PROPERTY CORNER
  - POWER POLE
  - ⊗ WATER VALVE
  - ⊕ WATER MANHOLE
  - ⊕ GAS VALVE
  - ▬ VBF VERTICAL BOARD FENCE
  - CLF CHAINLINK FENCE
  - DECIDUOUS TREE
  - ⊙ EVERGREEN TREE
  - OP OVERHEAD POWER
  - EDGE OF PAVEMENT
  - FENCE
  - ▨ GRAVEL
  - ▭ CONCRETE

FOUND CONCRETE MONUMENT WITH PUNCHED 3" BRASS DISK DOWN 0.6" IN MONUMENT CASE. KING COUNTY PNT NO. 5806.



**BASIS OF BEARINGS:**  
N02°01'22"E BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SOUTH AND NORTH QUARTER CORNERS OF SEC. 34-23-5, KING COUNTY CONTROL POINTS 5806 AND 3806 (NAD 83/91)

**TYPICAL BUILDING SETBACKS:**  
FRONT YARD: 10'  
GARAGE: 20'  
SIDE YARD: 5'  
STREET: 10'  
REAR: 5'

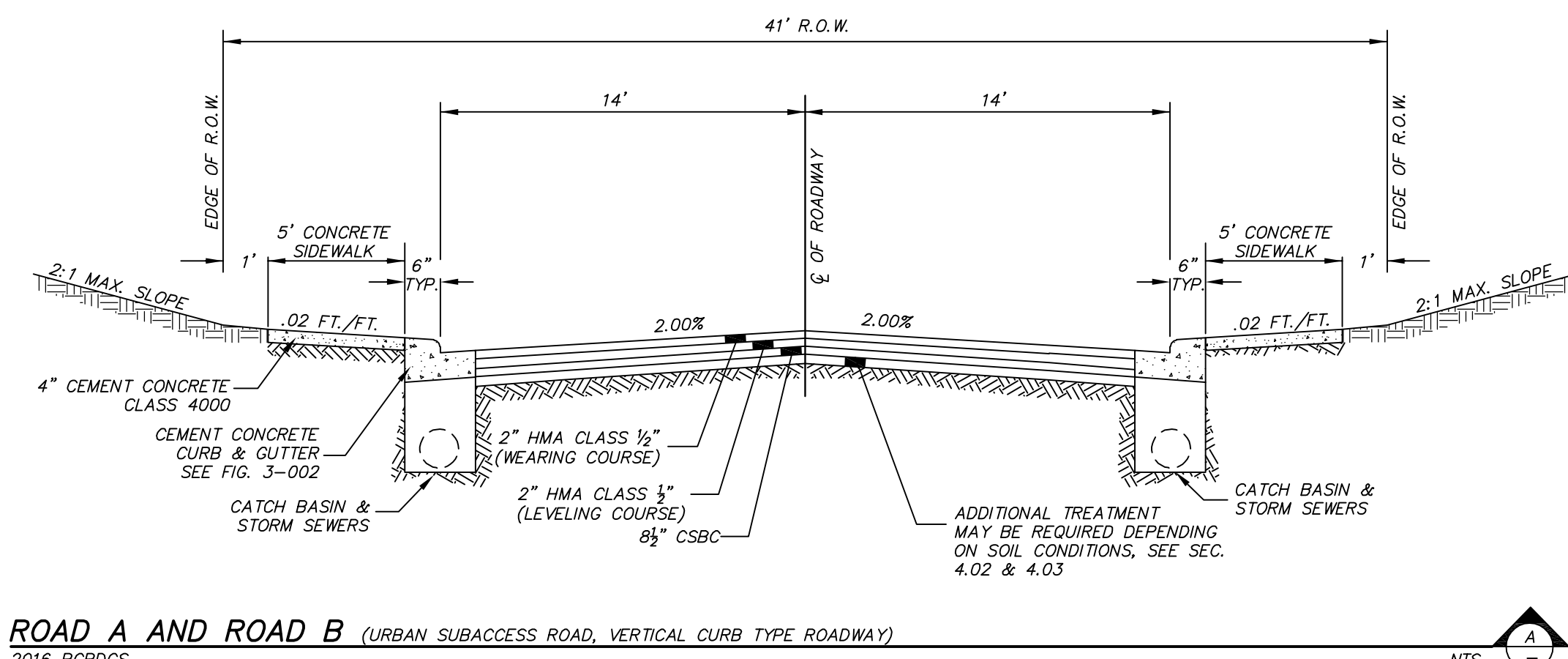
APR	REVISION	DATE	DRAFTED BY: NBM
			DESIGNED BY: YLP
			PROJECT ENGINEER: YLP
			DATE: 02.08.21
			PROJECT NO.: 20096
			DRAWING: C1
			SHEET: 1 OF 4

# SHEPARD

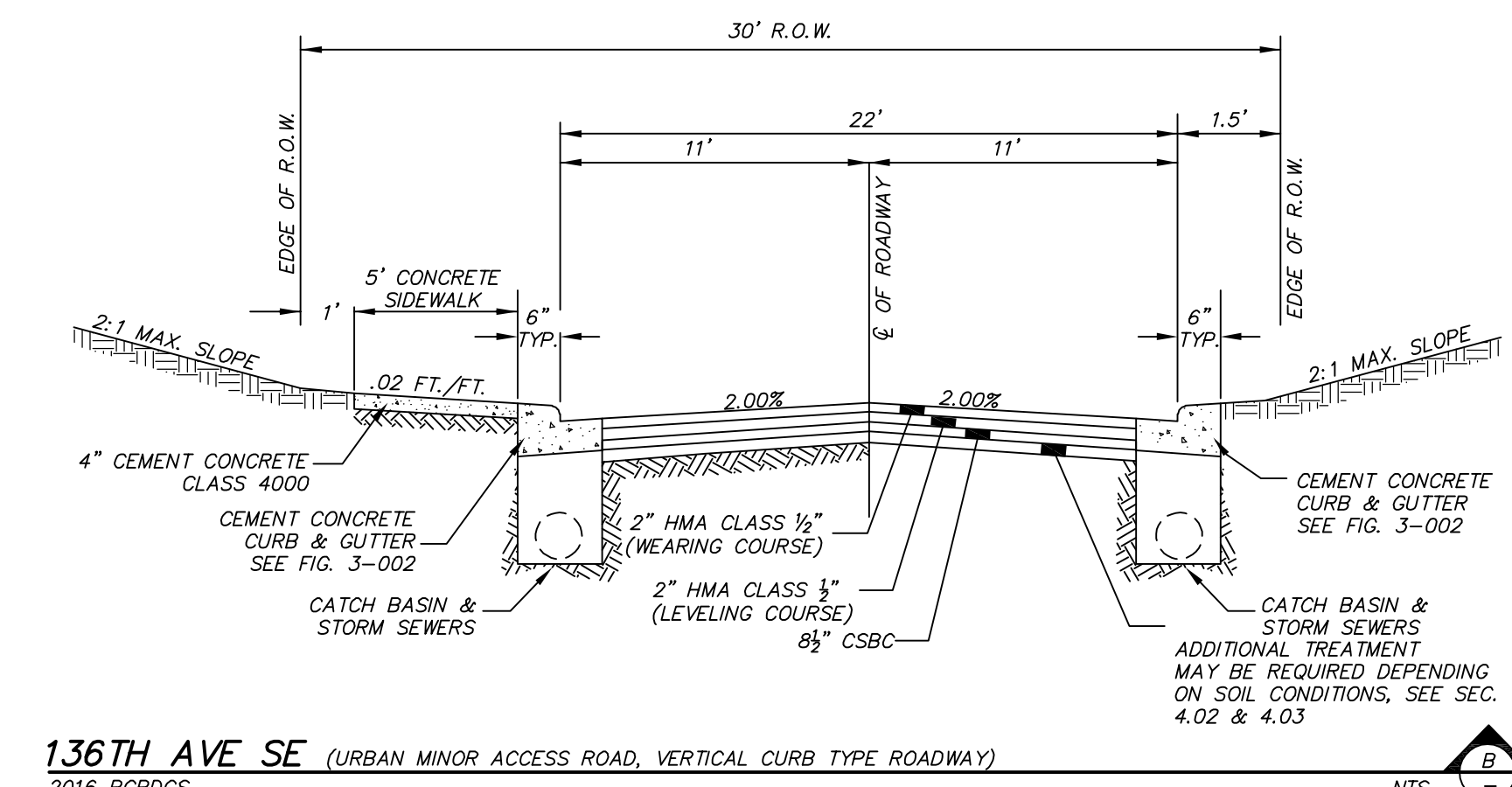


SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
1,506	3,606	2,100 IMPORT

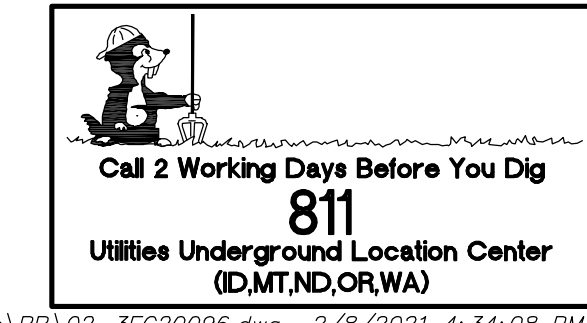
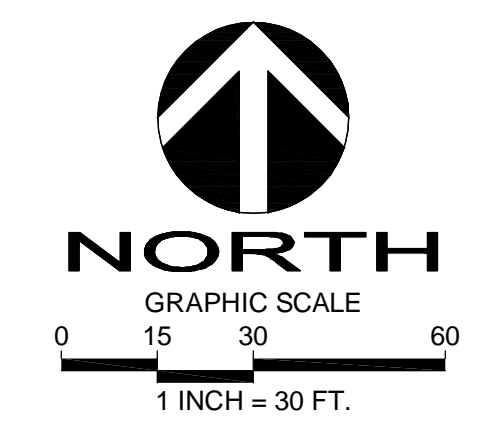
ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.



ROAD A AND ROAD B (URBAN SUBACCESS ROAD, VERTICAL CURB TYPE ROADWAY)  
2016 RCRDCS



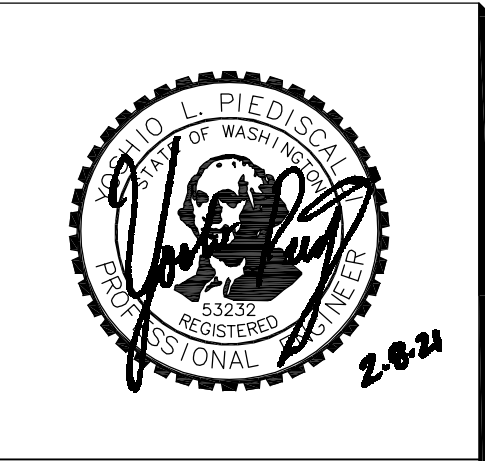
136TH AVE SE (URBAN MINOR ACCESS ROAD, VERTICAL CURB TYPE ROADWAY)  
2016 RCRDCS



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

**SHEPARD**  
CONCEPTUAL GRADING PLAN AND  
ROAD CROSS-SECTIONS  
18204 136TH AVE SE  
RENTON, WA 98058  
TAX PARCEL NO. 342305-9110

**HARBOUR HOMES, LLC**  
400 N 34TH STREET, SUITE 300  
SEATTLE, WA 98103  
(206) 315-8130



APR  
REVISION  
DATE

DRAFTED BY: NBM  
DESIGNED BY: YLP  
PROJECT ENGINEER: YLP  
DATE: 02.08.21  
PROJECT NO.: 20096

DRAWING: C2  
SHEET: 2 OF 4

# SHEPARD

**UTILITY LEGEND**

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊕ WATER APPURTANCES
- ⊙ SANITARY SEWER MANHOLE
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- WATER METER

**DETENTION FACILITY SPECIFICATIONS**

TRACT B (WOODRUFF PLAT) FACILITY (DETENTION VAULT)

LIVE STORAGE VOLUME REQUIRED.....158,466 C.F.  
 STORAGE VOLUME PROVIDED.....160,037 C.F.  
 LIVE STORAGE DEPTH.....14.0 FT.

A STORMFILTER DOWNSTREAM OF DETENTION WILL BE PROVIDED TO MEET WATER QUALITY REQUIREMENTS

DESIGN HIGH WATER ELEVATION.....513.50  
 BOTTOM OF VAULT ELEVATION.....498.50  
 FINISHED GRADE OVER VAULT.....516.50



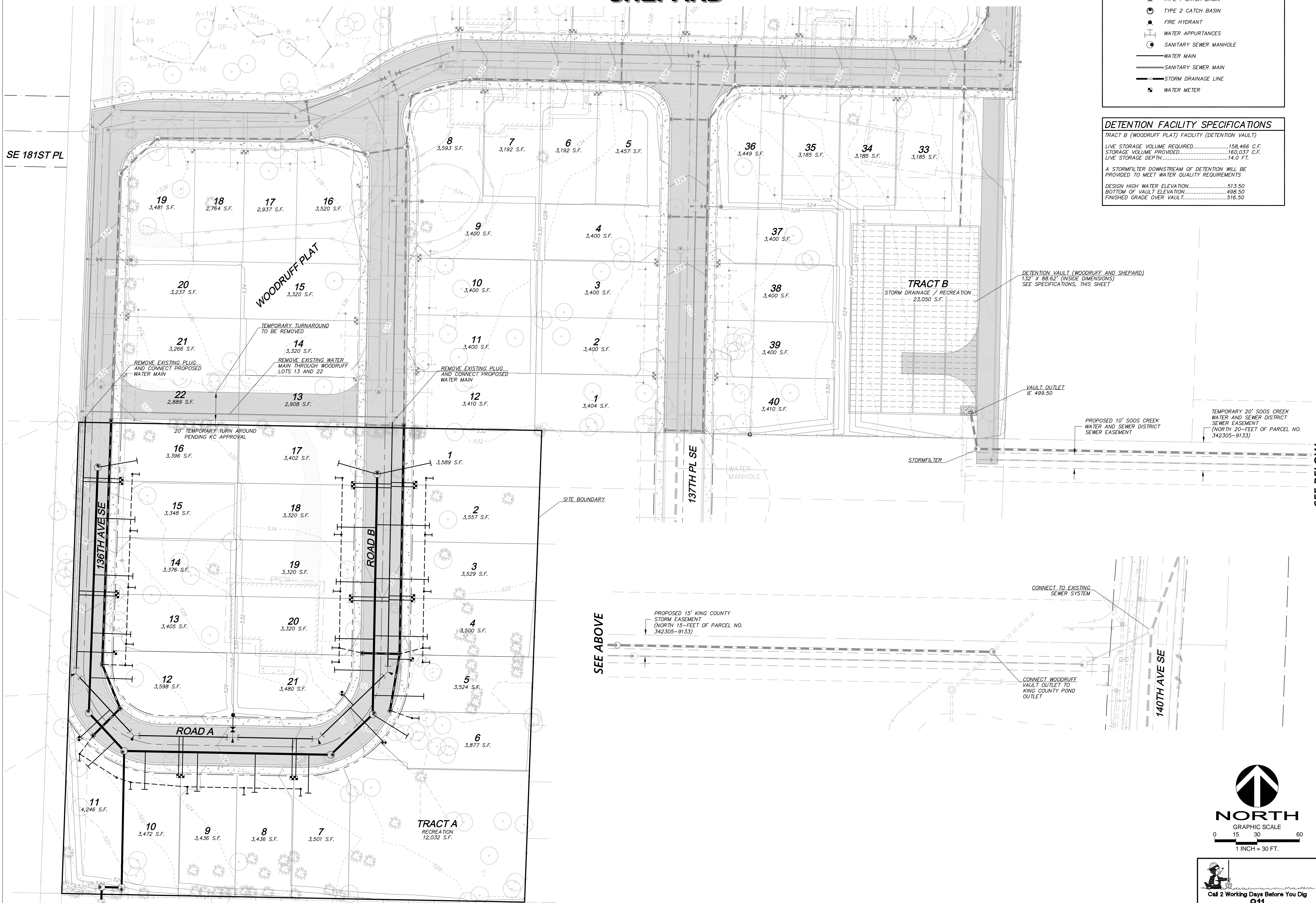
**D.R. STRONG CONSULTING ENGINEERS**  
 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3063 F 425.827.3423

**SHEPARD**

CONCEPTUAL ROAD AND UTILITIES PLAN  
 18204 136TH AVE SE  
 RENTON, WA 98058  
 TAX PARCEL NO. 342305-9110

**HARBOUR HOMES, LLC**

400 N 34TH STREET, SUITE 300  
 SEATTLE, WA 98103  
 (206) 315-8130



DETENTION VAULT (WOODRUFF AND SHEPARD)  
 132' X 88.52' (INSIDE DIMENSIONS)  
 SEE SPECIFICATIONS, THIS SHEET

VAULT OUTLET  
 IE 499.50

PROPOSED 10" SOOS CREEK WATER AND SEWER DISTRICT SEWER EASEMENT

TEMPORARY 20" SOOS CREEK WATER AND SEWER DISTRICT SEWER EASEMENT (NORTH 20'-FEET OF PARCEL NO. 342305-9133)

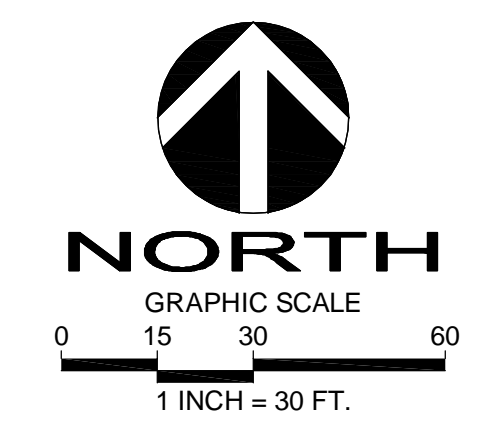
SEE ABOVE

PROPOSED 15" KING COUNTY STORM EASEMENT (NORTH 15'-FEET OF PARCEL NO. 342305-9133)

CONNECT TO EXISTING SEWER SYSTEM

CONNECT WOODRUFF VAULT OUTLET TO KING COUNTY POND OUTLET

SEE BELOW



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

DATE	REVISION	APR

DRAFTED BY: NBM  
 DESIGNED BY: YLP  
 PROJECT ENGINEER: YLP  
 DATE: 02.08.21  
 PROJECT NO.: 20096

DRAWING: **C3**  
 SHEET: **3** OF **4**

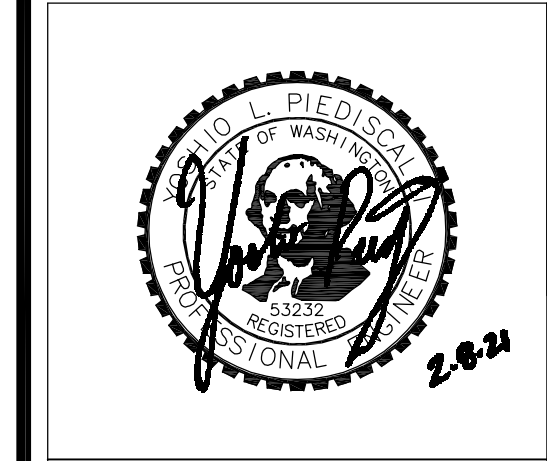
# SHEPARD



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

**SHEPARD**  
ROAD PROFILE  
18204 136TH AVE SE  
RENTON, WA 98058  
TAX PARCEL NO. 342305-9110

**HARBOUR HOMES, LLC**  
400 N 34TH STREET, SUITE 300  
SEATTLE, WA 98103  
(206) 315-8130

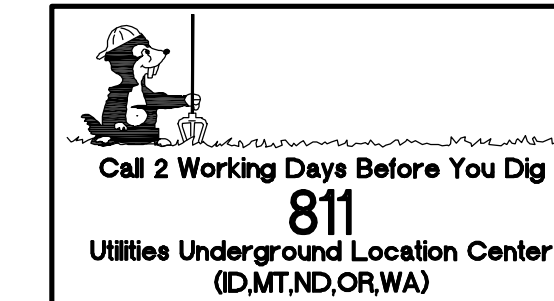
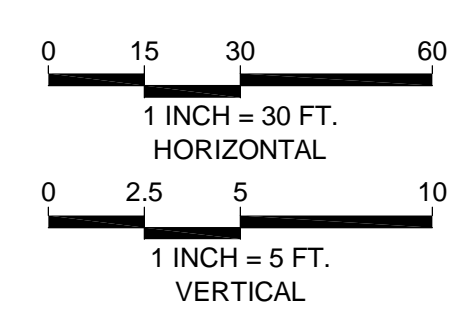
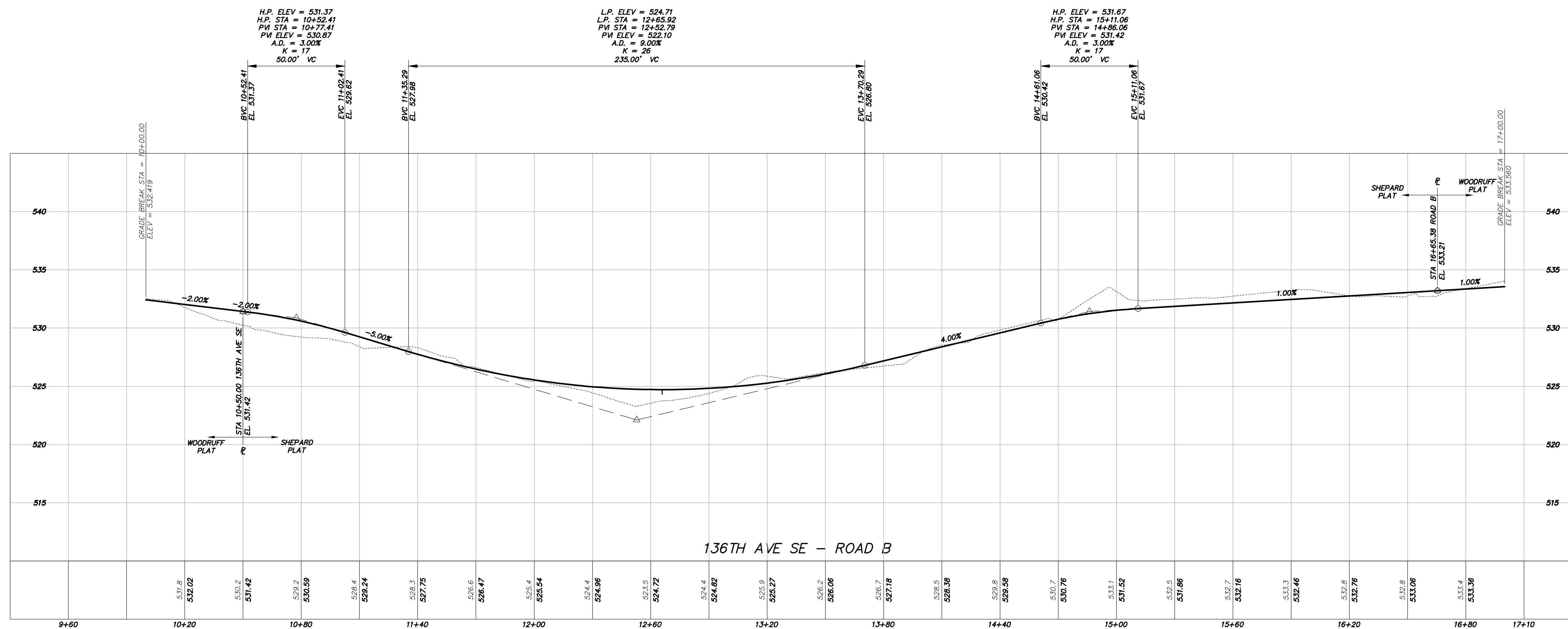


DATE: APR  
REVISION:  
DATE:

DRAFTED BY: NBM  
DESIGNED BY: YLP  
PROJECT ENGINEER: YLP  
DATE: 02.08.21  
PROJECT NO.: 20096

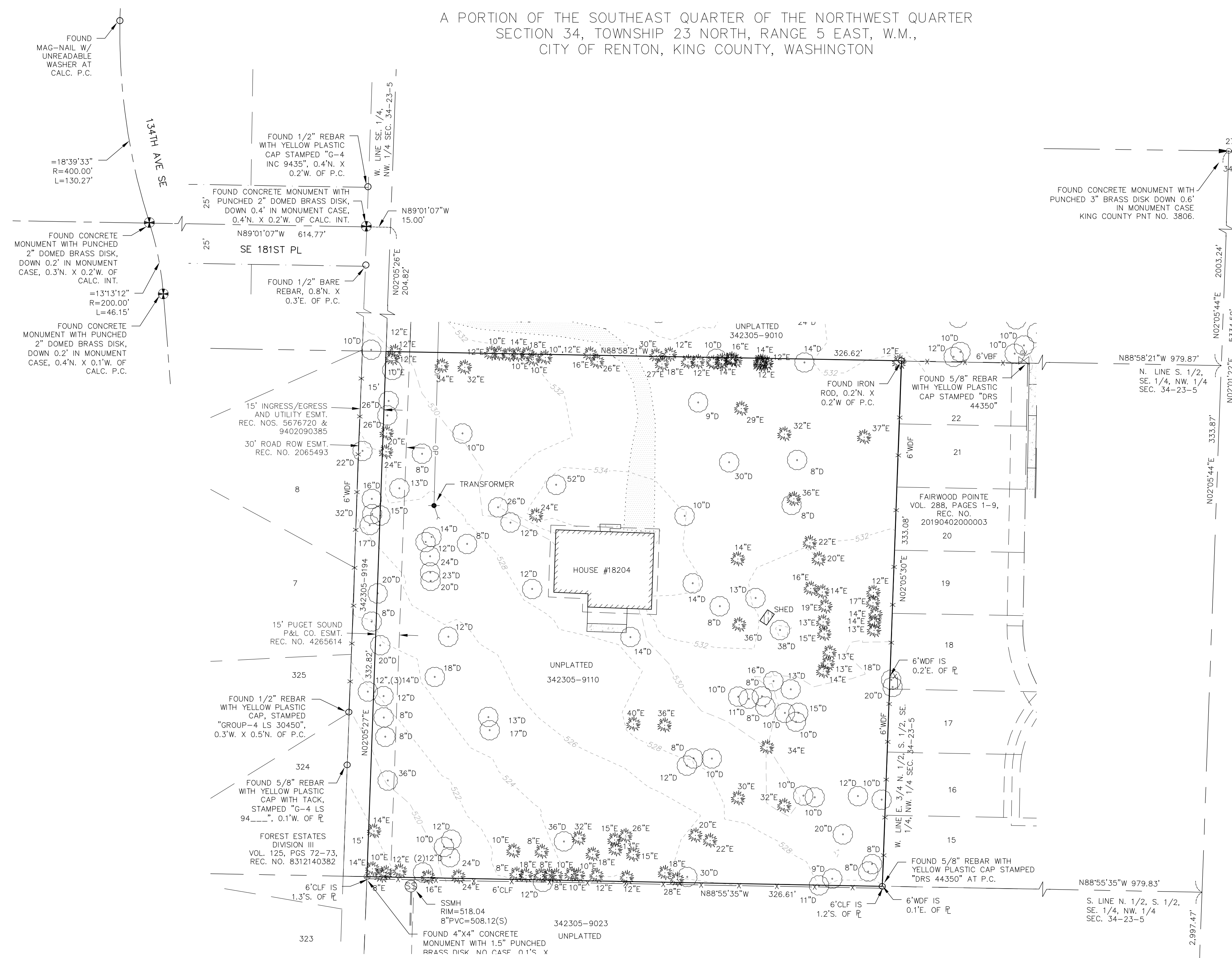
DRAWING: C4  
SHEET: 4 OF 4

DRAWING: C4  
SHEET: 4 OF 4

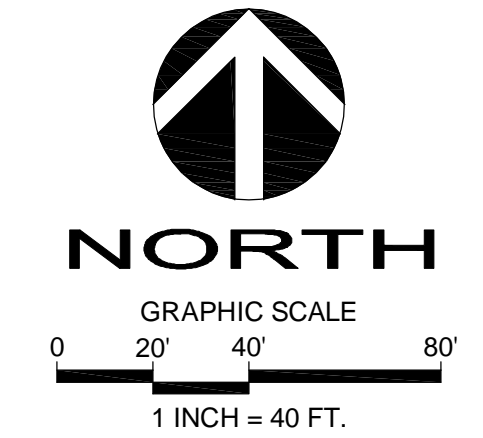


# BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., CITY OF RENTON, KING COUNTY, WASHINGTON



- LEGEND:**
- FOUND QUARTER CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CORNER MONUMENT AS NOTED
  - PROPERTY LINE
  - PROPERTY CORNER
  - POWER POLE
  - GUY ANCHOR
  - WATER VALVE
  - GAS VALVE
  - WDF WOOD FENCE
  - CLF CHAINLINK FENCE
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - OVERHEAD POWER
  - FENCE
  - GRAVEL
  - CONCRETE



**BASIS OF BEARINGS:**  
 N02°01'22"E BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SOUTH AND NORTH QUARTER CORNERS OF SEC. 34-23-5, KING COUNTY CONTROL POINTS 5806 AND 3806 (NAD 83/91)

**LEGAL DESCRIPTION(S):**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 E, W.M.; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THE WEST 15 FEET OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; EXCEPT THE NORTH 15 FEET THEREOF; AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE EAST 15 FEET OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; EXCEPT THE NORTH 15 FEET THEREOF. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**SURVEYOR'S NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0189534-16 UPDATE 2ND COMMITMENT DATED JANUARY 15, 2021. 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 CHICAGO TITLE COMPANY ALTA COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO 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.
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- PROPERTY AREA = 108,730± SQUARE FEET (2.4961± ACRES)
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- 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.
- 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.
- 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).
- THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN CIVIL ENGINEERING DESIGN.

**TITLE RESTRICTIONS:**

- PARCEL NO. 342305-9110, THIS SITE IS SUBJECT TO:
- AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT RECORDED UNDER RECORDING NO. 2065493, AS SHOWN HEREON.
  - AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT RECORDED UNDER RECORDING NO. 4265614, AS SHOWN HEREON.
  - A JOINT MAINTENANCE OF ROADWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 7403040241.
  - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. PER RECORD 00 SURVEY RECORDED UNDER RECORDING NO. 780428909.
  - A JOINT SEWER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 8003130671.

**REFERENCES:**

- THE PLAT OF WESTMONT VISTA PHASE 2 RECORDED IN VOLUME 258 OF PLATS, PAGES 71 THROUGH 73, UNDER RECORDING NUMBER 2011122000844.
- SHEETS 1 THROUGH 20, KING COUNTY DEPARTMENT OF TRANSPORTATION SURVEY NUMBER 3225-22/27235-27, 140TH AVENUE SE. (SE. 197TH PLACE TO SE. PETROVITSKY ROAD).
- KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902202838.
- THE PLAT OF FAIRWOOD POINTE RECORDED IN VOLUME 288 OF PLATS, PAGES 1 THROUGH 9, UNDER RECORDING NUMBER 20190402000003.
- THE PLAT OF FOREST ESTATES DIV III RECORDED IN VOLUME 125 OF PLATS, PAGES 72 THROUGH 73, UNDER RECORDING NUMBER 198312140382.

**VERTICAL DATUM:**

NAVD 88 PER KING COUNTY VERTICAL CONTROL

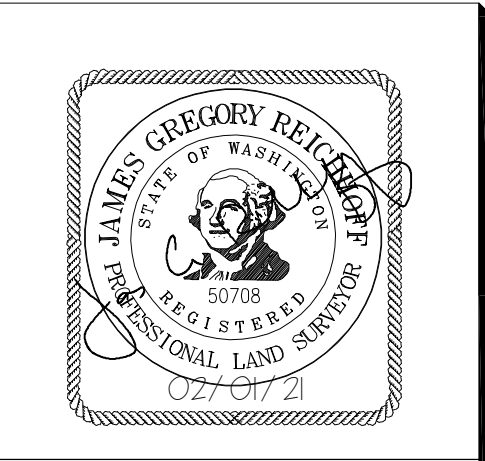
**BENCHMARK:**

- KING COUNTY BENCHMARK F5; FOUND 3" BRASS DISK SET IN DRILL HOLE, FLUSH WITH CONCRETE SIDEWALK, STAMPED "KING COUNTY KC-F-5", LOCATED AT THE SW ANGLE OF THE INTERSECTION OF 192ND STREET AND 138TH AVE SE. ELEVATION = 490.78'
- SITE BENCHMARK FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 44350" ON THE SOUTH PROPERTY LINE, AT THE NORTHWEST CORNER OF LOT NO. 23, PLAT OF FAIRWOOD POINTE. ELEVATION = 527.85'

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

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 18204 136TH AVE SE  
 RENTON, WA 98058  
 TAX PARCEL NO. 342305-9110

**HARBOUR HOMES, LLC.**  
 400 NORTH 34TH ST  
 SUITE 300  
 SEATTLE, WA 98103



DATE	REVISION
APR	

DATE	REVISION
APR	

PROJECT SURVEYOR: JGR  
 DRAFTED BY: JGR/DAS  
 FIELD BOOK: 564  
 DATE: 02-01-2021  
 PROJECT NO.: 20096

# REPLACEMENT TREE and LANDSCAPE PLAN



SEE SHEET L-2 FOR ENLARGED TRACT A RECREATION PLAN

## STREET TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
<i>Ulmus wilsoniana</i> 'Prospector'	Elm	10	1.75" cal	Full and Matching, min. 8'-10' ht
<i>Acer truncatum</i> x A. plat. 'Warren's Red'	Pacific Sunset Maple	5	1.75" cal	Full and Matching, min. 8'-10' ht
<i>Cercidiphyllum japonicum</i>	Katsura	8	1.75" cal	Full and Matching, min. 8'-10' ht

Note: street trees to be installed 40'-0" on-center. Tree locations are to be adjusted to proposed driveways and utilities

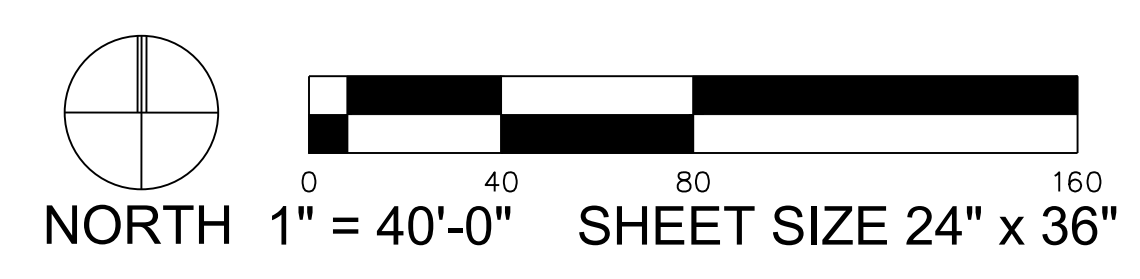
## REPLACEMENT TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
<i>Thuja plicata</i> 'Excelsa'	Western Red Cedar	9	2" cal	Full and Matching, un-cut leader
<i>Abies grandis</i>	Grand Fir	6	2" cal	Full and Matching, un-cut leader
<i>Pseudotsuga menziesii</i>	Douglas Fir	6	2" cal	Full and Matching, un-cut leader
<i>Acer circinatum</i>	Vine Maple	4	2" cal	Full and Matching, min. 3 stems
		25		

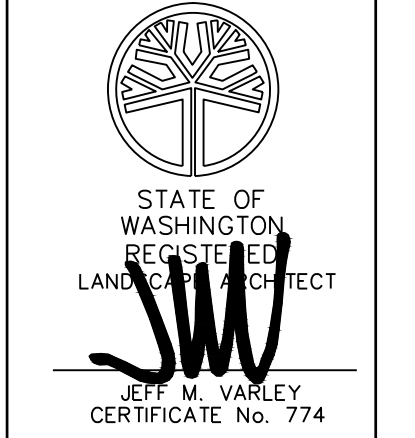
25 two inch caliper replacement trees required. See engineering set for additional information

## GENERAL STREET TREE PLANTING NOTES:

- STREET TREES ARE SHOWN AT 40' ON CENTER SPACING, WHERE POSSIBLE. ADJUST INSTALLATION LOCATIONS TO CLEAR CONSTRUCTED DRIVEWAYS, LIGHTS, AND UTILITIES AS NOTED BELOW.  
TREE CLEARANCES: STREET INTERSECTIONS - 50', LUMINARIES AND UTILITY POLES - 20', SIGNES - 20', BUS SHELTERS - 15', DRIVEWAYS - 10', UTILITY VAULTS/BOXES - 10', BACK OF SIDEWALK FOR ALL EVERGREEN TREES - 10', FIRE HYDRANTS - 5', BACK OF SIDEWALK FOR ALL DECIDUOUS TREES - 2'.
- STREET TREE LAYOUT IS BASED ON PHYSICAL CONSTRAINTS OF DRIVEWAYS AND UTILITY CLEARANCES. NOTED, DRIVEWAY LOCATIONS ARE SUBJECT TO MODIFICATIONS. NO LESS THAN SPECIFIED QUANTITIES WILL BE INSTALLED.
- ALL TREES ADJACENT TO WALKWAYS SHALL HAVE A 5-FOOT MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING. THIS MAY BE REDUCED IF TREES ARE MORE THAN 5 FEET BACK OF SIDEWALK.
- COMMERCIAL ROOT BARRIERS SHALL BE REQUIRED FOR ALL TREES PLANTING BACK OF SIDEWALKS AND CURBS. SEE THIS SET FOR ADDITIONAL NOTES AND DETAILS.
- STREET TREES ARE TO BE PLANTED DURING THE APPROPRIATE SEASON OF PLANTING, OCTOBER 15TH THROUGH DECEMBER 1ST AND MARCH 1ST THROUGH APRIL 15TH.
- IF STREET TREES ARE PLANTED PRIOR TO LOT CONSTRUCTION, TREES ARE TO BE WATERED IN THE SUMMER MONTHS AND PROTECTED WITH TREE PROTECTION FENCING DURING CONSTRUCTION ON THE LOT.
- PROVIDE A 3' DIAMETER MULCH RING AROUND EACH STREET TREE.
- SEE THIS DRAWING SET FOR LANDSCAPE STREET TREE PLANTING NOTES, MATERIALS AND DETAILS.



NO.	DATE	DESCRIPTION	BY



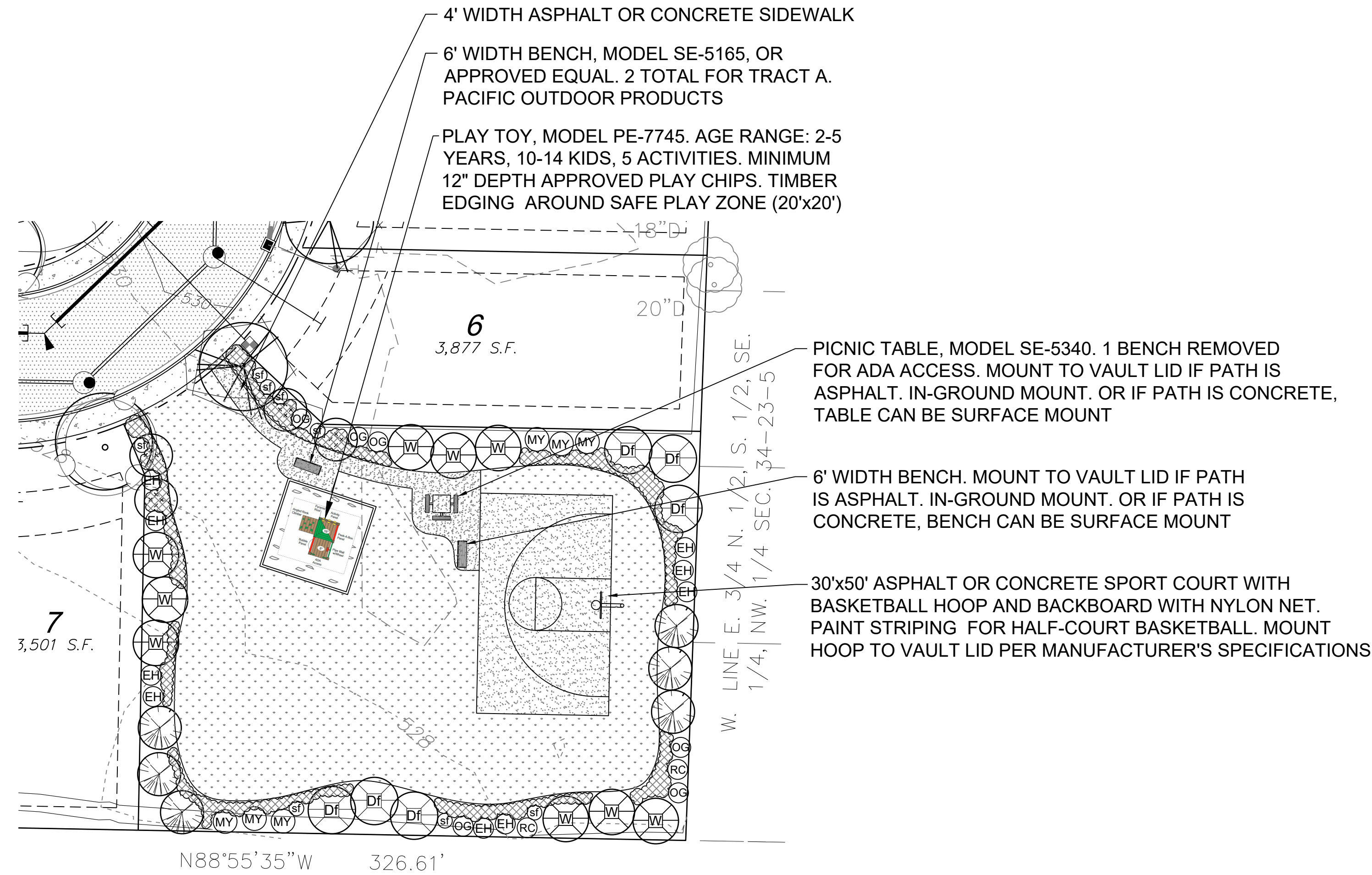
**VARLEY • VARLEY • VARLEY**  
landscape architect  
JEFF VARLEY  
19819 30th DR SE, Bethel, Washington 98012  
email: varley\_jeff@hotmail.com phone: 425-468-9430  
www.varleylandscape.com

# SHEPARD PLAT REPLACEMENT TREE and STREET TREE PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	2.6.21
SCALE:	AS SHOWN
JURISDICTION:	KING COUNTY

**L-1**  
SHEET 1 of 3

# REPLACEMENT TREE and LANDSCAPE PLAN



## RECREATION MATRIX

KING COUNTY 21A.14.180  
21 LOTS PROPOSED

0-5 LOTS:  
PLAY TOY (AGE RANGE 2-5 YEARS OLD)

5-25 LOTS:  
ASPHALT OR CONCRETE BASKETBALL COURT WITH HOOP AND BACKBOARD

## TRACT A

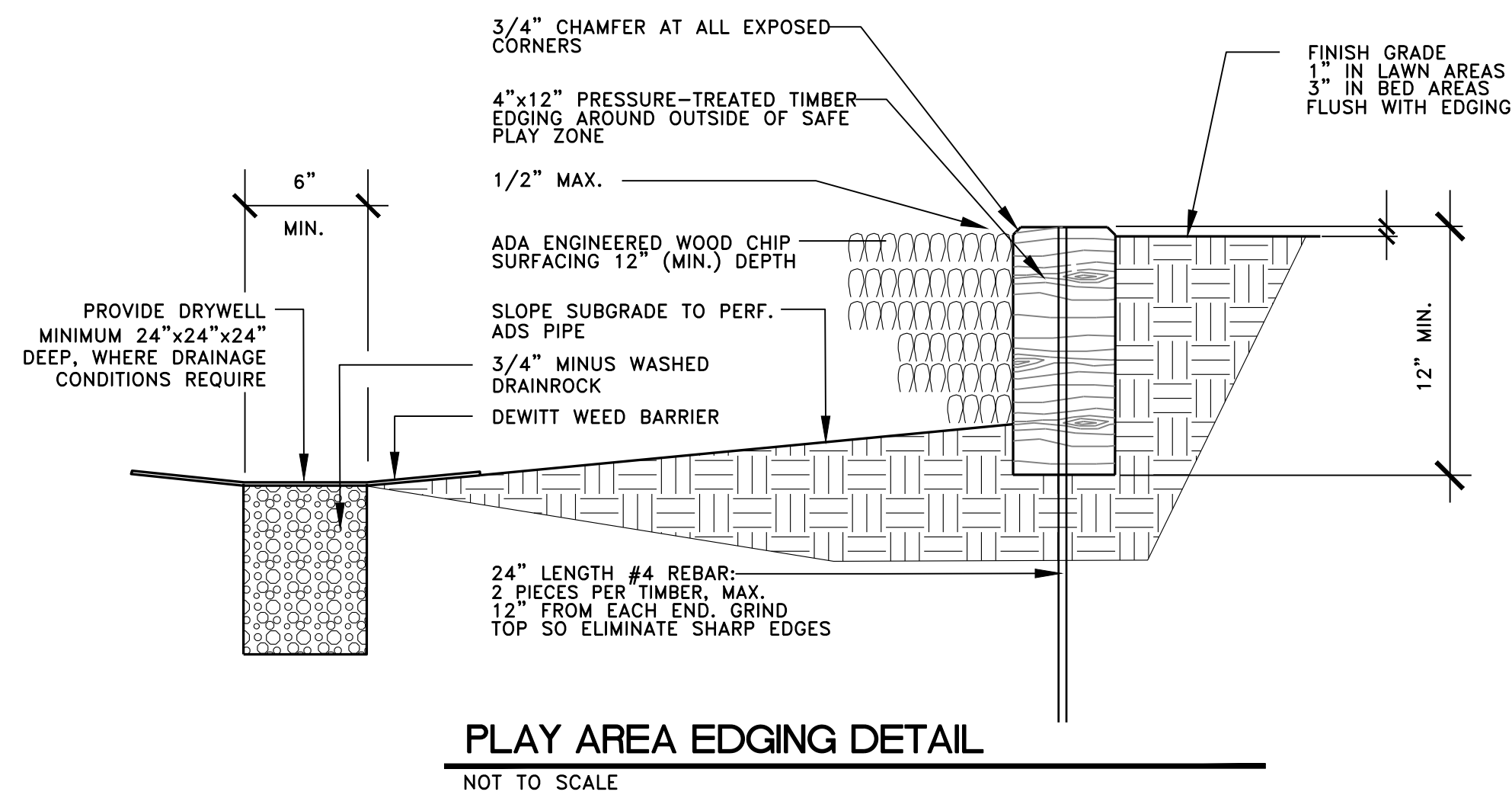
ASPHALT OR CONCRETE SPORT COURT WITH BASKETBALL HOOP AND NET

LAWN TO BE INSTALLED FOR FORMAL AND INFORMAL PLAY OPPORTUNITIES

1 PICNIC TABLE (W/ ONE BENCH REMOVED FOR ADA ACCESSIBLE)

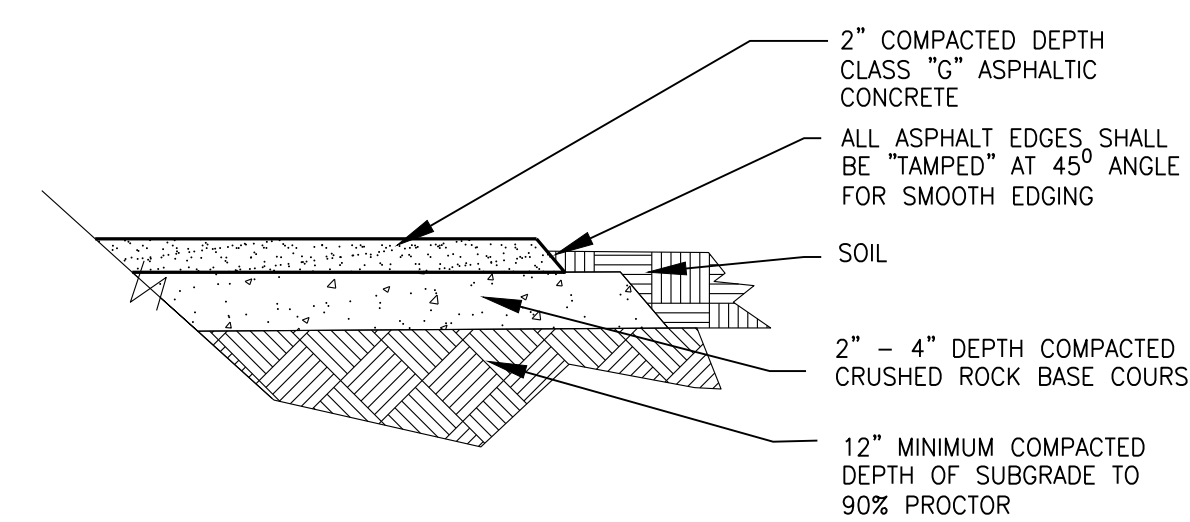
2 BENCHES (WITH BACK)

PLAY TOY FOR 2-5 YEAR OLD GROUP:  
MINIMUM 12" DEPTH APPROVED PLAY CHIPS OR APPROVED EQUAL. TIMBER EDGING TO SURROUND PLAY AREA TO CONTAIN PLAY CHIPS. TOP OF TIMBER EDGING MAXIMUM 4" ABOVE ADJACENT FINISH GRADE. GRADE AREA SO THAT PLAY TOY AREA IS MAXIMUM 2% SLOPE MAXIMUM IN ANY DIRECTION



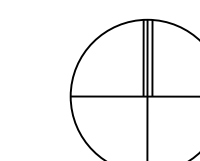
**PLAY AREA EDGING DETAIL**

NOT TO SCALE

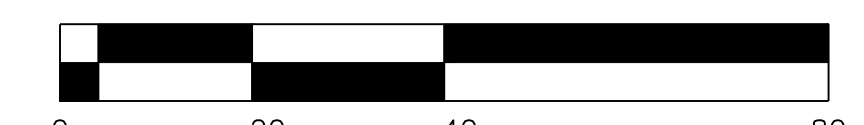


**ASPHALT PAVING • SPORT COURT SECTION**

NOT TO SCALE

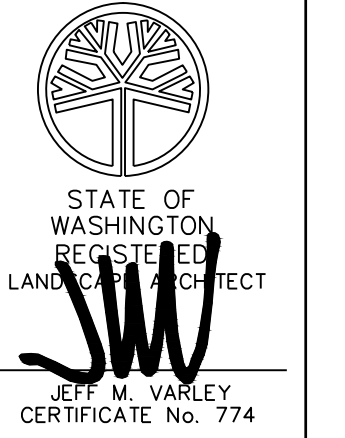


NORTH



1" = 20'-0" SHEET SIZE 24" x 36"

NO.	DATE	DESCRIPTION	BY



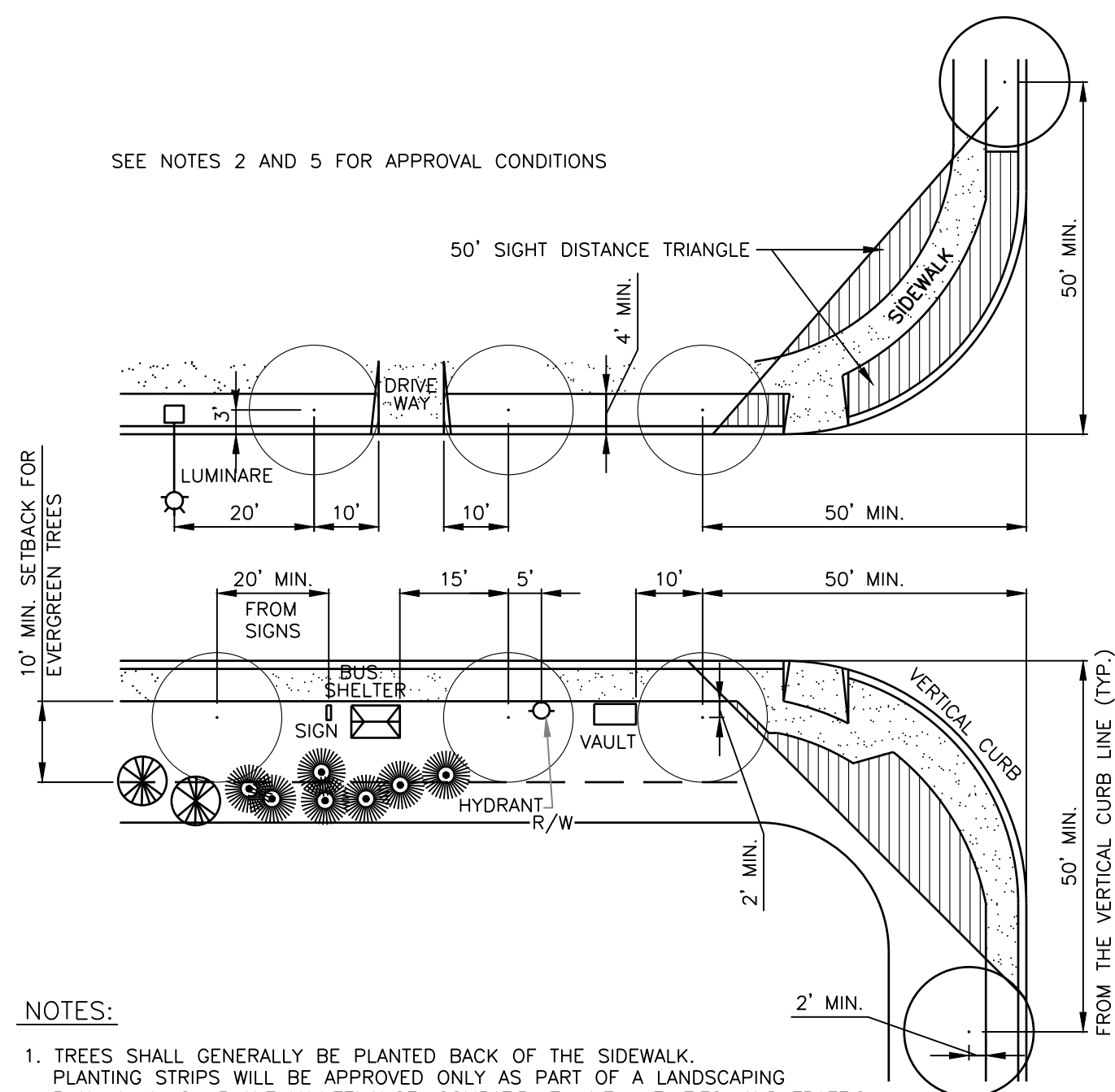
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JEFF VARLEY  
19819 30th Dr SE, Bethel, Washington 98012  
jeff@varley.com phone 425-466-9430  
www.varleylandscape.com

# SHEPARD PLAT TRACT A RECREATION PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	2.6.21
SCALE:	AS SHOWN
JURISDICTION:	KING COUNTY

L-2  
SHEET 2 of 3

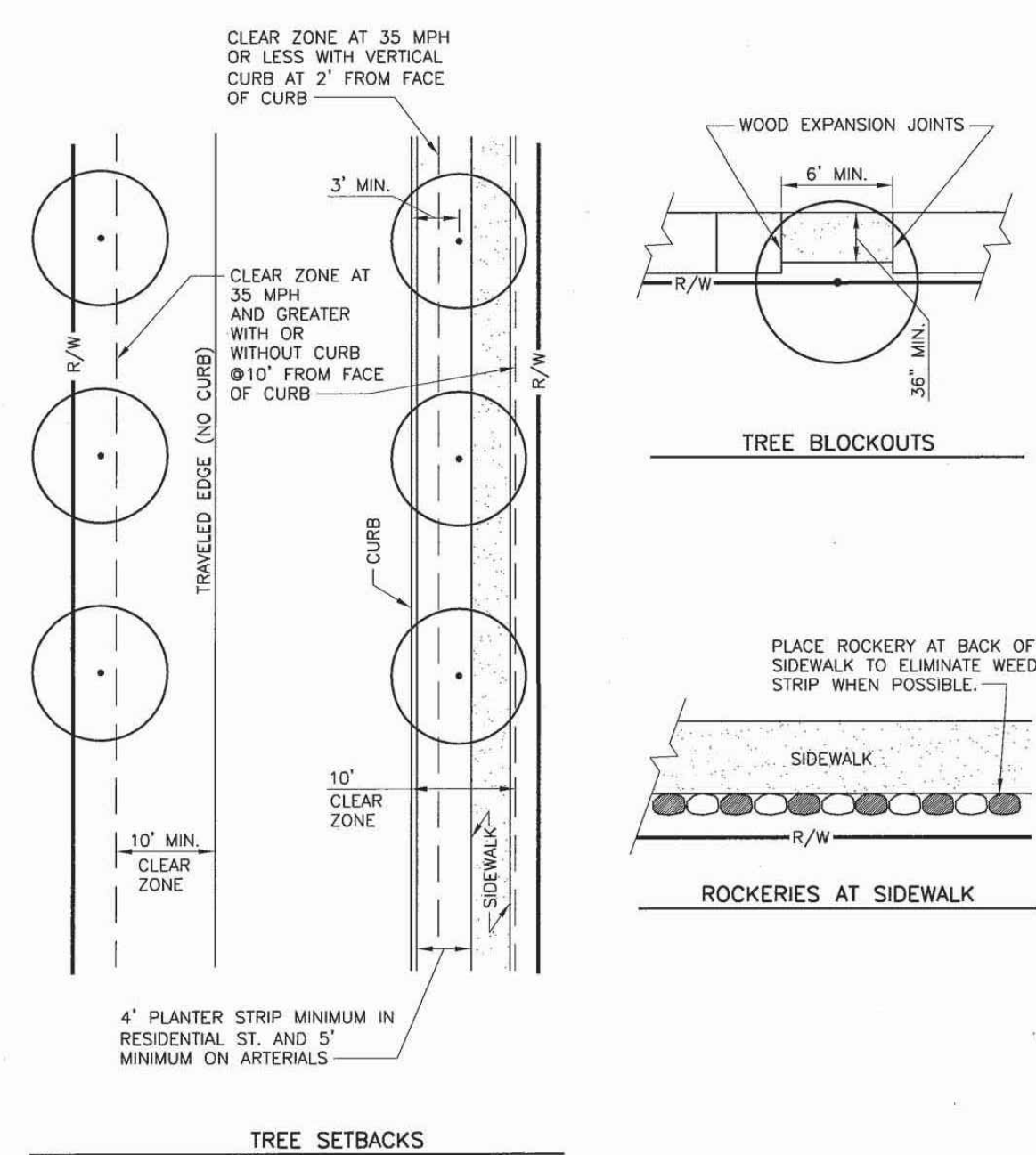
# REPLACEMENT TREE and LANDSCAPE PLAN



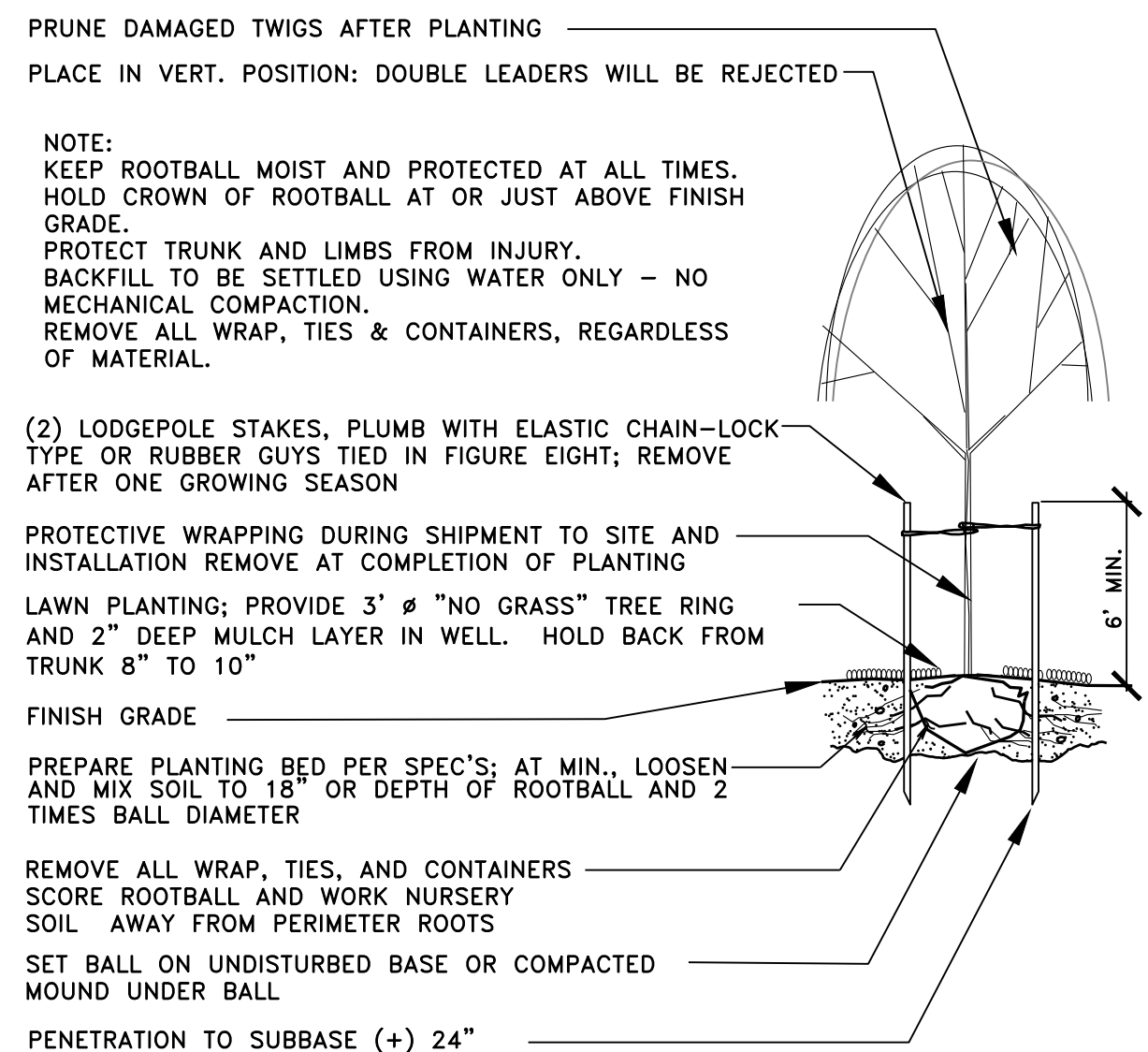
- NOTES:**
- TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
  - IF PLANTING STRIPS ARE APPROVED:
    - MIN. DISTANCE FROM CENTER OF ANY TREE TO FACE OF VERTICAL CURB SHALL BE 3 FT.
    - TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
    - MINIMUM CLEAR SIDEWALK WIDTH SHALL BE 5 FT. IN RESIDENTIAL OR 8 FT. IN BUSINESS DISTRICTS WHERE BLOCK-OUTS OCCUR.
  - PLANS SHALL BE COORDINATED WITH METRO SERVICE PLANNING ON BUS ROUTES. PHONE 206-684-1622.
  - SEE SEC. 5.03.
  - NO TREES WITH MATURE TRUNKS GREATER THAN 4 IN. DIAMETER (AS MEASURED AT GRADE) SHALL BE PLANTED WITHIN THE KING COUNTY CLEAR ZONE. LARGER TREES MAY BE APPROVED FOR PLANTING OUTSIDE THE CLEAR ZONE AREA. NO TREES SHALL BE PLANTED WITHIN THE 50 FT. SIGHT DISTANCE TRIANGLE AT INTERSECTIONS. ALL PLANTINGS SHALL HAVE A MATURE HEIGHT LESS THAN 24 IN.

## STREET TREE SPACING DETAIL

NOT TO SCALE

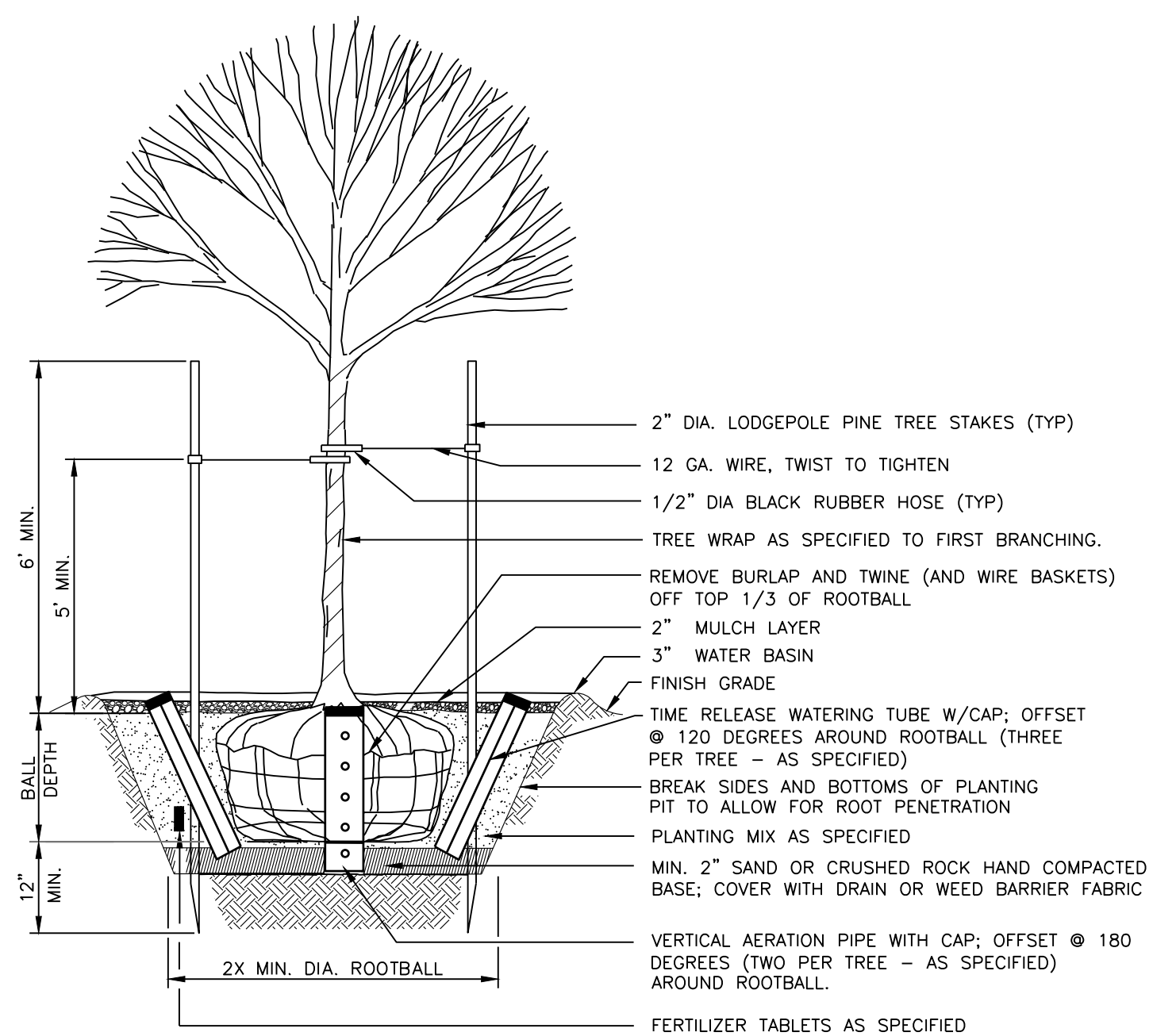


- NOTES:**
- ROOTBARRIERS REQUIRED FOR ALL TREES IN PLANTER STRIP (UNLESS WAIVED BY K.C.D.O.G.T.)
  - REFER TO FIG. NO. 5-009 FOR SPECIFIC SETBACKS.



## DECIDUOUS TREE PLANTING/STAKING DETAIL

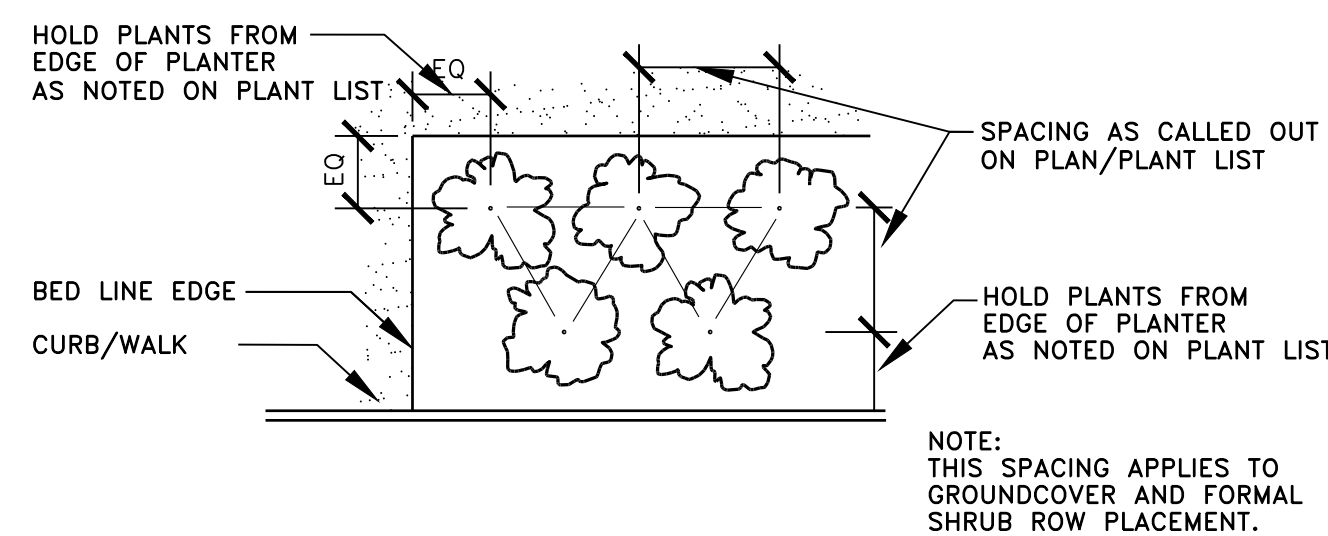
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- NOTES:**
- PLANT TREES 1 IN. HIGHER THAN DEPTH GROWN IN NURSERY. TREE PIT SHALL NOT BE LESS THAN (2) TIMES DIAMETER OF ROOTBALL.
  - ROOTBARRIER SHALL BE 12 IN. DEEP AND 8 L.F. ON EACH SIDE OF ROOTBALL ADJACENT TO CURBS AND PAVED SURFACES.
  - THERE SHALL BE A MINIMUM ROOTBALL DIAMETER OF 10 IN. PER TRUNK CALIPER INCH AS MEASURED 6 IN. ABOVE ROOTBALL.

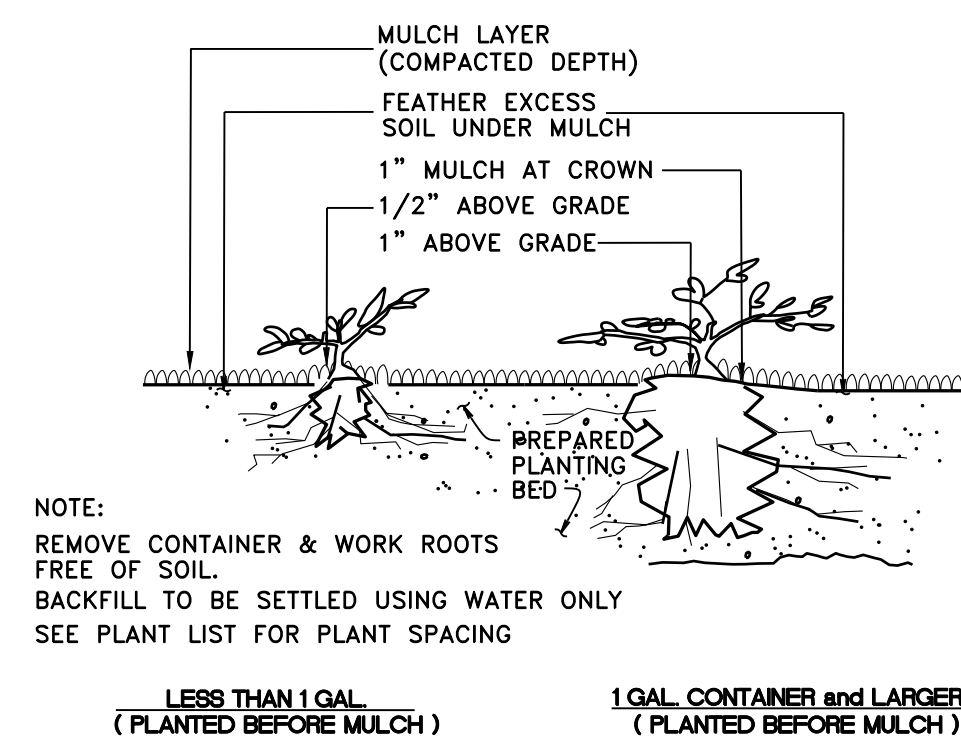
## FIGURE 5-011: STREET TREE DETAIL

NOT TO SCALE



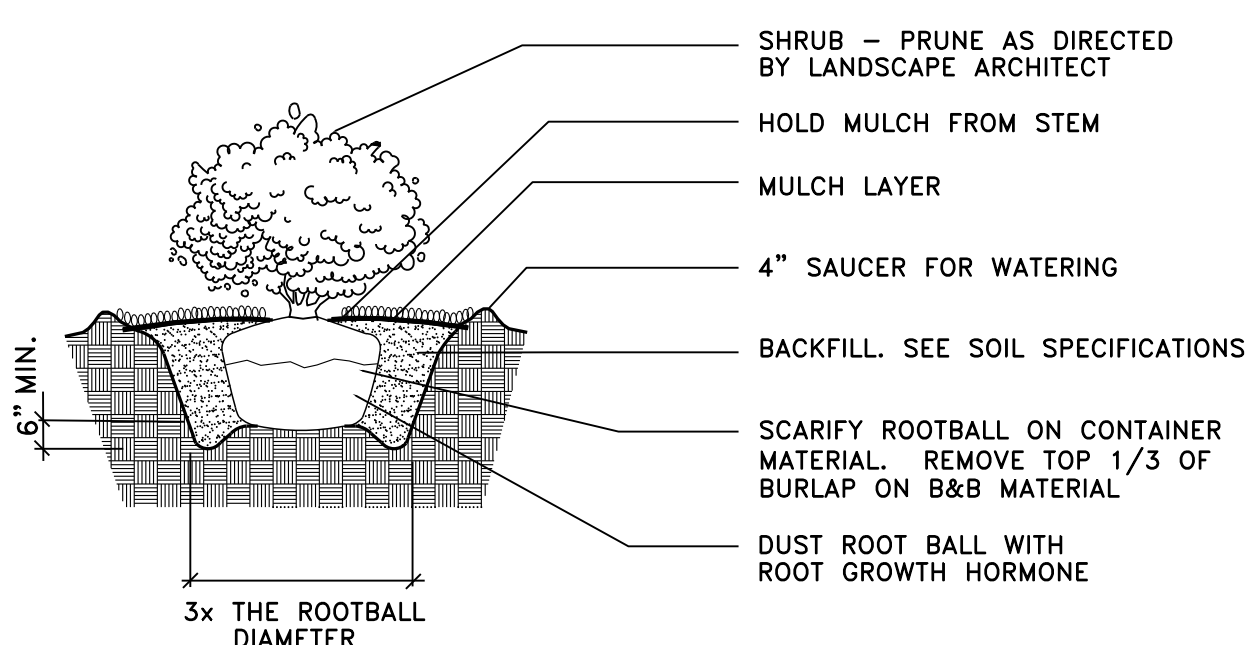
## PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



## GROUNDCOVER PLANTING DETAIL

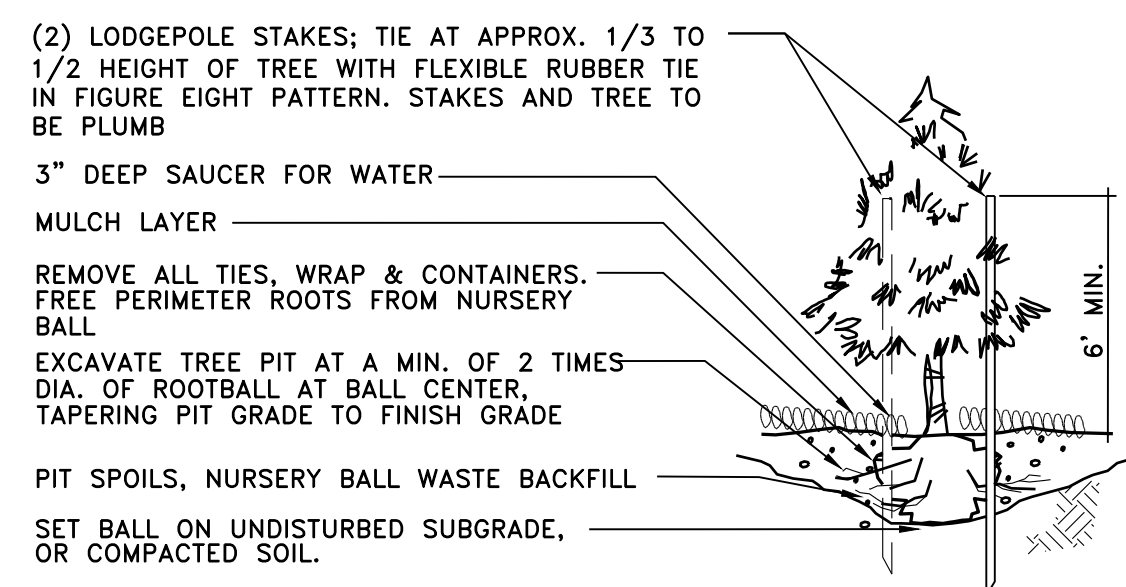
NOT TO SCALE



- NOTE:**  
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.  
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

## SHRUB PLANTING DETAIL

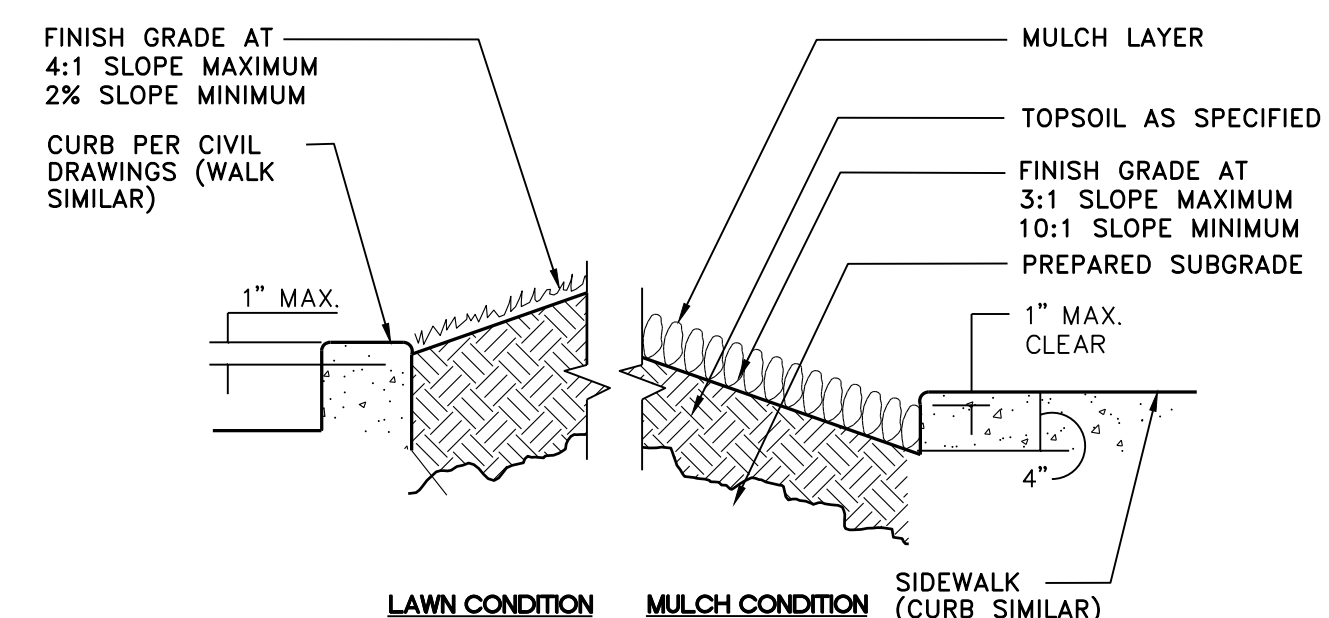
NOT TO SCALE



- NOTE:**  
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT.  
WORK PERIMETER ROOTS FREE OF NURSERY BALL. BALL & PIT TO BE COARSELY SCARIFIED.

## EVERGREEN TREE PLANTING/STAKING DETAIL

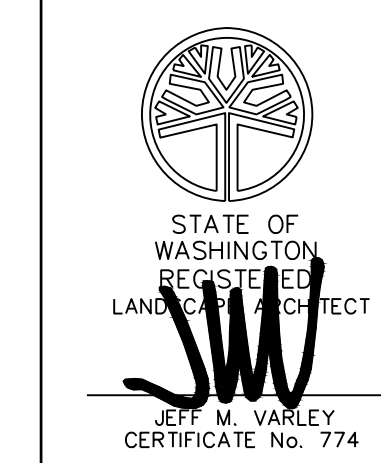
NOT TO SCALE



## PLANTER SECTION DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY



**VARLEY • VARLEY • VARLEY**  
landscape architect

**JEFF VARLEY**  
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# SHEPARD PLAT LANDSCAPE DETAILS

JOB NUMBER:  
DRAWING NAME:  
DESIGNER: JMW  
DRAFTING BY: JMW  
DATE: 2.6.21  
SCALE: AS SHOWN  
JURISDICTION: KING COUNTY