

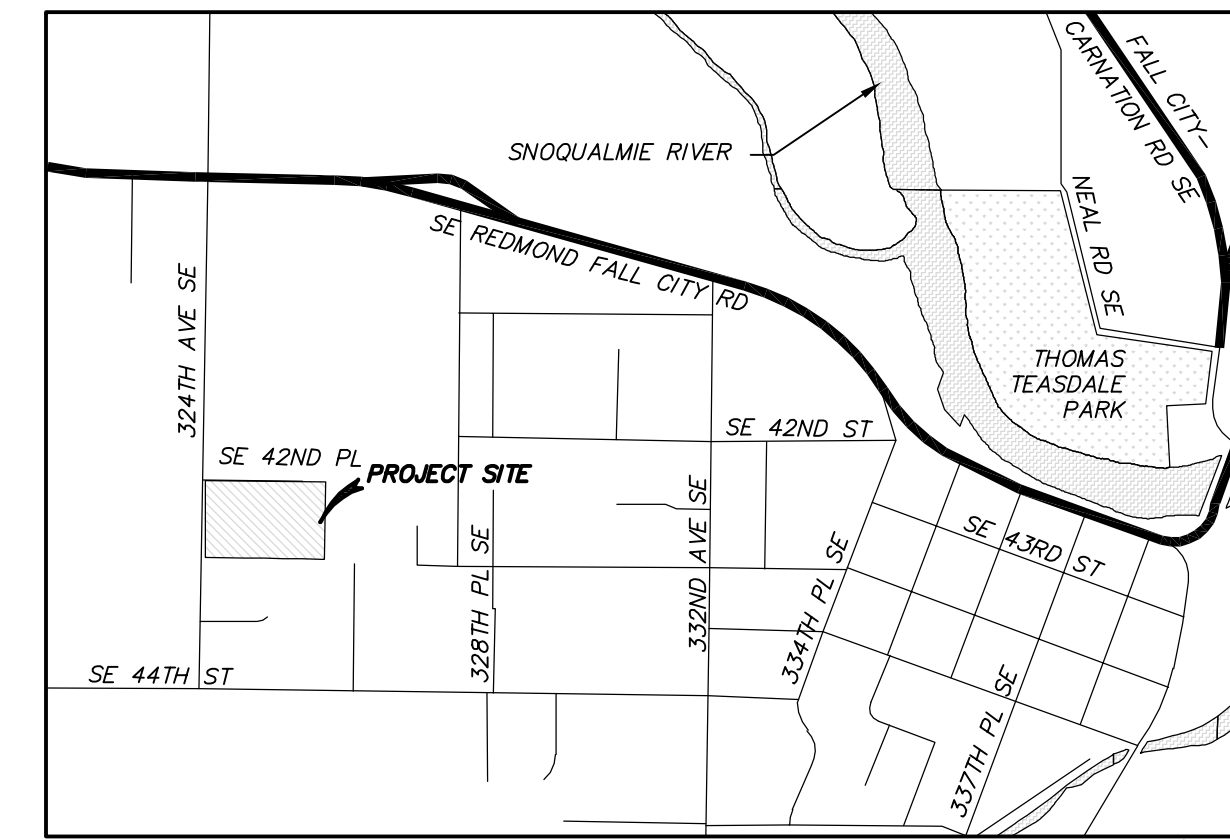
SW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.

CEDAR 23

SE REDMOND-FALL CITY ROAD (STATE RD. NO. 2)

PROJECT INFORMATION:

TOTAL EXISTING SITE AREA: 250,180 S.F. (5.743 ACRES)
SITE ADDRESS: 4218 324TH AVE SE, FALL CITY, WA 98024
TAX PARCEL NUMBERS: 1524079053 & 1524079122
PROPOSED NUMBER OF LOTS: 23
EXISTING ZONING: R-4
PROPOSED USE: SINGLE-FAMILY
PROPOSED DENSITY: 3.95 DU/ACRE
REQUIRED RECREATION SPACE: 8,970 S.F.
SEWER DISTRICT: N/A, L.O.S.S. SEPTIC
FALL CITY WATER DISTRICT
SCHOOL DISTRICT: SNOQUALMIE VALLEY #410
FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 27
EXISTING LAND COVER: DENSE VEGETATION, LAWN, SINGLE-FAMILY HOMES AND ASSOCIATED OUTBUILDINGS
TELEPHONE SERVICE: COMCAST
POWER SOURCE: PUGET SOUND ENERGY



VICINITY MAP 1"=1,000'



TRACTS:

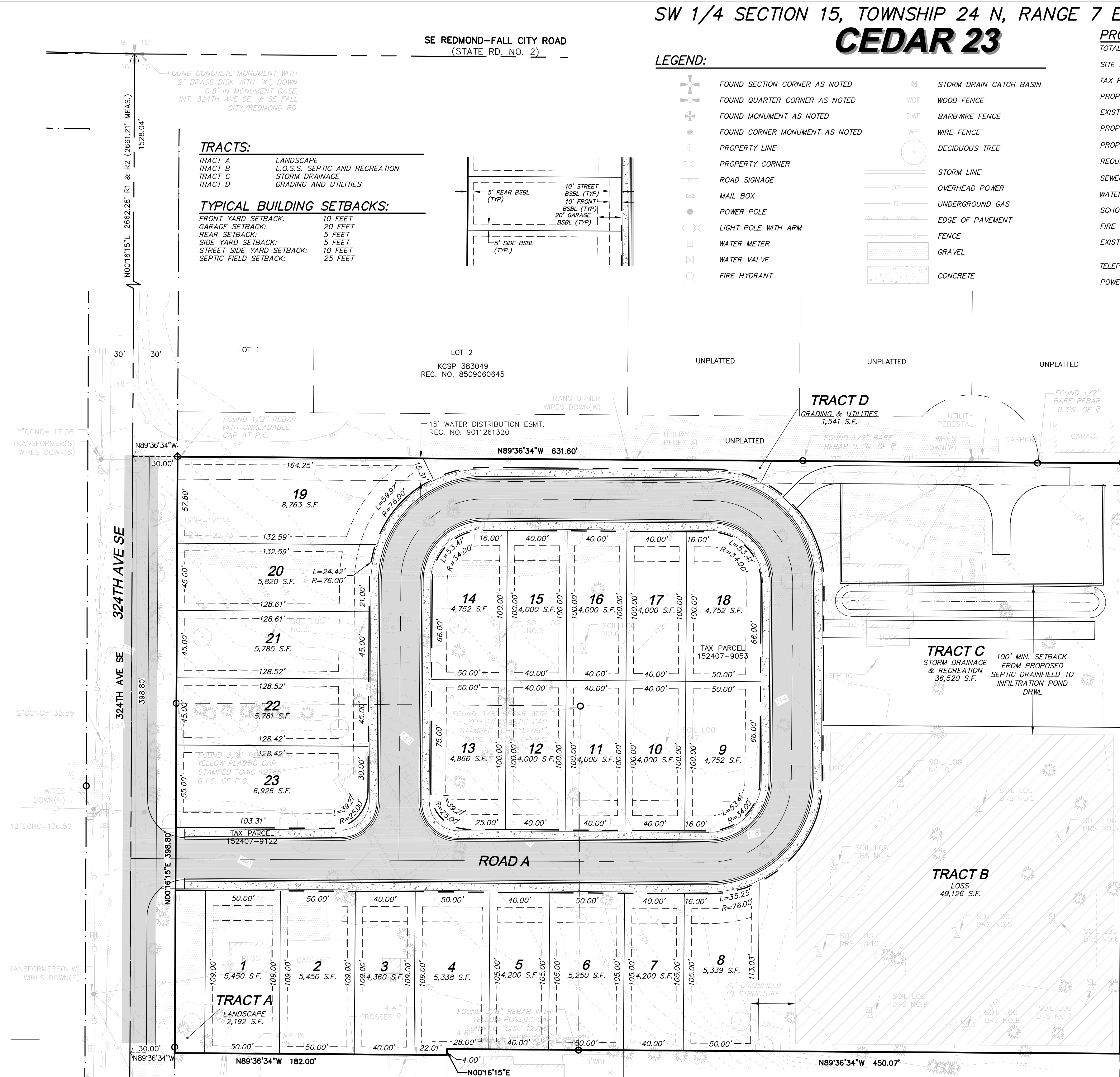
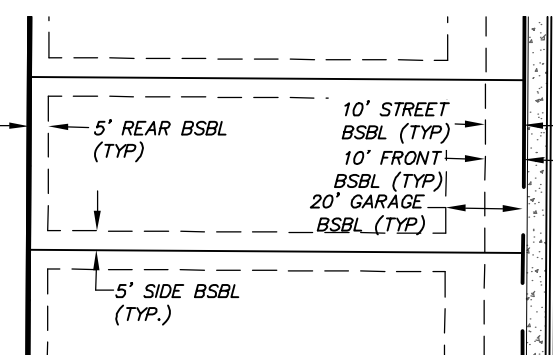
TRACT A LANDSCAPE
TRACT B L.O.S.S. SEPTIC AND RECREATION
TRACT C STORM DRAINAGE
TRACT D GRADING AND UTILITIES

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

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
WOOD FENCE
BARB WIRE FENCE
WIRE FENCE
DECIDUOUS TREE
STORM LINE
OVERHEAD POWER
UNDERGROUND GAS
EDGE OF PAVEMENT
FENCE
GRAVEL
CONCRETE



LEGAL DESCRIPTION:

TAX PARCEL 152407-9053: THE SOUTH 394.8 FEET OF THE NORTH 592.2 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
AND EXCEPT THE SOUTH 230 FEET OF THE WEST 300 FEET THEREOF.
TAX PARCEL 152407-9122: THE SOUTH 230 FEET OF THE WEST 300 FEET OF THE SOUTH 394.8 FEET OF THE NORTH 592.2 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET FOR ROAD;
AND EXCEPT THE SOUTH 230 FEET OF THE WEST 300 FEET THEREOF.

SURVEYOR'S NOTES

- 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA UPDATE 3RD COMMITMENT NO. 203682-SC DATED FEBRUARY 3, 2021 AS TO TAX PARCEL 152407-9053, AND CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 211671-SC DATED MAY 4, 2021 AS TO TAX PARCEL 152407-9122.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 18, 2020 AND FEBRUARY 10, 2021.
3. PROPERTY AREA = 250,176± SQUARE FEET (5.743± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN.
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.
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.
8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN ENGINEERING DESIGN.

TITLE RESTRICTIONS:

- 1. THIS SITE IS SUBJECT TO A 15 FOOT WATER DISTRIBUTION EASEMENT, PER DOCUMENT RECORDED UNDER REC. NO. 9011261320, AS SHOWN HEREON. (AFFECTS TAX PARCEL 152407-9053)
2. THIS SITE IS SUBJECT TO A SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS, AND THE TERMS AND CONDITIONS THEREOF, PER DOCUMENT RECORDED UNDER REC. NO. 20050921000361. (AFFECTS TAX PARCEL 152407-9053)
3. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS. (AFFECTS TAX PARCEL 152407-9053)
4. THIS SITE IS SUBJECT TO LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES. SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWERAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990. (AFFECTS TAX PARCELS 152407-9053 AND 152407-9122)
5. THIS SITE IS SUBJECT TO A MEMORANDUM OF AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF, PER DOCUMENT RECORDED UNDER REC. NO. 20201218002412. (AFFECTS TAX PARCEL 152407-9053)
6. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON KING COUNTY LOT LINE ADJUSTMENT NO. 8702004, RECORDED UNDER REC. NO. 8705200864, AS SHOWN HEREON. (AFFECTS TAX PARCEL 152407-9122)
7. THIS SITE IS SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE SURVEY RECORDED UNDER REC. NO. 9007069021. (AFFECTS TAX PARCEL 152407-9122)
8. THIS SITE IS SUBJECT TO MATTERS CONTAINED IN NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS, PER DOCUMENT RECORDED UNDER REC. NO. 2021031003854. (AFFECTS TAX PARCEL 152407-9122)
9. THIS SITE IS SUBJECT TO A STIPULATED JUDGMENT ENTERED APRIL 11, 1991 IN KING COUNTY SUPERIOR COURT CAUSE NO. 89-2-11525-5. (AFFECTS TAX PARCEL 152407-9122)

SHEET INDEX:

- C1 1 OF 4 COVER SHEET
C2 2 OF 4 CONCEPTUAL GRADING PLAN
C3 3 OF 4 CONCEPTUAL ROAD AND UTILITIES PLAN
C4 4 OF 4 ROAD PROFILES

TOPOGRAPHIC & BOUNDARY SURVEY

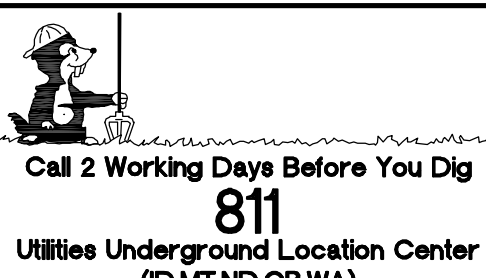
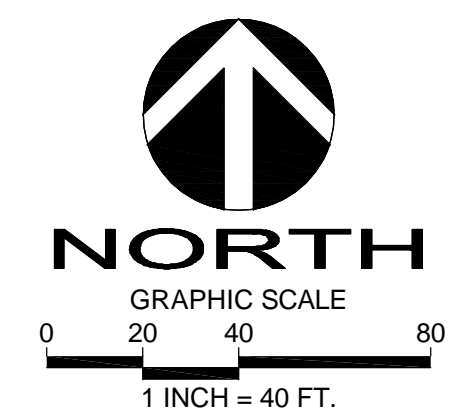
1 OF 1 TOPOGRAPHIC & BOUNDARY SURVEY

LANDSCAPE PLANS

1 OF 4 PRELIMINARY TREE RETENTION PLAN
2 OF 4 PRELIMINARY STREETScape PLAN
3 OF 4 PRELIMINARY RECREATION SPACE PLAN
4 OF 4 PRELIMINARY LANDSCAPE DETAILS

BASIS OF BEARINGS:

N00°16'15"E BETWEEN FOUND MONUMENTS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15-24-7, PER REFERENCES 1, 2 AND 3



PROJECT CONTACTS:

APPLICANT: CEDAR 17 INVESTMENTS, LLC.
15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WASHINGTON 98005
(425) 869-1300
CONTACT: ROBERT FITZMAURICE
ROBERT@TAYLORDEV.COM
CIVIL ENGINEER/LAND SURVEYOR: D.R. STRONG CONSULTING ENGINEERS, INC.
620 - 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3263
CONTACT: MAHER A. JOUID, P.E.
MAHER.JOUID@DRSTRONG.COM
SURVEYOR: CONTACT: JAMES G. REICHHOFF, P.L.S.
JAMES.REICHHOFF@DRSTRONG.COM
GEOTECHNICAL ENGINEER: THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WA 98011
(425) 415-0551
CONTACT: KRISTINA WELLS, P.E.
LANDSCAPE ARCHITECT: CORE DESIGN INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WASHINGTON 98011
(425) 885-7877
CONTACT: LINDSEY SOLORIO
LBS@COREDESIGNINC.COM

REFERENCES:

- 1. RECORD OF SURVEY RECORDED IN VOLUME 79 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 9103259007.
2. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93.0027 RECORDED IN VOLUME 92 OF SURVEYS, PAGE 174 THROUGH 174A, UNDER RECORDING NUMBER 9304139001.
3. RECORD OF SURVEY RECORDED IN VOLUME 65 OF SURVEYS, PAGE 277, UNDER RECORDING NUMBER 8905039001.
4. KING COUNTY SHORT PLAT NO. 383049, RECORDED UNDER REC. NO. 8509060645, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM:

NAVD 88 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH (KCDPWBS)

BENCHMARK:

KCDPWBS POINT NUMBER 2547: THE FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH "X" AT THE INTERSECTION OF SE. REDMOND-FALL CITY ROAD AND 324TH AVENUE SE, ALSO KNOWN AS THE NORTHWEST SECTION CORNER OF SECTION 15-24-7, ELEVATION = 99.30 FEET.

DRS D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033

CEDAR 23 COVER SHEET 4218 - 324TH AVE SE FALL CITY, WA PARCEL NOS. 1524079053 & 1524079122

CEDAR 17 INVESTMENTS, LLC. 15 LAKE BELLEVUE DRIVE, STE 102 BELLEVUE, WA 98005 (206) 419-2679

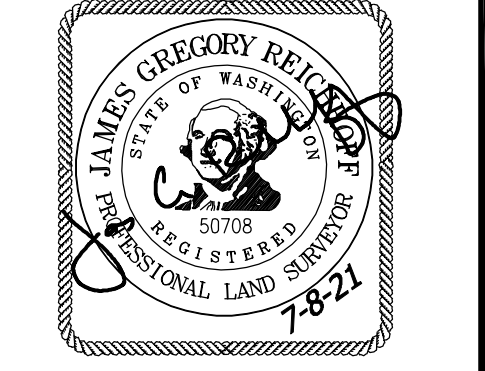
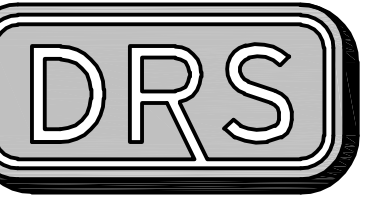


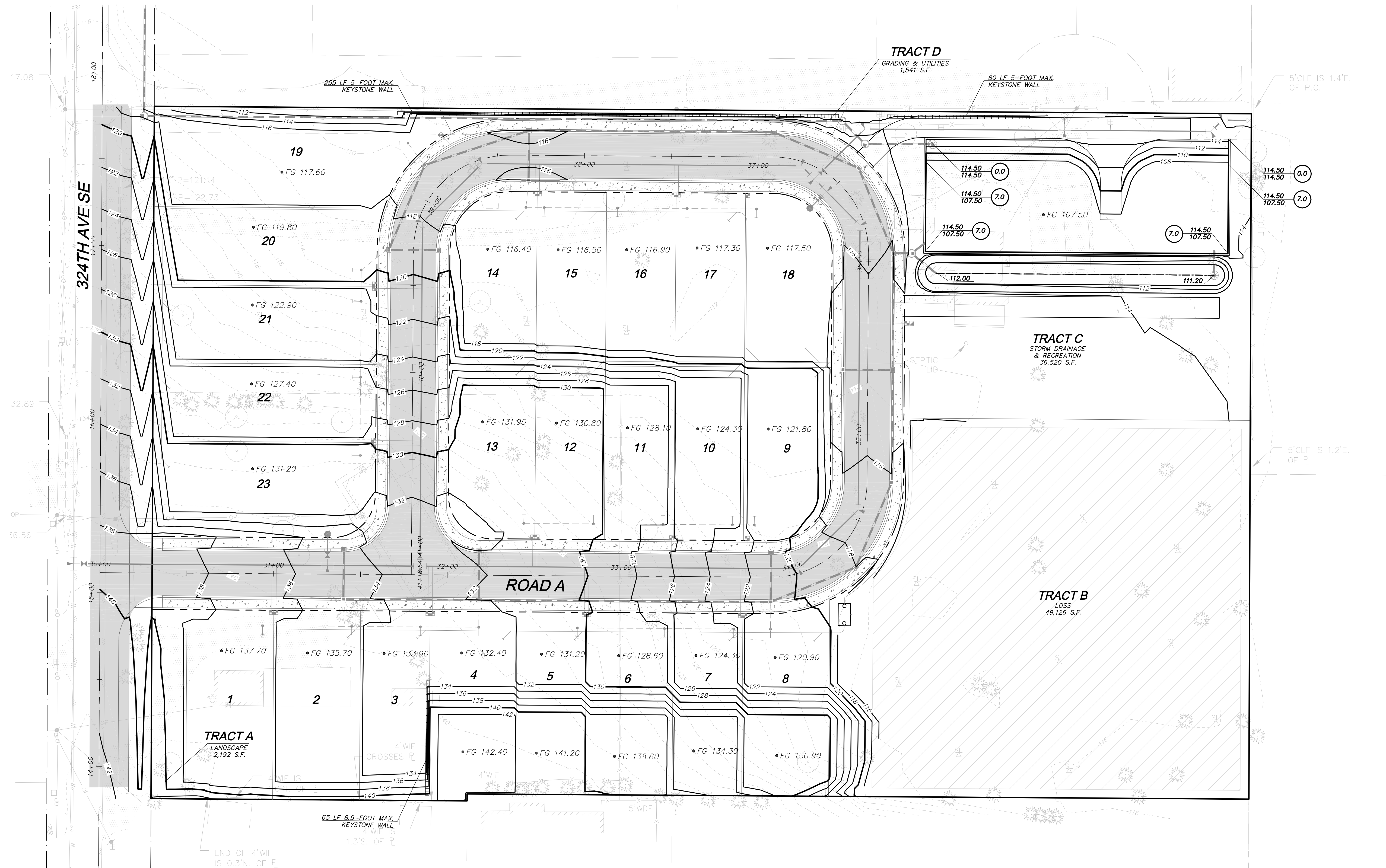
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DRAFTED BY: RMF
DESIGNED BY: MAJ
PROJECT ENGINEER: MAJ
DATE: 07.08.21
PROJECT NO.: 20120
DRAWING: C1
SHEET: 1 OF 4

SW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**CEDAR 23**

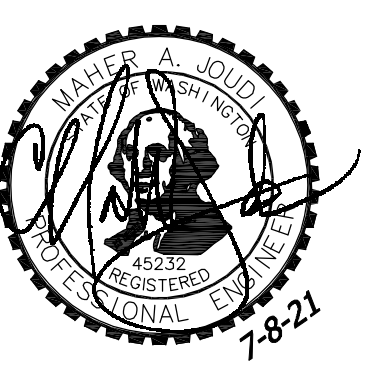


**D.R. STRONG**  
 CONSULTING ENGINEERS  
 ENGINEERS PLANNERS SURVEYORS  
 620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3063 F 425.827.2423



**CEDAR 23**  
 CONCEPTUAL GRADING PLAN  
 4218 - 324TH AVE SE  
 FALL CITY, WA  
 PARCEL NO'S. 1524079053 & 1524079122

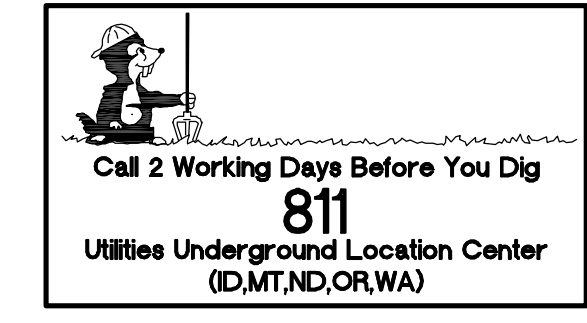
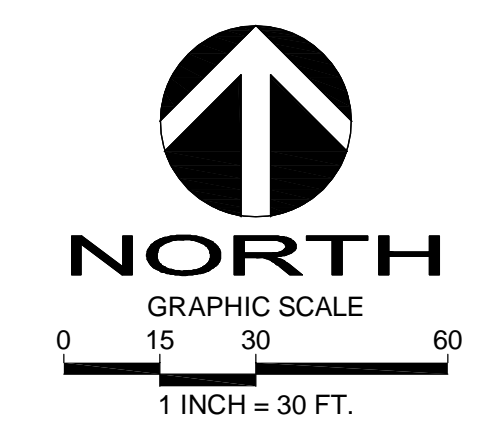
**CEDAR 17 INVESTMENTS, LLC.**  
 15 LAKE BELLEVUE DRIVE, STE 102  
 BELLEVUE, WA 98005  
 (206) 419-2679



**SITE VOLUME CALCULATIONS**

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
14,086	14,316	230 FILL

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THESE VOLUMES ARE AFTER THE SITE HAS BEEN STRIPPED AND ASSUME A ROAD SECTION OF 1- FOOT. THEY DO NOT INCLUDE STRUCTURAL EXCAVATION, UTILITY TRENCH EXCAVATION, EXPANSION/COMPACTION FACTORS OR ANY SOIL TYPE RESTRICTIONS.



DATE	APR
REVISION	

DRAFTED BY: RMF  
 DESIGNED BY: MAJ  
 PROJECT ENGINEER: MAJ  
 DATE: 07.08.21  
 PROJECT NO.: 20120

DRAWING: C2  
 SHEET: 2 OF 4

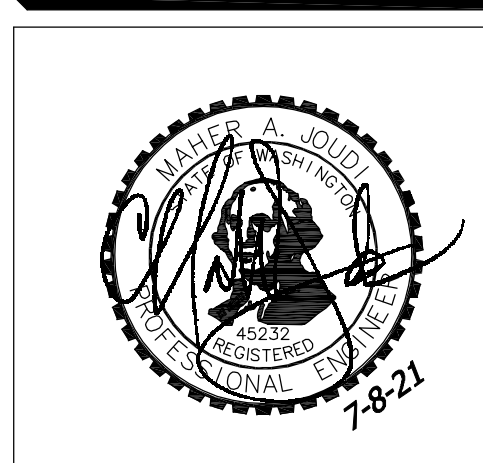
# CEDAR 23



**D.R. STRONG**  
CONSULTING ENGINEERS  
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O 425.827.3065 F 425.827.2423

**CEDAR 23**  
CONCEPTUAL ROAD & UTILITIES PLAN  
4218 - 324TH AVE SE  
FALL CITY, WA  
PARCEL NO'S. 1524079053 & 1524079122

**CEDAR 17 INVESTMENTS, LLC.**  
15 LAKE BELLEVUE DRIVE, STE 102  
BELLEVUE, WA 98005  
(206) 419-2679



DATE	REVISION	APR

DRAFTED BY: RMF  
DESIGNED BY: MAJ  
PROJECT ENGINEER: MAJ  
DATE: 07.08.21  
PROJECT NO.: 20120

DRAWING: C3  
SHEET: 3 OF 4

**UTILITY LEGEND**

- TYPE 1 CATCH BASIN
- FIRE HYDRANT
- WATER APPURTENANCES
- WATER MAIN
- SEPTIC TRANSPORT LINE
- STORM DRAINAGE LINE
- WATER METER

**DRAINAGE FACILITY SPECIFICATIONS**

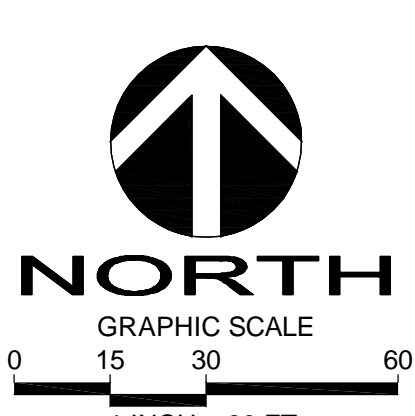
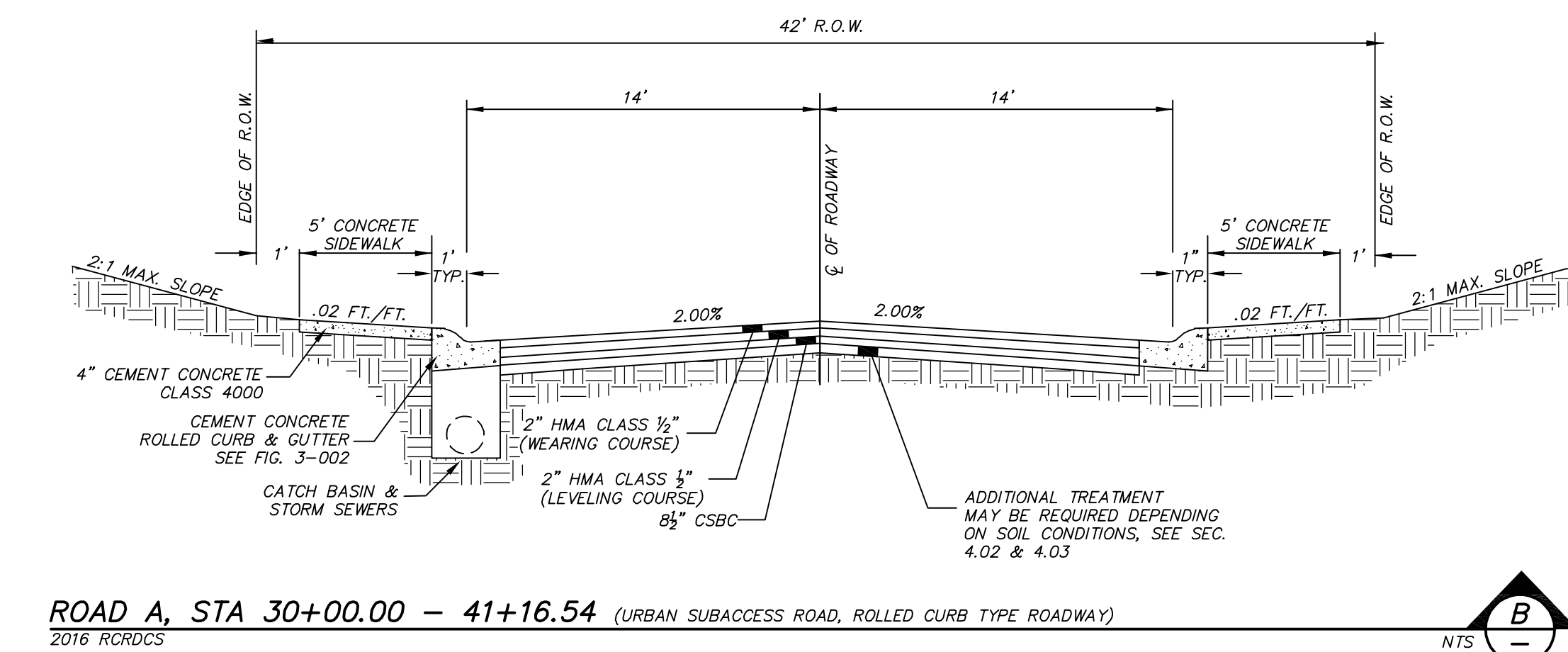
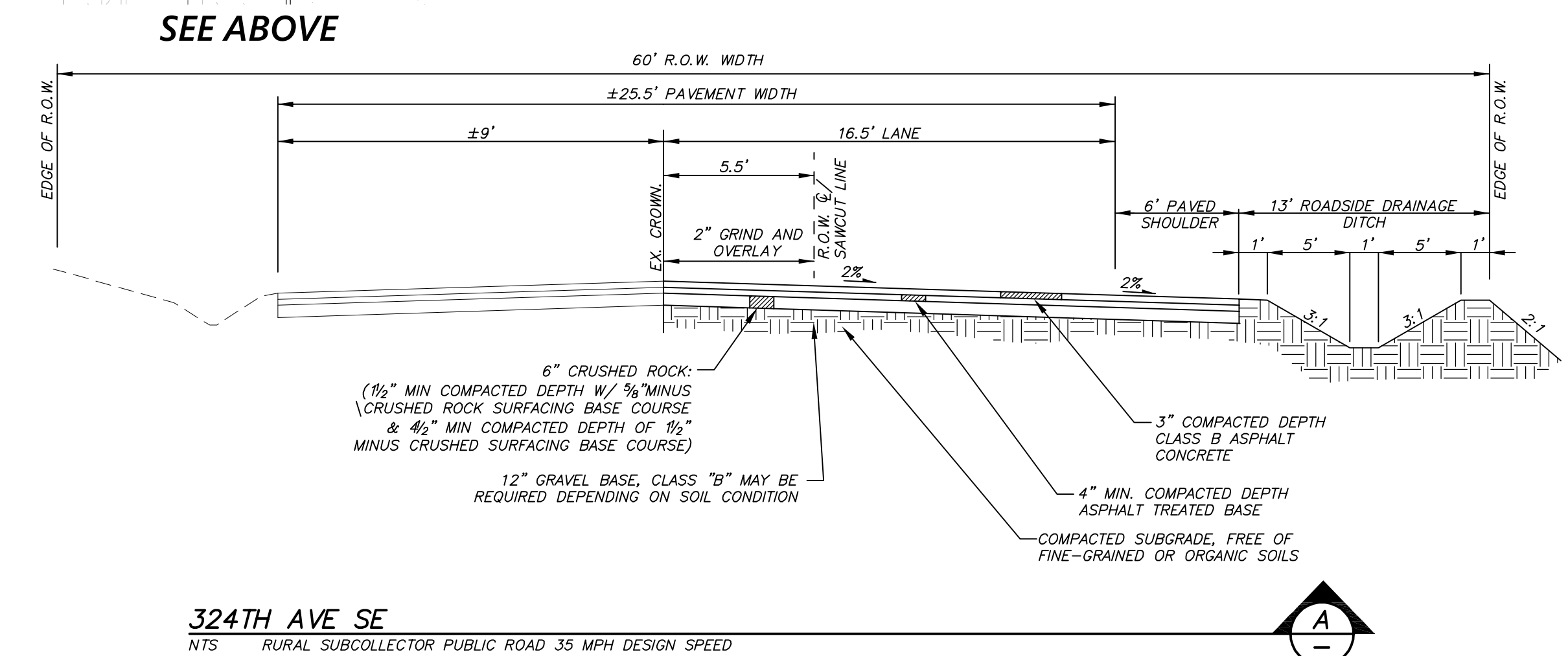
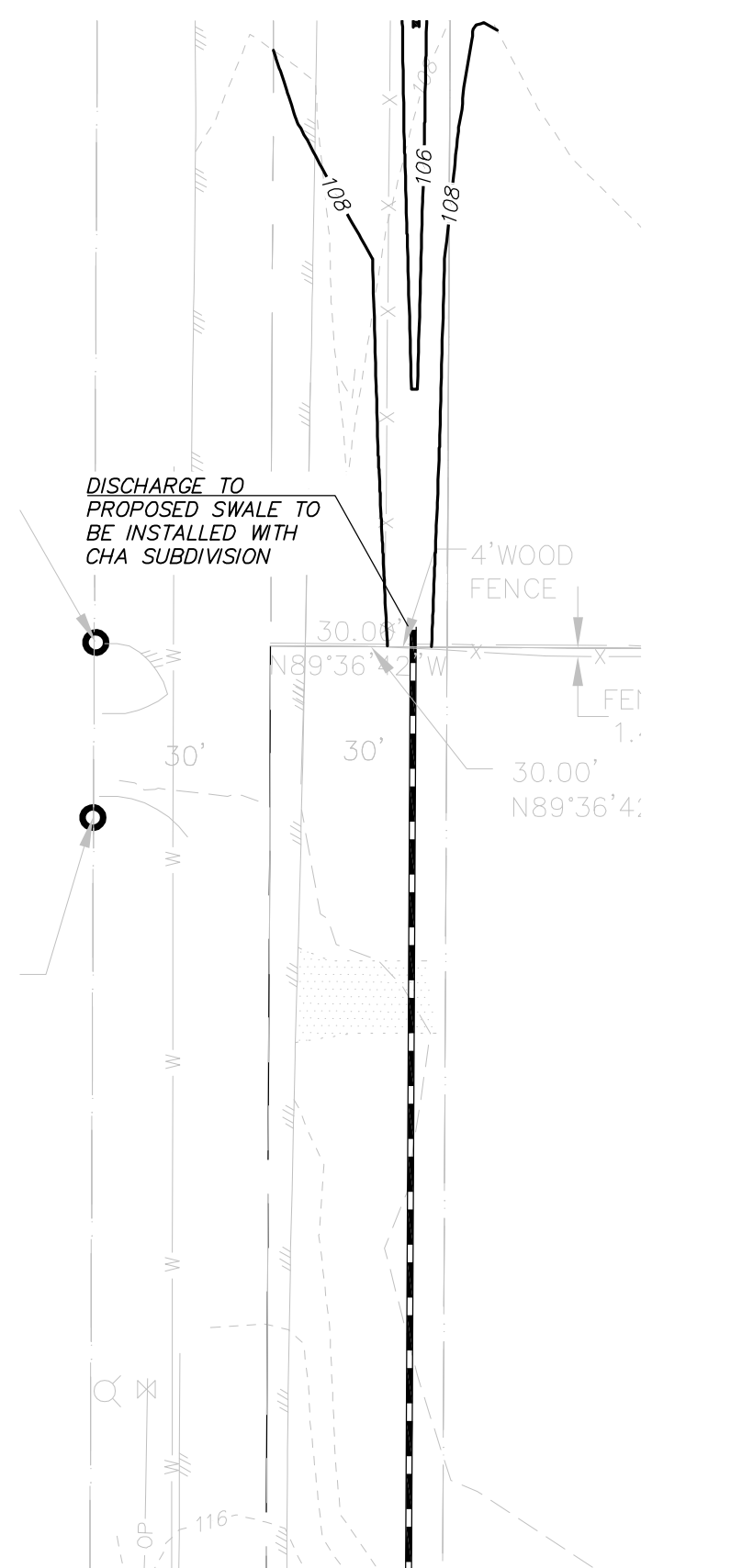
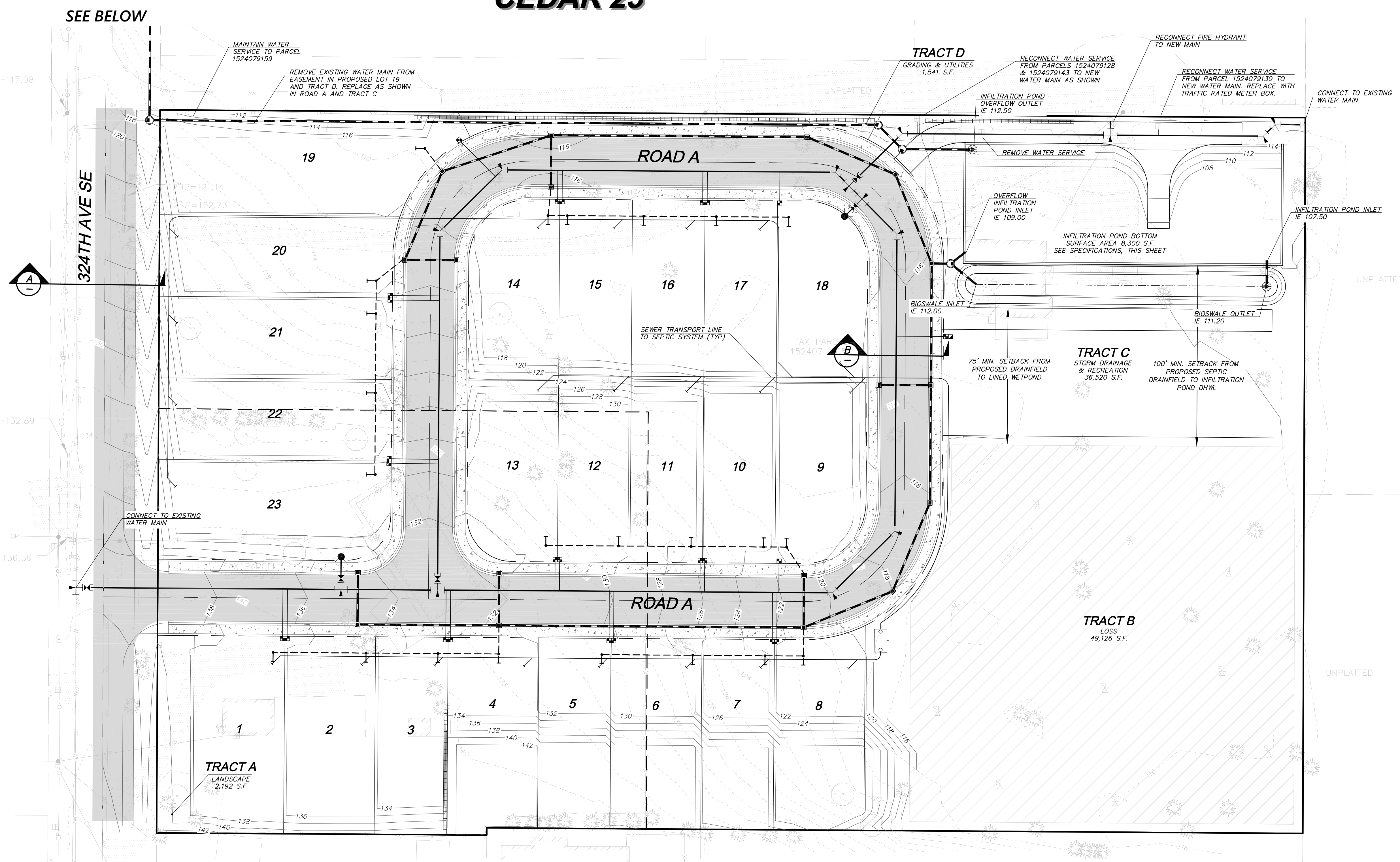
**TRACT D (BIOSWALE AND INFILTRATION)**

**BIOSWALE FACILITY INFORMATION:**

- BOTTOM WIDTH.....12.0 FT
- LENGTH REQUIRED.....156.0 FT
- LENGTH PROVIDED.....160.0 FT
- SLOPE.....0.5%

**INFILTRATION FACILITY INFORMATION:**

- INFILTRATION RATE.....6.00 IN/HR
- BOTTOM OF FACILITY.....107.50
- DESIGN WATER SURFACE.....113.50
- TOP OF FREEBOARD.....114.50
- POND VOLUME REQUIRED.....49,048 C.F.
- POND VOLUME PROVIDED.....57,420 C.F.
- LIVE STORAGE DEPTH.....6.0 FT.



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

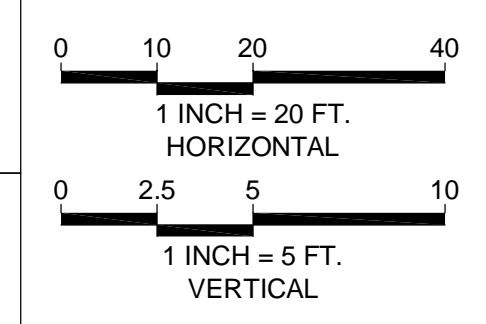
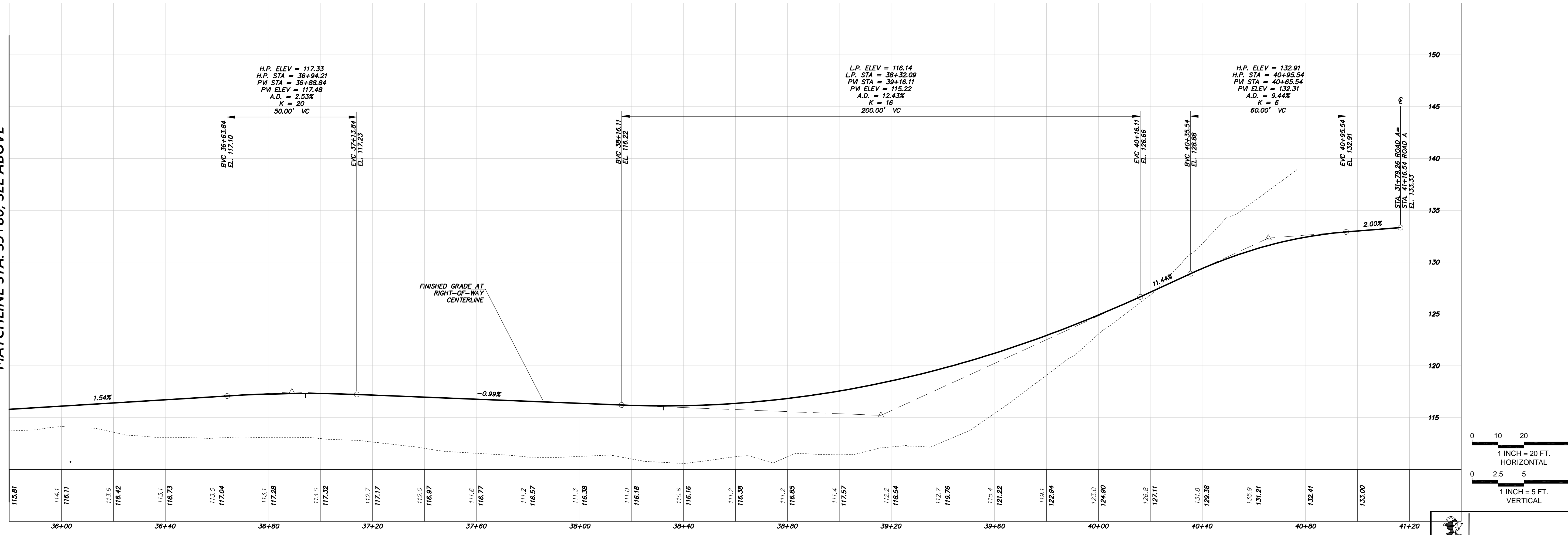
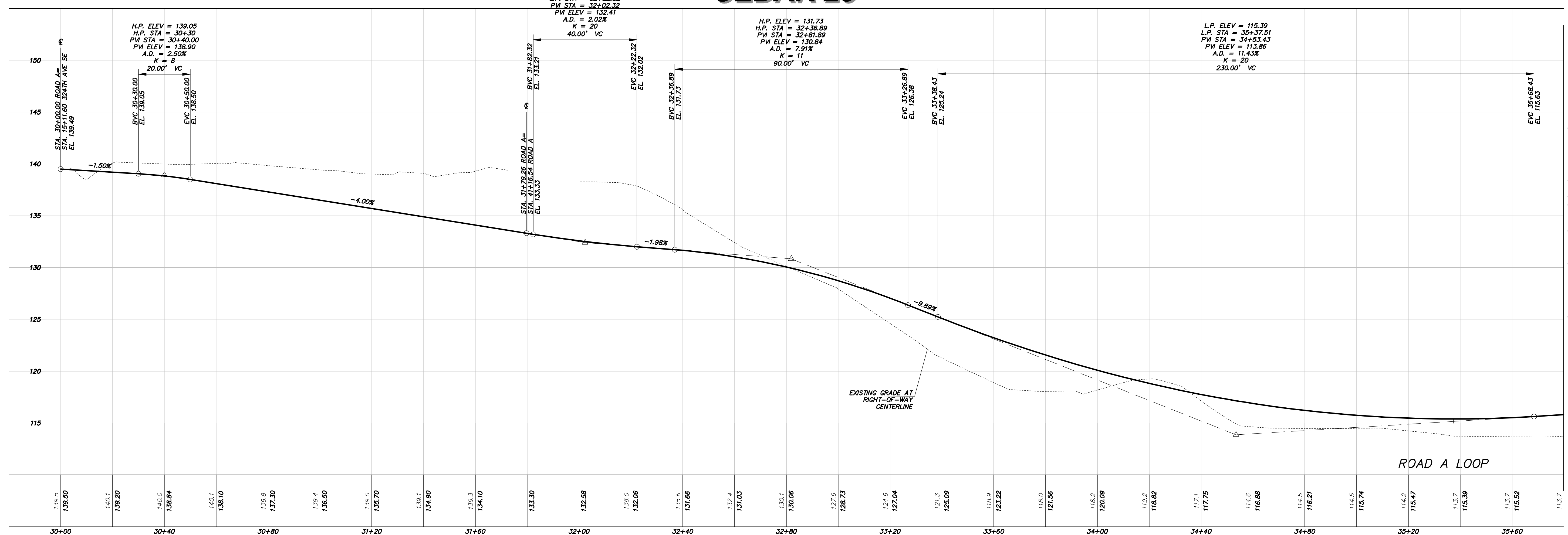
# CEDAR 23



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

**CEDAR 23**  
ROAD PROFILES & CROSS-SECTIONS  
4218 - 324TH AVE SE  
FALL CITY, WA  
PARCEL NO'S. 1524079053 & 1524079122

**CEDAR 17 INVESTMENTS, LLC.**  
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DATE	REVISION
APR	

DRAFTED BY: RMF  
DESIGNED BY: MAJ  
PROJECT ENGINEER: MAJ  
DATE: 07.08.21  
PROJECT NO.: 20120

DRAWING: C4  
SHEET: 4 OF 4