

# CHA SUBDIVISION

### LEGAL DESCRIPTION:

SOUTH 4 ACRES OF THAT PORTION OF THE WEST 10 ACRES OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF THE WEST 30 FEET OF SAID 10 ACRE TRACT HERETOFORE CONVEYED FOR COUNTY ROAD.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

### TITLE RESTRICTIONS:

- THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 8905039001, AS SHOWN HEREON.
- THIS SITE IS SUBJECT TO MATTERS SET FORTH BY SURVEY, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 9809250580, SAID DOCUMENT IS LISTED AS A DEATH CERTIFICATE ON THE KING COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
- THIS SITE IS SUBJECT TO THE NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 20120201001690.

### SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TITLE RESOURCES GUARANTY COMPANY OWNER'S POLICY NO. 9674700417 DATED FEBRUARY 1, 2012. 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 TITLE RESOURCES GUARANTY COMPANY OWNER'S POLICY. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON TITLE RESOURCES GUARANTY 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.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 18, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2018.
- PROPERTY AREA = 158,269± SQUARE FEET (3.6334± ACRES).
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- 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. 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ETC., THAT MAY AFFECT THE SUBJECT PARCEL.
- CONTOUR INTERVAL = 2 FEET. 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.

### REFERENCES:

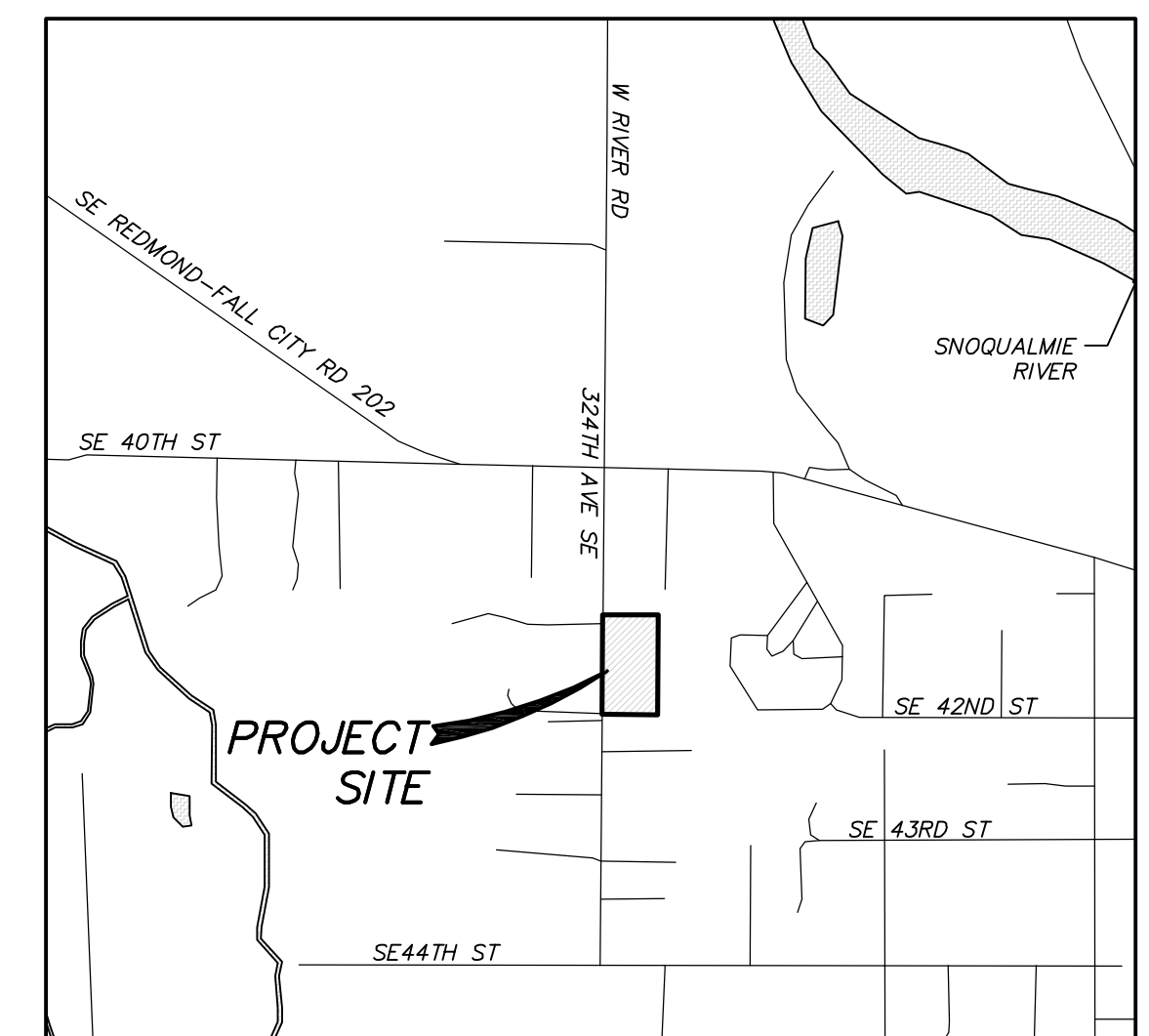
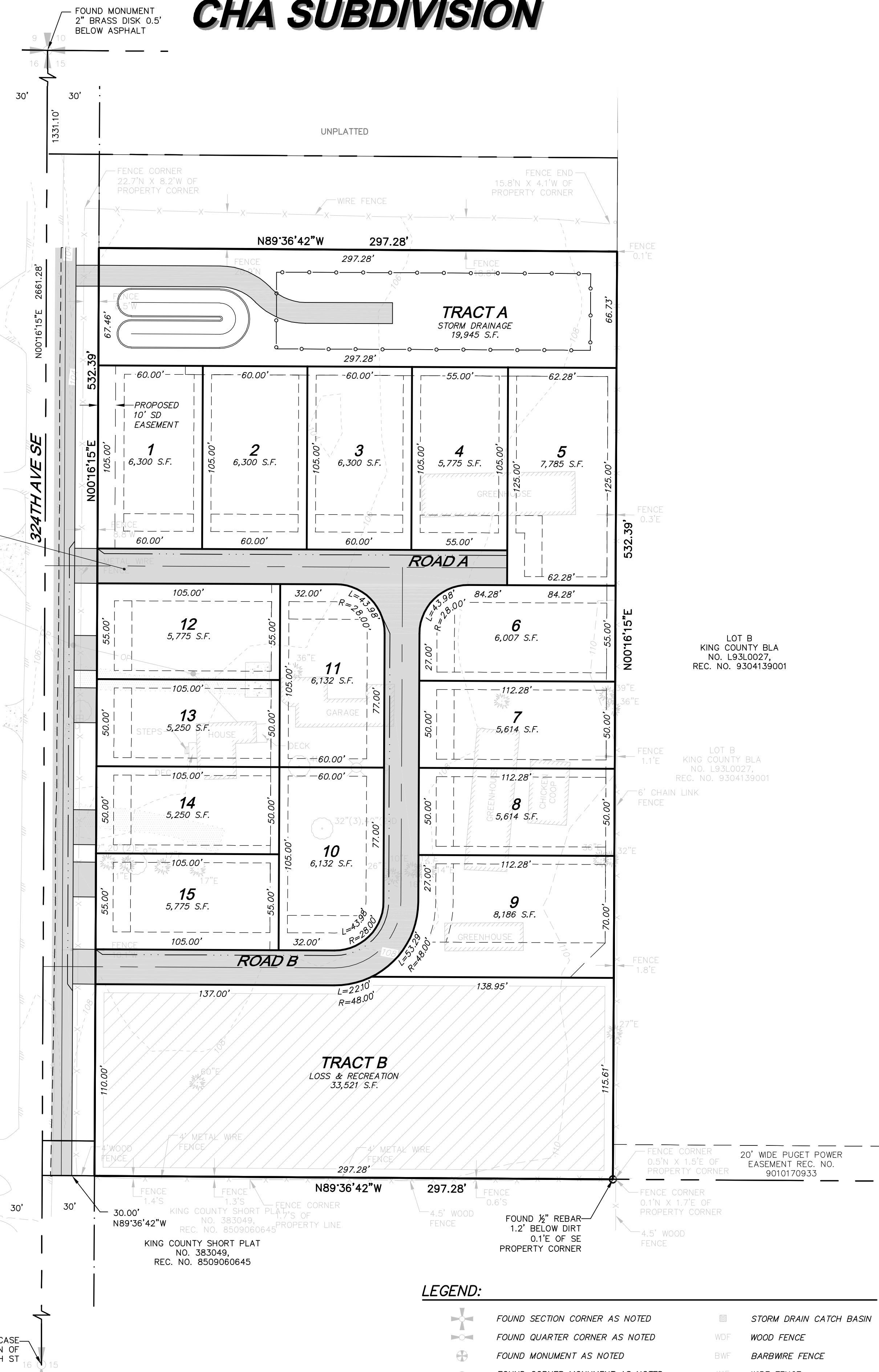
- RECORD OF SURVEY RECORDED IN VOLUME 79 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 9103259007.
- KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED IN VOLUME 92 OF SURVEYS, PAGE 174 THROUGH 174A, UNDER RECORDING NUMBER 9304139001.
- RECORD OF SURVEY RECORDED IN VOLUME 65 OF SURVEYS, PAGE 277, UNDER RECORDING NUMBER 8905039001.

### VERTICAL DATUM:

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

### BENCHMARK:

KCDPWSB 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.



VICINITY MAP  
1"=1,000'



### PROJECT CONTACTS:

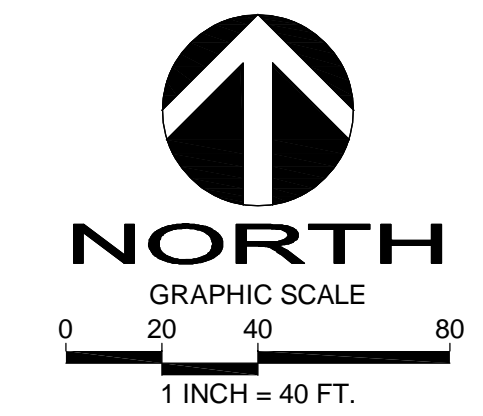
- APPLICANT.....CHA CHA 15 INVESTMENTS, LLC  
 15 LAKE BELLEVUE DRIVE, SUITE 102  
 BELLEVUE, WASHINGTON 98005  
 (425) 869-1300  
 CONTACT: ROBERT FITZMAURICE  
 ROBERT@TALORDEV.COM
- CIVIL ENGINEER.....D.R. STRONG CONSULTING ENGINEERS, INC.  
 620 7TH AVENUE  
 KIRKLAND, WASHINGTON 98033  
 (425) 827-3063  
 CONTACT: MAHER A. JOUDI, P.E.  
 MAHER.JOUDI@DRSTRONG.COM
- SURVEYOR.....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  
 1895-136TH PLACE NE, SUITE 201  
 BELLEVUE, WA 98005  
 (425) 449-4700  
 CONTACT: KYLE CABELL, P.E.

### PROJECT DESCRIPTION:

- ADDRESS OF THE PROPERTY...4142 324TH AVE SE, FALL CITY, WA 98024  
 PARCEL NUMBERS.....152407-9033  
 EXISTING ZONING.....R-4  
 PROPOSED DWELLING UNITS.....15  
 ACREAGE.....3.63 ACRES (158,269 SQ. FT.) GROSS  
 PROPOSED DENSITY.....4.13 DU/ACRE  
 R.O.W. AREA.....0.00 ACRES (0.00 S.F.)  
 OFFSITE R.O.W. AREA.....0.275 ACRES (11,963 S.F.)  
 AVERAGE LOT SIZE.....6,146 S.F.  
 SMALLEST LOT SIZE.....5,250 S.F.  
 PROPOSED USE.....SINGLE FAMILY DETACHED HOUSING  
 SURROUNDING LAND USE.....SINGLE FAMILY RESIDENTIAL (ALL DIRECTIONS)  
 WATER DISTRICT.....FALL CITY WATER DISTRICT  
 SEWER DISTRICT.....N/A L.O.S.S. SEPTIC  
 SCHOOL DISTRICT.....SNOQUALMIE VALLEY #410  
 FIRE DISTRICT.....KING COUNTY FIRE PROTECTION DISTRICT NO. 27  
 TELEPHONE SERVICE.....COMCAST  
 POWER/GAS SOURCE.....PUGET SOUND ENERGY  
 REC. SPACE REQUIRED.....5,850 S.F.  
 REC. SPACE PROVIDED.....33,521 S.F.

### 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



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

### LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- P.C. 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

### TRACTS:

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

### TYPICAL BUILDING SETBACKS:

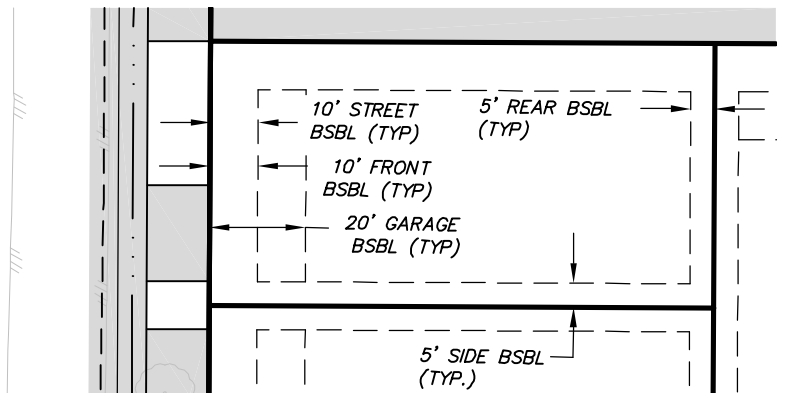
- FRONT YARD SETBACK: 10 FEET
- GARAGE SETBACK: 20 FEET
- REAR SETBACK: 5 FEET
- SIDE YARD SETBACK: 5 FEET
- STREET SIDE YARD SETBACK: 10 FEET
- SEPTIC FIELD SETBACK: 25 FEET

### 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

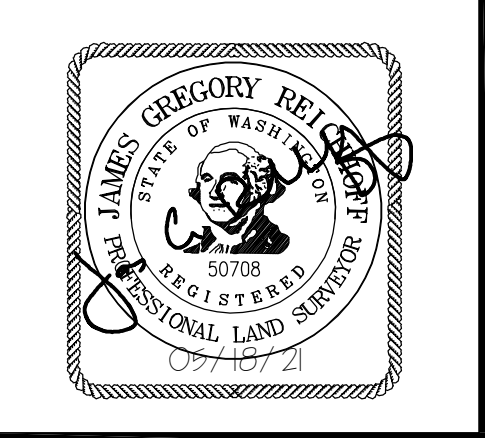
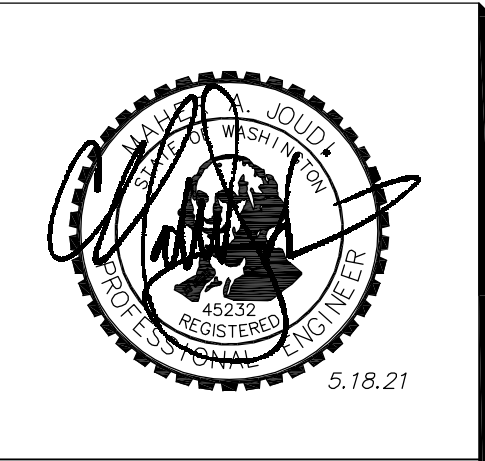
1 OF 1 TOPOGRAPHIC & BOUNDARY SURVEY



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

**CHA SUBDIVISION**  
 COVER SHEET  
 4142 - 324TH AVE SE  
 FALL CITY, WA  
 PARCEL NO. 1524079033

**CHA CHA 15 INVESTMENTS LLC**  
 15 LAKE BELLEVUE DR., SUITE 102  
 BELLEVUE, WA 98005  
 (425) 869-1300

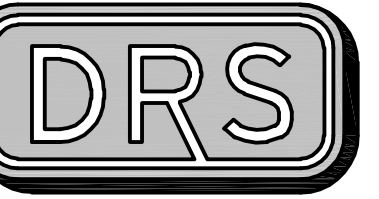


APR	REVISION
DATE	DATE

DRAFTED BY: JSK  
 DESIGNED BY: JSK  
 PROJECT ENGINEER: MAJ  
 DATE: 04.23.2021  
 PROJECT NO.: 21038

DRAWING: C1  
 SHEET: 1 OF 4

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**CHA SUBDIVISION**



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

**CHA SUBDIVISION**

CONCEPTUAL GRADING PLAN  
 4142 - 324TH AVE SE  
 FALL CITY, WA  
 PARCEL NO. 1524079033

**CHA CHA 15**  
**INVESTMENTS LLC**

15 LAKE BELLEVUE DR., SUITE 102  
 BELLEVUE, WA 98005  
 (425) 869-1300



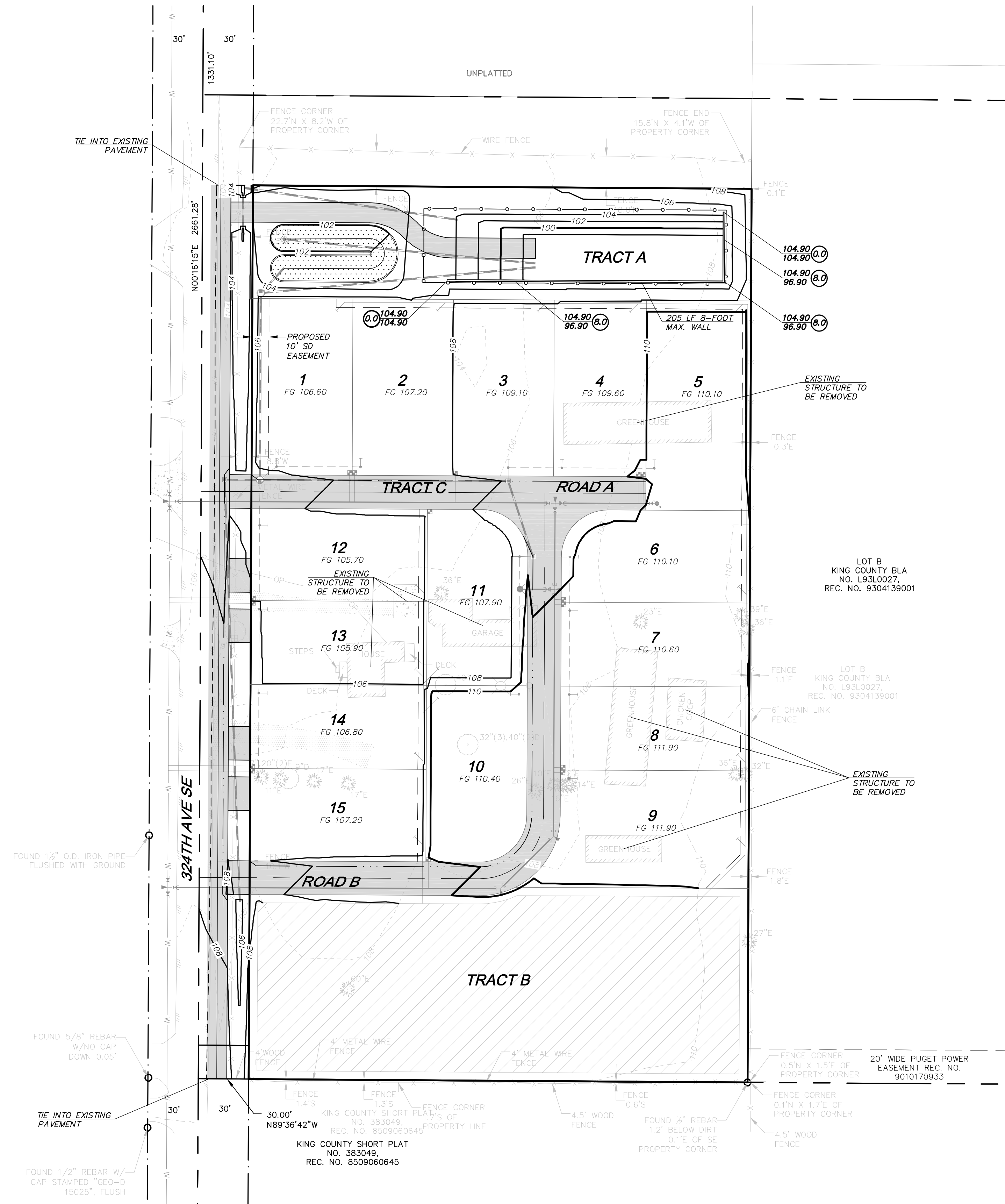
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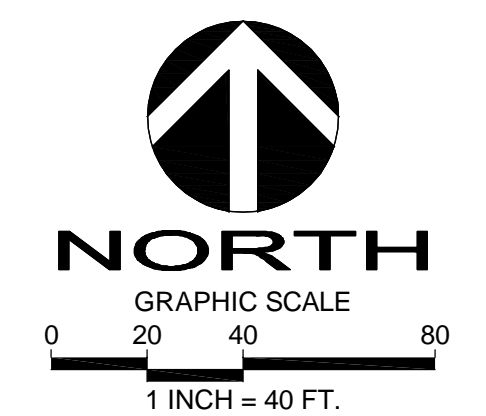
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 SHEET: 2 OF 4



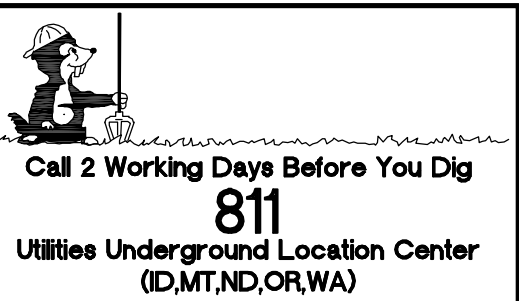
SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
2,649	6,559	3,910 FILL

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.

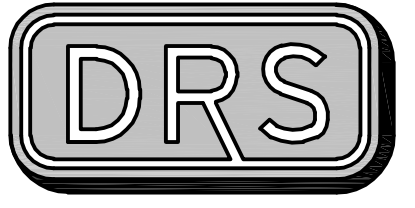
**NOTE:**  
 SEE VARIANCE REQUEST PERTAINING TO TRACT C.



**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



NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**CHA SUBDIVISION**



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

**CHA SUBDIVISION**

CONCEPTUAL ROAD &  
 UTILITIES PLAN  
 4142 - 324TH AVE SE  
 FALL CITY, WA  
 PARCEL NO. 1524079033

**CHA CHA 15**  
**INVESTMENTS LLC**

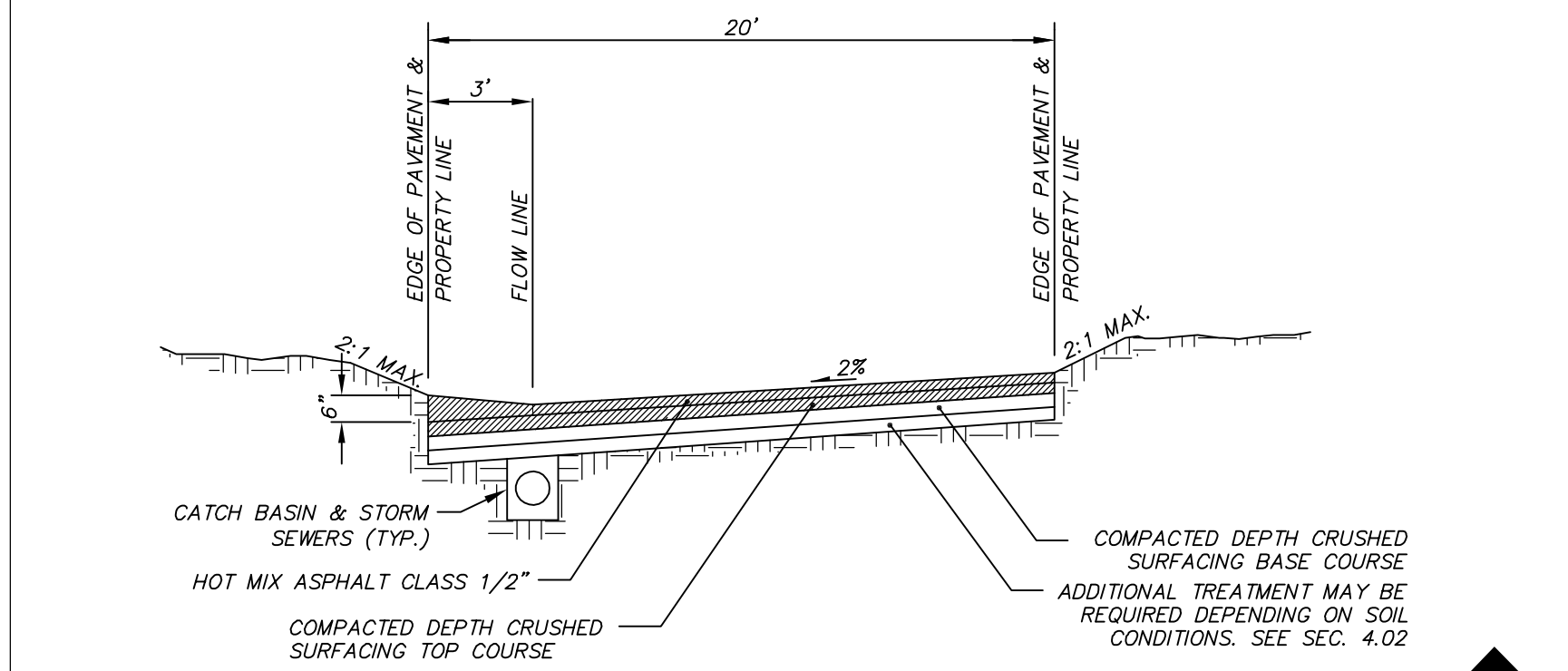
15 LAKE BELLEVUE DR., SUITE 102  
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 (425) 869-1300



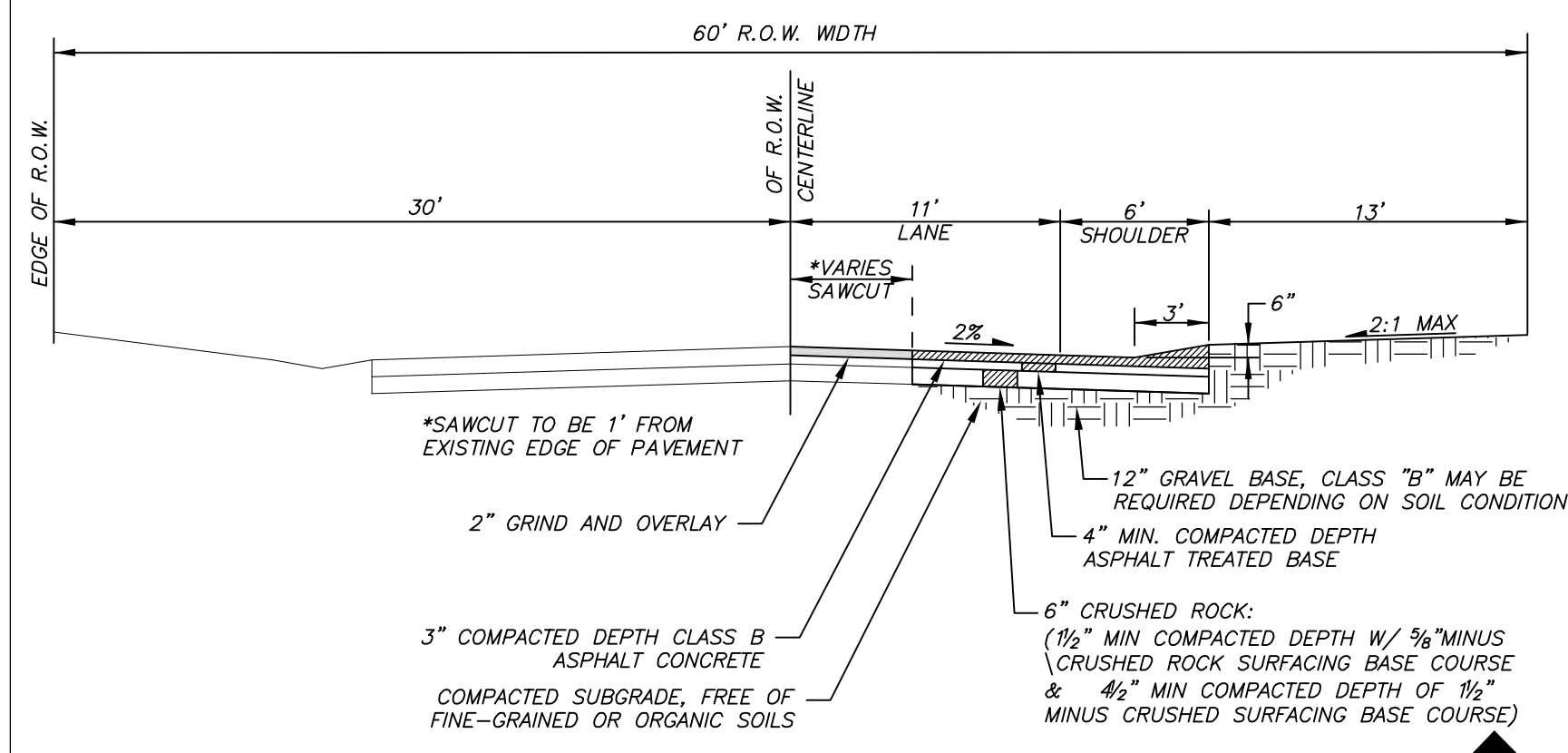
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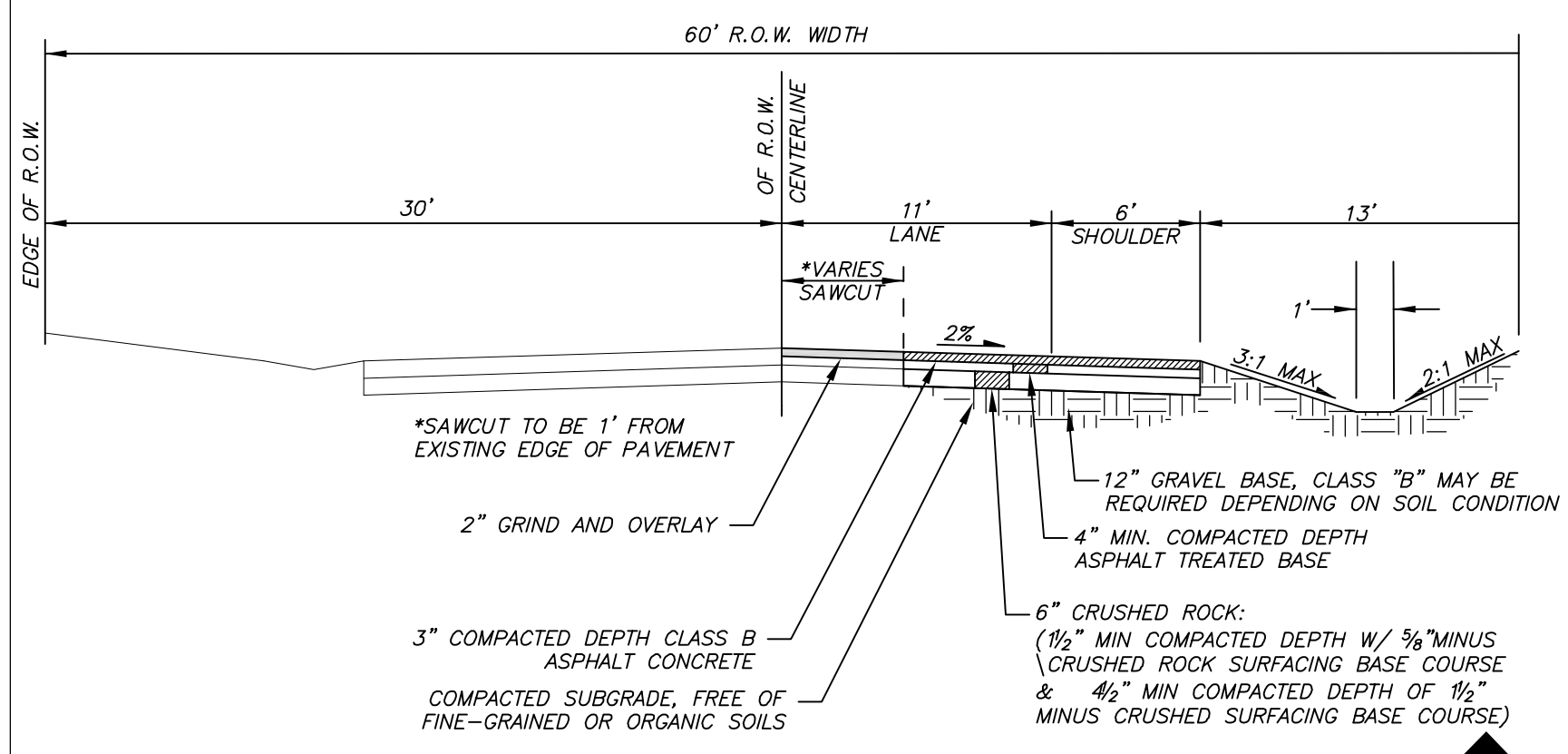
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 SHEET: **3** OF **4**



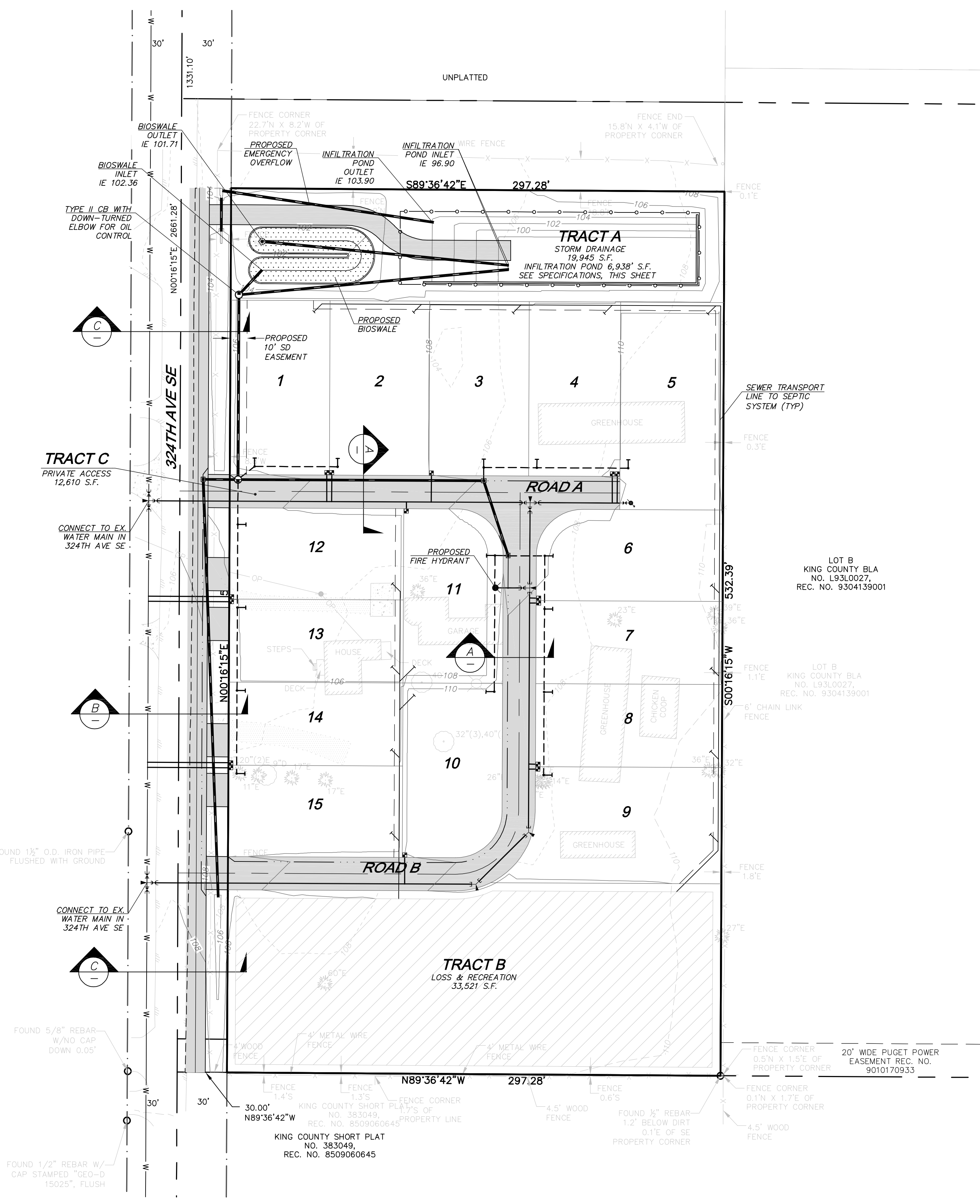
**PRIVATE ACCESS STREET**  
 NTS



**324TH AVE SE**  
 NTS RURAL COLLECTOR ARTERIAL 25 MPH DESIGN SPEED



**324TH AVE SE**  
 NTS RURAL COLLECTOR ARTERIAL 25 MPH DESIGN SPEED



**UTILITY LEGEND**

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

**DRAINAGE FACILITY SPECIFICATIONS**

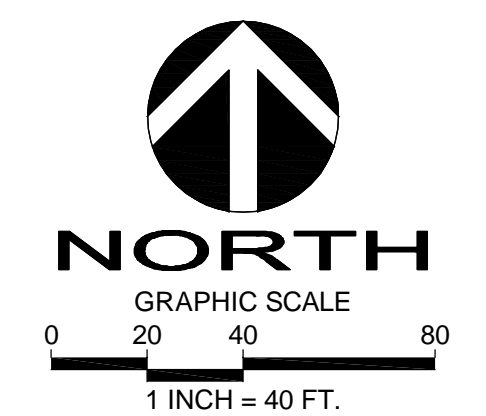
TRACT D (BIOSWALE AND INFILTRATION)

BIOSWALE FACILITY INFORMATION:

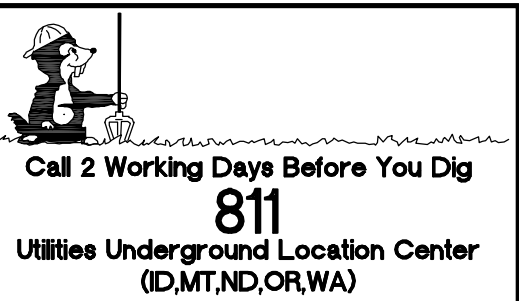
BOTTOM WIDTH	15 FT
LENGTH REQUIRED	129.21 FT
LENGTH PROVIDED	130 FT
SLOPE	0.5%

INFILTRATION FACILITY INFORMATION:

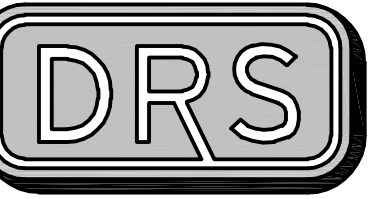
INFILTRATION RATE	20.00 IN/HR
BOTTOM OF FACILITY	96.90
DESIGN WATER SURFACE	103.90
TOP OF FREEBOARD	104.90
POND VOLUME REQUIRED	30,518 C.F.
POND VOLUME PROVIDED	31,158 C.F.
LIVE STORAGE DEPTH	7.0 FT.



**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



NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**CHA SUBDIVISION**



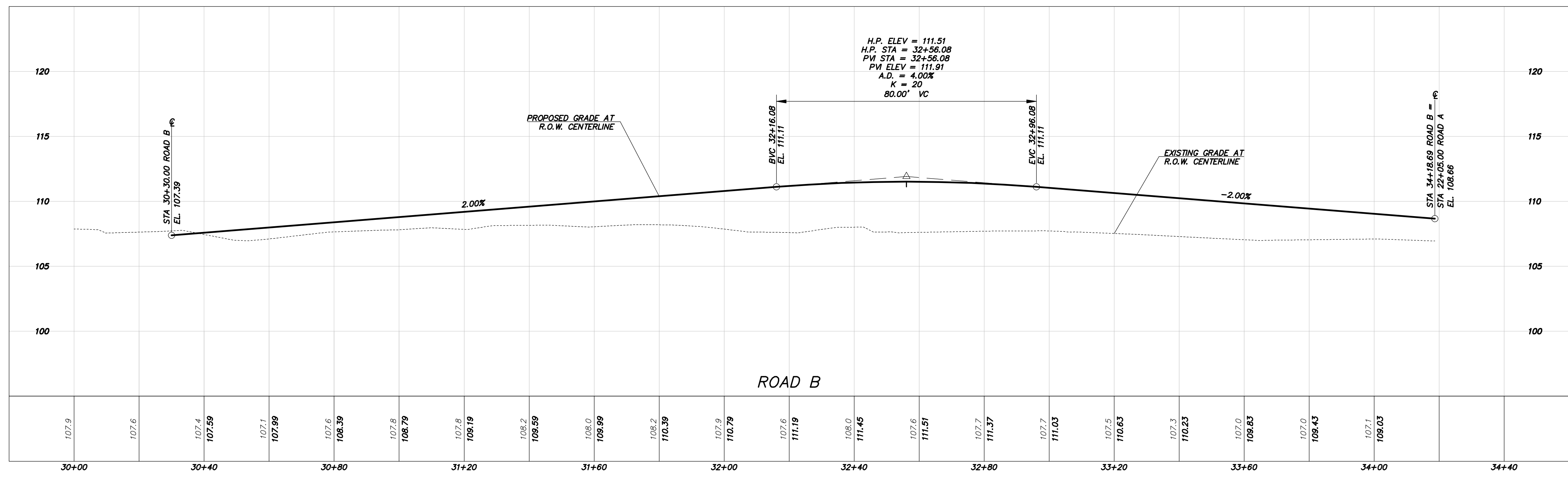
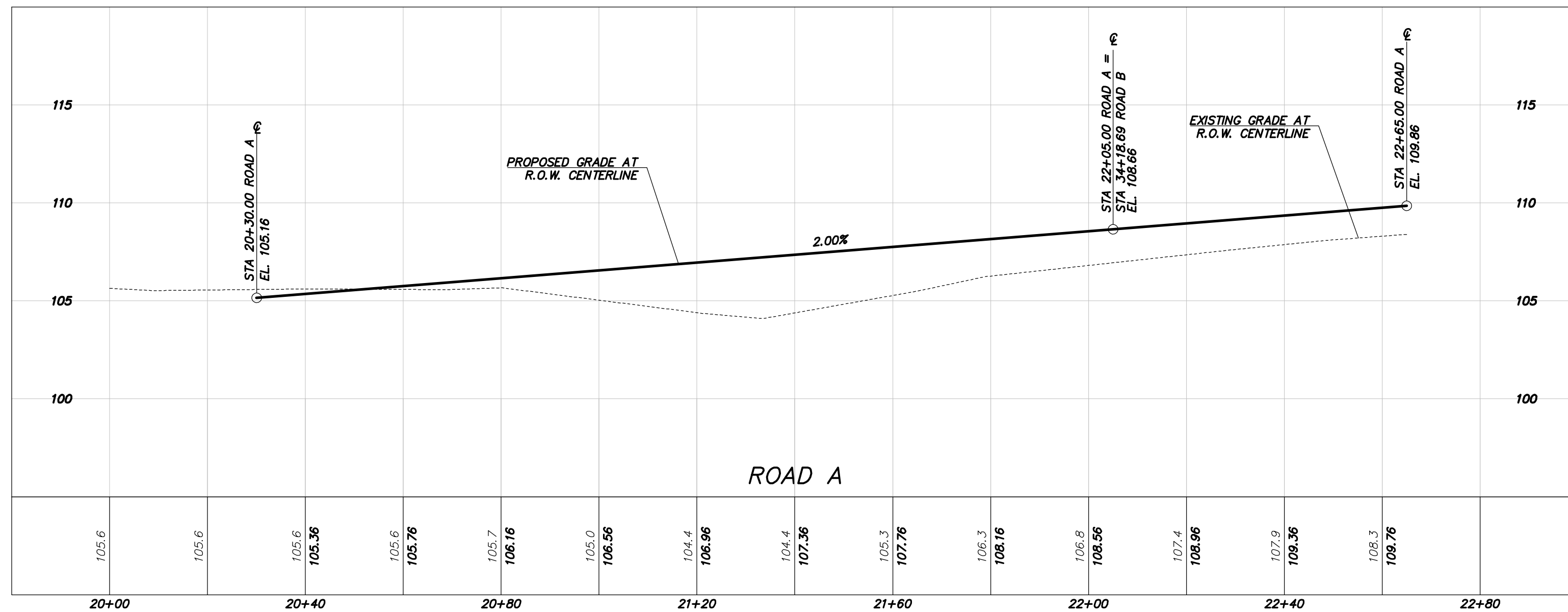
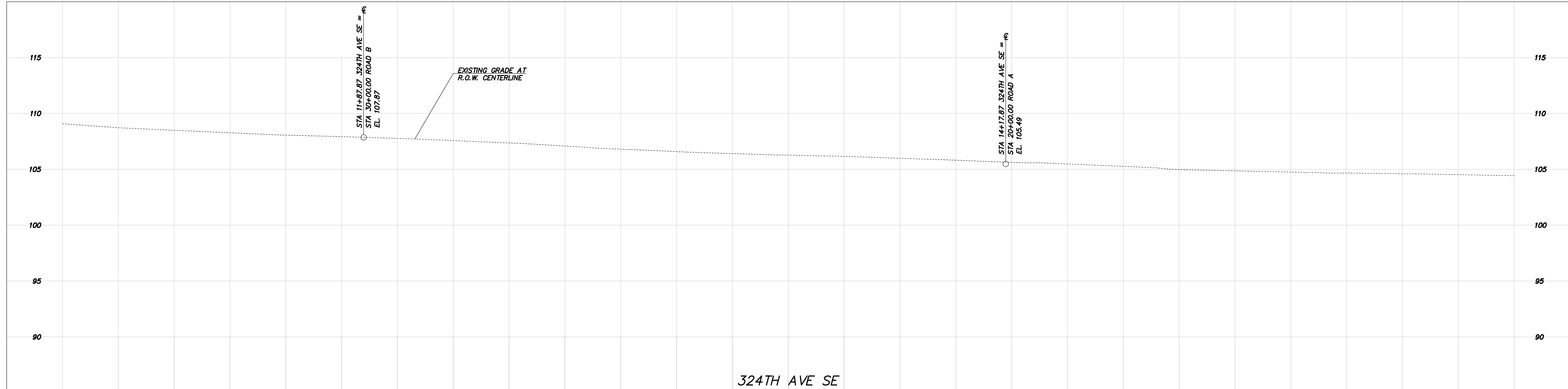
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ENGINEERS PLANNERS SURVEYORS  
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O 425.827.3063 F 425.827.2423

**CHA SUBDIVISION**

ROAD PROFILES  
4142 - 324TH AVE SE  
FALL CITY, WA  
PARCEL NO. 1524079033

**CHA CHA 15 INVESTMENTS LLC**

15 LAKE BELLEVUE DR., SUITE 102  
BELLEVUE, WA 98005  
(425) 869-1300



GRAPHIC SCALE  
1 INCH = 20 FT. HORIZONTAL  
1 INCH = 10 FT. VERTICAL

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

R:\2021\0121038\3\Drawings\Plots\PP\04-3RDR21038.dwg 4/10/2017 9:26 AM  
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DATE	REVISION	APPROVED
		APR

DRAFTED BY: JSK  
DESIGNED BY: JSK  
PROJECT ENGINEER: MAJ  
DATE: 04.23.2021  
PROJECT NO.: 21038

DRAWING: C4  
SHEET: 4 OF 4