

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
**HAZEL 16 SUBDIVISION**

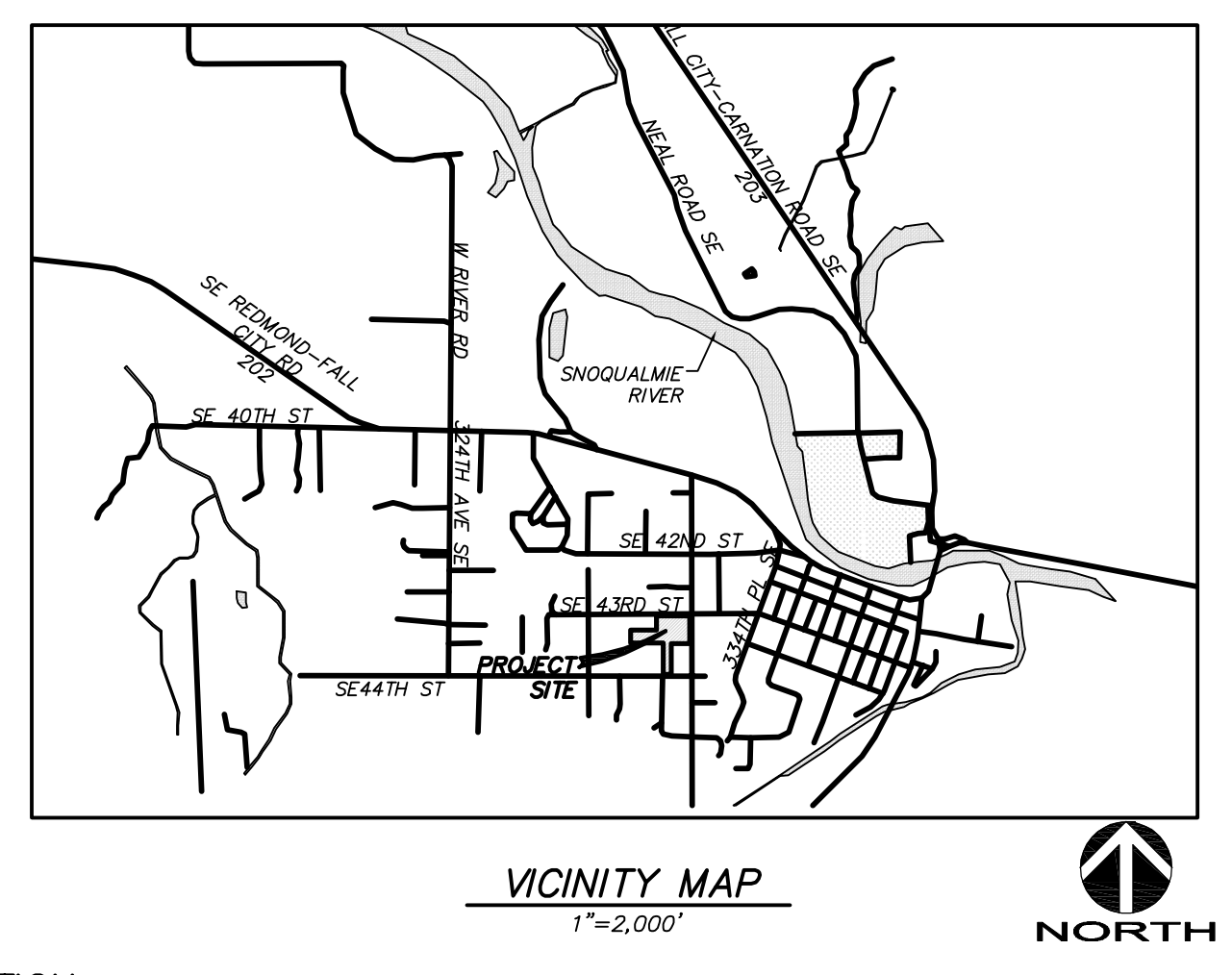
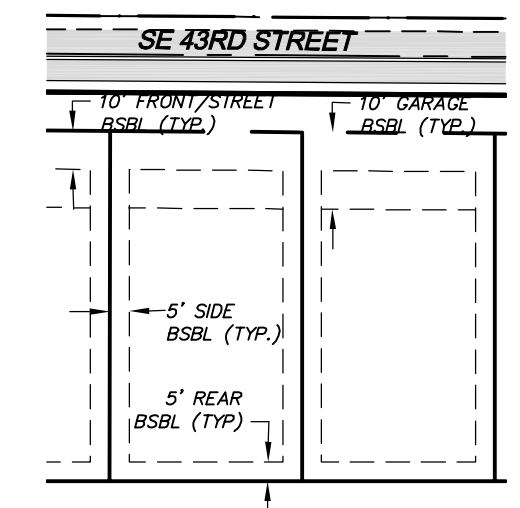


**LEGEND:**

	FOUND SECTION CORNER AS NOTED		STORM DRAIN CATCH BASIN
	FOUND QUARTER CORNER AS NOTED		WOOD FENCE
	FOUND MONUMENT AS NOTED		BARBWIRE FENCE
	FOUND CORNER MONUMENT AS NOTED		WIRE FENCE
	PROPERTY LINE		DECIDUOUS TREE
	PROPERTY CORNER		STORM LINE
	ROAD SIGNAGE		OVERHEAD POWER
	MAIL BOX		UNDERGROUND GAS
	POWER POLE		EDGE OF PAVEMENT
	LIGHT POLE WITH ARM		FENCE
	WATER METER		GRAVEL
	WATER VALVE		CONCRETE
	FIRE HYDRANT		

**TRACTS:**  
 TRACT A STORM DRAINAGE  
 TRACT B 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  
 DRAINFIELD SETBACK: 30 FEET



**PROJECT INFORMATION:**  
 TOTAL EXISTING SITE AREA: 175,496 S.F. (4.029 ACRES)  
 SITE ADDRESS: 4317 332nd AVE SE & 33108 SE 44th ST, FALL CITY, WA 98024  
 TAX PARCEL NUMBERS: 0943100384 & 0943100390  
 PROPOSED NUMBER OF LOTS: 16  
 EXISTING ZONING: R-4  
 PROPOSED USE: SINGLE-FAMILY  
 PROPOSED DENSITY: 3.97 DU/ACRE  
 REQUIRED RECREATION SPACE: 6,240 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: DENSE VEGETATION, LAWN, AND ASSOCIATED OUTBUILDINGS  
 TELEPHONE SERVICE: COMCAST  
 POWER SOURCE: PUGET SOUND ENERGY

**PROJECT CONTACTS:**  
 APPLICANT: HAZEL 16 INVESTMENTS, LLC  
 15 LAKE BELLEVUE DRIVE, STE 102  
 BELLEVUE, WASHINGTON 98005  
 (425) 869-1300  
 CONTACT: ROBERT FITZMAURICE  
 ROBERT@TAYLORDEV.COM

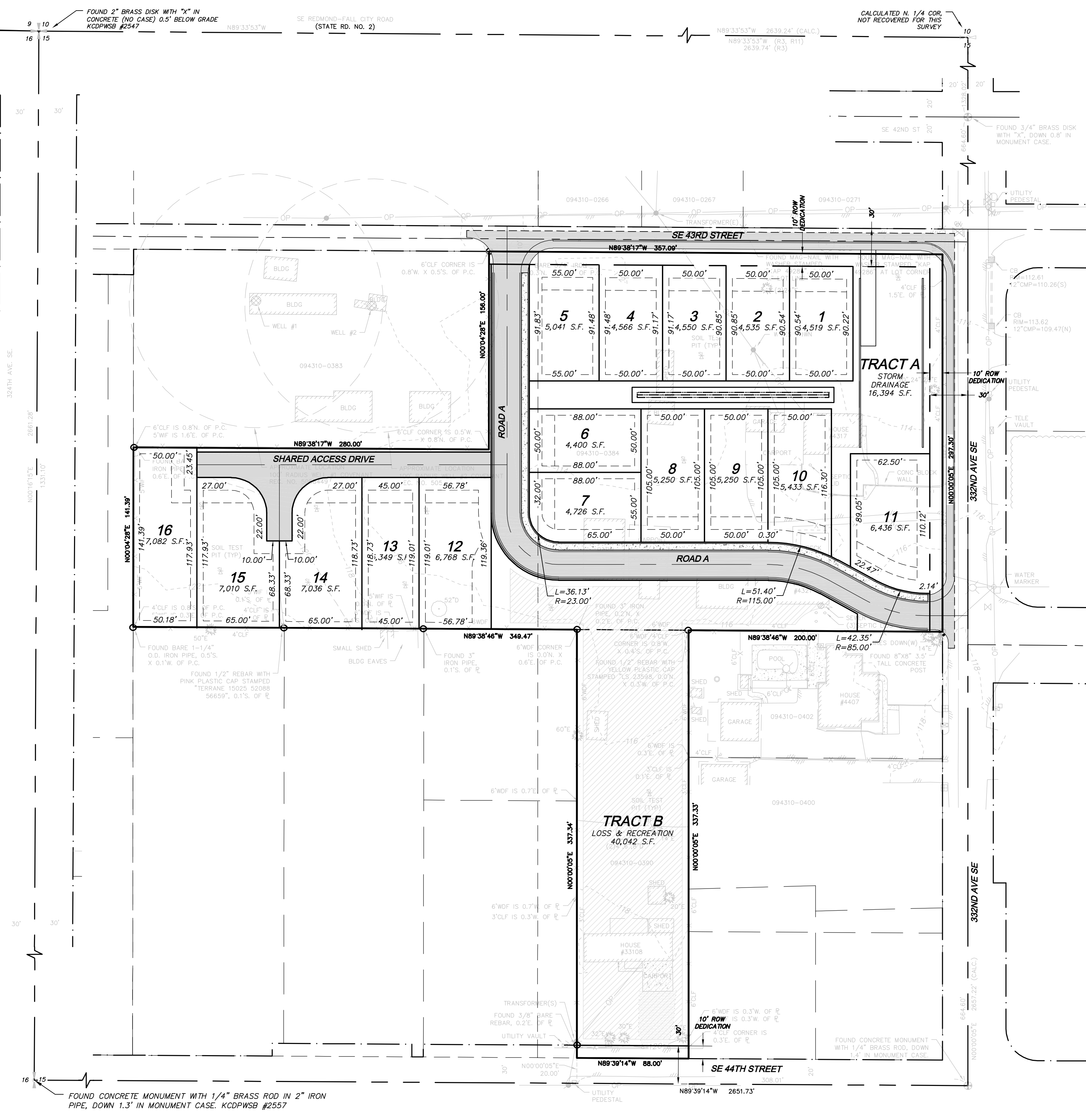
CIVIL ENGINEER/LAND SURVEYOR: D.R. STRONG CONSULTING ENGINEERS, INC.  
 620 - 7TH AVENUE  
 KIRKLAND, WASHINGTON 98033  
 (425) 827-3063  
 CONTACT: MAHER A. Joudi, P.E.  
 MAHER.JOUDI@DRSTRONG.COM

SURVEYOR: 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:**
- 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.
  - RECORD OF SURVEY RECORDED UNDER REC. NO. 9101309008, RECORDS OF KING COUNTY, WA.
  - RECORD OF SURVEY RECORDED UNDER REC. NO. 9103259007, RECORDS OF KING COUNTY, WA.
  - RECORD OF SURVEY RECORDED UNDER REC. NO. 9408129017, RECORDS OF KING COUNTY, WA.
  - RECORD OF SURVEY RECORDED UNDER REC. NO. 20150429900014, RECORDS OF KING COUNTY, WA.
  - KING COUNTY BLAD16-0037, RECORDED UNDER REC. NO. 20170828900003, RECORDS OF KING COUNTY, WA.
  - PLAT OF FIRSTMARK ADDITION NO. 2, RECORDED IN VOL. 96 OF PLATS PG. 10, RECORDS OF KING COUNTY, WA.
  - KING COUNTY SHORT PLAT NO. 876095, RECORDED UNDER REC. NO. 7612080557, RECORDS OF KING COUNTY, WA.
  - RECORD OF SURVEY RECORDED UNDER REC. NO. 20190418900010, RECORDS OF KING COUNTY, WA.
  - KING COUNTY SHORT PLAT NO. L0750040, RECORDED UNDER REC. NO. 20091029900003, RECORDS OF KING COUNTY, WA.
  - KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED UNDER RECORDING NUMBER 9304139001, RECORDS OF KING COUNTY, WA.
  - RECORD OF SURVEY RECORDED UNDER REC. NO. 20000605900009, RECORDS OF KING COUNTY, WA.



**LEGAL DESCRIPTION:**  
 PARCEL A: THE NORTH HALF OF LOTS 7 AND 8 BLOCK "D", JEREMIAH W. BORST'S EXECUTOR'S FALL CITY ACREAGE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE NORTH 156 FEET OF THE WEST 280 FEET OF LOT 7 THEREOF; EXCEPT THE SOUTH 20 FEET THEREOF.  
 PARCEL B: THE SOUTH 20 FEET OF THE EAST 288 FEET OF THE SOUTH HALF OF LOT 8, BLOCK "D", JEREMIAH W. BORST'S EXECUTOR'S FALL CITY ACREAGE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON.  
 PARCEL: 094310-0402  
 THE SOUTH 20 FEET OF THE EAST 200 FEET OF THE NORTH HALF OF LOT 8, AND THE NORTH 80 FEET OF THE EAST 200 FEET OF THE SOUTH HALF OF LOT 8, BLOCK "D" OF 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.

**SURVEYOR'S NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 211899-SC DATED MAY 18, 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 INSURANCE COMPANY COMMITMENT. 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.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 13, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY 2020 AND JULY, 2021.
- PROPERTY AREA = 175,496± SQUARE FEET (4.0288± ACRES).
- ALL DISTANCES ARE IN 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:**  
 THIS SITE IS SUBJECT TO:  
 1. TERMS AND CONDITIONS OF RESTRICTIVE COVENANTS PER INSTRUMENT RECORDED UNDER REC NO. 50584449.  
 2. RIGHTS, INTERESTS, OR CLAIMS PER SURVEY RECORDED UNDER REC NO. 20000605900009.  
 3. AN ACCESSORY DWELLING UNIT AFFIDAVIT RECORDED UNDER REC NO. 20180105001158.  
 4. DECLARATION OF COVENANT FOR MAINTENANCE AND INSPECTION OF FLOW CONTROL BMP'S PER INSTRUMENT RECORDED UNDER REC NO. 20180105001198.  
 5. AN ELECTRICAL EASEMENT PER INSTRUMENT RECORDED UNDER REC NO. 20180716000194.  
 6. NOTICE OF ONSITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS PER INSTRUMENT RECORDED UNDER REC NO. 20181115000157.  
 7. TERMS AND CONDITIONS OF 'NOTICE OF UTILITY CONNECTION CHARGES' PER INSTRUMENT RECORDED UNDER REC NO. 8908230227.

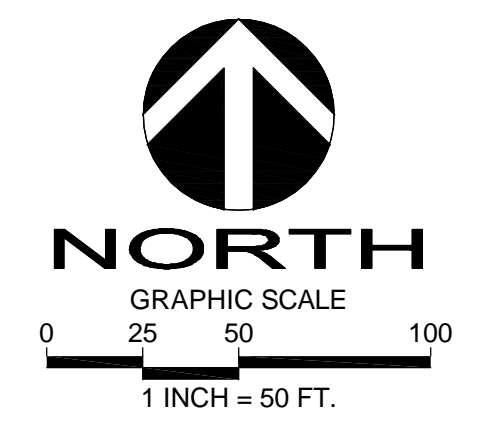
**VERTICAL DATUM:**  
 NAVD 88 PER KING COUNTY VERTICAL CONTROL NO. 2547.

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

**SHEET INDEX:**  
 C1 1 OF 4 COVER SHEET  
 C2 2 OF 4 CONCEPTUAL GRADING PLAN  
 C3 3 OF 4 CONCEPTUAL UTILITIES PLAN  
 C4 4 OF 4 ROAD PROFILE

TOPOGRAPHIC & BOUNDARY SURVEY  
 1 OF 1 TOPOGRAPHIC & BOUNDARY SURVEY

**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  
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 Utilities Underground Location Center  
 (D.M.T.N.D.OR.WA)

HAZEL 16 SUBDIVISION  
 COVER SHEET  
 4317 332ND AVE SE &  
 33108 SE 44TH STREET  
 FALL CITY, WA 98024  
 TAX PARCEL NO. 094310-0384, -0390

HAZEL 16 INVESTMENTS, LLC  
 15 LAKE BELLEVUE DRIVE, STE 102  
 BELLEVUE, WA 98005  
 (206) 419-2679

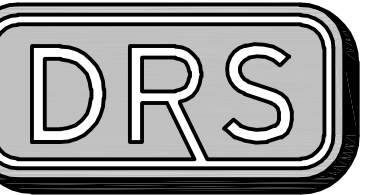


APR	
REVISION	
DATE	

DRAFTED BY: JSE  
 DESIGNED BY: JSE  
 PROJECT ENGINEER: MAJ  
 DATE: 10.03.22  
 PROJECT NO.: 21069

DRAWING: C1  
 SHEET: 1 OF 4

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
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**D.R. STRONG**  
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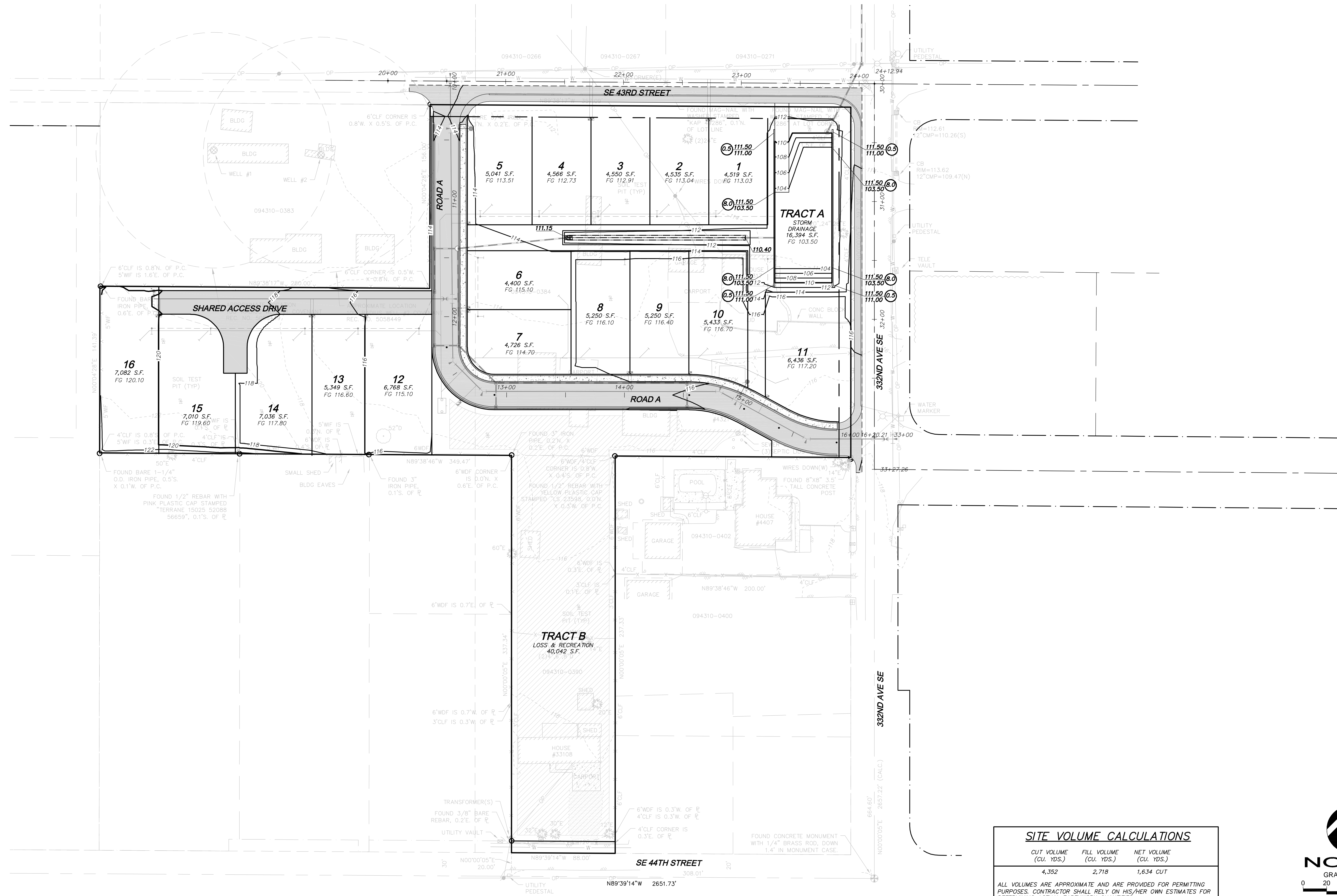
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CONCEPTUAL GRADING PLAN

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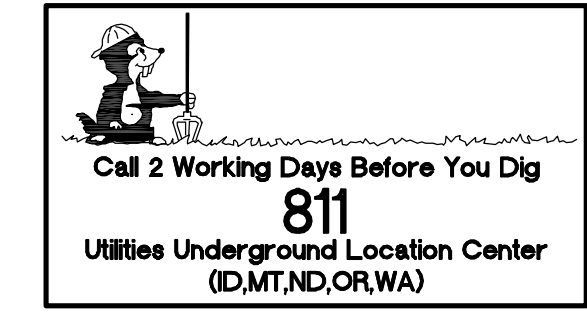
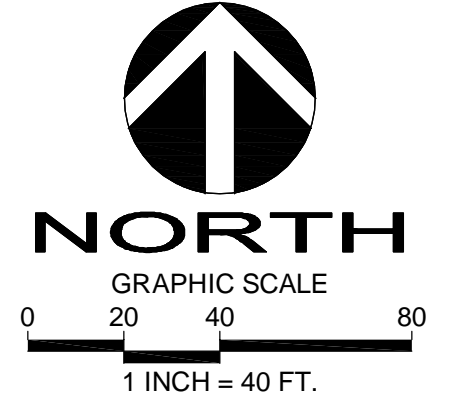
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**SITE VOLUME CALCULATIONS**

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
4,352	2,718	1,634 CUT

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.

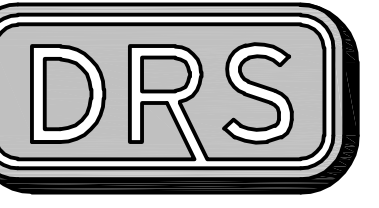


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DRAWING: C2  
 SHEET: 2 OF 4

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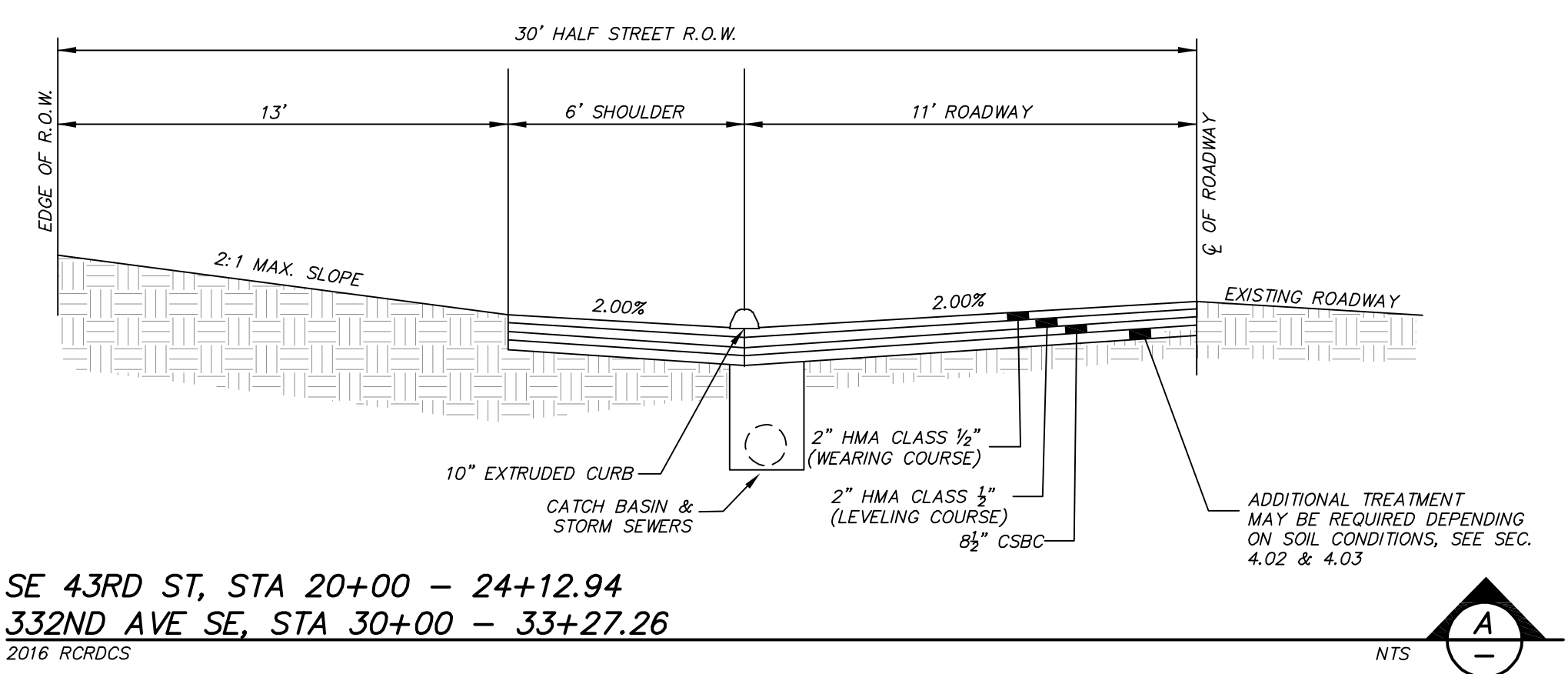
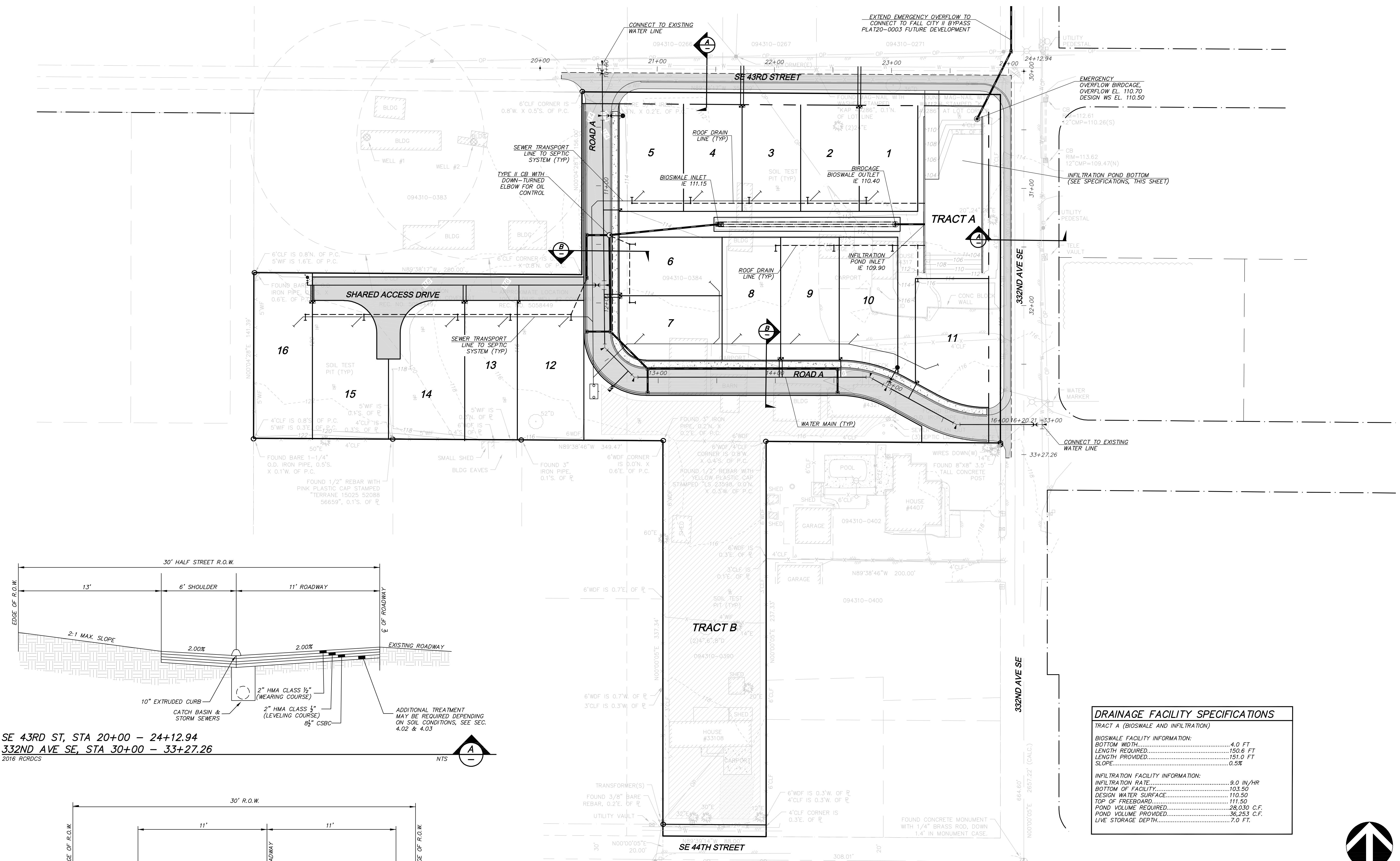
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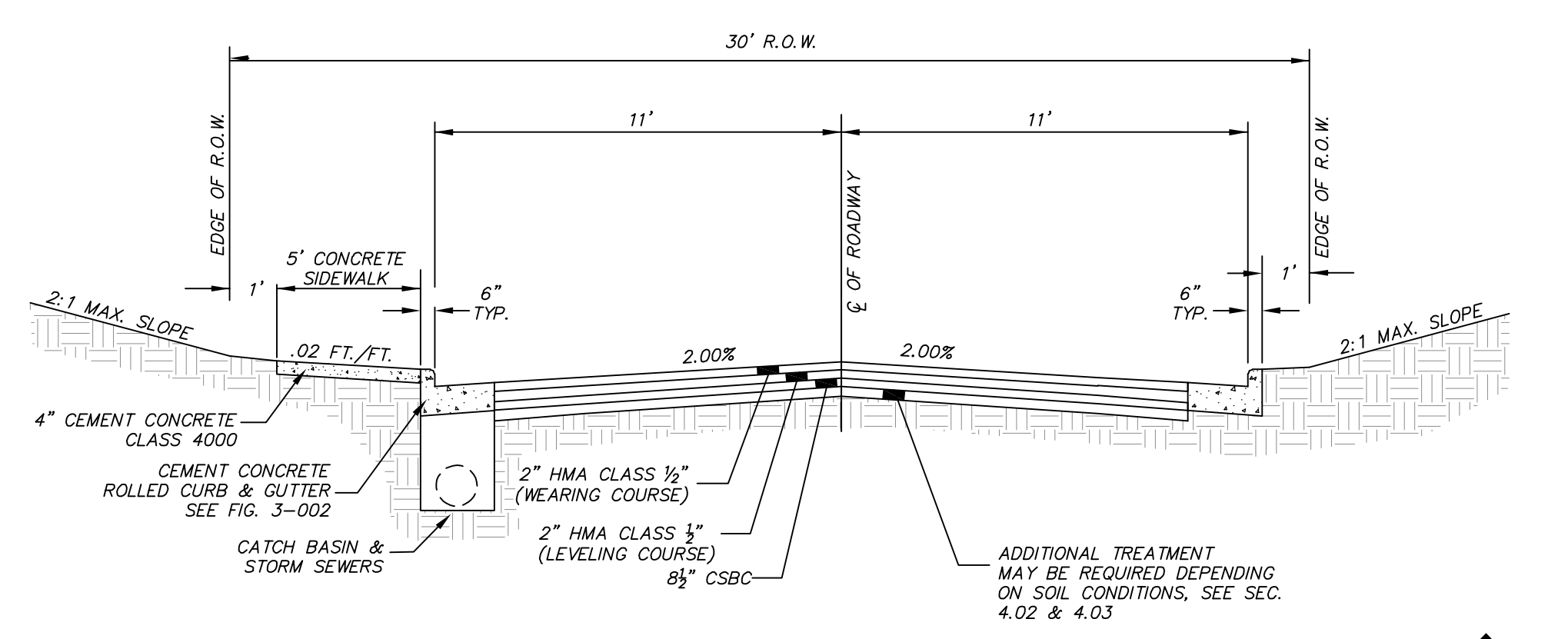
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SE 43RD ST, STA 20+00 - 24+12.94  
 332ND AVE SE, STA 30+00 - 33+27.26  
 2016 RCRDCS



ROAD A, STA 10+42.23 - 17+55.35  
 2016 RCRDCS

**DRAINAGE FACILITY SPECIFICATIONS**

TRACT A (BIOSWALE AND INFILTRATION)

BIOSWALE FACILITY INFORMATION:

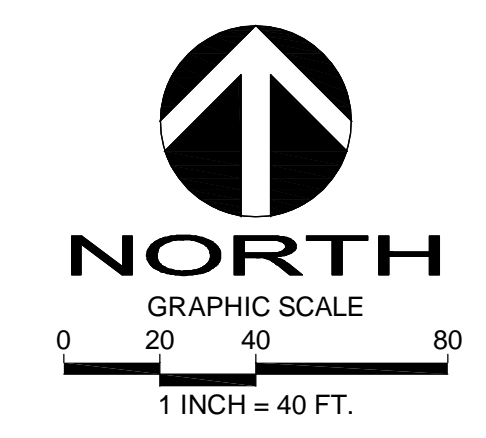
BOTTOM WIDTH.....	4.0 FT
LENGTH REQUIRED.....	150.6 FT
LENGTH PROVIDED.....	151.0 FT
SLOPE.....	0.5%

INFILTRATION FACILITY INFORMATION:

INFILTRATION RATE.....	9.0 IN/HR
BOTTOM OF FACILITY.....	103.50
DESIGN WATER SURFACE.....	110.50
TOP OF FREEBOARD.....	111.50
POND VOLUME REQUIRED.....	28.030 C.F.
POND VOLUME PROVIDED.....	36.293 C.F.
LIVE STORAGE DEPTH.....	7.0 FT.

**UTILITY LEGEND**

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FIRE HYDRANT
- ⊥ WATER APPURTENANCES
- WATER MAIN
- SEPTIC TRANSPORT LINE
- STORM DRAINAGE LINE
- WATER METER
- ROOF DRAIN LINE
- ROOF DRAIN CLEANOUT



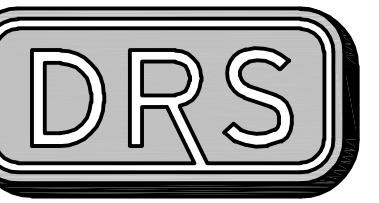
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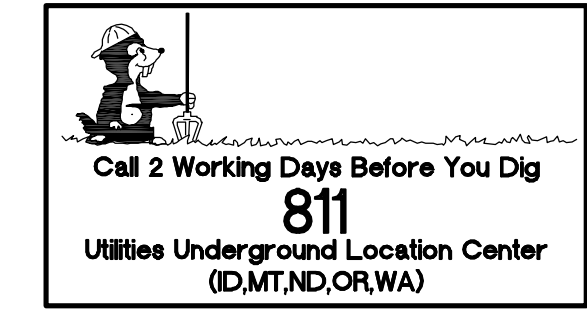
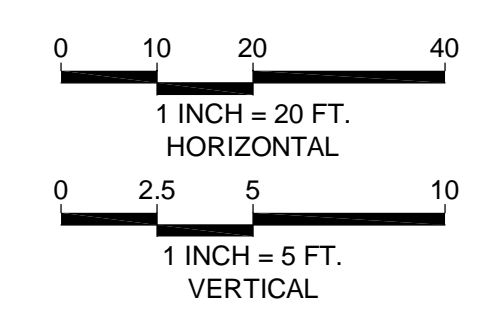
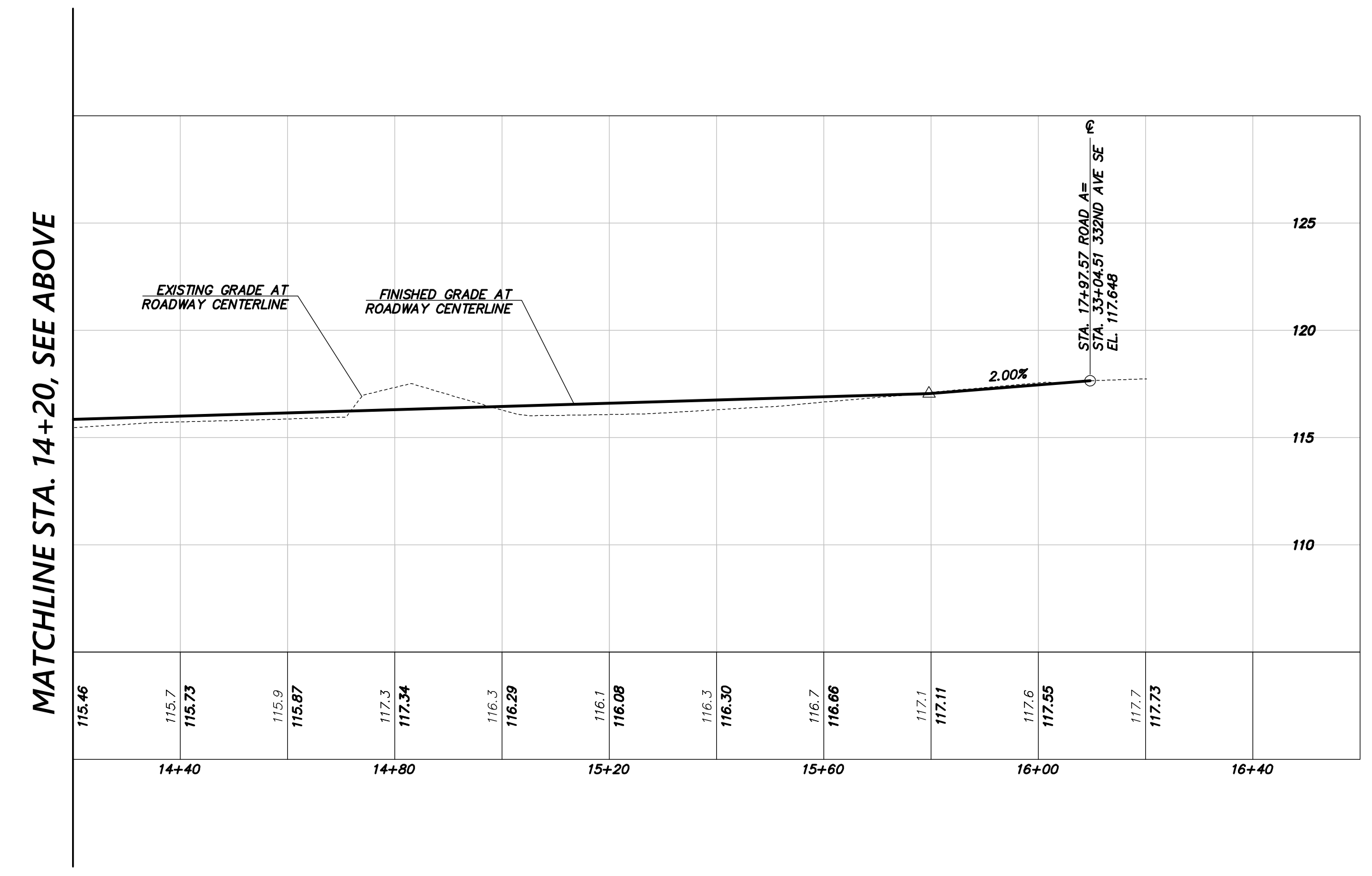
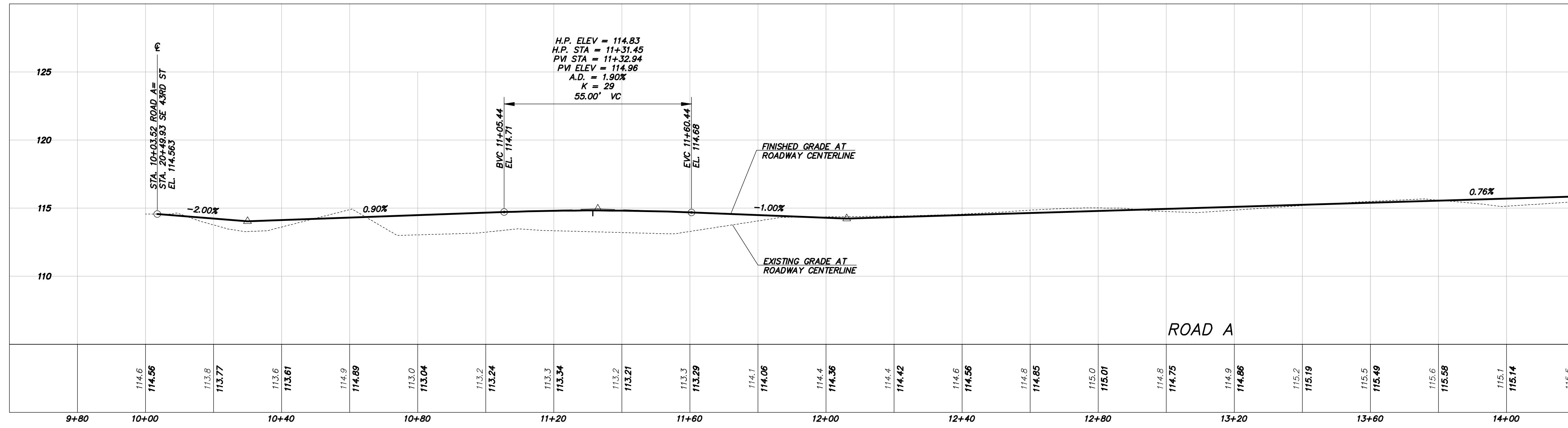
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 PROJECT ENGINEER: MAJ  
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DRAWING: C3  
 SHEET: 3 OF 4

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.  
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DRAWING: **C4**  
 SHEET: **4** OF **4**