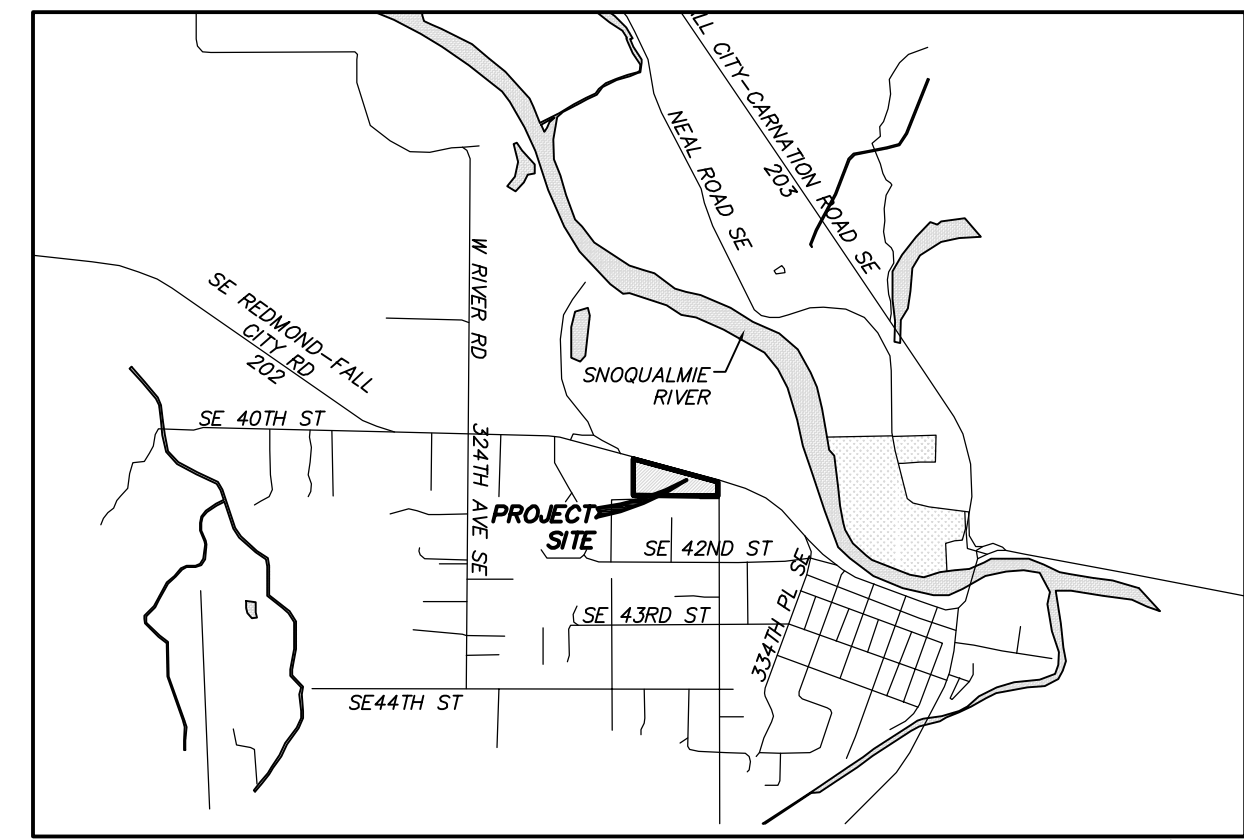


NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.
STEVENS 24 SUBDIVISION



D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3065 F 425.827.2423



VICINITY MAP
 1"=2,000'



LEGEND:

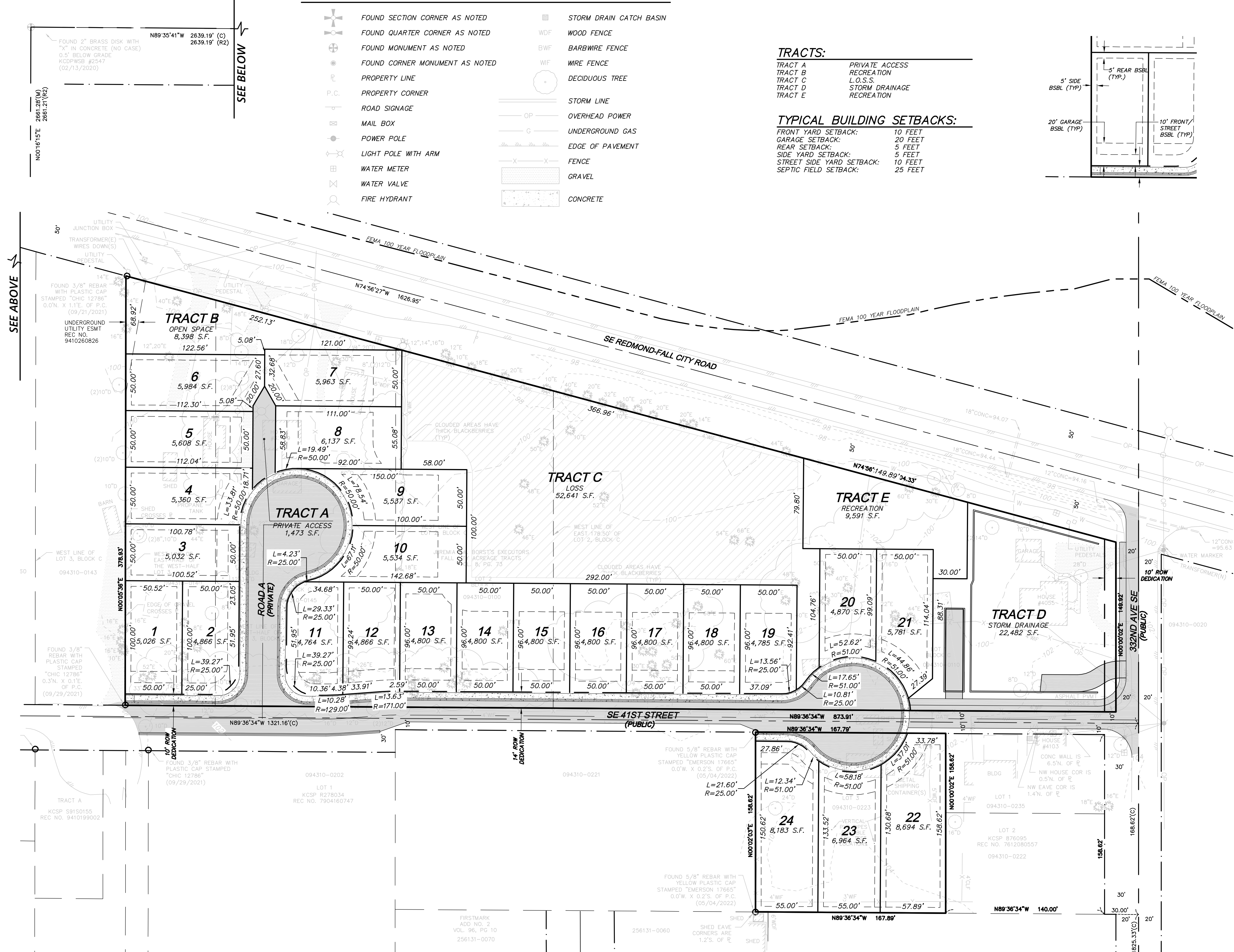
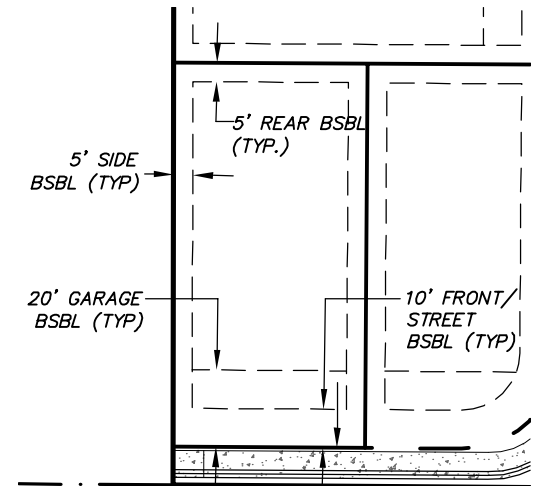
- | | | | |
|--|--------------------------------|--|-------------------------|
| | FOUND SECTION CORNER AS NOTED | | STORM DRAIN CATCH BASIN |
| | FOUND QUARTER CORNER AS NOTED | | WOOD FENCE |
| | FOUND MONUMENT AS NOTED | | BARBWIRE FENCE |
| | FOUND CORNER MONUMENT AS NOTED | | WIRE FENCE |
| | PROPERTY 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 | PRIVATE ACCESS |
| TRACT B | RECREATION |
| TRACT C | L.O.S.S. |
| TRACT D | STORM DRAINAGE |
| TRACT E | 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 |



LEGAL DESCRIPTION:

PARCEL 094310-0100:
 ALL OF LOT 1 AND THE EAST 178.5 FEET OF LOT 2, AS MEASURED ALONG THE SOUTH LOT LINE, BLOCK "C", JEREMIAH W. BORST'S EXECUTORS FALL CITY ACREAGE TRACTS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON;
 EXCEPT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR STATE ROAD NO. 2, BY DEED RECORDED UNDER RECORDING NUMBER 2581218, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 094310-0110:
 LOT 2 EXCEPT THE EAST 178.5 FEET THEREOF, AS MEASURED ALONG THE SOUTH LOT LINE, BLOCK "C", JEREMIAH W. BORST'S EXECUTORS FALL CITY ACREAGE TRACTS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON;
 EXCEPT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON, FOR STATE ROAD NO. 2, BY DEED RECORDED UNDER RECORDING NUMBER 2581218, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 094310-0140:
 THE EAST HALF OF THE WEST HALF OF LOT 3, BLOCK C, JEREMIAH W. BORST'S EXECUTORS FALL CITY ACREAGE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON;
 EXCEPT THAT PORTION THEREOF DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 2581217 FOR STATE ROAD NO. 2.

PARCEL 094310-0145:
 THE EAST HALF OF LOT 3, BLOCK "C", PLAT OF JEREMIAH BORST'S EXECUTORS FALL CITY ACREAGE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 73, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL 094310-0223:
 LOT 3, KING COUNTY SHORT PLAT NUMBER 876095, RECORDED UNDER RECORDING NUMBER 7612080557, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM:
 CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. 212802-SC DATED JULY 16, 2021.
 CHICAGO TITLE INSURANCE COMPANY ALTA UPDATE 3RD COMMITMENT ORDER NO. 212891-SC DATED SEPTEMBER 20, 2021.
 CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT ORDER NO. 212728-SC DATED JULY 08, 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 SEPTEMBER 29, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY 2020, AND SEPTEMBER, 2021.
- PROPERTY AREA = 231,034± SQUARE FEET (5.3038± 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 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.
- 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.
- SR 202 ALIGNMENT PER REFERENCE R2.

TITLE RESTRICTIONS:

- THIS SITE IS SUBJECT TO:
- AN UNDERGROUND UTILITIES EASEMENT PER INSTRUMENT RECORDED UNDER REC NO. 9410260826.
 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. PER PLAT OF JEREMIAH W. BORST'S EXECUTORS FALL CITY ACREAGE TRACTS, RECORDED IN VOL. 7 OF PLATS, PAGE 73.
 - THE TERMS AND CONDITIONS OF 'NOTICE OF UTILITY CONNECTION CHARGES' PER INSTRUMENT RECORDED UNDER REC NO. 8908230227.
 - THE TERMS AND CONDITIONS OF 'NOTICE OF OPERATION AND MAINTENANCE REQUIREMENTS FOR NONCONFORMING ON-SITE SEWAGE SYSTEM' PER INSTRUMENT RECORDED UNDER REC NO. 2011020201353.

VERTICAL DATUM:

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

BENCHMARK:

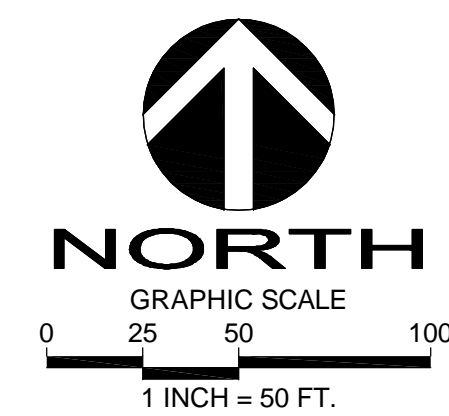
KING COUNTY VERTICAL CONTROL PNT NO. 2547.
 FOUND FOUND 2" BRASS DISK WITH "K" IN CONCRETE (NO CASE) 0.5' BELOW GRADE, NW CORNER SECTION 15.
 ELEVATION = 99.30 FEET.

SHEET INDEX:

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

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
 (D.M.T.N.D.OR.WA)

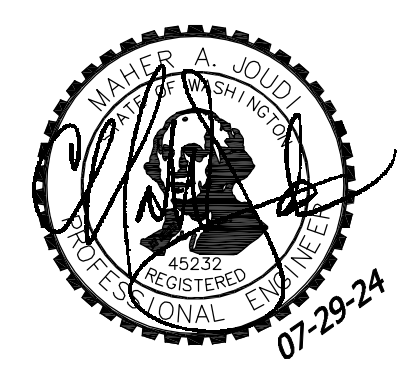
PROJECT INFORMATION:
 TOTAL EXISTING SITE AREA: 257,657 S.F. (5.915 ACRES)
 SITE ADDRESS: 32911 & 32919 REDMOND-FALL CITY RD SE & 4055 332nd AVE SE, FALL CITY, WA 98024
 TAX PARCEL NUMBERS: 0943100140, 0943100145, 0943100100, 0943100110 & 0943100223
 PROPOSED NUMBER OF LOTS: 24
 EXISTING ZONING: R-4
 PROPOSED USE: SINGLE-FAMILY
 PROPOSED DENSITY: 4.52 DU/ACRE
 RECREATION SPACE: 9,360 S.F. REQ'D, 9,591 S.F. PRO'D
 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, SINGLE-FAMILY HOMES AND ASSOCIATED OUTBUILDINGS
 TELEPHONE SERVICE: COMCAST
 POWER SOURCE: PUGET SOUND ENERGY

PROJECT CONTACTS:
 APPLICANT: FC 202 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 EXECUTORS FALL CITY ACREAGE TRACTS, RECORDED IN VOL. 8 OF PLATS, PG. 73, RECORDS OF KING COUNTY, WA.
 - WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, WSDOT, SR 202 R/W CENTERLINE ALIGNMENT, RECORDED UNDER REC NO. 20020225900001, DATED 2002.
 - WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, WSDOT, RIGHT OF WAY PLAN, "SR 202 FALL CITY TO REDMOND KING COUNTY", DATED 1927.
 - RECORD OF SURVEY RECORDED UNDER REC NO. 8809159003, RECORDS OF KING COUNTY, WA.
 - RECORD OF SURVEY RECORDED UNDER REC NO. 8905039001, 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. 9202119003, RECORDS OF KING COUNTY, WA.
 - KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED UNDER RECORDING NUMBER 9304139001, RECORDS OF KING COUNTY, WA.
 - KING COUNTY SHORT PLAT NO. S91S0155, RECORDED UNDER REC NO. 9410199002, RECORDS OF KING COUNTY, WA.
 - PLAT OF FALLBROOK, RECORDED UNDER VOL. 84 OF PLATS PG 64, RECORDS OF KING COUNTY, WA.

STEVENS 24 SUBDIVISION
 COVER SHEET
 32911 & 32919 REDMOND-FALL CITY RD SE
 & 4055 332ND AVE SE
 FALL CITY, WA
 PARCEL NOS. 094310-0140, -0145,
 -0100, -0110, -0223

FC 202 INVESTMENTS, LLC
 15 LAKE BELLEVUE DRIVE, STE 102
 BELLEVUE, WA 98005
 (206) 419-2679

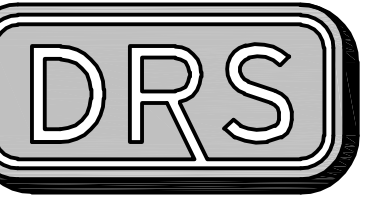


DATE	REVISION	COUNTY COMMENTS	FINAL PRELIMINARY PLAT
7/20/23			
7/29/24			

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 10.03.22
 PROJECT NO.: 21081

DRAWING: C1
 SHEET: 1 OF 4

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



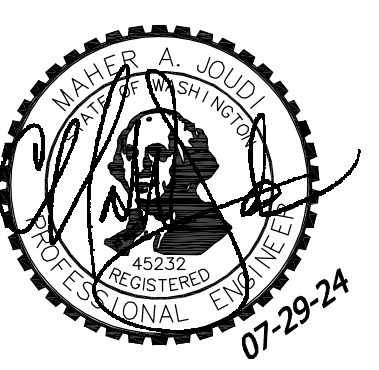
D.R. STRONG
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STEVENS 24 SUBDIVISION

CONCEPTUAL GRADING PLAN
 32911 & 32919 REDMOND-FALL CITY RD SE
 & 4055 332ND AVE SE
 FALL CITY, WA
 PARCEL NOS. 094310-0140, -0145,
 -0100, -0110, -0223

FC 202 INVESTMENTS, LLC

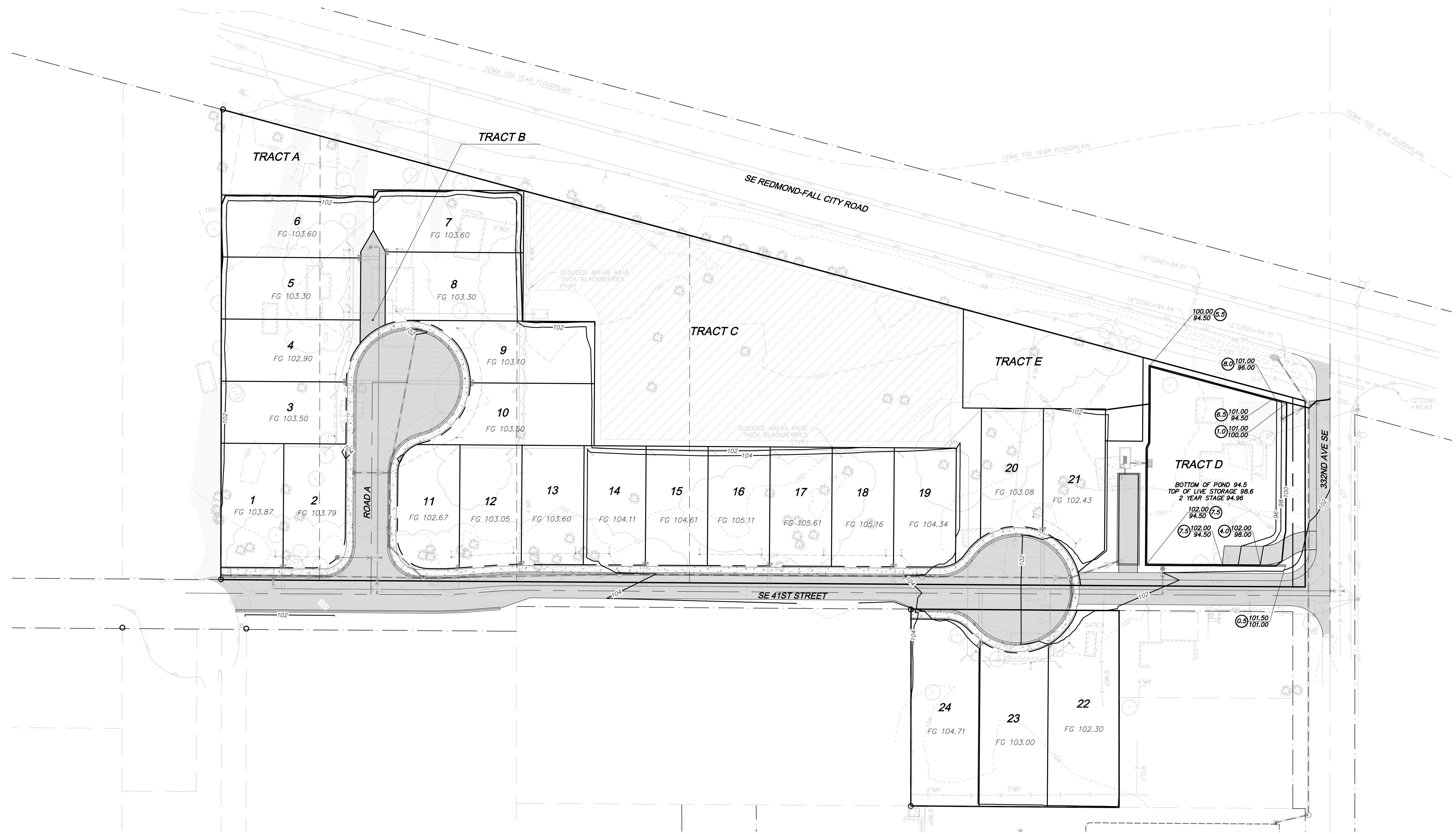
15 LAKE BELLEVUE DRIVE, STE 102
 BELLEVUE, WA 98005
 (206) 419-2679



APR	MAJ	MAJ
REVISION	COUNTY COMMENTS	FINAL PRELIMINARY PLAT
DATE	7/20/23	7/29/24

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 10.03.22
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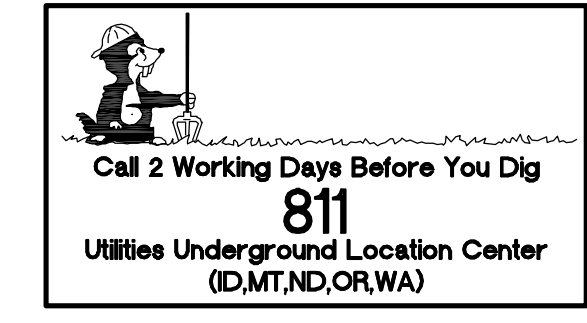
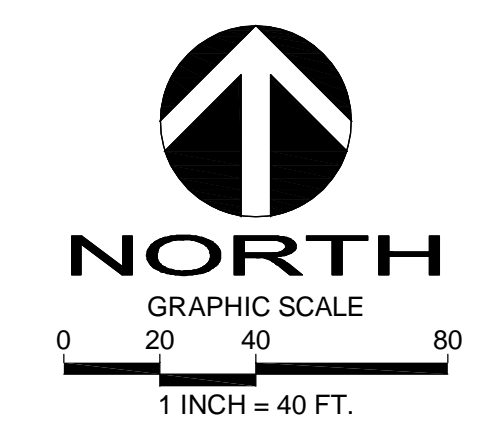
DRAWING: C2
 SHEET: 2 OF 4



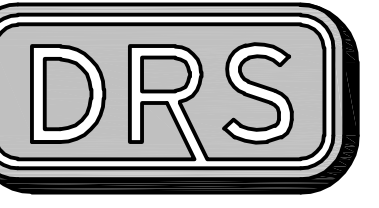
SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
4,152	12,706	8,554 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.



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



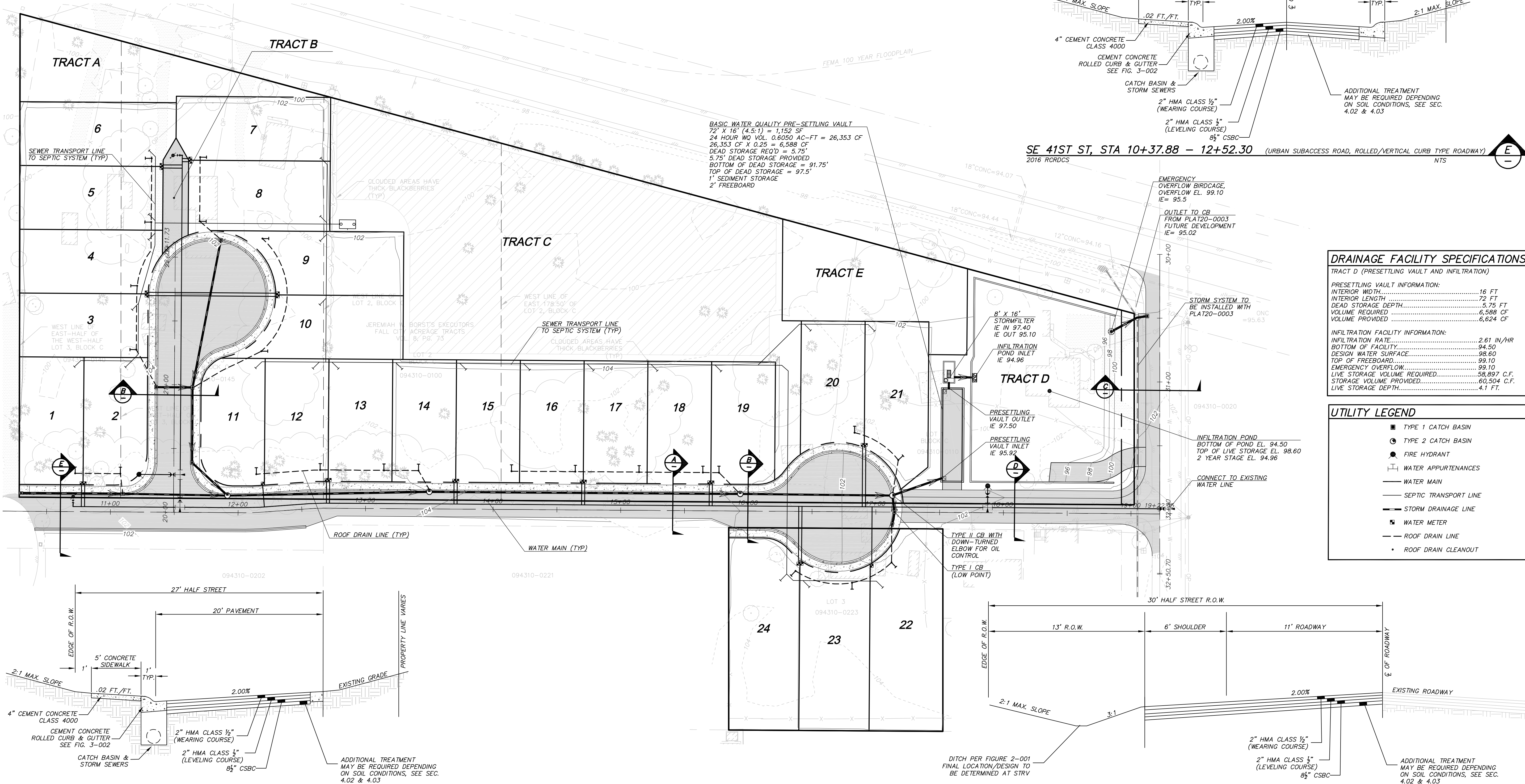
D.R. STRONG
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 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3065 F 425.827.2423

STEVENS 24 SUBDIVISION

CONCEPTUAL ROAD & UTILITIES PLAN
 32911 & 32919 REDMOND-FALL CITY RD SE
 & 4055 332ND AVE SE
 FALL CITY, WA
 PARCEL NOS. 094310-0140, -0145,
 -0100, -0110, -0223

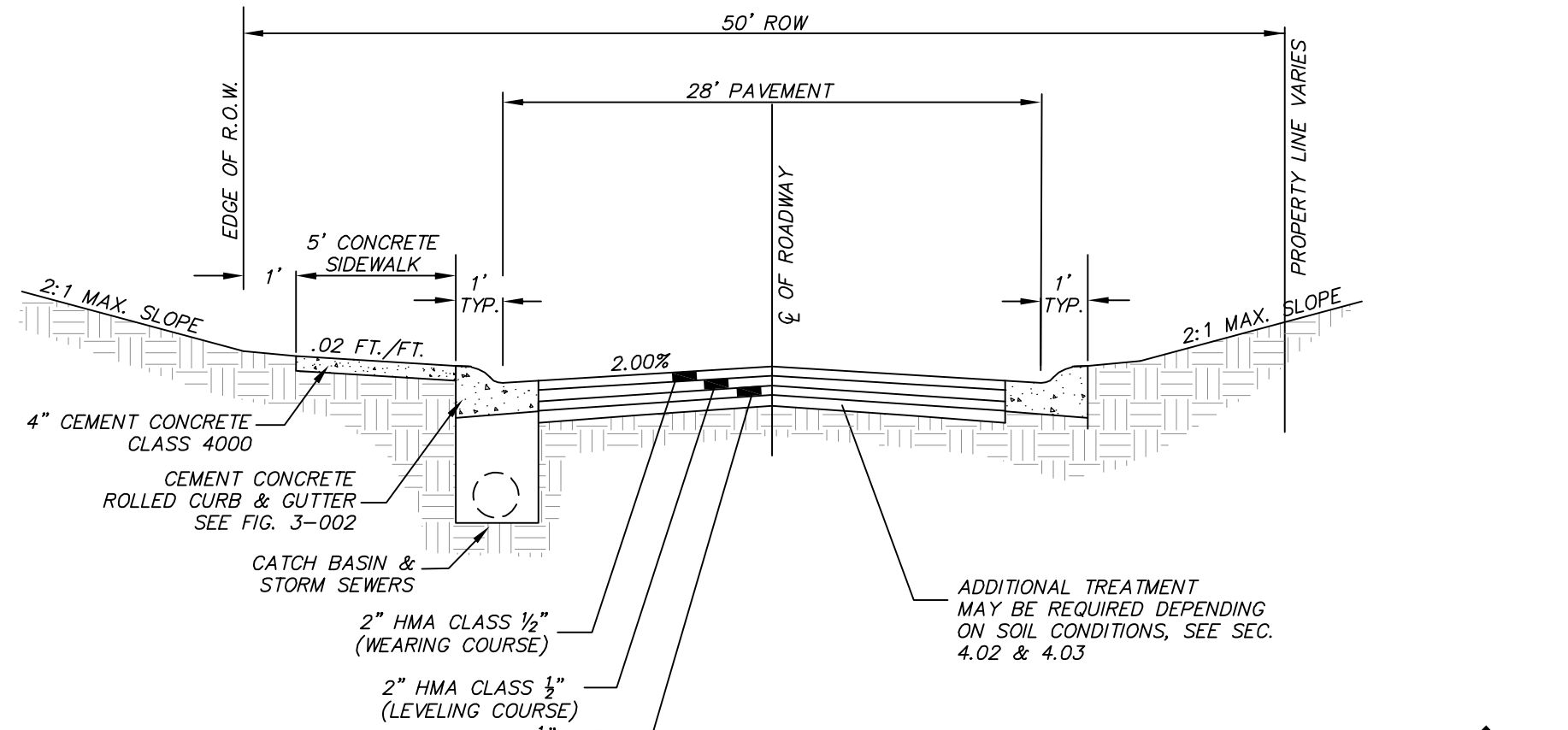
FC 202 INVESTMENTS, LLC

15 LAKE BELLEVUE DRIVE, STE 102
 BELLEVUE, WA 98005
 (206) 419-2679



BASIC WATER QUALITY PRE-SETTLING VAULT
 72' X 16' (4.5:1) = 1,152 SF
 24 HOUR WQ VOL. 0.6050 AC-FT = 26,353 CF
 26,353 CF X 0.25 = 6,588 CF
 DEAD STORAGE REQ'D = 5.75'
 5.75' DEAD STORAGE PROVIDED
 BOTTOM OF DEAD STORAGE = 91.75'
 TOP OF DEAD STORAGE = 97.5'
 1' SEDIMENT STORAGE
 2' FREEBOARD

SE 41ST ST, STA 10+37.88 - 12+52.30 (URBAN SUBACCESS ROAD, ROLLED/VERTICAL CURB TYPE ROADWAY)
 2016 KCRDCS NTS



DRAINAGE FACILITY SPECIFICATIONS

TRACT D (PRESETTLING VAULT AND INFILTRATION)

PRESETTLING VAULT INFORMATION:

INTERIOR WIDTH	16 FT
INTERIOR LENGTH	72 FT
DEAD STORAGE DEPTH	5.75 FT
VOLUME REQUIRED	6,588 CF
VOLUME PROVIDED	6,624 CF

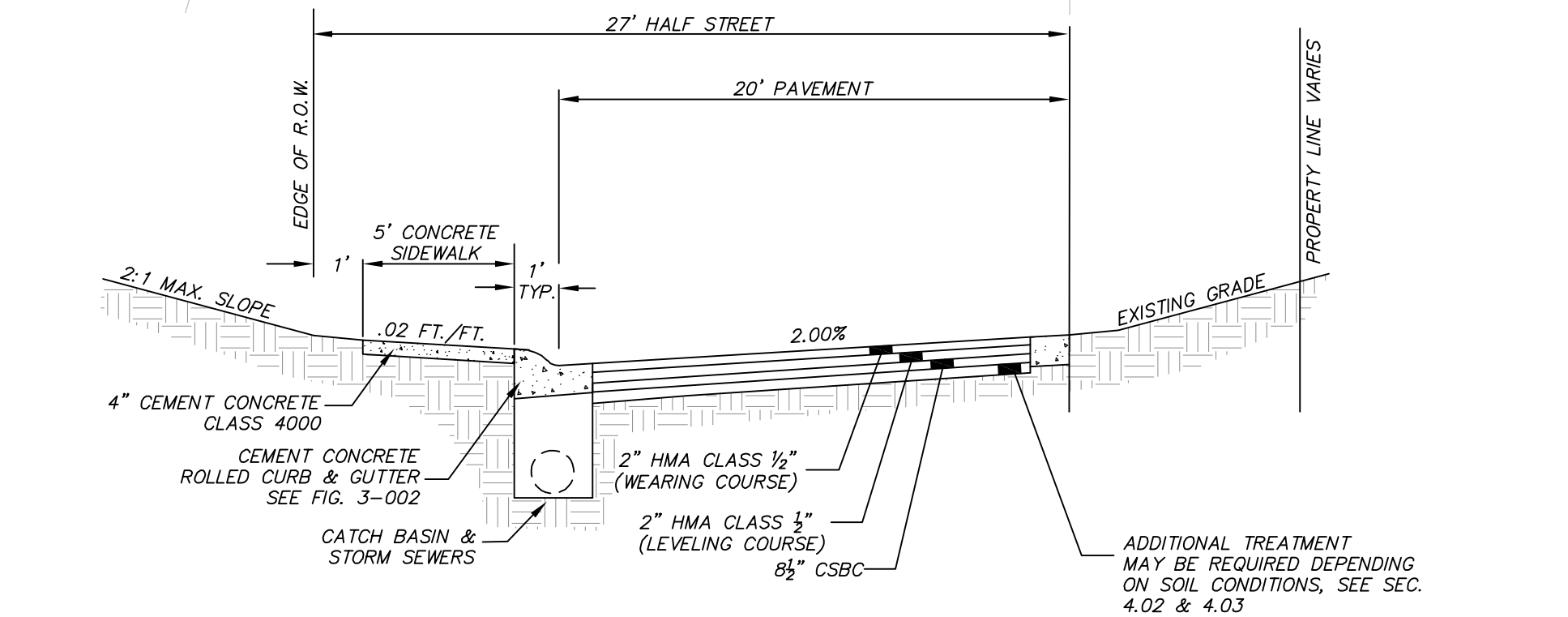
INFILTRATION FACILITY INFORMATION:

INFILTRATION RATE	2.61 IN/HR
BOTTOM OF FACILITY	94.50
DESIGN WATER SURFACE	98.60
TOP OF FREEBOARD	99.10
EMERGENCY OVERFLOW	99.10
LIVE STORAGE VOLUME REQUIRED	58,897 C.F.
STORAGE VOLUME PROVIDED	60,504 C.F.
LIVE STORAGE DEPTH	4.1 FT

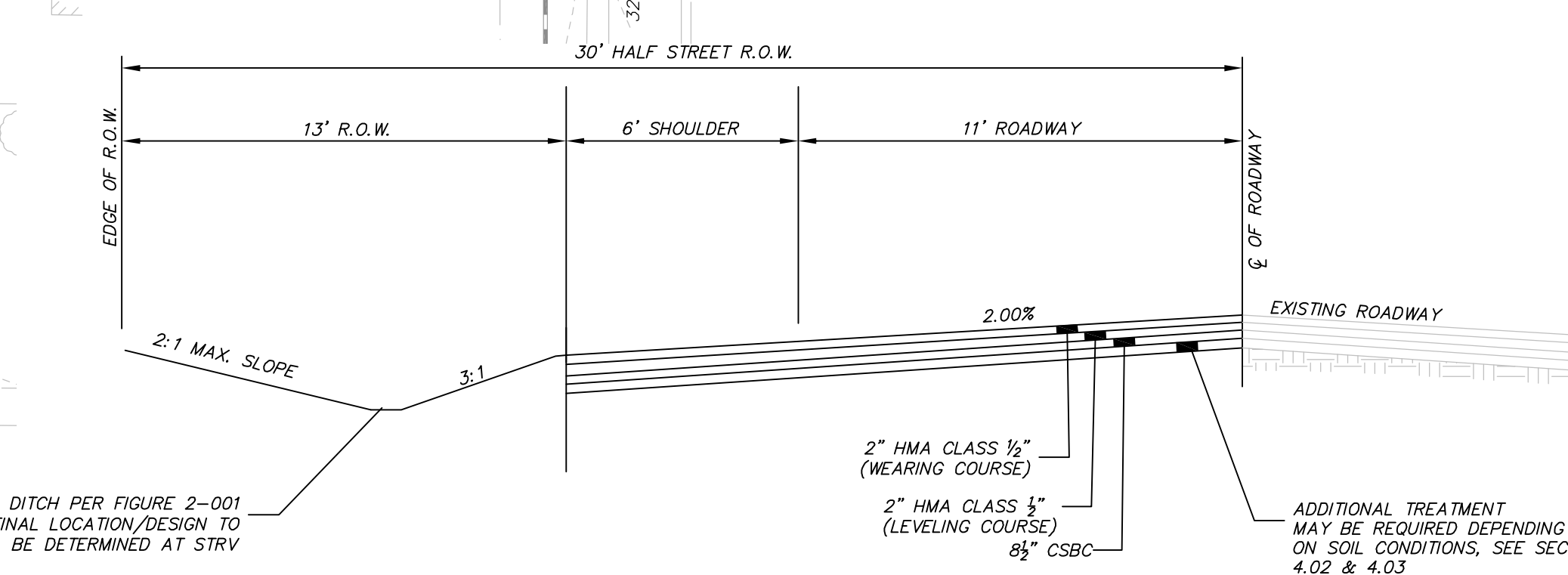
UTILITY LEGEND

- 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

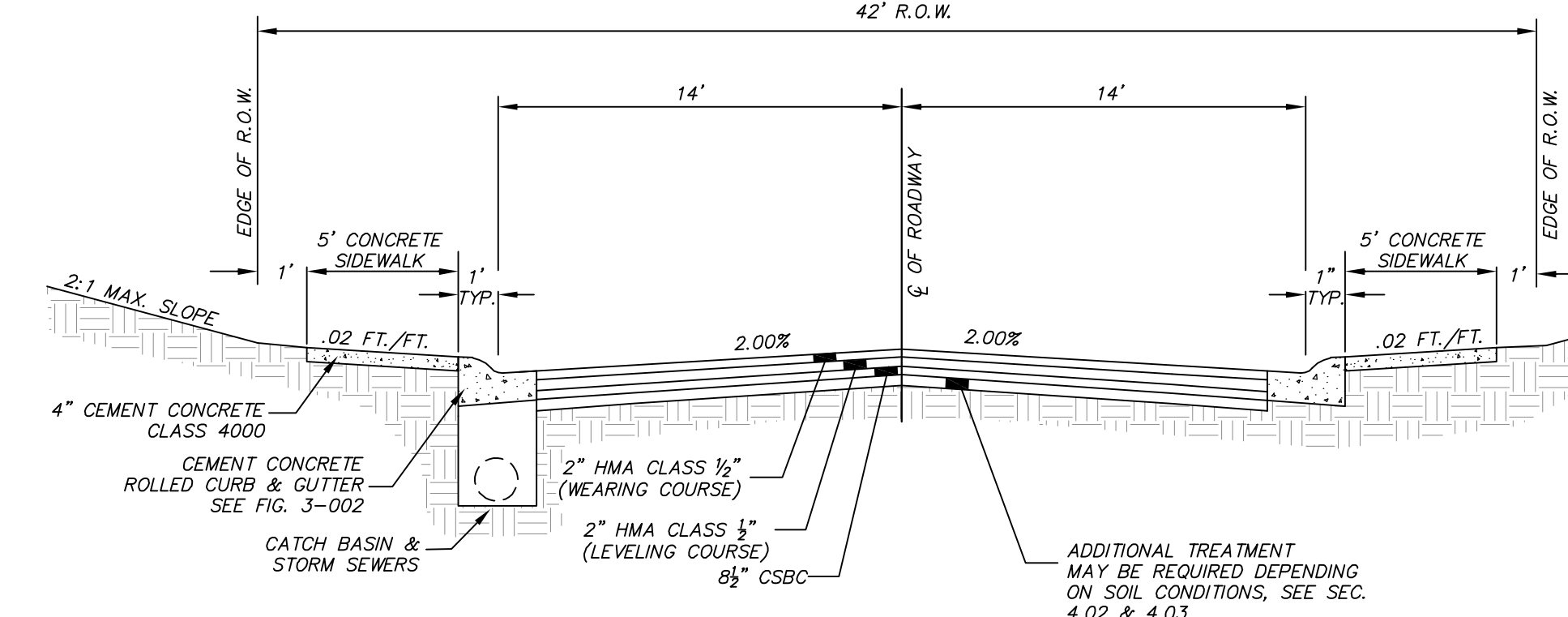
SE 41ST ST, STA 12+77.78 - 15+71.16 (URBAN SUBACCESS ROAD, ROLLED/VERTICAL CURB TYPE ROADWAY)
 2016 KCRDCS NTS



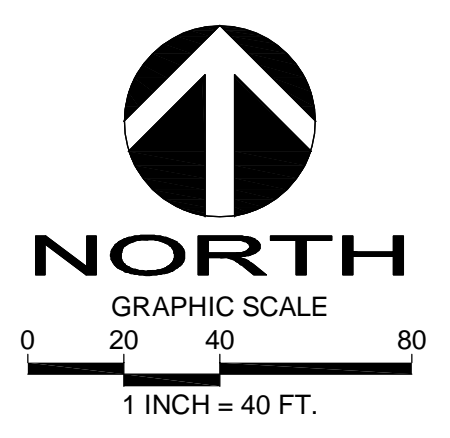
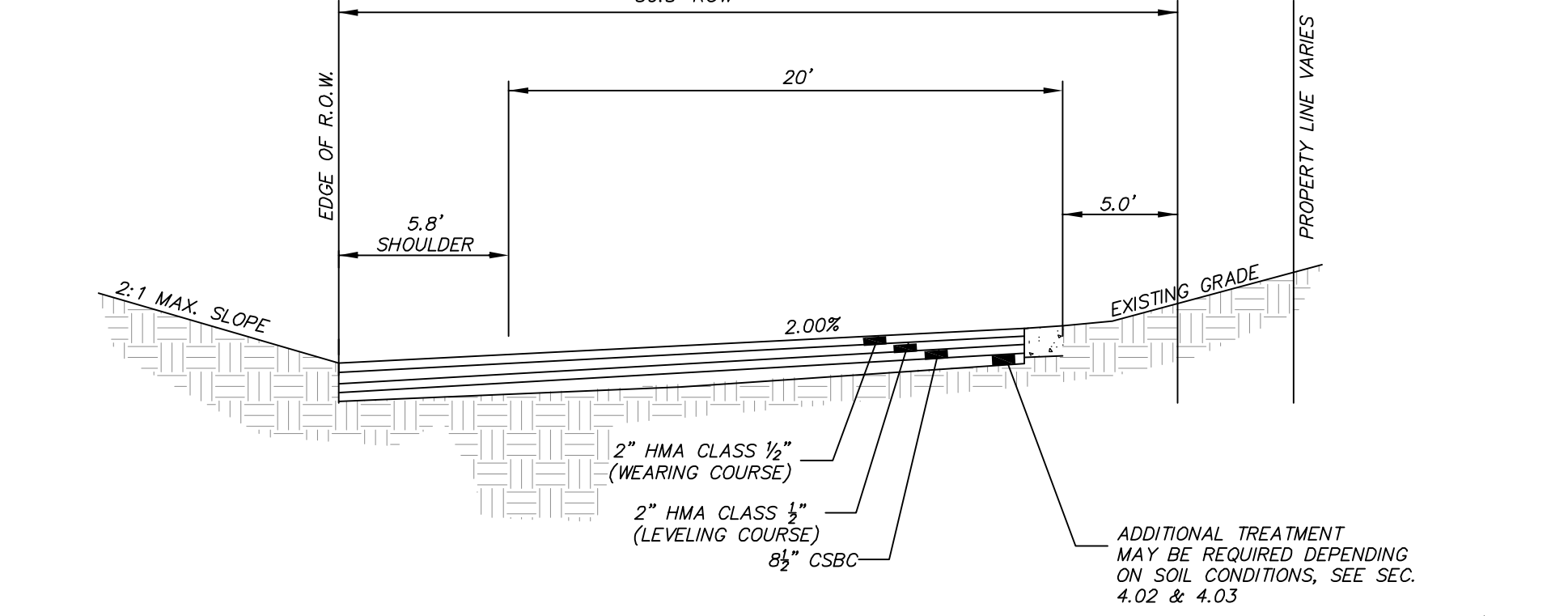
332ND AVE SE, STA 30+32.69 - 31+64.21 (URBAN SUBACCESS ROAD, EXTRUDED CURB TYPE ROADWAY)
 2016 KCRDCS NTS



ROAD A & SE 41ST ST, STA 15+84.89 - 17+20.43 (URBAN SUBACCESS ROAD, ROLLED CURB TYPE ROADWAY)
 2016 KCRDCS NTS



SE 41ST ST, EMERGENCY VEHICLE ACCESS STA 17+20.43 - 19+11.30 2016 KCRDCS NTS



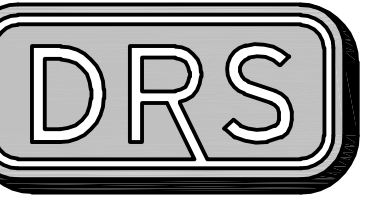
Call 2 Working Days Before You Dig
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 Utilities Underground Location Center
 (ID,MT,ND,OR,WA)

APR	MAJ	MAJ
REVISION	COUNTY COMMENTS	FINAL PRELIMINARY PLAN
DATE	7.20.23	7.29.24

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 10.03.22
 PROJECT NO.: 21081

DRAWING: C3
 SHEET: 3 OF 4

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



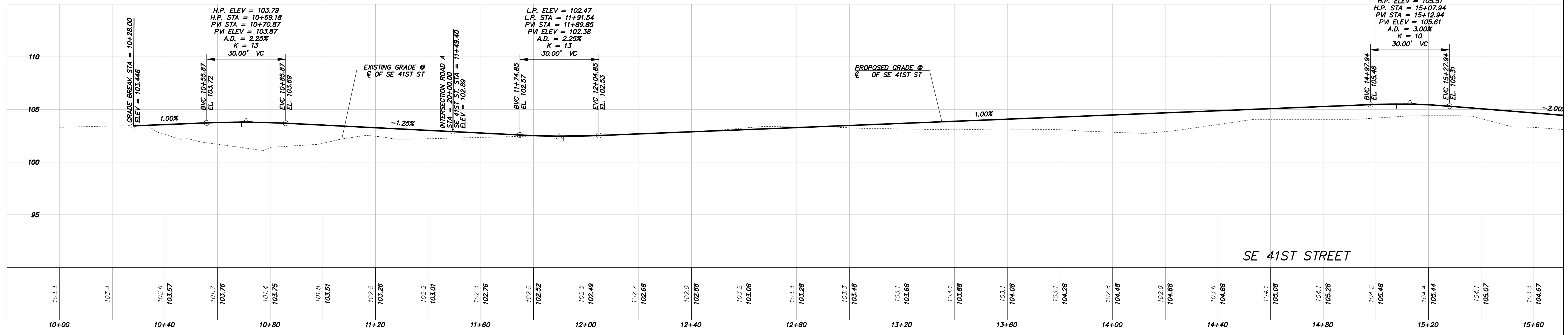
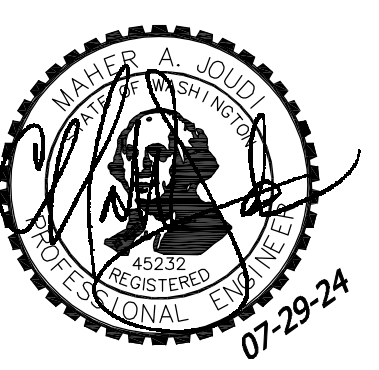
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STEVENS 24 SUBDIVISION

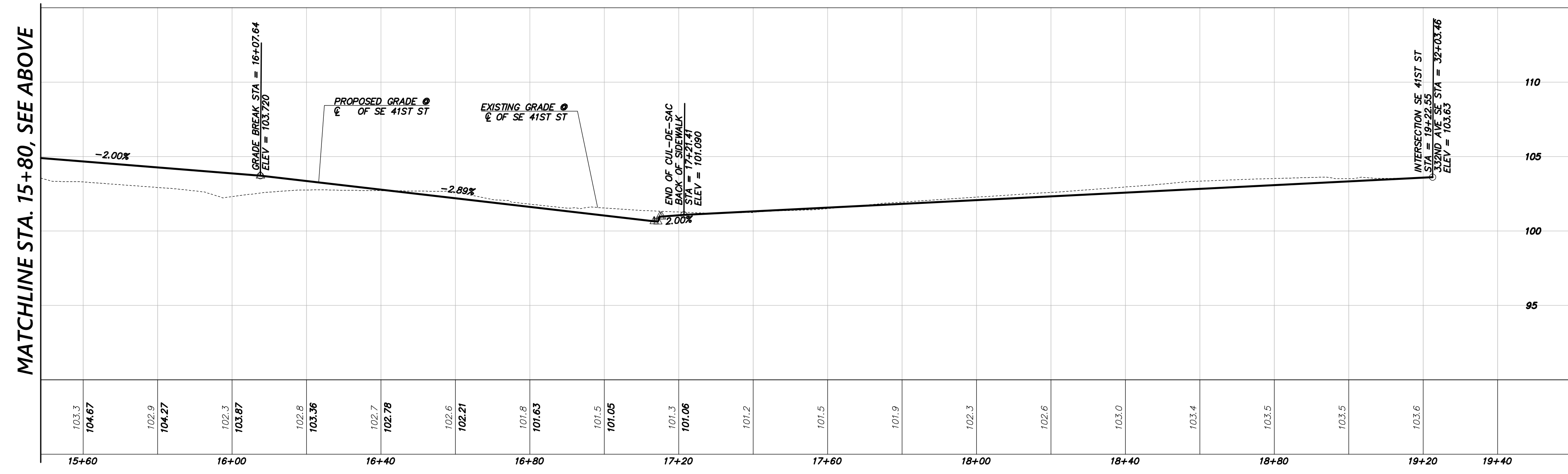
ROAD PROFILES & CROSS-SECTIONS
 32911 & 32919 REDMOND-FALL CITY RD SE
 & 4055 332ND AVE SE
 FALL CITY, WA
 PARCEL NOS. 094310-0140, -0145,
 -0100, -0110, -0223

FC 202 INVESTMENTS, LLC

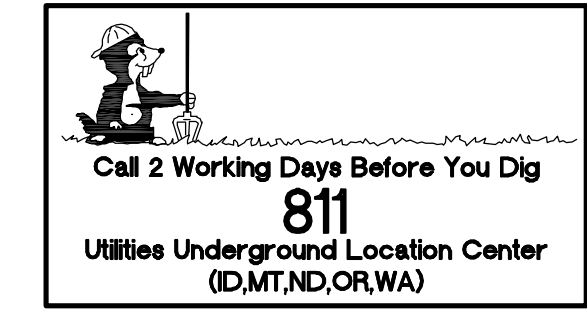
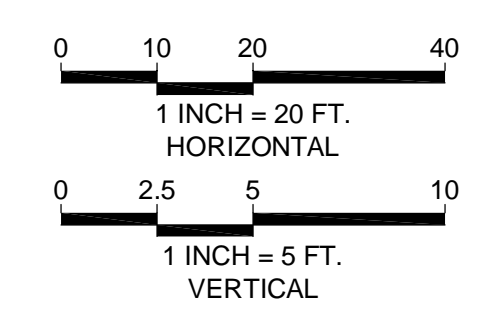
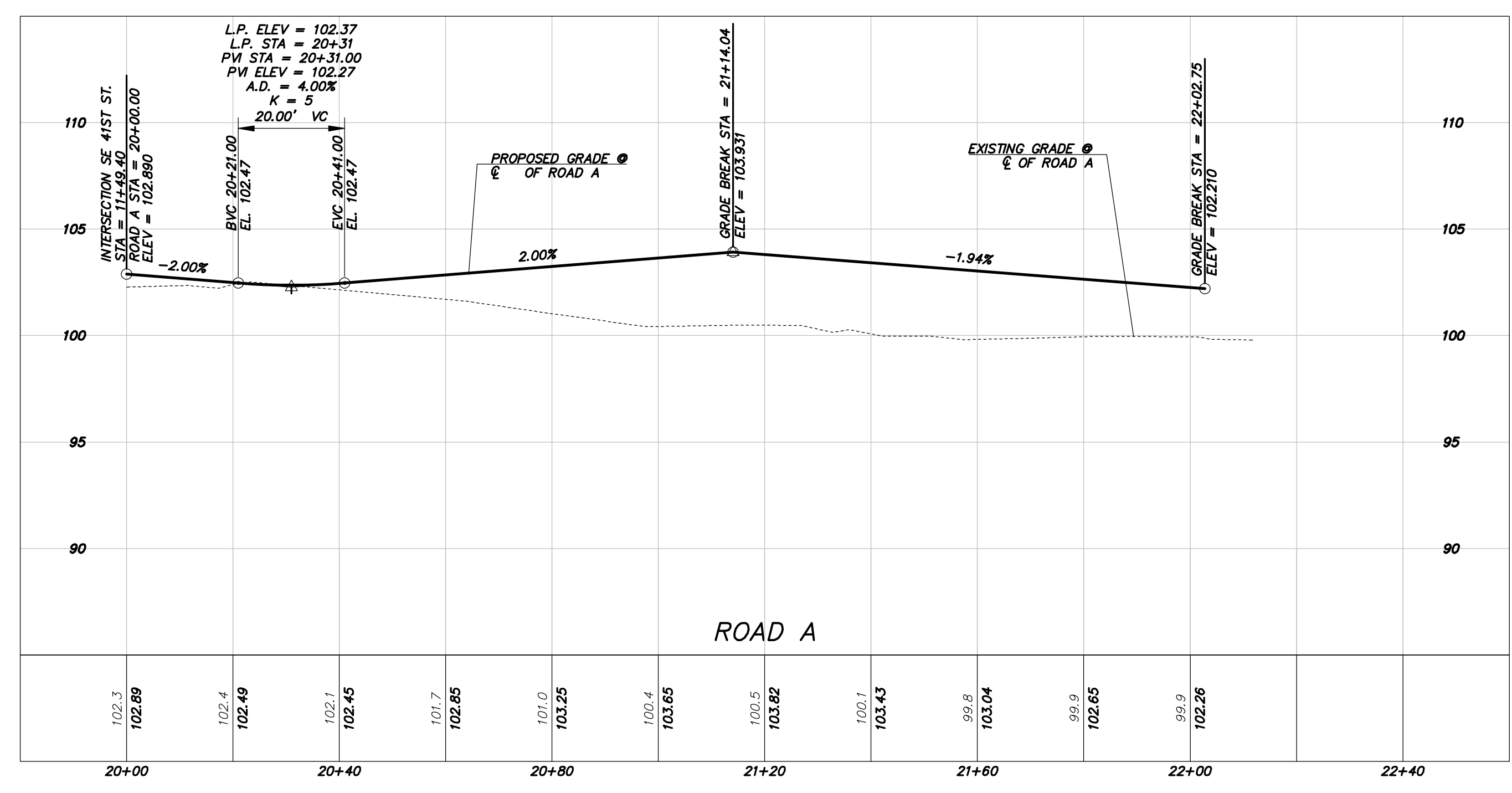
15 LAKE BELLEVUE DRIVE, STE 102
 BELLEVUE, WA 98005
 (206) 419-2679



MATCHLINE STA. 15+80, SEE BELOW



MATCHLINE STA. 15+80, SEE ABOVE



DATE	REVISION	COUNTY COMMENTS
7/20/23	MAJ	FINAL PRELIMINARY PLAT
7/29/24	MAJ	

DRAFTED BY: JSE
 DESIGNED BY: JSE
 PROJECT ENGINEER: MAJ
 DATE: 10.03.22
 PROJECT NO.: 21081

DRAWING: **C4**
 SHEET: **4 OF 4**