HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

King County

DEPARTMENT OF LOCAL SERVICES – PERMITTING DIVISION
919 SW GRADY WAY, SUITE 300
RENTON, WA 98057

REPORT AND DECISION
HAMILTON SHORT SUBDIVISION File No.: SPLT23-0003
February 21, 2025

A. DESCRIPTION OF THE PROPOSED SHORT SUBDIVISION:

This is a short subdivision of approximately 532,739 square feet (12.23 ac) in size, zoned RA-5 into 2 lots for the development of a detached single-family residence. Each of the newly created lots will be served by a Joint Use Driveway (Tract A) from 288th Ave NE and Critical Area Tracts (Tract B, C, D & E). See Attachment C for a copy of the proposed preliminary short plat, site plan received on March 1, 2023, and revised on December 5, 2024.

B. GENERAL INFORMATION:

Owner/Applicant:	Russel Hamilton 2930 288th Ave NE Redmond, WA 98053 (206) 659-3878 RUSSEH@HOTMAIL.COM
Engineer:	Eastside Consultants, Inc – Ron Frederiksen 415 Rainier Blvd. N Issaquah, WA 98027 (425) 392-5351 RFredreriksen@eastsideconsultants.com
STR:	**N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.** ~~SW ¼ of the NE ¼ SE.36, T.21N., R.5E., W.M.~~
Parcel No.:	192507-9053
Location:	2930 288th Ave NE, Redmond, 98053
Zoning:	RA-5 (Rural Area)
Size:	12.23 acres
Number of Lots:	2 lots
Density:	1 dwelling unit per 6.115 acres
Lot Sizes:	Approximately 3.76 and 6.61-acres ea.
Proposed Use:	Detached Single-Family Residence
Sewage Disposal:	Individual Septic Systems
Water Supply:	Ames Lake Water Association
Fire District:	King County Fire Protection District No. 34
School District:	Snoqualmie Valley No. 410

Application Date: March 1, 2023
Date Complete: March 29, 2023

Associated Applications: KC File: VARR23-0220

FIRE COMMENT:

SPRINKLERS WILL BE REQUIRED WITHIN THE RESIDENCE THAT WILL BE BUILT ON LOT 2. THIS REQUIREMENT COULD BE LIFTED IF THE MINIMUM FIRE ACCESS WAS PROVIDED AS WELL AS MINIMUM FIRE FLOW WAS MET.
MINIMUM DRIVEWAY WIDTH FOR FIRE ACCESS IS 20 FEET.

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST. ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/ OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig
1-800-424-5555

PROPERTY OWNER:

RUSSEL AND AUDREY LYNN HAMILTON
2930 288TH AVE. N.E.
REDMOND, WA 98053

PROPERTY ADDRESS:

2930 288TH AVE. N.E.
REDMOND, WA 28053

SURVEYOR/ ENGINEER:

EASTSIDE CONSULTANTS, INC.

1320 N.W. MALL ST., SUITE B
ISSAQUAH WA 98092

TAX LOT NO.

192507–9053

ZONING:

RA5

EXISTING LOT SIZE:

532,818 S.F. = 12.23 ACRES

RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS

Dedication of a critical area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract/critical area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/critical area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract sensitive area and buffer. The vegetation within the tract/critical area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Enviromental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/critical area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the critical area tract/critical area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

POSTMASTER APPROVAL:

APPROVAL IS ON FILE AT DDES

EROSION CONTROL SUPERVISOR

TBD	TBD
NAME	PHONE NUMBER

Is this a erosion sensitive area site? (Yes/No): YES

Note: If "yes", a Highly Sensitive Site Erosion Control Supervisor is required. See ESC plan and TIR for details.

VERTICAL DATUM: *NAVD 1988*

HORIZONTAL CONTROL DATUM: *N.A.D. 83/91*

BENCHMARK:

MONUMENT IN CASE AT CENTER OF SE 98TH ST..
W.C.C.S. PT. ID.: 3182
ELEV=1025.10 (FT)

ZONING: RA-5

LEGAL DESCRIPTION:

"LOT B" KING COUNTY BOUNDARY LINE ADJUSTMENT NO L06L0010, AS RECORDED UNDER RECORDING NO. 20060328900007; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING CCOUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

BASIS OF BEARING:

WSRN NAD–83/11 NORTH

DATUM:

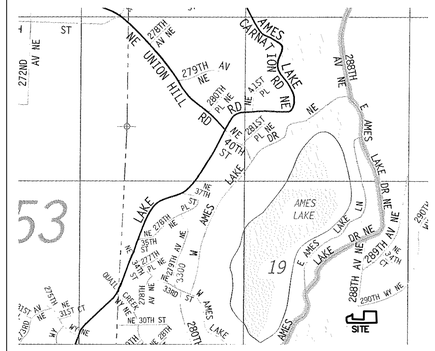
NAVD 88

SURVEY NOTES:

1. *THE PURPOSE OF THIS SURVEY IS TO PROVIDE PRELIMINARY INFORMATION FOR USE IN PLANNING*
2. *ANY INFORMATION SHOWN HEREON IS FROM A SURVEY PREPARED BY OTHERS, AND HAS BEEN FIELD VERIFIED BY EASTSIDE CONSULTANTS, INC.*
3. *THE LEGAL DESCRIPTION AND ENCUMBRANCES ARE TAKEN FROM WFG NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 23–108737 DATED FEBRUARY 6, 2023.*

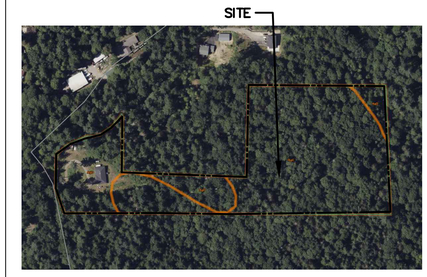
DRAWING INDEX

Vicinity Map — Scale 1"= 1900 FT



VICINITY MAP

Soils Map — N.T.S



MAP FROM NCRS WEB SOIL SURVEY
SITE SOIL TYPE IS COMPOSED OF
THE FOLLOWING PERCENTAGES:

73.2% – TYPE AgC – ALDERWOOD GRAVELLY SANDLY LOAM, 8 TO 15 PERCENT SLOPES
26.8% – TYPE AgD – ALDERWOOD GRAVELLY SANDY LOAM, 15 TO 30 PERCENT SLOPES

Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

	Phone
SEPTIC Sanitary Sewer	
AMES LAKE WATER DISTRICT Water District	425–222–7003
NONE Gas Company	
TANNER ELECTRIC Power Company	425–888–0623
Call Before You Dig DIAL–A–DIG	1–800–424–5555

Notes

1. The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296–6642, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
   A. Installing siltation and erosion control measures
   B. Clearing and grubbing
   C. Earthwork
   D. Installation of any underground utility
   E. Before placing subbase, base or paving surfaces
   F. Installation of any forms or placing any concrete
2. A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
3. A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount $ 25,005.60

Performance Bond Amount $ 96,394.00

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded prior to the preliminary plat approval expiration.

PRO RATA SHARE ASSESSMENT ANALYSIS
(County Use Only)

Section	Township	Range	Tax Parcel	Number
19	25	07	192507	9053

Site Location is within the AMES LAKE drainage shed(s)
Pro Rata Share Assessment(s) are: ☐ Required ☐ Not Required
from the site due to development for increased storm water runoff.
Peak Runoff Assessment Rate($) per c.f.s. increases.(10 year, 2 hour storm)
Peak Volume Assessment Rate($) per Ac. Ft. increases.(2 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.
(To be completed by Consultant)

Preliminary Plat Approval/Permit Issued Date:	FEBRUARY 21, 2025
Appeal Date:	MARCH 20, 2025
Expiration Date:	FEBRUARY 21, 2030
Other Related Permit Numbers Received:	
Right-of-Way Use Permit	
Grading	
Building/Structural	
Other	SPLT23–0003, VARR23–0020, STRV25–0004
Board feet of tree removal on site:	13,000
Cubic yards of material hauled on/off the site:	0 CY
Is this a erosion sensitive area site? (Yes/No):	YES

Emergency
911
Police-Fire-Rescue

RECOMMENDED FOR APPROVAL
(To be completed by King County)

Date

Engineer Plan Reviewer

Engineer Supervisor

Traffic & Planning Engineer

Sensitive Areas

Structural Review Engineer

Other

APPROVED FOR CONSTRUCTION

PROJECT CONTACT INFORMATION
(To be completed by Consultant)

Applicant Contract: ☐ Owner ☒ Lease ☐

RUSSEL AND AUDREY HAMILTON — 206-659-3878
Name — Phone
2930 288TH AVE NE
REDMOND, WA 98053
Address and Zip Code

Ownership: ☒ Owner ☐ Trustee

☒ A Partnership ☐ An Individual
RUSSEL AND AUDREY HAMILTON — 206-659-3878
Name — Phone
2930 288TH AVE NE
REDMOND, WA 98053
Address and Zip Code

Certified Surveyor or Engineer ☒

☒ A Corporation ☐ A Partnership ☐ An Individual
EASTSIDE CONSULTANTS, INC. — 425–392–5351
Name — Phone
1320 N.W. MALL ST, ISSAQUAH, WA. 98027
Address and Zip Code

Design Architect/Engineer/Supervisor
EASTSIDE CONSULTANTS, INC.
415 RAINIER BLVD. N.
ISSAQUAH, WASHINGTON 98027
FAX:392-4079
RONALD S. FREDERIKSEN, P.E.
(425) 392-5351
Project Coordinator — Phone

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

PERMIT NUMBERS
SPLT23–0003
VARR23–0020
STRV25–0004

RONALD S. FREDERIKSEN — STATE OF WASHINGTON — 39053 — REGISTERED PROFESSIONAL ENGINEER
12/7/2025

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N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

H. FINDINGS/CONCLUSIONS:

The short subdivision will comply with the goals and objectives of the King County Comprehensive Plan and will comply with the requirements of the Subdivision and Zoning Codes and other official land use controls of King County (i.e., 2016 King County Road Design and Construction Standards (KCRDCS), 2021 King County Surface Water Design Manual (KCSWDM), etc.), based upon the conditions for final short plat approval.

I. DECISION:

The proposed short subdivision application was deemed complete on March 1, 2023. The site plan was dated December 5, 2024, (Attachment C) is granted preliminary approval subject to the following conditions:

1. KCC Title 19A – Compliance with Final Short Subdivision Requirement:

a. Compliance with all the Land Segregation provisions of King County Code(KCC) Title 19A.

b. The final short subdivision recording documents must be prepared by a professional land surveyor, licensed in the State of Washington. These documents shall comply with the conditions of approval listed in this report.

c. The final review process must be completed prior to the recording of the short subdivision, or the sale of any lots contained within. The Department of Local Services (DLS), Permitting Division, strongly recommends **the final short plat review package should be submitted to the department at least two years priors to the expiration date of the preliminary approval letter**. The preliminary subdivision approval shall be effective for a period of sixty months (February 21, 2030).

d. All persons having an ownership interest in the subject property shall sign on the face of the final short subdivision.

e. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final short plat recording.

f. The ownership and management responsibility of all tracts and easements shall be specified on the face of the final short plat or prior to recording of the final short plat.

g. Drainage Best Management Practices (BMP's) facilities and erosion control measures are in place consistent with KCC 9.04.090.

h. Watermains and hydrants (if required) are installed and fire flow available.

i. Specific site improvements installed shall require final construction approval prior to recording.

j. Grading as necessary so that all lots are accessible by passenger vehicle.

2. Surface Water Management and Control (Title 9 KCC) - 2021 King County Surface Water Design Manual (KCSWDM):

a. Final short plat approval shall require full compliance with the drainage provisions set forth in King County Code (KCC) 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval, which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the KCSWDM must also be satisfied during engineering and final review unless otherwise approved by DLS.

b. Drainage plans and analysis shall comply with the 2021 KCSWDM. DLS approval of the drainage and roadway plans is required prior to any construction. The preliminary

development with this ownership interest passing with the ownership of the lot or held by an incorporated homeowner's association or other legal entity that ensures the ownership, maintenance, and protection of the tract.

10. Permanent survey marking, wildlife passable fencing, and critical area signs shall be installed at the edge of the critical area tracts (Tracts C, D, E, and F) and the remaining steep slope hazard area and 50-foot buffer prior to final plat approval (KCC 21A.24.160).

11. A minimum building setback line of 15 feet shall be required from all edges of critical area tracts or buffers as shown on the approved site plan, dated November 22, 2023 (KCC 21A.24.200).

12. A final arborist report shall be submitted by the applicant during the engineering review that verifies and quantifies the number of any hazard trees to be removed from critical areas and the required mitigation, if any.

13. The joint use driveway (Tract A) shall meet all relevant conditions under subsection KCC 21A.24.045.D.28.

14. Prior to any clearing and grading on the site, the tract/critical area and buffer, and the area of development activity must be marked or otherwise flagged to the satisfaction of King County. The required marking or flagging shall remain in place until all development proposal activities near the critical areas are completed. Additional erosion and sedimentation control measures may also be required pursuant to the KCSWDM and Clearing and Grading regulations.

design shall be modified as necessary to meet KCSWDM requirements.

c. Projects that implement flow control BMPs to apply flow control BMP credits to meet Core Requirement #3 are required to meet KCSWDM Section 1.2.9.4.1. The project shall:

- Demonstrate through a lot-specific assessment that flow control BMPs stipulated for each lot are feasible and applicable according to KCSWDM Section 1.2.9.2.
- Record a declaration of covenant and grant of easement for each lot stipulating the type or types of BMPs being proposed for credit, per KCSWDM Section 1.2.9.4.1.D.
- Show the flow control BMP, with details, on the site plan, as outlined in KCSWDM Section 1.2.9.4.1.D.
- The *notice* to future lot owners must indicate they are responsible to install the flow control BMPs.

d. The following notes shall be shown on the final recorded plat:

- "The Declaration of Covenant and Grant of Easement shown in Reference Section 8M of the KCSWDM shall apply to Lots 1 and 2 and be recorded with the final plat".
- "Single family residences and other improvements constructed on Lot 1 and Lot 2, created by this subdivision, must implement the flow control best management practices (BMP's) stipulated in the drainage plan declaration of covenant and grant of easement recorded for each lot. Compliance with the stipulation must be addressed in the small project drainage plan submitted for drainage review when application is made for a single-family residential building permit for the lot(s)".

e. The project shall implement flow control and water quality facilitates to mitigate for plat infrastructure improvements concurrent with the subdivision improvements.

f. The project shall implement full dispersion flow control BMPs and associated Native Growth Retention Area (NGRA) associated with development of Lot 2.

g. Standard plan notes and a construction sequence as specified in the KCSWDM shall be shown on the engineering plans (Reference Section 7B).

h. As required in Chapter 2 of the KCSWDM, a storm water pollution prevention and spill (SWPPS) plan shall be included with the project engineering plans.

i. The site is within the mapped Conservation Flow Control and Basic Water Quality Areas. A full drainage review is required demonstrating compliance with all nine (9) core requirements and all five (5) special requirements of the KCSWDM. Level 2 Flow Control is required for the on-site basin(s).

j. To implement the required Best Management Practices (BMPs) for treatment of storm water, the final engineering plans, and technical information report (TIR) shall clearly demonstrate compliance with all applicable design standards. The requirements for best management practices are outlined in Section 1.2.9 of the KCSWDM. The design engineer shall provide applicable studies or surveys for feasibility and design standard evaluation. The design engineer shall address the applicable requirements on the final engineering plans and provide all necessary documents for project implementation.

k. It is recommended that the applicant submit for final engineering review and approval of the short subdivision ***a minimum of two years prior to the preliminary approval expiration date of Thursday, February 21, 2030***

l. The final recorded short plat shall include all required covenants, easements, notes, and other details to implement the required BMPs for site development.

15. The following note shall be shown on the final engineering plan and recorded short plat:

RESTRICTIONS FOR CRITICAL AREA TRACT AND
CRITICAL AREAS AND BUFFERS

Dedication of a critical area tract and buffer conveys to the public a beneficial interest in the land within the tract and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The critical area tract and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/critical area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/critical area and buffer. The vegetation within the tract/critical area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Local Services – Permitting Division or its successor agency, unless otherwise provided by law.

The common boundary between the tract/critical area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the critical area tract/critical area and buffer. The required marking or flagging shall remain in place until all development proposal activities near the critical areas are completed.

No building foundations are allowed beyond the required 15-foot building setback line from the edge of the tracts, unless otherwise provided by law.

Two to three weeks prior to clearing and grading, a wildlife survey will be conducted to establish existing conditions and presence/absence of protected species. The wildlife survey results shall be provided to King County Ecologists for review and verification. Any active breeding site discovered of wildlife that is a King County Species of Local Importance, State or Federally protected, or protected under KCC 21A.24.382 B through J and K, will need to be protected during construction. This permit condition shall apply during the breeding/nesting season of the protected species.

ROBERT S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED
PROFESSIONAL ENGINEER

12/4/2025

REVISIONS | BY | DATE

HAMILTON SHORT PLAT
CONDITIONS SHEET

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1520 NW MILL ST, SUITE B
ISSAQUAH, WASHINGTON 98027
PH:425392-5351 FAX:392-4576

JOB NO. 21079
DATE 2/19
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED R.KITZ
APPROVED RSF

SHEET 2 OF 25

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

m. The individual building permit applications shall also include the required covenants, easements, notes, and other details to implement the BMP design.

n. Any proposed clearing and grading of the site shall comply with the soil amendment requirements in KCC 16.82.100.

o. At completion of construction, the project shall submit final corrected plans, final corrected Technical Information Report (TIR), and a CAD drawing file (.dwg) to comply with KCSWDM Section 2.4.2.

3. **Access requirements (Title 14 KCC) 2016 King County Roads Design and Construction Standards (KCRDCS) Subdivision Requirements:**

a. Roadway improvements are required to address access requirements and impacts to existing roads and right-of-way. All construction and upgrading of public and private roads shall be done in accordance with the 2016 KCRDCS established and adopted by Ordinance No. 18420, as amended, or determined by the review official.

b. The extent of roadway improvements requires submittal of engineering plans and profiles and appropriate review and inspection fees. Plans shall be prepared and stamped by a professional engineer licensed in the State of Washington and contain the applicable elements outlined in Section 1.12 of the KCRDCS and/or Section 2.2.2 of the KCSWDM.

c. The proposed project shall establish a Joint Use Driveway (JUD) from 288th Ave NE to the furthest extent of the access driveway to Lot 1. The JUD shall meet KCRDCS design and construction standards. The JUD shall be placed in a Tract (*Tract A*). The Tract shall identify ownership and maintenance responsibility. The JUD is a plat infrastructure improvement and shall be installed as part of the subdivision development. Flow control BMPs and/or water quality facilities associated with the JUD shall be installed concurrent with the construction of plat infrastructure.

d. The proposed project shall establish an access driveway from the terminus of the JUD to the access point of created Lot 2. The access driveway located on Lot 1, shall be placed in an ingress/egress easement for the benefit of Lot 2. The access driveway shall meet KCRDCS design and construction standards. Lot 2 access driveway shall be constructed under the subsequent building permit for Lot 2.

e. 288th Ave NE is a privately maintained Rural Subaccess Road, located in a King County unmaintained Right-of-Way. KCRDCS Section 2.02(B) states that a Rural Subaccess Roads shall have a typical traveled way of 20 feet and 4-foot shoulders for a roadway width of 28 feet. The project conducted a roadway evaluation of 288th Ave NE, from the intersection of East Ames Lake NE, and found it to be substandard for a Rural Subaccess Road. The evaluation identified that 288th Ave NE has approximately 15 existing pull-outs for traffic flow. The project requested a variance from road standards for providing road improvements along the extent of 288th Ave NE from the parcel access to the intersection of East Ames Lake NE. A Decision for VARR23-0020 was issues on October 22, 2024, by the King County Development Engineer. The project shall improve approximately 120 feet of project frontage to provide a 20-foot travel way with 4-foot shoulders on the west side of the roadway. Compensating public benefit is the construction of approximately 120 feet of rural frontage improvements along the development's frontage on 288th Ave NE.

f. KCRDCS Section 2.02 (B) and Section 2.12 Stopping Site Distance (SSD) requires a Rural Subaccess Road to provide a minimum SSD of 150 feet. Due to existing topography, the SSD from the proposed JUD looking north is approximately 111 feet. The project requested a variance for the substandard SSD for the intersection of the JUD and 288th Ave NE. A Decision for VARR23-0020 was issued on October 22, 2024, by the King County Development Engineer. Due to the curvature of the road and steep slope the JUD is limited to a right-hand turn exit only (to the north). Compensating public benefit is the construction of approximately 120 feet of rural frontage improvements along the development's frontage on 288th Ave NE.

16. **Covenants relating to keeping livestock in the RA zone (21A.14.330):** In the RA zone, all subdivisions and short subdivisions shall be recorded with a condition prohibiting any covenant that would preclude the keeping of horses or other large livestock. (Ord. 14045 § 43, 2001).

Other Considerations

1. Preliminary approval of this application does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body. This may include, but not be limited to, obtaining a forest practice permit, an HPA permit, building permits, and other types of entitlements as necessitated by circumstances.

2. The short subdivision shall conform to KCC 16.82 relating to grading on private property.

3. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.

ATTACHMENTS:

Attachment A – Right to Appeal
Attachment B – Parties and Persons of Interest
Attachment C – Site Plan dated, December 5, 2024

Ordered this 21 day of February 2025

Tracy Cui

Tracy Cui, Urban Product Line Manager

Date Mailed: February 21, 2025
Date Appeal Period Ends: March 17, 2025

g. Modifications to the above road conditions may be considered according to the variance procedures in Section 1.13 of the KCRDCS

4. **Site Improvement Inspections, Fees, and Financial Guarantees (Title 19 & 27 KCC):**
This short plat was conditioned to construct/reconstruct road access/right-of-way improvements and/or drainage improvements. Approved engineering plans, an inspection fee and applicable financial guarantees are required prior to either starting construction or recording this short plat. At the time of engineering plan approval, you will be notified of the fee amount that will be required to inspect construction and the amount shall be deposited with DLS, Permitting Division. You will also be notified of the financial guarantee amount(s) required prior to scheduling of the pre-construction meeting. **Please note that the pre-construction meeting is mandatory prior to the start of any work (including site clearing) or the recording of the short plat.** The improvements will be required to be substantially complete before recording the final short plat.

5. **Fire Code (KCC Title 17.08.060):**
This site is located within King County Fire District No. 34. Any future residences constructed within this short plat shall be sprinkled (NFPA 13D) unless the requirement is removed by the Fire Marshal or his/her designee. Title 17 of the King County Code requires that a fire hydrant supplying at least 1,000 gallons per minute be located within 350 feet vehicular travel distance of the building envelope of each lot.
Additionally, section 503 of the International Fire Code (IFC) requires all portions of the exterior walls of buildings (at grade) to be within 150 feet (as a person would walk via an approved route around the structure) from approved fire apparatus access. Approved access is a minimum 20-foot-wide unobstructed driving surface.
The applicant must obtain the approval of the King County Fire Marshal for the adequacy of the fire department access, fire hydrant locations, water main, and fire flow of the International Fire Code as amended by Chapter 17 of the King County Code and in accordance with King County Public Rules. Sprinklers are required for residences, unless otherwise approved by King County Fire Marshal.

6. **Density and Dimensions (KCC 21A.12 & KCC Title 19A)**:
All lots and structures shall meet the density and dimensions requirements of the RA-5 zoning classification or shall be as shown on the face of the approved preliminary short subdivision, whichever is larger. Any minor revisions to the short subdivision, which do not result in substantial changes and/or do not create additional lots, may be approved at the discretion of the Department of Local Services, Permitting Division, per KCC Title 19A.12.030.

7. **School Impact Fees (KCC 21A.43):**
Lots within this short subdivision are subject to King County Code 21A.43, which imposes impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to the recording, using the fee schedules in effect when the plat receives final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.

8. **Critical Areas (KCC Title 21A.24):**
The proposed subdivision shall comply with the Critical Areas Code as outlined in KCC Chapter 21A.24. Impacts to critical areas shall be avoided where possible, and compensatory mitigation is required for approved adverse impacts. Preliminary short plat review has identified the following specific requirements that apply to this project. All other applicable requirements from KCC Chapter 21A.24 shall also be addressed by the applicant.

9. **Critical Area Tracts (KCC 21A.24.180):**
The regulated wetland and buffer shall in placed in a critical area tract (Tract F) and the western steep slope hazard areas and 50-foot buffers shall be placed in critical area tracts (Tracts B, C, D, and E), except where bisected by Tract A for the joint use driveway. The tracts shall be held in an undivided interest by each owner of a building lot within the

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
39653
REGISTERED
PROFESSIONAL ENGINEER

12/4/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
CONDITIONS SHEET

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1550 ALWARD WAY, SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

JOB NO.	21079
DATE	2/19
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	R.KITZ
APPROVED	RSF

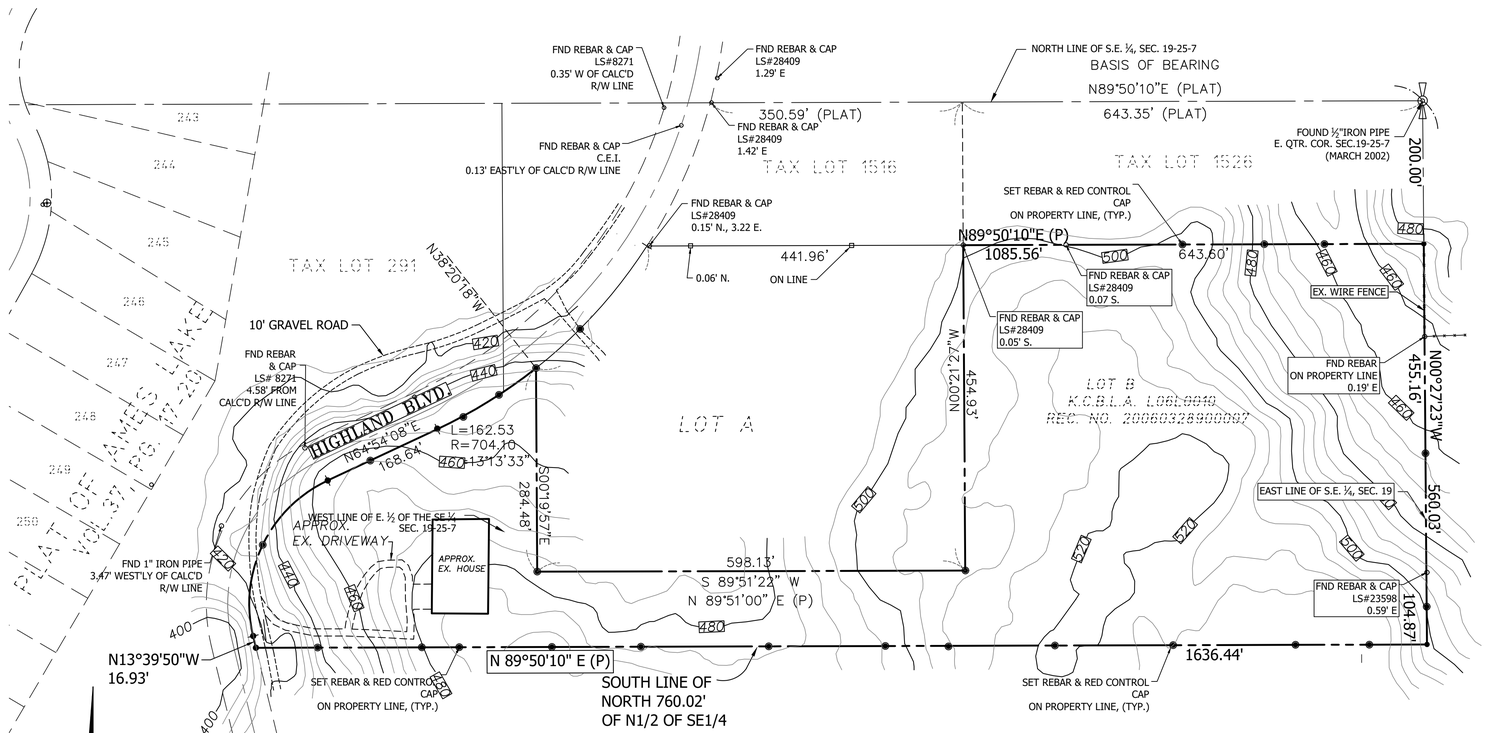
SHEET 3 OF 25

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



BASIS OF BEARING:

WSRN NAD–83/11 NORTH

DATUM:

NAVD 88

SURVEY NOTES:

1. *THE PURPOSE OF THIS SURVEY IS TO PROVIDE PRELIMINARY INFORMATION FOR USE IN PLANNING*
2. *ANY INFORMATION SHOWN HEREON IS FROM A SURVEY PREPARED BY OTHERS, AND HAS BEEN FIELD VERIFIED BY EASTSIDE CONSULTANTS, INC.*
3. *THE LEGAL DESCRIPTION AND ENCUMBRANCES ARE TAKEN FROM WFC NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 23–108737 DATED FEBRUARY 6, 2023.*

VERTICAL DATUM: *NAVD 1988*

HORIZONTAL CONTROL DATUM: *N.A.D. 83/91*

BENCHMARK:

MONUMENT IN CASE AT CENTER OF SE 98TH ST..
W.C.C.S. PT. ID.: 3182
ELEV=1025.10 (FT)

LEGAL DESCRIPTION:

LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L06L0010, AS RECORDED UNDER KING COUNTY RECORDING NUMBER 20060328900007, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

1. *THE UNDERLYING BOUNDARY SURVEY IS BASED ON KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L06L0010 AS RECORDED UNDER RECORDING NUMBER 20060328900007.*
2. *THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM KING COUNTY IMAP.*

PROPERTY OWNER:

RUSSEL AND AUDREY LYNN HAMILTON
2930 288TH AVE. N.E.
REDMOND WA 98053

PROPERTY ADDRESS:

2930 288TH AVE. N.E.
REDMOND WA 98053

SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.

1320 N.W. MALL ST., SUITE B
ISSAQUAH WA 98092

TAX LOT NO.

192507-9053

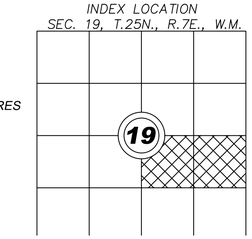
ZONING:

RA5

EXISTING LOT SIZE:

532,818 S.F. = 12.23 ACRES

INDEX LOCATION
SEC. 19, T.25N., R.7E., W.M.



ROBERT J. BOGDON
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT BOUNDARY AND TOPOGRAPHY SURVEY

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

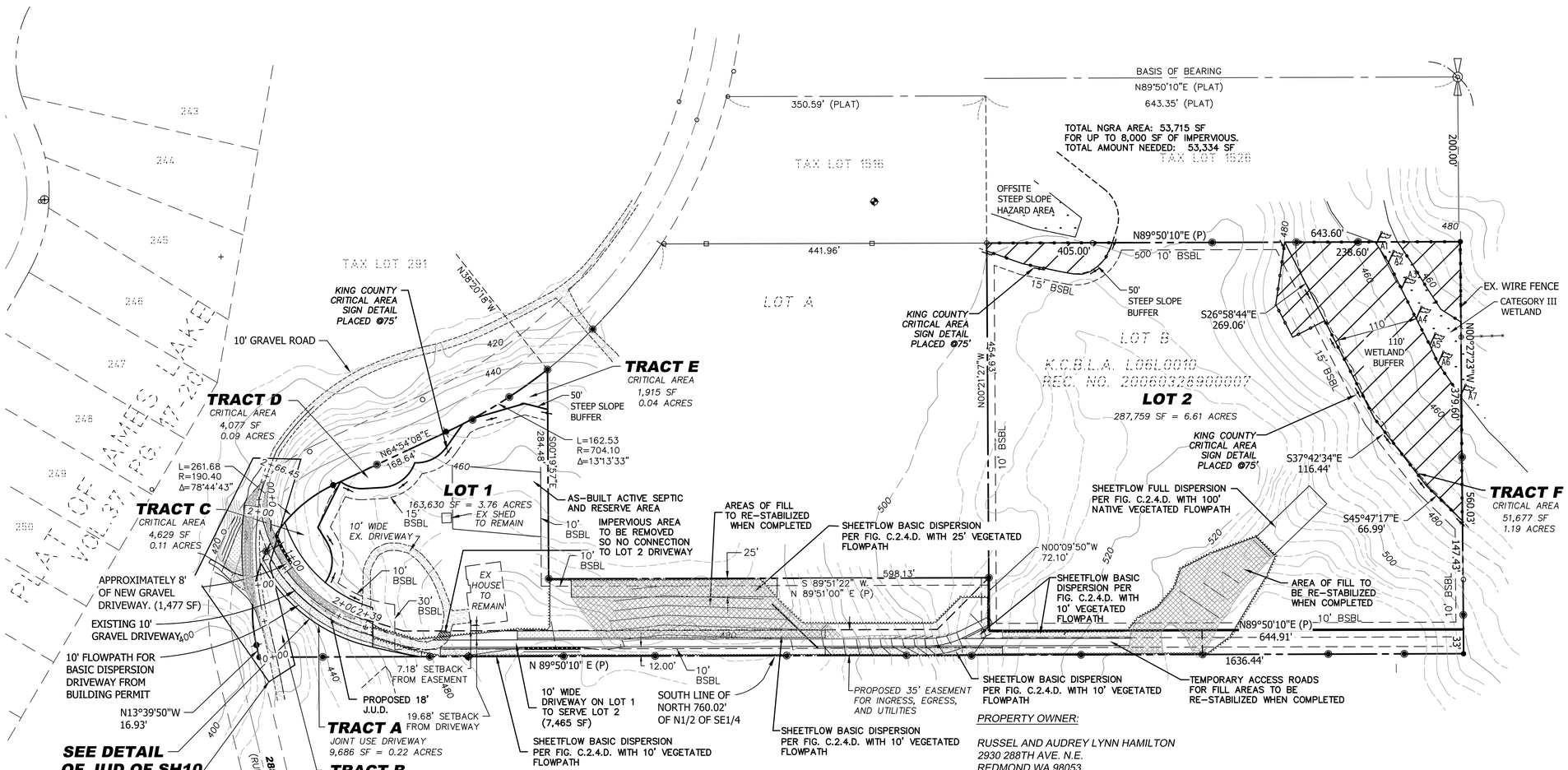
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



LEGAL DESCRIPTION:

LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L06L0010, AS RECORDED UNDER RECORDING NO. 20060328900007; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES:

1. *THE UNDERLYING BOUNDARY SURVEY IS BASED ON KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L06L0010 AS RECORDED UNDER RECORDING NUMBER 20060328900007.*
2. *THE EXISTING TOPOGRAPHY SHOWN IS TAKEN FROM KING COUNTY IMAP.*
3. *VERTICAL DATUM: NAVD 1988*

PROPERTY OWNER:

RUSSEL AND AUDREY LYNN HAMILTON
2930 288TH AVE. N.E.
REDMOND WA 98053

PROPERTY ADDRESS:

2930 288TH AVE. N.E.
REDMOND WA 98053

SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.

1320 N.W. MALL ST., SUITE B
ISSAQUAH WA 98092

TAX LOT NO.

192507-9053

ZONING:

RA5

EXISTING LOT SIZE:

532,818 S.F. = 12.23 ACRES

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER

12/8/2025

GRAPHIC SCALE
80' 0 80'
1"=80'

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
OVERALL DRAINAGE PLAN

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 N.W. MALL STREET, B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

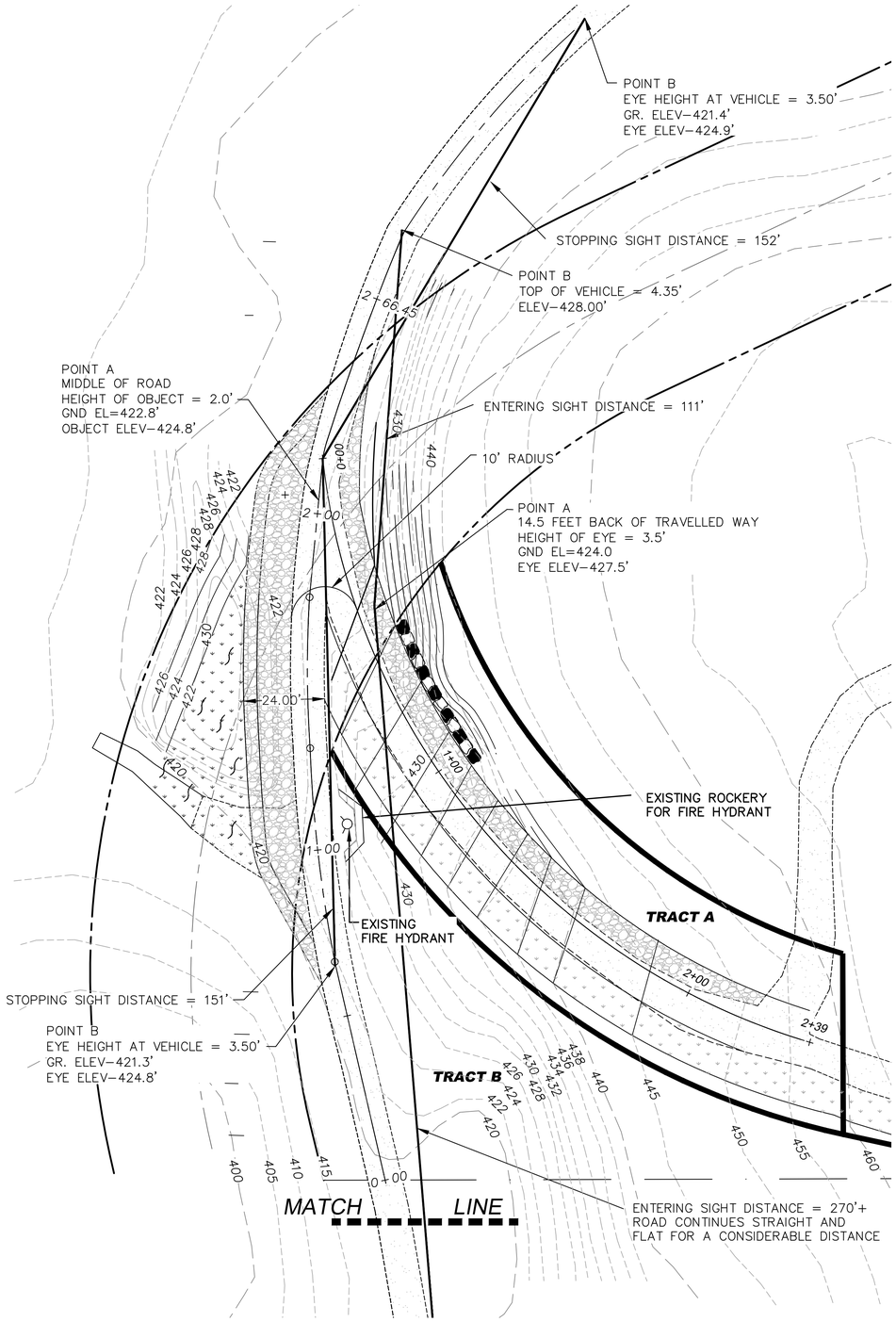
JOB NO.	21079
DATE	6/25
SCALE	1"=80'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

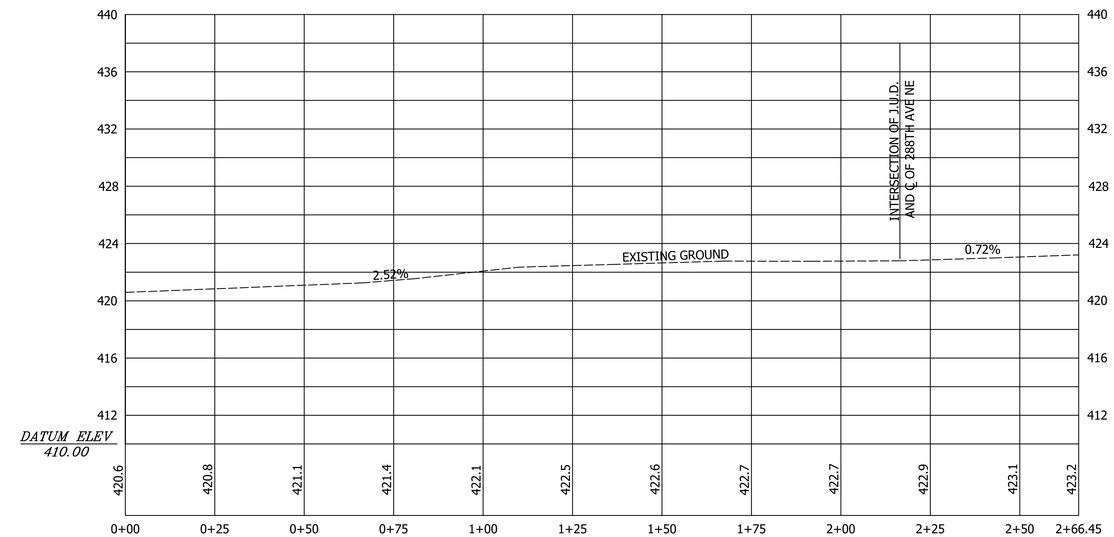
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



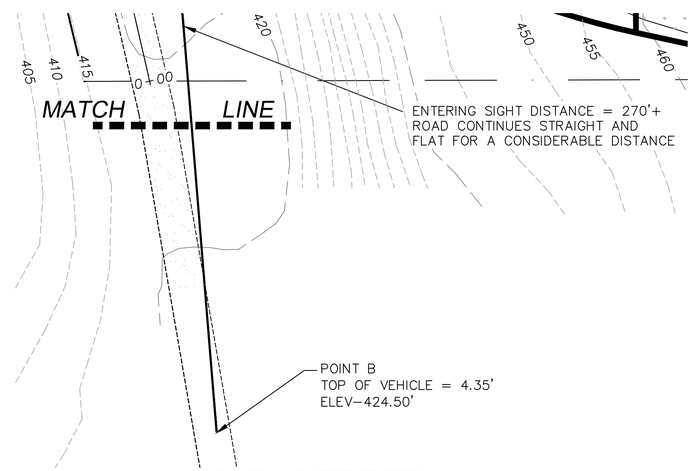
288TH AVE NE ENLARGEMENT DETAIL

SCALE: 1"=20'



288TH AVE NE PROFILE

SCALE: HOR–1"=20'
VER–1"=5'



JUD ENLARGEMENT DETAIL

SCALE: 1"=20'

LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPERTY LINE
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

ROBERT S. FREDERICKSEN
STATE OF WASHINGTON
29053
REGISTERED
PROFESSIONAL ENGINEER

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
288TH AVE NE
STOPPING SIGHT DISTANCE

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1628 NW MILL ST, SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

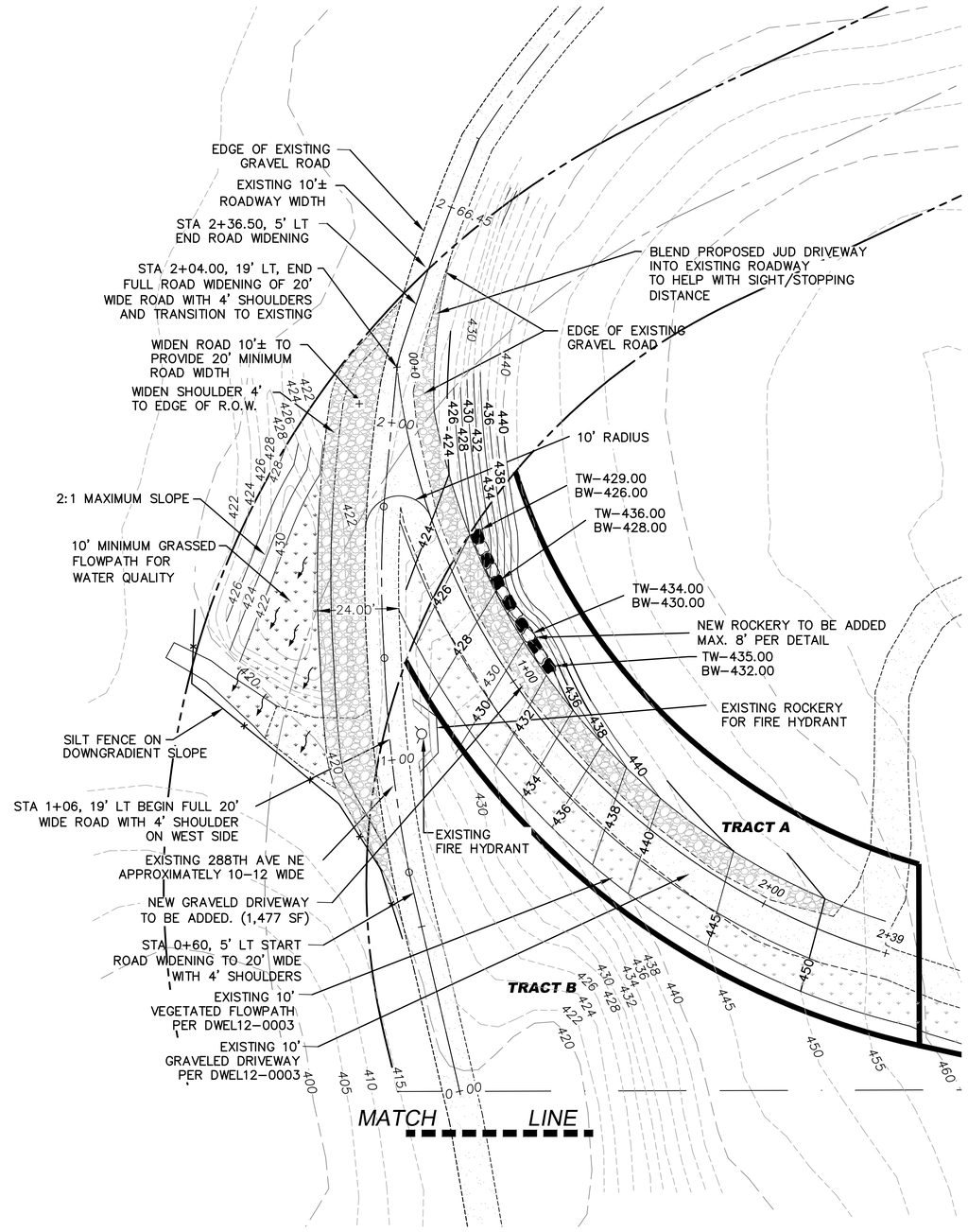
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

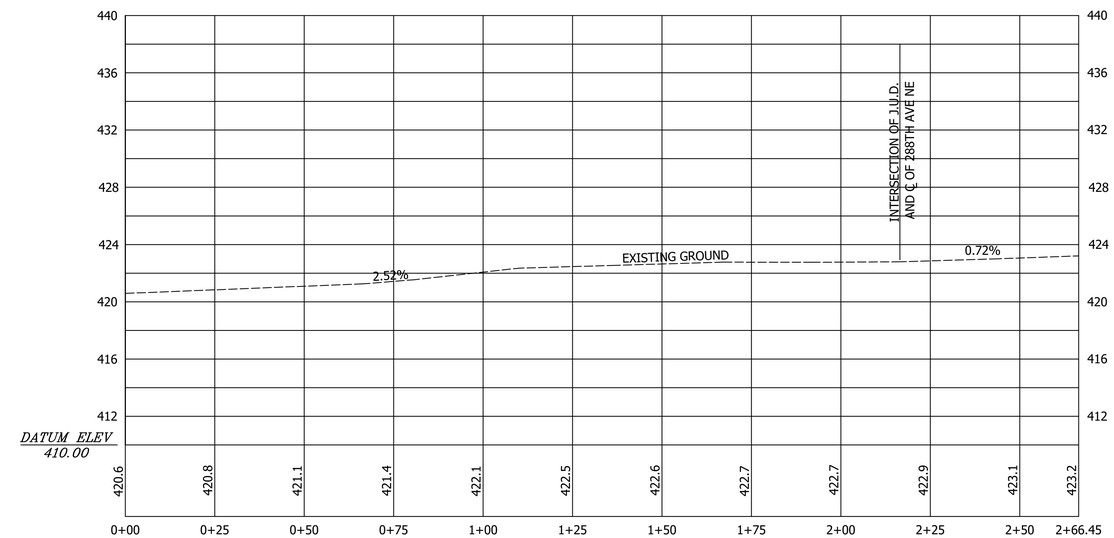
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



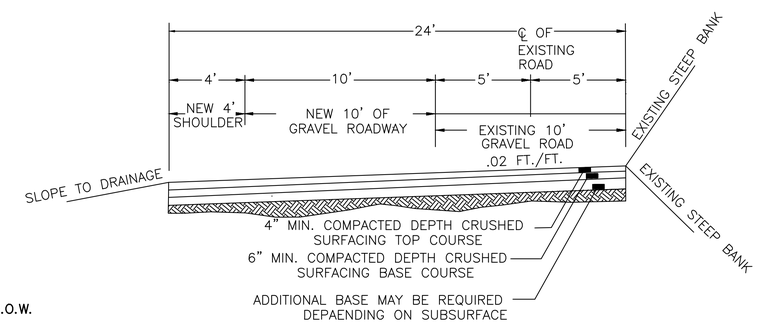
288TH AVE NE ENLARGEMENT DETAIL

SCALE: 1"=20'



288TH AVE NE PROFILE

SCALE: HOR-1"=20' VER-1"=5'



TYPICAL 288TH ROADWAY SECTION

NTS

LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPERTY LINE
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
288TH AVE NE PLAN, PROFILE, AND TESC

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
PO BOX 1146, 165 E. SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

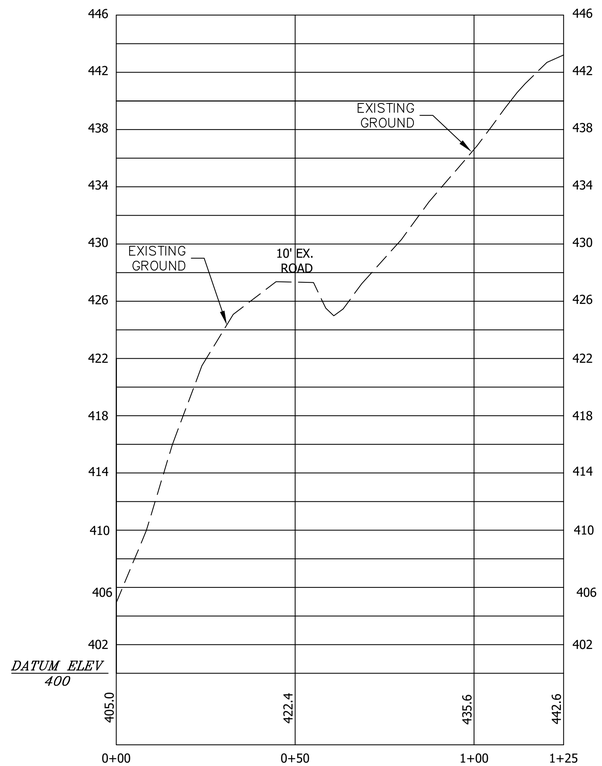
SHEET 7 OF 25

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

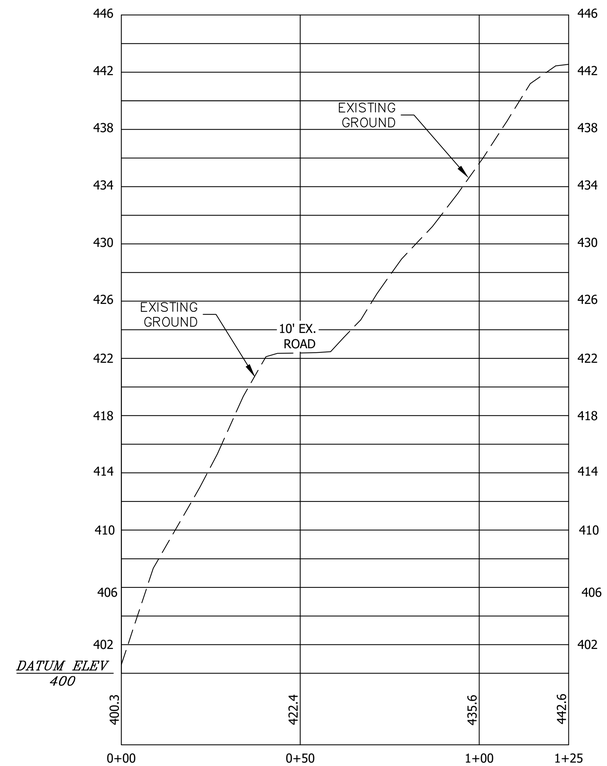
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



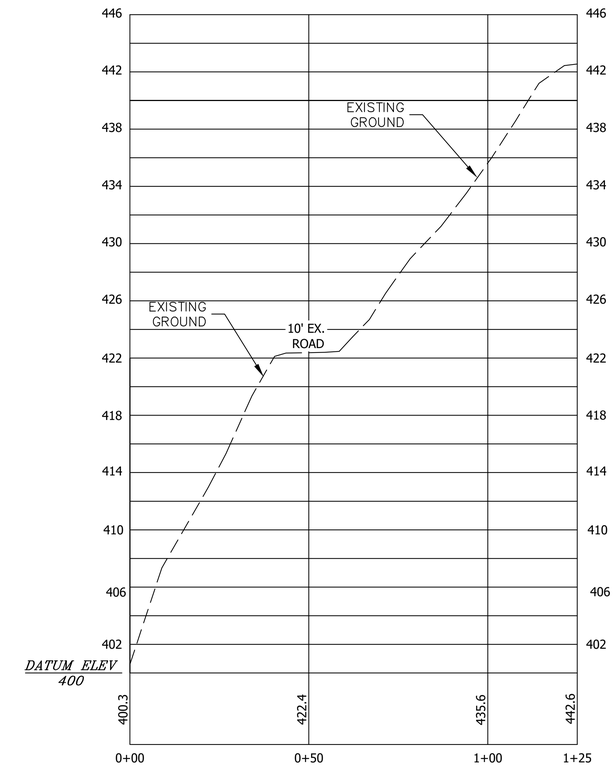
STA 0+25 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'



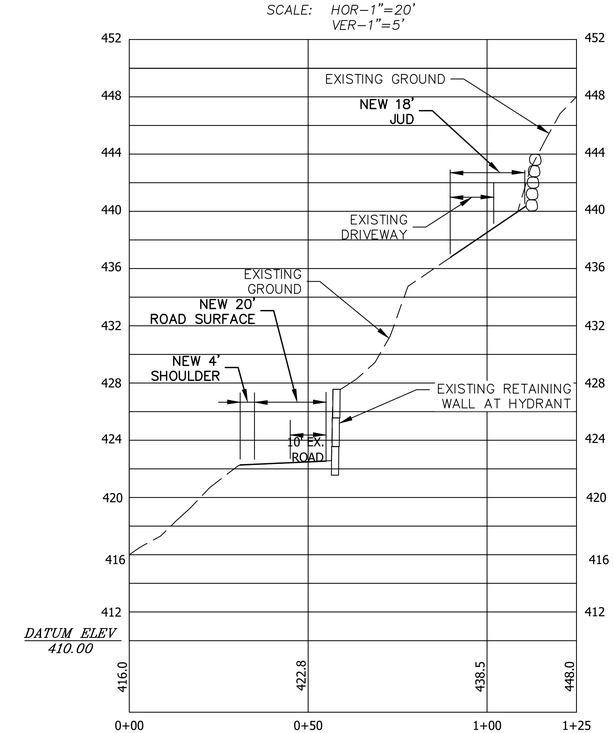
STA 0+50 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'



STA 0+75 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'



STA 1+00 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'

12/4/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
288TH AVE NE
CROSS SECTIONS

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
PO BOX 1447, SUITE B
ISSAQUAH, WASHINGTON 98027
PH(425)392-5351 FAX:392-4676

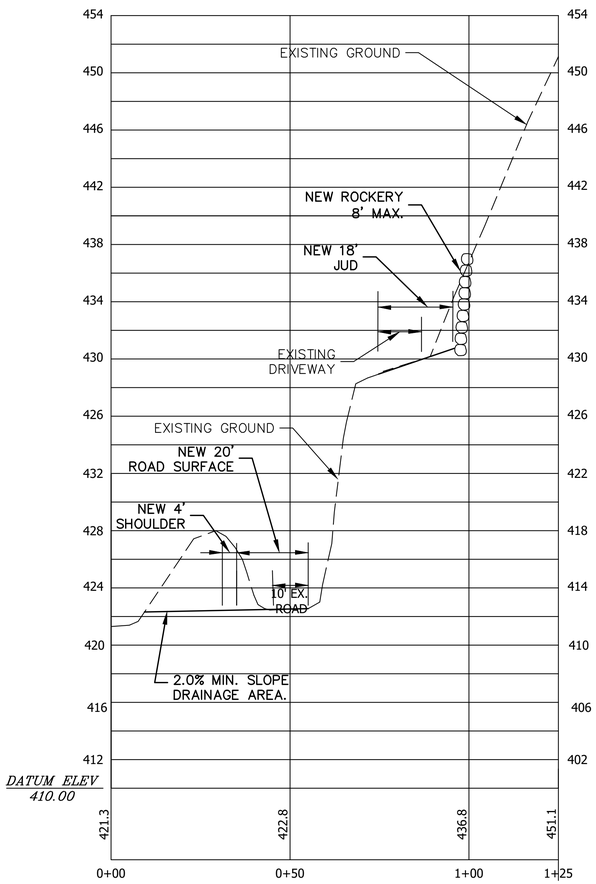
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

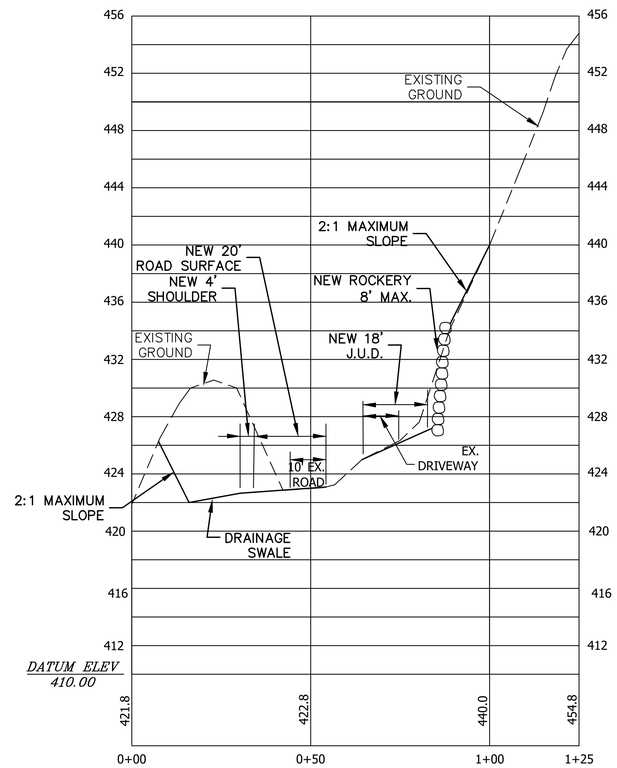
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



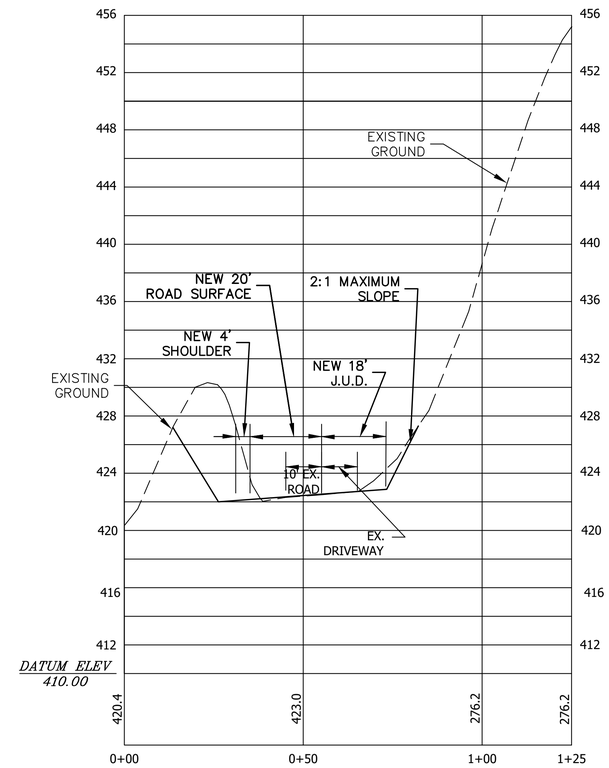
STA 1+25 CROSS SECTION

SCALE: HOR-1"=20'
VER-1"=5'



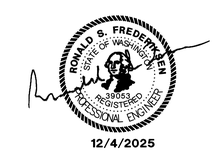
STA 1+50 CROSS SECTION

SCALE: HOR-1"=20'
VER-1"=5'



STA 1+75 CROSS SECTION

SCALE: HOR-1"=20'
VER-1"=5'



12/4/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
288TH AVE NE
CROSS SECTIONS

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1520 NW MAIN ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

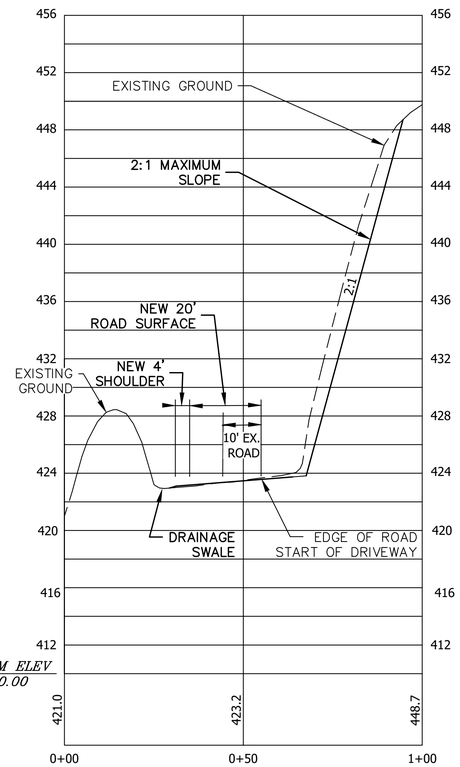
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

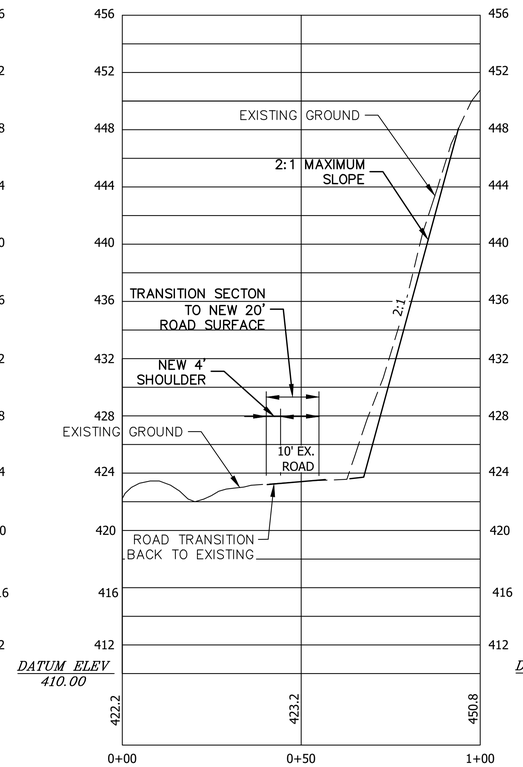
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



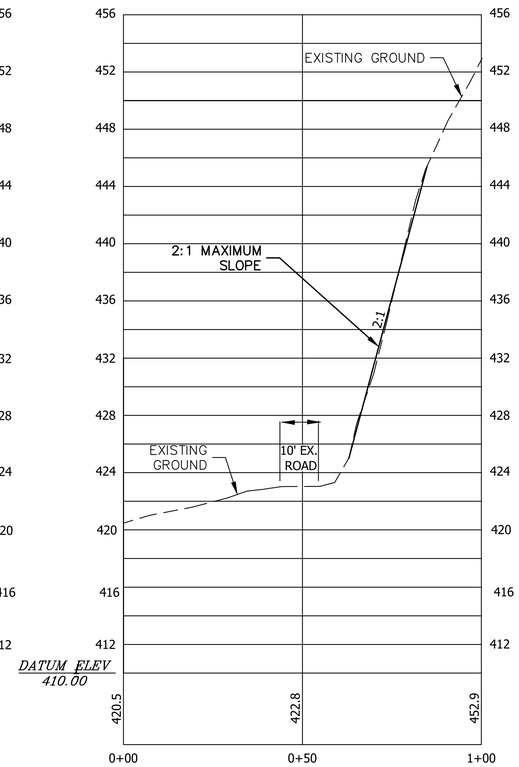
STA 2+00 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'



STA 2+25 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'



STA 2+50 CROSS SECTION

SCALE: HOR–1"=20'
VER–1"=5'

12/4/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
288TH AVE NE
CROSS SECTIONS

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
45244 NE 8TH ST, SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4876

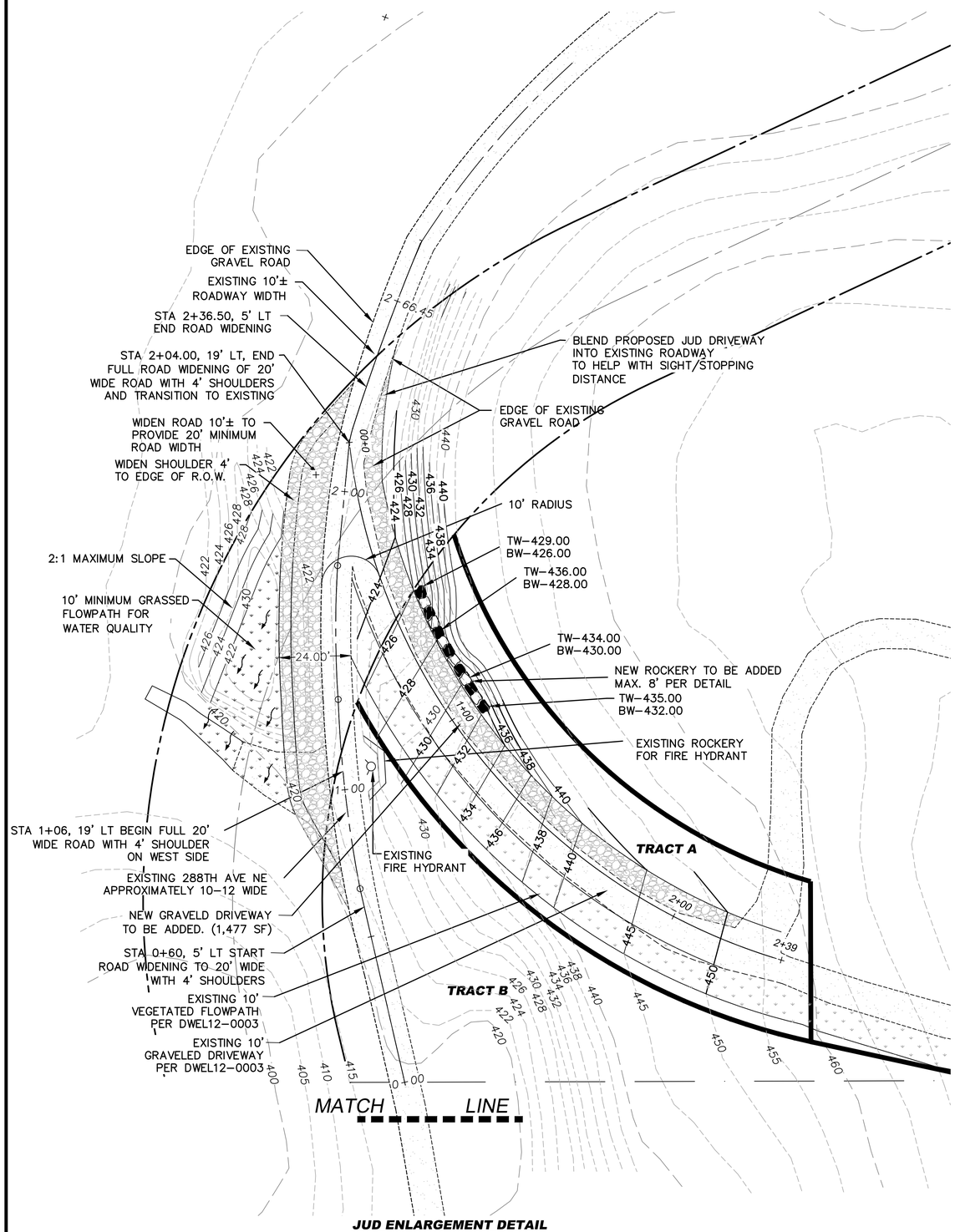
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

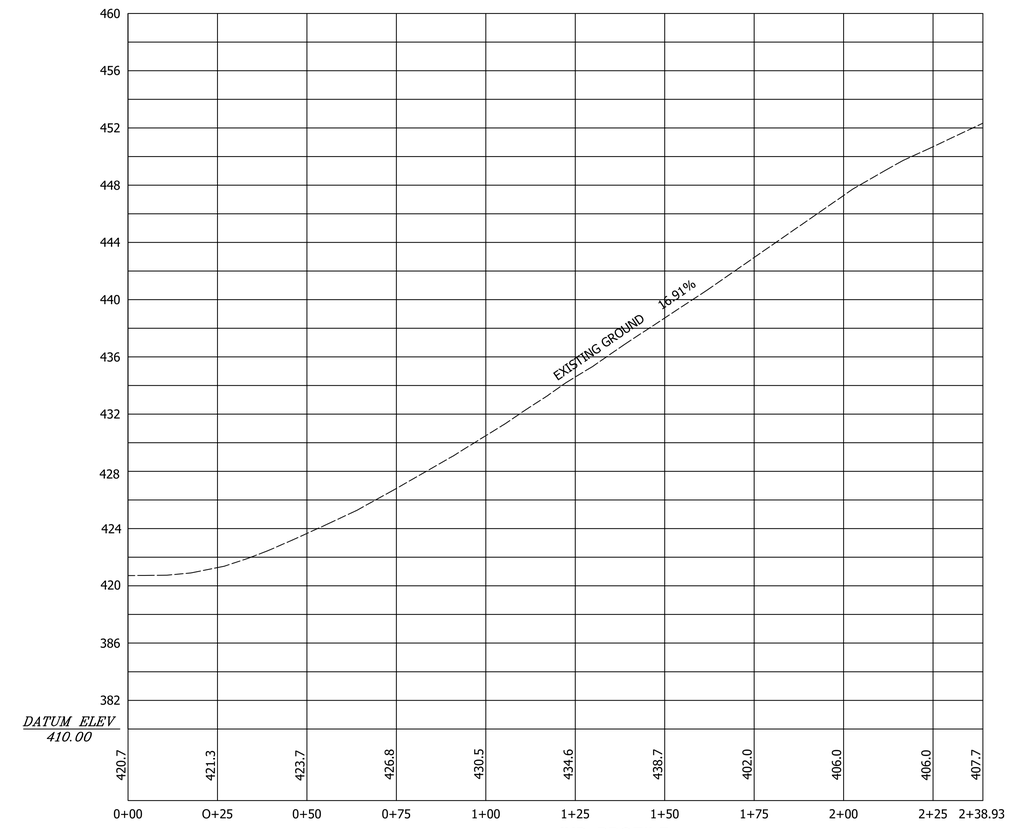
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



JUD ENLARGEMENT DETAIL

SCALE: 1"=20'



JUD PROFILE

SCALE: HOR–1"=20'
VER–1"=5'

LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPERTY LINE
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
J.U.D. PLAN
AND PROFILE

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
4224 W. MAIN ST. SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4876

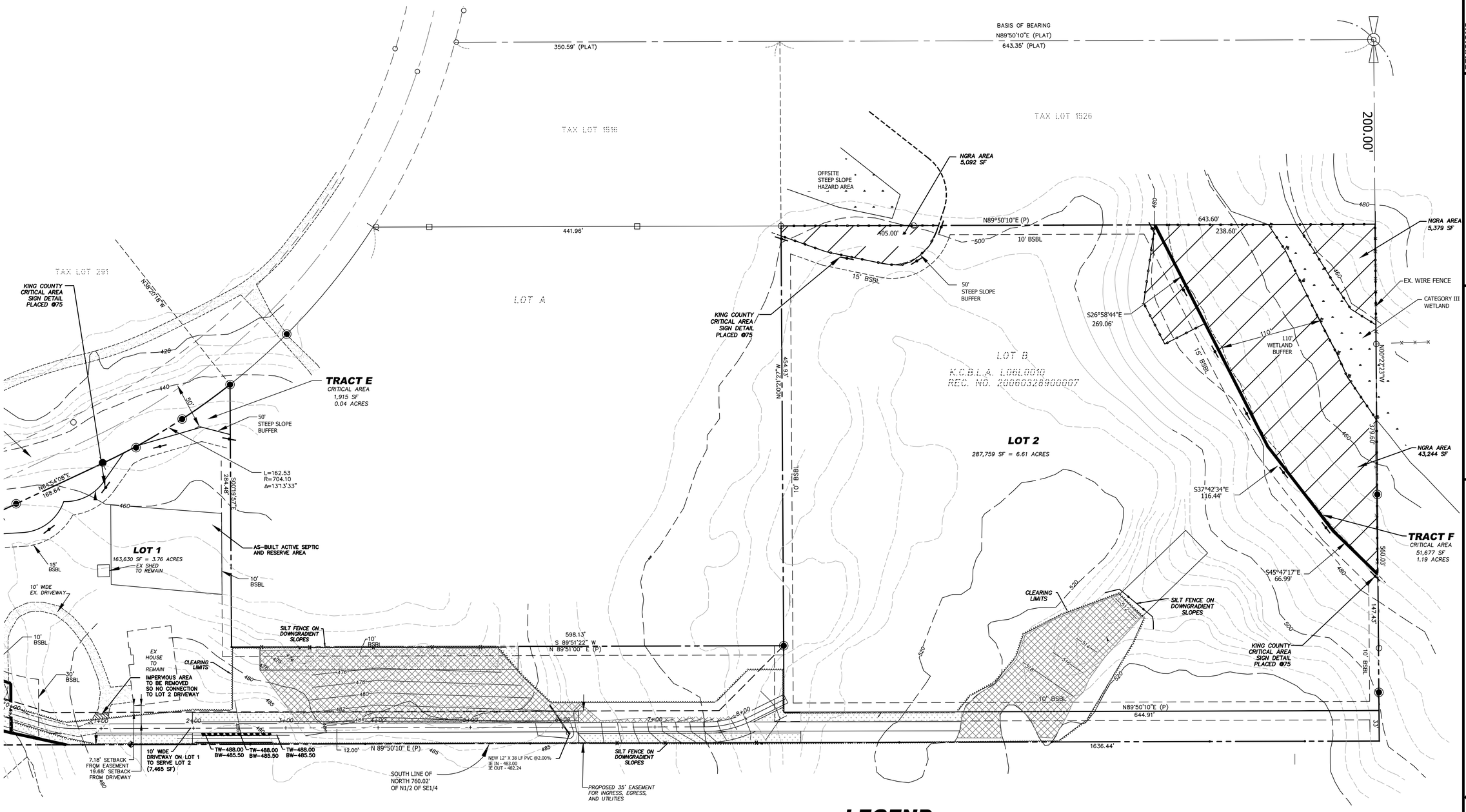
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
LOT 2 DRIVEWAY
OVERALL TESC PLAN

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
P.O. BOX 1447 SUITE E
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

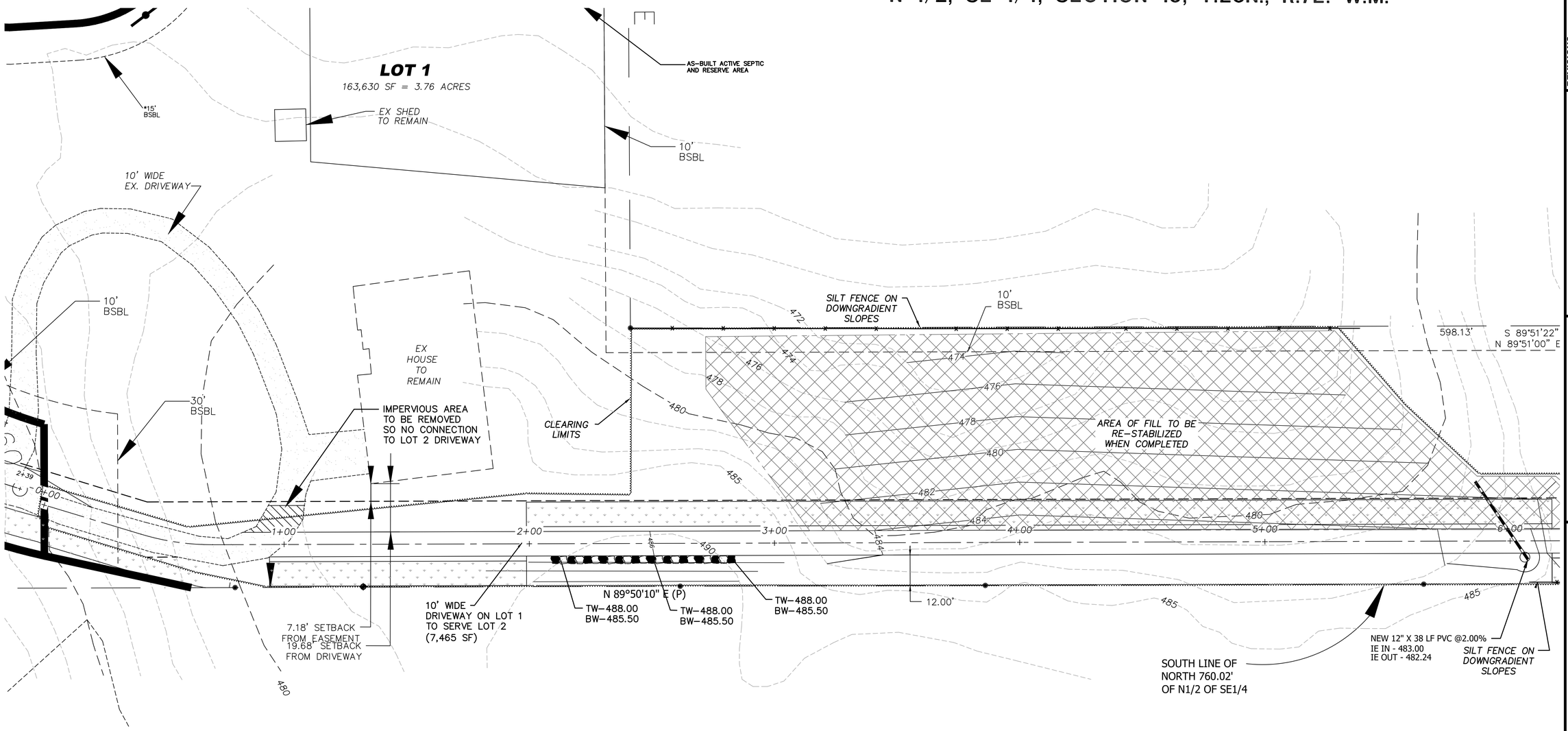
JOB NO.	21079
DATE	6/25
SCALE	1"=50'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPERTY LINE
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
29053
REGISTERED PROFESSIONAL ENGINEER

12/8/2025

GRAPHIC SCALE
20' 0 20'
1"=20'

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
LOT 2 DRIVEWAY DRAINAGE, GRADING, AND TESC PLAN

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1520 NW MAIN ST, SUITE B
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4576

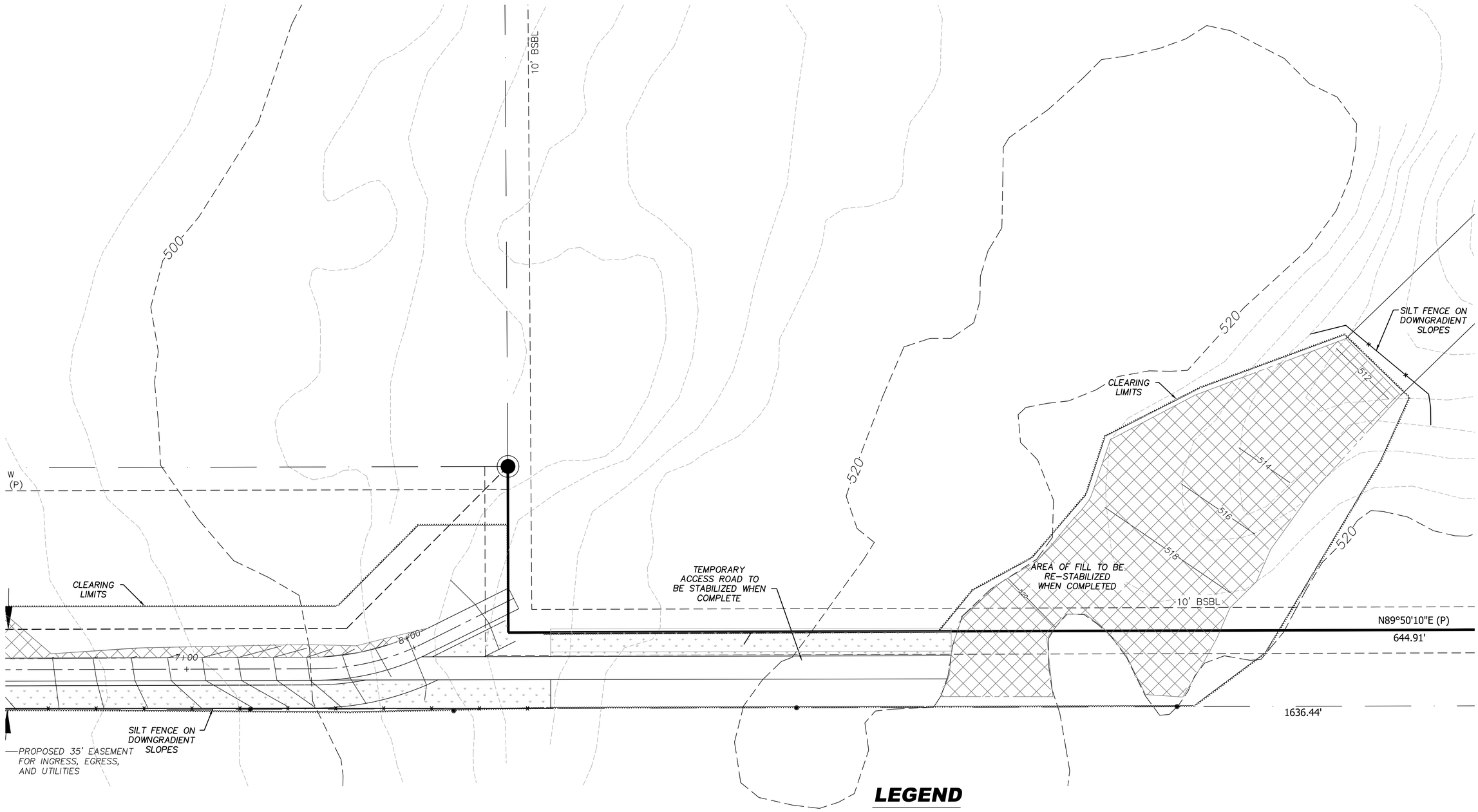
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPERTY LINE
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER

12/8/2025

GRAPHIC SCALE
20' 0 20'
1"=20'

SIR

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
LOT 2 DRIVEWAY DRAINAGE, GRADING, AND TESC PLAN

RUSSEL HAMILTON
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REDMOND, WA 98053

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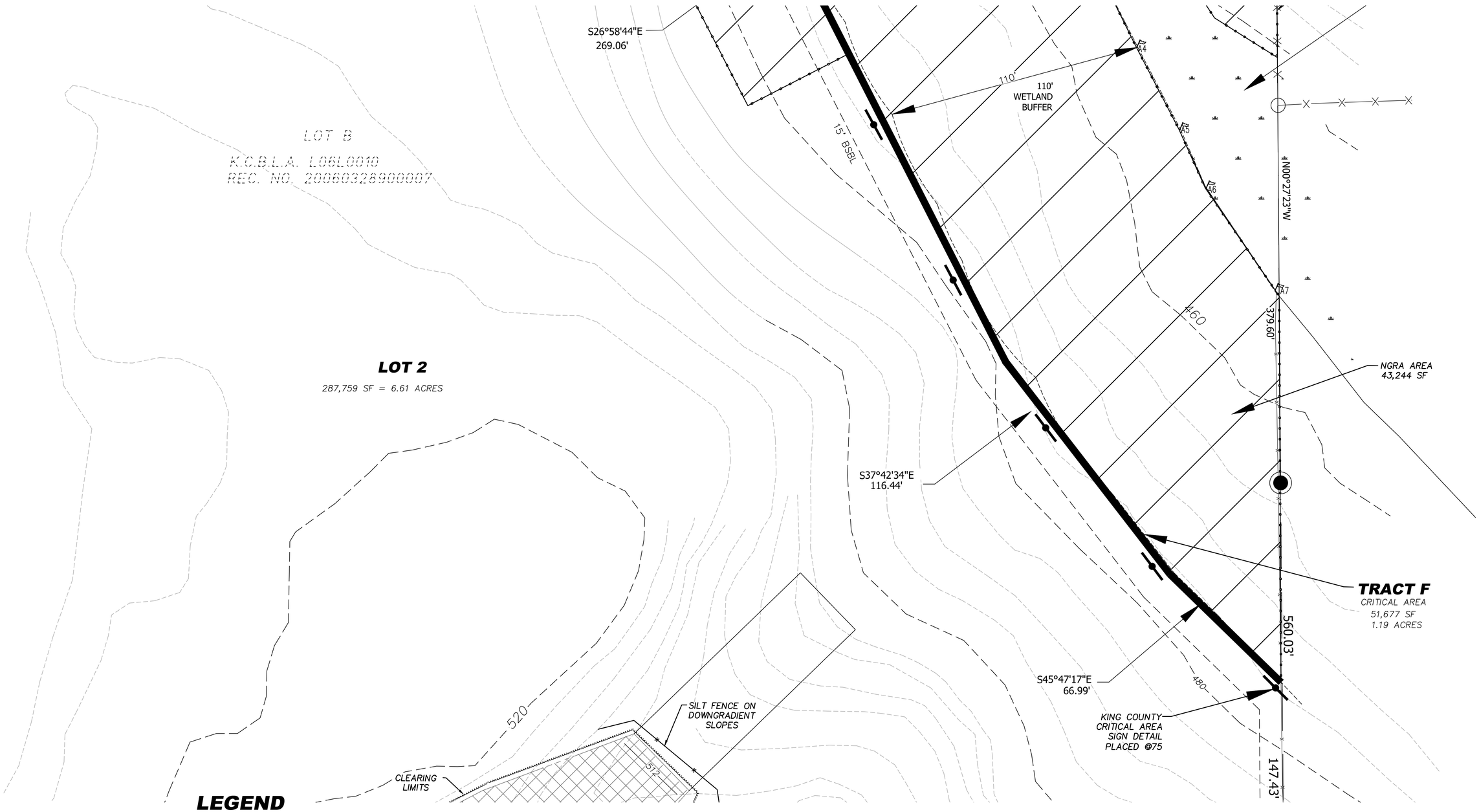
JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	SK
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPERTY LINE
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
19-39053
REGISTERED
PROFESSIONAL ENGINEER

12/8/2025

GRAPHIC SCALE
20' 0 20'
1"=20'

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
LOT 2 DRIVEWAY DRAINAGE, GRADING, AND TESC PLAN

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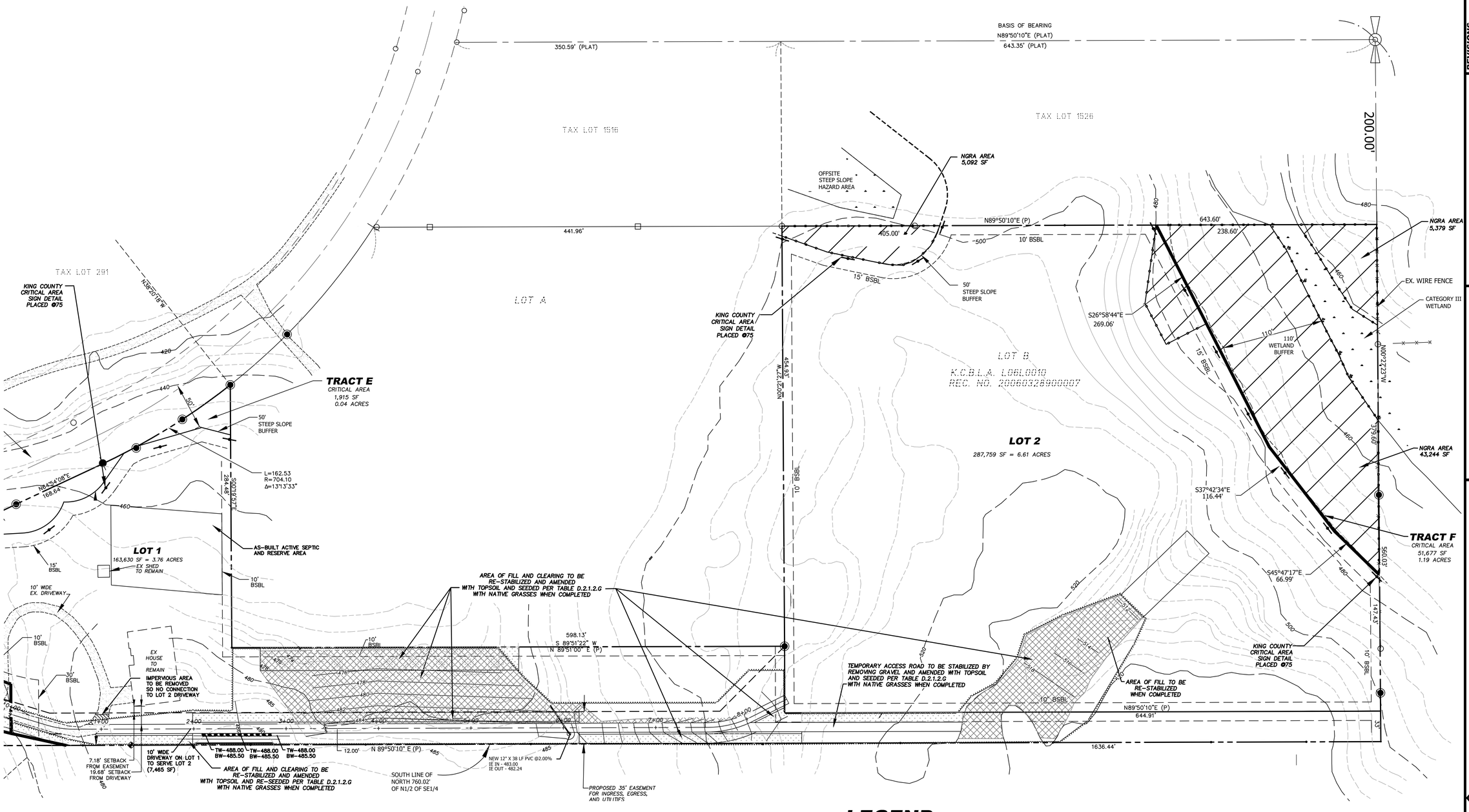
HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



TOPSOIL NOTE:

TOPSOIL MUST BE REMOVED FROM AREAS RECEIVING FILL AND STOCKPILED ONSITE UNTIL FILL PLACEMENT IS COMPLETE. THE TOPSOIL SHALL BE REAPPLIED WHERE FEASIBLE.

A) IF FILL IS OVER 3FT THICK, IT MUST BE ENGINEERED AND COMPACTED.

LEGEND

- CENTERLINE OF R.O.W.
- EDGE OF R.O.W.
- PROPOSED ROADWAY WIDENING AND NEW GRAVEL
- EXISTING GRAVEL ROAD

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
39053
REGISTERED
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12/8/2025

GRAPHIC SCALE
50' 0 50'
1"=50'

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
CLEARED AREA STABILZATION AND PLANTING PLAN

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HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

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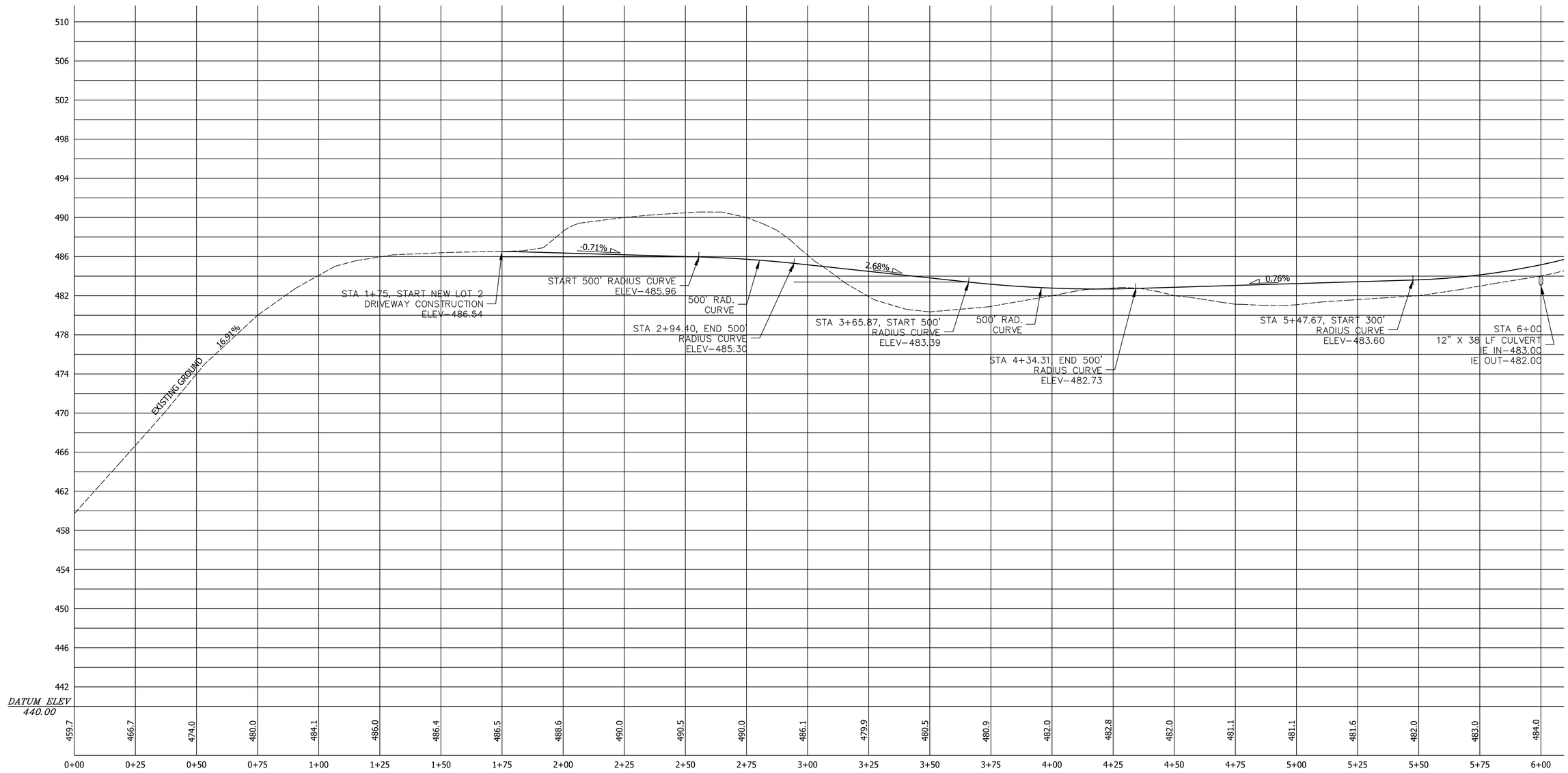

LOT 2 DRIVEWAY PROFILE

SCALE: HOR-1"=20'
VER-1"=5'

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
LOT 2 DRIVEWAY PROFILE

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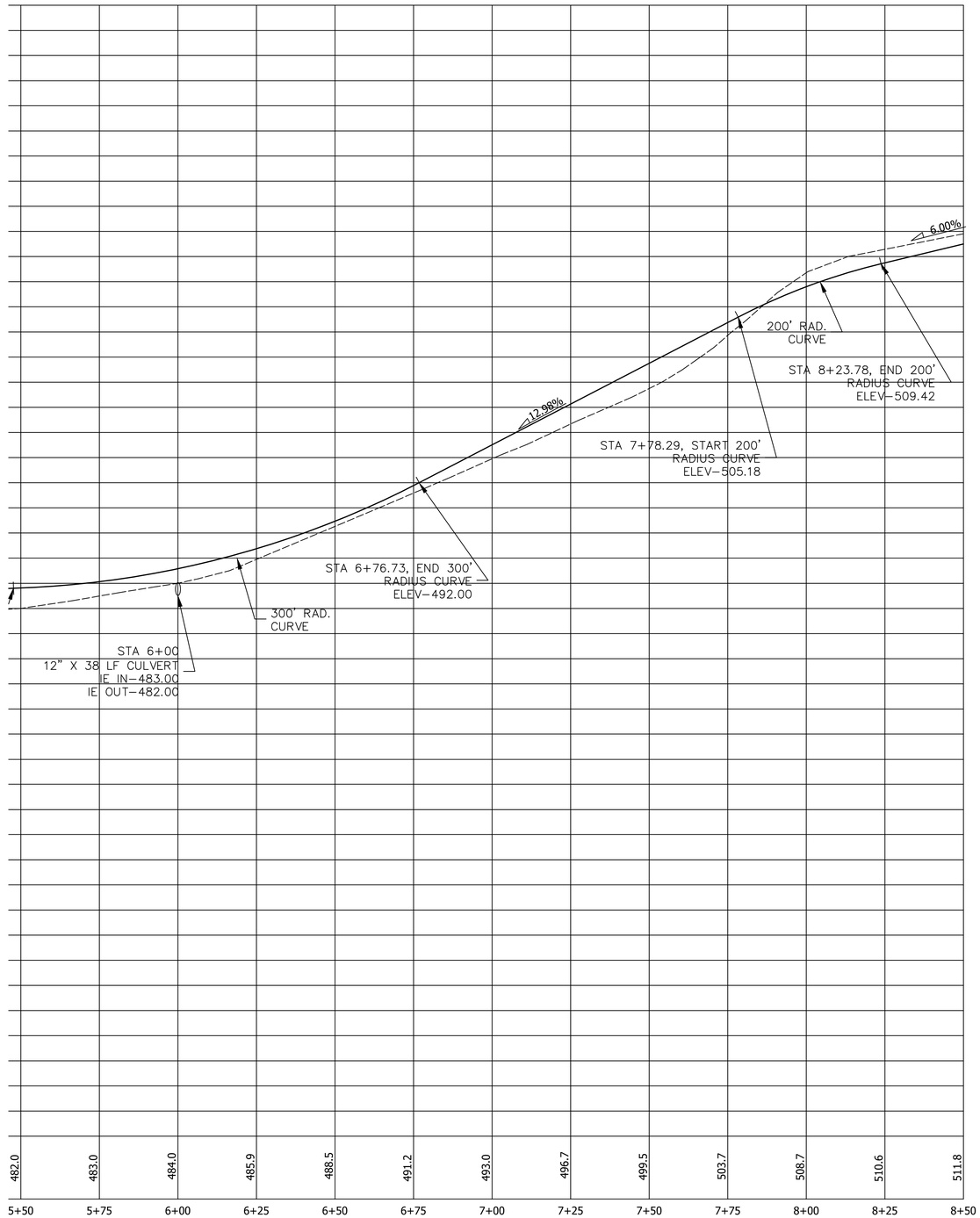
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



LOT 2 DRIVEWAY PROFILE

SCALE: HOR–1"=20'
VER–1"=5'

12/8/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
LOT 2 DRIVEWAY PROFILE

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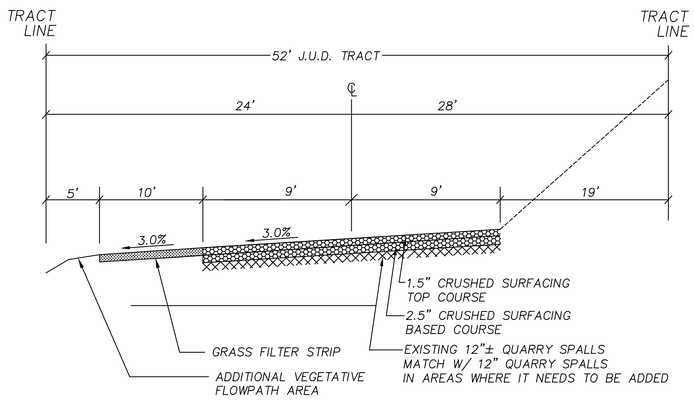
APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

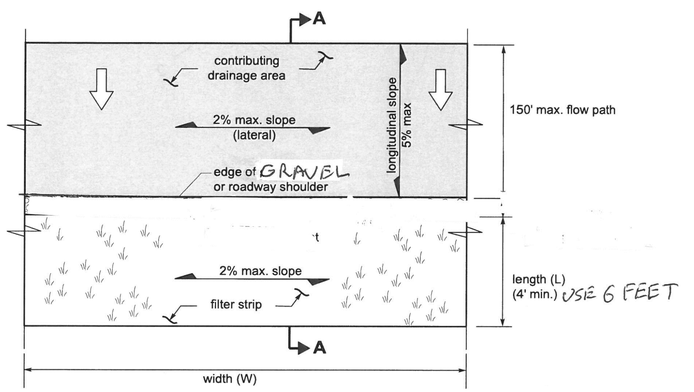
RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

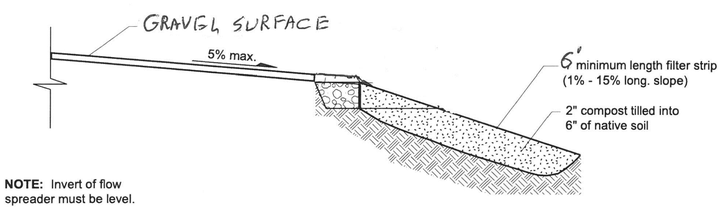


JOINT USE DRIVEWAY TRACT
N.T.S.

FIGURE 6.3.4.B TYPICAL FILTER STRIP DETAILS



PLAN VIEW
NTS



NOTE: Invert of flow spreader must be level. Roadway shoulders must use shoulder ballast.

SECTION A-A
NTS

FILTER STRIP NOTES

SOIL QUALITY:

1. NATIVE TOPSOIL SIX INCHES DEEP WITH NO LESS THAN 1% ORGANIC MATTER (OM) DOES NOT REQUIRE SOIL AMENDMENT, EXCEPT WHERE GRADING HAS OCCURRED AND TOPSOIL MEETING THAT OM STANDARD HAS NOT BEEN REPLACED.
2. WHERE TOPSOIL HAS BEEN REMOVED OR IF NATIVE SOIL OM IS LESS THAN 1%, TWO INCHES (MINIMUM) OF WELL-ROTTED COMPOST SHALL BE PROVIDED FOR THE ENTIRE FILTER STRIP TREATMENT AREA TO AMEND TOPSOIL. THE COMPOST MUST BE TILLED INTO THE UNDERLYING NATIVE SOIL TO A DEPTH OF 6 INCHES TO PREVENT WASHING OUT THE COMPOST AND AVOID CREATING A DEFINED LAYER OF DIFFERENT SOIL TYPES THAT CAN PREVENT DOWNWARD PERCOLATION OF WATER. COMPOST SHALL MEET SPECIFICATION 1 DESCRIBED IN REFERENCE 11-C.
3. SOIL OR SOD WITH A CLAY CONTENT OF GREATER THAN 10 PERCENT SHOULD BE AVOIDED. IF THERE IS POTENTIAL FOR CONTAMINATION OF THE UNDERLYING GROUNDWATER, THE FILTER STRIP SHALL BE LINED WITH A TREATMENT LINER TO PREVENT GROUNDWATER CONTAMINATION. SEE SECTION 6.2.4 (P. 6-27), FOR DETAILS ON SOIL LINER OPTIONS.

PLANTING REQUIREMENTS:

1. GRASS SHALL BE ESTABLISHED THROUGHOUT THE ENTIRE TREATMENT AREA OF THE FILTER STRIP.
2. SOD MAY BE USED INSTEAD OF GRASS SEED AS LONG AS THE ENTIRE FILTER STRIP AREA IS COMPLETELY COVERED WITH NO GAPS BETWEEN SOD PIECES.
3. FILTER STRIPS ARE SUBJECT TO DRIER CONDITIONS THAN BIOSWALES AND ALSO MAY BE MORE VULNERABLE TO EROSION THAN SWALES. FOR THESE REASONS, THE FOLLOWING PERMANENT EROSION-CONTROL GRASS SEED MIX SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE IN FILTER STRIPS (PERCENTAGES ARE BY WEIGHT):
   1. 40 PERCENT TURF TYPE
   2. 40 PERCENT FESCUE
   3. 10 PERCENT WHITE DUTCH CLOVER
   4. 10 PERCENT COLONIAL BENTGRASS
4. ALTERNATE SEED MIXES MAY BE USED IF A HORTICULTURAL OR EROSION-CONTROL SPECIALIST RECOMMENDS A DIFFERENT MIX AND IF EROSION PREVENTION IS SDEQUATELY ADDRESSED BY OTHER EROSION-CONTROL MEASURES.
5. SEED MAY BE APPLIED BY HYDROSEEDING OR BROADCAST APPLICATION.
6. SEEDING IS BEST PERFORMED IN SPRING (MID-MARCH TO JUNE) OR FALL (LATE SEPTEMBER TO OCTOBER). IF SEED IS APPLIED IN THE SPRING OR SUMMER, IRRIGATION MUST BE PROVIDED TO ENSURE GRASS SURVIVAL.
7. RUNOFF SHALL BE DIVERTED AROUND A FILTER STRIP UNTIL THE GRASS IS ESTABLISHED, OR AN EROSION CONTROL BLANKET SHALL BE PLACED OVER THE FRESHLY APPLIED SEED MIX. SEE ESC STANDARDS (DETACHED APPENDIX D) FOR INFORMATION ON EROSION CONTROL BLANKETS.

❑ ORGANIC SOIL LAYER

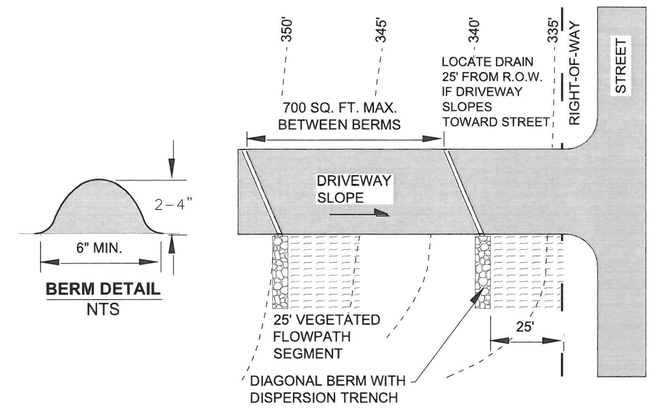
1. A two-foot thick layer of soil with a minimum organic matter (OM) content of 1.0% AND a minimum cation exchange capacity (CEC) of 8 milliequivalents per 100 grams (meq/100g) can be used as a treatment layer beneath a water quality or detention facility. If the soil is amended or imported, the top 8 inches must have a minimum cation exchange capacity of 10 meq/100g and the remainder of the depth no less than 8 meq/100g. An 18-inch layer with the same CEC and OM profile will suffice for ditch conveyances, based on unsaturated flow as a result of alternating wet-dry periods.
2. To demonstrate that in-place soils meet the above criteria, one sample per 1,000 square feet of facility area, or 500 lineal feet of ditch, and no fewer than three samples shall be tested. Each sample shall be a composite of equally spaced subsamples taken throughout the full extent of the treatment layer depth (usually two to six feet below the expected facility invert for facilities), except stratified composite sampling is required where the top 8 inches are required to meet a higher CEC level (composite of top eight inches and separate composite of the remainder below).
3. Organic content shall be measured on a dry weight basis using ASTM D2974.
4. Cation exchange capacity (CEC) shall be tested according to Reference 12-A, Measuring Cation Exchange Capacity.
5. Certification by a soils testing laboratory that imported soil meets the organic content and CEC criteria above shall be provided to the local approval authority.
6. Soil amendment may only be compost meeting the requirements of Reference 11-C. Compost for application of this requirement in stormwater treatment wetlands must be Specification 1 Compost detailed in Reference 11-C.
7. If a treatment liner will be below the seasonal high water level, the pollutant removal performance of the liner must be evaluated by a geotechnical or ground water specialist and found to be as protective as if the liner were above the level of the ground water.

TABLE 6.3.1.C
GRASS SEED MIXES SUITABLE FOR BIOSWALE TREATMENT AREAS

Mix 1		Mix 2	
75-80 percent	Tall or Meadow Fescue	60-70 percent	Tall Fescue
10-15 percent	Seaside Creeping Bentgrass or Colonial Bentgrass	10-15 percent	Seaside Creeping Bentgrass or Colonial Bentgrass
5-10 percent	Redtop	10-15 percent	Meadow Foxtail
		6-10 percent	Alsike Clover
		1-5 percent	Marshfield Big Trefoil
		1-6 percent	Redtop

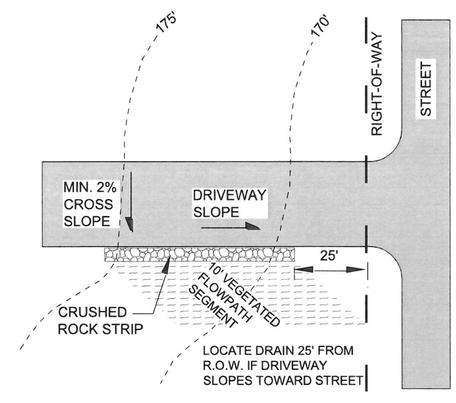
Note: All percentages are by weight.

FIGURE C.2.4.D EXAMPLES OF BASIC DISPERSION FOR DRIVEWAYS



BERM DETAIL
NTS

PLAN - DRIVEWAY DISPERSION TRENCH
DRIVEWAY SLOPE VARIES AND SLOPES TOWARD STREET
NTS



PLAN - SHEET FLOW DISPERSION FROM A DRIVEWAY
FLAT TO MODERATELY STOPING DRIVEWAYS
NTS

RONALD S. FREDERIKSEN
STATE OF WASHINGTON
39053
REGISTERED PROFESSIONAL ENGINEER

12/4/2025

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
DRIVEWAY DRAINAGE
NOTES & DETAILS

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DATE	6/25
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	S.KITZ
APPROVED	R.S.F.

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

FIGURE D.2.1.6.B INTERCEPTOR DIKE

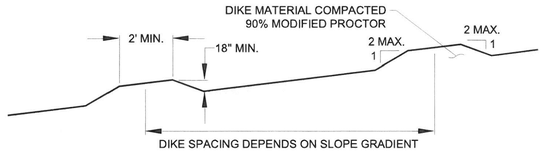


FIGURE D.2.1.6.C INTERCEPTOR SWALE

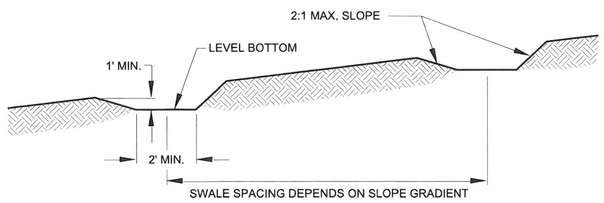


FIGURE D.2.1.2.D PLASTIC COVERING

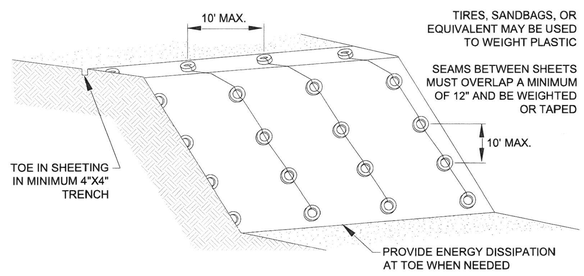


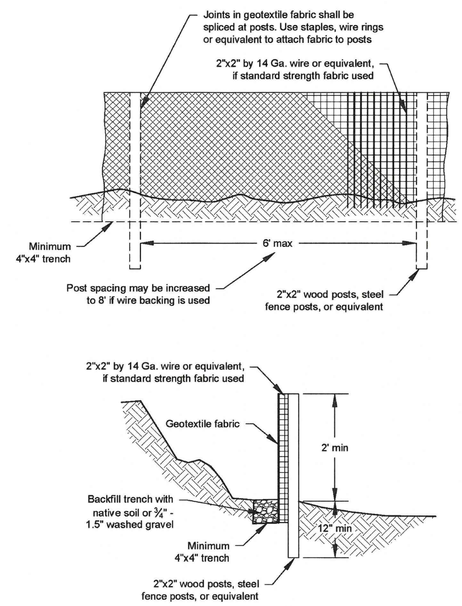
TABLE D.2.1.2.B TEMPORARY EROSION CONTROL SEED MIX

	% Weight	% Purity	% Germination
Chewings or red fescue *Festuca rubra var. commutata* or *Festuca rubra*	40	98	90
Annual or perennial rye *Lolium multiflorum* or *Lolium perenne*	40	98	90
Redtop or colonial bentgrass *Agrostis alba* or *Agrostis tenuis*	10	92	85
White dutch clover *Trifolium repens*	10	98	90

TABLE D.2.1.2.G MEADOW SEED MIX

	% Weight	% Purity	% Germination
Redtop or Oregon bentgrass *Agrostis alba* or *Agrostis oregonensis*	40	92	85
Red fescue *Festuca rubra*	40	98	90
White dutch clover *Trifolium repens*	20	98	90

Figure II-3.22: Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Silt Fence

Revised July 2017

D.2.1.6.4 DITCHES

Code: DI Symbol:

Purpose

Ditches convey intercepted runoff from disturbed areas to and from sediment ponds or traps. They also convey runoff intercepted from undisturbed areas around the site to a non-erosive discharge point.

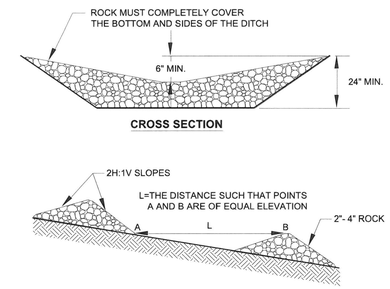
Conditions of Use

Ditches may be used anywhere that concentrated runoff is to be conveyed on or around the construction site. Temporary pipe systems may also be used to convey runoff.

Design and Installation Specifications

1. Channels and ditches shall be sized to accommodate the developed condition 10-year approved model 15-minute peak flow with 0.5 feet of freeboard. If no hydrologic analysis is required for the site, the Rational Method may be used [see Section 3.2.1 of the King County *Surface Water Design Manual* (*SWDM*)].
2. See *SWDM* Section 4.4.1 for open-channel design requirements.
3. The only exception to the requirements of *SWDM* Section 4.4.1 is the use of check dams, rather than grass lining, for channels in which the design flow velocity does not exceed 5 fps. See Figure D.2.1.6.E for details on check dam installation.

FIGURE D.2.1.6.E CHECK DAMS



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

Call Before You Dig 811

RONALD S. FREDERIKSEN STATE OF WASHINGTON 31053 REGISTERED PROFESSIONAL ENGINEER

12/4/25

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
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DATE	6/25
SCALE	1"=20'
DESIGNED	RSF
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APPROVED	RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

KING COUNTY STANDARD PLAN NOTES

The standard plan notes must be included on all engineering plans. Notes which in no way apply to the project may be omitted; however, the remaining notes must not be renumbered. For example, if General Note #3 were omitted, the remaining notes should remain numbered 1, 2, 4, 5, 6, etc.

GENERAL NOTES

(1) All design and construction shall be in accordance with permit conditions, the King County Code (KCC), Road Standards (KCRS), Washington State DOT (WSDOT) Standard Specifications and the conditions of preliminary approval. It shall be the sole responsibility of the applicant and the professional civil engineer to correct any error, omission, or variation from the above requirements found in these plans. All corrections shall be at no additional cost or liability to King County.

(2) The design elements within these plans have been reviewed according to the King County Department of Development and Environmental Services (DDES) Engineering Review checklist. Some elements may have been overlooked or missed by the DDES plan reviewer. Any variance from adopted standards is not allowed unless specifically approved by King County prior to construction.

(3) Approval of this road, grading, parking and drainage plan does not constitute an approval of any other construction (e.g. domestic water conveyance, sewer conveyance, gas, electrical, etc.)

(4) Before any construction or development activity, a preconstruction meeting must be held between the DDES's Land Use Inspection Section, the Applicant, and the Applicant's Construction Representative.

(5) A copy of these approved plans must be on the job site whenever construction is in progress.

(6) Grading activities (site alteration) are limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday and 10 a.m. to 5 p.m. on Sunday, unless otherwise approved with a written decision by the Reviewing Agency.

(7) It shall be the applicant's/contractor's responsibility to obtain all construction easements necessary before initiating off-site work. Easements require review and approval prior to construction.

(8) Franchised utilities or other installations that are not shown on these approved plans shall not be constructed unless an approved set of plans that meet all requirements of KCRS Chapter 8 are submitted to the DDES's Land Use Inspection Section three days prior to construction.

(9) Datum shall be KCAS unless otherwise approved by DDES.

(10) Dewatering system (underdrain) construction shall be within a right-of-way or appropriate drainage easement, but not underneath the roadway section. All underdrain systems must be constructed in accordance with WSDOT Standard Specifications.

(11) All utility trenches and roadway subgrade shall be backfilled and compacted to 95 percent density, standard proctor.

(12) Open cutting of existing roadways for non-franchised utility or storm work is not allowed unless specifically approved by DDES and noted on these approved plans. Any open cut shall be restored in accordance with KCRS.

(13) The Contractor shall be responsible for providing adequate safeguards, safety devices, protective equipment, flaggers, and any other needed actions to protect the life, health, and safety of the public, and to protect property in connection with the performance of work covered by the contractor. Any work within the traveled right-of-way that may interrupt normal traffic flow shall require at least one flagger for each lane of traffic affected. Manual on Uniform Traffic Control Devices (MUTCD) shall apply. Work in right-of-way is not authorized until a traffic control plan is approved by King County.

DRAINAGE NOTES

(1) Proof of liability insurance shall be submitted to DDES prior to the construction of the drainage facilities, preferably at the preconstruction meeting.

(2) All pipe and appurtenances shall be laid on a properly prepared foundation in accordance with WSDOT specifications. This shall include leveling and compacting the trench bottom, the top of the foundation material, and any required pipe bedding, to a uniform grade so that the entire pipe is supported by a uniformly dense unyielding base.

(3) Steel pipe shall be aluminized, or galvanized with asphalt treatment #1 or better inside and outside.

(4) All drainage structures, such as catch basins and manholes, not located within a traveled roadway or sidewalk, shall have solid locking lids. All drainage structures associated with a permanent retention/detention facility shall have solid locking lids.

(5) All catch basin grates shall conform to KCRS, which includes the stamping "OUTFALL TO STREAM, DUMP NO POLLUTANTS" and "Property of King County", except that private drainage systems shall not have the words "Property of King County".

(6) All driveway culverts located within King County right-of-way shall be of sufficient length to provide a minimum 3:1 slope from the edge of the driveway to the bottom of the ditch. Culverts shall have beveled end sections to match the side slope KCRS.

(7) Rock for erosion protection of roadway ditches, where required, must be of sound quarry rock, placed to a depth of 1 foot, and must meet the following specifications: 4"-8"/40%-70% passing; 2"- 4" rock/30%-40% passing; and -2" rock/10%-20% passing. Installation shall be in accordance with KCRS.

(8) Drainage outlets (stub-outs) shall be provided for each individual lot, except for those lots approved for infiltration by King County. Stub-outs shall conform to the following:

a) Each outlet shall be suitably located at the lowest elevation on the lot, so as to service all future roof downspouts and footing drains, driveways, yard drains, and any other surface or subsurface drains necessary to render the lots suitable for their intended use. Each outlet shall have free-flowing, positive drainage to an approved stormwater conveyance system or to an approved outfall location.

b) Outlets on each lot shall be located with a five-foot-high, 2" x 4" stake marked "storm" or "drain". The stub-out shall extend above surface level, be visible, and be secured to the stake.

c) Pipe material shall conform to underdrain specifications described in KCRS and, if non-metallic, the pipe shall contain wire or other acceptable detection.

d) Drainage easements are required for drainage systems designed to convey flows through individual lots.

e) The applicant/contractor is responsible for coordinating the locations of all stub-out conveyance lines with respect to the utilities (e.g. power, gas, telephone, television).

f) All individual stub-outs shall be privately owned and maintained by the lot home owner.

(9) All disturbed pervious areas (compacted, graded, landscaped, etc.) of the development site must demonstrate one of the following: The existing duff layer shall be staged and redistributed to maintain the moisture capacity of the soil, OR; Amended soil shall be added to maintain the moisture capacity.

(10) Seasonal clearing is limited between October 1 and March 30 inclusive, unless otherwise approved with a written decision by the Reviewing Agency.

(11) Improvements and/or buildings shall not be installed until drainage facilities are "in operation", (KCC 9.04).

EROSION AND SEDIMENTATION CONTROL NOTES

(1) Approval of this erosion and sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.)

(2) The implementation of these ESC plans and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the applicant/ESC supervisor until all construction is approved.

(3) The boundaries of the clearing limits shown on this plan shall be clearly flagged by survey tape or fencing, if required, prior to construction (SWDM Appendix D). During the construction period, no disturbance beyond the clearing limits shall be permitted. The clearing limits shall be maintained by the applicant/ESC supervisor for the duration of construction.

(4) Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures, such as constructed wheel wash systems or wash pads, may be required to ensure that all paved areas are kept clean and track out to road right of way does not occur for the duration of the project.

(5) The ESC facilities shown on this plan must be constructed prior to or in conjunction with all clearing and grading so as to ensure that the transport of sediment to surface waters, drainage systems, and adjacent properties is minimized.

(6) The ESC facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESC facilities shall be upgraded as needed for unexpected storm events and modified to account for changing site conditions (e.g. additional cover measures, additional sump pumps, relocation of ditches and silt fences, perimeter protection etc.).

(7) The ESC facilities shall be inspected daily by the applicant/ESC supervisor and maintained to ensure continued proper functioning. Written records shall be kept of weekly reviews of the ESC facilities.

(8) Any areas of exposed soils, including roadway embankments, that will not be disturbed for two days during the wet season or seven days during the dry season shall be immediately stabilized with the approved ESC cover methods (e.g., seeding, mulching, plastic covering, etc.).

(9) Any area needing ESC measures, not requiring immediate attention, shall be addressed within seven (7) days.

(10) The ESC facilities on inactive sites shall be inspected and maintained a minimum of once a month or within 24 hours following a storm event.

(11) At no time shall more than one (1) foot of sediment be allowed to accumulate within a catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.

(12) Any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion control measures and shall provide adequate storage capacity. If the permanent facility is to function ultimately as an infiltration system, the temporary facility must be rough graded so that the bottom and sides are at least three feet above the final grade of the permanent facility.

(13) Cover measures will be applied in conformance with Appendix D of the Surface Water Design Manual.

(14) Prior to the beginning of the wet season (Oct. 1), all disturbed areas shall be reviewed to identify which ones can be seeded in preparation for the winter rains. Disturbed areas shall be seeded within one week of the beginning of the wet season. A sketch map of those areas to be seeded and those areas to remain uncovered shall be submitted to the DDES inspector for review.

STRUCTURAL NOTES

(1) These plans are approved for standard road and drainage improvements only. Plans for structures such as bridges, vaults, and retaining walls require a separate review and approval by DDES prior to construction (KCC 16.04. 16.70, 14.20).

(2) Rockeries are considered to be a method of bank stabilization and erosion control. Rockeries shall not be constructed to serve as retaining walls. All rockeries in County road right-f-way shall be constructed in accordance with KCRS. Rockeries outside of road right-f-way shall be constructed in accordance with the International Building Code.

EROSION AND SEDIMENT CONTROL RECOMMENDED CONSTRUCTION SEQUENCE

(1) Pre-construction meeting.
(2) Post sign with name and phone number of ESC supervisor (may be consolidated with the required notice of construction sign).
(3) Flag or fence clearing limits.
(4) Install catch basin protection if required.
(5) Grade and install construction entrance(s).
(6) Install perimeter protection (silt fence, brush barrier, etc.).
(7) Construct sediment ponds and traps.
(8) Grade and stabilize construction roads.
(9) Construct surface water controls (interceptor dikes, pipe slope drains, etc.) simultaneously with clearing and grading for project development.
(10) Maintain erosion control measures in accordance with King County standards and manufacturer's recommendations.
(11) Relocate erosion control measures or install new measures so that as site conditions change the erosion and sediment control is always in accordance with the King County Erosion and Sediment Control Standards.
(12) Cover all areas that will be unworked for more than seven days during the dry season or two days during the wet season with straw, wood fiber mulch, compost, plastic sheeting or equivalent.
(13) Stabilize all areas that reach final grade within seven days.
(14) Seed or sod any areas to remain unworked for more than 30 days.
(15) Upon completion of the project, all disturbed areas must be stabilized and BMPs removed if appropriate.

TOPSOIL NOTE:

TOPSOIL MUST BE REMOVED FROM AREAS RECEIVING FILL AND STOCKPILED ONSITE UNTIL FILL PLACEMENT IS COMPLETE. THE TOPSOIL SHALL BE REAPPLIED WHERE FEASIBLE.
A) IF FILL IS OVER 3FT THICK, IT MUST BE ENGINEERED AND COMPACTED.

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
39653
REGISTERED PROFESSIONAL ENGINEER

12/4/25

REVISIONS	BY	DATE

HAMILTON SHORT PLAT STANDARD NOTES

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
180 NW MILL STREET
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

JOB NO.	21079
DATE	6/25
SCALE	1"=20'
DESIGNED	R.S.F.
DRAWN	R.S.F.
CHECKED	S.KITZ
APPROVED	R.S.F.

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

Schematic Only - Not to Scale

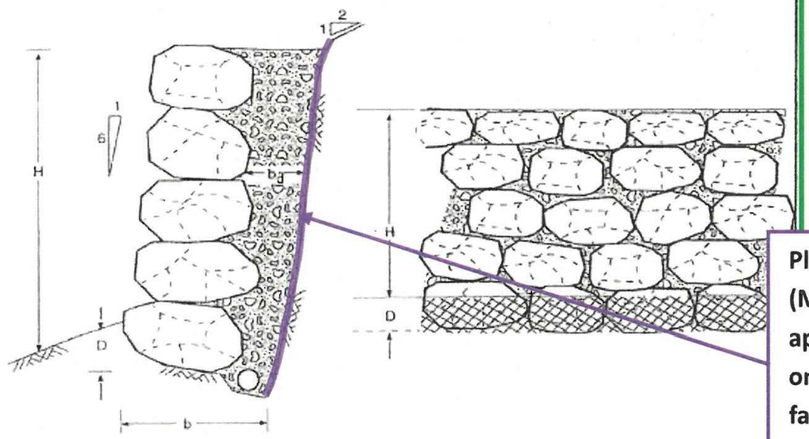

Fig. A. Rockery Section

Fig. B. Rockery Elevation

Place filter fabric (Mirafi 140N or approved equivalent) on the cut face prior to face rock and drainage rock placement

NOTES

- Rockery construction is a craft and depends largely on the skill and experience of the builder.
- A rockery is a protective system which helps retard the weathering and erosion process on an exposed soil face.
- While by its nature (mass, size and shape of the rocks) it will provide some degree of retention, it is not a designed or engineered system in the sense a reinforced concrete retaining wall would be considered designed or engineered.
- The degree of retention achieved is dependent on the size of the rock used; that is, the mass or weight, and the height of the wall being constructed. The larger the rock, the more competent the rockery should be.
- Rockeries should be considered maintenance items that will require inspection and repair. They should be located so that hey can be reached by a contractor if repairs become necessary.
- Maximum inclination of the slopes above and behind rockeries should be 2:1 (Horizontal:Vertical).
- Minimum thickness of rock filter layer b = 12 inches.
- Minimum embedment D = 12 inches undisturbed native soil or compacted fill placed in accordance with report recommendations.
- Maximum rockery height H = 8 feet.
- Rockeries greater than 8 feet in height to be installed under periodic or full time observation of the geotechnical engineer.
- Rocks should be placed to gradually decrease in size with increasing wall height in accordance with geotechnical engineers recommendations.
- Minimum width of keyway excavation, b, should be equal to the thickness of the basal rock (as determined by the geotechnical engineer) plus b.
- The long dimension of the rocks should extend back towards the cut or fill face to provide maximum stability. Rocks should not be stacked like shoe boxes. They should be placed to avoid continuous joint planes in vertical or lateral directions wherever possible. Whenever possible each rock should bear on two or more rocks below it, with good flat-to-flat contact.
- All rockeries over 4 feet in height should be constructed on basis of wall mass, not square footage of face, and should be subject to engineering "design" by geotechnical engineer.

Size	Approximate Weight - lbs.	Approximate Diameter
1 Man	50 - 200	12 - 18"
2 Man	200 - 700	18 - 28"
3 Man	700 - 2000	28 - 36"
4 Man	2000 - 4000	36 - 48"
5 Man	4000 - 6000	48 - 54"
6 Man	6000 - 8000	54 - 60"

Reference: Local quarry weight study using average weights of no less than six rocks of each man size conducted in January, 1988.

LEGEND

Drainage materials to consist of clean angular 4 to 2 inch spalls, or other material approved by the geotechnical engineer.

Surface seal; may consist of impervious soil or a fine free-draining granular material.

Undisturbed firm Native soil.

Drain pipe: 4-inch minium diameter, perforated or slotted, rigid, smooth-walled, plastic ADS pipe laid with a positive gradient to discharge under control well away from the wall.

ARC

TYPICAL ROCKERY DETAIL
NATIVE CUT, ANY HEIGHT OVER 4 FEET

Plate A

Source: Associated Rockery Contractors
Rock Wall Construction Guidelines

State of Washington
11-21-2025
Engineering Geologist
2689
Licensed Geologist

Andrew L. Glandon

Cut Rockery Detail

Revised 11-21-2025

RONALD S. FREDERICKSEN
STATE OF WASHINGTON
39853
REGISTERED PROFESSIONAL ENGINEER

12/4/25

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
JUD CUT ROCKERY DETAIL

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

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1550 ALAMEDA SUITE B
ISSAQUAH, WASHINGTON 98027
PH:425/392-5351 FAX:392-4876

JOB NO. 21079
DATE 6/25
SCALE 1"=20'
DESIGNED R.S.F.
DRAWN R.S.F.
CHECKED S.KITZ
APPROVED R.S.F.

Project located at: 2930 288th AVE NE Redmond, WA 98053
Work hours: TBD
Scope of work: Frontage improvements
Duration of work: TBD
Contact information: Russel Hamilton 206-659-3878

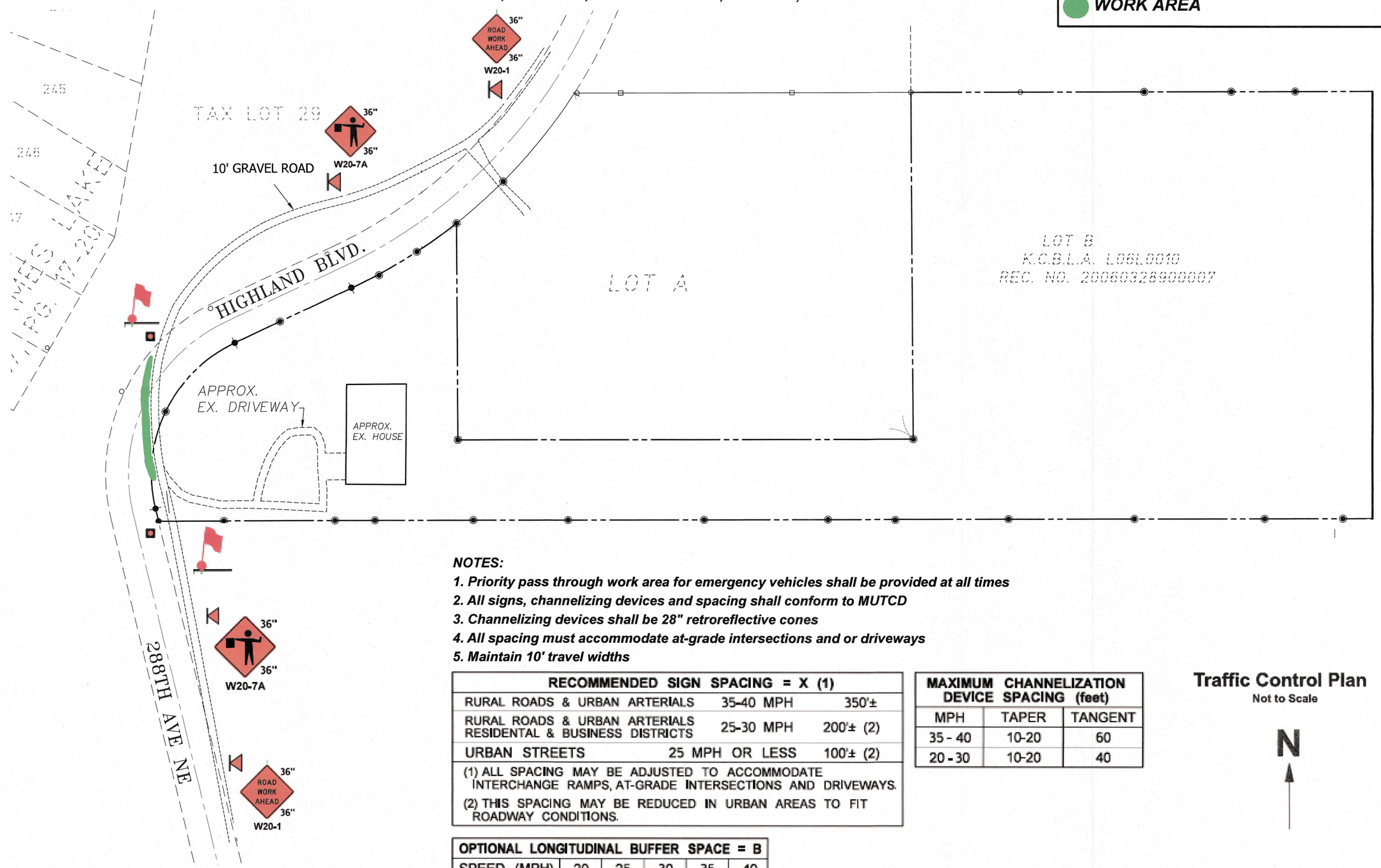
HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

LEGEND:
- TEMPORARY SIGN LOCATION
- FLAGGER
- 28" REFLECTIVE TRAFFIC CONE
- WORK AREA



NOTES:
1. Priority pass through work area for emergency vehicles shall be provided at all times
2. All signs, channelizing devices and spacing shall conform to MUTCD
3. Channelizing devices shall be 28" retroreflective cones
4. All spacing must accommodate at-grade intersections and or driveways
5. Maintain 10' travel widths

RECOMMENDED SIGN SPACING = X (1)		
RURAL ROADS & URBAN ARTERIALS	35-40 MPH	350'±
RURAL ROADS & URBAN ARTERIALS RESIDENTAL & BUSINESS DISTRICTS	25-30 MPH	200'± (2)
URBAN STREETS	25 MPH OR LESS	100'± (2)

(1) ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERCHANGE RAMPS, AT-GRADE INTERSECTIONS AND DRIVEWAYS.

(2) THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.

MAXIMUM CHANNELIZATION DEVICE SPACING (feet)		
MPH	TAPER	TANGENT
35 - 40	10-20	60
20 - 30	10-20	40

OPTIONAL LONGITUDINAL BUFFER SPACE = B					
SPEED (MPH)	20	25	30	35	40
B (feet)	115	155	200	250	305

Buffer space may be adjusted (±) based on field conditions.

Traffic Control Plan
Not to Scale

N

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
TRAFFIC CONTROL PLAN

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

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PH:425/392-5351 FAX:392-4876

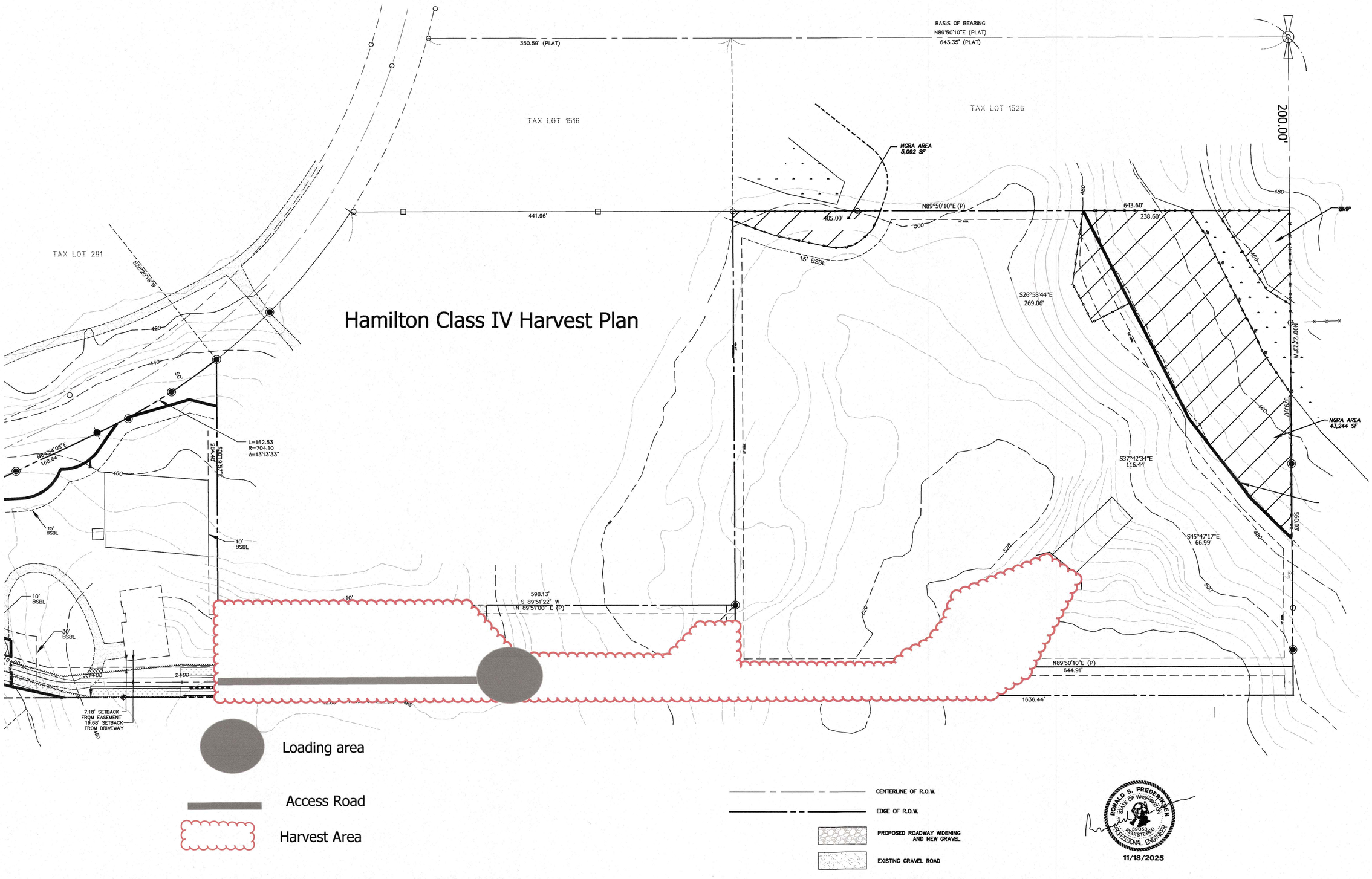
JOB NO. 21079
DATE 2/19
SCALE 1"=20'
DESIGNED RSF
DRAWN RSF
CHECKED R.KITZ
APPROVED RSF

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.



REVISIONS	BY	DATE

HAMILTON SHORT PLAT
CLASS IV HARVEST PLAN

RUSSEL HAMILTON
2930 288TH AVE NE
REDMOND, WA 98053

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
780 N.W. MAIN BLVD.
ISSAQUAH, WASHINGTON 98027
PH:(425)392-5351 FAX:392-4676

JOB NO.	21079
DATE	2/19
SCALE	1"=20'
DESIGNED	RSF
DRAWN	RSF
CHECKED	R.KITZ
APPROVED	RSF

SHEET 24 OF 25

HAMILTON SHORT PLAT

ENGINEERING PLANS PREPARED FOR

RUSSEL HAMILTON

N 1/2, SE 1/4, SECTION 19, T.25N., R.7E. W.M.

Bill Moffet Consulting
6023 189th Ave Ct E
Lake Tapps, WA 98391
253-232-0562 Ph
b.moffet@yahoo.com

November 26, 2025

Department of Local Services
Permitting Department
Hamilton Class IV FPA

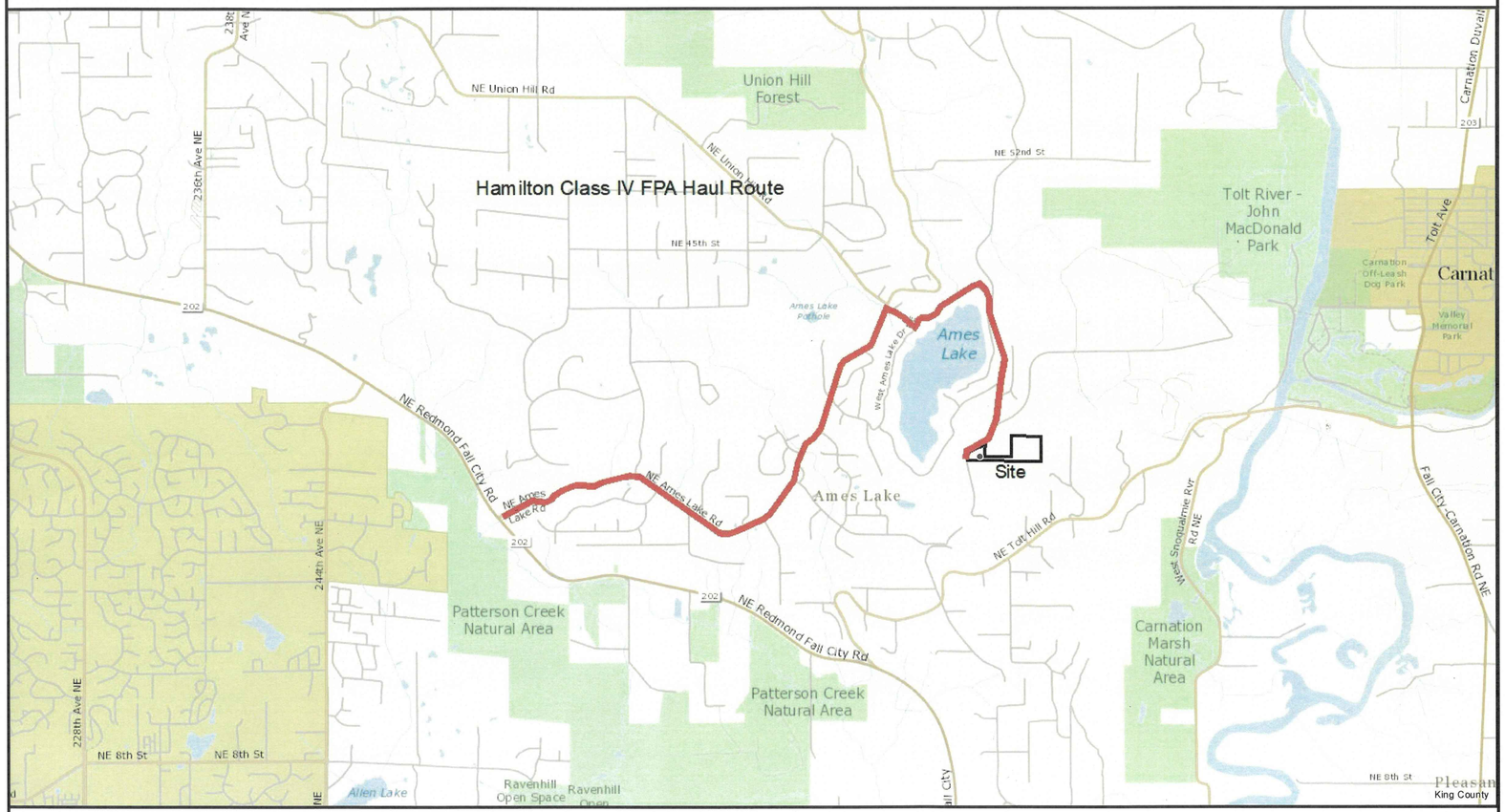
Narrative:

The proposal is to Clearcut 100 percent of the approximately 13,000 board feet of a sparsely mixed stand of Douglas fir, Cedar, Maple and Cottonwood tree's (See attached tree harvest plan) track mounted backhoe and skidder methods will be utilized. The trees will all be felled towards the loading site. All remaining brush will be removed by hand from the area,chipped and removed. Access to the landing area will be via an existing compacted dirt road that accesses adjacent to the existing home. Access to and from the site will be from the existing driveway onto 288th Ave NE to East Ames Lake Dr NE to West Ames Lake Dr NE to NE 40th St to NE Ames Lake Rd then onto NE Redmond Fall City Rd to various locations. (see attached Haul Route Map)

Owner:
Russel Hamilton
2930 288th Ave NE
Redmond, WA 98053
206-659-3878

Contact:
Bill Moffet Consulting
Bill Moffet
6023 189th Ave Ct E
Lake Tapps, WA 98391
253-232-0562

King County iMap



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Date: 11/27/2025

Notes:

N

King County

REVISIONS	BY	DATE

HAMILTON SHORT PLAT
CLASS IV HARVEST
NARRATIVE AND
AND HAUL ROUTE PLAN

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APPROVED	RSF

SHEET 25 OF 25