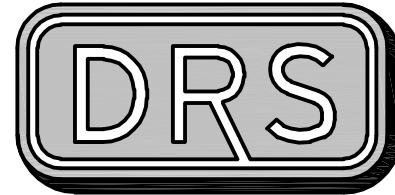


NE 1/4 SECTION 4, TOWNSHIP 24 N, RANGE 6 E, W.M.
DONALDSON SHORT PLAT
PSHP2023-00922



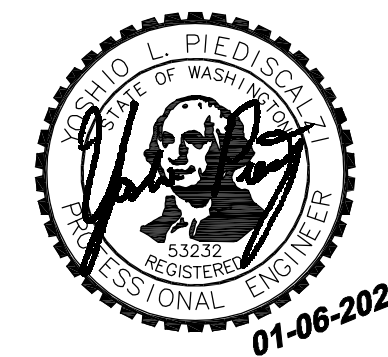
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ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

DONALDSON SHORT PLAT
PSHP2023-00922

CONCEPTUAL ROAD & GRADING PLAN
22703 SE 18TH STREET
SAMMAMISH, WA 98075
TAX PARCEL NO. 0424069025

TRC MARKETING LLC

2983 NE DAVIS LOOP
ISSAQUAH WA 98029
206-972-8101

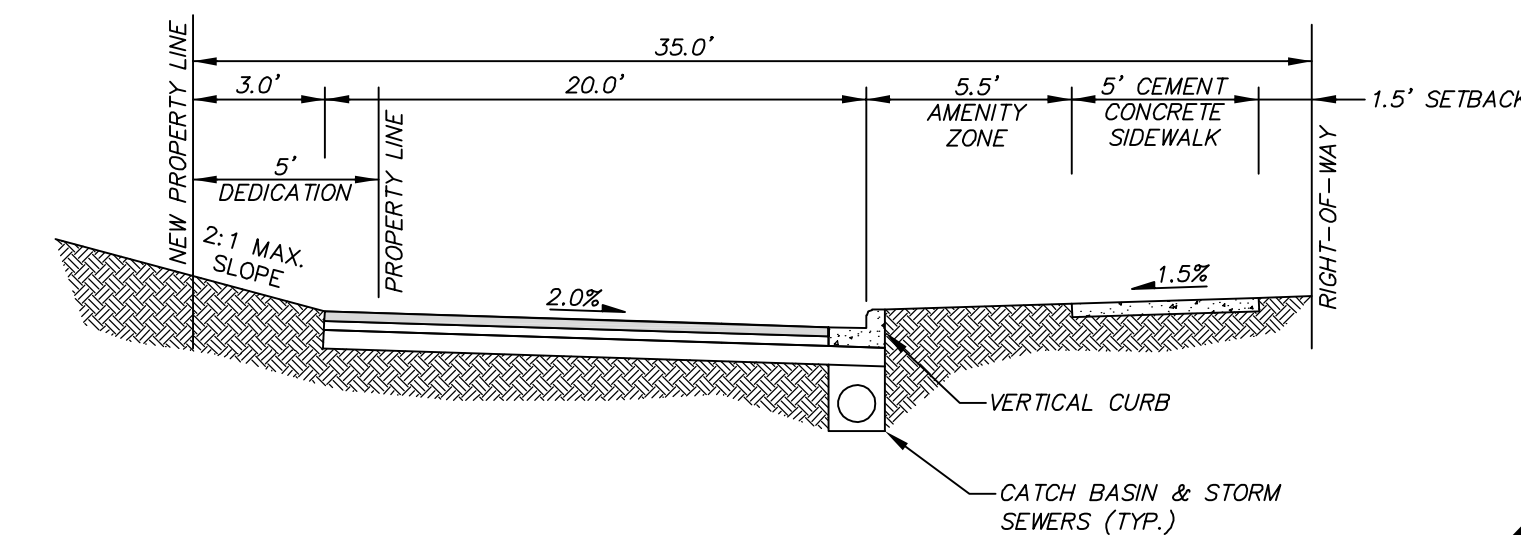
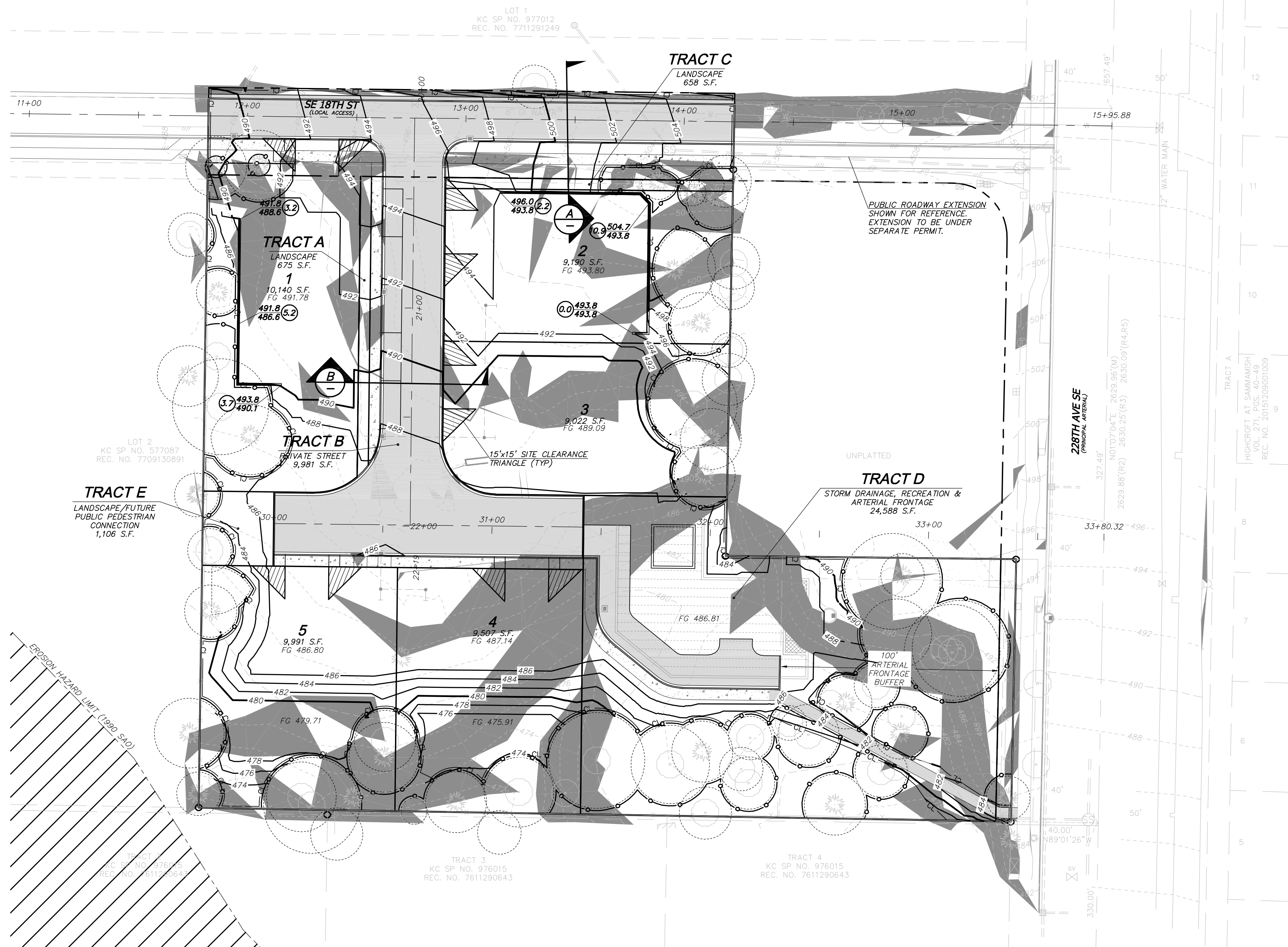


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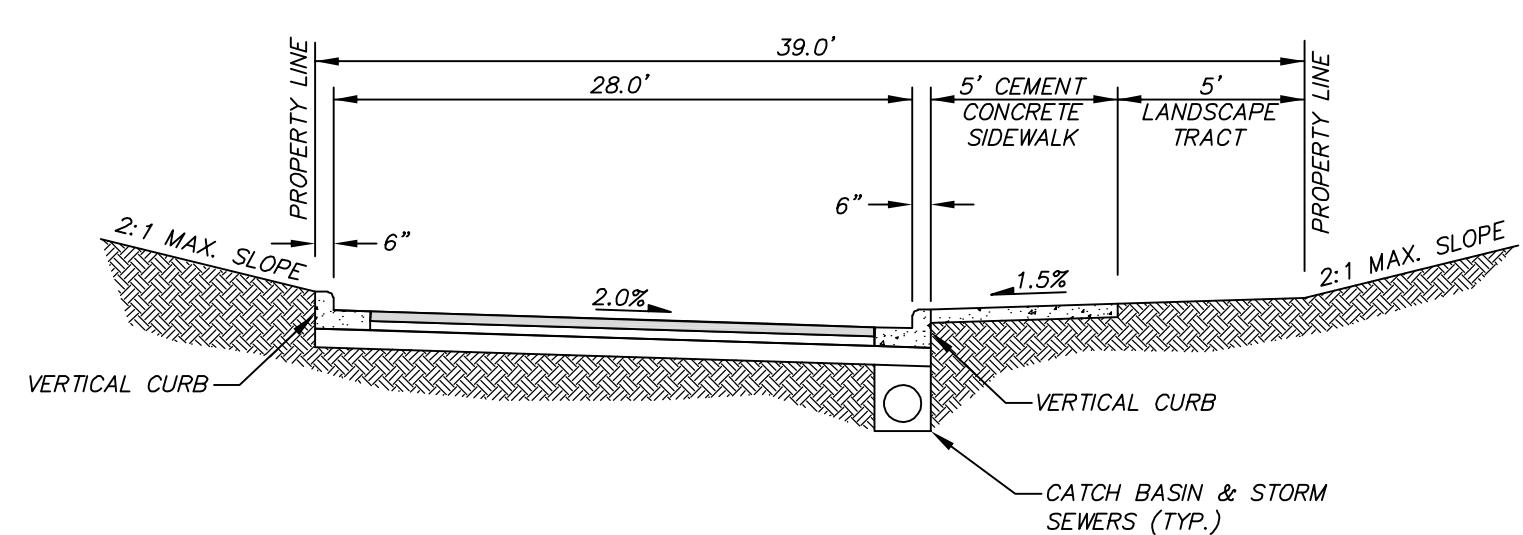
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DATE 07.03.24
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DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: YLP
DATE: 11.21.23
PROJECT NO.: 23021

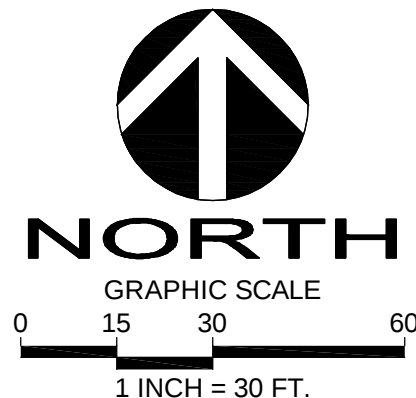
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SHEET: 3 OF 6



SE 18TH STREET
NTS

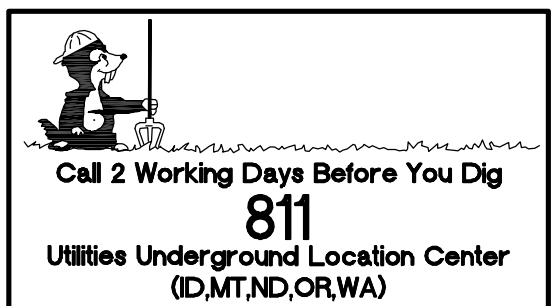


TRACT B (PRIVATE STREET)
NTS

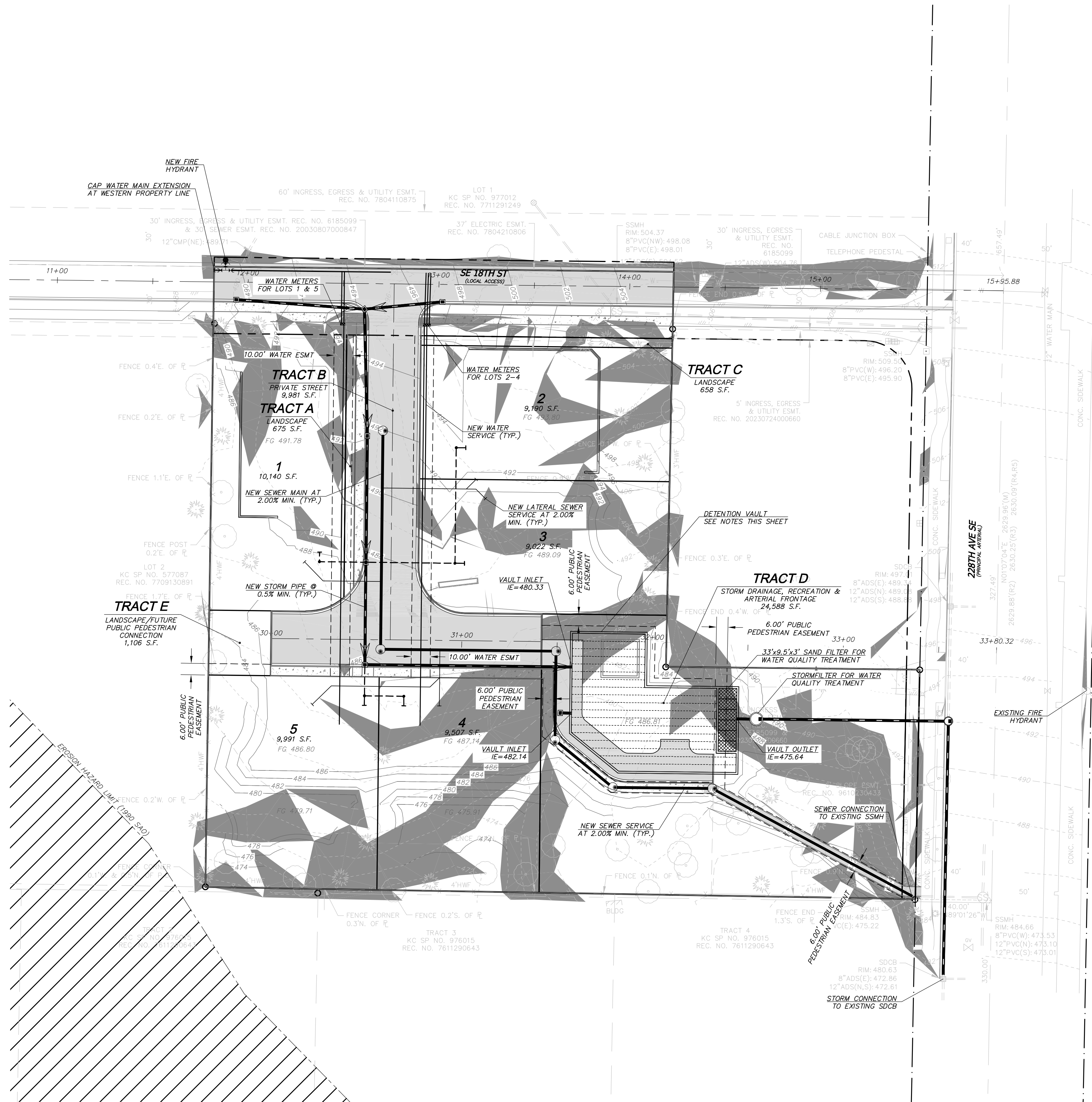


PRELIMINARY SITE VOLUME CALCULATIONS		
CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
3,499	3,467	32 CUT

*THESE VOLUME CALCULATIONS ARE APPROXIMATE. CONTRACTOR SHOULD USE THEIR OWN CALCULATIONS FOR CONSTRUCTION PURPOSES.
**THESE VOLUME CALCULATIONS DO NOT TAKE INTO ACCOUNT EXCAVATIONS REQUIRED FOR FLOW CONTROL FACILITIES



NE 1/4 SECTION 4, TOWNSHIP 24 N, RANGE 6 E, W.M.
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UTILITY LEGEND

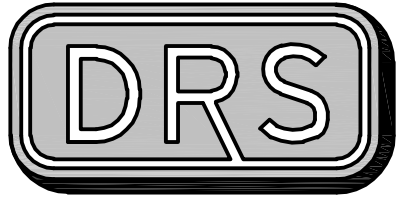
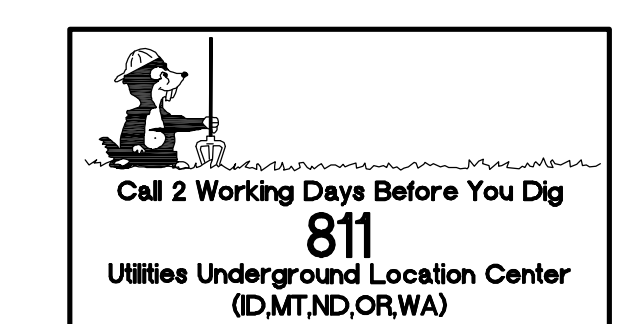
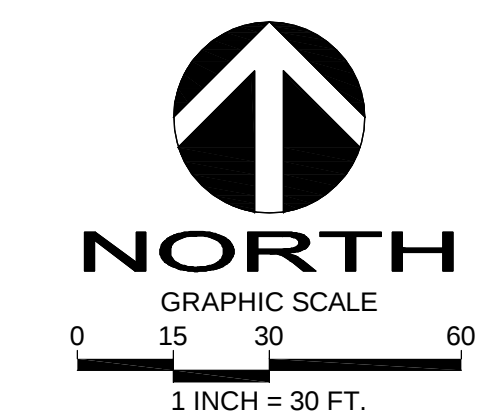
- WATER METER
- EXISTING FIRE HYDRANT
- WATER APPURTANCES
- WATER MAIN
- EXISTING SANITARY SEWER MANHOL
- EXISTING SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN

DETENTION FACILITY SPECIFICATIONS

TRACT "D" FACILITY (DETENTION VAULT)
STORAGE VOLUME REQUIRED.....24,655 C.F.
STORAGE VOLUME PROVIDED.....24,849 C.F.
DESIGN HIGH WATER ELEVATION.....482.64
BOTTOM OF DETENTION ELEVATION.....477.14
FREEBOARD PROVIDED.....0.50'

CRITICAL AREAS LEGEND:

- STEEP SLOPE
- EROSION HAZARD
- SLOPES > 15%



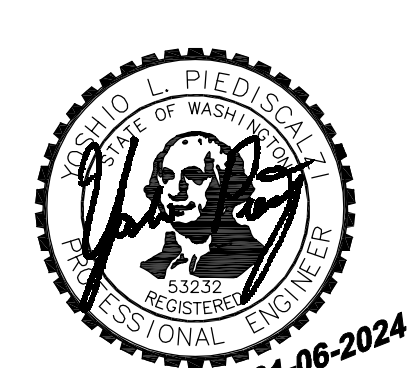
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CONCEPTUAL UTILITY PLAN
22703 SE 18TH STREET
SAMMAMISH, WA 98075
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206-972-8101



APR	YLP	YLP
REVISION	PER AGENCY COMMENTS	PER AGENCY COMMENTS
DATE	07.03.24	01.06.25

DRAFTED BY: JSE
DESIGNED BY: JSE
PROJECT ENGINEER: YLP
DATE: 11.21.23
PROJECT NO.: 23021

DRAWING: **C4**
SHEET: **4 OF 6**

DONALDSON SHORT PLAT

PSHP2023-00922

ON-SITE RETAINED TREE TABLE					
TREE ID #	SPECIES	DBH	DRIPLINE	TREE DESIGNATION	SMC SECTION
2	GRAND FIR	17	12	SIGNIFICANT	1
3	SCOTS PINE	20	14	SIGNIFICANT	1
4	SCOTS PINE	11	8	SIGNIFICANT	1
5	SCOTS PINE	12	6	SIGNIFICANT	1
6	SCOTS PINE	13	8	SIGNIFICANT	1
11	GIANT SEQUOIA	33	18	LANDMARK	1.50 21.03.060(f)(4)a
12	WHITE FIR	25	14	HERITAGE	1.25 21.03.060(f)(4)b
20	BIGLEAF MAPLE	14	20	SIGNIFICANT	1
21	WESTERN RED CEDAR	38	14	LANDMARK	1.50 21.03.060(f)(4)a
22	WESTERN RED CEDAR	48	14	LANDMARK	1.50 21.03.060(f)(4)a
32	WESTERN RED CEDAR	52	16	LANDMARK	1.50 21.03.060(f)(4)a
33	BIGLEAF MAPLE	39	22	LANDMARK	1.50 21.03.060(f)(4)a
34	SAWARA CYPRESS	10	10	SIGNIFICANT	1
36	BIGLEAF MAPLE	19	22	SIGNIFICANT	1
37	BIGLEAF MAPLE	16	22	SIGNIFICANT	1
38	BIGLEAF MAPLE	12	10	SIGNIFICANT	1
39	WESTERN RED CEDAR	26	12	HERITAGE	1.25 21.03.060(f)(4)b
41	WESTERN RED CEDAR	31	12	HERITAGE	1.25 21.03.060(f)(4)b
43	BITTER CHERRY	12	16	SIGNIFICANT	1
44	AUSTRIAN PINE	11	10	SIGNIFICANT	1
45	WESTERN RED CEDAR	41	14	LANDMARK	1.50 21.03.060(f)(4)a
46	BIGLEAF MAPLE	17	14	SIGNIFICANT	1
47	BIGLEAF MAPLE	12	8	SIGNIFICANT	1
48	BIGLEAF MAPLE	16	12	SIGNIFICANT	1
49	BIGLEAF MAPLE	19	10	SIGNIFICANT	1
50	BIGLEAF MAPLE	19	12	SIGNIFICANT	1
51	DOUGLAS FIR	35	14	LANDMARK	1.50 21.03.060(f)(4)a
52	BIGLEAF MAPLE	16	12	SIGNIFICANT	1
53	BIGLEAF MAPLE	16	18	SIGNIFICANT	1
57	BIGLEAF MAPLE	24	22	HERITAGE	1.25 21.03.060(f)(4)b
59	BIGLEAF MAPLE	29	16	HERITAGE	1.25 21.03.060(f)(4)b
60	DOUGLAS FIR	32	14	LANDMARK	1.50 21.03.060(f)(4)a
69	BIGLEAF MAPLE	18	14	SIGNIFICANT	1
70	WESTERN RED CEDAR	45	16	LANDMARK	1.50 21.03.060(f)(4)a
72	BIGLEAF MAPLE	37	22	LANDMARK	1.50 21.03.060(f)(4)a
73	BIGLEAF MAPLE	20	16	SIGNIFICANT	1
77	DOUGLAS FIR	14	12	SIGNIFICANT	1
78	BIGLEAF MAPLE	12	18	SIGNIFICANT	1
79	BIGLEAF MAPLE	14	16	SIGNIFICANT	1
82	WESTERN RED CEDAR	48	18	LANDMARK	1.50 21.03.060(f)(4)a
83	BIGLEAF MAPLE	15	22	SIGNIFICANT	1
89	WESTERN RED CEDAR	8	10	SIGNIFICANT	1
91	WESTERN RED CEDAR	13	14	SIGNIFICANT	1
92	WESTERN RED CEDAR	46	16	LANDMARK	1.50 21.03.060(f)(4)a
120	BIGLEAF MAPLE	14	12	SIGNIFICANT	1
202	BIGLEAF MAPLE	16	20	SIGNIFICANT	1
212	BIGLEAF MAPLE	14	14	SIGNIFICANT	1
213	BIGLEAF MAPLE	14	14	SIGNIFICANT	1
				TOTAL=55.25	

PINE LAKE DRAINAGE BASIN
TREE RETENTION CALCULATION

NUMBER OF EXISTING TREES:	108
NON-SIGNIFICANT TREES:	15
OFF SITE TREES:	10
UNHEALTHY TREES:	8
TOTAL VIABLE TREES:	48
SIGNIFICANT	
HERITAGE	5
LANDMARK	12
RETENTION REQUIREMENT:	50%
REQUIRED NO. OF TREES TO BE RETAINED:	54

* REGARDLESS OF THE ZONING DESIGNATION, PINE LAKE AND BEAVER LAKE DRAINAGE SUB-BASINS AS DEPICTED ON MAPS CREATED AND MAINTAINED BY THE CITY SHALL RETAIN 50% OF THE SIGNIFICANT TREES WITHIN AREAS UNCONSTRAINED BY WETLANDS, STREAMS, LANDSLIDE HAZARD AREAS, AND ASSOCIATED BUFFERS [SMC 21.03.060(G)(1)(a)]. *

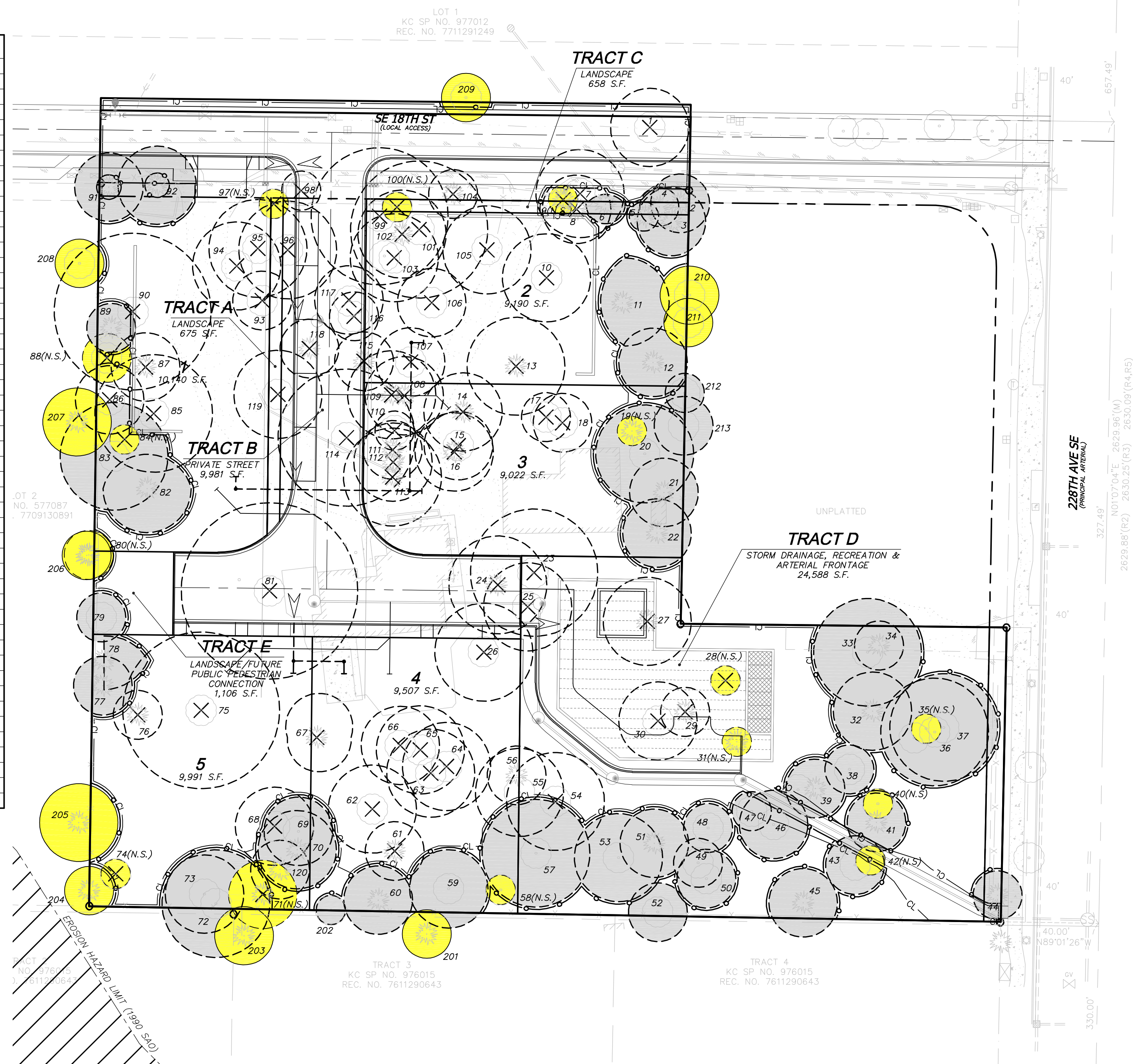
EROSION HAZARD AREAS OVERLAY
TREE RETENTION CALCULATION

NUMBER OF EXISTING TREES:	-
NON-SIGNIFICANT TREES:	-
OFF SITE TREES:	UNKNOWN
UNHEALTHY TREES:	-
TOTAL VIABLE TREES:	-
SIGNIFICANT	
HERITAGE	-
LANDMARK	-
RETENTION REQUIREMENT:	50%
REQUIRED NO. OF TREES TO BE RETAINED:	100%

* REGARDLESS OF THE ZONING DESIGNATION, EROSION HAZARD AREAS SHALL RETAIN 50% OF THE SIGNIFICANT TREES WITHIN AREAS UNCONSTRAINED BY WETLANDS, STREAMS, LANDSLIDE HAZARD AREAS, AND ASSOCIATED BUFFERS [SMC 21.03.060(G)(1)(a)]. *

TREE RETENTION NOTE

ANY CONSTRUCTION WITHIN THE DRIPLINE OF A TREE TO BE RETAINED REQUIRES AN AIR EXCAVATION ANALYSIS TO DETERMINE THAT THE TREE WILL NOT BE DAMAGED DURING CONSTRUCTION. AN ISA CERTIFIED ARBORIST MUST BE ON-SITE DURING CONSTRUCTION TO SUPERVISE GRADING ACTIVITIES WITHIN 5 FEET OF RETAINED SIGNIFICANT TREE DRIPLINES TO ENSURE PROPER TREE PRESERVATION.



TREE RETENTION CREDITS

SIGNIFICANT - 1.00 CREDIT (31)	31.00
HERITAGE - 1.25 CREDITS (5)	6.25
SMC 21.03.060 (f) (4) (b) (i) (d-f)	
HERITAGE - 1.75 CREDITS (0)	0.00
SMC 21.03.060 (f) (4) (b) (i) (a-c)	
LANDMARK - 1.50 CREDITS (12)	18.00
SMC 21.03.060 (f) (4) (a) (i) (d-f)	
LANDMARK - 2.00 CREDITS (0)	0.00
SMC 21.03.060 (f) (4) (a) (i) (a-c)	
TOTAL	55.25

- SMC 21.03.060 (f) (1) (a-h)
- SIGNIFICANT TREES PART OF A CONTINUOUS CANOPY ADJACENT TO AN ENVIRONMENTALLY CRITICAL AREA AND ASSOCIATED BUFFER;
 - SIGNIFICANT TREES PART OF A CONTINUOUS CANOPY ADJACENT TO A PUBLIC PARK AND/OR OTHER PROTECTED OPEN SPACE;
 - SIGNIFICANT TREES PART OF ANY OTHER ON-SITE AND/OR OFF-SITE CONTINUOUS CANOPY;
 - SIGNIFICANT TREES PROVIDING RELIEF FROM IDENTIFIED ENVIRONMENTAL IMPACTS;
 - SIGNIFICANT TREES PROVIDING PERIMETER CONNECTIVITY AND/OR OFF-SITE SCREENING;
 - SIGNIFICANT TREES ABLE TO BE INCORPORATED INTO REQUIRED LANDSCAPING;
 - AN ISOLATED CLUSTER OF SIGNIFICANT TREES;
 - INDIVIDUAL SIGNIFICANT TREES;

TREE REPLACEMENT CALCULATION

ANY SIGNIFICANT TREE LAWFULLY REMOVED PURSUANT TO SMC 21.03.060(F), REMOVAL STANDARDS OR SMC 21.03.060(G), RETENTION STANDARDS, SHALL BE SUBJECT TO THE REPLACEMENT STANDARDS IN SMC 21.03.060(J).

57 TREES SHALL BE REPLACED AT VARYING RATIOS BASED UPON SIZE PURSUANT TO SMC 21.03.060(J) - 104 REPLACEMENT TREES ARE REQUIRED (41 CONIFEROUS, 63 DECIDUOUS).

CONIFEROUS REPLACEMENT CALCULATIONS

7 LANDMARK TREES REMOVED AND REPLACED AT 3:1= 21
2 HERITAGE TREES REMOVED AND REPLACED AT 2:1= 4
16 SIGNIFICANT TREES REMOVED AND REPLACED AT 1:1= 16
25 CONIFEROUS TREES REMOVED AND REPLACED WITH 41 TREES

DECIDUOUS REPLACEMENT CALCULATIONS

6 LANDMARK TREES REMOVED AND REPLACED AT 3:1= 18
18 HERITAGE TREES REMOVED AND REPLACED AT 2:1= 20
25 SIGNIFICANT TREES REMOVED AND REPLACED AT 1:1= 25
41 DECIDUOUS TREES REMOVED AND REPLACED WITH 63 TREES

TREE REPLACEMENT NOTE:

1. REPLACEMENT TREE SPECIES AND LOCATIONS SHALL BE DETERMINED AT FINAL ENGINEERING.

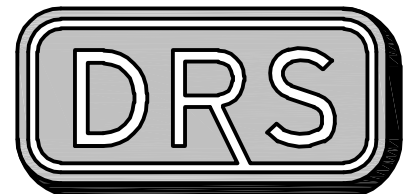
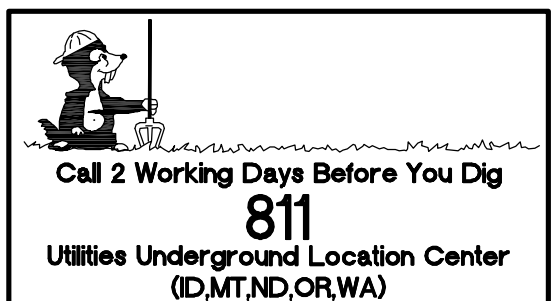
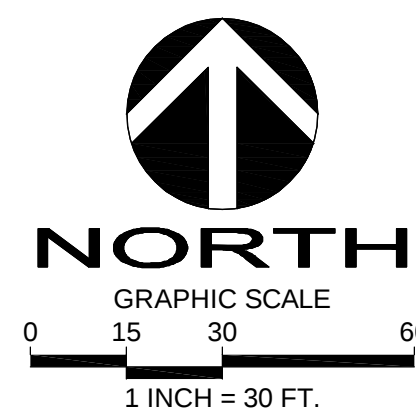
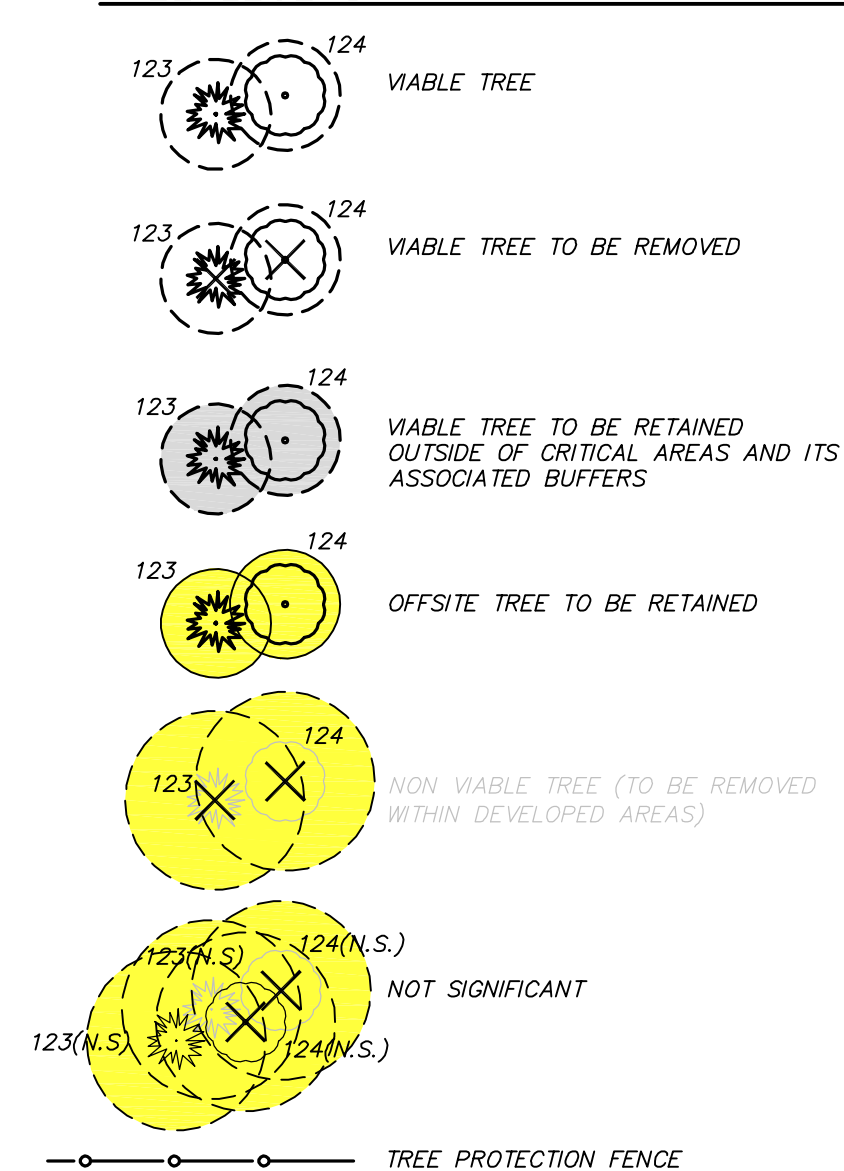
TOTAL TREE REPLACEMENT (SMC 21.03.060(J))

TYPE OF TREE	REMOVED	REQUIRED REPLACEMENT PER TREE	TOTAL REPLACEMENT REQUIRED
SIGNIFICANT	32	1	33 X 1 = 33
HERITAGE	12	2	12 X 2 = 24
LANDMARK	13	3	12 X 3 = 36
TOTAL			93

ON-SITE REMOVED TREE TABLE

TREE ID #	SPECIES	DBH	DRIPLINE	TREE DESIGNATION	REPLACEMENT TREES REQ'D
1	BLACK COTTONWOOD	22	16	HERITAGE	2
7	BIGLEAF MAPLE	16	18	SIGNIFICANT	1
8	LEYLAND CYPRESS	17	14	SIGNIFICANT	1
10	BIGLEAF MAPLE	27	18	HERITAGE	2
13	WESTERN RED CEDAR	45	20	LANDMARK	3
14	WESTERN RED CEDAR	39	16	LANDMARK	3
15	BIGLEAF MAPLE	13	14	SIGNIFICANT	1
16	WESTERN RED CEDAR	26	16	HERITAGE	2
17	DEODAR CEDAR	11	10		
18	DEODAR CEDAR	13	12	SIGNIFICANT	1
23	BIGLEAF MAPLE	31	26	HERITAGE	2
24	WESTERN RED CEDAR	45	20	LANDMARK	3
25	BIGLEAF MAPLE	28	18	HERITAGE	2
26	BIGLEAF MAPLE	29	20	HERITAGE	2
27	WESTERN RED CEDAR	51	18	LANDMARK	3
29	WESTERN RED CEDAR	11	10	SIGNIFICANT	1
30	BIGLEAF MAPLE	26	16	HERITAGE	2
54	BIGLEAF MAPLE	23	20	HERITAGE	2
55	BIGLEAF MAPLE	16	18	SIGNIFICANT	1
56	WESTERN RED CEDAR	14	10	SIGNIFICANT	1
61	WESTERN RED CEDAR	10	12	SIGNIFICANT	1
62	BIGLEAF MAPLE	25	18	HERITAGE	2
63	BIGLEAF MAPLE	14	18	SIGNIFICANT	1
64	BIGLEAF MAPLE	20	18	SIGNIFICANT	1
65	BIGLEAF MAPLE	15	18	SIGNIFICANT	1
66	BIGLEAF MAPLE	15	16	SIGNIFICANT	1
67	WESTERN RED CEDAR	44	18	LANDMARK	3
68	BIGLEAF MAPLE	13	16	SIGNIFICANT	1
75	BIGLEAF MAPLE	42	32	LANDMARK	3
76	WESTERN RED CEDAR	10	10	SIGNIFICANT	1
81	BIGLEAF MAPLE	43	36	LANDMARK	3
85	BIGLEAF MAPLE	19	24	SIGNIFICANT	1
86	BIGLEAF MAPLE	17	14	SIGNIFICANT	1
87	WESTERN RED CEDAR	18	14	SIGNIFICANT	1
90	BIGLEAF MAPLE	40	32	LANDMARK	3
93	BIGLEAF MAPLE	16	12	SIGNIFICANT	1
94	BIGLEAF MAPLE	16	18	SIGNIFICANT	1
95	BIGLEAF MAPLE	17	20	SIGNIFICANT	1
96	BIGLEAF MAPLE	25	20	HERITAGE	2
98	DOUGLAS FIR	13	8	SIGNIFICANT	1
99	BIGLEAF MAPLE	32	28	LANDMARK	3
101	BIGLEAF MAPLE	21	32	SIGNIFICANT	1
102	DOUGLAS FIR	42	18	LANDMARK	3
103	BIGLEAF MAPLE	18	18	SIGNIFICANT	1
104	DOUGLAS FIR	10	10		
105	BIGLEAF MAPLE	21	18	SIGNIFICANT	1
106	BIGLEAF MAPLE	14	14	SIGNIFICANT	1
107	BIGLEAF MAPLE	14	14	SIGNIFICANT	1
108	DOUGLAS FIR	40	16	LANDMARK	3
109	WESTERN RED CEDAR	35	18	LANDMARK	3
110	BIGLEAF MAPLE	11	8		
111	WESTERN RED CEDAR	18	12	SIGNIFICANT	1
112	WESTERN RED CEDAR	27	16	HERITAGE	2
113	BIGLEAF MAPLE	14	20	SIGNIFICANT	1
114	BIGLEAF MAPLE	17	28	SIGNIFICANT	1
115	WESTERN RED CEDAR	10	12	SIGNIFICANT	1
116	BIGLEAF MAPLE	15	10	SIGNIFICANT	1
117	BIGLEAF MAPLE	16	14	SIGNIFICANT	1
118	WESTERN RED CEDAR	10	12	SIGNIFICANT	1
119	BIGLEAF MAPLE	31	18	HERITAGE	2
				TOTAL=57	TOTAL REPLACEMENT TREES REQ'D=93

TREE LEGEND:



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CONSULTING ENGINEERS
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DONALDSON SHORT PLAT
PSHP2023-00922

TREE RETENTION PLAN

22703 SE 18TH STREET
SAMMAMISH, WA 98075
TAX PARCEL NO. 0424069025

TRC MARKETING LLC

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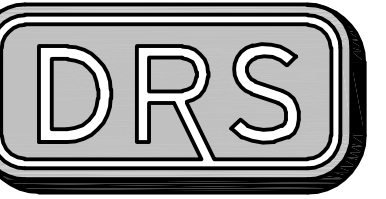
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DESIGNED BY: JSE
PROJECT ENGINEER: YLP
DATE: 11.21.23
PROJECT NO.: 23021

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NE 1/4 SECTION 4, TOWNSHIP 24 N, RANGE 6 E, W.M.

DONALDSON SHORT PLAT

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DONALDSON SHORT PLAT
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SIGHT DISTANCE TRIANGLES
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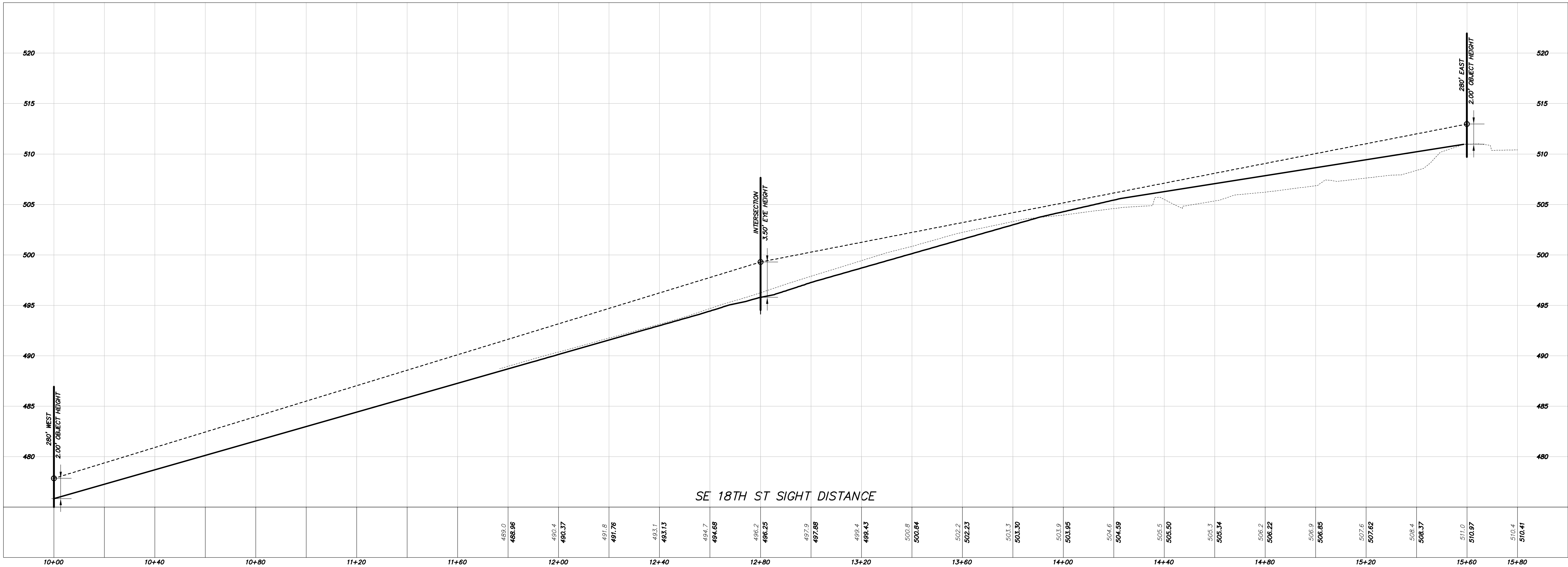
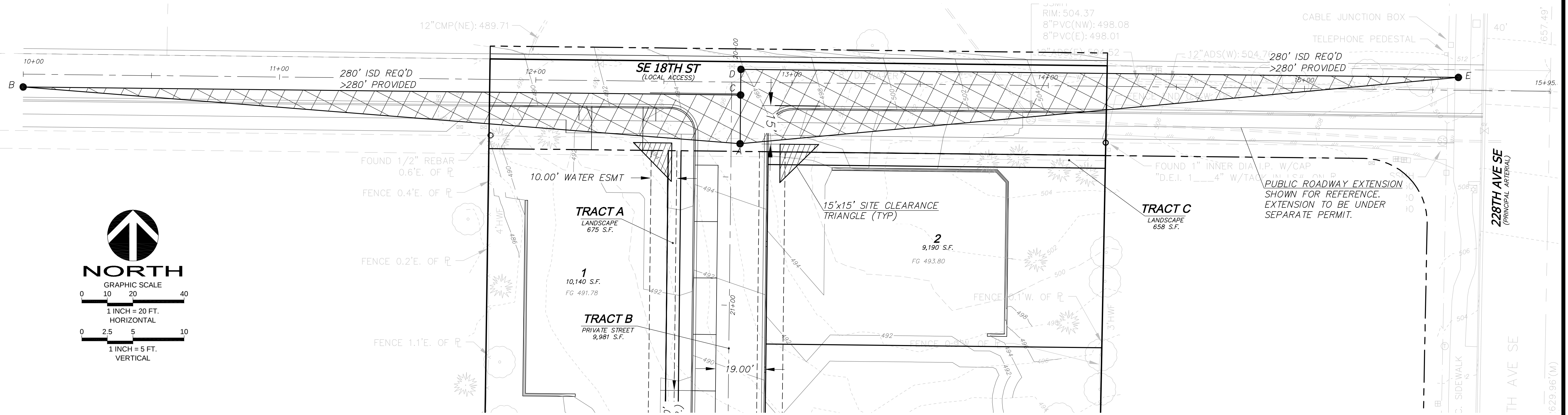
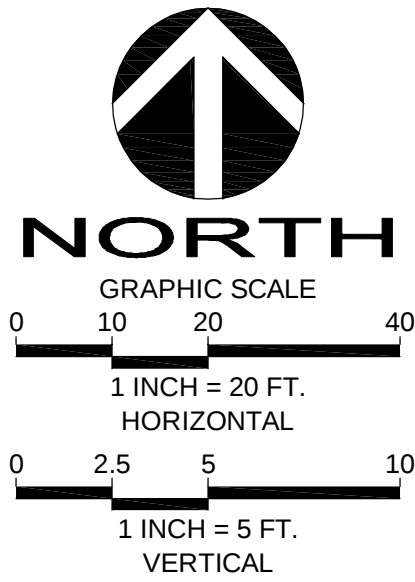
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07.03.24
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DESIGNED BY: JSE
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DATE: 11.21.23
PROJECT NO.: 23021

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SHEET: 6 OF 6



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