



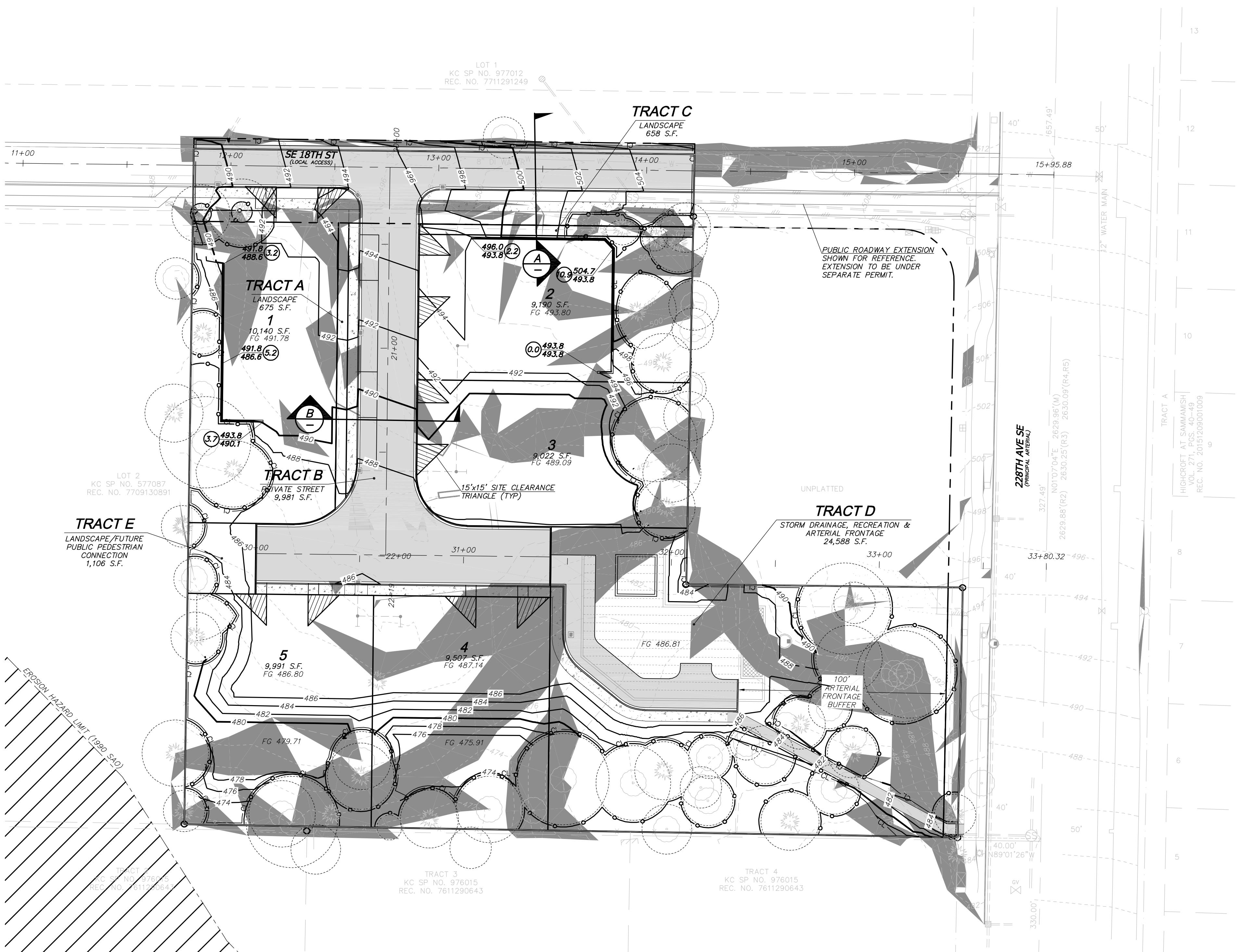


## DONALDSON SHORT PLAT

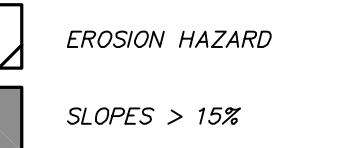
PSHP2023-00922



D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423



**CRITICAL AREAS LEGEND:**



**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  
ISSAQAH WA 98029  
206-972-8101

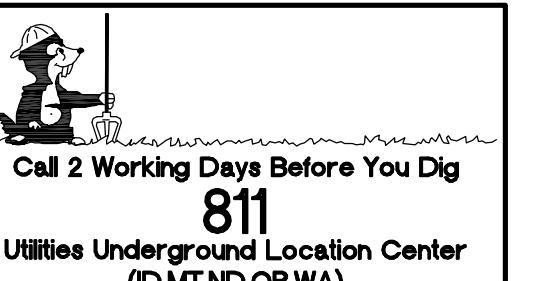
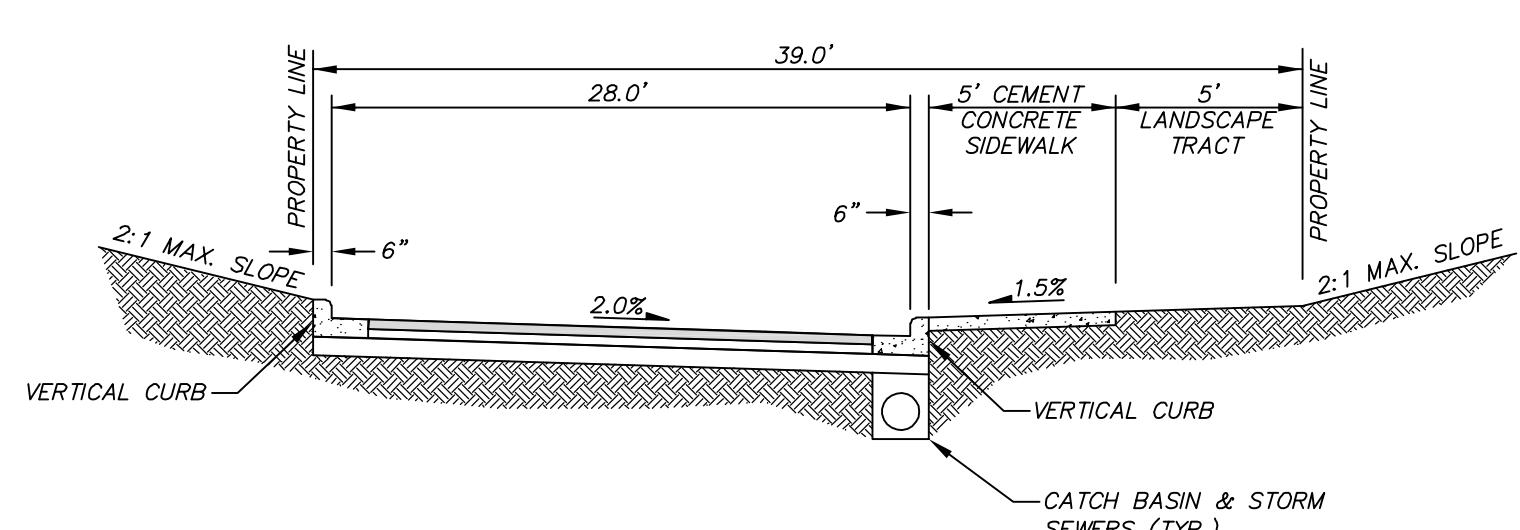
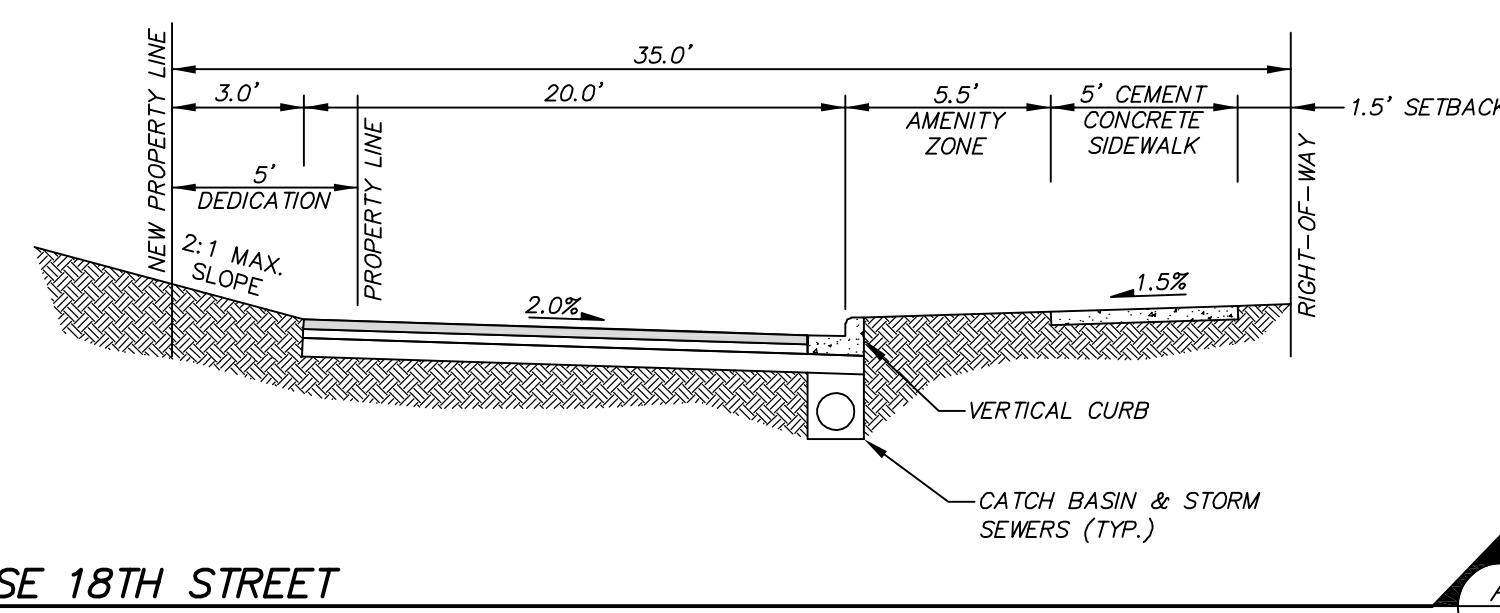


GRAPHIC SCALE  
0 15 30 60  
1 INCH = 30 FT.

## PRELIMINARY SITE VOLUME CALCULATIONS

| REVISION | 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

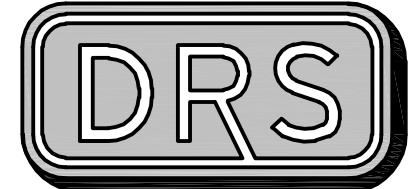


DRAFTED BY: JSE  
DESIGNED BY: JSE  
PROJECT ENGINEER: YLP  
DATE: 11.21.23  
PROJECT NO.: 23021

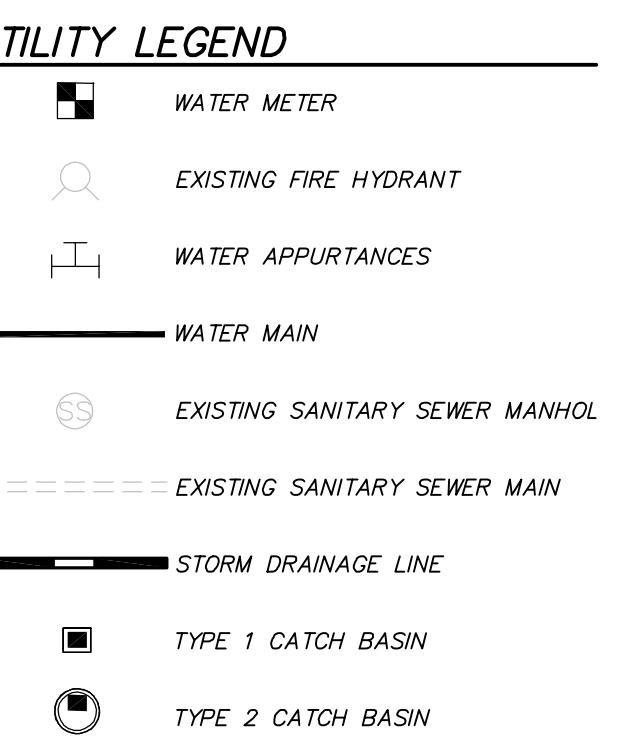
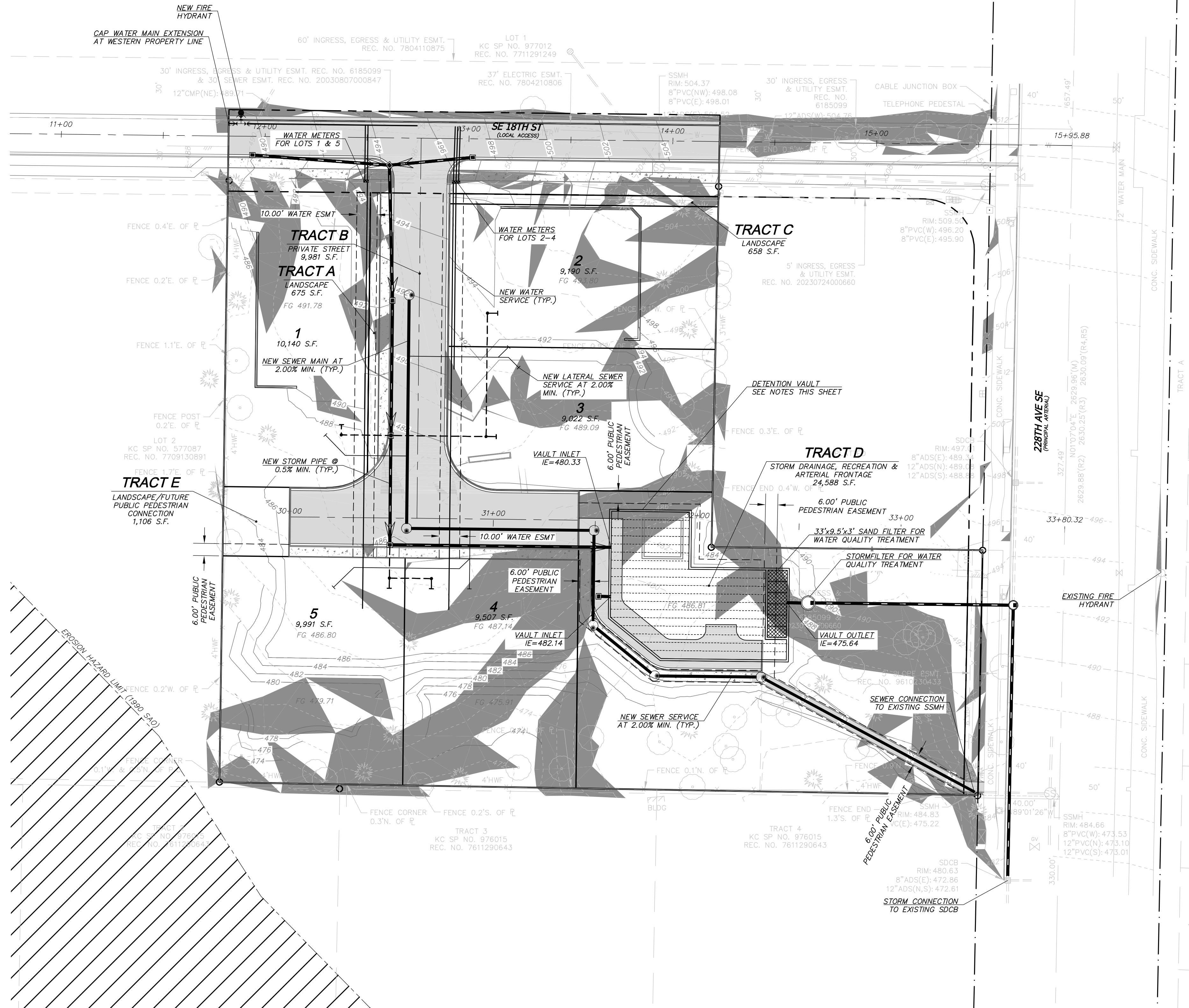
DRAWING: C3  
SHEET: 3 OF 6

## DONALDSON SHORT PLAT

PSHP2023-00922



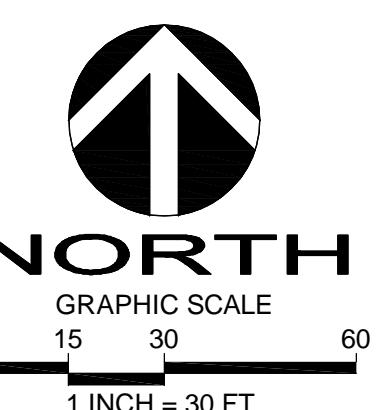
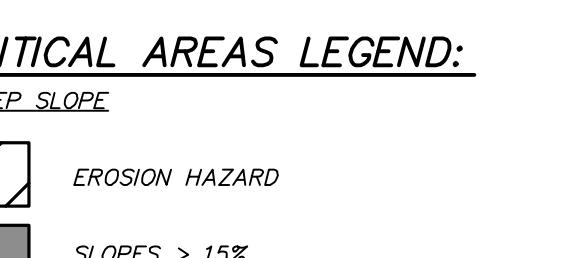
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O 425.827.3063 F 425.827.2423



**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'       |



APR  
YLP  
YLP

DATE: 07-03-24 PER AGENCY COMMENTS  
01-06-25 PER AGENCY COMMENTS

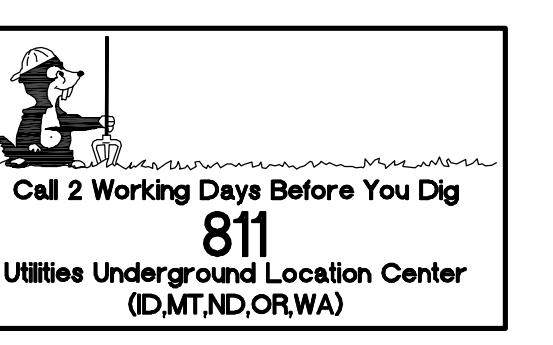
Call 2 Working Days Before You Dig  
811  
Utilities Underground Location Center  
(ID, MT, ND, OR, WA)

DRAFTED BY: JSE  
DESIGNED BY: JSE  
PROJECT ENGINEER: YLP  
DATE: 11-21-23  
PROJECT NO.: 23021

DRAWING: C4  
SHEET: 4 OF 6

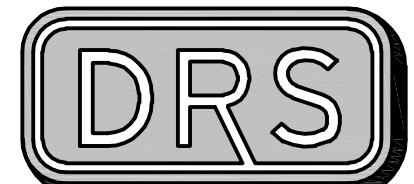
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CONCEPTUAL UTILITY PLAN  
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TAX PARCEL NO. 0424069025

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## DONALDSON SHORT PLAT

PSHP2023-00922



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620-7th AVENUE KIRKLAND, WA 98033

O 425.827.3063 F 425.827.2423

| ON-SITE RETAINED TREE TABLE |                   |     |          |                  |         |                  |
|-----------------------------|-------------------|-----|----------|------------------|---------|------------------|
| TREE ID #                   | SPECIES           | DBH | DRIPLINE | TREE DESIGNATION | CREDITS | 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(1)(4)a |
| 12                          | WHITE FIR         | 25  | 14       | HERITAGE         | 1.25    | 21.03.060(1)(4)b |
| 20                          | BIGLEAF MAPLE     | 14  | 20       | SIGNIFICANT      | 1       |                  |
| 21                          | WESTERN RED CEDAR | 38  | 14       | LANDMARK         | 1.50    | 21.03.060(1)(4)a |
| 22                          | WESTERN RED CEDAR | 48  | 14       | LANDMARK         | 1.50    | 21.03.060(1)(4)a |
| 32                          | WESTERN RED CEDAR | 52  | 16       | LANDMARK         | 1.50    | 21.03.060(1)(4)a |
| 33                          | BIGLEAF MAPLE     | 39  | 22       | LANDMARK         | 1.50    | 21.03.060(1)(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(1)(4)b |
| 41                          | WESTERN RED CEDAR | 31  | 12       | HERITAGE         | 1.25    | 21.03.060(1)(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(1)(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(1)(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(1)(4)b |
| 59                          | BIGLEAF MAPLE     | 29  | 16       | HERITAGE         | 1.25    | 21.03.060(1)(4)b |
| 60                          | DOUGLAS FIR       | 32  | 14       | LANDMARK         | 1.50    | 21.03.060(1)(4)a |
| 69                          | BIGLEAF MAPLE     | 18  | 14       | SIGNIFICANT      | 1       |                  |
| 70                          | WESTERN RED CEDAR | 45  | 16       | LANDMARK         | 1.50    | 21.03.060(1)(4)a |
| 72                          | BIGLEAF MAPLE     | 37  | 22       | LANDMARK         | 1.50    | 21.03.060(1)(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(1)(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(1)(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 VISIBLE TREES:                  | 48  |
| SIGNIFICANT                           | 31  |
| HERITAGE                              | 5   |
| LANDMARK                              | 12  |
| RETENTION REQUIREMENT:                | 50% |
| REQUIRED NO. OF TREES TO BE RETAINED: | 54  |

\* REGARDLESS OF THE ZONING DESIGNATION, PINE LAKE AND EVER LAKES 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)(g)]. \*

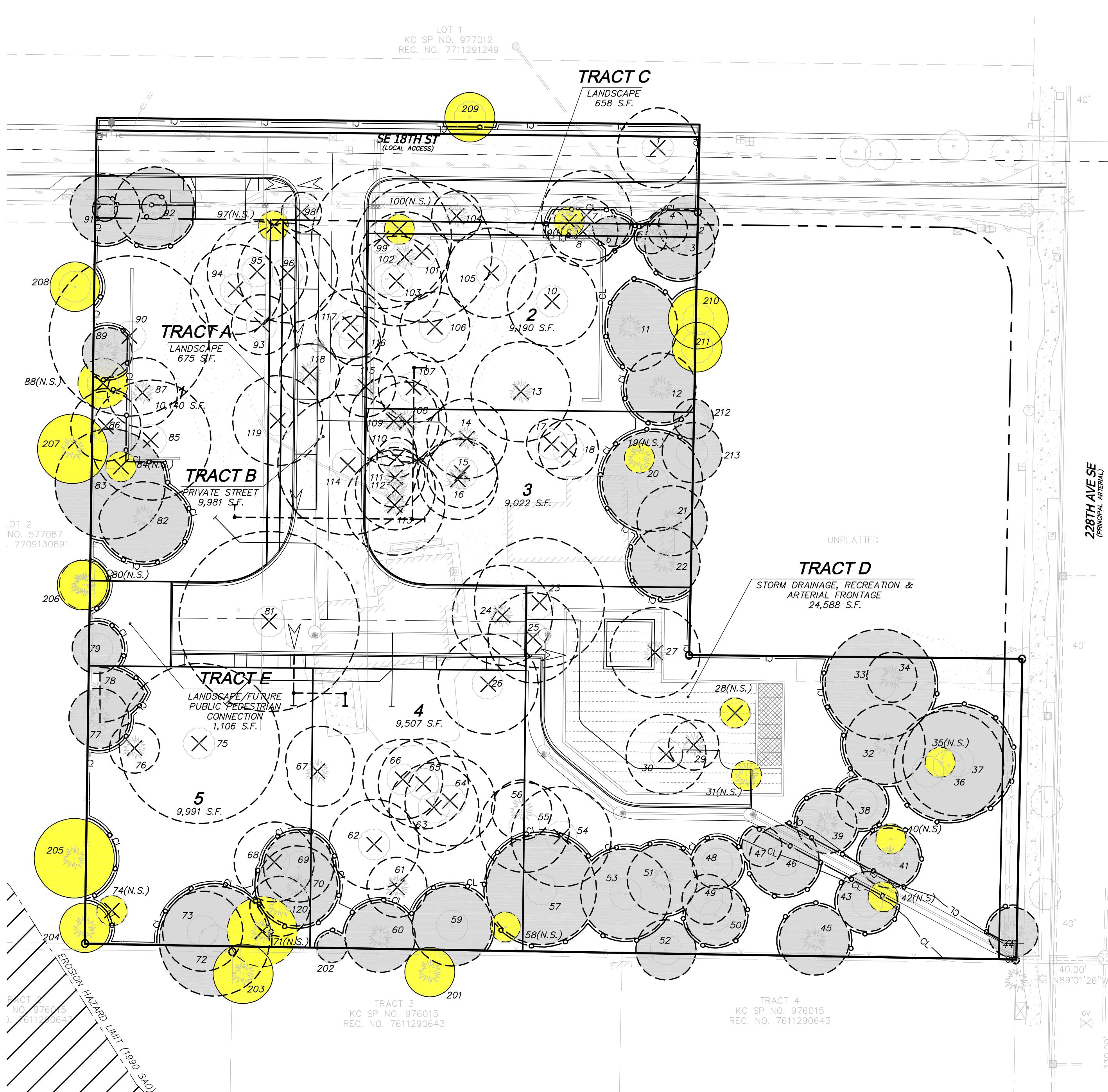
EROSION HAZARD AREAS OVERLAY  
TREE RETENTION CALCULATION

|                                       |         |
|---------------------------------------|---------|
| NUMBER OF EXISTING TREES:             | -       |
| NON-SIGNIFICANT TREES:                | -       |
| OFF SITE TREES:                       | UNKNOWN |
| UNHEALTHY TREES:                      | -       |
| TOTAL VISIBLE 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)(g)]. \*

## 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.

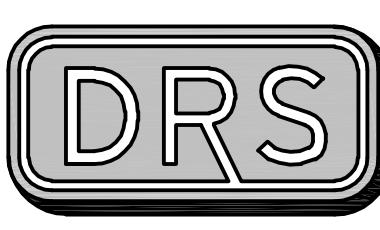
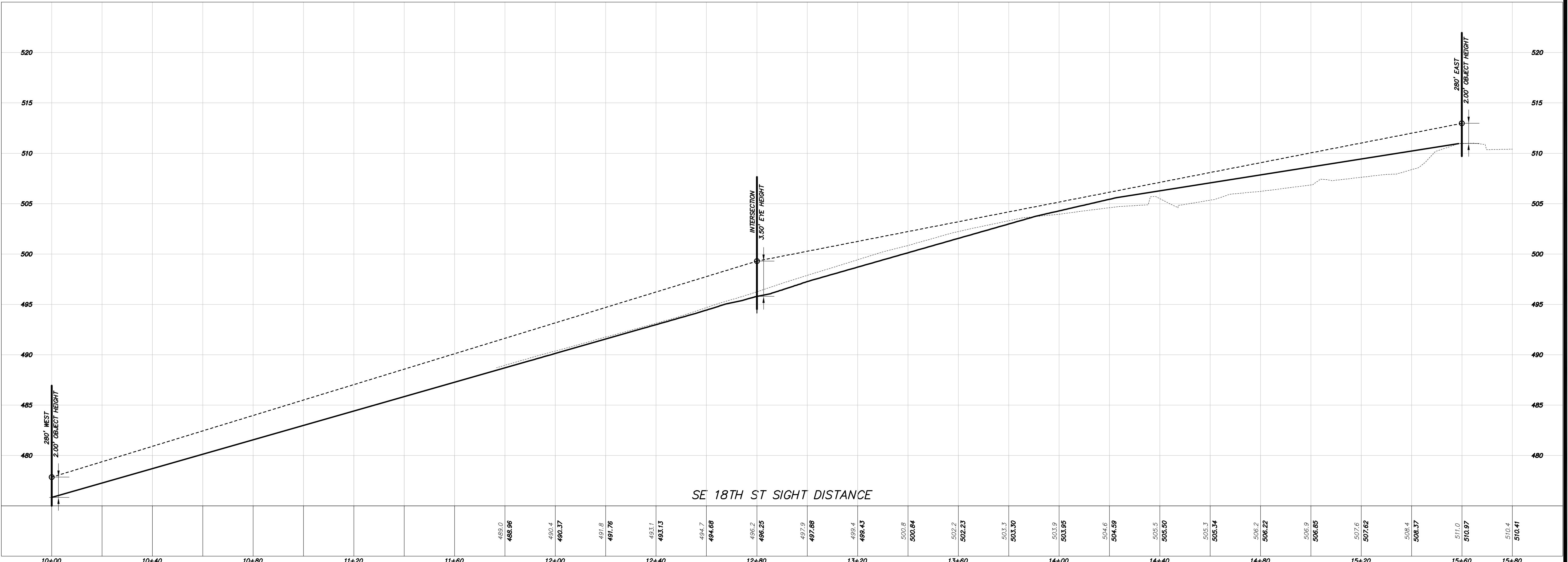
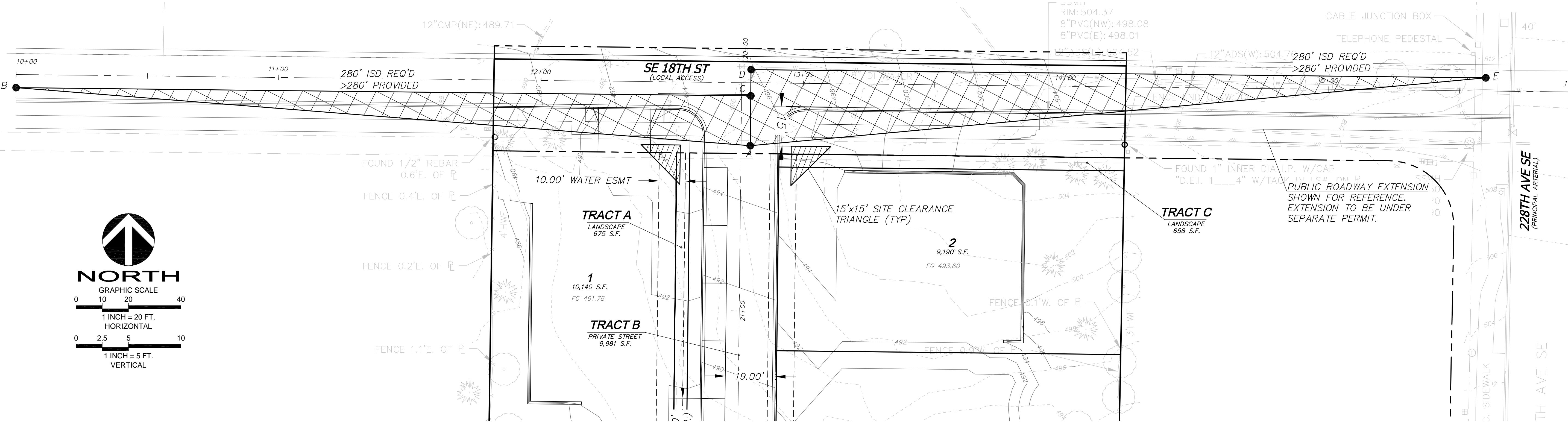


| ON-SITE REMOVED TREE TABLE |                   |     |          |                  |                         |
|----------------------------|-------------------|-----|----------|------------------|-------------------------|
| TREE ID #                  | SPECIES           | DBH | DRIPLINE | TREE DESIGNATION | 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                       |

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

# DONALDSON SHORT PLAT

PSHP2023-00922



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SIGHT DISTANCE TRIANGLES  
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TAX PARCEL NO. 0424069025

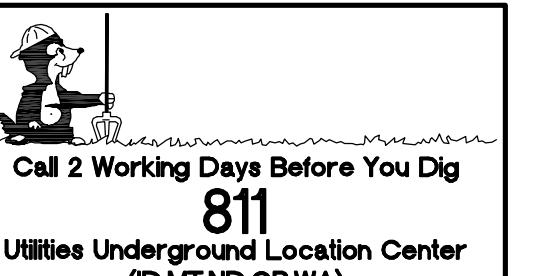
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(ID, MT, ND, OR, WA)

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Utilities Underground Location Center

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DATE: 11.21.23

DESIGNED BY: JSE

PROJECT ENGINEER: YLP

DATE: 07.03.24

REVISION: 01.06.25

PER AGENCY COMMENTS

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APR

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