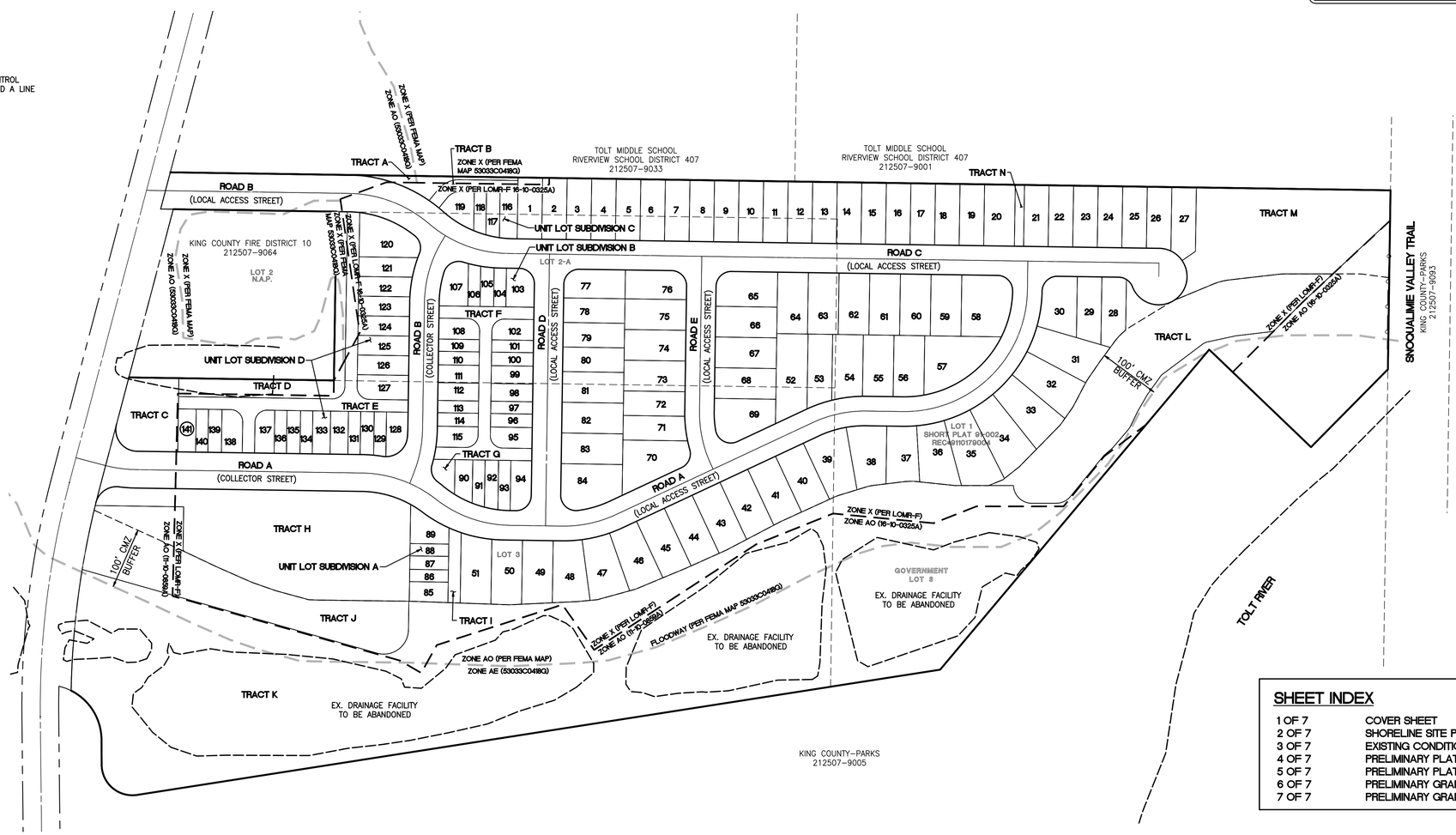
COVER SHEET
FOR

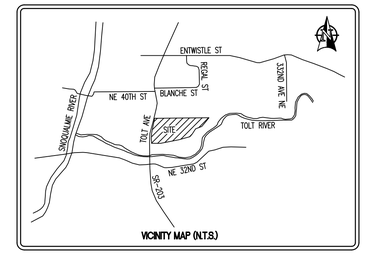
PRELIMINARY PLAT OF TOLT RIVER TERRACE

A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=100'

0 50 100 200





DATUM

VERTICAL DATUM FOR THIS PROJECT IS NAVD88 PER WSDOT. WSDOT CONTROL MONUMENT DESIGNATION NO. BM17203-404 WAS HELD FOR ELEVATION, BEING 73.917 FEET (NAVD88).

BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/11, PER WSDOT. CONTROL MONUMENT DESIGNATION NO. GP17203-48 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID CONTROL MONUMENT DESIGNATION NO. GP17203-48 AND GP17203-157 WAS HELD FOR ROTATION, BEING SOUTH 01°29'00" WEST.

LEGAL DESCRIPTION

LOTS 1, 2A AND 3, CITY OF CARNATION SHORT PLAT NO. 91-002, RECORDED UNDER RECORDING NO. 9110179004, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 25 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

EARTHWORK QUANTITIES

CUT= 65,000 CY
FILL= 65,000 CY

(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

SITE ADDRESS

212507-9062	3660 TOLT AVE, CARNATION, WA 98014
212507-9035	N/A
212507-9063	N/A

TRACT AREA TABLE

TRACT	AREA	USE
A	2,938 SF	OPEN SPACE
B	2,972 SF	ACCESS TRACT
C	11,104 SF	OPEN SPACE
D	12,981 SF	OPEN SPACE
E	15,319 SF	ACCESS TRACT
F	10,797 SF	ACCESS TRACT
G	1,600 SF	OPEN SPACE
H	62,281 SF	DRAINAGE FACILITY
I	2,360 SF	ACCESS TRACT
J	44,330 SF	OPEN SPACE
K	447,580 SF	OPEN SPACE/FUTURE CONVEYANCE
L	55,393 SF	OPEN SPACE
M	42,266 SF	DRAINAGE FACILITY
N	1,500 SF	UTILITY

SHEET INDEX

1 OF 7	COVER SHEET
2 OF 7	SHORELINE SITE PLAN
3 OF 7	EXISTING CONDITIONS MAP
4 OF 7	PRELIMINARY PLAT MAP
5 OF 7	PRELIMINARY PLAT MAP
6 OF 7	PRELIMINARY GRADING AND DRAINAGE
7 OF 7	PRELIMINARY GRADING AND DRAINAGE

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72nd AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: BARRY TALKINGTON, P.E./GEORGE NEWMAN, A.I.C.P./BRIAN GILLOOLY, P.L.S.

GEOTECH

RILEYGROUP
17522 BOTHELL WAY NE
BOTHELL, WA 98011
(425) 417-0551
CONTACT: KRISTINA M. WELLER, P.E.

APPLICANT

MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004
(425) 646-4022
CONTACT: VANESSA NORMANDIN

TRAFFIC

TRANSPOGROUP
12131 113TH AVE NE, SUITE 203
KIRKLAND, WA. 98034
(425) 821-3665
CONTACT: KEVIN JONES P.E.

OWNER

EARTH TO EARTH PROPERTIES, LLC
32610 NE 32ND ST
P.O. BOX 177
CARNATION, WA 98014
CARE OF: GARY REMLINGER

WETLANDS

ESSENCY ENVIRONMENTAL
11104 320TH AVENUE NORTHEAST
CARNATION, WA. 98014
(425) 761-5903
CONTACT: MARY HARENDA

ZONING BULK REQUIREMENTS

1. REQUIRED MIN. SETBACKS: (CMC 15.48.040)
   - FRONT/STREET: 15 FEET
   - GARAGE: 20 FEET
   - INTERIOR: 5 FEET AVERAGE
   - REAR: 20 FEET, OR 20% OF LOT, WHICHEVER IS SMALLER
2. MAX BASE HEIGHT OF BUILDINGS: 35 FEET
3. MAX IMPERVIOUS LOT COVERAGE FOR DETACHED SINGLE FAMILY: 65 PERCENT
4. MAX IMPERVIOUS LOT COVERAGE FOR TOWNHOUSE, DUPLEX BLOCK: 75 PERCENT
5. NET AREA = 14.11 AC (AS DEFINED IN CH. 15.48 CMC)

PROPOSED LOTS PER HOUSING TYPE

DETACHED SINGLE FAMILY LOTS =	84 LOTS	59.6% OF TOTAL
50' WIDE SFD LOTS =	48 LOTS	
40' WIDE SFD LOTS =	36 LOTS	
DUPLEX LOTS =	8 LOTS	5.7% OF TOTAL
ATTACHED TOWNHOUSE LOTS =	49 LOTS	34.7% OF TOTAL
TOTAL LOTS =	141 LOTS	100%

PLAT DATA

SITE/GROSS AREA: 1,470,034± S.F. (33.747± AC.)
(TAX PARCEL: 212507-9062, 212507-9035, 212507-9063)

1. EXISTING USE: VACANT & INDUSTRIAL
2. PROPOSED USE: 84 DETACHED SINGLE FAMILY UNITS
   49 ATTACHED TOWNHOUSE UNITS
   8 DUPLEX UNITS
3. EXISTING ZONING: LI/M (LIGHT INDUSTRIAL/MANUFACTURING) + SC (SERVICE COMMERCIAL)
4. PROPOSED ZONING: R12 (RESIDENTIAL 12)
5. EXISTING COMPREHENSIVE PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
6. REQUIRED MIN. LOT WIDTH: 40 FEET (CH.15.48 CMC)
7. PROPOSED MIN. LOT WIDTH: 40 FEET (CH.15.48 CMC)
8. REQUIRED MINIMUM LOT AREA (STANDARD SUBDIVISON) : 2,500 S.F
9. PROPOSED MINIMUM LOT AREA (STANDARD SUBDIVISION): 3,730 S.F.
11. TOTAL AREA IN LOTS: 525,958 S.F. (12.07 AC)
12. TOTAL AREA IN TRACTS: 713,665 S.F. (16.38 AC)
13. TOTAL AREA IN R.O.W.: 230,419 S.F. (5.29 AC)
14. DWELLING UNITS ALLOWED AT 12 D.U./AC = 145 D.U.
15. MINIMUM REQUIRED RESIDENTIAL DENSITY/NET ACRE = 8 D.U./AC
16. MAXIMUM REQUIRED RESIDENTIAL DENSITY/NET ACRE = 12 D.U./AC
17. PROPOSED NET DENSITY = 11.66 D.U./AC
18. PROPOSED GROSS DENSITY = 4.18 D.U./AC
19. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., JULY 20, 2016

UNIT LOT SUBDIVISION DEVELOPMENT PLAN

(CMC 15.16.465) TOWNHOUSE & DUPLEX BUILDING ENVELOPES SHOWN ON SHEET 5 OF 7

UNIT LOT SUBDIVISION A: LOTS 85 - 89

UNIT LOT SUBDIVISION B: LOTS 90 - 115

UNIT LOT SUBDIVISION C: LOTS 116 - 119

UNIT LOT SUBDIVISION D: LOTS 120 - 141

No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	5/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: COVER SHEET FOR *TOLT RIVER TERRACE*

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

BARRY J. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 4/20/20

Scale: Horizontal 1" = 100'; Vertical N/A

Designed VV
Drawn VV
Checked BJT
Approved BJT
Date 4/20/20

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18057
Sheet 1 of 7

File:P:\18000s\18057\preliminary\18057-po.dwg Date/Time:4/20/2020 9:07 AM Scale:1" = 1' TAALVIK Xref: ----

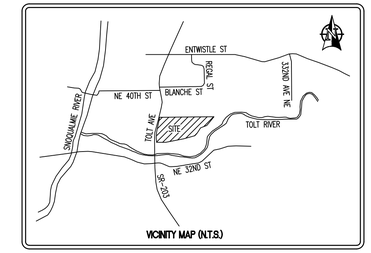
SHORELINE SITE PLAN
FOR

PRELIMINARY PLAT OF TOLT RIVER TERRACE

A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=100'

0 50 100 200



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SITE ADDRESS

212507-9062 3660 TOLT AVE, CARNATION, WA 98014
212507-9035 N/A
212507-9063 N/A

TRACT AREA TABLE

TRACT	AREA	USE
A	2,938 SF	OPEN SPACE
B	2,972 SF	ACCESS TRACT
C	11,104 SF	OPEN SPACE
D	12,981 SF	OPEN SPACE
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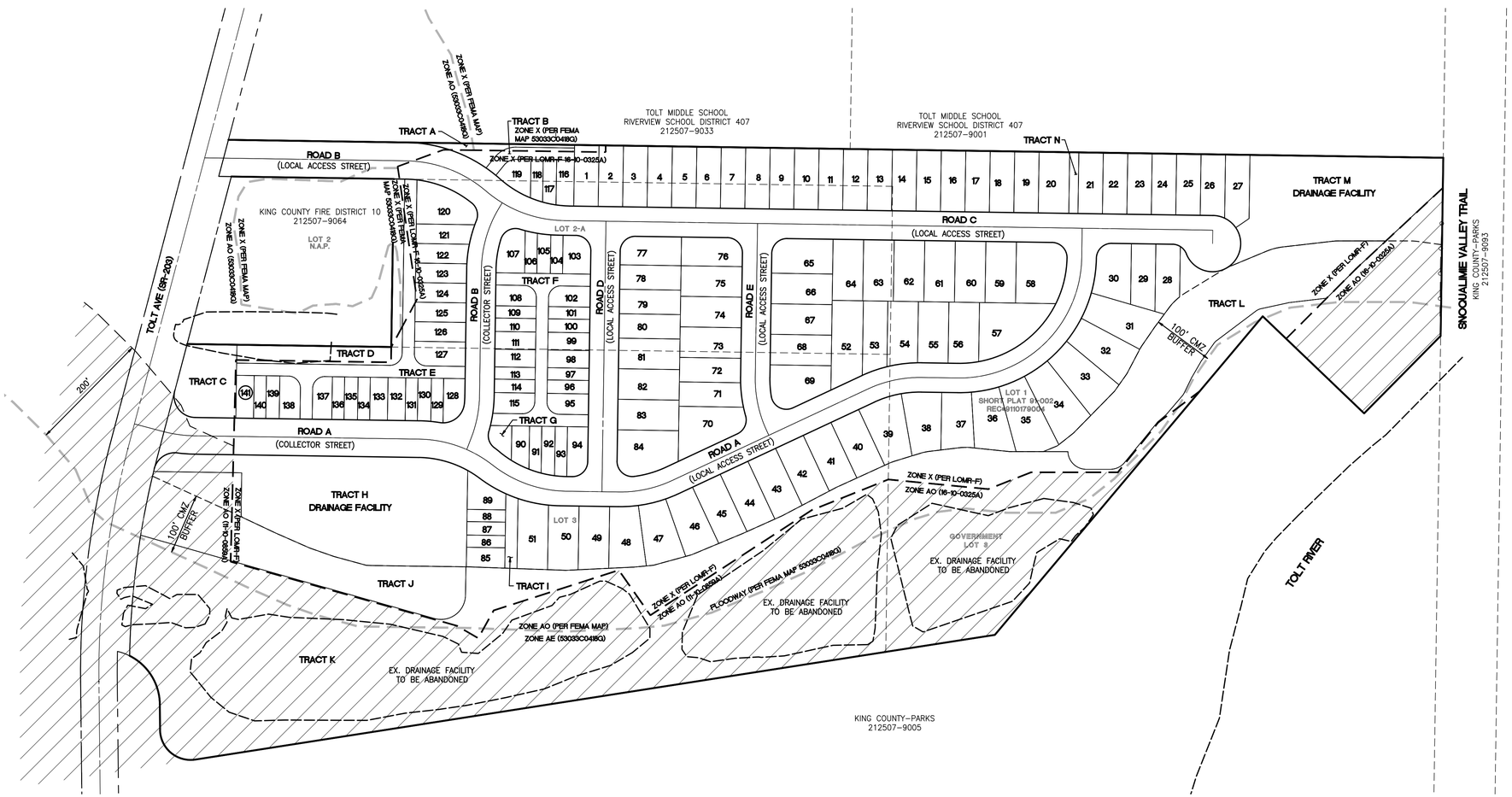

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CONTACT: MARY HARENDA

PLAT DATA

SITE/GROSS AREA: 1,470,034± S.F. (33.747± AC.)
(TAX PARCEL: 212507-9062, 212507-9035, 212507-9063)

1. EXISTING USE: VACANT & INDUSTRIAL
2. PROPOSED USE: 84 DETACHED SINGLE FAMILY UNITS
   49 ATTACHED TOWNHOUSE UNITS
   8 DUPLEX UNITS
3. EXISTING ZONING: LI/M (LIGHT INDUSTRIAL/MANUFACTURING) + SC (SERVICE COMMERCIAL)
4. PROPOSED ZONING: R12 (RESIDENTIAL 12)
5. EXISTING COMPREHENSIVE PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
6. SHORELINE ENVIRONMENT DESIGNATION: HIGH INTENSITY –
7. TOTAL LOT AREA: 525,958 S.F. (12.07 AC)
8. TOTAL TRACT AREA: 713,665 S.F. (16.38 AC)
9. TOTAL R.O.W. AREA: 230,419 S.F. (5.29 AC)
10. ALLOWABLE SINGLE FAMILY UNITS AT 12 D.U./AC = 145 D.U.
11. PROPOSED SINGLE FAMILY UNITS = 84 D.U.
12. PROPOSED TOWNHOMES, DUPLEX = 57 D.U.
13. MINIMUM RESIDENTIAL DENSITY/NET ACRE = 8 D.U./AC
14. MAXIMUM RESIDENTIAL DENSITY/NET ACRE = 12 D.U./AC
15. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., JULY 20, 2016

SHORELINE NOTE:

PER CITY OF CARNATION SHORELINE MASTER PROGRAM, ADOPTED 2019, SECTION IV. A. SHORELINE MASTER PROGRAM JUSRISDICTION.

IN THE CITY OF CARNATION AND ITS URBAN GROWTH AREA (UGA), THE SNOQUALMIE RIVER AND THE TOLT RIVER ARE THE ONLY WATERBODIES THAT MEET THE CRITERIA FOR SHORELINE WATERBODY DESIGNATION. SHORELANDS JURISDICTION ENCOMPASSES THE FULL EXTENT OF THE FLOODWAY AND EXTENDS LANDWARD TO INCLUDE A MINIMUM OF 200 FEET OF FLOODPLAIN CONTIGUOUS TO THE FLOODWAY, AND ANY ASSOCIATED WETLANDS.

No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	5/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: SHORELINE SITE PLAN FOR *TOLT RIVER TERRACE*

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

BARRY J. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 4/20/20

Scale: Horizontal 1" = 100' Vertical N/A

Designed VW
Drawn VW
Checked BJT
Approved BJT
Date 4/20/20

BARGHAUSEN CONSULTING ENGINEERS, INC.
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KENT, WA 98032
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18057
Sheet 2 of 7

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EXISTING CONDITIONS MAP
FOR

PRELIMINARY PLAT OF TOLT RIVER TERRACE

A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=100'

0 50 100 200

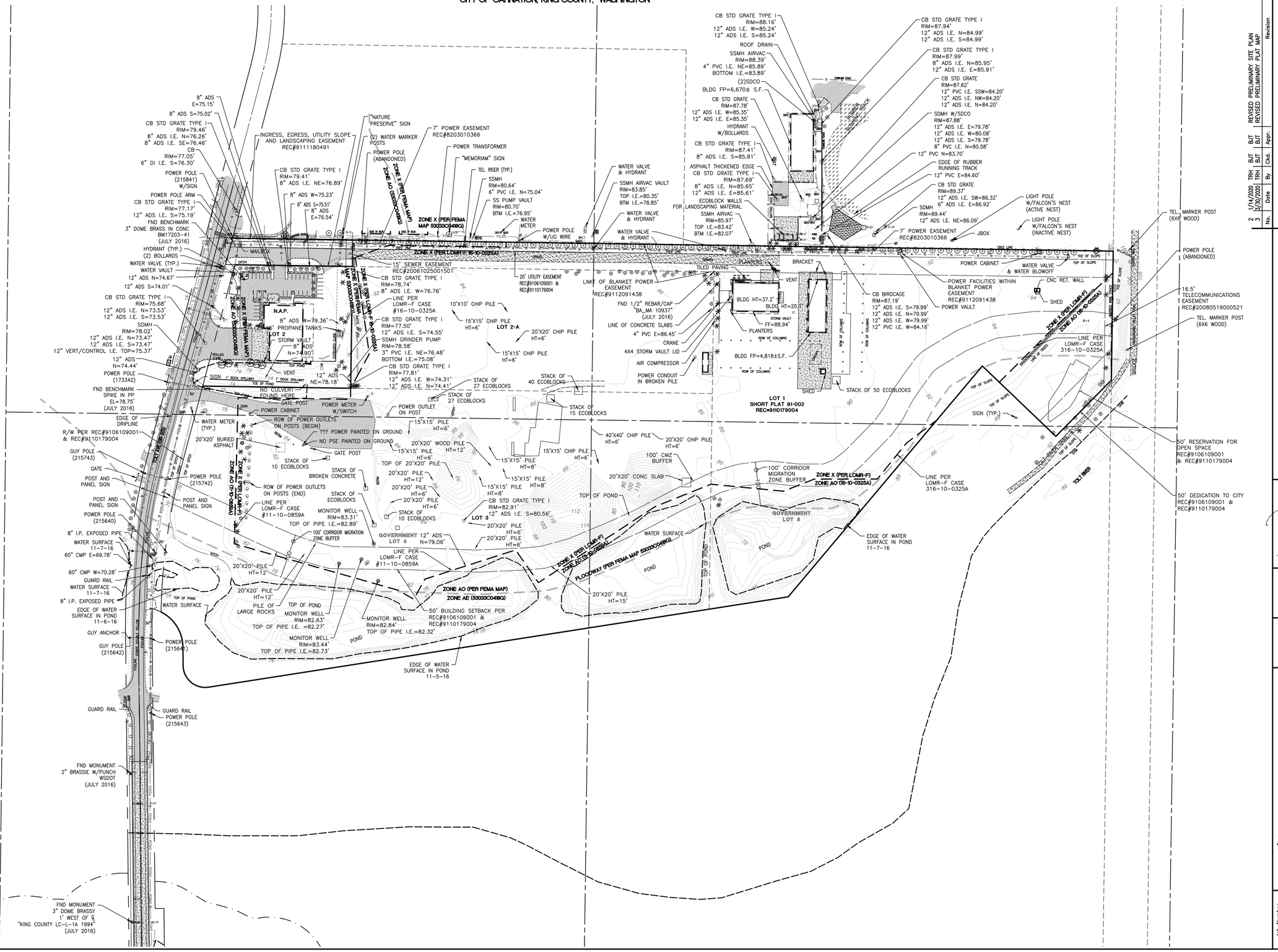
LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- TRAFFIC SIGNAL LIGHTS
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- BLOW-OFF / AIRVAC
- MONITOR WELL
- SIGN
- IRRIGATION SPRINKLER
- DIRECTIONAL ARROW
- HANDICAP
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- SILT FENCE
- METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- STEAM LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE

ABBREVIATIONS

- (R#) REFERENCE SURVEYS
- (OH) OVERHEAD
- (UG) UNDERGROUND
- (TYP) TYPICAL
- (C) CALCULATED
- (M) MEASURED



No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	5/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: EXISTING CONDITIONS MAP FOR TOLT RIVER TERRACE

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

BARRY J. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 4/20/20

Scale: Horizontal 1" = 100'; Vertical N/A

Designed VV; Drawn VV; Checked BJT; Approved BJT; Date 4/20/20

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Job Number 18057

Sheet 3 of 7

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PRELIMINARY PLAT MAP
FOR

PRELIMINARY PLAT OF TOLT RIVER TERRACE

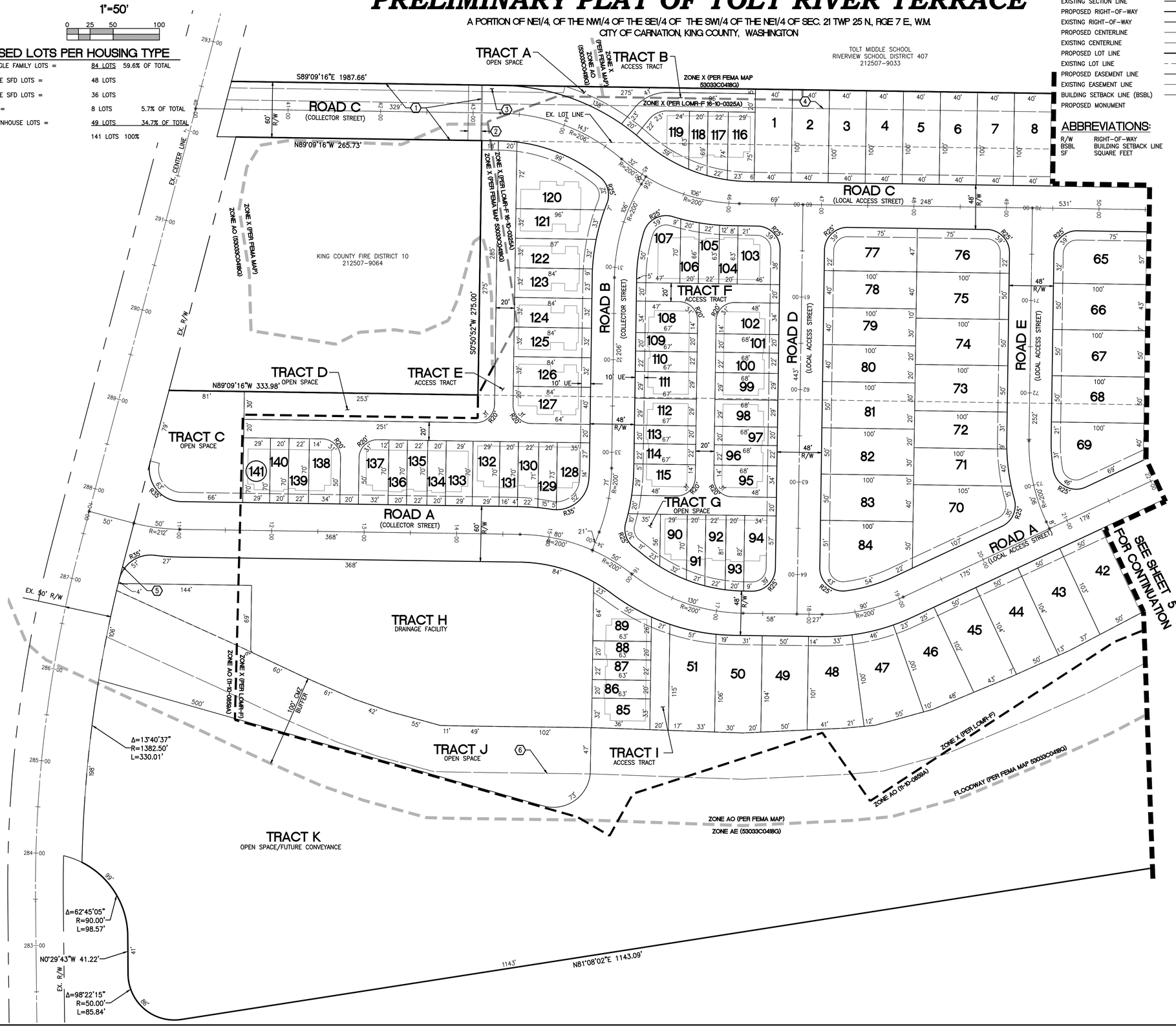
A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=50'

0 25 50 100

PROPOSED LOTS PER HOUSING TYPE

DETACHED SINGLE FAMILY LOTS =	84 LOTS	59.6% OF TOTAL
50' WIDE SFD LOTS =	48 LOTS	
40' WIDE SFD LOTS =	36 LOTS	
DUPLEX LOTS =	8 LOTS	5.7% OF TOTAL
ATTACHED TOWNHOUSE LOTS =	49 LOTS	34.7% OF TOTAL
TOTAL LOTS =	141 LOTS	100%



LEGEND

BOUNDARY LINE
EXISTING SECTION LINE
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
PROPOSED CENTERLINE
EXISTING CENTERLINE
PROPOSED LOT LINE
EXISTING LOT LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
BUILDING SETBACK LINE (BSBL)
PROPOSED MONUMENT

ABBREVIATIONS:

R/W	RIGHT-OF-WAY
BSBL	BUILDING SETBACK LINE
SF	SQUARE FEET

EXISTING EASEMENTS

1. INGRESS, EGRESS, UTILITY SLOPE AND LANDSCAPING EASEMENT REC#9111180491
2. 15' SEWER EASEMENT REC#20061025001501
3. 7' POWER EASEMENT REC#8203010366
4. 20' UTILITY EASEMENT REC#9106109001 & REC#9110179004
5. R/W PER REC#9106109001 & REC#9110179004
6. 50' BUILDING SETBACK PER REC#9106109001 & REC#9110179004

TRACT AREA TABLE

TRACT	AREA	USE
A	2,938 SF	OPEN SPACE
B	2,972 SF	ACCESS TRACT
C	11,104 SF	OPEN SPACE
D	12,981 SF	OPEN SPACE
E	15,319 SF	ACCESS TRACT
F	10,797 SF	ACCESS TRACT
G	1,600 SF	OPEN SPACE
H	62,281 SF	DRAINAGE FACILITY
I	2,360 SF	ACCESS TRACT
J	44,330 SF	OPEN SPACE
K	447,580 SF	OPEN SPACE/FUTURE CONVEYANCE

LOT AREA TABLE

LOTI #	AREA	LOTI #	AREA	LOTI #	AREA
1	4000 S.F.	82	5000 S.F.	117	1576 S.F.
2	4000 S.F.	83	5000 S.F.	118	1324 S.F.
3	4000 S.F.	84	6713 S.F.	119	2386 S.F.
4	4000 S.F.	85	2053 S.F.	120	5557 S.F.
5	4000 S.F.	86	1260 S.F.	121	2915 S.F.
6	4000 S.F.	87	1386 S.F.	122	2724 S.F.
7	4000 S.F.	88	1260 S.F.	123	2674 S.F.
8	4000 S.F.	89	2773 S.F.	124	2673 S.F.
42	5084 S.F.	90	1857 S.F.	125	2673 S.F.
43	5194 S.F.	91	1476 S.F.	126	2673 S.F.
44	5198 S.F.	92	1735 S.F.	127	3256 S.F.
45	5134 S.F.	93	1626 S.F.	128	2277 S.F.
46	5338 S.F.	94	2643 S.F.	129	1437 S.F.
47	5581 S.F.	95	2227 S.F.	130	1545 S.F.
48	5434 S.F.	96	1496 S.F.	131	1400 S.F.
49	5133 S.F.	97	1360 S.F.	132	2030 S.F.
50	5255 S.F.	98	1973 S.F.	133	2030 S.F.
51	5455 S.F.	99	1973 S.F.	134	1400 S.F.
65	5566 S.F.	100	1496 S.F.	135	1540 S.F.
66	5000 S.F.	101	1360 S.F.	136	1400 S.F.
67	5000 S.F.	102	2227 S.F.	137	2154 S.F.
68	5000 S.F.	103	2753 S.F.	138	2294 S.F.
69	5935 S.F.	104	1261 S.F.	139	1540 S.F.
70	6919 S.F.	105	1413 S.F.	140	1400 S.F.
71	4089 S.F.	106	1347 S.F.	141	2030 S.F.
72	4000 S.F.	107	3023 S.F.		
73	5000 S.F.	108	2177 S.F.		
74	5000 S.F.	109	1331 S.F.		
75	5000 S.F.	110	1464 S.F.		
76	4566 S.F.	111	1930 S.F.		
77	4566 S.F.	112	1930 S.F.		
78	4000 S.F.	113	1331 S.F.		
79	4000 S.F.	114	1464 S.F.		
80	4000 S.F.	115	2196 S.F.		
81	5000 S.F.	116	2164 S.F.		

No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	5/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: PRELIMINARY PLAT MAP FOR *TOLT RIVER TERRACE*

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

BARRY L. TALKINGTON
STATE OF WASHINGTON
41423
REGISTERED PROFESSIONAL ENGINEER
4/20/20

Scale: Horizontal 1" = 50'; Vertical N/A

Designed VW
Drawn VW
Checked BJT
Approved BJT
Date 4/20/20

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 18057
Sheet 4 of 7

File:P:\18000s\18057\preliminary\18057-p1.dwg Date/Time:4/2/2020 11:48 AM Scale:1" = 1' TAALVIK Xref: ----

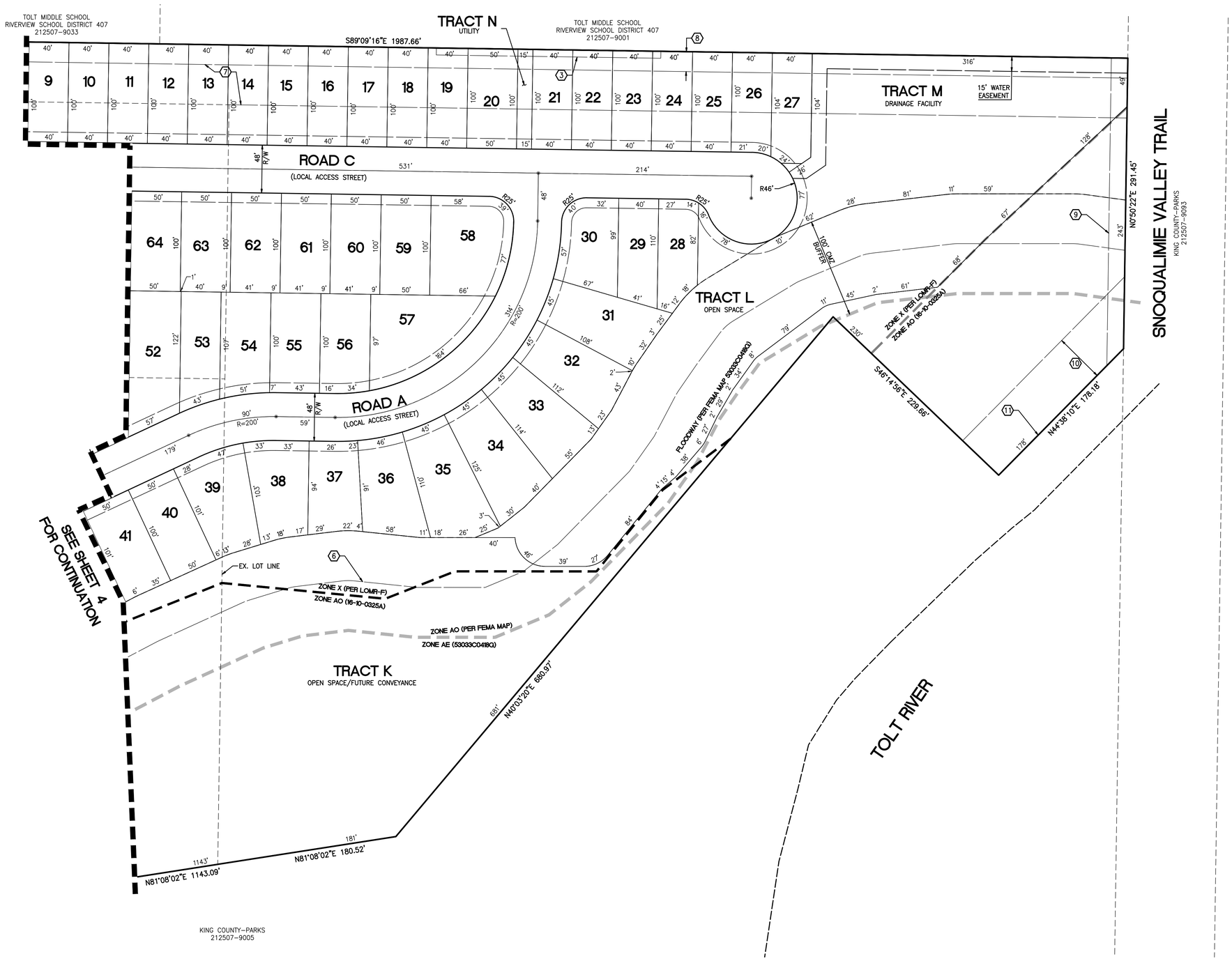
PRELIMINARY PLAT MAP
FOR

PRELIMINARY PLAT OF TOLT RIVER TERRACE

A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=50'

0 25 50 100



EXISTING EASEMENTS

3. 7' POWER EASEMENT REC#8203010366
6. 50' BUILDING SETBACK PER REC#9106109001 & REC#9110179004
7. LIMIT OF BLANKET POWER EASEMENT REC#9112091438
8. POWER FACILITIES WITHIN BLANKET POWER EASEMENT REC#9112091438
9. 16.5' TELECOMMUNICATIONS EASEMENT REC#20080519000521
10. 50' RESERVATION FOR OPEN SPACE REC#9106109001 & REC#9110179004
11. 50' DEDICATION TO CITY REC#9106109001 & REC#9110179004

PROPOSED LOTS PER HOUSING TYPE

DETACHED SINGLE FAMILY LOTS =	84 LOTS	59.6% OF TOTAL
50' WIDE SFD LOTS =	48 LOTS	
40' WIDE SFD LOTS =	36 LOTS	
DUPLEX LOTS =	8 LOTS	5.7% OF TOTAL
ATTACHED TOWNHOUSE LOTS =	49 LOTS	34.7% OF TOTAL
TOTAL LOTS =	141 LOTS	100%

TRACT AREA TABLE

TRACT	AREA	USE
K	447,580 SF	OPEN SPACE/FUTURE CONVEYANCE
L	55,393 SF	OPEN SPACE
M	42,266 SF	DRAINAGE FACILITY
N	1,500 SF	UTILITY

LOT AREA TABLE

LOTI #	AREA	LOTI #	AREA
9	4000 S.F.	39	6249 S.F.
10	4000 S.F.	40	5027 S.F.
11	4000 S.F.	41	5009 S.F.
12	4000 S.F.	52	6860 S.F.
13	4000 S.F.	53	4563 S.F.
14	4000 S.F.	54	5138 S.F.
15	4000 S.F.	55	5000 S.F.
16	4000 S.F.	56	4963 S.F.
17	4000 S.F.	57	8030 S.F.
18	4000 S.F.	58	7751 S.F.
19	4000 S.F.	59	5000 S.F.
20	5000 S.F.	60	5000 S.F.
21	4000 S.F.	61	5000 S.F.
22	4000 S.F.	62	5000 S.F.
23	4000 S.F.	63	5000 S.F.
24	4000 S.F.	64	5000 S.F.
25	4000 S.F.		
26	4026 S.F.		
27	4445 S.F.		
28	4150 S.F.		
29	4194 S.F.		
30	5234 S.F.		
31	6462 S.F.		
32	6158 S.F.		
33	6369 S.F.		
34	6872 S.F.		
35	6927 S.F.		
36	5583 S.F.		
37	4725 S.F.		
38	5621 S.F.		

No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	5/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: PRELIMINARY PLAT MAP FOR TOLT RIVER TERRACE

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

STATE OF WASHINGTON BARRY J. TALKINGTON #41423 REGISTERED PROFESSIONAL ENGINEER 4/20/20

Scale: Horizontal 1" = 50' Vertical N/A

Designed VW
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Approved BJT
Date 4/20/20

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Job Number 18057

Sheet 5 of 7

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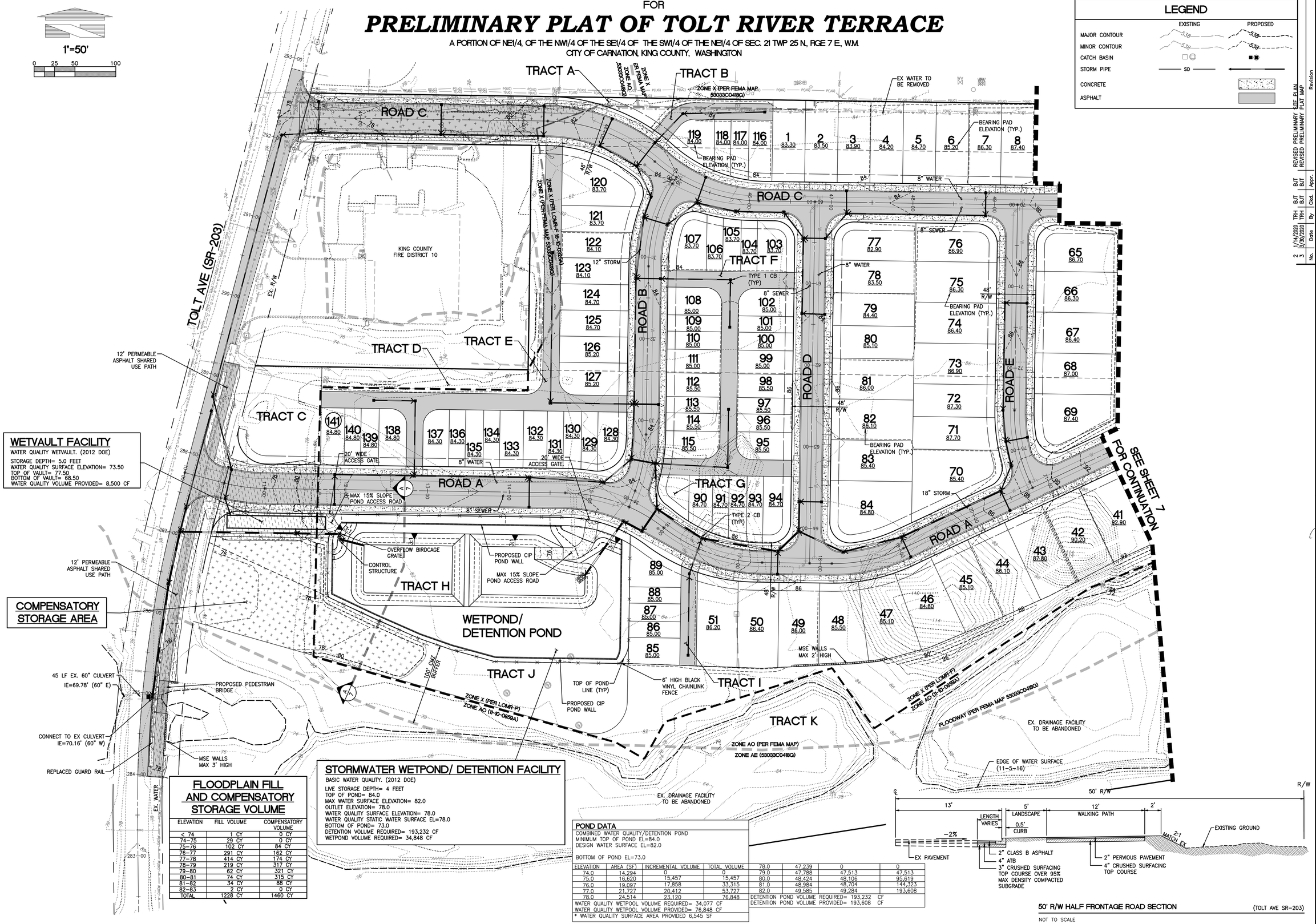
PRELIMINARY GRADING AND DRAINAGE
FOR

PRELIMINARY PLAT OF TOLT RIVER TERRACE

A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=50'

0 25 50 100



LEGEND

	EXISTING	PROPOSED
MAJOR CONTOUR	538	538
MINOR CONTOUR	538	538
CATCH BASIN		
STORM PIPE	SD	
CONCRETE		
ASPHALT		

WETVAULT FACILITY

WATER QUALITY WETVAULT. (2012 DOE)

STORAGE DEPTH= 5.0 FEET
WATER QUALITY SURFACE ELEVATION= 73.50
TOP OF VAULT= 77.50
BOTTOM OF VAULT= 68.50
WATER QUALITY VOLUME PROVIDED= 8,500 CF

COMPENSATORY STORAGE AREA

FLOODPLAIN FILL AND COMPENSATORY STORAGE VOLUME

ELEVATION	FILL VOLUME	COMPENSATORY VOLUME
< 74	1 CY	0 CY
74–75	29 CY	0 CY
75–76	102 CY	84 CY
76–77	291 CY	162 CY
77–78	414 CY	174 CY
78–79	219 CY	317 CY
79–80	62 CY	321 CY
80–81	74 CY	315 CY
81–82	34 CY	88 CY
82–83	2 CY	0 CY
TOTAL	1228 CY	1460 CY

STORMWATER WETPOND/ DETENTION FACILITY

BASIC WATER QUALITY. (2012 DOE)

LIVE STORAGE DEPTH= 4 FEET
TOP OF POND= 84.0
MAX WATER SURFACE ELEVATION= 82.0
OUTLET ELEVATION= 78.0
WATER QUALITY SURFACE ELEVATION= 78.0
WATER QUALITY STATIC WATER SURFACE EL=78.0
BOTTOM OF POND= 73.0
DETENTION VOLUME REQUIRED= 193,232 CF
WETPOND VOLUME REQUIRED= 34,848 CF

POND DATA

COMBINED WATER QUALITY/DETENTION POND
MINIMUM TOP OF POND EL=84.0
DESIGN WATER SURFACE EL=82.0

BOTTOM OF POND EL=73.0

ELEVATION	AREA (SF)	INCREMENTAL VOLUME	TOTAL VOLUME
74.0	14,294	0	0
75.0	16,620	15,457	15,457
76.0	19,097	17,858	33,315
77.0	21,727	20,412	53,727
78.0	24,514	23,120	76,848
78.0	47,239	0	0
79.0	47,788	47,513	47,513
80.0	48,424	48,106	95,619
81.0	48,984	48,704	144,323
82.0	49,585	49,284	193,608

WATER QUALITY WETPOOL VOLUME REQUIRED= 34,077 CF
WATER QUALITY WETPOOL VOLUME PROVIDED= 76,848 CF
* WATER QUALITY SURFACE AREA PROVIDED 6,545 SF

DETENTION POND VOLUME REQUIRED= 193,232 CF
DETENTION POND VOLUME PROVIDED= 193,608 CF

50' R/W HALF FRONTAGE ROAD SECTION (TOLT AVE SR-203)

NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	5/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: PRELIMINARY GRADING AND DRAINAGE FOR *TOLT RIVER TERRACE*

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

BARRY L. TALKINGTON, STATE OF WASHINGTON, 41423, REGISTERED PROFESSIONAL ENGINEER, 4/20/20

Scale: Horizontal 1" = 50' Vertical N/A

Designed VW Drawn VW Checked BJT Approved BJT Date 4/20/20

BERGHAUSEN & ASSOCIATES, INC. CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
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Job Number 18057

Sheet 6 of 7

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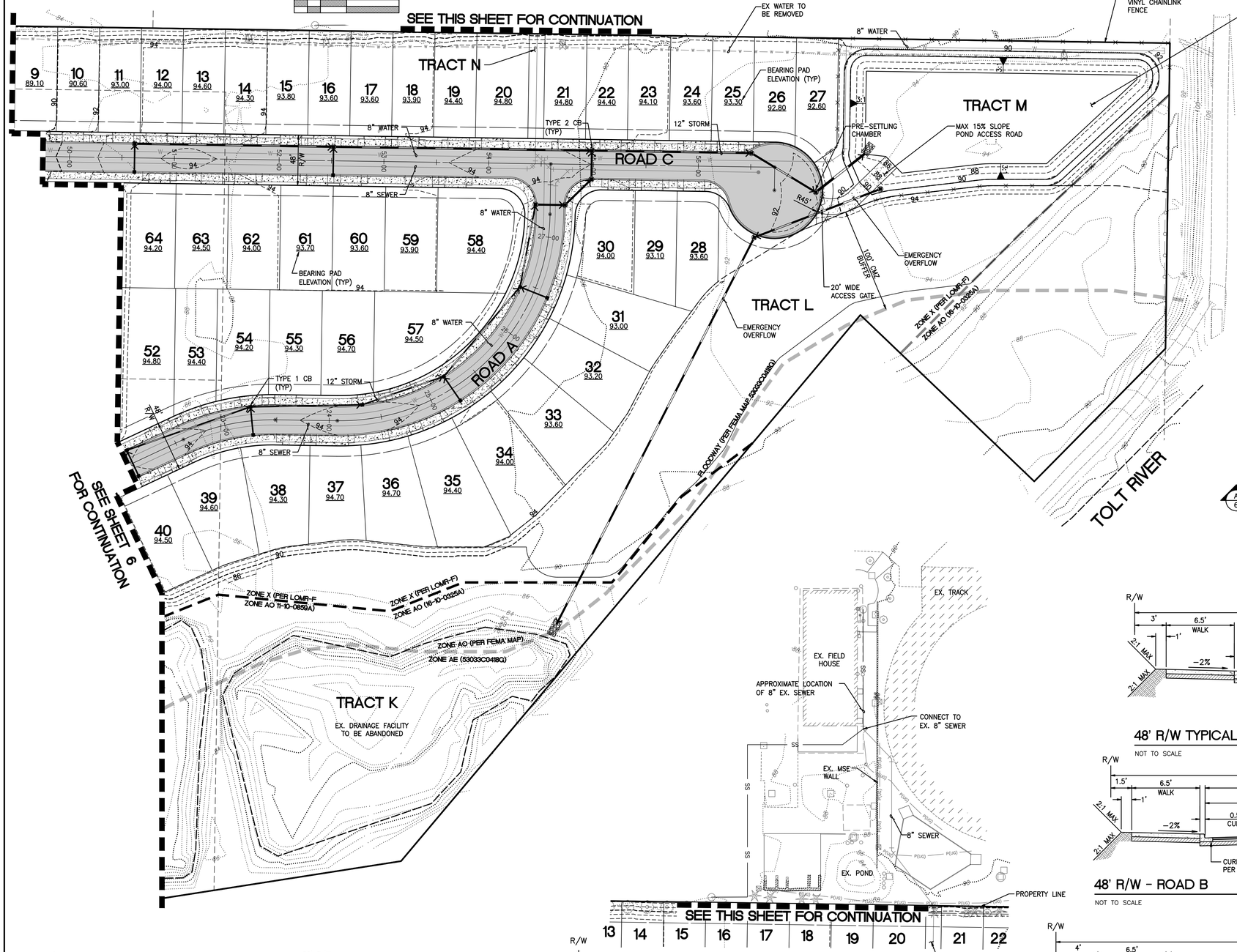
PRELIMINARY GRADING AND DRAINAGE
FOR

PRELIMINARY PLAT OF TOLT RIVER TERRACE

A PORTION OF NE1/4, OF THE NW1/4 OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SEC. 21 TWP 25 N, RGE 7 E, W.M.
CITY OF CARNATION, KING COUNTY, WASHINGTON

1"=50'

0 25 50 100



STORMWATER INFILTRATION FACILITY

BASIC WATER QUALITY PROVIDED VIA INFILTRATION
PRECEEDED BY A PRE-SETTLING CHAMBER. (2012 DOE)
LIVE STORAGE DEPTH= 4 FEET
TOP OF POND= 90.0
MAX WATER SURFACE ELEVATION= 89.0
BOTTOM OF POND= 85.0
MIN BOTTOM AREA REQUIRED= 12,996 SF
BOTTOM AREA PROVIDED= 19,110 SF

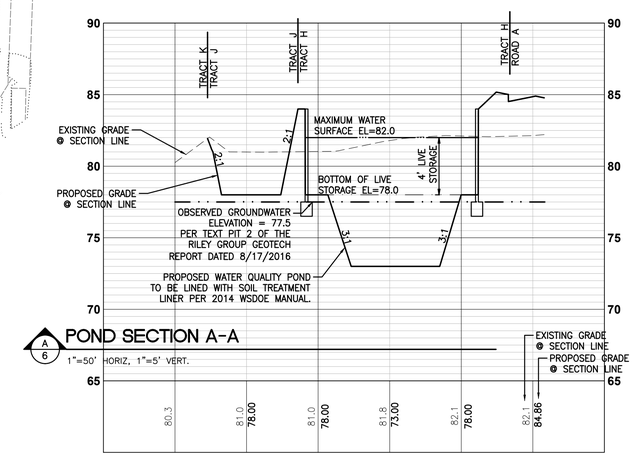
TRACT E POND DATA

COMBINED WATER QUALITY/DETENTION POND
MINIMUM TOP OF POND EL=90.0
DESIGN WATER SURFACE EL=89.0

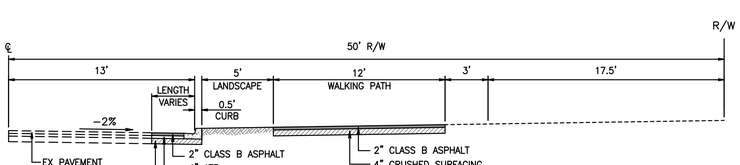
BOTTOM OF POND EL=85.0

ELEVATION	AREA (SF)	INCREMENTAL VOLUME	TOTAL VOLUME
85.0	19,110	0	0
86.0	21,169	20,139	20,139
87.0	23,277	22,222	42,361
88.0	25,441	24,359	66,720
89.0	27,666	26,553	93,273

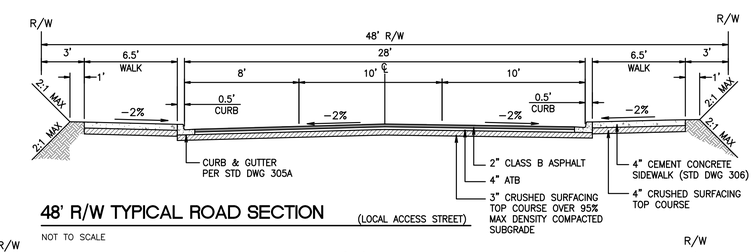
DETENTION POND VOLUME REQUIRED= 64,756 CF
DETENTION POND VOLUME PROVIDED= 93,273 CF



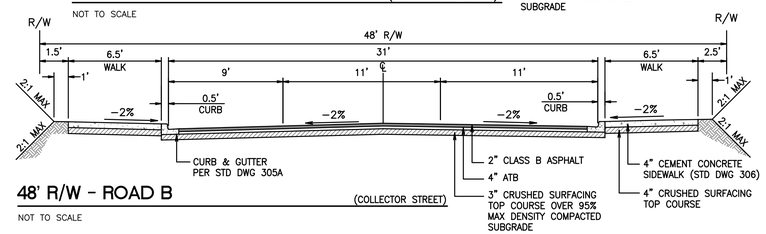
A/6 POND SECTION A-A
1"=50' HORIZ, 1"=5' VERT.



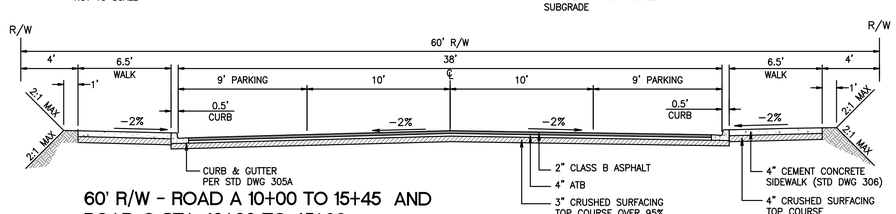
50' R/W HALF FRONTAGE ROAD SECTION (TOLT AVE SR-203)
NOT TO SCALE



48' R/W TYPICAL ROAD SECTION (LOCAL ACCESS STREET)
NOT TO SCALE



48' R/W - ROAD B (COLLECTOR STREET)
NOT TO SCALE



60' R/W - ROAD A 10+00 TO 15+45 AND ROAD C STA 40+00 TO 45+00 (COLLECTOR STREET)
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision
2	1/14/2020	TRH	BJT	BJT	REVISED PRELIMINARY SITE PLAN
3	3/30/2020	TRH	BJT	BJT	REVISED PRELIMINARY PLAT MAP

Title: PRELIMINARY GRADING AND DRAINAGE FOR *TOLT RIVER TERRACE*

For: MAINVUE WA LLC
1110 112TH AVE NE, SUITE 202
BELLEVUE, WA 98004

BARRY J. TALKINGTON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER #41423, 4/20/20

Scale: Horizontal 1" = 50'; Vertical N/A

Designed VV
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Checked BJT
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Sheet 7 of 7

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