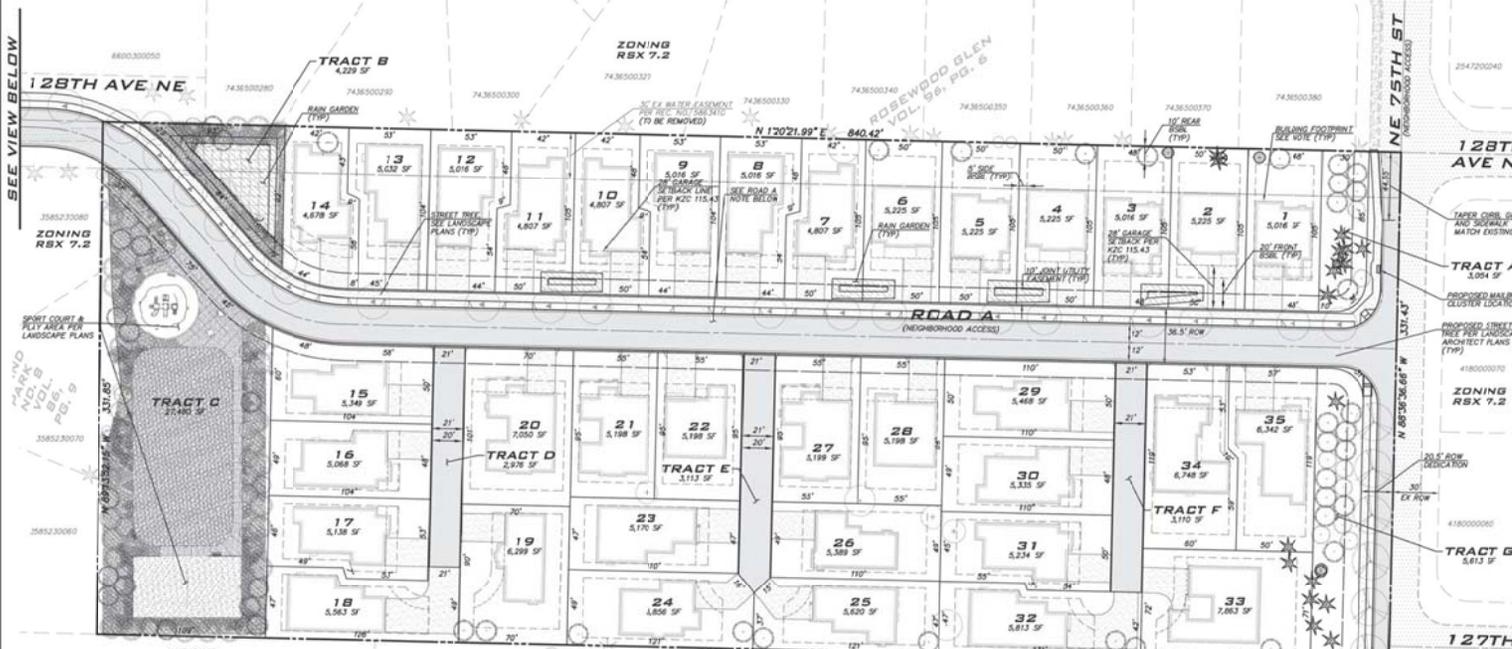


C AND G PROPERTY PUD

NE SEC 9, TWP 25N, RGE 5E, W.M.



VICINITY MAP
SCALE: 1/4" = 50'

PROJECT TEAM

OWNER
CAMWEST - A TOLL BROTHERS COMPANY
4700 NE 128TH AVE, SUITE 100
KIRKLAND, WA 98033
(425) 218-4031 x224
CONTACT: MIKE SMITH

CIVIL ENGINEER
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98034
(206) 826-7262
CONTACT: THOMAS RENISTORF

LANDSCAPE ARCHITECT
THOMAS RENISTORF ASSOCIATES
911 WESTERN AVE. SUITE 402
SEATTLE, WA 98104
(206) 462-7262
CONTACT: THOMAS RENISTORF

ARCHITECT
WASHINGTON FORESTRY CONSULTANTS, INC.
1818 12TH AVE SE
OLYMPIA, WA 98501
(360) 943-1723
CONTACT: GALEN WRIGHT

PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: ADAM KAY
ISSUE DATE: 5/2/2013



LEGEND

EXISTING FEATURES

- RIGHT-OF-WAY / EX LOTS
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- EDGE OF WETLAND
- 10' CONTOURS
- 2' CONTOURS
- STORM DRAIN PIPE
- SEWER MAIN
- WATER MAIN
- AERIAL POWER LINE
- BURIED POWER LINE
- GAS MAIN
- BURIED TELEPHONE LINE
- WIRE FENCE
- CHAINLINK FENCE
- BOARD FENCE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- 50 PIPE FLOW
- SEWER MANHOLE
- SS PIPE FLOW
- SEWER STUB
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- BLOW OFF
- POWER POLE
- GUY ANCHOR
- POWER VAULT
- TELEPHONE RISER
- SIGN
- SOIL LOG TEST PIT
- CONFERVUS TREE
- DECIDUOUS TREE TO BE SAVED
- CONFERVUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- FLOW & CURB
- CENTER LINE
- SARICUT
- EASEMENT
- 10' PROPOSED CONTOURS
- 2' PROPOSED CONTOURS
- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- WATER METER
- FIRE HYDRANT
- GATE VALVE
- TREE W/ CONC BLOCKING
- COUPLING
- ASPHALT PAVEMENT
- SIDEWALK/DRIVEWAY
- RAIN GARDEN
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW
- STORM CLEANOUT
- YARD DRAIN

PROJECT DATA

PROJECT DESCRIPTION: 35 LOT PUD

ZONING: RSX 7.2 (LOW DENSITY RESIDENTIAL)

TAX PARCEL NUMBER: 0925059900

SITE ADDRESS: 7707 128TH AVE NE

ADJACENT DEVELOPMENT: SINGLE FAMILY AND CHURCH PROPERTY

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

DENSITY: 5.49 DU/AC

GROSS SITE AREA: 278,113 SF (6.38 AC)

PROPOSED ROW AREA (INCLUDES ROW AREA FOR ROAD A, 21,531 SF & ROW EDUCATION AREA FOR NE 74TH ST, 6,724 SF): 38,328 SF (0.88 AC)

NET SITE AREA: 239,785 SF (5.50 AC)

GROSS UTILITY TRACTS: 2,976 SF (TRACT D), 3,113 SF (TRACT E), 3,110 SF (TRACT F)

TOTAL LOT AREA: 188,822 SF

TOTAL LOTS: 35

SMALLEST LOT SIZE: 4,678 SF (LOT 14)

AVERAGE LOT SIZE: 5,435 SF

SETBACKS: 20' FRONT, 10' REAR, 5' SIDE

SCHOOL DISTRICT: LAKE WASHINGTON #14

WATER DISTRICT: CITY OF KIRKLAND

SEWER DISTRICT: CITY OF KIRKLAND

FIRE: CITY OF KIRKLAND

TELEPHONE SERVICE PROVIDER: FRONTIER

ELECTRICAL SERVICE PROVIDER: PUGET SOUND ENERGY

CABLE TV PROVIDER: COMCAST

BENCHMARKS

- ORIGINAL: CITY OF KIRKLAND CONTROL POINT DESIGNATION 20: FOUND CONC MON WITH 3" BRASS DISC & PUNCH DOWN 1.2" IN A CASE AT INTX. OF 128TH AVE NE & NE 75TH ST. ELEV = 450.10'
- BM - A: WADSWORTH CAP BOLT OF FIRE HYDRANT IN SOUTHEAST QUADRANT OF INTX. OF 127TH AVE NE & NE 75TH ST. ELEV = 450.10'
- BM - B: FOUND RAILROAD SPIKE IN SOUTH FACE OF POWER POLE IN NORTHWEST QUADRANT OF INTX. OF 128TH AVE NE AND NE 80TH ST. ELEV = 435.13'

BASIS OF BEARING

BASES OF BEARINGS IN THE INTERSECTION MONUMENT LOCATED AT NE 75TH STREET AND 129TH AVENUE NORTHEAST AS SHOWN ON THE PLAT OF FIVE ADDITION W/ 2.45 AC RECORDED IN VOLUME 78 OF PLATS, AT PAGE 20, AND THE C&G-S&C MONUMENT LOCATED AT THE SOUTH END OF 127TH PLACE NORTHEAST AS SHOWN ON THE PLAT OF INLAND PARK AC. 8 AS RECORDED IN VOLUME 88 OF PLATS, AT PAGE 8. A BEARING OF NORTH 88°45'10" WEST HAS BEEN HELD BETWEEN THESE MONUMENTS AND A DISTANCE OF 1023.07' WAS MEASURED COMPARED TO THE CALCULATED DISTANCE OF 1022.92'.

DATUM
NAVD 83

SHEET INDEX

- SP-01 PRELIMINARY SITE PLAN
- UP-01 PRELIMINARY UTILITY PLAN
- GP-01 PRELIMINARY GRADING PLAN
- GP-02 PRELIMINARY GRADING PLAN
- TR-01 TREE RETENTION PLAN

1 OF 2 ALTA/ACSM LAND TITLE SURVEY
2 OF 2 ALTA/ACSM LAND TITLE SURVEY

TRACT TABLE

TRACT	DESIGNATION	AREA
A	OPEN SPACE	3,054 SF
B	OPEN SPACE	4,220 SF
C	DETENTION / OPEN SPACE	27,480 SF
D	ACCESS / UTILITY	2,976 SF
E	ACCESS / UTILITY	3,113 SF
F	ACCESS / UTILITY	3,110 SF
G	OPEN SPACE	5,613 SF

U. S. POSTAL SERVICE
APPROVED FOR MAILBOX LOCATIONS

BY: _____
US POSTAL SERVICE

DATE: _____

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED SPRING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 1-800-424-5555 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

ROAD A NOTE

MINIMUM 4.5' WIDE PLANTER STRIP ON EAST SIDE OF ROAD WILL BE PROVIDED. STREET TREES AT 30' O.C. WILL BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE.



NOTE

ALL EXISTING STRUCTURES LOCATED ONSITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

PRELIMINARY SITE PLAN

C AND G PROPERTY PUD

CAMWEST - A TOLL BROTHERS COMPANY

PARCEL NO. 09250599010

WASHINGTON



5/2/13

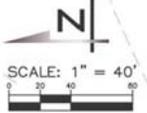
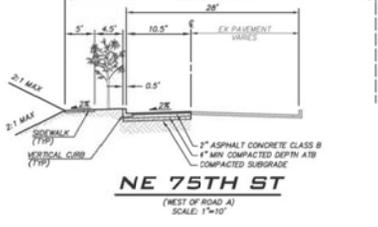
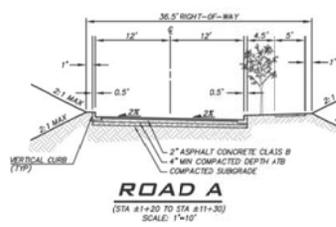
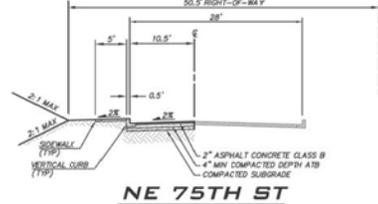
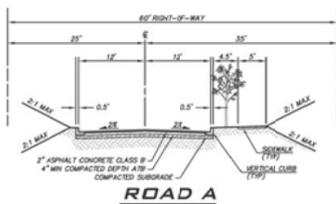
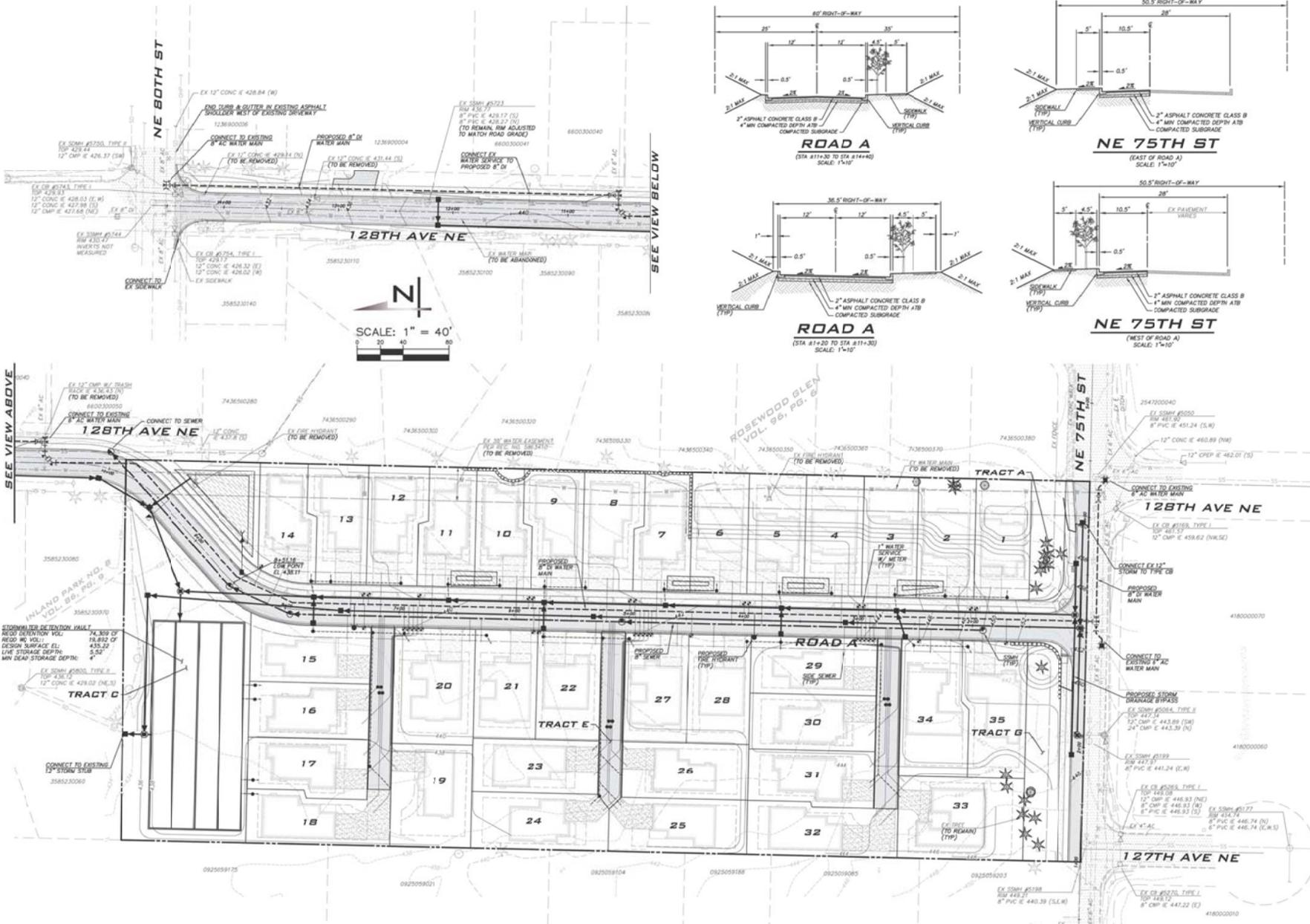
JOB NUMBER: 11-070

SHEET NAME: SP-01

SHT 1 OF 5

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NE SEC 9, TWP 25N, RGE 5E, W.M.



BLUELINE
 SCALE: AS NOTED
 PROJECT MANAGER: TODD A. OBERG, PE
 PROJECT ENGINEER: TODD A. OBERG, PE
 DESIGNER: ADAM KAY
 ISSUE DATE: 5/2/2013

NO.	DATE	BY	REVISED FOR
1	4/23/13	AKM	REVISED PER PLAN SHEET 092505910 FOR 12\"/>
2	5/2/2013	AKM	REVISED DRAWING TO BE IN FULL SCALE OF ROAD A

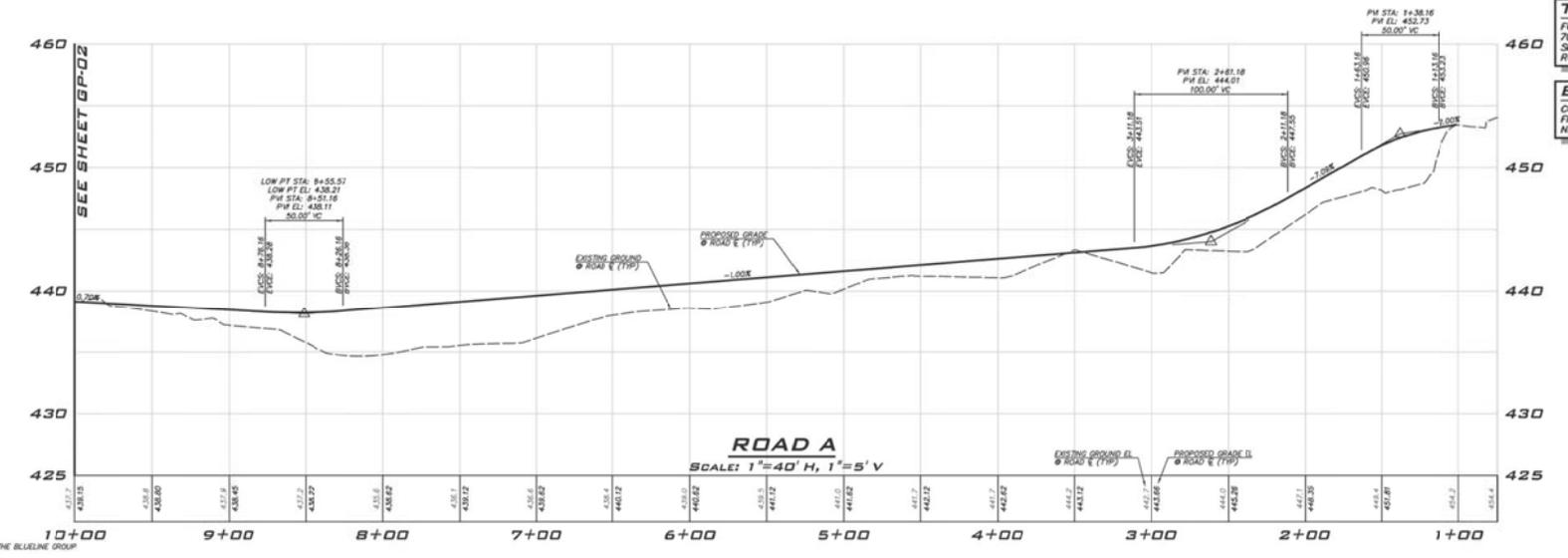
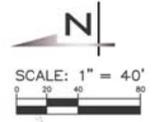
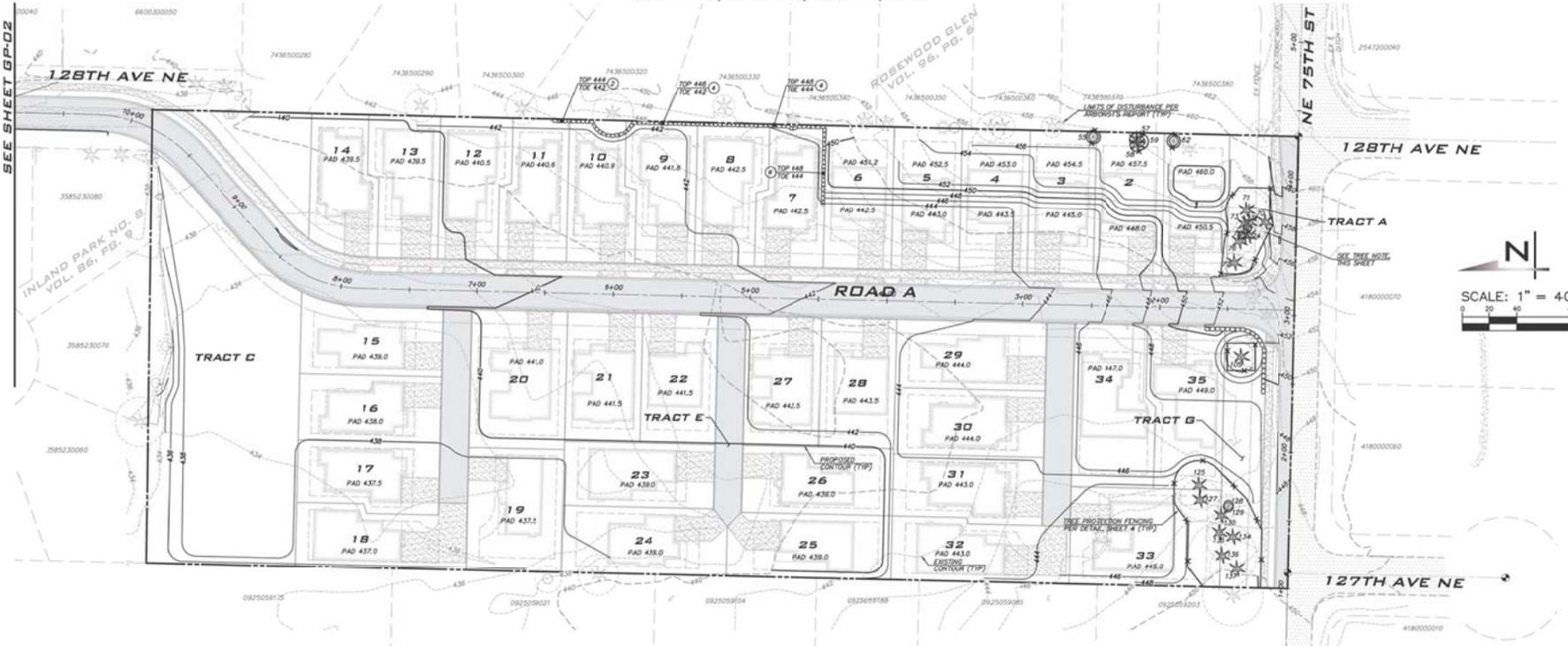
PRELIMINARY UTILITY PLAN
C AND G PROPERTY PUD
 CAMWEST - A TOLL BROTHERS COMPANY
 PARCEL NO. 0925059010
 WASHINGTON
 CITY OF KIRKLAND



5/2/13
 JOB NUMBER: 11-070
 SHEET NAME: UP-01
 BHT 2 OF 5

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NE SEC 9, TWP 25N, RGE 5E, W.M.



TREE NOTE
FOR GRADING IN THE VICINITY OF TREES 70 THRU 77, ARBORIST SHALL BE ON SITE TO PROVIDE INSTRUCTIONS FOR ROOT PRUNING OF TREES.

EARTHWORK CALCS
CUT: 10,500 CY
FILL: 16,100 CY
NET: 5,600 CY (FILL)



SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: ADAM KAY
ISSUE DATE: 5/2/2013

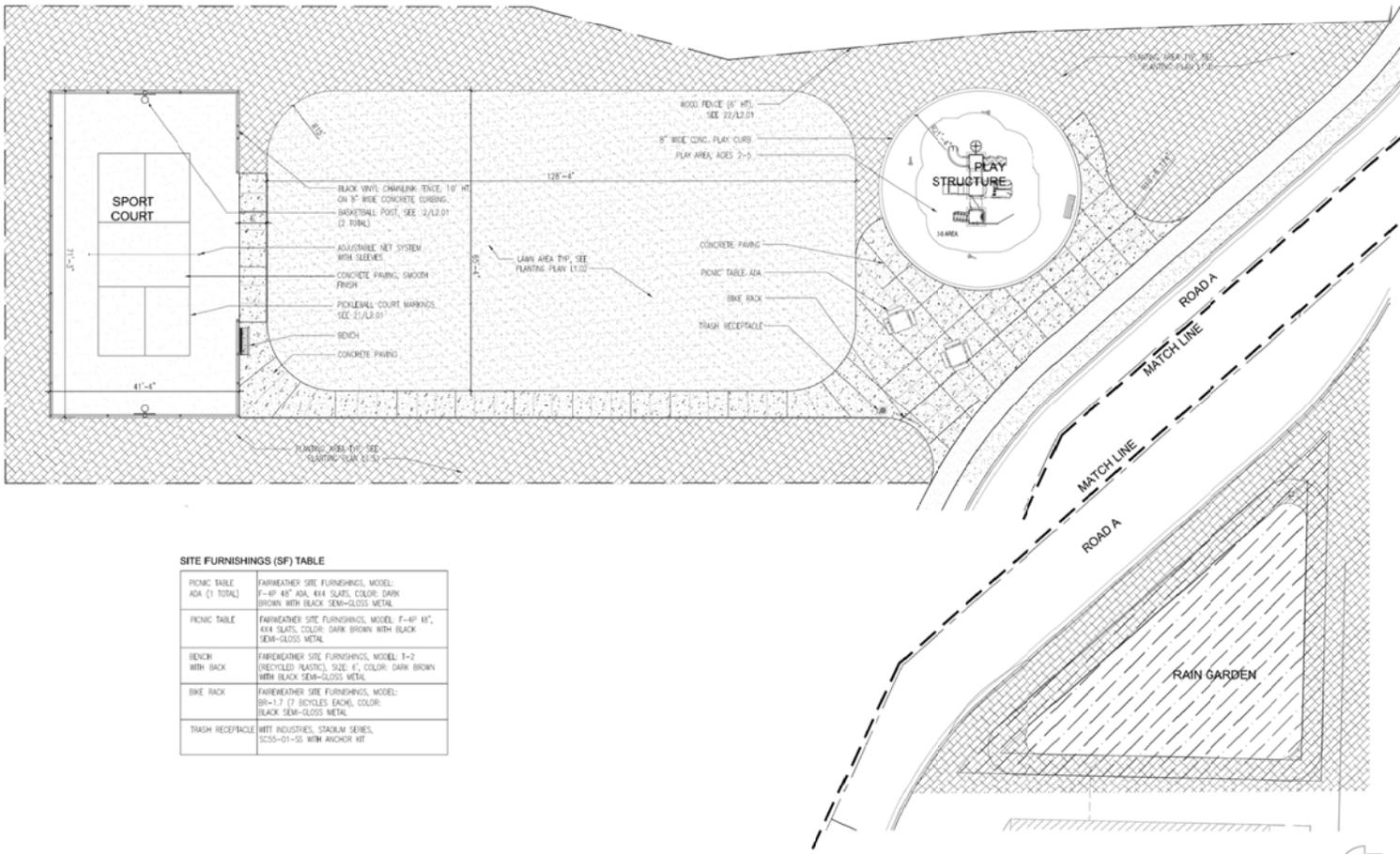
NO.	DATE	BY	REVISIONS
1	5/2/2013	AK	ISSUED FOR PERMITS (SEE DATA & GENERAL NOTES)
2	5/2/2013	AK	REVISED FOR 127TH ST (SEE ROAD CONTRACT, SECOND SHEET (CONTRACT))
3	5/2/2013	AK	REVISED DRAWING TO BE THE FIRST SHEET OF ROAD A

PRELIMINARY GRADING PLAN
C AND G PROPERTY PUD
CAMWEST - A TOLL BROTHERS COMPANY
PARCEL NO. 0925059010
WASHINGTON



5/2/13
JOB NUMBER: 11-070
SHEET NAME: GP-01
SHT 3 OF 5

2013 THE BLUELINE GROUP



SITE FURNISHINGS (SF) TABLE

PICNIC TABLE ADA (1 TOTAL)	FAIRWEATHER SITE FURNISHINGS, MODEL: F-4P 48" ADA, 4X4 SLATS, COLOR: DARK BROWN WITH BLACK SEMI-GLOSS METAL
PICNIC TABLE	FAIRWEATHER SITE FURNISHINGS, MODEL: F-4P 48", 4X4 SLATS, COLOR: DARK BROWN WITH BLACK SEMI-GLOSS METAL
BENCH WITH BACK	FAIRWEATHER SITE FURNISHINGS, MODEL: T-2 (RECYCLED PLASTIC), SIZE: 6', COLOR: DARK BROWN WITH BLACK SEMI-GLOSS METAL
BIKE RACK	FAIRWEATHER SITE FURNISHINGS, MODEL: BR-1.7 (7' BICYCLES EACH), COLOR: BLACK SEMI-GLOSS METAL
TRASH RECEPTACLE	MITT INDUSTRIES, STADIUM SERIES, SC55-01-SS WITH ANCHOR KIT

CALLOUT AND LAYOUT PLAN
1" = 10'-0"

THOMAS BENGTSON AND ASSOCIATES
LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

DATE: 07/22/2013
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=10'-0"
PROJECT: C and C
SHEET NO: L1.01

Drawing: K:\PROJECTS\2013\11187 - C and C\SUBMITTALS\2013\07\01\11187-11.01.DWG
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