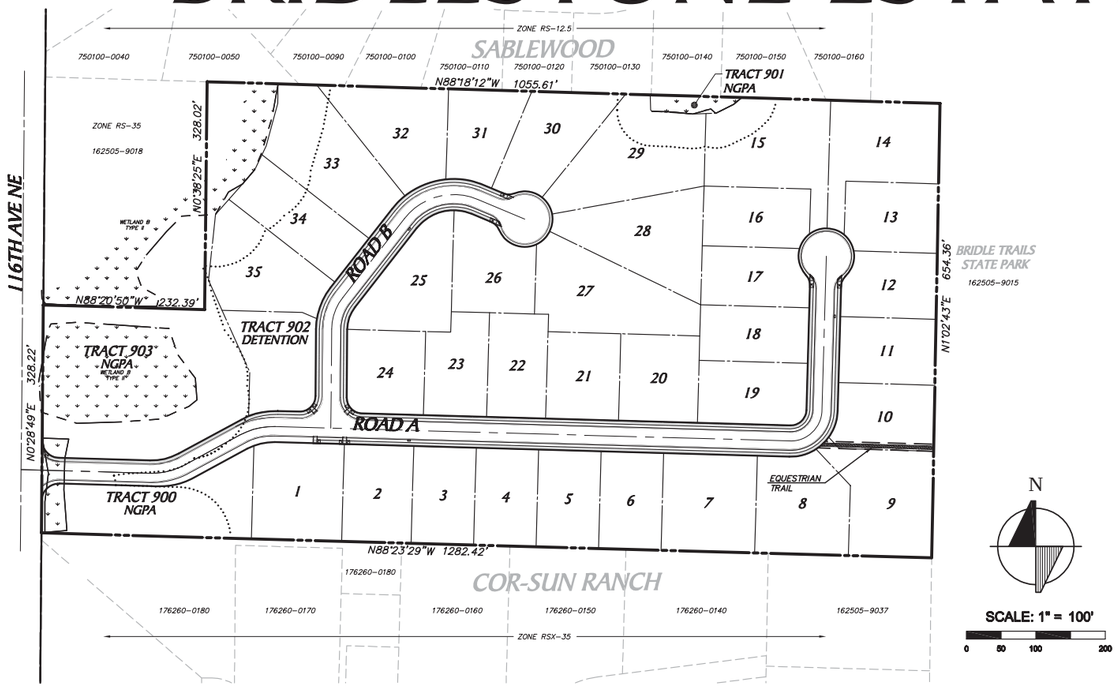
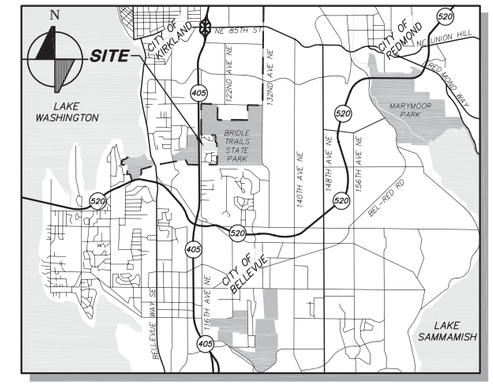
A PORTION OF THE W. 1/2 OF THE SW. 1/4, SEC. 16, TWP. 25 N., RGE 5 E., W.M.

BRIDLESTONE ESTATES





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LEGAL DESCRIPTION CROOKS PROPERTY (APN'S 162505-9022 AND -9031)

LEGAL DESCRIPTION SHOWN IS BASED ON COMMONWEALTH TITLE THIRD COMMITMENT FOR TITLE INSURANCE NO. CS-40101371 DATED JANUARY 27, 2015.

PARCEL A:

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION NORTH 88°18'48" WEST 1,055.61 FEET FROM THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 88°18'48" EAST 658.25 FEET;

THENCE SOUTH 01°02'42" WEST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 327.52 FEET TO THE SOUTH LINE THEREOF;

THENCE NORTH 88°21'20" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 655.90 FEET;

THENCE NORTH TO THE POINT OF BEGINNING;

PARCEL B:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET FOR 116TH AVENUE NORTHEAST AS ESTABLISHED IN VOLUME 33 OF COMMISSIONERS RECORDS ON PAGE 175;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION LORIG PROPERTY (APN 162505-9021)

LEGAL DESCRIPTION SHOWN IS BASED ON COMMONWEALTH TITLE SECOND COMMITMENT FOR TITLE INSURANCE NO. CS-40118353 DATED JANUARY 27, 2015 WITH SUPPLEMENTAL NO. 1 TO THE SECOND TITLE COMMITMENT NO. CS 40118353 DATED FEBRUARY 6, 2015.

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.;

EXCEPT THE EAST 214 FEET THEREOF;

EXCEPT THE NORTH 15 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF FOR 116TH AVE NE AS ESTABLISHED BY ORDER OF ESTABLISHMENT RECORDED IN COUNTY COMMISSIONER'S RECORDS BOOK 33, PAGE 175;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION SOELLING PROPERTY (APN 162505-9017)

LEGAL DESCRIPTION SHOWN IS BASED ON COMMONWEALTH TITLE THIRD COMMITMENT FOR TITLE INSURANCE NO. CS-40107766 DATED JANUARY 26, 2015.)

THE EAST 397.36 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PER DRIVEWAY EASEMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6367183;

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS STATUTORY WARRANTY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 8708201403;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION
CHAFFEE PROPERTY (APN 162505-9034)

LEGAL DESCRIPTION SHOWN IS BASED ON THE TITLE REPORT BY CHICAGO TITLE COMPANY A.L.T.A. SECOND COMMITMENT FOR TITLE INSURANCE ORDER NO. 1365086, DATED JULY 31, 2014 AT 8:00AM. WITH SUPPLEMENTAL DATED JANUARY 16, 2015.

THE EAST 214 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 15 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 214 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN 116TH AVENUE NORTHEAST.

LOT COVERAGE CALCULATIONS

LOT #	AREA (sf)	LOT COVERAGE (sf)
1	18,143	7,150
2	14,000	5,700
3	12,600	5,210
4	12,600	5,210
5	12,600	5,210
6	12,600	5,210
7	18,900	7,415
8	18,349	7,222
9	19,929	7,775
10	13,445	5,504
11	13,158	5,405
12	12,506	5,177
13	13,212	5,424
14	20,104	7,836
15	23,691	9,092
16	13,015	5,355
17	12,700	5,245
18	12,506	5,177
19	13,961	5,686
20	14,208	5,773
21	13,125	5,394
22	12,750	5,263
23	12,583	5,199
24	13,357	5,460
25	16,839	6,714
26	14,507	5,877
27	22,815	8,785
28	21,442	8,305
29	24,752	7,048
30	15,724	5,275
31	12,560	5,196
32	18,411	7,244
33	22,866	8,803
34	15,387	6,185
35	18,441	7,254

PROJECT INFORMATION

APPLICANT: KLN CONSTRUCTION, INC.
19000 33RD AVENUE W, SUITE 200
LYNNWOOD, WA 98036
CONTACT: CHER ANDERSON
(425) 778-4111 EXT.105

ENGINEER: TRIAD ASSOCIATES
20300 WOODINVILLE SNOHOMISH RD NE, SUITE A
WOODINVILLE, WA 98072
CONTACT: ROY E. LEWIS, JR., PE
(425) 415-2052

SURVEYOR: TRIAD ASSOCIATES
20300 WOODINVILLE SNOHOMISH RD NE, SUITE A
WOODINVILLE, WA 98072
CONTACT: MARK S. HARRISON, PLS
(425) 415-2080

SITE INFORMATION

TAX ACCOUNT NUMBERS: CHAFFEE PROPERTY (APN 162505-9034)
CROOKS PROPERTY (APN 162505-9022 AND 9031)
LORIG PROPERTY (APN 162505-9021)
SOELLING PROPERTY (APN 162505-9017)

SITE ADDRESS: APPROXIMATELY 4622 116TH AVE NE
KIRKLAND, WA 98033
EXISTING ZONING: RS-35/RSX-35
PROPOSED ZONING: RS-12.5/RSX-12.5
COMP. PLAN: LOW DENSITY RESIDENTIAL (LDR 1-3)
TOTAL SITE AREA: 766,131 SF/17.59 AC
LOTS PROPOSED: 35
AREA IN LOTS: 557,786 SF/12.81 AC
DWELLING UNITS (DU) PER ACRE: 1.99 DU/AC
AVG LOT SIZE: 15,937 SF
SMALLEST LOT SIZE: 12,506 SF

DATUM

NAVD 88

ORIGINAL BENCHMARK:
CITY OF BELLEVUE BENCHMARK NO. 91, BRASS DISC BACK OF WALK AT THE SOUTHWEST CORNER BUS SHELTER NORTH SIDE NE 48TH PL. 50'± EAST OF CENTERLINE 116TH AVE NE.
ELEVATION=360.879

TBM "A":
SET R.R. SPIKE ON POWER POLE 0.5' FROM GROUND EAST SIDE 116TH AVE NE AT NORTH EDGE GRAVEL ENTRY TO SITE. POLE NO. X9328/224037/166706
ELEVATION=346.97

TBM "B":
SET R.R. SPIKE ON POWER POLE 1.0' FROM GROUND WEST SIDE 116TH AVE NE OPPOSITE SOUTHWEST CORNER OF SITE. POLE NO. Z75931.
ELEVATION=344.60

BASIS OF BEARING

HELD THE BEARING OF NORTH 0°28'49" EAST ALONG THE CENTER LINE OF 116TH AVE NORTHEAST

SHEET INDEX

1	COVER SHEET
2-5	BOUNDARY, TOPOGRAPHY AND TREE SURVEY
6	PRELIMINARY GRADING AND UTILITY PLAN
7-8	PRELIMINARY ROAD AND UTILITY PROFILES
9	PRELIMINARY ROAD CROSS-SECTION
10	PRELIMINARY SLOPE ANALYSIS
11	PRELIMINARY PLAT
12	PRELIMINARY TREE RETENTION PLAN
13	PRELIMINARY TREE TABLE
14	PRELIMINARY STREET TREE PLANTING PLAN

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p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

COVER SHEET

KLN CONSTRUCTION, INC.
BRIDLESTONE ESTATES
CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS JR., PE
PROJECT MANAGER
MARK S. HARRISON, PLS
PROJECT SURVEYOR
KEVIN C. FLYNN, PE
PROJECT ENGINEER
DENISE LIFTIN, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/25/15
SCALE: HORZ.: 1"=100' VERT.:

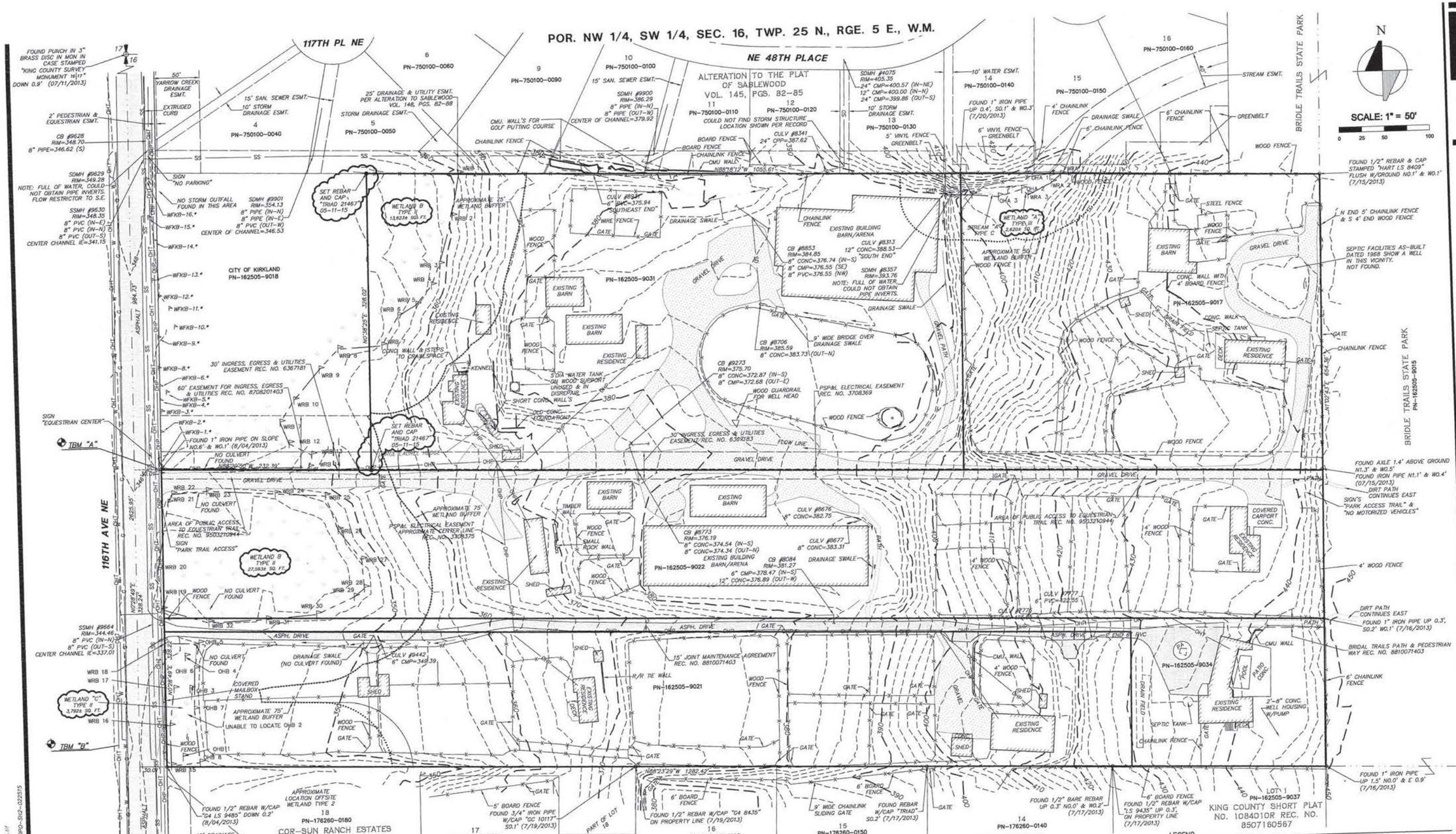
PRELIMINARY

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 1 OF 14

@Wed, Feb 25, 2015 - 11:31am
G:\Projects\13097\Dwg\Preliminary\Pre-Plat\13097P-CVR.dwg, CI-CVR, 13097P-CI, 13097P-TOT, 13097PNT, 13097C0220713, 13097P-BDR, 13097P-BDS, 13097P-PAL, Mark Harris.pgp



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TOPOGRAPHIC SURVEY FOR
KLN CONSTRUCTION, INC.
BRIDLESTONE ESTATES
CITY OF KIRKLAND, WASHINGTON

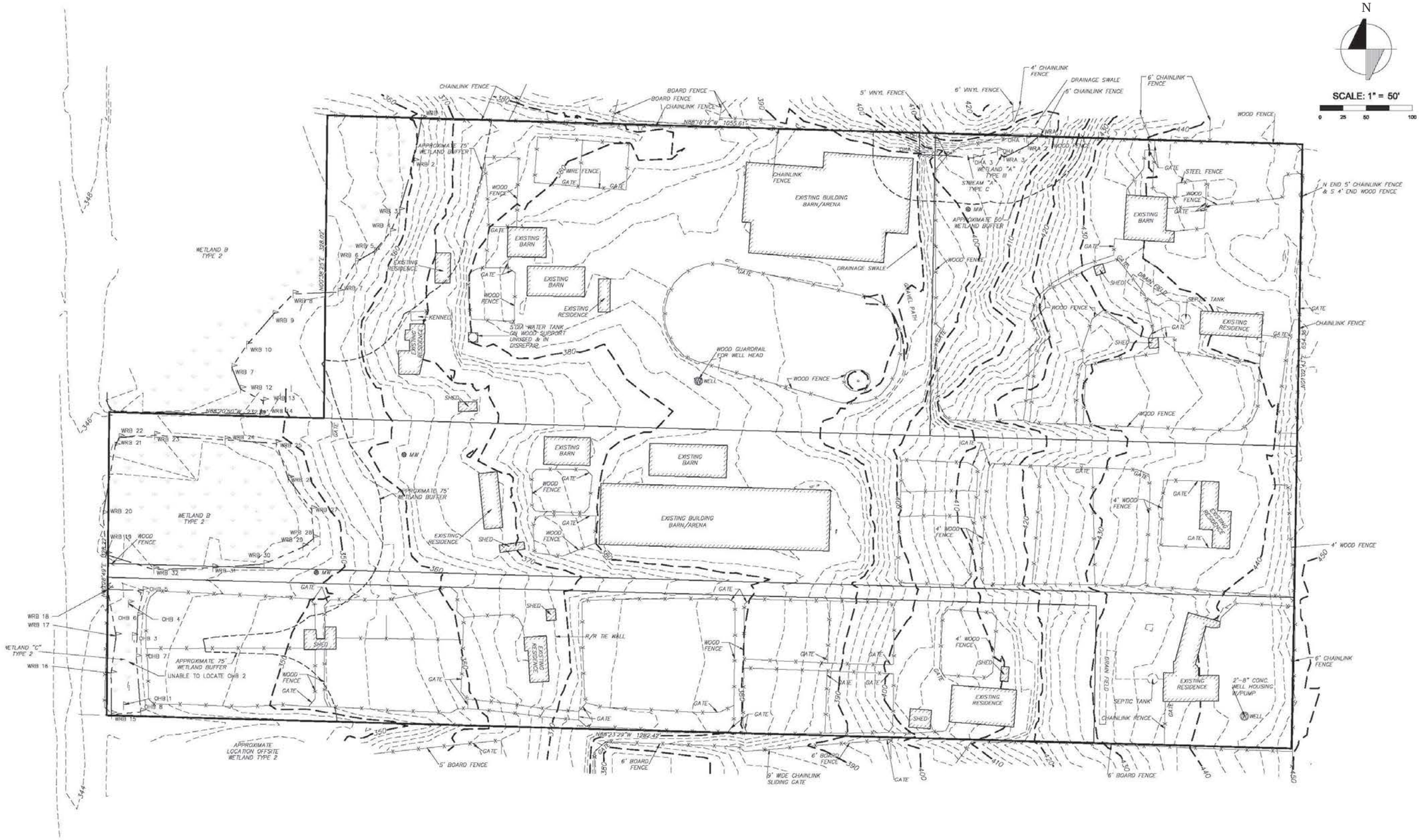
NO.	DATE	REVISION	BY	CK
	06/04/15	ADDED SET CORNERS AND WETLAND AREAS	ABJ	ABH

Roy E. Lewis, PE
PROJECT MANAGER
Mark S. Harrison, PLS
PROJECT SURVEYOR
Kevin C. Flynn, PE
PROJECT ENGINEER
Denise Little, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/25/15
SCALE: HORIZ.: 1"=50' VERT.:

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097
SHEET NO. 2 OF 14

POR. NW 1/4, SW 1/4, SEC. 16, TWP. 25 N., RGE. 5 E., W.M.



PROPERTY LINES, EXISTING STRUCTURES, FOUND WELLS, KNOWN SEPTIC SYSTEMS, FENCES, WETLAND FLAGS, APPROXIMATE 75' WETLAND BUFFERS AND CONTOURS

triad

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TOPOGRAPHIC SURVEY FOR

KLN CONSTRUCTION, INC.

BRIDLESTONE ESTATES

CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISIONS	BY	CK

Roy E. Lewis, PE
PROJECT MANAGER
Mark S. Harrison, PLS
PROJECT SURVEYOR
Kevin C. Flynn, PE
PROJECT ENGINEER
Denise Little, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/25/15
SCALE: HORIZ.: 1"=50' VERT.:

MARK S. HARRISON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 4835 — 15

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JOB NO. 13-097

SHEET NO. 3 OF 14

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bjohnson, Mar 03, 2015 - 1:20pm
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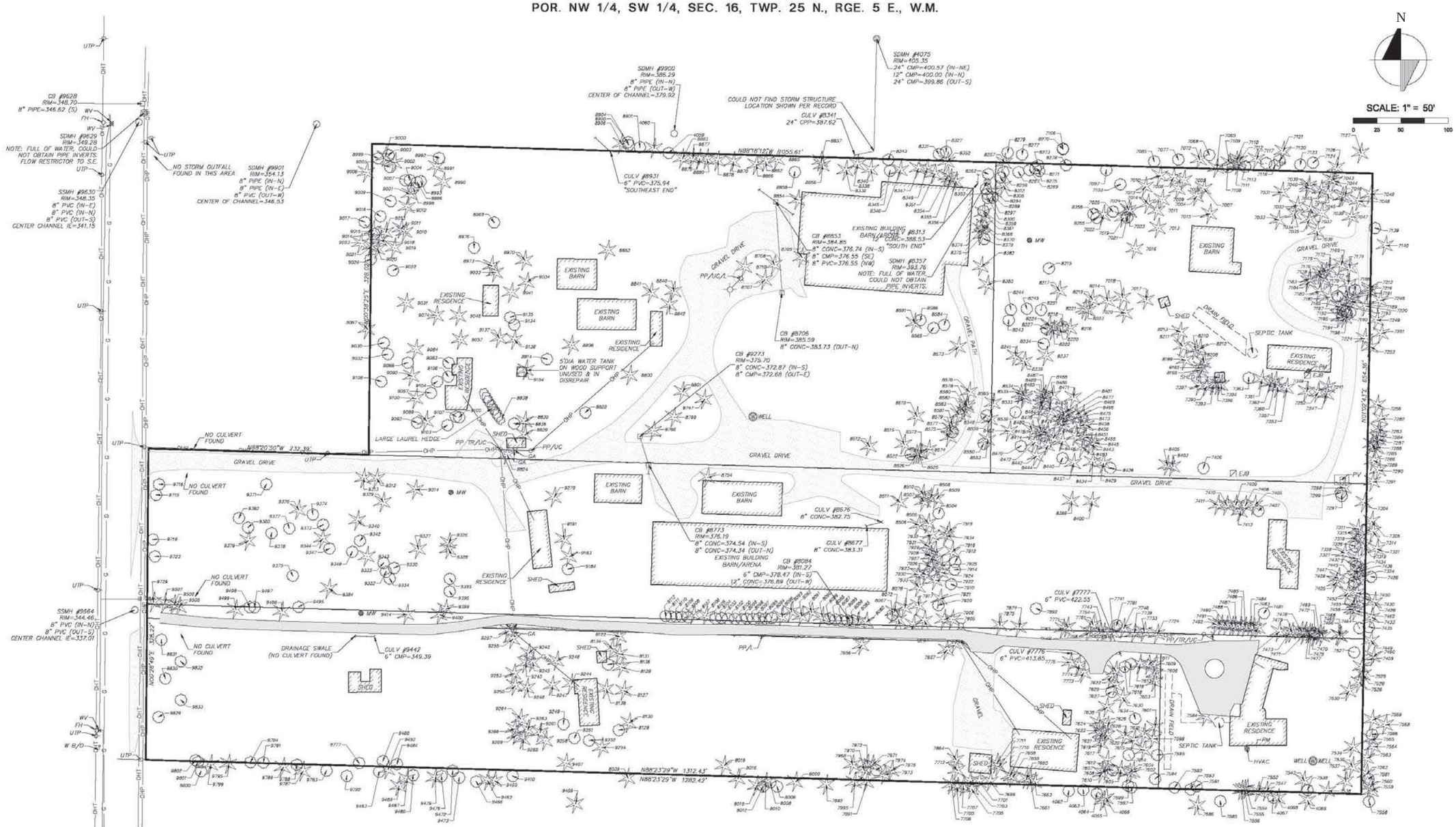
POR. NW 1/4, SW 1/4, SEC. 16, TWP. 25 N., RGE. 5 E., W.M.



PROPERTY LINES, EXISTING STRUCTURES, TREES, FOUND WELLS, KNOWN SEPTIC SYSTEMS, SURFACE EVIDENCE OF EXISTING UTILITIES, AND ASPHALT & GRAVEL DRIVEWAYS

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TOPOGRAPHIC SURVEY FOR

KLN CONSTRUCTION, INC.

BRIDLESTONE ESTATES

CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISIONS	BY	CK

Roy E. Lewis, PE
PROJECT MANAGER
Mark S. Harrison, PLS
PROJECT SURVEYOR
Kevin C. Flynn, PE
PROJECT ENGINEER
Denise Littin, PLA
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 2/25/15
SCALE: HORIZ.: 1"=50' VERT.:

MARK S. HARRISON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 15

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 4 OF 14

b.johnson, Mar 03, 2015 - 1:21pm
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