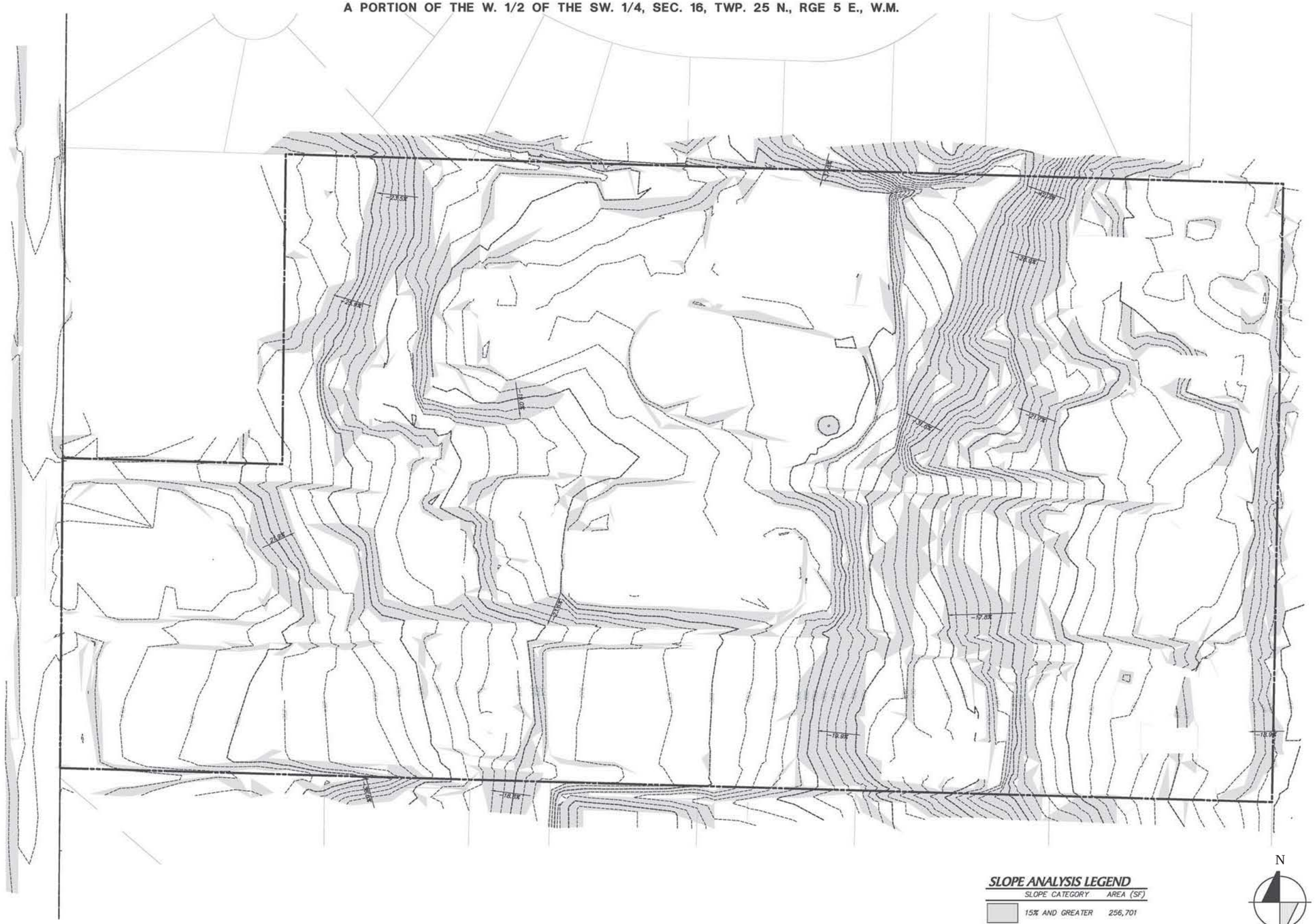
A PORTION OF THE W. 1/2 OF THE SW. 1/4, SEC. 16, TWP. 25 N., RGE 5 E., W.M.



SLOPE ANALYSIS LEGEND

SLOPE CATEGORY	AREA (SF)
15% AND GREATER	256,701

XX% SLOPE (ARROW POINTS DOWNHILL)

N

SCALE: 1" = 50'

0 25 50 100

triad

20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY SLOPE ANALYSIS

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: HORIZ.: 1"=50' VERT.: N/A

PRELIMINARY

ROY E. LEWIS JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

11-4-15

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 10 OF 14

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

BUILDING SETBACK (BSBL) CHART

FRONT	20'
REAR	10'
SIDE	15' TOTAL BETWEEN LOTS (5' MIN.)

N

SCALE: 1" = 50'

0 25 50 100

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PRELIMINARY PLAT

KLN CONSTRUCTION, INC.

BRIDLESTONE ESTATES

CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISION	REVIEWED BY:	DATE:
			BY	CK

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: HORIZ.: 1"=50' VERT.:

PRELIMINARY

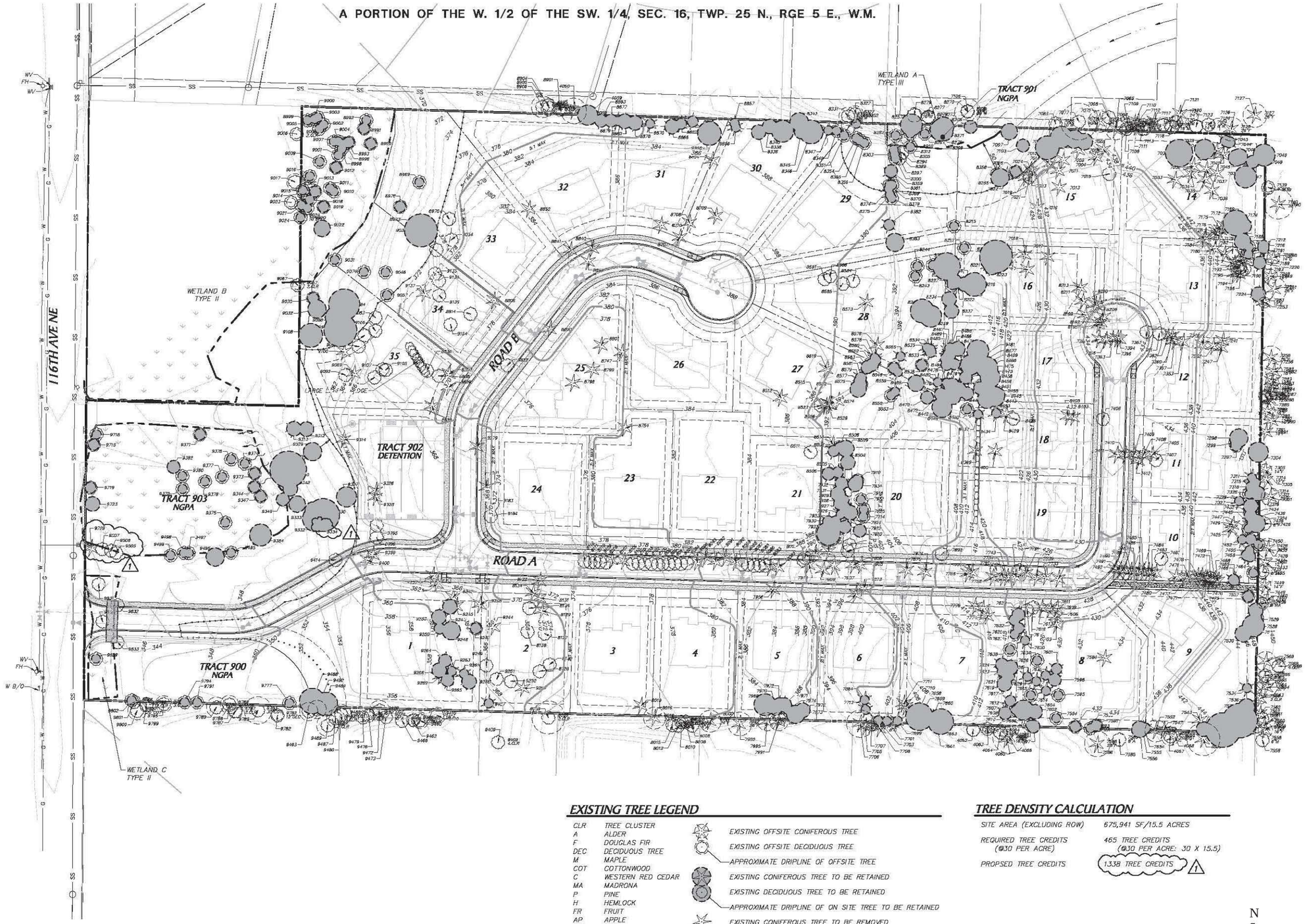
MARK S. HARRISON 02-25-2015 STATE OF WASHINGTON 21467 REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 11 OF 14

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



EXISTING TREE LEGEND

CLR	TREE CLUSTER
A	ALDER
F	DOUGLAS FIR
DEC	DECIDUOUS TREE
M	MAPLE
COT	COTTONWOOD
C	WESTERN RED CEDAR
MA	MADRONA
P	PINE
H	HEMLOCK
FR	FRUIT
AP	APPLE
O	OAK
S	SPRUCE
HOLLY	HOLLY
W	WILLOW

- EXISTING OFFSITE CONIFEROUS TREE
- EXISTING OFFSITE DECIDUOUS TREE
- APPROXIMATE DRIPLINE OF OFFSITE TREE
- EXISTING CONIFEROUS TREE TO BE RETAINED
- EXISTING DECIDUOUS TREE TO BE RETAINED
- APPROXIMATE DRIPLINE OF ON SITE TREE TO BE RETAINED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED

TREE DENSITY CALCULATION

SITE AREA (EXCLUDING ROW)	675,941 SF/15.5 ACRES
REQUIRED TREE CREDITS (@30 PER ACRE)	465 TREE CREDITS (@30 PER ACRE: 30 X 15.5)
PROPSED TREE CREDITS	1338 TREE CREDITS (1)

N

SCALE: 1" = 50'

0 25 50 100

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PRELIMINARY TREE RETENTION PLAN

KLN CONSTRUCTION, INC.

BRIDLESTONE ESTATES

CITY OF KIRKLAND, WASHINGTON

NO.	DATE	REVISION	BY	CK.	APP.
1	6/17/15	REV PER CHANGES TO THE ML MITIGATION PLAN			

REVIEWED BY:

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: HORIZ.: 1"=50' VERT.:

PRELIMINARY

11/4/15

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DENISE LIFTIN
CERTIFICATE NO. 523

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 12 OF 14

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

TREES PROPOSED TO BE SAVED

POINT #	DESCRIPTION	TREE CLUSTER	TREE CREDITS*
4059	22"DEC		7
7005	18"F		5
7008	20"F		6
7010	24"F		8
7012	26"F		9
7019	38"F		15
7022	24"F		8
7025	12"M		2
7031	30"F		11
7039	10"F		1
7040	22"F		7
7043	12"F		2
7044	12"F		2
7045	18"F		5
7046	18"F		5
7047	24"F		8
7048	14"F		3
7049	24"F		8
7097	18"M		5
7103	14"A		3
7169	28"C		10
7174	16"F		4
7188	6"F		1
7189	12"F		2
7191	8"F		1
7212	12"C		2
7216	12"C		2
7220	14"F		3
7224	16"F		4
7297	12"M		2
7298	20"F		6
7299	6"M		1
7304	22"F		7
7311	10"F		1
7315	12"F		2
7318	12"F		2
7319	16"F		4
7324	20"C		6
7326	6"F		1
7327	16"F		4
7328	8"S		1
7430	6"MA		1
7432	10"MA		1
7434	14"F		3
7436	8"F		1
7445	10"F		1
7447	6"F		1
7450	12"F		2
7452	10"F		1
7455	10"F		1
7458	12"F		2
7462	10"F		1
7465	8"F		1
7466	12"F		2
7526	24"F		8
7527	12"MA		2
7528	8"MA	2.CLR	1
7528	8"MA	2.CLR	1
7529	16"F		4
7530	18"F		5
7534	8"C		1
7536	18"F	2.CLR	5
7536	8"F	2.CLR	1
7537	30"F		11
7538	38"C		15
7539	16"MA		4
7543	6"C		1
7547	12"F		2
7554	12"H		2
7555	8"H		1
7556	18"F		5
7591	12"MA		2
7592	12"MA		2
7593	8"MA		1
7594	8"AP		1
7595	8"FR		1
7597	14"DEC		3
7598	14"F		3
7599	6"F		1
7601	12"F		2
7602	16"F		4
7604	8"F		1
7605	22"F		7
7607	6"F		1
7608	10"F		1
7610	14"F		3
7612	12"C		2
7614	8"AP		1
7615	10"F		1
7617	16"F	2.CLR	4
7617	8"F	2.CLR	1
7619	8"F		1
7620	14"F		3
7621	8"F		1
7622	12"F		2
Tree Credits:			

POINT #	DESCRIPTION	TREE CLUSTER	TREE CREDITS*
7623	8"F		1
7624	14"F		3
7625	12"F		2
7626	16"F		4
7627	6"F		1
7628	8"F		1
7629	8"F		1
7630	8"F		1
7631	10"F		1
7634	6"FR		1
7638	6"DEC	3.CLR	1
7638	6"DEC	3.CLR	1
7638	6"DEC	3.CLR	1
7658	14"F		3
7659	30"F		11
7660	12"F		2
7699	10"F		1
7701	10"F		1
7703	10"F		1
7710	16"F		4
7711	32"F		12
7712	10"F		1
7864	10"F		1
7910	14"DEC		3
7916	10"DEC	2.CLR	1
7916	10"DEC	2.CLR	1
7919	12"M	5.CLR	2
7919	12"M	5.CLR	2
7919	12"M	5.CLR	2
7919	8"M	5.CLR	1
7919	8"M	5.CLR	1
7922	14"F		3
7923	12"F		2
7924	14"F		3
7926	8"C		1
7927	12"F		2
7928	14"F		3
7929	8"F		1
7930	12"F		2
7931	16"F		4
7932	14"F		3
7933	26"C		9
7934	16"F		4
7968	24"F		8
7970	12"F		2
7971	16"F		4
7972	14"F		3
7973	20"F		6
7974	6"F		1
7975	16"H		4
8019	30"F		11
8215	8"DEC		1
8216	12"F	3.CLR	2
8216	16"F	3.CLR	4
8216	26"F	3.CLR	9
8217	8"M	3.CLR	1
8217	8"M	3.CLR	1
8217	8"M	3.CLR	1
8218	8"M		1
8219	36"F		14
8220	16"F		4
8221	12"F		2
8222	12"F		2
8224	16"F		4
8227	8"M		1
8234	16"COT		4
8237	16"F		4
8239	24"F		8
8241	26"F		9
8243	6"DEC		1
8244	8"DEC		1
8245	8"DEC		1
8251	30"COT		11
8255	20"M		6
8257	24"F		8
8259	6"DEC		1
8262	8"M		1
8267	8"M		1
8269	6"M		1
8271	24"COT		8
8273	22"COT		7
8275	18"COT		5
8278	14"DEC		3
8289	10"M		1
8294	6"M	2.CLR	1
8294	8"M	2.CLR	1
8297	14"M		3
8300	8"M		1
8303	6"M		1
8305	10"M	4.CLR	1
8305	10"M	4.CLR	1
8305	10"M	4.CLR	1
8305	8"M	4.CLR	1
8312	10"DEC		1
8336	14"DEC	3.CLR	3

POINT #	DESCRIPTION	TREE CLUSTER	TREE CREDITS*
8336	16"DEC	3.CLR	4
8336	8"DEC	3.CLR	1
8338	16"DEC	2.CLR	4
8338	16"DEC	2.CLR	4
8340	24"D	3.CLR	8
8340	24"D	3.CLR	8
8340	24"D	3.CLR	8
8343	20"DEC		6
8345	14"DEC		3
8346	12"DEC	3.CLR	2
8346	26"DEC	3.CLR	9
8346	8"DEC	3.CLR	1
8347	8"F		1
8349	6"M	5.CLR	1
8349	6"M	5.CLR	1
8349	6"M	5.CLR	1
8349	6"M	5.CLR	1
8349	8"M	5.CLR	1
8351	6"M	2.CLR	1
8351	8"M	2.CLR	1
8352	8"F		1
8354	6"M	2.CLR	1
8354	6"M	2.CLR	1
8355	6"M	2.CLR	1
8355	6"M	2.CLR	1
8356	8"DEC	2.CLR	1
8356	8"DEC	2.CLR	1
8358	8"M		1
8359	14"M		3
8361	10"F		1
8366	10"M	2.CLR	1
8366	8"M	2.CLR	1
8370	10"M		1
8374	8"F		1
8375	10"F		1
8379	10"M		1
8382	12"F		2
8383	20"O	2.CLR	6
8383	20"O	2.CLR	6
8434	14"F	2.CLR	3
8434	6"F	2.CLR	1
8437	10"F		1
8440	8"MA		1
8442	22"F		7
8443	22"F		7
8444	16"F		4
8445	14"F		3
8446	14"F		3
8449	18"F		5
8451	14"F		3
8453	20"H		6
8455	14"F		3
8456	22"F		7
8458	16"F		4
8466	24"F		8
8469	22"F		7
8470	14"A		3
8471	24"F		8
8472	14"F		3
8473	14"F		3
8474	10"F		1
8475	10"F		1
8476	14"F		3
8477	8"H		1
8478	10"F		1
8479	10"H		1
8480	8"F		1
8481	22"F		7
8482	18"F		5
8484	12"F		2
8485	14"F		3
8486	16"F		4
8487	14"F		3
8488	12"F		2
8489	24"F		8
8504	16"M		4
8505	12"F		2
8507	12"F		2
8508	12"M	3.CLR	2
8508	6"M	3.CLR	1
8508	8"M	3.CLR	1
8509	18"F		5
8515	46"F		19
8522	10"A		1
8526	10"F		1
8529	10"F		1
8533	12"C		2
8534	10"C		1
8535	8"C		1
8536	12"M		2
8546	12"M		2
8550	6"A		1
8553	8"F		1
8559	10"F		1
8565	10"F		1

POINT #	DESCRIPTION	TREE CLUSTER	TREE CREDITS*
8572	12"F		2
8573	22"F		7
8575	18"F		5
8576	16"F		4
8577	6"F		1
8578	8"F	2.CLR	1
8578	8"F	2.CLR	1
8579	12"F		2
8580	12"F		2
8581	12"F		2
8582	14"F		3
8583	14"F		3
8856	6"CFR		1
8857	8"C		1
8858	26"DEC		9
8862	12"F		2
8865	12"F		2
8866	16"C	2.CLR	4
8866	8"C	2.CLR	1
8870	8"F		1
8877	14"F		3
8878	16"F		4
8879	8"F		1
8880	16"F		4
8883	14"F		3
8969	8"DEC		1
8973	10"F		1
8976	12"DEC		2
8990	10"DEC	4.CLR	1
8990	12"DEC	4.CLR	2
8990	12"DEC	4.CLR	2
8990	8"DEC	4.CLR	1
8991	10"DEC	5.CLR	1
8991	10"DEC	5.CLR	1
8991	12"DEC	5.CLR	2
8991	12"DEC	5.CLR	2
8991	6"DEC	5.CLR	1
8992	8"DEC		1
8993	12"DEC		2
8996	8"DEC		1
8998	8"DEC		1
8999	8"DEC		1
9000	10"DEC	3.CLR	1
9000	8"DEC	3.CLR	1
9000	8"DEC	3.CLR	1
9001	10"DEC	2.CLR	1
9001	8"DEC	2.CLR	1
9002	10"DEC	3.CLR	1
9002	10"DEC	3.CLR	1
9002	8"DEC	3.CLR	1
9003	6"DEC		1
9004	8"DEC		1
9005	6"DEC		1
9007	10"DEC		1
9009	10"DEC		1
9010	10"DEC	7.CLR	1
9010	10"DEC	7.CLR	1
9010	10"DEC	7.CLR	1
9010	6"DEC	7.CLR	1
9010	8"DEC	7.CLR	1
9010	8"DEC	7.CLR	1
9010	8"DEC	7.CLR	1
9011	10"DEC	2.CLR	1
9011	10"DEC	2.CLR	1
9012	12"DEC	4.CLR	2
9012	12"DEC	4.CLR	2
9012	12"DEC	4.CLR	2
9012	8"DEC	4.CLR	1
9013	12"DEC	2.CLR	2
9013	12"DEC	2.CLR	2
9014	8"DEC		1
9015	10"DEC	3.CLR	1
9015	6"DEC	3.CLR	1
9015	8"DEC	3.CLR	1
9016	8"DEC		1
9018	6"DEC	2.CLR	1
9018	8"DEC	2.CLR	1
9019	10"DEC	5.CLR	1
9019	12"DEC	5.CLR	2
9019	12"DEC	5.CLR	2
9019	8"DEC	5.CLR	1
9019	8"DEC	5.CLR	1
9020	10"DEC	2.CLR	1
9020	6"DEC	2.CLR	1
9021	6"DEC	5.CLR	1
9021	6"DEC	5.CLR	1
9021	8"DEC	5.CLR	1
9021	8"DEC	5.CLR	1
9021	8"DEC	5.CLR	1
9022	18"DEC		5
9024	10"DEC		1
9030	12"DEC		2
9031	6"DEC	2.CLR	1
9031	8"DEC	2.CLR	1
9032	20"DEC		6

POINT #	DESCRIPTION	TREE CLUSTER	TREE CREDITS*
9033	36"C		14
9046	10"DEC	2.CLR	1
9046	8"DEC	2.CLR	1
9057	6"DEC	3.CLR	1
9057	6"DEC	3.CLR	1
9057	6"DEC	3.CLR	1
9074	10"DEC	4.CLR	1
9074	6"DEC	4.CLR	1
9074	8"DEC	4.CLR	1
9074	8"DEC	4.CLR	1
9084	34"F		13
9088	24"M		8
9090	36"F		14
9108	26"COT		9
9242	12"F		2
9243	14"F		3
9245	12"F		2
9247	10"DEC	2.CLR	1
9247	12"DEC	2.CLR	2
9248	20"F		6
9250	10"F	2.CLR	1
9250	12"F	2.CLR	2
9253	16"F		4
9258	16"F		4
9261	6"F		1
9263	10"F		1
9264	14"F		3
9265	14"F		3
9266	16"F		4
9269	12"F		2
9312	12"C	4.CLR	2
9312	14"C	4.CLR	3
9312	16"C	4.CLR	4
9312	6"C	4.CLR	1
9313	16"F		4
9327	14"COT	2.CLR	3
9327	22"COT	2.CLR	7
9329	20"COT	2.CLR	6
9329	20"COT	2.CLR	6
9330	36"COT		14
9332	28"COT		10
9333	18"COT		5
9340	40"F		16
9342	16"DEC		4
9343	10"DEC	2.CLR	1
9343	18"DEC	2.CLR	5
9344	12"A	5.CLR	2
9344	6"A	5.CLR	1
9344	6"A	5.CLR	1
9344	8"A	5.CLR	1
9344	8"A	5.CLR	1
9347	12"DEC		2
9349	14"COT		3
9371	12"DEC		2
9373	12"DEC		2
9374	6"A		1
9375	6"DEC		1
9376	6"A	2.CLR	1
9376	8"A	2.CLR	1
9377	8"DEC		1
9378	8"A		1
9379	6"A	2.CLR	1
9379	6"A	2.CLR	1
9380	6"DEC		1
9382	14"DEC		3
9384	24"C		8
9407	8"HOLLY	3.CLR	1
9407	8"HOLLY	3.CLR	1
9407	8"HOLLY	3.CLR	1
9484	26"COT		9
9488	28"COT		10
9495	8"DEC		1
9496	20"C		6
9497	10"A		1
9498	8"A		1
9499	12"DEC	4.CLR	2
9499	6"DEC	4.CLR	1
9499	6"DEC	4.CLR	1
9499	6"DEC	4.CLR	1
9715	12"A		2
9716	8"DEC		1
9719	12"A		2
9723	16"A		4
9777	8"A		1
9791	6"A		1
9794	8"A		1
9802	6"DEC		1
9829	8"W		1

*TREE CREDITS PER KIRKLAND ZONING CODE TABLE 95.33.1

TREES PROPOSED TO BE REMOVED

POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION
7004	28"F	7490	10"C	8212	26"F
7006	12"F	7491	8"C	8213	22"F
7007	28"F	7492	12"C	8214	24"F
7009	18"F	7552	24"F	8223	16"F
7011	24"F	7584	20"P	8399	20"F
7013	16"H	7603	14"F	8400	2.CLR
7014	20"F	7606	10"F	8403	20"F
7015	6.CLR	7609	12"F	8405	20"F
7016	28"F	7611	10"F	8426	14"COT
7017	32"F	7613	10"F	8429	14"F
7018	22"F	7616	6"F	8483	12"F
7020	24"F	7618	6"F	8506	14"F
7021	14"M	7661	14"F	8510	18"F
7023	12"F	7663	28"F	8511	10.CLR
7024	20"F	7724	24"F	8512	40"F
7032	24"F	7733	16"F	8574	12"F
7033	24"F	7739	18"F	8584	14"M
7034	16"F	7741	14"F	8585	16"M
7035	18"F	7743	16"F	8591	4.CLR
7036	28"F	7746	16"F	8619	3.CLR
7037	18"F	7754	14"F	8707	32"C
7038	24"F	7758	18"F	8708	26"C
7041	20"F	7761	2.CLR	8709	10"P
7042	24"F	7765	24"F	8710	8"S
7172	18"C	7771	20"F	8747	14"C
7175	14"C	7773	16"F	8754	10"H
7176	14"C	7774	16"F	8798	12"S
7177	18"C	7775	14"F	8799	14"S
7178	8"C	7791	8"DEC	8800	28"S
7179	14"F	7873	18"F	8801	14"S
7180	14"C	7874	26"F	8806	52"F
7181	32"F	7875	26"F	8814	10"DEC
7182	6"F	7892	38"COT	8822	16"DEC
7183	16"C	7905	28"F	8824	38"C
7184	6"H	7906	16"F	8830	26"C
7185	14"C	7907	16"F	8836	12"DEC
7190	6"F	7909	30"F	8838	8"DEC
7192	6"MA	7913	14"F	8840	30"F
7193	8"F	7917	12"F	8841	24"CFR
7194	14"F	7920	12"M	8842	28"F
7195	10"F	7921	3.CLR	8852	16"F
7196	6"MA	7956	18"F	8854	12"S
7197	6"F	7957	30"F	8970	3.CLR
7241	14"F	8067	18"M	9034	3.CLR
7247	5.CLR	8072	3.CLR	9041	2.CLR
7252	24"F	8078	10"F	9083	14"HO
7348	24"F	8082	14"F	9089	30"F
7353	2.CLR	8083	12"F	9097	12"DEC
7357	16"F	8085	16"PR	9100	30"F
7360	12"F	8086	12"PR	9103	22"DEC
7361	2.CLR	8087	14"PR	9104	10"DEC
7362	8"F	8088	10"PR	9105	30"M
7363	6"COT	8089	14"PR	9106	12"DEC
7393	6"F	8090	14"F	9107	10"DEC
7394	10"F	8091	14"F	9134	8"DEC
7395	20"F	8092	14"F	9135	10"DEC
7396	20"F	8093	12"F	9136	2.CLR
7397	16"C	8094	14"PR	9137	20"F
7405	2.CLR	8095	12"PR	9154	2.CLR
7406	12"COT	8096	14"F	9183	2.CLR
7407	6"M	8097	10"PR	9184	26"M
7408	8"P	8098	12"PR	9191	2.CLR
7409	12"C	8099	8"PR	9246	10"F
7410	12"C	8100	12"PR	9249	10"DEC
7411	12"C	8102	14"PR	9251	10"DEC
7412	8"S	8103	14"PR	9252	8"DEC
7425	18"F	8104	8"PR	9254	8"F
7429	12"F	8105	18"PR	9255	14"F
7460	14"F	8106	12"F	9257	12"F
7464	6"F	8107	14"F	9279	40"C
7468	2.CLR	8108	12"PR	9314	28"F
7469	8"F	8109	12"PR	9334	26"COT
7470	12"F	8110	8"PR	9328	16"F
7471	16"F	8111	14"PR	9395	24"DEC
7472	10"COT	8112	14"PR	9396	14"A
7473	8"F	8122	30"C	9399	28"C
7475	6"F	8127	2.CLR	9400	28"C
7476	2.CLR	8128	20"M	9414	2.CLR
7477	14"F	8129	12"F	9505	6"A
7478	14"F	8130	2.CLR	9505	6"A
7479	18"F	8131	12"P	9506	6"A
7480	22"F	8134	18"F	9506	8"A
7481	14"AP	8136	12"DEC	9507	6"A
7482	10"C	8138	3.CLR	9507	6"A
7483	8"C	8192	20"F	9729	16"F
7484	8"C	8195	2.CLR	9830	10"W
7485	8"C	8199	18"F	9831	6"W
7486	10"C	8208	8"F	9832	8"W
7487	8"C	8210	12"F	9833	10"W
7488	8"C	8211	14"F		

OFFSITE TREES

POINT #	DESCRIPTION	POINT #	DESCRIPTION
4060	28"F	7561	6"F
4062	14"DEC	7562	10"F
4063	8"DEC	7563	2.CLR
4064	10"M	7564	22"F
4065	16"F	7565	20"F
4066	36"F	7566	6"F
4067	20"COT	7568	4.CLR
4068	8"C	7569	22"F
4069	36"C	7585	8"A
7065	22"F	7586	28"F
7068	14"M	7705	10"F
7072	24"F	7706	30"F
7077	40"M	7707	12"P
7085	10"M	7708	8"C
7106	22"M	7991	20"F
7108	10"M	7992	26"F
7109	14"F	7995	20"F
7110	2.CLR	8000	24"F
7111	26"F	8006	8"A
7112	14"F	8008	12"A
7113	16"M	8010	2.CLR
7117	16"F	8012	6"A
7118	16"M	8015	3.CLR
7119	14"M	8016	24"C
7120	14"M	8039	2.CLR
7121	24"F	8270	28"M
7123	14"M	8277	14"M
7124	8"M	8279	16"M
7126	26"F	8327	18"M
7127	26"F	8331	20"M
7139	8"DEC	8901	12"COT
7140	32"F	8904	18"COT
7248	14"C	8905	18"COT
7249	16"F	8906	7.CLR
7251	26"F	9006	2.CLR
7253	12"F	9017	8"DEC
7256	26"F	9023	4.CLR
7282	18"F	9067	2.CLR
7283	14"F	9409	4.CLR
7284	18"F	9410	18"A
7285	2.CLR	9460	3.CLR
7286	8"MA	9462	3.CLR
7287	12"F	9466	12"A
7288	12"F	9472	22"COT
7289	18"F	9473	10"A
7290	14"F	9476	8"A
7291	10"F	9479	2.CLR
7305	14"F	9480	22"COT
7314	12"F	9487	4.CLR
7321	20"F	9489	2.CLR
7426	6"F	9492	3.CLR
7428	22"F	9493	20"COT
7433	12"F	9782	12"DEC
7435	6"MA	9783	30"COT
7449	14"F	9787	2.CLR
7459	6"MA	9788	20"COT
7459	6"MA	9789	2.CLR
7552	24"F	9795	3.CLR
7558	6"M	9799	2.CLR
7559	16"F	9800	20"COT
7560	8"F	9801	14"DEC

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PRELIMINARY TREE RETENTION PLAN

KLN CONSTRUCTION, INC.

BRIDLESTONE ESTATES

CITY OF KIRKLAND, WASHINGTON

REVIEWED BY: DATE:

NO.	DATE	REVISION	BY	CK
1	8/17/15	REV PER CHANGES TO THE WL MITIGATION PLAN		

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: HORIZ.: 1"=50' VERT.:

PRELIMINARY

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
11/4/15
DENISE LIFTIN
CERTIFICATE NO. 523
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 13 OF 14

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dliftin, Nov 04, 2015 – 2:42pm
E:\PROJECTS\13097\Dwgfiles\Preliminary\Pre-Plat\13097P-TR1.dwg, 13-TR (2), 13097P-T01 13097PNT 13097P-BS1 13097P-PI1 13097P-BDR 13097P-FG1 13097P-PA1 13097P-FI1 TRIAD13011CC020713, Mark stamp.jpg REL_Stamp – 15-1104.tif

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

PLANT LIST

SYMBOL	BOTANICAL/COMMON NAME	QTY	SIZE	CONDITION/REMARKS
	DECIDUOUS TREES			
	STYRAX JAPONICA JAPANESE SNOWBELL	40	2" CAL.	B&B
	ACER GRISEUM PAPERBARK MAPLE	11	2" CAL.	B&B
	BETULA JACQUEMONTII JACQUEMONTI BIRCH	5	2" CAL.	B&B
	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	23	2" CAL.	B&B
	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	4	2" CAL.	B&B
	PYRUS CALLERYANA 'RED SPIRE' RED SPIRE FLOWERING PEAR	8	2" CAL.	B&B

STREET TREES ARE APPROXIMATELY AT 30' OC WITH ADJUSTMENTS FOR DRIVEWAYS AND UTILITIES. FURTHER ADJUSTMENTS MAY BE REQUIRED DUE TO SITE AND UTILITY CHANGES DURING FINAL DESIGN

EXISTING TREES TO REMAIN (REFER TO TREE RETENTION PLAN)

N

SCALE: 1" = 50'

0 25 50 100

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PRELIMINARY LANDSCAPE PLAN

KLN CONSTRUCTION, INC.

BRIDLESTONE ESTATES

CITY OF KIRKLAND, WASHINGTON

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