



King County

DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW
KING COUNTY, WASHINGTON
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
Phone: 206-296-6600

PRELIMINARY REPORT TO THE CITY OF KIRKLAND PUBLIC HEARING TO BE DETERMINED BY THE CITY

PROPOSED PLAT OF JUANITA TOWNHOMES FILE NO: PLAT13-0001

PROPOSED ORDINANCE NO: _____

A. SUMMARY OF PROPOSED ACTION:

This is a request to void the previously recorded Binding Site Plan (BSP) and replace it with a subdivision of the 1.39- acre site, zoned R-24 into 24 subdivided lots for attached single-family dwellings. The lot size ranges from approximately 1,361 to 2,511 square feet. See Attachment 1 for a copy of the proposed site plan. The road, drainage facility and dwellings have been constructed.

B. GENERAL INFORMATION:

Owner/Developer: Juanita Townhomes LLC
Peter Frame
16419 40th Place West
Lynnwood, WA 98037
(206) 963-0840

Surveyor: Tri-County Land Surveying Co.
4610 200 Street SW Suite A
Lynnwood, WA 98036
(425) 776-2926

STR: SW ¼ 20-26-05
Location: North of NE 132nd Street & approx. 200 feet east of 100 Ave NE
Zoning: R-24 (Residential 24 units per acre)
Acreage: 1.4 acres
Number of Lots: 24
Proposed density: Approximately 17 du/acre
Lot Size: Ranges from approximately 1,361 to 2,511 square feet
Proposed Use: Single Family attached Dwellings
Utility District: Northshore Utility District
Fire District: City of Kirkland
School District: Lake Washington # 414
Application Date: January 25, 2013
Date Determined Complete
For subdivision application: February 8, 2013
The proposed 24-units residential development was vested under the building permit application, KCC File B06L0886.

Other Associated Permits: Binding Site Plan Application No. B06L0886

C. HISTORY/BACKGROUND:

The 24-unit, 5-building townhome condominium project was developed under a commercial building permit (KCC File B06L0886) beginning in 2006 with the completion of road and drainage infrastructures and residential units in 2008. Subsequently a maintenance bond for a storm drainage system and other infrastructure including a recreation tract and landscaping was released upon final inspection and approval.

The project allowed for 24 attached townhome condominium units accessed from NE 132nd Street via a privately owned and maintained road. The 20-foot wide private road with 5-foot wide sidewalks on each side (north-south section) with rolled curbs and a T-intersection at its north terminus was constructed to access the project. An underground storm detention vault was constructed on the east side of the private on-site road in front of lot 22 with a recreation tract adjacent to and south of the detention vault. All frontage improvements along NE 132nd including a sidewalk and landscaping were completed as part of the condominium project.

In June of 2008 the condominium project was completed and the units were placed on the market for sale. The near collapse of the financial market and new financing regulations made the sale of each unit difficult if not impossible.

To avoid foreclosure and in effort to make the financing of units more feasible, on January 2011 Juanita Townhomes LLC proposed to convert the 24-unit condominium project into 24 fee simple lots where each lot would be occupied by the already constructed unit through the provision of a Binding Site Plan (BSP) process offered under KCC 19A.20.020. On June 2011, the development site was part of area annexed to the City of Kirkland. The review and approval of the BSP with all its required conditions was completed and the BSP was recorded on September 2011. Although the intent was to convert the condominium units into residential units on fee-simple lots, this intent was not achieved by the BSP process.

On January 25, 2013, after consultation with the King County Department of Permitting and Environmental Review (DPER) and the City of Kirkland, the applicant filed for a new subdivision application to be processed by the county since all roads, drainage and building constructions were built to the county standards. Through the subdivision process, the applicant will completely void the BSP/condominium lots, and replace them with subdivided fee simple lots under each unit (Ch. 19.A KCC). KCC 21A.12.030 allows modification of lot width and other setback requirements for townhouse subdivision allowing the residential units to remain attached with no side yard setbacks. See Attachment 2 for the project's permitting narrative.

The Subdivision Technical Committee (STC) of King County has reviewed the previous permit files, conducted an on-site examination of the subject property and collected other pertinent new information submitted as part of this file. The STC has discussed the proposed development with the applicant to clarify technical details of the application, and to determine the compatibility of this project with applicable King County plans, codes, and other official documents regulating this development.

D. SEPA THRESHOLD DETERMINATION OF NON-SIGNIFICANCE:

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the DPER responsible official issued a threshold determination of non-significance (DNS) for the project on September 1, 2006 under the KC File B06L0886. This determination was based on the review of the environmental checklist and other pertinent documents, resulting in the conclusion that the project would not cause probable significant adverse impacts on the environment. Therefore, an Environmental Impact Statement (EIS) was not required prior to proceeding with the review process for completion of the townhouses.

Agencies, affected Native American tribes and the public were offered the opportunity to comment on the determination.

Since the project and all its associated improvements were constructed and all environmental reviews were performed under the previous permit, DPER has determined that the environmental review standards under the SEPA for this subdivision proposal are satisfied.

E. AGENCIES CONTACTED:

1. King County Department of Natural Resources and Parks: The comments from this division have been incorporated into this report.
2. King County Fire Protection Engineer: Comments from the Fire Engineer have been incorporated in this report.
3. Lake Washington School District: Comments from this district have been incorporated into this report.
4. Washington State Department of Ecology: No response.
5. Washington State Department of Fish and Wildlife: No response.
6. Washington State Department of Natural Resources: No Response
7. Washington State Department of Transportation: No response.
8. METRO: No response.
9. City of Kirkland: Comments from the city have been incorporated into this report.

F. NATURAL ENVIRONMENT:

1. **Topography:** The project's site is graded and covered by the townhome development, associated road and driveways. The property is generally flat.
2. **Soils:** According to the Environmental Assessment Report prepared by Environmental Associates Inc., dated March 17, 2006 and submitted for construction of the townhomes, the material underlying the subject site is predominately light gray sand and gravel deposit, a recessional stratified drift about 100 feet or more thick.
3. **Wetland/streams:** No streams or wetlands are present on the site.
4. **Vegetation:** The majority of the site is covered by buildings and road. Small lawn areas and ornamental landscaping shrubs adorn the townhouse's small yards. Prior to this project, the site was developed with an office building, parking lot and associated landscaping.
5. **Wildlife:** Small birds and animals common in urban settings may inhabit this site. However, their population and species are limited due to nearby urban development.

G. NEIGHBORHOOD CHARACTERISTICS:

The property lies in a neighborhood west of I-405 recently annexed (June 2011) by the City of Kirkland. The area surrounding the site consists of single family residences to the west and south directly across the street from the site. There are mixed residential and commercial uses in the vicinity of the site. Before the construction of the townhomes, the property was developed as an office building and associated parking.

H. SUBDIVISION DESIGN FEATURES:

1. **Lot Pattern and Density:** The proposed lots range from 1,361 square feet (smallest) to 2,923 square feet (largest). The lot width for each lot also varies from 20 feet to 34 feet. KCC 21A.08.030(3) allows for modification of lot standards for townhouse subdivisions. The 5 townhouse structures were built in accordance with the standards of KCC 21A.14 for townhouse developments.
2. **Internal Circulation:** Access to the townhome development is provided by NE 132nd Street via an on-site private access road which is extended north from NE 132 Street with a T-intersection extending east and west terminating at the property boundaries. Creation of the proposed lots will not change access to each individual unit and its underlying lot.

3. **Roadway Section:** The private access road was constructed as a 20-foot wide pervious paved surface and 5-foot sidewalks on both sides. The interior road extends north from NE 132nd street, terminating in a T-intersection (hammerhead). The T-intersection extends the width of the site in east west directions with a 20-foot wide pervious pavement. All units have direct driveway connection to the interior road way. The T-intersection provides a turnaround opportunity for the vehicles using the development. Parking along the private road is limited due to its width and existing driveways. The roadway is privately maintained by the Home Owners Associations (HOA) and is proposed to remain privately owned and maintained.

The BSP created a private access tract for the roadway that would not meet the required standards to be accepted for public ownership and maintenance. Additionally, the existing hammerhead at the T-intersection and its width does not meet the King County Road & Construction Standards (KCR&CS) for access to a 24-lot subdivision. The road was constructed as a commercial type access/drive to provide access to a residential condominium complex and currently meets the needs of its residents. The City reviewed the proposal and has concluded that the existing private road meets the City's requirements.

4. **Drainage:** The project site is located within the Juanita Creek WRIA 8 drainage basin. The underground drainage/water quality vault was constructed under the building permit as a commercial facility that would be privately maintained. The facility was inspected and approved, and the HOA assumed the maintenance responsibility. The BSP created a tract and easement for this facility, and the HOA is responsible for its maintenance and operation. The KCSWDM requires public maintenance of drainage facilities for subdivisions and a drainage adjustment may be required from the City of Kirkland to remain in private maintenance.

I. TRANSPORTATION PLANS:

1. **Transportation Plans:** The King County Transportation Plan indicates that NE 132nd Street, fronting the south boundary of the site, is designated as a Minor Arterial. The subject subdivision is not in conflict with this plan.
2. **Subdivision Access/Neighborhood Circulation:** The site abuts NE 132nd Avenue on the south and has direct access to it via a private access road. A T-intersection/hammerhead is provided for vehicles turnaround.
3. **Traffic Generation:** Approximately 240 vehicle trips per day are generated by this development. This calculation includes service vehicles (i.e., mail delivery, garbage pick-up, school bus) which currently serve this neighborhood, as well as work trips, shopping, etc. The proposed subdivision will not change or increase traffic generated by this development.
4. **Adequacy of Arterial Roads:** This proposal was reviewed under the criteria in King County Code 14.70, Transportation Concurrency Management; 14.80, Intersection Standards; and King County Code 14.75; Mitigation Payment System.
 - a. King County Code 14.70 – Transportation Concurrency Management: The zone this site is located in, had passed concurrency at the time of permit review for construction of the townhomes.
 - b. King County Code 14.80 – Intersection Standards: The projected traffic for the townhouse units met the intersection standards. The existing arterial system at the time could accommodate the increased traffic volume generated by the 24 unit townhomes. The proposed subdivision will not increase any additional traffic to the nearby intersection.
 - c. King County Code 14.75 – Mitigation Payment System: All MPS fee for this development has been paid. No additional MPS fee will be required for this subdivision.

J. PUBLIC SERVICES:

1. **Schools:** This proposal has been reviewed under RCW 58.17.110 and King County Code 21A.28 (School Adequacy).

- a. **School Facilities:** The subject subdivision will be served by Keller Elementary, Kamiakin Junior School and Juanita High School, all located within the Lake Washington School District.
 - b. **School Impact Fees:** King County Code requires that an impact fee per lot be imposed to fund school system improvements to serve new development within this district. All payment fees for this development have been paid.
 - c. **School Access:** The District has indicated that the current students from this subdivision walk to the elementary and senior high schools while the junior high students are bussed to school. There are sidewalks along the routes to the bus pick up area at the intersection of NE 132nd Street and 100 Avenue NE and along the routes to both elementary and senior high schools.
2. **Parks and Recreation Space:** The nearest public parks are located over a mile northwest and east of the site.

KCC 21A.14 requires subdivisions in the UR and R zone classifications to either provide on-site recreation space or pay a fee to the Parks Division for establishment and maintenance of neighborhood parks. KCC 21A.14.180 requires subdivisions to provide 390 square feet of recreation space per lot. The townhouse development has created a recreation tract and tot lot area on the site. The required recreation facility for this development was satisfied under the commercial building permit for the townhouses.

3. **Fire Protection:** Fire access was approved for the fire emergency access for construction of the 24-unit townhomes. As part of the subdivision proposal, the King County Fire Engineer requires that the asphalt be striped by "No Parking-Fire Lane" and additional signage for emergency services. The City recommends that in lieu of providing "No Parking-Fire Lane," the homeowners association may provide a letter to the Fire Department which states the homeowners will "self police" the development for illegal blocking of the access. At such time as any complaints are received or illegal parking becomes a problem, the "No Parking-Fire Lane" signage and markings must be provided at the expense of the homeowners. See Condition 4.

The townhome units were built with two one-hour fire resistive wall assembly separation along its common walls. In accordance with International Residential Code (IRC) Section R302 walls and projections within five feet of a property line must be one-hour fire resistive construction. This requirement must be extended to the edge of the covered porches and building extensions that are less than five feet from the property lines. Additionally IRC section R302 does not allow any openings in walls within three feet of a property line.

K. UTILITIES

- 1. **Sewage Disposal:** The site is served by Northshore Utility District and all units are connected and are served by public sewer line. There will be no change to the sewer facility as a result of this subdivision.
- 2. **Water Supply:** The site is served by the Northshore Utility District. All units are connected to water service provided and managed by the utility district. No change to the water facility will result from this subdivision.

L. COMPREHENSIVE AND COMMUNITY PLAN:

Comprehensive Plan: The townhome project was governed by the King County Comprehensive plan which designates this area as Urban. The proposed subdivision is not in conflict with the policies of the Comprehensive Plan.

M. STATUTES/CODES:

If approved with the recommended conditions in this report, the proposed subdivision will comply with the requirements of the County and State Platting Codes and Statutes, and

the lots in the proposed subdivision will comply with the minimum dimensional requirements of the zone district.

N. Analysis

Juanita Townhomes were approved and constructed under KC building permit file B06L0886 under a commercial residential review process. The permit allowed the access road, water quality and drainage system to be privately maintained. The access road and the existing drainage facility do not meet all King County road and surface water management requirements for publically maintained facilities.

1. Drainage, KCSWDM:

The 2009 King County Surface Water Design Manual (KCSWDM) for drainage improvements for a residential subdivision would require a slightly higher level of water quality and runoff control. It also requires that the facility be publicly owned and maintained. The existing drainage facility also does not meet the required setback for a publicly maintained facility. The 2009 KCSWDS requires larger vault to reduce the peak discharge rate. Given the small area of the subdivision and the low discharge rate, the existing facility should adequately handle surface water drainage at peak discharge flow rates and water quality treatment as it has done consistently since its completion in 2008.

To allow the drainage facility as constructed and maintained privately would require approval of a drainage adjustment under the 2009 KCSWDM. Since the property is now annexed to the City, in accordance with the interlocal agreement (ILA) between the county and the city, such adjustment would be considered by the City of Kirkland. To reconstruct the road and drainage system to the current standards would require a major alteration to the existing road and drainage system without a substantial benefit to the functionality of the system. The city may choose to not require an adjustment to keep in place the adequately functioning system and retain ownership and maintenance of the facility by the HOA.

Currently, the privately maintained drainage facility adequately serves the development. No additional impact to the service level of drainage facility is anticipated as a result of this subdivision action.

2. Road, KCRD&CS:

The private access road was built as a private drive to provide access to the 24-condominium townhome complex. The private access drive met the code requirement for a townhome condominium development. The 2007 KCRD&CS requires dedication of a public road when serving more than 16 lots. KCRD&CS also requires provision of a cul-de-sac at the terminus of a road longer than 150-feet from the centerline of the intersecting road. The public road would be required to be 22 feet wide for a local access road, and to have sidewalk along the entire length. Since the road does not meet the current standard, a variance would be required to meet the KCRDCS. Per the ILA, the road variance if required by the City of Kirkland would be reviewed by the city.

The City of Kirkland Public Works Department has reviewed the private access road and concluded that it meets City requirements. No additional impact to the service level of this road and its access to NE 132nd Street are anticipated as a result of this subdivision action.

3. Fire Requirements:

The existing private road and the hammerhead at its terminus satisfy fire emergency access requirements. The King County Fire Marshal recommends stripping of the asphalt within the private road with "No Parking-Fire Lane" signage. The City has reviewed the proposal and visited the project site and recommends that in lieu of stripping the road, the HOA may provide a letter to the Fire Department proposing "self policing" of the development for illegal blocking of access for fire emergency.

4. Fire and Building Code:

The townhome units do not meet the International Residential Code (IRC) Section R302. The edge of the covered porches and building extensions must be modified to

meet the one-hour fire resistive construction. IRC section R302 does not allow any openings in walls within three feet of a property line.

5. Public Response:

Adjoining property owners within 500 feet of the subject property were mailed public notice of the applicant's proposal. The applicant's signed 'affidavit of posting' affirming the applicant posted the subject property with the notice of application was returned to King County and placed in the subject file. Legal notice was published in the Seattle Times and the Kirkland Reporter.

No comments were received regarding this application.

O. CONCLUSIONS:

The Juanita Townhome development with its associated improvements has adequately served the project residents since its completion. No additional impact will result as part of this subdivision action. The subject subdivision will comply with the goals and objectives of the King County Comprehensive Plan and will comply with the requirements of the Subdivision and Zoning Codes and other official land use controls of King County based on the conditions for final plat approval.

P. RECOMMENDATIONS:

It is recommended that the subject subdivision, revised and received November 16, 2012, be granted preliminary approval subject to the following conditions of final approval:

1. Compliance with all platting provisions of Title 19A of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication that includes the language set forth in King County Council Motion No. 5952.
3. The plat shall comply with the base density and minimum density requirements of the R-24 zone classification. All lots shall meet the townhouse subdivision requirements of the R-24 zone classification or shall be shown on the face of the approved preliminary plat, whichever is larger, except that minor revisions to the plat which do not result in substantial changes may be approved at the discretion of the Department of Permitting and Environmental Review.

Any/all plat boundary discrepancy shall be resolved to the satisfaction of DPER prior to the submittal of the final plat documents. As used in this condition, "discrepancy" is a boundary hiatus, an overlapping boundary or a physical appurtenance which indicates an encroachment, lines of possession or a conflict of title.

4. The Private road shall be striped with "No Parking-Fire Lane signage" per the City's Fire Code. Alternatively, a letter from the Homeowners Association may be provided to state that the homeowners will "self police" the development for illegal blocking of access. As such time any complaints are received or illegal parking becomes a problem, No Parking-Fire Lane signage and marking shall be installed at the HOA's expense.
5. The existing private access road was reviewed by the City of Kirkland Public Works Department and was determine that no additional improvements were required.
6. The edge of the covered porches and building extensions shall be modified to meet the IRC section R302.
7. All applicable requirements in K.C.C. 9.04 and the 2009 Surface Water Design Manual (SWDM) must be satisfied during the final review, or an adjustment or other approval shall be obtained from the City of Kirkland on the existing detention/water quality facility.

- a. The existing detention/water quality shall be improved as required by the City of Kirkland.
8. All utilities within proposed rights-of-way must be included within a franchise approved by the City prior to final plat recording.
9. A homeowners' association or other workable organization shall be established to the satisfaction of the City which provides for the ownership and continued maintenance of the recreation and private road tract and drainage facility.
10. The applicant shall submit to the City of Kirkland a completed Final Subdivision Application along with all applicable materials and fees for review and approval of the City.

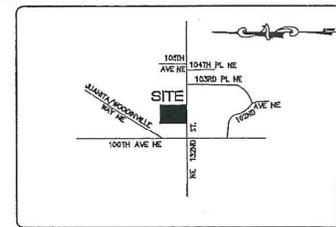
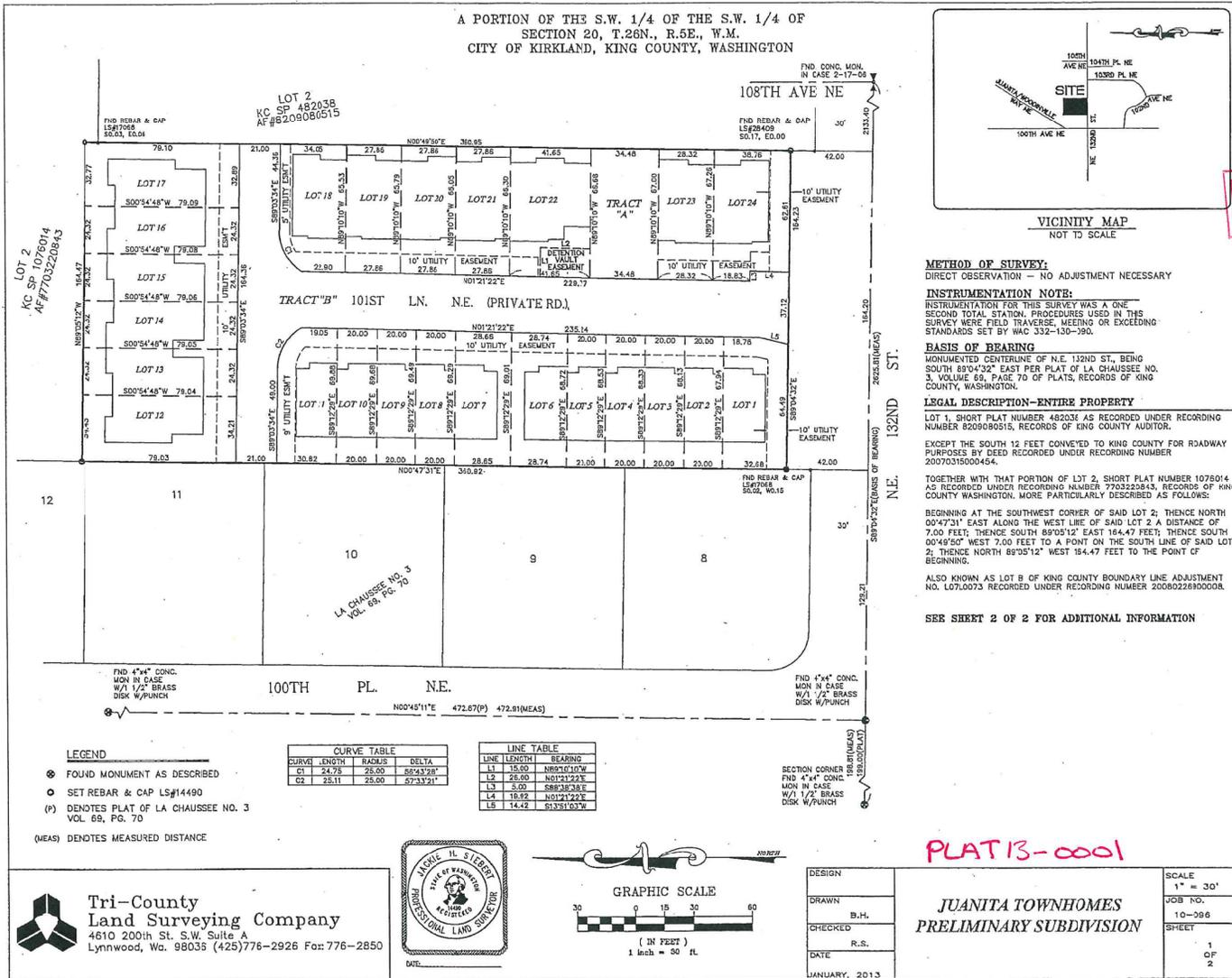
Q. OTHER CONSIDERATIONS:

1. The subdivision shall comply with applicable City of Kirkland Codes.
2. Development of the subject property may require registration with the Washington State Department of Licensing, Real Estate Division.
3. Preliminary approval of this application does not limit the applicant's responsibility to obtain any required permit or license from the State or other regulatory body.

R. TRANSMITTED TO PARTIES LISTED HEREAFTER:

Sandin, Randy, Supervisor
Johnson, Molly, Development Engineer
Pat Simmons, Engineer
Ossewaarde, Mark, Fire Marshall Office
Goll, Shirley, AS II
Dehkordi, Fereshteh, Project Manager
Steinkamp, Mark, Plan Examiner
City of Kirkland
Juanita Townhomes, LLC, Owner/Developer
Tri-County Land Surveying Co., Surveyor

A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 20, T.26N., R.5E., W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON



VICINITY MAP NOT TO SCALE

RECEIVED
JAN 25 2013
K.C. D.D.E.S.

METHOD OF SURVEY:
DIRECT OBSERVATION - NO ADJUSTMENT NECESSARY

INSTRUMENTATION NOTE:
INSTRUMENTATION FOR THIS SURVEY WAS A ONE SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-390.

BASIS OF BEARING
MONUMENTED CENTERLINE OF N.E. 132ND ST., BEING SOUTH 89°04'30" EAST PER PLAT OF LA CHAUSSEE NO. 3, VOLUME 69, PAGE 70 OF PLATS, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION-ENTIRE PROPERTY
LOT 1, SHORT PLAT NUMBER 482038 AS RECORDED UNDER RECORDING NUMBER 82080915, RECORDS OF KING COUNTY AUDITOR.
EXCEPT THE SOUTH 12 FEET CONVEYED TO KING COUNTY FOR ROADWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 20070315000454.
TOGETHER WITH THAT PORTION OF LOT 2, SHORT PLAT NUMBER 1078014 AS RECORDED UNDER RECORDING NUMBER 7703220343, RECORDS OF KING COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°47'31" EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°05'12" EAST 154.47 FEET; THENCE SOUTH 00°46'50" WEST 7.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 82°05'12" WEST 154.47 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS LOT B OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. 107,0073 RECORDED UNDER RECORDING NUMBER 20080322690008.

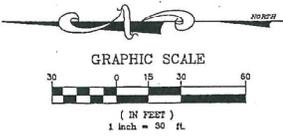
SEE SHEET 2 OF 2 FOR ADDITIONAL INFORMATION

ATTACHMENT 1
PAGE 1 OF 2
PAGE 2

- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - SET REBAR & CAP LS#14490
 - (P) DENOTES PLAT OF LA CHAUSSEE NO. 3 VOL. 69, PG. 70
 - (MEAS) DENOTES MEASURED DISTANCE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.75	25.00	86°43'28"
C2	25.11	25.00	57°33'21"

LINE TABLE	
LINE	BEARING
L1	N89°01'01"W
L2	N01°21'22"E
L3	S89°38'33"E
L4	N01°21'22"E
L5	S13°51'03"W



Tri-County Land Surveying Company
4610 200th St. S.W. Suite A
Lynnwood, Wa. 98035 (425)776-2926 Fax: 776-2850

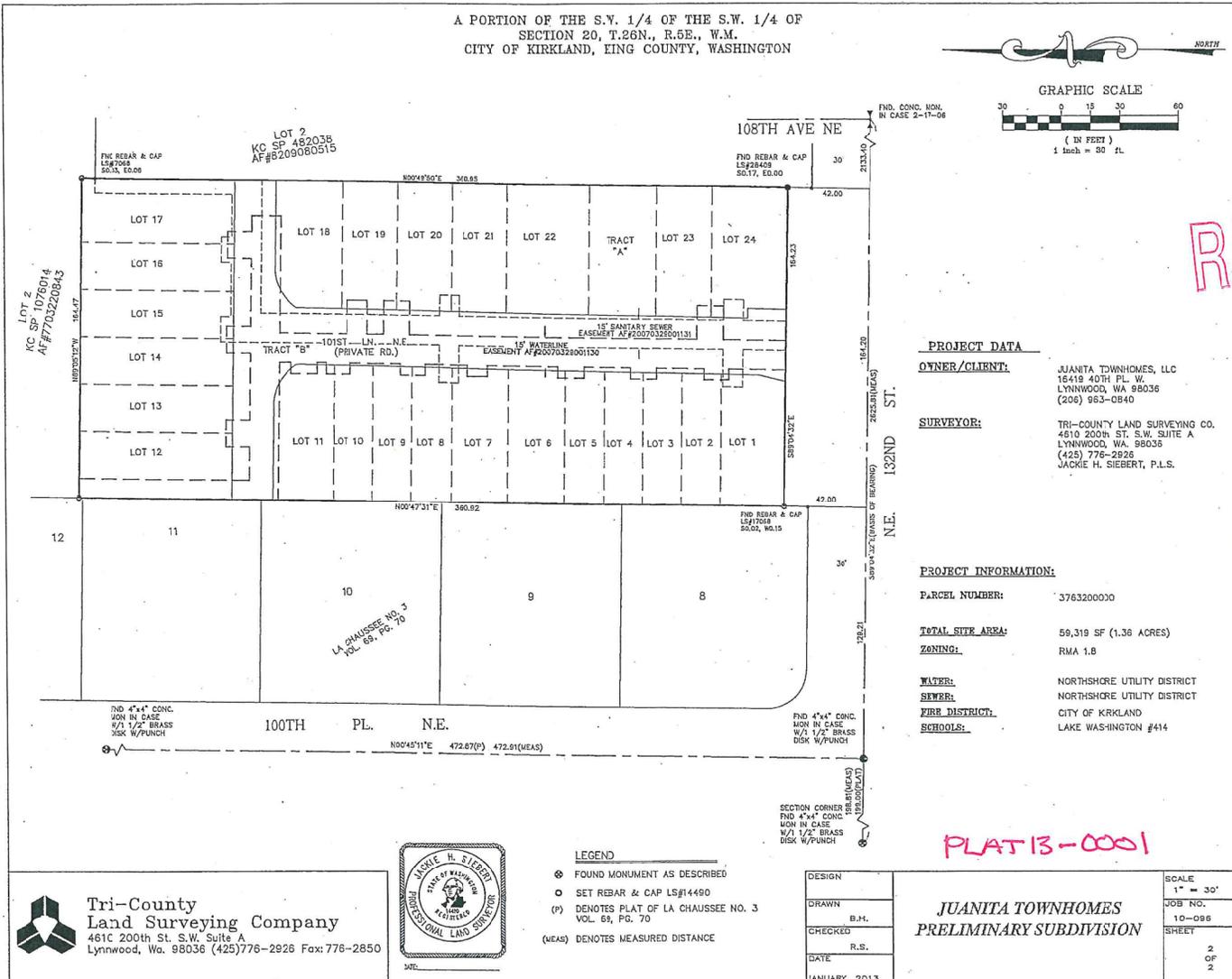
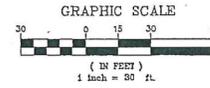


DESIGN		SCALE	1" = 30'
DRAWN	B.H.	JOB NO.	10-096
CHECKED	R.S.	SHEET	1 OF 2
DATE	JANUARY, 2013		

PLAT 13-0001

JUANITA TOWNHOMES
PRELIMINARY SUBDIVISION

A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF
SECTION 20, T.26N., R.5E., W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON



RECEIVED
JAN 25 2013
K.C. D.D.E.S.

PROJECT DATA

OWNER/CLIENT: JUANITA TOWNHOMES, LLC
16418 40TH PL. W.
LYNNWOOD, WA 98036
(206) 953-0840

SURVEYOR: TRI-COUNTY LAND SURVEYING CO.
4610 200th ST. S.W. SUITE A
LYNNWOOD, WA 98035
(425) 776-2826
JACKIE H. SIEBERT, P.L.S.

PROJECT INFORMATION:

PARCEL NUMBER: 3763200030

TOTAL SITE AREA: 59,319 SF (1.36 ACRES)

ZONING: RMA 1.8

WATER: NORTHSHORE UTILITY DISTRICT

SEWER: NORTHSHORE UTILITY DISTRICT

FIRE DISTRICT: CITY OF KIRKLAND

SCHOOLS: LAKE WASHINGTON #414

PLAT 13-0001

ATTACHMENT 1
PAGE 2 OF 2
PAGE 2



Tri-County
Land Surveying Company
4610 200th St. S.W. Suite A
Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850



- LEGEND**
- ◆ FOUND MONUMENT AS DESCRIBED
 - SET REBAR & CAP LS#14490
 - (P) DENOTES PLAT OF LA CHAUSSEE NO. 3 VOL. 69, PG. 70
 - (MEAS) DENOTES MEASURED DISTANCE

DESIGN	
DRAWN	B.M.
CHECKED	R.S.
DATE	
JANUARY, 2013	

JUANITA TOWNHOMES
PRELIMINARY SUBDIVISION

SCALE	1" = 30'
JOB NO.	10-098
SHEET	2 OF 2