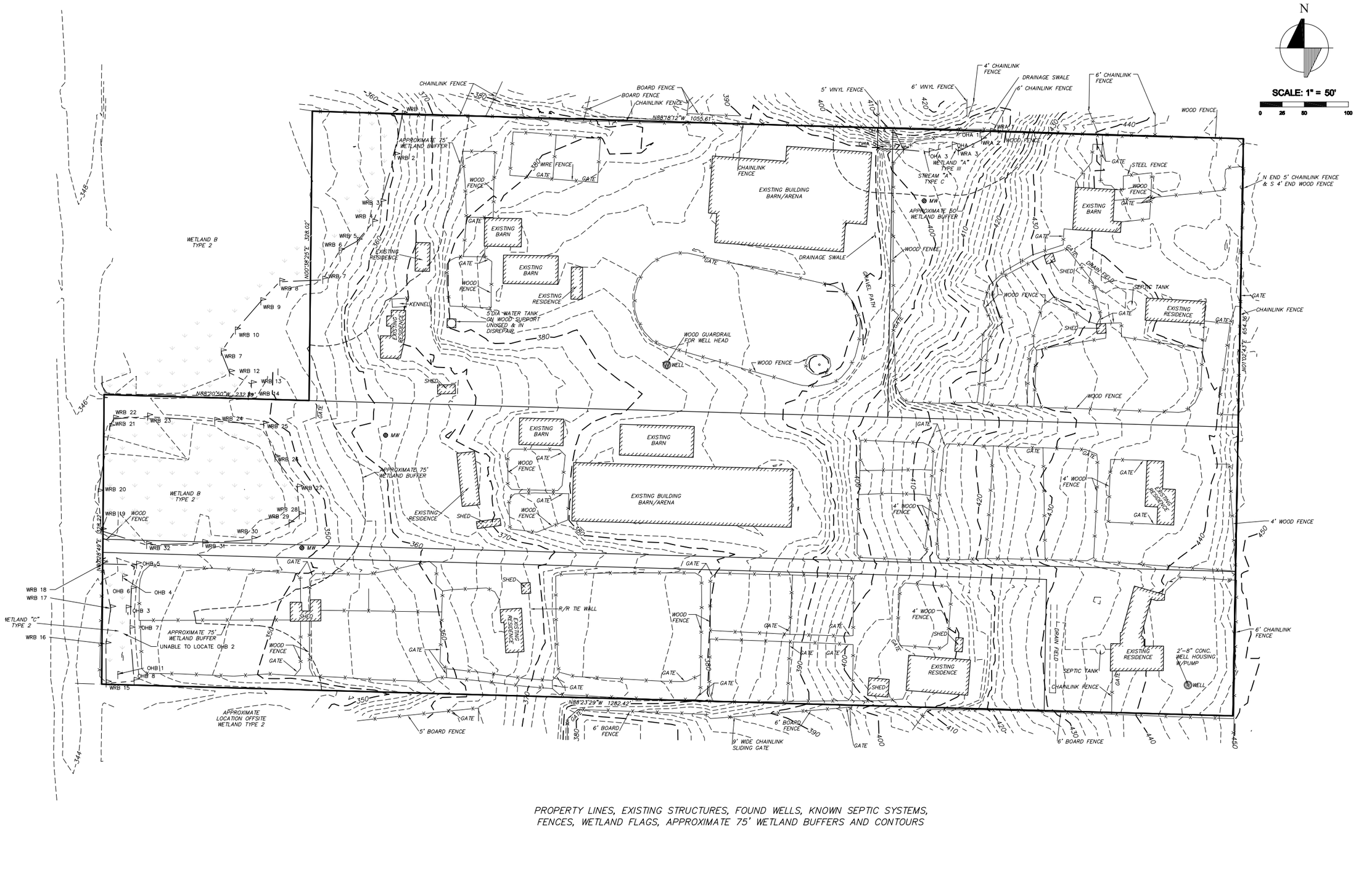
POR. NW 1/4, SW 1/4, SEC. 16, TWP. 25 N., RGE. 5 E., W.M.

**Attachment 2**
**SEP15-00576**




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


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


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

| NO. | DATE | REVISION | BY | CK |
|---|---|---|---|---|

Roy E. Lewis, 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.:

MARK S. HARRISON
STATE OF WASHINGTON
21467
REGISTERED PROFESSIONAL LAND SURVEYOR
02-25 15

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097
SHEET NO. 3 OF 14

13097.DWG
COK-SHT-011515

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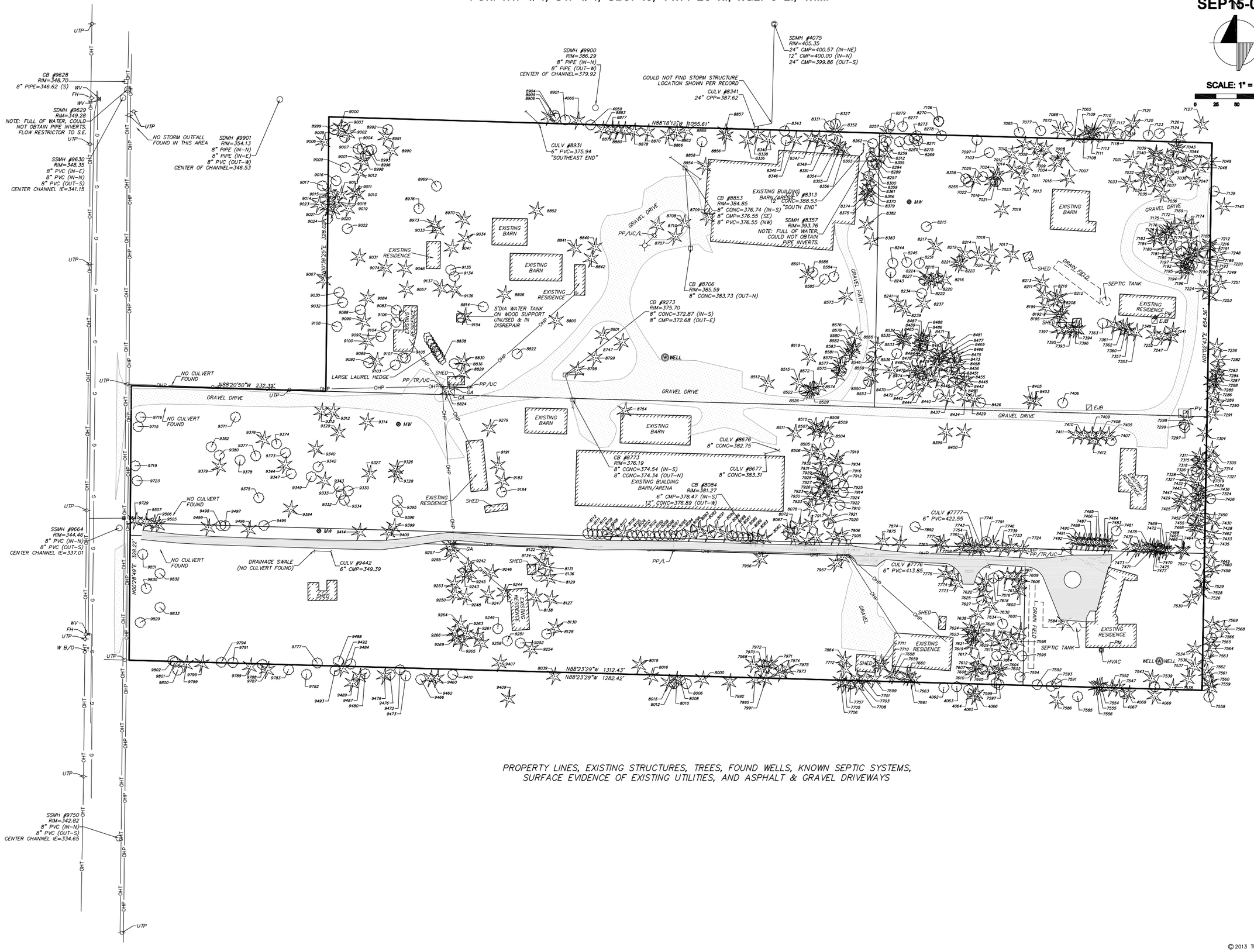
bjohnson, Mar 03, 2015 - 1:20pm
S:\PROJECTS\13097\DWGFILES\13097 CITY OF KIRKLAND USE\13097-COK_SHT2.dwg, COK-SHT1-011515

**Attachment 2**
**SEP15-00576**

SCALE: 1" = 50'
0 25 50 100




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

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w: triadassociates.net

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

BY CK

NO. DATE REVISION

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

MARK S. HARRISON — STATE OF WASHINGTON — 21862 — REGISTERED PROFESSIONAL LAND SURVEYOR
2/25/15

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JOB NO. 13-097

SHEET NO. 4 OF 14

3097.DWG
COK–SH13–022515

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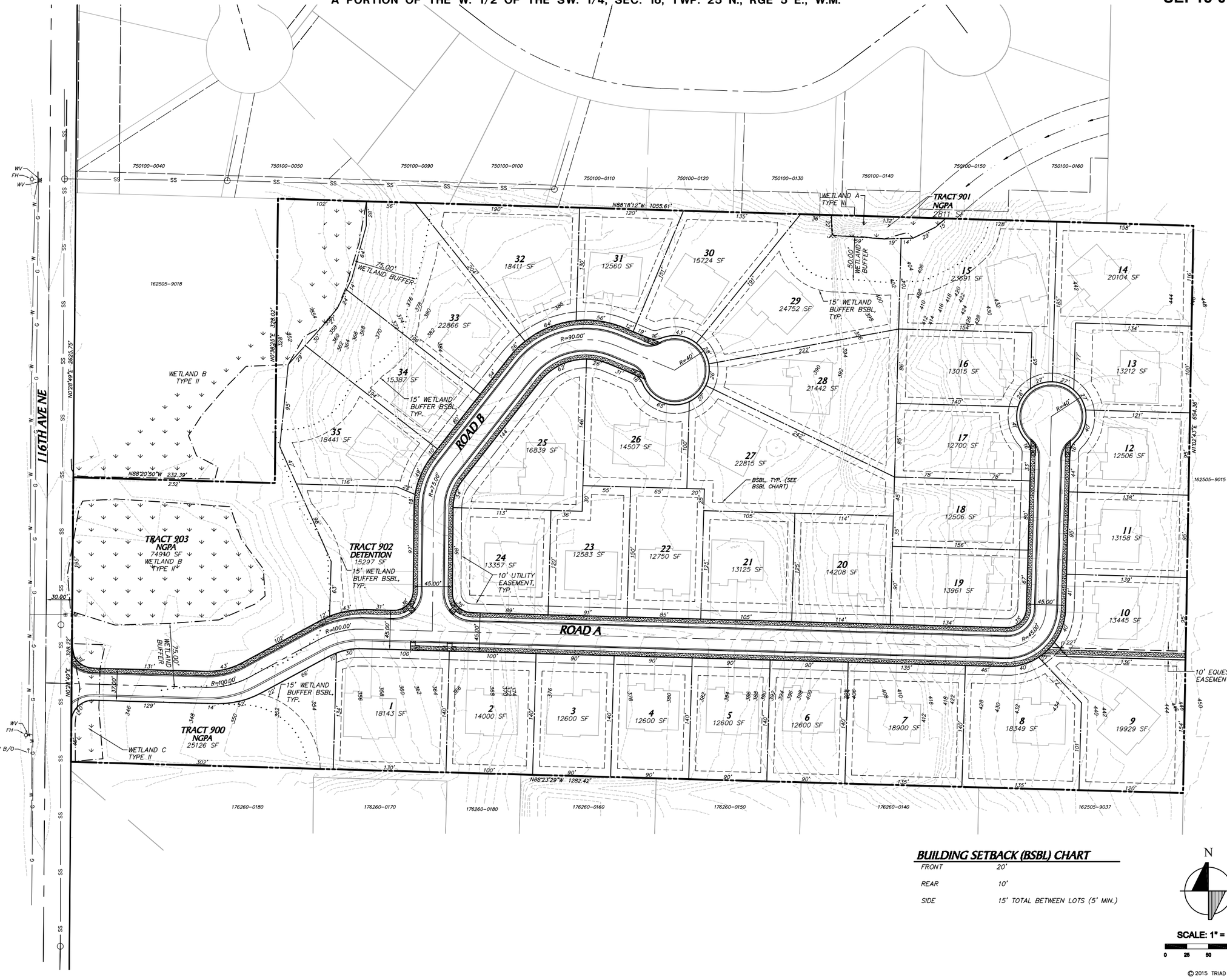
bjohnson, Mar 03, 2015 – 1:21pm
S:\PROJECTS\13097\DWGFILES\13097 CITY OF KIRKLAND USE\3097–COK_SH13.dwg, COK–SH14–022515

Attachment 2
SEP15-00576

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 | 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.:

PRELIMINARY

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

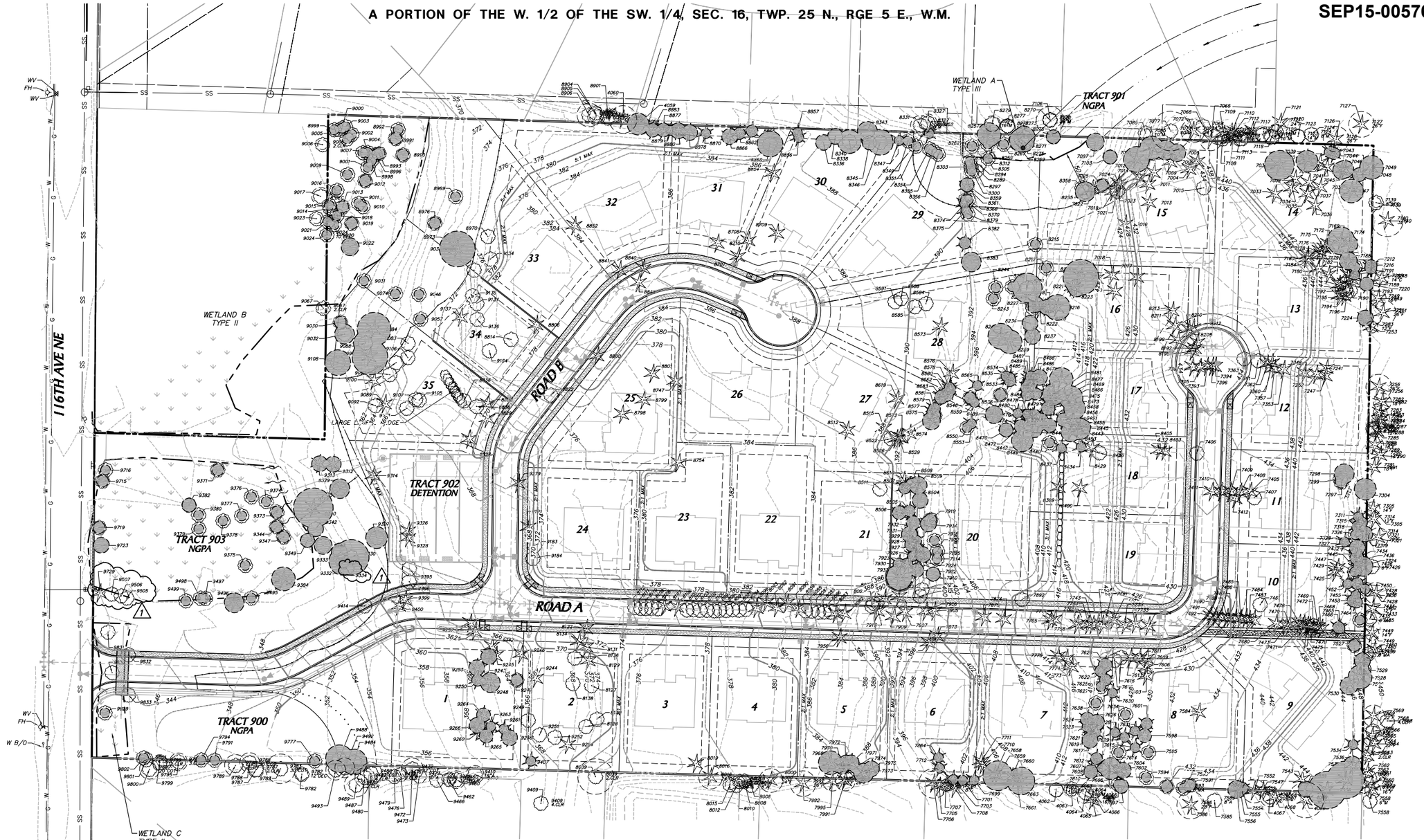
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 13-097

SHEET NO. 11 OF 14

Attachment 2
SEP15-00576

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 |
|---|---|---|---|---|
| 1 | 4/17/15 | PER CHANGES TO THE ML MITIGATION PLAN | DL | REL |

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"=50' VERT.:

**PRELIMINARY**

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

JOB NO. 13-097

SHEET NO. 12 OF 14

griffin, Nov 04, 2015 - 2:39pm
E:\PROJECTS\13097\Dwg\Rez\Preliminary\Pre-Plat\13097P-TRE.dwg, 12-TR, 13097P-TOT, 13097PNT, 13097P-RST, 13097P-PH1, 13097P-EGR, 13097P-FG1, 13097P-PA1, 13097P-FT1, ROAD1301C03D713, More stamp, P3 REL Stamp - 15-11104.tif