Attachment 1
P '07-00001

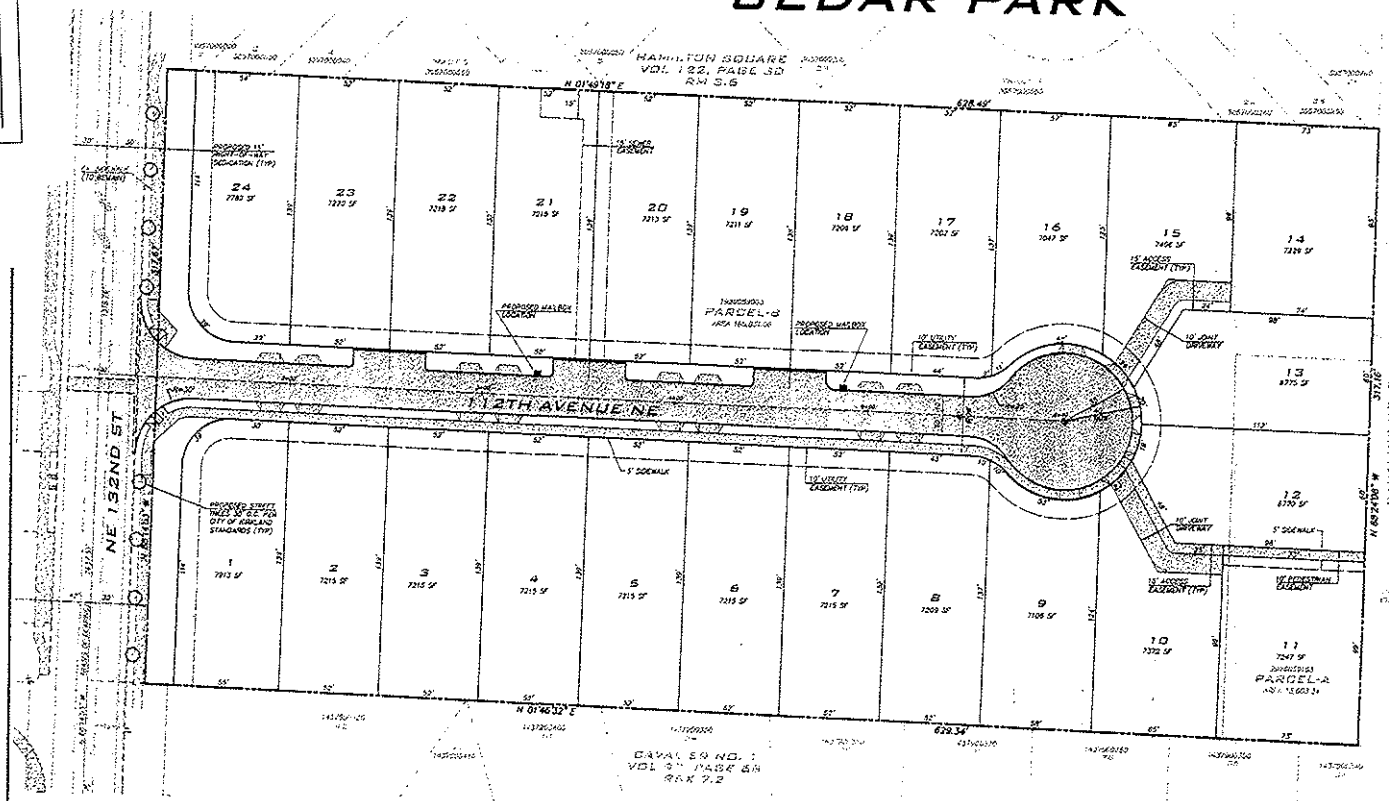
Cedar Park Subdivision

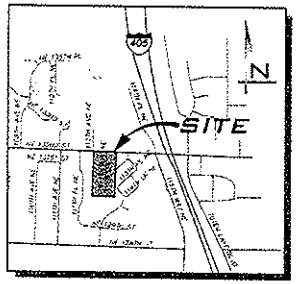
ATTACHMENT 2
PSB07-0001

2

POR. NE 1/4 SEC 29, TWP 26N, RGE 5E, W.M.

CEDAR PARK





VICINITY MAP
SCALE: 1"=1,000'

N
SCALE: 1" = 30'
0 15 30 60

PROJECT TEAM

OWNER
PHOENIX DEVELOPMENT, INC.
16138 40th WAY, SUITE 201
LYNNWOOD, WA 98087
(425) 275-5328
CONTACT: LYLE LAMORE

CIVIL ENGINEER
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-6051 x223
CONTACT: BRIAN J. DARROW, PE

SURVEYOR
SUMMIT SURVEYING
10406 82ND AVENUE NE
KIRKLAND, WA 98034
(425) 814-8457
CONTACT: JOHN TYCH

SHEET INDEX

1 SP-01 SITE PLAN
2 UP-01 PRELIMINARY UTILITY PLAN
3 TR-01 TREE PLAN III
1 OF 1 BOUNDARY SURVEY

LEGEND

EXISTING FEATURES

- ADJACENT PLAT/PARCEL LINE
- ADJACENT RIGHT-OF-WAY/LOTS
- EXISTING SURFACE FEATURES
- EXISTING EASEMENT
- EXISTING CENTERLINE
- 10' EXISTING CONTOURS
- 2' EXISTING CONTOURS
- EXISTING STORM DRAIN PIPE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING AERIAL POWER LINE
- EXISTING BURIED POWER LINE
- EXISTING GAS MAIN
- EXISTING AERIAL TV/CABLE
- EXISTING BURIED TELEPHONE LINE
- EXISTING AERIAL TELEPHONE LINE
- EXISTING BURIED FIBER OPTIC CABLE
- EXISTING WIRE FENCE
- EXISTING CHAINLINK FENCE
- EXISTING BOARD FENCE
- EXISTING CATCH BASIN, TYPE 1
- EXISTING SD PIPE FLOW
- EXISTING SEWER MANHOLE
- EXISTING SS APC FLOW
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING HOSE BIB
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING POWER METER
- EXISTING JUNCTION BOX
- EXISTING GAS METER
- EXISTING TELEPHONE VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE TO BE SAVED
- EXISTING DECIDUOUS TREE TO BE SAVED
- EXISTING GRAVEL
- EXISTING ASPHALT

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- FLOW & CURB
- CENTER LINE
- SAWCUT
- EASEMENT
- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- SEWER MAIN
- WATER MAIN
- SEWER MANHOLE
- PIPE FLOW
- CATCH BASIN, TYPE 1
- STORM CLEANOUT
- PIPE FLOW
- PIPE HYDRANT
- GATE VALVE
- TEC
- CONCRETE BLOCKING
- MAILBOX
- SIGN
- CURB RAMP
- STREET LIGHT
- ASPHALT PAVEMENT
- SIDEWALK

CLEARING & GRADING FEATURES

- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- CLEARED AREA
- LIMITS OF CLEARING

BASIS OF BEARING

HELD BEARING OF N 88°45'53"W BETWEEN MONUMENTS FOUND AT THE NORTH 1/4 CORNER AND THE NW SECTION CORNER OF SECTION 29 PER THE PLAT OF HAMILTON SQUARE, REC. NO. 9505290750466 RECORDS OF KING COUNTY.

DATUM:

NAVD-88

BENCH MARK

TOP OF BRASS AM SET IN LEAD IN CONCRETE MONUMENT IN CASE AT THE WEST 1/4 CORNER OF SECTION 29-26-05 (WCDS SURVEY CONTROL POINT 0 # 51)

BENCHMARK ELEVATION 77.82 (NAVD-88)

MINUS 3.39 (PER VERTCON SOFTWARE) = 74.23 FEET (NGVD-29)

SITE BENCH MARK

SET SPIKE IN SOUTH FACE OF UTILITY POLE LOCATED ON THE NORTH SIDE OF NE 132ND OPPOSITE THE N-W PROPERTY CORNER AS SHOWN.

ELEVATION = 175.07 FEET

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH 70 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 130 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE EAST 152 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;
EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT.

PARCEL B:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 70 FEET LYING WEST OF THE EAST 130 FEET;

EXCEPT THE EAST 12 FEET THEREOF AND EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD UNDER RECORDING NUMBER 3043380.

SITE DATA

ZONING:	RSX 7.2 (LOW DENSITY RESIDENTIAL)
SITE ACREAGE:	198,824 SF (4.56 AC)
ROW AREA PROPOSED:	26,823 SF
NET SITE AREA:	172,001 SF (3.91 AC)
TOTAL LOTS:	24
TOTAL LOTS LESS THAN 7,200 SF:	4 (16.6%)
SMALLEST LOT:	6,770 SF
MINIMUM LOT SIZE:	6,480 SF (7,200 SF - 10%)
AVERAGE LOT SIZE:	7,200 SF
SETBACKS:	20' (FRONT), 10' REAR, 5' SIDE
WATER DISTRICT:	NORTHSHORE UTILITY DISTRICT
SEWER DISTRICT:	NORTHSHORE UTILITY DISTRICT
FIRE:	CITY OF KIRKLAND
TELEPHONE SERVICE PROVIDER:	VERIZON
ELECTRICAL POWER PROVIDER:	PUGET SOUND ENERGY
CABLE TV PROVIDER:	COMCAST

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 PIPING 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.

BLUELINE

SCALE:
HORIZ: 1"=30' VERT:
PROJECT MANAGER:
BRIAN J. DARROW, PE
PROJECT ENGINEER:
BEN T. BUTKOVICH, PE
DESIGNER:
BEN T. BUTKOVICH, PE
PLOT DATE:
7/31/2007

NO	DATE	BY	REVISIONS

SITE PLAN
CEDAR PARK
PRELIMINARY PLAT
11215 & 11219 NE 132ND STREET
CITY OF KIRKLAND WASHINGTON

7/31/07

JOB NUMBER
07-013
SHEET NAME:
SP-01
SHT 1 OF 3

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PDR, NE 1/4 SEC 29, TWP 26N, RGE 5E, W.M.

HAMILTON SQUARE
VOL 112, PAGE 30

112TH AVENUE NE

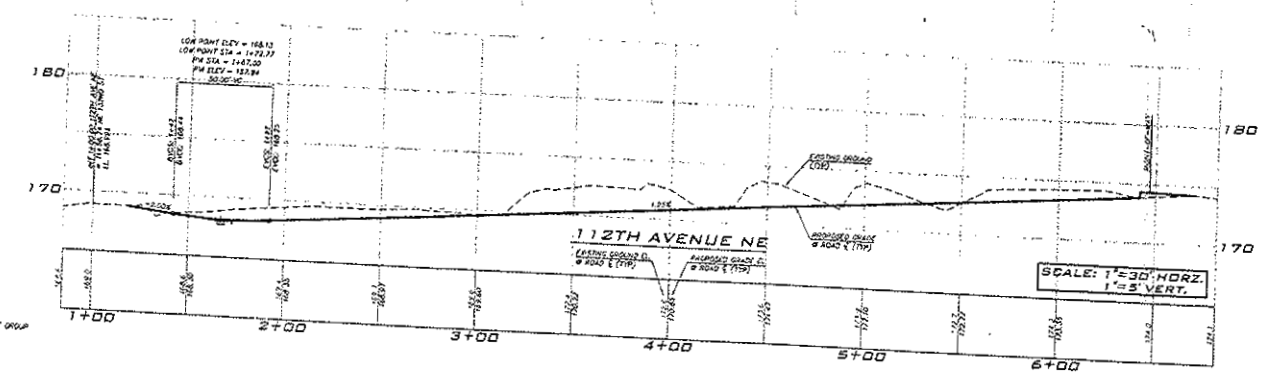
NE 132ND ST

CAVALIER NO. 2
VOL 95, PAGE 39

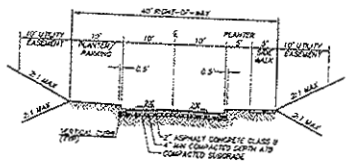
CAVALIER NO. 1
VOL 92, PAGE 68

SCALE: 1" = 30'
0 15 30 60

NOTE:
APPLICANT PROPOSES TO PROVIDE INDIVIDUAL LOT INFILTRATION FOR THE FLOW CONTROL OF LOTS 1-8 & 17-24 (PRELIMINARY ESTIMATE OF 108 LF OF INFILTRATION TRENCH REQUIRED PER LOT). APPLICANT PROPOSES TO CONVEY RUNOFF FROM LOTS 9-16 AND ROW TO THE COMBINED INFILTRATION FACILITY AT THE NORTH END OF THE SITE. PRELIMINARY VOLUME ESTIMATED TO BE 860 CF (270 LF OF 34"x16" ARCH PIPE)



SCALE: 1"=30' HORZ.
1"=5' VERT.



112TH AVENUE NE
(NOT TO SCALE)

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 PIPING 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.

© 2007 THE BLUELINE GROUP

BLUELINE

SCALE:
HORZ: 1"=30' VERT. 1"=5'
PROJECT MANAGER:
BRIAN J. DARROW, PE
PROJECT ENGINEER:
BEN T. RUTKOWSKI, PE
DESIGNER:
BEN T. RUTKOWSKI, PE
PLOT DATE:
7/11/2007

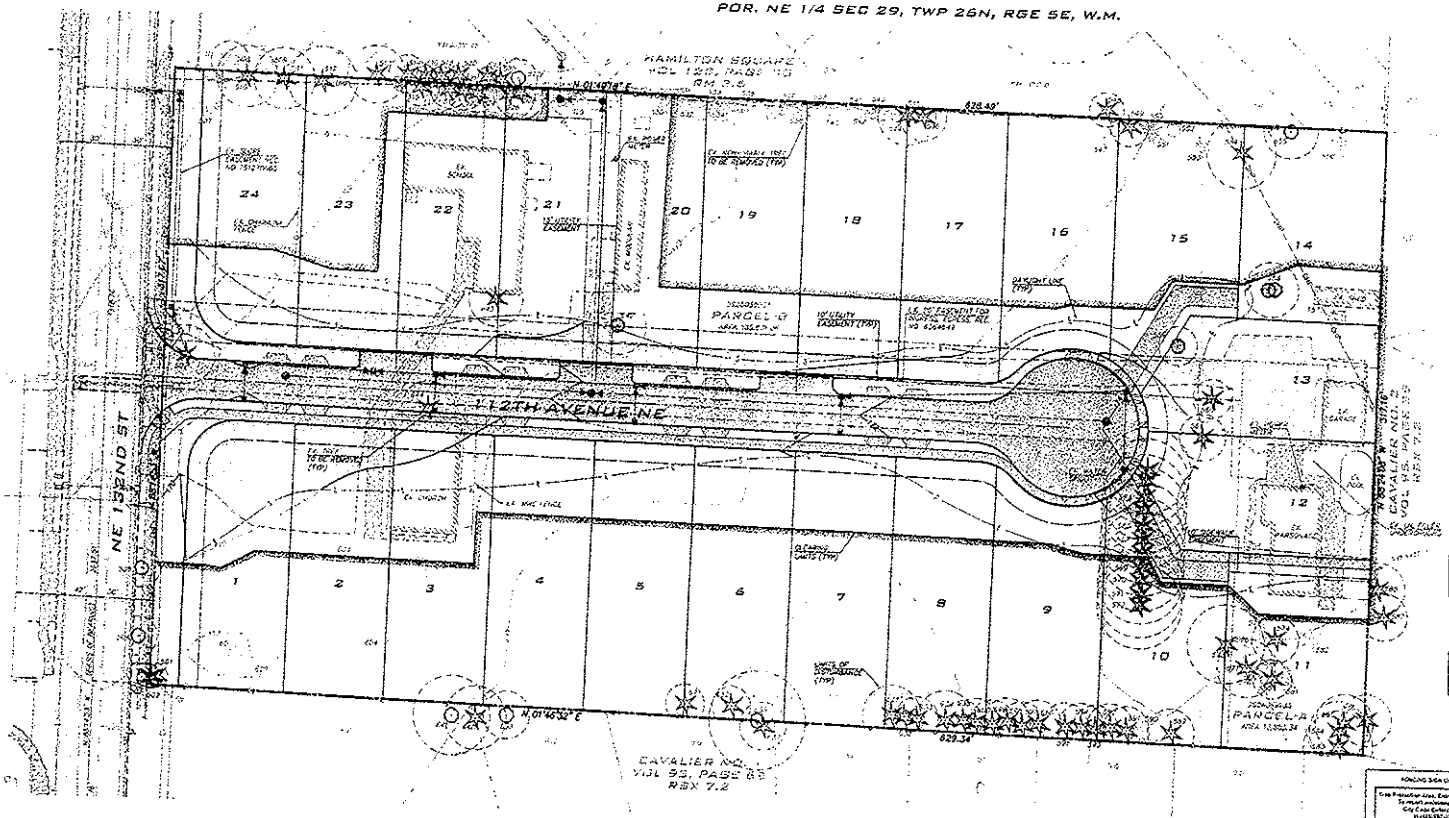
NO	DATE	BY	REVISIONS

PRELIMINARY UTILITY PLAN

CEDAR PARK
PRELIMINARY PLAT
11215 & 11219 NE 132ND STREET
CITY OF KIRKLAND
WASHINGTON

EXPIRES 12/31/08
7/19/07

JOB NUMBER:
07-013
SHEET NAME:
UP-01
SHT 2 OF 3



NOTE:
ALL STRUCTURES, UTILITIES AND HARDSCAPE ONSITE ARE TO BE REMOVED.

NOTE:
SEE ARBORIST REPORT PREPARED BY GILLES CONSULTING DATED MAY 3, 2007.

TREE DENSITY CALCULATIONS:

SIGNIFICANT TREES ONSITE:	97
NON-VIABLE TREES:	42
TREES TO BE SAVED:	38
VIABLE TREES TO BE REMOVED:	17
NET SITE AREA:	172,801 SF (3.97 ACRES)
REQUIRED MINIMUM TREE DENSITY:	119 TREE CREDITS (3.97 x 30 = 119.1)
PROVIDED TREE DENSITY:	173 TREE CREDITS (SEE TREE DENSITY CALCULATIONS PROVIDED UNDER SEPERATE COVER.)

LIMITS OF DISTURBANCE — EXISTING TREE TO BE REMOVED

LIMITS OF DISTURBANCE — EXISTING TREE TO REMAIN

NON-VIABLE TREE

FENCING SIGN DETAIL

Tree Protection Area, Exercise Precaution
To insure existence of this
City Code Enforcement
HYDROLOGY

SIGNIFICANT EXISTING TREE

CONTINUOUS CHAINLINK FENCING POST @ MAX. 10' O.C.

INSTALL AT LOCATION AS SHOWN ON PLANS

1. MINIMUM FOUR (4) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DEVELOPMENT LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE (S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

TREE PROTECTION FENCING DETAIL

© 2007 THE BLUELINE GROUP

BLUELINE

SCALE:
HORIZ: 1"=30' VERT:
PROJECT MANAGER:
BRIAN J. DARRINE, PE
PROJECT ENGINEER:
BEN T. RUTKOWSKI, PE
DESIGNER:
BEN T. RUTKOWSKI, PE
PLOT DATE:
7/11/2007

NO	DATE	BY	REVISIONS

TREE PLAN III

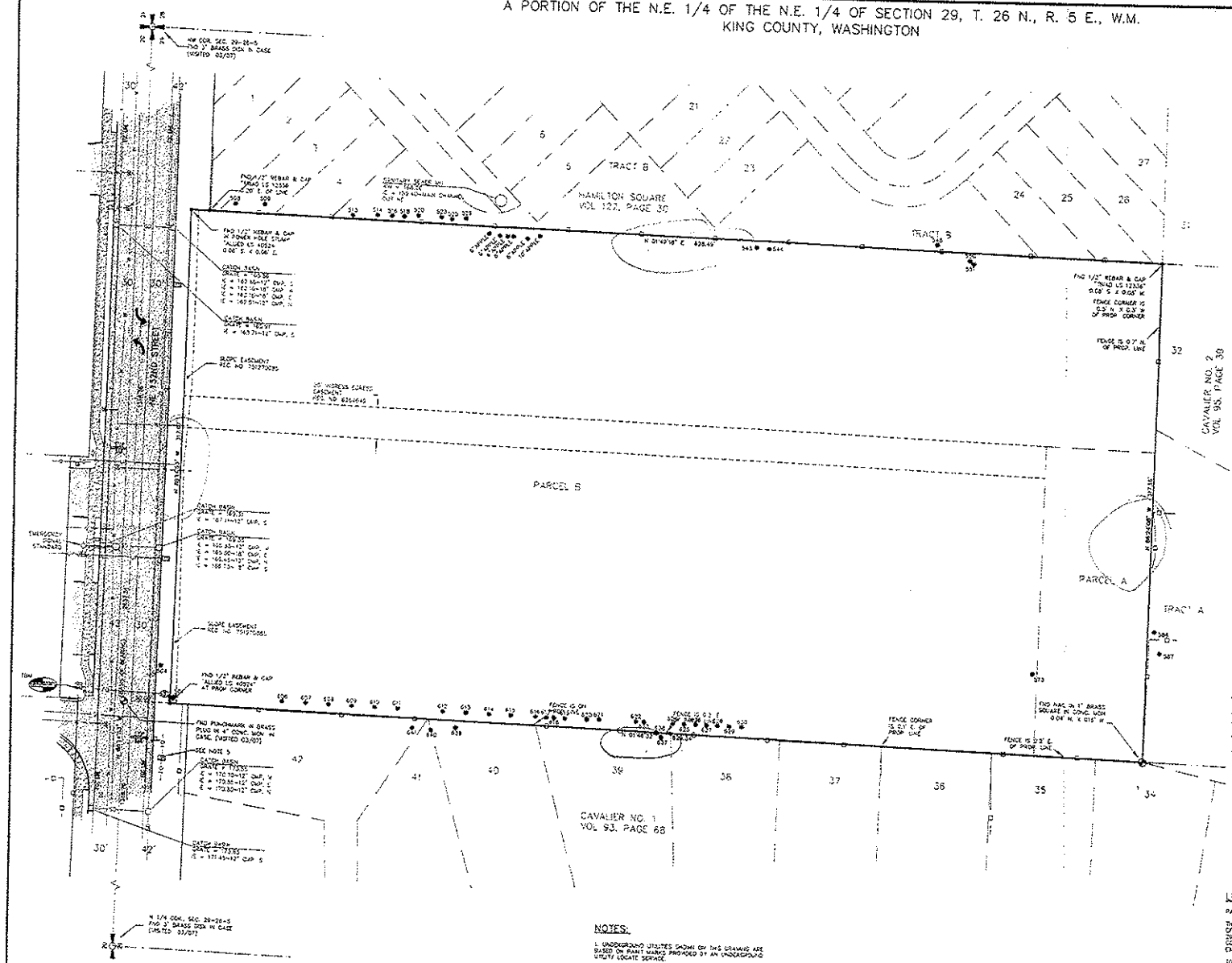
CEDAR PARK
PRELIMINARY PLAT
11215 & 11219 NE 132ND STREET
CITY OF KIRKLAND WASHINGTON

EXPIRES 5/5/08
7/19/07

JOB NUMBER:
07-013
SHEET NAME:
TR-01

SHT 3 OF 3

A PORTION OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 29, T. 26 N., R. 5 E., W.M.
KING COUNTY, WASHINGTON



SCALE: 1" = 30'

30 0 30 60

BASIS OF BEARING

HELD BEARING OF N 88°14'00"W BETWEEN MONUMENTS FOUND AT THE NORTH 1/4 CORNER AND THE NW SECTION CORNER OF SECTION 29 PER THE PLAT OF HAMILTON SQUARE, REC NO. 19820937[illegible] RECORDS OF KING COUNTY

VERTICAL DATUM: NAVD-88

BENCHMARK

TOP OF BRASS PIN SET IN LEAD IN CONCRETE MONUMENT IN CASE AT THE WEST 1/4 CORNER OF SECTION 29-26-05 (WCCS SURVEY CONTROL POINT ID # 51)

BENCHMARK ELEVATION: 77.92 (NAVD-88)

MINUS 3.39 (PER VERTCON SOFTWARE) = 74.23 FEET (NGVD-29)

SITE BENCHMARK

SET SPIKE IN SOUTH FACE OF UTILITY POLE LOCATED ON THE NORTH SIDE OF NE 132ND OPPOSITE THE NW PROPERTY CORNER AS SHOWN

ELEVATION = 173.07 FEET

LEGEND

- FOUND MONUMENT
- FOUND PROPERTY CORNER
- SIGN
- UTILITY POLE
- JUNCTION BOX (UNLOCATABLE FIBER OPTIC)
- HAND HOLE
- TRAFFIC SIGNAL BOX
- ELECTRICAL RISER
- POWER TRANSFORMER
- TELECOMM. MANHOLE
- TELECOMMUNICATIONS RISER
- WATER METER
- MAIL BOX
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WOOD FENCE
- CHAIN LINK FENCE
- WATER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELECOMM. LINE
- STORM DRAIN
- CONCRETE PAVING
- ASPHALT PAVING

NOTES:

1. UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON PAINT MARKS PROVIDED BY AN UNDERGROUND UTILITY LOCATE SERVICE.
2. UTILITIES AND/OR IMPROVEMENTS WHICH MAY EXIST UNDERGROUND OR ARE NOT VISIBLE, MAY NOT BE SHOWN ON THIS MAP.
3. THIS SURVEY WAS PREPARED USING CHICAGO TITLE INSURANCE COMPANY TITLE ORDER NO. 1221556 WITH AN EFFECTIVE DATE OF NOVEMBER 9, 2006.
4. THE SITE CONTAINS: 99,624 SQ. FT. OR 4.55 ACRES.
5. THERE IS AN UNLOCATABLE UNDERGROUND FIBER OPTIC LINE ON THE SOUTH SIDE OF NE 132ND STREET.

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH 70 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 132 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 25 FEET OF THE EAST 132 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29;
EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT.

PARCEL B:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 70 FEET LYING WEST OF THE EAST 132 FEET;

EXCEPT THE EAST 32 FEET THEREOF AND EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD UNDER RECORDING NUMBER 2043355

REV.	DESCRIPTION	DATE
1	ADDED SAN SWR MH AND NOTE 5	4-20-07

SUMMIT SURVEYING
12006 82ND AVE. N.E., KIRKLAND, WA 98034 (425) 821-8463

07/02/07

A BOUNDARY SURVEY OF CEDAR PARK FOR SUNDQUIST HOMES
KING COUNTY WASHINGTON

DRAWN BY: MA | CHECKED BY: CAR/JT
SCALE: HORIZ: 1" = 30'
DATE: APRIL, 2007
JOB NUMBER 07109

SHEET 1 OF 1