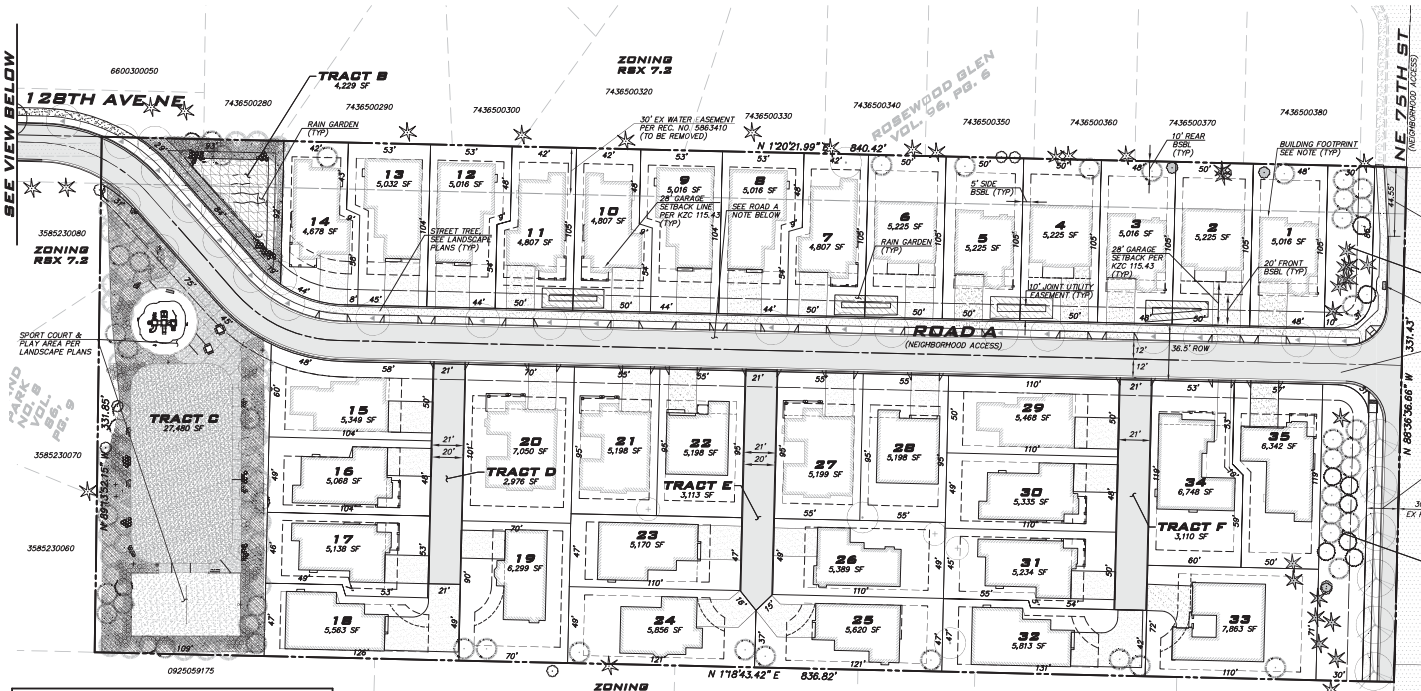
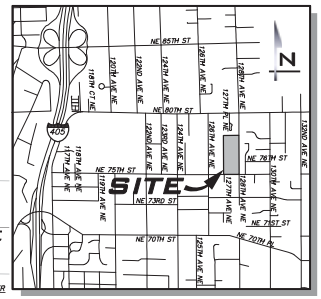
NE SEC 9, TWP 25N, RGE 5E, W.M.

C AND G PROPERTY PUD





VICINITY MAP

SCALE: 1"=1,500'

PROJECT TEAM

OWNER
CAMWEST – A TOLL BROTHERS COMPANY
9720 NE 120TH PL, SUITE 100
KIRKLAND, WA 98034
(425) 825-1955
CONTACT: MIKE SMITH

SURVEYOR
MEAD GILMAN & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 289
WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: SHANE BARNES, PLS

CIVIL ENGINEER
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051 x224
CONTACT: TODD OBERG, PE

ARBORIST
WASHINGTON FORESTRY CONSULTANTS, INC
1919 YELM HWY SE
OLYMPIA, WA 98501
(360) 943-1723
CONTACT: GALEN WRIGHT

LANDSCAPE ARCHITECT
THOMAS RENGSTORF ASSOCIATES
911 WESTERN AVE, SUITE 202
SEATTLE, WA 98104
(206) 682-7552
CONTACT: THOMAS RENGSTORF

SITE DATA

PROJECT DESCRIPTION:	35 LOT PUD
ZONING:	RSX 7.2 (LOW DENSITY RESIDENTIAL)
TAX PARCEL NUMBER:	0925059010
SITE ADDRESS:	7707 128TH AVE NE
ADJACENT DEVELOPMENT:	SINGLE FAMILY AND CHURCH PROPERTY
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	5.49 DU/AC
GROSS SITE AREA:	278,113 SF (6.38 AC)
PROPOSED ROW AREA (INCLUDES ROW AREA FOR ROAD A, 31,534 SF & ROW DEDICATION AREA FOR NE 74TH ST, 6,794 SF):	38,328 SF (0.88 AC)
NET SITE AREA (GROSS SITE AREA LESS PROPOSED ROW AREA):	239,785 SF (5.50 AC)
ACCESS / UTILITY TRACTS	
TRACT D:	2,976 SF
TRACT E:	3,113 SF
TRACT F:	3,110 SF
TOTAL LOT AREA:	189,822 SF
TOTAL LOTS:	35
SMALLEST LOT SIZE:	4,678 SF (LOT 14)
AVERAGE LOT SIZE:	5,435 SF
SETBACKS:	20' FRONT, 10' REAR, 5' SIDE
SCHOOL DISTRICT:	LAKE WASHINGTON #414
WATER DISTRICT:	CITY OF KIRKLAND
SEWER DISTRICT:	CITY OF KIRKLAND
FIRE:	CITY OF KIRKLAND
TELEPHONE SERVICE PROVIDER:	FRONTIER
ELECTRICAL POWER PROVIDER:	PUGET SOUND ENERGY
CABLE TV PROVIDER:	COMCAST

LEGAL DESCRIPTION

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION SOLD TO CORLEY MORTGAGE COMPANY, INC., A WASHINGTON CORPORATION, BY STATUTORY WARRANTY DEED DATED APRIL 1968, DESCRIBED AS THE NORTH 478.28 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

ALSO EXCEPT THE NORTH 30 FEET FOR ROAD PURPOSES.

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

BENCHMARKS

- ORIGINAL: CITY OF KIRKLAND CONTROL POINT DESIGNATION 20; FOUND CONC MON WITH 3" BRASS DISC & PUNCH DOWN 1.2' IN A CASE AT INTX. OF 132ND AND 80TH STAMPED WITH SECTIONS "3 4 9 10". ELEV. = 437.17
- TBM – A: ROADSIDE CAP BOLT OF FIRE HYDRANT IN SOUTHEAST QUADRANT OF INTX. OF 127TH AVE NE & NE 75TH ST. ELEV. = 450.10
- TBM – B: FOUND RAILROAD SPIKE IN SOUTH FACE OF POWER POLE IN NORTHWEST QUADRANT OF INTX. OF 128TH AVE NE AND NE 80TH ST. ELEV. = 430.13

BASIS OF BEARING

BASIS OF BEARINGS IS THE INTERSECTION MONUMENT LOCATED AT NE 75TH STREET AND 129TH AVENUE NORTHEAST AS SHOWN ON THE PLAT OF FIR GLEN ADDITION NO. 2 AS RECORDED IN VOLUME 78 OF PLATS, AT PAGE 20, AND THE CUL-DE-SAC MONUMENT LOCATED AT THE SOUTH END OF 127TH PLACE NORTHEAST AS SHOWN ON THE PLAT OF INLAND PARK NO. 8 AS RECORDED IN VOLUME 86 OF PLATS, AT PAGE 9. A BEARING OF NORTH 1°04'03" WEST WAS HELD BETWEEN THESE MONUMENTS AND A DISTANCE OF 1023.07' WAS MEASURED COMPARED TO THE CALCULATED DISTANCE OF 1022.92'.

DATUM

NAVD 88

SHEET INDEX

1	SP-01	PRELIMINARY SITE PLAN
2	UP-01	PRELIMINARY UTILITY PLAN
3	GP-01	PRELIMINARY GRADING PLAN
4	GP-02	PRELIMINARY GRADING PLAN
5	TR-01	TREE RETENTION PLAN
1 OF 2		ALTA/ACSM LAND TITLE SURVEY
2 OF 2		ALTA/ACSM LAND TITLE SURVEY

TRACT TABLE

TRACT	DESIGNATION	AREA
A	OPEN SPACE	3,054 SF
B	OPEN SPACE	4,229 SF
C	DETENTION / OPEN SPACE	27,480 SF
D	ACCESS / UTILITY	2,976 SF
E	ACCESS / UTILITY	3,113 SF
F	ACCESS / UTILITY	3,110 SF
G	OPEN SPACE	5,613 SF

LEGEND

EXISTING FEATURES

- RIGHT-OF-WAY / EX LOTS
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- EDGE OF WETLAND
- 10' CONTOURS
- 2' CONTOURS
- SD — STORM DRAIN PIPE
- SS — SEWER MAIN
- W — WATER MAIN
- OHP — AERIAL POWER LINE
- P — BURIED POWER LINE
- G — GAS MAIN
- T — BURIED TELEPHONE LINE
- X — WIRE FENCE
- O — CHAINLINK FENCE
- BOARD FENCE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SD PIPE FLOW
- SEWER MANHOLE
- SS PIPE FLOW
- SEWER STUB
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- BLOW OFF
- POWER POLE
- GUY ANCHOR
- POWER VAULT
- TELEPHONE RISER
- SIGN
- SOIL LOG TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- FLOW & CURB
- CENTER LINE
- SAWCUT
- EASEMENT
- 420 — 10' PROPOSED CONTOURS
- 422 — 2' PROPOSED CONTOURS
- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- ROCKERY
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW
- STORM CLEANOUT
- YARD DRAIN
- SEWER MANHOLE
- PIPE FLOW
- SEWER CLEANOUT
- WATER METER
- FIRE HYDRANT
- GATE VALVE
- TEE W/ CONC BLOCKING
- COUPLING
- ASPHALT PAVEMENT
- SIDEWALK/DRIVEWAY
- RAIN GARDEN

ROAD A NOTE

MINIMUM 4.5' WIDE PLANTER STRIP ON EAST SIDE OF ROAD WILL BE PROVIDED. STREET TREES AT 30' O.C. WILL BE PROVIDED TO THE MAXIMUM EXTENT FEASIBLE.

NOTE

ALL EXISTING STRUCTURES LOCATED ONSITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

U. S. POSTAL SERVICE

APPROVED FOR MAILBOX LOCATION(S)

BY: _____
US POSTAL SERVICE

DATE: _____

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.

BUILDING FOOTPRINT NOTE

THE HOMES BUILT ON LOTS WITHIN THE PUD MAY VARY FROM THE FOOTPRINT SHOWN ON THE DRAWINGS FOR A SPECIFIC LOT, DEPENDING ON BUYER PREFERENCES. THERE WILL BE A HOME DESIGN INCLUDED IN THE PRELIMINARY DESIGN PACKAGE INCLUDED WITH THE PUD SUBMITTAL.

CHRISTOPHER SHANE BOWES — STATE OF WASHINGTON — 35145 — REGISTERED PROFESSIONAL LAND SURVEYOR — 4/10/13

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BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
(425) 216-4051 WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: ADAM KAY
ISSUE DATE: 5/2/2013

NO	DATE	BY	REVISIONS
1	2/26/13	AJK	REVISE SITE PLAN, UPDATE SITE DATA & PROVIDE LOT DIMS
2	4/10/13	AJK	REVISED PER 3/21/13 CITY OF KIRKLAND COMMENTS; REVISED HYDRANT LOCATIONS
	5/2/2013		REVISED SIDEWALK TO BE ON EAST SIDE OF ROAD A

PRELIMINARY SITE PLAN

C AND G PROPERTY PUD

CAMWEST - A TOLL BROTHERS COMPANY

PARCEL NO. 0925059010

CITY OF KIRKLAND WASHINGTON

TODD A. OBERG — STATE OF WASHINGTON — 31408 — REGISTERED PROFESSIONAL ENGINEER

5/2/13

JOB NUMBER: 11-070

SHEET NAME: SP-01

SHT 1 OF 5