

**PROPERTY DESCRIPTION:**

(PER LAND AMERICA COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NO. 20271380, DATED NOVEMBER 8, 2006)

PARCEL A:  
THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°57'02" WEST, 366.81 FEET; THENCE SOUTH 55°21'18" EAST, 332.402 FEET TO A POINT ON THE SOUTH WESTERLY MARGIN OF COUNTY ROAD NO. 352 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°51'12" WEST TO THE ORIGINAL SHORE LINE OF JUANITA BAY; THENCE SOUTH 89°22'20" WEST, 62.35 FEET; THENCE SOUTHERLY TO A POINT ON A LINE, SAID POINT BEARING SOUTH 63°35'17" EAST, 97.80 FEET FROM THE ORIGINAL SHORE LINE OF JUANITA BAY AS DEMONSTRATED ON THE MAP OF THE SURVEY FILED IN KING COUNTY SUPERIOR COURT CAUSE NO. 175301; THENCE NORTH 89°51'12" WEST, 67.59 FEET TO SAID SHORE LINE; THENCE NORTH 89°51'12" WEST, 219 FEET TO THE SOUTH WESTERLY MARGIN OF COUNTY ROAD NO. 352; THENCE NORTH 28°12'41" WEST, 67.45 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO BEING KNOWN AS TRACTS 5 AND 5-A, EXCEPT THE WESTERLY 100 FEET OF SAID TRACT 5-A OF THE MAP OF THE SURVEY FILED IN KING COUNTY SUPERIOR COURT CAUSE NO. 175301, COMMONLY KNOWN AS THE COUNTY COMMISSIONER'S PLAT OF JUANITA);

PARCEL B  
THE SOUTH 4 FEET OF THE EAST 100 FEET, AS MEASURED ALONG THE SOUTH LINE, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4; AND RUNNING THENCE NORTH 89°25'10" WEST, 30 FEET; THENCE NORTH 00°06'48" WEST ALONG THE WEST MARGIN OF THE COUNTY ROAD, 714.13 FEET; THENCE NORTH 27°19'48" WEST, 361.869 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUNNING SOUTH 89°51'12" WEST, 233 FEET TO THE OLD SHORE LINE OF LAKE WASHINGTON; THENCE SOUTH 89°22'20" WEST, 152.359 FEET TO THE EAST LINE OF LAKE WASHINGTON BOULEVARD; THENCE NORTH ALONG THE EAST LINE OF LAKE WASHINGTON BOULEVARD 170.346 FEET; THENCE NORTH 50°57'45" EAST, 24.387 FEET TO THE OLD SHORE LINE OF LAKE WASHINGTON; THENCE NORTH 01°32'58" EAST, 71.019 FEET; THENCE NORTH 89°51'12" EAST, 223.952 FEET TO THE WESTERLY LINE OF COUNTY ROAD; THENCE SOUTH 33°20'18" EAST ALONG SAID WESTERLY LINE 220.254 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS PARCELS A AND B, CITY OF KIRKLAND LOT LINE ALTERATION NO. LA05-00009, RECORDED UNDER RECORDING NO. 20060726900018, RECORDS OF KING COUNTY, WASHINGTON);

BRASS DISK, STAMPED "CITY OF KIRKLAND", POINT NO. 48, WITH CENTER PUNSON, N 259°30'13.7" E 130.1351 370, VISITED 1/06

# JUANITA BAY TOWNHOMES

A PORTION OF GOVERNMENT LOT 4 SEC. 31, TWP. 26, RGE. 5, W.M.

**PROPERTY DESCRIPTION (CONT'D):**

PARCEL C:  
THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 AND RUNNING THENCE NORTH 89°25'10" WEST 30 FEET; THENCE NORTH 00°06'48" WEST ALONG THE WEST MARGIN OF COUNTY ROAD 714.13 FEET; THENCE NORTH 27°19'48" WEST 361.869 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUNNING SOUTH 89°51'12" WEST 233 FEET TO THE OLD SHORE LINE OF LAKE WASHINGTON; THENCE SOUTH 89°22'20" WEST 152.359 FEET TO THE EAST LINE OF LAKE WASHINGTON BOULEVARD; THENCE NORTH ALONG THE EAST LINE OF LAKE WASHINGTON BOULEVARD 170.346 FEET; THENCE NORTH 50°57'45" EAST 24.387 FEET TO THE OLD SHORE LINE OF LAKE WASHINGTON; THENCE NORTH 01°32'58" EAST 71.019 FEET; THENCE NORTH 89°51'12" EAST, 223.952 FEET TO THE WESTERLY LINE OF COUNTY ROAD; THENCE SOUTH 33°20'18" EAST ALONG SAID WESTERLY LINE 220.254 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACTS 2, 3, 4, 3-A AND 4-A OF COUNTY COMMISSIONER'S PLAT OF JUANITA, ACCORDING TO THE UNRECORDED PLAT THEREOF);

TOGETHER WITH THAT PORTION OF ROAD VACATED BY ORDER OF COUNTY COMMISSIONER'S RECORDED IN VOLUME 30 OF COMMISSIONER'S RECORDS, PAGE 85, LYING SOUTH OF THE NORTH LINE OF THE PROPERTY ABOVE DESCRIBED EXTENDED WESTERLY;

EXCEPT THE SOUTH 4 FEET OF THE EAST 100 FEET, AS MEASURED ALONG THE SOUTH LINE OF LOT 4;

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

**SURVEYOR'S NOTES:**

- EQUIPMENT:  
5" TOTAL STATION USED (ALL PHASES).  
ALL EQUIPMENT MAINTAINED BY ADJUSTMENT TO MANUFACTURER SPECIFICATIONS.
- THE BOUNDARY DEPICTED HEREON IS THE RESULT OF A SURVEY PERFORMED ON THE GROUND BY DRS PERSONNEL IN JANUARY, 2006. SAID BOUNDARY CLOSELY APPROXIMATES THAT SHOWN ON CITY OF KIRKLAND LOT LINE ALTERATION FILED UNDER KING COUNTY RECORDING NUMBER 20060726900018. THE EASEMENTS INCLUDED UNDER RECORDING NUMBER 8303230455 ARE DEPICTED HEREON TO CONFORM TO SAID LOT LINE ALTERATION RATHER THAN THE DESCRIPTION CONTAINED IN THE ORIGINAL INSTRUMENT WHICH APPEARS TO BE IN ERROR.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF 99TH PLACE NE AS DEPICTED ON CITY OF KIRKLAND LOT LINE ALTERATION FILE NO. LA05-00009, FILED UNDER KING COUNTY RECORDING NUMBER 20060726900018. SAID BEARING IS S35-20-18E.
- COORDINATE VALUES LISTED HEREON ARE PER CITY OF KIRKLAND SURVEY CONTROL, POINTS 45 & 46, IAD 83/91.

**PROJECT CONTACTS:**

APPLICANT: STEVE SMITH DEVELOPMENT  
9500 ROOSEVELT WAY NE, SUITE 300  
SEATTLE, WA 98115  
CONTACT: JOHN SULLIVAN  
(206) 214-8882

ENGINEER/SURVEYOR: D. R. STRONG CONSULTING ENGINEERS  
10504 NE 38TH PLACE #101  
KIRKLAND, WA 98033  
CONTACT: JAMES A. BARNETT, E.I.T.  
(425) 827-3063

ARCHITECT: DRISCOLL ARCHITECTS  
115 BELL STREET  
SEATTLE, WA 98121  
CONTACT: OREGO BLOUNT  
(206) 441-7705

**PROJECT DESCRIPTION:**

PLAT OF TWO PARCELS TOTALING 0.44 ACRES, INTO 11 TOWNHOMES.

PERMIT NO.: PRE05-00100

ADDRESS OF THE PROPERTY: 11444 98TH AVENUE NE & 11435 99TH PLACE NE  
KIRKLAND, WA 98033

PARCEL NUMBERS: 1791500045, 1791500050

EXISTING ZONING: J80 2

PROPOSED ZONING: J80 2

NEIGHBORING ZONING: J80 2 (N, W & S), RM 2.4 (E)

NUMBER OF LOTS: 11

ACREAGE: 0.44 ACRES

PROPOSED USE: TOWNHOMES

PROPOSED DENSITY: 11 DU / 0.44 ACRES

SEWAGE DISPOSAL: NORTHSORE UTILITY DISTRICT

SOURCE OF WATER: CITY OF KIRKLAND

TELEPHONE SERVICE: VERIZON

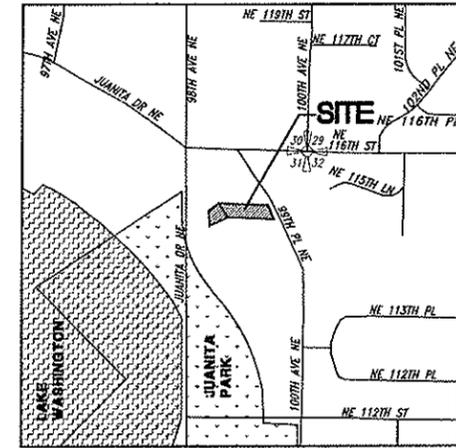
POWER SOURCE: PUGET SOUND ENERGY

**VERTICAL DATUM:**

TEMPORARY BENCH MARK #1 ELEV = 63.30'  
SET REBAR & CAP, 5' OFFSET AT THE SOUTHEAST CORNER OF THE PROPERTY ON 99TH PLACE NORTHEAST.

REFERENCE BENCH MARK:  
NAVD 88  
#C28  
POINT ID: 5651 ELEV = 76.770'  
3" BRASS DISK SET IN FOUNDATION OF TRAFFIC LIGHT POLE, STAMPED, "KING COUNTY" KC-C-98, LOCATED 35.0' FEET EAST OF THE CENTER ON 100TH AVE. NE AND 35.0' FEET SOUTH OF THE CENTER OF NE 124TH ST., 29.0' FEET EAST OF THE VAULT IN THE SOUTHERN CROSSWALK OF 100TH AVE. NE., 18.0' FEET NORTHWEST OF THE "HOLY SPIRIT LUTHERAN CHURCH" SIGN IN THE NORTHWEST CORNER OF THE CHURCH PARKING LOT, 12.0' FEET EAST OF THE SEWER MANHOLE.

EQUATION: NAVD 88 MINUS 3.55' FEET = NSVD 29



VICINITY MAP  
1"=400'

FOUND MONUMENT IN CASE, CONIC, WITH 10TH MARK NUM., C.O.K. POINT NO. 45, N 259°30'13.7" E 130.1351 370, VISITED 1/06

**NOTE:**

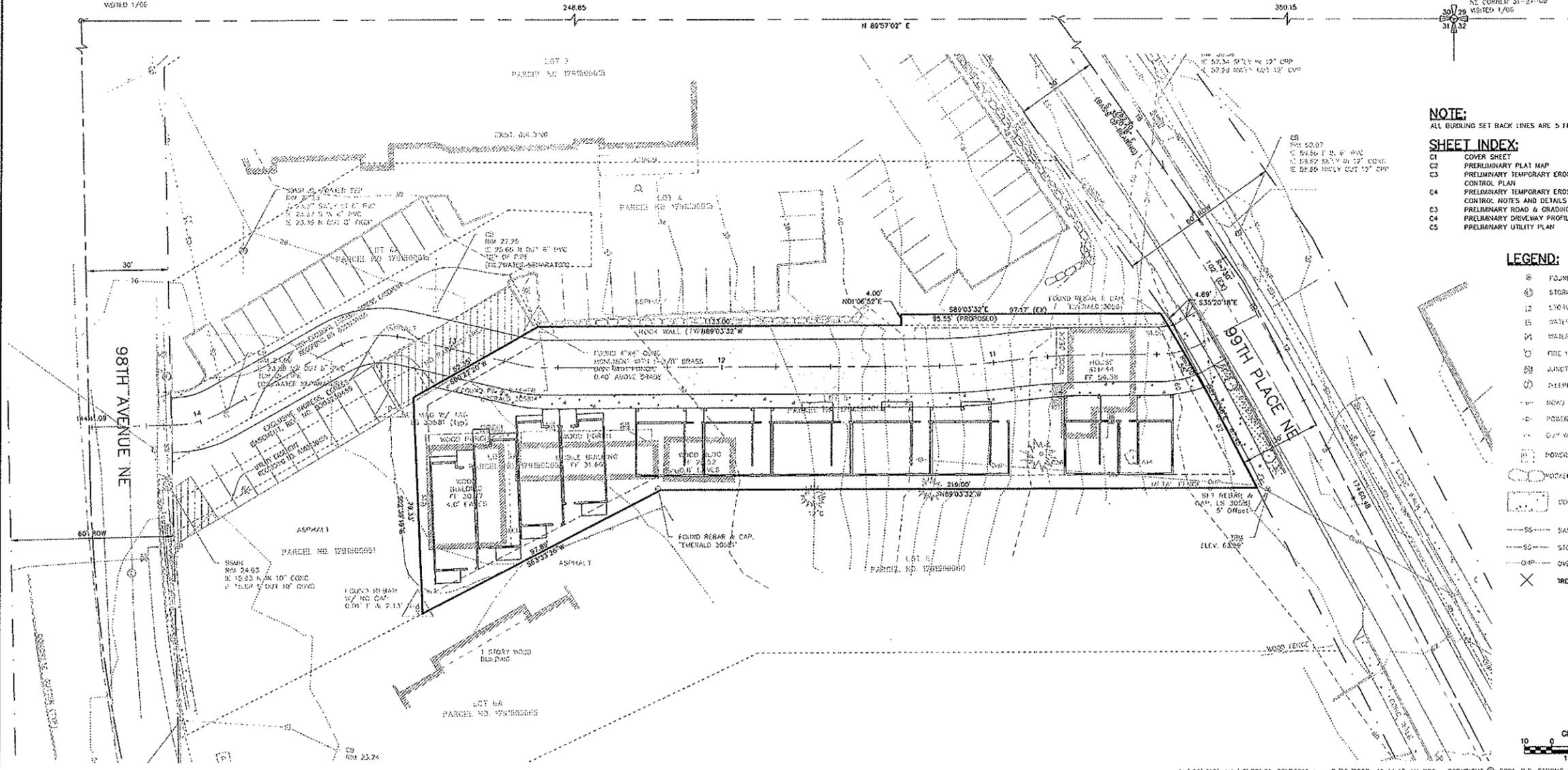
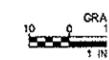
ALL BURLING SET BACK LINES ARE 5 FEET

**SHEET INDEX:**

- C1 COVER SHEET
- C2 PRELIMINARY PLAT MAP
- C3 PRELIMINARY TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- C4 PRELIMINARY TEMPORARY EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
- C5 PRELIMINARY ROAD & GRADING PLAN
- C6 PRELIMINARY DRIVEWAY PROFILE
- C7 PRELIMINARY UTILITY PLAN

**LEGEND:**

- ⊗ FOUND REBAR & CAP (AS NOTED)
- ⊙ STORM DRAIN MANHOLE
- ⊠ 5'x10' DRAIN CATCH BASIN
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊙ JUNCTION BOX (1"IP)
- ⊕ TELEPHONE MANHOLE
- ⊖ SIGN
- ⊙ POWER POLE
- ⊖ WIRE
- ⊙ POWER WALK
- ⊖ FURNITURE
- ⊙ CONCRETE SURFACE
- SS— SANITARY SEWER LINE
- SD— STORM DRAIN LINE
- OBP— OVERHEAD POWER
- ⊗ TREE TO BE REMOVED



**JUANITA BAY TOWNHOMES**  
PRELIMINARY PLAT  
COVER SHEET  
KIRKLAND, WASHINGTON

**STEVE SMITH DEVELOPMENT**  
9500 ROOSEVELT WAY NE STE. 300  
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(206) 214-8882

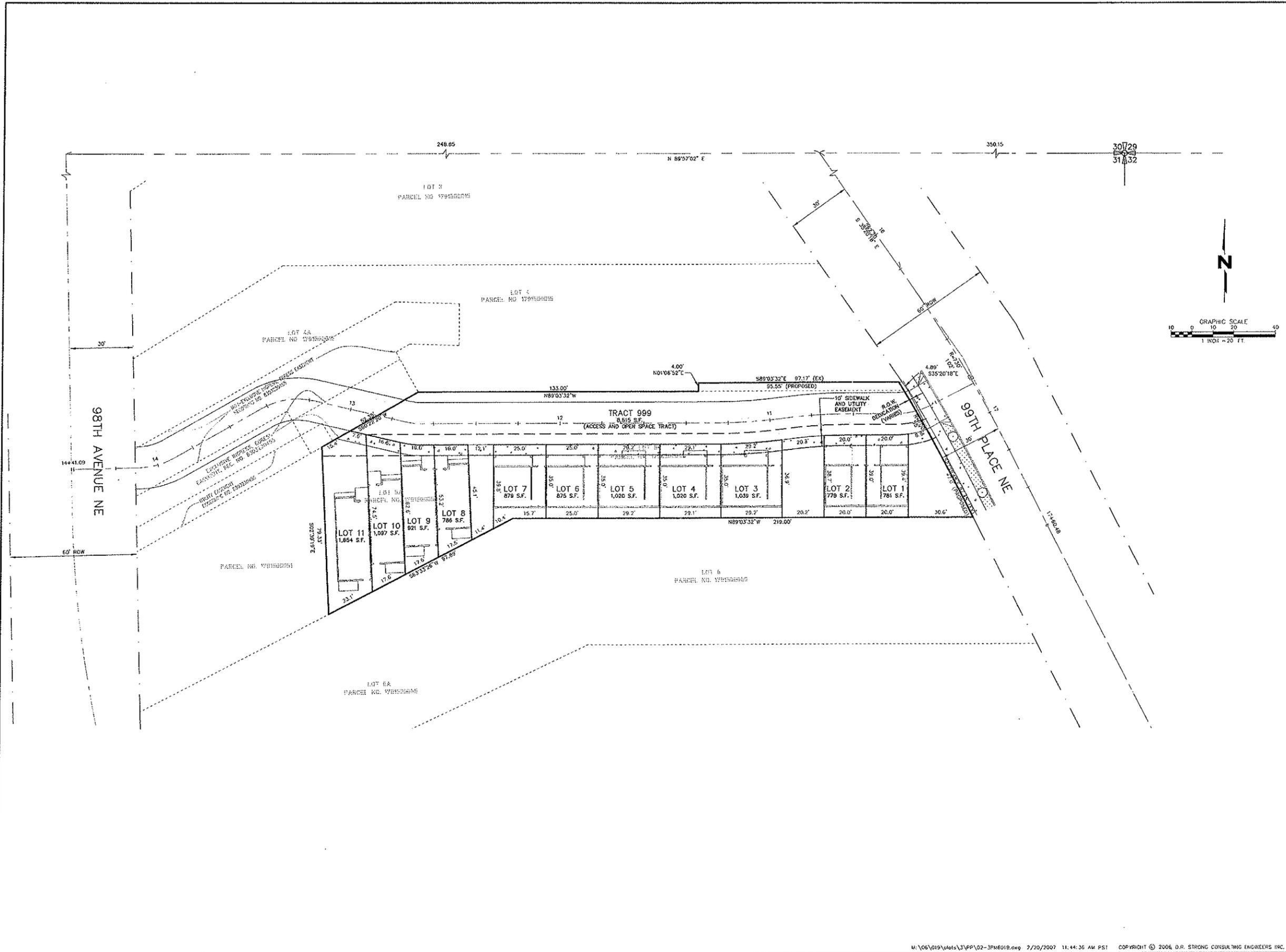
**DRS D.R. STRONG CONSULTING ENGINEERS**  
ENGINEERS PLANNERS SURVEYORS  
10504 NE 38TH PLACE, SUITE 101  
KIRKLAND, WA 98033  
425.827.3063 OFFICE  
800.888.1422 TOLL FREE  
425.827.2423 FAX  
www.drstrong.com



DATE	REVISION	BY	CHK	APP	REV. PER CITY ENGINEERS 09/18/08 RDO
02-20-07					

DRAFTED BY: MBM  
DESIGNED BY: JAB  
PROJECT ENGINEER: RDO

ATTACHMENT 2  
PSB06-00001



**JUANITA BAY TOWNHOMES**  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT MAP  
 KIRKLAND, WASHINGTON

**STEVE SMITH DEVELOPMENT**  
 9500 ROOSEVELT WAY NE STE. 300  
 SEATTLE, WASHINGTON 98115  
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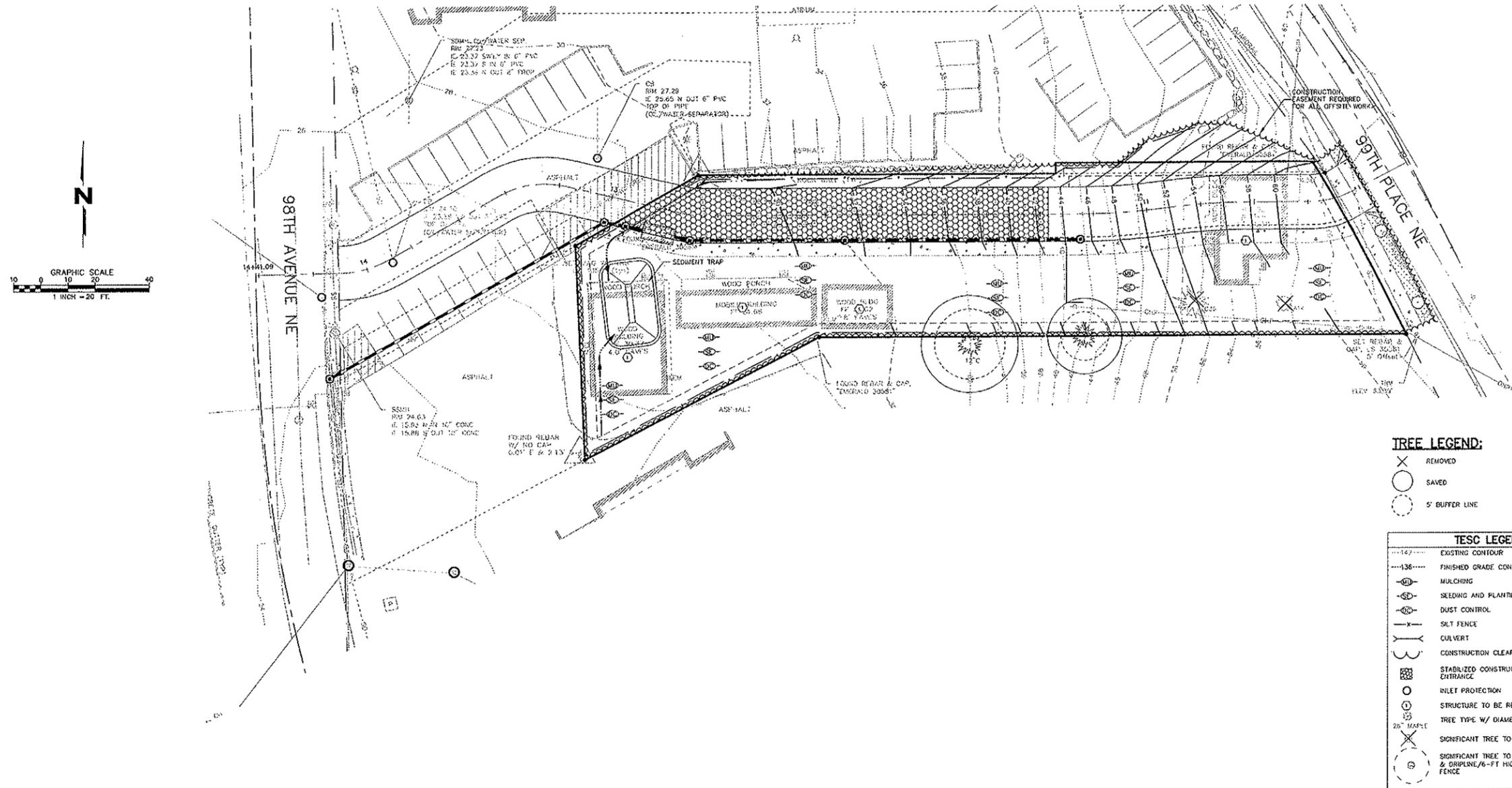
DATE	REVISION	REV. PER CITY COMMENTS	BY
02/20/07	APR		RDO

DRAFTED BY: MBM  
 DESIGNED BY: JAB  
 PROJECT ENGINEER: RDO  
 DATE: 11-20-08  
 PROJECT NO.: 06019  
 SHEET C2 OF 7

**TREE DENSITY CALCULATION:**

MIN. TREE DENSITY = 30 TREE CREDITS PER ACRE

MIN. TREE DENSITY FOR SITE = .44\*30 = 13.2 TREE CREDITS REQUIRED.  
SEE LANDSCAPE PLAN FOR TREE CREDY REPLACEMENT DETAILS.



**TREE LEGEND:**

- X REMOVED
- SAVED
- 5' BUFFER LINE

**TESC LEGEND:**

- - - - - EXISTING CONTOUR
- — — — FINISHED GRADE CONTOUR
- ⊙ MULCHING
- ⊙ SEEDING AND PLANTING
- ⊙ DUST CONTROL
- ⊙ SALT FENCE
- — — — CULVERT
- — — — CONSTRUCTION CLEARING LIMITS
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- STRUCTURE TO BE REMOVED
- TREE TYPE W/ DIAMETER IN INCHES
- 20" SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED & SURROUNDING 75'-FT HIGH PROTECTIVE FENCE

**CALL 48 HOURS BEFORE YOU DIG**  
1-800-424-5555

**JUANITA BAY TOWNHOMES**  
PRELIMINARY PLAT  
PRELIMINARY TEMPORARY EROSION AND SEDIMENT CONTROL PLAN  
KIRKLAND, WASHINGTON

**STEVE SMITH DEVELOPMENT**  
9500 ROOSEVELT WAY NE STE. 300  
SEATTLE, WASHINGTON 98115  
(206) 214-8882

**DRS D.R. STRONG CONSULTING ENGINEERS**  
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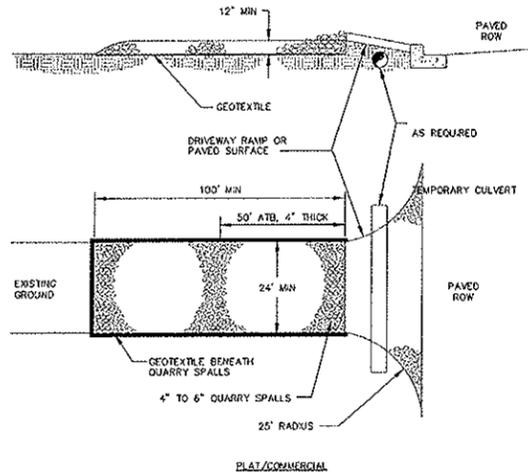
EDWMS 02/24/07

DATE	BY	REVISION
02/20/07	REV	PER CITY COMMENTS 12/18/06
	APR	ROO

DRAFTED BY: MBM  
DESIGNED BY: JAB  
PROJECT ENGINEER: ROO  
DATE: 11-20-06  
PROJECT NO.: 05019  
SHEET C3 OF 7

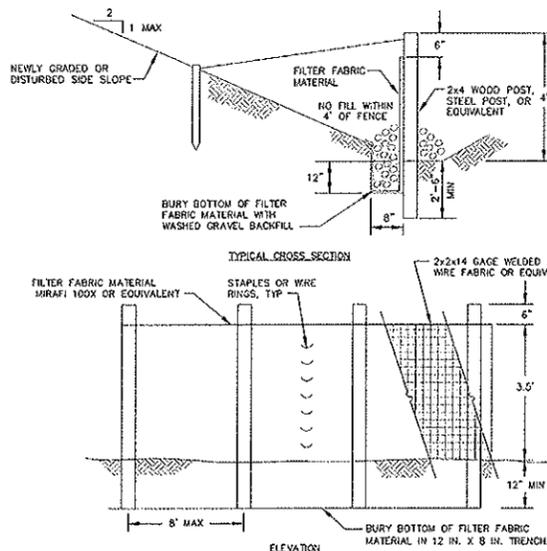
**TEMPORARY EROSION AND SEDIMENT CONTROL PLAN NOTES:**

1. THE APPROVED CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS:
  - A. CONDUCT PRE-CONSTRUCTION MEETING.
  - B. FLAG OR FENCE CLEARING LIMITS.
  - C. POST SIGN WITH NAME AND PHONE NUMBER OF TESC SUPERVISOR.
  - D. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
  - E. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
  - F. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
  - G. CONSTRUCT SEDIMENT PONDS AND TRAPS.
  - H. GRADE AND STABILIZE CONSTRUCTION ROADS.
  - I. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
  - J. MAINTAIN EROSION CONTROL MEASURE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  - K. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
  - L. COVER ALL AREAS WITH THE SPECIFIED TIME FRAME WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, CRUSHED ROCK OR EQUIVALENT.
  - M. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
  - N. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  - O. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THIS ESC PLAN DURING THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPDATING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
4. THE BOUNDARIES OF CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LOADED WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SOIL CONTROL.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SLOTTING, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
7. THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT, AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
8. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
9. ALL DISTURBED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
  - 1 APRIL 1 TO OCTOBER 31 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
  - 1 NOVEMBER 1 TO MARCH 31 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
10. AT NO TIME SHALL MORE THAN 1" OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PARKING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LOADED WATER INTO THE DOWNSIDE SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DEPRESSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
13. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
14. WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
15. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
16. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
17. THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
18. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
19. ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NOPEN) SHALL HAVE A 4' HIGH TEMPORARY CONSTRUCTION FENCE (CYCLOPE OR PLASTIC MESH) SEPARATING THE LOT OR BUILDABLE PORTIONS OF THE LOT FROM THE AREA RESTRICTED BY THE NOPEN AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT.
20. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6'-FT. HIGH CHAIN LINK FENCE ADJACENT TO THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH GRABBLE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
21. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
22. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSIDE OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "FILTER FABRIC SOCK" OR EQUIVALENT.
23. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
24. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING.
25. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
26. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
27. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD WEAR RE-CLEANING THE ENTIRE DOWNSIDE STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
28. PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH AREAS CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.



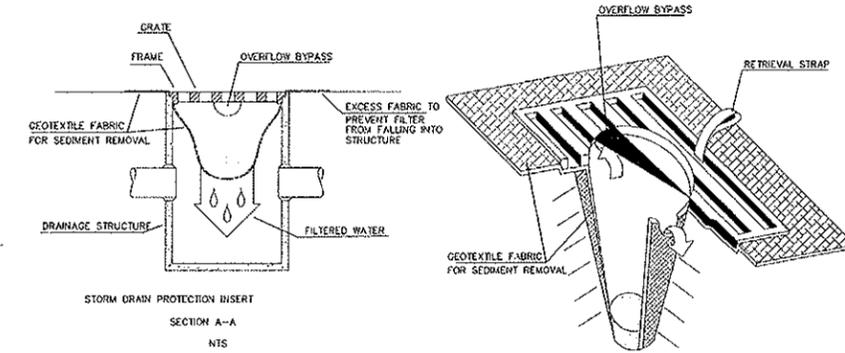
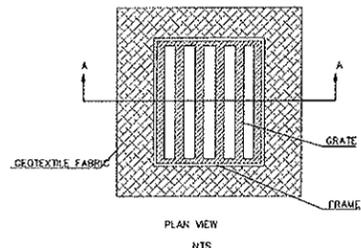
- NOTES**
1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
  2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
  3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
  4. CONTRACTOR RESPONSIBLE FOR CURB & GUTTER CONDITION.

**STABILIZED CONSTRUCTION ENTRANCE CK E.02**  
NTS

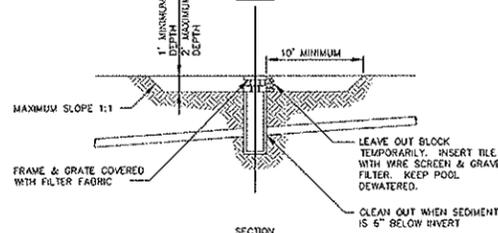
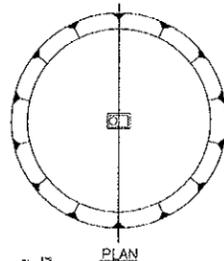


- NOTES**
1. PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY THE CITY CLEARING AND GRADING INSPECTOR.
  2. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
  3. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
  4. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.
  5. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.
  6. LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR AS DIRECTED BY THE CITY.

**SILT FENCE DETAIL CK E.03**  
NTS



**STORM DRAIN PROTECTION INSERT DETAIL CK D.21**  
NTS



- NOTES**
1. PROTECT INLETS DURING CONSTRUCTION. KEEP SEDIMENT OUT OF THE STORM DRAINAGE SYSTEM. USE HALF-CIRCLE BEHIND CURB INLETS DURING STREET CONSTRUCTION. MOOFY PROTECTION AS CONSTRUCTION PROGRESSES.
  2. CIRCULAR SHAPE IS NOT ESSENTIAL; VARY SHAPE TO FIT DRAINAGE AREA AND TERRAIN. OBSERVE TO CHECK TRAP EFFICIENCY AND MODIFY AS NECESSARY TO INSURE SATISFACTORY TRAPPING OF SEDIMENT. CAN BE ADAPTED TO THRU-CURB INLET.
  3. ALLOW 2" MINIMUM OVERHANG OR FILTER FABRIC. FILTER FABRIC OVERHANG MUST BE COVERED WITH 1-1/2" CRUSHED ROCK.
  4. FILTER FENCE MAY BE REQUIRED AROUND PERIMETER OF BASIN.

**CATCH BASIN INSERT CROSS-SECTION CK E.08**  
NTS

**EROSION CONTROL SEED MIXTURE:**

	WEIGHT
CHEWINGS OR RED FESCUE	40
ANNUAL OR PERENNIAL RYE	40
REDDTOP OR COLONIAL BENTGRASS	10
WHITE DUTCH CLOVER	10

**SEDIMENT TRAP SIZING SUMMARY:**

THE TRAP WAS SIZED USING THE REQUIREMENTS STATED IN APPENDIX 'D' OF THE '98 RCSDM SECTION D.4.2.1 WHICH REQUIRES 2,080 S.F. OF SURFACE AREA PER CFS OF FLOW WHICH WAS CALCULATED USING KORTS TO ANALYZE THE DEVELOPED SITE CONDITIONS.

2-YEAR PEAK FLOW RATE.....0.336 CFS  
 REQUIRED SURFACE AREA.....670 S.F.  
 PROVIDED SURFACE AREA.....795 S.F.

NOTE: USING THE DEVELOPED SITE CONDITIONS IS A MORE CONSERVATIVE ESTIMATE OF THE ACTUAL CONDITIONS THAT ARE PRESENT AT THE TIME THE SEDIMENT TRAP IS SIZED FOR USE.

**JUANITA BAY TOWNHOMES**  
PRELIMINARY PLAN  
PRELIMINARY TEMPORARY EROSION AND  
AND SEDIMENT CONTROL PLAN  
KIRKLAND, WASHINGTON

**STEVE SMITH DEVELOPMENT**  
9500 ROOSEVELT WAY NE STE. 300  
SEATTLE, WASHINGTON 98115  
(206) 214-8882

**DRS D.R. STRONG**  
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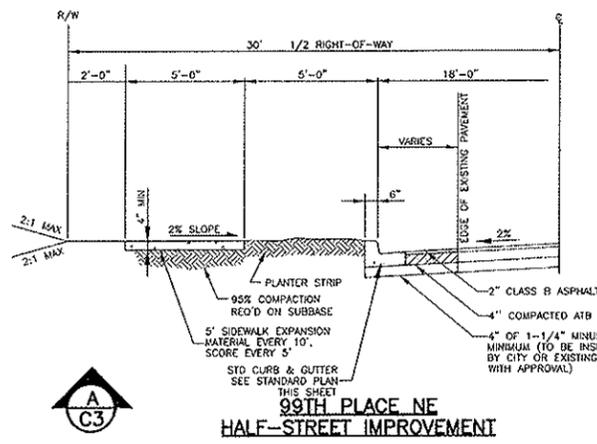
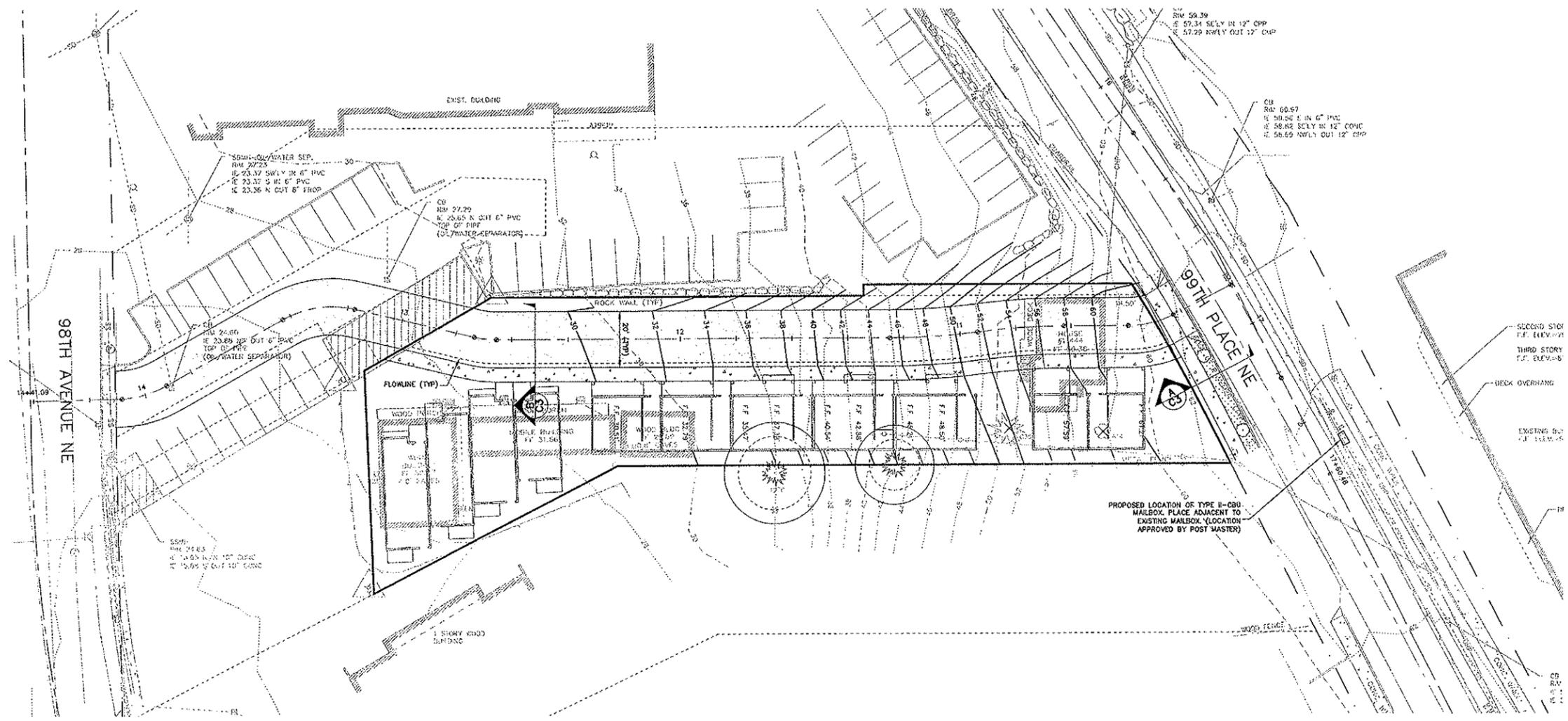


DATE	REVISION	REV. PER CITY COMMENTS (NUMBER, INFO)
01-20-06	1	

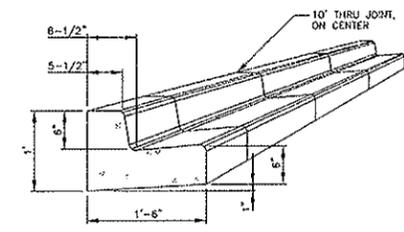
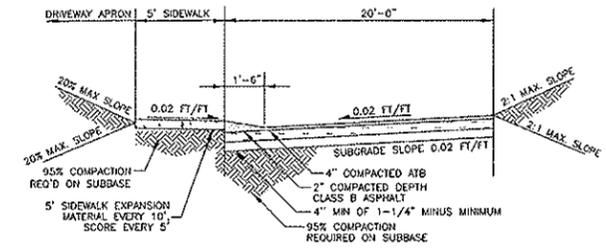
DRAFTED BY: MBM  
 DESIGNED BY: JAB  
 PROJECT ENGINEER: RDO  
 DATE: 11-20-06  
 PROJECT NO.: 06019  
 SHEET C4 OF 7

CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555

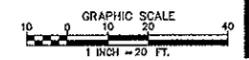
A PORTION OF GOVERNMENT LOT 4 SEC. 31 ,TWP. 26 ,RGE. 5 ,W.M.



- NOTES**
- CLASS B ASPHALT MAY BE SUBSTITUTED FOR ATB.
  - MAXIMUM ALLOWABLE GRADE OF A STREET IS 15%, UNLESS DIRECTED BY AN ENGINEER.
  - A FREE-DRAINING LAYER OF 1-1/4" CRUSHED ROCK MAY BE REQUIRED BELOW ATB, DEPENDING UPON SOIL AND GROUNDWATER CONDITIONS.
  - SIDE SLOPES SHALL BE 2:1 MAXIMUM.
  - WHEN PLACING NEW CURB AND GUTTER ALONG AN EXISTING ROADWAY, THE ASPHALT SHOULD BE SAWCUT AT A WIDTH TO ALLOW FOR AN 18-INCH ASPHALT PATCH AS MEASURED FROM THE FACE OF THE CURB.



- NOTES**
- FORMS SHALL BE STEEL AND SET TRUE TO LINE AND GRADE (INSPECTION IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE).
  - CONCRETE SHALL BE CEMENT CONCRETE CLASS 4000.
  - BASE COURSE SHALL BE 4" OF 5/8" MINUS CRUSHED ROCK OR AS DIRECTED BY ENGINEER.



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DATE	REVISION	APPROVED
02-29-07	REV. PER CITY COMMENTS 07/18/08 RDO	

DRAFTED BY: EAB  
 DESIGNED BY: JAB  
 PROJECT ENGINEER: RDO  
 DATE: 11-20-06  
 PROJECT NO.: 06019  
 SHEET C5 OF 7



