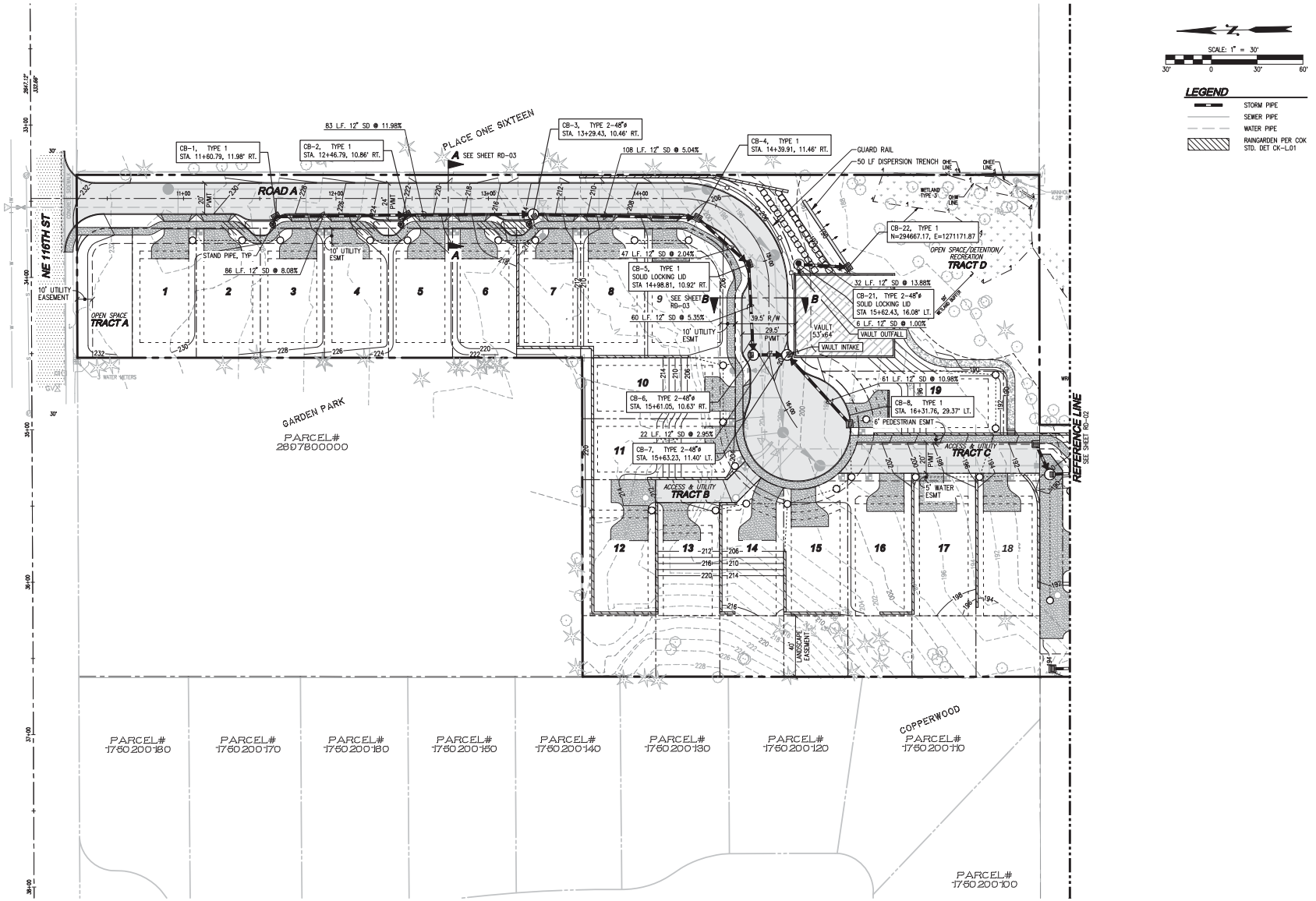
NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



DISCLAIMER

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-19-16	PUBLIC WORKS COMMENTS FROM 6-17-16	JLS
2	8-31-16	SAVED TREE 457 AND PARKING	JLS

LDC
THE CIVIL ENGINEERING GROUP
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1850
Fx. 425.462.2893
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Engineering
Structural
Planning
Survey

LARRY SCRIVANICH

SCRIVANICH PROPERTY

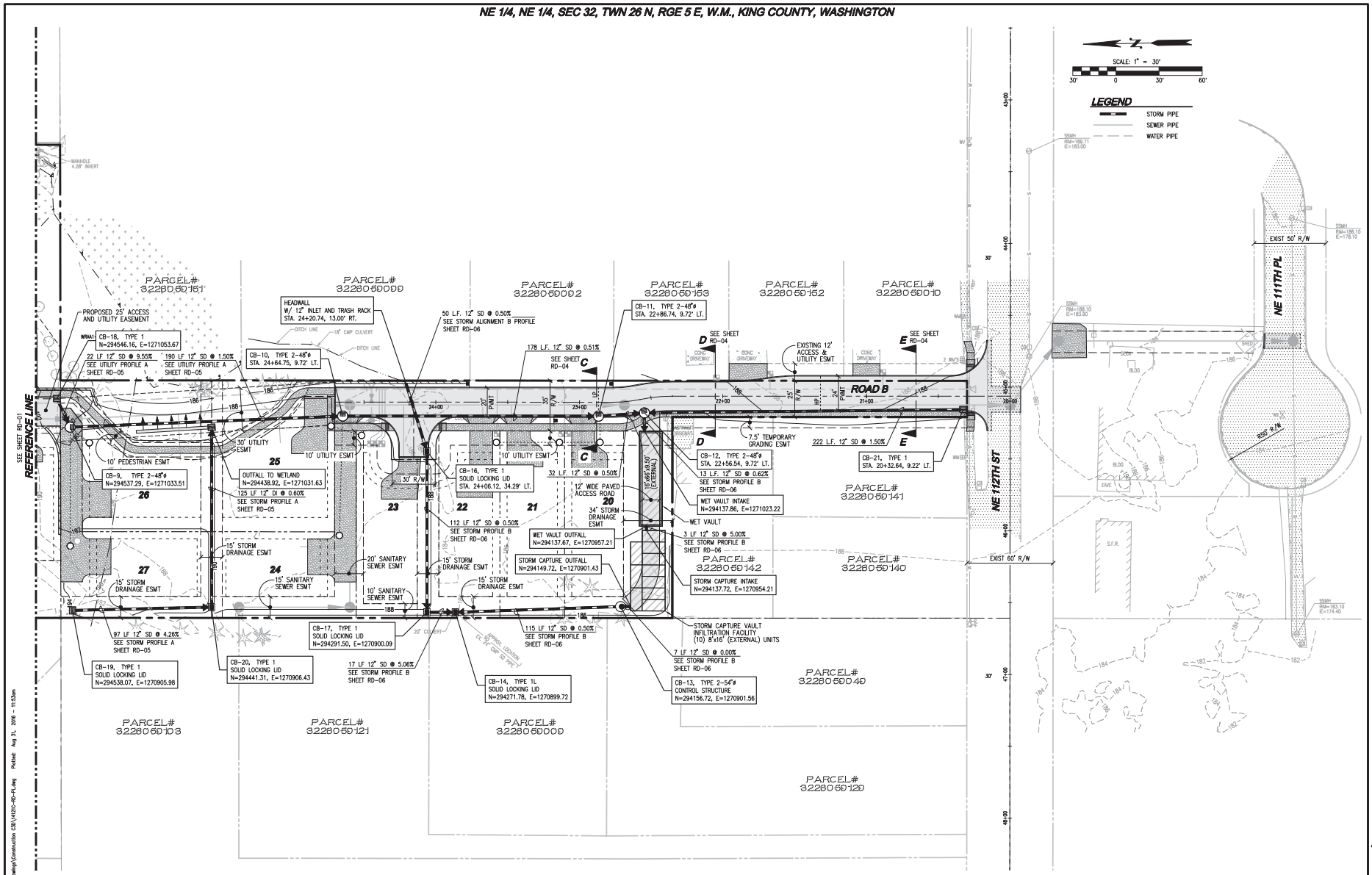
ROAD AND STORM DRAINAGE PLAN

JOB NUMBER: 14-121
DRAWING NAME: 14121C-RD-PL
DESIGNER: JLS
DRAFTING BY: BJN
DATE: 9-21-15
SCALE: 1"=30'
JURISDICTION: CITY OF KIRKLAND

RD-01

SHEET 10 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PL.dwg Plotted: Aug 31, 2016 - 11:53am



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-19-16	PUBLIC WORKS COMMENTS FROM 6-17-16	JLS
2	8-31-16	SHED TREE 457 AND PARKING	JLS

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Fx. 360.695.8884
www.LDCinc.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

ROAD AND STORM DRAINAGE PLAN

JEREMY L. SANDERS
STATE OF WASHINGTON
21966
REGISTERED PROFESSIONAL ENGINEER
9-21-15

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-02

SHEET 11 OF 25

DISCLAIMER

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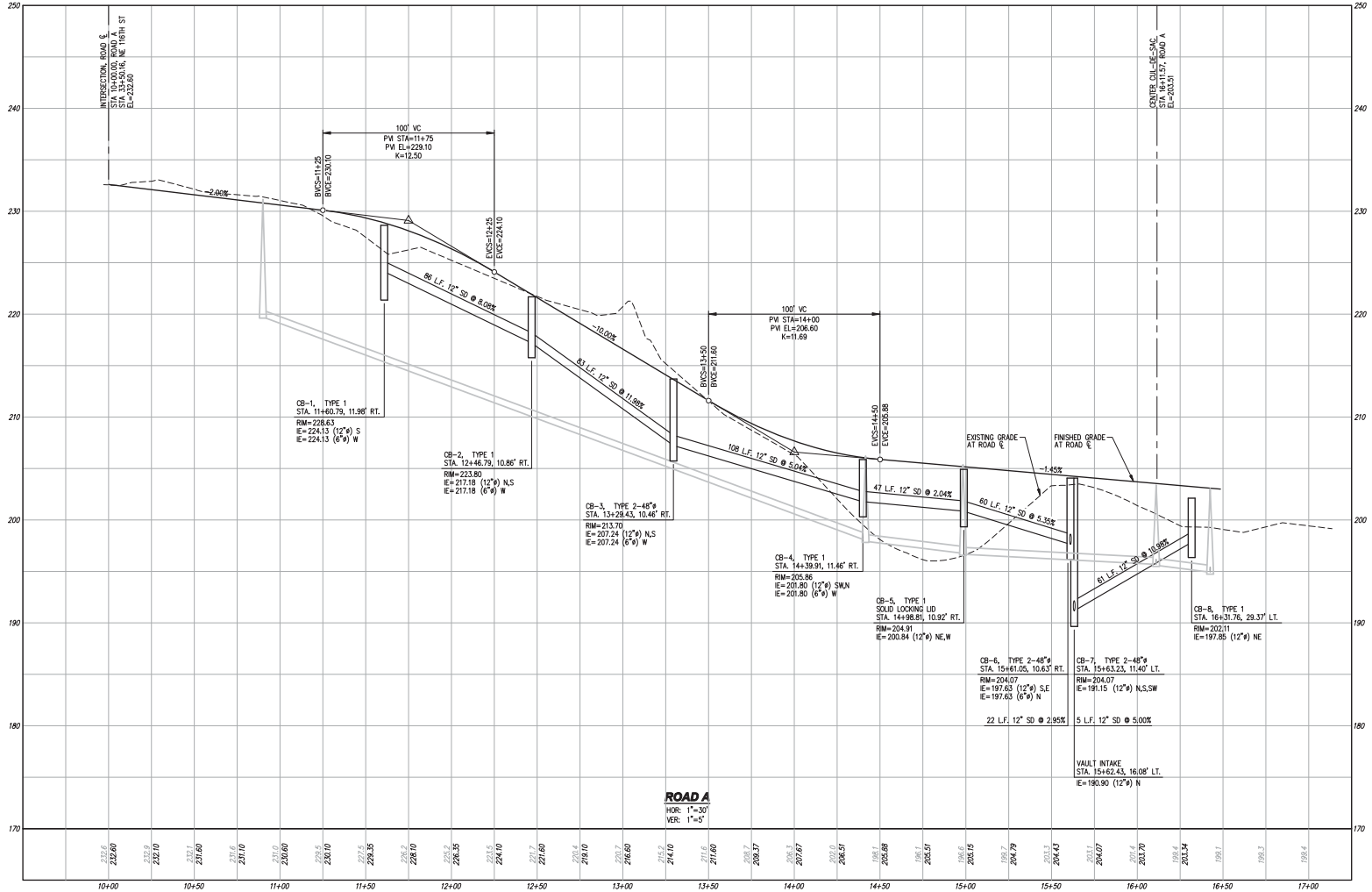
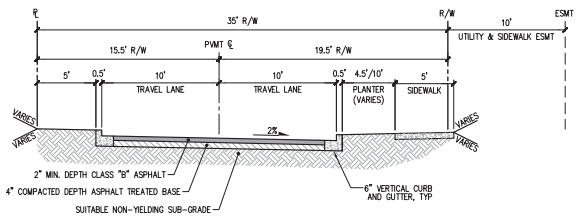
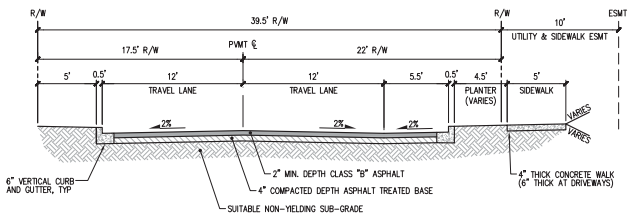
Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PL.dwg Plotted: Aug 31, 2016 - 11:53am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON





ROAD A SECTION A-A
TYPICAL SECTION
SCALE: 1"=5'



ROAD A SECTION B-B
TYPICAL SECTION
SCALE: 1"=5'

Call 2 Business Days Before You Dig
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Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-19-16	PUBLIC WORKS COMMENTS FROM 6-17-16	JLS
2	9-31-16	SMED TREE 457 AND PARKING	JLS

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www.LDCcorp.com

LARRY SCRIVANICH
SCRIVANICH PROPERTY
ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

JEREMY L. SAMPLE
STATE OF WASHINGTON
21866
REGISTERED PROFESSIONAL ENGINEER
9-21-15

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-03
SHEET 12 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PR.dwg Plotted: Aug 31, 2016 - 1:10pm

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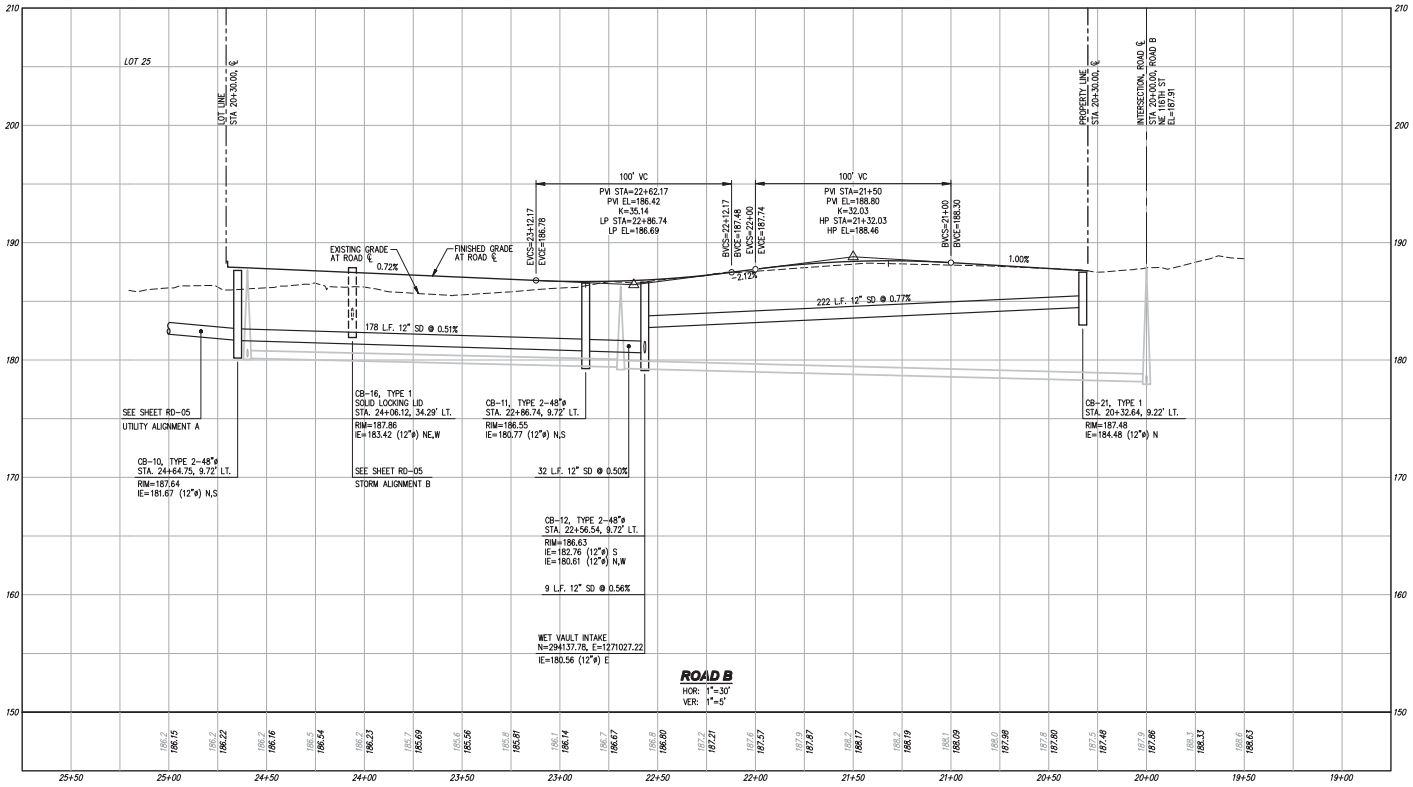
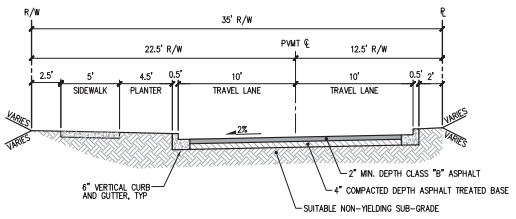
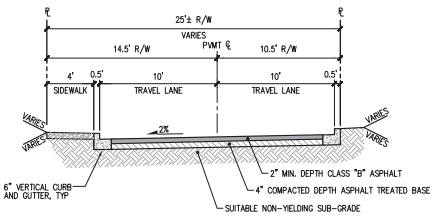
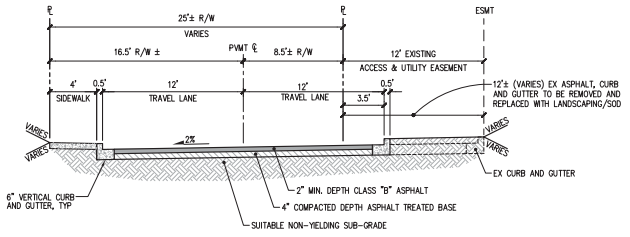




ROAD B SECTION C-C
TYPICAL SECTION
SCALE: 1"=5'



ROAD B SECTION D-D
TYPICAL SECTION
SCALE: 1"=5'



ROAD B SECTION E-E
TYPICAL SECTION
SCALE: 1"=5'

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6-19-16	PUBLIC WORKS COMMENTS FROM 6-17-16	JLS
2	8-31-16	SAVED TREE 457 AND PARKING	JLS

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LARRY SCRIVANICH
SCRIVANICH PROPERTY
ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

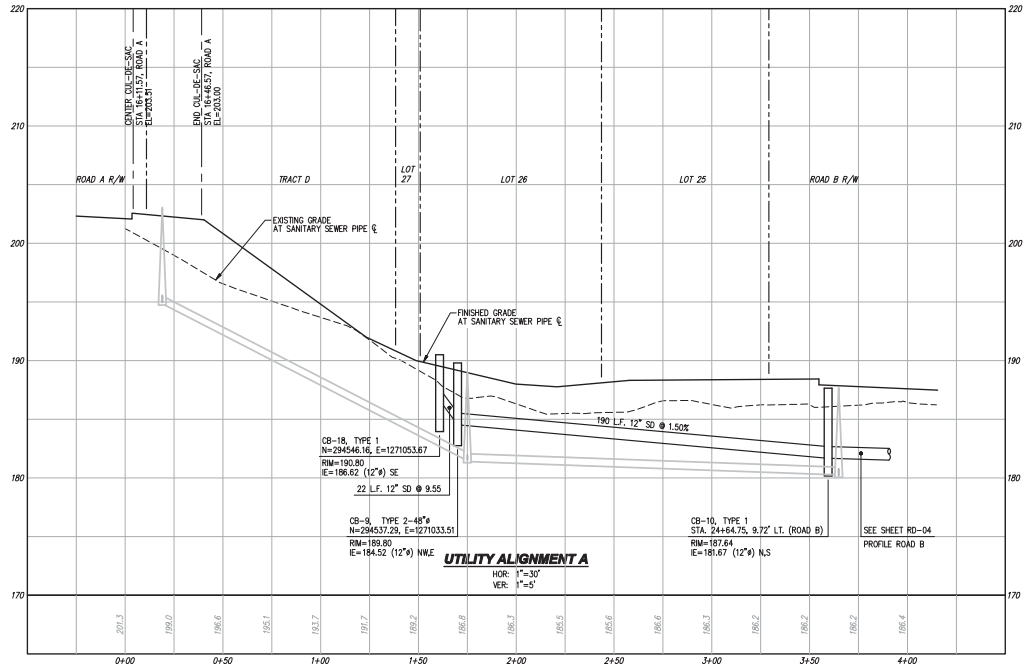
JEREMY L. SANDERS
STATE OF WASHINGTON
21606
REGISTERED PROFESSIONAL ENGINEER
9-21-16

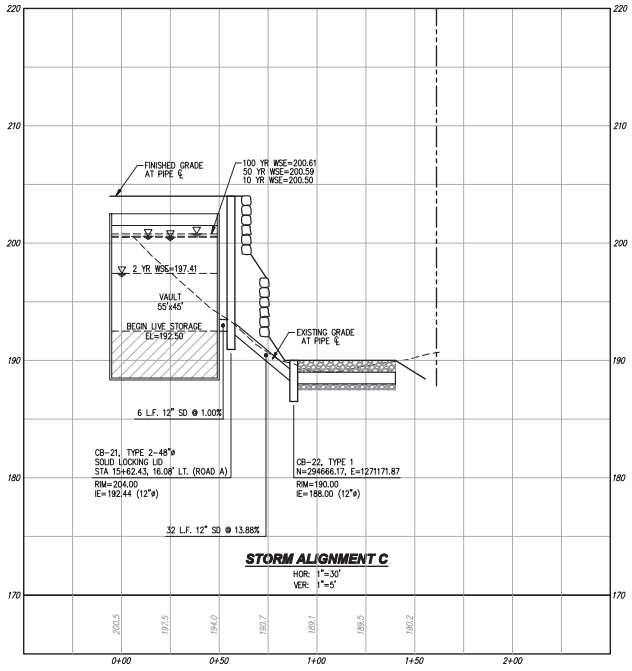
JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

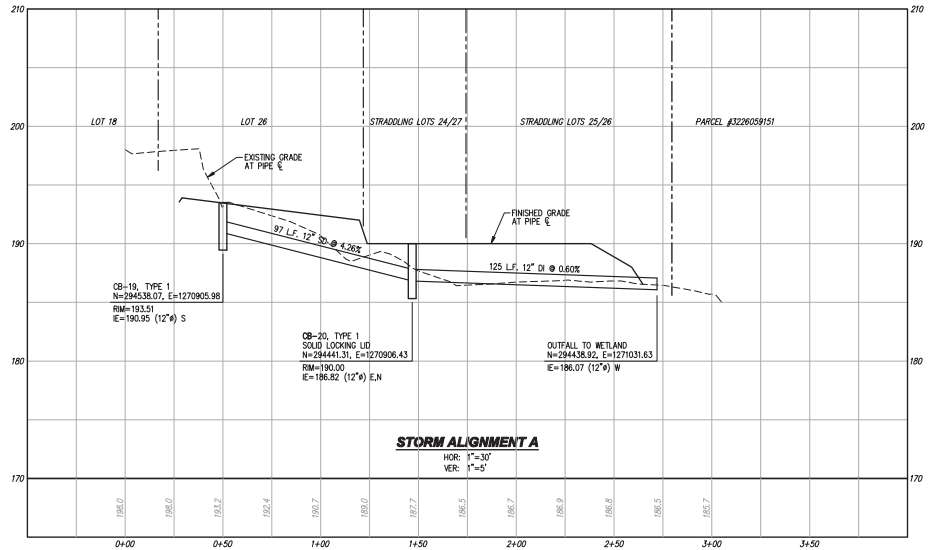
RD-04
SHEET 13 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PR.dwg Plotted: Aug 31, 2016 - 11:54am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON







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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-19-16	PUBLIC WORKS COMMENTS FROM 6-17-16	JLS
2	8-31-16	SWED TREE 457 AND PARKING	JLS

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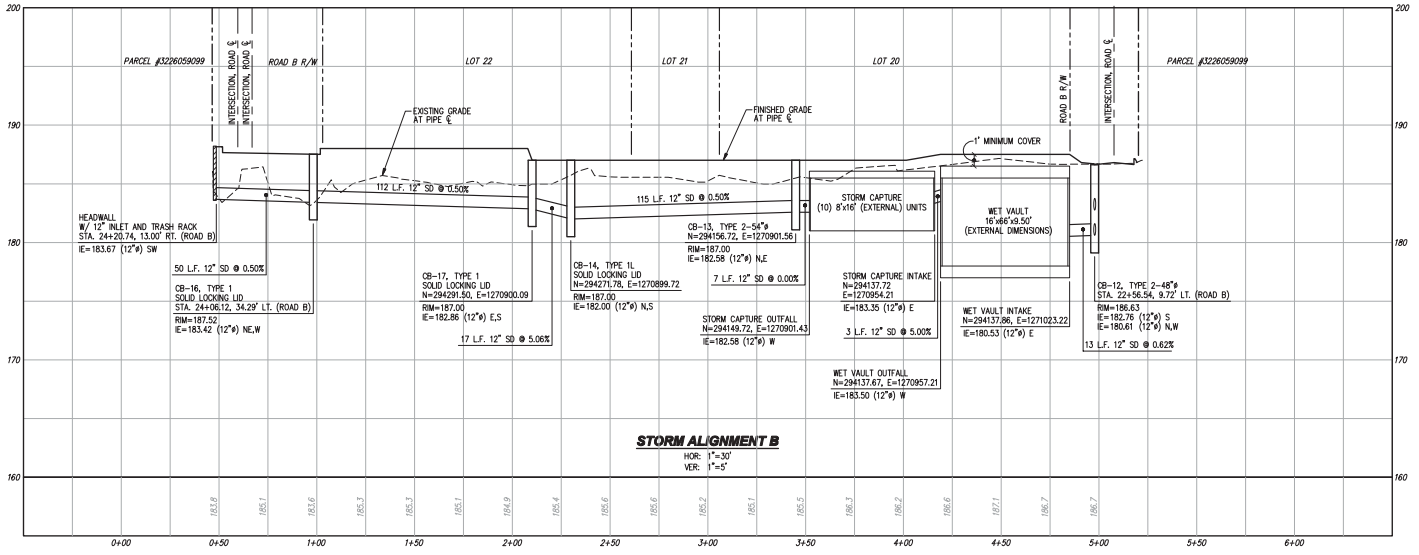
LARRY SCRIVANICH
SCRIVANICH PROPERTY
STORM DRAINAGE PROFILES

JEREMY L. SANDERS
STATE OF WASHINGTON
EXPIRES
PROFESSIONAL ENGINEER

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-05
SHEET 14 OF 25

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



REVISIONS			
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1	8-19-16	PUBLIC WORKS COMMENTS FROM 6-17-16	JLS
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LARRY SCRIVANICH

SCRIVANICH PROPERTY

STORM DRAINAGE PROFILES

JEREMY L. SANDERS
STATE OF WASHINGTON
EXPIRES
PROFESSIONAL ENGINEER

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-06

SHEET 15 OF 25

Call 2 Business Days Before You Dig
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Utilities Underground Location Center

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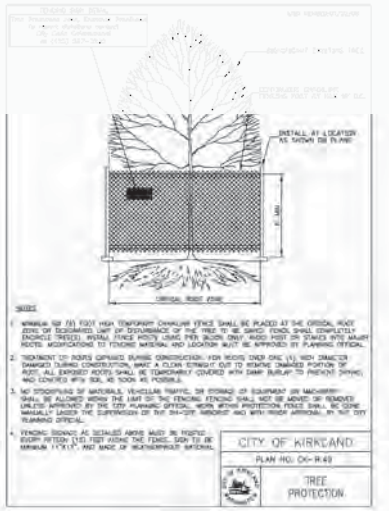
NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



LEGEND

- TREE PROTECTIVE FENCING PER CITY OF KIRKLAND STD PLAN CK-R.49
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING TREE TO REMOVE
- EXISTING OFFSITE TREE
- EXISTING OFFSITE TREE TO BE REMOVED

NOTES

1. SEE LANDSCAPE PLANS FOR TREES TO BE PLANTED.
2. SEE SHEET TR-03 AND TR-04 FOR ARBORIST REPORT AND DETAILS.
3. TREES LABELED AS "RETAIN IF POSSIBLE" ARE CONSIDERED REMOVED FOR TREE DENSITY CALCULATIONS.

TREE DENSITY CALCULATIONS

SIGNIFICANT TREES ON SITE=	300
VIABLE SIGNIFICANT TREES ONSITE=	255 – 1,028 CREDITS
NON-VIABLE SIGNIFICANT TREES ONSITE=	45
TREES TO BE SAVED=	63 – 205.5 CREDITS
TREE CREDITS REQUIRED=	147.3
TREE CREDITS TO BE PLANTED=	*

*NOTES:
1. TREES ARE NOT REQUIRED TO BE PLANTED BASED ON RETENTION. HOWEVER, TREES WILL BE PLANTED AS PART OF THE PROJECT. SEE PLANTING PLAN BY LANDSCAPE ARCHITECT.
2. TREES LABELED AS RETAIN IF POSSIBLE ARE NOT COUNTED AS TREES TO BE SAVED FOR CREDIT PURPOSES.

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REVISIONS

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LARRY SCRIVANICH
SCRIVANICH PROPERTY
INTEGRATED DEVELOPMENT PLAN

JEREMY L. SANTOS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	14-121
DRAWING NAME:	14121C-TR-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

TR-01
SHEET 16 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-TR-PL.dwg Plotted: Aug 31, 2016 – 11:56am