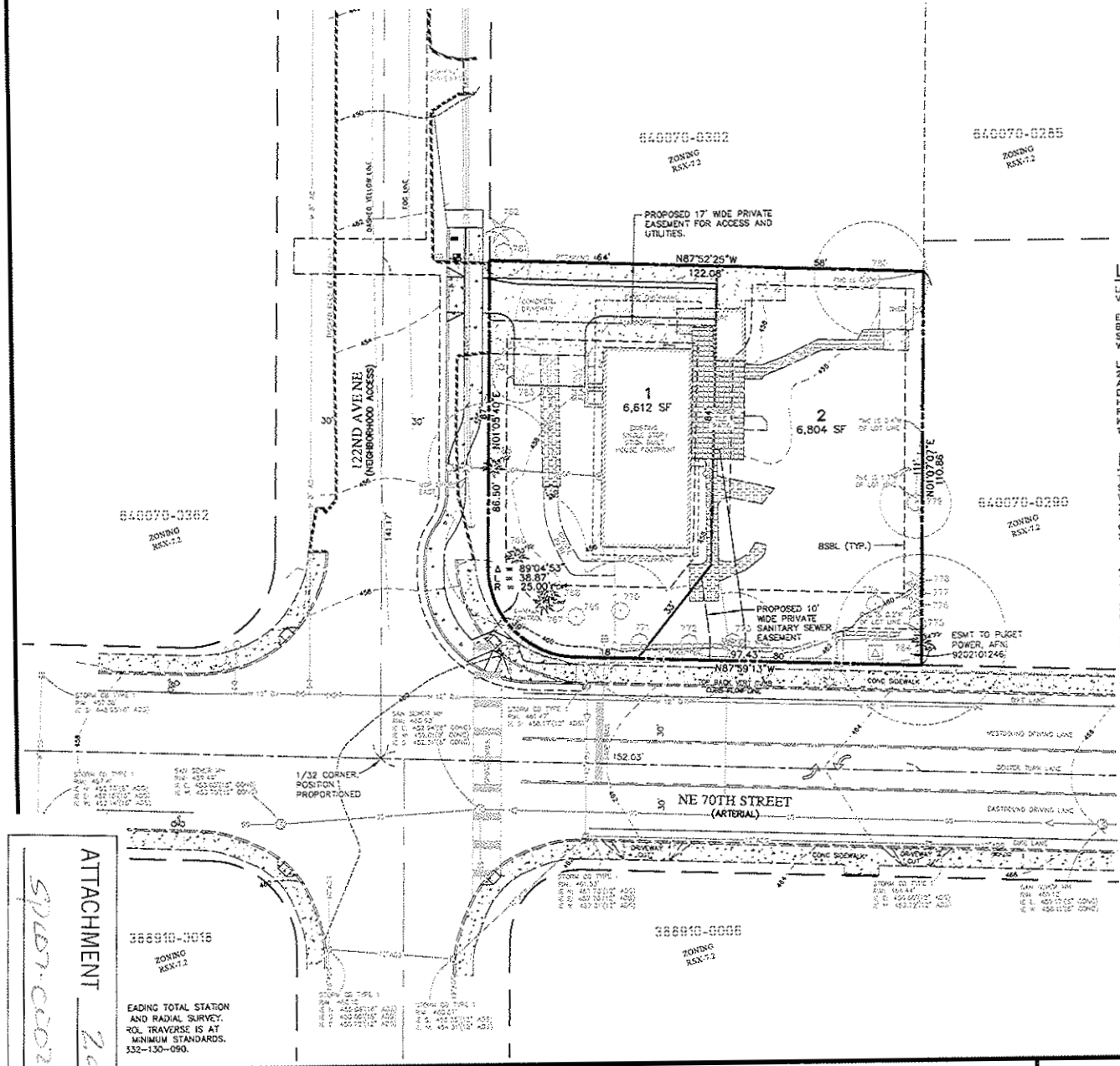
Running Short Plat

ATTACHMENT 1

SPC07-00025

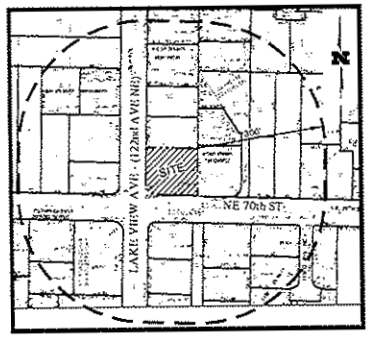
SE 4 OF SECTION 4, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M



GRAPHIC SCALE

10 0 10 20 40

1 INCH = 20'
HORIZONTAL
7-24-07



LEGAL DESCRIPTION:

LOT 10, BLOCK 3, PLAT OF ORCHARD HEIGHTS, VOLUME 19, PAGE 89, KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 186 FEET THEREOF; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

LESS THAT PORTION LYING SOUTHWESTERLY OF A 25 FOOT RADIUS CURVER TANGENT TO THE SOUTH AND WEST LINES OF THE PARCEL OF LAND DESCRIBED AS LOT 10, BLOCK 3, ORCHARD HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 89, IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 186 FEET THEREOF.

BASIS OF BEARING:

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHP 25N, RANGE 5E, W.M., PER WASHINGTON STATE PLANE COORDINATES, NORTH ZONE BEARING NORTH 87°59'13" WEST BETWEEN THE FOUND MONUMENTS AT THE WEST QUARTER CORNER OF SECTION 9 AND THE CENTER OF SECTION 9.

REFERENCE:

1. PLAT OF ORCHARD HEIGHTS, AN ADDITION TO THE CITY OF SEATTLE VOL. 19, PG. 89.
2. KING COUNTY RECORD OF SURVEY VOL. 152, PG. 64.
3. KING COUNTY RECORD OF SURVEY VOL. 78, PG. 198.

BENCHMARK:

VERTICAL:
DATUM: NAVD 1988
WCCS POINT 14 (DE23)
WEST 1/4 CORNER OF SEC. 9-25-5
FOUND MON IN CASE W/2" BRASS DISK
ELEVATION: 313.031 US FEET

HORIZONTAL:
DATUM: NAD 1991
WCCS POINT 14 (DE23)
WEST 1/4 CORNER OF SEC. 9-25-5
FOUND MON IN CASE W/2" BRASS DISK
NORTHING: 246,697.574 FEET
EASTING: 1,307,246.214 FEET

WCCS POINT 13 (DE12)
CENTER OF SEC. 9-25-5
FOUND MON IN CASE W/2" BRASS DISK
NORTHING: 246,603.410 FEET
EASTING: 1,309,925.148 FEET

VICINITY MAP

SCALE: 1"=200'

APPLICANT/DEVELOPER:

KIRK RUNNING
6513 132 AVE NE, PMB 160
KIRKLAND, WA 98033
PHONE: (206)310-0744

ENGINEER/ SURVEYOR:

AMERICAN ENGINEERING CORPORATION
4032 148TH AVE. NE
REDMOND, WA 98052
CONTACT: EINAR GUNDERSEN
PHONE: (425) 881-7430

PROJECT DATA:

TAX PARCEL ID:	640070-0301
SITE ADDRESS:	7004 122ND AVE NE
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL AREA (SF):	13,416 SF
TOTAL AREA (ACRES):	0.308 AC
NO. OF PROPOSED LOTS:	2

LOT SIZE TABLE:

LOT 1	6,878 SF	LOT 2	6,537 SF

ZONING INFORMATION:

EXISTING ZONING:	RSX-7.2
MIN LOT SIZE ALLOWED PER ZONE:	(0.90)(7200)=6,480 SF
MIN. LOT SIZE PROPOSED:	6,612 SF
PROPOSED FAR ALLOWED PER ZONE = 50% (FAR) PROPOSED (DUE TO LOT AVG) = 40% (FAR)	
PARKING STALLS PROPOSED	4 (2 FOR EACH LOT)
MAXMUM BUILDING HEIGHT PROPOSED (ABOVE AVERAGE BUILDING ELEVATION)	30 FT
BUILDING SETBACKS	
FRONT(FBSBL)	20 FEET MINIMUM
SIDE(SBSBL)	5 FEET

LOT 1 EX. HOUSE = 1,400 SF
LOT 1 FAR = 21%
ALLOWED SF = (6,612)(0.4) = 2,645 SF

SERVICES:

UTILITY PURVEYORS:

WATER	CITY OF KIRKLAND
SEWER	CITY OF KIRKLAND
PHONE	GTE

EADING TOTAL STATION AND RADIAL SURVEY. ROL TRAVERSE IS AT MINIMUM STANDARDS. 332-130-090.

RECOMMENDED FOR APPROVAL

BY: _____ DATE: _____
BY: _____ DATE: _____
BY: _____ DATE: _____
BY: _____ DATE: _____

DANIEL T. CHRISTENSEN
STATE OF WASHINGTON
30444
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: JULY 30

ATTACHMENT 2a
SP07-0025

Revisions	Date	By

Date	7-24-07
Scale	20
Drawn	BD
Designed	RS
Checked	RS/GTC

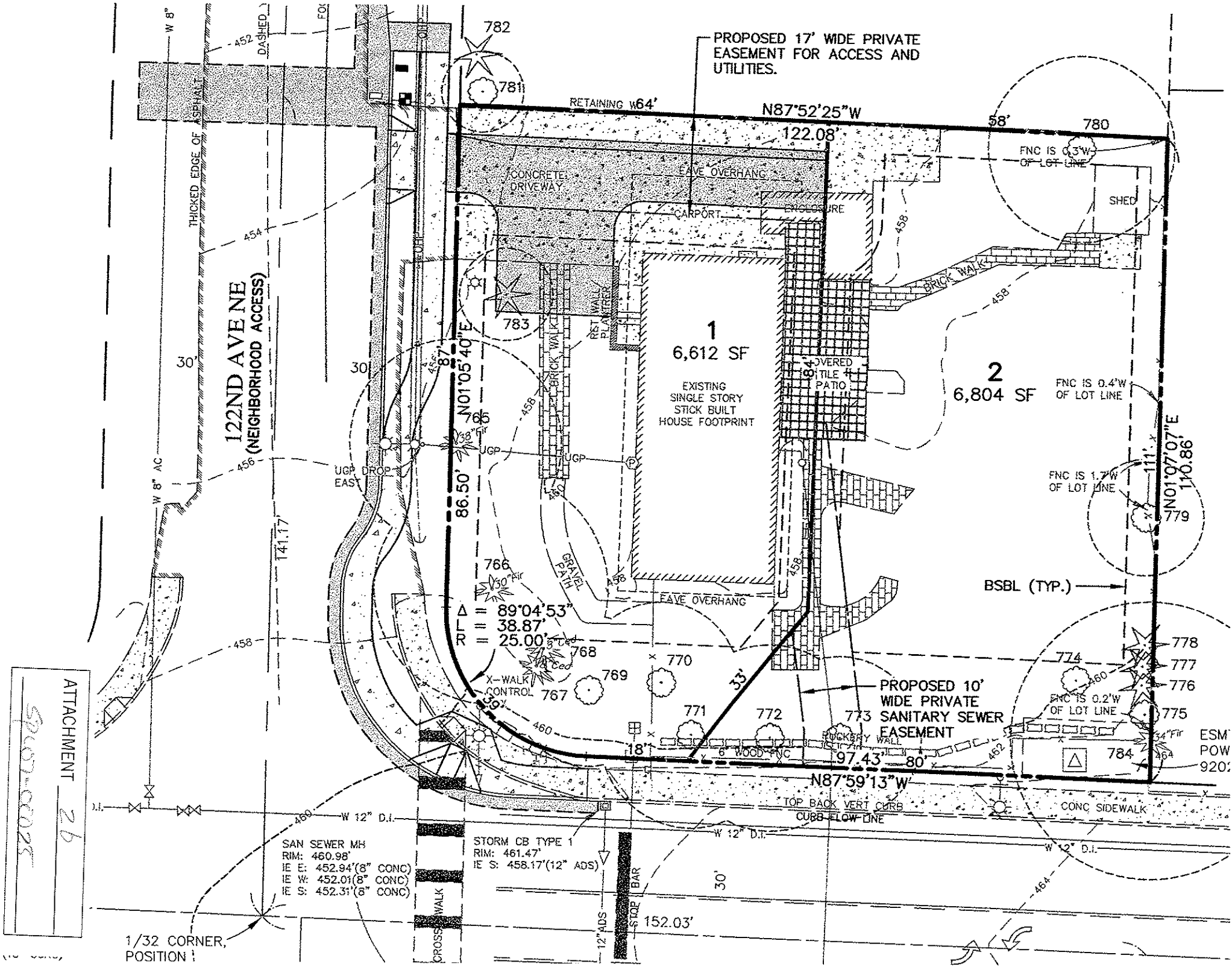
RUNNING SHORT PLAT
PRELIMINARY PLAT PLAN

American Engineering Corporation
Engineers • Planners • Surveyors
4032 148th Ave. N.E.
Redmond, WA 98052
PHONE (425) 881-7430 Fax (425) 881-7731

Date Plotted	Plotting Scale	File path & Name
7-24-07	20	

JOB NO. 0712

SHEET 1 OF 2



ATTACHMENT 2b