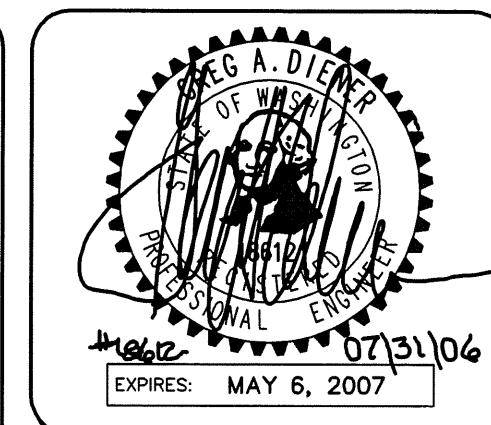
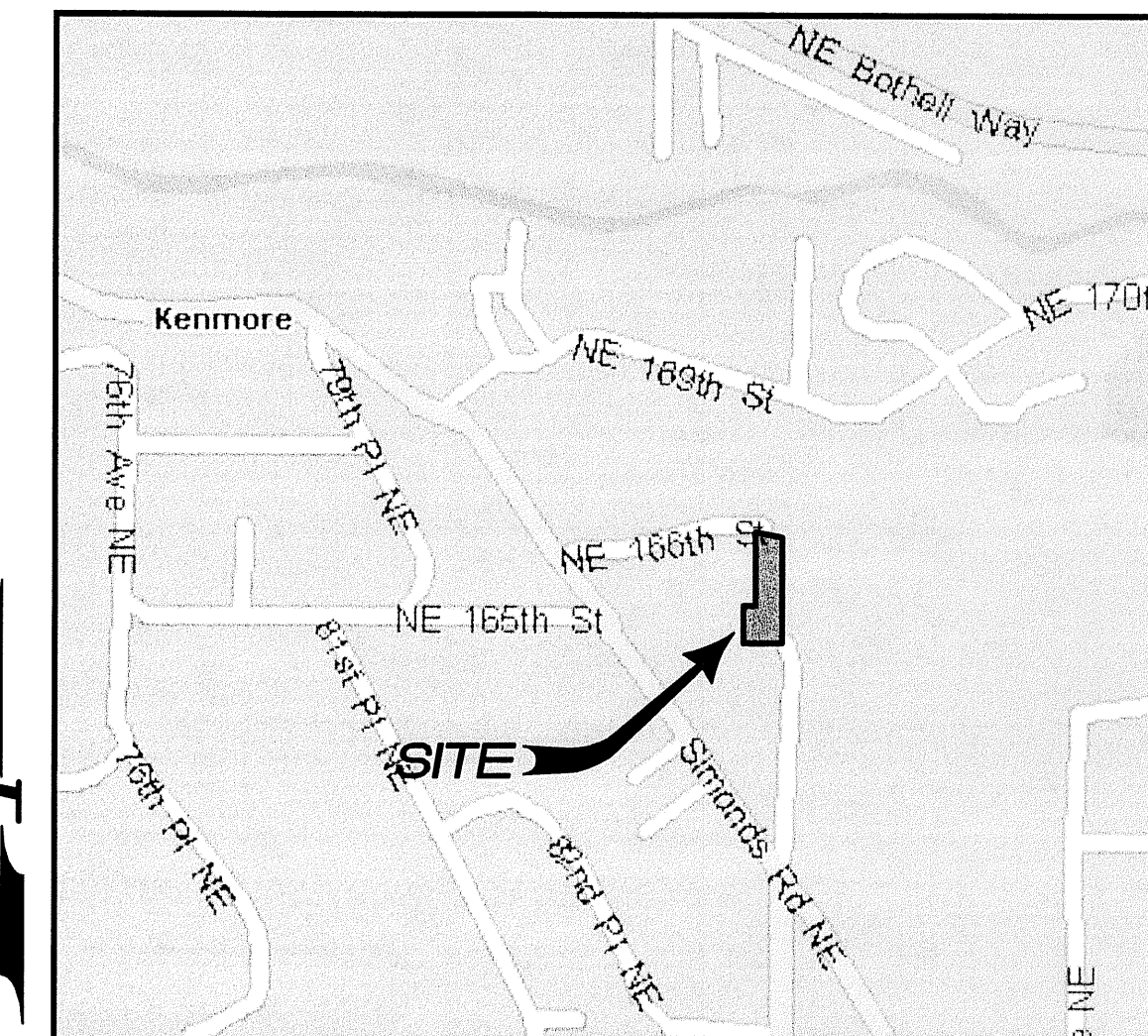


A PORTION OF THE SE1/4, SE1/4, SEC 12, NE1/4, NE1/4, SEC 13, TWP 26N, RGE 4E, W.M. KING COUNTY

# NORTHSHORE RIDGE

VICINITY MAP



15445 53RD AVE S.  
SEATTLE, WA., 98188  
PHONE: (206) 431-7970  
FAX: (206) 388-1648  
WEB SITE: PACENG.COM

**Pacific Engineering Design, LLC**  
Civil Engineering and Planning Consultants

KENMORE PROJECT NO: FLP2005-018

**NORTHSHORE RIDGE**  
KENMORE, WA

FOR NORTHSHORE UTILITY DISTRICT  
KENMORE, WA 98028-0489  
PHONE: (425) 398-4400  
FAX: (425) 398-4430

PROJECT NO.: **04094**  
DRAWN BY: **JGC**  
ISSUE DATE: **01-28-05**  
SHEET REV.: **07-31-06**

**COVER SHEET**

04094CV01-C01.DWG  
**C01**  
SHEET 1 OF 10

**SITE INFORMATION**

**OWNER :** NORTHSHORE UTILITY DISTRICT  
P.O. BOX 82489  
KENMORE, WA. 98028-0489  
(425) 398-4400  
FAX : (425) 398-4430

**APPLICANT :** NORTHSHORE UTILITY DISTRICT  
P.O. BOX 82489  
KENMORE, WA. 98028-0489  
(425) 398-4400  
FAX : (425) 398-4430

**CIVIL ENGINEERING :** PACIFIC ENGINEERING DESIGN LLC  
15445 53RD AVE S.  
SEATTLE, WA., 98188  
(206) 431-7970  
FAX : (206) 388-16481

**SURVEYOR :** OSTERGAARD-ROBINSON & ASSOC. INC.  
CONSULTING ENGINEERS (OUT OF BUSINESS)

**SOILS ENGINEER :** TRI-COUNTY LAND SURVEYING COMPANY  
4610 200TH ST. S.W., SUITE A  
LYNNWOOD, WASHINGTON, 98036  
(425) 776-2926  
FAX : (425) 776-2850

**SEWAGE DISPOSAL :** NORTHSHORE UTILITY DISTRICT (425-398-4400)  
**WATER SUPPLY :** NORTHSHORE UTILITY DISTRICT (425-398-4400)  
**FIRE DISTRICT :** KING COUNTY DISTRICT 16 (425-486-2784)  
**SCHOOL DISTRICT :** NORTHSHORE  
**POWER SOURCE :** PUGET SOUND ENERGY (425-864-5893)  
**DRAINAGE BASIN :** SAMMAMISH RIVER  
**BSBL :** BUILDING SETBACK LINE

**SECTION/TOWNSHIP/RANGE :** SECTION 12, AND SECTION 13 TWP. 26N, RGE. 5E  
**TAX PARCEL NUMBER :** 563450-0410, 563150-0870  
**EXISTING ZONING :** R-6  
**TOTAL SITE AREA :** 87,310 SF/2.00 AC  
**NUMBER OF LOTS :** 12  
**NUMBER OF DWELLING UNITS :** 12  
**PROPOSED USE :** SINGLE FAMILY DETACHED  
**REQUIRED AVERAGE LOT SIZE :** SF  
**PROPOSED AVERAGE LOT SIZE :** SF  
**ALLOWABLE DENSITY :** 6 DWELLING UNITS PER ACRE  
**PROPOSED DENSITY :** DWELLING UNITS PER ACRE  
**APPROXIMATE AREA ROW :** 23,820 SF  
**ACCESS TRACTS :** 5,327 SF  
**ROAD IMPERVIOUS AREA :** 15,284 SF  
**SIDEWALK IMPERVIOUS AREA :** 3,656 SF  
**AREA IN PLAYGROUND TRACT C :** 1,285 SF  
**AREA IN CELL SITE TRACT D :** 1,713 SF

**SHEET INDEX**

- C01 COVER SHEET
- C02 NOTES AND SPECIFICATIONS (CITY OF KENMORE)
- C02A PRELIMINARY PLAT CONDITIONS OF APPROVAL NOTES
- C03 HORIZONTAL CONTROL PLAN
- C04 TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN
- C05 TEMPORARY EROSION CONTROL DETAILS
- C06 TEMPORARY EROSION COVER MEASURES
- C07 GRADING AND DRAINAGE PLAN
- C08 DETAILS
- C09 DETAILS
- C10 EXISTING CONDITIONS

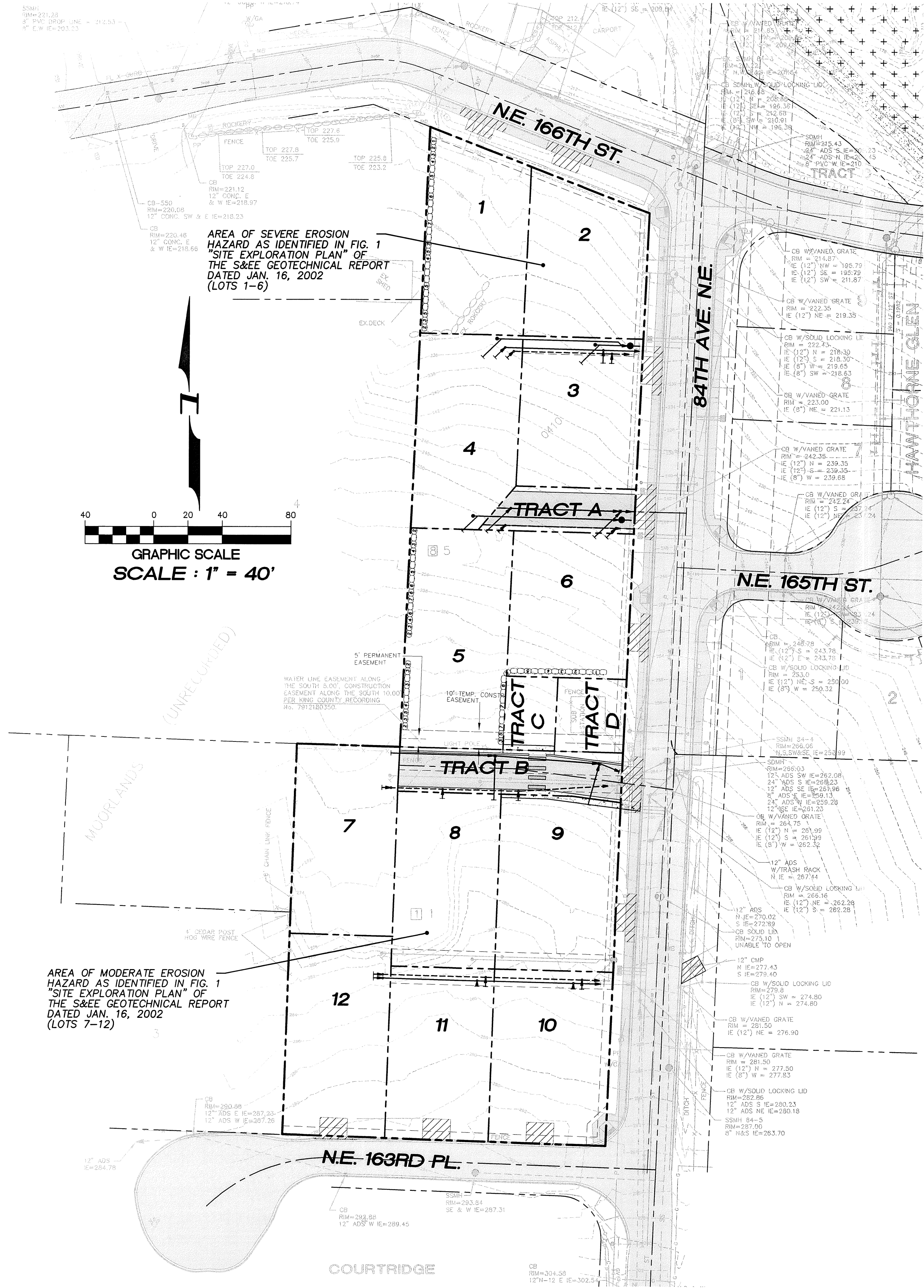
**NOTES :**

1. SUBJECT TO EASEMENT AND TERMS THEREOF RECORDED AUDITOR'S FILE NUMBER 79212180350.
2. TRACT A - (JOINT USE DRIVEWAY) ACCESS TO LOTS 4 AND 5 ONLY.
3. TRACT B - (JOINT USE DRIVEWAY) ACCESS TO LOTS 7 AND 8 ONLY.
4. SITE DESIGNATED AS SEVERE AND MODERATE EROSION HAZARD AREAS.
5. SITE IS SUBJECT TO SEASONAL CLEARING AND GRADING RESTRICTIONS SEE CLEARING AND GRADING NOTE ON TEMPORARY EROSION CONTROL SHEET C04.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
7. A NOTE CONDITIONING SINGLE FAMILY RESIDENTIAL BUILDING PERMITS ON COMPLIANCE WITH THE APPROVED ENGINEERING PLANS SHALL BE RECORDED WITH THE PLAT.

**BENCH MARK**  
TOP OF CONCRETE MON IN CASE AT INTERSECTION  
OF NE 155TH PL AND 84TH AVE. NE (E1/4, SEC13)  
ELEV = 465.90' NGVD '29  
465.90' + 3.59  
ELEV = 469.49' NAVD 88

**BASIS OF BEARING**  
KING COUNTY CONTROL SURVEY  
CALL BEFORE YOU DIG:  
1-800-424-5555

**APPROVED**  
\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF KENMORE  
DATE \_\_\_\_\_



AREA OF SEVERE EROSION HAZARD AS IDENTIFIED IN FIG. 1 "SITE EXPLORATION PLAN" OF THE S&EE GEOTECHNICAL REPORT DATED JAN. 16, 2002 (LOTS 1-6)

GRAPHIC SCALE  
SCALE : 1" = 40'

AREA OF MODERATE EROSION HAZARD AS IDENTIFIED IN FIG. 1 "SITE EXPLORATION PLAN" OF THE S&EE GEOTECHNICAL REPORT DATED JAN. 16, 2002 (LOTS 7-12)

COURTRIDGE