COURTRIDGE

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)

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

563450-0410, 563150-0870

SINGLE FAMILY DETACHED

6 DWELLING UNITS PER ACRE

DWELLING UNITS PER ACRE

87,310 SF/2.00 AC

23,820 SF

5,327 SF

3,656 SF

1,285 SF

15,284 SF

SOILS ENGINEER

SOIL & ENVIRONMENTAL ENGINEERING, INC. 16625 REDMOND WAY, SUITE M124 REDMOND, WASHINGTON, 98052

SECTION 12, AND SECTION 13 TWP. 26N, RGE. 5E

SECTION/TOWNSHIP/RANGE : TAX PARCEL NUMBER EXISTING ZONING : TOTAL SITE AREA NUMBER OF LOTS NUMBER OF DWELLING UNITS PROPOSED USE : REQUIRED AVERAGE LOT SIZE PROPOSED AVERAGE LOT SIZE : ALLOWABLE DENSITY PROPOSED DENSITY: APPROXIMATE AREA ROW ACCESS TRACTS : ROAD IMPERMOUS AREA SIDEWALK IMPERVIOUS AREA AREA IN PLAYGROUND TRACT C:

AREA IN CELL SITE TRACT D :

SEWAGE DISPOSAL WATER SUPPLY: FIRE DISTRICT : SCHOOL DISTRICT POWER SOURCE URAINAGE BASIN

1,713 SF NORTHSHORE UTILITY DISTRICT (425-398-4400) NORTHSHORE UTILITY DISTRICT (425-398-4400) KING COUNTY DISTRICT 16 (425-486-2784) **NORTHSHORE** PUGET SOUND ENERGY (425-864-5893) BUILDING SETBACK LINE

SHEET INDEX

COVER SHEET

NOTES AND SPECIFICATIONS (CITY OF KENMORE)

PRELIMINARY PLAT CONDITIONS OF APPROVAL NOTES

HORIZONTAL CONTROL PLAN

TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN

TEMPORARY EROSION CONTROL DETAILS TEMPORARY EROSION COVER MEASURES

GRADING AND DRAINAGE PLAN

C08 DETAILS

DETAILS 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 TEMPORAY EROSION CONTROL SHEET CO4.
- 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.

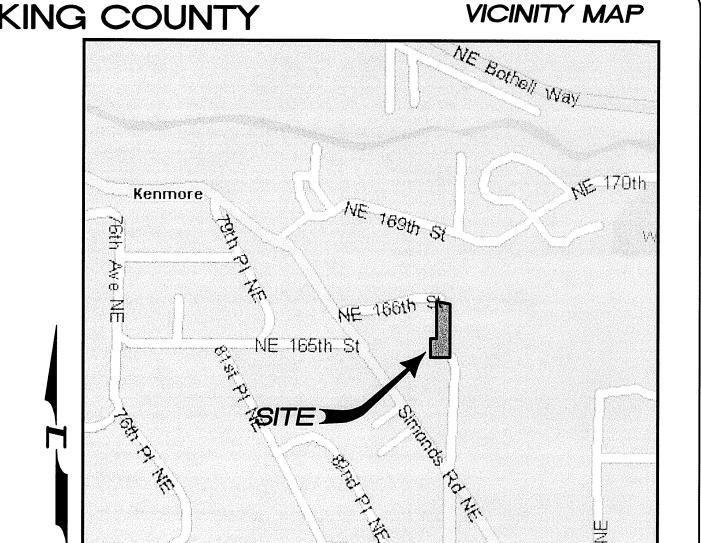
BENCH MARK

TOP OF CONCRETE MON IN CASE AT INTERSECTION OF NE 155TH PL AND 84TH AVE. NE (E1/4, SEC13) ELEV = 465.90' NGVD '29465.90' + 3.59 ELEV = 469.49' NAVD 88

BASIS OF BEARING KING COUNTY CONTROL SURVEY

1-800-424-5555

CALL BEFORE YOU DIG:



PRE-CONSTRUCTION/INSPECTION NOTIFICATION REQUIREMENTS

THE DEVELOPER IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH CARL JOHNSON OF BUCHER, WILLIS AND RATLIFF CORP. AT (206) 448-2123, ONE WEEK PRIOR TO BEGINNING CONSTRUCTION. IN ADDDITION, THE DEVELOPER MUST SPECIFICALLY REQUEST INSPECTIONS BEFORE BEGINNING:

- INSTALLATION OF SILTATION AND EROSION CONTROL MEASURES, (PART TO BE INSTALLED ON HAWTORNE GLEN)
- CLEARING AND GRUBBING.
- EARTHWORK.
- INSTALLATION OF ANY UNDERGROUND UTILITY.
- BEFORE PLACING SUBBASE, BASE OR PAVING SURFACES,
- INSTALLATION OF ANY FORMS, OR PLACING CONCRETE.

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 12, SECTION 12, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID GOVERNMENT LOT 1 AT A POINT NORTH 0°57'20" EAST 334.04 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 70°24'20" WEST 168.85 FEET; THENCE SOUTH 0°57'20" WEST 389.66 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG SAID SOUTH LINE 160 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 0°57'20" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, 334.04 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTHEASTERLY 30 FEET AND THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 3061594:

EXCEPT THE SOUTH 41.27 FEET OF THE EAST 40.18 FEET THEREOF TO REMAIN UNDER NORTHSHORE UTILITY DISTRICT OWNERSHIP SUBJECT TO AN OPTION AND LICENSE AGREEMENT WITH AT&T WIRELESS SERVICES OF WASHINGTON, LLC FOR THE TRANSMISSION AND RECEPTION OF COMMUNICATIONS SIGNALS AND THE INSTALLATION. MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF ITS COMMUNICATIONS FIXTURES AND RELATED EQUIPMENT, CABLES, ACCESSORIES AND IMPROVEMENTS.

(ALSO KNOWN AS LOT 5, BLOCK 8, THE MOORLANDS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SUBDIVISION AT A POINT 230 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 220 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 230 FEET TO SAID NORTH LINE OF SAID SUBDIVISION: THENCE EAST ALONG SAID NORTH LINE 220 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF SAID SUBDIVISION TO THE POINT OF **BEGINNING:**

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 3061594:

(ALSO KNOWN AS LOT 1, BLOCK I, MOORLAND HEIGHTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

APPROVED	
DIRECTOR OF COMMUNITY DEVELOPMENT CITY OF KENMORE	DATE



PROJECT NO.: **04094** DRAWN BY: **JGC**

ISSUE DATE: **01-28-05** SHEET REV.: **07-31-06**

COVER SHEET

04094CV01-C01.DWG SHEET 1 OF 10