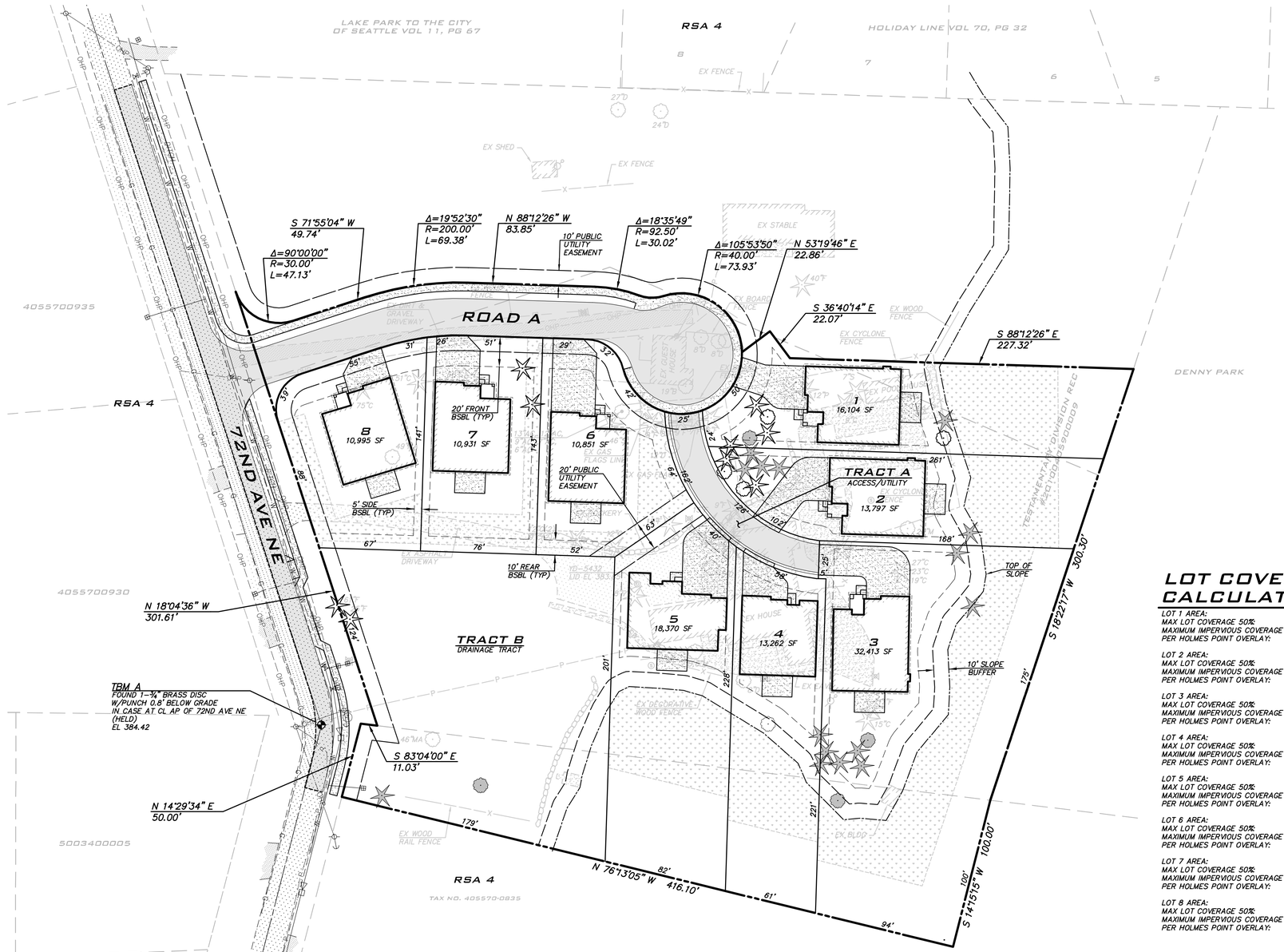
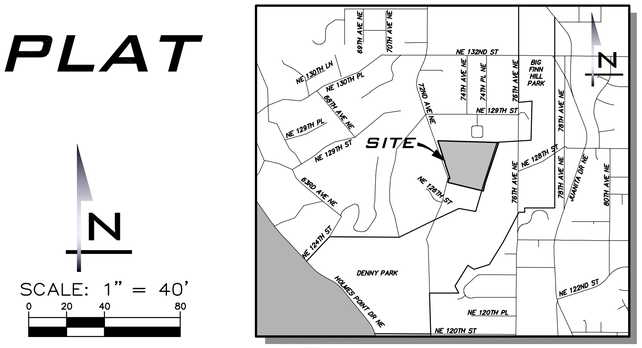
NW 1/4, SEC 25, TWP 26N, RGE 5E, W.M.

MACDONALD SOUTH SHORT PLAT





VICINITY MAP

NOT TO SCALE

PROJECT TEAM

APPLICANT

WILLIAM E. BUCHAN, INC
2630 116TH AVE NE, SUITE 100
BELLEVUE WA 98004
(425) 828-6424
CONTACT: GREG NELSON

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051 x224
CONTACT: TODD A. OBERG, PE

SURVEYOR

MEAD GILMAN & ASSOCIATES
17625 130TH AVE NE, SUITE 104
WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: ED ANDERSON, PLS

SITE DATA

SITE ADDRESS:	12704 72ND AVE NE
PARCEL NUMBER:	4055700825
ZONING:	RSA 4
GROSS SITE AREA:	176,296 SF (4.04 AC)
NUMBER OF LOTS PROPOSED:	8
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
MINIMUM LOT SIZE ALLOWED:	7,200 SF
SETBACKS:	FRONT 20', REAR 10', SIDE 5'
MAXIMUM LOT COVERAGE:	3,300 SF PLUS 10% OF THE LOT AREA OVER 9,000 SF
HEIGHT:	30' ABOVE ABE
SEWAGE DISPOSAL:	NORTHSHORE UTILITY DISTRICT
WATER SYSTEM:	NORTHSHORE UTILITY DISTRICT

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 0021553-06 DATED JULY 30, 2014)

THE PORTION OF LOTS 1 AND 2 OF KING COUNTY TESTAMENTARY DIVISION NO. L10M0004, RECORDED UNDER RECORDING NUMBER 20100405900009, IN KING COUNTY, WASHINGTON, DESCRIBED BY LOT A PER CITY OF KIRKLAND LOT LINE ALTERATION NO. LLA15-00982.

VERTICAL DATUM

NAVD 88 (USED FAST STATIC GPS OBSERVATIONS WITH OPUS SOLUTION)

CONTOUR INTERVAL = 2'

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE (NAD83/91)

(PER WASHINGTON GEODETIC SURVEY CONTROL POINTS 182 (ID NO. 42444) AND 202 (ID NO. 43466)

BENCHMARKS

TBM - A: 1-3/4" BRASS DISC W/PUNCH 0.8' BELOW GRADE IN CASE AT CL AP OF 72ND AVE NE 49.5' N'LY OF SW PROPERTY COR. EL 384.42

TBM - B: 1-3/4" BRASS DISC W/PUNCH 0.9' BELOW GRADE IN CASE AT CL INTX. OF 72ND AVE NE AND NE 126TH ST. EL 362.12

EQUIPMENT & PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

REFERENCES

RECORD OF SURVEY AS RECORDED UNDER RECORDING NO. 20070424900013 IN BOOK 223 OF SURVEYS, PG 96 IN KING COUNTY, WA.

SHEET INDEX

1 CV-01 COVER SHEET
2 PU-01 PRELIMINARY UTILITY PLAN

LOT COVERAGE CALCULATIONS

LOT 1 AREA:	16,104 SF
MAX LOT COVERAGE 50%:	8,052 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	4,010 SF
LOT 2 AREA:	13,797 SF
MAX LOT COVERAGE 50%:	6,898 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	3,779 SF
LOT 3 AREA:	32,413 SF
MAX LOT COVERAGE 50%:	16,206 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	5,641 SF
LOT 4 AREA:	13,262 SF
MAX LOT COVERAGE 50%:	6,631 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	3,726 SF
LOT 5 AREA:	18,370 SF
MAX LOT COVERAGE 50%:	9,185 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	4,237 SF
LOT 6 AREA:	10,851 SF
MAX LOT COVERAGE 50%:	5,425 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	3,485 SF
LOT 7 AREA:	10,931 SF
MAX LOT COVERAGE 50%:	5,465 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	3,493 SF
LOT 8 AREA:	10,995 SF
MAX LOT COVERAGE 50%:	5,497 SF
MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY:	3,499 SF

PNA CALCULATIONS

LOT 1 AREA:	16,104 SF		LOT 5 AREA:	18,370 SF	
PNA AREA REQUIRED:	(25%)	4,026 SF	PNA AREA REQUIRED::	(25%)	4,593 SF
PNA AREA PROVIDED:		4,315 SF	PNA AREA PROVIDED:		4,695 SF
LOT 2 AREA:	13,797 SF		LOT 6 AREA:	10,851 SF	
PNA AREA REQUIRED::	(25%)	3,449 SF	PNA AREA REQUIRED::	(25%)	2,713 SF
PNA AREA PROVIDED:		3,499 SF	PNA AREA PROVIDED:		2,761 SF
LOT 3 AREA:	32,413 SF		LOT 7 AREA:	10,931 SF	
PNA AREA REQUIRED::	(25%)	8,103 SF	PNA AREA REQUIRED::	(25%)	2,733 SF
PNA AREA PROVIDED:		8,310 SF	PNA AREA PROVIDED:		2,792 SF
LOT 4 AREA:	13,262 SF		LOT 8 AREA:	10,995 SF	
PNA AREA REQUIRED::	(25%)	3,316 SF	PNA AREA REQUIRED::	(25%)	2,749 SF
PNA AREA PROVIDED:		3,316 SF	PNA AREA PROVIDED:		2,773 SF

FLOOR AREA RATIO CALCULATION

LOT 1 AREA:	16,104 SF	LOT 5 AREA:	18,370 SF
MAX FLOOR AREA RATIO:	50%	MAX FLOOR AREA RATIO:	50%
MAX LIVING AREA:	8,052 SF	MAX LIVING AREA:	9,185 SF
LOT 2 AREA:	13,797 SF	LOT 6 AREA:	10,851 SF
MAX FLOOR AREA RATIO:	50%	MAX FLOOR AREA RATIO:	50%
MAX LIVING AREA::	6,898 SF	MAX LIVING AREA:	5,425 SF
LOT 3 AREA:	32,413 SF	LOT 7 AREA:	10,931 SF
MAX FLOOR AREA RATIO:	50%	MAX FLOOR AREA RATIO:	50%
MAX LIVING AREA:	16,206 SF	MAX LIVING AREA:	5,465 SF
LOT 4 AREA:	13,262 SF	LOT 8 AREA:	10,995 SF
MAX FLOOR AREA RATIO:	50%	MAX LOT COVERAGE 50%:	50%
MAX LIVING AREA::	6,631 SF	MAX LIVING AREA:	5,497 SF

U. S. POSTAL SERVICE
APPROVED FOR MAILBOX LOCATION(S)

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY - SUITE 400, KIRKLAND, WA 98033
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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG
DESIGNER: JUSTIN H. RODDA
ISSUE DATE: 9/16/2015

NO	DATE	BY	REVISIONS
1	8/20/15	JHR	REVISED PER MEETING WITH CITY ARBORIST

COVER SHEET
MACDONALD ESTATES
SHORT PLAT
PARCEL #4055700825
CITY OF KIRKLAND WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER

8/20/15

JOB NUMBER: 14-024
SHEET NAME: CV-01
SHT 1 OF 2

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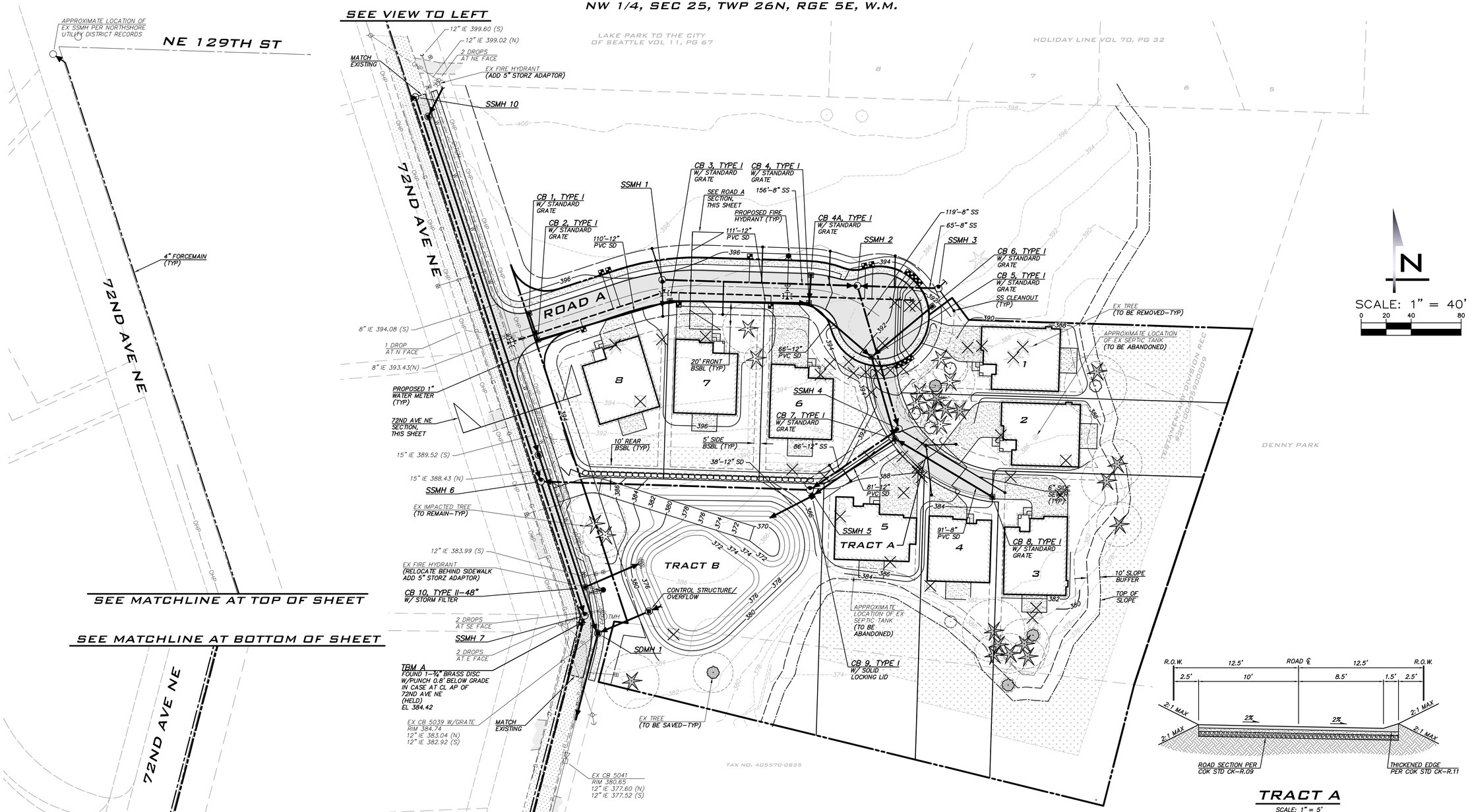
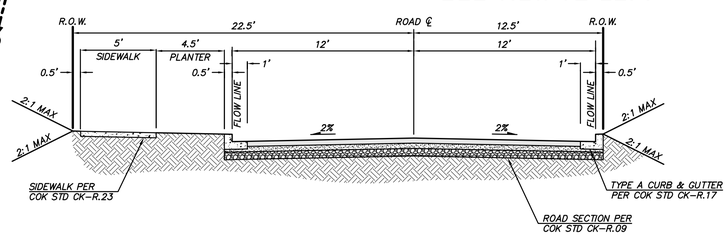
NW 1/4, SEC 25, TWP 26N, RGE 5E, W.M.



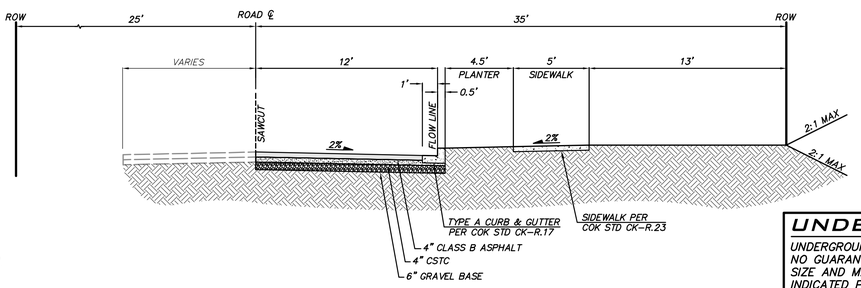


ROAD A

SCALE: 1" = 5'

TRACT A

SCALE: 1" = 5'



NE 124TH STREET

SCALE: 1" = 5'

SCALE: 1" = 40'

0 20 40 80

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SHT 2 OF 2

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