

SITE BENCHMARKS

- ORIGINAL BENCHMARK KING COUNTY SURVEY CONTROL POINT NO. 418 EAST QUARTER CORNER SEC 3, TWP 26, RGE 5. FOUND NAIL IN THE INTERSECTION OF NE 195TH ST & 148TH AVE NE 0.5' BELOW GRADE. ELEV = 419.27.
- TBM "A" TOP OF 2" BRASS DISK IN CONC MON AT INT NE 202ND ST AND 149TH PL NE. ELEV = 439.86
- TBM "B" TOP OF 1-1/2" BRASS DISK IN CONC MON AT INT NE 202ND ST AND 151ST AVE NE. ELEV = 436.96
- TBM "C" SW CORNER OF CATCH BASIN 25' SOUTH AND 10' WEST OF THE EAST END OF NE 204TH ST. ELEV = 429.70
- TBM "D" TOP OF 2" BRASS DISK IN CONC MON IN CENTERLINE 156TH AVE NE 150' NORTH OF INT 156TH AVE NE AND NE 202ND ST. ELEV = 487.70
- TBM "E" TOP OF 3" BRASS DISK IN CONC MON IN CENTERLINE 156TH AVE NE AT THE KING COUNTY / SNOHOMISH COUNTY LINE. ELEV = 492.23

LEGAL DESCRIPTION

PARCEL A, WOODINVILLE BOUNDARY LINE ADJUSTMENT NUMBER 12002, RECORDED UNDER RECORDING NUMBER 2012090790001, BEING A RECONFIGURATION OF LOTS 1, 2, 3, 4 AND 5, SUMMERS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 100 OF PLATS, PAGES 33 AND 34, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
- INSTRUMENTATION FOR THIS SURVEY WAS A ONE MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY PURVEYOR'S DRAWINGS.

- NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY TITLE REPORT ARE SHOWN.
- THE PLAT OF SUMMERS ADDITION INCLUDES THE FOLLOWING NOTES:
-AN EASEMENT IS RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST INC., AND KING COUNTY WATER DISTRICT NO. 104, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL, AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, SEWER AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.
-ALSO, EACH LOT OR TRACT IS SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJOINING ALL INTERIOR LOT LINES FOR PURPOSES OF DRAINAGE AND UTILITY.
-NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.
-SUBDIVISION OF LOTS 2, 3, 4 AND 5 SHALL REQUIRE ACCESS FROM A PUBLIC STREET OTHER THAN 156TH AVE N.E.
-FUTURE STRUCTURES PROHIBITED WITH IN 50 FEET OF FUTURE ROAD CENTERLINE.

- SUBDIVISION OF LOT NO. 1 MAY REQUIRE THE CONSTRUCTION OF A PUBLIC STREET BETWEEN N.E. 204TH STREET AND 156TH AVENUE N.E.
- SUBDIVISION OF LOT NO. 1 MAY REQUIRE THE CONSTRUCTION OF A PUBLIC STREET BETWEEN N.E. 204TH STREET AND 156TH AVENUE N.E.
- THIS SURVEY IS BASED ON AND THE LEGAL DESCRIPTIONS AND EXCEPTIONS SHOWN HEREON ARE PER THE FOLLOWING CHICAGO TITLE INSURANCE COMPANY REPORTS: ORDER NUMBER 1084423 DATED MARCH 13, 2003 ORDER NUMBER 1122708 DATED DECEMBER 04, 2003 ORDER NUMBER 1122798 DATED DECEMBER 24, 2003 ORDER NUMBER 1122781 DATED DECEMBER 16, 2003 ORDER NUMBER 1085104 DATED MAY 07, 2003
- THE PLAT OF SUMMERS ADDITION CONVEYED THE RIGHT TO THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THIS PROPERTY FOR THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES ALLEYS AND ROADS.
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH OR DEDICATED ON THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7504020415.
- COVENANTS, CONDITIONS AND RESTRICTIONS RELATED TO ON-SITE SEWER SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030822000857.
- THE PROPERTY BOUNDARY, TOPOGRAPHY, SURVEY NOTES AND ANY OTHER SURVEYING INFORMATION SHOWN ON THIS MAP IS BASED ON A SURVEY MAP BY TRIAD & ASSOCIATES.

BASIS OF BEARING

HORIZONTAL DATUM: GROUND PROJECTION OF NAD 83/91 DATUM WAS ESTABLISHED BY HOLDING KING COUNTY COORDINATES FOR SECTION MONUMENTS SURVEYED BY TRIAD ASSOCIATES ON 10-30-03.

EOTR CORNER N: 611382.5129 S: 1641406.5259

WOTR CORNER N: 611288.1078 E: 1646678.1886

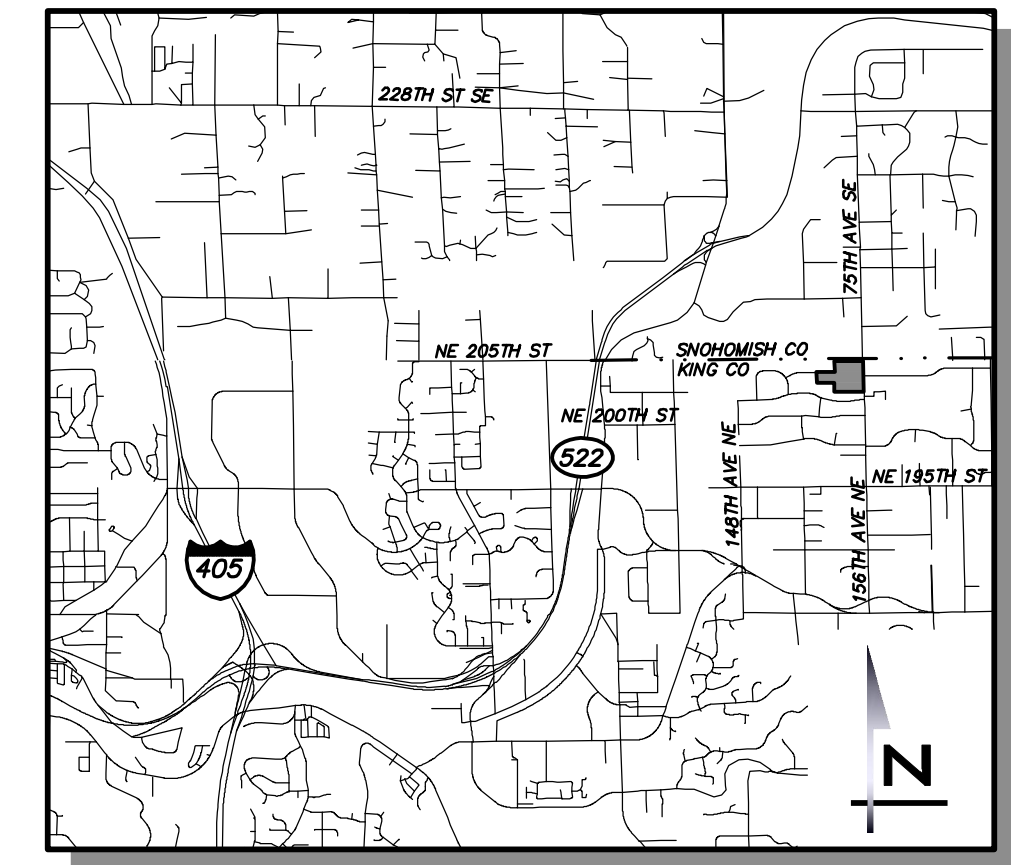
INVERSE BEARING N88°28'27"W AND DISTANCE 5272.51 FEET

DATUM

NAVD 88 (KING COUNTY SURVEY CONTROL)

SLOPE DATA

SLOPE	PERCENT OF SITE	AREA
0-15% SLOPES	100%	542,682 SF (12.46 AC)



VICINITY MAP

NOT TO SCALE

BLUELINE

SCALE: AS NOTED

PROJECT MANAGER: TODD A. OBERG, PE

PROJECT ENGINEER: ROB L. LONG, PE

DESIGNER: CAROL DOGGETT

ISSUE DATE: 10/29/2012

SHEET INDEX

- 1 CV-01 PRELIMINARY SHORT PLAT COVER SHEET
- 2 PP-01 PRELIMINARY SHORT PLAT MAP

PROJECT TEAM

APPLICANT/OWNER

PDI PROPERTIES, INC.
16108 ASH WAY, SUITE 201
LYNNWOOD, WA 98087
(425) 275-5306
CONTACT: LOREE QUADE

PLANNER

EGGE AND ASSOCIATES
10807 25TH STREET SE
LAKE STEVENS, WA 98258
(425) 377-1703
CONTACT: JIM EGGE

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051 x223
CONTACT: ROB L. LONG, PE

SURVEYOR

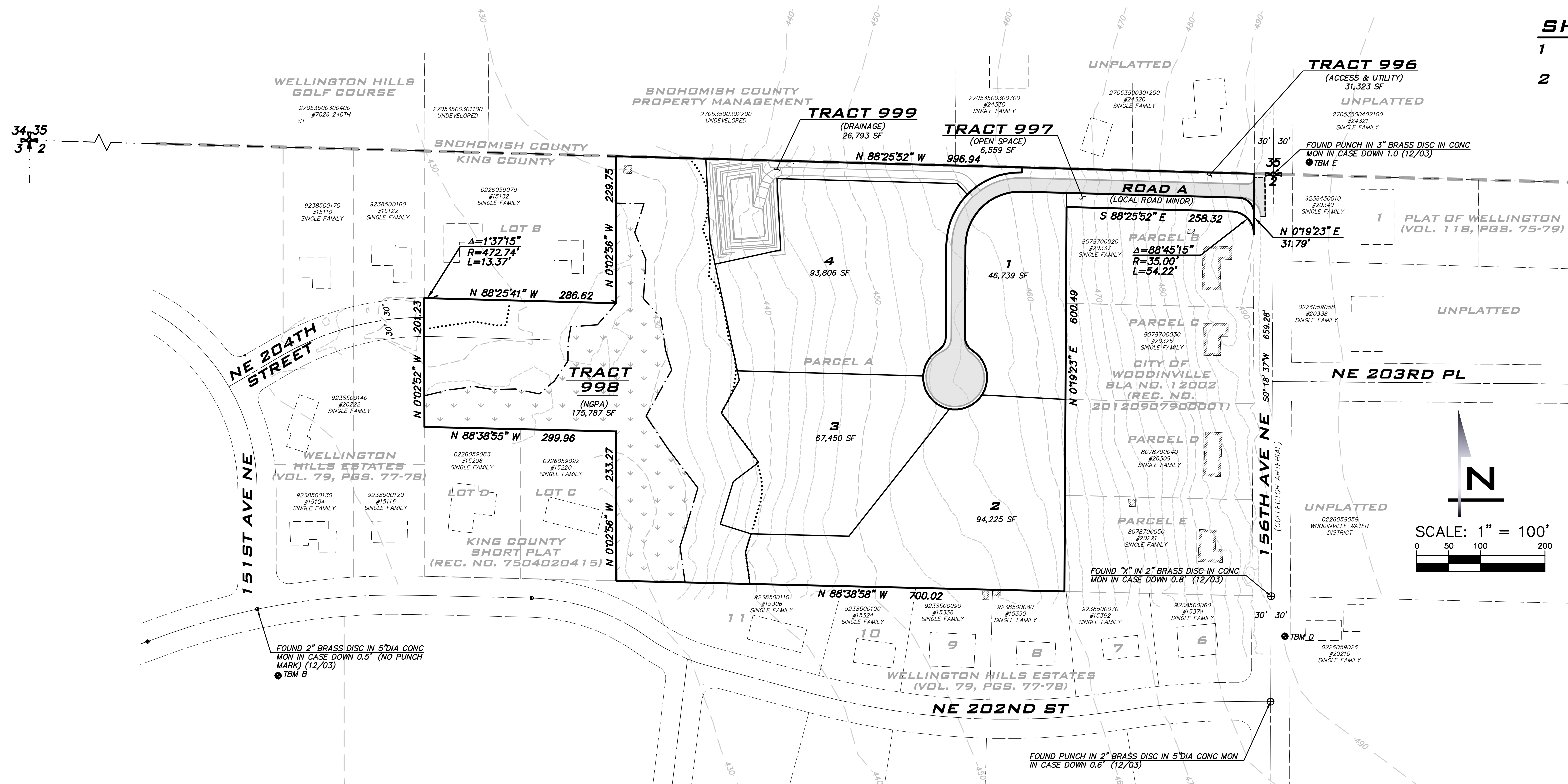
SUMMIT SURVEYING, INC.
12606 82ND AVE NE
KIRKLAND, WA 98034
(425) 814-8487
CONTACT: CHUCK RICHARDSON

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
1805 136TH PL NE, SUITE 201
BELLEVUE, WA 98005
(425) 449-4704
CONTACT: RAY COGLAS

SEPTIC DESIGNER/SANITARIAN

AAA DRAINFIELD DESIGNS, INC.
PO BOX 12216
BOTHELL, WA 98082
(425) 486-8875
CONTACT: CRAIG O. SHUCK, R.S., MSPH



SITE DATA

LOCATION: LOCATED WEST OF 156TH AVE NE, DIRECTLY SOUTH OF THE KING-SNOHOMISH COUNTY LINE. IN THE NW 1/2 OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 5E WILLAMETTE MERIDIAN, KING COUNTY.

SITE ADDRESS:	20341 156TH AVENUE NE, WOODINVILLE, WA 98072
TAX ACCOUNT NUMBER:	8078700010
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1
COMPREHENSIVE PLAN:	LOW DENSITY RESIDENTIAL (R-1 TO R-4)
GROSS SITE AREA:	12.46 ACRES (542,682 SF)
NUMBER OF LOTS PROPOSED:	4
LOTS PER ACRE:	0.32
AVERAGE LOT SIZE:	75,555 SF (1.73 AC)
MINIMUM LOT SIZE:	46,739 SF (1.07 AC)
DRAINAGE TRACT AREA (TRACT 999):	0.62 ACRES (26,793 SF)
ACCESS/UTILITIES TRACT AREA (TRACT 996):	0.72 ACRES (31,323 SF)
OPEN SPACE TRACT AREA (TRACT 997):	0.15 ACRES (6,559 SF)
NGPA TRACT AREA (TRACT 998):	4.04 ACRES (175,787 SF)
WETLAND AREA WITHIN TRACT 998:	1.64 ACRES (71,481 SF)

DENSITY CALCULATIONS

(PER WMC 20.12, ORDINANCE 532)

TOTAL SITE AREA:	12.46 ACRES
LOT AREA:	6.94 ACRES
NUMBER OF LOTS PROPOSED:	4
AVERAGE LOT SIZE:	1.73 ACRES
SMALLEST LOT (LOT 1):	1.07 ACRES
BASE DENSITY (R-1):	1 DU/AC
MINIMUM DENSITY (R-1):	NONE

UTILITY PURVEYORS

WATER SUPPLY:	WOODINVILLE WATER DISTRICT
SANITARY SEWER:	INDIVIDUAL SEPTIC SYSTEMS
FIRE DISTRICT:	WOODINVILLE FIRE AND LIFE SAFETY DISTRICT, NO. 36
SCHOOL DISTRICT:	NORTHSHORE SCHOOL DISTRICT, NO 417
TELEPHONE:	FRONTIER
ELECTRICAL POWER:	PUGET SOUND ENERGY
CABLE:	COMCAST
GAS:	PUGET SOUND ENERGY
SOLID WASTE:	WASTE MANAGEMENT

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 1-800-424-5555 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

PRELIMINARY SHORT PLAT COVER SHEET
 MONTEVALLO
 SHORT PLAT
 CITY OF WOODINVILLE
 WASHINGTON

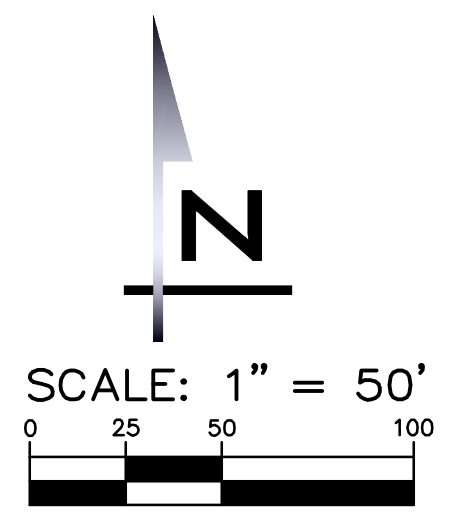
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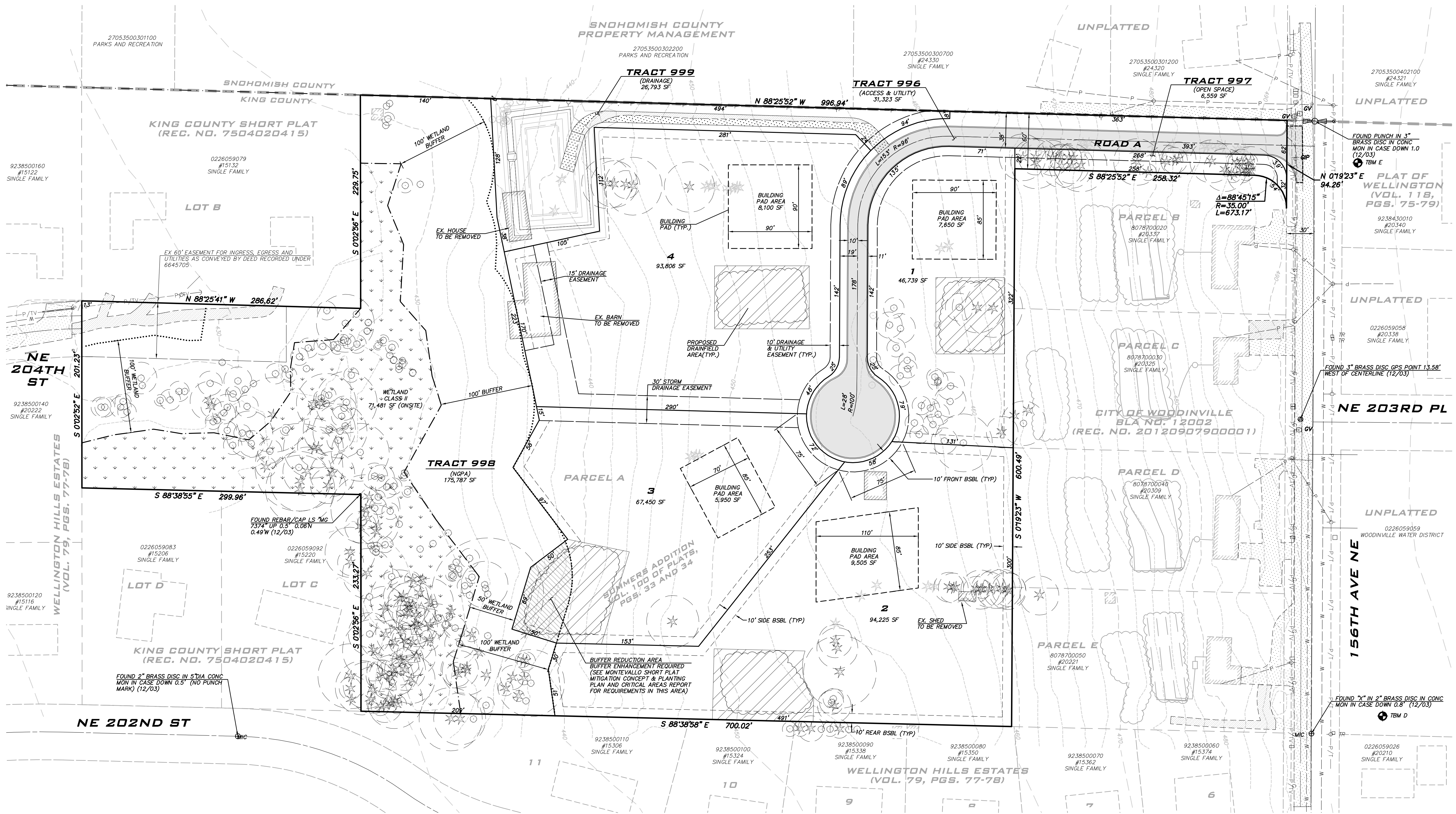
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SHT 1 OF 2

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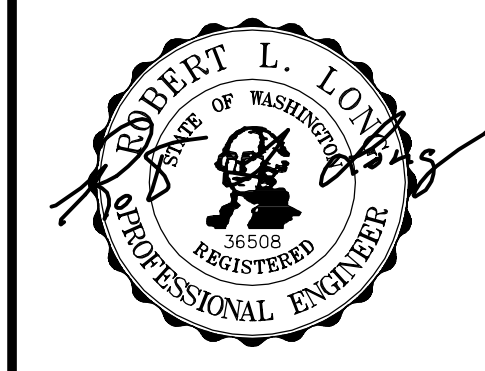


SCALE:
AS NOTED
PROJECT MANAGER:
TODD A. OBERG, PE
PROJECT ENGINEER:
ROB L. LONG, PE
DESIGNER:
CAROL DOGGETT
ISSUE DATE:
10/29/2012



NO	DATE	BY	REVISIONS

PRELIMINARY SHORT PLAT
 MAP
MONTEVALLO
 SHORT PLAT
 WASHINGTON
 CITY OF WOODINVILLE



10/29/12
 JOB NUMBER:
11-132
 SHEET NAME:
PP-02
 SHT **2** OF **2**



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