

- LEGEND**
- ✦ EXISTING MONUMENT (AS SHOWN)
  - ⊕ SECTION 1/4 CORNER NOT FOUND
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  - FOUND REBAR/CAP OR I.P. (IRON PIPE)
  - (C) CALCULATED
  - (P) PLAT
  - (M) MEASURED
  - TBR TO BE REMOVED
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - CLF CENTERLINE
  - CLF CHAIN LINK FENCE
  - WDF WOOD FENCE
  - W.S. WATER SURFACE
  - EOP EDGE OF PAVEMENT
  - BOW BACK OF WALK
  - CB STORM DRAIN CATCH BASIN (CB)
  - SD STORM DRAIN MANHOLE (SDMH)
  - SSMH SANITARY SEWER MANHOLE (SSMH)
  - CO SANITARY SEWER CLEAN OUT (CO)
  - POWER POLE
  - GUY POLE
  - WM WATER METER
  - WV WATER VALVE
  - MB MAILBOX
  - UVA UTILITY POLE ANCHOR
  - FIRE HYDRANT (2 NOZZLE)
  - TYPE 1 NGPA SIGN
  - PROPOSED WATER
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM DRAINAGE
  - PROPERTY LINE
  - - - EXISTING FENCE LINE
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**BM**  
NAD 83/2007  
R/R SPWIE IN POWER POLE W SIDE 136TH AVE  
NE 285'4" NORTH OF N.E. 195TH ST  
ELEV=112.30 NGVD-1929  
(CONVERSION TO NAVD 1988, ADD 3.58")  
(ELEV=115.88-NAVD 1988)

**TBM**  
EX. SSMH  
RM=217.01  
I.E.=206.71

**DATUM:**  
NAD 83/2007

**ENGINEER**  
INSIGHT ENGINEERING COMPANY  
P.O. BOX 1478  
EVERETT, WA 98206  
CONTACT: BRIAN R. KALAB, P.E.  
(425) 303-9363  
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2120 HEWITT AVE.  
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**APPLICANT / OWNER**  
SOUTHDOWN HOLDINGS, LLC  
P.O. BOX 430  
MARYSVILLE, WA 98270

**LEGAL DESCRIPTION**  
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SITE ADDRESS: 13215 NE 205TH ST, WOODINVILLE, WA 98072  
TAX ACCOUNT NO.'S: 0326059034

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
**WOODINVILLE 10**  
DWG FILENAME: 150716-PRELIM.DWG | DESIGNED BY: JRC | DATE: 05-18-2015 | SCALE: 1"=20' | JOB NO.: 15-0716  
PRELIMINARY PLAT MAP | SHEET PM1 of 1

**DENSITY CALCULATIONS:**

BASE DENSITY:  
BASE DENSITY = 6 DU/ACRE  
GROSS SITE AREA = 73,754 SF  
73,754 / 6 = 1.89 AC x 6 = 10.14 LOTS ALLOWED  
(NOTE: 100% OF CRITICAL AREA (4,974 SF) IS ALLOWED FOR DENSITY CALCULATION.)

MINIMUM DENSITY:  
MIN. DENSITY ALLOWED = 4.5 DU/ACRE  
1.89 AC x 4.5 = 7.6  
MIN. LOT COUNT = 7.6  
LOT COUNT PROVIDED = 10  
MIN. DENSITY REQUIRED IS SATISFIED.

**TEXTUAL SITE DATA:**

EXISTING ZONING: R-6  
PROPOSED ZONING: R-6  
COMPREHENSIVE PLAN: URBAN LOW DENSITY RESIDENTIAL  
PROPOSED LAND USE: SINGLE FAMILY RESIDENCE  
PLAT AREA: 73,754 SF = 1.69 AC  
NUMBER OF LOTS PROPOSED: 10  
SMALLEST LOT PROPOSED: LOT 5 / 5,377 SF  
WATER SOURCE/PURVEYOR: WOODINVILLE WATER DISTRICT  
SEWAGE DISPOSAL/PURVEYOR: WOODINVILLE FIRE & RESCUE  
FIRE DISTRICT: WOODINVILLE FIRE & RESCUE  
SCHOOL DISTRICT: NORTHSIDE SCHOOL DIST.

**LOT SIZE AVERAGING PER 21.12.180**

- ALL LOTS EXCEED 6,000 SF EXCEPT LOT 3 & 5, WHICH ARE 5,996 SF & 5,377 SF RESPECTIVELY  
- SMALLEST LOT ALLOWED IS 5,100 SF  
- AREA WITHIN LOTS IN EXCESS OF 6,900 SF CANNOT BE COUNTED IN LOT SIZE AVERAGE CALCULATION.

CALCULATION:  
LOT 1 = 6,061 SF  
LOT 2 = 6,076 SF  
LOT 3 = 6,000 SF  
LOT 4 = 6,558 SF  
LOT 5 = 5,377 SF  
LOT 6 = 6,023 SF  
LOT 7 = 6,061 SF  
LOT 8 = 6,165 SF  
LOT 9 = 6,762 SF  
LOT 10 = (7,050) SF 6,900 SF APPLIES  
61,979 TOTAL  
62,135 SF / 10 = 6,197.9 SF

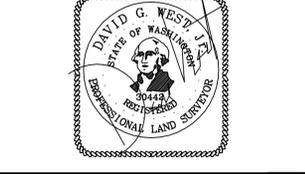
BASED ON LOT SIZE AVERAGING, ALL LOTS EXCEED 6,000 SF WITHOUT THE INCLUSION OF TRACT 999 AND 998.

**CORNER LOTS:**  
- ALL CORNER LOTS ARE EQUAL TO OR EXCEED 6,000 SF.

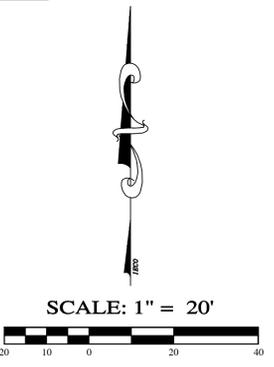
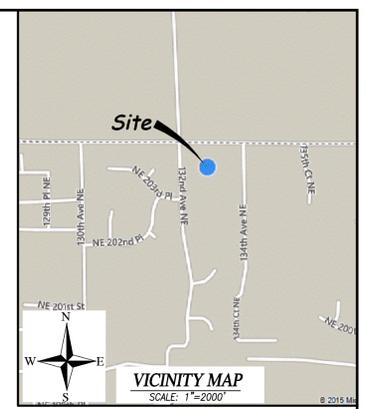
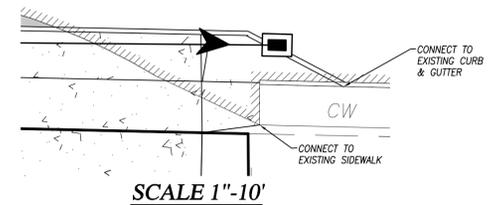
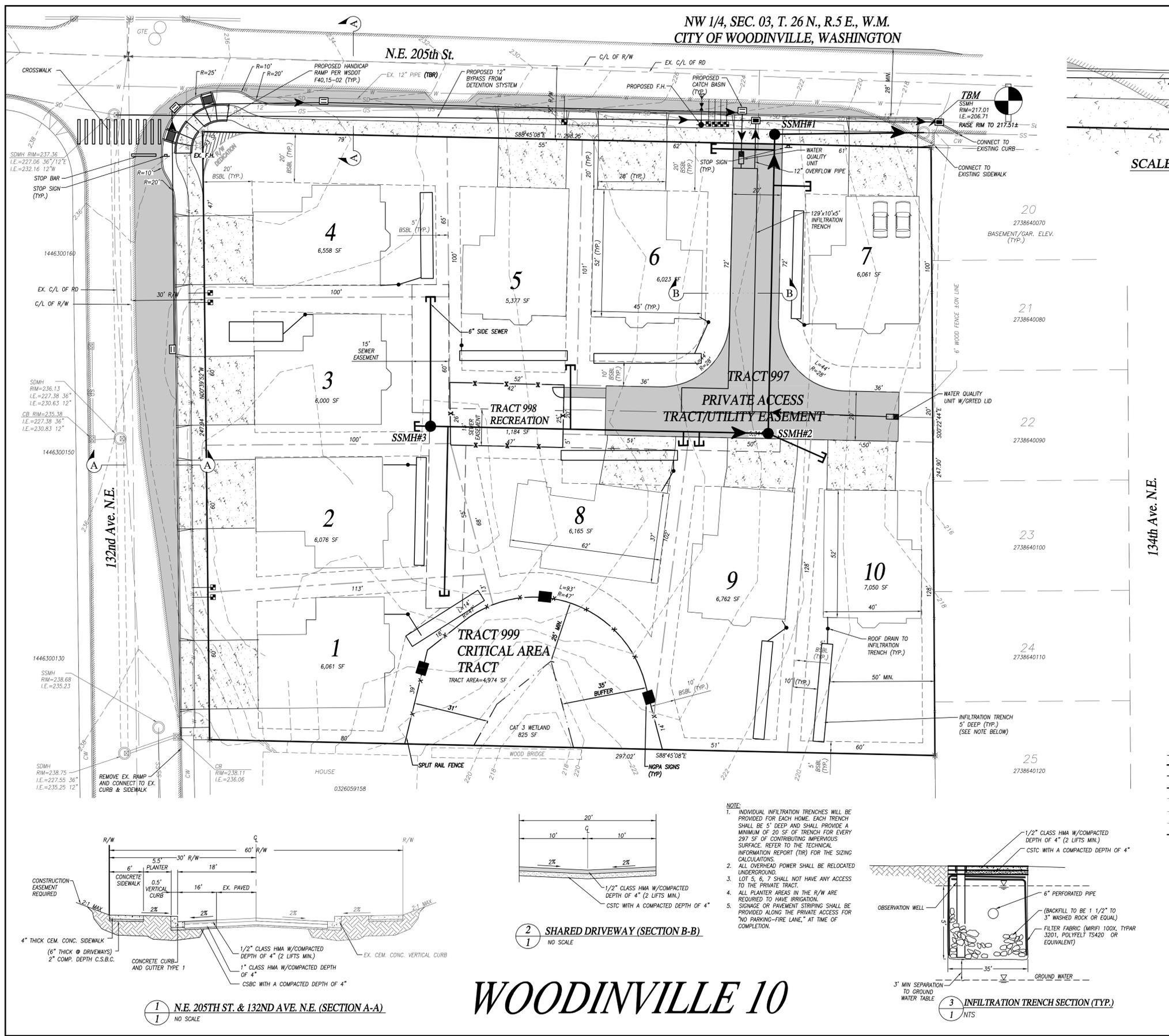
**WOODINVILLE 10**

**811**  
Know what's below.  
Call before you dig.  
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**The West Group, Inc.**  
Professional Land Surveyors & Planners  
2120-Hewitt Ave. Everett, WA 98201 425-252-7088 Office 425-252-7403 Fax



NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



SCALE: 1" = 20'

- LEGEND**
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  - +— SECTION 1/4 CORNER NOT FOUND
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(CONVERSION TO NAVD 1988, ADD 3.58")  
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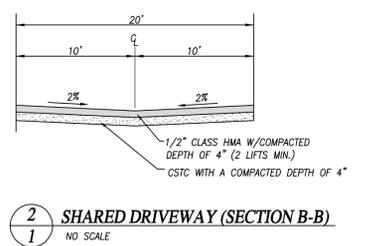
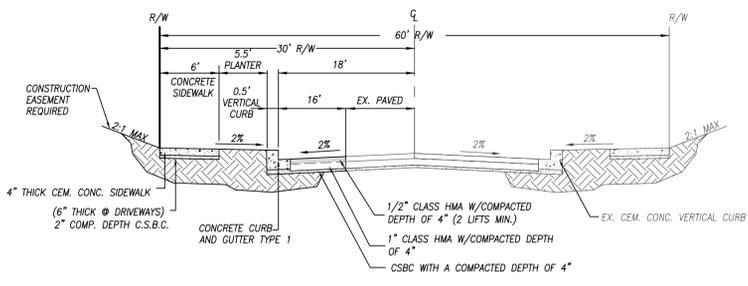
**APPLICANT / OWNER**  
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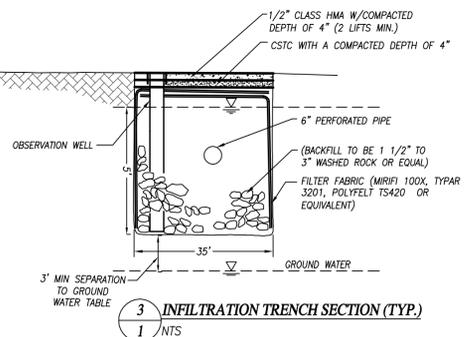
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**SITE ADDRESS:** 13215 NE 205TH ST, WOODINVILLE, WA 98072  
**TAX ACCOUNT NO.'S:** 0326059034

**NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M. WOODINVILLE 10**  
DWG FILENAME: 150716-PRELIM.DWG JUR: 36499 DATE: 05-18-2013 SCALE: 1"=20' JOB NO.: 15-0716  
**PRELIMINARY ROAD, DRAINAGE & UTILITY PLAN**



- NOTE:**
- INDIVIDUAL INFILTRATION TRENCHES WILL BE PROVIDED FOR EACH HOME. EACH TRENCH SHALL BE 5' DEEP AND SHALL PROVIDE A MINIMUM OF 20 SF OF TRENCH FOR EVERY 297 SF OF CONTRIBUTING IMPERVIOUS SURFACE. REFER TO THE TECHNICAL INFORMATION REPORT (TIR) FOR THE SIZING CALCULATIONS.
  - ALL OVERHEAD POWER SHALL BE RELOCATED UNDERGROUND.
  - LOT 5, 6, 7 SHALL NOT HAVE ANY ACCESS TO THE PRIVATE TRACT.
  - ALL PLANTER AREAS IN THE R/W ARE REQUIRED TO HAVE IRRIGATION.
  - SIGNAGE OR PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE PRIVATE ACCESS FOR "NO PARKING-FIRE LANE," AT TIME OF COMPLETION.



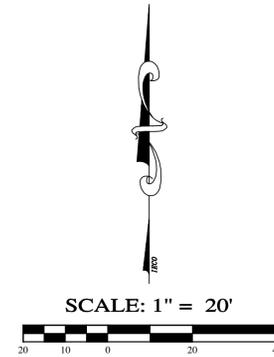
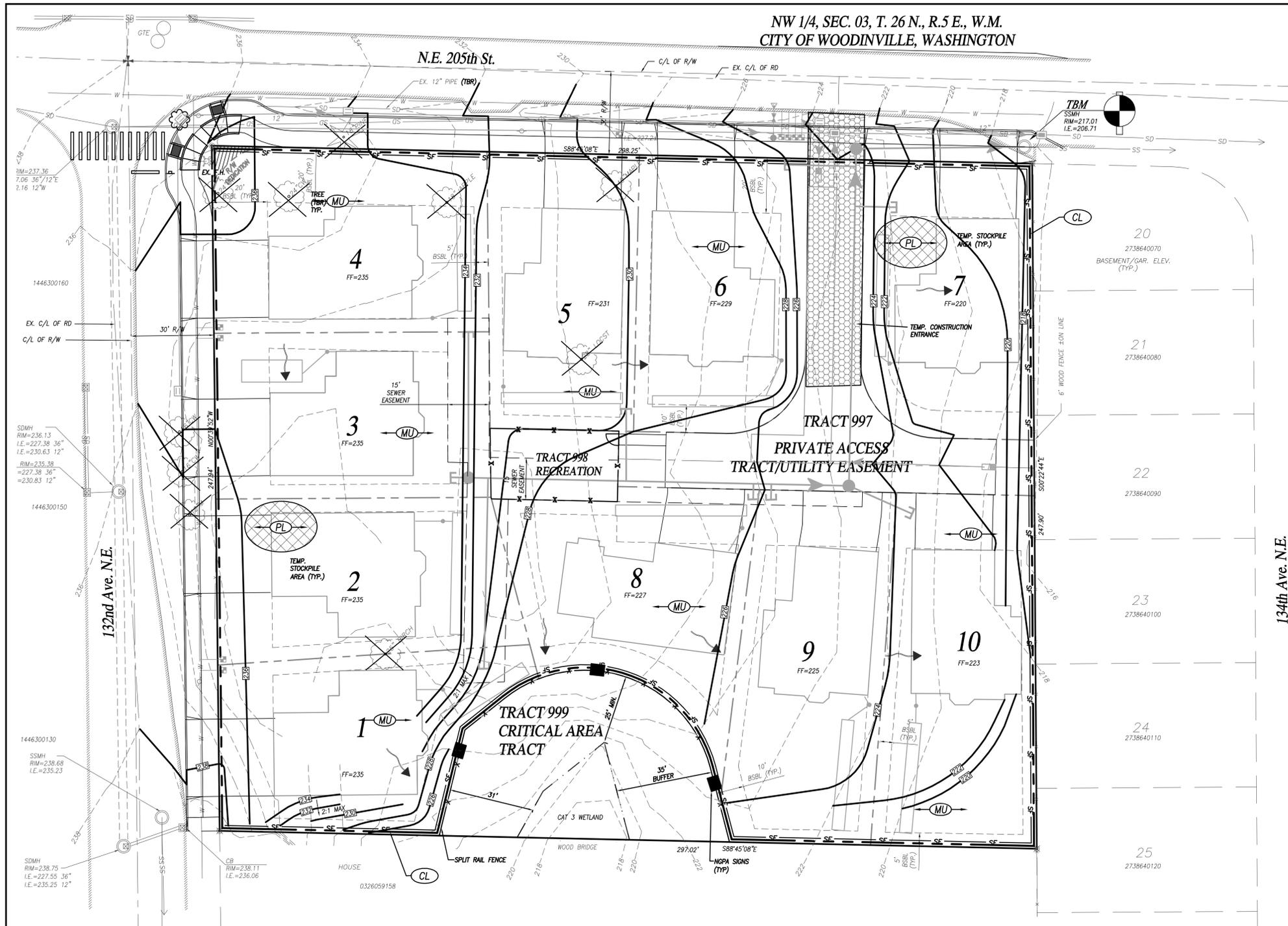
1 N.E. 205TH ST. & 132ND AVE. N.E. (SECTION A-A) NO SCALE

**WOODINVILLE 10**



SHEET C1 of 3

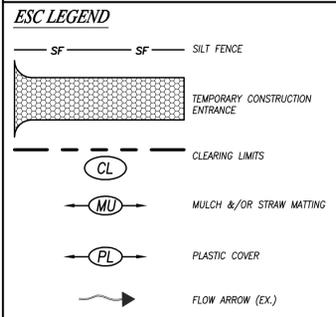
NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**SOIL TYPE**  
ALDERWOOD GRAVELLY SANDY LOAM  
EVERETT GRAVELLY SANDY LOAM

**GRADING QUANTITIES:**  
CUT: 1,000 Cu.Yds.  
FILL: 5,500 Cu.Yds.  
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

**NOTE:**  
1. EXCESS CUT MAY BE SPREAD ON SITE.  
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A COUNTY APPROVED SITE.  
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE CITY, THE APPLICANT SHALL ESTABLISH A PERMANENT VEGETATIVE GROUND COVER.



**THE 12 ELEMENTS OF ESC BMP**

ELEMENT #1 - MARK CLEARING LIMITS:  
LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.

ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS:  
A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.

ELEMENT #3 - CONTROL FLOW RATES:  
TEMPORARY SEDIMENT POND IS PROPOSED.

ELEMENT #4 - INSTALL SEDIMENT CONTROLS:  
SILT FENCE AND MULCH ARE PROPOSED.

ELEMENT #5 - STABILIZE SOILS:  
SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.

ELEMENT #6 - PROTECT SLOPES:  
SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.

ELEMENT #7 - PROTECT DRAIN INLETS:  
INLET PROTECTION IS PROPOSED FOR THE STORM DRAINS.

ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS:  
NONE IS PROPOSED.

ELEMENT #9 - CONTROL POLLUTANTS:  
ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPENSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.

ELEMENT #10 - CONTROL DEWATERING:  
THERE WILL BE NO DEWATERING AS PART OF THIS CONSTRUCTION PROJECT.

ELEMENT #11 - MAINTAIN BMP'S:  
ALL TESC BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.

ELEMENT #12 - MANAGE THE PROJECT:  
THIS COULD BE ACHIEVED BY MINIMIZING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.

INSTALL HIGHLY VISIBLE SIGNS SPACED NO FURTHER THAN 15 FEET ALONG THE ENTIRETY OF THE PROTECTIVE TREE FENCE (SEE 21.15.080(2)(C)(i)).

# WOODINVILLE 10



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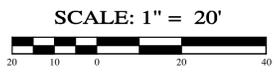
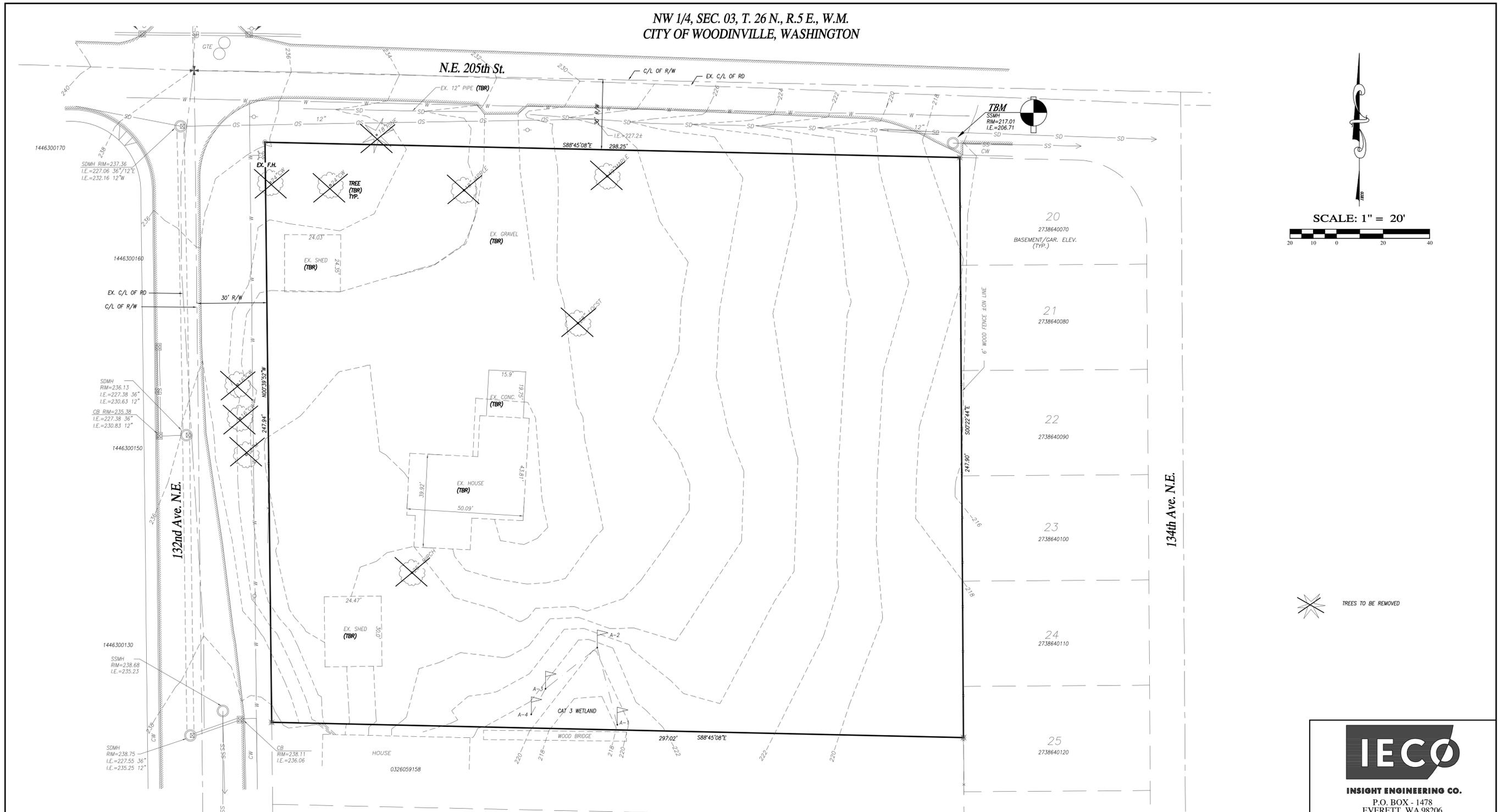


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NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
**WOODINVILLE 10**  
DWG FILENAME: 150716-PRELIM.DWG JRC DATE: 05-18-2015 SCALE: 1"=20' JOB NO.: 15-0716  
PRELIMINARY GRADING AND SWPP PLAN  
SHEET C2 of 3

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



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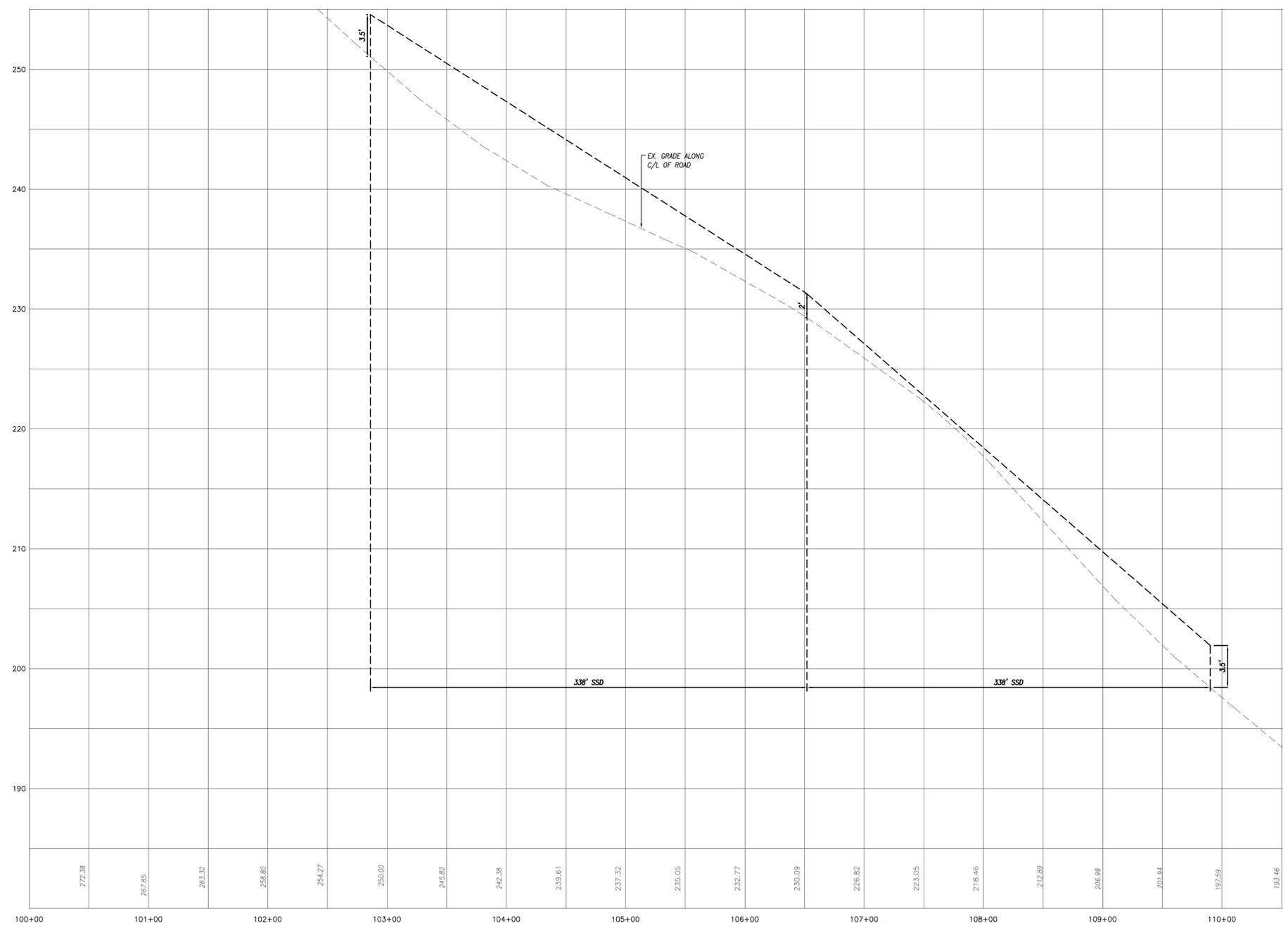
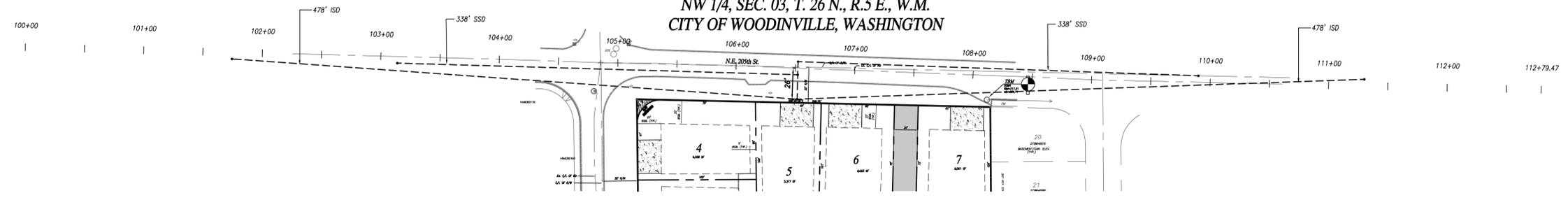
EXISTING FEATURES MAP

SHEET  
C3  
of  
3

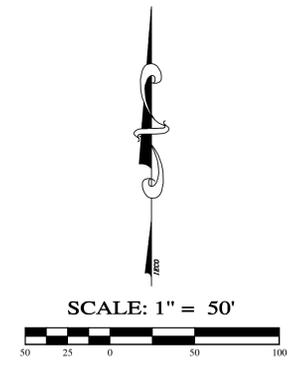
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CITY OF WOODINVILLE, WASHINGTON



**SSD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



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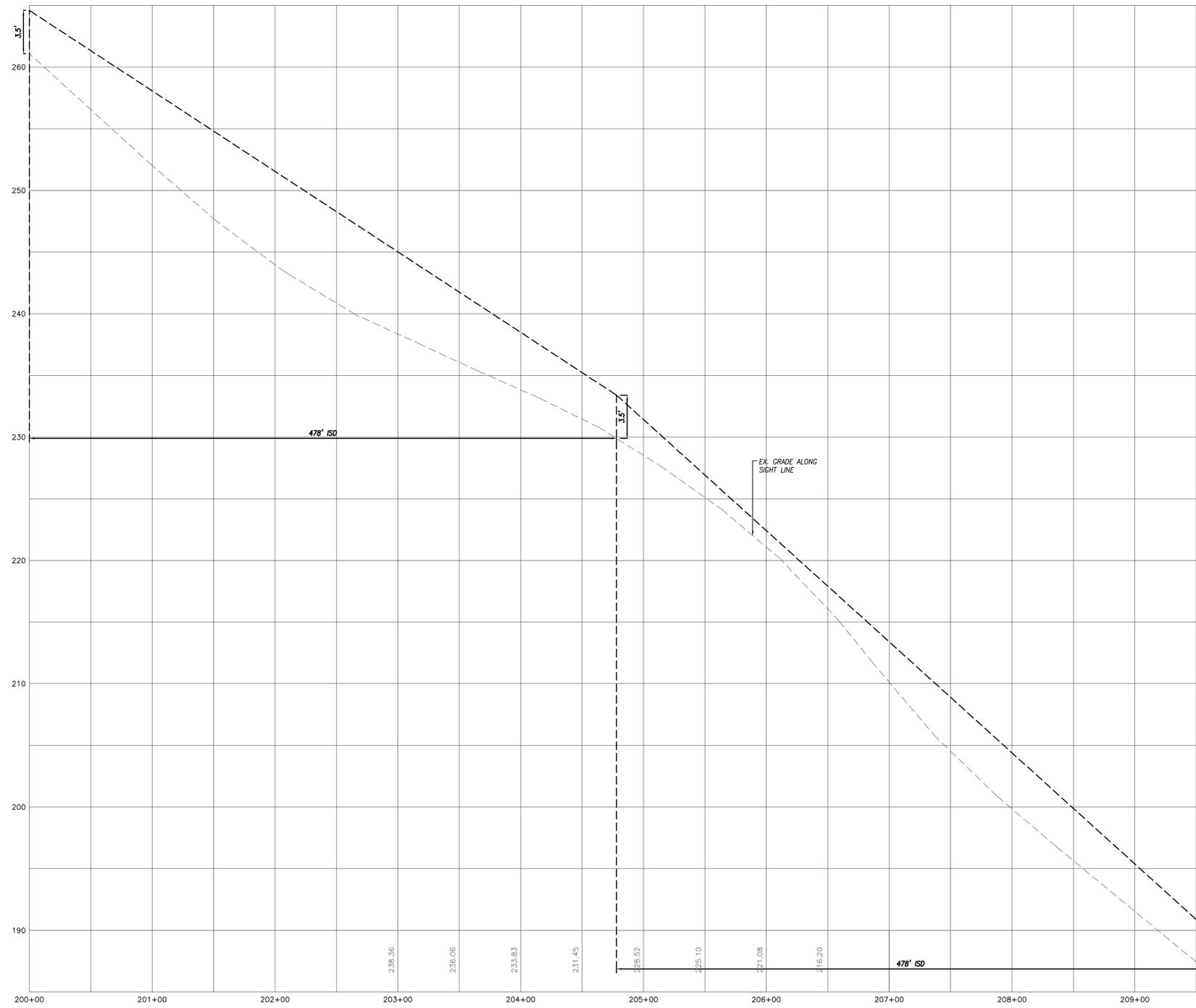
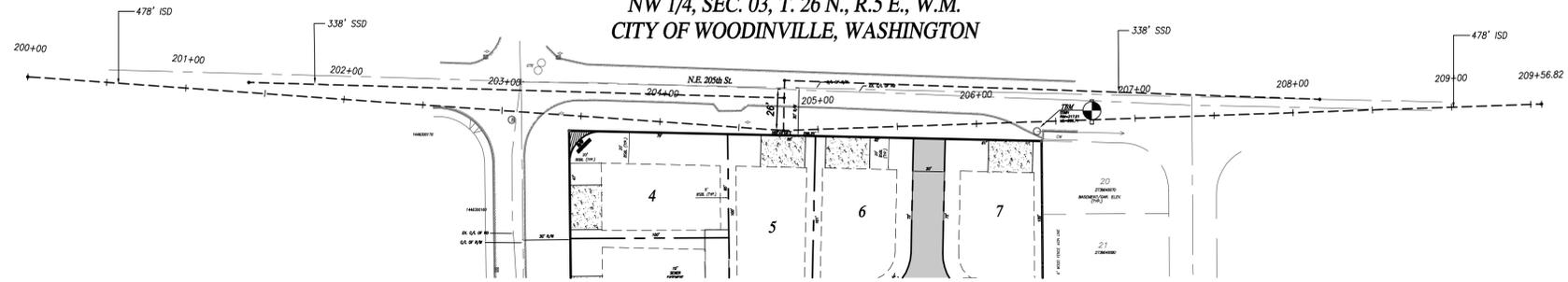
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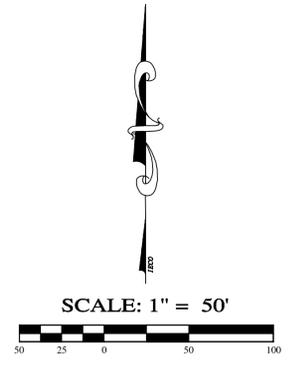
**LOT #5 DRIVEWAY  
SIGHT DISTANCE SSD**

SHEET  
SD1  
of  
10

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WOODINVILLE, WA 98072

TAX ACCOUNT NO.'S: 0326059034

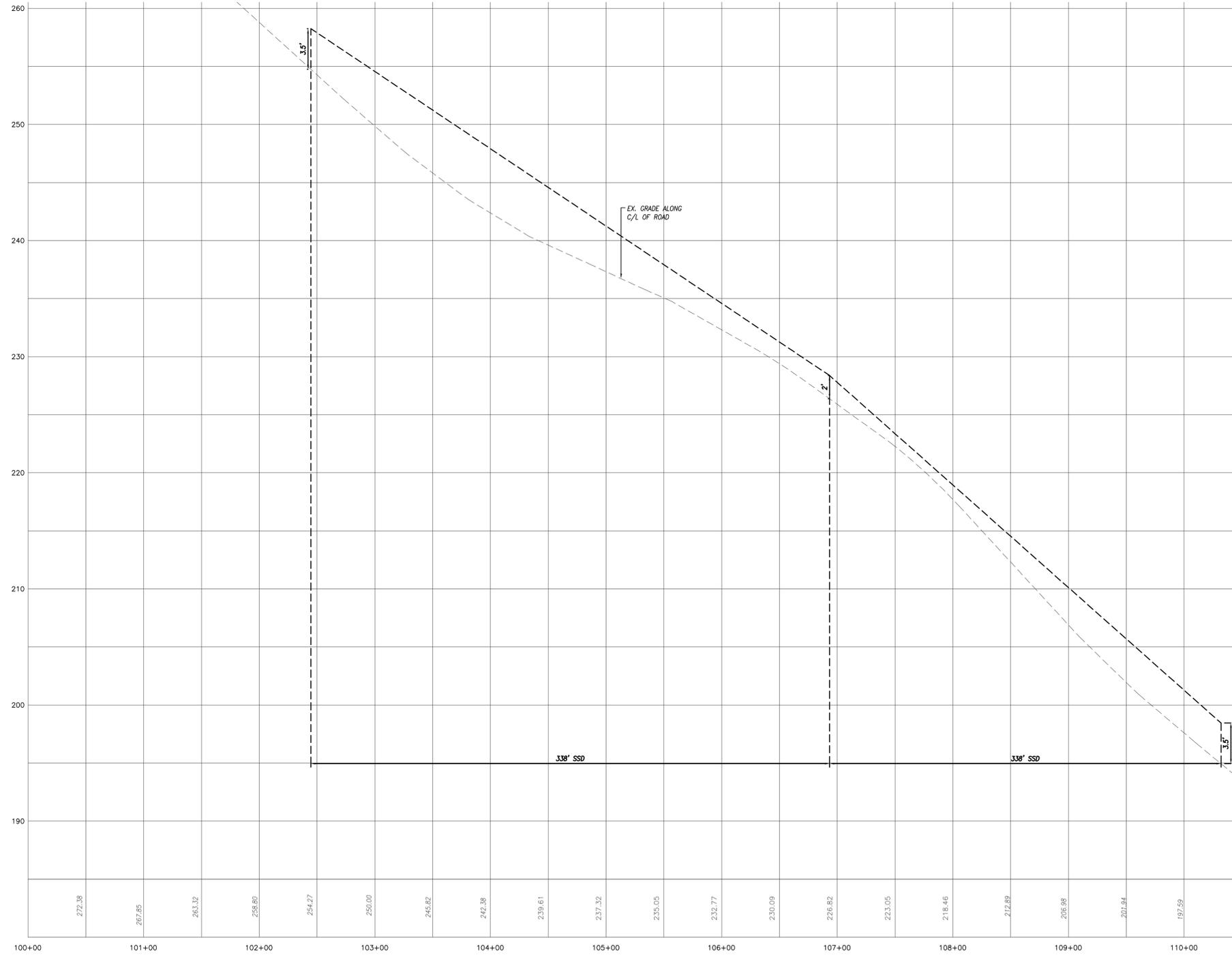
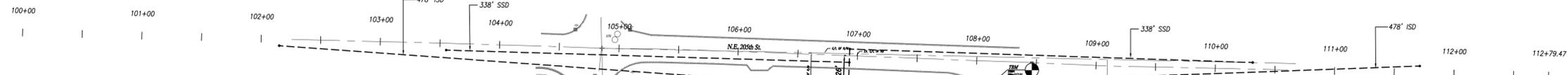
NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
**WOODINVILLE 10**

DWG FILENAME: 150716-PRELIM.DWG | DESIGNED BY: JRC | DATE: 05-18-2015 | SCALE: 1"=50' | JOB NO.: 15-0716

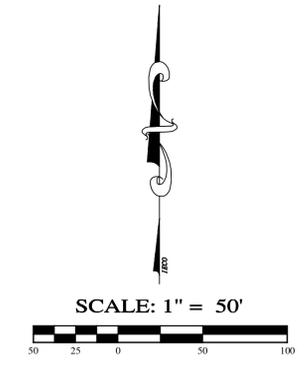
**LOT #5 DRIVEWAY  
SIGHT DISTANCE ISD**

SHEET SD2 of 10

NW 1/4, SEC. 03, T. 26 N., R.5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**SSD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE

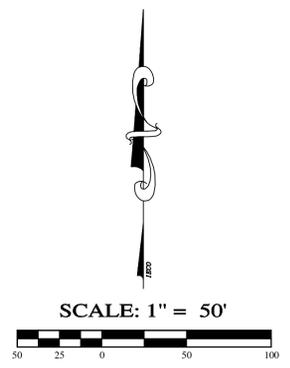
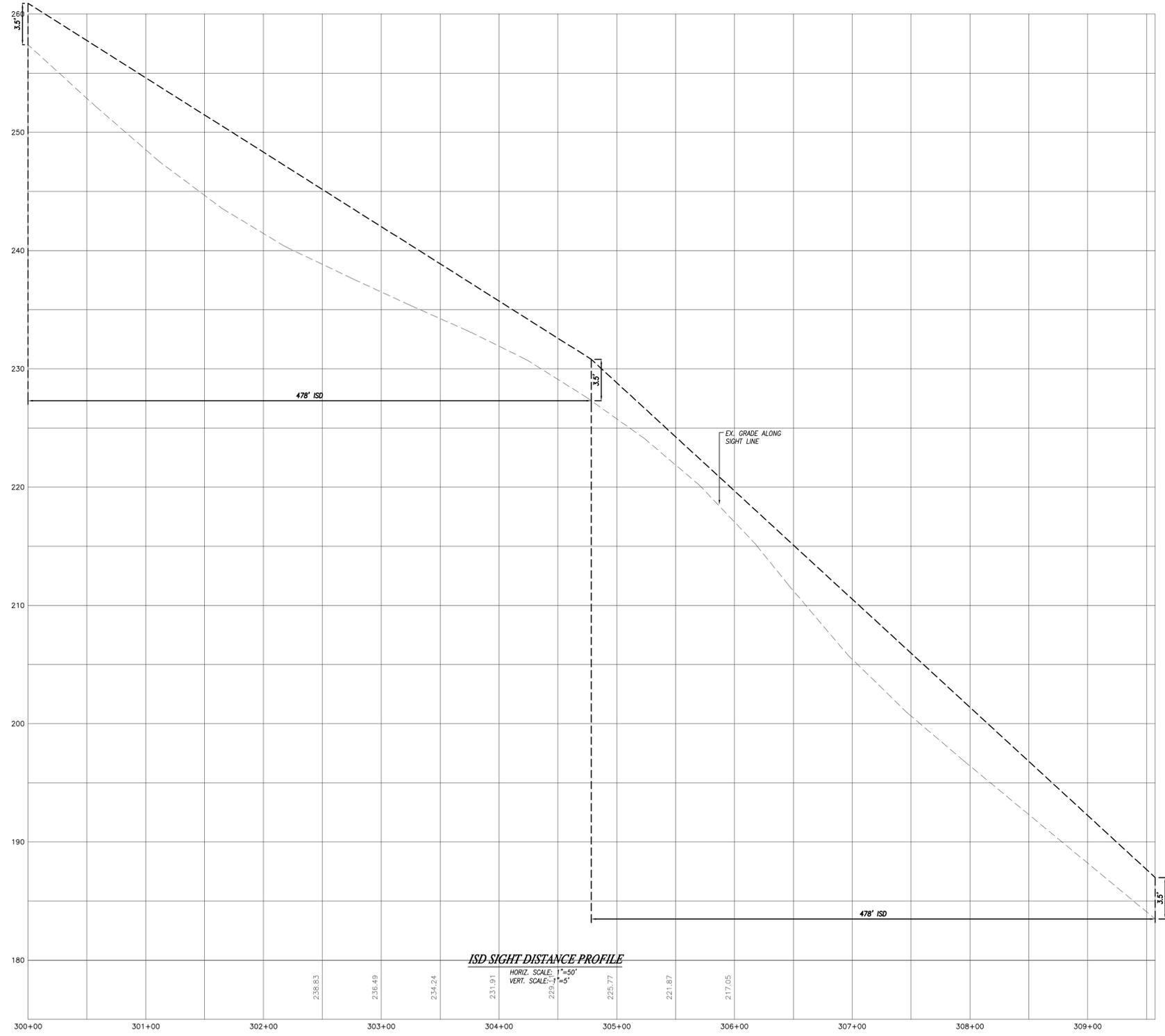
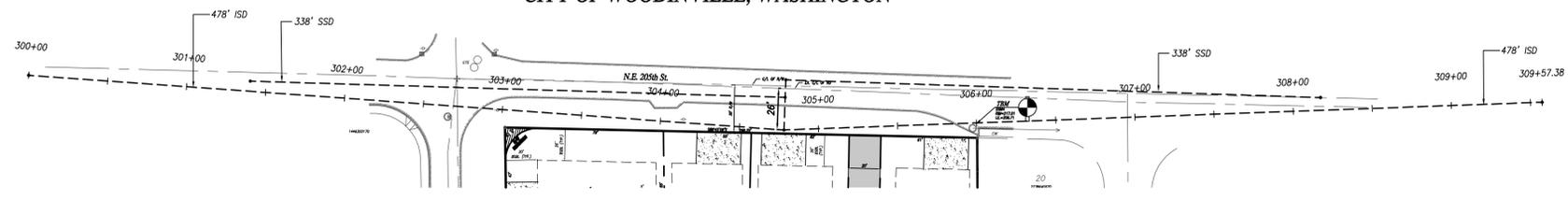




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SITE ADDRESS: 13215 NE 205TH ST WOODINVILLE, WA 98072	TAX ACCOUNT NO.'S: 0326059034
NW 1/4, SEC. 03, T. 26 N., R.5 E., W.M. <b>WOODINVILLE 10</b>	
DWG FILENAME: 150716-PRELM.DWG DESIGNED BY: JRC DATE: 05-18-2015 SCALE: 1"=50'	JOB NO.: 15-0716
<b>LOT #6 DRIVEWAY SIGHT DISTANCE SSD</b>	
SHEET SD3 of 10	

NW 1/4, SEC. 03, T. 26 N., R.5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



REV. NO.	DESCRIPTION	INITIALS	DATE



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WOODINVILLE, WA 98072

TAX ACCOUNT NO.'S: 0326059034

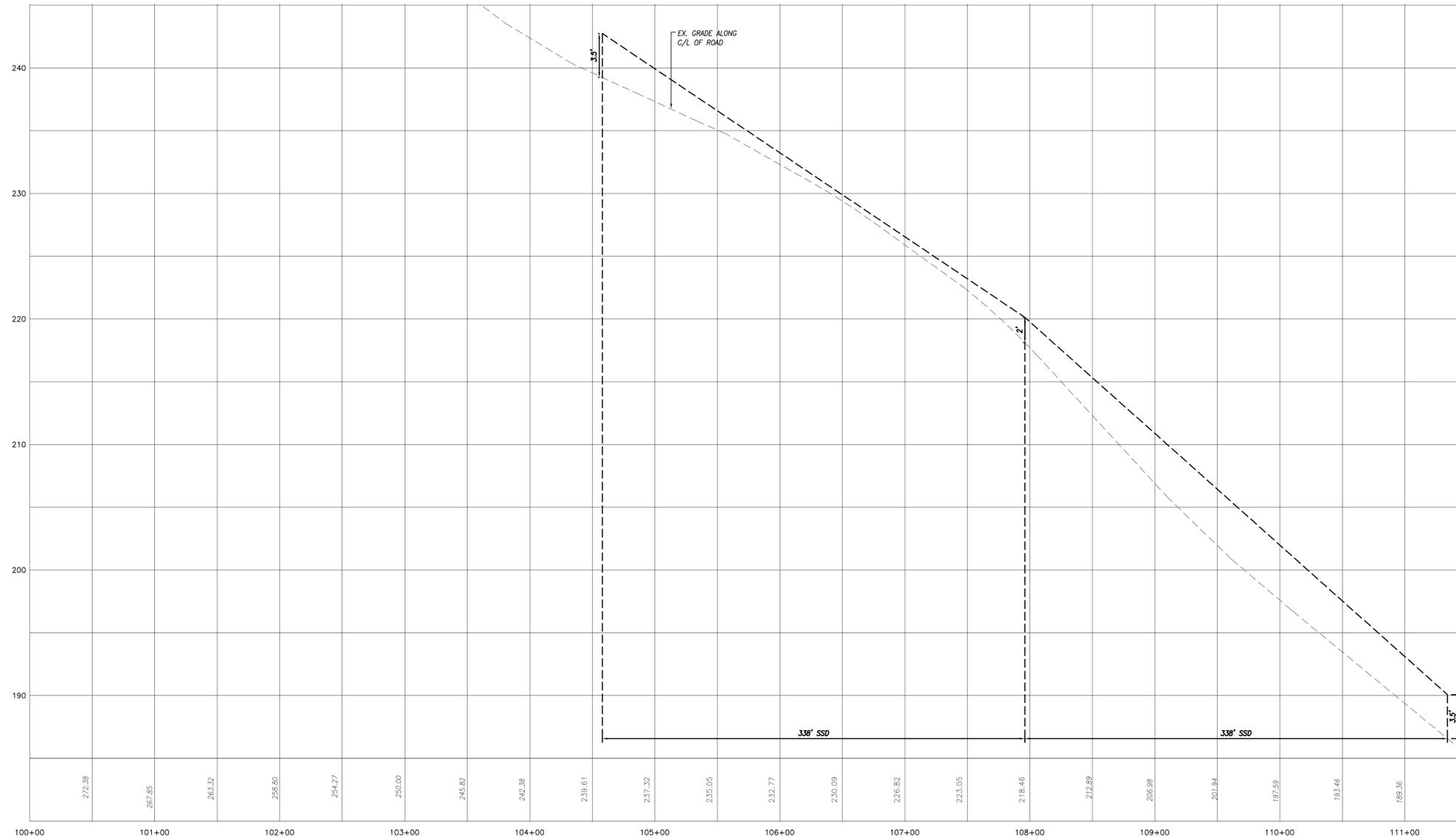
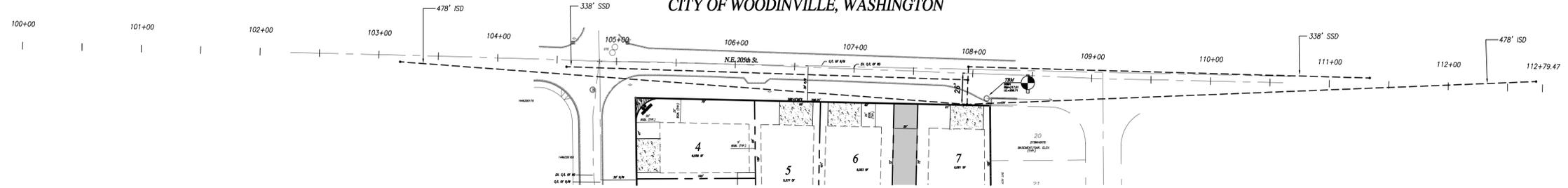
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**WOODINVILLE 10**

DWG FILENAME: 150716-PRELIM.DWG JRC DESIGNED BY: DATE: 05-18-2015 SCALE: 1"=50' JOB NO.: 15-0716

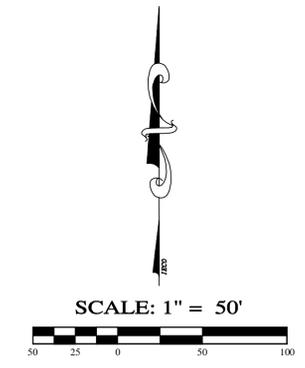
**LOT #6 DRIVEWAY  
SIGHT DISTANCE ISD**

SHEET SD4 of 10

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**SSD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE



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WOODINVILLE, WA 98072

TAX ACCOUNT NO.'S: 0326059034

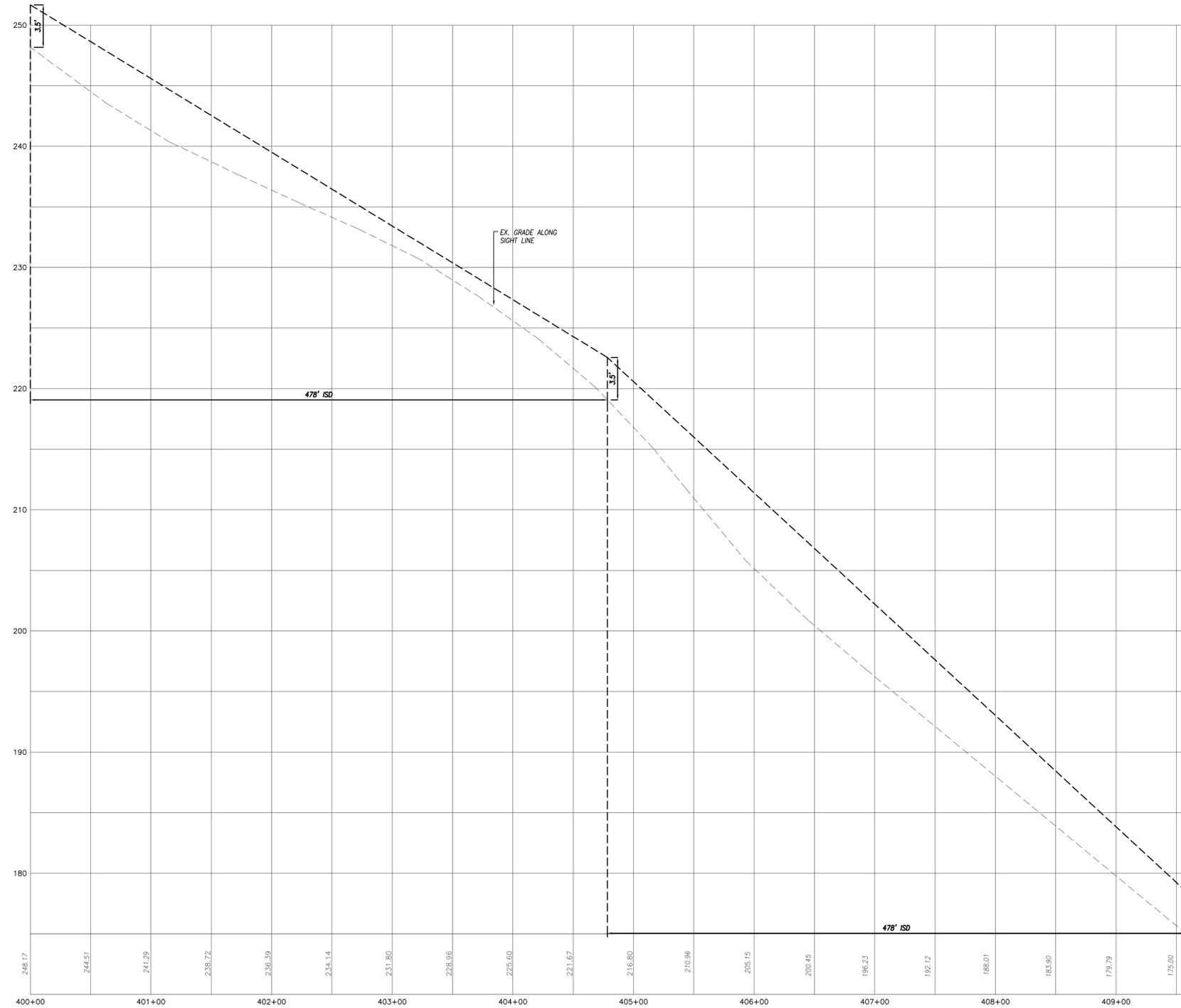
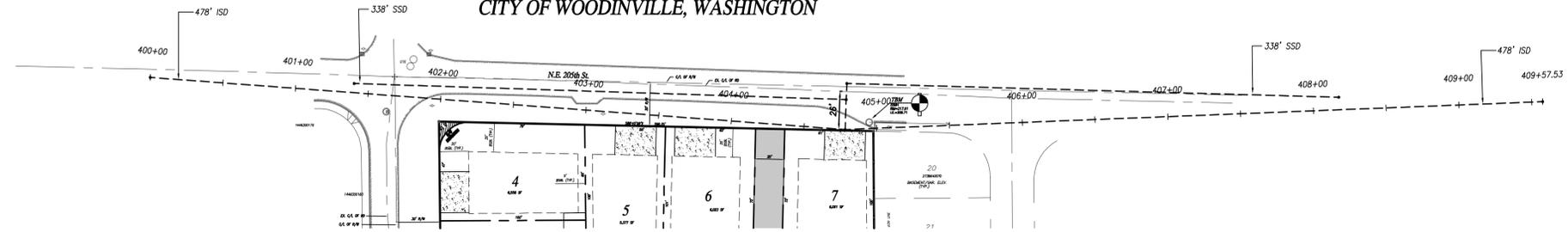
NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
**WOODINVILLE 10**

DWG FILENAME: 150716-PRELIM.DWG DESIGNED BY: JRC DATE: 05-18-2015 SCALE: 1"=50' JOB NO.: 15-0716

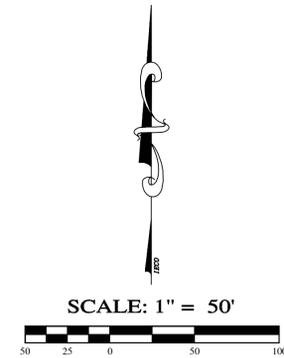
**LOT #7 DRIVEWAY  
SIGHT DISTANCE SSD**

SHEET  
SD5  
of  
10

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**ISD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE



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TAX ACCOUNT NO.'S: 0326059034

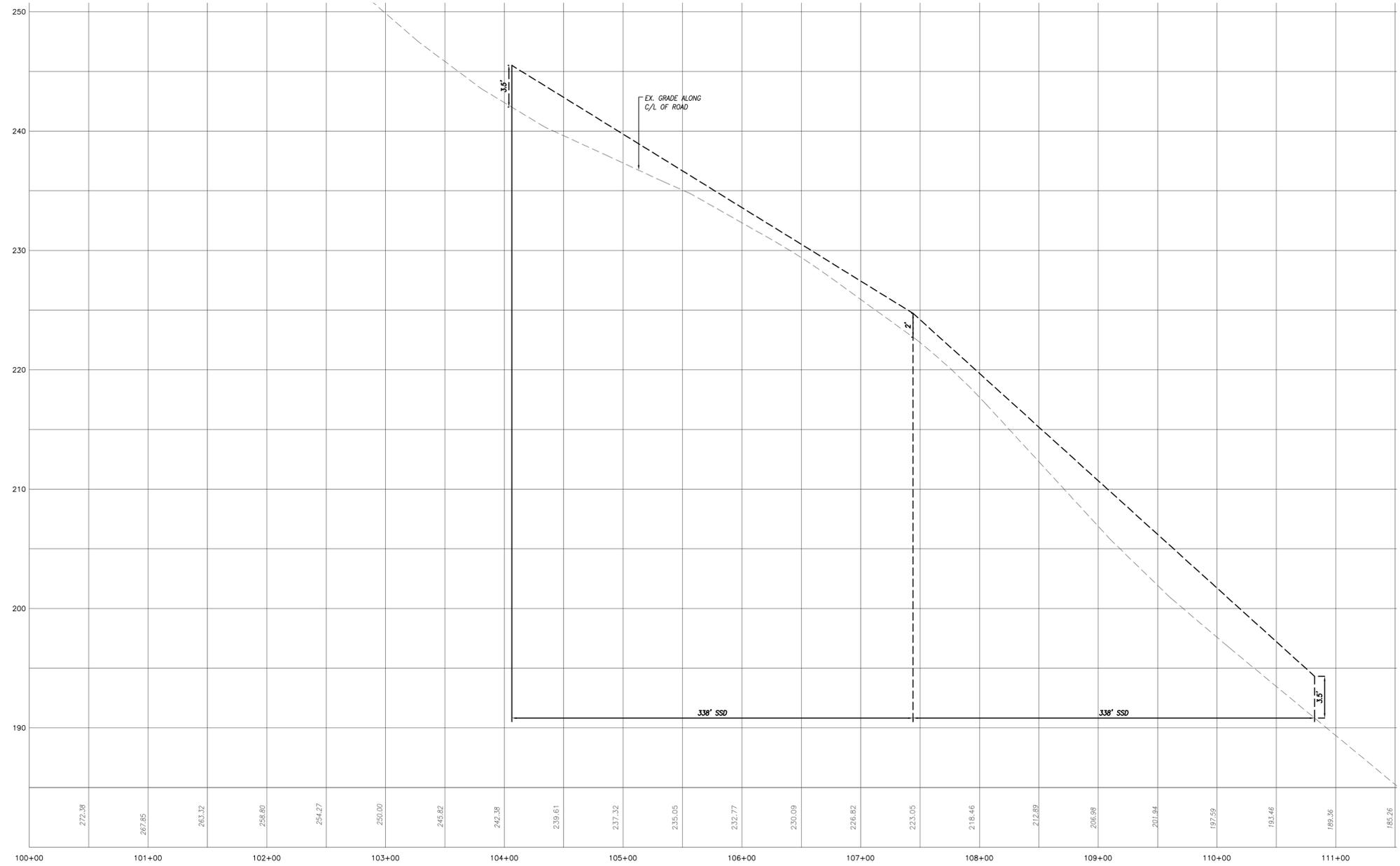
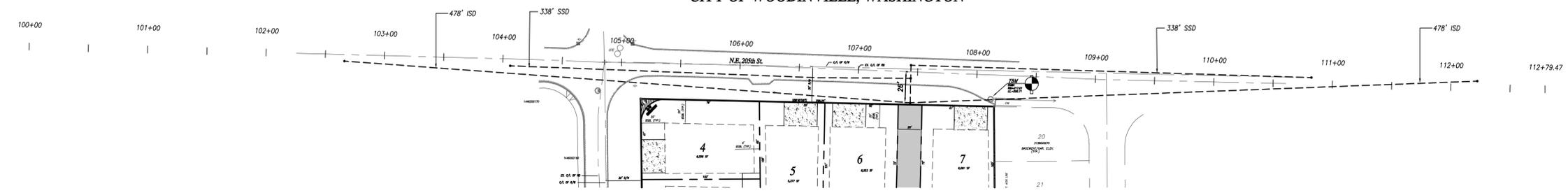
NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
**WOODINVILLE 10**

DWG FILENAME: 150716-PRELIM.DWG DESIGNED BY: JRC DATE: 05-18-2015 SCALE: 1"=50' JOB NO.: 15-0716

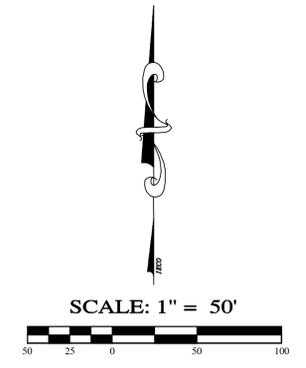
**LOT #7 DRIVEWAY  
SIGHT DISTANCE ISD**

SHEET SD6 of 10

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**SSD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE





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TAX ACCOUNT NO.'S: 0326059034

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**WOODINVILLE 10**

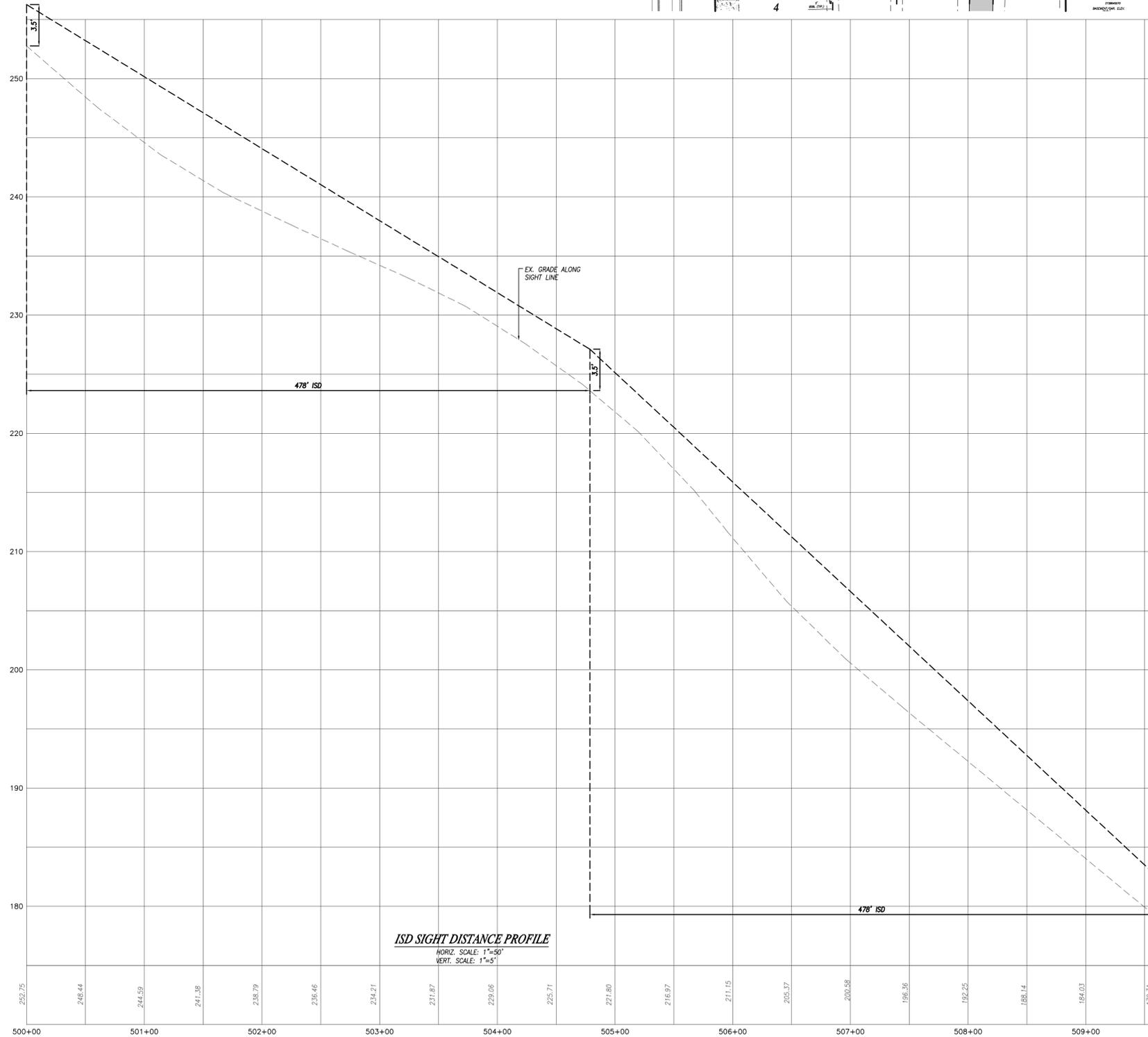
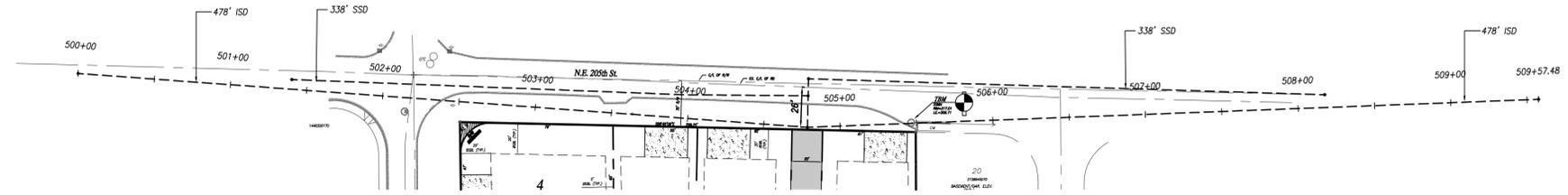
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DWG FILENAME: 150716-PRELIM.DWG	DESIGNED BY: JRC	DATE: 05-18-2015	SCALE: 1"=50'	JOB NO.: 15-0716
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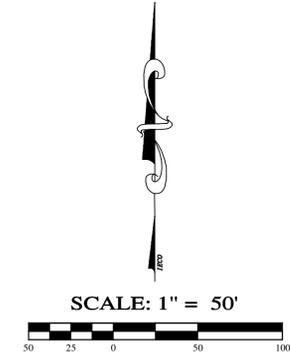
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TRACT 997 SIGHT DISTANCE SSD	SHEET SD7 of 10
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NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**ISD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE





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TAX ACCOUNT NO.'S: 0326059034

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**WOODINVILLE 10**

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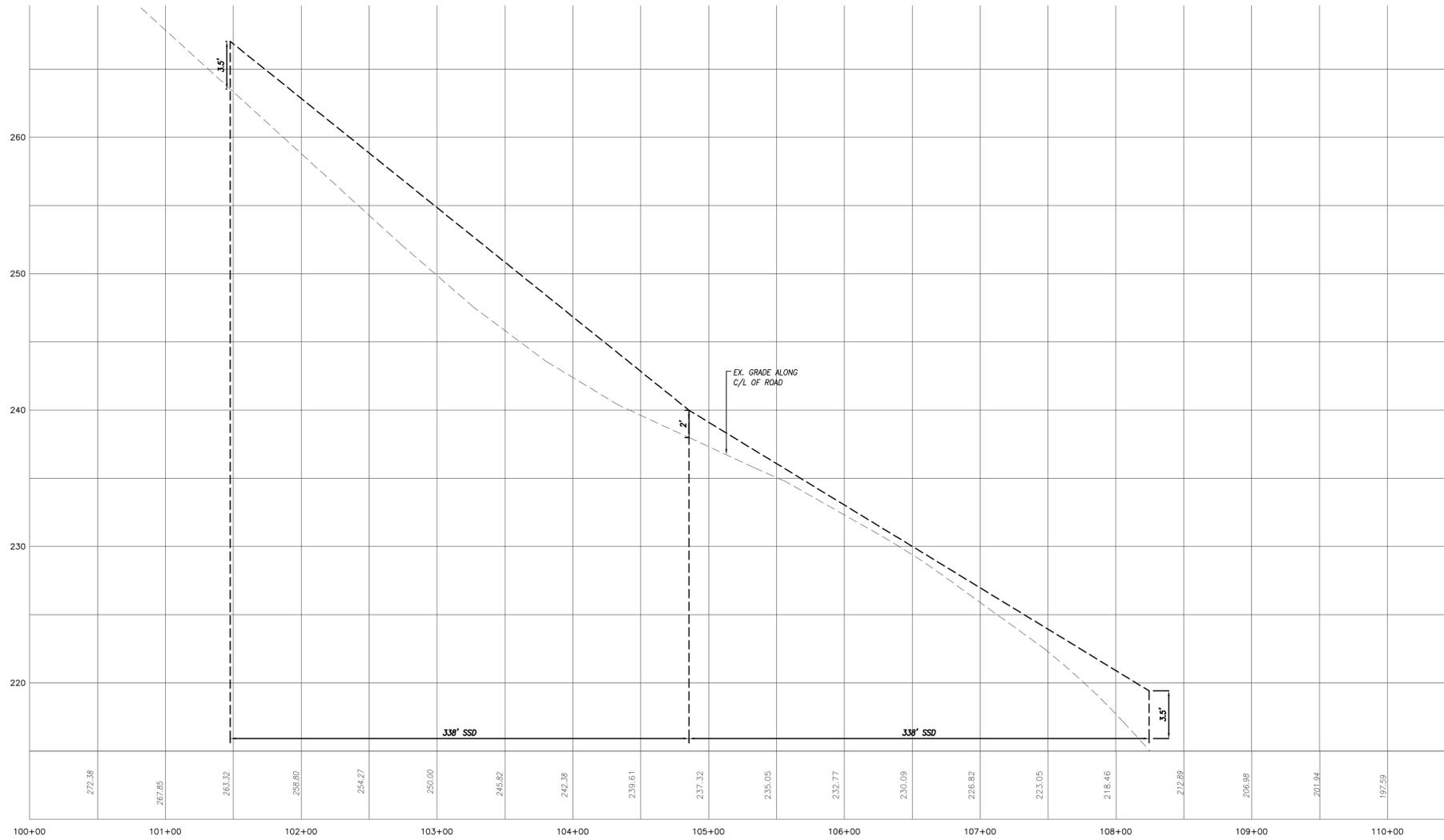
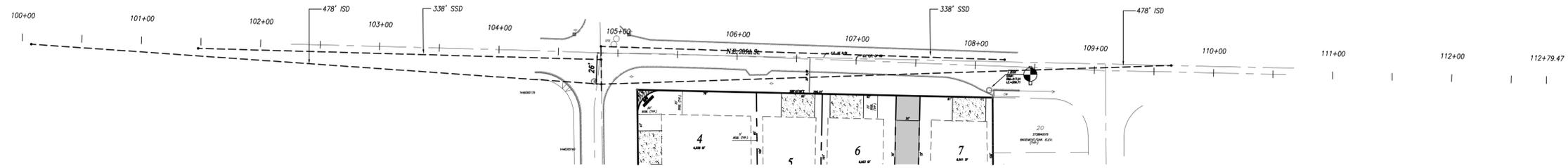
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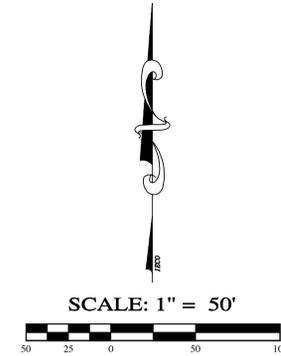
**TRACT 997**  
**SIGHT DISTANCE ISD**

SHEET  
**SD8**  
of  
**10**

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**SSD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE



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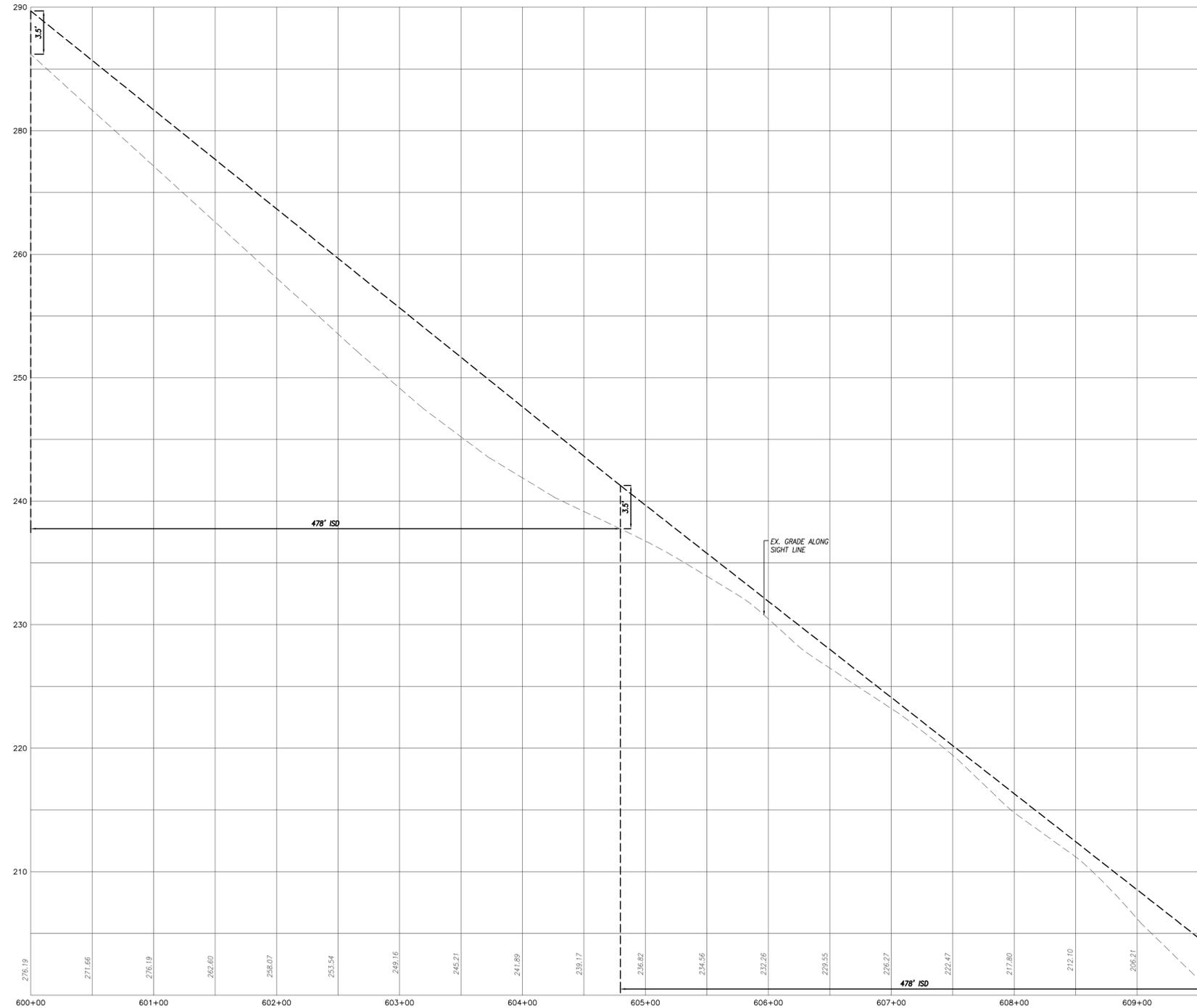
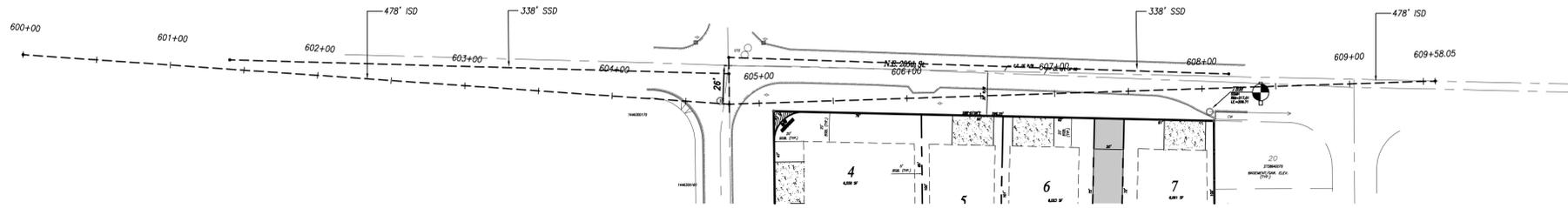
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**WOODINVILLE 10**

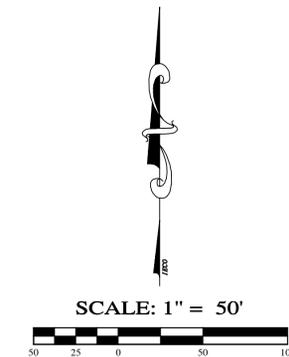
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**INTERSECTION SIGHT DISTANCE SSD** | SHEET SD9 of 10

NW 1/4, SEC. 03, T. 26 N., R. 5 E., W.M.  
CITY OF WOODINVILLE, WASHINGTON



**ISD SIGHT DISTANCE PROFILE**  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'



REV. NO.	DESCRIPTION	INITIALS	DATE



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**WOODINVILLE 10**

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JOB NO.: 15-0716

INTERSECTION SIGHT DISTANCE ISD

SHEET SD10 of 10