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BASIS OF BEARINGS

BASIS OF BEARINGS OF NORTH 01°32'31" EAST BETWEEN THE FOUND CITY OF KIRKLAND MONUMENTS ALONG THE WEST LINE OF SECTION 27.

HORIZONTAL DATUM

NAD '83/'11 GPS HXGN SMARTNET

VERTICAL DATUM

NAVD '88 PER GPS HXGN SMARTNET AS VERIFIED TO CITY OF KIRKLAND CONTROL POINT 47.

BENCHMARKS

ORIGINATING BENCHMARK: KING COUNTY CONTROL POINT 53
FOUND TACK IN LEAD IN 3"X3" CONC. MON. 0.7" DOWN IN CASE.

ELEVATION: 310.16'

TEMPORARY BENCHMARKS

TBM 'A'

SET SCRIBED 'X' IN THE CONCRETE WALKWAY ON THE SOUTHERLY SIDE OF NE 124TH ST, ±1.0' SOUTH OF THE TOP BACK OF CURB AT ± WESTERLY PROPERTY LINE EXTENDED NORTH FOR ADDRESS 13325 NE 124TH ST.

ELEVATION: 149.57'

TBM 'B'

SET CHISELED SQUARE ON THE NORTHEAST CORNER OF CONCRETE BASE FOR POWER CABINET LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF 134TH CT NE & NE 124TH ST. 13.5' SOUTHEAST OF A CATCH BASIN AND 17.9' WEST OF THE EAST END OF A CMU WALL.

ELEVATION: 143.96'

TBM 'C'

SET REBAR WITH RED 'AXIS' CONTROL CAP AT THE SOUTH EDGE CONCRETE WALKWAY ON THE SOUTH SIDE OF NE 124TH ST, ±88' SOUTHERLY OF A FIRE HYDRANT, ±19' SOUTHWEST OF A CATCH BASIN AND ±97' EAST OF THE CENTERLINE DRIVEWAY FOR A VACANT LOT.

ELEVATION: 125.24'

TBM 'D'

FOUND MAG NAIL WITH WASHER 'PARAMETRIX LS 51801' IN ASPHALT ALONG THE WESTERLY EDGE OF 132ND AVE NE AT THE CENTERLINE DECOMMISSIONED RAILROAD TRACKS.

ELEVATION: 137.10'

TBM 'E'

FOUND MAG NAIL WITH WASHER IN ASPHALT, 1.8' SOUTH OF THE NORTH EDGE PAVING FOR NE 126TH PL, ±42' NORTHEAST OF THE CENTERLINE DRIVEWAY FOR ADDRESS 13225 NE 126TH PL, 28' NORTH OF A UTILITY POLE WITH UNDERGROUND CONDUIT.

ELEVATION: 159.33'

TBM 'F'

AT 'X' IN 1-3/4" BRASS DISC IN 4"X4" CONCRETE MONUMENT IN CASE, 0.45' BELOW RIM, LOCATED AT ± INTERSECTION OF PAVING FOR NE 126TH PL & NE 128TH ST.

ELEVATION: 174.73'

SURVEY NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 23, 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

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.

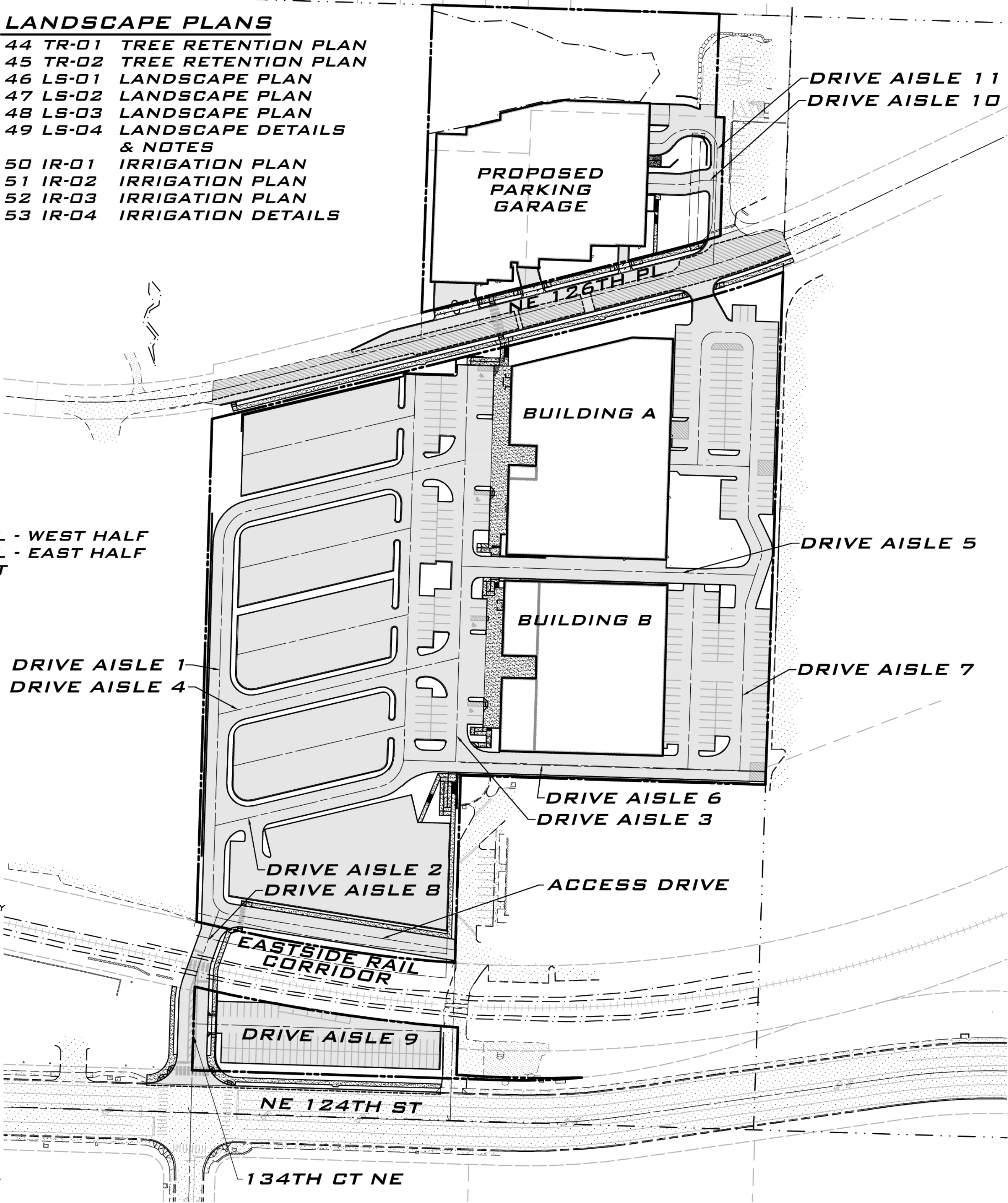
1' CONTOURS INTERVAL DERIVED FROM DIRECT FIELD OBSERVATION.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

LEE JOHNSON TOTEM LAKE
LSM PLANS

LANDSCAPE PLANS

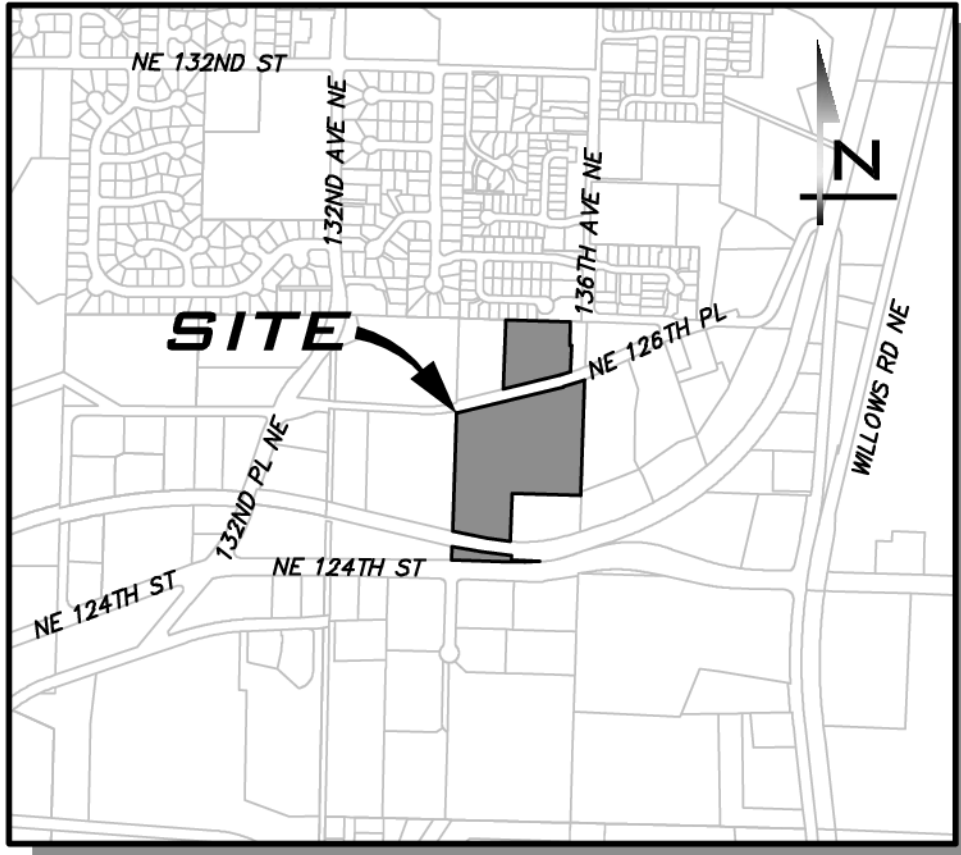
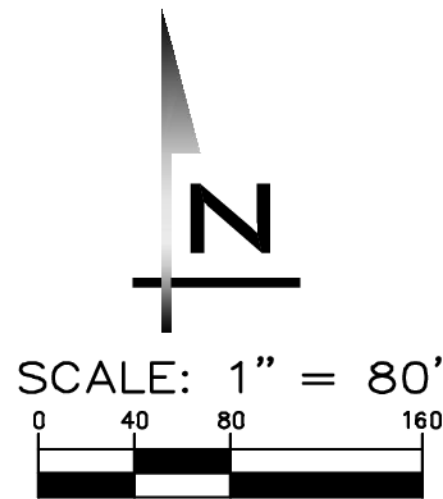
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- 53 IR-04 IRRIGATION DETAILS



WETLAND NOTES

WETLAND AND STREAM WITHIN RAILROAD RIGHT-OF-WAY DELINEATED BY WETLAND RESOURCES, INC. ON APRIL 22, 2020.

WETLAND OVER PARCEL NO. 2726059123 DELINEATED BY WETLAND RESOURCES, INC. ON MARCH 31, 2021.



VICINITY MAP

NOT TO SCALE

PROJECT TEAM

APPLICANT

LEE JOHNSON AUTO FAMILY
11845 NE 85TH ST
KIRKLAND, WA 98033
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ARCHITECT

FREIHEIT ARCHITECTURE
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BELLEVUE, WA 98004
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CIVIL ENGINEER
& LANDSCAPE
ARCHITECT

BLUELINE
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CONTACT: JON L. KOEPFGEN, PE
ALAN MCWAIN, PLA

SURVEYOR

AXIS SURVEY & MAPPING
15241 NE 90TH ST
REDMOND, WA 98052
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CONTACT: ROBERT C. METCALFE, PE

STRUCTURAL ENGINEER

DIBBLE ENGINEERS
1029 MARKET ST
KIRKLAND, WA 98033
(425) 828-4200
CONTACT: BETH JENSON

TRAFFIC ENGINEER

TENW
11400 SE 8TH ST, #200
BELLEVUE, WA 98004
(425) 468-7072
CONTACT: AMY WASSERMAN

SITE DATA

SITE ADDRESS:

12545 135TH AVE NE, KIRKLAND, WA 98034

TAX ACCOUNT NUMBER:

2726059101, 2726059043, 2726059091,
2726059090, 2726059051, 2726059122, 2726059123

CURRENT ZONING:

INDUSTRIAL (TL7B)

SETBACKS:

FRONT = 10', SIDE = 0', REAR = 0'

GROSS SITE AREA:

12.04 AC (524,646 SF)

PROPOSED ONSITE
IMPERVIOUS AREAS SUMMARY

SIDEWALK:	21,640 SF (0.50 AC)
ASPHALT DRIVE/PARKING	279,988 SF (6.43 AC)
PROPOSED BUILDING:	52,808 SF (1.21 AC)
EXISTING BUILDING (TO BE RENOVATED)	75,116 SF (1.72 AC)
TOTAL BUILDING	127,924 SF (2.94 AC)

UTILITY PURVEYORS

WATER SUPPLY:	CITY OF KIRKLAND DEPARTMENT OF PUBLIC WORKS
SANITARY SEWER:	NORTHSHORE UTILITY DISTRICT (NUD)
FIRE DISTRICT:	KIRKLAND FIRE DEPARTMENT
POWER:	PSE
GAS:	PSE

GRADING
QUANTITIES

CUT = 38,540 CY

FILL = 50,870 CY

U. S. POSTAL SERVICE

APPROVED FOR MAILBOX LOCATION(S)

BY: TO BE DETERMINED

US POSTAL SERVICE

(ORIGINAL SIGNATURE IN FILE)

DATE:

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
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE:

AS NOTED

PROJECT MANAGER:

JON L. KOEPFGEN, PE

PROJECT ENGINEER:

JAMES REYNES

DESIGNER:

JUSTIN RODDA

ISSUE DATE:

9/8/2021

REVISIONS

BY

DATE

NO

COVER SHEET

LEE JOHNSON TOTEM LAKE

LSM PLANS

PARCEL #2726059043

CITY OF KIRKLAND WASHINGTON



8/31/21

JOB NUMBER:

20-058

SHEET NAME:

CV-01

SHT

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OF

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