

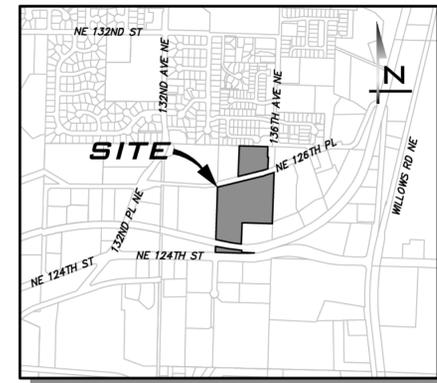
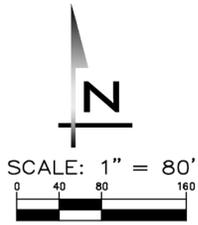
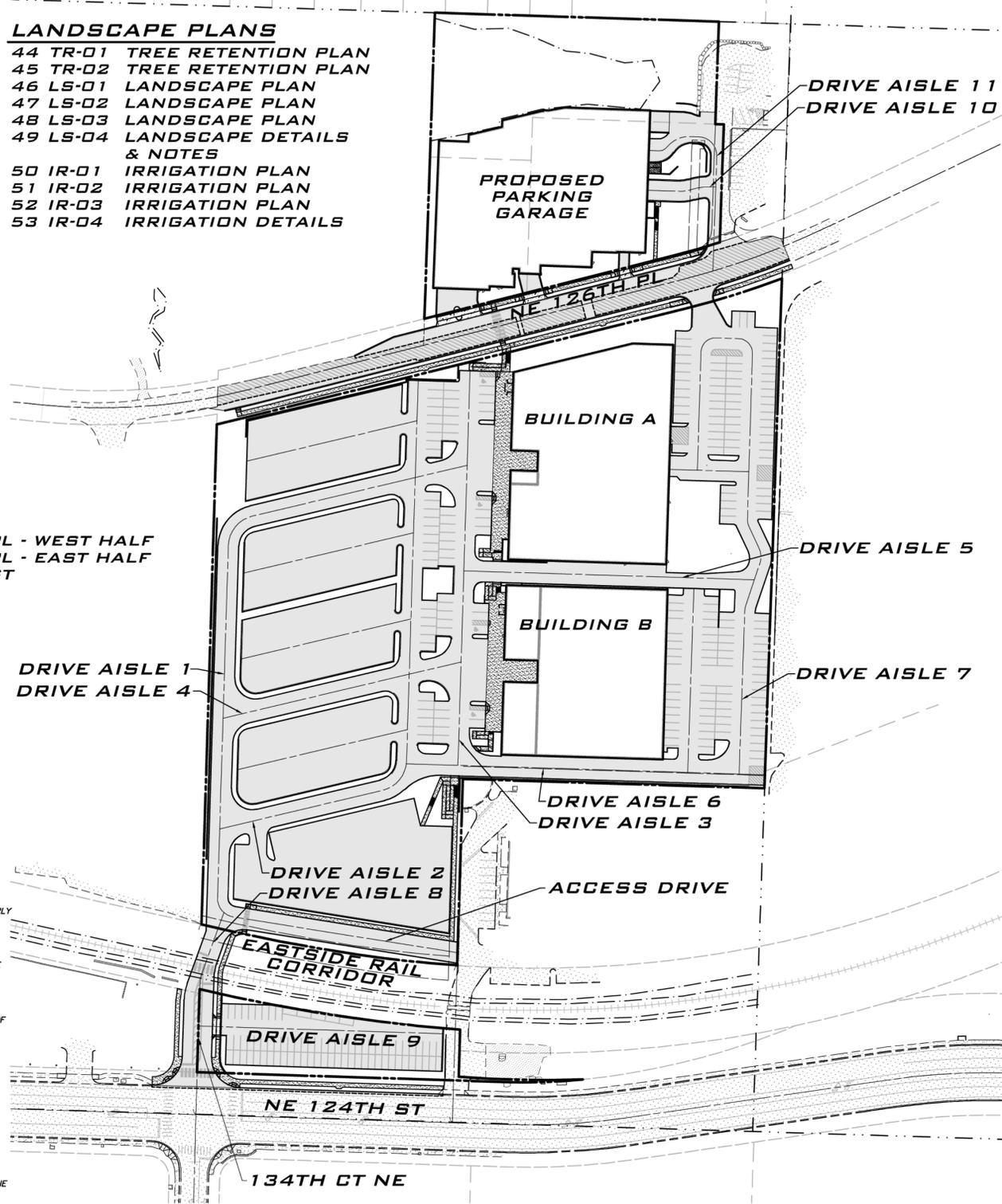
LEE JOHNSON TOTEM LAKE LSM PLANS

SHEET INDEX

- 1 CV-01 COVER SHEET
- 2 GN-01 GENERAL NOTES & LEGEND
- 3 EC-01 EXISTING CONDITIONS & DEMOLITION PLAN
- 4 EC-02 EXISTING CONDITIONS & DEMOLITION PLAN
- 5 EC-03 EXISTING CONDITIONS & DEMOLITION PLAN
- 6 EC-04 EXISTING CONDITIONS & DEMOLITION PLAN
- 7 EC-05 EXISTING CONDITIONS & DEMOLITION PLAN
- 8 EC-06 EXISTING CONDITIONS & DEMOLITION PLAN
- 9 TP-01 TESC PLAN
- 10 TD-01 TESC DETAILS
- 11 HG-01 HORIZONTAL CONTROL PLAN
- 12 HG-02 HORIZONTAL CONTROL PLAN
- 13 GP-01 GRADING PLAN
- 14 GP-02 GRADING PLAN
- 15 GP-03 GRADING PLAN
- 16 GP-04 GRADING PLAN
- 17 GP-05 GRADING PLAN
- 18 GP-06 GRADING PLAN
- 19 CU-01 COMPOSITE UTILITY PLAN
- 20 CU-02 COMPOSITE UTILITY PLAN
- 21 RS-01 DRAINAGE PLAN
- 22 RS-02 DRAINAGE PLAN
- 23 VT-01 DETENTION VAULT PLAN
- 24 VT-02 DETENTION VAULT PLAN
- 25 VT-03 DETENTION VAULT SECTIONS & DETAILS
- 26 VT-04 R-TANK PLAN
- 27 VT-05 R-TANK SECTIONS & DETAILS
- 28 VT-06 DETENTION PIPE PLAN
- 29 VT-07 DETENTION PIPE SECTIONS & DETAILS
- 30 RP-01 ROAD & UTILITY PROFILES
- 31 RP-02 ROAD & UTILITY PROFILES
- 32 RP-03 ROAD & UTILITY PROFILES
- 33 RP-04 ROAD & UTILITY PROFILES
- 34 RP-05 ROAD & UTILITY PROFILES
- 35 RP-06 ROAD & UTILITY PROFILES
- 36 RP-07 ROAD & UTILITY PROFILES
- 37 FI-01 FRONTAGE IMPROVEMENT PLAN - NE 126TH PL - WEST HALF
- 38 FI-02 FRONTAGE IMPROVEMENT PLAN - NE 126TH PL - EAST HALF
- 39 FI-03 FRONTAGE IMPROVEMENT PLAN - NE 124TH ST
- 40 DT-01 DETAILS
- 41 DT-02 DETAILS
- 42 DT-03 DETAILS
- 43 DT-04 DETAILS

LANDSCAPE PLANS

- 44 TR-01 TREE RETENTION PLAN
- 45 TR-02 TREE RETENTION PLAN
- 46 LS-01 LANDSCAPE PLAN
- 47 LS-02 LANDSCAPE PLAN
- 48 LS-03 LANDSCAPE PLAN
- 49 LS-04 LANDSCAPE DETAILS & NOTES
- 50 IR-01 IRRIGATION PLAN
- 51 IR-02 IRRIGATION PLAN
- 52 IR-03 IRRIGATION PLAN
- 53 IR-04 IRRIGATION DETAILS



VICINITY MAP
NOT TO SCALE

PROJECT TEAM

- | | |
|---|--|
| APPLICANT
LEE JOHNSON AUTO FAMILY
11845 NE 85TH ST
KIRKLAND, WA 98033
(206) 910-8590
CONTACT: TOD JOHNSON | SURVEYOR
AXIS SURVEY & MAPPING
15241 NE 90TH ST
REDMOND, WA 98052
(425) 823-5700
CONTACT: ZANE NALL, PLS |
| ARCHITECT
FREIHEIT ARCHITECTURE
777 108TH AVE NE, #1650
BELLEVUE, WA 98004
(425) 827-2100
CONTACT: JEN CAUDLE | GEOTECHNICAL ENGINEER
ASSOCIATED EARTH SCIENCES, INC
17425 NE UNION HILL RD, #250
REDMOND, WA 98052
(425) 861-6000
CONTACT: ROBERT C. METCALFE, PE |
| CIVIL ENGINEER & LANDSCAPE ARCHITECT
BLUELINE
25 CENTRAL WAY, #400
KIRKLAND, WA 98033
(425) 250-7252
CONTACT: JON L. KOEPFGEN, PE
ALAN MCWAIN, PLA | 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) 488-7072
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 (I1.7B) |
| 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 |

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, ±86' 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.

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.

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

NO	DATE	BY	REVISIONS

COVER SHEET
LEE JOHNSON TOTEM LAKE
LSM PLANS
PARCEL #2726059043
WASHINGTON
CITY OF KIRKLAND

8/31/21
JOB NUMBER:
20-058
SHEET NAME:
CV-01
SHT **1** OF **43**