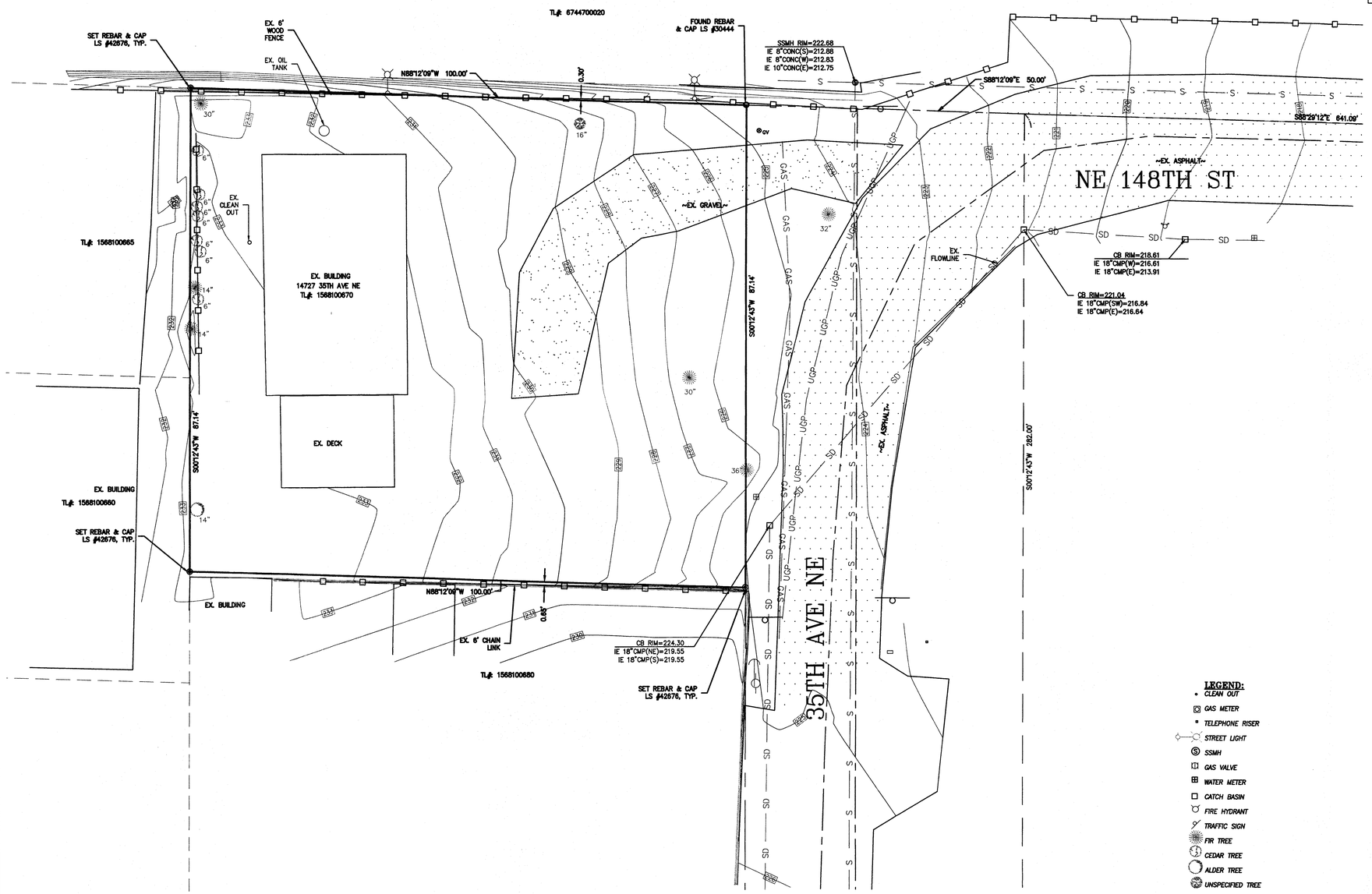
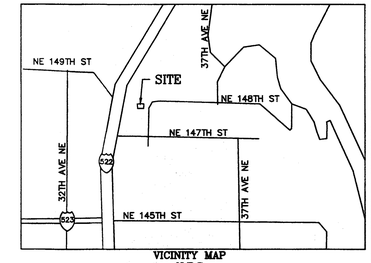
SE 1/4 OF SE 1/4 OF SECTION 16, T. 26 N., R. 04 E., W.M.
CITY OF LAKE FOREST PARK, STATE OF WASHINGTON





VICINITY MAP
N.T.S

NORTH

0 5 10 20
SCALE 1" = 10'

LEGAL DESCRIPTION

LOTS 6 AND 7, BLOCK 7, CHITTENDEN'S TERRACE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 37, RECORDS OF KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 20 FEET OF SAID LOT 7.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

BASIS OF BEARING

NAD 83/91
HELD WGS SURVEY DATA BASE PT NO. 243 AND 2604SE16

NO. 2604SE16 = FOUND 3" BRASS DISK WITH PUNCH DOWN 1.22' IN ASPHALT PATCH AT THE CENTER OF INTERSECTION OF NE 145TH ST. AND 35TH AVE NE
N: 271043.815
E: 1281704.328

NO. 243 = FOUND CONCRETE MONUMENT WITH SQUARE LEAD PLUG AND COPPER TACK DOWN .5' IN MON CASE AT THE CENTER OF INTERSECTION OF 147TH ST AND 30TH AVE NE
N: 271726.9756
E: 1280380.178

VERTICAL DATUM
NAVD 88 PER WGS SURVEY DATA BASE PT. NO. 243
ELEV=239.86

REFERENCES
RECORD OF SURVEY NO. 20100622900007
PLAT OF CHITTENDEN'S TERRACE PARK

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

UTILITIES
UNDERGROUND UTILITIES ARE PER AVAILABLE RECORDS, OBSERVED EVIDENCE AND EXISTING PAINT MARKS. ENCOMPASS MAKES NO GUARANTEE AS TO THEIR ACCURACY

LEGEND:
- CLEAN OUT
- GAS METER
- TELEPHONE RISER
- STREET LIGHT
- SSMH
- GAS VALVE
- WATER METER
- CATCH BASIN
- FIRE HYDRANT
- TRAFFIC SIGN
- FIR TREE
- CEDAR TREE
- ALDER TREE
- UNSPECIFIED TREE

REVISIONS		
DESCRIPTION	BY	DATE

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STEVEN D. McCASLEY
STATE OF WASHINGTON
42676
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/10/15

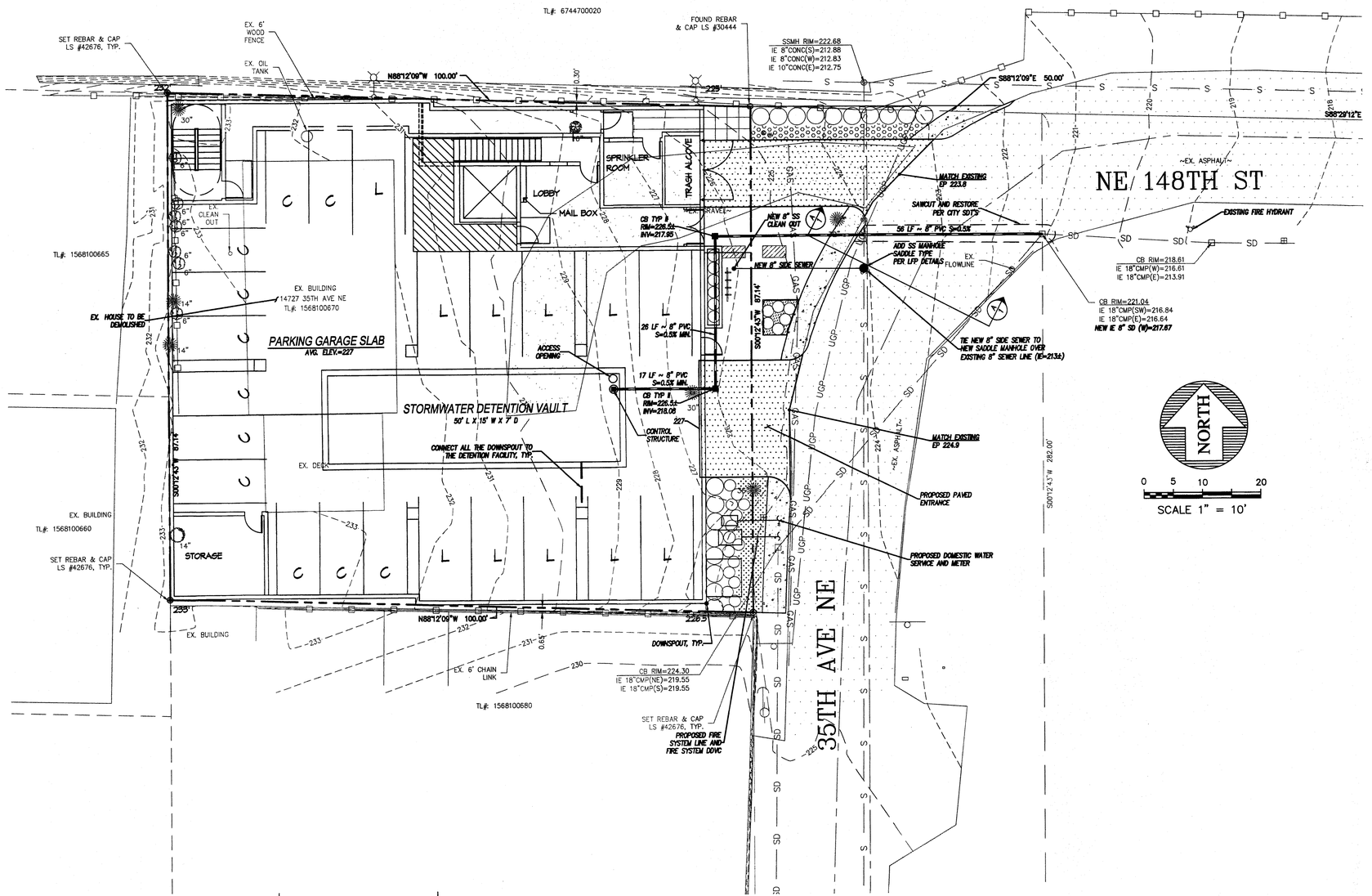
14727 INVESTMENT LLC.

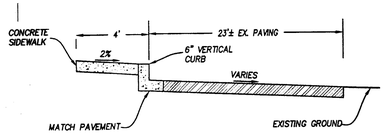
TOPOGRAPHIC SURVEY

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

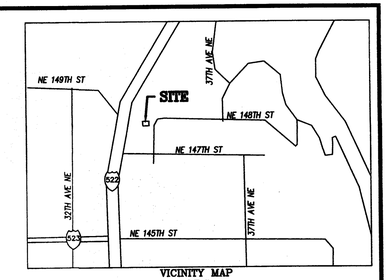
JOB NO.	15539
DATE	4/24/15
SCALE	1"=10'
DESIGNED	SDM
DRAWN	EE
CHECKED	SDM
APPROVED	SDM
SHEET	C 1.0

SE 1/4 OF SE 1/4 OF SECTION 16, T. 26 N., R. 04 E., W.M.
CITY OF LAKE FOREST PARK, STATE OF WASHINGTON





ROAD CROSS SECTION A-A
N.T.S.



VICINITY MAP
N.T.S

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- CLEAN OUT
- GAS METER
- TELEPHONE RISER
- STREET LIGHT
- SSMH
- GAS VALVE
- WATER METER
- CATCH BASIN
- FIRE HYDRANT
- TRAFFIC SIGN
- FIR TREE
- CEDAR TREE
- ALDER TREE
- UNSPECIFIED TREE

EXISTING SIGNIFICANT TREES

TREE COUNT.	SIZE/SPECIES	TO BE RETAINED
7	6" CEDAR	0
2	14" FIR	0
2	30" FIR	0
1	32" FIR	0
1	36" FIR	0
1	6" UNSPECIFIED	0
TOTAL DIAM. INCH= 204"		

811 Know what's below. Call before you dig.

REVISIONS

DESCRIPTION	BY	DATE
SEWER REVISIONS	BRC	09/16/15

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

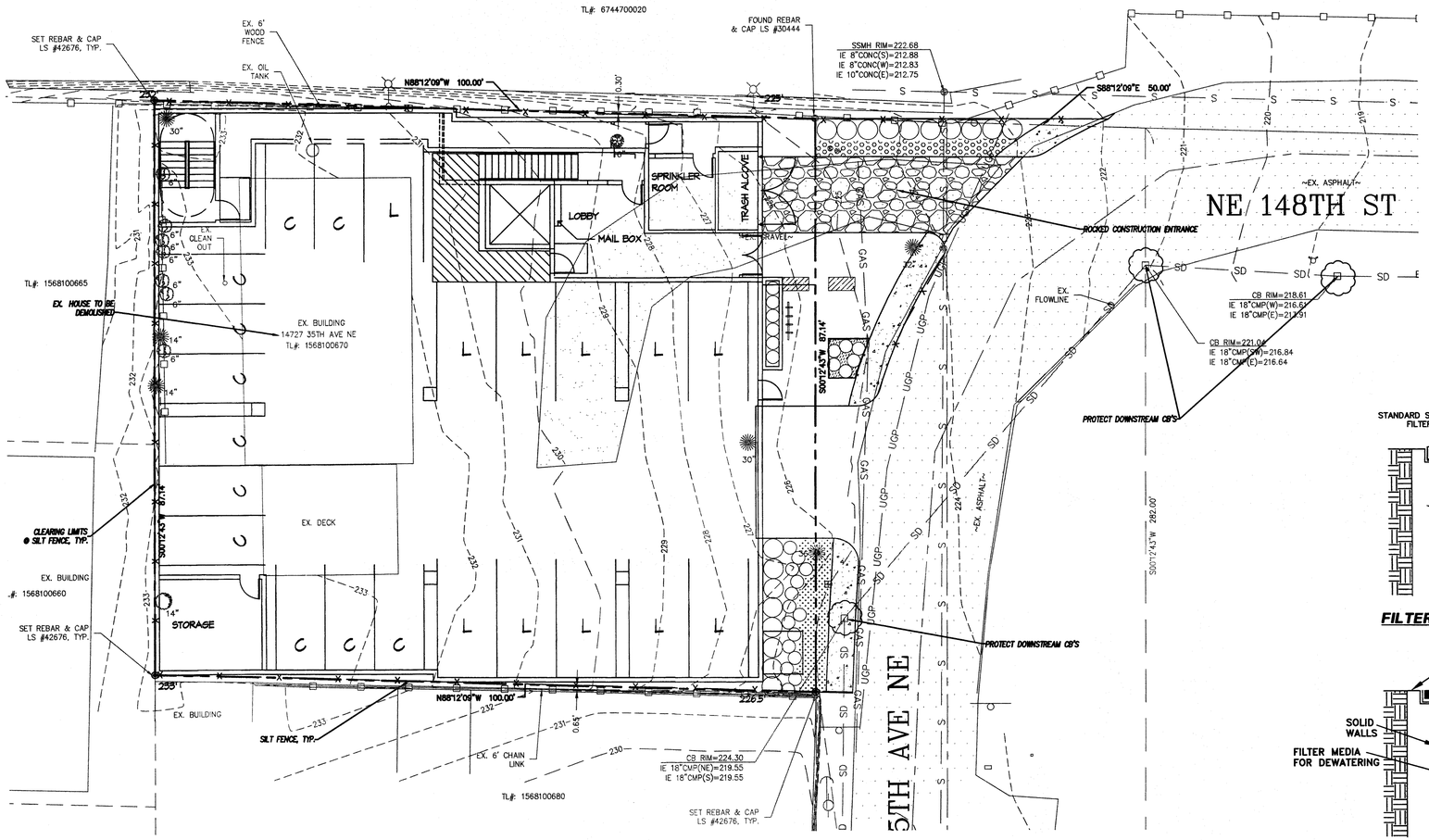
HARRY R. CONSTANTINE III, STATE OF WASHINGTON, 35764, REGISTERED PROFESSIONAL ENGINEER
09-16-2015

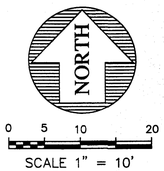
LAKE FOREST CONDO
14727 35TH AVE NE
CONCEPTUAL GRADING AND DRAINAGE PLAN

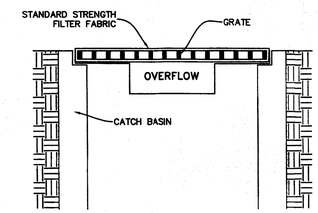
Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
407 Southwater Blvd • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	15539
DATE	7/17/15
SCALE	1"=10'
DESIGNED	TJR
DRAWN	EE
CHECKED	TJR
APPROVED	CJA
SHEET	C 1.1

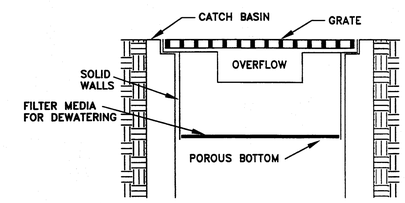
SE 1/4 OF SE 1/4 OF SECTION 16, T. 26 N., R. 04 E., W.M.
CITY OF LAKE FOREST PARK, STATE OF WASHINGTON







FILTER FABRIC PROTECTION DETAIL
N.T.S.

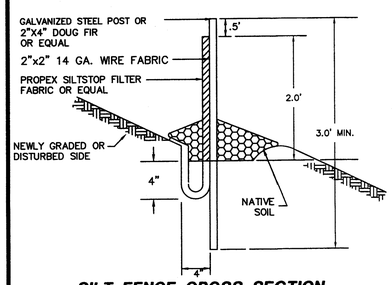


NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.

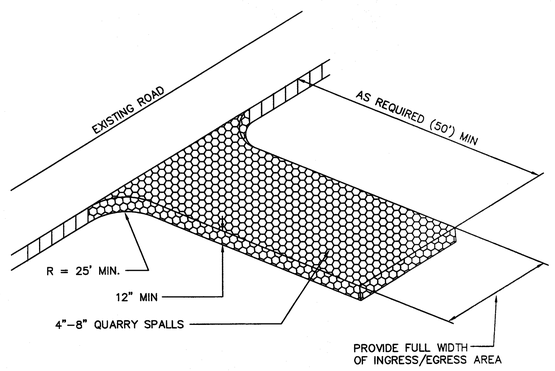
MAINTENANCE STANDARDS

1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONR-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.
4.

CATCH BASIN INSERT
N.T.S.



SILT FENCE CROSS SECTION
N.T.S.



ROCKED CONSTRUCTION ENTRANCE
N.T.S.

NOTES

1. CLEARING LIMITS AT SILT FENCE AND EDGE OF STREET.
2. ROCKED CONSTRUCTION ENTRANCE SHALL BE USED AS SHOWN.
3. HAZARDOUS MATERIALS SHALL BE STORED AND HANDLED TO ENSURE THAT THERE ARE NO SPILLS THAT WOULD ENTER DOWNSTREAM DRAINAGE
4. CONCRETE WORK AND PAVING SHALL BE MANAGED TO ENSURE NO DOWNSTREAM CONTAMINATION.

LEGEND:
- CLEAN OUT
- GAS METER
- TELEPHONE RISER
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- SSMH
- GAS VALVE
- WATER METER
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REVISIONS

DESCRIPTION	BY	DATE
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BARRY R. CONSTANTINE, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 38764
05-16-2015

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JOB NO.	15539
DATE	7/17/15
SCALE	1"=10'
DESIGNED	TJR
DRAWN	EE
CHECKED	TJR
APPROVED	CJA
SHEET	C 1.2