

PRELIMINARY PLAT OF SILER RIDGE FOR D.R. HORTON

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTHEASTERLY OF UNION HILL COUNTY ROAD, AS ESTABLISHED BY EASEMENT RECORDED UNDER RECORDING NO. 2932642.

PARCEL B:
THAT PORTION OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER LYING NORTH OF THE CENTERLINE OF THE UNION HILL ROAD AS THE SAME EXISTED ON NOVEMBER 20, 1946.

PARCEL C:
GOVERNMENT LOT 1 IN SECTION 18, TOWNSHIP 25 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF LYING WITHIN AMES LAKE-CARNATION ROAD NORTHEAST AS ESTABLISHED BY EASEMENT RECORDED UNDER RECORDING NO. 1514826.

PARCEL D:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL E:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0180836-16 SECOND COMMITMENT DATED AUGUST 13, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 26, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST, 2020.
- PROPERTY AREA = 12,870,338± SQUARE FEET (295.4623± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON FOR DEVELOPMENT AREAS IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
- ELEVATION AND/OR CONTOUR INFORMATION FOR PORTIONS OF THE SITE OUTSIDE OF DEVELOPMENT AREAS IS FROM PUBLICLY AVAILABLE RESOURCES.
- THIS SURVEY IS PRELIMINARY IN NATURE AND SHOULD NOT BE USED FOR DESIGN PURPOSES WITHOUT INDEPENDENT CONFIRMATION OF THE BOUNDARY AND/OR TOPOGRAPHIC INFORMATION SHOWN HEREON.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

EXCEPTIONS CONTAINED IN TITLE

- THIS SITE IS SUBJECT TO RESERVATIONS OF COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHT TO EXPLORE FOR THE SAME AS CONTAINED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 3699293. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO A ROADWAY EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 36699294. (SHOWN HEREON)
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- THIS SITE IS SUBJECT TO A ROADWAY EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 5089753. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO RESERVATIONS OF COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHT TO EXPLORE FOR THE SAME AS CONTAINED IN DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 5089753. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINE, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY AS SET FORTH ON BOUNDARY SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9602159005. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES AS DISCLOSED BY INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NUMBERS 9901150609, 20040414002865, 20041201000040, 20060126001770, AND 20101201000378. (NOTHING TO PLOT)
- THIS SITE IS SUBJECT TO ANY QUESTIONS OR CLAIMS ARISING BY REASON OF ANY UNCERTAINTY IN THE TRUE LOCATION OF UNION HILL ROAD.

BASIS OF BEARINGS

NAD83(2011) BETWEEN THE W 1/4 CORNER OF SEC. 12 AND THE S 1/4 CORNER OF SEC. 13 PER REF. 1 AND ROTATED TO STATE PLANE PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

REFERENCES

- BOUNDARY SURVEY BY BAIMA & HOLMBERG INC. RECORDED IN BOOK 107 OF SURVEYS, PAGES 263 THROUGH 265, UNDER KING COUNTY RECORDING NUMBER 9602159005.

VERTICAL DATUM

NAVD88 PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

HORIZONTAL DATUM

NAD83(2011) PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

OWNER

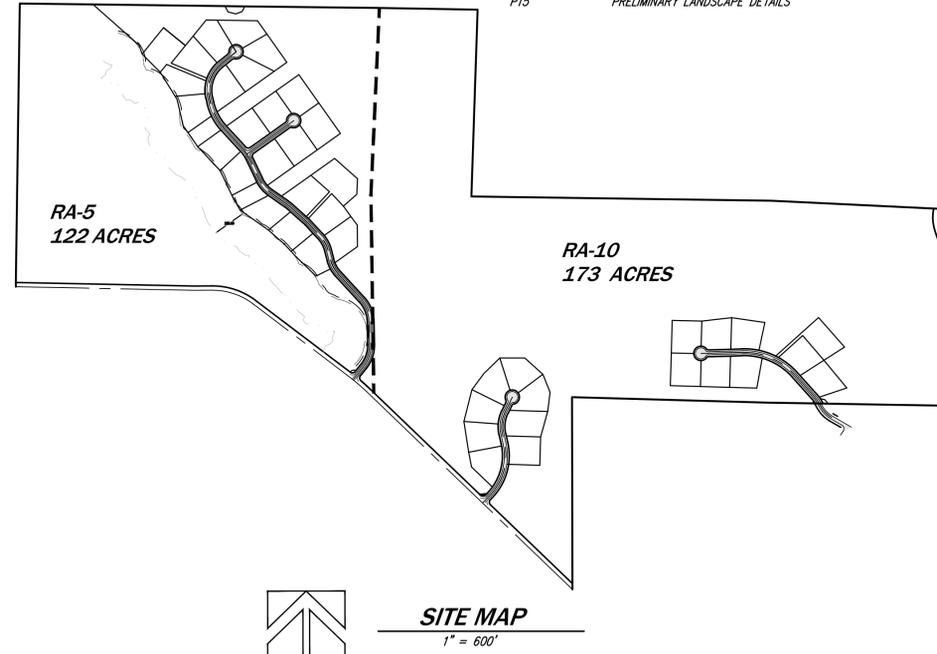
EVERGREEN STATE TREE FARMS
27822 NE AMES LK RD
REDMOND, WA 98053
206-790-5283
CONTACT: PETE HAYES (CB BAIN)

APPLICANT

D.R. HORTON
11241 SLATER AVE NE, SUITE 200
KIRKLAND, WASHINGTON 98033
(425) 485-1590
CONTACT: KATHERINE ORNI

SHEET INDEX

- | | |
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| P01 | COVER SHEET |
| P02-P06 | TOPOGRAPHIC SURVEY |
| P07-P08 | PRELIMINARY PLAT |
| P09-P10 | PRELIMINARY GRADING AND UTILITIES |
| P11 | PRELIMINARY DETENTION POND SECTIONS |
| P12 | COMPOSITE LANDSCAPE PLAN |
| P13 | PRELIMINARY LANDSCAPE ENLARGEMENT PLANS |
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| P15 | PRELIMINARY LANDSCAPE DETAILS |



SITE STATISTICS

SITE AREA	12,850,687± SF (295 ACRES)
PROPOSED USE	DETACHED - SINGLE FAMILY
NUMBER OF LOTS	41
AVERAGE LOT SIZE	46,236 S.F. (PROPOSED LOTS)
EXISTING ZONING	RA-5, RA-10
PERMITTED DENSITY	1.0 D.U./5 AC. & 1.0 D.U./10 AC.
PROPOSED DENSITY	0.14 D.U./ACRE (41/295 AC)
DEDICATED R-O-W	422,403 S.F.
CRITICAL/OP.SP./STORM TRACT (TRACT A)	10,687,104 S.F.
RECREATION SPACE REQUIRED	N/A
SETBACKS	INTERIOR - 10', STREET - 30'
SANITARY SEWER PROVIDER	N/A SEPTIC
WATER DISTRICT	SAMMAMISH PLATEAU & AMES LAKE
SCHOOL DISTRICT	RIVERVIEW
FIRE DISTRICT	KC FPD 34, 45, 10
ELECTRICITY PROVIDER	TANNER ELECTRIC
NATURAL GAS PROVIDER	PUGET SOUND ENERGY
ADJACENT ZONING:	NORTH: RA-5 & RA-10 WEST: RA-5 SOUTH: RA-5 EAST: RA-5 & RA-10

DENSITY CALCULATIONS

GROSS AREA OF PROPERTY:	12,850,687± SF (295 ACRES)
	122AC RA-5
	173AC RA-10
BASE DENSITY:	0.20/AC IN RA 5
	0.10/AC IN RA 10
ALLOWABLE DWELLING UNITS	41 (24.4 + 17.3)

TAX PARCEL / SITE ADDRESS

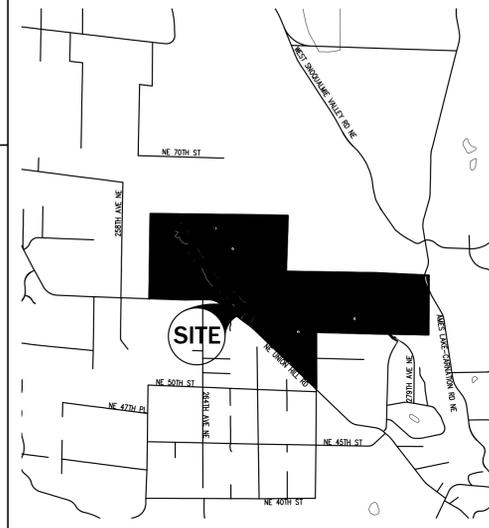
TAX PARCEL NUMBERS: 122506-9051; -9050; -9091; -9049; -9013; 9030;
132506-9005; -9089; -9088; -9090; -9001;
-9087; 182507-9006; -9095

SITE ADDRESS: ± 264XX UNION HILL ROAD
REDMOND, WA

PLANNER/ENGINEER/ SURVEYOR/LANDSCAPE ARCHITECT

CORE DESIGN INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
425-885-7877
CONTACT: CRAIG KRUEGER, AICP - PLANNER
PRESTON LONGONI, P.E. - ENGINEER
KEN SHIPLEY, P.L.S. - SURVEYOR
LINDSEY SOLARIO, P.L.A. - LANDSCAPE ARCHITECT

Vicinity Map Scale 1" = 2000'±



Soils Map Scale 1" = 1,000'±



Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

N/A	Phone
Sanitary Sewer	
SAMMAMISH PLATEAU & AMES LAKE	
Water District	
PUGET SOUND ENERGY	
Gas Company	
TANNER ELECTRIC	
Power Company	
Call Before You Dig	DIAL-A-DIG 1-800-424-5555

Notes

- The Developer is required to notify the Land Use Services Division, Land Use Inspection Section, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
A. Installing of siltation and erosion control measures
B. Clearing and grubbing
C. Earthwork
D. Installation of any underground utility
E. Before placing subbase, base or paving surface
F. Installation of any forms or placing any concrete
- A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
- A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Bonding Information

Restoration Bond Amount \$ _____
Performance Bond Amount \$ _____

Site Plan Approval

Approval of these plans is for construction of road and drainage improvements, site drainage & grading and temporary erosion control in unincorporated King County only. These plans do not authorize any other utility approval or improvements proposed in any State right of way.

Site plan approval is void if the commercial building permit has not been obtained or renewed within two years of approval.

Subdivision plan approval is void if the final plat is not recorded when the preliminary plat approval expires.

PRO RATA SHARE ASSESSMENT ANALYSIS (County Use Only)

Section	Township	Range	Tax Parcel	Number
1 2	2 5	0 6	SEE TAX PARCELS BELOW	
1 3	2 5	0 6		

Site Location is within the _____ drainage shed(s)
Pro Rata Share Assessment(s) are: Required Not Required
from the site due to development for increased storm water runoff.
Peak Runoff Assessment Rate (\$) per c.f.s. increases. (10 year, 2 hour storm)
Peak Volume Assessment Rate (\$) per Ac. Ft. increases. (2 year, 2 hour storm)

AGREEMENTS, PLAN REFERENCES, PERMITS ETC.

	Date
Preliminary Plat Approval	_____
Ordinance # _____	
Preliminary Map Approval	_____
Construction Permits Received	
Sanitary Sewer	_____
Water District	_____
Gas Company	_____
Power Company	_____
Telephone	_____
Other	_____

Emergency 911

Police-Fire-Rescue

RECOMMENDED FOR APPROVAL

Date	_____
Engineer Plan Reviewer	_____
Engineer Supervisor	_____
Traffic & Planning Engineer	_____
King County Conservation District	_____
Materials Engineer	_____
Other	_____

APPROVED FOR CONSTRUCTION DEPARTMENT OF LOCAL SERVICES, PERMITTING DIVISION

Date	_____
Signature	_____

Developer	KATHY ORNI	(425) 821-3400
Contract	Name	Phone
Owner	11241 SLATER AVE NE, SUITE 200, KIRKLAND, WA 98033	
Lease	Address and Zip Code	
Ownership	EVERGREEN STATE TREE FARMS	206-790-5263
Owner	Name	Phone
Trustee	27822 NE AMES LAKE RD, REDMOND, WA 98052	
	Address and Zip Code	

Certified	CORE DESIGN, INC.	(425) 885-7877
Surveyor	Name	Phone
or	12100 NE 195TH STREET, SUITE 300, BOTHELL, WA 98011	
Engineer	Address and Zip Code	

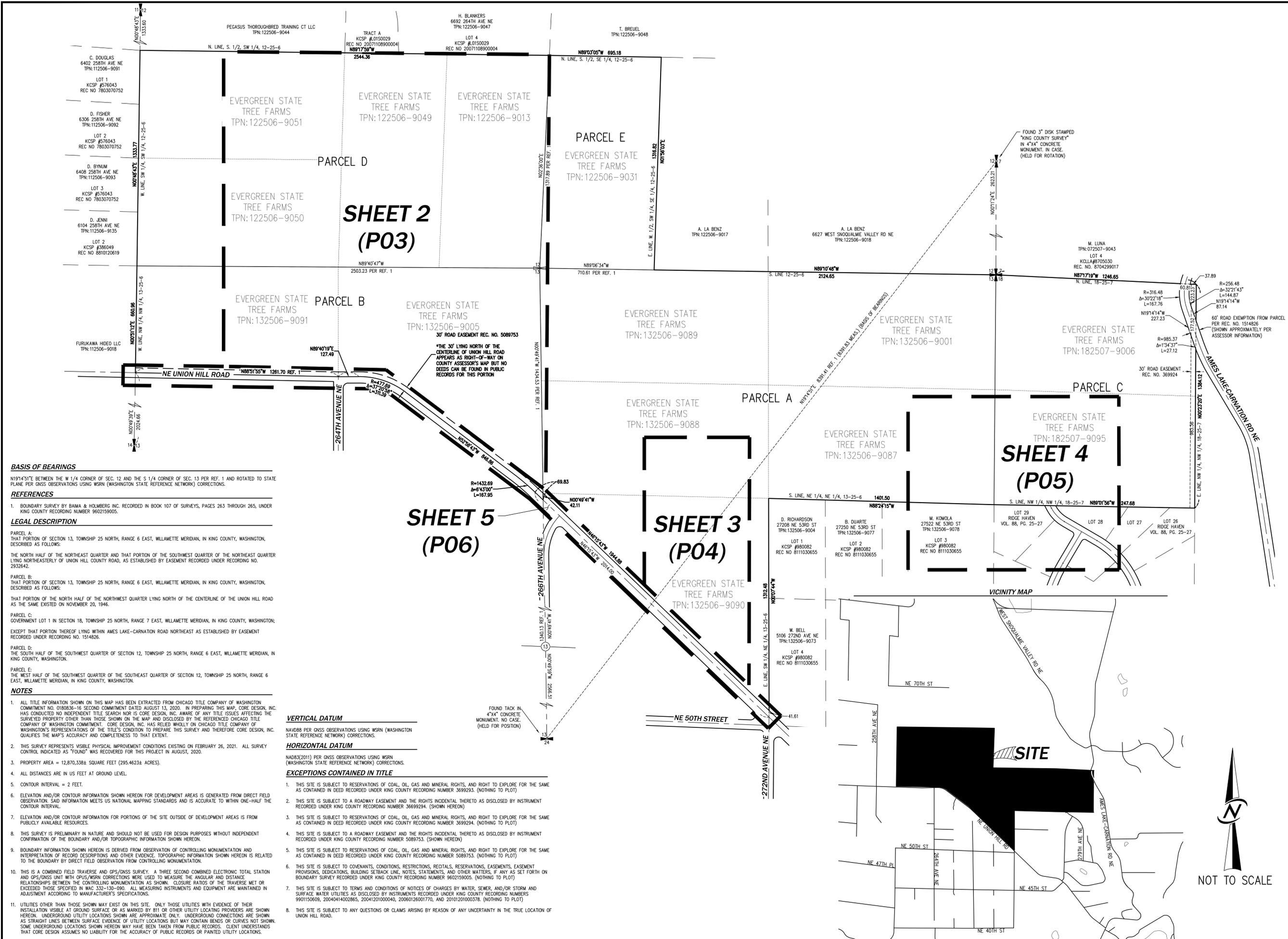
14771 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING
PLANNING
SURVEYING
PROJECT MANAGER (425) 885-7877 Phone



COVER SHEET
SILER RIDGE
D.R. HORTON
11241 SLATER AVE NE, SUITE 200
KIRKLAND, WA 98033
Project Coordinator

Activity Number _____
Project Number _____
County File Numbers _____

6/25/2021
P01
Sheet 1 of 15



BASIS OF BEARINGS

N19°14'51"E BETWEEN THE W 1/4 CORNER OF SEC. 12 AND THE S 1/4 CORNER OF SEC. 13 PER REF. 1 AND ROTATED TO STATE PLANE PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

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VERTICAL DATUM

NAVD88 PER GNSS OBSERVATIONS USING WSRN (WASHINGTON STATE REFERENCE NETWORK) CORRECTIONS.

HORIZONTAL DATUM

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EXCEPTIONS CONTAINED IN TITLE

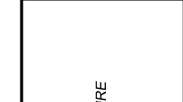
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DATE	
REVISIONS	
NO.	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING	
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877	
BOUNDARY/TOPOGRAPHIC SURVEY SILER RIDGE DR HORTON 11241 SLATER AVENUE, #200 KIRKLAND, WA 98033	
DESIGNED	
DRAWN	
APPROVED	
PROJECT MANAGER	
SHEET	OF
P02	15
PROJECT NUMBER	
20098	

SE1/4 & SW1/4 OF THE SW1/4, & SW1/4 OF THE SE1/4, SEC. 12, TWP. 25 N., RGE. 6 E., W.M. & NW1/4 & NE1/4 OF THE NW1/4, & SW1/4 & NW1/4 & NE1/4 OF THE NE1/4, SEC. 13, TWP. 25 N., RGE. 6 E. W.M. & PORTION OF GOV'T LOT 1 (IN APPROXIMATELY NW1/4 OF THE NW1/4, SEC. 18, TWP. 25 N., RGE. 7 E. W.M.)



NO.	REVISIONS	DATE

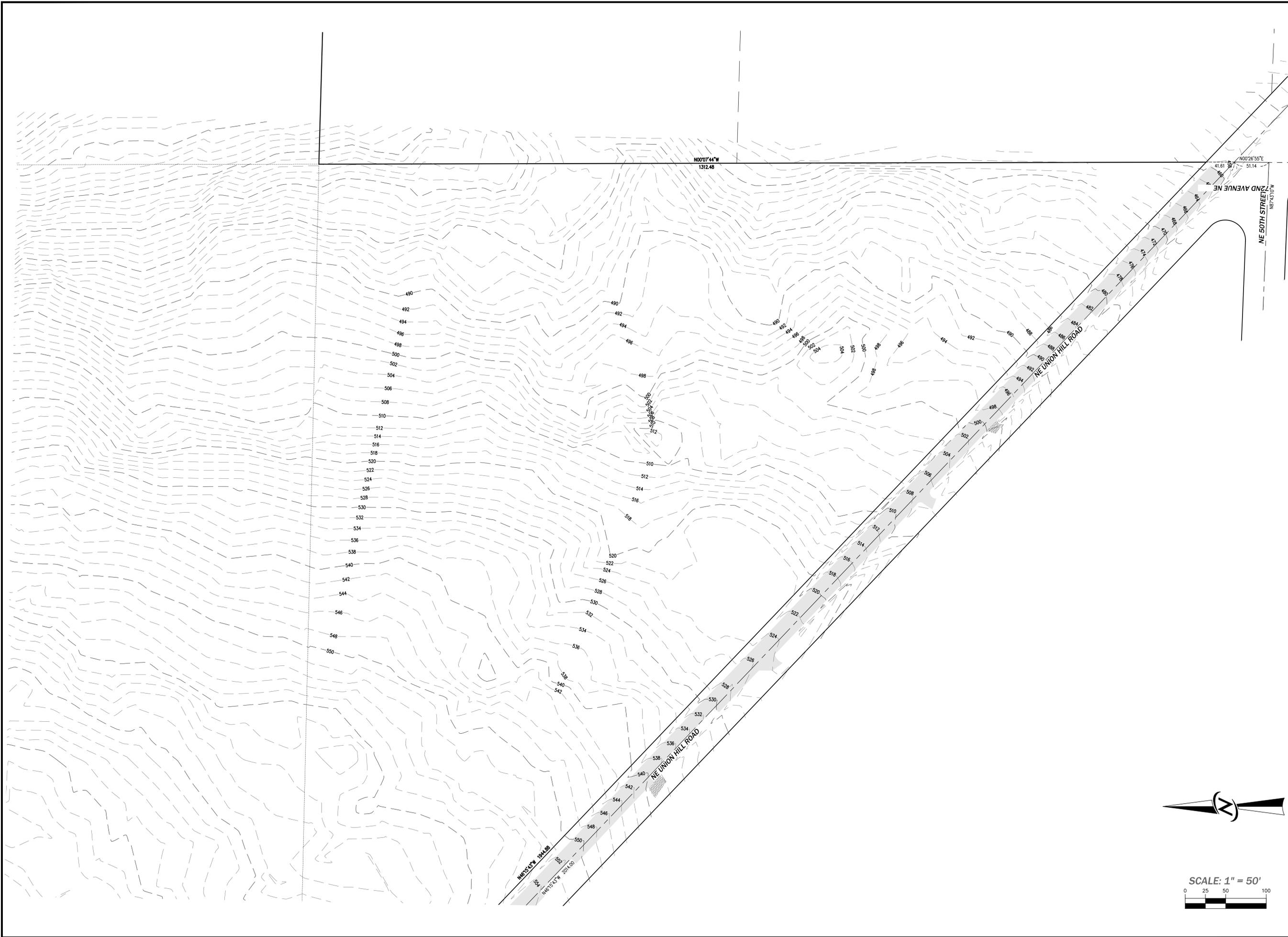


CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

BOUNDARY/TOPOGRAPHIC SURVEY
SILER RIDGE
DR HORTON
 11241 SLATER AVENUE, #200
 KIRKLAND, WA 98033

DATE: 2021-03-24	DESIGNED: RILEY MANZER	APPROVED: KEN SHIPLEY, PLS
PROJECT NUMBER: 20998	SHEET: P03	OF: 15

SE1/4 & SW1/4 OF THE SW1/4, & SW1/4 OF THE SE1/4, SEC. 12, TWP. 25 N., RGE. 6 E. W.M. & NW1/4 & NE1/4 OF THE NW1/4, & SW1/4 & NW1/4 & NE1/4 OF THE NE1/4, SEC. 13, TWP. 25 N., RGE. 6 E. W.M. & PORTION OF GOV'T LOT 1 (IN APPROXIMATELY NW1/4 OF THE NW1/4, SEC. 18, TWP. 25 N., RGE. 7 E. W.M.)



NO.	REVISIONS	DATE



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

BOUNDARY/TOPOGRAPHIC SURVEY
SILER RIDGE
DR HORTON
11241 SLATER AVENUE #200
KIRKLAND, WA 98033

DATE 2021-03-24	DESIGNED	APPROVED
DRAWN RILEY WANZER	KEN SHIPLEY, PLS	KEN SHIPLEY, PLS
	PROJECT MANAGER	
SHEET P04	OF 15	PROJECT NUMBER 20098



- LEGEND**
- FOUND SURVEY MONUMENT (AS NOTED)
 - TELEVISION PEDESTAL
 - COMMUNICATIONS LINE MARKER
 - COMMUNICATIONS PEDESTAL
 - MAILBOX
 - GAS VALVE
 - GAS MARKER
 - CULVERT
 - WETLAND FLAG
 - FIRE HYDRANT
 - WATER VALVE
 - POWER TRANSFORMER
 - LIGHT POLE
 - UTILITY POLE
 - WATER METER
 - SIGN
 - GUY ANCHOR
 - OHP OVERHEAD POWER
 - CM UNDERGROUND COMMUNICATIONS
 - SD STORM PIPE
 - G GAS PIPE
 - P UNDERGROUND POWER
 - W WATER PIPE
 - CLF CHAINLINK FENCE

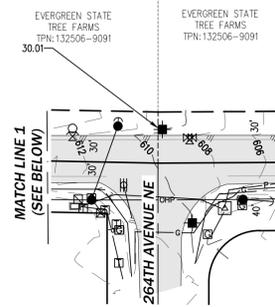
NO.	REVISIONS	DATE



CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

BOUNDARY/TOPOGRAPHIC SURVEY
SILER RIDGE
DR HORTON
 11241 SLATER AVENUE, #200
 KIRKLAND, WA 98033

DATE: 2021-03-24	DESIGNED: RILEY WANZER	APPROVED: KEN SHIPLEY, PLS
SHEET: P05	OF: 15	PROJECT NUMBER: 20098
DRAWN: RILEY WANZER		PROJECT MANAGER: KEN SHIPLEY, PLS

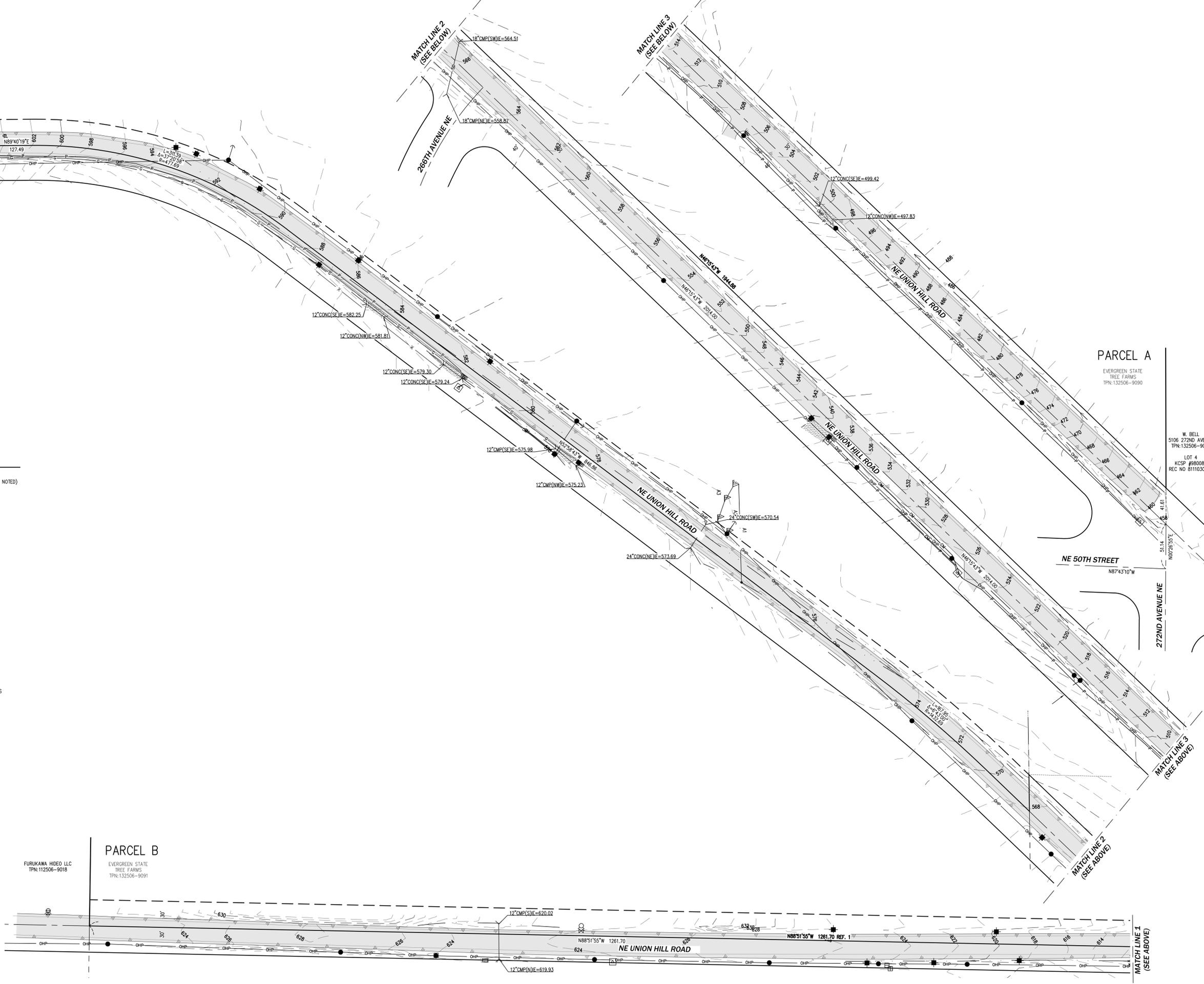


LEGEND

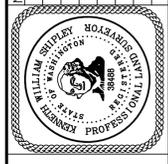
- FOUND SURVEY MONUMENT (AS NOTED)
- TELEVISION PEDESTAL
- COMMUNICATIONS LINE MARKER
- COMMUNICATIONS PEDESTAL
- MAILBOX
- GAS VALVE
- GAS MARKER
- CULVERT
- WETLAND FLAG
- FIRE HYDRANT
- WATER VALVE
- POWER TRANSFORMER
- LIGHT POLE
- UTILITY POLE
- WATER METER
- SIGN
- GUY ANCHOR
- OHP OVERHEAD POWER
- CM UNDERGROUND COMMUNICATIONS
- SP STORM PIPE
- G GAS PIPE
- P UNDERGROUND POWER
- W WATER PIPE



SCALE: 1" = 50'



NO.	REVISIONS	DATE



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

BOUNDARY/TOPOGRAPHIC SURVEY
SILER RIDGE
DR HORTON
11241 SLATER AVENUE, #200
KIRKLAND, WA 98033

DATE: 2021-03-24	DESIGNED: RILEY MANZER	APPROVED: KEN SHIPLEY, PLS
PROJECT NUMBER: 20098	SHEET: P06	OF: 15

PARCEL B
FURUKAWA HIDEO LLC
TPN: 112506-9018

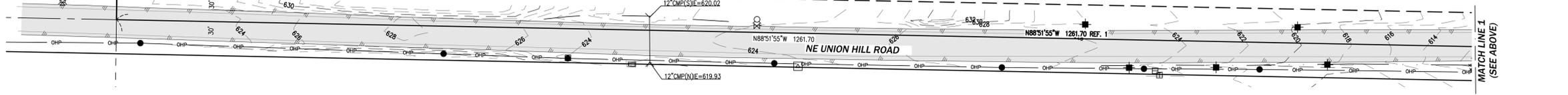
PARCEL A
EVERGREEN STATE
TREE FARMS
TPN: 132506-9090

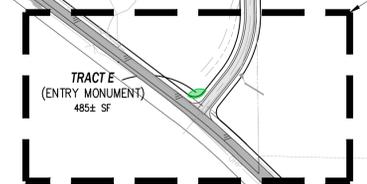
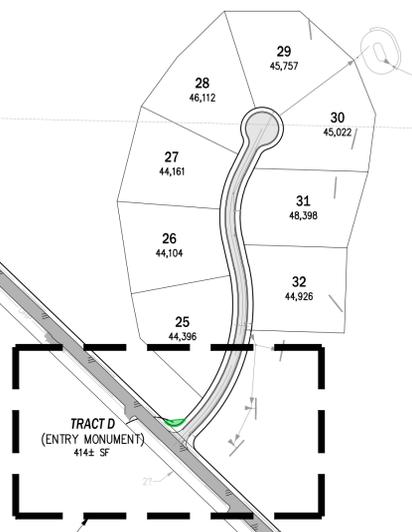
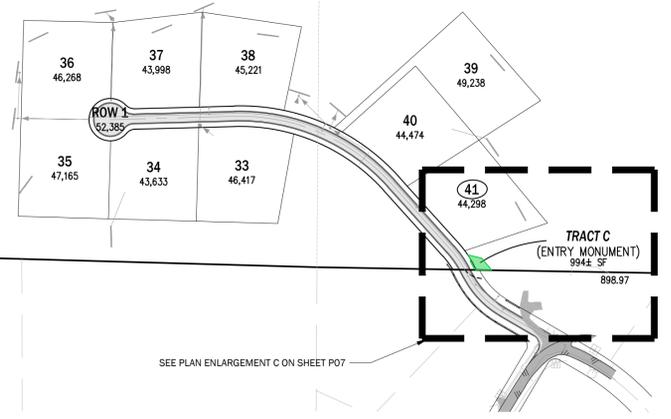
W. BELL
5106 272ND AVE NE
TPN: 132506-9073

LOT 4
KOSP #980082
REC NO 8111030655

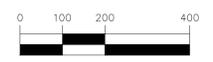
NE 50TH STREET
N87°43'10"W

272ND AVENUE NE
N00°26'55"E





SCALE: 1" = 200'

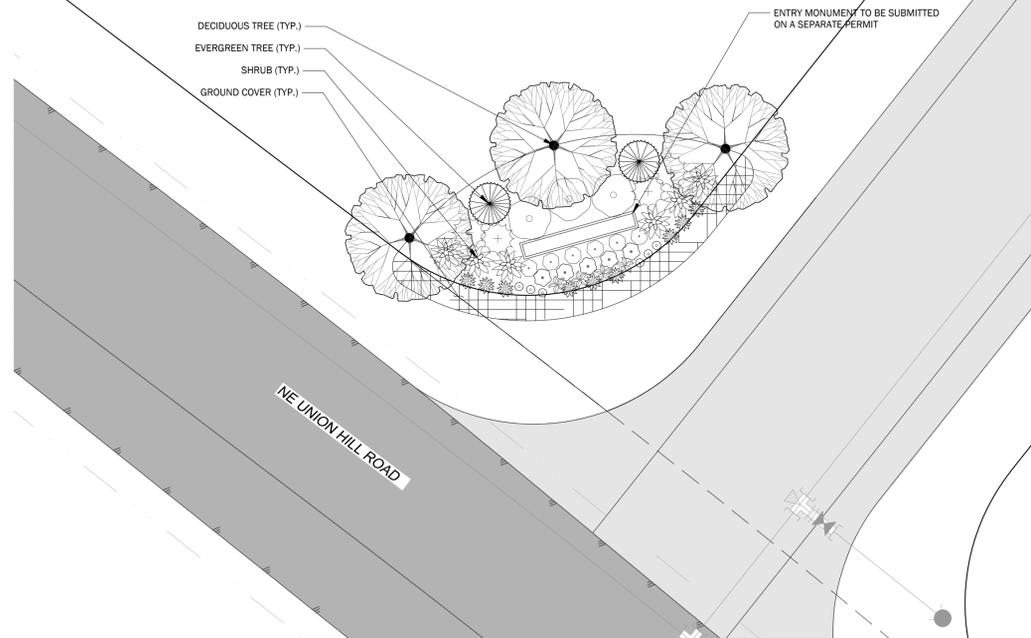


UNDERGROUND LOCATOR SERVICE
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KING COUNTY DLS - PERMITTING APPROVAL	
REVIEW ENGINEER	Date
SENIOR ENGINEER	Date
DEVELOPMENT ENGINEER	Date

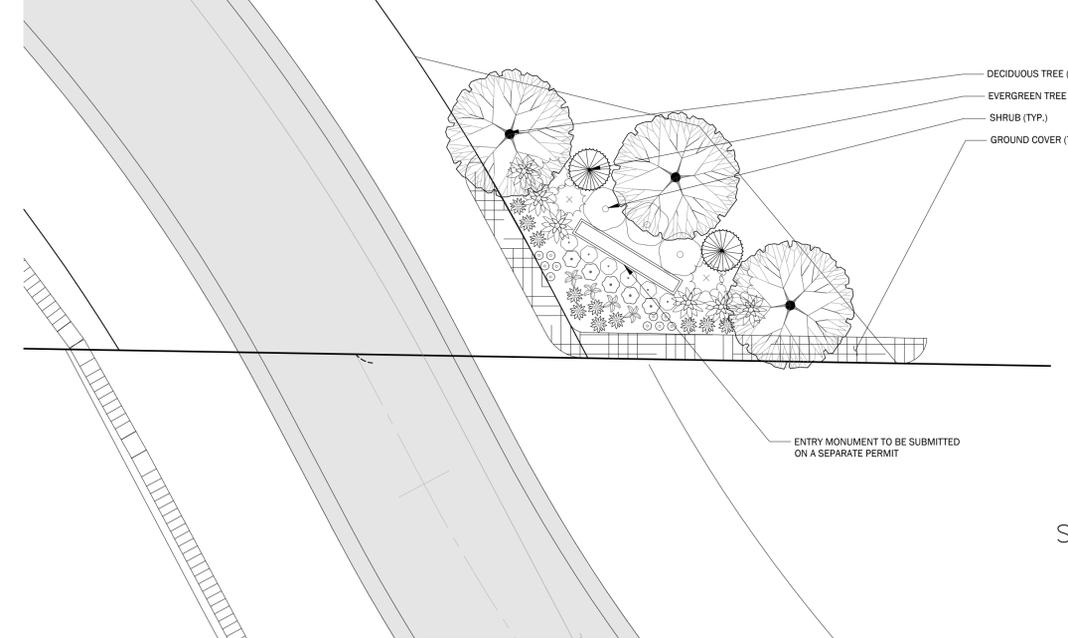
DATE REVISIONS NO. DATE		12100 NE 195th Street, Suite 300 Bothell, Washington 98011 425.885.7877 Fax 425.885.7963		ENGINEERING • PLANNING • SURVEYING	
COMPOSITE LANDSCAPE PLAN SILER RIDGE D.R. HORTON 11247 SILER AVE NE, SUITE 200 KIRKLAND, WA 98033					
DATE DESIGNED DRAWN APPROVED	SEE STAMP DATE LINDSEY B. SOLORIO, P.L.L. DANNY N. VILLAGRANA LINDSEY B. SOLORIO, P.L.L.	PROJECT NUMBER 20098	SHEET P12	OF 15	PROJECT MANAGER PRESTON J. LONGONI, P.E.

7/1/2021 11:15 AM: 2020 20098 LANDSCAPE (PRELIMINARY SHEETS) 20098.P12.DWG



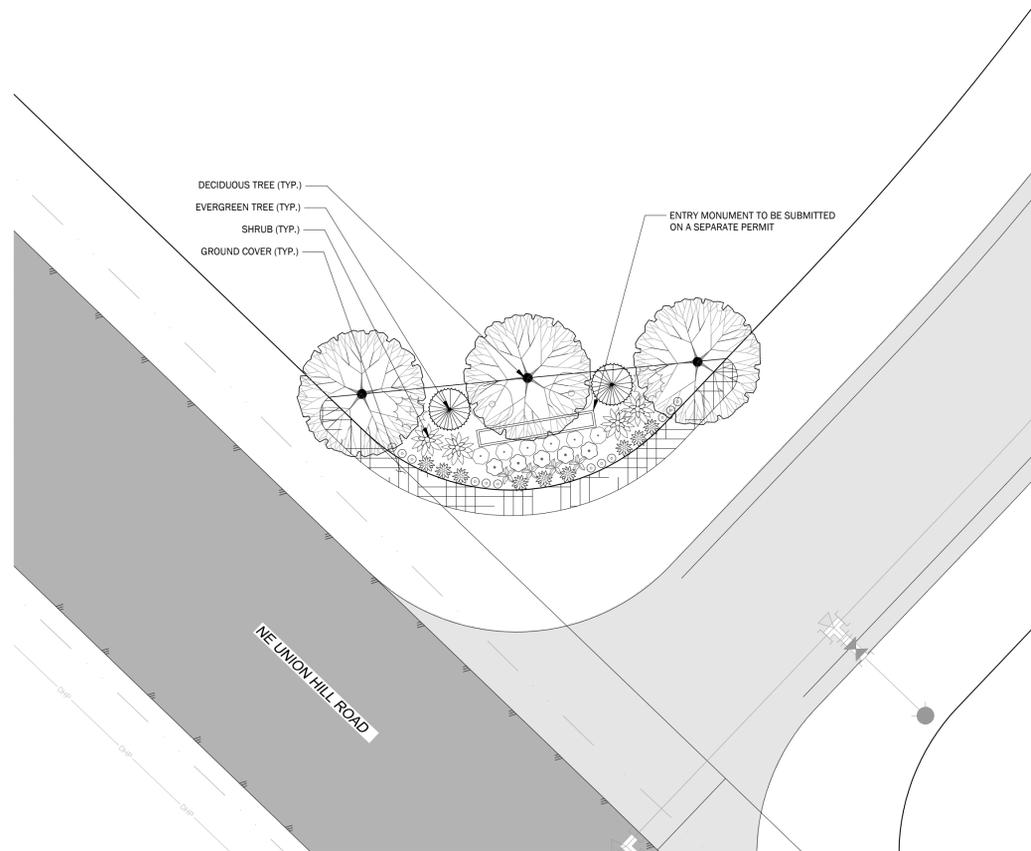
LANDSCAPE ENLARGEMENT PLAN A

SCALE 1" = 10'



LANDSCAPE ENLARGEMENT PLAN C

SCALE 1" = 10'



LANDSCAPE ENLARGEMENT PLAN B

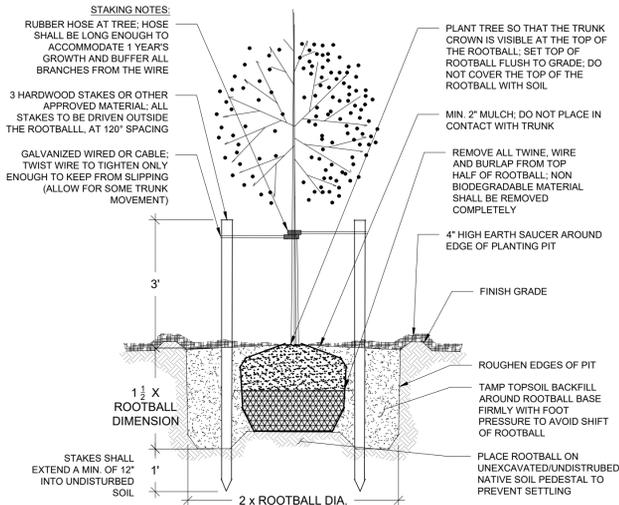
SCALE 1" = 10'

UNDERGROUND LOCATOR SERVICE
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KING COUNTY DLS - PERMITTING APPROVAL	
REVIEW ENGINEER	Date
SENIOR ENGINEER	Date
DEVELOPMENT ENGINEER	Date

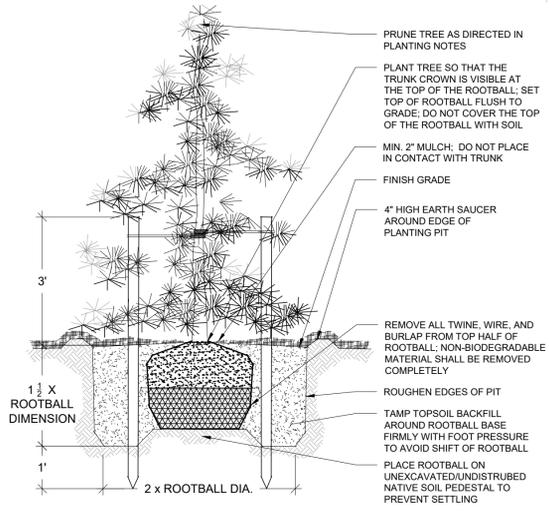
DATE	
NO.	
REVISIONS	
12100 NE 195th Street, Suite 300 Bothell, Washington 98011 425.885.7877 Fax 425.885.7963	
ENGINEERING • PLANNING • SURVEYING	
PRELIMINARY LANDSCAPE ENLARGEMENT PLANS SILER RIDGE D.R. HORTON 11247 SILVER AVE. NE, SUITE 200 KIRKLAND, WA 98033	
DATE: SEE STAMP DATE DESIGNED: LINDSEY B. SOLORIO, P.L.A. DRAWN: DANNY N. VILLAGRANA APPROVED: LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER: PRESTON J. LONGONI, P.E.	SHEET OF P13 OF 15 PROJECT NUMBER 20098

7/1/2021 11:22 AM 2020 20098 LANDSCAPE PRELIMINARY SHEETS 20098 P13.DWG



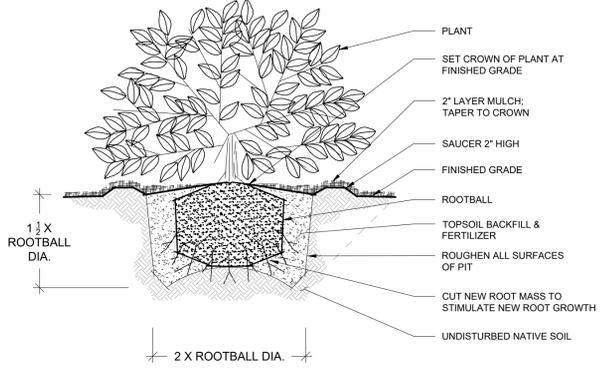
DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



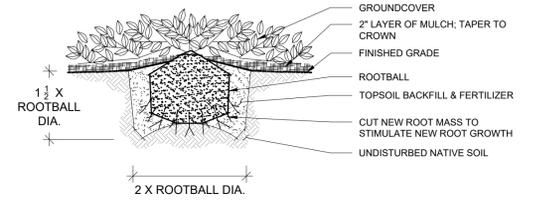
DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



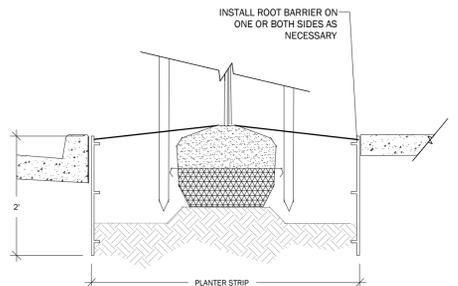
DETAIL: PLANTING SHRUB

NOT TO SCALE



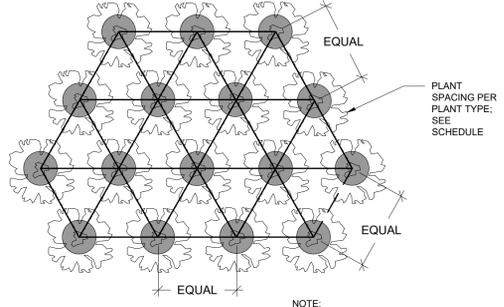
DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE



DETAIL: ROOT BARRIER

NOT TO SCALE



DETAIL: PLANTING GROUNDCOVER SPACING

NOT TO SCALE

NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

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KING COUNTY DLS - PERMITTING APPROVAL	
REVIEW ENGINEER	Date
SENIOR ENGINEER	Date
DEVELOPMENT ENGINEER	Date

DATE	
REVISIONS	
NO.	



12100 NE 195th Street, Suite 300
Bellevue, Washington 98011
425.885.7877 Fax 425.885.7963



PRELIMINARY LANDSCAPE DETAILS
SILER RIDGE
D.R. HORTON
11247 SILER AVE. NE, SUITE 200
KIRKLAND, WA 98033

DATE: SEE STAMP DATE
DESIGNED: LINDSEY B. SOLORIO, P.L.L.C.
DRAWN: DANNY N. WILLAGRANA
APPROVED: LINDSEY B. SOLORIO, P.L.L.C.
PRESTON J. LONGONI, P.E.
PROJECT MANAGER

SHEET 15 OF 15
PROJECT NUMBER 20098