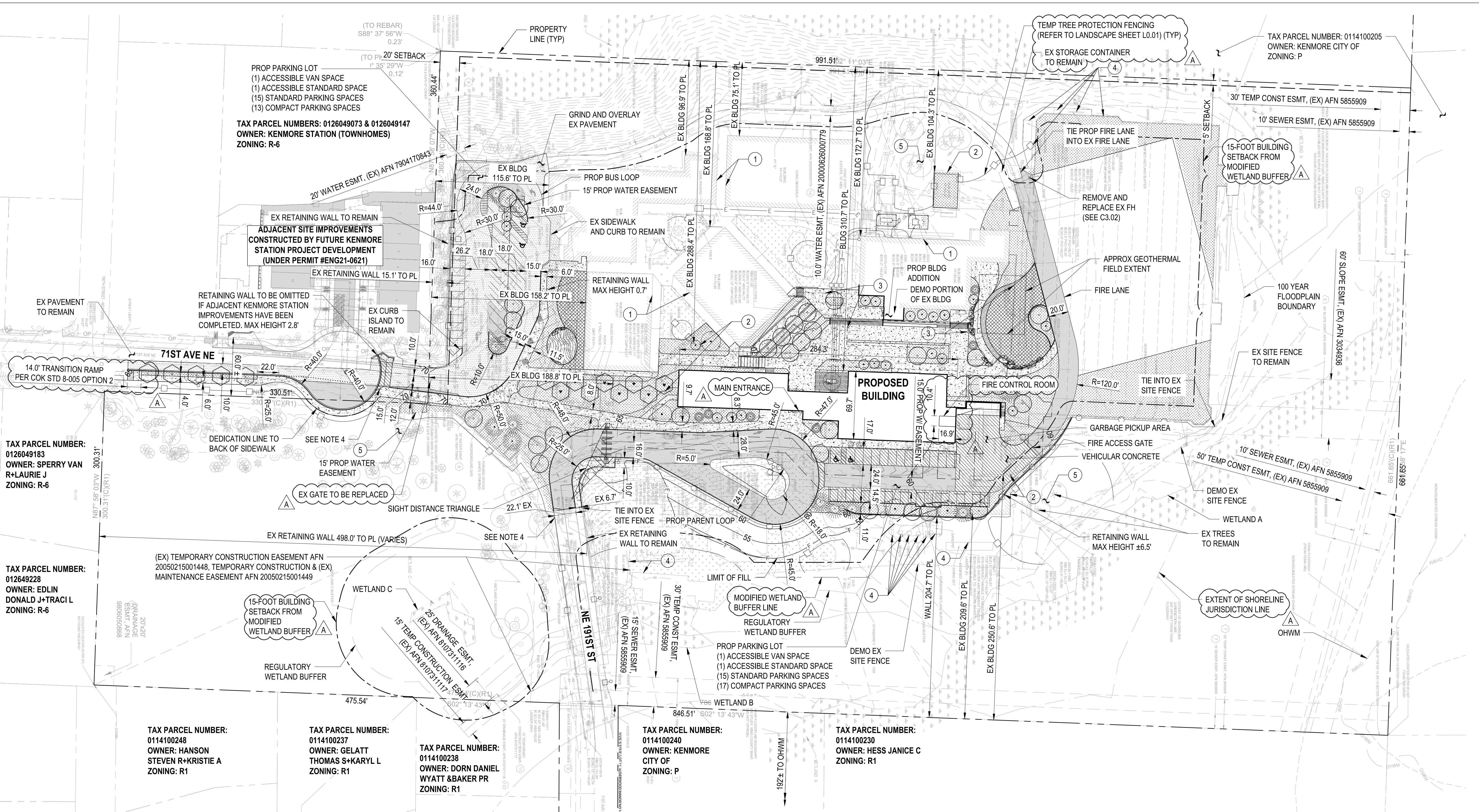


2: (230001-230999) (230025 NSD) Kenmore Modernization (CAD) (Design) (0) SPR (MUD) - SPR: C100 - SITE.dwg  
JAN 15, 2024 - 1:08pm  
Lisc



OWNER & OWNER CONSULTANTS

OWNER/APPLICANT

NORTHSHORE SCHOOL DISTRICT SUPPORT SERVICES CENTER  
22105 23RD DRIVE SE  
BOTHELL, WA 98021-4409  
425.408.7858  
CONTACT: NGAN-HA YANG, PE  
NYANG@NSD.ORG

PROJECT SURVEYOR

HUITT-ZOLLARS, INC.  
1700 7TH AVENUE SUITE 2075  
SEATTLE, WA 98101-1360  
206.324.5500  
CONTACT: JUSTIN JUN, PE  
JJUN@HUITT-ZOLLARS.COM

PROGRESSIVE DESIGN-BUILD TEAM

DESIGN-BUILDER

LEASE CRUTCHER LEWIS  
(CONTRACTOR)  
2200 WESTERN AVE #500  
SEATTLE, WA 98121  
CONTACT: JOE NIELSEN  
JOE.NIELSEN@LEWISBUILDS.COM

MECHANICAL/PLUMBING

GLUMAC  
1601 FIFTH AVENUE, SUITE 2210  
SEATTLE, WA 98101  
206.262.1010  
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WDRISCOLL@GLUMAC.COM

STRUCTURAL ENGINEER

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LAND USE CONSULTANT

SHOCKEY PLANNING GROUP  
2716 COLBY AVE  
EVERETT, WA 98201  
425.258.9308  
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CANDERSON@SHOCKEYPLANNING.COM

ENVIRONMENTAL CONSULTANT

DCG / WATERSHED  
750 6TH ST SOUTH  
KIRKLAND, WA 98033  
425.650.1306  
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HMORTENSON@DCGWATERSHED.COM

ARCHITECT

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1201 ALASKAN WAY, SUITE 200  
SEATTLE, WA 98101  
206.971.3448  
CONTACT: TAMMY CHUANG  
TAMMYCHUANG@MITHUN.COM

INTERIOR DESIGN

MITHUN, INC.  
1201 ALASKAN WAY, SUITE 200  
SEATTLE, WA 98101  
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ELIZABETHM@MITHUN.COM

ELECTRICAL/TELECOM

HARGIS  
1201 THIRD AVENUE, SUITE 600  
SEATTLE, WA 98101  
206.448.3376  
CONTACT: MARK HUMISTON  
MARK.HUMISTON@HARGIS.BIZ

GEOTECHNICAL ENGINEER

KRAZAN & ASSOCIATES, INC.  
4303 198TH STREET SW  
LYNNWOOD, WA 98036  
425.485.5519  
CONTACT: MICHAEL RUNDQUIST, PE  
MICHAELRUNDQUIST@KRAZAN.COM

TRAFFIC CONSULTANT

TRANPO GROUP  
12131 113TH AVE NE #203  
KIRKLAND, WA 980334  
206.300.8907  
CONTACT: BRUCE HALDORS  
BRUCE.HALDORS@TRANPOGROUP.COM

CIVIL ENGINEER

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206.622.5822  
CONTACT: THADDEUS EGGING, PE  
THADDEUS.EGGING@KPFF.COM

LANDSCAPE ARCHITECT

MITHUN, INC.  
1201 ALASKAN WAY, SUITE 200  
SEATTLE, WA 98101  
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DOROTHYF@MITHUN.COM

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO.: 5003353-4037201 DATED SEPTEMBER 6TH, 2023.

THE LAND IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

NORTH 3/4 OF EAST 1/2 OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 26 NORTH, RANGE 4 EAST, INCLUDING VACATED COUNTY ROAD.

ALSO PORTION OF SOUTH QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER, LYING EAST OF COUNTY ROAD.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROPERTY/PROJECT INFORMATION

PROPERTY ADDRESS:  
19055 71ST AVE NE, KENMORE, WASHINGTON 98028

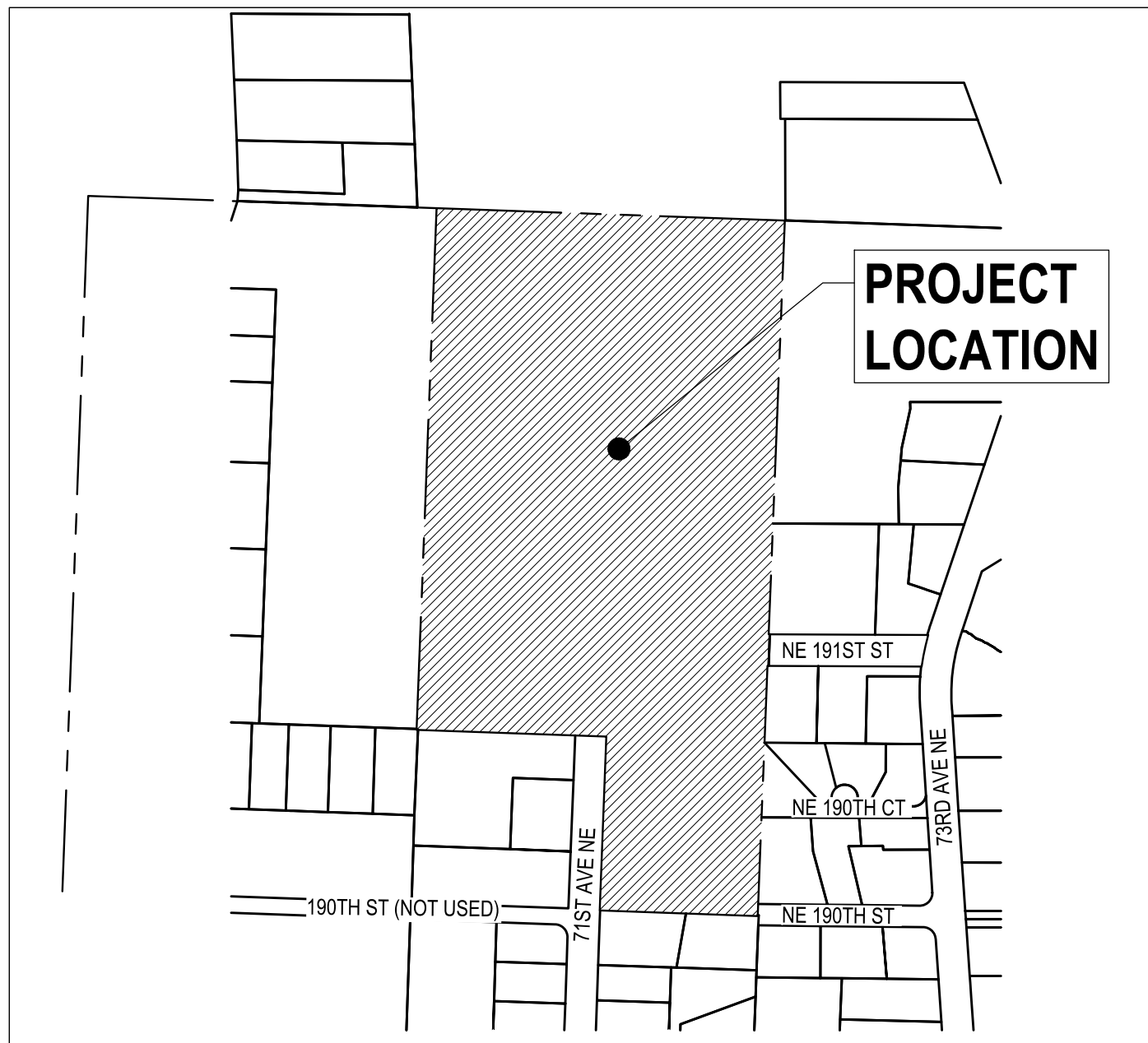
TAX PARCEL NO.: 0126049010

GROSS SITE AREA: 772,764 SF (17.74 AC)  
DEDICATION AREA: 818 SF (0.02 AC)  
NET SITE AREA: 771,946 SF (17.72 AC)

EXISTING IMPERVIOUS %: 30.4% (GROSS)  
PROPOSED IMPERVIOUS %: 25.0% (GROSS)

IMPERVIOUS AREA BREAKDOWN  
EXISTING BUILDING TO REMAIN: 54,002 SF (1.24 AC)  
EXISTING IMPERVIOUS TO REMAIN: 69,822 SF (1.60 AC)  
PROPOSED ROOF AREA: 19,160 SF (0.44 AC)  
PROPOSED PAVEMENT/SIDEWALK: 58,168 SF (1.34 AC)

EXISTING ZONE: PUBLIC/SEMI-PUBLIC  
EXISTING & PROPOSED USE: ELEMENTARY SCHOOL  
LOT SIZE: 695,217 SF (15.96 AC)



VICINITY MAP

SCALE: 1"=300' ±

NOTES

- REFER TO SHEET C0.10 FOR CITY OF KENMORE GENERAL NOTES.
- REFER TO PROJECT SURVEY FOR EX BUILDING INFORMATION.
- COORDINATE ROW IMPROVEMENTS WITH ADJACENT KENMORE STATION DEVELOPMENT.
- SITE DISTANCE TRIANGLES NOT REQUIRED AT 71ST AVE NE AND NE 191ST ST ENTRANCES BECAUSE THERE ARE NO LEFT OR RIGHT TURNING MOVEMENTS

FLAG NOTES

- EX BUILDING TO REMAIN
- DEMOLISH EX PORTABLE BUILDING
- DEMOLISH EX CANOPY
- DEMOLISH EX SITE FEATURE
- PURSUANT TO THE RECOMMENDATION IN THE ARBORIST REPORT, AN ARBORIST SHALL BE PRESENT DURING CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE (CRZ)

LEGEND

---	PROPERTY LINE
---	DEDICATION LINE
---	EXISTING EASEMENT LINE
---	15-FOOT BUILDING SETBACK FROM MODIFIED WETLAND BUFFER
---	SHORELINE JURISDICTION LINE
---	MODIFIED WETLAND BUFFER LINE
---	100-YEAR FLOODPLAIN BOUNDARY
---	BUILDING LINE
---	BUILDING OVERHANG
---	DRIVEWAY CENTERLINE
XXX	MAJOR CONTOUR
XXX	MINOR CONTOUR
---	SITE FENCE
---	LIMIT OF FILL
---	TEMP TREE PROTECTION FENCING (SEE L0.00 SERIES)
---	SIGHT DISTANCE TRIANGLE
---	CONCRETE WALK
---	FULL DEPTH ASPHALT
---	GRIND AND OVERLAY
---	VEHICULAR CONCRETE
---	LANDSCAPE (SEE L5.00 SERIES)
---	PLAY AREA (SEE L1.00 SERIES)
---	EX WETLAND

DATE	1/16/2024	ISSUE
NO.	A	1/16/2024
DATE	1/16/2024	SPR COMMENT RESPONSE #1
PROJECT MANAGER	CB	
PROJECT ENGINEER	MSG	
PROJECT DESIGNER	LSC	
PROJECT TEAM MEMBERS	DC	
CHECK	CB	

PRELIMINARY



01/15/2024  
FOR PERMIT  
ONLY  
THIS DOCUMENT HAS BEEN PREPARED  
FOR PERMIT APPLICATION AND IS SUBJECT  
TO REVIEW AND MODIFICATION BY  
GOVERNMENTAL AGENCIES

SITE PLAN

METHUN PROJECT NO.  
2232100  
DATE:  
09/08/2023

SHEET NUMBER  
C1.00  
SITE PLAN REVIEW  
© 2023 MITHUN, INC.

ORIGINAL SHEET SIZE: 36" x 48"