

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
KING COUNTY, WASHINGTON

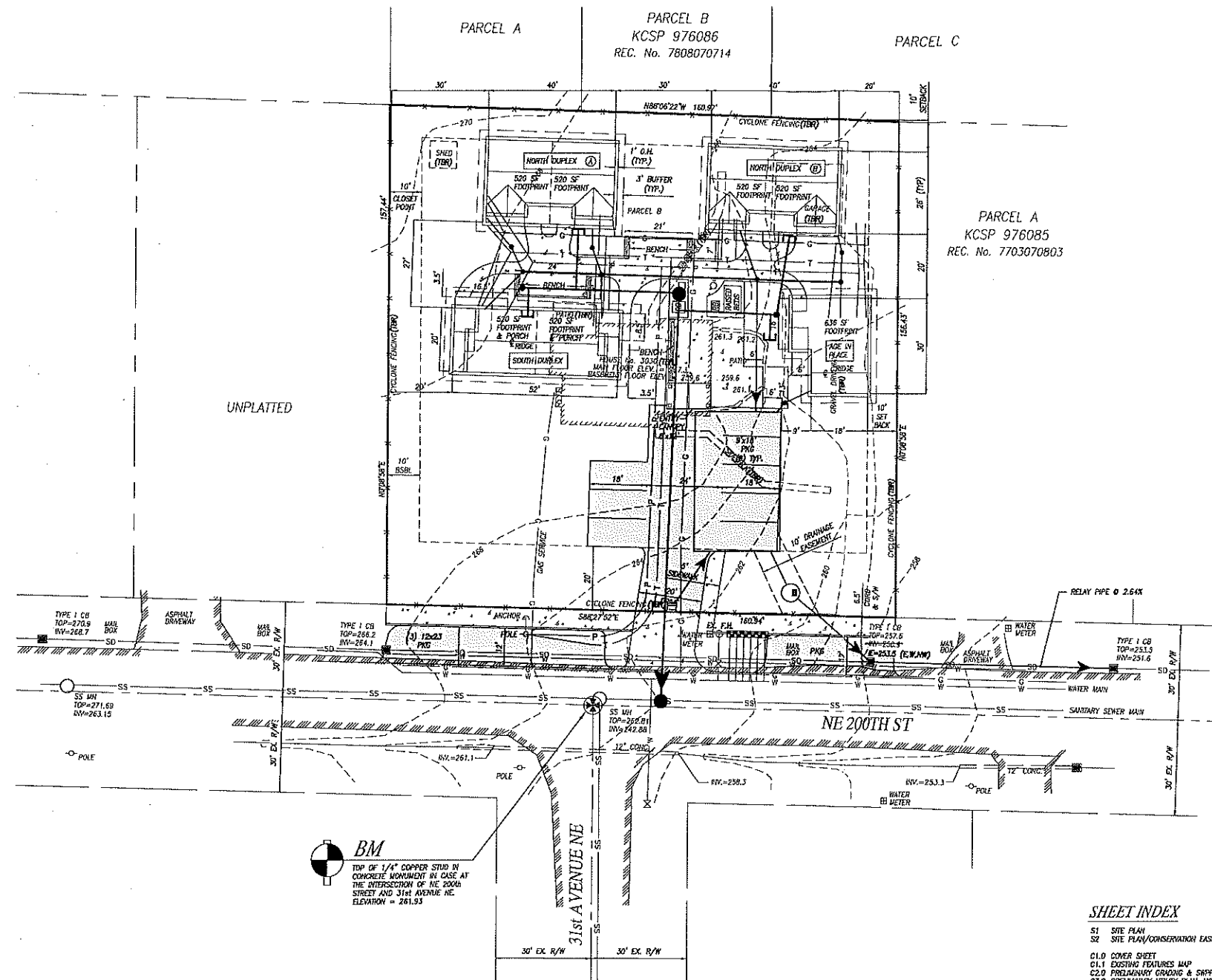
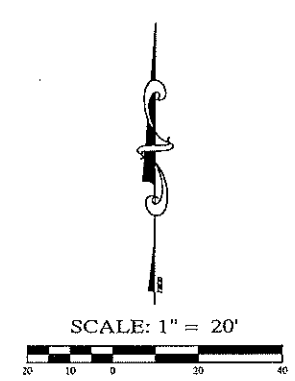
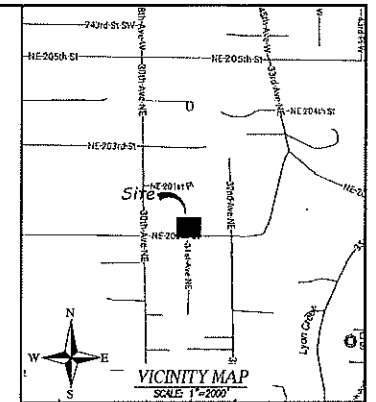


EXHIBIT # 6.1

- LEGEND**
- ✕ EXISTING MONUMENT (AS SHOWN)
 - SECTION 1/4 CORNER NOT FOUND
 - ⊗ SECTION CORNER NOT FOUND
 - FOUND REBAR/CONC OR L.A. (FROM PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - IBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLT CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EQP EDGE OF PAVEMENT
 - BOH BACK OF WALK
 - CB STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SD/MH)
 - SS SANITARY SEWER MANHOLE (SS/MH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - PP POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPA UTILITY POLE ANCHOR
 - FIH FIRE HYDRANT (2 NOZZLES)
 - NGPA TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - PROPOSED GAS
 - PROPOSED TELEPHONE LINE
 - PROPOSED POWER

EQUIPMENT AND PROCEDURE

EQUIPMENT USED: LEICA TS-13 ELECTRONIC TOTAL STATION (3 SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE, DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN LSW BASELINE ANNUALLY, RELATIVE PRECISION RATIO OF FIELD TRAVERSE DATA MEETS WAC 332-130-090.

METRIC: WASHINGTON COORDINATE SYSTEM NORTH ZONE
BASIS OF BEARINGS: NORTH LINE NE 1/4, SECTION 4

BM
TOP OF 1/4" COPPER STUD IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 200th STREET AND 31st AVENUE NE. ELEVATION = 261.93

ENGINEER
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAD, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR
ADA, INC.
6141 NE BOWELL WAY
STE. #304
KENDRICK, WA 98028
PH: (425) 485-9711
FAX: (425) 485-9711

APPLICANT/OWNER/CONTACT
BRUNN ENGINEERING
18827 53RD AVE NE
LAKE FOREST PARK, WA 98155
PH: (206) 820-2830

LEGAL DESCRIPTION
LAKE FOREST PARK 1ST ADD PARCEL B NO SHORT PLAT #976085 AS #7703010803 SD SHORT PLAT DAF ELY 235 FT AS WGS ALG N LN LOT 9 BLK 4 FIRST ADDITION TO LAKE FOREST PARK



INSIGHT ENGINEERING CO.
P.O. BOX 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 3030 NE 200TH ST
LAKE FOREST PARK, WA 98155

TAX ACCOUNT NO.'S: 4022900741

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
BELL COTTAGES

DWG FILENAME: 170890-PRELIM.DWG DESIGNED BY: JMG DATE: 07-27-2011 SCALE: 1"=20' JOB NO.: 17-0860 SHEET

SITE PLAN S1

SHEET INDEX

- S1 SITE PLAN
- S2 SITE PLAN/OBSERVATION EASEMENT
- C1.0 COVER SHEET
- C1.1 EXISTING FEATURES MAP
- C2.0 PRELIMINARY GRADING & SWEEP PLAN, NOTES & DETAILS
- C3.0 PRELIMINARY UTILITY PLAN, NOTES & DETAILS

REGULATORY ANALYSIS

STANDARD LOT YIELD	= 25,249/7,200 = 3.51
CLUSTER YIELD	= 3.51 x 3 = 10.5 (MAX 10)
UNITS PROVIDED	= 7
CONSERVATION EASEMENT REQUIRED	= 25,294 ± 0.5 = 12,825 (60%)
CONSERVATION EASEMENT ACTUAL	= 13,277 (52%)
OPEN COMMON AREA REQUIRED	= 7 x 200 = 1,400 SF
OPEN COMMON AREA ACTUAL	= 1,822 SF
PARKING SPACES REQUIRED PROVIDED	= 7 x 1 = 7 SPACES = 11

TEXTUAL SITE DATA:

EXISTING ZONING:	RS-7200
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED LAND USE:	COTTAGE HOUSING
LOT AREA:	0.58 ACRES = 25,249 SF
IMPERVIOUS AREA:	10,600 SF
CLEARING AREA:	25,249 SF
WATER SOURCE/PURVEYOR:	NORTH CITY WATER DISTRICT
SEWAGE DISPOSAL/PURVEYOR:	LAKE FOREST PARK SEWER DISTRICT

NOTE:
ALL AREAS THAT ARE NOT BUILDINGS OR PAVEMENT ARE IN A CONSERVATION EASEMENT. A 10 FT MAINTENANCE AREA IS ALSO NOT INCLUDED IN THE CONSERVATION EASEMENT.

REV. NO.	DESCRIPTION	INITIALS	DATE

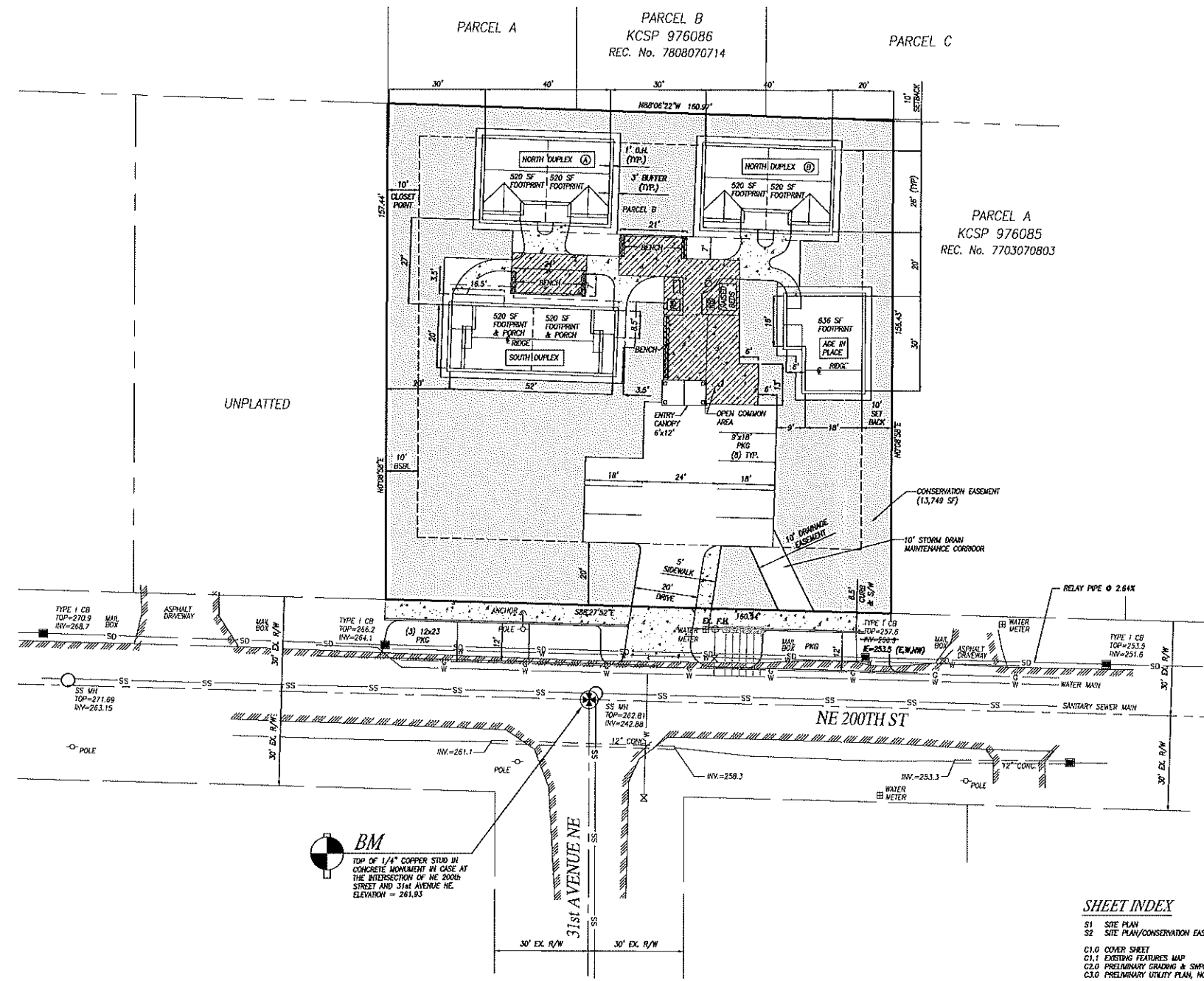
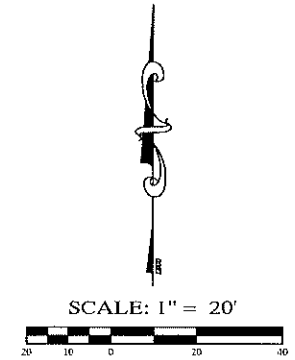
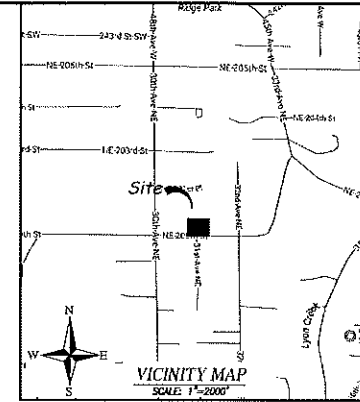


04-12-2018

BELL COTTAGES

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
KING COUNTY, WASHINGTON

EXHIBIT # 6.2



- LEGEND**
- ⊕ EXISTING MONUMENT (AS SHOWN)
 - ⊖ SECTION 1/4 CORNER NOT FOUND
 - ⊙ SECTION CORNER NOT FOUND
 - ⊙ FOUND REBAR/CAP OR L.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EDP EDGE OF PAVEMENT
 - BDW BACK OF WALK
 - SD STORM DRAIN CATCH BASIN (CB)
 - SDM STORM DRAIN MANHOLE (SDMH)
 - SS SANITARY SEWER MANHOLE (SSMH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - PP POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPA UTILITY POLE ANCHOR
 - FI FIRE HYDRANT (2 NOZZLE)
 - NGPSA TYPE 1 NGPSA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - PROPOSED GAS
 - PROPOSED TELEPHONE LINE
 - PROPOSED POWER
 - CONSERVATION EASEMENT
 - OPEN COMMON AREA

EQUIPMENT AND PROCEDURE

EQUIPMENT USED: LEICA TS-12 ELECTRONIC TOTAL STATION (3 SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING METER), 300 FOOT STEEL TAPE, DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN ASV BASELINE ANNUALLY, RELATIVE PRECISION RATIO OF FIELD TRAVERSE DATA MEETS WAC 332-130-090.

METHOD: WASHINGTON COORDINATE SYSTEM NORTH ZONE
BASIS OF BEARINGS: NORTH LINE NE 1/4, SECTION 4

BM
TOP OF SEATTLE POINT "33V-021" NORTH ISM OF MONUMENT CASE AT CENTERLINE INTERSECTION OF 300A AVENUE NE AND NE 200th STREET. (WGS SURVEY DATA POINT 2550) ELEVATION = 327.52
SITE BENCHMARK: TOP OF 1/4" COPPER STUD IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 200th STREET AND 31st AVENUE NE. ELEVATION = 261.93

ENGINEER
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRAN R. PALAR, P.E.
PH: (425) 303-9362
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR
AGA, INC.
6141 NE BOTHELL WAY
STE. #304
KEREMORE, WA 98028
PH: (425) 485-9711

APPLICANT/OWNER CONTACT
BRAN HINBERGER
18827 53RD AVE NE
LAKE FOREST PARK, WA 98155
PH: (206) 820-2830

LEGAL DESCRIPTION
LAKE FOREST PARK 1ST ADD PARCEL B KC SHORT PLAT #976085 AF #773010603 SO SHORT PLAT DAF ELY 235 FT AS MEAS ALG LN LN LOT 9 BLK 4 FIRST ADDITION TO LAKE FOREST PARK

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 3030 NE 200TH ST
LAKE FOREST PARK, WA 98155

TAX ACCOUNT NO.: 4022900741

SHEET INDEX

- S1 SITE PLAN
- S2 SITE PLAN/CONSERVATION EASEMENT

REGULATORY ANALYSIS

STANDARD LOT YIELD	= 25,249/7,200 = 3.51
CLUSTER YIELD	= 3.51 x 3 = 10.5 (MAX 10)
UNITS PROVIDED	= 7
CONSERVATION EASEMENT REQUIRED	= 25,294 x 0.5 = 12,625 (50%)
CONSERVATION EASEMENT ACTUAL	= 13,749 (84%)
OPEN COMMON AREA REQUIRED	= 7 x 200 = 1,400 SF
OPEN COMMON AREA ACTUAL	= 1,623 SF
PARKING SPACES REQUIRED	= 7 x 1 = 7 SPACES
PROVIDED	= 12

TEXTUAL SITE DATA:

EXISTING ZONING:	RS-7200
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED LAND USE:	COTTAGE HOUSING
LOT AREA:	0.58 ACRES = 25,249 SF
IMPERVIOUS AREA:	9,117 SF
CLEARING AREA:	25,249 SF
WATER SOURCE/PURVEYOR:	NORTH CITY WATER DISTRICT
SEWAGE DISPOSAL/PURVEYOR:	LAKE FOREST PARK SEWER DISTRICT

NOTE:
ALL AREAS THAT ARE NOT BUILDINGS OR PAVEMENT ARE IN A CONSERVATION EASEMENT. A 10 FT MAINTENANCE AREA IS ALSO NOT INCLUDED IN THE CONSERVATION EASEMENT.

REV. NO.	DESCRIPTION	INITIALS	DATE



BELL COTTAGES

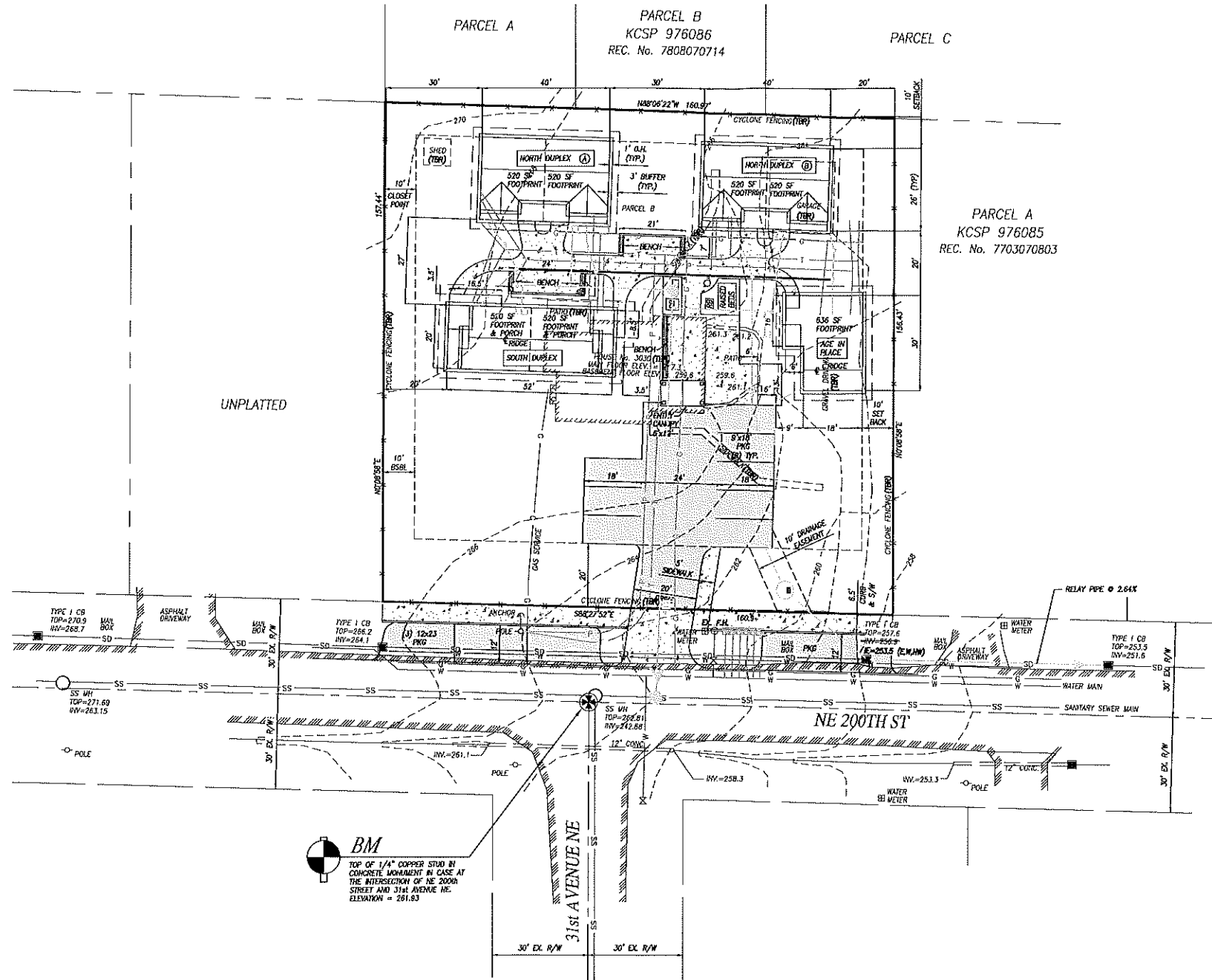
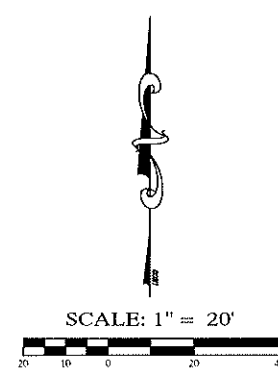
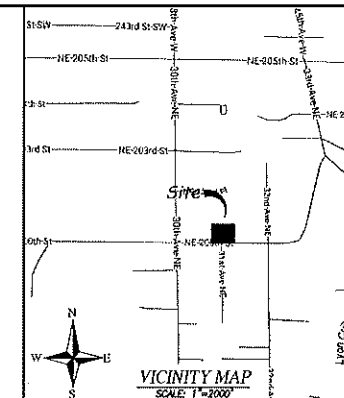
NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
BELL COTTAGES

ONE FILENAME: 175860-PREL.DWG JWC 01-27-2017 1"=20'
DESIGNED BY: DATE: SCALE: JOB NO.: 17-0860
SHEET

SITE PLAN/
CONSERVATION EASEMENT S2

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
KING COUNTY, WASHINGTON

EXHIBIT # 6.3



EQUIPMENT AND PROCEDURE
EQUIPMENT USED: LEICA TS-12 ELECTRONIC TOTAL STATION (3 SECOND DIRECT READING ELECTRONIC THEODOLITE AND INTEGRAL DISTANCE MEASURING SYSTEM), 300 FOOT STEEL TAPE, DISTANCE MEASURING EQUIPMENT HAS BEEN COMPARED TO AN ILMW BASELINE ANNUALLY. RELATIVE PRECISION RATIO OF FIELD TRAVERSE DATA MEETS WAC 332-130-090.
MORPHIC: WASHINGTON COORDINATE SYSTEM NORTH ZONE
BASIS OF BEARINGS: NORTH LINE NE 1/4, SECTION 4

BM
TOP OF 1/4" COPPER STUD BY CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 200th STREET AND 31st AVENUE NE. ELEVATION = 261.83
SITE BENCHMARK: TOP OF 1/4" COPPER STUD IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 200th STREET AND 31st AVENUE NE. ELEVATION = 261.93
VERTIC DATUM:
NAVD 88 PER KING COUNTY PUBLIC WORKS
NAVD 88 384-NOV 79 (MS)

ENGINEER SURVEYOR
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRAN R. KAUB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET
BRAN, INC.
6141 NE BOTHELL WAY
STE. #504
KENMORE, WA 98028
PH: (425) 495-9711

APPLICANT/OWNER CONTACT
BRAN HICBERGER
18827 6300 AVE NE
LAKE FOREST PARK, WA 98155
PH: (206) 906-2630

LEGAL DESCRIPTION
LAKE FOREST PARK 1ST AND PARCEL B KC SHORT PLAT #976085 & #7703010803 SD SHORT PLAT DAF ELY 235 FT AS MEAS ALG W LN LOT 9 BLK 4 FIRST ADDITION TO LAKE FOREST PARK

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 3030 NE 200TH ST
LAKE FOREST PARK, WA 98155
TAX ACCOUNT NO.: 422900741

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
BELL COTTAGES
DWG FRENAME: 170860-FRELN.DWG
DESIGNED BY: JMC
DATE: 07-27-2017
SCALE: 1"=20'
JOB NO.: 17-0860
SHEET

COVER SHEET **C1.0**

CITY OF LAKE FOREST PARK
APPROVED FOR CONSTRUCTION

REV. NO.	DESCRIPTION	INITIALS	DATE



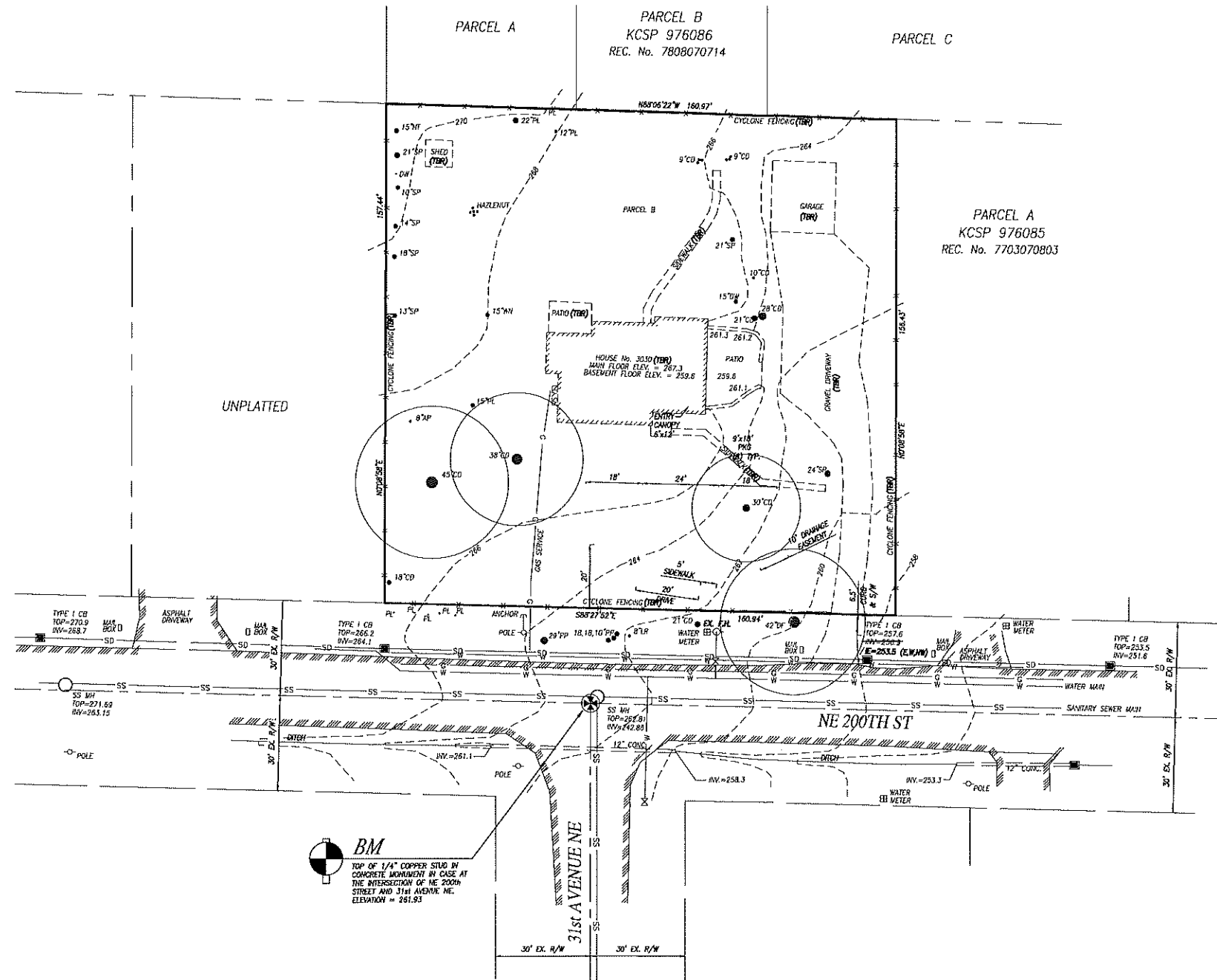
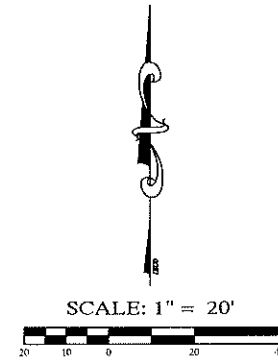
TEXTUAL SITE DATA:


EXISTING ZONING:	R-7200
EXISTING USE:	VACANT LAND
PROPOSED LAND USE:	SINGLE FAMILY RESIDENCE
LOT AREA:	0.58 ACRES = 25,249 SF
APPROXIMATE AREA:	10,800 SF
CLEARING AREA:	25,249 SF
WATER SOURCE/PURVEYOR:	NORTH CITY WATER DISTRICT
SEWAGE DISPOSAL/PURVEYOR:	LAKE FOREST PARK SEWER DISTRICT

04-12-2018

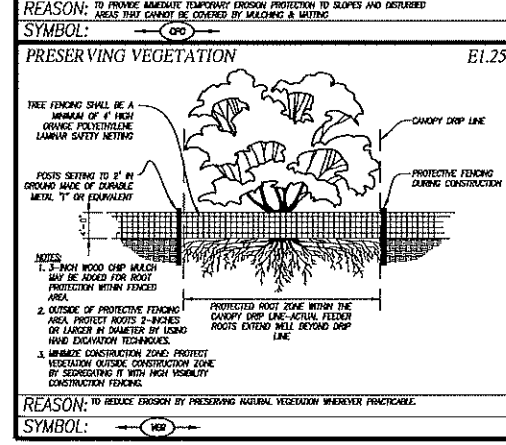
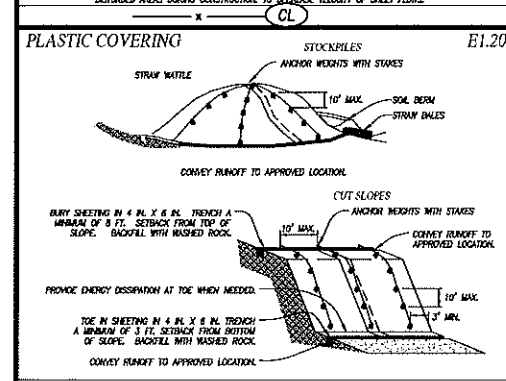
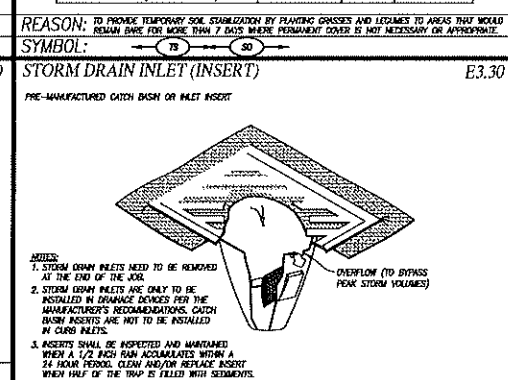
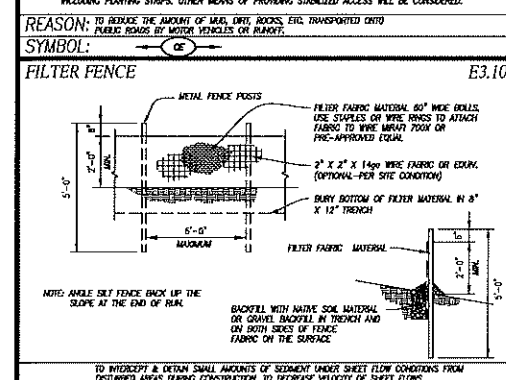
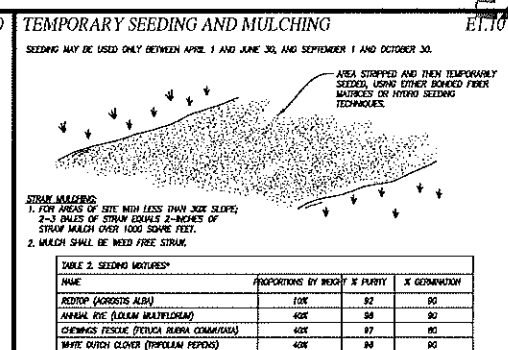
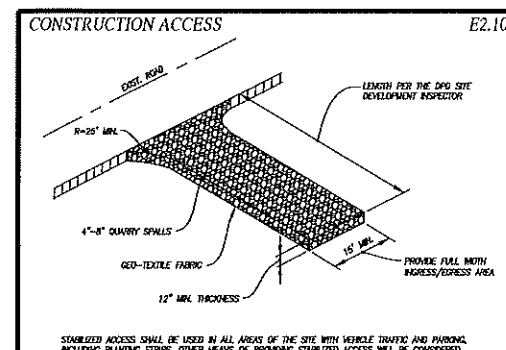
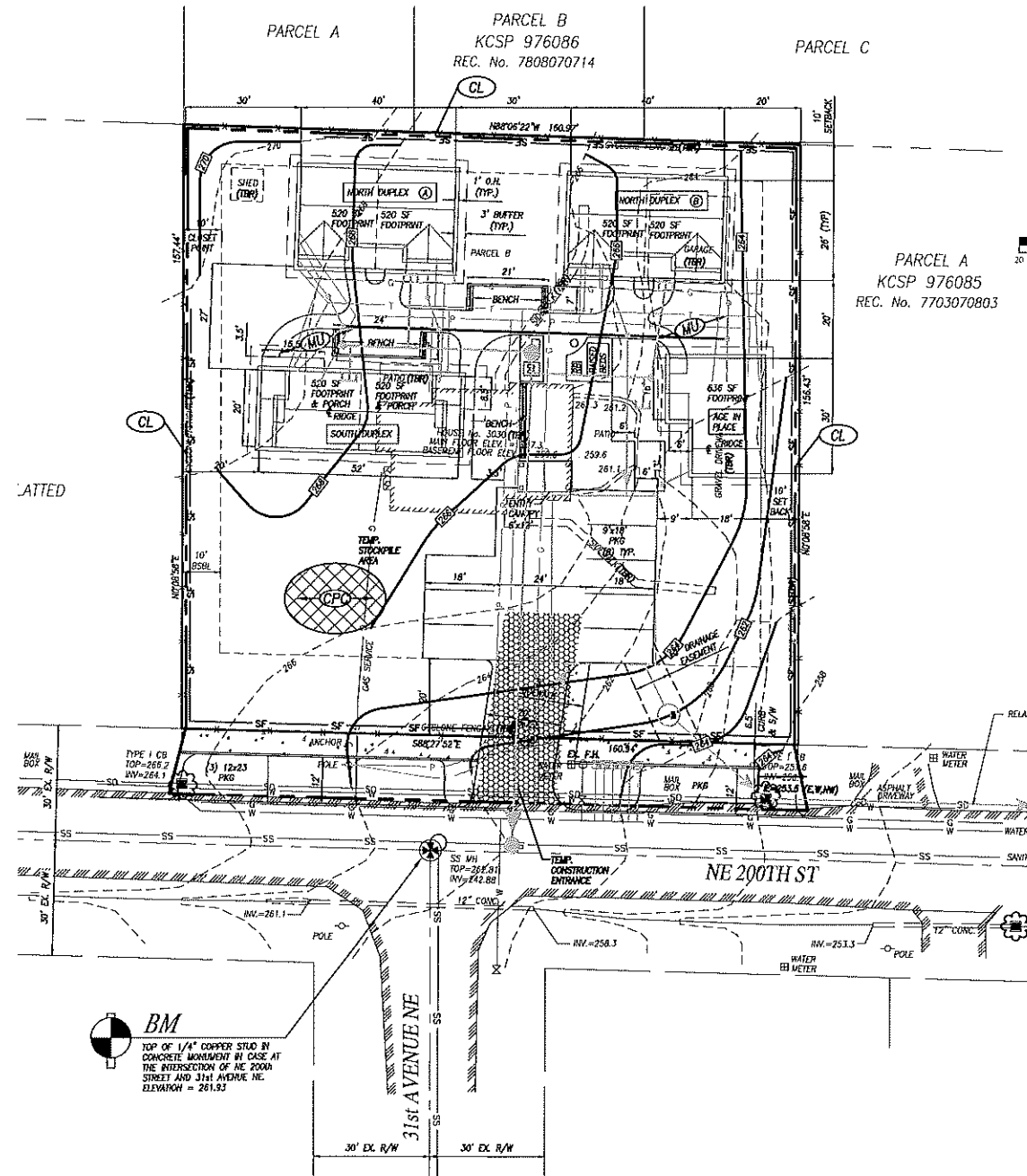
NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
KING COUNTY, WASHINGTON

EXHIBIT # 6.4

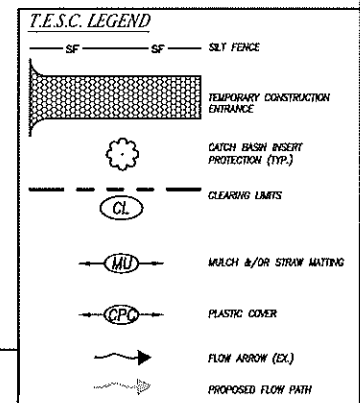


 INSIGHT ENGINEERING CO. P.O. BOX - 1478 EVERETT, WA 98206 (425) 303-9363 (425) 303-9362 FAX INFO@INSIGHTENGINEERING.NET	
CITY OF LAKE FOREST PARK APPROVED FOR CONSTRUCTION	
SITE ADDRESS: 3030 NE 200TH ST LAKE FOREST PARK, WA 98155	
TAX ACCOUNT NO.'S: 4022900741	
NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M. BELL COTTAGES	
DWG FILENAME 170860-PRELA.DWG	DESIGNED BY: JRC DATE: 07-27-2017 SCALE: 1"=20' JOB NO.: 17-0860
EXISTING FEATURES MAP	
SHEET C1.1	





- ### THE 12 ELEMENTS OF TESC BMP
- ELEMENT #1 - MARK CLEARING LIMITS: LIMIT OF CONSTRUCTION ARE CLEARLY MARKED.
 - ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS: A STABILIZED CONSTRUCTION ENTRANCE IS SHOWN.
 - ELEMENT #3 - CONTROL FLOW RATES: FLOW IS MANUAL.
 - ELEMENT #4 - INSTALL SEDIMENT CONTROLS: SILT FENCE AND MULCH ARE PROPOSED.
 - ELEMENT #5 - STABILIZE SOILS: SOIL STABILIZATION IS ACHIEVED BY MULCHING, PLASTIC COVERING AND SEEDS.
 - ELEMENT #6 - PROTECT SLOPES: SLOPES ARE PROTECTED BY PLASTIC COVERING, MULCHING AND SEEDS.
 - ELEMENT #7 - PROTECT DRAIN INLETS: N/A
 - ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS: N/A
 - ELEMENT #9 - CONTROL POLLUTANTS: ALL VEHICLES, EQUIPMENT AND PETROLEUM PRODUCT STORAGE/DISPENSING AREAS WILL BE INSPECTED REGULARLY TO DETECT ANY LEAKS OF SPILLS, AND TO IDENTIFY MAINTENANCE NEEDS AND PREVENT LEAKS OF SPILLS.
 - ELEMENT #10 - CONTROL DRAINAGE: THERE WILL BE NO DRAINAGE AS PART OF THIS CONSTRUCTION PROJECT.
 - ELEMENT #11 - MAINTAIN BMP'S: ALL TEST BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
 - ELEMENT #12 - MANAGE THE PROJECT: THIS COULD BE ACHIEVED BY MONITORING THE EXTENT AND DURATION OF THE AREA EXPOSED AND BY EMPHASIZING EROSION CONTROL THEN SEDIMENT CONTROL.



GRADING QUANTITIES:
CUT: 100 Cu.Yds.
FILL: 500 Cu.Yds.
(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

CITY OF LAKE FOREST PARK
APPROVED FOR CONSTRUCTION

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P.O. BOX - 1478
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REV. NO.	DESCRIPTION	REVISED	DATE

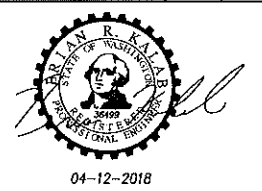
SITE ADDRESS: 3030 NE 200TH ST
LAKE FOREST PARK, WA 98155

TAX ACCOUNT NO.'S: 4022900741

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
BELL COTTAGES

DWG FILENAME: 170862-PRELIM.DWG
DESIGNED BY: JRC
DATE: 07-27-2017
SCALE: 1"=20'
JOB NO.: 17-0860
SHEET: C2.0

PRELIMINARY
GRADING & SWPPP PLAN,
NOTES & DETAILS

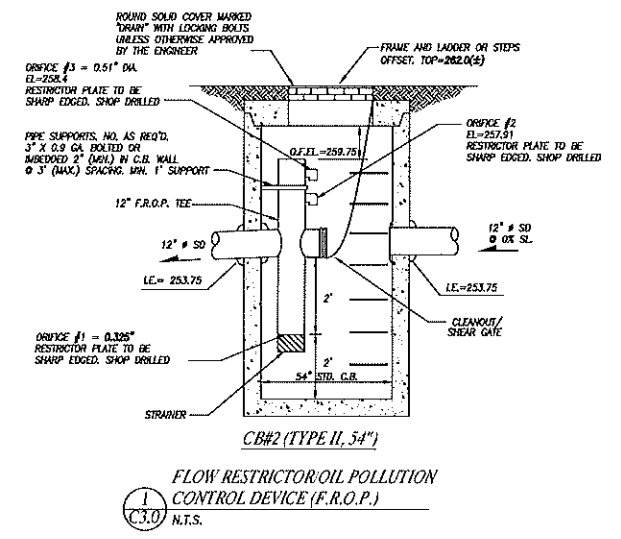
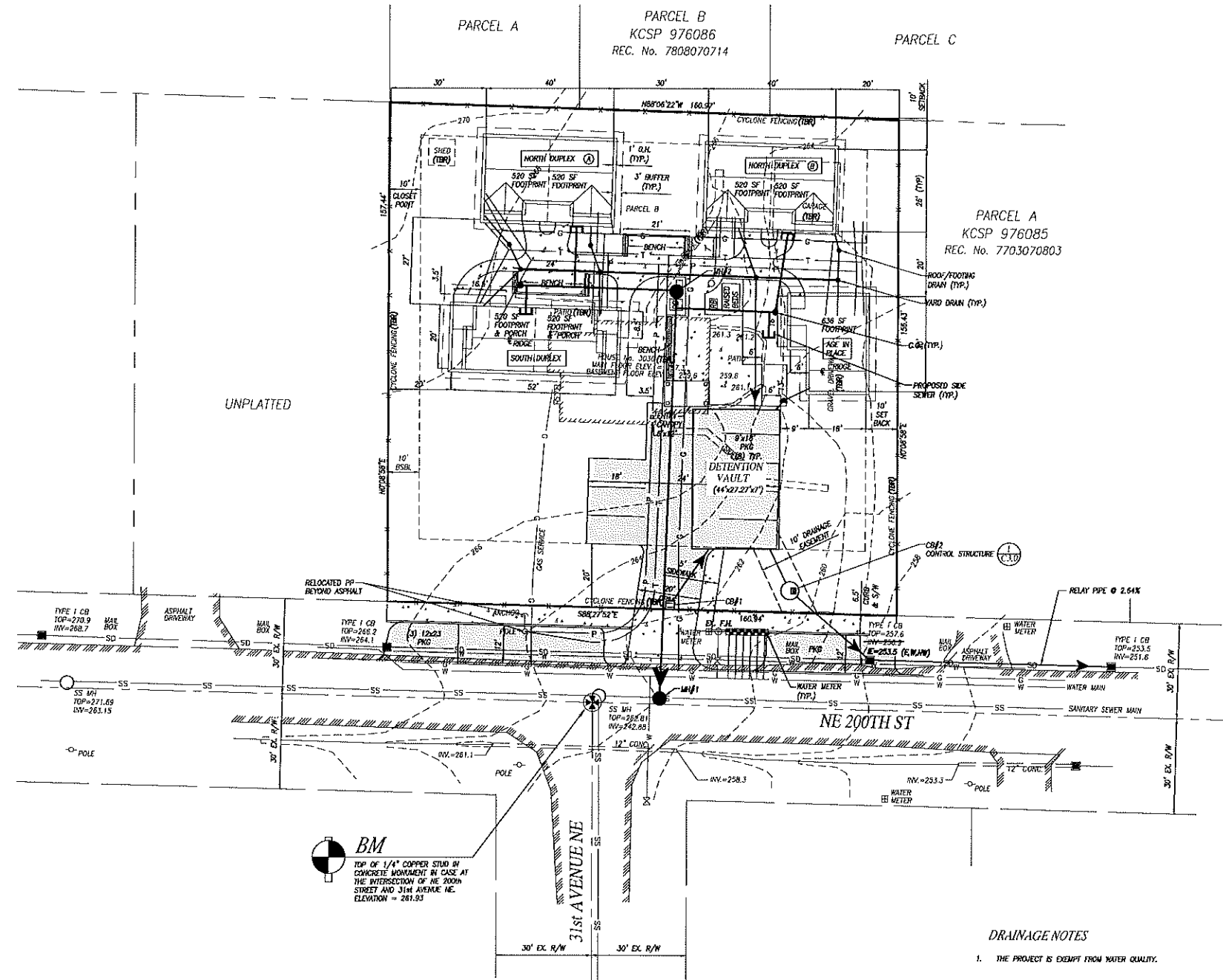
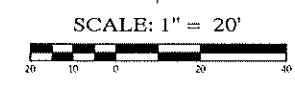


04-12-2018

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
KING COUNTY, WASHINGTON

EXHIBIT # 6.6

- LEGEND**
- ⊕ EXISTING MONUMENT (AS SHOWN)
 - ⊖ SECTION 1/4 CORNER NOT FOUND
 - ⊗ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - WBF WOOD FENCE
 - W.S. WATER SURFACE
 - EDP EDGE OF PAVEMENT
 - BDW BACK OF WALK
 - CB STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SD)
 - SS SANITARY SEWER MANHOLE (SS)
 - CS SANITARY SEWER CLEAN OUT (CS)
 - P POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MARLBOROUGH
 - UP UTILITY POLE ANCHOR
 - UH FIRE HYDRANT (2 NOZZLE)
 - IS TYPE I INCPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - - - EXISTING FENCE LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - G PROPOSED GAS
 - T PROPOSED TELEPHONE LINE
 - P PROPOSED POWER



DRAINAGE NOTES
1. THE PROJECT IS EXEMPT FROM WATER QUALITY.

CITY OF LAKE FOREST PARK
APPROVED FOR CONSTRUCTION



INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9353 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

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LAKE FOREST PARK, WA 98155

TAX ACCOUNT NO.'S: 4022900741

NE 1/4, SEC. 04, T. 26 N., R. 04 E., W.M.
BELL COTTAGES

DWG FILENAME: 170860-PRELIM.DWG DESIGNED BY: JBC DATE: 07-27-2017 SCALE: 1"=20' JOB NO.: 17-0860

PRELIMINARY
UTILITY PLAN,
NOTES & DETAILS

SHEET
C3.0



04-12-2018