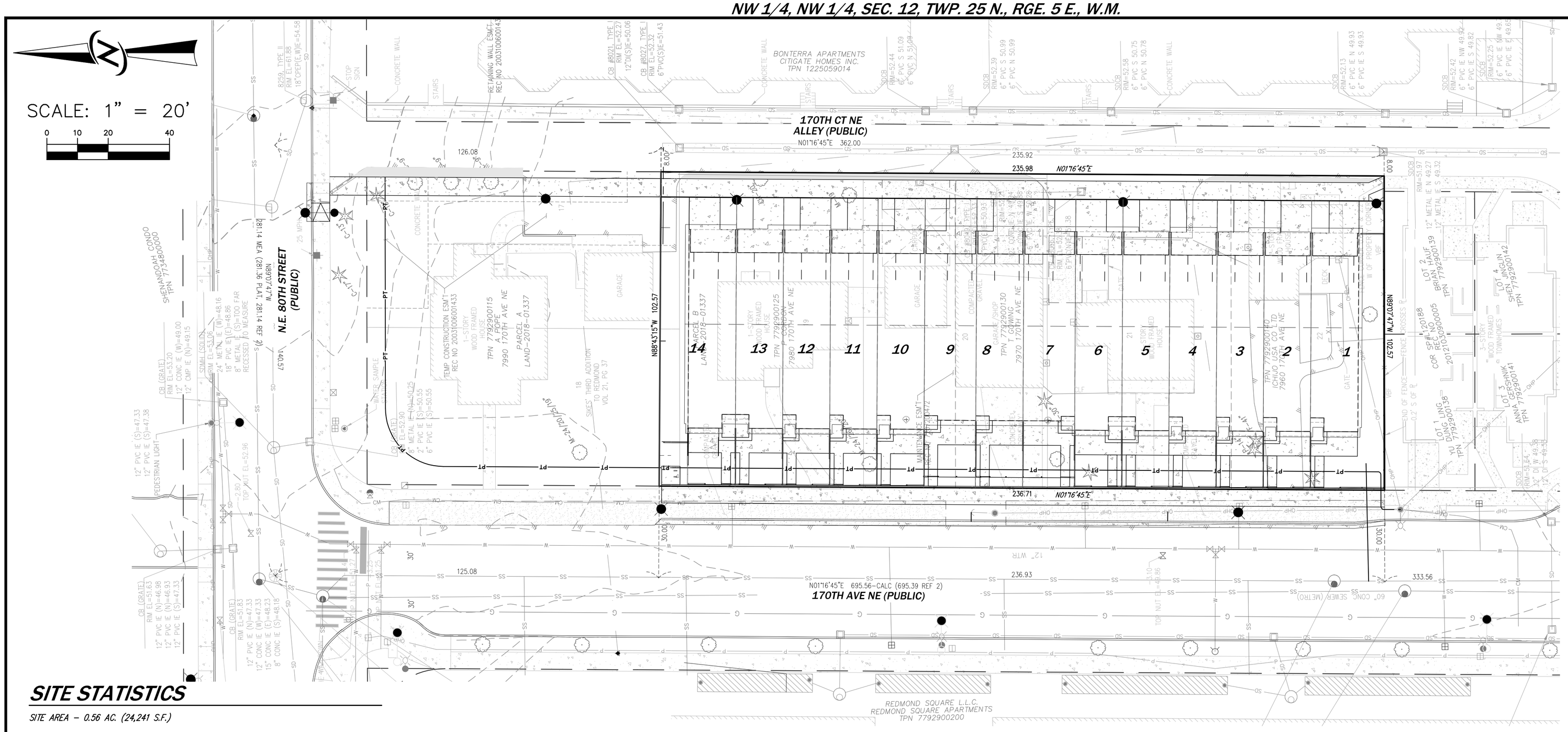
ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.



SHEET INDEX

C1.01 COVER SHEET
C1.02 SITE PLAN
C1.03 BOUNDARY & TOPOGRAPHIC SURVEY
C1.04 BOUNDARY & TOPOGRAPHIC SURVEY
C3.01 PRELIMINARY TRANSPORTATION/ GRADING PLAN
C3.02 PRELIMINARY TRANSPORTATION/ GRADING PLAN
C4.01 PRELIMINARY STORM DRAINAGE PLAN
C4.21 PRELIMINARY STORM DRAINAGE PROFILES
C4.31 PRELIMINARY STORM DRAINAGE DETAILS
C5.01 PRELIMINARY SEWER AND WATER PLAN
C5.21 PRELIMINARY SEWER PROFILE
C7.01 PRELIMINARY FIRE PLAN

L1.01 PRELIMINARY TREE PRESERVATION PLAN
L2.01 PRELIMINARY LANDSCAPE PLAN
L2.02 PRELIMINARY LANDSCAPE SCHEDULE AND NOTES
L2.31 PRELIMINARY LANDSCAPE DETAILS
L3.01 PRELIMINARY IRRIGATION PLAN

PLANS BY OTHERS
IL-01 ILLUMINATION PLAN

SITE STATISTICS

SITE AREA – 0.56 AC. (24,241 S.F.)

IBC CONSTRUCTION TYPE : TYPE VB

TAX PARCEL NUMBERS: 7792900125, 7792900130, 7792900140

ZONE: EH

WATER AND SEWER PROVIDED BY CITY OF REDMOND (INCLUDING PROPERTIES WITHIN 150' OF PROJECT BOUNDARIES)

WATER PRESSURE ZONE: 238

EXISTING IMPERVIOUS: 0.29 AC. (12,693 S.F.)
PARCEL PROPOSED IMPERVIOUS: 0.48 AC. (20,805 SF)
OFFSITE PROPOSED IMPERVIOUS: 0.04 AC. (1,799 SF)
TOTAL PROPOSED IMPERVIOUS: 0.52 AC. (22,604 S.F.)

NOTE: ALL UNITS SHALL HAVE CITY APPROVED NFPA 13D FIRE SPRINKLER SYSTEMS.

NOTE: THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

VERTICAL DATUM

NAVD 88–CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
STAMPED "CITY OF REDMOND BM 23". ELEV.=149.00

COR 9158: 2" DIAMETER BRASS DISC WITH DATUM POINT SET IN CONCRETE BASE FOR TRAFFIC SIGNAL POLE AT THE SE QUADRANT OF THE INTERSECTION OF NE 83RD ST AND 166TH AVE. NE.
STAMPED "CITY OF REDMOND 9158, 2009". ELEV.=46.51

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

HORIZONTAL CONTROL

A-34: CAP SET IN NE CATCH BASIN CONCRETE ±12' W. OF NE CURB RETURN AT THE INTERSECTION OF NE 80TH ST AND 169TH AVE NE. N=248825.32, E=1324678.64

GLO-4ESW: NAIL IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 80TH ST AND 164TH AVE NE, ±1.0' BELOW GRADE. SW COR 1-25-5. N=248825.32, E=1323049.19

OWNER/APPLICANT

ICHIJO USA CO., LTD
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007
(206) 595-1318
CONTACT: RANDY BARNETT
EMAIL: RANDY@ICHIJOUSA.COM

BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A-34 AND GLO-4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

LEGAL DESCRIPTION

TPN 779290-0125 (OLD TPN PRIOR TO BLA):
PARCEL B, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NUMBER LAND-2018-01337, RECORDED UNDER RECORDING NUMBER 20190410900008, RECORDS OF KING COUNTY, WASHINGTON.

TPN 779290-0130:
THE SOUTH 30 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 2, SIKE'S THIRD ADDITION TO REDMOND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN 779290-0140:
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SURVEYOR/ENGINEER/PLANNER/ LANDSCAPE ARCHITECT

CORE DESIGN, INC
12100 NE 195TH STREET, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACTS:
GINA R. BROOKS, P.E. (ENGINEER), GRB@COREDESIGNINC.COM
ROBERT D. WEST, P.L.S. (SURVEYOR), RDW@COREDESIGNINC.COM
BEN MADEO (PLANNER), BAM@COREDESIGNINC.COM
LINDSEY B. SOLORIO, P.L.A. (LANDSCAPE ARCHITECT), LBA@COREDESIGNINC.COM

ARCHITECT

DANIEL UMBACH ARCHITECT, INC.
7711-16TH AVE NW
SEATTLE, WA 98117
(206) 427-3871
CONTACT: DANIEL UMBACH
EMAIL: DAN@UMBACHARCHITECT.COM

ARBORIST

CREATIVE LANDSCAPE SOLUTIONS
17518 NE 119TH WAY
REDMOND, WA 98052
(425) 890-3808
CONTACT: SUSAN PRINCE
EMAIL: SPRINCE202@AOL.COM

GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC.
911-5TH AVENUE
KIRKLAND, WA 98033
(425) 827-7701
CONTACT: TREVOR LOUVIERE
EMAIL: TLOUVIERE@AESGEO.COM

FRONTAGE/STREET LIGHTING IMPROVEMENT NOTES

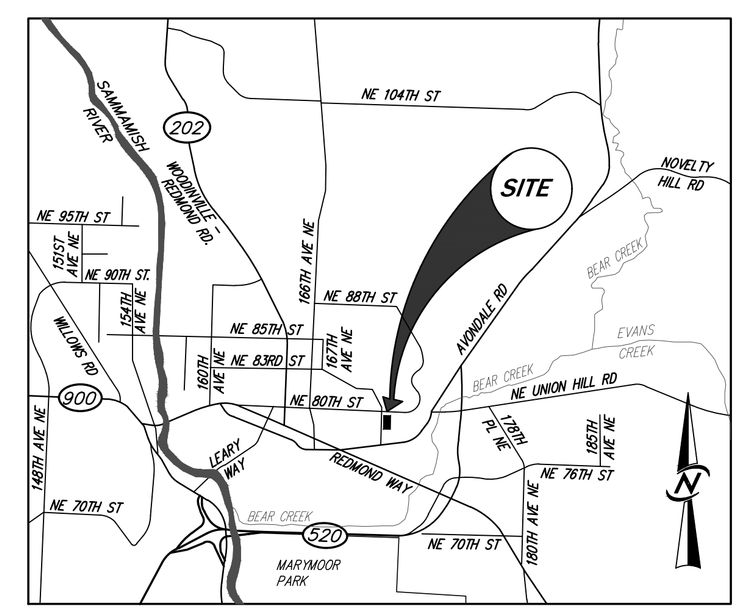
STREET LIGHTING DESIGN AND CONSTRUCTION EXTENDS ALONG NE 80TH STREET BETWEEN 170TH AVE NE AND 170TH CT NE AND ALONG 170TH CT NE AND 170TH AVE NE BETWEEN THE SOUTH PROPERTY BOUNDARY OF PENNY LANE II AND NE 80TH STREET.

170TH CT NE: HALF STREET IMPROVEMENTS EXTEND FROM NE 80TH STREET TO STA 3+62 WHERE IMPROVEMENTS CONNECT TO EXISTING IMPROVEMENTS.

170TH AVE NE: HALF STREET IMPROVEMENTS EXTEND FROM STA 13+34 WHERE IMPROVEMENTS CONNECT TO EXISTING IMPROVEMENTS TO STA 15+70.

ESTIMATED EARTHWORK

CUT: 400 CY
FILL: 1,050 CY



SITE VICINITY MAP
1" = 2,000'

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

12-23-19

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

COVER SHEET
PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.
	GINA R. BROOKS, P.E. PROJECT MANAGER

SHEET C1.01 OF 17

PROJECT NUMBER 17051

12/23/2019 9:22 AM& \2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C100.DWG

ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

SCALE: 1" = 20'

0 10 20 40

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LINDSEY B. SOLORIO, P.L.A. (LANDSCAPE ARCHITECT), LBA@COREDESIGNINC.COM

ARCHITECT/ARBORIST/ GEOTECHNICAL ENGINEER

SEE SHEET C1.01

TAX PARCEL NUMBERS

7792900125, 7792900130, 7792900140

UNIT SQUARE FOOTAGE

UNITS 1, 14	
LIVABLE (HEATED AREA):	2,516 SF
GARAGE:	521 SF
TOTAL:	3,037 SF

UNITS 2, 3, 4, 5, 6, 10, 11, 12, 13	
LIVABLE (HEATED AREA):	2,551 SF
GARAGE:	521 SF
TOTAL:	3,072 SF

UNITS 7, 9	
LIVABLE (HEATED AREA):	2,587 SF
GARAGE:	562 SF
TOTAL:	3,149 SF

UNITS 8	
LIVABLE (HEATED AREA):	1,958 SF
GARAGE:	510 SF
TOTAL:	2,468 SF

EH ZONING REGULATIONS FOR PARENT PARCEL

SETBACKS	REQUIRED	PROVIDED
FRONT	25' FROM BACK CURB (170TH AVE NE)	25'
REAR	10'	10'
SIDE	PER RMC TABLE 21.10.130B	8'
MIN. DISTANCE BETWEEN STRUCTURES	15'	N/A
OPEN SPACE (200 SF PRIVATE OPEN SPACE PER UNIT MIN.)	2,800 SF	3,789 SF
LOT COVERAGE (MAX)	75%	55%
BUILDING HEIGHT (BASE/MAX.)	4 STORIES/5 STORIES	3
PARKING (PRIVATE:1/UNIT MIN.)	14	28 (2 PER GARAGE)
(PUBLIC:1/4 DU MIN.)	4	>4 (170TH AVE NE ON STREET PARKING)

VERTICAL DATUM

NAVD 88–CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

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HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

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PRIVATE DRAINAGE EASEMENT

A PRIVATE DRAINAGE ESM'T SHALL EXTEND OVER THE PARENT PARCEL FOR THE BENEFIT OF ALL HOME OWNERS FOR MAINTENANCE OF THE ROOF DRAIN SYSTEM AND INFILTRATION FACILITIES.

DENSITY

DWELLING UNITS ALLOWED: PER 21.10.130.B DENSITY IS CONTROLLED BY THE APPLICATION OF OTHER DEVELOPMENT STANDARDS
DWELLING UNITS PROPOSED: 14

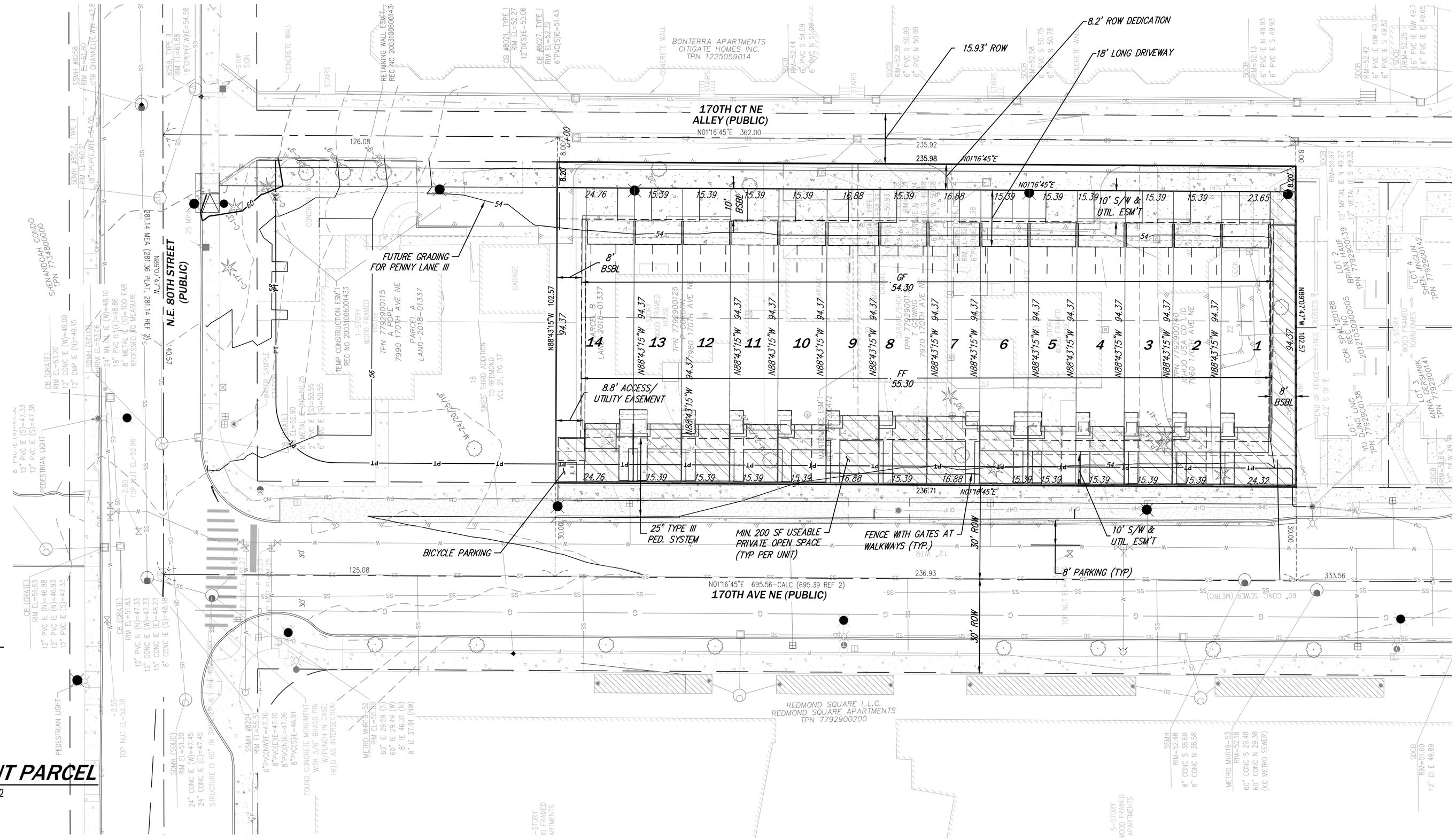
OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATION:

PER RZC 21.62.020.E.1 UNITS WITH AT LEAST 200 SQUARE FEET OF PRIVATE OPEN SPACE, WHERE THE SMALLEST DIMENSION IS NO LESS THAN 10 FEET, SHALL BE EXEMPT FROM COMMON OPEN SPACE REQUIREMENTS.

RZC 21.62.020.F.3.B.4 SPECIAL INCENTIVE IS PROVIDED TO ENCOURAGE COURTYARDS WHICH ARE VISIBLY OPEN TO THE STREET. IF 50 PERCENT OF THE COURTYARD WIDTH IS OPEN TO THE STREET, THE AREA THAT IS CONTIGUOUS WITH THE COURTYARD, IN THE SETBACK AREA, CAN BE COUNTED AS USABLE OPEN SPACE.

OPEN SPACE TABLE		
LOT NUMBER	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE (IN SF)
1	200	939
2	200	202
3	200	202
4	200	202
5	200	202
6	200	202
7	200	266
8	200	234
9	200	266
10	200	202
11	200	202
12	200	202
13	200	203
14	200	265
TOTALS	2,800	3,789



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ASPHALT PAVEMENT
- SIDEWALK
- PRIVATE OPEN SPACE
- FENCE

Project Summary Table	EH Zone
Gross Site Area in square feet	24,241
Net Buildable Area (See Net Buildable Area Calculation Table, Row G)	21,603
Maximum Density	Per 21.10.130.B Density is controlled by the application of other development standards
Average Lot Size	1,593
Largest Proposed Lot Size	2,336
Smallest Proposed Lot Size	1,452
Sensitive area(s) and buffer, in square feet	0
Area of public right-of-way, private streets, and access corridors	2,638
Total Open Space, in square feet (min. req'd 200 sf private o.s.)	2,800

ESTIMATED EARTHWORK

CUT: 400 CY
FILL: 1,050 CY

AREA TABLE

LOT	AREA
ROW DED.	1,935 SF
1	2,263 SF
2	1,452 SF
3	1,452 SF
4	1,452 SF
5	1,452 SF
6	1,452 SF
7	1,592 SF
8	1,452 SF
9	1,592 SF
10	1,452 SF
11	1,452 SF
12	1,452 SF
13	1,452 SF
14	2,336 SF

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SITE PLAN
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DATE DECEMBER 2019
DESIGNED GINA R. BROOKS, P.E.
DRAWN CHUCK FEMLING
APPROVED GINA R. BROOKS, P.E.
GINA R. BROOKS, P.E.
PROJECT MANAGER

SHEET C1.02 OF 17

PROJECT NUMBER 17051

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ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

SCALE: 1" = 20'

0 10 20 40

LEGEND

- FOUND SURVEY MONUMENT, AS NOTED
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN TYPE I
- CATCH BASIN TYPE II
- WATER VALVE
- FIRE HYDRANT
- WATER METER
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- FIRE DEPARTMENT CONNECT
- LIGHT POLE
- UTILITY POLE
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- POWER JUNCTION BOX
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- GAS METER
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- TRAFFIC SIGN
- LEAD AND TACK
- CLF CHAIN LINK FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS
- MAPLE
- CHERRY
- PINE
- CEDAR
- FIR
- EDGE OF ASPHALT
- SS SEWER PIPE
- SD STORM DRAINAGE PIPE
- W WATER PIPE
- OHP OVERHEAD POWER
- P UNDERGROUND POWER LINE
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- G GAS LINE
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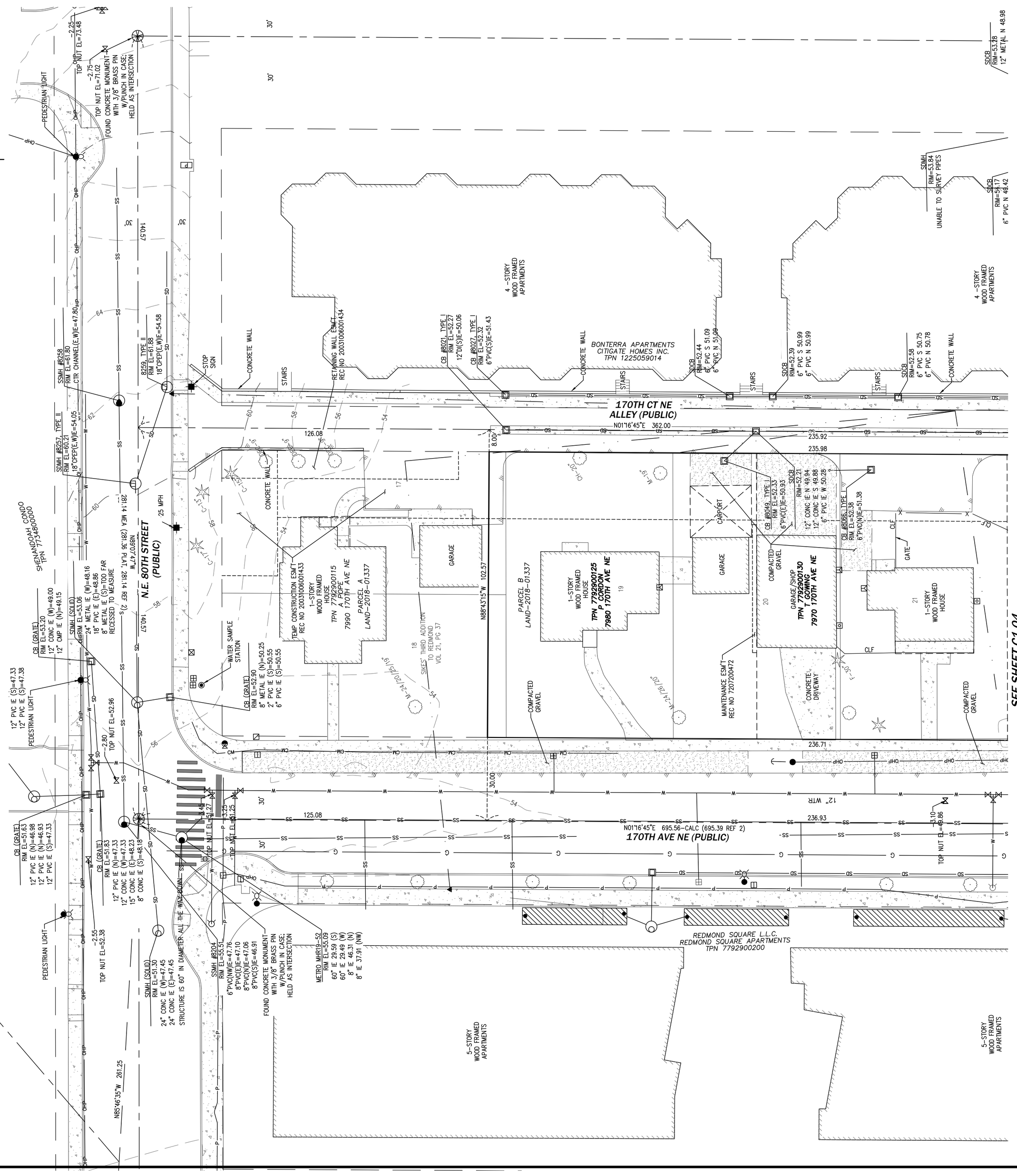

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SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBERS 0093565-06 DATED MARCH 13, 2017, 0093566-06 DATED MARCH 15, 2017, 0093564-06 DATED SEPTEMBER 15, 2017 AND 0093561-06 DATED AUGUST 9, 2017. 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 COMMITMENT NUMBERS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'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.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 22, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2011.
3. PROPERTY AREA = 0.56 AC. (24,241 S.F.).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS 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.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

DAVID P. WRIGHT STATE OF WASHINGTON 46658 REGISTERED PROFESSIONAL LAND SURVEYOR

5-1-19

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

BOUNDARY & TOPOGRAPHIC SURVEY
PENNY LANE II

ICHIJO USA CO., LTD.
1405-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E. PROJECT MANAGER

SHEET	OF
C1.03	17

PROJECT NUMBER 17051

12/23/2019 9:22 AM: J:\2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C103.DWG

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SCALE: 1" = 20'

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- LEAD AND TACK
- CLF CHAIN LINK FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS
- MAPLE
- CHERRY
- PINE
- CEDAR
- FIR
- EDGE OF ASPHALT
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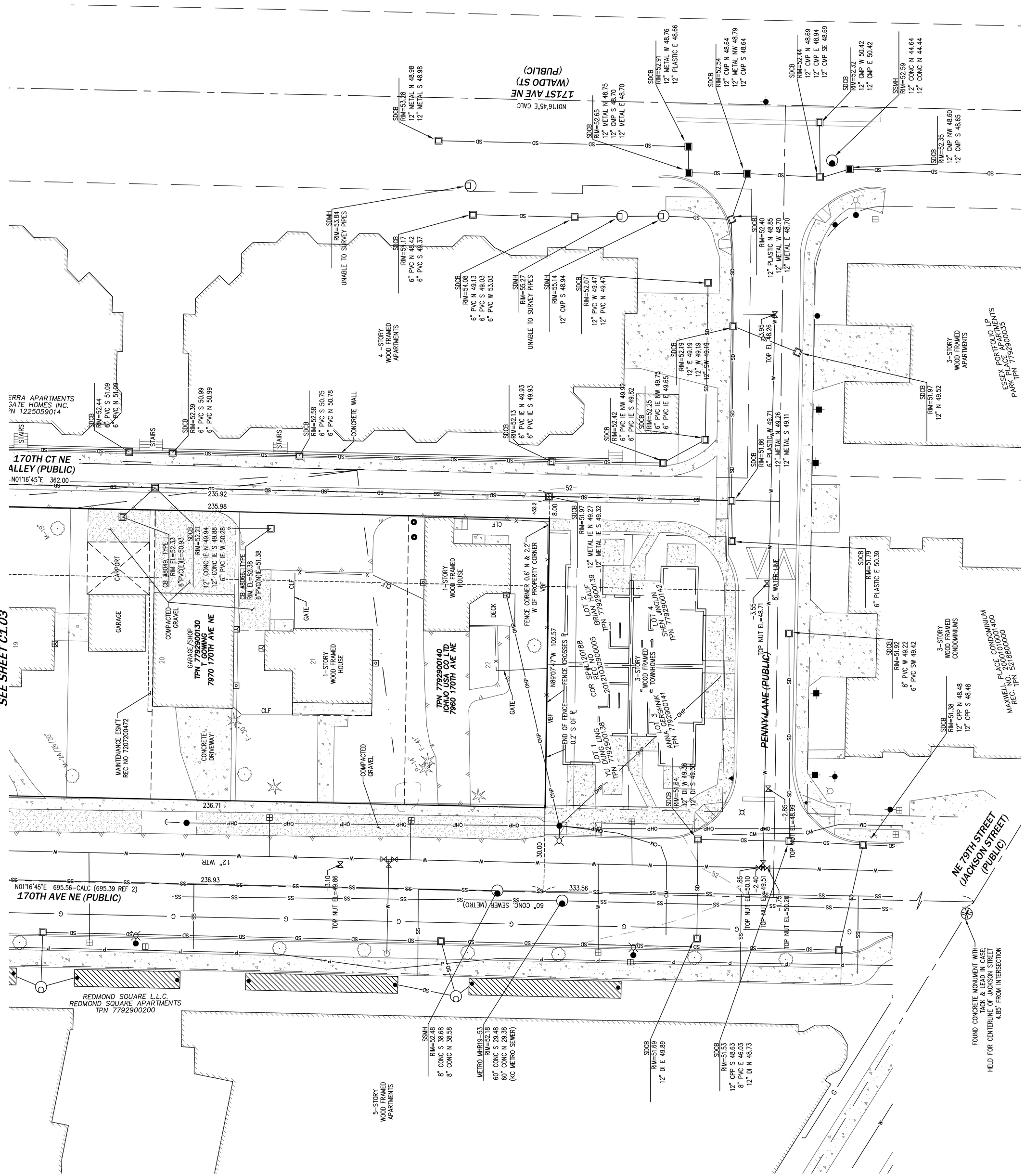


VERTICAL DATUM

NAVD 88–CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
STAMPED "CITY OF REDMOND BM 23". ELEV.=149.00

COR 9158: 2" DIAMETER BRASS DISC WITH DATUM POINT SET IN CONCRETE BASE FOR TRAFFIC SIGNAL POLE AT THE SE QUADRANT OF THE INTERSECTION OF NE 83RD ST AND 166TH AVE. NE.
STAMPED "CITY OF REDMOND 9158, 2009". ELEV.=46.51

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

HORIZONTAL CONTROL

A–34: CAP SET IN NE CATCH BASIN CONCRETE ±12' W. OF NE CURB RETURN AT THE INTERSECTION OF NE 80TH ST AND 169TH AVE NE. N=248825.32, E=1324678.64

GLO–4ESW: NAIL IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 80TH ST AND 164TH AVE NE, ±1.0' BELOW GRADE. SW COR 1–25–5. N=248825.32, E=1323049.19

BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A–34 AND GLO–4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

LEGAL DESCRIPTION

TPN 779290–0125 (OLD TPN PRIOR TO BLA):
PARCEL B, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NUMBER LAND–2018–01337, RECORDED UNDER RECORDING NUMBER 20190410900008, RECORDS OF KING COUNTY, WASHINGTON.

TPN 779290–0130:
THE SOUTH 30 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 2, SIKE'S THIRD ADDITION TO REDMOND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN 779290–0140:
THE NORTH 50 FEET OF LOT 22, BLOCK 2, SIKE'S THIRD ADDITION TO REDMOND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBERS 0093565–06 DATED MARCH 13, 2017, 0093566–06 DATED MARCH 15, 2017, 0093564–06 DATED SEPTEMBER 15, 2017 AND 0093561–06 DATED AUGUST 9, 2017. 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 COMMITMENT NUMBERS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'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.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 22, 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER, 2011.
3. PROPERTY AREA = 0.56 AC. (24,241 S.F.).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS 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.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

DAVID A. WARREN STATE OF WASHINGTON 44658 REGISTERED PROFESSIONAL ENGINEER

5-1-19

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

BOUNDARY & TOPOGRAPHIC SURVEY
PENNY LANE II

ICHIJO USA CO., LTD.

1406–140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E. PROJECT MANAGER

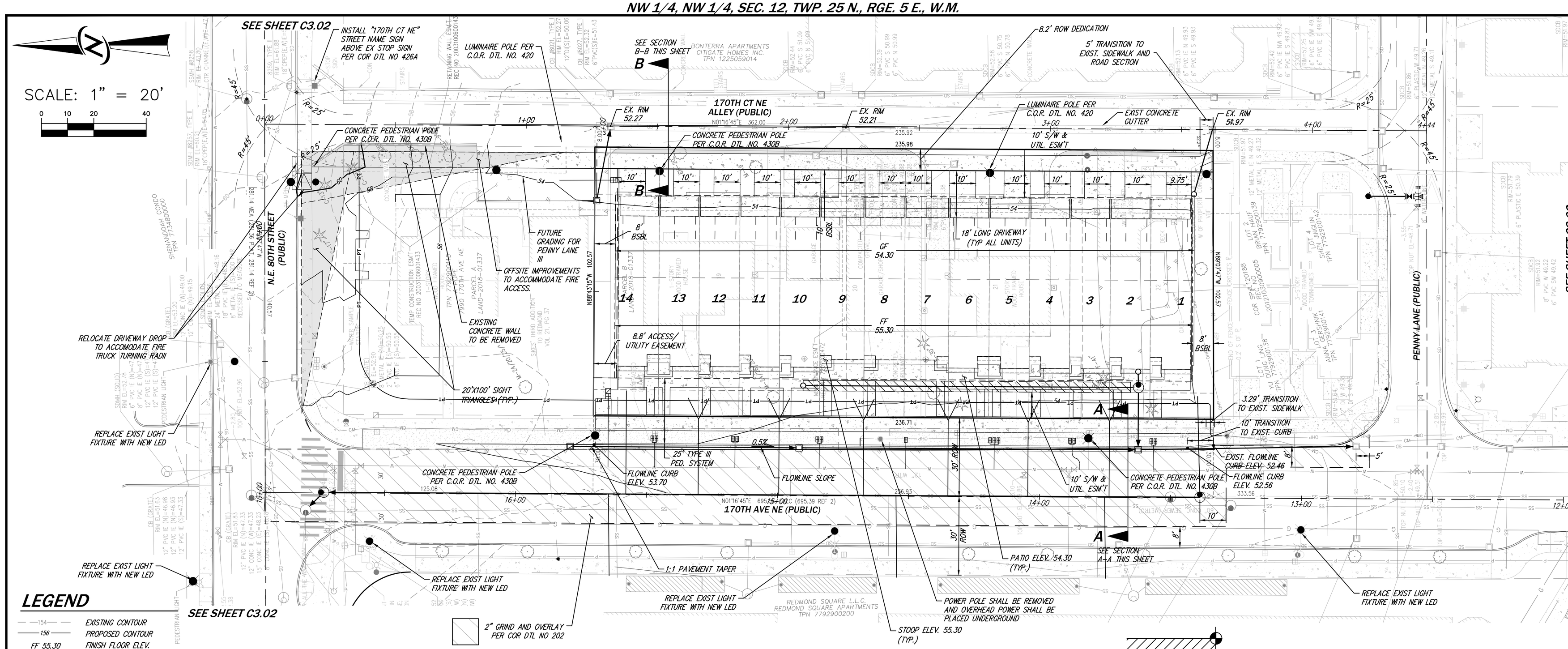
SHEET C1.04 OF 17

PROJECT NUMBER 17051

12/23/2019 9:22 AM: \2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C103.DWG

ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.



LEGEND

—154—	EXISTING CONTOUR
—156—	PROPOSED CONTOUR
FF 55.30	FINISH FLOOR ELEV.
GF 54.30	GARAGE FLOOR ELEV.
	ASPHALT PAVEMENT
	SIDEWALK
	INFILTRATION TRENCH
—PT—	DRY UTILITIES

TAX PARCEL NUMBERS

7792900125, 7792900130, 7792900140

SITE AREA

0.56 AC. (24,241 S.F.)

ESTIMATED EARTHWORK

CUT: 400 CY
FILL: 1,050 CY

LEGAL DESCRIPTION

TPN 779290-0125 (OLD TPN PRIOR TO BLA):
PARCEL B, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NUMBER LAND-2018-01337, RECORDED UNDER RECORDING NUMBER 20190410900008, RECORDS OF KING COUNTY, WASHINGTON.

TPN 779290-0130:
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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN 779290-0140:
THE NORTH 50 FEET OF LOT 22, BLOCK 2, SIKE'S THIRD ADDITION TO REDMOND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON.

GEOTECHNICAL ENGINEER

ASSOCIATED EARTH SCIENCES, INC.
911-5TH AVENUE
KIRKLAND, WA 98033
(425) 827-7701
CONTACT: TREVOR LOUVIERE
EMAIL: TLOUVIERE@AESGEO.COM

OWNER/APPLICANT

ICHIJO USA CO., LTD
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007
(206) 595-1318
CONTACT: RANDY BARNETT
EMAIL: RANDY@ICHIJOUSA.COM

VERTICAL DATUM

NAVD 88-CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
STAMPED "CITY OF REDMOND BM 23". ELEV.=149.00

COR 9158: 2" DIAMETER BRASS DISC WITH DATUM POINT SET IN CONCRETE BASE FOR TRAFFIC SIGNAL POLE AT THE SE QUADRANT OF THE INTERSECTION OF NE 83RD ST AND 166TH AVE. NE.
STAMPED "CITY OF REDMOND 9158, 2009". ELEV.=46.51

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

HORIZONTAL CONTROL

A-34: CAP SET IN NE CATCH BASIN CONCRETE ±12' W. OF NE CURB RETURN AT THE INTERSECTION OF NE 80TH ST AND 169TH AVE NE. N=248825.32, E=1324678.64

GLO-4ESW: NAIL IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 80TH ST AND 164TH AVE NE, ±1.0' BELOW GRADE. SW COR 1-25-5. N=248825.32, E=1323049.19

BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A-34 AND GLO-4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

PRIVATE DRAINAGE EASEMENT

A PRIVATE DRAINAGE ESM'T SHALL EXTEND OVER THE PARENT PARCEL FOR THE BENEFIT OF ALL HOME OWNERS FOR MAINTENANCE OF THE ROOF DRAIN SYSTEM AND INFILTRATION FACILITIES.

SURVEYOR/ENGINEER/PLANNER/ LANDSCAPE ARCHITECT

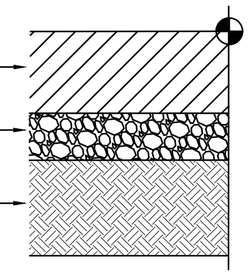
CORE DESIGN, INC
12100 NE 195TH STREET, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACTS:
GINA R. BROOKS, P.E. (ENGINEER), GRB@COREDESIGNINC.COM
ROBERT D. WEST, P.L.S. (SURVEYOR), RDW@COREDESIGNINC.COM
BEN MADEO (PLANNER), BAM@COREDESIGNINC.COM
LINDSEY B. SOLORIO, P.L.A. (LANDSCAPE ARCHITECT), LBA@COREDESIGNINC.COM

ARCHITECT

DANIEL UMBACH ARCHITECT, INC.
7711-16TH AVE NW
SEATTLE, WA 98117
(206) 427-3871
CONTACT: DANIEL UMBACH
EMAIL: DAN@UMBACHARCHITECT.COM

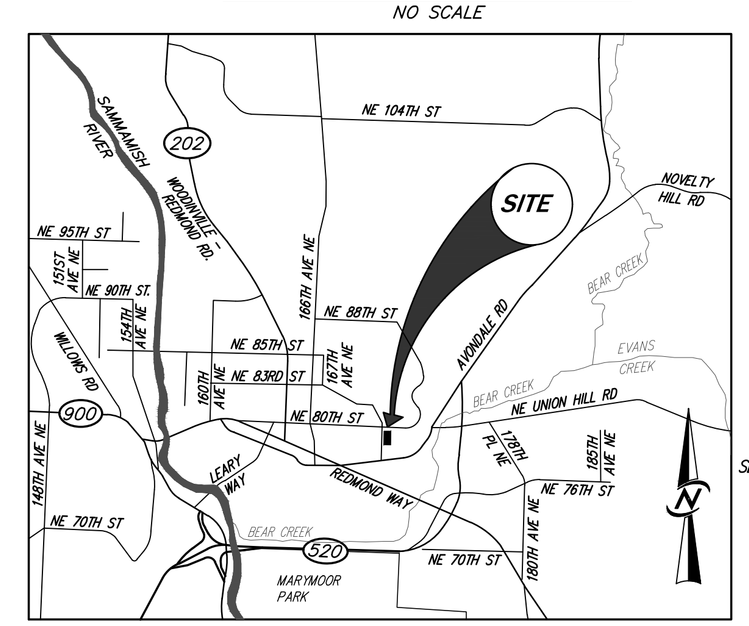
ARBORIST

CREATIVE LANDSCAPE SOLUTIONS
17518 NE 119TH WAY
REDMOND, WA 98052
(425) 890-3808
CONTACT: SUSAN PRINCE
EMAIL: SPRINCE202@AOL.COM



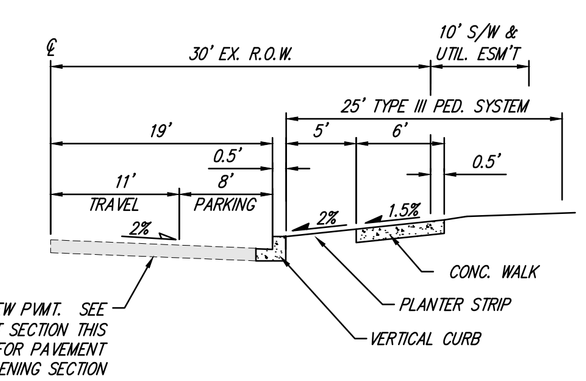
PAVEMENT SECTION

NO SCALE



SITE VICINITY MAP

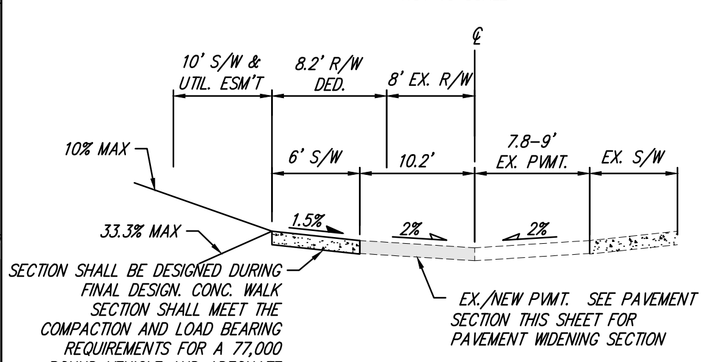
1" = 2,000'



(TYPE III PUBLIC LOCAL ACCESS)

SECTION A-A 170TH AVE NE

NOT TO SCALE



(TYPE VII PUBLIC LOCAL ACCESS)

SECTION B-B 170TH CT NE

NOT TO SCALE

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

SEE SHEET C3.02

12-23-19

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

PRELIMINARY TRANSPORTATION / GRADING PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.
	GINA R. BROOKS, P.E. PROJECT MANAGER

SHEET C3.01 OF 17

PROJECT NUMBER 17051

12/23/2019 9:27 AM\ \2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C300.DWG

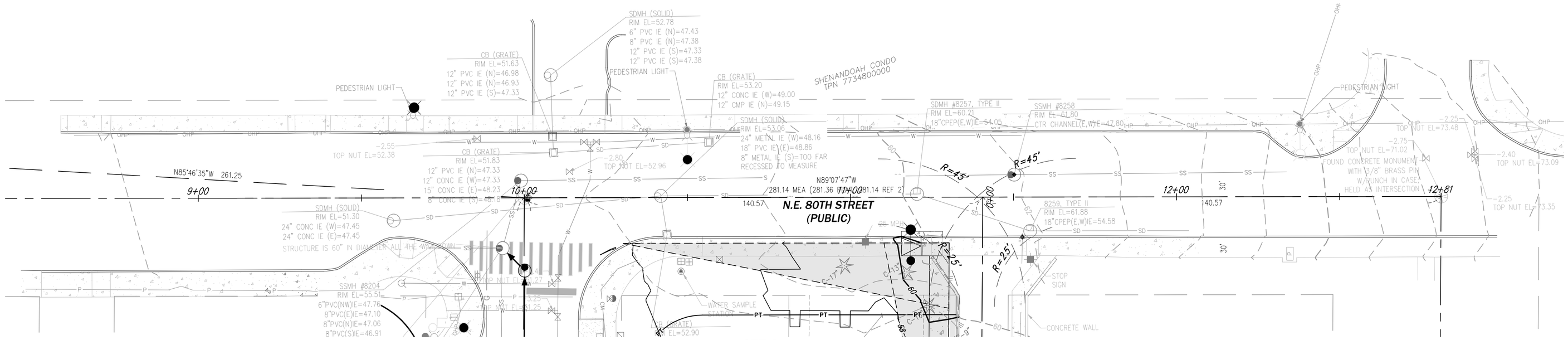
ATTACHMENT B

SCALE: 1" = 20'

0 10 20 40

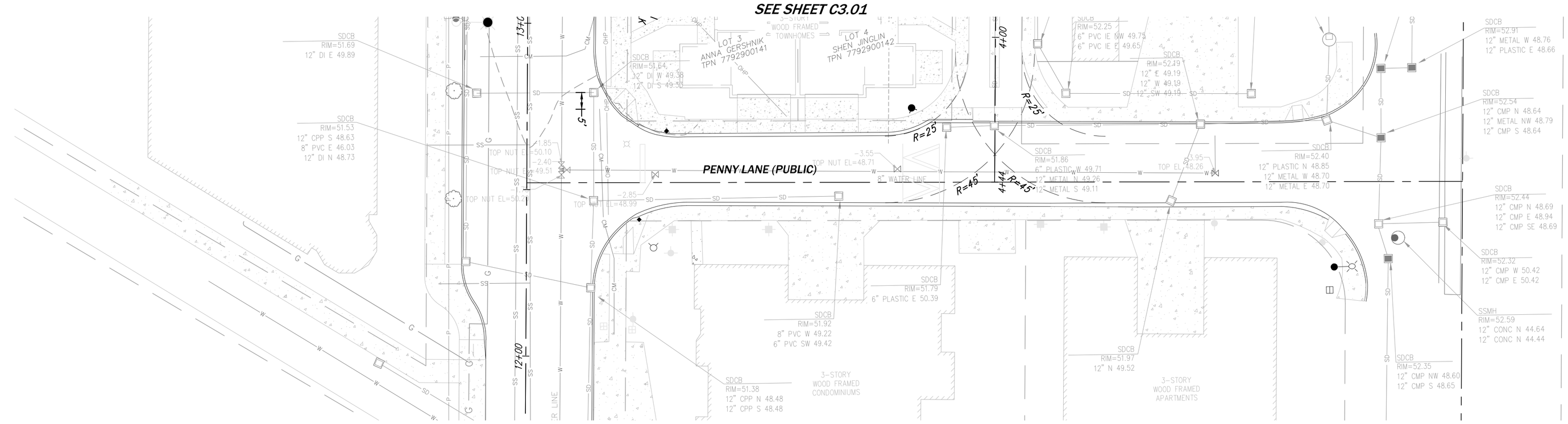
LEGEND

154	EXISTING CONTOUR
156	PROPOSED CONTOUR
FF 55.30	FINISH FLOOR ELEV.
GF 54.30	GARAGE FLOOR ELEV.
	ASPHALT PAVEMENT
	SIDEWALK
	INFILTRATION TRENCH



SEE SHEET C3.01

SEE SHEET C3.01



LEGAL DESCRIPTION

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN 779290-0140:
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VERTICAL DATUM

NAVD 88-CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
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STAMPED "CITY OF REDMOND 9158, 2009". ELEV.=46.51

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

HORIZONTAL CONTROL

A-34: CAP SET IN NE CATCH BASIN CONCRETE ±12' W. OF NE CURB RETURN AT THE INTERSECTION OF NE 80TH ST AND 169TH AVE NE. N=248825.32, E=1324678.64

GLO-4ESW: NAIL IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 80TH ST AND 164TH AVE NE, ±1.0' BELOW GRADE. SW COR 1-25-5. N=248825.32, E=1323049.19

BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A-34 AND GLO-4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

SURVEYOR/ENGINEER/PLANNER/ LANDSCAPE ARCHITECT

CORE DESIGN, INC
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(425) 885-7877
CONTACTS:
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ARCHITECT

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CONTACT: DANIEL UMBACH
EMAIL: DAN@UMBACHARCHITECT.COM

ARBORIST

CREATIVE LANDSCAPE SOLUTIONS
17518 NE 119TH WAY
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CONTACT: SUSAN PRINCE
EMAIL: SPRINCE202@AOL.COM

GEOTECHNICAL ENGINEER

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(425) 827-7701
CONTACT: TREVOR LOUVIERE
EMAIL: TLOUVIERE@AESGEO.COM

OWNER/APPLICANT

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1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007
(206) 595-1318
CONTACT: RANDY BARNETT
EMAIL: RANDY@ICHIJOUSA.COM

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

GINA R. BROOKS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

12-23-19

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

PRELIMINARY TRANSPORTATION / GRADING PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.
	GINA R. BROOKS, P.E. PROJECT MANAGER

SHEET	OF
C3.02	17

PROJECT NUMBER 17051

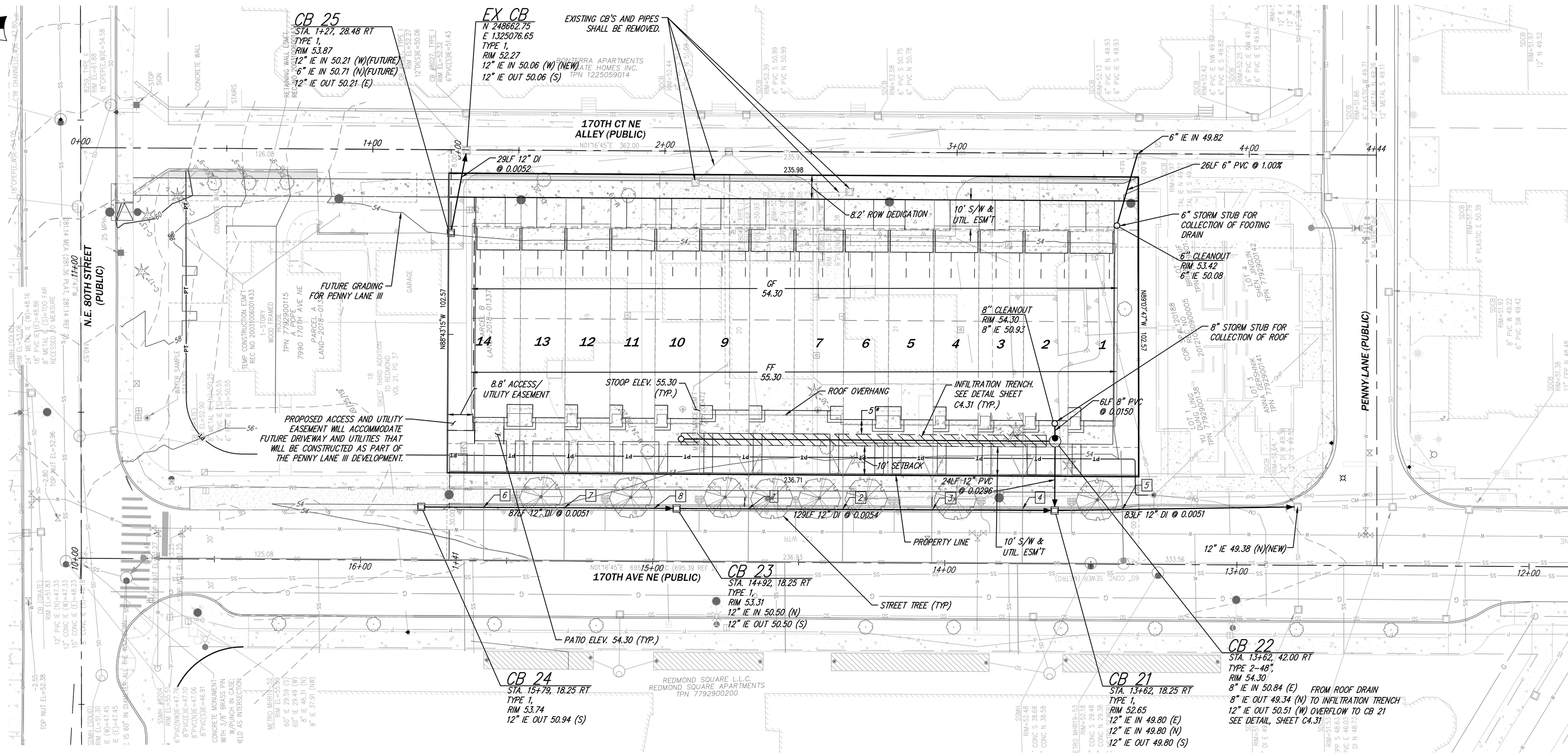
12/23/2019 8:23 AM\ \2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C300.DWG

ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

SCALE: 1" = 20'

0 10 20 40



* PER THE CITY TECHNICAL NOTEBOOK SECTION 8.6.11, CONFIRMATION FROM THE GEOTECHNICAL AND STRUCTURAL ENGINEER OF KNOWLEDGE OF PROXIMITY OF INFILTRATION TO BUILDING IS REQUIRED IF SETBACK IS LESS THAN 10'. SEE PROJECT'S STORM DRAINAGE REPORT SECTION 4.C. FOR THIS CONFIRMATION. ALSO, SEE GEOTECHNICAL REPORT SECTION 15.2.

VERTICAL DATUM

NAVD 88–CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
STAMPED "CITY OF REDMOND BM 23". ELEV.=149.00

COR 9158: 2" DIAMETER BRASS DISC WITH DATUM POINT SET IN CONCRETE BASE FOR TRAFFIC SIGNAL POLE AT THE SE QUADRANT OF THE INTERSECTION OF NE 83RD ST AND 166TH AVE. NE.
STAMPED "CITY OF REDMOND 9158, 2009". ELEV.=46.51

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

HORIZONTAL CONTROL

A–34: CAP SET IN NE CATCH BASIN CONCRETE ±12' W. OF NE CURB RETURN AT THE INTERSECTION OF NE 80TH ST AND 169TH AVE NE. N=248825.32, E=1324678.64

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BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A–34 AND GLO–4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

STORM NOTES

1. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND STORM SHALL BE 5'.
2. MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER AND STORM SHALL BE 5'.
3. A PRIVATE DRAINAGE ESM'T SHALL EXTEND OVER THE PARENT PARCEL FOR THE BENEFIT OF ALL HOME OWNERS FOR MAINTENANCE OF THE ROOF DRAIN SYSTEM AND INFILTRATION FACILITIES.

STORM CROSSING TABLE

Crossing	Road	Upper Pipe	Upper Pipe IE	Lower Pipe	Lower Pipe Crown	Pipe Separation
1	170TH AVE NE	12" PVC	50.28	6" PVC	43.61	6.67
2	170TH AVE NE	12" PVC	50.11	6" PVC	43.67	6.44
3	170TH AVE NE	12" PVC	49.94	6" PVC	43.73	6.21
4	170TH AVE NE	12" PVC	49.78	6" PVC	43.79	5.99
5	170TH AVE NE	12" PVC	49.60	6" PVC	42.97	6.63
6	170th AVE NE	12" PVC	50.75	6" PVC	42.09	8.66
7	170th AVE NE	12" PVC	50.61	6" PVC	43.49	7.12
8	170th AVE NE	12" PVC	50.46	6" PVC	43.55	6.91

LEGEND

- STORM PIPE
- STORM CATCH BASIN
- CROSSING LABEL
- DRY UTILITIES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FF 55.30 — FINISH FLOOR ELEV.
- GF 54.30 — GARAGE FLOOR ELEV.
- ASPHALT PAVEMENT
- SIDEWALK
- INFILTRATION TRENCH
- SEWER PIPE
- WATER METER
- SEWER MANHOLE
- SEWER PIPE

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

GINA R. BROOKS, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

12-23-19

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

PRELIMINARY STORM DRAINAGE PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406–140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

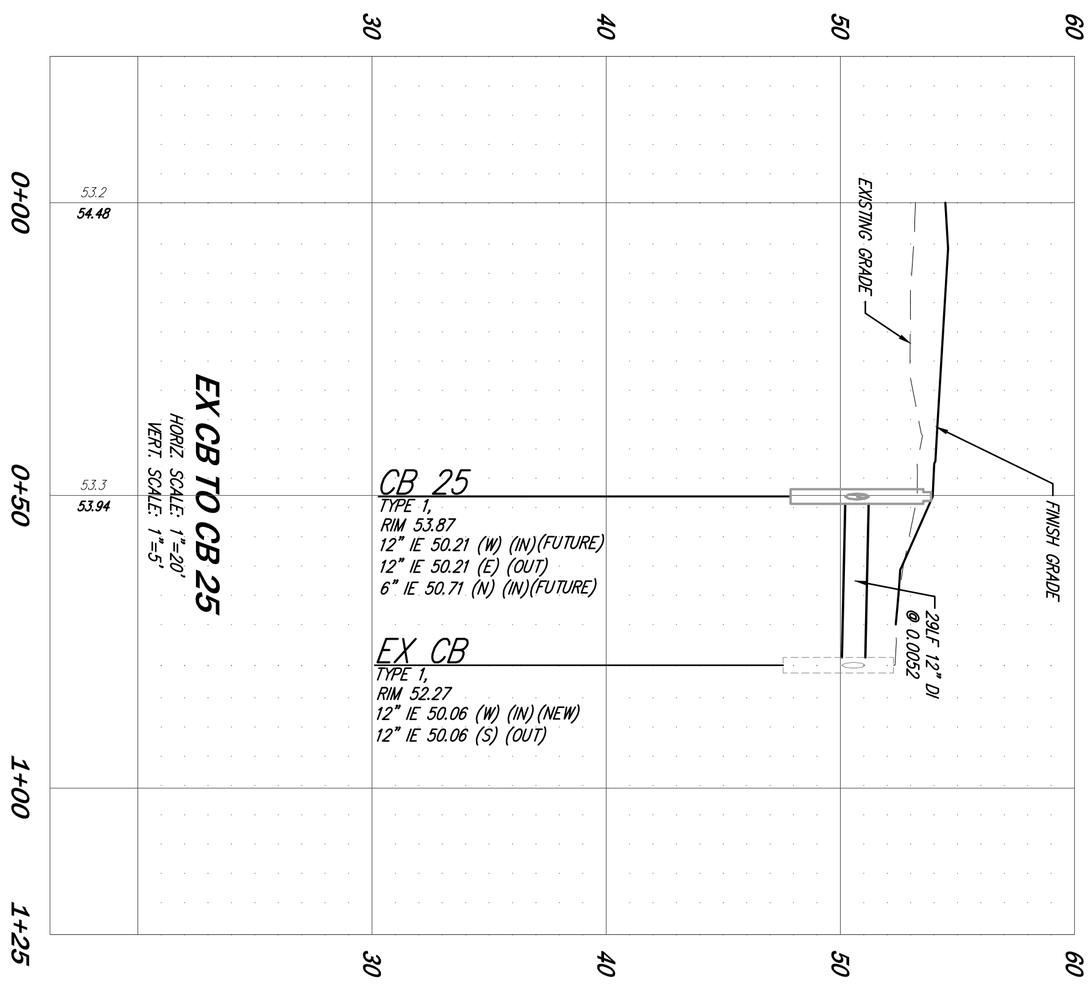
DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.
	GINA R. BROOKS, P.E. PROJECT MANAGER

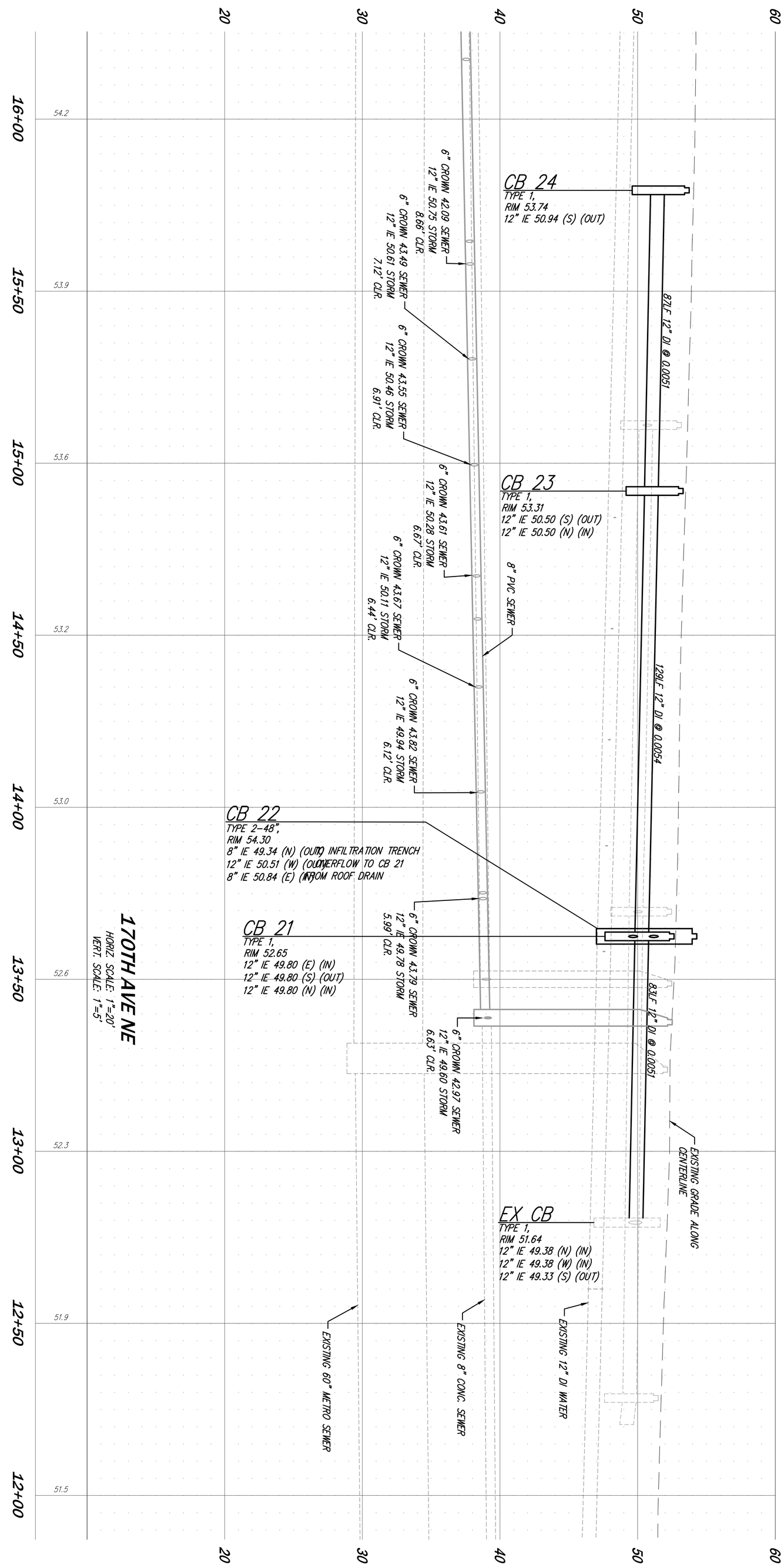
SHEET C4.01 OF 17

PROJECT NUMBER 17051

12/23/2019 9:23 AM J:\2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C400.DWG

ATTACHMENT B





LEGEND

CB

STORM PIPE

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.

GINA R. BROOKS, P.E.
PROJECT MANAGER

SHEET C4.21 OF 17

PROJECT NUMBER 17051

PRELIMINARY STORM DRAINAGE PROFILES

PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

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

GINA R. BROOKS
STATE OF WASHINGTON
38478
REGISTERED PROFESSIONAL ENGINEER
12-23-19

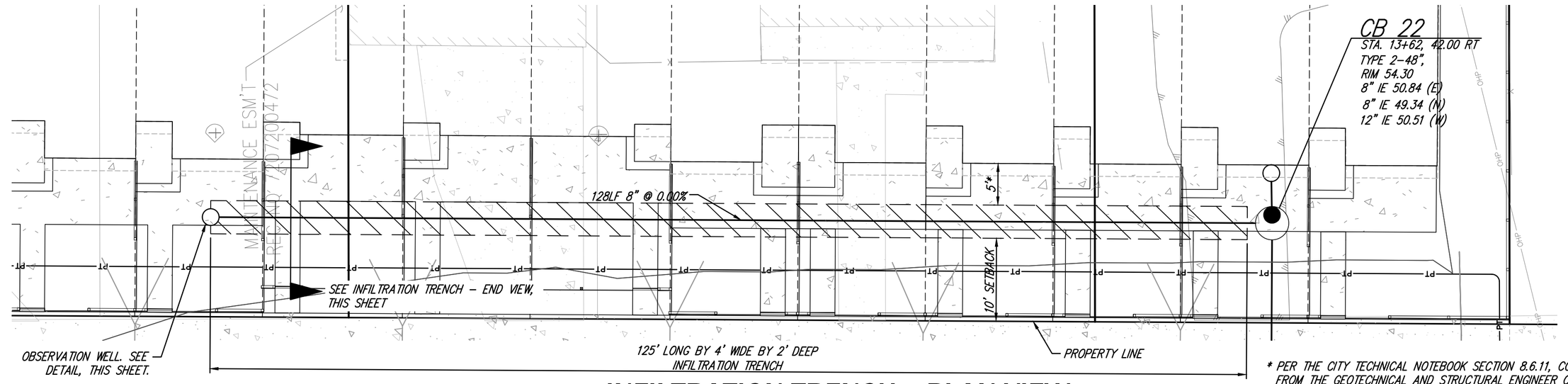
NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

ATTACHMENT B

SCALE: 1" = 10'

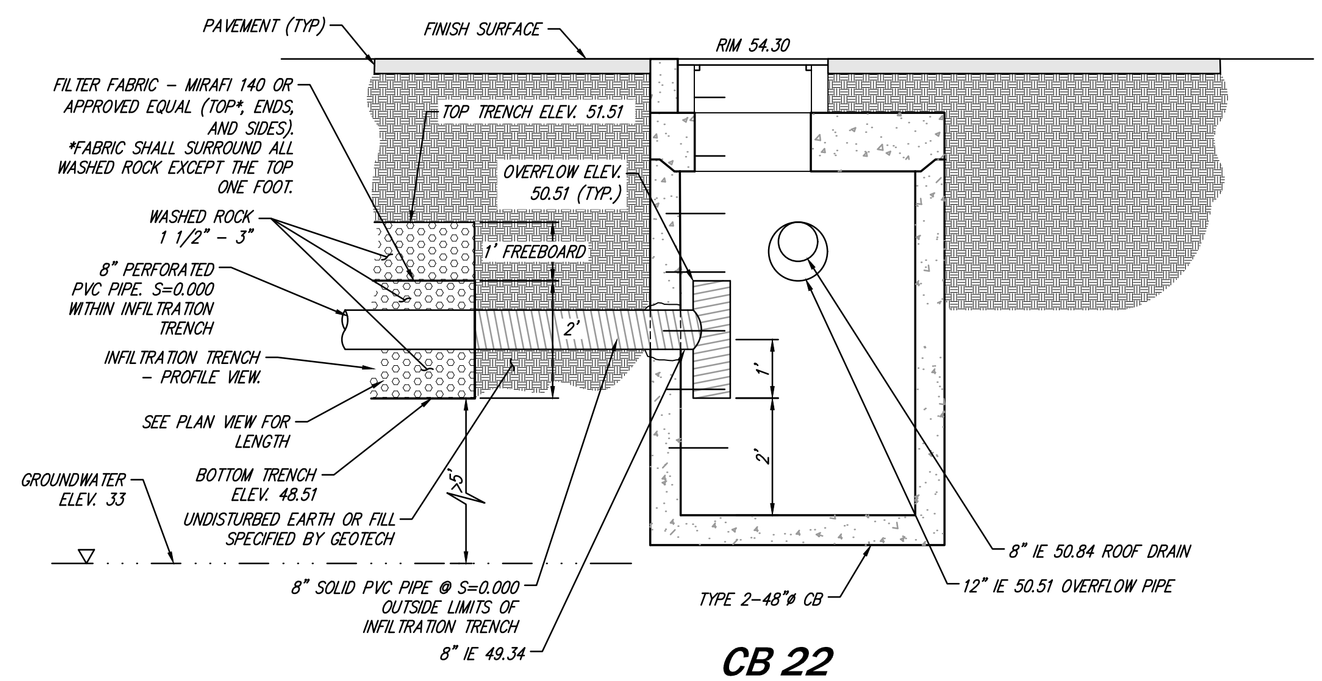
0 5 10 20



INFILTRATION TRENCH - PLAN VIEW

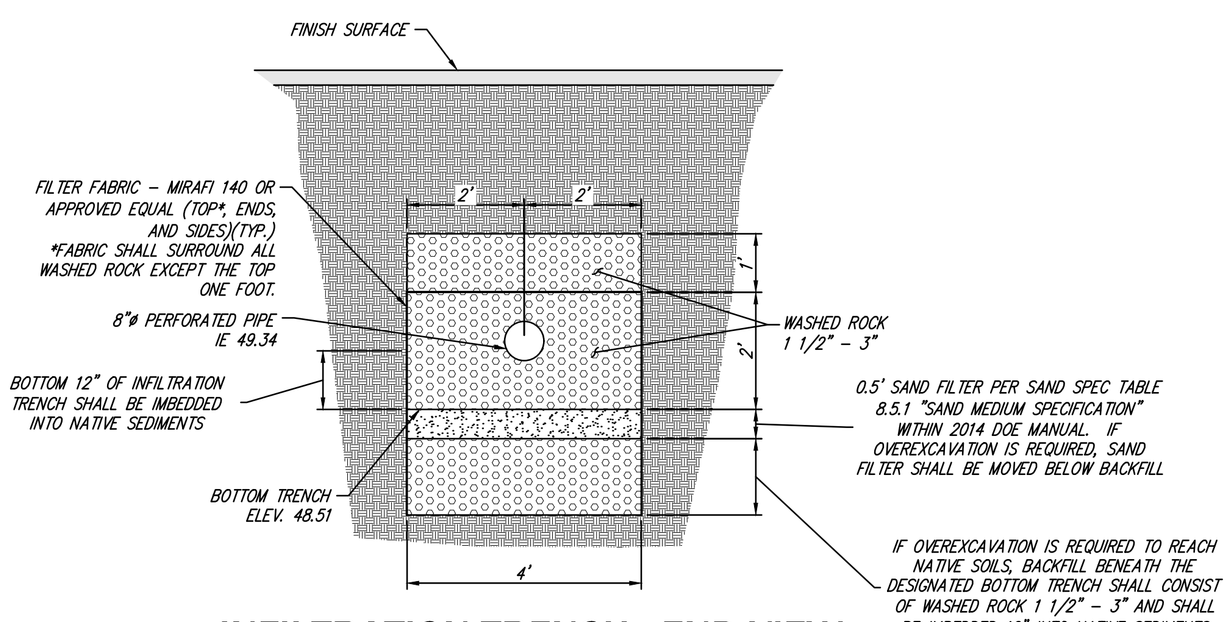
1"=10'

* PER THE CITY TECHNICAL NOTEBOOK SECTION 8.6.11, CONFIRMATION FROM THE GEOTECHNICAL AND STRUCTURAL ENGINEER OF KNOWLEDGE OF PROXIMITY OF INFILTRATION TO BUILDING IS REQUIRED IF SETBACK IS LESS THAN 10'. SEE PROJECT'S STORM DRAINAGE REPORT SECTION 4.C. FOR THIS CONFIRMATION. ALSO, SEE GEOTECHNICAL REPORT SECTION 15.2.



CB 22

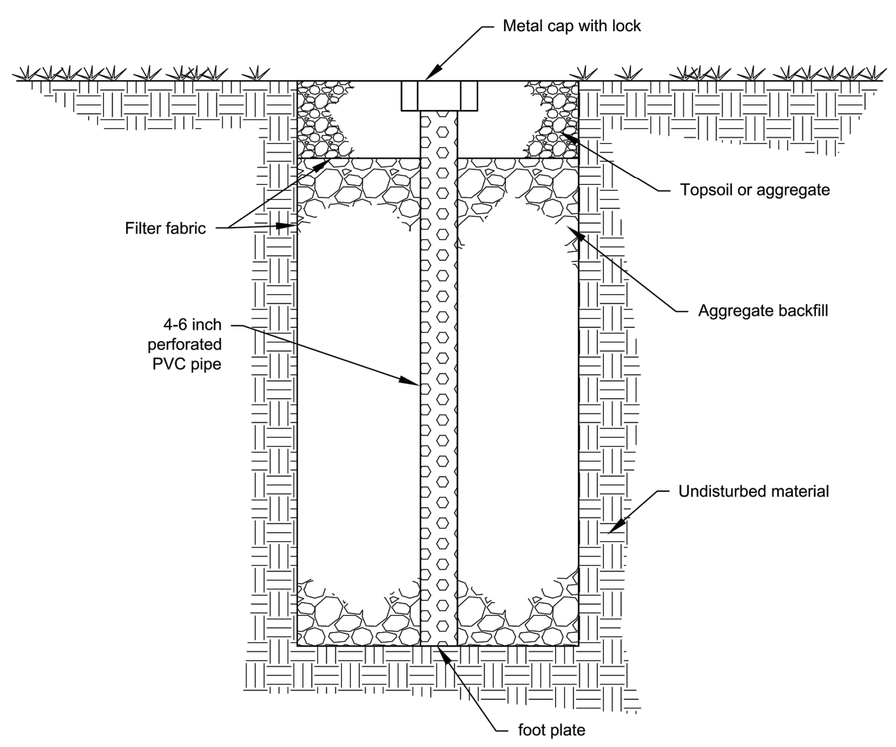
1"=2'



INFILTRATION TRENCH - END VIEW

1"=2'

NOTE: GEOTECH SHALL BE CONTACTED TO CONFIRM NATIVE SOILS HAVE BEEN REACHED PRIOR TO INSTALLATION OF BACKFILL AND TRENCH SECTION.



NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure III-3.3.10
Observation Well Details
Revised December 2015

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LEGEND

- STORM PIPE
- STORM CATCH BASIN
- CROSSING LABEL
- DRY UTILITIES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ASPHALT PAVEMENT
- SIDEWALK
- INFILTRATION TRENCH

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12-23-19

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

PRELIMINARY STORM DRAINAGE DETAILS
PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019	
DESIGNED	GNA R. BROOKS, P.E.	
DRAWN	CHUCK FEMLING	
APPROVED	GNA R. BROOKS, P.E.	GNA R. BROOKS, P.E. PROJECT MANAGER

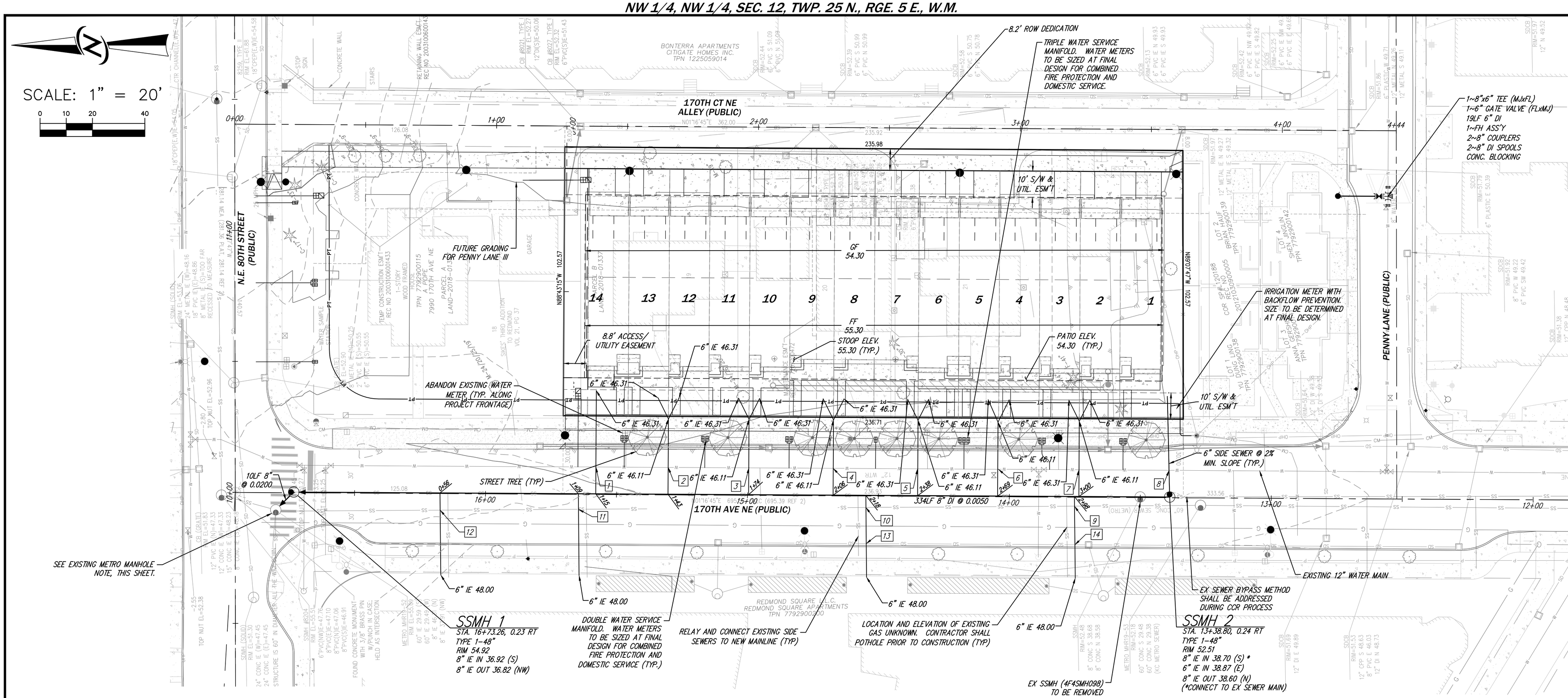
SHEET C4.31 OF 17

PROJECT NUMBER 17051

12/23/2019 9:24 AM L:\2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C431.DWG

ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.



VERTICAL DATUM

NAVD 88–CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
STAMPED "CITY OF REDMOND BM 23". ELEV.=149.00

COR 9158: 2" DIAMETER BRASS DISC WITH DATUM POINT SET IN CONCRETE BASE FOR TRAFFIC SIGNAL POLE AT THE SE QUADRANT OF THE INTERSECTION OF NE 83RD ST AND 166TH AVE. NE.
STAMPED "CITY OF REDMOND 9158, 2009". ELEV.=46.51

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

HORIZONTAL CONTROL

A–34: CAP SET IN NE CATCH BASIN CONCRETE ±12' W. OF NE CURB RETURN AT THE INTERSECTION OF NE 80TH ST AND 169TH AVE NE. N=248825.32, E=1324678.64

GLO–4ESW: NAIL IN CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF NE 80TH ST AND 164TH AVE NE, ±1.0' BELOW GRADE. SW COR 1–25–5. N=248825.32, E=1323049.19

BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A–34 AND GLO–4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

METRO MANHOLE NOTE

PER THE NORTH LAKE SAMMAMISH INTERCEPTOR ASBUILTS.
THE DROP CONNECTION IS APPROXIMATELY 8.71' BETWEEN THE TOP/BOTTOM INVERTS.
EXISTING ESTIMATED TOP IE IS 29.54 + 8.71 = 38.25.
PROPOSED TOP IE IS 36.62.
PORTION OF DROP CONNECTION SHALL BE REMOVED AND CONNECTED TO NEW PIPE.

SEWER / WATER NOTES

1. MINIMUM SEPARATION BETWEEN WATER AND STORM SHALL BE 5'.
2. MINIMUM SEPARATION BETWEEN SEWER AND STORM SHALL BE 5'.
3. MINIMUM SEPARATION BETWEEN SEWER AND WATER SHALL BE 10'.
4. ALL DISCOVERED SIDE SEWERS SHALL BE ABANDONED.
5. WATER AND SEWER PROVIDED BY CITY OF REDMOND (INCLUDING PROPERTIES WITHIN 150' OF PROJECT BOUNDARIES).
6. WATER PRESSURE ZONE: 238

SEWER AND WATER CROSSING TABLE

CROSSING NO.	ROAD	SEWER PIPE SIZE (IN)	SEWER PIPE BOTTOM	WATER PIPE SIZE (IN)	WATER PIPE BOTTOM	STORM PIPE SIZE (IN)	STORM PIPE BOTTOM	SEPARATION
1	170TH AVE NE	6	40.35	12	48.22			7.37
2	170TH AVE NE	6	40.71	12	48.04			6.83
3	170TH AVE NE	6	40.81	12	47.85			6.54
4	170TH AVE NE	6	40.92	12	47.65			6.23
5	170TH AVE NE	6	41.02	12	47.45			5.93
6	170TH AVE NE	6	41.12	12	47.25			5.63
7	170TH AVE NE	6	41.22	12	47.06			5.34
8	170TH AVE NE	6	41.36	12	46.84			4.98
9	170TH AVE NE	6	39.58	60	29.90			4.68
10	170TH AVE NE	6	39.49	60	29.94			4.55
11	170TH AVE NE	6	39.41	60	29.99			4.42
12	170TH AVE NE	6	39.38	60	30.01			4.37
13	170TH AVE NE	6	43.93			12	49.83	5.40
14	170TH AVE NE	6	44.09			12	49.42	4.83

NOTE: SEWER/STORM CROSSINGS AND WATER/STORM CROSSINGS ARE SHOWN ON THE STORM CROSSING TABLE LOCATED ON SHEET C4.01

LEGEND

- STORM PIPE
- STORM CATCH BASIN
- SEWER PIPE
- SEWER MANHOLE
- CLEANOUT
- WATER PIPE
- WATER METER
- CROSSING LABEL
- DRY UTILITIES
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FF 55.30 — FINISH FLOOR ELEV.
- GF 54.30 — GARAGE FLOOR ELEV.
- ASPHALT PAVEMENT
- SIDEWALK
- INFILTRATION TRENCH

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12-23-19

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

PRELIMINARY SEWER AND WATER PLAN
PENNY LANE II

ICHIJO USA CO., LTD.

1406–140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.

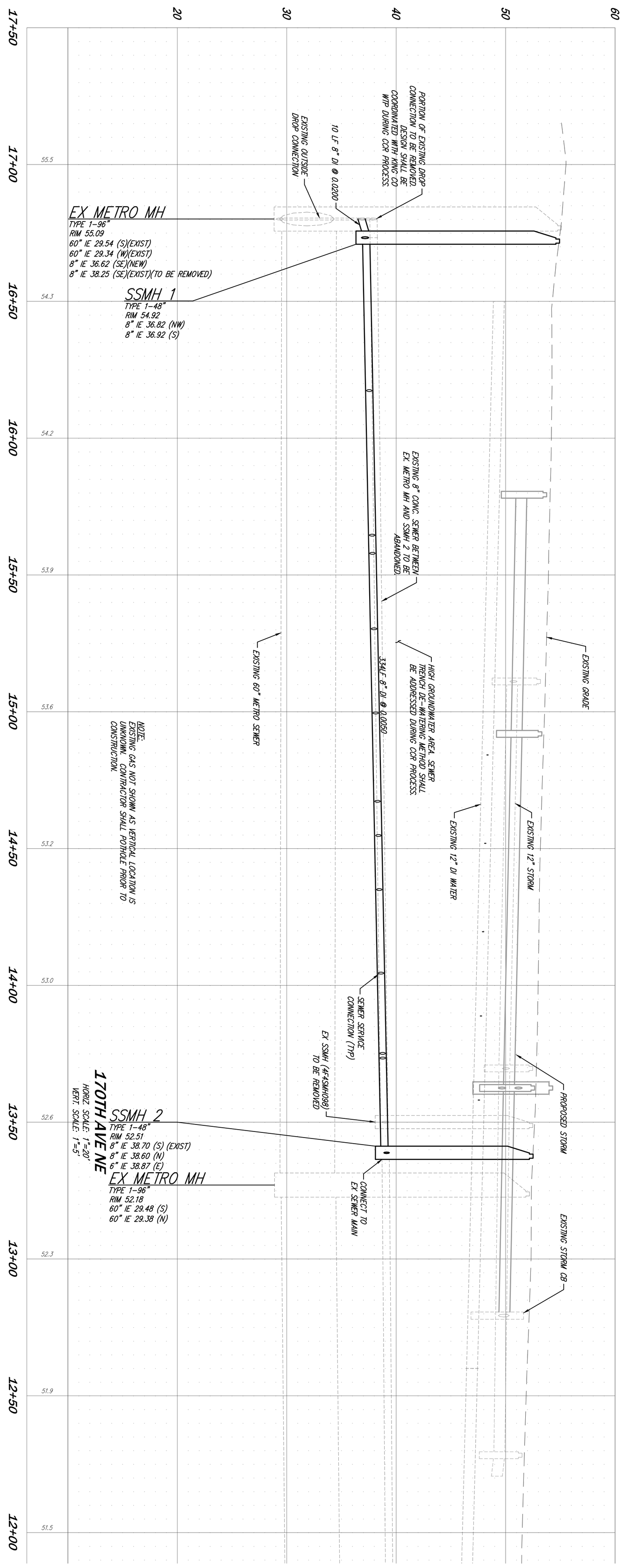
GINA R. BROOKS, P.E.
PROJECT MANAGER

SHEET	OF
C5.01	17

PROJECT NUMBER
17051

12/23/2019 9:25 AM: \2017\17051\ENGINEERING\PRELIMINARY\SHEETS\PL2\17051 C500.DWG

ATTACHMENT B



NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

PROJECT NUMBER 17051	SHEET C5.21 OF 17	DATE	DECEMBER 2019
		DESIGNED	GINA R. BROOKS, P.E.
		DRAWN	CHUCK FEMLING
		APPROVED	GINA R. BROOKS, P.E.
		GINA R. BROOKS, P.E. PROJECT MANAGER	

PRELIMINARY SEWER AND WATER PROFILE
PENNY LANE II
ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

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

GINA R. BROOKS STATE OF WASHINGTON 38478 REGISTERED PROFESSIONAL ENGINEER
12-23-19

NO.	REVISIONS	DATE
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ATTACHMENT B

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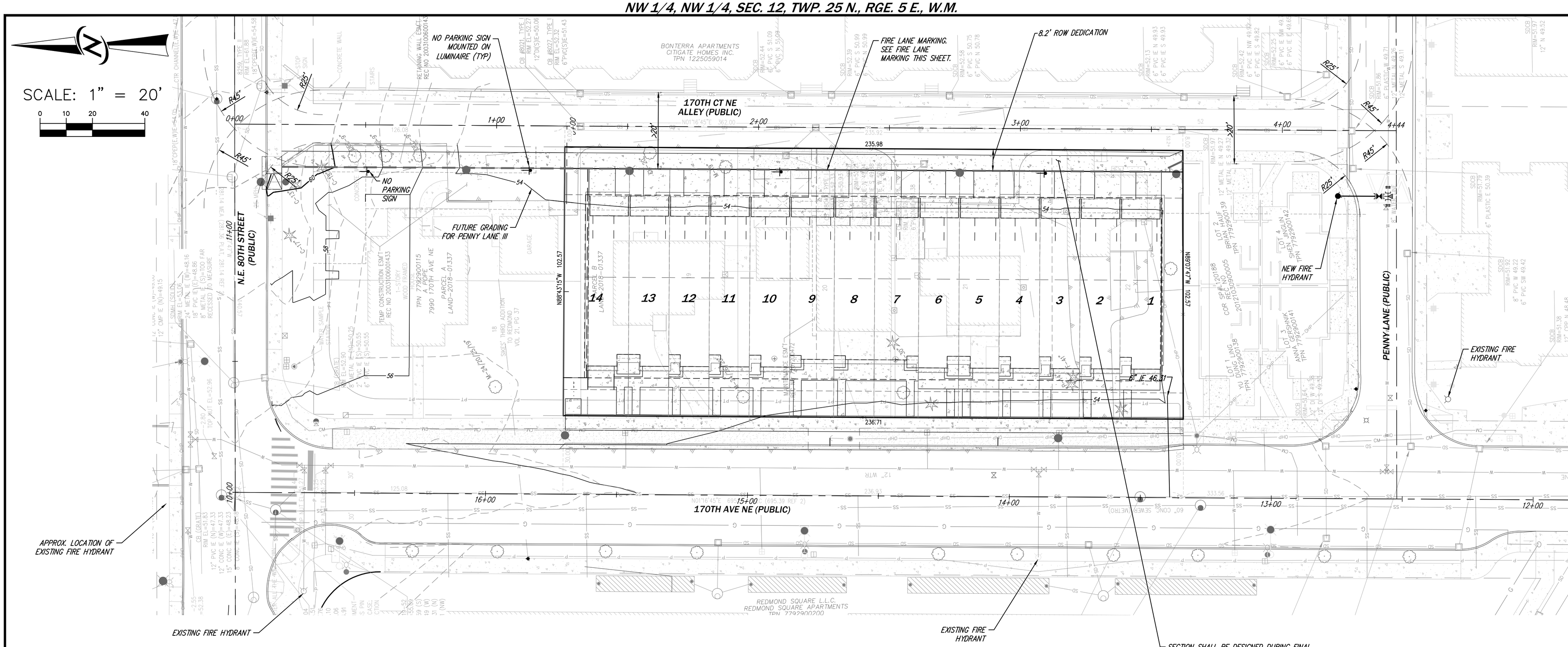

SECTION SHALL BE DESIGNED DURING FINAL DESIGN. CONC. WALK SECTION SHALL MEET THE COMPACTION AND LOAD BEARING REQUIREMENTS FOR A 77,000 POUND VEHICLE AND ADEQUATE POINT LOADING CHARACTERISTICS (45,000 LBS OVER 24"X24" PAD) FOR BOTH WHEEL SYSTEMS AND OUTRIGGER SYSTEMS.

FIRE LANE MARKING

TYPE 1 OR TYPE 4-EDGE STRIPING WHERE THERE IS NO CURB, A NOMINAL 6" YELLOW STRIPE SHALL BE PAINTED ON THE BACK EDGE OF SIDEWALK PER PLAN. PAVEMENT LETTERING OR FIRE LANE SIGNAGE SHALL BE PROVIDED AS REQUIRED FOR TYPE 1 OR TYPE 2 AS DESIGNATED BY THE FIRE MARSHAL.

TYPE 3 METAL SIGNS

APPROVED METAL SIGNS STATING "NO PARKING-FIRE LANE" AND "NO PARKING-THIS SIDE OF STREET" ARE REQUIRED AT NO MORE THAN 100 FEET ON CENTER. YELLOW CURB MARKING SHALL BE REQUIRED AT THIS TIME. ADDITIONAL LOCATIONS MAY BE DESIGNATED BY THE FIRE MARSHAL. SUCH SIGNS SHALL BE APPROXIMATELY 12" WIDE AND 18" HIGH AND HAVE RED LETTERS ON A WHITE BACKGROUND. METAL SIGNS SHALL BE INSTALLED ON 2" BY 2", 14 GAUGE, QWK-PUNCH A.S.T.M. A570 POSTS PER CITY OF REDMOND DESIGN AND CONSTRUCTION DRAWING NUMBER 426, AND M.U.T.C.D. GUIDELINES. WHERE FIRE LANES ARE ADJACENT TO BUILDINGS OR STRUCTURES THE SIGNS MAY BE PLACED ON THE BUILDING OR STRUCTURE FACE WHEN APPROVED OR DIRECTED BY THE FIRE MARSHAL. TYPE 3 (METAL SIGNS) MAY BE USED IN LIEU OF TYPE 2 (PAVEMENT LETTERING) WHEN SPECIFICALLY APPROVED BY THE FIRE MARSHAL.

VERTICAL DATUM

NAVD 88-CITY OF REDMOND VERTICAL CONTROL NETWORK

BENCHMARK

COR 9165: 3" DIAMETER BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.4', 1.4' WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ON 166TH AVE NE IN THE NW QUADRANT OF THE INTERSECTION OF NE 88TH ST AND 166TH AVE NE.
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HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH NAD 83 (91 HARN)

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BASIS OF BEARINGS

N89°40'48"W BETWEEN MONUMENTS A-34 AND GLO-4ESW AS SHOWN PER CITY OF REDMOND HORIZONTAL CONTROL

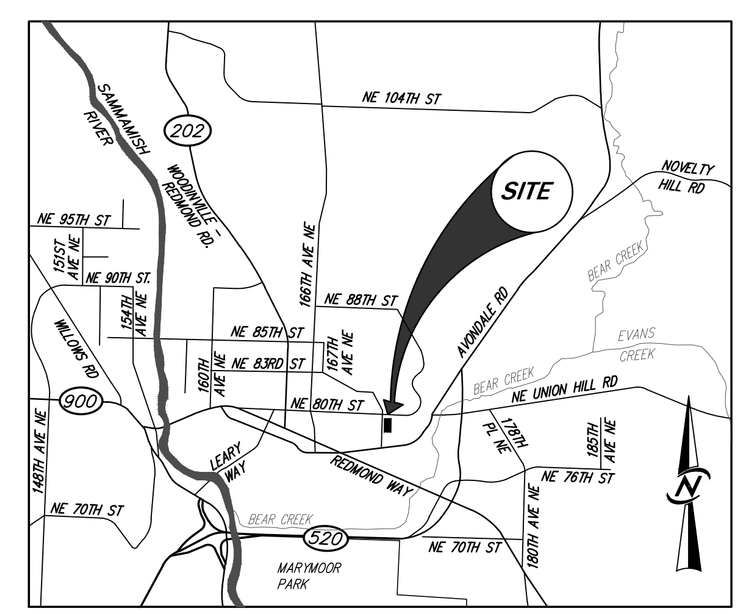
FIRE PROTECTION NOTES

1. ALL HOMES (UNIT LOT SUBDIVISION) TO BE PROVIDED WITH NFPA 13D MULTI PURPOSE SPRINKLER SYSTEMS.

2. REQUIRED FIRE FLOW PER RFDS 3.1.1.8 (UNITS LESS THAN 3,600 SF) IS 1,000 GPM WHEN UNITS ARE EQUIPPED WITH FIRE SPRINKLERS.

3. FIRE FLOW AREA IS 3,037 SF (UNITS 1, 14), 3,072 SF (UNITS 2, 3, 4, 5, 6, 10, 11, 12, 13), 3,149 SF (UNITS 7, 9), AND 2,468 SF (UNIT 8).

4. IBC CONSTRUCTION TYPE: TYPE VB



SITE VICINITY MAP

1" = 2,000'

LEGEND

154	EXISTING CONTOUR
156	PROPOSED CONTOUR
FF 55.30	FINISH FLOOR ELEV.
GF 54.30	GARAGE FLOOR ELEV.
	ASPHALT PAVEMENT
	SIDEWALK

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12-23-19

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

PRELIMINARY FIRE PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	GINA R. BROOKS, P.E.
DRAWN	CHUCK FEMLING
APPROVED	GINA R. BROOKS, P.E.
	GINA R. BROOKS, P.E. PROJECT MANAGER

SHEET	OF
C7.01	17

PROJECT NUMBER 17051

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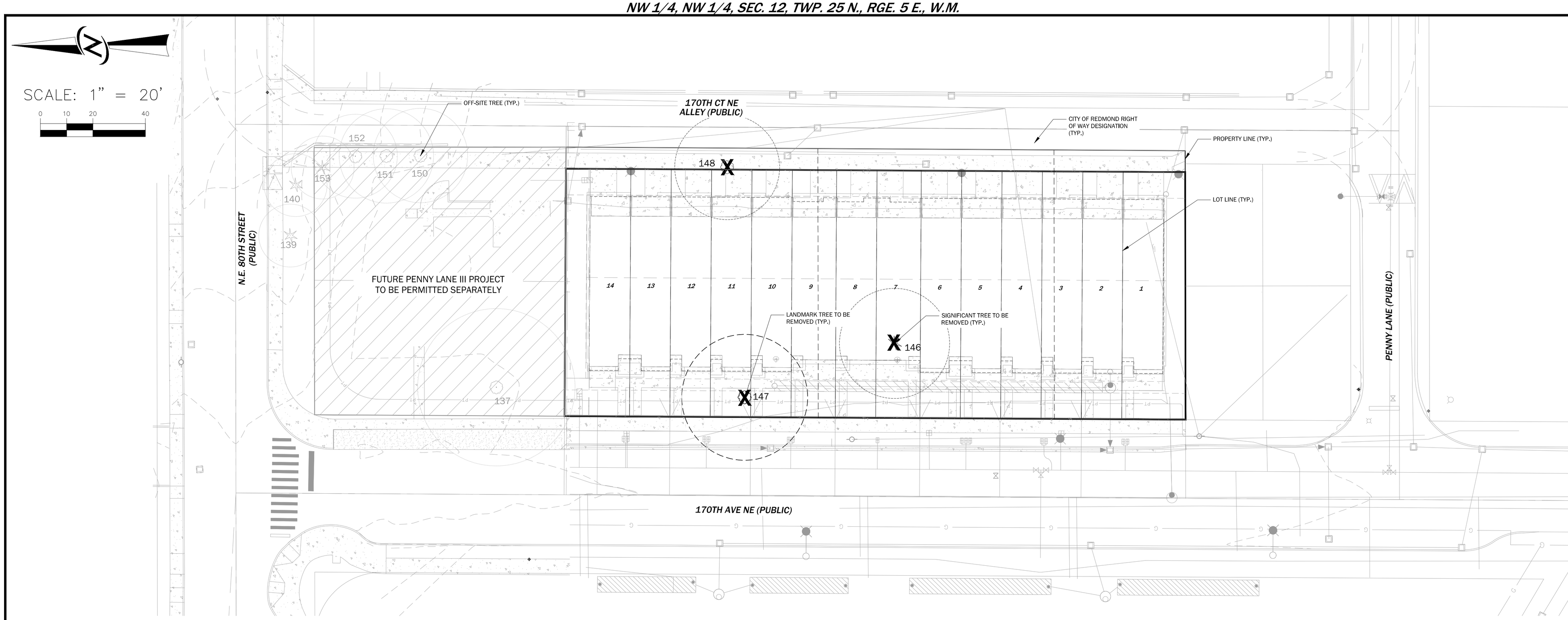
ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.



PRELIMINARY TREE PRESERVATION PLAN

SCALE: 1" = 20'

LEGEND

- SIGNIFICANT TREE TO BE REMOVED
- LANDMARK TREE TO BE REMOVED
- OFF-SITE TREE

CITY OF REDMOND CODE REFERENCES

RZC 21.72.080
- SIGNIFICANT TREES WILL BE REPLACED AT A 3:1 RATIO
- LANDMARK TREES WILL BE REPLACED AT A 3:1 RATIO
- REPLACEMENT TREE SIZING:
  - DECIDUOUS 2.5" MIN CALIPER
  - EVERGREEN 6' HT MIN.

NOTES

1. FOR MORE DETAILED INFORMATION REGARDING THE TREES, PLEASE SEE ARBORIST REPORT BY CREATIVE LANDSCAPE SOLUTIONS.
2. DEAD AND UNHEALTHY TREES HAVE BEEN REMOVED FROM COUNTS.
3. SEE SHEET L2.01, L2.02 AND L2.31 FOR REPLACEMENT TREE LOCATIONS, SPECIES, SIZE AND OTHER SPECIFICATIONS.

TREE RETENTION TABLE PROVIDED BY ARBORIST

#	Tree Tag #	Species ID	DBH Inches	Adj. DBH Inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action: Retain: Visible	Proposed Action: Retain: Impacted	Proposed Action: Remove: Non-viable	Proposed Action: Remove: Remove	CRZ/TPZ/LOD Radius in feet: N	W	E	S	Landmark/ Significant	Healthy Tree Points	Retained Value
7	146	Douglas fir	29	29	21			OK	Free flowing sap, broken branches, dead wood, girdled asphalt				1	21	21	21	21	H	1	1
8	147	Bigleaf maple	24, 22, 24	40.5	24			OK	Co-dominant leaders with included bark x3 @ 4', dead scaffolds, dead wood, moss and lichen, typical of species				1	24	24	24	24	L	1	1
9	148	Bigleaf maple	17	17	20			OK	Vertical crack @ root crown up to 3' towards west, broken branches from equipment, typical of species				1	20	20	20	20	S	1	1

SUMMARY OF TREE REPLACEMENT

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	1 33.3%	0 0%	0 0%	1 33.3%
SIGNIFICANT (6" - 30" DBH)	2 66.7%	0 0%	0 0%	2 66.7%
TOTAL	3 100%	0 0%	0 0%	3 100%
TREE REPLACEMENT REQUIRED (SIGNIFICANT - 3:1 LANDMARK - 3:1)				9

REPLACEMENT TREE CALCULATIONS

SIGNIFICANT TREES REMOVED: 2 (REPLACED AT 3:1 RATIO)
REPLACEMENT TREES REQUIRED: 6

LANDMARK TREES REMOVED: 1 (REPLACED AT 3:1 RATIO)
REPLACEMENT TREES REQUIRED: 3

TOTAL REQUIRED REPLACEMENT TREES: 9

NO.	REVISIONS	DATE
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3	REVISED PER CITY COMMENTS	12/XX/19

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
LANDSCAPE ARCHITECT
LA 1981 EXP. 04/17/2020

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

PRELIMINARY TREE PRESERVATION PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406 – 140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE DECEMBER 2019
DESIGNED LINDSEY B. SOLORIO, P.L.A.
DRAWN WANQIN SU
APPROVED LINDSEY B. SOLORIO, P.L.A.
GINA R. BROOKS, P.E.
PROJECT MANAGER

SHEET L1.01 OF 17

PROJECT NUMBER 17051

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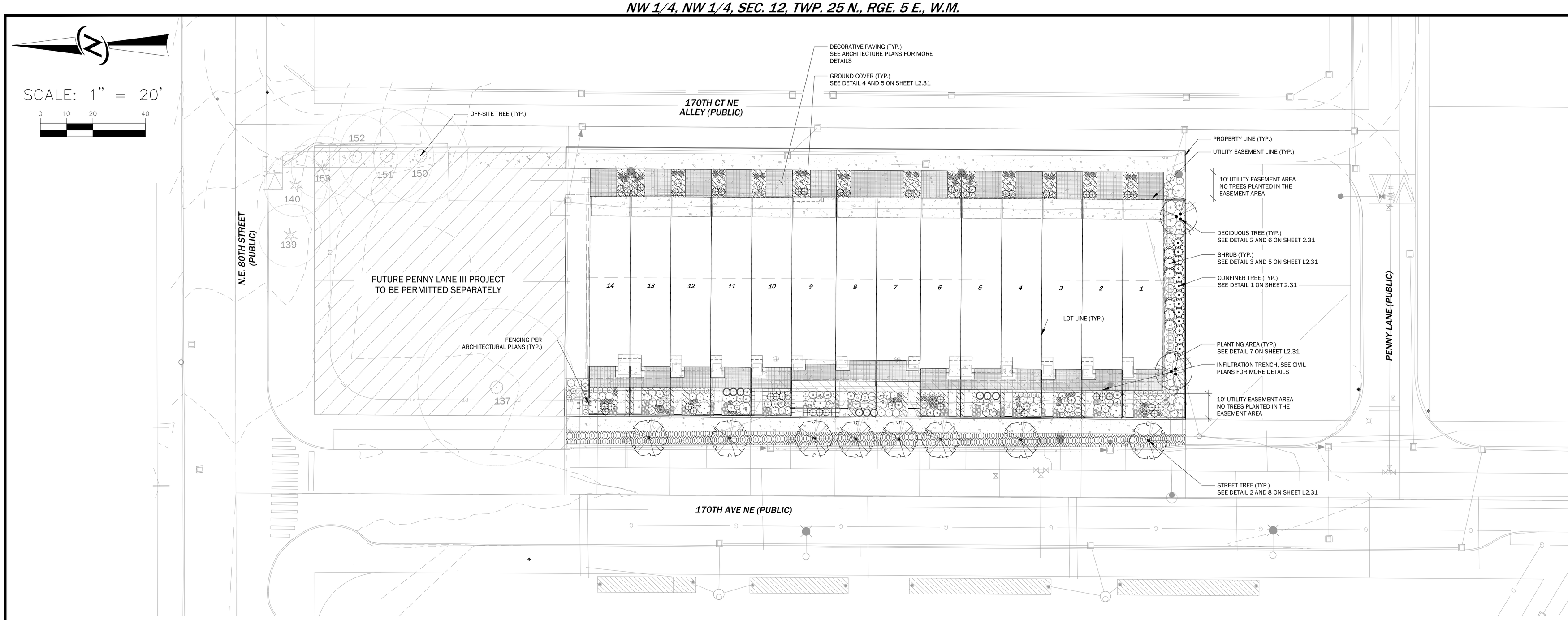
ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'

YARD TREE CALCULATIONS RZC 21.62.020.F.8.b

Lot Number	Lot Width (Feet)	Front Yard Area (S.F.)	Side Yard Area (S.F.)	Rear Yard Area (S.F.)	Common Usable Open Space Area (S.F.)	Total Yard Area (S.F.)	Required Number of Additional Trees	Yard Area Available for Tree Planting (S.F.)	Provided Number of Additional Trees
1	24.32	608	634	0	N/A	1,242	10	607	15
2	15.39	385	0	0	N/A	385	3	16	0
3	15.39	385	0	0	N/A	385	3	0	0
4	15.39	385	0	0	N/A	385	3	0	0
5	15.39	385	0	0	N/A	385	3	0	0
6	15.39	385	0	0	N/A	385	3	0	0
7	16.88	422	0	0	N/A	422	3	0	0
8	15.39	385	0	0	N/A	385	3	0	0
9	16.88	422	0	0	N/A	422	3	0	0
10	15.39	385	0	0	N/A	385	3	4	0
11	15.39	385	0	0	N/A	385	3	11	0
12	15.39	385	0	0	N/A	385	3	11	0
13	15.39	385	0	0	N/A	385	3	11	0
14	24.76	619	0	0	N/A	619	5	53	0
TOTAL	236.74	5,919	634	0		6,553	52	713	15

TOTAL NUMBER OF TREES PROVIDED: 15 (STREET TREES ARE NOT INCLUDED)

NOTE: ADMINISTRATIVE DESIGN APPROVAL SUBMITTED FOR REDUCED NUMBER OF PROVIDED TREES

STREET TREE NOTES

1. IN ORDER TO PROVIDE STREET TREES IN PLANTER DRIP WITH SIGNIFICANT UTILITY DENSITY, ALL STREET TREES ARE PLACED 8' MIN. FROM ALL UTILITY PIPES AND STRUCTURES (4' MIN. FROM STORM), MEASURED FROM THE CENTER UTILITY PIPES AND STRUCTURES. ALL STREET TREES TO RECEIVE ROOT BARRIER SHOWN IN DETAIL 6 ON SHEET L2.31 TO MINIMIZE THE POSSIBILITY OF DAMAGING UTILITY PIPES AND STRUCTURES.

REPLACEMENT TREE CALCULATIONS

PER RZC 21.72.080.B

REPLACEMENT TREES REQUIRED: 9
(PER SHEET L1.01 FOR TREE PRESERVATION PLAN AND REPLACEMENT TREE CALCULATION)

TOTAL REPLACEMENT TREES PROPOSED: 15 (167%)
(SEE PLANT SCHEDULE ON SHEET L2.02)

OPEN SPACE CALCULATIONS

SEE SHEET C1.02 FOR OPEN SPACE CALCULATIONS AND DELINEATION

ECOLOGICAL SCORE

PER RZC 21.32.060, POINTS AWARDED FOR DOWNTOWN

TECHNIQUE — POINTS AWARDED

#1. *25% OF PLANTS INSTALLED TO BE NORTHWEST ADAPTIVE AND 25% INSTALLED TO BE NATIVE* — 10

TOTAL PROPOSED PLANTS: 1,338
NATIVE PLANTS: 589 (44.3%)
NW ADAPTIVE PLANTS: 739 (55.6%)
(SEE PLANT SCHEDULE ON SHEET L2.02 FOR PLANT SIZES AND QUANTITIES)

BASE POINTS: 5
ADDITIONAL POINTS: 5 (MAX. ADDITIONAL POINTS ALLOWED)

#3. *MINIMUM OF 25% OF PROPOSED TREES ARE EVERGREEN.* — 3

TOTAL PROPOSED TREES: 23
EVERGREEN TREES: 13 (56.5%)
DECIDUOUS TREES: 10 (43.5%)
(SEE PLANT SCHEDULE ON SHEET L2.02 FOR PLANT SIZES AND QUANTITIES)

#6. *10% INCREASE OVER THE MINIMUM NUMBER OF REQUIRED REPLACEMENT TREES, STREET TREES, OR PARKING LOT TREES.** — 8

REQUIRED REPLACEMENT TREES: 9
(SEE L1.01 FOR REPLACEMENT TREE CALCULATION)

PROPOSED REPLACEMENT TREES: 15 (167%)
(SEE PLANT SCHEDULE ON L2.02 FOR REPLACEMENT TREE SPECIES AND QUANTITIES)

BASE POINTS: 3
ADDITIONAL POINTS: 5 (MAX. ADDITIONAL POINTS ALLOWED)

TOTAL POINTS AWARDED: 21

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19
3	REVISED PER CITY COMMENTS	12/23/19

STATE OF WASHINGTON
JAMES BENNETT SOLONO
LICENSED LANDSCAPE ARCHITECT
NO. 1981 EXP. 04/17/2020

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

PRELIMINARY LANDSCAPE PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406–140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE DECEMBER 2019
DESIGNED LINDSEY B. SOLORIO, P.L.A.
DRAWN WANQIN SU
APPROVED LINDSEY B. SOLORIO, P.L.A.
GINA R. BROOKS, P.E.
PROJECT MANAGER

SHEET L2.01 OF 17

PROJECT NUMBER 17051

1/9/2020 12:22 PM\\2017\17051\LANDSCAPE\PRELIMINARY\SHEETS\17051 L2.01-L2.03 - PL2.DWG

ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	8	ZELKOVA SERRATA `MUSASHINO`	SAWLEAF ZELKOVA	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY	NW ADAPTIVE
TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**	**NATIVE**
	2	ACER CIRCINATUM REPLACEMENT TREE	VINE MAPLE	7`-8` HT. MIN.	AS SHOWN	MULTI-STEMMED	NATIVE
	13	THUJA OCCIDENTALIS `EMERALD` REPLACEMENT TREE	EMERALD ARBORVITAE	6` HT. MIN.	AS SHOWN	WELL BRANCHED	NW ADAPTIVE
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**	**NATIVE**
	18	CORNUS STOLONIFERA `KELSEYI`	KELSEY DOGWOOD	5 GAL/18"HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	5	ENKIANTHUS CAMPANULATUS `RED BELLS`	RED BELLS ENKIANTHUS	5 GAL/48" MIN HT.	5` O.C.	FULL & BUSHY	NW ADAPTIVE
	9	ILEX CRENATA `HELERII`	HELER JAPANESE HOLLY	5 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	6	ILEX CRENATA `SKY PENCIL`	SKY PENCIL JAPANESE HOLLY	5 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	7	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL/36" HT. MIN.	4` O.C.	FULL & BUSHY	NATIVE
	51	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL/18"HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	49	NANDINA DOMESTICA `SIENNA SUNRISE`	HEAVENLY BAMBOO	5 GAL/18"HT. MIN.	2` O.C.	FULL & BUSHY	NW ADAPTIVE
	16	OSMANTHUS HETEROPHYLLUS `GOSHIKI`	GOSHIKI HOLLY OLIVE	5 GAL/36" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	8	PHYSOCARPUS OPULIFOLIUS `COPPERTINA`	COPPERTINA NINEBARK	5 GAL/36" HT. MIN.	5` O.C.	FULL & BUSHY	NATIVE
	7	RHODODENDRON X PJM COMPACTA	COMPACT PJM RHODY	5 GAL./24" HT. MIN.	4` O.C.	FULL & BUSHY	NW ADAPTIVE
	6	RIBES SANGUINEUM `KING EDWARD VII`	RED FLOWERING CURRANT	5 GAL./24" HT. MIN.	5` O.C.	FULL & BUSHY	NW ADAPTIVE
	9	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	8	TAXUS BACCATA `FASTIGATA AUREA`	GOLDEN IRISH YEW	5 GAL./48" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	10	TAXUS X MEDIA `HICKSII`	HICKS YEW	5 GAL./48" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
	47	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL/18"HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**	**NATIVE**
	32	CALAMAGROSTIS BRACHYTRICHA	KOREAN REED GRASS	3 GAL./24" HT. MIN.	2` O.C.	FULL & BUSHY	NW ADAPTIVE
	40	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	3 GAL./36" HT. MIN.	2` O.C.	FULL & BUSHY	NW ADAPTIVE
	57	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	2 GAL/18" HT. MIN.	2` O.C.	FULL & BUSHY	NW ADAPTIVE
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**COMMENTS**	**NATIVE**
	34	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	18" O.C.		NATIVE
	528	RUBUS PENTALOBUS	CREEPING RASPBERRY	1 GAL.	24" O.C.		NATIVE
	543	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL.	18" O.C.		NATIVE

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC.. DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.
11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
12. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
14. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
15. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
16. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
17. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
18. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE CITY OF REDMOND PLANNING.
19. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
20. DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
21. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
22. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
23. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
24. STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
25. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
26. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
27. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.
28. ALL SOIL IN LANDSCAPED AREAS SHALL BE AMENDED PER 2012 C.O.R. STANDARD DRAWING 632.

PROJECT NOTES

1. ALL LANDSCAPING SHALL BE INSTALLED PER ALL APPLICABLE REDMOND ZONING CODE (RZC) REQUIREMENTS.
2. STREET TREE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT LANDOWNER UPON OCCUPANCY.
3. ALL PLANT MATERIAL WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE VISUAL CLEARANCE BETWEEN 3' AND 8' SO AS TO NOT OBSTRUCT SIGHT LINES. STREET TREES SHALL BE LIMBED UP TO 8' ABOVE FINISH GRADE.
4. IRRIGATION: STREET TREES AND PLANTING AREAS OVER 500 SF SHALL BE IRRIGATED PER RZC 21.32.100. ALL IRRIGATION SHALL BE BIDDER DESIGNED AND SHALL BE COMPLIANT WITH ALL APPLICABLE RZC 21.32.100 REQUIREMENTS.

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
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3	REVISED PER CITY COMMENTS	12/23/19

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
NO. 1351 EXP. 04/17/2020
LICENSED LANDSCAPE ARCHITECT

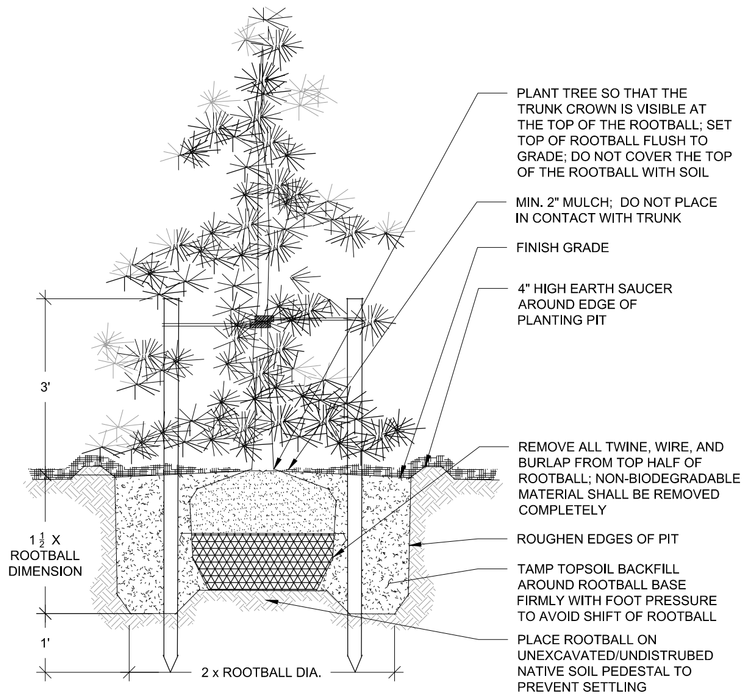
CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY LANDSCAPE SCHEDULE AND NOTES
PENNY LANE II
ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019
DESIGNED	LINDSEY B. SOLORIO, P.L.A.
DRAWN	WANQIN SU
APPROVED	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER	GINA R. BROOKS, P.E.

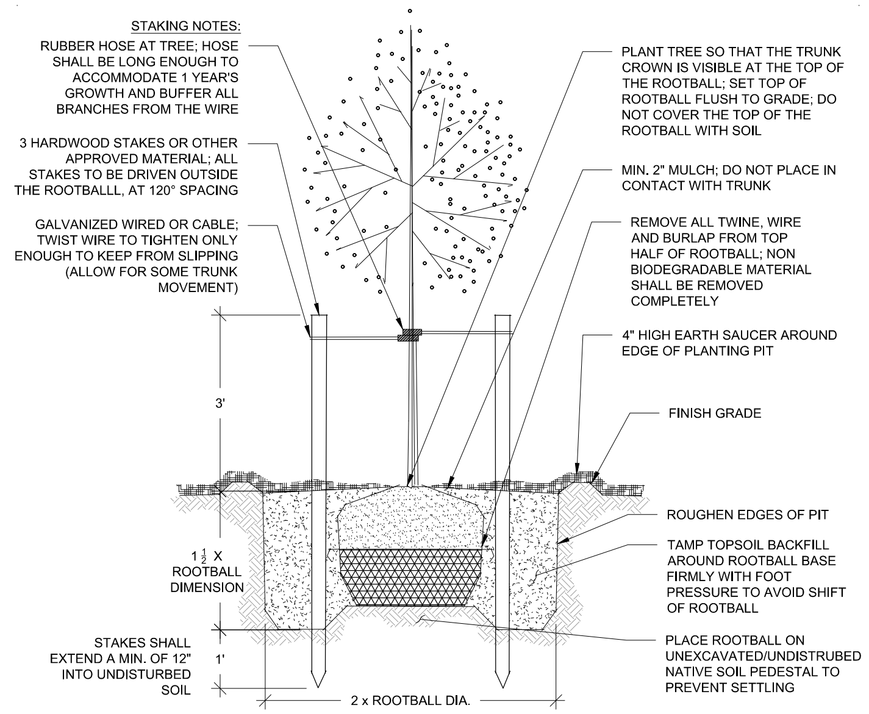
SHEET L2.02 OF 17
PROJECT NUMBER 17051

ATTACHMENT B



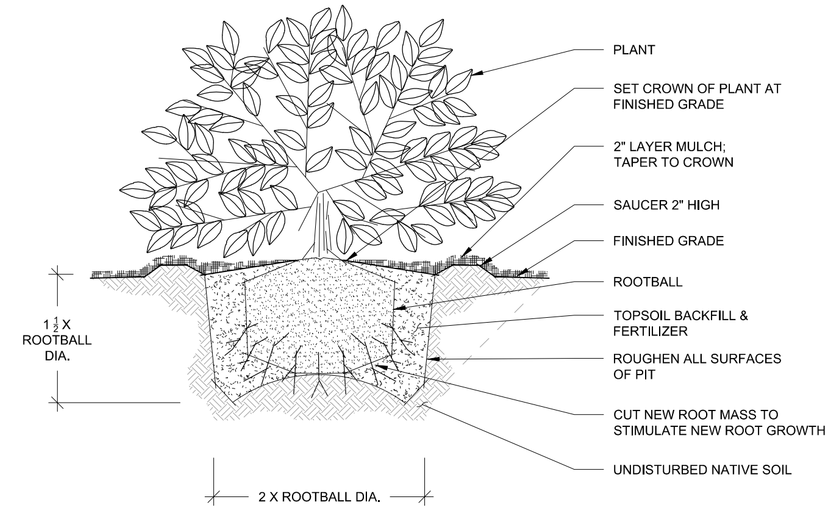
1 DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



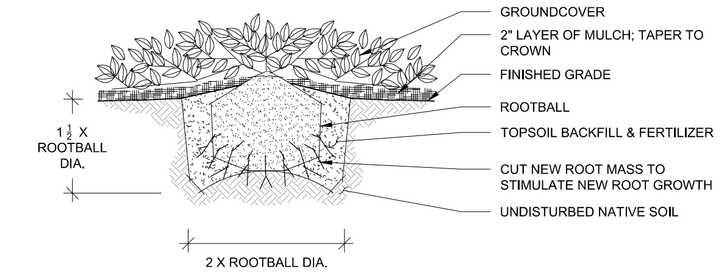
2 DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



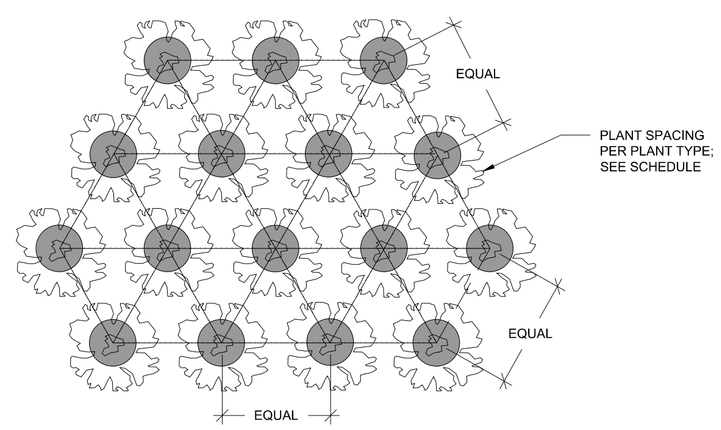
3 DETAIL: PLANTING SHRUB

NOT TO SCALE



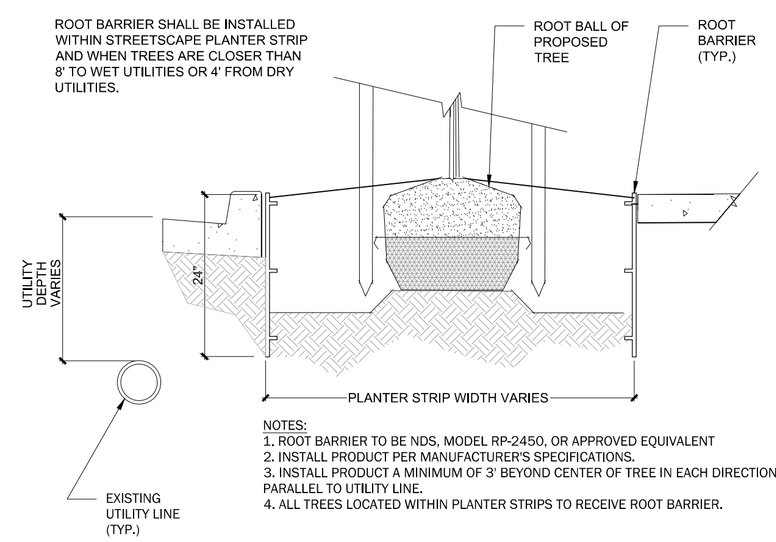
4 DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE



5 DETAIL: SHRUB AND GROUNDCOVER SPACING

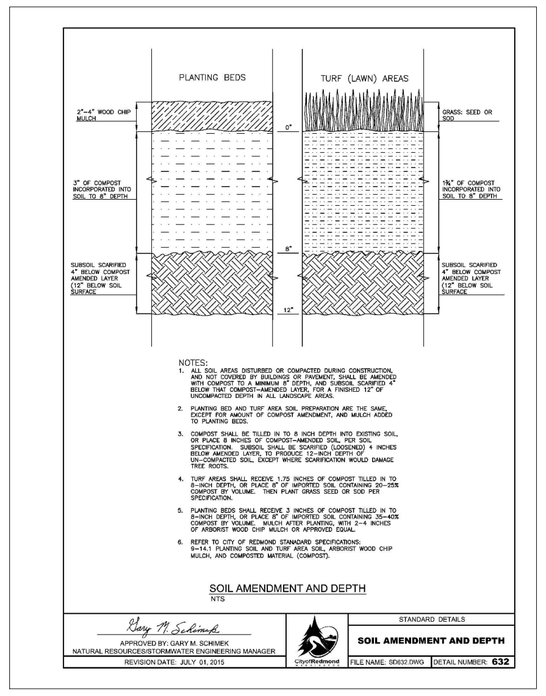
NOT TO SCALE



NOTES:
1. ROOT BARRIER TO BE NDS, MODEL RP-2450, OR APPROVED EQUIVALENT
2. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
3. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
4. ALL TREES LOCATED WITHIN PLANTER STRIPS TO RECEIVE ROOT BARRIER.

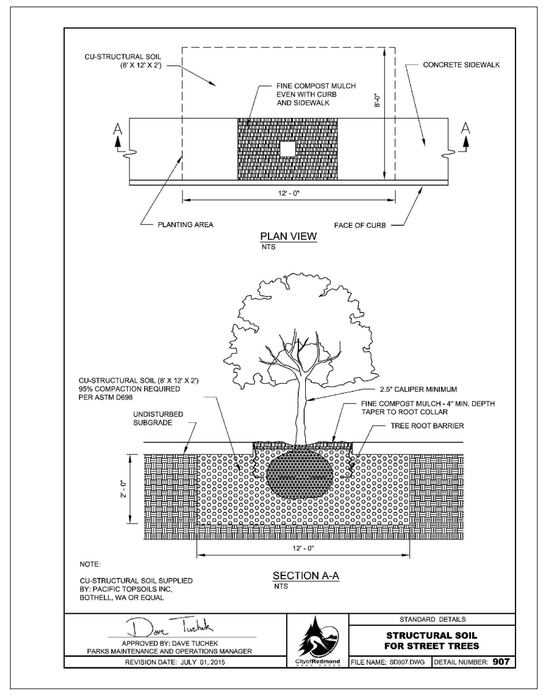
6 DETAIL: ROOT BARRIER

NOT TO SCALE



7 DETAIL: SOIL AMENDMENT

SOURCE: CITY OF REDMOND NOT TO SCALE



8 DETAIL: STRUCTURAL SOIL FOR STREET TREES

SOURCE: CITY OF REDMOND NOT TO SCALE

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	8/29/19
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3	REVISED PER CITY COMMENTS	12/XX/19

STATE OF WASHINGTON
JOSEPH BENNETT SOLONO
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO. 1981EXP. 04/17/2020

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

PRELIMINARY LANDSCAPE DETAILS
PENNY LANE II

ICHIJO USA CO., LTD.
1406–140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

DATE	DECEMBER 2019	
DESIGNED	LINDSEY B. SOLORIO, P.L.A.	
DRAWN	WANQIN SU	
APPROVED	LINDSEY B. SOLORIO, P.L.A.	
	GINA R. BROOKS, P.E.	PROJECT MANAGER

SHEET	OF
L2.31	17

PROJECT NUMBER
17051

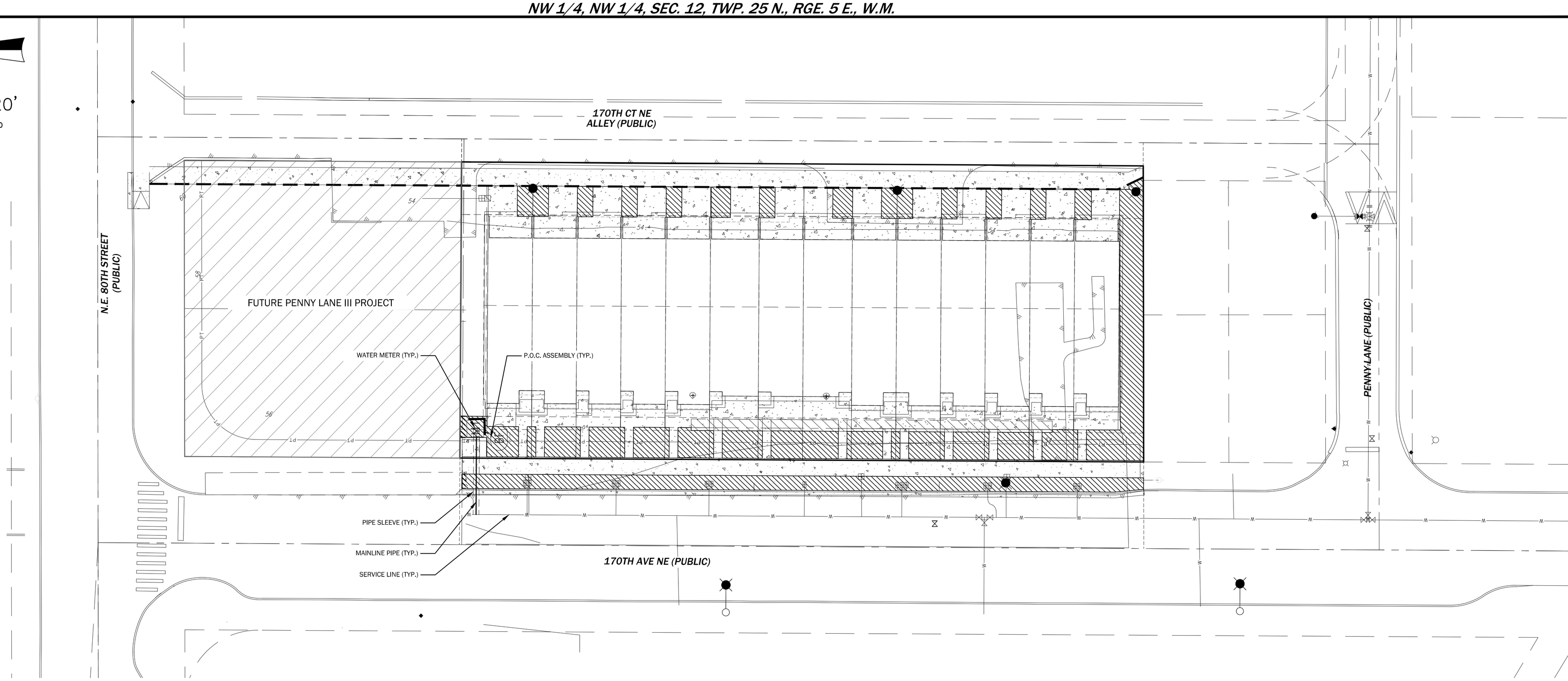
12/20/2019 1:35 PM\\2017\17051\LANDSCAPE\PRELIMINARY SHEETS\17051 L2.31 - PL2.DWG

ATTACHMENT B

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

SCALE: 1" = 20'

0 10 20 40



LEGEND

IRRIGATED LANDSCAPE AREA

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
BF	ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY
M1	WATER METER 1"
	IRRIGATION MAINLINE: CPVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

NOTES

1. IRRIGATION DESIGN IS SCHEMATIC:
   -ALL IRRIGATION WORK TO BE PERFORMED WITHIN PLANTING BEDS EXCEPT FOR SLEEVING.

   -SLEEVING RUNS SHOWN IN APPROXIMATE LOCATIONS, CONTRACTOR TO PLACE SLEEVES IN ALL PAVED CROSSINGS IN ACCORDANCE WITH SITE CONDITIONS AT TIME OF INSTALLATION.

   -MAINLINE DISPLAYED FOR GRAPHICAL CLARITY. ACTUAL LOCATION TO BE DECIDED IN THE FIELD.

   -MAINLINE AND LATERALS MAY SHARE TRENCHING WHERE POSSIBLE (SEE DETAIL ON L3.31)

2. THE FOLLOWING WATERING SCHEDULE SHALL BE ADDED TO THE FINAL LANDSCAPE PLANS TO BE SUBMITTED AND APPROVED WITH THE FINAL ENGINEERING PLANS.

   -FOLLOWING PLANTING, STREET TREES SHALL BE WATERED IMMEDIATELY AND THOROUGHLY, TWICE WEEKLY DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE FIRST YEAR'S DRY SEASON (THROUGH SEPTEMBER 30TH) AND A MINIMUM OF ONCE PER MONTH DURING THE SECOND YEAR'S SUMMER SEASON (JULY 1 THROUGH SEPTEMBER 30TH OF THE SECOND YEAR.)"

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STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
NO. 1881 EXP. 04/17/2020
LICENSED LANDSCAPE ARCHITECT

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

PRELIMINARY IRRIGATION PLAN
PENNY LANE II

ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007

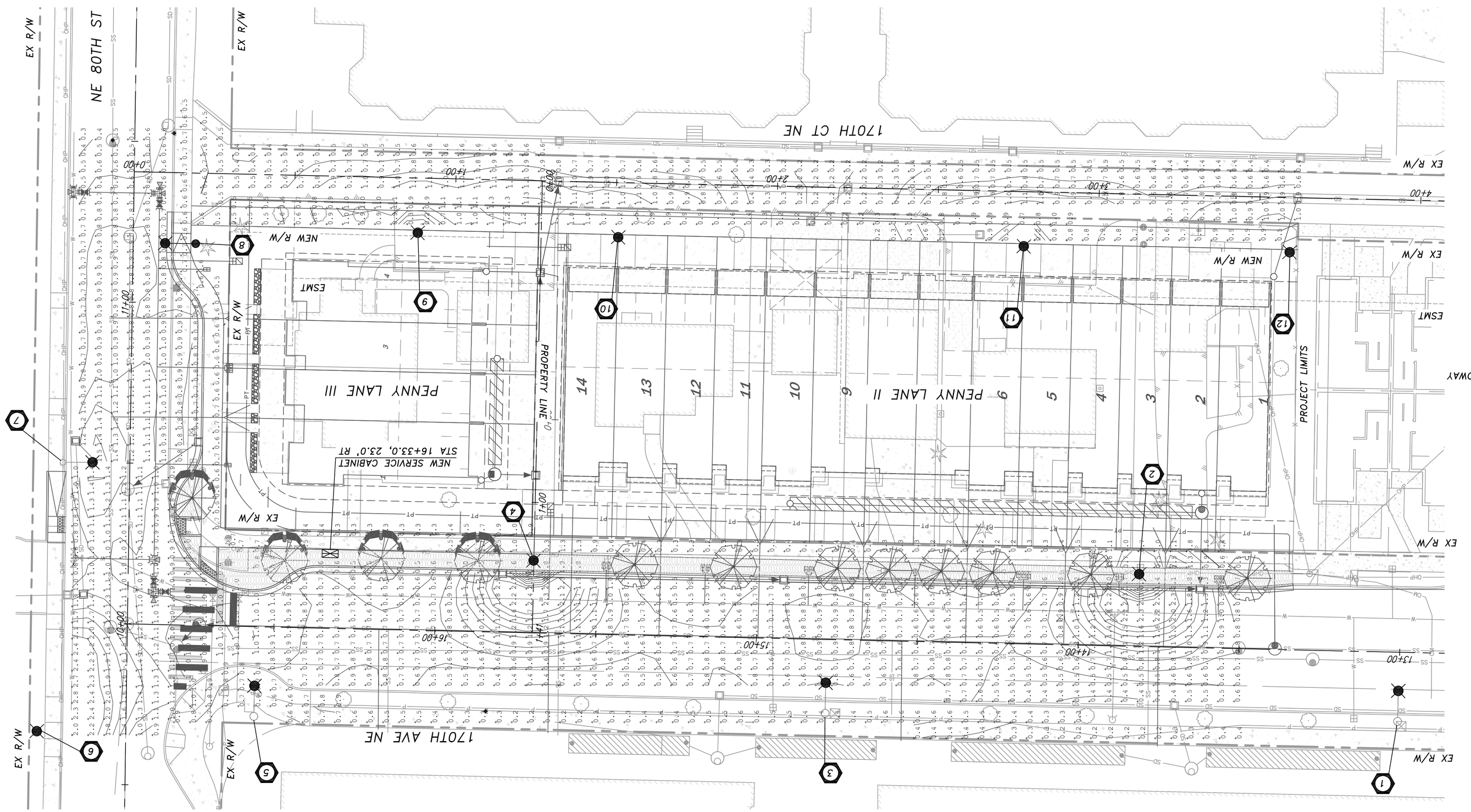
DATE	DECEMBER 2019
DESIGNED	LINDSEY B. SOLORIO, P.L.A.
DRAWN	WANQIN SU
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	GINA R. BROOKS, P.E. PROJECT MANAGER

SHEET	OF
L3.01	17

PROJECT NUMBER
17051

12/20/2019 1:36 PM: \2017\17051\LANDSCAPE\PRELIMINARY\SHEETS\17051 L3.01-PL2.DWG

ILLUMINATION PLAN
PENNY LANE II
ICHIJO USA CO., LTD.
1406-140TH PLACE NE, SUITE 104
BELLEVUE, WA 98007



CALCULATION SUMMARY	TARGET / ACTUAL
DESIGN CRITERIA	
CALCULATION AREA — AVG. MAINTAINED FOOT CANDLES (FC) / UNIFORMITY RATIO AVG. FC/MIN. FC	
NE 80TH ST (MAINLINE ROADWAY)	0.80 / 4.00:1 — **0.84 / 2.80:1**
170TH AVE NE (MAINLINE ROADWAY)	0.80 / 4.00:1 — **0.83 / 2.08:1**
170TH CT NE (MAINLINE ROADWAY)	0.40 / 6.00:1 — **0.64 / 3.20:1**
INT. 170TH AVE NE & NE 80TH ST (INTERSECTION)	1.20 / 4.00:1 — **1.24 / 1.55:1**
NE 80TH ST (FRONTAGE SIDEWALK) (SIDEWALKS)	0.56 / 4.00:1 — **0.63 / 1.26:1**
170TH AVE NE (FRONTAGE SIDEWALK) (SIDEWALKS)	0.56 / 4.00:1 — **0.59 / 2.95:1**
170TH CT NE (FRONTAGE SIDEWALK) (SIDEWALKS)	0.28 / 4.00:1 — **0.73 / 5.65:1**

ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	POLE ID# **	STREET	STATION	OFFSET *	MOUNT. HEIGHT	VOLTAGE	ARM LENGTH	SERVICE/ CIRCUIT	WATTAGE/ TYPE	INITIAL LUMENS	20% DIM INITIAL LUMENS	LUMINAIRE TYPE – DISTRIBUTION	POLE TYPE	BASE	COMMENT
1		170TH AVE NE	EX	EX	EX 35'	EX	EX 0.5'		86 LED	7548		STR-LWY-2M-05-E-UL-525-40K CREE	EX	EX	EXISTING POLE TO REMAIN. REPLACE FIXTURE.
2		170TH AVE NE	13+81.5	22.5' RT	15'	240	–		38 LED	4200		CY1114-VS3AR-SKY-3-34W-4K CYCLONE	VICTORIAN CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 430B.
3		170TH AVE NE	EX	EX	EX 35'	EX	EX 0.5'		86 LED	7548		STR-LWY-2M-05-E-UL-525-40K CREE	EX	EX	EXISTING POLE TO REMAIN. REPLACE FIXTURE.
4		170TH AVE NE	15+70.0	22.5' RT	15'	240	–		38 LED	4200		CY1114-VS3AR-SKY-3-34W-4K CYCLONE	VICTORIAN CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 430B.
5		170TH AVE NE	EX	EX	EX 35'	EX	EX 0.5'		86 LED	7548		STR-LWY-2M-05-E-UL-525-40K CREE	EX	EX	EXISTING POLE TO REMAIN. REPLACE FIXTURE.
6		NE 80TH ST	EX	EX	EX 15'	EX	–		73 LED	5812		EATON TRADITIONAIRE UTLD-E03-LED-E-U-T3	EX	EX	EXISTING PSE POLE TO REMAIN. REPLACE FIXTURE PER PSE.
7		NE 80TH ST	EX	EX	35'	EX	6'		71 LED	8000		GE EVOLVE ERL1-08-C3-40	EX UTILITY POLE	–	REMOVE EXISTING ARM AND FIXTURE. INSTALL NEW ARM AND FIXTURE.
8		NE 80TH ST	11+18.5	19.5' RT	35'	240	0.5'		53 LED	4550		STR-LWY-2M-03-E-UL-525-40K CREE	SQUARE CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 420.
9		170TH AVE CT	0+88.5	17.0' RT	15'	240	–		38 LED	3503		CY1114-VS3AR-SKY-3M-34W-4K CYCLONE	VICTORIAN CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 430B.
10		170TH AVE CT	1+51.0	17.0' RT	15'	240	–		38 LED	3503		CY1114-VS3AR-SKY-3M-34W-4K CYCLONE	VICTORIAN CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 430B.
11		170TH AVE CT	2+77.0	17.0' RT	15'	240	–		38 LED	3503		CY1114-VS3AR-SKY-3M-34W-4K CYCLONE	VICTORIAN CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 430B.
12		170TH AVE CT	3+59.5	17.0' RT	15'	240	–		38 LED	3503		CY1114-VS3AR-SKY-3M-34W-4K CYCLONE	VICTORIAN CONC.	FIXED	NEW POLE/FDN PER REDMOND STD. DET. 430B.

* OFFSETS ARE INTENDED TO BE PER CITY OF REDMOND STANDARD DETAIL 420A. CONTRACTOR SHALL VERIFY PRIOR TO FOUNDATION INSTALLATION.

TENW
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CHRISTOPHER T. BICKEL — STATE OF WASHINGTON — 38365 — REGISTERED PROFESSIONAL ENGINEER
12-17-2019

NO.	REVISIONS	DATE

DATE	12/17/2019
DESIGNED	TDK/DM
DRAWN	DM
APPROVED	CTB
PROJECT MANAGER	GMD
SHEET	IL-01
OF	1
PROJECT NUMBER	TENW #5865

NW 1/4, NW 1/4, SEC. 12, TWP. 25 N., RGE. 5 E., W.M.

ATTACHMENT B