NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

ROSEWOOD COURT

PRELIMINARY PLANS

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	MONUMENT FOUND
	IRON PIPE FOUND
	REBAR & CAP
	LIGHT STANDARD
CB	CATCH BASIN
SDMH	STORM MANHOLE
	CULVERT
FH	FIRE HYDRANT
GV	GAS VALVE
	WETLAND FLAG
WM	WATER METER
WV	WATER VALVE
MB	MAILBOX
TEL	TELCO RISER
	GUY ANCHOR
PP	POWER POLE
J	JUNCTION BOX
	TREE CONIFEROUS
	TREE DECIDUOUS

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11' BEND
	45' BEND
	90' BEND
	22' BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

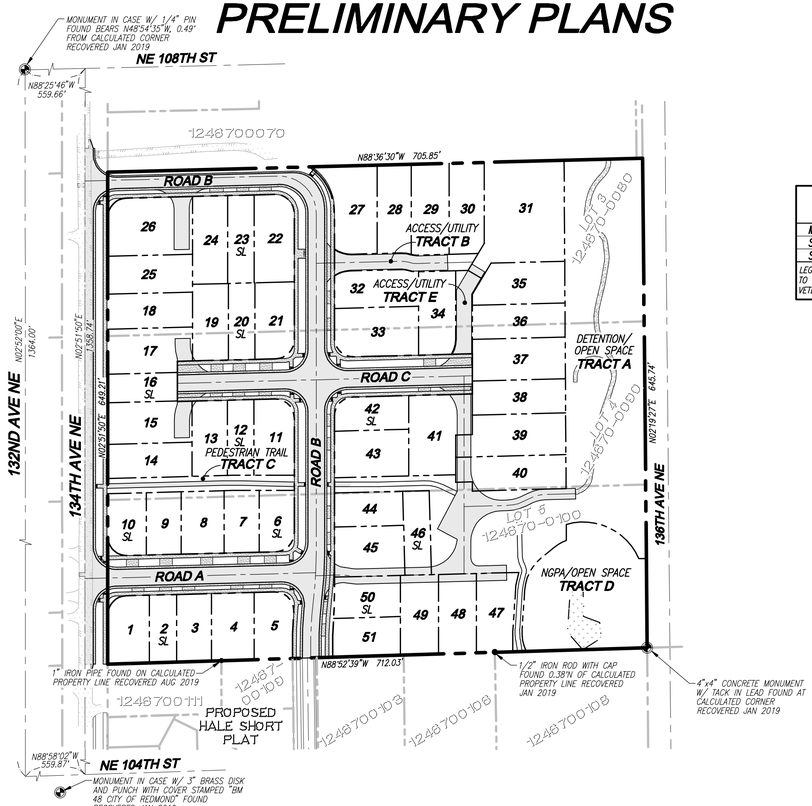
SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
FL	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
PL	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

GENERAL CONSTRUCTION NOTES

1. THE CITY SHALL EXERCISE FULL CONTROL OF ALL EXCAVATING, CONSTRUCTION AND OTHER ENCROACHMENTS INTO CITY RIGHT-OF-WAY. THE DEPARTMENT OF PUBLIC WORKS INSPECTION SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. NO OPEN-CUT CROSSINGS OF CITY STREETS SHALL BE MADE WITHOUT AN APPROVED STREET AND CURB PERMIT (RIGHT OF WAY PERMIT).
3. ALL OPEN-CUTS OF CITY STREETS SHALL BE AS FOLLOWS:
   A. EXISTING PAVED SURFACE WILL BE SAW-CUT ONE FOOT OUTSIDE EXCAVATION PERIMETER. EXCESS SAW CUTTING DEBRIS SHALL BE REMOVED WITH A VACUUM DEVICE AND DISPOSED OF PROPERLY.
   B. SELECT BACKFILL ALTERNATE MAY BE APPROVED BY THE CITY IN CERTAIN CIRCUMSTANCES.
4. FINAL RESTORATION OF OPEN-CUT PAVEMENT SECTIONS SHALL MATCH THE EXISTING CONDITION (DEPTH AND MATERIAL). THE MINIMUM STANDARDS ARE AS FOLLOWS: ASPHALT CONC. PAVEMENT REMOVE EITHER SEVEN (7) INCHES OF CDF OR ASPHALT COLD MIX PATCH AS APPROPRIATE. SAW-CUT AND TOP EDGES OF EXISTING ROAD SURFACE TO A NEAT LINE AND THEN APPLY ASPHALT TACK COAT. PLACE A 4-INCH MINIMUM COMPACTED THICKNESS OF ASPHALT TREATED BASE, LEVEL TO CONFORM TO ADJACENT SURFACES AND THEN PLACE A 3-INCH MINIMUM COMPACTED THICKNESS OF ASPHALT CONCRETE PAVEMENT CL. A. IF THE RESTORATION IS DEEMED INADEQUATE BY THE CITY, THE CONTRACTOR SHALL GRIND AND OVERLAY THE FULL WIDTH OF ROADWAY. CEMENT CONC. PAVEMENT REMOVE NINE INCHES OF PATCHING MATERIAL AND PLACE A 9 INCH THICK SECTION OF CEMENT CONCRETE PAVEMENT.
5. SHOULDERS DISTURBED BY EXCAVATION SHALL BE RE-SHAPED TO ORIGINAL CONDITION AND SURFACED WITH A MINIMUM 3" THICKNESS OF CRUSHED SURFACING TOP COURSE (PER 9-03.9(3) OF THE STANDARD SPECIFICATIONS. REQUIRED COMPACTION SHALL BE 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM 1557).
6. TRENCH CONSTRUCTION OUTSIDE OF THE ROADWAY (LANDSCAPED AREAS, UTILITY STRIPS, ETC.) SHALL BE ACCOMPLISHED AS FOLLOWS:
   A. PIPE SHALL BE BEDDED IN GRANULAR MATERIAL MEETING SECTION 9-03.15 OF THE STANDARD SPECIFICATIONS.
   B. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 85% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557) AT OR BELOW OPTIMUM MOISTURE CONTENT USING A MAXIMUM OF ONE LIFTS.
   C. TOPSOIL MEETING SECTION 9-14.1 (1) SHALL BE PLACED ON ALL AREAS REQUIRING SEED OR SOD TO THE FOLLOWING DEPTH.
      (1) SEED – 4" OF TOPSOIL
      (2) SOD – 3" OF TOPSOIL
7. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL. ANY DRAINAGE CULVERTS, CATCH BASINS, MANHOLES, ETC., DAMAGED BY EXCAVATION SHALL BE REPAIRED OR REPLACED USING NEW MATERIALS AS DIRECTED.
8. IF, IN THE OPINION OF THE DEPARTMENT OF PUBLIC WORKS, IT APPEARS THAT THE TRAVELED ROADWAY IS, OR MAY BECOME, UNSAFE FOR THE TRAVELING PUBLIC DUE TO WEATHER OR ANY OTHER REASON, ALL WORK SHALL CEASE IMMEDIATELY, AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
9. THE LENGTH OF OPEN TRENCH ON STREETS SHALL BE A MAXIMUM OF 300 LINEAR FEET.
10. ALL PIPE PLACED ALONG CITY RIGHT-OF-WAY FOR FUTURE INSTALLATION SHALL BE KEPT AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY AND IN SUCH A MANNER AS TO PREVENT ACCIDENTAL ROLLING ONTO ROADWAY OR SIDEWALK AREAS.
11. SAFETY RAILINGS SHALL BE REQUIRED WHEN THE BOTTOM OF A ROCK WALL, RETAINING WALL OR SLOPE IS 30" OR MORE BELOW THE FINISHED ELEVATION OF A SIDEWALK OR OTHER PEDESTRIAN FACILITY.
12. WHEN REQUESTED BY THE CITY INSPECTOR, THE GEOTECHNICAL ENGINEER EMPLOYED BY THE DEVELOPER SHALL VERIFY AND SUBSEQUENTLY ADVISE THE CITY OF REDMOND THAT THE INSTALLATION OF THE PAVING SECTION(S) CONFORMS TO HIS/HER DESIGN. THE PROJECT WILL NOT BE ACCEPTED UNTIL THE WRITTEN DOCUMENTATION IS SUBMITTED.
13. THE STREET SURFACE SHALL BE KEPT CONTINUALLY CLEAN WITH A POWER SWEEPER OR OTHER APPROVED MEANS.
14. NO EXCESS MATERIAL OR UNSUITABLE MATERIAL SHALL BE WASTED ON CITY RIGHT-OF-WAY WITHOUT APPROVAL.
15. ALL MATERIALS SHALL BE READILY AVAILABLE TO THE JOB SITE AND PROVISIONS SHALL BE MADE TO COMPLETE THE CONSTRUCTION IN ONE CONTINUOUS OPERATION. FAILURE TO COMPLY SHALL RESULT IN EXCAVATION BEING HALTED UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
16. FINAL INSPECTION AND APPROVAL:
   A. ON-SITE INSPECTION DURING CONSTRUCTION SHALL BE PROVIDED BY THE CITY OF REDMOND AND/OR SPECIAL INSPECTION EMPLOYED BY THE OWNER AS APPROVED BY THE CITY OF REDMOND.
   B. THE USE OF NEWLY CONSTRUCTED UTILITIES SHALL NOT BE PERMITTED UNTIL FINAL INSPECTION AND APPROVAL OF THE ENTIRE CONSTRUCTION SITE HAVE BEEN MADE UNLESS SPECIAL WRITTEN PERMISSION IS OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS, OR DESIGNATED REPRESENTATIVE.
   C. PRIOR TO FINAL APPROVAL OF CONSTRUCTION, RESTORATION OF THE AREA WILL BE COMPLETE, AND A VISUAL INSPECTION OF THE SITE WILL BE MADE BY THE DEPARTMENT OF PUBLIC WORKS, OR DESIGNATED REPRESENTATIVE.
17. FRONT YARD LANDSCAPING AS PER 21.08.180.F.2.A.I AND 80 SQUARE FEET FRONT YARD TRANSITION AREA AS PER 21.08.D.2.D TO BE A CONDITION OF APPROVAL.



SCALE: 1" = 100'

100' 0 100' 200'

NOISE CONTROL

CONSTRUCTION NOISE THAT IMPACTS RESIDENTIAL ZONES HAS THE FOLLOWING RESTRICTED HOURS:

MONDAY THROUGH FRIDAY	7:00 A.M. TO 7:00 P.M.
SATURDAYS	9:00 A.M. TO 6:00 P.M.
SUNDAY OR LEGAL HOLIDAY	PROHIBITED

LEGAL HOLIDAYS FOR ENFORCEMENT OF THIS SUBSECTION SHALL BE LIMITED TO NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING, THE DAY AFTER THANKSGIVING AND CHRISTMAS.

PROJECT SUMMARY TABLE

	ZONE=RIN
GROSS SITE AREA (SF)	458,890
NET BUILDABLE AREA (SF)	274,788
MINIMUM DENSITY	25
MAXIMUM DENSITY (BASE) 458,890x5DU/43,560=52.67	52
BONUS DENSITY 5 AFFORDABLE DU PROVIDED	5
MAXIMUM DENSITY (TOTAL) 52+5=57	57
AVERAGE LOT SIZE	5,388
LARGEST PROPOSED LOT	14,664
SMALLEST PROPOSED LOT	3,233
SENSITIVE AREA(S) AND BUFFER (SF)	23,244
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS (TRACTS B & E)	81,278
TOTAL OPEN SPACE (SF)	130,694
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE (SF)	21,884

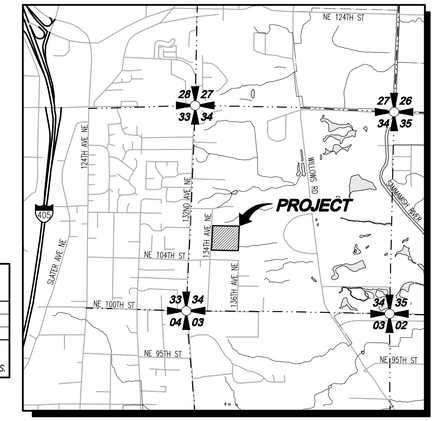
NET BUILDABLE AREA CALCULATION TABLE

		ZONE=RIN
A	GROSS SITE AREA (SF)	458,890
B	SENSITIVE AREA(S) AND BUFFER (SF) (TRACT D)	23,244
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS (TRACTS B & E)	81,278
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (TRACTS A AND C)	79,580
F	ABOVE GROUND FACILITIES	0
G	TOTAL FOR EACH ZONE (A-[B+C+D+E+F])=NET BUILDABLE AREA	274788 SF 6.31 AC
H	MINIMUM DENSITY PER 21.08.170.D.4.C 80%x6.31ACx5DU/ACRE=24.68=~25	25

REGULATIONS COMMON TO ALL USES

MINIMUM	AVERAGE LOT SIZE	4,000 SF
	REQUIRED DENSITY	80% OF NET AC
	LOT WIDTH CIRCLE	35 FT
	LOT FRONTAGE	20 FT
	SETBACKS	
	FRONT	15 FT
	GARAGE	18 FT
	SIDE/INTERIOR (EACH SIDE)	5 FT/10 FT
	SIDE STREET/STEEP SLOPE	15 FT
	REAR	10 FT
	ALLEY	4 FT
	LAKE SAMMAMISH	35 FT
	BUILDING SEPARATION	15 FT
	OPEN SPACE	20% OF TOTAL LOT AREA
MAXIMUM	LOT COVERAGE FOR STRUCTURES	35% OF TOTAL LOT AREA
	IMPERVIOUS SURFACE	65% OF TOTAL LOT AREA
	BUILDING HEIGHT	25 FT

*10 FT FOR SIZE-LIMITED LOTS (MINIMUM)



VICINITY MAP

SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

CHICAGO TITLE COMPANY
UPDATE 2ND COMMITMENT; COMMITMENT No. 0107074-16
EFFECTIVE DATE: MARCH 28, 2018 AT 8:00 AM

LOTS 3, 4, AND 5, BLOCK 157, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION No. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988. CITY OF REDMOND SURVEY CONTROL

BENCHMARK

PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9175
3" BRASS DISC IN CONCRETE MONUMENT DOWN 0.5', ±22' S OF NE 104TH ST AND ±45' E OF 132 AVE NE STAMPED "CITY OF REDMOND BM 48"
ELV: 334.27'

SECONDARY BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9181
"X" IN BRASS DISC IN CONC MONUMENT IN CASE DOWN 0.7', AT THE NORTHERLY INTERSECTION OF NE 108TH ST (TO THE W) AND 132ND AVE NE
ELV: 340.40'

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

CITY OF REDMOND HORIZONTAL CONTROL MONUMENTS USED

GLO-2DW – W1/4 CORNER SEC 34, T 26 N, R 5 E, W.M. NAIL IN CONCRETE MON IN CASE IN CENTERLINE OF 132ND AVE NE & THE NORTH EDGE OF NE 108TH ST. N=257057.41, E=1312590.23

A-62 – NE CORNER OF 132ND AVE NE & NE 104TH ST. 2-1/2" BRASS SURFACE MON, PUNCHED WITH "A62". N=255706.55, E=1312538.95

BASIS OF BEARING

N2°10'26"E BETWEEN COR CONTROL POINT GLO-2DW AND COR A-62

REFERENCES

(R1) ROS FOR LAKE WASHINGTON SCHOOL DISTRICT #414 (REC No. 9302259005)

(R2) PLAT OF KIRKLAND ADDITION (VOL 25 OF PLATS, PG. 26)

(R3) WIGHTMAN SHORT PLAT (VOL 82 OF PLATS, PG. 170)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

PROJECT INFORMATION

SITE ADDRESS:	10428, 10612 134TH AVE NE REDMOND, WASHINGTON 98003
TAX PARCELS:	1246700080, 1246700090, 1246700100
SITE AREA:	458,890 SF (10.53 AC)
ZONING:	RIN
NUMBER OF UNITS ALLOWED:	57
BONUS UNITS ALLOWED:	5
BONUS UNITS PROVIDED:	0
TOTAL UNITS PROVIDED:	51
AFFORDABLE UNITS PROPOSED:	10% OF 51 = 5.1 DU = 5.0 DU (1 AFFORDABLE, 2 LOW-COST AFFORDABLE)
LOT FRONTAGE:	20 FEET MINIMUM
FRONT SETBACK:	15 FEET BLDG/18 FEET GARAGE
SIDE SETBACK:	5/10 FEET (15 FEET TOTAL) 5/5 FEET (10 FEET TOTAL SIZE LIMITED)
REAR SETBACK:	10 FEET
SIDE STREET SETBACK:	15 FEET
STEEP SLOPE SETBACK:	15 FEET
MAX LOT COVERAGE:	35%
LOT AREA:	277,255 SF (6.36 AC)
ON-LOT IMPERV. SURFACE:	65% x 80% = 52% (TOTAL LOT AREA = 144,173 SF)
MAX HEIGHT ALLOWED:	25 FEET
MAX HEIGHT PROPOSED:	25 FEET
IRC CONSTRUCTION TYPE:	VB
MIN/MAX DRIVEWAY WIDTH:	10'/20'
DRIVEWAY WIDTH PROVIDED:	16'-20'
MAX ALLOWABLE GRADE:	33%

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WATER QUALITY DESIGN VOLUME

2014 DOE MANUAL AND 2019 COR STORMWATER TECHNICAL NOTEBOOK VOLUME 1, SECT 2.5.6, TREATMENT FACILITY SIZING
"THE VOLUME OF RUNOFF PREDICTED FROM A 24-HOUR STORM WITH A 6 MONTH RETURN FREQUENCY. ALTERNATIVELY, THE 91ST PERCENTILE, 24 HOUR RUNOFF VOLUME AS INDICATED BY AN APPROVED CONTINUOUS RUNOFF MODEL".
• WATER QUALITY IS PROVIDED BY ADDITIONAL WATER QUALITY STORAGE WITHIN THE DETENTION VAULT.

FLOW CONTROL REQUIREMENTS

2014 DOE MANUAL AND 2019 COR STORMWATER TECHNICAL NOTEBOOK VOLUME 1, SECT 2.5.7, STANDARD REQUIREMENTS
"STORMWATER DISCHARGES SHALL MATCH DEVELOPED DISCHARGE DURATIONS TO PRE-DEVELOPED DURATIONS FOR THE RANGE OF PRE-DEVELOPED DISCHARGE RATES FROM 50% OF THE 2-YEAR PEAK FLOW UP TO THE FULL 50-YEAR PEAK FLOW". THE PRE-DEVELOPED CONDITION TO BE MATCHED SHALL BE A FORESTED LAND COVER.
FLOW CONTROL PROVIDED BY DETENTION VAULT.

EARTHWORK QUANTITIES

CUT:	12,500 CY
FILL:	12,500 CY
NET:	0 CY

UNIT DESIGNATION

SL = SIZE LIMITED (10 UNITS)
*1 AFFORDABLE UNIT AND 2 LOW COST AFFORDABLE UNITS.

TOPOGRAPHIC DISCLAIMER

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ALL DISTURBED AREA NOT RESURFACED WITH IMPERVIOUS COVER TO BE AUGMENTED TO MEET DOE BMP T5.13 AND/OR COR STANDARD DETAIL 632.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

PRELIMINARY SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

LDC
Surveying
Engineering
Planning
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
T 425.806.1869
Kent
1851 Central Pl S, #101
Kent, WA 98030
F 425.482.2893
www.LDCcorp.com

CLIENT

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15212 NE 95TH ST
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CONTACT: BRIAN BUCK
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EMAIL: rhulquist@drhorton.com

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EMAIL: vtownsend@ldccorp.com

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EMAIL: sprince202@aol.com

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9505 19TH AVE SE, SUITE 106
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SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

COVER SHEET

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

CS-01

SHEET 1 OF 69

Drawing: P:\Civil\2019\019-104 WSD Redmond\Drawings\Preliminary\C19194P-CS-PL.dwg Plotted: Apr 24, 2020 - 8:42am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

SCALE: 1" = 50'

50' 0 50' 100'

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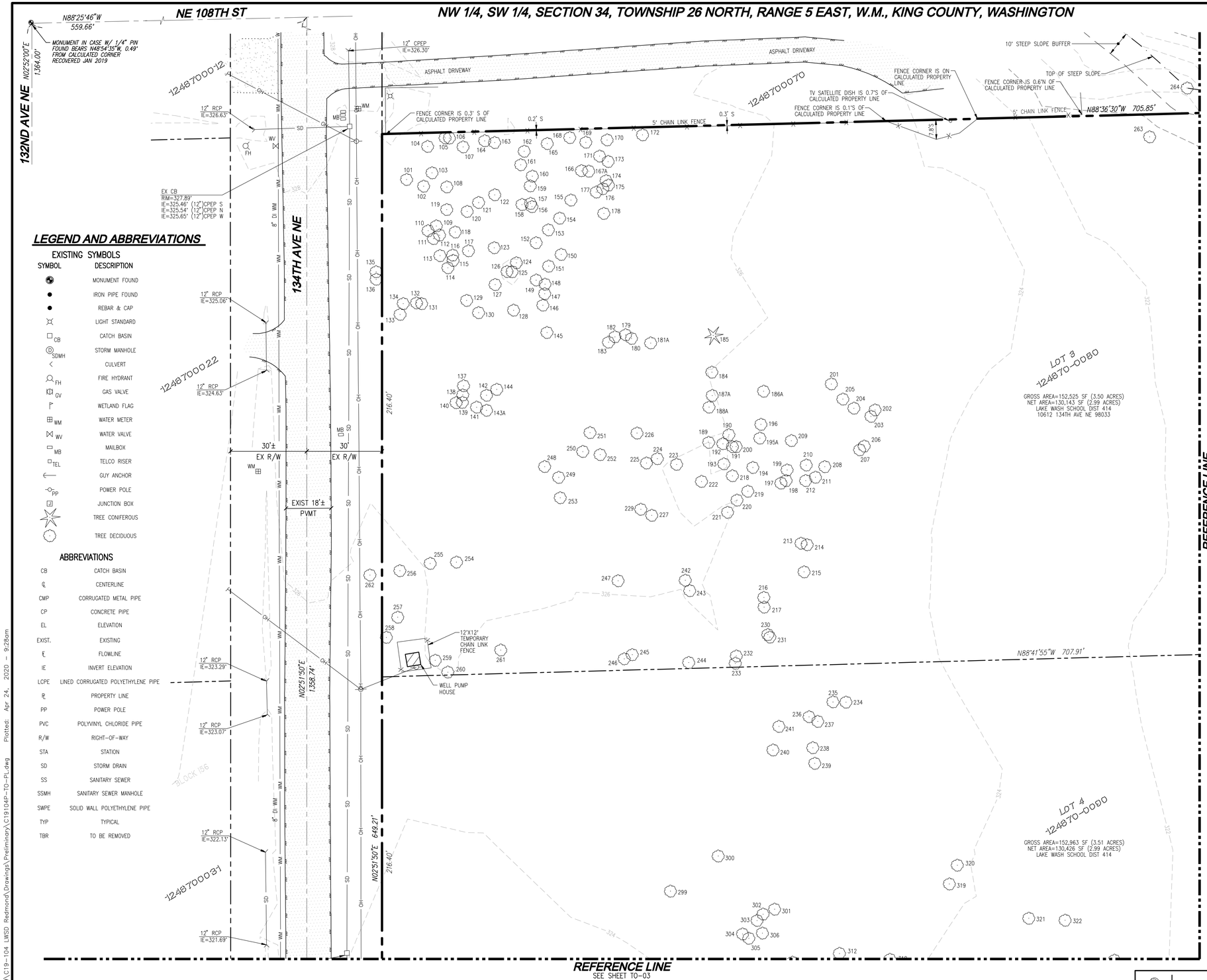
IS-01

SHEET 2 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-IS-PL.dwg Plotted: Apr 24, 2020 - 9:07am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	MONUMENT FOUND
	IRON PIPE FOUND
	REBAR & CAP
	LIGHT STANDARD
CB	CATCH BASIN
SDMH	STORM MANHOLE
	CULVERT
FH	FIRE HYDRANT
GV	GAS VALVE
	WETLAND FLAG
WM	WATER METER
WV	WATER VALVE
MB	MAILBOX
TEL	TELCO RISER
	GUY ANCHOR
PP	POWER POLE
	JUNCTION BOX
	TREE CONIFEROUS
	TREE DECIDUOUS

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⅊	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

SURVEY INFORMATION

LEGAL DESCRIPTION

CHICAGO TITLE COMPANY
UPDATE 2ND COMMITMENT; COMMITMENT No. 0107074-16
EFFECTIVE DATE: MARCH 28, 2018 AT 8:00 AM

LOTS 3, 4, AND 5, BLOCK 157, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION No. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988. CITY OF REDMOND SURVEY CONTROL

BENCHMARK

PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9175
3" BRASS DISC IN CONCRETE MONUMENT DOWN 0.5', ±22' S OF NE 104TH ST AND ±45' E OF 132 AVE NE STAMPED "CITY OF REDMOND BM 48"
ELV: 334.27'

SECONDARY BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9181
"X" IN BRASS DISC IN CONC. MONUMENT IN CASE DOWN 0.7', AT THE NORTHERLY INTERSECTION OF NE 108TH ST (TO THE W) AND 132ND AVE NE
ELV: 340.40'

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

CITY OF REDMOND HORIZONTAL CONTROL MONUMENTS USED

GLO-2DW - W1/4 CORNER SEC 34, T 26 N, R 5 E, W.M. NAIL IN CONCRETE MON IN CASE IN CENTERLINE OF 132ND AVE NE & THE NORTH EDGE OF NE 108TH ST. N=257057.41, E=1312590.23

A-62 - NE CORNER OF 132ND AVE NE & NE 104TH ST. 2-1/2" BRASS SURFACE MON, PUNCHED WITH "A62". N=255706.55, E=1312538.95

BASIS OF BEARING

N2°10'26"E BETWEEN COR CONTROL POINT GLO-2DW AND COR A-62

REFERENCES

(R1) ROS FOR LAKE WASHINGTON SCHOOL DISTRICT #414 (REC No. 9302259005)

(R2) PLAT OF KIRKLAND ADDITION (VOL 25 OF PLATS, PG. 26)

(R3) WIGHTMAN SHORT PLAT (VOL 82 OF PLATS, PG. 170)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

NOTES

1. SEE SHEET TO-03 FOR EASEMENTS.

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EMAIL: rhulquist@drhorton.com

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PHONE: (425) 890-3808
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CONTACT: CAROLYN DECKER, PE
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EMAIL: cdecker@terra-associates.com

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EMAIL: cdclsa@frontier.com

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CONTACT: NEILS PEDERSEN
PHONE: (425) 337-3174
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10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

VINCENT JAMES TOWNSEND
STATE OF WASHINGTON
50841
REGISTERED PROFESSIONAL LAND SURVEYOR
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

EXISTING CONDITIONS MAP

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TO-01

SHEET 3 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TO-PL.dwg Plotted: Apr 24, 2020 - 9:28am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

NOTES

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STATE OF WASHINGTON
52841
REGISTERED PROFESSIONAL LAND SURVEYOR
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

EXISTING CONDITIONS MAP

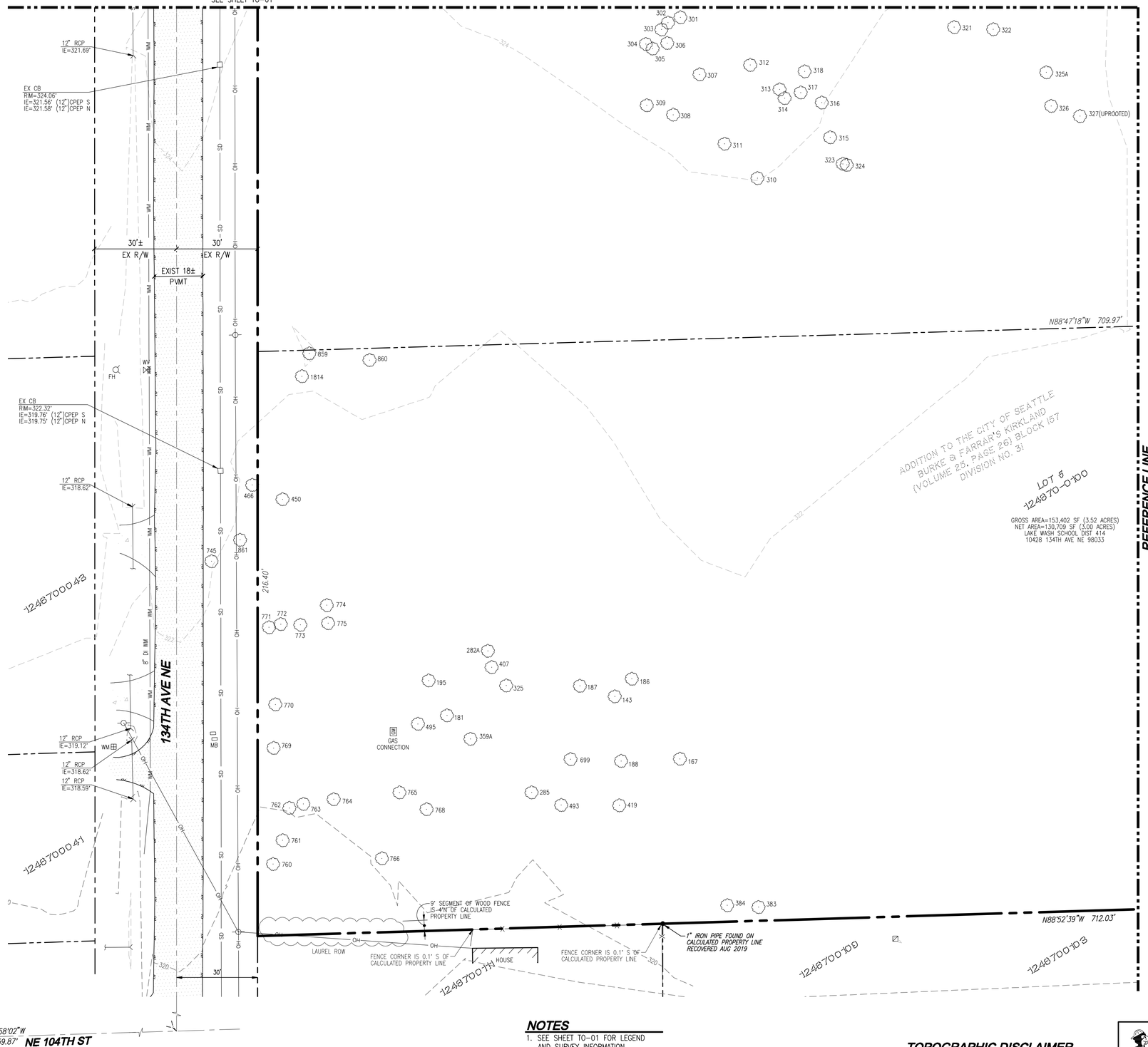
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TO-02

SHEET 4 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TO-PL.dwg Plotted: Apr 24, 2020 - 9:28am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



EASEMENTS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
   PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES
   RECORDING DATE: APRIL 15, 1929
   RECORDING NO.: 2530609
   AFFECTS: PORTION OF SAID LOT 3

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
   PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
   RECORDING DATE: APRIL 15, 1929
   RECORDING NO.: 2530610
   AFFECTS: PORTION OF SAID LOT 4

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
   PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
   RECORDING DATE: JUNE 29, 1929
   RECORDING NO.: 2545669
   AFFECTS: PORTION OF SAID LOT 5

4. RIGHTS OF WAY, EASEMENTS AND PRIVILEGES FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: OLYMPIC LINE COMPANY, A DELAWARE CORPORATION
   PURPOSE: PIPE LINE OR PIPE LINES FOR THE TRANSPORTATION OF OIL AND GAS, AND THE PRODUCTS THEREOF, WATER, OR ANY OTHER FLUID OR SUBSTANCE, WITH THE NECESSARY FITTINGS, FIXTURES, VALVES, APPURTENANCES AND CATHODIC PROTECTION DEICES, AND THE RIGHT TO MAINTAIN THE RIGHT OF WAY CLEAR OF TREES, UNDERBRUSH, BUILDING, AND OTHER OBSTRUCTION, ALONG A ROUTE TO BE SELECTED BY THE GRANTEE.
   RECORDING DATE: MAY 5, 1964
   RECORDING NO.: 5731986
   AFFECTS: PORTION OF SAID LOT 4 BEING THE WESTERLY 50 FEET OF AN EXISTING EASEMENT GRANTED TO THE PUGET SOUND POWER & LIGHT COMPANY OVER SAID PREMISES. SEE INSTRUMENT FOR FULL PARTICULARS.

5. RIGHTS OF WAY, EASEMENTS AND PRIVILEGES FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: OLYMPIC LINE COMPANY, A DELAWARE CORPORATION
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   RECORDING DATE: JUNE 2, 1964
   RECORDING NO.: 5743179
   AFFECTS: PORTION OF SAID LOT 3 BEING THE WESTERLY 50 FEET OF AN EXISTING EASEMENT GRANTED TO THE PUGET SOUND POWER & LIGHT COMPANY OVER SAID PREMISES. SEE INSTRUMENT FOR FULL PARTICULARS.

6. RIGHTS OF WAY, EASEMENTS AND PRIVILEGES FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: OLYMPIC LINE COMPANY, A DELAWARE CORPORATION
   PURPOSE: PIPE LINE OR PIPE LINES FOR THE TRANSPORTATION OF OIL AND GAS, AND THE PRODUCTS THEREOF, WATER, OR ANY OTHER FLUID OR SUBSTANCE, WITH THE NECESSARY FITTINGS, FIXTURES, VALVES, APPURTENANCES AND CATHODIC PROTECTION DEICES, AND THE RIGHT TO MAINTAIN THE RIGHT OF WAY CLEAR OF TREES, UNDERBRUSH, BUILDING, AND OTHER OBSTRUCTION, ALONG A ROUTE TO BE SELECTED BY THE GRANTEE.
   RECORDING DATE: OCTOBER 28, 1964
   RECORDING NO.: 5804750
   AFFECTS: EASTERLY 50 FEET OF LOT 5
   SEE INSTRUMENT FOR FULL PARTICULARS.

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

   GRANTED TO: OLYMPIC PIPE LINE COMPANY, A DELAWARE CORPORATION
   PURPOSE: PIPE LINE OR PIPE LINES FOR THE TRANSPORTATION OF OIL AND GAS, AND THE PRODUCTS THEREOF, WATER, OR ANY OTHER FLUID OR SUBSTANCE, WITH THE NECESSARY FITTINGS, FIXTURES, VALVES, APPURTENANCES AND CATHODIC PROTECTION DEICES, AND THE RIGHT TO MAINTAIN THE RIGHT OF WAY CLEAR OF TREES, UNDERBRUSH, BUILDING, AND OTHER OBSTRUCTION, ALONG A ROUTE TO BE SELECTED BY THE GRANTEE.
   RECORDING DATE: MAY 10, 1973
   RECORDING NO.: 7305100463
   AFFECTS: PORTION OF SAID PREMISES BEING 30 FEET IN WIDTH
   SEE INSTRUMENT FOR FULL PARTICULARS.

NOTES

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VINCENT JAMES TOWNSEND
STATE OF WASHINGTON
40841
REGISTERED
PROFESSIONAL LAND SURVEYOR
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

EXISTING CONDITIONS MAP

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TO-03

SHEET 5 OF 69

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NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

EXISTING CONDITIONS MAP

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TO-04

SHEET 6 OF 69

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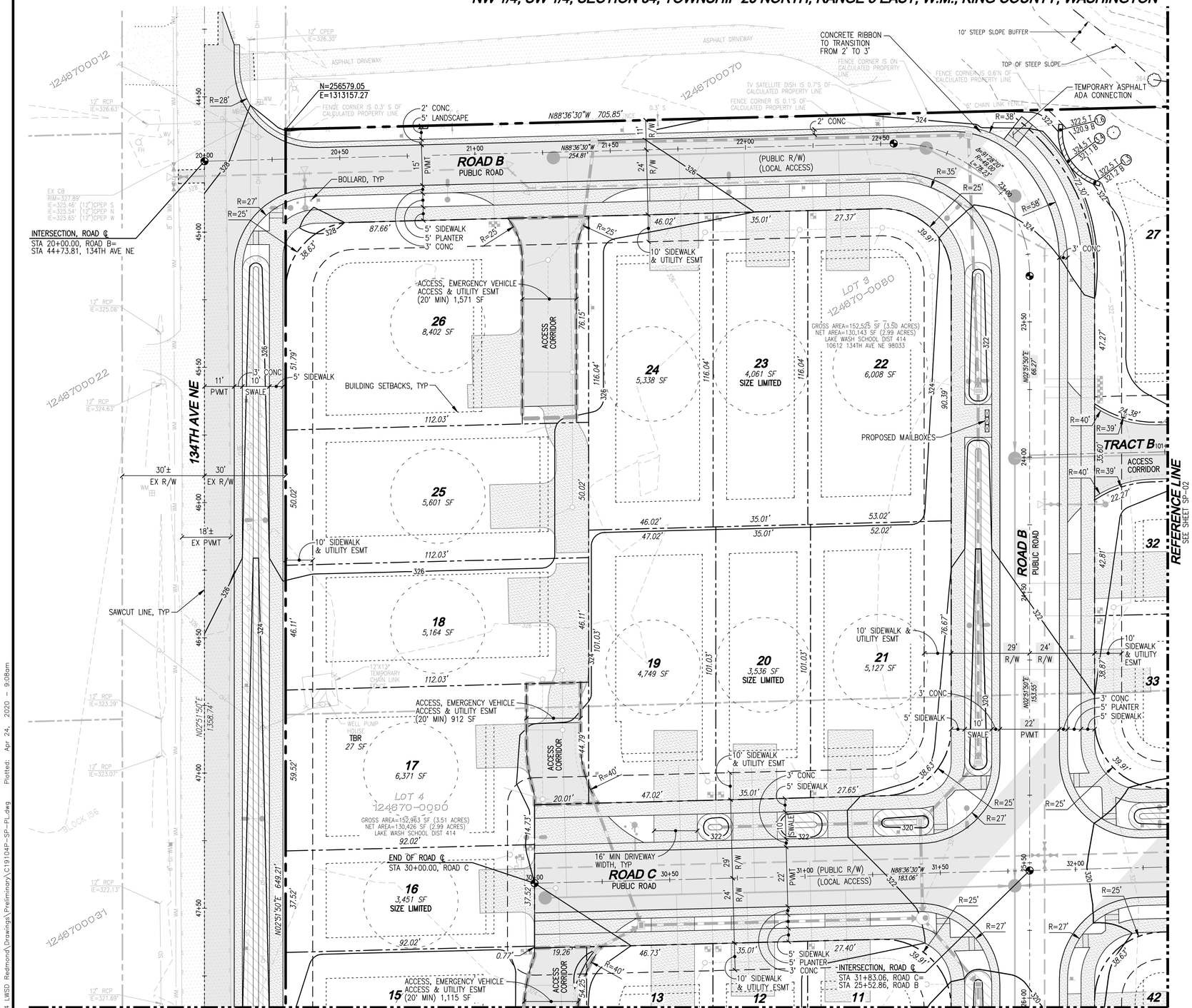

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UPDATE 2ND COMMITMENT; COMMITMENT No. 0107074-16
EFFECTIVE DATE: MARCH 28, 2018 AT 8:00 AM

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NORTH AMERICAN VERTICAL DATUM-1988. CITY OF REDMOND SURVEY CONTROL

BENCHMARK

PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9175
3" BRASS DISC IN CONCRETE MONUMENT DOWN 0.5', ±22' S OF NE 104TH ST AND ±45' E OF 132 AVE NE STAMPED "CITY OF REDMOND BM 48"
ELV: 334.27'

SECONDARY BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9181
"X" IN BRASS DISC IN CONC MONUMENT IN CASE DOWN 0.7', AT THE NORTHERLY INTERSECTION OF NE 108TH ST (TO THE W) AND 132ND AVE NE
ELV: 340.40'

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

CITY OF REDMOND HORIZONTAL CONTROL MONUMENTS USED

GLO-2DW - W1/4 CORNER SEC 34, T 26 N, R 5 E, W.M. NAIL IN CONCRETE MON IN CASE IN CENTERLINE OF 132ND AVE NE & THE NORTH EDGE OF NE 108TH ST. N=257057.41, E=1312590.23

A-62 - NE CORNER OF 132ND AVE NE & NE 104TH ST. 2-1/2" BRASS SURFACE MON, PUNCHED WITH "A62". N=255706.55, E=1312538.95

BASIS OF BEARING

N2°10'26"E BETWEEN COR CONTROL POINT GLO-2DW AND COR A-62

REFERENCES

(R1) ROS FOR LAKE WASHINGTON SCHOOL DISTRICT #414 (REC No. 9302259005)

(R2) PLAT OF KIRKLAND ADDITION (VOL 25 OF PLATS, PG. 26)

(R3) WIGHTMAN SHORT PLAT (VOL 82 OF PLATS, PG. 170)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

PROJECT INFORMATION

SITE ADDRESS:	10428, 10612 134TH AVE NE REDMOND, WASHINGTON 98003
TAX PARCELS:	1246700080, 1246700090, 1246700100
SITE AREA:	458,890 SF (10.53 AC)
ZONING:	RIN
NUMBER OF UNITS ALLOWED:	57
BONUS UNITS ALLOWED:	5
BONUS UNITS PROVIDED:	0
TOTAL UNITS PROVIDED:	51
AFFORDABLE UNITS PROPOSED:	10% OF 51 = 5.1 DU = 5.0 DU (1 AFFORDABLE, 2 LOW-COST AFFORDABLE)
LOT FRONTAGE:	20 FEET MINIMUM
FRONT SETBACK:	15 FEET BLDG/18 FEET GARAGE
SIDE SETBACK:	5/10 FEET (15 FEET TOTAL) 5/5 FEET (10 FEET TOTAL SIZE LIMITED)
REAR SETBACK:	10 FEET
SIDE STREET SETBACK:	15 FEET
STEEP SLOPE SETBACK:	15 FEET
MAX LOT COVERAGE:	35%
LOT AREA:	277,255 SF (6.36 AC)
ON-LOT IMPERV. SURFACE:	65% x 80% = 52% (TOTAL LOT AREA = 144,173 SF)
MAX HEIGHT ALLOWED:	25 FEET
MAX HEIGHT PROPOSED:	25 FEET
IRC CONSTRUCTION TYPE:	VB
MIN/MAX DRIVEWAY WIDTH:	10'/20'
DRIVEWAY WIDTH PROVIDED:	16'-20'
MAX ALLOWABLE GRADE:	33%

PROPOSED LEGEND

- MONUMENT
- STORM PIPE
- SEWER PIPE
- DRAIN LINE
- WATER PIPE
- DRAINAGE SWALE
- TBR — TO BE REMOVED
- CONIFEROUS TREE (TO REMAIN)
- DECIDUOUS TREE (TO REMAIN)
- RETAINING WALL
- ACCESS, EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT
- ACTIVE OPEN SPACE

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

REFERENCE LINE

SEE SHEET SP-03

NOTES

1. LOTS 2, 6, 10, 12, 16, 20, 23, 42, 46 AND 50 ARE TO BE SIZE LIMITED LOTS.

SURVEY MONUMENT TABLE

NOTE: INSTALL SURVEY MONUMENTS PER COR STD 903.

STATIONING/OFFSET	ROAD/INTERSECTION
20+00.00, ℄/44+73.81, ℄	ROAD B/144TH AVE NE
22+54.81, ℄	ROAD B
23+33.04, ℄	ROAD B
25+52.86, ℄/31+83.06, ℄	ROAD B/ROAD C
30+00.00, ℄	ROAD C

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

TOPOGRAPHIC DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

PRELIMINARY SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

LDC
Surveying
Engineering
Planning
Woodinville
20210 142nd Place NE
Woodinville, WA 98072
T 425.806.1869
Kent
1851 Central Pl. S. #101
Kent, WA 98030
F 425.482.2893
www.LDCcorp.com

CLIENT

OWNER:
LAKE WA SCHOOL DISTRICT
15212 NE 95TH ST
REDMOND, WASHINGTON 98052
CONTACT: BRIAN BUCK
PHONE: (425) 936-1102
EMAIL: bbuck@lwsd.org

APPLICANT:
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11241 SLATER AVE NE, SUITE 200
KIRKLAND, WASHINGTON 98033
CONTACT: RAELYN HULQUIST
PHONE: (425) 821-3400
EMAIL: rhulquist@drhorton.com

CONSULTANT

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WOODINVILLE, WASHINGTON 98072
CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
EMAIL: tabbott@ldccorp.com

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PHONE: (425) 806-1869
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CREATIVE LANDSCAPE SOLUTIONS
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REDMOND, WASHINGTON 98052
CONTACT: SUSAN PRINCE
PHONE: (425) 890-3808
EMAIL: sprince202@aol.com

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CONTACT: CAROLYN DECKER, PE
PHONE: (425) 821-7777
EMAIL: cdecker@terra-associates.com

LANDSCAPE ARCHITECT:
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1909 242ND ST SE
BOTHELL, WASHINGTON 98012
CONTACT: GAYLE CRAMER
PHONE: (425) 241-6258
EMAIL: cdcbsa@frontier.com

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EVERETT, WASHINGTON 98208
CONTACT: NIELS PEDERSEN
PHONE: (425) 337-3174
EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

SITE PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

SP-01

SHEET 7 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-SP-PL.dwg Plotted: Apr 24, 2020 - 9:08am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

PROPOSED LEGEND

- MONUMENT
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- SEWER PIPE
- DRAIN LINE
- WATER PIPE
- DRAINAGE SWALE
- TBR — TO BE REMOVED
- CONIFEROUS TREE (TO REMAIN)
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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

ACTIVE OPEN SPACE TABLE

Active Open Space		
Open Space Type	Area (SF)	Open Space Area Required (%)
Active Open Space Required*	13,738	25.0%
Active Open Space Proposed	21,844	39.8%

ACTIVE OPEN SPACE NOTE:
FOR DEPICTION OF AREAS COUNTED AS ACTIVE OPEN SPACE, SEE LANDSCAPE PLANS.

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'–20'
DRIVEWAY CONSTRUCTION PER COR STD DET 305A

SURVEY MONUMENT TABLE

NOTE: INSTALL SURVEY MONUMENTS PER COR STD 903.

STATIONING/OFFSET	ROAD/INTERSECTION
23+33.04, ℄	ROAD B
25+52.86, ℄/31+83.06, ℄	ROAD B/ROAD C
33+89.13, ℄	ROAD C

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

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SITE ADDRESS

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REDMOND, WA 98053

THOMAS E. ABBOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

SITE PLAN

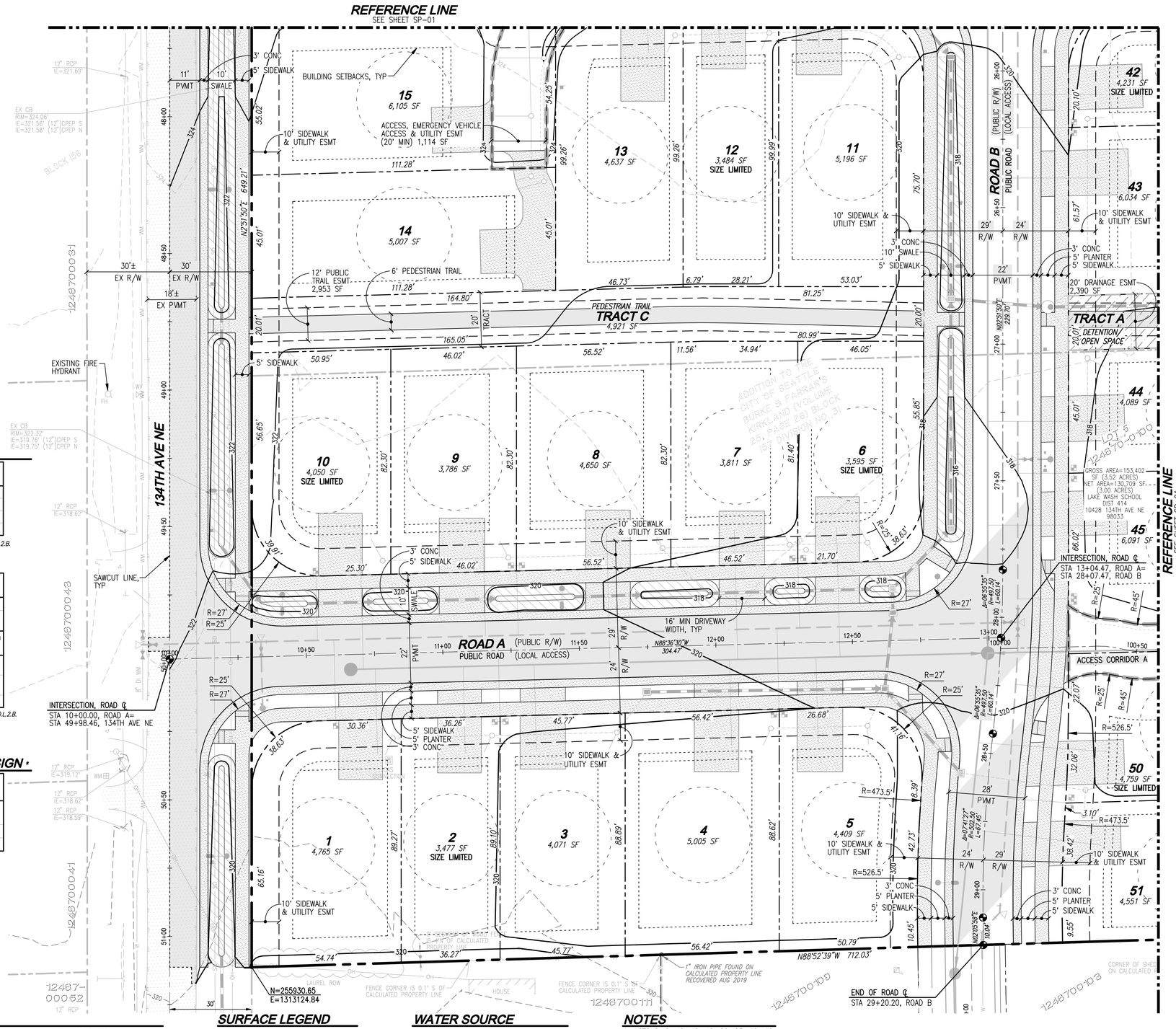
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

SP-02

SHEET 8 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-SP-PL.dwg Plotted: Apr 24, 2020 - 9:08am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



DEVELOPMENT-WIDE OPEN SPACE TABLES

Tract	Area (SF)	Total Lot Area (%)
A**	74,659	27.2%
D	23,244	8.5%
C	4,921	1.8%
Total	102,824	35.6%

* PER RZC 21.08.070.B. REFERENCE ALSO RZC 21.08.170.L.2.B.

** PORTION OF TRACT A NOT COUNTED AS DIMENSION IS LESS THAN 25'

Gross Site Area (SF) =		458,890
Total Lot Area (SF) =		274,751
Open Space Required** (SF) =		54,950
Open Space Type	**Area (SF)**	**Total Lot Area (%)**
Lot-by-Lot Open Space	27,870	10.1%
Development-Wide Open Space***	102,824	37.4%
Total Open Space	130,694	47.6%

* PER RZC 21.08.070.B. REFERENCE ALSO RZC 21.08.170.L.2.B.

** 20% OF TOTAL LOT AREA PER RZC 21.08.070.B

*** TRACTS A AND D

COMMON OPEN SPACE DESIGN *

	Tract Type	Open Space Achievement Type
Tract A	Detention/Open Space	A, B, C, D, E, F, G
Tract C	Pedestrian Trail	B, C, E, F, G, I
Tract D	NGPA/Open Space	A, B, D, E, H

* SEE RZC 21.08.180.E.2.D.II. PER RZC 5 REQUIREMENTS MUST BE ACHIEVED

SURVEY MONUMENT TABLE

NOTE: INSTALL SURVEY MONUMENTS PER COR STD 903.

STATIONING/OFFSET	ROAD/INTERSECTION
10+00.00, ℄/49+98.49, ℄	ROAD A/144TH AVE NE
13+04.47, ℄/28+07.47, ℄	ROAD A/ROAD B
27+82.56, ℄	ROAD B
28+42.70, ℄	ROAD B
29+10.15, ℄	ROAD B
29+20.20, ℄	ROAD B

PROJECT SUMMARY TABLE

	ZONE=RIN
GROSS SITE AREA (SF)	458,890
NET BUILDABLE AREA (SF)	274,788
MINIMUM DENSITY	25
MAXIMUM DENSITY (BASE) 458,890x50U/43,560=52.67	52
BONUS DENSITY 5 AFFORDABLE DU PROVIDED	5
MAXIMUM DENSITY (TOTAL) 52+5=57	57
AVERAGE LOT SIZE	5,388
LARGEST PROPOSED LOT	14,664
SMALLEST PROPOSED LOT	3,233
SENSITIVE AREA(S) AND BUFFER (SF)	23,244
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS (TRACTS B & E)	81,278
TOTAL OPEN SPACE (SF)	130,694
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE (SF)	21,884

NET BUILDABLE AREA CALCULATION TABLE

		ZONE=RIN
A	GROSS SITE AREA (SF)	458,890
B	SENSITIVE AREA(S) AND BUFFER (SF) (TRACT D)	23,244
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS (TRACTS B & E)	81,278
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (TRACTS A AND C)	79,580
F	ABOVE GROUND FACILITIES	0
G	TOTAL FOR EACH ZONE (A−[B+C+D+E+F])=NET BUILDABLE AREA	274788 SF 6.31 AC
H	MINIMUM DENSITY PER 21.08.170.D.4.C 80%x6.31ACx50U/ACRE=24.68=~25	25

REGULATIONS COMMON TO ALL USES

MINIMUM	AVERAGE LOT SIZE	4,000 SF
	REQUIRED DENSITY	80% OF NET AC
	LOT WIDTH CIRCLE	35 FT
	LOT FRONTAGE	20 FT
	SETBACKS	
	FRONT	15 FT
	GARAGE	18 FT
	SIDE/INTERIOR (EACH SIDE)	5 FT/10 FT
	SIDE STREET/STEEP SLOPE	15 FT
	REAR	10 FT
	ALLEY	4 FT
	LAKE SAMMAMISH	35 FT
	BUILDING SEPARATION	15 FT
	OPEN SPACE	20% OF TOTAL LOT AREA
MAXIMUM	LOT COVERAGE FOR STRUCTURES	35% OF TOTAL LOT AREA
	IMPERVIOUS SURFACE	65% OF TOTAL LOT AREA
	BUILDING HEIGHT	25 FT

*10 FT FOR SIZE-LIMITED LOTS (MINIMUM)

PROPOSED LEGEND

MONUMENT
STORM PIPE
SEWER PIPE
DRAIN LINE
WATER PIPE
DRAINAGE SWALE
TBR — TO BE REMOVED
CONIFEROUS TREE (TO REMAIN)
DECIDUOUS TREE (TO REMAIN)
RETAINING WALL
ACCESS, EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT
ACTIVE OPEN SPACE

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFIC/
	DIRT/TRAIL
	GRAVEL

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

NOTES

1. LOTS 2, 6, 10, 12, 16, 20, 23, 42, 46 AND 50 ARE TO BE SIZE LIMITED LOTS.

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THOMAS E. ABBOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

SITE PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

SP-03

SHEET 9 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-SP-PL.dwg Plotted: Apr 24, 2020 - 9:09am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

AVERAGE LOT SIZE

LOT #	LOT AREA (SF)
1	4,765
2	3,233
3	4,071
4	5,005
5	4,409
6	3,595
7	3,811
8	4,650
9	3,786
10	4,050
11	5,196
12	3,484
13	4,637
14	5,007
15	6,105
16	3,451
17	6,371
18	5,164
19	4,749
20	3,536
21	5,127
22	6,008
23	4,061
24	5,338
25	8,402
26	5,601
27	7,113
28	5,253
29	5,998
30	5,506
31	14,664
32	5,353
33	7,019
34	5,357
35	6,215
36	5,507
37	6,748
38	5,535
39	7,429
40	6,286
41	7,755
42	4,231
43	6,034
44	4,089
45	6,091
46	3,885
47	5,263
48	5,243
49	5,255
50	4,759
51	4,551
TOTAL	274,751
AVERAGE	5,387

MINIMUM AVERAGE LOT SIZE PER RZC 21.08.070 = 4,000 SF

PROPOSED LEGEND

- MONUMENT
- STORM PIPE
- SEWER PIPE
- DRAIN LINE
- WATER PIPE
- DRAINAGE SWALE
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CITY OF REDMOND
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ANTICIPATED SYSTEM PRESSURE: ~100 PSI

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CITY OF REDMOND
NE 100TH STREET BASIN

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1. LOTS 2, 6, 10, 12, 16, 20, 23, 42, 46 AND 50 ARE TO BE SIZE LIMITED LOTS.

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1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

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EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

SITE PLAN

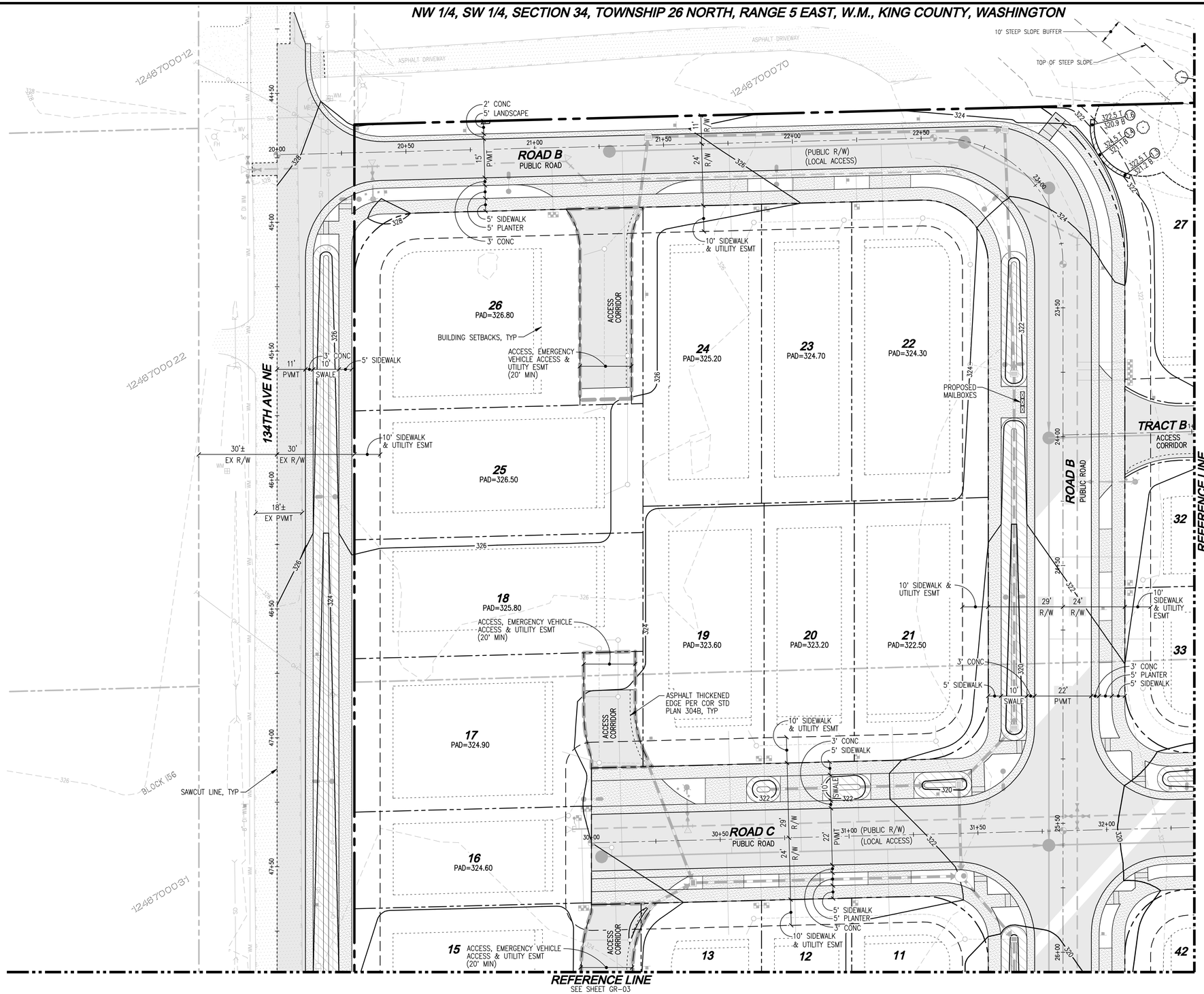
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

SP-04

SHEET 10 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-SP-PL.dwg Plotted: Apr 24, 2020 - 9:09am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

PROPOSED LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE, PVC UNLESS OTHERWISE NOTED
	WALL/YARD DRAIN COLLECTION PIPE (6" PVC)
	TREE PROTECTION FENCE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	SIGNAGE (SEE SHEETS TR-01 THRU TR-04)
	STREET LIGHT (SEE LIGHTING PLAN)
	PROPOSED DRAINAGE SWALE
	CONIFEROUS TREES (TO REMAIN)
	DECIDUOUS TREE (TO REMAIN)
	LOCK & LOAD RETAINING WALL
	ACCESS, EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

PROJECT INFORMATION

SITE AREA: 458,890 SF (10.53 AC)

EARTHWORK QUANTITIES

CUT: 12,500 CY
FILL: 12,500 CY
NET: 0 CY

GRADING NOTES

1. MAX HEIGHT OF CUT = 4 FT.
2. MAX HEIGHT OF FILL = 6 FT.
3. THERE IS NO PERMANENT CUT OR FILL GREATER THAN 8' FROM EXISTING GRADE.
4. RETAINING WALLS ARE PROPOSED AS SHOWN ON THE PLANS.
5. RETAINING WALLS DO NOT EXCEED 4' IN HEIGHT.
6. 40% SLOPES WITH GREATER THAN 10' RELIEF ARE LOCATED ALONG THE NORTHERLY PROPERTY LINE.
7. MAXIMUM PROJECT FINISHED GRADE TO BE 3H:1V.

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-23-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

GRADING PLAN

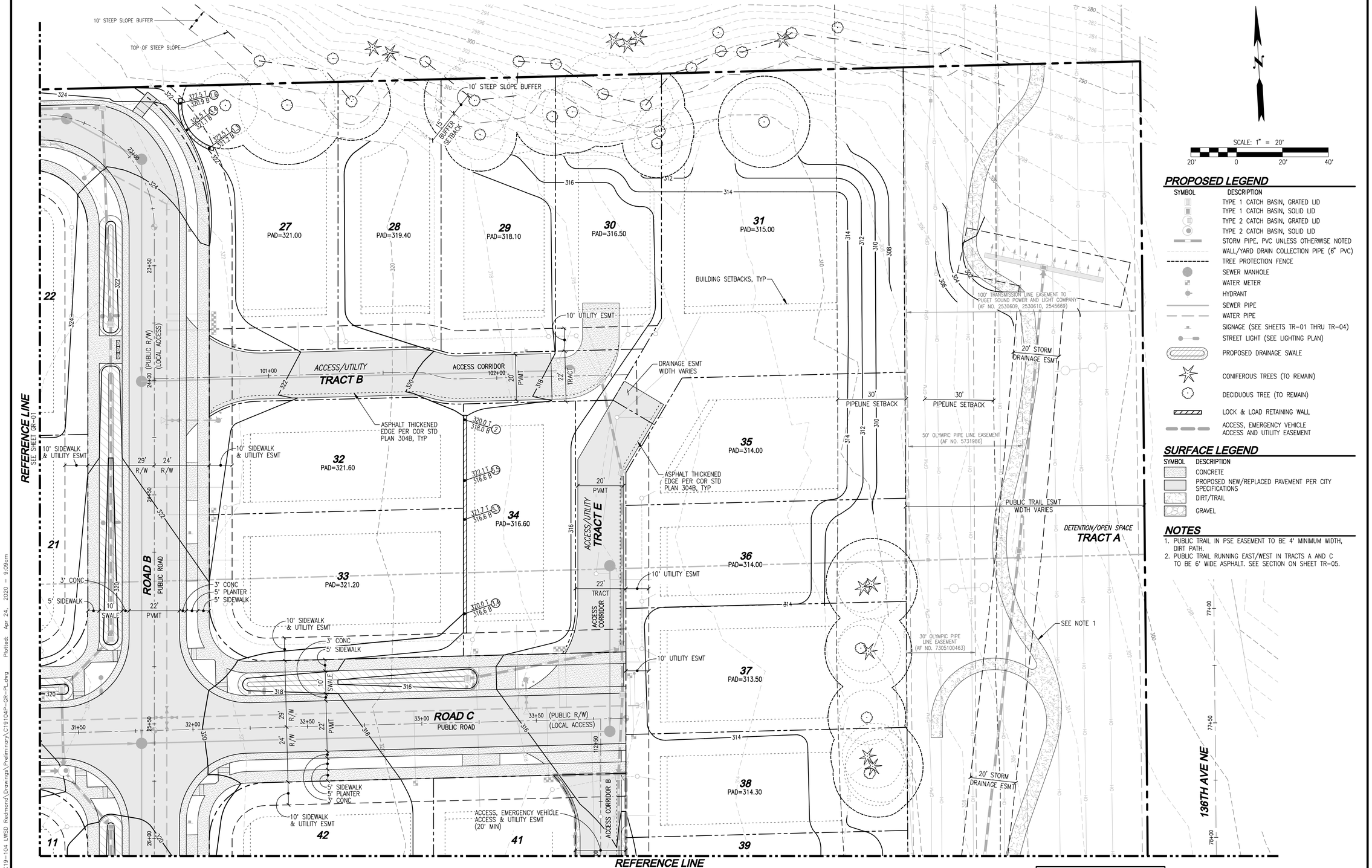
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

GR-01

SHEET 11 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-GR-PL.dwg Plotted: Apr 24, 2020 - 9:09am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

NOTES

1. PUBLIC TRAIL IN PSE EASEMENT TO BE 4' MINIMUM WIDTH, DIRT PATH.
2. PUBLIC TRAIL RUNNING EAST/WEST IN TRACTS A AND C TO BE 6' WIDE ASPHALT. SEE SECTION ON SHEET TR-05.

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

GRADING PLAN

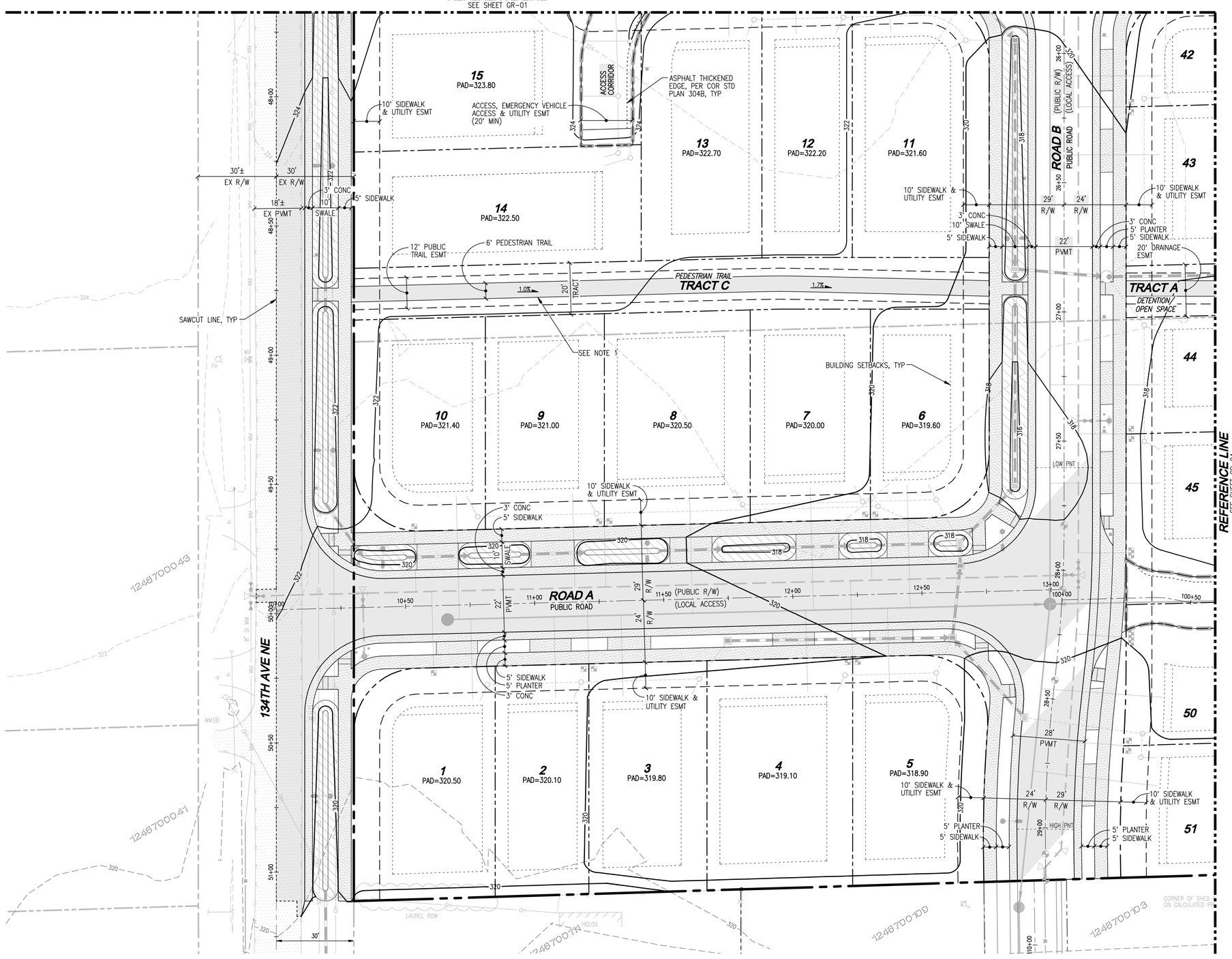
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

GR-02

SHEET 12 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-GR-PL.dwg Plotted: Apr 24, 2020 - 9:09am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

PROPOSED LEGEND

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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

NOTES

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

GRADING PLAN

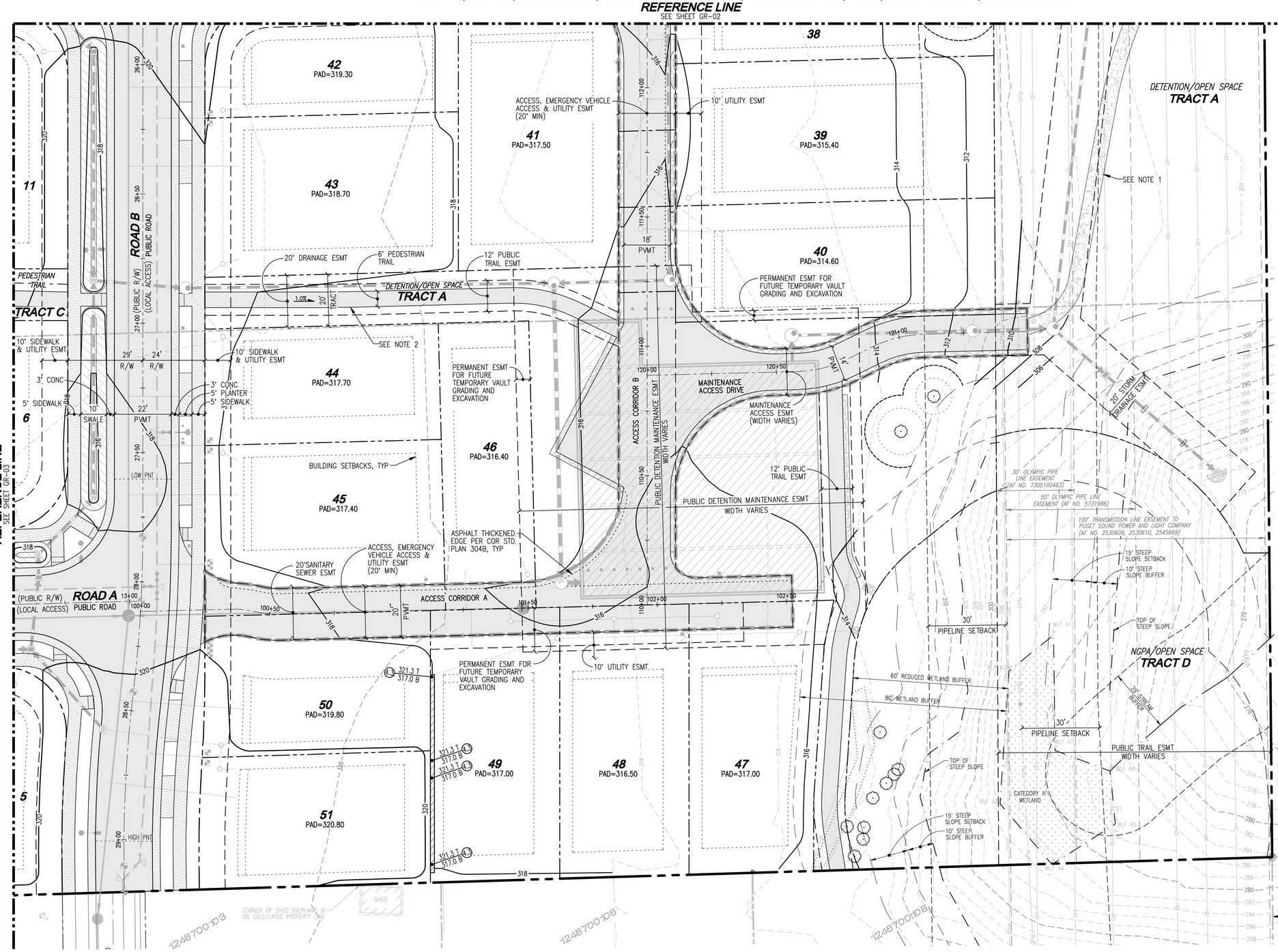
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

GR-03

SHEET 13 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-GR-PL.dwg Plotted: Apr 24, 2020 - 9:09am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

PROPOSED LEGEND

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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

GRADING PLAN

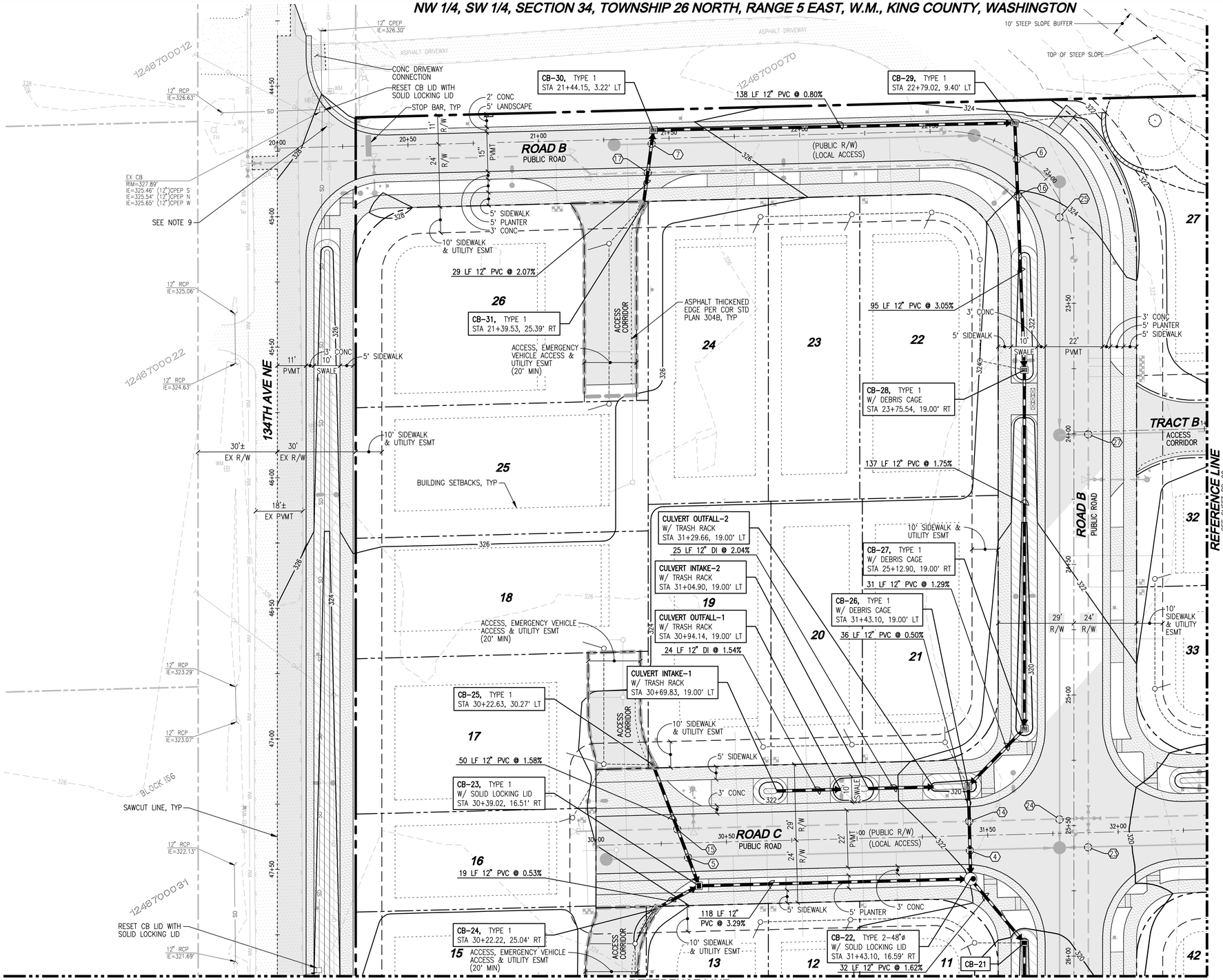
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

GR-04

SHEET 14 OF 69

Drawing: P:\Civil\2019\C19-104 WSD Redmond\Drawings\Preliminary\C19104P-GR-PL.dwg Plotted: Apr 24, 2020 - 9:10am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



PROPOSED LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	YARD DRAIN CLEANOUT
	STORM PIPE, PVC UNLESS OTHERWISE NOTED
	WALL/YARD DRAIN COLLECTION PIPE (6" PVC)
	TREE PROTECTION FENCE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	SIGNAGE (SEE SHEETS TR-01 THRU TR-04)
	STREET LIGHT (SEE LIGHTING PLAN)
	PROPOSED DRAINAGE SWALE
	CONIFEROUS TREES (TO REMAIN)
	DECIDUOUS TREE (TO REMAIN)
#	CROSSING, SEE UTILITY CROSSING TABLE ON SHEET RD-07
	LOCK & LOAD RETAINING WALL
	ACCESS, EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

NOTES

1. SEE SHEETS RD-05 THROUGH RD-17 FOR ROAD AND STORM DRAINAGE PROFILES.
2. YARD DRAIN TABLE TO BE PROVIDED WITH CONSTRUCTION SUBMITTAL.
3. SEE SHEET TR-05 FOR ROAD SECTIONS.
4. SIDEWALK AND RIBBON CURB EXPANSION AND CONTRACTION JOINT SPACING PER COR STANDARD DETAIL 303.
5. PUBLIC TRAIL IN PSE EASEMENT TO BE 4' MINIMUM WIDTH, DIRT PATH.
6. PUBLIC TRAIL RUNNING EAST/WEST IN TRACTS A AND C TO BE 6' WIDE ASPHALT.
7. TRAIL IN TRACTS A AND C TO BE A MAXIMUM OF 5.0% RUNNING SLOPE.
8. LOTS 45-47 ROOF AND LAWN AREA TO BE COLLECTED INTO SEPARATE YARD DRAIN SYSTEM AND DIRECTED TO WETLAND AS SHOWN.
9. ALL OVERHEAD POWER AND TELECOMMUNICATIONS FACILITIES TO BE UNDERGROUND IN 134TH AVE NE FRONTAGE.
10. MINIMUM COVER FOR DUCTILE IRON DUE TO BE 12 INCHES. ALL OTHER PIPE TO HAVE 18 INCH MINIMUM COVER.
11. PERFERATED STUB OUT DRAINS TO BE USED FOR ALL ROOF DRAIN CONNECTIONS.

STORMWATER GENERAL NOTES

1. MAXIMUM OF 3 HOUSE YARD DRAINS PER TIGHTLINE. MULTIPLE TIGHTLINES MAY BE NECESSARY WITHIN SINGLE TRENCH. SINGLE STORM TIGHTLINE ON PLANS MAY REPRESENT MULTIPLE TIGHTLINES.
2. ROOF DRAINS TO HAVE TRACER WIRE ABOVE THEM IN TRENCH FROM BUILDING/RESIDENCE.
3. YARD DRAIN TIGHTLINES TO HAVE CLEANOUT EVERY 100' AT A MINIMUM.
4. ALL STORM PIPE SHALL BE PVC PER COR STANDARD SPECIFICATIONS UNLESS OTHERWISE IDENTIFIED.
5. THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.
6. MAXIMUM PIPE SLOPE TO BE 20.00%, MINIMUM SLOPE TO BE IS 0.25%.
7. PERMANENT EROSION CONTROL BLANKETS TO BE UTILIZED IN PROPOSED DRAINAGE SWALES TO MINIMIZE IMPACT OF EROSIVE FLOWS. CONTRACTOR TO USE ROLLMAX SC250 OR EQUIVALENT AS DETERMINED BY ENGINEER.

GENERAL ROADWAY NOTES

1. SAFETY RAILINGS – "SAFETY RAILINGS SHALL BE REQUIRED WHEN THE BOTTOM OF A ROCK WALL, RETAINING WALL, OR SLOPE IS 30 INCHES OR MORE BELOW THE FINISHED ELEVATION OF A SIDEWALK OR OTHER PEDESTRIAN FACILITY."
2. WSDOT GUARDRAIL – "WSDOT APPROVED GUARDRAILS SHALL BE REQUIRED AS DIRECTED BY THE CITY INSPECTOR, SUBJECT TO APPROVAL BY THE CITY TRANSPORTATION ENGINEER."
3. CHANNELIZATION/SIGNAGE – "THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SIGNS AND CHANNELIZATION PER CITY OF REDMOND STANDARDS. CONTRACTOR SHALL LAY OUT ALL SIGNS AND CHANNELIZATION, AND THEN CONTACT DEBY ALM, SENIOR TRANSPORTATION TECHNICIAN, AT (425) 556-2752, 48 HOURS IN ADVANCE OF INSTALLATION TO VERIFY LAYOUT."
4. SIGNS/ONSITE MARKINGS "ALL NECESSARY SIGNS AND MARKINGS ONSITE, ALONG PROPERTY FRONTAGE, AND AT SPECIFICALLY DESIGNATED OFFSITE LOCATIONS SHALL BE PROVIDED BY THE APPLICANT AS REQUIRED BY THE TRAFFIC OPERATIONS DIVISION WHETHER OR NOT THESE ARE INDICATED ON THE CIVIL CONSTRUCTION DRAWINGS."
5. PAVEMENT VERIFICATION – "WHEN REQUESTED BY THE CITY INSPECTOR, THE GEOTECHNICAL ENGINEER EMPLOYED BY THE DEVELOPER SHALL VERIFY AND SUBSEQUENTLY ADVISE THE CITY OF REDMOND THAT THE INSTALLATION OF THE PAVING SECTION(S) CONFORMS TO HIS/HER DESIGN. THE PROJECT WILL NOT BE ACCEPTED UNTIL THE WRITTEN DOCUMENTATION IS SUBMITTED."
6. MAXIMUM LENGTH OF OPEN TRENCH = 300'.

GRADING NOTES

1. ALL SLOPES TO BE A MAXIMUM OF 3:1.

DRIVEWAYS

DRIVEWAY MIN/MAX WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'
DRIVEWAY CONSTRUCTION PER COR STANDARD DETAIL 305A

PROJECT INFORMATION

SITE AREA: 458,890 SF (10.53 AC)

TOPOGRAPHIC DISCLAIMER

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Utilities Underground Location Center

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PRELIMINARY SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

LDC
Surveying
Engineering
Planning
Woodinville
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Woodinville, WA 98072
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Kent
1851 Central Pl. S. #101
Kent, WA 98030
F 425.482.2893
www.LDCcorp.com

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CONTACT: RAELYN HULQUIST
PHONE: (425) 821-3400
EMAIL: rhulquist@drhorton.com

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20210 142ND AVE NE
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CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
EMAIL: tabbott@ldccorp.com

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CONTACT: VINCE TOWNSEND, PLS
PHONE: (425) 806-1869
EMAIL: vtownsend@ldccorp.com

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PHONE: (425) 821-7777
EMAIL: cdecker@terra-associates.com

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CRAMER DESIGN CONSULTANTS, INC
1909 242ND ST SE
BOTHELL, WASHINGTON 98012
CONTACT: GAYLE CRAMER
PHONE: (425) 241-6258
EMAIL: cdcdsb@frontier.com

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WETLAND RESOURCES
9505 19TH AVE SE, SUITE 106
EVERETT, WASHINGTON 98208
CONTACT: NIELS PEDERSEN
PHONE: (425) 337-3174
EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-01
SHEET 15 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PL.dwg Plotted: Apr 24, 2020 - 9:10am

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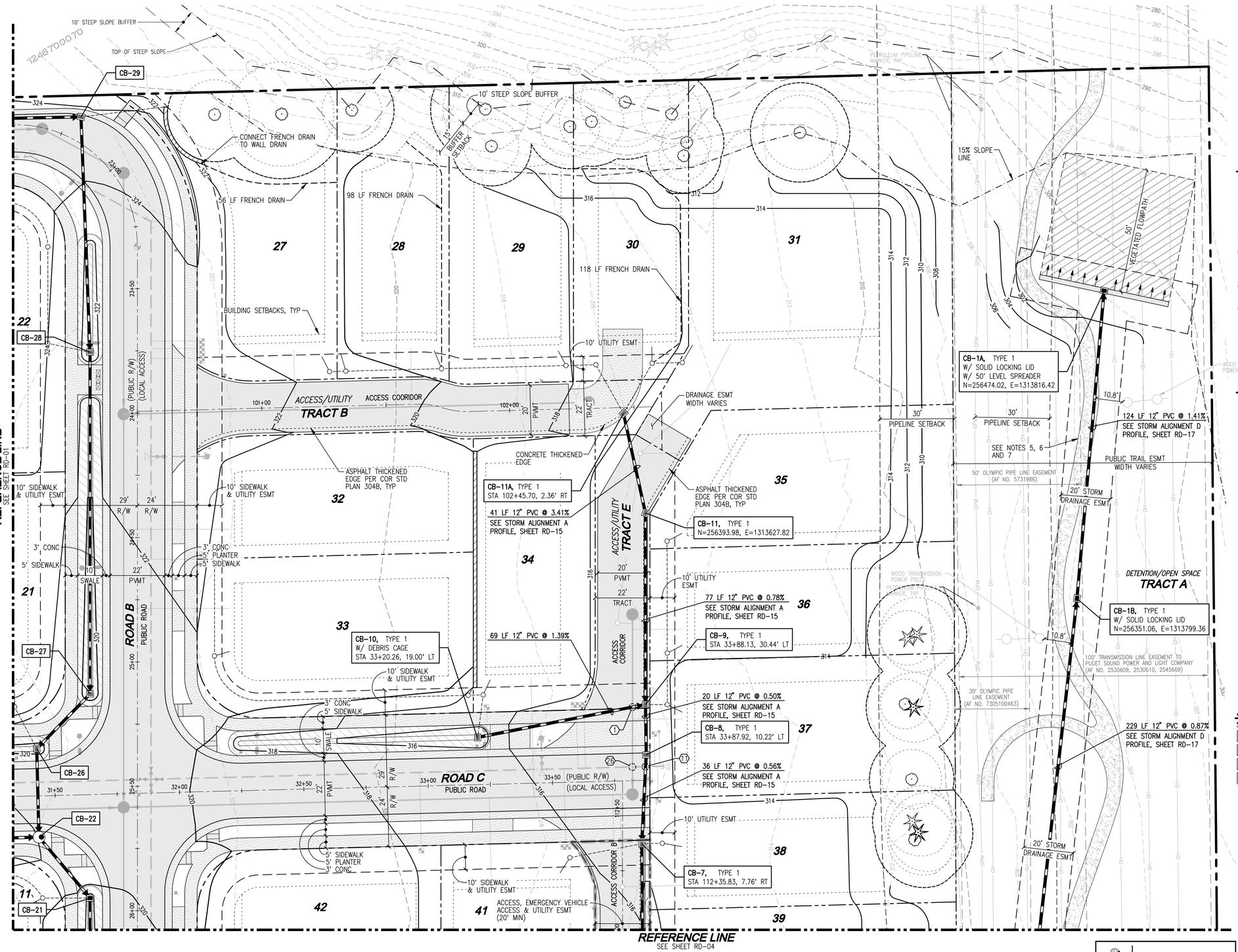

SCALE: 1" = 20'

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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

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THOMAS P. ABBOTT
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REGISTERED PROFESSIONAL ENGINEER
7-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PLAN

JOB NUMBER:	19–104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10–17–19
JURISDICTION:	CITY OF REDMOND

RD-02
SHEET 16 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PL.dwg Plotted: Apr 24, 2020 – 9:10am

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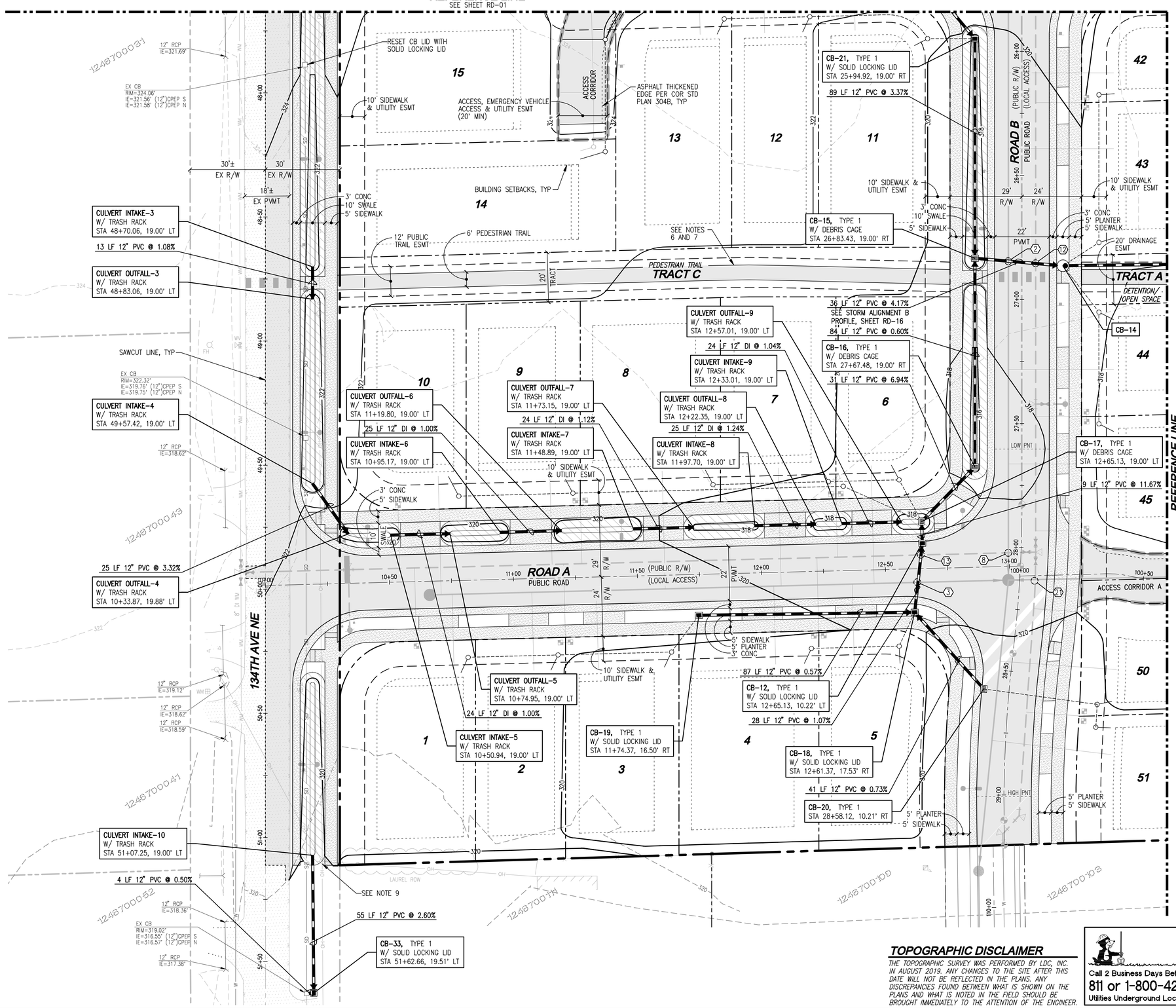

SCALE: 1" = 20'

20' 0 20' 40'

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REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-03
SHEET 17 OF 69

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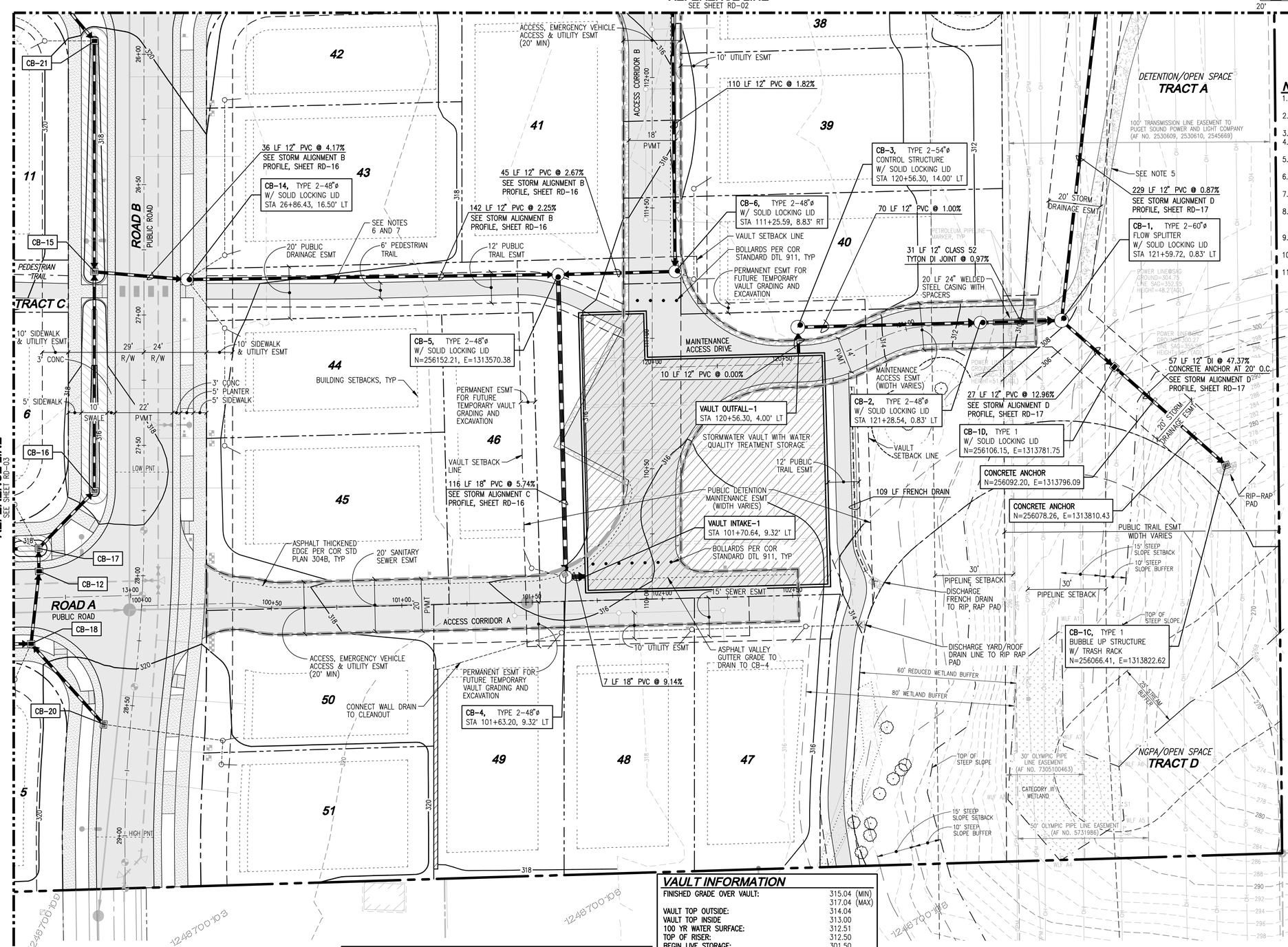

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DETENTION SUMMARY CHART

STORM EVENT	LIVE STORAGE VOLUME (CF)			RELEASE RATE (CFS)		
	REQUIRED	DESIGNED*	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2 YR	58,224	88,844		0.2889	0.2100	
50 YR	88,743	119,367		0.8666	0.5840	
100 YR	89,836	120,460		0.9840	0.6890	

* VOLUME INCLUDES WET VAULT WATER QUALITY VOLUME.

STORMWATER DESIGN INFORMATION

VAULT DISCHARGE DESIGNED TO MATCH THE DEVELOPED DISCHARGE DURATION TO THE PREDEVELOPED DURATION FOR THE RANGE OF PREDEVELOPED DISCHARGE RATES FROM 50% OF THE 2-YEAR PEAK FLOW TO THE FULL 50-YEAR FLOW.

EXISTING IMPERVIOUS AREA:	0 AC
PROPOSED IMPERVIOUS AREA (TRIBUTARY TO VAULT):	5.06 AC
PROPOSED PERVIOUS AREA (TRIBUTARY TO VAULT):	3.78 AC
REQUIRED STORAGE VOLUME:	89,760 CF
PROVIDED STORAGE VOLUME:	89,760 CF
100-YEAR FLOW RATE FROM VAULT:	0.6886 CFS (801 MITIGATED WWHM)

VAULT INFORMATION

FINISHED GRADE OVER VAULT:	315.04 (MIN) 317.04 (MAX)
VAULT TOP OUTSIDE:	314.04
VAULT TOP INSIDE	313.00
100 YR WATER SURFACE:	312.51
TOP OF RISER:	312.50
BEGIN LIVE STORAGE:	301.50
TOTAL LIVE STORAGE:	11'
TOP OF WATER QUALITY:	301.50
VAULT BOTTOM INSIDE:	297.75
VAULT BOTTOM OUTSIDE:	296.75

WATER QUALITY

PGHS TRIBUTARY TO WET VAULT:	2.05 AC
TREATMENT TYPE:	BASIC
WATER QUALITY WET VAULT DEPTH:	3.75'

0.6983 (AC-FT) TREATMENT VOLUME OR 3.75' DEPTH WET VAULT.

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN AUGUST 2019. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-04

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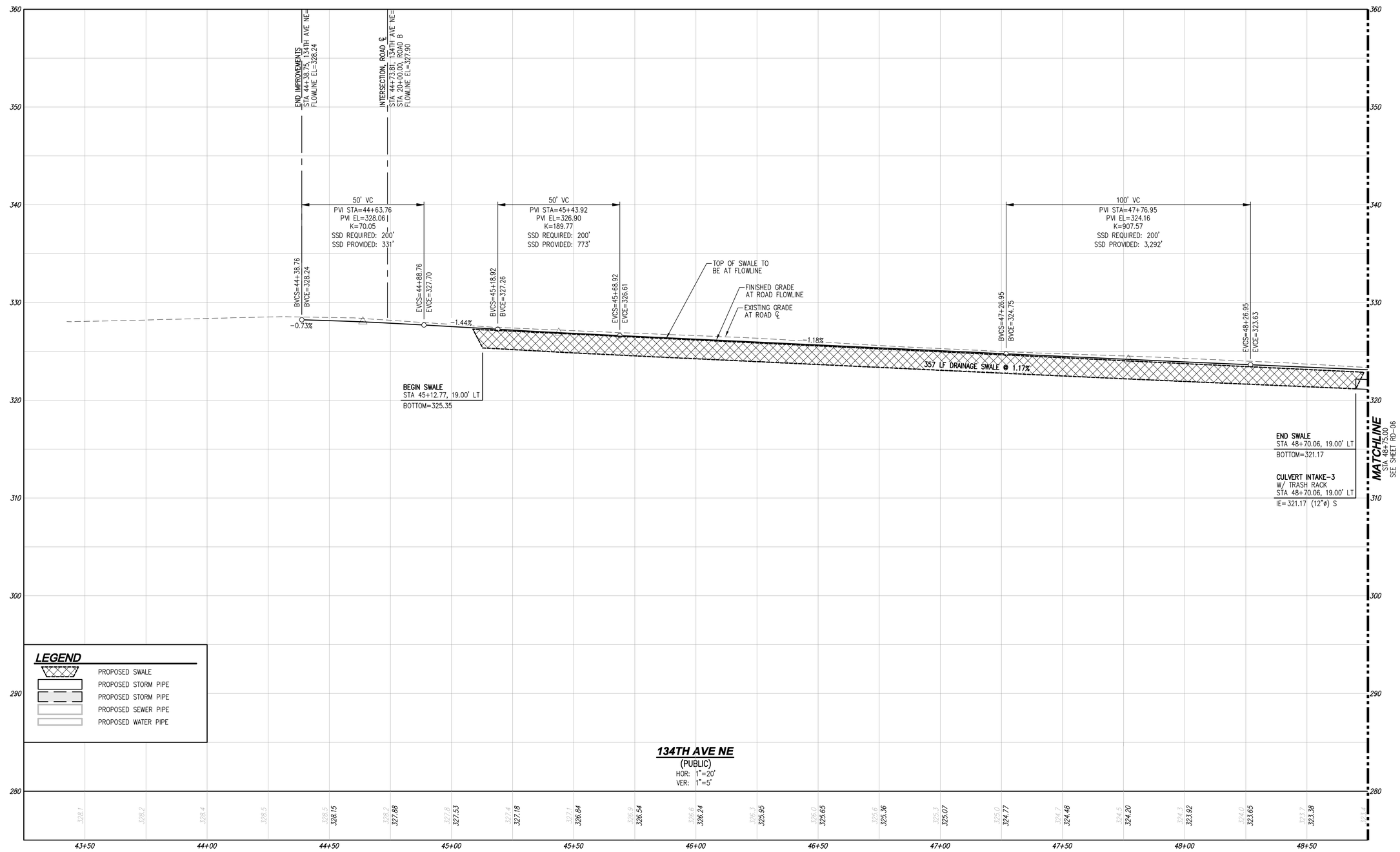

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ROSEWOOD COURT

SHEET TITLE

DRAINAGE PROFILES

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DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-05

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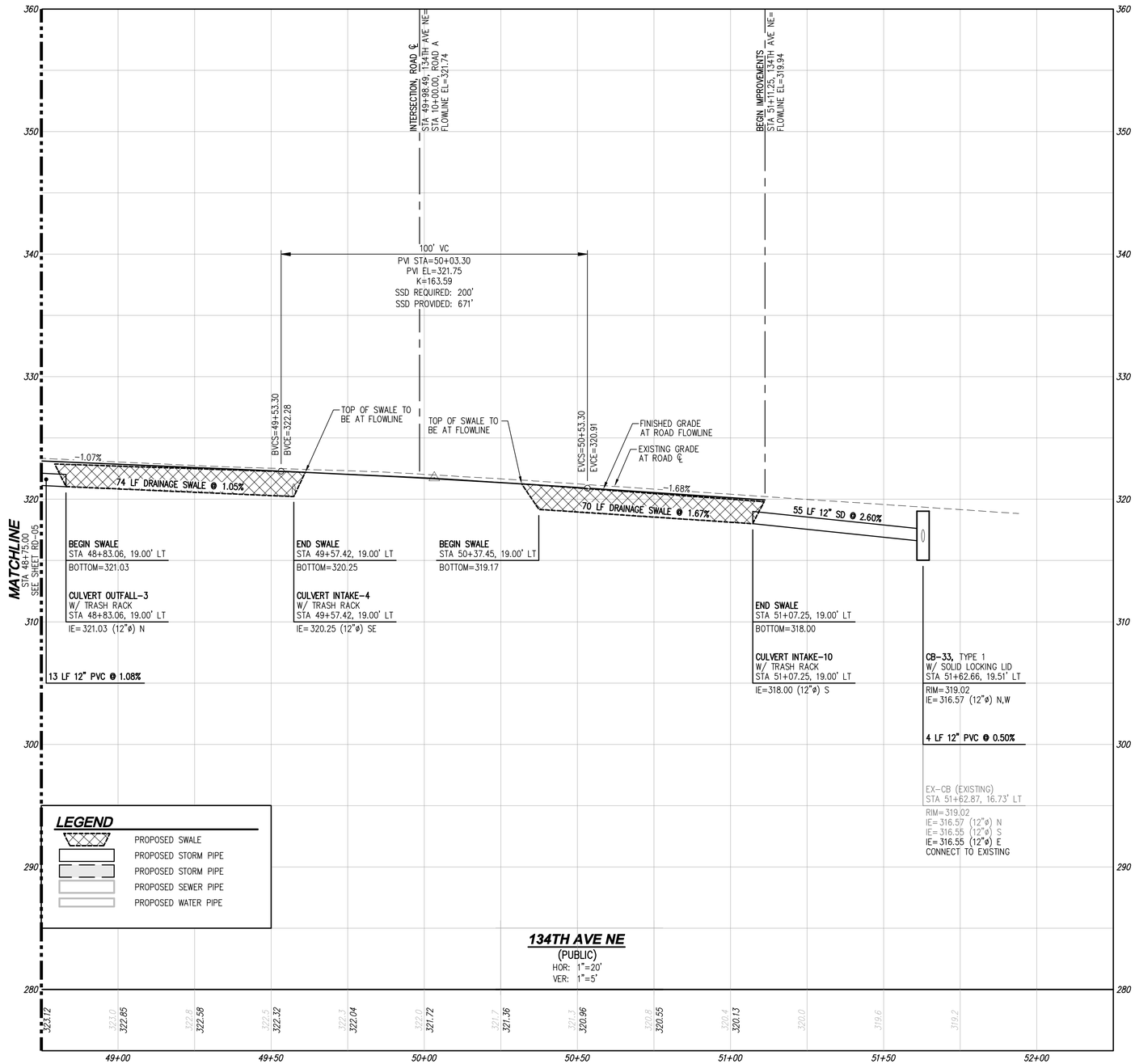

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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PROFILES

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JURISDICTION:	CITY OF REDMOND

RD-06

SHEET 20 OF 69

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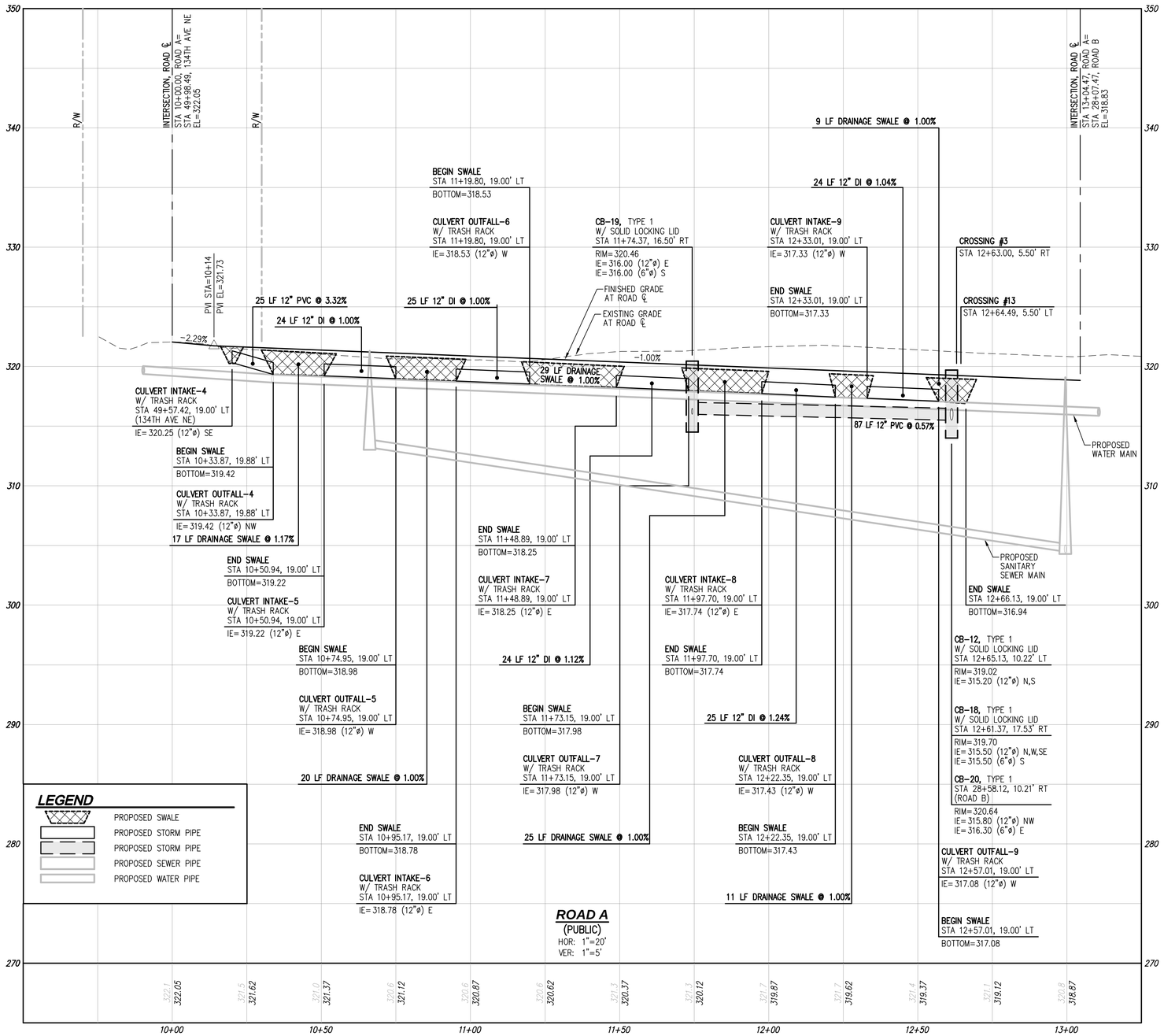

UTILITY CROSSING TABLE

Crossing #	Station	Offset	Upper Pipe	Upper Pipe Diameter	Lower Pipe	Lower Pipe Diameter	Bottom of Upper Pipe	Top of Lower Pipe	Separation
1	33+82.89	29.56' LT	Storm	12.00	Sewer	8.00	310.83	308.44	2.39
2	26+87.89	5.50' RT	Storm	12.00	Sewer	8.00	310.86	305.89	4.98
3	12+63.00	5.50' RT	Storm	12.00	Sewer	8.00	315.43	306.53	8.90
4	31+43.10	5.50' RT	Storm	12.00	Sewer	8.00	314.98	308.61	6.37
5	30+35.16	5.50' RT	Storm	12.00	Sewer	8.00	319.47	314.81	4.66
6	22+85.91	2.00' RT	Storm	12.00	Sewer	8.00	320.14	310.83	9.31
7	21+43.30	2.00' RT	Storm	12.00	Sewer	8.00	318.06	316.82	1.24
8	28+02.29	5.11' RT	Storm	12.00	Sewer	8.00	315.62	304.51	11.11
11	33+87.56	5.50' LT	Storm	12.00	Water	8.00	310.55	309.55	1.00
12	26+91.52	5.50' LT	Water	8.00	Storm	12.00	315.08	311.77	3.31
13	12+64.49	5.50' LT	Water	12.00	Storm	8.00	316.56	315.56	1.00
14	31+43.10	5.50' LT	Water	8.00	Storm	12.00	317.89	316.44	1.45
15	30+31.31	5.50' LT	Storm	12.00	Water	8.00	319.54	318.54	1.00
16	22+97.10	12.09' RT	Storm	12.00	Water	8.00	319.66	318.66	1.00
17	21+41.53	13.00' RT	Storm	12.00	Water	8.00	323.07	322.07	1.00
18	27+97.79	5.74' LT	Storm	12.00	Water	8.00	315.68	314.57	1.11
21	28+12.75	6.30' LT	Water	8.00	Sewer	8.00	314.28	305.52	8.76
22	27+98.20	5.26' RT	Water	8.00	Sewer	8.00	314.50	305.35	9.14
23	25+58.22	5.50' LT	Water	8.00	Sewer	8.00	316.94	306.73	10.21
24	25+47.50	5.50' RT	Water	8.00	Sewer	8.00	316.94	309.06	7.87
25	23+15.80	2.66' RT	Water	8.00	Sewer	8.00	318.91	306.82	12.08
26	33+82.27	5.50' LT	Water	8.00	Sewer	8.00	309.55	308.01	1.53
27	24+08.67	5.50' LT	Water	8.00	Sewer	8.00	318.04	309.05	8.98

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STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-07

SHEET 21 OF 69

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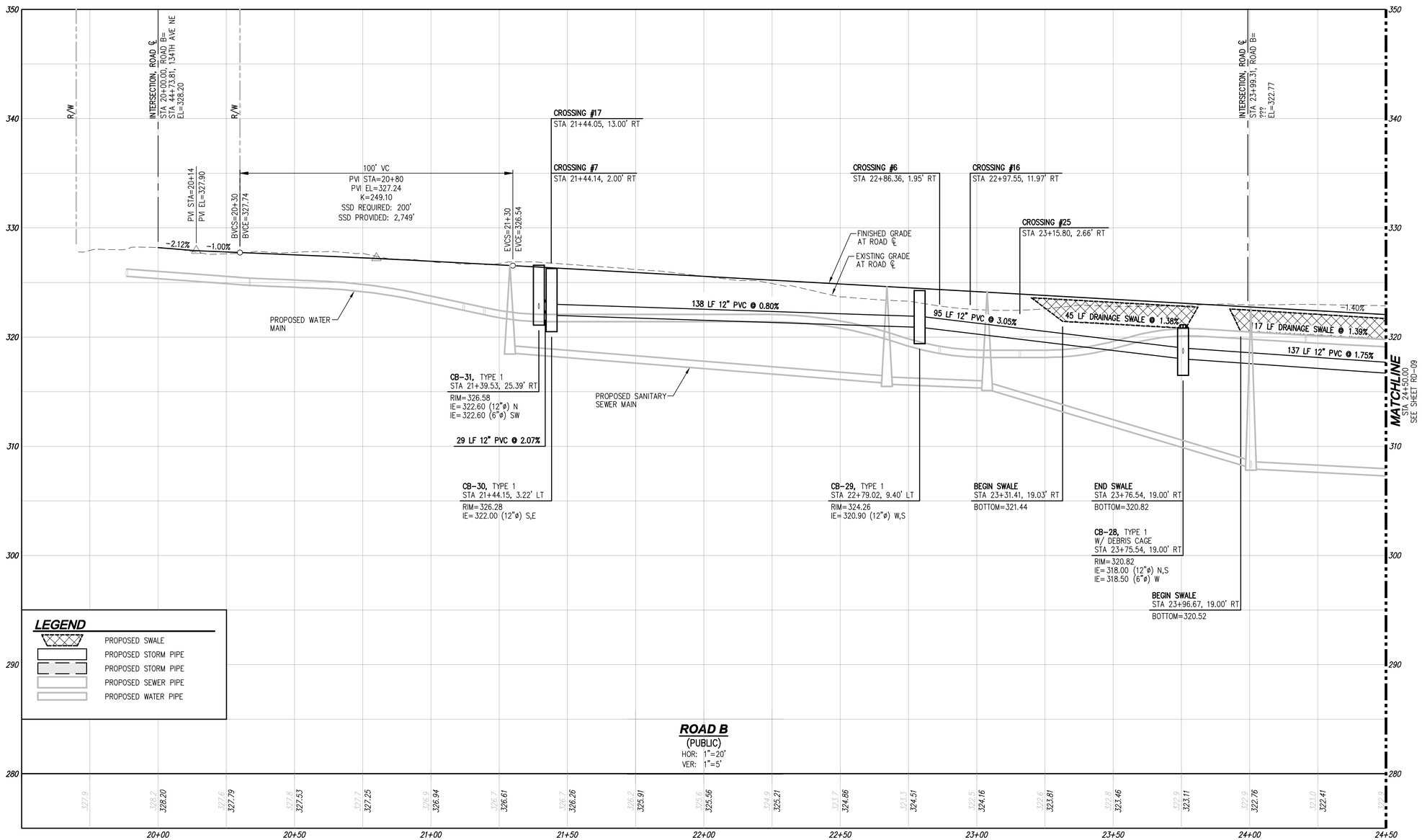
NOTE

1. SEE SHEET RD-07 FOR UTILITY CROSSING TABLE.



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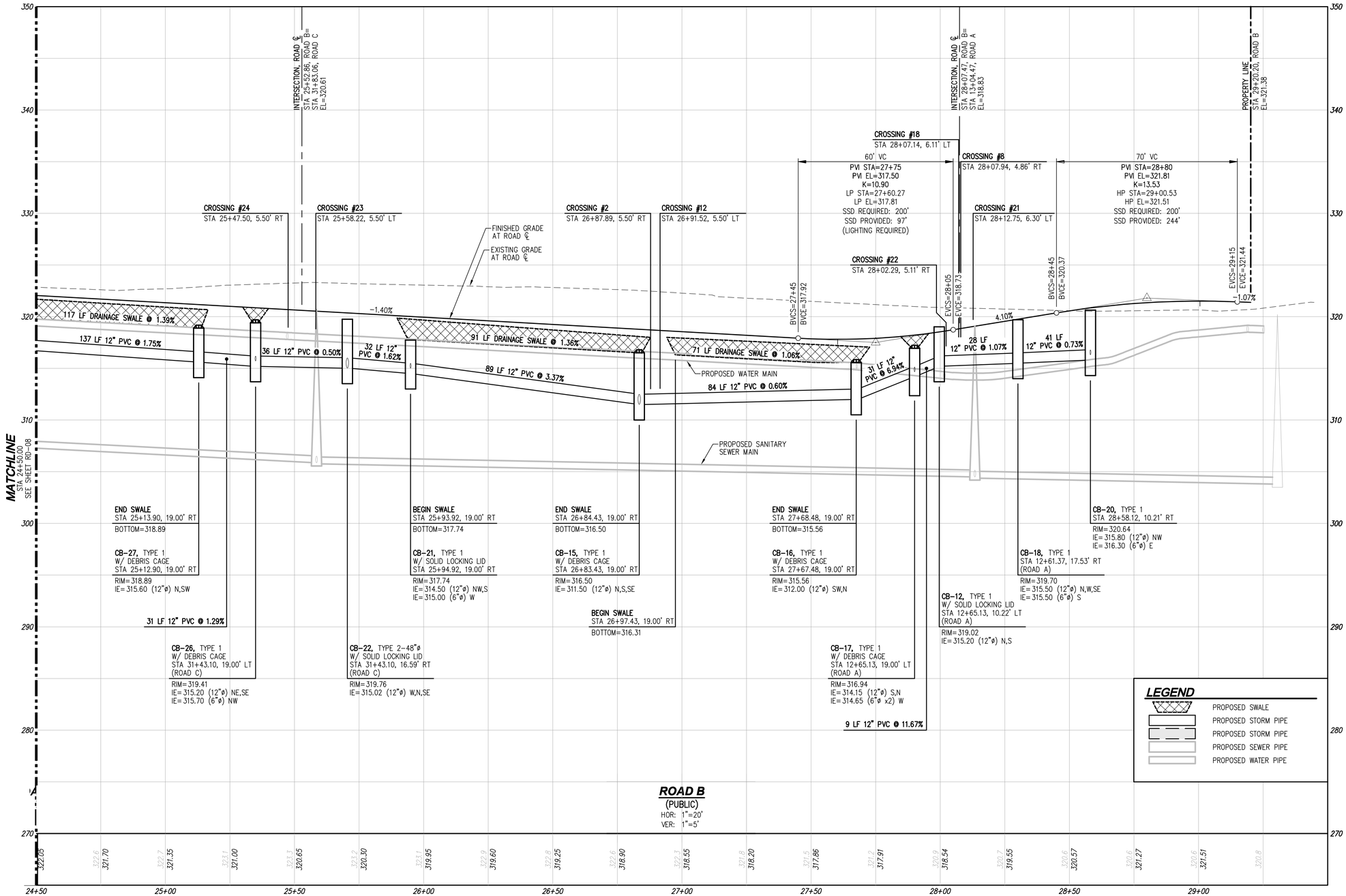

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-09

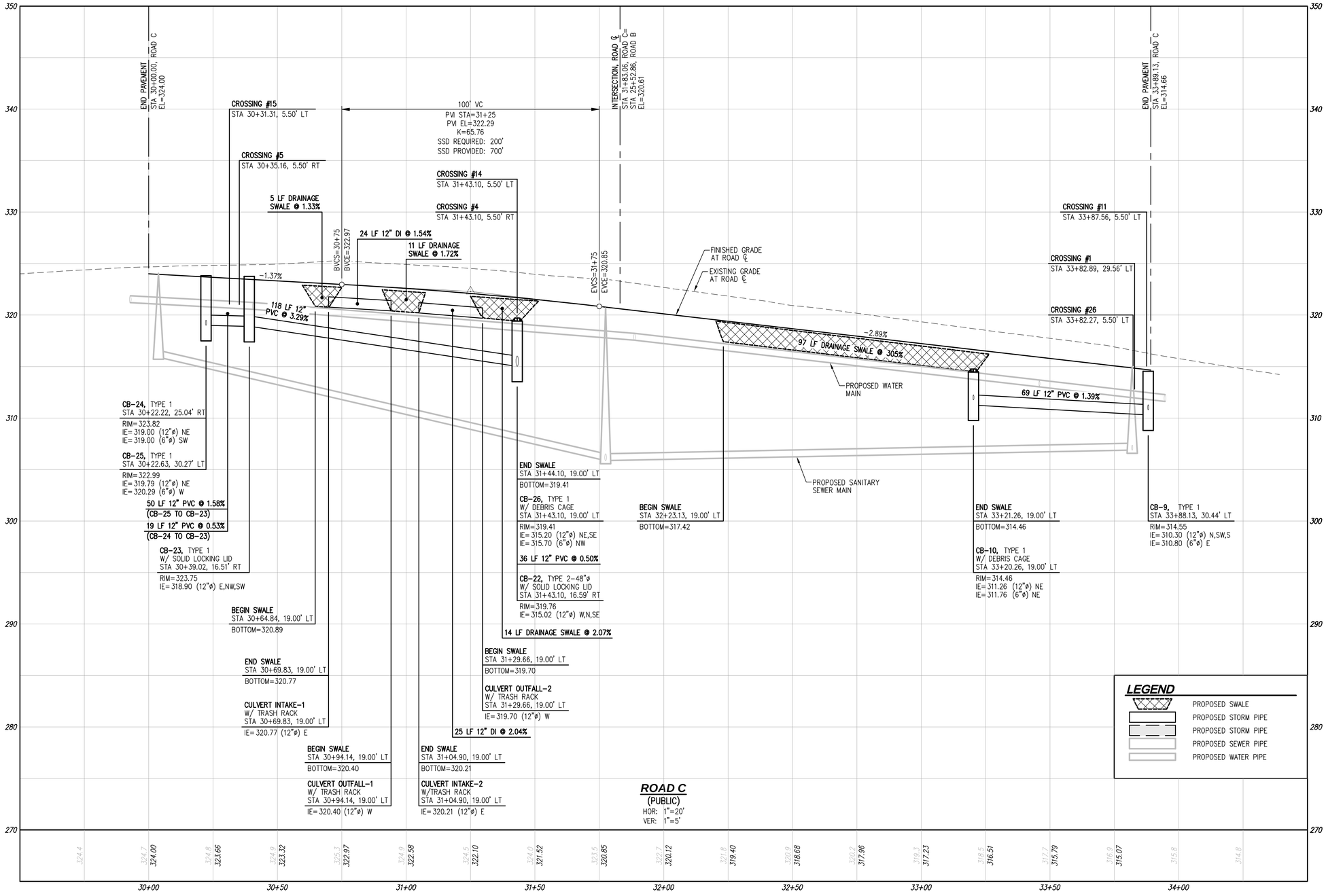
SHEET 23 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:11am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

NOTE

1. SEE SHEET RD-07 FOR UTILITY CROSSING TABLE.



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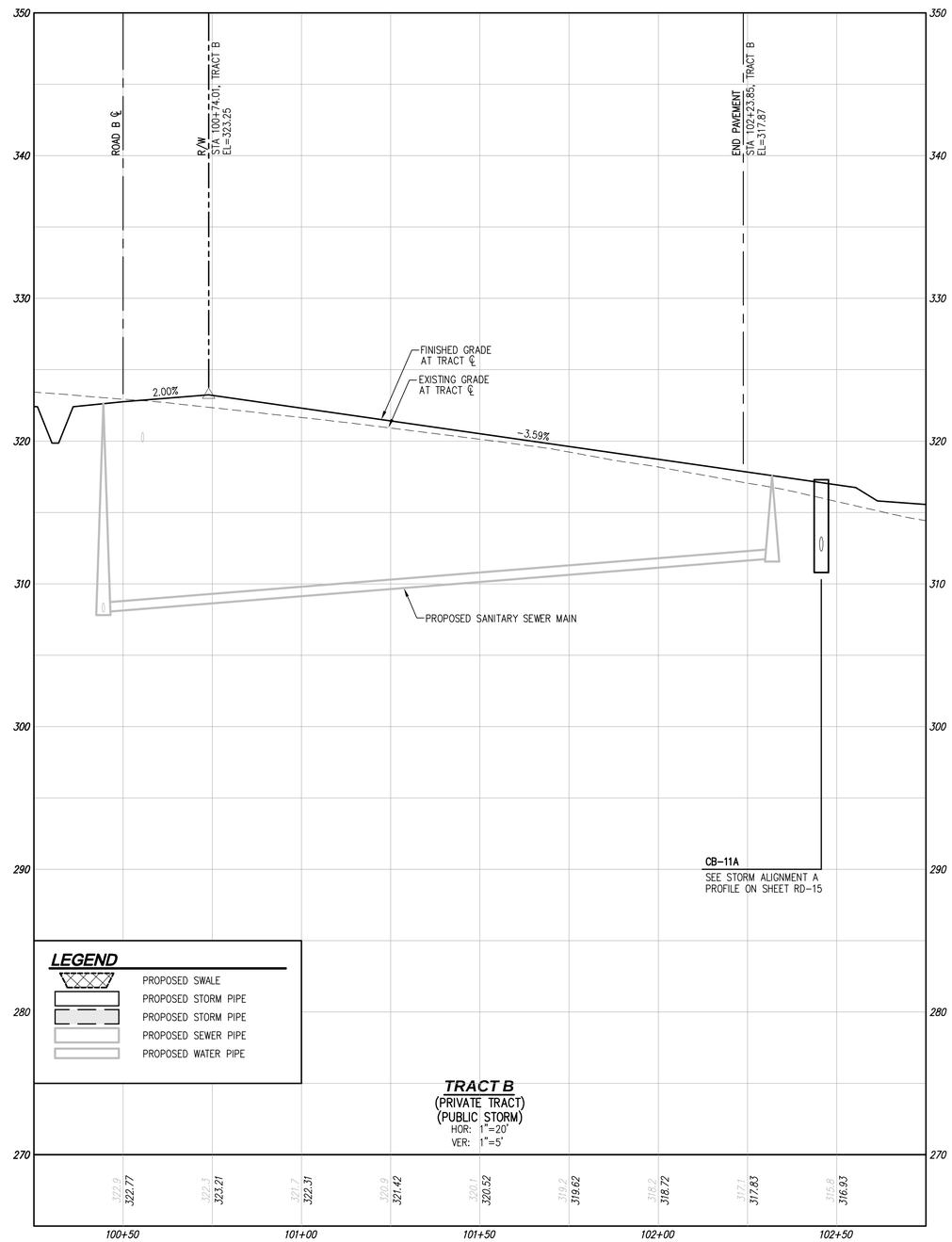
RD-10

SHEET 24 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am



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SHEET TITLE

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JOB NUMBER:	19-104
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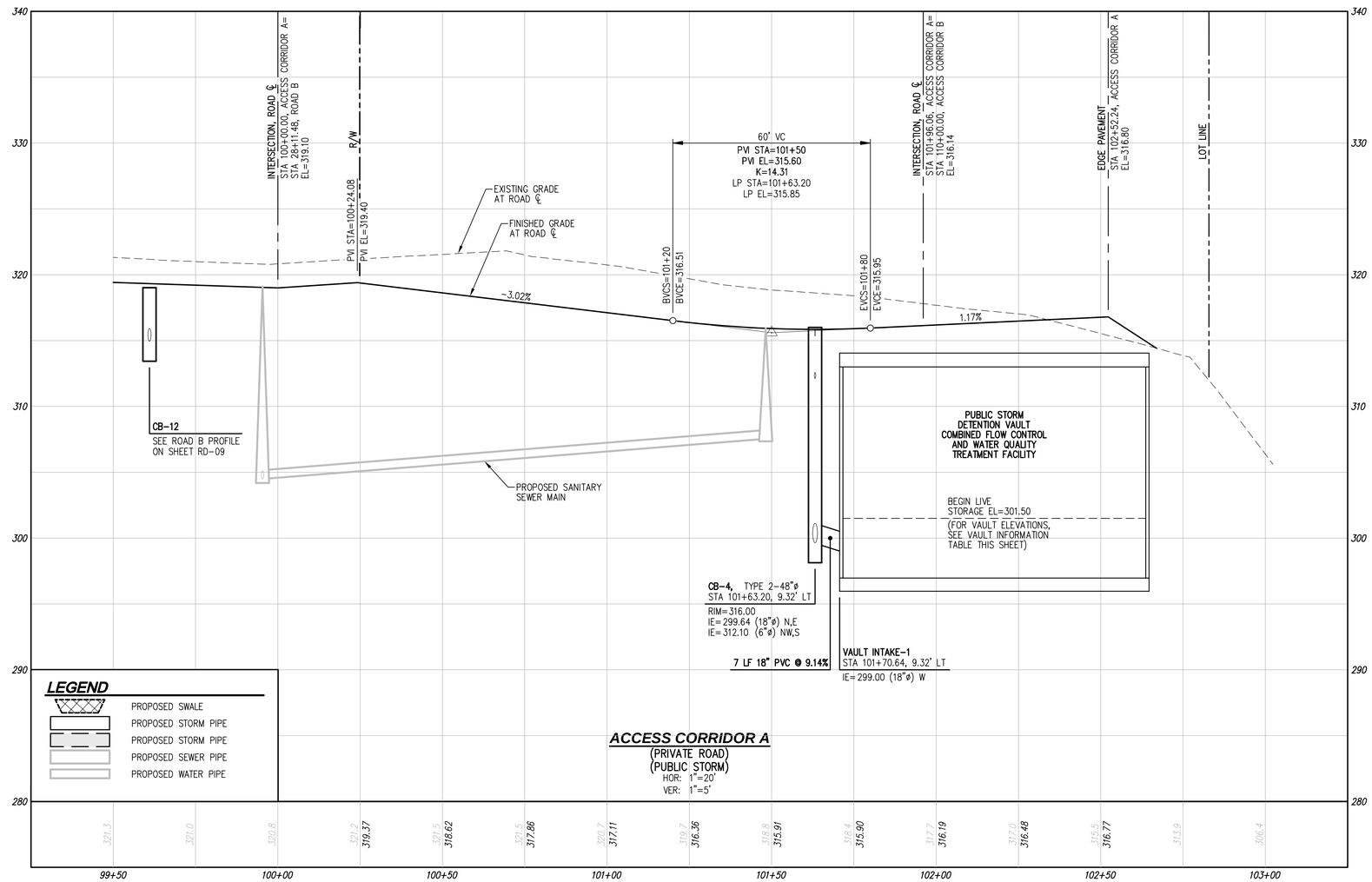
JURISDICTION:	CITY OF REDMOND

RD-11

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am



VAULT INFORMATION

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VAULT TOP INSIDE	313.00
100 YR WATER SURFACE:	312.51
TOP OF RISER:	312.50
BEGIN LIVE STORAGE:	301.50
TOTAL LIVE STORAGE:	11'
TOP OF WATER QUALITY:	301.50
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SEDIMENT STORAGE DEPTH=	10"
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VAULT BOTTOM OUTSIDE:	295.93

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SITE ADDRESS

10428 AND 10612 134TH AVE NE
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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

DRAINAGE PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-12

SHEET 26 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am

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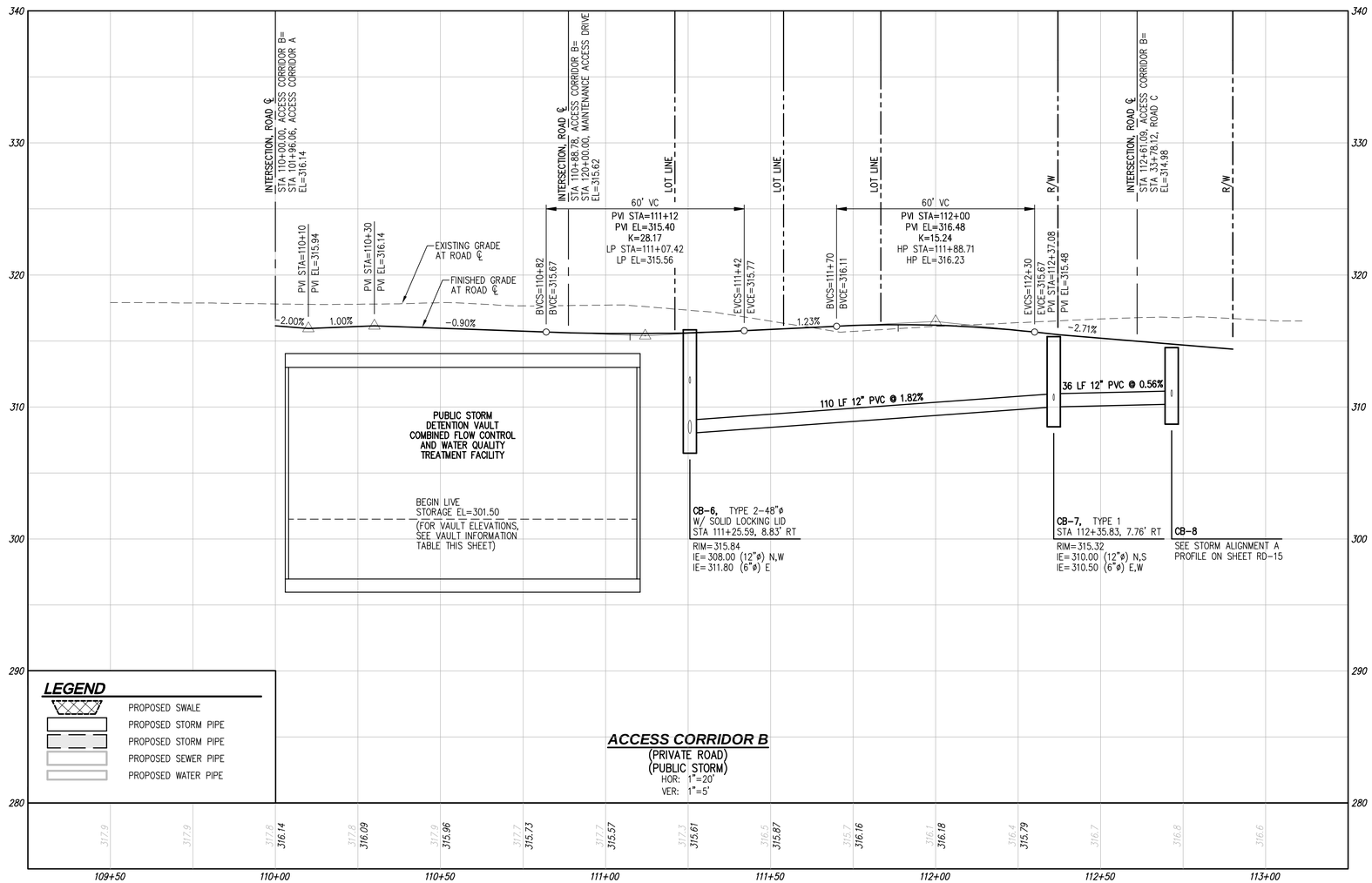

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REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

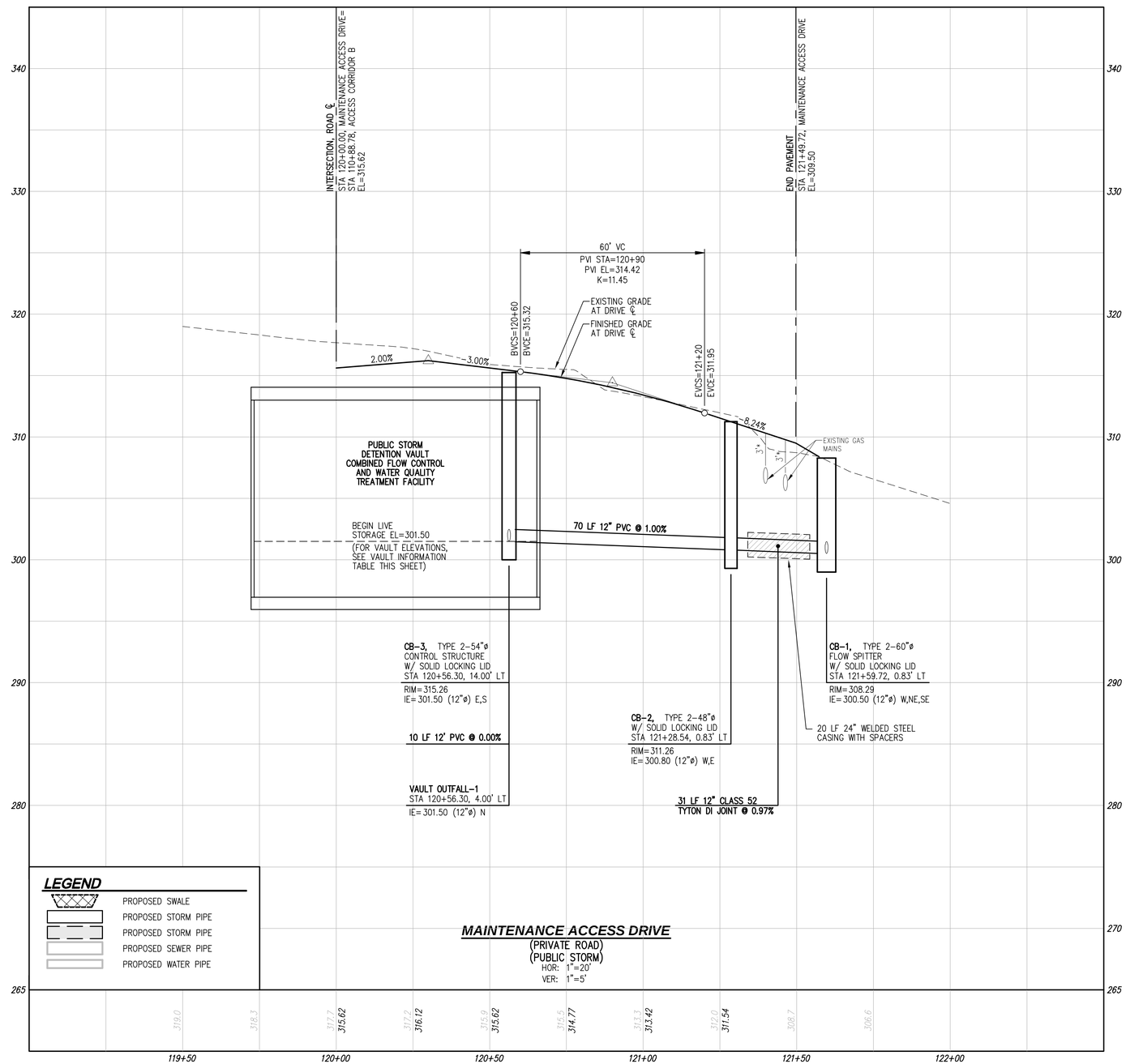
SHEET TITLE

DRAINAGE PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-13
SHEET 27 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am



NOTE

* EXISTING GAS MAIN TO BE POTHOLED PRIOR TO CCR SUBMITTAL. ASSSUMED AT 3' COVER FOR PRELIMINARY DESIGN.

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JOB NUMBER:	19-104
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RD-14

SHEET 28 OF 69

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NOTE

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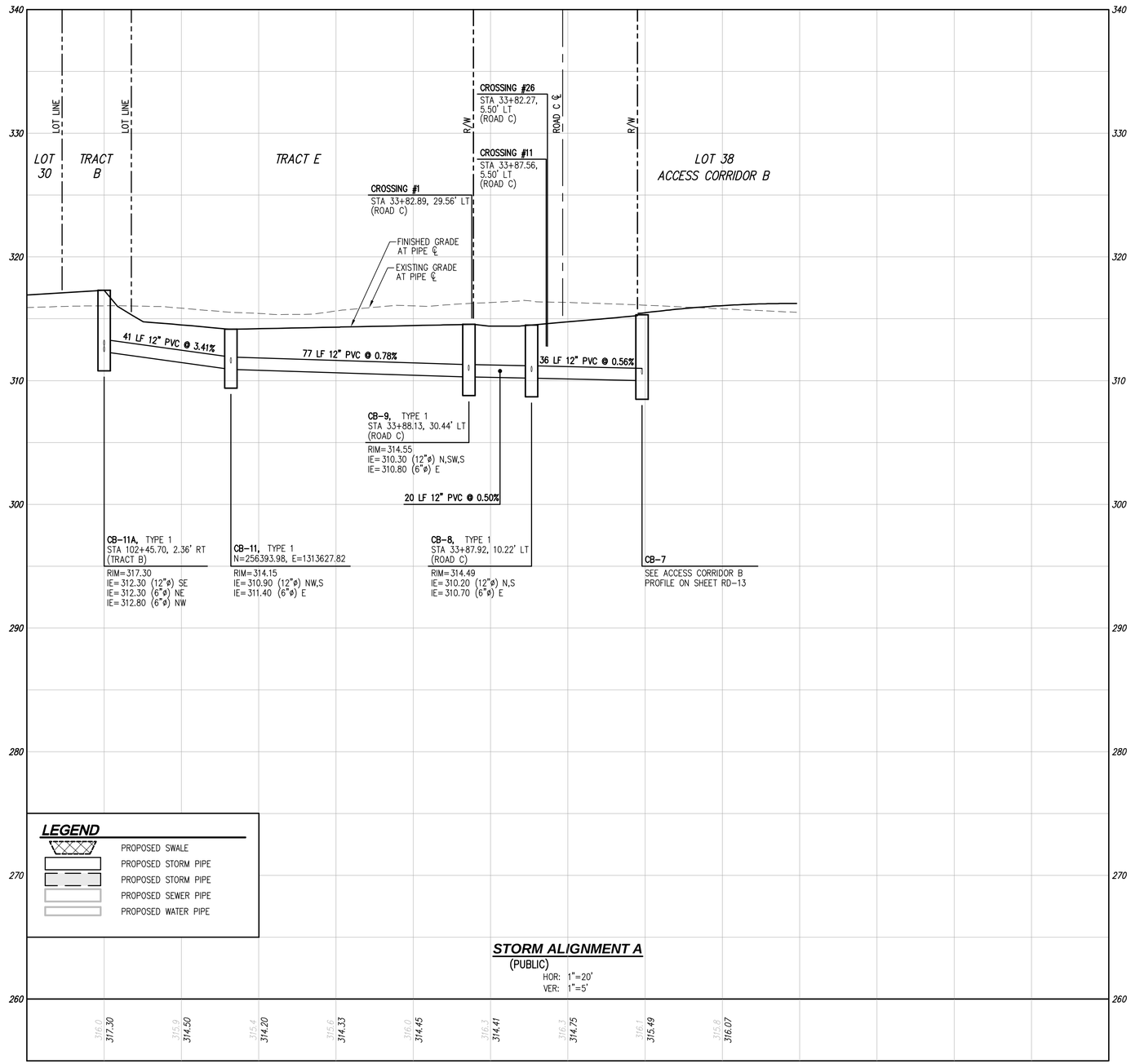

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RD-15
SHEET 29 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am

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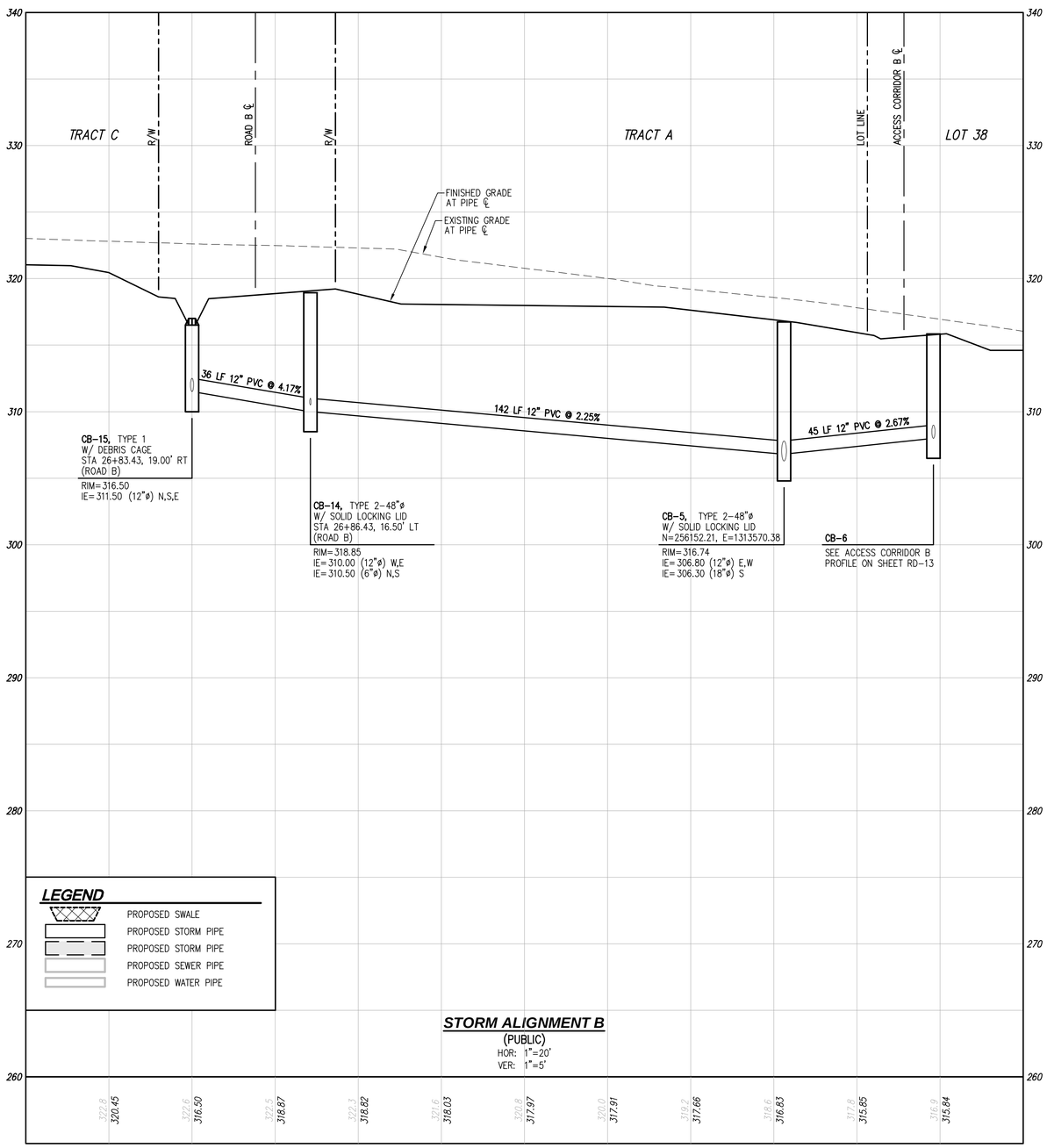

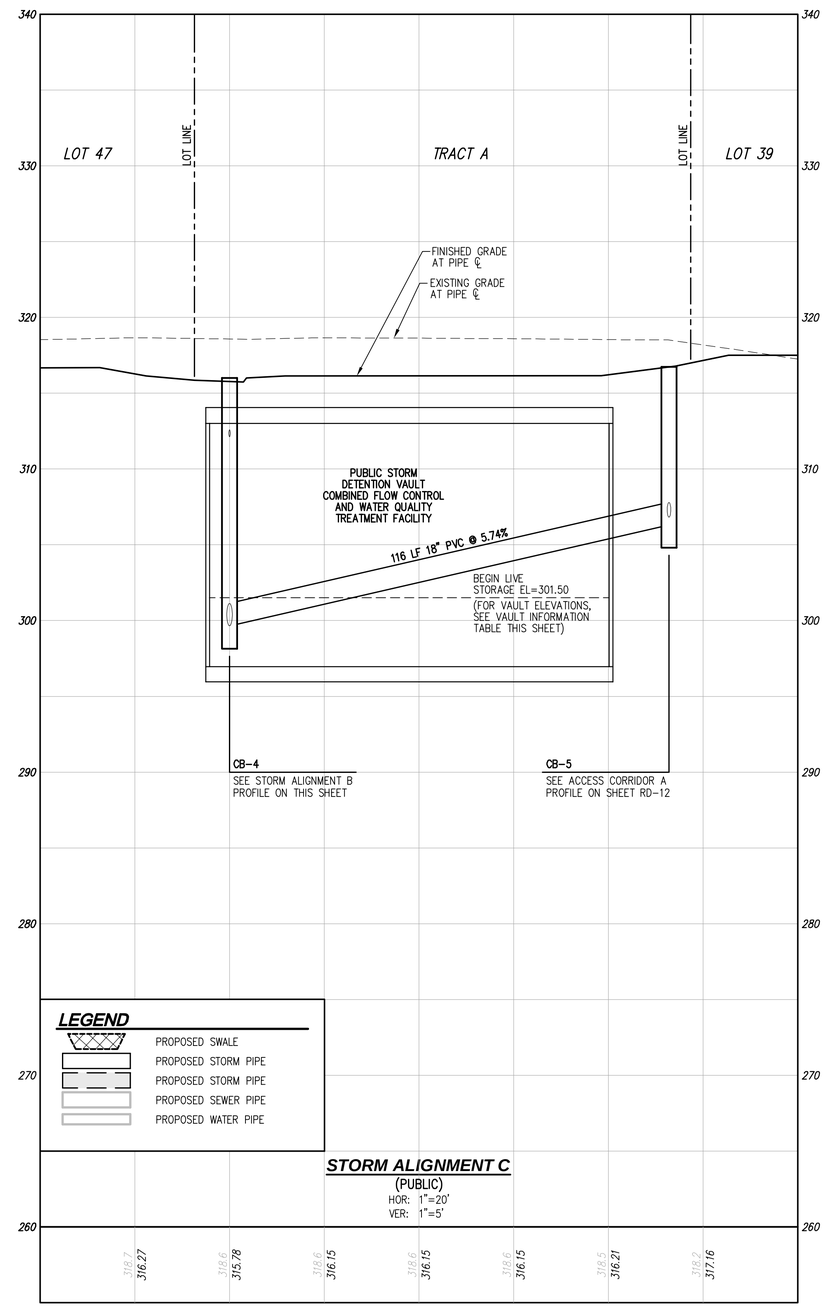

VAULT INFORMATION

FINISHED GRADE OVER VAULT:	315.04 (MIN) 317.04 (MAX)
VAULT TOP OUTSIDE:	314.04
VAULT TOP INSIDE	313.00
100 YR WATER SURFACE:	312.51
TOP OF RISER:	312.50
BEGIN LIVE STORAGE:	301.50
TOTAL LIVE STORAGE:	11'
TOP OF WATER QUALITY:	301.50
WATER QUALITY DEPTH=	3.73'
SEDIMENT STORAGE DEPTH=	10"
VAULT BOTTOM INSIDE:	296.93
VAULT BOTTOM OUTSIDE:	295.93

Call 2 Business Days Before You Dig
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Utilities Underground Location Center

PRELIMINARY SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

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REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

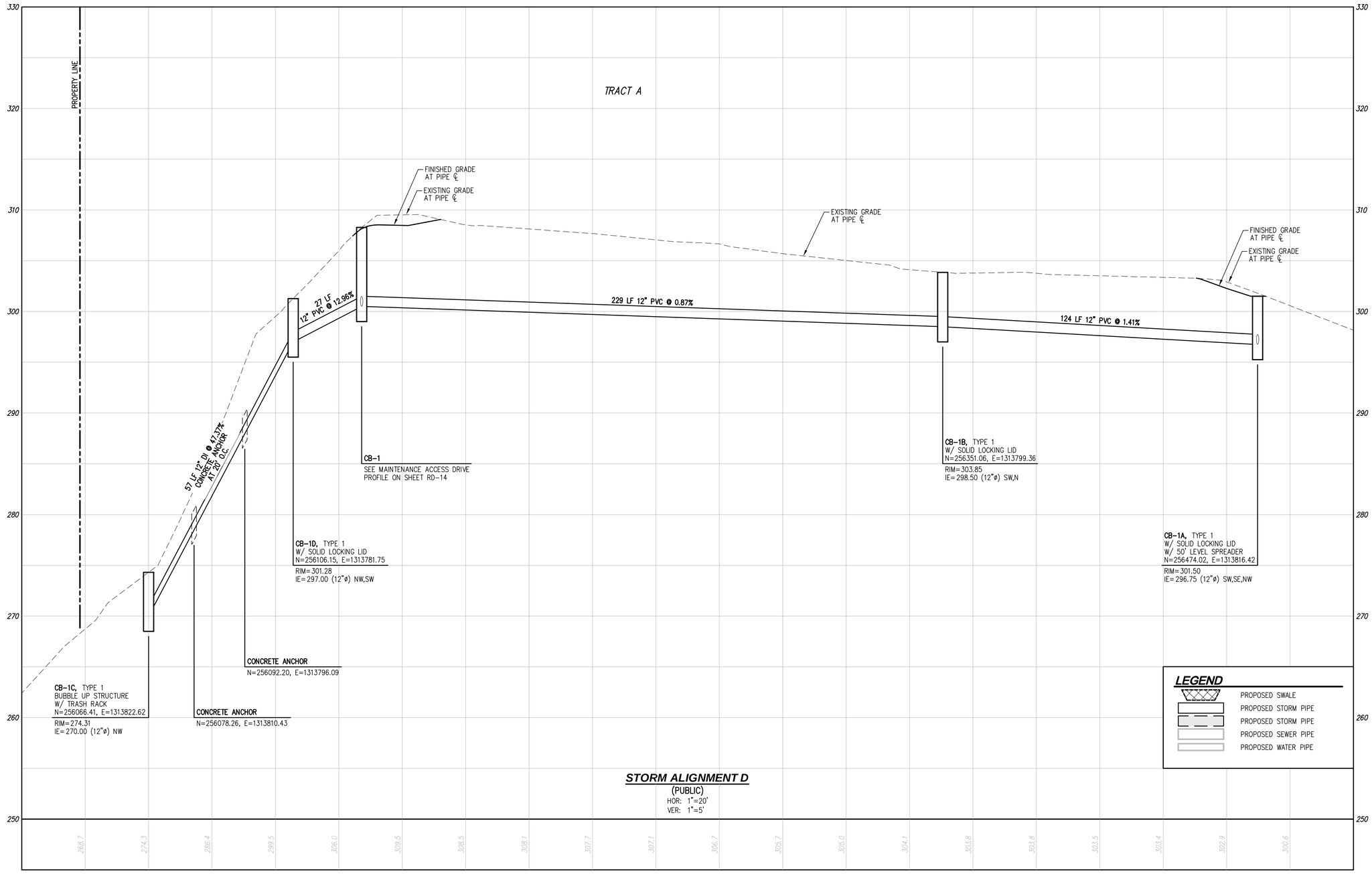
DRAINAGE PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-16
SHEET 30 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



GAS UTILITY CROSSING TABLE

Gas Crossing #1 (G1)	
Gas Cover (From Existing Grade)	3.00'
Top of 20" Gas Pipe	307.53
Bottom of 20" Gas Pipe	305.70
Top of 36" Steel Casing (CB-2 to Flow Spliiter)	303.64
Separation	2.07'

Gas Crossing #2 (G2)	
Gas Cover (From Existing Grade)	3.00'
Top of 16" Gas Pipe	307.06
Bottom of 16" Gas Pipe	305.60
Top of 36" Steel Casing (CB-2 to Flow Spliiter)	303.56
Separation	2.04'

VAULT INFORMATION

FINISHED GRADE OVER VAULT:	315.04 (MIN) 317.04 (MAX)
VAULT TOP OUTSIDE:	314.04
VAULT TOP INSIDE	313.00
100 YR WATER SURFACE:	312.51
TOP OF RISER:	312.50
BEGIN LIVE STORAGE:	301.50
TOTAL LIVE STORAGE:	11'
TOP OF WATER QUALITY:	301.50
WATER QUALITY DEPTH=	3.73'
SEDIMENT STORAGE DEPTH=	10"
VAULT BOTTOM INSIDE:	296.93
VAULT BOTTOM OUTSIDE:	295.93

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4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

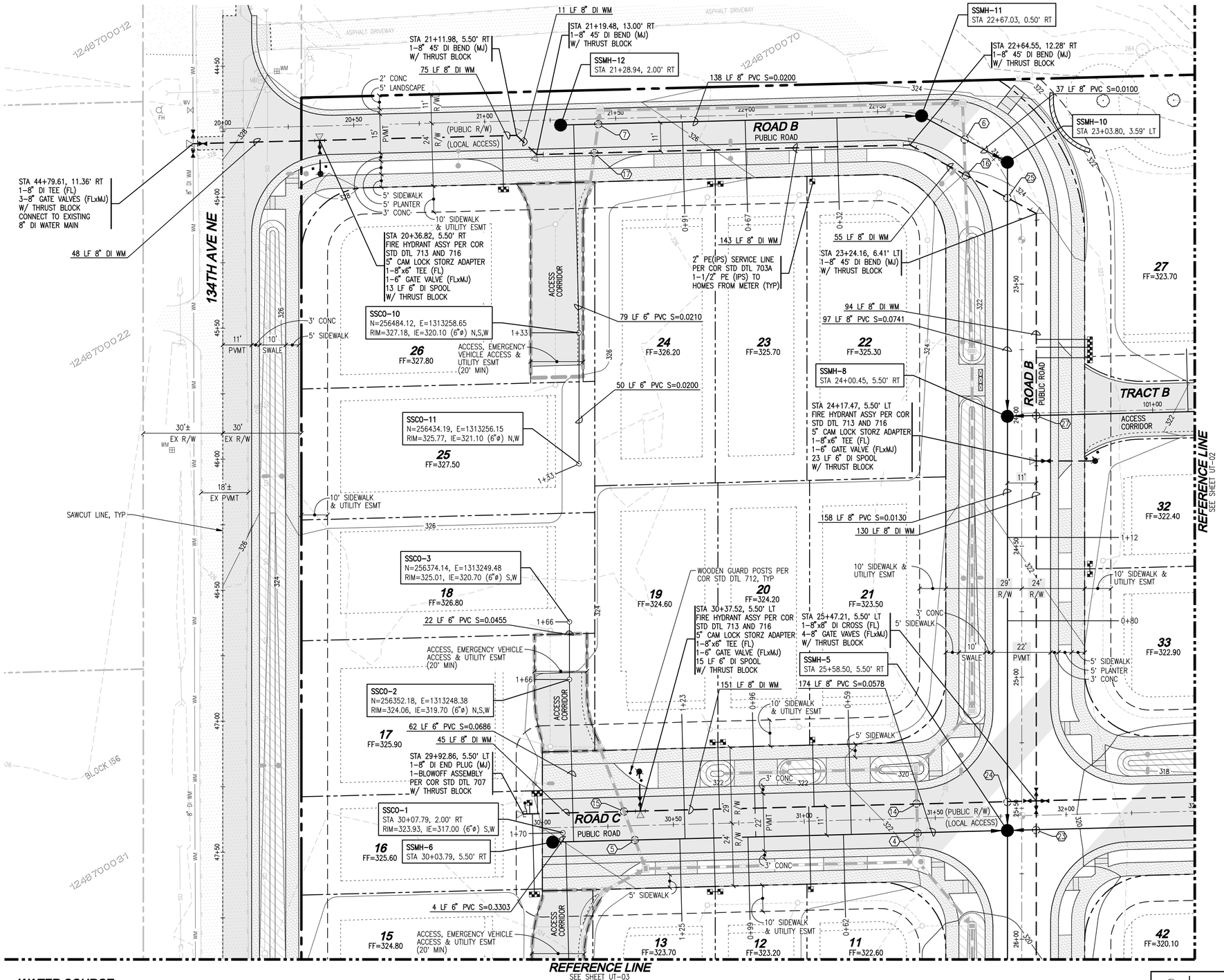
DRAINAGE PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

RD-17
SHEET 31 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-RD-PR.dwg Plotted: Apr 24, 2020 - 9:12am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

PROPOSED LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
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	YARD DRAIN COLLECTION PIPE (6" PVC)
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	ACCESS/UTILITY, EMERGENCY VEHICLE EASEMENT
	PROPOSED DRAINAGE SWALE
	CONIFEROUS TREES (TO REMAIN)
	DECIDUOUS TREE (TO REMAIN)
#	CROSSING. SEE UTILITY CROSSING TABLE ON SHEET UT-05
	LOCK & LOAD RETAINING WALL

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

GENERAL WATER AND SEWER NOTES

1. ANY DEVIATIONS REGARDING THE WATER AND SEWER IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY OF REDMOND DEVELOPMENT ENGINEERING DIVISION FOR APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF REDMOND. WATER AND SEWER
3. SPECIFICATIONS AND DETAILS SHALL BE THE SPECIFICATIONS AND DETAILS IN EFFECT ON THE DATE OF APPROVAL OF THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. CALL UNDERGROUND LOCATE SERVICE, 1-800-424-5555 FOR UTILITY MARKING.
4. NO WORK SHALL COMMENCE PRIOR TO A PRE-CONSTRUCTION CONFERENCE AT THE CITY OF REDMOND.
5. COORDINATE WITH LANDSCAPING IMPROVEMENTS. NO TREES SHALL BE PLANTED WITHIN EIGHT (8) FEET OF WATER OR SEWER IMPROVEMENTS.

WATER

1. ALL FIRE HYDRANTS SHALL BE COVERED WITH A BURLAP SACK UNTIL THE WATER SYSTEM HAS BEEN PLACED INTO SERVICE.
2. FIRE HYDRANTS SHALL BE EQUIPPED WITH STORZ CONNECTORS.
3. ALL HOMES SHALL HAVE SPRINKLERS INSTALLED WHICH COMPLY WITH NFPA 13D.
4. METERS TO BE CONSTRUCTED PER COR STD 703A AND 703B.

SEWER

1. SIDE SEWERS SHALL HAVE A MINIMUM SLOPE OF 2%.
2. NEW SANITARY SEWER MAINS SHALL BE PLUGGED AND NOT PUT INTO SERVICE UNTIL LINES HAVE BEEN CLEANED, FLUSHED AND TESTED.
3. SIDE SEWER CLEANOUTS TO BE PER COR STD DTL 810, 832.
4. SIDE SEWERS TO BE PVC.

NOTES

1. 10' MINIMUM SEPARATION SHOULD BE MAINTAINED BETWEEN SANITARY SEWER (INCLUDING SERVICE LINES) AND POTABLE WATER SYSTEM (INCLUDING SERVICE LINES) WHERE POSSIBLE.
2. WATER SERVICE LINES FROM METERS TO HOMES TO BE 1-1/2" PE (IPS).
3. CONTRACTOR TO PROVIDE AS-BUILT ELEVATIONS AT ALL WATER MAIN FITTINGS PRIOR TO BACKFILLING.
4. SIDE SEWERS TO BUILDINGS WHERE THE FINISHED FLOOR ELEVATION IS BELOW THE UPSTREAM MANHOLE INVERT ELEVATION SHALL BE REQUIRED TO INSTALL A CHECK VALVE/BACKWATER VALVE INSTALLED WITHIN 5' OF THE BUILDING AT THE TIME OF PERMITTED CONNECTION CHECK VALVE/BACKWATER VALVE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
5. SEE SHEET UT-05 FOR SIDE SEWER TABLE AND UTILITY CROSSING TABLE.
6. ALL WATER METERS TO HOMES SERVED BY RESIDENTIAL FIRE SPRINKLERS TO BE 1".
7. HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN IRRIGATION SYSTEM. DETAILS TO BE FOUND ON FUTURE RECORDED FINAL PLAT.

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

TOPOGRAPHIC DISCLAIMER

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THOMAS P. ABBOTT
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56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

UTILITY PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-01

SHEET 32 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-UT-PL.dwg Plotted: Apr 24, 2020 - 9:13am

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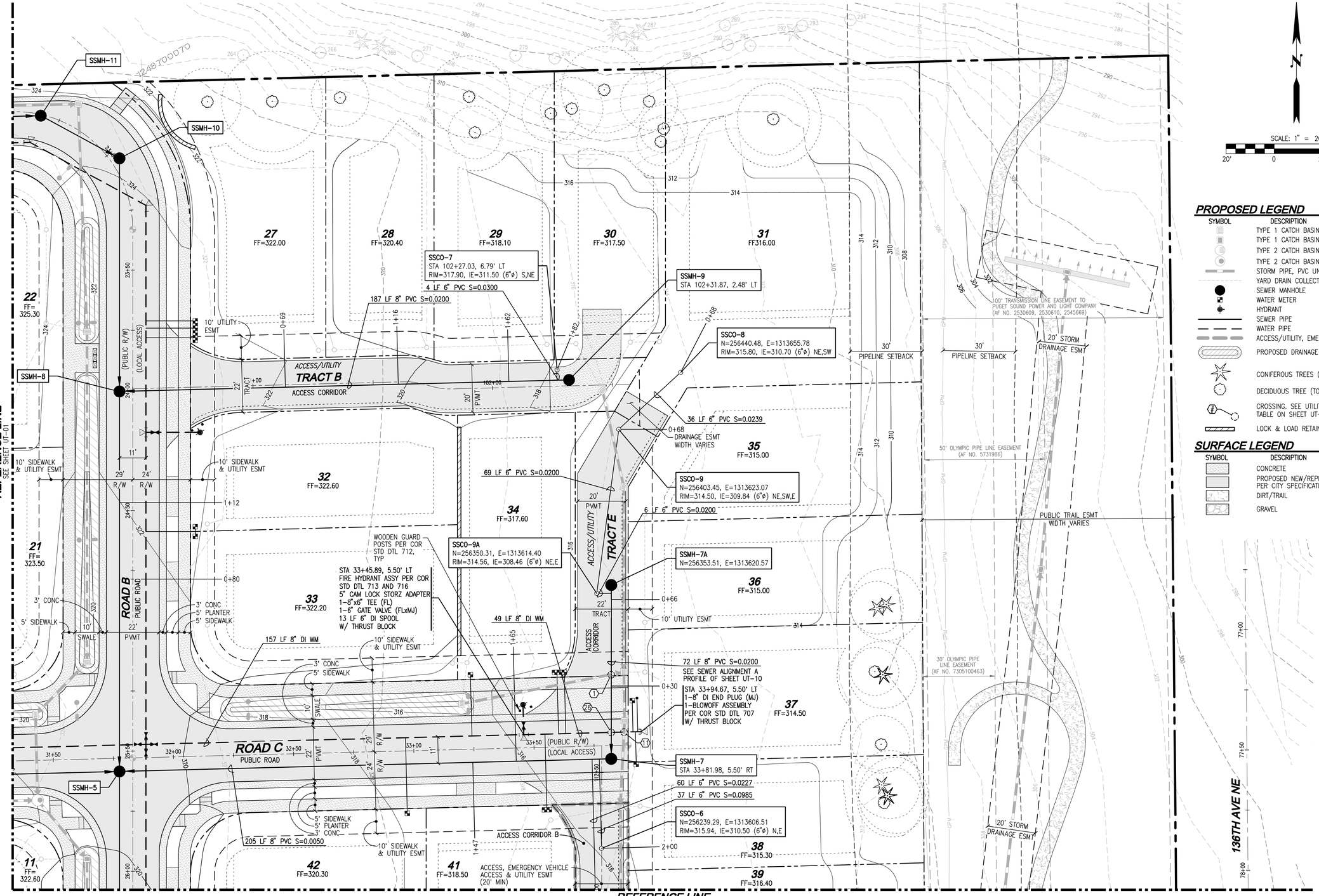

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	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	ACCESS/UTILITY, EMERGENCY VEHICLE EASEMENT
	PROPOSED DRAINAGE SWALE
	CONIFEROUS TREES (TO REMAIN)
	DECIDUOUS TREE (TO REMAIN)
	CROSSING. SEE UTILITY CROSSING TABLE ON SHEET UT-05
	LOCK & LOAD RETAINING WALL

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

NOTE

SEE SHEET UT-05 FOR SIDE SEWER TABLE AND UTILITY CROSSING TABLE.

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4-24-20

PROJECT TITLE

ROSEWOOD COURT

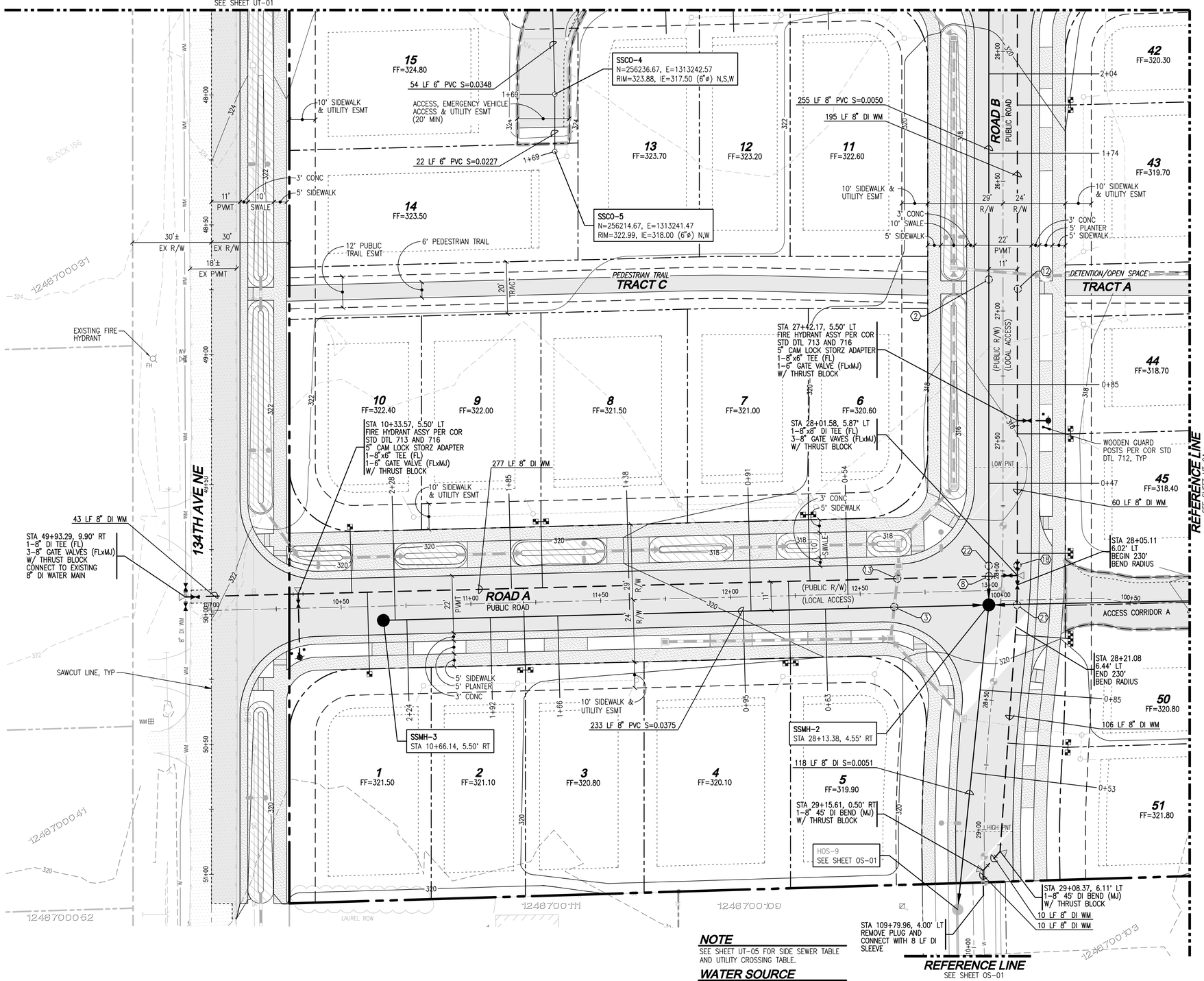
SHEET TITLE

UTILITY PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-02
SHEET 33 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-UT-PL.dwg Plotted: Apr 24, 2020 - 9:13am



NOTE

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WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

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SCALE: 1" = 20'
20' 0 20' 40'

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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE
ROSEWOOD COURT

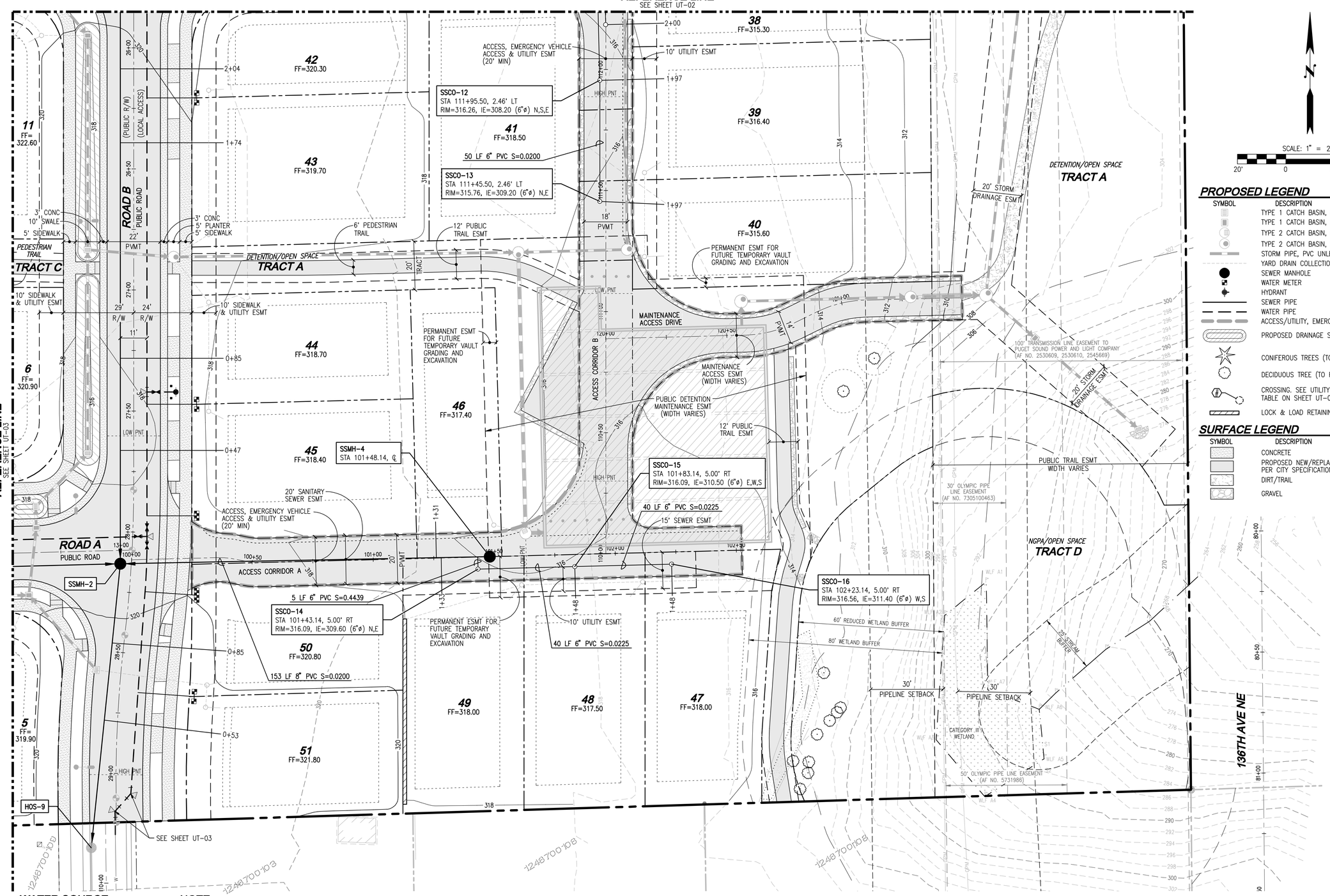
SHEET TITLE
UTILITY PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-03
SHEET 34 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-UT-PL.dwg Plotted: Apr 24, 2020 - 9:13am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



PROPOSED LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE, PVC UNLESS OTHERWISE NOTED
	YARD DRAIN COLLECTION PIPE (6" PVC)
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	ACCESS/UTILITY, EMERGENCY VEHICLE EASEMENT
	PROPOSED DRAINAGE SWALE
	CONIFEROUS TREES (TO REMAIN)
	DECIDUOUS TREE (TO REMAIN)
	CROSSING. SEE UTILITY CROSSING TABLE ON SHEET UT-05
	LOCK & LOAD RETAINING WALL

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

NOTE

SEE SHEET UT-05 FOR SIDE SEWER TABLE AND UTILITY CROSSING TABLE.

TOPOGRAPHIC DISCLAIMER

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JURISDICTION:	CITY OF REDMOND

UT-04
SHEET 35 OF 69

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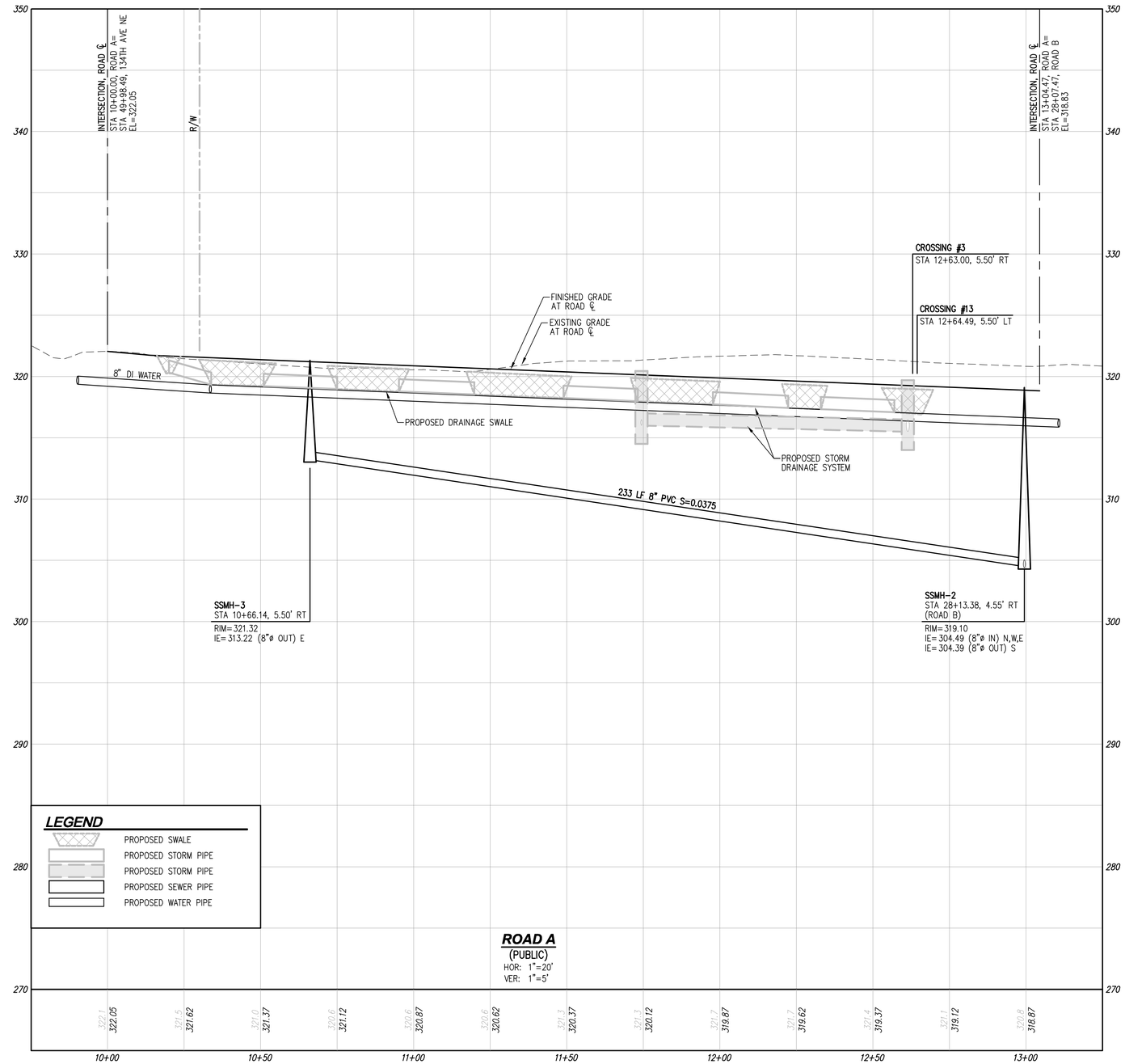
NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

SIDE SEWER TABLE

LOT NO.	DIST TO SERVICE (FROM DOWNSTREAM MANHOLE)	SERVICE LENGTH (LF)	IE AT MAIN (FT)	FFE ELEVATION (FT)	STUB ELEVATION (FT)	DEPTH AT STUB (FT)	SLOPE	IE AT PROPERTY LINE (FT)	DEPTH AT LOT PROPERTY LINE (FT)
1	224	32	313.26	321.50	316.50	5.00	10.13%	315.18	6.32
2	192	32	312.01	321.10	316.10	5.00	12.79%	314.44	6.66
3	166	32	310.99	320.80	315.80	5.00	15.04%	313.84	6.96
4	95	32	308.21	320.10	315.10	5.00	21.54%	312.30	7.80
5	63	32	306.95	319.80	314.80	5.00	24.52%	311.61	8.19
6	54	48	306.60	320.60	315.60	5.00	18.75%	313.16	7.44
7	91	48	308.05	321.00	316.00	5.00	16.56%	313.85	7.15
8	138	48	309.89	321.50	316.50	5.00	13.77%	314.71	6.79
9	185	47	311.73	322.00	317.00	5.00	11.21%	315.54	6.46
10	228	47	313.42	322.40	317.40	5.00	8.48%	316.30	6.10
11	62	32	309.44	322.60	317.60	5.00	25.50%	314.29	8.31
12	99	32	311.58	323.20	318.20	5.00	20.69%	315.51	7.69
13	125	32	313.08	323.70	318.70	5.00	17.56%	316.42	7.28
14	169	6	318.00	323.50	318.50	5.00	8.33%	317.40	6.10
15	169	13	317.50	324.80	319.40	5.40	14.62%	316.28	8.52
16	170	13	317.00	325.60	320.60	5.00	27.69%	317.00	8.60
17	166	13	319.70	325.90	320.90	5.00	9.23%	317.92	7.98
18	166	5	320.70	326.80	321.00	5.80	6.00%	320.43	6.37
19	123	48	312.96	324.60	319.60	5.00	13.82%	317.80	6.80
20	96	48	311.40	324.20	319.20	5.00	16.24%	317.09	7.11
21	59	48	309.27	323.50	318.50	5.00	19.23%	316.00	7.50
22	32	35	316.42	325.30	320.30	5.00	11.09%	318.86	6.44
23	67	35	317.12	325.70	320.70	5.00	10.23%	319.37	6.33
24	91	35	317.60	326.20	321.20	5.00	10.29%	319.86	6.34
25	133	18	320.10	327.50	321.80	5.70	9.44%	320.57	6.93
26	133	10	321.10	327.80	322.00	5.80	9.00%	320.83	6.97
27	69	23	309.12	322.00	317.00	5.00	34.26%	312.55	9.45
28	116	25	310.06	320.40	315.40	5.00	21.36%	312.62	7.78
29	162	25	310.98	319.10	314.10	5.00	12.48%	312.48	6.62
30	182	25	311.50	317.50	312.50	5.00	4.00%	311.98	5.52
31	68	23	310.70	316.00	311.16	4.84	2.00%	309.96	6.04
32	112	43	307.12	322.60	317.60	5.00	24.37%	314.43	8.17
33	80	43	306.76	322.20	317.20	5.00	24.28%	314.04	8.16
34	165	48	306.68	317.60	312.60	5.00	12.33%	311.00	6.60
35	68	23	309.84	315.00	310.30	4.70	2.00%	310.04	4.96
36	66	20	308.30	315.00	310.00	5.00	8.50%	308.90	6.11
37	30	20	307.58	315.00	310.00	5.00	12.10%	308.43	6.57
38	203	20	309.50	315.30	310.30	5.00	4.00%	309.78	5.52
39	197	20	308.20	316.40	309.50	6.90	6.50%	308.20	8.20
40	197	20	309.20	315.60	310.60	5.00	7.00%	309.69	5.91
41	147	32	306.59	318.50	313.50	5.00	21.59%	310.69	7.81
42	198	43	305.48	320.30	315.30	5.00	22.85%	312.33	7.97
43	174	43	305.36	319.70	314.70	5.00	21.73%	311.87	7.83
44	85	43	304.91	318.70	313.70	5.00	20.44%	311.04	7.66
45	47	43	304.72	318.40	313.40	5.00	20.19%	310.78	7.62
46	131	18	307.10	317.40	312.40	5.00	29.44%	312.40	5.00
47	148	15	311.40	318.00	313.00	5.00	10.67%	313.00	5.00
48	148	15	310.50	317.50	312.50	5.00	13.33%	312.50	5.00
49	133	18	307.14	318.00	313.00	5.00	32.55%	313.00	5.00
50	85	47	304.30	320.80	315.80	5.00	24.48%	312.62	8.18
51	53	48	304.14	321.80	316.80	5.00	26.39%	313.37	8.43
SSCO-1	170	4	315.68	323.93	317.00	6.93	33.03%		
SSCO-2	166	62	315.45	324.06	319.70	4.36	6.86%		
SSCO-3	166	22	319.70	325.01	320.70	4.31	4.55%		
SSCO-4	169	54	315.62	323.88	317.50	6.38	3.48%		
SSCO-5	169	22	317.50	322.99	318.00	4.99	2.27%		
SSCO-6	203	37	306.87	315.94	309.50	6.44	7.11%		
SSCO-7	182	4	311.38	317.00	311.50	5.50	3.00%		
SSCO-8	68	36	309.84	315.76	310.70	5.06	2.39%		
SSCO-9	68	69	308.46	315.87	309.84	6.03	2.00%		
SSCO-9A	68	6	308.34	315.15	308.46	6.69	2.00%		
SSCO-10	133	79	318.44	327.18	320.10	7.08	2.10%		
SSCO-11	133	50	320.10	325.77	321.10	4.67	2.00%		
SSCO-12	197	60	306.84	315.94	308.20	7.74	2.27%		
SSCO-13	197	50	308.20	315.76	309.20	6.56	2.00%		
SSCO-14	148	3	307.44	316.09	309.60	6.49	71.99%		
SSCO-15	148	40	309.60	316.09	310.50	5.59	2.25%		
SSCO-16	148	40	310.50	316.56	311.40	5.16	2.25%		

NOTE

1. SEE SHEET UT-09 FOR UTILITY CROSSING TABLE.



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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

UTILITY PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-05

SHEET 36 OF 69

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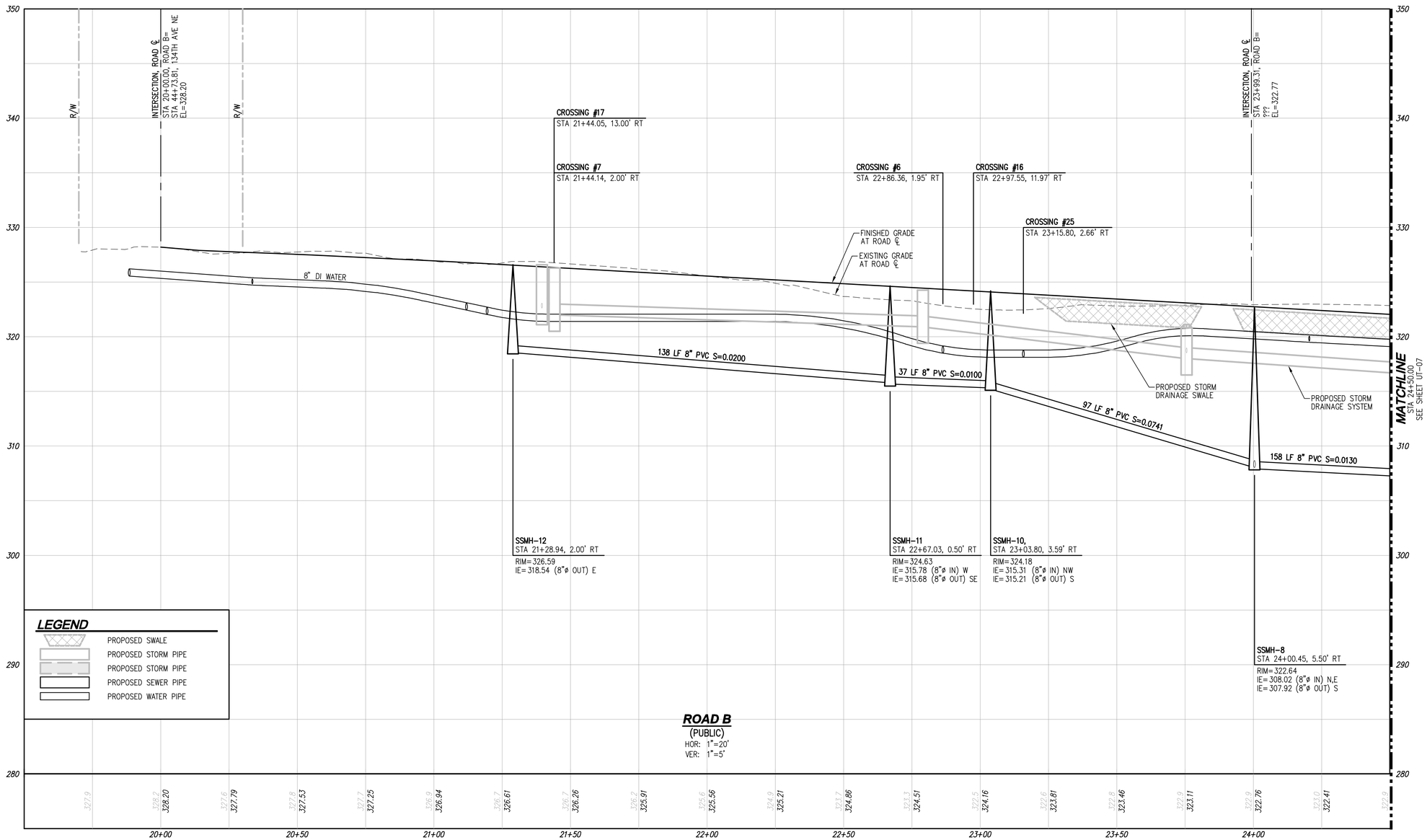

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UT-06

SHEET 37 OF 69

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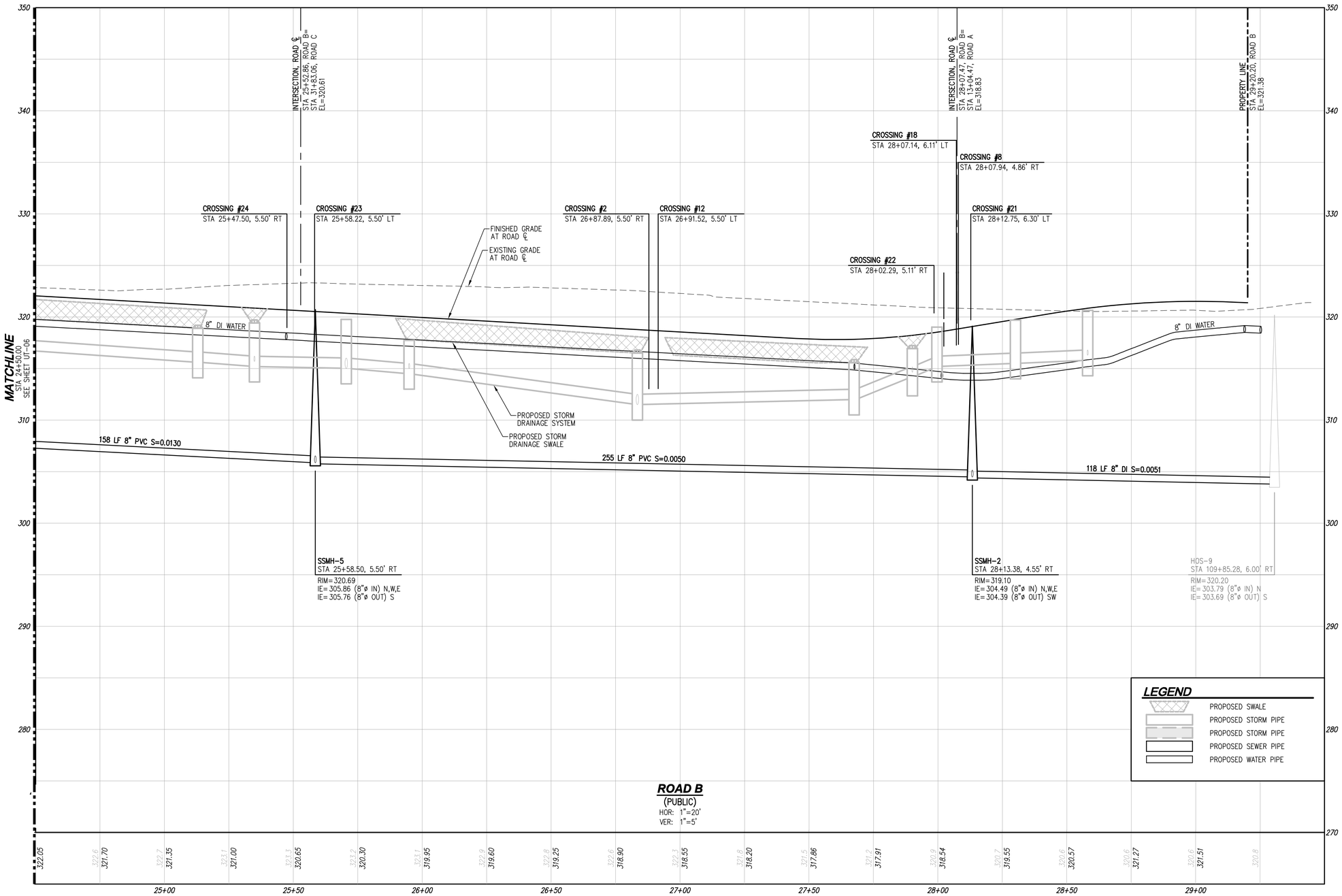

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE
ROSEWOOD COURT

SHEET TITLE
UTILITY PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

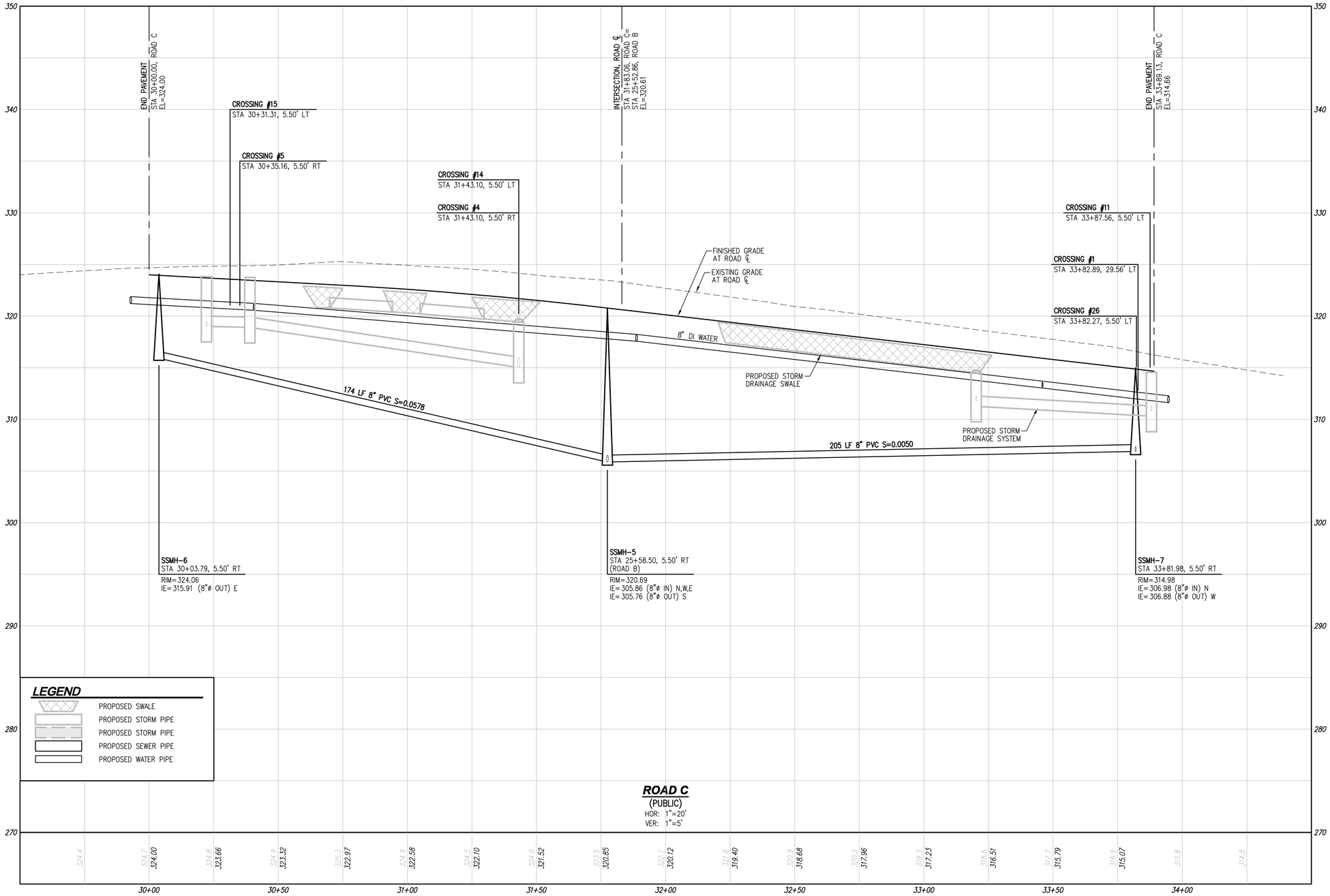
UT-07
SHEET 38 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-UT-PR.dwg Plotted: Apr 24, 2020 - 9:14am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

NOTE

1. SEE SHEET UT-09 FOR UTILITY CROSSING TABLE.



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REGISTERED
PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

UTILITY PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-08

SHEET 39 OF 69

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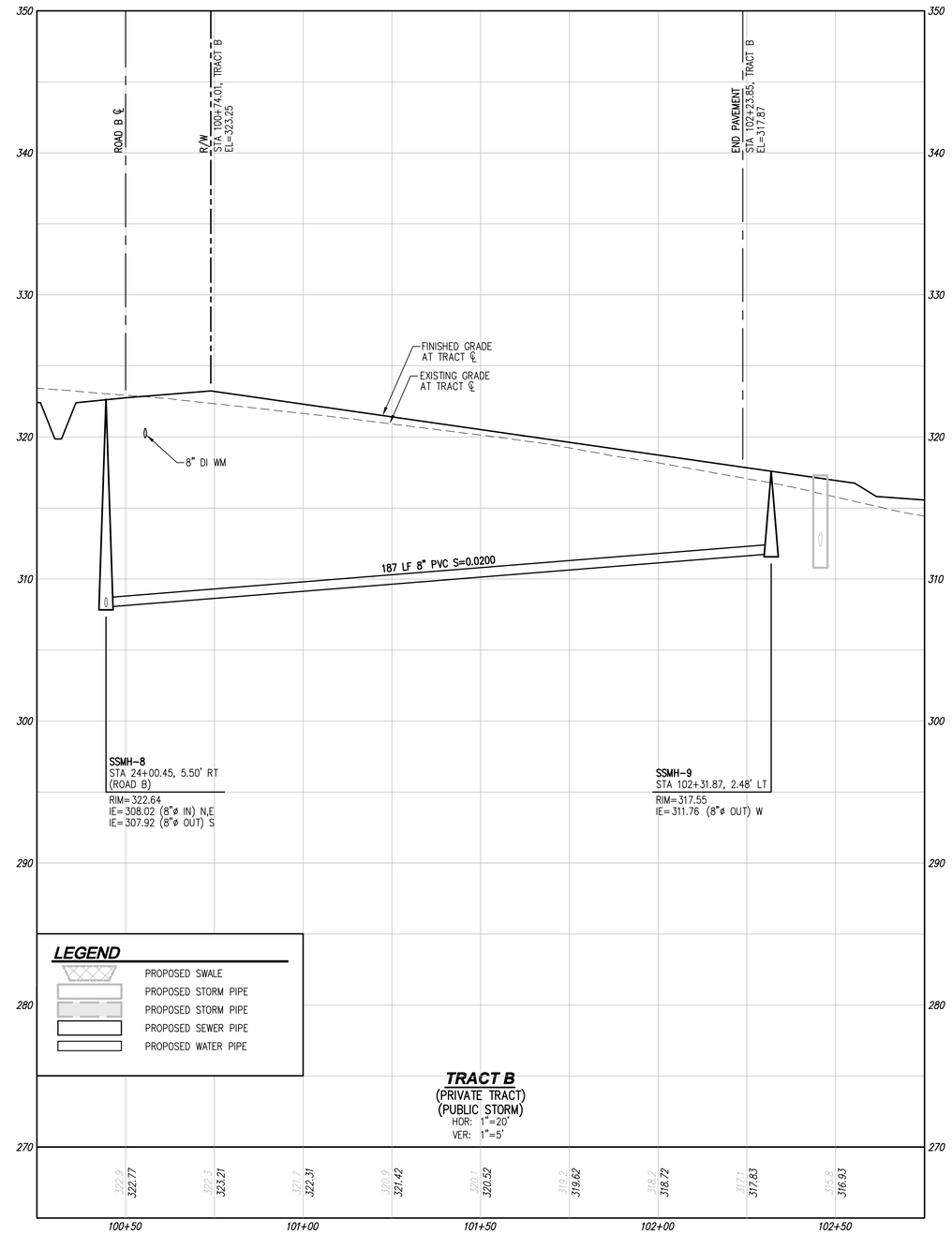
UTILITY CROSSING TABLE

Crossing #	Station	Offset	Upper Pipe	Upper Pipe Diameter	Lower Pipe	Lower Pipe Diameter	Bottom of Upper Pipe	Top of Lower Pipe	Separation
1	33+82.89	29.56' LT	Storm	12.00	Sewer	8.00	310.83	308.44	2.39
2	26+87.89	5.50' RT	Storm	12.00	Sewer	8.00	310.86	305.89	4.98
3	12+63.00	5.50' RT	Storm	12.00	Sewer	8.00	315.43	306.53	8.90
4	31+43.10	5.50' RT	Storm	12.00	Sewer	8.00	314.98	308.61	6.37
5	30+35.16	5.50' RT	Storm	12.00	Sewer	8.00	319.47	314.81	4.66
6	22+85.91	2.00' RT	Storm	12.00	Sewer	8.00	320.14	310.83	9.31
7	21+43.30	2.00' RT	Storm	12.00	Sewer	8.00	318.06	316.82	1.24
8	28+02.29	5.11' RT	Storm	12.00	Sewer	8.00	315.62	304.51	11.11
11	33+87.56	5.50' LT	Storm	12.00	Water	8.00	310.55	309.55	1.00
12	26+91.52	5.50' LT	Water	8.00	Storm	12.00	315.08	311.77	3.31
13	12+64.49	5.50' LT	Water	12.00	Storm	8.00	316.56	315.56	1.00
14	31+43.10	5.50' LT	Water	8.00	Storm	12.00	317.89	316.44	1.45
15	30+31.31	5.50' LT	Storm	12.00	Water	8.00	319.54	318.54	1.00
16	22+97.10	12.09' RT	Storm	12.00	Water	8.00	319.66	318.66	1.00
17	21+41.53	13.00' RT	Storm	12.00	Water	8.00	323.07	322.07	1.00
18	27+97.79	5.74' LT	Storm	12.00	Water	8.00	315.68	314.57	1.11
21	28+12.75	6.30' LT	Water	8.00	Sewer	8.00	314.28	305.52	8.76
22	27+98.20	5.26' RT	Water	8.00	Sewer	8.00	314.50	305.35	9.14
23	25+58.22	5.50' LT	Water	8.00	Sewer	8.00	316.94	306.73	10.21
24	25+47.50	5.50' RT	Water	8.00	Sewer	8.00	316.94	309.06	7.87
25	23+15.80	2.66' RT	Water	8.00	Sewer	8.00	318.91	306.82	12.08
26	33+82.27	5.50' LT	Water	8.00	Sewer	8.00	309.55	308.01	1.53
27	24+08.67	5.50' LT	Water	8.00	Sewer	8.00	318.04	309.05	8.98



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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

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DESIGNED BY:	TPA
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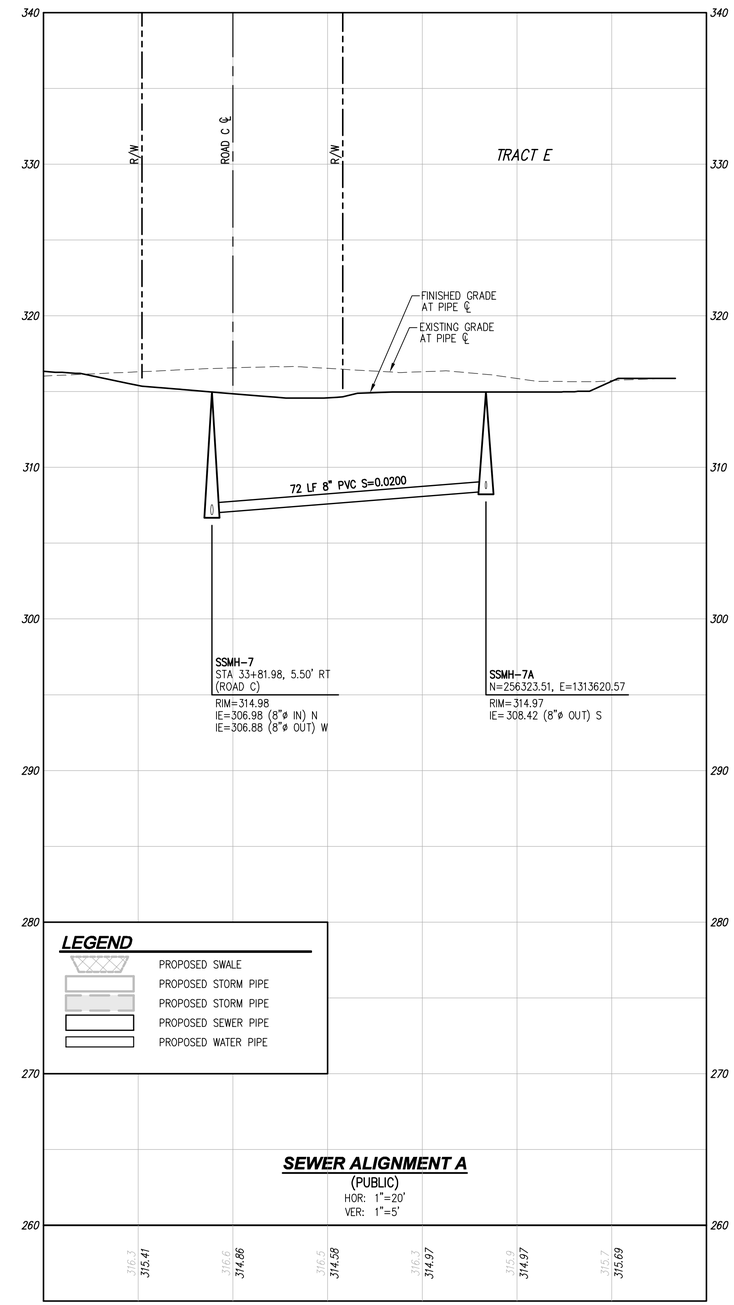
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-09

SHEET **40** OF **69**

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-UT-PR.dwg Plotted: Apr 24, 2020 - 9:14am



LEGEND

- PROPOSED SWALE
- PROPOSED STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED SEWER PIPE
- PROPOSED WATER PIPE

SEWER ALIGNMENT A

(PUBLIC)
HOR: 1"=20'
VER: 1"=5'

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4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

UTILITY PROFILES

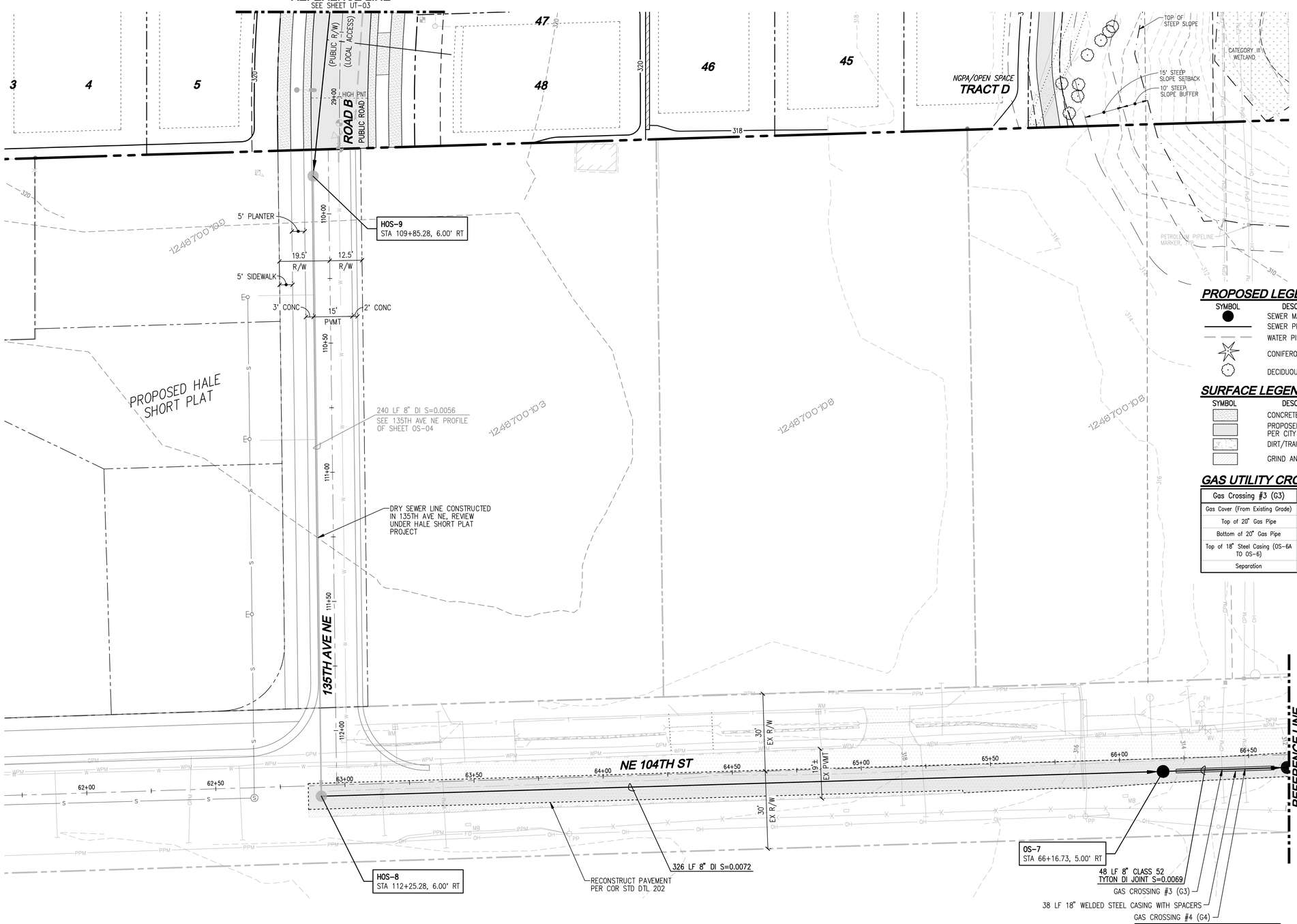
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

UT-10

SHEET **41** OF **69**

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-UT-PR.dwg Plotted: Apr 24, 2020 - 9:14am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



PROPOSED LEGEND

SYMBOL	DESCRIPTION
●	SEWER MANHOLE
———	SEWER PIPE
— — —	WATER PIPE
✳	CONIFEROUS TREES (TO REMAIN)
○	DECIDUOUS TREE (TO REMAIN)

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRIND AND OVERLAY

GAS UTILITY CROSSING TABLE

Gas Crossing #3 (G3)	
Gas Cover (From Existing Grade)	8.30'
Top of 20" Gas Pipe	305.35
Bottom of 20" Gas Pipe	303.57
Top of 18" Steel Casing (OS-6A TO OS-6)	300.42
Separation	3.15'

Gas Crossing #4 (G4)	
Gas Cover (From Existing Grade)	6.97'
Top of 16" Gas Pipe	306.21
Bottom of 16" Gas Pipe	304.75
Top of 18" Steel Casing (OS-6A TO OS-6)	300.38
Separation	4.37'

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SHEET TITLE

OFFSITE SANITARY SEWER PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

OS-01

SHEET 42 OF 69

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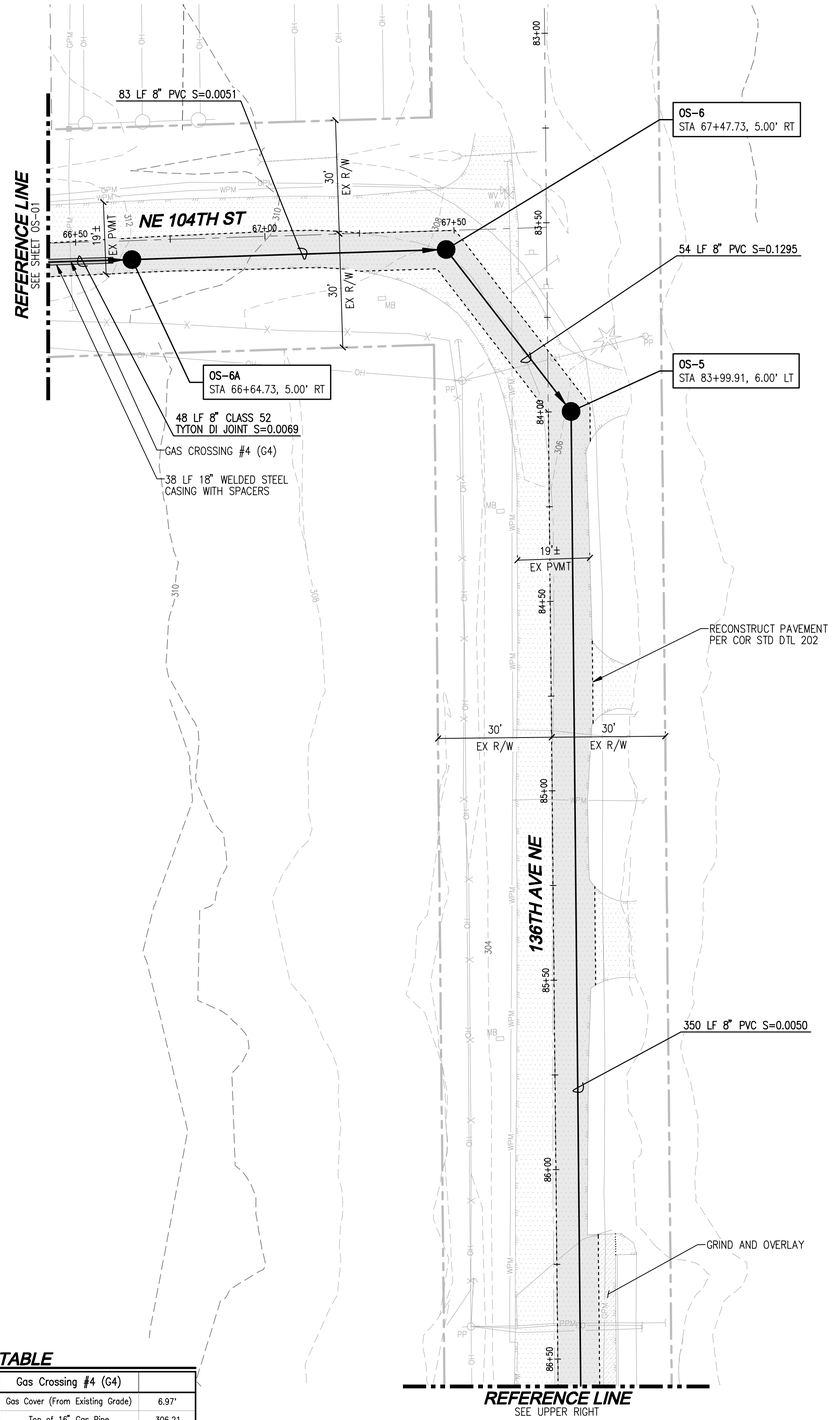

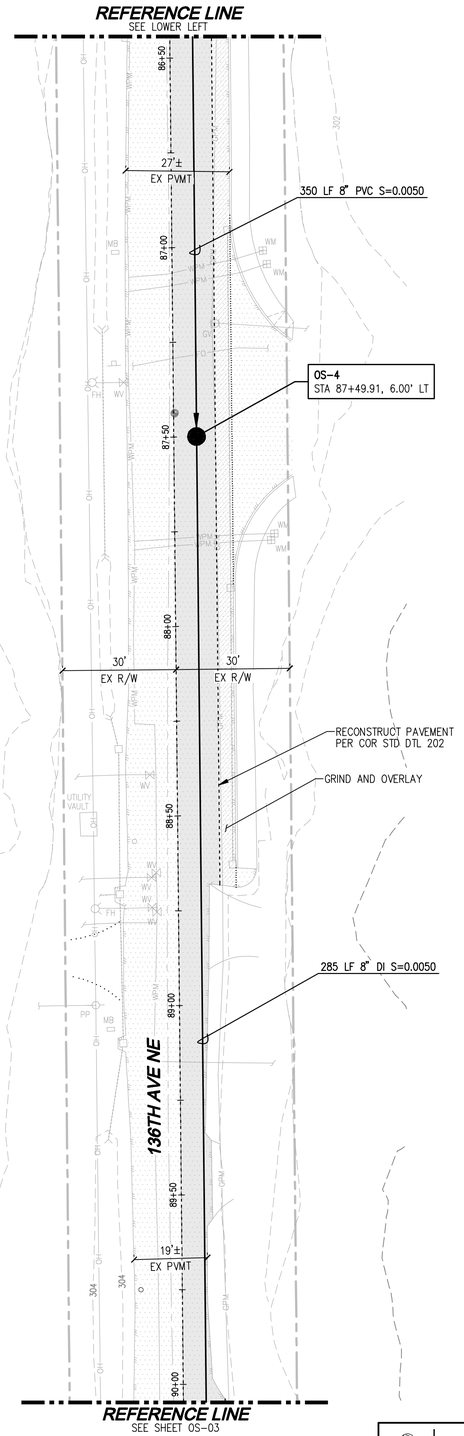

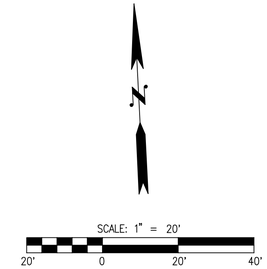

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SYMBOL	DESCRIPTION
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SURFACE LEGEND

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

OFFSITE SANITARY SEWER PLAN

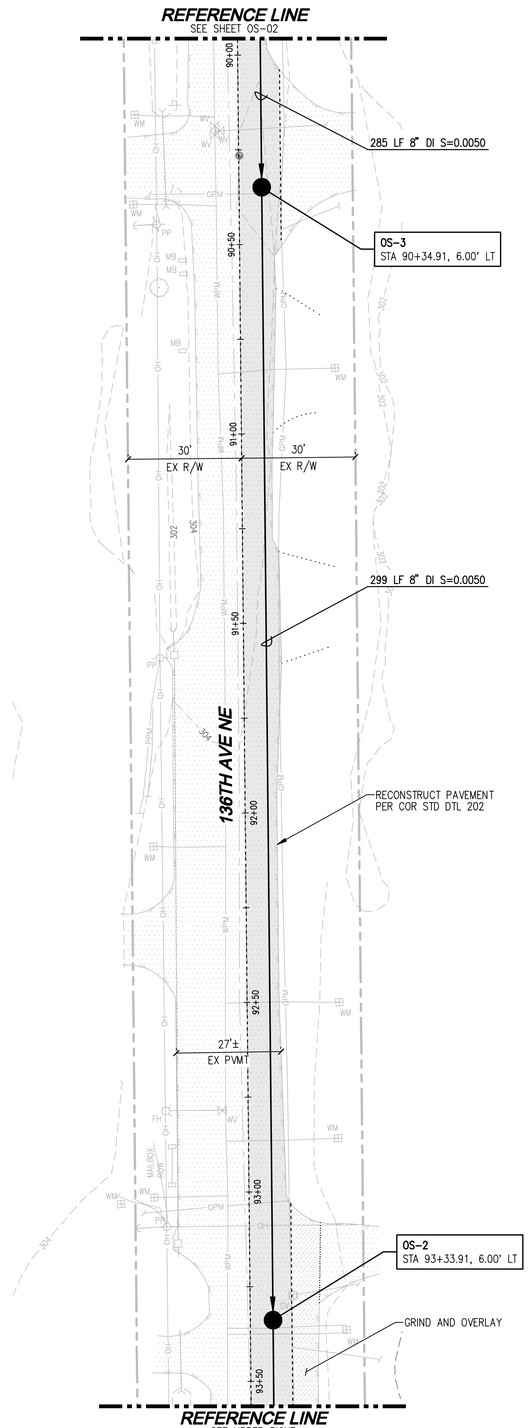
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

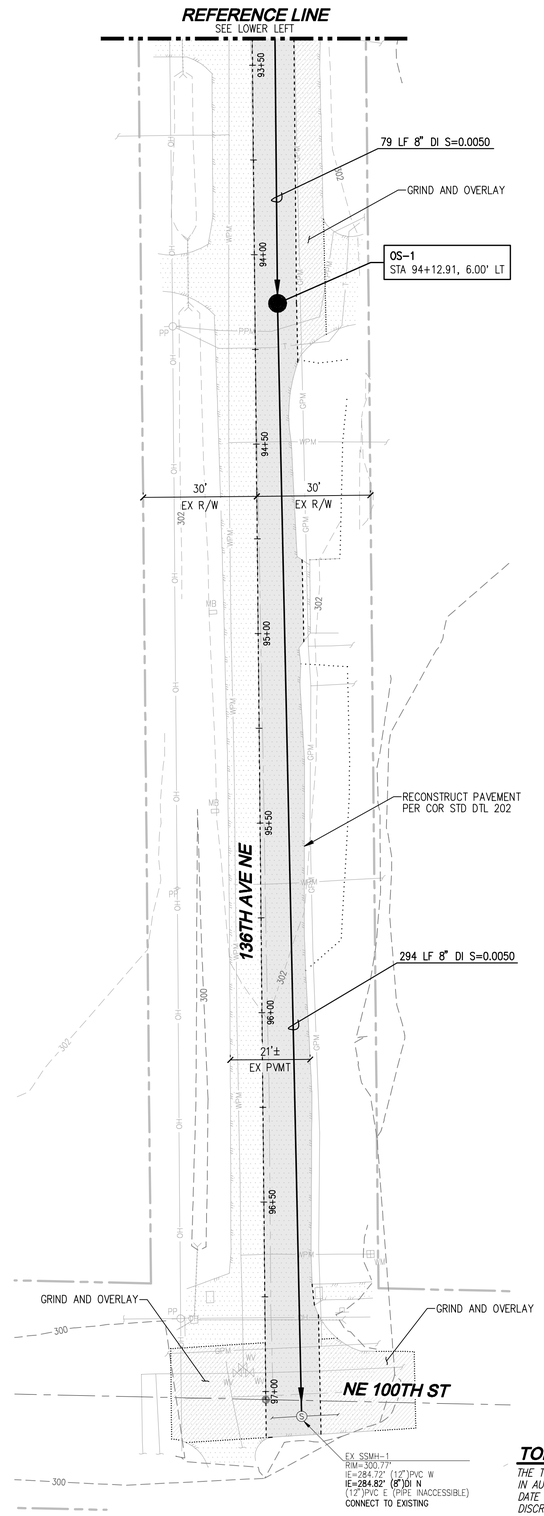
OS-02

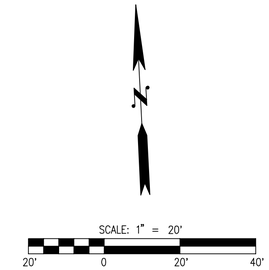
SHEET 43 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-OS-SS-P1.dwg Plotted: Apr 24, 2020 - 9:14am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON







PROPOSED LEGEND

SYMBOL	DESCRIPTION
●	SEWER MANHOLE
———	SEWER PIPE
— — —	WATER PIPE
	CONIFEROUS TREES (TO REMAIN)
	DECIDUOUS TREE (TO REMAIN)

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRIND AND OVERLAY

TOPOGRAPHIC DISLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN AUGUST 2019. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

OFFSITE SANITARY SEWER PLAN

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JURISDICTION:	CITY OF REDMOND

OS-03
SHEET 44 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-OS-SS-PL.dwg Plotted: Apr 24, 2020 - 9:15am

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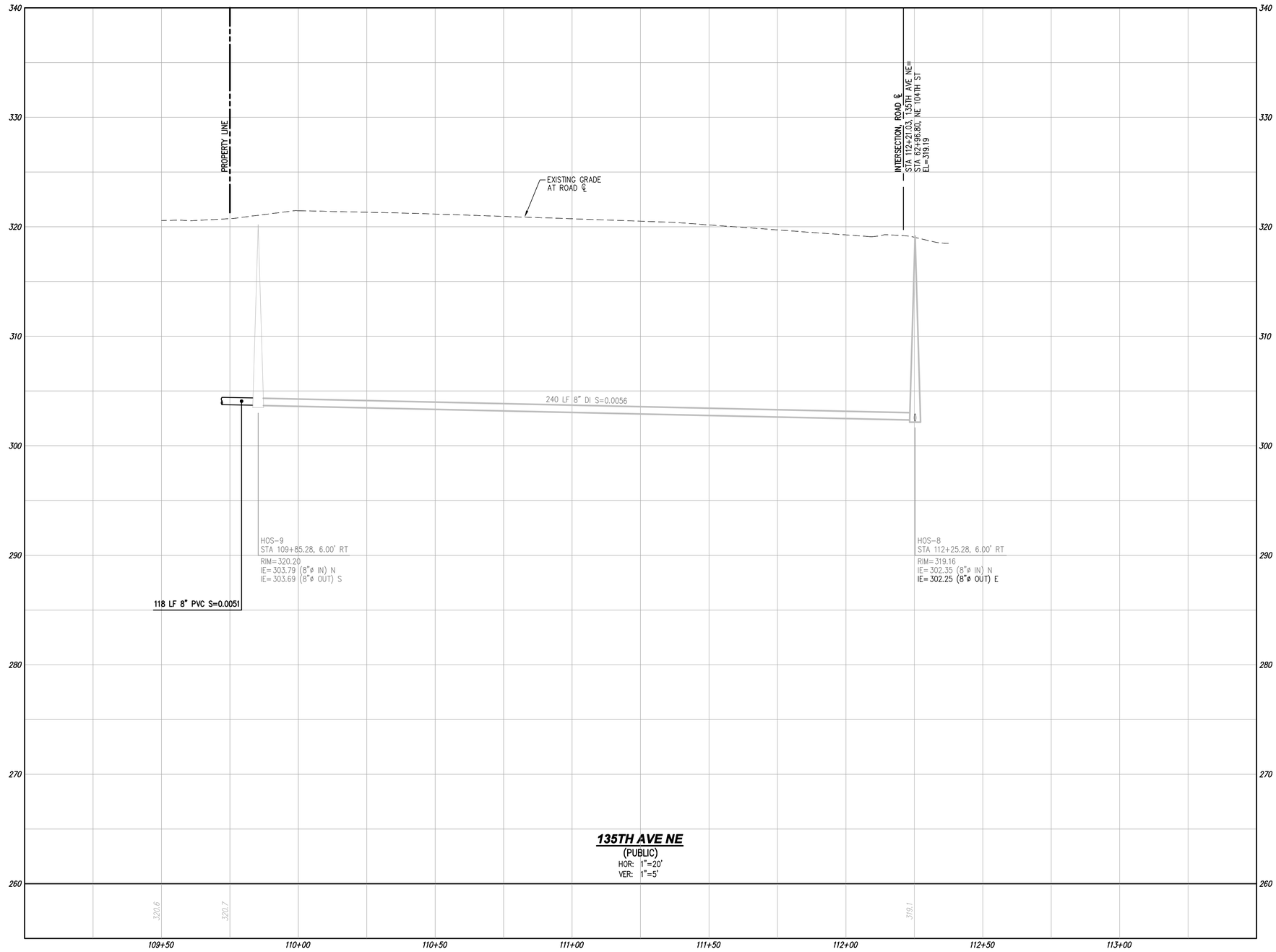

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4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

OFFSITE SANITARY SEWER PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

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SHEET 45 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-OS-SS-PR.dwg Plotted: Apr 24, 2020 - 9:15am

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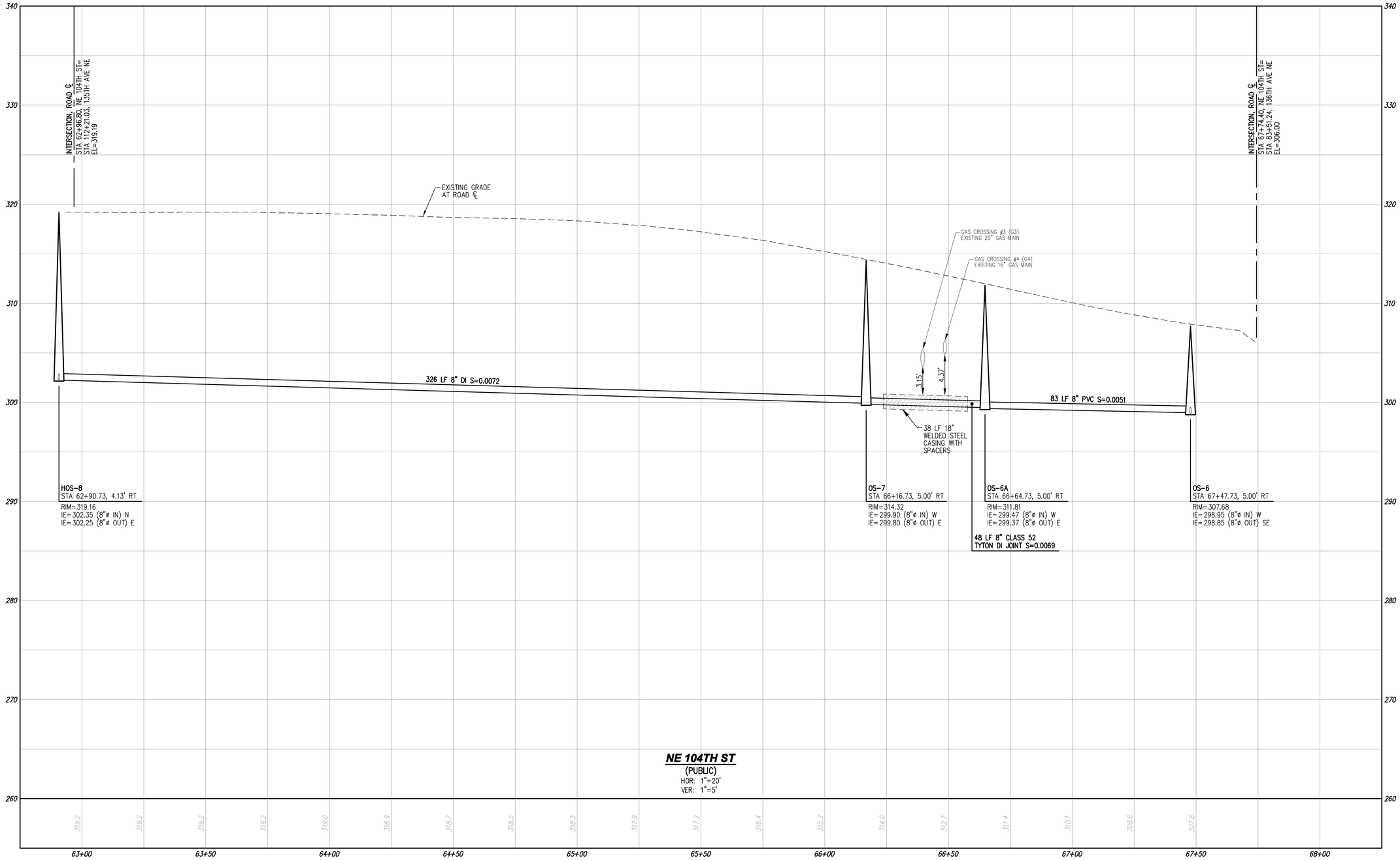

GAS UTILITY CROSSING TABLE

Gas Crossing #3 (G3)	
Gas Cover (From Existing Grade)	8.30'
Top of 20" Gas Pipe	305.35
Bottom of 20" Gas Pipe	303.57
Top of 18" Steel Casing (OS-6A TO OS-6)	300.42
Separation	3.15'

Gas Crossing #4 (G4)	
Gas Cover (From Existing Grade)	6.97'
Top of 16" Gas Pipe	306.21
Bottom of 16" Gas Pipe	304.75
Top of 18" Steel Casing (OS-6A TO OS-6)	300.38
Separation	4.37'

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4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

OFFSITE SANITARY SEWER PROFILES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

OS-05

SHEET **46** OF **69**

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-OS-SS-PR.dwg Plotted: Apr 24, 2020 - 9:15am

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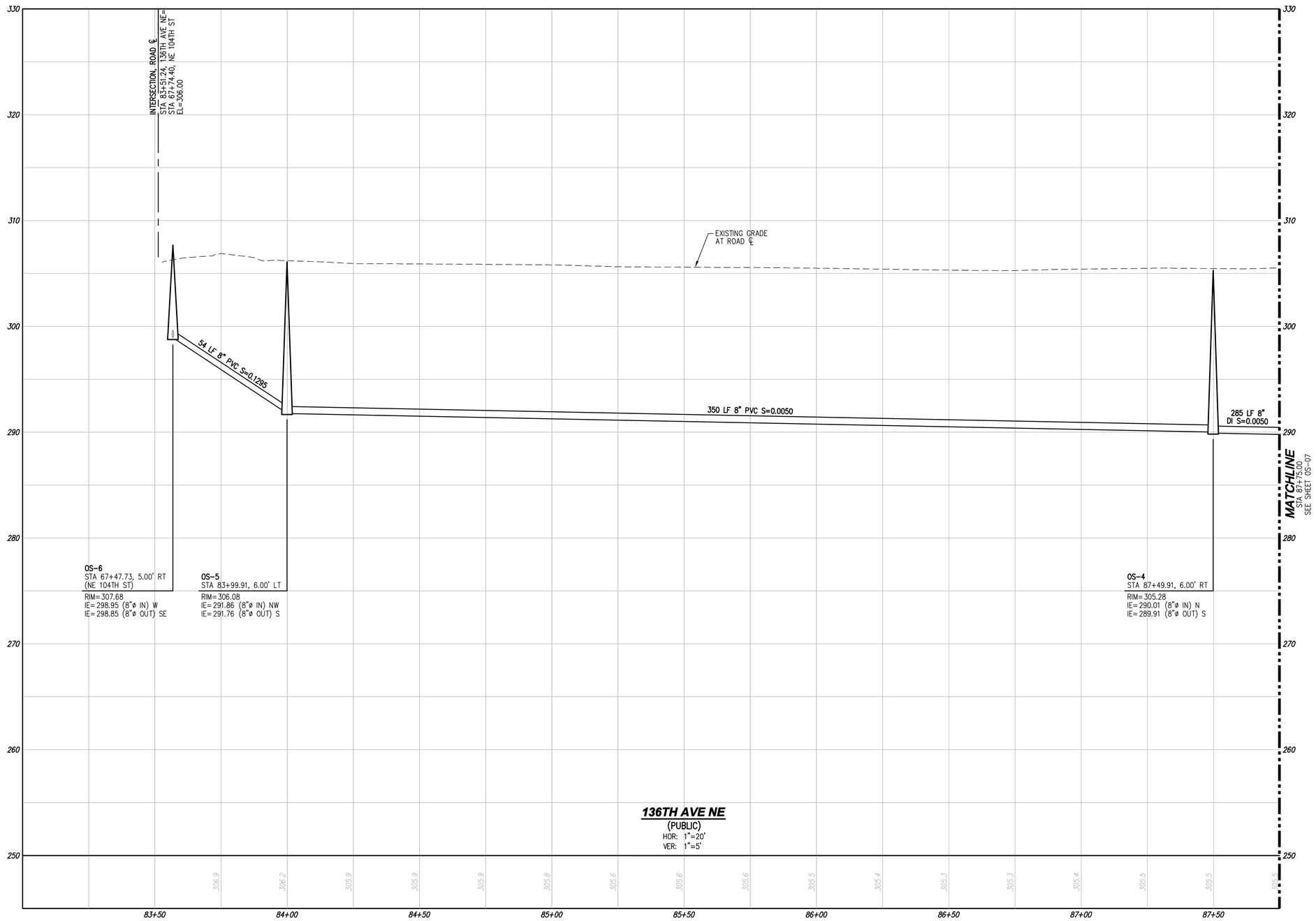

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OS-06

SHEET 47 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-OS-SS-PR.dwg Plotted: Apr 24, 2020 - 9:15am

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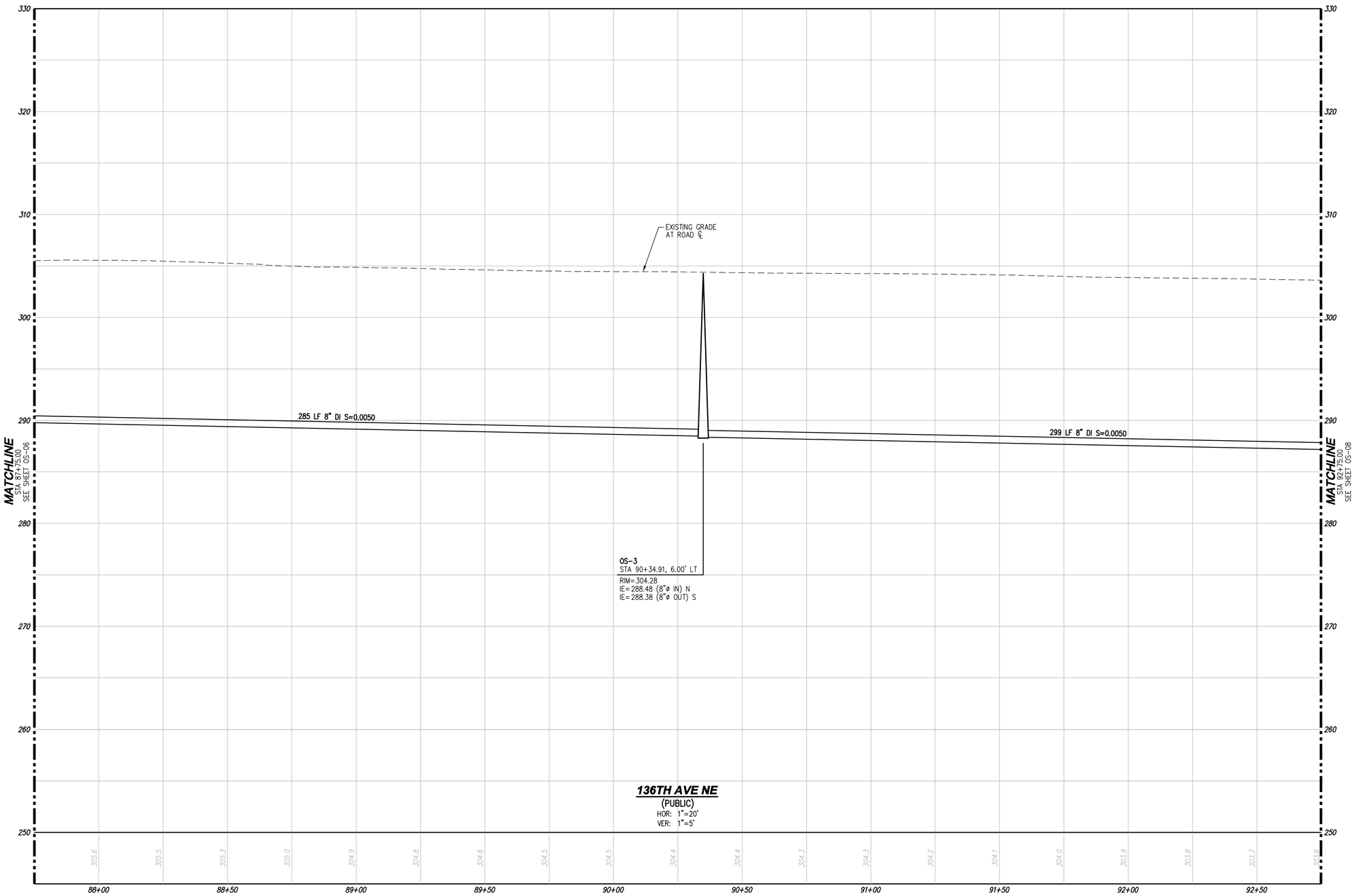

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OS-07

SHEET 48 OF 69

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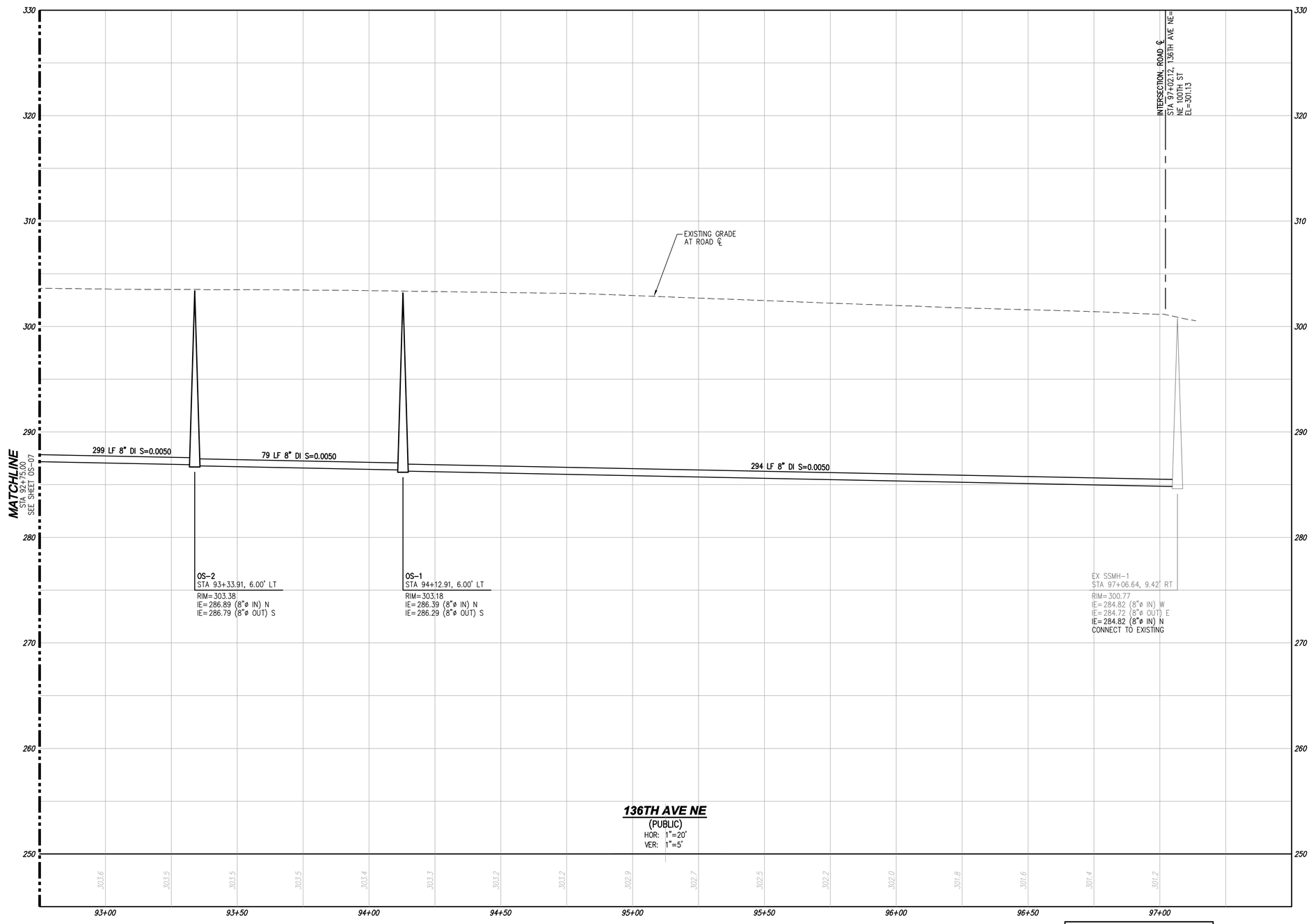

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SHEET TITLE

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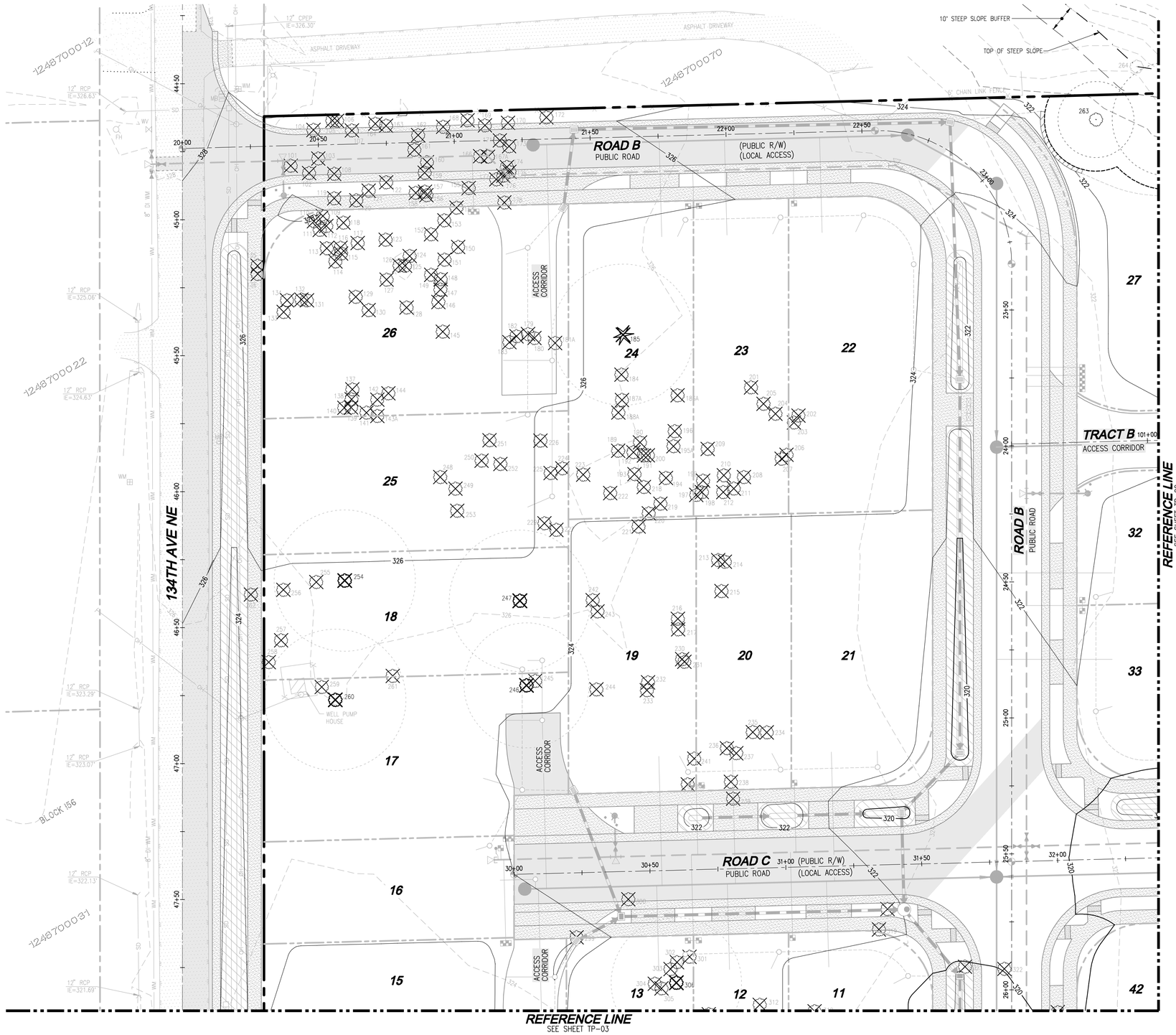
OS-08

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	DRAIN LINE
	WATER PIPE
	PROPOSED DRAINAGE SWALE

TREE LEGEND

#-LM	LANDMARK TREE TO BE RETAINED
#	TREE TO BE RETAINED
#	LANDMARK TREE (TO BE REMOVED)
#	TREE (TO BE REMOVED)
	TREE CONIFEROUS
5'	TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK
841	TREE TAG NUMBER

CITY OF REDMOND CODE REFERENCES

1. RZC 21.72.060
   - 35% OF EXISTING SIGNIFICANT (HEALTHY) TREES MUST BE RETAINED ON SITE
   - SIDEWALKS AND UTILITIES MAY BE LOCATED WITHIN DRIPLINE OF A PROTECTED TREE
   - THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIPLINE OF A PROTECTED TREE
2. RZC. 21.72.080
   - SIGNIFICANT TREES WILL BE REPLACED AT A 1:1 RATIO
   - LANDMARKS TREES WILL BE REPLACED AT A 3:1 RATIO
   - REPLACEMENT TREE SIZING:
     DECIDUOUS 2.5" MIN. CALIPER
     EVERGREEN 6' MIN. HEIGHT
3. RZC 21.72.070
   - PLEASE REFER TO THIS CHAPTER TO ENSURE TREES THAT ARE TO REMAIN ARE PROPERLY PROTECTED

TREE REPLACEMENT TABLE

Replacement Trees

Replacement Quota	Number of trees	Number of replacement trees	Total number of replace-ment trees
Removed Landmark (3:1)	1	3	3
Impacted Landmark (3:1)	0	0	0
Removed Significant (1:1)	37	37	37
Impacted Significant 1:1)	0	0	0
Total # of Replacement trees			40

TREE RETENTION CALCULATIONS

TOTAL VIABLE SIGNIFICANT TREES = 62
35% MIN. TREE RETENTION = 62 x 0.35 = 21.7
TOTAL TREES SAVED = 22

TOPOGRAPHIC DISCLAIMER

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Utilities Underground Location Center

PRELIMINARY SUBMITTAL

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1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

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Woodinville
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www.LDCcorp.com

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REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TREE PRESERVATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TP-01

SHEET 50 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TP-PL.dwg Plotted: Apr 24, 2020 - 9:16am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

TREE LEGEND

- LANDMARK TREE TO BE RETAINED (#-LM)
- TREE TO BE RETAINED (#)
- LANDMARK TREE (TO BE REMOVED) (#)
- TREE (TO BE REMOVED) (#)
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK (5')
- 350 TREE TAG NUMBER

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	DRAIN LINE
	WATER PIPE
	PROPOSED DRAINAGE SWALE

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PRELIMINARY SUBMITTAL

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

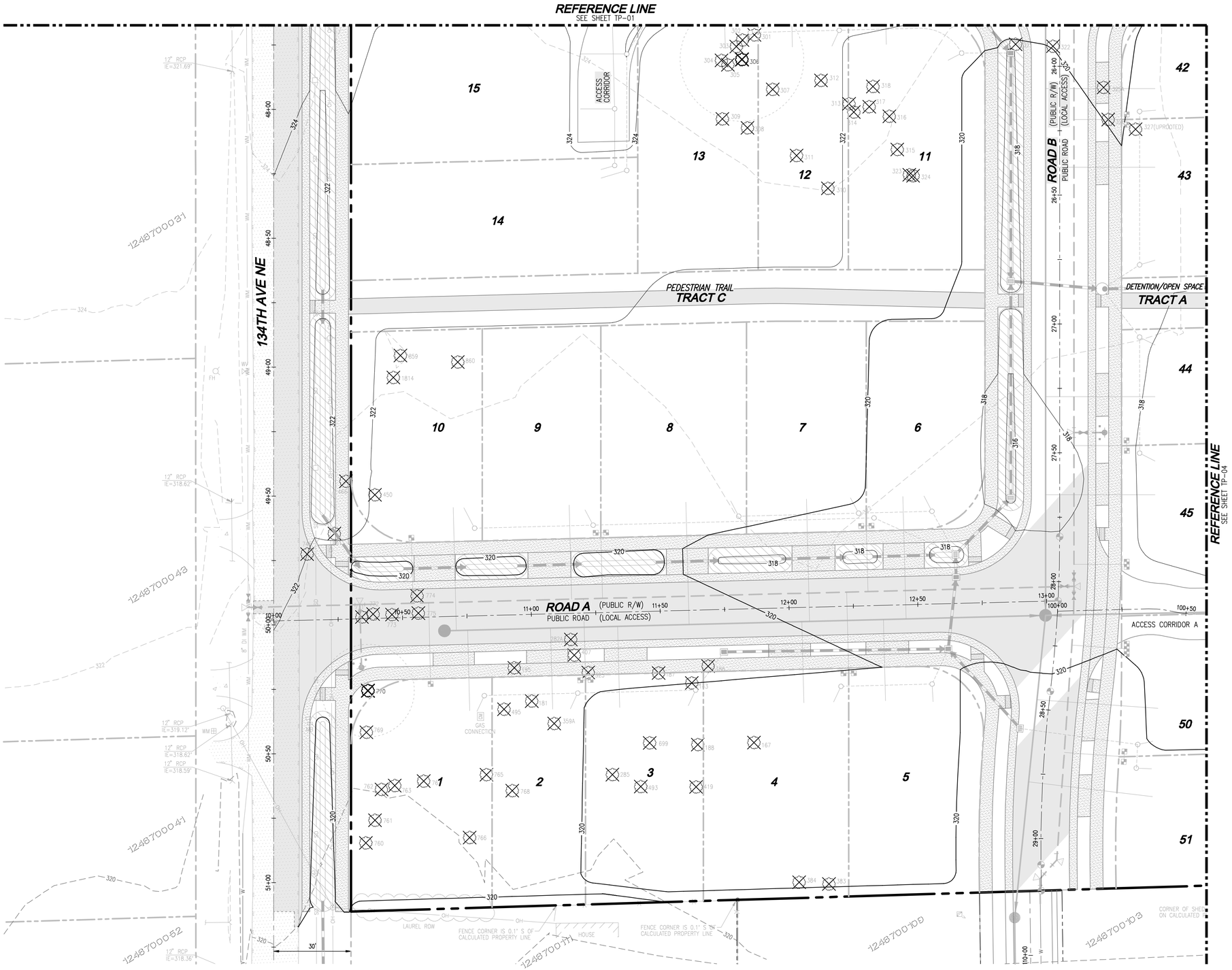
TREE PRESERVATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TP-02
SHEET 51 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-TP-PL.dwg Plotted: Apr 24, 2020 - 9:16am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

TREE LEGEND

- LANDMARK TREE TO BE RETAINED (#-LM)
- TREE TO BE RETAINED (#)
- LANDMARK TREE (TO BE REMOVED) (#)
- TREE (TO BE REMOVED) (#)
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK (5')
- 841 TREE TAG NUMBER

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
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	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
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	WATER PIPE
	PROPOSED DRAINAGE SWALE

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Kent
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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TREE PRESERVATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TP-03

SHEET 52 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-TP-PL.dwg Plotted: Apr 24, 2020 - 9:16am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

TREE LEGEND

- LANDMARK TREE TO BE RETAINED
- TREE TO BE RETAINED
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- TREE (TO BE REMOVED)
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UTILITY LEGEND

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REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TREE PRESERVATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TP-04

SHEET 53 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TP-PL.dwg Plotted: Apr 24, 2020 - 9:16am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

Onsite Significant Tree Table

Tree Tag #	Species	DBH (in)	Dripline Radius* (ft)	Health	Viable/Retain	Viable/Remove	Non-Viable/Remove	Credits
101	Cottonwood	14	12	OK	No	Yes	No	0
102	Cottonwood	14	11	OK	No	Yes	No	0
103	Cottonwood	12	12	Fair	No	No	Yes	0
104	Cottonwood	10	14	Fair	No	No	Yes	0
105	Cottonwood	8	14	Fair	No	No	Yes	0
106	Cottonwood	4, 15	16	OK	No	Yes	No	0
107	Cottonwood	14	14	OK	No	Yes	No	0
108	Cottonwood	8	12	Fair	No	No	Yes	0
109	Cottonwood	13	14	Fair	No	No	Yes	0
110	Cottonwood	14	15	Poor	No	No	Yes	0
111	Cottonwood	12	13	Fair	No	No	Yes	0
112	Cottonwood	5, 5	10	Fair	No	No	Yes	0
113	Cottonwood	12	12	Fair	No	No	Yes	0
114	Cottonwood	13	15	OK	No	Yes	No	0
115	Cottonwood	6	10	Fair	No	No	Yes	0
116	Cottonwood	13	8	Fair	No	No	Yes	0
117	Cottonwood	10, 13	10	Fair	No	No	Yes	0
118	Cottonwood	6	6	Fair	No	No	Yes	0
119	Cottonwood	10	8	Fair	No	No	Yes	0
120	Cottonwood	8, 3, 9	10	Fair	No	No	Yes	0
121	Cottonwood	11	10	OK	No	Yes	No	0
122	Cottonwood	9	8	OK	No	Yes	No	0
123	Cottonwood	13	14	Fair	No	No	Yes	0
124	Cottonwood	9	12	Fair	No	No	Yes	0
125	Cottonwood	7	6	Poor	No	No	Yes	0
126	Cottonwood	7	4	Poor	No	No	Yes	0
127	Cottonwood	13, 14	12	Fair	No	No	Yes	0
128	Cottonwood	12	6	Poor	No	No	Yes	0
129	Cottonwood	11, 9	6	Fair	No	No	Yes	0
130	Cottonwood	15	8	Fair	No	No	Yes	0
131	Cottonwood	7	9	Fair	No	No	Yes	0
132	Cottonwood	7	9	Fair	No	No	Yes	0
133	Cottonwood	7	10	OK	No	Yes	No	0
134	Cottonwood	7	12	OK	No	Yes	No	0
135	Cottonwood	16	8	Fair	No	No	Yes	0
136	Cottonwood	9	9	Fair	No	No	Yes	0
137	Cottonwood	8	14	Fair	No	No	Yes	0
138	Cottonwood	10	10	Fair	No	No	Yes	0
139	Cottonwood	7	10	Fair	No	No	Yes	0
140	Cottonwood	9	11	Fair	No	No	Yes	0
141	Cottonwood	7	6	Fair	No	No	Yes	0
142	Cottonwood	9	15	Fair	No	No	Yes	0
143	Bitter cherry	9	13	Fair	No	No	Yes	0
143 A	Cottonwood	9, 10	13	Fair	No	No	Yes	0
144	Cottonwood	11, 10	15	Fair	No	No	Yes	0
145	Cottonwood	10	9	Fair	No	No	Yes	0
146	Cottonwood	12	12	Fair	No	No	Yes	0
147	Cottonwood	10	9	Fair	No	No	Yes	0
148	Cottonwood	10	8	Fair	No	No	Yes	0
149	Cottonwood	10	10	Fair	No	No	Yes	0
150	Cottonwood	10	12	Fair	No	No	Yes	0
151	Cottonwood	6	9	Poor	No	No	Yes	0
152	Cottonwood	12	11	Fair	No	No	Yes	0
153	Cottonwood	7	10	Fair	No	No	Yes	0
154	Cottonwood	11	12	Poor	No	No	Yes	0
155	Cottonwood	9	10	Fair	No	No	Yes	0
156	Cottonwood	10	11	Fair	No	No	Yes	0
157	Cottonwood	6	6	Fair	No	No	Yes	0
158	Cottonwood	10	12	Fair	No	No	Yes	0
159	Cottonwood	9, 4	12	Fair	No	No	Yes	0
160	Cottonwood	10	11	Fair	No	No	Yes	0
161	Cottonwood	7	9	Fair	No	No	Yes	0
162	Cottonwood	9	10	Fair	No	No	Yes	0
163	Cottonwood	9	7	Poor	No	No	Yes	0
164	Cottonwood	16	14	OK	No	Yes	No	0
165	Cottonwood	10	16	Fair	No	No	Yes	0
166	Cottonwood	3, 9	12	Fair	No	No	Yes	0
167	Hawthorne	12, 9, 6	15	Poor	No	No	Yes	0
167 A	Cottonwood	7, 8	9	Fair	No	No	Yes	0
168	Cottonwood	11, 4	16	Fair	No	No	Yes	0
169	Cottonwood	3, 10, 12, 4	16	Fair	No	No	Yes	0
170	Cottonwood	10	15	Fair	No	No	Yes	0
171	Cottonwood	7	12	Poor	No	No	Yes	0
172	Cottonwood	7	9	OK	No	Yes	No	0
173	Cottonwood	12	15	OK	No	Yes	No	0
174	Cottonwood	10	16	Fair	No	No	Yes	0
175	Cottonwood	7	16	Poor	No	No	Yes	0
176	Cottonwood	6	10	Fair	No	No	Yes	0

Onsite Significant Tree Table

Tree Tag #	Species	DBH (in)	Dripline Radius* (ft)	Health	Viable/Retain	Viable/Remove	Non-Viable/Remove	Credits
177	Cottonwood	10	15	OK	No	Yes	No	0
178	Cottonwood	6	11	Poor	No	No	Yes	0
179	Locust	23	26 north only	Poor	No	No	Yes	0
180	Maple	8	16	OK	No	Yes	No	0
181	Locust	7, 6	16	Fair	No	No	Yes	0
181A	Hawthorne	8, 7, 4, 5	26	Poor	No	No	Yes	0
182	Scouler willow	6, 12	13	Poor	No	No	Yes	0
183	Scouler willow	8, 8	16	Poor	No	No	Yes	0
184	Locust	22	20	Poor	No	No	Yes	0
185	True fir	33	26	OK	No	Yes	No	0
186	Hawthorne	12, 8	16	Fair	No	No	Yes	0
186 A	Cottonwood	15, 14	18	OK	No	Yes	No	0
187	Apple	12	19	Poor	No	No	Yes	0
187 A	Beech	9	15	Fair	No	No	Yes	0
188	Bitter cherry	13, 6	16	Fair	No	No	Yes	0
188 A	Beech	9, 6, 4	18	Poor	No	No	Yes	0
189	Cottonwood	10	15	Fair	No	No	Yes	0
190	Cottonwood	10	12	OK	No	Yes	No	0
191	Cottonwood	12, 12	14	Fair	No	No	Yes	0
192	Cottonwood	4, 9	10	Poor	No	No	Yes	0
193	Cottonwood	15	16	Fair	No	No	Yes	0
194	Cottonwood	10, 4, 4, 8	14	Fair	No	No	Yes	0
195	Locust	8, 4	16	Fair	No	No	Yes	0
195 A	Cottonwood	10, 3	10	Fair	No	No	Yes	0
196	Cottonwood	15	17	Fair	No	No	Yes	0
197	Cottonwood	4, 3, 7	13	Poor	No	No	Yes	0
198	Cottonwood	9, 7	10	Fair	No	No	Yes	0
199	Cottonwood	6, 3	6	Poor	No	No	Yes	0
200	Cottonwood	7, 6	8	Poor	No	No	Yes	0
201	Cottonwood	9	15	Fair	No	No	Yes	0
202	Cottonwood	6, 3	14	Fair	No	No	Yes	0
203	Cottonwood	5, 4	9	Poor	No	No	Yes	0
204	Cottonwood	6	8	Fair	No	No	Yes	0
205	Cottonwood	9	12	Fair	No	No	Yes	0
206	Cottonwood	8, 9	12	Poor	No	No	Yes	0
207	Cottonwood	7	9	OK	No	Yes	No	0
208	Cottonwood	15	16	OK	No	Yes	No	0
209	Cottonwood	6, 13	14	Poor	No	No	Yes	0
210	Cottonwood	7	8	Fair	No	No	Yes	0
211	Cottonwood	12	16	Poor	No	No	Yes	0
212	Cottonwood	10, 11	12	Fair	No	No	Yes	0
213	Red alder	13	20	Poor	No	No	Yes	0
214	Red alder	12	16	Poor	No	No	Yes	0
215	Cottonwood	18	15	OK	No	Yes	No	0
216	Cottonwood	3, 9	12	Poor	No	No	Yes	0
217	Cottonwood	4, 9	12	Poor	No	No	Yes	0
218	Cottonwood	7	8	Poor	No	No	Yes	0
219	Cottonwood	13	14	Fair	No	No	Yes	0
220	Cottonwood	8	9	Poor	No	No	Yes	0
221	Cottonwood	9	12	Fair	No	No	Yes	0
222	Cottonwood	16	16	Poor	No	No	Yes	0
223	Cottonwood	11	10	Poor	No	No	Yes	0
224	Cottonwood	2, 7	9	Fair	No	No	Yes	0
225	Cottonwood	14	18	Fair	No	No	Yes	0
226	Cottonwood	15, 10	12	Fair	No	No	Yes	0
227	Cottonwood	18	18	Poor	No	No	Yes	0
228	Locust	14	27	Poor	No	No	Yes	0
229	Beech	9, 5, 4, 13	18	Poor	No	No	Yes	0
230	Cottonwood	3, 9	9	Poor	No	No	Yes	0
231	Cottonwood	8, 6	10	Poor	No	No	Yes	0
232	Cottonwood	14, 15	20	Fair	No	No	Yes	0
233	Cottonwood	13	20	Fair	No	No	Yes	0
234	Cottonwood	7, 8	12	Fair	No	No	Yes	0
235	Cottonwood	3, 6	10	Fair	No	No	Yes	0
236	Cottonwood	6, 2	9	Fair	No	No	Yes	0
237	Cottonwood	7	10	Fair	No	No	Yes	0
238	Cottonwood	4, 9	11	OK	No	Yes	No	0
239	Cottonwood	7, 7	8	OK	No	Yes	No	0
240	Cottonwood	14, 10, 7, 8	16	Fair	No	No	Yes	0
241	Cottonwood	14	12	Poor	No	No	Yes	0
242	Cottonwood	16	13	Fair	No	No	Yes	0
243	Beech	14	20	Poor	No	No	Yes	0
244	Cottonwood	14, 16	13	Poor	No	No	Yes	0
245	Beech	14	22	Poor	No	No	Yes	0
246	Beech	38	23	Poor	No	No	Yes	0
247	Beech	36	26	Poor	No	No	Yes	0
248	Cottonwood	7	12	Fair	No	No	Yes	0
249	Cottonwood	8	9	OK	No	Yes	No	0

Onsite Significant Tree Table

Tree Tag #	Species	DBH (in)	Dripline Radius* (ft)	Health	Viable/Retain	Viable/Remove	Non-Viable/Remove	Credits
250	Cottonwood	7	6	Poor	No	No	Yes	0
251	Cottonwood	14	10	OK	No	Yes	No	0
252	Cottonwood	9	9	OK	No	Yes	No	0
253	Cottonwood	7	9	OK	No	Yes	No	0
254	Locust	18, 12, 8, 12, 8, 18	26	Poor	No	No	Yes	0
255	Beech	10, 10, 4	18	Poor	No	No	Yes	0
256	Locust	9, 8	14	Poor	No	No	Yes	0
257	Locust	12	15	Fair	No	No	Yes	0
258	Locust	12	18	Fair	No	No	Yes	0
259	Locust	26	18	Poor	No	No	Yes	0
260	Locust	30	26	Poor	No	No	Yes	0
261	Beech	8, 10, 14, 9	26	Poor	No	No	Yes	0
262	Beech	9, 3, 3	19	Poor	No	No	Yes	0
263	Walnut	21	14	OK	Yes	No	No	1
265	Walnut	23	21	OK	Yes	No	No	1
269	Walnut	12	12 south only	Fair	Yes	No	No	1
270	Red alder	15	16	Poor	No	No	Yes	0
272	Walnut	14	17	OK	Yes	No	No	1
273	Bigleaf maple	9	11	OK	Yes	No	No	1
274	Red alder	5, 13	15	Poor	No	No	Yes	0
277	Red alder	9	12	Fair	Yes	No	No	1
278	Red alder	7	13	Fair	Yes	No	No	1
279	Red alder	12	17	Fair	No	No	Yes	0
280	Walnut	20	20	OK	No	Yes	No	0
281	Walnut	13	18	OK	Yes	No	No	1
282A	Locust	8	18	OK	No	Yes	No	0
282	Red alder	10	12	Fair	Yes	No	No	1
283	Red alder	11	10	Fair	Yes	No	No	1
284	Red alder	12	10	Fair	Yes	No	No	1
285	Bitter cherry	5, 9	18	Poor	No	No	Yes	0
286	Bigleaf maple	10	10	OK	Yes	No	No	1
287	Bigleaf maple	18	16	OK	Yes	No	No	1
288	Bigleaf maple	4, 5, 4	12	Fair	No	No	Yes	0
295	Red alder	8, 12	15	Fair	Yes	No	No	1
296	Red alder	10, 16	17	Fair	No	No	Yes	0
297	Red alder	3, 15	17	Fair	No	No	Yes	0
298	Red alder	12, 14	19	Poor	No	No	Yes	0
299	Cottonwood	8	11	Fair	No	No	Yes	0
300	Cottonwood	8	10	Fair	No	No	Yes	0
301	Cottonwood	7, 19	21	Fair	No	No	Yes	0
302	Cottonwood	9, 14	20	Fair	No	No	Yes	0
303	Cottonwood	12	20	Fair	No	No	Yes	0
304	Cottonwood	13	16	Fair	No	No	Yes	0
305	Cottonwood	14	19	Fair	No	No	Yes	0
306	Cottonwood	32	24	Fair	No	No	Yes	0
307	Cottonwood	13	17	OK	No	Yes	No	0
308	Cherry	12	16	Fair	No	No	Yes	0
309	Red alder	8	17	Fair	No	No	Yes	0
310	Red alder	8, 6, 7	20	Fair	No	No	Yes	0
311	Red alder	2, 4, 5, 4, 8	13	Poor	No	No	Yes	0
312	Red alder	8	9	Fair	No	No	Yes	0
313	Red alder	9	9	Poor	No	No	Yes	0
314	Red alder	14	14	Poor	No	No	Yes	0
315	Red alder	7, 5	9	Poor	No	No	Yes	0
316	Red alder	7, 5	10	Poor	No	No	Yes	0
317	Red alder	7	12	Poor	No	No	Yes	0
318	Red alder	8	14	Poor	No	No	Yes	0
319	Red alder	7	10	Fair	No	No	Yes	0
320	Red alder	7	8	Poor	No	No	Yes	0
321	Red alder	16	25	Poor	No	No	Yes	0
322	Red alder	14	28	Poor	No	No	Yes	0
323	Red alder	7, 3	15	Fair	No	No	Yes	0
324	Red alder	3, 5	12	Poor	No	No	Yes	0
325	Locust	9	15	Fair	No	No	Yes	0
325 A	Bitter cherry	12, 10	14	Poor	No	No	Yes	0
326	Bitter cherry	10	14	OK	No	Yes	No	0
327	Bitter cherry	9	14	Poor	Yes	No	No	1
328	Bitter cherry	4, 4, 3, 6	8	Fair	No	No	Yes	0
329	Bitter cherry	6	11	Fair	No	No	Yes	0
330	Bitter cherry	5, 8	17	Fair	No	No	Yes	0
331	Bitter cherry	8, 6, 10,	16	Poor	No	No	Yes	0
332	Bitter cherry	6, 7, 9	15	Fair	No	No	Yes	0
333	Bitter cherry	8	14	Poor	No	No	Yes	0
334	Red alder	16	20	Fair	No	No	Yes	0
335	Bitter cherry	12, 12	9	Poor	No	No	Yes	0
336	Bitter cherry	7	9	Poor	No	No	Yes	0
337	Bitter cherry	8, 9, 6	16	Poor	No	No	Yes	0

Call 2 Business Days Before You Dig
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Utilities Underground Location Center

PRELIMINARY SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TREE PRESERVATION TABLES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TP-05
SHEET 54 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-TP-PL.dwg Plotted: Apr 24, 2020 - 9:16am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

Onsite Significant Tree Table

Tree Tag #	Species	DBH (in)	Dripline Radius* (ft)	Health	Viable/Retain	Viable/Remove	Non-Viable/Remove	Credits
338	Bitter cherry	7	10	Fair	No	No	Yes	0
339	Red alder	9, 9	9	Poor	No	No	Yes	0
340	Red alder	10	15	Fair	No	No	Yes	0
341	Red alder	4, 13	16	Fair	No	No	Yes	0
342	Red alder	9, 11	17	Poor	No	No	Yes	0
343	Red alder	16, 14, 9	22	Poor	No	No	Yes	0
344	Red alder	15	18	Fair	No	No	Yes	0
345	Red alder	15, 14, 4, 10, 12	18	Fair	No	No	Yes	0
346	Red alder	16, 5	19	Fair	No	No	Yes	0
347	Red alder	10, 10, 8	26	Fair	No	Yes	No	0
348	Red alder	4, 20, 20	24	Poor	No	No	Yes	0
349	Douglas fir	26	20	OK	No	Yes	No	0
350	Douglas fir	21	19	OK	No	Yes	No	0
351	Douglas fir	14	15	Fair	Yes	No	No	1
352	Douglas fir	19	11	OK	Yes	No	No	1
353	Douglas fir	10, 31	14	OK	Yes	No	No	1
354	Douglas fir	15	12	OK	Yes	No	No	1
355	Douglas fir	25, 20	17	OK	Yes	No	No	1
356	Douglas fir	26	16	OK	Yes	No	No	1
357	Cottonwood	26, 24, 26, 14	16	Fair	No	No	Yes	0
358	Cottonwood	9	10	OK	Yes	No	No	1
359 A	Locust	9	15	Fair	No	No	Yes	0
359	Bigleaf maple	7	15	Fair	Yes	No	No	1
360	Bitter cherry	6, 5, 4, 3, 4	12	Poor	No	No	Yes	0
361	Bitter cherry	9, 6, 6	12	Poor	No	No	Yes	0
362	Bitter cherry	8	17	Poor	No	No	Yes	0
363	Bitter cherry	8	16	Poor	No	No	Yes	0
364	Bitter cherry	8, 14	19	Poor	No	No	Yes	0
365	Bitter cherry	10	15	Poor	No	No	Yes	0
366	Bitter cherry	13	15	Poor	No	No	Yes	0
367	Bitter cherry	4, 8, 4	16	Poor	No	No	Yes	0
368	Bitter cherry	8	16 north only	Poor	No	No	Yes	0
369	Bitter cherry	8, 10	11	Poor	No	No	Yes	0
370	Bitter cherry	3, 10	10	Poor	No	No	Yes	0
371	Bitter cherry	13	20	Poor	No	No	Yes	0
372	Bitter cherry	7, 8	20	Poor	No	No	Yes	0
373	Bitter cherry	8, 8	14	Poor	No	No	Yes	0
374	Bitter cherry	7	16	Poor	No	No	Yes	0
375	Bitter cherry	6, 5, 4, 4, 3, 7, 3	22	Fair	No	No	Yes	0
376	Bitter cherry	18	21	Poor	No	No	Yes	0
377	Bitter cherry	8, 9	27	Poor	No	No	Yes	0
378	Bitter cherry	9	9	Fair	No	No	Yes	0
379	Bitter cherry	8	10	Poor	No	No	Yes	0
380	Bitter cherry	8	19	Fair	No	No	Yes	0
381	Bitter cherry	8	22	Poor	No	No	Yes	0
382	Bigleaf maple	12, 9, 12	20	OK	No	Yes	No	0
383	Bitter cherry	3, 12 9, 4, 3, 10	20	Fair	No	No	Yes	0
384	Bitter cherry	7, 11	16	Poor	No	No	Yes	0
407	Locust	6, 6	16	OK	No	Yes	No	0
419	Bitter cherry	15	16	Fair	No	No	Yes	0
450	Locust	15	19	Fair	No	No	Yes	0
466	Locust	10	10	Fair	No	No	Yes	0
493	Bitter cherry	10, 7	24	Poor	No	No	Yes	0
495	Locust	4, 12	14	Fair	No	Yes	No	0
699	Hawthorne	14, 16, 16	20	Fair	No	No	Yes	0
745	Locust	4, 6	10	Poor	No	No	Yes	0
760	Locust	15	16	Fair	No	No	Yes	0
761	Locust	8	14	Fair	No	No	Yes	0
762	Locust	16	16	Fair	No	No	Yes	0
763	Locust	16	14	OK	No	Yes	No	0
764	Locust	12, 6, 10	14	OK	No	Yes	No	0
765	Locust	8	10	Fair	No	No	Yes	0
766	Locust	16	16	OK	No	Yes	No	0
768	Locust	11, 10	16	Fair	No	No	Yes	0
769A	Locust	14	17	OK	No	Yes	No	0
769	Locust	6	9	Fair	No	No	Yes	0
770	Locust	27, 27	18	Poor	No	No	Yes	0
771	Locust	6, 4	14	Fair	No	No	Yes	0
772	Locust	16	18	Poor	No	No	Yes	0
773	Locust	16	20	Fair	No	No	Yes	0
774	Red alder	16, 21	20	Poor	No	No	Yes	0
775	Locust	6	12	Poor	No	No	Yes	0
859	Locust	13	14	Fair	No	No	Yes	0
860	Locust	14	16	Fair	No	No	Yes	0
861	Locust	7	10	Poor	No	No	Yes	0
1814	Locust	10, 12	25	OK	No	Yes	No	0

35% Tree Retention*

35% of significant trees be retained 62 * 35% = 21.7= 22 Trees

*Per RZC 21.72.060

Tree Density Calculation

Total number of site trees	309
Total number of viable trees	63
Total number of Landmark trees	1
Total number of Landmark trees proposed to be removed	1
Total number of Landmark trees proposed to be retained	0
Total number of significant trees	63
Total number of significant trees proposed to be removed	41
Total number of significant trees proposed to be retained	22
Total number of retained trees	22
Required tree density: 64*.35	22
Required mitigation	40

Replacement Trees

Replacement Quota	Number of trees	Number of replacement trees	Total number of replace-ment trees
Removed Landmark (3:1)	1	3	3
Impacted Landmark (3:1)	0	0	0
Removed Significant (1:1)	37	37	37
Impacted Significant 1:1)	0	0	0
Total # of Replacement trees			40

Tree Retention Matrix

Tree type	Removed	Impacted	Retained	Total
Landmark (>30" DBH)	Number of removed landmark trees	Number of impacted landmark trees	Number of retained landmark trees	Total Landmark Trees
	1	0	0	1
	% of Removed Landmark Trees of All Trees	% of impacted Landmark Trees of all Trees	% of Retained Landmark Trees of All Trees	% Landmark Trees of All Trees
	1.60%	0%	0.00%	1.60%
Significant (6" – 30")	Number of removed significant trees	Number of impacted significant trees	Number of Retained Significant Trees	Total number of significant trees
	37	0	23	60
	% Significant removed of all significant trees	% impacted of all significant trees	% retained of all significant trees	% significant trees of all trees
	60%	0%	38%	98%
Totals	Number of Landmark + Significant removed trees	Number of Landmark + significant impacted	Number of Landmark + significant retained	Total Number of ALL Trees
	38	0	23	61
	% removed of all trees	% impacted of all Trees	% Retained of all Trees	
	62%	0%	38%	100%
Replacement Trees	# of replacement trees required	N/A	N/A	
	40			

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REVISIONS

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1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TREE PRESERVATION TABLES

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TP-06

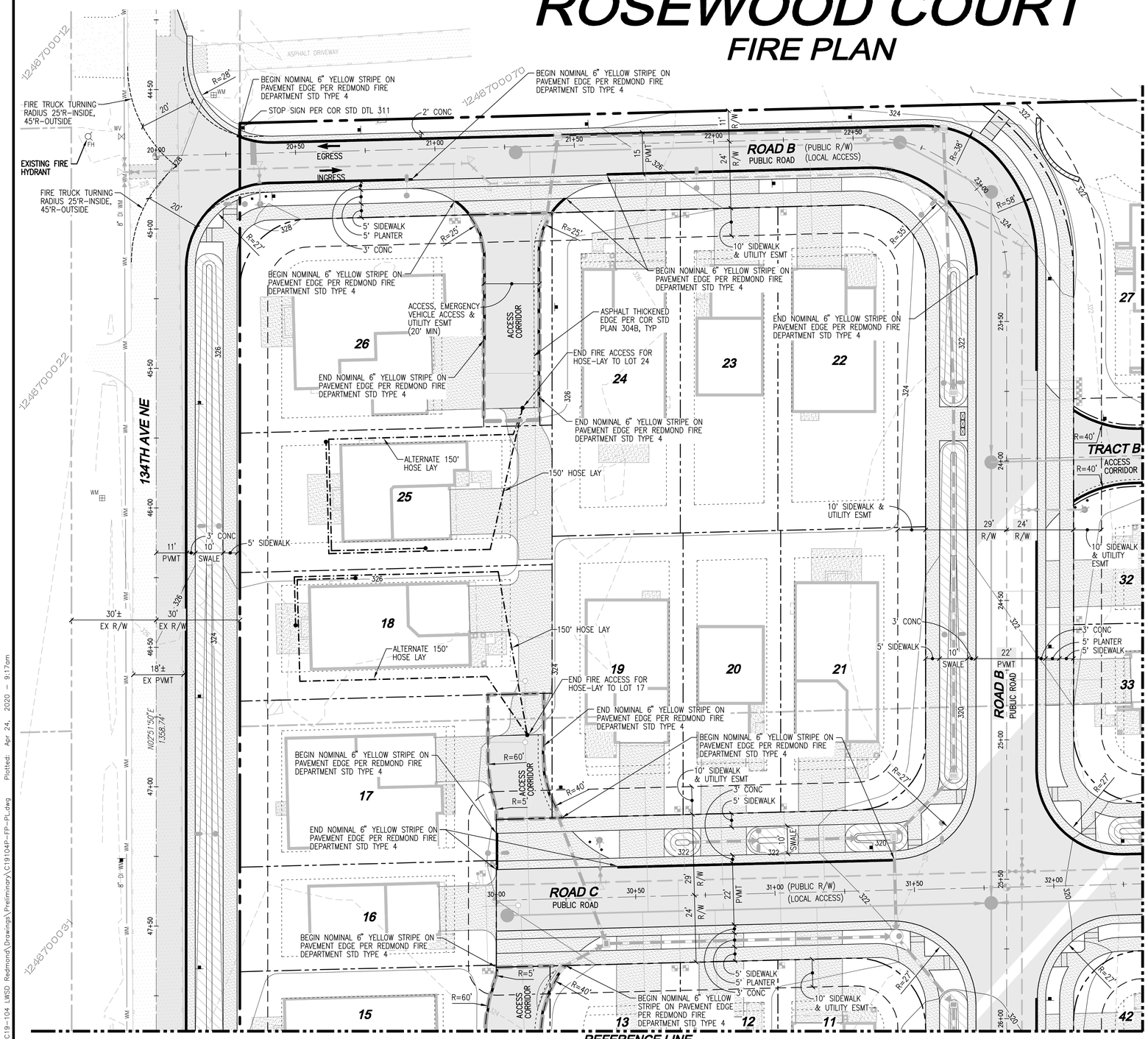
SHEET 55 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TP-PL.dwg Plotted: Apr 24, 2020 - 9:17am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

ROSEWOOD COURT

FIRE PLAN



SCALE: 1" = 20'

20' 0 20' 40'

PROPOSED LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- ACCESS, EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT
- "NO PARKING" SIGN PER COR DTL 499 (TYPE 3 COR FIRE) UNLESS OTHERWISE NOTED
- EX. HYDRANT
- PROPOSED FIRE HYDRANT
- 6" YELLOW STRIPE ON PAVEMENT EDGE

NOTES

1. ALL HOMES TO INCLUDE NFPA 13D AND RFD STANDARD 5.00 RESIDENTIAL FIRE SPRINKLERS.
2. FIRE LANE(S) WILL BE DESIGNATED BY SIGNAGE AND/OR STRIPING MEETING CITY OF REDMOND CODE AND REDMOND FIRE DEPARTMENT STANDARDS (SEC. 2.1.2.1).
3. PROPOSED TYPE 3 – METAL SIGNS: "NO PARKING – FIRE LANE" LOCATED EVERY 75' TO 100' O.C. PER COR STD DTL 499, 426D AND REDMOND FIRE DEPARTMENT STANDARDS – RFDS 2.00 ACCESS.
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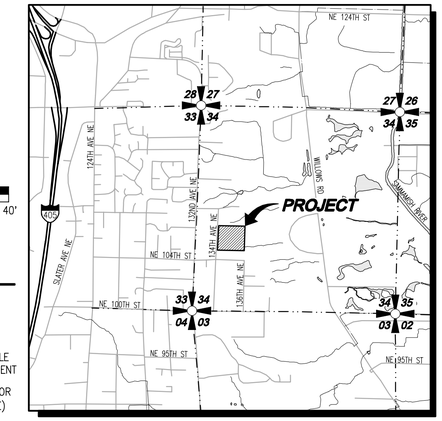
5. ALL WATER METERS TO HOMES SERVED BY RESIDENTIAL FIRE SPRINKLERS TO BE 1".



VICINITY MAP

SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

CHICAGO TITLE COMPANY
UPDATE 2ND COMMITMENT; COMMITMENT No. 0107074-16
EFFECTIVE DATE: MARCH 28, 2018 AT 8:00 AM

LOTS 3, 4, AND 5, BLOCK 157, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION No. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988. CITY OF REDMOND SURVEY CONTROL

BENCHMARK

PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9175
3" BRASS DISC IN CONCRETE MONUMENT DOWN 0.5', ±22' S OF NE 104TH ST AND ±45' E OF 132 AVE NE STAMPED "CITY OF REDMOND BM 48"
ELV: 334.27'

SECONDARY BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9181
"X" IN BRASS DISC IN CONC MONUMENT IN CASE DOWN 0.7', AT THE NORTHERLY INTERSECTION OF NE 108TH ST (TO THE W) AND 132ND AVE NE
ELV: 340.40'

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

CITY OF REDMOND HORIZONTAL CONTROL MONUMENTS USED

GLO-2DW – W1/4 CORNER SEC 34, T 26 N, R 5 E, W.M. NAIL IN CONCRETE MON IN CASE IN CENTERLINE OF 132ND AVE NE & THE NORTH EDGE OF NE 108TH ST. N=257057.41, E=1312590.23

A-62 – NE CORNER OF 132ND AVE NE & NE 104TH ST. 2-1/2" BRASS SURFACE MON, PUNCHED WITH "A62". N=255706.55, E=1312538.95

BASIS OF BEARING

N2°10'26"E BETWEEN COR CONTROL POINT GLO-2DW AND COR A-62

REFERENCES

(R1) ROS FOR LAKE WASHINGTON SCHOOL DISTRICT #414 (REC No. 9302259005)

(R2) PLAT OF KIRKLAND ADDITION (VOL 25 OF PLATS, PG. 26)

(R3) WIGHTMAN SHORT PLAT (VOL 82 OF PLATS, PG. 170)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

TOPOGRAPHIC DISCLAIMER

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www.LDCcorp.com

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SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98053

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
7-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

FIRE PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

FP-01

SHEET 56 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-FP-PL.dwg Plotted: Apr 24, 2020 – 9:17am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

SCALE: 1" = 20'

20' 0 20' 40'

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- SEWER PIPE
- WATER PIPE
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THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

FIRE PLAN

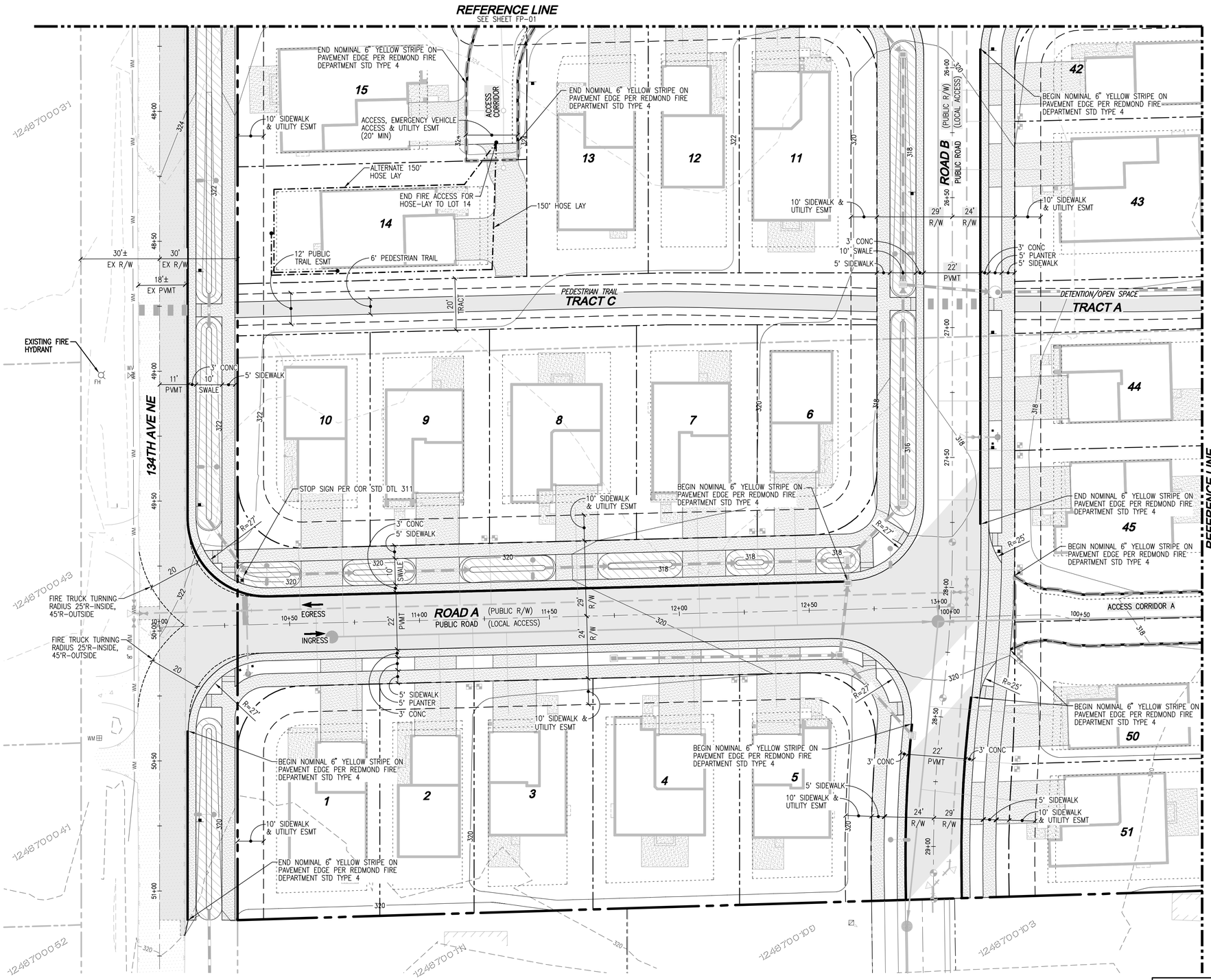
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

FP-02

SHEET 57 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-FP-PL.dwg Plotted: Apr 24, 2020 - 9:17am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



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1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

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Planning
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www.LDCcorp.com

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SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

FIRE PLAN

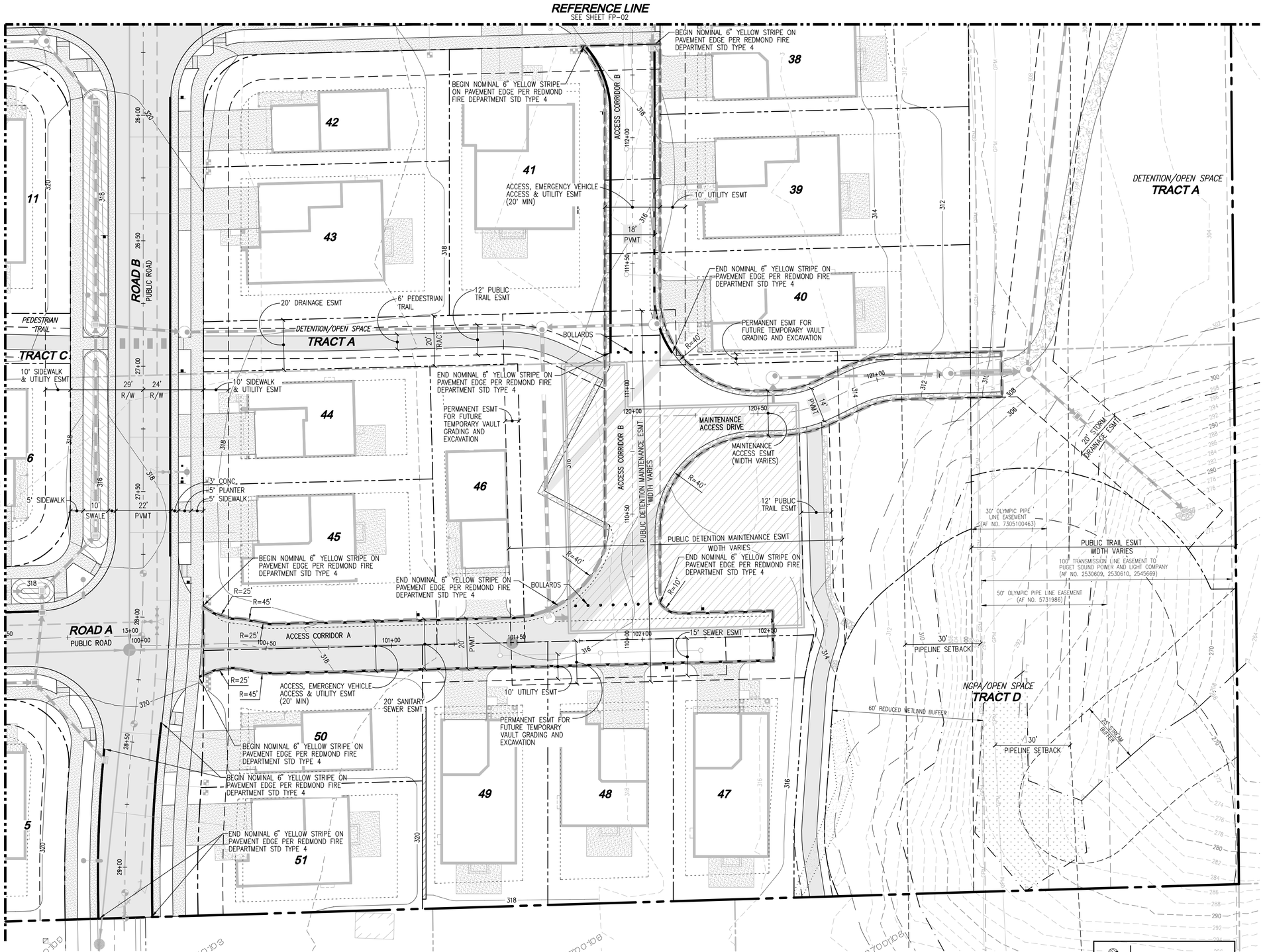
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

FP-03

SHEET 58 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-FP-PL.dwg Plotted: Apr 24, 2020 – 9:17am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

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4-24-20

PROJECT TITLE
ROSEWOOD COURT

SHEET TITLE
FIRE PLAN

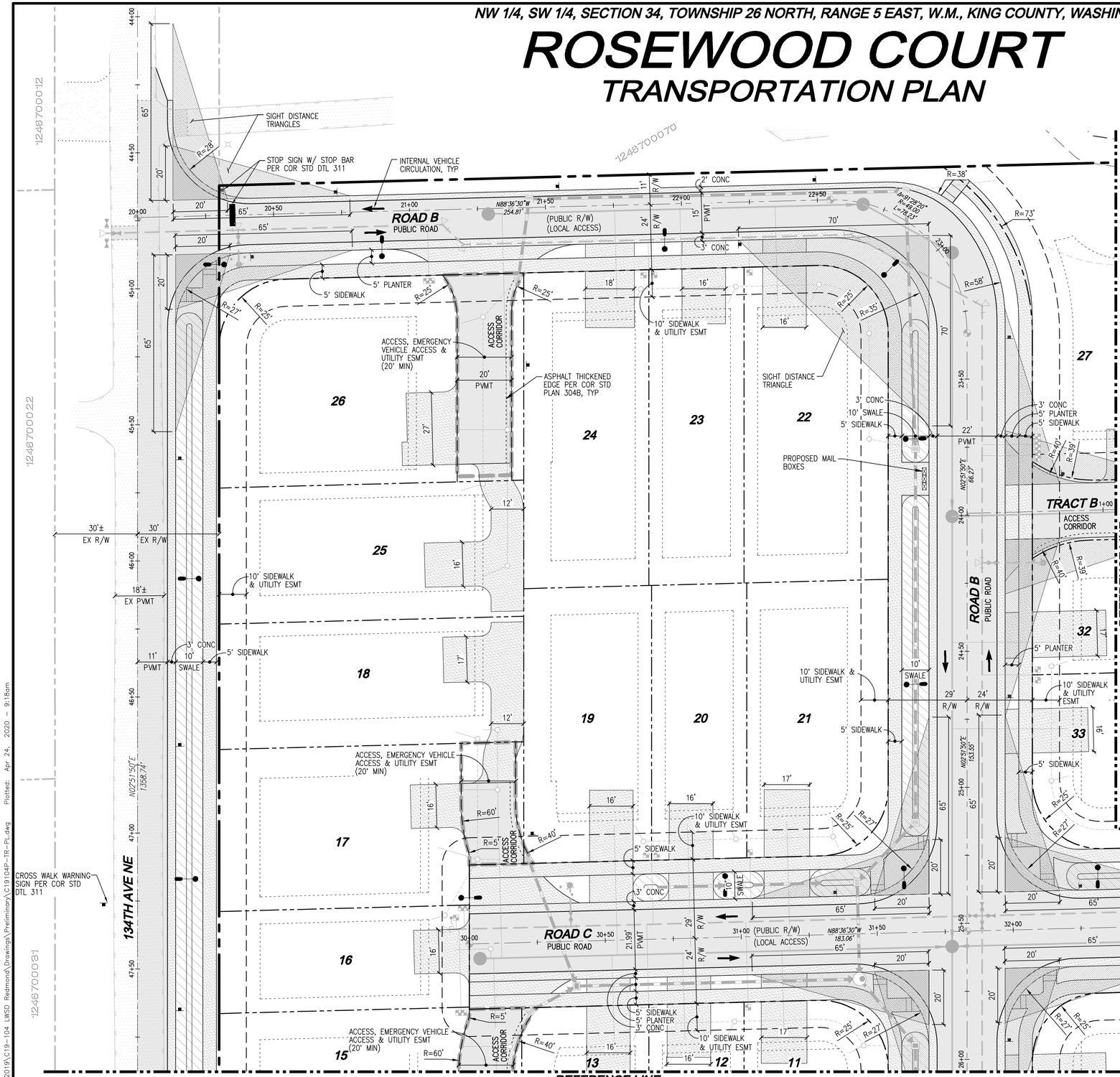
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

FP-04
SHEET 59 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-FP-PL.dwg Plotted: Apr 24, 2020 - 9:17am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON

ROSEWOOD COURT
TRANSPORTATION PLAN



SCALE: 1" = 20'

20' 0 20' 40'

PROPOSED LEGEND

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- SEWER PIPE
- DRAIN LINE
- WATER PIPE
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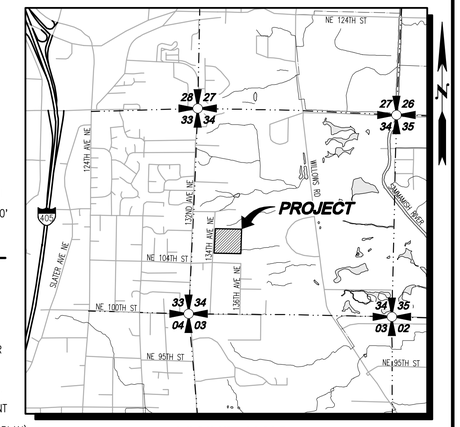
- ACCESS, EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT
- STREET LIGHT (SEE LIGHTING PLAN)

NOTES

1. SIDEWALK AND RIBBON CURB EXPANSION AND CONTRACTION JOINT SPACING PER COR STANDARD DETAIL 303.
2. SEE SHEET TR-05 FOR ROAD SECTIONS.
3. SEE SHEETS RD-05 THROUGH RD-10 FOR VERTICAL CURVE DATA.

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH AT EDGE OF TRAIL WAY= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'-20'
DRIVEWAY CONSTRUCTION PER COR STD DET 305A



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SCALE: 1"=2000'

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UPDATE 2ND COMMITMENT; COMMITMENT No. 0107074-16
EFFECTIVE DATE: MARCH 28, 2018 AT 8:00 AM

LOTS 3, 4, AND 5, BLOCK 157, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION No. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988. CITY OF REDMOND SURVEY CONTROL

BENCHMARK

PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9175
3" BRASS DISC IN CONCRETE MONUMENT DOWN 0.5', ±22' S OF NE 104TH ST AND ±45' E OF 132 AVE NE STAMPED "CITY OF REDMOND BM 48"
ELV: 334.27'

SECONDARY BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR 9181
"X" IN BRASS DISC IN CONC MONUMENT IN CASE DOWN 0.7', AT THE NORTHERLY INTERSECTION OF NE 108TH ST (TO THE W) AND 132ND AVE NE
ELV: 340.40'

HORIZONTAL DATUM

NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE

CITY OF REDMOND HORIZONTAL CONTROL MONUMENTS USED

GLO-2DW - W1/4 CORNER SEC 34, T 26 N, R 5 E, W.M. NAIL IN CONCRETE MON IN CASE IN CENTERLINE OF 132ND AVE NE & THE NORTH EDGE OF NE 108TH ST. N=257057.41, E=1312590.23

A-62 - NE CORNER OF 132ND AVE NE & NE 104TH ST. 2-1/2" BRASS SURFACE MON, PUNCHED WITH "A62". N=255706.55, E=1312538.95

BASIS OF BEARING

N2°10'26"E BETWEEN COR CONTROL POINT GLO-2DW AND COR A-62

REFERENCES

(R1) ROS FOR LAKE WASHINGTON SCHOOL DISTRICT #414 (REC No. 9302259005)

(R2) PLAT OF KIRKLAND ADDITION (VOL 25 OF PLATS, PG. 26)

(R3) WIGHTMAN SHORT PLAT (VOL 82 OF PLATS, PG. 170)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION:
LEICA MS-50 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GS-14 GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

TOPOGRAPHIC DISCLAIMER

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1851 Central Pl. S. #101
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EMAIL: sprince2020@aol.com

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PHONE: (425) 821-7777
EMAIL: cdecker@terra-associates.com

LANDSCAPE ARCHITECT:
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PHONE: (425) 337-3174
EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98053

THOMAS R. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
7-24-20

PROJECT TITLE
ROSEWOOD COURT

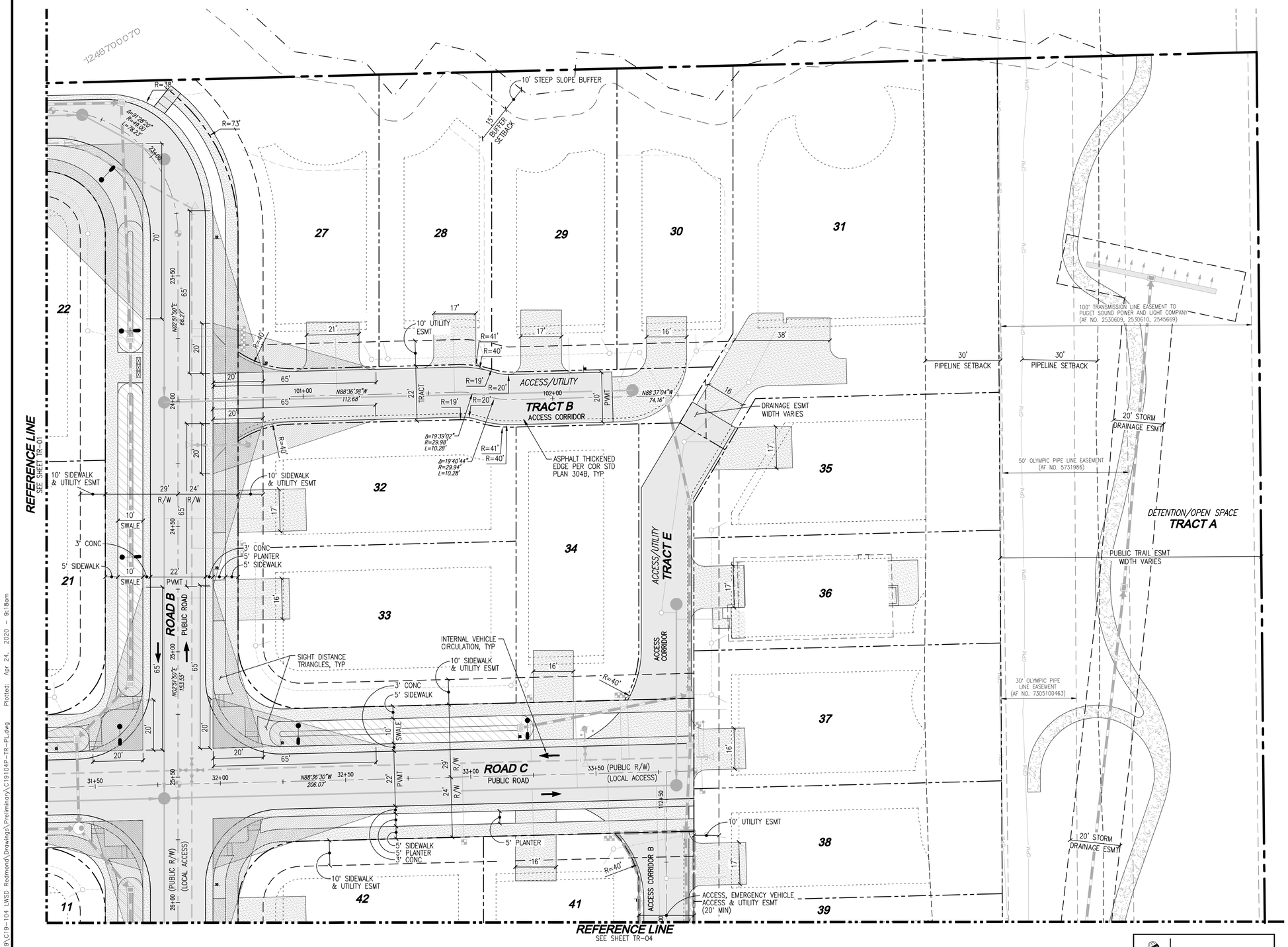
SHEET TITLE
TRANSPORTATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TR-01
SHEET 60 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TR-PL.dwg Plotted: Apr 24, 2020 - 9:18am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

PROPOSED LEGEND

- STORM PIPE
- SEWER PIPE
- DRAIN LINE
- WATER PIPE
- "NO PARKING" SIGN PER COR DTL 499 (TYPE 3 COR FIRE) UNLESS OTHERWISE NOTED
- STREET LIGHT (SEE LIGHTING PLAN)

NOTES

1. SIDEWALK AND RIBBON CURB EXPANSION AND CONTRACTION JOINT SPACING PER COR STANDARD DETAIL 303.
2. SEE SHEET TR-05 FOR ROAD SECTIONS.
3. SEE SHEETS RD-05 THROUGH RD-10 FOR VERTICAL CURVE DATA.

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH AT EDGE OF TRAIL WAY= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'-20'
DRIVEWAY CONSTRUCTION PER COR STD DET 305A

TOPOGRAPHIC DISCLAIMER

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THOMAS P. ABBOTT
STATE OF WASHINGTON
56901
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TRANSPORTATION PLAN

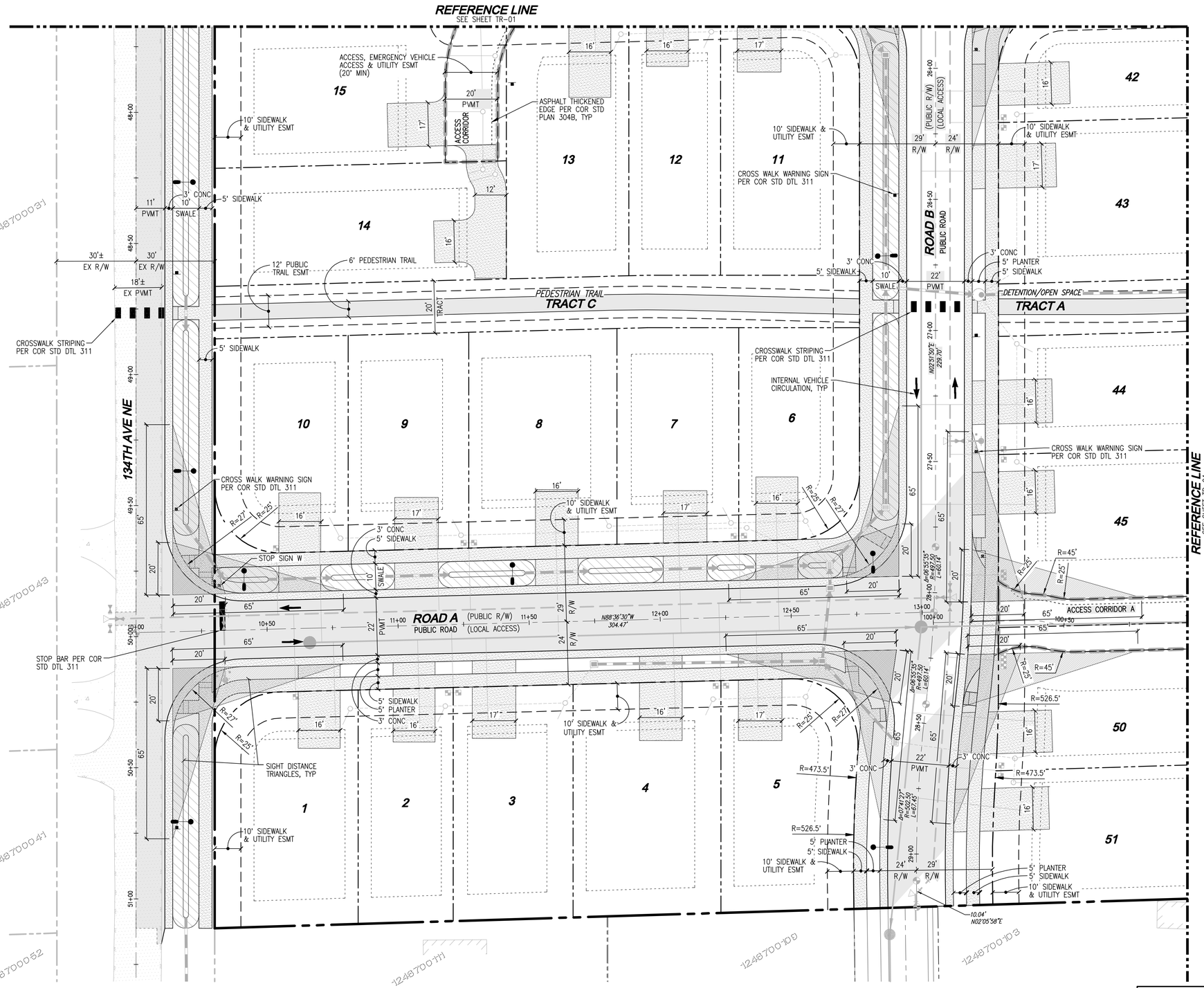
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TR-02

SHEET 61 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-TR-PL.dwg Plotted: Apr 24, 2020 - 9:18am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

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- SEWER PIPE
- DRAIN LINE
- WATER PIPE
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DRIVEWAY CONSTRUCTION PER COR STD DET 305A

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THOMAS P. ABBOTT
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REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TRANSPORTATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TR-03

SHEET 62 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TR-PL.dwg Plotted: Apr 24, 2020 - 9:18am

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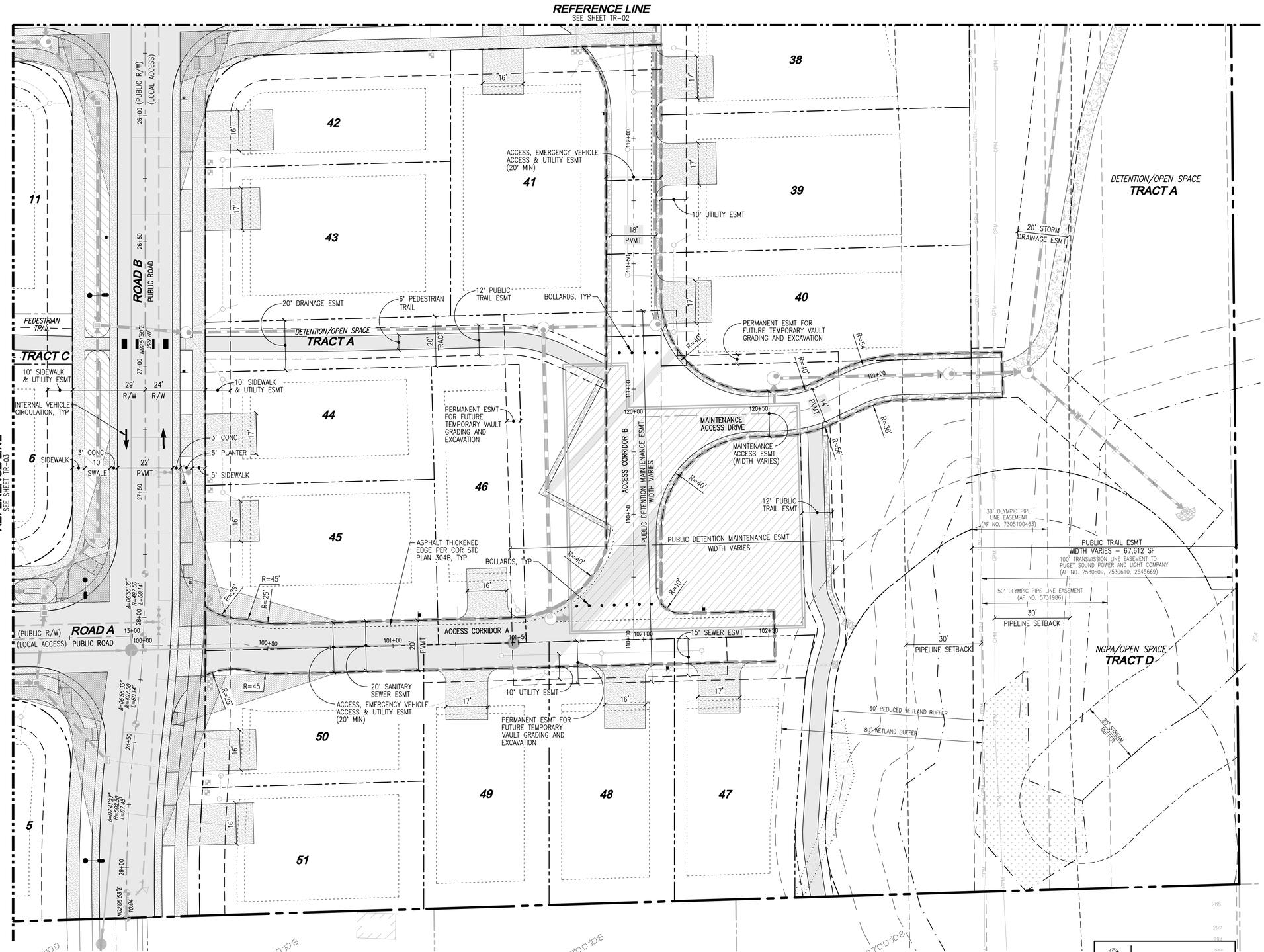

SCALE: 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE
ROSEWOOD COURT

SHEET TITLE
TRANSPORTATION PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TR-04

SHEET 63 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-TR-PL.dwg Plotted: Apr 24, 2020 - 9:18am

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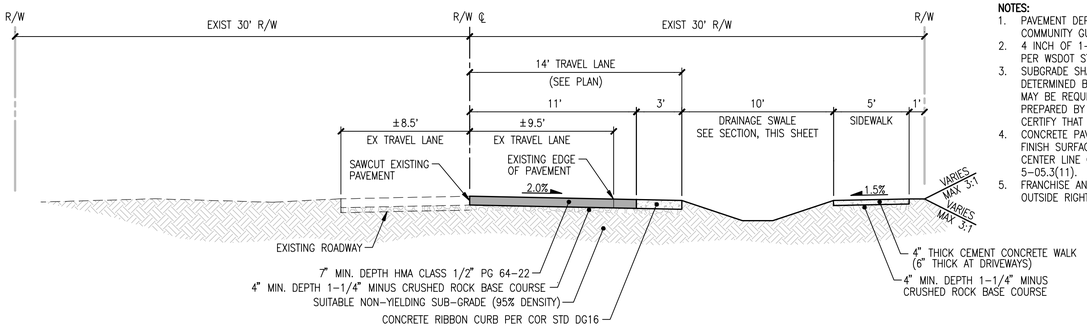


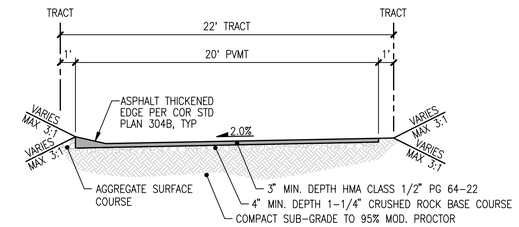
134TH AVE NE SECTION

SCALE: 1"=5'

CLASSIFICATION: LOCAL ACCESS (PUBLIC)
DESIGN SPEED: 25 MPH

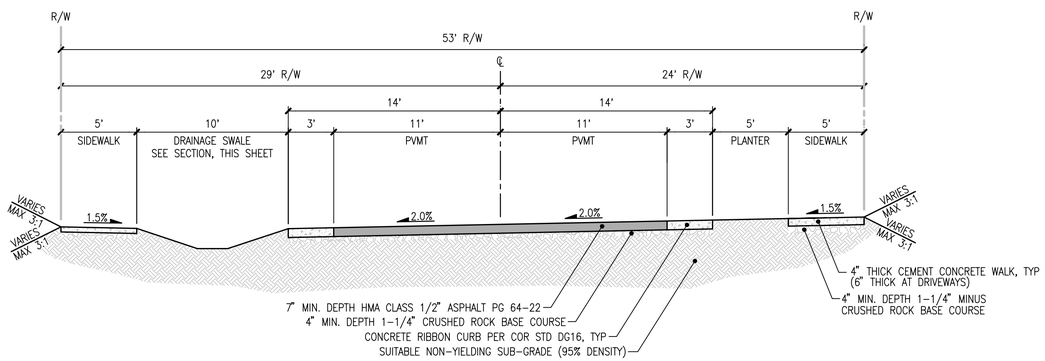
NOTES:

1. PAVEMENT DEPTHS FROM APPENDIX 20D-3, CITY OF REDMOND COMMUNITY GUIDE.
2. 4 INCH OF 1-1/4 INCH MINUS CRUSHED ROCK BASE COURSE PER WSDOT STANDARD SPEC 9-03.9(3).
3. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D 1557. GRAVEL BASE MAY BE REQUIRED PENDING SOIL CONDITIONS. A SOILS REPORT PREPARED BY A REGISTERED PROFESSIONAL ENGINEERING SHALL CERTIFY THAT THE ABOVE SECTION IS ACCEPTABLE.
4. CONCRETE PAVEMENT SHALL MEET WSDOT STANDARD SPEC 5-05. FINISH SURFACE BY TEXTURING WITH COMB PERPENDICULAR TO CENTER LINE OF PAVEMENT PER WSDOT STANDARD SPEC 5-05.3(11).
5. FRANCHISE AND DRY UTILITIES SHOULD BE LOCATED IN EASEMENT OUTSIDE RIGHT-OF-WAY.



TRACT B ACCESS CORRIDOR SECTION

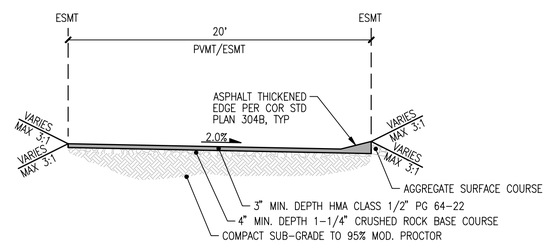
SCALE: 1"=5'



TYPICAL ROAD SECTION

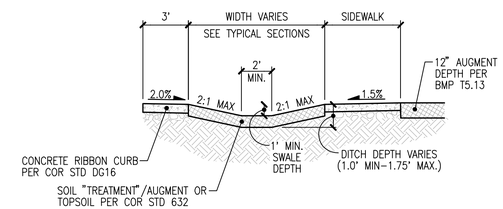
SCALE: 1"=5'

CLASSIFICATION: RUSTIC STREET
DESIGN SPEED: 25 MPH



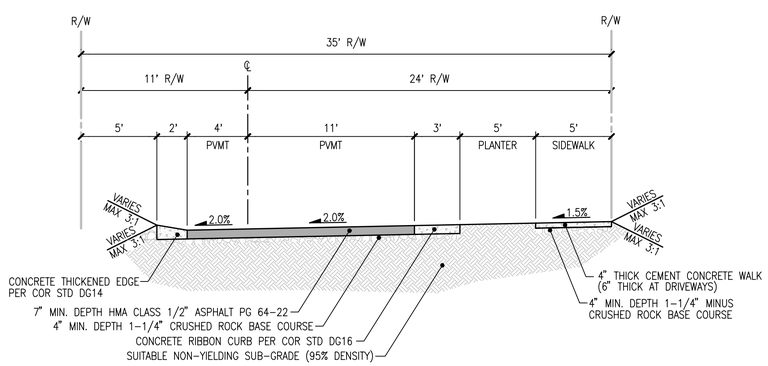
ACCESS CORRIDOR-TYPICAL SECTION

SCALE: 1"=5'



DRAINAGE SWALE

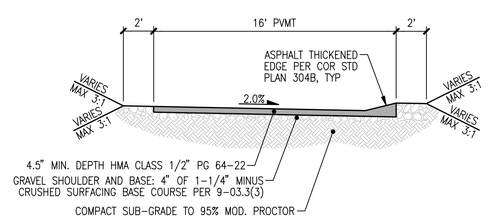
SCALE: 1"=5'



ROAD B SECTION
STA 20+00.00 TO 22+50.00

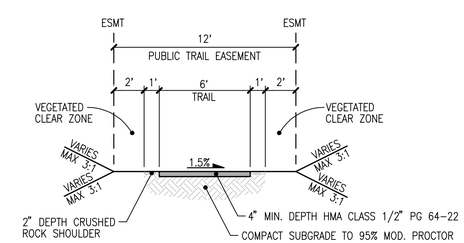
SCALE: 1"=5'

CLASSIFICATION: RUSTIC STREET
DESIGN SPEED: 25 MPH



VAULT ACCESS
MAINTENANCE ROADWAY SECTION

SCALE: 1"=5'



PUBLIC TRAIL EASEMENT
(OUTSIDE OF PSE & OLYMPIC EASEMENT)

SCALE: 1"=5'

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

LDC
Surveying
Engineering
Planning
Woodinville
20210 142nd Place NE
Woodinville, WA 98072
Kent
1851 Central Pl. S. #101
Kent, WA 98030
T 425.806.1869
F 425.482.2893
www.LDCcorp.com

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EMAIL: bbuck@lwsd.org

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10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

TRANSPORTATION PLAN

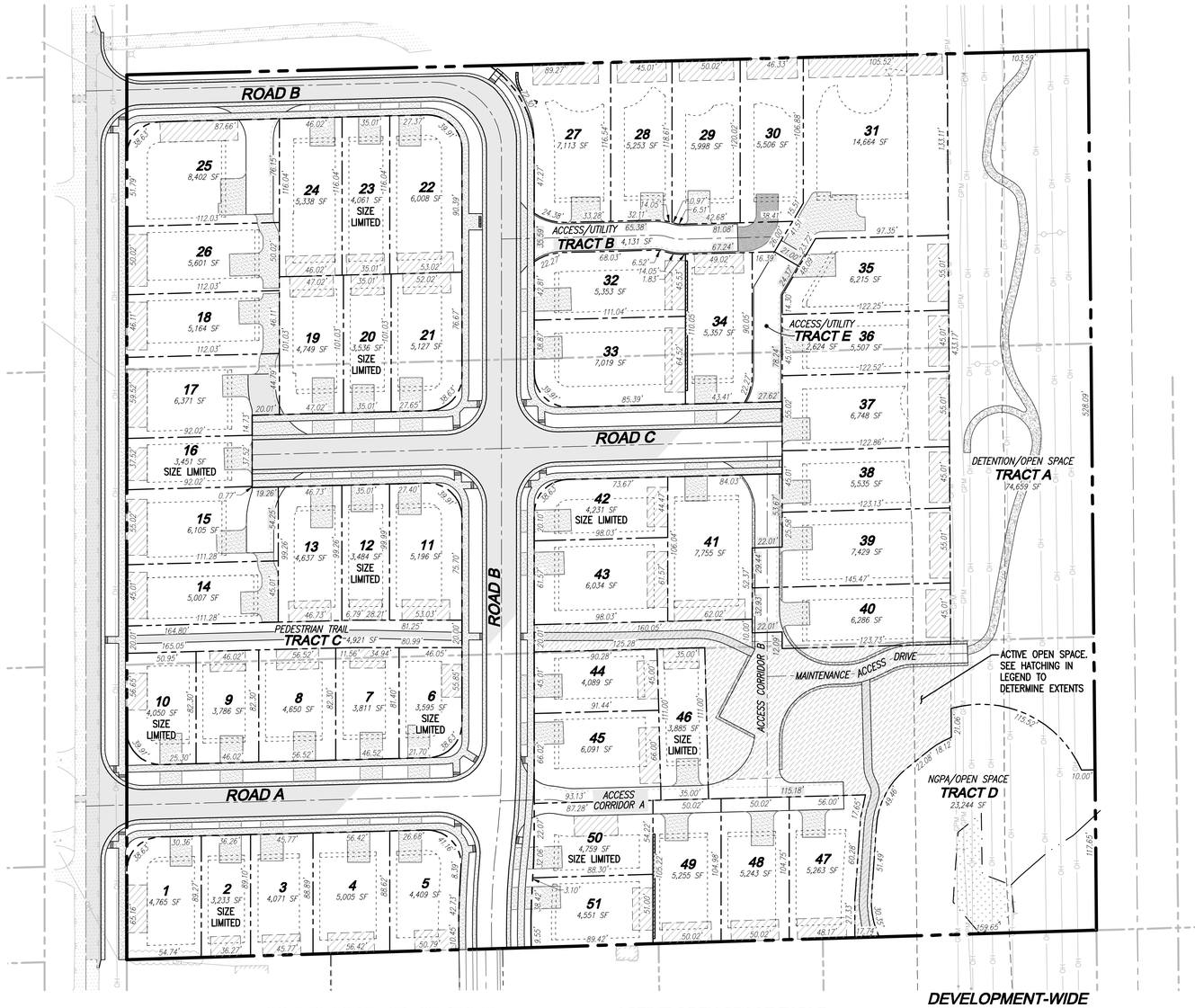
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

TR-05

SHEET 64 OF 69

Drawing: P:\Civil\2019\C19-104 WSD Redmond\Drawings\Preliminary\C19104P-TR-DT.dwg Plotted: Apr 24, 2020 - 9:19am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



LOT BY LOT OPEN SPACE TABLE

Lot	Area (sf)	Open Space Area (sf)	Open Space Width (ft)	Open Space Length (ft)	% Lot
1	4,765	510	15	34	10.70%
2	3,233	330	15	22	10.21%
3	4,071	420	15	28	10.32%
4	5,005	510	15	34	10.19%
5	4,409	450	15	30	10.21%
6	3,595	360	15	24	10.01%
7	3,811	390	15	26	10.23%
8	4,650	465	15	31	10.00%
9	3,786	390	15	26	10.30%
10	4,050	405	15	27	10.00%
11	5,196	525	15	35	10.10%
12	3,484	360	15	24	10.33%
13	4,637	465	15	31	10.03%
14	5,007	510	15	34	10.19%
15	6,105	615	15	41	10.07%
16	3,451	360	15	24	10.43%
17	6,371	645	15	43	10.12%
18	5,164	525	15	35	10.17%
19	4,749	480	15	32	10.11%
20	3,536	360	15	24	10.18%
21	5,127	525	15	35	10.24%
22	6,008	615	15	41	10.24%
23	4,061	420	15	28	10.34%
24	5,338	540	15	36	10.12%
25	8,402	855	15	57	10.18%
26	5,601	570	15	38	10.18%
27	7,113	720	15	48	10.12%
28	5,263	540	15	36	10.26%
29	5,998	600	15	40	10.00%
30	5,506	555	15	37	10.08%
31	14,664	1470	15	98	10.02%
32	5,353	540	15	36	10.09%
33	7,019	705	15	47	10.04%
34	5,357	540	15	36	10.08%
35	6,215	630	15	42	10.14%
36	5,507	555	15	37	10.08%
37	6,748	675	15	45	10.00%
38	5,535	555	15	37	10.03%
39	7,429	750	15	50	10.10%
40	6,286	630	18	35	10.02%
41	7,755	780	15	52	10.06%
42	4,231	435	15	29	10.28%
43	6,034	615	15	41	10.19%
44	4,089	420	15	28	10.27%
45	6,091	615	15	41	10.10%
46	3,885	390	15	26	10.04%
47	5,263	540	15	36	10.26%
48	5,243	525	15	35	10.01%
49	5,255	540	15	36	10.28%
50	4,759	480	15	32	10.09%
51	4,551	465	15	31	10.22%

SCALE: 1" = 50'

50' 0 50' 100'

LEGEND

- STORM PIPE
- SEWER PIPE
- DRAIN LINE
- WATER PIPE
- DRAINAGE SWALE
- TBR — TO BE REMOVED
- CONIFEROUS TREE (TO REMAIN)
- DECIDUOUS TREE (TO REMAIN)
- RETAINING WALL
- LOT BY LOT OPEN SPACE
- ACTIVE OPEN SPACE

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: ~100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN

NOTES

1. LOTS 2, 6, 10, 12, 16, 20, 23, 42, 46 AND 50 ARE TO BE SIZE LIMITED LOTS.

PROJECT SUMMARY TABLE	ZONE=RIN
GROSS SITE AREA (SF)	458,890
NET BUILDABLE AREA (SF)	274,788
MINIMUM DENSITY	25
MAXIMUM DENSITY (BASE) 458,890x5DU/43,560=52.67	52
BONUS DENSITY 5 AFFORDABLE DU PROVIDED	5
MAXIMUM DENSITY (TOTAL) 52+5=57	57
AVERAGE LOT SIZE	5,388
LARGEST PROPOSED LOT	14,664
SMALLEST PROPOSED LOT	3,233
SENSITIVE AREA(S) AND BUFFER (SF)	23,244
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS (TRACTS B & E)	81,278
TOTAL OPEN SPACE (SF)	130,694
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE (SF)	21,884

COMMON OPEN SPACE DESIGN *

	Tract Type	Open Space Achievement Type
Tract A	Detention/Open Space	A, B, C, D, E, F, G
Tract C	Pedestrian Trail	B, C, E, F, G, I
Tract D	NGPA/Open Space	A, B, D, E, H

** SEE RZC 21.08.180.E.2.D.II. PER RZC 5 REQUIREMENTS MUST BE ACHIEVED*

ACTIVE OPEN SPACE TABLE

Active Open Space		
Open Space Type	Area (SF)	Open Space Area Required (%)
Active Open Space Required*	13,738	25.0%

** 25% OF MINIMUM OPEN SPACE REQUIRED PER RZC 21.08.170L.2.C*

DEVELOPMENT-WIDE OPEN SPACE TABLES

Tract	Area (SF)	Total Lot Area (%)
A**	74,659	27.2%
D	23,244	8.5%
C	4,921	1.8%
Total	102,824	35.6%

** PER RZC 21.08.070.B. REFERENCE ALSO RZC 21.08.170L.2.B.*

*** PORTION OF TRACT A NOT COUNTED AS DIMENSION IS LESS THAN 25'*

Gross Site Area (SF) =		458,890
Total Lot Area (SF) =		274,751
Open Space Required** (SF) =		54,950
Open Space Type	Area (SF)	Total Lot Area (%)
Lot-by-Lot Open Space	27,870	10.1%
Development-Wide Open Space***	102,824	37.4%
Total Open Space	130,694	47.6%

** PER RZC 21.08.070.B. REFERENCE ALSO RZC 21.08.170L.2.B.*

*** 20% OF TOTAL LOT AREA PER RZC 21.08.070.B*

**** TRACTS A AND D*

SURVEY INFORMATION

LEGAL DESCRIPTION

CHICAGO TITLE COMPANY
UPDATE 2ND COMMITMENT; COMMITMENT No. 0107074-16
EFFECTIVE DATE: MARCH 28, 2018 AT 8:00 AM

LOTS 3, 4, AND 5, BLOCK 157, BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION No. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

PROJECT INFORMATION

SITE ADDRESS:	10428, 10612 134TH AVE NE REDMOND, WASHINGTON 98003
TAX PARCELS:	1246700080, 1246700090, 1246700100
SITE AREA:	458,890 SF (10.53 AC)
ZONING:	RIN
NUMBER OF UNITS ALLOWED:	57
BONUS UNITS ALLOWED:	5
BONUS UNITS PROVIDED:	0
TOTAL UNITS PROVIDED:	51

TOPOGRAPHIC DISCLAIMER

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CONTACT: NIELS PEDERSEN
PHONE: (425) 337-3174
EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT — STATE OF WASHINGTON — 56901 — REGISTERED PROFESSIONAL ENGINEER — 4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

OPEN SPACE COMPLIANCE PLAN

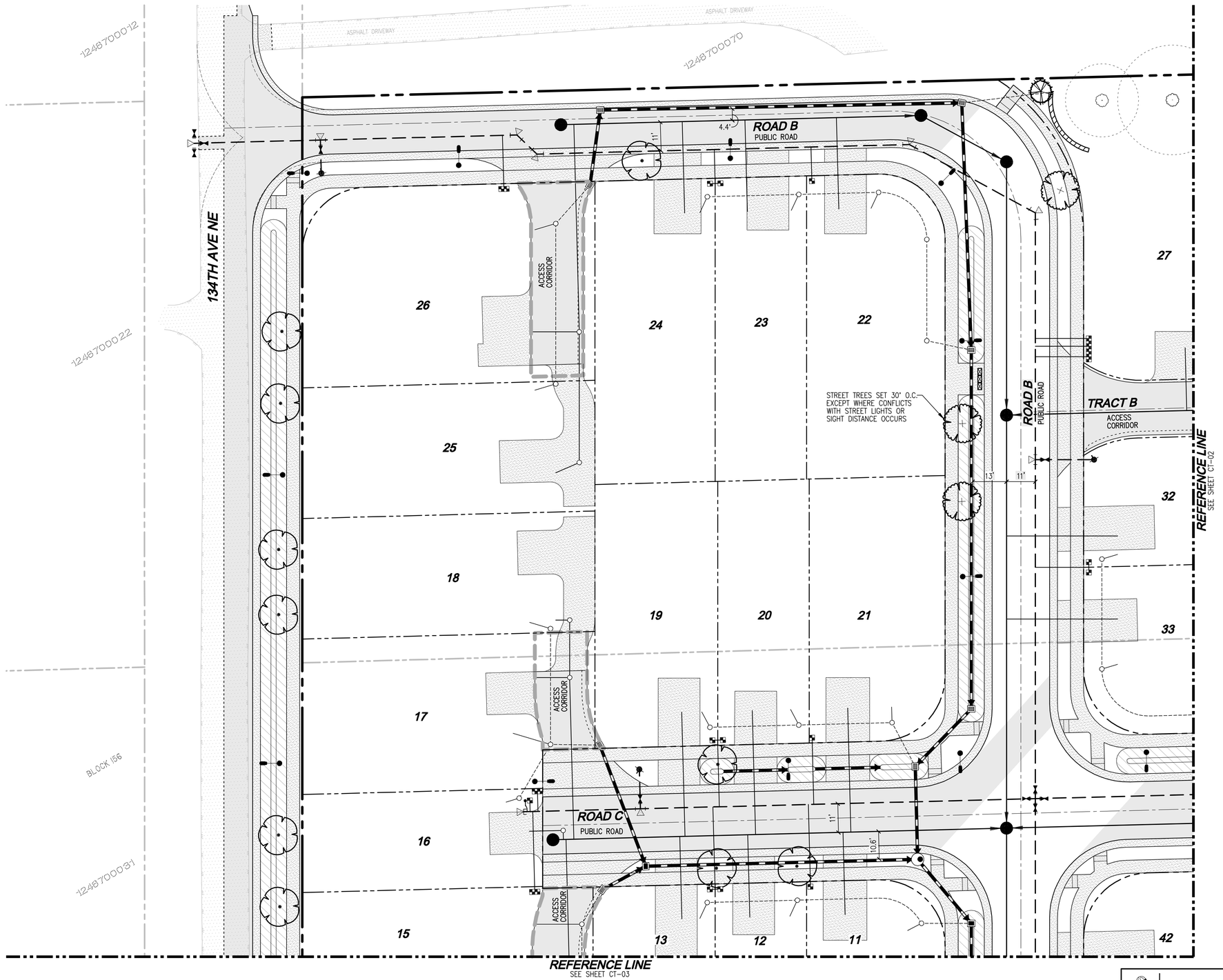
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

OSC-01

SHEET 65 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-OSC-PL.dwg Plotted: Apr 24, 2020 - 9:19pm

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 20'

20' 0 20' 40'

PROPOSED LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE, PVC UNLESS OTHERWISE NOTED
	YARD DRAIN COLLECTION PIPE (6" PVC)
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	PROPOSED DRAINAGE SWALE
	EXISTING CONIFEROUS TREES (TO REMAIN)
	EXISTING DECIDUOUS TREE (TO REMAIN)
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

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REDMOND, WA 98053

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED
PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

COORDINATED UTILITY & STREET TREE PLANTING PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

CT-01

SHEET 66 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C191104P-CT-PL.dwg Plotted: Apr 24, 2020 - 9:19am

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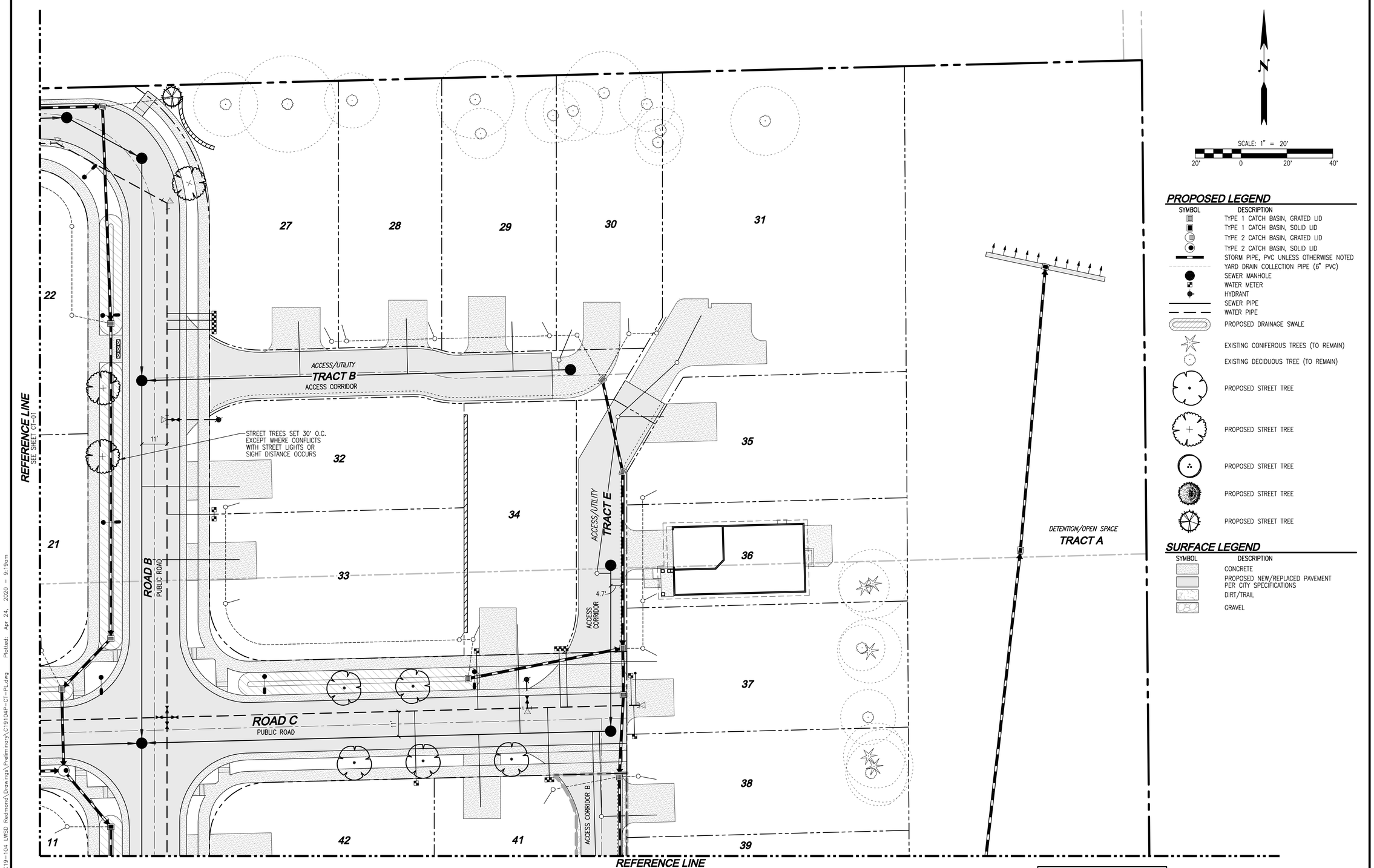

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SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
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4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

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JOB NUMBER:	19-104
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JURISDICTION:	CITY OF REDMOND

CT-02

SHEET 67 OF 69

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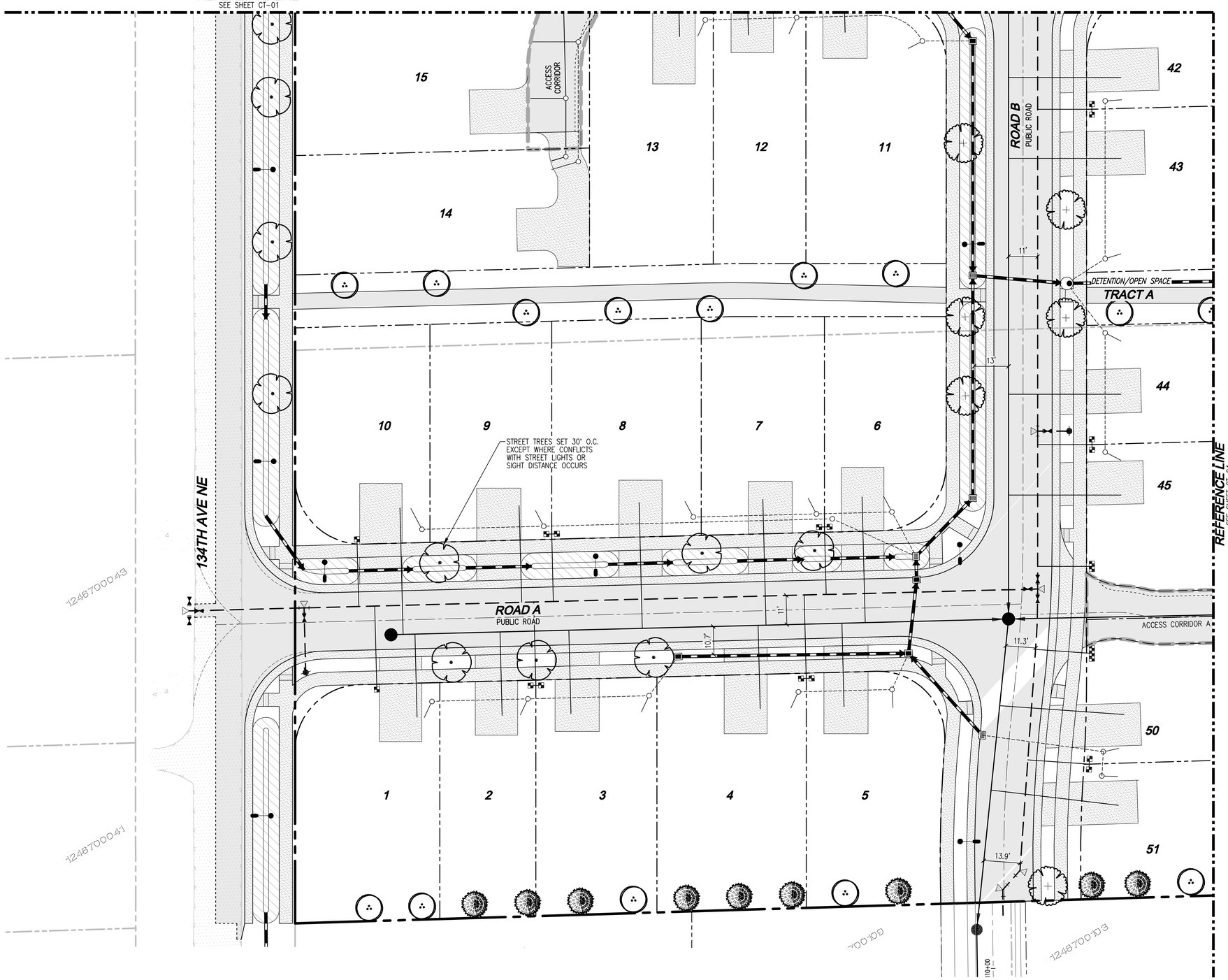

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	SEWER PIPE
	WATER PIPE
	PROPOSED DRAINAGE SWALE
	EXISTING CONIFEROUS TREES (TO REMAIN)
	EXISTING DECIDUOUS TREE (TO REMAIN)
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
	GRAVEL

TOPOGRAPHIC DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

PRELIMINARY SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	4-24-20	REVISED PER CITY COMMENTS ON 12-24-19	TPA

LDC
Surveying
Engineering
Planning
Woodinville
20210 142nd Place NE
Woodinville, WA 98072
T 425.806.1869
Kent
1851 Central Pl. S. #101
Kent, WA 98030
F 425.482.2893
www.LDCcorp.com

CLIENT

OWNER:
LAKE WA SCHOOL DISTRICT
15212 NE 95TH ST
REDMOND, WASHINGTON 98052
CONTACT: BRIAN BUCK
PHONE: (425) 936-1102
EMAIL: bbuck@lwsd.org

APPLICANT:
D.R. HORTON
11241 SLATER AVE NE, SUITE 200
KIRKLAND, WASHINGTON 98033
CONTACT: RAELYN HULQUIST
PHONE: (425) 821-3400
EMAIL: rhulquist@drhorton.com

CONSULTANT

ENGINEER:
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20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: TOM ABBOTT, PE
PHONE: (425) 806-1869
EMAIL: tabbott@ldccorp.com

SURVEYOR:
LDC, INC.
20210 142ND AVE NE
WOODINVILLE, WASHINGTON 98072
CONTACT: VINCE TOWNSEND, PLS
PHONE: (425) 806-1869
EMAIL: vtownsend@ldccorp.com

ARBORIST:
CREATIVE LANDSCAPE SOLUTIONS
17518 NE 119TH WAY
REDMOND, WASHINGTON 98052
CONTACT: SUSAN PRINCE
PHONE: (425) 890-3808
EMAIL: sprince202@aol.com

GEOTECH:
TERRA ASSOCIATES
12220 113TH AVE NE, STE 130
KIRKLAND, WASHINGTON 98034
CONTACT: CAROLYN DECKER, PE
PHONE: (425) 821-7777
EMAIL: cdecker@terra-associates.com

LANDSCAPE ARCHITECT:
CRAMER DESIGN CONSULTANTS, INC
1909 242ND ST SE
BOTHELL, WASHINGTON 98012
CONTACT: GAYLE CRAMER
PHONE: (425) 241-6258
EMAIL: cdclsa@frontier.com

WETLAND BIOLOGIST:
WETLAND RESOURCES
9505 19TH AVE SE, SUITE 106
EVERETT, WASHINGTON 98208
CONTACT: NEILS PEDERSEN
PHONE: (425) 337-3174
EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98003

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
4-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

COORDINATED UTILITY & STREET TREE PLANTING PLAN

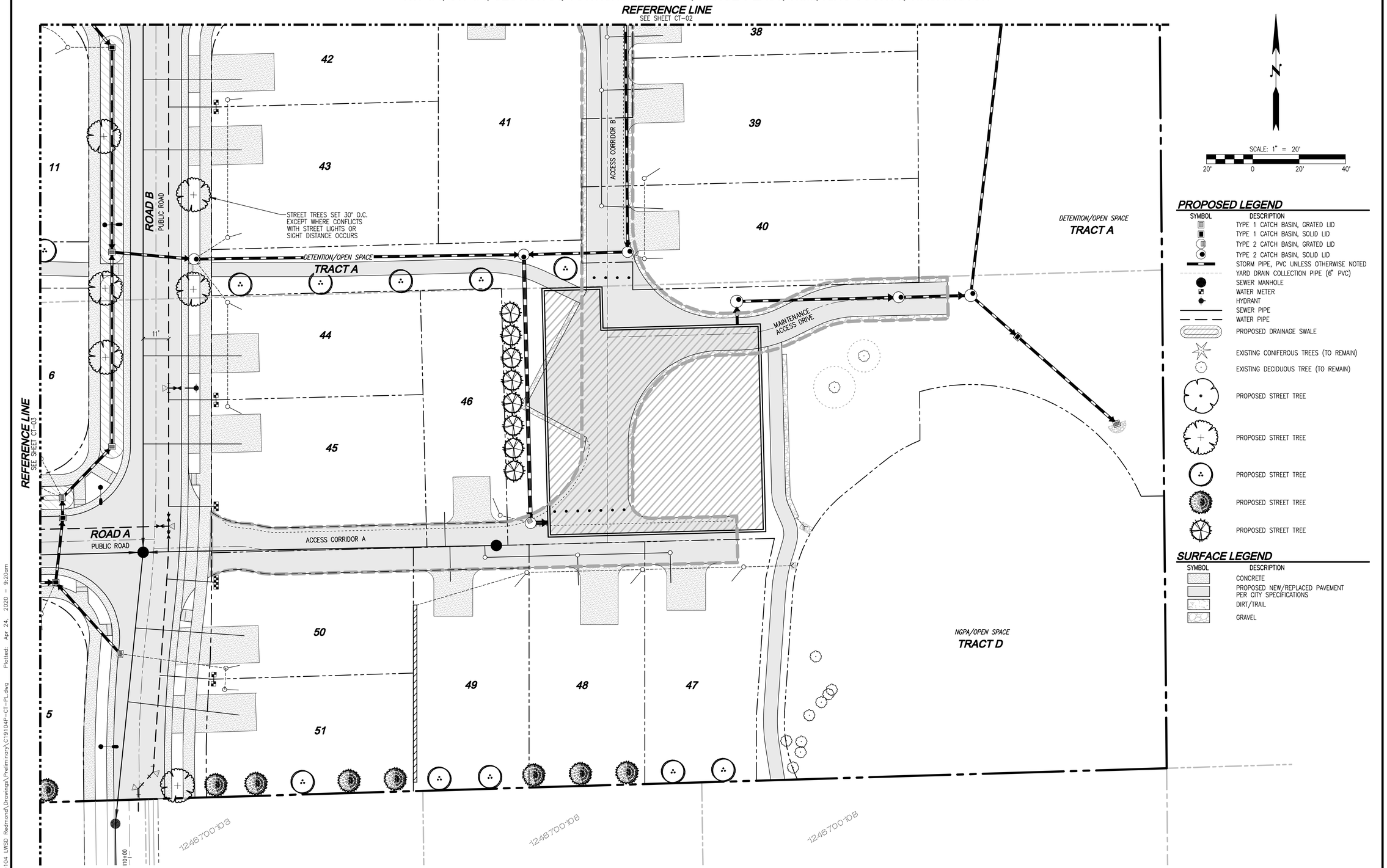
JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

CT-03

SHEET 68 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-CT-PL.dwg Plotted: Apr 24, 2020 - 9:19am

NW 1/4, SW 1/4, SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



PROPOSED LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE, PVC UNLESS OTHERWISE NOTED
	YARD DRAIN COLLECTION PIPE (6" PVC)
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	PROPOSED DRAINAGE SWALE
	EXISTING CONIFEROUS TREES (TO REMAIN)
	EXISTING DECIDUOUS TREE (TO REMAIN)
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE
	PROPOSED STREET TREE

SURFACE LEGEND

SYMBOL	DESCRIPTION
	CONCRETE
	PROPOSED NEW/REPLACED PAVEMENT PER CITY SPECIFICATIONS
	DIRT/TRAIL
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EMAIL: niels@wetlandresources.com

SITE ADDRESS

10428 AND 10612 134TH AVE NE
REDMOND, WA 98053

THOMAS P. ABBOTT
STATE OF WASHINGTON
56921
REGISTERED PROFESSIONAL ENGINEER
7-24-20

PROJECT TITLE

ROSEWOOD COURT

SHEET TITLE

COORDINATED UTILITY & STREET TREE PLANTING PLAN

JOB NUMBER:	19-104
DESIGNED BY:	TPA
DRAFTED BY:	RCR
DATE:	10-17-19
JURISDICTION:	CITY OF REDMOND

CT-04
SHEET 69 OF 69

Drawing: P:\Civil\2019\C19-104 LWSD Redmond\Drawings\Preliminary\C19104P-CT-PL.dwg Plotted: Apr 24, 2020 - 9:20am

Tree Retention Matrix				
Tree type	**Removed**	**Impacted**	**Retained**	**Total**
Landmark (>30" DBH)	Number of removed landmark trees	Number of impacted landmark trees	Number of retained landmark trees	Total Landmark Trees
	1	0	2	3
	% of Removed Landmark Trees of All Landmark Trees	% of impacted Landmark Trees of all Trees	% of Retained Landmark Trees of All Landmark Trees	% Landmark Trees of All Trees
	33%	0%	67%	100%
Significant (6" - 30")	Number of removed significant trees	Number if impacted significant trees	Number of Retained Significant Trees	Total number of significant trees
	40	0	21	61
	% Significant removed of all significant trees	% impacted of all significant trees	% retained of all significant trees	% significant trees of all trees
	66%	0%	34%	100%
Totals	Number of Landmark + Significant removed trees	Number of Landmark + significant impacted	Number of Landmark + significant retained	Total Number of ALL Trees
	41	0	23	64
	% removed of all trees	% impacted of all Trees	% Retained of all Trees	
	64%	0%	36%	100%

Replacement Trees			
Replacement Quota	**Number of trees**	**Number of replacement trees**	**Total number of replace-ment trees**
Removed Landmark (3:1)	1	3	3
Impacted Landmark (3:1)	0	0	0
Removed Significant (1:1)	40	40	40
Impacted Significant 1:1)	0	0	0
Total # of Replacement trees	41	43	**44**

35% Tree Retention*
35% of significant trees be retained 64 * 35% = 22.4 = 22 Trees

*Per RZC 21.72.060

TREE LEGEND

- LANDMARK TREE TO BE RETAINED
- TREE TO BE RETAINED
- LANDMARK TREE (TO BE REMOVED)
- TREE (TO BE REMOVED)
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK
- 300 TREE TAG NUMBER

Replacement Tree Plantings									
UNIQUE SYMBOL	EVERGREEN OR DECIDUOUS	SPECIES TYPE	QTY	DBH (INCHES)	HEIGHT (FEET)	NATIVE	NON-NATIVE	ADAPTIVE	DROUGHT TOLERANT
	DECIDUOUS	Acer circinatum	21		7'	X			X
	EVERGREEN	Thuja plicata	14		8'	X			X
	EVERGREEN	Pseudotsuga menziesii	9		10.5'	X			X

Total Replacement Trees	44

Non-Replacement Tree Plantings									
UNIQUE SYMBOL	EVERGREEN OR DECIDUOUS	SPECIES TYPE	QTY	DBH (INCHES)	HEIGHT (FEET)	NATIVE	NON-NATIVE	ADAPTIVE	DROUGHT TOLERANT
	DECIDUOUS	Acer rubrum 'Bowhall'	9	2"	8'		X	X	X
	DECIDUOUS	Fraxinus p. 'Marshall's Seedless'	24	3"	8'		X	X	X

Total Non-Replacement Trees	33

TREE NOTES:

TREES TO BE PLANTED A MAXIMUM OF 20' O.C. EXCEPT WHERE EXISTING TREES PREVENT PLANTING. TREES TO BE 8' AWAY FROM UNDERGROUND UTILITY LINES EXCEPT MAY BE WITHIN 4' WHERE ROOT BARRIERS ARE FEASIBLE.

STREET TREES TO BE PLANTED MAXIMUM OF 30' O.C. EXCEPT WHERE THEY CONFLICT WITH DRIVEWAYS, UTILITES, SIGNS OR SIGHT TRIANGLES.

TREE REPLACEMENT PLAN
SCALE: 1" = 40' - 0"

GRAPHIC SCALE
-40 0 20 40 80
(IN FEET)
1 inch = 40 feet

APPROVED FOR CONSTRUCTION

Director of Public Works
City of Redmond

Date:

Plan Chk Engr:
Storm:
Utility:
Fire:
Trans / Engr:
Planning:

This approval is for the design concept only. These plans appear to be in conformance with the City Of Redmond design standards for construction. This approval shall not be construed as authorizing construction not in accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with City of Redmond design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet the applicable construction standards. The owner is required to provide designs and plans in accordance with applicable City standards and assures that construction is accomplished in accordance with those standards. The owner and/or design engineer and/or developer may be required to make necessary approved field revisions to correct any errors or omissions found on the approved plan.

Created: 10/15/19
1. 4/17/20 REVISED PER SITE PLAN & COMMENTS
2. 4/23/20 REVISED PER SITE PLAN & COMMENTS

Drawn: ELK
TAK
ELK

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
19104 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT
TREE REPLACEMENT PLAN

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98053

SHEET
L-1
OF 8 SHEETS

ECOLOGICAL SCORE REQUIREMENTS

TECHNIQUE (TABLE 21.32.060)	POINTS AWARDED
1. 25% of the plants installed are Northwest adaptive and 25% of the plants installed are native.	5
3. Minimum of 25% of proposed trees are evergreens.	5
4. Minimum of 25% of evergreen trees are greater than 10 feet high at installation.	5
5. Minimum of 25% of deciduous trees are 3-inch caliper or greater at installation.	5
TOTAL:	20 POINTS

ECOLOGICAL SCORE REQUIREMENT INFORMATION

TECHNIQUE 1. 57.1% or 44 out of 77 trees, to be native. 100% of proposed shrubs within the recreation area & Tract C to be native.

TECHNIQUE 3. Of the 77 proposed trees, 23 of the trees are evergreen or 30.0%.

TECHNIQUE 4. 9 out of 30 evergreen trees or 30.0% are to be taller then 10 feet high at the time of installation.

TECHNIQUE 5. 24 out of 54 or 44.4% of the deciduous trees are to be 3-inch caliper or greater at installation.

Replacement Tree Plantings									
UNIQUE SYMBOL	EVERGREEN OR DECIDUOUS	SPECIES TYPE	QTY	DBH (INCHES)	HEIGHT (FEET)	NATIVE	NON-NATIVE	ADAPTIVE	DROUGHT TOLERANT
A	DECIDUOUS	Acer circinatum	21		7'	X			X
	EVERGREEN	Thuja plicata	14		8'	X			X
	EVERGREEN	Pseudotsuga menziesii	9		10.5'	X			X

Total Replacement Trees	44

Non-Replacement Tree Plantings									
UNIQUE SYMBOL	EVERGREEN OR DECIDUOUS	SPECIES TYPE	QTY	DBH (INCHES)	HEIGHT (FEET)	NATIVE	NON-NATIVE	ADAPTIVE	DROUGHT TOLERANT
	DECIDUOUS	Acer rubrum 'Bowhall'	9	2"	8'		X	X	X
	DECIDUOUS	Fraxinus p. 'Marshall's Seedless'	24	3"	8'		X	X	X

Total Non-Replacement Trees	33

PLANT SCHEDULE

ACTIVE RECREATION	BOTANICAL / COMMON NAME	QTY
	ACTIVE RECREATION	21,825 sf

NATIVE PLANTING	BOTANICAL / COMMON NAME	QTY
	SHRUBS & GROUNDCOVERS	9,161 sf

TRANSITION AREAS	BOTANICAL / COMMON NAME	QTY
	TRANSITION AREAS	2,433 sf

OPEN SPACE & ACTIVE RECREATION:

TOTAL LOTS AREA 1-51 = 274,760 SF
20% REQUIRED OPEN SPACE = 54,952 SF
PROPOSED OPEN SPACE = 97,902 SF

25% REQUIRED ACTIVE RECREATION = 13,738 SF
PROPOSED ACTIVE RECREATION = 21,825 SF

TREE LEGEND

- #-LM — LANDMARK TREE TO BE RETAINED
- # — TREE TO BE RETAINED
- TREE CONIFEROUS
- 5' — TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK
- 350 — TREE TAG NUMBER

LANDSCAPE PLAN
SCALE: 1" = 40' - 0"

GRAPHIC SCALE
-40 0 20 40 80
(IN FEET)
1 inch = 40 feet

APPROVED FOR CONSTRUCTION

Director of Public Works
City of Redmond

Date: _____

Plan Chk Engr: _____
Storm: _____
Utility: _____
Fire: _____
Trans / Engr: _____
Planning: _____

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1. 4/17/20 REVISED PER SITE PLAN & COMMENTS Drawn: ELK
2. 4/23/20 REVISED PER SITE PLAN & COMMENTS ELK

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT
LANDSCAPE REQUIREMENTS

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98073

SHEET
L-2
OF 8 SHEETS

PLANT SCHEDULE

REPLACEMENT TREES	BOTANICAL / COMMON NAME
	Acer circinatum Vine Maple
	Pseudotsuga menziesii Douglas Fir
	Thuja plicata Western Red Cedar

STREET TREE	BOTANICAL / COMMON NAME
	Acer rubrum 'Bowhall' Bowhall Maple
	Fraxinus pennsylvanica 'Marshall's Seedless' Marshall's Seedless Ash

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' Kinnikinnick

HYDROSEED	BOTANICAL / COMMON NAME
	Biofiltration Swale Grass Mix
	Meadow Mix
	Sun/Shade Lawn Mix

NATIVE PLANTING	BOTANICAL / COMMON NAME
	Shrubs & Groundcovers

SEE SHEET L-7 FOR COMPLETE PLANT SCHEDULE

TREE LEGEND

- LANDMARK TREE TO BE RETAINED
- TREE TO BE RETAINED
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK
- 350 TREE TAG NUMBER

TREE NOTES:

TREES TO BE PLANTED A MINIMUM OF 5' FROM PERIMETER PROPERTY LINE IN TRANSITION AREA. TREES TO BE PLANTED A MAXIMUM OF 20' O.C. EXCEPT WHERE EXISTING TREES PREVENT PLANTING. TREES TO BE 8' AWAY FROM UNDERGROUND UTILITY LINES EXCEPT MAY BE WITHIN 4' WHERE ROOT BARRIERS ARE FEASIBLE.

STREET TREES TO BE PLANTED MAXIMUM OF 30' O.C. EXCEPT WHERE THEY CONFLICT WITH DRIVEWAYS, UTILITES, SIGNS OR SIGHT TRIANGLES.

FRONT YARD LANDSCAPING:

LANDSCAPING FOR FRONT YARD SHALL BE PROVIDED AS PER 20C70.50-050 (5)(c)

LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

APPROVED FOR CONSTRUCTION

Director of Public Works
City of Redmond

Date: _____

Plan Chk Engr: _____
Storm: _____
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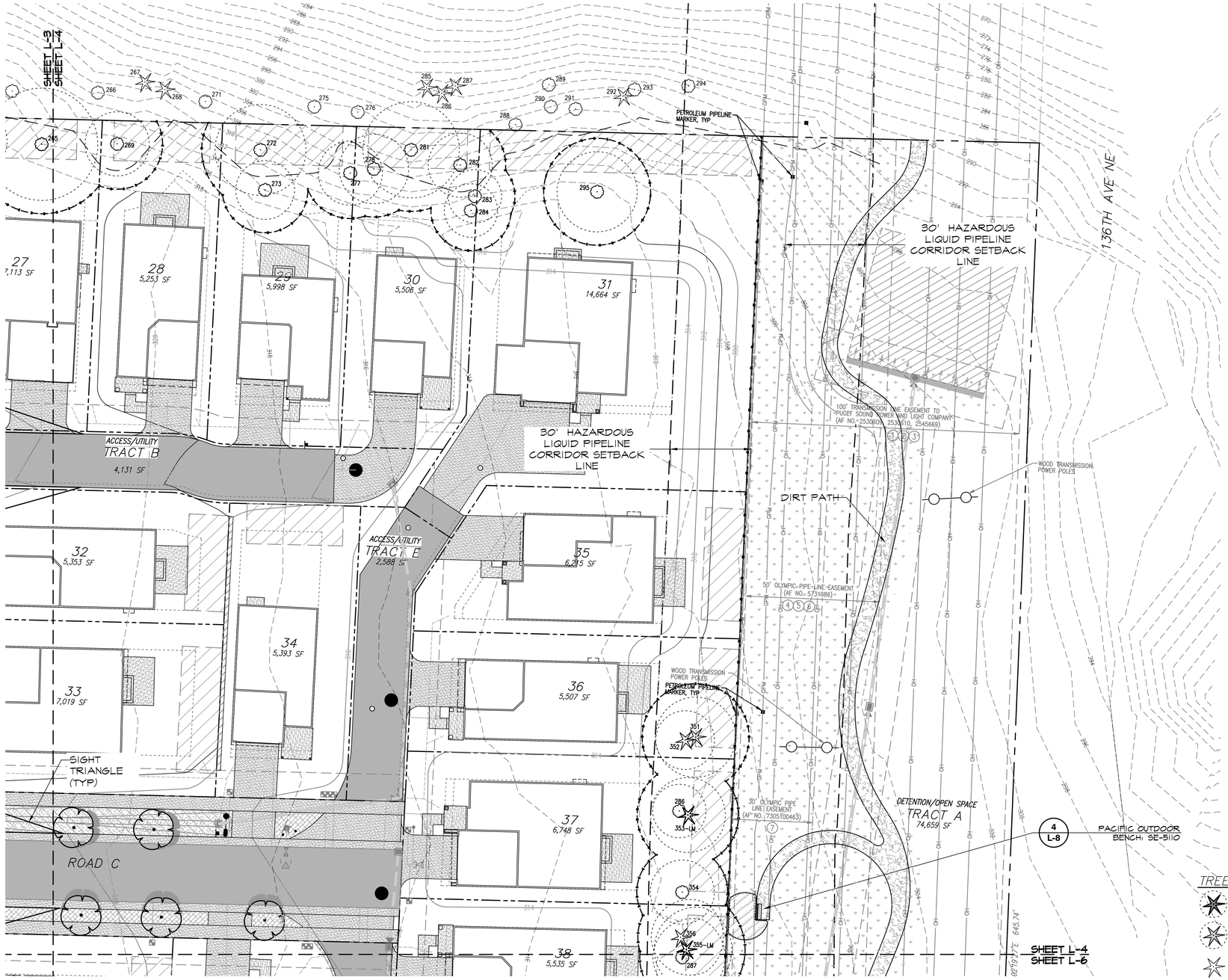
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT LANDSCAPE PLAN

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98053

SHEET
L-3
OF 8 SHEETS



PLANT SCHEDULE

REPLACEMENT TREES	BOTANICAL / COMMON NAME
	Acer circinatum Vine Maple
	Pseudotsuga menziesii Douglas Fir
	Thuja plicata Western Red Cedar

STREET TREE	BOTANICAL / COMMON NAME
	Acer rubrum 'Bowhall' Bowhall Maple
	Fraxinus pennsylvanica 'Marshall's Seedless' Marshall's Seedless Ash

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' Kinnikinnick

HYDROSEED	BOTANICAL / COMMON NAME
	Biofiltration Swale Grass Mix
	Meadow Mix
	Sun/Shade Lawn Mix

NATIVE PLANTING	BOTANICAL / COMMON NAME
	Shrubs & Groundcovers

SEE SHEET L-7 FOR COMPLETE PLANT SCHEDULE

TREE LEGEND

- #-LM — LANDMARK TREE TO BE RETAINED
- # — TREE TO BE RETAINED
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LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

APPROVED FOR CONSTRUCTION

Director of Public Works
City of Redmond

Date: _____

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LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT LANDSCAPE PLAN

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98053

SHEET
L-4
OF 8 SHEETS

PLANT SCHEDULE

REPLACEMENT TREES	BOTANICAL / COMMON NAME
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	Thuja plicata Western Red Cedar

STREET TREE	BOTANICAL / COMMON NAME
	Acer rubrum 'Boxhall' Boxhall Maple
	Fraxinus pennsylvanica 'Marshall's Seedless' Marshall's Seedless Ash

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' Kinnikinnick

HYDROSEED	BOTANICAL / COMMON NAME
	Biofiltration Swale Grass Mix
	Meadow Mix
	Sun/Shade Lawn Mix

NATIVE PLANTING	BOTANICAL / COMMON NAME
	Shrubs & Groundcovers

SEE SHEET L-7 FOR COMPLETE PLANT SCHEDULE

TREE LEGEND

- LANDMARK TREE TO BE RETAINED (#-LM)
- TREE TO BE RETAINED (#)
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK (5')
- 350 — TREE TAG NUMBER

TREE NOTES:

TREES TO BE PLANTED A MINIMUM OF 5' FROM PERIMETER PROPERTY LINE IN TRANSITION AREA. TREES TO BE PLANTED A MAXIMUM OF 20' O.C. EXCEPT WHERE EXISTING TREES PREVENT PLANTING. TREES TO BE 8' AWAY FROM UNDERGROUND UTILITY LINES EXCEPT MAY BE WITHIN 4' WHERE ROOT BARRIERS ARE FEASIBLE.

STREET TREES TO BE PLANTED MAXIMUM OF 30' O.C. EXCEPT WHERE THEY CONFLICT WITH DRIVEWAYS, UTILITES, SIGNS OR SIGHT TRIANGLES.

FRONT YARD LANDSCAPING:

LANDSCAPING FOR FRONT YARD SHALL BE PROVIDED AS PER 20C70.50-050 (5)(c)

LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

APPROVED FOR CONSTRUCTION

Director of Public Works
City of Redmond

Date: _____

Plan Chk Engr: _____
Storm: _____
Utility: _____
Fire: _____
Trans / Engr: _____
Planning: _____

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Drawn:	ELK
Checked:	ELK
Approved:	ELK

Created 10/15/19
1. 4/17/20 REVISED PER SITE PLAN & COMMENTS
2. 4/23/20 REVISED PER SITE PLAN & COMMENTS

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Doyle Cramer
DOYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT LANDSCAPE PLAN

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98053

SHEET
L-5
OF 8 SHEETS

PLANT SCHEDULE

REPLACEMENT TREES	BOTANICAL / COMMON NAME
	Acer circinatum Vine Maple
	Pseudotsuga menziesii Douglas Fir
	Thuja plicata Western Red Cedar

STREET TREE	BOTANICAL / COMMON NAME
	Acer rubrum 'Bonhall' Bonhall Maple
	Fraxinus pennsylvanica 'Marshall's Seedless' Marshall's Seedless Ash

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' Kinnikinnick

HYDROSEED	BOTANICAL / COMMON NAME
	Biofiltration Swale Grass Mix
	Meadow Mix
	Sun/Shade Lawn Mix

NATIVE PLANTING	BOTANICAL / COMMON NAME
	Shrubs & Groundcovers

SEE SHEET L-7 FOR COMPLETE PLANT SCHEDULE

TREE LEGEND

- LANDMARK TREE TO BE RETAINED (#-LM)
- TREE TO BE RETAINED (#)
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE AND 5' DRIPLINE SETBACK
- 350 — TREE TAG NUMBER

TREE NOTES:

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STREET TREES TO BE PLANTED MAXIMUM OF 30' O.C. EXCEPT WHERE THEY CONFLICT WITH DRIVEWAYS, UTILITES, SIGNS OR SIGHT TRIANGLES.

FRONT YARD LANDSCAPING:

LANDSCAPING FOR FRONT YARD SHALL BE PROVIDED AS PER 20C70.50-050 (5)(c)

LANDSCAPE PLAN
SCALE: 1" = 20' - 0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

APPROVED FOR CONSTRUCTION	
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Date:	
Plan Chk Engr:	
Storm:	
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2. 4/23/20 REVISED PER SITE PLAN & COMMENTS — ELK

CRAMER DESIGN CONSULTANTS, INC.
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1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT LANDSCAPE PLAN

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98003

SHEET
L-6
OF 8 SHEETS

Replacement Tree Plantings									
UNIQUE SYMBOL	EVERGREEN OR DECIDUOUS	SPECIES TYPE	QTY	DBH (INCHES)	HEIGHT (FEET)	NATIVE	NON-NATIVE	ADAPTIVE	DROUGHT TOLERANT
	DECIDUOUS	Acer circinatum	21		7'	X			X
	EVERGREEN	Thuja plicata	14		8'	X			X
	EVERGREEN	Pseudotsuga menziesii	9		10.5'	X			X

Total Replacement Trees	44

Non-Replacement Tree Plantings									
UNIQUE SYMBOL	EVERGREEN OR DECIDUOUS	SPECIES TYPE	QTY	DBH (INCHES)	HEIGHT (FEET)	NATIVE	NON-NATIVE	ADAPTIVE	DROUGHT TOLERANT
	DECIDUOUS	Acer rubrum 'Bowhall'	9	2"	8'		X	X	X
	DECIDUOUS	Fraxinus p. 'Marshall's Seedless'	24	3"	8'		X	X	X

Total Non-Replacement Trees	33

PLANT SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	18" o.c.	2,399

HYDROSEED	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Bioffiltration Swale Grass Mix	Hydroseed		12,700 sf
	Meadow Mix	Hydroseed		25,047 sf
	Sun/Shade Lawn Mix	Hydroseed		7,497 sf

NATIVE PLANTING	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Shrubs & Groundcovers	---		8,250 sf

NOTE: ALL PLANTINGS DROUGHT TOLERANT ONCE ESTABLISHED

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.

2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES.
LOCATION SERVICE PHONE 1-800-424-5555.

3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.

5. SUBGRADE IS TO BE WITHIN $\frac{1}{10}$ INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.

6. ALL NEW LANDSCAPED AREAS WITHIN THE PROJECT SITE ARE REQUIRED TO HAVE COMPOST AMENDED SOILS. SEE CITY OF REDMOND DETAIL 632 FOR REQUIREMENTS.

7. 2 INCH DEPTH, 3 FOOT DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.

8. TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK WHERE TREES ARE TO BE PLANTED ADJACENT TO A SIDEWALK. A ROOT BARRIER SHALL BE INSTALLED ON THE SIDEWALK SIDE OF EACH TREE PARALLEL TO AND 6 INCHES FROM THE SIDEWALK. THE BARRIER SHALL BE 15 FEET LONG, CENTERED HORIZONTALLY ON THE TREE TRUNK AND EXTEND FROM THE GROUND SURFACE TO A DEPTH OF 18 INCHES.

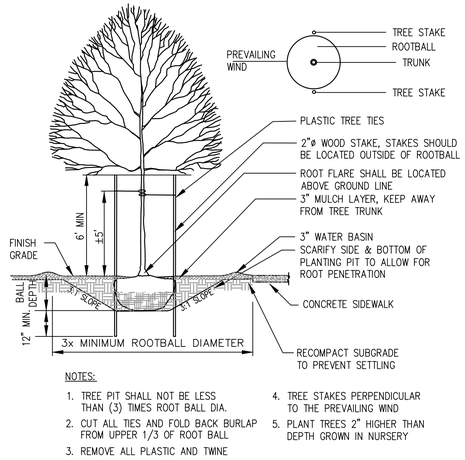
9. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.

10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.

11. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.

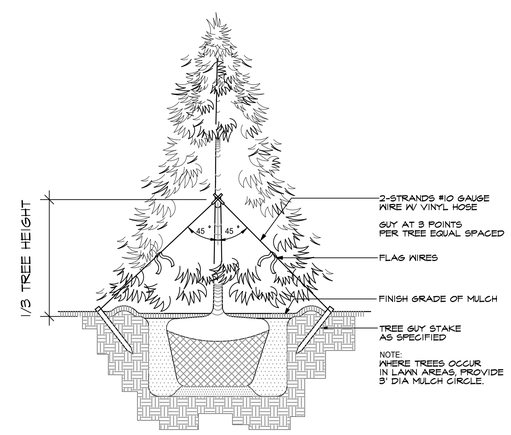
12. THE AVERAGE SPACING FOR STREET TREES SHOULD BE 30 FEET ON CENTER AND ADJUSTED TO ALLOW FOR SIGHT LINES, UTILITIES, TRAFFIC SIGNS, LIGHT STANDARDS, DRIVEWAYS AND OTHER STREET APPURTENANCES.

13. NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR THE FIRST 3 YEARS OR UNTIL PROPOSED PLANT MATERIAL IS ESTABLISHED. PLANT MATERIAL SPECIFIED TO BE NATIVE OR DROUGHT TOLERANT AS DETERMINED BY LANDSCAPE ARCHITECT. TEMPORARY IRRIGATION WILL BE PROVIDED EITHER WITH HOSES AND SPRINKLERS ON TIMERS OR WITH PVC PIPE AND IRRIGATION HEADS UNTIL PLANT MATERIAL IS ESTABLISHED.

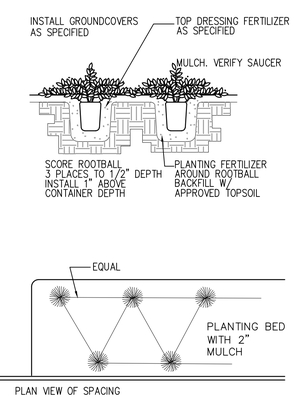


NOTES:
1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

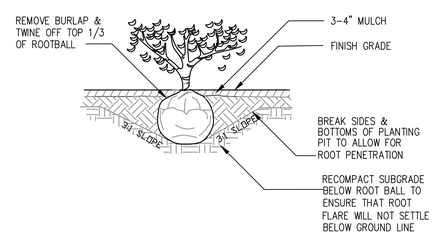
1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL
NTS



3 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS



4 TYPICAL SHRUB PLANTING DETAIL
NTS

APPROVED FOR CONSTRUCTION

Director of Public Works
City of Redmond

Date: _____

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Utility: _____
Fire: _____
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BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT
PLANT LEGEND, NOTES & DETAILS
10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98053

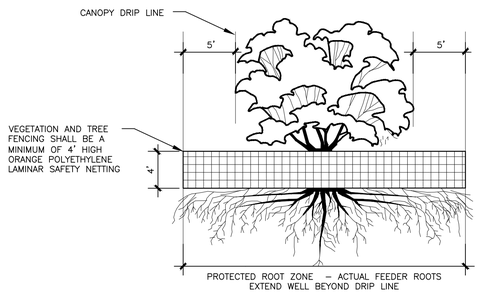
SHEET
L-7
OF 8 SHEETS

NOTES:

1. 3-INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.

2. OUTSIDE OF PROTECTION FENCING AREA, PROTECT ROOTS 2-INCHES OR LARGER IN DIAMETER BY USING HAND EXCAVATION TECHNIQUES.

3. MINIMIZE CONSTRUCTION ZONE: PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.



RZC 21.72.070

A. TREE PROTECTION MEASURES. TO ENSURE LONG-TERM VIABILITY OF TREES AND STANDS IDENTIFIED FOR PROTECTION, PERMIT PLANS, AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIRED TREE PROTECTION:

1. ALL MINIMUM REQUIRED TREE PROTECTION MEASURES SHALL BE SHOWN ON THE TREE PROTECTION AND REPLACEMENT PLAN.

2. ALL CONSTRUCTION ACTIVITIES, INCLUDING STAGING AND TRAFFIC AREAS, SHALL BE PROHIBITED WITHIN FIVE FEET OF THE DRIPLINE OF PROTECTED TREES.

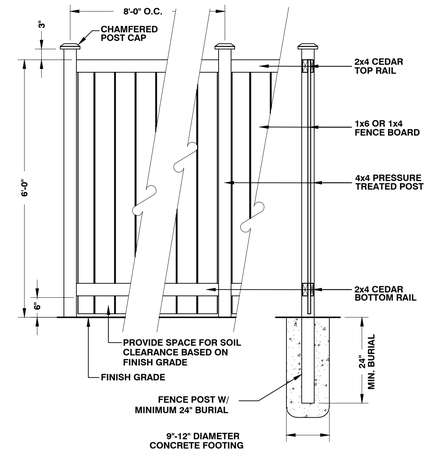
3. TREE PROTECTION BARRIERS SHALL BE INSTALLED FIVE FEET BEYOND THE DRIP LINE OF SIGNIFICANT TREES TO BE PROTECTED PRIOR TO ANY LAND DISTURBANCE.

4. TREE PROTECTION BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, CONSTRUCTED OF CHAINLINK, OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL, SUBJECT TO APPROVAL BY THE ADMINISTRATOR. ON LARGE OR MULTIPLE-PROJECT SITES, THE ADMINISTRATOR MAY ALSO REQUIRE THAT SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS BE POSTED AT SITE ENTRANCES.

5. WHERE TREE PROTECTION AREAS ARE REMOTE FROM AREAS OF LAND DISTURBANCE, AND WHERE APPROVED BY THE ADMINISTRATOR, ALTERNATIVE FORMS OF TREE PROTECTION MAY BE USED IN LIEU OF TREE PROTECTION BARRIERS, PROVIDED THAT PROTECTED TREES ARE COMPLETELY SURROUNDED WITH CONTINUOUS ROPE OR FLAGGING AND ARE ACCOMPANIED BY "TREE SAVE AREA – KEEP OUT" SIGNS.

1 REDMOND TREE PRESERVATION DETAIL

NTS



2 6' FENCE - DR HORTON DETAIL

NTS

3 BASKETBALL HALF-COURT ON ASPHALT IMAGE

4 PACIFIC OUTDOOR BENCH: SE-5110

5 PACIFIC OUTDOOR TABLE SE-5325

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CRAMER DESIGN CONSULTANTS, INC.
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425-241-6258

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DOYLE L. CRAMER
CERTIFICATE NO. 634

ROSEWOOD COURT
LANDSCAPE DETAILS

10428 & 10612 136TH AVENUE NE
REDMOND, WASHINGTON 98003

SHEET
L-8
OF 8 SHEETS

SITE PLAN

SCALE: 1"=50'

STREET LIGHT TABLE

SITE #	POLE					LUMINAIRE		TUBE		WO # (INTOLIGHT)	BILLING SCH.	TOTAL CONN LOAD	NOTES
	GRID #	INTOLIGHT TAG #	TYPE	MTG HT.	ARM	WATTS	STYLE	TUBE LENGTH	TUBE DIAMETER				
SL1			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL2			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL3			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL4			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL5			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL6			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL7			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL8			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL9			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL10			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL11			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL12			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL13			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL14			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL15			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL16			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL17			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL18			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL19			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL20			GREY OCT CONC	25'	4'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	
SL21			GREY OCT CONC	25'	6'	31W	CHFL 3000K TYPE III LED	5'	18"	105093276	51	120/240	

SCOPE OF PROJECT:

AT SITES SL1-6 & SL19-20
-INSTALL NEW 25'MH GREY OCT CONC POLE
-INSTALL NEW 31W CHFL 3000K TYPE III LED LUMINAIRE W/ 4' ARM ON NEW POLE

AT SITES SL7-18 & SL21
-INSTALL NEW 25'MH GREY OCT CONC POLE
-INSTALL NEW 31W CHFL 3000K TYPE III LED LUMINAIRE W/ 6' ARM ON NEW POLE

**ALL LIGHTS MUST MAINTAIN 3' CLEARANCE FROM OVERHEAD COMM LINES AND 4.5' CLEARANCE FROM OVERHEAD PRIMARY

**CUSTOMER TO PAY FOR ALL VAC TRUCK CHARGES ASSOCIATED WITH INSTALLING POLES IN SWALE

EROSION & SEDIMENT CONTROL REQUIREMENTS

EROSION & SEDIMENT CONTROL SHALL BE PER PSE STANDARD PRACTICE 0150.3200 TECHNIQUES FOR TEMPORARY EROSION & SEDIMENT CONTROL & ANY ADDITIONAL LOCAL JURISDICITON REQUIREMENTS. (LOCAL JURISDICTIONS MAY HAVE ADDITIONAL REQUIREMENTS INCLUDING NOTES DETAILING WHERE EROSION OR SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED, CROSS SECTION DETAILS OF THE TYPICAL EROSION STRUCTURES, & SPECIAL REQUIREMENTS FOR WORK IN SENSITIVE AREAS.)

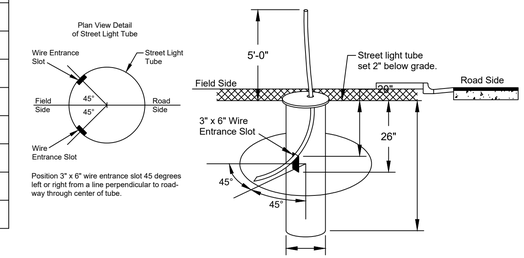
STREET LIGHT NOTES

POTELCO:

1. ALL STREET LIGHTING POLES ARE TO BE INSTALLED PER STANDARD 6375.4800 (page #2) IN THE "LINE WORK PRACTICES MANUAL".
2. ALL POLES (WOOD, CONCRETE OR FIBERGLASS) ARE TO BE SET PLUMB AND EMBEDDED TO THE GROUND LINE MARKED ON THE POLE.
3. BACKFILL AROUND POLE WITH 5/8" MINUS GRAVEL AND COMPACT IN 6" LIFTS. (PEA GRAVEL AND NATIVE SOILS ARE NOT ACCEPTABLE.) APPROXIMATELY 1 CU. YD. OF 5/8" MINUS CRUSHED ROCK WILL BE REQUIRED.
4. IN ALL SHOEBOX AND COBRAHEAD INSTALLATIONS, THE LUMINAIRE MUST BE LEVELED.

DEVELOPER/CUSTOMER:

1. THE DEVELOPER IS REQUIRED TO SUPPLY AND INSTALL PLASTIC (NON PAPER) STREET LIGHT TUBES (MINIMUM 18" DIAMETER) TO AID IN THE INSTALLATION OF THE STREET LIGHTING POLES.
2. DEVELOPER MUST SUPPLY DURABLE LID/COVER AT EACH STREET LIGHT TUBE.



STREET LIGHT TUBE DETAIL

SCALE: NONE

FOREMAN (CHECK BOX WHEN COMPLETED)

- ☐ PSE Equipment LOCKED/SECURED & Work Area left in CLEAN/SAFE Condition.
- ☐ Grid, Cable, and Switch numbers INSTALLED & VERIFIED.
- ☐ Field Changes RED-LINED on As-built.
- ☐ Material VERIFIED and CHANGES noted on Paperwork.
- ☐ Total PRIMARY Cable noted on As-built.
- ☐ Company ID#'s RECORDED in correct location on As-built.
- ☐ Indicate correct FUSE SIZE on As-built & VERIFY proper PHASE.
- ☐ Correct QA Checklist(s) reviewed.
- ☐ Deviations noted on the As-built and their reason.

☐ I certify that the work performed meets PSE's standards and procedures and that all quality requirements are met.

Foreman's Signature _____

Print Name _____ Date _____

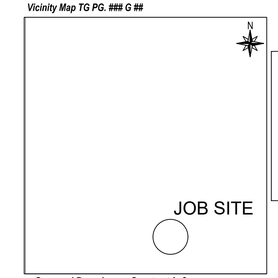
PROJECT PHASE		NOTIF#	ORDER#
PWR	Superior		
	New Install	508389428	105093276
	St. Light		
	Removal		
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:

Lane Mahler
425-429-1356 *Cell Phone*

	Developer			PSE
"Locates Required"		(Yes) No	(Yes) No	
"Outages Required"		Yes	(No)	
"Flagging Required"		(Yes)	No	

Vicinity Map TG PG. ### G ##



105093276

Owner / Developer Contact Info

Elcon Associates, Inc.
16300 Christensen Road, #330
Seattle, WA 98188
ATTN: Marilee Klimek 206-243-5022 cell

For contacts below dial 1-888-CALL PSE (225-5773)

CALL (800) 424-5555
2 BUSINESS DAYS BEFORE YOU DIG

THIS SKETCH NOT TO BE RELIED UPON FOR EXACT LOCATION OF EXISTING FACILITIES

X	NEW BUSINESS				CORRECTIVE / 10 DAY WAIVED	REAL ESTATE/EASEMENT N/A		PERMIT N/A	
3						FUNCTION	CONTACT	PHONE NO	DATE
2						ACCOUNT MGR	Brynja Almazan	253-395-6874	
1						ENGR - POWER	Kayla Neckorcuk	425-577-2392	
REV#		BY	DESCRIPTION			ENGR - GAS			
COUNTY KING		Erner Sect	Gas Wk Ctr	POWER WK CTR 3515		DRAWN BY	Kayla Neckorcuk	425-577-2392	4/9/20
						CHECKED BY			
1/4 SEC		OP MAP		PLAT MAP		APPROVED BY			
						FOREMAN #1			
U-MAP NO (POWER) 2605E135		OH CKT MAP 2605E144	UG CKT MAP N/A	CIRCUIT NO ROS - 21		FOREMAN #2			
						MAPPING			

JOINT FACILITIES ARRANGEMENTS

UTILITIES	N/A	N/A	N/A	N/A
CONTACT	N/A	N/A	N/A	N/A
PHONE#	N/A	N/A	N/A	N/A

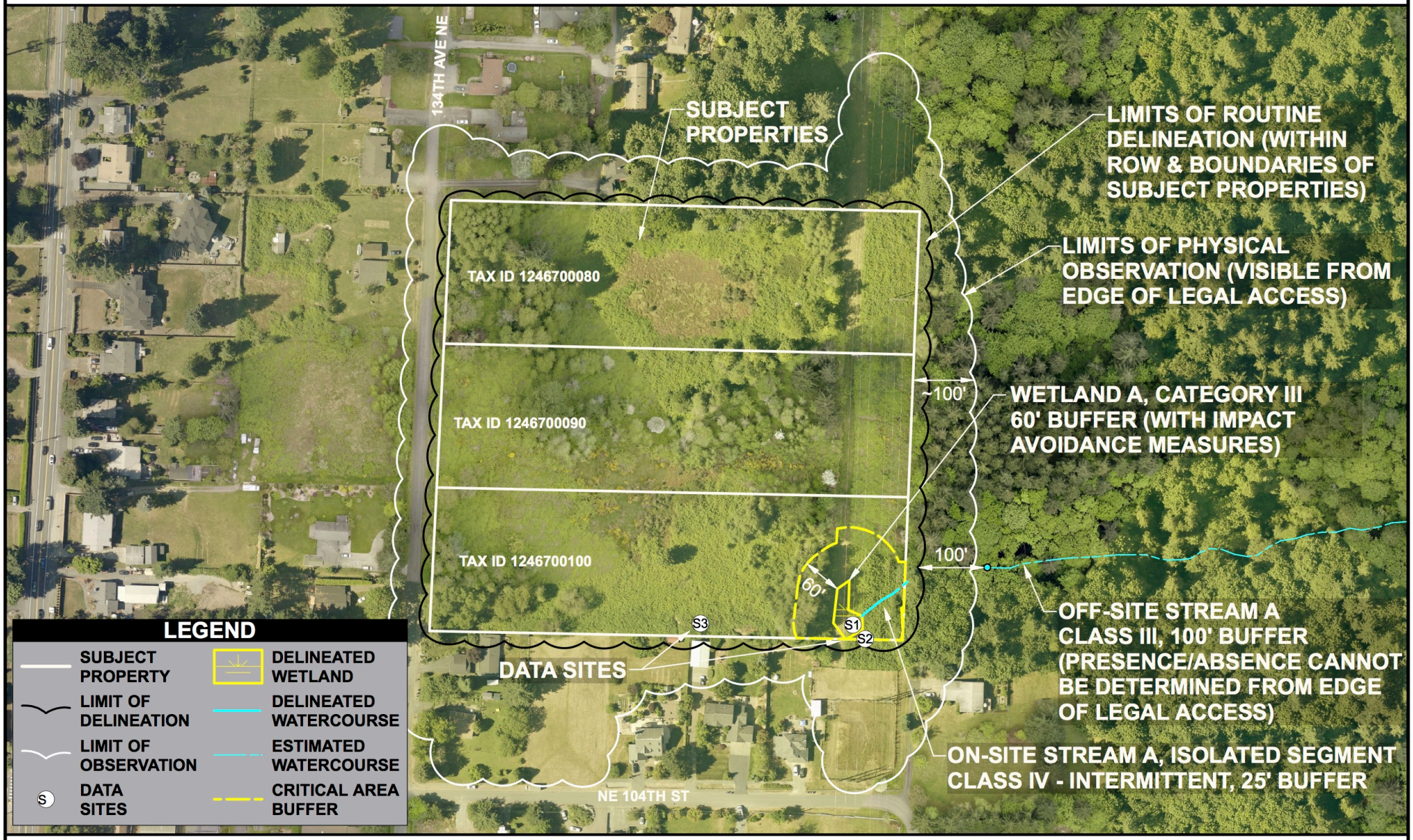
PSE PUGET SOUND ENERGY

ROSEWOOD COURT
INSTALL NEW STREET LIGHTS
134TH AVE NE & NE 104TH ST, REDMOND, WA 98052

INCIDENT	MAOP
Gas Order	Elect Order 105093276
SCALE 1"=50'	PAGE 1 of 1

CRITICAL AREA STUDY AND MITIGATION PLAN MAPS

D R HORTON - ROSEWOOD PLAT



Scale 1" = 200'

0 100 200 300 400

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources .com

Critical Area Study and Mit. Plan

D R Horton - Rosewood Plat

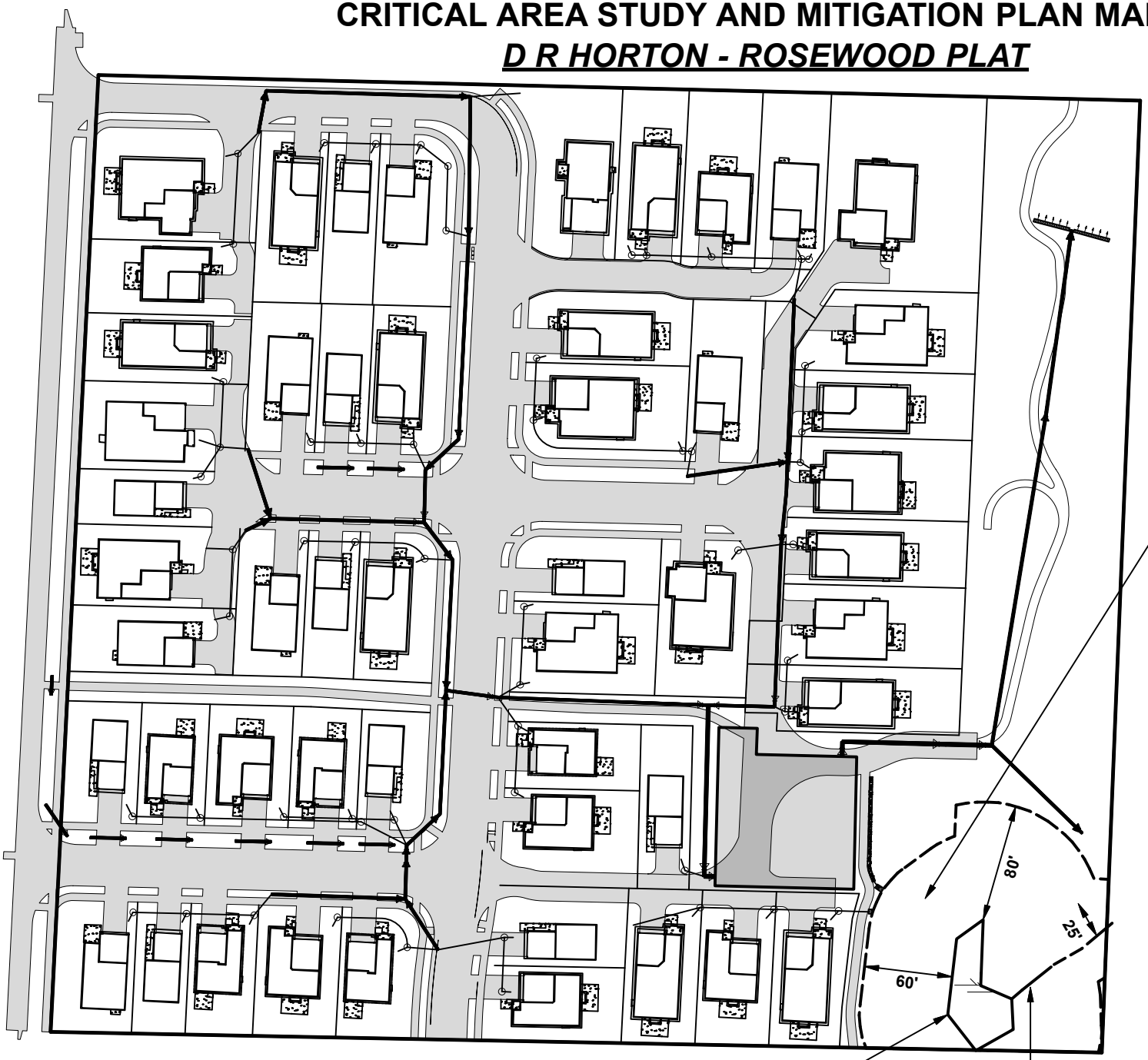
Existing Conditions

DR Horton
Attn: Chadwick Bissette
11241 Slater Ave NE
Kirkland, WA 98033

Sheet 1/3
Project Number: 19008
Drawn by:NP
Revision 1: 4/22/2020

CRITICAL AREA STUDY AND MITIGATION PLAN MAPS

D R HORTON - ROSEWOOD PLAT



LEGEND

- SUBJECT PROPERTY
- DELINEATED WETLAND
- DELINEATED WATERCOURSE
- CRITICAL AREA BUFFER

NO IMPACTS TO CRITICAL AREAS OR BUFFERS ARE PROPOSED

Scale 1" = 100'

0 50 100 150 200

WETLAND A
CATEGORY III
80' STANDARD BUFFER
PARTIAL 60' PROPOSED BUFFER
(FOR IMPACT AVOIDANCE)

STREAM A
CLASS IV
INTERMITTENT
25' BUFFER

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Email: mailbox@wetlandresources .com

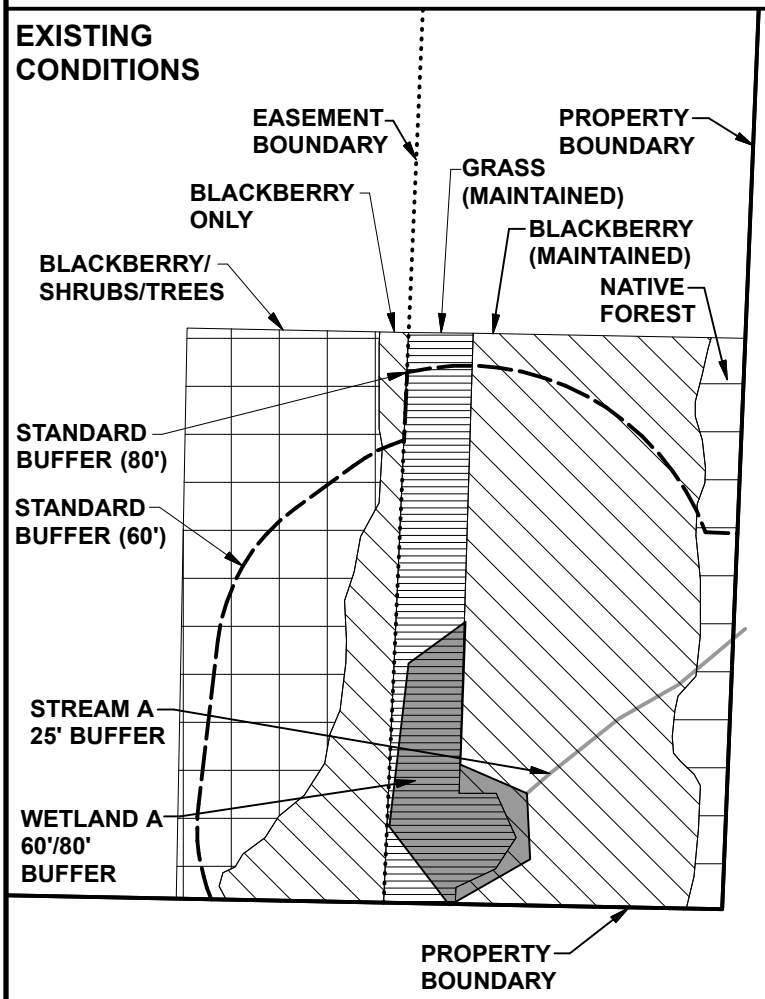
Critical Area Study and Mit. Plan
D R Horton - Rosewood Plat
Site Plan

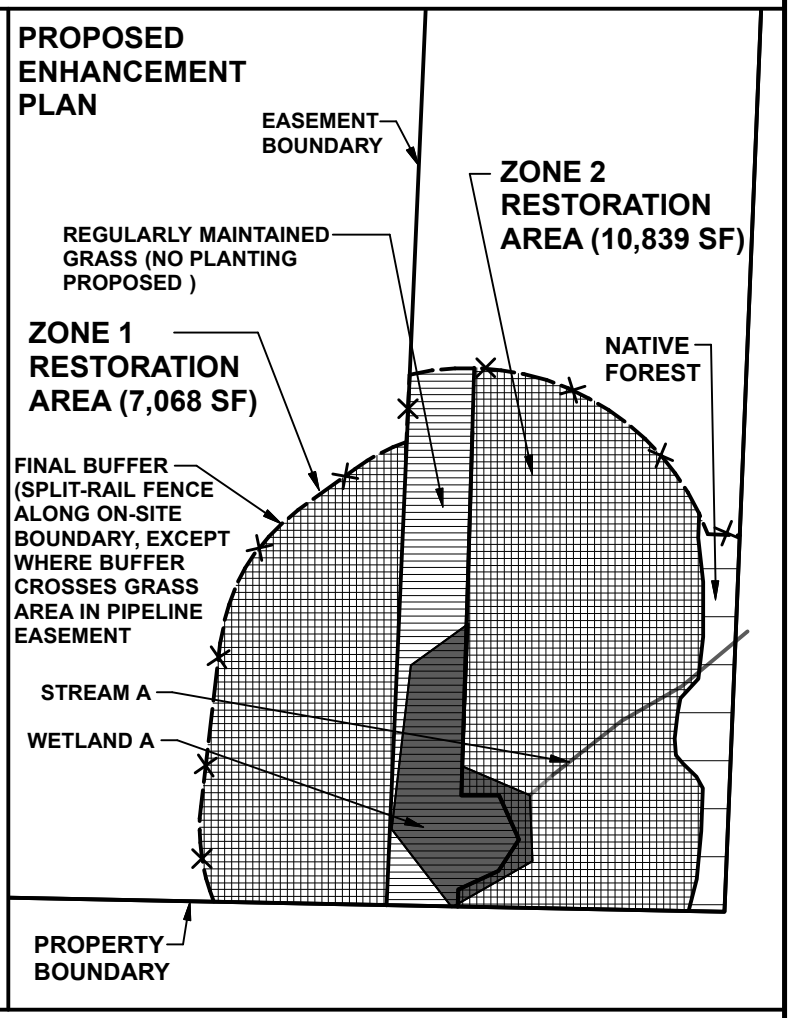
DR Horton
Attn: Chadwick Bissette
11241 Slater Ave NE
Kirkland, WA 98033

Sheet 2/3
Project Number: 19008
Drawn by:NP
Revision 1: 4/22/2020

CRITICAL AREA STUDY AND MITIGATION PLAN MAPS

D R HORTON - ROSEWOOD PLAT





Zone 1 Buffer Planting Plan (7,068 SF)

Common Name	Latin Name	Size	Spacing	Qty.
Bigleaf maple	*Acer macrophyllum*	5 gallon	10'	35
Douglas fir	*Pseudotsuga menziesii*	5 gallon	10'	25
Western red cedar	*Thuja plicata*	5 gallon	10'	22
Beaked hazelnut	*Corylus cornuta*	2 gallon	5'	32
Salmonberry	*Rubus spectabilis*	2 gallon	5'	151
Snowberry	*Symphoricarpos albus*	2 gallon	5'	76
Osoberry	*Oemleria cerasiformis*	2 gallon	5'	70

Zone 2 Buffer Planting Plan (10,839 SF)

Common Name	Latin Name	Size	Spacing	Qty.
Pacific ninebark	*Physocarpus capitatus*	2 gallon	5'	33
Black hawthorn	*Crataegus douglasii*	2 gallon	5'	51
Snowberry	*Symphoricarpos albus*	2 gallon	5'	210
Nootka rose	*Rosa nutkana*	2 gallon	5'	210

LEGEND

- MOWED GRASS IN EASEMENT
- NATIVE FOREST
- HIMALAYAN BLACKBERRY
- BLACKBERRY/ SHRUBS/TREES
- BUFFER
- BUFFER ADDITION
- BUFFER REDUCTION
- WETLAND A
- SPLIT-RAIL FENCING
- PLANTING AREA

Scale 1" = 60'

0 30 60 90 120

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Critical Area Study and Mit. Plan
D R Horton - Rosewood Plat
Enhancement and Mitigation Plan

DR Horton
Attn: Chadwick Bissette
11241 Slater Ave NE
Kirkland, WA 98033

Sheet 3/3
Project Number: 19008
Drawn by:NP
Revision 1: 4/22/2020