

172ND AVENUE NE

NE 11TH STREET

POND 1

STORAGE  
MAINTENANCE

PARKING AREA '1'

POND 2

POND 3

COTTAGES

116TH CIRCLE NE

PARKING AREA '2'

CORWIN CENTER  
AC

COTTAGES

FITNESS/POOL

MAIN DINING

C

D

B ADDITION

B  
ADMIN.  
OFFICES

E

PARKING AREA '3'

M

J

I

F

COTTAGES

PARKING AREA '4'

175TH CIRCLE NE

PARKING AREA '5'

N

K

L

G

H

GUARD HOUSE

NE 10TH WAY

118TH CIRCLE NE

NE 10TH WAY

22003 95th Avenue West, plus "Volunteer Terrace, WA 98043 1-425-870-9776 1-425-870-8554 (52002) 8-07-02 4220001

**Pentalink**  
ARCHITECTS

Emerald Heights Expansion Site Improvements

10801 176th Circle NE, Redmond, WA 98052  
Emerald Heights Retirement Community

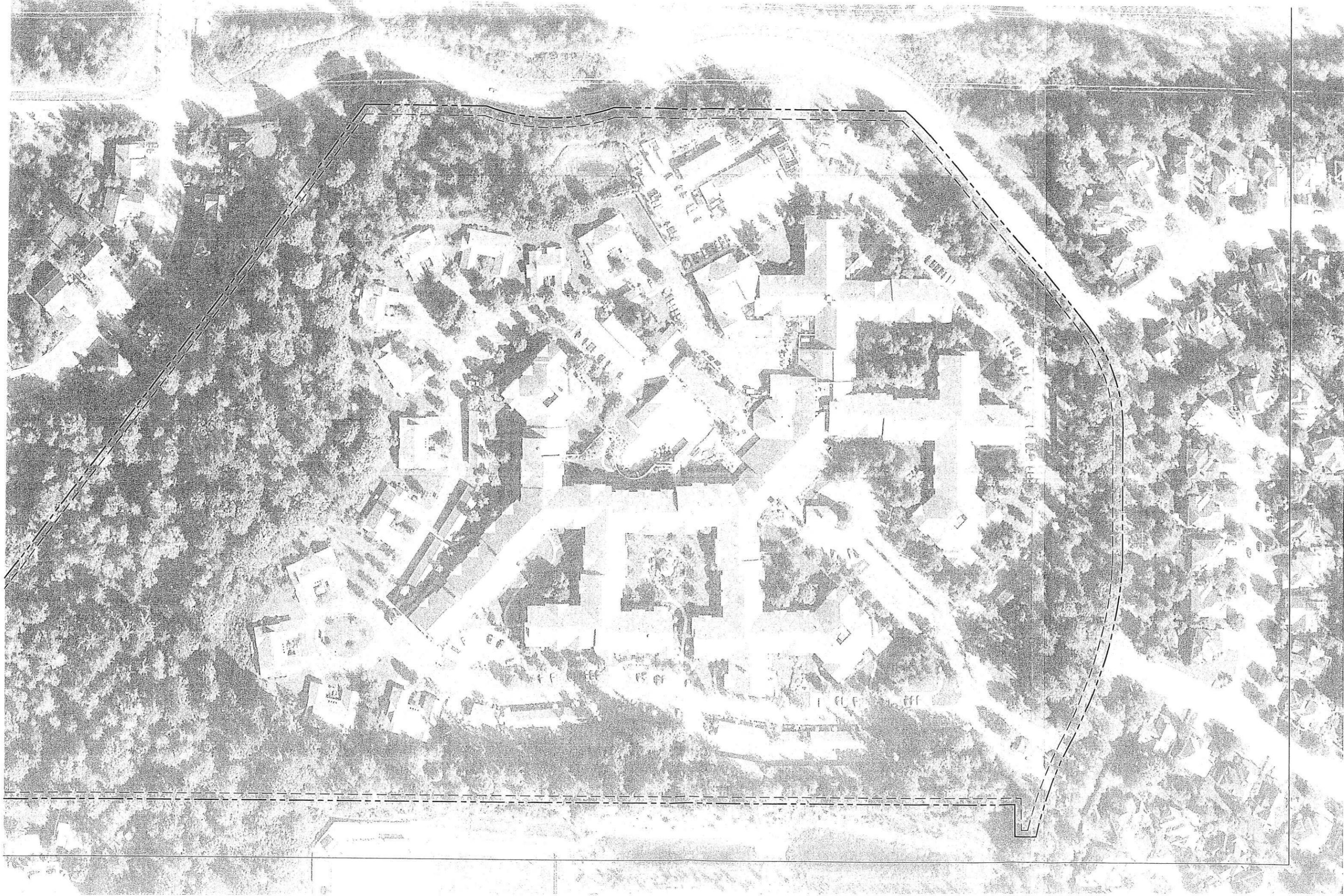
CAMPUS SITE PLAN



CAMPUS SITE PLAN

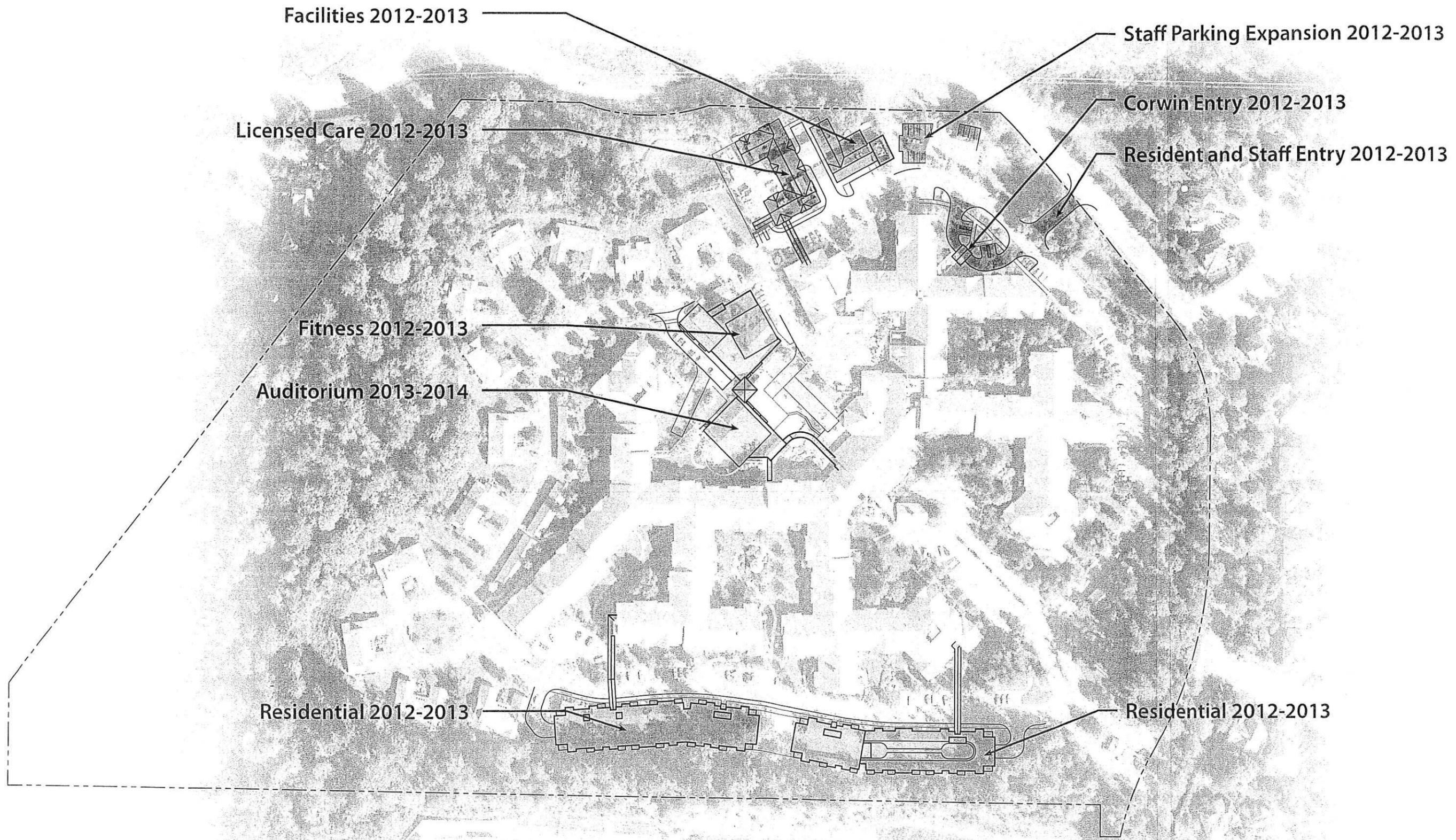
PERMITTED SET  
01.20.03  
08.26.07

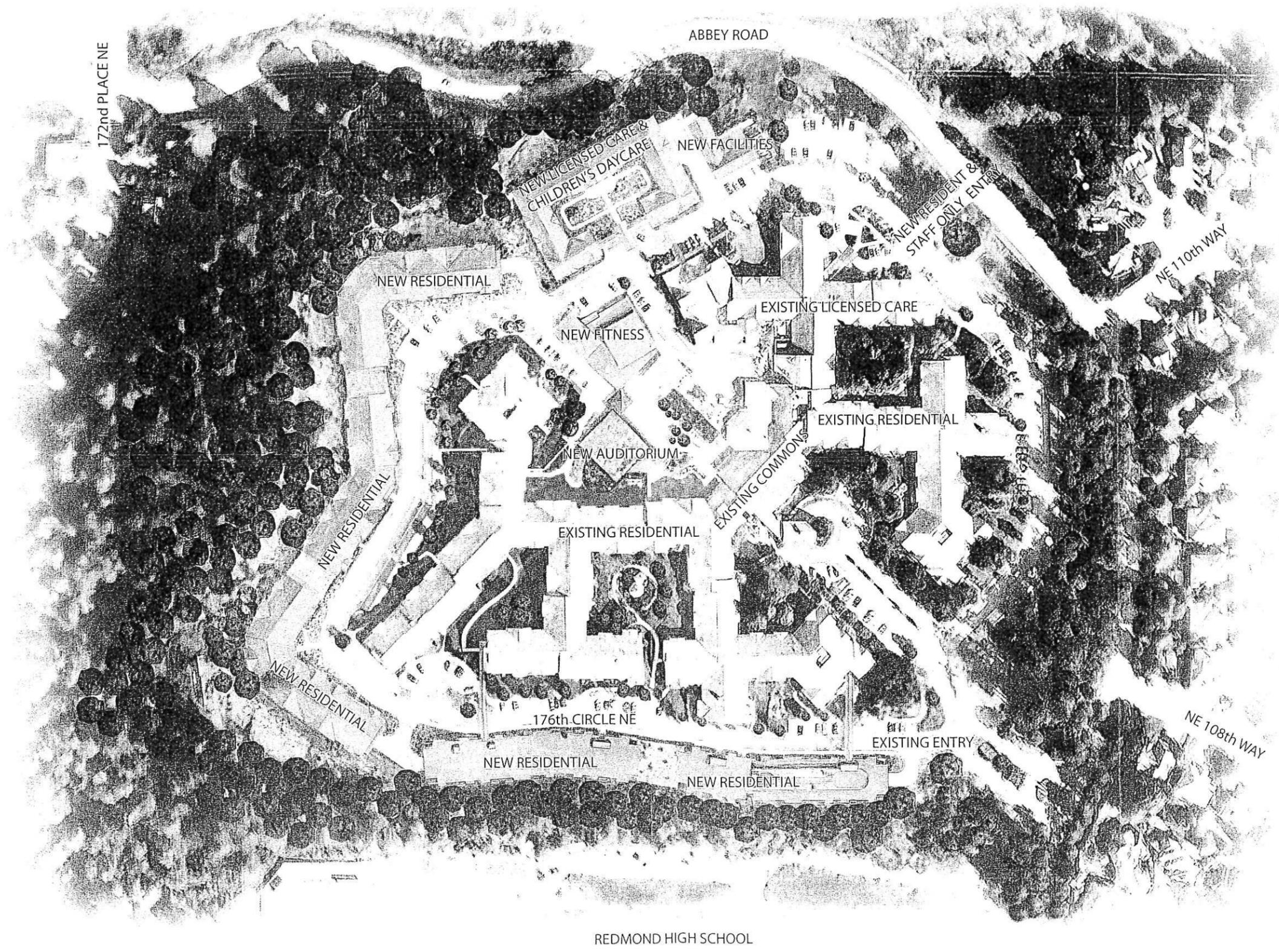
A01



erald Heights - Aerial of Exist Site

May 25, 2010





## EXHIBIT F

### **Storm Water Engineering Narrative**

**May 24, 2010**

#### General

In preparation for the future design of Master Plan elements, the site has been extensively surveyed, including delineation of the existing Class III stream and steep slope areas located in the western, undeveloped portion of the site.

- Existing site area = 38 acres.
- Existing site impervious coverage (roofs, walks, and pavements) is approximately 9.33 acres (24.6%)
- While the preponderance of our proposed expansion will occur within the existing development envelope, the Master Plan with Phase I and phase II developed will add approximately 1.12 acres of impervious coverage for a total of 10.45 acres (27.5%)

#### Storm Drainage

- With expansion, additional storm water runoff will be generated from the added impervious coverage. Also, at least one of the existing onsite detention facilities (Pond #1) may be impacted by the proposed campus expansion. To mitigate this, the project will provide additional onsite storm water management facilities to collect runoff, store it, treat it, and provide controlled discharge to the existing public storm system. These facilities will be designed to meet all pertinent City of Redmond drainage standards.
- In accordance with City redevelopment codes, the storm water management facilities will be sized to detain and treat runoff from twice the actual area of added impervious coverage.
- Presently, we are investigating constructing a "wet pond" in the presently undeveloped northwest corner of the site. This facility will provide "live" detention storage above a permanent pool of water utilized as a settling basin. Additional water quality treatment may be accomplished using Storm Filters. This is depicted on the enclosed Conceptual Drainage and Utility Exhibit.
- Other potential facilities we are looking at for storm water flow control and treatment include: expansion of existing ponds; underground detention vaults, and tanks; and the possible use of Low Impact Development techniques such as rain gardens, vegetated roofs, and pervious walkways.

#### Site Utilities

- There is adequate water, sewer, and power facilities available to the site to serve the proposed expansion.
- Demolition of existing buildings and serving utilities will be coordinated to preserve as much of the existing infrastructure as possible.
- Some new extension of domestic and fire flow water lines, waste water lines, roof and landscape drainage lines, and dry utility lines will be required to connect the proposed structures to the existing infrastructure. This is also depicted on the enclosed Conceptual Drainage and Utility Exhibit.

