ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.

LARKIN PROPERTY
PRELIMINARY PLAT

N

SCALE: 1" = 20'
0 10 20 40

MINIMUM AVERAGE LOT SIZE

LOT #	LOT SIZE (SF)
LOT 1	5,436 SF
LOT 2	4,854 SF
LOT 3	5,295 SF
LOT 4	6,397 SF
LOT 5	5,525 SF
LOT 6	4,920 SF
LOT 7	4,304 SF
LOT 8	2,749 SF
LOT 9	3,542 SF
LOT 10	3,947 SF
LOT 11	4,364 SF
LOT 12	3,976 SF
LOT 13	4,417 SF
LOT 14	3,976 SF
TOTAL:	63,702 SF

14 LOTS = 4,550 SF (AVERAGE)

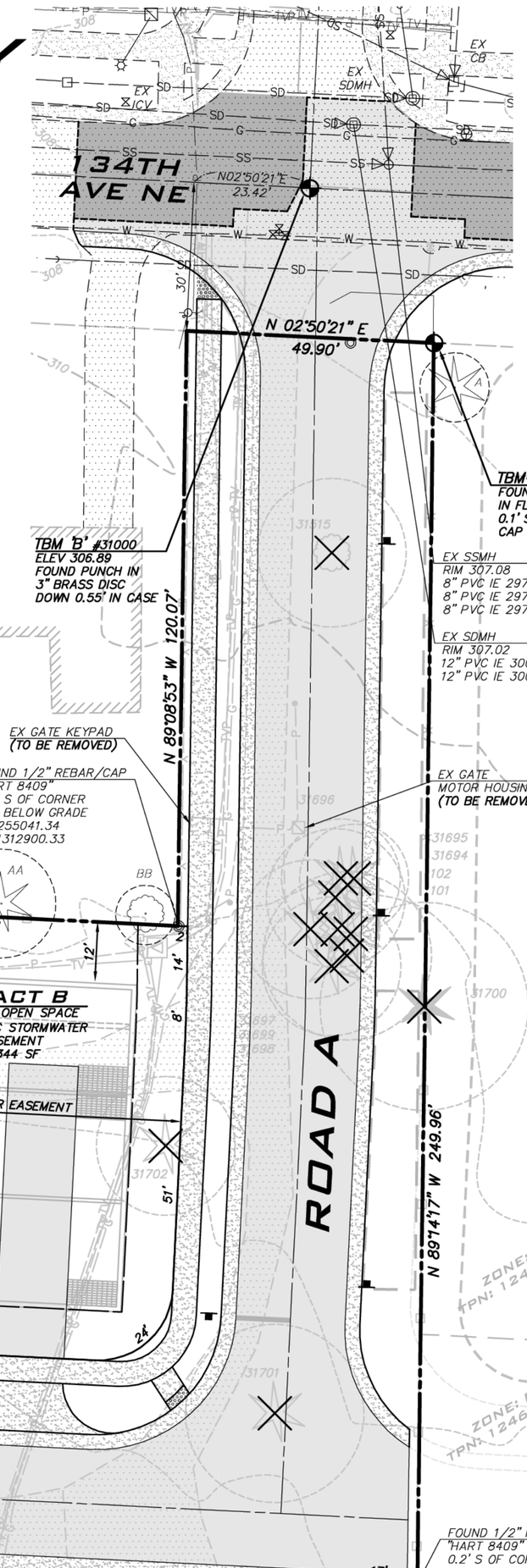
MINIMUM AVERAGE LOT SIZE: 4,000 SF (PER RZC 21.08.070)

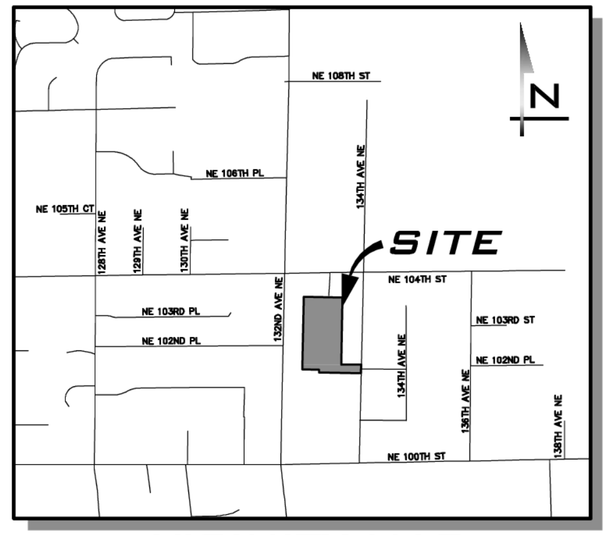
LOT REGULATIONS

ZONE:	RIN
ALLOWED BUILDING HEIGHT:	25'
PROPOSED BUILDING HEIGHT:	25'
ALLOWED IMPERVIOUS COVERAGE::	65%
PROPOSED IMPERVIOUS COVERAGE:	65%
ALLOWED BUILDING COVERAGE:	35%
PROPOSED BUILDING COVERAGE:	35%
FRONT YARD SETBACK:	15' (18' GARAGE)
SIDE YARD SETBACK:	5'/10'
REAR YARD SETBACK:	10'
BUILDING CONSTRUCTION TYPE:	5B
UBC CONSTRUCTION TYPE:	VB
PARKING REQUIRED:	2 PARKING SPACES (PROVIDED PER NEW SFR)

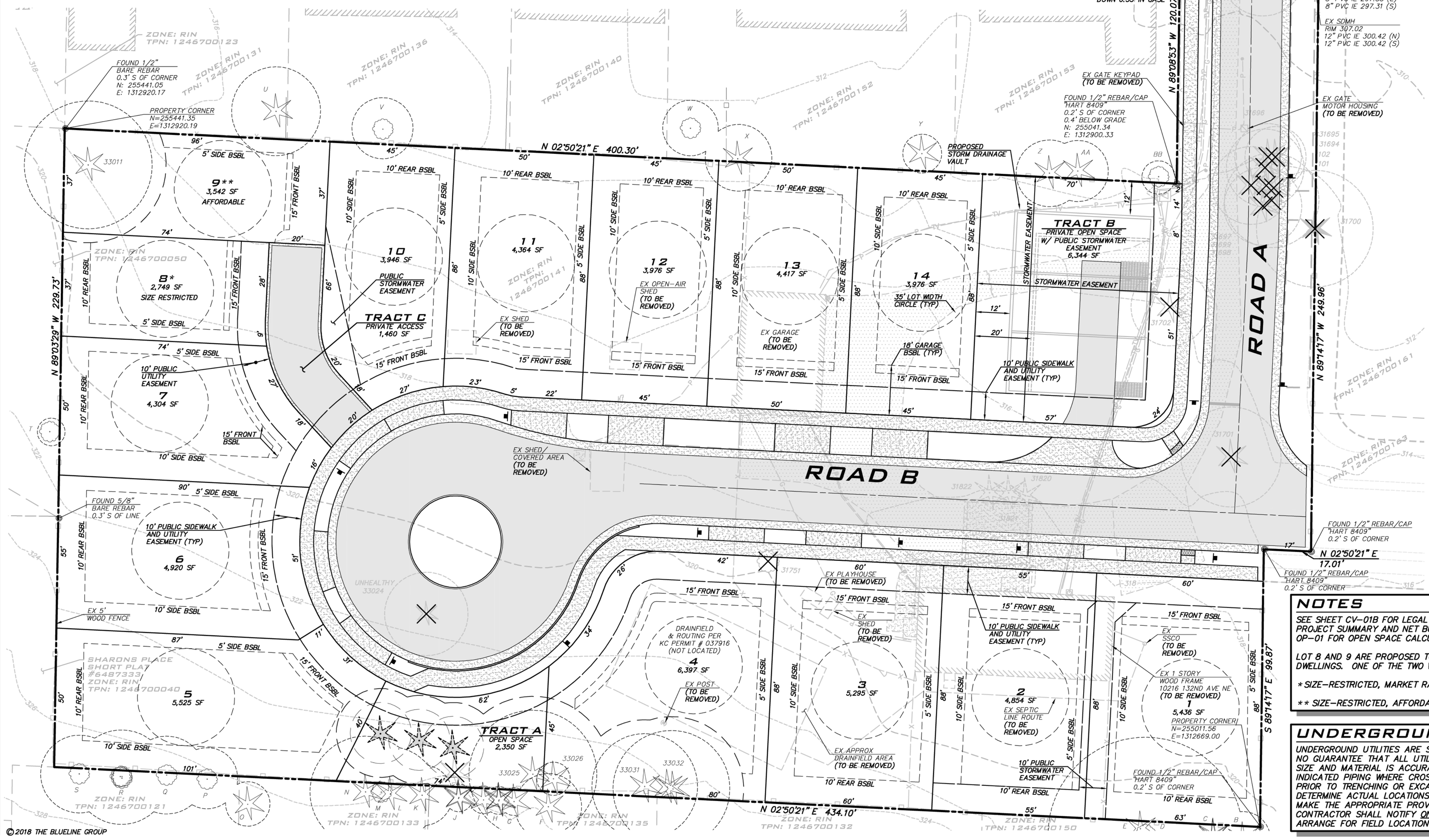
SHEET INDEX

1	CV-01A	COVER SHEET & SITE PLAN
2	CV-01B	COVER SHEET
3	EC-01	EXISTING CONDITIONS & DEMO PLAN
4	UT-01	UTILITY PLAN
5	RP-01	ROAD PROFILES - SEWER
6	RP-02	ROAD PROFILES - STORM
7	FP-01	FIRE PLAN
8	TP-01A	TRANSPORTATION PLAN
9	TP-01B	TRANSPORTATION PLAN
10	GP-01	GRADING PLAN
11	OP-01	OPEN SPACE PLAN
12	TR-01	TREE PRESERVATION PLAN
13	TR-02	TREE PRESERVATION NOTES
14	LS-01A	LANDSCAPE PLAN
15	LS-01B	LANDSCAPE NOTES & DETAILS
16	IR-01	IRRIGATION PLAN
17	IR-02	IRRIGATION PLAN DETAILS





VICINITY MAP
NOT TO SCALE



PROJECT TEAM

OWNER
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ARBORIST
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SEATTLE, WA 98118
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GEOTECHNICAL ENGINEER
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1805 136TH PL NE,
STE 201 BELLEVUE, WA 98005
(425) 449-4704
CONTACT: RAY COGLAS
EMAIL: RAY.COGLAS@EARTHSOLUTIONSNW.COM

NOTES
SEE SHEET CV-01B FOR LEGAL DESCRIPTION, SURVEY INFORMATION, LEGEND AND PROJECT SUMMARY AND NET BUILDABLE AREA CALCULATION TABLE. SEE SHEET OP-01 FOR OPEN SPACE CALCULATIONS.

LOT 8 AND 9 ARE PROPOSED TO CONTAIN A DUPLEX WITH TWO SIZE LIMITED DWELLINGS. ONE OF THE TWO WILL ALSO BE AFFORDABLE PER RZC 21.20

* SIZE-RESTRICTED, MARKET RATE

** SIZE-RESTRICTED, AFFORDABLE

UNDERGROUND UTILITY NOTE
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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

COVER SHEET & SITE PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: CV-01A
SHT 01 OF 17

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ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.

BASIS OF BEARINGS

HELD BEARING OF NORTH 02°50'21" EAST BETWEEN THE FOUND MONUMENTED WEST LINE OF THE SW QUARTER OF SECTION 34

HORIZONTAL DATUM

WASHINGTON STATE PLANE– NORTH ZONE – NAD 1983(91–HARN)
CITY OF REDMOND CONTROL POINTS

CITY OF REDMOND CONTROL POINT
GPS90–2D3
SW CORNER SECTION 34, TOWNSHIP 26 N., RANGE 5 E., W.M.
PUBLISHED COORDINATES OF 1993
N(FT): 254332.762
E(FT): 1312455.111
EL(FT): 316.39 (NAVD 88)
FND TACK IN 3/4" SQUARE LEAD PLUG SET IN 3–1/4" CONC MON IN CASE, DN. 0.6' (10/13/2017)

CITY OF REDMOND CONTROL POINT GLO 2DW
W. QUARTER CORNER SECTION 34, T. 26 N., R. 5 E., W.M.
PUBLISHED COORDINATES OF 1993
N(FT): 257057.41
E(FT): 1312590.23
EL(FT): 340.48 (NAVD 88)
FND NAIL IN CONC MONUMENT IN CASE, DN. 0.__' (10/13/2017)

VERTICAL DATUM

NAVD 88

CITY OF REDMOND VERTICAL CONTROL POINTS

ORIGINATING BENCHMARKS:

CITY OF REDMOND CONTROL POINT GPS90–2D3
(AKA) KING COUNTY CONTROL POINT 30

ELEVATION: 316.39' (NAVD 88)

CITY OF REDMOND BENCH MARK C.O.R. 9181
AKA: CITY OF REDMOND CONTROL POINT GLO 2DW

ELEVATION: 340.48 (NAVD 88)

TEMPORARY BENCHMARKS

TBM 'A'
#31516
REBAR/CAP SET IN CONC @
SOUTHEAST PROPERTY CORNER
ELEVATION: 307.93'

TBM 'B'
#31000
PUNCH IN 3" BRASS DISC DOWN
0.55' IN CASE.
ELEV = 306.89

LEGAL DESCRIPTION/TITLE REPORT NOTES

LOT 2, EXCEPT THE WEST 150 FEET, AND EXCEPT THE EAST 120 FEET;

TOGETHER WITH LOT 3, EXCEPT THE WEST 150 FEET, AND EXCEPT THE EAST 120 FEET OF THE NORTH 183.5 FEET, MORE OR LESS;

TOGETHER WITH THE NORTH 17 FEET OF THE EAST 1/2 OF LOT 4,

ALL IN BLOCK 158, BURKE QAND FARRARS KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, ACCORDING TO PLAT RECORDED IN VOLUME 25 OF PLATS, PAGE 26, IN KING COUNTY, STATE OF WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION FOR PROPERTY WAS OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332–130–080/090.

REFERENCES

RECORD OF SURVEY BY TRI–COUNTY LAND SURVEYING, RECORDED UNDER AUDITOR'S FILE NO. 910618901O , RECORDS OF KING COUNTY, WASHINGTON.

PLAT OF HEATHERS RIDGE, RECORDED IN VOLUME 267, PAGE 007, RECORDS OF KING COUNTY, WASHINGTON.

PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 25, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY HUGH G GOLDSMITH AND ASSOC. INC., RECORDED UNDER AUDITOR'S FILE NO. 9006189032 , RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY HARSTAD AND ASSOC., RECORDED UNDER AUDITOR'S FILE NO. 6487333 , RECORDS OF KING COUNTY, WASHINGTON.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 19, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB–SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

PROJECT SUMMARY TABLE	RIN ZONE
GROSS SITE AREA IN SQUARE FEET	107,795 SF 2.47 AC
NET BUILDABLE AREA (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW G)	63,340 SF 1.46 AC
MINIMUM DENSITY (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW H)	6 DU
MAXIMUM DENSITY (5 DU/AC)	12 DU
BONUS DENSITY (1 PER AFFORDABLE)	1 DU
GREEN BUILT BONUS (5% SEE CHART)	1 DU
TOTAL HOMES ALLOWED ON SITE	14 DU
*20% OF HOMES ON SITE SHALL BE SIZE RESTRICTED	2 DU
**AFFORDABLE UNIT REQUIREMENT (10%)	1 DU
AVERAGE LOT SIZE	4,550 SF
LARGEST PROPOSED LOT SIZE	6,397 SF
SMALLEST PROPOSED LOT SIZE	2,749 SF
SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	0 SF
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	35,401 SF 0.81 AC
TOTAL OPEN SPACE, IN SQUARE FEET (*PORTION OF OPEN SPACE IS ON LOT. SEE PLAN OP-01)	18,956 SF 0.44 AC
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	N/A

NET BUILDABLE AREA CALCULATION TABLE		RIN ZONE
A.	GROSS SITE AREA IN SQUARE FEET	107,795 SF 2.47 AC
B.	SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	0 SF
C.	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0 SF
D.	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	35,401 SF 0.81 AC
E.	PARKS AND OPENS SPACE DEDICATED OR HELD IN COMMON	8,964 SF 0.21 AC
F.	ABOVE GROUND PUBLIC FACITITIES	N/A
G.	TOTAL FOR EACH ZONE (A-(B+C+D+E+F))= NET BUILDABLE AREA	63,430 SF 1.46 AC.
H.	MINIMUM DENSITY (G x MIN. DENSITY % x 5 DU/AC) = MIN. DENSITY	6 DU

Table 21.67.040A
Green Building Incentive Program Techniques

Technique	Points Awarded – Residential Development	Points Awarded - Nonresidential Development
1. Green Building Certification		
Demonstrate ability to meet BuiltGreen 4-star/LEED silver	2	N/A
Demonstrate ability to meet BuiltGreen 5-star/LEED gold	3	N/A
Drought-tolerant landscaping	1	1
3. Native vegetation retention		
20 percent	1	1
30 percent	2	2
50 percent	3	3
4. Green Roofs		
First 10,000 square feet of green roof area proposed under this program	1 point per 1,000 square feet of green roof area	1 point per 1,000 square feet of green roof area
Next 20,000 square feet of green roof area proposed under this program	1 point per 2,000 square feet of green roof area	1 point per 2,000 square feet of green roof area
25 percent of roof area	1	1
50 percent of roof area	2	2
5. Roof rainwater collection	1	1
6. Minimal excavation foundation		
First 10 structures constructed under this program using this technique	1 point per structure	1 point per structure
Next 20 structures constructed under this program using this technique	1 point per two structures	1 point per two structures
Thereafter, developments using this technique for all structures	3	3
Water Sense Program	2	N/A

Table 21.67.040B
Green Building Incentive Program Incentives

Incentive	Points Required – Residential Development	Points Required – Nonresidential Development
1. Sustainable development aw ard	0	0
2. Priority building permit processing	0	0
3. Online and print recognition	2	2
4. Unit type flexibility		
Duplex	3	N/A
Triplex	4	N/A
Fourplex	5	N/A
5. Lot size reduction		
15 percent	2	N/A
25 percent	3	N/A
30 percent	4	N/A
6. Density bonus		
5 percent	3	N/A
10 percent	5	N/A
7. Clustered node	4	N/A
8. Alternative road standard	2	N/A
9. FAR Bonus*	5	5
10. Building Setback Flexibility*	N/A	3
11. Height Bonus*	N/A	4

TABLE NOTES:

* Where permitted in the underlying zone and shall be permitted w ithout the purchase of TDR's (see RZC 21.67.050, *Techniques Explained*)

Note: Stormwater infrastructure requirements are based in part on impervious area. Use of the methods in the Techniques Table above is likely to reduce infrastructure costs, an additional incentive.

TREE LEGEND

- EXISTING TREE TO BE REMOVED
- DRIP LINE
- EXISTING TREE TO REMAIN
- EXISTING LANDMARK TREE
- LOD (LIMITS OF DISTURBANCE)
- EXISTING OFF–SITE TREE
- EXISTING TREE IN POOR CONDITION

LEGEND

EXISTING FEATURES

- ADJACENT PLAT/PARCEL LINE
- ADJACENT RIGHT–OF–WAY/LOTS
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- 320 — 10' CONTOURS
- 322 — 2' CONTOURS
- SD — STORM DRAIN PIPE
- SS — SEWER MAIN
- W — WATER MAIN
- OHP — AERIAL POWER LINE
- G — GAS MAIN
- T — BURIED TELEPHONE LINE
- DRIP LINE
- LIMITS OF DISTURBANCE (LOD)
- X — WIRE FENCE
- BOARD FENCE
- DITCH OR SWALE
- RETAINING WALL
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SD PIPE FLOW
- SEWER MANHOLE
- SS PIPE FLOW
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- BLOW OFF
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POLE LIGHT
- TRANSFORMER
- POWER METER
- GAS METER
- GAS VALVE
- TELECOMM JUNCTION BOX
- MAIL BOX
- SIGN
- ASPHALT
- CONCRETE
- GRAVEL

PROPOSED FEATURES

- BOUNDARY
- FLOW & CURB
- CENTER LINE
- SAWCUT
- EASEMENT
- BUILDING SETBACK (BSBL)
- FENCE
- 320 — 10' PROPOSED CONTOURS
- 322 — 2' PROPOSED CONTOURS
- ROCKERY
- RETAINING WALL
- RIGHT–OF–WAY
- LOT LINE
- MAILBOX
- SIGN
- CURB RAMP
- STREET LIGHT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/ DRIVEWAY

PROPOSED STORM DRAINAGE

- STORM DRAIN PIPE
- ROOF & FOOTING DRAIN
- VAULT OUTLINE
- SWALE OR DITCH
- RIPRAP PAD
- CATCH BASIN, TYPE I
- PIPE FLOW
- CULVERT END
- STORM CLEANOUT
- YARD DRAIN
- CATCH BASIN, TYPE II

PROPOSED SANITARY SEWER AND WATER

- SEWER MAIN
- SEWER SERVICE
- SEWER MANHOLE
- SEWER CLEANOUT
- PIPE FLOW
- WATER METER
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- GATE VALVE
- TEE W/ CONC BLOCKING
- BEND W/ CONC BLOCKING

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PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

COVER SHEET
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LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

11/14/18

JOB NUMBER: 17-134
SHEET NAME: CV-01B
SHT 02 OF 17

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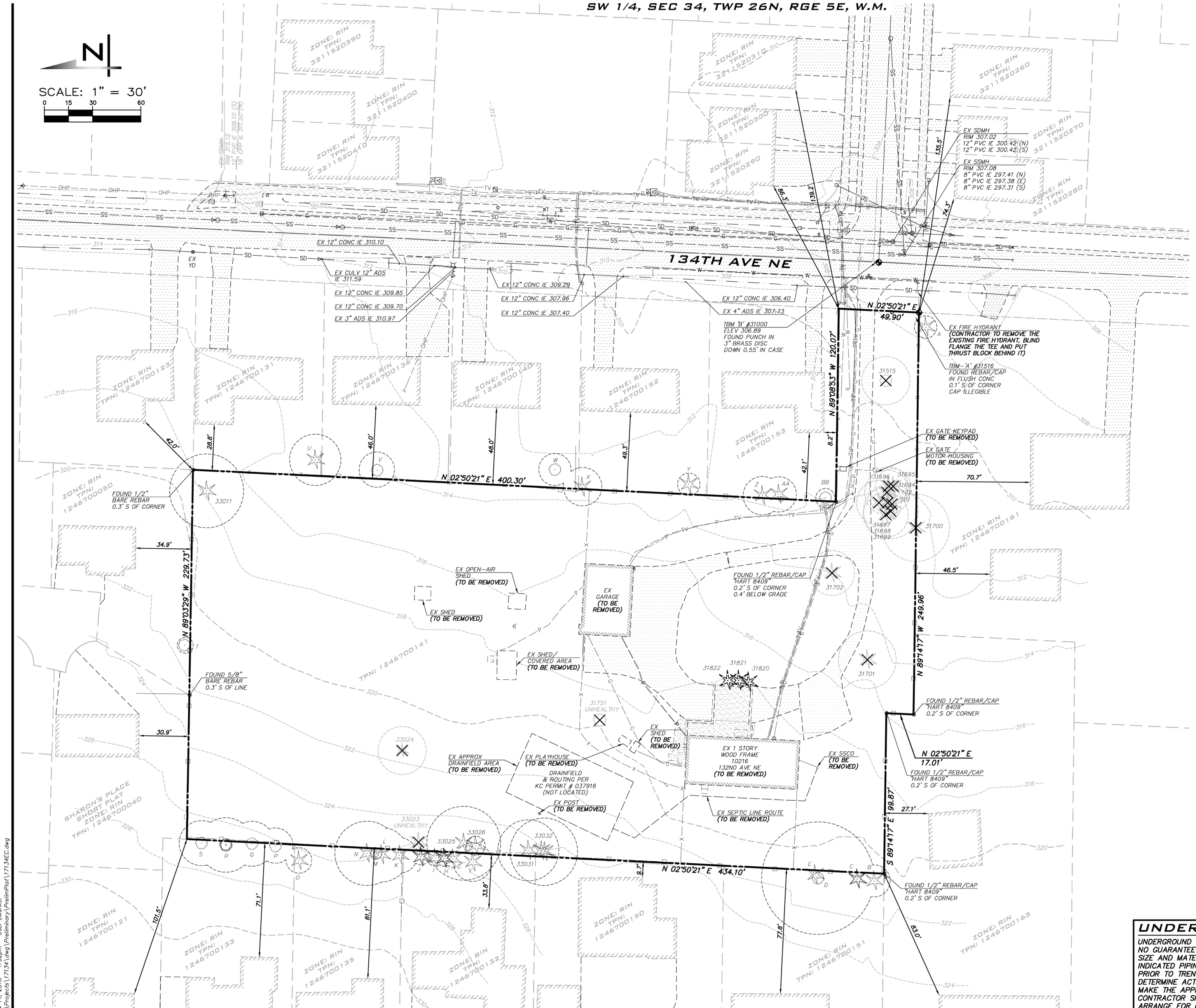
ATTACHMENT 12



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SCALE: AS NOTED
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PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

EXISTING CONDITIONS & DEMO PLAN
10201 134TH AVE NE
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PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: EC-01
SHT 03 OF 17

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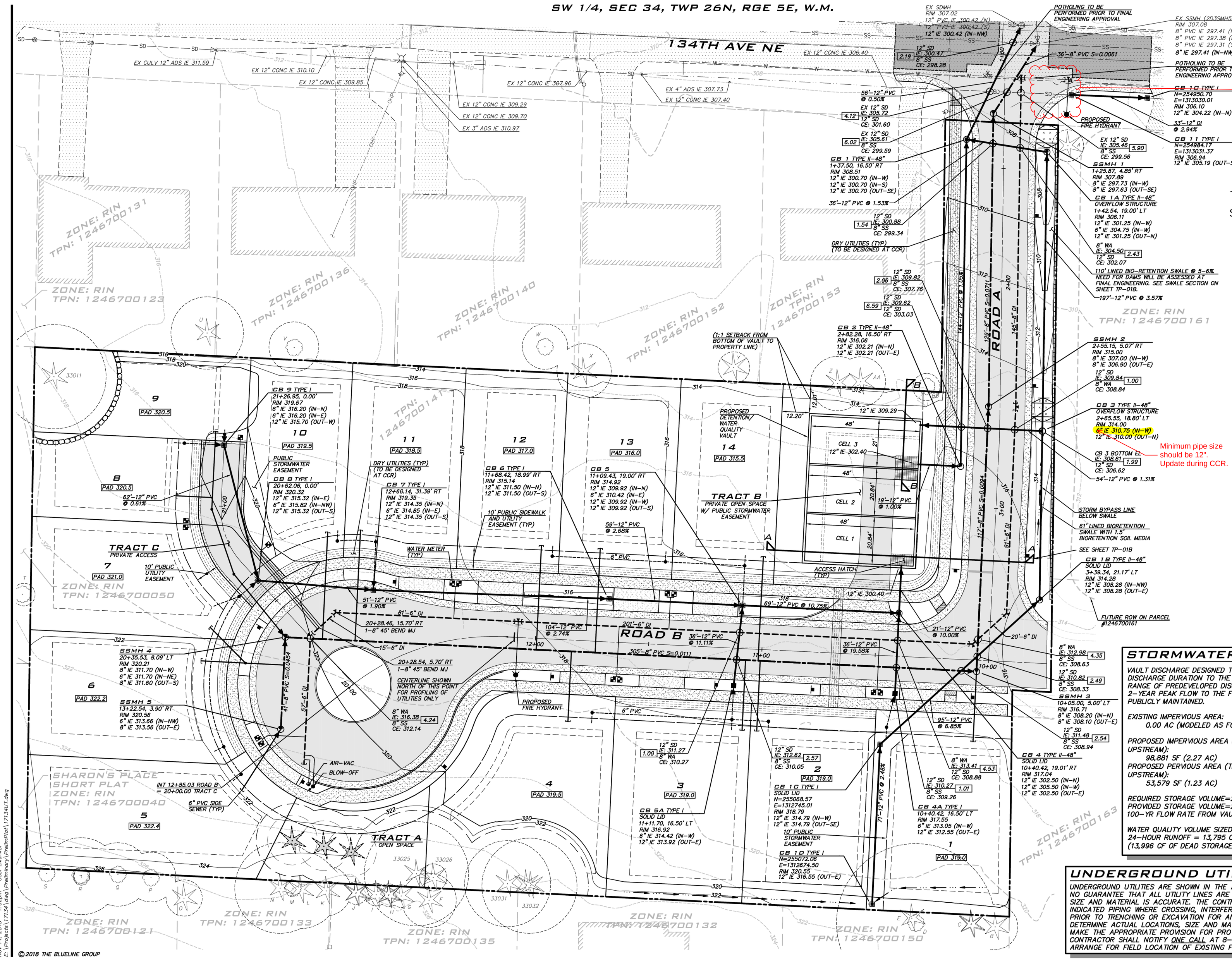
ATTACHMENT 12



The developer needs to show the removal of the Fire Hydrant assembly. Need to remove the existing fire hydrant, blind flange the tee and put thrust block behind it. Install new fire hydrant assembly. HA

Minimum pipe size should be 12". Update during CCR.

SCALE: 1" = 20'

0 10 20 40

VAULT INFO

FC OVER VAULT 315.00
MAX WATER SURFACE 312.00
BOTTOM OF LIVE 302.40

AREAS NOTED AS DEAD STORAGE
BOTTOM OF DEAD 296.00
BOTTOM OF SEDIMENT 295.00

AREAS NOTED AS LIVE STORAGE
BOTTOM OF SEDIMENT 301.90

STORMWATER DESIGN INFO

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. VAULT TO BE PUBLICLY MAINTAINED.

EXISTING IMPERVIOUS AREA:
0.00 AC (MODELED AS FOREST)

PROPOSED IMPERVIOUS AREA (TRIBUTARY TO VAULT, INCLUDES UPSTREAM):
98,881 SF (2.27 AC)
PROPOSED PERVIOUS AREA (TRIBUTARY TO VAULT, INCLUDES UPSTREAM):
53,579 SF (1.23 AC)

REQUIRED STORAGE VOLUME=28,109 CF
PROVIDED STORAGE VOLUME=28,883 CF
100-YR FLOW RATE FROM VAULT=0.5296 CFS

WATER QUALITY VOLUME SIZED TO PROVIDE 91% OF THE 24-HOUR RUNOFF = 13,795 CF
(13,996 CF OF DEAD STORAGE PROVIDED).

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11/14/18

JOB NUMBER: 17-134
SHEET NAME: UT-01
SHT 04 OF 17

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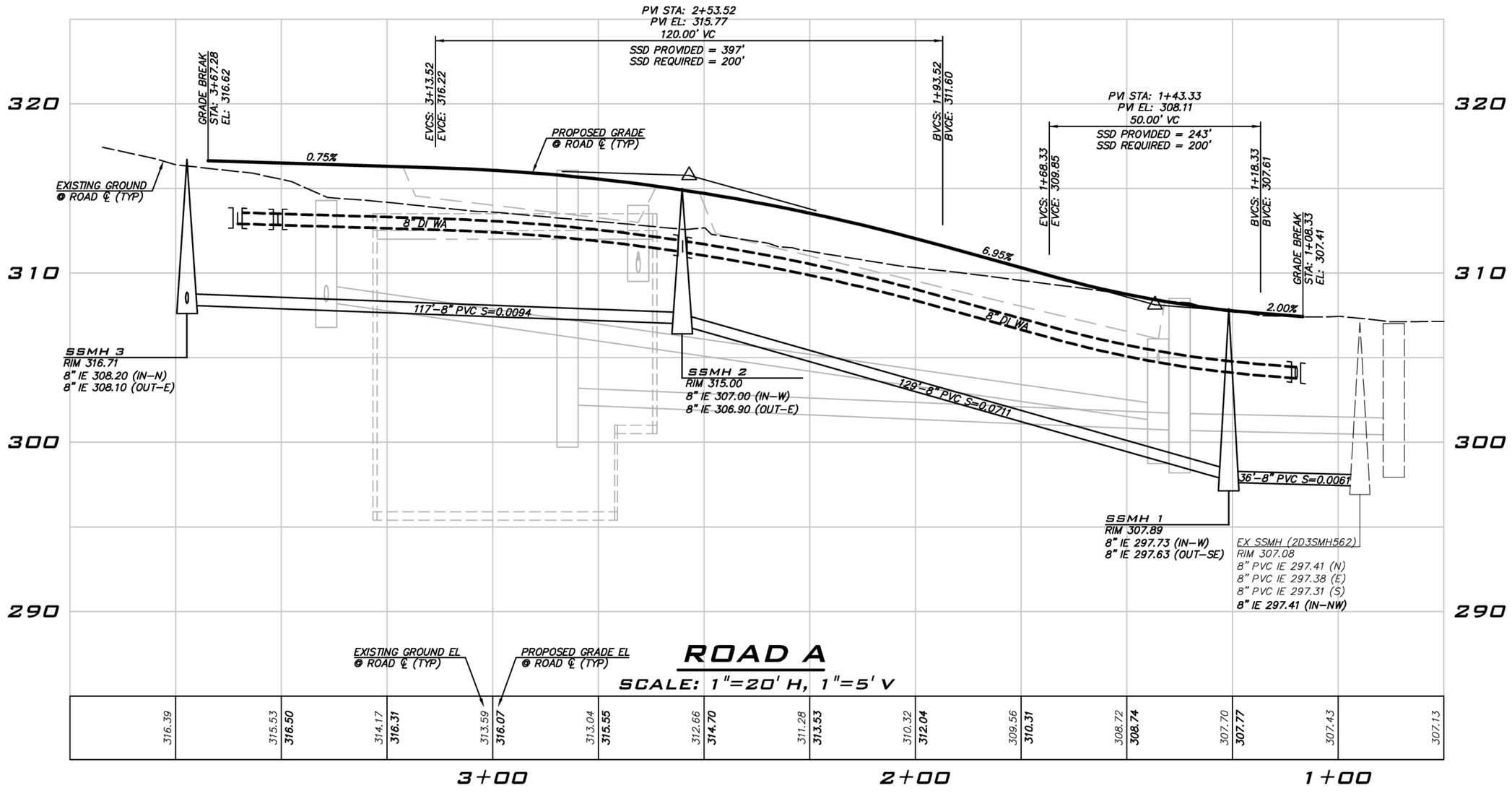
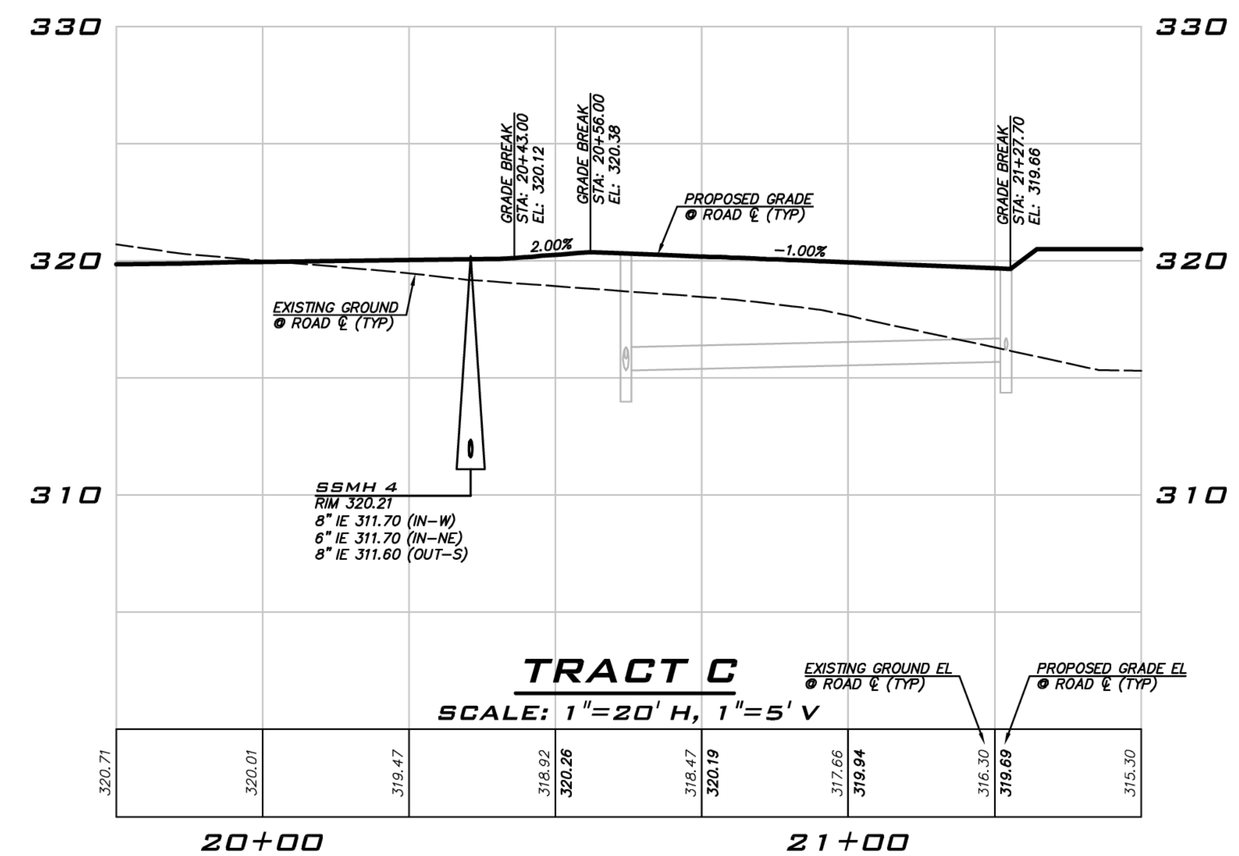
ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.



ROAD A

SCALE: 1"=20' H, 1"=5' V



TRACT C

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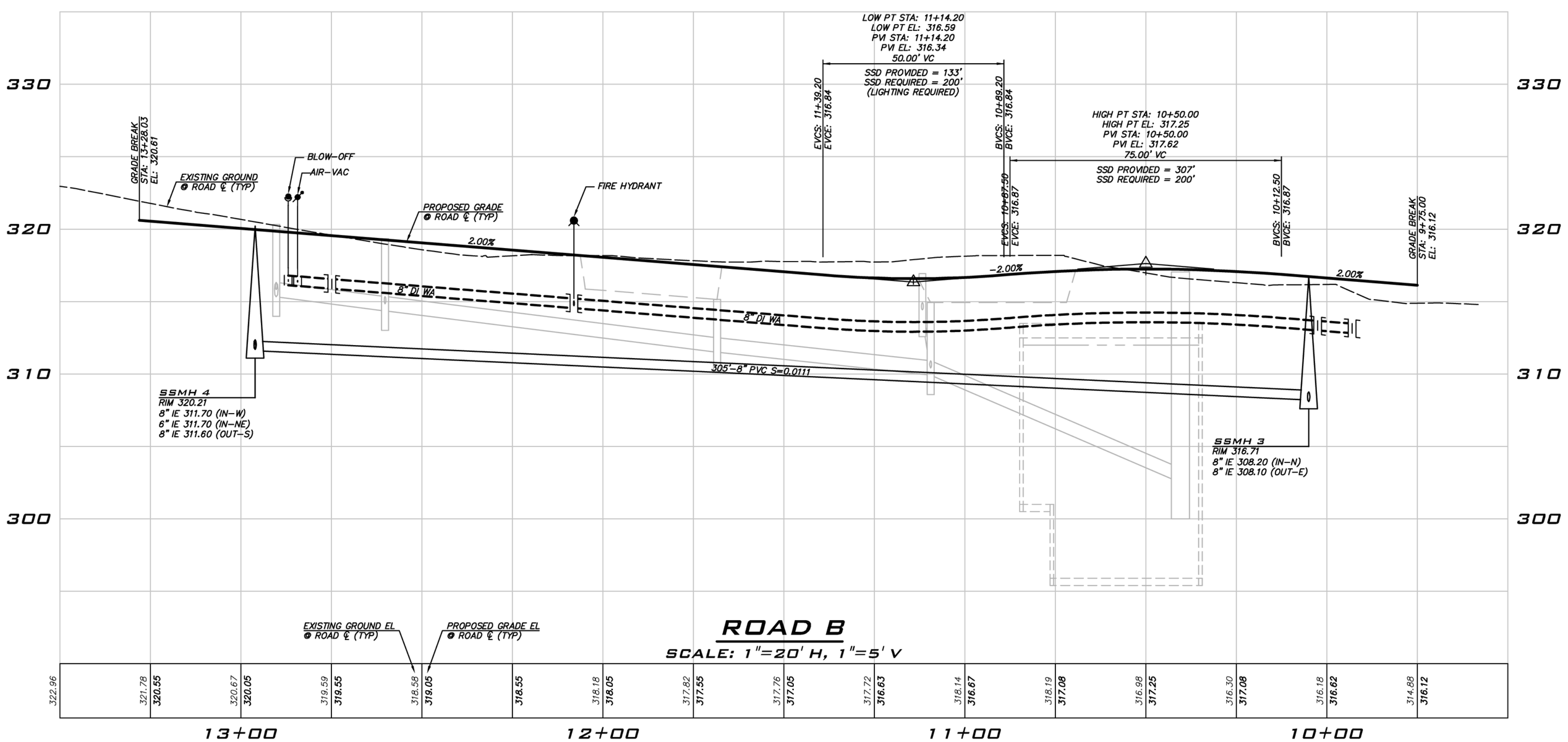

ROAD B

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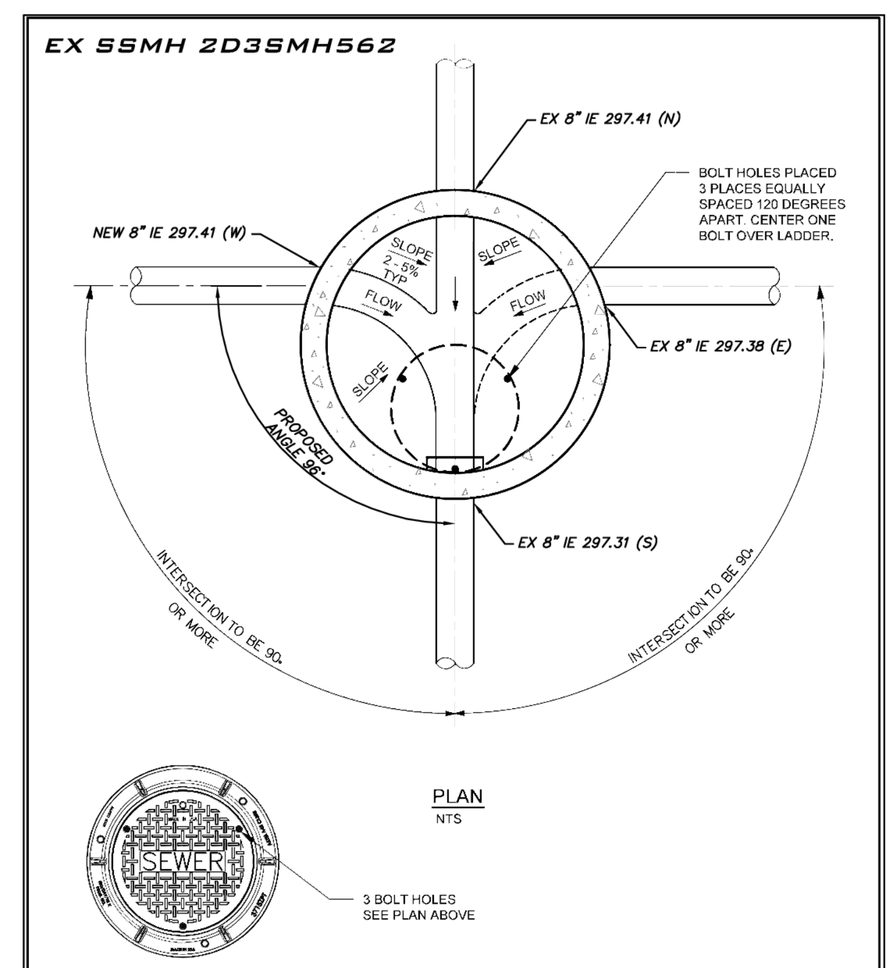

PLAN
NTS

MANHOLE COVER
NTS

NOTE:
IN "TOP OF SYSTEM" MANHOLES WITH A 6 INCH LATERAL, PROVIDE CHANNELING TO THE UPSTREAM END OF MANHOLE. CHANNEL WIDTH SHALL BE EQUAL TO THE DOWNSTREAM SEWER MAIN DIAMETER.

Gary M. Schimek
APPROVED BY: GARY M. SCHIMEK
WATER/WASTEWATER ENGINEERING MANAGER
REVISION DATE: MARCH 01, 2018

City of Redmond

STANDARD DETAILS
INTERSECTION OF SEWERS AT MANHOLE
FILE NAME: SD842.DWG | DETAIL NUMBER: **842**

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

ROAD PROFILES - SEWER
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: RP-01
SHT 05 OF 17

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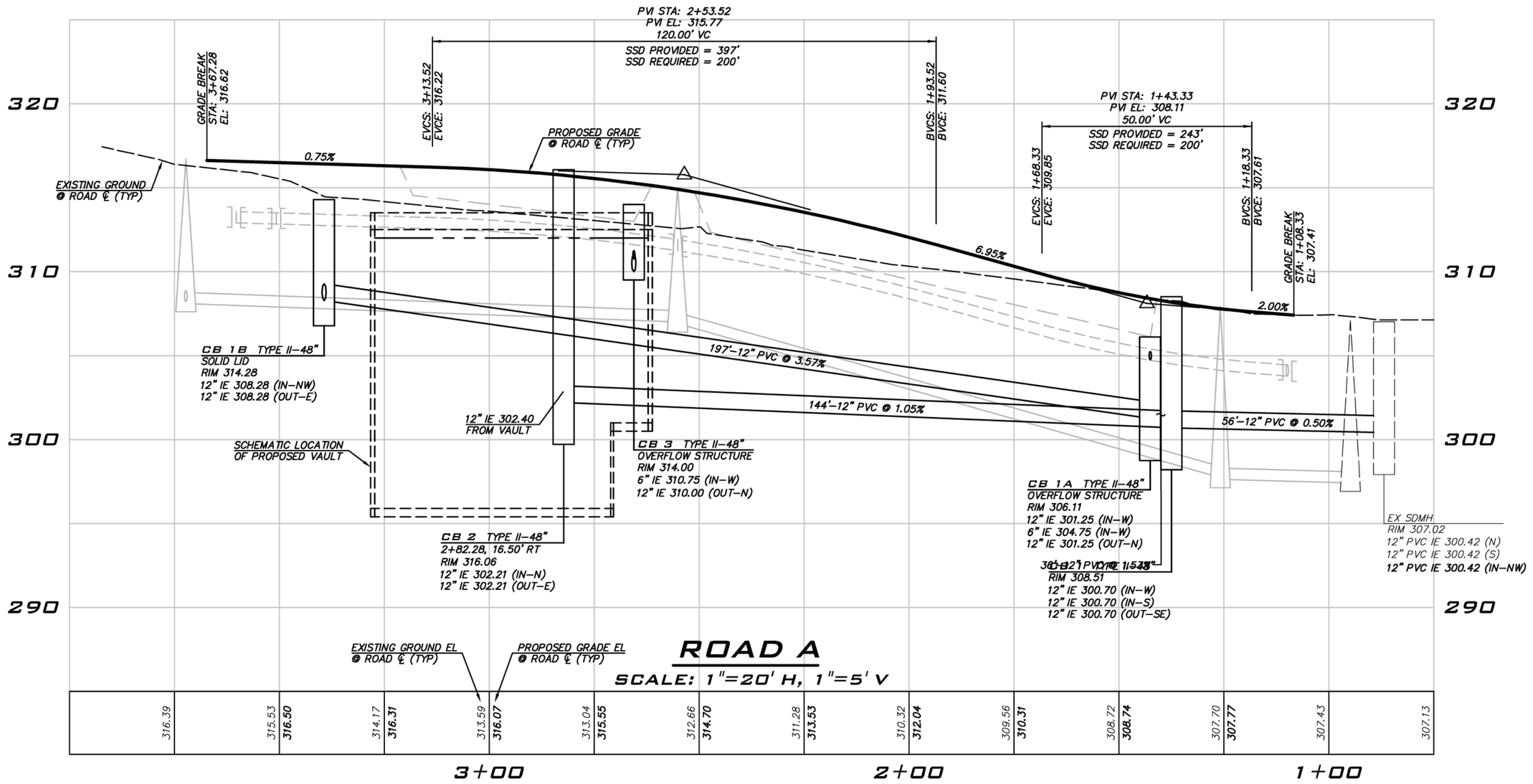
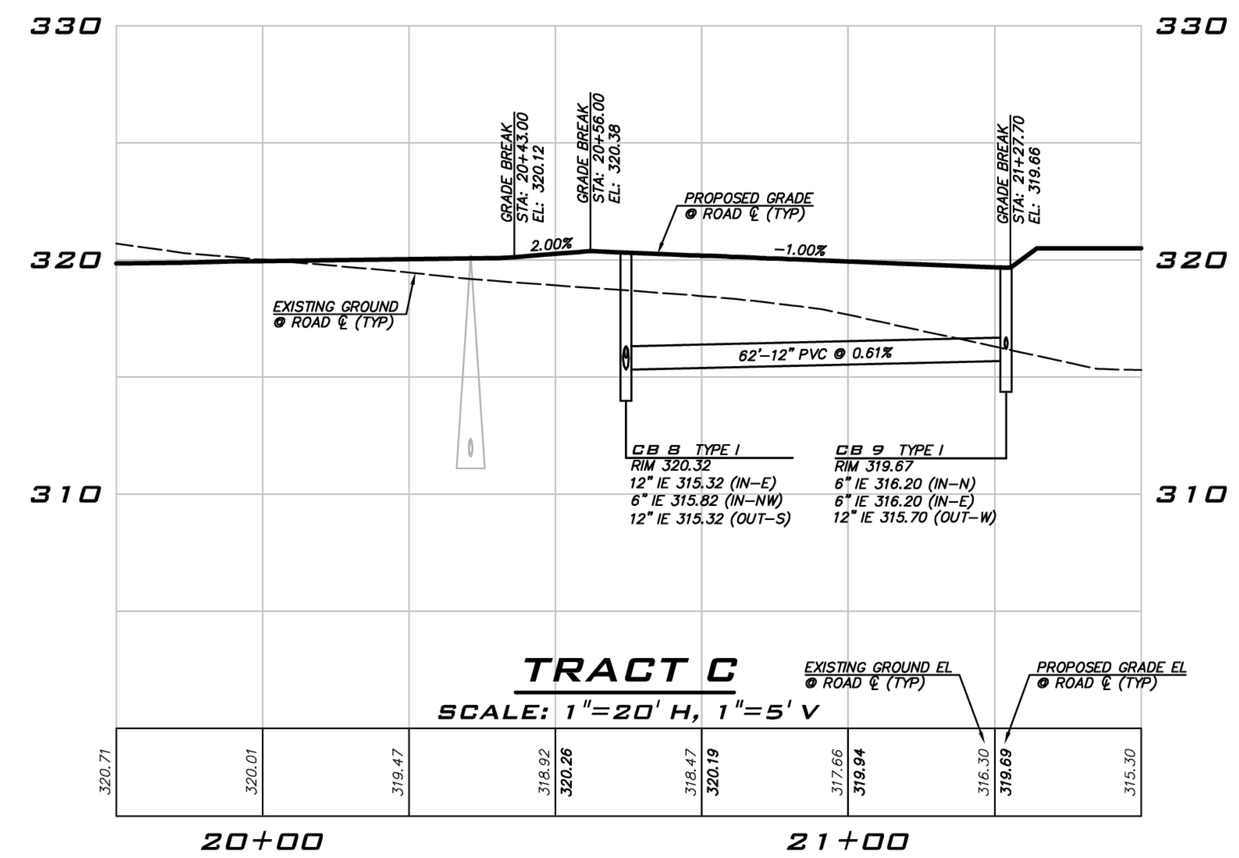


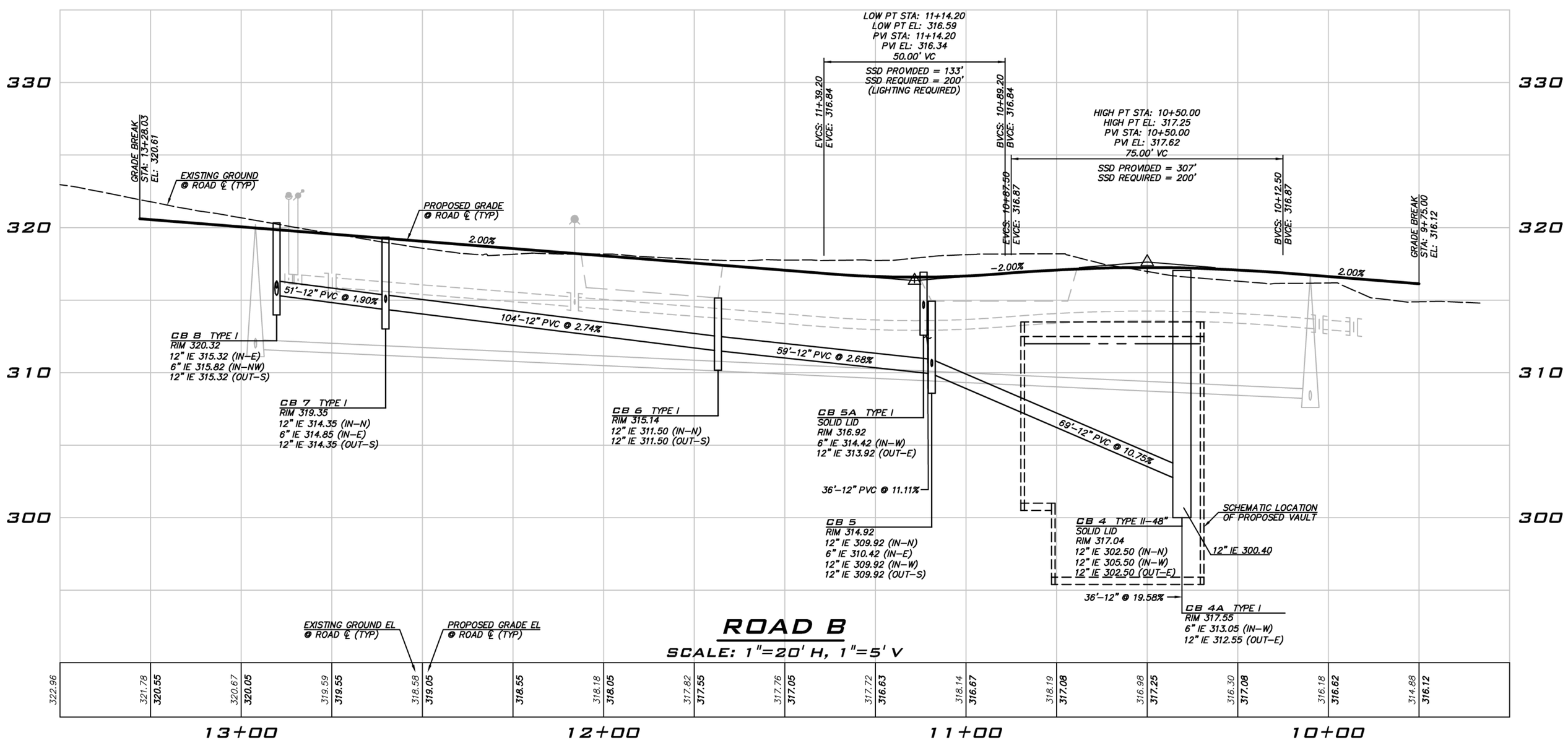
ROAD A

SCALE: 1"=20' H, 1"=5' V



TRACT C

SCALE: 1"=20' H, 1"=5' V



ROAD B

SCALE: 1"=20' H, 1"=5' V

UNDERGROUND UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

ROAD PROFILES - STORM
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG, STATE OF WASHINGTON, 37408, REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: RP-02
SHT 06 OF 17

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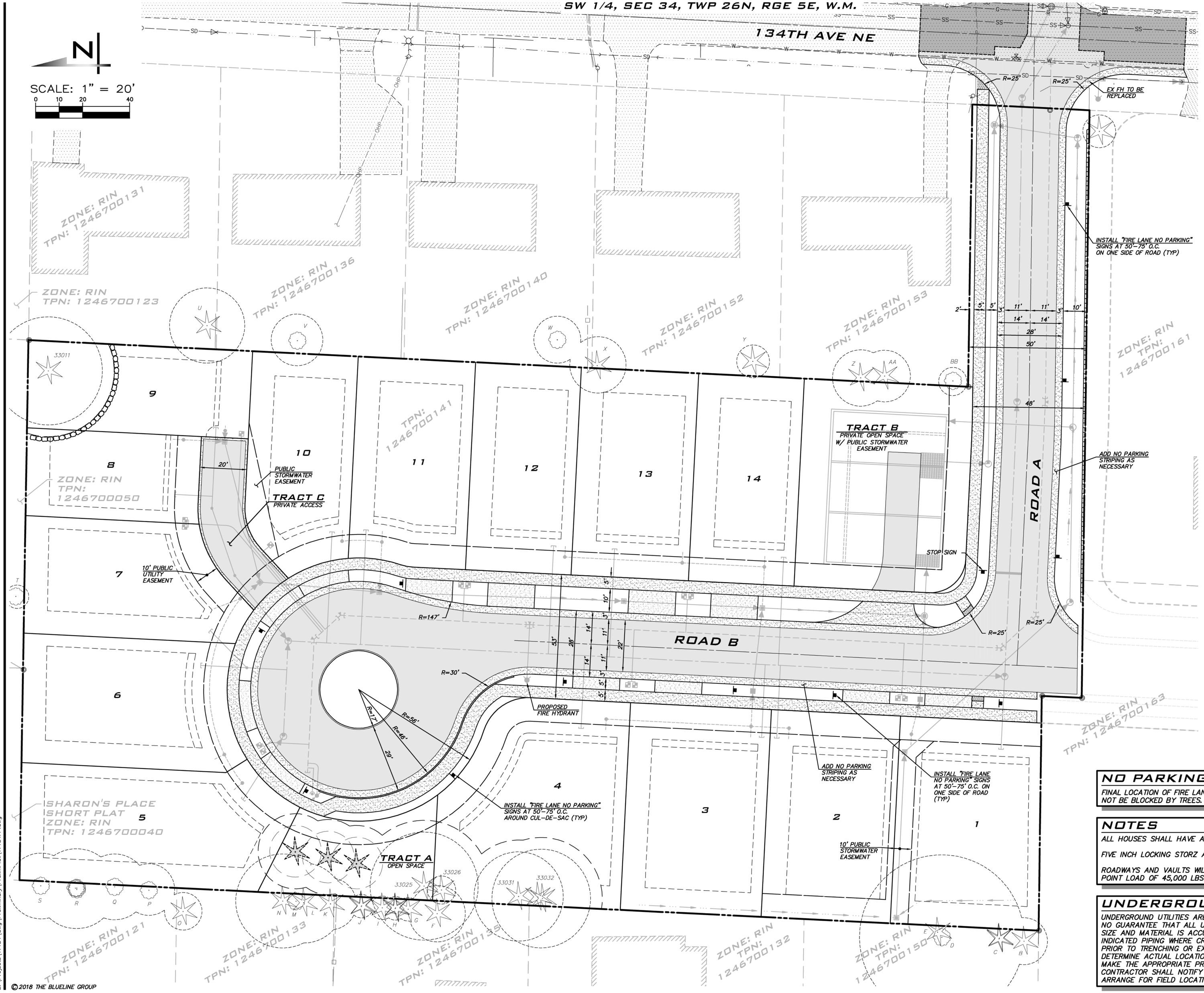

NO PARKING SIGNS NOTE

FINAL LOCATION OF FIRE LANE SIGNS SHALL BE DETERMINED ON SITE AND SHALL NOT BE BLOCKED BY TREES.

NOTES

ALL HOUSES SHALL HAVE A NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED

FIVE INCH LOCKING STORZ ADAPTERS ARE REQUIRED ON NEW HYDRANTS

ROADWAYS AND VAULTS WILL BE DESIGNED TO SUPPORT 77,000 LBS AND A POINT LOAD OF 45,000 LBS OVER A 24"x24" PAD.

UNDERGROUND UTILITY NOTE

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PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

FIRE PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141

CITY OF REDMOND WASHINGTON

TODD A. OBERG, STATE OF WASHINGTON, 37408, REGISTERED PROFESSIONAL ENGINEER

11/14/18

JOB NUMBER: 17-134

SHEET NAME: FP-01

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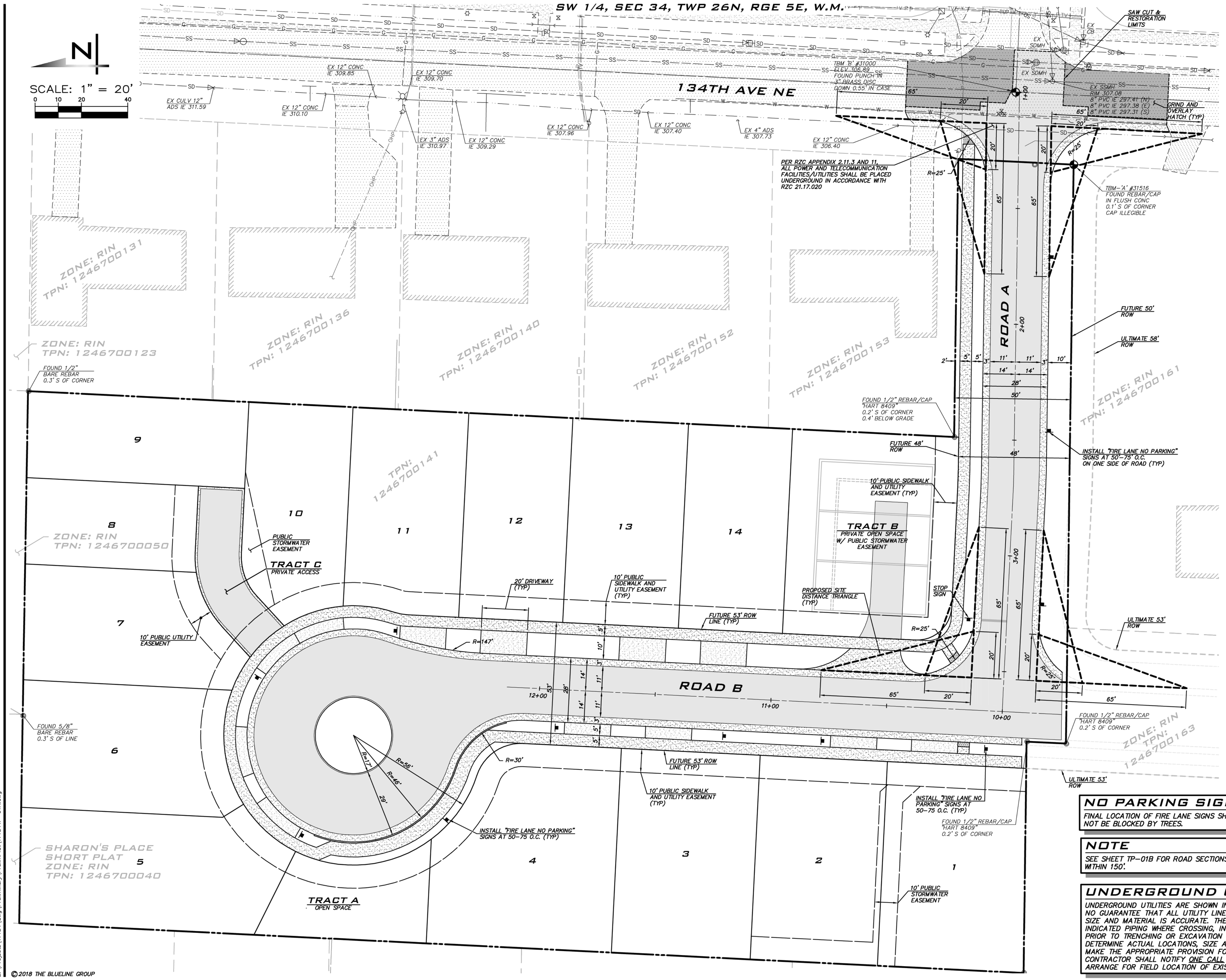

NO PARKING SIGNS NOTE

FINAL LOCATION OF FIRE LANE SIGNS SHALL BE DETERMINED ON SITE AND SHALL NOT BE BLOCKED BY TREES.

NOTE

SEE SHEET TP-01B FOR ROAD SECTIONS. SEE SHEET EC-01 FOR DRIVEWAYS WITHIN 150'.

UNDERGROUND UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

TRANSPORTATION PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: TP-01A
SHT 08 OF 17

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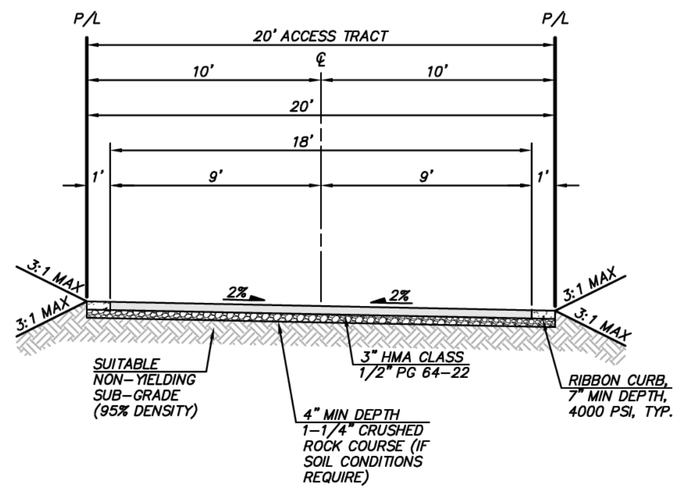
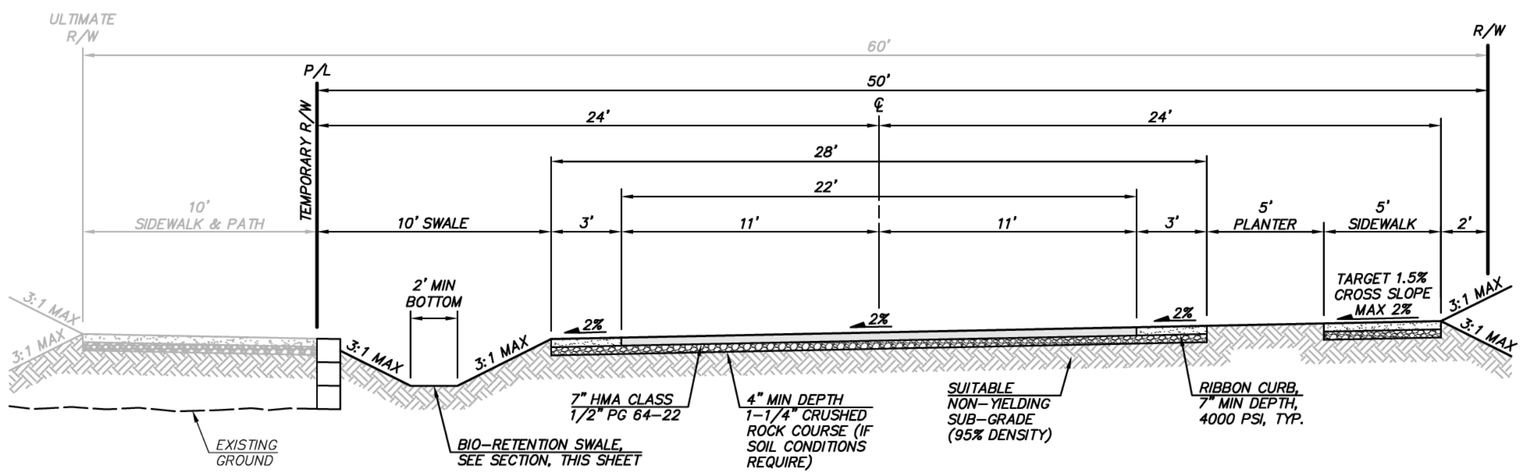


ACCESS TRACT

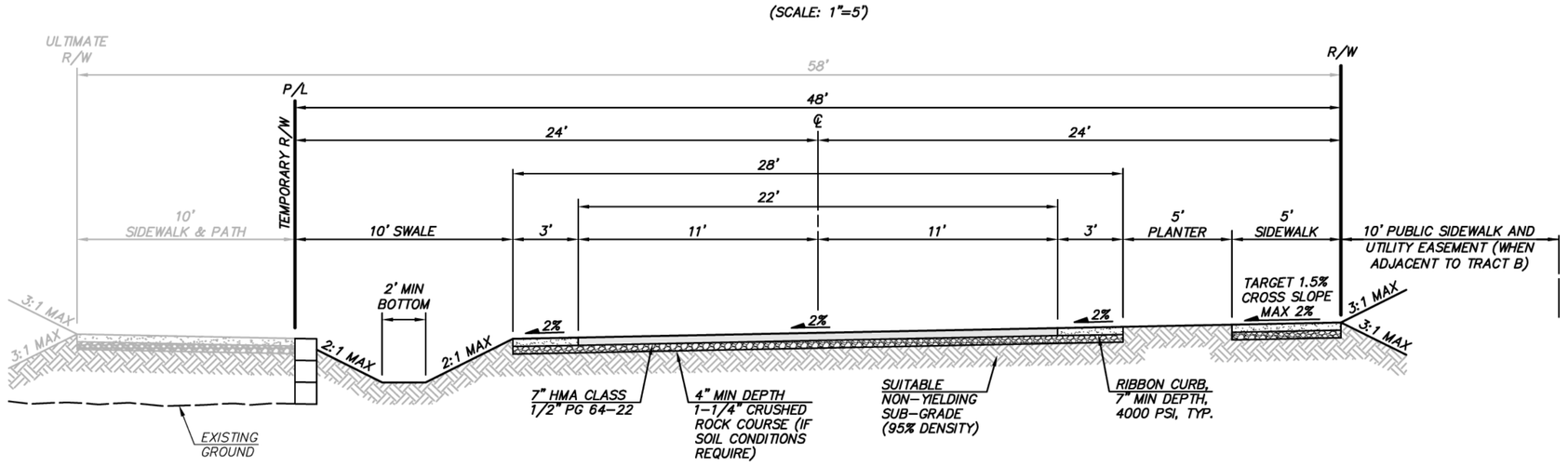
(SCALE: 1"=5')



ROAD A

STA 1+00 – 2+50

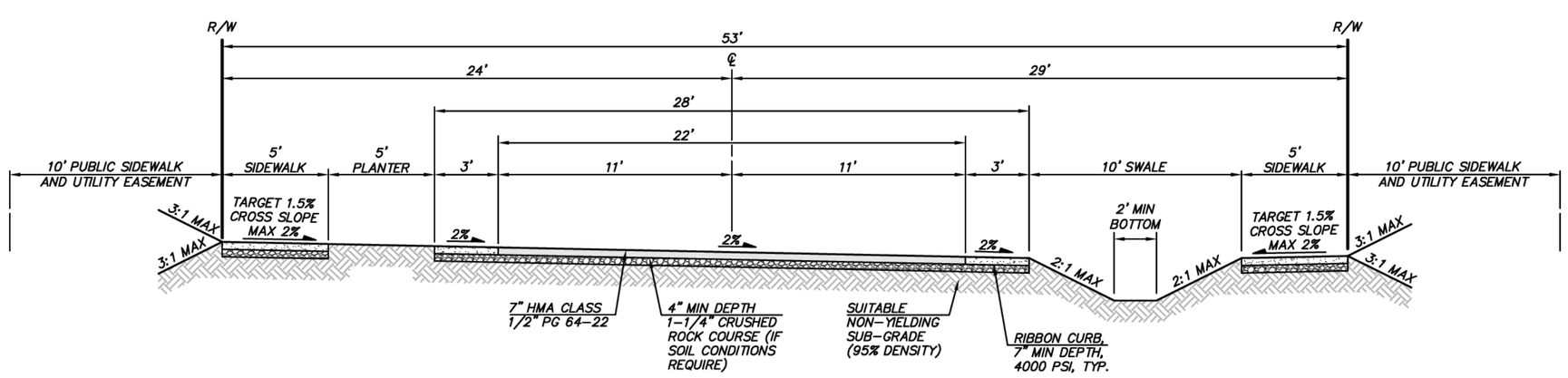
(SCALE: 1"=5')



ROAD A

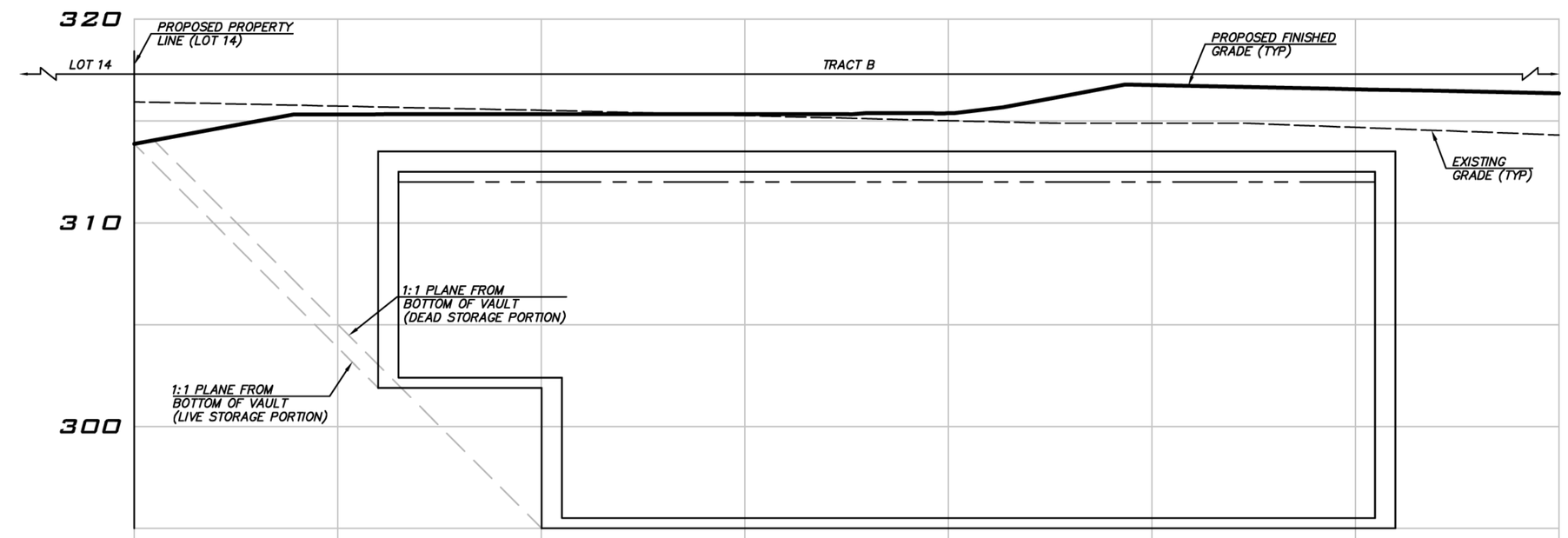
STA 2+50 – 3+67

(SCALE: 1"=5')



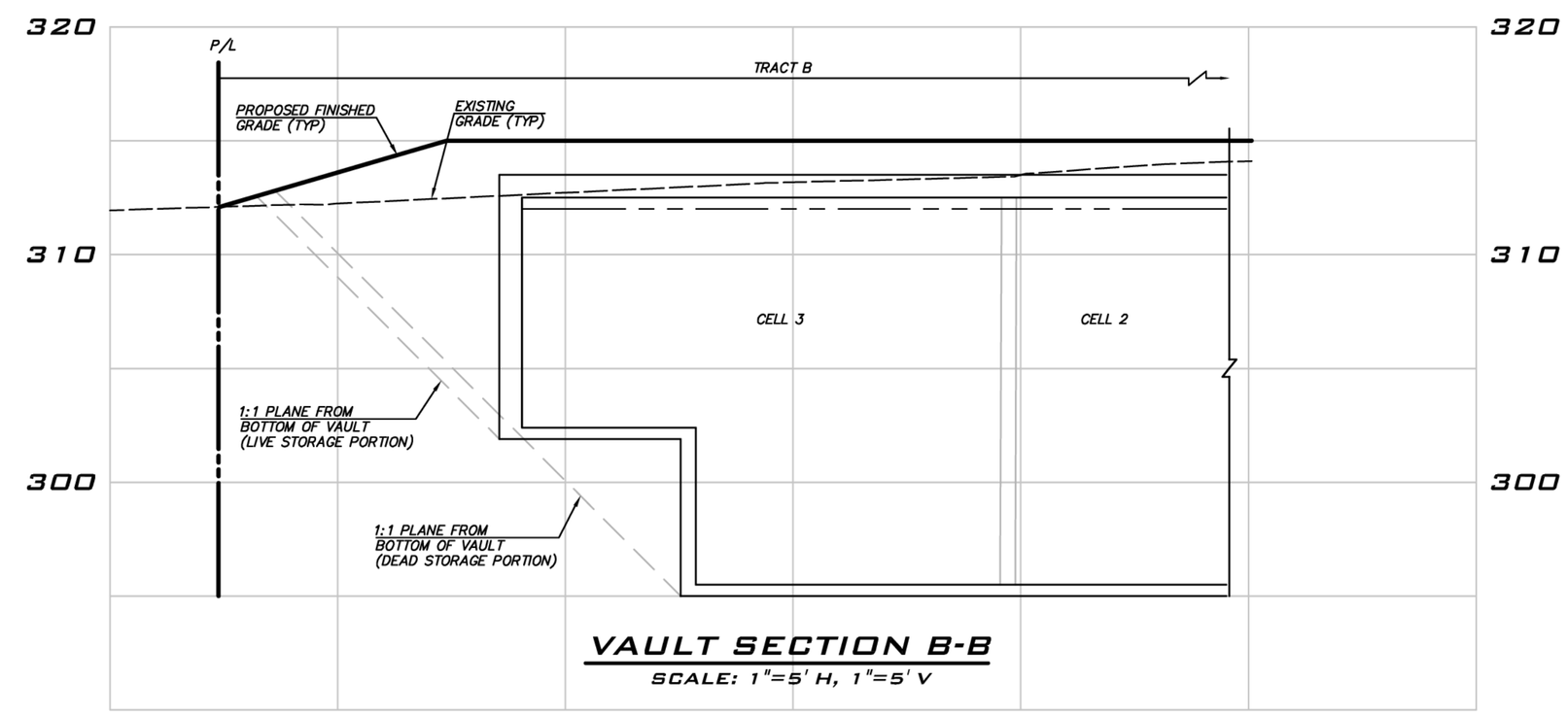
ROAD B

(SCALE: 1"=5')



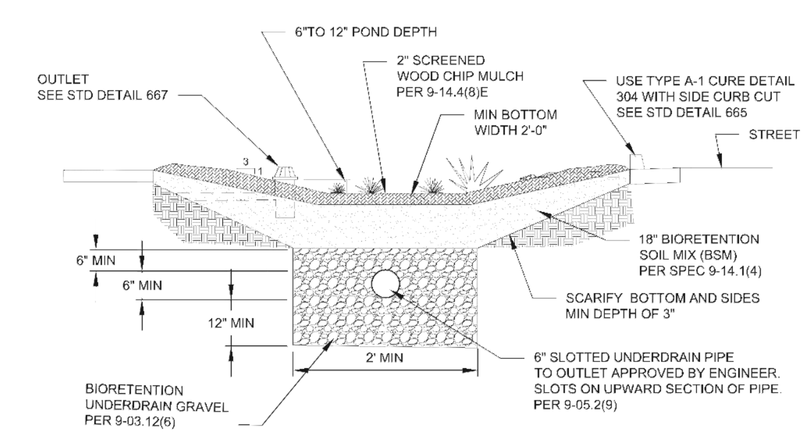
VAULT SECTION A-A

SCALE: 1"=5' H, 1"=5' V



VAULT SECTION B-B

SCALE: 1"=5' H, 1"=5' V



BIO-RETENTION FACILITY

NOT TO SCALE

UNDERGROUND UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

TRANSPORTATION PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG, STATE OF WASHINGTON, 37408, REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: TP-01B
SHT 09 OF 17

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ATTACHMENT 12

SITE NOTE

SITE AREA = 107,795 SF (2.48 AC)

FILL MATERIAL NOTE

FILL MATERIAL (IF NEEDED) SHALL COME FROM A CITY OF REDMOND APPROVED SOURCE. GRADING QUANTITIES TO BE REVIEWED AT FINAL ENGINEERING.

STORMWATER DESIGN INFO

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. VAULT TO BE PUBLICLY MAINTAINED.

EXISTING IMPERVIOUS AREA:
0.00 AC (MODELED AS FOREST)

PROPOSED IMPERVIOUS AREA (TRIBUTARY TO VAULT, INCLUDES UPSTREAM):
98,881 SF (2.27 AC)
PROPOSED PERVIOUS AREA (TRIBUTARY TO VAULT, INCLUDES UPSTREAM):
53,579 SF (1.23 AC)

REQUIRED STORAGE VOLUME=28,109 CF
PROVIDED STORAGE VOLUME=28,883 CF
100-YR FLOW RATE FROM VAULT=0.5296 CFS

WATER QUALITY VOLUME SIZED TO PROVIDE 91% OF THE 24-HOUR RUNOFF = 13,795 CF
(13,996 CF OF DEAD STORAGE PROVIDED).

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

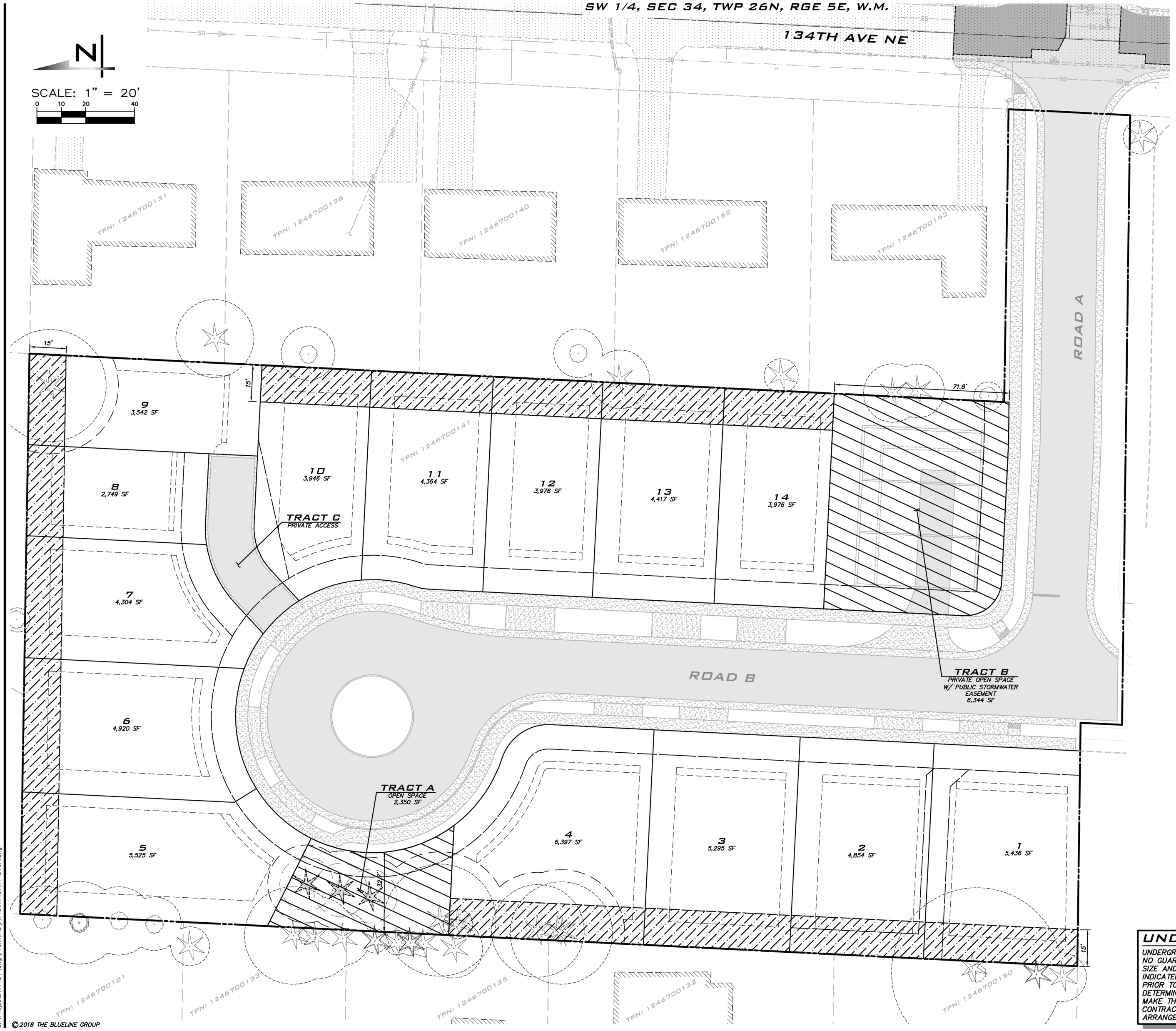
NO	DATE	BY	REVISIONS

GRADING PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

TODD A. OBERG, STATE OF WASHINGTON, 37408, REGISTERED PROFESSIONAL ENGINEER
11/14/18

JOB NUMBER: 17-134
SHEET NAME: GP-01
SHT 10 OF 17

ATTACHMENT 12



Lot #	Lot Area	Provided Open Space	Percent of Lot Area
1	5,436 SF	861 SF	16%
2	4,854 SF	750 SF	15%
3	5,295 SF	900 SF	17%
4	6,397 SF	779 SF	12%
5	5,525 SF	747 SF	14%
6	4,920 SF	820 SF	17%
7	4,304 SF	751 SF	17%
8	2,749 SF	559 SF	20%
9	3,542 SF	560 SF	16%
10	3,946 SF	677 SF	17%
11	4,364 SF	752 SF	17%
12	3,976 SF	677 SF	17%
13	4,417 SF	752 SF	17%
14	3,976 SF	677 SF	17%
TOTAL	63,700 SF	10,262 SF	16%

Common Open Space		
Tract	Square Feet	% of Total Site Area
A	2,350 SF	2%
B	6,344 SF	6%

Open Space Calculations		
Total Site Area	107,795 SF	
Total Lot Area	63,700 SF	
10% (Private On Lot)	6,370 SF Required	10,262 SF Provided
Open Space Type	Square Footage	% Total Site Area
Lot-by-Lot Private Open Space	10,262 SF	16%
Common Open Space	8,694 SF	8%
Total Open Space Provided		24%

LEGEND

- OPEN SPACE (PRIVATE ON-LOT)
- OPEN SPACE (COMMON)

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BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
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WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

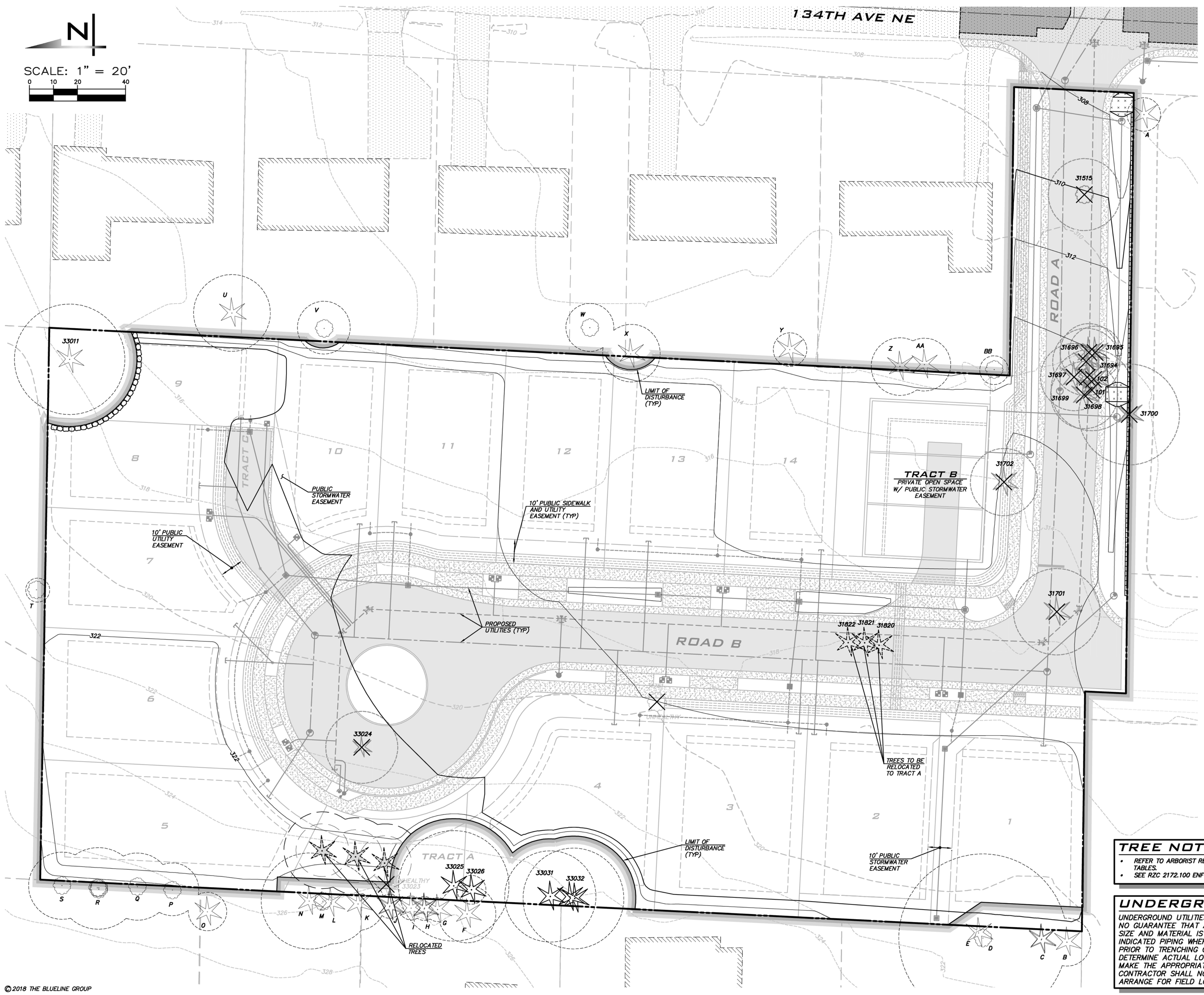
OPEN SPACE PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
LICENSED LANDSCAPE ARCHITECT
11/14/18

JOB NUMBER: 17-134
SHEET NAME: OP-01
SHT 11 OF 17

ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.



TREE LEGEND

- EXISTING TREE TO BE REMOVED
- DRIP LINE
- EXISTING TREE TO REMAIN
- EXISTING LANDMARK TREE
- LOD (LIMITS OF DISTURBANCE)
- EXISTING OFF-SITE TREE
- EXISTING TREE IN POOR CONDITION

TREE NOTE

- REFER TO ARBORIST REPORT PREPARED BY FAVERO GREENFOREST. SEE TR-02 FOR THE TREE TABLES.
- SEE RZC 2172.100 ENFORCEMENT FOR PENALTIES FOR REMOVING A PRESERVED TREE.

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PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

TREE PRESERVATION PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
NO. 1457 EXP. 9/27/2019
LICENSED LANDSCAPE ARCHITECT
11/14/18

JOB NUMBER: 17-134
SHEET NAME: TR-01
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20x24
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TREES TO BE KEPT

Category	TAG	DBH (in.)	Species	DL (Ft.)	Health*	Structure*	Visible Defects	
Significant	33032	6,18,18,20,20	Douglas-fir	21	1	2	Multiple leaders	
Significant	33031	14	Douglas-fir	19	1	2	Asymmetric, dogleg	
Significant	33026	7	Douglas-fir	6	1	2	Suppressed	
Significant	33025	28	Douglas-fir	23	1	1		
Significant	33011	24	Douglas-fir	23	1	1		
Significant	31820**	10, 14	Western red-cedar	11	1	2	Double leader, asymmetric	**To be transplanted
Significant	31821**	16	Western red-cedar	11	1	2	Double leader, asymmetric	**To be transplanted
Significant	31822**	12, 14	Western red-cedar	11	1	2	Double leader, asymmetric	**To be transplanted

TREES TO BE REMOVED

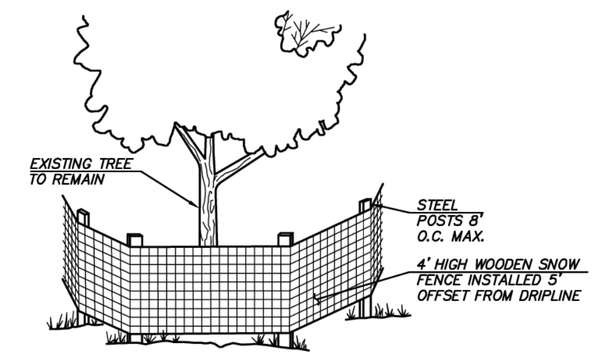
Category	TAG	DBH (in.)	Species	DL (Ft.)	Health*	Structure*	Visible Defects
Significant	31702	28	Western red-cedar	14	1	1	
Significant	31701	23	Douglas-fir	18	1	2	Asymmetric
Significant	33024	19	Douglas-fir	15	1	2	Double leader, included bark
Significant	31694	16	Douglas-fir	14	1	2	Asymmetric
Significant	31695	8	Douglas-fir	11	1	2	Asymmetric
Significant	31696	12	Douglas-fir	12	1	2	Asymmetric
Significant	31697	15	Douglas-fir	14	1	2	Asymmetric
Significant	31698	14	Bigleaf maple	17	1	2	Asymmetric
Significant	31699	13	Douglas-fir	14	1	2	Asymmetric
Landmark	31700	37	Douglas-fir	21	1	2	Girdling injury on trunk
Significant	101	8	Douglas-fir	10	1	2	Asymmetric
Significant	102	8	Douglas-fir	10	1	2	Asymmetric
Significant	31515	13	Mountain ash	15	2	2	Old tree, roots at soil surface

OFFSITE TREES

Category	TAG	DBH (in.)	Species	DL (Ft.)	Health*	Structure*	Visible Defects
Significant	A	30	Douglas-fir	7	3 ft PL		
Significant	B	25	Western red-cedar	10	4 ft PL		
Significant	C	12,18	Western red-cedar	10	4 ft PL		
Landmark	D	38	Red oak	35	4 ft PL		
Significant	E	28	Western red-cedar	14	2 ft PL		
Significant	F	16	Douglas-fir	12	3ft PL		
Significant	G	8	Western red-cedar	5	4 ft Pl		
Significant	H	6,10	Western red-cedar	5	4 ft PL		
Significant	I	7	Western red-cedar	5	4 ft PL		
Significant	J	6,10	Western red-cedar	5	4 ftPL		
Significant	K	13	Western hemlock	11	3 ft PL		
Significant	L	14	Douglas-fir	17	3 ft PL		
Significant	M	12	Douglas-fir	15	3 ft PL		
Significant	N	19	Douglas-fir	20	3 ft PL		
Significant	O	24,24	Western red-cedar	8	7 ft PL		
Significant	P	18, 24	Lombardi poplar	11	1 ft PL		
Significant	Q	6	Pear, fruiting	14	1 ft PL		
Significant	R	8,8,8	Purpleleaf plum	17	1 ft PL		
Significant	S	8	Red maple	14	2 ft PL		
Significant	T	8,10,10	Apple, fruiting	5	3 ft PL		
Significant	U	22	Deodar cedar	16	8 ft PL		
Significant	V	8,10,12	Apple, fruiting	11	4 ft PL		
Significant	W	18	European birch	10	10 ft PL		Soon to be dead
Significant	X	6,8,8	Juniper	12	3 ft PL		
Significant	Y	16	Pine	7	5 ft PL		
Significant	Z	12	Douglas-fir	12	1 ft PL		
Significant	AA	18	Douglas-fir	11	1 ft PL		
Significant	BB	8,8	Apple, fruiting	6	1 ft PL		

UNHEALTHY TREES

Category	TAG	DBH (in.)	Species	DL (Ft.)	Health*	Structure*	Visible Defects
Unhealthy	31751	24	Cherry, flowering	19	3	2	Diseased, multiple leaders
Unhealthy	33023	14	Western hemlock	17	3	3	Decline, dieback, canker



TREE PROTECTION DETAIL

NOT TO SCALE

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	IMPACTED	RETAINED	UNHEALTHY*	TOTAL
LANDMARK (OVER 30" DBH)	1 = 5%	0 = 0%	0 = 0%	0	1 = 5%
SIGNIFICANT (6" - 30" DBH)	12 = 57%	0 = 0%	8 = 38%	2	20 = 95%
TOTALS	13 = 62%	0 = 0%	8 = 38%	2	21 = 100%
REPLACEMENT TREES	15	0	0	N/A	15

NUMBERS ARE GENERATED BASED ON SITE CONDITIONS, PROPOSED DEVELOPMENT, AND CITY REQUIREMENTS. SIGNIFICANT TREES ARE TO BE REPLACED AT A 1:1 RATIO; LANDMARK TREES AT A 3:1 RATIO. EACH SIGNIFICANT TREE REMOVED BEYOND 35-PERCENT RETENTION MUST BE REPLACED AT A 3:1 RATIO.

NOTE

* PER ARBORIST REPORT, TREES THAT ARE SCORED A 3 IN EITHER HEALTH OR STRUCTURE ARE CONSIDERED NON-VIABLE/UNHEALTHY ARE NOT INCLUDED IN THE TREE SAVE CALCULATIONS.

TREE REPLACEMENT

REPLACEMENT TREES REQUIRED:	15 TREES
TOTAL REPLACEMENT TREES REQUIRED:	15 TREES
REPLACEMENT TREES PROVIDED:	54 TREES

TREE NOTE

REFER TO ARBORIST REPORT PREPARED BY FAVERO GREENFOREST.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

TREE RETENTION NOTES
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
LICENSED LANDSCAPE ARCHITECT
NO. 1457 EXP. 03/26/19
11/14/18

JOB NUMBER: 17-134
SHEET NAME: TR-02
SHT 13 OF 17

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ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.

N

SCALE: 1" = 20'

0 10 20 40

Ecological Score Requirements		
	Technique	Points Awarded
1	25% of the plants installed are Northwest adaptive and 25% of the plants installed are native*. (5 base + 2 for 20% increase)	7
3	Minimum of 25% of proposed trees are evergreens.	5
6	10% increase over the minimum number of required replacement trees, street trees, or parking lot trees. (5 base + 2 for 20% increase)	7
10	Minimum of 25% of landscaped areas are designed with landscaping that does not require irrigation after a three-year period.	3
	Total	22

* TECHNIQUE 25% NATIVE, ADDITIONAL POINTS 20%x25=5% 25%+5%=30% NATIVE

** TECHNIQUE INCREASE OVER MIN NUMBER OF REPLACEMENT TREES = 20%x10=2% 10%+2%=12% OVER (13% EXTRA PROVIDED)

SUMMARY OF ON-SITE TREE RETENTION

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NOTE

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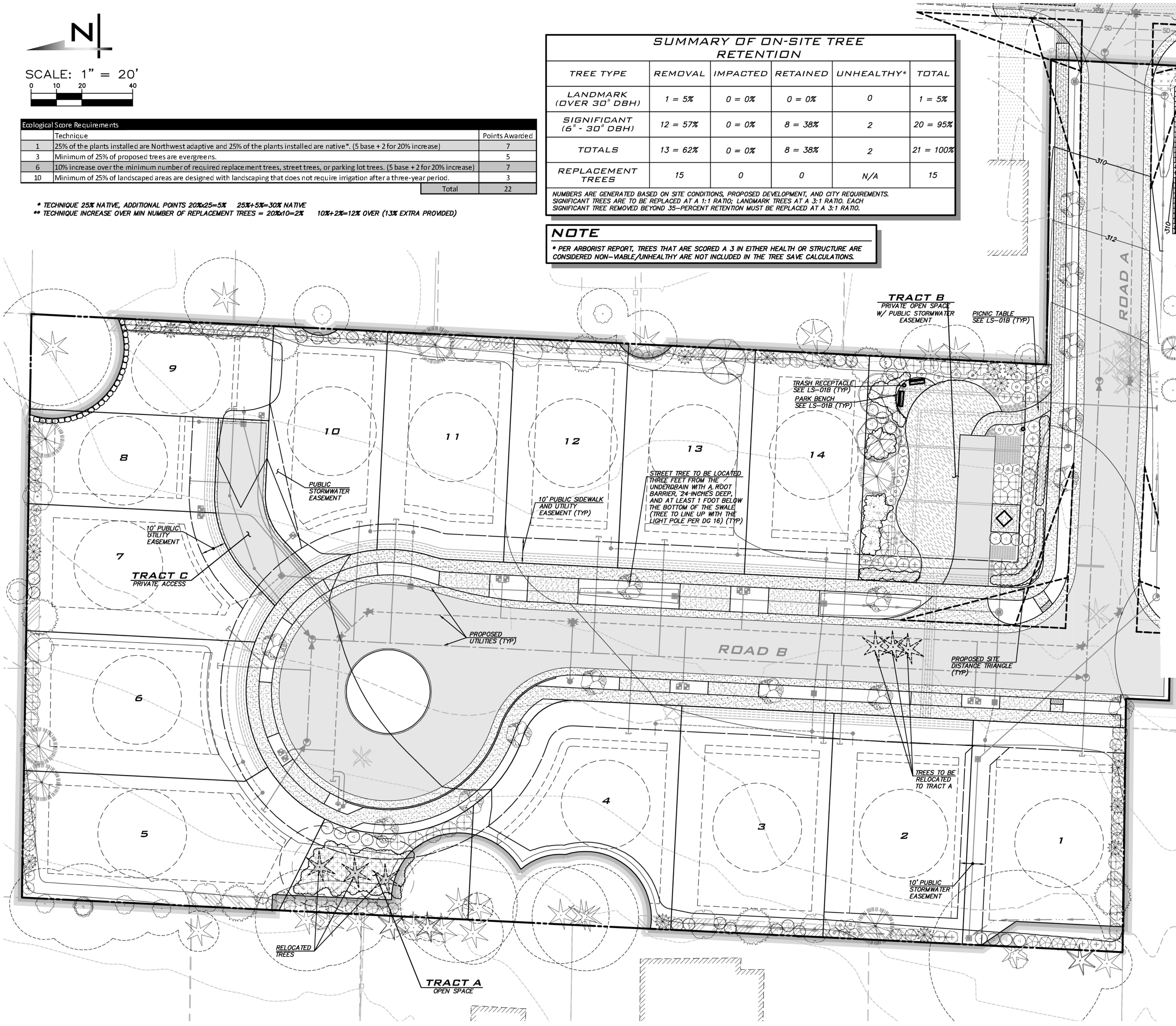

TREE REPLACEMENT

REPLACEMENT TREES REQUIRED:	15 TREES
TOTAL REPLACEMENT TREES REQUIRED:	15 TREES
REPLACEMENT TREES PROVIDED:	54 TREES

PLANT SCHEDULE

SEE LS-01B FOR SIZE AND QUANTITY

TREES	BOTANICAL NAME / COMMON NAME	NATIVE/DROUGHT TOLERANT
	ABIES KOREANA / KOREAN FIR	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	ACER GRISEUM / PAPERBARK MAPLE	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	CALOCEDRUS DECURRENS / INCENSE CEDAR	NORTHWEST NATIVE
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	TSUGA HETEROPHYLLA / WESTERN HEMLOCK	NORTHWEST NATIVE
SHRUBS	BOTANICAL NAME / COMMON NAME	
	CORNUS SERICEA / RED TWIG DOGWOOD	NORTHWEST NATIVE
	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM / DIABLO PURPLE NIN	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	RIBES SANGUINEUM / RED FLOWERING CURRANT	NORTHWEST NATIVE
	SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	NORTHWEST ADAPTIVE DROUGHT TOLERANT
	VIBURNUM X 'BURKWOODII' / BURKWOOD VIBURNUM	NORTHWEST ADAPTIVE DROUGHT TOLERANT
GROUND COVERS	BOTANICAL NAME / COMMON NAME	
	CORNUS X UNALASCHKENSIS / BUNCHBERRY DOGWOOD	NORTHWEST NATIVE
	DICENTRA FORMOSA / WESTERN BLEEDING-HEART	NORTHWEST NATIVE
	TRILLIUM OVATUM / COAST TRILLIUM	NORTHWEST NATIVE
	TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND	NORTHWEST ADAPTIVE DROUGHT TOLERANT

NOTE

A MINIMUM 80-SQUARE-FOOT TRANSITION AREA MUST BE PROVIDED IN THE FRONT YARDS, DETAIL DESIGN TO BE INCLUDED WITH BUILDING PERMIT SUBMITTAL.

NOTE

TWO TREES TO BE INSTALLED WITH BUILDING PERMIT PER RZC 21.08.180.F.2.b.ii.E

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PROJECT ENGINEER: LYNDSEY MUNKEL, PE

DESIGNER: BRIAN DENNEY

ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

LANDSCAPE PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
12467001 41

CITY OF REDMOND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
NO. 1467 EXP. 9/24/2018
LICENSED LANDSCAPE ARCHITECT

11/14/18

JOB NUMBER: 17-134

SHEET NAME: LS-01A

SHT 14 OF 17

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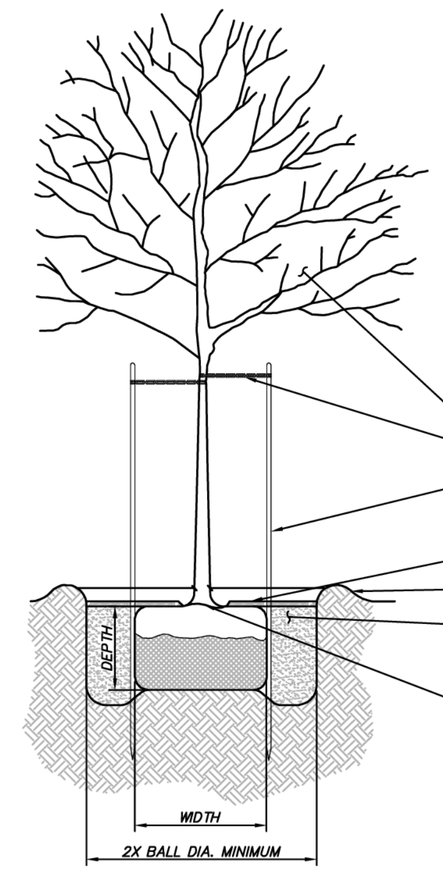
ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.

PLANT SCHEDULE

NATIVE/DROUGHT TOLERANT	TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
NORTHWEST ADAPTIVE DROUGHT TOLERANT		ABIES KOREANA / KOREAN FIR	B & B	6' MIN PLANTED HEIGHT	16
NORTHWEST ADAPTIVE DROUGHT TOLERANT		ACER GRISEUM / PAPERBARK MAPLE	B & B	1.5"CAL	8
NORTHWEST ADAPTIVE DROUGHT TOLERANT		ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2.5"CAL	15
NORTHWEST NATIVE		CALOCEDRUS DECURRENS / INCENSE CEDAR	B & B	6' MIN PLANTED HEIGHT	6
NORTHWEST ADAPTIVE DROUGHT TOLERANT		LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B & B	2.5"CAL	3
NORTHWEST NATIVE		TSUGA HETEROPHYLLA / WESTERN HEMLOCK	B & B	6' MIN PLANTED HEIGHT	8
	SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	QTY
NORTHWEST NATIVE		CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL		40
NORTHWEST ADAPTIVE DROUGHT TOLERANT		PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	2 GAL		42
NORTHWEST ADAPTIVE DROUGHT TOLERANT		PHYSOCARPUS OPULIFOLIUS 'MONLO' TM / DIABLO PURPLE NINEBARK	5 GAL		29
NORTHWEST NATIVE		RIBES SANGUINEUM / RED FLOWERING CURRANT	5 GAL		52
NORTHWEST ADAPTIVE DROUGHT TOLERANT		SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	3 GAL		44
NORTHWEST ADAPTIVE DROUGHT TOLERANT		VIBURNUM X 'BURKWOODII' / BURKWOOD VIBURNUM	5 GAL		24
	GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
NORTHWEST NATIVE		CORNUS X UNALASCHKENSIS / BUNCHBERRY DOGWOOD	1 GAL	24" o.c.	84
NORTHWEST NATIVE		DICENTRA FORMOSA / WESTERN BLEEDING-HEART	4"POT	24" o.c.	88
NORTHWEST NATIVE		TRILLIUM OVATUM / COAST TRILLIUM	1 GAL	18" o.c.	411
NORTHWEST ADAPTIVE DROUGHT TOLERANT		TURF SEED DROUGHT TOLERANT DWARF FESCUE BLEND	HYDROSEED		1,689 SF



TYPE 1 and Type 2 Shade Trees	
Caliper	Minimum diameter root ball
½ in.	12 in.
¾ in.	14 in.
1 in.	16 in.
1 ¼ in.	18 in.
1 ½ in.	20 in.
1 ¾ in.	22 in.
2 in.	24 in.
2 ½ in.	28 in.
3 in.	32 in.
3 ½ in.	38 in.
4 in.	42 in.
4 ½ in.	48 in.
5 in.	54 in.
5 ½ in.	57 in.
6 in.	60 in.
7 in.	70 in.
8 in.	80 in.

ALL DAMAGED BRANCHES TO BE REMOVED

PROFLEX – 1" WIDE SOFT COIL CHAIN LOCK TREE TIE OR EQUAL (NO METAL WIRE) (2 REQUIRED)*

8' LONG, 3" ø CEDAR STAKES (2 REQUIRED)*
*TREE STAPLES (2 MINIMUM) CAN BE USED IN PLACE OF STAKES AND PROFELX SEE TREE STAPLE SPECIFICATIONS FOR QUANTITY, SIZING & INSTALATION

2"–3" MULCH WITH NO MULCH AGAINST TRUNK

3" EARTH SAUCER

BACKFILL MIXTURE: 2 PARTS PARENT SOIL DUG FROM HOLE THAT HAS BEEN AMENDED WITH 1 PART COMPOST, AND ESPOMA BIO-TONE STARTER PLUS 4–3–3, MIXED THOROUGHLY.

REMOVE BURLAP FROM TOP 1/3 OF BASE. NO BURLAP SHALL BE ABOVE SOIL LINE. REMOVE TWINE AND ROPE FROM PIT. CUT WIRE BASKET IN 4 PLACES, FOLD DOWN 8" INTO PLANTING HOLE. TOP OF BALL TO BE LEVEL WITH GRADE WITH ROOT FLARE EXPOSED.

NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

DECIDUOUS DETAIL

NOT TO SCALE

LANDSCAPE NOTES:

1. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
3. THE LANDSCAPE ARCHITECT OR HIS AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
4. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" SHREDDED BARK MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
6. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
7. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
8. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
9. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BAL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
10. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
11. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
13. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
14. THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
15. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
17. AMENDED SOIL AS REQUIRED IN ALL LANDSCAPED AREAS (OTHER THAN BIORETENTION AREAS). SOIL MUST MEET WA STATE DEPARTMENT OF ECOLOGY BMP T5.13.

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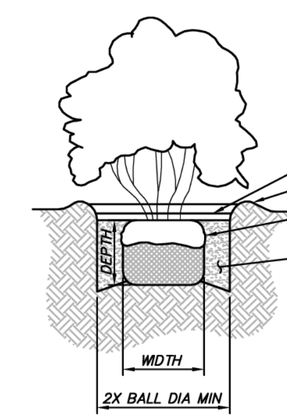
SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

PICNIC TABLE DETAIL

PACIFIC OUTDOORS PRODUCTS INC.
MODEL: SE-5335 OR EQUAL
NOT TO SCALE



MULCH AS SPECIFIED

3" EARTH SAUCER

REMOVE BURLAP FROM TOP 1/3 OF BALL TOP OF BALL TO BE LEVEL WITH GRADE

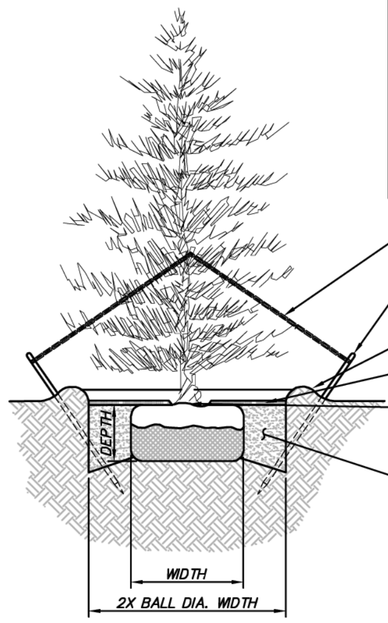
BACKFILL MIXTURE – 2 PARTS NATIVE SOIL, 1 PART TOPSOIL, 1 PART PEAT MOSS

NOTE:
SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH

SHRUB DETAIL

NOT TO SCALE

TYPES 1, 2, AND 3 Spreading, semi-spreading, broad spreading, globe, and compact upright		Types 4 & 5 Pyramidal, broad upright		Type 6* Columnar	
Spread (Types 1 and 2) Height (Type 3)	Minimum diameter ball	Height/ Caliper	Minimum diameter ball	Height/ Caliper	Minimum diameter ball
9 in.	8 in.	12 in.	8 in.	12 in.	7 in.
12 in.	10 in.	15 in.	10 in	15 in.	8 in.
15 in.	12 in.	18 in.	12 in.	18 in.	9 in.
18 in.	14 in.	24 in.	14 in.	24 in.	11 in.
24 in.	16 in.	30 in.	16 in.	30 in.	13 in.
30 in.	18 in.	3 ft.	18 in.	3 ft.	14 in.
36 in.	24 in.	4 ft.	20 in.	4 ft	16 in.
42 in.	26 in.	5 ft.	22 in.	5 ft.	18 in.
4 ft.	28 in.	6 ft.	24 in.	6 ft.	20 in.
5 ft.	36 in.	7 ft.	26 in.	7 ft	22 in.
6 ft.	40 in.	8 ft.	28 in.	8 ft.	24 in.
7 ft.	46 in.	9 ft./3 in.	32 in.	9ft/2 ½ in	26 in.
8 ft.	52 in.	3 ½ in.	34 in.	3 in.	28 in.
		4 in.	38 in.	3 ½ in.	32 in.
		4 ½ in.	42 in.	4 in.	36 in.
		5 in.	48 in.	4 ½ in.	40 in.
		5 ½ in.	54 in.	5 in.	44 in.
		6 in.	60 in.	5 ½ in.	48 in.
		7 in.	72 in.	6 in.	54 in.
		8 in.	84 in.	7 in.	66 in.
		9 in.	90 in.	8 in.	78 in.
				9 in.	90 in.



PROFLEX – 1" WIDE SOFT COIL CHAIN LOCK TREE TIE OR EQUAL (NO METAL WIRE) (3 REQUIRED)*

6' LONG, 3" ø CEDAR STAKES (3 REQUIRED)*
*TREE STAPLES (2 MINIMUM) CAN BE USED IN PLACE OF STAKES AND PROFELX SEE TREE STAPLE SPECIFICATIONS FOR QUANTITY, SIZING & INSTALATION

3" EARTH SAUCER

2"–3" MULCH WITH NO MULCH AGAINST TRUNK

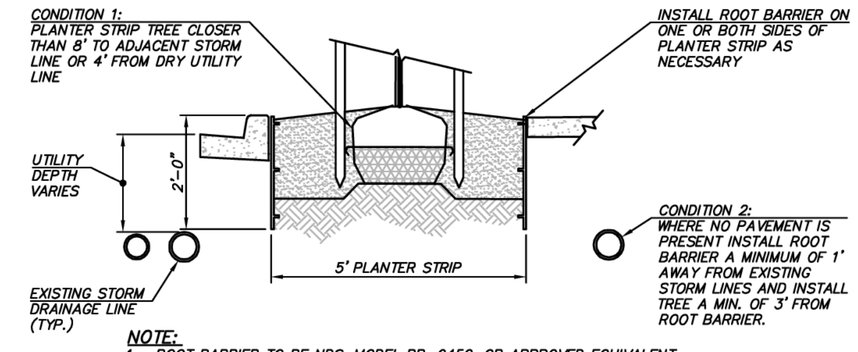
REMOVE BURLAP FROM TOP 1/3 OF BASE. NO BURLAP SHALL BE SEEN ABOVE SOIL LINE. ROPE & TWINE TO BE REMOVED FROM PIT. CUT WIRE BASKET IN 4 PLACES, FOLD DOWN 8" INTO HOLE. TOP OF BALL LEVEL WITH GRADE. ROOT FLARE EXPOSED.

BACKFILL MIXTURE: 2 PARTS PARENT SOIL DUG FROM HOLE THAT HAS BEEN AMENDED WITH 1 PART COMPOST AND ESPOMA BIO-TONE STARTER PLUS 4–3–3, MIXED THOROUGHLY

NOTES:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

CONIFER DETAIL

NOT TO SCALE



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

ROOT BARRIER DETAIL

NOT TO SCALE

BENCH DETAIL

PACIFIC OUTDOORS PRODUCTS INC.
MODEL: SE-5165 OR EQUAL
NOT TO SCALE

TRASH CAN DETAIL

PACIFIC OUTDOORS PRODUCTS INC.
MODEL: SE-5630 OR EQUAL
NOT TO SCALE

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

LANDSCAPE NOTES & DETAILS
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
LICENSED LANDSCAPE ARCHITECT
NO. 1487 EXP. 9/30/2019
11/14/18

JOB NUMBER: 17-134
SHEET NAME: LS-01B
SHT 15 OF 17

22x34
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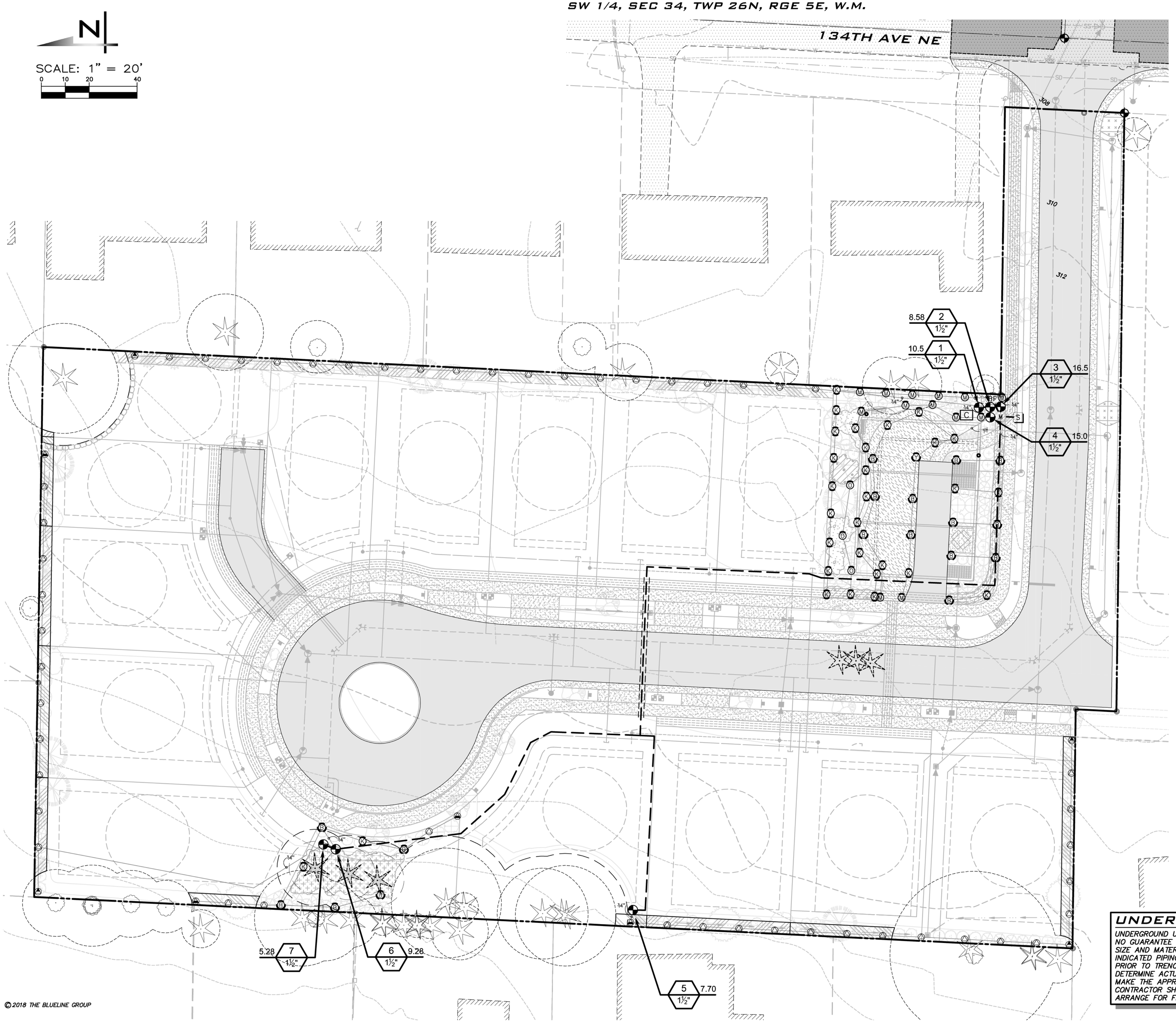
ATTACHMENT 12

SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.



IRRIGATION NOTES

PRIOR TO BEGINNING THE INSTALLATION, THE CONTRACTOR SHOULD VERIFY THE SITE SPECIFIC DESIGN INFORMATION, INCLUDING WATER PRESSURE AND FLOW, THE AREA FOR EACH ZONE, GRADING AND SLOPES, UTILITY LOCATIONS, AND ANY OTHER IMPORTANT FEATURES. THE PROPOSED SYSTEM SHOULD BE LAID OUT AND SPRINKLER LOCATIONS FLAGGED. PORTIONS OF SYSTEMS MAY BE OVER DETENTION VAULTS, COORDINATE WITH GENERAL CONTRACTOR, ADJUST DEPTHS OF LINE AS NECESSARY.

MAXIMUM PRESSURE LOSS IN ANY ONE ZONE IS 20% FROM VALVE TO LAST HEAD IN ZONE, ADJUST LINE SIZE TO NEXT LARGER SIZE IF NECESSARY TO MINIMIZE PRESSURE LOSS

USE RAINBIRD 'HE-VAN' SERIES NOZZLES WHERE NECESSARY USE 1800-SAM MODEL WHERE ELEVATION DIFFERENCE IN ANY ONE ZONE IS OVER 5'SET VALVES SHALL BE COMBINED INTO A SINGLE BOX WHERE FEASIBLE. BOXES SHALL BE PLACED IN SHRUB BEDS WHERE POSSIBLE AND PLACED IN AMTECK STD. BOX OR EQ., WITH LOCKING LIDS PLACE 3" DEPTH OF PEA-GRAVEL BELOW IRRIGATION PARTS IN VALVE BOXES, LEAVING 3" CLEAR

ALL POP-UP SPRINKLERS SHALL BE CONNECTED TO THE PIPE BY AN ADJUSTABLE SWING JOINT ASSEMBLY THAT IS SIZED TO MEET THE FLOW REQUIREMENTS OF THE SPRINKLER. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.

MAINLINE PIPES SHALL BE MINIMUM 18" DEEP AND SCH. 40 P.V.C., 1.5" DIAMETER MINIMUM PIPE. VERIFY AVAILABLE WATER PRESSURE, UPSIZE MAIN LINE IF EXCESSIVE PRESSURE LOSS WILL OCCUR WITH SPECIFIED LINE SIZE USE DETECTABLE TAPE ABOVE MAIN LINE. LATERAL LINES SHALL BE MINIMUM 12" DEEP AND CL. 200 P.V.C. OR SCH. 40 PVC

ALL SLEEVING IN SOIL SHALL BE INSTALLED AND BACKFILLED WITH THE SAME CONSIDERATIONS FOR PROTECTION OF THE MATERIAL AS IF IT WERE WATER PIPE. COMPACTION SHALL BE TO THE SAME STANDARD AS THE ADJOINING UNDISTURBED SOIL AND THE SLEEVES SHALL PROJECT AT LEAST 12" ON EITHER SIDE OF THE HARD SURFACE BEING CROSSED. SLEEVES SHALL BE SCH. 40 P.V.C. OR EQUAL, FOR MAIN LINE AND LATERAL LINE TOGETHER USE 6" MINIMUM DIAMETER PIPE. FOR LATERAL LINES ONLY, USE SLEEVE AT LEAST TWICE THE SIZE OF THE PIPE TRAVELING THROUGH SLEEVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL NECESSARY SLEEVING IS IN PLACE, BOTH WHAT IS SHOWN ON PLAN AND FOR ANY ADDITIONAL SLEEVING NECESSARY TO COMPLETE THE SYSTEM. CONTRACTOR IS TO COORDINATE WITH GENERAL CONTRACTOR ON INSTALLATION OF SLEEVING. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING

CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES THAT WOULD AFFECT FUNCTION OF SYSTEM. USE PRESSURE REDUCING VALVE BEFORE D.C.V, IF PRESSURE IS OVER 70 P.S.I. CONTRACTOR TO PROVIDE ONE EXTRA LOOP OF WIRE TO END OF MAIN LINE USE.

IRRIGATION DESIGN

IRRIGATION DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. MINOR FIELD ADJUSTMENTS COULD BE NECESSARY BASED ON EXISTING AND PROPOSED CONDITIONS.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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SCALE:
AS NOTED

PROJECT MANAGER:
TODD A. OBERG, PE

PROJECT ENGINEER:
LYNDSEY MUNKEL, PE

DESIGNER:
BRIAN DENNEY

ISSUE DATE:
11/14/2018

NO	DATE	BY	REVISIONS

IRRIGATION PLAN
10201 134TH AVE NE
LARKIN PROPERTY
PRELIMINARY PLAT
1246700141
CITY OF REDMOND WASHINGTON

STATE OF WASHINGTON
THOMAS P. COLLERAN
No. 1167 EXP. 9/30/2019
LICENSED LANDSCAPE ARCHITECT
11/14/18

JOB NUMBER:
17-134

SHEET NAME:
IR-01

SHT 16 OF 17

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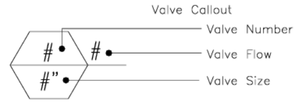
SW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
LST RST SST	HUNTER MP STRIP PROS-06-PRS40-CV SHRUB ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE: LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP ON PRS40 BODY.	57	40	
M L O	HUNTER MP1000 PROS-06-PRS40-CV SHRUB ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	16	40	
K G R	HUNTER MP2000 PROS-06-PRS40-CV SHRUB ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	29	40	
B Y A	HUNTER MP3000 PROS-06-PRS40-CV SHRUB ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC ON PRS40 BODY.	18	40	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	7	
M	HUNTER ICV-G 1-1/2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
BF	FEBCO 850 1-1/2" DOUBLE CHECK BACKFLOW PREVENTION, 1/2" TO 2"	1	
S	WATER METER 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,907 L.F.	
	IRRIGATION MAINLINE: CPVC SCHEDULE 40	377.7 L.F.	
	PIPE SLEEVE: CPVC SCHEDULE 40	58.4 L.F.	

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	10.55	12.6	44.85		0.33 in/h
2	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	8.58	12.6	47.50		0.54 in/h
3	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	16.54	16.9	43.98		0.33 in/h
4	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	15.01	25.4	43.30		0.42 in/h
5	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	7.70		44.50		0.53 in/h
6	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	9.28		42.81		0.41 in/h
7	HUNTER ICV-G	1-1/2"	SHRUB ROTARY	5.28		44.07		0.54 in/h
	Common Wire				377.7			

IRRIGATION NOTES

1. IRRIGATION DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. MINOR FIELD ADJUSTMENTS COULD BE NECESSARY BASED ON EXISTING AND PROPOSED CONDITIONS.

2. PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE GENERAL CONTRACTOR.

3. ALL UTILITY AND SITE INFORMATION SHOWN ON THESE CONTRACT DRAWINGS ARE FROM DIGITAL FILES DESIGNED AND PROVIDED BY OTHERS. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH ALL EXISTING AND PROPOSED CONDITIONS ON SITE, THIS INCLUDES BUT NOT LIMITED TO WALLS, PLANTINGS, ROADS, UTILITIES, DETENTION VAULTS, AND GRADING. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE UTILITIES AND ENSURE THAT ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS ARE STRICTLY ADHERED TOO.

4. LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHERE POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES. CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT INSTALLED BELOW GRADE.

5. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR, HAVING TRAINED AND COMPETENT PERSONNEL ADEQUATE FOR THE SCOPE OF WORK. WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE UNIFORM PLUMBING CODE (UPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS.

6. ANY CONFLICTS BETWEEN THE DESIGNED PLAN AND ON SITE CONDITIONS, BOTH EXISTING AND PROPOSED, THAT WILL NECESSITATE A CHANGE ORDER SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. PRIOR TO BEGINNING THE INSTALLATION, THE CONTRACTOR SHOULD VERIFY THE SITE SPECIFIC DESIGN INFORMATION, INCLUDING WATER PRESSURE AND FLOW, THE AREA FOR EACH ZONE, GRADING AND SLOPES, UTILITY LOCATIONS, AND ANY OTHER IMPORTANT FEATURES. THE PROPOSED SYSTEM SHOULD BE LAID OUT AND SPRINKLER LOCATIONS FLAGGED.

8. CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. INSTALL SLEEVING AS SHOWN ON PLAN AND IN OTHER AREAS IF NECESSARY TO INSTALL PROPOSED SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH BUILDING CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND SPECIFICATIONS.

9. EXCAVATION FOR NEW IMPROVEMENTS IN OR THROUGH EXISTING LANDSCAPED AREAS SHALL BE PERFORMED BY HAND, UNLESS OTHERWISE APPROVED BY THE PROJECT MANAGER, AND SHALL BE OUTSIDE OF EXISTING TREE DRIP LINES.

10. ALL POP-UP SPRINKLERS SHALL BE CONNECTED TO THE PIPE BY AN ADJUSTABLE SWING JOINT ASSEMBLY THAT IS SIZED TO MEET THE FLOW REQUIREMENTS OF THE SPRINKLER. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.

11. ALL SPRINKLER HEADS SHALL BE SET PLUMB AND STRAIGHT TO FINISH GRADE UNLESS OTHERWISE DESIGNATED ON THE PLANS. POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISH GRADE. POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

12. THE IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS WHERE POSSIBLE. ADJUSTMENTS SHOULD INCLUDE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH ZONE.

13. MINIMUM VALVE BOX SIZE RECOMMENDATIONS ARE:
    910 – ONE 1 1/2" OR TWO 1 " VALVES
    1419 – TWO 1 1/2" OR THREE 1" VALVES
    1220 – THREE 1 1/2" OR FOUR 1" VALVES

14. ALTERNATE MATERIALS MUST MATCH THE ORIGINAL MATERIALS IN PERFORMANCE, FLOW, PRESSURE LOSS, AND OTHER IMPORTANT CHARACTERISTICS SO AS NOT TO COMPROMISE THE INTENT OF THE DESIGN.

15. CONTRACTOR TO VERIFY WITH LOCAL JURISDICTION AS TO REQUIREMENTS FOR SLEEVING IN PUBLIC RIGHT OF WAY PRIOR TO CONSTRUCTION (I.E. DEPTH AND SLEEVING MATERIAL).

16. IRRIGATION SYSTEM TO BE LOCATED IN COMMON AREAS OR EASEMENTS UNLESS SPECIFICALLY CALLED OUT ON THE PLAN. CONTRACTOR TO COORDINATE WITH PROJECT MANAGER TO VERIFY THAT ALL AREAS TO BE IRRIGATED ARE DESIGNED AND SHOWN IN THESE PLANS.

17. ALL TRENCHES TO BE BACKFILLED AND COMPACTED TO THE SAME DENSITY AS THE ADJACENT SOIL. BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED PER SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST OR REPAIR ANY SETTLED TRENCHES OR DAMAGED CAUSED AS A DIRECT RESULT OF SETTLING DURING THE WARRANTY PERIOD.

18. A SUITABLY SCALED AS BUILT DRAWING SHALL BE PROVIDED. ALL COMPONENTS OF THE IRRIGATION SYSTEM SHALL BE SHOWN AS INSTALLED, WITH CLEAR MEASUREMENTS FROM AN IDENTIFIABLE REFERENCE POINT TO THE LOCATION OF THE CONTROLLER AND ITS CIRCUIT BREAKER, MASTER VALVE, ZONE CONTROL VALVES, MAIN WATER CONNECTION, BLOW OUT CONNECTION, PUMP AND ITS ELECTRICAL CONNECTIONS, AND ANY OTHER SIMILAR FEATURES.

19. CONTRACTOR SHALL PROVIDE MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES.

UNDERGROUND UTILITY NOTE

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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: LYNDSEY MUNKEL, PE
DESIGNER: BRIAN DENNEY
ISSUE DATE: 11/14/2018

NO	DATE	BY	REVISIONS

IRRIGATION DETAILS
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PRELIMINARY PLAT
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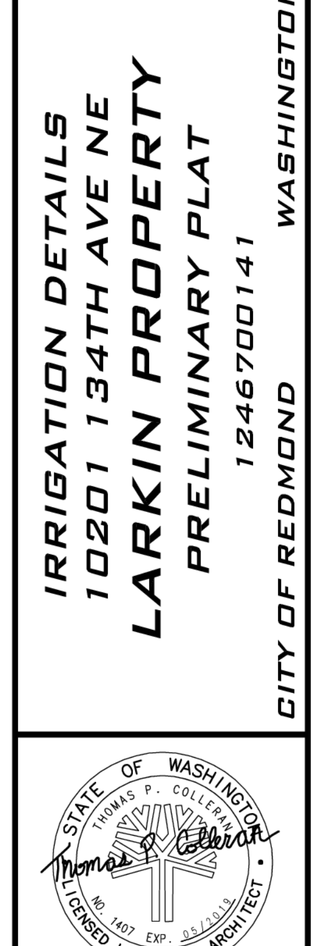
CITY OF REDMOND WASHINGTON



11/14/18

JOB NUMBER: 17-134
SHEET NAME: IR-02
SHT 17 OF 17

22x34
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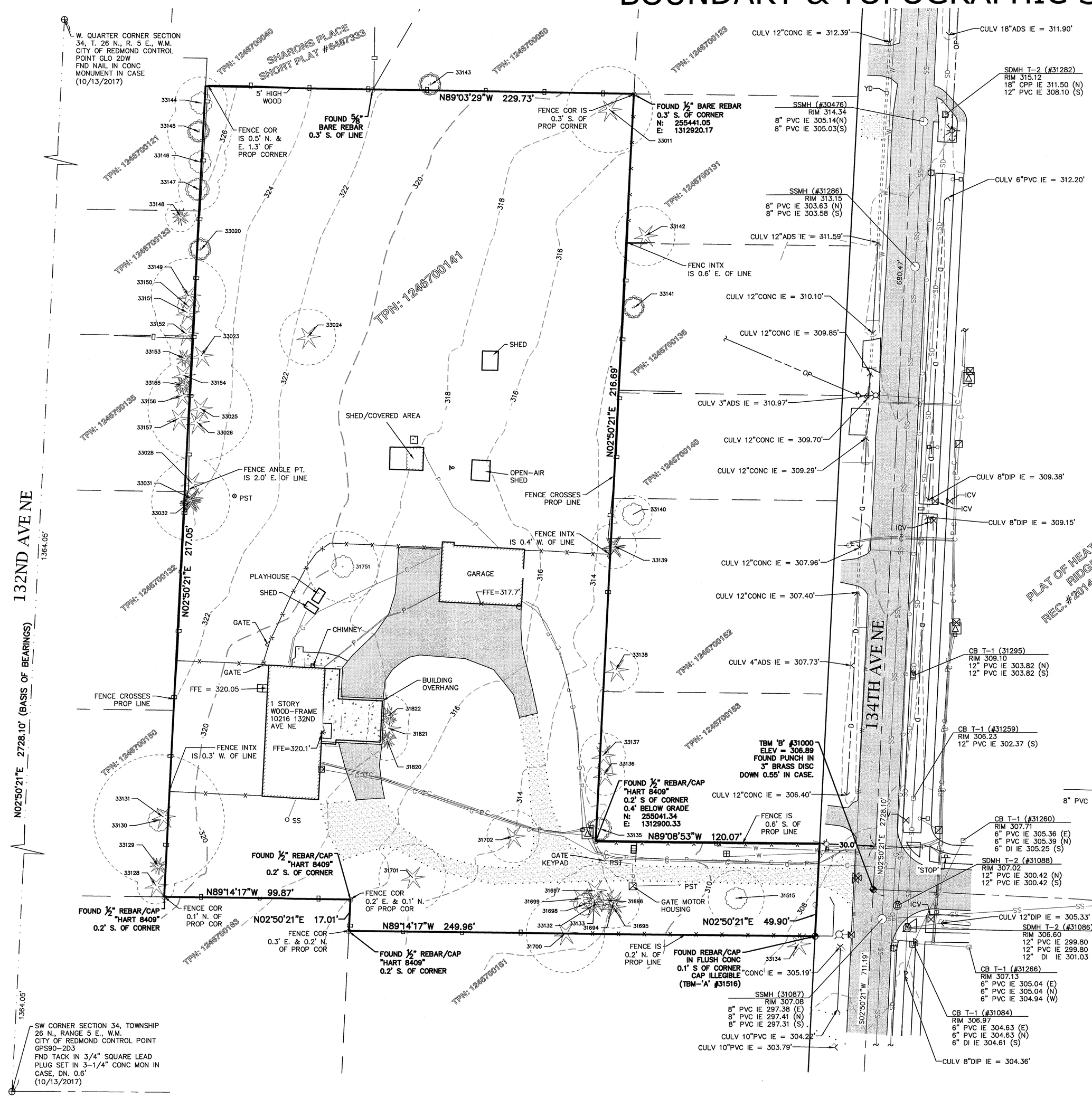
ATTACHMENT 12

BOUNDARY & TOPOGRAPHIC SURVEY



TREE IDENTIFICATION TABLE				
ONSITE TREES		OFFSITE TREES		
TREE #	DBH & SPECIES	TREE #	DBH & SPECIES	ARBORIST DES.
31515	13"ASH	33128	25"CEDAR	B
31694	16"FIR	33129	12",18"CEDAR	C
31695	8"FIR	33130	38"OAK	D
31696	12"FIR	33131	28"CEDAR	E
31697	15"FIR	33132	8"FIR	102
31698	14"MAPLE	33133	8"FIR	101
31699	13" FIR	33134	30"FIR	A
31700	37"FIR	33135	8",8"APPLE	BB
31701	23"FIR	33136	18"FIR	AA
31702	28"CEDAR	33137	12"FIR	Z
31751	24"CHERRY	33138	16"PINE	Y
31820	10",14"CEDAR	33139	6",8",8"JUNIPER	X
31821	16"CEDAR	33140	18"BIRCH	W
31822	10",14"CEDAR	33141	8",10",12"APPLE	V
33011	24"FIR	33142	22"CEDAR	U
33020	5" PRUNE	33143	8",10",10"APPLE	T
33023	14"HEMLOCK	33144	8"MAPLE	S
33024	19"FIR	33145	8",8",8"PLUM	R
33025	28"FIR	33146	6"PEAR	Q
33026	7"FIR	33147	18",24"POPLAR	P
33028	16"FIR	33148	24",24"CEDAR	O
33031	14"FIR	33149	19"FIR	N
33032	6",18",18",20",20"FIR	33150	12"FIR	M
33132	8"FIR	33151	14"FIR	L
33133	8"FIR	33152	13"HEMLOCK	K
		33153	6",10"CEDAR	J
		33154	7"CEDAR	I
		33155	6",10"CEDAR	H
		33156	8"CEDAR	G
		33157	16"FIR	F

Axis

GRAPHIC SCALE

30' 15' 0 30' 60'

1" = 30'

2' CONTOUR INTERVAL

BASIS OF BEARINGS

HELD BEARING OF NORTH 02°50'21" EAST BETWEEN THE FOUND MONUMENTED WEST LINE OF THE SW QUARTER OF SECTION 34

HORIZONTAL DATUM

WASHINGTON STATE PLANE– NORTH ZONE – NAD 1983(91–HARN)
CITY OF REDMOND CONTROL POINTS:

CITY OF REDMOND CONTROL POINT GPS90–2D3
SW CORNER SECTION 34, TOWNSHIP 26 N., RANGE 5 E., W.M.
PUBLISHED COORDINATES OF 1993
N(FT):254332.762
E(FT):1312455.111
EL(FT):316.39 (NAVD 88)
FND TACK IN 3/4" SQUARE LEAD PLUG SET IN 3–1/4" CONC MON IN CASE, DN. 0.6' (10/13/2017)

CITY OF REDMOND CONTROL POINT GLO 2DW
W. QUARTER CORNER SECTION 34, T. 26 N., R. 5 E., W.M.
PUBLISHED COORDINATES OF 1993
N(FT): 257057.41
E(FT):1312590.23
EL(FT):340.48 (NAVD 88)
FND NAIL IN CONC MONUMENT IN CASE, DN. 0.__' (10/13/2017)

VERTICAL DATUM

CITY OF REDMOND VERTICAL DATUM – NAVD '88

CITY OF REDMOND VERTICAL CONTROL POINTS

ORIGINATING BENCHMARKS:

CITY OF REDMOND CONTROL POINT GPS90–2D3
(AKA) KING COUNTY CONTROL POINT 30

ELEVATION: 316.39' (NAVD 88)

CITY OF REDMOND BENCH MARK C.O.R. 9181
AKA: CITY OF REDMOND CONTROL POINT GLO 2DW

ELEVATION: 340.48 (NAVD 88)

TEMPORARY BENCHMARKS:

TBM 'A'
SET AXIS MAG AND WASHER #251
ELEVATION: 317.18'

TBM 'B'
SET AXIS MAG AND WASHER #206
ELEVATION: 319.39'

REFERENCES

RECORD OF SURVEY BY TRI–COUNTY LAND SURVEYING, RECORDED UNDER AUDITOR'S FILE NO. 9106189010 , RECORDS OF KING COUNTY, WASHINGTON.

PLAT OF HEATHERS RIDGE, RECORDED IN VOLUME 267, PAGE 007, RECORDS OF KING COUNTY, WASHINGTON.

PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 25, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY HUGH G GOLDSMITH AND ASSOC. INC., RECORDED UNDER AUDITOR'S FILE NO. 9006189032 , RECORDS OF KING COUNTY, WASHINGTON.

RECORD OF SURVEY BY HARSTAD AND ASSOC., RECORDED UNDER AUDITOR'S FILE NO. 6487333 , RECORDS OF KING COUNTY, WASHINGTON.

NOTES

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 19, 2017 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES, FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB–SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

LEGAL DESCRIPTION/TITLE REPORT NOTES

LOT 2, EXCEPT THE WEST 150 FEET, AND EXCEPT THE EAST 120 FEET;

TOGETHER WITH LOT 3, EXCEPT THE WEST 150 FEET, AND EXCEPT THE EAST 120 FEET OF THE NORTH 183.5 FEET, MORE OR LESS;

TOGETHER WITH THE NORTH 17 FEET OF THE EAST 1/2 OF LOT 4,

ALL IN BLOCK 158, BURKE QAND FARRARS KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, ACCORDING TO PLAT RECORDED IN VOLUME 25 OF PLATS, PAGE 26, IN KING COUNTY, STATE OF WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION FOR PROPERTY WAS OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332–130–080/090.

CONCRETE PAVING
ASPHALT PAVING
BUILDINGS
GRAVEL SURFACE

DITCH LINE
STORM DRAIN LINE
OVERHEAD POWER LINE
POWER LINE
CABLE LINE
WATER LINE
GAS LINE
CHAIN LINK FENCE LINE (CLFNC)
WOOD FENCE LINE (BFNC)
WIRE FENCE LINE (HWFNC)

12"C CEDAR
12"CFR CONIFER
12"F FIR
12"AP APPLE
12"A ALDER
12"B BIRCH
12"CY CHERRY
12"D DECIDUOUS
12"M MAPLE

CATCH BASIN
FIRE HYDRANT
SIGN
WATER METER
WATER VALVE
HOSE BIB
MAIL BOX
ROCKERY

IRRIGATION CONTROL VALVE
SANITARY SEWER CLEANOUT
POWER JUNCTION BOX
GAS VALVE
POWER METER
POWER TRANSFORMER
UTILITY POLE W/ LIGHT & TRANSFORMER
UTILITY POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT

SW 1/4, SW 1/4, SEC. 34, TWP. 26N., RGE. 5E., W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDED MORE C.O.R BENCH MARK DATA	02/22/18	ZLN
#2	ADDED SEWER MANHOLES ALONG 134TH AVE NE	10/31/18	TJO
#3	ADDED WATER VALVES ALONG 134TH AVE NE/NE 104TH ST	11/09/18	ERM
#4			
#5			

11/9/2018,emancillo,17222_C3D

SURVEY NARRATIVE
XXX

Axis Survey & Mapping
15241 NE 90TH ST
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700

ZANE L. PARK STATE OF WASHINGTON 40094 REGISTERED PROFESSIONAL LAND SURVEYOR 11/9/18

TERRENE VENTURES

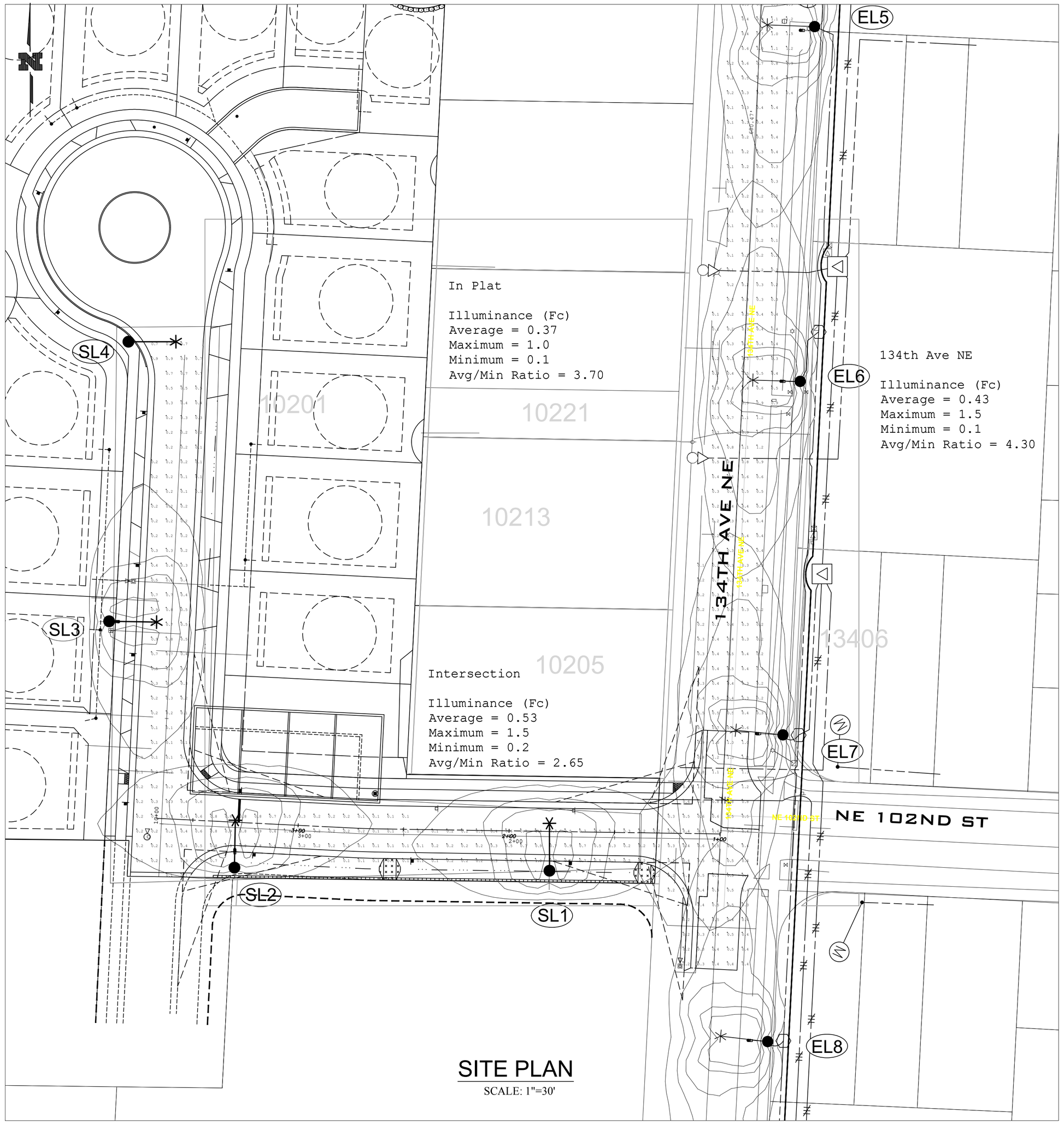
2630 - 116TH AVE NE, SUITE 200
BELLEVUE, WA
98004

BOUNDARY & TOPOGRAPHIC SURVEY
OF
LARKIN PROPERTY
10216 132ND AVE NE
REDMOND, WA 98033

www.axismap.com

JOB NO.	DATE
17222	02/22/18
DRAWN BY	CHECKED BY
EDL	ZLN
SCALE	SHEET
1"=30'	1 OF 1

ATTACHMENT 12



SITE PLAN

SCALE: 1"=30'

SCOPE OF PROJECT:

AT SITES SL1, SL2, SL3, & SL4:
-INSTALL NEW 25'MH GREY OCT CONC POLE
-INSTALL NEW 45W 3000K CHFL LED LUMINAIRE W/ 8' ARM ON NEW POLE

SITES EL5, EL6, EL7, & EL8 USED FOR CALCULATIONS ONLY. EXISTING 53W CHFL LED

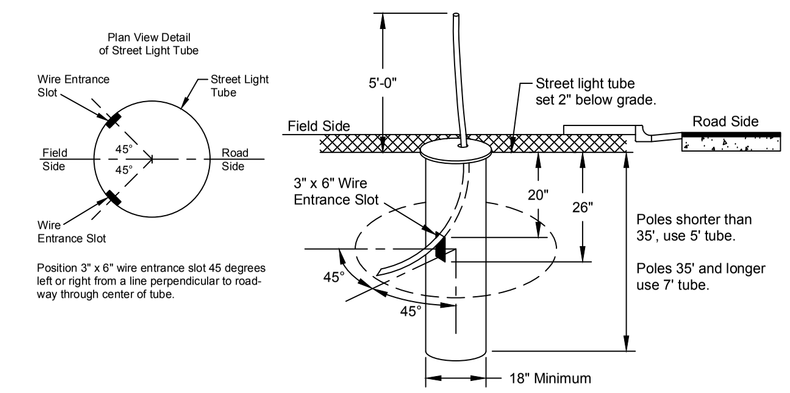
INTOLIGHT STREET LIGHT NOTES

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

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	XXXXXX XXXXXX		GREY OCT CONC	25'	8'	45W	3000K CHFL LED	5'	18"	105087608	51	120/240	
SL2	XXXXXX XXXXXX		GREY OCT CONC	25'	8'	45W	3000K CHFL LED	5'	18"	105087608	51	120/240	
SL3	XXXXXX XXXXXX		GREY OCT CONC	25'	8'	45W	3000K CHFL LED	5'	18"	105087608	51	120/240	
SL4	XXXXXX XXXXXX		GREY OCT CONC	25'	8'	45W	3000K CHFL LED	5'	18"	105087608	51	120/240	

APPROVED FOR CONSTRUCTION

FOR: 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.

APPROVED FOR CONSTRUCTION

FOR: Director of Public Works

City of Redmond

Date: _____

Plan Chk Engr: _____
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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.)

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 _____

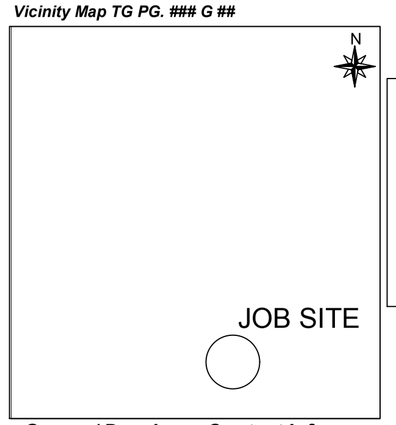
PROJECT PHASE		NOTI#	ORDER#
PWR	Superior		
	New Install	505414165	105087608
	St. Light		
	Removal		
	Temporary		
	Job Order		
GAS	Distribution		
	HP Main		
	HP Svc/MS		
CABLE TV			
PHONE			

Project Manager Contact Information:

Lane Mahler
425-429-1356 *Cell Phone*

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

Vicinity Map TG PG. ### G ##



105087608

Owner / Developer Contact Info

The Blueline Group
25 Central Way, Ste 400
Kirkland, WA 98033
ATTN: Todd Oberg 425-822-8848 x 101 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	425-462-3833	
1						ENGR - POWER	Kayla Neckorcuk	425-577-2392	
REV#		BY	DESCRIPTION			ENGR - GAS			
COUNTY		Emer Sect	Gas Wk Ctr	POWER WK CTR		DRAWN BY	Kayla Neckorcuk	425-577-2392	8/14/18
KING				3515		CHECKED BY			
1/4 SEC		OP MAP		PLAT MAP		APPROVED BY			
						FOREMAN #1			
U-MAP NO (POWER)		OH CKT MAP	UG CKT MAP	CIRCUIT NO		FOREMAN #2			
2605E135		2605E144	N/A	ROS - 21		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

PUGET SOUND ENERGY

DESIGNED BY: INTOLIGHT

LARKIN PROPERTY
INSTALL NEW STREET LIGHTS
10201 134TH AVE NE, REDMOND, WA 98052

INCIDENT	MAOP
Gas Order	Elect Order 105087608
SCALE 1"=50'	PAGE 1 of 1