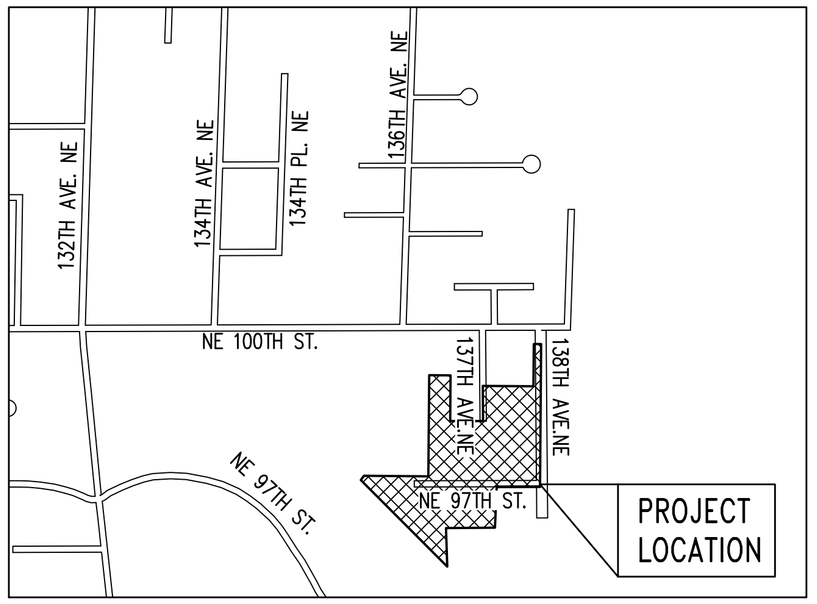
NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.

ROSE HILL WEST SUBDIVISION

REDMOND, WASHINGTON



VICINITY MAP

NTS

NORTH

UTILITY PURVEYORS/SERVICES	
SANITARY SEWER	CITY OF REDMOND
STORM DRAINAGE	CITY OF REDMOND
WATER	CITY OF REDMOND
ELECTRIC POWER	PUGET SOUND ENERGY
NATURAL GAS	PUGET SOUND ENERGY
TELECOMMUNICATIONS	COMCAST AND FRONTIER
SOLID WASTE	WASTE MANAGEMENT OF WASHINGTON, INC.

PROJECT TEAM

APPLICANT / OWNER'S AGENT
LAIRD HOLDINGS LLC
1916 126TH AVENUE SE
BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

PROJECT ENGINEER
KPFF CONSULTING ENGINEERS
1601 FIFTH AVENUE, SUITE 1600
SEATTLE, WASHINGTON 98101-3665
PHONE: (206) 926-0675
CONTACT: JEREMY FEBUS, PE
EMAIL: jeremy.febus@kpff.com

PROJECT SURVEYOR
CORE DESIGN
14711 NE 29TH PLACE, #101
BELLEVUE, WASHINGTON 98007
PHONE: (425) 885-7877
CONTACT: BOB WEST, PLS
EMAIL: rdw@coredesigninc.com

LANDSCAPE ARCHITECT
CORE DESIGN
14711 NE 29TH PLACE, #101
BELLEVUE, WASHINGTON 98007
PHONE: (425) 885-7877
CONTACT: LINDSEY B. SOLORIO, PLA
EMAIL: lba@coredesigninc.com

ARBORIST
GREENFOREST INCORPORATED
4547 SOUTH LUCILE STREET
SEATTLE,
WASHINGTON 98118
PHONE: (206) 723-0656
EMAIL: greenforestinc@mindspring.com

GEOTECHNICAL ENGINEER
ASSOCIATED EARTH SCIENCES INC.
911 FIFTH AVE, SUITE 2
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-7701
CONTACT: MATT MILLER, PE
EMAIL: mmiller@aesgeo.com

WETLAND CONSULTANT
RAEDEKE ASSOCIATES, INC.
2111 N. NORTHGATE WAY, SUITE 219
SEATTLE, WASHINGTON 98133
PHONE: (206) 525-8122
CONTACT: CHRIS WRIGHT
EMAIL: cwright@raedeke.com

CURRENT PARCEL OWNERS / TAX ACCOUNT NUMBERS

PARCEL NUMBER: 0325059037
NAME: SAGARA GARY S
ADDRESS: 9809 138TH NE
KIRKLAND, WA 98033
LOT AREA: 39,239 SF

PARCEL NUMBER: 0325059168
NAME: MCCOWAN ROBERT L
ADDRESS: 9717 138TH AVE NE
KIRKLAND, WA 98033
LOT AREA: 45,300 SF

PARCEL NUMBER: 0325059186
NAME: MATHEWSON JACQUELINE
ADDRESS: 13605 NE 97TH ST
KIRKLAND, WA 98033
LOT AREA: 43,560 SF

PARCEL NUMBER: 0325059187
NAME: MATHEWSON JACQUELINE M
ADDRESS: 13605 NE 97TH ST
KIRKLAND, WA 98033
LOT AREA: 45,800 SF

PARCEL NUMBER: 0325059164
NAME: MATHEWSON JACQUELINE
ADDRESS: 13605 NE 97TH ST
KIRKLAND, WA 98033
LOT AREA: 28,088 SF

PARCEL NUMBER: 0325059005
NAME: MATHEWSON JACQUELINE M
ADDRESS: 13605 NE 97TH ST
KIRKLAND, WA 98033
LOT AREA: 82,791 S

GENERAL PROJECT INFORMATION

UBC CONSTRUCTION TYPE: IV

EXISTING VEGETATION: COMBINATION OF UNDEVELOPED SECOND GROWTH FOREST AND LANDSCAPING FOR EXISTING LARGE LOT SINGLE FAMILY RESIDENCES.

EXISTING STORMWATER PEAK FLOWS :
100TH ST BASIN

50% 2 YEAR = 0.06 CFS
10 YEAR = 0.25 CFS
50 YEAR = 0.35 CFS
100 YEAR = 0.38 CFS

GUN CREEK BASIN

50% 2 YEAR = 0.01 CFS
10 YEAR = 0.03 CFS
50 YEAR = 0.05 CFS
100 YEAR = 0.06 CFS

PROPOSED STORMWATER MITIGATED PEAK FLOWS:
100TH ST BASIN

2 YEAR = 0.04 CFS
10 YEAR = 0.17 CFS
50 YEAR = 0.30 CFS
100 YEAR = 0.37 CFS

GUN CREEK BASIN

2 YEAR = 0.07 CFS
10 YEAR = 0.12 CFS
50 YEAR = 0.17 CFS
100 YEAR = 0.19 CFS

APPROXIMATE FILL MATERIALS: 8,278 CY STRUCTURAL FILL

APPROXIMATE EXCAVATED MATERIAL: 6,733 CY SAND WITH TILL MOVED AND PLACED ON SITE

EARTHWORK QUANTITIES ARE PROVIDED FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL COMPETE THEIR OWN EARTHWORK QUANTITIES FOR CONTRACT PURPOSES.

SHEET INDEX	
SHEET NO.	SHEET TITLE
C-0.00	COVER SHEET
C-0.01	SURVEY NOTES AND LEGAL DESCRIPTION
C-1.00	SITE PLAN
C-1.01	LOT AND PROJECT SUMMARY TABLES
C-1.02	OPEN SPACE TABULATION
C-3.00	TRANSPORTATION PLAN – NE 98TH STREET ROADWAY PLAN & PROFILE
C-3.01	TRANSPORTATION PLAN – NE 98TH STREET ROADWAY PLAN & PROFILE
C-3.02	TRANSPORTATION PLAN – 138TH AVENUE NE ROADWAY PLAN & PROFILE
C-3.03	TRANSPORTATION PLAN – 138TH AVENUE NE ROADWAY PLAN & PROFILE
C-3.04	TRANSPORTATION PLAN – 137TH PLACE NE ROADWAY PLAN AND PROFILE
C-3.05	TRANSPORTATION PLAN – 136TH AVE NE PLAN & PROFILE
C-3.06	TRANSPORTATION PLAN – NE 97TH STREET PLAN & PROFILE
C-3.07	TRANSPORTATION PLAN – NE 97TH STREET PLAN & PROFILE
C-3.08	TRANSPORTATION PLAN – TRACT C
C-3.10	TRANSPORTATION PLAN SECTIONS AND DETAILS
C-3.11	TRANSPORTATION PLAN SECTIONS AND DETAILS
C-4.00	COMPOSITE UTILITY PLAN
C-4.01	SEWER & WATER PLAN & PROFILE –NE 98TH STREET
C-4.02	SEWER & WATER PLAN & PROFILE –NE 98TH STREET
C-4.05	SEWER & WATER PLAN & PROFILE –137TH PLACE NE
C-4.06	SEWER & WATER PLAN & PROFILE –136TH AVE NE
C-4.07	SEWER & WATER PLAN & PROFILE –NE 97TH STREET
C-4.08	SEWER & WATER PLAN & PROFILE –NE 97TH STREET
C-5.00	FIRE PLAN
C-6.00	OVERALL GRADING PLAN
C-6.01	GRADING PLAN
C-6.02	GRADING PLAN
C-6.03	GRADING PLAN
C-7.00	OVERALL STORM DRAINAGE PLAN
C-7.01	DRAINAGE PLAN & PROFILE – NE 98TH STREET
C-7.02	DRAINAGE PLAN & PROFILE – NE 98TH STREET
C-7.03	DRAINAGE PLAN & PROFILE – 138TH AVENUE NE
C-7.04	DRAINAGE PLAN & PROFILE – 138TH AVENUE NE
C-7.05	DRAINAGE PLAN & PROFILE – 137TH PLACE NE
C-7.06	DRAINAGE PLAN & PROFILE – 136TH AVE NE
C-7.07	DRAINAGE PLAN & PROFILE – NE 97TH STREET
C-7.08	DRAINAGE PLAN & PROFILE – NE 97TH STREET
C-8.00	COORDINATED UTILITY AND STREET PLANTING PLAN – NE 98TH STREET
C-8.01	COORDINATED UTILITY AND STREET PLANTING PLAN – NE 98TH STREET
C-8.02	COORDINATED UTILITY AND STREET PLANTING PLAN – 138TH AVENUE NE
C-8.03	COORDINATED UTILITY AND STREET PLANTING PLAN – 138TH AVENUE NE
C-8.04	COORDINATED UTILITY AND STREET PLANTING PLAN – 137TH PLACE NE AND 136TH AVE NE
C-8.05	COORDINATED UTILITY AND STREET PLANTING PLAN – 137TH PLACE NE AND 136TH AVE NE
C-8.06	COORDINATED UTILITY AND STREET PLANTING PLAN – NE 97TH STREET

SHEET INDEX	
1 OF 6	BOUNDARY/TOPOGRAPHIC SURVEY
2 OF 6	BOUNDARY/TOPOGRAPHIC SURVEY
3 OF 6	BOUNDARY/TOPOGRAPHIC SURVEY
4 OF 6	BOUNDARY/TOPOGRAPHIC SURVEY
5 OF 6	BOUNDARY/TOPOGRAPHIC SURVEY
6 OF 6	BOUNDARY/TOPOGRAPHIC SURVEY
L1.01	PRELIMINARY TREE PRESERVATION PLAN
L1.02	PRELIMINARY TREE PRESERVATION PLAN
L1.03	PRELIMINARY TREE PRESERVATION PLAN
L2.01	PRELIMINARY COMPOSITE LANDSCAPE PLAN
L2.02	PRELIMINARY LANDSCAPE PLAN
L2.03	PRELIMINARY LANDSCAPE PLAN
L2.04	PRELIMINARY LANDSCAPE ENLARGEMENTS
L2.05	PRELIMINARY LANDSCAPE SCHEDULE & NOTES
L2.31	PRELIMINARY LANDSCAPE DETAILS
L3.01	PRELIMINARY IRRIGATION PLAN
FIGURE 1	ILLUMINATION PLAN

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
1	5/21/2018	KJS	JSF	JSF	PRELIMINARY PLAT SUBMITTAL
2	9/25/2018	KJS	JSF	JSF	PRELIMINARY PLAT 2ND SUBMITTAL
3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

DRAWN BY KSA&KJS | DESIGNED BY KJS
CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
J O B No. :1600612

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

S C A L E: AS NOTED

kpff
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Seattle, WA 98101
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www.kpff.com

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JEREMY S. FEBUS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COVER SHEET

SHEET C-0.00

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May 15, 2019 - 9:35am kevins

ATTACHMENT 5

SURVEY INFORMATION
(PER SURVEY BY CORE DESIGN)

VERTICAL DATUM
NAVD 88 (CITY OF REDMOND VERTICAL CONTROL NETWORK)

BENCHMARK
CITY OF REDMOND BENCHMARK # COR 9175

3" BRASS DISK IN CONCRETE MONUMENT LOCATED SOUTHEAST OF THE INTERSECTION OF 132ND AVE N.E. AND N.E. 104TH ST.
ELEVATION: 334.2

CITY OF REDMOND BENCHMARK # COR 9169

RAILROAD SPIKE IN THE WEST FACE OF A POWER POLE ON THE EAST SIDE OF 132ND AVE NE BETWEEN ADDRESSES 9348 AND 9336.
ELEVATION: 328.43

HORIZONTAL DATUM
NAD-83(91) (CITY OF REDMOND HORIZONTAL CONTROL NETWORK)

GLO-2DS NORTH 1/4 CORNER SECTION 3
N: 254309.33
E: 1315150.29

GLO-2DSW NORTHWEST CORNER SECTION 3
N: 254332.76
E: 1312455.11

BASIS OF BEARINGS
N89°30'07"W BETWEEN THE NORTH 1/4 CORNER OF SECTION 3 (CITY OF REDMOND MONUMENT GLO-2DS) AND THE FOUND NORTHWEST CORNER OF SECTION 3 (CITY OF REDMOND MONUMENT GLO-2DSW).

REFERENCES
1. SURVEY RECORDED UNDER RECORDING NUMBER 8308029010.
2. CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. L120488 RECORDED UNDER RECORDING NUMBER 2013062600017.
3. UNRECORDED PLAT OF WARREN'S ADDITION TO KIRKLAND.
4. RE-RECORD OF QUITE CLAIM DEED RECORDED UNDER RECORDING NUMBER 20130409000602.

LEGAL DESCRIPTION

COMMITMENT 0086799-06

PARCEL"A"

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID NORTHWEST QUARTER DISTANT 1701.44 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 1° 36' 04" EAST 653 FEET; THENCE NORTH 88° 12' 56" EAST 217.5 FEET; THENCE NORTH 1° 36' 04" WEST 653 FEET TO SAID NORTH LINE OF NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE SOUTH 88° 12' 56" EAST 217.5 FEET TO BEGINNING;

EXCEPT THE NORTH 433.00 FEET.

PARCEL "B":

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M. IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID NORTHWEST QUARTER DISTANT, 1701.44 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THEN SOUTH 00° 29' 38" WEST A DISTANCE OF 405.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 29' 38" WEST A DISTANCE OF 28 FEET; THENCE SOUTH 89° 30' 22" EAST A DISTANCE OF 200 FEET; THENCE NORTH 00° 29' 38" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 85° 47' 13" WEST A DISTANCE OF 200.42 FEET AND THE TRUE POINT OF BEGINNING.

COMMITMENT 0086802-06

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID NORTHWEST QUARTER DISTANT 1701.44 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 1°36'04" EAST 433 FEET; THENCE NORTH 88°23'56" EAST 217.5 FEET; THENCE NORTH 1°36'04" EAST 433 FEET TO SAID NORTH LINE OF NORTHWEST QUARTER; THENCE SOUTH 88°23'56" WEST ALONG SAID NORTH LINE 217.5 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 227.66 FEET OF THE WEST 187.5 FEET THEREOF; AND EXCEPT THE NORTH 30 FEET OF THE EAST 30 FEET FOR ROAD; AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID NORTHWEST QUARTER DISTANT, 1701.44 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THEN SOUTH 00°29'38" WEST A DISTANCE OF 405.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°29'38" WEST A DISTANCE OF 28.00 FEET; THENCE SOUTH 89°30'22" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 00°29'38" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 85°47'13" WEST A DISTANCE OF 200.42 FEET AND THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

COMMITMENT 0086803-06

PARCEL A:

LOT 1 OF KING COUNTY BOUNDARY LINE ADJUSTMENT RECORDED JUNE 26, 2013 UNDER RECORDING NUMBER 20130626900017, RECORDS OF KING COUNTY AUDITOR; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON.

PARCEL B:

THE SOUTH 247.80 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AS THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EAST ON THE SECTION LINE NORTH 88°23'56"EAST 1501.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01° 36'04"EAST 653 FEET; THENCE NORTH 88°23'56"EAST 200 FEET;
THENCE NORTH 01°36'04"WEST 653 FEET; THENCE SOUTH 88° 23'56" WEST 200 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THE EAST 100 FEET OF THE PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH , RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE EAST ON SECTION LINE NORTH 88° 23'56"EAST 1301.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°36'04"EAST 653 FEET; THENCE NORTH 88°23'56"EAST 200 FEET;
THENCE NORTH 01°36'04"WEST 653 FEET; THENCE SOUTH 88°23'56"WEST 200 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 180 FEET THEREOF.

PARCEL D:

THE WEST 200 FET AS MEASURED ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON:
THENCE EAST ON SECTION LINE NORTH 88°23'56"EAST 1501.44 FEET; THENCE SOUTH 01°36'04"EAST 1071.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°36'04"WEST 418.00 FEET; THENCE SOUTH 88°23'56"WEST 400.00 FEET; THENCE SOUTH 47°05'00"EAST 578.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL E:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 88°23'56"EAST ALONG THE SECTION LINE 1101.44 FEET;
THENCE SOUTH 1°36'04" EAST 145 FEET TO THE TRUE POINT OF BEGINNING
THENCE CONTINUING SOUTH 1°36'04"EAST 508 FEET;
THENCE NORTH 88°23'56"EAST 200 FEET;
THENCE NORTH 1°36'04"WEST 508 FEET;
THENCE SOUTH 88°23'56"WEST 200 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT;
THENCE NORTH 88°23'56" EAST ALONG THE NORTH LINE THEREOF 1101.44 FEET; THENCE SOUTH 1°36'04" EAST 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°36'04"EAST 150.00 FEET;
THENCE NORTH 88°23'56"EAST 100.00 FEET;
THENCE NORTH 1°36'04" WEST 150.00 FEET;
THENCE SOUTH 88°23'56' WEST 100.00 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AND EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER A STRIP OF LAND 20 FEET IN WIDTH LYING NORTH OF THE ABOVE DESCRIBED TRACT, SOUTH OF THE NORTH 30 FEET OF SAID GOVERNMENT LOT AND EAST OF/AND ADJOINING THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID DESCRIBED TRACT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
1	5/21/2018	KJS	JSF	JSF	PRELIMINARY PLAT SUBMITTAL
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3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

DRAWN BY KSA&KJS | DESIGNED BY KJS
CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
J O B No. :1600612

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

S C A L E: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

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LAIRD HOLDINGS LLC
1916 126TH AVENUE SE
BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FERRIS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

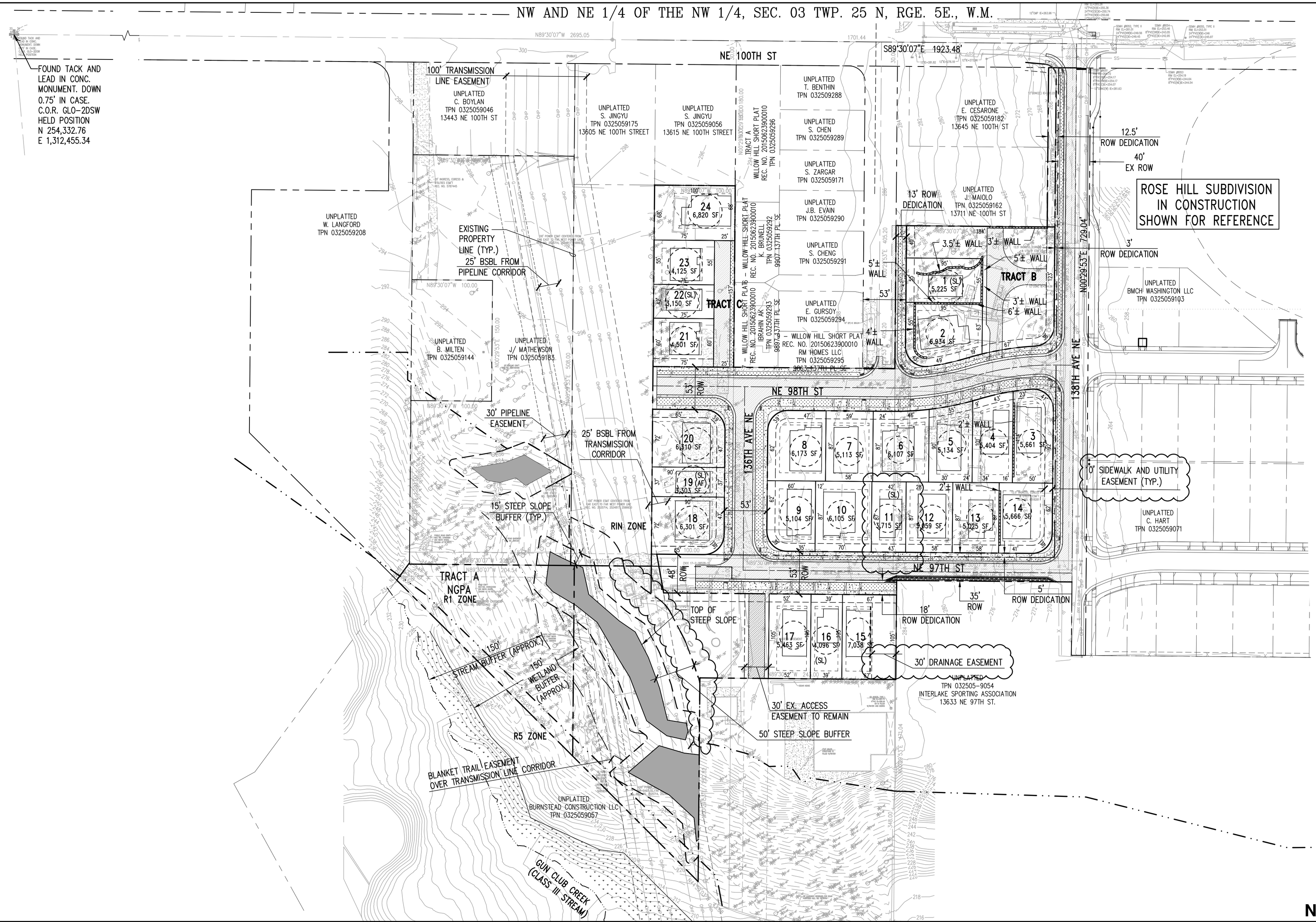
ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

SURVEY NOTES AND LEGAL DESCRIPTION

SHEET C-0.01

ATTACHMENT 5

May 15, 2019 - 9:33am kevins Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-0.0 RHW COVER.dwg



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1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

APPLICANT/OWNER'S AGENT
LAIRD HOLDINGS LLC
1916 126TH AVENUE SE
BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FERRIS STATE OF WASHINGTON 39647 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

SITE PLAN

SHEET C-1.00

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May 15, 2019 - 9:33am kevins

ATTACHMENT 5

DENSITY AND DIMENSIONAL REQUIREMENTS

STANDARD	RIN – ZONE MEASUREMENT	R1 – ZONE MEASUREMENT
MINIMUM LOT SIZE PER BUILDING UNIT	4,000 SQ FT	35,000 SQ FT
MINIMUM LOT WIDTH CIRCLE	35 FEET	85 FEET
MINIMUM LOT FRONTAGE	20 FEET	20 FEET
MINIMUM FRONT SETBACK	15 FEET (18 FOOT GARAGE)	30 FEET
MINIMUM SIDE / SIDE INTERIOR (EACH SIDE)	5 FEET / 10 FEET	20 FEET
SIDE STREET SETBACK	15 FEET	20 FEET
MINIMUM BUILDING SEPARATION	15 FEET / 10 FEET FOR SL. AND AF. UNITS	10 FEET
MINIMUM REAR YARD	10 FEET	30 FEET
MAXIMUM BUILDING HEIGHT	25 FEET	35 FEET
MAXIMUM LOT COVERAGE	35%	12%
MAXIMUM IMPERVIOUS AREA	65%	20%

PROJECT SUMMARY

ZONE INFORMATION	RIN		R1		RA-5		TOTAL PROPOSED
	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	
GROSS SITE AREA (SF)	212,739	–	63,668	–	8,302	–	284,709
GROSS SITE AREA (ACRES)	4.88	–	1.46	–	0.19	–	6.53
NET BUILDABLE AREA (SF)	127,560 SF	–	0	–	0	–	127,560 SF
NET BUILDABLE AREA (ACRES)	2.92	–	0	–	0	–	2.92
BASE DENSITY	24	12 MIN / 24 MAX	–	0 MIN / 1 MAX	–	NA	12 MIN / 25 MAX
SMALLER DWELLING UNITS (1)	5	5 @ 20% of 24	–	–	–	–	5
AFFORDABLE HOUSING	1 LOW-COST AFFORDABLE	2 AFFORDABLE OR 1 LOW COST AFFORDABLE @ 10% of 24	–	–	–	–	1 LOW-COST AFFORDABLE
AVERAGE LOT SIZE (SF)	5,322	4,000	–	35,000	–	–	–
LARGEST PROPOSED LOT (SF)	7,038	–	–	–	–	–	–
SMALLEST PROPOSED LOT (SF)	3,150	–	–	–	–	–	–
SENSITIVE AREA(S) AND BUFFER (SF)	0	–	31,575	–	189	–	31,764
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	58,363	–	0 SF	–	–	–	58.363
TOTAL OPEN SPACE (SF)	48,596	32,196 SF 20% (GROSS -ROW)	63,668	NA	8,302	–	120,566
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE (SF)	17,124	8,049 SF (25% REQUIRED OPEN SPACE)	0 SF	NA	–	–	17,124
TOTAL DENSITY							24

(1) PER RZC 21.08.360.C, SMALLER DWELLING UNITS, INCLUDING THE LOW-COST AFFORDABLE UNIT, SHALL BE SIZE LIMITED DWELLING OR COTTAGE.

TRACT TABLE

TRACT	DESCRIPTION	PROPOSED OWNERSHIP	AREA – RIN	AREA – R1	AREA-RA-5	TOTAL
A	OPEN SPACE & NGPA	HOA	9,692 SF	63,668 SF	8,302 SF	81,662 SF
B	RECREATION AND STORM DRAINAGE	HOA	17,124 SF	0	0	17,124 SF
C	ACCESS TRACT	HOA	4,124 SF	0	0	4,124 SF

NET BUILDABLE AREA CALCULATION

	ZONE	RIN	R1	RA-5	TOTAL
A	GROSS SITE AREA (SF)	212,739	63,668 SF	8,302 SF	284,709 SF
B	ECAs AND BUFFERS (SF)	0 SF	31,555 SF	189 SF	31,744 SF
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	–	–	–	–
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	58,363 SF	0 SF	0 SF	58,363 SF
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (NON-ECA)	26,816 SF	32,113	8,112 SF	67,041 SF
F	ABOVE GROUND FACILITIES	–	–	–	–
G	TOTAL FOR EACH ZONE (A-(B+C+D+E+F) = NET BUILDABLE AREA	127,560 SF	0 SF	0 SF	127,560 SF
H	MINIMUM DENSITY	12	0	0	12

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JEREMY S. FRIEDS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

LOT AND PROJECT SUMMARY TABLES

SHEET C-1.01

ATTACHMENT 5

May 15, 2019 – 9:33am kevins Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-1.01 RHW LT.dwg

NOTES

1. REFER TO LANDSCAPE SHEET L2.01 FOR FURTHER OPEN SPACE COMPLIANCE INFORMATION.
2. LOT COVERAGE AND BUILDING LOCATION WILL BE PERMITTED THROUGH INDIVIDUAL LOT BUILDING PERMITS AND MAY CHANGE FROM WHAT IS LISTED HERE.

CONSERVATION OPEN SPACE = 1.86 ACRES

COMMON/RECREATION OPEN SPACE = 0.39 ACRES

LOT OPEN SPACE = 0.50 ACRES

TOTAL OPEN SPACE (INCLUDING PRIVATE OPEN SPACE) = 2.74 ACRES

△ OFF-STREET PARKING SPACE

LOTS	AREA SQ. FT.	REQUIRED PRIVATE OPEN SPACE (10% LOT AREA) SQ. FT.
1	5,225	523
2	6,962	696
3	5,661	566
4	5,404	540
5	5,134	513
6	6,107	611
7	5,113	511
8	6,173	617
9	5,104	510
10	6,105	611
11	3,715	372
12	5,059	506
13	5,025	503
14	5,666	567
15	7,038	704
16	4,096	410
17	5,463	546
18	6,301	630
19	3,303	330
20	6,310	631
21	4,501	450
22	3,150	315
23	4,125	413
24	6,820	682
TOTAL AREA	127,560	12,756

OPEN SPACE TABLE				
	RIN	R1	RA-5	TYPE OF OPEN SPACE
LOT	21,780 SF	0 SF	0 SF	PRIVATE OPEN SPACE
TRACT A	9,692 SF	63,668 SF	8,302 SF	CONSERVATION OPEN SPACE / NGPA
TRACT B	17,124 SF	0 SF	0 SF	RECREATION SPACE

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KING COUNTY, WASHINGTON

OPEN SPACE TABULATION

SHEET C-1.02

ATTACHMENT 5

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May 15, 2019 - 1:35pm kevins

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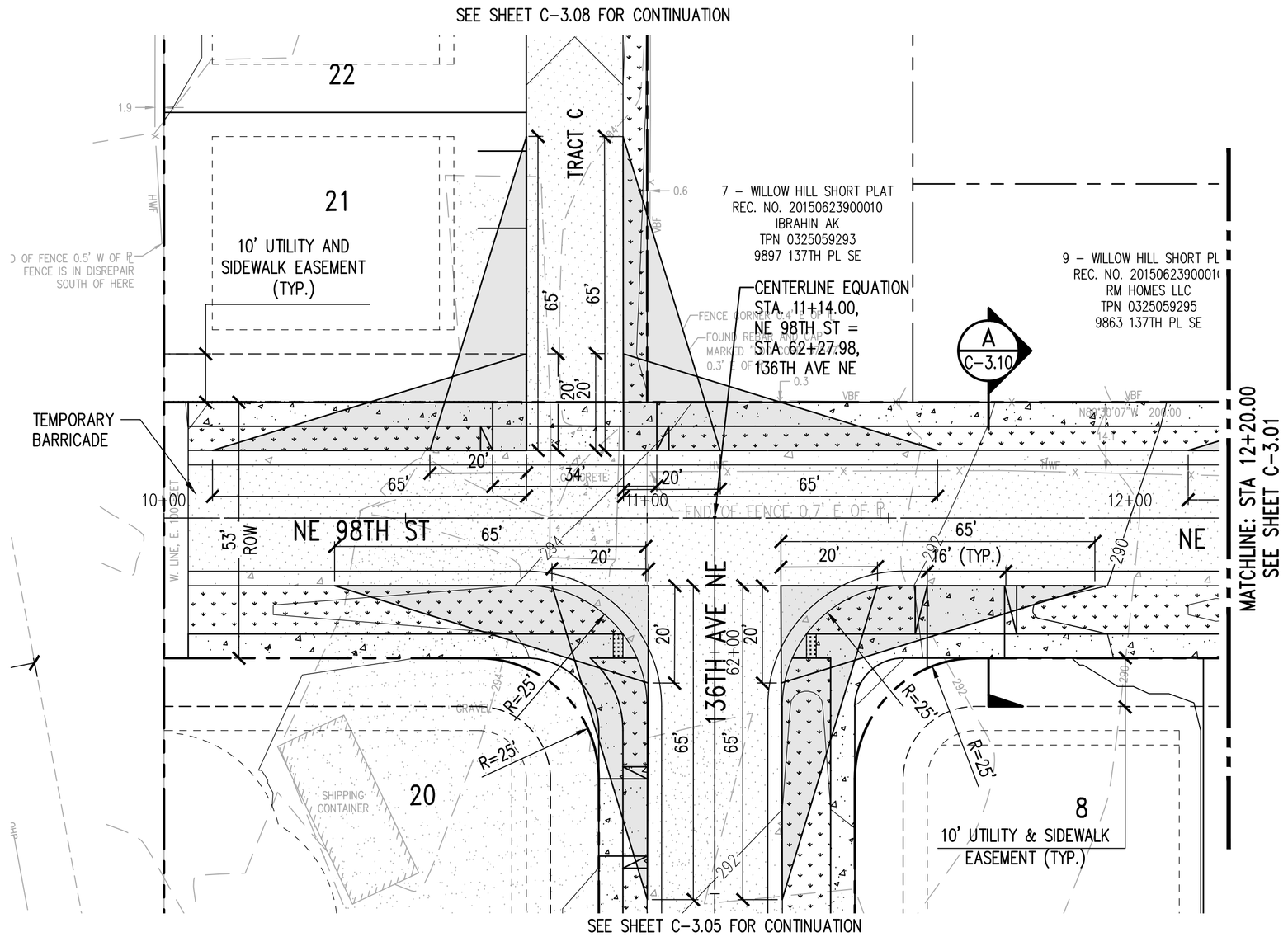

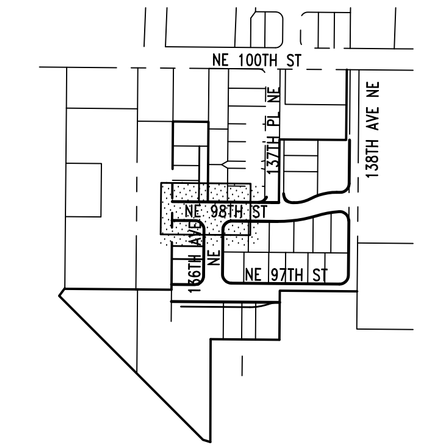

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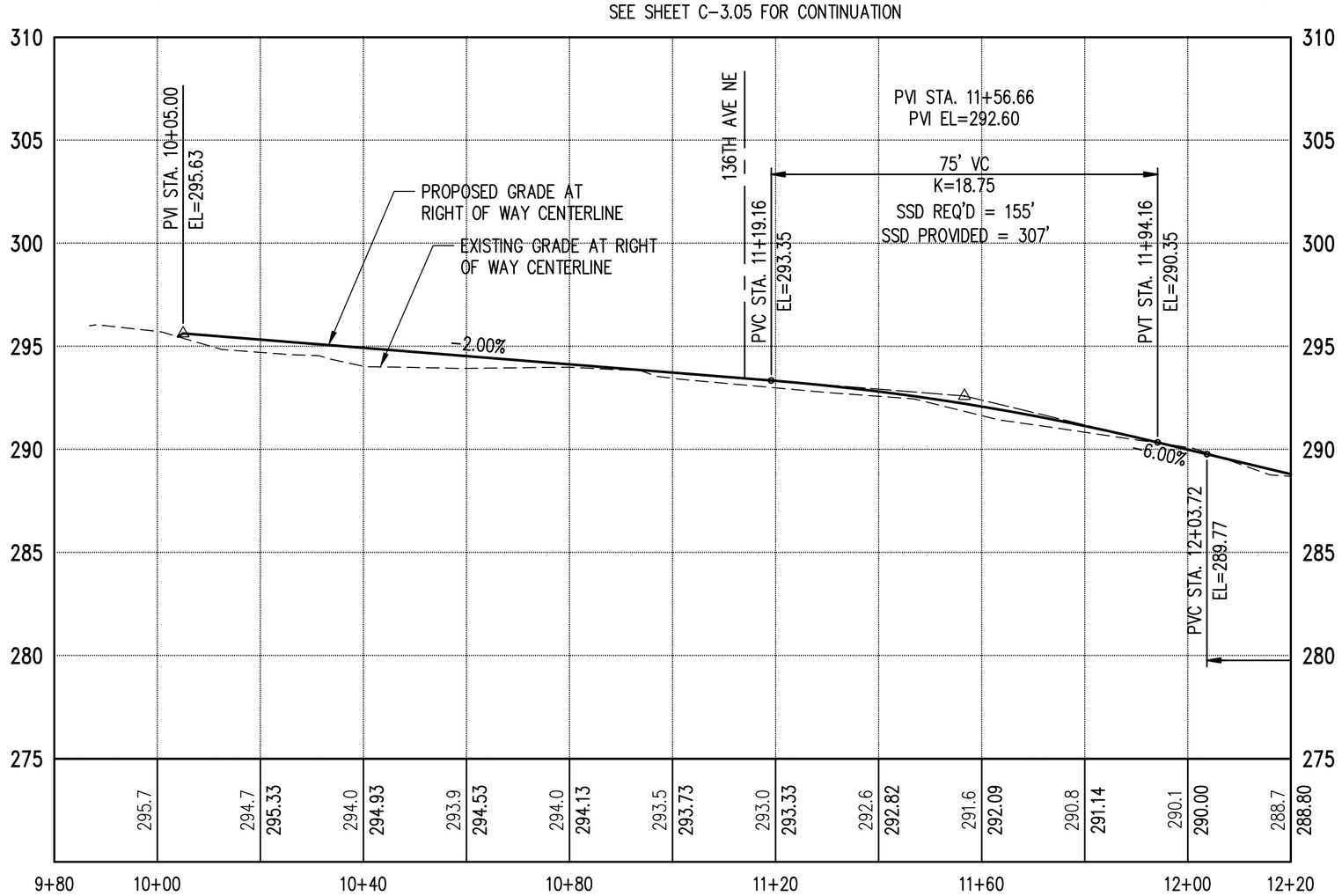

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TRANSPORTATION PLAN
NE 98TH STREET ROADWAY PLAN & PROFILE

SHEET C-3.00

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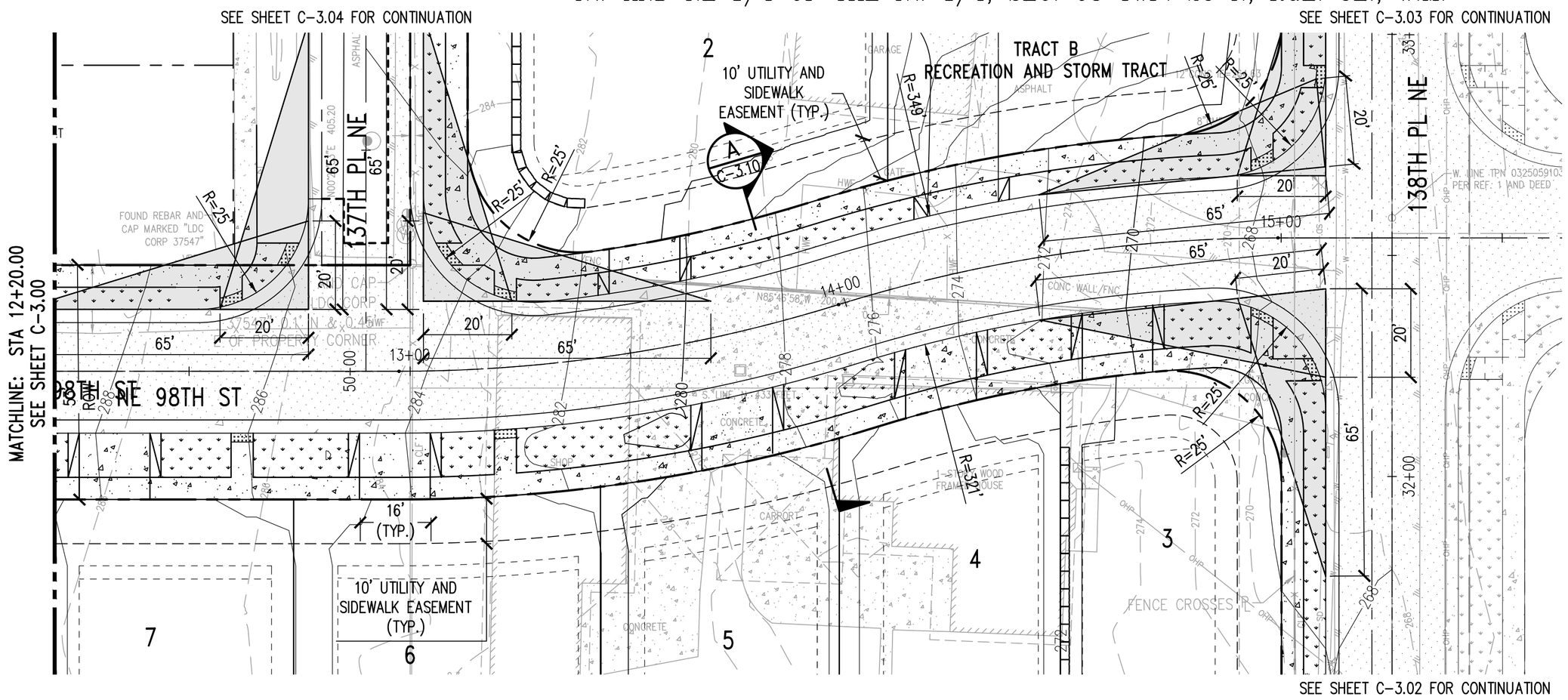

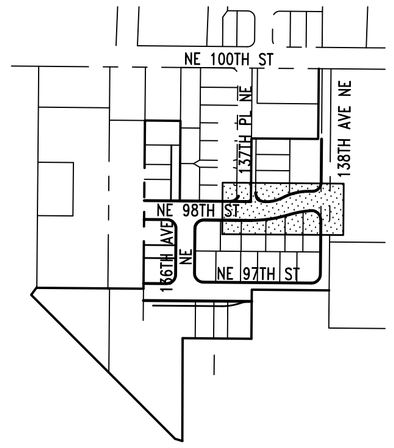

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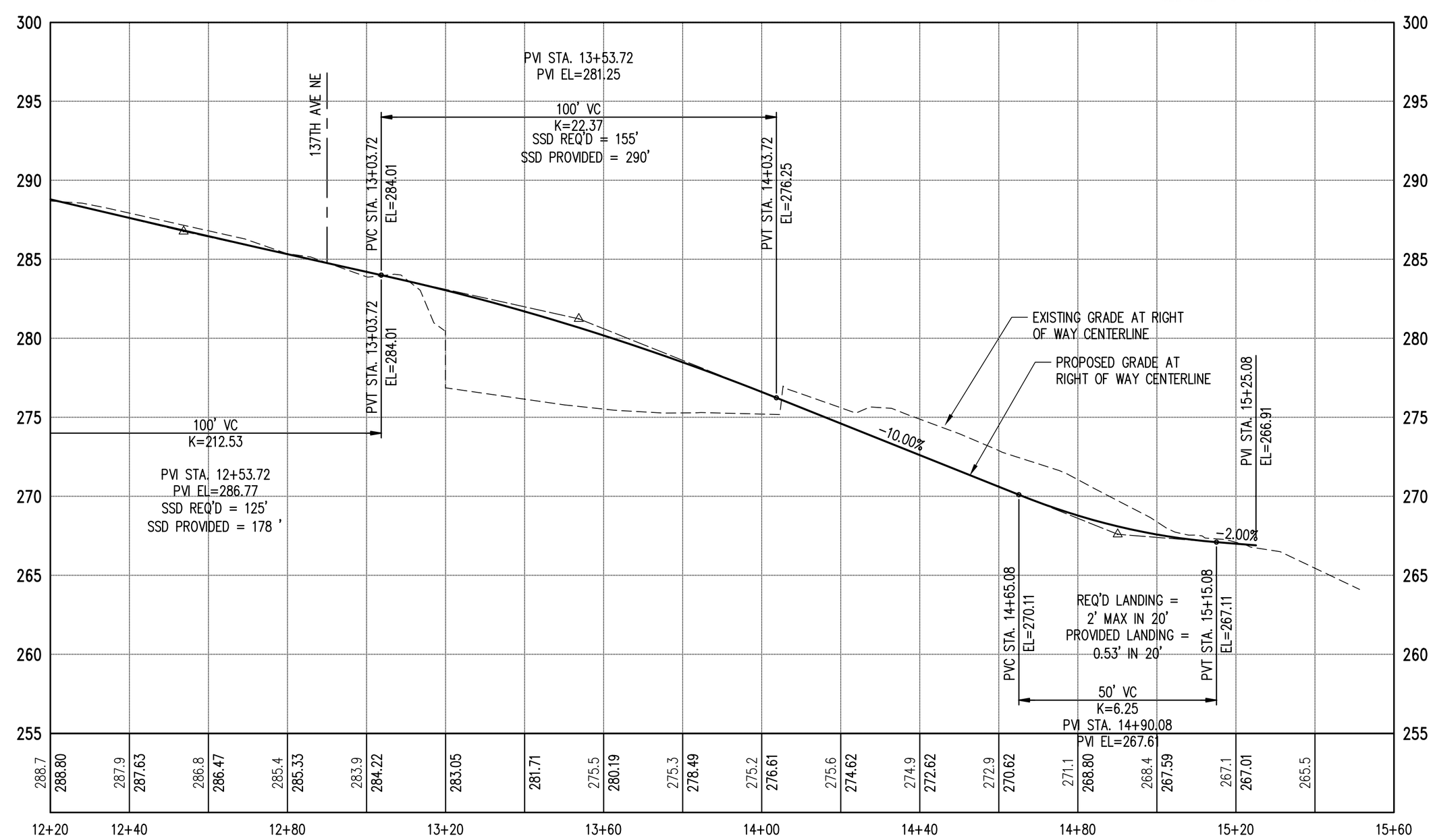

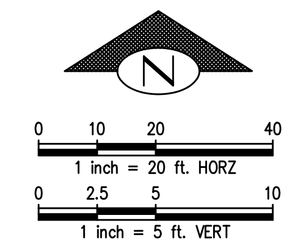

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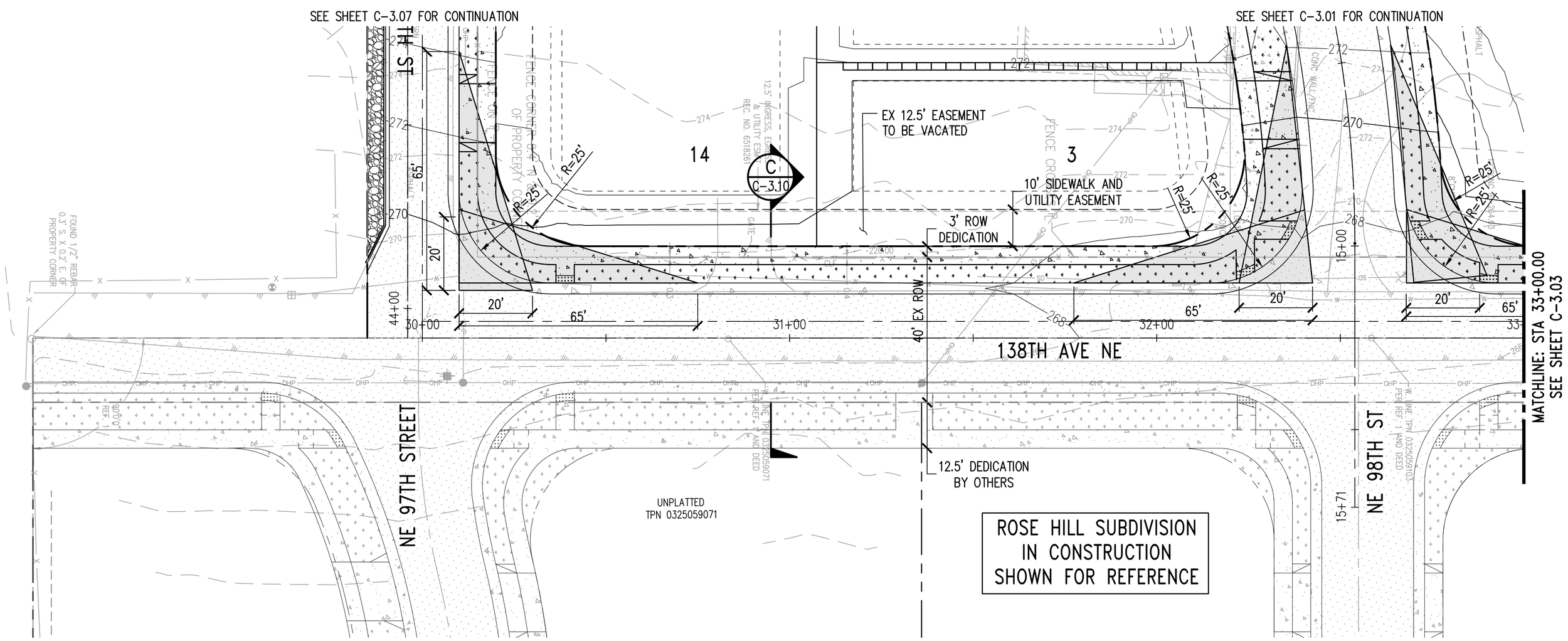

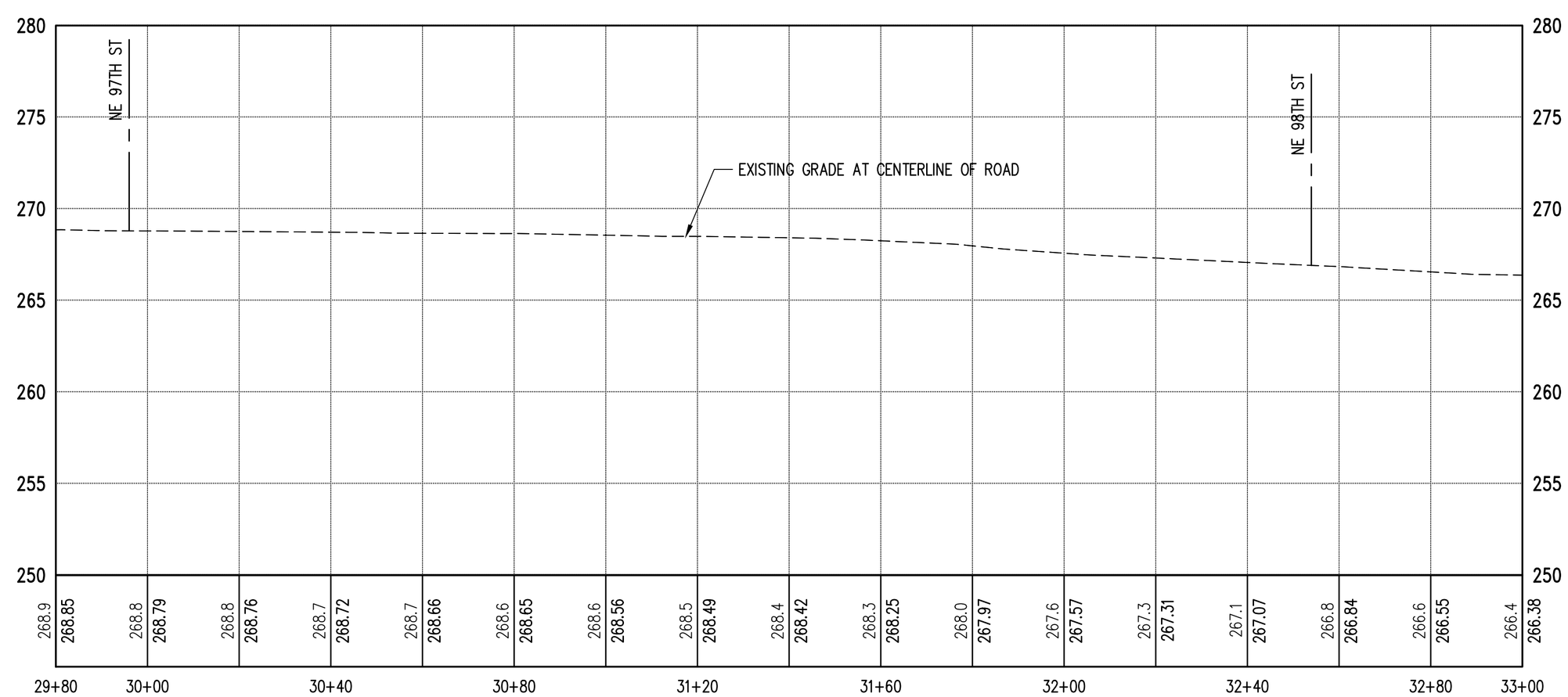

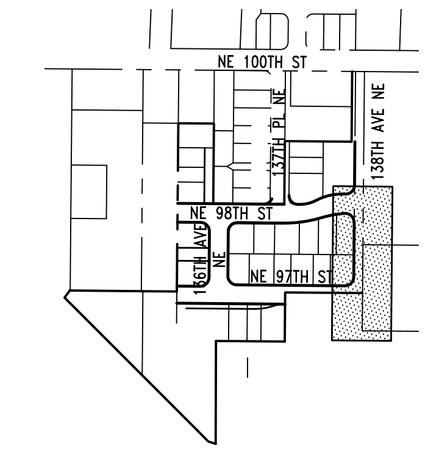

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TRANSPORTATION PLAN
138TH AVENUE NE ROADWAY PLAN & PROFILE

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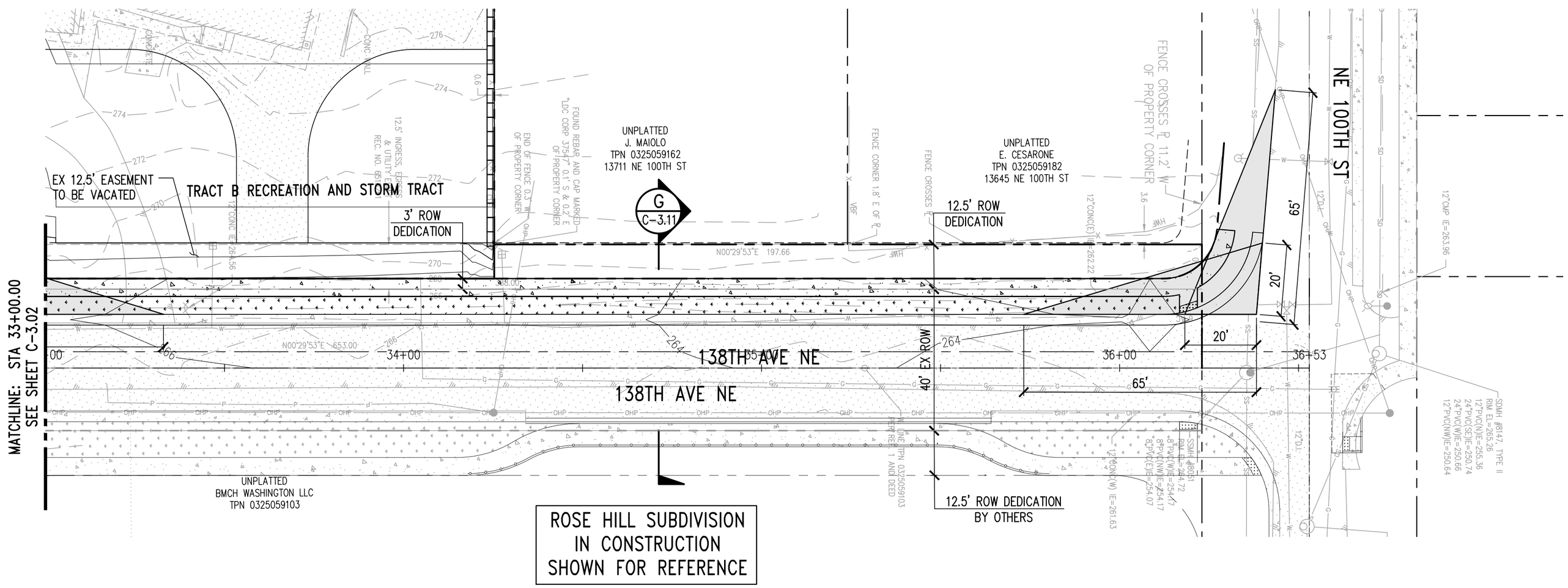

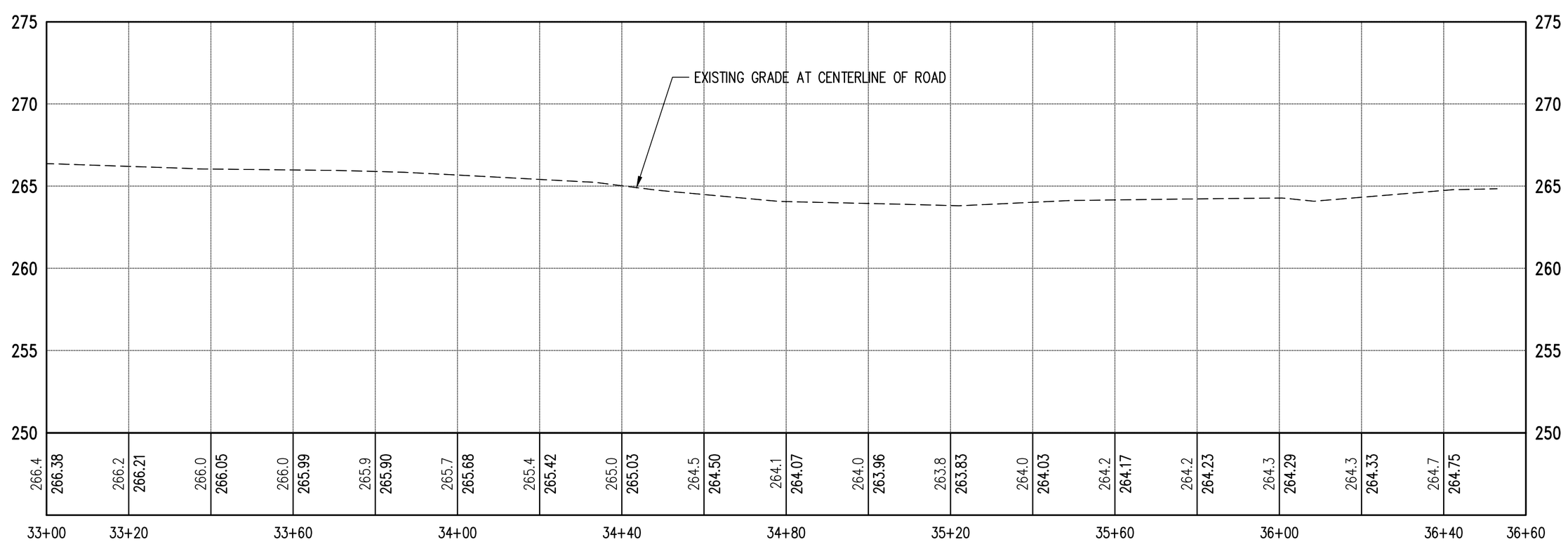

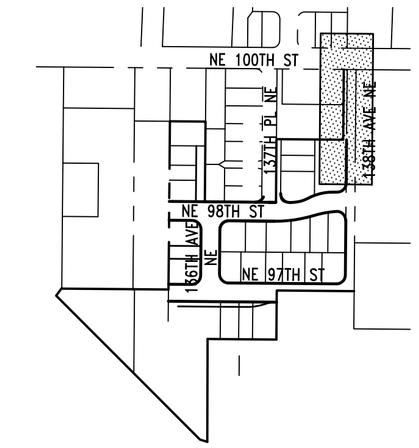

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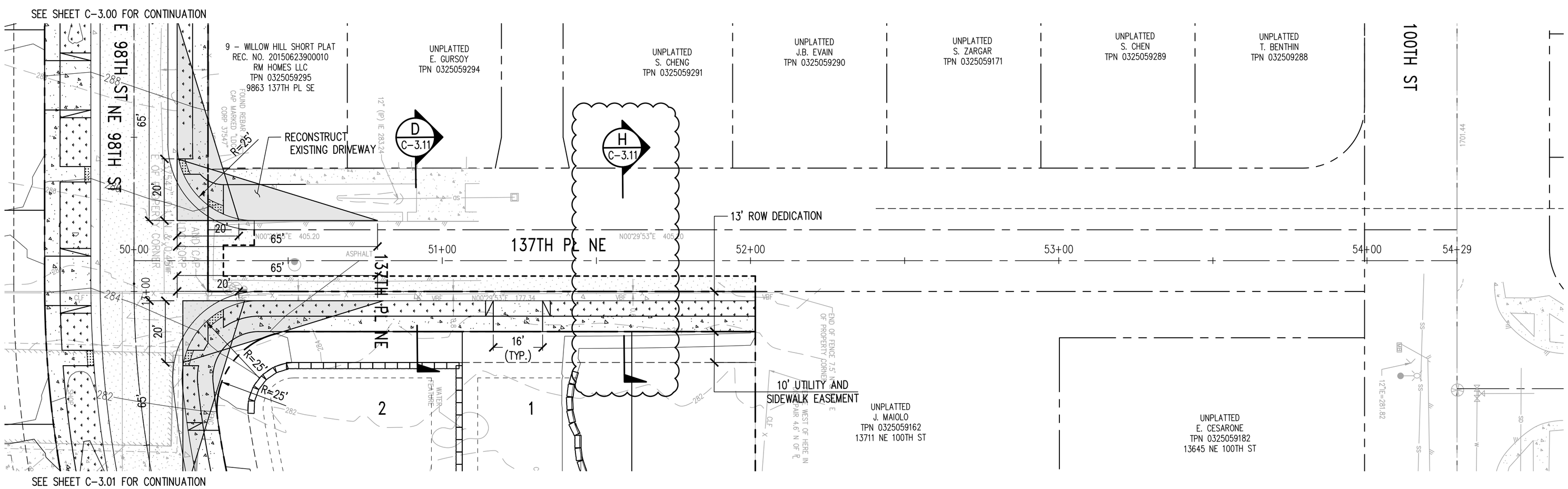

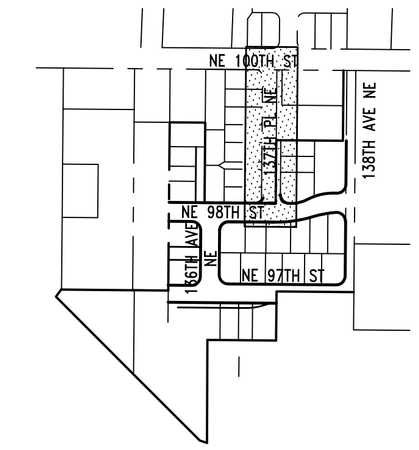

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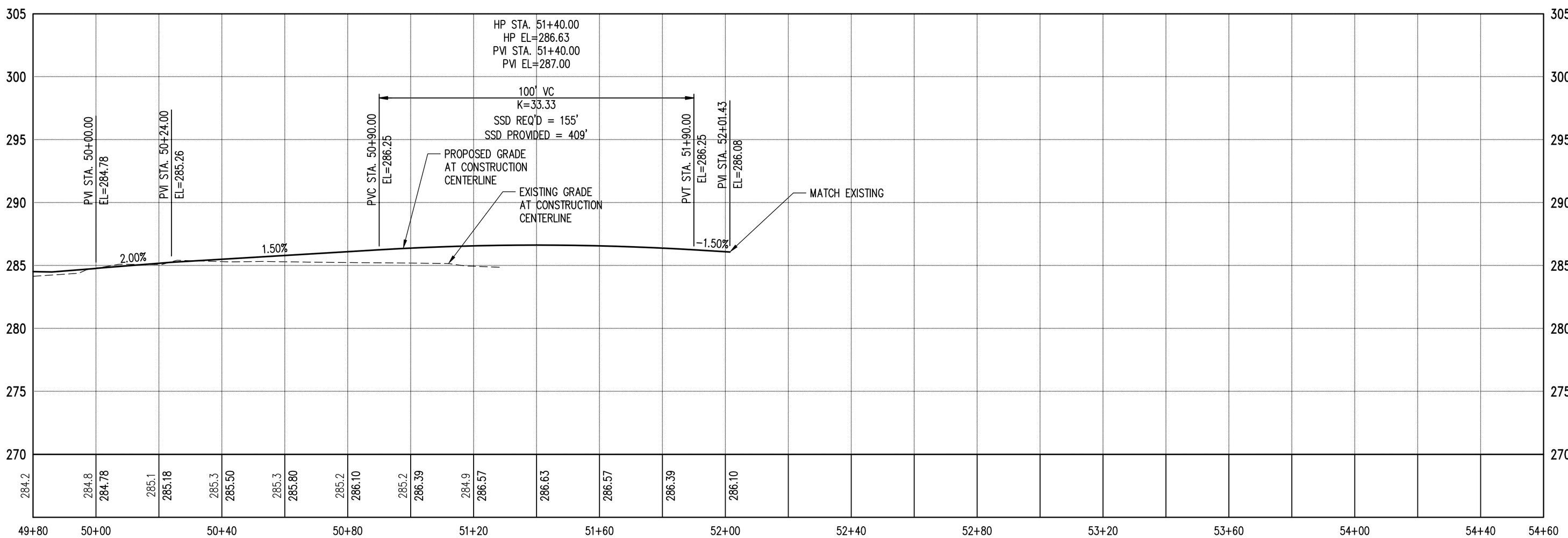

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137TH PLACE NE ROADWAY PLAN AND PROFILE

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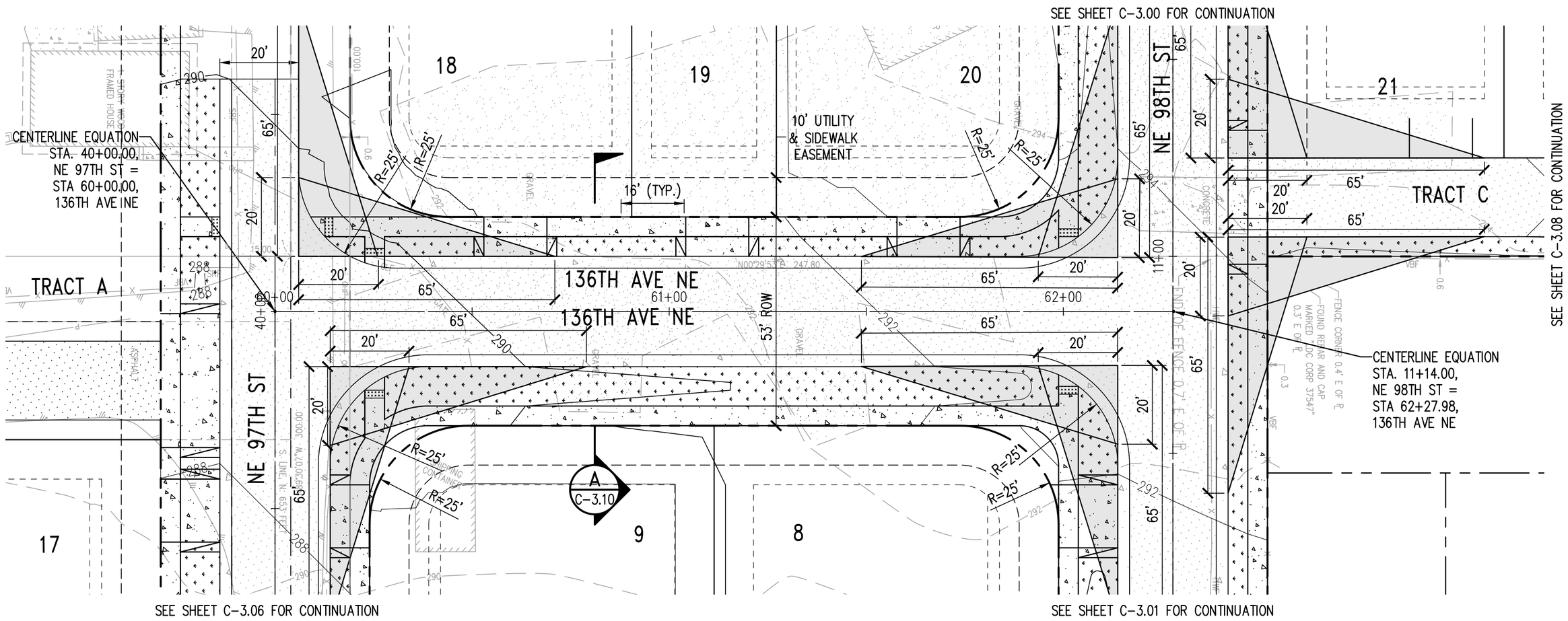

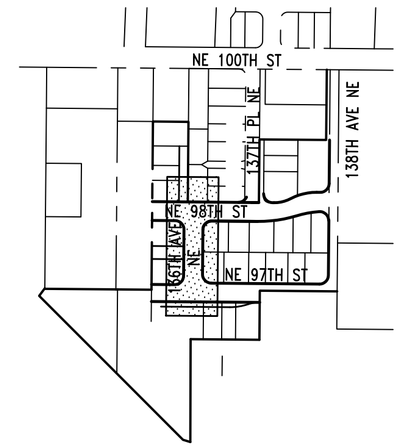

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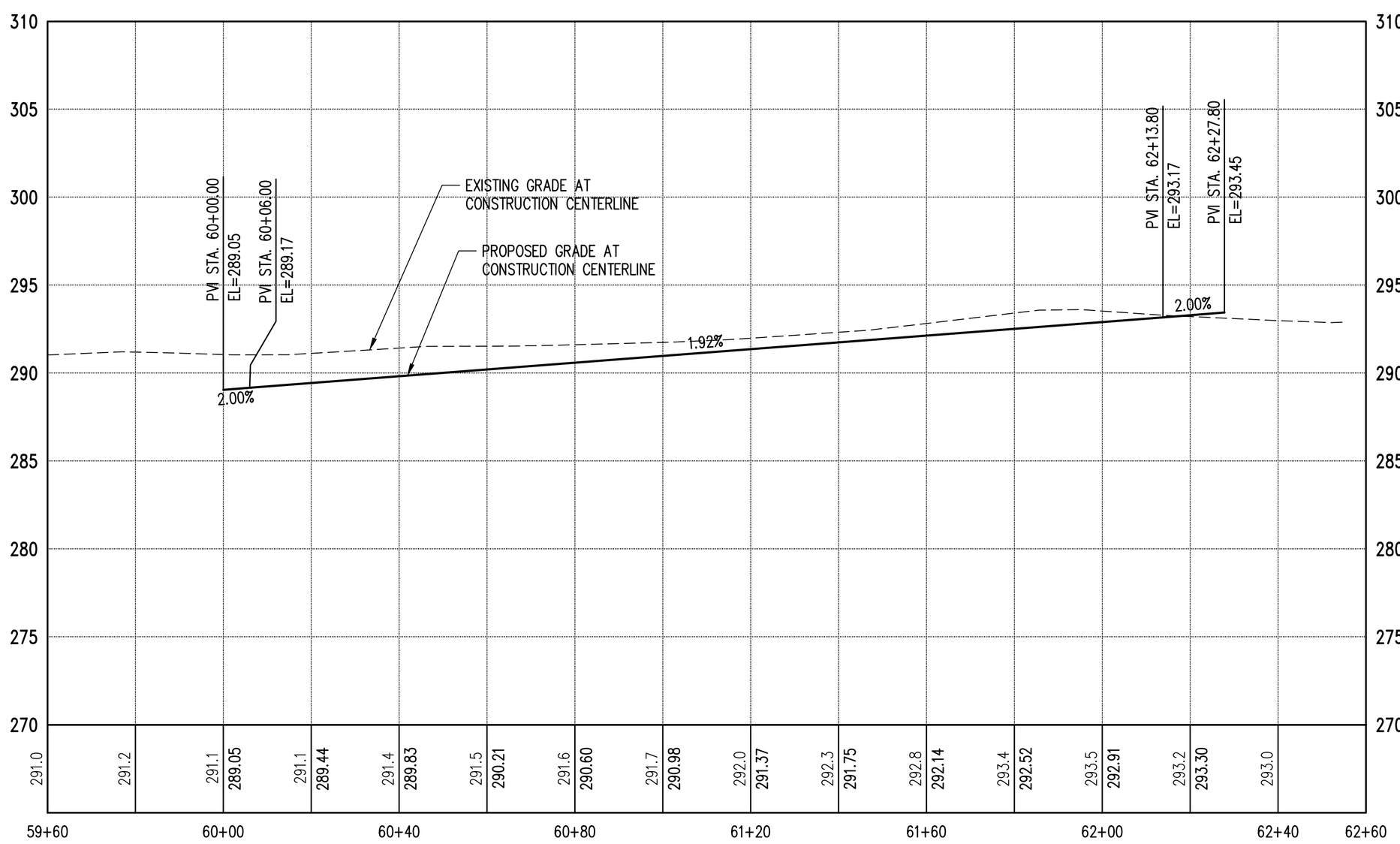

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LAIRD HOLDINGS LLC
1916 126TH AVENUE SE
BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FRIDLUND STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

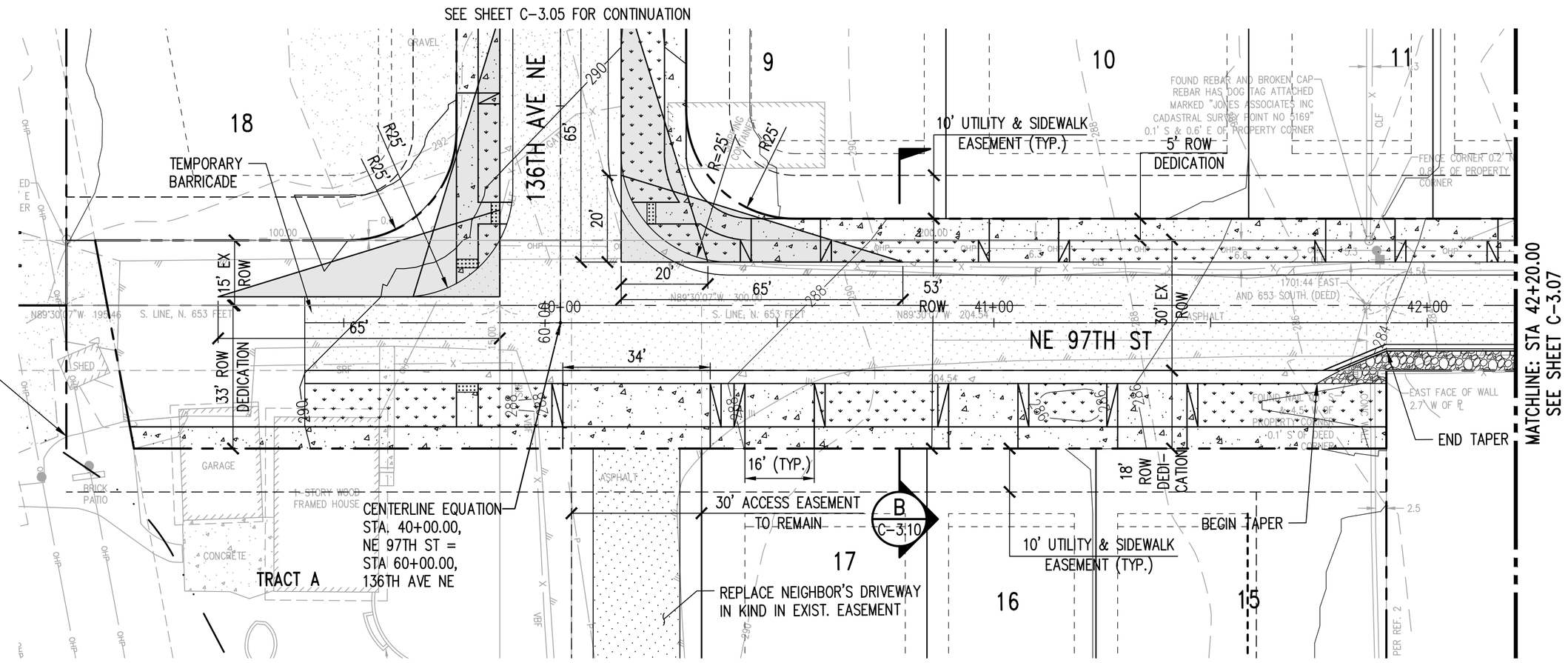
TRANSPORTATION PLAN
136TH AVE NE PLAN & PROFILE

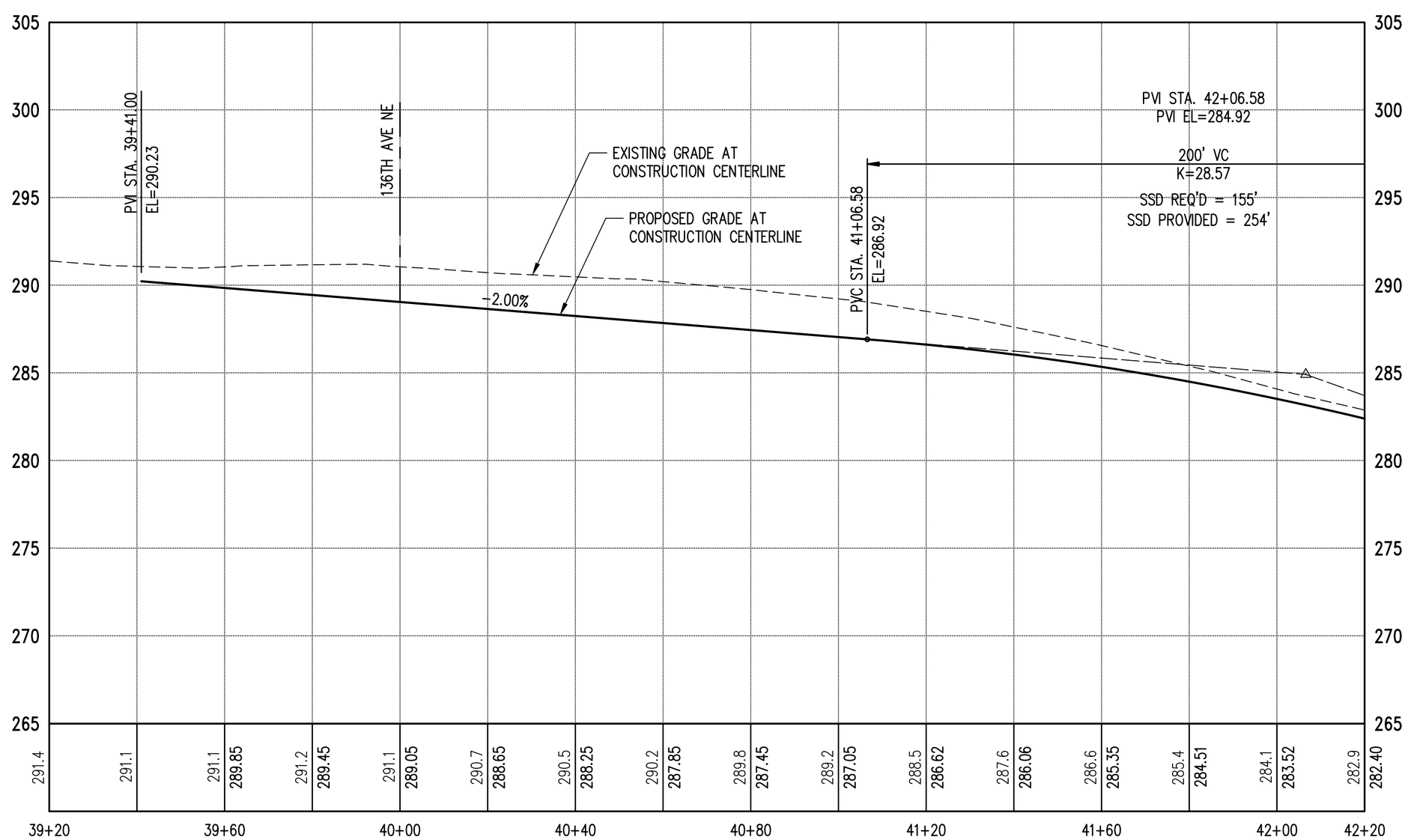
SHEET C-3.05

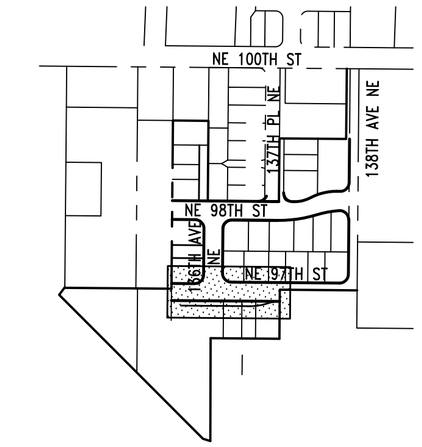
ATTACHMENT 5

C:\Temp\AcPublish_953928\C-3.00 RHW TR.dwg
May 15, 2019 - 1:30pm kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.







KEY MAP

NORTH

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SAWCUT
- 254 EXISTING GRADE CONTOUR
- 254 PROPOSED GRADE CONTOUR
- RETAINING WALL
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK
- 3' CONCRETE PAVEMENT EDGE
- LANDSCAPE STRIP
- CRITICAL AREA BUFFER
- SIGHT DISTANCE TRIANGLE ZONE
- STEEP SLOPE

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
1	5/21/2018	KJS	JSF	JSF	PRELIMINARY PLAT SUBMITTAL
2	9/25/2018	KJS	JSF	JSF	PRELIMINARY PLAT 2ND SUBMITTAL
3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

DRAWN BY KSA&KJS | DESIGNED BY KJS
CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
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ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

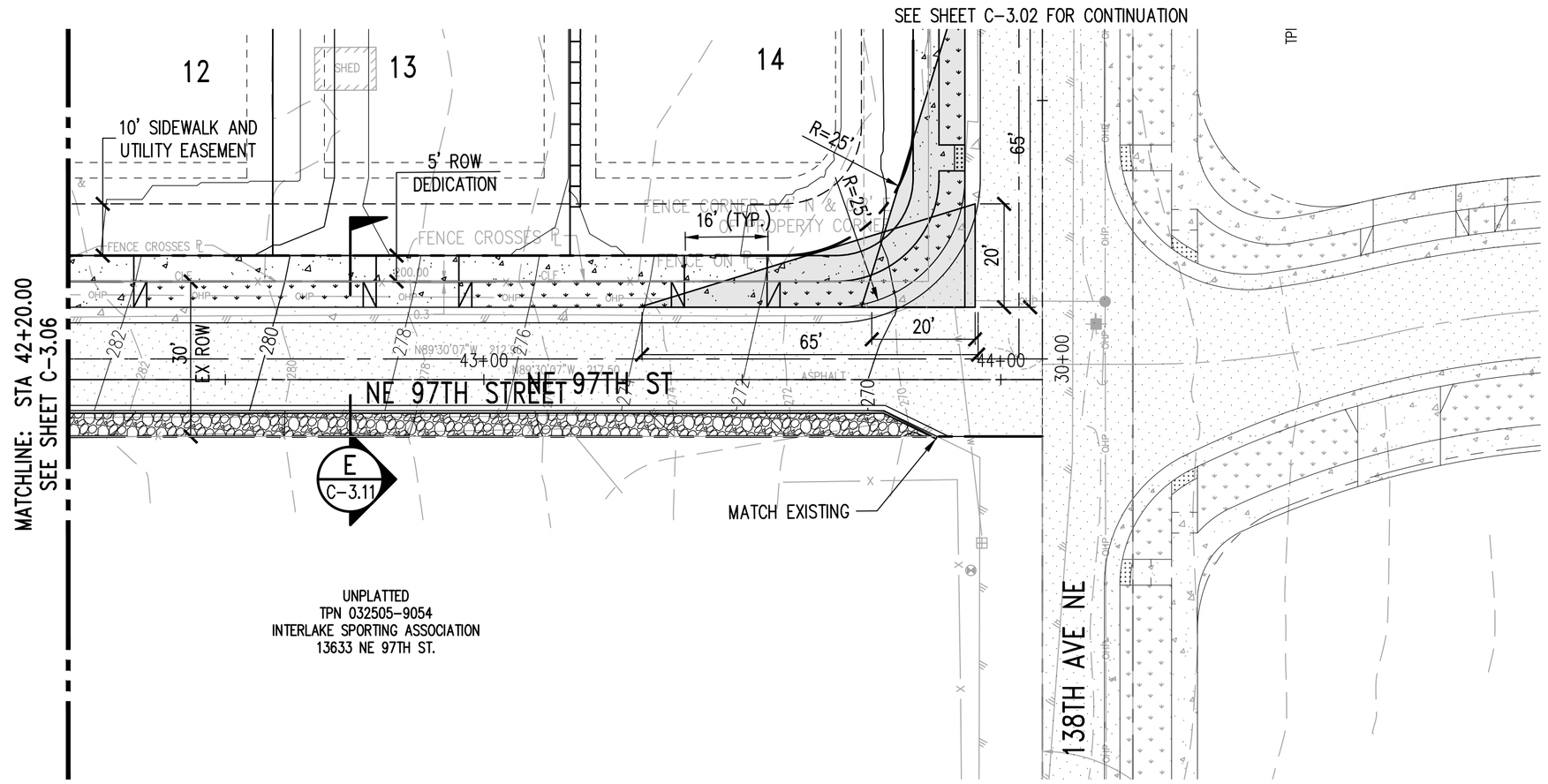
TRANSPORTATION PLAN
NE 97TH STREET PLAN & PROFILE

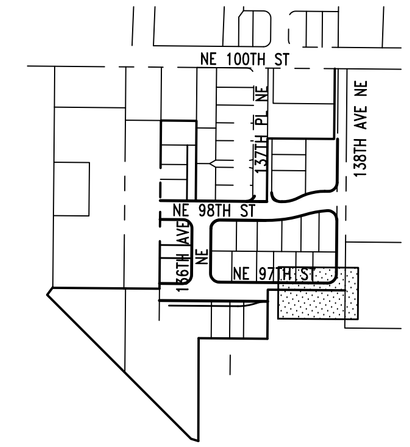
SHEET C-3.06

ATTACHMENT 5

C:\Temp\AcPublish_95392\8\C-3.00 RHW TR.dwg
May 15, 2019 - 1:30pm kevins

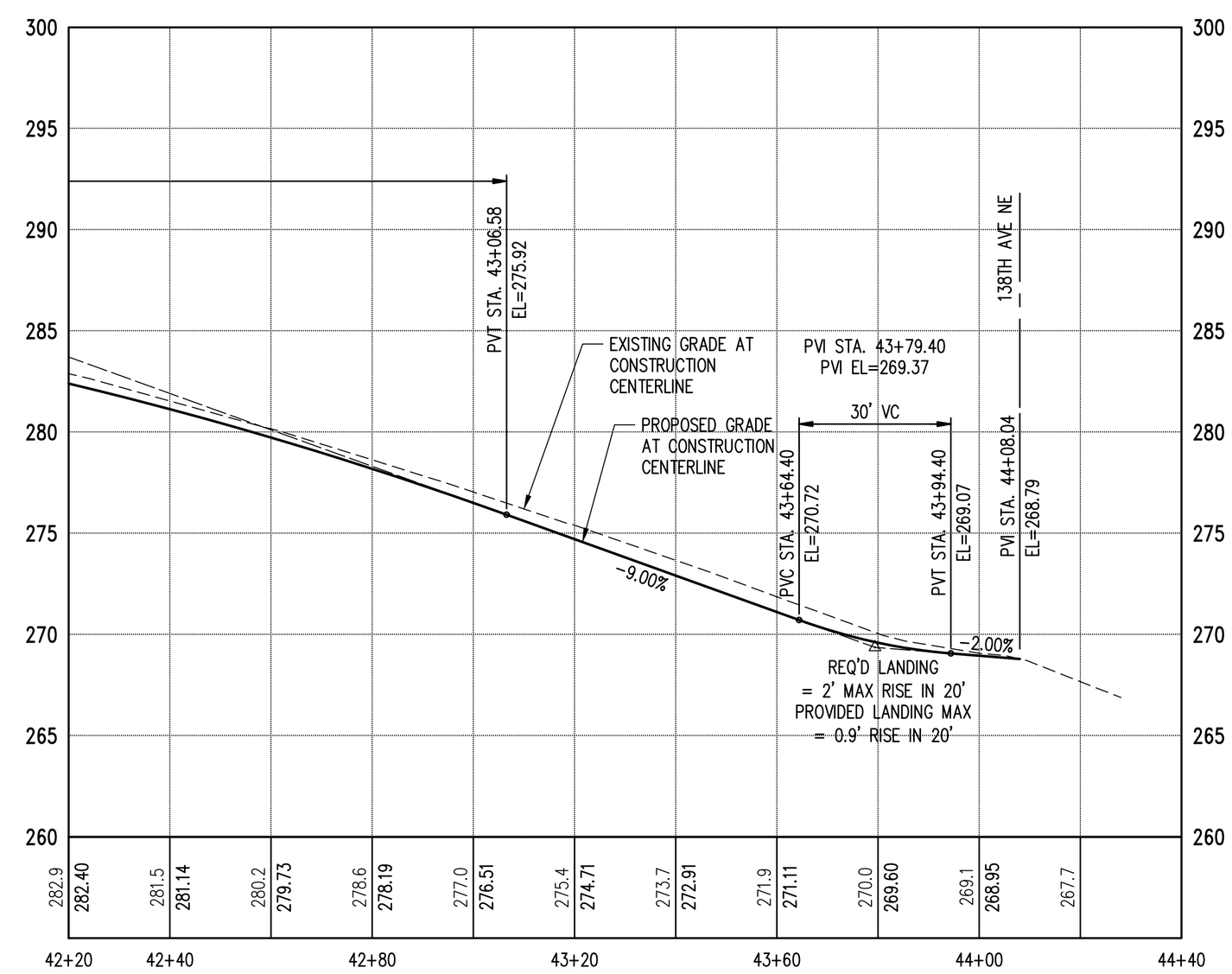
NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.





KEY MAP

NORTH



N

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0 2.5 5 10
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- PROPERTY LINE
- PROPOSED LOT LINE
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- 254 EXISTING GRADE CONTOUR
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- CEMENT CONCRETE SIDEWALK
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- LANDSCAPE STRIP
- CRITICAL AREA BUFFER
- SIGHT DISTANCE TRIANGLE ZONE
- STEEP SLOPE

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39847
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5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

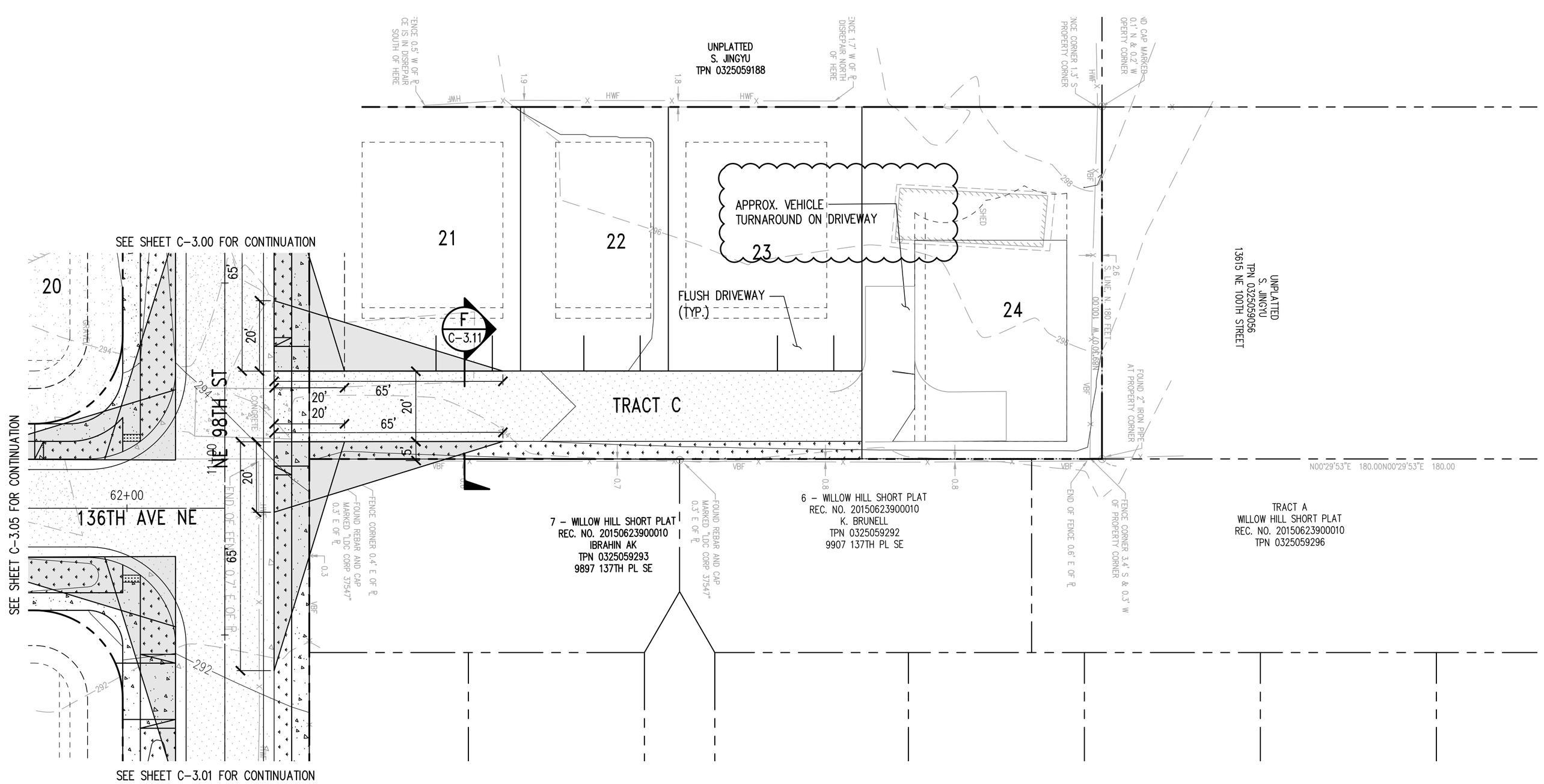
TRANSPORTATION PLAN
NE 97TH STREET PLAN & PROFILE

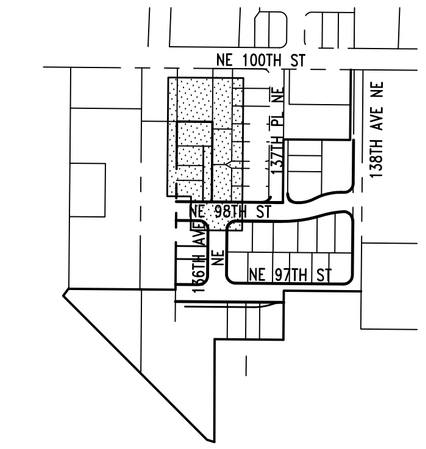
SHEET C-3.07

ATTACHMENT 5

C:\Temp\AcPublish_953928\C-3.00 RHW TR.dwg
May 15, 2019 - 1:31pm kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.





KEY MAP

NORTH

0 10 20 40
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1 inch = 5 ft. VERT

NOTES:

1. VEHICULAR TURNAROUND ON LOT 24 IS APPROXIMATE AND PRELIMINARY. FINAL MOVEMENTS TO BE DETERMINED IN CCR.

LEGEND

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- PROPOSED LOT LINE
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- EASEMENT LINE
- BUILDING SETBACK LINE
- SAWCUT
- 254 EXISTING GRADE CONTOUR
- 254 PROPOSED GRADE CONTOUR
- RETAINING WALL
- ASPHALT PAVEMENT
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- LANDSCAPE STRIP
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- STEEP SLOPE

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ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

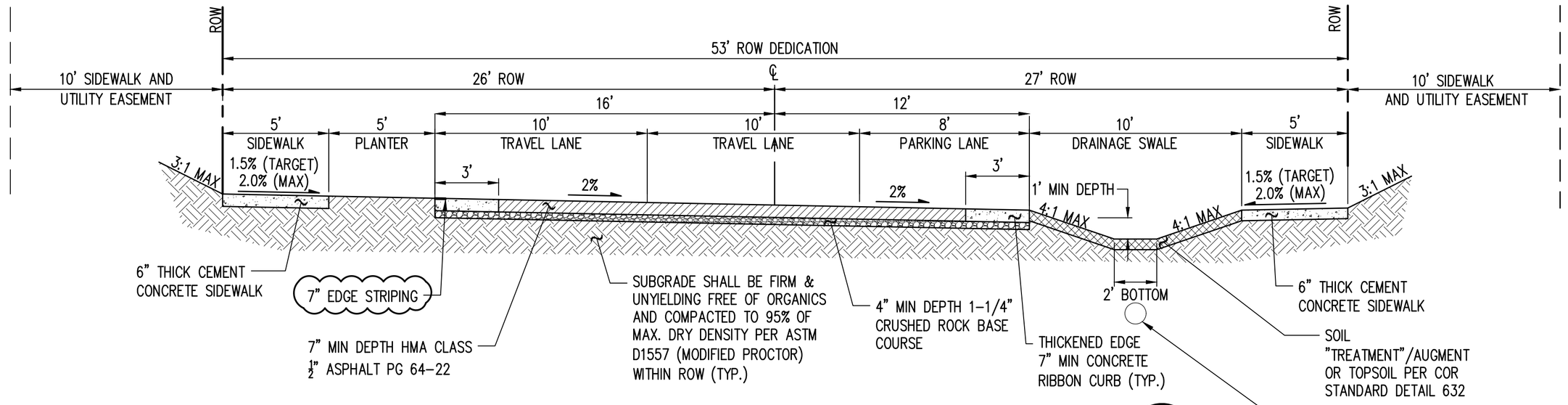
TRANSPORTATION PLAN
TRACT C

SHEET C-3.08

ATTACHMENT 5

C:\Temp\AcPublish_953928\(C-3.00) RHW TR.dwg
May 15, 2019 - 1:31pm kevins

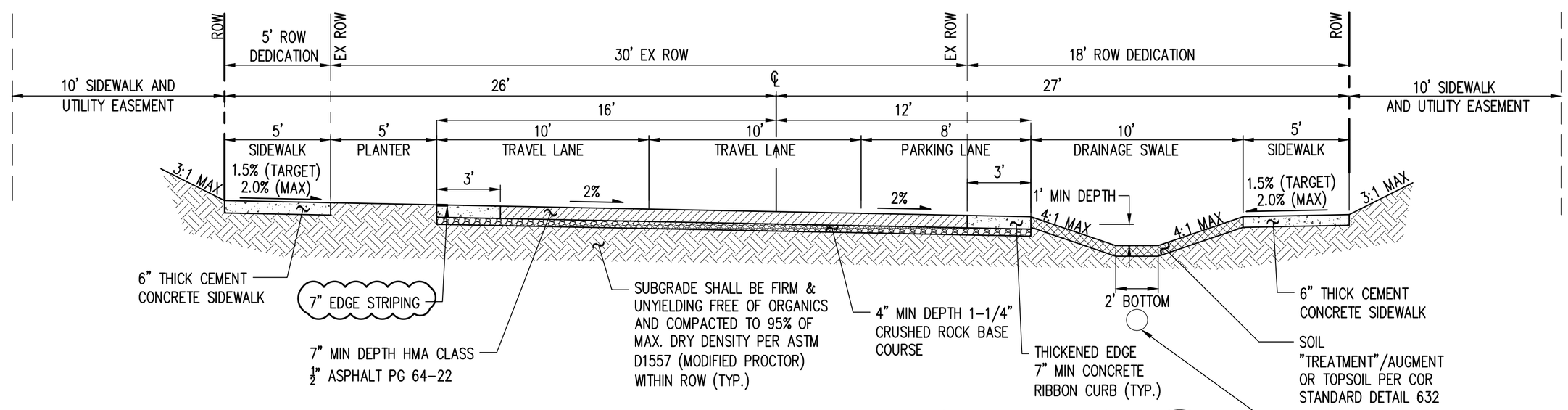
NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



NE 98TH STREET AND 136TH AVE NE STREET SECTION (A)

C-3.00/C-3.01/C-3.05

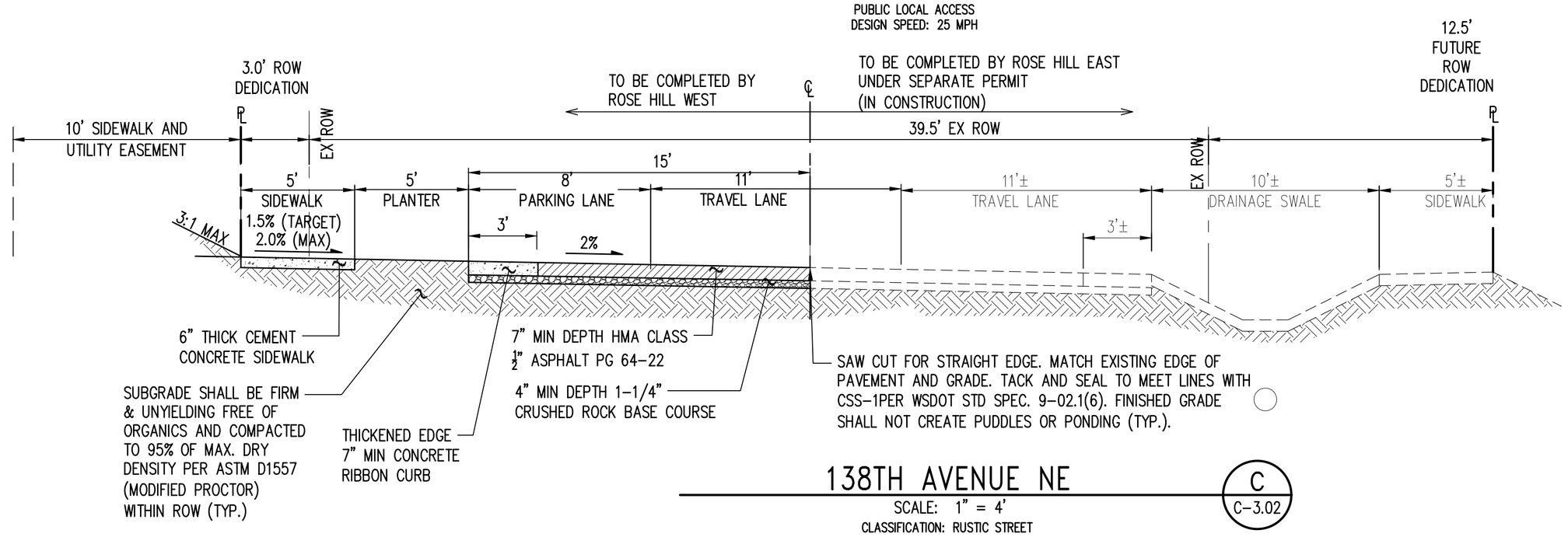
SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH



NE 97TH STREET STREET SECTION (FULL STREET) (B)

C-3.06

SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH



138TH AVENUE NE (C)

C-3.02

SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH

NOT FOR CONSTRUCTION

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JEREMY S. FADDIS
STATE OF WASHINGTON
39847
REGISTERED PROFESSIONAL ENGINEER
5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

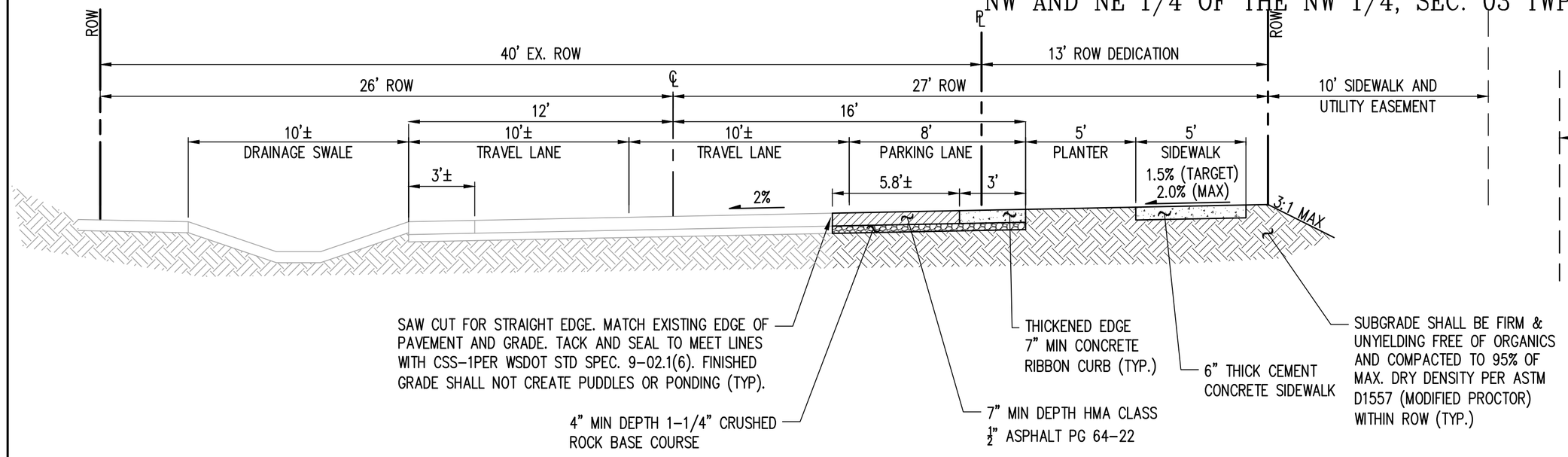
TRANSPORTATION PLAN SECTIONS AND DETAILS

SHEET C-3.10

ATTACHMENT 5

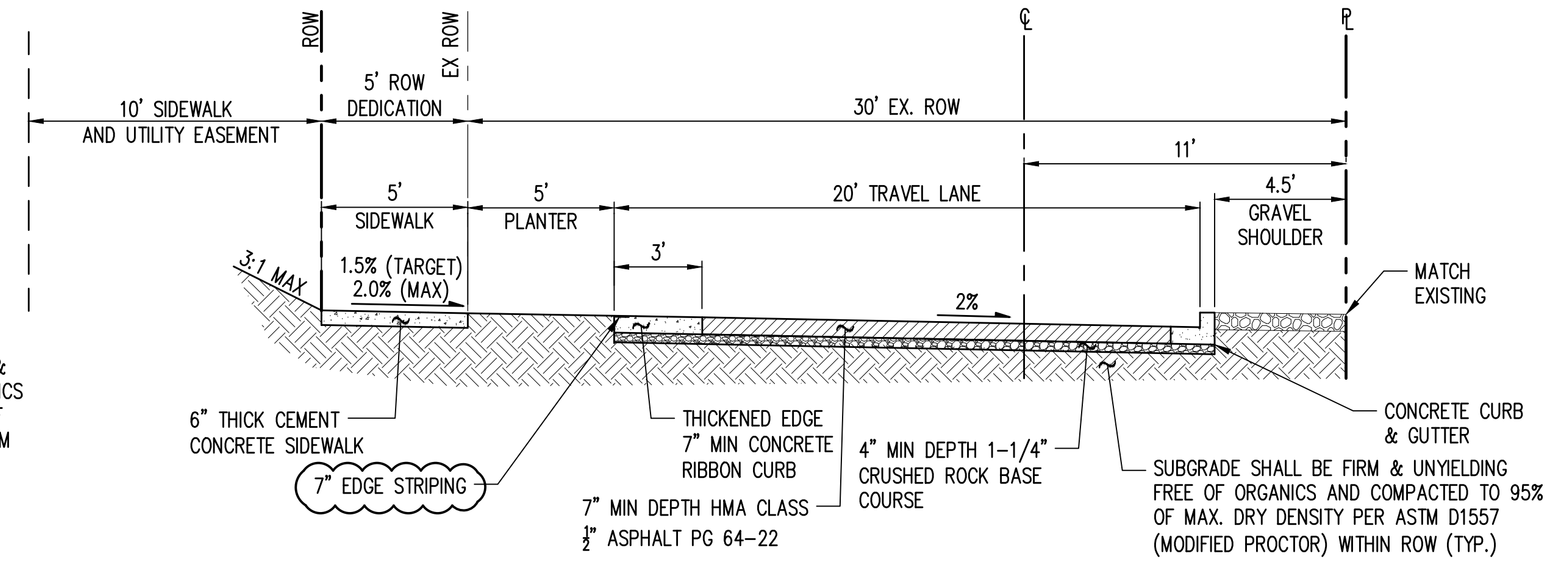
Z:\1600001-16009991\1600612 (Rose Hill West)\CADD\Design\C-3.10 RHW SEC.dwg
May 15, 2019 - 9:35am kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



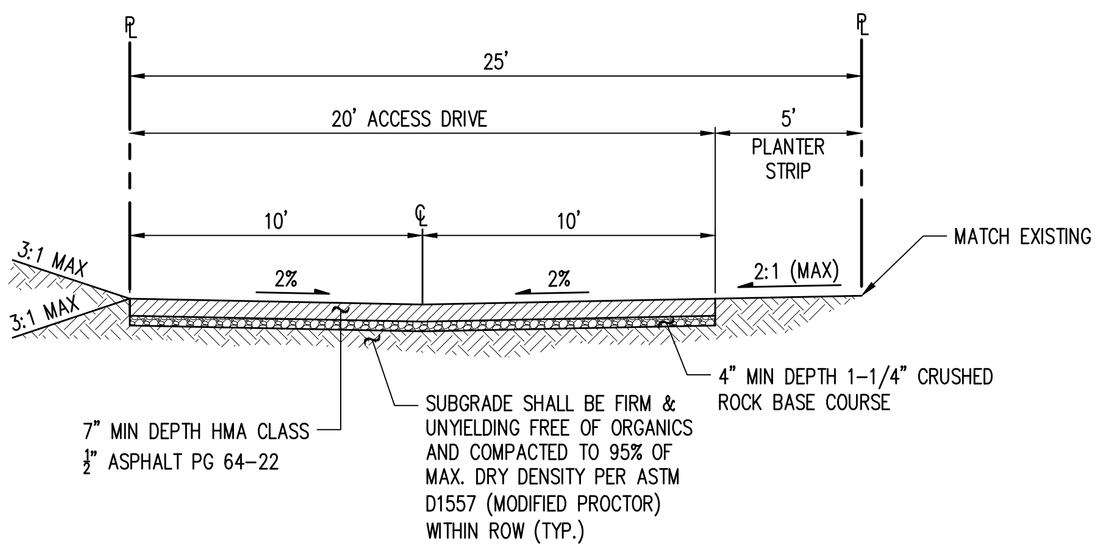
137TH PL NE (D / C-3.04)

SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH



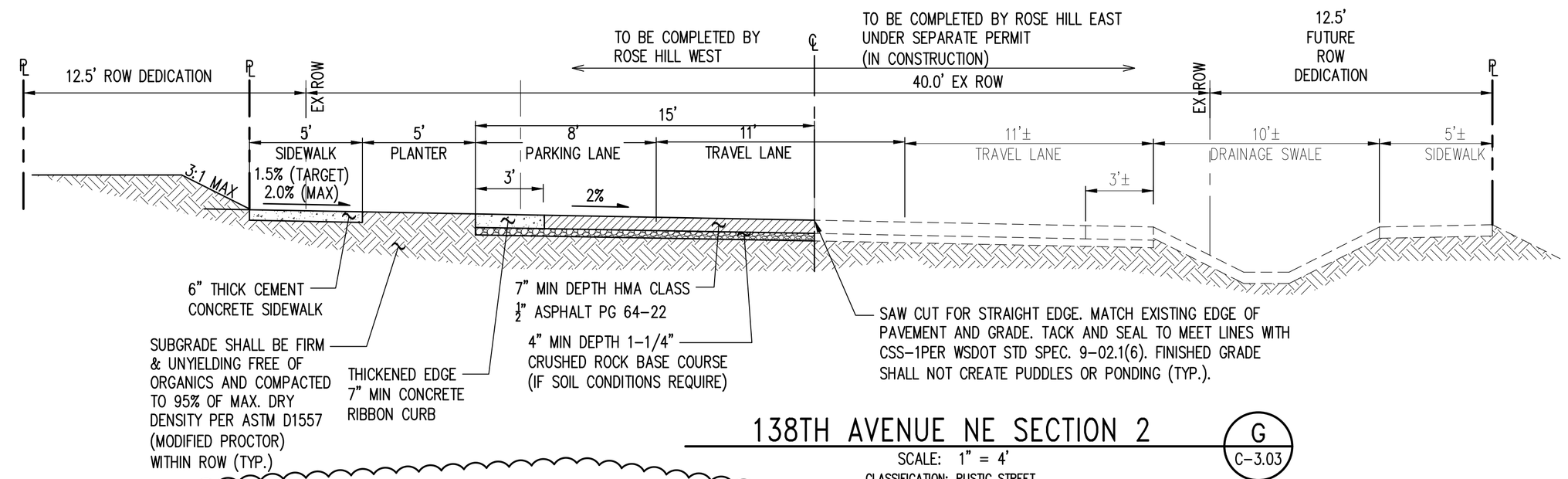
NE 97TH STREET SECTION (HALF STREET) (E / C-3.07)

SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH



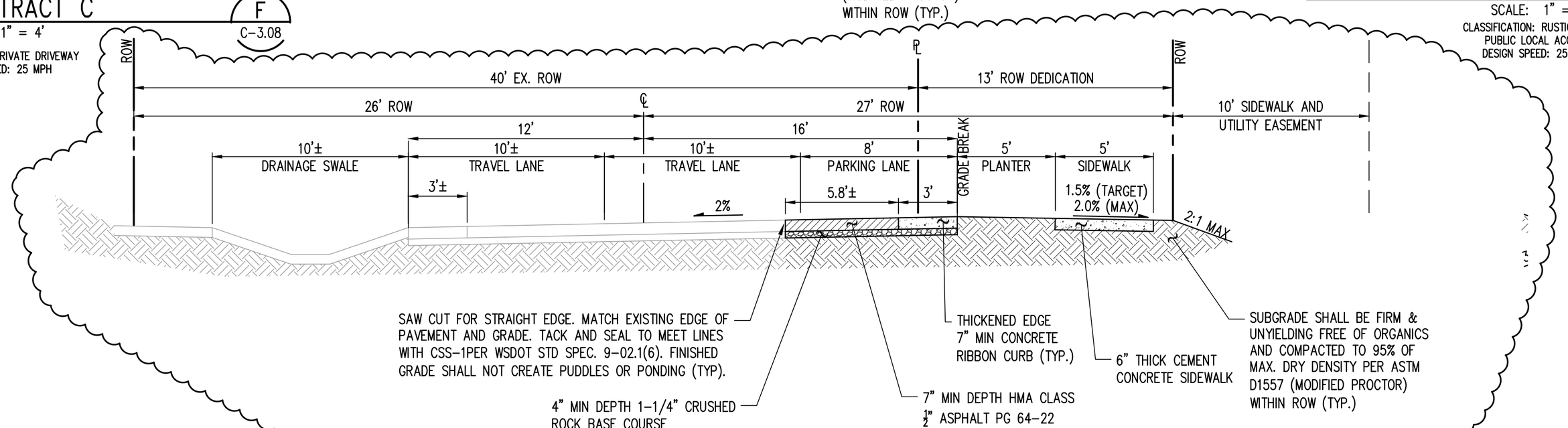
ACCESS TRACT C (F / C-3.08)

SCALE: 1" = 4'
CLASSIFICATION: PRIVATE DRIVEWAY
DESIGN SPEED: 25 MPH



138TH AVENUE NE SECTION 2 (G / C-3.03)

SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH



137TH PL NE W/REVERSE SLOPE SIDEWALK & PLANTER (H / C-3.04)

SCALE: 1" = 4'
CLASSIFICATION: RUSTIC STREET
PUBLIC LOCAL ACCESS
DESIGN SPEED: 25 MPH

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JEREMY S. REBIS, STATE OF WASHINGTON, 38847, REGISTERED PROFESSIONAL ENGINEER
5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

TRANSPORTATION PLAN SECTIONS AND DETAILS

SHEET C-3.11

ATTACHMENT 5

Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-3.10 RHW SEC.dwg
May 15, 2019 - 9:35am kevins

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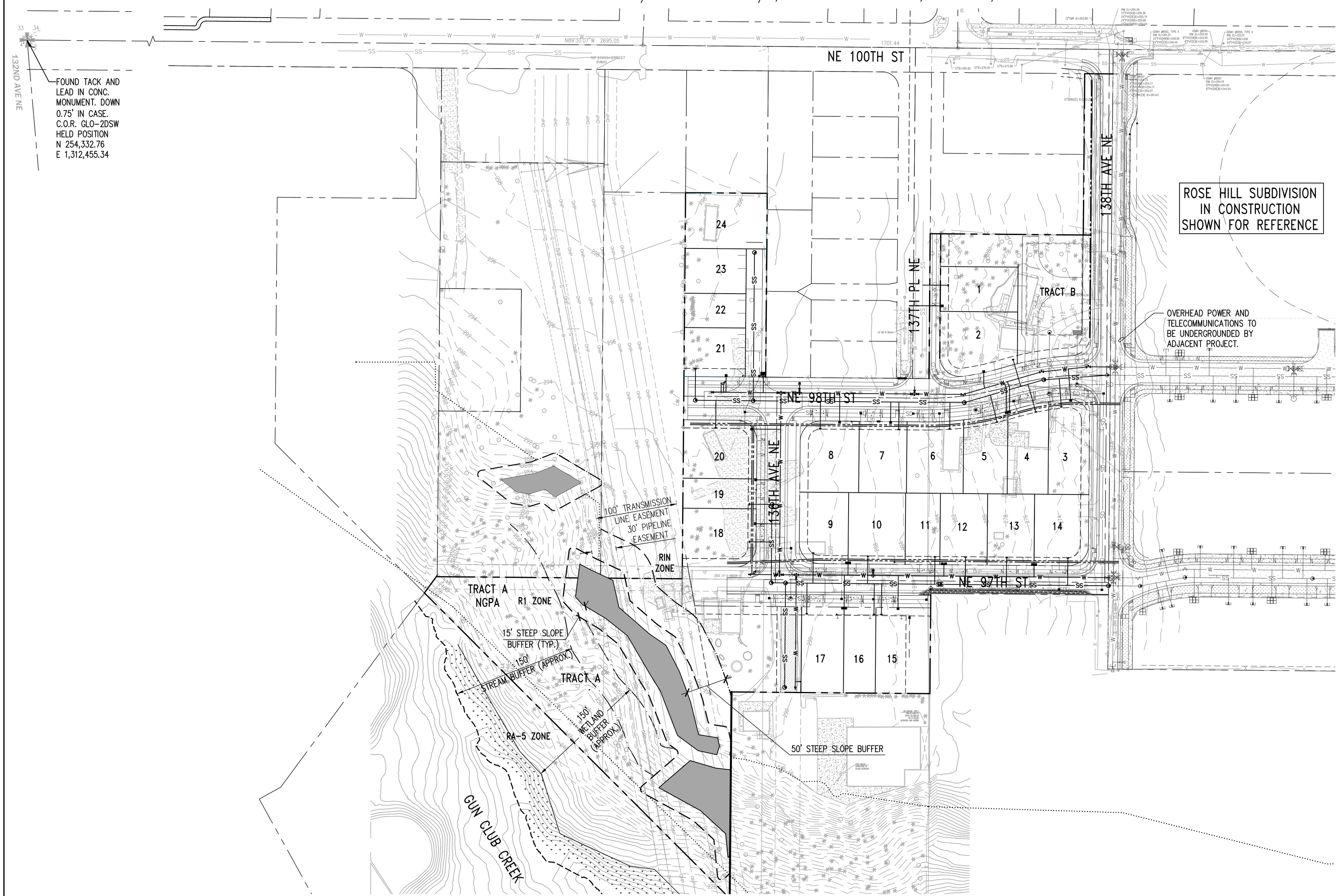

0 30 60 120
1 inch = 60 feet

GENERAL NOTES:

1. PAD MOUNTED TRANSFORMER LOCATIONS AND OTHER UTILITY RISERS PER PLAN BY OTHERS.
2. EXISTING GAS MAIN IN 138TH AVE NE TO REMAIN. GAS MAIN EXTENSION BY OTHERS.
3. PROPERTIES TO THE SOUTH ARE ON PRIVATE SEPTIC SYSTEMS.
4. ALL ADJACENT PROPERTIES ARE ON CITY OF REDMOND WATER.
5. THE PROJECT SITE IS WITHIN CITY OF REDMOND WATER PRESSURE ZONE 425.
6. GUN CLUB CREEK AND OFFSITE WETLAND BUFFER LOCATION ARE APPROXIMATE AND BASED ON GIS DATA.
7. ALL TRENCHING FOR POWER AND CABLE CONDUITS, VAULTS AND HANDHOLES TO BE FINALIZED IN CCR.

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- W — WATER MAIN
- SS — SANITARY SEWER
- FM — SANITARY SEWER FORCE MAIN
- SS — SIDE SEWER
- SD — STORM DRAIN
- PERFORATED STORM PIPE
- WATER METER
- FIRE HYDRANT
- GATE VALVE
- CONCRETE THRUST BLOCK
- SANITARY SEWER MANHOLE
- CATCH BASIN
- COBRA HEAD LUMINAIRE AND POLE
- POST TOP DECORATIVE LUMINAIRE
- DUCT BANK
- 254 — EXISTING GRADE CONTOUR
- 254 — PROPOSED GRADE CONTOUR
- VERTICAL CURB AND GUTTER
- CRITICAL AREA BUFFER
- STEEP SLOPE
- ZONE BOUNDARY

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ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COMPOSITE UTILITY PLAN

SHEET C-4.00

May 15, 2019 - 1:11pm kevins Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-4.00 RHW UT.dwg

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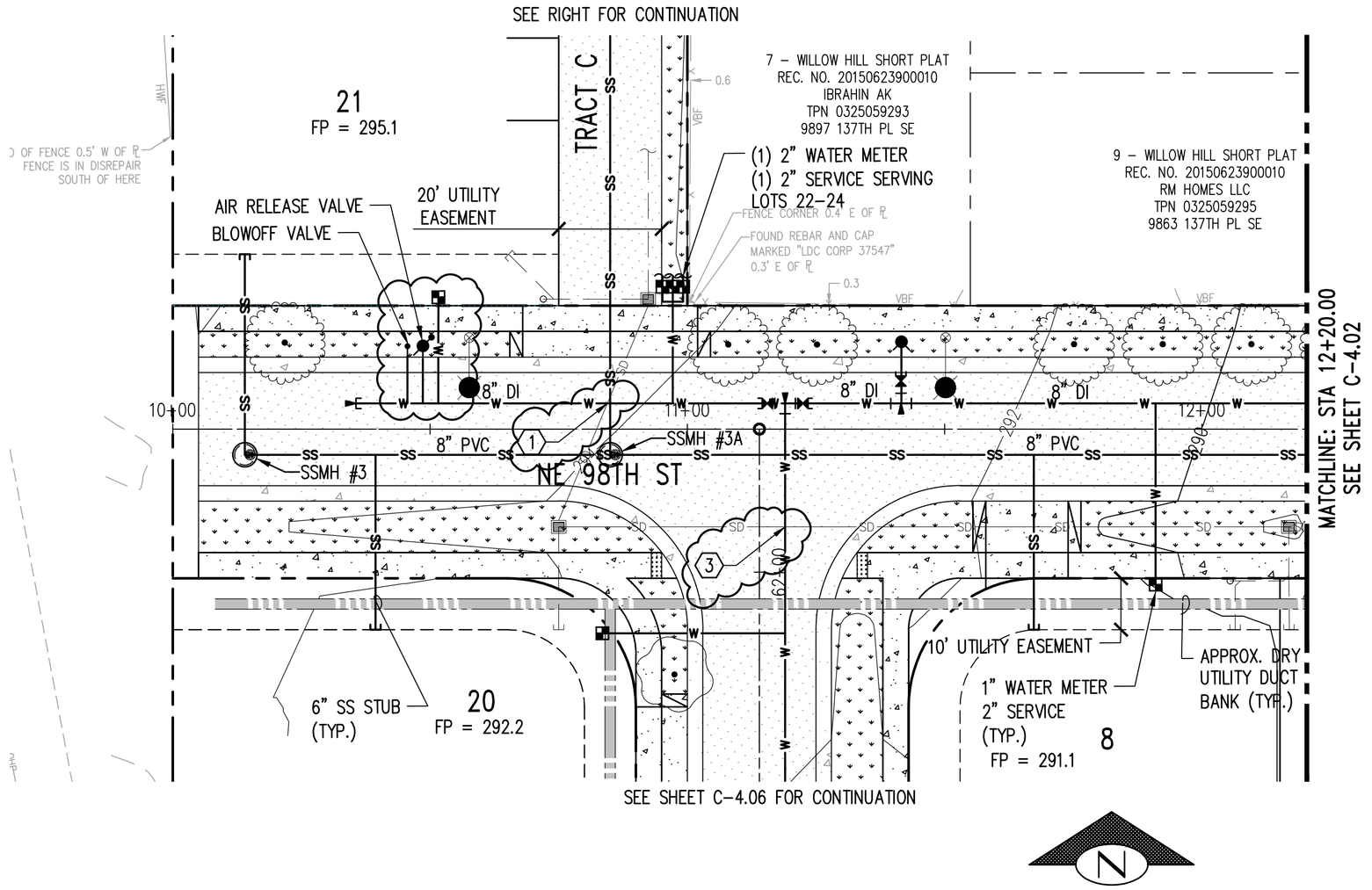

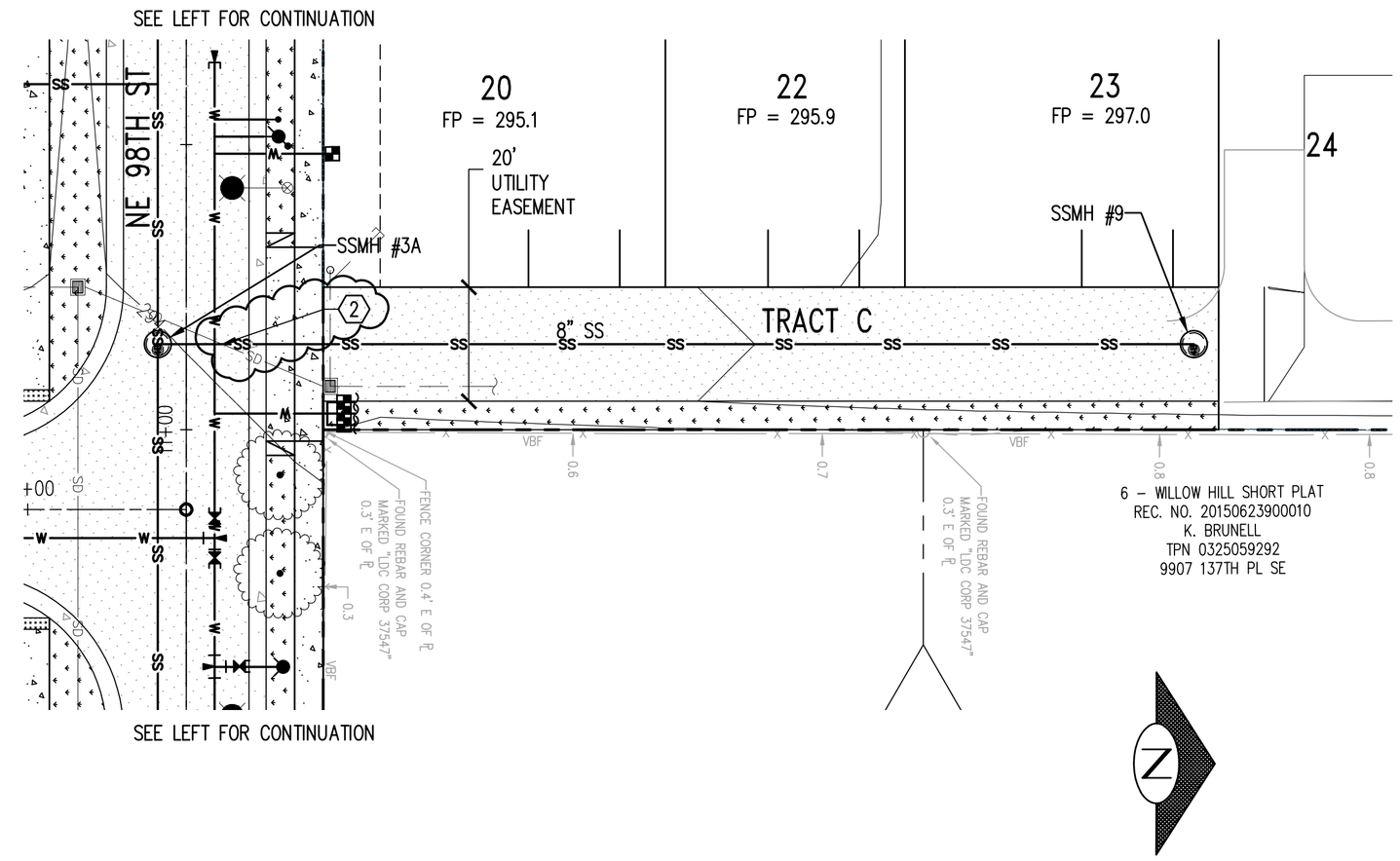

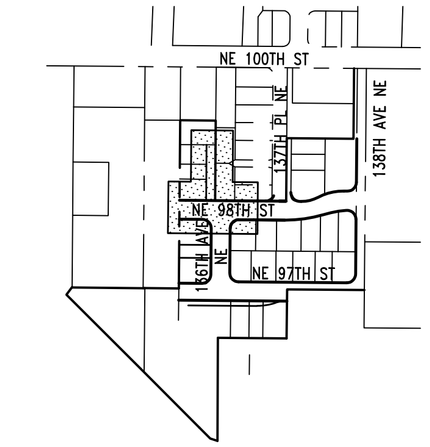

KEY MAP

NORTH

UTILITY CROSSINGS

1. 12" SD IE = 288.52
   8" W IE = 291.14
2. 12" SD IE = 288.64
   8" SS IE = 286.16
2. 12" SD IE = 285.63
   8" W IE = 288.89

0 10 20 40
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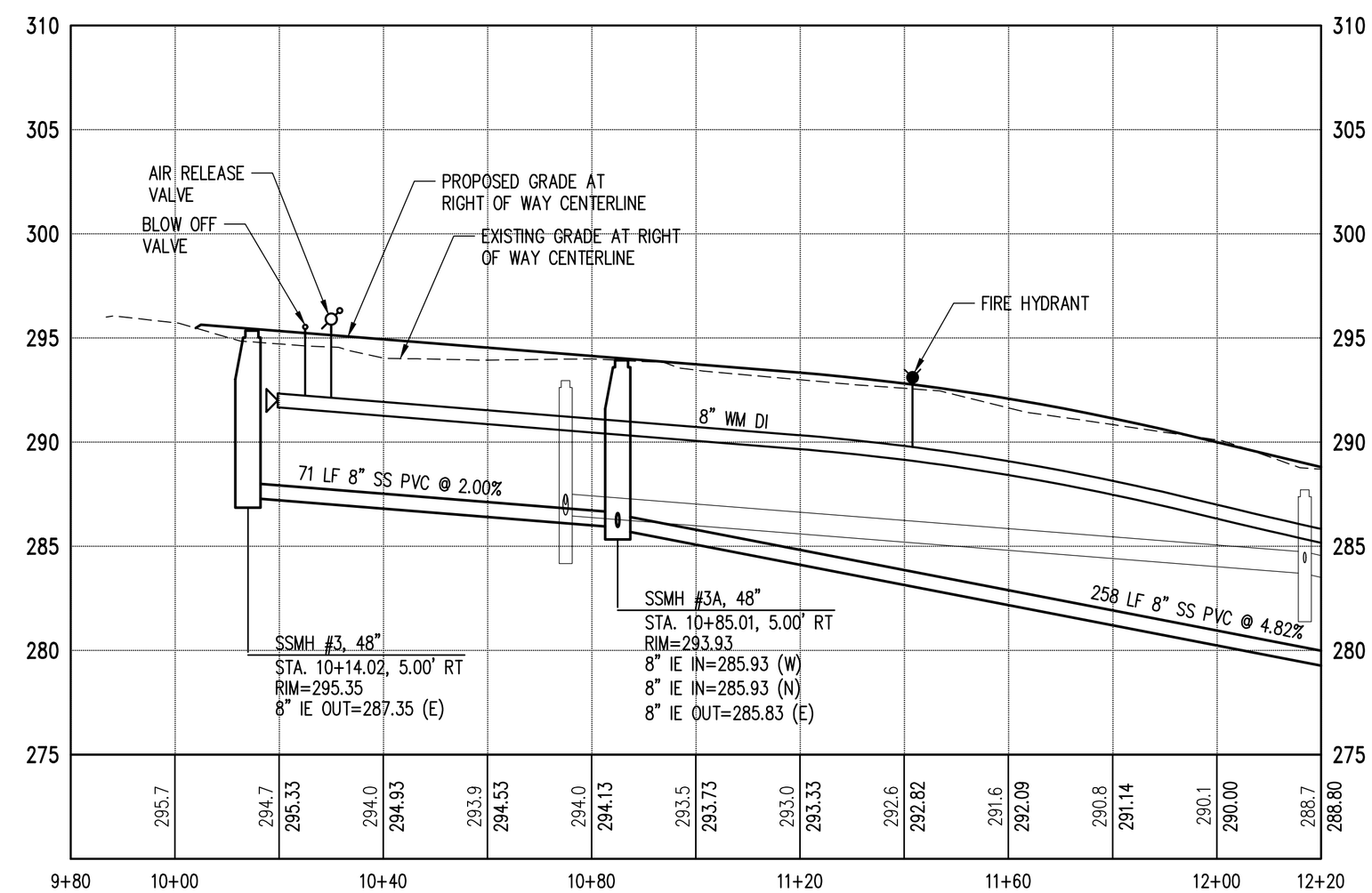
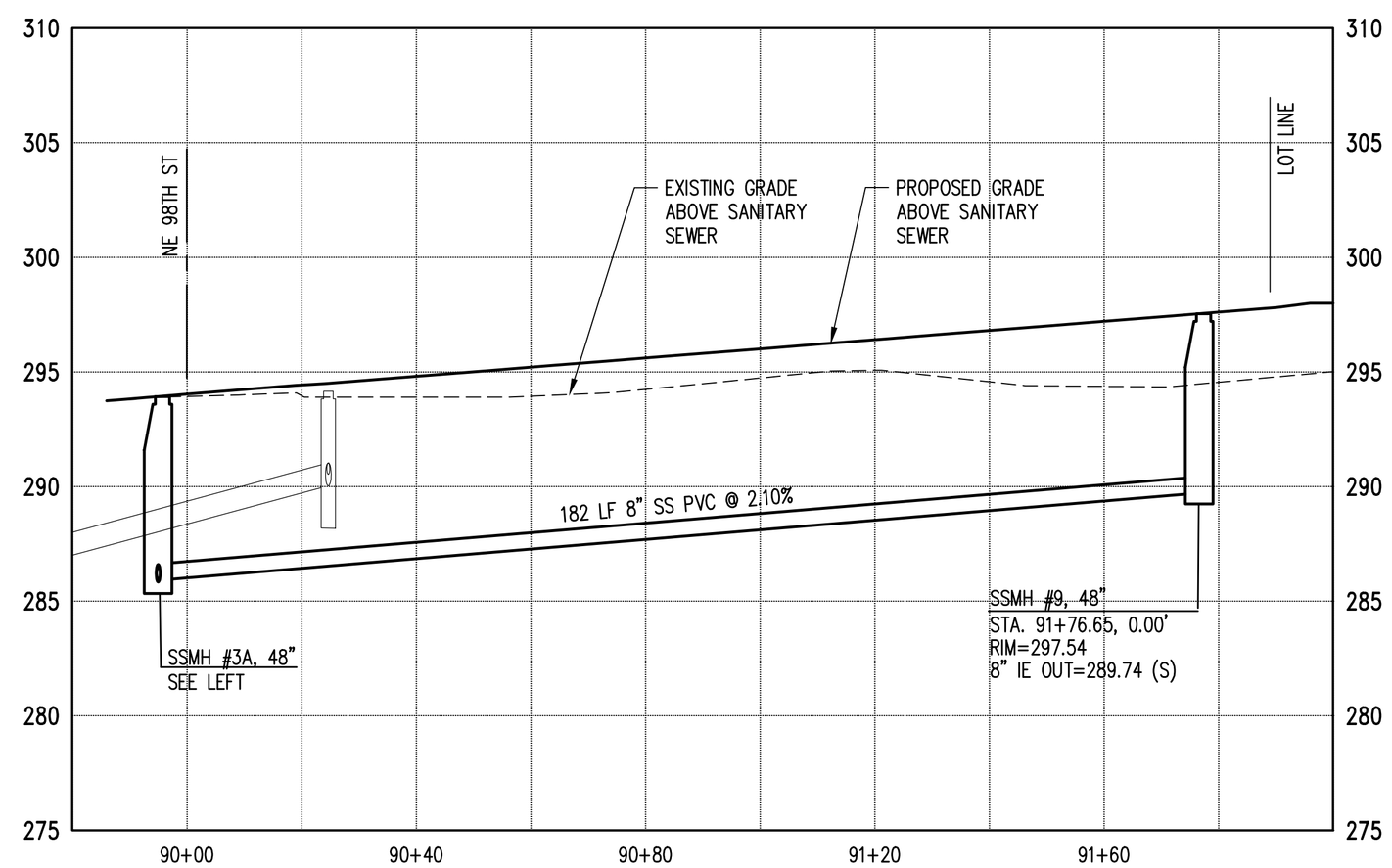
0 2.5 5 10
1 inch = 5 ft. VERT





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- EASEMENT LINE
- WATER MAIN
- EXISTING WATER MAIN
- SANITARY SEWER
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- GATE VALVE
- CONCRETE THRUST BLOCK
- SANITARY SEWER MANHOLE
- CATCH BASIN
- COBRA HEAD LUMINAIRE AND POLE
- POST TOP DECORATIVE LUMINAIRE
- APPROX. DRY UTILITY DUCT BANK
- 254 EXISTING GRADE CONTOUR
- 254 PROPOSED GRADE CONTOUR
- VERTICAL CURB AND GUTTER
- CRITICAL AREA BUFFER
- STEEP SLOPE

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2	9/25/2018	KJS	JSF	JSF	PRELIMINARY PLAT 2ND SUBMITTAL
3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
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CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FIEBIG STATE OF WASHINGTON 38847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

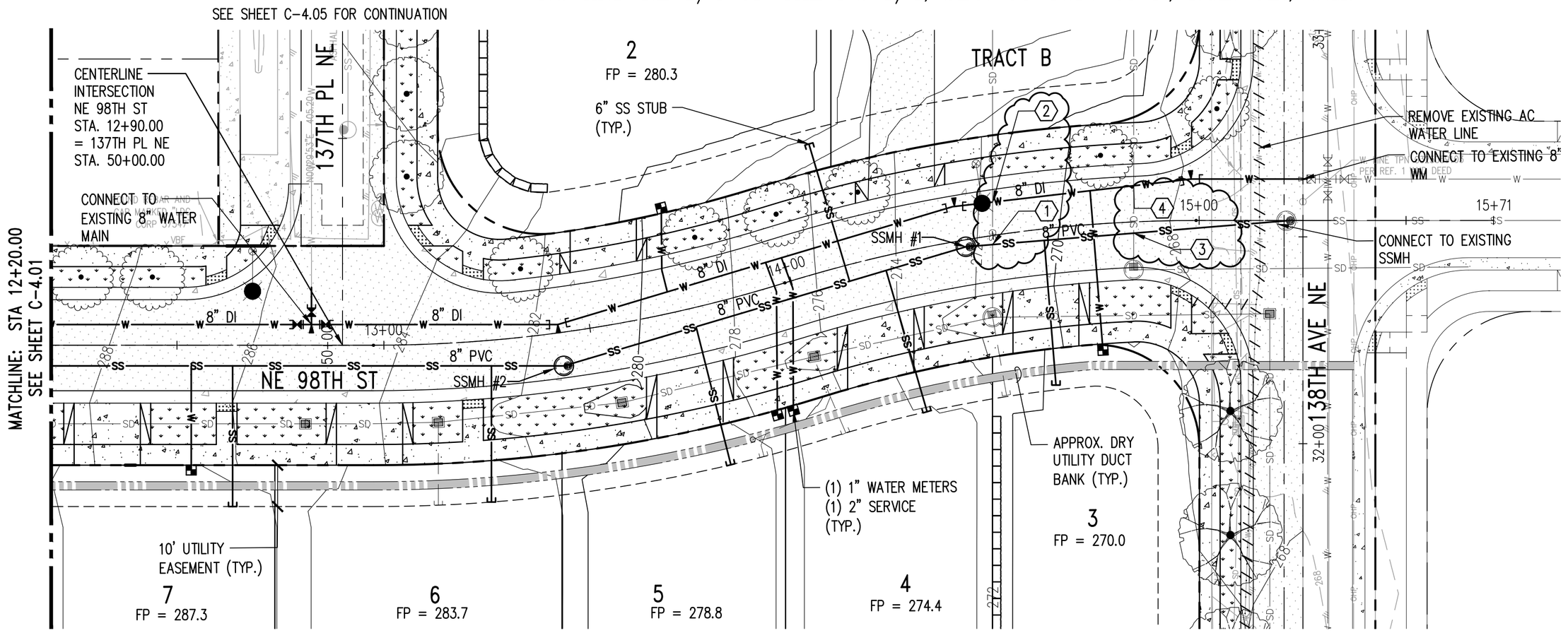
SEWER & WATER PLAN & PROFILE
NE 98TH STREET

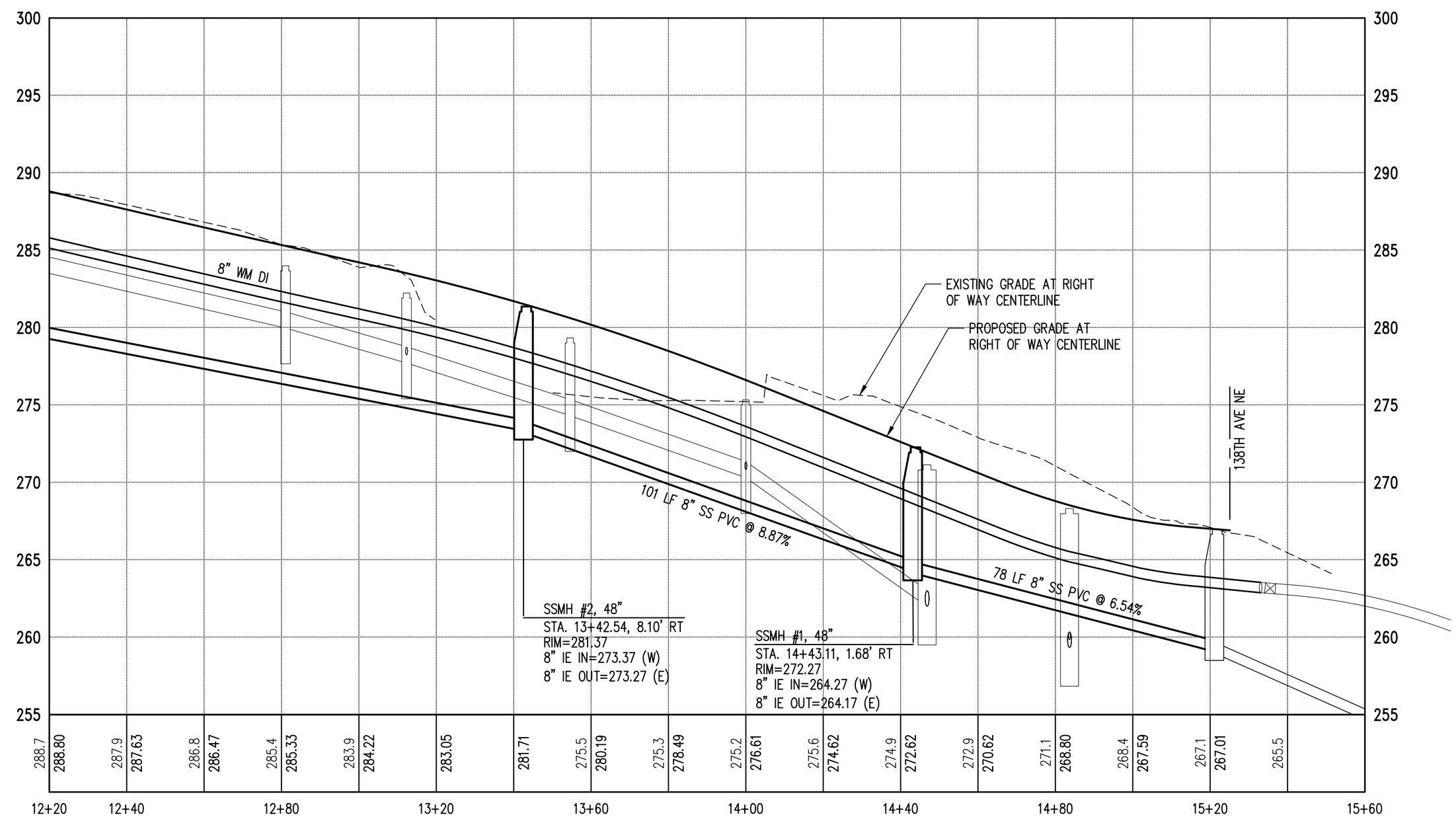
SHEET C-4.01

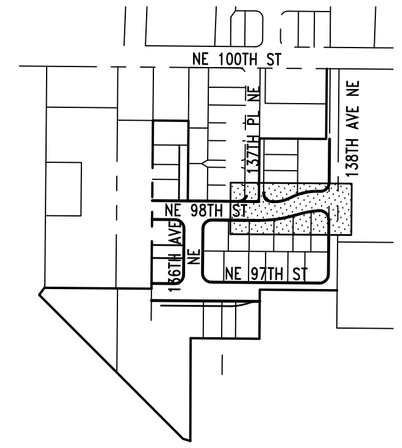
ATTACHMENT 5

Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-4.01 RHW SW.dwg
May 15, 2019 – 12:56pm kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.







KEY MAP

NORTH

UTILITY CROSSINGS

1. 12" SD IE = 261.90
   8" SS IE = 263.74
2. 12" SD IE = 261.86
   8" W IE = 267.66
3. 12" SD IE = 259.37
   8" SS IE = 261.51
4. 12" SD IE = 259.47
   8" W IE = 264.66

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- WATER MAIN
- EXISTING WATER MAIN
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- SIDE SEWER
- EXISTING SANITARY SEWER
- STORM DRAIN
- PERFORATED STORM PIPE
- WATER METER
- FIRE HYDRANT
- GATE VALVE
- CONCRETE THRUST BLOCK
- SANITARY SEWER MANHOLE
- CATCH BASIN
- COBRA HEAD LUMINAIRE AND POLE
- POST TOP DECORATIVE LUMINAIRE
- APPROX. DRY UTILITY DUCT BANK
- 254 EXISTING GRADE CONTOUR
- 254 PROPOSED GRADE CONTOUR
- VERTICAL CURB AND GUTTER
- CRITICAL AREA BUFFER
- STEEP SLOPE

NOT FOR CONSTRUCTION

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May 15, 2019 - 9:55am kevins

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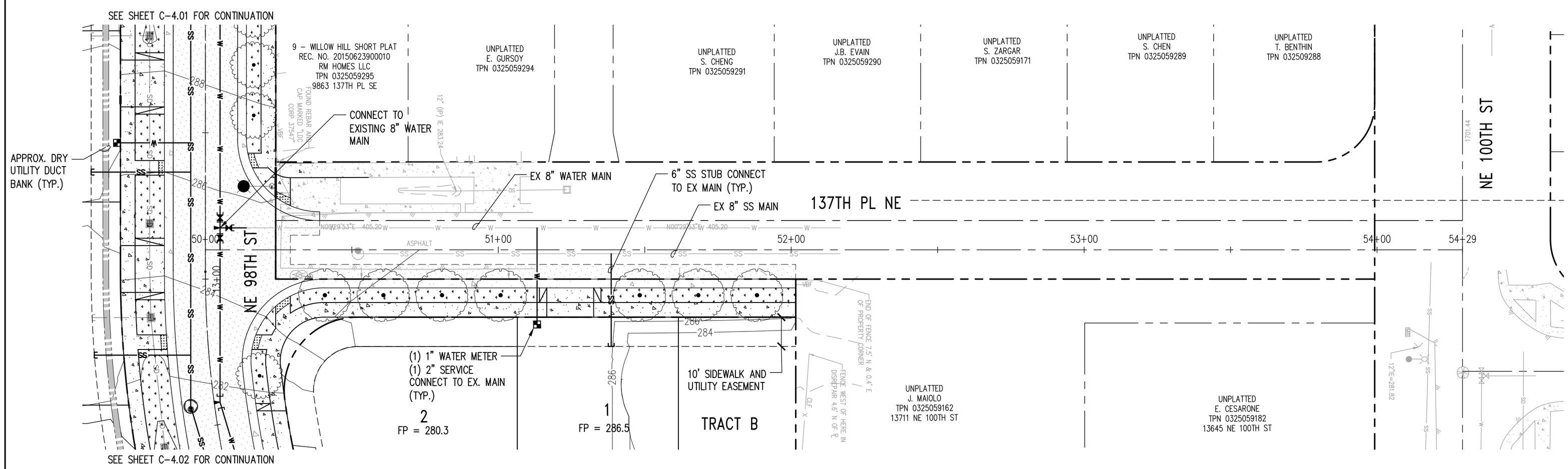

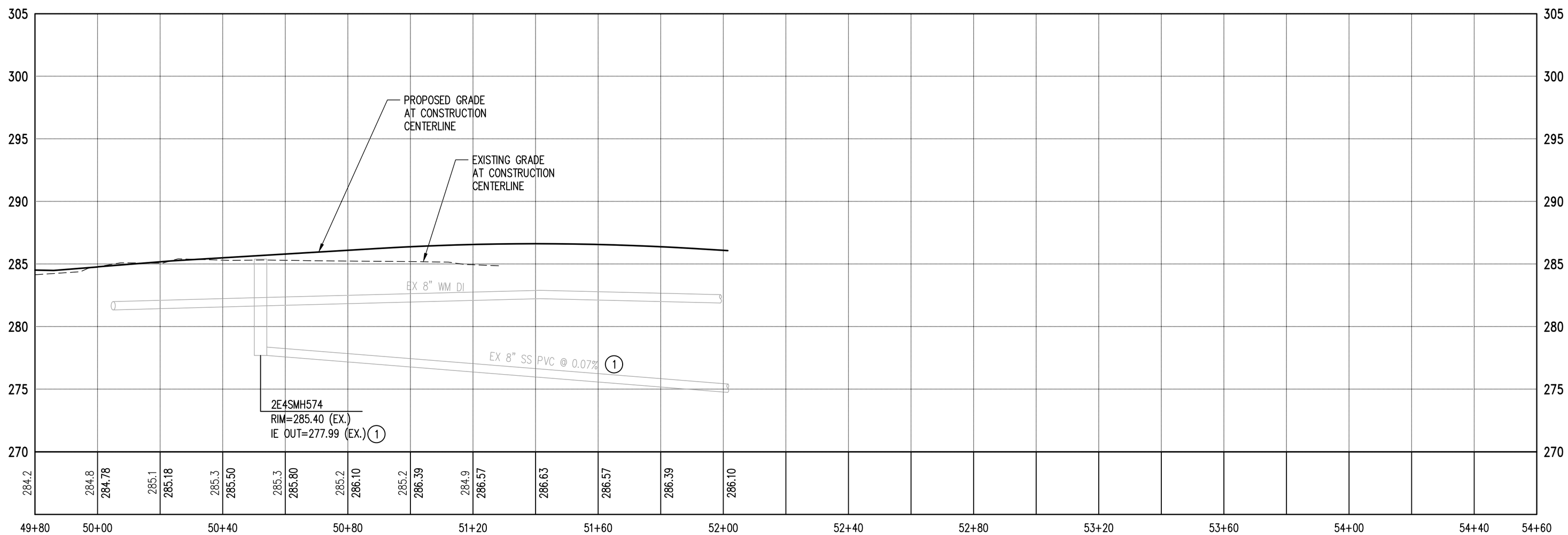

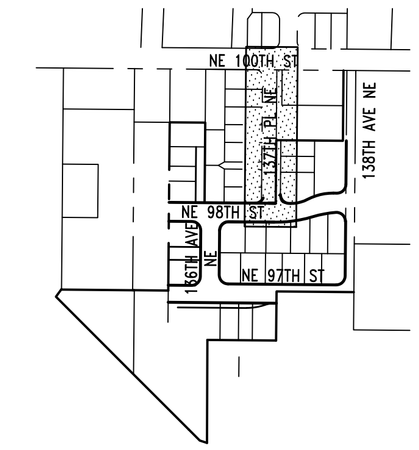

KEY MAP

NORTH

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- WATER MAIN
- EXISTING WATER MAIN
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- SIDE SEWER
- EXISTING SANITARY SEWER
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- GATE VALVE
- CONCRETE THRUST BLOCK
- SANITARY SEWER MANHOLE
- CATCH BASIN
- COBRA HEAD LUMINAIRE AND POLE
- POST TOP DECORATIVE LUMINAIRE
- APPROX. DRY UTILITY DUCT BANK
- EXISTING GRADE CONTOUR
- PROPOSED GRADE CONTOUR
- VERTICAL CURB AND GUTTER
- CRITICAL AREA BUFFER
- STEEP SLOPE

NOTES:

1. EXISTING UTILITY INFORMATION IN NE 137TH AVENUE IS BASED OFF OF AS-BUILT DRAWINGS FROM THE PROJECT TITLED "WILLOW HILL SHORT PLAT".

0 10 20 40
1 inch = 20 ft. HORZ

0 2.5 5 10
1 inch = 5 ft. VERT

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3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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STATE OF WASHINGTON
39847
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5/16/19

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SEWER & WATER PLAN & PROFILE
137TH PLACE NE

SHEET
C-4.05

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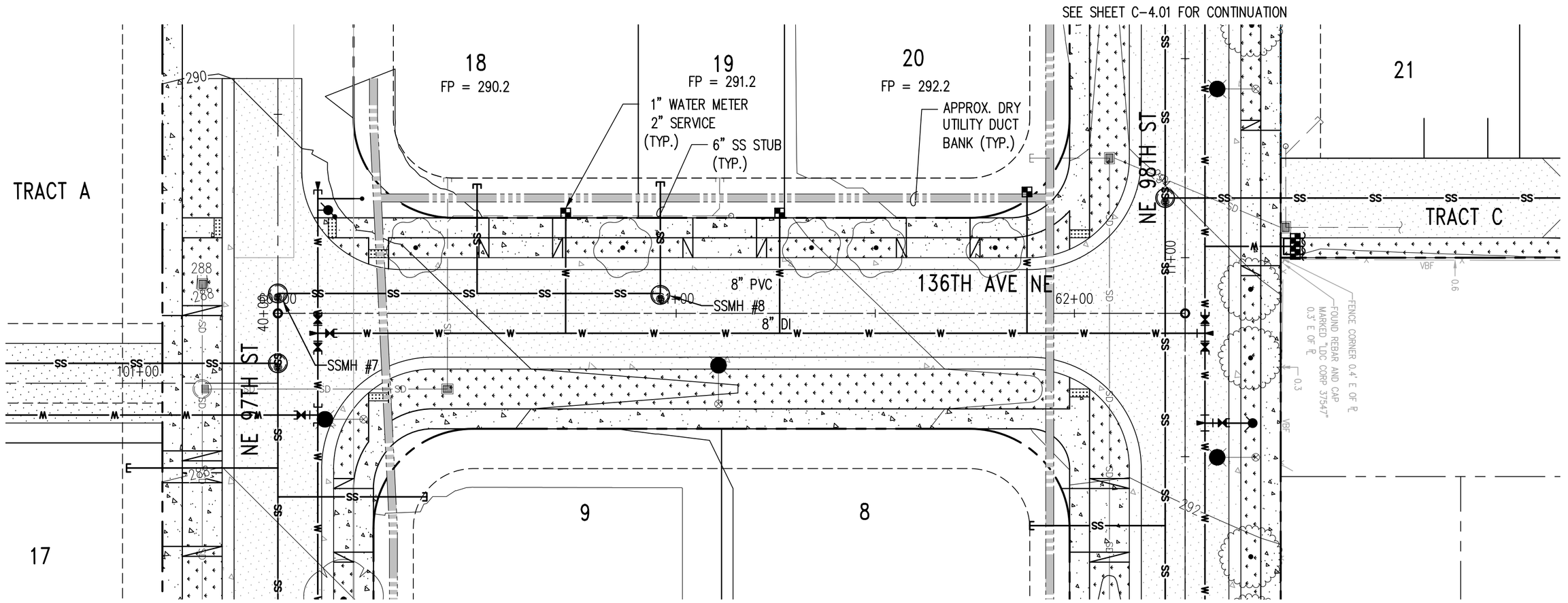
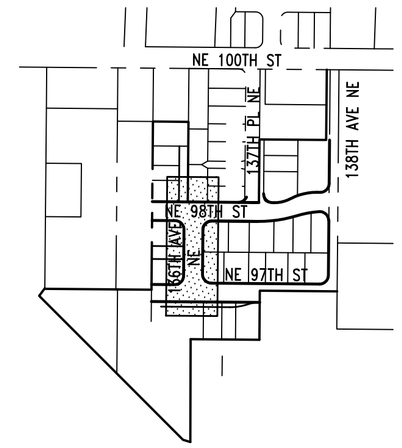
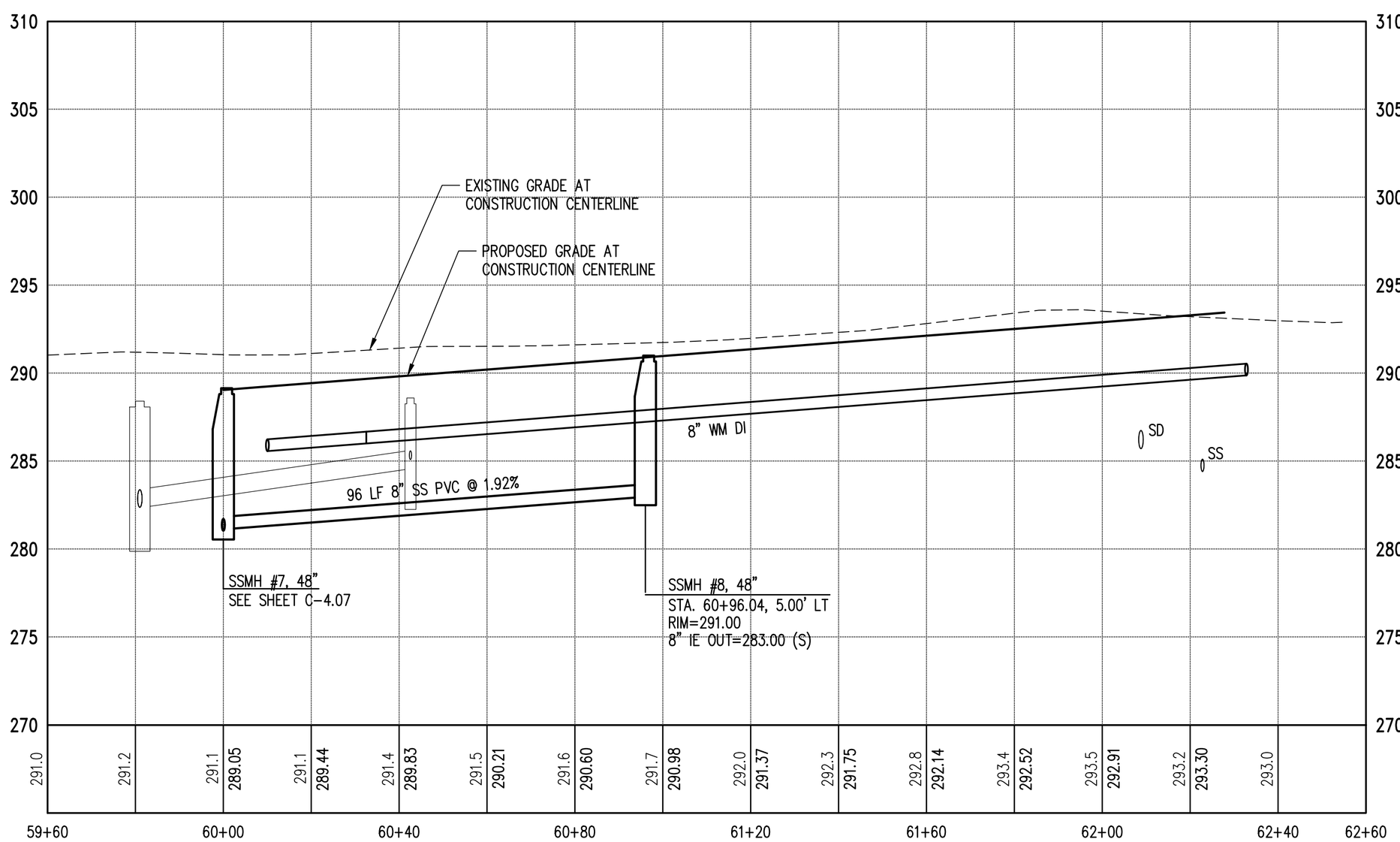




KEY MAP

NORTH

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT



LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- WATER MAIN
- EXISTING WATER MAIN
- SANITARY SEWER
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- GATE VALVE
- CONCRETE THRUST BLOCK
- SANITARY SEWER MANHOLE
- CATCH BASIN
- COBRA HEAD LUMINAIRE AND POLE
- POST TOP DECORATIVE LUMINAIRE
- APPROX. DRY UTILITY DUCT BANK
- 254 EXISTING GRADE CONTOUR
- 254 PROPOSED GRADE CONTOUR
- VERTICAL CURB AND GUTTER
- CRITICAL AREA BUFFER
- STEEP SLOPE

NOT FOR CONSTRUCTION

ATTACHMENT 5

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3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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BELLEVUE, WA 98005
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CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

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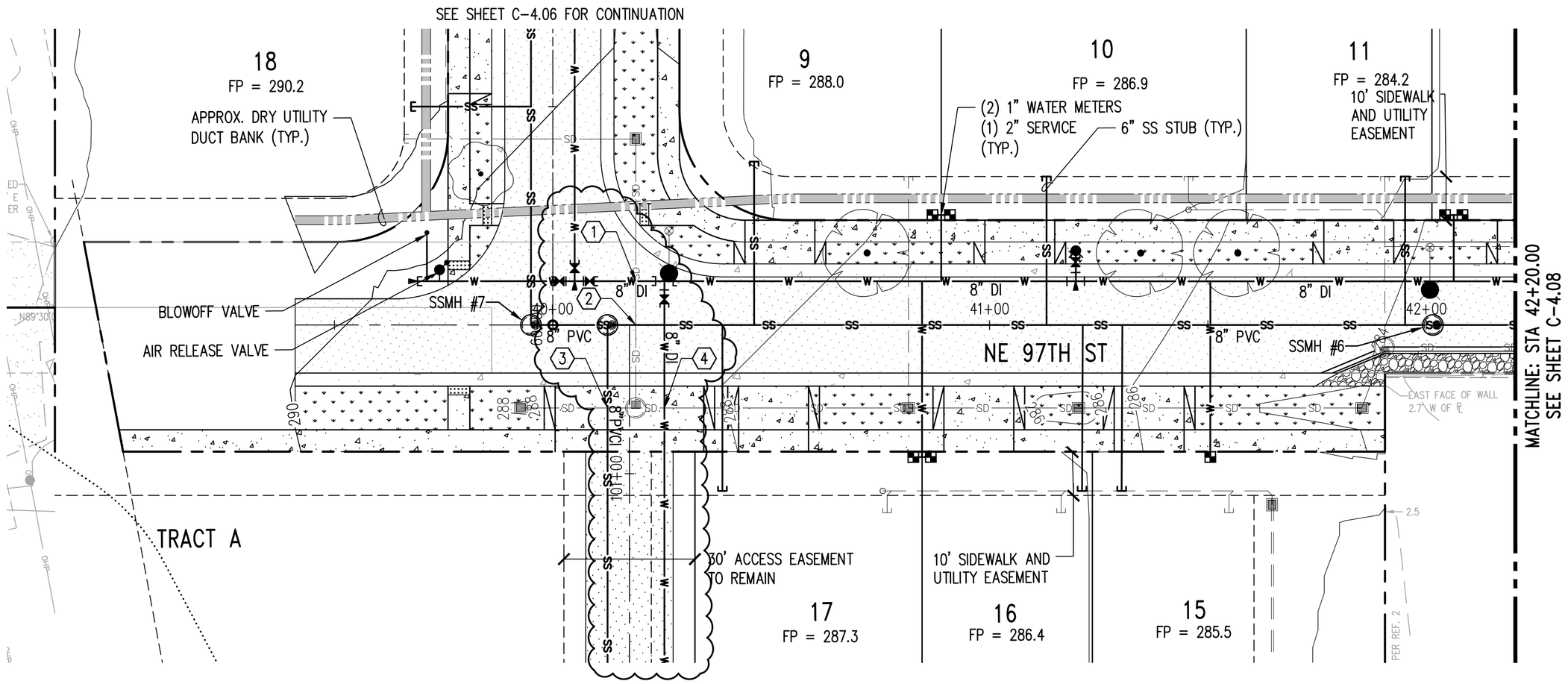
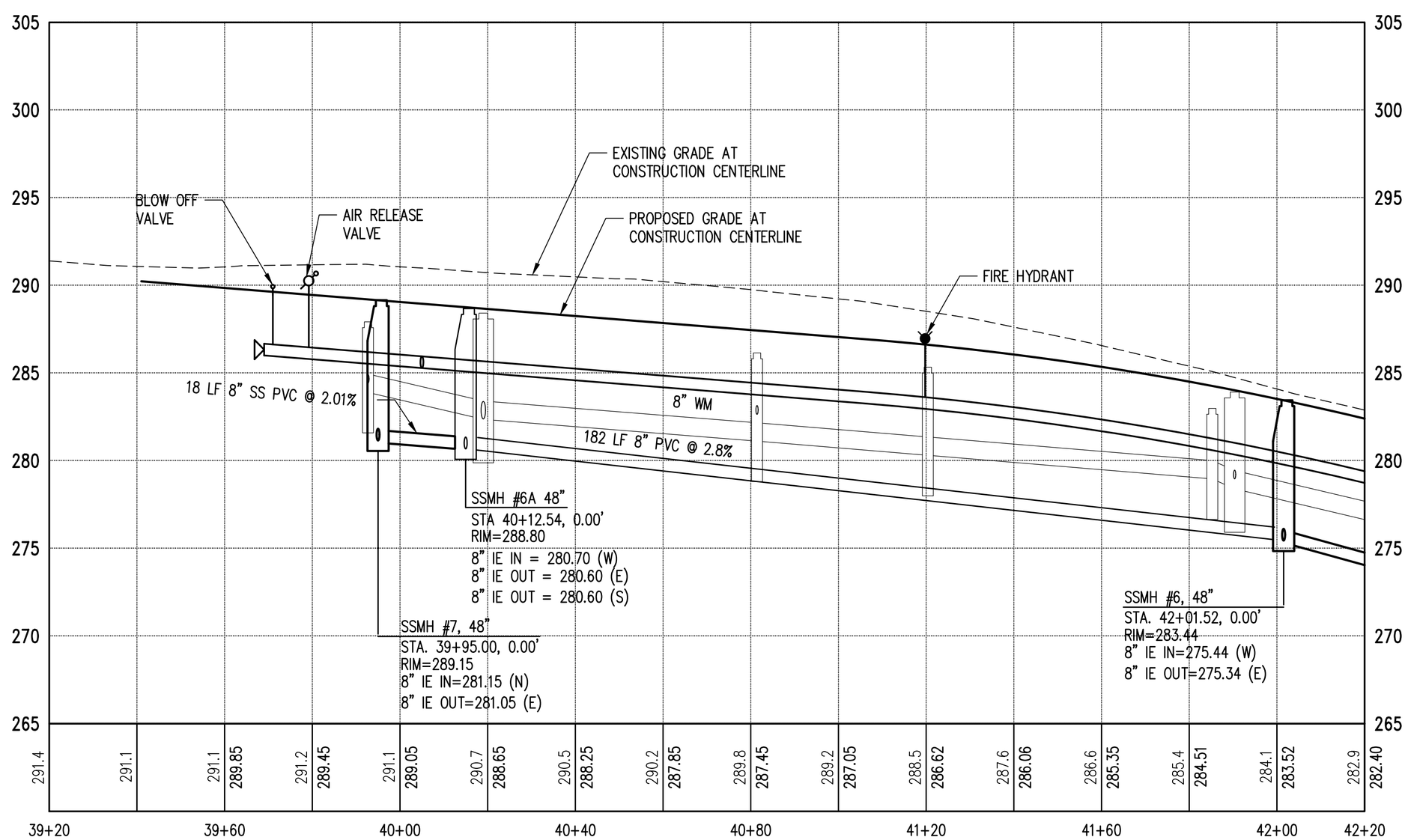
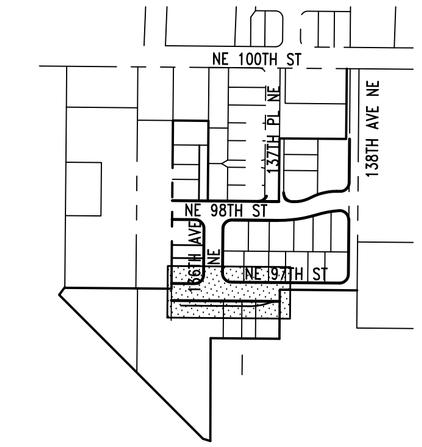




UTILITY CROSSINGS

1. 12" SD IE = 283.42
   8" W IE = 285.4
2. 12" SD IE = 285.07
   8" SS IE = 279.02
3. 12" SD IE = 281.20
   8" SS IE = 279.50
4. 12" SD IE = 281.00
   8" W IE = 284.89



KEY MAP

NORTH

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
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- SANITARY SEWER FORCE MAIN
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NE 97TH STREET

SHEET
C-4.07

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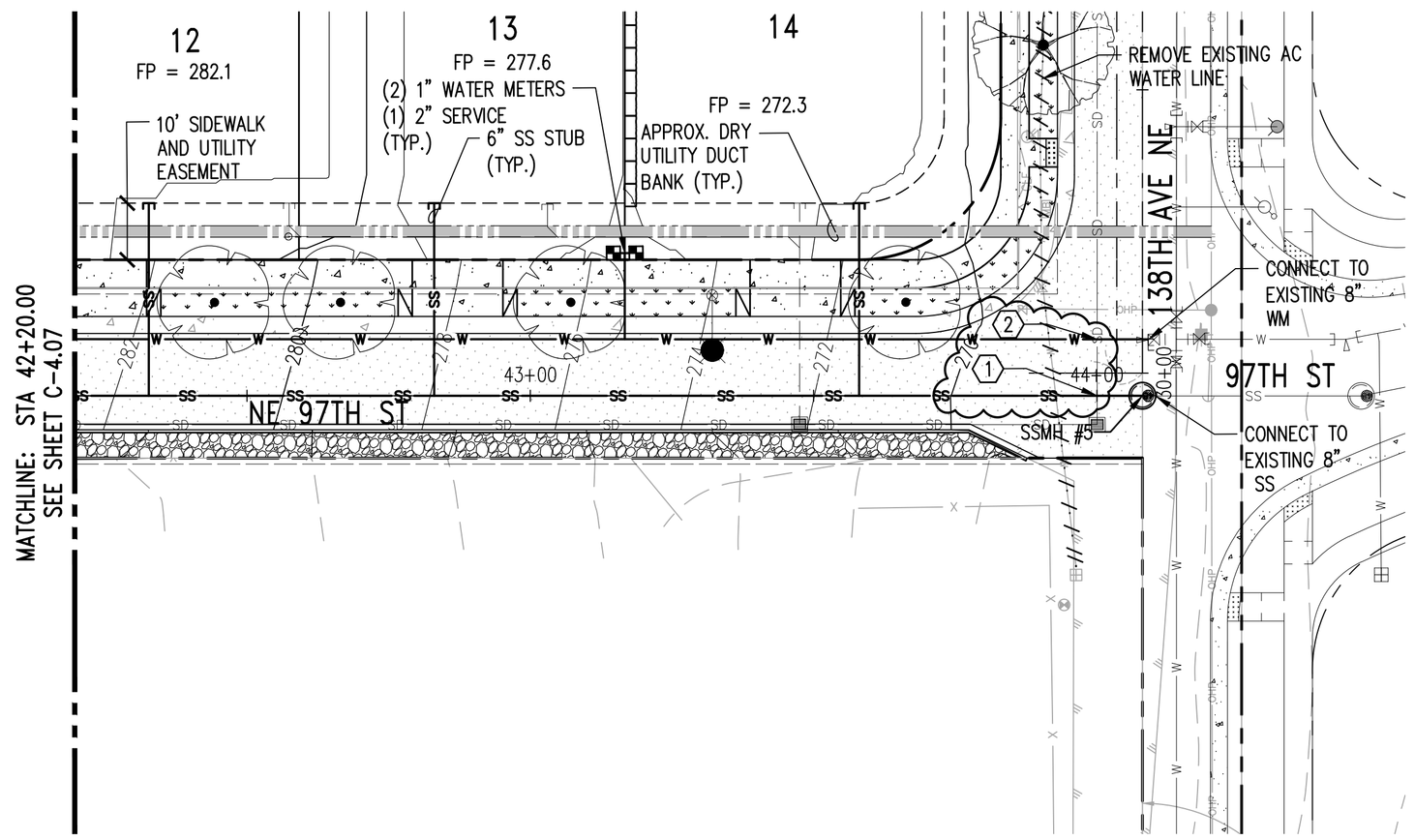

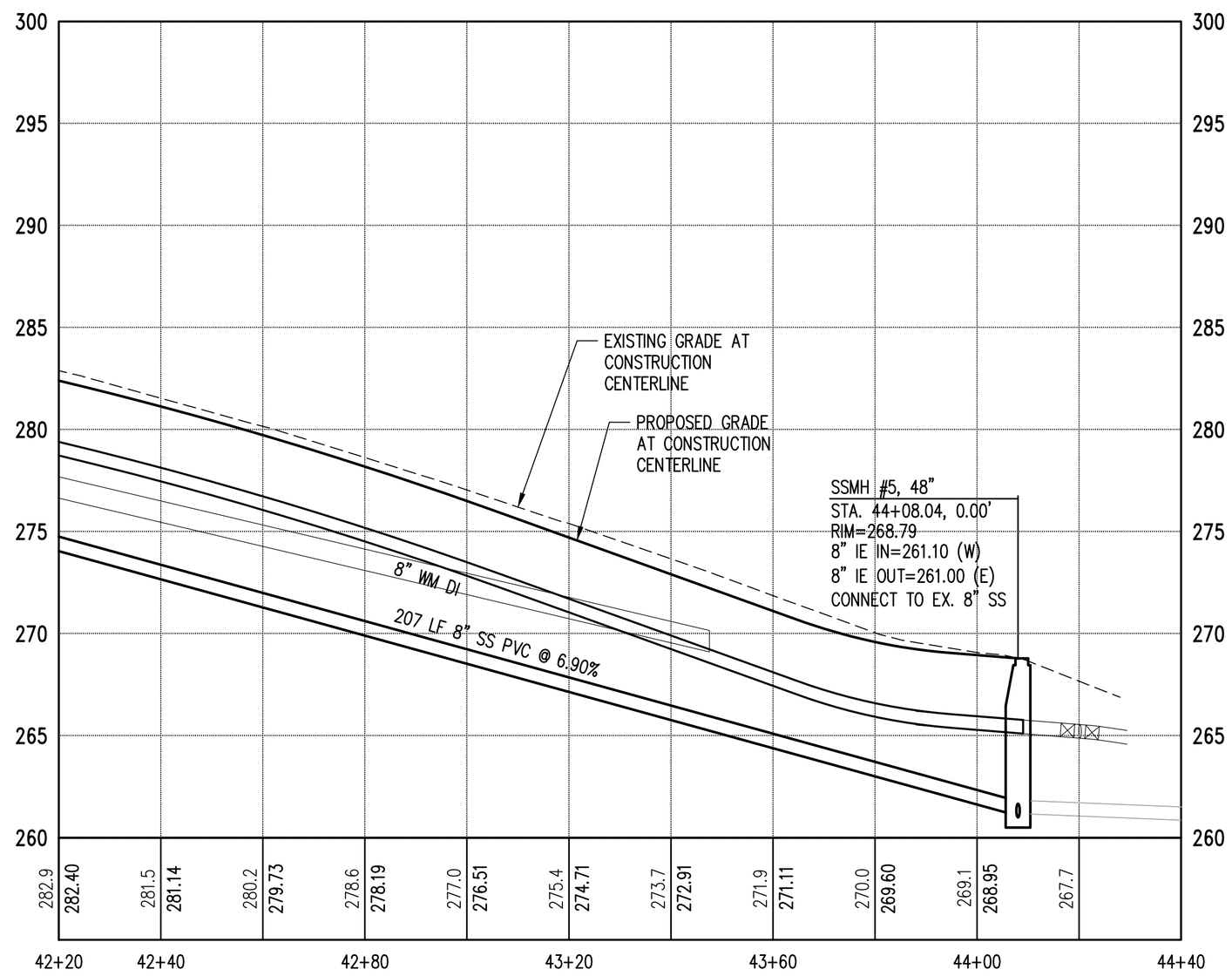

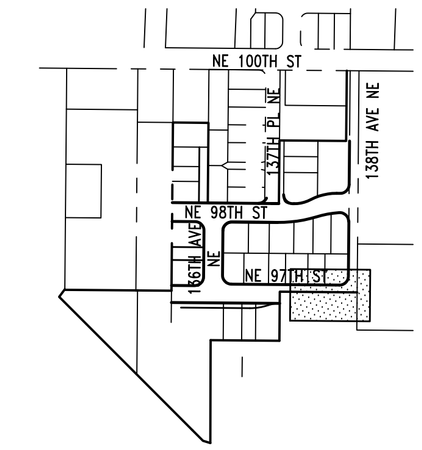

KEY MAP

NORTH

UTILITY CROSSINGS

(1) 12" SD IE = 264.99
8" SS IE = 261.65

(2) 12" SD IE = 264.90
8" W IE = 263.00

N

0 10 20 40
1 inch = 20 ft. HORZ

0 2.5 5 10
1 inch = 5 ft. VERT

LEGEND

- EXISTING LOT LINE
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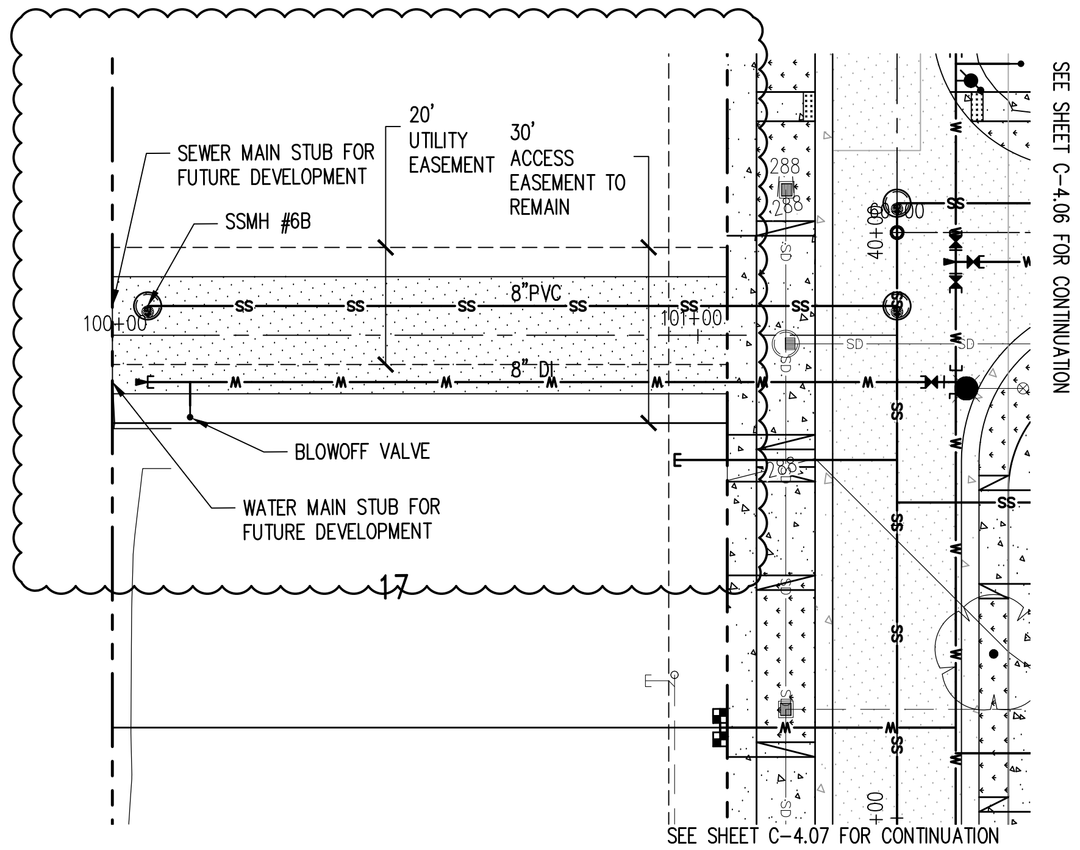

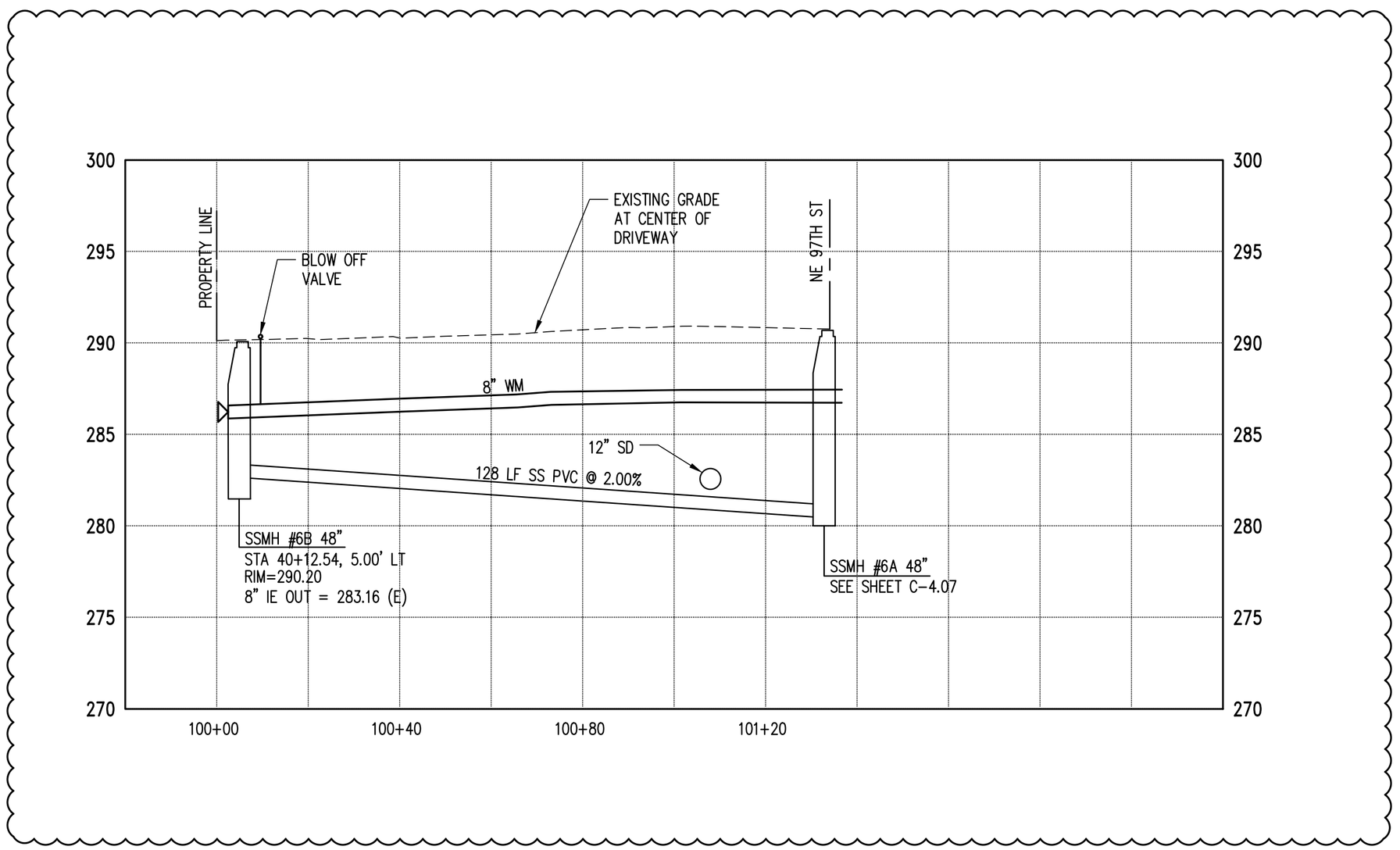

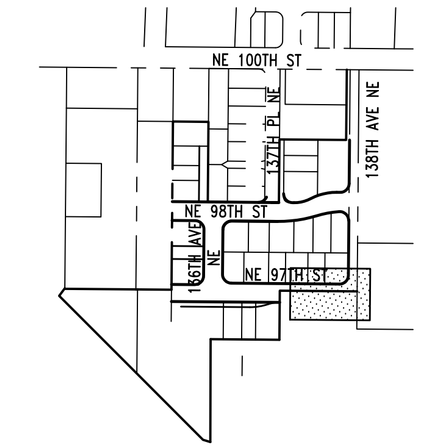

KEY MAP

NORTH

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
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LEGEND

- EXISTING LOT LINE
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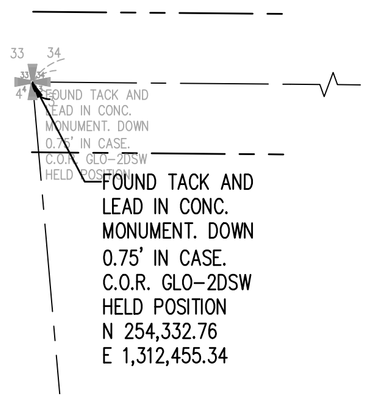

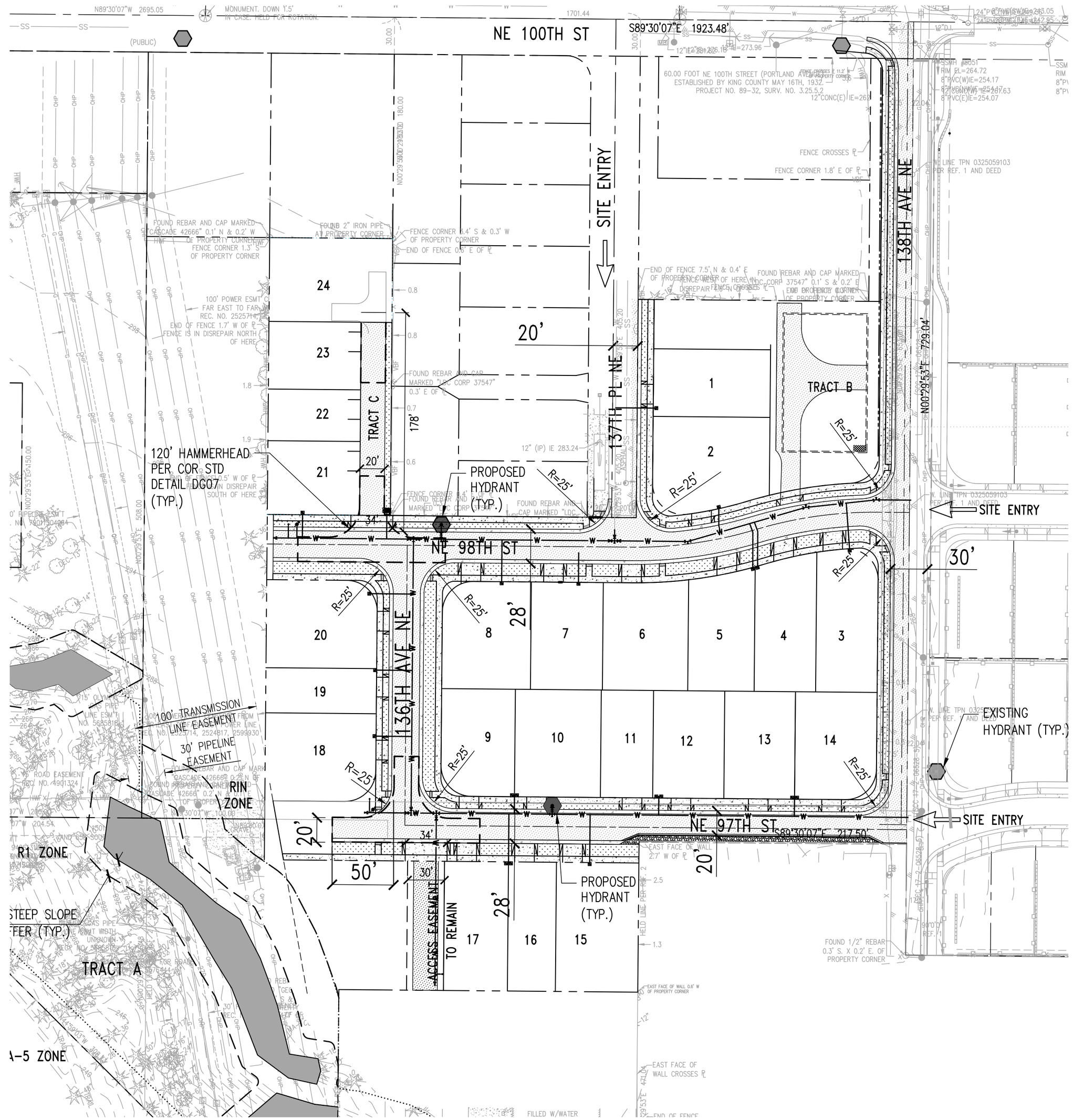

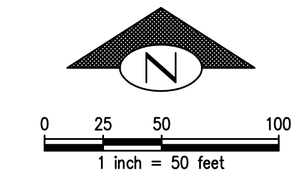

NOTES

1. ALL RESIDENTIAL HOMES SHALL BE CONSTRUCTED WITH NFPA 13D SPRINKER SYSTEMS IN ACCORDANCE WITH RFD STANDARD 5.00 AND NFPA 13D. SPRINKLERS SHALL BE INSTALLED PER THE INTERNATIONAL RESIDENTIAL CODE IN ACCORDANCE WITH SECTION 903.3.1 OF THE INTERNATIONAL FIRE CODE.
2. FIRE HYDRANTS ARE TO BE INSTALLED WITH A MAXIMUM HYDRANT SPACING OF 600 FEET AND NOT MORE THAN 300 FEET TO THE CENTER OF ANY BUILDING LOT.
3. THE MINIMUM WATERLINE SIZE FROM THE MAIN TO THE HYDRANT IS 6-INCHES IN DIAMETER IF THE LENGTH OF THE LINE IS LESS THAN OR EQUAL TO 50 FEET, OTHERWISE THE MINIMUM LINE SIZE IS 8-INCHES DIAMETER.
4. ALL PERMANENT SIGNAGE SHALL BE INSTALLED PER CITY OF REDMOND SIGN POST INSTALLATION STANDARDS. SEE DETAIL 426D.
5. FIVE INCH STORZ ADAPTERS ARE REQUIRED FOR STEAMER PORTS ON ALL HYDRANTS.

ROAD CLASSIFICATIONS

136TH AVE NE	PUBLIC RUSTIC STREET
137TH PL NE	PUBLIC RUSTIC STREET
NE 97TH STREET	PUBLIC RUSTIC STREET
NE 98TH STREET	PUBLIC RUSTIC STREET
138TH AVENUE NE	PUBLIC RUSTIC STREET
TRACT C	DRIVEWAY

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
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DRAWN BY KSA&KJS | DESIGNED BY KJS
CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
JOB No. :1600612

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SCALE: AS NOTED

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BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FEBUS, STATE OF WASHINGTON, 39847, REGISTERED PROFESSIONAL ENGINEER
5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

FIRE PLAN

SHEET C-5.00

ATTACHMENT 5

May 15, 2019 - 9:37am kevins Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-5.00 RHW FIRE.dwg

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- RETAINING WALL
- 290 / 292 FINISHED GRADE CONTOUR
- CRITICAL AREA BUFFER
- STEEP SLOPE
- 5-FT SETBACK FROM DRIPLINE OF ONSITE TREE TO BE RETAINED
- ZONE BOUNDARY

GRADING NOTES

2. ALL CUT/FILL SLOPES SHALL BE MAX 3H:1V UNLESS INDICATED OTHERWISE.
3. STRUCTURAL FILL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12-INCHES IN THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF THE SOIL MAXIMUM DRY DENSITY ACCORDING TO ASTM D-695 (STANDARD PROCTOR).

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JEREMY S. FERDIS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

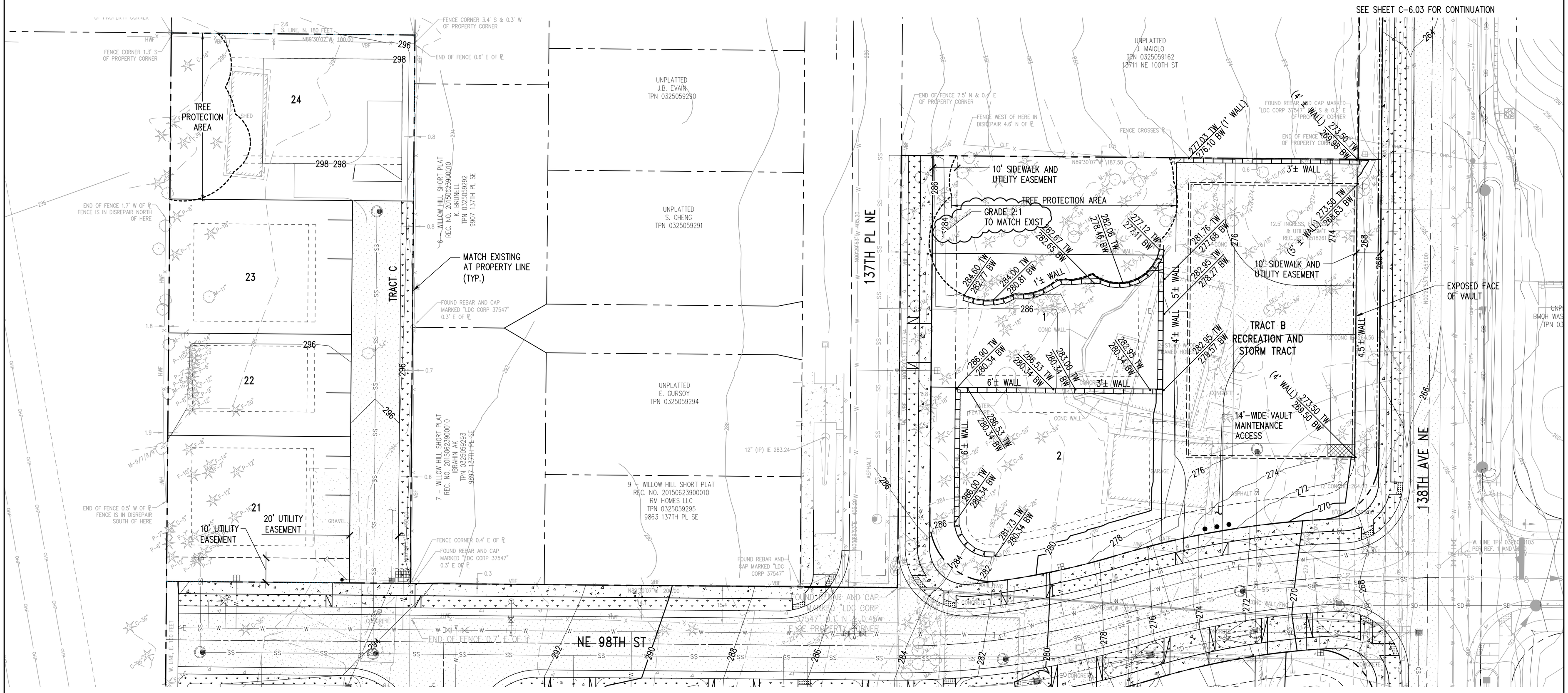
OVERALL GRADING PLAN

SHEET C-6.00

ATTACHMENT 5

Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-6.00 RHW GD.dwg
May 15, 2019 - 9:37am Kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



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1 inch = 20 feet

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CITY OF REDMOND
KING COUNTY, WASHINGTON

GRADING PLAN

SHEET C-6.01

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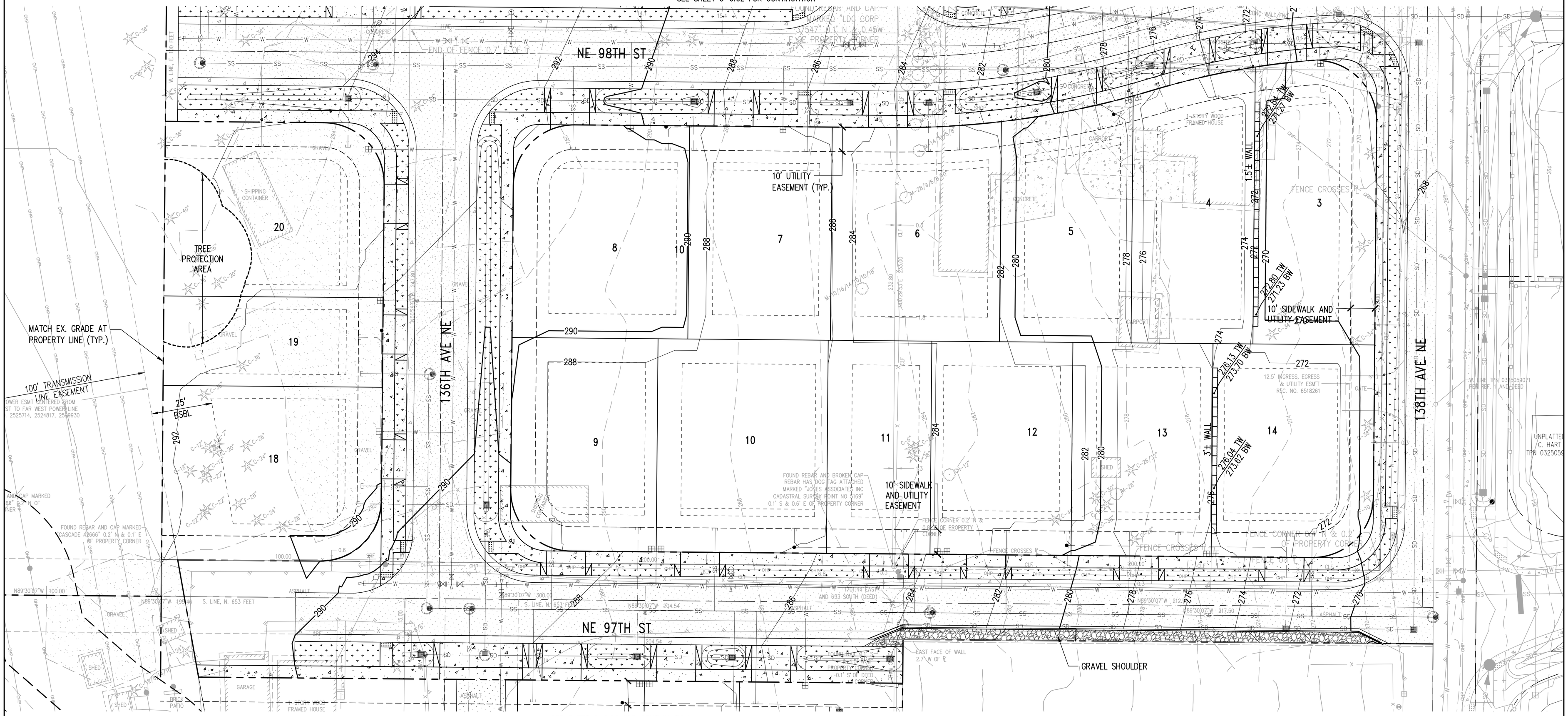
May 15, 2019 - 9:38am kevins

ATTACHMENT 5

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.

SEE SHEET C-6.02 FOR CONTINUATION



SEE SHEET C-6.03 FOR CONTINUATION

LEGEND

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CITY OF REDMOND
KING COUNTY, WASHINGTON

GRADING PLAN

SHEET C-6.02

ATTACHMENT 5

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May 15, 2019 - 9:38am kevins

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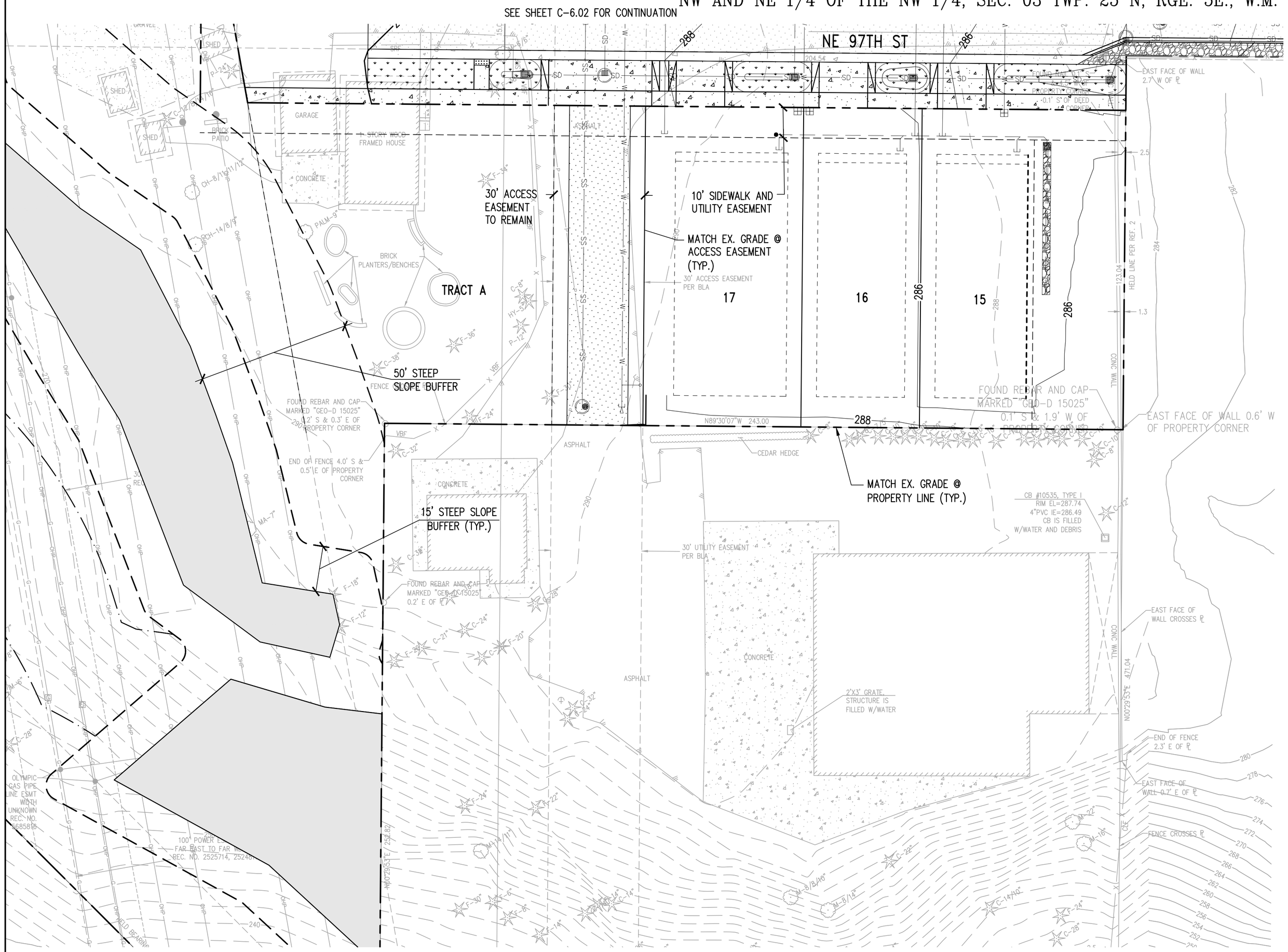
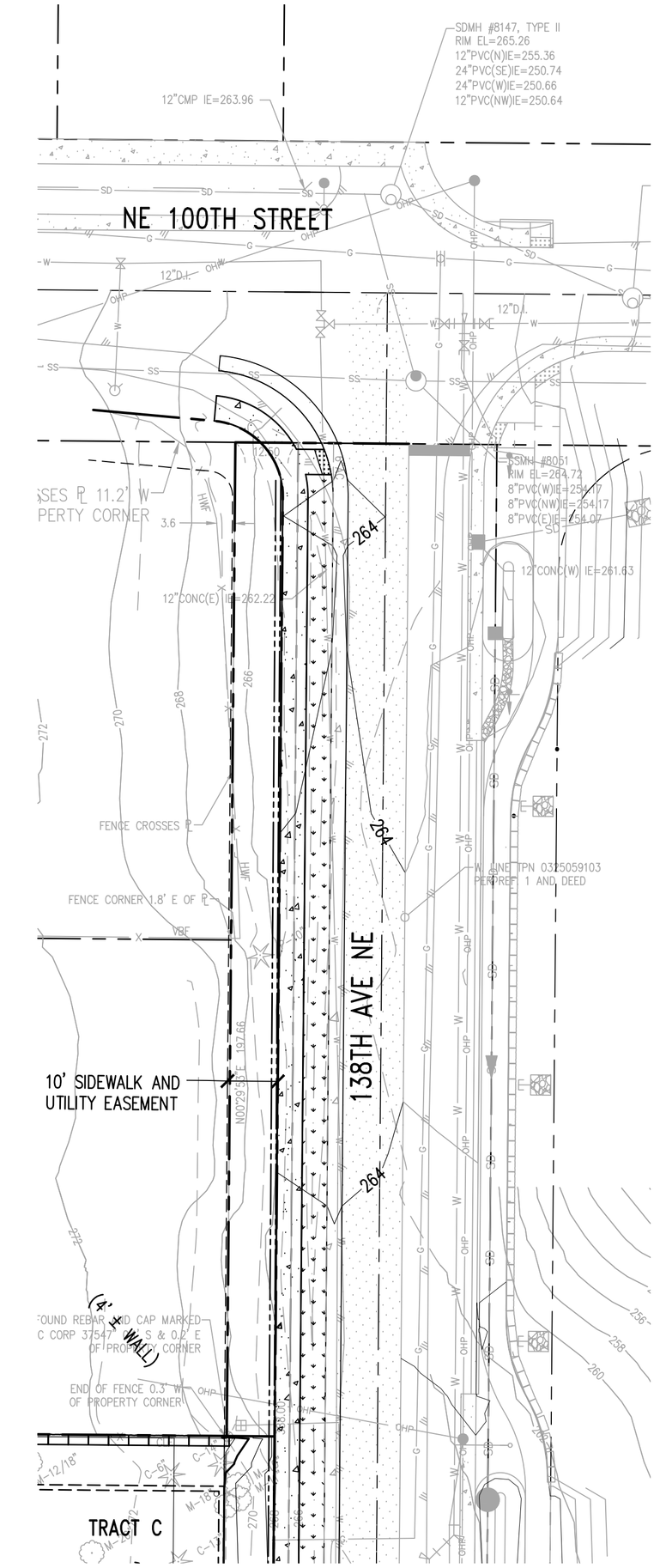
SEE SHEET C-6.02 FOR CONTINUATION





SEE SHEET C-6.01 FOR CONTINUATION

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5/16/19

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CITY OF REDMOND
KING COUNTY, WASHINGTON

GRADING PLAN

SHEET C-6.03

ATTACHMENT 5

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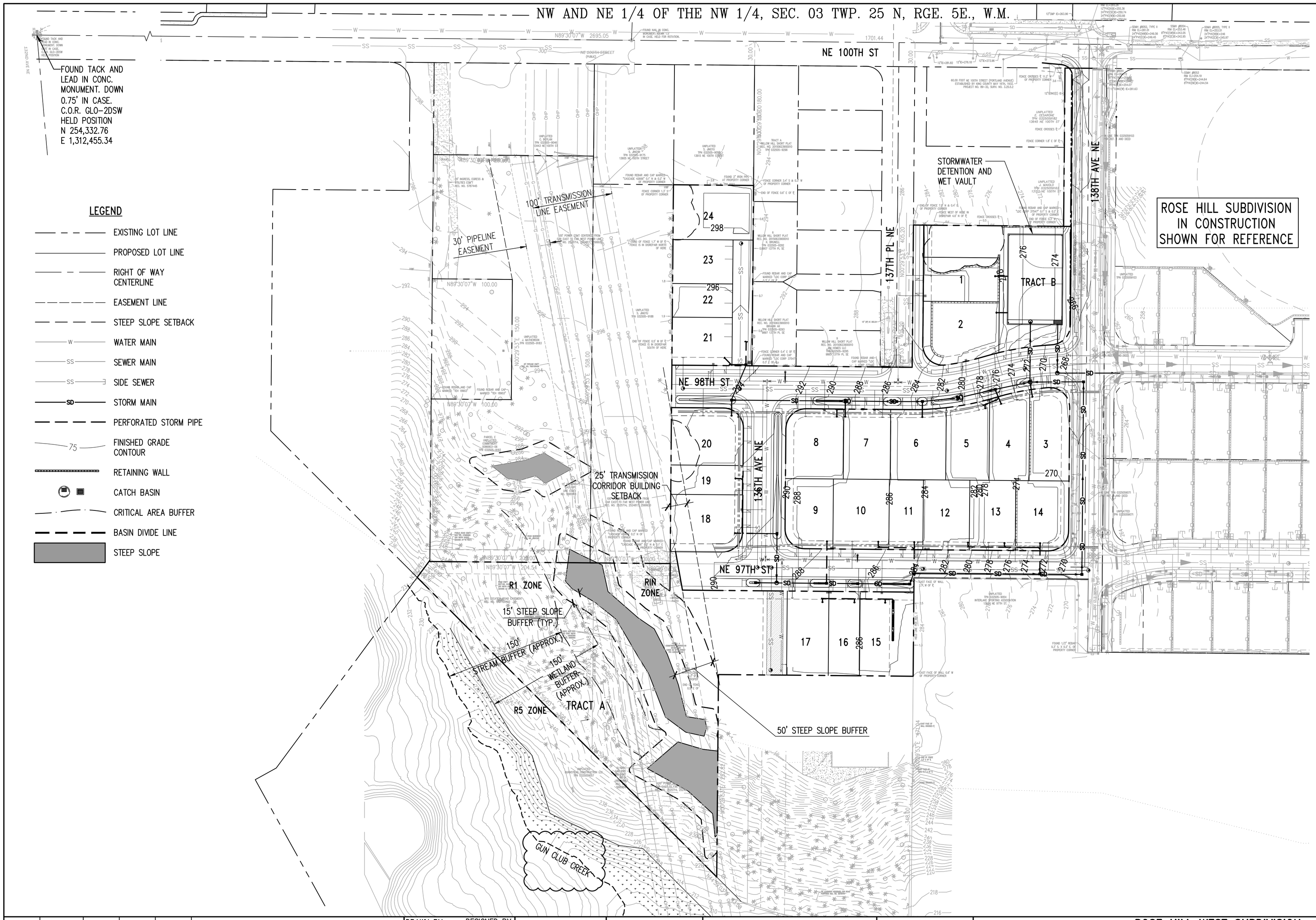

NOTES:

1. GUN CLUB CREEK AND OFFSITE WETLAND BUFFER LOCATION ARE APPROXIMATE AND BASED ON GIS DATA.

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CITY OF REDMOND
KING COUNTY, WASHINGTON

OVERALL STORM DRAINAGE PLAN

SHEET C-7.00

ATTACHMENT 5

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May 15, 2019 - 1:12pm kevins

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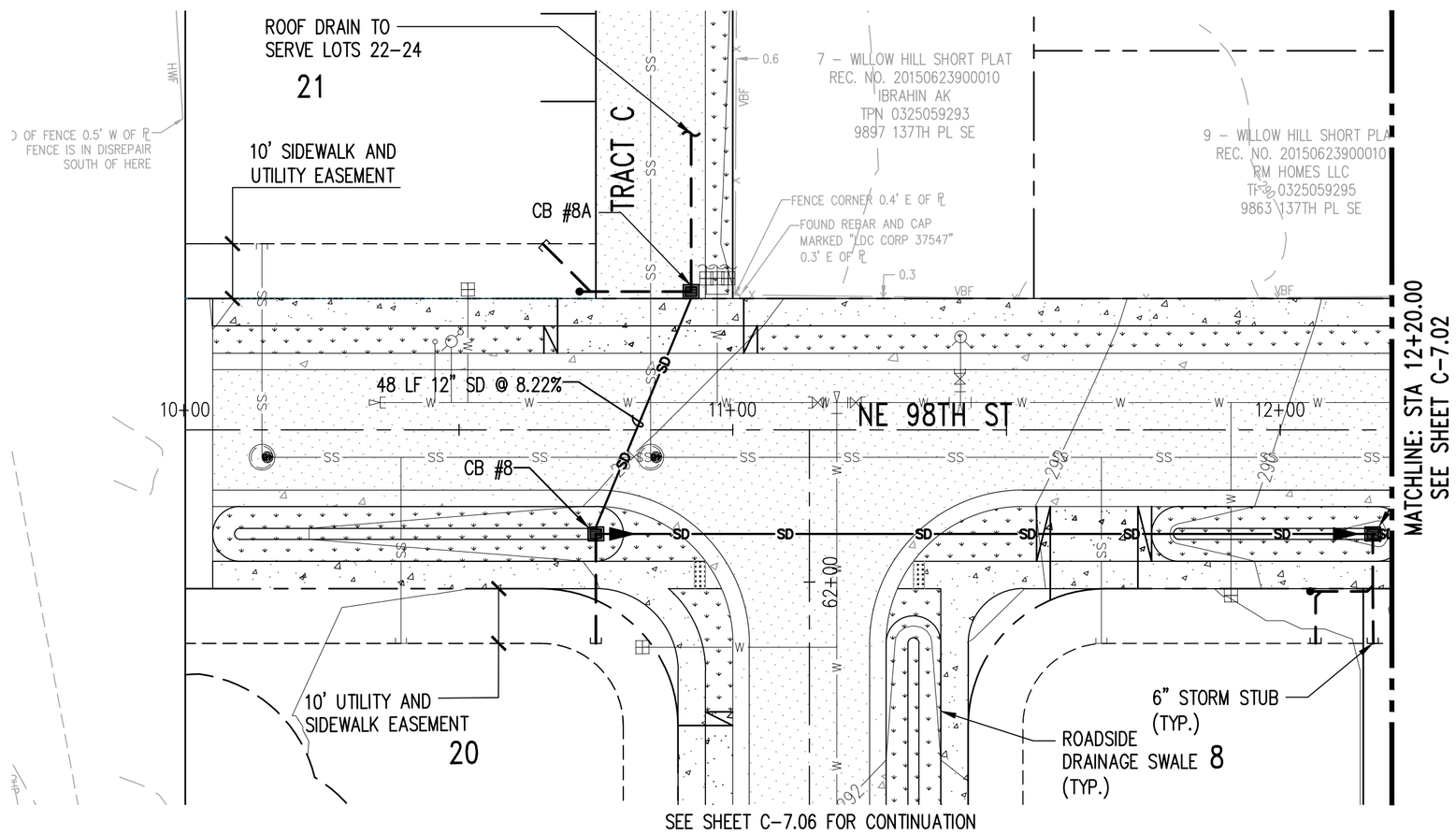

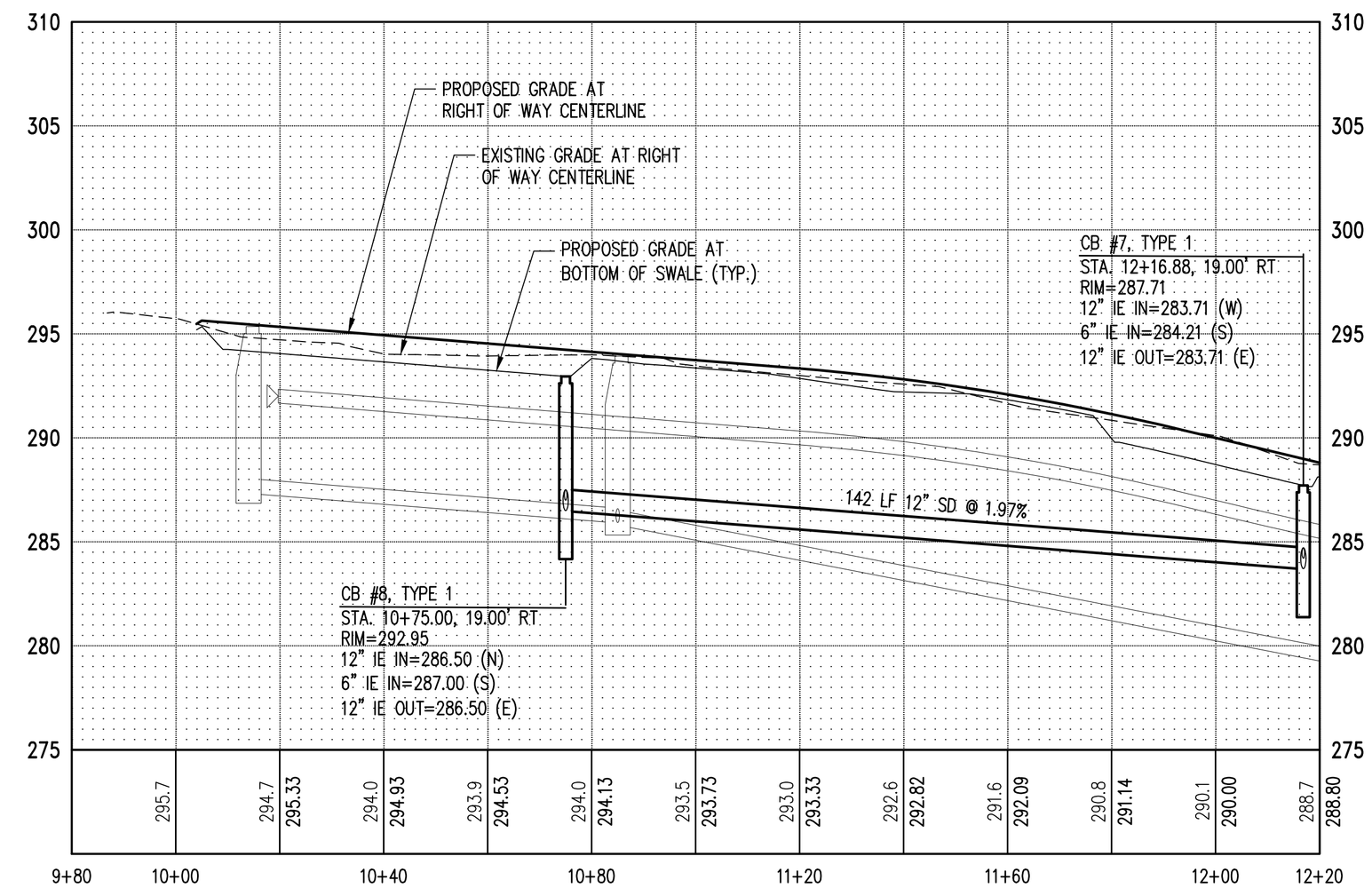

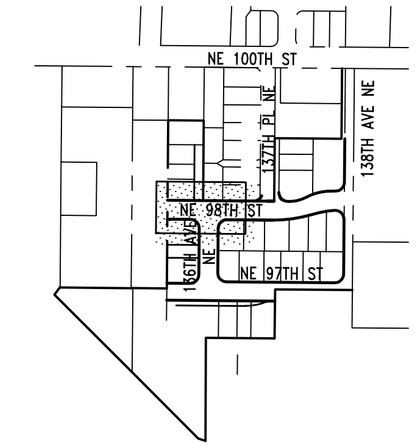

KEY MAP

NORTH

LEGEND

- EXISTING LOT LINE
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39847
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5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
NE 98TH STREET

SHEET
C-7.01

ATTACHMENT 5

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May 15, 2019 - 1:21pm kevins

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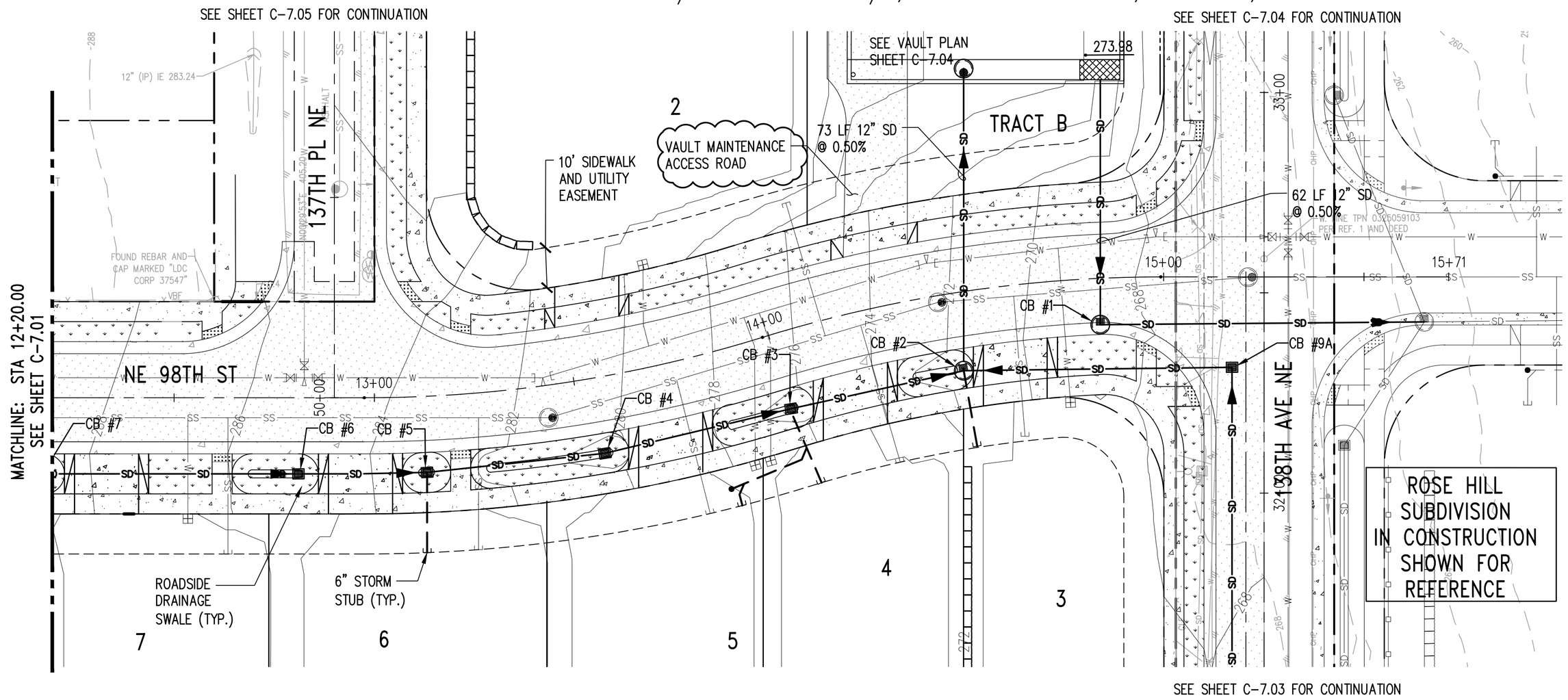

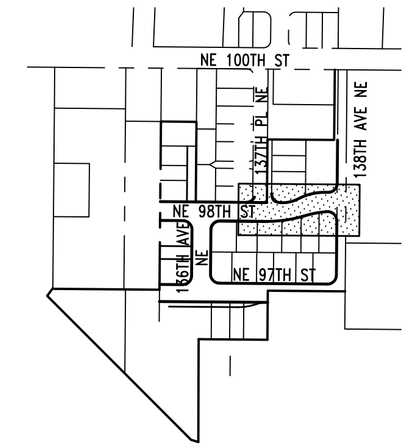

KEY MAP

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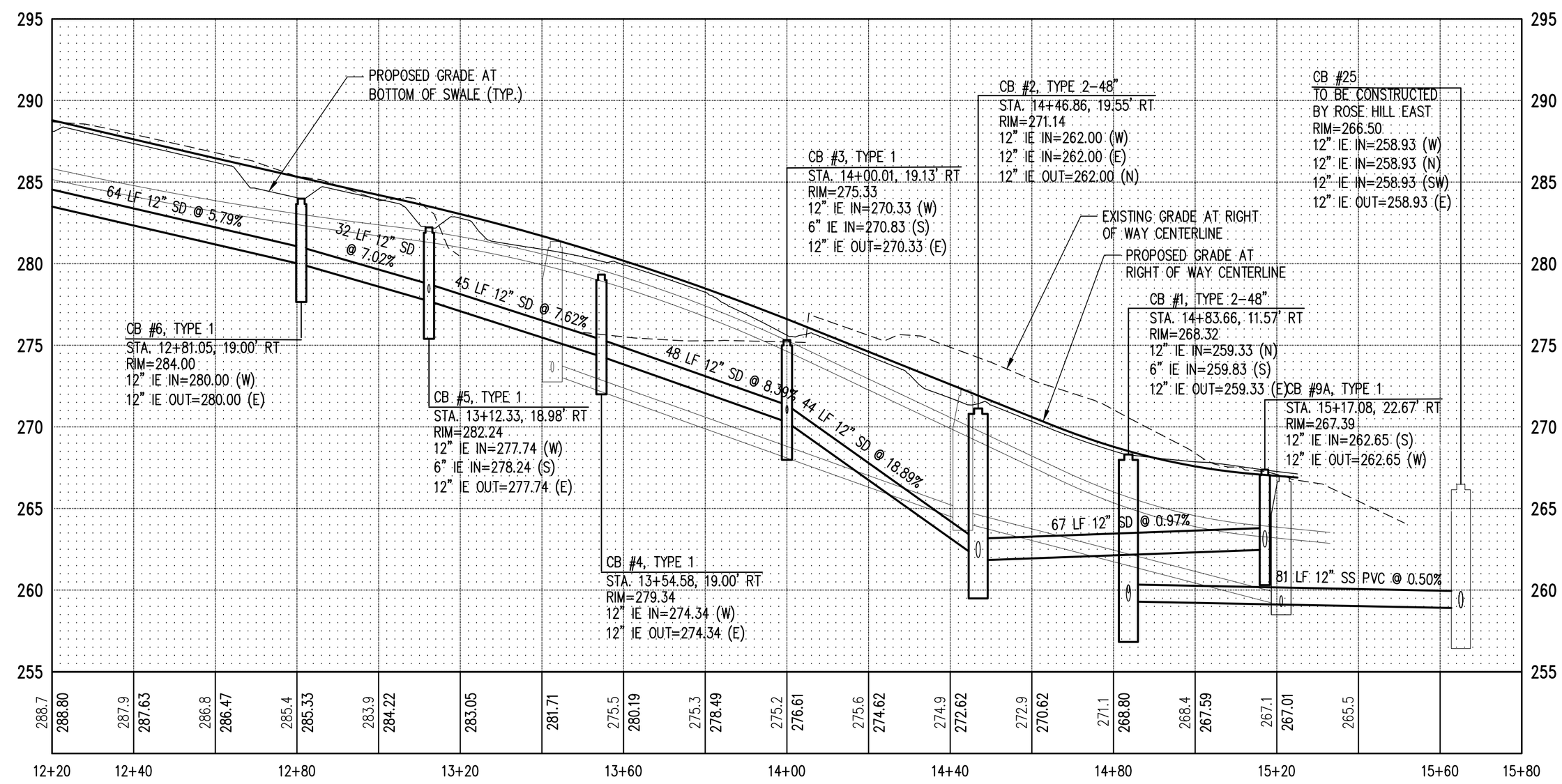

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ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
NE 98TH STREET

SHEET C-7.02

ATTACHMENT 5

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May 15, 2019 - 9:39am kevins

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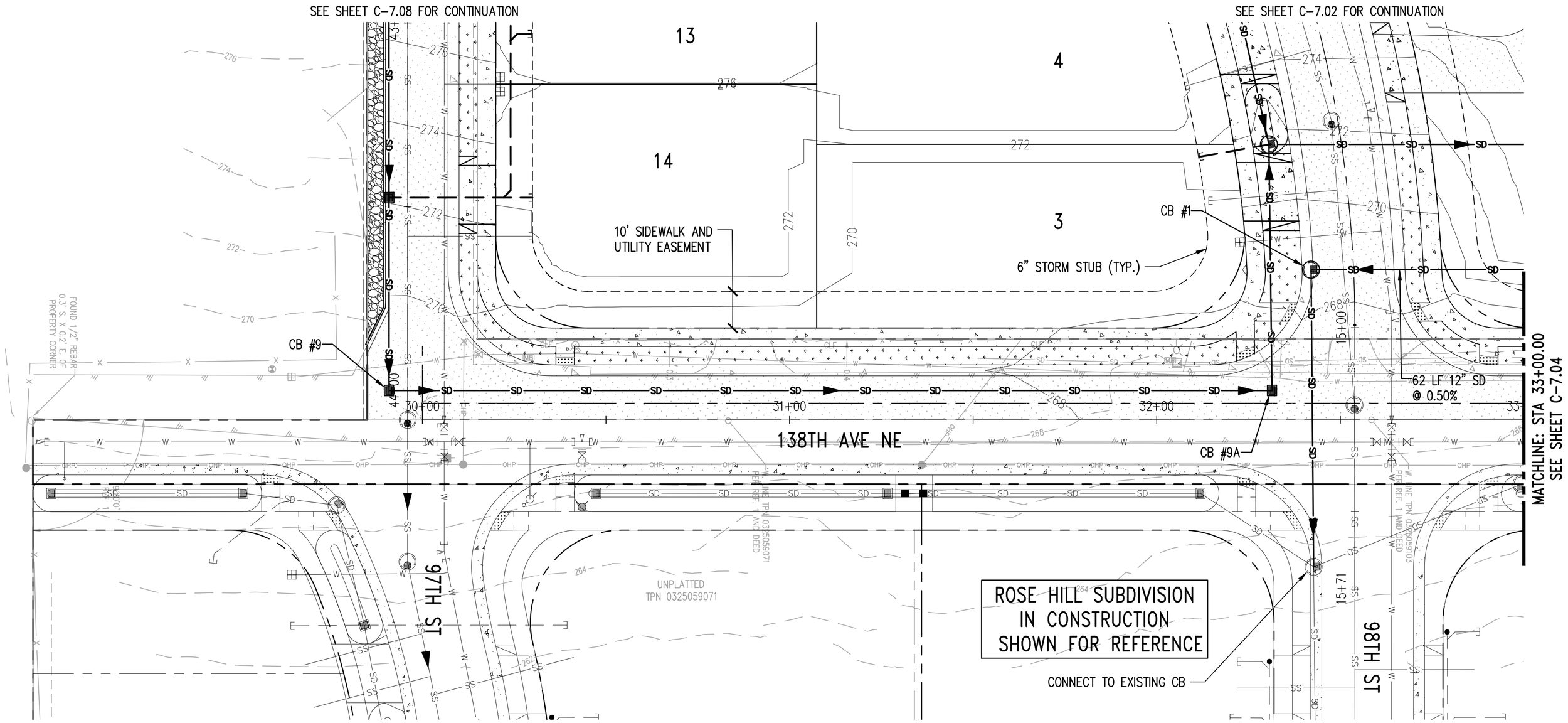

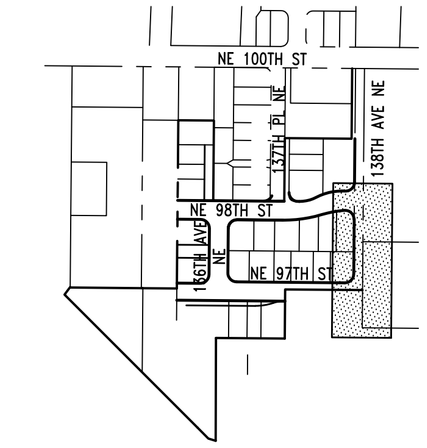

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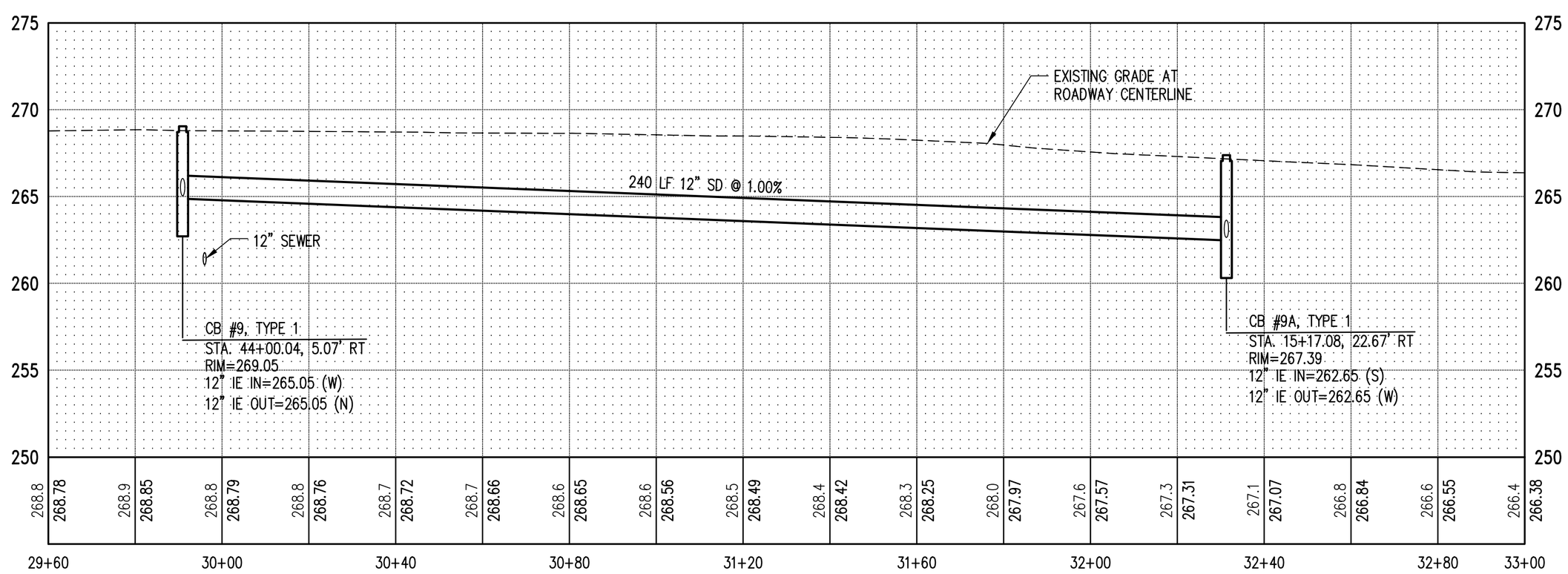

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JEREMY S. FELTS STATE OF WASHINGTON 38847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
138TH AVENUE NE

SHEET C-7.03

ATTACHMENT 5

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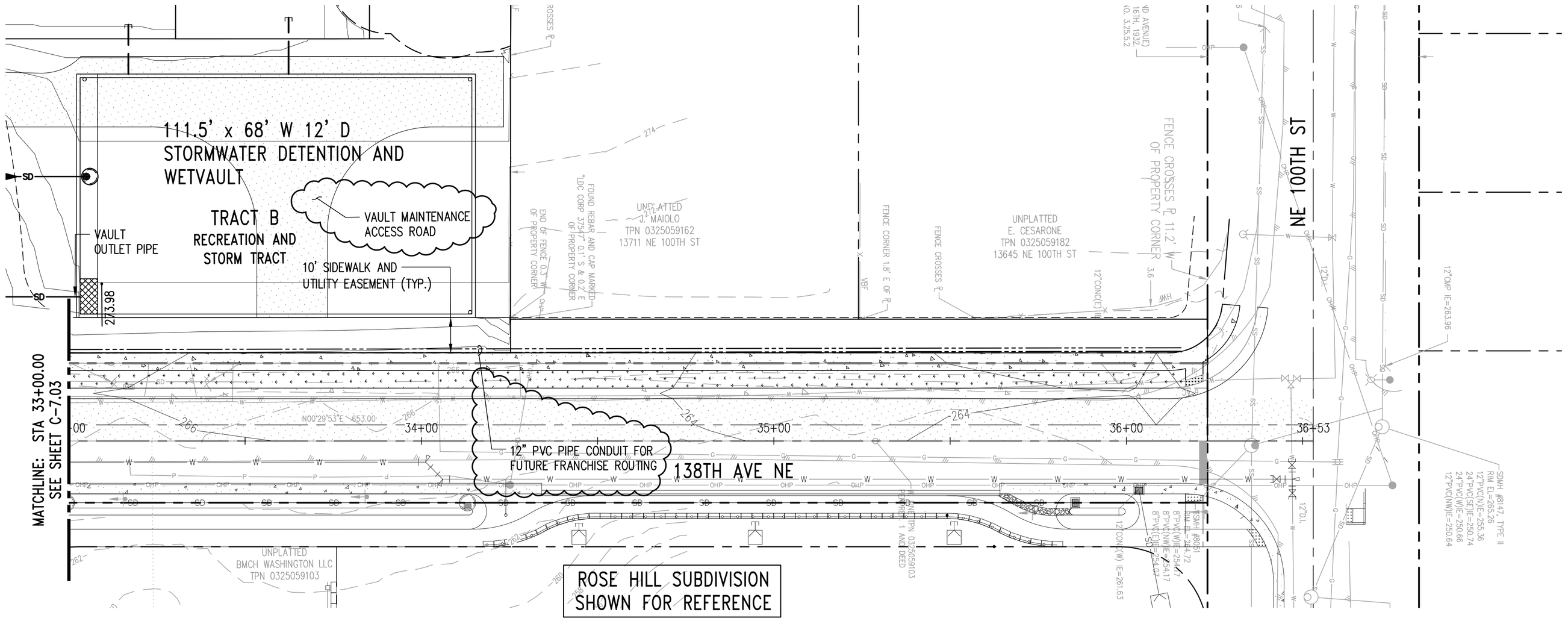
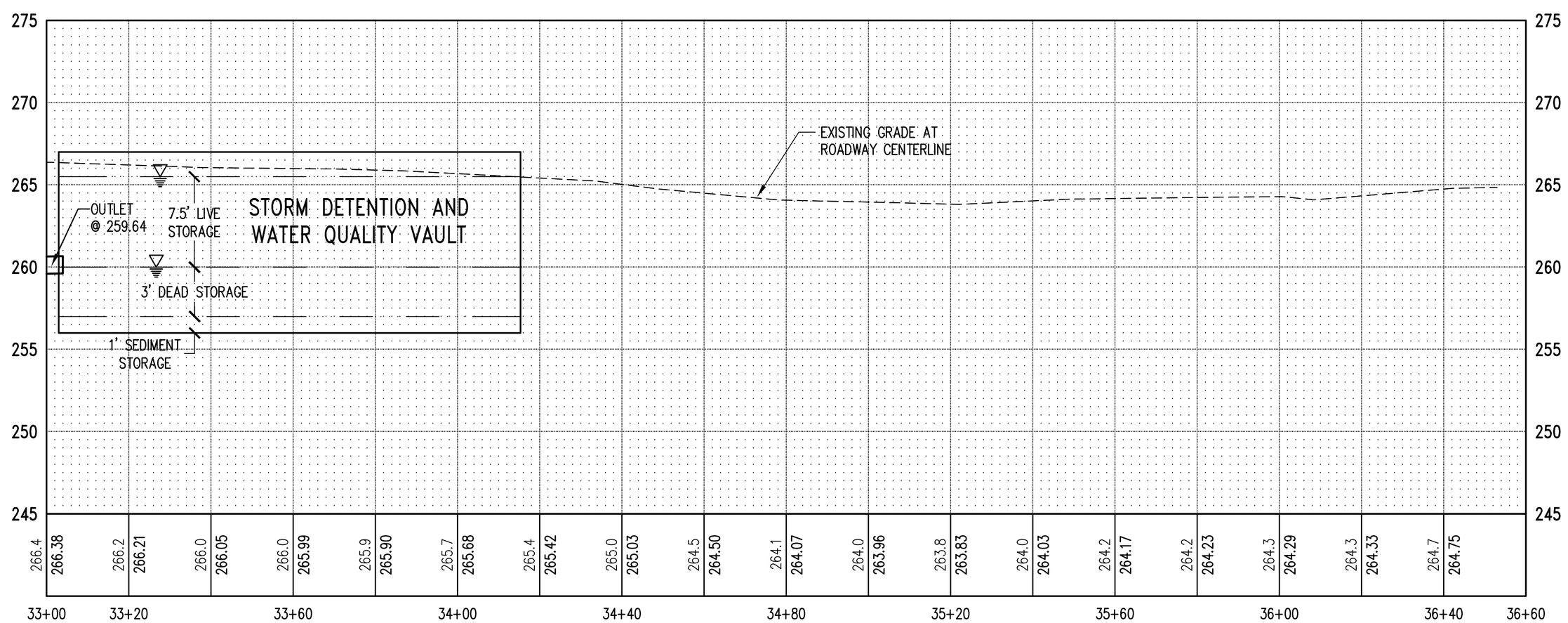
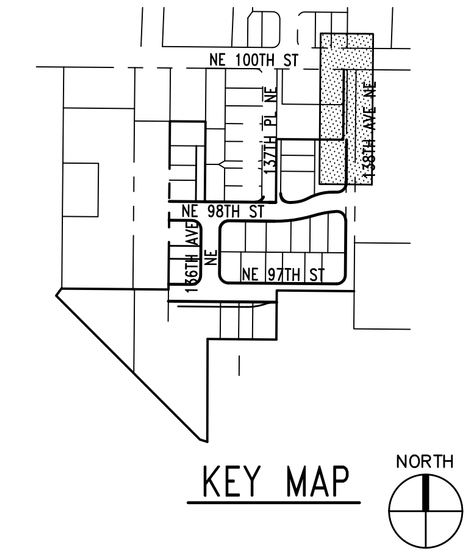
May 15, 2019 - 9:39am kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.







KEY MAP

NORTH

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- STEEP SLOPE SETBACK
- WATER MAIN
- SEWER MAIN
- SIDE SEWER
- STORM MAIN
- PERFORATED STORM PIPE
- FINISHED GRADE CONTOUR
- RETAINING WALL
- CATCH BASIN
- CRITICAL AREA BUFFER
- STEEP SLOPE

0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
1	5/21/2018	KJS	JSF	JSF	PRELIMINARY PLAT SUBMITTAL
2	9/25/2018	KJS	JSF	JSF	PRELIMINARY PLAT 2ND SUBMITTAL
3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
JOB No. :1600612

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BELLEVUE, WA 98005
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EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FEBUS, STATE OF WASHINGTON, 39847, REGISTERED PROFESSIONAL ENGINEER
5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
138TH AVENUE NE

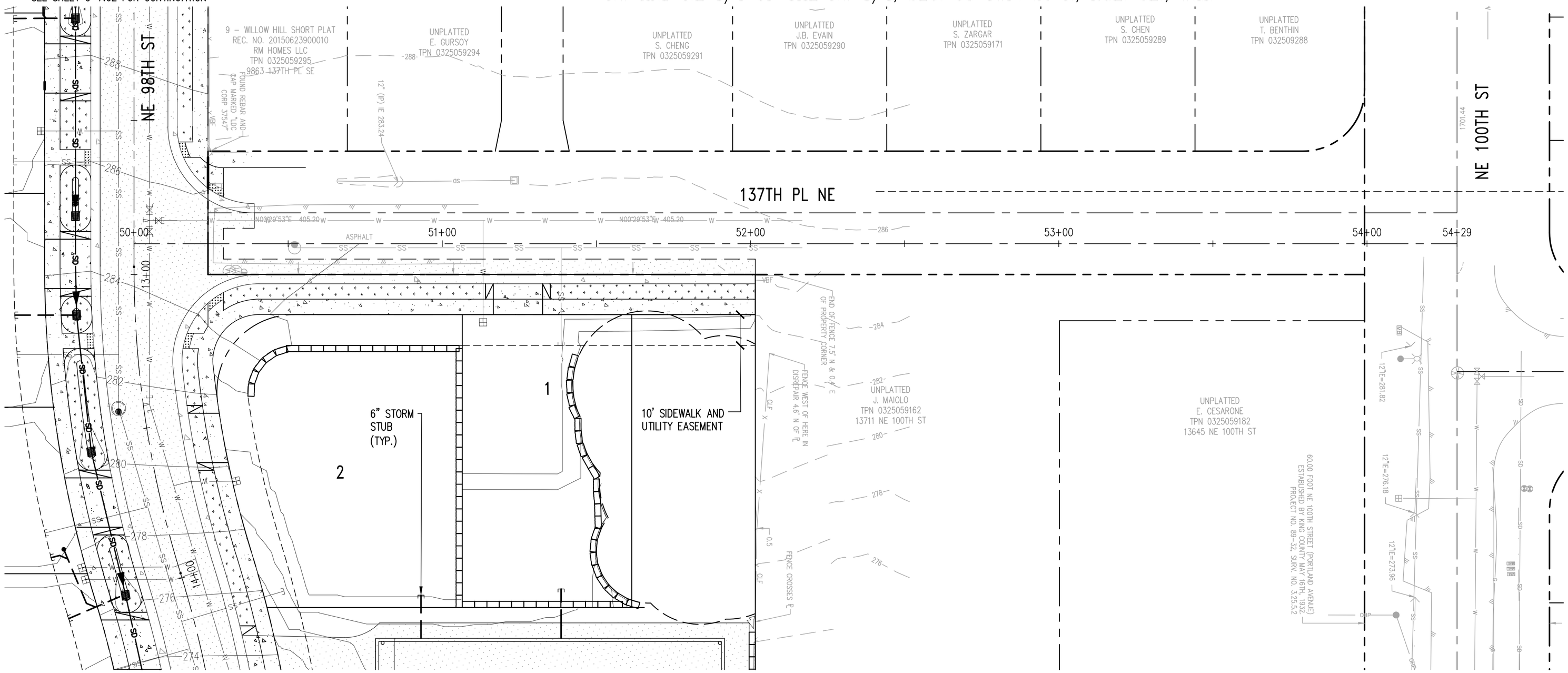
SHEET C-7.04

ATTACHMENT 5

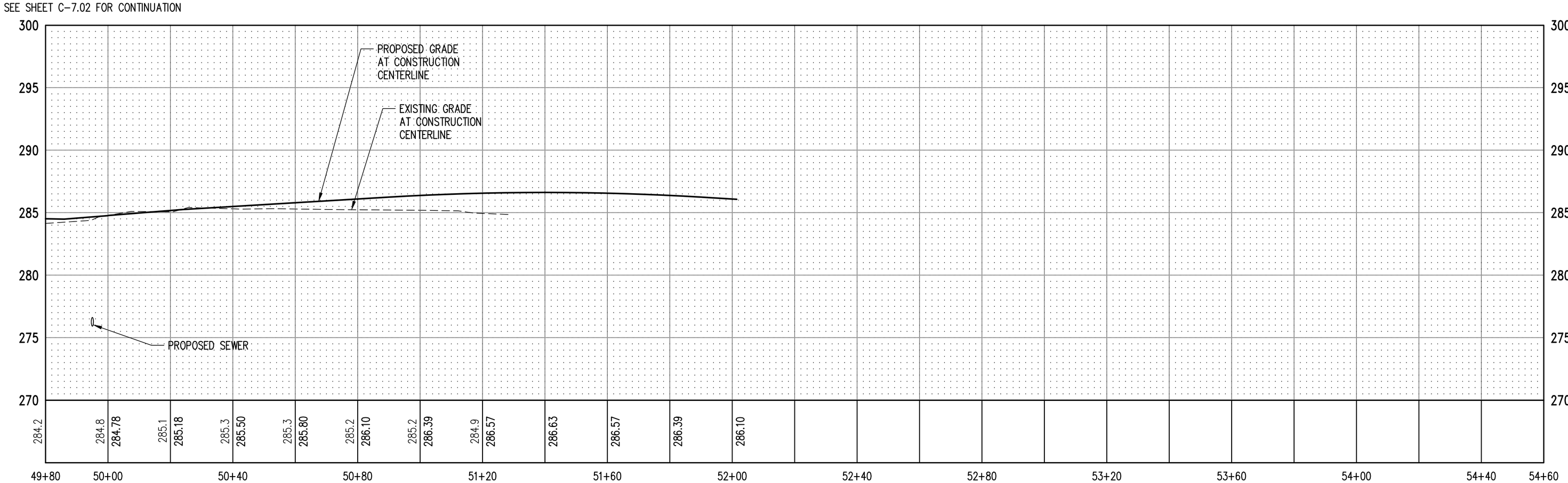
May 15, 2019 - 9:39am kevins Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-7.01 RHW SD.dwg

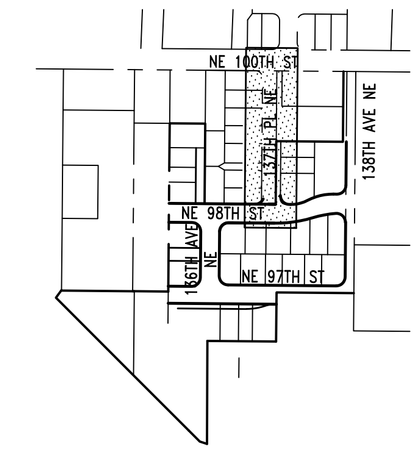
SEE SHEET C-7.02 FOR CONTINUATION

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



SEE SHEET C-7.02 FOR CONTINUATION





KEY MAP

NORTH

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- STEEP SLOPE SETBACK
- WATER MAIN
- SEWER MAIN
- SIDE SEWER
- STORM MAIN
- PERFORATED STORM PIPE
- FINISHED GRADE CONTOUR
- RETAINING WALL
- CATCH BASIN
- CRITICAL AREA BUFFER
- STEEP SLOPE

0 10 20 40
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3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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5/16/19

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CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
137TH PLACE NE

SHEET C-7.05

ATTACHMENT 5

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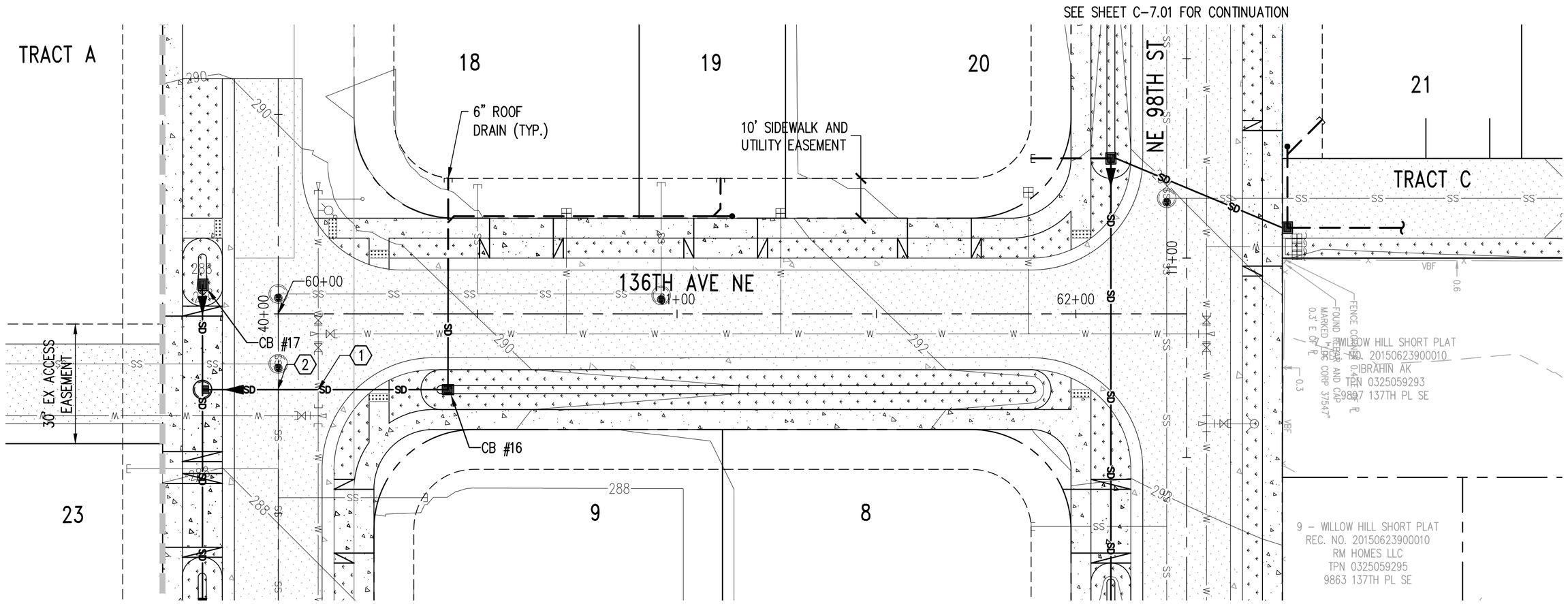
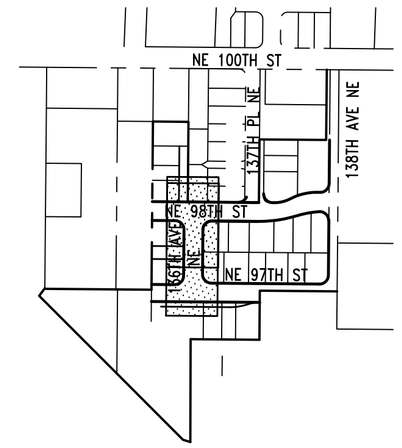
May 15, 2019 - 9:40am kevins

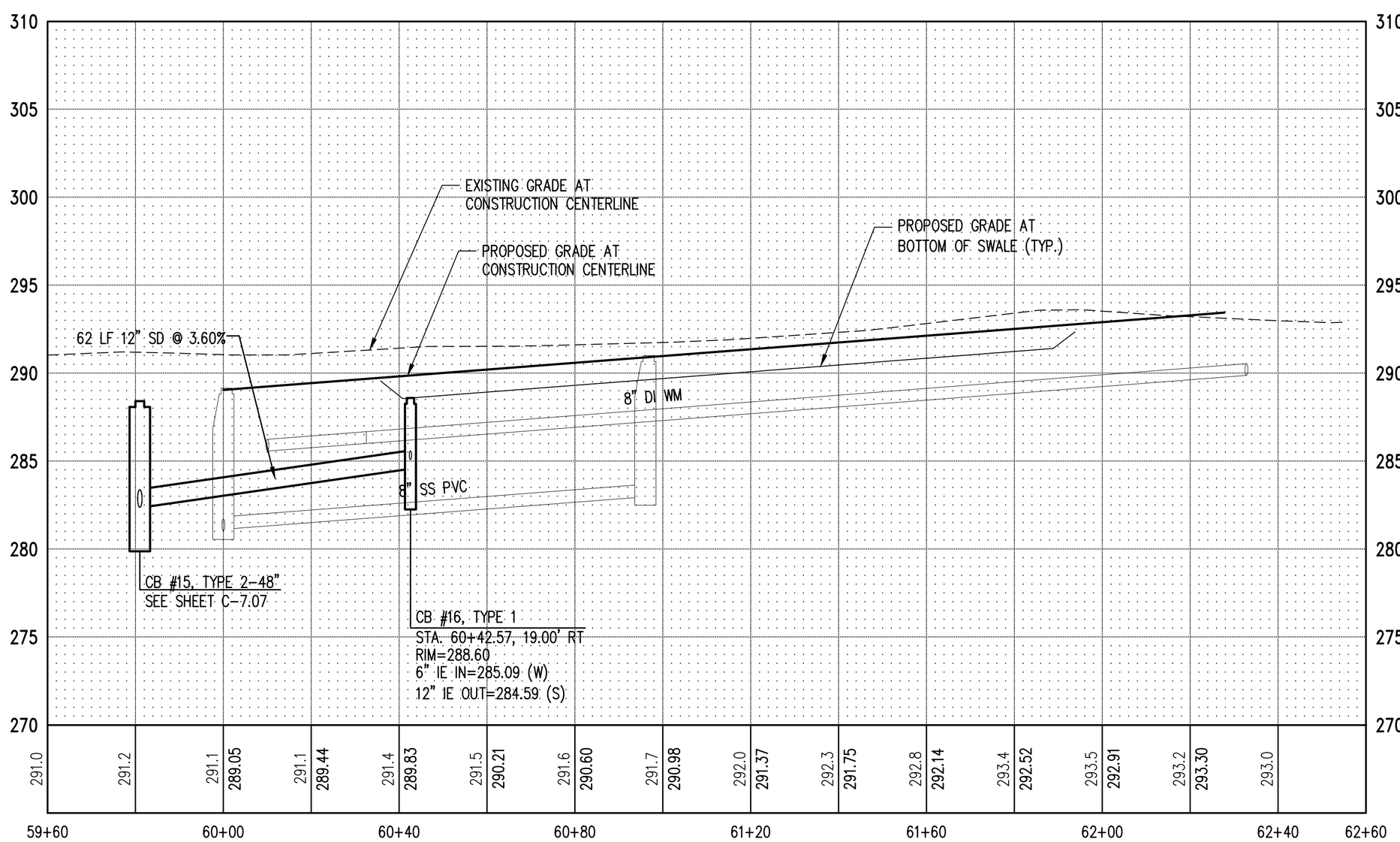
NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.





KEY MAP

NORTH



UTILITY CROSSINGS

(1) 12" SD IE = 283.42
8" W IE = 285.2

(2) 12" SD IE = 285.07
8" SS IE = 279.02

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- STEEP SLOPE SETBACK
- WATER MAIN
- SEWER MAIN
- SIDE SEWER
- STORM MAIN
- PERFORATED STORM PIPE
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- RETAINING WALL
- CATCH BASIN
- CRITICAL AREA BUFFER
- STEEP SLOPE

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JEREMY S. FIELDS STATE OF WASHINGTON 38847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
136TH AVE NE

SHEET C-7.06

ATTACHMENT 5

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May 15, 2019 - 9:40am kevins

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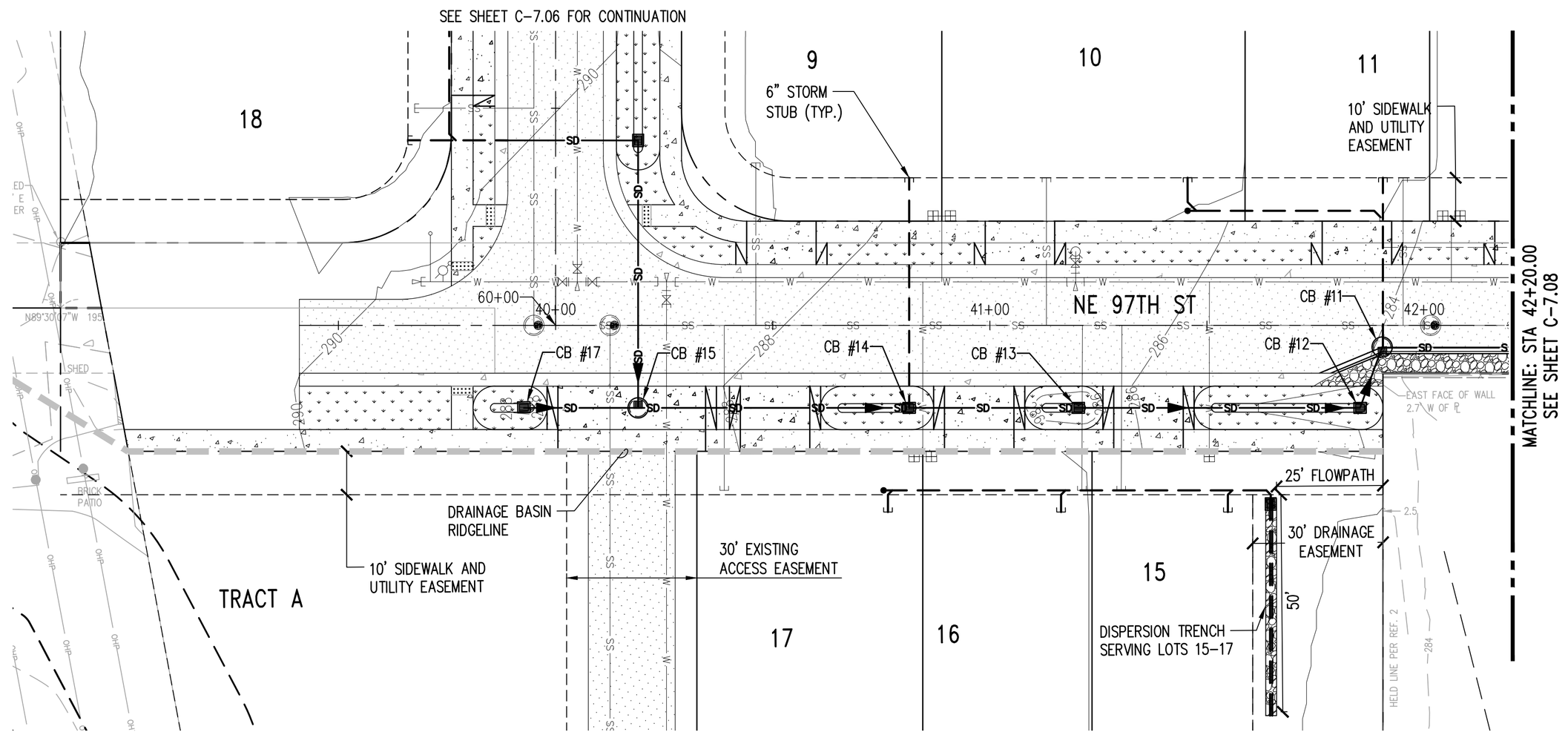

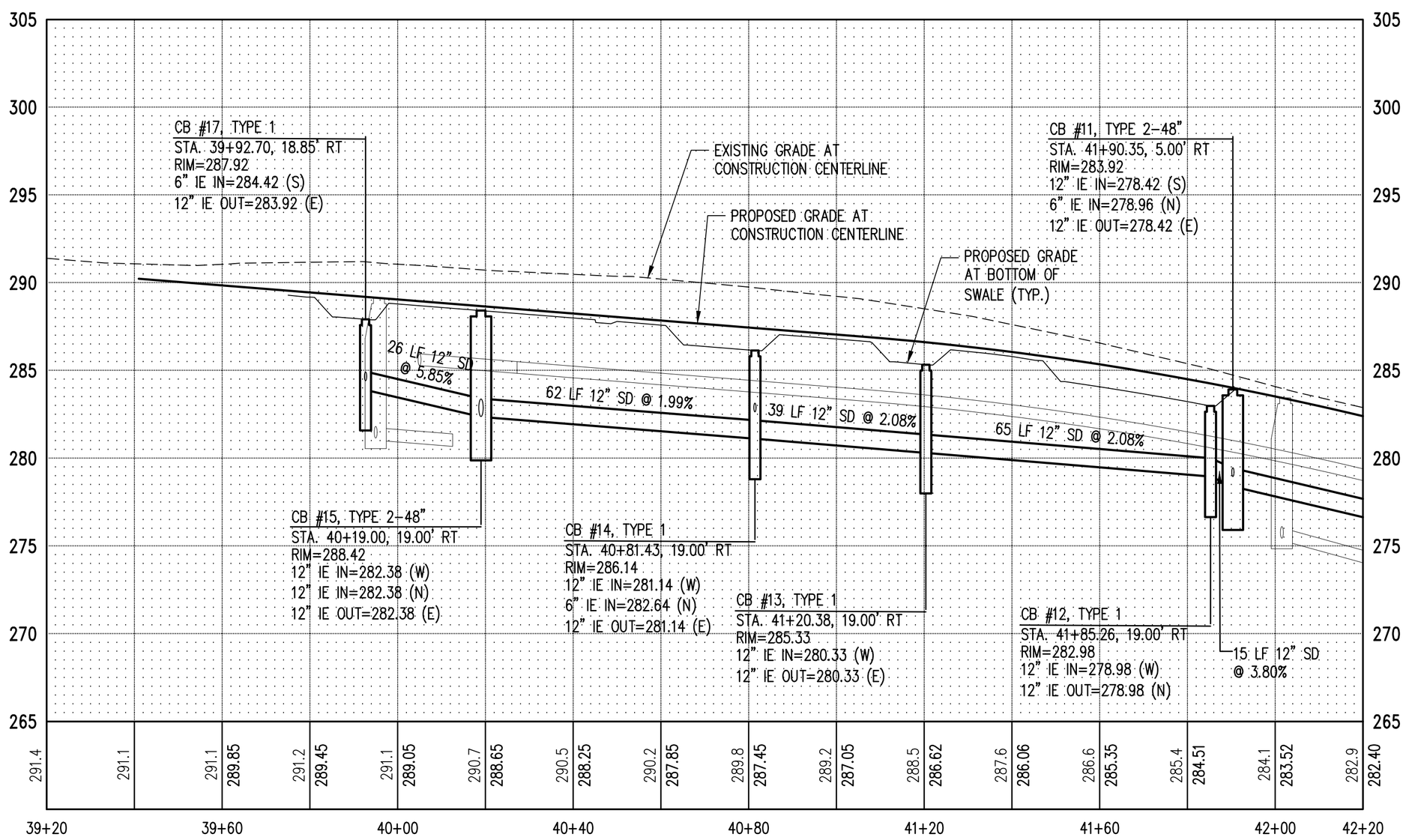

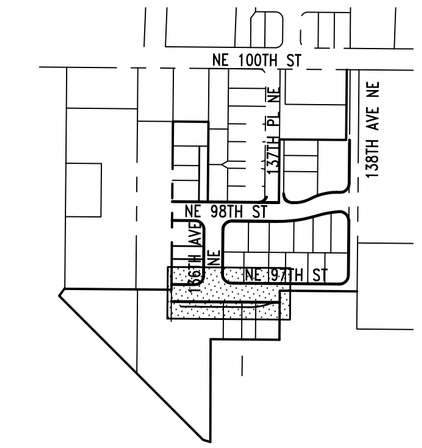

KEY MAP

NORTH

LEGEND

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- PROPOSED LOT LINE
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- EASEMENT LINE
- STEEP SLOPE SETBACK
- WATER MAIN
- SEWER MAIN
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- STORM MAIN
- PERFORATED STORM PIPE
- FINISHED GRADE CONTOUR
- RETAINING WALL
- CATCH BASIN
- CRITICAL AREA BUFFER
- STEEP SLOPE
- DRAINAGE BASIN RIDGELINE

N

0 10 20 40
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JEREMY S. FELTS STATE OF WASHINGTON 38847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
NE 97TH STREET

SHEET C-7.07

ATTACHMENT 5

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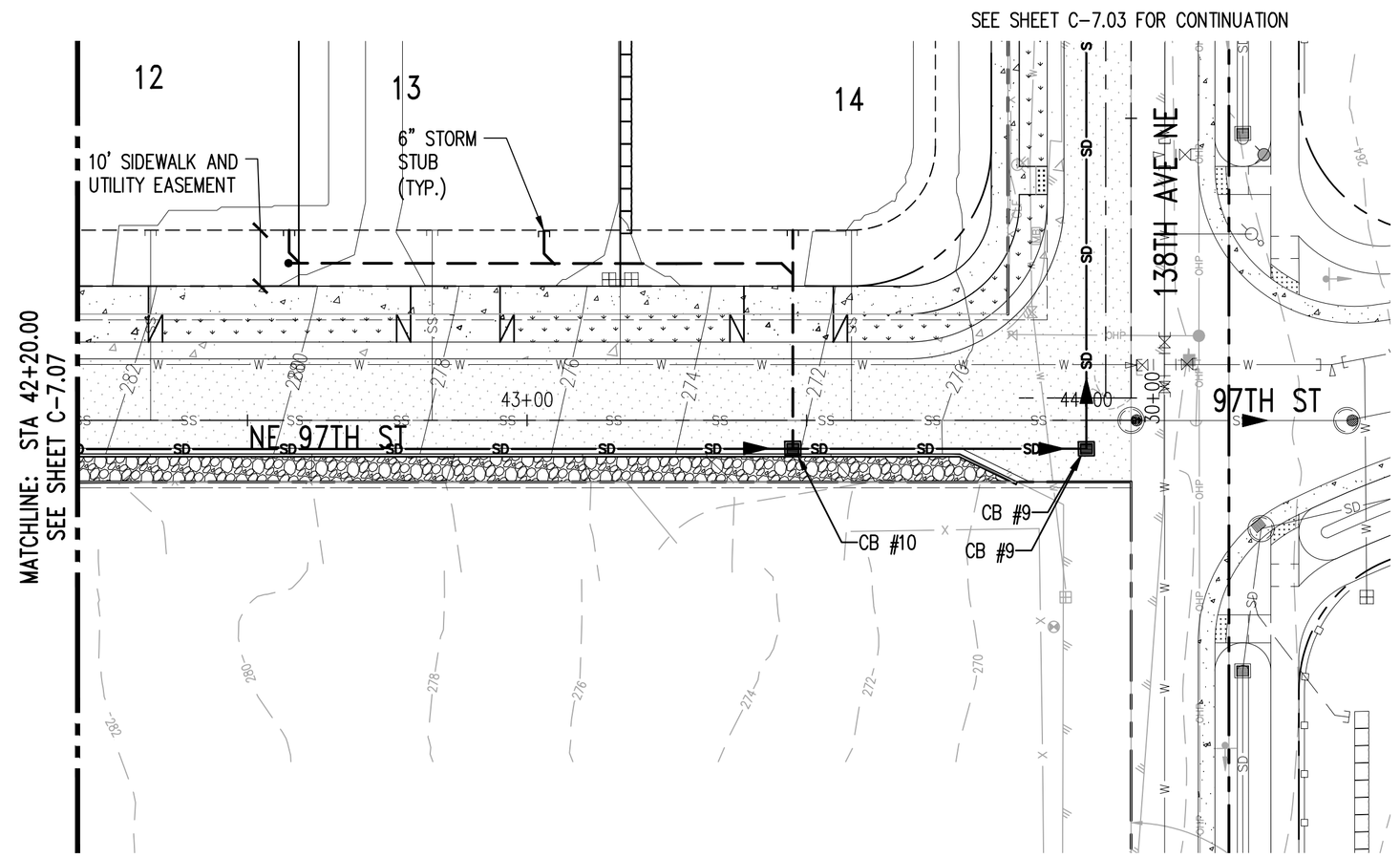
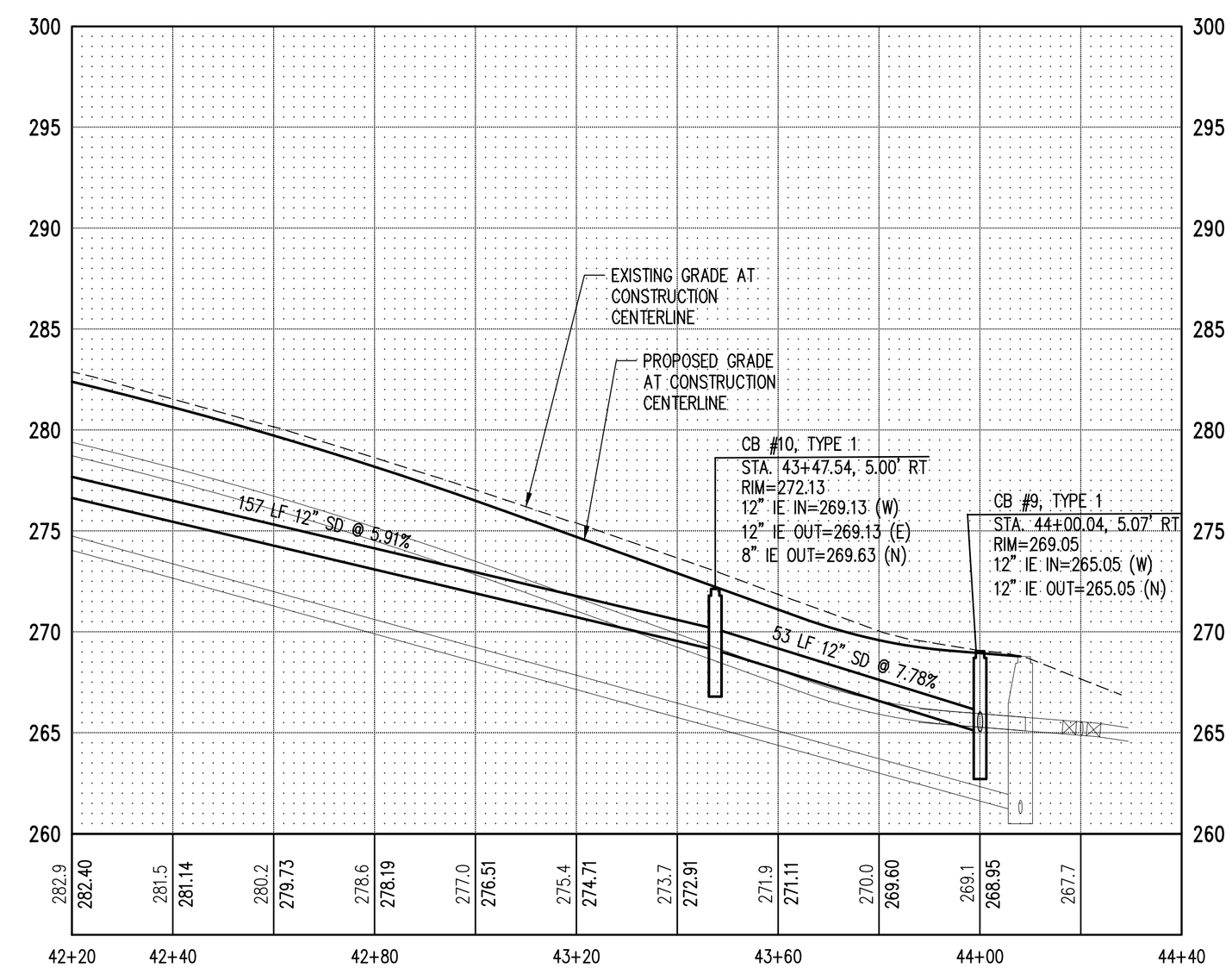
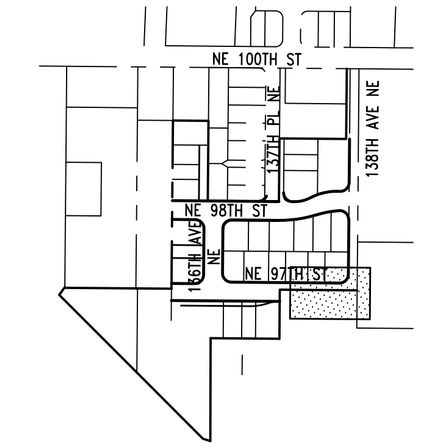
May 15, 2019 - 9:40am kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.







LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- STEEP SLOPE SETBACK
- WATER MAIN
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1 inch = 5 ft. VERT

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3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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JEREMY S. FERRIS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAINAGE PLAN & PROFILE
NE 97TH STREET

SHEET C-7.08

ATTACHMENT 5

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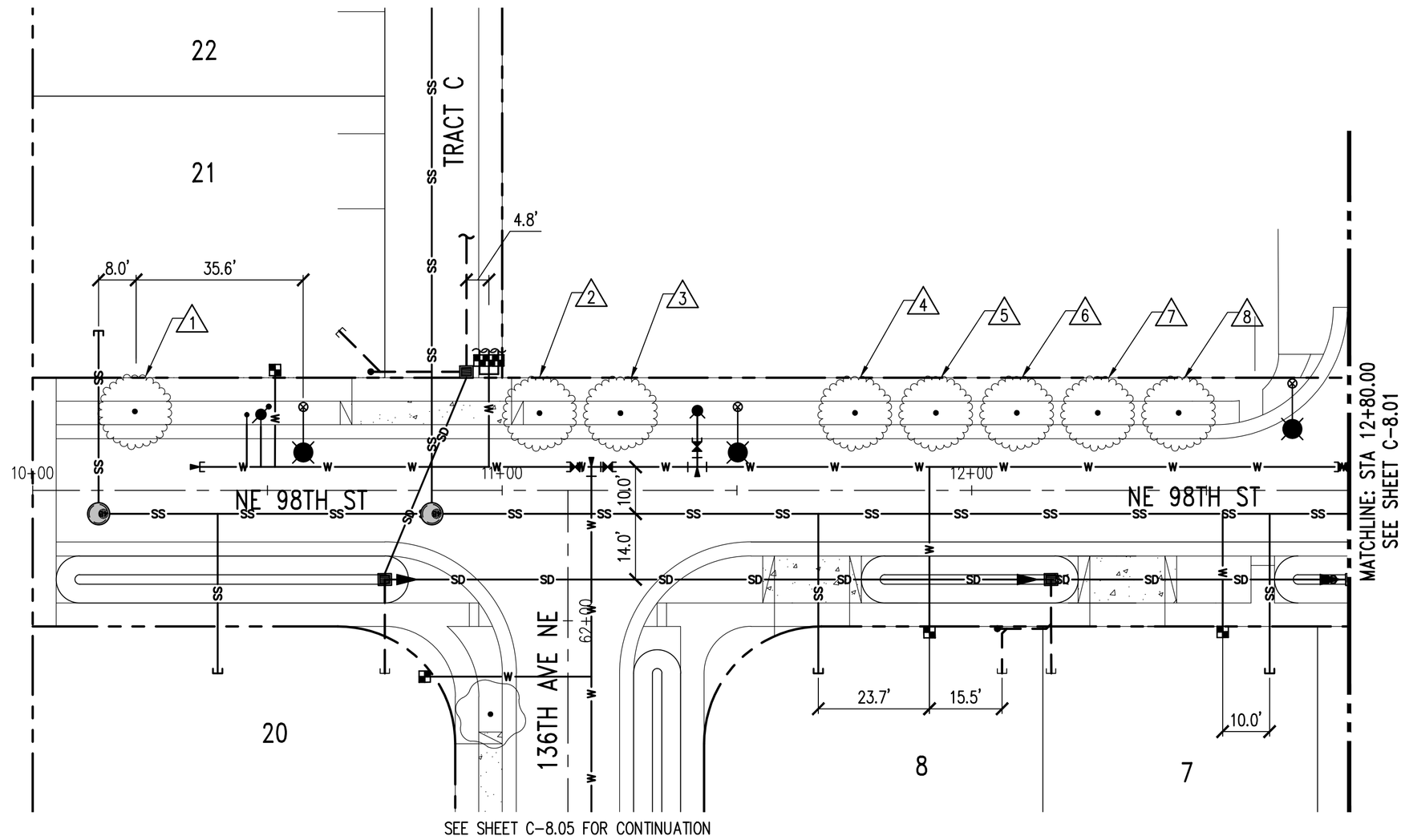
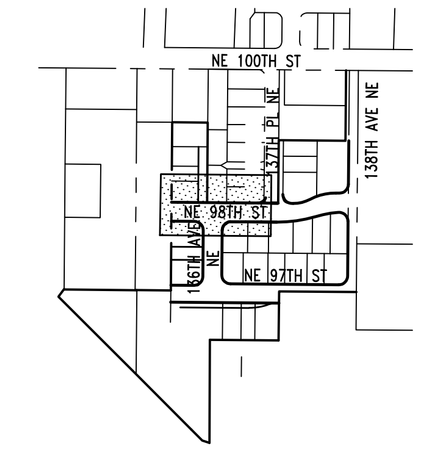
May 15, 2019 - 9:40am kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



STREET TREE TABLE	
#	STATION
1	10+21.83
2	11+08.84
3	11+25.19
4	11+74.85
5	11+92.64
6	12+09.32
7	12+27.11
8	12+44.90



KEY MAP

NORTH

0 10 20 40
1 inch = 20 feet

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- STORM DRAIN
- SANITARY SEWER
- WATER MAIN
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- CATCH BASIN
- 1" WATER METER
- 6" STUB
- BEND WITH THRUST BLOCK
- DRIVEWAY PAN
- LIGHT POLE

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
1	5/21/2018	KJS	JSF	JSF	PRELIMINARY PLAT SUBMITTAL
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JEREMY S. FEBRIS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER
5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

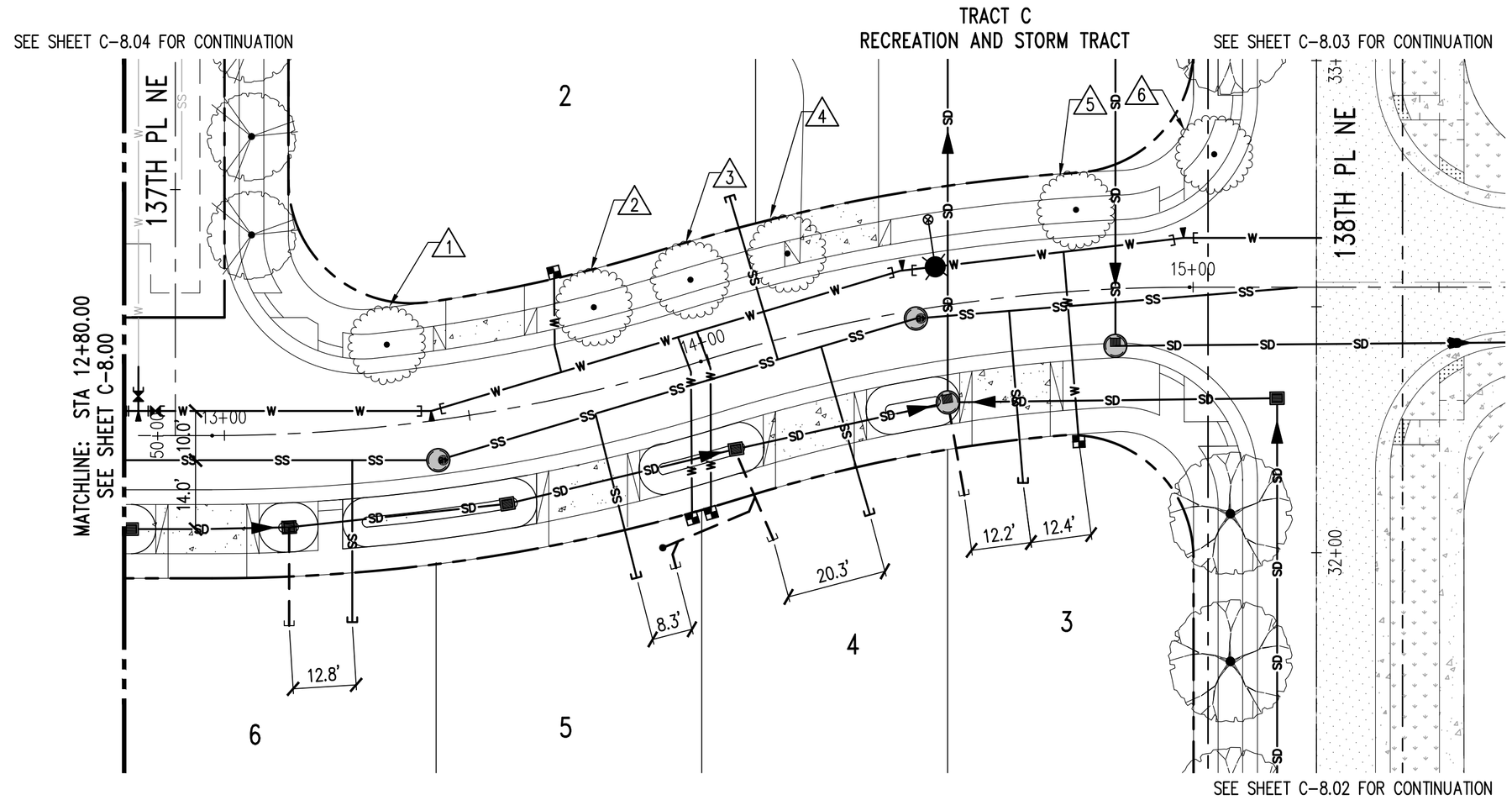
COORDINATED UTILITY AND STREET TREE PLANTING PLAN
NE 98TH STREET

SHEET
C-8.00

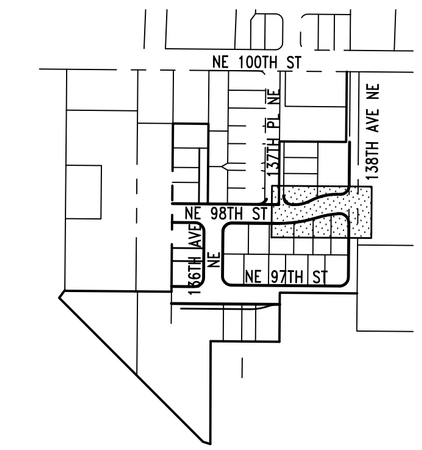
ATTACHMENT 5

Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-8.00 RHW UT-TREE COORD.dwg
May 15, 2019 - 1:40pm kevins

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



STREET TREE TABLE	
#	STATION
1	13+35.22
2	13+79.68
3	14+01.40
4	14+20.38
5	14+76.99
6	15+04.57



KEY MAP

NORTH

0 10 20 40
1 inch = 20 feet

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER MAIN
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- CATCH BASIN
- 1" WATER METER
- 6" STUB
- BEND WITH THRUST BLOCK
- DRIVEWAY PAN
- LIGHT POLE

NOT FOR CONSTRUCTION

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JEREMY S. REEVES STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COORDINATED UTILITY AND STREET TREE PLANTING PLAN
NE 98TH STREET

SHEET C-8.01

ATTACHMENT 5

Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-8.00 RHW UT-TREE COORD.dwg
May 15, 2019 - 9:41am kevins

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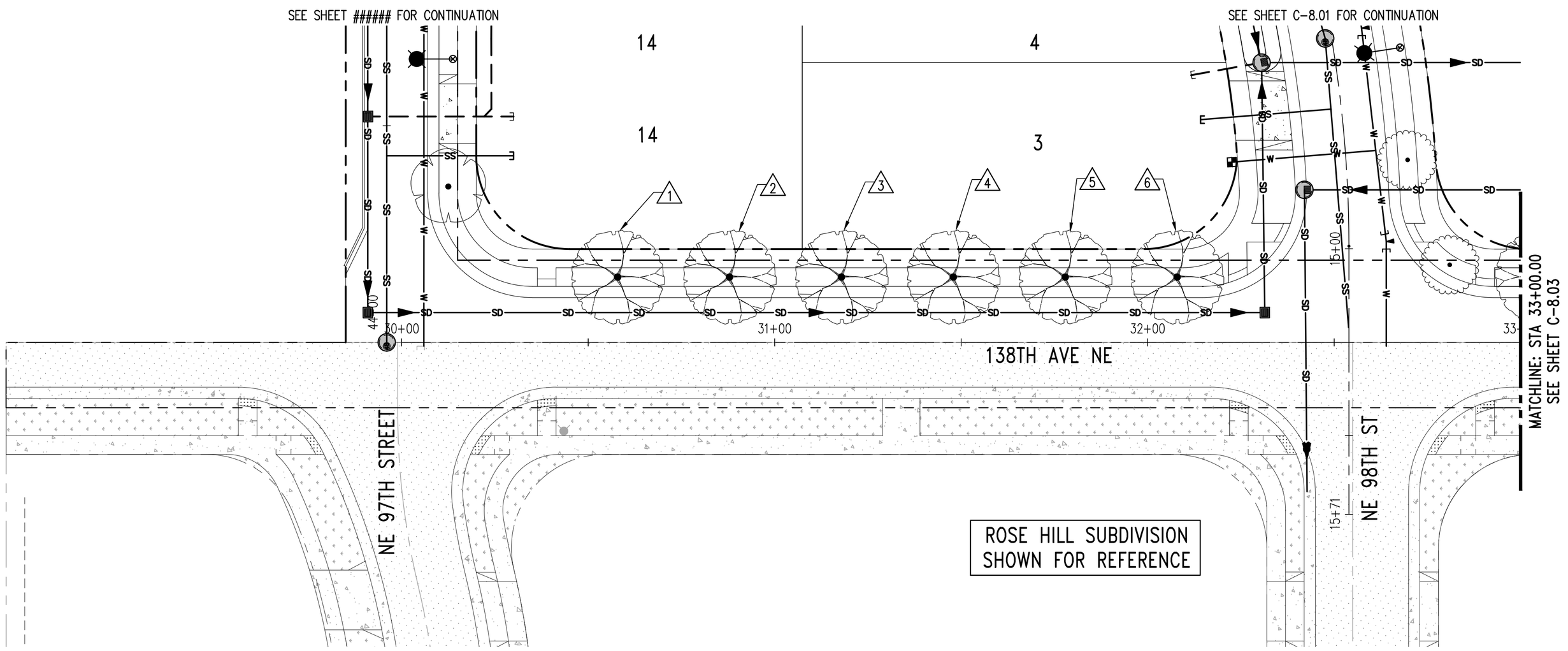
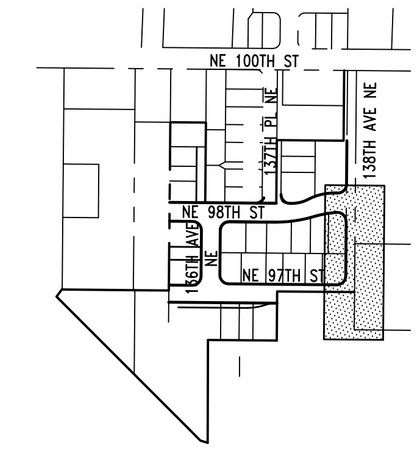


STREET TREE TABLE	
#	STATION
1	30+57.42
2	30+87.42
3	31+17.42
4	31+47.42
5	31+77.42
6	32+07.42



KEY MAP

NORTH

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- PROPOSED LOT LINE
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- SS — SANITARY SEWER
- W — WATER MAIN
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- CATCH BASIN
- 1" WATER METER
- 6" STUB
- BEND WITH THRUST BLOCK
- DRIVEWAY PAN
- LIGHT POLE

N

0 10 20 40

1 inch = 20 feet

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EMAIL: kelly@lairdholdingsllc.com

JEREMY S. FRIEDS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

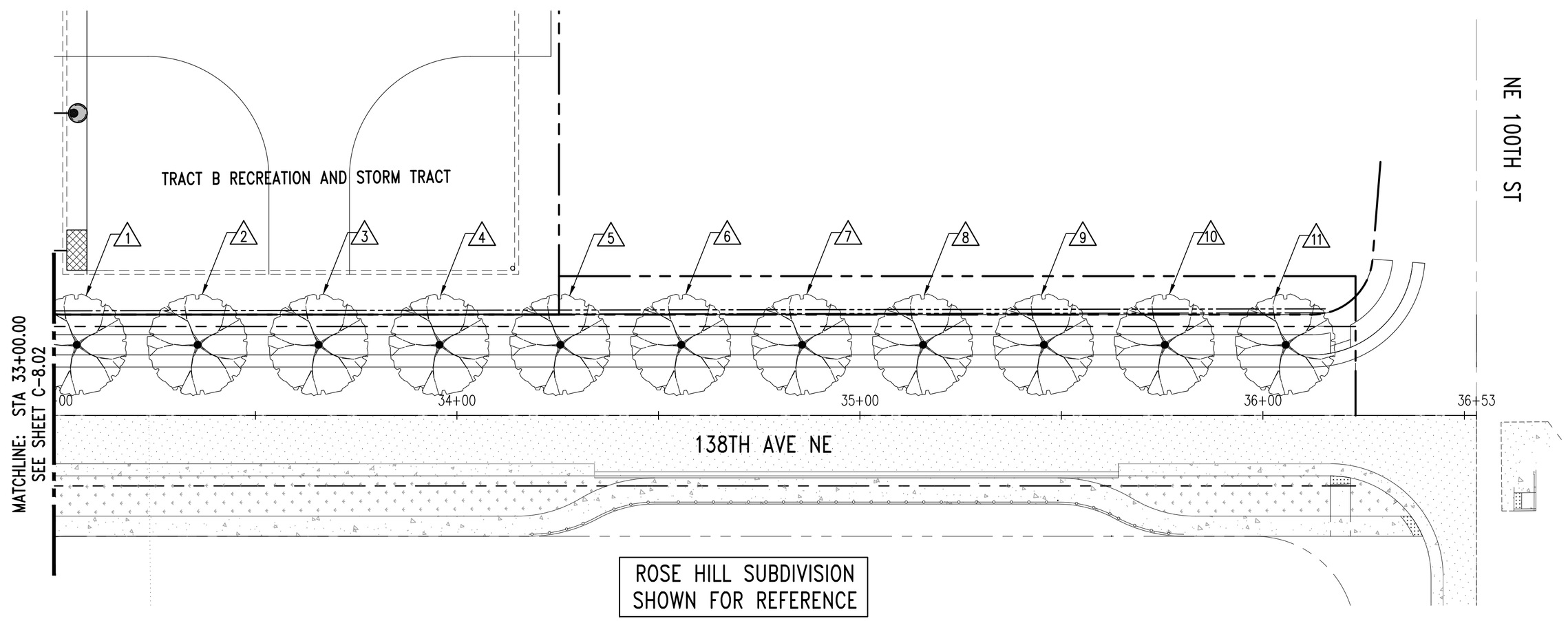
COORDINATED UTILITY AND STREET TREE PLANTING PLAN
138TH AVENUE NE

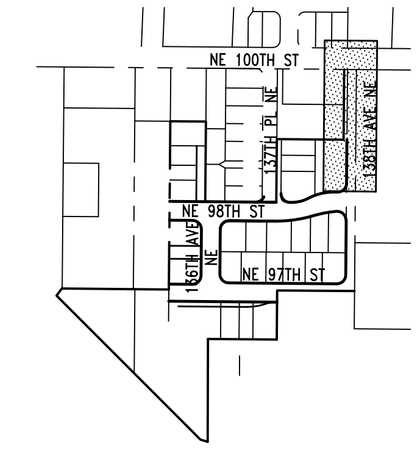
SHEET C-8.02

ATTACHMENT 5

May 15, 2019 - 9:41am kevins Z:\1600001-1600999\1600612 (Rose Hill West)\CADD\Design\C-8.00 RHW UT-TREE COORD.dwg

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.





KEY MAP

NORTH

STREET TREE TABLE	
#	STATION
1	33+05.67
2	33+35.67
3	33+65.67
4	33+95.67
5	34+25.67
6	34+55.67
7	34+85.67
8	35+15.67
9	35+45.67
10	35+75.67
11	36+05.67

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER MAIN
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- CATCH BASIN
- 1" WATER METER
- 6" STUB
- BEND WITH THRUST BLOCK
- DRIVEWAY PAN
- LIGHT POLE

N

0 10 20 40
1 inch = 20 feet

NOT FOR CONSTRUCTION

NO.	DATE	BY	CHD.	APPR.	REVISION
1	5/21/2018	KJS	JSF	JSF	PRELIMINARY PLAT SUBMITTAL
2	9/25/2018	KJS	JSF	JSF	PRELIMINARY PLAT 2ND SUBMITTAL
3	3/13/2019	KJS	JSF	JSF	PRELIMINARY PLAT 3RD SUBMITTAL

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CHECKED BY JSF | APPROVED BY JSF
DATE 5/21/2018
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JEREMY S. FIELDS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER
5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COORDINATED UTILITY AND STREET TREE PLANTING PLAN
138TH AVENUE NE

SHEET C-8.03

ATTACHMENT 5

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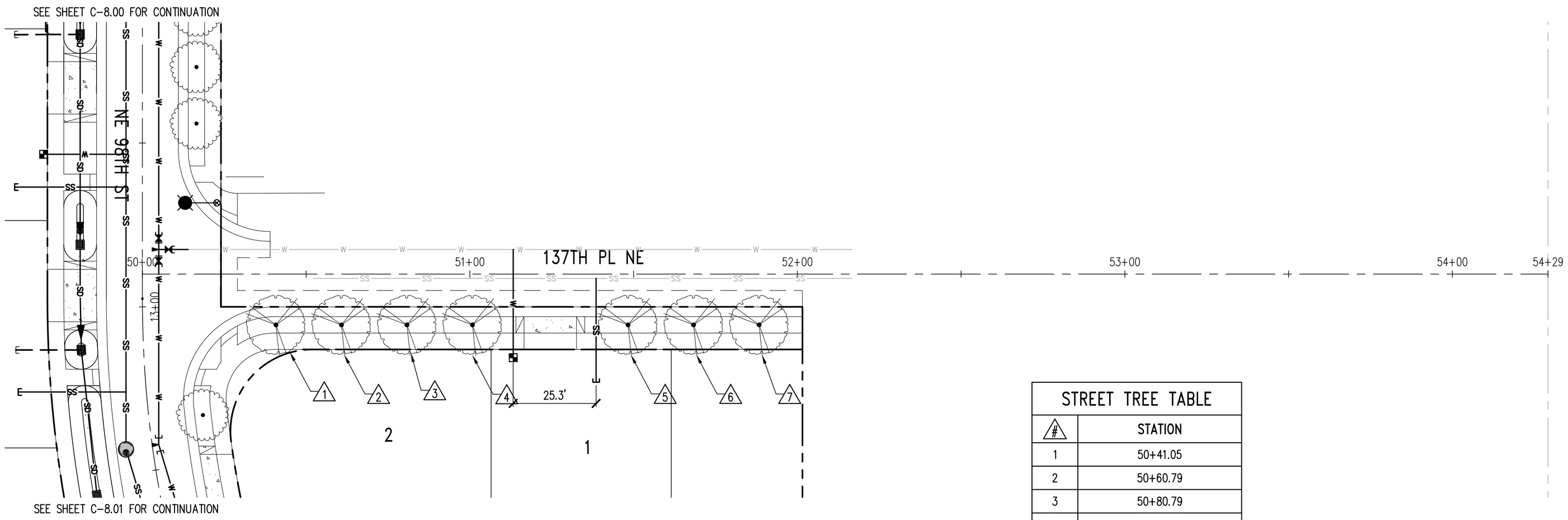
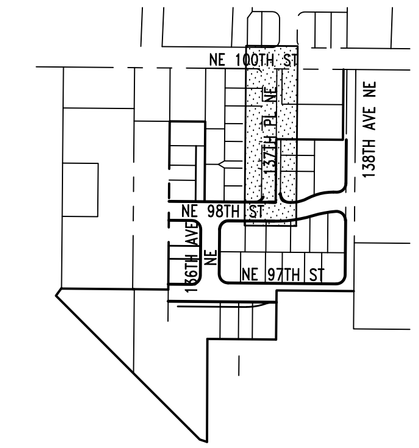
NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



STREET TREE TABLE	
#	STATION
1	50+41.05
2	50+60.79
3	50+80.79
4	51+00.79
5	51+48.30
6	51+68.30
7	51+88.31



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- DRIVEWAY PAN
- LIGHT POLE

N

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JEREMY S. FIELDS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COORDINATED UTILITY AND STREET TREE PLANTING PLAN
137TH PLACE NE AND 136TH AVE NE

SHEET C-8.04

ATTACHMENT 5

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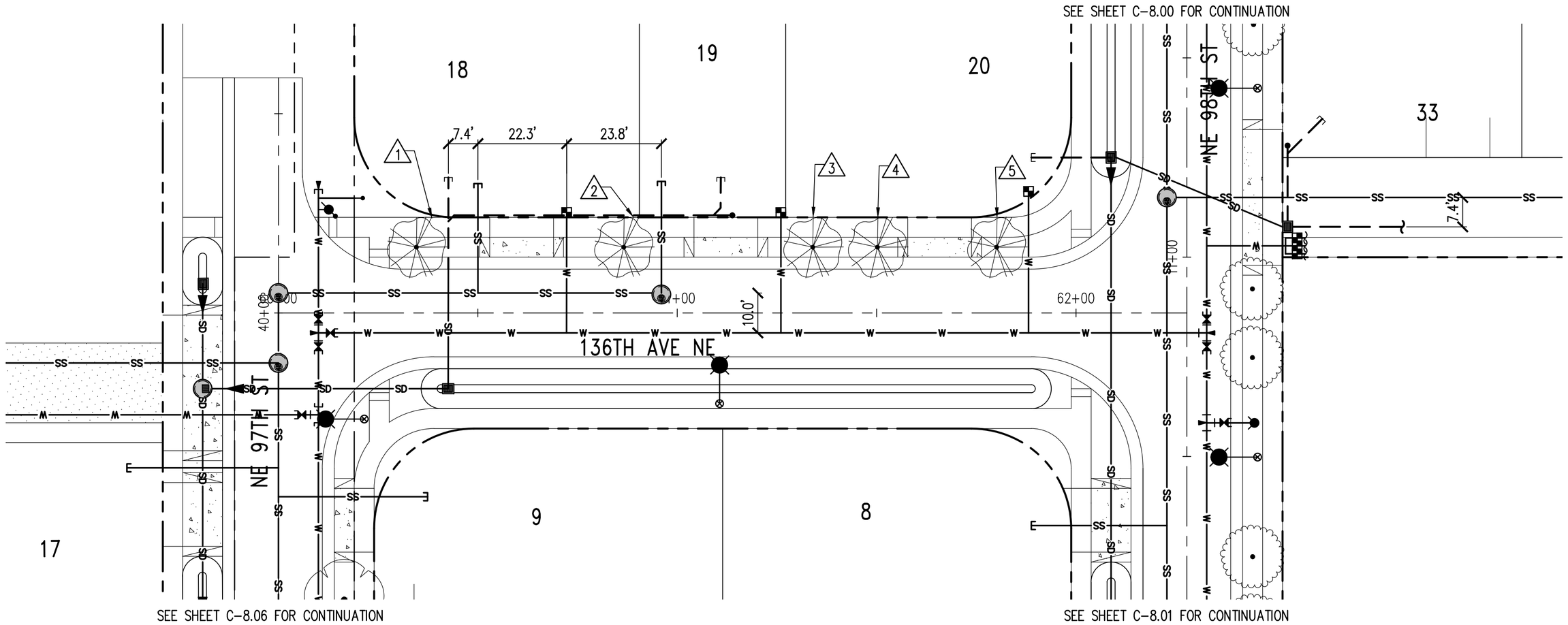
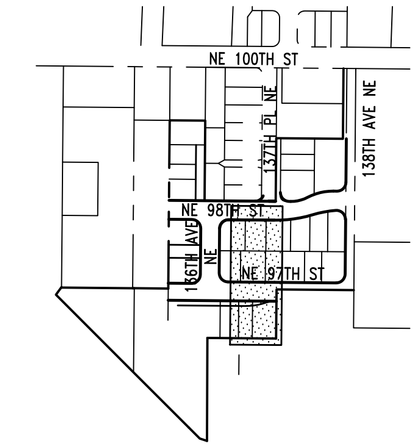


STREET TREE TABLE	
#	STATION
1	60+34.61
2	60+86.59
3	61+33.99
4	61+50.21
5	61+80.11



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JEREMY S. FEBUS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COORDINATED UTILITY AND STREET TREE PLANTING PLAN
137TH PLACE NE AND 136TH AVE NE

SHEET C-8.05

ATTACHMENT 5

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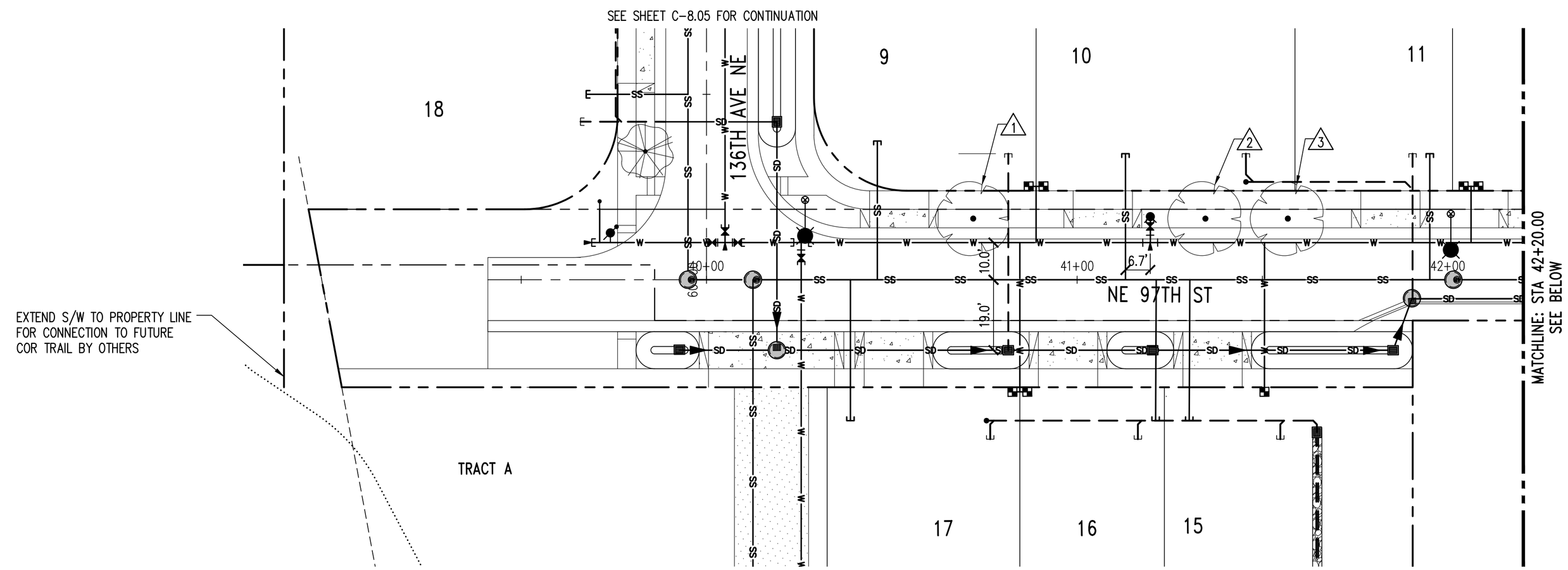
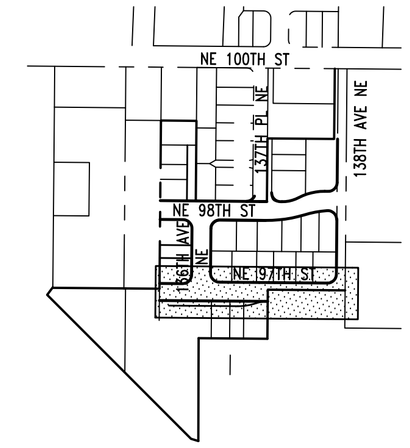
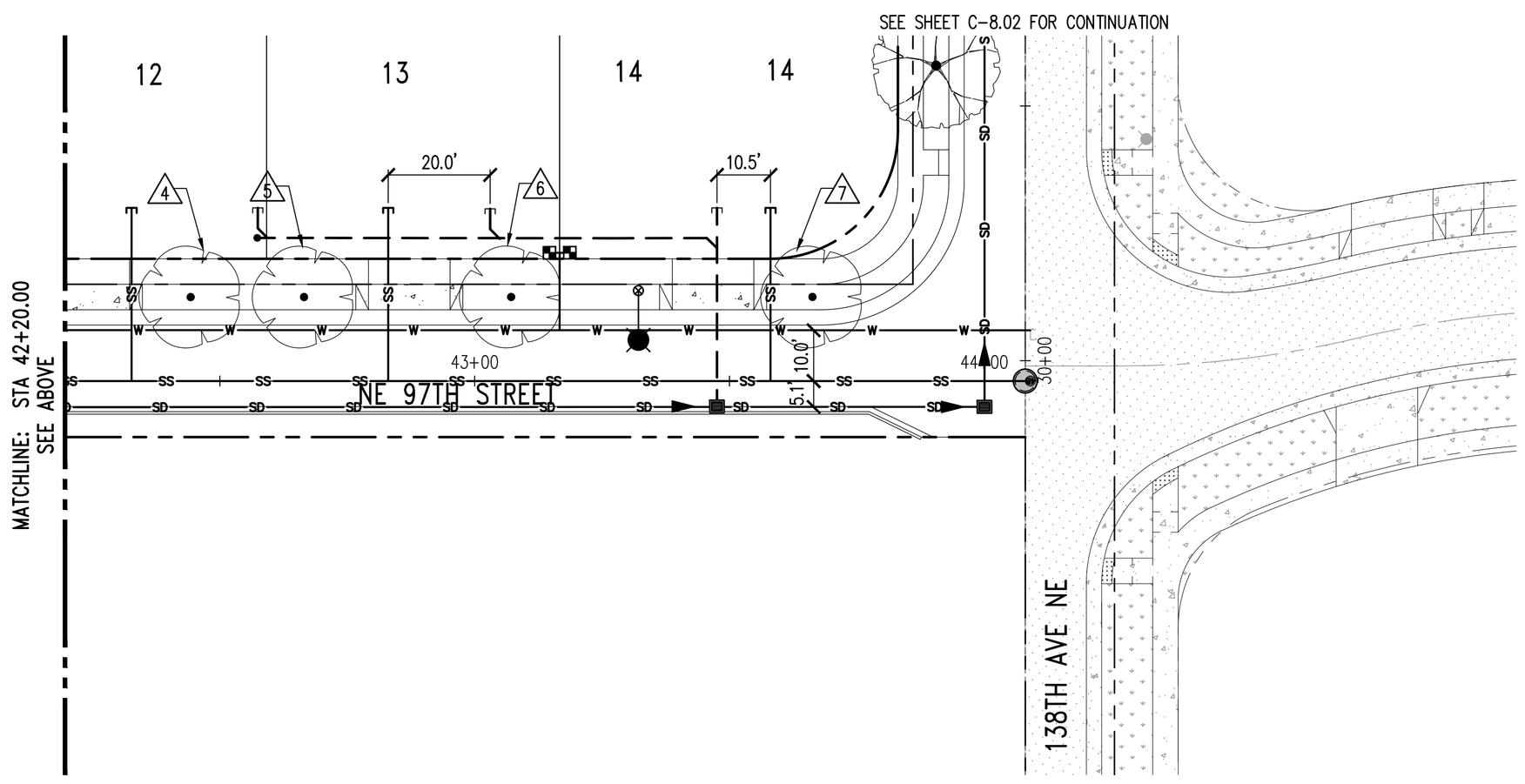




KEY MAP

NORTH



STREET TREE TABLE	
#	STATION
1	40+61.59
2	41+34.99
3	41+56.48
4	42+44.65
5	42+66.14
6	43+07.15
7	43+65.91

0 10 20 40
1 inch = 20 feet

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JEREMY S. FEBUS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER 5/16/19

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COORDINATED UTILITY AND STREET TREE PLANTING PLAN
NE 97TH STREET

SHEET C-8.06

ATTACHMENT 5

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May 15, 2019 - 9:41am kevins

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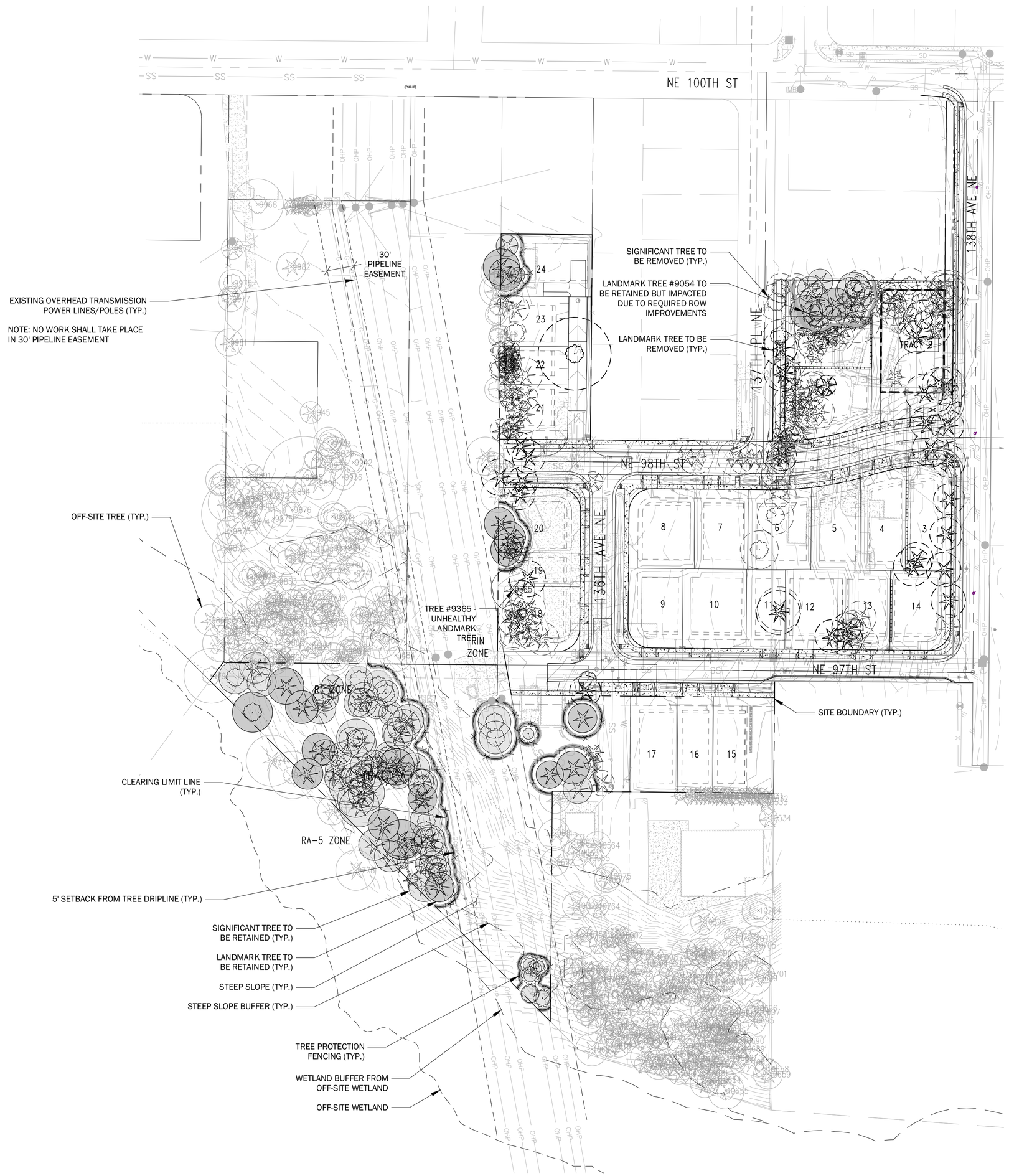


PRELIMINARY TREE PRESERVATION PLAN

SCALE: 1" = 80'

LEGEND

- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- 5' SETBACK FROM TREE DRIPLINE
- CLEARING LIMITS
- TREE PROTECTION FENCING

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	31 11.79%	1 0.38%	20 7.60%	52 19.77%
SIGNIFICANT (6" - 30" DBH)	130 49.43%	0 0%	81 30.80%	211 80.23%
TOTAL	161 61.22%	1 0.38%	101 38.40%	263 100%
TREE REPLACEMENT REQUIRED (SIGNIFICANT - 1:1 LANDMARK - 3:1)				226

REPLACEMENT TREE CALCULATIONS

SIGNIFICANT TREES REMOVED: 130 (REPLACED AT 1:1 RATIO)
SIGNIFICANT TREES REQUIRED TO BE REPLACED: 130

LANDMARK TREES REMOVED: 31 (REPLACED AT 3:1 RATIO)
LANDMARK TREES REQUIRED TO BE REPLACED: 93

LANDMARK TREES IMPACTED: 1 (REPLACED AT 3:1 RATIO)
LANDMARK TREES REQUIRED TO BE REPLACED: 3

TOTAL REQUIRED REPLACEMENT TREES: 226

CITY OF REDMOND CODE REFERENCES

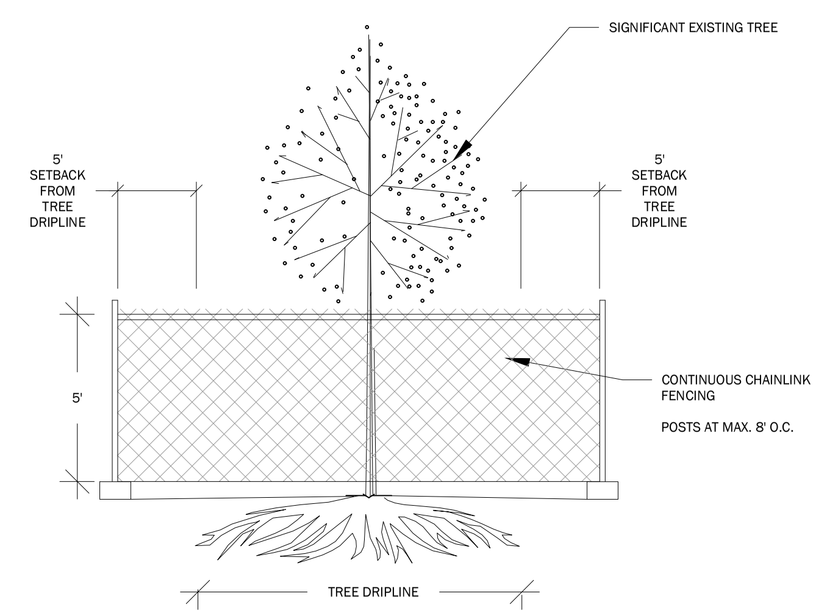
RZC 21.72.060
- 35% OF EXISTING SIGNIFICANT (HEALTHY) TREES MUST BE RETAINED ON SITE
- SIDEWALKS & UTILITIES MAY BE LOCATED WITHIN DRIP-LINE OF A PROTECTED TREE
- THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIP-LINE OF A PROTECTED TREE .

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

RZC 21.72.070
- PLEASE REFER THIS CHAPTER TO ENSURE TREES THAT ARE TO REMAIN ARE PROPERLY PROTECTED.

NOTES

1. FOR MORE DETAILED INFORMATION REGARDING THE TREES, PLEASE SEE ARBORIST REPORT BY GREENFOREST INCORPORATED.
2. DEAD AND UNHEALTHY TREES HAVE BEEN REMOVED FROM COUNTS.



TREE PROTECTION FENCING

NOTE:
1. MINIMUM FIVE (5) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE 5' SETBACK FROM TREE DRIPLINE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

2. TREATMENT OF EXPOSED ROOTS DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN THE PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF AN ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

N

SCALE: 1" = 80'

0 40 80 160

NOT FOR CONSTRUCTION

ATTACHMENT 5

NO.	DATE	BY	CHD.	APPR.	REVISION
1	9/28/2018	CNK	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL
2	3/1/2019	CNK	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL
3	5/7/2019	LBS	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL

DRAWN BY CNK | DESIGNED BY LBS
CHECKED BY LBS | APPROVED BY LBS
DATE 5/21/2018
JOB No. :16220

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SCALE: AS NOTED

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14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

APPLICANT/OWNER'S AGENT
LAIRD HOLDINGS LLC
1916 126TH AVENUE SE
BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

STATE OF WASHINGTON — GARY BENNETT DILORIO — LICENSED LANDSCAPE ARCHITECT

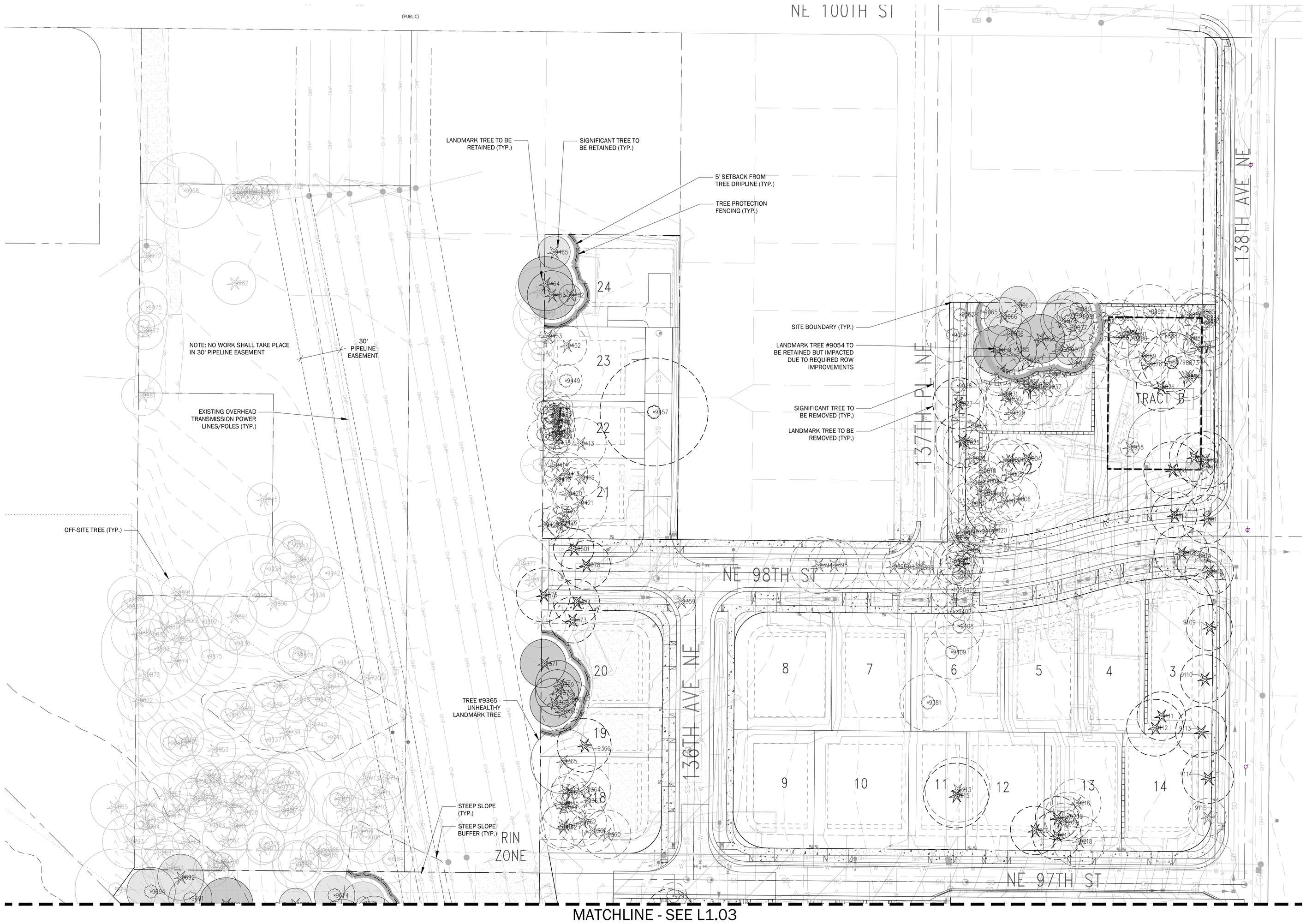
ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

PRELIMINARY TREE PRESERVATION PLAN

SHEET L1.01

May 15, 2019 - 12:34pm LBS J:\2016\16220\Landscape\Preliminary\Sheets\16220 L1.01-1.03.dwg

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



MATCHLINE - SEE L1.03

SCALE: 1" = 40'

0 20 40 80

TREE PRESERVATION PLAN - NORTH

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

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EMAIL: kelly@lairdholdingsllc.com

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

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

TREE PRESERVATION PLAN

SHEET L1.02

ATTACHMENT 5

J:\2016\16220\Landscape\Preliminary\Sheets\16220 L1.01-1.03.dwg

May 15, 2019 - 12:34pm LBS

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.

MATCHLINE - SEE L1.02

TREE PRESERVATION PLAN - SOUTH

SCALE: 1" = 40'

SCALE: 1" = 40'

0 20 40 80

NOT FOR CONSTRUCTION

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STATE OF WASHINGTON — JERRY BENNETT SALCHO — NO. 18616 EXP. 04/17/2020 — LICENSED LANDSCAPE ARCHITECT

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

TREE PRESERVATION PLAN

SHEET L1.03

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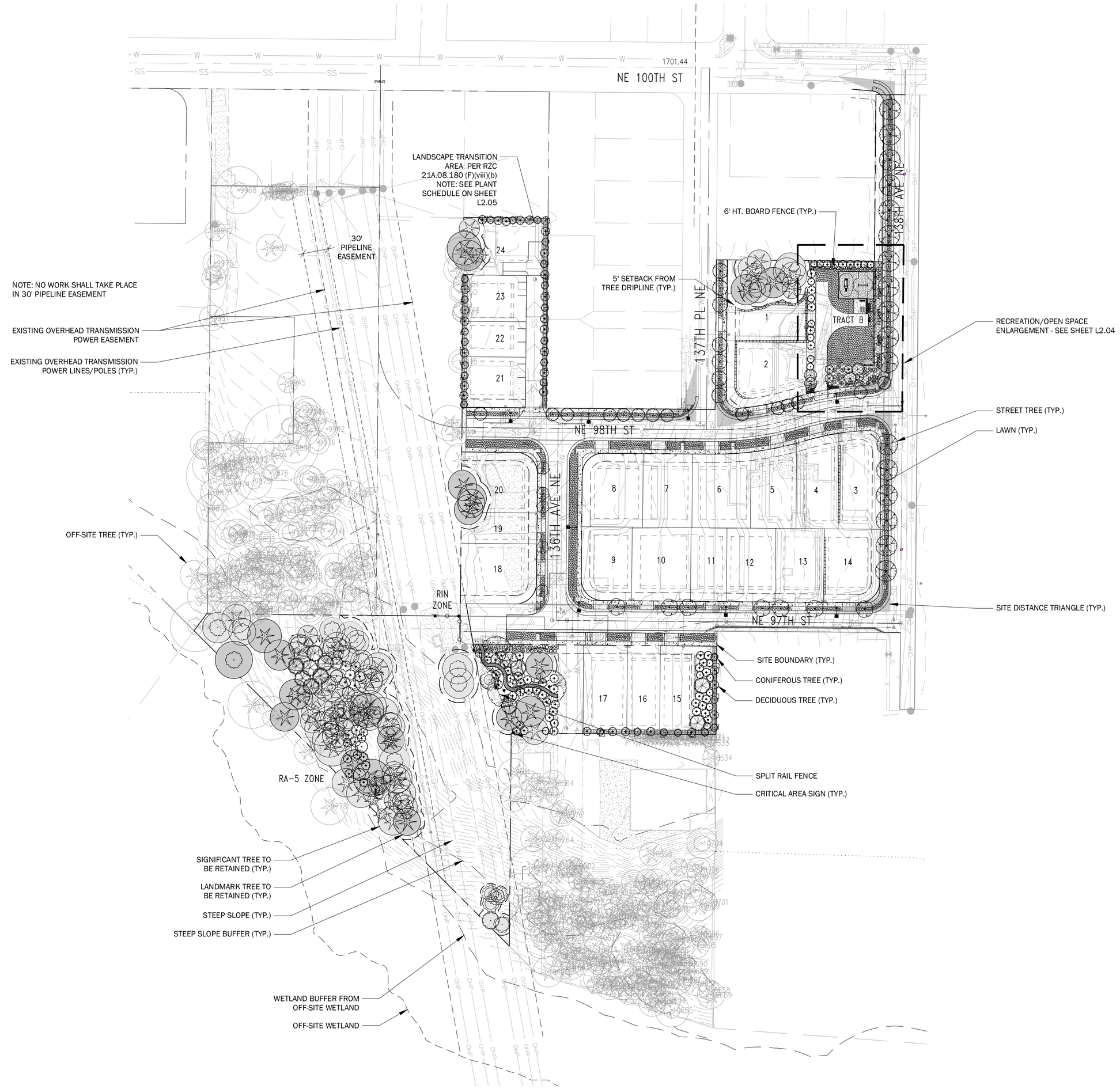


COMPOSITE LANDSCAPE PLAN

SCALE: 1" = 80'

FENCE LEGEND

- RAIL FENCE WITH MESH
- SPLIT RAIL FENCE
- 6' HT. BOARD FENCE
- CRITICAL AREA SIGN

REPLACEMENT TREE CALCULATIONS

REPLACEMENT TREES REQUIRED: (PER TREE PRESERVATION PLAN)	226
TOTAL REPLACEMENT TREES PROPOSED: (SEE PLANT SCHEDULE ON SHEET L2.05)	226

ECOLOGICAL SCORE

TECHNIQUE		POINTS AWARDED
#1	25% OF PLANTS INSTALLED TO BE NORTHWEST ADAPTIVE AND 25% INSTALLED TO BE NATIVE (SEE SCHEDULE ON SHEET L2.05) *TOTAL PROPOSED PLANTS: 1,914* *NATIVE PLANTS: 1,792 (96%)* *NW ADAPTIVE PLANTS: 122 (4%)* *2 ADDITIONAL POINTS ABOVE STANDARD TECHNIQUE POINTS (5)* *REQUESTED FOR A MINIMUM OF 45% NATIVE PLANTS = 7 TOTAL POINTS*	7
#3	MIN. OF 25% OF PROPOSED TREES ARE EVERGREEN (SEE SCHEDULE ON SHEET L2.05) *TOTAL PROPOSED TREES: 226* *PROPOSED EVERGREEN TREES: 70 (31%)* *PROPOSED DECIDUOUS TREES: 156 (69%)*	5
#5	MINIMUM OF 25% OF DECIDUOUS TREES ARE 3-INCH CALIPER OR GREATER AT INSTALLATION. *TOTAL PROPOSED DECIDUOUS TREES: 156* *PROPOSED DECIDUOUS TREES (MIN. 3-INCH CALIPER): 41 (26.3%)*	5
#10	MINIMUM OF 25% OF PROPOSED LANDSCAPING WILL NOT REQUIRE IRRIGATION AFTER THREE YEARS *TOTAL PROPOSED LANDSCAPING: 39,747 SF* *DROUGHT TOLERANT LANDSCAPING: 16,980 SF (43%)*	3
TOTAL POINTS		20

ACTIVATION OF OPEN SPACES

PER RZC 21.08.180 (E)(2)(d):

COMMON OPEN SPACE SHALL BE DESIGNED TO ACHIEVE AT LEAST FIVE OF THE FOLLOWING:

A. PROVIDE VISUAL RELIEF FROM THE MASSING OF DEVELOPMENT; AND IN THE IDYLWOOD NEIGHBORHOOD BY PRESERVING PREDEVELOPMENT VEGETATION OR INSTALLING SITE-APPROPRIATE PERIMETER LANDSCAPING, INCLUDING A VARIETY OF SPECIES, HEIGHTS, AND MATURATION.

B. SERVE THE RECREATIONAL NEEDS OF RESIDENTS OF THE DEVELOPMENT.

C. CREATE CHILDREN'S PLAY AREA(S) THAT IS (ARE) VISIBLE AND ACCESSIBLE FOR USE BY THE RESIDENTS.

D. PROVIDE HABITAT FOR WILDLIFE.

E. CREATE OPEN SPACE THAT INCLUDES TRAILS ACCESSIBLE TO THE RESIDENTS.

F. PROVIDE OPEN SPACE THAT IS CENTRALLY LOCATED AND ADJACENT TO A MAJORITY OF THE RESIDENCES.

G. CREATE LINKAGES WITH OPEN SPACE ON NEIGHBORING PROPERTIES.

H. CREATE A BUFFER BETWEEN THE NEW DEVELOPMENT AND EXISTING NEARBY HOMES.

I. CREATE A PLAY AREA/PARK THAT IS OPEN AND ACCESSIBLE FOR USE BY THE SURROUNDING NEIGHBORHOOD.

TRACT C PROPOSED CRITERIA:
- A. OPEN SPACE IS VISUAL RELIEF FROM NEARBY HOUSES AND DEVELOPMENT
- B. OPEN SPACE PROVIDES FOR PASSIVE AND ACTIVE RECREATIONAL NEEDS
- C. OPEN SPACE PROVIDES CHILDREN'S PLAY AREA
- F. OPEN SPACE IS CENTRALLY LOCATED
- H. OPEN SPACE IS ADJACENT TO EXISTING HOMES AND PROPOSED DEVELOPMENT
- I. OPEN SPACE CAN BE USED BY ADJACENT ROSE HILL DEVELOPMENT AS WELL AS NEIGHBORHOOD RESIDENTS

TRACT B PROPOSED CRITERIA:
- A. OPEN SPACE IS VISUAL RELIEF FROM NEARBY HOUSES AND DEVELOPMENT
- B. OPEN SPACE PROVIDES FOR PASSIVE AND ACTIVE RECREATIONAL NEEDS
- D. OPEN SPACE IS ADJACENT TO FOREST AND ONLY NATIVE SHRUBS AND TREES ARE USED IN OPEN SPACE, WHICH PROVIDE FOOD AND HABITAT FOR ANIMALS
- E. OPEN SPACE INCLUDES A TRAIL FOR RECREATIONAL USE
- H. OPEN SPACE IS ADJACENT TO EXISTING PROPERTY AND PROPOSED DEVELOPMENT
- I. OPEN SPACE CAN BE USED BY ADJACENT ROSE HILL DEVELOPMENT AS WELL AS NEIGHBORHOOD RESIDENTS

SCALE: 1" = 80'

0 40 80 160

NOT FOR CONSTRUCTION

ATTACHMENT 5

NO.	DATE	BY	CHD.	APPR.	REVISION
1	9/28/2018	CNK	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL
2	3/1/2019	CNK	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL
3	5/7/2019	LBS	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL

DRAWN BY CNK | DESIGNED BY LBS
CHECKED BY LBS | APPROVED BY LBS
DATE 5/21/2018
JOB No. :16220

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE: AS NOTED

CORE DESIGN
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

APPLICANT/OWNER'S AGENT
LAIRD HOLDINGS LLC
1916 126TH AVENUE SE
BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

STATE OF WASHINGTON — BARRY BENNETT SOLORIO — NO. 18616 EXP. 04/17/2020 — LICENSED LANDSCAPE ARCHITECT

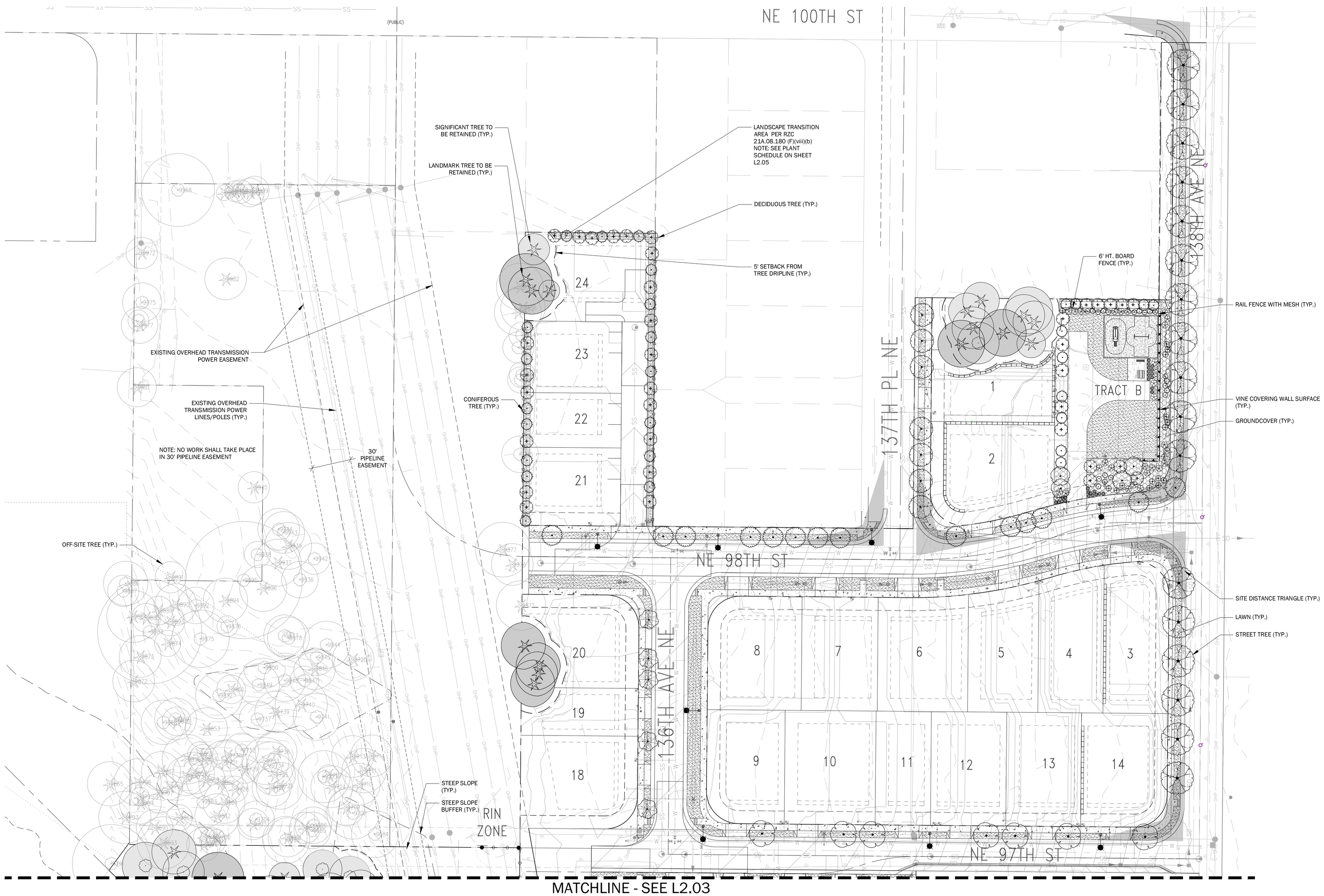
ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

COMPOSITE LANDSCAPE PLAN

SHEET L2.01

May 15, 2019 - 12:34pm LBS J:\2016\16220\Landscape\Preliminary\Sheets\16220 L2.01-2.05.dwg

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



LANDSCAPE PLAN - NORTH

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

ATTACHMENT 5

NO.	DATE	BY	CHD.	APPR.	REVISION
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BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

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

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

LANDSCAPE PLAN

SHEET L2.02

J:\2016\16220\Landscape\Preliminary\Sheets\16220 L2.01-2.05.dwg
May 15, 2019 - 12:35pm LBS

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.

MATCHLINE - SEE L2.02

SCALE: 1" = 40'

0 20 40 80

LANSCAPE PLAN - SOUTH

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

ATTACHMENT 5

NO.	DATE	BY	CHD.	APPR.	REVISION
1	9/28/2018	CNK	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL
2	3/1/2019	CNK	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL
3	5/7/2019	LBS	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL

DRAWN BY CNK | DESIGNED BY LBS
CHECKED BY LBS | APPROVED BY LBS
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BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

STATE OF WASHINGTON — JEFFREY BENNETT SULTZNER — NO. 18616 — EXP. 04/17/2020 — LICENSED LANDSCAPE ARCHITECT

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

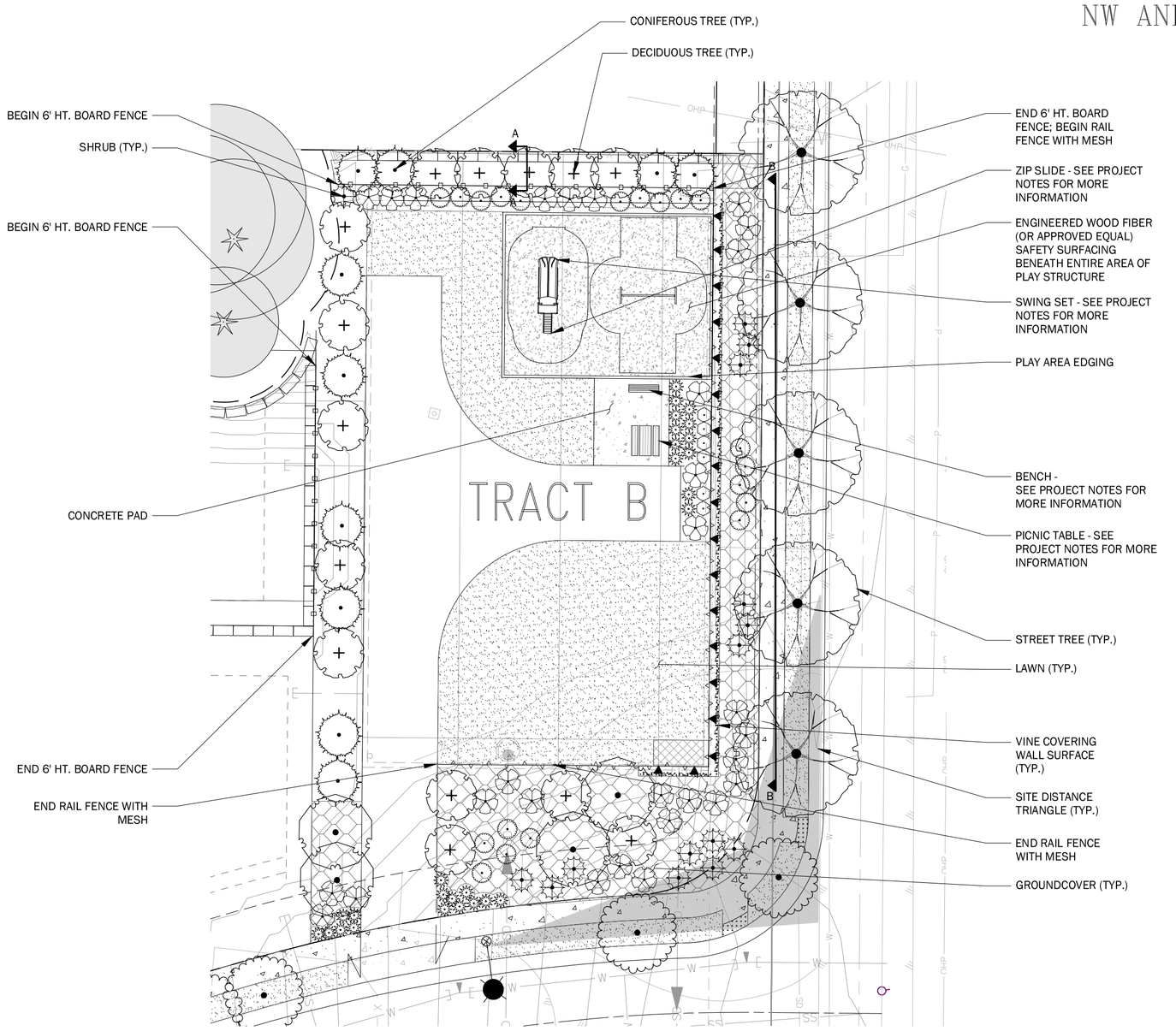
LANDSCAPE PLAN

SHEET L2.03

J:\2016\16220\Landscape\Preliminary\Sheets\16220 L2.01-2.05.dwg

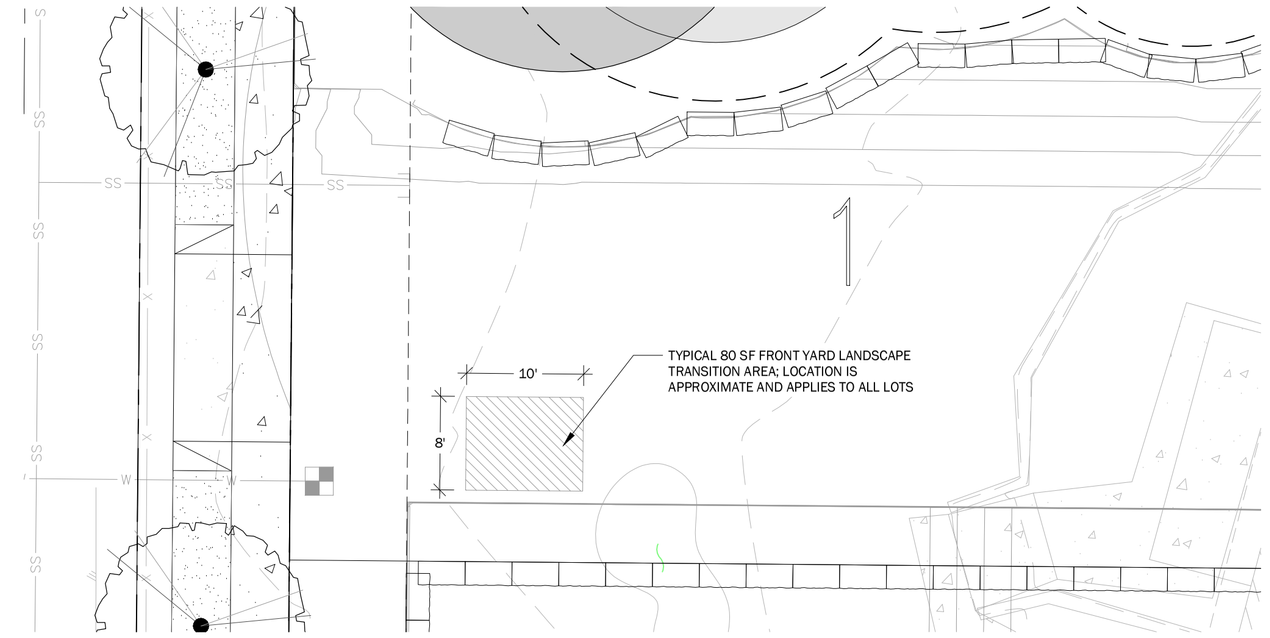
May 15, 2019 - 12:35pm LBS

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



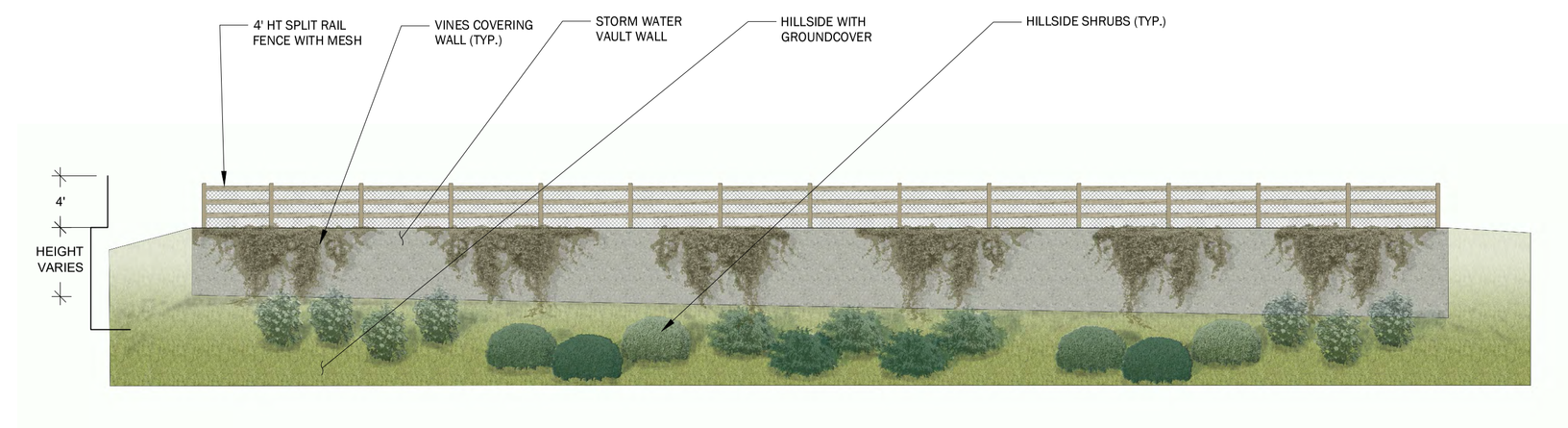
LANDSCAPE ENLARGEMENT - TRACT C (RECREATION/OPEN SPACE)

SCALE: 1" = 20'



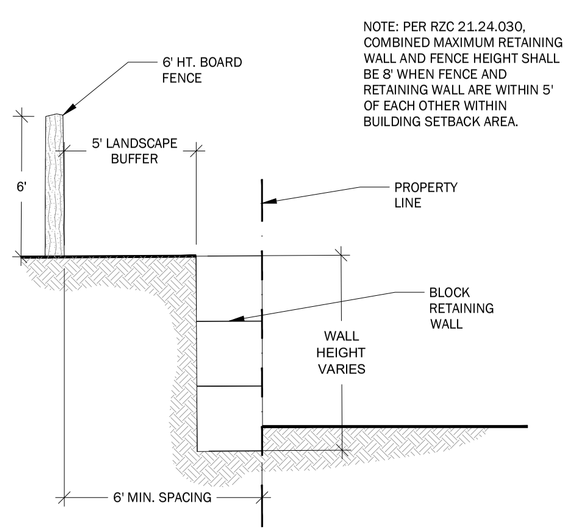
TYPICAL FRONT YARD LANDSCAPE TRANSITION AREA - (PER RZC 21.08.180(D)(2)(D))

SCALE: 1" = 10'



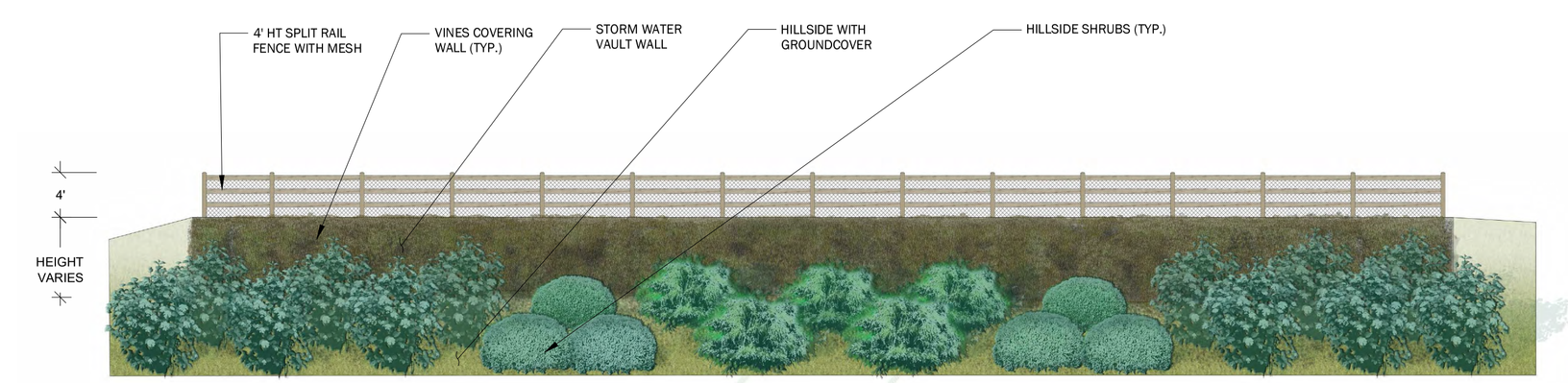
ELEVATION B-B: VAULT WALL SIDE PLANTINGS (AT TIME OF PLANTING)

NOT TO SCALE



SECTION A-A: TYPICAL RETAINING WALL & FENCE APPLICATION

NOT TO SCALE



ELEVATION B-B: VAULT WALL SIDE PLANTINGS (5 YEARS AFTER PLANTING)

NOT TO SCALE

NOT FOR CONSTRUCTION

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

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

LANDSCAPE ENLARGEMENTS

SHEET L2.04

ATTACHMENT 5

J:\2016\16220\Landscape\Preliminary\Sheets\16220 L2.01-2.05.dwg

May 15, 2019 - 12:35pm LBS

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	PLANT TYPE
TREES								
	99	ACER CIRCINATUM REPLACEMENT TREE	VINE MAPLE	8` HT. MIN.	AS SHOWN	5 CANES MIN.	NATIVE	DECIDUOUS
	3	ACER MACROPHYLLUM REPLACEMENT TREE	BIG LEAF MAPLE	3" CAL. MIN.	AS SHOWN	WELL-BRANCHED	NATIVE	DECIDUOUS
	4	BETULA PAPYRIFERA `RENAISSANCE REFLECTION` REPLACEMENT TREE	RENAISSANCE REFLECTION PAPER BIRCH	2.5" CAL. MIN	AS SHOWN	WELL-BRANCHED	NORTHWEST ADAPTIVE	DECIDUOUS
	42	PICEA OMORIKA REPLACEMENT TREE	SERBIAN SPRUCE	8` HT. MIN.	AS SHOWN	WELL-BRANCHED	NATIVE	EVERGREEN
	5	PRUNUS SERRULATA `AMANOGAWA` REPLACEMENT TREE	JAPANESE FLOWERING CHERRY	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY	NORTHWEST ADAPTIVE	EVERGREEN
	7	PRUNUS X OKAME REPLACEMENT TREE	OKAME CHERRY	2.5" CAL. MIN	AS SHOWN	WELL-BRANCHED	NORTHWEST ADAPTIVE	DECIDUOUS
	2	PSEUDOTSUGA MENZIESII REPLACEMENT TREE	DOUGLAS FIR	6` HT. MIN.	AS SHOWN	WELL-BRANCHED	NATIVE	EVERGREEN
	10	RHAMNUS PURSHIANA REPLACEMENT TREE	CASCARA	2.5" CAL. MIN	AS SHOWN	WELL-BRANCHED	NATIVE	DECIDUOUS
	6	TAXUS BREVIFOLIA REPLACEMENT TREE	PACIFIC YEW	6` HT. MIN.	AS SHOWN	WELL-BRANCHED	NATIVE	EVERGREEN
	10	THUJA PLICATA REPLACEMENT TREE	WESTERN RED CEDAR	6` HT. MIN.	AS SHOWN	WELL-BRANCHED	NATIVE	EVERGREEN
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	PLANT TYPE
	17	ACER RUBRUM `BOWHALL` REPLACEMENT TREE	BOWHALL MAPLE	3" CAL. MIN.	AS SHOWN	STREET TREE QUALITY	NORTHWEST ADAPTIVE	DECIDUOUS
	7	PYRUS CALLERYANA `CHANTICLEER` REPLACEMENT TREE	CHANTICLEER PEAR	3" CAL. MIN.	AS SHOWN	STREET TREE QUALITY	NORTHWEST ADAPTIVE	DECIDUOUS
	14	ZELKOVA SERRATA `CITY SPRITE` TM REPLACEMENT TREE	CITY SPRITE ZELKOVA	3" CAL. MIN.	AS SHOWN	STREET TREE QUALITY	NORTHWEST ADAPTIVE	DECIDUOUS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	PLANT TYPE
	6	ABELIA X GRANDIFLORA `LITTLE RICHARD`	LITTLE RICHARD ABELIA	5 GAL./30" HT. MIN.	4` O.C.	FULL & BUSHY	NW ADAPTIVE	EVERGREEN
	17	CEANOTHUS THYRSIFLORUS	BLUE BLOSSOM	3 GAL./24" HT. MIN.	5` O.C.	FULL & BUSHY	NW ADAPTIVE	EVERGREEN
	40	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL./30" HT. MIN.	5` O.C.	3 CANES MIN.	NATIVE	DECIDUOUS
	15	GAULTHERIA SHALLON	SALAL	3 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY	NATIVE	DECIDUOUS
	27	MUHLENBERGIA CAPILLARIS	PINK MUHLY	2 GAL/18" HT. MIN.	3` O.C.	FULL & BUSHY	NW ADAPTIVE	DECIDUOUS
	41	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL./24" HT. MIN.	4` O.C.	FULL & BUSHY	NATIVE	EVERGREEN
VINE/ESPALIER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	PLANT TYPE
	18	LONICERA JAPONICA `MINT CRISP` VINE	VARIEGATED HONEYSUCKLE	3 GAL	8` O.C.	FULL & BUSHY	NW ADAPTIVE	EVERGREEN
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	PLANT TYPE
	233	5` LANDSCAPE TRANSITION AREA		5 GAL./24" HT. MIN.	4` O.C.		NATIVE	
	78 78 77	MAHONIA AQUIFOLIUM CORNUS SERICEA SYMPHORICARPOS ALBUS	OREGON GRAPE RED TWIG DOGWOOD SNOWBERRY					EVERGREEN DECIDUOUS DECIDUOUS
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE	PLANT TYPE
	9,049 SF	LAWN		HYDROSEED				
	1,291	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	18" O.C.		NATIVE	EVERGREEN

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC.. DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.
11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL. TOPSOIL DEPTH SHALL BE A MINIMUM OF 6" IN PLANTING BEDS AND 4" IN SODDED LAWN AREAS. TOPSOIL SHALL BE PACIFIC TOPSOIL THREE-WAY MIX OR SIMILAR AND SHALL HAVE A PH RANGE OF 5.0 TO 6.5. TOPSOIL SHALL BE ROTOTILLED A MINIMUM OF 6" INTO EXISTING SOIL LAYER.
13. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
14. THE LANDSCAPE CONTRACTOR SHALL SET FINISHED GRADES BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
16. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
17. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
18. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
19. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
20. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE CITY OF REDMOND PLANNING.
21. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX.. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
22. DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
23. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
25. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
26. STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
    A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
27. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
28. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
29. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.
30. ALL SOIL IN LANDSCAPED AREAS SHALL BE AMENDED PER 2012 C.O.R. STANDARD DRAWING 632.

PROJECT NOTES

1. ALL LANDSCAPING SHALL BE INSTALLED PER ALL APPLICABLE REDMOND ZONING CODE (RZC) REQUIREMENTS.
2. STREET TREE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT LANDOWNER UPON OCCUPANCY.
3. ALL PLANT MATERIAL WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE VISUAL CLEARANCE BETWEEN 3' AND 8' SO AS TO NOT OBSTRUCT SIGHT LINES. STREET TREES SHALL BE LIMBED UP TO 8' ABOVE FINISH GRADE.
4. IRRIGATION: STREET TREES AND PLANTING AREAS OVER 500 SF SHALL BE IRRIGATED PER RZC 21.32.100. ALL IRRIGATION SHALL BE BIDDER DESIGNED AND SHALL BE COMPLIANT WITH ALL APPLICABLE RZC 21.32.100 REQUIREMENTS.
5. SOIL AMENDMENT: A MINIMUM OF SIX INCHES OF COMPOST SHALL BE PROVIDED IN ALL PLANTING AREAS. COMPOST-AMENDED SOILS SHALL BE ADDED TO LANDSCAPED AREAS TO ACHIEVE THE MINIMUM SOIL DEPTH REQUIRED BY THESE REGULATIONS. LANDSCAPING PLANS SHALL REQUIRE A COPY OF RECEIPT FOR PURCHASE(S) OF COMPOST-AMENDED SOILS. SEE SOIL AMENDMENT DETAIL ON SHEET L2.31 FOR MORE INFORMATION.
6. ZIPSLIDE: MODEL 18396 BY GAMETIME (OR APPROVED EQUAL). TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. A SIX FOOT (6') FALL ZONE SHALL BE PROVIDED AROUND ENTIRE PLAY STRUCTURE WITH ENGINEERED WOOD FIBER PLAY SURFACING.
7. SWING SET: MODEL 18826 BY GAMETIME (OR APPROVED EQUAL). TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. A SIX FOOT (6') FALL ZONE SHALL BE PROVIDED AROUND ENTIRE PLAY STRUCTURE WITH ENGINEERED WOOD FIBER PLAY SURFACING.
8. PICNIC TABLE: MODEL BVPT-6 BY WISHBONE SITE FURNISHINGS. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. BENCH: MODEL BV-6 BY WISHBONE SITE FURNISHINGS. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

NOT FOR CONSTRUCTION

ATTACHMENT 5

NO.	DATE	BY	CHD.	APPR.	REVISION
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3	5/7/2019	LBS	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL

DRAWN BY CNK — DESIGNED BY LBS
CHECKED BY LBS — APPROVED BY LBS
DATE 5/21/2018
JOB No.: 16220

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE: AS NOTED

CORE DESIGN
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Bellevue, Washington 98007
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BELLEVUE, WA 98005
PHONE: (206) 605-2371
CONTACT: KELLY M. FOSTER
EMAIL: kelly@lairdholdingsllc.com

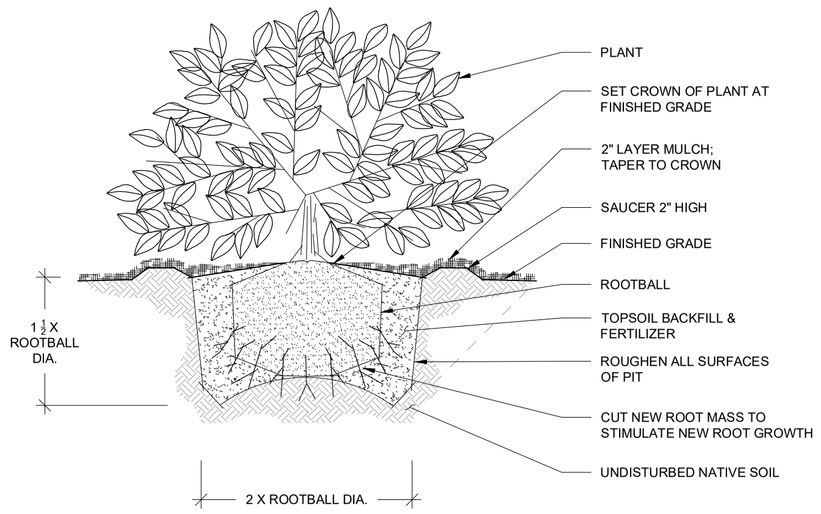
STATE OF WASHINGTON — LINDSEY BENNETT SOLORIO — NO. 1351 EXP. 04/17/2020 — LICENSED LANDSCAPE ARCHITECT

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

LANDSCAPE SCHEDULE & NOTES

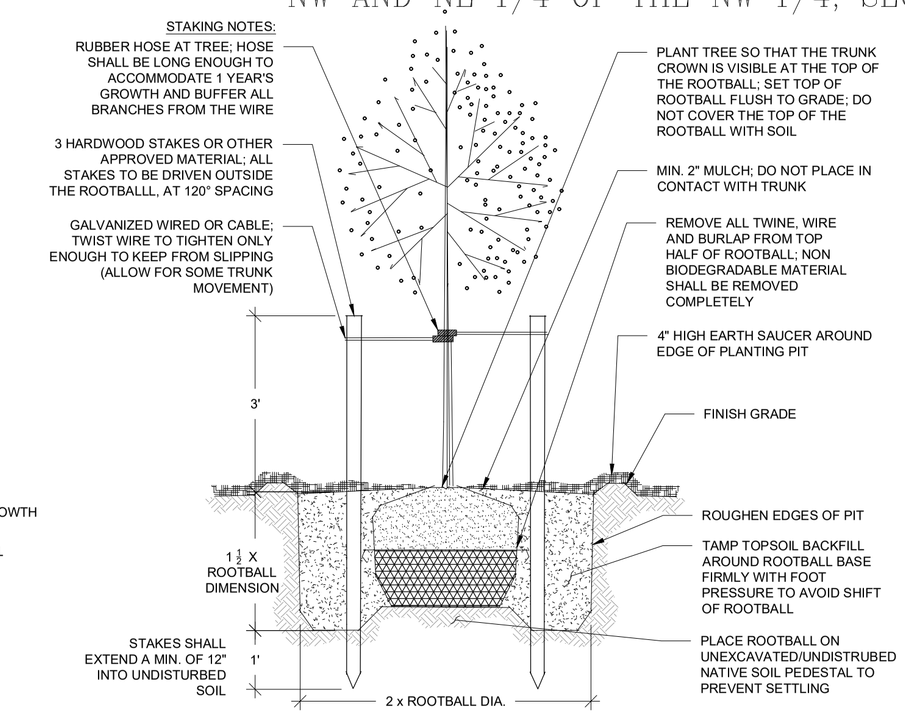
SHEET L2.05

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



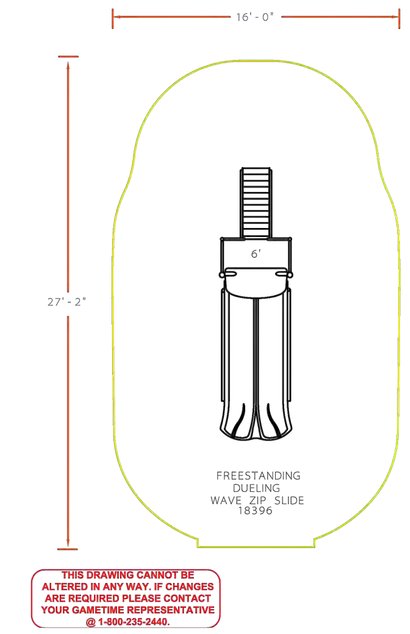
DETAIL: PLANTING SHRUB

NOT TO SCALE



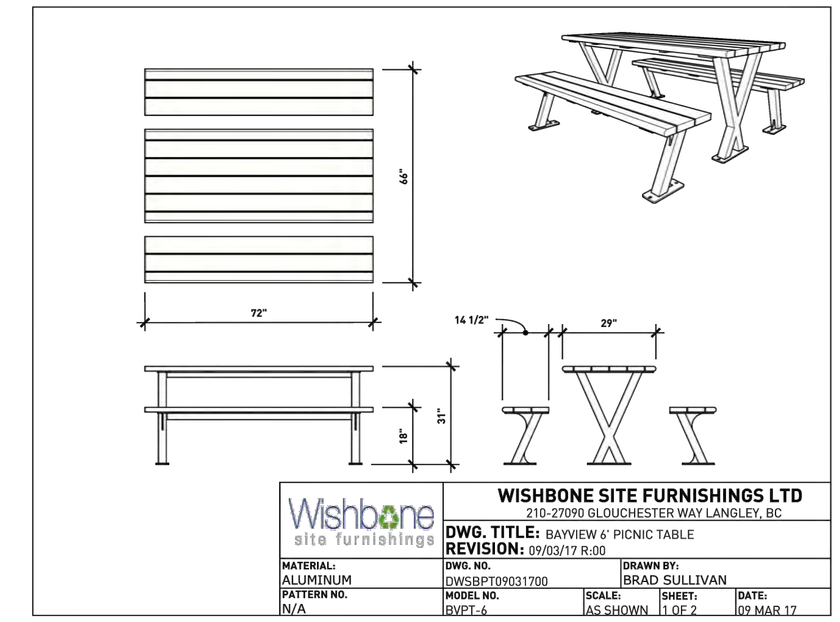
DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



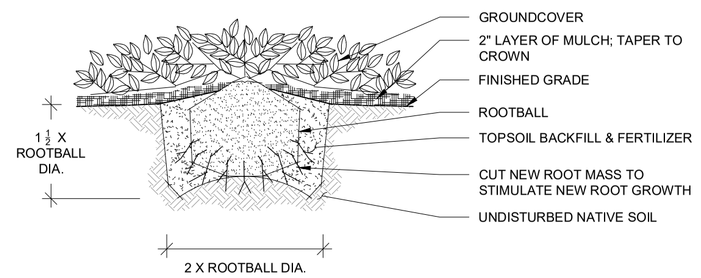
DETAIL: ZIP SLIDE

NOT TO SCALE



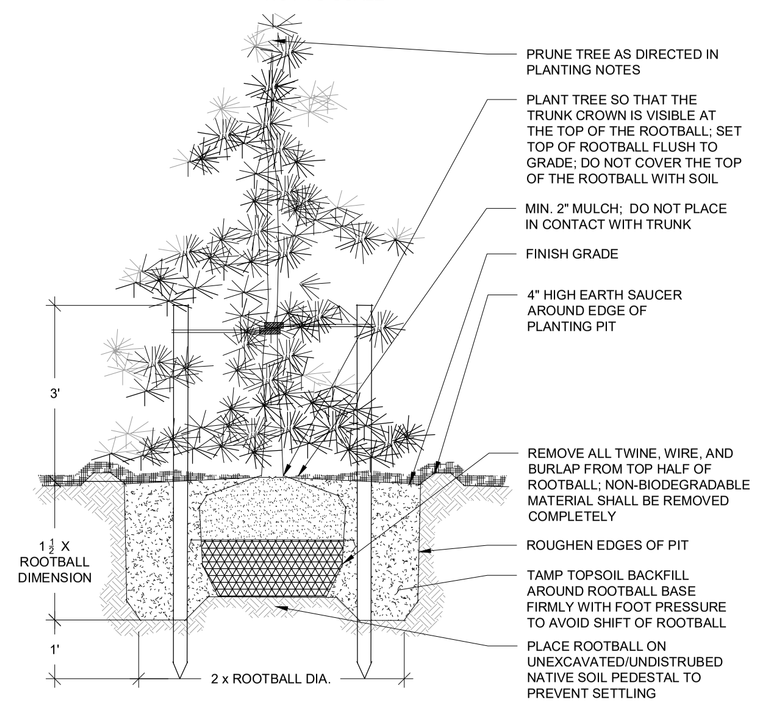
DETAIL: PICNIC TABLE

NOT TO SCALE



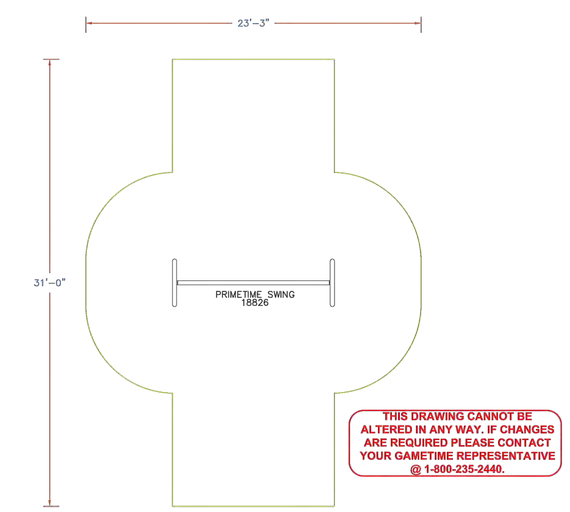
DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE



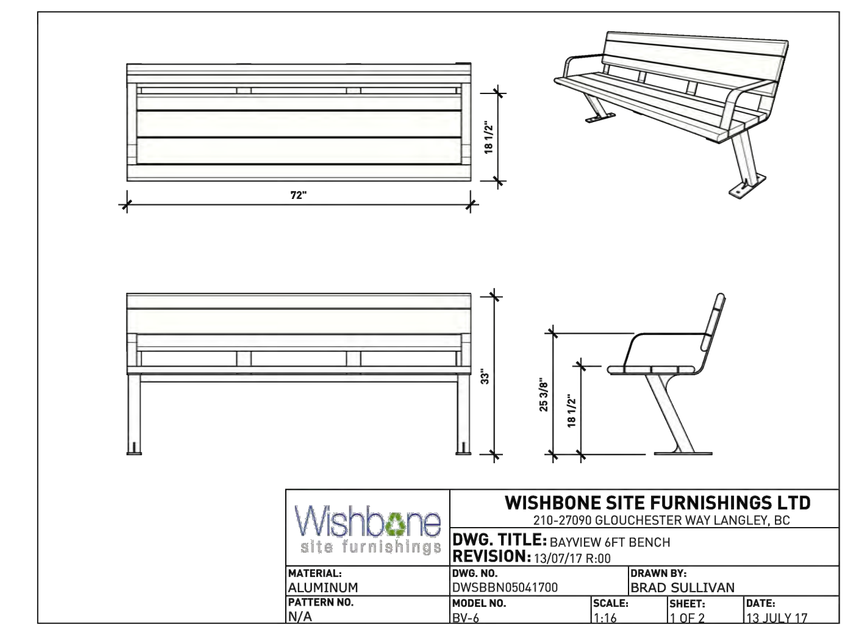
DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



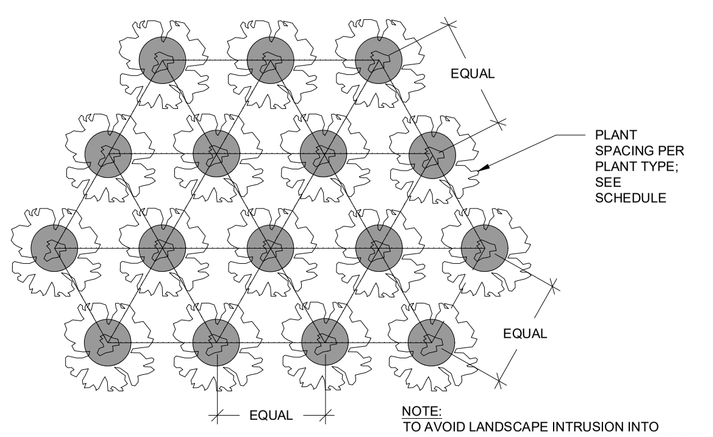
DETAIL: SWING SET

NOT TO SCALE



DETAIL: BENCH

NOT TO SCALE

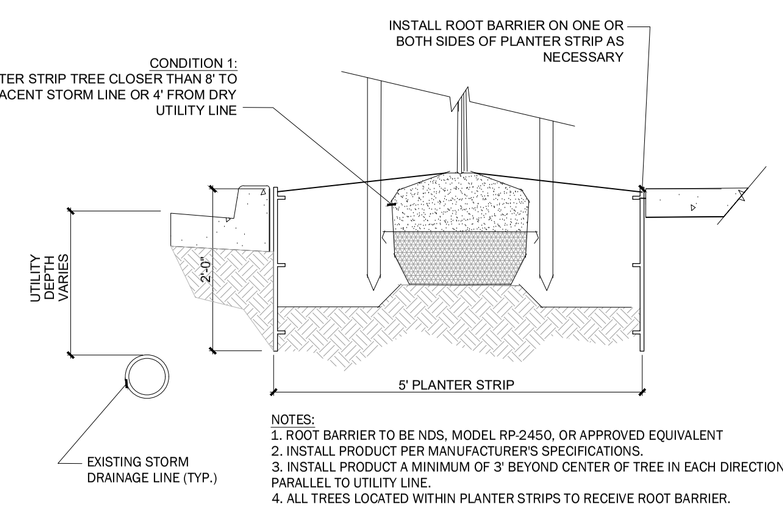


NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANTING GROUNDCOVER SPACING

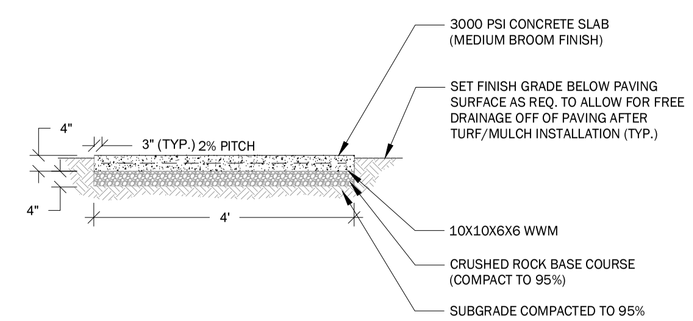
NOT TO SCALE



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

DETAIL: ROOT BARRIER

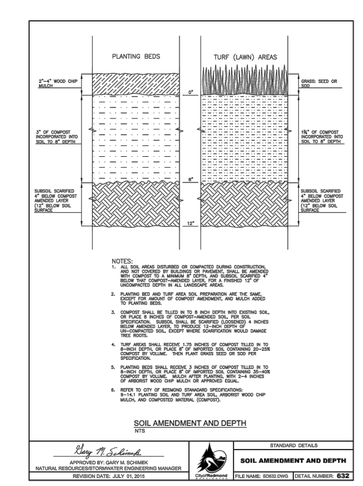
NOT TO SCALE



CONCRETE PAVING NOTES:
- INSTALL 1/4"x2" "DUMMY" JOINTS W/ PRE-MOLDED JOINT MATERIAL @12' O.C.
- TOOL TO PROVIDE ¼" "V" GROOVES @ 4' O.C. BETWEEN DUMMY JOINTS.

DETAIL: CONCRETE WALK PAVEMENT

NOT TO SCALE



DETAIL: SOIL AMENDMENT

SOURCE: CITY OF REDMOND NOT TO SCALE

NOT FOR CONSTRUCTION

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3	5/7/2019	LBS	LBS	LBS	PRELIMINARY PLAT RESUBMITTAL

DRAWN BY CNK | DESIGNED BY LBS | CHECKED BY LBS | APPROVED BY LBS | DATE 5/21/2018 | JOB No. :16220

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SCALE: AS NOTED

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CONTACT: KELLY M. FOSTER
EMAIL: kelly@airdholdingsllc.com

STATE OF WASHINGTON — JEFFREY BENNETT SULLIVAN — LICENSED LANDSCAPE ARCHITECT — NO. 181 — EXP. 04/17/2020

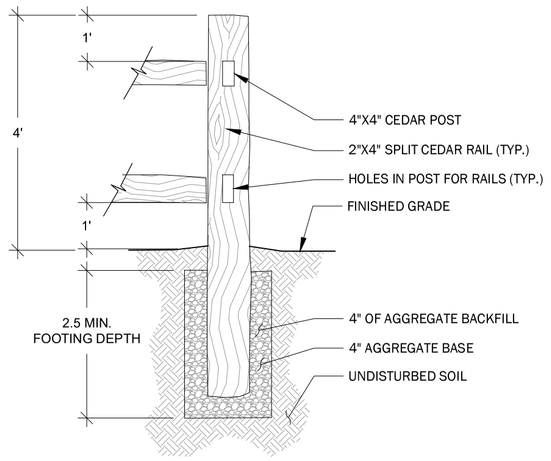
ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

PRELIMINARY LANDSCAPE DETAILS

SHEET L2.31

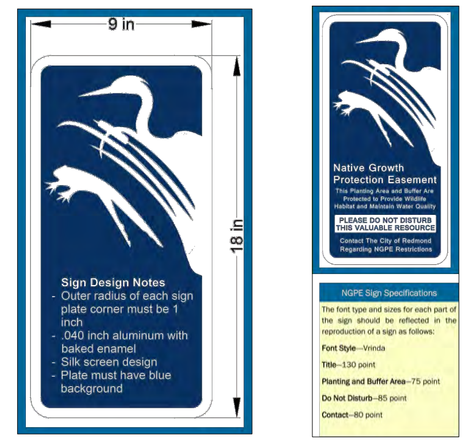
ATTACHMENT 5

May 15, 2019 - 12:36pm LBS J:\2016\16220\Landscape\Preliminary\Sheets\16220 L2.31.dwg



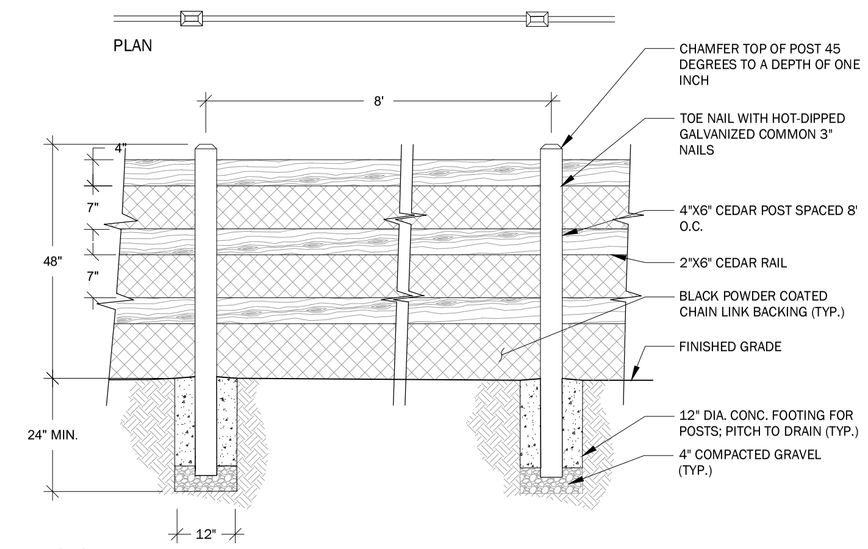
DETAIL: SPLIT RAIL FENCE

NOT TO SCALE



DETAIL: CRITICAL AREA SIGN

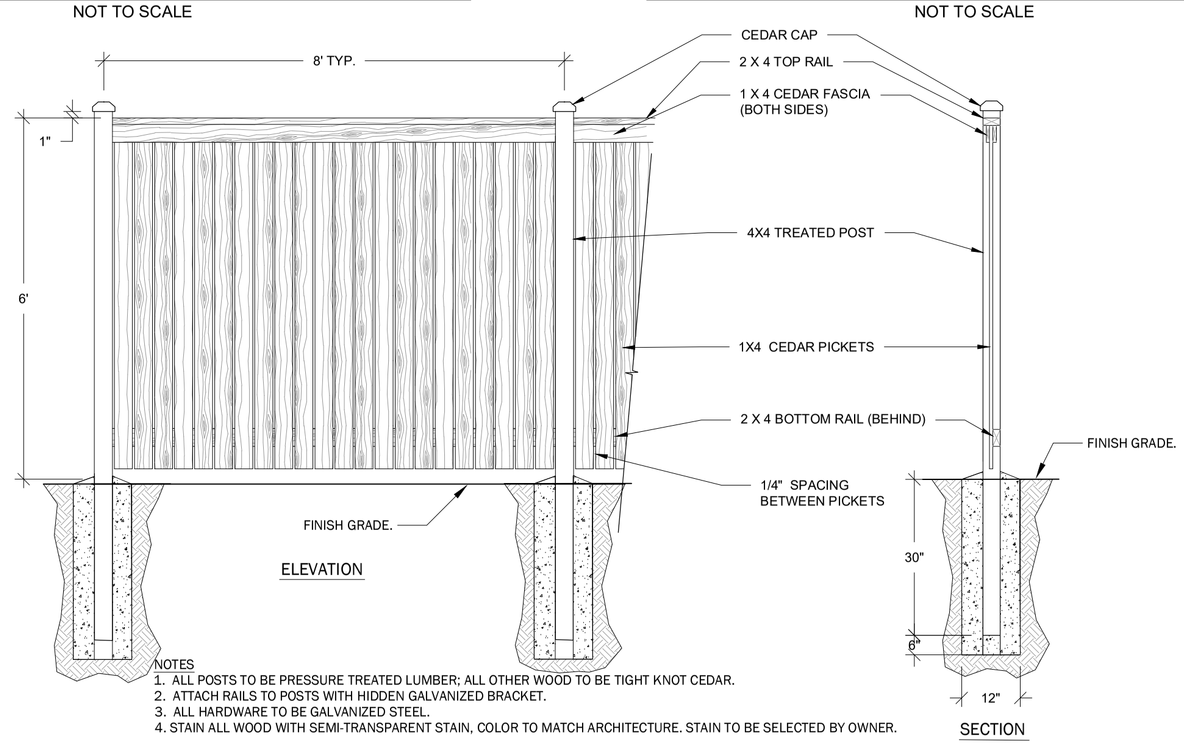
NOT TO SCALE



NOTES:
1. STAIN ALL WOOD WITH SEMI-TRANSPARENT STAIN, COLOR TO MATCH ARCHITECTURE. STAIN TO BE SELECTED BY OWNER.

DETAIL: RAIL FENCE WITH MESH

NOT TO SCALE



NOTES
1. ALL POSTS TO BE PRESSURE TREATED LUMBER; ALL OTHER WOOD TO BE TIGHT KNOT CEDAR.
2. ATTACH RAILS TO POSTS WITH HIDDEN GALVANIZED BRACKET.
3. ALL HARDWARE TO BE GALVANIZED STEEL.
4. STAIN ALL WOOD WITH SEMI-TRANSPARENT STAIN, COLOR TO MATCH ARCHITECTURE. STAIN TO BE SELECTED BY OWNER.

DETAIL: 6' HT BOARD FENCE

NOT TO SCALE

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STATE OF WASHINGTON
JOSEPH BENNETT SCHLOMER
NO. 1851 EXP. 04/17/2020
LICENSED LANDSCAPE ARCHITECT

ROSE HILL WEST SUBDIVISION
CITY OF REDMOND
KING COUNTY, WASHINGTON

PRELIMINARY LANDSCAPE DETAILS

SHEET L2.32

ATTACHMENT 5

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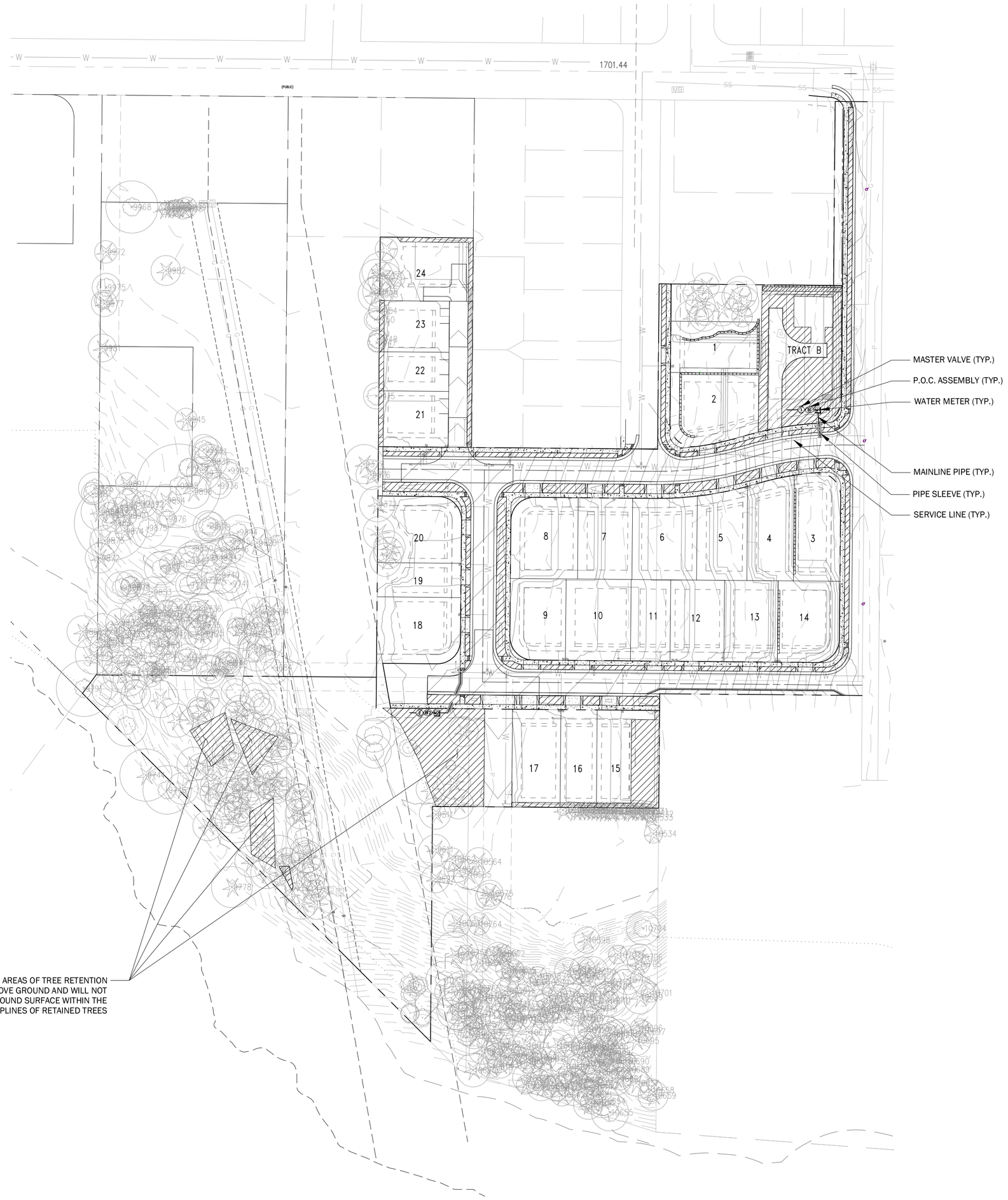
May 15, 2019 - 12:36pm LBS

NW AND NE 1/4 OF THE NW 1/4, SEC. 03 TWP. 25 N, RGE. 5E., W.M.



PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 80'

NOTES

1. IRRIGATION DESIGN IS SCHEMATIC:
   - ALL IRRIGATION WORK TO BE PERFORMED WITHIN PLANTING BEDS EXCEPT FOR SLEEVING.
   - SLEEVING RUNS SHOWN IN APPROXIMATE LOCATIONS, CONTRACTOR TO PLACE SLEEVES IN ALL PAVED CROSSINGS IN ACCORDANCE WITH SITE CONDITIONS AT TIME OF INSTALLATION.
   - MAINLINE DISPLAYED FOR GRAPHICAL CLARITY. ACTUAL LOCATION TO BE DECIDED IN THE FIELD.
   - MAINLINE AND LATERALS MAY SHARE TRENCHING WHERE POSSIBLE (SEE DETAIL ON L3.31)
2. THE FOLLOWING WATERING SCHEDULE SHALL BE ADDED TO THE FINAL LANDSCAPE PLANS TO BE SUBMITTED AND APPROVED WITH THE FINAL ENGINEERING PLANS.
   - FOLLOWING PLANTING, STREET TREES SHALL BE WATERED IMMEDIATELY AND THOROUGHLY, TWICE WEEKLY DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE FIRST YEAR'S DRY SEASON (THROUGH SEPTEMBER 30TH) AND A MINIMUM OF ONCE PER MONTH DURING THE SECOND YEAR'S SUMMER SEASON (JULY 1 THROUGH SEPTEMBER 30TH OF THE SECOND YEAR.)"

LEGEND

IRRIGATED LANDSCAPE AREA

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
1	HUNTER ICV-A-BSP-DC 3" 3" PLASTIC ELECTRIC MASTER VALVE, ANGLE CONFIGURATION, WITH BSP THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH DC LATCHING SOLENOID FACTORY INSTALLED OPTION.
2	HUNTER ICV-A-BSP-DC 3" 3" PLASTIC ELECTRIC MASTER VALVE, ANGLE CONFIGURATION, WITH BSP THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH DC LATCHING SOLENOID FACTORY INSTALLED OPTION.
BF	ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY
BF2	ZURN 950XL 1" DOUBLE CHECK VALVE ASSEMBLY
M1	WATER METER 1"
M2	WATER METER 1"
— — — —	IRRIGATION MAINLINE: CPVC SCHEDULE 40
==========	PIPE SLEEVE: PVC CLASS 200 SDR 21

SCALE: 1" = 80'

0 40 80 160

NOT FOR CONSTRUCTION

ATTACHMENT 5

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KING COUNTY, WASHINGTON

PRELIMINARY IRRIGATION PLAN

SHEET L3.01

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May 15, 2019 - 12:36pm LBS