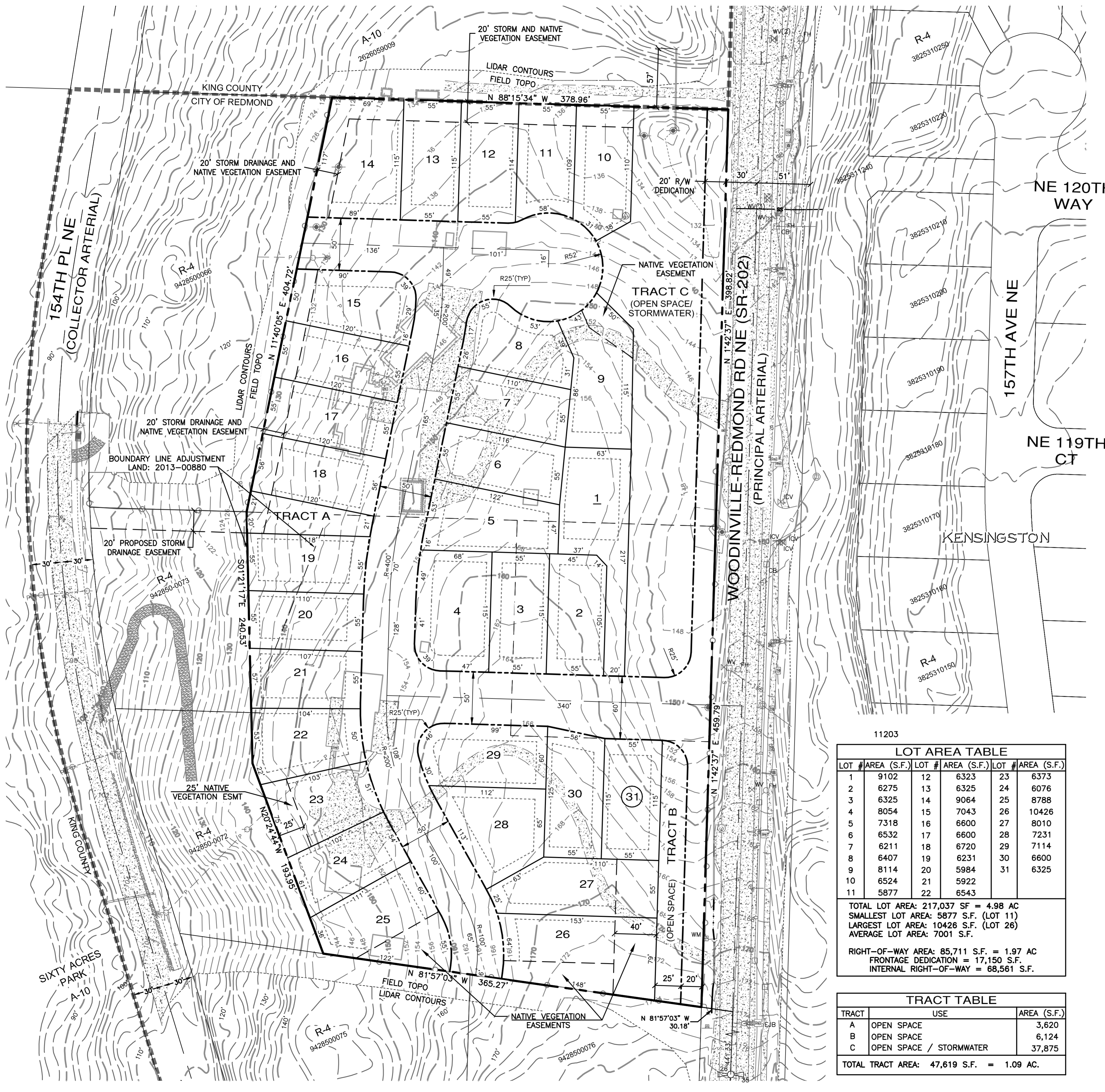


BETROZOFF JONES PRELIMINARY PLAT

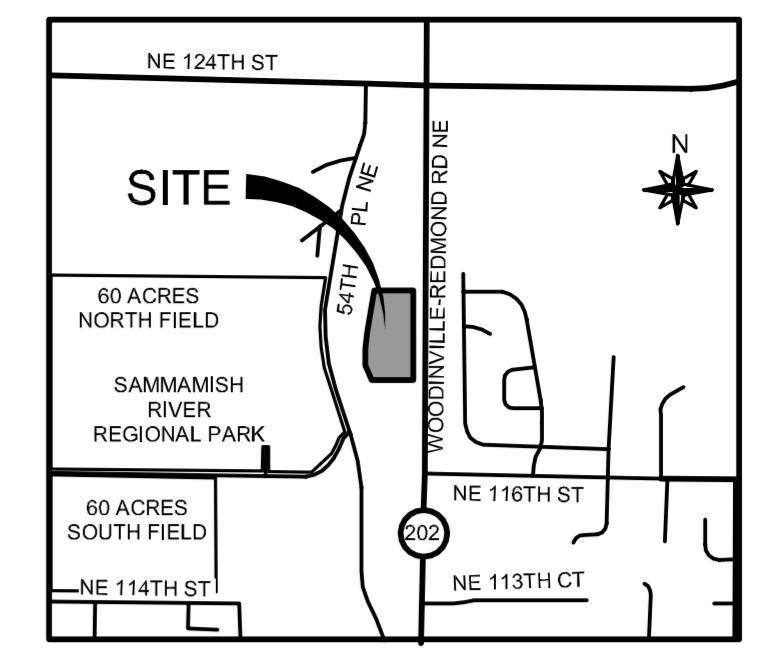
CITY OF REDMOND, KING COUNTY WASHINGTON



n



SCALE: 1" = 50'



SITE DATA

SITE ADDRESS: 11845 AND 11818 WOODINVILLE-REDMOND RD NE REDMOND, WA 98052
PARCEL NUMBERS: 942850-0065, 942850-0071 & 942850-0070
SITE AREA GROSS: 350,366 S.F. = 8.04 AC.
SITE AREA NET: 217,029 S.F. = 4.98 AC.
ZONING: R-4 (RESIDENTIAL - 4 D.U./AC.)
NEIGHBORHOOD: NORTH REDMOND, WEDGE AREA
EXISTING USE: TWO SINGLE-FAMILY RESIDENCES
PROPOSED USE: 31-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

OWNERS

942850-0072 AND 942850-0073
BETROZOFF FAMILY TRUST
 645 MONTEREY AVE S
 COUPLVILLE, WA 98239
 942850-0065
ADAM JONES
 17415 41ST AVE NE #D
 ARLINGTON, WA 98223
 (360) 403-7779

DEVELOPMENT STANDARDS (R-4)

DENSITY: BASE: 8.04 AC. x 4 DU/AC = 32 DWELLINGS
 MINIMUM: 32 DU x 80% = 26 DWELLINGS
 PROPOSED: 31 DWELLINGS
MIN. AVERAGE LOT SIZE: 7,000 SF
MINIMUM LOT WIDTH: 40' DIAMETER CIRCLE
BUILDING SETBACKS: FRONT AND SIDE STREET: 15'
 SIDE INTERIOR: 5'/10' (15' TOTAL)
 REAR: 10'
 GARAGE: 18'
 ARTERIAL (WOOD-RED ROAD): 35'
BUILDING HEIGHT: 30' (LIMITED BY RZC 21.08.180(E)(2)(a))
OPEN SPACE: REQUIRED: 20% OF LOT AREA
IMPERVIOUS COVERAGE: MAXIMUM: 50% OF LOT AREA
 (RZC 21.08.130(E)(2)(e)(i))
PARKING: REQUIRED: 2.0 PER DU (62 SPACES)

APPLICANT

BETROZOFF JONES, L.L.C.
 2100 124TH AVENUE NE, SUITE 100
 BELLEVUE, WA 98005
 (425) 822-1444
 CONTACT: TODD SHERMAN

PLANNER/ENGINEER

ESM CONSULTING ENGINEERS, L.L.C.
 33400 8TH AVENUE S, SUITE 205
 FEDERAL WAY, WA 98003
 (425) 838-6113
 CONTACT: ERIC LaBRIE, A.I.C.P.

SURVEYOR

MEAD GILMAN AND ASSOCIATES
 P.O. BOX 289
 WOODINVILLE, WA 9872
 (425) 486-1252
 CONTACT: SHANE BARNES

WETLAND BIOLOGIST

MARK RIGOS, P.E.
 CERTIFIED WETLAND BIOLOGIST
 440 SE DARST STREET
 ISSAQUAH, WA 98027
 (425) 652-6013

GEOTECH ENGINEER

ROBINSON NOBLE, INC.
 17625 130TH AVENUE NE, #102
 WOODINVILLE, WA 98027
 (425) 488-0599
 CONTACT: RICK POWELL, P.E.

ARBORIST

WASHINGTON FORESTRY CONSULTANTS, INC.
 1919 YELM HIGHWAY, S.E.
 OLYMPIA, WA 98501
 (360) 943-1723
 CONTACT: GALEN WRIGHT, ACF, ASCA

UTILITY PROVIDERS

SEWER: CITY OF REDMOND
WATER: CITY OF REDMOND
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

LEGAL DESCRIPTION

JONES (942850-0065)
 PARCEL B, KING COUNTY SHORT PLAT NUMBER 474082, AS RECORDED
 UNDER RECORDING NUMBER 7408270357.
 BETROZOFF (942850-0070 and 942850-0071)
 LOTS 3 AND 4 OF KING COUNTY SHORT PLAT NUMBER 1181034, AS
 RECORDED UNDER RECORDING NUMBER 8301060563.

BENCHMARKS

ORIGINAL BM: CITY OF REDMOND BENCHMARK NO. 9189, FOUND 3" DIAMETER BRASS DISC IN CONC MON IN CASE ON THE SOUTH SIDE OF THE ASPHALT DRIVEWAY TO HOUSE #11650 OFF OF 154TH PL. NE. ELEV.=121.51
TBM - A: SET X IN ROADSIDE TOP BONNET BOLT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF WOODINVILLE REDMOND ROAD APPROXIMATELY 105' SOUTH OF THE NORTHWEST BOUNDARY CORNER. ELEV.=141.97

DATUM

NAVD 88

SHEET NO. DESCRIPTION

PP-01	COVER SHEET & SITE PLAN
PP-02	EXISTING CONDITIONS
PP-03	TRANSPORTATION/FIRE PLAN
PP-04	PRELIMINARY UTILITY PLAN
PP-05	PRELIMINARY GRADING PLAN
PP-06	PRELIMINARY LANDSCAPE PLAN
PP-07	LANDSCAPE NOTES AND DETAILS
PP-08	PRELIMINARY TREE PRESERVATION & REPLACEMENT PLAN
PP-09	PRELIMINARY TREE PRESERVATION & REPLACEMENT PLAN

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	9102	12	6323	23	6373
2	6275	13	6325	24	6076
3	6325	14	9064	25	8788
4	8054	15	7043	26	10426
5	7318	16	6600	27	8010
6	6532	17	6600	28	7231
7	6211	18	6720	29	7114
8	6407	19	6231	30	6600
9	8114	20	5984	31	6325
10	6524	21	5922		
11	5877	22	6543		

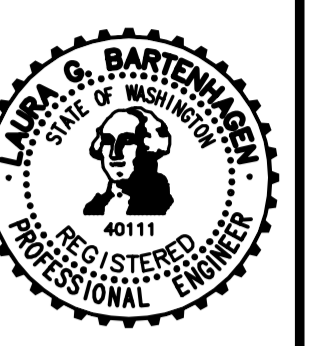
TOTAL LOT AREA: 217,037 SF = 4.98 AC
 SMALLEST LOT AREA: 5877 S.F. (LOT 11)
 LARGEST LOT AREA: 10426 S.F. (LOT 26)
 AVERAGE LOT AREA: 7001 S.F.

RIGHT-OF-WAY AREA: 85,711 S.F. = 1.97 AC
 FRONTAGE DEDICATION = 17,150 S.F.
 INTERNAL RIGHT-OF-WAY = 68,561 S.F.

TRACT	USE	AREA (S.F.)
A	OPEN SPACE	3,620
B	OPEN SPACE	6,124
C	OPEN SPACE / STORMWATER	37,875

TOTAL TRACT AREA: 47,619 S.F. = 1.09 AC.

NO.	DESCRIPTION/DATE	BY
1	REVISED PER PREP MEETING 6/13/13	EGL
2	REVISED PER PREP MEETING 7/25/13	EGL
3	REVISED PER PREP MEETING 8/22/13	EGL
4	REVISED PER PREP MEETING 9/05/13	EGL
5	REVISED PER CITY MEETING 10/30/13	EGL



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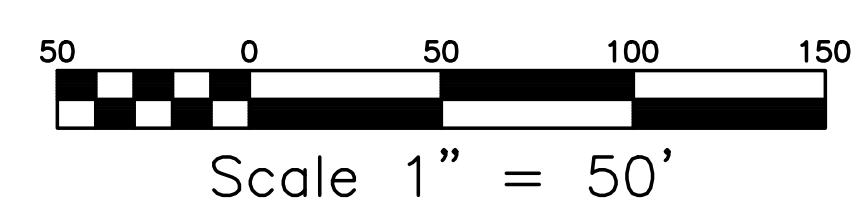
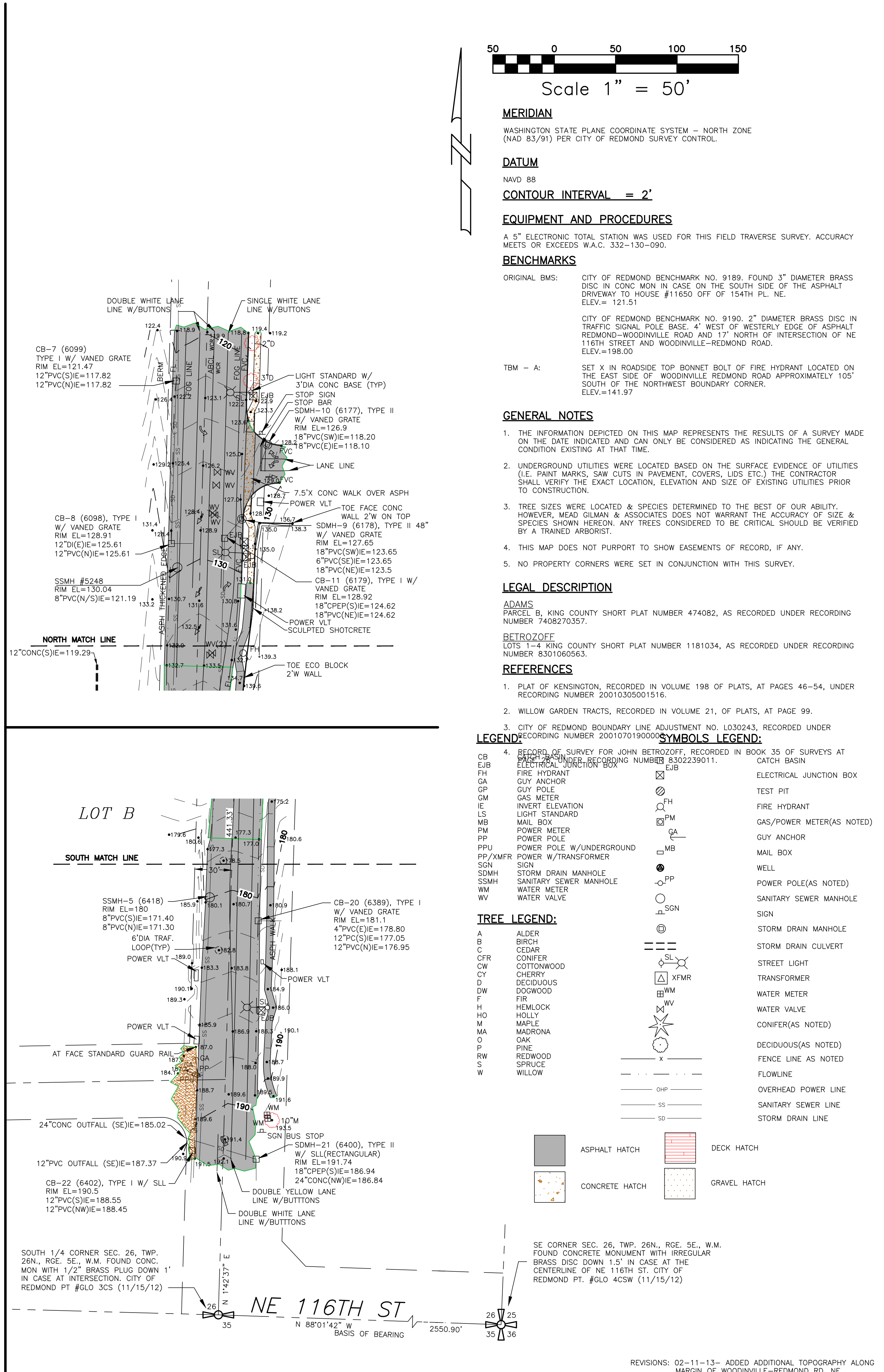
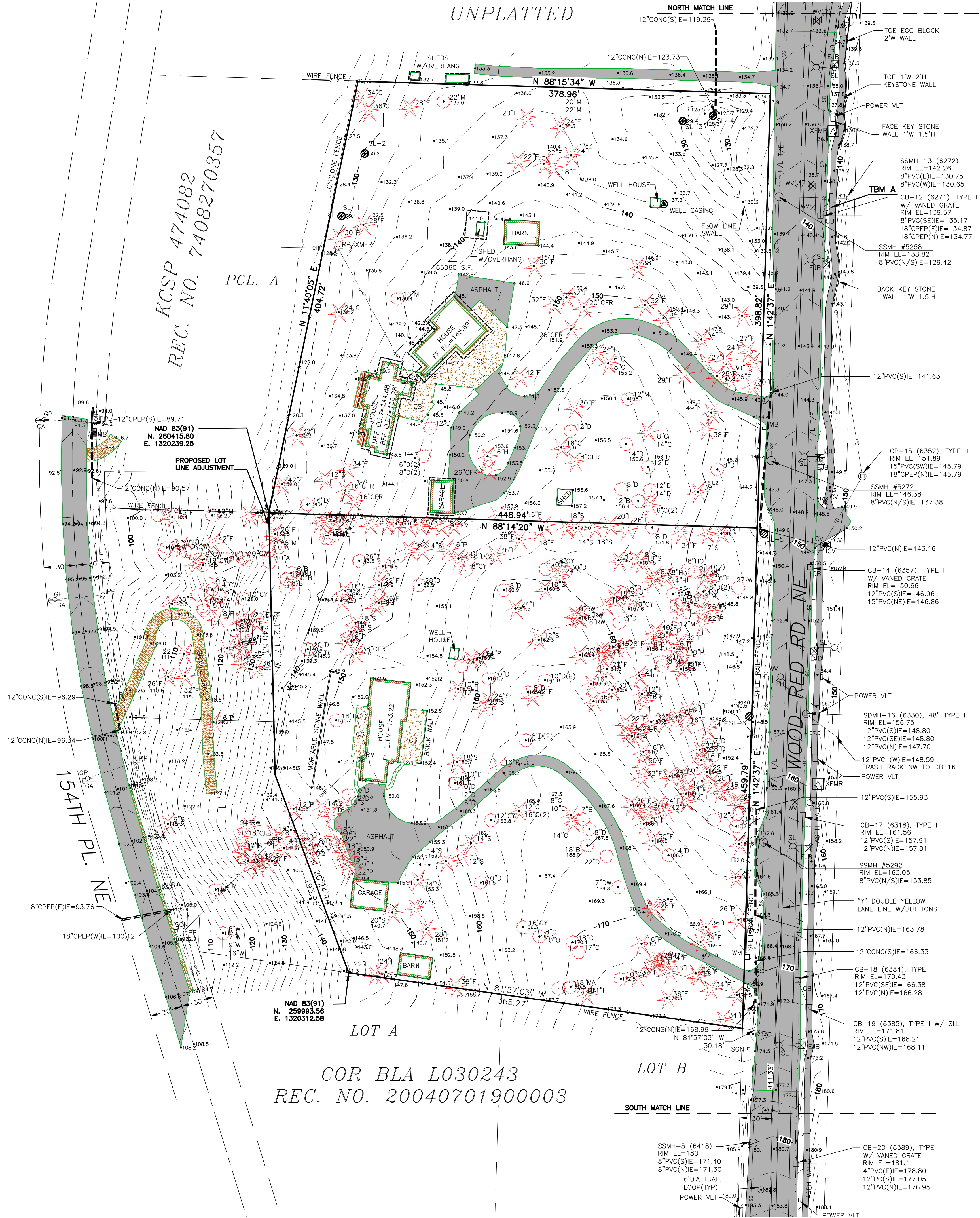
BETROZOFF JONES, L.L.C.
BETROZOFF JONES
 COVER SHEET & SITE PLAN
 CITY OF REDMOND

JOB NO.: 1426-002-012
 DWG. NAME: PP-01
 DESIGNED BY: LGB
 DRAWN BY: DCL
 CHECKED BY:
 DATE: 09/11/2013
 DATE OF PRINT:
PP-01
 1 of 9 SHEETS

File: \\server\eng\ESM-0085\1426\002\012\PP-01.dwg
 Plotter: 11/2/2013 1:59 PM
 Plotted By: Eric Lohme

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

UNPLATTED



MERIDIAN
WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
(NAD 83/91) PER CITY OF REDMOND SURVEY CONTROL.

DATUM
NAVD 88
CONTOUR INTERVAL = 2'

EQUIPMENT AND PROCEDURES
A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS
ORIGINAL BMS: CITY OF REDMOND BENCHMARK NO. 9189. FOUND 3" DIAMETER BRASS DISC IN CONC MON IN CASE ON THE SOUTH SIDE OF THE ASPHALT DRIVEWAY TO HOUSE #11650 OFF OF 154TH PL. NE. ELEV.=121.51
CITY OF REDMOND BENCHMARK NO. 9190. 2" DIAMETER BRASS DISC IN TRAFFIC SIGNAL POLE BASE 4' WEST OF WESTERLY EDGE OF ASPHALT REDMOND-WOODVILLE ROAD AND 17' NORTH OF INTERSECTION OF NE 116TH STREET AND WOODVILLE-REDMOND ROAD. ELEV.=198.00

TBM - A: SET X IN ROADSIDE TOP BONNET BOLT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF WOODVILLE REDMOND ROAD APPROXIMATELY 105' SOUTH OF THE NORTHWEST BOUNDARY CORNER. ELEV.=141.97

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.

LEGAL DESCRIPTION
ADAMS
PARCEL B, KING COUNTY SHORT PLAT NUMBER 474082, AS RECORDED UNDER RECORDING NUMBER 7408270357.
RETZOZOFF
LOTS 1-4 KING COUNTY SHORT PLAT NUMBER 1181034, AS RECORDED UNDER RECORDING NUMBER 8301060563.

REFERENCES

1. PLAT OF KENSINGTON, RECORDED IN VOLUME 198 OF PLATS, AT PAGES 46-54, UNDER RECORDING NUMBER 20010305001516.
2. WILLOW GARDEN TRACTS, RECORDED IN VOLUME 21, OF PLATS, AT PAGE 99.
3. CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. L030243, RECORDED UNDER RECORDING NUMBER 2001070190000.
4. RECORD OF SURVEY FOR JOHN RETZOZOFF, RECORDED IN BOOK 35 OF SURVEYS AT CATCH BASIN UNDER RECORDING NUMBER 8302239011.

LEGEND: SYMBOLS LEGEND:

CB	EUB	EH	GA	GM	IE	LS	MB	PM	PP	PPU	PP/XMFR	SGN	SDMH	SSMH	WW
ELECTRICAL JUNCTION BOX	FIRE HYDRANT	GUY ANCHOR	GAS METER	INVERT ELEVATION	MAIL BOX	POWER METER	POWER POLE	POWER POLE W/UNDERGROUND	POWER W/TRANSFORMER	SIGN	STORM DRAIN MANHOLE	SANITARY SEWER MANHOLE	WATER METER	WATER VALVE	
EJXB	FH	GA	GM	IE	LS	MB	PM	PP	PPU	PP/XMFR	SGN	SDMH	SSMH	WW	
ELECTRICAL JUNCTION BOX	TEST PIT	FIRE HYDRANT	GAS/POWER METER (AS NOTED)	GUY ANCHOR	MAIL BOX	POWER METER	POWER POLE (AS NOTED)	SANITARY SEWER MANHOLE	SIGN	STORM DRAIN MANHOLE	STORM DRAIN CURVE	STREET LIGHT	TRANSFORMER	WATER METER	WATER VALVE

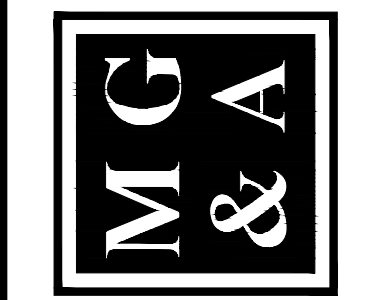
TREE LEGEND:

A	B	C	CFR	CW	CY	D	DW	F	H	HO	MA	MA	O	P	R	S	W
ALDER	BIRCH	CEDAR	CONIFER	COTTONWOOD	CHERRY	DECIDUOUS	DOGWOOD	FIR	HEMLOCK	HOLLY	MAPLE	MADRONA	OAK	PINE	REDWOOD	SPRUCE	WILLOW

ASPHALT HATCH
CONCRETE HATCH
DECK HATCH
GRAVEL HATCH

SE CORNER SEC. 26, TWP. 26N., RGE. 5E., W.M. FOUND CONCRETE MONUMENT WITH IRREGULAR BRASS DISC DOWN 1.5' IN CASE AT THE CENTERLINE OF NE 116TH ST. CITY OF REDMOND PT. #GLO 4CSW (11/15/12)

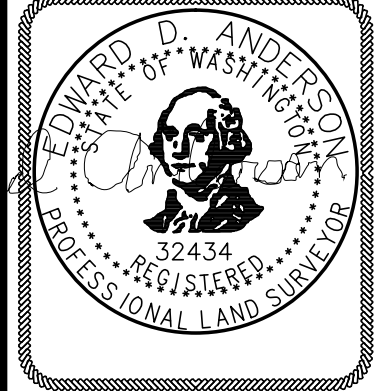
Mead Gilman & Assoc.
Professional Land Surveyors
P.O. BOX 289, WOODVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108



SHERMAN BUILDING CO.
2100 124TH AVE NE, SUITE 100 BELLEVUE, WA. 98005

BETZOZOFF/JONES PARCELS
BOUNDARY & TOPOGRAPHIC SURVEY

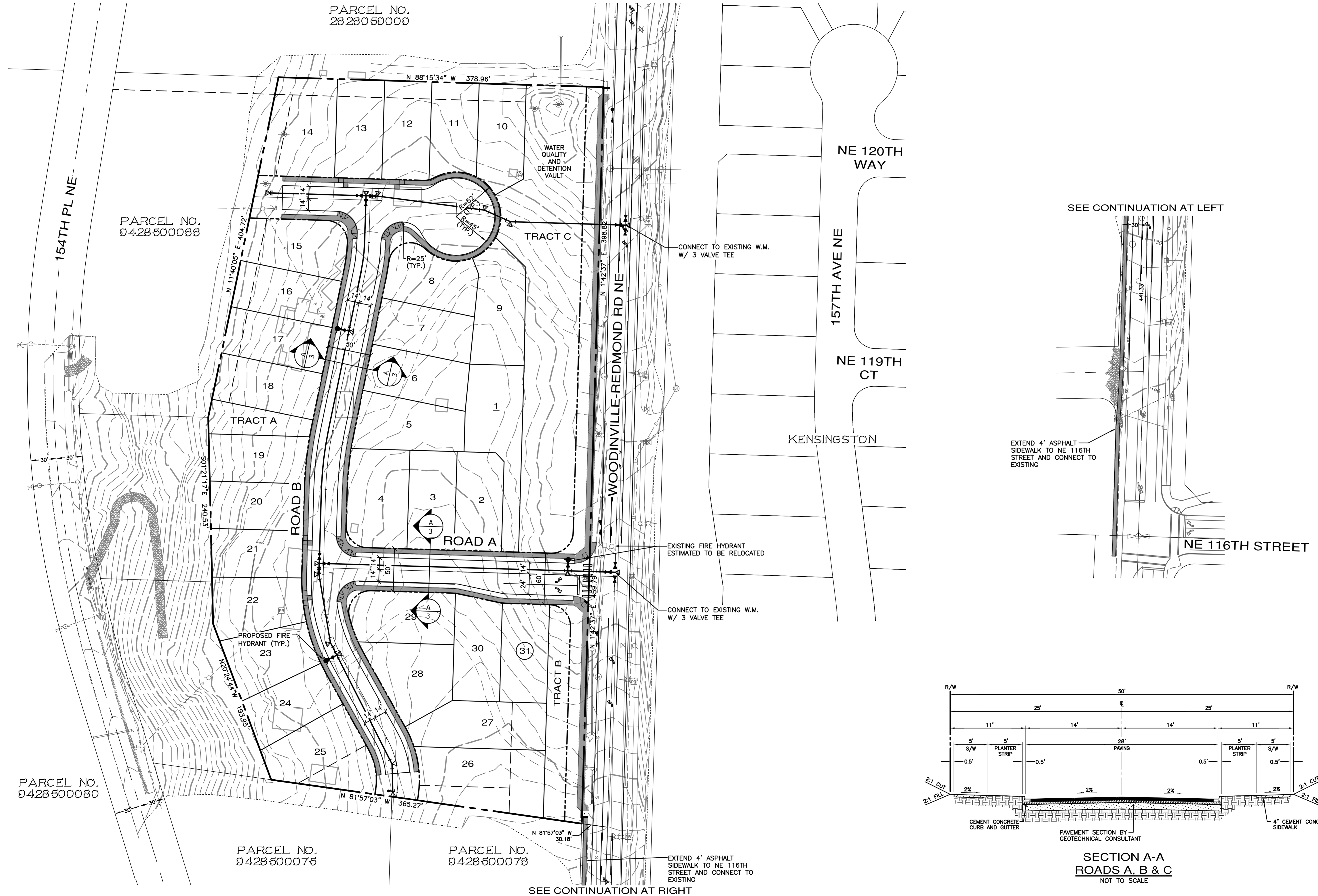
5-21-2013
DRAWN BY: CSB/LSD
REV. BY:
DATE: 11, DEC. '12
SCALE: 1" = 50'
DRAWING NO. 12113
SHEET 2 OF 8
ATTACHMENT 12



REVISIONS: 02-11-13-- ADDED ADDITIONAL TOPOGRAPHY ALONG MARGIN OF WOODVILLE-REDMOND RD. NE

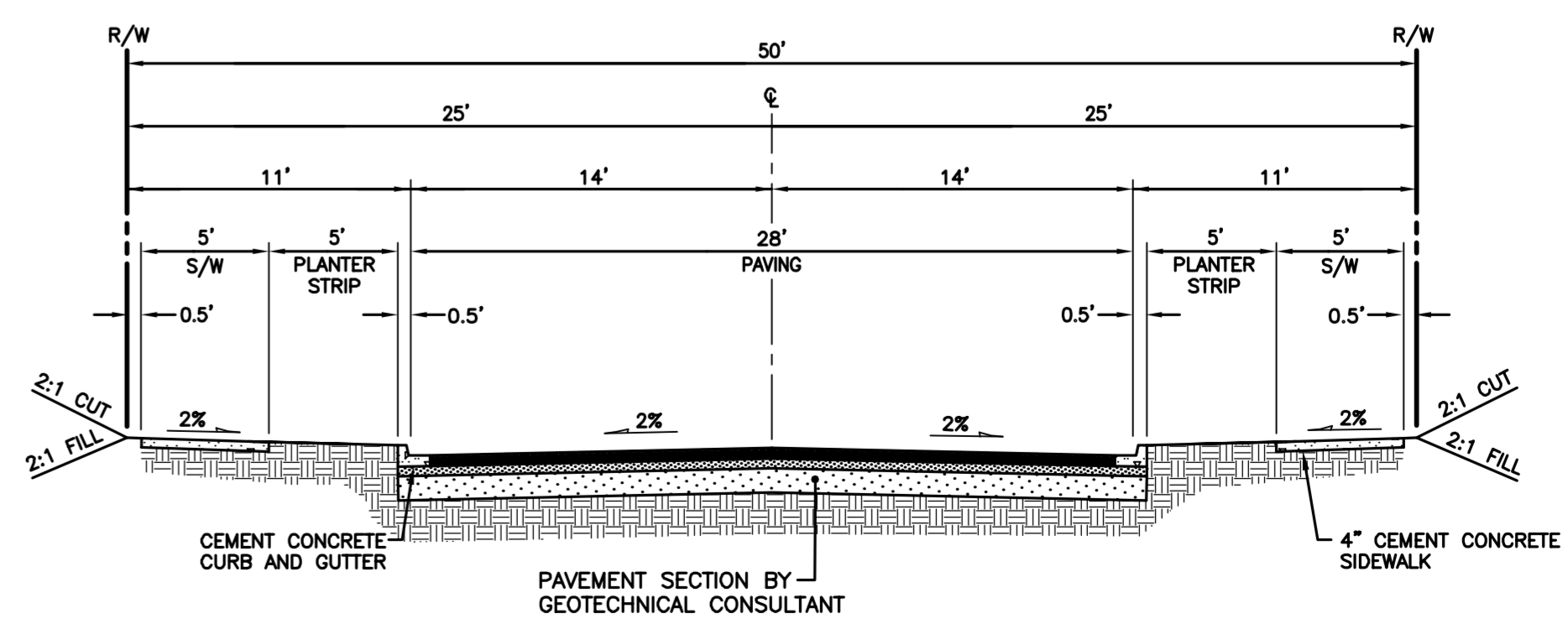
BETROZOFF JONES PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



SEE CONTINUATION AT LEFT

EXTEND 4" ASPHALT SIDEWALK TO NE 116TH STREET AND CONNECT TO EXISTING



REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	REVISED PER PREP MEETING 6/13/13	EGL
2	REVISED PER PREP MEETING 7/25/13	EGL



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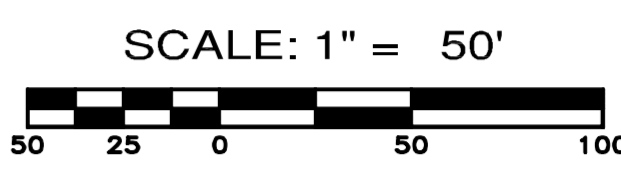
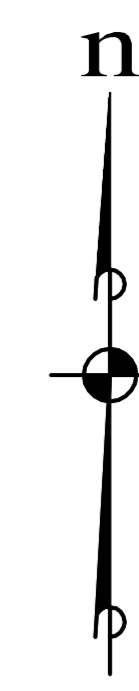
BETROZOFF JONES, L.L.C.
BETROZOFF JONES
TRANSPORTATION/FIRE PLAN
CITY OF REDMOND
WASHINGTON

JOB NO.: 1426-002-012
DWG. NAME: PP-03
DESIGNED BY: LGB
DRAWN BY: DCL
CHECKED BY:
DATE: 08/08/2013
DATE OF PRINT:
PP-03
3 OF 9 SHEETS

File: \\server\eng\ESM-0885\1426\002\012\PP-03\Plat\Fire\PP-03.dwg
Plotted By: LGB, Lorraine
Plotted On: 8/14/2013 12:02:24

BETROZOFF JONES PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON

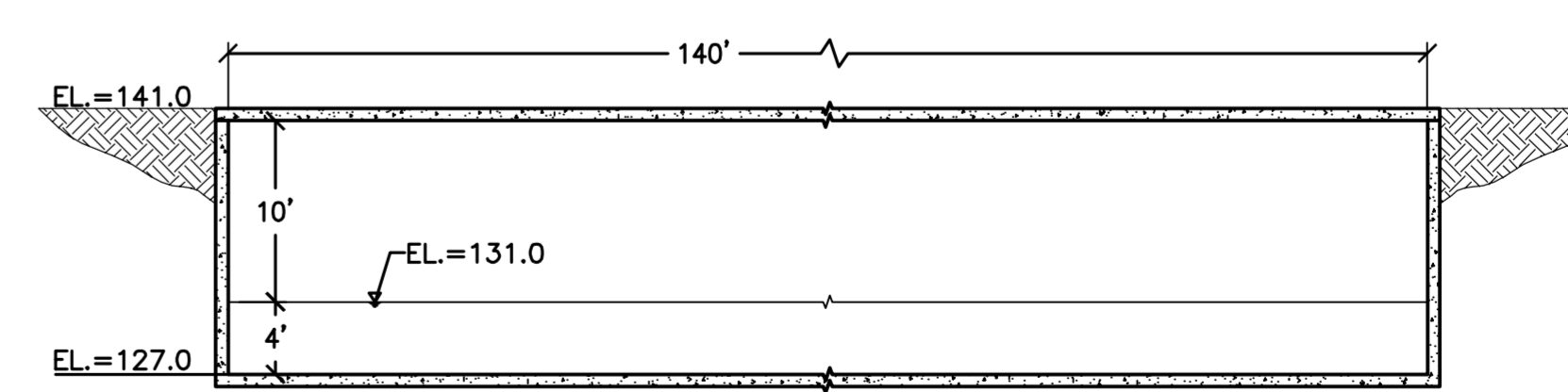


LEGEND

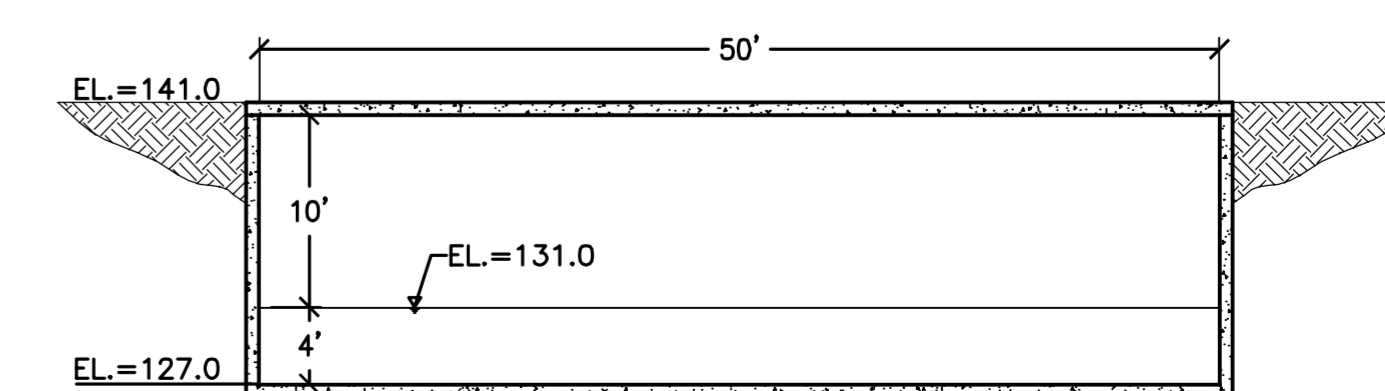
- EXISTING STORM DRAINAGE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED 12" STORM DRAINAGE
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER MAIN
- FIRE HYDRANT

STORMWATER PARAMETERS

LEVEL 1 FLOW CONTROL
 BASIC WATER QUALITY
 DETENTION VOLUME REQUIRED: 59,851 CU FT
 DETENTION VOLUME PROVIDED: 60,000 CU FT
 WATER QUALITY VOLUME REQUIRED: 21,253 CU FT
 WATER QUALITY VOLUME PROVIDED: 28,000 CU FT
 DETENTION PORTION OF VAULT: 50'x140'x10' DEPTH
 WATER QUALITY PORTION OF VAULT: 50'x140'x4.0' DEPTH

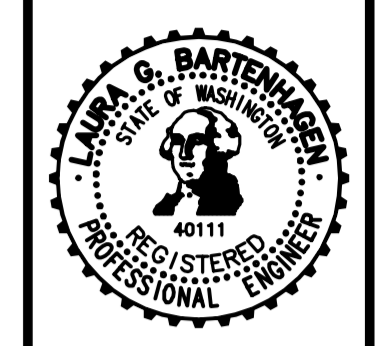


VAULT SECTION A-A
SCALE: 1"=10'



VAULT SECTION B-B
SCALE: 1"=10'

NO.	DESCRIPTION/DATE	BY
1	REVISED PER PREP MEETING 6/13/13	EGL
2	REVISED PER PREP MEETING 7/25/13	EGL
3	REVISED PER PREP MEETING 8/22/13	EGL
4	REVISED PER PREP MEETING 9/05/13	EGL
5	REVISED PER CITY MEETING 10/30/13	EGL
6	REVISED PER CITY MEETING 11/05/13	EGL



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BETROZOFF JONES
 PRELIMINARY UTILITY PLAN

CITY OF REDMOND

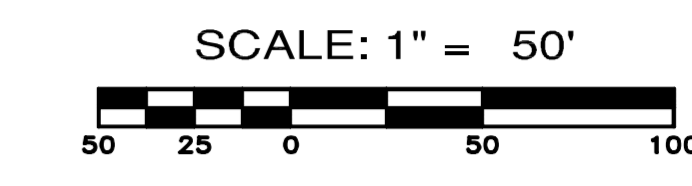
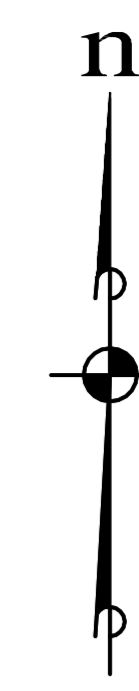
JOB NO.: 1426-002-012
 DWG. NAME: PP-04
 DESIGNED BY: LGB
 DRAWN BY: DCL
 CHECKED BY:
 DATE: 09/11/2013
 DATE OF PRINT:

PP-04
 4 OF 9 SHEETS

File: \\server\eng\ESM-0885\1426\002\012\PP-04\Utility\PP-04.dwg
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 Plotter: HP DesignJet 500

BETROZOFF JONES PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



LEGEND

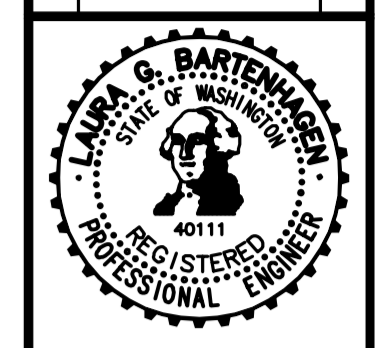
- 402 — EXISTING CONTOUR
- 400 — PROPOSED CONTOUR
- PAD LIMITS
- ▬▬▬▬▬ ROCK WALL (8' MAX)

EARTHWORK QUANTITIES ARE FOR PERMIT PURPOSES ONLY.

QUANTITIES ARE "NEAT LINE" ONLY. THE QUANTITIES DO NOT ACCOUNT FOR ANY SHRINK OR SWELL FACTORS AND THE WATER QUALITY AND DETENTION VAULT. IT IS THE CONTRACTORS RESPONSIBILITY TO CALCULATE THE EARTHWORK VOLUMES FOR BID PURPOSES.

APPROXIMATE EARTHWORK QUANTITIES	
STRIPPING	= 8,600 cu yds.
CUT	= 22,900 cu yds.
FILL	= 21,200 cu yds.
TOTAL	= 1,700 net cu yds. CUT

REVISIONS			
NO.	DESCRIPTION/DATE	BY	
1	REVISED PER PREP MEETING 6/13/13	EGL	
2	REVISED PER PREP MEETING 7/25/13	EGL	
3	REVISED PER PREP MEETING 8/22/13	EGL	
4	REVISED PER PREP MEETING 9/05/13	EGL	



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 33400 8th Ave S, Suite 205
 Federal Way, WA 98003

Laura S. Bartelme
 REGISTERED PROFESSIONAL ENGINEER
 License No. 40111

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BETROZOFF JONES, L.L.C.

BETROZOFF JONES
 PRELIMINARY GRADING PLAN

CITY OF REDMOND

WASHINGTON

JOB NO.:	1426-002-012
DWG. NAME:	PP-05
DESIGNED BY:	LOB
DRAWN BY:	DCL
CHECKED BY:	
DATE:	09/11/2013
DATE OF PRINT:	

File: \\ESM-JONES\1426\002\012\PP-05.dwg
 Plotted: 9/11/2013 10:31 AM
 Plotter: G3, Size: Legal

BETROZOFF JONES PRELIMINARY PLAT

PLANT LEGEND (N^o NEAR THE PLANT SYMBOL DENOTES A NATIVE SPECIES)

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	<i>Tilia cordata</i> 'Chancellor' / CHANCELLOR LITTLELEAF LINDEN	19	2 1/2" CAL.	B4B
	<i>Acer rubrum</i> 'October Glory' / OCTOBER GLORY RED MAPLE	18	2 1/2" CAL.	B4B
	<i>Acer circinatum</i> / VINE MAPLE	48	3 8TEM MIN., 6' MIN. HT.	B4B
	<i>Rhamnus purshiana</i> / CASCARA	32	2 1/2" CAL., 6' MIN. HT.	B4B
	<i>Chamaecyparis nootkatensis</i> 'Green Arrow' / GREEN ARROW ALASKA CEDAR	8	6' MIN. HT.	B4B
	<i>Prunus serrulata</i> 'Amanogawa' / JAPANESE FLOWERING CHERRY	12	2 1/2" CAL.	B4B
	<i>Katsura japonica</i> / JAPANESE KATSURA TREE	23	2 1/2" CAL.	B4B
	<i>Cercis canadensis</i> 'Forest Pansy' / EASTERN REDBUD	18	2 1/2" CAL.	B4B
	<i>Pseudotsuga menziesii</i> / DOUGLAS FIR	40	6' MIN. HT.	
	<i>Thuja plicata</i> 'Hogan' / 'HOGAN' WESTERN RED CEDAR	10	6' MIN. HT.	
	<i>Myrica californica</i> / PACIFIC WAX MYRTLE	10	6' MIN. HT.	
	TOTAL TREES:	298		

	<i>Philadelphus lewisii</i> / MOCK ORANGE	83	5 GAL., 24" MIN.
	<i>Kalmia latifolia</i> / MOUNTAIN LAUREL	12	5 GAL., 24" MIN.
	<i>Physocarpus opulifolius</i> 'Diabolo' / DIABOLO NINEBARK	81	5 GAL., 24" MIN.
	<i>Cornus sanguinea</i> 'Midwinter Fire' / BLOODWIG DOGWOOD	59	5 GAL., 24" MIN.
	<i>Symphoricarpos orbiculatus</i> / CORALBERRY	167	5 GAL., 24" MIN.
	<i>Mahonia nervosa</i> / LOW OREGON GRAPE	181	2 GAL.
	<i>Rosa</i> 'De Rescht' / DOUBLE PURPLE OLD FASHIONED ROSE	49	5 GAL., 18" MIN.
	<i>Viburnum davidii</i> / DAVID'S VIBURNUM	48	2 GAL.
	<i>Vaccinium corymbosum</i> 'Bluecrop' / HIGHBUSH BLUEBERRY	30	5 GAL., 18" MIN.
	<i>Deschampsia caespitosa</i> 'Goldtau' / COMPACT TUFTED HAIRGRASS	19	2 GAL., FULL
	<i>Miscanthus sinensis</i> 'Morning Light' / MAIDENGRASS	7	5 GAL., FULL
	<i>Polystichum munitum</i> / SWORD FERN	158	1 GAL., FULL

- Hydroseeded lawn
 - Arctostaphylos uva ursi* / KINNIKINNICK
- NOTE: Within perimeter buffer planting along Woodinville-Redmond Road, plant *Gaultheria shallon* / SALAL, 1 gal. ● 36" o.c. triangulated throughout buffer in all available planting areas.

LANDSCAPE DATA

NATIVE VEGETATION RETENTION IS PROVIDED WITHIN TRACTS B AND C, PLUS PORTIONS OF LOTS 25-27. THESE AREAS TOTAL 39,094 SF WHICH IS OVER 20% OF THE EXISTING NATIVE VEGETATION AREA 193,869 SF (193,869 X 0.2 = 38,773). ALSO SEE THE NATIVE VEGETATION PRESERVATION EXHIBIT, SHEET EX-06.

NATIVE SOIL PRESERVATION AND RESTORATION IS REQUIRED.

LANDSCAPING CONSISTING OF NATIVE VEGETATION SHALL BE PROVIDED IN ALL COMMON AREAS (TRACTS A, B AND C) AND WITHIN NATIVE VEGETATION EASEMENTS ON LOTS 10-18 AND 25-27.

COMMON AREAS SHALL INCLUDE A RATIO OF 2 CONIFEROUS TREES TO 1 DECIDUOUS TREE AND SHALL ACHIEVE A TYPE II VISUAL SCREEN.

TRACT A - 7 CONIFERS : 3 DECIDUOUS = 2.33:1 RATIO
TRACT B - 18 CONIFERS : 8 DECIDUOUS = 2.25:1 RATIO
TRACT C - 20 CONIFERS : 10 DECIDUOUS = 2.00:1 RATIO

ECOLOGICAL SCORE

TECHNIQUES (TABLE 21.32.060)

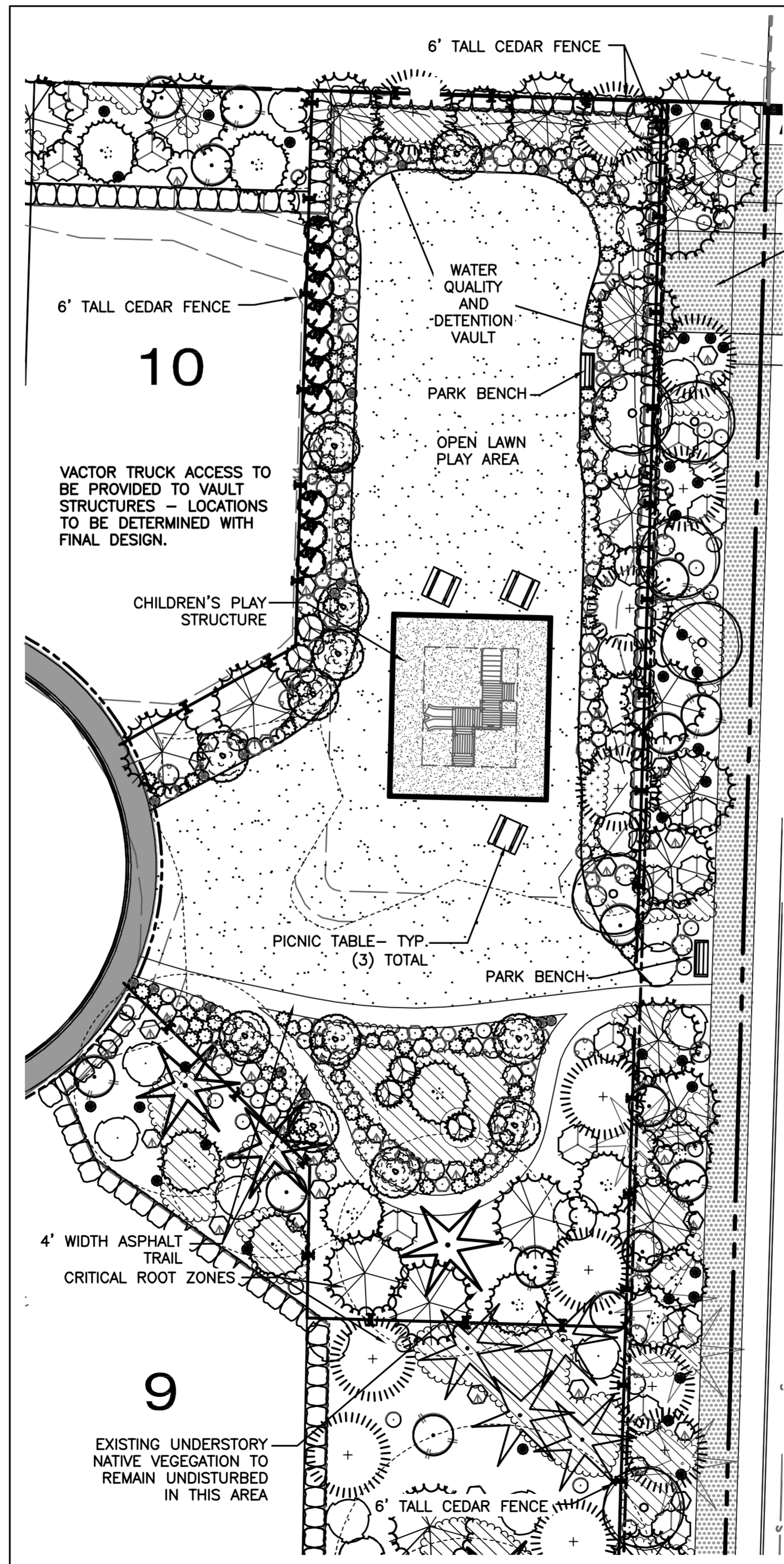
1. 25% OF NEW PLANTS ARE NORTHWEST ADAPTIVE AND 25% ARE NATIVE.	5 POINTS
3. A MINIMUM OF 25% OF PROPOSED TREES ARE EVERGREENS.	5 POINTS
10. A MINIMUM OF 25% OF LANDSCAPED AREAS ARE DESIGNED NOT TO REQUIRE IRRIGATION AFTER 3 YEARS.	3 POINTS
11. A MINIMUM OF 50% OF LANDSCAPED AREAS WHERE NATIVE SOILS ARE KEPT ON SITE.	7 POINTS
12. A MINIMUM OF 50% OF REQUIRED PLANTING AREAS IN DISTURBED SOILS ARE AMENDED.	3 POINTS
POINTS REQUIRED = 20	TOTAL POINTS: 23

NOTES:
PER RZC 21.32.080, TYPE II VISUAL SCREEN AND RZC 21.08.180(F)(2)(vii), VEGETATION FOR THE WEDGE SUBAREA COMMON AREAS, MULTI STORY VEGETATION WITHIN THE 15' LANDSCAPE BUFFER ADJACENT TO THE REDMOND-WOODINVILLE ROAD MEETS THE FOLLOWING REQUIREMENTS:
• 75% SIGHT OBSCURING VEGETATIVE SCREEN
• 2:1 RATIO OF CONIFEROUS TREES TO DECIDUOUS
• NATIVE, DROUGHT TOLERANT SPECIES.
• VARIETY OF SPECIES PLANTED IN GROUPS OF 3

LANDSCAPING SHALL BE PROVIDED IN ALL FRONT YARDS IN THE EDUCATION HILL, NORTH REDMOND, AND WILLOW/ROSE HILL NEIGHBORHOODS. LANDSCAPE CONTRACTOR SHALL INSTALL FRONT YARD LANDSCAPING AT THE TIME OF HOME BUILDING COMPLETION FOR EACH HOME.

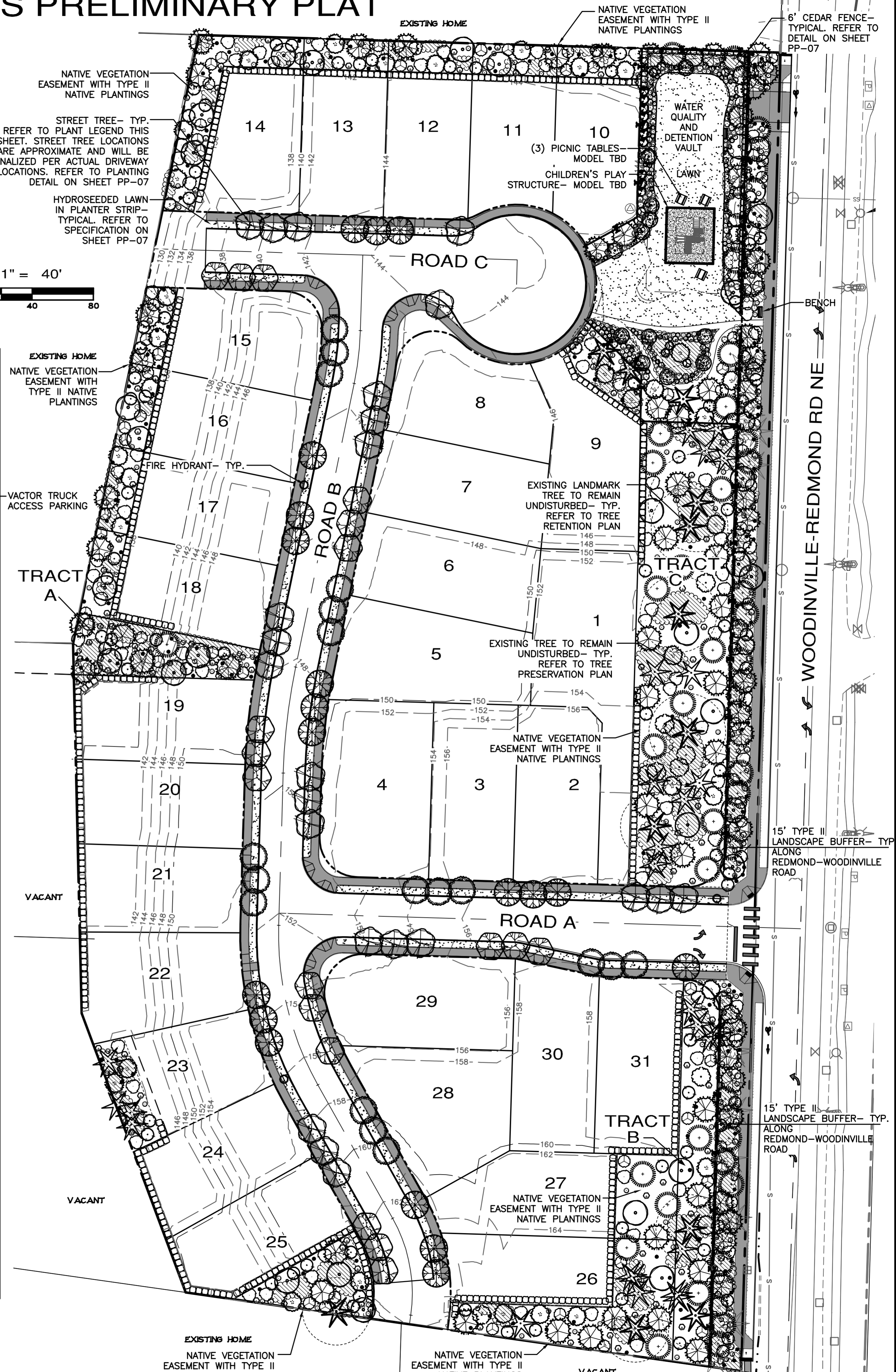


SCALE: 1" = 40'



ENLARGEMENT OF ACTIVE REC / OPEN SPACE

SCALE: 1" = 20'-0"



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33400 8th Ave S, Suite 205
Federal Way, WA 98003
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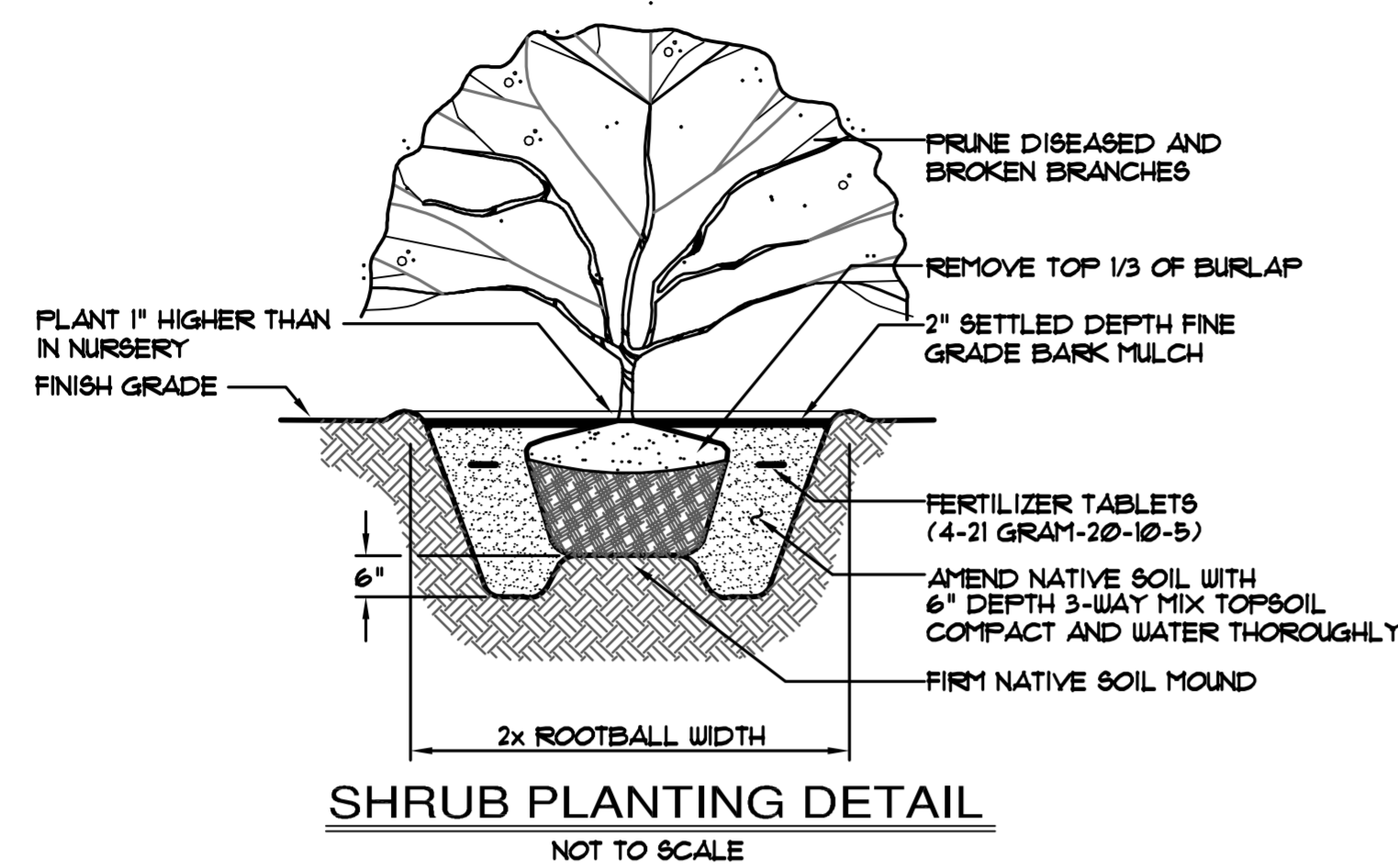
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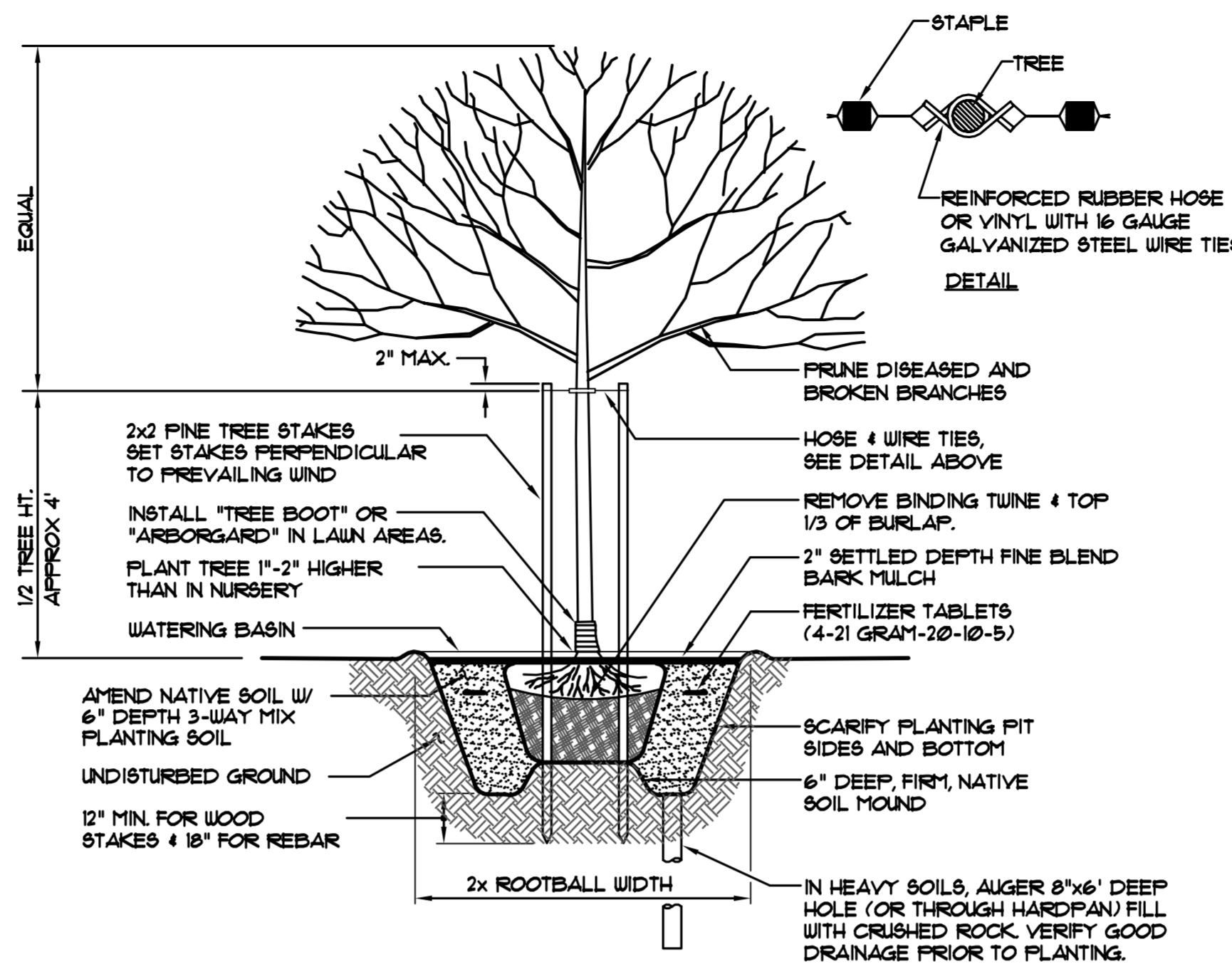
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PRELIMINARY LANDSCAPE PLAN

JOB NO.:	1426-002-012
DWG. NAME:	PP-06
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	09/11/2013
DATE OF PRINT:	
PP-06	
6 OF 9 SHEETS	

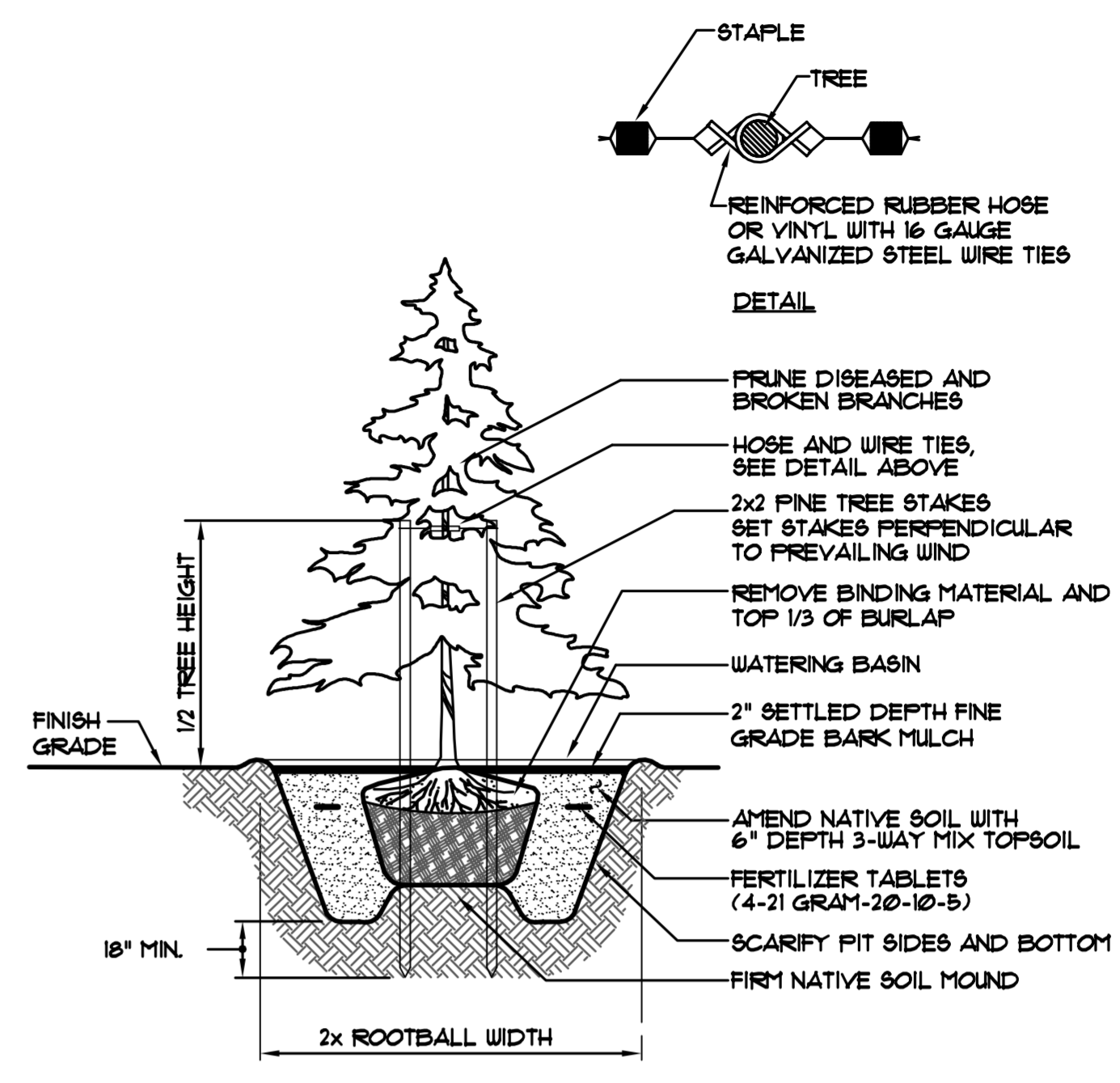
BETROZOFF JONES PRELIMINARY PLAT



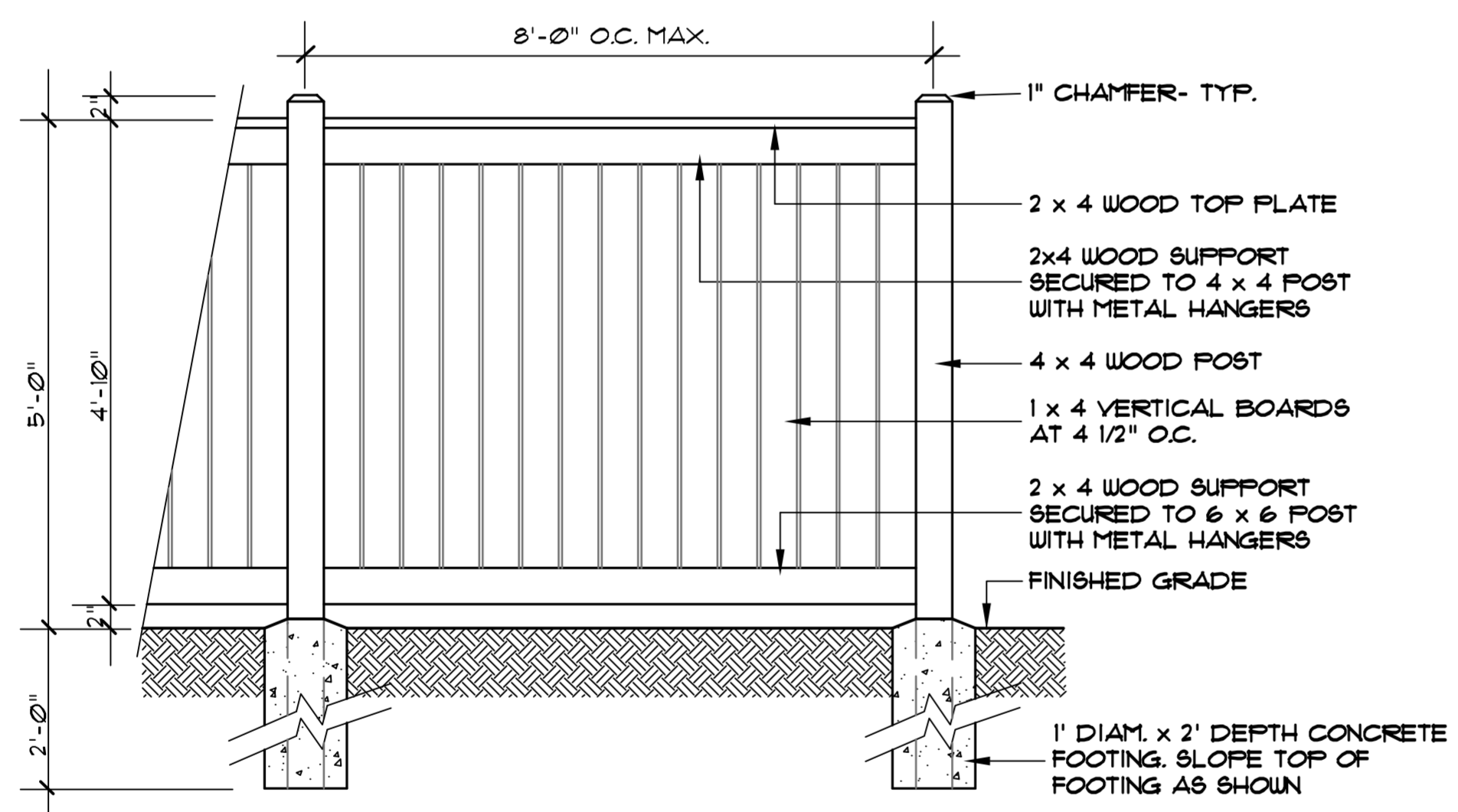
SHRUB PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE

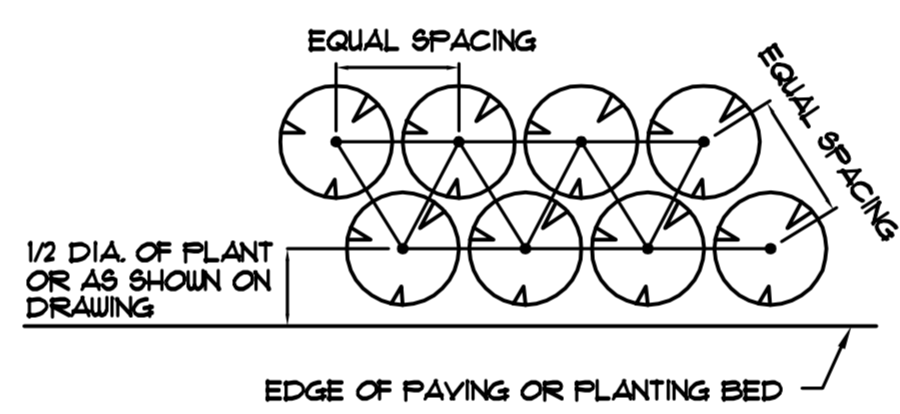


CONIFEROUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



- SPECIFICATIONS:**
1. ALL WOOD TO BE NO. 1 GRADE CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS.
 2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED.

6' HT. WOOD FENCE- SECTION / ELEVATION
No Scale



SHRUB AND GROUND COVER SPACING DETAIL
NOT TO SCALE

HYDROSEED MIX FOR FINE LAWN AREAS

NAME	PROPORTION BY WEIGHT	GERMINATION
TRIPLE BLEND PERENNIAL RYEGRASS- TURF QUALITY	70%	90
FINE FESCUE	30%	90

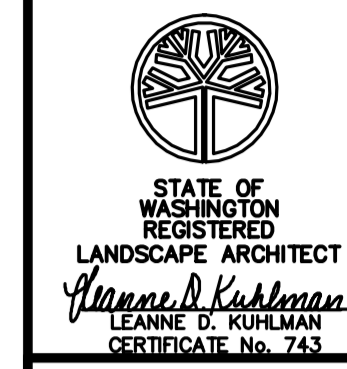
APPLICATION RATE
6-8 LBS. / 1000 SF.

- NOTES**
1. SEED ALL AREAS THAT ARE BARE GROUND AND AT LEAST 18" FROM ANY PLANTED TREE OR SHRUB.
 2. USE APPROXIMATELY 9-10 LBS. OF 10-20-20 N-P-K FERTILIZER PER 1000 SQUARE FEET, AND APPROXIMATELY 45-46 LBS. OF WOOD CELLULOSE FIBER MULCH PER 1000 SQUARE FEET IN ALL AREAS TO BE SEEDED.
 3. SEEDING SEASON IS LIMITED TO MARCH 1- MAY 15 & AUGUST 15- OCTOBER 1.
 4. SEED SHALL CONFORM TO STANDARDS FOR "CERTIFIED" GRASS SEED OR BETTER, AS OUTLINED IN USDA "RULES FOR SEED CERTIFICATION", LATEST EDITION.

LANDSCAPE NOTES

1. DO NOT DIG BEFORE LOCATING UTILITIES.
2. SUBGRADES, INCLUDING BERMS, TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. SUBGRADE SHALL BE SCARIFIED OR ROTOTILLED IF CONDITIONS REQUIRE.
4. APPLY 6" DEPTH TYPICAL 3-WAY MIX TOPSOIL IN ALL PLANTING AREAS OR AS OTHERWISE NOTED.
5. APPLY 2" DEPTH FINE GRADE BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
6. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR FIELD CONDITIONS.
8. ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION. TREE CALIPER SHALL BE MEASURED 6" ABOVE GROUND.
9. ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARD FOR NURSERY STOCK, LATEST EDITION.
10. ALL MASS PLANTINGS SHALL HAVE TRIANGULAR SPACING.
11. SPECIFIED PLANT SPACING IN PLANT LEGEND SUPERSEDES SYMBOLS SHOWN ON PLANS.
12. ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
13. POSITIVE DRAINAGE SHALL BE MAINTAINED. MOUND PLANTING AREAS A MINIMUM OF 12" UNLESS OTHERWISE NOTED.
14. CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON POST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
15. ALL TREES SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY AUTHORIZING AGENCY AND / OR OWNER.
17. ANY WORK WITHIN THE TREE RETENTION AREA SHALL BE DONE BY HAND OR BY LIGHT EQUIPMENT AND SIGNIFICANT DISTURBANCE OF THE EXISTING GRADE AND / OR VEGETATION WITHIN THE TREE RETENTION AREA IS NOT PERMITTED.

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ESM CONSULTING ENGINEERS, L.L.C.
33400 8th Ave S, Suite 205
Federal Way, WA 98003
(206) 838-6113
(206) 877-9900
www.esmcivil.com
Civil Engineering
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BETROZOFF JONES, L.L.C.
BETROZOFF JONES
PRELIMINARY LANDSCAPE PLAN NOTES & DETAILS WASHINGTON
CITY OF REDMOND

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DWG. NAME:	PP-07
DESIGNED BY:	LDK
DRAWN BY:	LDK
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BETROZOFF JONES PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



SCALE: 1" = 40'



- PROPOSED 15' TYPE II BUFFER LANDSCAPING WITHIN RIGHT-OF-WAY - TYPICAL REFER TO SHEET PP-01
- EXISTING LANDMARK TREE TO REMAIN UNDISTURBED - TYPICAL
- EXISTING SIGNIFICANT TREE TO REMAIN UNDISTURBED - TYPICAL
- EXISTING TREE WITHIN RIGHT-OF-WAY NOT COUNTED IN TREE RETENTION - TYPICAL
- EXISTING DEAD, DISEASED OR DYING TREE TO BE REMOVED - TYPICAL

TREE PRESERVATION SUMMARY TABLE				
TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK- GREATER THAN 30" DBH	NUMBER OF REMOVED LANDMARK: 19	NUMBER OF IMPACTED LANDMARK: 3	NUMBER OF RETAINED LANDMARK: 12	TOTAL LANDMARK TREES: 31
	% OF REMOVED LANDMARK TREES OF ALL TREES: 1%	% OF IMPACTED LANDMARK TREES OF ALL TREES: 1%	% OF RETAINED LANDMARK TREES OF ALL TREES: 5%	% LANDMARK TREES OF ALL TREES: 12%
SIGNIFICANT- 6" - 30" DBH	NUMBER OF REMOVED SIGNIFICANT: 193	NUMBER OF IMPACTED SIGNIFICANT: 2	NUMBER OF HEALTHY RETAINED SIGNIFICANT: 39	TOTAL HEALTHY SIGNIFICANT TREES: 231
	% OF REMOVED SIGNIFICANT TREES OF ALL TREES: 14%	% OF IMPACTED SIGNIFICANT TREES OF ALL TREES: 1%	% OF RETAINED SIGNIFICANT TREES OF ALL TREES: 15%	% SIGNIFICANT TREES OF ALL TREES: 80%
TOTALS	NUMBER OF LANDMARK + SIGNIFICANT REMOVED: 212	NUMBER OF LANDMARK + SIGNIFICANT IMPACTED: 5	NUMBER OF LANDMARK + SIGNIFICANT RETAINED: 50	TOTAL NUMBER OF ALL HEALTHY TREES: 262
	% OF REMOVED OF ALL TREES: 81%	% OF IMPACTED OF ALL TREES: 2%	% OF RETAINED OF ALL TREES: 19%	

UNHEALTHY TREES (DEAD, DISEASED OR DYING) AS REPORTED BY THE CONSULTING ARBORIST ARE NOT INCLUDED IN THE SIGNIFICANT TREE COUNT. THERE ARE 32 UNHEALTHY TREES IN THIS CATEGORY ON THE PROJECT SITE.

262 HEALTHY SIGNIFICANT TREES (INCLUDING LANDMARK TREES) X 35% = 92 TREES TO BE RETAINED - 50 TREES PROPOSED TO BE RETAINED = 42 SIGNIFICANT TREES BELOW THE MINIMUM RETENTION STANDARD.

REPLACEMENT TREES ARE CALCULATED AS FOLLOWS:
 SIGNIFICANT TREES BELOW 35% INCL. LANDMARK TREES (42 TREES @ 3:1) = 126 TREES
 REMAINING TREES REMOVED (170 @ 1:1) = 170 TREES
 TOTAL TREE REPLACEMENT = 296 TREES

THE PROJECT IS REQUIRED TO PLANT 296 TREES ON SITE, AND 298 TREES ARE PROPOSED.

EXISTING TREE LEGEND

- EXISTING DEAD/DYING, DISEASED AND/OR DANGER TREE TO BE REMOVED - TYPICAL. TREES IN THIS CATEGORY ARE NOT COUNTED IN TOTAL TREE RETENTION AND REPLACEMENT CALCULATIONS.
- EXISTING LANDMARK TREE (GREATER THAN 30" DBH) TO REMAIN UNDISTURBED - TYPICAL SYMBOL. APPROXIMATE CRITICAL ROOT ZONE - TYPICAL SYMBOL.
- EXISTING ON-SITE LANDMARK TREE (GREATER THAN 30" DBH) TO BE REMOVED - TYPICAL SYMBOL.
- EXISTING SIGNIFICANT TREE (6" DBH-30" DBH) TO REMAIN UNDISTURBED - TYPICAL SYMBOL. APPROXIMATE CRITICAL ROOT ZONE - TYPICAL SYMBOL.
- EXISTING ON-SITE SIGNIFICANT TREE (6" DBH-30" DBH) TO BE REMOVED - TYPICAL SYMBOL.

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
James D. Kuhlman
 JAMES D. KUHLMAN
 CERTIFICATE No. 743

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcevil.com
 Civil Engineering Public Works
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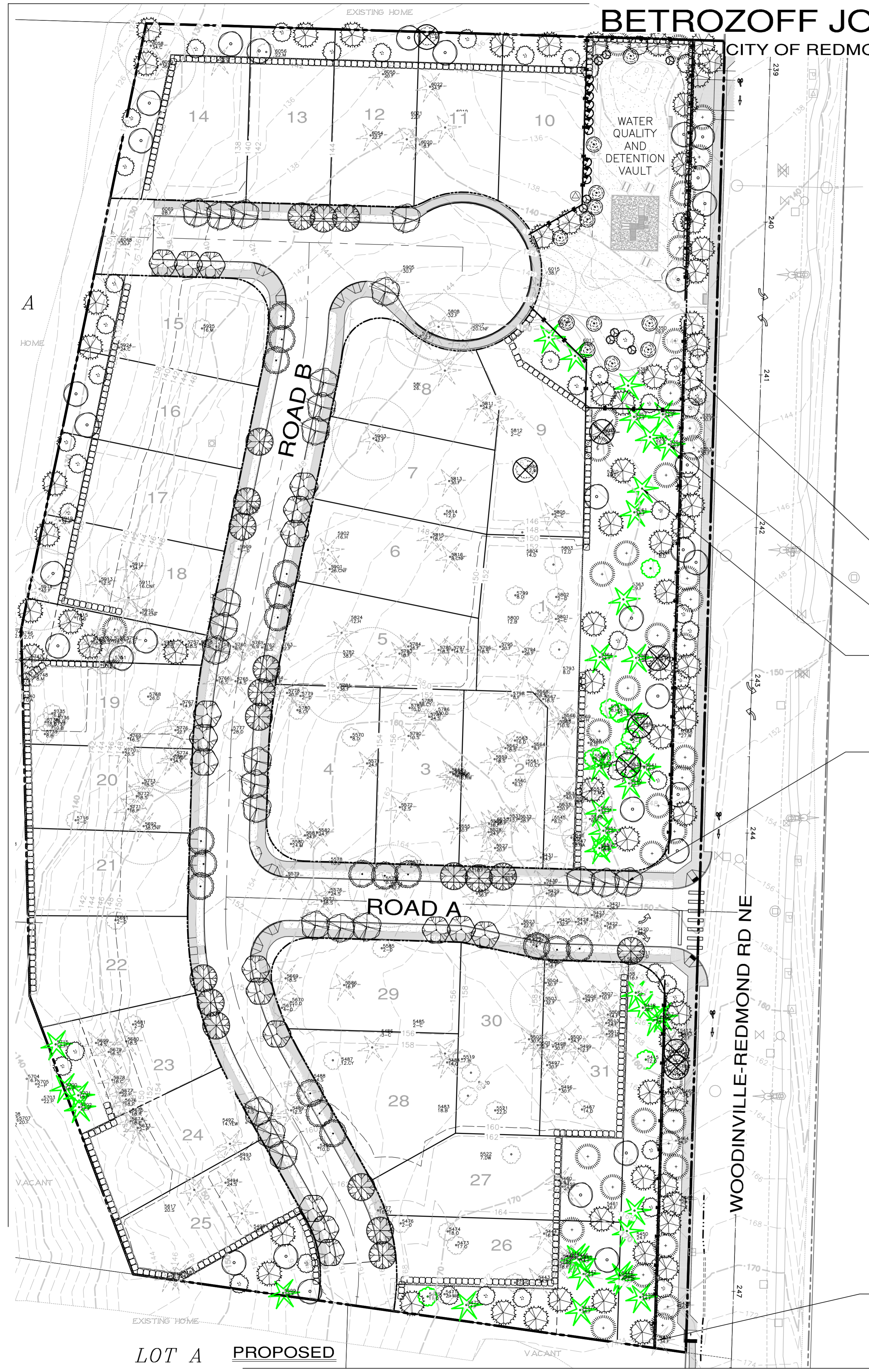
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 PRELIMINARY TREE PRESERVATION PLAN- EXISTING CONDITIONS WASHINGTON
 REDMOND

JOB NO.:	1426-002-012
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DATE OF PRINT:	

PP-08
 8 OF 9 SHEETS

BETROZOFF JONES PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



TREE RETENTION AND REPLACEMENT CALCULATIONS

PER RC21.12.060, 35% OF ALL SIGNIFICANT TREES SHALL BE RETAINED. 100% OF LANDMARK TREES SHALL BE RETAINED.

PER RC 21.12.080: A SIGNIFICANT TREE TO BE REMOVED SHALL BE REPLACED WITH ONE NEW TREE. LANDMARK TREES SHALL BE REPLACED WITH THREE NEW TREES. NEW TREES SHALL BE 2 1/2" CALIFER FOR DECIDUOUS TREES AND 6' HEIGHT MINIMUM FOR EVERGREEN TREES.

TOTAL NUMBER OF LANDMARK TREES = 31
 TOTAL NUMBER OF LANDMARK TREES TO BE REMOVED = 19

TOTAL NUMBER OF HEALTHY SIGNIFICANT TREES (INCL. LANDMARK) = 262
 TOTAL NUMBER OF HEALTHY SIGNIFICANT TREES (INCL. LANDMARK) TO BE REMOVED = 212
 35% RETENTION OF ALL HEALTHY SIGNIFICANT TREES = 262 X 0.35 = 92 SIGNIFICANT TREES REQUIRED TO BE RETAINED

PROPOSED NUMBER OF HEALTHY SIGNIFICANT TREES TO BE RETAINED = 50

92 HEALTHY SIGNIFICANT TREES REQUIRED TO BE RETAINED - 50 HEALTHY SIGNIFICANT TREES ACTUALLY RETAINED = 42 TREES BELOW THE MINIMUM REQUIRED

AT 3:1 REPLACEMENT RATIO FOR ALL HEALTHY SIGNIFICANT AND LANDMARK TREES BELOW 35% X 42 TREE SHORTFALL = 126 REPLACEMENT TREES REQUIRED

AT A 1:1 REPLACEMENT RATIO FOR ALL REMAINING SIGNIFICANT TREES TO BE REMOVED X 170 TREES = 170 ADDITIONAL REPLACEMENT TREES REQUIRED.

TOTAL OF ALL REPLACEMENT TREES REQUIRED = 296

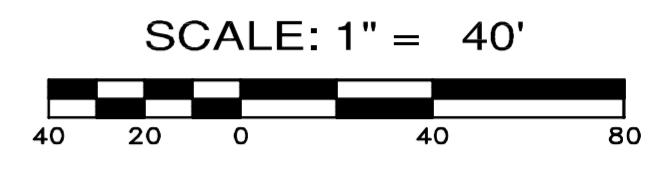
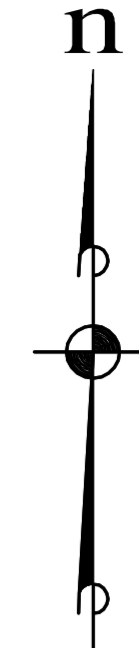
TOTAL NUMBER OF ON-SITE REPLACEMENT TREES PROPOSED = 298

EXISTING TREE LEGEND

- EXISTING DEAD, DISEASED OR DYING SIGNIFICANT TREE TO BE REMOVED - TYPICAL SYMBOL. DOES NOT COUNT TOWARD SIGNIFICANT TREE RETENTION.
- EXISTING LANDMARK TREE (GREATER THAN 30" DBH) TO REMAIN UNDISTURBED - TYPICAL SYMBOL. APPROXIMATE CRITICAL ROOT ZONE - TYPICAL SYMBOL.
- EXISTING ON-SITE LANDMARK TREE (GREATER THAN 30" DBH) TO BE REMOVED - TYPICAL SYMBOL.
- EXISTING SIGNIFICANT TREE (6" DBH-30" DBH) TO REMAIN UNDISTURBED - TYPICAL SYMBOL. APPROXIMATE CRITICAL ROOT ZONE - TYPICAL SYMBOL.
- EXISTING ON-SITE SIGNIFICANT TREE (6" DBH-30" DBH) TO BE REMOVED - TYPICAL SYMBOL.

REPLACEMENT TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE
	<i>Tilia cordata</i> 'Chancellor' / CHANCELLOR LITTLELEAF LINDEN	19	2 1/2" CAL.
	<i>Acer rubrum</i> 'October Glory' / OCTOBER GLORY RED MAPLE	18	2 1/2" CAL.
	<i>Acer circinatum</i> / VINE MAPLE	48	3 STEM MIN, 6' MIN. HT.
	<i>Rhamnus purshiana</i> / CASCARA	32	2 1/2" CAL., 6' MIN. HT.
	<i>Chamaecyparis nootkatensis</i> 'Green Arrow' / GREEN ARROW ALASKA CEDAR	8	6' MIN. HT.
	<i>Prunus serrulata</i> 'Amanogawa' / JAPANESE FLOWERING CHERRY	12	2 1/2" CAL.
	<i>Katsura japonica</i> / JAPANESE KATSURA TREE	23	2 1/2" CAL.
	<i>Cercis canadensis</i> 'Forest Fanny' / EASTERN REDBUD	18	2 1/2" CAL.
	<i>Pseudotsuga menziesii</i> / DOUGLAS FIR	40	6' MIN. HT.
	<i>Thuja plicata</i> 'Hogan' / 'HOGAN' WESTERN RED CEDAR	10	6' MIN. HT.
	<i>Myrica californica</i> / PACIFIC WAX MYRTLE	10	6' MIN. HT.
TOTAL REPLACEMENT TREES:		298	



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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
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 LAURIE D. KUHLMAN
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CONSULTING ENGINEERS LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 878-4112
 (206) 878-9900

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 REDMOND PRELIMINARY TREE PRESERVATION & REPLACEMENT PLAN
 WASHINGTON

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