

VICINITY MAP
NO SCALE

CONTACT LIST:

OWNER: THOMAS & MELISSA ELLSWORTH
2807 NE 27TH DRIVE
REDMOND, WA 98053
PHONE: (206) 999-8328

ENGINEER: LAND DEVELOPMENT ADVISORS, LLC
12865 SE 47TH PLACE
BELLEVUE, WA 98006
PHONE: (425) 466-5203
CONTACT: JON W. NELSON, P.E.

SURVEYORS: AXIS SURVEYING & MAPPING
13005 NE 126TH PLACE
KIRKLAND, WA 98034
PHONE: (425) 823-5700
CONTACT: MITCH EVANS, PLS

LEGAL DESCRIPTION:

PARCEL AA OF CITY OF REDMOND BLA NO. LAND 2013-00529 RECORDED UNDER KING COUNTY RECORDING NUMBER 20130607900004. (PARCEL 0325059100)

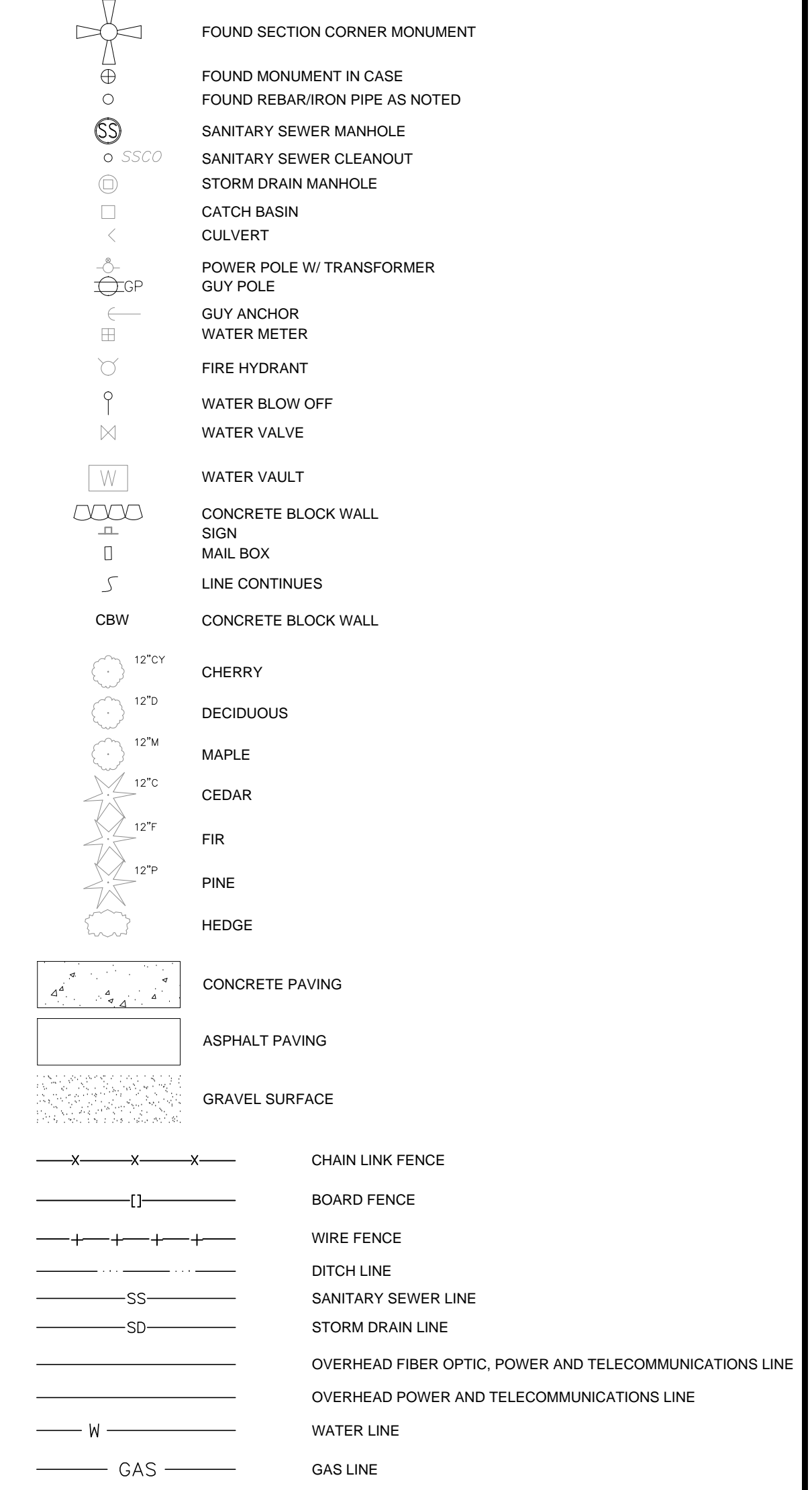
GENERAL INFORMATION

SITE AREA: 113,961 SQUARE FEET (2.62 ACRES)
PARCEL ID: 032505-9100 & -9081

SHEET INDEX:

- 1 COVER SHEET AND SITE PLAN
- 2 TREE PRESERVATION PLAN
- 3 TREE IDENTIFICATION PLAN
- 4 TREE PRESERVATION SUMMARY TABLES
- 5 SANITARY SEWER PLAN AND PROFILE
- 6 BOUNDARY & TOPO SURVEY

SURVEY LEGEND



NO. DATE REVISION

1	03/20/2013	CHANGED TO ROUNDED DRIVE
2	03/20/2013	NO SCALE

DESIGN GROUP

JOHN W. NELSON, P.E.	DESIGNED
JAWN	PROJECT MANAGER
JAWN	REVISION
JAWN	CHECK
JAWN	DATE

SEPTEMBER 2013

WASHINGTON
CITY OF REDMOND

COVER SHEET AND SITE PLAN

TOM ELLSWORTH
ELLSWORTH PROPERTY
134XX NE 100TH STREET

DA Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

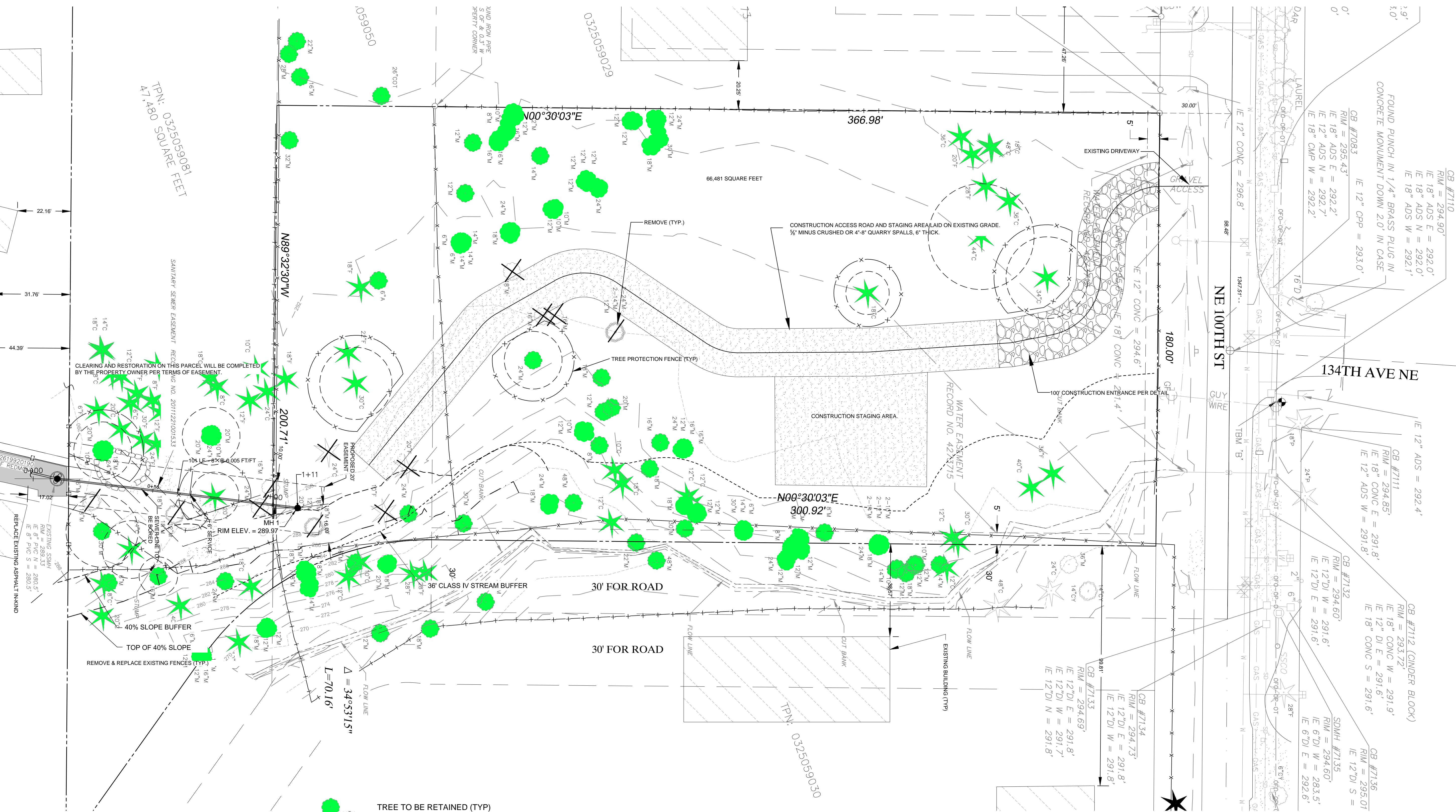
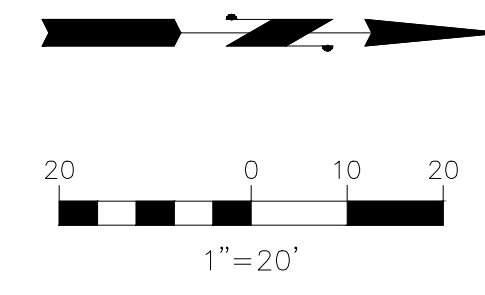


JOB NUMBER: ELLS-001
SHEET NUMBER: 1 of 6

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID, MT, ND, OR, WA)

CAUTION: LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR AS INDICATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

SURVEY NOTE:
EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED BY LAND DEVELOPMENT ADVISORS, LLC. LAND DEVELOPMENT ADVISORS, LLC CANNOT ENSURE THE ACCURACY AND TRUTH OF THIS INFORMATION FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



CLEARING AND RESTORATION ON THIS PARCEL WILL BE COMPLETED BY THE PROPERTY OWNER PER TERMS OF EASEMENT.

REMOVE & REPLACE EXISTING FENCES (TYP)

- 14\"/> TREE TO BE RETAINED (TYP)
- 12\"/> SIGNIFICANT TREE TO BE REMOVED (TYP)
- 12\"/> NON-SIGNIFICANT TREE TO BE REMOVED (TYP)
- 12\"/> IMPACTED TREE WITH DRIPLINE AND 5' OFFSET (TYP)

LEGEND

- 12\"/> CHERRY
- 12\"/> DECIDUOUS
- 12\"/> MAPLE
- 12\"/> CEDAR
- 12\"/> FIR
- 12\"/> PINE
- 12\"/> HEDGE

Proposed Action and Brief Description

Tree Type	Removal	Impacted	Retained	Total
Landmark (>30" dbh)	0	3	11	11
% of All Trees	0%	4%	16%	16%
Significant (6"-30")	7	6	49	56
% of Significant Trees	12%	10%	87%	84%
Totals	7	10	60	67
% of All Trees	10%	15%	90%	
Replacement Trees	7			7

NOTE: TREE REPLACEMENT WILL BE THROUGH PAYMENT TO THE FEE IN LIEU PROGRAM.

NO.	DATE	REVISION
1	09/13/13	ADDED SUMMARY TABLE
2	09/13/13	42714 CHANGED TO BOUND PERMITS

DESIGN GROUP	JOM W. NELSON, P.E.
PROJECT NUMBER	42714
DESIGNED	JAWN
CHECKED	JAWN
DATE	SEPTEMBER, 2013
TREP ELLS001	
FILE NAME	

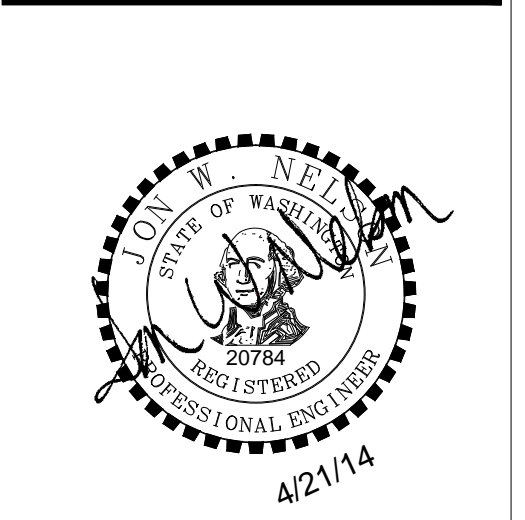
TOM ELLSWORTH
ELLSWORTH PROPERTY
134XX NE 100TH STREET

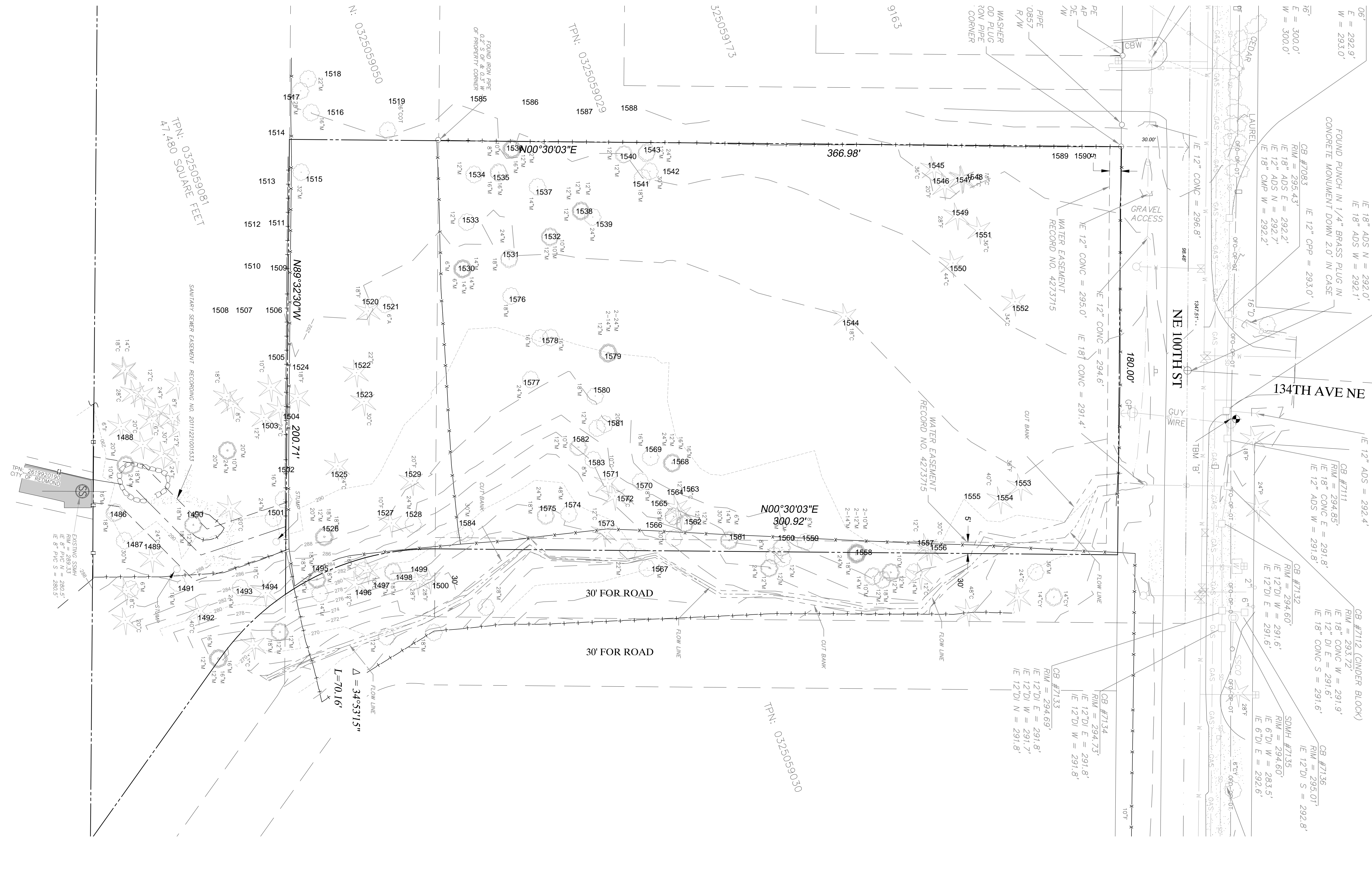
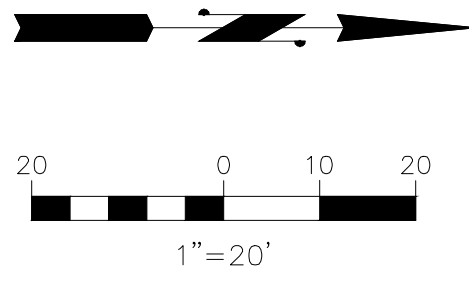
CITY OF REDMOND

WASHINGTON

DA Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

Land Development Advisors, LLC





LEGEND

	12\"C ^y	CHERRY
	12\"D	DECIDUOUS
	12\"M	MAPLE
	12\"C	CEDAR
	12\"F	FIR
	12\"P	PINE
	12\"H	HEDGE

TREE ID NUMBER PER "ARBORCULTURAL ANALYSIS AND REPORT AT THE ELLSWORTH PROJECT SITE" DATED NOVEMBER 23, 2011, PREPARED BY GILLES CONSULTING.

NO.	DATE	REVISION

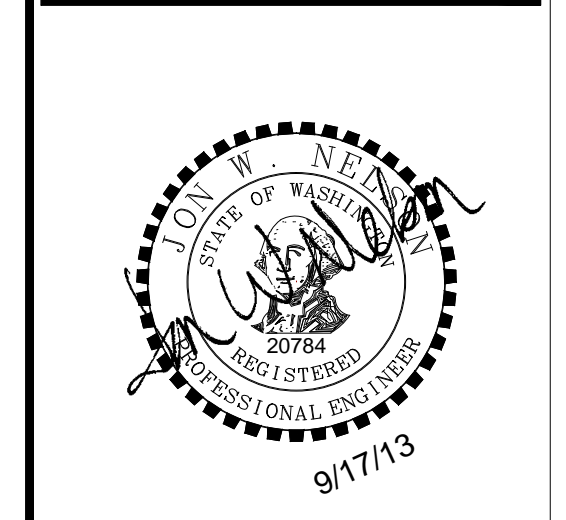
DESIGN GROUP	JOM W. NELSON, P.E.
PROJECT NUMBER	JWN
DESIGNED BY	JWN
CHECKED BY	JWN
DATE	SEPTEMBER, 2013
FILE NAME	TREEID_ELLS01

TREE IDENTIFICATION PLAN

ELLSWORTH PROPERTY
134XX NE 100TH STREET

CITY OF REDMOND
WASHINGTON

DA Planning, Engineering, Project Management
Land Development Advisors, LLC
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203



SEC. 34, TWP. 25N, RGE. 5E W.M.

ATTACHMENT 2 TREE INVENTORY/CONDITION SPREADSHEET SITE: Ellsworth Property at NE 100th St 134th Ave NE Redmond, WA 98052

Table with 19 columns: PROPERTY, TREE LOCATION, TREE #, SPECIES, DBH, DRIP LINE, NORTH, SOUTH, EAST, WEST, LCR, SYMMETRY, FOLIAGE, CROWN CONDITION, TRUNK, ROOT COLLAR, ROOTS, COMMENTS, SIGNIFICANCE, CURRENT HEALTH RATING, VIABILITY, RECOMMENDATION. Includes legend and detailed tree data.

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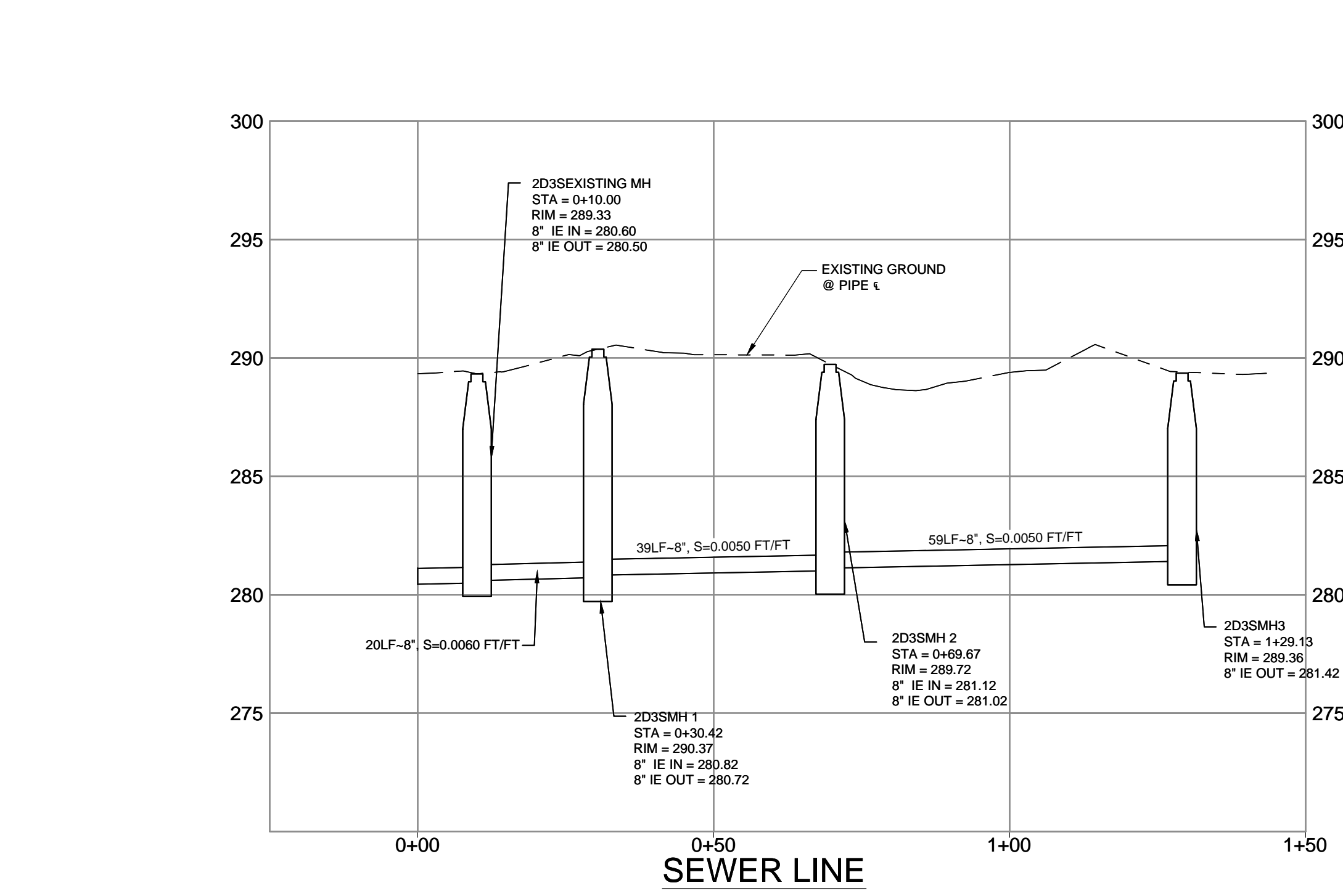
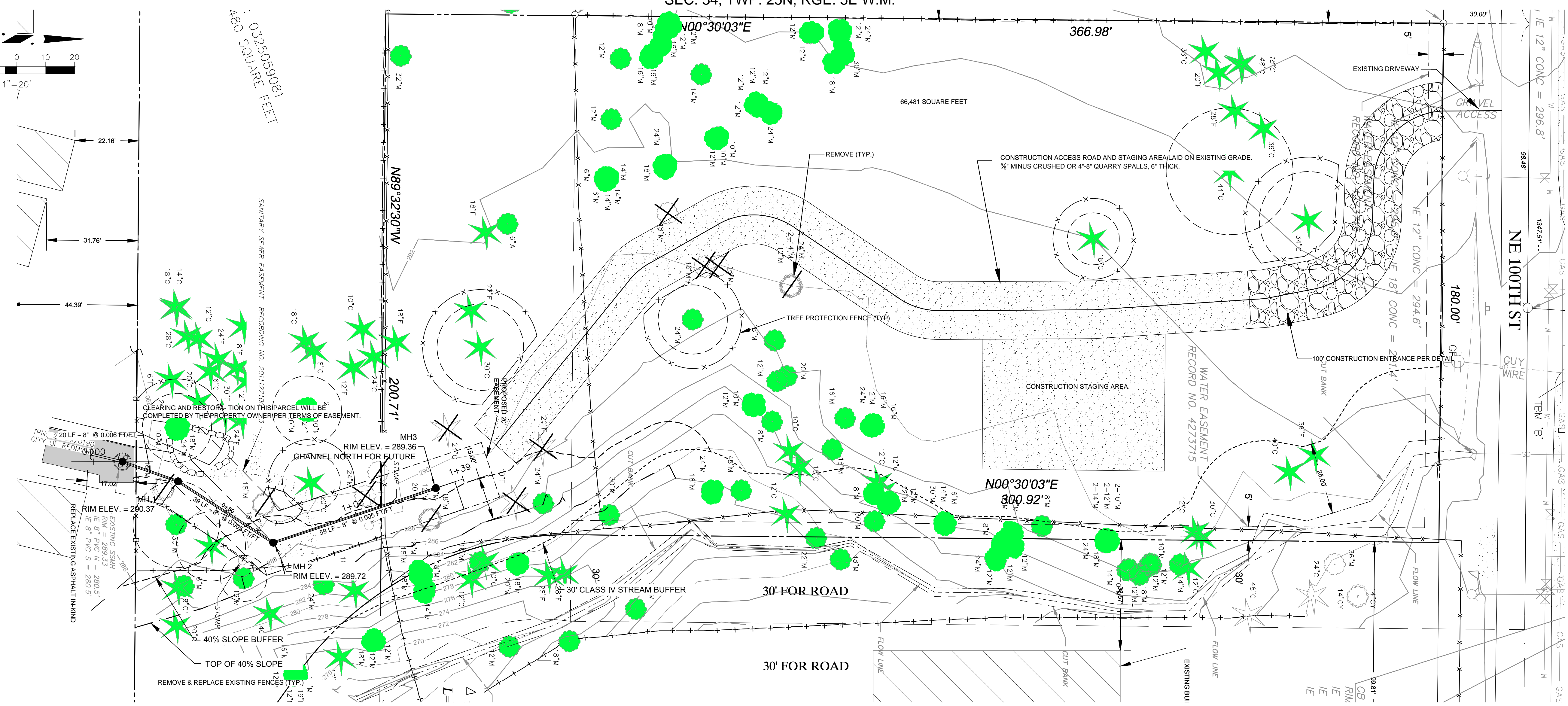
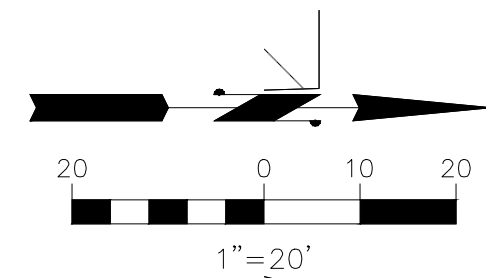
BY: [] DATE: [] REVISION: [] DESIGN GROUP: JON W. NELSON, P.E. PROJECT MANAGER: JAWN PROJECT MANAGER: JAWN PROJECT MANAGER: JAWN CHECKED: JAWN CHECKED: JAWN CHECKED: JAWN DATE: SEPTEMBER, 2013 FILENAME: P:\ELL_001

TREE PRESERVATION SUMMARY TABLES TOM ELLSWORTH ELLSWORTH PROPERTY 134XXX NE 100TH STREET WASHINGTON

SOURCE: "ARBORCULTURAL ANALYSIS AND REPORT AT THE ELLSWORTH PROJECT SITE" DATED NOVEMBER 23, 2011, PREPARED BY GILLES CONSULTING. REFER TO THE REPORT FOR PAGE 7 OF THE TREE ID TABLE.

DA Planning, Engineering, Project Management Land Development Advisors, LLC 12865 SE 47th Place Bellevue, WA 98006 425-466-9203

SEC. 34, TWP. 25N, RGE. 5E W.M.



SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

PROPOSED FEATURES		SURVEY LEGEND	
	STORM DRAIN PIPE		FOUND SECTION CORNER MONUMENT
	ROOF AND FOOTING DRAIN		FOUND MONUMENT IN CASE OF FOUND REBAR/IRON PIPE AS NOTED
	SEWER MAIN		SANITARY SEWER MANHOLE
	SEWER SERVICE		SANITARY SEWER CLEANOUT
	WATER MAIN		STORM DRAIN MANHOLE
	BOUNDARY		CATCH BASIN CULVERT
	RIGHT-OF-WAY		POWER POLE W/ TRANSFORMER
	FLOW, CURB & GUTTER LINE		GUY POLE
	CENTER LINE		WATER METER
	EASEMENT		FIRE HYDRANT
	10' CONTOURS		WATER BLOW OFF
	2' CONTOURS		WATER VALVE
	SAW CUT LINE		WATER VAULT
	ASPHALT PAVEMENT		CONCRETE BLOCK WALL SIGN
	CONCRETE		MAIL BOX
	GRAVEL		LINE CONTINUES
	CATCH BASIN, TYPE I WITH VANED GRATE		CONCRETE BLOCK WALL
	CATCH BASIN, TYPE I WITH SOLID COVER		CHERRY
	CATCH BASIN, TYPE II WITH VANED GRATE		DECIDUOUS
	CATCH BASIN, TYPE II WITH SOLID COVER		MAPLE
	CLEANOUT		CEDAR
	OVERFLOW STRUCTURE		FIR
	GATE VALVE (FLxMJ)		PINE
	WATER METER		HEDGE
	FIRE HYDRANT		
	TEE (FLxMJ)		
	CONCRETE BLOCKING		
	CAP (MJ)		
	SEWER MANHOLE		
	SIGN		
			CONCRETE PAVING
			ASPHALT PAVING
			GRAVEL SURFACE
			CHAIN LINK FENCE
			BOARD FENCE
			WIRE FENCE
			DITCH LINE
			SANITARY SEWER LINE
			STORM DRAIN LINE
			OVERHEAD FIBER OPTIC, POWER AND TELECOMMUNICATIONS LINE
			OVERHEAD POWER AND TELECOMMUNICATIONS LINE
			WATER LINE
			GAS LINE

DESIGN GROUP: JON W. NELSON, P.E.
PROJECT MANAGER: JWN
DESIGNED: JWN
CHECKED: JWN
DATE: SEPTEMBER, 2013
FILE NAME: SS1-ELLS001

NO. DATE REVISION

SANITARY SEWER PLAN & PROFILE

TOM ELLSWORTH
ELLSWORTH PROPERTY
134XX NE 100TH STREET
CITY OF REDMOND WASHINGTON

DA Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON
STATE OF WASHINGTON
12874
2014
PROFESSIONAL ENGINEER
9/17/13

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER: ELLS-001
SHEET NUMBER: 5 OF 6