

BEUCA

PRELIMINARY PLAT

FOR

THE QUADRANT CORPORATION

LEGAL DESCRIPTION

PARCEL A:
 LOT 1, KING COUNTY SHORT PLAT NUMBER 680046, RECORDED UNDER RECORDING NUMBER 8009150675, IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

PARCEL B:
 LOT 2, KING COUNTY SHORT PLAT NUMBER 680046, RECORDED UNDER RECORDING NUMBER 8009150675, IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

THE NORTH 218 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 165 FEET OF THE NORTH 218 FEET, TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHORT PLAT.

SITE STATISTICS

PARCEL IDENTIFICATION NUMBER: 2526059029
2526059151

SETBACKS:
 FRONT - 15', 18' GARAGE
 REAR - 10'
 SIDE - 5'/10', 10' ADJACENT TO STREET

GROSS SITE AREA: 156,241 SF. (3.59 ACRES)

NET SITE AREA: 92,859 SF. (2.13 ACRES)

PROPOSED USE: DETACHED - SINGLE FAMILY

NO. OF LOTS: 14

AVERAGE LOT SIZE: 6,633± SF.

PROPOSED DENSITY: 3.9 DU/AC. (CALCULATED WITHOUT BONUSES)

EXISTING ZONING: R-4

COMPREHENSIVE PLAN DESIGNATION: LOW-MODERATE DENSITY RESIDENTIAL / LARGE LOT RESIDENTIAL

PUBLIC R-O-W: 33,674 SF.

ACCESS TRACT: 2,291 SF.

OPEN SPACE REQUIRED: 31,249 SF. (156,241 SF. X 0.20)

OPEN SPACE PROVIDED: 36,712 SF.

WATER PROVIDER: CITY OF REDMOND

SEWER PROVIDER: CITY OF REDMOND

PROPOSED UBC CONSTRUCTION TYPE: TYPE II

SITE AREA - 156,241 SF. (3.59 ACRES)
 PROPOSED IMPERVIOUS AREA - 2.0 AC.
 DISTURBED AREA - 3.19 AC.

ADJACENT LAND USE

NORTH SINGLE FAMILY DETACHED
 SOUTH SINGLE FAMILY DETACHED
 EAST SINGLE FAMILY DETACHED
 WEST SINGLE FAMILY DETACHED

PARKING REQUIREMENTS

R-4 ZONE PARKING REQUIRED: 30 SPACES OR 2 PER DU*

PARKING PROVIDED: 60 SPACES (15 X 4)

2 GARAGE SPACES AND 2 APRON SPACES (MIN.) PER HOUSE.

* 2 ON-STREET PARKING STALLS (5% OF 30) WILL BE RESERVED FOR ELECTRIC VEHICLE OR HYBRID VEHICLE PARKING ONLY.

DENSITY CALCULATIONS (MAXIMUM)

GROSS SITE AREA (R-4) 156,241 SF. (3.59 ACRES)

DENSITY ALLOWED (R-4) 14 (3.9 DU/AC. CALCULATED WITHOUT BONUSES)

AFFORDABLE HOUSING BONUS 2*

BONUS 1

MAX. DENSITY 17 (DENSITY + BONUSES)

* THIS SITE WILL PROVIDE THE AFFORDABLE HOUSING UNIT FOR THE FEDERSPIEL PRELIMINARY PLAT (LOT 5).

DENSITY CALCULATIONS (MINIMUM)

156,241 SF. - 63,388 SF. = 92,859 SF. (2.16 AC.)
 2.13 AC. X 4 X 0.80 = 6.8 OR 7 MINIMUM DENSITY

LOT AREA TABLE

LOT #	LOT AREA (SF)	REQUIRED MIN OPEN SPACE 10%	REDUCTION FROM AVERAGE LOT SIZE OF 7,000 SF
1	8,198	820	
2	5,871	587	1,129
3	5,468	547	1,532
4	6,211	622	783
5	7,304	730	
6	5,922	592	1,078
7	6,258	626	742
8	5,595	560	1,405
9	5,471	547	1,529
10	6,930	693	70
11	8,231	823	
12	8,024	802	
13	7,352	735	
14	6,015	602	985
TOTAL	92,856	9,286	9,253

AVERAGE LOT SIZE INFORMATION

AVERAGE LOT SIZE REQUIRED: 7,000 SF. (R-4)

AVERAGE LOT SIZE PROPOSED: 6,633 SF.

GREEN BUILDING INCENTIVE REQUESTED: 15% LOT SIZE REDUCTION

GREEN BUILDING POINTS NEEDED: 2

GREEN BUILDING TECHNIQUE PROPOSED: WATER SENSE PROGRAM (2 FT)

AVERAGE LOT SIZE REQUIRED WITH GREEN BUILDING REDUCTION: 5,950 SF.

OWNER/APPLICANT/ARCHITECT

THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006
 PHONE: (425) 452-6526
 CONTACT: COREY WATSON

ENGINEER/SURVEYOR/PLANNER

CORE DESIGN INC.
 14711 NE 29TH PLACE, SUITE 101
 BELLEVUE, WASHINGTON 98007
 (425) 885-1811
 CONTACT: JAMES A. OLSEN, P.E. - ENGINEER
 ROBERT D. WEST, P.L.S. - SURVEYOR
 LAPE HERMANSEN - PLANNER

LANDSCAPE ARCHITECT

CORE DESIGN INC.
 14711 NE 29TH PLACE, SUITE 101
 BELLEVUE, WASHINGTON 98007
 (425) 885-1811
 CONTACT: JOSHUA F. BEARD, RLA - LANDSCAPE ARCHITECT

ARBORIST

SHOFFNER CONSULTING
 21529 4TH AVE. W. #C31
 BOTHELL, WA 98021
 (206) 755-2811
 CONTACT: TONY SHOFFNER, I.S.A. - CERTIFIED ARBORIST

VERTICAL DATUM

NAVD 88 (CITY OF REDMOND VERTICAL CONTROL NETWORK)

HORIZONTAL DATUM

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

BASIS OF BEARINGS

N88°01'42"W PER THE CITY OF REDMOND HORIZONTAL CONTROL NETWORK, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26-26-05, BETWEEN CITY OF REDMOND MONUMENTS GLO4C9W (SOUTHEAST SECTION CORNER 26-26-05) AND GLO3C9 (SOUTH QUARTER SECTION CORNER 26-26-05)

BENCHMARKS

1. CITY OF REDMOND BENCHMARK 9191, 2009
 0.25 FOOT DIA. BRASS DISK IN 0.50 FOOT DIA. CONCRETE MONUMENT IN SOUTHEAST CORNER OF INTERSECTION OF NE 116TH STREET AND 162ND AVENUE NE. MONUMENT IS 0.41 FEET BELOW TOP OF CASE. STAMPED "CITY OF REDMOND B.M. 30" ELEVATION = 253.49 FEET.

1. CITY OF REDMOND BENCHMARK 9192, 2009
 0.25 FOOT DIA. BRASS DISK IN 0.50 FOOT DIA. CONCRETE MONUMENT IN CASE - 21' EAST OF CENTERLINE OF 169TH CT. NE. AND - 23' SOUTH OF NE 116TH ST. STAMPED "CITY OF REDMOND B.M. 29" ELEVATION = 321.14 FEET.

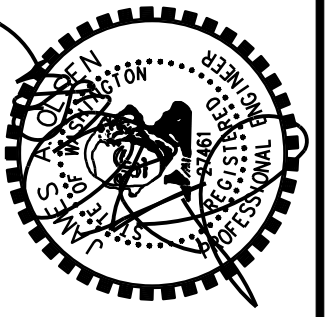
SHEET INDEX

F1 TITLE SHEET
 F2 BOUNDARY TOPOGRAPHIC SURVEY
 F3 PRELIMINARY PLAT
 F4 PRELIMINARY TREE RETENTION PLAN
 F5 PRELIMINARY GRADING & UTILITY PLAN
 F6 ROAD SECTIONS AND STORM DETAILS
 F7 PROFILES
 F8 CHANNELIZATION, SIGNING AND FIRE DEPARTMENT SITE PLAN
 F9-F11 PRELIMINARY LANDSCAPE PLANS



VICINITY MAP

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/22/13
2	REVISED PER CITY COMMENTS	12/15/13
3	REVISED PER CITY COMMENTS	2/13/14
4	REVISED PER CITY COMMENTS	4/29/14



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



TITLE SHEET
BEUCA
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BAINOTTI
APPROVED	JAMES A. OLSEN, P.E.
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER



DATUM

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

HORIZONTAL:
NAD 83(91) (CITY OF REDMOND
HORIZONTAL CONTROL NETWORK)

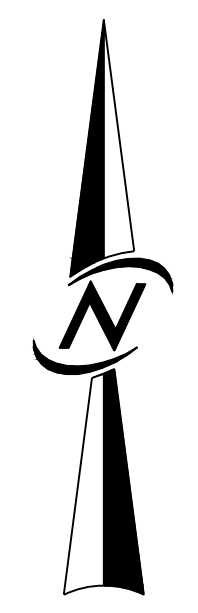
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CONCRETE MONUMENT IN SOUTHEAST CORNER OF
INTERSECTION OF NE 116TH STREET AND 162ND
AVENUE NE. MONUMENT IS 0.47 FEET BELOW TOP OF
CASE. STAMPED "CITY OF REDMOND B.M. 30"
ELEVATION = 253.49 FEET.

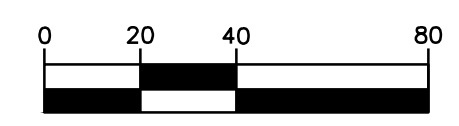
2. CITY OF REDMOND BENCHMARK 9192, 2009
0.25 FOOT DIA. BRASS DISK IN 0.50 FOOT DIA.
CONCRETE MONUMENT IN CASE ± 27' EAST OF
CENTERLINE OF 169TH CT. N.E. AND ± 23' SOUTH OF
N.E. 116TH ST. STAMPED "CITY OF REDMOND B.M. 29"
ELEVATION = 321.74 FEET.

HORIZONTAL CONTROL

GLO4CSW GLO3CS
N 259409.30 N 259497.06
E 1323240.28 E 1320690.97



SCALE: 1" = 40'



BASIS OF BEARINGS

N88°01'42" W PER THE CITY OF REDMOND HORIZONTAL CONTROL NETWORK, ALONG THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 26-26-05, BETWEEN CITY OF REDMOND MONUMENTS GLO4CSW
(SOUTHWEST SECTION CORNER 26-26-05) AND GLO3CS (SOUTH QUARTER SECTION CORNER 26-26-05)

LEGAL DESCRIPTION

PARCEL A:
LOT 1, KING COUNTY SHORT PLAT NUMBER 680046, RECORDED UNDER RECORDING NUMBER 8009150625, IN
KING COUNTY, WASHINGTON.

PARCEL B:
LOT 2, KING COUNTY SHORT PLAT NUMBER 680046, RECORDED UNDER RECORDING NUMBER 8009150625, IN
KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:
THE NORTH 278 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN
KING COUNTY, WASHINGTON;
EXCEPT THE WEST 165 FEET OF THE NORTH 278 FEET;
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHORT PLAT.

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE
COMPANY ALTA COMMITMENT ORDER NO. 1340560, DATED APRIL 2, 2012. IN PREPARING THIS MAP, CORE
DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE
ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE
REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S
REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC.
QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 17, 2012. ALL
SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL, 2012.
- PROPERTY AREA = 156,247± SQUARE FEET (3.5869± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS
USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION
AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090.
ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO
MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF
THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS
SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN
SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND
LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO
LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

LEGEND

- FOUND MONUMENT
- FOUND REBAR
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT
- SEWER MANHOLE
- IRRIGATION VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- JUNCTION BOX
- POWER METER
- TRANSFORMER
- POWER POLE
- GUY WIRE
- MAILBOX
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- HWF HORIZONTAL WOOD FENCE
- CLF CHAIN LINK FENCE
- BWFB BARBED WIRE FENCE
- SRF SPLIT RAIL FENCE
- P/A PLANTED AREA
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- G GAS LINE
- T UNDERGROUND TELEPHONE LINE
- P UNDERGROUND POWER LINE
- OHP OVERHEAD POWER LINE
- W WATER LINE
- IRR IRRIGATION LINE
- TV TELEVISION LINE

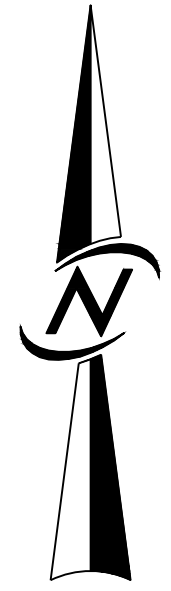
DATE	APRIL 2014	DESIGNED	JAMES A. OLSEN
REVISIONS		DRAWN	FLAVIO R. BAINOTTI
NO.	1	APPROVED	JAMES A. OLSEN
	2	PROJECT MANAGER	JAMES A. OLSEN, P.E.
	3		
	4		

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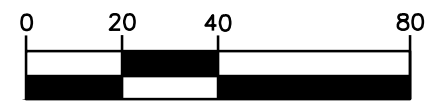
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

BOUNDARY AND TOPOGRAPHIC SURVEY
BEUCA
THE QUADRANT CORPORATION
14725 SE 36TH STREET, SUITE 100
BELLEVUE, WA 98006

SHEET **P2** OF **11**
PROJECT NUMBER **12034**



SCALE: 1" = 40'



LOT B
PHIL AND MARIANNE HENDERSON
TAX ID NO.
2526059147

LOT A
JOSHUA AND MELANIE WILLIAMS
TAX ID NO.
2526059028

BURNSTEAD CONSTRUCTION
TAX ID NO.
2526059010
2526059010

INT 4+50.00 166TH CT NE
= 1+00.00 ROAD A
TAX ID NO.
2526059044
2526059044

INT 1+00.00 166TH CT NE
= 1+00.00 122ND ST

BURNSTEAD CONSTRUCTION
TAX ID NO.
2526059040

TRACT C
2,291 ± SF

BURNSTEAD CONSTRUCTION
TAX ID NO.
2526059007
2526059007

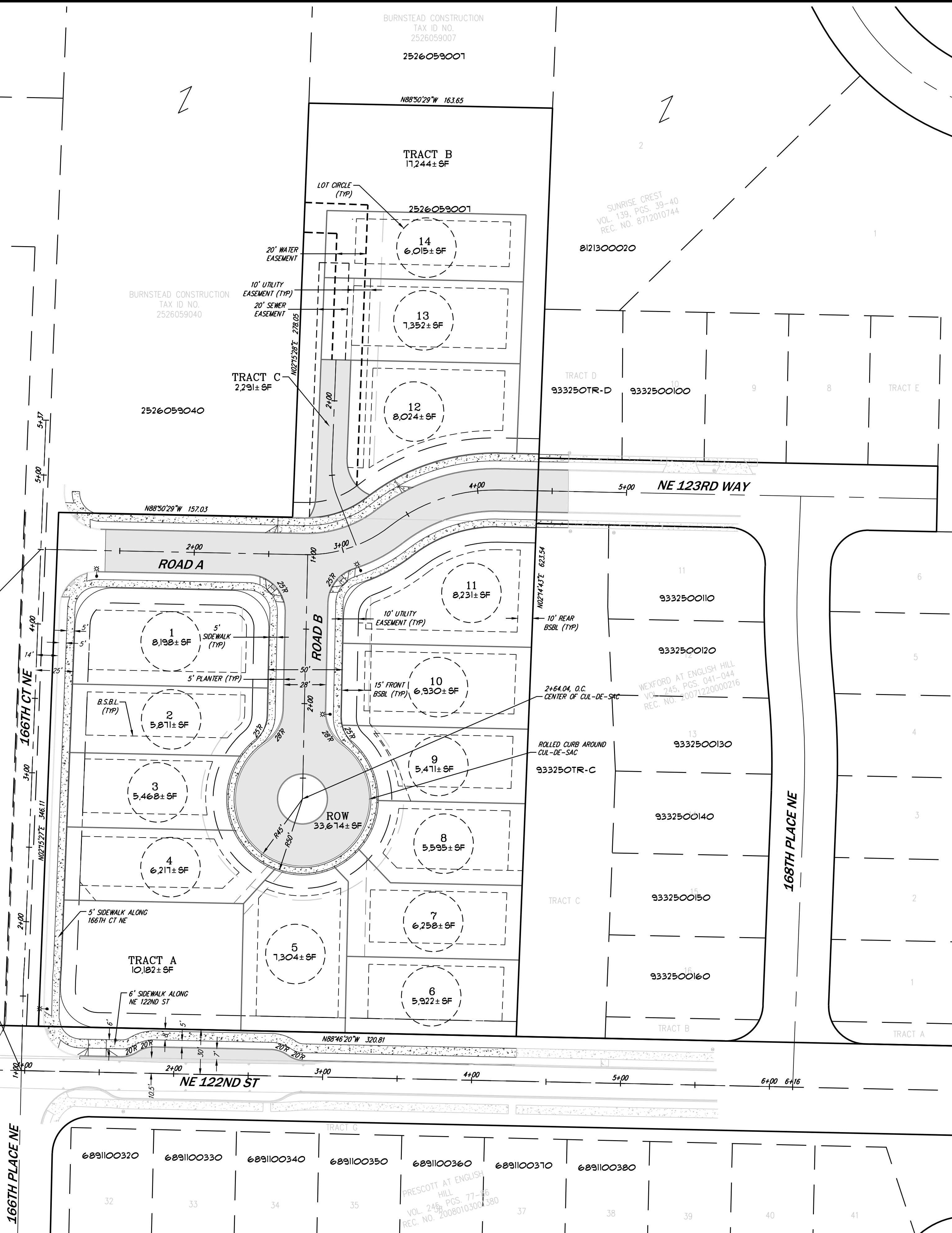
TRACT B
17,244 ± SF

SUNRISE CREST
VOL. 139, PGS. 39-40
REC. NO. 8712010744
8121300020

TRACT D
933250TR-D

9332500100

TRACT E



DATUM

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

HORIZONTAL:
NAD 83(91) (CITY OF REDMOND HORIZONTAL CONTROL NETWORK)

BASIS OF BEARINGS

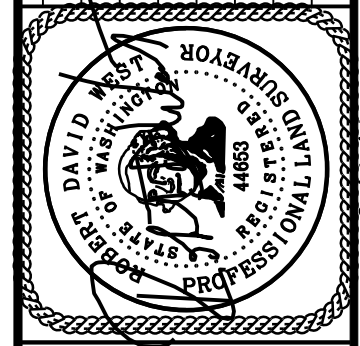
N88°01'42"W PER THE CITY OF REDMOND HORIZONTAL CONTROL NETWORK, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26-26-05, BETWEEN CITY OF REDMOND MONUMENTS GLO4CSW (SOUTHEAST SECTION CORNER 26-26-05) AND GLO3CS (SOUTH QUARTER SECTION CORNER 26-26-05)

BENCHMARKS

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0.25 FOOT DIA. BRASS DISK IN 0.50 FOOT DIA. CONCRETE MONUMENT IN SOUTHEAST CORNER OF INTERSECTION OF NE 116TH STREET AND 162ND AVENUE NE. MONUMENT IS 0.41 FEET BELOW TOP OF CASE. STAMPED "CITY OF REDMOND B.M. 30"
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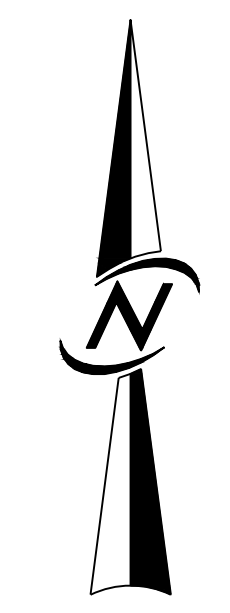
14711 NE 29th Place Suite 101
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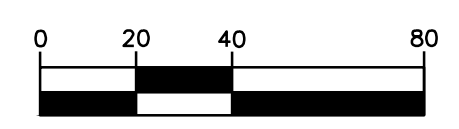
PRELIMINARY PLAT
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THE QUADRANT CORPORATION
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BELLEVUE, WA 98006

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BAINOTTI
APPROVED	JAMES A. OLSEN
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER
SHEET	OF
P3	11
PROJECT NUMBER	12034

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SCALE: 1" = 40'



DATUM

VERTICAL:
 NAVD 88 (CITY OF REDMOND VERTICAL CONTROL NETWORK)
 HORIZONTAL:
 NAD 83(91) (CITY OF REDMOND HORIZONTAL CONTROL NETWORK)

BASIS OF BEARINGS

N88°01'42"W PER THE CITY OF REDMOND HORIZONTAL CONTROL NETWORK, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26-26-05, BETWEEN CITY OF REDMOND MONUMENTS GLO4CSW (SOUTHEAST SECTION CORNER 26-26-05) AND GLO3CS (SOUTH QUARTER SECTION CORNER 26-26-05)

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SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	RETAINED	TOTAL
LANDMARK (1:3) (OVER 30" DBH)	15 10%	0 0%	15 10%
SIGNIFICANT (1:1) (6" - 30" DBH)	19 52%	58 38%	131 90%
TOTAL	94 62%	58 38%	152 100%
REPLACEMENT TREES			124

* INDICATES REPLACEMENT RATIO OF TREES REMOVED TO TREES REPLACED.

LEGEND

- EXISTING TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- 5' BSBL FROM TREE DRIPLINE (SEE NOTES 4 & 5 FOR EXCEPTIONS)
- OFF-SITE TREE (5)

NOTES

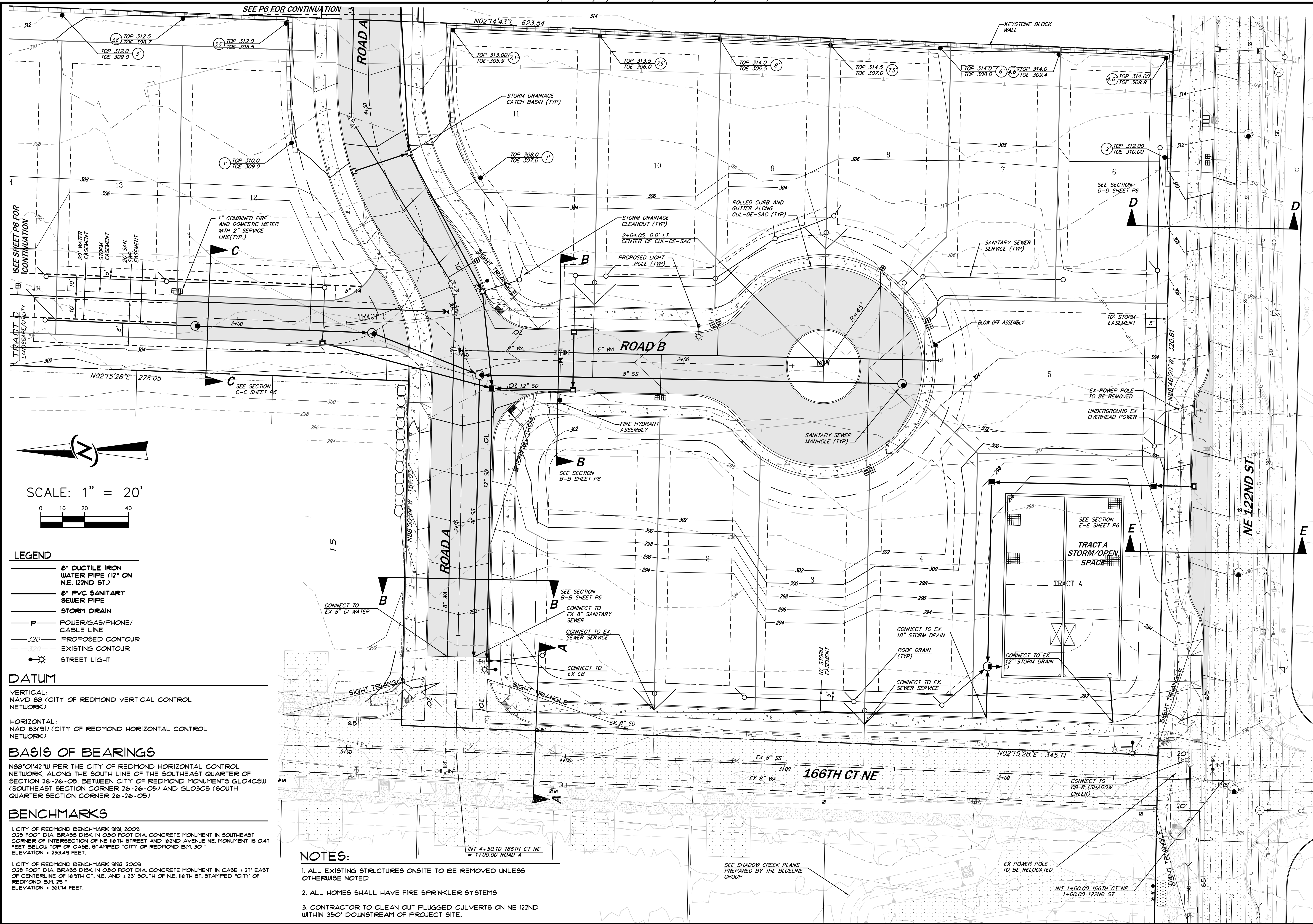
1. FOR TREE RETENTION CALCULATIONS AND DATA SHEETS, REFER TO "TREE PRESERVATION AND HEALTH EVALUATION REPORT".
2. FOR TREE REPLACEMENT LOCATION SEE PRELIMINARY LANDSCAPE PLAN.
3. "UNHEALTHY TREES TO BE REMOVED" HAVE BEEN EXEMPT FROM COUNTS.
4. SIDEWALKS & UTILITIES MAY BE LOCATED WITHIN DRIPLINE OF A PROTECTED TREE PER REDMOND ZONING CODE SECTION 21.12.060.
5. THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIPLINE OF A PROTECTED TREE PER REDMOND ZONING CODE SECTION 21.12.060.

	DATE		DATE		
	DESIGNED	JAMES A. OLSEN	8/22/13	REVISIONS	
	DRAWN	FLAVIO R. BAINOTTI	12/5/13	1	REVISED PER CITY COMMENTS
	APPROVED	JAMES A. OLSEN, P.E.	2/13/14	2	REVISED PER CITY COMMENTS
	PROJECT MANAGER	JAMES A. OLSEN, P.E.	4/29/14	3	REVISED PER CITY COMMENTS
	SHEET	OF		4	REVISED PER CITY COMMENTS
	P4	11			
	PROJECT NUMBER				
	12034				

PRELIMINARY TREE RETENTION PLAN
BEUCA
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

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

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING



- LEGEND**
- 8" DUCTILE IRON WATER PIPE (12" ON NE. 122ND ST.)
 - 8" PVC SANITARY SEWER PIPE
 - STORM DRAIN
 - P POWER/GAS/PHONE/CABLE LINE
 - 320 PROPOSED CONTOUR
 - EXISTING CONTOUR
 - STREET LIGHT

DATUM
 VERTICAL:
 NAVD 88 (CITY OF REDMOND VERTICAL CONTROL NETWORK)
 HORIZONTAL:
 NAD 83(91) (CITY OF REDMOND HORIZONTAL CONTROL NETWORK)

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 ELEVATION = 321.14 FEET.

- NOTES:**
1. ALL EXISTING STRUCTURES ONSITE TO BE REMOVED UNLESS OTHERWISE NOTED
 2. ALL HOMES SHALL HAVE FIRE SPRINKLER SYSTEMS
 3. CONTRACTOR TO CLEAN OUT PLUGGED CULVERTS ON NE 122ND WITHIN 350' DOWNSTREAM OF PROJECT SITE.

NO.	REVISIONS	DATE	COMMENTS
1	REVISED PER CITY COMMENTS	8/22/13	
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3	REVISED PER CITY COMMENTS	2/13/14	
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 Bellevue, Washington 98007
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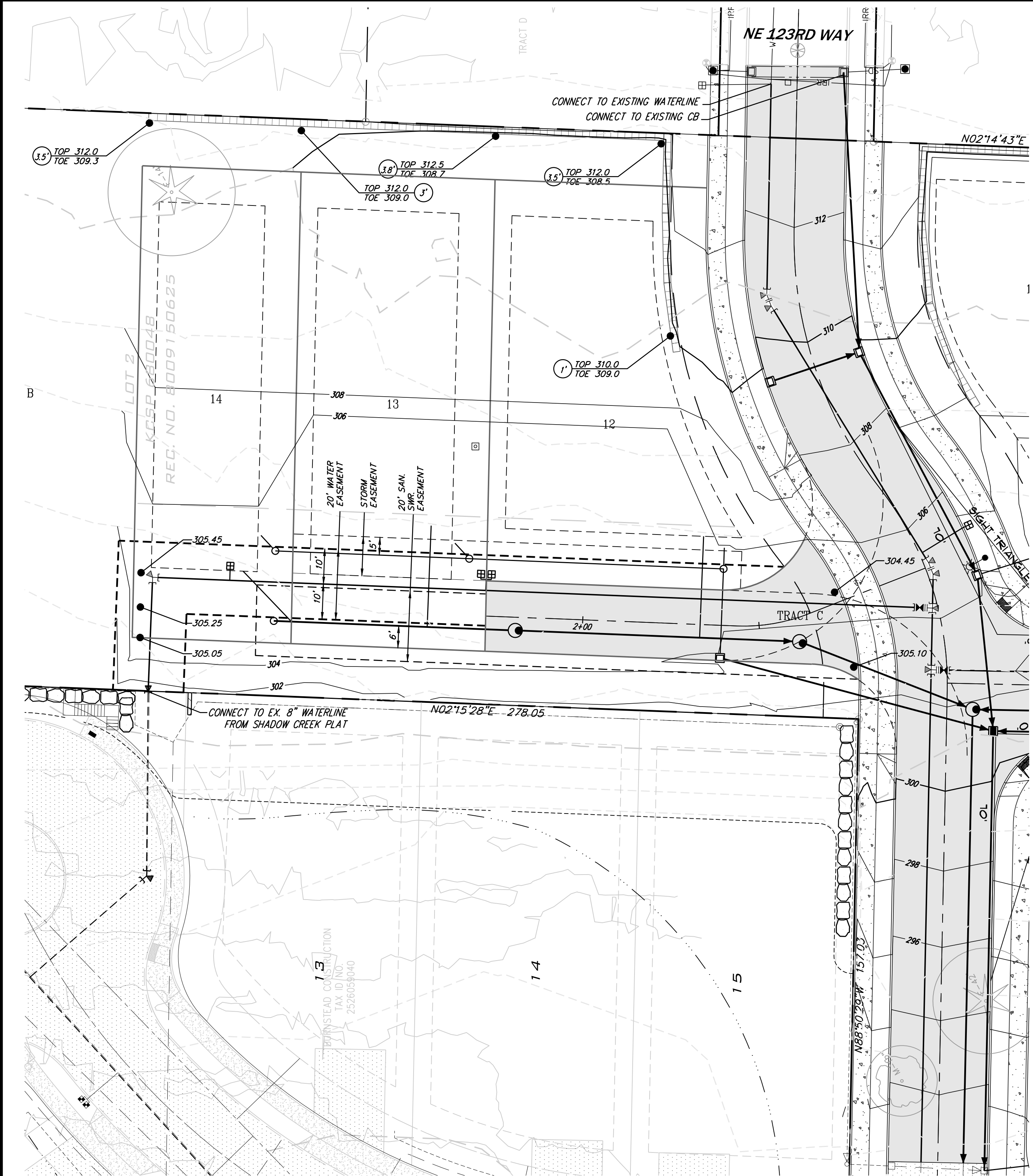
CORE DESIGN
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PRELIMINARY GRADING AND UTILITY PLAN
BEUCA

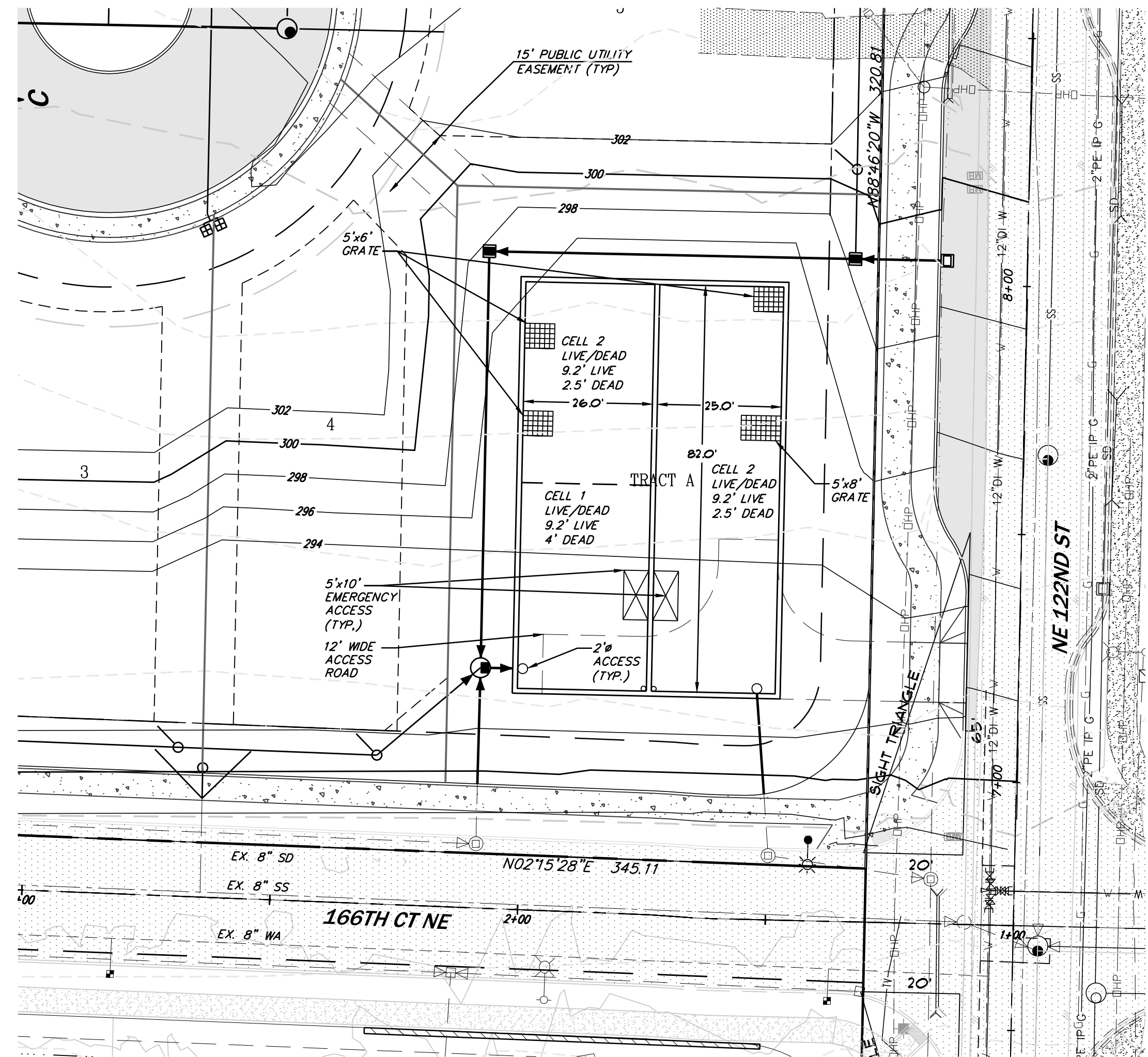
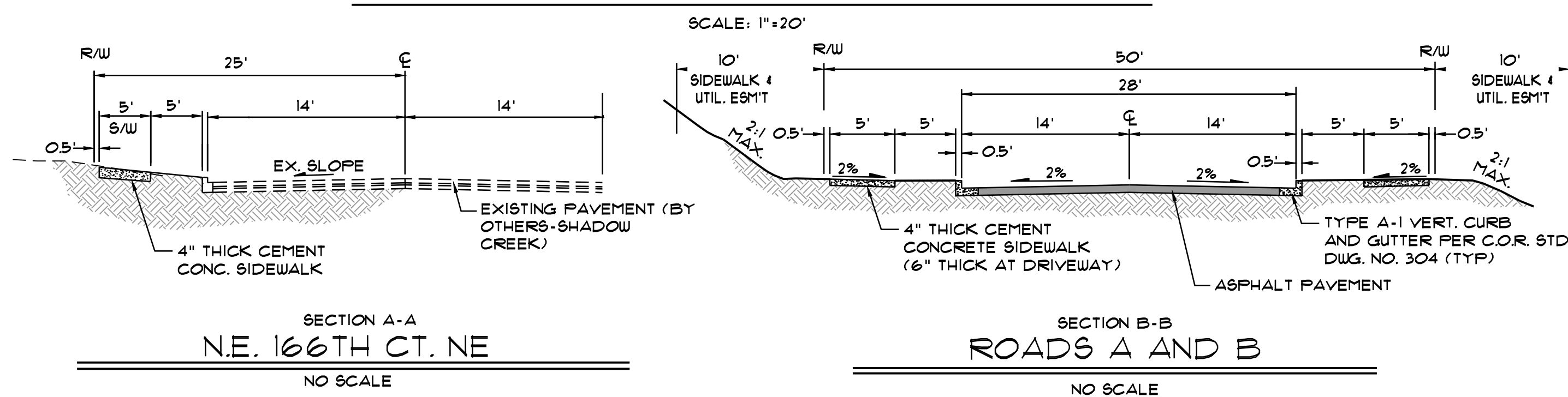
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
APRIL 2014	JAMES A. OLSEN	FLAVIO R. BAINOTTI	JAMES A. OLSEN	JAMES A. OLSEN, P.E.

SHEET P5 OF 11
PROJECT NUMBER 12034



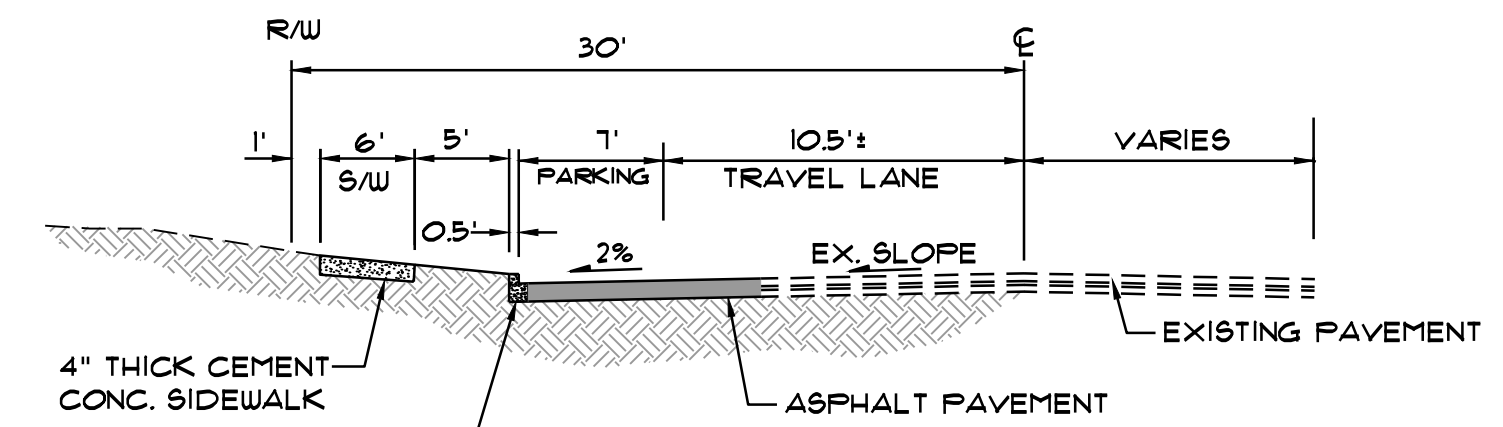
WATERLINE CONNECTION



STORM DETENTION/ WATER QUALITY VAULT

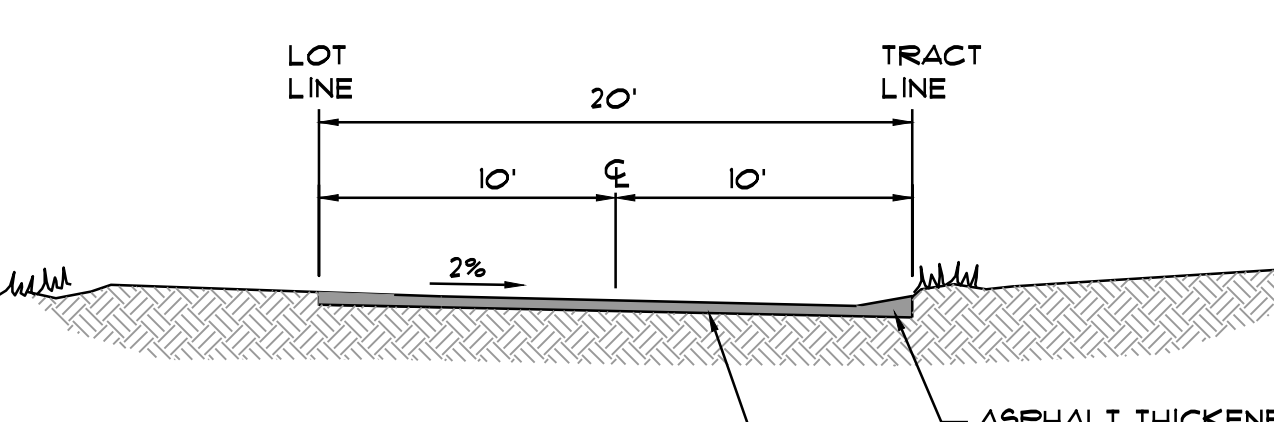
SCALE: 1"=20'

STORMWATER VAULT
 LIVE STORAGE REQUIRED: 37,725 C.F.
 LIVE STORAGE PROVIDED: 37,725 C.F.
 DEAD STORAGE REQUIRED: 11,059 C.F.
 DEAD STORAGE PROVIDED: 11,706 C.F.



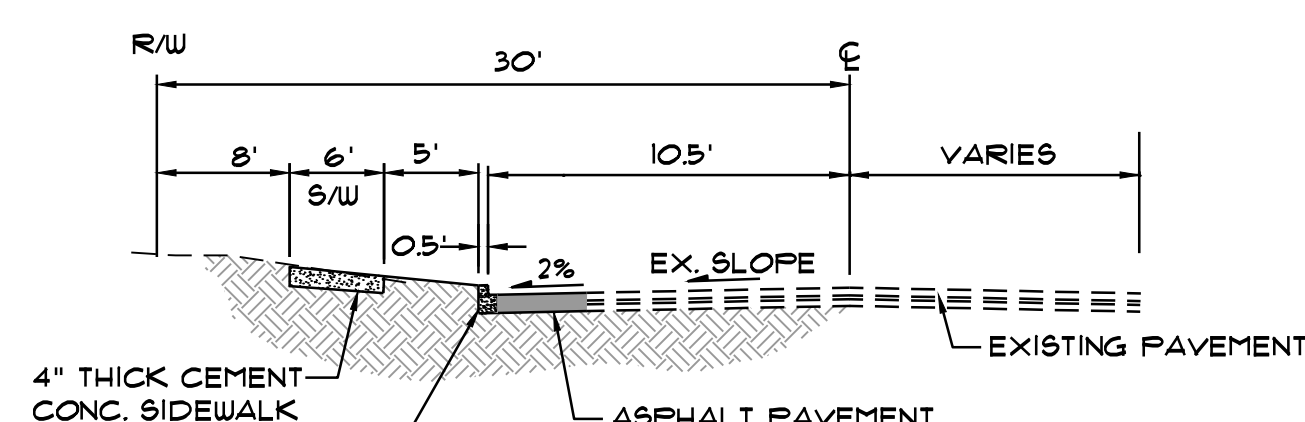
SECTION E-E
NE 122ND ST

NO SCALE



SECTION C-C
TRACT C / EVAE

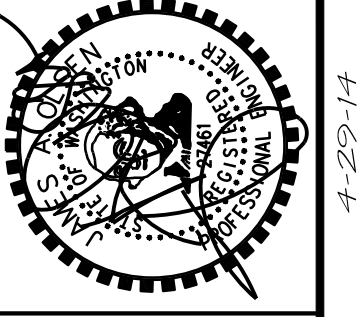
NO SCALE



SECTION D-D
NE 122ND ST.

NO SCALE

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/2/13
2	REVISED PER CITY COMMENTS	12/5/13
3	REVISED PER CITY COMMENTS	2/13/14
4	REVISED PER CITY COMMENTS	4/29/14

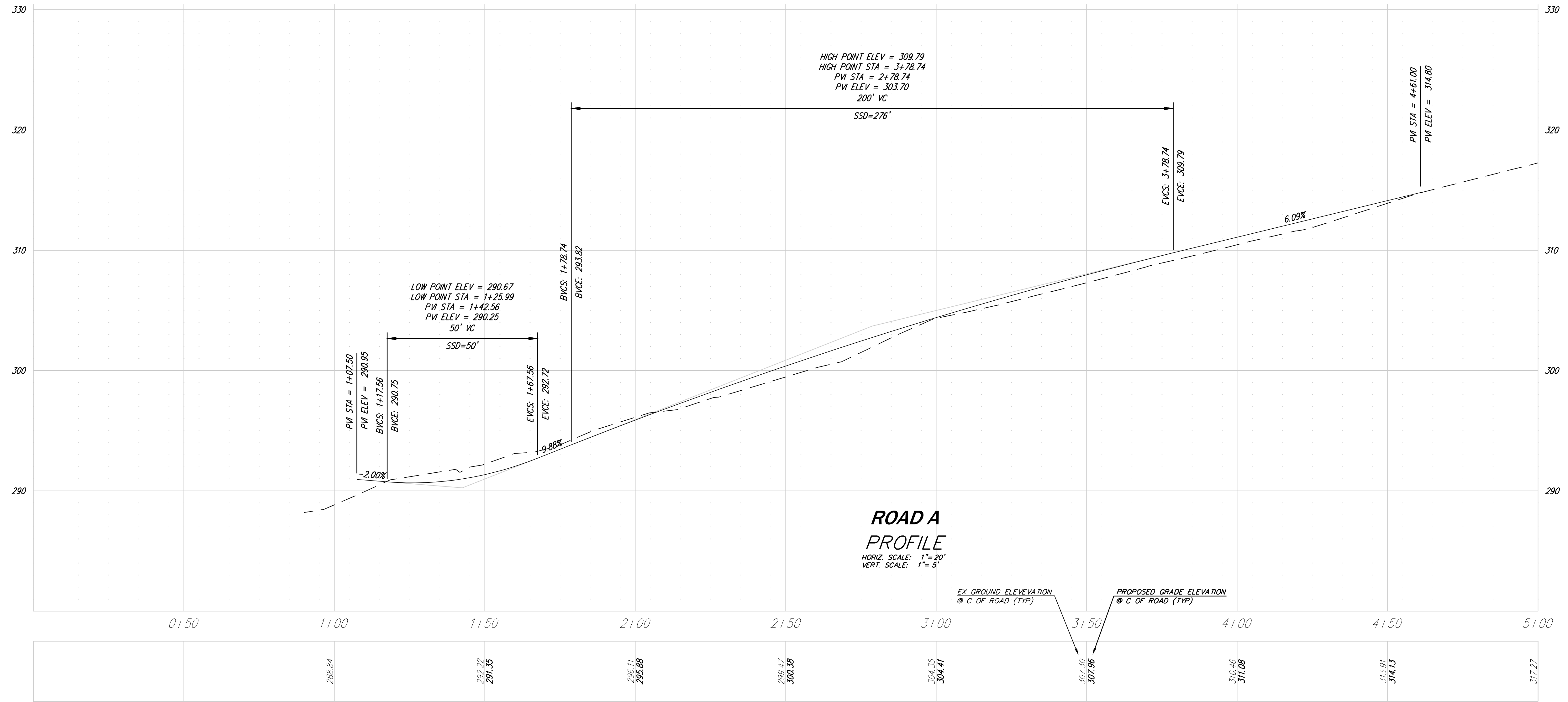


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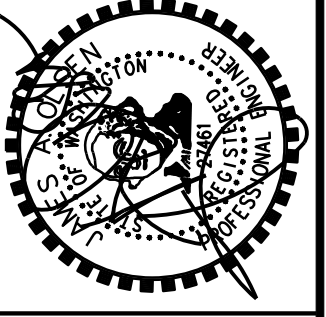


ROAD SECTIONS AND STORM DETAILS
BEUCA
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BAINOTTI
APPROVED	JAMES A. OLSEN
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER
SHEET	P6
OF	11
PROJECT NUMBER	12034



NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/22/13
2	REVISED PER CITY COMMENTS	12/5/13
3	REVISED PER CITY COMMENTS	2/13/14
4	REVISED PER CITY COMMENTS	4/29/14



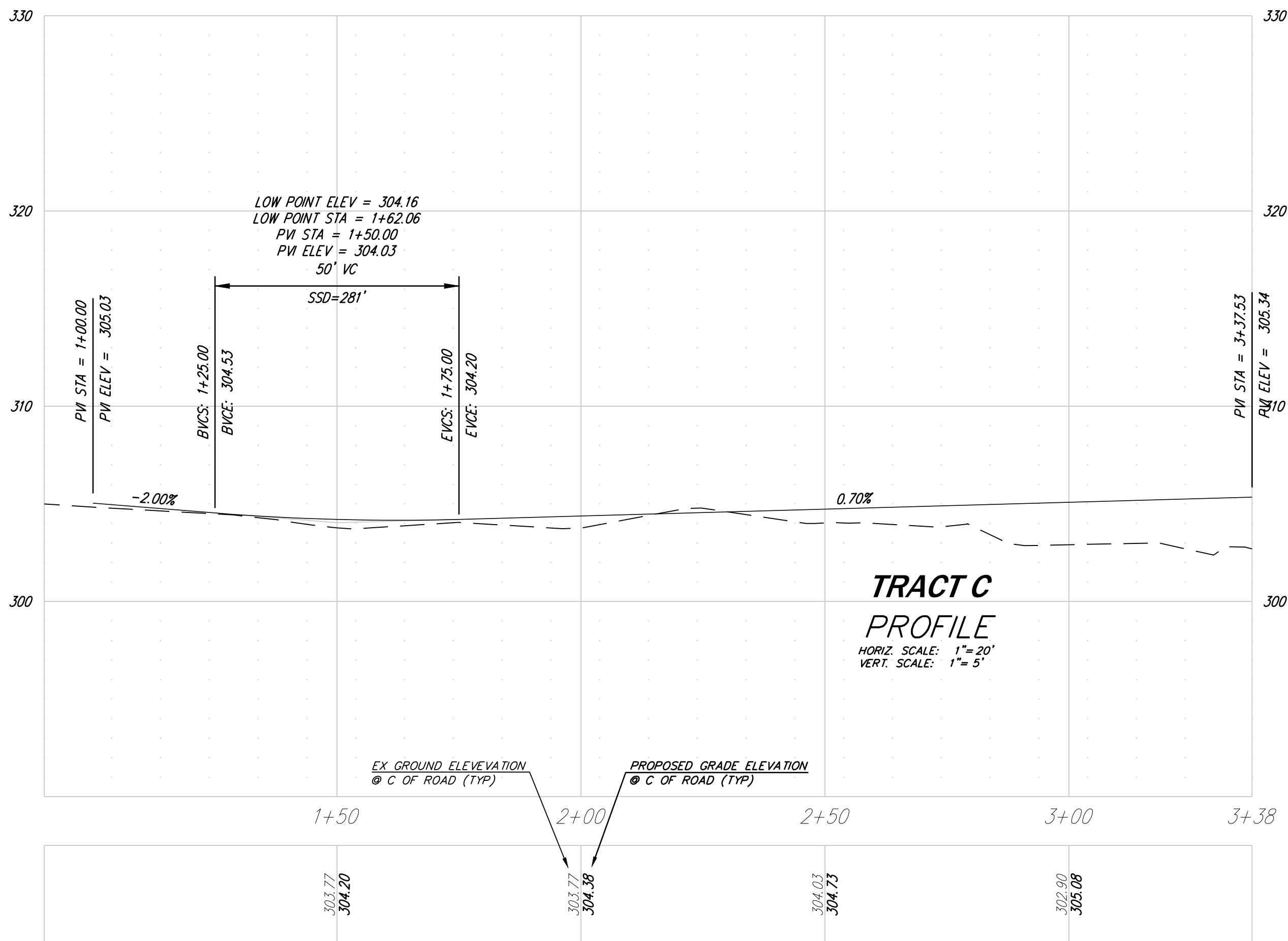
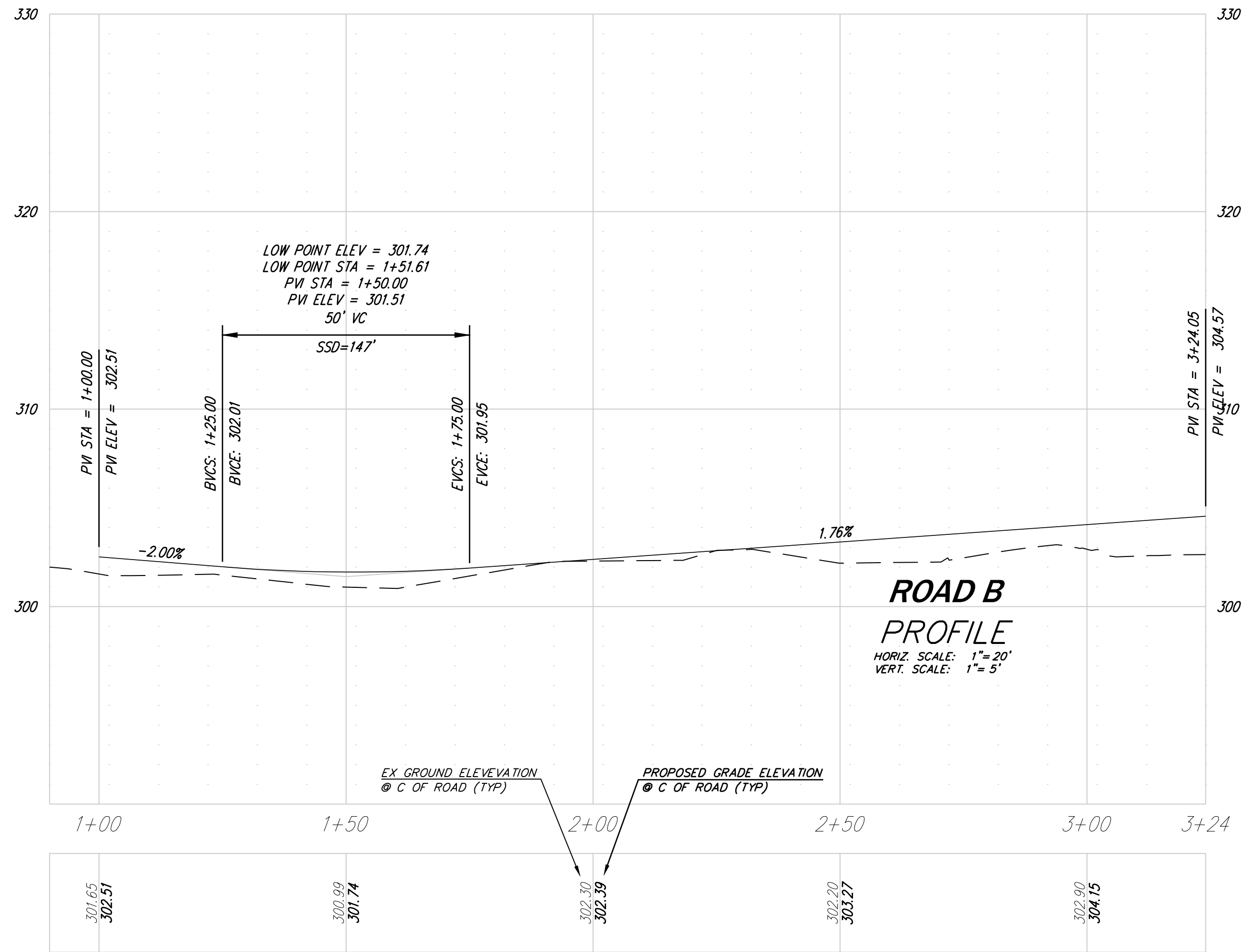
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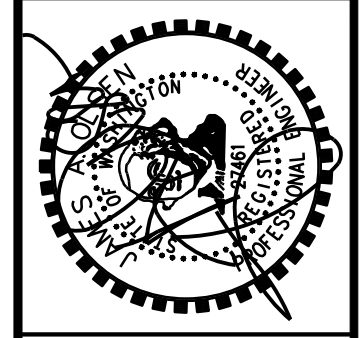
PROFILES
BEUCA
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BAINOTTI
APPROVED	JAMES A. OLSEN
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER
SHEET	11
PROJECT NUMBER	12034

A-29-H



NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/22/13
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3	REVISED PER CITY COMMENTS	2/13/14
4	REVISED PER CITY COMMENTS	4/29/14



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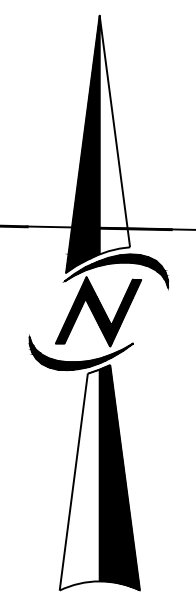


PROFILES
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THE QUADRANT CORPORATION
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 BELLEVUE, WA 98006

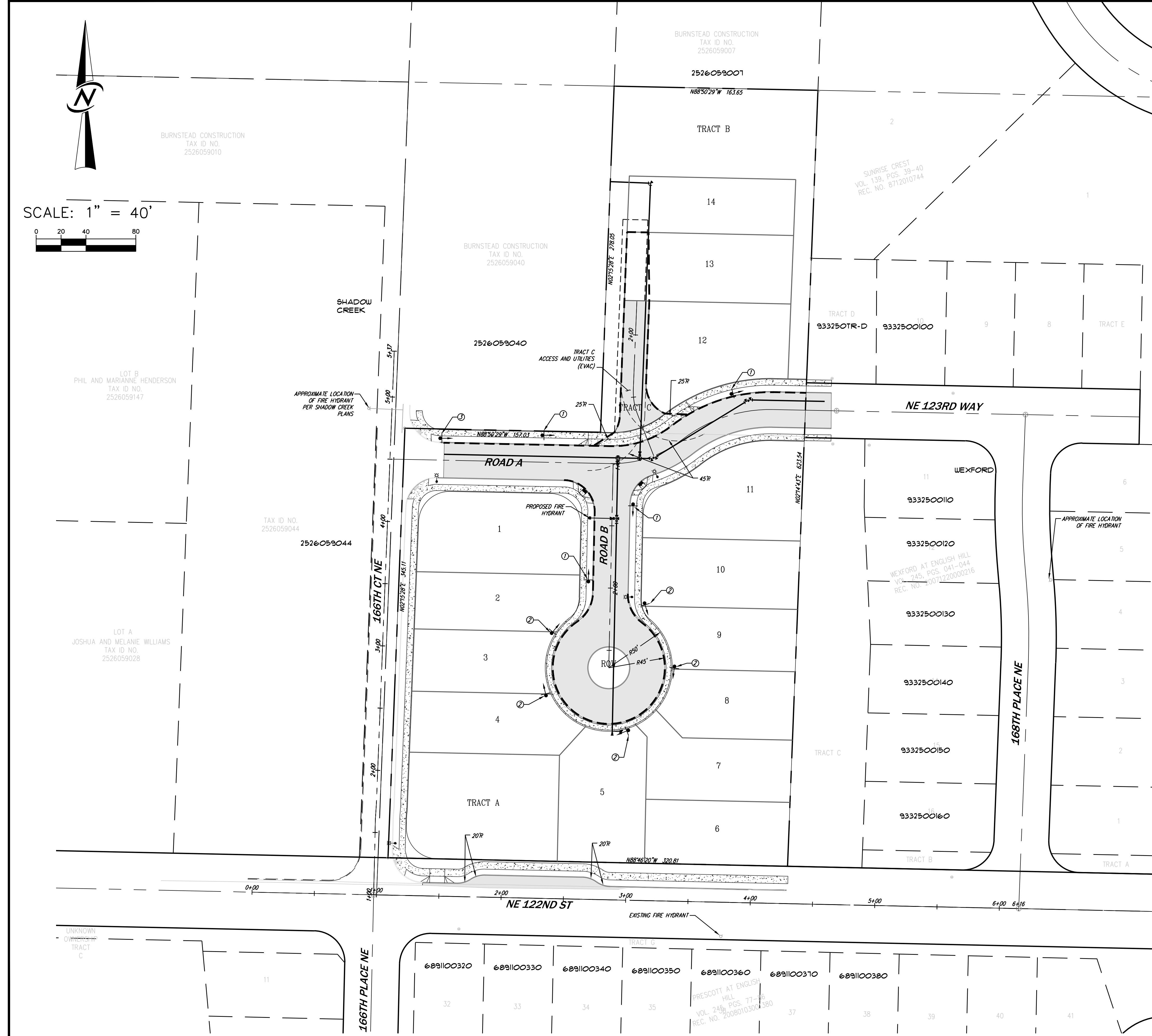
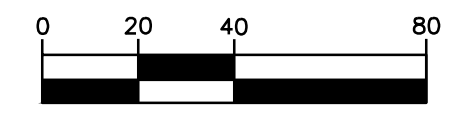
DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BAINOTTI
APPROVED	JAMES A. OLSEN
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER
SHEET	OF
P7A	11
PROJECT NUMBER	12034

A-29-H

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SCALE: 1" = 40'



DATUM

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

HORIZONTAL:
NAD 83(91) (CITY OF REDMOND HORIZONTAL CONTROL NETWORK)

BASIS OF BEARINGS

N88°01'42"W PER THE CITY OF REDMOND HORIZONTAL CONTROL NETWORK, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26-26-05, BETWEEN CITY OF REDMOND MONUMENTS GLO4CSW (SOUTHEAST SECTION CORNER 26-26-05) AND GLO3CS (SOUTH QUARTER SECTION CORNER 26-26-05)

BENCHMARKS

1. CITY OF REDMOND BENCHMARK 9191, 2009
0.25 FOOT DIA. BRASS DISK IN 0.50 FOOT DIA. CONCRETE MONUMENT IN SOUTHEAST CORNER OF INTERSECTION OF NE 167TH STREET AND 162ND AVENUE NE. MONUMENT IS 0.41 FEET BELOW TOP OF CASE, STAMPED "CITY OF REDMOND B.M. 30"
ELEVATION = 293.49 FEET.

1. CITY OF REDMOND BENCHMARK 9192, 2009
0.25 FOOT DIA. BRASS DISK IN 0.50 FOOT DIA. CONCRETE MONUMENT IN CASE + 21" EAST OF CENTERLINE OF 169TH CT. NE. AND + 23" SOUTH OF NE. 167TH ST. STAMPED "CITY OF REDMOND B.M. 29"
ELEVATION = 321.74 FEET.

FIRE LANE MARKING

- VERTICAL CURBS SHALL BE PAINTED ON THE TOP AND SIDE, EXTENDING THE LENGTH OF THE DESIGNATED FIRE LANE. TYPE 1 MARKING OF A ROLLED CURB MAY BE WITH A MINIMUM 6" INCH PAINTED STRIPE ON THE TOP MOST PART OF THE CURB.
- TYPE 1 OR TYPE 4-EDGE STRIPING WHERE THERE IS NO CURB, A NOMINAL 6" YELLOW STRIPE SHALL BE PAINTED ON THE PAVEMENT ALONG THE EDGES OF THE APPROVED LANE. PAVEMENT LETTERING OR FIRE LANE SIGNAGE SHALL BE PROVIDED AS REQUIRED FOR TYPE 1 OR TYPE 2 AS DESIGNATED BY THE FIRE MARSHAL.
- † TYPE 3 METAL SIGNS

APPROVED METAL SIGNS STATING "NO PARKING-FIRE LANE" AND "NO PARKING-THIS SIDE OF STREET" ARE REQUIRED AT NO MORE THAN 100 FEET ON CENTER. YELLOW CURB MARKING SHALL BE REQUIRED AT THIS TIME. ADDITIONAL LOCATIONS MAY BE DESIGNATED BY THE FIRE MARSHAL. SUCH SIGNS SHALL BE APPROXIMATELY 12" WIDE AND 18" HIGH AND HAVE RED LETTERS ON A WHITE BACKGROUND. METAL SIGNS SHALL BE INSTALLED ON 2" BY 2", 14 GAUGE, QWIK-FUNCH A.S.T.M. A510 POSTS PER CITY OF REDMOND DESIGN AND CONSTRUCTION DRAWING NUMBER 426, AND M.U.T.C.D. GUIDELINES. WHERE FIRE LANES ARE ADJACENT TO BUILDINGS OR STRUCTURES THE SIGNS MAY BE PLACED ON THE BUILDING OR STRUCTURE FACE WHEN APPROVED OR DIRECTED BY THE FIRE MARSHAL. TYPE 3 (METAL SIGNS) MAY BE USED IN LIEU OF TYPE 2 (PAVEMENT LETTERING) WHEN SPECIFICALLY APPROVED BY THE FIRE MARSHAL.

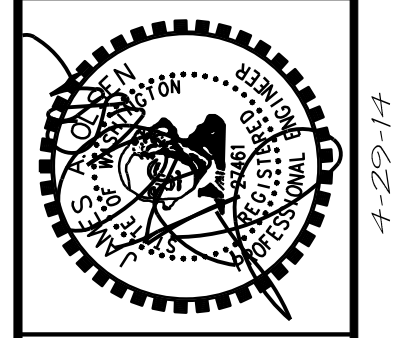
NOTES

1. ALL NEW RESIDENTIAL STRUCTURES SHALL HAVE INSTALLED AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM.
2. ALL REQUIRED ACCESS NOT IN A PUBLIC RIGHT OF WAY SHALL BE MAINTAINED IN AN APPROVED AND RECORDED EMERGENCY VEHICLE ACCESS EASEMENT.
3. ADDRESSES SHALL BE ESTABLISHED AND APPROVED PRIOR TO FINAL APPROVAL OF CIVIL DRAWINGS.

SIGN LEGEND

- ① "NO PARKING FIRE LANE"
- ② "FIRELANE NO PARKING IN CUL-DE-SAC"
- ③ "STOP"

NO.	REVISIONS	DATE
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4	REVISED PER CITY COMMENTS	4/29/14



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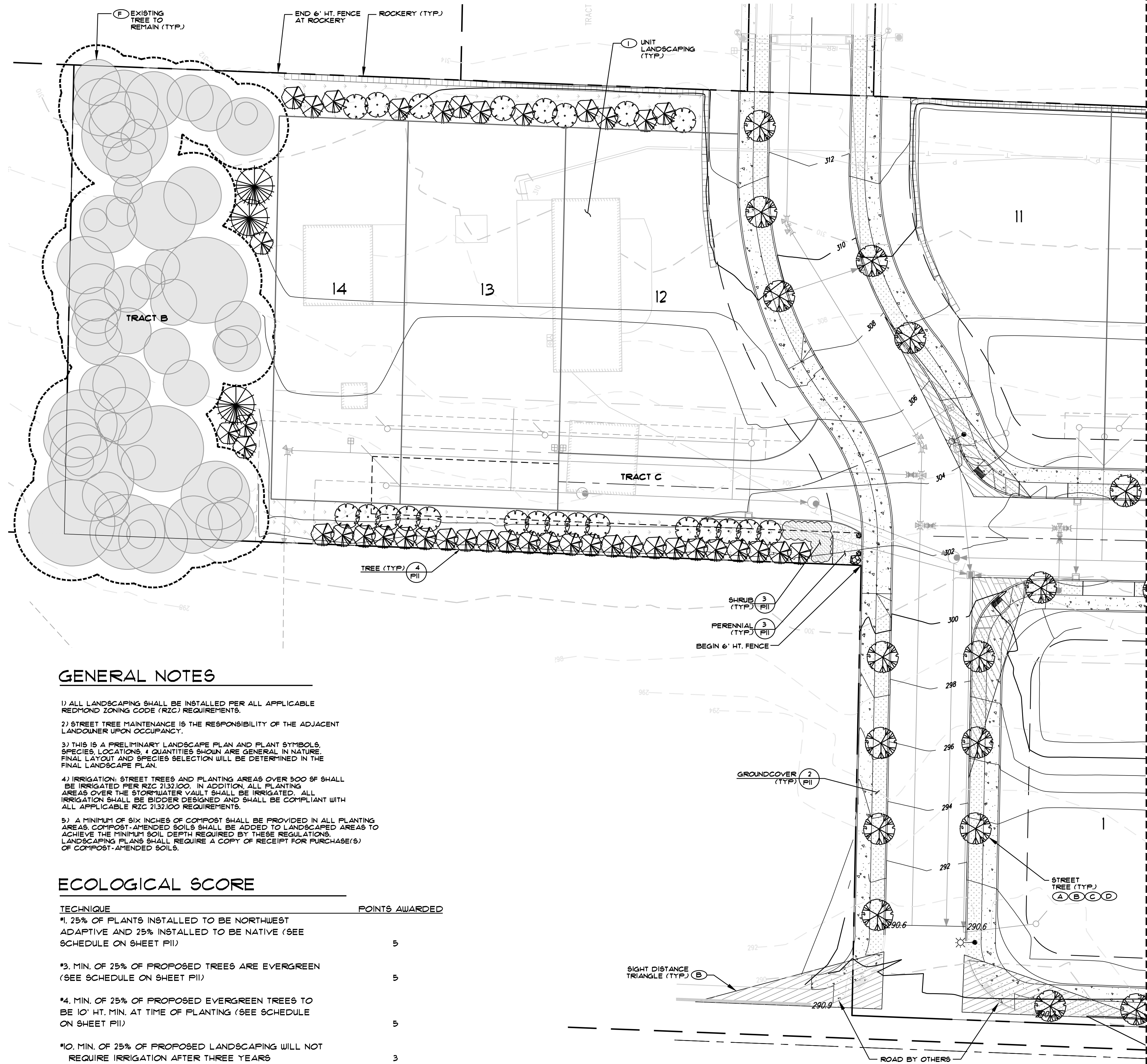
CHANNELIZATION, SIGNING & FIRE DEPARTMENT SITE PLAN

BEUCA

THE QUADRANT CORPORATION
14725 SE 36TH STREET, SUITE 100
BELLEVUE, WA 98006

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BAINOTTI
APPROVED	JAMES A. OLSEN P.E.
PROJECT MANAGER	JAMES A. OLSEN P.E.
SHEET	OF
P8	11
PROJECT NUMBER	12034

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OPEN SPACE CALCULATIONS

GROSS SITE AREA:	156,241 SF (3.59 ACRES)
NET SITE AREA:	92,859 SF (2.13 ACRES)
OPEN SPACE REQUIRED (20% OF TOTAL SITE AREA):	31,249 SF (156,241 X 0.20)
OPEN SPACE PROVIDED:	
TRACT A:	10,182 SF
TRACT B:	17,244 SF
LOT OPEN SPACE (20% OF TOTAL LOT AREA):	9,286 SF
TOTAL:	36,712 SF

REPLACEMENT TREE CALCULATIONS*

REPLACEMENT TREES REQUIRED FOR SIGNIFICANT TREES LOST:	124
STREET TREES AS REPLACEMENT TREES:	34
OPEN SPACE TREES AS REPLACEMENT TREES:	100
TOTAL REPLACEMENT TREES PROVIDED:	134

* SEE PRELIMINARY TREE RETENTION PLAN ON SHEET P4 FOR COMPLETE RETENTION/REPLACEMENT CALCULATIONS

PROJECT NOTES:

- (A) LIMB ALL STREET TREES UP TO 8' UPON MATURITY.
- (B) SIGHT DISTANCE TRIANGLES: MUST MAINTAIN VERTICAL CLEARANCE ZONE BETWEEN 7' AND 8' HEIGHT.
- (C) STREET TREE LOCATION IS APPROXIMATE. ADJUST AS NEEDED DUE TO CONFLICTS WITH UTILITIES AND/OR OTHER OBSTRUCTIONS ENCOUNTERED (CONTACT LANDSCAPE ARCHITECT IF GREATER THAN 3'-0" ADJUSTMENT IS REQUIRED).
- (D) TREES TO BE PLANTED A MINIMUM OF 8' FROM SEWER & WATER LINES. ROOT BARRIER TO BE INSTALLED WITH ALL TREES WITHIN PLANTER STRIPS.
- (E) IRRIGATION: ALL STREET TREES SHALL BE IRRIGATED WITH A MINIMUM OF ONE BUBBLER HEAD OR DRIP NOZZLE PER TREE.
- (F) REMOVE ALL INVASIVE SPECIES WITHIN EXISTING NATIVE UNDERSTORY AREAS TO REMAIN.
- (G) BENCH: EXACT MODEL T.B.D.
- (H) ENTRY MONUMENTATION: DESIGN (TBD) AT LATER DATE
- (I) UNIT LANDSCAPING: FOUNDATION PLANTING TO INCLUDE MATERIAL DIFFERENTIATION IN HEIGHT, TEXTURE PATTERN AND COLOR VARIATION AND TO ACCOMMODATE MICRO-CLIMATES.
- (J) TRELLIS: DESIGN (TBD) AT LATER DATE

GENERAL NOTES

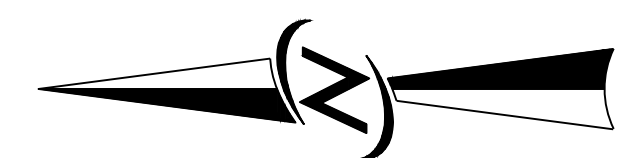
- 1) ALL LANDSCAPING SHALL BE INSTALLED PER ALL APPLICABLE REDMOND ZONING CODE (RZC) REQUIREMENTS.
- 2) STREET TREE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT LANDOWNER UPON OCCUPANCY.
- 3) THIS IS A PRELIMINARY LANDSCAPE PLAN AND PLANT SYMBOLS, SPECIES, LOCATIONS, & QUANTITIES SHOWN ARE GENERAL IN NATURE. FINAL LAYOUT AND SPECIES SELECTION WILL BE DETERMINED IN THE FINAL LANDSCAPE PLAN.
- 4) IRRIGATION: STREET TREES AND PLANTING AREAS OVER 500 SF SHALL BE IRRIGATED PER RZC 21.32.100. IN ADDITION, ALL PLANTING AREAS OVER THE STORMWATER VAULT SHALL BE IRRIGATED. ALL IRRIGATION SHALL BE BIDDER DESIGNED AND SHALL BE COMPLIANT WITH ALL APPLICABLE RZC 21.32.100 REQUIREMENTS.
- 5) 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.

ECOLOGICAL SCORE

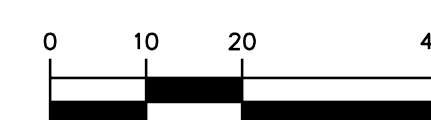
TECHNIQUE	POINTS AWARDED
#1. 25% OF PLANTS INSTALLED TO BE NORTHWEST ADAPTIVE AND 25% INSTALLED TO BE NATIVE (SEE SCHEDULE ON SHEET P11)	5
#3. MIN. OF 25% OF PROPOSED TREES ARE EVERGREEN (SEE SCHEDULE ON SHEET P11)	5
#4. MIN. OF 25% OF PROPOSED EVERGREEN TREES TO BE 10' HT. MIN. AT TIME OF PLANTING (SEE SCHEDULE ON SHEET P11)	5
#10. MIN. OF 25% OF PROPOSED LANDSCAPING WILL NOT REQUIRE IRRIGATION AFTER THREE YEARS	3
#12. MIN. OF 50% OF REQUIRED PLANTING AREAS IN DISTURBED SOILS WILL BE AMENDED (SEE GENERAL NOTES ON THIS SHEET)	3
TOTAL POINTS:	21

LEGEND

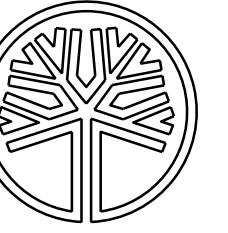
- x-x-x- 6' HT. WOOD FENCE
- o-o-o 4' HT. RAIL FENCE
- ⬢ BOULDER
- ☀ STREET LIGHT



SCALE: 1" = 20'



NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/22/13
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3	REVISED PER CITY COMMENTS	2/13/14
4	REVISED PER CITY COMMENTS	4/29/14



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 JOSHUA PENNINGTON BEARD
 CERTIFICATE NO. 938

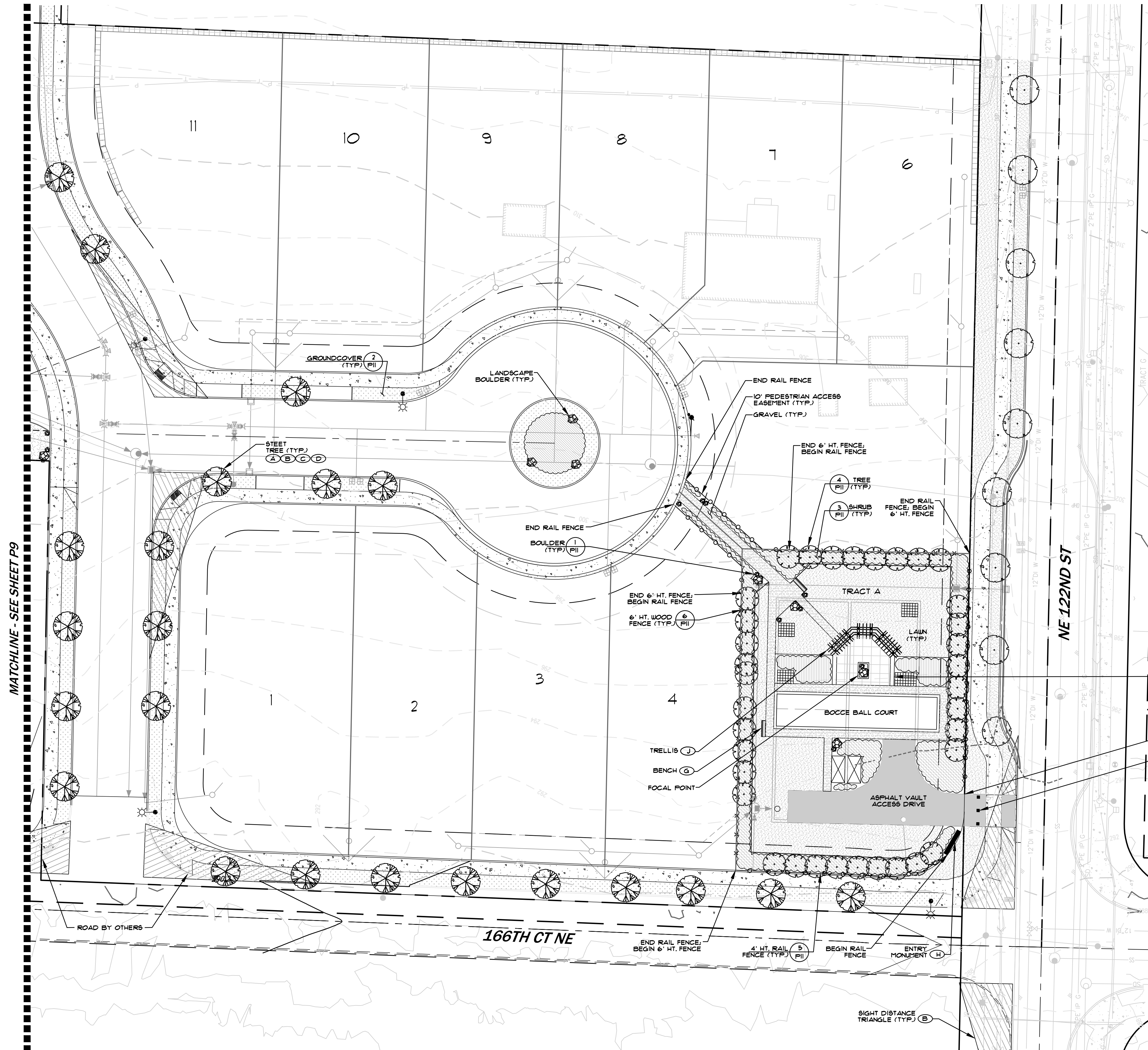
14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax: 425.885.7963

CORE DESIGN
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PRELIMINARY LANDSCAPE PLAN
BEUCA
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

DATE	APRIL 2014
DESIGNED	LINDSEY B. SOLORIO
DRAWN	LINDSEY B. SOLORIO
APPROVED	JOSHUA P. BEARD
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER

SHEET	OF
P9	11
PROJECT NUMBER	
12034	



PROJECT NOTES:

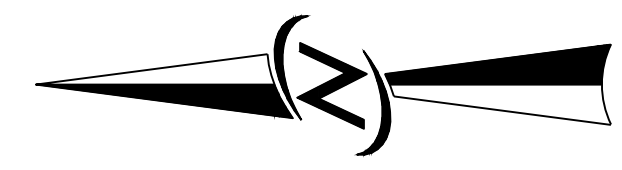
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- (B) SIGHT DISTANCE TRIANGLES: MUST MAINTAIN VERTICAL CLEARANCE ZONE BETWEEN 2' AND 8' HEIGHT.
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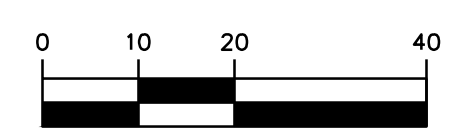
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- 5) A MINIMUM OF SIX INCHES OF COMPOST SHALL BE PROVIDED IN ALL PLANTING AREAS. COMPOST-AMENDED SOILS SHALL BE ADDED TO LANDSCAPED AREAS TO ACHIEVE THE MINIMUM SOIL DEPTH REQUIRED BY THESE REGULATIONS. LANDSCAPING PLANS SHALL REQUIRE A COPY OF RECEIPT FOR PURCHASE(S) OF COMPOST-AMENDED SOILS.

LEGEND

- x-x-x- 6' HT. WOOD FENCE
- o-o-o- 4' HT. RAIL FENCE
- ◻ BOULDER
- ☼ STREET LIGHT



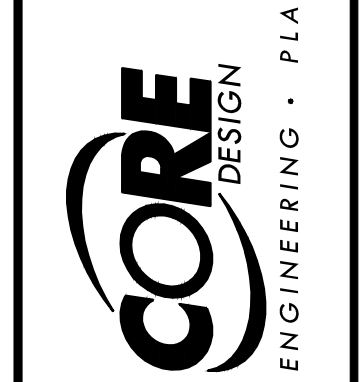
SCALE: 1" = 20'



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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 JOSHUA PENNINGTON BEARD
 CERTIFICATE NO. 938

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PRELIMINARY LANDSCAPE PLAN
BEUCA
THE QUADRANT CORPORATION
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 BELLEVUE, WA 98006

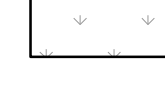
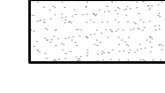
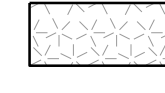
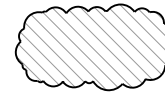
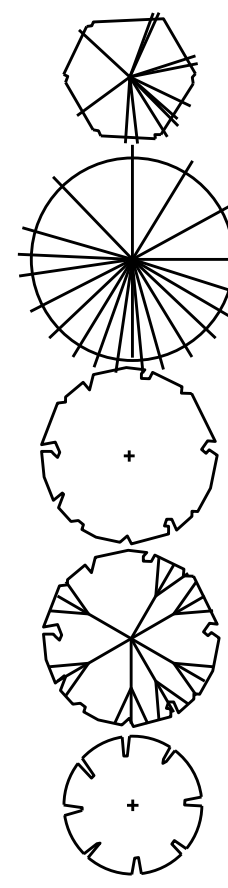
DATE	APRIL 2014
DESIGNED	LINSEY B. SOLORIO
DRAWN	LINSEY B. SOLORIO
APPROVED	JOSHUA P. BEARD
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER
SHEET	OF
P10	11
PROJECT NUMBER	12034

PRELIMINARY PLANT SCHEDULE

QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
40	MEDIUM CONIFEROUS ACCENT TREE - SUGGESTED SPECIES: -PINUS CONTORTA VAR. CONTORTA * (N) -TSUGA MERTENSIANA (N)	-SHORE PINE -MOUNTAIN HEMLOCK	10' HT. MIN.	AS SHOWN	WELL BRANCHED; REPLACEMENT TREE
3	LARGE NATIVE CONIFER - SUGGESTED SPECIES: -PINUS NIGRA * (NA) -PSEUDOTSUGA MENZIESII (N) -THUJA PLICATA 'HOGAN' (N)	-AUSTRIAN BLACK PINE -DOUGLAS FIR -HOGAN WESTERN REDCEDAR	6' HT. MIN.	AS SHOWN	WELL BRANCHED; REPLACEMENT TREE
9	STREET TREE ON NE 122ND - REQUIRED SPECIES: -CARPINUS BETULUS 'FASTIGIATA' *	-FASTIGIATE EUROPEAN HORNBEAM	2.5" CAL. MIN.	± 30' O.C.	WELL BRANCHED; STREET TREE QUALITY; REPLACEMENT TREE
25	STREET TREE - SUGGESTED SPECIES: -ACER RUBRUM 'OCTOBER GLORY' (NA) -FRAXINUS PENNSYLVANICA 'MARSHALL' (NA) -ZELKOYA SERRATA *	-OCTOBER GLORY RED MAPLE -SEEDLESS ASH -SAMPLER ZELKOYA	2.5" CAL. MIN.	AS SHOWN	WELL BRANCHED; STREET TREE QUALITY; REPLACEMENT TREE
57	FLOWERING ORNAMENTAL ACCENT TREE - SUGGESTED SPECIES: -CERIS OCCIDENTALIS * (NA) -PRUNUS SERRULATA 'AMANOCAWA' (NA) -PYRUS CALLERYANA 'CHANTICLEER' (NA)	-WESTERN REDBUD -AMANOCAWA FLOWERING CHERRY -CHANTICLEER CALLERY PEAR	2.5" CAL. MIN.	AS SHOWN	WELL BRANCHED; REPLACEMENT TREE

* DROUGHT TOLERANT SPECIES, PER REDMOND COMMUNITY DEVELOPMENT GUIDE RECOMMENDED PLANT LIST.
N - NATIVE TO THE PACIFIC NORTHWEST
NA - NORTHWEST ADAPTIVE

QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	COMMENTS
SHRUBS AND GROUNDCOVERS					
306	NATIVE SHRUB MIX FOR OPEN SPACE VEGETATION & WELL: -CORNUS STOLONIFERA (N) -GAULTHERIA SHALLOON (N) -MAHONIA AQUIFOLIUM * (N) -RIBES SANGUINEUM (N) -POTENTILLA FRUTICOSA * (N)	-REDTONG DOGWOOD -SALAL -TALL OREGON GRAPE -RED FLOWERING CURRANT -SHRUBBY CINQUEFOIL	1-5 GAL.	3' O.C.	FULL & WELL BRANCHED
92	ORNAMENTAL SHRUB MIX FOR OPEN SPACE BORDERS: -BERBERIS THUNBERGII * -EUONYMUS ALATUS 'COMPACTUS' * (NA) -PENNYCURE ALBOPECUROIDES 'HAMMY' -PINUS MUGO * (NA) -PRUNUS LAUROCEASUS 'OTTO LUYKEN' * (NA) -VIBURNUM PLICATUM 'TOMENTOSUM' *	-JAPANESE BARBERRY -DWARF BURNING BUSH -DWARF FOUNTAIN GRASS -MUGO PINE -OTTO LUYKEN LAUREL -DOUBLEFILE VIBURNUM	1-5 GAL.	3' O.C.	FULL & WELL BRANCHED
2,490	LOW NATIVE GROUNDCOVER - SUGGESTED SPECIES: -ARTICHOSTAPHYLOS UVA-URSI * (N) -EUONYMUS FORTUNEI RADICANS *	-KINKIKWICK -WINTERCREEPER	1 GAL.	18" O.C.	FULL & WELL BRANCHED
61	LOW NATIVE PERENNIALS - SUGGESTED SPECIES: -FESTUCA CLAUCA -POLYSTICHUM MUNITUM (N)	-BLUE FESCUE -SWORD FERN	1 GAL.	18" O.C.	
6,620 SF	LAWN				
4,660 SF	ROUGH GRASS OR MEADOW SEED MIX				



NO.	DATE	REVISIONS
1	8/2/13	REVISED PER CITY COMMENTS
2	12/5/13	REVISED PER CITY COMMENTS
3	2/13/14	REVISED PER CITY COMMENTS
4	4/29/14	REVISED PER CITY COMMENTS



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

14711 NE 89th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7963

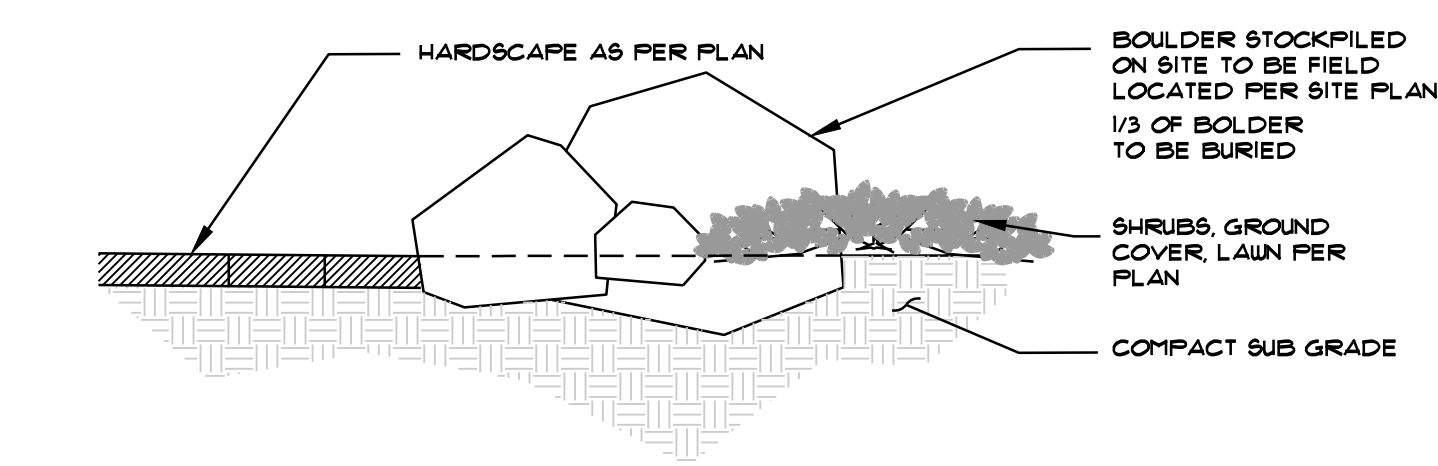


PRELIMINARY PLANT SCHEDULE & DETAILS
BEUCA
THE QUADRANT CORPORATION
14725 SE 36TH STREET, SUITE 100
BELLEVUE, WA 98006

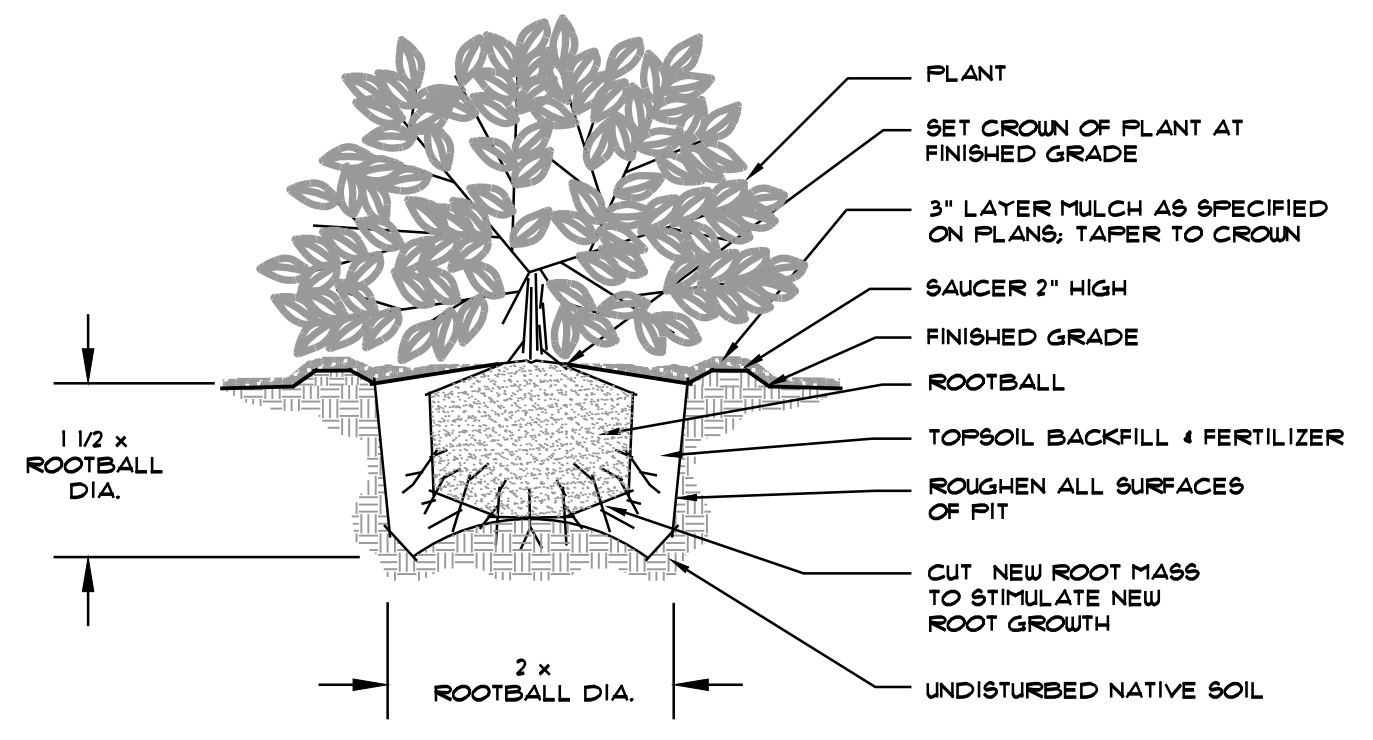
DATE: APRIL 2014
DESIGNED: LINDSEY B. SOLORIO
DRAWN: LINDSEY B. SOLORIO
APPROVED: JOSHUA P. BEARD
JAMES A. OLSEN, P.E.
PROJECT MANAGER

SHEET 11 OF 11
PROJECT NUMBER 12034

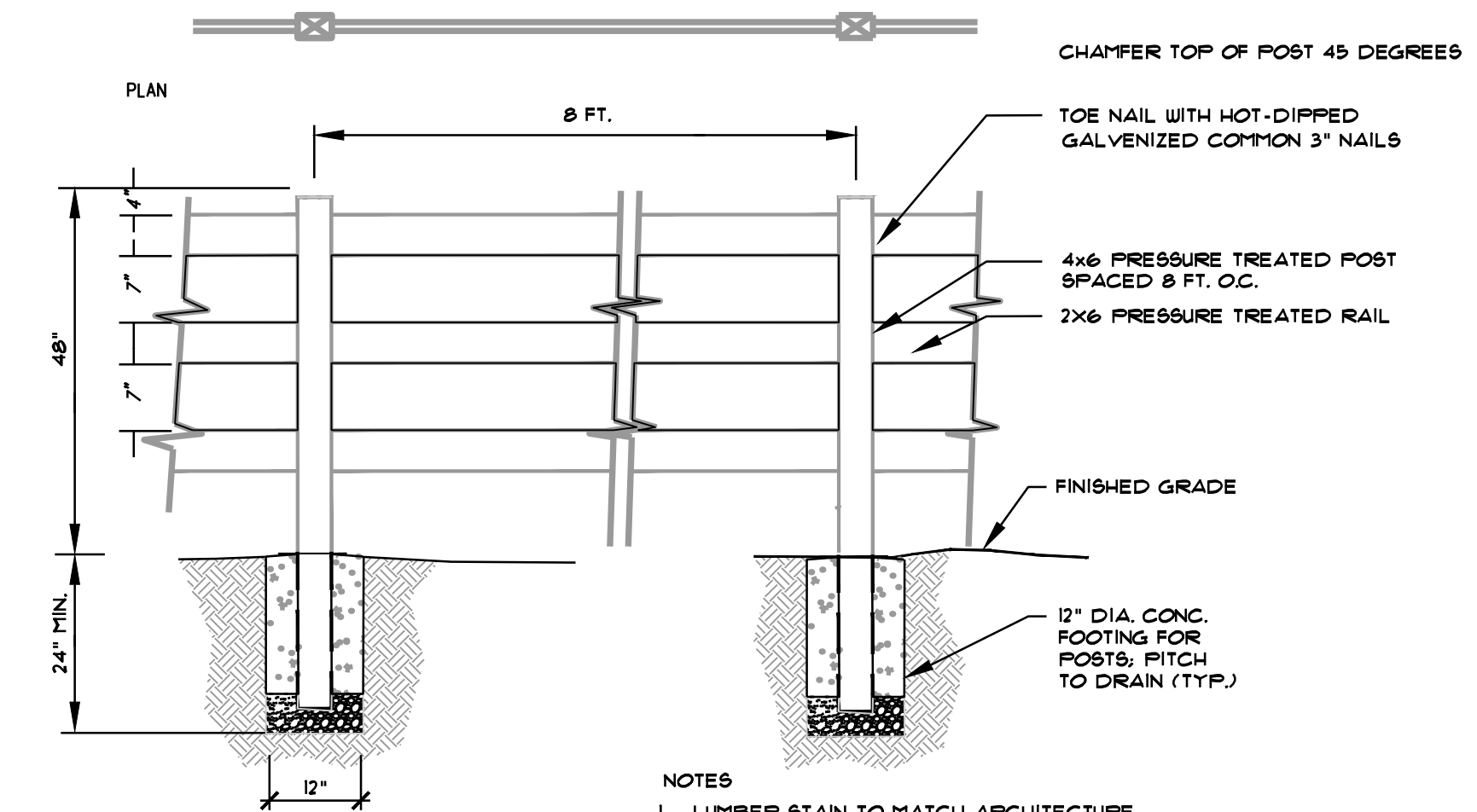
DETAILS



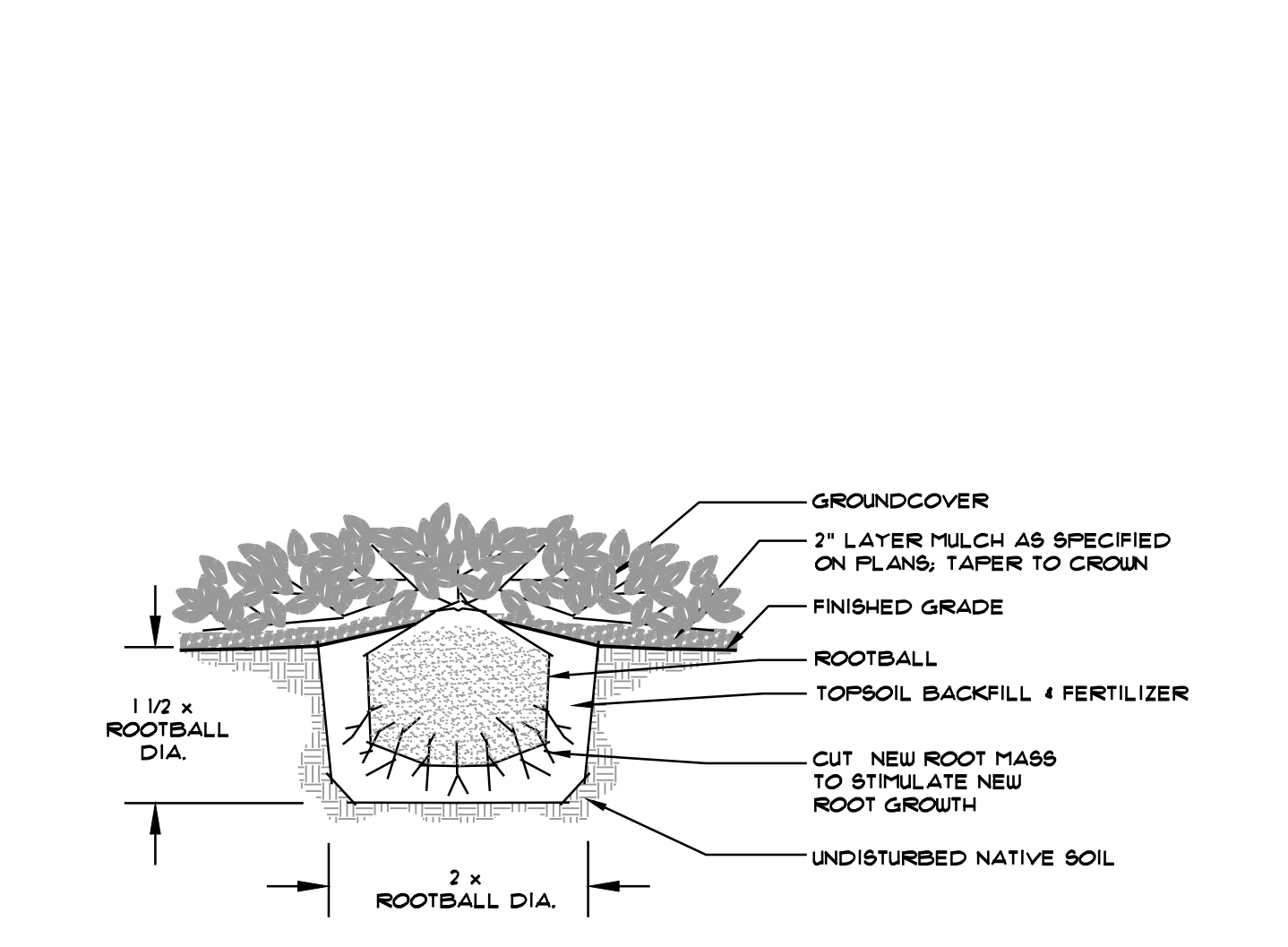
1 LANDSCAPE BOULDER NTS



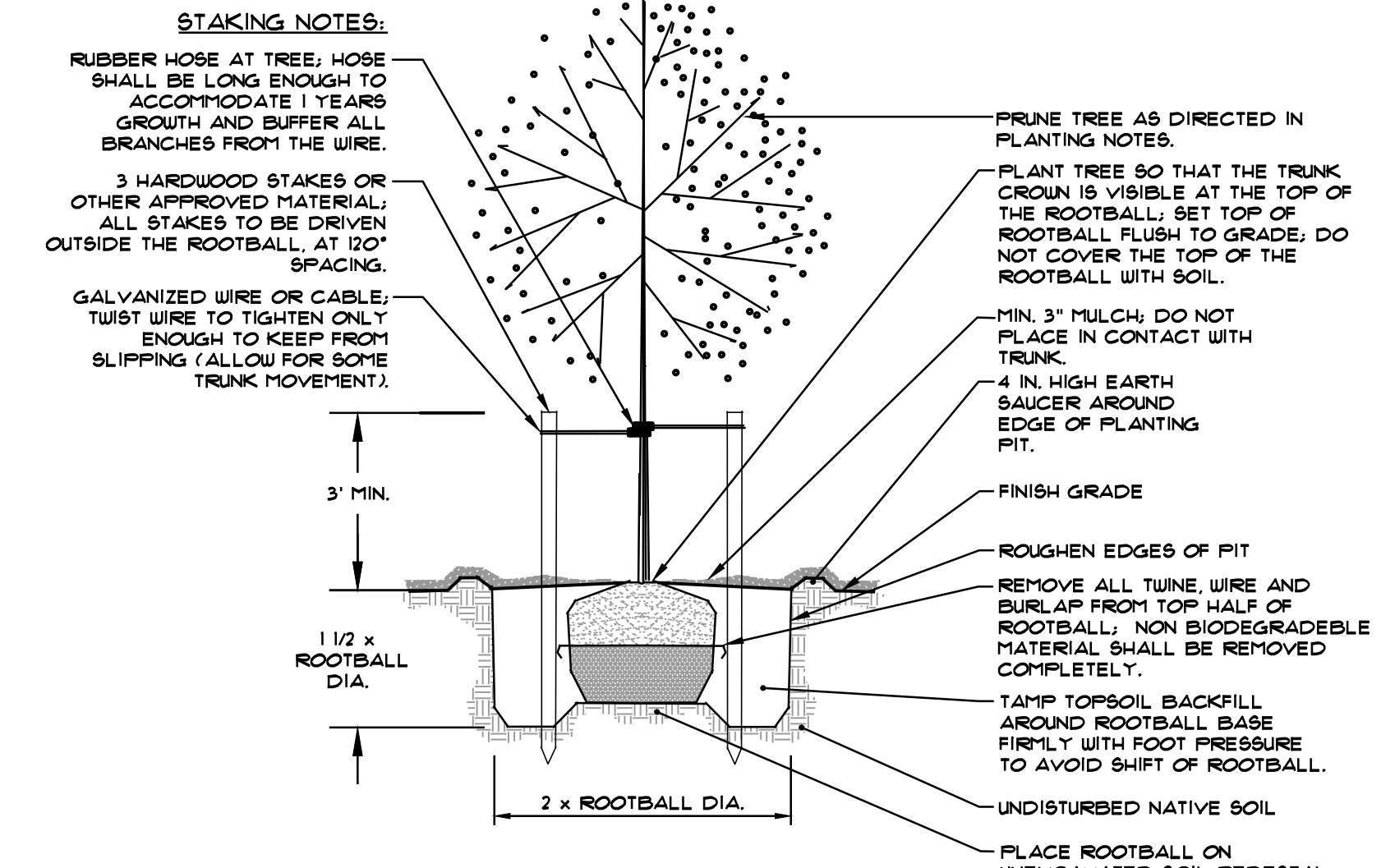
3 SHRUB PLANTING NTS



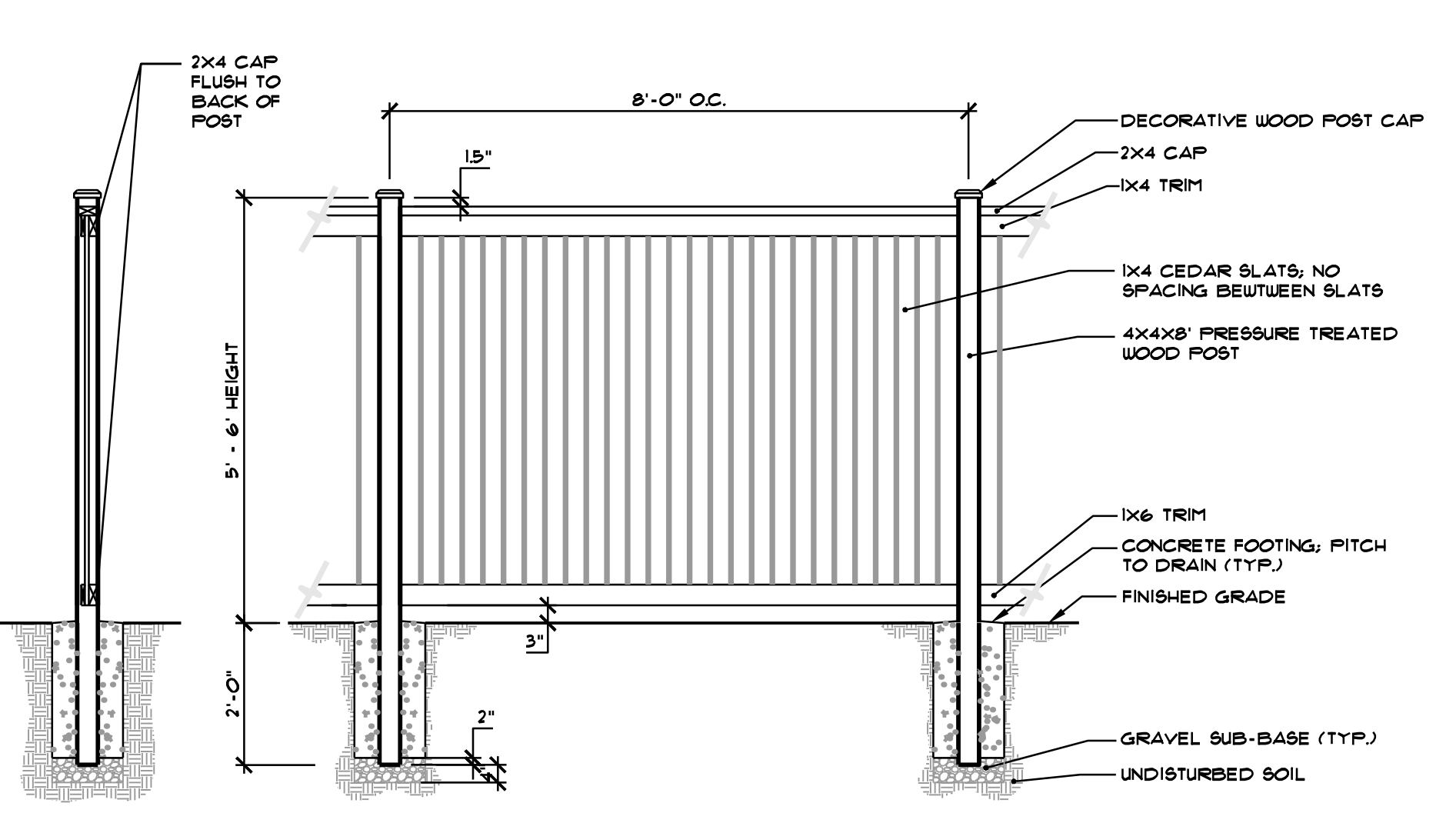
5 4' HT RAIL FENCE NTS



2 GROUND COVER/PERENNIAL PLANTING NTS



4 TREE PLANTING NTS



6 6' HT PANEL FENCE NTS