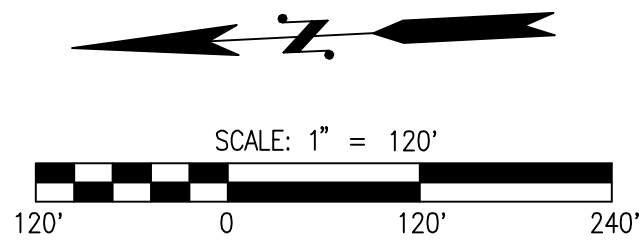
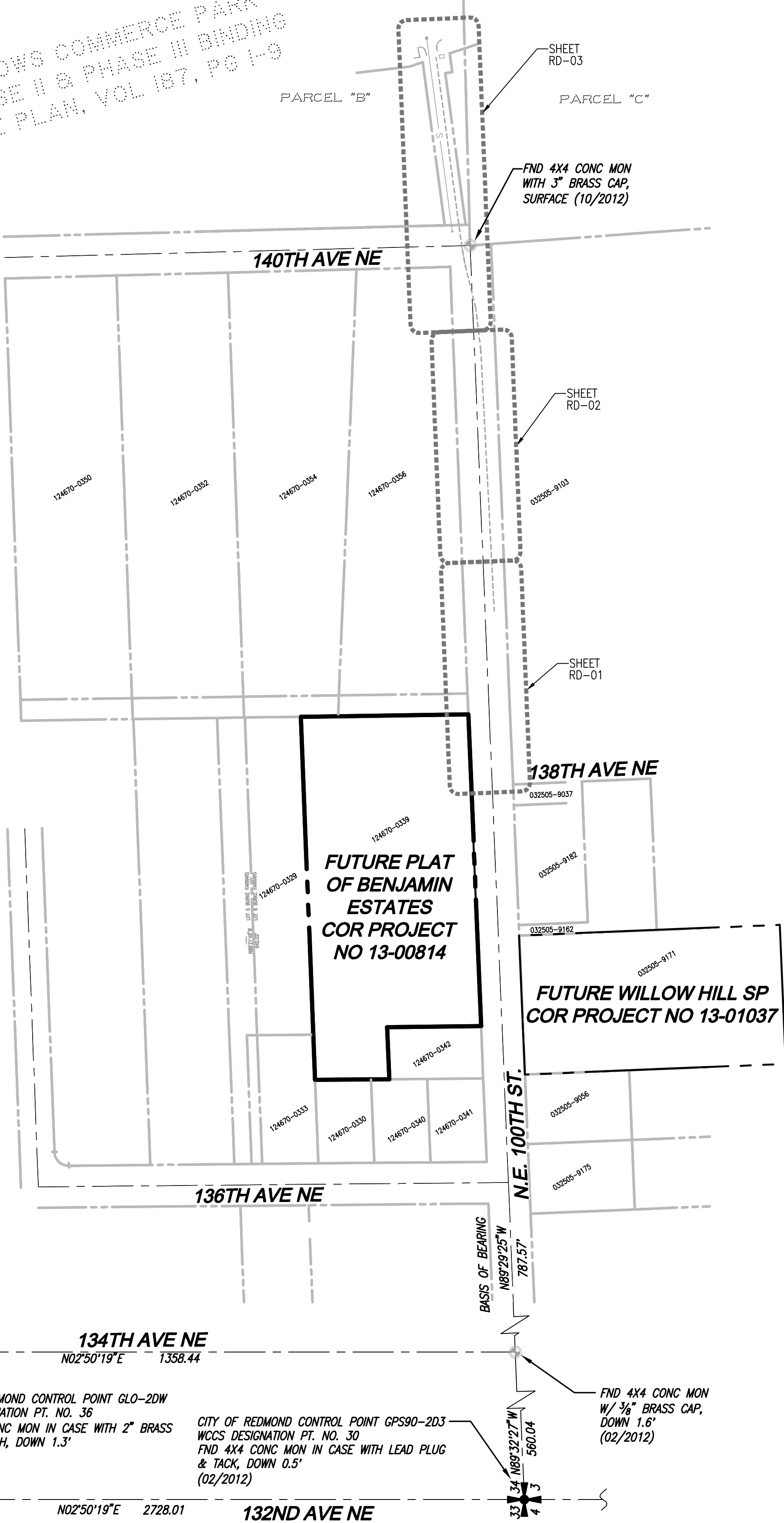


SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

# BENJAMIN ESTATES OFFSITE STORM CONSTRUCTION PLANS



WILLOWS COMMERCE PARK  
PHASE II & PHASE III BINDING  
SITE PLAN, VOL 187, PG 1-9



## LEGEND

### EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	MONUMENT FOUND
	REBAR & CAP
	SIGN
	CULVERT
	FIRE HYDRANT
	GAS METER
	GUY ANCHOR
	UTILITY POLE
	WATER METER
	WATER VALVE
	MAILBOX
	AIR VALVE
	BLOW-OFF
	HOSE BIB

	TREE CONIFEROUS
	LANDMARK TREE DECIDUOUS
	TREE DECIDUOUS
	LANDMARK TREE DECIDUOUS

	TREE SIZE AND TYPE
	TREE LOCATION
	DRIPLINE

A	ALDER	FIG	FIG
AP	APPLE	H	HEMLOCK
B	BIRCH	H	HOLLY
C	CEDAR	M	MAPLE
CH	CHERRY	MA	MOUNTAIN ASH
CN	CHESTNUT	MK	MONKEY
CW	COTTONWOOD	P	PINE
CY	CYPRESS	S	SPRUCE
F	FIR	W	WILLOW
FR	FRUIT		

## CONTACT LIST

**OWNER:**  
THE BENJAMIN TRUST  
12072 N PORTICO PLACE  
TUCSON, AZ 85755  
CONTACT: JAMES FRANCIS BENJAMIN  
PHONE: (520) 797-5524  
EMAIL: jim.benjamin@tismidh.com

**SURVEYOR:**  
LDC, INC.  
14201 NE 200TH ST #100  
WOODINVILLE, WASHINGTON 98072  
CONTACT: VANCE BLUE, PLS  
PHONE: (425) 806-1869  
FAX: (425) 482-2893  
EMAIL: vblue@ldccorp.com

**ARBORIST:**  
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1058 NORTH 39TH STREET  
SEATTLE, WASHINGTON 98103  
CONTACT: SEAN DUGAN  
PHONE: (206) 528-4670  
FAX: (206) 528-5873

**APPLICANT:**  
TAYLOR DEVELOPMENT  
15 LAKE BELLEVUE DR. #102  
BELLEVUE, WA 98005  
CONTACT: KEVIN O'BRIEN  
PHONE: (425) 869-1300  
FAX: (425) 869-8433

**ENGINEER:**  
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14201 NE 200TH ST #100  
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CONTACT: MARK VILLWOCK, PE  
PHONE: (425) 806-1869  
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EMAIL: mvillwock@ldccorp.com

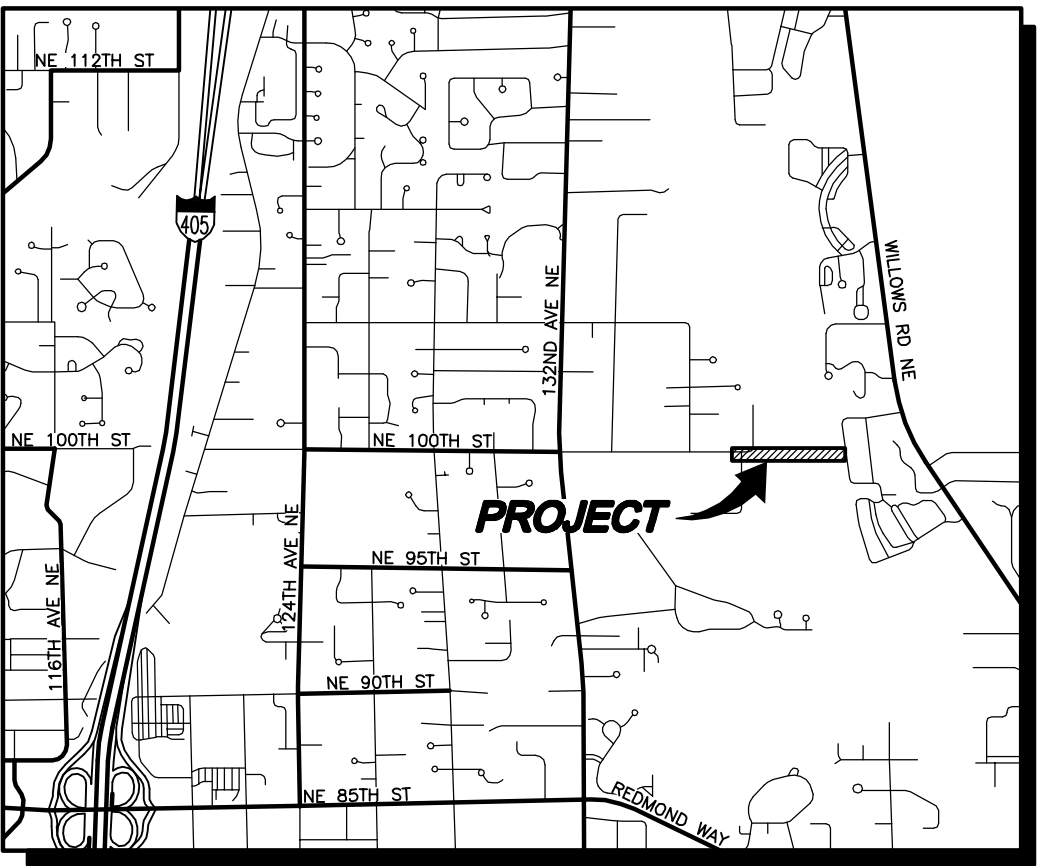
**GEOTECH:**  
THE RILEY GROUP, INC.  
17522 BOTHELL WAY NORTHEAST  
BOTHELL, WASHINGTON 98011  
CONTACT: KRISTINA WELLER, PE  
PHONE: (425) 415-0551  
FAX: (425) 415-0311

## TABLE OF CONTENTS

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2	NOTES AND DETAILS
3-5	STORM DRAINAGE PLAN AND PROFILE

## TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON OCTOBER 16-22, 2012. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



VICINITY MAP  
SCALE: 1"=2000'

## SURVEY INFORMATION

### VERTICAL DATUM: NAVD 88

**BENCHMARK**  
PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR-9175, BEING A 3" BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.5 FEET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 132ND AVENUE NE AND NE 104TH STREET. STAMPED "CITY OF REDMOND BM 48".

PUBLISHED ELEVATION = 334.27 FEET (NAVD-1988).

### HORIZONTAL DATUM

NAD 83/91  
WASHINGTON STATE COORDINATES-NORTH ZONE

### BASIS OF BEARING

THE BASIS OF BEARINGS IS THE CENTERLINE OF NE 100TH STREET BETWEEN 132ND AVENUE NE AND 136TH AVENUE NE PER THE PLAT OF BURKE & FARRAR'S KIRKLAND ADDITION, DIVISION NO. 31 VOLUME 25 OF PLATS, PAGE 26, RECORD OF KING COUNTY, WASHINGTON. I.E. NORTH 89° 29' 25" WEST.

### REFERENCES

- BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, VOLUME 25, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON
- RECORD OF SURVEY, RECORDING NO. 7803089008, BOOK 12, PAGE 88, RECORDS OF KING COUNTY, WASHINGTON
- KING COUNTY SHORT PLAT NO. S8950391, RECORDING NO. 9111199001, BOOK 84, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON
- RECORD OF SURVEY, RECORDING NO. 20010920900001, BOOK 147, PAGE 205, RECORDS OF KING COUNTY, WASHINGTON
- BOUNDARY LINE ADJUSTMENT, RECORDING NO. 20031119900012, BOOK 164, PAGE 225, RECORDS OF KING COUNTY, WASHINGTON
- PLAT OF LINN HEIGHTS, RECORDING NO. 5387759, VOLUME 68, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON

### EQUIPMENT & PROCEDURES

**METHOD OF SURVEY:**  
SURVEY PERFORMED BY FIELD TRAVERSE

**INSTRUMENTATION:**  
TOPCON GPT-9005A ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

**PRECISION:**  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

### SURVEY NOTES

- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE COMPANY, COMMITMENT ORDER NO. 1320120, DATED JULY 18, 2012. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, LDC INCORPORATED (LDC) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS LDC AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. LDC HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- TAX PARCEL NUMBER OF SUBJECT PROPERTY IS 124670-0339-09.
- CONTOUR INTERVAL IS 2 FOOT.
- THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY (OCTOBER 16-19, 2012). ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GPT-9005A ROBOTIC TOTAL STATION MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
- THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 115,434 SQUARE FEET OR 2.65 ACRES.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

### APPROVED FOR CONSTRUCTION:

FOR: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS' CITY OF REDMOND  
DATE: \_\_\_\_\_  
PLAN CHK ENGR: \_\_\_\_\_  
STORM: \_\_\_\_\_  
UTILITY: \_\_\_\_\_  
FIRE DEPT: \_\_\_\_\_  
TRANS / ENGR: \_\_\_\_\_  
PLANNING DEPT: \_\_\_\_\_

THE APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS. THE APPROVAL DOES NOT IN ANY MANNER GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF REDMOND DOES NOT ASSUME ANY LIABILITY FOR CONSTRUCTION AT ANY TIME THAT IS DISCOVERED TO BE IN CONFORMANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS. THE ENGINEER IS REQUIRED TO PROVIDE DESIGNS AND PLANS IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLANS.

13-



Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
1	8-21-13	3RD PREP SUBMITTAL	MEV
2	11-13-13	5TH PREP SUBMITTAL	MEV

**Engineering Structural Planning Survey**

**LDC**  
THE CIVIL ENGINEERING GROUP

14201 NE 200th St. #100  
Woodinville, WA 98072  
Ph. 425.805.1869  
Fx. 425.482.2893  
www.LDCorp.com

## THE BENJAMIN TRUST BENJAMIN ESTATES OFFSITE STORM NE 100TH ST COVER SHEET



JOB NUMBER: 12-166  
DRAWING NAME: 121660-CS  
DESIGNER: MEV  
DRAFTING BY: MCH  
DATE: 11-13-13  
SCALE: AS NOTED  
JURISDICTION: REDMOND

**CS-01**  
SHEET 1 OF 5

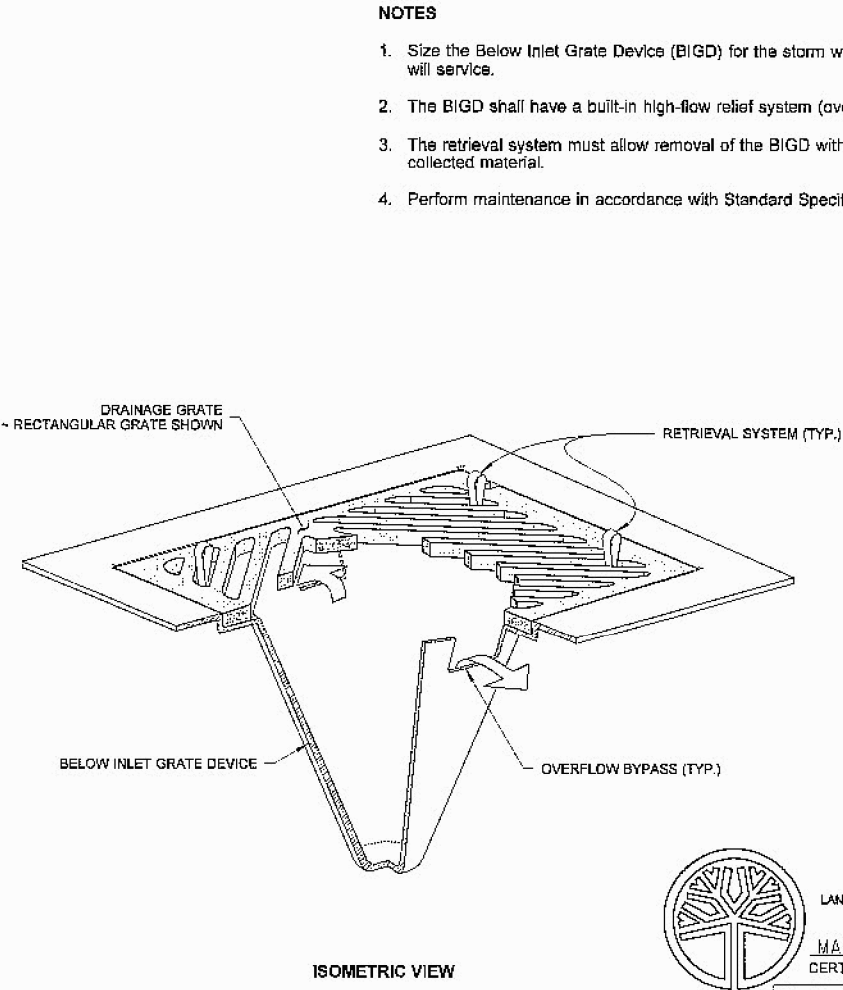
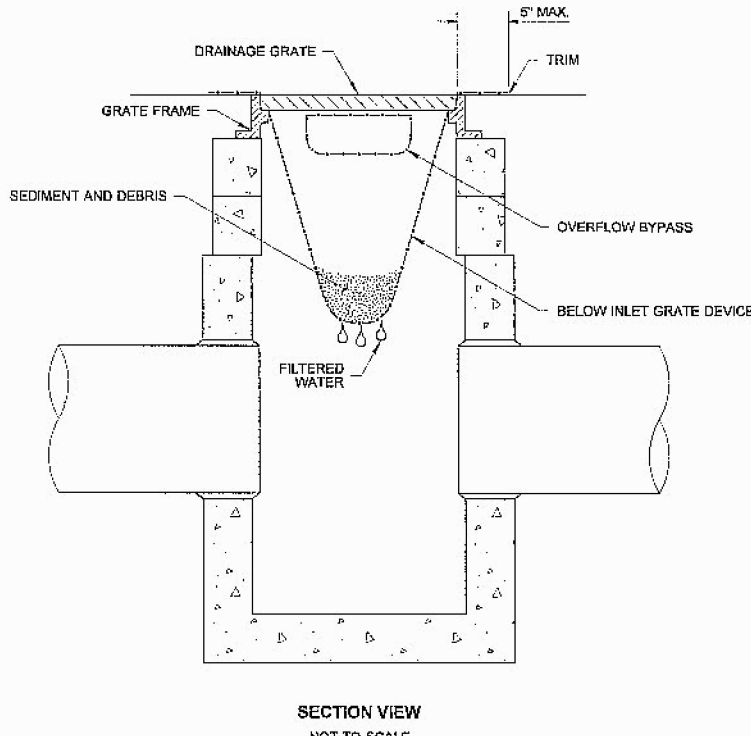
GENERAL CONSTRUCTION NOTES

1. THE CITY SHALL EXERCISE FULL CONTROL OF ALL EXCAVATING, CONSTRUCTION AND OTHER ENCROACHMENTS INTO CITY RIGHT-OF-WAY. THE DEPARTMENT OF PUBLIC WORKS INSPECTION SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. NO OPEN-CUT CROSSINGS OF CITY STREETS SHALL BE MADE WITHOUT AN APPROVED STREET AND CURB PERMIT (RIGHT OF WAY PERMIT).
3. ALL OPEN-CUTS OF CITY STREETS SHALL BE AS FOLLOWS:
  - A. EXISTING PAVED SURFACE WILL BE SAW-CUT ONE FOOT OUTSIDE EXCAVATION PERIMETER. EXCESS SAW CUTTING DEBRIS SHALL BE REMOVED WITH A VACUUM DEVICE AND DISPOSED OF PROPERLY.
  - B. SELECT BACKFILL ALTERNATE MAY BE APPROVED BY THE CITY IN CERTAIN CIRCUMSTANCES.
4. FINAL RESTORATION OF OPEN-CUT PAVEMENT SECTIONS SHALL MATCH THE EXISTING CONDITION (DEPTH AND MATERIAL). THE MINIMUM STANDARDS ARE AS FOLLOWS:  
ASPHALT CONC. PAVEMENT REMOVE EITHER SEVEN (7) INCHES OF C&F OR ASPHALT COLD MIX PATCH AS APPROPRIATE. SAW-CUT AND TOP EDGES OF EXISTING ROAD SURFACE TO A NEAT LINE AND THEN APPLY ASPHALT TACK COAT. PLACE A 4-INCH MINIMUM COMPACTED THICKNESS OF ASPHALT TREATED BASE, LEVEL TO CONFORM TO ADJACENT SURFACES AND THEN PLACE A 3-INCH MINIMUM COMPACTED THICKNESS OF ASPHALT CONCRETE PAVEMENT CL. A. IF THE RESTORATION IS DEEMED INADEQUATE BY THE CITY, THE CONTRACTOR SHALL GRIND AND OVERLAY THE FULL WIDTH OF ROADWAY. CEMENT CONC. PAVEMENT REMOVE NINE INCHES OF PATCHING MATERIAL AND PLACE A 9 INCH THICK SECTION OF CEMENT CONCRETE PAVEMENT.
5. SHOULDERS DISTURBED BY EXCAVATION SHALL BE RE-SHAPED TO ORIGINAL CONDITION AND SURFACED WITH A MINIMUM 3" THICKNESS OF CRUSHED SURFACING TOP COURSE (PER 9-03.9(3) OF THE STANDARD SPECIFICATIONS. REQUIRED COMPACTION SHALL BE 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM 1557).
6. TRENCH CONSTRUCTION OUTSIDE OF THE ROADWAY (LANDSCAPED AREAS, UTILITY STRIPS, ETC.) SHALL BE ACCOMPLISHED AS FOLLOWS:
  - A. PIPE SHALL BE BEDDED IN GRANULAR MATERIAL MEETING SECTION 9-03.15 OF THE STANDARD SPECIFICATIONS.
  - B. BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 85% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557) AT OR BELOW OPTIMUM MOISTURE CONTENT USING A MAXIMUM OF ONE LIFT.
  - C. TOPSOIL MEETING SECTION 9-14.1 (1) SHALL BE PLACED ON ALL AREAS REQUIRING SEED OR SOD TO THE FOLLOWING DEPTH:
    - (1) SEED - 4" OF TOPSOIL
    - (2) SOD - 3" OF TOPSOIL
7. EXISTING DRAINAGE DITCHES, CULVERTS, ETC., SHALL BE KEPT CLEAN AT ALL TIMES. TEMPORARY DIVERSION OF ANY DRAINAGE SYSTEM SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL. ANY DRAINAGE CULVERTS, CATCH BASINS, MANHOLES, ETC., DAMAGED BY EXCAVATION SHALL BE REPAIRED OR REPLACED USING NEW MATERIALS AS DIRECTED.
8. IF, IN THE OPINION OF THE DEPARTMENT OF PUBLIC WORKS, IT APPEARS THAT THE TRAVELED ROADWAY IS, OR MAY BECOME, UNSAFE FOR THE TRAVELING PUBLIC DUE TO WEATHER OR ANY OTHER REASON, ALL WORK SHALL CEASE IMMEDIATELY, AND CLEANUP SHALL BE PROMPTLY ACCOMPLISHED.
9. THE LENGTH OF OPEN TRENCH ON STREETS SHALL BE A MAXIMUM OF 300 LINEAR FEET.
10. ALL PIPE PLACED ALONG CITY RIGHT-OF-WAY FOR FUTURE INSTALLATION SHALL BE KEPT AT A SAFE DISTANCE FROM THE TRAVELED ROADWAY AND IN SUCH A MANNER AS TO PREVENT ACCIDENTAL ROLLING ONTO ROADWAY OR SIDEWALK AREAS.
11. SAFETY RAILINGS SHALL BE REQUIRED WHEN THE BOTTOM OF A ROCK WALL, RETAINING WALL OR SLOPE IS 30" OR MORE BELOW THE FINISHED ELEVATION OF A SIDEWALK OR OTHER PEDESTRIAN FACILITY.
12. WHEN REQUESTED BY THE CITY INSPECTOR, THE GEOTECHNICAL ENGINEER EMPLOYED BY THE DEVELOPER SHALL VERIFY AND SUBSEQUENTLY ADVISE THE CITY OF REDMOND THAT THE INSTALLATION OF THE PAVING SECTION(S) CONFORMS TO HIS/HER DESIGN. THE PROJECT WILL NOT BE ACCEPTED UNTIL THE WRITTEN DOCUMENTATION IS SUBMITTED.
13. THE STREET SURFACE SHALL BE KEPT CONTINUALLY CLEAN WITH A POWER SWEEPER OR OTHER APPROVED MEANS.
14. NO EXCESS MATERIAL OR UNSUITABLE MATERIAL SHALL BE WASTED ON CITY RIGHT-OF-WAY WITHOUT APPROVAL.
15. ALL MATERIALS SHALL BE READILY AVAILABLE TO THE JOB SITE AND PROVISIONS SHALL BE MADE TO COMPLETE THE CONSTRUCTION IN ONE CONTINUOUS OPERATION. FAILURE TO COMPLY SHALL RESULT IN EXCAVATION BEING HALTED UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
16. FINAL INSPECTION AND APPROVAL:
  - A. ON-SITE INSPECTION DURING CONSTRUCTION SHALL BE PROVIDED BY THE CITY OF REDMOND AND/OR SPECIAL INSPECTION EMPLOYED BY THE OWNER AS APPROVED BY THE CITY OF REDMOND.
  - B. THE USE OF NEWLY CONSTRUCTED UTILITIES SHALL NOT BE PERMITTED UNTIL FINAL INSPECTION AND APPROVAL OF THE ENTIRE CONSTRUCTION SITE HAVE BEEN MADE UNLESS SPECIAL WRITTEN PERMISSION IS OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS, OR DESIGNATED REPRESENTATIVE.
  - C. PRIOR TO FINAL APPROVAL OF CONSTRUCTION, RESTORATION OF THE AREA WILL BE COMPLETE, AND A VISUAL INSPECTION OF THE SITE WILL BE MADE BY THE DEPARTMENT OF PUBLIC WORKS, OR DESIGNATED REPRESENTATIVE.

CLEARING, GRADING AND TEMPORARY EROSION CONTROL NOTES

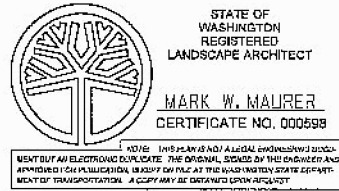
1. CONTRACTOR RESPONSIBLE TO CONTROL CONSTRUCTION STORMWATER RUNOFF.
2. APPLY/INSTALL SILT FENCE OR OTHER STORMWATER CONTROLS AS NECESSARY.
3. TEMPORARY STORAGE PILES OF TRENCH SPOILS OR OTHER MATERIAL SHALL BE CONTROLLED TO REDUCE/ELIMINATE SOILS LOSS.
4. ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CITY INSPECTOR.
5. WHEN WORK IS STOPPED/COMPLETED IN AN AREA, THE CITY INSPECTOR MAY REQUIRE POST CONSTRUCTION EROSION CONTROL INCLUDING SEEDING OR OTHER MEASURES.
6. LOCATIONS SHOWN OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CORRECT LOCATIONS TO AVOID DAMAGE OR DISTURBANCE.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION.
8. A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION DIVISION AND ALL PERMITS MUST BE COMPLETED BEFORE START OF CONSTRUCTION.
9. THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE INSTALLED, INSPECTED, AND OPERATING BEFORE ANY GRADING OR EXTENSIVE LAND CLEARING. THESE CONTROLS MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING ARE COMPLETE.
10. CLEARING LIMITS SHALL BE LOCATED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR.
11. APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
12. THIS APPROVAL FOR TESC IS VALID FOR CONSTRUCTION BETWEEN MAY 1 AND SEPTEMBER 30. THIS APPROVAL FOR TESC IS NOT VALID FOR THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 30).
13. REMOVE ALL TESC MEASURES ONCE ALL WORK IS COMPLETED AND SITE IS PERMANENTLY STABILIZED.

DRAWN BY: LISA CYRINO



NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structures it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 9-01.3(15).

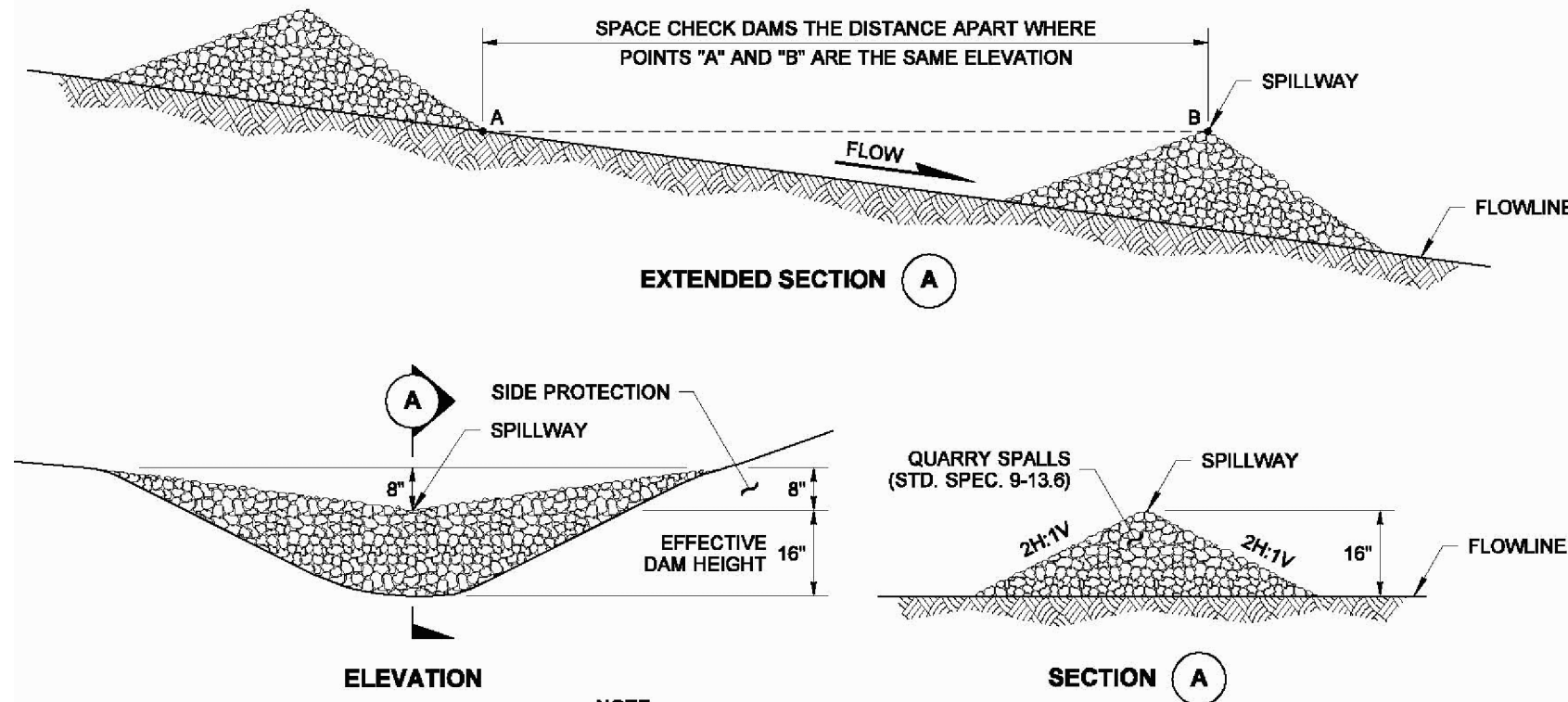


STORM DRAIN INLET PROTECTION  
STANDARD PLAN I-40.20-00



CATCH BASIN PROTECTION

NOT TO SCALE



NOTE  
ROCK CHECK DAMS SHALL BE PLACED OUTSIDE OF THE CLEAR ZONE, OR BEHIND TRAFFIC BARRIER.

ROCK CHECK DAM

ROCK CHECK DAM

NOT TO SCALE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND  
DATE: \_\_\_\_\_  
PLAN CHK ENGR: \_\_\_\_\_  
STORM: \_\_\_\_\_  
UTILITY: \_\_\_\_\_  
FIRE DEPT: \_\_\_\_\_  
TRANS / ENGR: \_\_\_\_\_  
PLANNING DEPT: \_\_\_\_\_

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13-



Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

REVISIONS		BY	DATE	DESCRIPTION
1	8-21-13	MEV	3RD PREP	SUBMITTAL
2	11-13-13	MEV	5TH PREP	SUBMITTAL

Engineering Structural Planning Survey  
**LDC**  
THE CIVIL ENGINEERING GROUP  
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Woodinville, WA 98072  
Ph. 425.805.1869  
Fx. 425.482.2883  
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THE BENJAMIN TRUST  
**BENJAMIN ESTATES OFFSITE STORM  
NE 100TH ST**  
NOTES AND DETAILS

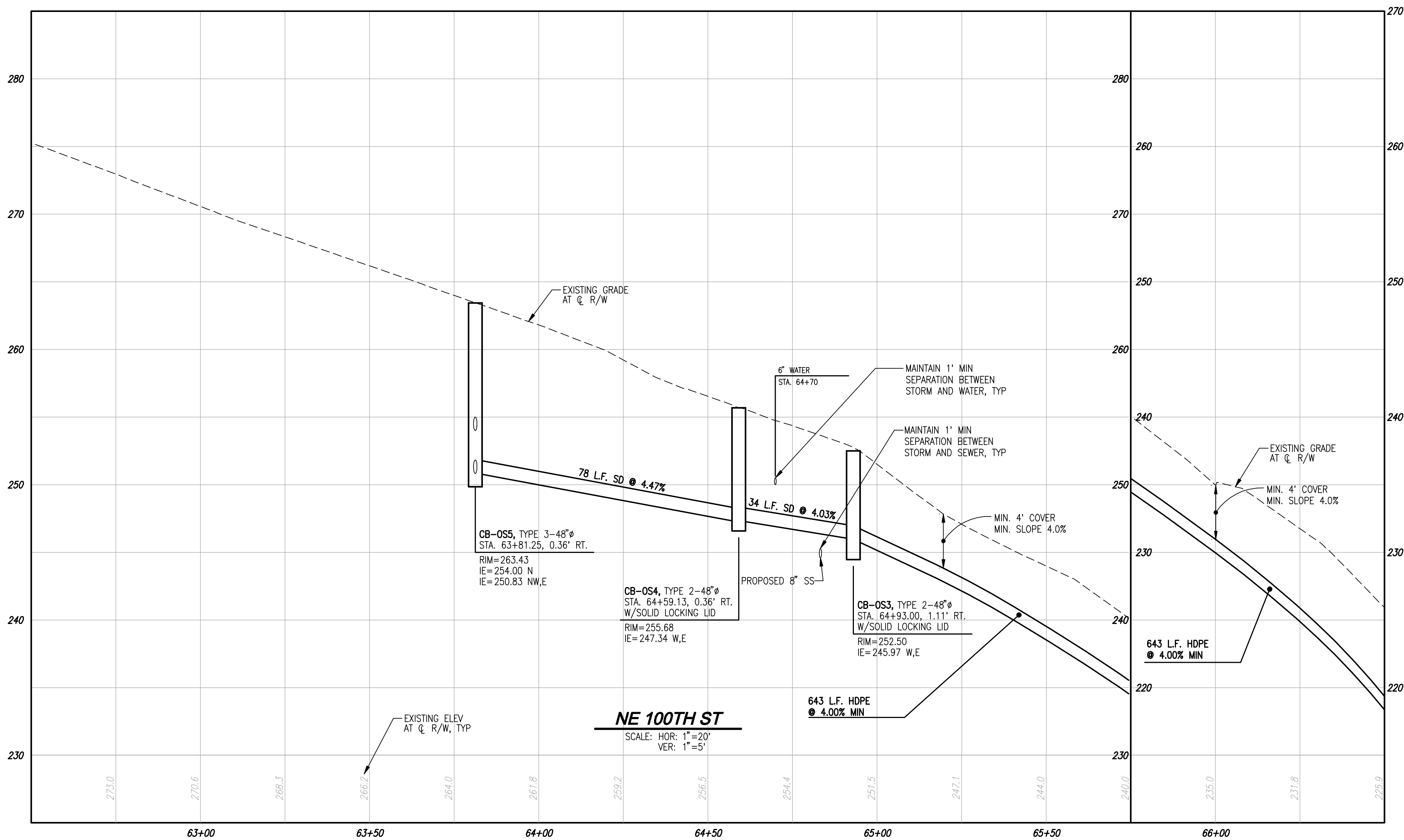
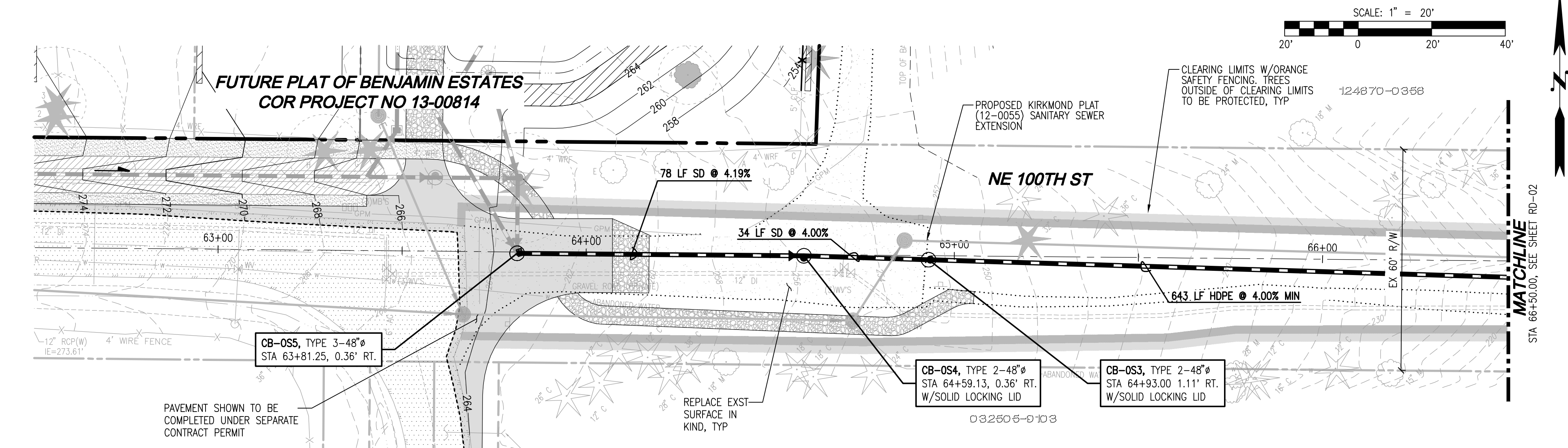


JOB NUMBER: 12-166  
DRAWING NAME: 121660-RD-DT  
DESIGNER: MEV  
DRAFTING BY: MCH  
DATE: 11-13-13  
SCALE: 1"=20'  
JURISDICTION: REDMOND

**DT-01**  
SHEET 2 OF 5



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

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811 or 1-800-424-5555  
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THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

**APPROVED FOR CONSTRUCTION:**

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: \_\_\_\_\_

PLAN CHK ENGR: \_\_\_\_\_

STORM: \_\_\_\_\_

UTILITY: \_\_\_\_\_

FIRE DEPT: \_\_\_\_\_

TRANS / ENGR: \_\_\_\_\_

PLANNING DEPT: \_\_\_\_\_

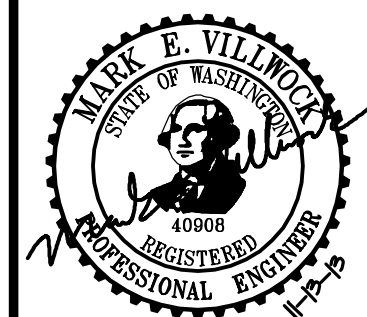
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13-

THE BENJAMIN TRUST

# BENJAMIN ESTATES OFFSITE STORM NE 100TH ST

STORM DRAINAGE PLAN AND PROFILE

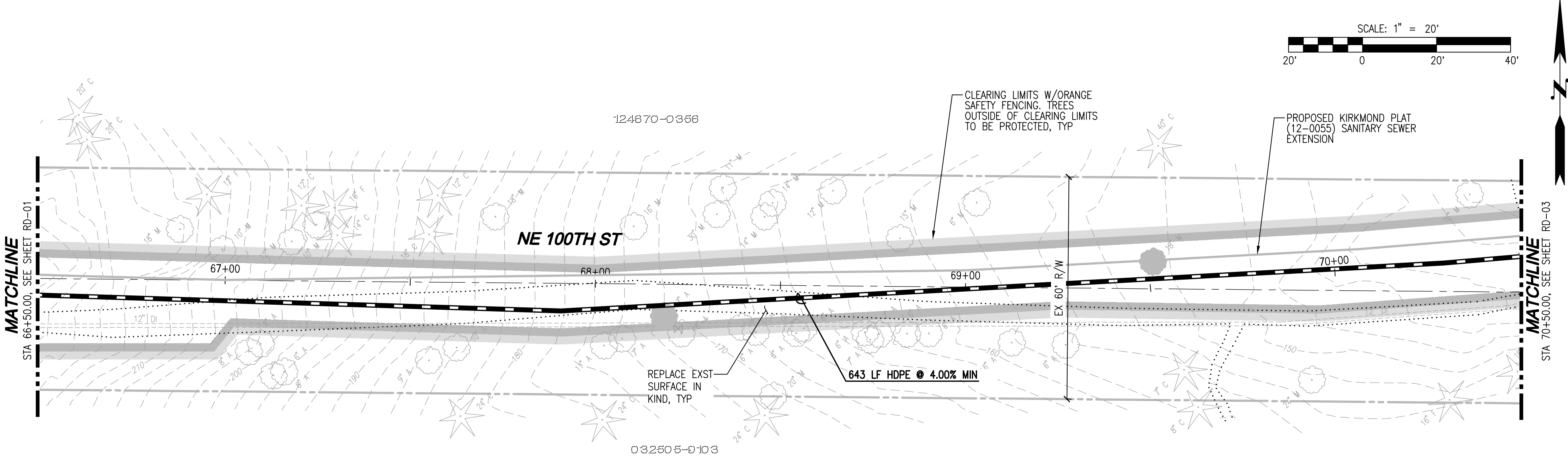


JOB NUMBER: 12-166  
DRAWING NAME: 121660-RD-PL  
DESIGNER: MEV  
DRAFTING BY: MCH  
DATE: 11-13-13  
SCALE: 1"=20'  
JURISDICTION: REDMOND

**RD-01**

SHEET 3 OF 5

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



LEGEND

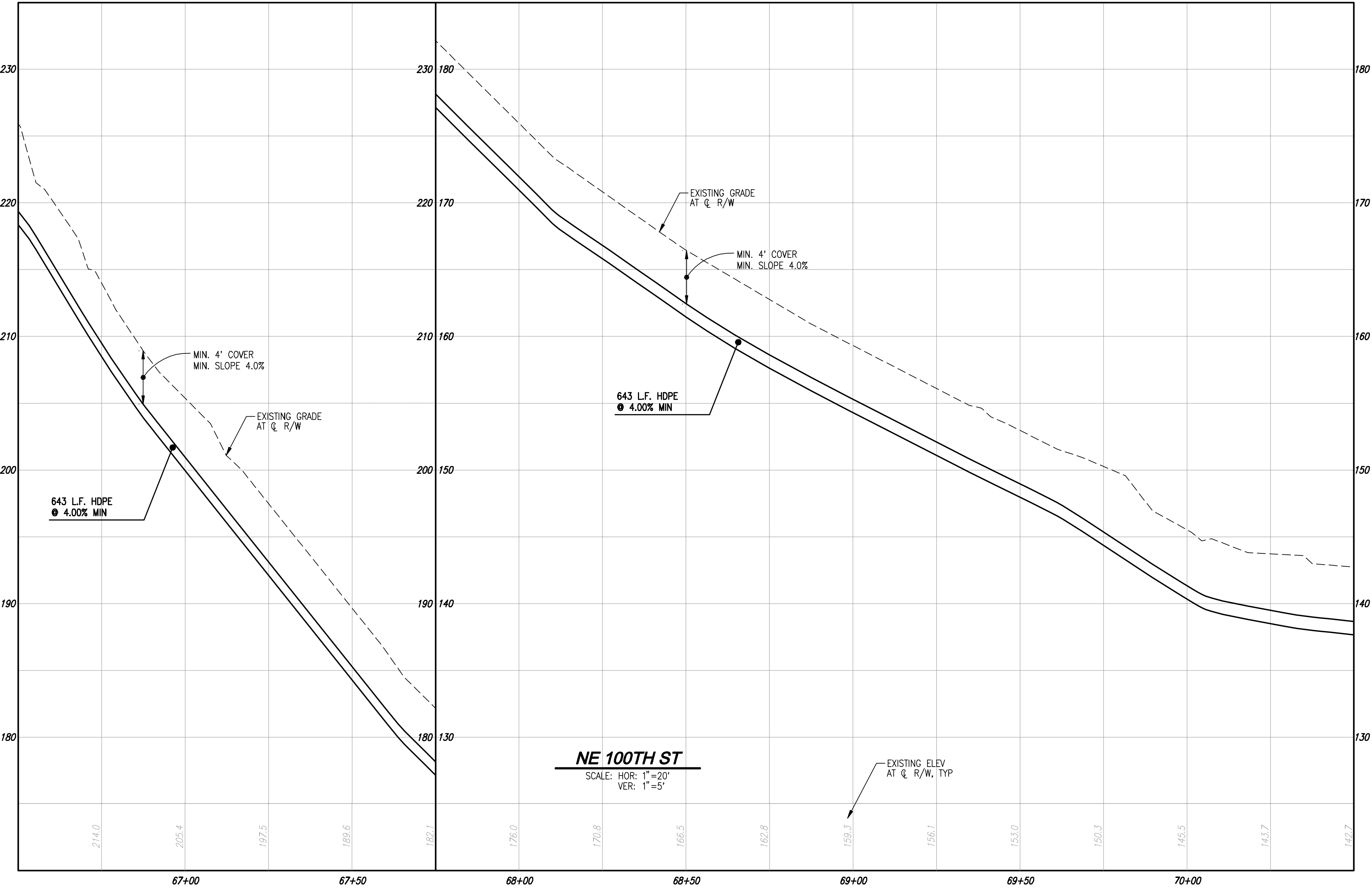
SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	CLEARING AREA
	PROTECTED AREA
	CATCH BASIN PROTECTION
	INSTALL CHECK DAM EVERY 100 FEET
	SD STORM DRAIN (PVC)

TREE LEGEND

	TREE CONIFEROUS
	TREE DECIDUOUS
	CW COTTON WOOD TREE
	F FIR TREE
	M MAPLE TREE
	A ALDER TREE
	S SPRUCE TREE
	C CEDAR TREE
	P PINE TREE
	REMOVED TREE

NOTES

- SEE SHEET DT-01 FOR GENERAL NOTES AND DETAILS.
- ALL TREES SHOWN AS REMOVED ON THESE PLANS HAVE BEEN REMOVED OR WILL BE REMOVED AS PART OF OTHER APPROVED CONSTRUCTION. NO TREES WILL BE REMOVED WITHIN THIS CONSTRUCTION.



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DATE: \_\_\_\_\_  
PLAN CHK ENGR: \_\_\_\_\_  
STORM: \_\_\_\_\_  
UTILITY: \_\_\_\_\_  
FIRE DEPT: \_\_\_\_\_  
TRANS / ENGR: \_\_\_\_\_  
PLANNING DEPT: \_\_\_\_\_

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THE APPROVAL DOES NOT IMPLY CONFORMANCE WITH APPLICABLE CITY STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THE OWNER IS REQUIRED TO PROVIDE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THE OWNER AND/OR DESIGN ENGINEER AND/OR SUBCONTRACTOR MAY BE REQUIRED TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLANS.

Call 2 Business Days Before You Dig  
811 or 1-800-424-5555  
Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
1	8-21-13	3RD PREP SUBMITTAL	MEV
2	11-13-13	5TH PREP SUBMITTAL	MEV

**LDC**  
THE CIVIL ENGINEERING GROUP  
14201 NE 200th St. #100  
Woodinville, WA 98072  
PH. 425.805.1869  
FX. 425.482.2883  
www.LDCorp.com

Engineering  
Structural  
Planning  
Survey

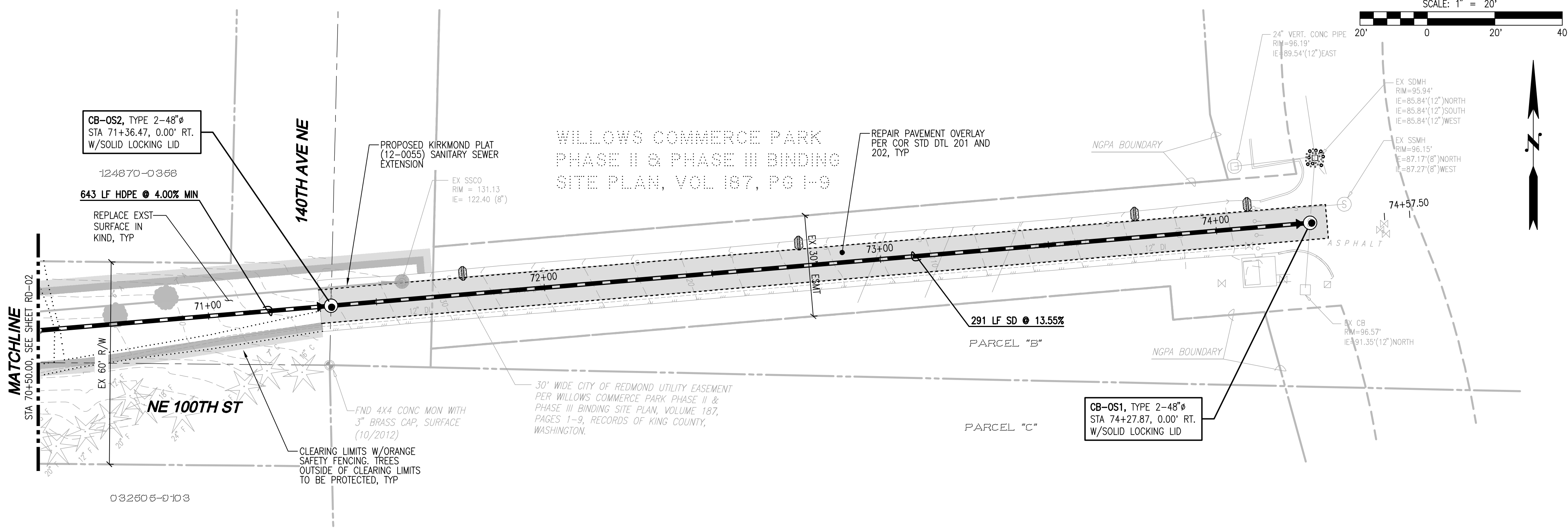
THE BENJAMIN TRUST  
BENJAMIN ESTATES OFFSITE STORM  
NE 100TH ST  
STORM DRAINAGE PLAN AND PROFILE



JOB NUMBER: 12-166  
DRAWING NAME: 121660-RD-PL  
DESIGNER: MEV  
DRAFTING BY: MCH  
DATE: 11-13-13  
SCALE: 1"=20'  
JURISDICTION: REDMOND

RD-02  
SHEET 4 OF 5

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



LEGEND	
SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	CLEARING LIMITS W/ORANGE SAFETY FENCE
	CATCH BASIN PROTECTION
	INSTALL CHECK DAM EVERY 100 FEET
	SD STORM DRAIN (PVC)

TREE LEGEND	
	TREE CONFIROUS
	TREE DECIDUOUS
	COTTON WOOD TREE
	FIR TREE
	MAPLE TREE
	ALDER TREE
	SPRUCE TREE
	CEDAR TREE
	PINE TREE
	REMOVED TREE

- NOTES**
- SEE SHEET DT-01 FOR GENERAL NOTES AND DETAILS.
  - ALL TREES SHOWN AS REMOVED ON THESE PLANS HAVE BEEN REMOVED OR WILL BE REMOVED AS PART OF OTHER APPROVED CONSTRUCTION. NO TREES WILL BE REMOVED WITHIN THIS CONSTRUCTION.

**TOPOGRAPHIC DISCLAIMER**

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON OCTOBER 16-22, 2012. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

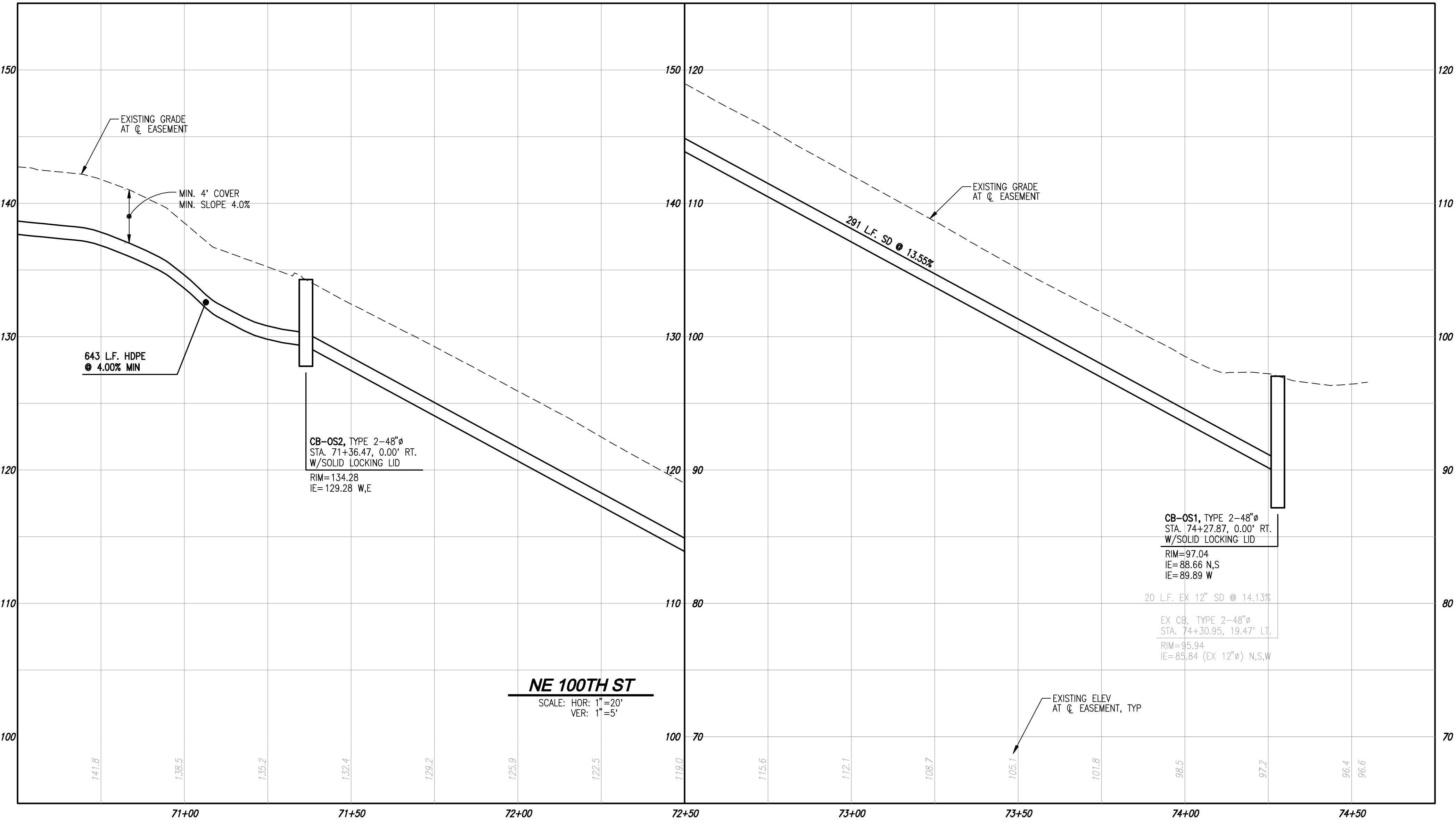


THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

**APPROVED FOR CONSTRUCTION:**

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND	DATE: 11-13-13
PLAN CHK ENGR: _____	STORM: _____
UTILITY: _____	FIRE DEPT: _____
TRANS / ENGR: _____	PLANNING DEPT: _____

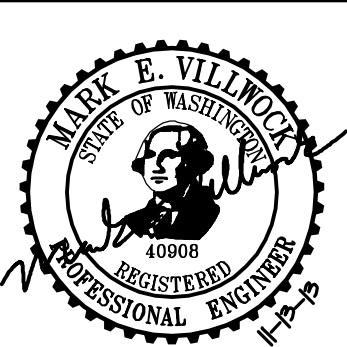
13-



THE BENJAMIN TRUST

**BENJAMIN ESTATES OFFSITE STORM NE 100TH ST**

STORM DRAINAGE PLAN AND PROFILE



JOB NUMBER: 12-166  
DRAWING NAME: 121660-RD-PL  
DESIGNER: MEV  
DRAFTING BY: MCH  
DATE: 11-13-13  
SCALE: 1"=20'  
JURISDICTION: REDMOND

**RD-03**

SHEET 5 OF 5