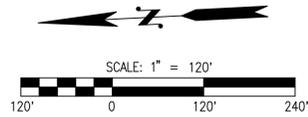
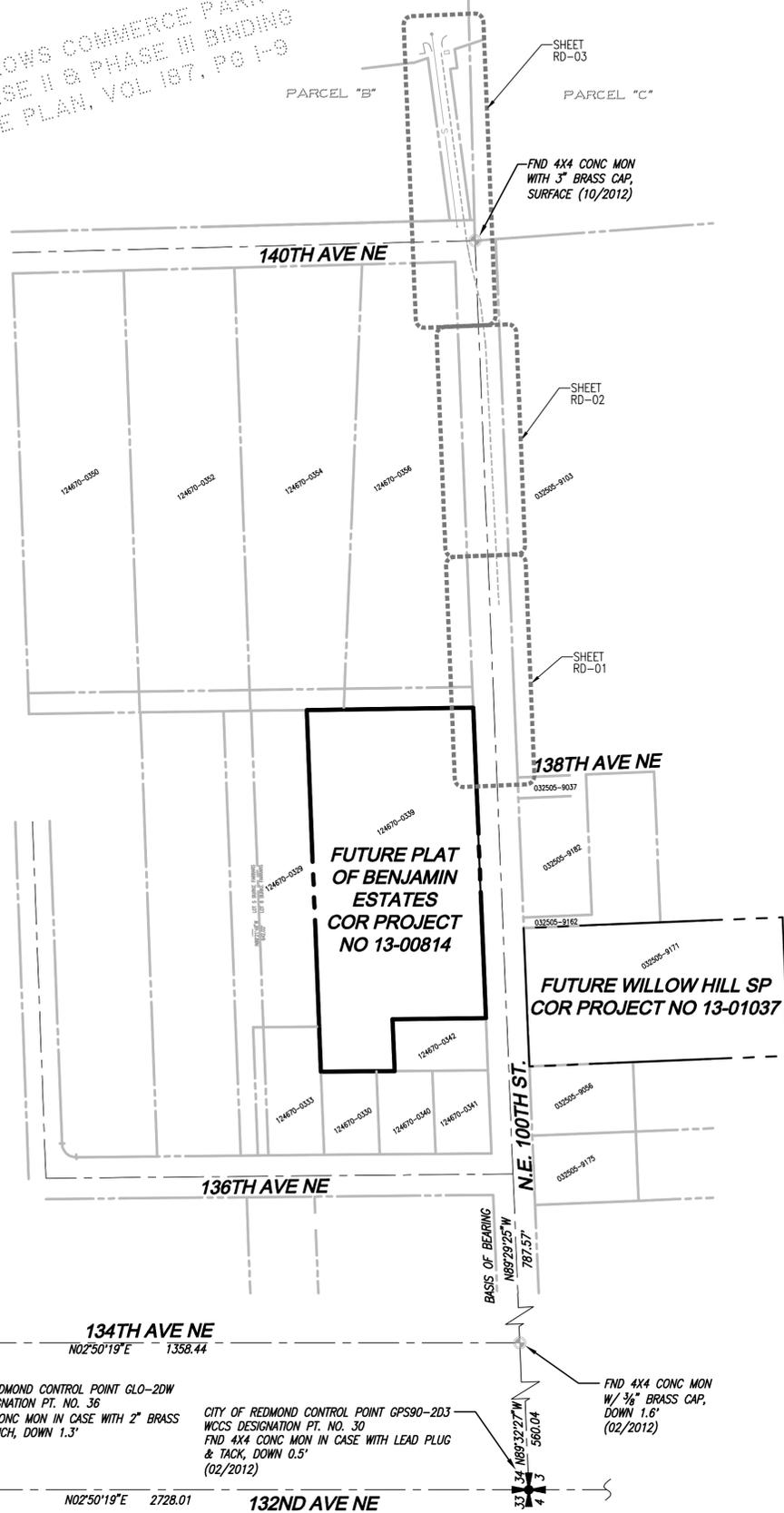


SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

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		TREE CONIFEROUS
	REBAR & CAP		LANDMARK TREE DECIDUOUS
	SIGN		TREE DECIDUOUS
	CULVERT		LANDMARK TREE DECIDUOUS
	FIRE HYDRANT		TREE SIZE AND TYPE
	GAS METER		TREE LOCATION
	GUY ANCHOR		DRIPLINE
	UTILITY POLE	A	ALDER
	WATER METER	AP	APPLE
	WATER VALVE	B	BIRCH
	MAILBOX	C	CEDAR
	AIR VALVE	CH	CHERRY
	BLOW-OFF	CN	CHESTNUT
	HOSE BIB	CW	COTTONWOOD
		CY	CYPRESS
		F	FIR
		FR	FRUIT
		FIG	FIG
		H	HEMLOCK
		M	MAPLE
		MA	MOUNTAIN ASH
		MK	MONKEY
		P	PINE
		S	SPRUCE
		W	WILLOW

CONTACT LIST

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

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

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14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
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PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@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

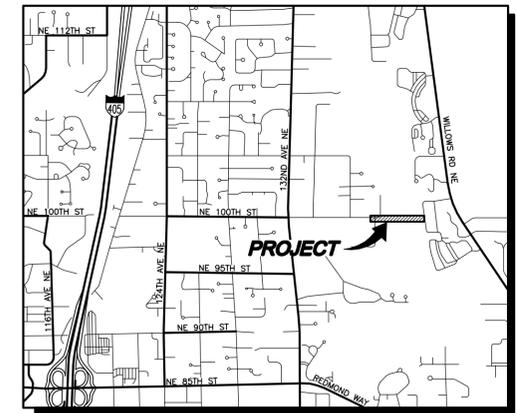
GEOTECH:
THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011
CONTACT: KRISTINA WELLER, PE
PHONE: (425) 415-0551
FAX: (425) 415-0311

TABLE OF CONTENTS

- 1 COVER SHEET
- 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

NA D 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: _____

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FX. 425.482.2893
www.LDCCorp.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

Drawing: P:\2012\12-166 Benjamin Trust Property\Drawings\Official\121660-CS.dwg Plotted: Nov 13, 2013 1:01pm

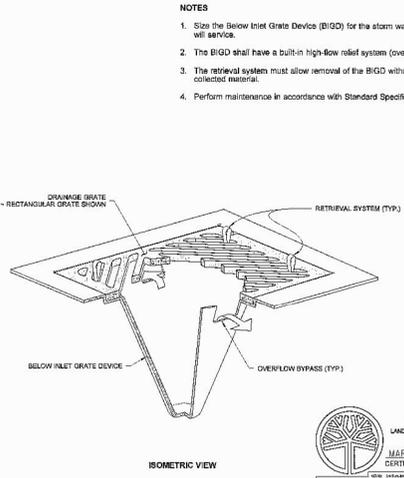
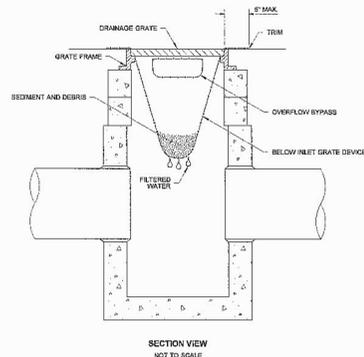
GENERAL CONSTRUCTION NOTES

- 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.
- NO OPEN-CUT CROSSINGS OF CITY STREETS SHALL BE MADE WITHOUT AN APPROVED STREET AND CURB PERMIT (RIGHT OF WAY PERMIT).
- ALL OPEN-CUTS OF CITY STREETS SHALL BE AS FOLLOWS:
 - EXISTING PAVED SURFACES WILL BE SAW-CUT ONE FOOT OUTSIDE EXCAVATION PERIMETER. EXCESS SAW CUTTING DEBRIS SHALL BE REMOVED WITH A VACUUM DEVICE AND DISPOSED OF PROPERLY.
 - SELECT BACKFILL ALTERNATE MAY BE APPROVED BY THE CITY IN CERTAIN CIRCUMSTANCES.
- 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.
- 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).
- TRENCH CONSTRUCTION OUTSIDE OF THE ROADWAY (LANDSCAPED AREAS, UTILITY STRIPS, ETC.) SHALL BE ACCOMPLISHED AS FOLLOWS:
 - PIPE SHALL BE BEDDED IN GRANULAR MATERIAL MEETING SECTION 9-03.15 OF THE STANDARD SPECIFICATIONS.
 - 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.
 - TOPSOIL MEETING SECTION 9-14.1 (1) SHALL BE PLACED ON ALL AREAS REQUIRING SEED OR SOD TO THE FOLLOWING DEPTH.
 - SEED - 4" OF TOPSOIL
 - SOD - 3" OF TOPSOIL
- 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.
- 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.
- THE LENGTH OF OPEN TRENCH ON STREETS SHALL BE A MAXIMUM OF 300 LINEAR FEET.
- 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.
- 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.
- 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.
- THE STREET SURFACE SHALL BE KEPT CONTINUALLY CLEAN WITH A POWER SWEEPER OR OTHER APPROVED MEANS.
- NO EXCESS MATERIAL OR UNSUITABLE MATERIAL SHALL BE WASTED ON CITY RIGHT-OF-WAY WITHOUT APPROVAL.
- 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.
- FINAL INSPECTION AND APPROVAL:
 - 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.
 - 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.
 - 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

- CONTRACTOR RESPONSIBLE TO CONTROL CONSTRUCTION STORMWATER RUNOFF.
- APPLY/INSTALL SILT FENCE OR OTHER STORMWATER CONTROLS AS NECESSARY.
- TEMPORARY STORAGE PILES OF TRENCH SPOILS OR OTHER MATERIAL SHALL BE CONTROLLED TO REDUCE/ELIMINATE SOILS LOSS.
- ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CITY INSPECTOR.
- WHEN WORK IS STOPPED/COMPLETED IN AN AREA, THE CITY INSPECTOR MAY REQUIRE POST CONSTRUCTION EROSION CONTROL INCLUDING SEEDING OR OTHER MEASURES.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION DIVISION AND ALL PERMITS MUST BE COMPLETED BEFORE START OF CONSTRUCTION.
- 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.
- CLEARING LIMITS SHALL BE LOCATED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR.
- APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
- 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).
- REMOVE ALL TESC MEASURES ONCE ALL WORK IS COMPLETED AND SITE IS PERMANENTLY STABILIZED.

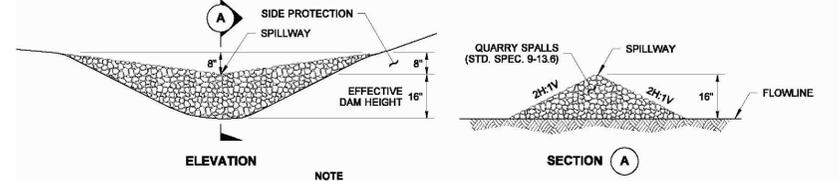
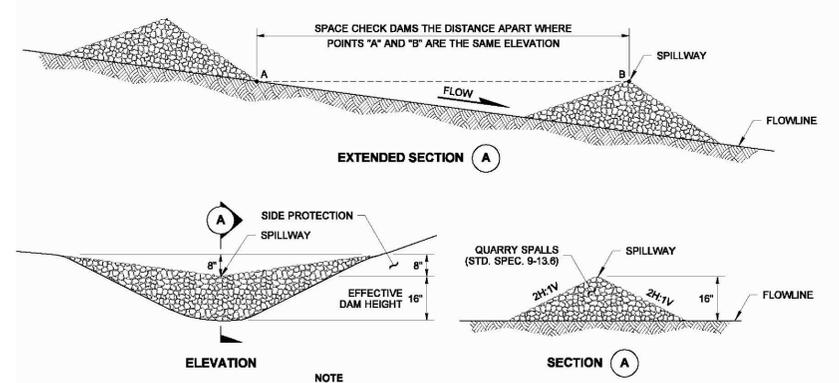
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STORM DRAIN INLET PROTECTION
STANDARD PLAN 1-40.20-00

APPROVED FOR PUBLICATION
Pasco Bakotich III 09-20-07
ENGINE SUPERVISOR
Washington State Department of Transportation

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

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FOR: _____
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

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PLAN CHK ENGR: _____

STORM: _____

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13-

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Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY
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2	11-13-13	5TH PREP. SUBMITTAL	MEV

LDC
THE CIVIL ENGINEERING GROUP

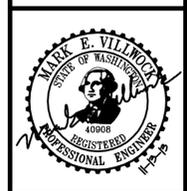
14201 NE 200th St. #100
Woodinville, WA 98072
Ph. 425.806.1889
Fx. 425.482.2893
www.LDCcorp.com

Engineering
Structural
Planning
Survey

THE BENJAMIN TRUST

BENJAMIN ESTATES OFFSITE STORM NE 100TH ST

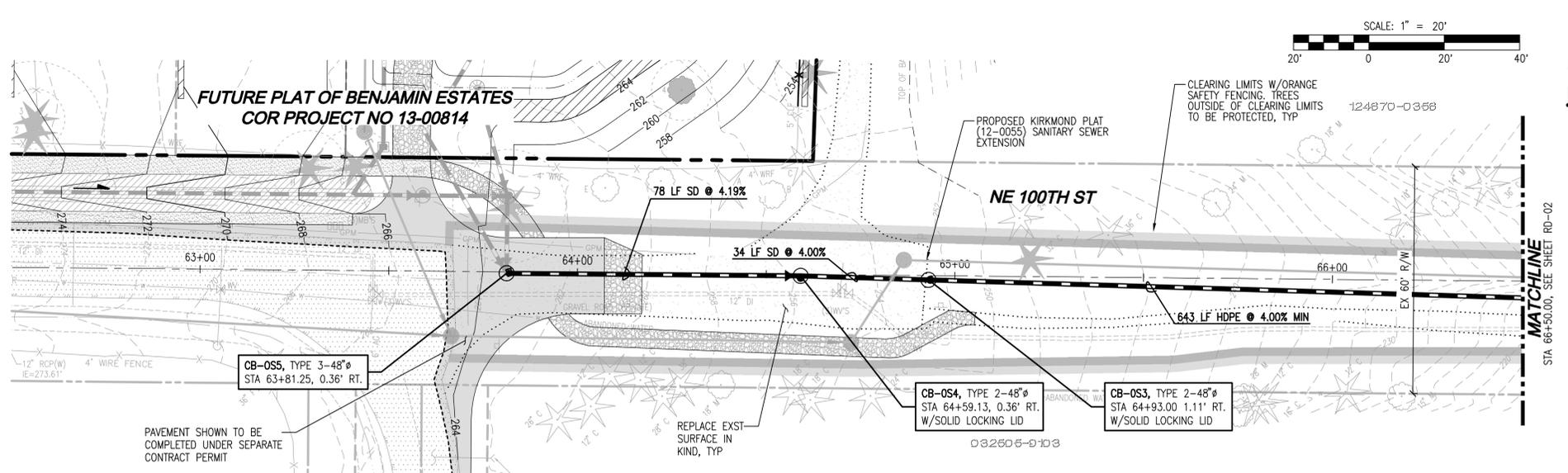
NOTES AND DETAILS



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

Drawing: P:\2012\12-166-Benjamin Trust Property\Drawings\Official\121660-RD-DT.dwg Plotted: Nov 13, 2013 1:02pm

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



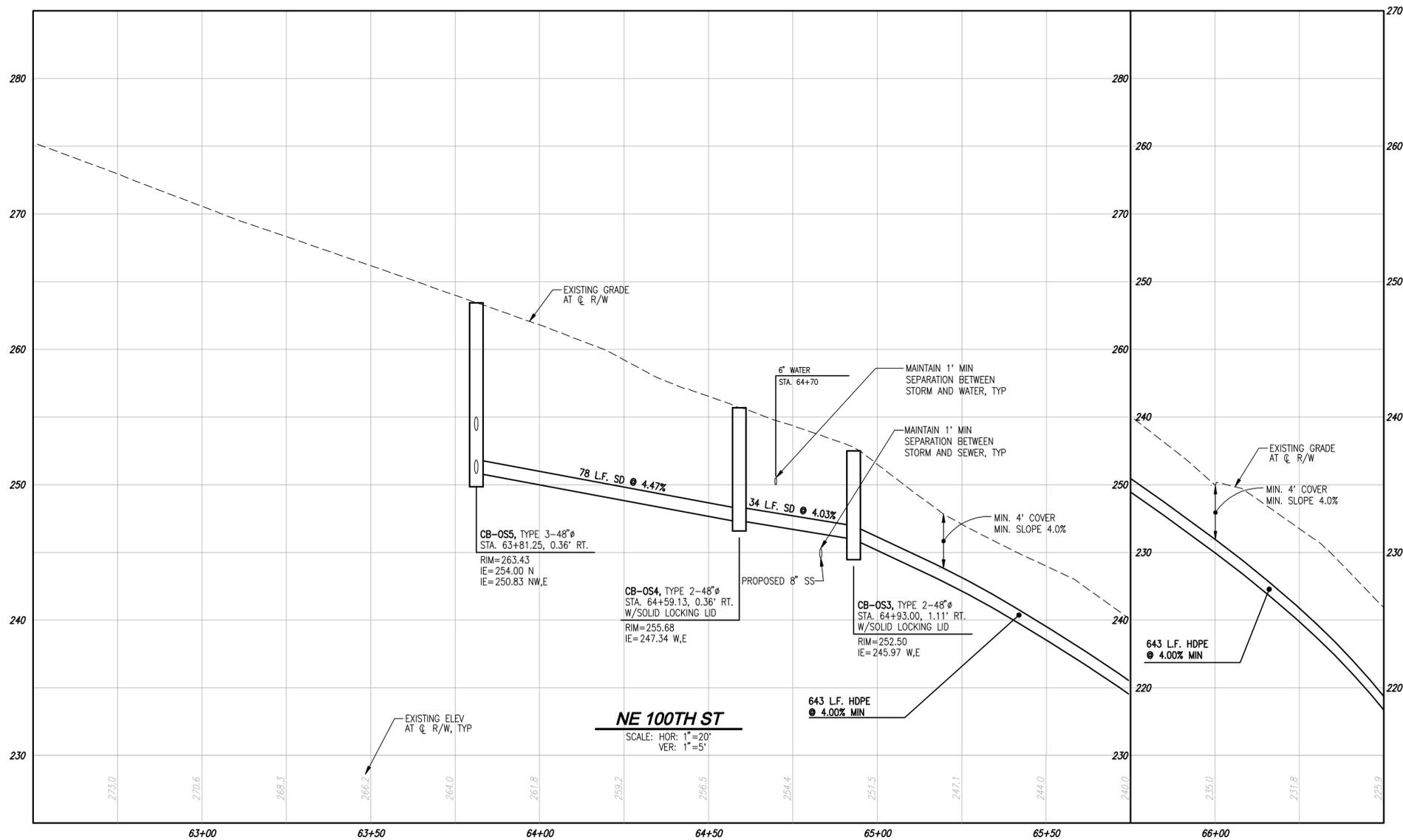
LEGEND

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

TREE LEGEND

[Symbol]	TREE CONIFEROUS
[Symbol]	TREE DECIDUOUS
CW	COTTON WOOD TREE
F	FIR TREE
M	MAPLE TREE
A	ALDER TREE
S	SPRUCE TREE
C	CEDAR TREE
P	PINE TREE
[Symbol]	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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FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND	DATE: 11-13-13	PLAN CHK ENGR: _____	STORM: _____	UTILITY: _____	FIRE DEPT: _____	TRANS / ENGR: _____	PLANNING DEPT: _____
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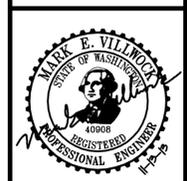
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REVISIONS

NO.	DATE	DESCRIPTION
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THE BENJAMIN TRUST
**BENJAMIN ESTATES OFFSITE STORM
 NE 100TH ST**
 STORM DRAINAGE PLAN AND PROFILE

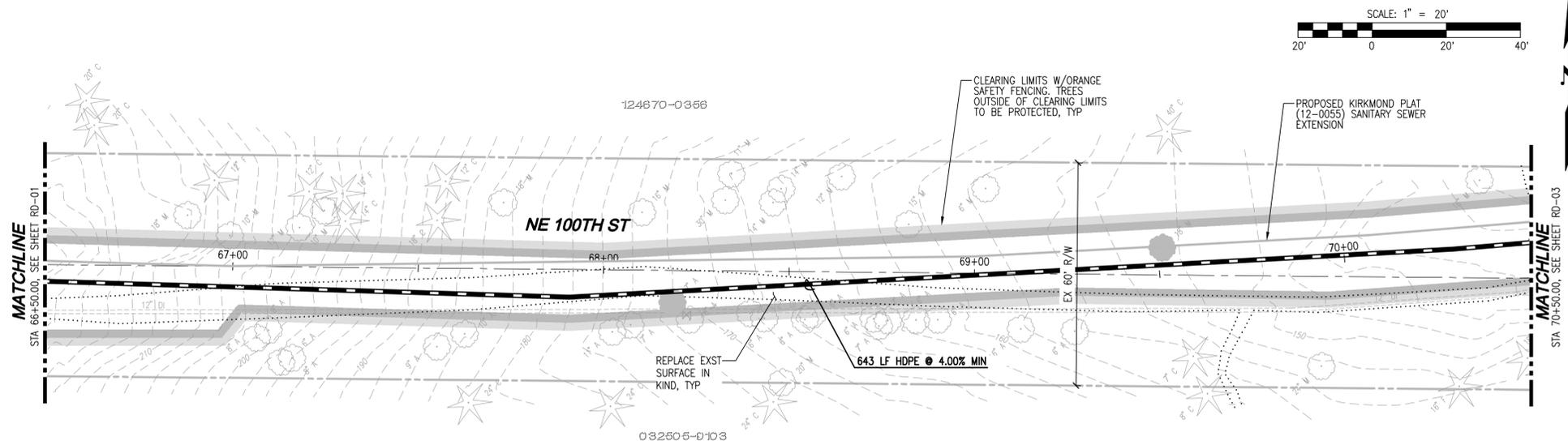


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DESIGNER:	MEV
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SCALE:	1"=20'
JURISDICTION:	REDMOND

RD-01
 SHEET 3 OF 5

Drawing: P:\2012\12-166 Benjamin Trust Property\Drawings\Official\121660-RD-PL.dwg Plotted: Nov 13, 2013 1:02pm

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



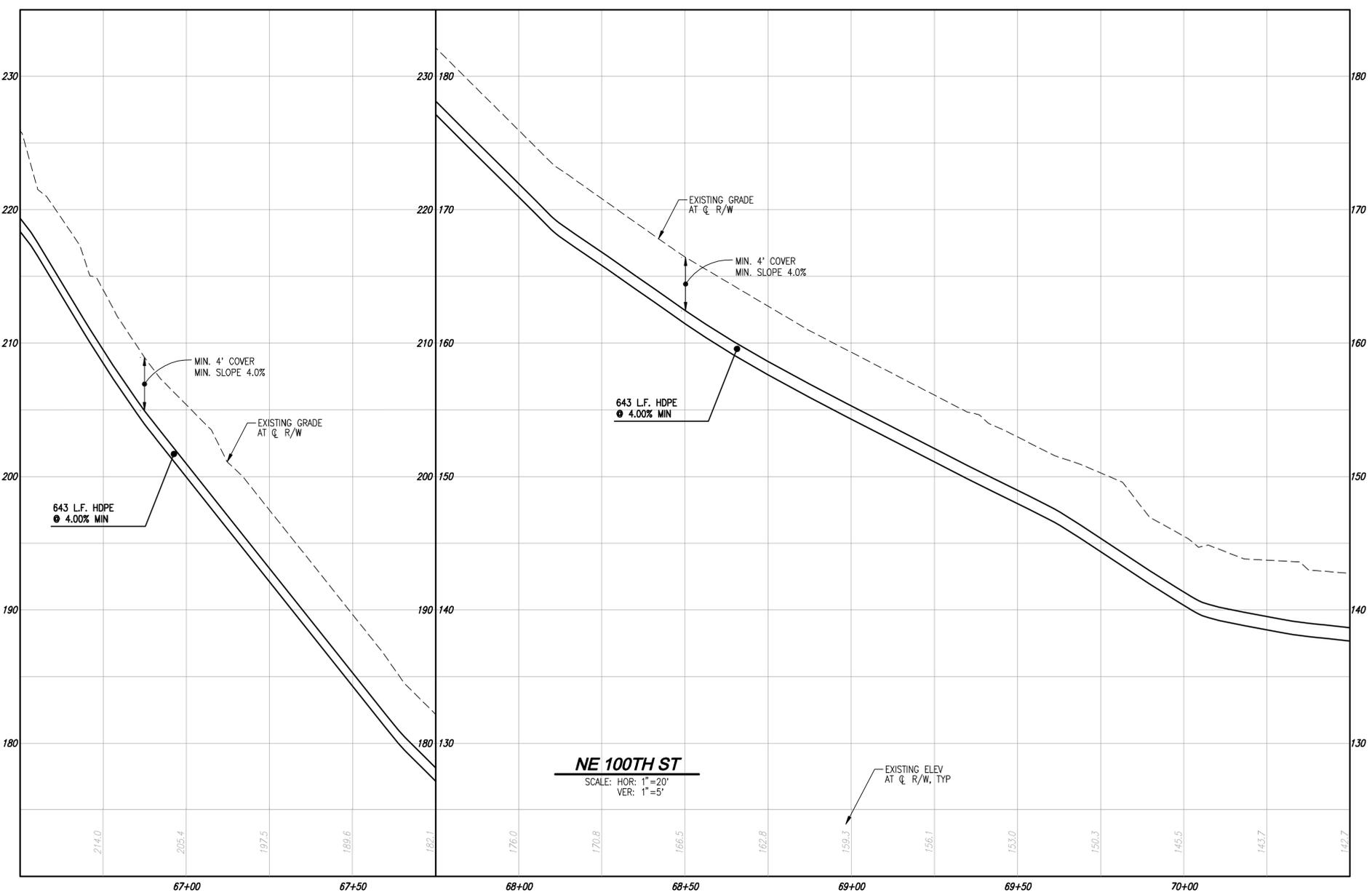
LEGEND

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.



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: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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

REVISIONS

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

LDC
 THE CIVIL ENGINEERING GROUP
 14201 NE 200th St. #100
 Woodinville, WA 98072
 Ph. 425.806.1889
 Fax. 425.482.2883
 www.LDCcorp.com

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

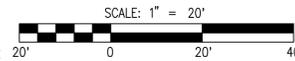
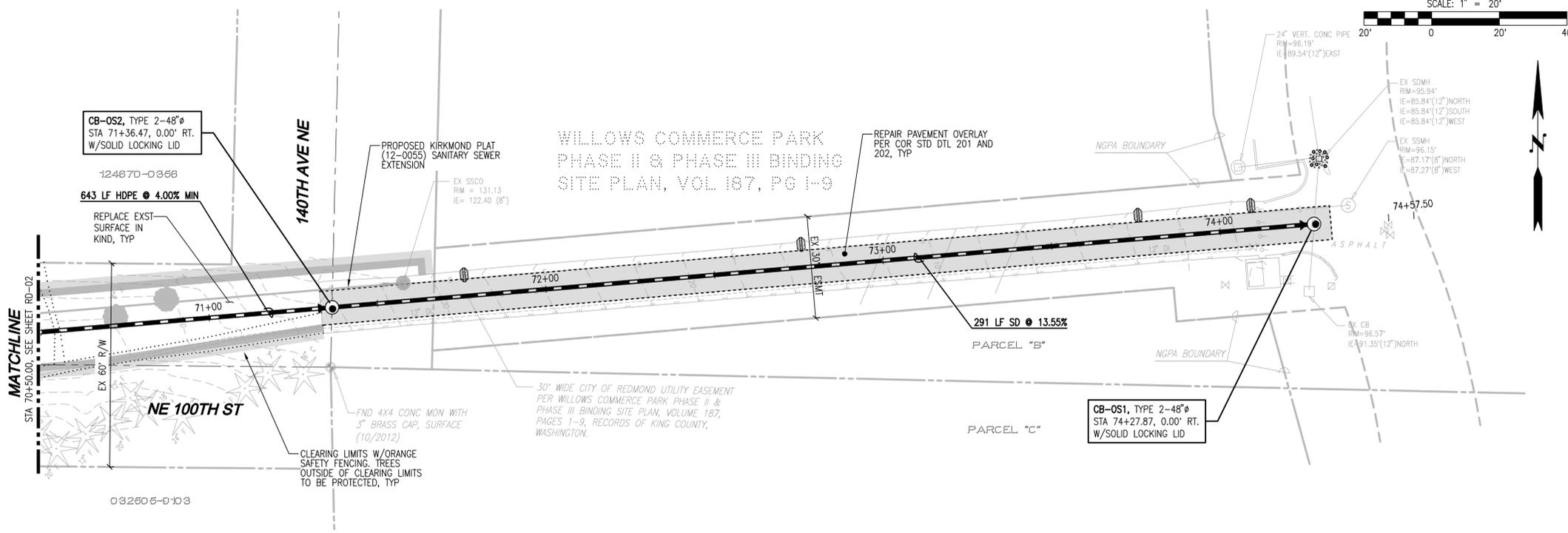


JOB NUMBER: 12-166
 DRAWING NAME: 121660-RD-PL
 DESIGNER: MEV
 DRAFTING BY: MCH
 DATE: 11-13-13
 SCALE: 1"=20'
 JURISDICTION: REDMOND

RD-02
 SHEET 4 OF 5

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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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13-

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Engineering Structural Planning Survey

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MARK E. VILLROCK
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
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