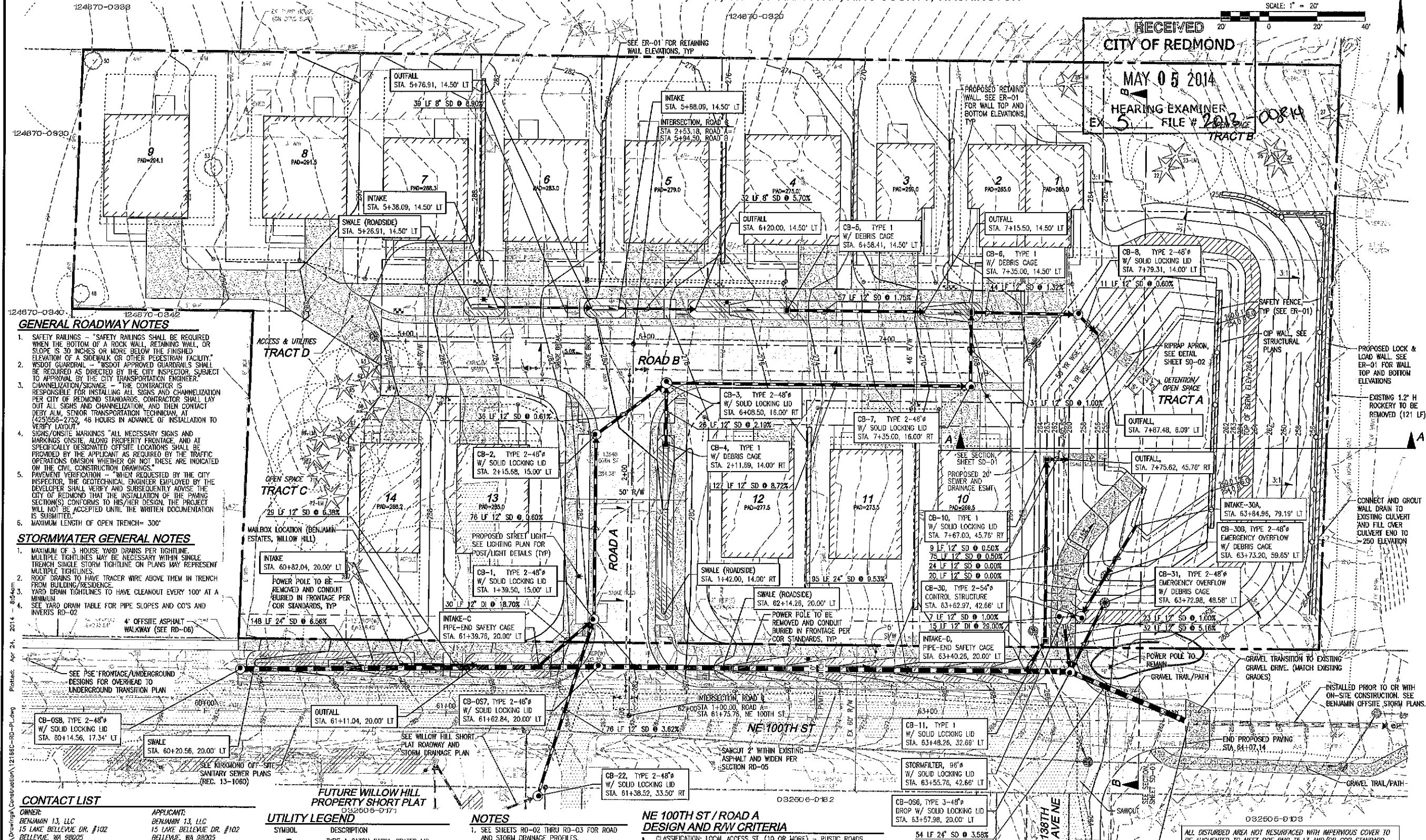




GENERAL ROADWAY NOTES

- SAFETY RAILINGS - "SAFETY RAILINGS SHALL BE REQUIRED WHEN THE BOTTOM OF ROCK WALL RETAINING WALL OR SLOPE IS 30 INCHES OR MORE BELOW THE FINISHED ELEVATION OF A SIDEWALK OR OTHER PEDESTRIAN FACILITY."
- WSDOT GUARDRAIL - WSDOT APPROVED GUARDRAILS SHALL BE REQUIRED AS DIRECTED BY THE CITY INSPECTOR. SUBJECT TO APPROVAL BY THE CITY TRANSPORTATION ENGINEER.
- CHANNELIZATION/SIGNAGE - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SIGNS AND CHANNELIZATION PER CITY OF REDMOND STANDARDS. CONTRACTOR SHALL LAY OUT ALL SIGNS AND CHANNELIZATION, AND THEN CONTACT DEBY ALM, SENIOR TRANSPORTATION TECHNICIAN, AT (425)556-2752, 48 HOURS IN ADVANCE OF INSTALLATION TO VERIFY LAYOUT.
- SIGNS/ON-SITE MARKINGS - ALL NECESSARY SIGNS AND MARKINGS ON-SITE, ALONG PROPERTY FRONTAGE, AND AT SPECIFICALLY DESIGNATED OFF-SITE LOCATIONS SHALL BE PROVIDED BY THE APPLICANT AS REQUIRED BY THE TRAFFIC OPERATIONS DIVISION. WHETHER OR NOT THESE ARE INDICATED ON THE CIVIL CONSTRUCTION DRAWINGS.
- PAYMENT VERIFICATION - 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.
- MAXIMUM LENGTH OF OPEN TRENCH= 300'

STORMWATER GENERAL NOTES

- MAXIMUM OF 3 HOUSE YARD DRAINS PER TIGHTLINE. MULTIPLE TIGHTLINES MAY BE NECESSARY WITHIN SINGLE TRENCH. SINGLE STORM TIGHTLINE ON PLANS MAY REPRESENT MULTIPLE TIGHTLINES.
- ROOF DRAINS TO HAVE TRACER WIRE ABOVE THEM IN TRENCH FROM BUILDING/RESIDENCE.
- YARD DRAIN TIGHTLINES TO HAVE CLEANOUT EVERY 100' AT A MINIMUM.
- SEE YARD DRAIN TABLE FOR PIPE SLOPES AND CO'S AND INVERTS RD-02.

4" OFFSITE ASPHALT WALKWAY (SEE RD-06)

SEE PSE FRONTAGE/UNDERGROUND DESIGNS FOR OVERHEAD TO UNDERGROUND TRANSITION PLAN

CB-05B, TYPE 2-48" W/ SOLID LOCKING LID STA. 60+14.56, 17.34' LT

SWALE STA. 60+20.56, 20.00' LT

SEE KIRKLAND OFF-SITE SANITARY SEWER PLANS (REC. 13-1060)

CONTACT LIST

OWNER:
BENJAMIN 13, LLC
15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

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

ARBORIST:
TREE SOLUTIONS, INC.
1058 NORTH 39TH STREET
SEATTLE, WASHINGTON 98103
CONTACT: SEAN OLSON
PHONE: (206) 528-4670
FAX: (206) 528-5873

APPLICANT:
BENJAMIN 13, LLC
15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODHILL, WASHINGTON 98072
CONTACT: MATTHEW MERRITT, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mmerritt@ldcorp.com

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

UTILITY 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
★	STREET LIGHT PER PSE STREET LIGHT DESIGN
—	SEWER PIPE
—	WATER PIPE
—	PROPOSED BIO-SWALE/ROADSIDE DITCH
—	PROPOSED "NO PARKING" SIGN
—	PROPOSED CHAIN LINK FENCE

NOTES

- SEE SHEETS RD-02 THRU RD-03 FOR ROAD AND STORM DRAINAGE PROFILES.
- SEE SHEET RD-02 FOR YARD DRAIN TABLE.
- SEE SHEET RD-05 FOR ROAD SECTIONS AND RIGHT OF WAY STREET CLASSIFICATIONS.
- SEE INTERSECTION DETAIL SHEET DG-01.
- SEE SHEET CS-01 FOR GENERAL NOTES.
- SIDEWALK AND RIBBON CURB EXPANSION AND CONTRACTION JOINT SPACING PER COR STANDARD DETAIL 303.

FLOW CONTROL

DETENTION POND: SEE SHEET SD-02 FOR CONTROL STRUCTURE DETAILS, POND VOLUMES, AND RELEASE RATES.

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'
DRIVEWAY CONSTRUCTION PER COR STD DET 305A

NE 100TH ST / ROAD A DESIGN AND RW CRITERIA

- CLASSIFICATION: LOCAL ACCESS ST. (10 OR MORE) - RUSTIC ROADS
- ROW: 50' (NE 100TH ST 80' EXIST R/W)
- SIDEWALK: 5' (BOTH SIDES)
- BIKE LANE: NOT REQUIRED
- POSTED SPEED: 25 MPH
- TERMIN: ROLLING (8.0%-15.0%)
- MAX ALLOWABLE GRADE: 12.0%
- MAX GRADE DESIGNED= 2.4%
- SSD (MIN-ASHITO 2004): 230' (30 MPH)(ACHIEVED)
- ROAD 1 - 28' PAVEMENT WIDTH REQUIRED
- NE 100TH ST - PROVIDE 15' PAVEMENT WIDTH NORTH OF EXIST CENTERLINE

ROAD B DESIGN AND RW CRITERIA

- CLASSIFICATION: LOCAL ACCESS ST. (9 OR LESS) - RUSTIC STREET
- ROW: 46'
- SIDEWALK: 5' (ONE SIDE)
- BIKE LANE: NOT REQUIRED
- POSTED SPEED: 25 MPH
- TERMIN: ROLLING (8.0%-15.0%)
- MAX ALLOWABLE GRADE: 12.0%
- MAX GRADE DESIGNED= 9.0%
- SSD (MIN-ASHITO 2004): 205' (30 MPH)(ACHIEVED)
- 28' PAVEMENT WIDTH REQUIRED

SURFACE LEGEND

SYMBOL	DESCRIPTION
■	CONCRETE
■	ASPHALT
■	GRAVEL/TRAIL SURFACE

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.

WATER QUALITY

WATER QUALITY TREATMENT ACHIEVED WITH DEAD STORAGE VOLUME.



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

APPROVED FOR CONSTRUCTION:

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

THE ENGINEER'S SEAL IS REQUIRED FOR THE CITY OF REDMOND TO BE BOLD. THE CITY OF REDMOND ENGINEER'S SEAL IS REQUIRED FOR THE CITY OF REDMOND TO BE BOLD. THE CITY OF REDMOND ENGINEER'S SEAL IS REQUIRED FOR THE CITY OF REDMOND TO BE BOLD.

DATE: _____
PLAN CHK ENGR: _____
UTILITY: _____
FIRE: _____
TRANS / ENGR: _____
PLANNING: _____

LAND-2013-00814

REV	DATE	DESCRIPTION
1		
2		
3		
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9		
10		

Engineering Structural Surveying

LDC

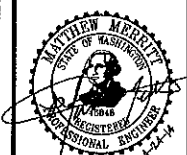
THE CIVIL ENGINEERING GROUP

4201 NE 200th St. #100
Woodhill, WA 98072
PH: 425.685.9889
FX: 425.482.2893
www.LDCorp.com

BENJAMIN 13, LLC

BENJAMIN ESTATES

ROADWAY AND STORM DRAINAGE PLAN



JOB NUMBER: 12-166
DRAWING NAME: 12166C-RD-PL
DESIGNER: MEY
DRAFTING BY: MCH
DATE: 11-13-13
SCALE: 1"=20'
JURISDICTION: REDMOND

RD-01

SHEET 7 OF 20