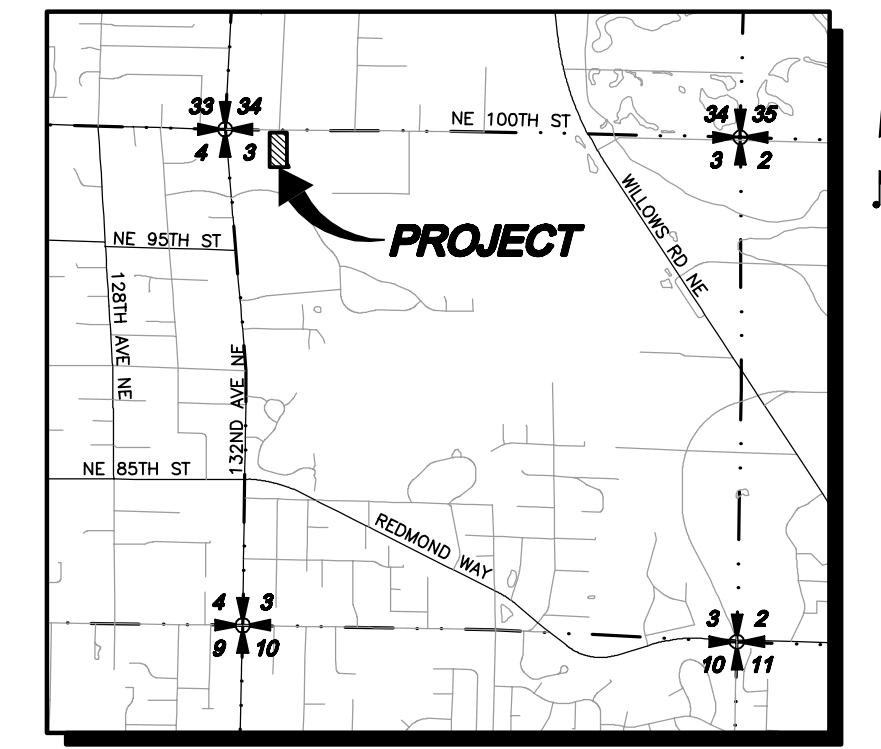
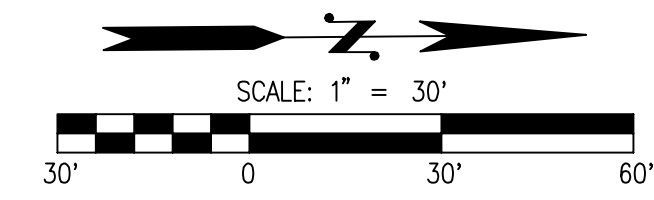


Approved Plan Set
Date Received: July 08, 2015

NW 1/4, NW 1/4 OF SEC 3, TWP 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

HEATHERS RIDGE SOUTH COVER SHEET & SITE PLAN



SURVEY INFORMATION

LEGAL DESCRIPTIONS

PARCEL A:
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE EAST ON SECTION LINE NORTH 88° 23' 56" EAST 671.44 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1° 36' 04" EAST 330.92 FEET;
THENCE SOUTH 88° 23' 56" WEST 210 FEET;
THENCE NORTH 1° 36' 04" WEST 330.92 FEET TO SAID SECTION LINE;
THENCE NORTH 88° 23' 56" EAST 210 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 30 FEET AND THE EAST 30 FEET THEREOF FOR ROAD;
(ALSO KNOW AS A PORTION OF TRACTS 1 AND 2 OF WARREN'S ADDITION TO KIRKLAND, AN UNRECORDED PLAT)

DATUM NOTES

HORIZONTAL DATUM: NAD 83/91

ORIGINATING BENCHMARKS:

CITY OF REDMOND MONUMENT NO. 48, A BRASS DISC IN CONCRETE STAMPED "CITY OF REDMOND B.M." AT THE SE QUADRANT OF THE INTERSECTION OF NE 104TH ST AND 132ND AVE NE AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY ENGINEERS SURVEY CONTROL DATABASE, POINT ID 6065.

VERTICAL DATUM: NAVD 88

ELEVATION: 334.247'

CITY OF REDMOND MONUMENT NO. 49, A BRASS DISC IN CONCRETE STAMPED "CITY OF REDMOND PUBLIC WORKS BM-49" AT THE EASTERLY PROJECTION OF THE CENTERLINE FOR NE 88TH ST AND 132ND AVE NE AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY ENGINEERS SURVEY CONTROL DATABASE, POINT ID 6066.

VERTICAL DATUM: NAVD 88

ELEVATION: 373.105'

TBM 'A': SET COTTON SPINDLE 1.0' ABOVE GRADE IN EAST FACE OF POWER POLE AT THE NE QUADRANT OF THE INTERSECTION OF 132ND AVE NE & NE 100TH ST
ELEVATION: 318.17

TBM 'B': TBM 'A': SET COTTON SPINDLE 1.0' ABOVE GRADE IN WEST FACE OF POWER POLE AT THE NE QUADRANT OF THE INTERSECTION OF 134TH AVE NE & NE 100TH ST
ELEVATION: 296.14

SCHEDULE B NOTES

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE PLAT 1329528, DATED SEPTEMBER 8, 2011, AT 8:00 A.M.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING A WATER PIPE LINE PER INSTRUMENT UNDER RECORDING NO. 4273715 (SHOWN)

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING A TEMPORARY SEPTIC TANK SEWAGE DISPOSAL PER INSTRUMENT UNDER RECORDING NO. 7709130915 (EXACT LOCATION UNABLE TO BE DETERMINED-EASEMENT 65.8' WIDE LYING IN THE EAST 135' OF PARCEL 'B' TO BENEFIT PARCEL 'A')

SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT UNDER RECORDING NO. 9307020401

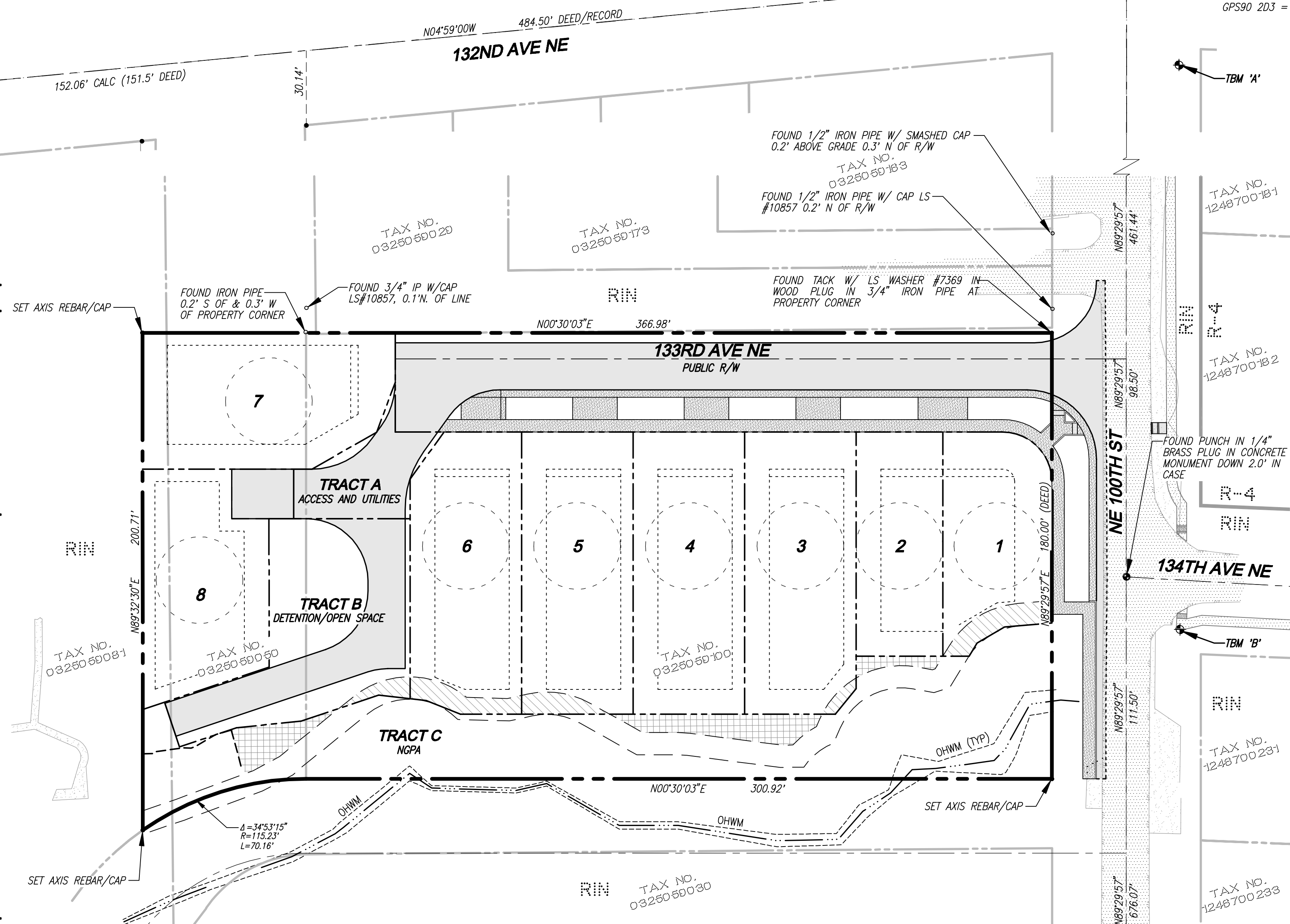
SURVEY NOTES

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.) AND AS-BUILT INFORMATION PROVIDED BY THE UTILITY SURVEYORS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 21, 2011 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA 1103 TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.



CONTACT LIST

APPLICANT:
QUADRANT HOMES
14725 SE 36TH ST. #200
BELLVUE, WA 98006
CONTACT: MATT PERKINS
PHONE: (425) 455-2900
EMAIL: mattperkins@quadranthomes.com

OWNER:
THOMAS & MELISSA ELLSWORTH
305 289TH PL NE
CARNATION, WASHINGTON 98014

ENGINEER/PLANNER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
ENGINEER: MATTHEW MERRITT, PE
PLANNER: STEVEN M. ANDERSON
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL 1: mmerritt@ldccorp.com
EMAIL 2: sanderson@ldccorp.com

SURVEYOR:
AXIS SURVEY & MAPPING
13005 NE 126TH PL
KIRKLAND, WASHINGTON 98034
PHONE: (425) 823-5700
FAX: (425) 823-6700

ARBORIST:
CREATIVE LANDSCAPE SOLUTIONS
REDMOND, WASHINGTON 98052
CONTACT: SUSAN PRINCE
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EMAIL: sprince202@aol.com

LANDSCAPE ARCHITECT:
LANE AND ASSOCIATES
17226 NE 134TH PL
REDMOND, WA 98052
CONTACT: BRUCE LANE
PHONE: (425) 885-2319
EMAIL: laneassociates@gmail.com

PROJECT INFORMATION

SITE ADDRESS: 10044 134TH AVE NE
REDMOND, WA 98033
TAX PARCELS: 0325059100
GROSS SITE AREA: 1.33 AC 66,481 SF
NET SITE AREA: 1.25 AC 54,254 SF
ZONING: RIN (RESIDENTIAL INNOVATIVE)
NUMBER OF UNITS ALLOWED: 8 UNITS
20% SMALLER DWELLING = 2 UNITS (1 & 2)
AFFORDABLE = NO AFFORDABLE HOUSING IS REQUIRED IN PROJECTS LESS THAN 10 UNITS
LOTS 1 AND 2 SHALL CONTAIN A TWO UNIT ATTACHED DWELLING
NUMBER OF UNITS PROPOSED: 8 UNITS
OPEN SPACE/LANDSCAPING REQUIRED: 0.31 AC 13,296 SF
OPEN SPACE/LANDSCAPING PROVIDED: 0.40 AC 17,333 SF
PARKING SPACES REQUIRED: 16
PARKING SPACES PROVIDED: 16 - 2 PARKING SPACES WILL BE PROVIDED ON EACH LOT (GARAGES AND/OR DRIVEWAYS)
CODE SECTION: 21.08.070 RIN-ZONE
AVERAGE LOT SIZE: 4,599 SF
LOT FRONTAGE: 35 FEET
LOT DEPTH: 20 FEET MINIMUM
FRONT SETBACK: 15 FEET BLDG/18 FT GARAGE
SIDE SETBACK: 5/10 FEET
REAR SETBACK: 10 FEET
SIDE STREET SETBACK: 15 FEET
MAX LOT COVERAGE: 65%
MAX IMPERVIOUS LOT AREA ALLOWED: 0.63 AC 27,498 SF
PROPOSED IMPERVIOUS LOT AREA: 0.63 AC 27,498 SF
MAX HEIGHT ALLOWED: 25 FEET
MAX HEIGHT PROPOSED: < 25 FEET
UBC CONSTRUCTION TYPE: V-A (PROTECTED COMBUSTIBLE)

EARTHWORK QUANTITIES

CUT: 2,500 CY
FILL: 3,500 CY
NET: 1,000 CY IMPORT

REFERENCES

- KING COUNTY ASSESSOR'S MAP FOR THE NW 1/4, SEC. 3, TWP. 25N., RGE. 5E., W.M.
- RECORD OF SURVEY BY DUFFY, LAWNER & KUMPF, RECORDED UNDER AUDITOR'S FILE NO. 7703169003, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY BY OLIVER R. WOLCOTT, RECORDED UNDER AUDITOR'S FILE NO. 7802089007, RECORDS OF KING COUNTY, WASHINGTON.
- RECORD OF SURVEY BY GROUP 4, INC, RECORDED UNDER AUDITOR'S FILE NO. 9710279001, RECORDS OF KING COUNTY, WASHINGTON.
- PLAT OF FOX HOLLOW, RECORDED IN VOLUME 200, PAGE(S) 8-13, RECORDS OF KING COUNTY, WASHINGTON.

TABLE OF CONTENTS

- 1 COVER SHEET & SITE PLAN
- 2 PRELIMINARY SHORT PLAT PLAN
- 3 GRADING, ROAD AND UTILITIES PLAN
- 4 ROADWAY SECTIONS
- 5 TREE PRESERVATION PLAN
- 6 TREE PRESERVATION TABLE
- LA-1 LANDSCAPE PLAN
- LA-2 LANDSCAPE PLAN

LEGEND

EXISTING SYMBOLS		PROPOSED SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FOUND SECTION CORNER MONUMENT		CONCRETE
	FOUND MONUMENT IN CASE		ASPHALT
	FOUND REBAR/IRON PIPE AS NOTED		BUFFER REDUCTION
	SANITARY SEWER MANHOLE		BUFFER ADDITION
	SANITARY SEWER CLEANOUT		TREE SIZE AND TYPE
	STORM DRAIN MANHOLE		TREE LOCATION
	CATCH BASIN		DRIFLINE
	CULVERT		HEDGE
	POWER POLE W/ TRANSFORMER		CONCRETE BLOCK WALL
	GUY POLE		SIGN
	GUY ANCHOR		MAIL BOX
	WATER METER		LINE CONTINUES
	FIRE HYDRANT		TREE DECIDUOUS
	WATER BLOW OFF		LANDMARK TREE DECIDUOUS
	WATER VALVE		TREE CONIFEROUS
	WATER VAULT		LANDMARK TREE CONIFEROUS

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND
DATE: _____
PLANNING DEPT: _____

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS. THE CITY OF REDMOND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF REDMOND DOES NOT ASSUME ANY LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT. THE CITY OF REDMOND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF REDMOND DOES NOT ASSUME ANY LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT.

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NO.	DATE	DESCRIPTION
1	1-20-15	REVISED PER CITY COMMENTS
2	3-03-15	REVISED PER ARBORIST
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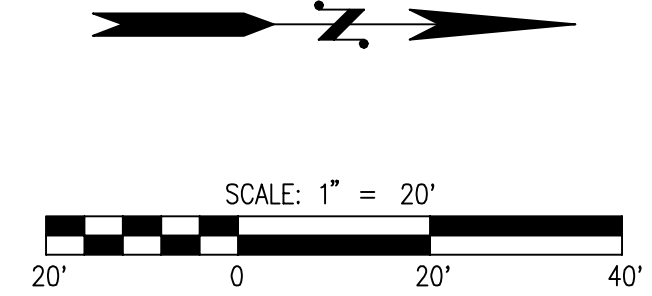
QUADRANT HOMES HEATHERS RIDGE SOUTH COVER SHEET & SITE PLAN



JOB NUMBER: 13-171
DRAWING NAME: 13171P-CS01
DESIGNER: MMW
DRAFTING BY: RCR
DATE: 11-3-14
SCALE: 1"=30'
JURISDICTION: REDMOND

CS-01
SHEET 1 OF 6

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



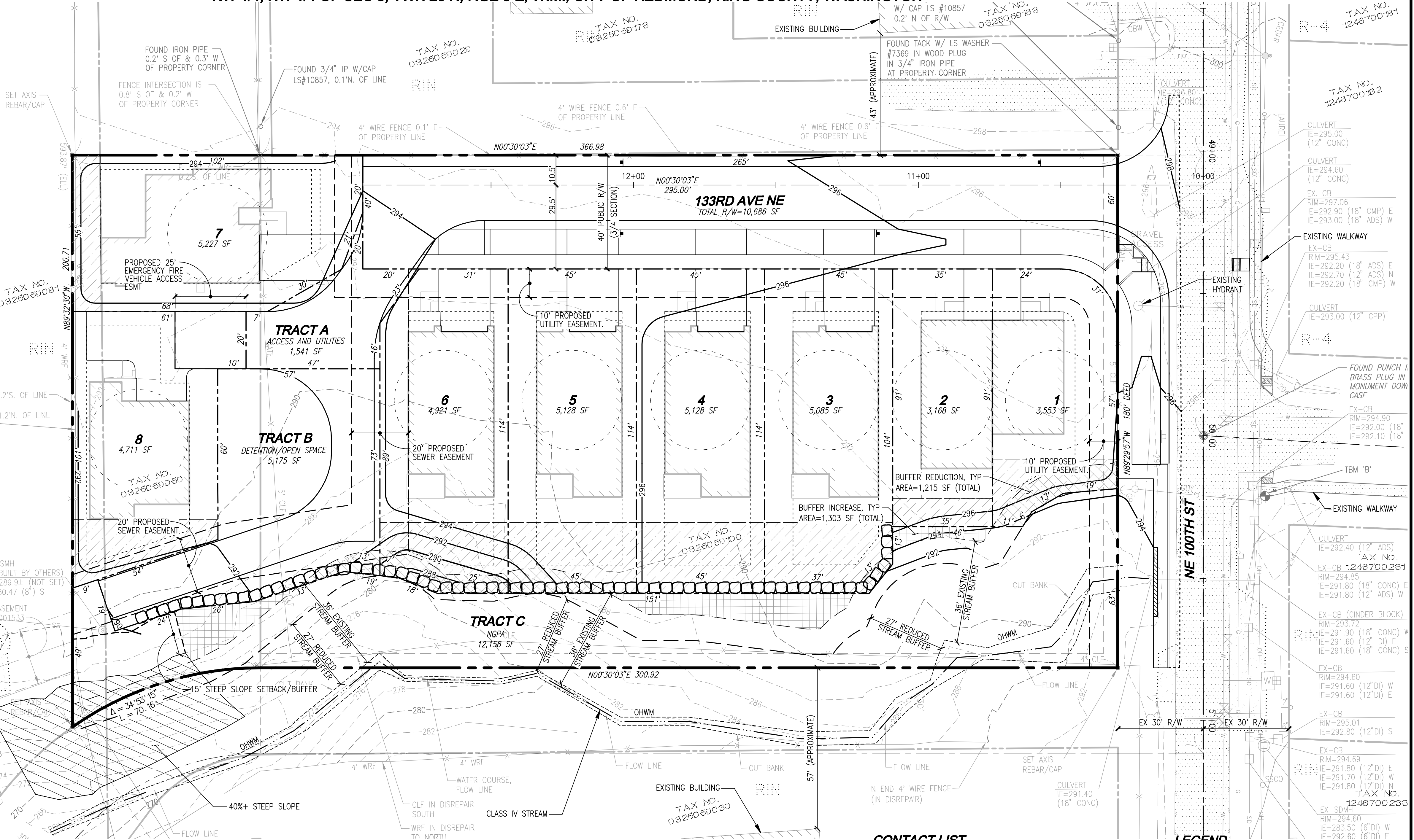
BUFFER CALCULATIONS

TOTAL 36' BUFFER AREA	9,950 SF
BUFFER REDUCTION	1,215 SF
BUFFER INCREASE	1,303 SF

NOTE: MINIMUM BUFFER WIDTH OF AT LEAST 27' FROM OHWM IS MAINTAINED THROUGHOUT THE SITE.

NET BUILDABLE AREA CALCULATION TABLE

	ZONE=RIN
A GROSS SITE AREA (SF)	66,481
B SENSITIVE AREA(S) AND BUFFER (SF) (TRACT C)	12,158
C SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	12,227
E PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (TRACT B)	5,175
F ABOVE GROUND FACILITIES	0
G TOTAL FOR EACH ZONE (A-B+C+D+E+F)=NET BUILDABLE AREA	36,921
H MINIMUM DENSITY (G x MINIMUM DENSITY PERCENTAGE) = MINIMUM DENSITY	3



OPEN SPACE CALCULATIONS

	(SF)
REQUIRED OPEN SPACE	13,296
REQUIRED DEVELOPMENT WIDE OPEN SPACE	6,648
PROVIDED DEVELOPMENT WIDE OPEN SPACE	17,333
LOT BY LOT OPEN SPACE REQUIRED	6,648
LOT BY LOT OPEN SPACE PROVIDED	6,757
TOTAL LOT BY LOT OPEN SPACE PROVIDED	6,757
TOTAL OPEN SPACE PROVIDED	24,090 (36% OF SITE)

NOTE: 12,599 SF OUTSIDE TRACT C (95% OF REQUIRED OPEN SPACE)

PROJECT INFORMATION

SITE ADDRESS: 10044 134TH AVE NE, REDMOND, WA 98033, 0325059100

TAX PARCELS: 1.53 AC 66,481 SF

GROSS SITE AREA: 1.25 AC 54,254 SF

NET SITE AREA: RIN (RESIDENTIAL INNOVATIVE)

NUMBER OF UNITS ALLOWED: 8 UNITS

NUMBER OF UNITS PROPOSED: 8 UNITS

OPEN SPACE/LANDSCAPING REQUIRED: 0.31 AC 13,296 SF

OPEN SPACE/LANDSCAPING PROVIDED: 0.40 AC 17,333 SF

PARKING SPACES REQUIRED: 16

PARKING SPACES PROVIDED: 16 - 2 PARKING SPACES WILL BE PROVIDED ON EACH LOT (GARAGES AND/OR DRIVEWAYS)

CODE SECTION: 21.08.070 RIN-ZONE

AVERAGE LOT SIZE: 4,599 SF

LOT CIRCLE: 35 FEET

LOT FRONTAGE: 20 FEET MINIMUM

FRONT SETBACK: 15 FEET BLDG/18 FT GARAGE

SIDE SETBACK: 5/10 FEET

REAR SETBACK: 10 FEET

SIDE STREET SETBACK: 15 FEET

MAX LOT COVERAGE: 35%

MAX IMPERVIOUS LOT AREA ALLOWED: 0.63 AC 27,498 SF

PROPOSED IMPERVIOUS LOT AREA: 0.63 AC 27,498 SF

MAX HEIGHT ALLOWED: < 25 FEET

MAX HEIGHT PROPOSED: < 25 FEET

UBC CONSTRUCTION TYPE: V-A (PROTECTED COMBUSTIBLE)

PROJECT SUMMARY TABLE

	ZONE=RIN
GROSS SITE AREA (SF)	66,481
NET BUILDABLE AREA (SF)	36,921
MINIMUM DENSITY	3
MAXIMUM DENSITY	8
AVERAGE LOT SIZE	4,615
LARGEST PROPOSED LOT	5,227
SMALLEST PROPOSED LOT	3,168
SENSITIVE AREA(S) AND BUFFER (SF) TRACT C	12,158
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	12,227
TOTAL OPEN SPACE (SF) TRACTS B & C	17,333
TOTAL ACTIVE RECREATION OPEN SPACE, IF PROVIDED (SF) TRACT B	5,175

CONTACT LIST

APPLICANT: QUADRANT HOMES, 14725 SE 36TH ST. #200, BELLVUE, WA 98006, CONTACT: MATT PERKINS, PHONE: (425) 455-2900, EMAIL: mattperkins@quadranthomes.com

OWNER: THOMAS & MELISSA ELLSWORTH, 305 289TH PL NE, CARNATION, WASHINGTON 98014

ENGINEER/PLANNER: LDC, INC., 14201 NE 200TH ST #100, WOODINVILLE, WASHINGTON 98072, ENGINEER: MATTHEW MERRITT, PE, PLANNER: STEVEN M. ANDERSON, PHONE: (425) 806-1869, FAX: (425) 482-2893, EMAIL 1: mmerritt@ldccorp.com, EMAIL 2: sanderson@ldccorp.com

SURVEYOR: AXIS SURVEY & MAPPING, 13005 NE 126TH PL, KIRKLAND, WASHINGTON 98034, CONTACT: MATT PERKINS, PHONE: (425) 823-5700, FAX: (425) 823-6700

LANDSCAPE ARCHITECT: LANE AND ASSOCIATES, 17226 NE 134TH PL, REDMOND, WA 98052, CONTACT: BRUCE LANE, PHONE: (425) 890-3808, EMAIL: sprince202@aol.com

ARBORIST: CREATIVE LANDSCAPE SOLUTIONS, REDMOND, WASHINGTON 98052, CONTACT: SUSAN PRINCE, PHONE: (425) 890-3808, EMAIL: sprince202@aol.com

LEGEND



DISCLAIMER

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APPROVED FOR CONSTRUCTION:

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

UTILITY: _____

STORM: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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REVISIONS

NO.	DATE	DESCRIPTION
1	1-20-15	REVISED PER CITY COMMENTS
2	3-03-15	REVISED PER ARBORIST
3	7-08-15	REVISED PER CITY COMMENTS

LDC
 THE CIVIL ENGINEERING GROUP
 14201 NE 200TH ST. #100
 WOODINVILLE, WA 98072
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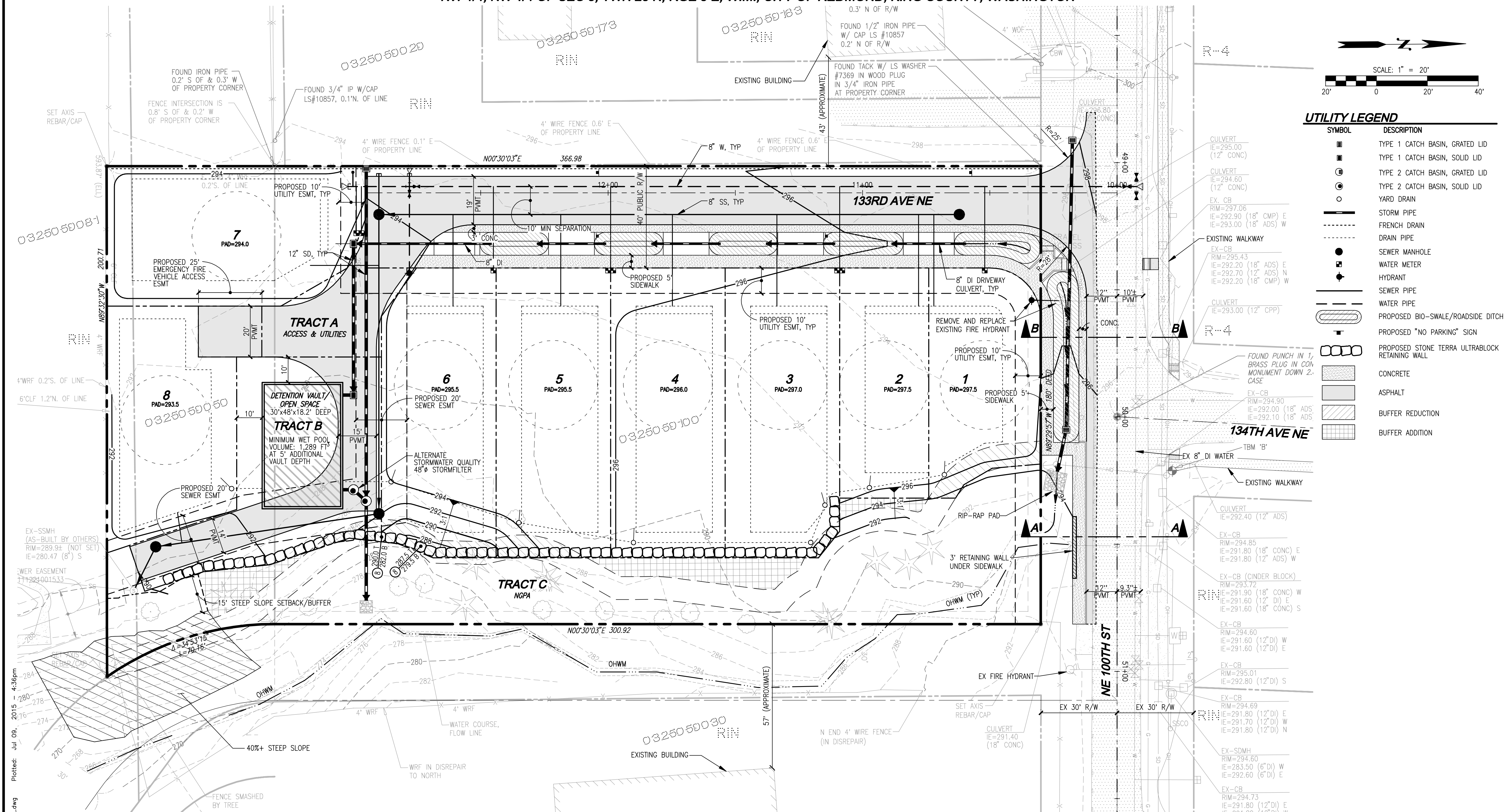
QUADRANT HOMES
HEATHERS RIDGE SOUTH
 PRELIMINARY SHORT PLAT PLAN



JOB NUMBER: 13-171
 DRAWING NAME: 13171P-SP-01
 DESIGNER: MWM
 DRAFTING BY: RCR
 DATE: 11-3-14
 SCALE: 1"=20'
 JURISDICTION: REDMOND

Drawing: P:\2013\13-171_EllsworthDrawings\Pre\13171P-SP-01.dwg Plotted: Jul 09, 2015 - 4:36pm

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



UTILITY 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]	YARD DRAIN
[Symbol]	STORM PIPE
[Symbol]	FRENCH DRAIN
[Symbol]	DRAIN PIPE
[Symbol]	SEWER MANHOLE
[Symbol]	WATER METER
[Symbol]	HYDRANT
[Symbol]	SEWER PIPE
[Symbol]	WATER PIPE
[Symbol]	PROPOSED BIO-SWALE/ROADSIDE DITCH
[Symbol]	PROPOSED "NO PARKING" SIGN
[Symbol]	PROPOSED STONE TERRA ULTRABLOCK RETAINING WALL
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	BUFFER REDUCTION
[Symbol]	BUFFER ADDITION

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Engineering Structural Planning Survey

LDC
THE CIVIL ENGINEERING GROUP

14201 NE 200TH ST., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fax. 425.482.2883
www.LDcorp.com

QUADRANT HOMES
HEATHERS RIDGE SOUTH
PRELIMINARY GRADING, ROAD AND UTILITIES PLAN

CONTACT LIST

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PHONE: (425) 885-2319
EMAIL: laneassociatesla@gmail.com

FRONTAGE R/W CLASSIFICATION

- COLLECTOR (60' R/W EXISTING)
- GOVERNED BY RUSTIC STREETS DESIGN STANDARD
- PROVIDE 30' PAVEMENT WIDTH REQUIRED (15' EITHER SIDE)
- 5' SIDEWALK PROVIDED OUTSIDE SWALE WIDTH (SOUTH SIDE)
- NO BIKE LANE REQUIRED

INTERNAL R/W CLASSIFICATION

- LOCAL ACCESS, PUBLIC 10 OR MORE/LESS
- RUSTIC STREETS
- 52' RIGHT-OF-WAY
- 5' SIDEWALK (BOTH SIDES)
- NO BIKE LANE REQUIRED
- MAX GRADE ALLOWED= 10%
- MAX PROVIDED= 2%

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
FLOW FRONTAGE PROVIDED= 18'

FLOW CONTROL

DETENTION VAULT

WATER QUALITY

WATER QUALITY TREATMENT ACHIEVED WITH STORMFILTER MEDIA FILTRATION SYSTEM.

NOTES

1. WATER SERVICE LINE FROM THE WATER METER TO THE HOUSE SHALL BE 1" PE.

DISCLAIMER

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APPROVED FOR CONSTRUCTION:

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

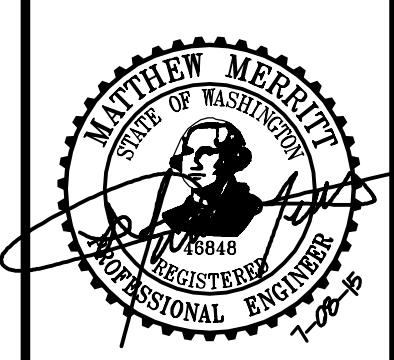
UTILITY: _____

FIRE DEPT: _____

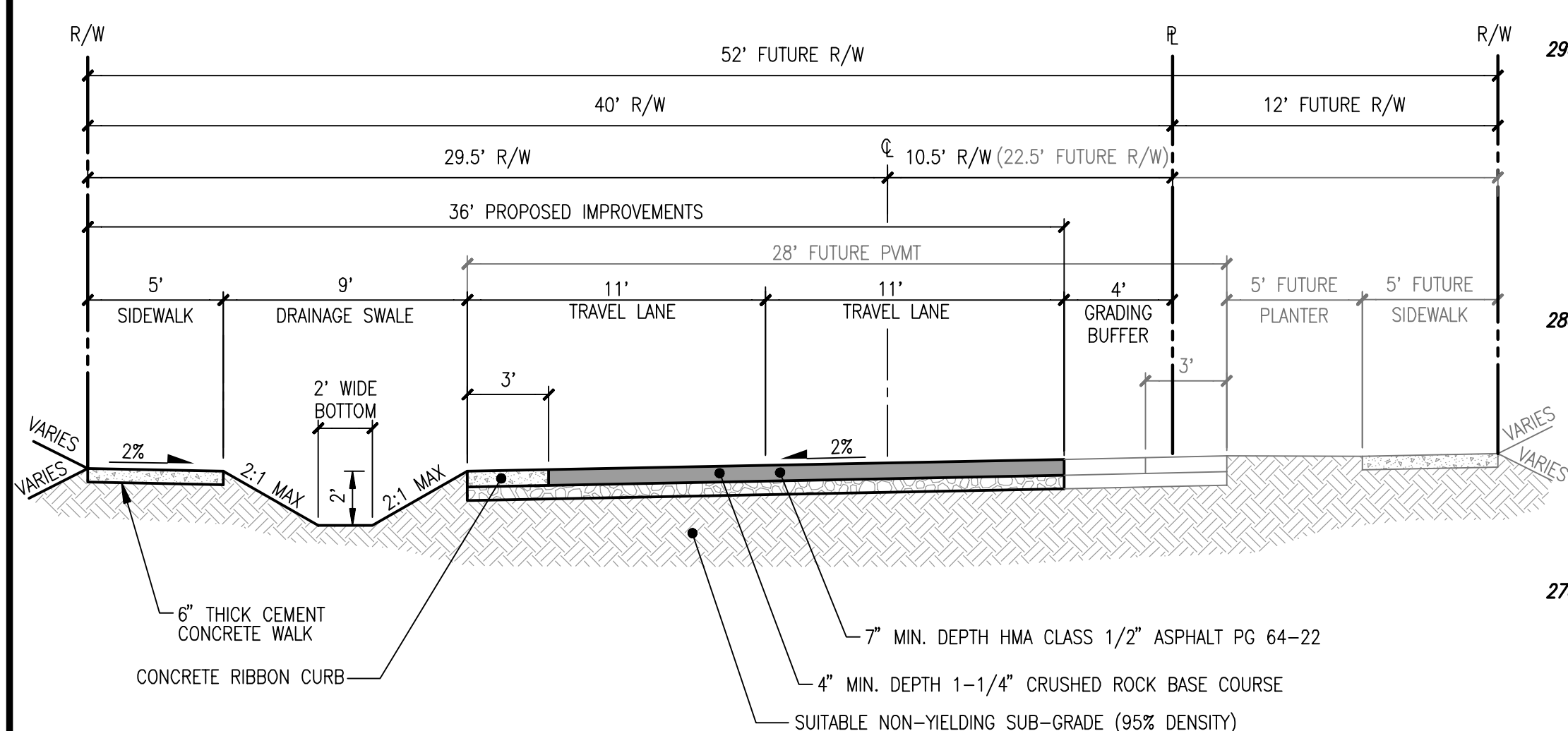
TRANS / ENGR: _____

PLANNING DEPT: _____

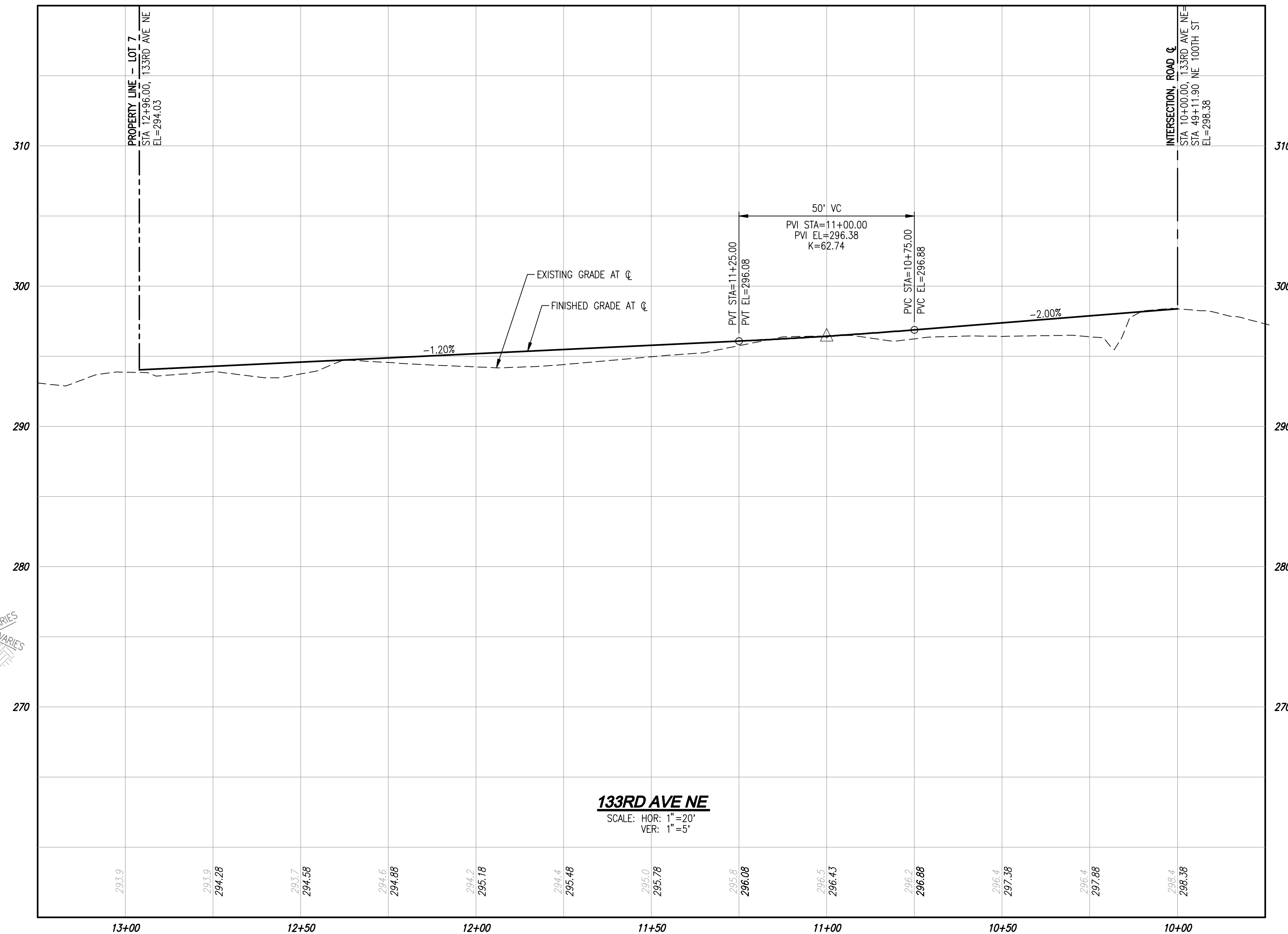
THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSIDERED AS AUTHORIZING CONSTRUCTION NOT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION AT ANY TIME THAT IS DISCOVERED THAT THE PROPOSED CONSTRUCTION DOES NOT OTHERWISE MEET THE APPLICABLE CONSTRUCTION STANDARDS. THE ENGINEER ASSURES THAT CONSTRUCTION IS ACCOMPANIED BY ACCORDANCE WITH APPLICABLE CITY STANDARDS AND ASSURES THAT ENGINEER AND/OR DEVELOPER MAY BE REQUIRED TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLANS.



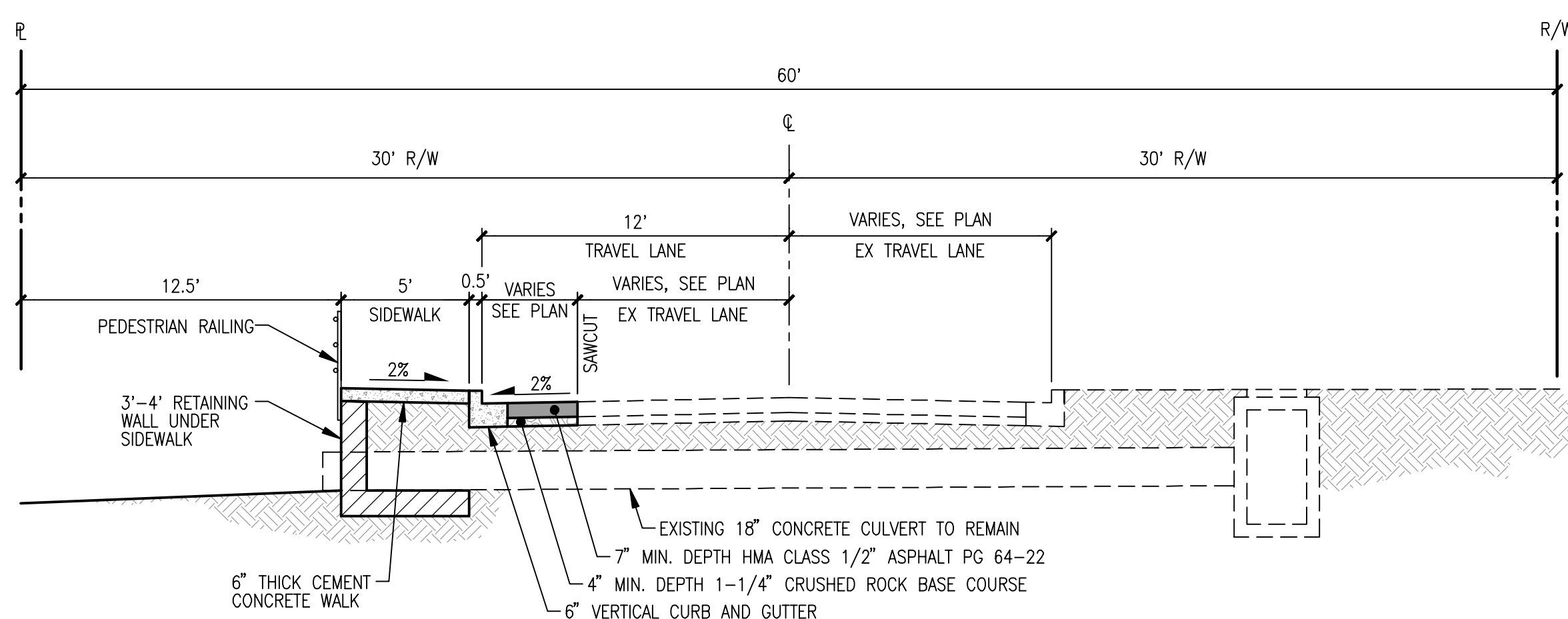
JOB NUMBER: 13-171
DRAWING NAME: 3171P-RD-PL
DESIGNER: MWM
DRAFTING BY: RCR
DATE: 11-3-14
SCALE: 1"=20'
JURISDICTION: REDMOND



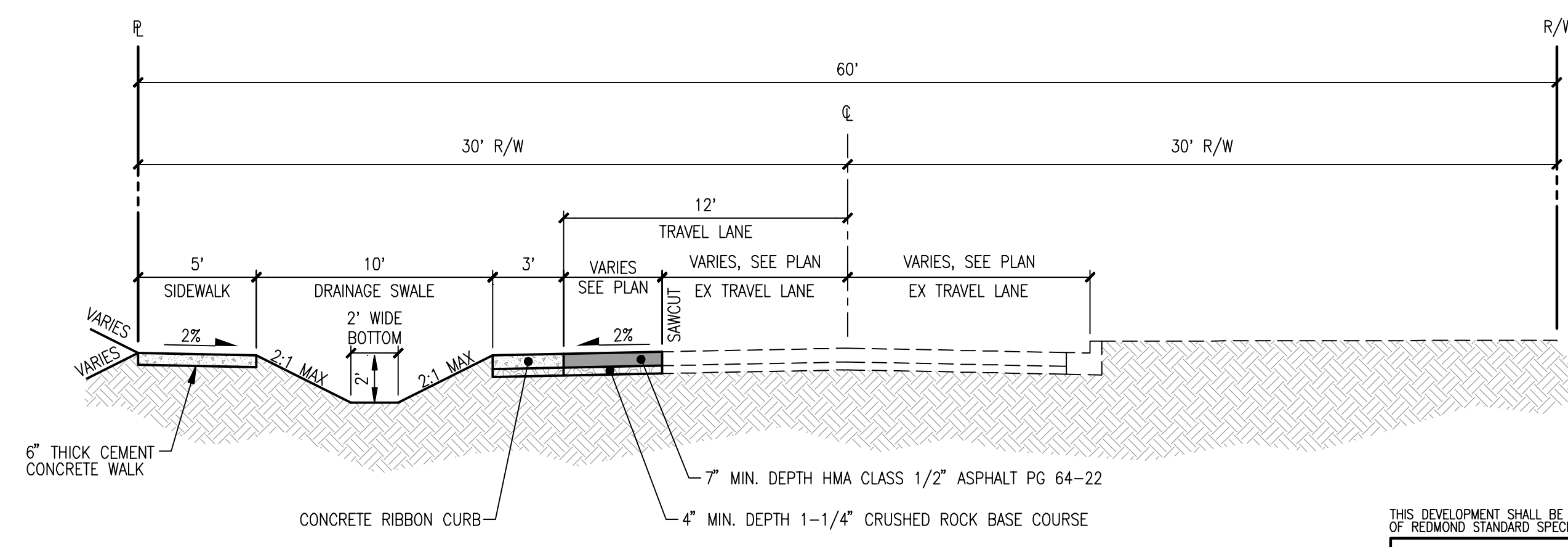
133RD AVE NE SECTION
 SCALE: 1"=5'
 CLASSIFICATION: RUSTIC STREET
 DESIGN SPEED: 25 MPH



133RD AVE NE
 SCALE: HOR: 1"=20'
 VER: 1"=5'



NE 100TH ST TYPICAL ROAD SECTION A
 (STA 50+63.30 - STA 50+39.16)
 SCALE: 1"=5'



NE 100TH ST TYPICAL ROAD SECTION B
 (STA 50+05.05 - STA 49+61.18)
 SCALE: 1"=5'

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 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: _____

DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY AXIS SURVEY & MAPPING, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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.

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

NO.	DATE	DESCRIPTION	BY
1	1-20-15	REVISED PER CITY COMMENTS	MMW
2	3-03-15	REVISED PER ARBORIST	MMW
3	7-08-15	REVISED PER CITY COMMENTS	MMW

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

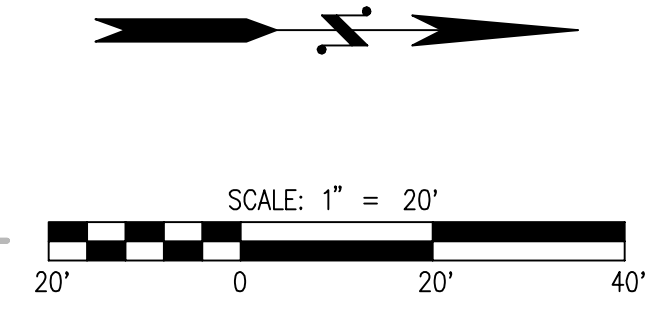
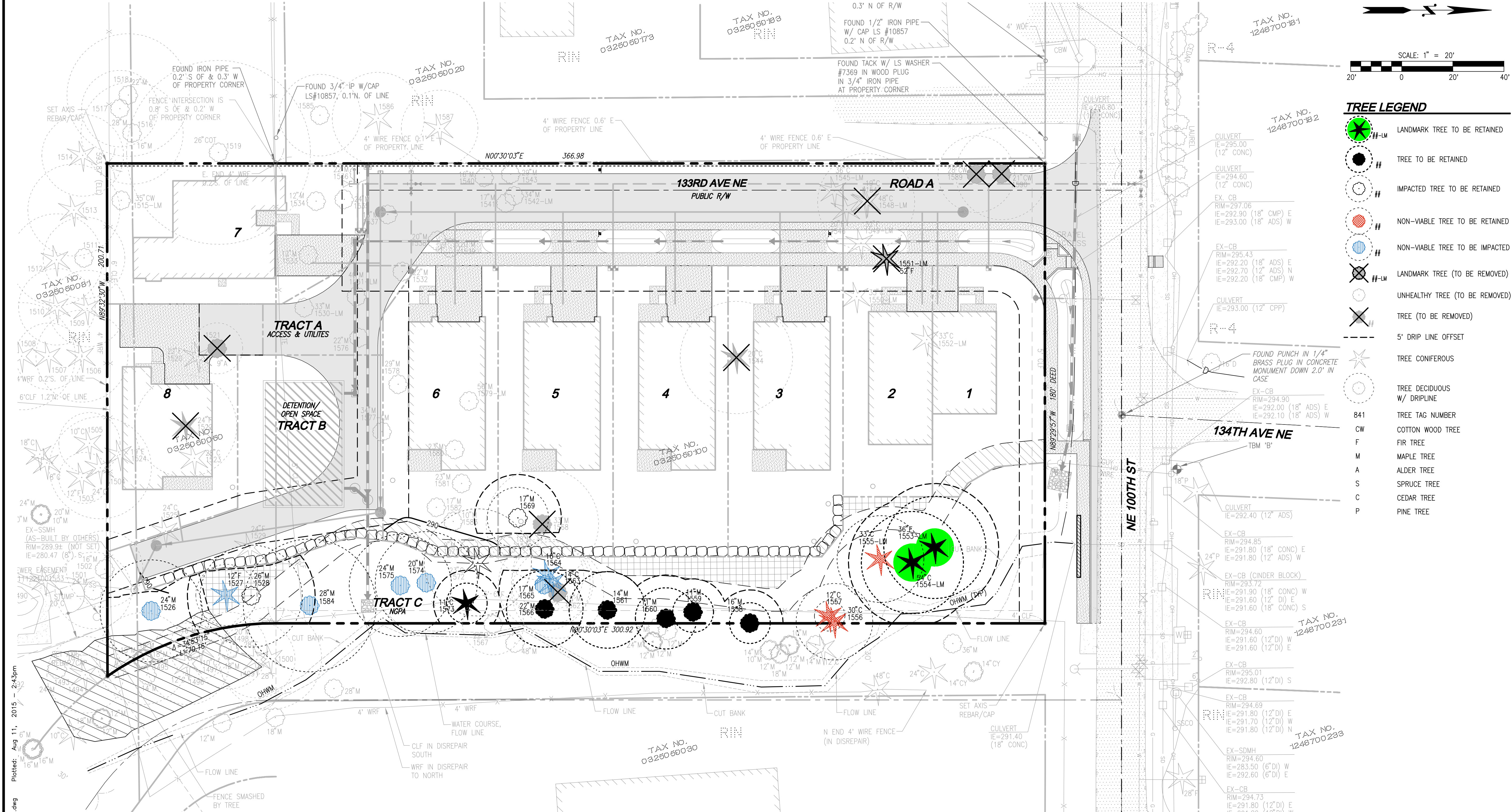
QUADRANT HOMES
HEATHERS RIDGE SOUTH
 ROAD PROFILE AND SECTION



JOB NUMBER:	13-171
DRAWING NAME:	13171P-RD-PR
DESIGNER:	MMW
DRAFTING BY:	RCR
DATE:	11-3-14
SCALE:	AS NOTED
JURISDICTION:	REDMOND

Drawing: P:\2013\13-171_Ellsworth\Drawings\Preliminary\13171P-RD-PR.dwg Plotted: Jul 09, 2015 - 4:37pm

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



- TREE LEGEND**
- LANDMARK TREE TO BE RETAINED
 - TREE TO BE RETAINED
 - IMPACTED TREE TO BE RETAINED
 - NON-VIABLE TREE TO BE RETAINED
 - NON-VIABLE TREE TO BE IMPACTED
 - LANDMARK TREE (TO BE REMOVED)
 - UNHEALTHY TREE (TO BE REMOVED)
 - TREE (TO BE REMOVED)
 - 5' DRIP LINE OFFSET
 - TREE CONIFEROUS
 - TREE DECIDUOUS W/ DRIPLINE
 - 841 TREE TAG NUMBER
 - CW COTTON WOOD TREE
 - F FIR TREE
 - M MAPLE TREE
 - A ALDER TREE
 - S SPRUCE TREE
 - C CEDAR TREE
 - P PINE TREE

- UTILITY LEGEND**
- 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
 - PROPOSED BIO-SWALE/ROADSIDE DITCH

NON-VIABLE TREES IN NGPE
PROPOSED ACTION AND BRIEF DEFINITION

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (>30" DBH)	NUMBER OF REMOVED LANDMARK TREES	NUMBER OF IMPACTED LANDMARK TREES	NUMBER OF RETAINED LANDMARK TREES	TOTAL LANDMARK TREES
	0	0	1	1
	% OF REMOVED LANDMARK TREES OF ALL LANDMARK TREES	% OF IMPACTED LANDMARK TREES OF ALL LANDMARK TREES	% OF RETAINED LANDMARK TREES OF ALL LANDMARK TREES	% LANDMARK TREES OF ALL TREES
SIGNIFICANT (6" - 30")	NUMBER OF REMOVED SIGNIFICANT TREES	% IMPACTED OF ALL SIGNIFICANT TREES	NUMBER OF RETAINED SIGNIFICANT TREES	TOTAL SIGNIFICANT TREES
	0	8	2	10
	% SIGNIFICANT REMOVED OF ALL SIGNIFICANT TREES	% IMPACTED OF ALL SIGNIFICANT TREES	% RETAINED OF ALL SIGNIFICANT TREES	% SIGNIFICANT TREES OF ALL TREES
TOTALS	NUMBER OF LANDMARK + SIGNIFICANT REMOVED TREES	NUMBER OF LANDMARK + SIGNIFICANT IMPACTED TREES	NUMBER OF LANDMARK + SIGNIFICANT RETAINED TREES	TOTAL NUMBER OF ALL TREES
	0	8	3	11
	% REMOVED OF ALL TREES	% IMPACTED OF ALL TREES	% RETAINED OF ALL TREES	
	0/11 = 0%	8/11 = 73%	3/11 = 27%	11/11 = 100%

VIABLE TREES
PROPOSED ACTION AND BRIEF DEFINITION

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (>30" DBH)	NUMBER OF REMOVED LANDMARK TREES	NUMBER OF IMPACTED LANDMARK TREES	NUMBER OF RETAINED LANDMARK TREES	TOTAL LANDMARK TREES
	1	0	2	3
	% OF REMOVED LANDMARK TREES OF ALL LANDMARK TREES	% OF IMPACTED LANDMARK TREES OF ALL LANDMARK TREES	% OF RETAINED LANDMARK TREES OF ALL LANDMARK TREES	% LANDMARK TREES OF ALL TREES
SIGNIFICANT (6" - 30")	NUMBER OF REMOVED SIGNIFICANT TREES	% IMPACTED OF ALL SIGNIFICANT TREES	NUMBER OF RETAINED SIGNIFICANT TREES	TOTAL SIGNIFICANT TREES
	7	3	6	16
	% SIGNIFICANT REMOVED OF ALL SIGNIFICANT TREES	% IMPACTED OF ALL SIGNIFICANT TREES	% RETAINED OF ALL SIGNIFICANT TREES	% SIGNIFICANT TREES OF ALL TREES
TOTALS	NUMBER OF LANDMARK + SIGNIFICANT REMOVED TREES	NUMBER OF LANDMARK + SIGNIFICANT IMPACTED TREES	NUMBER OF LANDMARK + SIGNIFICANT RETAINED TREES	TOTAL NUMBER OF ALL TREES
	8	3	8	19
	% REMOVED OF ALL TREES	% IMPACTED OF ALL TREES	% RETAINED OF ALL TREES	
	8/19 = 42%	3/19 = 16%	8/19 = 42%	100%

REPLACEMENT TREES

REMOVED LANDMARK (3:1)	1	3
REMOVED SIGNIFICANT (1:1)	7	7
TOTALS # OF REPLACEMENT TREES	8	10

35% TREE RETENTION

RMC REQUIRED 35% OF SIGNIFICANT TREE BE RETAINED
19x35% = 6 TREES

PROPOSED IMPROVEMENTS RETAIN 8 TREES

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: 11-3-14

SCALE: 1"=20'

JURISDICTION: REDMOND

FOR: MWM

DRAFTING BY: RCR

DATE: 11-3-14

SCALE: 1"=20'

JURISDICTION: REDMOND

Call 2 Business Days Before You Dig
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REVISIONS

NO.	DATE	DESCRIPTION
1	1-20-15	REVISED PER CITY COMMENTS
2	3-03-15	REVISED PER ARBORIST
3	7-08-15	REVISED PER CITY COMMENTS
4	8-11-15	REVISED PER ARBORIST

BY: MWM

DATE: 11-3-14

SCALE: 1"=20'

JURISDICTION: REDMOND

LDC
THE CIVIL ENGINEERING GROUP
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fax. 425.482.2883
www.LDcorp.com

QUADRANT HOMES
HEATHERS RIDGE SOUTH
TREE PRESERVATION PLAN

MATTHEW MERRITT
REGISTERED PROFESSIONAL ENGINEER
No. 14848

JOB NUMBER: 13-171
DRAWING NAME: 13171P-TP-01
DESIGNER: MWM
DRAFTING BY: RCR
DATE: 11-3-14
SCALE: 1"=20'
JURISDICTION: REDMOND

TR-01

SHEET 5 OF 6

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

ONSITE TREES

Table with columns: #, Tree Tag #, Species ID, DBH inches, Adj. DBH inches, Drip-line Radius feet, Health, Defects/Comments, Proposed Action, CRZ/TPZ/LOD, Tree Value. Contains 48 rows of tree data.

Table with columns: #, Tree Tag #, Species ID, DBH inches, Adj. DBH inches, Drip-line Radius feet, Health, Defects/Comments, Proposed Action, CRZ/TPZ/LOD, Tree Value. Contains 19 rows of tree data.

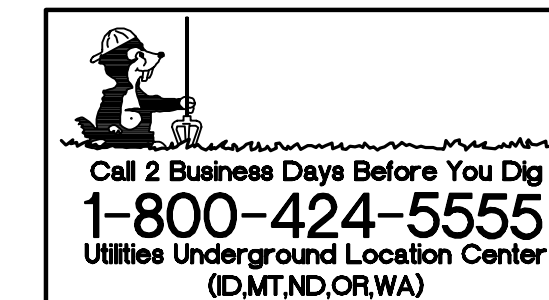
OFFSITE TREES

Table with columns: #, Tree Tag #, Species ID, DBH inches, Adj. DBH inches, Drip-line Radius feet, Health, Defects/Comments, Proposed Action, CRZ/TPZ/LOD, Tree Value. Contains 30 rows of tree data.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

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



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Table with columns: NO., DATE, REVISIONS, DESCRIPTION. Contains 4 rows of revision information.

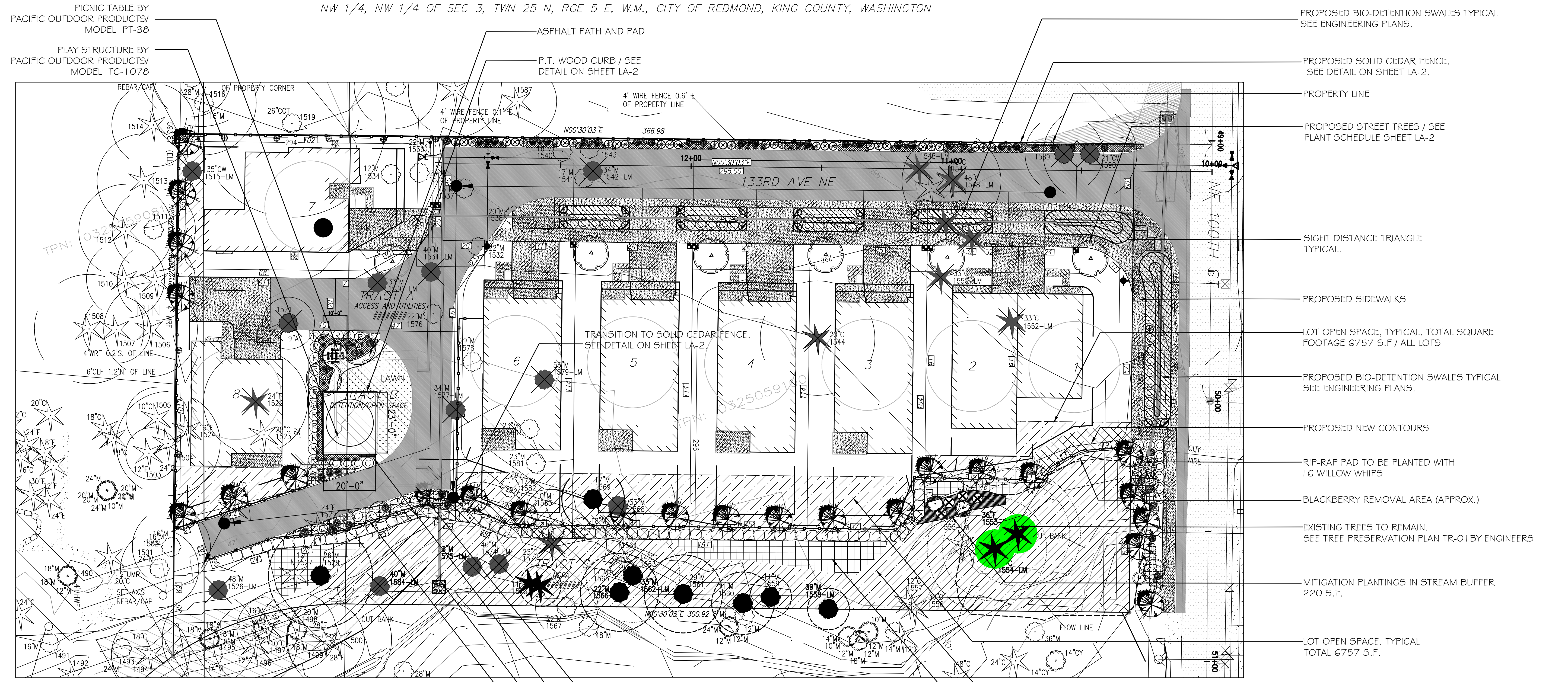
LDC THE CIVIL ENGINEERING GROUP logo and contact information: 14201 NE 200th St., #100, Woodinville, WA 98072. Phone: 425.806.1869, Fax: 425.482.2893. Website: www.LDCcorp.com

QUADRANT HOMES HEATHERS RIDGE SOUTH TREE PRESERVATION TABLE



JOB NUMBER: 13-171
DRAWING NAME: E3.171P-TP-01
DESIGNER: MWM
DRAFTING BY: RCR
DATE: 11-3-14
SCALE: AS NOTED
JURISDICTION: REDMOND

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



NOTE: ALL NEW LANDSCAPING TO BE IRRIGATED WITH A TEMPORARY IRRIGATION SYSTEM FOR A MINIMUM OF ONE GROWING SEASON. SYSTEM TO REMOVED ONCE PLANTS ARE ESTABLISHED.

SCALE 1"=20' 0"

DETECTION VAULT BELOW GRADE SEE ENGINEERING PLANS

PARK BENCH BY PACIFIC OUTDOOR PRODUCTS / MODEL BP-25

RIP-RAP PAD TO BE PLANTED WITH 7 WILLOW WHIPS

SPLIT RAIL FENCE W/ "NGPA" SIGNS PER CITY STANDARDS. SEE DETAIL ON SHEET LA-2

PROPOSED BIO-DETECTION SWALES TYPICAL SEE ENGINEERING PLANS.

PROPOSED SOLID CEDAR FENCE. SEE DETAIL ON SHEET LA-2.

PROPERTY LINE

PROPOSED STREET TREES / SEE PLANT SCHEDULE SHEET LA-2

SIGHT DISTANCE TRIANGLE TYPICAL.

PROPOSED SIDEWALKS

LOT OPEN SPACE, TYPICAL. TOTAL SQUARE FOOTAGE 6757 S.F. / ALL LOTS

PROPOSED BIO-DETECTION SWALES TYPICAL SEE ENGINEERING PLANS.

PROPOSED NEW CONTOURS

RIP-RAP PAD TO BE PLANTED WITH 16 WILLOW WHIPS

BLACKBERRY REMOVAL AREA (APPROX.)

EXISTING TREES TO REMAIN. SEE TREE PRESERVATION PLAN TR-01 BY ENGINEERS

MITIGATION PLANTINGS IN STREAM BUFFER 220 S.F.

LOT OPEN SPACE, TYPICAL TOTAL 6757 S.F.

BUFFER ENHANCEMENT AREA (7622 SF) SEE PLAN BY WETLAND RESOURCES INC.

BUFFER ADDITION (1303 SF) (TO BE ENHANCED) SEE PLAN BY WETLAND RESOURCES INC.

LANDSCAPE PLAN

Call before you Dig. 1-800-424-5555



PLAY STRUCTURE MODEL TC-1078



PARK BENCH MODEL BP - 25



SOLID CEDAR FENCE DETAIL

NOTE: EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL, AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. CALL BEFORE YOU DIG: 1-800-424-5555

APPROVED FOR CONSTRUCTION:

FOR: LINDA E. DE BOLDY, P.E. DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

UTILITY: _____

FIRE: _____

TRANS / ENGR: _____

PLANNING: _____

By: [Signature]

Reviewed per new site plan and City of Redmond's comment letter dated 11/10/2014. Revised per new site plan received 3-2-2015. Revised per City's request letter dated 4-29-2015.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

BRUCE CAMERON LANE CERTIFICATE No. 375

Lane & Associates

13802 26TH AVENUE NW, TULALIP, WA, 98271 (425) 885-2319

HEATHERS RIDGE SOUTH QUADRANT HOMES

LANDSCAPE PLAN

Date: OCTOBER 2014

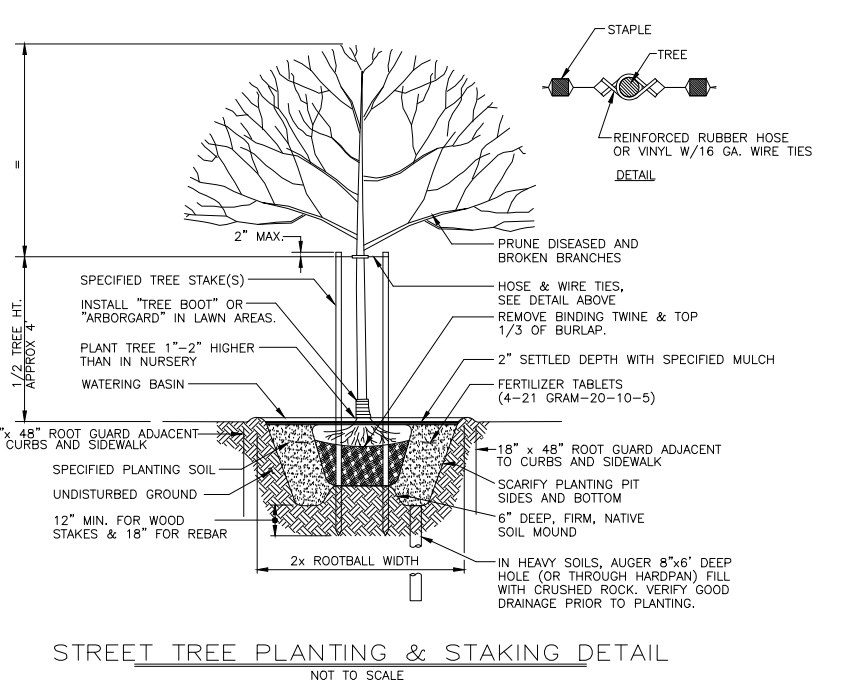
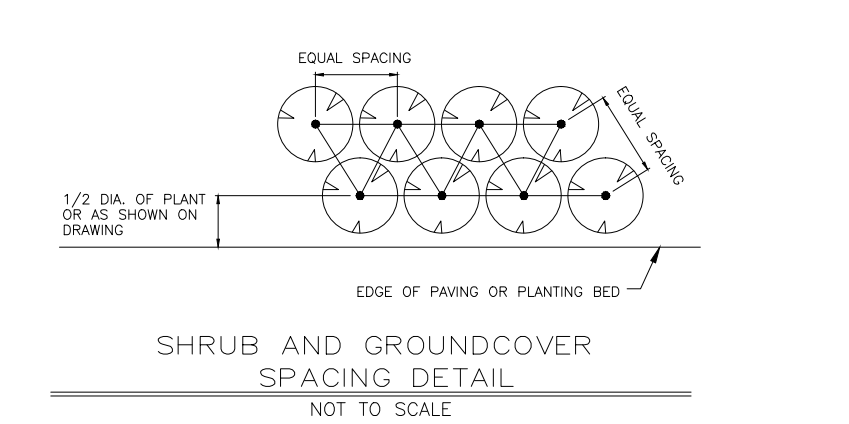
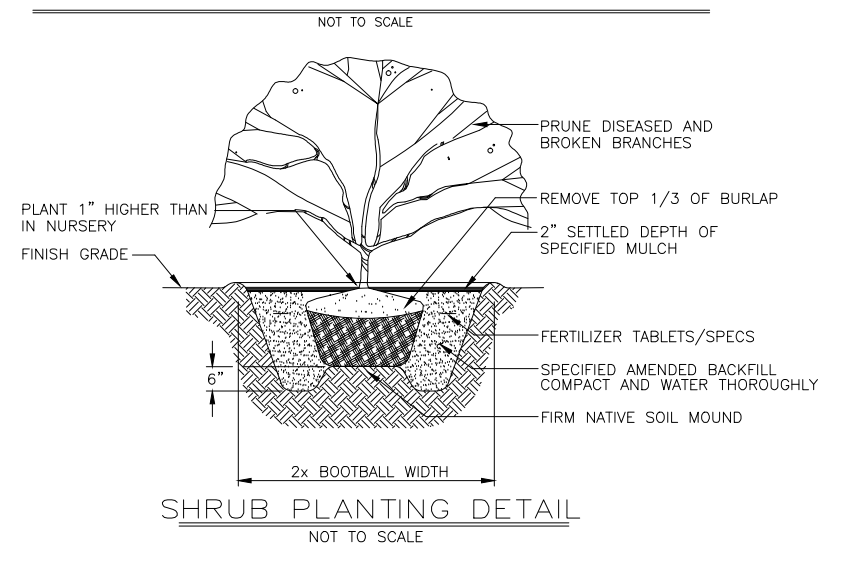
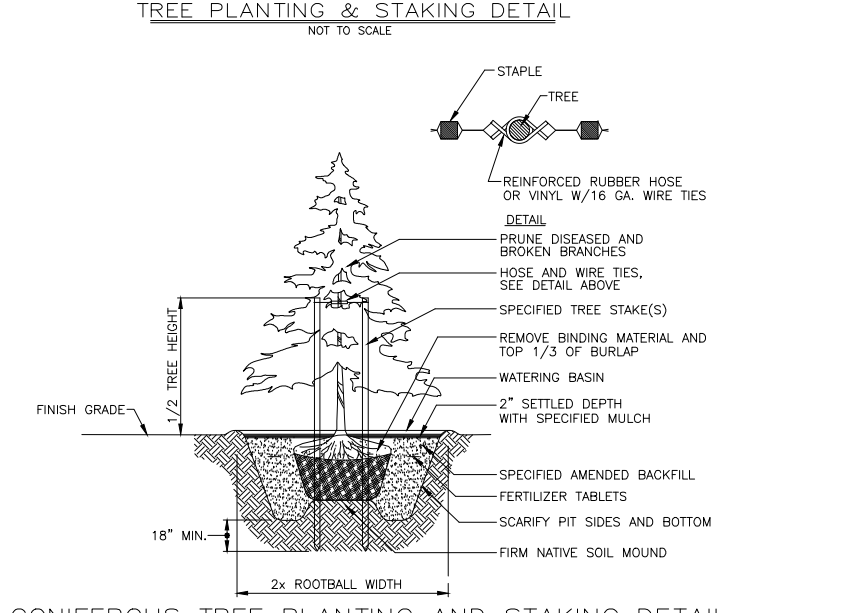
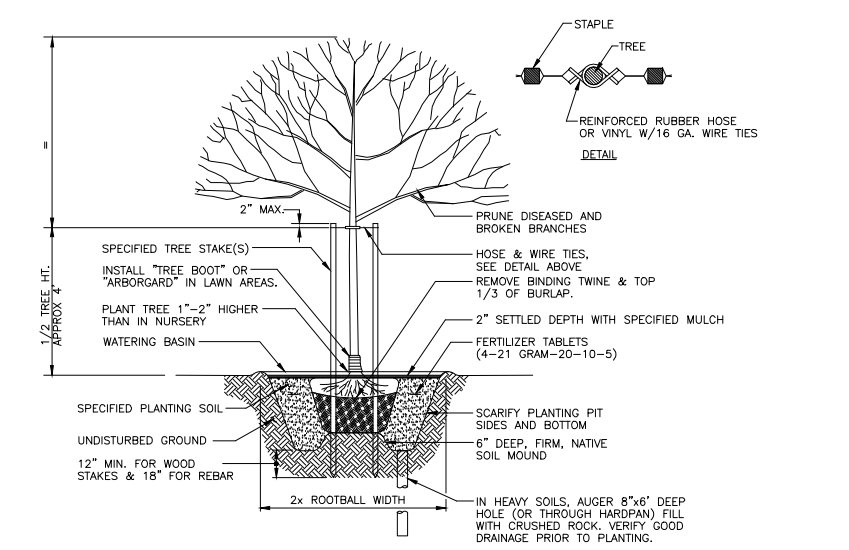
Scale: AS SHOWN

Drawn: BCL

Job: 51-2014

Sheet: LA-1

Of 2 Sheets



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES				
Fraxinus oxycarpa 'Raywood'	Raywood Ash	8	2.5' cal.	Single trunk / Well Branched & Matching
Pseudotsuga menziesii	Douglas Fir	24	8'	Well Branched / Matching/ Native Replacement tree
Acer circinatum	Vine Maple	19	6' - 7'	Min. 3 stems / Native
Thuja o. Emerald Green	Arborvitae	6	6'	Full / matching

NOTE: PER ARBORISTS REPORT, 10 REPLACEMENT TREES REQUIRED, PART OF THE 24 PROVIDED, AS PART OF PERIMETER LANDSCAPING.

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
SHRUBS				
Rosa rugosa 'Hansa'	Hansa Japanese Rose	16	2 gal	Full / Compact / Drought tolerant
Myrica californica	Pacific Wax Myrtle	4	5 gal	Full / Compact / Native
Cornus sericea 'kelsey'	Dwf Redtwig Dogwood	49	2 gal	Full / Compact / Native
Cistus skanbergii	Pink Rockrose	61	2 gal	Full / Compact / Drought-tolerant
Polystichum munium	Sword Fern	45	1 gal	Full / Compact / Native

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
GROUNDCOVERS				
Arctostaphylos uva ursi	Kinnickinnick	167	4" pots	Full / Compact / Plant 24" O.C. / Native
Gaultheria shallon	Satal	80	4" pots	Full / Compact / Plant 24" O.C. / Native
Mahonia repens	Creeping mahonia	80	4" pots	50 / 50 mix / random placement

Lawn

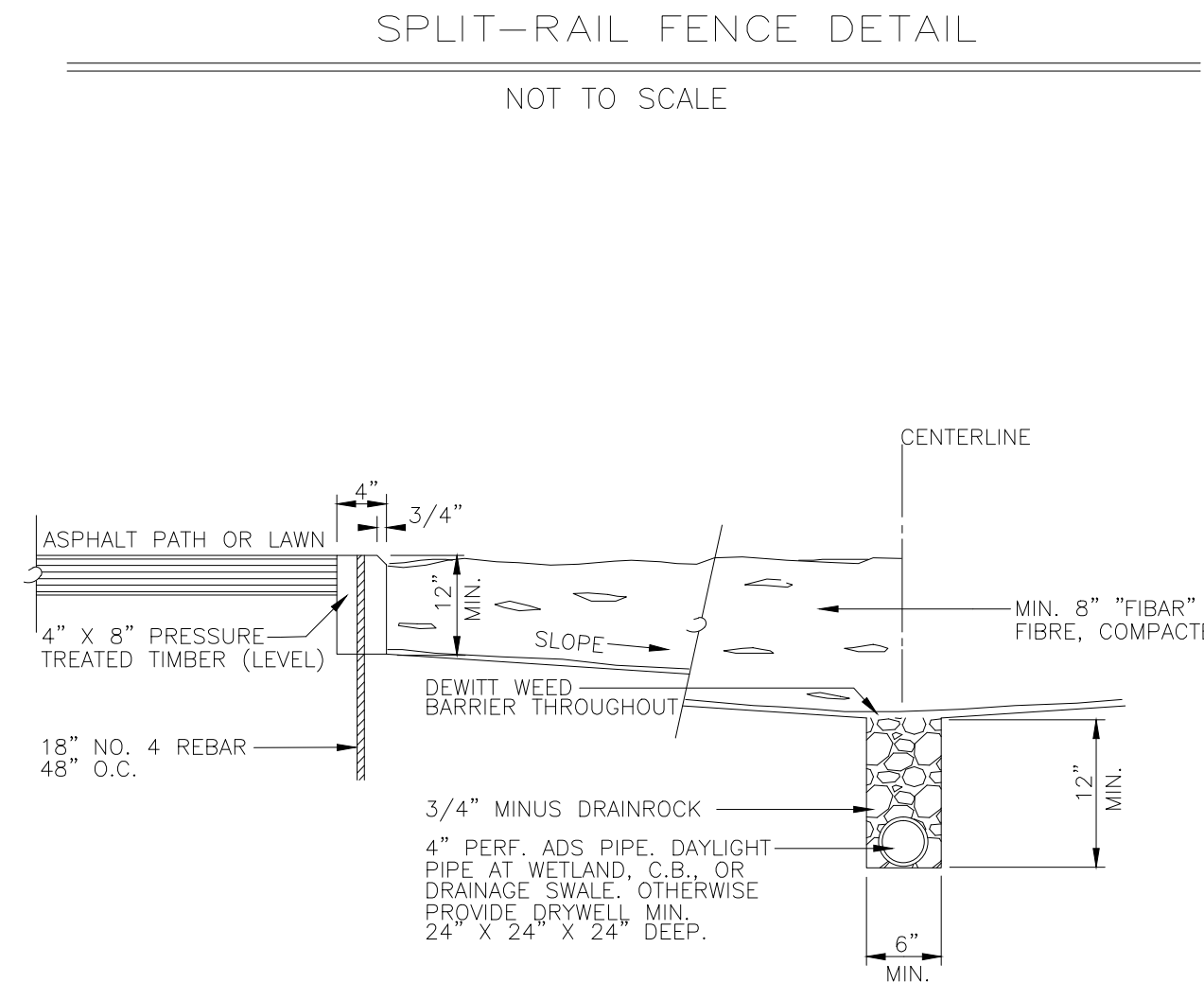
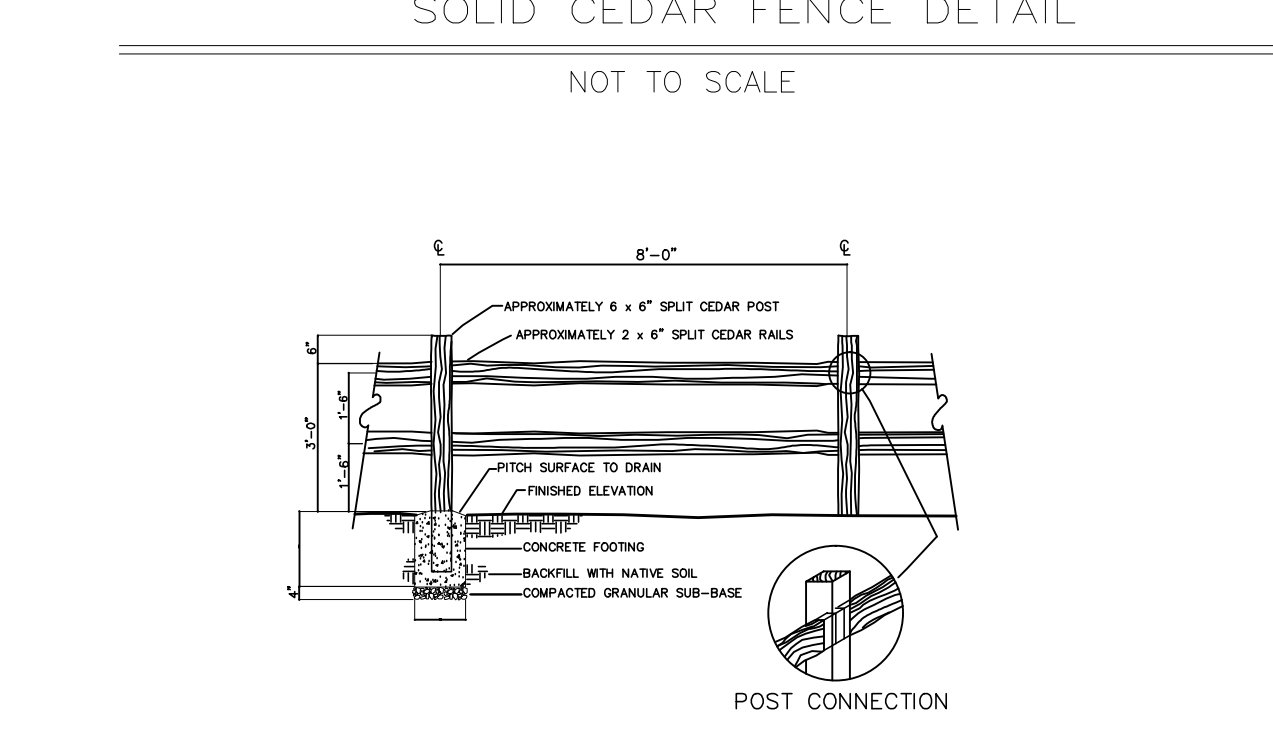
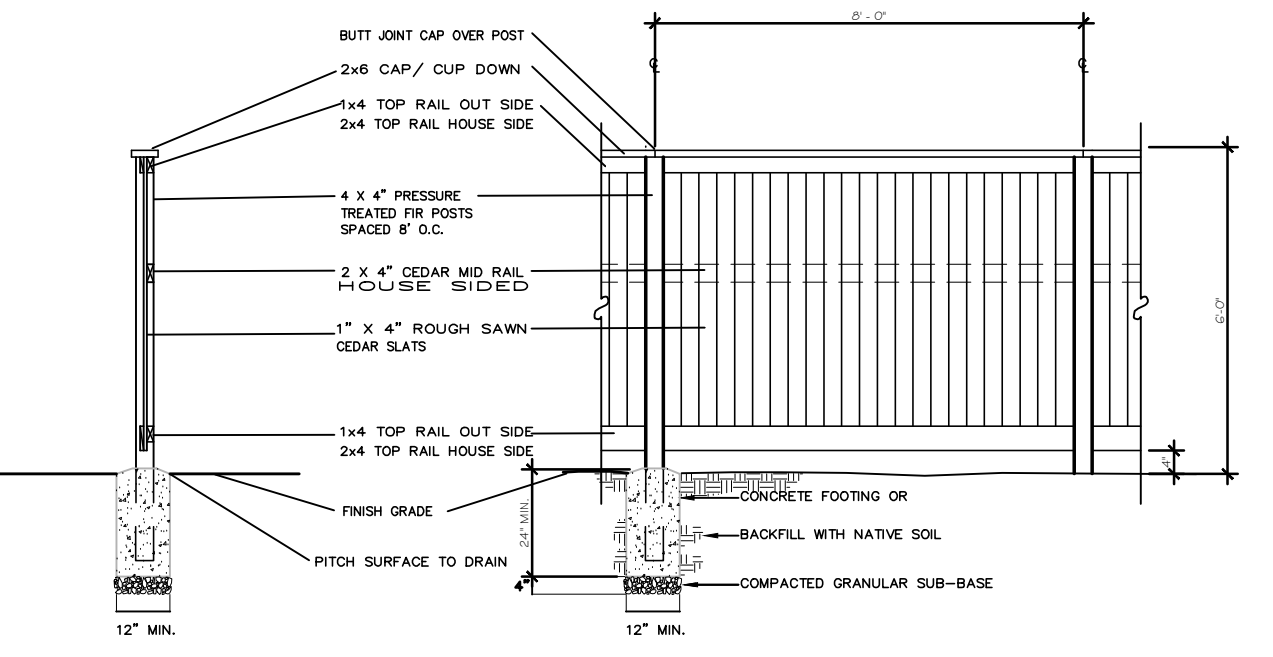
BIO-RETENTION SWALES	HYDROSEED MIX
Seed Mix:	60-70% Festuca arundinacea / Tall Fescue 10-15% Agrostis palustris / Creeping Bentgrass 10-15% Alopecurus pratensis / Meadow Foxtail 1-5% Trifolium hybridum / Alsike clover 1-6% Agrostis alba / Redtop Bentgrass
Rate:	60 lbs per acre
Wood Fiber Match:	1500 lbs per acre
10-20-20 Fertilizer:	90 lbs per acre
Tackifier:	40 lbs per acre

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
MIGITATION PLANTINGS				
Acer macrophyllum	Big Leaf Maple	2	2 gal.	Full / Compact / Plant 10' O.C. / Native
Oemleria cerasiformis	Indian Plum	4	2 gal.	Full / Compact / Plant 6' O.C. / Native
Salix spp.	Willow	23	Whips	Plant 24" O.C. / Native

PLANTING NOTES

- Contractor shall be responsible for familiarizing themselves with the site improvements and existing site conditions prior to bidding and starting landscape work.
- Contractor shall use caution while excavating to avoid disturbing any utilities encountered. Contractor is to promptly advise owner of any disturbed utilities. (Location service phone: 1-800-424-5555)
- Contractor shall maintain and water all plant material for 1 year or until final inspection and acceptance by owner.
- Contractor shall be responsible for computing specific quantities of ground covers and plant materials utilizing on-center spacing for plants as stated on the landscape plan and minimum planting distances as specified below in these notes.
- Ground covers shall be planted in an equilateral triangular spacing pattern at the on center distances show on the plan or in the plant schedule. Where ground cover abuts curbing, sidewalks, signs or poles, minimum planting distances shall be 12" from center of planting to curb, sidewalk, etc. Minimum planting distance shall be 24" from center of trees and shrubs
- Contractor shall be responsible for providing the quantities of plant that are represented by symbols on the drawings.
- Subgrade is to be within 1/10th of one foot as provided by contractor. All Planting areas to be cleared of all weeds, construction material, rocks, and sticks larger than 2" in diameter.
- Scarify all compacted subgrades a minimum of 4". Apply a minimum 2" depth of compost to all lawn areas and 3" to all bed area then rototilled to a depth a 8". Then an additional 4" minimum of '3-Way' topsoil in all new lawn areas and 6" in new bed areas.
- Compost shall be the result of the biological degradation of Type 1 or 111 Feedstocks, under controlled conditions designed to promote aerobic decomposition per WAC 173-350-220, and meet the following criteria. Approved product meeting the specification :
 - Compost shall be certified in compliance with U.S. Composting Council Seal of Testing Assurance (STA) program.
 - Compost shall have an organic matter content of 35% to 65%
 - The carbon to nitrogen ratio shall be below 25:1. The carbon nitrogen ratio may be as high as 35:1 for planting composed entirely of plants native to the Puget Sound Lowlands region.
- All beds and areas to receive a minimum of 3" "Fertil-mulch" mulch.
- All plant material shall be fertilized with AGRO TRANSPLANT FERTILIZER 4-2-2 per manufactures recommendations.
- All plant material shall conform to AAN STANDARDS FOR NURSERY STOCK, latest edition. Any replacements made at once.
 - General: All plant materials furnished shall be healthy representatives, typical of their species of variety and shall have a normal habit of growth. They shall be full, well branched, well proportioned, and have a vigorous, well developed root system. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
 - Trees, shrubs, and groundcovers: Quantities, species, and varieties, sizes and conditions as shown on planting plan. Plants to be healthy, vigorous, well foliated when in leaf. Free of disease, injury, insects, decay, harmful defects, and all weeds. **No substitutions shall be made without written approval from landscape architect or owner.**
- Contractor to provide a one-year warranty on all plant material.

NOTE:
ALL PLANTING BEDS AND LAWN AREAS ARE TO BE PREPARED AT MINIMUM PER CITY OF REDMOND STANDARD DETAIL NO. G32 "SOIL AMENDMENT AND DEPTH"



Ecological Score Requirement

Requirement	Points Awarded
25 percent of the plants installed are Northwest adaptive and 25% of the plants installed are native.	5 points
Minimum of 50 percent of required planting areas in disturbed soils are amended.	3 points
25% of the proposed trees are evergreen	5 points
25% of the landscape areas are designed with landscaping that does not irrigation will not required irrigation after three years.	3 points
Use of bioretention swales, engineered swales and or engineered wetlands that treats 25% of pollution generating impervious surfaces.	5 points
Total Points	21

APPROVED FOR CONSTRUCTION:

FOR: LINDA E. DE BOLDI, P.E. DIRECTOR OF PUBLIC WORKS CITY OF REDMOND
DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE: _____
TRANS / ENGR: _____
PLANNING: _____

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By: _____
Reviewed per new site plan and City of Redmond's comment letter dated 11/10/2015
Reviewed per new site plan revision 12/2/2015
Reviewed per City's request letter dated 4-28-2016



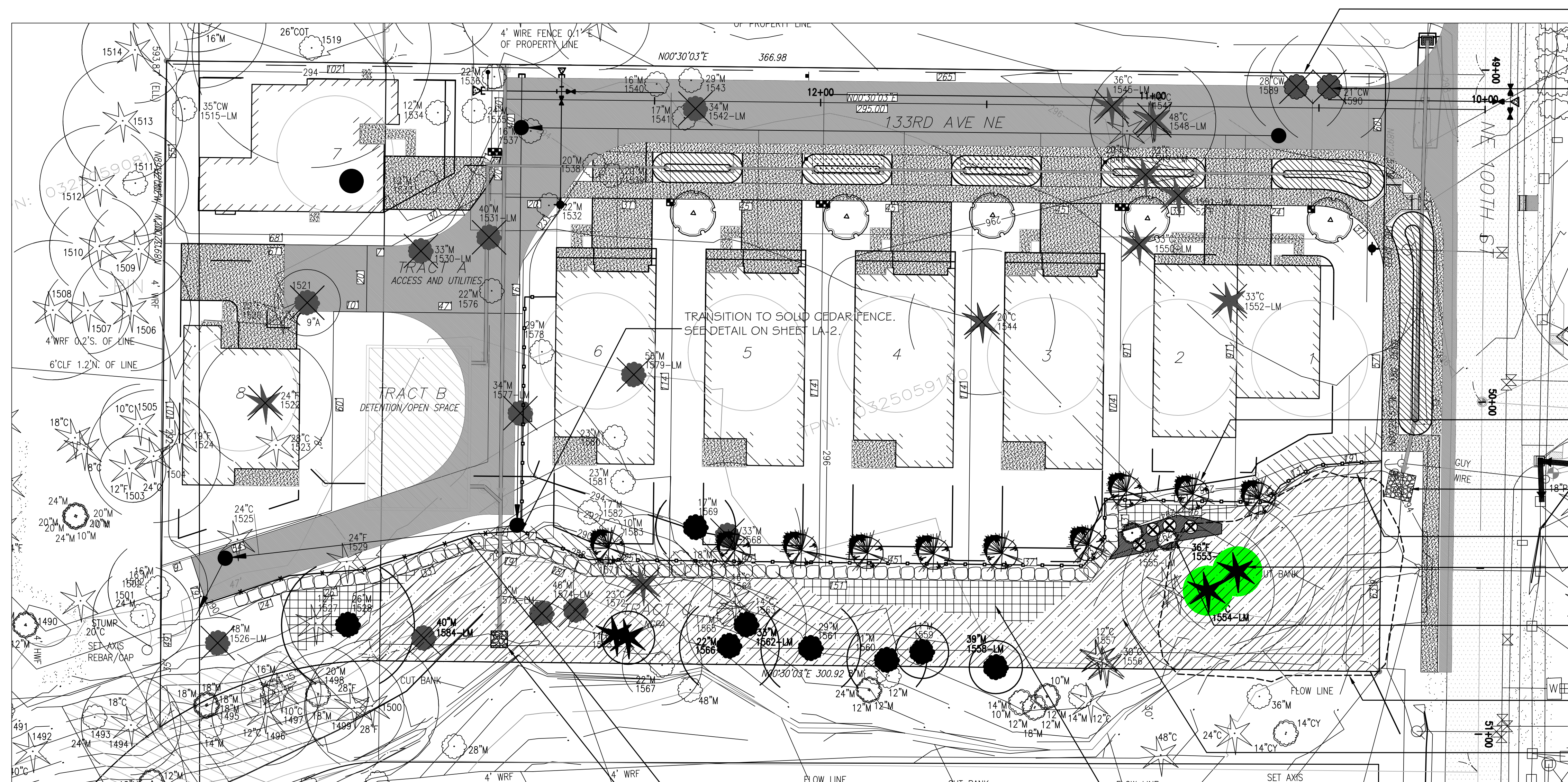
Lane & Associates
Landscape Architecture
13802 26th Avenue NW Tulalip WA 98052 (425) 885-2319

HEATHERS RIDGE SOUTH
QUADRANT HOMES

LANDSCAPE PLAN

Date: OCTOBER 2014
Scale: AS NOTED
AS SHOWN
Drawn: BCL
Job: 51-2014
Sheet: LA-2
Of 2 Sheets

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON


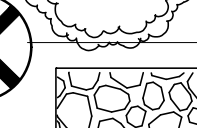


- PROPERTY LINE
- EXISTING TREES TO BE REMOVED. TYPICAL SEE TREE PRESERVATION PLAN TR-01 BY ENGINEERS
- 10 REPLACEMENT TREES PER CALCULATIONS ON SHEET TR-01 'TREE PRESERVATION PLAN' BY LDC ENGINEERING GROUP. SEE LANDSCAPE PLAN SHEET LA-1 & LA-2
- RIP-RAP PAD TO BE PLANTED WITH 16 WILLOW WHIPS
- PROPOSED NEW CONTOURS
- EXISTING TREES TO REMAIN. SEE TREE PRESERVATION PLAN TR-01 BY ENGINEERS
- MITIGATION PLANTINGS IN STREAM BUFFER 220 S.F.
- BLACKBERRY REMOVAL AREA (APPROX.)
- BUFFER ENHANCEMENT AREA (7622 SF) SEE PLAN BY WETLAND RESOURCES INC.
- BUFFER ADDITION (1303 SF) (TO BE ENHANCED) SEE PLAN BY WETLAND RESOURCES INC.

MITIGATION LANDSCAPE PLAN

SCALE 1"=20' 0" NORTH

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
STREAM BUFFER MITIGATION PLANTINGS				
 Acer macrophyllum	Big Leaf Maple	2	2 gal.	Full /Compact /Plant 10' O.C./ Native
 Oemleria cerasiformis	Indian Plum	4	2 gal.	Full /Compact /Plant 5' O.C./ Native
 Salix spp.	Willow	23	Whips	Plant 24" O.C./ Native

Call before you Dig.

1-800-424-5555

APPROVED FOR CONSTRUCTION:

FOR: LINDA E. DE BOLDT, P.E. DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE: _____

TRANS / ENGR: _____

PLANNING: _____

THIS APPROVAL IS FOR THE PERSON CONCEPT ONLY. THE CITY OF REDMOND IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF REDMOND. THE CITY OF REDMOND DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE RESULTS OF THE DESIGN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF REDMOND. THE CITY OF REDMOND DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE RESULTS OF THE DESIGN.

By _____

REGISTERED LANDSCAPE ARCHITECT

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

BRUCE CAMERON LANE CERTIFICATE No. 375

Lane & Associates

13802 26TH AVENUE NW, TULALIP, WA 98271 (425) 885-2319

HEATHERS RIDGE SOUTH

QUADRANT HOMES

MITIGATION LANDSCAPE PLAN

Date: OCTOBER 2014

Scale: AS SHOWN

Drawn: BCL

Job: 51-2014

Sheet: **ML-1**

Of 1 Sheets