

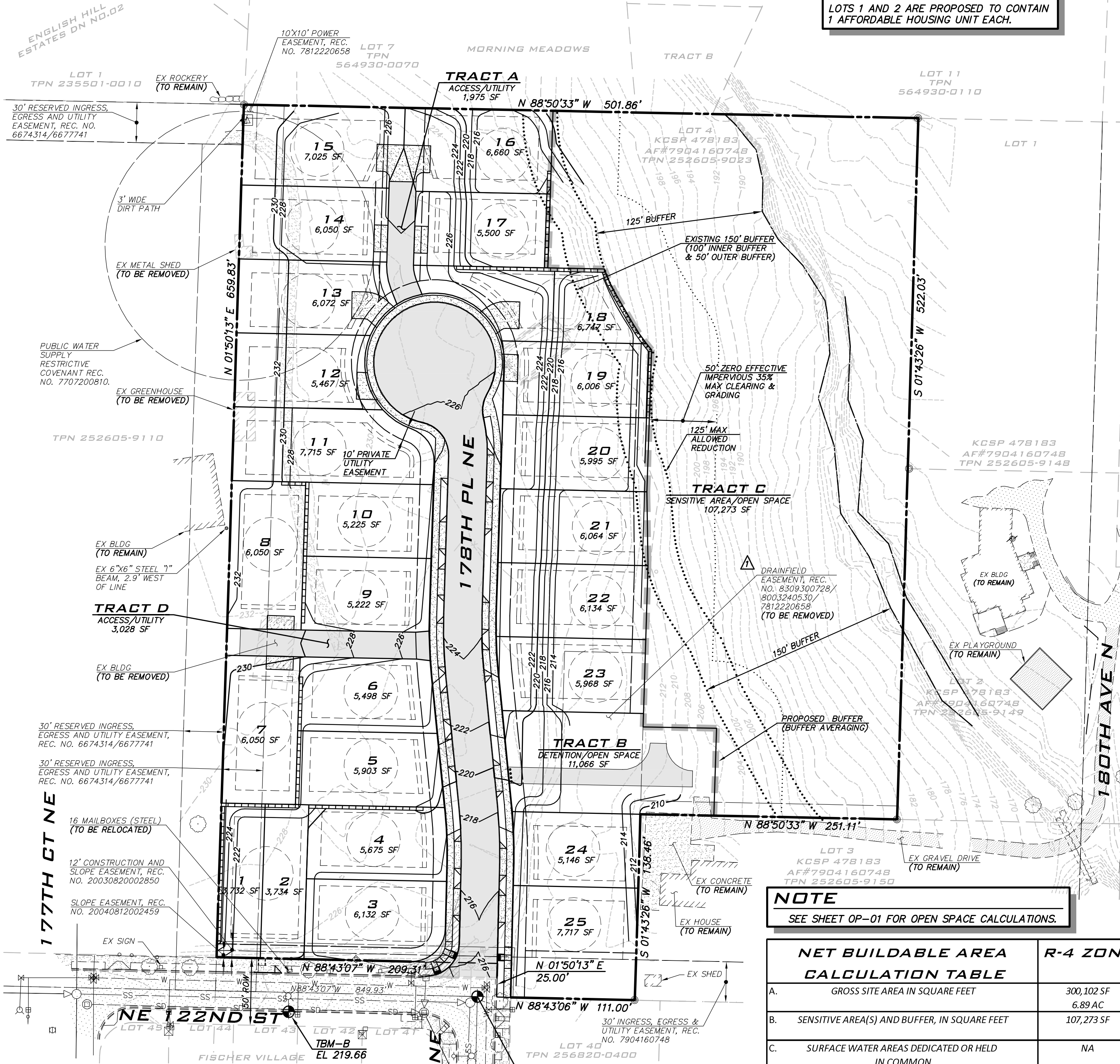
EDGEWOOD EAST GREEN INFRASTRUCTURE INCENTIVE PROGRAM

SCALE: 1" = 50'

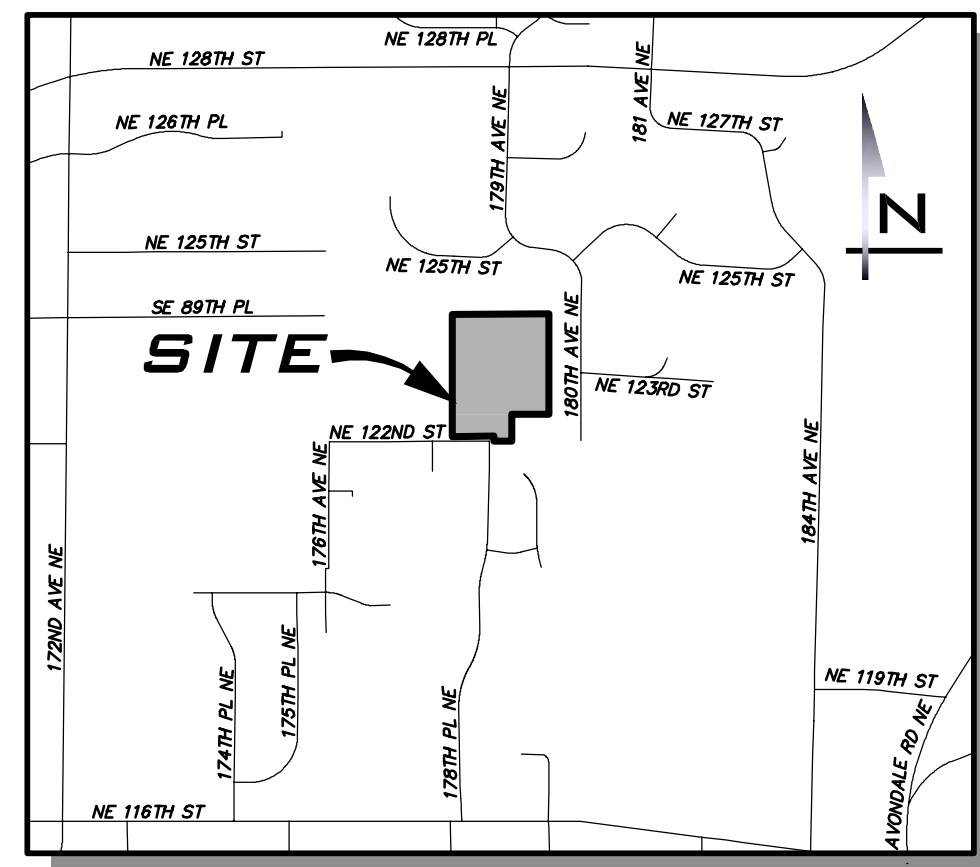


NOTE

LOTS 1 AND 2 ARE PROPOSED TO CONTAIN 1 AFFORDABLE HOUSING UNIT EACH.



LEGEND	
PROPOSED FEATURES	
--- BOUNDARY	--- RIGHT-OF-WAY
--- FLOW & CURB	--- LOT LINE
--- CENTER LINE	--- MAILBOX
--- SAWCUT	--- SIGN
--- EASEMENT	--- CURB RAMP
--- BUILDING SETBACK (BSBL)	--- STREET LIGHT
--- FENCE	--- ASPHALT PAVEMENT
--- 270' 10' PROPOSED CONTOURS	--- CONCRETE SIDEWALK/DRIVEWAY
--- 272' 2' PROPOSED CONTOURS	
--- ROCKERY	
--- RETAINING WALL	
PROPOSED STORM DRAINAGE	
--- STORM DRAIN PIPE	--- PIPE FLOW
--- ROOF & FOOTING DRAIN	--- CULVERT END
--- VAULT OUTLINE	--- STORM CLEANOUT
--- SWALE OR DITCH	--- YARD DRAIN
--- RIPRAP PAD	--- CATCH BASIN, TYPE II
--- CATCH BASIN, TYPE I	
PROPOSED SANITARY SEWER AND WATER	
--- SEWER MAIN	--- SEWER CLEANOUT
--- SEWER SERVICE	--- WATER METER
--- SEWER MANHOLE	--- PIPE FLOW
EXISTING FEATURES	
--- ADJACENT PLAT/PARCEL LINE	--- FIRE HYDRANT
--- ADJACENT RIGHT-OF-WAY/LOTS	--- WATER METER
--- CENTERLINE	--- GATE VALVE
--- EASEMENT	--- BLOW OFF
--- SURFACE FEATURES	--- POWER POLE
--- BUILDING FOOTPRINT	--- GUY ANCHOR
--- 270' 10' CONTOURS	--- STREET LIGHT
--- 272' 2' CONTOURS	--- POLE LIGHT
--- SD STORM DRAIN PIPE	--- TRANSFORMER
--- SS SEWER MAIN	--- POWER METER
--- W WATER MAIN	--- GAS METER
--- AERIAL POWER LINE	--- GAS VALVE
--- GAS MAIN	--- TELECOMM JUNCTION BOX
--- BURIED TELEPHONE LINE	--- MAIL BOX
--- DRIP LINE	--- SIGN
--- LIMITS OF DISTURBANCE (LOD)	
--- WIRE FENCE	--- ASPHALT
--- BOARD FENCE	--- CONCRETE
--- DITCH OR SWALE	--- GRAVEL
--- RETAINING WALL	
--- CATCH BASIN, TYPE I	
--- CATCH BASIN, TYPE II	
--- SD PIPE FLOW	
--- SEWER MANHOLE	
--- SS PIPE FLOW	



VICINITY MAP
SCALE: 1" = 500'

PROJECT TEAM

OWNER/APPLICANT CIVIL ENGINEER
 QUADRANT HOMES 14725 SE 36TH STREET, SUITE 100 BELLEVUE, WA 98006 (425) 455-2900 CONTACT: MATT PERKINS
 THE BLUELINE GROUP 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 (425) 216-4051 x225 CONTACT: GEOFF E. TAMBLE, P.E.

SURVEYOR
 AXIS SURVEY & MAPPING 13025 NE 126TH PLACE KIRKLAND, WA 98034 (425) 823-5700 x310 CONTACT: STEVE PHILLIPS

LANDSCAPE ARCHITECT
 ANDREWS LANDSCAPES ARCHITECTS 911 WESTERN AVE, SUITE 301 SEATTLE, WA 98104 (206) 405-2547 CONTACT: DAVID STUART ANDREWS

SITE DATA

SITE ADDRESS: 177xx NE 124TH ST REDMOND, WA 98054
 TAX PARCEL NUMBER: 252605-9023
 EXISTING ZONING: R4
 PROPOSED ZONING: R4 (4 DU/GROSS AC MAX) 80% OF NET MIN
 GROSS SITE AREA: 6.89 ACRES (300,102 SF)
 DWELLING UNITS: 25
 SETBACKS: 15' FRONT, 5'/10' SIDE (15' TOTAL) 10' REAR & 18' GARAGE
 BUILDING SEPARATION: 10' MIN
 OPEN SPACE WIDTH: 15' MIN
 REQUIRED OPEN SPACE: 20% OF LOT AREA
 LOT COVERAGE (STRUCTURE): 35% OF LOT AREA
 IMPERVIOUS SURFACE: 60% OF LOT AREA
 BUILDING HEIGHT: 35' (MAX)

LEGAL DESCRIPTION

LOT 4, KING COUNTY SHORT PLAT NUMBER 478183, RECORDED UNDER RECORDING NUMBER 7904160748, SAID SHORT PLAT BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAGS 332-130-080/090.
- LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY TITLE REPORT ORDER N00006607-06 DECEMBER 13, 2013 AT 8:00AM
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON FEBRUARY 19, 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- WETLAND DELINEATION AS DEPICTED BY RAEDKE ASSOCIATES, INC AND FIELD LOCATED BY AXIS SURVEY AND MAPPING ON FEBRUARY 19, 2014.
- SECTION SUBDIVISION PER CITY OF REDMOND BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 20031014900007.

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM NAD83/91, NORTH ZONE
 BASED ON OPS RTK TIES TO:
 CITY OF REDMOND CONTROL POINTS:
 #010-503W = 6990-503 N 259265.67, E 1328568.09 (HELD FOR POSITION)

VERTICAL DATUM

ORIGINAL BENCHMARK:
 CITY OF REDMOND MONUMENT ID: COR9196, AS PUBLISHED IN CITY OF REDMOND BENCH MARK MONUMENT RECORD.
 VERTICAL DATUM: NAVD 88 ELEVATION: 312.11

- TBM-A:**
TOP OF MONUMENT IN CASE AT INTERSECTION OF 178TH PL NE & 122ND ST. ELEVATION = 215.89
- TBM-B:**
CHISELED "SQUARE" ON BACK OF CURB ALONG SOUTH EDGE OF NE 122ND ST. ELEVATION = 219.66
- TBM-C:**
TOP OF MONUMENT IN CASE AT CENTERLINE OF 178TH PL NE ±160' SOUTH OF INTERSECTION.

BUFFER AVERAGING CALC

AREA OF EXISTING BUFFER: 106,985 SF
 PROPOSED BUFFER AREA: 106,986 SF
 AREA OF 50' OUTER BUFFER: 30,256 SF
 AREA OF 50' OUTER BUFFER ALLOWED FOR CLEAR & GRADE (35%): 10,590 SF
 IMPACTED AREA OF 50' OUTER BUFFER: 5,626 SF (18.6%)

NOTE

SEE SHEET OP-01 FOR OPEN SPACE CALCULATIONS.

NET BUILDABLE AREA CALCULATION TABLE		R-4 ZONE
A.	GROSS SITE AREA IN SQUARE FEET	300,102 SF 6.89 AC
B.	SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	107,273 SF
C.	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	NA
D.	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	34,259 SF 0.79 AC
E.	PARKS AND OPENS SPACE DEDICATED OR HELD IN COMMON	11,066 SF 0.25 AC
F.	ABOVE GROUND PUBLIC FACILITIES	NA
G.	TOTAL FOR EACH ZONE (A-[B+C+D+E+F]) = NET BUILDABLE AREA	147,504 SF 3.39 AC
H.	MINIMUM DENSITY (G x MIN. DENSITY % x 4 DU/AC) = MIN. DENSITY	11 LOTS

PROJECT SUMMARY TABLE		R-4 ZONE
GROSS SITE AREA IN SQUARE FEET		300,102 SF
NET BUILDABLE AREA (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW G)		147,504 SF 3.39 AC
MINIMUM DENSITY (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW H)		11 LOTS
MAXIMUM DENSITY (300,102 X 4 / 43,560)		28 LOTS
AVERAGE LOT SIZE (MINIMUM AVERAGE LOT SIZE = 5,250 SF*)		5,859 SF
LARGEST PROPOSED LOT SIZE		7,717 SF
SMALLEST PROPOSED LOT SIZE		3,732 SF
SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET		107,273 SF
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS		34,259 SF 0.79 AC
TOTAL OPEN SPACE, IN SQUARE FEET		11,066 SF 0.25 AC
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE		NA

SHEET INDEX

- CV-01 COVER SHEET & SITE PLAN
 - OP-01 OPEN SPACE PLAN
 - TP-01 TRANSPORTATION PLAN
 - RP-01 ROAD PROFILE
 - XS-01 VAULT SECTIONS
 - UT-01 UTILITY PLAN
 - FP-01 FIRE PLAN
 - GP-01 GRADING PLAN
- L1.01 LANDSCAPE AND TREE PRESERVATION PLAN
 L1.02 TREE INVENTORY
 L1.03 PLANTING DETAILS

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

DRAINFIELD NOTE
 SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT FOR DRAINFIELD AS RECORDED JANUARY 7, 1980 UNDER RECORDING NO. 8001070468 AFFECTS: A SOUTHEASTERLY PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT SAID EASEMENT HAS BEEN MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8003240530. SAID EASEMENT HAS BEEN MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 8309300728. (IF AND WHEN PUBLIC SEWER SERVICE IS AVAILABLE TO SERVE LOT 2 OF KING COUNTY SHORT PLAT NO. 478183 THEN THIS EASEMENT SHALL EXPIRE. (PER RECORDING NO. 8003240530))

FOUND PUNCH MARK ON 1-1/2" BRASS DISK ON 4"x4" CONC MON IN CASE, DOWN 0.5' TBM-A, EL 215.89 (2/13/14)

FOUND PUNCH MARK ON 1-1/2" BRASS DISK ON 4"x4" CONC MON IN CASE TBM-C, EL 213.80 (2/13/14)



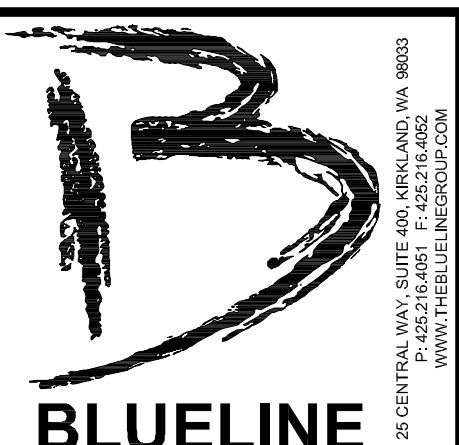
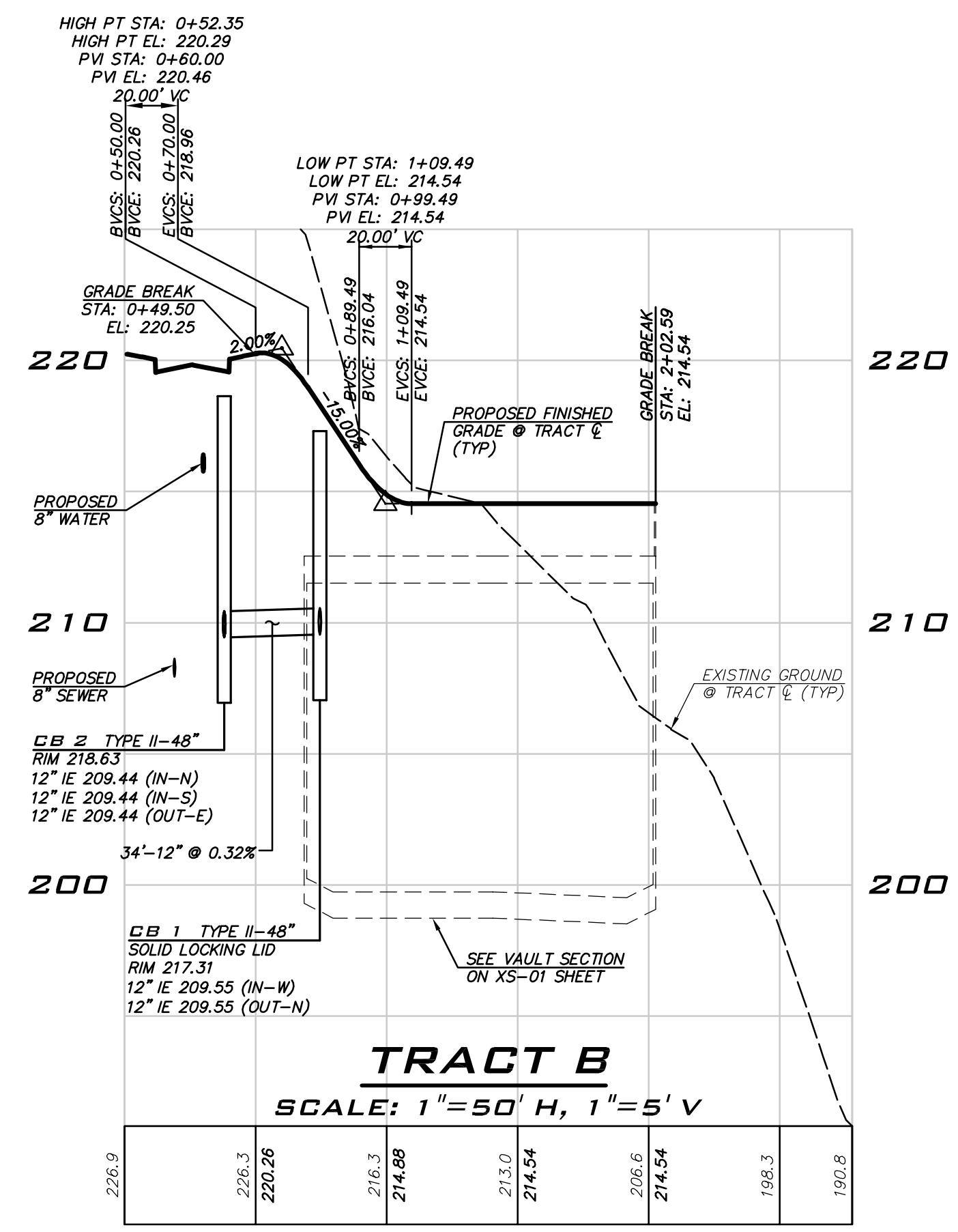
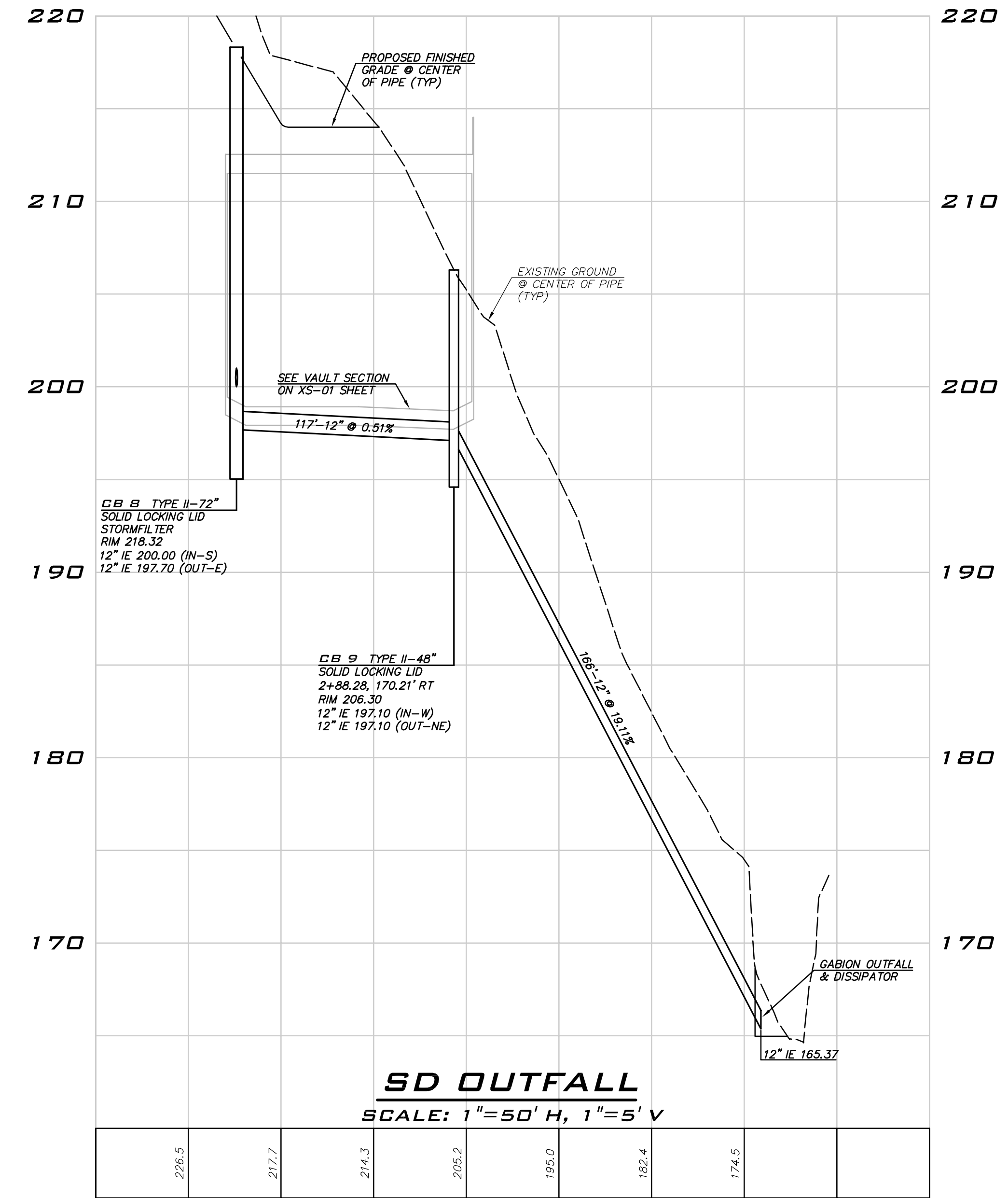
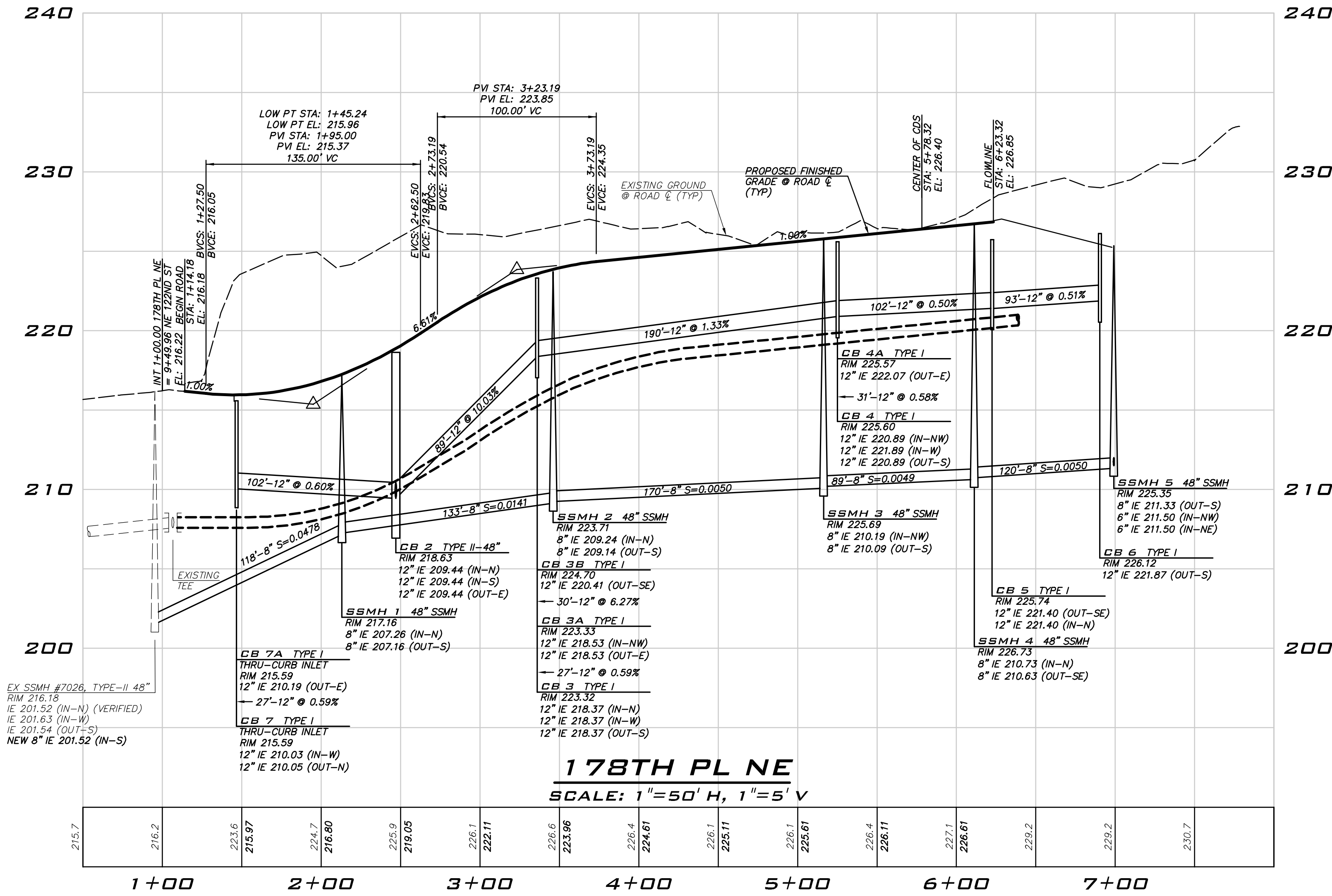
SCALE: AS NOTED
 PROJECT MANAGER: GEOFF E. TAMBLE, PE
 PROJECT ENGINEER: GEOFF E. TAMBLE, PE
 DESIGNER: DOMINIQUE GABALDON
 ISSUE DATE: 5/4/2015

NO	DATE	BY	REVISIONS

COVER SHEET & SITE PLAN
EDGEWOOD EAST
 PRELIMINARY PLAT
 PARCEL #2526059023
 WASHINGTON
 CITY OF REDMOND

5/4/15
 JOB NUMBER:
14-036
 SHEET NAME:
CV-01
 SHT 1 OF 8

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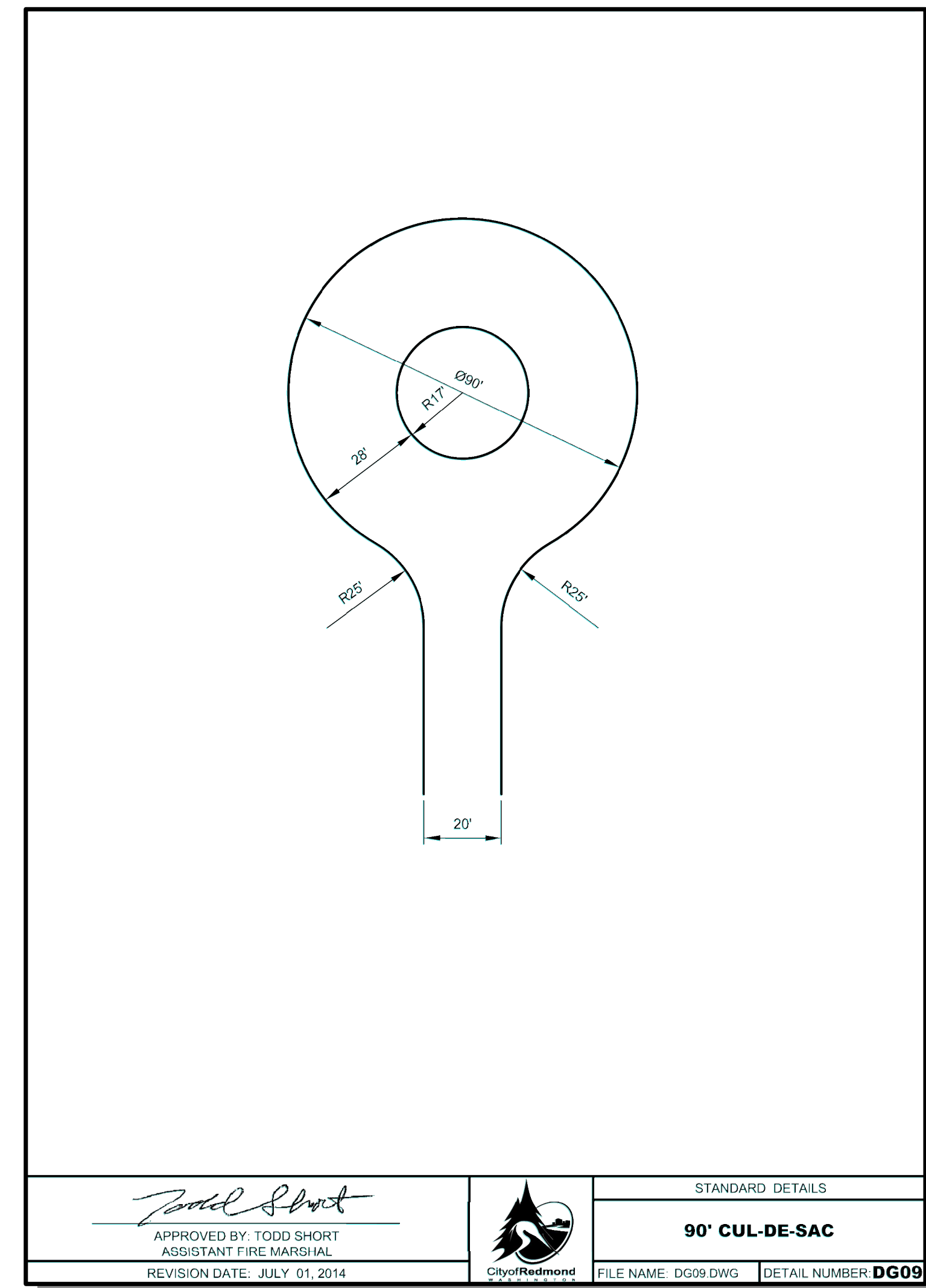
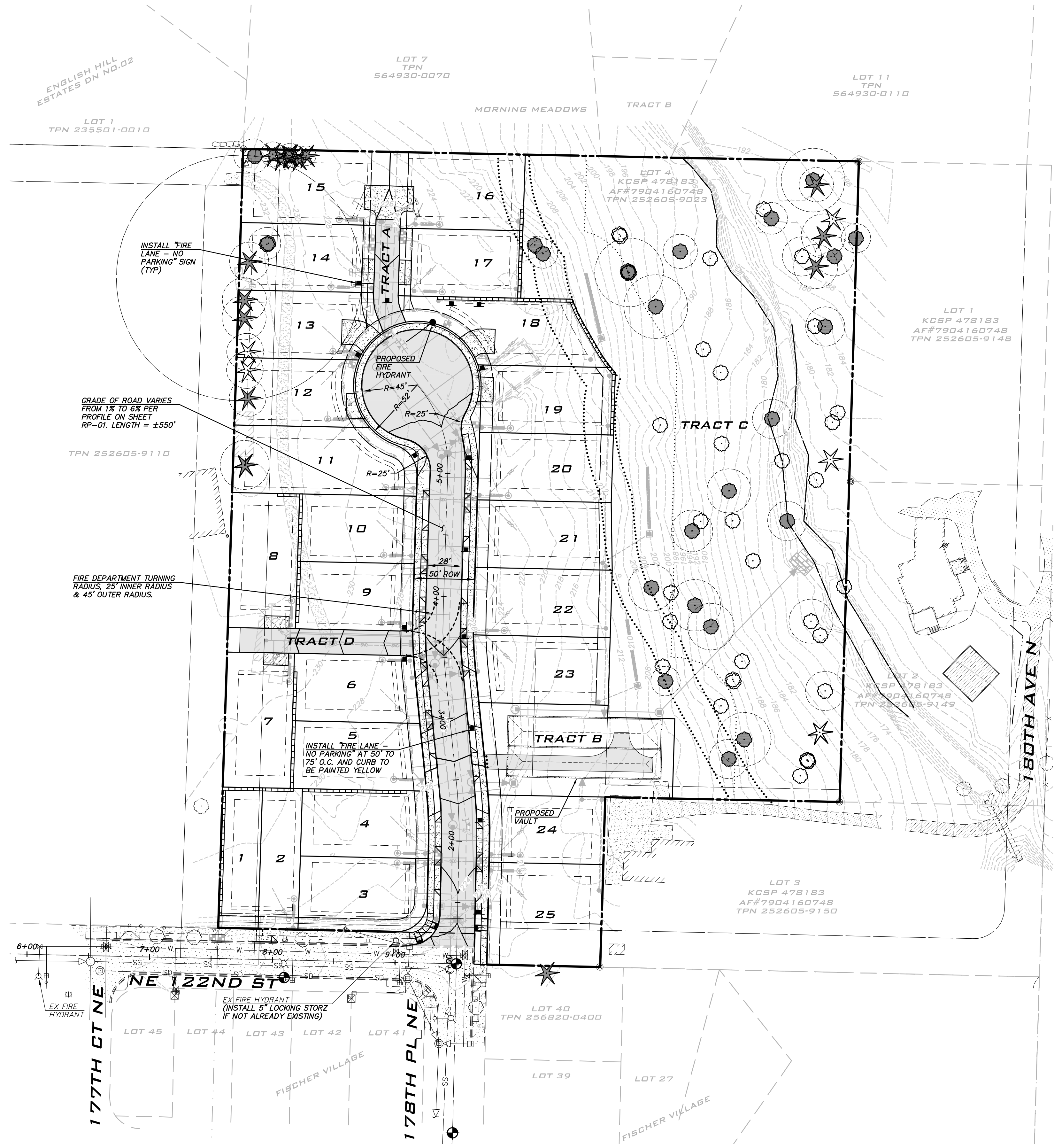
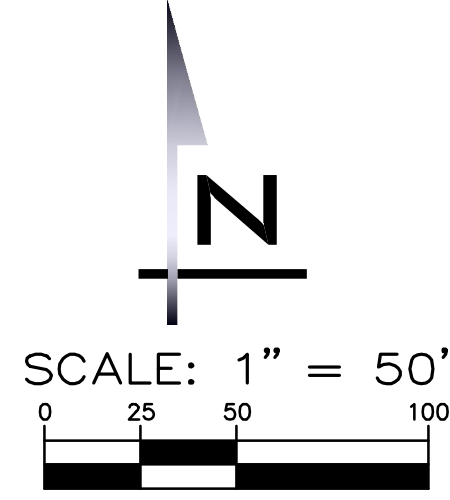
SCALE: AS NOTED
PROJECT MANAGER: GEOFF E. TAMBLE, PE
PROJECT ENGINEER: GEOFF E. TAMBLE, PE
DESIGNER: DOMINIQUE GABALDON
ISSUE DATE: 5/4/2015

NO	DATE	BY	REVISIONS

ROAD PROFILE
EDGEWOOD EAST
PRELIMINARY PLAT
PARCEL #2526059023
CITY OF REDMOND WASHINGTON

5/4/15
JOB NUMBER: 14-036
SHEET NAME: RP-01
SHT 4 OF 8

22-234
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NOTE
 ALL HOUSES SHALL HAVE A NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED
 EMERGENCY VEHICLE ACCESS EASEMENT TO BE RECORDED FOR TRACTS A, D & E WITH FINAL PLAT

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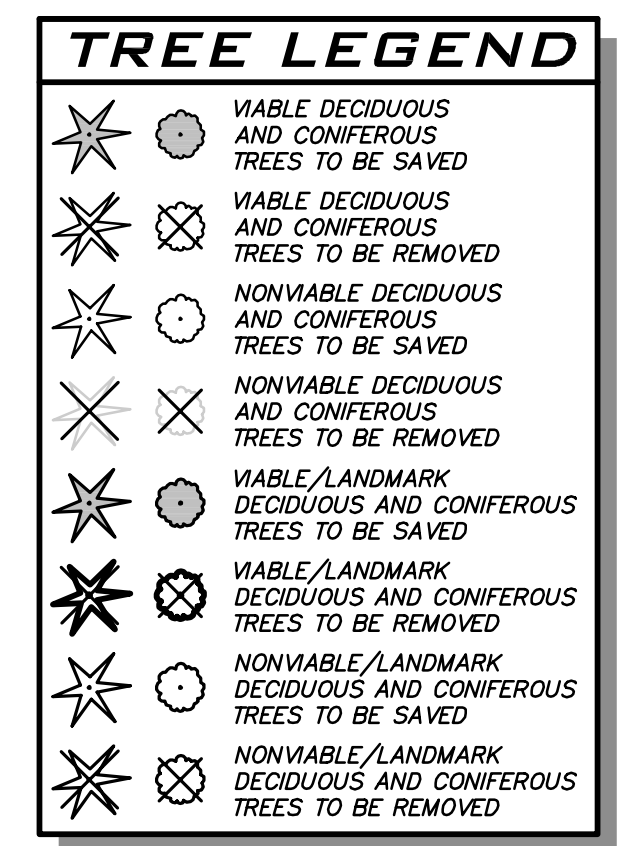
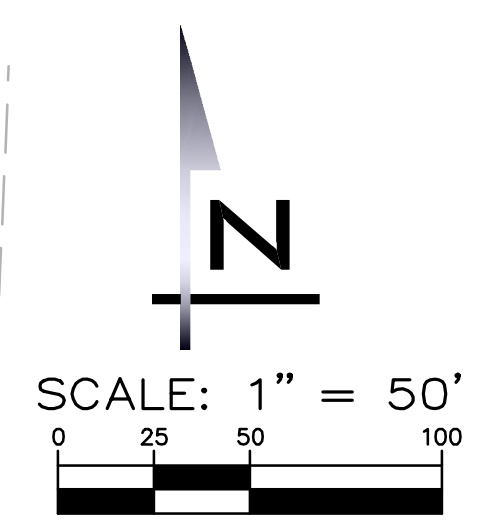
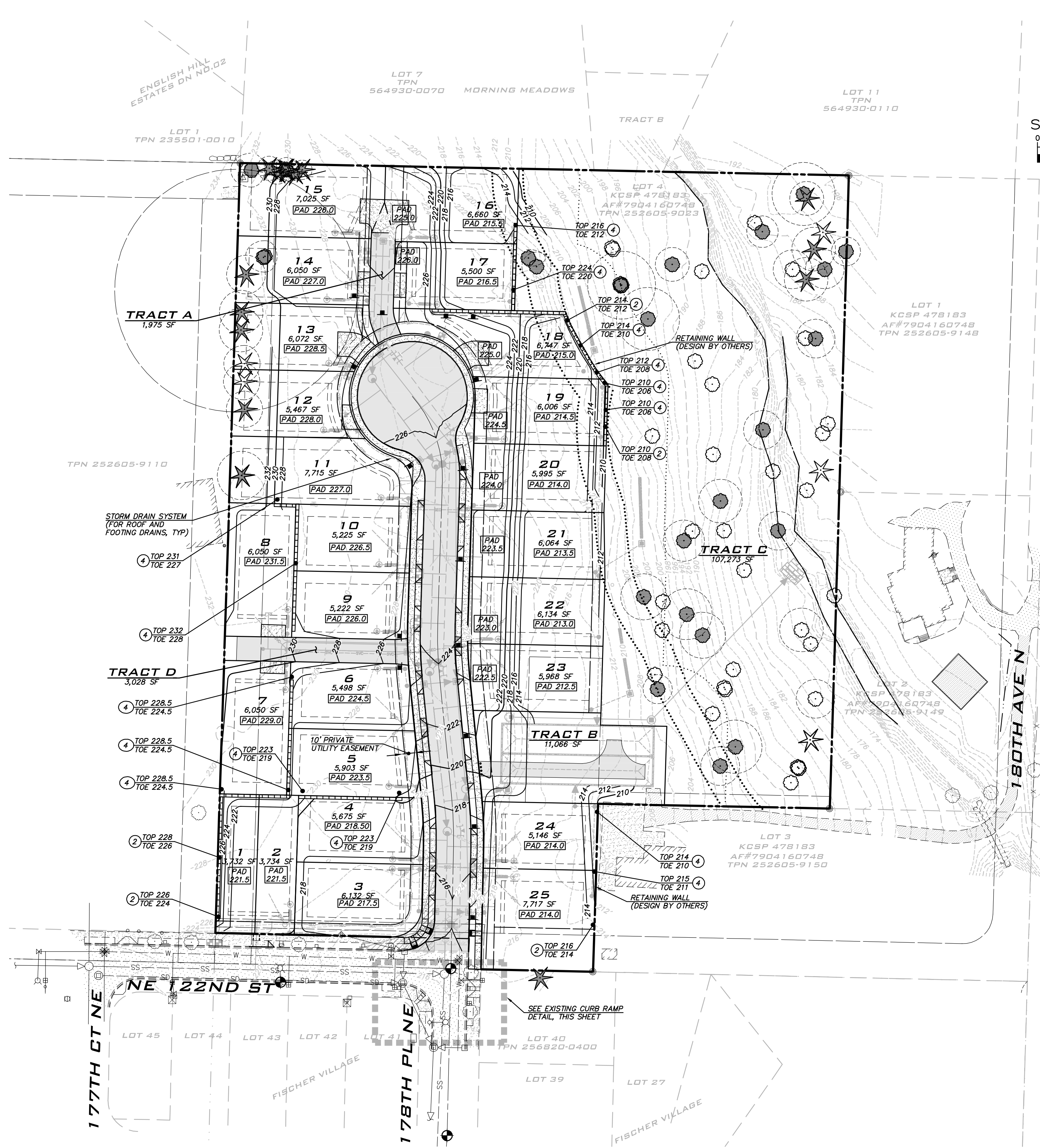
SCALE: AS NOTED
 PROJECT MANAGER: GEOFF E. TAMBLE, PE
 PROJECT ENGINEER: GEOFF E. TAMBLE, PE
 DESIGNER: DOMINIQUE GABALDON
 ISSUE DATE: 5/4/2015

NO	DATE	BY	REVISIONS

FIRE PLAN
EDGEWOOD EAST
PRELIMINARY PLAT
PARCEL #2526059023
CITY OF REDMOND WASHINGTON

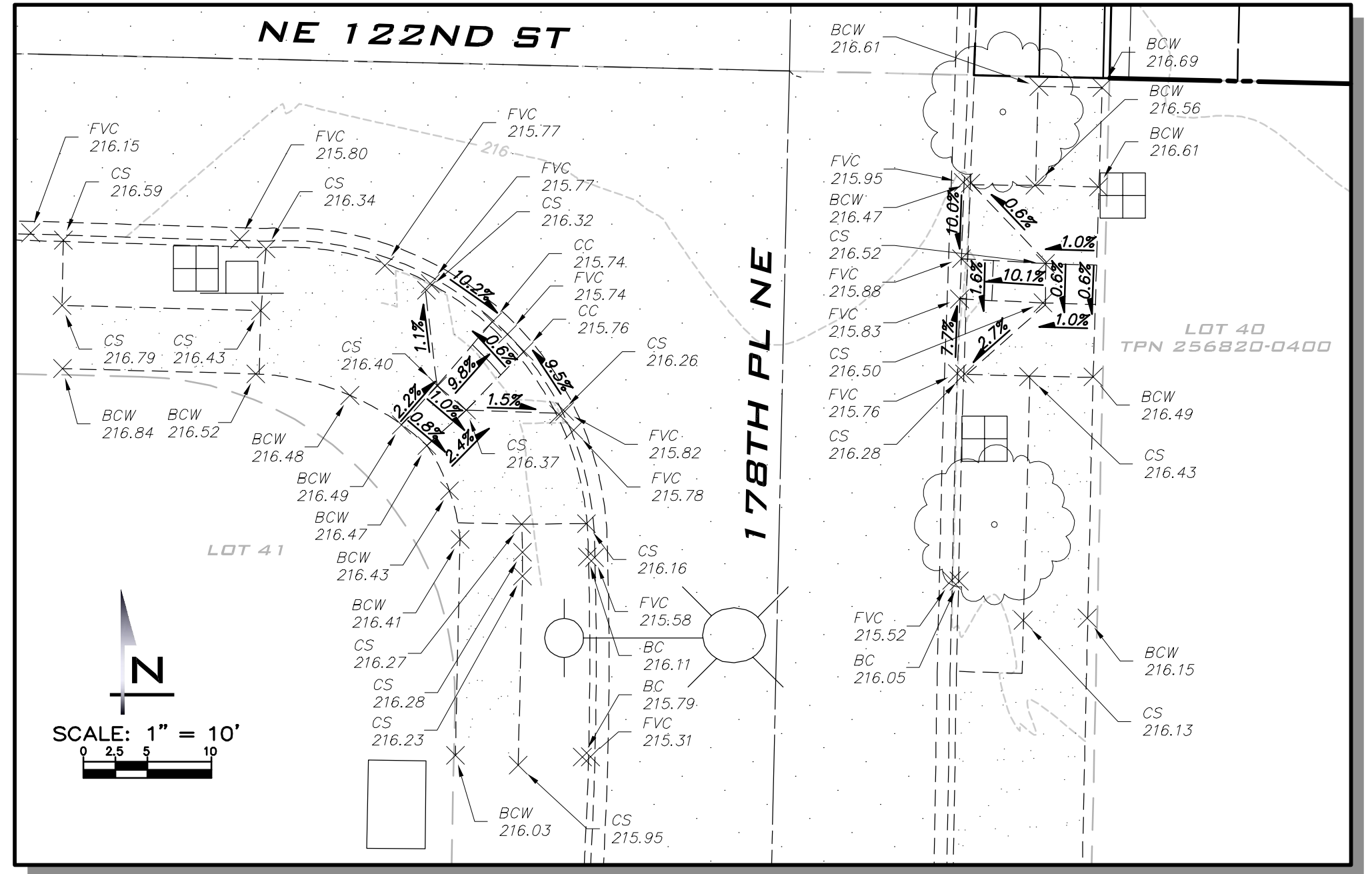


5/4/15
 JOB NUMBER: **14-036**
 SHEET NAME: **FP-01**
 SHT **7** OF **8**



SITE NOTE
SITE AREA = 300,102 SF (6.89)

LEGEND	
PROPOSED FEATURES	
--- BOUNDARY	--- RIGHT-OF-WAY
--- FLOW & CURB CENTER LINE	--- LOT LINE
--- SAWCUT	--- MAILBOX
--- EASEMENT	--- SIGN
--- BUILDING SETBACK (BSBL)	--- CURB RAMP
--- FENCE	--- STREET LIGHT
--- 270 10' PROPOSED CONTOURS	--- ASPHALT PAVEMENT
--- 272 2' PROPOSED CONTOURS	--- CONCRETE SIDEWALK/DRIVEWAY
--- ROCKERY	
--- RETAINING WALL	
PROPOSED STORM DRAINAGE	
--- STORM DRAIN PIPE	--- PIPE FLOW
--- ROOF & FOOTING DRAIN	--- CULVERT END
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--- RIPRAP PAD	--- CATCH BASIN, TYPE II
--- CATCH BASIN, TYPE I	
PROPOSED SANITARY SEWER AND WATER	
--- SEWER MAIN	--- SEWER CLEANOUT
--- SEWER SERVICE	--- WATER METER
--- SEWER MANHOLE	--- PIPE FLOW
EXISTING FEATURES	
--- ADJACENT PLAT/PARCEL LINE	--- FIRE HYDRANT
--- ADJACENT RIGHT-OF-WAY/LOTS CENTERLINE	--- WATER METER
--- EASEMENT	--- GATE VALVE
--- SURFACE FEATURES	--- BLOW OFF
--- BUILDING FOOTPRINT	--- POWER POLE
--- 270 10' CONTOURS	--- GUY ANCHOR
--- 272 2' CONTOURS	--- STREET LIGHT
--- SD STORM DRAIN PIPE	--- POLE LIGHT
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--- LIMITS OF DISTURBANCE (LOD)	--- SIGN
--- WIRE FENCE	--- ASPHALT
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--- DITCH OR SWALE	--- GRAVEL
--- RETAINING WALL	
--- CATCH BASIN, TYPE I	
--- CATCH BASIN, TYPE II	
--- SD PIPE FLOW	
--- SEWER MANHOLE	
--- SS PIPE FLOW	



EXISTING CURB RAMP DETAILS
SCALE: 1" = 10'

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SCALE: AS NOTED
PROJECT MANAGER: GEOFF E. TAMBLE, PE
PROJECT ENGINEER: GEOFF E. TAMBLE, PE
DESIGNER: DOMINIQUE GABALDON
ISSUE DATE: 5/4/2015

NO	DATE	BY	REVISIONS

GRADING PLAN
EDGEWOOD EAST
PRELIMINARY PLAT
PARCEL #2526059023
CITY OF REDMOND WASHINGTON

JOB NUMBER: **14-036**
SHEET NAME: **GP-01**
SHT **8** OF **8**

22-234
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