

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

NOTES

- HORIZONTAL DATUM: NAD 83/91, HARN, WASHINGTON STATE COORDINATES - NORTH ZONE. THIS SURVEY HAS HELD THE CITY OF REDMOND COORDINATE LOCATIONS FOR THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. AS SHOWN IN THE REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, PUBLISHED IN 1993.
- BASIS OF POSITION: HELD EXISTING MONUMENT IN CASE AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 (ALSO KNOWN AS CITY OF REDMOND SURVEY CONTROL POINT GLO-4C5 IN 259 343.33, E 1329.873, 11 GRID).
- BASIS OF BEARING: HELD BEARING OF SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 BEARING N60° 00' 00" E. HELD DISTANCE OF 1420.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 TO THE POINT OF BEGINNING (GPO-505) 259 256.666, E 1 229.489 (GRID) 259 256.666 1 229.589, 141 (GROUND). TO BE N 89° 20' 57" W 155.9 DIRECT INVERSE OF CITY OF REDMOND COORDINATES. SEE MAP FOR PLOTTED LOCATION AND DESCRIPTION.
- THIS SURVEY REFERENCED THE FOLLOWING RECORDS:
 - RECORD OF SURVEY AS RECORDED IN VOLUME 196 OF SURVEY'S, PAGES 179 AND 180, RECORDS OF KING COUNTY, WASHINGTON.
 - WYNSTONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 232 OF PLATS, PAGES 33 THROUGH 41, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
 - GLENSHIRE AT ENGLISH HILL DIVISION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 289 OF PLATS, PAGES 1 THROUGH 6, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
 - WILLOWMERE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 285 OF PLATS, PAGES 8 THROUGH 14, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
 - FISCHER VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 224 OF PLATS, PAGES 19 THROUGH 29, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON.
 - UNRECORDED BOUNDARY SURVEY BY AXIS SURVEY & MAPPING DATED MAY 30, 2014.
 - DESIGN ENGINEERING PLANS FOR CITY OF REDMOND WINDHAM RIDGE DR., NO. 120019, PRELIMINARY SHORT PLAT ON FILE AT THE CITY OF REDMOND PLANNING DEPARTMENT.
 - REDMOND CITY HORIZONTAL CONTROL NOTEBOOK, PUBLISHED IN 1993.
 - KING COUNTY ASSESSORS' MAP FOR THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.
 - MONUMENTATION NOTED AS FOUND WAS HELD VISITED IN JULY 2014.
 - THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 4291-2227241, DATED APRIL 11, 2014. ONLY THOSE EASEMENTS DISCLOSED IN SCHEDULE B OF THE ABOVE REFERENCED REPORT THAT CAN BE PLOTTED ARE SHOWN HEREON. INFORMATION SHOWN HEREON IS CURRENT ONLY TO THE DATE OF THE REPORT.
 - SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
 - A FIELD TRAVERSE AND /OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
 - ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, OR NIKON DTM-530.
 - TOPCON HIPER LITE PLUS GNSS EQUIPMENT.
 - TOPCON GR-3 GNSS EQUIPMENT.
 - ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURERS' SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
 - UTILITY INFORMATION SHOWN HEREON IS PER A COMBINATION OF FIELD LOCATED SURFACE INDICATIONS AND RECORDS OF THE APPLICABLE UTILITY. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
 - VERTICAL DATUM: NAD 1988 PER CITY OF REDMOND BENCHMARK MONUMENT RECORDS DATED JUNE 2009.
 - MASTER BENCHMARK #1: CITY OF REDMOND BM NO. CCR 9196 - FOUND CONCRETE MONUMENT WITH 1 3/4" BRASS DISK WITH "X" IN CASE AT THE INTERSECTION OF NE 12TH WAY AND 172ND AVENUE NE. STAMPED U.S. 18 102', DOWN 0.6 FEET. ELEVATION = 312.11 FEET (NAD 1988).
 - MASTER BENCHMARK #2: CITY OF REDMOND BM NO. CCR 9193 - FOUND 2" DIAMETER BRASS DISK WITH PUNCH SET IN THE SOUTH SIDE OF CONCRETE BASE FOR STREET LIGHT, 5.0 FEET NORTH OF THE NORTH FACE OF CURB ON THE NORTH SIDE OF NE 116TH ST AND +/- 52 FEET EAST OF THE CENTERLINE OF 174TH PLACE NE. STAMPED 'CITY OF REDMOND 9193, 2009'. ELEVATION = 244.55 FEET (NAD 1988).
 - SITE BENCHMARK NO. 1: GOLDSMITH SURVEY CONTROL POINT W/F-11, SET REBAR AND CAP AT EAST EDGE OF PAVING OF WALKING PATH ON EAST SIDE OF 172ND AVENUE NE AND 22.0 FEET SOUTHEASTERLY OF 15 MPH SIGN SOUTH OF INTERSECTION WITH NE 122ND STREET. ELEVATION = 312.06 FEET. (SEE MAP FOR PLOTTED LOCATION)
 - SITE BENCHMARK NO. 2: GOLDSMITH SURVEY CONTROL POINT DVA-1*, FOUND 'X'AS REBAR AND CAP 28.0 FEET NORTH OF THE SOUTH PROPERTY LINE AND 5.9 FEET EAST OF THE CENTERLINE OF 17RD PLACE NE PROJECTED NORTH. ELEVATION = 303.52 FEET. (SEE MAP FOR PLOTTED LOCATION)
 - SITE BENCHMARK NO. 3: GOLDSMITH SURVEY CONTROL POINT W/F-3, FOUND 4" SQUARE CONCRETE MONUMENT WITH 2" DIAMETER DISK AND PUNCH IN CASE DOWN 0.5 FEET AT THE INTERSECTION OF 178TH AVENUE NE AND NE 121ST COURT. ELEVATION = 233.91 FEET. (SEE MAP FOR PLOTTED LOCATION)
 - SITE BENCHMARK NO. 4: GOLDSMITH SURVEY CONTROL POINT W/F-7, SET LEAD AND TACK IN CURB AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF 174TH PLACE NE AND NE 123RD WAY. LEAD AND TACK IS 19.3 FEET SOUTH OF CENTER FIRE HYDRANT AND 7.3 FEET WEST OF TOP OF CURB AT WHEEL RAMP TO EAST. ELEVATION = 289.94 FEET. (SEE MAP FOR PLOTTED LOCATION)
 - DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. THE COMBINATION FACTOR USED FOR THIS SITE IS 0.9999979391, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE.
 - FIELD COLLECTED PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS LOCATED JULY THROUGH SEPTEMBER, 2014. OFFSITE PLANIMETRIC AND TOPOGRAPHIC INFORMATION IS PER THE KING COUNTY GIS DATA BASE AND IS NOT NECESSARILY REFLECTIVE OF CURRENT CONDITIONS.

- THE CENTER OF WELL FOR THIS SITE AND ITS 100 FOOT SETBACK IS PLOTTED HEREON IN ITS APPROXIMATE LOCATION ONLY AND HAS NOT BEEN FIELD VERIFIED.
- THE LEGAL DESCRIPTION FOR A 10 FOOT WIDE ELECTRICAL EASEMENT RECORDED UNDER RECORDING NO. 9907120693 DOES NOT MATCH THE LENGTHS OF THE BOUNDARY THAT IT IS ADJACENT TO HOWEVER THE INTENT IS THAT IT FOLLOW SAID BOUNDARY. THE EASEMENT SHOWN HEREON MATCHES THE INTENT OF THE ORIGINAL GRANTOR.
- THES SHOWN HEREON WERE FIELD LOCATED BY GOLDSMITH IN JULY AND AUGUST 2014. PLEASE REFER TO ARBORIST REPORT BY TONY SHOFFNER FOR TREE SPECIES, DIAMETERS AND DRIP LINES.
- THE TEST PITS SHOWN HEREON (IF FOUND) WERE FIELD LOCATED BY GOLDSMITH IN JULY AND AUGUST 2014. PLEASE REFER TO GEO-TECH REPORT BY TERRA ASSOCIATES, INC. DATED APRIL 21, 2014 FOR RELATED SOIL CONDITIONS AND GENERAL LOCATIONS.
- WETLAND INFORMATION SHOWN HEREON WAS DELINEATED BY RAEDER & ASSOCIATES, INC. IN MAY 2014 AND FIELD LOCATED BY APEX SURVEYING IN JUNE 2014. ELECTRONIC DRAWING FILES WERE PROVIDED BY APEX WITH THE LOCATION SHOWN HEREON. THE WETLAND FLAGS SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED BY GOLDSMITH.
- PER PROPOSED KING COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 53039300390 K LAST REVISED APRIL 19, 2005, SITE IS IN ZONE 'X' WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, 322.9 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER:

THENCE NORTH 318.8 FEET;

THENCE NORTH 172.5700' EAST 207 FEET;

THENCE NORTH 411.7200' EAST 182 FEET;

THENCE NORTH 71.4400' EAST 210 FEET;

THENCE SOUTH 24.4500' EAST 122 FEET;

THENCE SOUTH 42.90 FEET;

THENCE WEST 78.90 FEET;

THENCE SOUTH 90 FEET;

THENCE WEST 172.2 FEET;

THENCE SOUTH 90 FEET;

THENCE WEST 400 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY UNDER RECORDING NUMBERS 2723101 AND 2723102 FOR ROAD PURPOSES.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION LYING SOUTHERLY OF THE ABOVE DESCRIBED PROPERTY AND LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 02° 10' 58" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 321.65 FEET;

THENCE SOUTH 88° 31' 4" EAST A DISTANCE OF 30.00 FEET TO THE EXISTING EASTERN MARGIN OF THE 172ND AVENUE NORTHWEST RIGHT-OF-WAY AND TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING SOUTH 88° 31' 4" EAST A DISTANCE OF 370.30 FEET;

THENCE NORTH 01° 50' 57" EAST A DISTANCE OF 51.50 FEET;

THENCE SOUTH 88° 34' 28" EAST A DISTANCE OF 172.85 FEET;

THENCE NORTH 02° 00' 07" EAST A DISTANCE OF 48.09 FEET;

THENCE SOUTH 88° 15' 54" EAST A DISTANCE OF 768.44 FEET TO THE TERMINUS ON THE EAST LINE OF SAID NORTHWEST QUARTER, SAID TERMINUS BEING FURTHER DESCRIBED AS LYING 416.26 FEET TO THE NORTH, AS MEASURED ALONG SAID EAST LINE, FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY, PURSUANT TO ORDER OF DEFAULT AND JUDGMENT FILED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 14-2-2004-493 AND AS RECORDED UNDER RECORDING NO. 201411710003948:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 05 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 01° 57' 11" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 416.26 FEET TO THE NORTHEAST CORNER OF WYNSTONE, ACCORDING TO THE PLAT THEREOF RECORDED UNDER KING COUNTY RECORDING NUMBER 20091221001348, AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCELS;

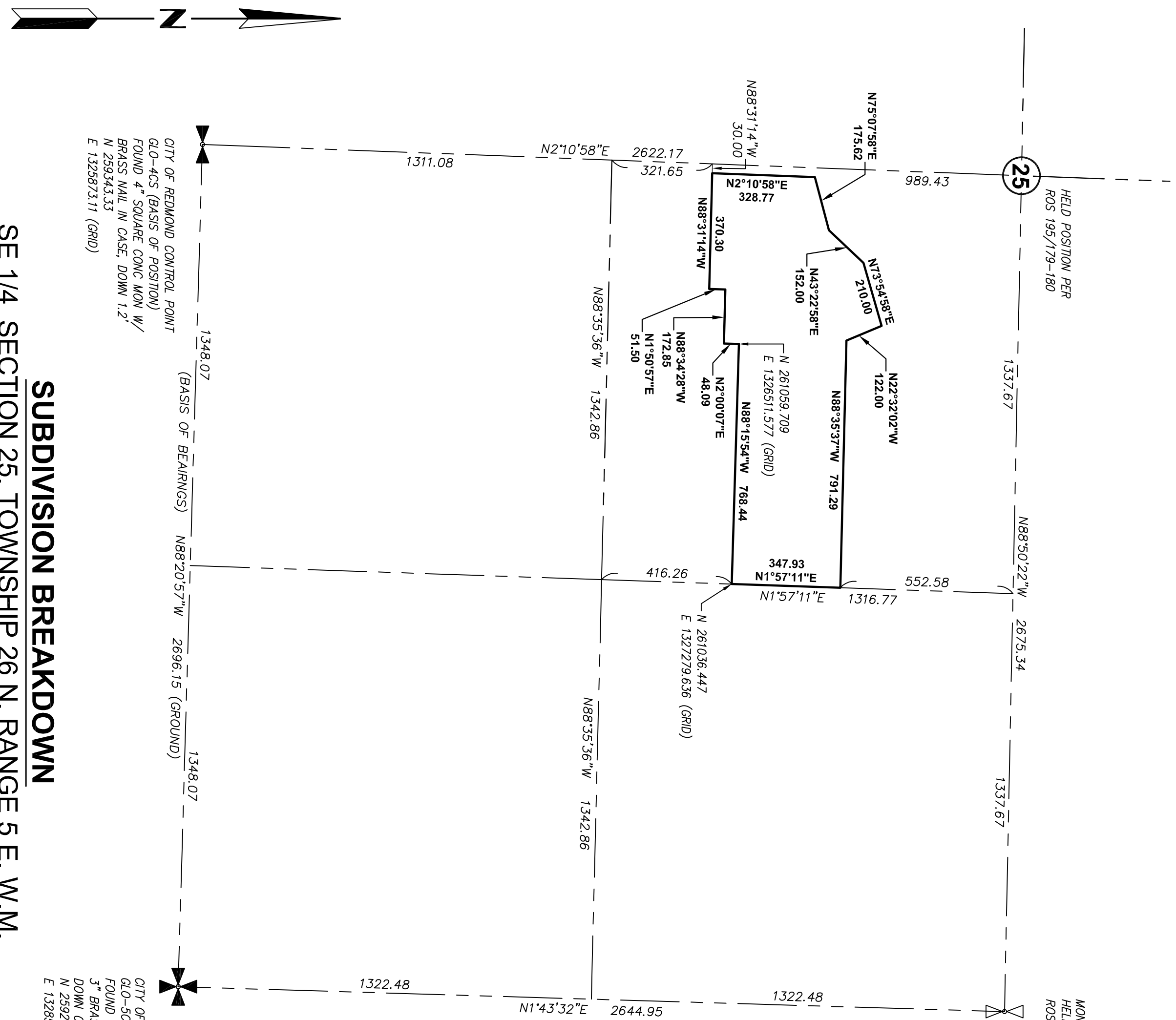
THENCE NORTH 01° 57' 11" EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 347.93 FEET TO THE SOUTHEAST CORNER OF WILLOWMERE PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER KING COUNTY RECORDING NUMBER 2014403000282;

THENCE NORTH 88° 35' 37" WEST ALONG THE SOUTH LINE OF SAID PLAT OF WILLOWMERE PARK A DISTANCE OF 791.29 FEET TO AN ANGLE POINT THEREOF;

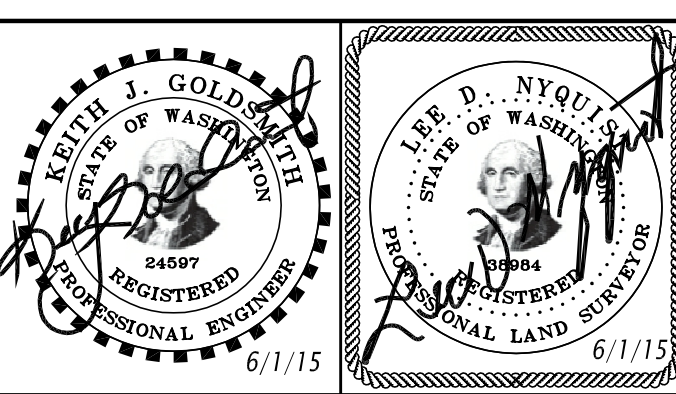
THENCE SOUTH 87° 49' 02" EAST (EAST PER DEED PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 4291-2227241), DEPARTING SAID SOUTH LINE OF WILLOWMERE PARK A DISTANCE OF 770.00 FEET;

THENCE SOUTH 02° 10' 58" WEST A DISTANCE OF 337.38 FEET MORE OR LESS (SOUTH 390 FEET PER SAID DEED) TO THE NORTH LINE OF SAID PLAT OF WYNSTONE;

THENCE SOUTH 88° 15' 54" EAST ALONG SAID NORTH LINE A DISTANCE OF 22.82 FEET TO THE TRUE POINT OF BEGINNING.

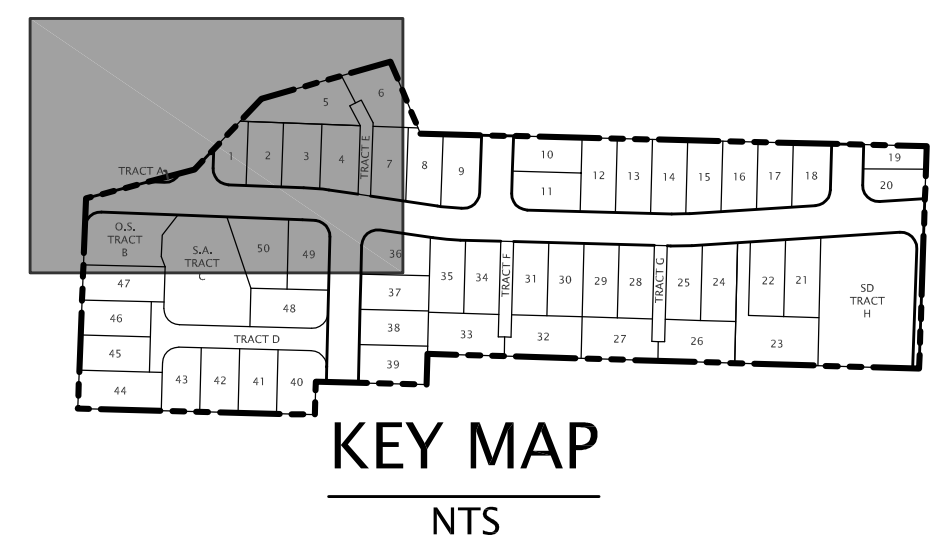
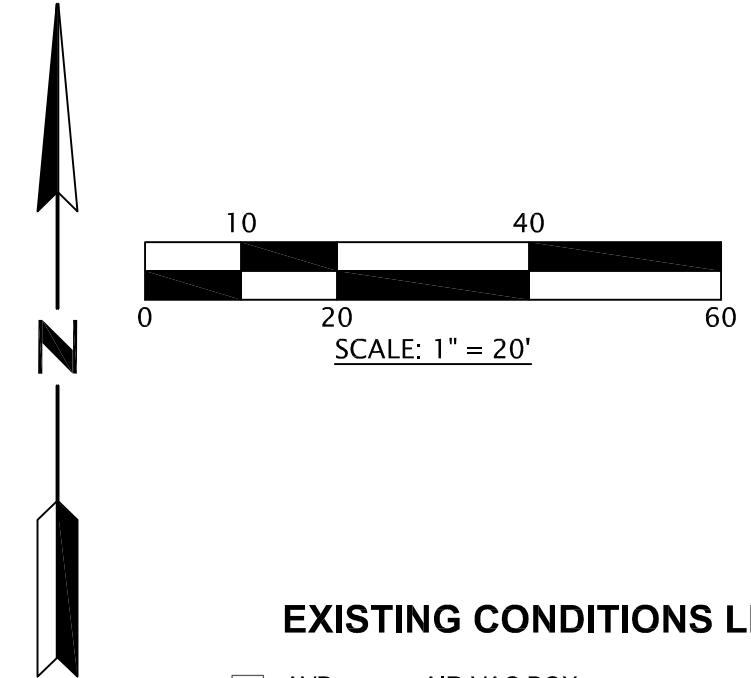


SHEET SP-1 REDMOND WASHINGTON	QUADRANT HOMES SITE PLAN SURVEY NOTES & CONTROL EDGEWOOD WEST	PLOTTED: 2015/06/01 13:55 DRAWN: EMALM DESIGNED: APPROVED: LNYQUIST ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080 PROJECT MANAGER	EMALM
	GOLDSMITH LAND DEVELOPMENT SERVICES 1215 114th Ave SE, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com		



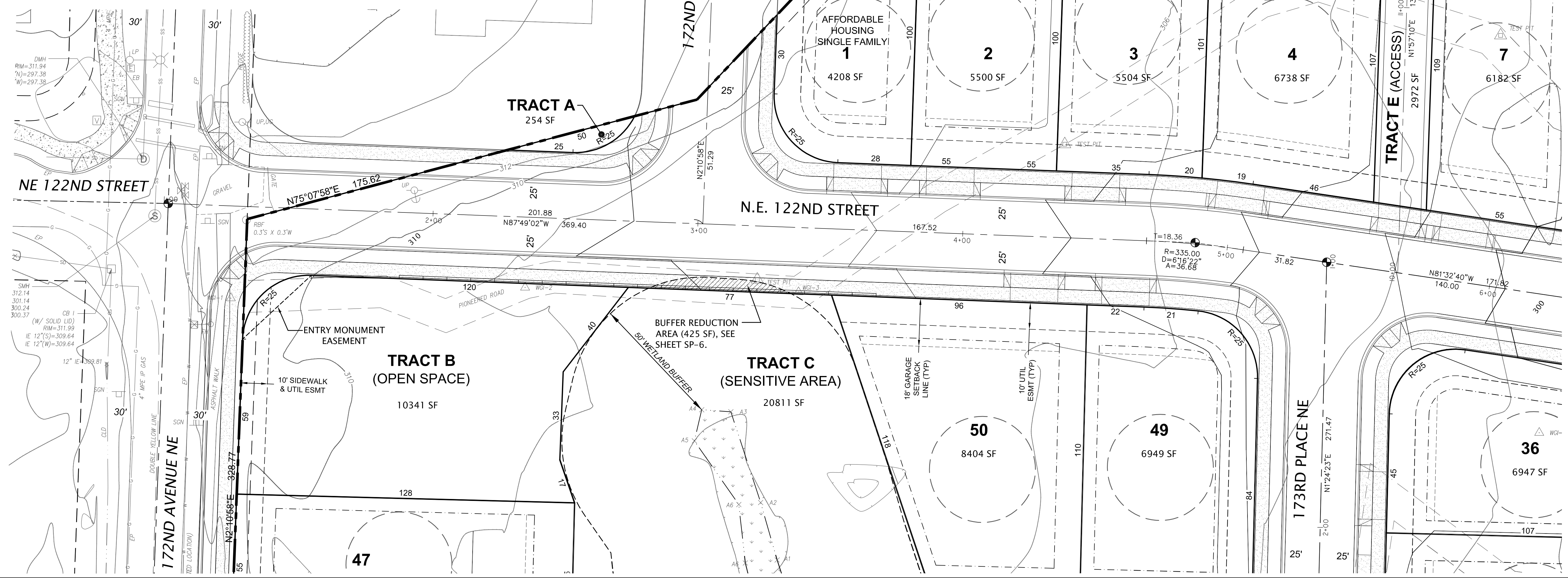
NO.	DATE	REVISIONS	BY	CHK.

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



EXISTING CONDITIONS LEGEND

- | | | | |
|-------|------------------------------|-----|--------------------------------|
| AVB | AIR-VAC BOX | RET | RETAINING WALL |
| AVR | AIR-VAC RISER | SGN | SIGN |
| BM | BENCHMARK | SMH | SANITARY SEWER MANHOLE |
| CB I | CATCH BASIN TYPE 1 | TSF | TRANSFORMER |
| CB II | CATCH BASIN TYPE 2 | TVB | CABLE TELEVISION BOX |
| CDT | ELECTRIC CONDUIT | TVR | CABLE TELEVISION RISER |
| CI | CURB INLET | UG | UNDERGROUND |
| CLD | CENTERLINE OF DITCH | UP | UTILITY POLE |
| CLF | CHAINLINK FENCE | WM | WATER METER |
| COD | STORM CLEANOUT | WV | WATER VALVE |
| CONC | CONCRETE | WV | GOLDSMITH SURVEY CONTROL POINT |
| CP | CAMERA POLE | WV | DECIDUOUS TREE |
| DI | DUCTILE IRON PIPE | WV | CONIFER TREE |
| DMH | STORM MANHOLE | P | POWER VAULT |
| EB | ELECTRIC BOX | W | WATER VAULT |
| EP | EDGE OF PAVEMENT | V | UNKNOWN VAULT |
| FH | FIRE HYDRANT | G | GAS LINE |
| FNC | FENCE | OHU | OVERHEAD UTILITY LINE |
| GV | GAS VALVE | SD | STORM WATER LINE |
| IE | INVERT ELEVATION | SS | SANITARY SEWER LINE |
| IP | IRON PIPE | W | WATER LINE |
| LP | LIGHT POLE | W | CENTERLINE OF DITCH |
| MON | MONUMENT | X | FENCE LINE |
| RBF | REBAR FOUND (NO CAP) | | |
| RCF | REBAR & CAP FOUND (AS NOTED) | | |
- PIONEERED ROAD = TRAIL CREATED BY TRACK-HOE FOR TEST PIT EXCAVATION



NO.	DATE	REVISIONS	BY	CHK

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | P.O. Box 3563, Bellevue, WA 98009
T: 425-462-0800 F: 425-462-7719 www.goldsmitthengineering.com

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QUADRANT HOMES	ENALM	ENALM	ENALM
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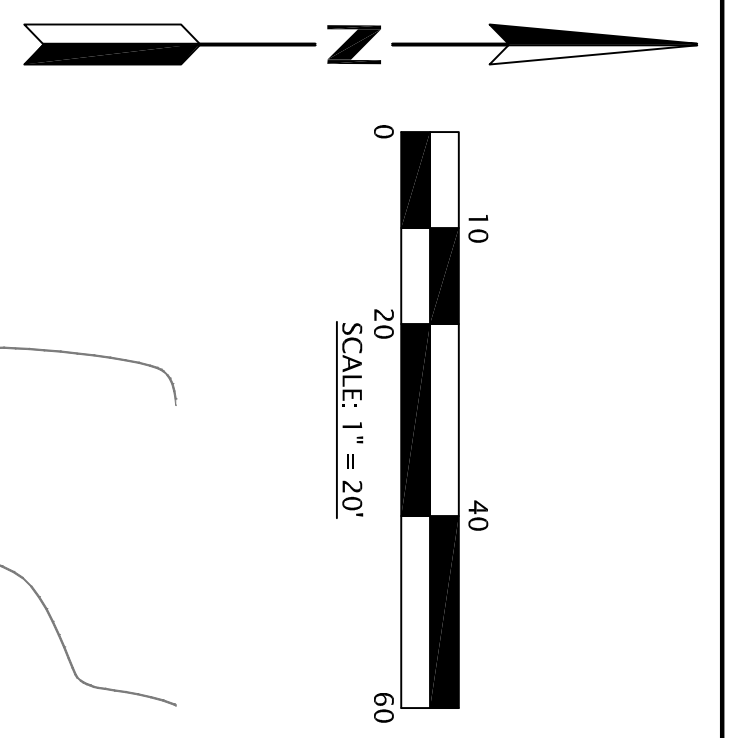
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 APPROVED: LNYQUIST
 ERIC ENSTROM, P.E.
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 425-462-1080
 PROJECT MANAGER

SITE PLAN FOR EDGEWOOD WEST
 WASHINGTON
 REDMOND

SHEET SP-3
 JOB NO.: 14123

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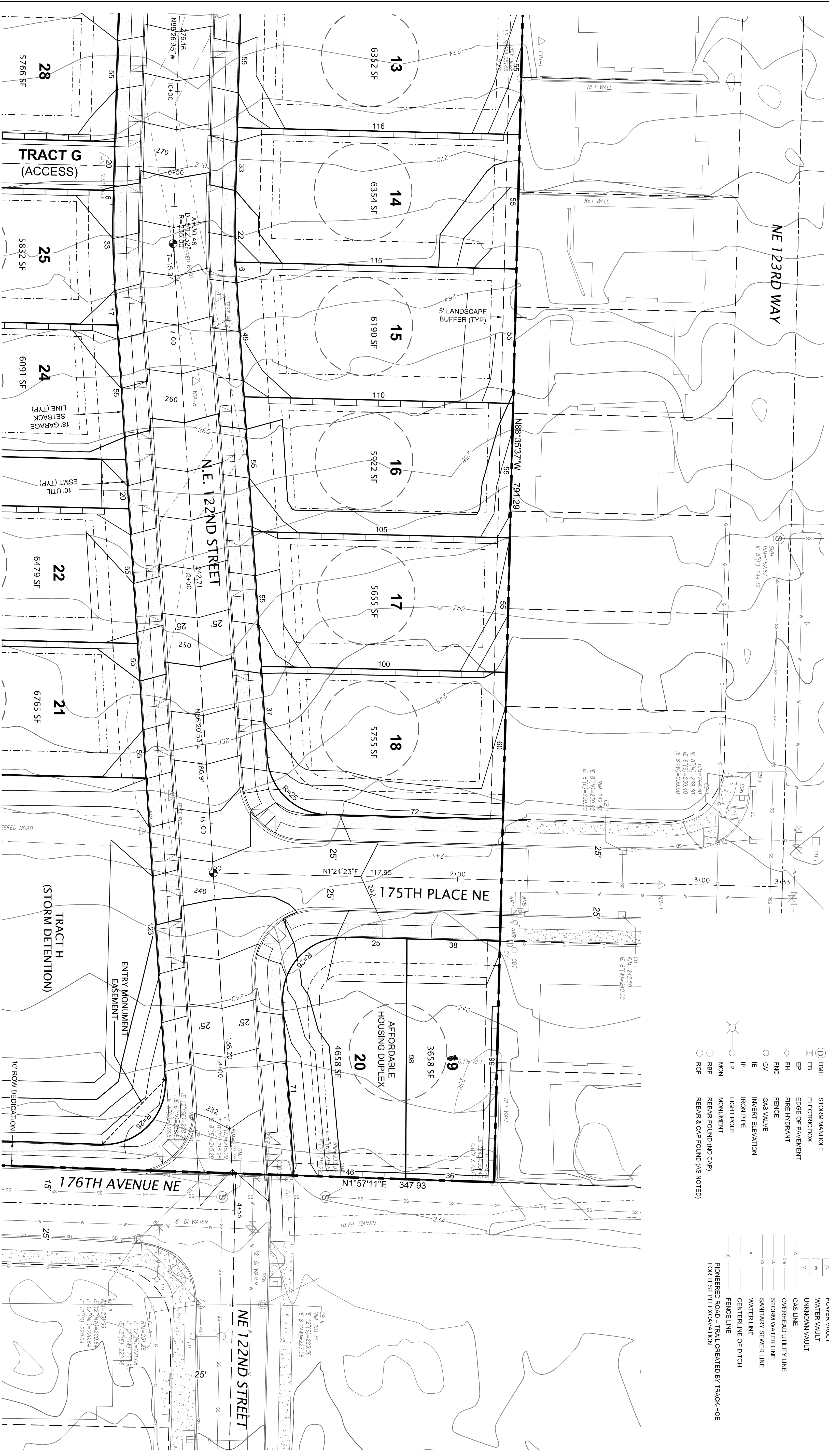
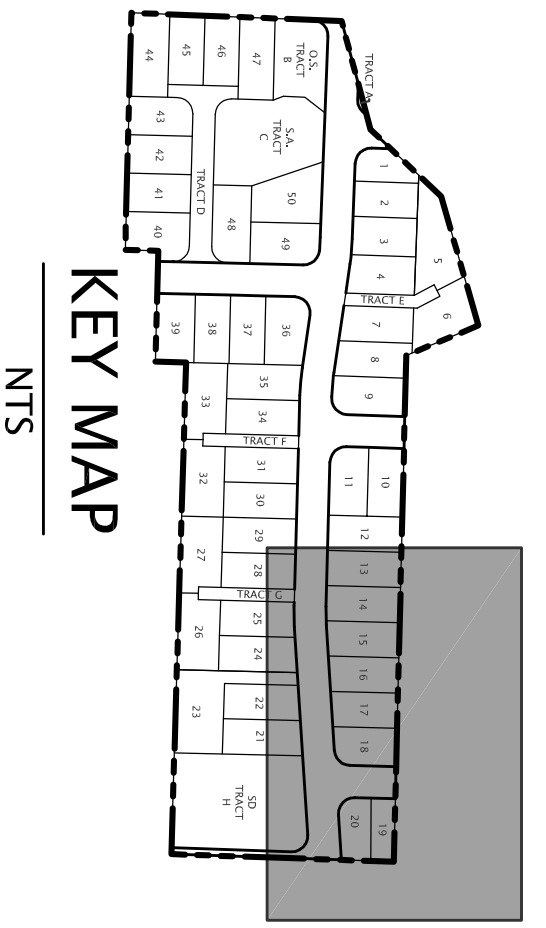
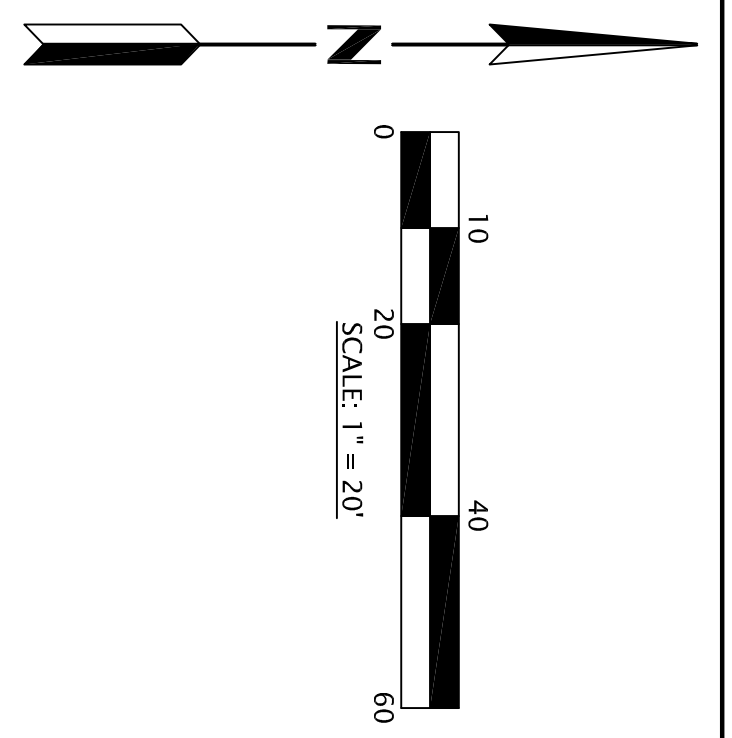
NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



- EXISTING CONDITIONS LEGEND**
- AVB AIR-VAC BOX
 - AVR AIR-VAC RISER
 - BM BENCHMARK
 - CB I CATCH BASIN TYPE 1
 - CB II CATCH BASIN TYPE 2
 - CDT ELECTRIC CONDUIT
 - CI CURB INLET
 - CLD CENTERLINE OF DITCH
 - CLF CHANNEL FENCE
 - CONC CONCRETE
 - CP CAMERA POLE
 - DI DUCTILE IRON PIPE
 - DMH STORM MANHOLE
 - EB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FNC FENCE
 - GV GAS VALVE
 - IE INVERT ELEVATION
 - IP IRON PIPE
 - LP LIGHT POLE
 - MON MONUMENT
 - RBB REBAR & CAP FOUND (AS NOTED)
 - RCF REBAR & CAP FOUND (AS NOTED)
-
- RET RETAINING WALL
 - SGN SIGN
 - SMH SANITARY SEWER MANHOLE
 - TSP TRANSFORMER
 - TVB CABLE TELEVISION BOX
 - T/R CABLE TELEVISION RISER
 - UG UNDERGROUND
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - WWT GOLDSMITH SURVEY CONTROL POINT
 - DECIDUOUS TREE
 - CONIFER TREE
 - POWER VAULT
 - WATER VAULT
 - UNKNOWN VAULT
 - GAS LINE
 - OVERHEAD UTILITY LINE
 - STORM WATER LINE
 - SAINTARY SEWER LINE
 - WATER LINE
 - CENTERLINE OF DITCH
 - FENCE LINE

<p>JOB NO.: 14123</p> <p>SP-4</p> <p>SHEET</p>	<p>QUADRANT HOMES</p> <p>SITE PLAN FOR EDGEWOOD WEST</p> <p>REDMOND WASHINGTON</p>	<p>PLOTTED: 2015/06/01 13:56</p> <p>DRAWN: EMALM</p> <p>DESIGNED: EMALM</p> <p>APPROVED: LNYQUIST</p> <p>ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080</p> <p>PROJECT MANAGER</p>	<p>GOLDSMITH</p> <p>LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com</p>			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	CHK															
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NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
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EXISTING CONDITIONS LEGEND

- | | | | |
|------|------------------------------|-----|--|
| AVB | AIR-VAC BOX | RET | RETAINING WALL |
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QUADRANT HOMES

SITE PLAN FOR EDGEWOOD WEST

REDMOND WASHINGTON

SP-5 SHEET 1 of 23

EMALM

PLOTTED: 2015/06/01 13:56

DRAWN: EMALM

DESIGNED: EMALM

APPROVED: LNYQUIST

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PROJECT MANAGER

GOLDSMITH

LAND DEVELOPMENT SERVICES

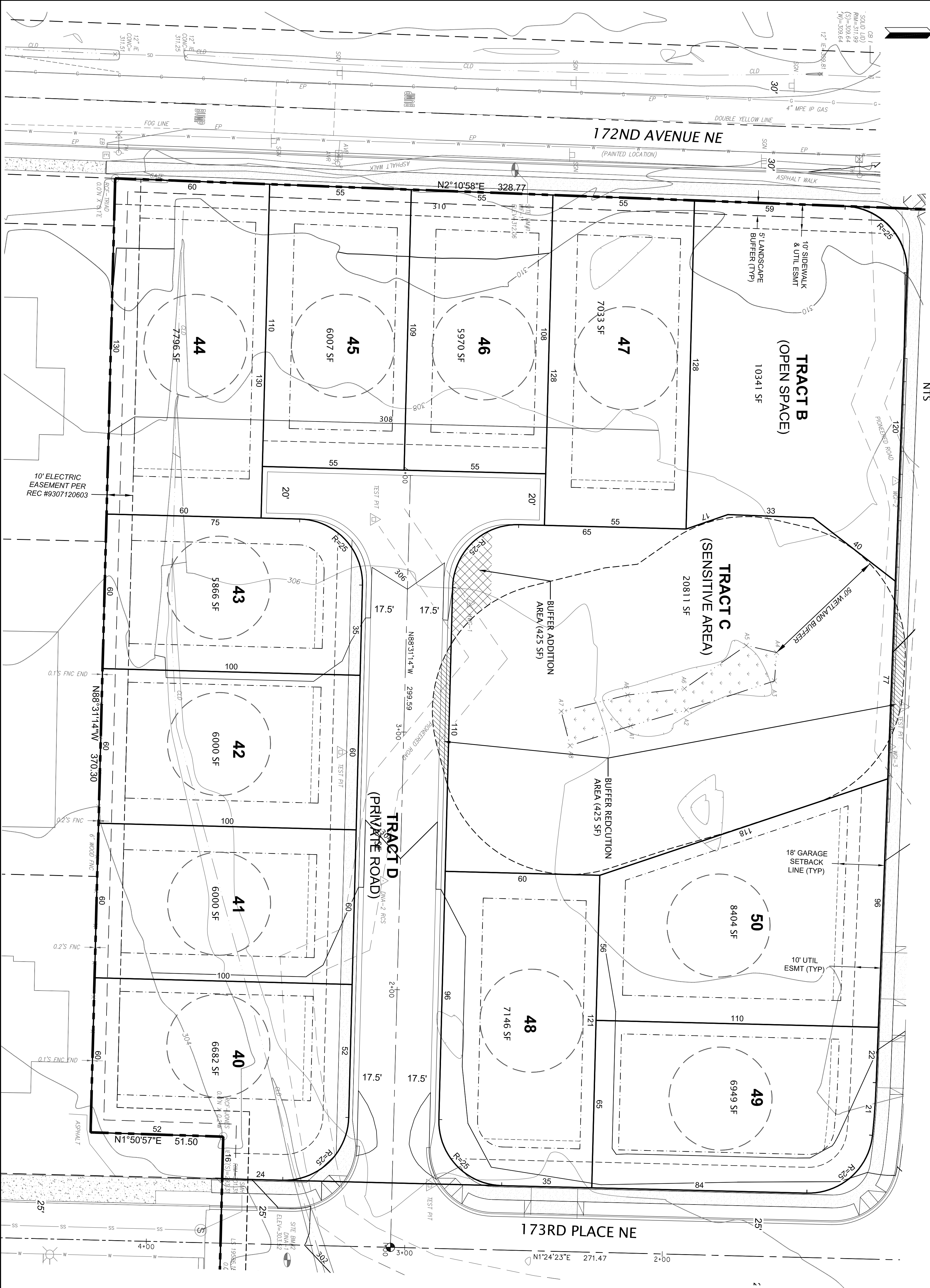
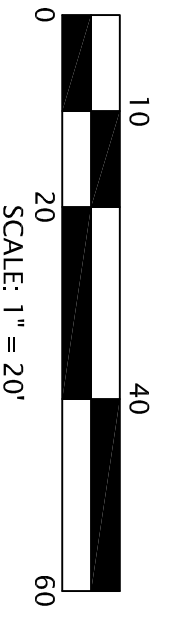
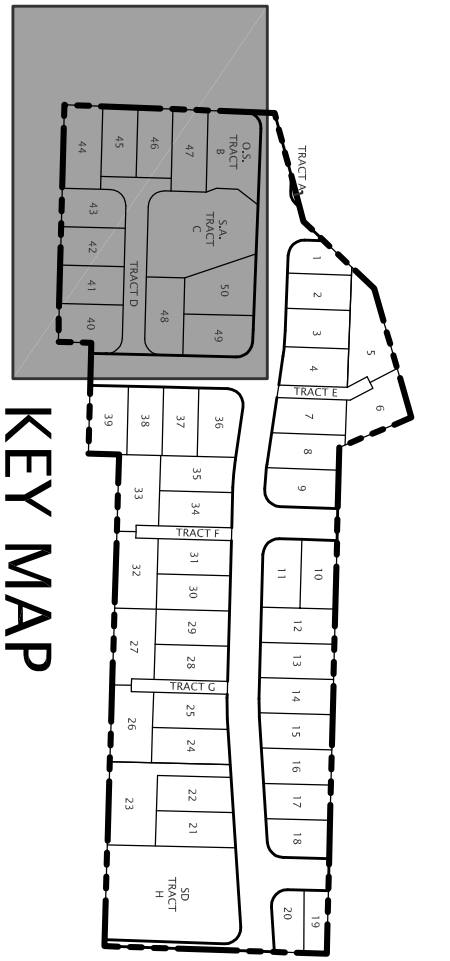
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REGISTERED PROFESSIONAL ENGINEER
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STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
10804
6/1/15

NO.	DATE	REVISIONS	BY	CHK

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



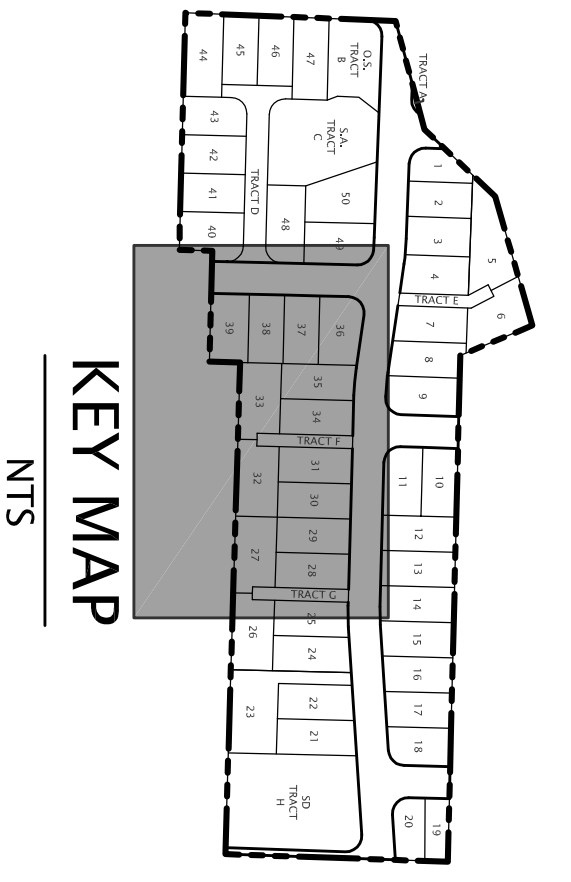
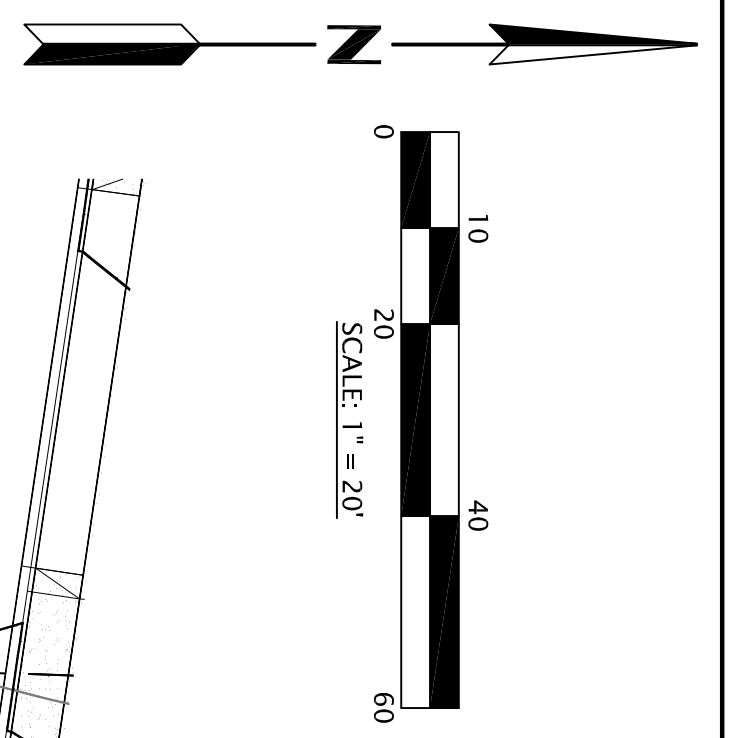
EXISTING CONDITIONS LEGEND

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 - CB II CATCH BASIN TYPE 2
 - CDT CURB INLET
 - CLD CENTERLINE OF DITCH
 - CLF CHAINLINK FENCE
 - COD STORM CLEANOUT
 - CONC CONCRETE
 - CP CAMERA POLE
 - DI DUCTILE IRON PIPE
 - DMH DUCTILE IRON MANHOLE
 - EB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FNC FENCE
 - GV GAS VALVE
 - IE INVERT ELEVATION
 - IP IRON PIPE
 - LP LIGHT POLE
 - MON MONUMENT
 - RBFB REBAR FOUND (NO CAP)
 - RETR REBAR & CAP FOUND (AS NOTED)
 - RET RETAINING WALL
 - RSN SIGN
 - SMH SANITARY SEWER MANHOLE
 - TSF TRANSFORMER
 - TVB CABLE TELEVISION BOX
 - TWR CABLE TELEVISION RISER
 - UG UNDERGROUND
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - WV GOLDSMITH SURVEY CONTROL POINT
 - DECIDUOUS TREE
 - CONIFER TREE
 - P POWER VAULT
 - WV WATER VAULT
 - V UNKNOWN VAULT
 - GLD GAS LINE
 - OVH OVERHEAD UTILITY LINE
 - SW STORM WATER LINE
 - SSL SANITARY SEWER LINE
 - WL WATER LINE
 - CDL CENTERLINE OF DITCH
 - FL FENCE LINE
- PIONEERED ROAD = TRAIL CREATED BY TRACK-HOE FOR TEST PIT EXCAVATION

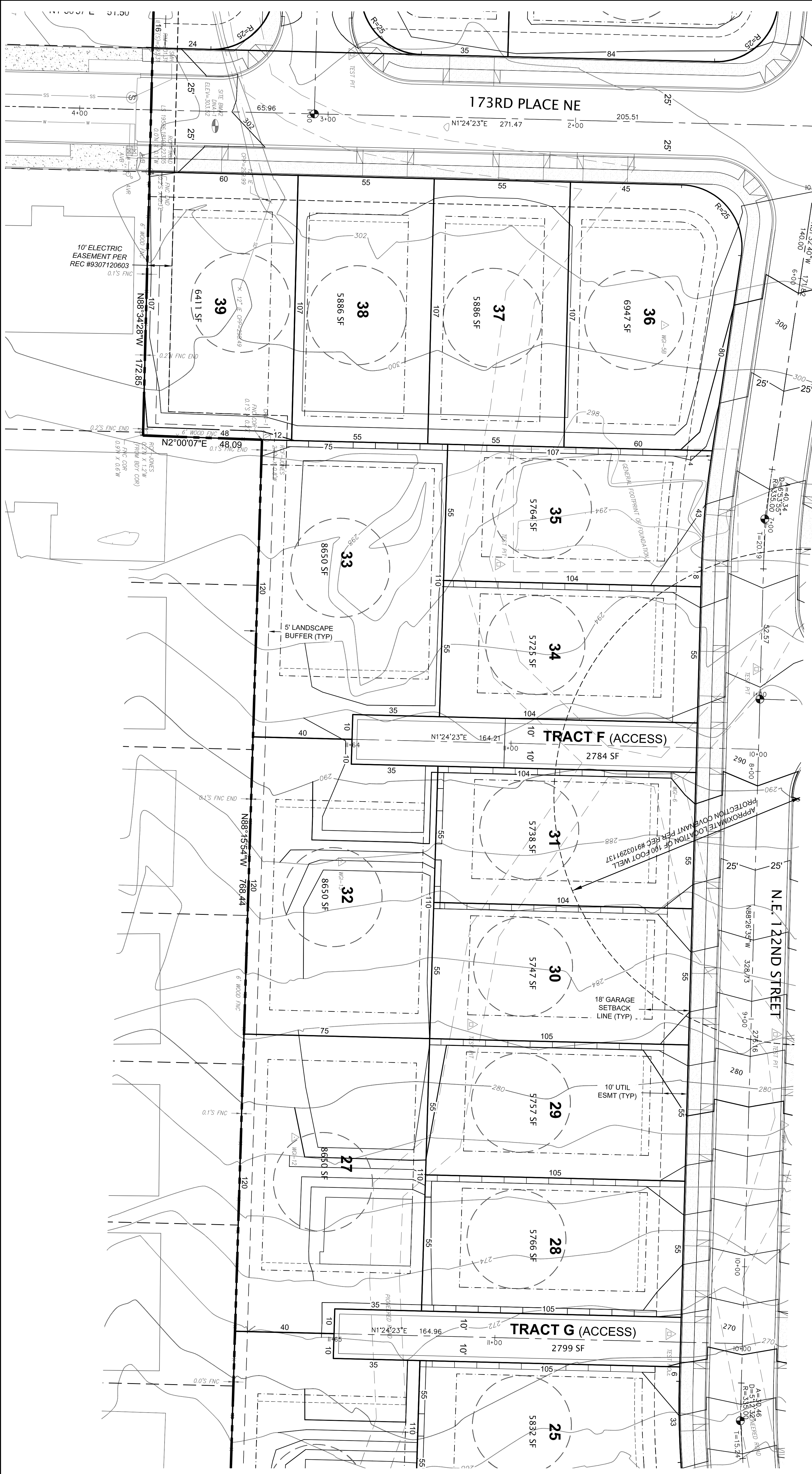
<p>SP-6 SHEET</p>	<p>QUADRANT HOMES SITE PLAN FOR EDGEWOOD WEST</p>	<p>PLOTTED: 2015/06/01 13:57</p>	<p>EMALM</p>	<p>GOLDSMITH LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	CHK.																				
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<p>DESIGNED: EMALM</p> <p>APPROVED: LNYQUIST</p> <p>ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080</p> <p>PROJECT MANAGER</p>	<p>REDMOND WASHINGTON</p>																														

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NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



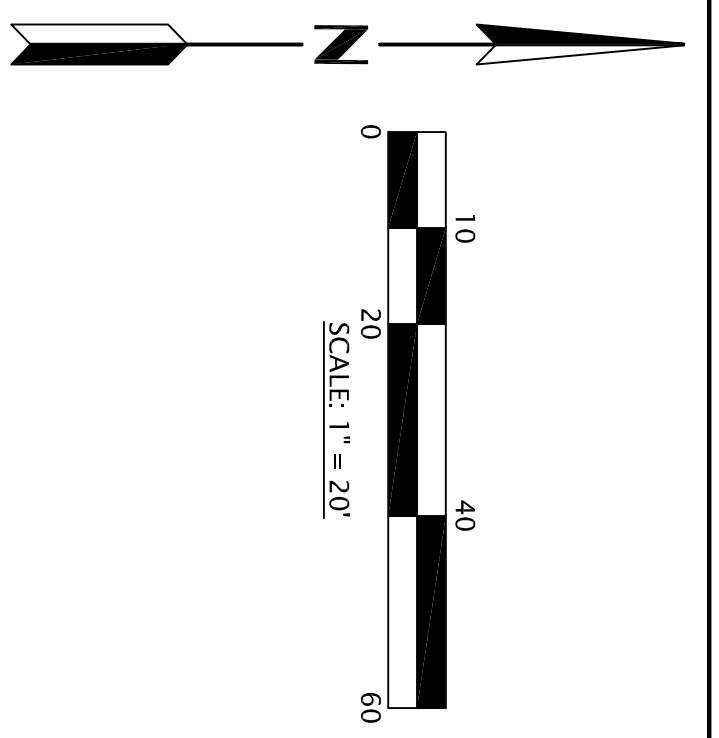
- EXISTING CONDITIONS LEGEND**
- AVB AIR-VAC BOX
 - AVR AIR-VAC RISER
 - BM BENCHMARK
 - CB1 CATCH BASIN TYPE 1
 - CB2 CATCH BASIN TYPE 2
 - CCT CURB INLET
 - CI ELECTRIC CONDUIT
 - CLD CENTERLINE OF DITCH
 - CLF CHAINLINK FENCE
 - COD STORM CLEANOUT
 - CONC CONCRETE
 - CP CAMERA POLE
 - DI DUCTILE IRON PIPE
 - DHM STORM MANHOLE
 - EB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FNC FENCE
 - GV GAS VALVE
 - IE INVERT ELEVATION
 - IP IRON PIPE
 - LP LIGHT POLE
 - MON MONUMENT
 - RBF REBAR FOUND (NO CAP)
 - RCF REBAR & CAP FOUND (AS NOTED)
 - RET RETAINING WALL
 - SGN SIGN
 - SMH SANITARY SEWER MANHOLE
 - TSF TRANSFORMER
 - T/B CABLE TELEVISION BOX
 - T/R WATER TELEVISION RISER
 - UG UNDERGROUND
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - GD GOLDSMITH SURVEY CONTROL POINT
 - DECIDUOUS TREE
 - CONFIR TREE
 - POWER VAULT
 - WATER VAULT
 - UNKNOWN VAULT
 - GAS LINE
 - OVERHEAD UTILITY LINE
 - SW STORM WATER LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - CDL CENTERLINE OF DITCH
 - FENCE LINE
 - X PIONEERED ROAD = TRAIL, CREATED BY TRACKHOE FOR TEST PIT EXCAVATION



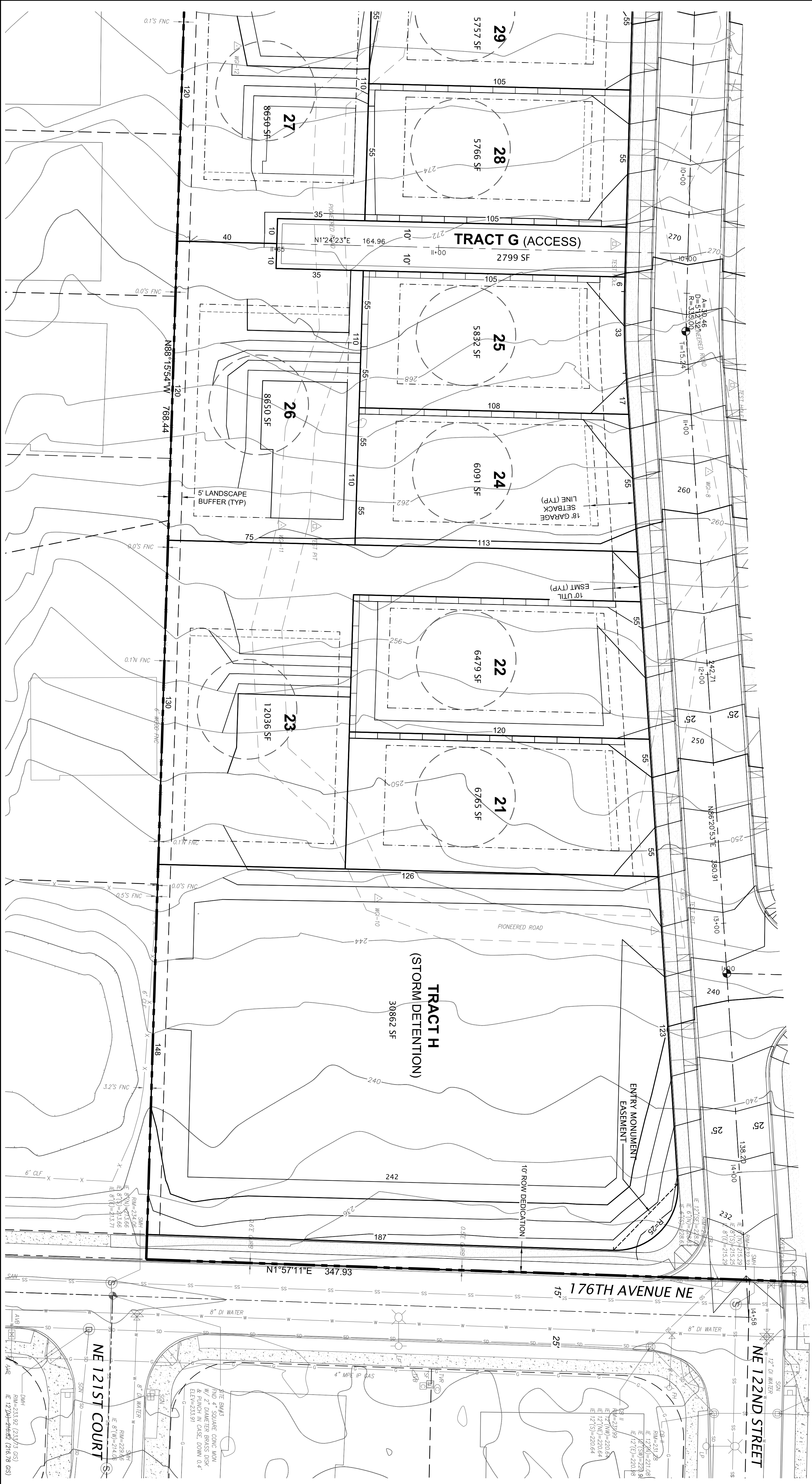
<p>QUADRANT HOMES</p> <p>SITE PLAN FOR EDGEWOOD WEST</p> <p>REDMOND WASHINGTON</p>	<p>PLOTTED: 2015/06/01 13:57</p> <p>EMALM</p> <p>DESIGNED: EMALM</p> <p>APPROVED: LNYQUIST</p> <p>ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080</p> <p>PROJECT MANAGER</p>	<p>GOLDSMITH LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com</p>			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	CHK															
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NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON



- EXISTING CONDITIONS LEGEND**
- AVB AIR/VAC BOX
 - AVR AIR/VAC RISER
 - BM BENCHMARK
 - CB I CATCH BASIN TYPE 1
 - CB II CATCH BASIN TYPE 2
 - CDT ELECTRIC CONDUIT
 - CI CURB INLET
 - CLD CENTERLINE OF DITCH
 - CLF CHAINLINK FENCE
 - COD STORM CLEANOUT
 - CONC CONCRETE
 - CP CAMERA POLE
 - DI DUCTILE IRON PIPE
 - DMH STORM MANHOLE
 - EB ELECTRIC BOX
 - EP EDGE OF PAVEMENT
 - FH FINE HYDRANT
 - FNC FENCE
 - GV GAS VALVE
 - IE INVERT ELEVATION
 - IP IRON PIPE
 - LP LIGHT POLE
 - MON MONUMENT
 - RBF REBAR FOUND (NO CAP)
 - RCF REBAR & CAP FOUND (AS NOTED)
 - RET RETAINING WALL
 - RSN SIGN
 - SMH SANITARY SEWER MANHOLE
 - TSF TRANSFORMER
 - T9B CABLE TELEVISION BOX
 - T9R CABLE TELEVISION RISER
 - UG UNDERGROUND
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - WV GOLDSMITH SURVEY CONTROL POINT
 - DTR DEODOROUS TREE
 - CONIFER CONIFER TREE
 - POWER POWER VAULT
 - WATER WATER VAULT
 - UNKNOWN UNKNOWN VAULT
 - OVERHEAD OVERHEAD UTILITY LINE
 - SS STORM WATER LINE
 - SS SANITARY SEWER LINE
 - SS WATER LINE
 - SS CENTERLINE OF DITCH
 - SS FENCE LINE
 - X PIONEERED ROAD = TRAIL CREATED BY TRACK-HOE FOR TEST PIT EXCAVATION



<p>QUADRANT HOMES</p> <p style="text-align: center;">SITE PLAN FOR EDGEWOOD WEST</p> <p>REDMOND WASHINGTON</p>	<p>PLOTTED: 2015/06/01 13:58 EMALM</p> <p>DRAWN: EMALM</p> <p>DESIGNED:</p> <p>APPROVED: LNYQUIST</p> <p style="text-align: center;">ERIK ENSTROM, P.E. eenstrom@goldsmithengineering.com 425-462-1080</p> <p style="text-align: center;">PROJECT MANAGER</p>	<p>GOLDSMITH LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com</p>			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	BY	CHK																				
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