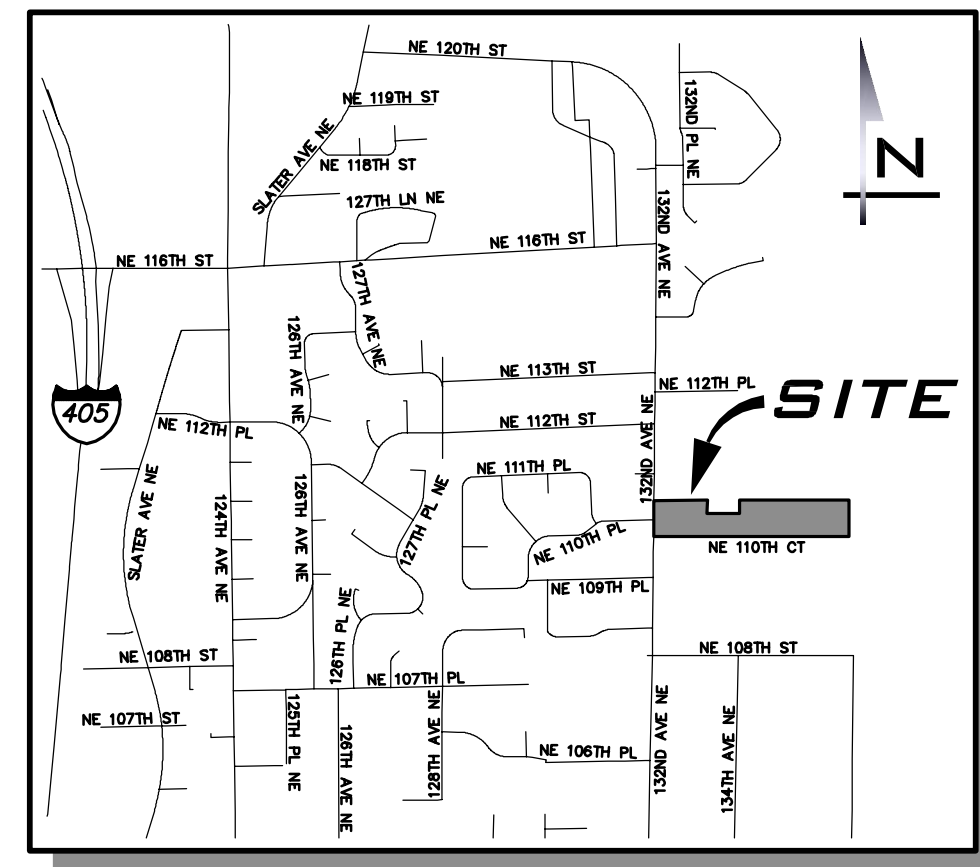
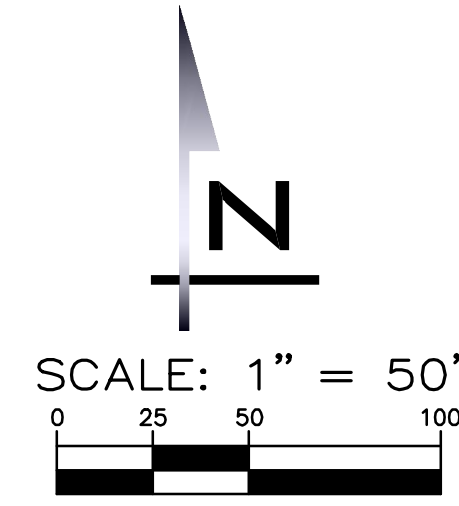
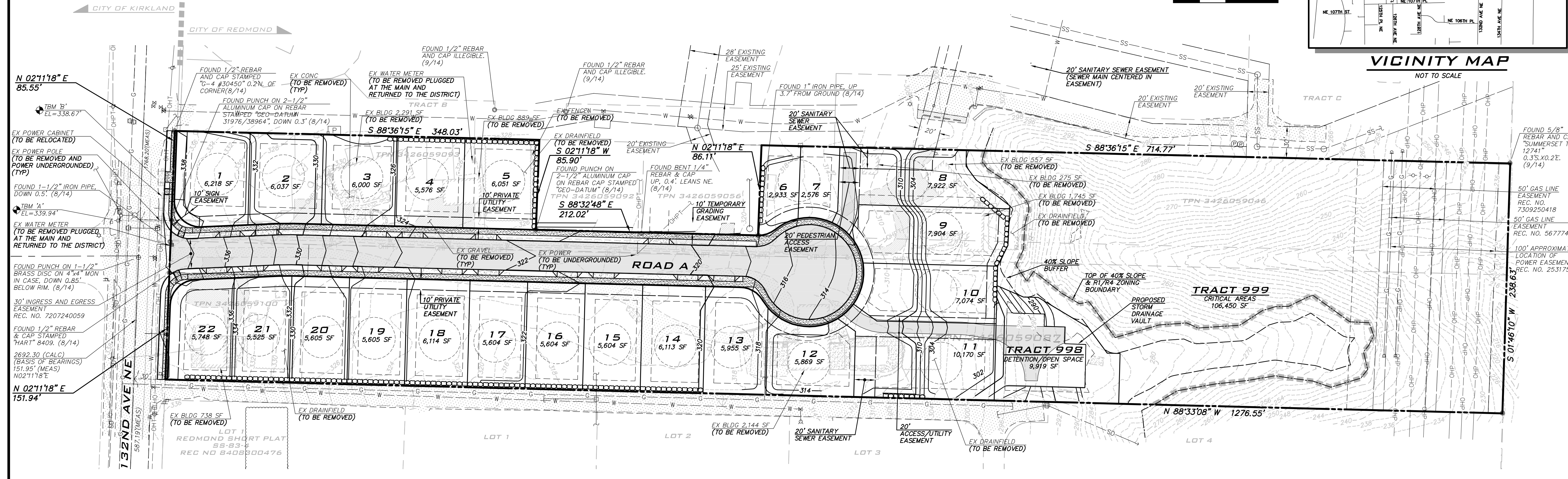


NW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.
TERRENE AT 132ND AVE NE
GREEN INFRASTRUCTURE INCENTIVE PROGRAM



BLUELINE

SCALE: AS NOTED
 PROJECT MANAGER: TODD A. OBERG, PE
 PROJECT ENGINEER: TODD A. OBERG, PE
 DESIGNER: CHRISTOPHER WISCOMB
 ISSUE DATE: 6/3/2015



PROJECT SUMMARY TABLE R-1 & R-4 & NET BUILDABLE AREA		
A. 1	GROSS SITE AREA IN SQUARE FEET	285,441 SF (6.55 AC)
2	R-1 GROSS AREA IN SQUARE FEET	98,371 SF (2.26 AC)
3	R-4 GROSS AREA IN SQUARE FEET	187,070 SF (4.29 AC)
B.	SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	98,371 SF (2.26 AC)
C.	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	9,919 SF (0.23 AC)
D.	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	37,250 SF (0.85 AC)
E.	PARKS AND OPENS SPACE DEDICATED OR HELD IN COMMON	9,919 SF (0.23 AC)
F.	ABOVE GROUND PUBLIC FACILITIES	NA
G.	TOTAL FOR EACH ZONE (A1-(B+C+D+E+F))= NET BUILDABLE AREA	140,022 SF (3.21 AC)
H.	MINIMUM DENSITY (G x MIN. DENSITY % x 4 DU/AC) = MIN. DENSITY	10.27 DU
I.	MAXIMUM DENSITY (187,070 X 4 / 43,560)	17.18 DU
J.	R-1 TRANSFER BONUS (98,371 X 1 / 43,560 X 150%)	3.39 DU
K.	AFFORDABLE HOUSING UNITS REQUIRED (A+B)x10% MAX DENSITY = A+B+2 AFFORDABLE BONUS UNITS	2.06 DU
	TOTAL	23 DU
	AVERAGE LOT SIZE (MINIMUM AVERAGE LOT SIZE = 5,950 SF*)	5,992 SF
	LARGEST PROPOSED LOT SIZE	10,170 SF
	SMALLEST PROPOSED LOT SIZE	2,576 SF
	TOTAL OPEN SPACE, IN SQUARE FEET (SEE OPEN SPACE PLAN FOR CALCULATIONS)	135,008 SF (3.10 AC)
	TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	NA

NOTE
 SEE SHEET OP-01 FOR OPEN SPACE CALCULATIONS.
 LOTS 6 AND 7 ARE PROPOSED TO CONTAIN 1 AFFORDABLE HOUSING UNIT EACH
 AVERAGE LOT SIZE REDUCED FROM 7,000 SF TO 5,950 SF (15%) USING 2 CREDITS PER COR TABLE 21.67.040B, GREEN BUILDING INCENTIVE PROGRAM. THE PROJECT IS RETAINING GREATER THAN 30% OF NATIVE VEGETATION, AND THEREFORE ACQUIRES 2 CREDITS PER TECHNIQUE #4 IN TABLE 21.67.040A.

SITE ADDRESS: 11020 132ND AVE NE

LOT REGULATIONS	
ALLOWED IMPERVIOUS COVERAGE:	60% OF LOT AREA
ALLOWED BUILDING COVERAGE:	35% OF LOT AREA
ALLOWED BUILDING HEIGHT:	35'
PROPOSED IMPERVIOUS COVERAGE:	≤60% OF LOT AREA
PROPOSED BUILDING COVERAGE:	≤35% OF LOT AREA
PROPOSED BUILDING HEIGHT:	≤35'

PROJECT TEAM

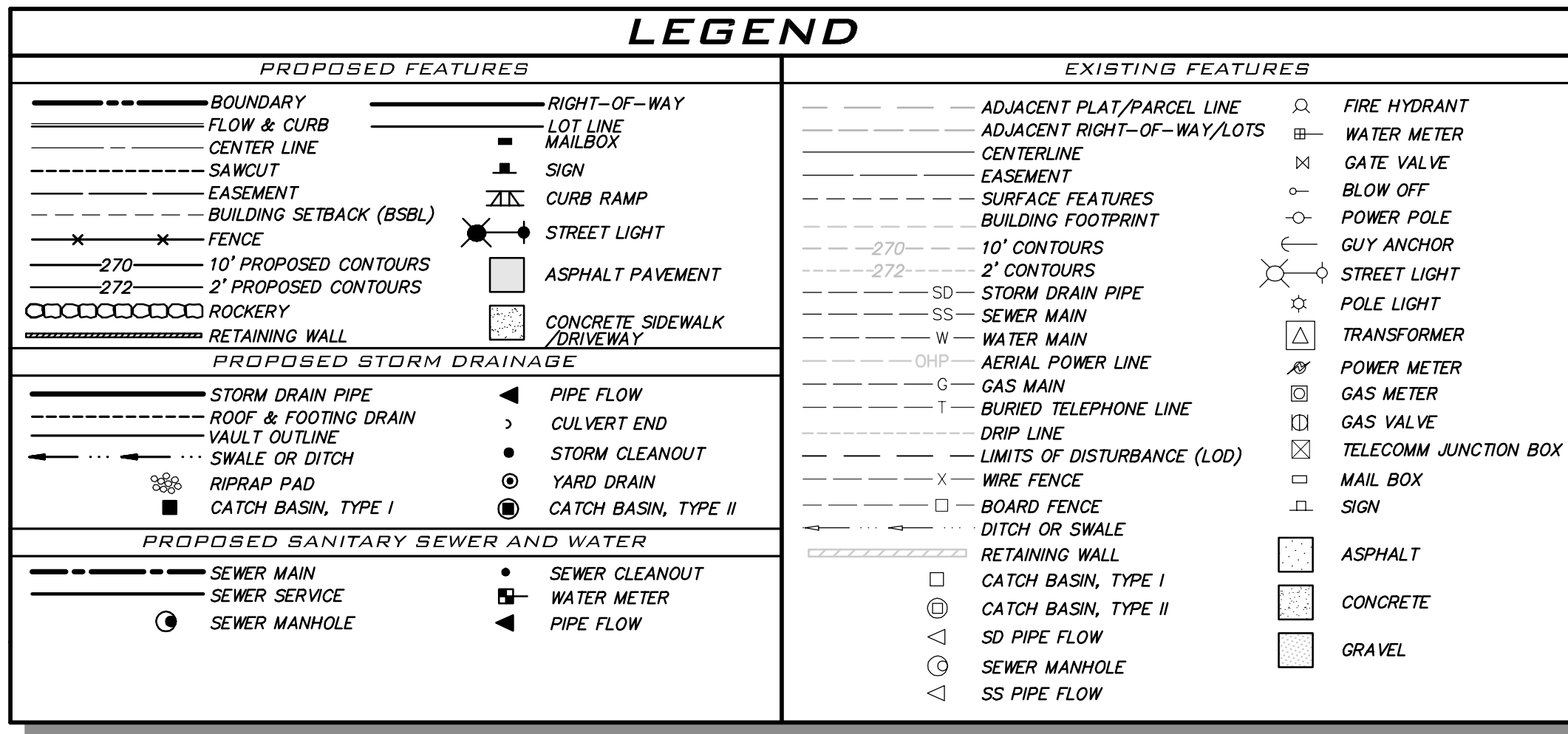
OWNER
 TERRENE AT 132ND, LLC
 520 6TH ST S, STE B
 KIRKLAND, WA 98033
 (425) 822-8848 x101
 CONTACT: MIKE WALSH
 EMAIL: MIKE@TERRENEVENTURES.COM

CIVIL ENGINEER
 THE BLUELINE GROUP
 25 CENTRAL WAY, SUITE 400
 KIRKLAND, WA 98033
 (425) 216-4051 x224
 CONTACT: TODD A. OBERG, PE
 EMAIL: TOBERG@THEBLUELINEGROUP.COM

SURVEYOR
 AXIS SURVEY AND MAPPING
 15241 NE 90TH ST
 REDMOND, WA 98052
 (425) 823-5700 x309
 CONTACT: ZANE WALL
 EMAIL: ZANE@AXISMAP.COM

ARBORIST
 TREE SOLUTIONS INC
 1058 N 39TH ST
 SEATTLE, WA 98103
 (206) 528-4670
 CONTACT: SEAN DUGAN
 EMAIL: SEAN@TREETOLUTIONS.NET

GEOTECHNICAL ENGINEER
 EARTH SOLUTIONS NW, LLC
 1805 136TH PL NE
 STE 201 BELLEVUE, WA 98005
 (425) 449-4704
 CONTACT: RAY COGLAS
 EMAIL: RAY.COGLAS@EARTHSOLUTIONSNW.COM



SHEET INDEX

- 1A CV-01A COVER SHEET & SITE PLAN
- 1B CV-01B COVER SHEET & SITE PLAN
- GENERAL NOTES
- 2 OP-01 OPEN SPACE PLAN
- 3A TP-01A TRANSPORTATION PLAN
- 3B TP-01B TRANSPORTATION PLAN
- GENERAL NOTES
- 4 RP-01 ROAD PROFILE
- 5 XS-01 VAULT SECTIONS
- 6 UT-01 UTILITY PLAN
- 7 FP-01 FIRE PLAN
- 8 GP-01 GRADING PLAN
- 9 TR-01 TREE PRESERVATION PLAN
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE PLAN
- L-03 LANDSCAPE PLAN

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.

NO	DATE	BY	REVISIONS

COVER SHEET & SITE PLAN
 TERRENE AT 132ND AVE NE
 PRELIMINARY PLAN
 3426059087
 WASHINGTON
 CITY OF REDMOND

6/3/15
 JOB NUMBER: 14-171
 SHEET NAME: CV-01A
 SHT 1A OF 9

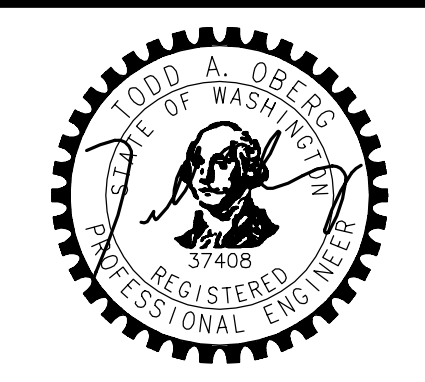
22-634 Jun 03, 2015 4:08pm User: dazano E:\Projects\14171\14171-01A.dwg © 2015 THE BLUELINE GROUP



SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: CHRISTOPHER WISCOMB
ISSUE DATE: 6/3/2015

Table with 4 columns: NO, DATE, BY, REVISIONS

COVER SHEET & SITE PLAN
GENERAL NOTES
TERRENE AT 132ND AVE NE
PRELIMINARY PLAT
3426059087
CITY OF REDMOND WASHINGTON



6/3/15
JOB NUMBER: 14-171
SHEET NAME: CV-01B
SHT 1B OF 9

BASIS OF BEARINGS

HELD NORTH 02°11'18" EAST ALONG THE MONUMENT WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34.

HORIZONTAL DATUM: NAD 1983/91

TITLE REPORT NOTES

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. DOCUMENTS OF RECORD MAY EXIST WHICH AFFECT THE SUBJECT PROPERTY.

ORIGINATING BENCHMARK

FOUND 1/4" ROD W/ DIMPLE IN CONCRETE, DOWN IN CASE 0.9' AT THE INTERSECTION OF 108TH AVE NORTHEAST AND NORTHEAST 60TH STREET.

VERTICAL DATUM: NAVD '88 (CITY OF KIRKLAND)

ELEVATION: 266.76'

TBM-1 SET RAILROAD SPIKE ON THE EAST FACE OF UTILITY POLE, UP 0.5' FROM GROUND AT THE NORTHWEST QUADRANT INTERSECTION OF NE 110TH PL AND 132ND AVE NE. ELEVATION: 339.94'

TBM-2 SET CHISELED SQUARE AT THE SOUTHWEST CORNER OF CONCRETE STOP ON THE EAST SIDE OF 132ND AVE NE ±40' NORTHERLY OF NORTHWEST SITE CORNER. ELEVATION: 338.67'

REFERENCES

- 1 WILLOW CREEK CORPORATE CENTER BINDING SITE PLAN, RECORDED UNDER RECORDING NO. 20080528000998, VOL 247, PG'S 098-111.
2 LEGAL DESCRIPTION FOR PROPERTY WAS PROVIDED BY CHICAGO TITLE IN THE FORM OF AN ALTA COMMITMENT FOR TITLE INSURANCE, DATED MAY 06, 2014 AT 8:00 A.M.
3 SKYVIEW ESTATES PLAT RECORDED UNDER RECORDING NO. 8803140899, VOL 140 & PG. 79.
4 THE COTTAGE COMPANY SHORT PLAT, RECORDED UNDER RECORDING NO. 20030828900001, VOL 162, PG'S 165-165G.

EQUIPMENT 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 WACS 332-130-080/090.

LEGAL DESCRIPTION FOR TPN: 342605-9083

THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION FOR TPN: 342605-9046-02

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT NO. 0023128-06 DATED AUGUST 22, 2014, AT 8:00 A.M.

THE NORTH 3 ACRES OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD, AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 132 FEET OF THE SOUTH 231 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 590 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 251 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF FOR 132ND AVENUE NORTHEAST.

SPECIAL EXCEPTIONS FOR TPN: 342605-9046-02

- 1 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 2531753. (PLOTTED)
2 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5677748. (NOT PLOTTABLE)
3 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE RIGHT TO ENTER THE LAND TO MAKE REPAIRS AND TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING SAID LAND, AS GRANTED BY INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 4166169. (UNABLE TO LOCATE)
4 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS, EGRESS AND UTILITIES OVER A PORTION OF SAID PREMISES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5406598. (NOT PLOTTABLE)
5 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING A PIPELINE OR PIPELINES TOGETHER WITH APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7309250416. (PLOTTED)
6 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH THE NECESSARY APPURTENANCES GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AFFECTING A PORTION OF SAID PROPERTY. UNDER KING COUNTY RECORDING NUMBER 7505020464. (UNABLE TO LOCATE)
7 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING TELEVISION CABLE AND RELATED EQUIPMENT GRANTED TO VIACOM CABLEVISION, AFFECTING A PORTION OF SAID PREMISES. UNDER KING COUNTY RECORDING NUMBER 8803240878. (NOT PLOTTABLE)
8 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING TELEVISION LINE AND RELATED HARDWARE GRANTED TO VIACOM CABLEVISION, AFFECTING THE A PORTION OF SAID PROPERTY. UNDER KING COUNTY RECORDING NUMBER 8803240880. (PLOTTED)
9 PERTAINS TO A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION, REPAIR OR MAINTENANCE OF EASEMENT GRANTED OVER ADJACENT PROPERTY FOR THE PURPOSE OF AN ACCESS EASEMENT UNDER KING COUNTY RECORDING NUMBER 7912130588. (NOT PLOTTABLE)

10-14 PERTAINS TO REAL TAXES AND GENERAL NOTES.

LEGAL DESCRIPTION FOR TPN: 342605-9083-04

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT NO. 0027988-06 DATED NOVEMBER 13, 2014, AT 8:00 A.M.

THE WEST 478 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 251 FEET THEREOF; AND EXCEPT THE EAST 100 FEET THEREOF; AND EXCEPT THE WEST 30 FEET THEREOF FOR 132ND AVENUE NORTHEAST

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITY OVER AND ACROSS THE NORTH 20 FEET OF THE WEST 478 FEET OF THE SOUTH 251 FEET OF SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR 132ND AVENUE NORTHEAST.

SPECIAL EXCEPTIONS FOR TPN: 342605-9083-04

- 1 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM, TOGETHER WITH NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 2531753. (NOT PLOTTABLE)
2 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5677748. (NOT PLOTTABLE)
3 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING A PIPELINE OR PIPELINES TOGETHER WITH APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7309250416. (PLOTTED)
4 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH THE NECESSARY APPURTENANCES GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AFFECTING A PORTION OF SAID PROPERTY. UNDER KING COUNTY RECORDING NUMBER 7505020464. (NOT PLOTTABLE)
5 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS, EGRESS AND UTILITY, AFFECTING A SOUTHERLY PORTION OF SAID PREMISES AND OTHER PROPERTY. UNDER KING COUNTY RECORDING NUMBER 7607060135. (NOT PLOTTABLE)
6 THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING AN AERIAL LINE OR BURIED CABLE TELEVISION LINE AND APPURTENANCES GRANTED TO VIACOM CABLEVISION, UNDER KING COUNTY RECORDING NUMBER 8803240878. (NOT PLOTTABLE)
7 THIS PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT REGARDING LATERAL SUPPORT FOR ADJACENT ROAD AND PROVISIONS FOR A DRAINAGE SYSTEM, UNDER KING COUNTY RECORDING NUMBER 9512260975. (PLOTTED)
8 THIS PROPERTY IS SUBJECT TO MATTERS CONTAINED IN THAT CERTAIN ROAD MAINTENANCE AGREEMENT WHICH DOCUMENT, AMONG OTHER THINGS, MAY PROVIDE FOR LIENS AND CHARGES, UNDER KING COUNTY RECORDING NUMBER 7912130588. (NOT PLOTTABLE)
9 THIS PROPERTY IS SUBJECT TO MATTERS CONTAINED IN THAT CERTAIN DOCUMENT REGARDING SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS, UNDER KING COUNTY RECORDING NUMBER 20060811000007. (NOT PLOTTABLE)

10-16 PERTAINS TO REAL TAXES AND GENERAL NOTES.

LEGAL DESCRIPTION FOR TPN: 342605-9100 & 342605-9087

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT NO. 0015205-06 DATED MAY 6, 2014, AT 8:00 A.M.

LOT A AND B, KING COUNTY SHORT PLAT NUMBER 1074053, RECORDED UNDER RECORDING NUMBER 7411220281, IN KING COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS FOR TPN: 342605-9100 & 342605-9087

- 1 THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 2531753. (NOT PLOTTABLE)
2 THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5677746. (PLOTTED)
3 THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING INGRESS AND EGRESS PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7207240059. SAID RESERVED EASEMENT ALSO APPEARS IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 7410240185 AND 7710260399.
4 THIS PROPERTY IS SUBJECT TO EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING PIPE LINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 7309250418. (PLOTTED)
5 COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON KING COUNTY SHORT PLAT NUMBER 1074053 RECORDING NUMBER 7411220281. (NOT PLOTTABLE)
6-7 PERTAINS TO REAL TAXES AND GENERAL NOTES.

SURVEY NOTES

- 1. EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION, WHERE DISCREPANCIES EXIST AXIS RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON OCTOBER 11th, 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
3. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD LOCATION OF THE SURFACE EVIDENCE OF EXISTING STRUCTURES. UNDERGROUND UTILITY LOCATION SERVICES WERE NOT PROVIDED FOR THIS TOPOGRAPHY SURVEY AND THE UNDERGROUND ROUTING OF REPORTED BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED WITH THE UTILITY SURVEYOR. ADDITIONAL UTILITY LOCATIONS AND UNDERGROUND UTILITY LOCATION PAINT MAPPING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.
4. 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 WACS 332-130-080/090.

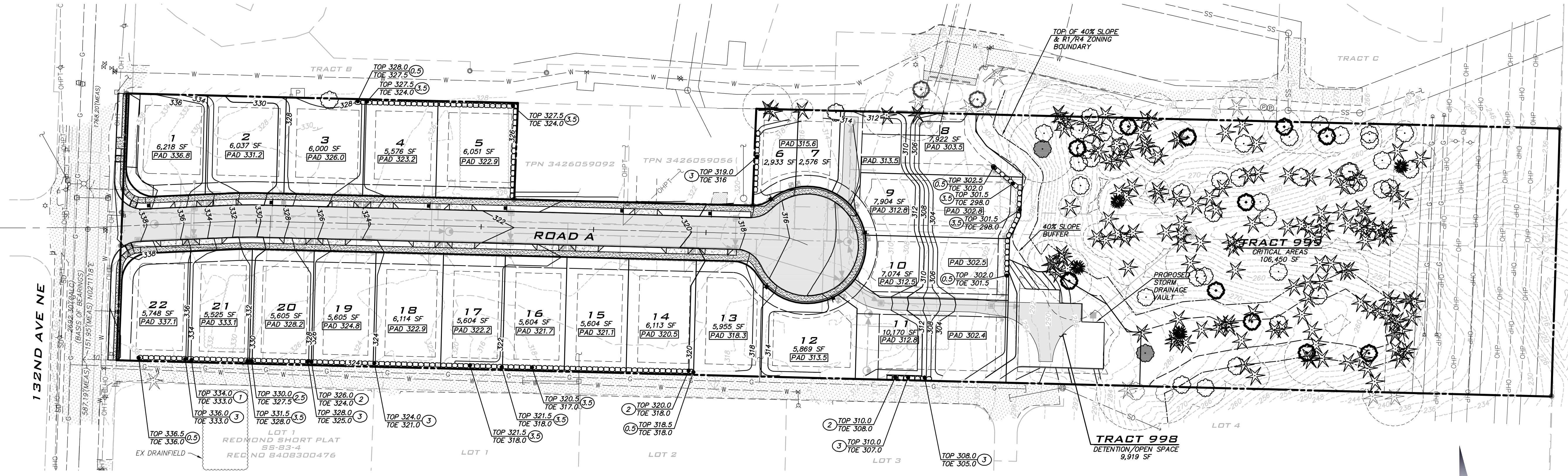
BUILDING NOTES

- 1 11004 132ND AVE NE 1 STORY WOOD FRAME HOUSE
2 11016 132ND AVE NE SPLIT LEVEL WOOD FRAME HOUSE W/DAYLIGHT BASEMENT
3 11020 132ND AVE NE 1 STORY WOOD FRAME HOUSE
4 11026 132ND AVE NE 1 STORY WOOD FRAME HOUSE

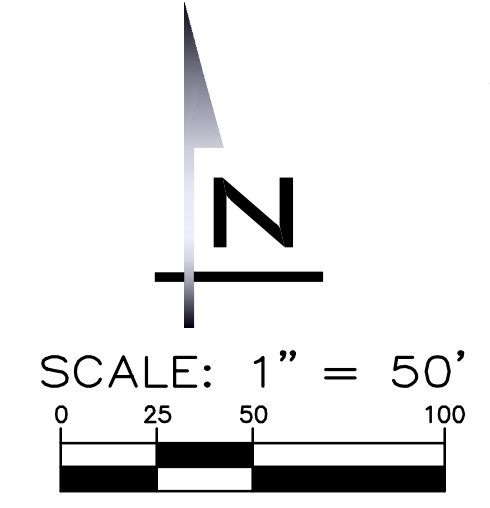


SCALE: AS NOTED
 PROJECT MANAGER: TODD A. OBERG, PE
 PROJECT ENGINEER: TODD A. OBERG, PE
 DESIGNER: CHRISTOPHER WISCOMB
 ISSUE DATE: 6/3/2015

NO	DATE	BY	REVISIONS



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	○ BLOW OFF
--- ADJACENT RIGHT-OF-WAY/LOTS	○ POWER POLE
--- CENTERLINE	○ GUY ANCHOR
--- EASEMENT	○ STREET LIGHT
--- SURFACE FEATURES	○ POLE LIGHT
--- BUILDING FOOTPRINT	△ TRANSFORMER
--- 270 10' CONTOURS	○ POWER METER
--- 272 2' CONTOURS	○ GAS METER
--- SD STORM DRAIN PIPE	○ GAS VALVE
--- SS SEWER MAIN	○ TELECOMM JUNCTION BOX
--- W WATER MAIN	○ MAIL BOX
--- OHP AERIAL POWER LINE	○ SIGN
--- G GAS MAIN	○ CONIFEROUS TREE TO BE REMOVED
--- T BURIED TELEPHONE LINE	○ DECIDUOUS TREE TO BE REMOVED
--- DRIP LINE	○ CONIFEROUS TREE TO BE SAVED
--- LIMITS OF DISTURBANCE (LOD)	○ DECIDUOUS TREE TO BE SAVED
--- 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	
○ FIRE HYDRANT	
■ WATER METER	
○ GATE VALVE	



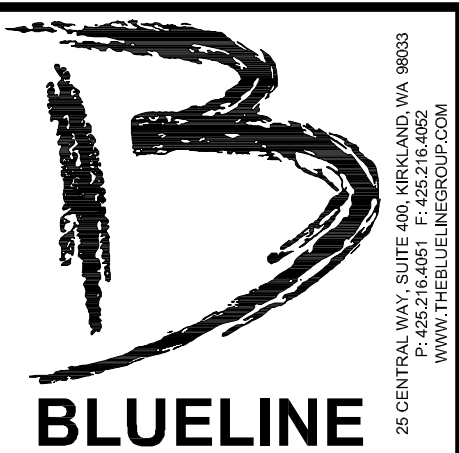
SITE NOTE
 SITE AREA = 285,441 SF (6.55 AC)

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.

GRADING PLAN
TERRENE AT 132ND AVE NE
PRELIMINARY PLAT
 3426059087
 CITY OF REDMOND WASHINGTON



6/3/15
 JOB NUMBER: 14-171
 SHEET NAME: GP-01
 SHT 8 OF 9



SCALE: AS NOTED
 PROJECT MANAGER: TODD A. OBERG, PE
 PROJECT ENGINEER: TODD A. OBERG, PE
 DESIGNER: CHRISTOPHER WISCOMB
 ISSUE DATE: 6/3/2015

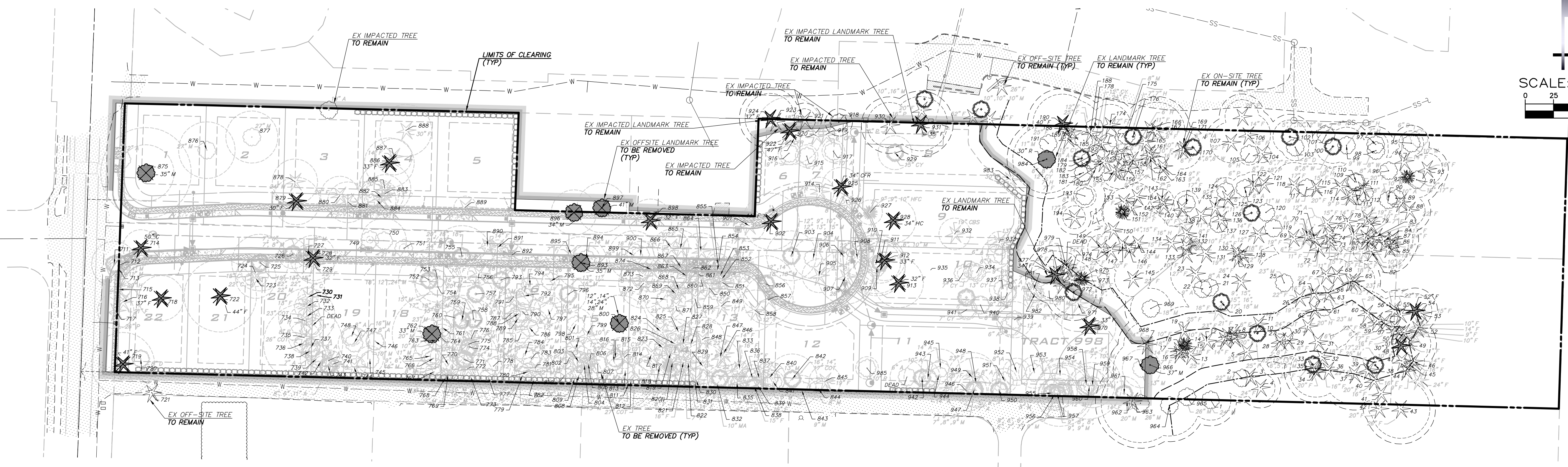
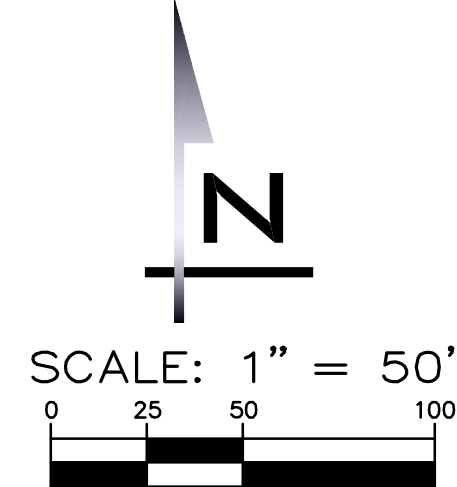
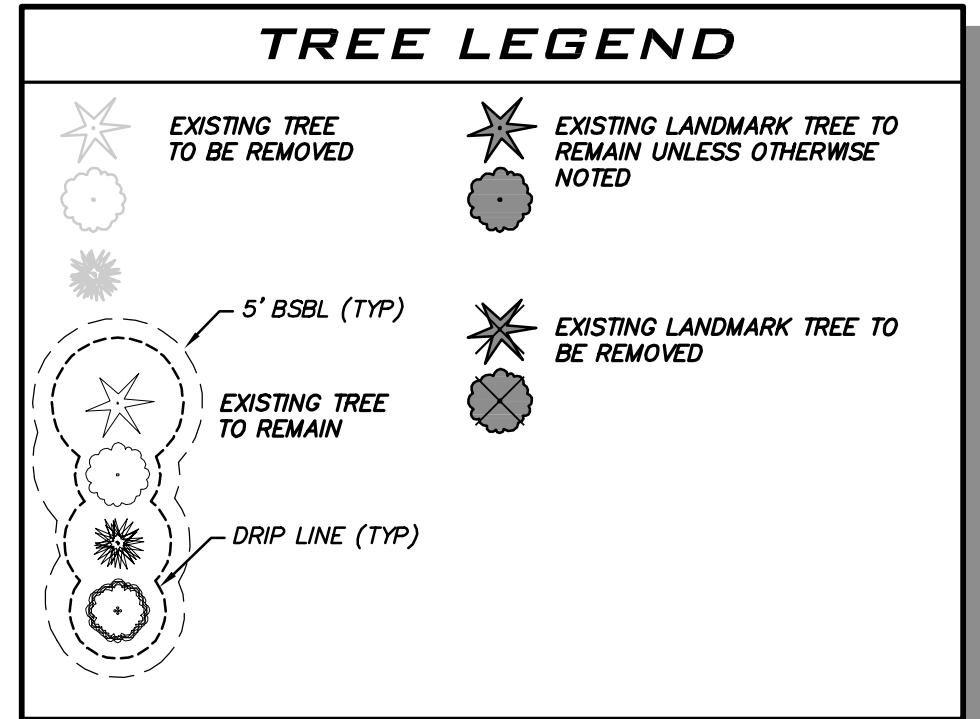


Figure 1: Tree Inventory - Proposed Action & Brief Definition

	Removal	Impacted	Retained	Total
Landmark (>30")	20 = 4.4%	1 = 0.2%	7 = 1.5%	28 = 6.1%
Significant (6" - 30")	234 = 51.1%	4 = 0.9%	192 = 41.9%	430 = 93.9%
Totals	254 = 55.5%	5 = 1.1%	199 = 43.4%	458 = 100%
Replacement Trees	294	0	0	294

Numbers are generated based on site conditions, proposed development, and City requirements. Significant trees are to be replaced at a 1:1 ratio; Landmark trees at a 3:1 ratio. Each significant tree removed beyond 35-percent retention must be replaced at a 3:1 ratio.

TREE NOTE
 REFER TO ARBORIST REPORT PREPARED BY TREE SOLUTIONS INC, DATED 2-25-2015



UNDERGROUND UTILITY NOTE
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NO	DATE	BY	REVISIONS

TREE PRESERVATION PLAN
 TERRENE AT 132ND AVE NE
 PRELIMINARY PLAT
 3426059087
 CITY OF REDMOND WASHINGTON



6/3/15
 JOB NUMBER: 14-171
 SHEET NAME: TR-01
 SHT 9 OF 9