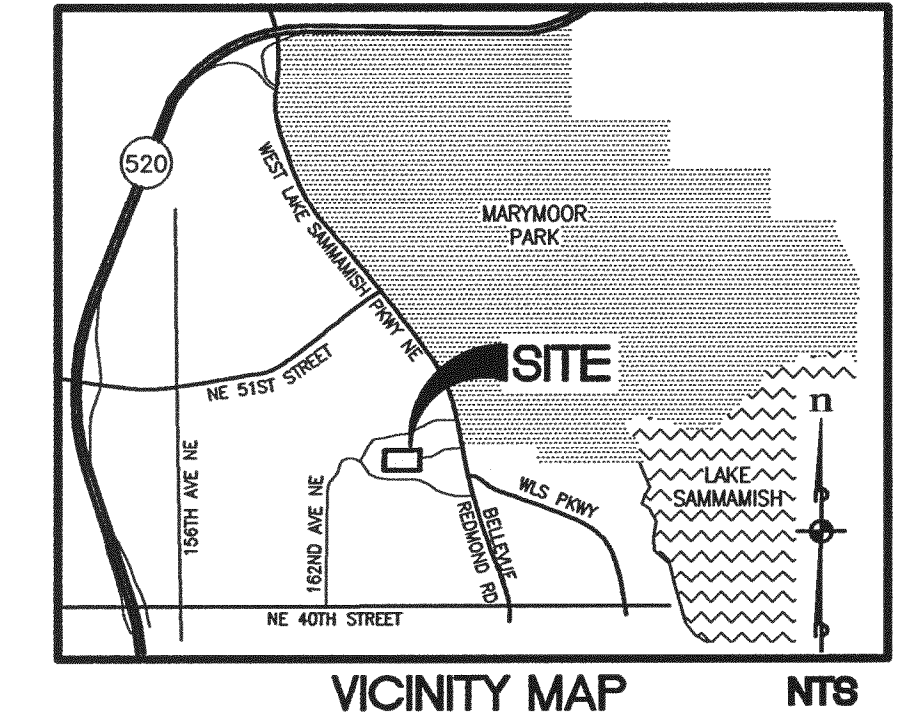


DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



SITE DATA
 SITE ADDRESS: 16410 NE 47TH ST, REDMOND, WA 98052
 PARCEL NUMBERS: PARCEL A: 555630-0067, -0068; PARCEL B: 555630-0069; PARCEL C: 164TH AVE NE R/W
 GROSS SITE AREA: 186,067 S.F. (4.27 AC.)
 NET BUILDABLE AREA: 130,852 SF (3.00 AC)
 ZONING: R-4 (RESIDENTIAL - 4 DU./AC.)
 NEIGHBORHOOD: IDYLWOOD
 EXISTING USE: SINGLE-FAMILY HOME AND BARN - TO BE REMOVED
 PROPOSED USE: 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

DEVELOPMENT STANDARDS (R-4)
 DENSITY: BASE: 4.27 AC. x 4 DU/AC = 17 LOTS; 2 AFFORDABLE UNITS (13A/13B) = 1 ADDITIONAL MARKET RATE LOT; TOTAL LOTS = 18 LOTS
 MIN. AVG. LOT SIZE: 7,000 SF
 MINIMUM LOT WIDTH: 40' DIAMETER CIRCLE
 BUILDING SETBACKS: FRONT AND SIDE STREET: 15'; GARAGE: 18'; SIDE INTERIOR: 5'/10' (15' TOTAL); REAR: 10'
 BUILDING HEIGHT: 35'
 OPEN SPACE: 20% OF LOT
 IMPERVIOUS COVERAGE: 60% OF LOT
 BUILDING COVERAGE: 35% OF LOT
 PARKING: 2.0 PER DU REQUIRED
 AFFORDABLE HOUSING: 10% (18 LOTS x 10% = 2 UNITS) - LOT 13
 TREE RETENTION REQ'D: 35% OF EXISTING SIGNIFICANT TREES
 DESIGN VARIATION REQUIREMENTS WILL BE MET PER CODE RMC 21.08.180

OWNER/APPLICANT
 KELLIE CAFFEY
 227 BELLEVUE WAY NE #174
 BELLEVUE, WA 98004
 (425) 941-1059
 CONTACT: TERRY CAFFEY
 EMAIL: TERRY@BARNESCAFFEY.COM

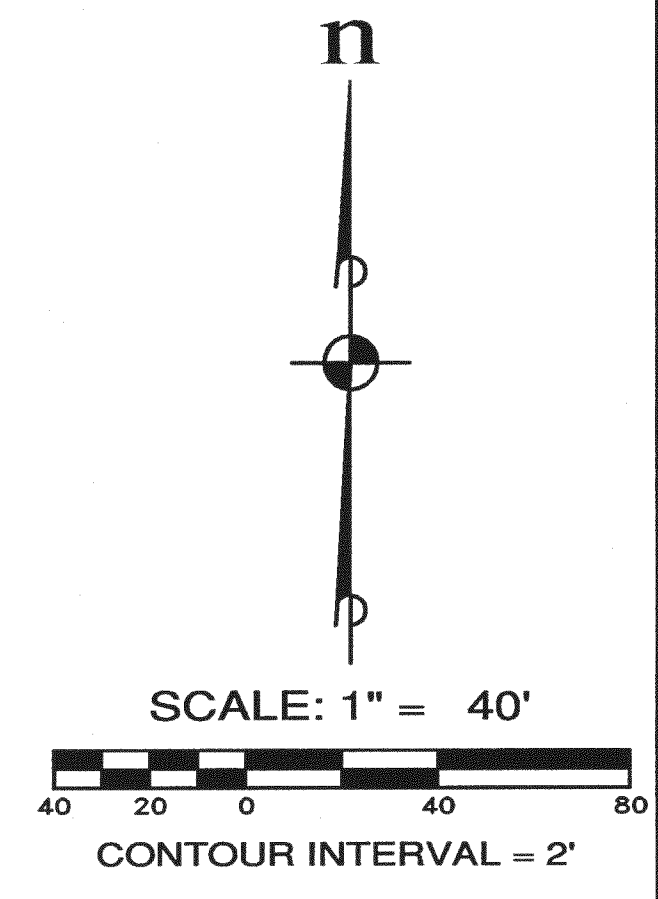
SOURCE OF DATA:
 THE INFORMATION SHOWN ON THIS CONCEPTUAL SITE PLAN WAS DERIVED FROM A VARIETY OF SOURCES, INCLUDING GIS DATA, ASSESSOR'S DATA, AERIAL LIDAR AND A FIELD VERIFIED BOUNDARY AND TOPOGRAPHIC SURVEY.

SURVEY/PLANNER/ENG.
 ESM CONSULTING ENGINEERS, L.L.C.
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 CONTACT: ERIC LABRIE, A.L.C.P.
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UTILITY PROVIDERS
 SEWER: CITY OF REDMOND
 WATER: CITY OF REDMOND
 POWER: PUGET SOUND ENERGY
 TELEPHONE: VERIZON
 SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
 FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25



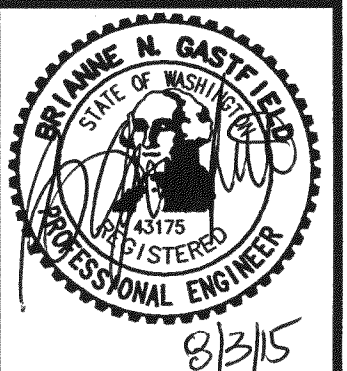
PROJECT SUMMARY TABLE	R-4 ZONE
GROSS SITE AREA	186,067 SF
NET BUILDABLE AREA	130,852 SF
MINIMUM DENSITY	9.6
MAXIMUM DENSITY	4 DU/AC
AVERAGE LOT SIZE	7,000 SF
LARGEST PROPOSED LOT SIZE	13,155 SF
SMALLEST PROPOSED LOT SIZE	5,236 SF
SENSITIVE AREA(S) & BUFFERS	514 SF
AREA OF PUBLIC RIGHT-OF WAY, PRIVATE STREETS & ACCESS CORRIDORS	32,014 SF
TOTAL OPEN SPACE (SEE SHEET OS-01 FOR CALC.)	39,474 SF
TOTAL ACTIVE RECREATION SPACE	14,039 SF

NET BUILDABLE AREA CALCULATION TABLE	R-4 ZONE
A GROSS SITE AREA	186,067 SF
B SENSITIVE AREA(S) & BUFFERS	514 SF
C SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D AREA OF PUBLIC RIGHT-OF WAY, PRIVATE STREETS & ACCESS CORRIDORS	32,014 SF
E PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	22,687 SF
F ABOVE GROUND PUBLIC FACILITIES	0
G TOTAL FOR EACH ZONE (A-{B+C+D+E+F}) = NET BUILDABLE AREA	130,852 SF
H MINIMUM DENSITY (G X MINIMUM DENSITY PERCENTAGE)	9.6

SHEET NO.	DESCRIPTION
CSP-01	COVER SHEET & SITE PLAN
CSP-02	EXISTING CONDITIONS
OS-01	OPEN SPACE PLAN
TR-01	TRANSPORTATION PLAN
TR-02	TRANSPORTATION PROFILES
TR-03	TRANSPORTATION & STORM PROFILES
TR-04	SEWER & WATER PROFILES
UT-01	STORM DRAINAGE PLAN
UT-02	SEWER & WATER PLAN
GR-01	GRADING PLAN
FI-01	FIRE PLAN
LS-01	PRELIMINARY LANDSCAPE PLAN
LS-02	PRELIMINARY LANDSCAPE PLAN - TRACT B
LS-03	PRELIMINARY LANDSCAPE DETAILS & NOTES
TP-01	TREE PRESERVATION PLAN
IR-01	PRELIMINARY IRRIGATION PLAN
IR-02	PRELIMINARY IRRIGATION DETAILS & NOTES

NOTES:
 1. ALL OFF-SITE TREES AND/OR DRIP LINES DEPICTED HEREIN HAVE NOT BEEN SURVEYED. LOCATIONS ARE APPROXIMATE. NO GUARANTEES ARE MADE NOR IMPLIED REGARDING THE ACCURACY OF THIS INFORMATION.

NO.	DESCRIPTION/DATE	BY
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KELLIE CAFFEY
 DUKE'S LANDING
 COVER SHEET & SITE PLAN
 WASHINGTON
 REDMOND

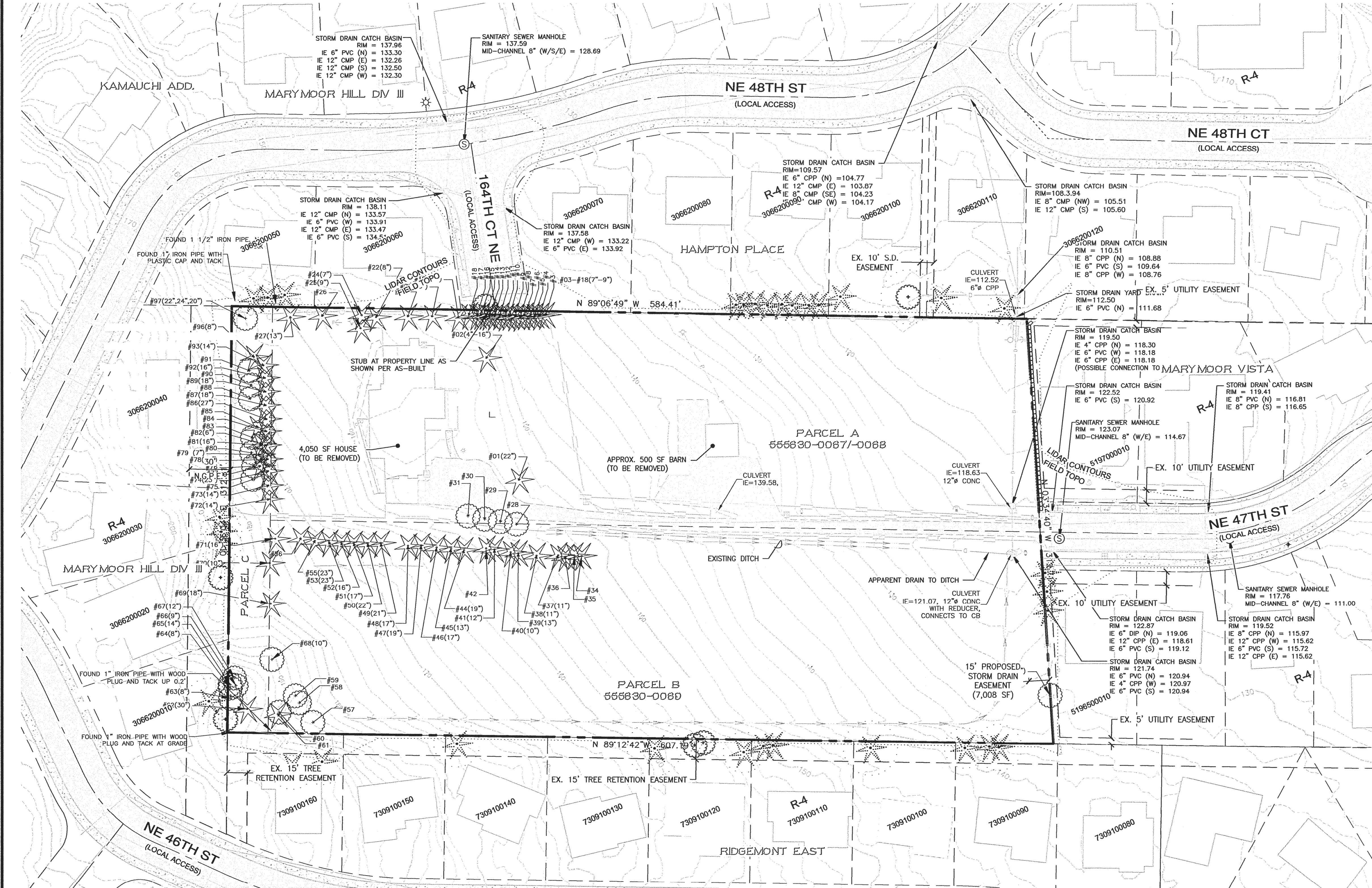
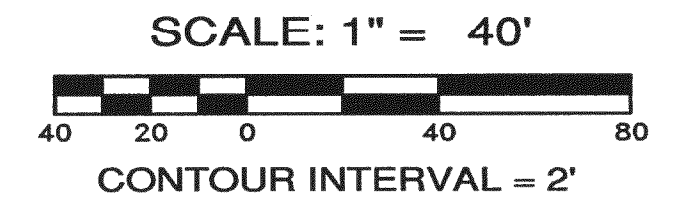
JOB NO.: 1787-001-013
 DWG. NAME: CSP-01
 DESIGNED BY: EGL
 DRAWN BY: EGL/ER
 CHECKED BY:
 DATE: 08/03/2015
 DATE OF PRINT:
CSP-01
 1 OF 17 SHEETS

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 Plotted by: Don Camp

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA

n



NO.	DESCRIPTION/DATE	BY
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Public Works
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Landscape Architecture

LEGEND

- # HANDICAP RAMP
- ⊥ STREET/TRAFFIC SIGN
- ⊙ SANITARY SEWER MANHOLE
- ⊞ STORM DRAIN CATCH BASIN
- ⊞ STORM DRAIN CLEAN OUT
- ⊞ STORM DRAIN MANHOLE
- ⊞ YARD DRAIN
- ⊞ LUMINAIRE
- ⊞ YARD LIGHT (UNDER 10' TALL)
- ⊞ GAS METER
- ⊞ GUY ANCHOR
- ⊞ ELECTRICAL JUNCTION PULL/BOX
- ⊞ ELECTRICAL CONDUIT RISERS
- ⊞ POWER POLE W/DROP LINE
- ⊞ POWER POLE
- ⊞ POWER POLE W/TRANSFORMER
- ⊞ TELEPHONE JUNCTION BOX (UG)
- ⊞ AIR RELEASE VALVE
- ⊞ WATER BLOW OFF VALVE
- ⊞ FIRE HYDRANT
- ⊞ HOSE BIB
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ DECIDUOUS
- ⊞ MAPLE
- ⊞ PINE
- S — STORM LINE
- G — GAS LINE
- S — SEWER LINE
- W — WATER LINE
- S — SPLIT RAIL FENCE
- C — CHAINLINK FENCE

NOTES:

1. ALL OFF-SITE TREES AND/OR DRIP LINES DEPICTED HEREIN HAVE NOT BEEN SURVEYED. LOCATIONS ARE APPROXIMATE. NO GUARANTEES ARE MADE NOR IMPLIED REGARDING THE ACCURACY OF THIS INFORMATION.

LEGAL DESCRIPTION:

PARCEL A (555630-0068 AND -0069) - 87,493 SF

THAT PORTION OF LOT 1, BLOCK 2, MIRAVISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE(S) 35, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1;
THENCE SOUTH 88°57'25" WEST ALONG THE SOUTH LINE THEREOF, 576.89 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 5°19'43" WEST 156.11 FEET;
THENCE SOUTH 88°59'12" WEST TO THE WEST LINE OF SAID LOT 1;
THENCE SOUTHERLY ALONG SAID WEST LINE OF SAID LOT 1 TO THE SOUTH LINE OF LOT 1;
THENCE EASTERLY ALONG SAID LINE OF LOT 1 TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B (555630-0067) - 89,191 SF

THAT PORTION OF LOT 1, BLOCK 2, MIRAVISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE(S) 35, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1;
THENCE SOUTH 88°57'25" WEST ALONG THE SOUTH LINE THEREOF, 576.89 FEET;
THENCE NORTH 5°19'43" WEST 156.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°58'12" WEST TO THE WEST LINE OF SAID LOT 1;
THENCE NORTHERLY ALONG SAID WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF SAID LOT 1;
THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 1, 553.36 FEET;
THENCE SOUTHERLY TO THE POINT OF BEGINNING;
TOGETHER WITH THAT PORTION OF THE VACATED 30-FOOT STRIP ADJOINING SAID LOT 1 ON THE NORTH, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT TO THE NORTH LINE OF SAID 30-FOOT STRIP;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL C (164TH AVE NE RIGHT-OF-WAY) - 9,383 SF

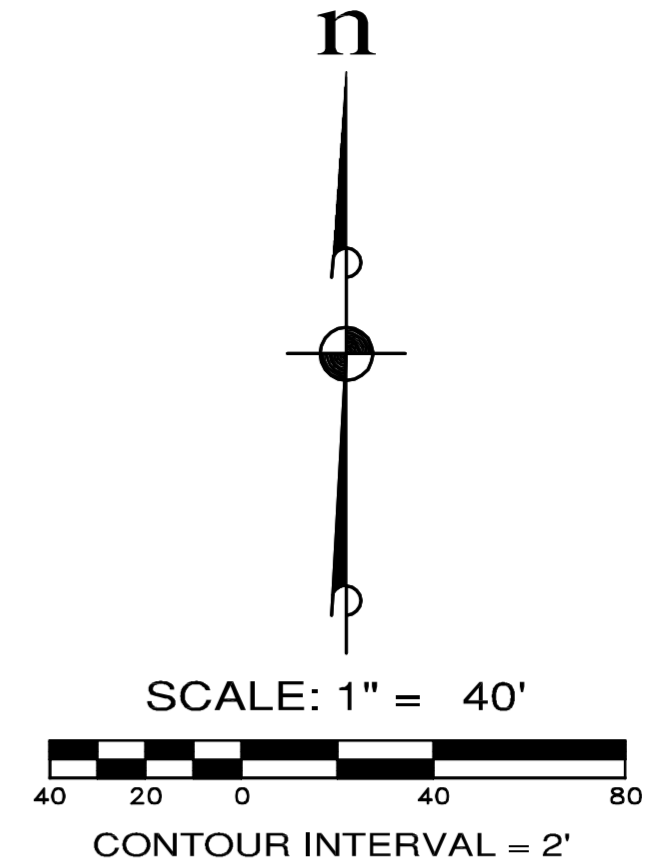
THAT PORTION OF 164TH AVENUE N.E. LYING NORTHERLY OF THE SOUTH LINE OF LOT 1, BLOCK 2, MIRAVISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE(S) 35, RECORDS OF KING COUNTY, WASHINGTON, EXTENDED WEST TO THE WEST LINE OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 5 EAST AND SOUTHERLY OF THE NORTH LINE OF THE VACATED 30 FOOT STRIP ADJOINING SAID LOT 1, EXTENDED WEST TO THE WEST LINE OF SECTION 13, TOWNSHIP 25 NORTH, RANGE 5 EAST.
NOTE:
LEGAL DESCRIPTIONS PROVIDED FROM SUBDIVISION GUARANTEE PREPARED BY STEWART TITLE, FILE NO: 01148-27909 ISSUED DECEMBER 10, 2013 AND UPDATED MARCH 10, 2015.

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Printer: Ben Capp

KELLIE CAFFEY
DUKE'S LANDING
EXISTING CONDITIONS
WASHINGTON
REDMOND
JOB NO.: 1787-001-013
DWG. NAME: CSP-02
DESIGNED BY: EGL
DRAWN BY: EGL/ER
CHECKED BY:
DATE: 08/03/2015
DATE OF PRINT:
CSP-02
2 OF 17 SHEETS

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



OPEN SPACE CALCULATIONS

TOTAL SITE AREA	186,067 SF	
TOTAL LOT AREA	131,371 SF	
10% (13,137 SF) OF 131,371 SF LOT-BY-LOT OPEN SPACE REQUIRED PER RZC 21.08.170.L.2		
20% (37,213 SF) OF 186,067 SF TOTAL SITE OPEN SPACE REQUIRED PER RZC.21.08.060.C		
OPEN SPACE TYPE	SQUARE FOOTAGE	% OF TOTAL SITE AREA
LOT-BY-LOT OPEN SPACE	16,787	9%
DEVELOPMENT-WIDE OPEN SPACE	22,687	12%
TOTAL OPEN SPACE PROVIDED	39,474	21%

DEVELOPMENT-WIDE OPEN SPACE

TRACT #	AREA (SF)	% OF TOTAL SITE AREA
TRACT A	8,648 SF	5%
TRACT B	14,039 SF	7%
TOTAL	22,687 SF	12%

LOT-BY-LOT OPEN SPACE

LOT #	AREA (SF)	OPEN SPACE PROVIDED (SF)	% OF LOT AREA
1	6,835	825	12.07%
2	5,514	975	17.68%
3	5,236	975	18.62%
4	13,155	1,320	10.03%
5	7,234	825	11.40%
6	7,231	825	11.41%
7	7,228	825	11.41%
8	7,226	825	11.42%
9	7,224	825	11.42%
10	7,221	825	11.43%
11	7,217	825	11.43%
12	7,215	825	11.43%
13	9,698	1,177	12.14%
14	7,195	825	11.47%
15	7,197	825	11.46%
16	7,199	825	11.46%
17	5,506	990	17.98%
18	6,037	1,450	24.02%
TOTAL	131,371	16,787	12.78%

OPEN SPACE PROVIDED ONSITE (15 FOOT MINIMUM WIDTH)

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3	FOURTH SUBMITTAL 07/02/2015	ESM
4	FINAL SUBMITTAL 08/03/2015	ESM



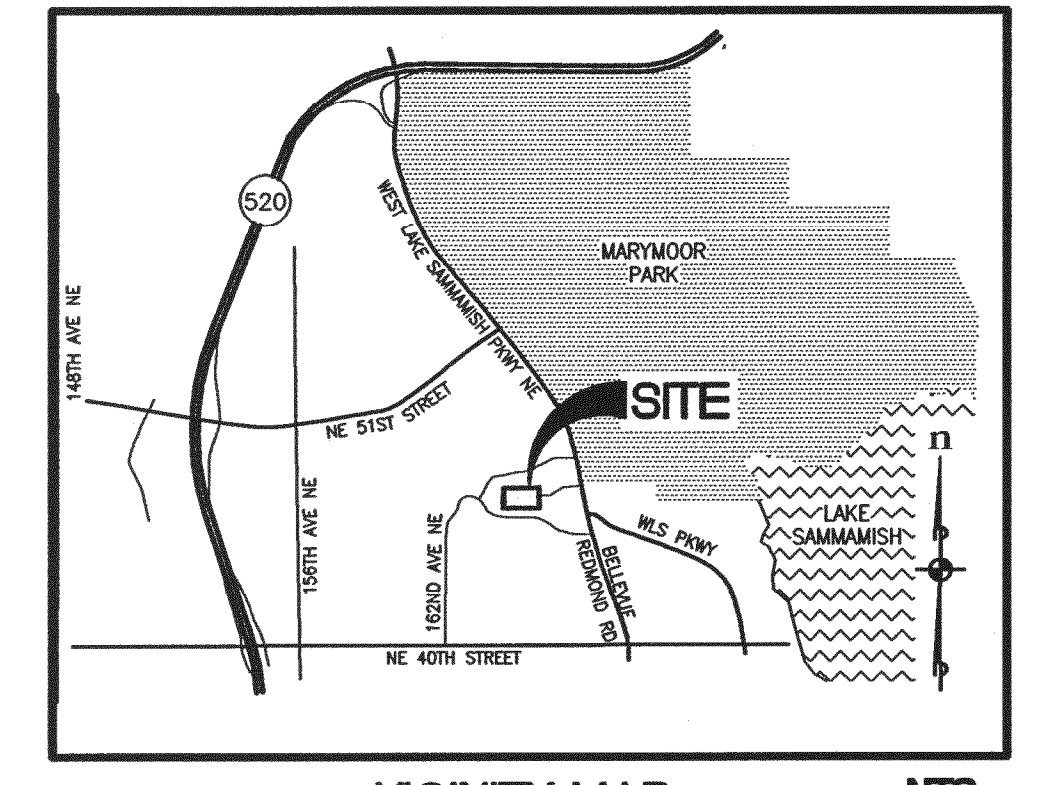
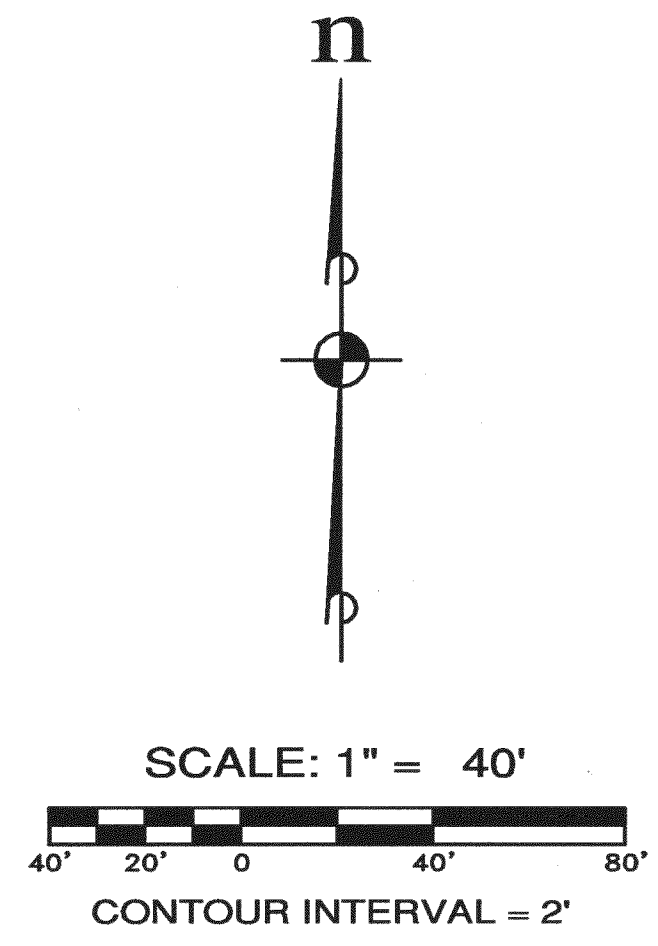
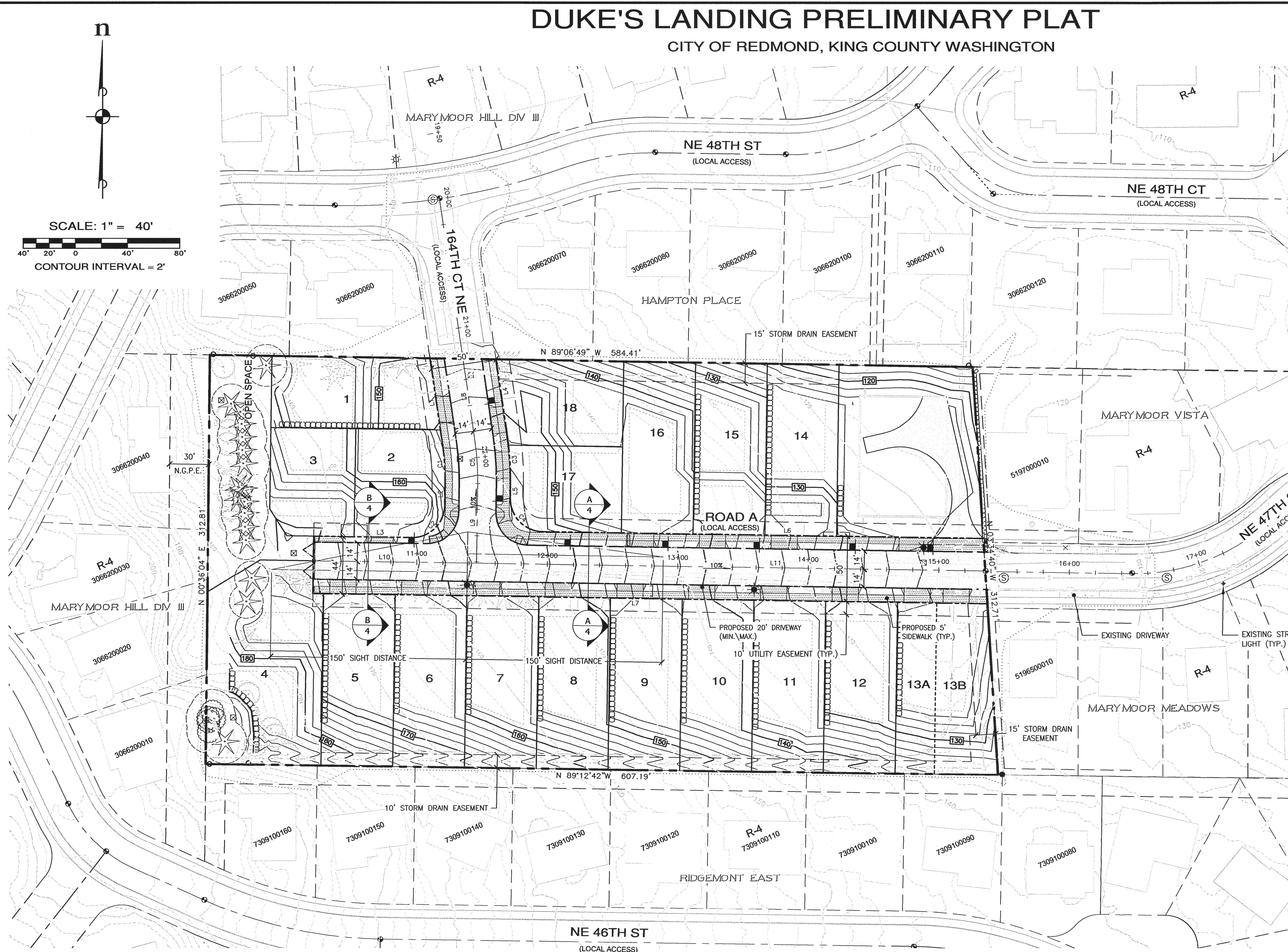
ESM CONSULTING ENGINEERS LLC
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 EVERETT (425) 337-9900
 www.esmcivil.com
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KELLIE CAFFEY
DUKE'S LANDING
 OPEN SPACE PLAN
 WASHINGTON
 REDMOND

JOB NO.: 1787-001-013
 DWG. NAME: OS-01
 DESIGNED BY: EQL
 DRAWN BY: EQL/ER
 CHECKED BY:
 DATE: 08/03/2015
 DATE OF PRINT:

DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



VICINITY MAP NTS
A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA

SITE DATA
 SITE ADDRESS: 16410 NE 47TH ST, REDMOND, WA 98052
 PARCEL NUMBERS: 555630-0067, -0068, -0069 & 164TH AVE NE R/W
 SITE AREA GROSS: 176684 S.F. + 9383 S.F. = 186067 S.F. (4.27 AC.) (SITE) (164TH AVE NE)
 ZONING: R-4 (RESIDENTIAL - 4 D.U./AC.)
 NEIGHBORHOOD: OVERLAKE
 EXISTING USE: SINGLE-FAMILY HOME AND BARN - TO BE REMOVED
 PROPOSED USE: 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
 ALL STRUCTURES ARE TO BE REMOVED

OWNER/APPLICANT
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 227 BELLEVUE WAY NE #174
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SOURCE OF DATA:
 THE INFORMATION SHOWN ON THIS CONCEPTUAL SITE PLAN WAS DERIVED FROM A VARIETY OF SOURCES, INCLUDING GIS DATA, ASSESSOR'S DATA, AERIAL LIDAR AND A FIELD VERIFIED BOUNDARY AND TOPOGRAPHIC SURVEY.

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 TELEPHONE: VERIZON
 SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
 FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

LEGEND

- PROPOSED 12" STORM DRAINAGE
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING CHAINLINK FENCE
- EXISTING SPLIT RAIL FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR

NOTES:
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PARCEL A:
 THAT PORTION OF LOT 1, BLOCK 2, MIRAVISTA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE(S) 35, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1;
 THENCE SOUTH 88°57'25" WEST ALONG THE SOUTH LINE THEREOF, 576.89 FEET TO THE TRUE POINT OF BEGINNING;
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 THENCE SOUTH 88°59'12" WEST TO THE WEST LINE OF SAID LOT 1;
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 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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 TOGETHER WITH THAT PORTION OF THE VACATED 30-FOOT STRIP ADJOINING SAID LOT 1 ON THE NORTH, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT TO THE NORTH LINE OF SAID 30-FOOT STRIP;
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

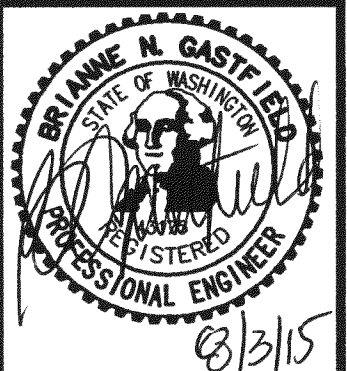
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RIGHT OF WAY			
Line/Curve	Length	Direction/Delta	Radius
C1	28.03'	9°10'42"	175.00'
C2	39.27'	90°00'00"	25.00'
C3	36.04'	9°10'42"	225.00'
C4	39.27'	90°00'00"	25.00'
L1	67.481'	N 8°20'16.96" W	
L2	17.510'	N 0°50'25.04" E	
L3	75.093'	N 89°09'34.96" W	
L4	59.361'	N 8°20'16.96" W	
L5	11.510'	N 0°50'25.04" E	
L6	337.927'	N 89°09'34.96" W	
L7	516.884'	N 89°09'34.96" W	

ROAD CENTERLINE			
Line/Curve	Length	Direction/Delta	Radius
C5	32.04'	9°10'42"	200.00'
L8	63.425'	N 8°20'16.96" W	
L9	61.510'	N 0°50'25.04" E	
L10	125.093'	N 89°09'34.96" W	
L11	389.859'	N 89°09'34.96" W	

REVISIONS

NO.	DESCRIPTION/DATE	BY
0	FIRST SUBMITTAL 03/13/2015	ESM
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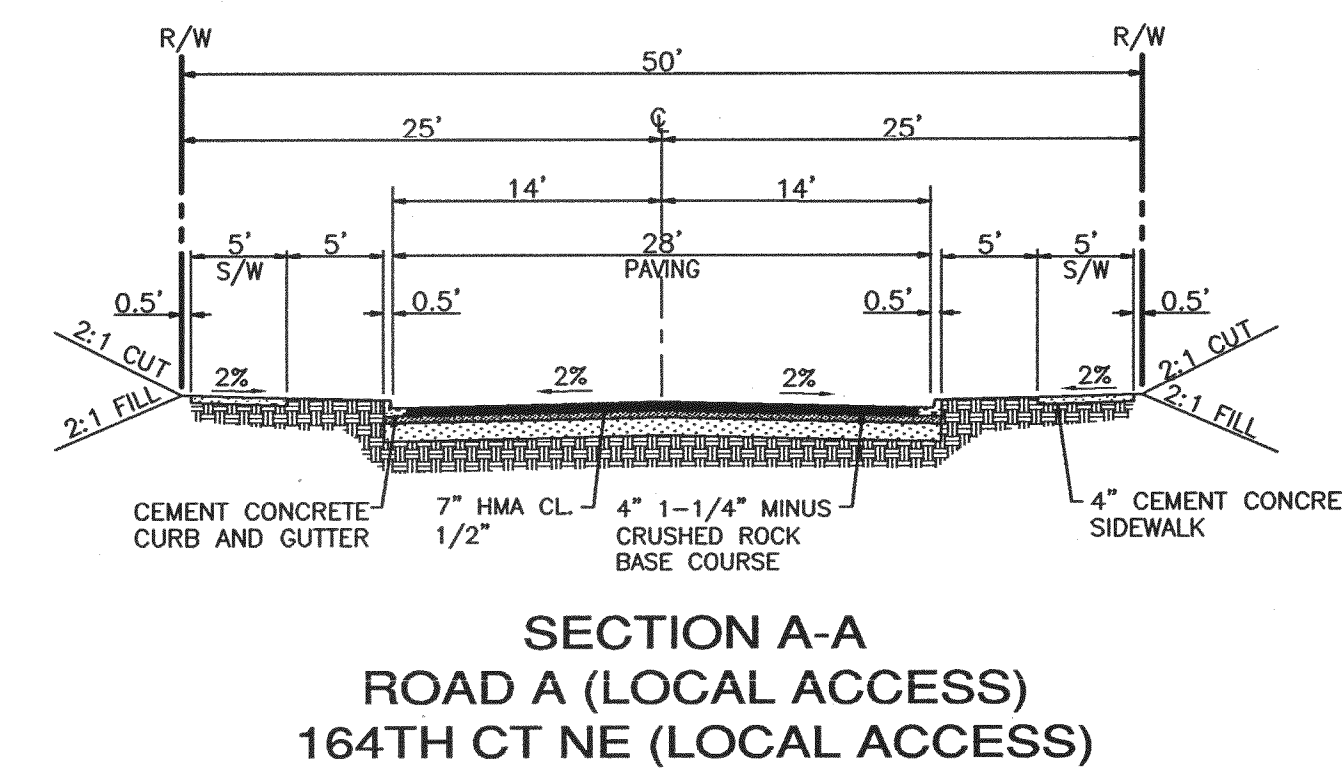
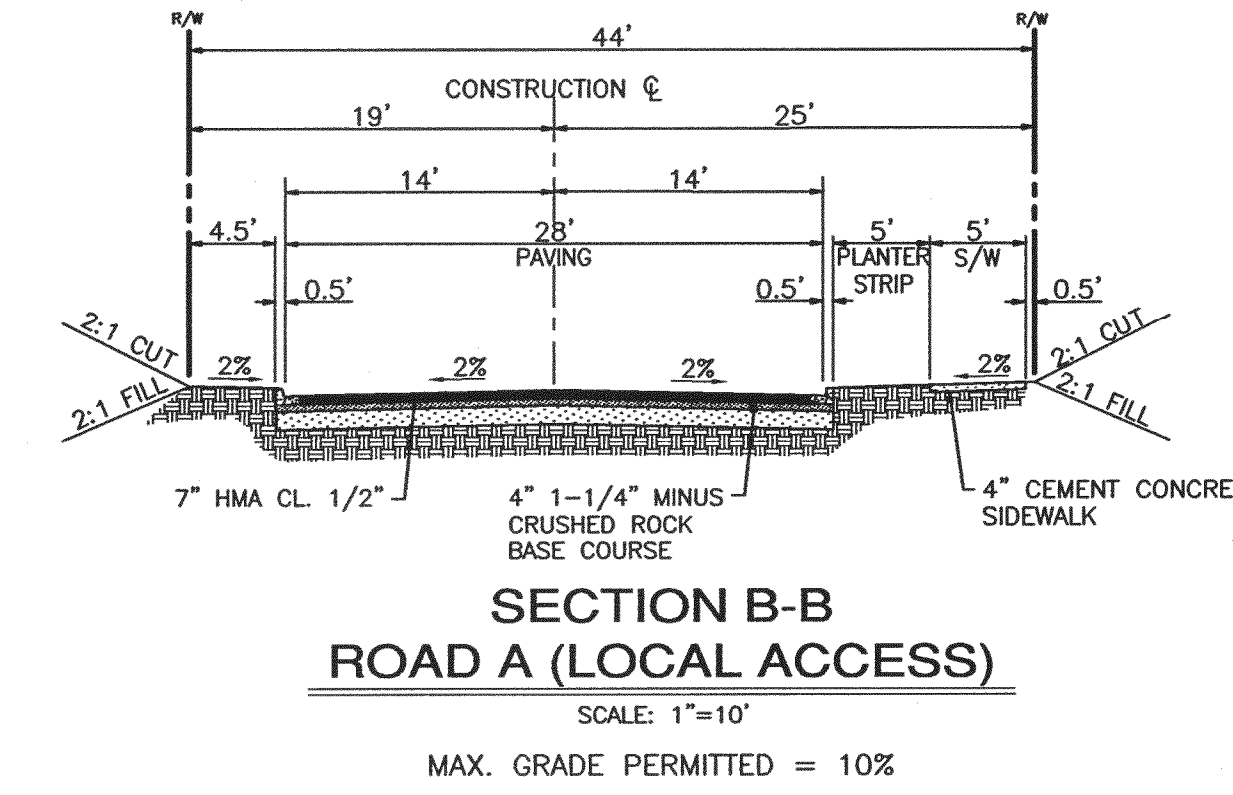
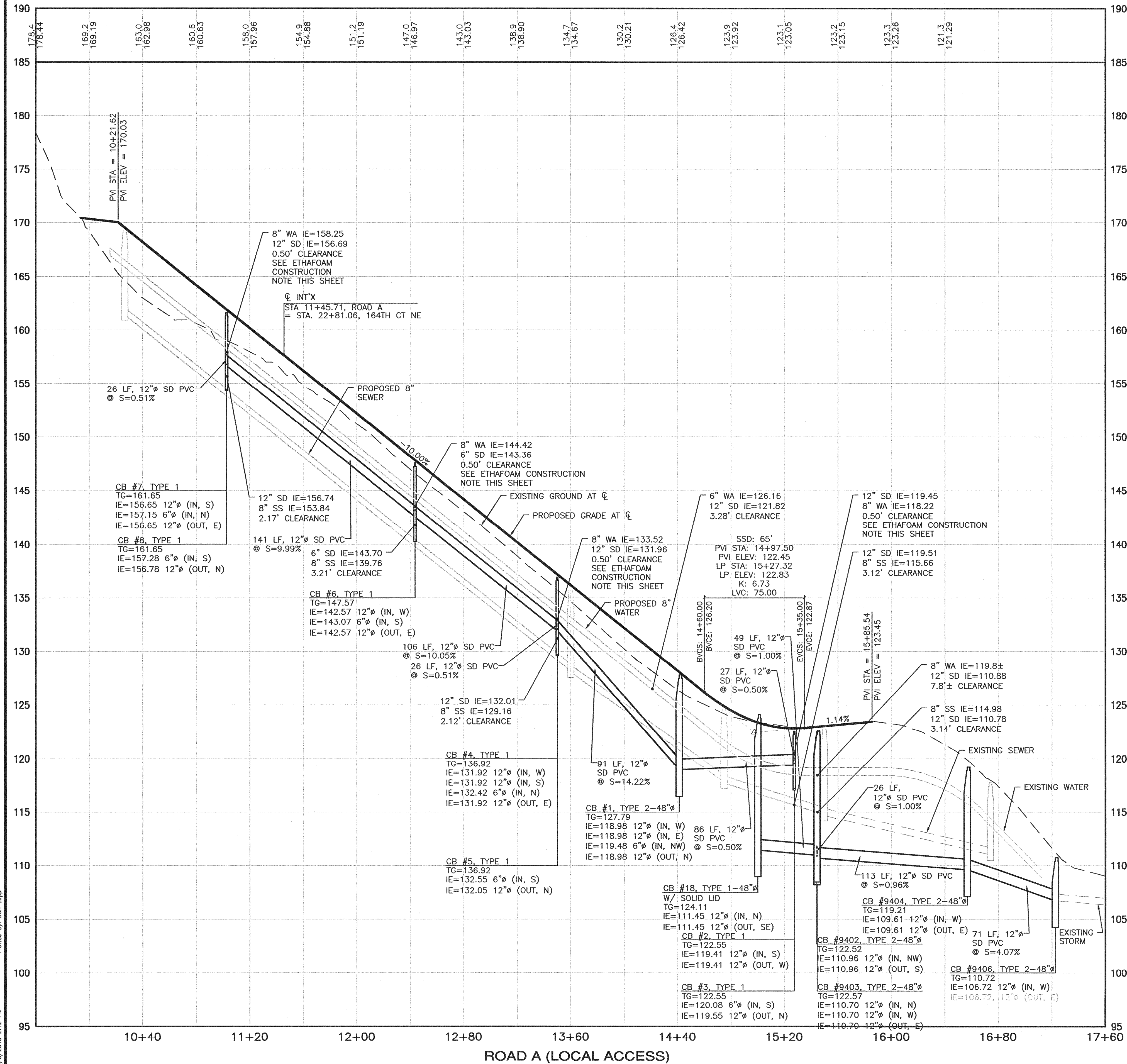
KELLIE CAFFEY
DUKE'S LANDING
 TRANSPORTATION PLAN
 REDMOND

JOB NO.: 1787-001-013
 DWG. NAME: TR-01
 DESIGNED BY: EGL
 DRAWN BY: EGL/ER
 CHECKED BY:
 DATE: 08/03/2015
 DATE OF PRINT:
TR-01
 4 OF 17 SHEETS

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DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



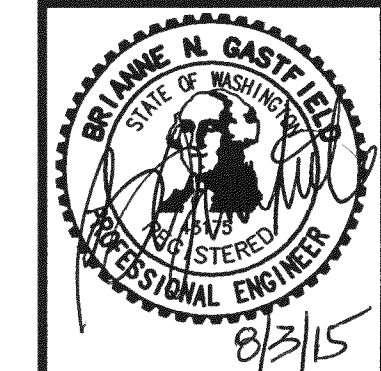
- PAVEMENT DEPTHS FROM APPENDIX 200-3, COMMUNITY DEVELOPMENT GUIDE.
- 4 INCH OF 1-1/4 INCH MINUS CRUSHED ROCK BASE COURSE PER WSDOT STANDARD SPEC 9-03.9(3).
- SUBGRADE SHALL BE COMPACTED TO 95% DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D 1557. GRAVEL BASE MAY BE REQUIRED PENDING SOIL CONDITIONS. A SOILS REPORT PREPARED BY A REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE ABOVE SECTION IS ACCEPTABLE.
- CONCRETE PAVEMENT SHALL MEET WSDOT STANDARD SPEC 5-05. FINISH SURFACE BY TEXTURING WITH COMB PERPENDICULAR TO CENTER LINE OF PAVEMENT PER WSDOT STANDARD SPEC 5-05.3(11).
- FRANCHISE AND DRY UTILITIES SHOULD BE LOCATED IN EASEMENTS OUTSIDE RIGHT-OF-WAY.

ETHAFOAM CONSTRUCTION NOTE
ETHAFOAM PAD IS REQUIRED TO PROVIDE ADDITIONAL PROTECTION WHEN THERE IS LESS THAN 1" OF CLEARANCE BETWEEN ADJACENT UTILITIES. THE SIZE OF THE PAD SHALL BE BASED ON THE OUTSIDE DIAMETER (O.D.) OF THE LARGER CROSSING PIPE. THE PAD SHALL BE O.D. BY O.D. SQUARE BY 2.5 INCHES THICK MINIMUM OR AS REQUIRED TO PROTECT THE PIPES. THE PAD SHALL BE A STRONG, RESILIENT, MEDIUM-DENSITY, CLOSED-CELL, POLYETHYLENE FOAM PLANK (DOW ETHAFOAM 2200, OR ACCEPTED EQUIVALENT.)

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CONTACT: TERRY CAFFEY
EMAIL: TERRY@BARNESCAFFEY.COM

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FEDERAL WAY, WA 98003
(425) 838-6113
CONTACT: ERIC LEBRIE, A.I.C.P.

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DUKE'S LANDING
TRANSPORTATION PROFILES

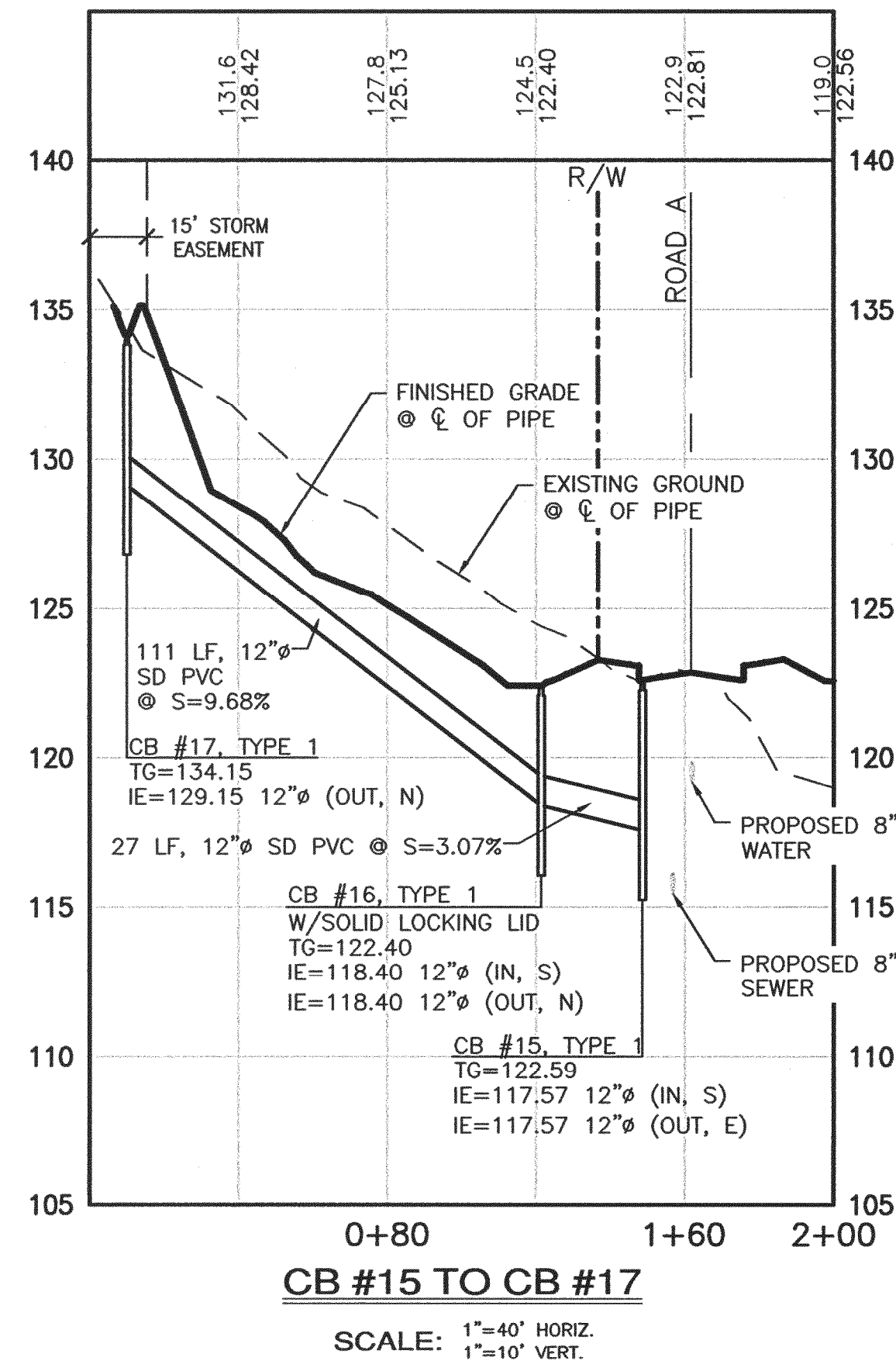
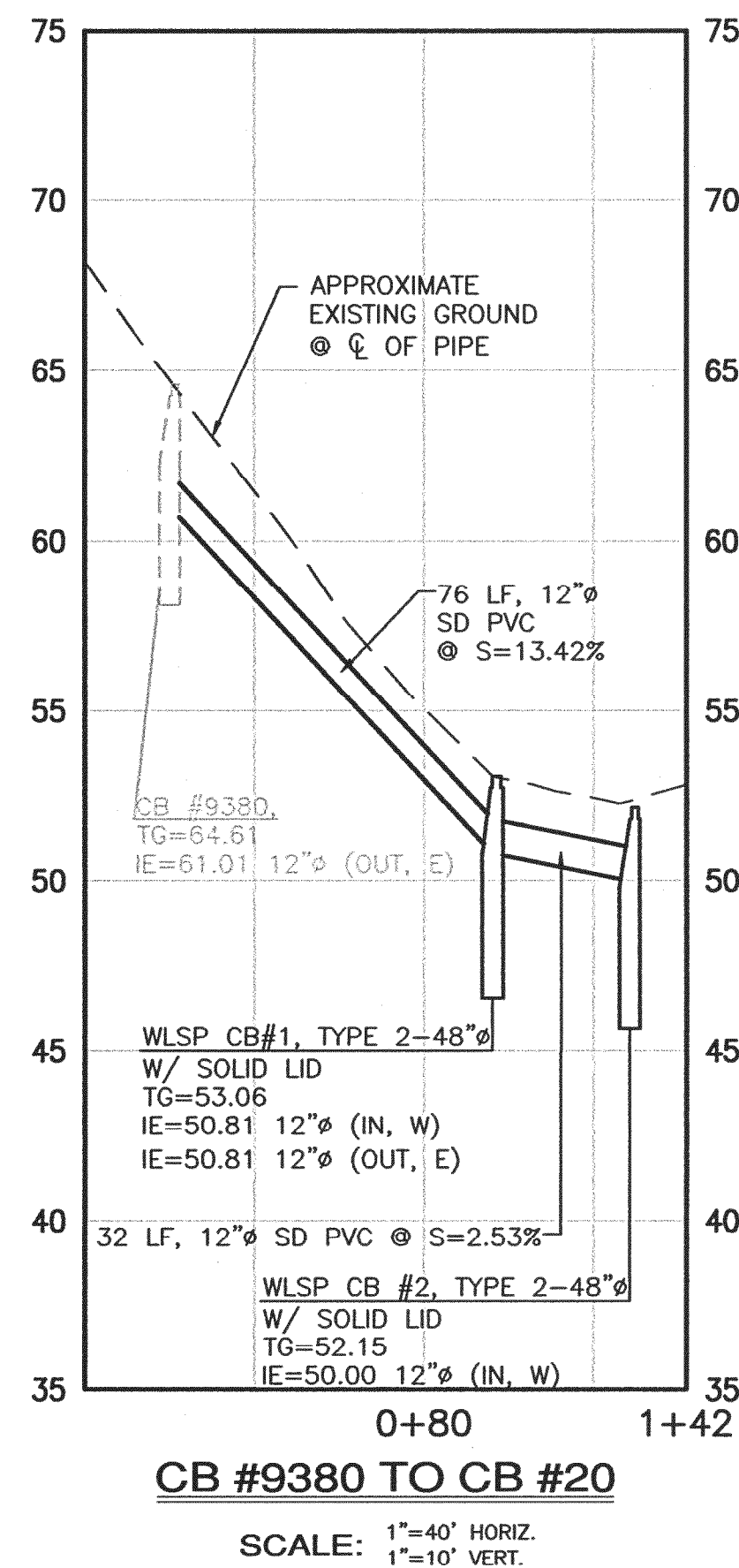
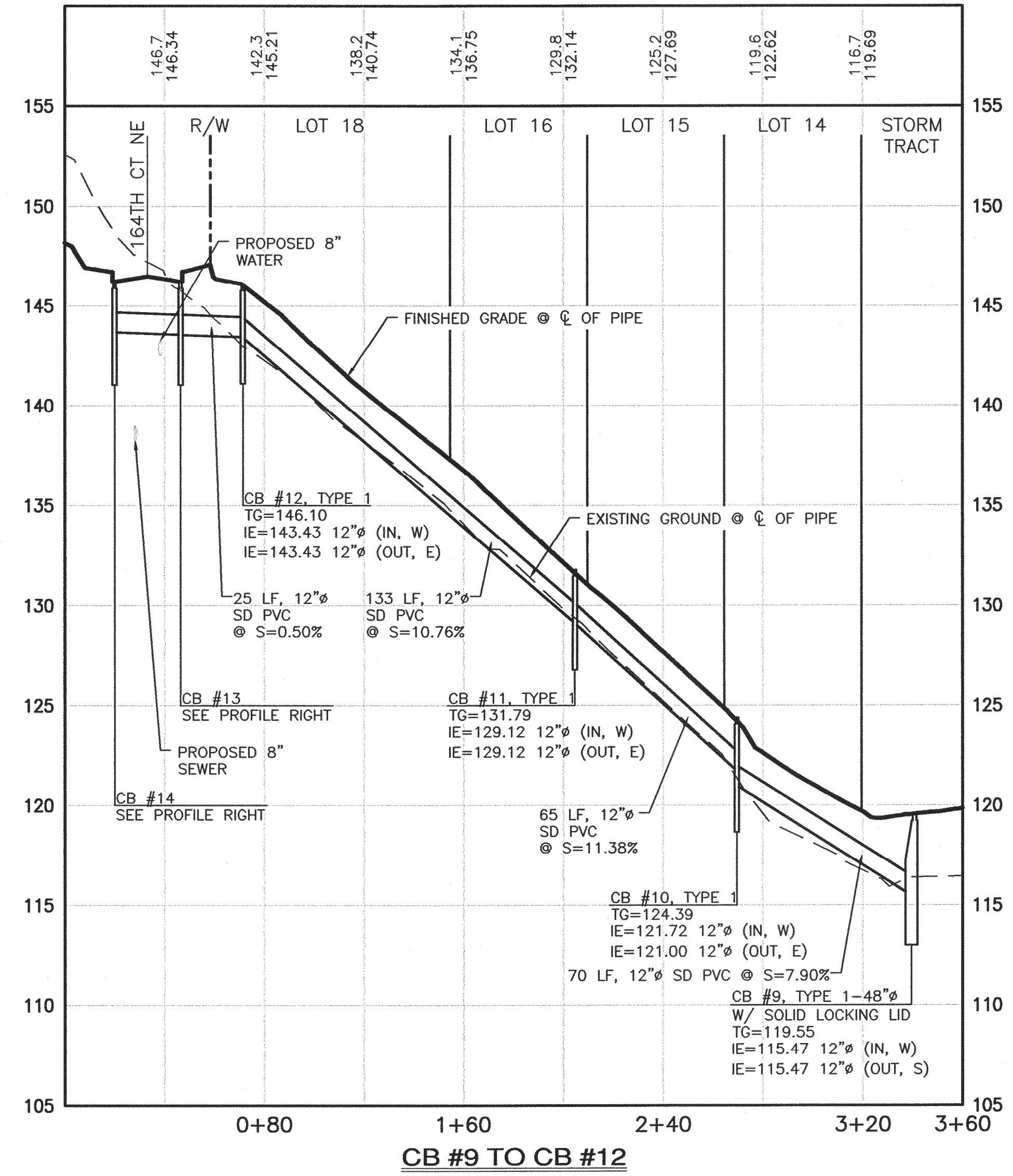
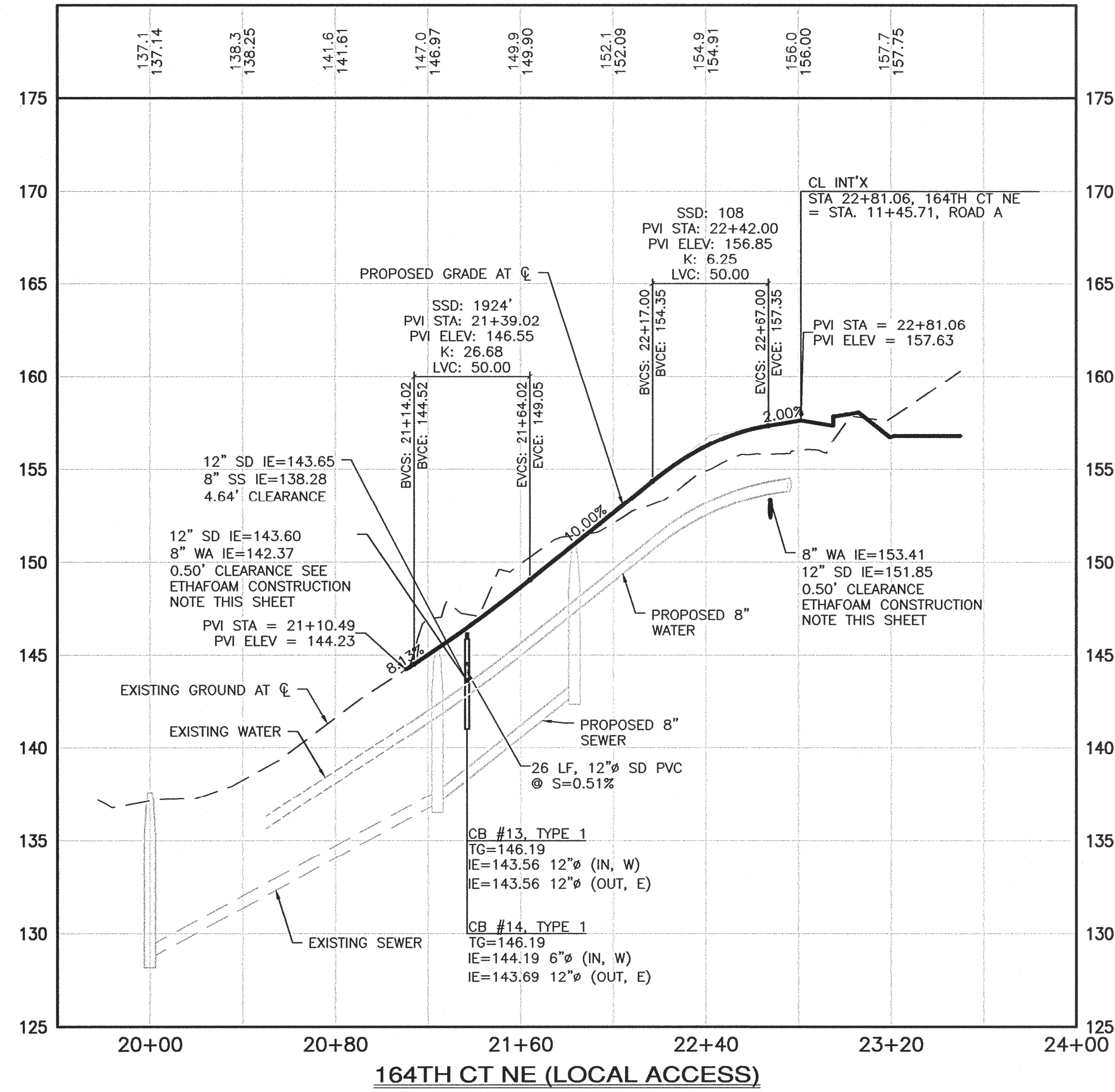
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REDMOND

JOB NO.: 1787-001-013
DWG. NAME: TR-02
DESIGNED BY: EGL
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DATE: 08/03/2015
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DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



ETHAFOAM CONSTRUCTION NOTE

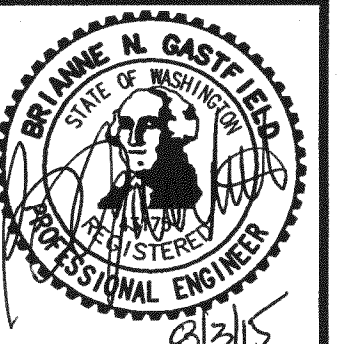
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OWNER/APPLICANT

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 EMAIL: TERRY@BARNESCAFFEY.COM

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 (425) 838-6113
 CONTACT: ERIC LaBRIE, A.I.C.P.

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KELLIE CAFFEY
DUKE'S LANDING
 TRANSPORTATION & STORM PROFILES

REDMOND

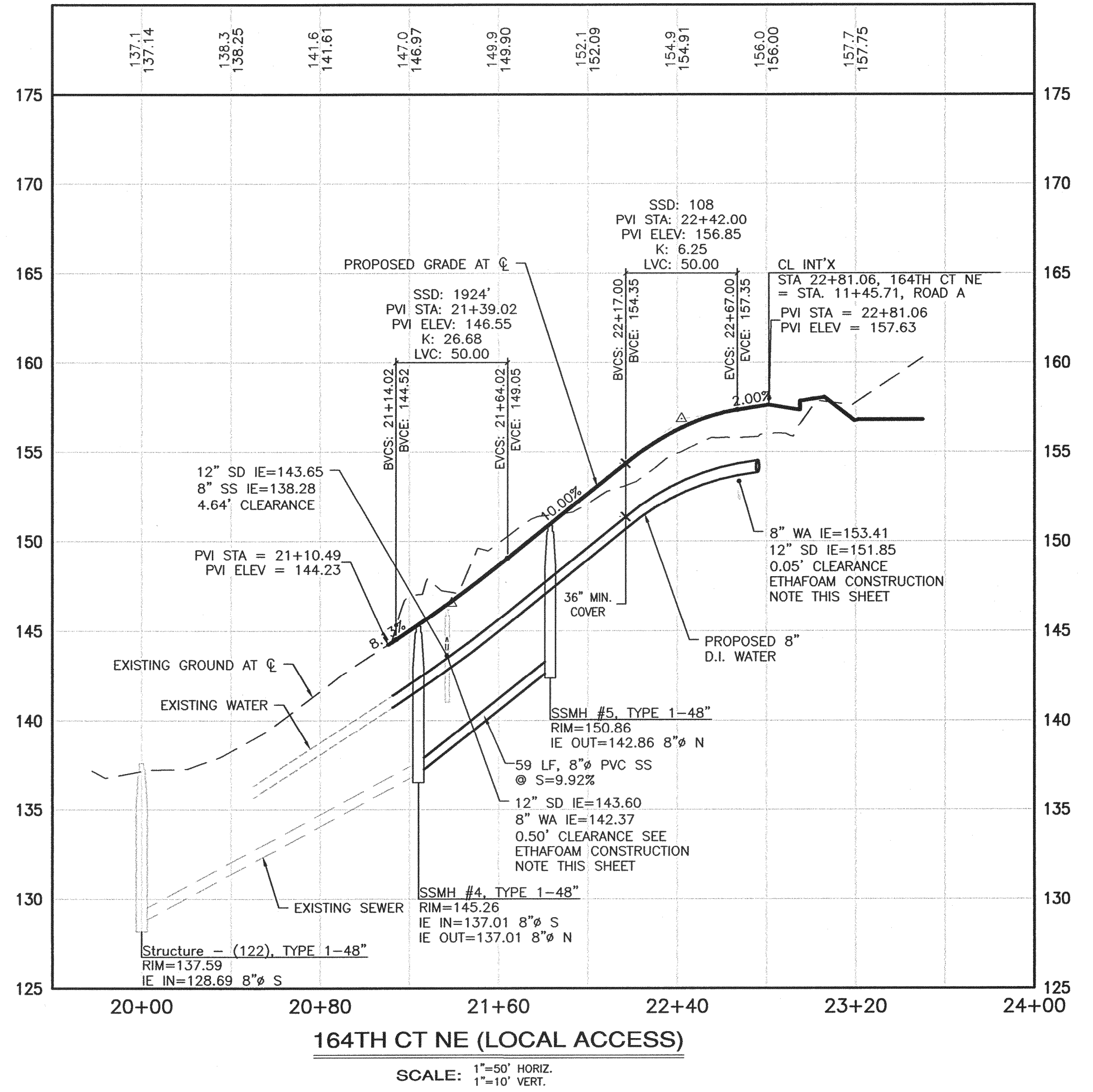
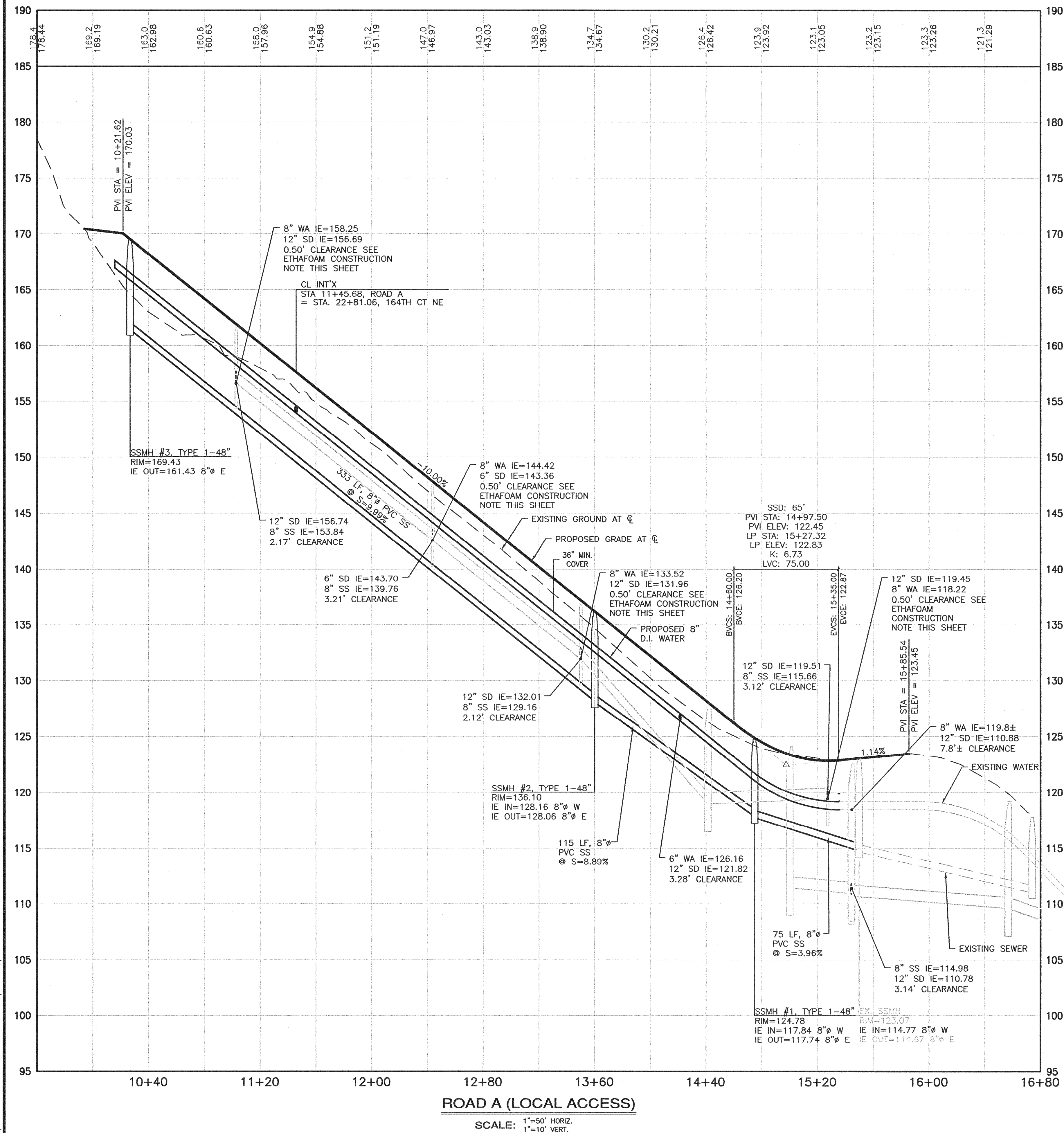
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TR-03

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DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON

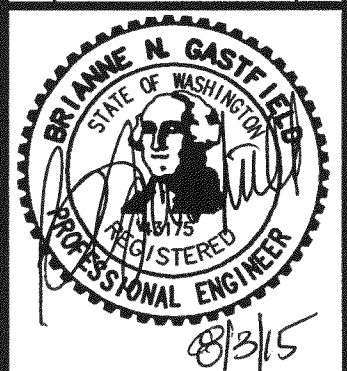


ETHAFOAM CONSTRUCTION NOTE
 ETHAFOAM PAD IS REQUIRED TO PROVIDE ADDITIONAL PROTECTION WHEN THERE IS LESS THAN 1' OF CLEARANCE BETWEEN ADJACENT UTILITIES. THE SIZE OF THE PAD SHALL BE BASED ON THE OUTSIDE DIAMETER (O.D.) OF THE LARGER CROSSING PIPE. THE PAD SHALL BE O.D. BY O.D. SQUARE BY 2.5 INCHES THICK MINIMUM OR AS REQUIRED TO PROTECT THE PIPES. THE PAD SHALL BE A STRONG, RESILIENT, MEDIUM-DENSITY, CLOSED-CELL, POLYETHYLENE FOAM PLANK (DOW ETHAFOAM 2200, OR ACCEPTED EQUIVALENT.)

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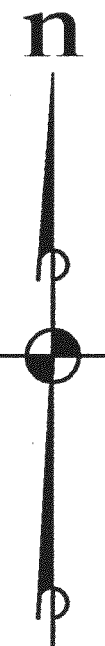
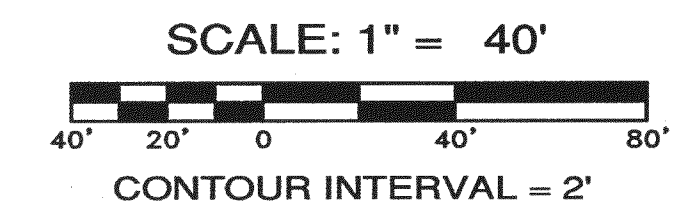
KELLIE CAFFEY
DUKE'S LANDING
 SEWER & WATER PROFILES

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DWG. NAME:	TR-04
DESIGNED BY:	EGL
DRAWN BY:	EGL/ER
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DATE:	08/03/2015
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7 OF 17 SHEETS	

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DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



LEGEND

- PROPOSED 12" STORM DRAINAGE
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED LOT DRAIN
- PROPOSED SANITARY SIDE SEWER
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING TREE
- EXISTING CHAINLINK FENCE
- EXISTING SPLIT RAIL FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR

① UTILITY CROSSING SEE SHEET TR-02 FOR CROSSING INFORMATION

STORMWATER PARAMETERS

LEVEL 2 FLOW CONTROL	
BASIC WATER QUALITY	53,599 CU FT
DETENTION VOLUME REQUIRED:	57,057 CU FT
DETENTION VOLUME PROVIDED (66'x91'x9.5'):	15,020 CU FT
WATER QUALITY VOLUME REQUIRED:	18,018 CU FT
WATER QUALITY VOLUME PROVIDED (66'x91'x3'):	9.5' DEPTH
DETENTION PORTION OF VAULT:	3' DEPTH
WATER QUALITY PORTION OF VAULT:	

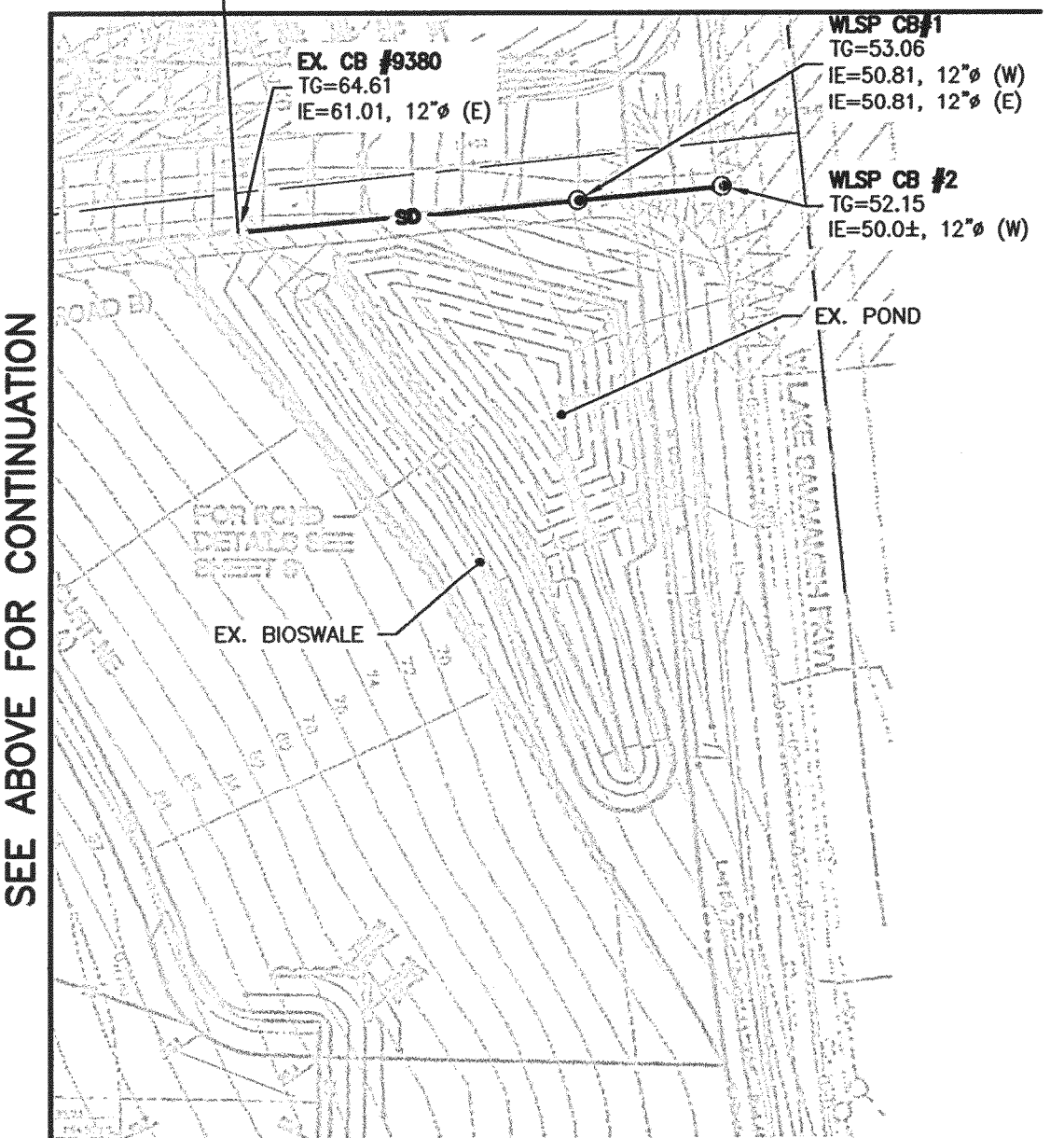
UTILITY PROVIDERS

- SEWER: CITY OF REDMOND
- WATER: CITY OF REDMOND
- POWER: PUGET SOUND ENERGY
- TELEPHONE: VERIZON
- SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
- FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

NOTES:

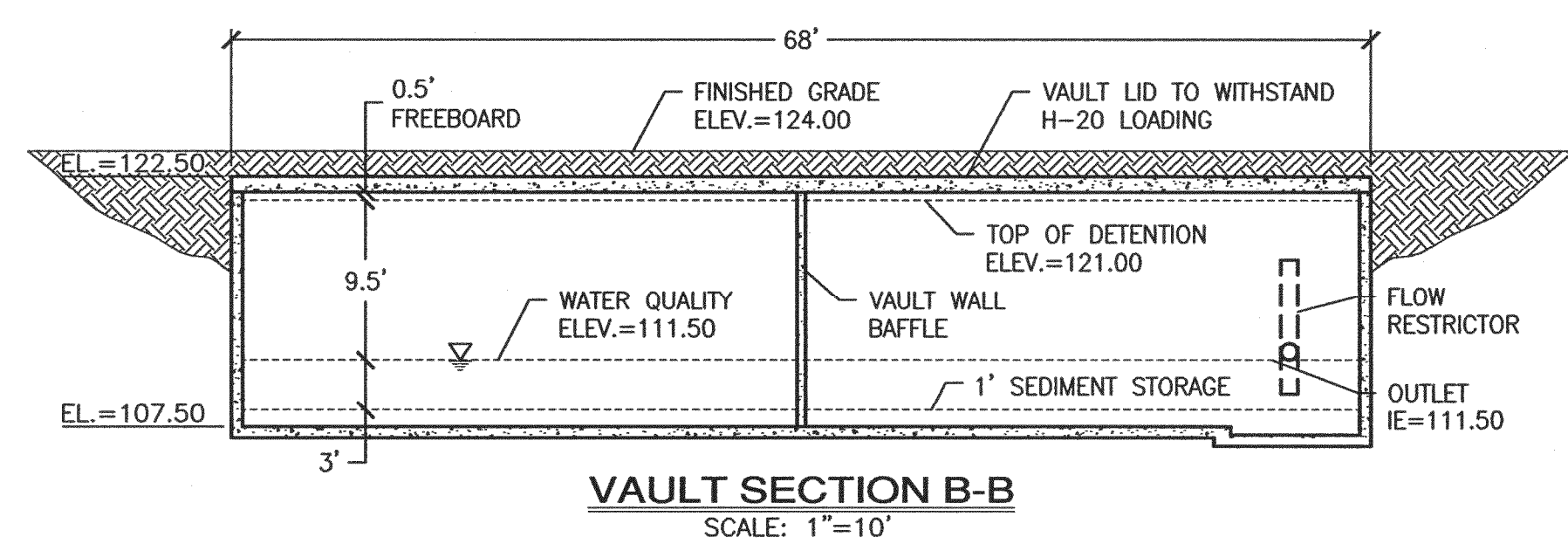
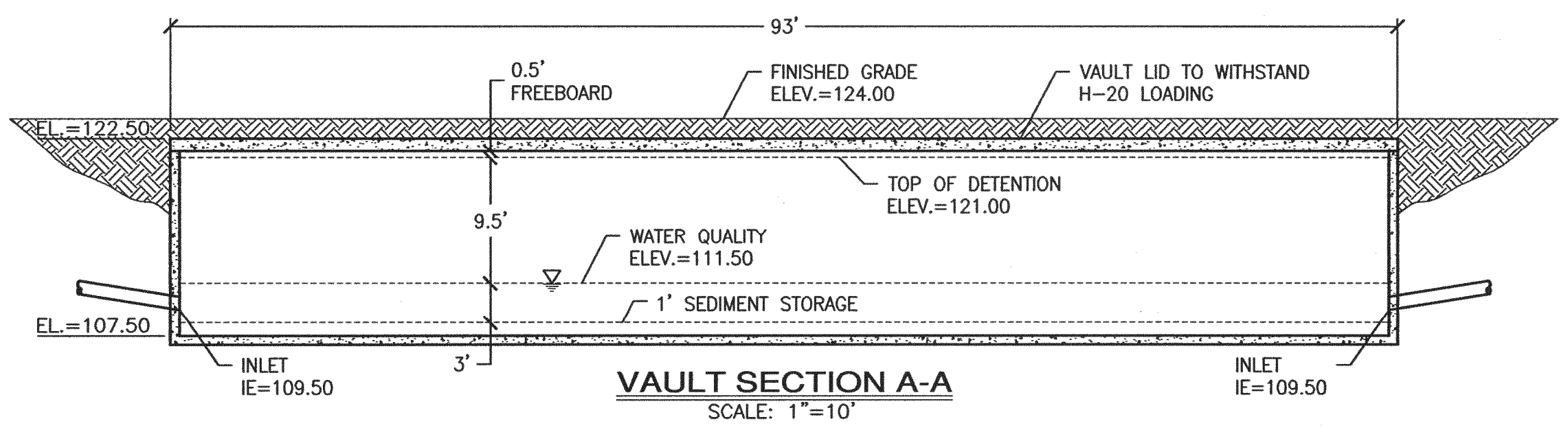
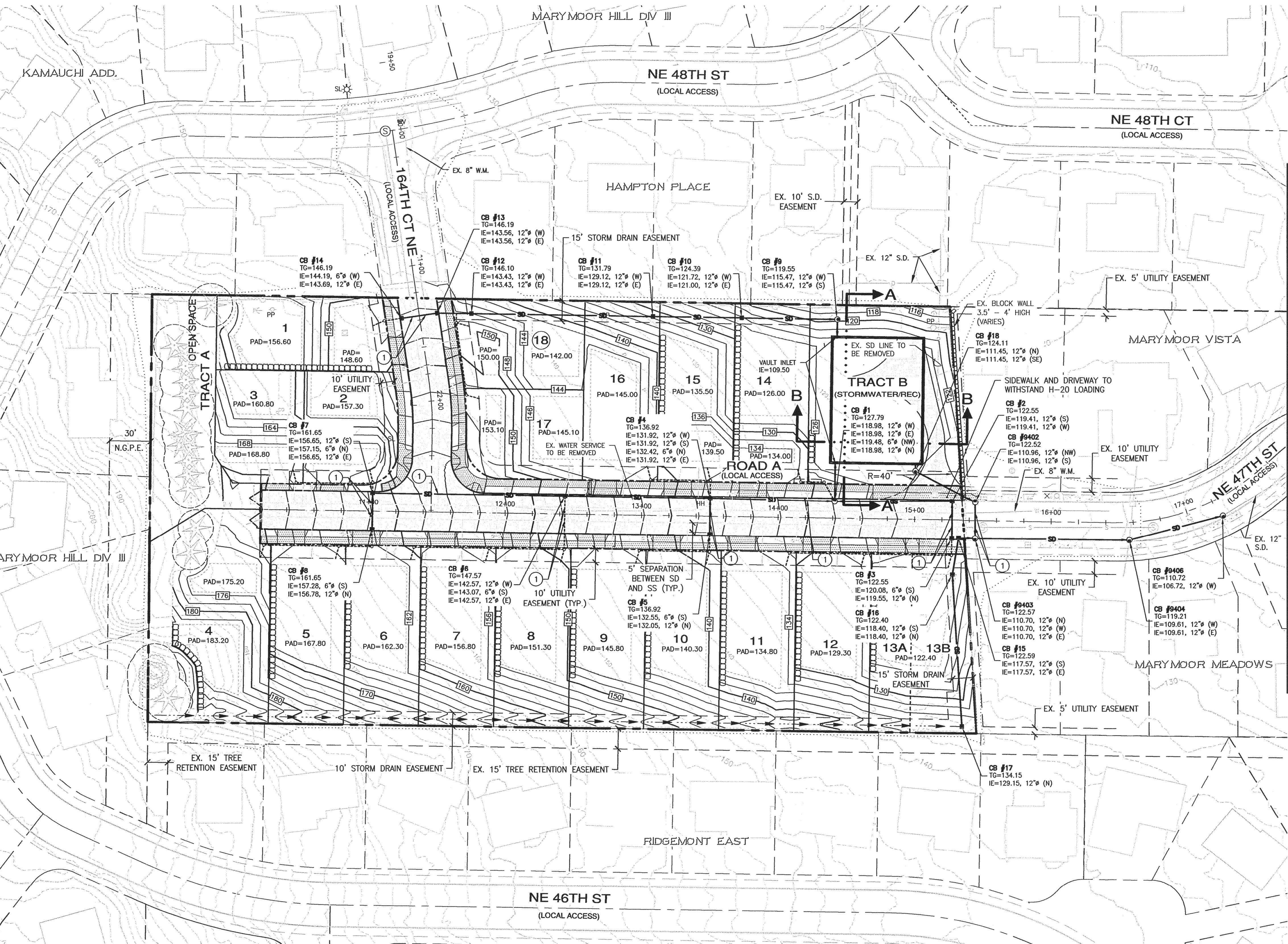
- ALL OFF-SITE TREES AND/OR DRIP LINES DEPICTED HEREIN HAVE NOT BEEN SURVEYED. LOCATIONS ARE APPROXIMATE. NO GUARANTEES ARE MADE NOR IMPLIED REGARDING THE ACCURACY OF THIS INFORMATION.

PROPOSED PIPE INSTALLED IN THE EXISTING DIVERSION MANHOLE TO ROUTE FLOWS DOWNSTREAM TO TWO NEW TYPE 2 CATCH BASIN INSTALLED ON EXISTING STORM PIPE IN W LAKE SAMMAMISH PKWY. EXISTING DIVERSION MANHOLE TO REMAIN UNCHANGED.



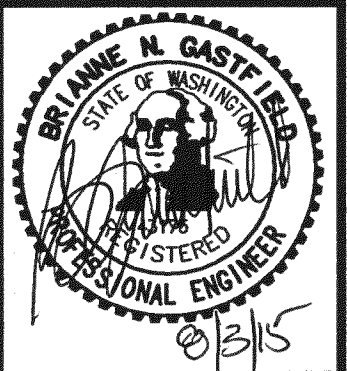
SEE ABOVE FOR CONTINUATION

SEE BELOW FOR CONTINUATION



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KELLIE CAFFEY
 DUKE'S LANDING
 STORM DRAINAGE PLAN

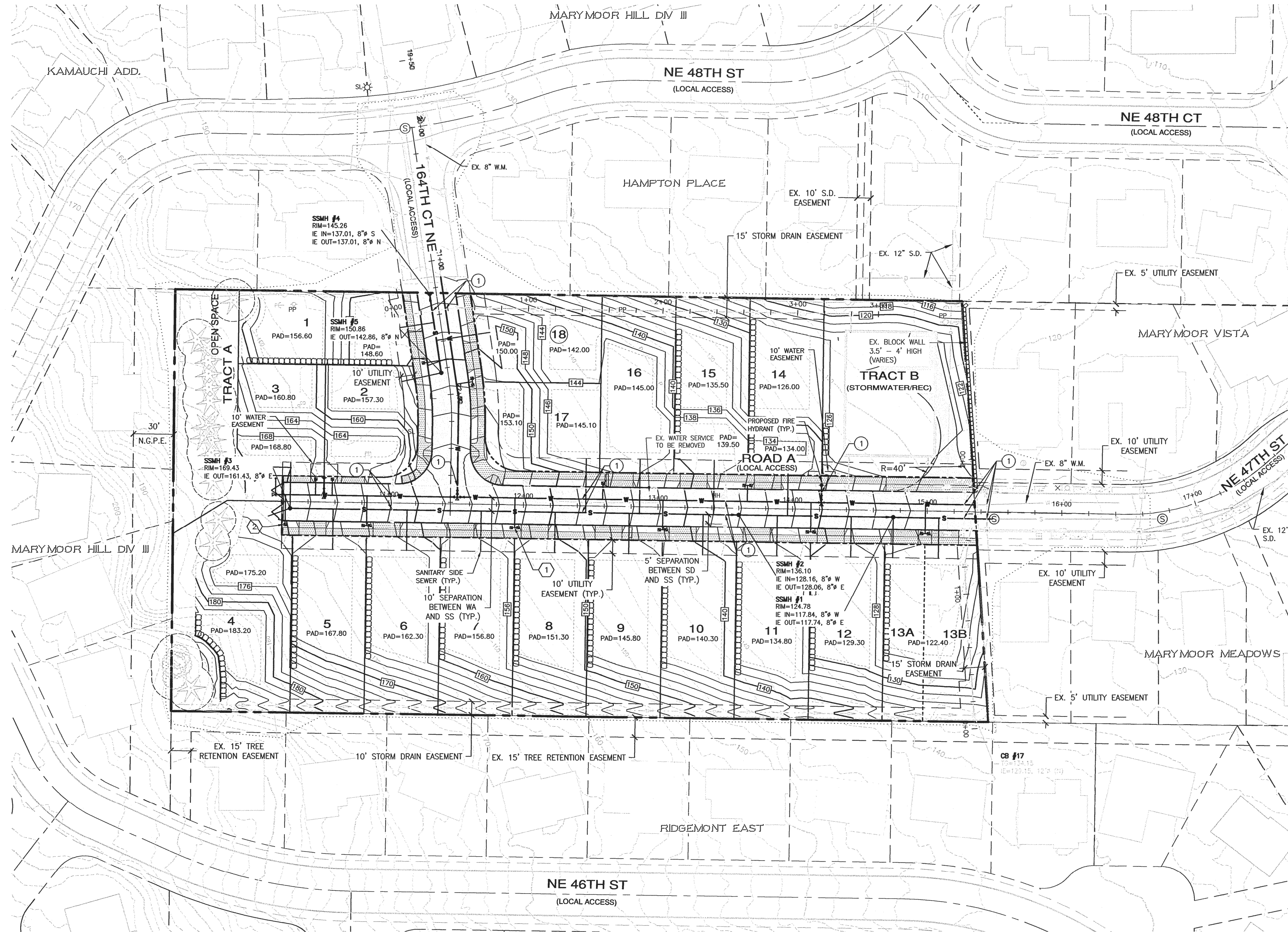
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DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



SCALE: 1" = 40'

CONTOUR INTERVAL = 2'

LEGEND

- PROPOSED 12" STORM DRAINAGE
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED LOT DRAIN
- PROPOSED SANITARY SIDE SEWER
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING TREE
- EXISTING CHAINLINK FENCE
- EXISTING SPLIT RAIL FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR

① UTILITY CROSSING SEE SHEETS TR-02, TR-03 & TR-04 FOR CROSSING INFORMATION

UTILITY PROVIDERS

- SEWER: CITY OF REDMOND
- WATER: CITY OF REDMOND
- POWER: PUGET SOUND ENERGY
- TELEPHONE: VERIZON
- SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
- FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

WATER METER NOTES

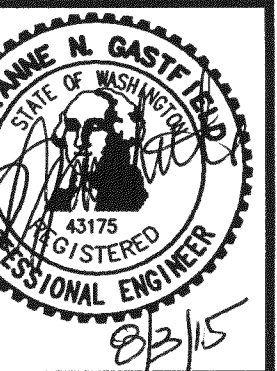
- ① 1" DOUBLE SERVICE METER WITH 2" SERVICE LINE FROM MAIN TO DOUBLE SERVICE MANIFOLD PER DETAIL NUMBER 703 & 703A AND 1-1/2" SERVICE LINE FROM METER TO HOUSE.
- ② 1" SINGLE SERVICE METER WITH 2" SERVICE LINE FROM MAIN TO METER SETTER PER DETAIL NUMBER 703 & 703A AND 1-1/2" SERVICE LINE FROM METER TO HOUSE.

NOTES:

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KELLIE CAFFEY
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DUKE'S LANDING
 SEWER & WATER PLAN
 REDMOND

JOB NO.:	1787-001-013
DWG. NAME:	UT-02
DESIGNED BY:	EGL
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UT-02
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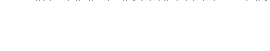
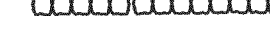

DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON



SCALE: 1" = 40'
CONTOUR INTERVAL = 2'

LEGEND

-  PROPOSED 12"Ø STORM DRAINAGE
-  PROPOSED 8"Ø SANITARY SEWER
-  PROPOSED 8"Ø WATER MAIN
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT
-  EXISTING STORM DRAIN
-  EXISTING SANITARY SEWER
-  EXISTING WATER MAIN
-  EXISTING POWER LINE
-  EXISTING TREE
-  EXISTING CHAINLINK FENCE
-  EXISTING SPLIT RAIL FENCE
-  EXISTING EDGE OF PAVEMENT
-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  PROPOSED PAD LIMITS
-  PROPOSED ROCK WALL (8' MAX)

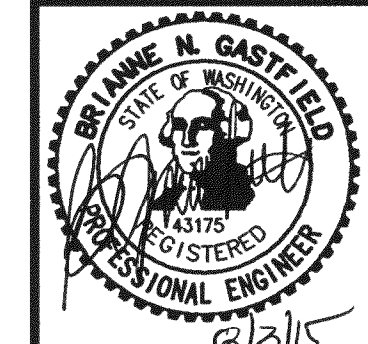
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2. RETAINING WALLS OVER 4' IN HEIGHT WILL BE REVIEWED AND PERMITTED BY THE BUILDING DEPARTMENT. (COR TECHNICAL NOTEBOOK 8.6.7)



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WASHINGTON

KELLIE CAFFEY

DUKE'S LANDING

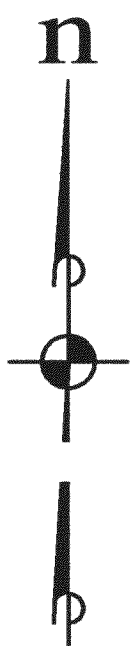
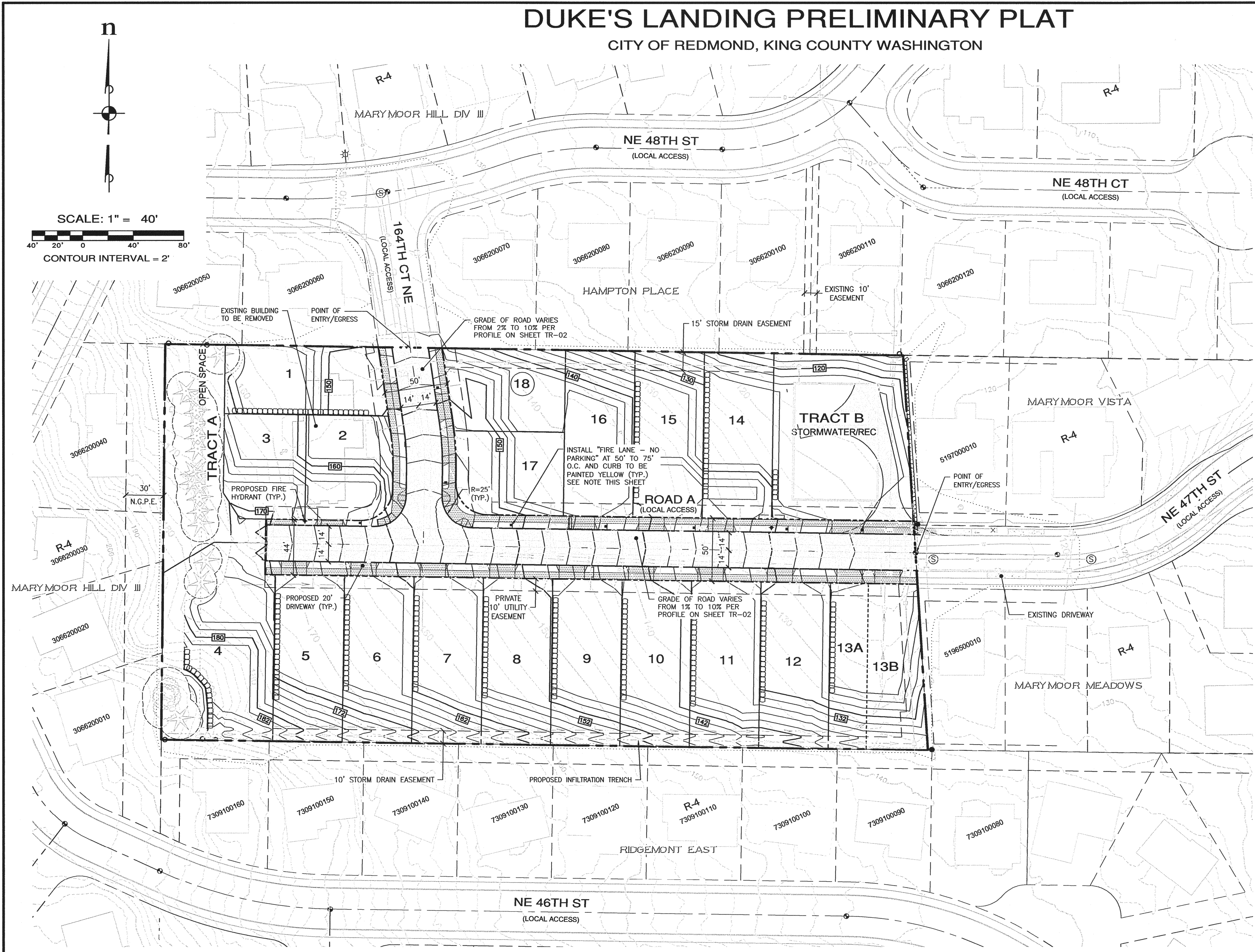
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REDMOND

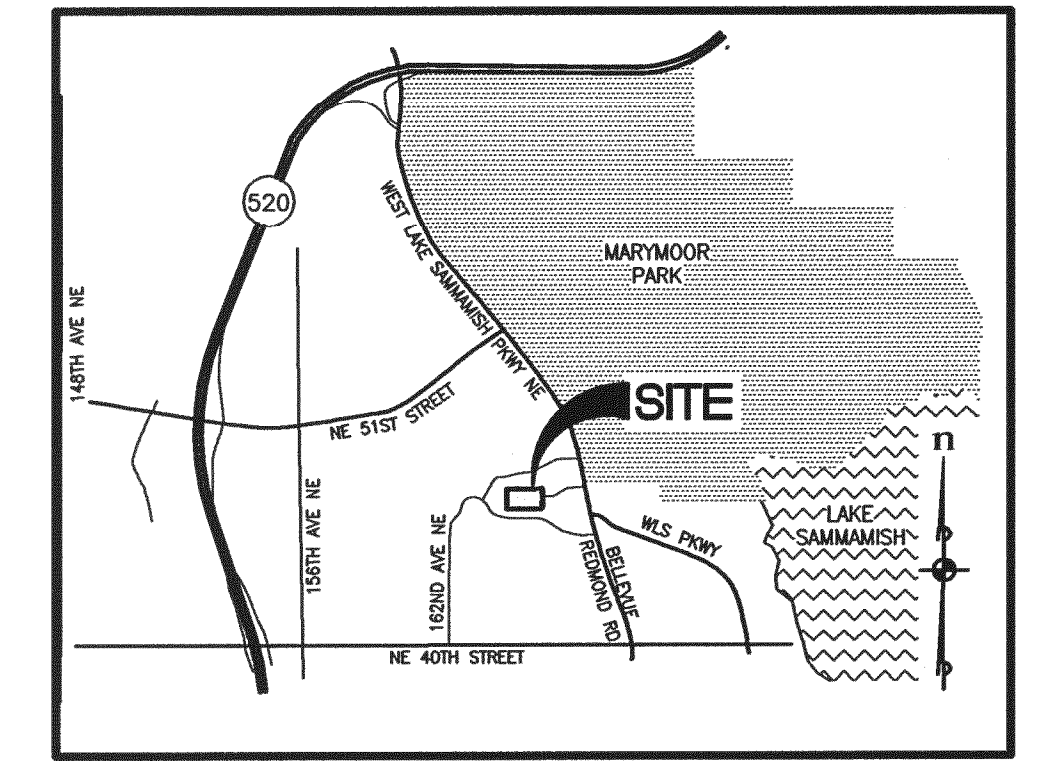
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DWG. NAME: GR-01
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DUKE'S LANDING PRELIMINARY PLAT

CITY OF REDMOND, KING COUNTY WASHINGTON

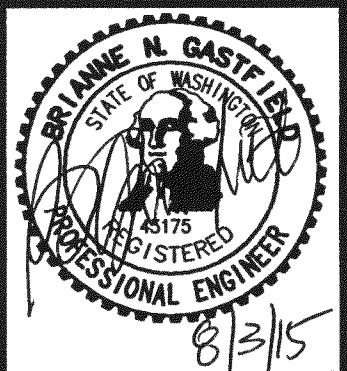


SCALE: 1" = 40'
CONTOUR INTERVAL = 2'



A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA

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- NOTES:**
- FIRE LANES WILL BE MARKED WITH TYPE 1 AND 3 STRIPING AND SIGNS PER RFDS 2.1.2.1.
 - ALL SINGLE FAMILY RESIDENCE IN THE PLAT WILL BE PROVIDED WITH A NFPA 13D MULTI-PURPOSE RESIDENTIAL FIRE SPRINKLER SYSTEM.

NO PARKING SIGNS NOTE
FINAL LOCATION OF FIRE LANE SIGNS SHALL BE DETERMINED ON SITE AND SHALL NOT BE BLOCKED BY TREES.

UTILITY PROVIDERS

SEWER: CITY OF REDMOND
WATER: CITY OF REDMOND
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

SOURCE OF DATA:
THE INFORMATION SHOWN ON THIS CONCEPTUAL SITE PLAN WAS DERIVED FROM A VARIETY OF SOURCES, INCLUDING GIS DATA, ASSESSOR'S DATA, AERIAL LIDAR AND A FIELD VERIFIED BOUNDARY AND TOPOGRAPHIC SURVEY.

LEGEND

	PROPOSED 12" STORM DRAINAGE
	PROPOSED 8" SANITARY SEWER
	PROPOSED 8" WATER MAIN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING POWER LINE
	EXISTING TREE
	EXISTING CHAINLINK FENCE
	EXISTING SPLIT RAIL FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR

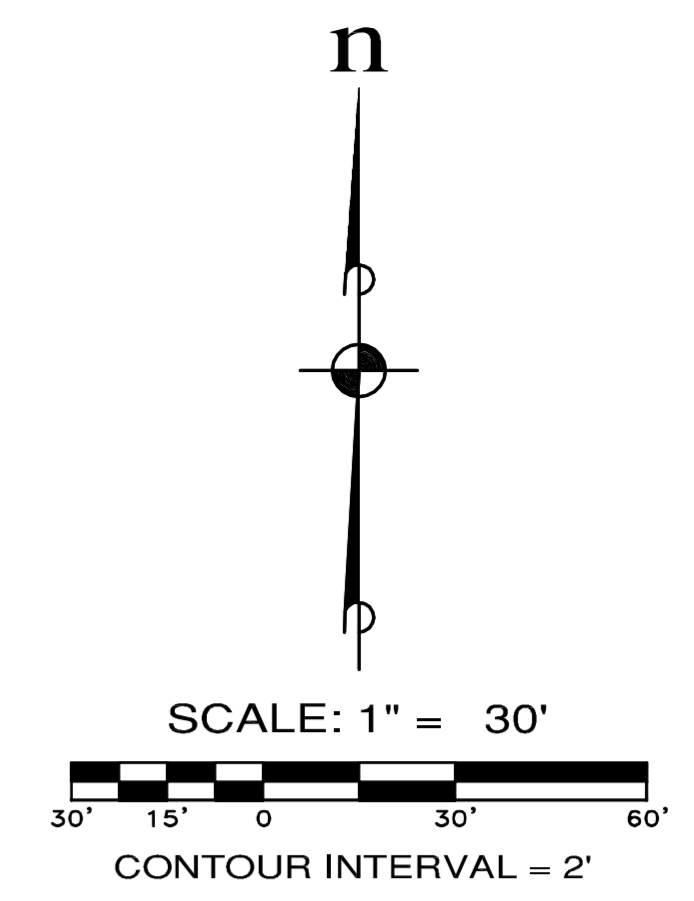
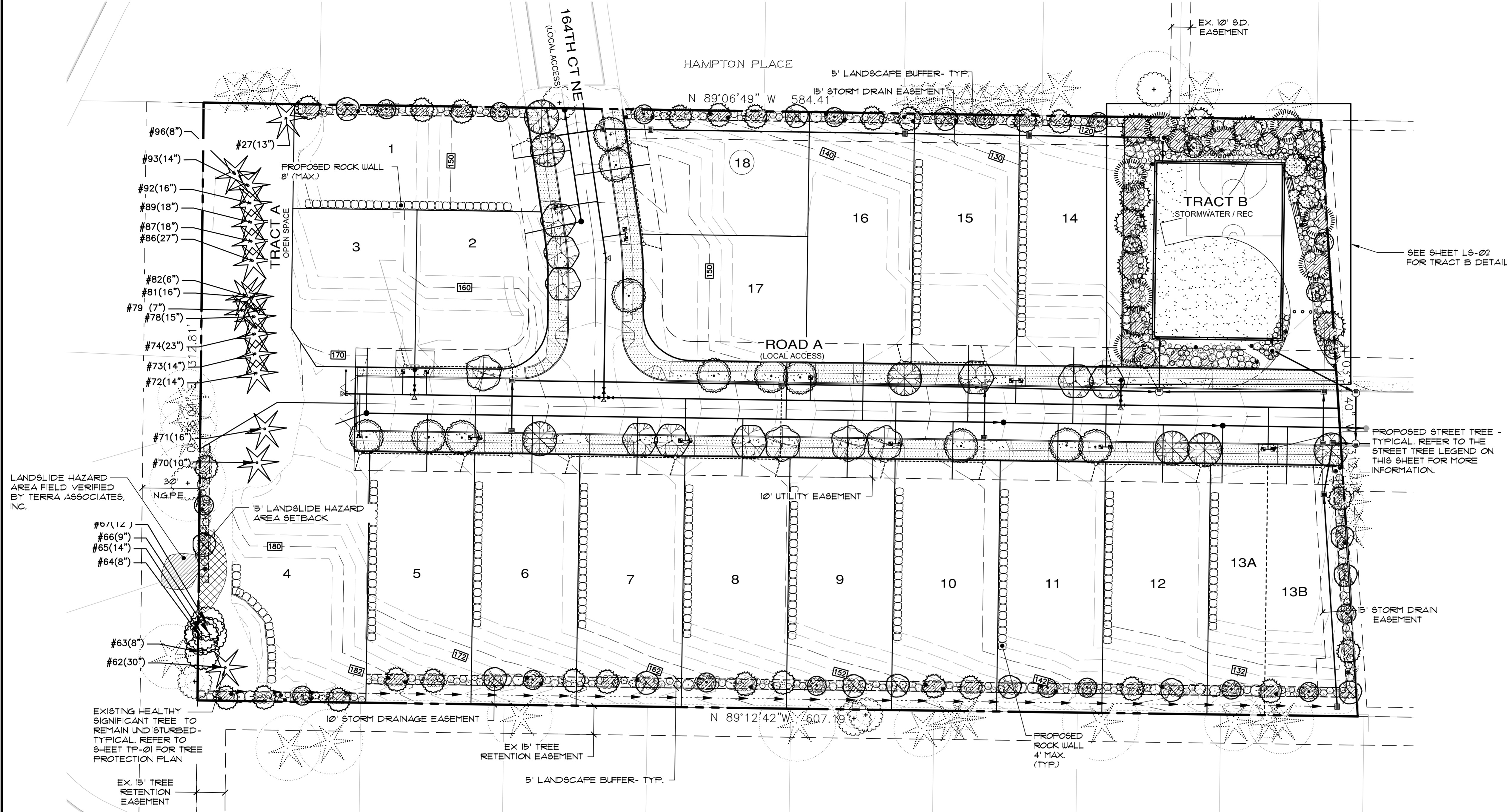
KELLIE CAFFEY
DUKE'S LANDING
FIRE PLAN
WASHINGTON
REDMOND

JOB NO.: 1787-001-013
DWG. NAME: FI-01
DESIGNED BY: EGL
DRAWN BY: EGL/ER
CHECKED BY:
DATE: 08/03/2015
DATE OF PRINT:
FI-01
11 OF 17 SHEETS

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Plotted By: Don Lopp

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



NO.	DESCRIPTION/DATE	BY
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2	THIRD SUBMITTAL 06/18/2015	ESM
3	FOURTH SUBMITTAL 07/02/2015	ESM
4	FINAL SUBMITTAL 08/03/2015	ESM

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 LEANNE D. KUHLMAN
 CERTIFICATE NO. 743

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WASHINGTON

KELLIE CAFFEY
 DUKE'S LANDING
 PRELIMINARY LANDSCAPE PLAN
 REDMOND

JOB NO.: 1787-001-013
 DWG. NAME: LS-01
 DESIGNED BY: LDK
 DRAWN BY: LDK
 CHECKED BY:
 DATE: 08/03/2015
 DATE OF PRINT:

LS-01
 12 OF 17 SHEETS

TREE RETENTION AND REPLACEMENT CALCULATIONS

PER RC21.12.060, 35% OF ALL SIGNIFICANT TREES SHALL BE RETAINED. 100% OF LANDMARK TREES SHALL BE RETAINED.

PER RC21.12.080, A SIGNIFICANT TREE TO BE REMOVED SHALL BE REPLACED WITH ONE NEW TREE. LANDMARK TREES SHALL BE REPLACED WITH THREE NEW TREES. NEW TREES SHALL BE 2 1/2" CALIPER FOR DECIDUOUS TREES AND 6' HEIGHT MINIMUM FOR EVERGREEN TREES.

TOTAL NUMBER OF LANDMARK TREES = 0
 TOTAL NUMBER OF LANDMARK TREES TO BE REMOVED = 0

TOTAL NUMBER OF HEALTHY SIGNIFICANT TREES (INCL. LANDMARK) = 60
 TOTAL NUMBER OF HEALTHY SIGNIFICANT TREES (INCL. LANDMARK) TO BE REMOVED = 38
 35% RETENTION OF ALL HEALTHY SIGNIFICANT TREES = 60 x 0.35 = 21 SIGNIFICANT TREES REQUIRED TO BE RETAINED

PROPOSED NUMBER OF HEALTHY SIGNIFICANT TREES TO BE RETAINED = 22

21 HEALTHY SIGNIFICANT TREES REQUIRED TO BE RETAINED - 22 HEALTHY SIGNIFICANT TREES ACTUALLY RETAINED = 1 TREE ABOVE THE MINIMUM REQUIRED

AT A 1:1 REPLACEMENT RATIO FOR ALL REMAINING SIGNIFICANT TREES TO BE REMOVED = 38 ADDITIONAL REPLACEMENT TREES REQUIRED.

TOTAL NUMBER OF ON-SITE REPLACEMENT TREES PROPOSED = 55

NOTE: REPLACEMENT TREES ARE SHOWN WITHIN THE 5' WIDTH PERIMETER LANDSCAPE BUFFER. NATIVE TREE SPECIES ARE SHOWN IN THE PLANT LEGEND AT RIGHT.

5' PERIMETER LANDSCAPE BUFFER PLANT LEGEND (ALL NATIVE SPECIES)

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS	TREE TYPE
TREES:					
	<i>Acer circinatum</i> / VINE MAPLE (REPLACEMENT TREE)	26	3 STEM MIN., 6' MIN. HT.	B4B	DECIDUOUS
	<i>Prunus emarginata</i> / BITTER CHERRY (REPLACEMENT TREE)	13	6' MIN. HT.		DECIDUOUS
	<i>Frangula purshiana</i> / CASCARA (REPLACEMENT TREE)	16	6' MIN. HT.		DECIDUOUS
	TOTAL TREES:	55			
SHRUBS:					
	<i>Ribes sanguineum</i> 'King Edward VII' / FLOWERING CURRANT	48	5 GAL., 24" MIN.		
	<i>Amelanchier alnifolia</i> / SERVICEBERRY	4	5 GAL., 24" MIN.		
	<i>Physocarpus opulifolius</i> 'Diabolo' / DIABOLO NINEBARK	16	5 GAL., 24" MIN.		
	<i>Cornus sanguinea</i> 'Midwinter Fire' / BLOODWING DOGWOOD	55	5 GAL., 24" MIN.		
	<i>Symphoricarpos albus</i> / COMMON SNOWBERRY	50	5 GAL., 24" MIN.		
	<i>Mahonia nervosa</i> / LOW OREGON GRAPE	16	1 GAL., 24" MIN.		
	<i>Polystichum munitum</i> / SWORD FERN	34	1 GAL., FULL, 24" MIN.		
	<i>Gaultheria shallon</i> / SALAL		1 GAL., 18" O.C. TRIANG. SPACING		

EXISTING TREE LEGEND

HEALTHY TREES TO BE RETAINED (NO CONSTRUCTION WITHIN 5' OF DRIFLINE)

STREET TREE LEGEND

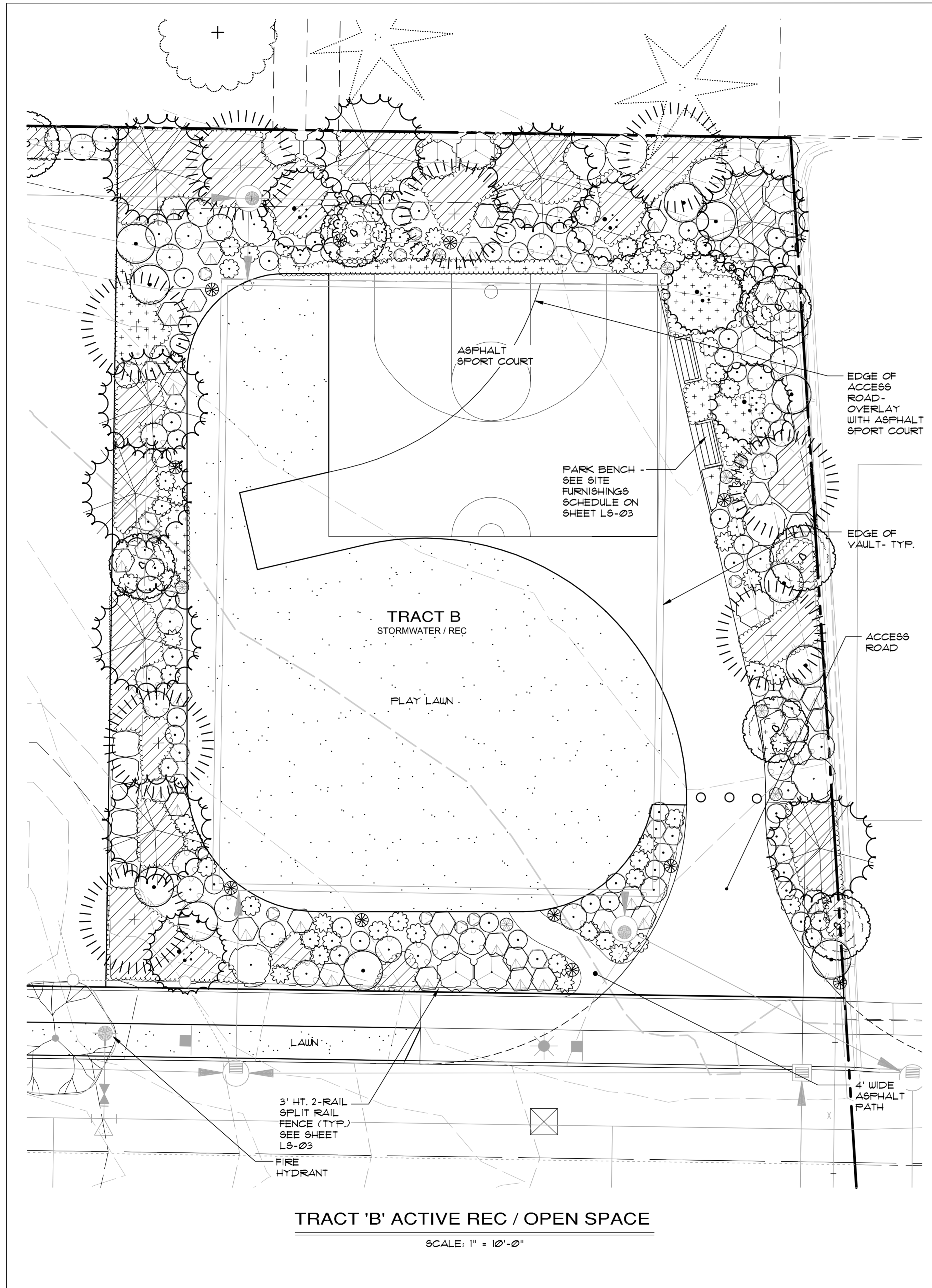
SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS	TREE TYPE
	<i>Tilia cordata</i> 'DeGroot' / DEGROOT LITTLELEAF LINDEN	1	2 1/2" CAL.	B4B	DECIDUOUS
	<i>Acer rubrum</i> 'Red Sunset' / RED SUNSET MAPLE	12	2 1/2" CAL.		DECIDUOUS
	<i>Prunus serrulata</i> 'Kwanzan' / KWANZAN FLOWERING CHERRY	4	2 1/2" CAL.		DECIDUOUS
	<i>Pyrus calleryana</i> 'Chanticleer' / CHANTICLEER FLOWERING PEAR	9	2 1/2" CAL.		DECIDUOUS
	TOTAL TREES:	32			

NOTE: ALL OFF-SITE TREES AND/OR DRIP LINES DEPICTED HEREIN HAVE NOT BEEN SURVEYED. LOCATIONS ARE APPROXIMATE. NO GUARANTEES ARE MADE NOR IMPLIED REGARDING THE ACCURACY OF THIS INFORMATION.

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 Plotted By: Kellie Caffey

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



TRACT 'B' PLANT LEGEND ("N" NEAR THE PLANT SYMBOL DENOTES A NATIVE SPECIES)

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS	TREE TYPE
	<i>Acer circinatum</i> / VINE MAPLE	5	3 STEM MIN, 6' MIN. HT.	B&B	DECIDUOUS
	<i>Pseudotsuga menziesii</i> / DOUGLAS FIR	8	6' MIN. HT.		EVERGREEN
	<i>Thuja plicata</i> 'Hogan' / 'HOGAN' WESTERN RED CEDAR	9	6' MIN. HT.		EVERGREEN
	<i>Frangula purshiana</i> / CASCARA	6	6' MIN. HT.		DECIDUOUS
TOTAL TREES: 28					
SHRUBS:					
	<i>Philadelphus lewisii</i> / MOCK ORANGE	8	5 GAL., 24" MIN.		
	<i>Amelanchier alnifolia</i> / SERVICEBERRY	11	5 GAL., 24" MIN.		
	<i>Frysiocarpus opulifolius</i> 'Diablo' / DIABLO NINEBARK	11	5 GAL., 24" MIN.		
	<i>Cornus sanguinea</i> 'Midwinter Fire' / BLOODWIND DOGWOOD	34	5 GAL., 24" MIN.		
	<i>Symphoricarpos albus</i> / COMMON SNOWBERRY	40	5 GAL., 24" MIN.		
	<i>Mahonia nervosa</i> / LOW OREGON GRAPE	47	2 GAL., 24" MIN.		
	<i>Rosa woodsii</i> / WOOD'S ROSE	42	5 GAL., 24" MIN.		
	<i>Symphoricarpos mollis</i> / TRAILING SNOWBERRY	32	2 GAL., 24" MIN.		
	<i>Viburnum edule</i> / HIGHBUSH CRANBERRY	22	5 GAL., 24" MIN.		
	<i>Carex deweyana</i> / DEWEY'S SEDGE	9	2 GAL., FULL, 24" MIN.		
	<i>Mahonia repens</i> / CREEPING BARBERRY	10	1 GAL., FULL, 24" MIN.		
	<i>Polystichum munium</i> / SWORD FERN	11	1 GAL., FULL, 24" MIN.		
	Hydroseeded lawn				
	<i>Arctostaphylos uva ursi</i> / KINNIKINNICK		1 GAL. @ 18" O.C. TRIANG. SPACING		
	NOTE: Within park perimeter wherever there is no symbol for Kinnikinnick, plant <i>Gaultheria shallon</i> / SALAL, 1 GAL. @ 18" O.C. TRIANG. SPACING, in all available planting areas				
	2-Rail Fence			APPROX. 100FT	

NOTE: ALL TREES MUST BE PLANTED A MINIMUM OF 8' AWAY FROM ANY STORM DRAIN PIPE.

NOTES:
 1. ALL OFF-SITE TREES AND/OR DRIP LINES DEPICTED HEREIN HAVE NOT BEEN SURVEYED. LOCATIONS ARE APPROXIMATE. NO GUARANTEES ARE MADE NOR IMPLIED REGARDING THE ACCURACY OF THIS INFORMATION.

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KELLIE CAFFEY

DUKE'S LANDING

PRELIMINARY LANDSCAPE PLAN - TRACT B

REDMOND WASHINGTON

JOB NO.:	1787-001-013
DWG. NAME:	LS-02
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	08/03/2015
DATE OF PRINT:	

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 Plotted By: Kim Caffey

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA

LANDSCAPE NOTES

1. DO NOT DIG BEFORE LOCATING UTILITIES.
2. SUBGRADES, INCLUDING BERMS, TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. SUBGRADE SHALL BE SCARIFIED OR ROTOTILLED IF CONDITIONS REQUIRE.
4. APPLY 6" DEPTH TYPICAL 3-WAY MIX TOPSOIL IN ALL PLANTING AREAS OR AS OTHERWISE NOTED.
5. APPLY 2" DEPTH FINE GRADE BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SAWDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
6. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR FIELD CONDITIONS.
8. ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION. TREE CALIPER SHALL BE MEASURED 6" ABOVE GROUND.
9. ALL PLANT MATERIAL SHALL CONFORM TO ANSI STANDARD FOR NURSERY STOCK, LATEST EDITION.
10. ALL MASS PLANTINGS SHALL HAVE TRIANGULAR SPACING.
11. SPECIFIED PLANT SPACING IN PLANT LEGEND SUPERSEDES SYMBOLS SHOWN ON PLANS.
12. ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
13. POSITIVE DRAINAGE SHALL BE MAINTAINED. MOUND PLANTING AREAS A MINIMUM OF 12" UNLESS OTHERWISE NOTED.
14. CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON PAST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
15. ALL TREES SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY AUTHORIZING AGENCY AND / OR OWNER.
17. ANY WORK WITHIN THE TREE RETENTION AREA SHALL BE DONE BY HAND OR BY LIGHT EQUIPMENT AND SIGNIFICANT DISTURBANCE OF THE EXISTING GRADE AND / OR VEGETATION WITHIN THE TREE RETENTION AREA IS NOT PERMITTED.
18. ALL PROPOSED NATIVE PLANTS HAVE BEEN CONFIRMED AS NATIVE PER THE WASHINGTON NATIVE PLANT SOCIETY.
19. NO FENCES ARE PLANNED IN THE REAR OR SIDE YARDS OF THE LOTS AS PART OF THE PRELIMINARY PLAT. AT ENGINEERING DESIGN OR BUILDING PERMIT FENCES MAY BE PROPOSED AT THE DISCRETION OF THE HOMEOWNER.

HYDROSEED MIX FOR FINE LAWN AREAS

NAME	PROPORTION BY WEIGHT	GERMINATION
TRIPLE BLEND PERENNIAL RYEGRASS-FINE FESCUE	70%	90
	30%	90

APPLICATION RATE
6-8 LBS. / 1000 SF.

NOTES
SEED ALL AREAS THAT ARE BARE GROUND AND AT LEAST 18" FROM ANY PLANTED TREE OR SHRUB.

USE APPROXIMATELY 9-10 LBS. OF 10-20-20 N-P-K FERTILIZER PER 1000 SQUARE FEET, AND APPROXIMATELY 45-46 LBS. OF WOOD CELLULOSE FIBER MULCH PER 1000 SQUARE FEET IN ALL AREAS TO BE SEEDED.

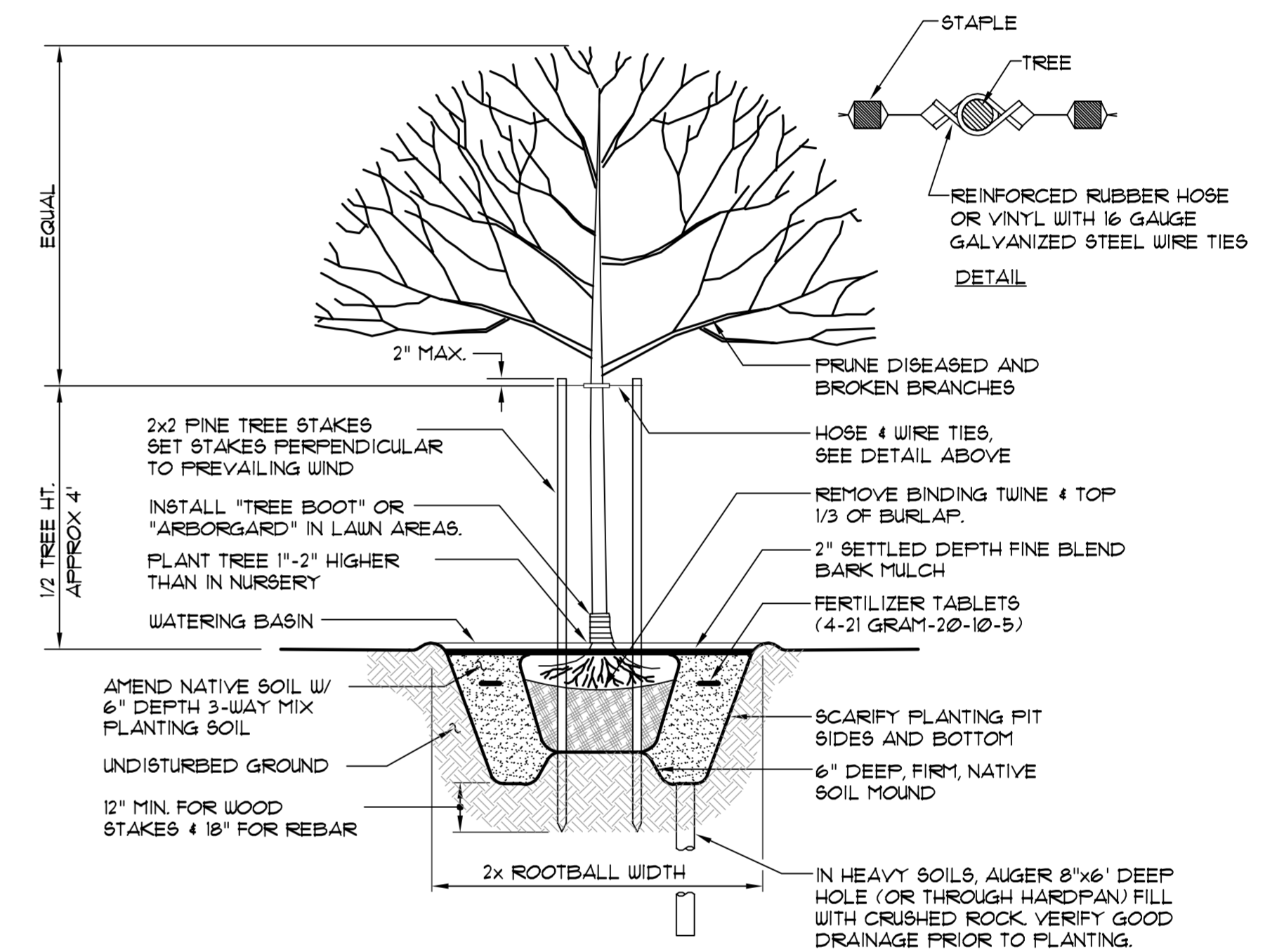
SEEDING SEASON IS LIMITED TO MARCH 1- MAY 15 & AUGUST 15- OCTOBER 1.

SEED SHALL CONFORM TO STANDARDS FOR "CERTIFIED" GRASS SEED OR BETTER, AS OUTLINED IN USDA "RULES FOR SEED CERTIFICATION", LATEST EDITION.

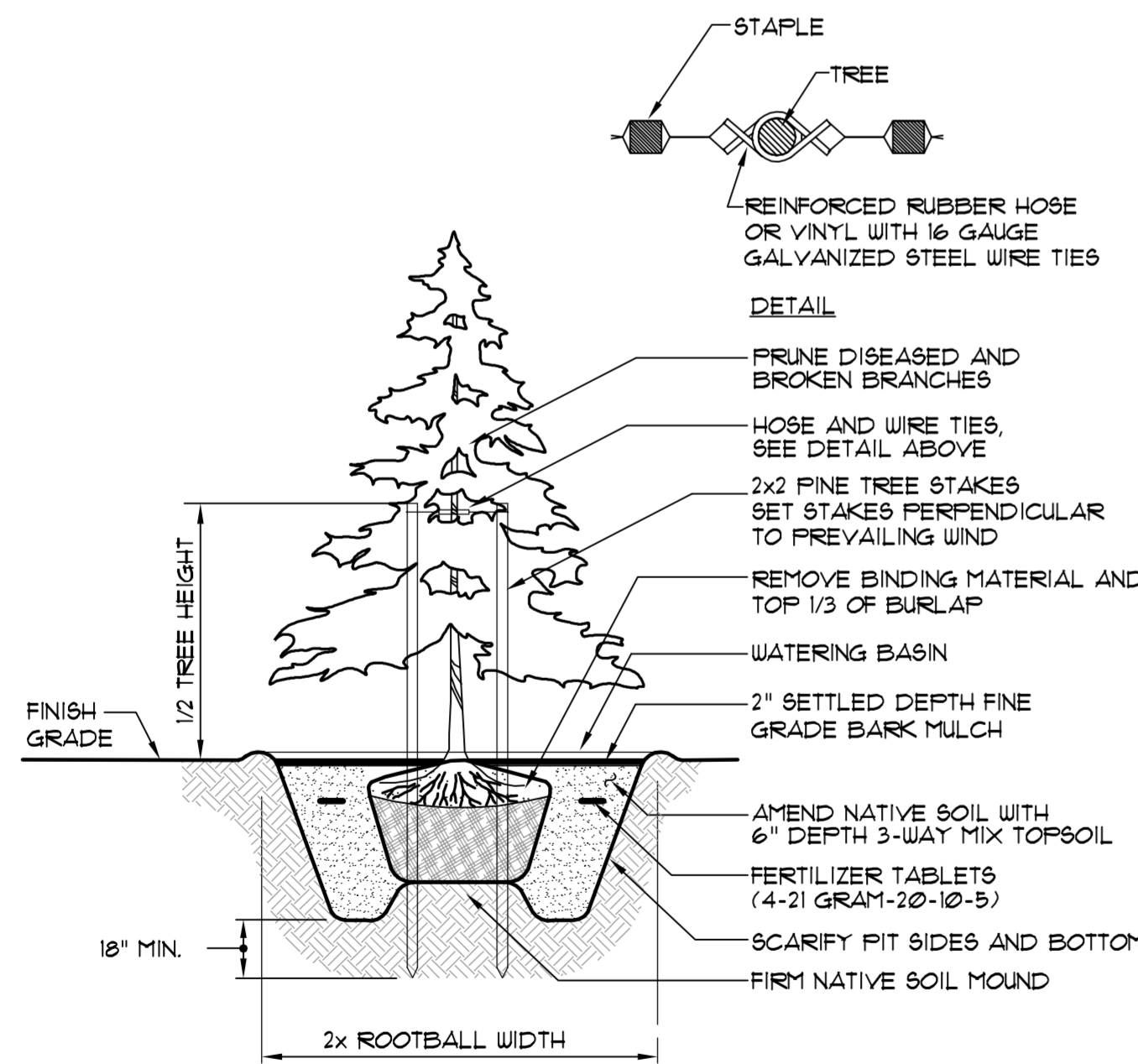
SITE FURNISHINGS SCHEDULE

INSTALL ALL ITEMS PER MANUFACTURER'S SPECIFICATIONS	
BENCHES (2 TOTAL):	FORESITE DESIGN
FORESITE DESIGN PARKSCAPE 6' BENCH W/ BACK	CASCADE RECREATION
MODEL #1401- SURFACE MOUNTED	1-888-820-8010

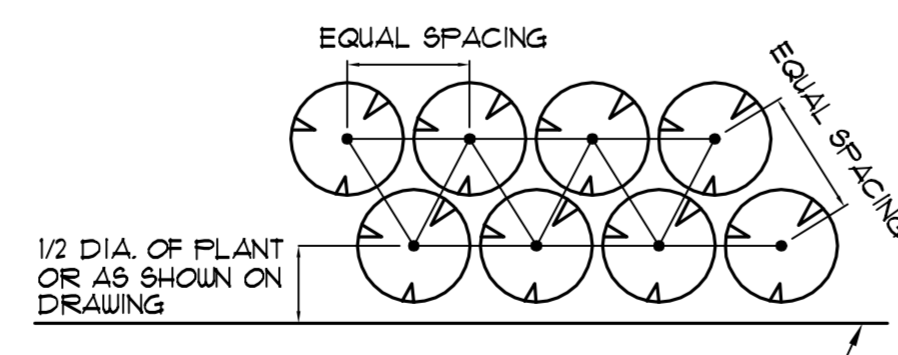
ECOLOGICAL SCORE		
TECHNIQUES (TABLE 2132.060)		
1. 25% OF NEW PLANTS ARE NORTHWEST ADAPTIVE AND 25% ARE NATIVE.	5 POINTS	
3. A MINIMUM OF 25% OF PROPOSED TREES ARE EVERGREENS.	5 POINTS	
10. A MINIMUM OF 25% OF LANDSCAPED AREAS ARE DESIGNED NOT TO REQUIRE IRRIGATION AFTER 3 YEARS.	3 POINTS	
11. A MINIMUM OF 50% OF LANDSCAPED AREAS WHERE NATIVE SOILS ARE KEPT ON SITE.	1 POINTS	
THE 5' WIDTH PERIMETER BUFFER WILL UTILIZE NATIVE PLANT MATERIAL AND NATIVE SOILS		
12. A MINIMUM OF 50% OF REQUIRED PLANTING AREAS IN DISTURBED SOILS ARE AMENDED.	3 POINTS	
ALL INTERIOR PLANTING AREAS WHERE SOILS HAVE BEEN COMPACTED AND DISTURBED WILL BE AMENDED		
POINTS REQUIRED = 20	TOTAL POINTS:	23



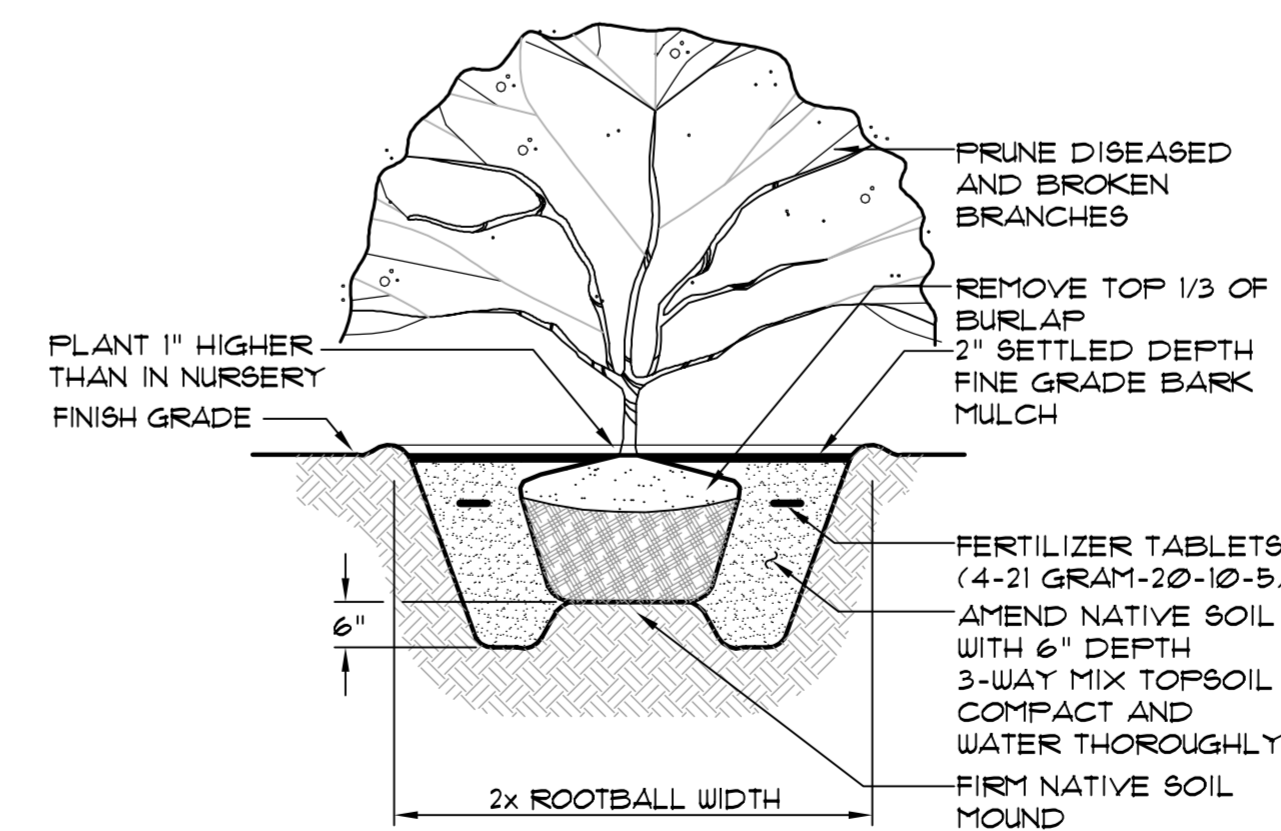
DECIDUOUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



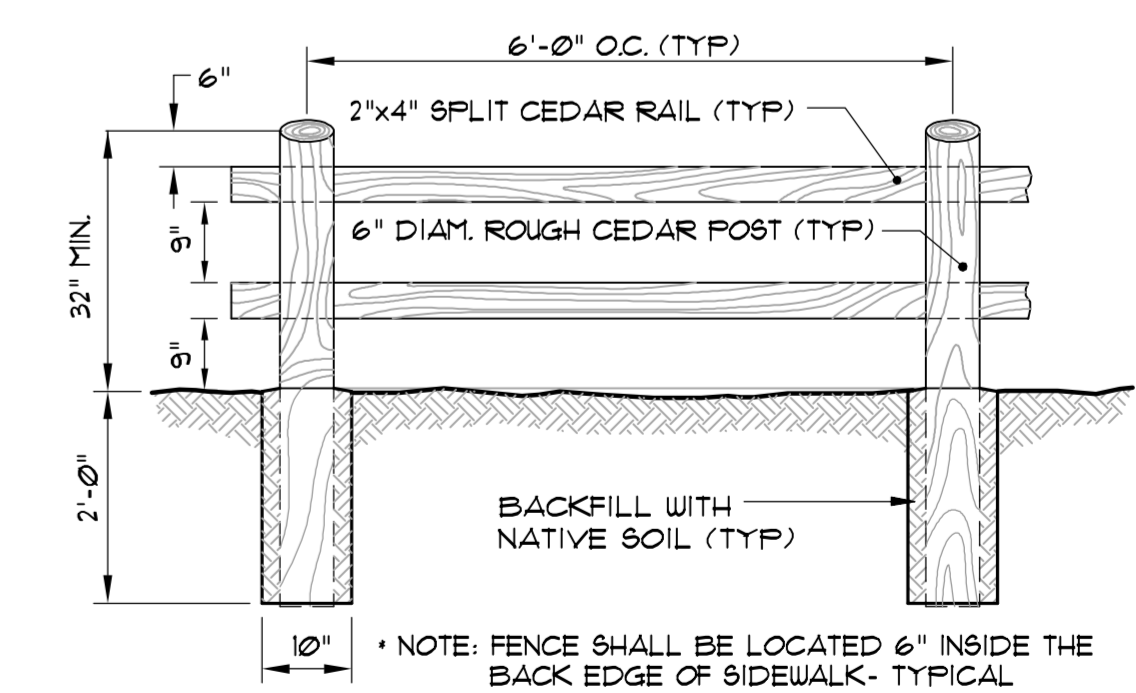
CONIFEROUS TREE PLANTING & STAKING DETAIL
NOT TO SCALE



SHRUB AND GROUND COVER SPACING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



2-RAIL FENCE DETAIL
NOT TO SCALE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2013 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

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WASHINGTON

PRELIMINARY LANDSCAPE DETAILS & NOTES

KELLIE CAFFEY
DUKE'S LANDING
PRELIMINARY LANDSCAPE DETAILS & NOTES

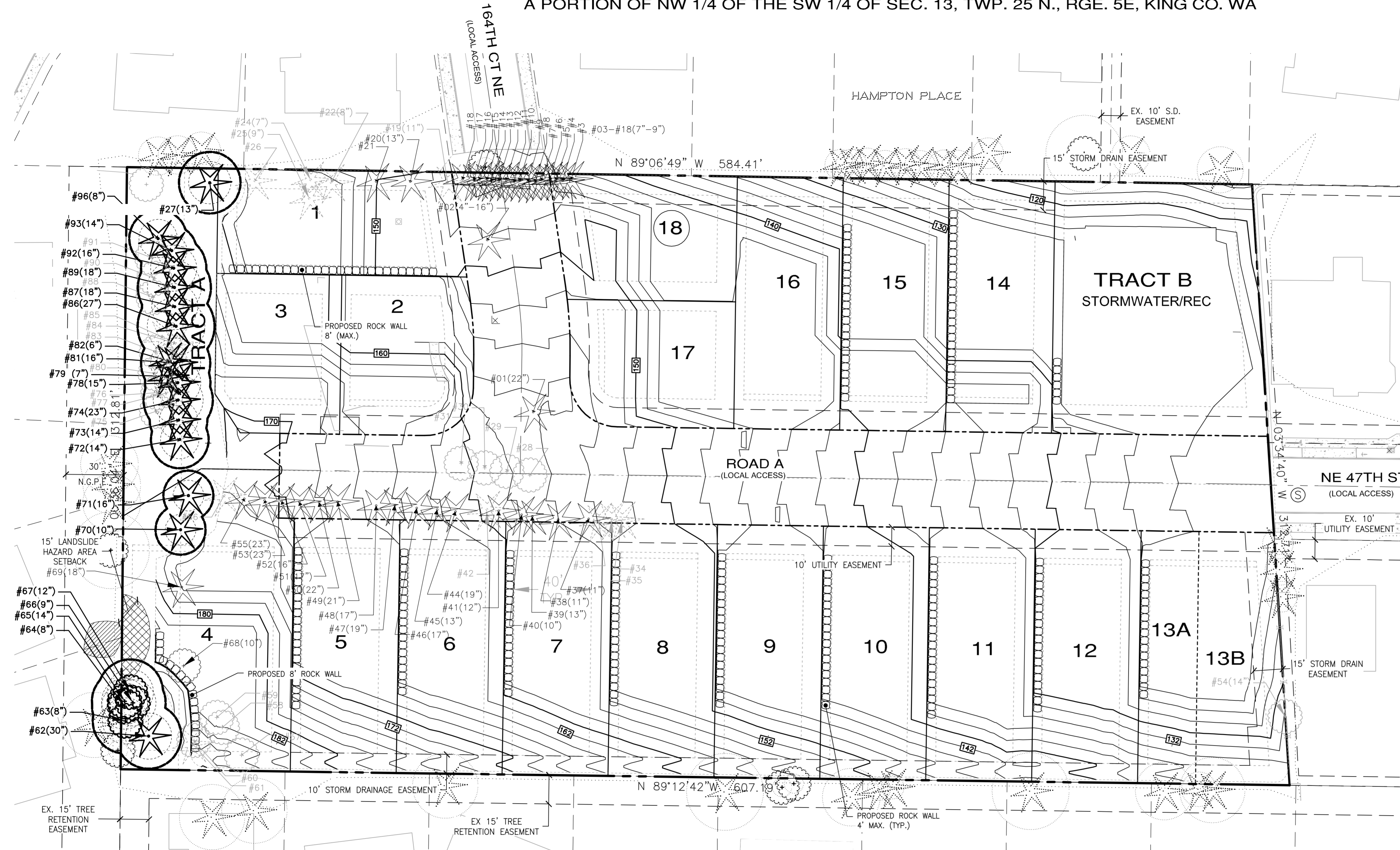
REDMOND

JOB NO.:	1787-001-013
DWG. NAME:	LS-03
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	08/03/2015
DATE OF PRINT:	

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Plotted: 07/27/2015 2:25 PM
Plotted By: Kellie Caffey

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



TREE PROTECTION MEASURES

PER RCZ 21.12.010, THE FOLLOWING TREE PROTECTION MEASURES ARE REQUIRED:

A. Tree Protection Measures. To ensure long-term viability of trees and stands identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection:

- All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
- All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
- Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
- Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material, subject to approval by the Administrator. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
- Where tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous ropes or flagging and are accompanied by "Tree Save Area - Keep Out" signs.

TREE PRESERVATION SUMMARY TABLE

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK GREATER THAN 30" DBH	NUMBER OF REMOVED: 0 % OF REMOVED LANDMARK TREES OF ALL TREES: 0%	NUMBER OF IMPACTED: 0 % OF IMPACTED LANDMARK TREES OF ALL TREES: 0%	NUMBER OF RETAINED LANDMARK: 0 % OF RETAINED LANDMARK TREES OF ALL TREES: 0%	TOTAL LANDMARK TREES: 0 % LANDMARK TREES OF ALL TREES: 0%
SIGNIFICANT 6" - 30" DBH	NUMBER OF REMOVED: 15 % OF REMOVED SIGNIFICANT TREES OF ALL TREES: 63%	NUMBER OF IMPACTED: 0 % OF IMPACTED SIGNIFICANT TREES OF ALL TREES: 0%	NUMBER OF RETAINED SIGNIFICANT: 22 % OF RETAINED SIGNIFICANT TREES OF ALL TREES: 31%	TOTAL LANDMARK TREES: 0 % SIGNIFICANT TREES OF ALL TREES: 100%
TOTALS	NUMBER OF LANDMARK + SIGNIFICANT REMOVED: 15 % OF REMOVED OF ALL TREES: 63%	NUMBER OF LANDMARK + SIGNIFICANT IMPACTED: 0 % OF IMPACTED OF ALL TREES: 0%	NUMBER OF LANDMARK + SIGNIFICANT RETAINED: 22 % OF RETAINED OF ALL TREES: 31%	TOTAL NUMBER OF ALL HEALTHY TREES: 60

UNHEALTHY TREES (DEAD, DISEASED OR DYING) AS REPORTED BY THE CONSULTING ARBORIST ARE NOT INCLUDED IN THE SIGNIFICANT TREE COUNT. THERE ARE 32 UNHEALTHY TREES IN THIS CATEGORY ON THE PROJECT SITE.

NOTE: ALL OFF-SITE TREES AND/OR DRIP LINES DEPICTED HEREIN HAVE NOT BEEN SURVEYED. LOCATIONS ARE APPROXIMATE. NO GUARANTEES ARE MADE NOR IMPLIED REGARDING THE ACCURACY OF THIS INFORMATION.

TREE COUNT TABLE

TREE NO.	UNHEALTHY	RETAINED	REMOVED	TREE NO.	UNHEALTHY	RETAINED	REMOVED	TREE NO.	UNHEALTHY	RETAINED	REMOVED	TREE NO.	UNHEALTHY	RETAINED	REMOVED
1			1	26	1			51			1	76	1		
2			1	27		1		52			1	77	1		
3			1	28	1			53			1	78	1		
4			1	29	1			54	1			79	1		
5			1	30	1			55			1	80	1		
6			1	31	1			56	1			81		1	
7			1	32	1			57	1			82		1	
8			1	33			Tree Does Not Exist	58	1			83	1		
9			1	34	1			59	1			84	1		
10			1	35	1			60	1			85	1		
11			1	36	1			61	1			86		1	
12			1	37			1	62		1		87		1	
13			1	38			1	63		1		88	1		
14			1	39			1	64		1		89		1	
15			1	40			1	65		1		90	1		
16			1	41			1	66		1		91	1		
17			1	42	1			67		1		92		1	
18			1	43			Tree Less than 6" dbh	68			1	93			
19	1			44			1	69			1	94			Tree Less than 6" dbh
20			1	45			1	70		1		95			Tree Less than 6" dbh
21			1	46			1	71		1		96			
22	1			47			1	72		1		97	1		
23			1	48			1	73		1		98	1		
24			1	49			1	74		1		99			
25	1			50			1	75	1			Totals	33	22	38

TREE 33, FORMERLY LOCATED ON-SITE, WAS DAMAGED BY NATURAL CAUSES AND SUBSEQUENTLY REMOVED. IT HAS NOT BEEN INCLUDED IN THE TREE CALCULATIONS.

TREE PRESERVATION LEGEND

- DECIDUOUS TREES, INCLUDING SWEETGUM, CHERRY, BIGLEAF MAPLE, RED ALDER & LOMBARDY POPLAR TO BE REMOVED. PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION.
- CONIFEROUS TREES, INCLUDING PONDEROSA PINE, CYPRESS, WESTERN RED CEDAR & DOUGLAS FIR TO BE REMOVED. PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION.
- UNHEALTHY TREES TO BE REMOVED
- HEALTHY TREES TO BE RETAINED (NO CONSTRUCTION WITHIN 5' OF DRIPLINE)
- DRIP LINE
- 5' DRIP LINE SETBACK
- LANDSLIDE HAZARD AREA FIELD VERIFIED BY TERRA ASSOCIATES, INC.
- OFFSITE TREES WITH DRIP LINE. LOCATIONS APPROXIMATE.

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4	FINAL SUBMITTAL 08/03/2015	ESM

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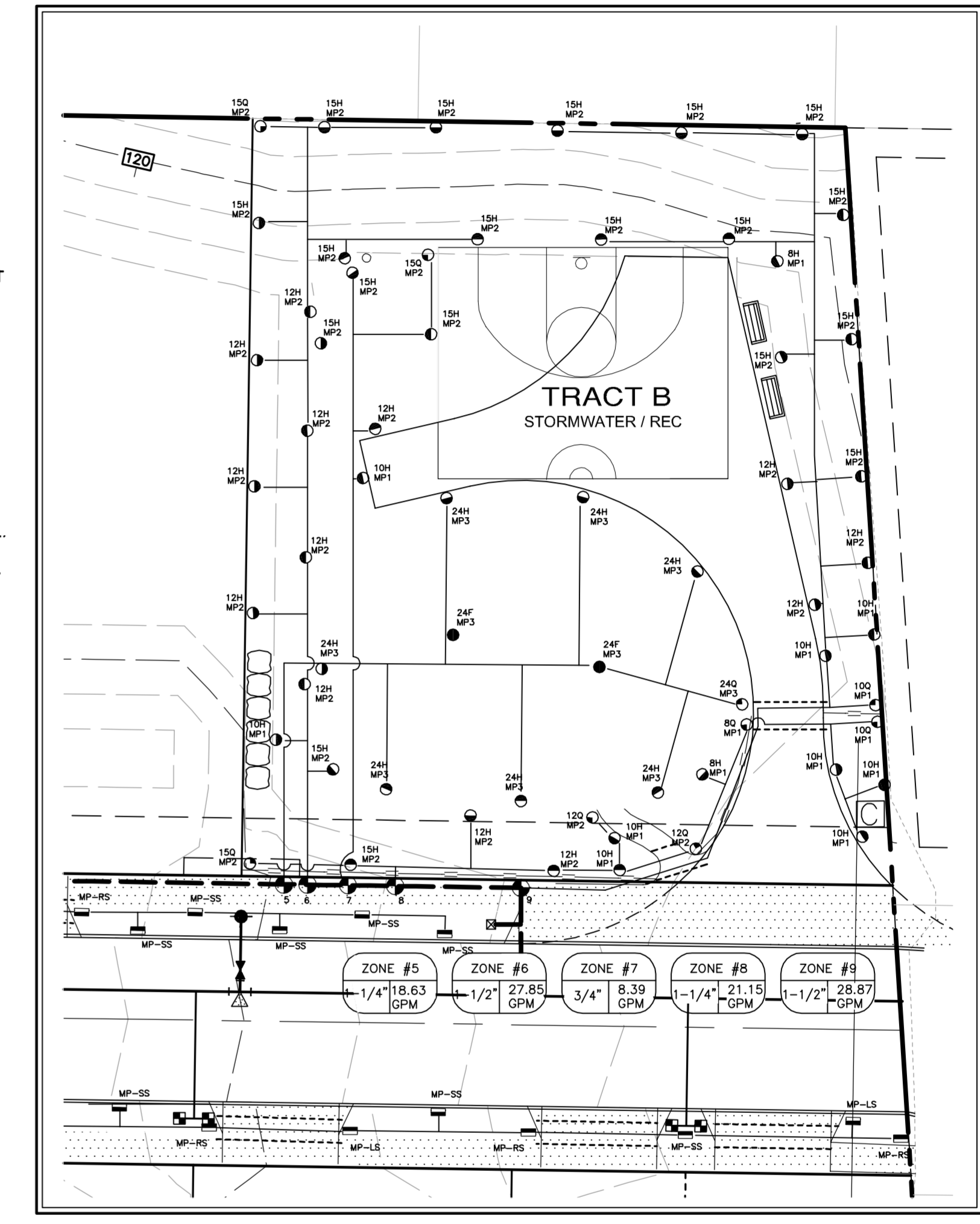
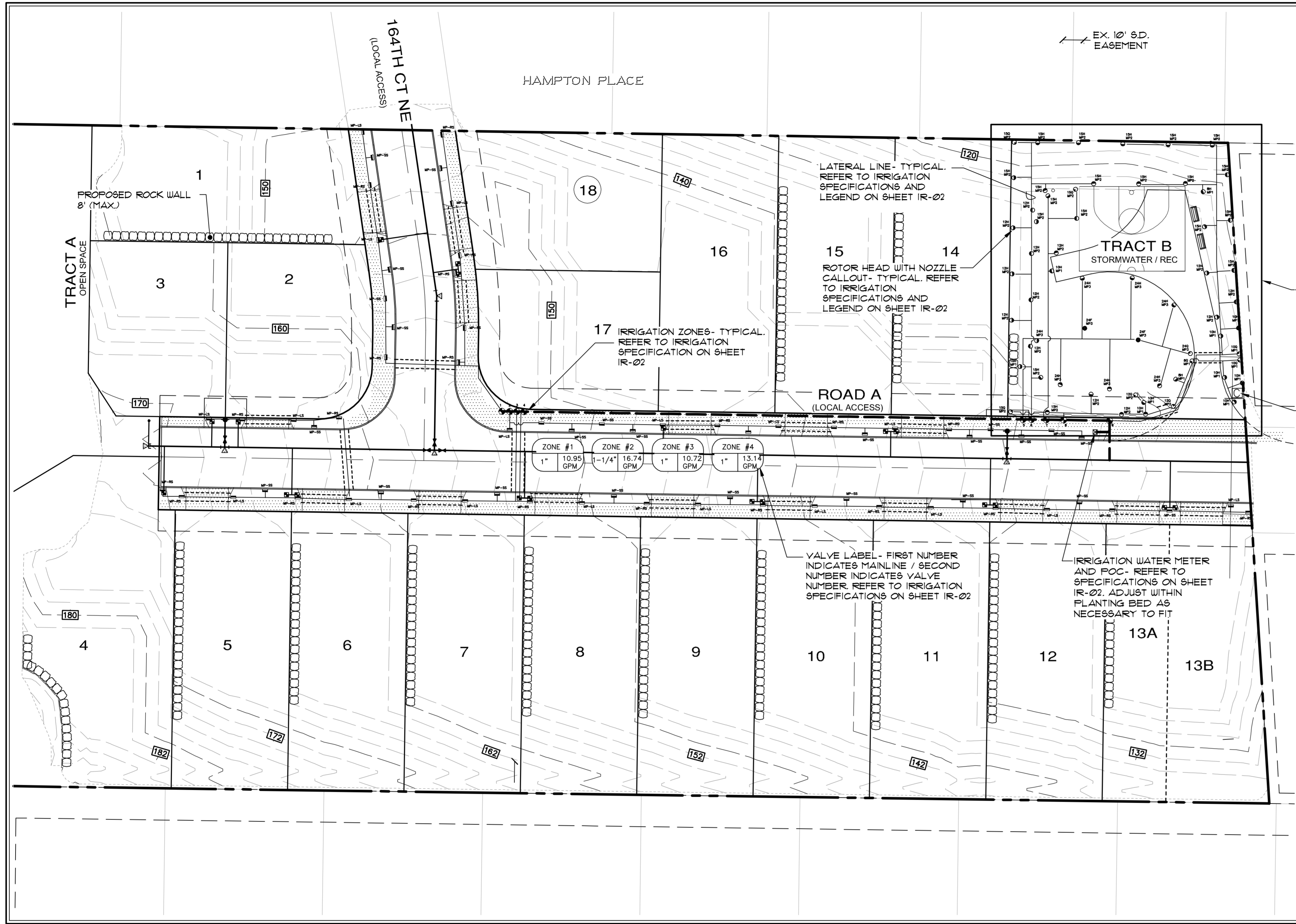
KELLIE CAFFEY DUKE'S LANDING TREE PRESERVATION PLAN

REDMOND

JOB NO.: 1787-001-013
 DWG. NAME: TP-01
 DESIGNED BY: LDK
 DRAWN BY: LDK
 CHECKED BY:
 DATE: 08/03/2015
 DATE OF PRINT:

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



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0	FIRST SUBMITTAL 03/13/2015	ESM
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KELLIE CAFFEY
 WASHINGTON

DUKE'S LANDING
 PRELIMINARY IRRIGATION PLAN

REDMOND

JOB NO.:	1787-001-013
DWG. NAME:	IR-01
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	08/03/2015
DATE OF PRINT:	

IR-01

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2013 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

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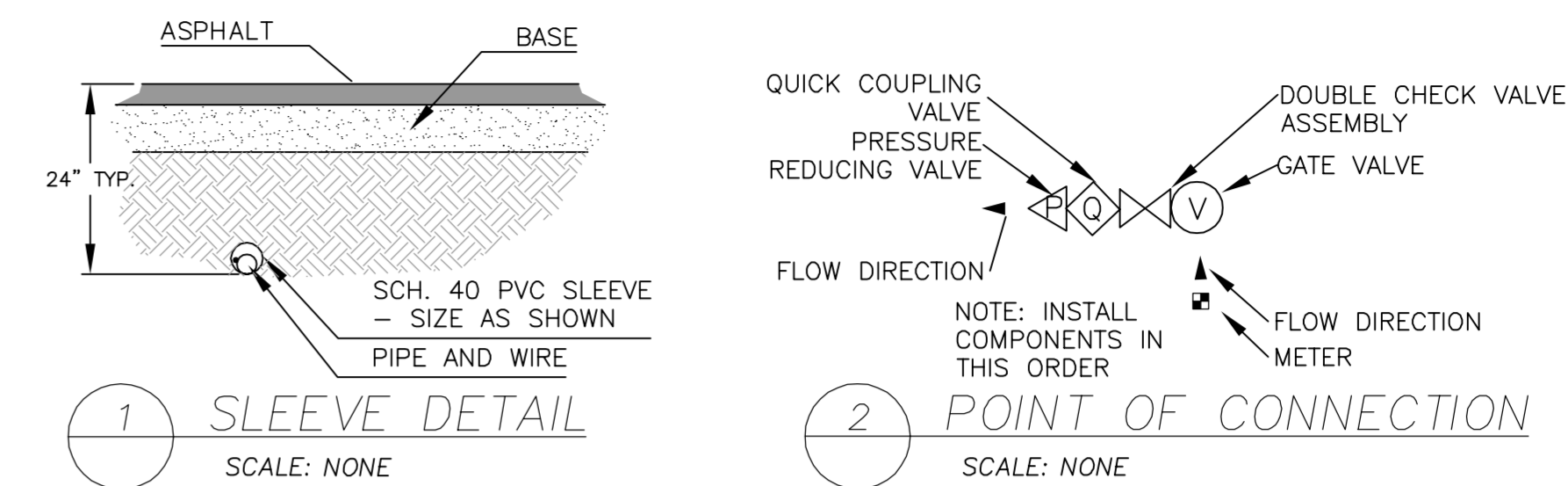
DUKE'S LANDING PRELIMINARY PLAT

IRRIGATION NOTES

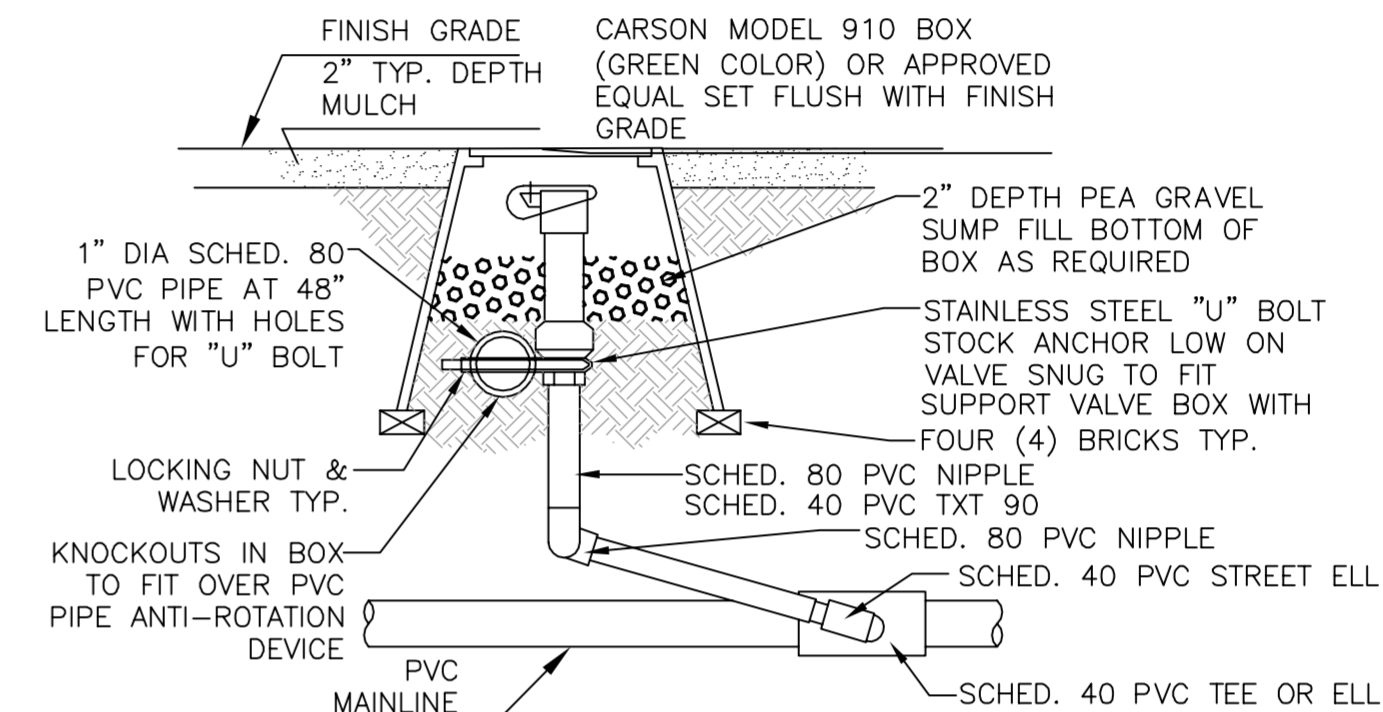
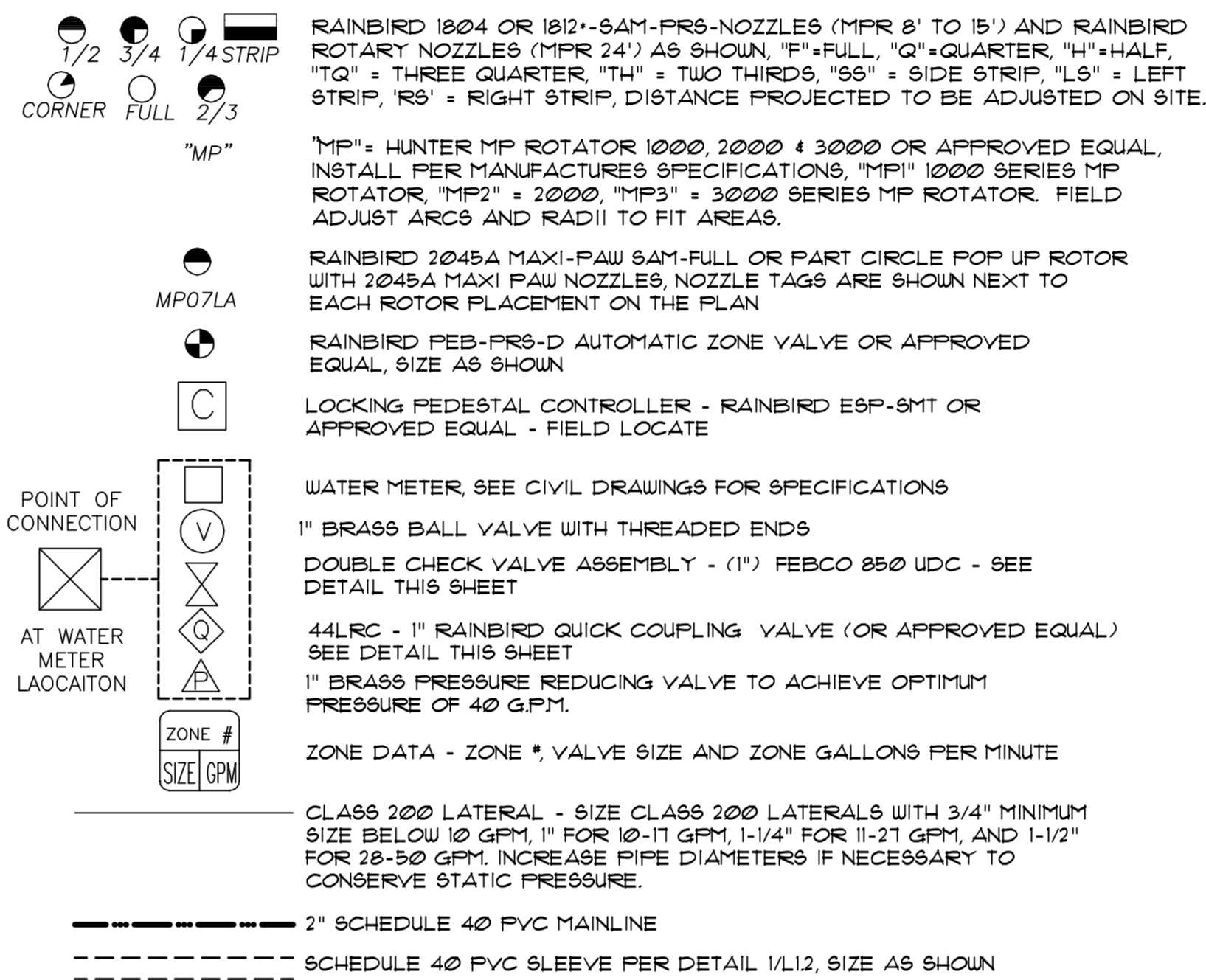
1. MAINLINES ARE TO BE BURIED AT A MINIMUM DEPTH OF 24", LATERALS ARE TO BE BURIED A MINIMUM OF 18" DEEP.
2. USE PURPLE PRIMER AND WET DRY BLUE GLUE, PVC CEMENT ON ALL GLUED FITTINGS.
3. THE FIRST SIX INCHES OF PIPE BACKFILL MUST BE FREE OF ROCKS, AND ALL BACKFILL MUST BE FREE OF ROCKS GREATER THAN 1" IN DIAMETER AND FREE OF ALL OTHER DEBRIS.
4. ALL HEADS SHALL BE INSTALLED WITH SWING ARM SYSTEM, USING SCHEDULE 80 BLACK PVC 'L'S AND A MINIMUM OF 1' OF FLEXIBLE POLY PIPE.
5. ALL VALVES TO BE INSTALLED IN IRRIGATION BOXES WITH LIDS, USE EXTENSIONS WHERE NECESSARY. TOP OF LIDS SHALL BE AT FINISHED GRADE.
6. ALL ELECTRIC VALVE WIRING SHALL BE IRRIGATION CONTROL CABLE TYPE "UF" DIRECT BURIAL. CONTROL WIRES SHALL BE #14G BLACK UNLESS OTHERWISE SPECIFIED. SYSTEM SHALL INCLUDE TWO SPARE WIRES (ORANGE) AND ONE COMMON (WHITE). SYSTEM SHALL ALSO INCLUDE ONE #10 BARE COPPER TRACE WIRE FROM CONTROLLER TO ALL VALVES.
7. WIRES TO ELECTRICALLY CONNECT CONTROLLER TO ALL VALVES. EACH VALVE SHALL BE CONNECTED TO A SEPARATE CONTROL WIRE.
8. WIRE TO BE BURIED WITH MAINLINES (24" DEEP) AND IN SLEEVES UNDER ALL PAVING.
9. ALL WIRE SPLICES TO BE CONNECTED WITH SILICON WATER PROOF WIRE CONNECTORS WITH WIRES TAPED TOGETHER.
10. LEAVE A MINIMUM OF 12" OF SLACK WIRE AT ANY SPLICE AND CONNECTIONS.
11. USE BRASS UNIONS AT BOTH CONNECTIONS TO THE DOUBLE CHECK VALVE ASSEMBLY.
12. USE TEFLON TAPE/SEALANT ON ALL BRASS OR METAL FITTINGS.
13. INSTALL DOUBLE CHECK VALVE ASSEMBLY, PRESSURE REDUCING VALVE, AND QUICK COUPLER IN SEPARATE IRRIGATION BOXES. INSURE POSITIVE DRAINAGE OF WATER OUT OF AND AWAY FROM ALL COMPONENTS.
14. DOUBLE CHECK VALVE ASSEMBLY MUST MEET CITY STANDARDS FOR INSTALLATION.
15. WIRE FROM TRENCH TO CONTROLLER SHALL BE IN ELECTRICAL CONDUIT AND CONTROLLER SHALL BE WALL MOUNTED INSIDE BUILDING. EXACT LOCATION TO BE DETERMINED BY OWNERS REPRESENTATIVE. CONDUIT SHALL BE SECURELY CONNECTED TO STRUCTURE AS DIRECTED BY OWNERS REPRESENTATIVE.
16. USE PRESSURE REDUCING VALVE TO ACHIEVE A MINIMUM PRESSURE OF 30 PSI AND A MAXIMUM OF 60 PSI (OPTIMUM 40 PSI)
17. CONTROLLER TO BE GROUNDED PER MANUFACTURERS SPECIFICATIONS.
18. CONTRACTOR TO PRESSURE TEST SYSTEM BEFORE APPROVAL/ACCEPTANCE. HOLD 150 PSI FOR 5 MINUTES.
19. USE GALVANIZED PIPE FROM METER TO QUICK COUPLER VALVE EXCEPT AS NOTED ABOVE IN NOTE #11.
20. CONTRACTOR TO PROGRAM CONTROLLER AND ADJUST ALL NOZZLES BEFORE FINAL APPROVAL OR ACCEPTANCE. NOZZLES MUST BE PROPERLY DIRECTED AND ADJUSTED FOR OPTIMUM COVERAGE.
21. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
22. SET TOP OF HEADS AT FINISHED GRADE (NEITHER ABOVE OR BELOW).
23. QUICK COUPLING VALVES (QCV) TO BE INSTALLED PER DETAIL THIS SHEET.
24. PLANS ARE DIAGRAMMATIC. CONFIRM MAINLINE ALIGNMENT, VALVE LOCATIONS & LATERALS WITH OWNERS REPRESENTATIVE. LOCATE ALL COMPONENTS IN LANDSCAPE AND TURF AREAS, WITHIN PROPERTY BOUNDARIES, USE SHARED TRENCHES WHERE POSSIBLE.
25. VERIFY LOCATION & DEPTH OF ALL UTILITIES AND SERVICES PRIOR TO EXCAVATING. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND PROPOSED DESIGN, PRIOR TO CONSTRUCTION.
26. ALL MAINLINES AND SLEEVES SHALL BE SCHEDULE 40 AND CLASS 200 IS ACCEPTABLE FOR LATERALS.
27. FOR SUPPORT, PLACE A 12" CONCRETE BLOCK DIRECTLY BELOW THE DCVA INSIDE THE VALVE BOX.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES AND INSPECTIONS.
29. MATERIAL SUBSTITUTIONS WILL ONLY BE ACCEPTED WHEN REQUESTED IN WRITING. WRITTEN REQUEST SHALL INCLUDE ALL DATA SHEETS AND AN EXPLANATION OF HOW SUBSTITUTED ITEM EXCEEDS THE REQUIREMENTS OR PERFORMANCE OF THE SPECIFIED ITEM. WRITTEN APPROVAL SHALL BE SUPPLIED BY OWNERS REPRESENTATIVE BEFORE CONTRACTOR CAN INSTALL ANY SUBSTITUTED MATERIALS. NO WRITTEN NOTIFICATION IS REQUIRED FOR REJECTION OF REQUEST.
30. SLEEVES SHALL BE PROVIDED BY THE CONTRACTOR UNDER ALL PAVEMENT CROSSINGS. PIPE SLEEVES SHALL BE TWICE THE SIZE OF THE PIPE GOING INTO IT. NO MORE THAN ONE PIPE IS TO BE INSTALLED IN EACH SLEEVE. SLEEVES 6" AND LARGER SHALL BE CLASS 200. SLEEVES 4" AND SMALLER TO BE SCHEDULE 40. A SEPARATE SLEEVE SHALL BE INSTALLED FOR CONTROL AND COMMUNICATION WIRES. ANY SLEEVE TO BE INSTALLED UNDER ROADWAY PAVEMENT SHALL BE SCHEDULE 40.
31. RAIN SENSOR SHALL BE MOUNTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND HARD WIRED IN CONDUIT TO CONTROLLER. MOUNT RAIN SENSORS ON TOP OF NEARBY FENCE POSTS (IF AVAILABLE) OR MOUNT 6" ABOVE GROUND SURFACE ON A PRESSURE TREATED 4X4 POST IN AN UNOBTRUSIVE LOCATION WITHIN AN ADJACENT LANDSCAPE BED AND NOT UNDER TREE CANOPY. PROVIDE A RAIN SENSOR FOR EACH CONTROLLER.
32. CONTRACTOR TO OBSERVE BEST MANAGEMENT PRACTICES AND SAFETY PRECAUTIONS WHEN WORKING WITH HIGH WATER PRESSURE AND STEEPLY SLOPED SITE CONDITIONS.

IMPORTANT IRRIGATION DESIGN NOTES:

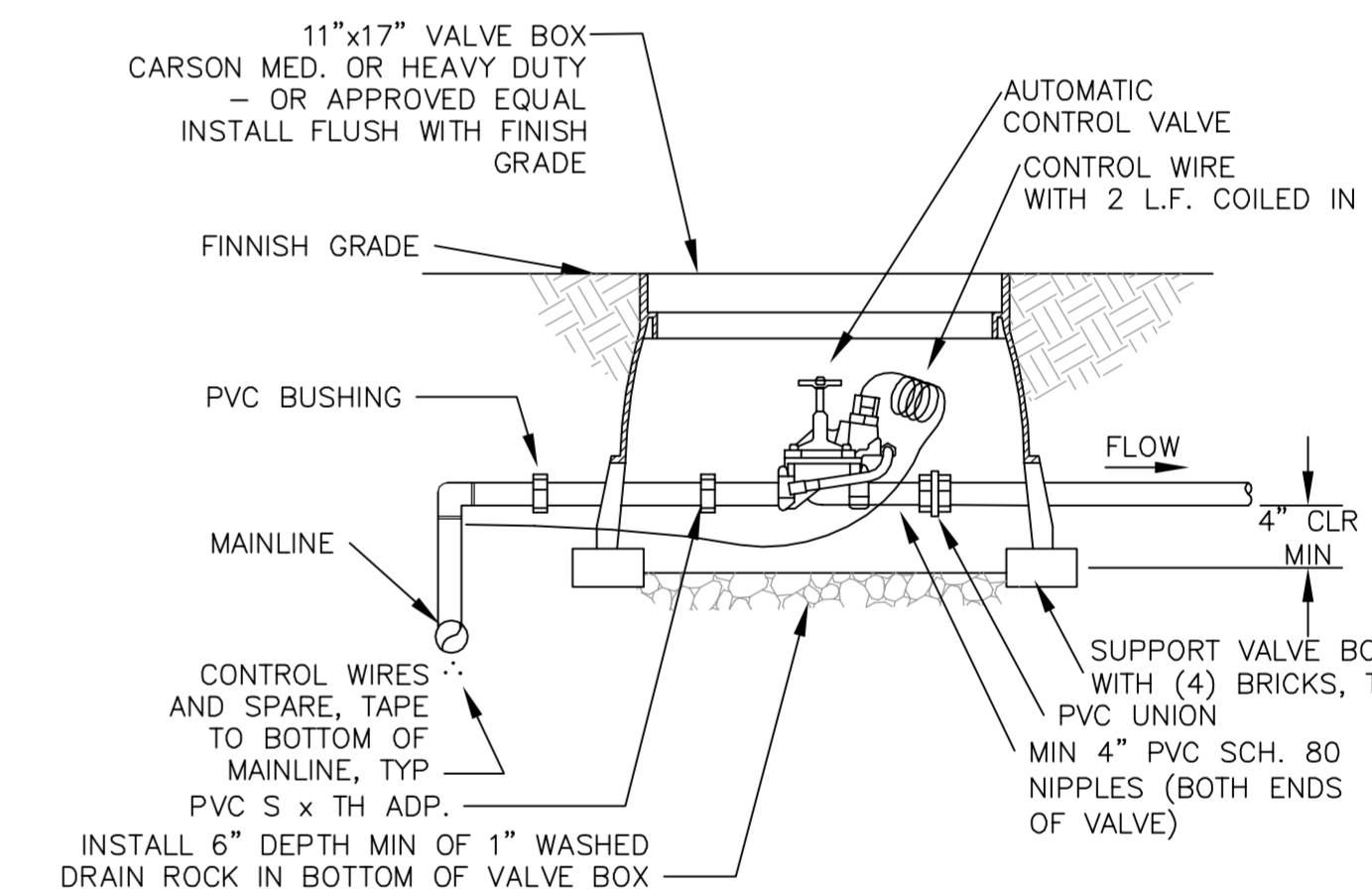
1. PLAN IS DIAGRAMMATIC. MAINLINE MAY BE SHOWN IN HARDSCAPE AREAS, BUT SHOULD BE PLACED DIRECTLY ADJACENT, WITHIN 6", OF THE HARDSCAPE AREA IN THE PLANTING BED.
2. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE, AND ATTEND THE PRE-CONSTRUCTION MEETING PRIOR TO THE START OF WORK.
3. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ADJUST THE DESIGN AS NECESSARY BASED ON ACTUAL FIELD CONDITIONS IN ORDER TO INSURE PROPER COVERAGE.
4. LANDSCAPE CONTRACTOR WILL SCHEDULE WATERING TIMES FOR ALL ZONES WITHIN THE PROJECT AND REVIEW OPERATION WITH THE CITY'S REPRESENTATIVE FOR FINAL APPROVAL.



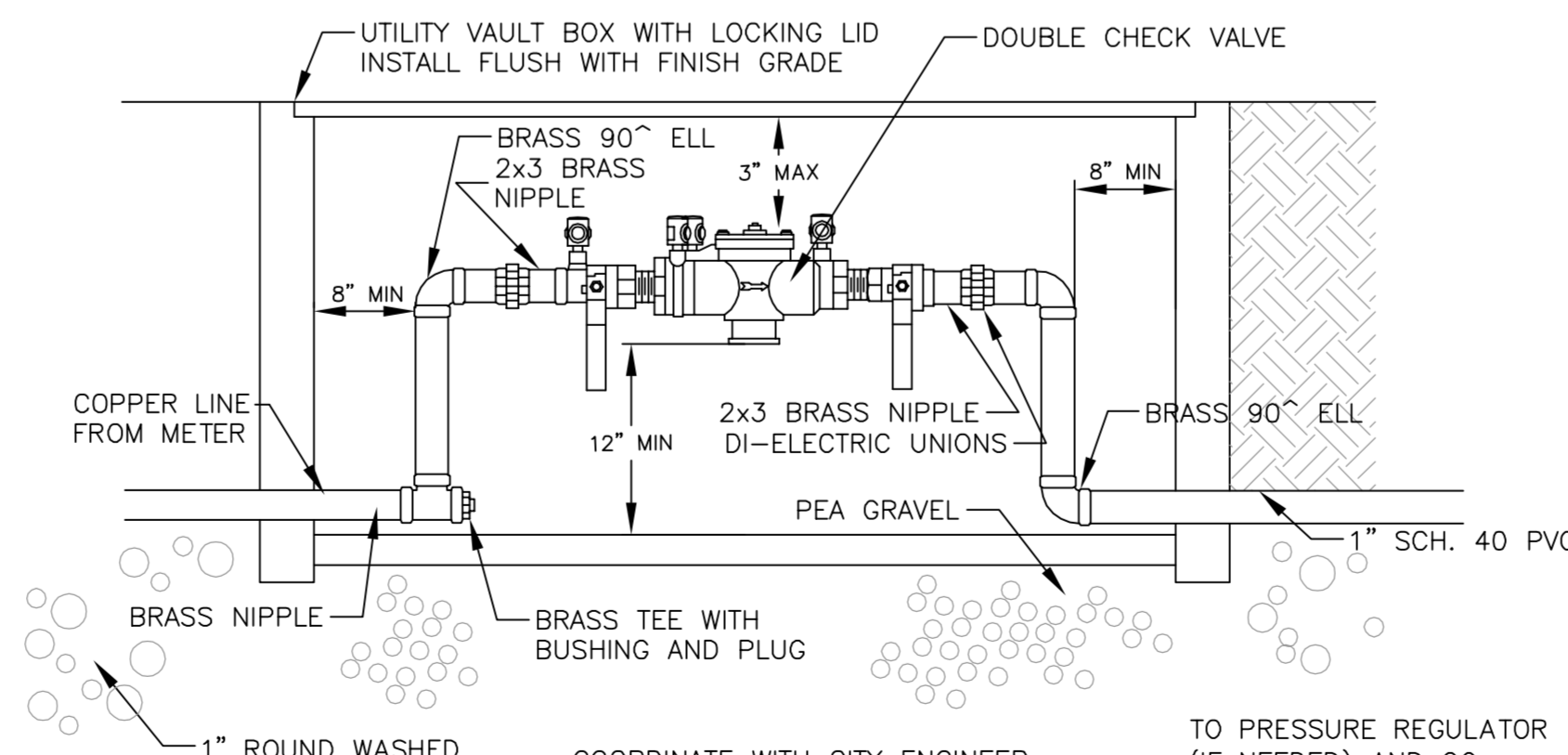
IRRIGATION LEGEND



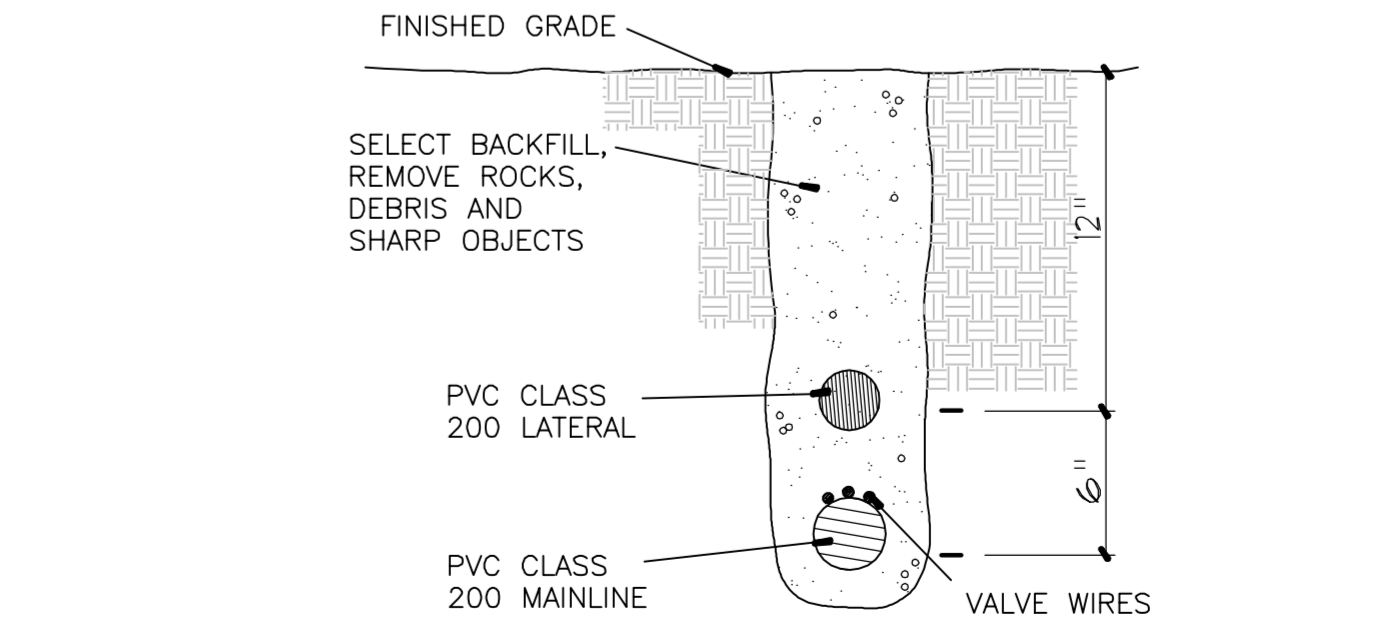
3 QUICK COUPLING VALVE DETAIL SCALE: NONE



4 REMOTE CONTROL VALVE SCALE: NONE



5 DOUBLE CHECK VALVE ASSEMBLY SCALE: NONE



TRENCHING DETAIL SCALE: NONE

WARNING:
THE UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. DEPTH UNKNOWN. CALL 1-800-424-5555.

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