

SE 1/4, SE 1/4, SEC 25, TWP 26N, RGE 5E, W.M.

HAWKS GLEN PRELIMINARY PLAT

GREEN INFRASTRUCTURE PROGRAM

PROJECT SUMMARY TABLE	R-4 ZONE
GROSS SITE AREA IN SQUARE FEET	425,096 SF
NET BUILDABLE AREA (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW G)	153,888 SF 3.53 AC
MINIMUM DENSITY (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW H)	12 LOTS
MAXIMUM DENSITY (425,096 x 4 / 43,560)	39 LOTS
AVERAGE LOT SIZE	5,699 SF
MIN LOT SIZE = 5,250 SF (0.75 x 7000)	
LARGEST PROPOSED LOT SIZE	10,351 SF
SMALLEST PROPOSED LOT SIZE (SMALLEST ALLOWED = 7000 x 0.50 = 3500 SF)	3,506 SF
SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET (TRACT A + TRACT B)	216,794 SF
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	31,002 SF 0.71 AC
TOTAL OPEN SPACE, IN SQUARE FEET (TRACT A + TRACT B + TRACT C + TRACT E)	240,206 SF 5.51 AC
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	NA

NET BUILDABLE AREA CALCULATION TABLE	R-4 ZONE
A. GROSS SITE AREA IN SQUARE FEET	425,096 SF 9.76 AC
B. SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET (TRACTS A+B)	216,794 SF
C. SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	NA
D. AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	31,002 SF 0.71 AC
E. PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (TRACTS E+C)	23,412 SF 0.54 AC
F. ABOVE GROUND PUBLIC FACILITIES	NA
G. TOTAL FOR EACH ZONE (A-B+C+D+E+F) = NET BUILDABLE AREA	153,888 SF 3.53 AC
H. MINIMUM DENSITY (G x MIN. DENSITY % x 4 DU/AC) = MIN. DENSITY	12 LOTS

GREEN BUILDING AND GREEN INFRASTRUCTURE INCENTIVE PROGRAM NOTE

THE PROJECT CLAIMS 2 INCENTIVE POINTS FOR PRESERVING 30% OF THE SITE AS NATURAL VEGETATION AND 1 INCENTIVE POINT FOR DROUGHT TOLERANT LANDSCAPING. THE PROJECT APPLIES 3 INCENTIVE POINTS TO QUALIFY FOR 25% LOT SIZE REDUCTION PER COR TABLE 21.64.040B, REDUCING THE MINIMUM AVERAGE LOT SIZE FROM 7,000 SF (R4) TO 5,250 SF.

SITE DATA

SITE ADDRESS: 17656 NE 116TH ST
TAX ACCOUNT NUMBER: REDMOND, WA 98052
EXISTING ZONING: 2526059067
NEIGHBORHOOD: R4 (4 DU/GROSS AC MAX)
GROSS SITE AREA: (80% OF NET MIN)
DWELLING UNITS: NORTH REDMOND
SETBACKS: 425,096 SF (9.76 ACRES)
LOT FRONTS: 15' FRONT, 18' GARAGE, 5'/10' SIDE (15' TOTAL),
LOT WIDTH CIRCLE: 10' REAR, 15' SIDE STREET
BUILDING SEPARATION: 20'
OPEN SPACE WIDTH: 40' DIAMETER (MIN)
REQUIRED OPEN SPACE: 15' MIN
LOT COVERAGE (STRUCTURES): 20% OF LOT AREA
IMPERVIOUS SURFACE: 35% OF LOT AREA (MAX)
BUILDING HEIGHT: 60% OF LOT AREA (MAX)
TOTAL UNITS: 35' (MAX)
SINGLE FAMILY DETACHED: 27
SINGLE FAMILY ATTACHED: 2 (LOTS 26 & 27 ARE ZERO LOT LINE AFFORDABLE HOUSING UNITS)

NOTES:

- EXISTING BUILDINGS AND HARDSCAPE TO BE REMOVED.
- LOTS 26 & 27 TO BE AFFORDABLE UNITS WITH ZERO LOT LINE DUPLEX.
- SEE SHEET OP-01 FOR OPEN SPACE CALCULATIONS AND INFO ON GREEN INFRASTRUCTURE.
- AVERAGE ALLOWED LOT SIZE REDUCED FROM 7,000 SF TO 5,250 SF BY UTILIZING 3 POINTS ASSOCIATED WITH THE GREEN INFRASTRUCTURE PROGRAM. SEE SHEET OP-01 FOR SUMMARY OF POINTS AND LOT AREAS.

AFFORDABLE UNIT SUMMARY

- THE DUPLEX ON LOTS 26 AND 27 WILL MEET "LOW COST AFFORDABLE HOUSING UNIT" CRITERIA
- REQUIRED AFFORDABLE UNITS = 10% = 0.1 x 27 = 2.7 UNITS
- AFFORDABLE UNITS PROVIDED = 4 (EACH "LOW COST AFFORDABLE HOUSING UNIT" COUNTS AS TWO AFFORDABLE UNITS PER R2C 21.20.030.D)

SHEET INDEX

- CV-01 COVER SHEET & SITE PLAN
- GN-01 COVER SHEET & SITE PLAN NOTES & LEGEND
- OP-01 OPEN SPACE PLAN
- TP-01 TRANSPORTATION PLAN
- FI-01 NE 116TH ST FRONTAGE IMP.
- SV-01 ROAD SECTIONS AND SIGHT DISTANCE EXHIBIT
- RP-01 ROAD AND STORM PROFILES
- RP-02 ROAD AND STORM PROFILES
- UT-01 ROAD AND STORM PLAN
- UT-02 SEWER AND WATER PLAN
- FP-01 FIRE PLAN
- GP-01 GRADING PLAN
- TR-01 TREE PRESERVATION PLAN
- L-01 - L05 LANDSCAPE PLAN

PROJECT TEAM

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 CONTACT: MITCH EVANS, PLS

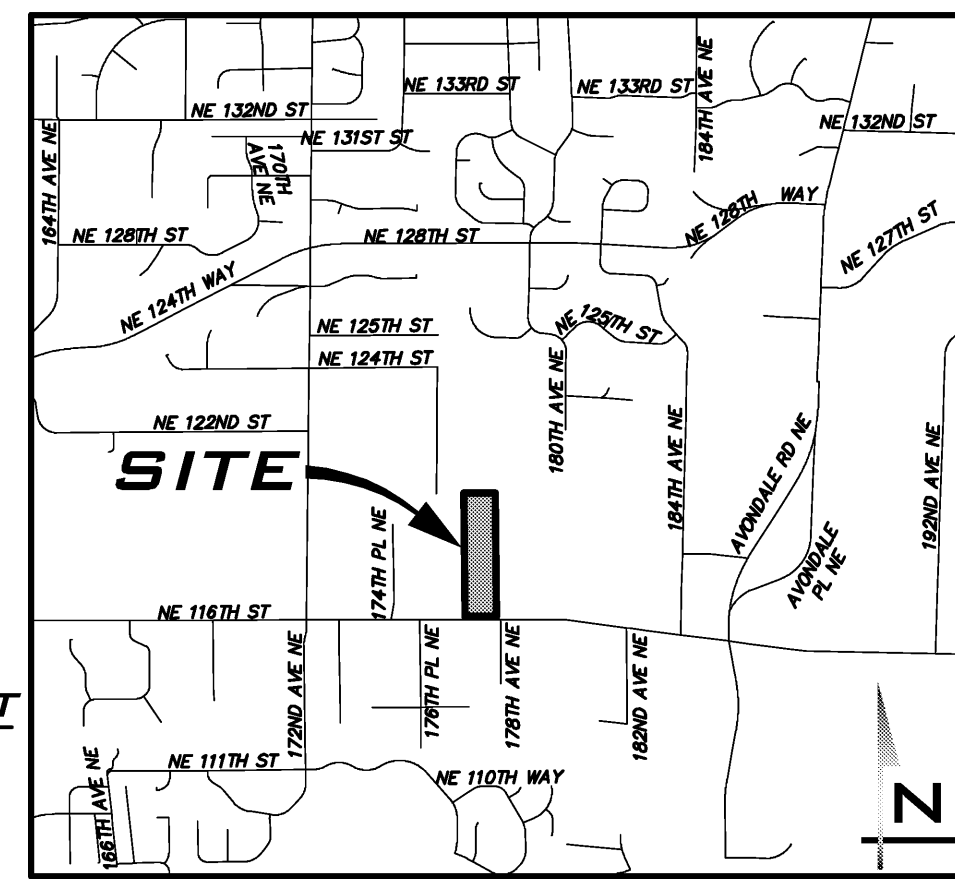
TRANSPORTATION
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 WETLAND RESOURCES
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LANDSCAPE ARCHITECT
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 TULALIP, WA 98270
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 CONTACT: BRUCE LANE

GIS DISCLAIMER

GIS CONTOURS ARE PROVIDED ON SHEETS WHERE IT IS NECESSARY TO SHOW EXISTING GRADE TOPOGRAPHY OUTSIDE THE LIMITS OF FIELD SURVEY. GIS BASED TOPOGRAPHY INFORMATION IS APPROXIMATE AND PROVIDED FOR REFERENCE. GIS CONTOURS SHOULD NOT BE USED FOR DESIGN PURPOSES.



SE 1/4, SE 1/4, SEC 25, TWP 26N, RGE 5E, W.M.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 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 SOUTH LINE OF SAID SECTION WHICH IS 643 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION;

THENCE NORTH TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH IS 664 FEET WEST OF THE EAST LINE OF SAID SECTION;

THENCE WEST 330 FEET ALONG SAID NORTH LINE TO A POINT 994 FEET WEST OF THE EAST LINE OF SAID SECTION 25;

THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID SECTION 25 WHICH IS 973 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE EAST 330 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD (NORTHEAST 116TH STREET) BY DEED RECORDED UNDER RECORDING NUMBER 2562045.

BASIS OF BEARING

HELD A BEARING OF NORTH 88°20'57" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF S-T-R 25-26-5 BETWEEN THE SE CORNER OF SAID SUBDIVISION, AND THE MONUMENT AT THE INTERSECTION OF NE 116TH ST AND 178TH AVE NE

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH, NAD 83 (91 HARN)

VERTICAL DATUM

NAVD 88

BENCH MARK

ORIGINATING BENCHMARK: 2"DIA. BRASS DISC W/DATUM POINT STAMPED 'COR BM 9194'

ELEVATION: 192.51'

2"DIA. BRASS DISC W/DATUM POINT STAMPED 'COR BM 9193'

ELEVATION: 244.55'

TEMPORARY BENCHMARK:

1. BM 'A' SET RAILROAD SPIKE IN POWER POLE AT THE SW QUADRANT INTERSECTION OF NE 116TH ST AND 178TH AVE NE. ELEVATION: 198.00'

2. BM 'B' SET RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF NE 116TH ST AT ± THE WEST PROPERTY LINE EXTENDED SOUTH. ELEVATION: 200.00'

SURVEYOR NOTES

1. 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.

2. 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.

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

4. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON JUNE 22, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

EXISTING FEATURES									
-----	ADJACENT PLAT/PARCEL LINE	○	POWER POLE	-----	RIGHT-OF-WAY	-----	BOUNDARY	-----	SEWER MAIN
-----	ADJACENT RIGHT-OF-WAY	○	GUY ANCHOR	-----	LOT LINE	-----	FLOW & CURB	-----	SEWER SERVICE
-----	CENTERLINE	○	STREET LIGHT	-----	MAILBOX	-----	CENTER LINE	-----	WATER MAIN
-----	EASEMENT	○	POLE LIGHT	-----	SIGN	-----	SAW CUT	-----	SEWER MANHOLE
-----	SURFACE FEATURES	○	POWER VAULT	-----	CURB RAMP	-----	EASEMENT	-----	WATER METER
-----	BUILDING FOOTPRINT	○	TRANSFORMER	-----	STREET LIGHT	-----	BUILDING SETBACK (BSBL)	-----	GATE VALVE
-----	TOP OF 40% SLOPE	○	POWER METER	-----	ASPHALT PAVEMENT	-----	FENCE	-----	MAIL BOX
-----	STEEP SLOPE BUFFER	○	GAS METER	-----	CONCRETE	-----	10' PROPOSED CONTOURS	-----	SIGN
-----	EDGE OF WETLAND	○	GAS VALVE	-----	GRAVEL	-----	2' PROPOSED CONTOURS	-----	CONIFEROUS TREE TO BE REMOVED
-----	WETLAND BUFFER	○	MAIL BOX	-----	WETLAND	-----	ROCKERY	-----	DECIDUOUS TREE TO BE REMOVED
-----	10' CONTOURS	○	SIGN	-----	OPEN SPACE	-----	RETAINING WALL	-----	CONIFEROUS TREE TO BE SAVED
-----	2' CONTOURS	○	CONIFEROUS TREE TO BE REMOVED	-----		-----		-----	DECIDUOUS TREE TO BE SAVED
-----	SD STORM DRAIN PIPE	○	DECIDUOUS TREE TO BE REMOVED	-----		-----		-----	ASPHALT
-----	SS SEWER MAIN	○	CONIFEROUS TREE TO BE SAVED	-----		-----		-----	CONCRETE
-----	W WATER MAIN	○	DECIDUOUS TREE TO BE SAVED	-----		-----		-----	GRAVEL
-----	G GAS MAIN	○	ASPHALT	-----		-----		-----	WETLAND
-----	DRIP LINE	○	CONCRETE	-----		-----		-----	≥40% SLOPE
-----	LIMITS OF DISTURBANCE (LOD)	○	GRAVEL	-----		-----		-----	
-----	AERIAL UTILITIES	○	WETLAND	-----		-----		-----	
-----	WIRE FENCE	○	≥40% SLOPE	-----		-----		-----	
-----	BOARD FENCE	○		-----		-----		-----	
-----	DITCH OR SWALE	○		-----		-----		-----	
-----	RETAINING WALL	○		-----		-----		-----	
-----	CATCH BASIN, TYPE I	○		-----		-----		-----	
-----	CATCH BASIN, TYPE II	○		-----		-----		-----	
-----	SD PIPE FLOW	○		-----		-----		-----	
-----	STORM CULVERT END	○		-----		-----		-----	
-----	SEWER MANHOLE	○		-----		-----		-----	
-----	SS PIPE FLOW	○		-----		-----		-----	
-----	FIRE HYDRANT	○		-----		-----		-----	
-----	WATER METER	○		-----		-----		-----	
-----	GATE VALVE	○		-----		-----		-----	

PROPOSED FEATURES									
-----	BOUNDARY	-----	RIGHT-OF-WAY	-----	BOUNDARY	-----	RIGHT-OF-WAY	-----	BOUNDARY
-----	FLOW & CURB	-----	LOT LINE	-----	BOUNDARY	-----	LOT LINE	-----	BOUNDARY
-----	CENTER LINE	-----	MAILBOX	-----	BOUNDARY	-----	MAILBOX	-----	BOUNDARY
-----	SAW CUT	-----	SIGN	-----	BOUNDARY	-----	SIGN	-----	BOUNDARY
-----	EASEMENT	-----	CURB RAMP	-----	BOUNDARY	-----	CURB RAMP	-----	BOUNDARY
-----	BUILDING SETBACK (BSBL)	-----	STREET LIGHT	-----	BOUNDARY	-----	STREET LIGHT	-----	BOUNDARY
-----	FENCE	-----	ASPHALT PAVEMENT	-----	BOUNDARY	-----	ASPHALT PAVEMENT	-----	BOUNDARY
-----	10' PROPOSED CONTOURS	-----	CONCRETE SIDEWALK / DRIVEWAY	-----	BOUNDARY	-----	CONCRETE SIDEWALK / DRIVEWAY	-----	BOUNDARY
-----	2' PROPOSED CONTOURS	-----	OPEN SPACE	-----	BOUNDARY	-----	OPEN SPACE	-----	BOUNDARY
-----	ROCKERY	-----		-----	BOUNDARY	-----		-----	BOUNDARY
-----	RETAINING WALL	-----		-----	BOUNDARY	-----		-----	BOUNDARY

PROPOSED STORM DRAINAGE									
-----	STORM DRAIN PIPE	-----	PIPE FLOW	-----	STORM DRAIN PIPE	-----	PIPE FLOW	-----	STORM DRAIN PIPE
-----	ROOF & FOOTING DRAIN	-----	CULVERT END	-----	ROOF & FOOTING DRAIN	-----	CULVERT END	-----	ROOF & FOOTING DRAIN
-----	VAULT OUTLINE	-----	STORM CLEANOUT	-----	VAULT OUTLINE	-----	STORM CLEANOUT	-----	VAULT OUTLINE
-----	SWALE OR DITCH	-----	YARD DRAIN	-----	SWALE OR DITCH	-----	YARD DRAIN	-----	SWALE OR DITCH
-----	RIPRAP PAD	-----	CATCH BASIN, TYPE I	-----	RIPRAP PAD	-----	CATCH BASIN, TYPE I	-----	RIPRAP PAD
-----	CATCH BASIN, TYPE I	-----	CATCH BASIN, TYPE II	-----	CATCH BASIN, TYPE I	-----	CATCH BASIN, TYPE II	-----	CATCH BASIN, TYPE I

PROPOSED SANITARY SEWER AND WATER									
-----	SEWER MAIN	-----	SEWER CLEANOUT	-----	SEWER MAIN	-----	SEWER CLEANOUT	-----	SEWER MAIN
-----	SEWER SERVICE	-----	PIPE FLOW	-----	SEWER SERVICE	-----	PIPE FLOW	-----	SEWER SERVICE
-----	WATER MAIN	-----	WATER METER	-----	WATER MAIN	-----	WATER METER	-----	WATER MAIN
-----	SEWER MANHOLE	-----	FIRE HYDRANT	-----	SEWER MANHOLE	-----	FIRE HYDRANT	-----	SEWER MANHOLE

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.

Attachment 9 Plan Set



SCALE:

AS NOTED

PROJECT MANAGER:
BRETT PUDISTS, PE

PROJECT ENGINEER:
BRETT PUDISTS, PE

DESIGNER:
TIMOTHY M. HO, EIT

ISSUE DATE:
5/20/2016

REVISIONS									
NO	DATE	BY	REVISION	NO	DATE	BY	REVISION	NO	DATE
1	9/24/15	CD	60% PREP	1	9/24/15	CD	60% PREP	1	9/24/15
2	11/26/15	CD	REVISED STORM PER CITY COMMENTS	2	11/26/15	CD	REVISED STORM PER CITY COMMENTS	2	11/26/15
3	2/10/16	CD	REVISED SITE PER CITY COMMENTS - RAISED SITE	3	2/10/16	CD	REVISED SITE PER CITY COMMENTS - RAISED SITE	3	2/10/16
4	2/25/16	CD	60% PREP	4	2/25/16	CD	60% PREP	4	2/25/16
5	4/14/16	TMH	60% PREP RESUBMITAL	5	4/14/16	TMH	60% PREP RESUBMITAL	5	4/14/16
6	5/20/16	TMH	100% PREP SUBMITAL	6	5/20/16	TMH	100% PREP SUBMITAL	6	5/20/16

COVER SHEET & SITE PLAN

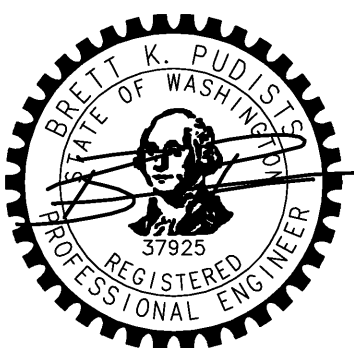
NOTES & LEGEND

HAWKS GLEN

17656 NE 116TH ST

PARCEL #2526059067

CITY OF REDMOND WASHINGTON



5/20/16

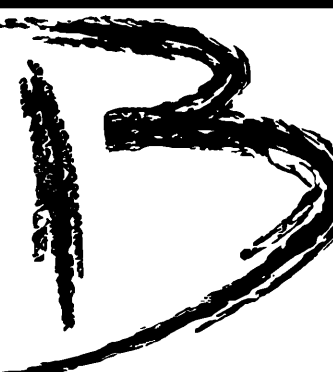
JOB NUMBER:

14-332

SHEET NAME:

GN-01

SHT 2 OF 13



BLUELINE

SCALE:
AS NOTED

PROJECT MANAGER:
BRETT PUDIST, PE

PROJECT ENGINEER:
BRETT PUDIST, PE

DESIGNER:
TIMOTHY M. HO, EIT

ISSUE DATE:
5/20/2016

REVISIONS		NO	DATE	BY	DESCRIPTION
1	9/24/15	CD	11/26/15	CD	REVISED STORM PER CITY COMMENTS
2	11/26/15	CD	2/10/16	CD	REVISED STORM PER CITY COMMENTS - BASED SITE
3	2/10/16	CD	2/25/16	CD	REVISED STORM PER CITY COMMENTS - BASED SITE
4	2/25/16	CD	4/14/16	TMH	REVISED STORM PER CITY COMMENTS - BASED SITE
5	4/14/16	TMH	5/20/16	TMH	100% PREP SUBMITTAL
6	5/20/16	TMH			100% PREP SUBMITTAL

OPEN SPACE PLAN
HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067
CITY OF REDMOND WASHINGTON



5/20/16

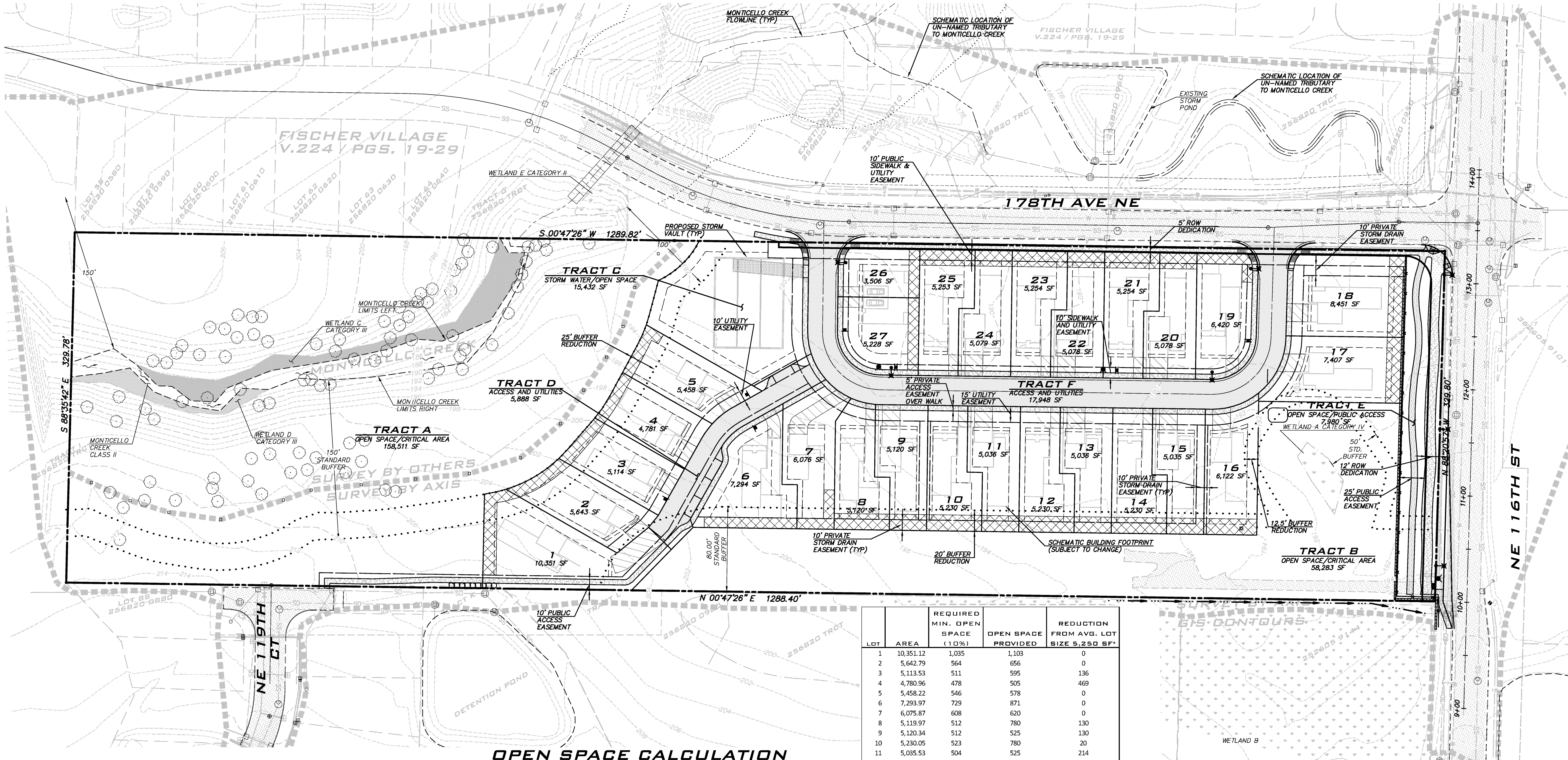
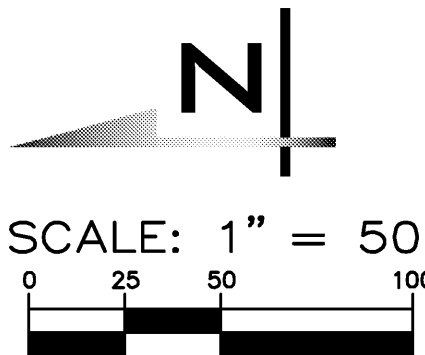
JOB NUMBER:

14-332

SHEET NAME:

OP-01

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OPEN SPACE CALCULATION

TRACT A:	158,511 SF	HELD IN COMMON
TRACT B:	58,283 SF	HELD IN COMMON
TRACT C:	15,432 SF	HELD IN COMMON
TRACT E:	7,980 SF	HELD IN COMMON
LOT-BY-LOT OPEN SPACE:	18,602 SF	PRIVATE
258,808 SF (TOTAL OPEN SPACE)		
TOTAL SITE AREA:	425,096 SF	
TOTAL LOT AREA:	153,888 SF	
10% OF 154,955:	15,398 SF MIN LOT-BY-LOT OPEN SPACE REQUIRED (RZC 21.08.170.L.2.b)	
20% OF 425,096:	85,019 SF MIN TOTAL OPEN SPACE REQUIRED (RZC 21.08.060.C)	

- LOT BY LOT OPEN SPACE
- MONTICELLO CREEK WETLAND LEFT SIDE
- MONTICELLO CREEK WETLAND RIGHT SIDE

LOT	AREA	REQUIRED MIN. OPEN SPACE (10%)	OPEN SPACE PROVIDED	REDUCTION FROM AVG. LOT SIZE 5,250 SF*
1	10,351.12	1,035	1,103	0
2	5,642.79	564	656	0
3	5,113.53	511	595	136
4	4,780.96	478	505	469
5	5,458.22	546	578	0
6	7,293.97	729	871	0
7	6,075.87	608	620	0
8	5,119.97	512	780	130
9	5,120.34	512	525	130
10	5,230.05	523	780	20
11	5,035.53	504	525	214
12	5,230.04	523	780	20
13	5,035.54	504	525	214
14	5,230.09	523	780	20
15	5,035.46	504	525	214
16	6,122.21	612	750	0
17	7,407.09	741	929	0
18	8,451.48	845	1,151	0
19	6,419.51	642	661	0
20	5,077.74	508	525	172
21	5,254.13	525	750	0
22	5,078.09	508	525	172
23	5,253.64	525	750	0
24	5,078.58	508	525	171
25	5,253.11	525	750	0
26	3,505.87	351	458	1,744
27	5,228.13	523	680	0
TOTAL	153,888	15,388	18,602	3,826

*AVERAGE LOT SIZE REDUCED FROM 7,000 SF TO 5,250 SF (BY 25%) USING 3 CREDITS PER COR TABLE 21.64.040B, GREEN BUILDING INCENTIVE PROGRAM

NOTE: LOT BY LOT OPEN SPACE MAY BE ADJUSTED DURING FINAL DESIGN AS LONG AS 10% OF LOT AREA (MIN) IS ACHIEVED.

30% NATURAL VEGETATION SUMMARY

30% OF SITE = 0.35 x 425,096 SF = 183,784 SF

RETAINED EXISTING VEGETATION IN TRACTS A & B
= 158,511 SF + 58,283 SF = 216,794 SF (51%)

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SURVEYOR NOTES

1. 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.

2. 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.

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

4. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON JUNE 22, 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

PROJECT TEAM

OWNER/APPLICANT

QUADRANT HOMES
14725 SE 36TH ST, SUITE 200
BELLEVUE, WA 98008
(425) 452-0345
CONTACT: MATT PERKINS
MATT.PERKINS@QUADRANTHOMES.COM

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 216-4051
CONTACT: BRETT K. PUDISTS, PE
BPUDISTS@THEBLUELINEGROUP.COM

SURVEYOR

AXIS SURVEYING AND MAPPING
15421 N3 90TH STREET
REDMOND, WA 98052
(425) 823-5700
CONTACT: MITCH EVANS, PLS

TRANSPORTATION

TEN W
816 6TH ST S
KIRKLAND, WA 98034
(425) 250-0582
CONTACT: GLEN DUBRUEL

WETLAND BIOLOGIST

WETLAND RESOURCES
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174
CONTACT: SCOTT BRAINARD

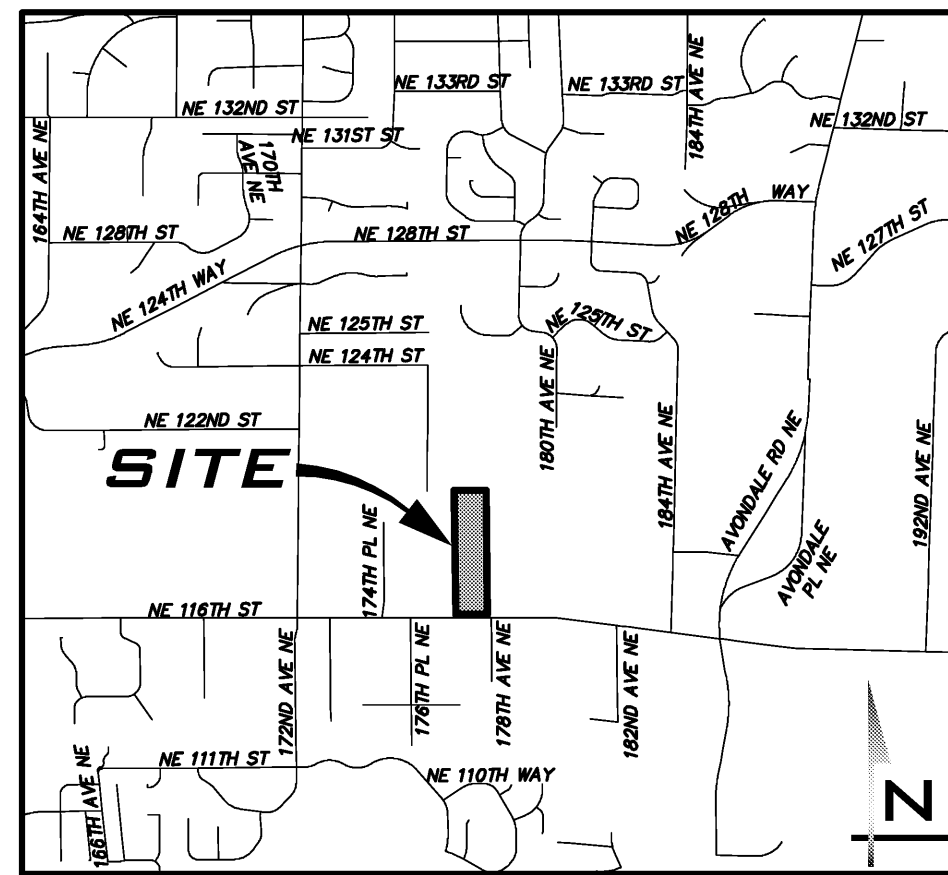
LANDSCAPE ARCHITECT

LANE AND ASSOCIATES
13602 26TH AVE NW
TULALIP, WA 98270
(425) 865-2319
CONTACT: BRUCE LANE

SITE DATA

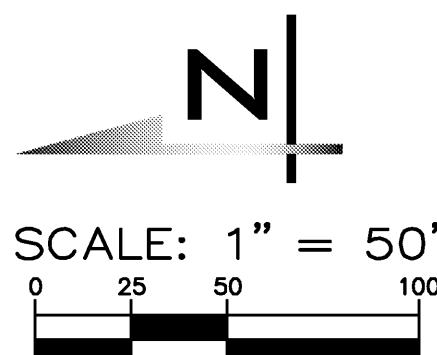
SITE ADDRESS: 17656 NE 116TH ST
REDMOND, WA 98052
2526059067
EXISTING ZONING: R4 (4 DU/GROSS AC MAX)
(BOX OF NET MIN)
NEIGHBORHOOD: NORTH REDMOND
GROSS SITE AREA: 425,096 SF (9.76 ACRES)
SETBACKS: 27' FRONT, 18' GARAGE,
5'10" SIDE (15' TOTAL),
10' REAR, 15' SIDE STREET
20'
LOT FRONTAGE: 40' DIAMETER (MIN)
BUILDING SEPARATION: 15' MIN
OPEN SPACE WIDTH: 15' MIN
REQUIRED OPEN SPACE: 20% OF LOT AREA
LOT COVERAGE (STRUCTURES): 35% OF LOT AREA (MAX)
IMPERVIOUS SURFACE: 60% OF LOT AREA (MAX)
BUILDING HEIGHT: 35' (MAX)

TOTAL UNITS: 27
SINGLE FAMILY DETACHED: 25
SINGLE FAMILY ATTACHED: 2 (LOTS 26 & 27 ARE
ZERO LOT LINE AFFORDABLE HOUSING UNITS)



VICINITY MAP

SCALE: 1" = 2000'



BASIS OF BEARING

HELD A BEARING OF NORTH 88°20'57" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF S-T-R 25-26-5 BETWEEN THE SE CORNER OF SAID SUBDIVISION, AND THE MONUMENT AT THE INTERSECTION OF NE 116TH ST AND 178TH AVE NE

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH, NAD 83 (91 HARN)

EXISTING FEATURES		PROPOSED FEATURES	
ADJACENT PLAT/PARCEL LINE	POWER POLE	BOUNDARY	RIGHT-OF-WAY
ADJACENT RIGHT-OF-WAY	GUY ANCHOR	FLOW & CURB	LOT LINE
CENTERLINE	STREET LIGHT	CENTER LINE	MAILBOX
EASEMENT	POLE LIGHT	SAWCUT	SIGN
SURFACE FEATURES	POWER VAULT	BUILDING SETBACK (BSBL)	CURB RAMP
BUILDING FOOTPRINT	TRANSFORMER	FENCE	STREET LIGHT
TOP OF 40% SLOPE	POWER METER	10' PROPOSED CONTOURS	ASPHALT PAVEMENT
STEEP SLOPE BUFFER	GAS METER	2' PROPOSED CONTOURS	CONCRETE SIDEWALK/DRIVEWAY
EDGE OF WETLAND	MAIL BOX	ROCKERY	OPEN SPACE
WETLAND BUFFER	SIGN	RETAINING WALL	
10' CONTOURS	CONIFEROUS TREE TO BE REMOVED		
SD STORM DRAIN PIPE	DECIDUOUS TREE TO BE REMOVED		
SS SEWER MAIN	CONIFEROUS TREE TO BE SAVED		
W WATER MAIN	DECIDUOUS TREE TO BE SAVED		
G GAS MAIN			
DRIP LINE			
LIMITS OF DISTURBANCE (LOD)			
AERIAL UTILITIES			
WIRE FENCE			
BOARD FENCE			
DITCH OR SWALE			
RETAINING WALL			
CATCH BASIN, TYPE I			
CATCH BASIN, TYPE II			
SD PIPE FLOW			
STORM CULVERT END			
SEWER MANHOLE			
SS PIPE FLOW			
FIRE HYDRANT			
WATER METER			
GATE VALVE			

BENCH MARK

ORIGINATING BENCHMARK: 2" DIA. BRASS DISC W/DATUM POINT
STAMPED 'COR BM 9194' NAVD '88

ELEVATION: 192.51'

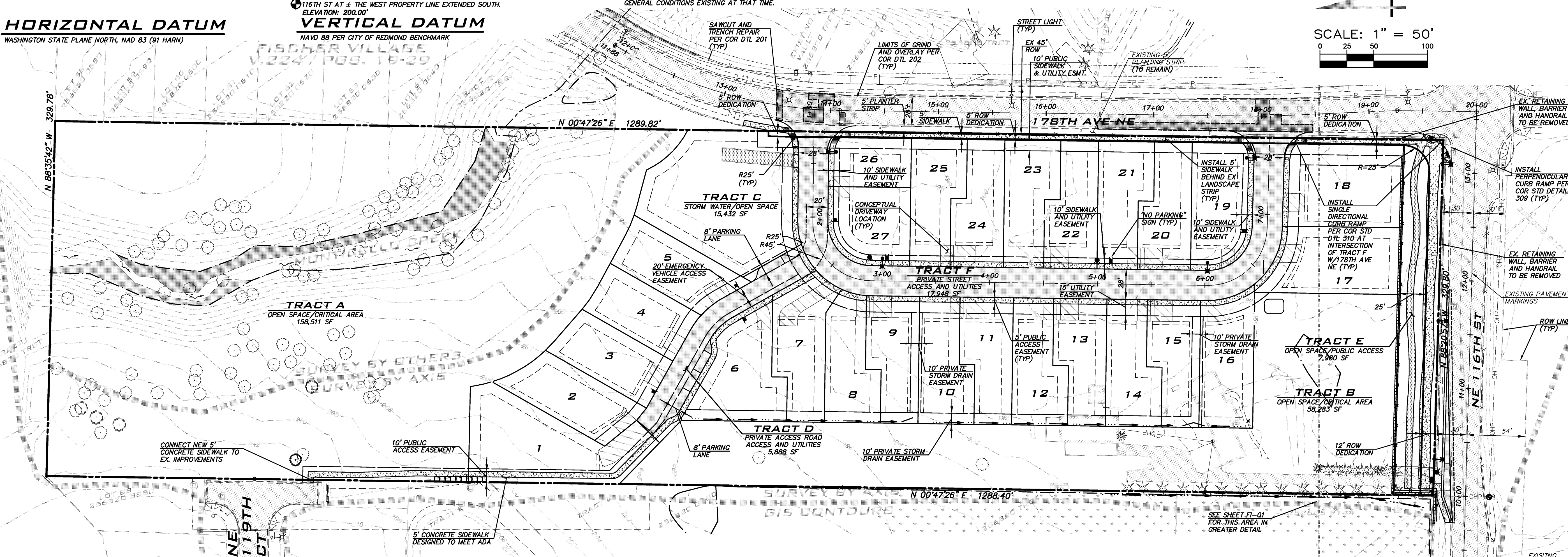
TEMPORARY BENCHMARK:

TBM 'A' SET RAILROAD SPIKE IN POWER POLE AT THE SW QUADRANT
INTERSECTION OF NE 116TH ST AND 178TH AVE NE.
ELEVATION: 198.00'

TBM 'B' SET RAILROAD SPIKE IN POWER POLE ON SOUTH SIDE OF NE
116TH ST AT S-T-R 25-26-5 BETWEEN THE SE CORNER OF SAID
SUBDIVISION, AND THE MONUMENT AT THE INTERSECTION OF NE 116TH ST AND 178TH AVE NE.
ELEVATION: 200.00'

VERTICAL DATUM

NAVD 88 PER CITY OF REDMOND BENCHMARK



ROAD SECTIONS

SEE SHEET SV-01 FOR ROAD SECTIONS.

NOTES

- EXISTING BUILDINGS AND HARDSCAPE TO BE REMOVED.
- OPEN CUTS TO 178TH AVE SHALL INCLUDE GRIND AND OVERLAY PER CITY OF REDMOND STANDARD PLAN SD 202.
- SITE TRIANGLES PER COR DETAIL 408.
- MAX DRIVEWAY LIMITS TO BE 20'

UNDERGROUND UTILITY NOTE

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TRANSPORTATION PLAN

HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067

CITY OF REDMOND WASHINGTON



5/20/16

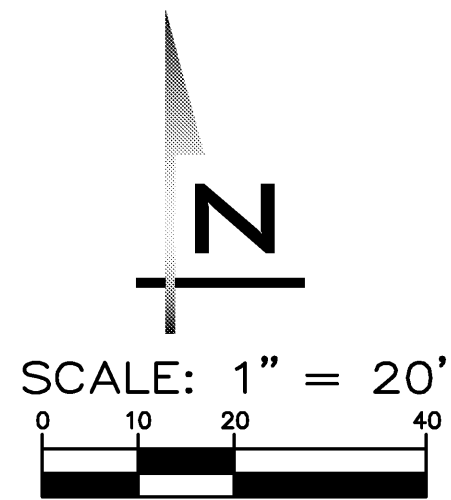
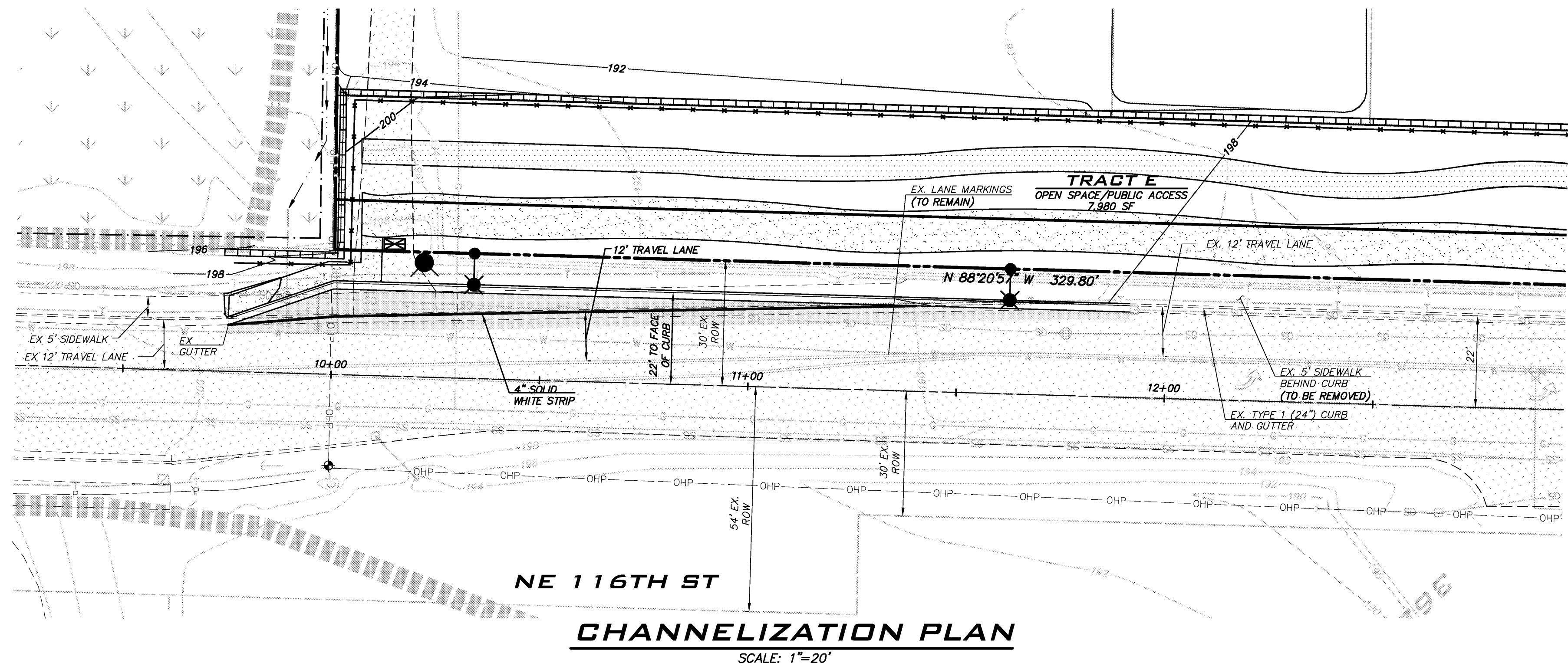
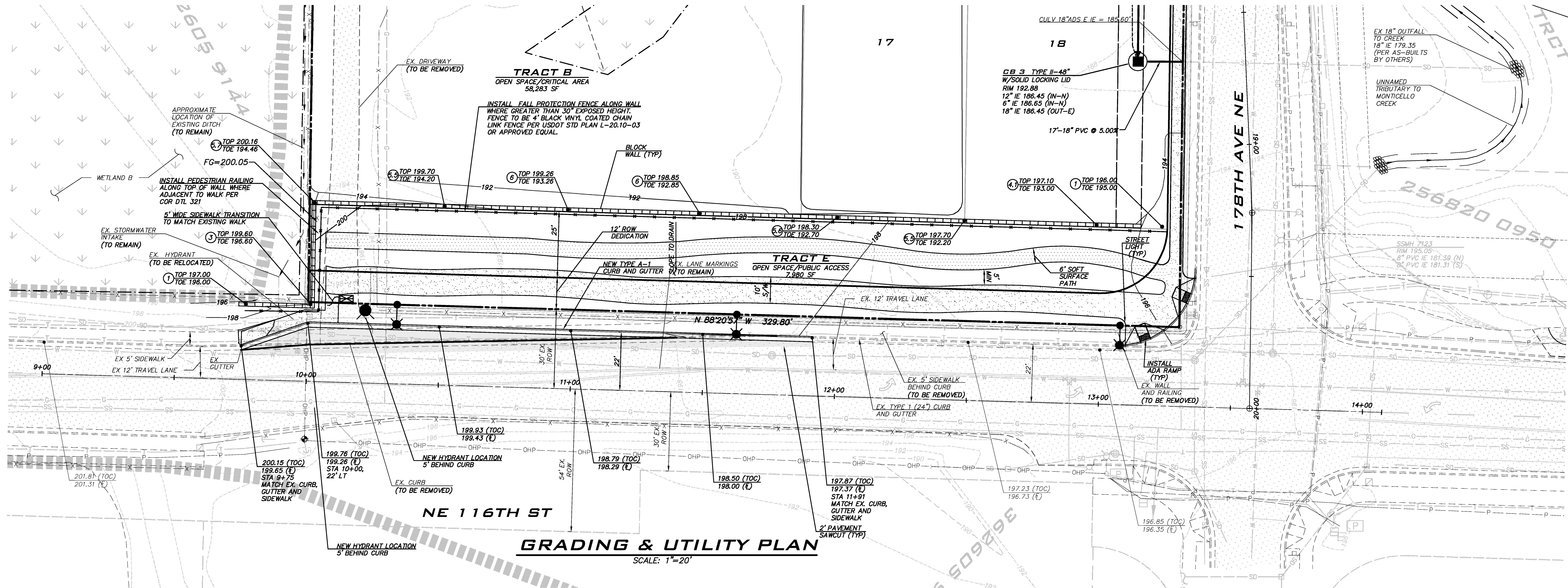
JOB NUMBER:

14-332

SHEET NAME:

TP-01

SHT 4 OF 13



DEMO NOTES:

- EXISTING RETAINING WALL AND SIDEWALK TO BE REMOVED ALONG THE FULL LENGTH OF THE FRONTAGE ON NE 116TH STREET.
- EXISTING CURB TO BE SAWCUT AND REMOVED TO ACCOMMODATE WIDENING BETWEEN STATION 9+75 AND 11+91.

UNDERGROUND UTILITY NOTE

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SCALE:
AS NOTED

PROJECT MANAGER:
BRETT PUDIST, PE

PROJECT ENGINEER:
BRETT PUDIST, PE

DESIGNER:
TIMOTHY M. HO, EIT

ISSUE DATE:
5/20/2016

NO	DATE	BY	REVISIONS					
			DATE PREP	REVISED	STATION	PER	CITY	COMMENTS
1	9/24/15	CD						REVISED STATION PER CITY COMMENTS - BASED SITE
2	11/26/15	CD						REVISED SITE PER CITY COMMENTS - BASED SITE
3	2/10/16	CD						DATE PREP
4	2/25/16	CD						DATE PREP
5	4/14/16	TMH						DATE PREP
6	5/20/16	TMH						DATE PREP

NE 116TH ST FRONTAGE IMPROVEMENTS

HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067

CITY OF REDMOND WASHINGTON



5/20/16

JOB NUMBER:

14-332

SHEET NAME:

FI-01

SHT **5** OF **13**

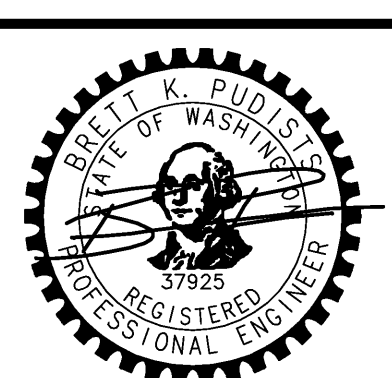


BLUELINE

SCALE:
AS NOTED
PROJECT MANAGER:
BRETT PUDIST, PE
PROJECT ENGINEER:
BRETT PUDIST, PE
DESIGNER:
TIMOTHY M. HO, EIT
ISSUE DATE:
5/20/2016

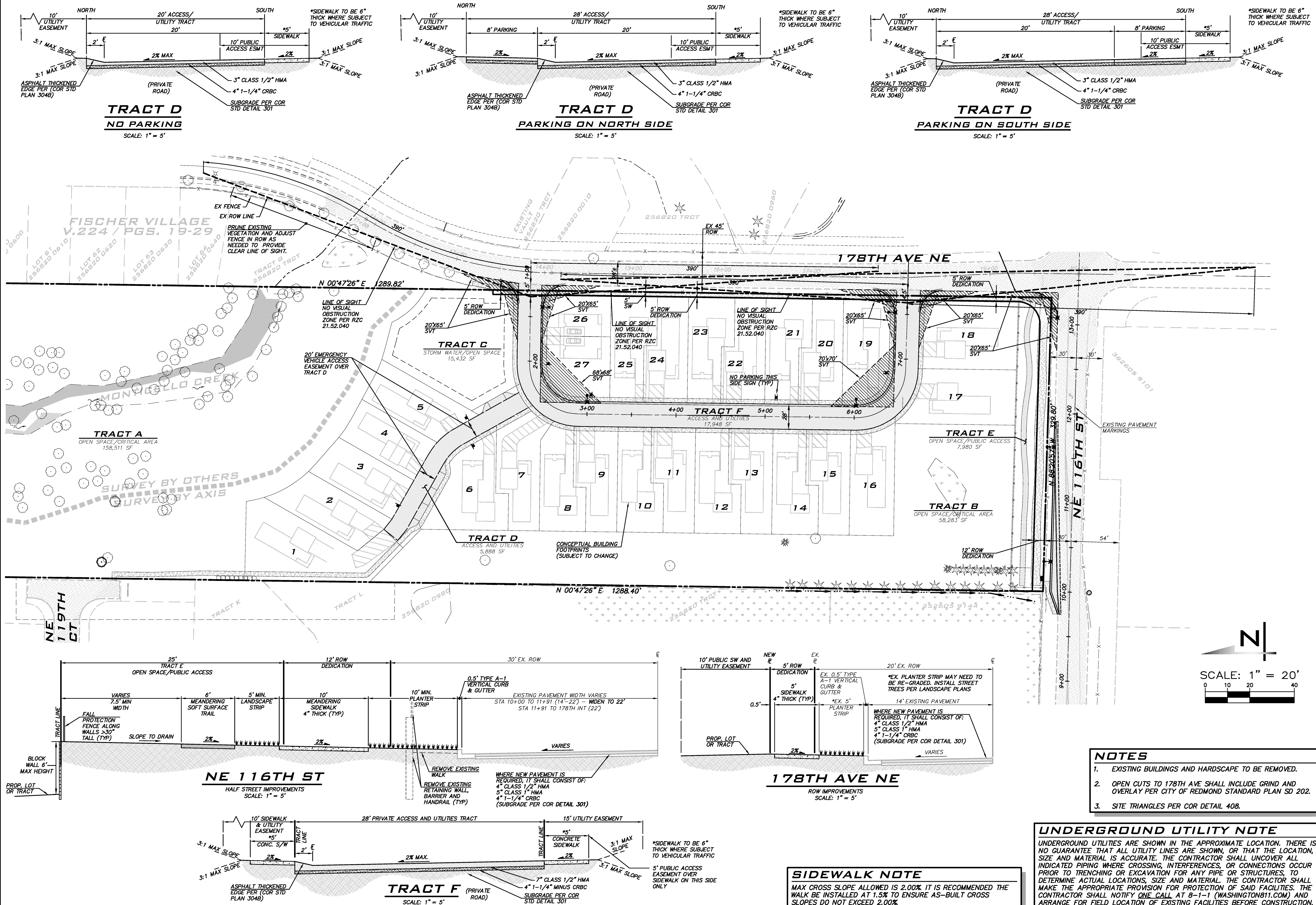
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3	2/10/16	CD	REVISED SITE PER CITY COMMENTS - MAILED SITE					
4	2/25/16	CD	006 PREP					
5	4/14/16	TMH	006 PREP RESUBMITAL					
6	5/20/16	TMH	1006 PREP SUBMITAL					

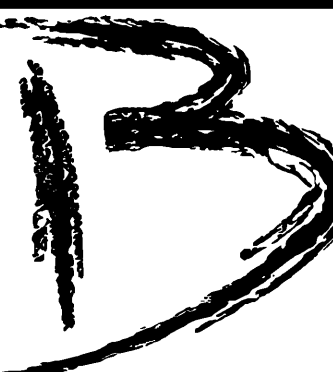
**ROAD SECTIONS AND
SITE DISTANCE EXHIBIT**
HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067
CITY OF REDMOND WASHINGTON



5/20/16
JOB NUMBER:
14-332
SHEET NAME:
SV-01
SHT **6** OF **13**

SE 1/4, SE 1/4, SEC 25, TWP 26N, RGE 5E, W.M.





SCALE:
AS NOTED

PROJECT MANAGER:
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PROJECT ENGINEER:
BRETT PUDIST, PE

DESIGNER:
TIMOTHY M. HO, EIT

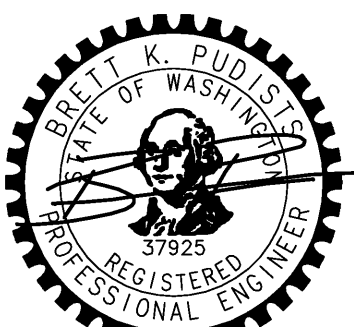
ISSUE DATE:
5/20/2016

NO	DATE	BY	REVISIONS					
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	11/25/15	CD	REVISED STORM PER CITY COMMENTS					
	2/10/16	CD	REVISED SITE PER CITY COMMENTS - MAJOR SITE					
	2/25/16	CD	006 PREP					
	4/14/16	TMH	006 PREP RESUBMITTAL					
	5/20/16	TMH	1006 PREP SUBMITTAL					

ROAD AND STORM PROFILES

HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067

CITY OF REDMOND WASHINGTON



5/20/16

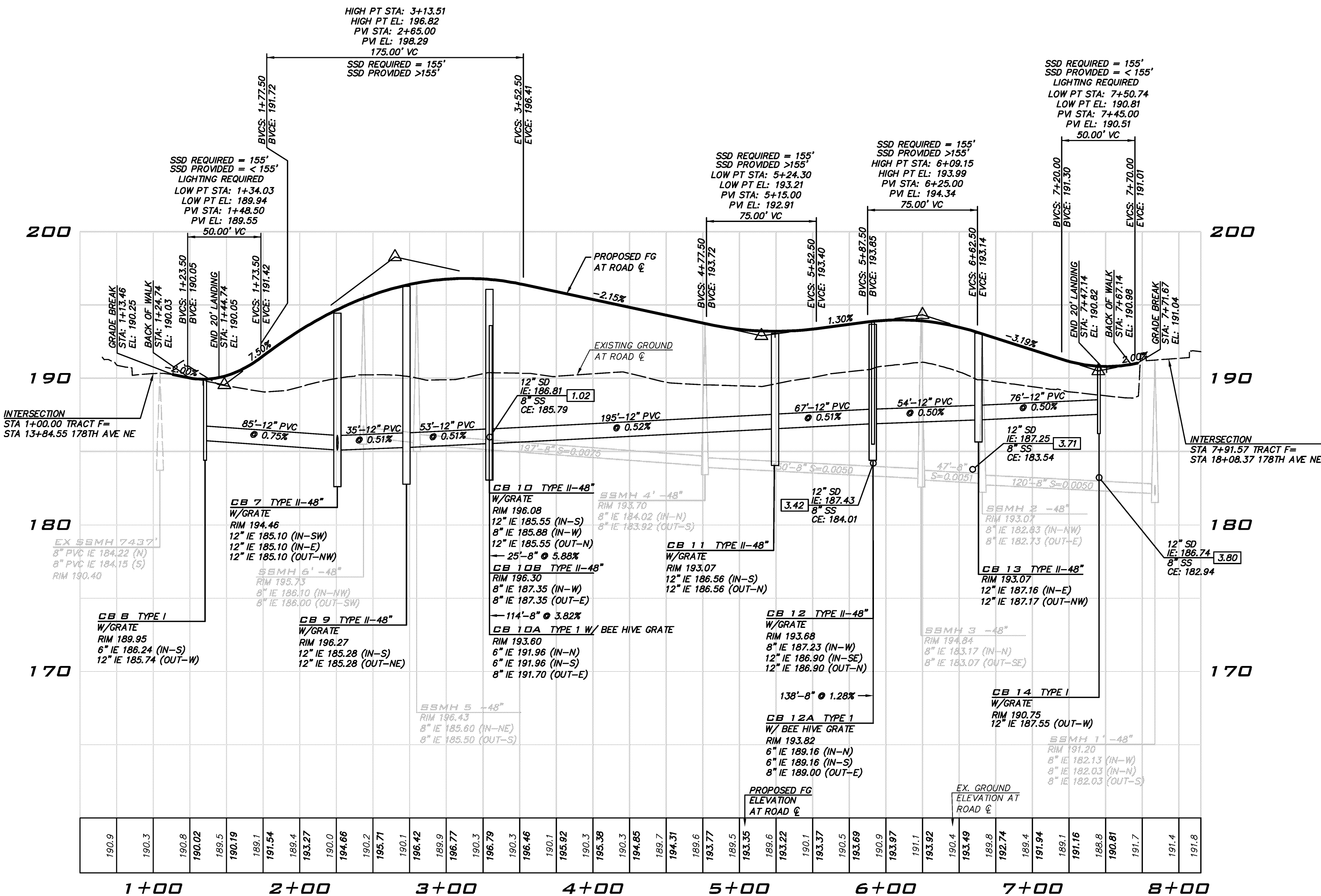
JOB NUMBER:

14-332

SHEET NAME:

RP-01

SHT 7 OF 13



TRACT F (PRIVATE)
SCALE: 1"=50' H, 1"=5' V

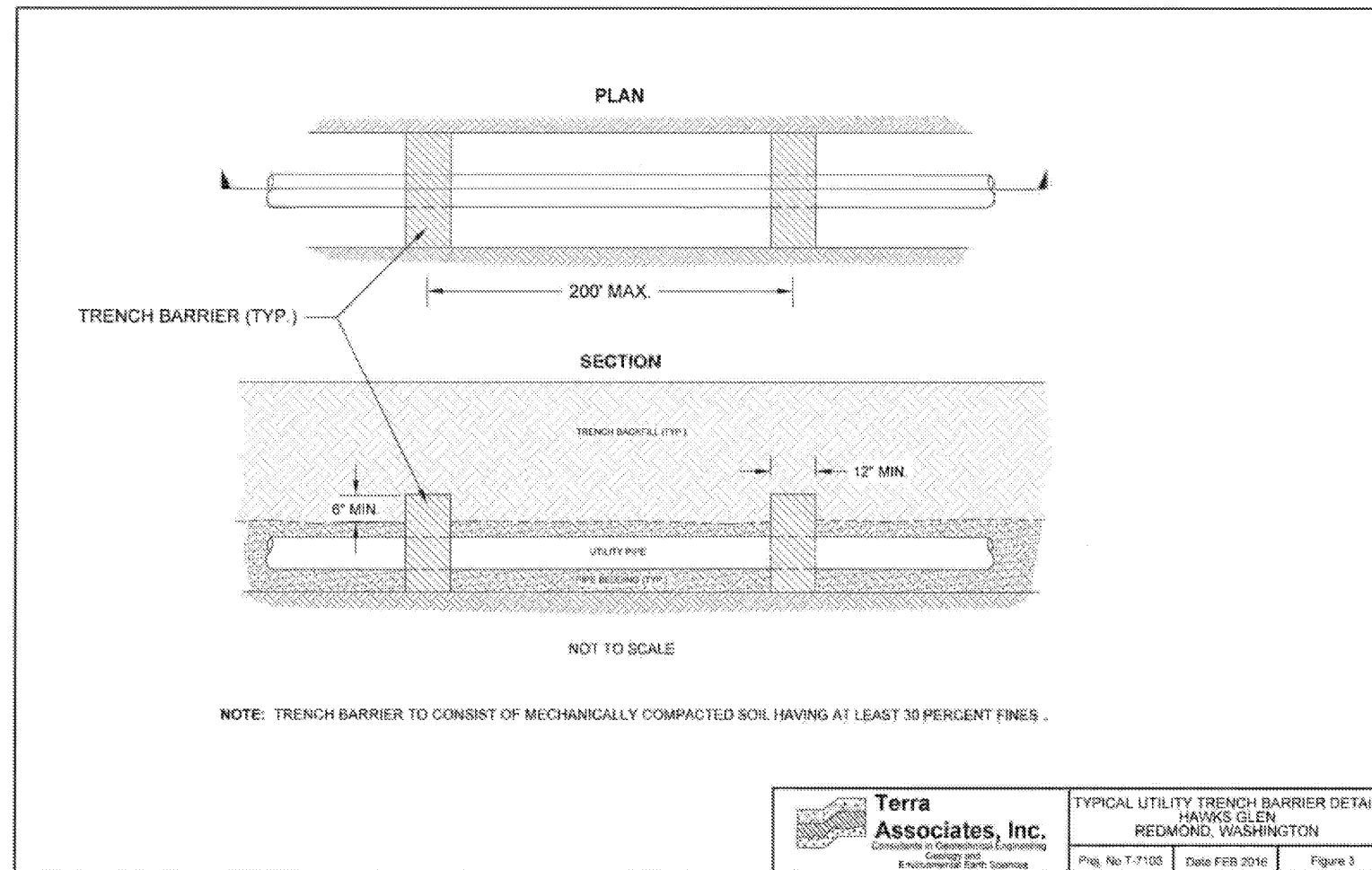
NOTE

TRACT F INTERSECTIONS WITH 178TH AVENUE NE SHALL MEET RMC
APPENDIX 2.7.B.II. A LANDING SHALL BE PROVIDED THAT WILL NOT
EXCEED TWO FEET DIFFERENCE IN ELEVATION FOR 20 FEET
MEASURED FROM BEHIND THE BACK OF SIDEWALK.

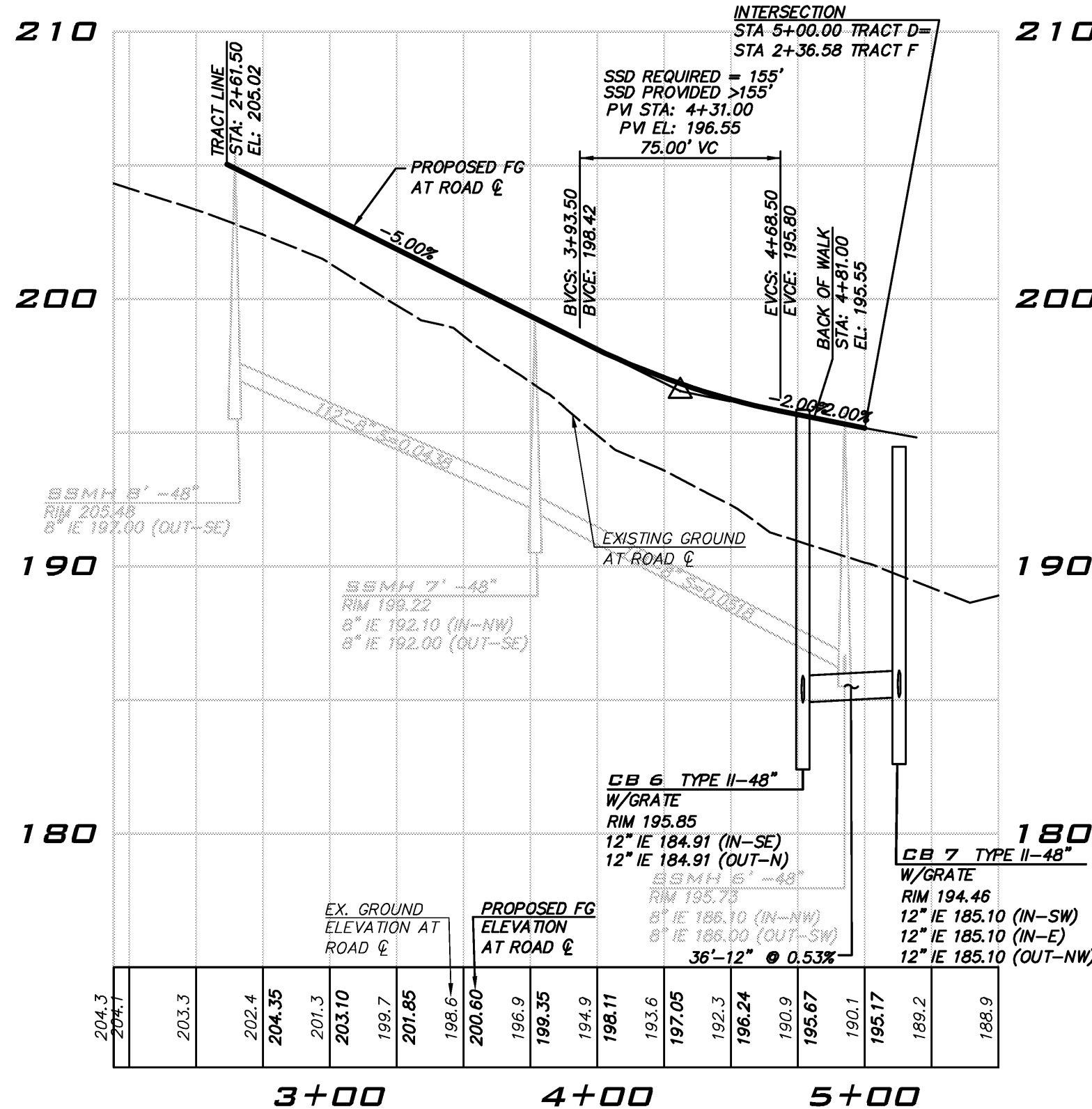
INTERSECTION LANDING DATA

INTERSECTION AT 1+00.00:
STA AT BACK OF WALK = 1+24.74
ELEVATION = 190.03'
STA AT END OF 20' LANDING = 1+44.74
ELEVATION = 190.05'
ELEVATION DIFFERENCE = 0.02'

INTERSECTION AT 7+91.57:
STA AT BACK OF WALK = 7+67.14
ELEVATION = 190.98'
STA AT END OF 20' LANDING = 7+47.14
ELEVATION = 190.82'
ELEVATION DIFFERENCE = 0.16'



Terra
Associates, Inc.
Civil/Environmental Engineering
REDMOND, WASHINGTON
Fig. No. T-1103 Date FEB 2016 Figure 1



TRACT D (PRIVATE)
SCALE: 1"=50' H, 1"=5' V

NOTE

PROVIDE 12" MIN SEPARATION AT ALL
PIPE CROSSINGS

UNDERGROUND UTILITY NOTE

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BLUELINE

SCALE:
AS NOTED

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BRETT PUDIST, PE

PROJECT ENGINEER:
BRETT PUDIST, PE

DESIGNER:
TIMOTHY M. HO, EIT

ISSUE DATE:
5/20/2016

NO	DATE	BY	REVISIONS
1	9/24/15	CD	SIZE PREP
2	11/25/15	CD	REVISED STORM PER CITY COMMENTS
3	2/10/16	CD	REVISED SITE PER CITY COMMENTS - BASED SITE
4	2/25/16	CD	SIZE PREP
5	4/14/16	TMH	SIZE PREP RESUBMITAL
6	5/20/16	TMH	FINAL PREP SUBMITAL

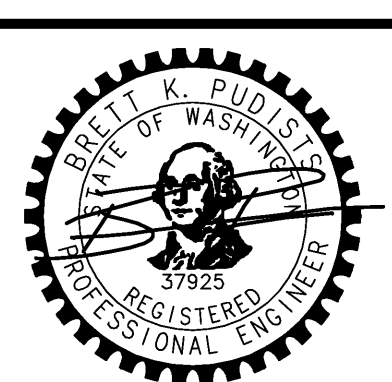
ROAD AND STORM PLAN

HAWKS GLEN

17656 NE 116TH ST

PARCEL #2526059067

CITY OF REDMOND WASHINGTON



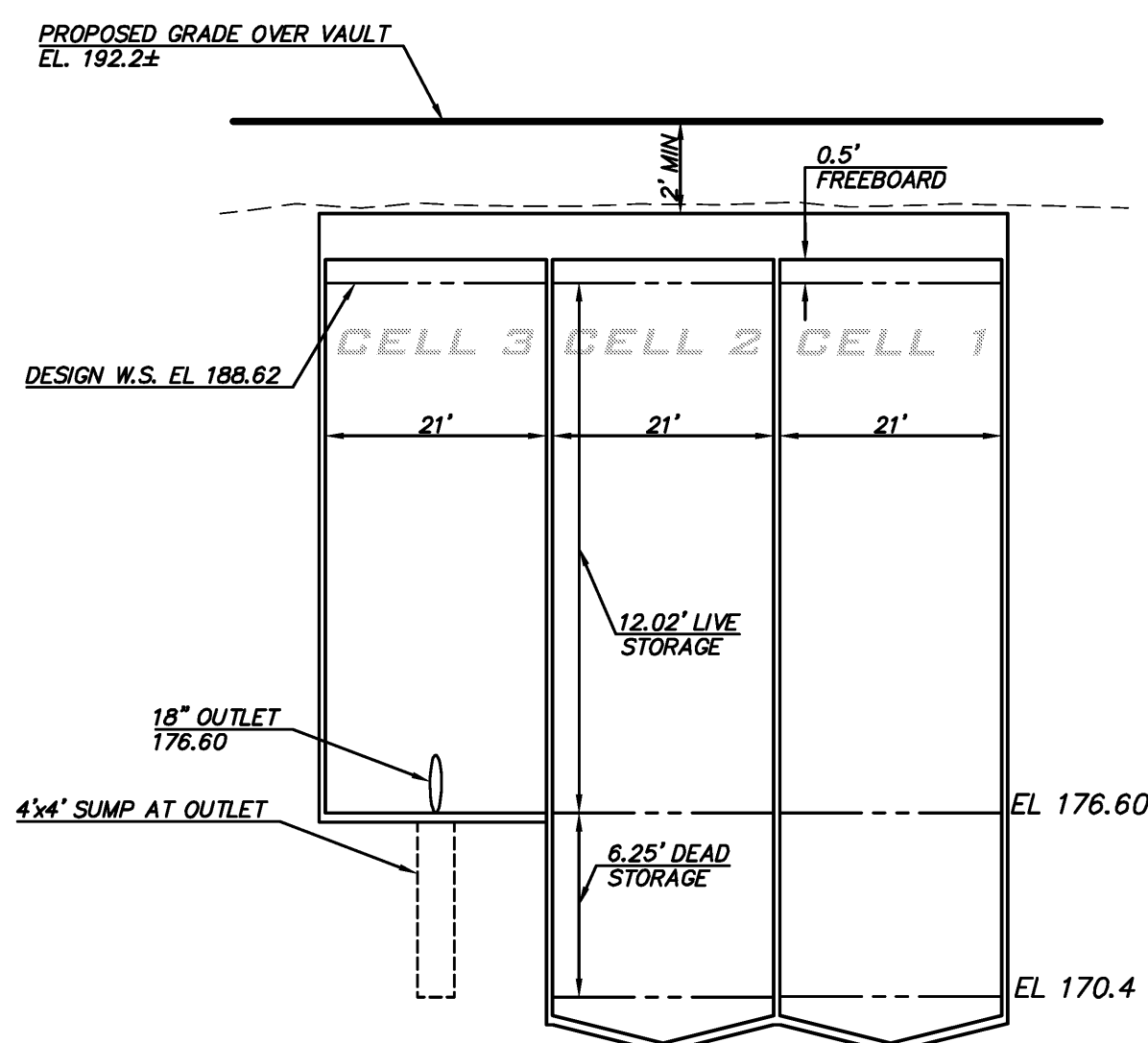
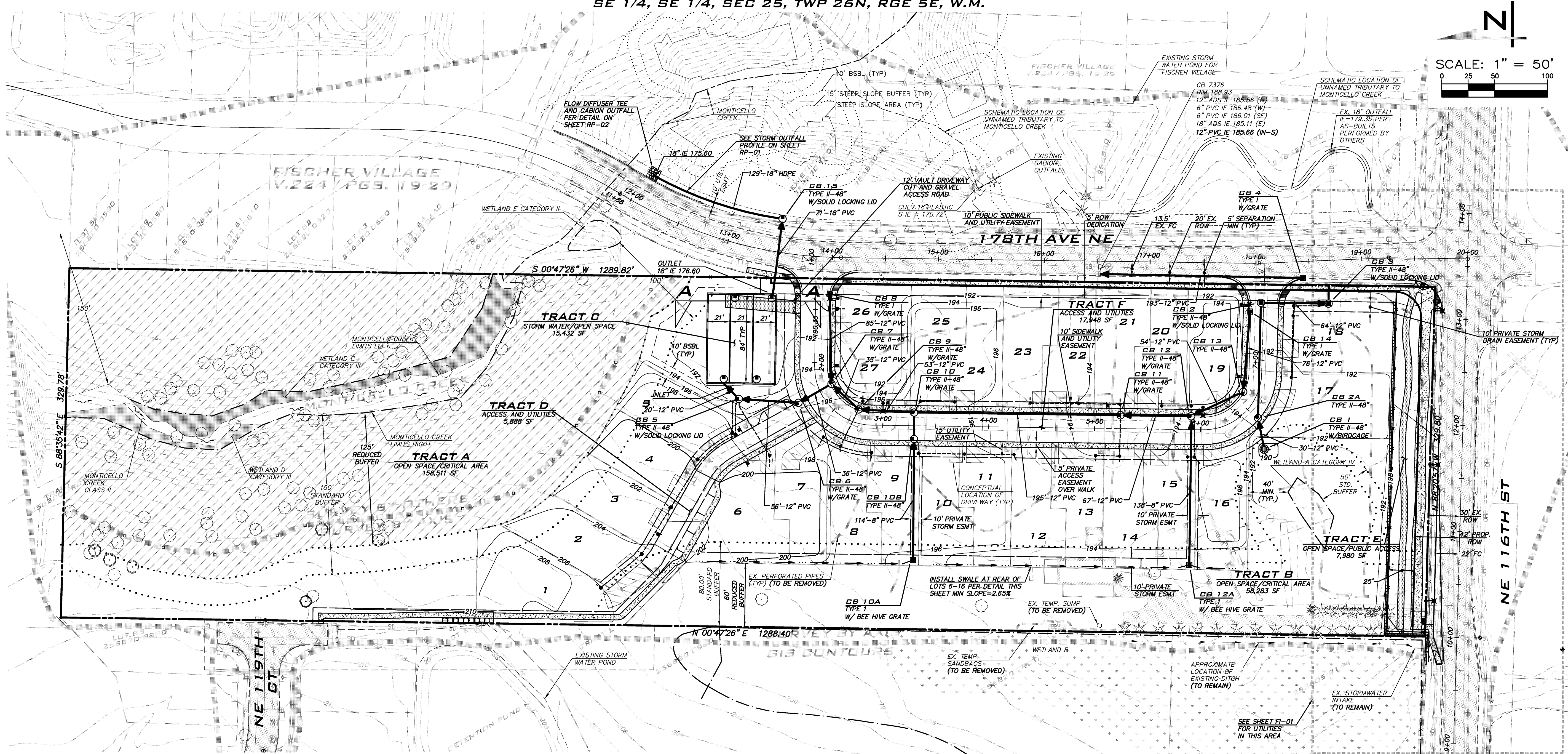
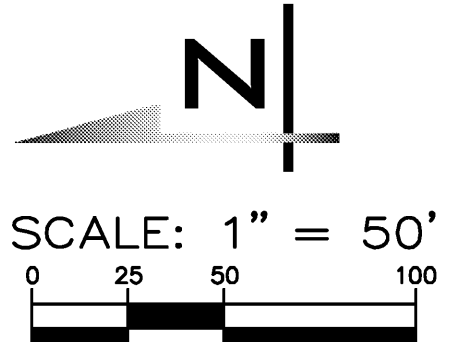
5/20/16

JOB NUMBER:
14-332

SHEET NAME:
UT-01

SHT **9** OF **13**

SE 1/4, SE 1/4, SEC 25, TWP 26N, RGE 5E, W.M.


VAULT SECTION A-A

NOT TO SCALE

VAULT NOTES

- VAULT TO BE PRIVATELY MAINTAINED
- INTERIOR WIDTH OF CELLS = 21'
- INTERIOR LENGTH OF CELLS = 84'
- LIVE STORAGE REQUIRED = 66,256 CF
- LIVE STORAGE PROVIDED = 66,256 CF
- DEAD STORAGE REQUIRED = 10,942 CF
- DEAD STORAGE PROVIDED = 22,050 CF
- VAULT TO BE DESIGNED TO ACCOMMODATE VACTOR TRUCK LOADING
- PROVIDE 12' WIDE GRAVEL ACCESS ROAD TO CONTROL STRUCTURE AND TO ACCESS POINT IN EACH CELL

LID NOTE

SITE IS UNDERLAIN WITH TILL AND NOT SUITABLE FOR INFILTRATION.

LOT 17 & 18 NOTE

STORM STUBS PROVIDED FOR THESE LOTS SHALL COLLECT RUNOFF FROM "CLEAN" AREAS ONLY (RUNOFF FROM ROOF AND FOOTING DRAINS ONLY).

NOTE

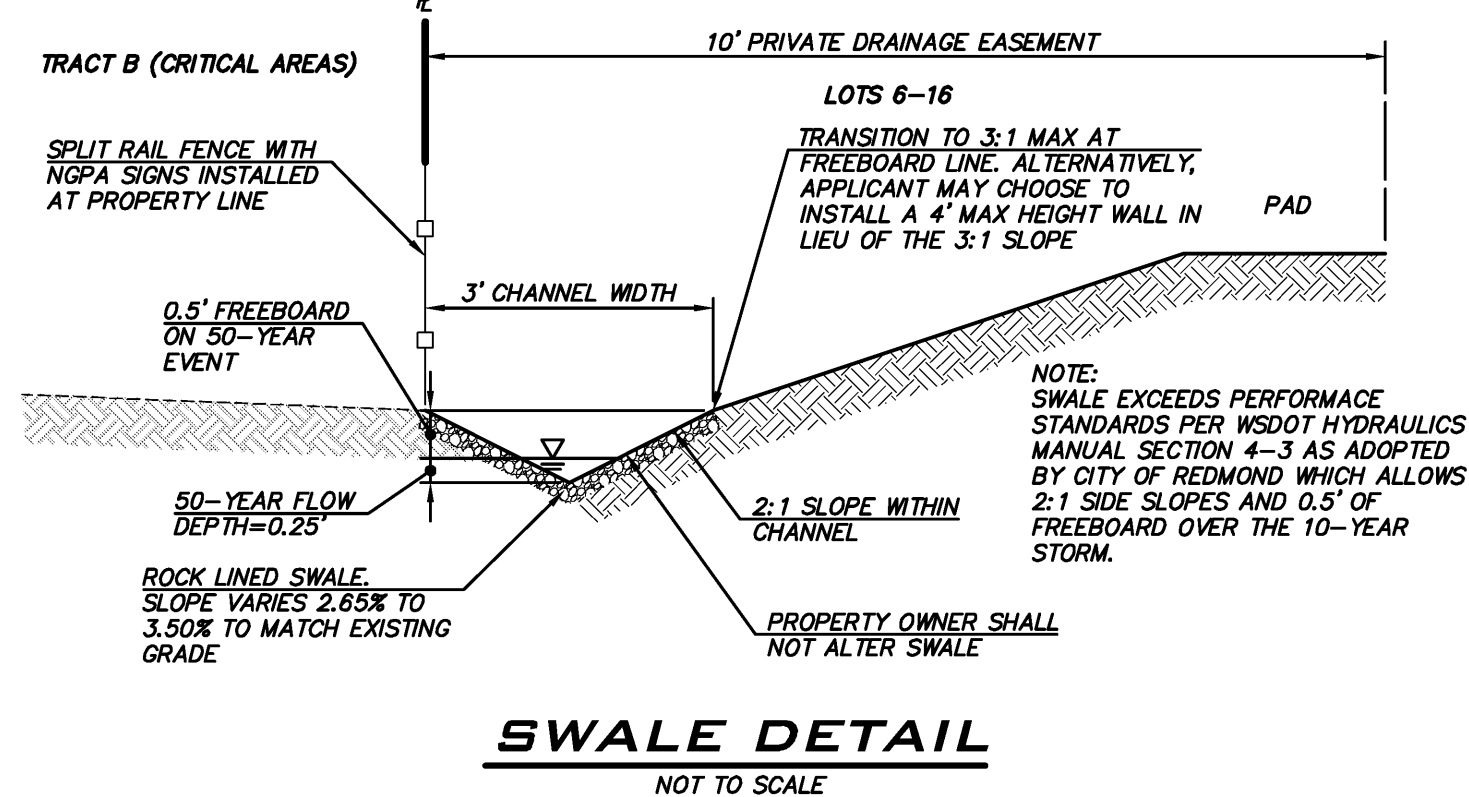
INSTALL TRENCH DAMS IN UTILITY TRENCHES PER GEOTECH RECOMMENDATIONS.

STRUCTURE TABLE

STCR	DETAILS	STA / OFF
CB 1	RIM 189.70 12" IE 187.46 (OUT-E)	12+21.94, 0.02' RT CONNECTION TO EX. CULVERT
CB 2	RIM 192.18 12" IE 186.77 (IN-W) 12" IE 186.77 (OUT-S)	10+83.22, 0.00' LT CONNECTION TO EX. CULVERT
CB 2A	RIM 192.61 12" IE 187.31 (IN-W) 12" IE 187.31 (OUT-E)	11+92.12, 0.01' LT CONNECTION TO EX. CULVERT
CB 3	RIM 192.88 12" IE 186.45 (IN-N) 18" IE 186.45 (OUT-E)	18+66.82, 40.79' RT 178TH AVE NE
CB 4	RIM 192.24 12" IE 188.00 (OUT-N)	18+43.59, 15.50' RT 178TH AVE NE
CB 5	RIM 193.79 12" IE 182.70 (IN-S) 12" IE 182.81 (OUT-NE)	2+17.07, 75.15' RT TRACT F
CB 6	RIM 195.85 12" IE 184.91 (IN-SE) 12" IE 184.91 (OUT-N)	2+28.88, 23.08' RT TRACT F
CB 7	RIM 194.46 12" IE 185.10 (IN-SW) 12" IE 185.10 (IN-E) 12" IE 185.10 (OUT-NW)	2+25.63, 12.75' LT TRACT F
CB 8	RIM 189.95 12" IE 185.74 (OUT-W)	1+35.26, 13.24' LT TRACT F
CB 9	RIM 196.27 12" IE 185.28 (IN-S) 12" IE 185.28 (OUT-NE)	2+72.72, 12.68' LT TRACT F
CB 10	RIM 196.08 12" IE 185.55 (IN-S) 8" IE 185.88 (IN-W) 12" IE 185.55 (OUT-N)	3+29.38, 12.56' LT TRACT F

STRUCTURE TABLE

CB 10A	RIM 193.60 8" IE 191.70 (OUT-E)	3+30.22, 126.67' RT TRACT F
CB 10B	RIM 196.30 8" IE 187.35 (IN-W) 8" IE 187.35 (OUT-E)	3+29.53, 12.56' RT TRACT F
CB 11	RIM 193.07 12" IE 186.56 (IN-S) 12" IE 186.56 (OUT-N)	5+24.30, 12.70' LT TRACT F
CB 12	RIM 193.88 8" IE 187.23 (IN-W) 12" IE 186.90 (IN-SE) 12" IE 186.90 (OUT-N)	5+90.99, 12.60' LT TRACT F
CB 12A	RIM 193.82 8" IE 189.00 (OUT-E)	5+91.22, 127.67' RT TRACT F
CB 13	RIM 193.07 12" IE 187.16 (IN-E) 12" IE 187.17 (OUT-NW)	6+63.23, 12.83' LT ROAD A
CB 14	RIM 190.75 12" IE 187.55 (OUT-W)	7+45.44, 12.75' LT ROAD A
CB 15	RIM 191.16 18" IE 176.24 (IN-W) 18" IE 176.24 (OUT-N)	13+47.50, 31.63' LT 178TH AVE NE
EX CB 7376	RIM 188.93 12" IE 185.66 (IN-S)	16+51.19, 12.16' RT 178TH AVE NE
EX. INTAKE	RIM 187.21 18" IE 185.60 (IN-W) 18" IE 185.60 (OUT-E)	18+67.65, 23.96' RT 178TH AVE NE
OUTLET	RIM 178.21 18" IE 176.80 (OUT-E)	1+35.77, 40.37' RT TRACT F


SWALE DETAIL

NOT TO SCALE

UNDERGROUND UTILITY NOTE

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ISSUE DATE: 5/20/2016

EN
H ST
0067

CITY OF REDMOND **WASHINGTON**



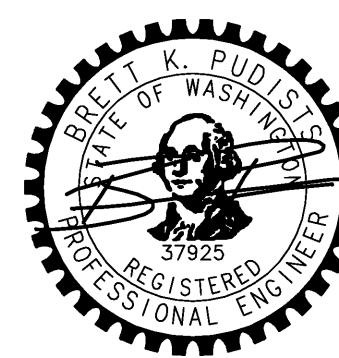


BLUELINE

SCALE:
AS NOTED
PROJECT MANAGER:
BRETT PUDIST, PE
PROJECT ENGINEER:
BRETT PUDIST, PE
DESIGNER:
TIMOTHY M. HO, EIT
ISSUE DATE:
5/20/2016

REVISIONS		BY	DATE	NO
1	DATE	BY	NO	
1	9/24/15	CD	1	DATE PREP
2	11/25/15	CD	2	REVISED STORM PER CITY COMMENTS
3	2/10/16	CD	3	REVISED SITE PER CITY COMMENTS - RAISED SITE
4	2/25/16	CD	4	DATE PREP
5	4/14/16	TMH	5	DATE PREP RESUBMITAL
6	5/20/16	TMH	6	DATE PREP SUBMITAL

FIRE PLAN
HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067
CITY OF REDMOND WASHINGTON

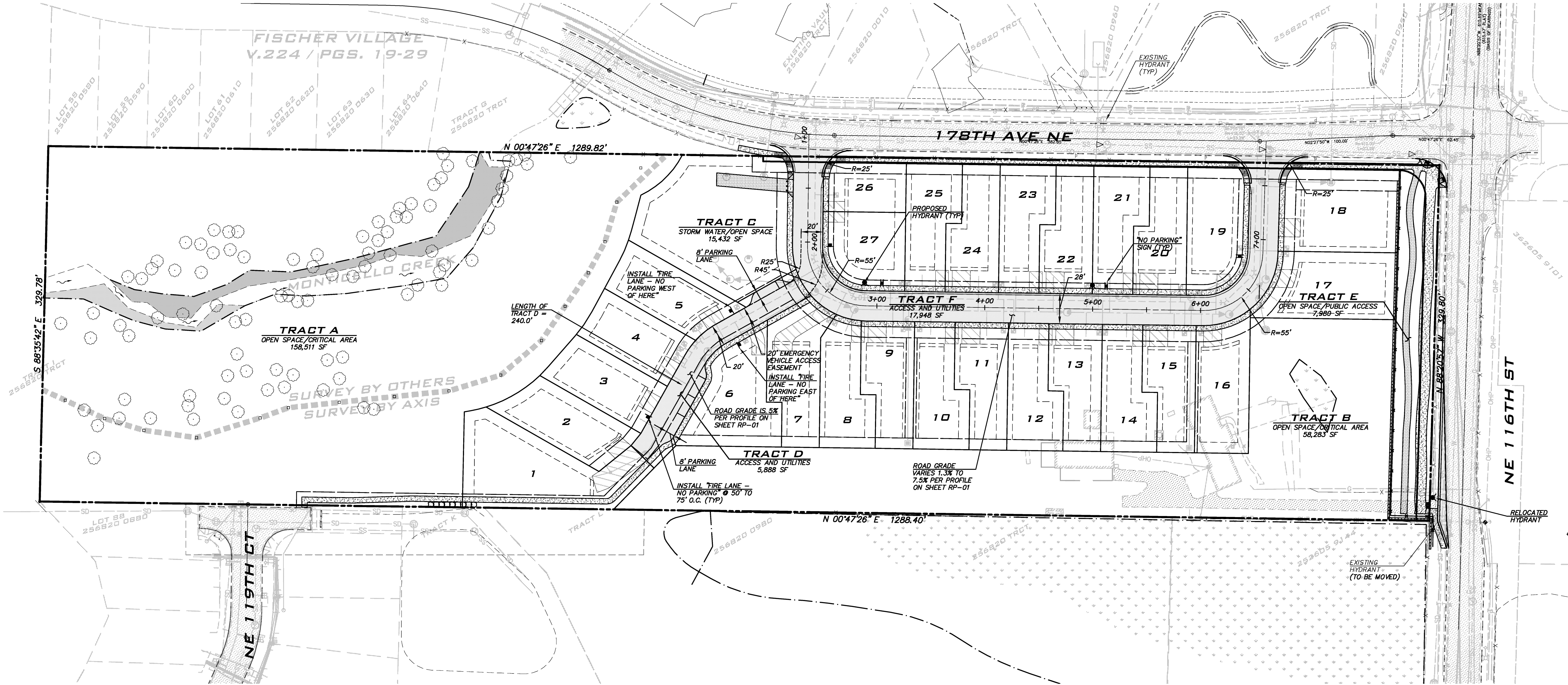
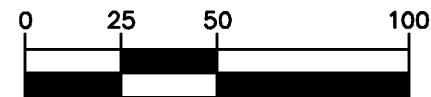


5/20/16
JOB NUMBER:
14-332
SHEET NAME:
FP-01

SHT 11 OF 13



SCALE: 1" = 50'



ROAD SECTIONS

SEE SHEET SV-01 FOR ROAD SECTIONS.

NOTE

EXISTING ONSITE STRUCTURES TO BE REMOVED. DEMO PERMIT REQUIRED.
ALL HOUSES SHALL HAVE A NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED
EMERGENCY VEHICLE ACCESS EASEMENT TO BE RECORDED FOR TRACT D

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.



BLUELINE

SCALE:
AS NOTED
PROJECT MANAGER:
BRETT PUDIST, PE
PROJECT ENGINEER:
BRETT PUDIST, PE
DESIGNER:
TIMOTHY M. HO, EIT
ISSUE DATE:
5/20/2016

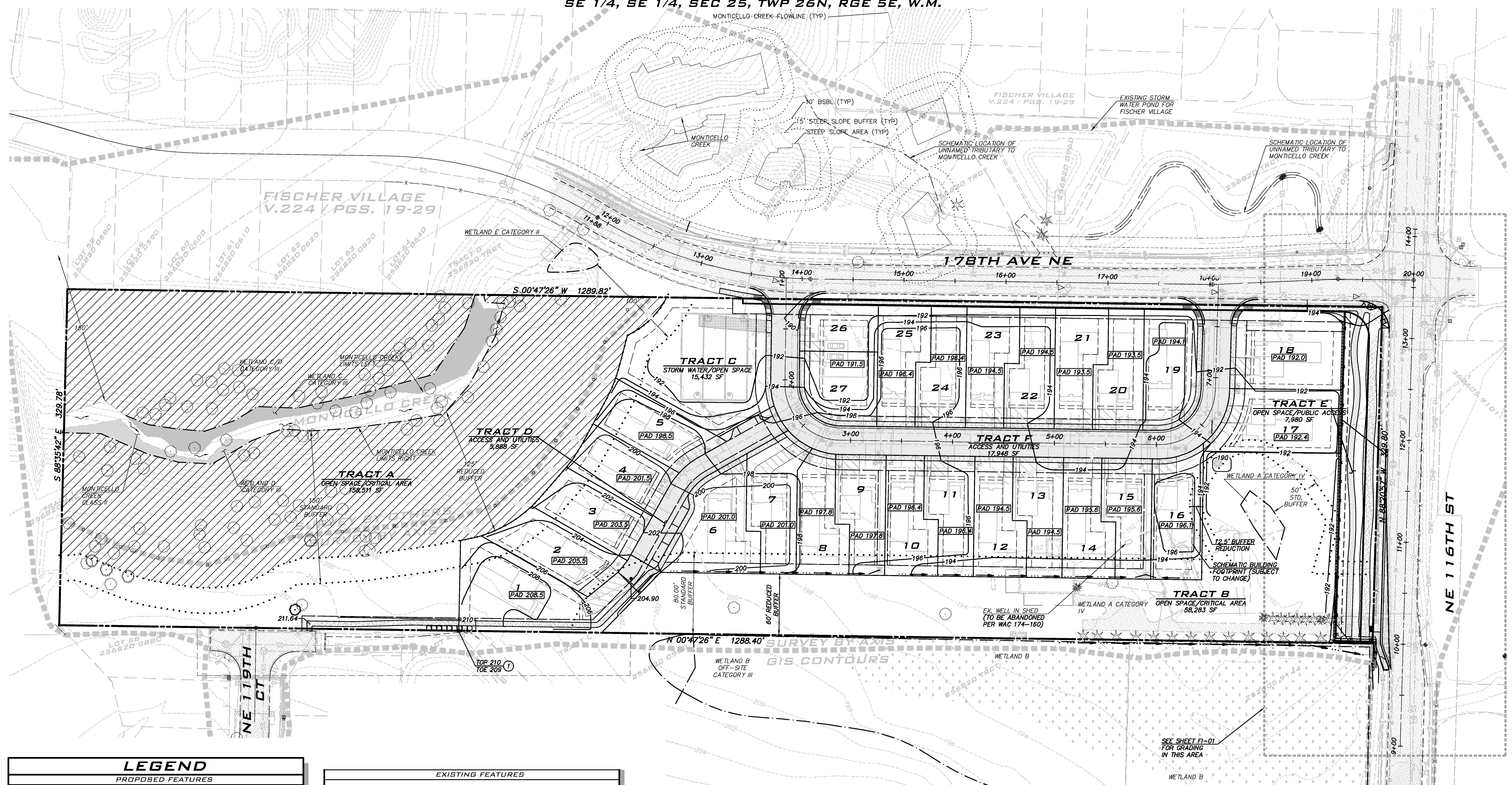
NO	DATE	BY	REVISIONS
1	9/24/15	CD	SIZE PREP
2	11/25/15	CD	REVISED STORM PER CITY COMMENTS
3	2/10/16	CD	REVISED SITE PER CITY COMMENTS - BASED SITE
4	2/25/16	CD	SIZE PREP
5	4/14/16	TMH	SIZE PREP RESUBMITAL
6	5/20/16	TMH	100% PREP SUBMITAL

GRADING PLAN
HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067
CITY OF REDMOND WASHINGTON



5/20/16
JOB NUMBER:
14-332
SHEET NAME:
GP-01
SHT **12** OF **13**

SE 1/4, SE 1/4, SEC 25, TWP 26N, RGE 5E, W.M.

**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	
STORM DRAIN PIPE	PIPE FLOW
ROOF & FOOTING DRAIN	CULVERT END
VAULT OUTLINE	STORM CLEANOUT
SWALE OR DITCH	STORM DRAIN
RIPRAP PAD	CATCH BASIN, TYPE I
CATCH BASIN, TYPE I	CATCH BASIN, TYPE II
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
10' CONTOURS	POWER METER
2' CONTOURS	GAS METER
SD STORM DRAIN PIPE	GAS VALVE
SS SEWER MAIN	TELECOMM JUNCTION BOX
W WATER MAIN	MAIL BOX
AERIAL POWER LINE	SIGN
G GAS MAIN	
BURIED TELEPHONE LINE	CONIFEROUS TREE TO BE REMOVED
DRIP LINE	DECIDUOUS TREE TO BE REMOVED
LIMITS OF DISTURBANCE (LOD)	CONIFEROUS TREE TO BE SAVED
WIRE FENCE	DECIDUOUS TREE TO BE SAVED
BOARD FENCE	
DITCH OR SWALE	ASPHALT
RETAINING WALL	CONCRETE
CATCH BASIN, TYPE I	GRAVEL
CATCH BASIN, TYPE II	
SD PIPE FLOW	
SEWER MANHOLE	
SS PIPE FLOW	
FIRE HYDRANT	
WATER METER	
GATE VALVE	

EARTHWORK QUANTITIES

*QUANTITIES ARE APPROXIMATE
CUT: 66 CY
FILL: 26,445 CY

WALL/ROCKERY NOTES

EXCERPTS FROM CITY OF REDMOND STORMWATER TECHNICAL NOTEBOOK

- ROCKERIES LESS THAN 4' ARE NOT REGULATED. ROCKERIES OVER 4' SHALL ONLY BE USED AGAINST CUT SLOPES.
- ROCKERIES AND WALLS 4' AND TALLER SHALL BE DESIGNED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER.
- NO RETAINING STRUCTURE MAY BE HIGHER THAN 8' UNLESS A RELIEF FROM GENERAL DESIGN STANDARDS IS OBTAINED.
- CONNECT WALL DRAINS TO ADJACENT STORM SYSTEM (TYP).



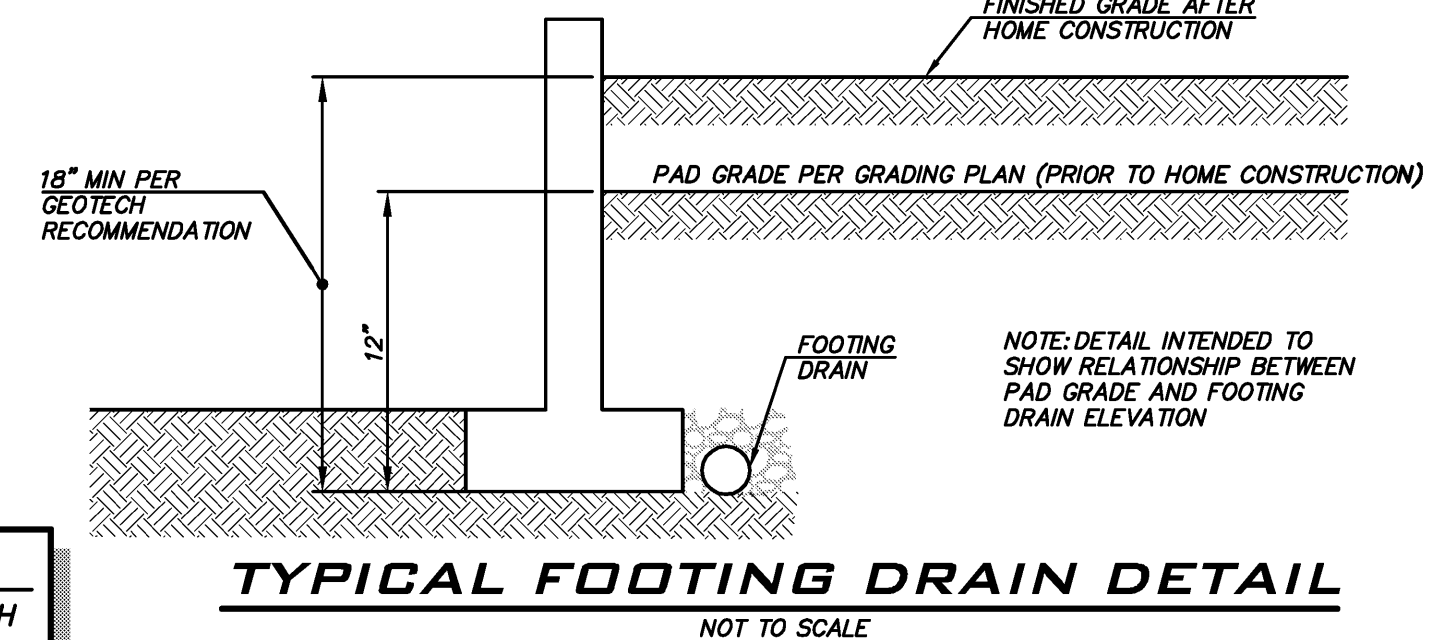
SCALE: 1" = 50'
0 25 50 100

NOTES:

FILL MATERIALS MUST COMPLY WITH CLEAN FILL STANDARDS PER RMC SECTION 15.24.080 AND 15.24.095

SITE NOTE

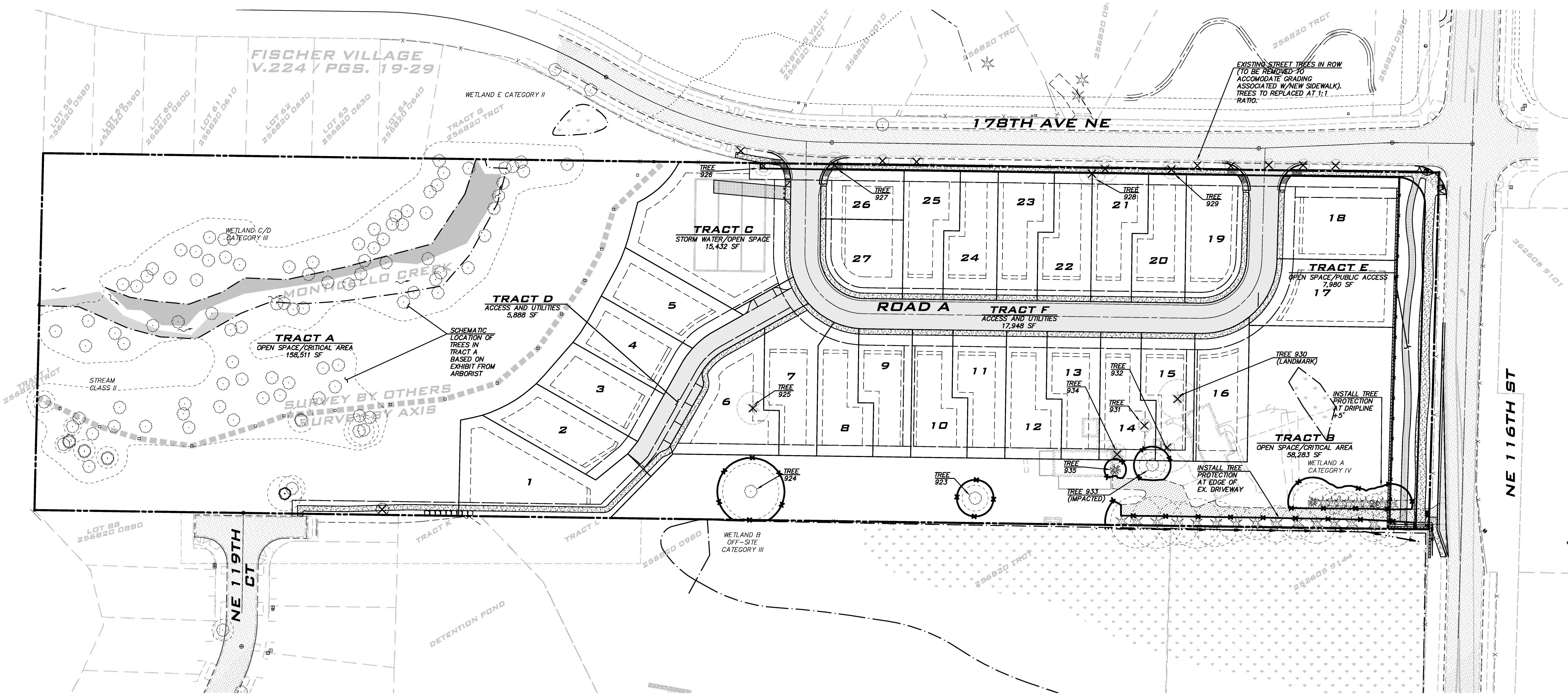
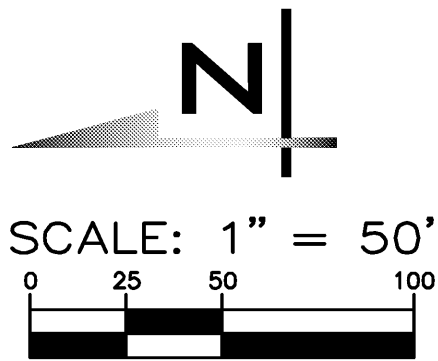
SITE AREA = 425,096 SF (9.76 AC)

**TYPICAL FOOTING DRAIN DETAIL**

NOT TO SCALE

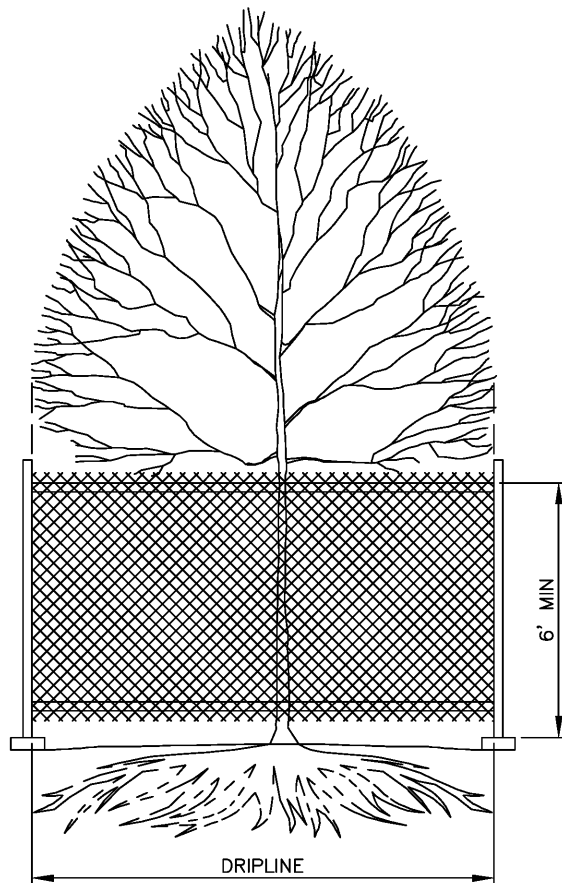
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NOTES

- 6' HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT DRIPLINE OF TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.



TREE PROTECTION
NOT TO SCALE

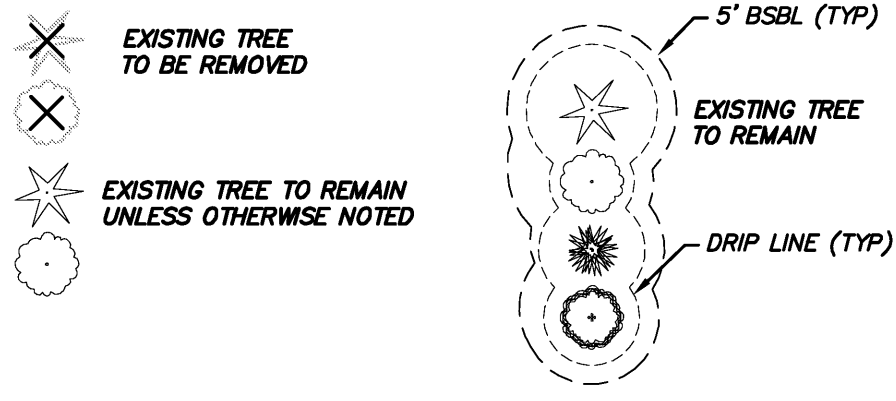
TREE NOTE

REFER TO ARBORIST REPORT PREPARED BY TREE SOLUTIONS INC, DATED 6-25-2015.
TRACT A CONTAINS 91 HEALTHY SIGNIFICANT TREES TO BE RETAINED.
DEVELOPED PORTION OF SITE CONTAINS 21 HEALTHY SIGNIFICANT TREES.

SUMMARY OF ON-SITE TREE RETENTION				
TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	1 = 1%	0 = 0%	7 = 5%	8 = 6%
SIGNIFICANT (6" - 30" DBH)	8 = 7%	1 = 1%	112 = 92%	121 = 94%
TOTALS	9 = 7%	1 = 1%	119 = 92%	129 = 100%
REPLACEMENT TREES	11	0	0	11

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 LEGEND



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AS NOTED
PROJECT MANAGER:
BRETT PUDIST, PE
PROJECT ENGINEER:
BRETT PUDIST, PE
DESIGNER:
TIMOTHY M. HO, EIT
ISSUE DATE:
6/14/2016

NO		DATE	BY	REVISIONS
1	9/24/15	CD	CD	REVISED STORM PER CITY COMMENTS
2	11/26/15	CD	CD	REVISED SITE PER CITY COMMENTS - MAISED SITE
3	2/10/16	CD	CD	REVISED STORM PER CITY COMMENTS - MAISED SITE
4	2/25/16	CD	CD	REVISED STORM PER CITY COMMENTS - MAISED SITE
5	4/14/16	TMH	TMH	REVISED STORM PER CITY COMMENTS - MAISED SITE
6	5/20/16	TMH	TMH	REVISED STORM PER CITY COMMENTS - MAISED SITE

TREE PRESERVATION PLAN

HAWKS GLEN
17656 NE 116TH ST
PARCEL #2526059067

CITY OF REDMOND WASHINGTON



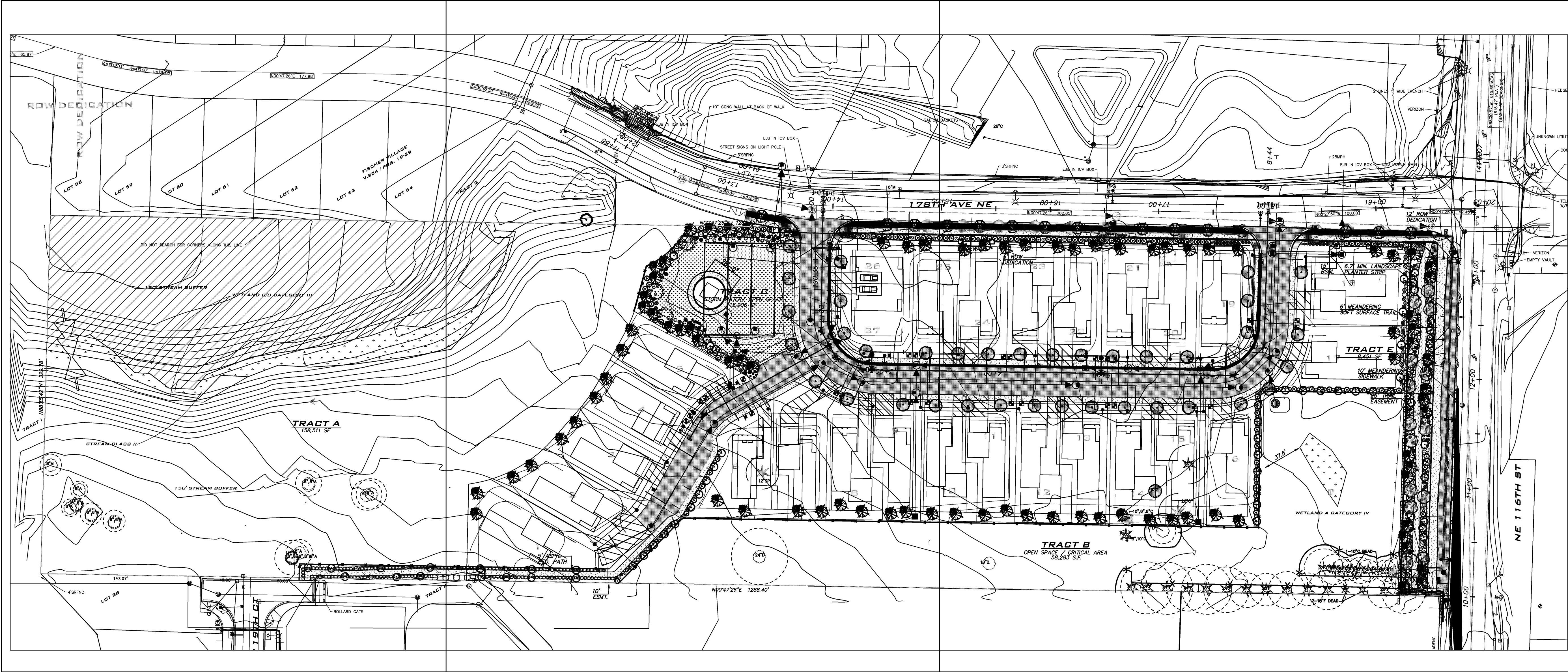
6/14/16

JOB NUMBER:
14-332
SHEET NAME:
TR-01

SEE SHEET LA-4

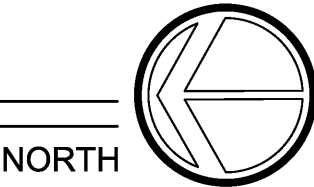
SEE SHEET LA-3

SEE SHEET LA-2



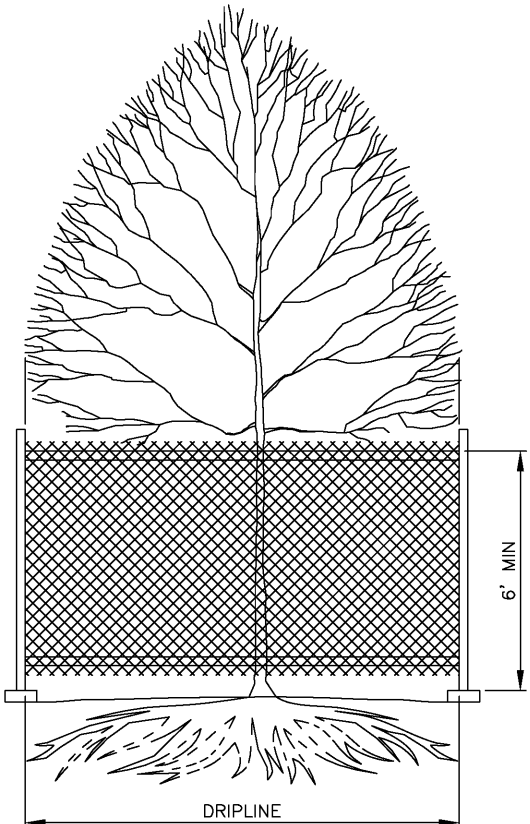
SITE PLAN

SCALE 1"=50' 0"



NOTES

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TREE PROTECTION

NOT TO SCALE

TREE NOTE

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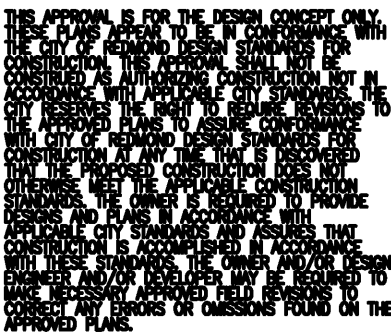
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APPROVED FOR CONSTRUCTION:

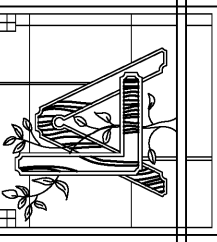
FOR LINDA F. DE BOLDT P.E.
DIRECTOR OF PUBLIC WORKS
CITY OF REDMOND
DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE: _____
TRANS / ENGR: _____
PLANNING: _____



Revisions	By	Date
Revised per new site layout / city comments	9/24/15	2/10/16
Revised per new site layout / city comments	9/24/15	2/10/16
Revised tract 'D' into plans	2/25/16	4/7/16
Revised per comments received	5/10/16	5/10/16
Revised per site changes / add buffer	5/10/16	5/10/16
Added "TREE NOTE" / protection detail	8/14/16	8/14/16



Lane & Associates



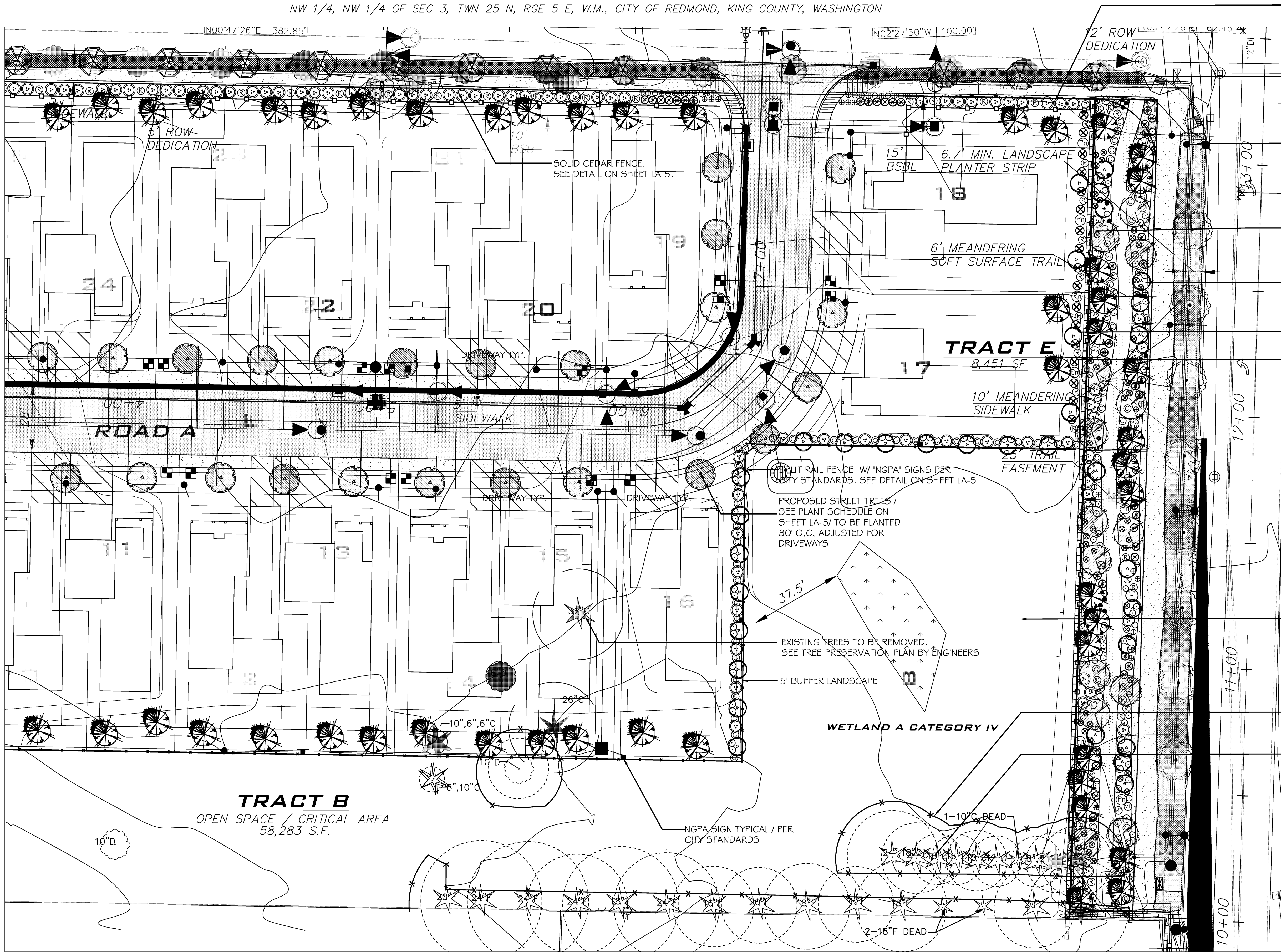
HAWKS GLEN
QUADRANT HOMES

LANDSCAPE PLAN

Date
July 27 2015
Scale
AS SHOWN
Drawn
BCL
Job
26-2015
Sheet
LA-1
Of 5 Sheets

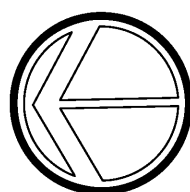
NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

SEE SHEET LA-3



LANDSCAPE PLAN

SCALE 1"=20' 0"



NORTH

TREE NOTE

REFER TO ARBORIST REPORT PREPARED BY TREE SOLUTIONS INC, DATED 6-25-2015.

TRACT A CONTAINS 91 HEALTHY SIGNIFICANT TREES TO BE RETAINED.

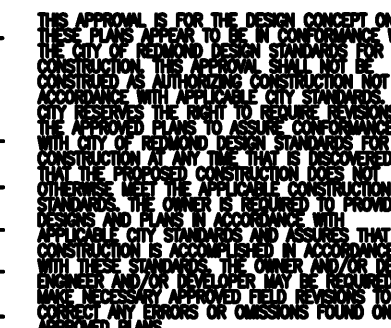
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APPROVED FOR CONSTRUCTION:

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



Know what's below.
Call before you dig.



EXISTING STREET TREES TO BE REMOVED / REPLACED WITH SAME SPECIES / SEE PLANT SCHEDULE SHEET LA-5

PROPOSED STREET TREE / TO BE PLANTED 30' O.C. / SEE PLANT SCHEDULE ON SHEET LA-5

SOLID CEDAR FENCE. SEE DETAIL ON SHEET LA-5.

PROPOSED LANDSCAPE PLANTINGS / SEE PLANT SCHEDULE ON SHEET LA-5

PROPOSED LOT LINES

5' BUFFER LANDSCAPE

WETLAND RESTORATION PLAN BY OTHERS

TREE PROTECTION. SEE TREE PRESERVATION PLAN SHEET TR-01 BY ENGINEERS

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

Attachment 9 Plan Set
By: _____
Reviewed: _____
Date: _____
Reviewed: _____
Date: _____
Reviewed: _____
Date: _____
Reviewed: _____
Date: _____
Added: _____
Date: _____

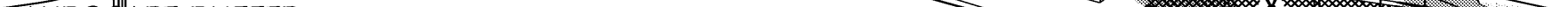


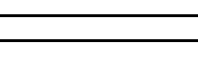
Lane & Associates
Landscape Architecture
13802 26TH AVENUE NW TULALIP, WA. 98271 (425) 885-2319

HAWKS GLEN
QUADRANT HOMES

LANDSCAPE PLAN

Date: July 27, 2015
Scale: AS SHOWN
Drawn: BCL
Job: 26-2015
Sheet: LA-2
Of 5 Sheets

PRO
PLA
SCI

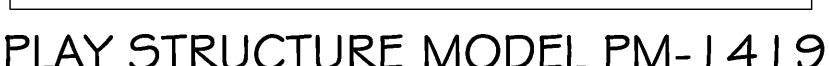


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— SOLID CEDAR FENCE.
SEE DETAIL ON SHEET LA-5.

HEET



FOR: LINDA E. DE BOLD, P.E.
DIRECTOR OF PUBLIC WORKS
CITY OF REMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE: _____

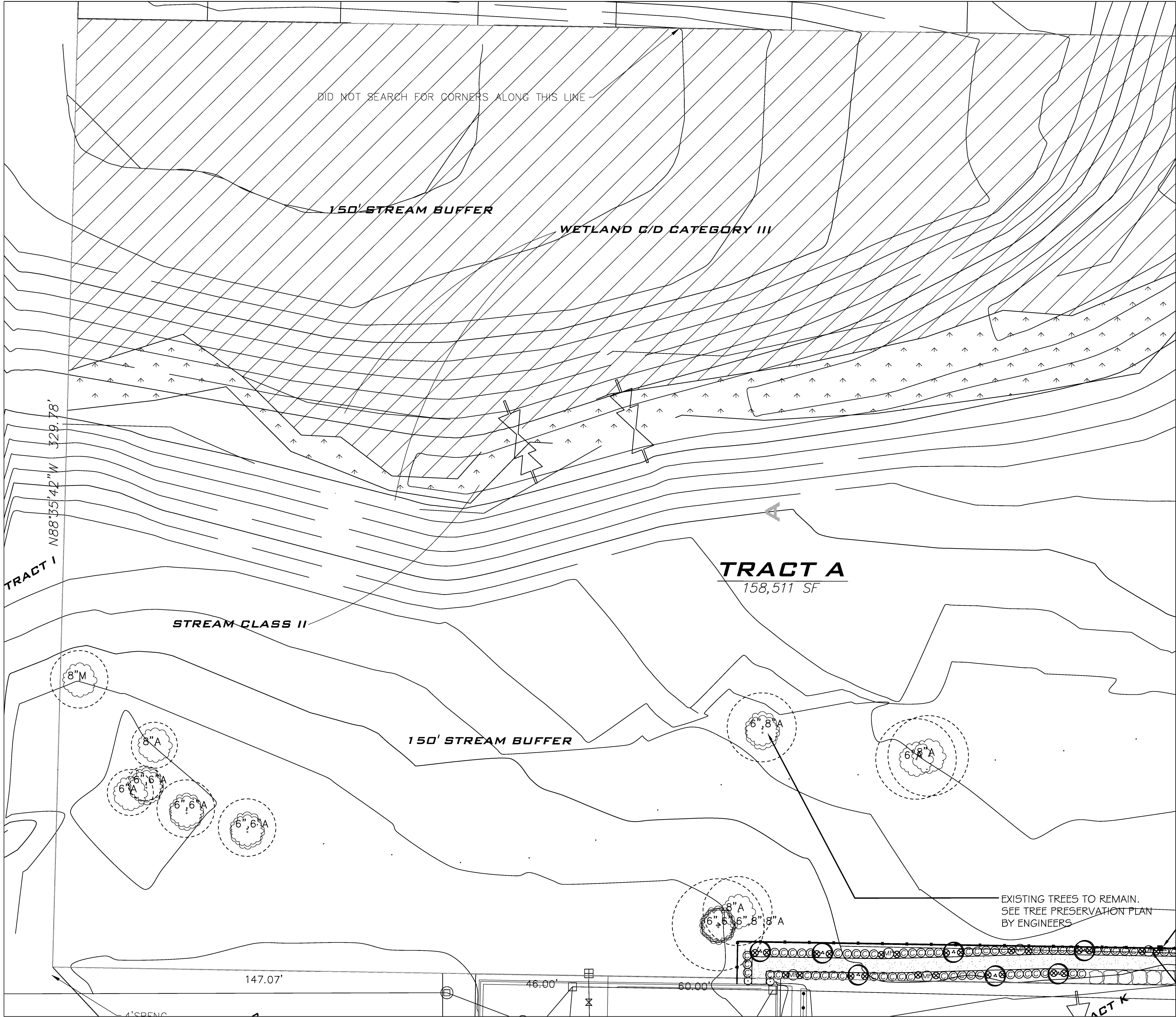
TRANS / ENGR: _____

PLANNING: _____

APPROPRIATELY SIGNED OR CIRCLED FOUND ON THE

Date
July 27 2015
Scale
AS SHOWN
Drawn
BCL
Job
26-2015
Sheet
LA-3
Of 5 Sheets

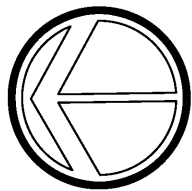
NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



SEE SHEET LA-3

LANDSCAPE PLAN

SCALE 1"=20' 0"



NORTH

TREE NOTE

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APPROVED FOR CONSTRUCTION:

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DIRECTOR OF PUBLIC WORKS
CITY OF REDMOND

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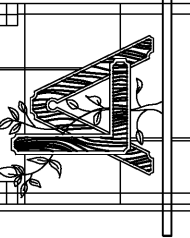


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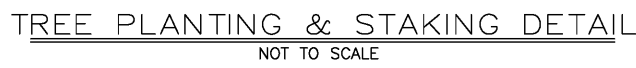


HAWKS GLEN
QUADRANT HOMES

LANDSCAPE PLAN

Date
July 27 2015
Scale
AS SHOWN
Drawn
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Job
26-2015
Sheet
LA-4
Of 5 Sheets

Attachment 9 Plan Set



NOT TO SCALE

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DEVELOPED PORTION OF SITE CONTAINS 21 HEALTHY SIGNIFICANT TREES.

Points Awarded

25 percent of the plants installed are Northwest adaptive and 25% of the plants installed are native. (18 total plant species / 7 native species = 38%)

Minimum of 50 percent of required planting areas in disturbed soils are amended
(100% of planting areas to be amended)

25% of the proposed trees are evergreen
(200 trees proposed 88 evergreen = 44%)

25% of the landscape areas are designed with landscaping that does not irrigation will not required irrigation after three years. (91% will not require irrigation after 3 yrs.)

40% of existing significant trees includes landmark are retained
(119 of 129 significant and landmark trees to be retained =92%)

Total Points 23

1. Contractor shall be responsible for familiarizing themselves with all other site improvements and conditions prior to starting landscape work.
2. Contractor shall use caution while excavating to avoid disturbing any utilities encountered. Contractor is to promptly advise owner of any disturbed utilities. (Location service phone: 1-800-424-5555)
3. Contractor shall maintain and water all plant material for 1 year or until final inspection and acceptance by owner.
4. Contractor shall be responsible for computing specific quantities of ground covers and plant materials utilizing on-center spacing for plants as stated on the landscape plan and minimum planting distances as specified below in these notes.
5. Ground covers shall be planted in a equilateral triangular spacing pattern at the on center distances shown on the plan or in the plant schedule. Where ground cover abuts curbing, sidewalks, signs or poles, minimum planting distances shall be 12" from center of plant to curb, sidewalk, etc. Minimum planting distance shall be 24" from center of trees and shrubs.
6. Contractor shall be responsible for providing the quantities of plant that are represented by symbols on the drawings.
7. Subgrade is to be within $1/10^{\text{th}}$ of one foot as provided by others. All Planting areas to be cleared of all weeds, construction material, rocks, and sticks larger than 2" in diameter.
8. Scarify all compacted subgrades a minimum of 4". Apply a minimum 2" depth of compost to all lawn areas and 3" to all bed areas then rototill to a depth of 8". Then an additional 4" minimum of '3-Way' topsoil in all new lawn areas and 6" in new bed areas.
9. Compost shall be the result of the biological degradation of Type 1 or 111 Feedstocks, under controlled conditions. Approved product meeting the specification:
 1. Compost shall be certified in compliance with U.S. Composting Council Seal of Testing Assurance (STA) program.
 2. Compost shall have an organic matter content of 35% to 65%.
 3. The carbon to nitrogen ratio shall be below 25:1. The carbon nitrogen ratio may be as high as 35:1 for planting composed entirely of plants native to the Puget Sound Lowlands region.
10. All beds and areas to receive a minimum 3" of "Fine Bark" Mulch.
11. All plant material shall be fertilized with AGRO TRANSPALANT FERTILIZER 4-2-2 per manufactures recommendations.
12. All plant material shall conform to AAN STANDARDS FOR NURSERY STOCK, latest edition. Any replacements made at once.

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



APPROVED FOR CONSTRUCTION:

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

DATE: _____

PLAN CHK ENGR: _____

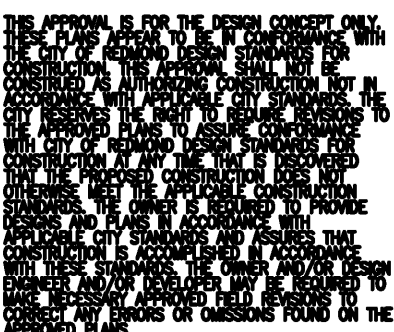
STORM: _____

UTILITY: _____

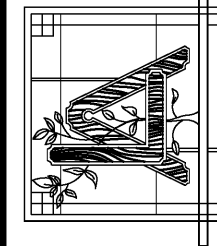
FIRE: _____

TRANS / ENGR: _____

PLANNING: _____



Lane & Associates



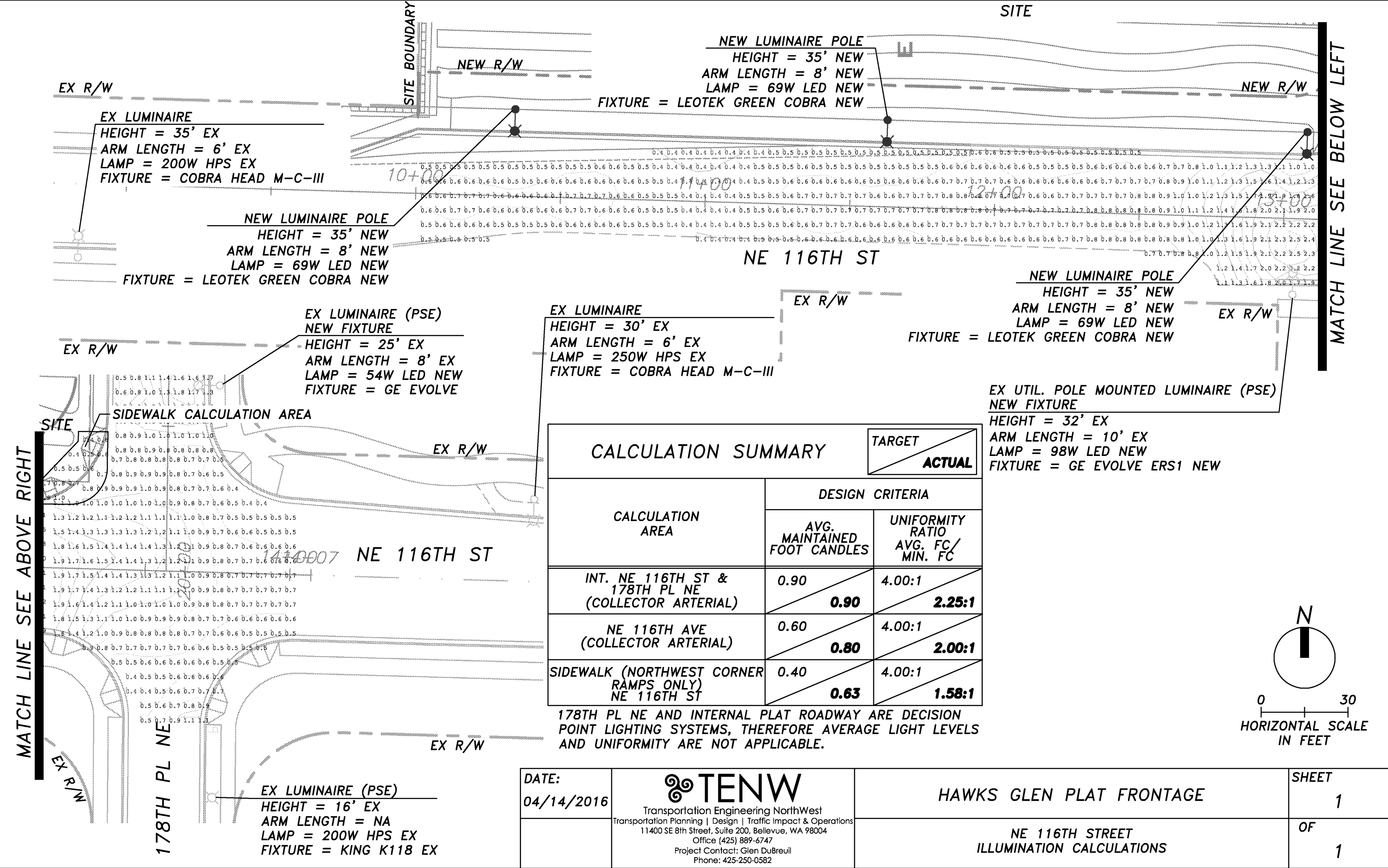
13802 26TH AVENUE NW TULALIP, WA. 98271 (425) 885-2319

HAWKS GLEN

QUADRANT HOMES

LANDSCAPE PLAN

Date
July 27 2015
Scale
AS SHOWN
Drawn
BCL
Job
26-2015
Sheet
LA-5
Of 5 Sheets



SE 1/4, SEC 25 TWP 26N, RGE 5E., W.M.

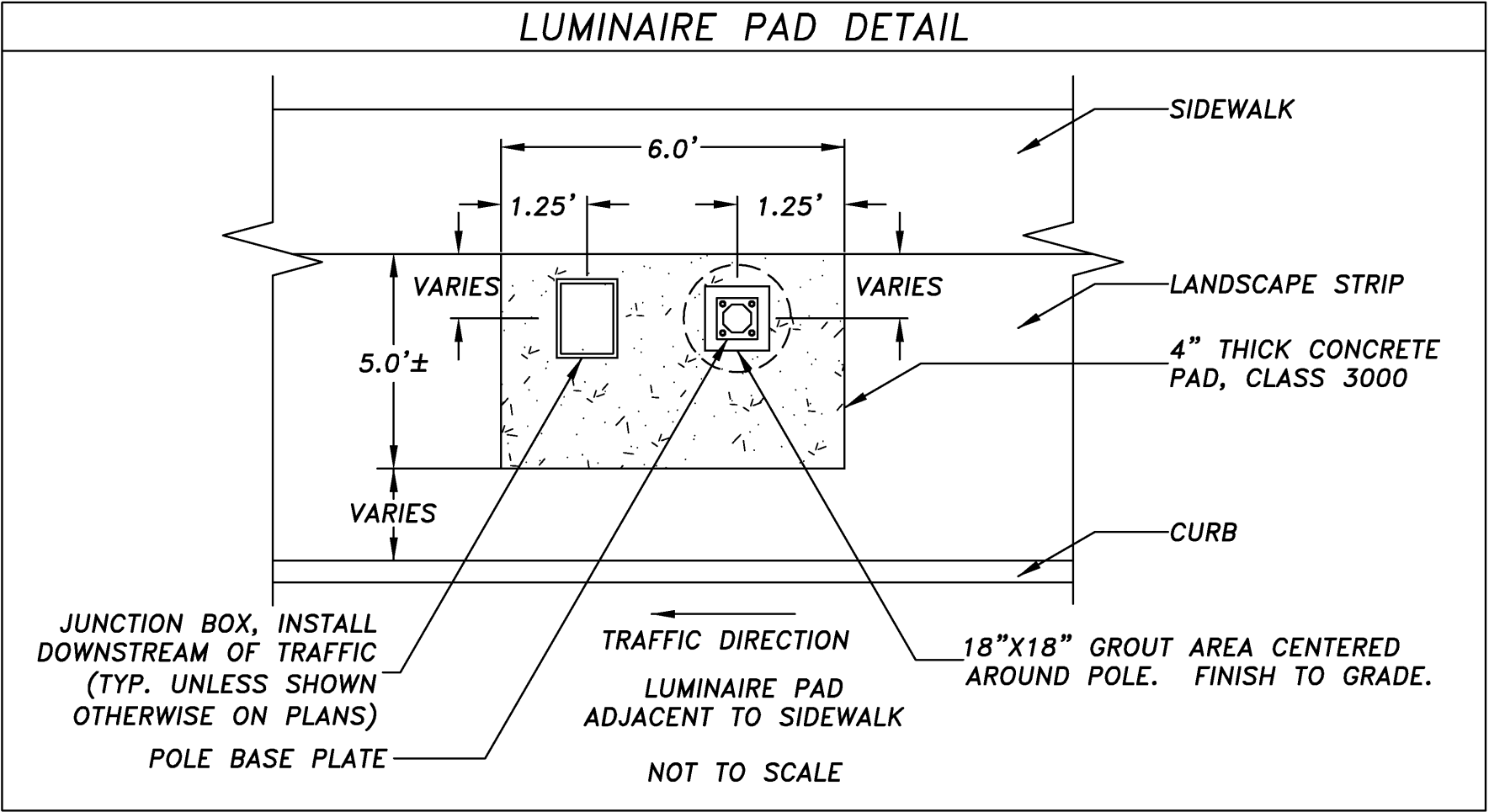
ILLUMINATION GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF REDMOND STANDARDS AND SPECIFICATIONS CURRENT EDITION.
- THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
- THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE CITY OF REDMOND FOR MATERIALS APPROVAL AT THE EARLIEST POSSIBLE DATE.
- ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL CONTACT ALL PERTINENT UTILITY AGENCIES 48 HOURS BEFORE COMMENCING WORK, AND SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AND THE CITY OF REDMOND IMMEDIATELY UPON DAMAGE.
- LIGHT STANDARD FOUNDATIONS SHALL NOT BE EXCAVATED AND POURED BEFORE POLE LOCATIONS ARE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL CONFIRM THAT 10 FEET MINIMUM CIRCUMFERENTIAL CLEARANCE IS PROVIDED BETWEEN LUMINAIRE POLES AND OVERHEAD POWER LINES. IF A CONFLICT IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO FOUNDATION INSTALLATION.
- CONTRACTOR SHALL PROVIDE THE ENGINEER WITH REDLINE MARKUPS SHOWING AS-CONSTRUCTED CONDITIONS OF THESE PLAN DOCUMENTS. THESE REDLINE MARKUPS WILL BE USED FOR RECORD DRAWINGS PREPARATION.

ILLUMINATION CONSTRUCTION NOTES

(WORK SHALL BE COMPLETED BY PROJECT CONTRACTOR)

- FURNISH AND INSTALL FOUNDATION, POLE, LUMINAIRE AND JUNCTION BOX PER ILLUMINATION POLE SCHEDULE, THIS SHEET, AND PER CITY OF REDMOND STANDARD DETAILS 421, 425, 467A AND 467B. INSTALL LUMINAIRE PAD PER LUMINAIRE PAD DETAIL, THIS SHEET, UNLESS OTHERWISE SHOWN HEREON.
- INSTALL CONDUIT AND JUNCTION BOX AS SHOWN.
- FURNISH AND INSTALL NEW SERVICE CABINET AND FOUNDATION PER CITY OF REDMOND STANDARD DETAILS 459C AND 461. LOCATION AND ORIENTATION OF FOUNDATION AND CABINET SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLING CONDUIT.
- THE POWER SOURCE LOCATION WAS NOT KNOWN AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL COORDINATE WITH PSE TO IDENTIFY A LOCATION FOR 120/240 VOLT SINGLE PHASE POWER SOURCE CONNECTION INCLUDING COMPLETING ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES. THE CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE. PSE SHALL MAKE FINAL CONNECTION TO THE POWER SOURCE. THE CONTRACTOR SHALL ASSUME 500' FEET OF TRENCHING TO CONNECT TO POWER SOURCE FOR BIDDING PURPOSES.



CALCULATION SUMMARY		TARGET	ACTUAL
CALCULATION AREA	DESIGN CRITERIA		
	AVG. MAINTAINED FOOT CANDLES	UNIFORMITY RATIO AVG. FC / MIN. FC	
INT. NE 116TH ST & 178TH PL NE (COLLECTOR ARTERIAL)	0.90	4.00:1	2.25:1
NE 116TH AVE (COLLECTOR ARTERIAL)	0.60	4.00:1	2.00:1
SIDEWALK (NORTHWEST CORNER RAMP ONLY) NE 116TH ST	0.40	4.00:1	1.58:1

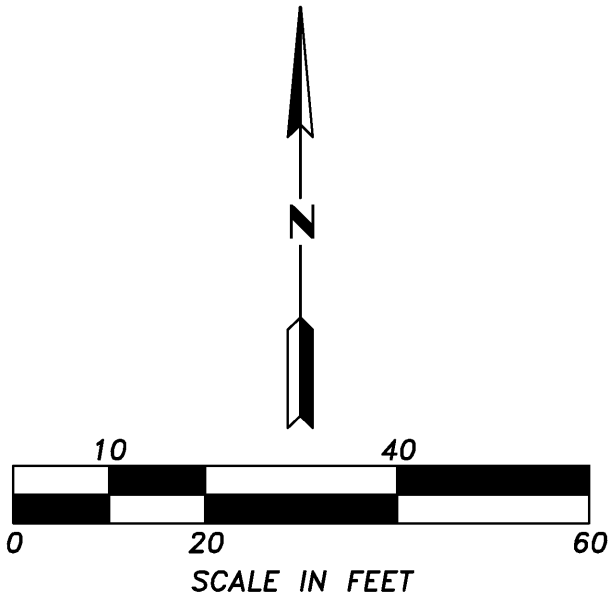
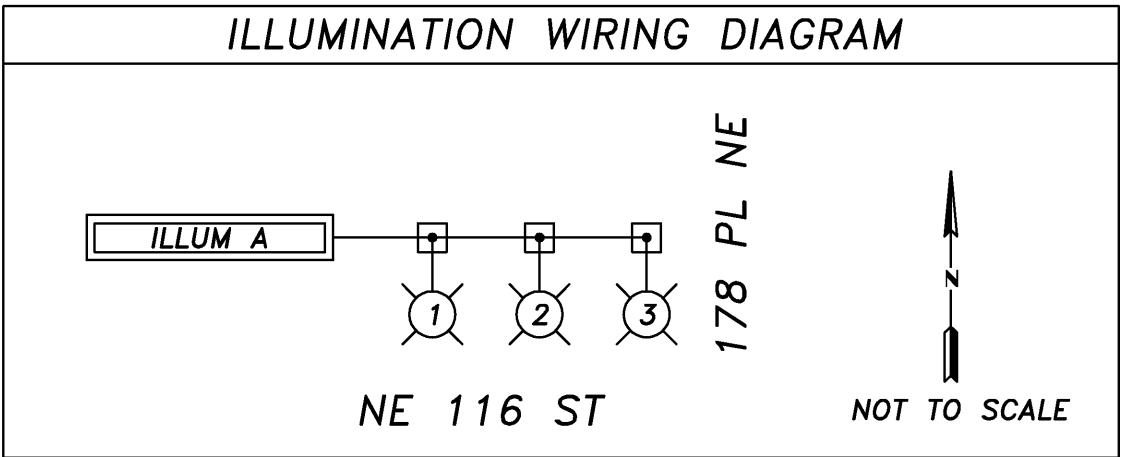
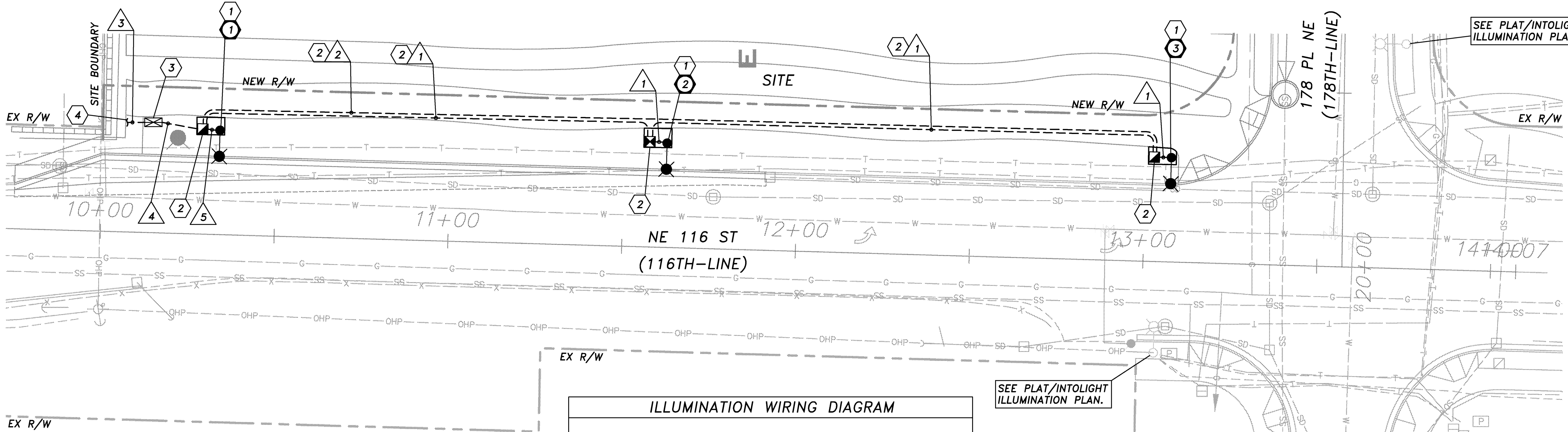
ILLUMINATION WIRING SCHEDULE						
△ NO.	RACEWAY CONDUIT SIZE	ILLUM. #8	POWER 1/0	EQUIP. GRND. *	PHOTO CELL #12	DETECTABLE MULE TAPE
1	2" SCH40 PVC	2		1		
2	3" SCH40 PVC SPARE					1
3	3" SCH80 PVC		3			
4	3" SCH40 PVC	2		1	3	
5	2" SCH40 PVC	2		1	3	

* EQUIPMENT GROUND SIZE SHALL BE EQUAL TO OR LARGER THAN THE LARGEST WIRE SIZE IN THE CONDUIT.

SERVICE BREAKER SCHEDULE				
NEW SVC AT STA 12+89.5				
CIRCUIT	VOLTAGE	BREAKER	CONTACTOR	
MAIN	120/240	2P-125 AMP	---	
ILLUM A	240	2P-15 AMP	30 AMP	
ILLUM B (SPARE)	240	2P-15 AMP	30 AMP	
ILLUM C (SPARE)	240	2P-15 AMP	30 AMP	

ILLUMINATION POLE SCHEDULE													
LUM. POLE NO.	POLE ID#	STREET	STATION	OFFSET *	MOUNT-HEIGHT	VOLTAGE	ARM LENGTH	SERVICE CIRCUIT	WATTAGE /TYPE	LUMINAIRE TYPE - DISTRIBUTION	POLE TYPE	BASE	COMMENT
①		NE 116 ST	10+33.5	30.0' LT	35'	240	8'	ILLUM A	69 LED	LEOTEK GC1-40F-MV-NW-3-GY-530-PCR5-WL	J SERIES	SLIP	NEW POLE PER REDMOND STD. DET. 425, WITH PHOTOCCELL. FND TYPE B PER WSDOT J-28.30, METHOD 1
②		NE 116 ST	11+62.0	30.0' LT	35'	240	8'	ILLUM A	69 LED	LEOTEK GC1-40F-MV-NW-3-GY-530-SC-WL	J SERIES	SLIP	NEW POLE PER REDMOND STD. DET. 425. FND TYPE B PER WSDOT J-28.30, METHOD 1
③		NE 116 ST	13+07.5	30.0' LT	35'	240	8'	ILLUM A	69 LED	LEOTEK GC1-40F-MV-NW-3-GY-530-SC-WL	J SERIES	SLIP	NEW POLE PER REDMOND STD. DET. 425. FND TYPE B PER WSDOT J-28.30, METHOD 1

* STATIONS/OFFSETS ARE APPROXIMATE. POLE LOCATIONS MAY BE ADJUSTED ±4' TO AVOID CONFLICTS. CONTRACTOR SHALL CONFIRM ADJUSTMENTS WITH ENGINEER PRIOR TO IMPLEMENTING.



ILLUMINATION LEGEND		
EXIST	NEW	DESCRIPTION
		JUNCTION BOX TYPE 1,2
		ROADWAY LIGHT STANDARD
		SERVICE CABINET
		ILLUMINATION POLE NUMBER/LETTER
		CONSTRUCTION NOTE
		CONDUIT/CONDUCTOR



NOTE: THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS

APPROVED FOR CONSTRUCTION

FOR: Linda E. De Boldt, P.E.
Director of Public Works
City of Redmond

Date: _____

Plan Check Engineer: _____

Storm: _____

Utility: _____

Fire: _____

Trans / Engr: _____

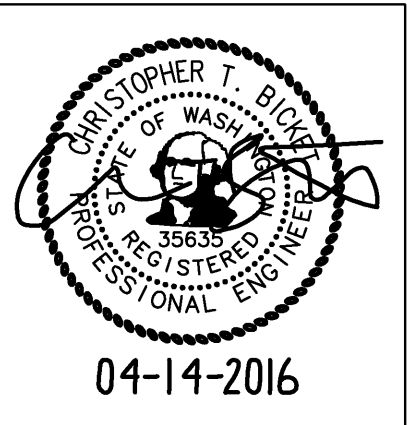
Planning: _____

This approval is for the design concept only. These plans appear to be in conformance with the City Of Redmond design standards for construction. This approval shall not be construed as authorizing construction not in accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with City of Redmond design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet the applicable construction standards. The owner is required to provide designs and plans in accordance with applicable City standards and assures that construction is accomplished in accordance with those standards. The owner and/or design engineer and/or developer may be required to make necessary approved field revisions to correct any errors or omissions found on the approved plan.

△ REVISION	DATE	BY

DESIGNED BY: TDR
DRAWN BY: TDR
APPROVED BY: CTB

ISSUE DATE: 04-14-2016
JOB NO.: 5065
DRAWING FILE NO.:



TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Glen DuBreuil
Phone: (425) 250-0582

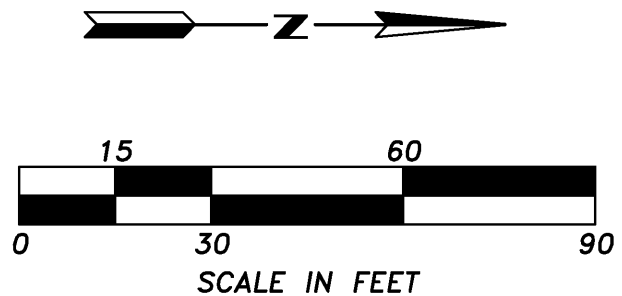
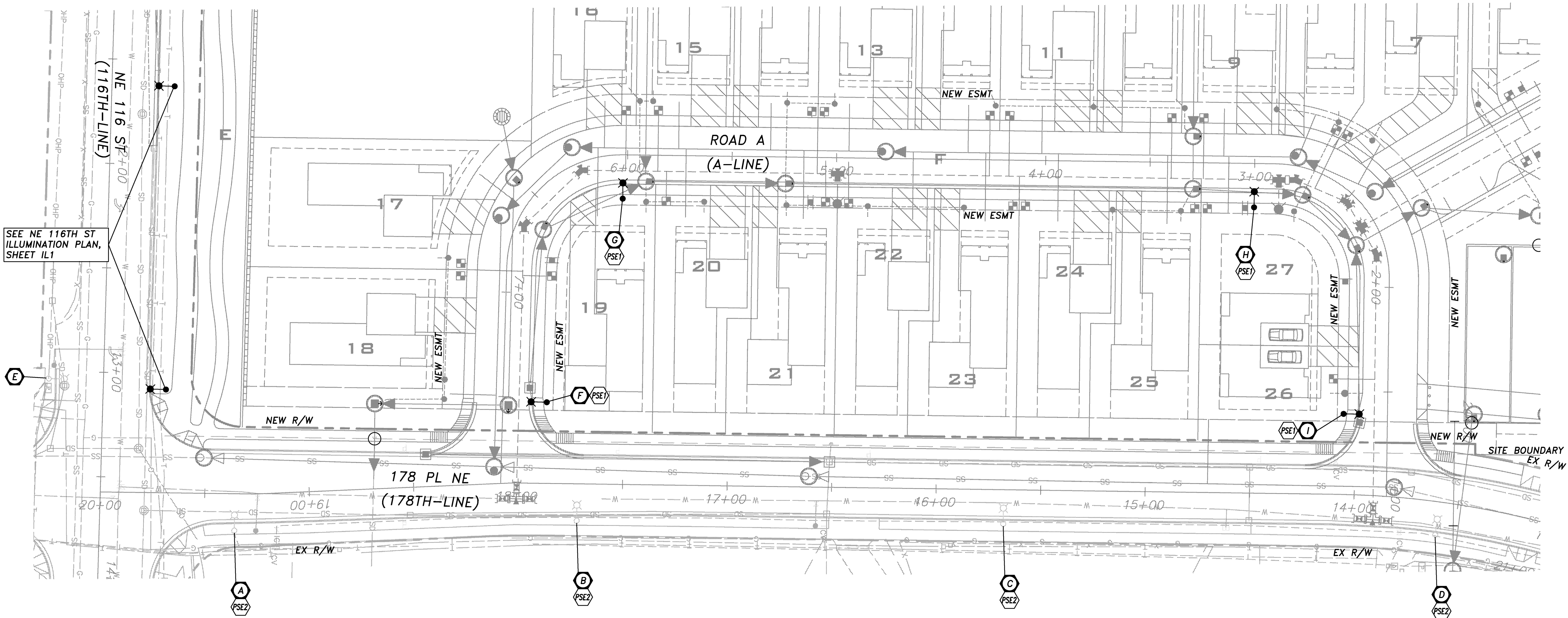
QUADRANT HOMES
14725 NE 36TH STREET, SUITE 200
BELLEVUE, WA 98006
CONTACT: MATT PERKINS
PHONE: 425-452-0345
EMAIL: matt.perkins@quadranthomes.com

HAWKS GLEN PLAT

NE 116TH ST ILLUMINATION PLAN

DRAWING NO.: IL1
SHEET NO.: 1 OF 2 SHEETS

SE 1/4, SEC 25 TWP 26N, RGE 5E., W.M.



PSE/INTOLIGHT SCOPE OF WORK

ILLUMINATION POLE SCHEDULE (INSTALLED BY PSE/INTOLIGHT)									
LUM. POLE NO.	STREET	STATION	OFFSET	MOUNTING HEIGHT	ARM LENGTH	POLE	WATTAGE /TYPE	LUMINAIRE TYPE	COMMENT
A	178 PL NE	EX	EX	EX	EX	EX	54 LED	GE EVOLVE ERS1	EXISTING POLE TO REMAIN. PSE/INTOLIGHT TO REPLACE FIXTURE.
B	178 PL NE	EX	EX	EX	EX	EX	54 LED	GE EVOLVE ERS1	EXISTING POLE TO REMAIN. PSE/INTOLIGHT TO REPLACE FIXTURE.
C	178 PL NE	EX	EX	EX	EX	EX	54 LED	GE EVOLVE ERS1	EXISTING POLE TO REMAIN. PSE/INTOLIGHT TO REPLACE FIXTURE.
D	178 PL NE	EX	EX	EX	EX	EX	54 LED	GE EVOLVE ERS1	EXISTING POLE TO REMAIN. PSE/INTOLIGHT TO REPLACE FIXTURE.
E	NE 116 ST	EX	EX	EX	EX	EX UTILITY POLE	98 LED	GE EVOLVE ERS1	EXISTING UTILITY POLE MOUNTED LUMINAIRE ARM TO REMAIN. PSE/INTOLIGHT TO REPLACE FIXTURE.
F	ROAD A	7+52.0	21' LT	25'	8'	CONCRETE OCTAGONAL	54 LED	GE EVOLVE ERS1	LUMINAIRE AND POLE INSTALLED BY PSE/INTOLIGHT.
G	ROAD A	6+02.0	21' LT	25'	8'	CONCRETE OCTAGONAL	54 LED	GE EVOLVE ERS1	LUMINAIRE AND POLE INSTALLED BY PSE/INTOLIGHT.
H	ROAD A	3+00.0	21' LT	25'	8'	CONCRETE OCTAGONAL	54 LED	GE EVOLVE ERS1	LUMINAIRE AND POLE INSTALLED BY PSE/INTOLIGHT.
I	ROAD A	1+39.0	21' LT	25'	8'	CONCRETE OCTAGONAL	54 LED	GE EVOLVE ERS1	LUMINAIRE AND POLE INSTALLED BY PSE/INTOLIGHT.

PSE/INTOLIGHT CONSTRUCTION NOTES

- (PSE) LUMINAIRE/POLE TO BE INSTALLED BY INTOLIGHT PER PSE/INTOLIGHT POLE SCHEDULE, THIS SHEET.
- (PSE2) NEW FIXTURE TO BE INSTALLED BY INTOLIGHT PER PSE/INTOLIGHT POLE SCHEDULE, THIS SHEET.

PSE/INTOLIGHT GENERAL NOTE

1. PROJECT CONTRACTOR SHALL COORDINATE WITH PSE/INTOLIGHT TO SCHEDULE INSTALLATION, INCLUDING COMPLETING ALL FORMS, PAYMENT OF ALL FEES, ETC. ASSOCIATED WITH THE INSTALLATION. A PSE/INTOLIGHT WORK SKETCH IS REQUIRED TO BE INCLUDED IN THIS DOCUMENT PACKAGE PRIOR TO COORDINATED CIVIL DOCUMENT APPROVAL. PSE/INTOLIGHT SHALL FURNISH AND INSTALL ALL MATERIALS BY CONTRACT WITH THE DEVELOPER.

NOTE:

178TH PL NE AND INTERNAL PLAT ROADWAY ARE DECISION POINT LIGHTING SYSTEMS, THEREFORE AVERAGE LIGHT LEVELS AND UNIFORMITY ARE NOT APPLICABLE.

ILLUMINATION LEGEND		
EXIST	NEW	DESCRIPTION
		ROADWAY LIGHT STANDARD
		ILLUMINATION POLE NUMBER/LETTER
		CONSTRUCTION NOTE



NOTE: THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS

APPROVED FOR CONSTRUCTION

FOR: Linda E. De Boldt, P.E.
Director of Public Works
City of Redmond

Date: _____

Plan Check Engineer: _____

Storm: _____

Utility: _____

Fire: _____

Trans / Engr: _____

Planning: _____

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DESIGNED BY: TDR
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CONTACT: MATT PERKINS
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EMAIL: matt.perkins@quadranthomes.com

HAWKS GLEN PLAT

PLAT/INTOLIGHT ILLUMINATION PLAN

DRAWING NO.:	IL2
SHEET NO.:	2 OF 2 SHEETS