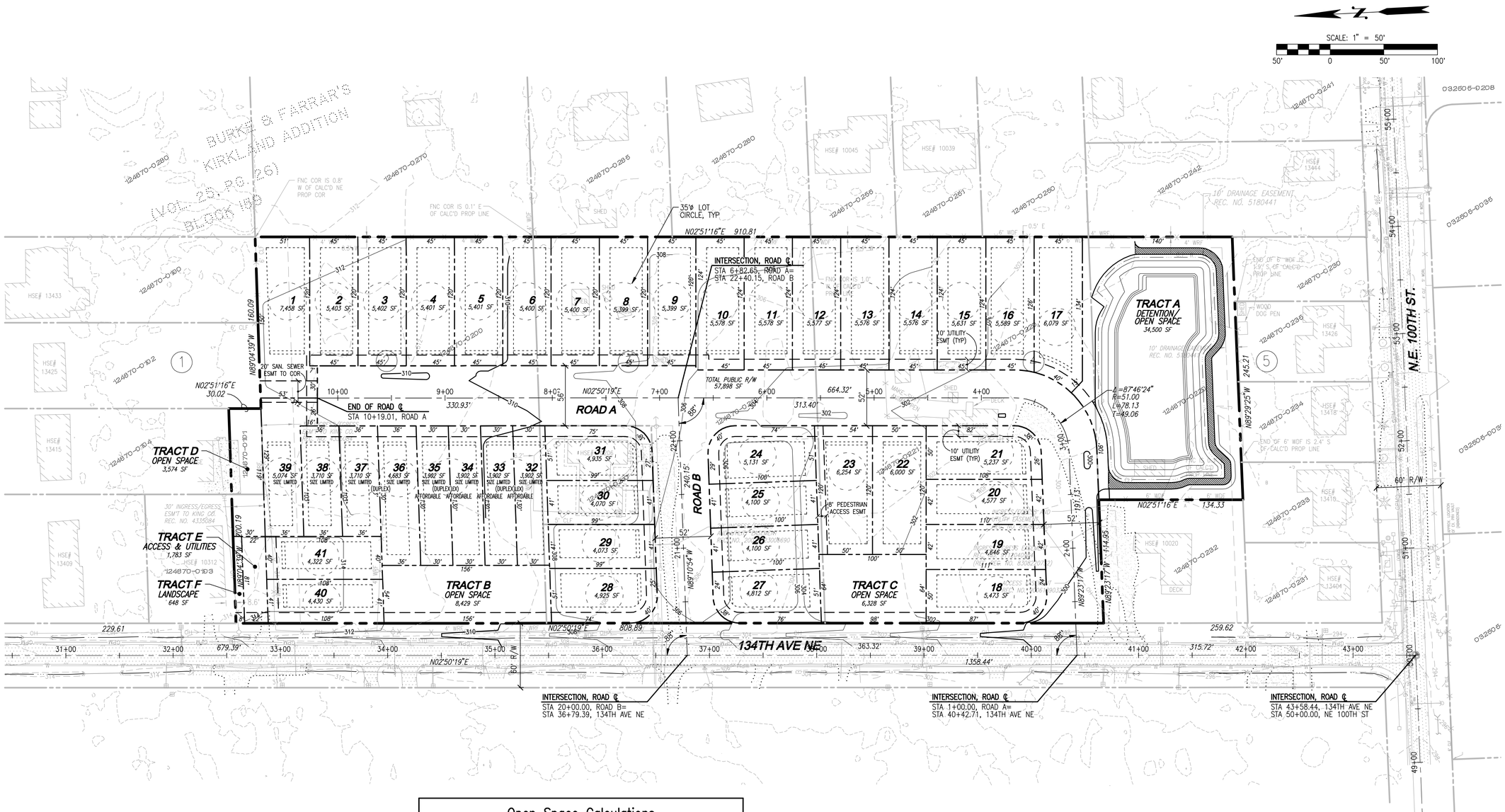
SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



Open Space Calculations

		(SF)
REQUIRED OPEN SPACE	20% SITE	63,776
REQUIRED DEVELOPMENT WIDE OPEN SPACE	10% SITE	31,888
PROVIDED DEVELOPMENT WIDE OPEN SPACE	TRACTS A	34,500
LOT BY LOT OPEN SPACE REQUIRED	10% SITE	31,888
LOT BY LOT OPEN SPACE PROVIDED	LOTS 1–17; 21'x45' REAR YARD AREA INCLUDING PATIOS	16,065
	LOTS 18, 21–24, 27, 28, & 31; 16'x50' REAR YARD AREA INCLUDING PATIOS	6,400
	LOTS 19, 20, 25, 26, 29, 30, 40, & 41; 16'x41' REAR YARD AREA INCLUDING PATIOS	5,248
	LOTS 32–35; 16'x30' REAR YARD AREA INCLUDING PATIOS	1,920
	LOTS 36–39; 16'x36' REAR YARD AREA INCLUDING PATIOS	2,304
	TOTAL LOT BY LOT OPEN SPACE PROVIDED	31,937

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THE CITY AND 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 THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. IF ANY OF THE CONDITIONS DOCUMENTED ON THE APPROVED CONSTRUCTION DRAWINGS 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 CITY STANDARDS. THE OWNER ASSUMES THE DESIGN RISK AND ASSUMES ALL LIABILITY AND RESPONSIBILITY TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLANS.

12-0055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14301 NE 200th St. #100
Woodinville, WA 98072
Ph: 425.806.1869
Fx: 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

SITE PLAN

MARK E. VILLINGER
STATE OF WASHINGTON
40008
REGISTERED PROFESSIONAL ENGINEER
5-29-13

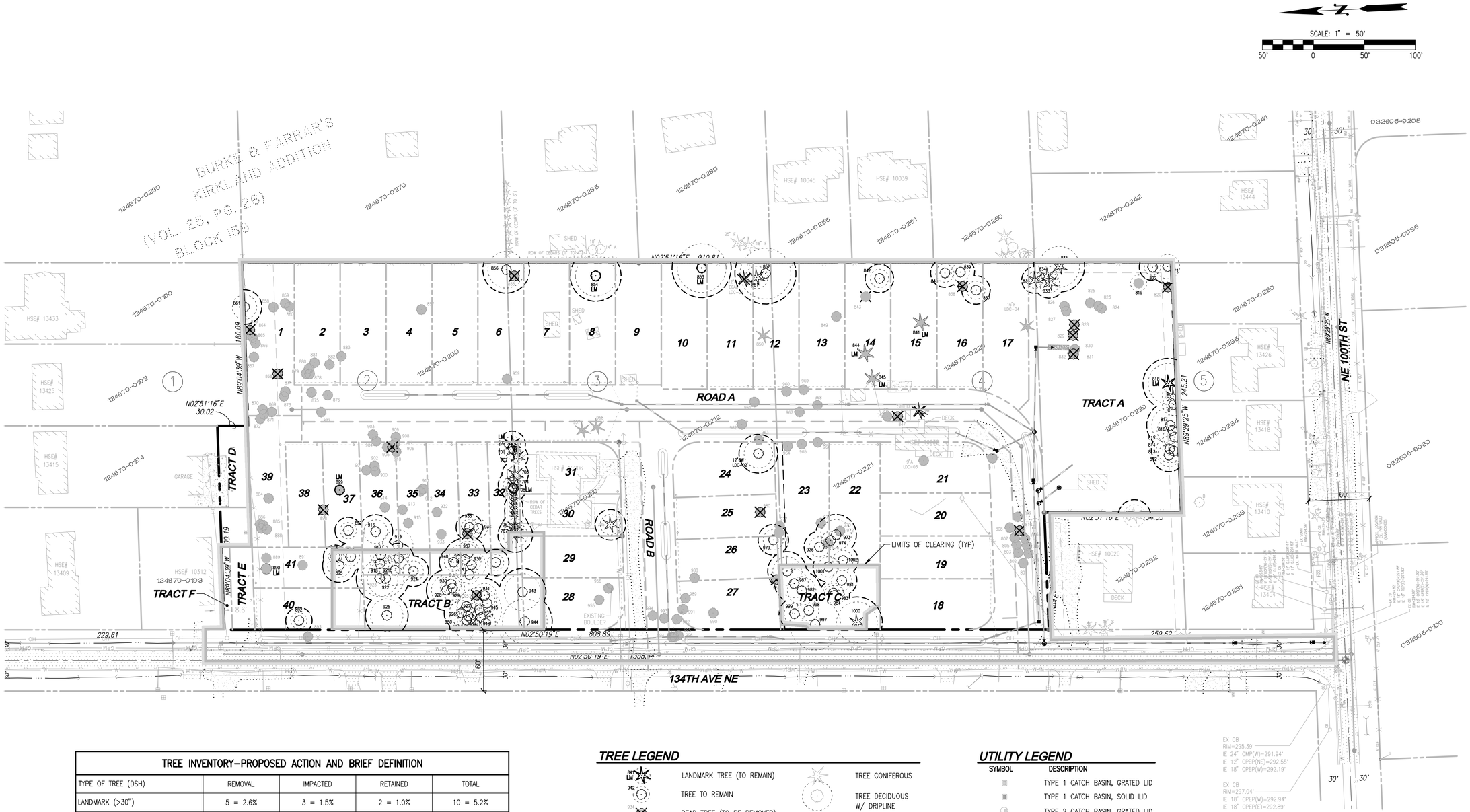
JOB NUMBER:	12-109
DRAWING NAME:	12109P-SP01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

SP-01

SHEET 2 OF 7

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\Planning\12109p-SP01.dwg Plotted: May 29, 2013 – 11:15am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



TREE INVENTORY–PROPOSED ACTION AND BRIEF DEFINITION				
TYPE OF TREE (DSH)	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (>30")	5 = 2.6%	3 = 1.5%	2 = 1.0%	10 = 5.2%
SIGNIFICANT (6"–30")	101 = 55.2%	8 = 4.4%	74 = 40.4%	183 = 94.8%
TOTALS	106 = 54.9%	11 = 5.7%	76 = 39.4%	193 = 100%
REPLACEMENT TREES	116			116

TREE LEGEND

- LANDMARK TREE (TO REMAIN)
- TREE TO REMAIN
- DEAD TREE (TO BE REMOVED)
- LANDMARK TREE (TO BE REMOVED)
- TREE TO BE REMOVED
- 5' DRIP LINE OFFSET
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE
- 841 TREE TAG NUMBER
- CW COTTON WOOD TREE
- F FIR TREE
- M MAPLE TREE
- A ALDER TREE
- S SPRUCE TREE
- C CEDAR TREE
- P PINE TREE

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE

TOPOGRAPHIC DISCLAIMER

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THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
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OGDEN FARMS, LLC

KIRKMOND

TREE PRESERVATION PLAN

MARK E. VILLMOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	12–109
DRAWING NAME:	12109P–TR01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

TR-01

SHEET 5 OF 7

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\Planning\12109p-TR01.dwg Plotted: Jun 12, 2013 - 3:52pm

TABLE OF TREES

10032 134TH AVENUE NE, REDMOND, WASHINGTON

COMPILED BY TREE SOLUTIONS INC.

Tree #	Scientific Name	Common Name	DSH (inches)	Drip Line	Condition	Prob.	Size	Target	Risk Potential	Management Options	Notes
*700	Thuja plicata	Western Red cedar	30	8	Good	1	2	3	6	Impacted	
701	Thuja plicata	Western Red cedar	12	8	Fair	1	2	3	6	Retain	
702	Thuja plicata	Western Red cedar	8	6	Fair	1	2	3	6	Retain	
703	Thuja plicata	Western Red cedar	20	8	Fair	1	2	3	6	Retain	
704	Thuja plicata	Western Red cedar	6	6	Fair	1	2	3	6	Retain	
705	Pinus nigra	Austrian pine	22	10	Good	2	2	3	7	Impacted	
706	Thuja plicata	Western Red cedar	18	8	Good	1	2	3	6	Impacted	
707	Thuja plicata	Western Red cedar	10	7	Good	1	2	3	6	Retain	
*708	Acer macrophyllum	Bigleaf maple	40	15	Good	2	2	3	7	Impacted	
801	Populus trichocarpa	Black cottonwood	11.7	9	Good	1	2	2	5	Remove	utility wire target, water ponding in CRZ
802	Populus trichocarpa	Black cottonwood	8.1	7	Good	1	2	2	5	Remove	Driveway target
803	Populus trichocarpa	Black cottonwood	6.4	4	Good	1	2	2	5	Remove	Driveway target
804	Populus trichocarpa	Black cottonwood	6.5	4	Good	1	2	2	5	Remove	Driveway target
805	Populus trichocarpa	Black cottonwood	7.8	5	Good	1	2	2	5	Remove	Driveway target
806	Populus trichocarpa	Black cottonwood	10.1	6	Good	1	2	2	5	Remove	Utility wire target, water ponding in CRZ
807	Populus trichocarpa	Black cottonwood	7.9	5	Good	1	2	2	5	Remove	Utility wire target
808	Populus trichocarpa	Black cottonwood	8	4	Good	1	2	2	5	Remove	Utility wire target
809	Populus trichocarpa	Black cottonwood	14.5	10	Good	1	2	2	5	Remove	Driveway target
810	Populus trichocarpa	Black cottonwood	8.4	6	Poor	1	2	2	5	Remove	Unhealthy Driveway target, top decline, trunk canker
811	Malus sylvestris	Common apple	12.4	8	Fair	1	2	2	5	Remove	Trunk wound 40% circumference
812	Alnus rubra	Red alder	8.2	9	Fair	1	2	1	4	Impacted	sparse canopy
813	Alnus rubra	Red alder	11.8	9	Fair	1	2	1	4	Retain	sparse canopy
814	Alnus rubra	Red alder	10	9	Fair	1	2	1	4	Impacted	sparse canopy
815	Alnus rubra	Red alder	9.5	7	Fair	1	2	1	4	Retain	Intermediate canopy, sparse canopy
816	Alnus rubra	Red alder	10	10	Good	1	2	1	4	Retain	
817	Alnus rubra	Red alder	11.7	10	Good	1	2	1	4	Retain	
*818	Pseudotsuga menziesii	Douglas-fir	36.9	14	Fair	2	2	1	5	Impacted	decline in lower canopy
819	Prunus emarginatta	Bitter cherry	6.8	6	Fair	2	2	1	5	Remove	
820	Prunus emarginatta	Bitter cherry	8.4	6	Poor	3	2	1	6	Remove	Unhealthy 1/2 of the tree has failed
821	Prunus emarginatta	Bitter cherry	7.3	8	Good	1	2	2	5	Retain	On the property line
822	Prunus emarginatta	Bitter cherry	6.3	7	Good	1	2	2	5	Retain	On the property line
823	Alnus rubra	Red alder	10.4	10	Fair	1	2	1	4	Remove	Trunk failure
824	Alnus rubra	Red alder	6.5	8	Good	1	2	1	4	Remove	
825	Alnus rubra	Red alder	12	12	Good	1	2		4	Remove	
826	Acer macrophyllum	Bigleaf maple	6.6	12	Fair	1	2	1	4	Remove	
827	Acer macrophyllum	Bigleaf maple	7.6	6	Fair	1	2	1	4	Remove	
828	Acer macrophyllum	Bigleaf maple	5.8							not significant	
829	Salix scouleriana	Scoulers willow	5.6							not significant	failed and resprouted
830	Populus trichocarpa	Black cottonwood	10.2	8	Good	1	2	1	4	Remove	
831	Salix scouleriana	Scoulers willow	5.9							not significant	
832	Populus trichocarpa	Black cottonwood	8	8	Fair	1	2	1	4	Remove	
833	Pseudotsuga menziesii	Douglas-fir	10.2	6	Fair	1	1	1	3	Retain	intermediate
834	Pseudotsuga menziesii	Douglas-fir	12.1	6	Fair	1	1	1	3	Retain	intermediate
835	Pseudotsuga menziesii	Douglas-fir	28.5	11	Good	2	2	2	6	Retain	R ear property; crown clean, test base for internal decay
836	Pseudotsuga menziesii	Douglas-fir	9	5	Fair	1	1	1	3	Impacted	intermediate, trunk failure
837	Thuja plicata	Western Red cedar	8	6	Good	1	1	1	3	Retain	
838	Prunus emarginatta	Bitter cherry	5.3							not significant	
839	Prunus emarginatta	Bitter cherry	8.5	6	Fair	1	1	1	3	Retain	
840	Prunus emarginatta	Bitter cherry	6.5	7	Good	1	1	1	3	Retain	
*841	Pseudotsuga menziesii	Douglas-fir	43.3	14	Fair	2	2	1	5	Remove	short shoots, exagerated flare, test base if retained, crown clean, reduce laterals
842	Acer macrophyllum	Bigleaf maple	12.5	8	Fair	1	1	1	3	Retain	
843	Salix scouleriana	Scoulers willow	12	6	Poor	3	2	1	6	Unhealthy	2/3 has failed; remove
*844	Pseudotsuga menziesii	Douglas-fir	38	16	Good	2	2	1	5	Remove	test base, crown clean, reduce laterals if retained
*845	Pseudotsuga menziesii	Douglas-fir	32	12	Good	2	2	2	6	Remove	test base, crown clean, reduce laterals if retained
846	Chamecyparis lawsoniana	Lawson cypress	21.2	8	Dead	2	2	3	7	Remove	Unhealthy remove
847	Prunus domestica	Plum	5.9							not significant	sparse, fence included in trunk, trunk wounded
848	Prunus domestica	Plum	9	6	Fair	2	2	2	6	Remove	
849	Alnus rubra	Red alder	8.4	7	Good	1	1	1	3	Remove	
850	Pseudotsuga menziesii	Douglas-fir	26.8	10	Fair	2	2	1	5	Remove	girdling webbing on trunk-remove
851	Pseudotsuga menziesii	Douglas-fir	14.3	7	Good	2	1	1	4	Retain	
852	Acer macrophyllum	Bigleaf maple	17	13	Good	2	2	1	5	Retain	(branch risk) cool tree
*853	Acer macrophyllum	Bigleaf maple	44.9	20	Fair	2	2	1	5	Retain	large failed parts, trunk wounded, resprouting at failure, crown clean, reduce scaffold end weight to south
*854	Acer macrophyllum	Bigleaf maple	35.5	14	Good	2	2	1	5	Retain	trunk removed in past, multi sprout near base, DSH at junction, 2 trunks narrow anngle of attachment, included bark
855	Acer macrophyllum	Bigleaf maple	10.5	12	Poor	3	2	2	7	Remove	unhealthy failing parts, poor vigor
856	Acer macrophyllum	Bigleaf maple	26.2	12	Good	2	2	2	6	Retain	canopy over site to east
857	Populus trichocarpa	Black cottonwood	8.7	8	Good	1	1	1	3	Remove	
858	Acer macrophyllum	Bigleaf maple	14	10	Poor	2	2	1	5	Remove	slow to leaf out, wounded trunks
859	Acer macrophyllum	Bigleaf maple	12	10	Fair	2	2	1	5	Remove	slow to leaf out, wounded trunks
860	Acer macrophyllum	Bigleaf maple	11	8	Fair	2	2	1	5	Remove	slow to leaf out, wounded trunks; trunk failed at top
861	Acer macrophyllum	Bigleaf maple	9.3	7	Fair	1	1	2	4	Retain	trunk wounds
862	Acer macrophyllum	Bigleaf maple	11	6	Fair	2	2	1	5	Remove	top dieback, healthy lower sprouts

* LANDMARK TREE

Tree #	Scientific Name	Common Name	DSH (inches)	Drip Line	Condition	Prob.	Size	Target	Risk Potential	Management Options	Notes
863	Populus trichocarpa	Black cottonwood	7.8	7	Fair	2	2	2	6	Remove	trunk damage; remove
864	Populus trichocarpa	Black cottonwood	10.3	8	Good	1	1	2	4	Remove	
865	Populus trichocarpa	Black cottonwood	12.8	10	Good	1	2	2	5	Remove	
866	Populus trichocarpa	Black cottonwood	17.5	10	Good	1	2	2	5	Remove	
867	Populus trichocarpa	Black cottonwood	19.9	14	Good	1	2	2	5	Remove	
868	Acer macrophyllum	Bigleaf maple	15	3	Poor	3	2	1	6	Remove unhealthy	1 live sprout, 1 dead trunk; remove
869	Populus trichocarpa	Black cottonwood	21.5	9	Good	1	2	2	5	Remove	
870	Populus trichocarpa	Black cottonwood	19.2	12	Good	1	2	2	5	Remove	
871	Populus trichocarpa	Black cottonwood	8.1	4	Good	1	1	1	3	Remove	
872	Populus trichocarpa	Black cottonwood	10.6	11	Good	1	2	2	5	Remove	3 trunks
873	Populus trichocarpa	Black cottonwood	9.9	6	Good	1	2	1	4	Remove	
874	Populus trichocarpa	Black cottonwood	12.8	6	Good	1	2	1	4	Remove	
875	Populus trichocarpa	Black cottonwood	19.7	9	Good	1	2	1	4	Remove	
876	Populus trichocarpa	Black cottonwood	21	10	Fair	1	2	1	4	Remove	sparse, small leaf, water ponding in the CRZ
877	Populus trichocarpa	Black cottonwood	27.8	10	Fair	1	2	1	4	Remove	sparse, small leaf, water ponding in the CRZ
878	Populus trichocarpa	Black cottonwood	10.8	6	Good	1	2	1	4	Remove	
879	Populus trichocarpa	Black cottonwood	10.6	6	Good	1	2	1	4	Remove	
880	Populus trichocarpa	Black cottonwood	12.4	6	Good	1	2	1	4	Remove	
881	Populus trichocarpa	Black cottonwood	13.6	7	Good	1	2	1	4	Remove	
882	Populus trichocarpa	Black cottonwood	22.3	9	Good	1	2	1	4	Remove	
883	Populus trichocarpa	Black cottonwood	17.9	10	Good	1	2	1	4	Remove	
884	Populus trichocarpa	Black cottonwood	13.9	9	Fair	1	2	2	5	Remove	risk to rear property, sparse, small leaves
885	Populus trichocarpa	Black cottonwood	6.5	6	Fair	1	2	2	5	Remove	risk to rear property, sparse, small leaves
886	Populus trichocarpa	Black cottonwood	17.5	8	Fair	1	2	2	5	Remove	risk to rear property, sparse, small leaves
887	Populus trichocarpa	Black cottonwood	7.7	7	Fair	1	2	2	5	Remove	risk to rear property, sparse, small leaves
888	Populus trichocarpa	Black cottonwood	8.4	7	Fair	1	2	2	5	Remove	risk to rear property, sparse, small leaves
889	Acer macrophyllum	Bigleaf maple	22	10	Fair	2	2	2	6	Remove	codominant, short shoots
*890	Acer macrophyllum	Bigleaf maple	30	14	Fair	2	2	2	6	Remove	narrow angle union, included bark, monitor seam
891	Acer macrophyllum	Bigleaf maple	18.4	12	Fair	1	2	1	4	Remove	slow growth
892	Alnus rubra	Red alder	8.5	10	Good	1	1	1	3	Impacted	
893	Alnus rubra	Red alder	8.5	10	Good	1	1	1	3	Retain	risk potential: road, tree appears to be in rights-of-way
894	Acer macrophyllum	Bigleaf maple	13.5	6	Fair	2	2	1	5	Retain	trunk failure, canopy asymetrical
895	Acer macrophyllum	Bigleaf maple	9.6	7	Fair	2	2	1	5	Retain	not leafed out
896	Acer macrophyllum	Bigleaf maple	10.6	8	Fair	2	2	1	5	Retain	
897	Acer macrophyllum	Bigleaf maple	8.5	10	Fair	2	2	1	5	Retain	multi, slow growth, verticle trunk wounds
898	Alnus rubra	Red alder	14.2	12	Poor	2	2	1	5	Remove	Unhealthy trunk failure, top-down decline, trunk wounds
*899	Populus trichocarpa	Black cottonwood	31.3	20	Good	2	2	1	5	Remove	long scaffolds
900	Alnus rubra	Red alder	7.7	6	Fair	2	2	1	5	Remove	trunk failure, low live crown ratio
901	Populus trichocarpa	Black cottonwood	12.7	8	Good	2	2	1	5	Remove	
902	Populus trichocarpa	Black cottonwood	8.2	8	Good	2	2	1	5	Remove	
903	Populus trichocarpa	Black cottonwood	16.2	8	Good	2	2	1	5	Remove	
904	Populus trichocarpa	Black cottonwood	11.6	8	Good	2	2	1	5	Remove	
905	Populus trichocarpa	Black cottonwood	13.2	8	Good	1	1	1	3	Remove	
906	Populus trichocarpa	Black cottonwood	7.2	3	Poor	2	2	1	5	Remove	Unhealthy dying from top down
907	Populus trichocarpa	Black cottonwood	12.5	8	Good	2	2	1	5	Remove	
908	Populus trichocarpa	Black cottonwood	10.8	8	Good	2	2	1	5	Remove	
909	Populus trichocarpa	Black cottonwood	13.4	8	Good	2	2	1	5	Remove	
910	Populus trichocarpa	Black cottonwood	8.3	8	Good	2	2	1	5	Remove	
911	Alnus rubra	Red alder	8.1	6	Good	1	1	1	3	Remove	
912	Alnus rubra	Red alder	8	6	Good	1	1	1	3	Remove	
913	Alnus rubra	Red alder	6.7	4	Good	1	1	1	3	Remove	
914	Alnus rubra	Red alder	14.8	9	Good	1	1	1	3	Remove	
915	Alnus rubra	Red alder	7.1	7	Fair	1	1	1	3	Remove	
916	Acer macrophyllum	Bigleaf maple	7.5	5	Fair	1	1	1	3	Retain	canopy asymetrical
917	Acer macrophyllum	Bigleaf maple	9.5	6	Fair	1	1	1	3	Retain	crown clean, trunk failure, forked trunk
918	Acer macrophyllum	Bigleaf maple	14.8	6	Fair	1	1	1	3	Retain	
919	Acer macrophyllum	Bigleaf maple	13.4	9	Fair	1	1	1	3	Retain	
920	Acer macrophyllum	Bigleaf maple	9.8	5	Fair	1	1	1	3	Retain	intermediate
921	Acer macrophyllum	Bigleaf maple	7	6	Fair	2	1	1	4	Retain	intermediate
922	Acer macrophyllum	Bigleaf maple	22	12	Good	2	2	1	5	Retain	canopy asymetrical
923	Acer macrophyllum	Bigleaf maple	22.6	12	Good	3	2	1	6	Remove	if retained, crown clean, bolt & cable, split seam
924	Acer acrophyllum	Bigleaf maple	8.6	10	Fair	3	2	1	6	Retain	crown clean, dead stems
925	Acer macrophyllum	Bigleaf maple	16.8	12	Fair	2	2	2	6	Retain	road is target, crown clean
926	Acer macrophyllum	Bigleaf maple	9.7	9	Fair	2	2	2	6	Retain	trunk failure, moderate dead wood
927	Acer macrophyllum	Bigleaf maple	9	6	Fair	1	1	1	3	Retain	
928	Acer macrophyllum	Bigleaf maple	8.7	8	Fair	2	2	1	5	Retain	crown clean, narrow crotch, small trunk is dead
929	Acer macrophyllum	Bigleaf maple	8.2	5	Fair	2	2	1	5	Retain	narrow crotch, mod deadwood, crown clean
930	Acer macrophyllum	Bigleaf maple	9	7	Fair	2	2	1	5	Retain	moderate deadwood, crown clean
931	Acer macrophyllum	Bigleaf maple	8.3	7	Fair	2	2	1	5	Retain	moderate deadwood, crown clean

* LANDMARK TREE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: ____________

PLAN CHK ENGR: ____________

STORM: ____________

UTILITY: ____________

FIRE DEPT: ____________

TRANS / ENGR: ____________

PLANNING DEPT: ____________

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 THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION AT ANY TIME THAT 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 THESE 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 PLANS.

12-0055

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\Planning\12109p-TR02.dwg Plotted: Jun 12, 2013 – 3:52pm

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

TREE PRESERVATION PLAN

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED
PROFESSIONAL ENGINEER
6-12-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-TR02
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

TR-02

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

TABLE OF TREES

10032 134TH AVENUE NE, REDMOND, WASHINGTON

COMPILED BY TREE SOLUTIONS INC.

Tree #	Scientific Name	Common Name	DSH (inches)	Drip Line	Condition	Prob.	Size	Target	Risk Potential	Management Options	Notes
932	Alnus rubra	Red alder	14.2	12	Good	2	2	1	5	Remove	
933	Acer macrophyllum	Bigleaf maple	14	10	Good	2	2	1	5	Remove	moderate deadwood, crown clean
934	Acer macrophyllum	Bigleaf maple	8	5	Poor	3	2	1	6	Remove	unhealthy moderate deadwood, trunk failure, decay
935	Acer macrophyllum	Bigleaf maple	9.5	6	Fair	3	2	1	6	Retain	
936	Acer macrophyllum	Bigleaf maple	7.5	5	Fair	2	2	1	5	Retain	trunk failure
937	Acer macrophyllum	Bigleaf maple	9.7	5	Fair	2	2	1	5	Retain	trunk wound, asymetric canopy
938	Acer macrophyllum	Bigleaf maple	13.7	7	Fair	2	2	1	5	Retain	moderate deadwood, crown clean
939	Acer macrophyllum	Bigleaf maple	7.8	5	Fair	2	2	1	5	Retain	
940	Acer macrophyllum	Bigleaf maple	9.7	5	Fair	2	2	1	5	Retain	
941	Acer macrophyllum	Bigleaf maple	9.8	5	Fair	2	2	1	5	Retain	
942	Acer macrophyllum	Bigleaf maple	8.6	7	Fair	1	1	1	3	Retain	
943	Acer macrophyllum	Bigleaf maple	28.2	15	Good	2	2	2	6	Retain	yard is target
944	Acer macrophyllum	Bigleaf maple	29.2	15	Good	2	2	4	8	Retain	powerline is target; crown clean, trunk wound, nice tree
945	Acer macrophyllum	Bigleaf maple	7.2	4	Fair	1	1	1	3	Retain	intermediate
946	Acer macrophyllum	Bigleaf maple	15.2	6	Fair	2	1	1	4	Retain	monitor included bark, seam
947	Acer macrophyllum	Bigleaf maple	11.8	5	Fair	1	1	4	6	Retain	powerline is target; crown clean
948	Acer macrophyllum	Bigleaf maple	10.5	5	Fair	1	1	4	6	Retain	
949	Acer macrophyllum	Bigleaf maple	10.3	5	Fair	1	1	4	6	Retain	
950	Acer macrophyllum	Bigleaf maple	12.5	6	Fair	1	1	4	6	Retain	
951	Acer macrophyllum	Bigleaf maple	10.8	4	Fair	2	1	1	4	Retain	trunk failure
952	Acer macrophyllum	Bigleaf maple	6.9	3	Fair	1	1	1	3	Retain	
953	Acer macrophyllum	Bigleaf maple	7.1	3	Poor	2	1	1	4	Remove	Unhealthy
954	Thuja plicata	Western Red cedar	26	12	Good	1	2	2	5	Retain	
955	Alnus rubra	Red alder	7.7	9	Good	1	1	1	3	Remove	
956	Alnus rubra	Red alder	7.7	9	Good	1	1	1	3	Remove	
957	Picea pungens	Colorado spruce	15.2	8	Fair	1	2	2	5	Remove	low level insect damage
958	Abies grandis	Grand fir	15	8	Fair	1	2	2	5	Remove	low level insect damage
959	Alnus rubra	Red alder	11.7	8	Fair	2	2	1	5	Remove	crown clean, moderate deadwood, trunk wounding, previous failure
960	Alnus rubra	Red alder	13.1	7	Good	1	1	1	3	Remove	
961	Alnus rubra	Red alder	10	8	Fair	1	1	1	3	Remove	
962	Alnus rubra	Red alder	7.8	8	Fair	2	2	1	5	Remove	dead sections, crown clean
963	Alnus rubra	Red alder	13	8	Fair	1	2	1	4	Remove	
964	Alnus rubra	Red alder	8	10	Fair	1	2	1	4	Remove	
965	Alnus rubra	Red alder	10.2	10	Fair	1	2	1	4	Remove	
966	Alnus rubra	Red alder	6.4	8	Fair	1	2	1	4	Remove	
967	Populus trichocarpa	Black cottonwood	13.2	14	Fair	1	2	1	4	Remove	
968	Populus trichocarpa	Black cottonwood	9	12	Fair	1	2	1	4	Remove	
969	Alnus rubra	Red alder	7.2	10	Fair	1	2	1	4	Remove	
970	Alnus rubra	Red alder	8.4	12	Fair	1	2	1	4	Remove	
971	Alnus rubra	Red alder	17.1	12	Fair	1	2	1	4	Remove	
972	Populus trichocarpa	Black cottonwood	14.8	12	Fair	1	2	1	4	Remove	
973	Populus trichocarpa	Black cottonwood	26	15	Fair	1	2	1	4	Retain	
974	Alnus rubra	Red alder	12.3	10	Fair	1	2	1	4	Retain	
975	Alnus rubra	Red alder	10.2	10	Fair	1	2	1	4	Remove	
976	Alnus rubra	Red alder	11.1	10	Fair	1	2	1	4	Retain	
977	Alnus rubra	Red alder	8.2	8	Fair	1	2	2	5	Remove	
978	Alnus rubra	Red alder	8.5	10	Fair	1	2	1	4	Remove	
979	Alnus rubra	Red alder	8.4	8	Fair	1	2	1	4	Retain	
980	Alnus rubra	Red alder	22	14	Poor	2	2	1	5	Remove	Unhealthy
981	Alnus rubra	Red alder	8	8	Fair	1	2	1	4	Retain	
982	Alnus rubra	Red alder	7.5	6	Fair	1	2	1	4	Retain	
983	Alnus rubra	Red alder	8.2	10	Fair	1	2	1	4	Retain	
984	Alnus rubra	Red alder	13	10	Fair	1	2	1	4	Retain	
985	Alnus rubra	Red alder	9	10	Fair	1	2	1	4	Retain	
986	Alnus rubra	Red alder	8.5	6	Poor	2	2	1	5	Remove	Unhealthy
987	Alnus rubra	Red alder	7.3	8	Fair	1	2	1	4	Retain	
988	Alnus rubra	Red alder	12.4	10	Fair	1	2	1	4	Remove	
989	Alnus rubra	Red alder	7	10	Fair	1	2	1	4	Remove	
990	Acer macrophyllum	Bigleaf maple	24.8	35	Good	1	2	1	4	Remove	nice specimen
991	Alnus rubra	Red alder	8.4	8	Fair	1	2	1	4	Remove	
992	Alnus rubra	Red alder	10.7	10	Fair	1	2	1	4	Remove	
993	Alnus rubra	Red alder	11.2	10	Fair	1	2	1	4	Remove	
994	Alnus rubra	Red alder	9.6	25	Fair	1	2	1	4	Remove	
995	Alnus rubra	Red alder	10.3	8	Good	2	2	1	5	Remove	topped for utilities

* LANDMARK TREE

Tree #	Scientific Name	Common Name	DSH (inches)	Drip Line	Condition	Prob.	Size	Target	Risk Potential	Management Options	Notes
996	Alnus rubra	Red alder	11.5	8	Poor	2	2	1	5	Remove	Unhealthy topped for utilities
997	Acer macrophyllum	Bigleaf maple	25.6	20	Fair	1	2	1	4	Impacted	
998	Alnus rubra	Red alder	9.5	8	Fair	1	2	1	4	Retain	
999	Alnus rubra	Red alder	10	8	Fair	1	2	1	4	Retain	
1000	Pseudotsuga menziesii	Douglas-fir	26.3	25	Good	1	2	1	4	Impacted	
1001	Alnus rubra	Red alder	8	10	Good	1	2	1	4	Retain	
1002	Alnus rubra	Red alder	8	10	Good	1	2	1	4	Retain	
1003	Thuja plicata	Western Red cedar	12	8	Fair	1	1	1	3	Remove	
1004	Alnus rubra	Red alder	9	9	Fair	1	1	1	3	Remove	
1005	Pseudotsuga menziesii	Douglas-fir	16	12	Fair	2	1	1	4	Remove	
C	Malus sylvestris	Apple	6	8	Good	1	1	1	3	Retain	
D	Pseudotsuga menziesii	Douglas-fir	20	10	Good	2	2	1	5	Retain	

* LANDMARK TREE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE:
PLAN CHK ENGR:
STORM:
UTILITY:
FIRE DEPT:
TRANS / ENGR:
PLANNING DEPT:

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12-0055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
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www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

TREE PRESERVATION PLAN

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER

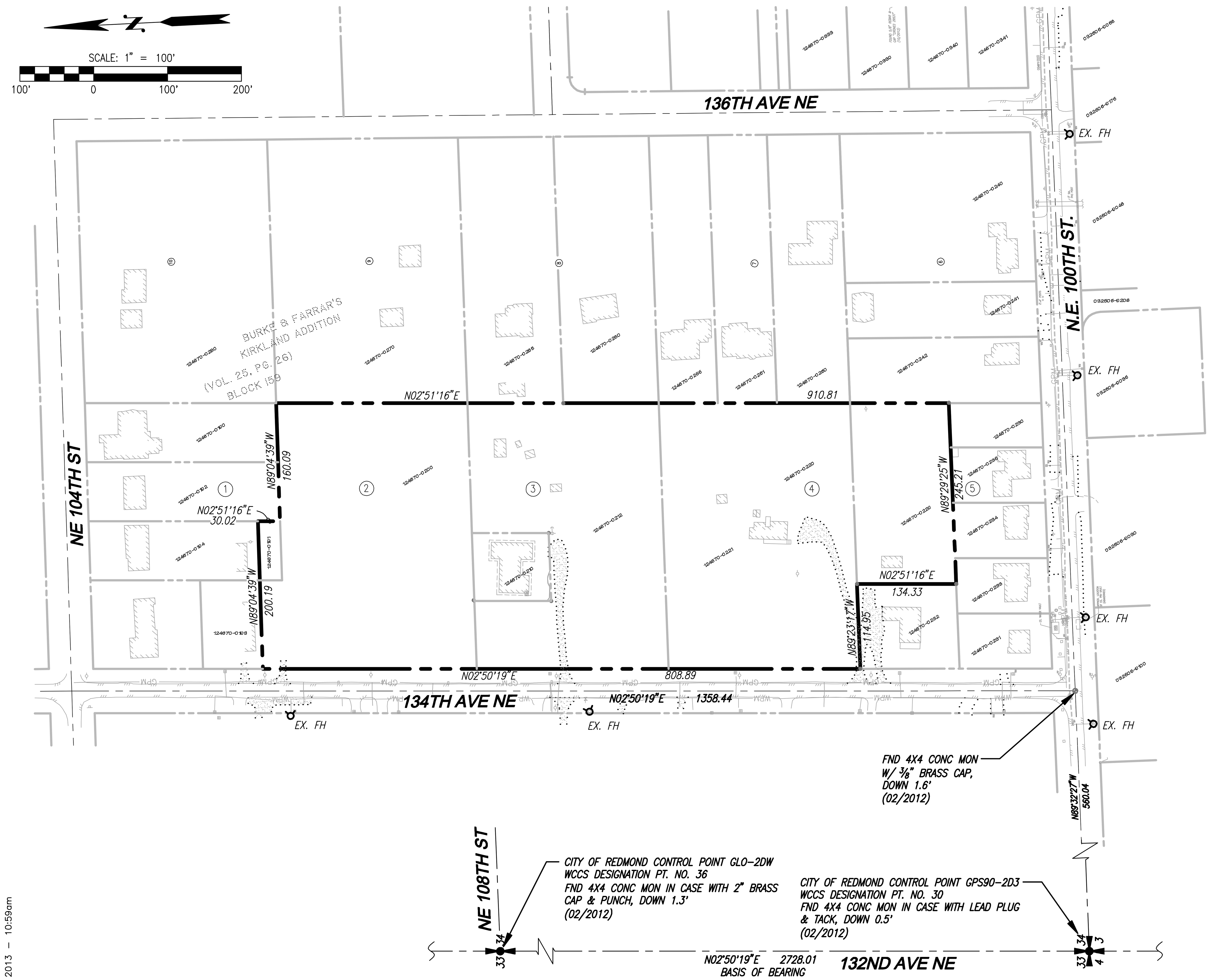
JOB NUMBER:	12-109
DRAWING NAME:	12109P-TR03
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

TR-03

SHEET 7 OF 7

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\Planning\12109p-TR03.dwg Plotted: Jun 12, 2013 - 3:52pm

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



CONTACT LIST

OWNER/APPLICANT:
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15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: GARY LEWIS, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: glewis@ldccorp.com

OWNER:
EUGENE OGDEN
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LYNNWOOD, WA 98087
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ENGINEER:
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EMAIL: mvillwock@ldccorp.com

OWNER:
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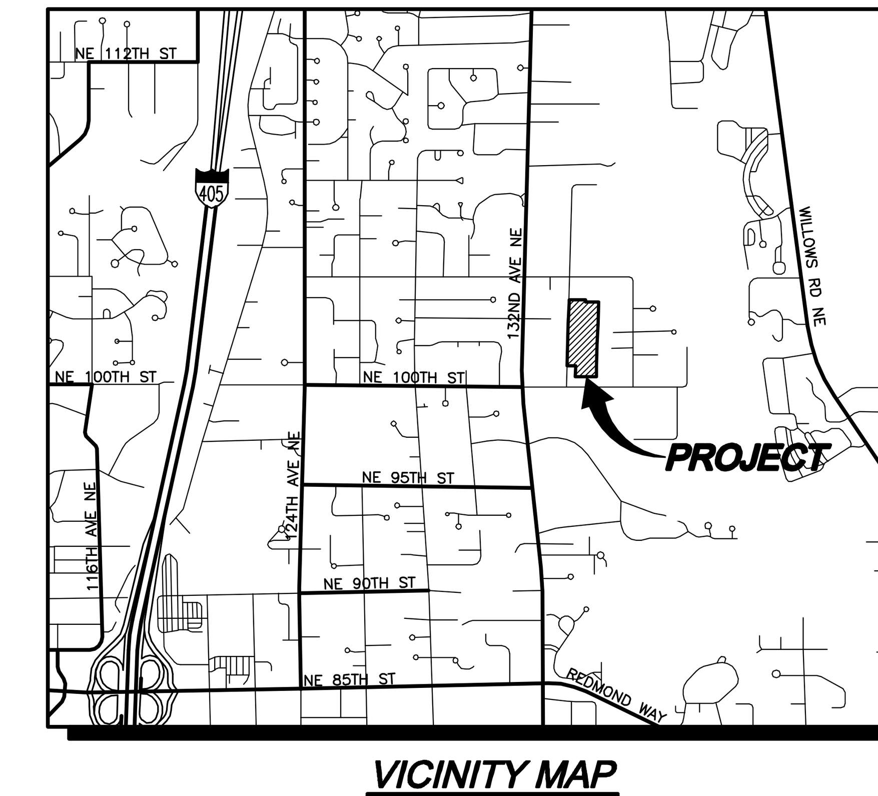
1012 NE 62ND ST
SEATTLE, WA 98115
PHONE: (206) 290-4677

ARBORIST:
TREE SOLUTIONS, INC.
1058 NORTH 39TH STREET
SEATTLE, WASHINGTON 98103
CONTACT: SEAN DUGAN
PHONE: (206) 528-4670
FAX: (206) 528-5873



VICINITY MAP
SCALE: 1"=2000'

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL A:
THE SOUTH 30 FEET OF THE WEST 80 FEET OF THE EAST 240 FEET OF LOT 1, BLOCK 159, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, ACCORDING TO THE PLAT THREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE SOUTH 30 FEET OF LOT 1 AND ALL OF LOT 2, BLOCK 159, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 240 FEET OF SAID LOT 1.

PARCEL D:
LOT 3, BLOCK 159, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON;

PARCEL G:
THE EAST 270 FEET OF LOT 5, BLOCK 159, BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 25 OF PLATS, PAGE 26, IN KING COUNTY, WASHINGTON;
EXCEPT THE SOUTH 125 FEET THEREOF; AND
EXCEPT THE WESTERLY 15 FEET THEREOF AS CONVEYED TO WAYNE S. SCHLEPP BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 9112040984, BEING A RE-RECORDING OF DEED RECORDED UNDER RECORDING NUMBER 9010090818;
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8308220732; AND

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE NORTH 15 FEET OF THE WESTERLY 15 FEET OF SAID EAST 270 FEET, AS RESERVED IN QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 9112040984.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM-1988

HORIZONTAL DATUM:
NAD 83/91
WASHINGTON STATE COORDINATES-NORTH ZONE. THIS SURVEY HAS HELD THE CITY OF REDMOND LOCATIONS FOR THE CONTROLLING MONUMENTATION FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 WEST, WILLIMETTE MERIDIAN.

BENCHMARK
PROJECT BENCHMARK IS CITY OF REDMOND BENCHMARK NO. COR-9175, BEING A 3" BRASS DISC IN CONCRETE MONUMENT IN CASE DOWN 0.5 FEET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 132ND AVENUE NE AND NE 104TH STREET. STAMPED "CITY OF REDMOND BM 48".

PUBLISHED ELEVATION = 334.27 FEET (NAVD-1988).

SECONDARY BENCHMARK IS CITY OF REDMOND BENCHMARK NO. 49, BEING A BRASS DISC IN CONCRETE MONUMENT IN CASE AT THE PROJECTED CENTERLINE OF THE T-INTERSECTION ON NE 88TH STREET AND 132ND AVENUE NE. STAMPED "CITY OF REDMOND BM 49 C.O.R.".

PUBLISHED ELEVATION = 373.104 FEET (NAVD-1988).

BASIS OF BEARINGS
HELD BEARING BETWEEN CITY OF REDMOND CONTROL POINT GPS90-2D3 AND THE MONUMENTED WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, WILLIMETTE MERIDIAN (CITY OF REDMOND CONTROL POINT GLO-2DW) I.E. NORTH 02°50'19" EAST.

BASIS OF POSITION
HELD THE MONUMENTED SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, WILLIMETTE MERIDIAN (CITY OF REDMOND CONTROL POINT GPS90-2D3).

TOPOGRAPHIC DISCLAIMER
THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

REFERENCES
BURKE AND FARRAR'S KIRKLAND ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 31, VOLUME 25, PAGE 26, RECORDS OF KING COUNTY, WASHINGTON

RECORD OF SURVEY, RECORDING NO. 9006189032, BOOK 73, PAGE 241, RECORDS OF KING COUNTY, WASHINGTON

RECORD OF SURVEY, RECORDING NO. 20031106900008, BOOK 164, PAGE 86, RECORDS OF KING COUNTY, WASHINGTON

BOUNDARY LINE ADJUSTMENT, RECORDING NO. 9809239004, BOOK 124, PAGE 241, RECORDS OF KING COUNTY, WASHINGTON

KING COUNTY SHORT PLAT NO. S89S0364, RECORDING NO. 9105209011, BOOK 80, PAGE 177, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF LINN HEIGHTS, RECORDING NO. 5387759, VOLUME 68, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON

PLAT OF LANGLY RANCH, VOLUME 170, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON

WILLOW CREEK CORPORATE CENTER BINDING SITE PLAN, RECORDING NO. 20080528000998, VOLUME 247, PAGE 98, RECORDS OF KING COUNTY, WASHINGTON

EQUIPMENT & PROCEDURES
METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
TOPCON GPT-9005A ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND TOPCON GPS MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY NOTES
1. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE COMPANY, COMMITMENT ORDER NO. 1335751, DATED JANUARY 18, 2012. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, LDC INCORPORATED (LDC) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS LDC AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. LDC HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. EASEMENTS SHOWN IN CHICAGO TITLE COMPANY COMMENT ORDER NO. 1335751 SCHEDULE "B" NO. 2 AND 4 (PUGET SOUND POWER AND LIGHT COMPANY ELECTRIC TRANSMITION/DISTRIBUTION SYSTEM WERE NOT PLOTTABLE.
3. INGRESS/EGRESS ACCESS TO PARCEL "G" (TAX ID NO. 124670-0229) FROM 134TH AVENUE NE IS SHOWN ON RECORD OF SURVEY NO. 9006189032, BOOK 73, PAGE 241 RECORDS OF KING COUNTY, WASHINGTON.
4. CONTOUR INTERVAL IS 2 FOOT.
5. THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY (FEBRUARY 2-4, 2012). ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GPT-9005A ROBOTIC TOTAL STATION MAINTAINED IN ADJUSTMENT TO MANUFACTURES SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
6. THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF 318,879 SQUARE FEET OR 7.32 ACRES.
7. SEE TREE TABLE ON SHEETS TWO AND THREE FOR SPECIFIC INFORMATION ON EACH TREE.

PROJECT INFORMATION

SITE ADDRESS:	10044 134TH AVE NE, REDMOND, WA 98033
TAX PARCELS:	124670-0191, 124670-0200, 124670-0212, 124670-0220, 124670-0221, 124670-0229 AND 1246700210
SITE AREA:	318,878 SF
ZONING:	RIN
NUMBER OF UNITS:	37 BASE UNITS ALLOWED 20% SIZE LIMITED = 7 (UNITS 32-38) 10% REQUIRED AFFORDABLE = 4 (UNITS 32-35)
BONUS UNITS ALLOWED:	4
BONUS UNITS PROVIDED:	4
TOTAL UNITS PROVIDED:	41
CODE SECTION:	21.08.070 RIN-ZONE
ATTACHED DWELLING UNITS:	MIN LOT SIZE DUPLEX LOT COMBINED= 1.5 x (4000)= 6000 SF LOTS 30-33 EXEMPT PER R2C 21.08.260.C.6E
AVERAGE LOT SIZE:	5,017 SF
LOT CIRCLE:	35 FEET
LOT FRONTAGE:	20 FEET MINIMUM
FRONT SETBACK:	15 FEET BLDG/18 FT GARAGE
SIDE SETBACK:	5/10 FEET
REAR SETBACK:	10 FEET
SIDE STREET SETBACK:	15 FEET
MAX LOT COVERAGE:	35%
MAX IMPERV. SURFACE:	65%
MAX HEIGHT:	25 FEET

PROJECT SUMMARY TABLE	ZONE=RIN
GROSS SITE AREA (SF)	318,878
NET BUILDABLE AREA (SF)	191,859
MINIMUM DESITY	18
MAXIMUM DENSITY	42
AVERAGE LOT SIZE	5,017
LARGEST PROPOSED LOT	6,254
SMALLEST PROPOSED LOT	3,902
SENSITIVE AREA(S) AND BUFFER (SF)	0
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	59,681
TOTAL OPEN SPACE (SF)	49,257
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	34,500

	NET BUILDABLE AREA CALCULATION TABLE	ZONE=RIN
A	GROSS SITE AREA (SF)	318,878
B	SENSITIVE AREA(S) AND BUFFER (SF)	0
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	34,500
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	59,681
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	14,757
F	ABOVE GROUND FACILITIES	0
G	TOTAL FOR EACH ZONE (A-{B+C+D+E+F})=NET BUILDABLE AREA	191,859
H	MINIMUM DENSITY (G x MINIMUM DENSITY PERCENTAGE) = MINIMUM DENSITY	18

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7	EROSION CONTROL DETAILS
8-10	ROAD AND DRAINAGE PLAN
11-12	ROAD AND DRAINAGE PROFILE
13	ROAD SECTIONS
14	DRAINAGE DETAILS
15	DETENTION POND SECTIONS
16-18	WATER AND SANITARY SEWER PLAN
21-22	SANITARY SEWER PROFILES
23-31	OFFSITE SANITARY SEWER PLAN AND PROFILE

Call 2 Business Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND
DATE: ____
PLAN CHK ENGR: ____
STORM: ____
UTILITY: ____
FIRE DEPT: ____
TRANS / ENGR: ____
PLANNING DEPT: ____

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12-0055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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THE CIVIL ENGINEERING GROUP
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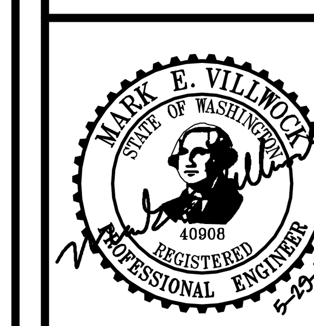
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC
KIRKMOND
TRANSPORTATION PLAN

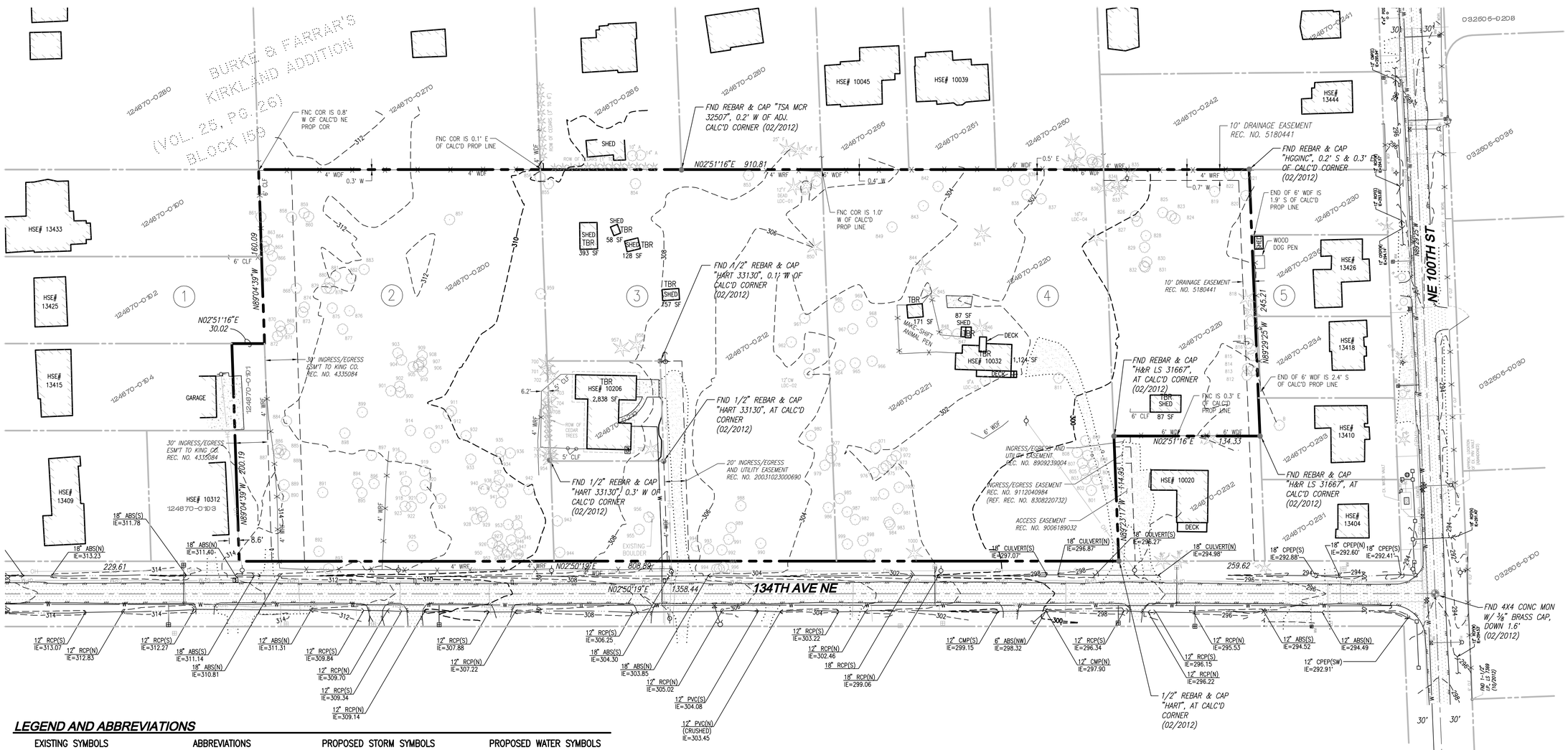


JOB NUMBER:	12-109
DRAWING NAME:	12109P-CS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=100'
JURISDICTION:	REDMOND

CS-01

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-CS01.dwg Plotted: May 29, 2013 - 10:59am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
	MONUMENT FOUND
	REBAR & CAP
	SIGN
	CULVERT
	FIRE HYDRANT
GM	GAS METER
	GUY ANCHOR
	UTILITY POLE
	WATER METER
	WATER VALVE
	MAILBOX
AV	AIR VALVE
BO	BLOW-OFF
	HOSE BIB
	SECTION CORNER FOUND
	SECTION QTR CORNER FOUND

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
℄	FLOWLINE
IE	INVERT ELEVATION
LCPE	LINED CORRUGATED POLYETHYLENE PIPE
⅊	PROPERTY LINE
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
	SEWER CLEANOUT
	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

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OGDEN FARMS, LLC

KIRKMOND

EXISTING CONDITIONS MAP

MARK E. VILLINOVA
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

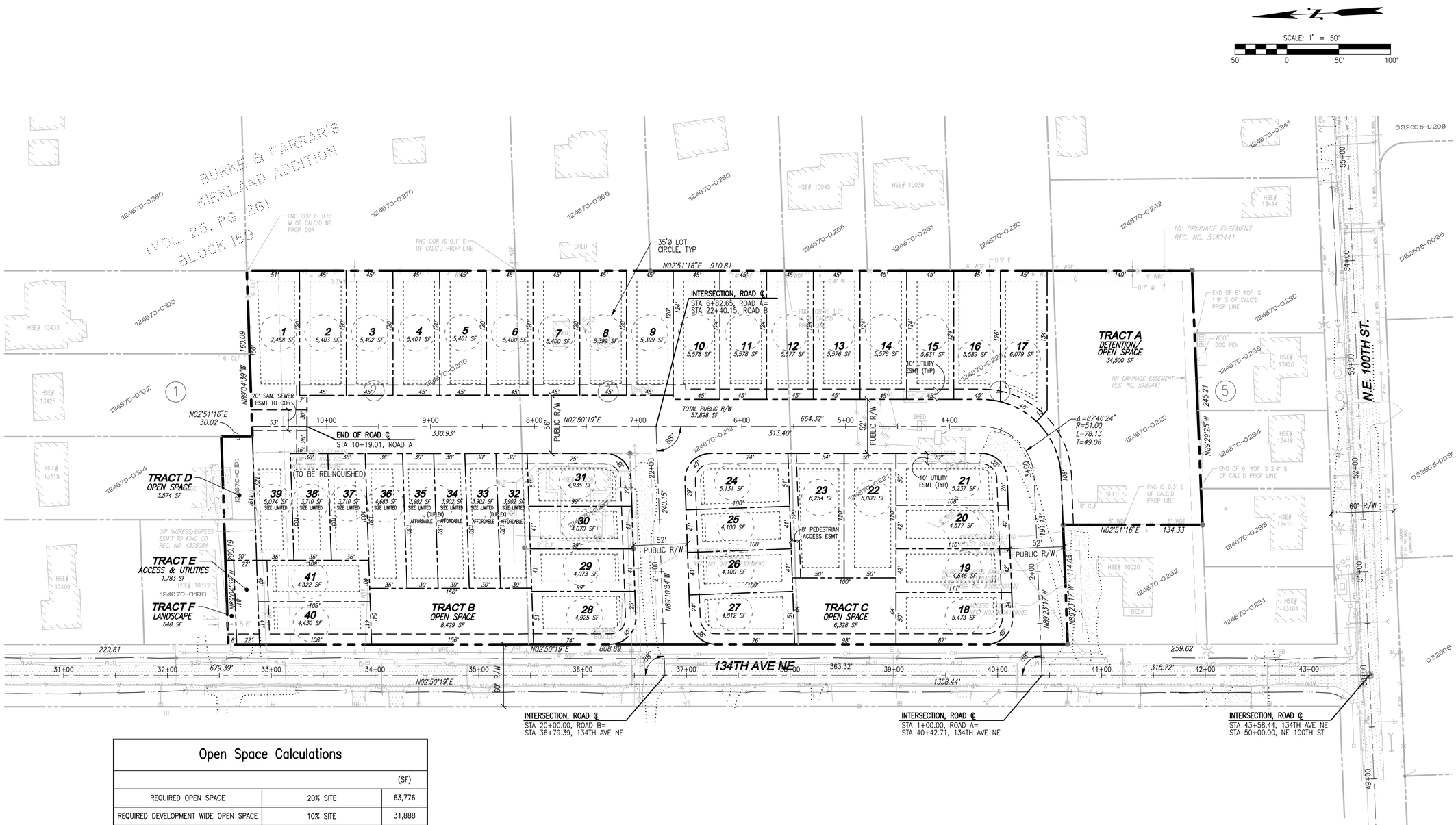
JOB NUMBER:	12-109
DRAWING NAME:	12109P-T001
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=50'
JURISDICTION:	REDMOND

TO-01

SHEET 2 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-T001.dwg Plotted: May 29, 2013 - 10:59am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



Open Space Calculations

		(SF)
REQUIRED OPEN SPACE	20% SITE	63,776
REQUIRED DEVELOPMENT WIDE OPEN SPACE	10% SITE	31,888
PROVIDED DEVELOPMENT WIDE OPEN SPACE	TRACTS A	34,500
LOT BY LOT OPEN SPACE REQUIRED	10% SITE	31,888
LOT BY LOT OPEN SPACE PROVIDED	LOTS 1–17; 21'x45' REAR YARD AREA INCLUDING PATIOS	16,065
	LOTS 18, 21–24, 27, 28, & 31; 16'x50' REAR YARD AREA INCLUDING PATIOS	6,400
	LOTS 19, 20, 25, 26, 29, 30, 40, & 41; 16'x41' REAR YARD AREA INCLUDING PATIOS	5,248
	LOTS 32–35; 16'x30' REAR YARD AREA INCLUDING PATIOS	1,920
	LOTS 36–39; 16'x36' REAR YARD AREA INCLUDING PATIOS	2,304
	TOTAL LOT BY LOT OPEN SPACE PROVIDED	31,937

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DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

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OGDEN FARMS, LLC

KIRKMOND

SITE PLAN

MARK E. VILLINOW
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

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SCALE:	1"=50'
JURISDICTION:	REDMOND

SP-01

SHEET 3 OF 31

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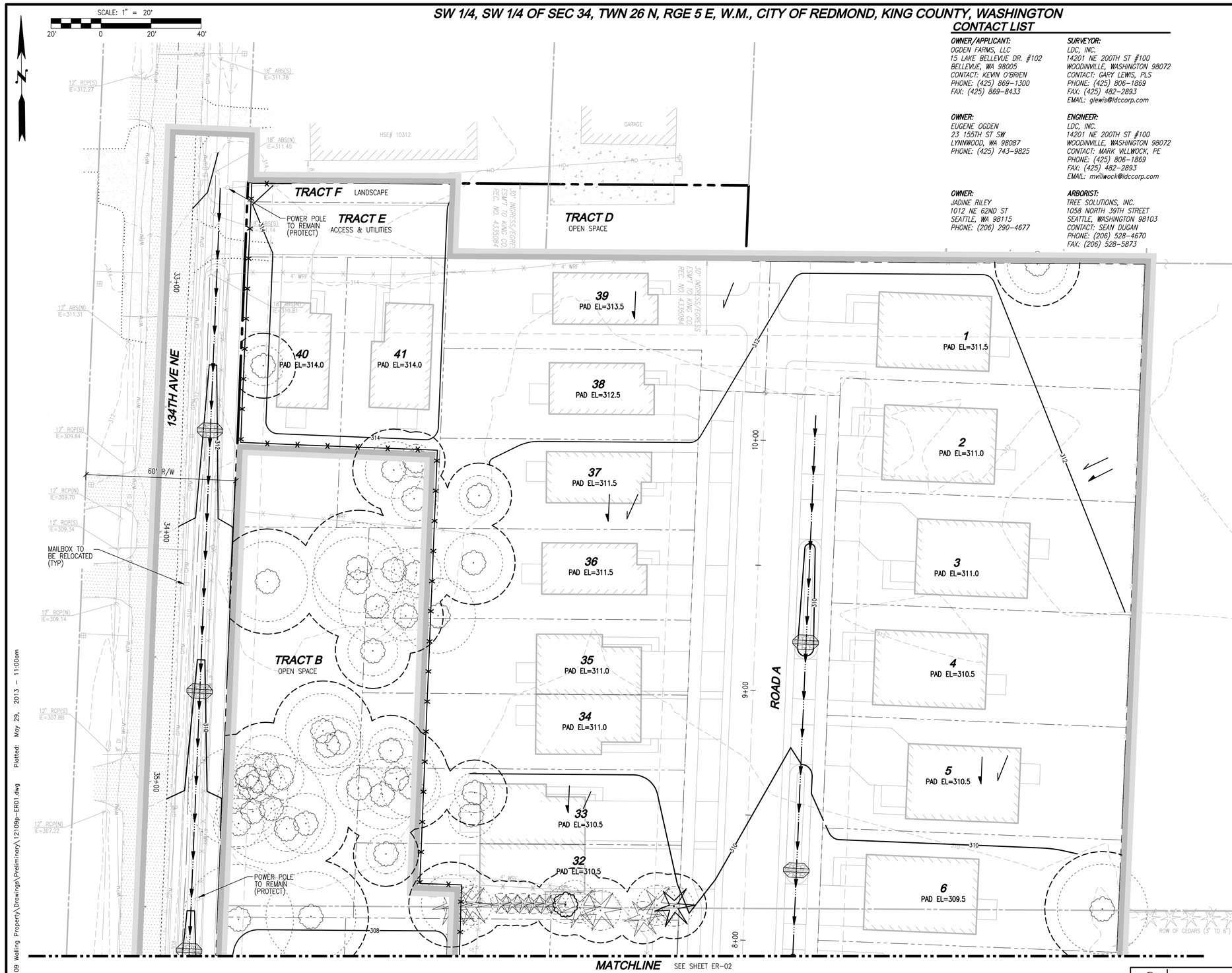
SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



CONTACT LIST

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15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

OWNER:
EUGENE OGDEN
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OWNER:
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EMAIL: mvillwock@ldccorp.com

ARBORIST:
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1058 NORTH 39TH STREET
SEATTLE, WASHINGTON 98103
CONTACT: SEAN DUGAN
PHONE: (206) 528-4670
FAX: (206) 528-5873

CLEARING, GRADING AND TEMPORARY EROSION CONTROL PLANS

1. ALL WORK AND MATERIALS TO BE PER CITY OF REDMOND STANDARDS.
2. KEEP OFF-SITE STREETS CLEAN AT ALL TIMES. FLUSHING STREETS SHALL NOT BE ALLOWED. ALL STREETS SHOULD BE SWEPT.
3. ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CITY INSPECTOR.
4. WHEN WORK IS STOPPED/COMPLETED IN AN AREA, THE CITY INSPECTOR MAY REQUIRE POST CONSTRUCTION EROSION CONTROL INCLUDING SEEDING OR OTHER MEASURES.
5. LOCATIONS SHOWN OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CORRECT LOCATIONS TO AVOID DAMAGE OR DISTURBANCE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION.
7. ALL GROUND COVER IS TO REMAIN UNDISTURBED OUTSIDE OF CLEARING AREAS.
8. THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE INSTALLED, INSPECTED, AND OPERATING BEFORE ANY GRADING OR EXTENSIVE LAND CLEARING. THESE CONTROLS MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING ARE COMPLETE.
9. TIE IMPERVIOUS SURFACES (ROOF, STREETS, DRIVEWAYS, ETC.) TO COMPLETED DRAINAGE SYSTEM AS SOON AS POSSIBLE.
10. A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION DIVISION AND ALL PERMITS MUST BE COMPLETED BEFORE START OF CONSTRUCTION.
11. CLEARING LIMITS SHALL BE LOCATED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR.
12. APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
13. THIS APPROVAL FOR TESC IS VALID FOR CONSTRUCTION BETWEEN MAY 1 AND SEPTEMBER 30. THIS APPROVAL FOR TESC IS NOT VALID FOR THE RAINY SEASON (OCTOBER 1 THROUGH APRIL 30).
14. REMOVE ALL TESC MEASURES ONCE ALL WORK IS COMPLETED AND SITE IS PERMANENTLY STABILIZED.

LEGEND

CLEARING AREA / PROTECTED AREA	CLEARING LIMITS W/ORANGE SAFETY FENCE
	SILT FENCE
	CONVEYANCE SWALE
	ORANGE SAFETY FENCE
1	ROCK CONSTRUCTION ENTRANCE
	CATCH BASIN PROTECTION
	PRE DEVELOPMENT DRAINAGE PATTERN
	POST DEVELOPMENT DRAINAGE PATTERN
	INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
TBD	TO BE DEMOLISHED

CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY STAFF. CESCL SHALL ATTEND CONFERENCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCES.
3. STOCKPILE ALL EROSION MATERIALS ON SITE.
4. CONSTRUCT SEDIMENT POND AND OUTFALL.
5. FLAG CLEARING LIMITS.
6. ARRANGE FOR COUNTY PDS TO INSPECT AND APPROVE CLEARING LIMIT FLAGGING PRIOR TO CLEARING.
7. INSTALL FILTER FABRIC FENCE AND CONSTRUCTION FENCE AS SHOWN.
8. DEMO EXISTING STRUCTURES AND REMOVE, ABANDON EXISTING WELLS AND SEPTIC SYSTEMS.
9. BEGIN CLEARING AND GRADING, CONSTRUCT INTERCEPTOR DITCHES AND TEMPORARY CULVERTS AND RELOCATE AS NECESSARY DURING CONSTRUCTION.
10. INSTALL INTERIM CATCH BASIN PROTECTION.
11. ROUGH GRADE ROADS.
12. MAINTAIN SEDIMENT POND DURING CONSTRUCTION.
13. STABILIZE UNPAVED AREAS WITH LANDSCAPING OR HYDROSEEDING AS PERMANENT COVER.

EARTHWORK QUANTITIES

CUT: 5,060 CY
FILL: 2,020 CY
NET: 3,040 CY CUT

SOILS

ALDERWOOD GRAVELLY SANDY LOAM
SLOW TO MODERATE RUNOFF POTENTIAL, MODERATE EROSION POTENTIAL.

EXISTING GROUND COVER

COMBINATION OF TREES, GRASS, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH ONE RESIDENCE AND OTHER STRUCTURES.

PROPOSED GROUND COVER

COMBINATION OF TREES, LANDSCAPING AND IMPERVIOUS SURFACES ASSOCIATED WITH 35 RESIDENTIAL UNITS.

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KIRKMOND
EROSION CONTROL AND GRADING PLAN

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

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JURISDICTION:	REDMOND

ER-01

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SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 20'

20' 0 20' 40'

N

MATCHLINE SEE SHEET ER-01

MATCHLINE SEE SHEET ER-03

LEGEND

CLEARING AREA / PROTECTED AREA	CLEARING LIMITS W/ORANGE SAFETY FENCE
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EROSION CONTROL AND GRADING PLAN

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

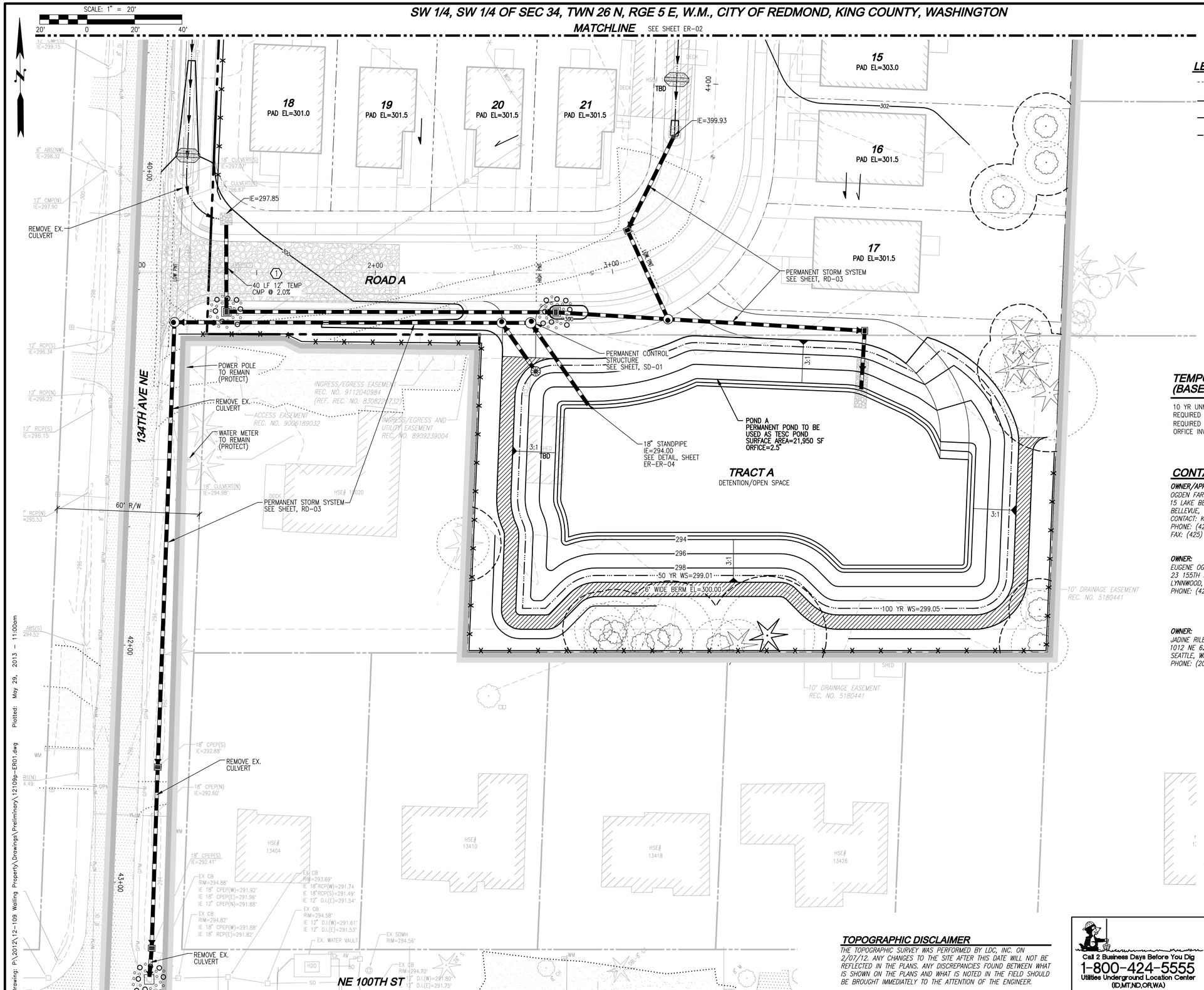
JOB NUMBER:	12-109
DRAWING NAME:	12109P-ER01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

ER-02

SHEET 5 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-ER01.dwg Plotted: May 29, 2013 - 11:00am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



LEGEND

CLEARING AREA / PROTECTED AREA	CLEARING LIMITS W/ORANGE SAFETY FENCE
	SILT FENCE
	CONVEYANCE SWALE
	ORANGE SAFETY FENCE
1	ROCK CONSTRUCTION ENTRANCE
	CATCH BASIN PROTECTION
	PRE DEVELOPMENT DRAINAGE PATTERN
	POST DEVELOPMENT DRAINAGE PATTERN
	INSTALL CHECK DAM EVERY 100' OR 2' OF ELEVATION CHANGE
TBD	TO BE DEMOLISHED

TEMPORARY SEDIMENT POND SIZING (BASED ON 2005 DOE)

10 YR UNMITIGATED DEVELOPED FLOW= 1.84 CFS (WWHM 701 SERIES)
REQUIRED SURFACE AREA= 3,831 SF
REQUIRED ORFICE SIZE= 2 1/2"
ORFICE INVERT= 294.00

CONTACT LIST

OWNER/APPLICANT:
OGDEN FARMS, LLC
15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: GARY LEWIS, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: glewis@ldccorp.com

OWNER:
EUGENE OGDEN
23 155TH ST SW
LYNNWOOD, WA 98087
PHONE: (425) 743-9825

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EMAIL: mvillwock@ldccorp.com

OWNER:
JADINE RILEY
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SEATTLE, WA 98115
PHONE: (206) 290-4677

ARBORIST:
TREE SOLUTIONS, INC.
1058 NORTH 39TH STREET
SEATTLE, WASHINGTON 98103
CONTACT: SEAN DUGAN
PHONE: (206) 528-4670
FAX: (206) 528-5873

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

TOPOGRAPHIC DISCLAIMER

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Call 2 Business Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

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12-0055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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OGDEN FARMS, LLC

KIRKMOND

EROSION CONTROL AND GRADING PLAN

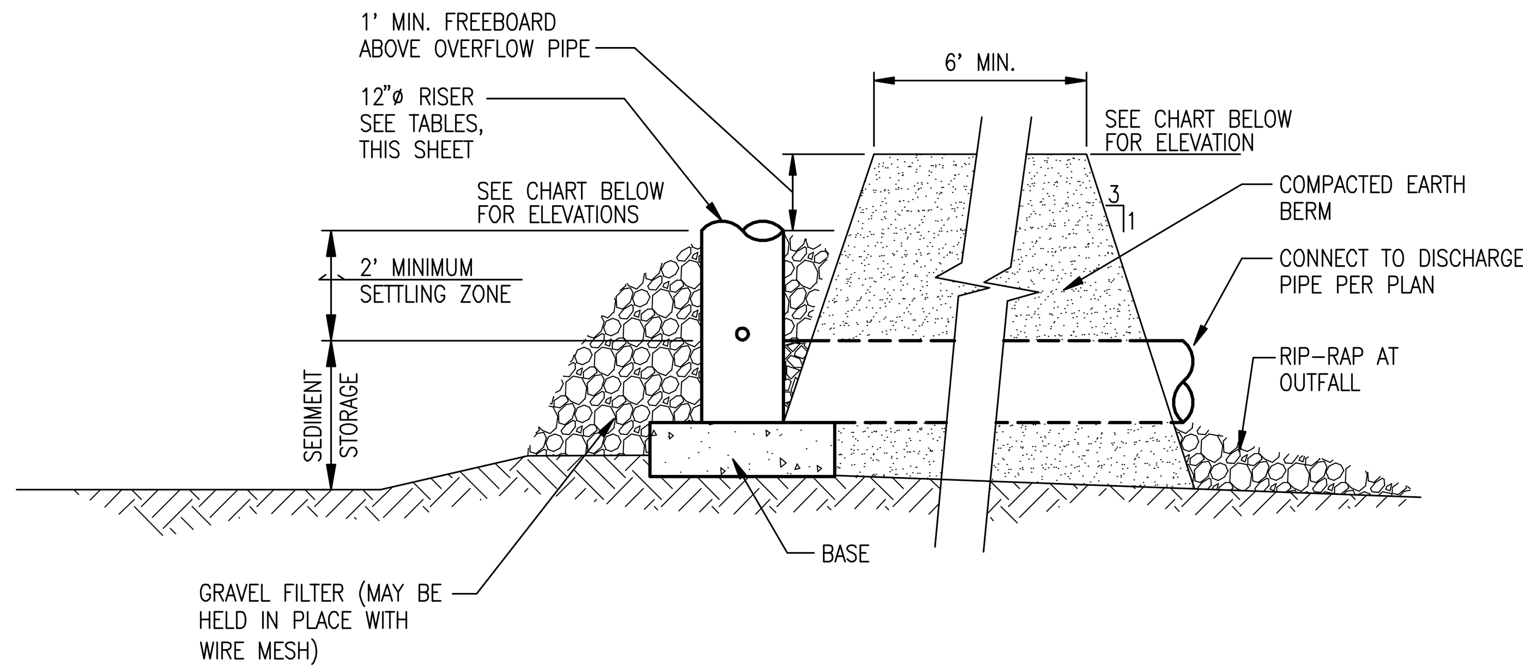
MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	12-10
DRAWING NAME:	12109P-ER
DESIGNER:	ME
DRAFTING BY:	MC
DATE:	05/29/1
SCALE:	AS NOTE
JURISDICTION:	REDMON

ER-03

SHEET 6 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-ER01.dwg Plotted: May 29, 2013 - 11:00am



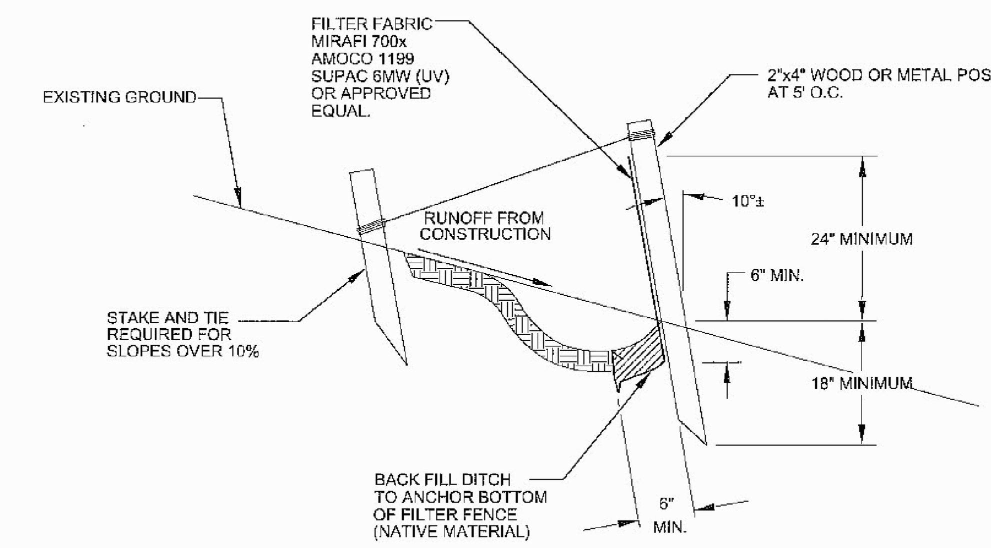
STAND PIPE AND SEDIMENT POND MAINTENANCE:

1. THE EMBANKMENT OF THE BASIN SHOULD BE CHECKED REGULARLY TO INSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT IT'S LINING IS WELL ESTABLISHED AND EROSION-RESISTANT. THE SILTATION BASIN SHOULD BE CHECKED AFTER EACH RUNOFF-PRODUCING RAINFALL FOR SEDIMENT CLEAN OUT. WHEN THE SEDIMENT REACHES THE CLEAN OUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED.

SEDIMENTATION POND OUTLET

NOT TO SCALE

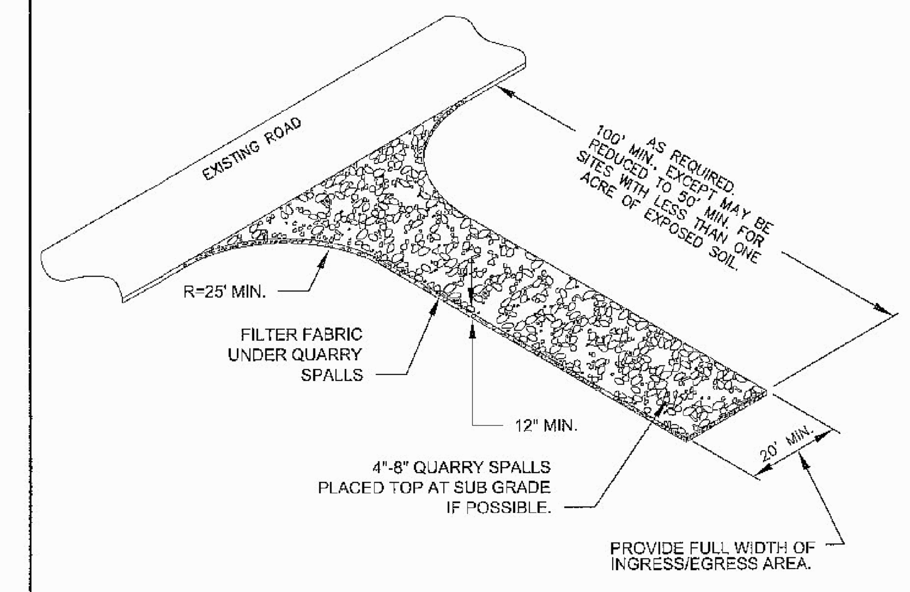
POND A	
BOTTOM ELEVATION	293.50
BOTTOM AREA (SF) (LIVE STORAGE)	10,831
TOP ELEVATION	300
TOP AREA (SF) (EL 297.00)	16,544
SIDE SLOPES	3:1
OVERFLOW ELEV.	298.00
OUTLET INVERT ELEV.	294.00
ORIFICE INVERT ELEV.	294.00
ORIFICE SIZE	2.5"



FILTER FABRIC FENCE

NTS

CITY OF REDMOND, WASHINGTON	STANDARD DETAILS
APPROVED BY: RON GRANT, CITY ENGINEER	**FILTER FABRIC FENCE**
REVISION DATE: MARCH 01, 2011	FILE NAME: SD502.DWG / DETAIL NUMBER: **502**



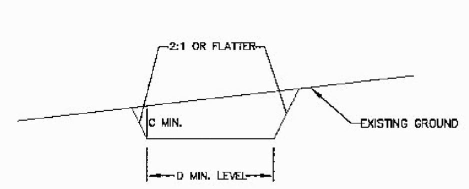
STABILIZED CONSTRUCTION ENTRANCE

NTS

NOTES

1. STONE SIZE - USE 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED. BUT NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN 12".
4. WIDTH - 20 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL. A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

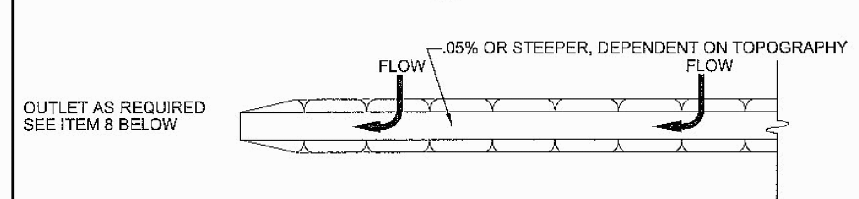
CITY OF REDMOND, WASHINGTON	STANDARD DETAILS
APPROVED BY: RON GRANT, CITY ENGINEER	**STABILIZED CONSTRUCTION ENTRANCE**
REVISION DATE: MARCH 01, 2011	FILE NAME: SD503.DWG / DETAIL NUMBER: **503**



	SWALE A	SWALE B
C	1'	1'
D	4'	6'

CROSS SECTION

NTS



PLAN VIEW

NTS

STANDARD SYMBOL A-2 / B-3

NOTES

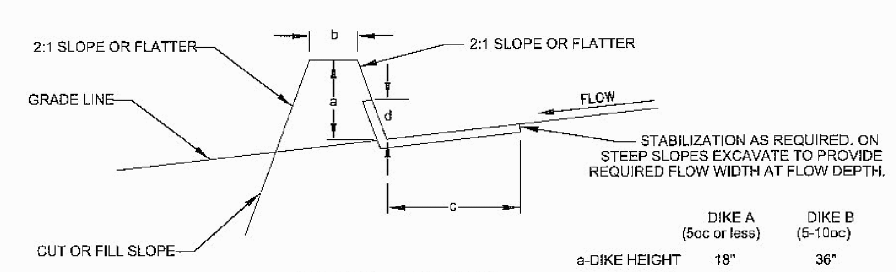
1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM AN DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM A UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE
8. STABILIZATION SHALL BE AS PER THE CHART BELOW:

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC OR LESS)	B (5 AC - 10 AC)
1	0.5% - 3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1% - 5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1% - 8.0%	SEED WITH JUTE OR EXCELSIOR; SOD	LINED RIP-RAP 4-8' RECYCLED CONCRETE EQUIVALENT
4	8.1% - 20.0%	LINED 4-8" RIP-RAP	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

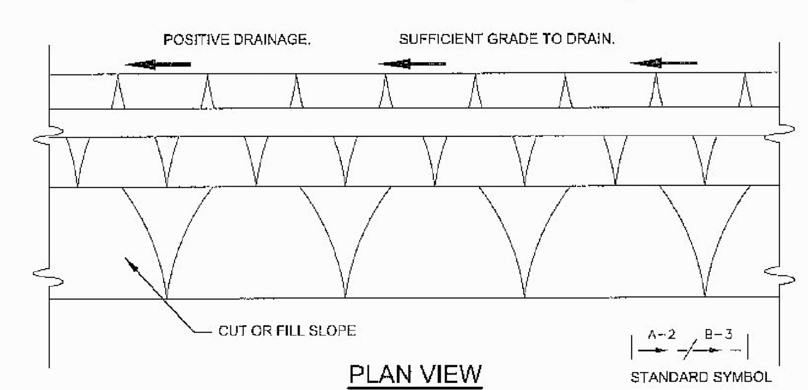
CITY OF REDMOND, WASHINGTON	STANDARD DETAILS
APPROVED BY: RON GRANT, CITY ENGINEER	**TEMPORARY SWALE**
REVISION DATE: MARCH 01, 2011	FILE NAME: SD504.DWG / DETAIL NUMBER: **504**



CROSS SECTION

NTS

	DIKE A (5ac or less)	DIKE B (5-10ac)
a-DIKE HEIGHT	18"	36"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	8"	15"



PLAN VIEW

NTS

1. ALL DIKES SHALL BE COMPACTED BY EARTH MOVING EQUIP.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON. (B) FLOW CHANNEL AS PER THE CHART BELOW.

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	0.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8".
4	8.1-20%	LINED RIP-RAP 4-8".	ENGINEERING DESIGN

A. STONE TO BE 2" STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3" IN THICKNESS AND BE PRESSED INTO THE SOIL WITH EQUIPMENT.

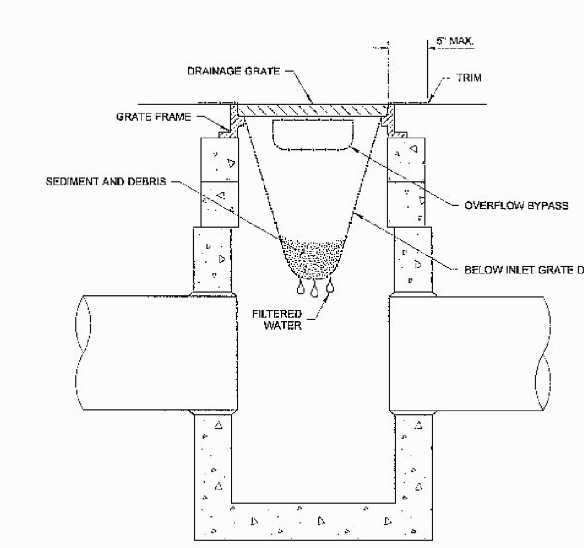
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES AND PRESSED INTO THE SOIL.

C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.

7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

CITY OF REDMOND, WASHINGTON	STANDARD DETAILS
APPROVED BY: RON GRANT, CITY ENGINEER	**EARTH DIKE**
REVISION DATE: MARCH 01, 2011	FILE NAME: SD505.DWG / DETAIL NUMBER: **505**

DRAWN BY: LISA CYFORD

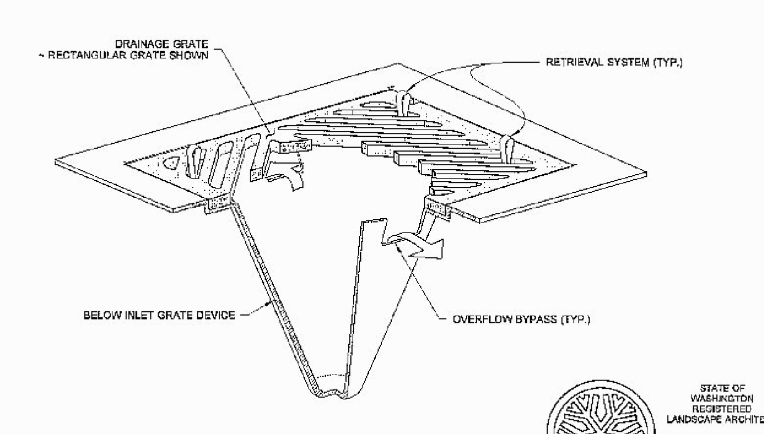


SECTION VIEW

NOT TO SCALE

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



ISOMETRIC VIEW

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000698

STORM DRAIN INLET PROTECTION

STANDARD PLAN I-40.20-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Bakotich III 09-20-07
STATE DESIGN ENGINEER DATE
Washington State Department of Transportation

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: ______
PLAN CHK ENGR: ______
STORM: ______
UTILITY: ______
FIRE DEPT: ______
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OGDEN FARMS, LLC

KIRKMOND

EROSION CONTROL DETAILS

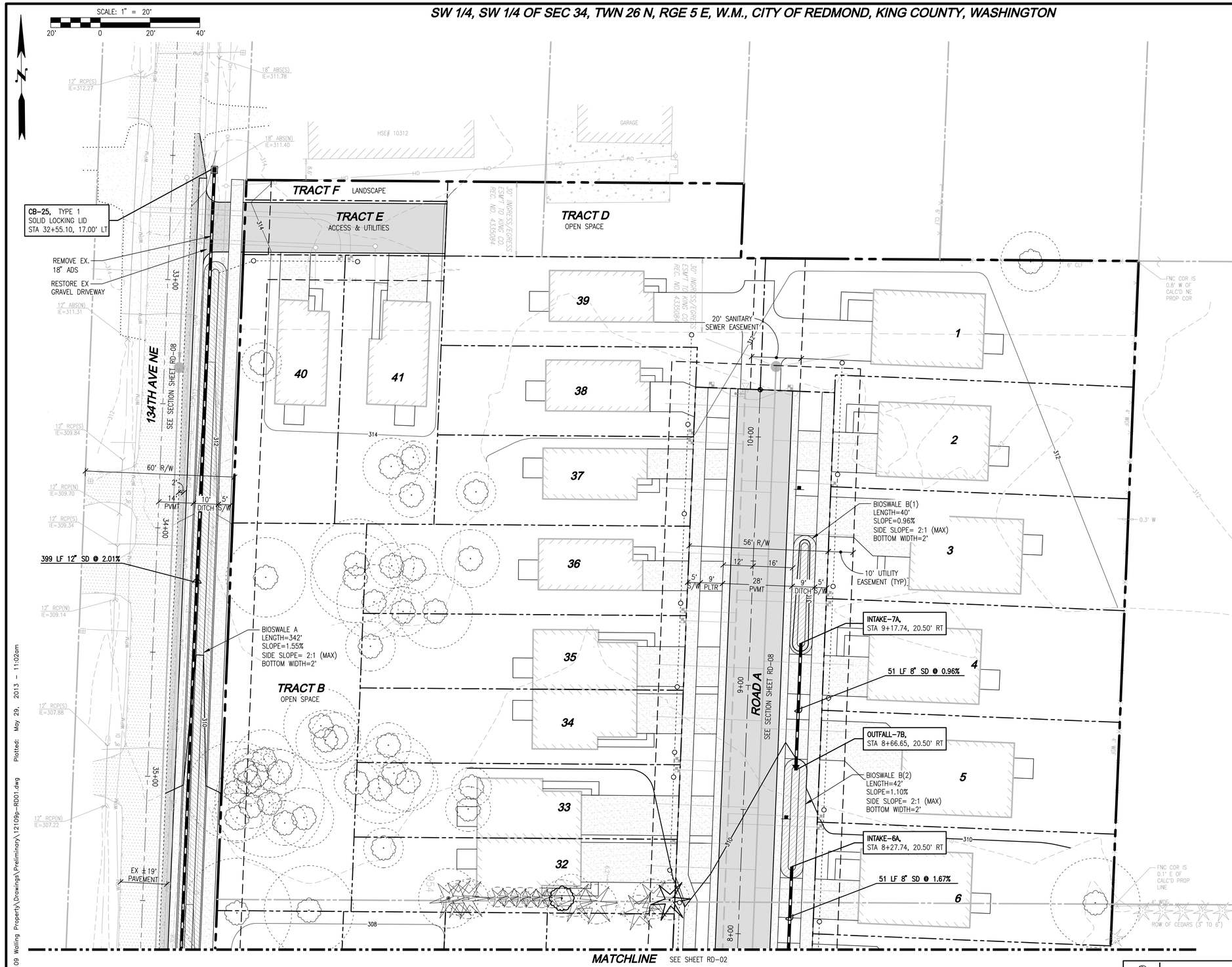
MARK E. VILLWOCK, STATE OF WASHINGTON, 40908, REGISTERED PROFESSIONAL ENGINEER, 5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-ER04
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

ER-04

SHEET 7 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



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PHONE: (206) 528-4670
FAX: (206) 528-5873

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	PROPOSED BIO-SWALE/ROADSIDE DITCH
	PROPOSED "NO PARKING" SIGN

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'

INTERNAL R/W CLASSIFICATION

- LOCAL ACCESS, PUBLIC 10 OR MORE/LESS
- RUSTIC STREETS
- 52' RIGHT-OF-WAY
- 5' SIDEWALK (BOTH SIDES)
- NO BIKE LANE REQUIRED
- MAX GRADE ALLOWED= 8%
- MAX PROVIDED= 3.4%

FRONTAGE R/W CLASSIFICATION

- COLLECTOR (60' R/W EXISTING)
- GOVERNED BY RUSTIC STREETS
- PROVIDE 28' PAVEMENT WIDTH REQUIRED (14' EITHER SIDE OF CENTERLINE)
- 14' EAST OF CENTERLINE PROVIDED W/ASSOCIATED SWALES AND SIDEWALKS
- NO BIKE LANE REQUIRED

GENERAL ROADWAY NOTES

1. SAFETY RAILINGS – "SAFETY RAILINGS SHALL BE REQUIRED WHEN THE BOTTOM OF A ROCK WALL, RETAINING WALL, OR SLOPE IS 30 INCHES OR MORE BELOW THE FINISHED ELEVATION OF A SIDEWALK OR OTHER PEDESTRIAN FACILITY."
2. WSDOT GUARDRAIL – "WSDOT APPROVED GUARDRAILS SHALL BE REQUIRED AS DIRECTED BY THE CITY INSPECTOR, SUBJECT TO APPROVAL BY THE CITY TRANSPORTATION ENGINEER."
3. CHANNELIZATION/SIGNAGE – "THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SIGNS AND CHANNELIZATION PER CITY OF REDMOND STANDARDS. CONTRACTOR SHALL LAY OUT ALL SIGNS AND CHANNELIZATION, AND THEN CONTACT DEBY ALM, SENIOR TRANSPORTATION TECHNICIAN, AT (425)556-2752, 48 HOURS IN ADVANCE OF INSTALLATION TO VERIFY LAYOUT."
4. SIGNS/ONSITE MARKINGS – "ALL NECESSARY SIGNS AND MARKINGS ONSITE, ALONG PROPERTY FRONTAGE, AND AT SPECIFICALLY DESIGNATED OFFSITE LOCATIONS SHALL BE PROVIDED BY THE APPLICANT AS REQUIRED BY THE TRAFFIC OPERATIONS DIVISION WHETHER OR NOT THESE ARE INDICATED ON THE CIVIL CONSTRUCTION DRAWINGS."
5. PAVEMENT VERIFICATION – "WHEN REQUESTED BY THE CITY INSPECTOR, THE GEOTECHNICAL ENGINEER EMPLOYED BY THE DEVELOPER SHALL VERIFY AND SUBSEQUENTLY ADVISE THE CITY OF REDMOND THAT THE INSTALLATION OF THE PAVING SECTION(S) CONFORMS TO HIS/HER DESIGN. THE PROJECT WILL NOT BE ACCEPTED UNTIL THE WRITTEN DOCUMENTATION IS SUBMITTED."

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
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TRANS / ENGR: _____
PLANNING DEPT: _____

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12-0055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
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14201 NE 200th St. #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

ROAD AND DRAINAGE PLAN

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=50'
JURISDICTION:	REDMOND

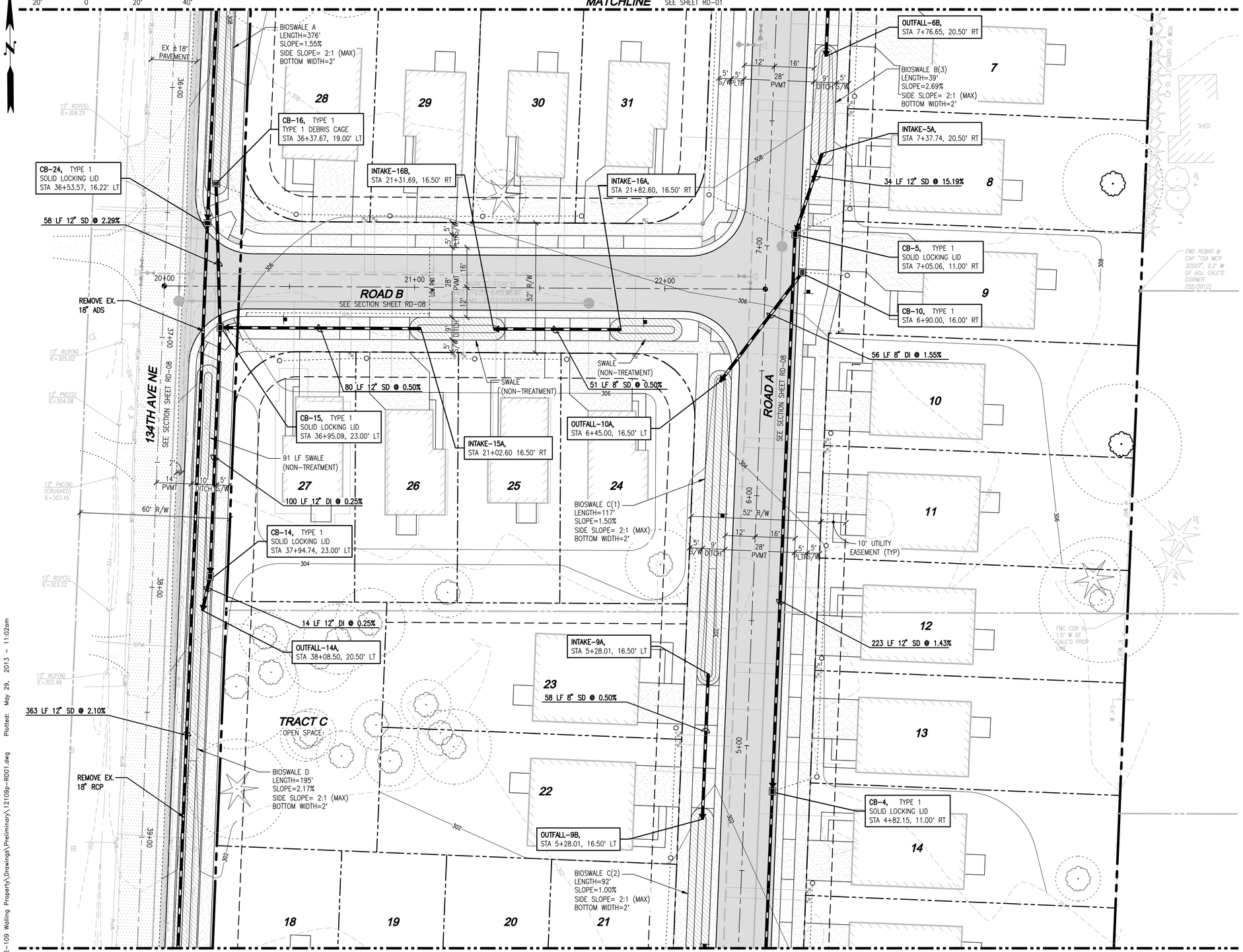
RD-01

SHEET 8 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD01.dwg Plotted: May 29, 2013 – 11:02am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 20'



CONTACT LIST

OWNER/APPLICANT:
OGDEN FARMS, LLC
15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

OWNER:
EUGENE OGDEN
23 155TH ST SW
LYNNWOOD, WA 98087
PHONE: (425) 743-9825

OWNER:
JADINE RILEY
1012 NE 62ND ST
SEATTLE, WA 98115
PHONE: (206) 290-4677

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: GARY LEWIS, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: glewis@ldccorp.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK VILLWOCK, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mvillwock@ldccorp.com

ARBORIST:
TREE SOLUTIONS, INC.
1058 NORTH 39TH STREET
SEATTLE, WASHINGTON 98103
CONTACT: SEAN DUGAN
PHONE: (206) 528-4670
FAX: (206) 528-5873

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	PROPOSED BIO-SWALE/ROADSIDE DITCH
	PROPOSED "NO PARKING" SIGN

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'

INTERNAL R/W CLASSIFICATION

- LOCAL ACCESS, PUBLIC 10 OR MORE/LESS
- RUSTIC STREETS
- 52' RIGHT-OF-WAY
- 5' SIDEWALK (BOTH SIDES)
- NO BIKE LANE REQUIRED
- MAX GRADE ALLOWED= 8%
- MAX PROVIDED= 3.4%

FRONTAGE R/W CLASSIFICATION

- COLLECTOR (60' R/W EXISTING)
- GOVERNED BY RUSTIC STREETS
- PROVIDE 28' PAVEMENT WIDTH REQUIRED (14' EITHER SIDE OF CENTERLINE)
- 14' EAST OF CENTERLINE PROVIDED W/ASSOCIATED SWALES AND SIDEWALKS
- NO BIKE LANE REQUIRED

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(ID,MT,ND,OR,WA)

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

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12-0055

TOPOGRAPHIC DISCLAIMER

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REVISIONS

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KIRKMOND

ROAD AND DRAINAGE PLAN

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

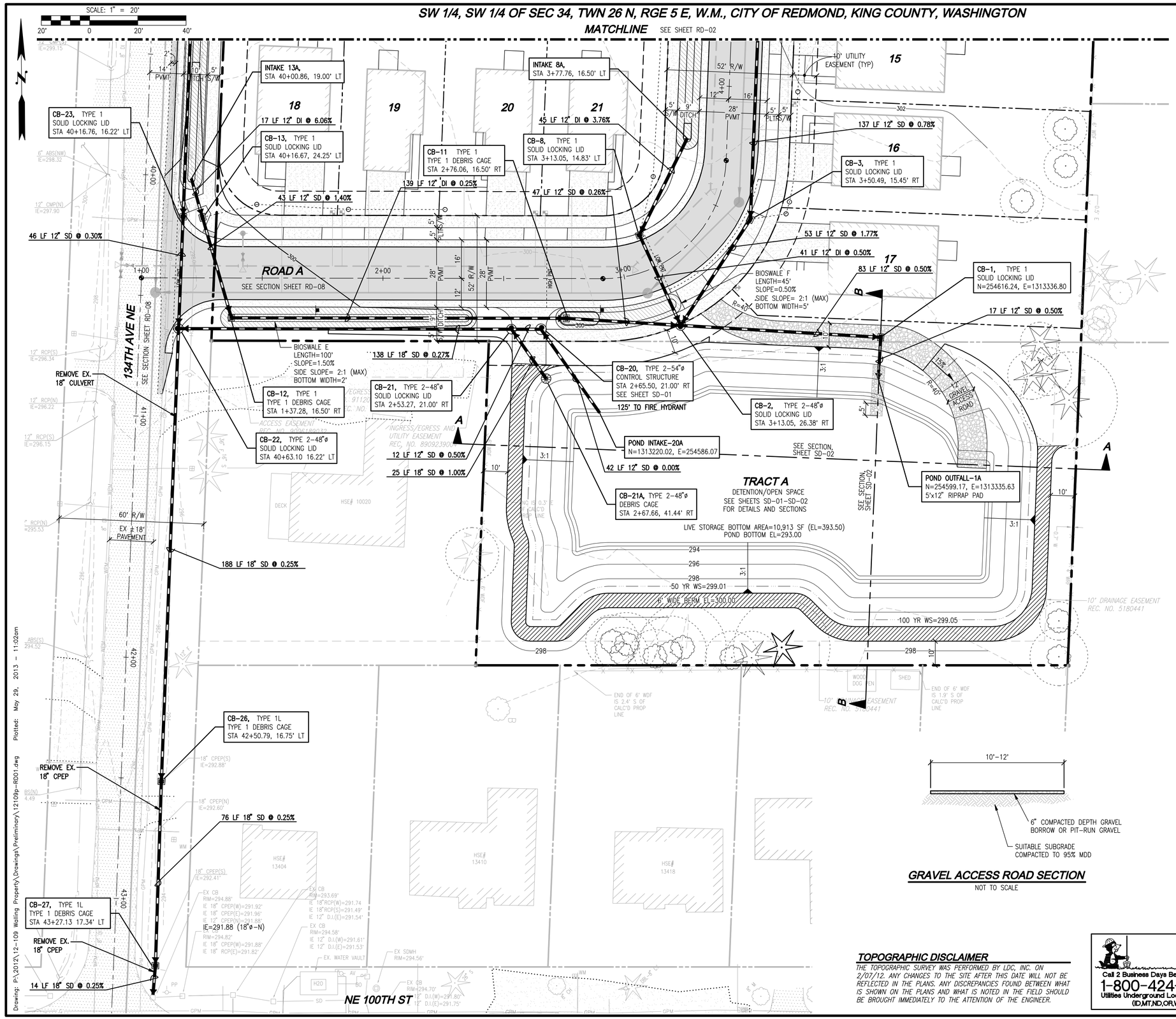
JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

RD-02

SHEET 9 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD01.dwg Plotted: May 29, 2013 - 11:02am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



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CONTACT: SEAN DUGAN
PHONE: (206) 528-4670
FAX: (206) 528-5873

UTILITY LEGEND

SYMBOL	DESCRIPTION
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	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE
	PROPOSED BIO-SWALE/ROADSIDE DITCH
	PROPOSED "NO PARKING" SIGN

FLOW CONTROL

DETENTION POND: SEE SHEET SD-02 FOR CONTROL STRUCTURE DETAILS, POND VOLUMES, AND RELEASE RATES.

WATER QUALITY

WATER QUALITY TREATMENT ACHIEVED WITH ROADSIDE SWALES (BIO FILTRATION) UPSTREAM OF DETENTION POND. (SEE TIR FOR WQ DISCUSSION AND CALCULATIONS.

BIO FILTRATION SWALE(S) (SITE TOTALS):
TOTAL LINEAR FEET (TREATMENT SWALE)= 1,048.5
TYPICAL BOTTOM WIDTH= 2' (WIDTH VARIES)
SLOPE= VARIES (0.5%-2.0%)
TYPICAL SIDE SLOPE: 2:1-3:1
DEPTH= VARIES (SEE RD-04-RD-07 FOR SWALE DEPTHS)
MAXIMUM WQ SWALE VELOCITY (DOE DESIGN CRIT.)= 0.18 FPS
AVERAGE WQ RESIDENCE TIME: 24 MIN. (DOE DESIGN CRIT.)

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'

INTERNAL R/W CLASSIFICATION

- LOCAL ACCESS, PUBLIC 10 OR MORE/LESS
- RUSTIC STREETS
- 52' RIGHT-OF-WAY
- 5' SIDEWALK (BOTH SIDES)
- NO BIKE LANE REQUIRED
- MAX GRADE ALLOWED= 8%
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- 14' EAST OF CENTERLINE PROVIDED W/ASSOCIATED SWALES AND SIDEWALKS
- NO BIKE LANE REQUIRED

GRAVEL ACCESS ROAD SECTION

NOT TO SCALE

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Call 2 Business Days Before You Dig
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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

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PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

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12-0055

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OGDEN FARMS, LLC

KIRKMOND

ROAD AND DRAINAGE PLAN

MARK E. WILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5/29/13

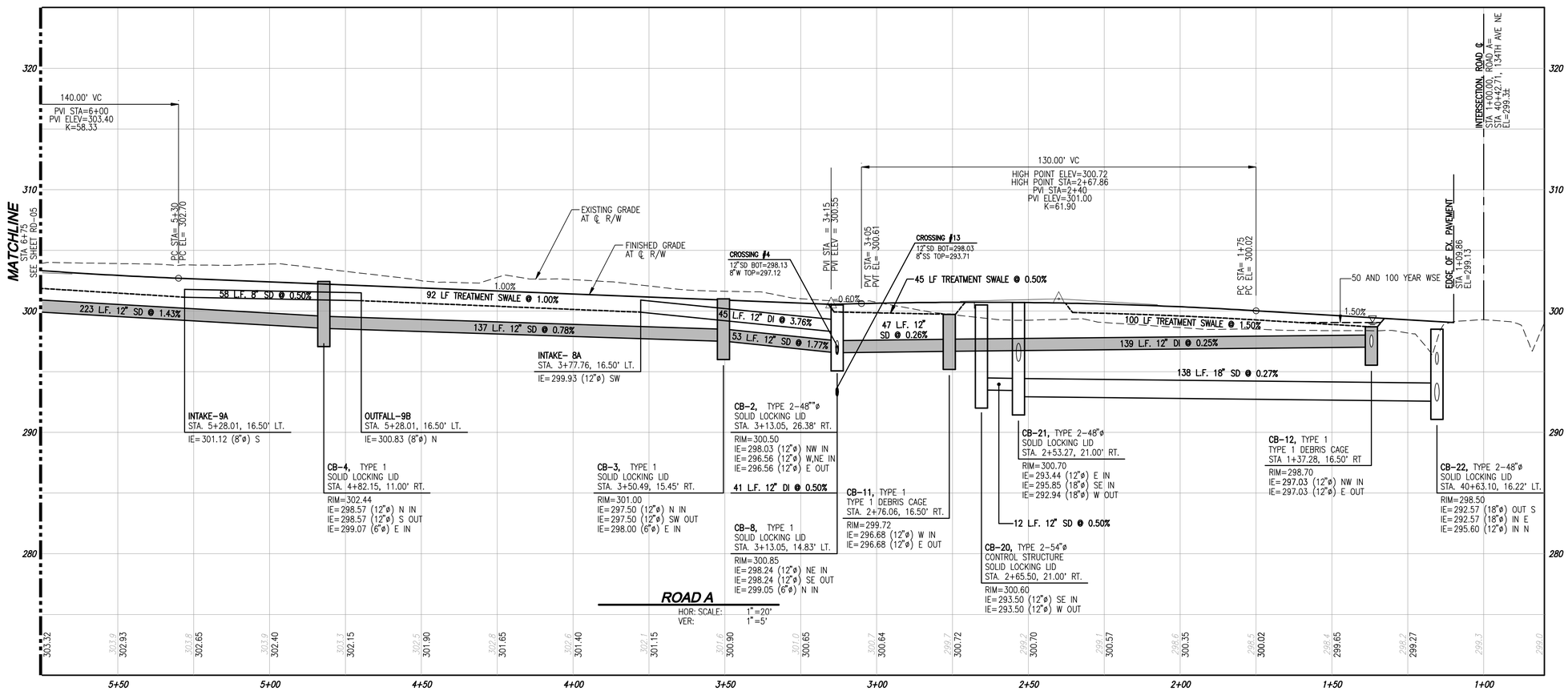
JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

RD-03

SHEET 10 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD01.dwg Plotted: May 29, 2013 - 11:02am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



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FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

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12-0055

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Utilities Underground Location Center
(ID,MT,ND,OR,WA)

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OGDEN FARMS, LLC

KIRKMOND

ROAD AND DRAINAGE PROFILE

MARK E. VILLMOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER

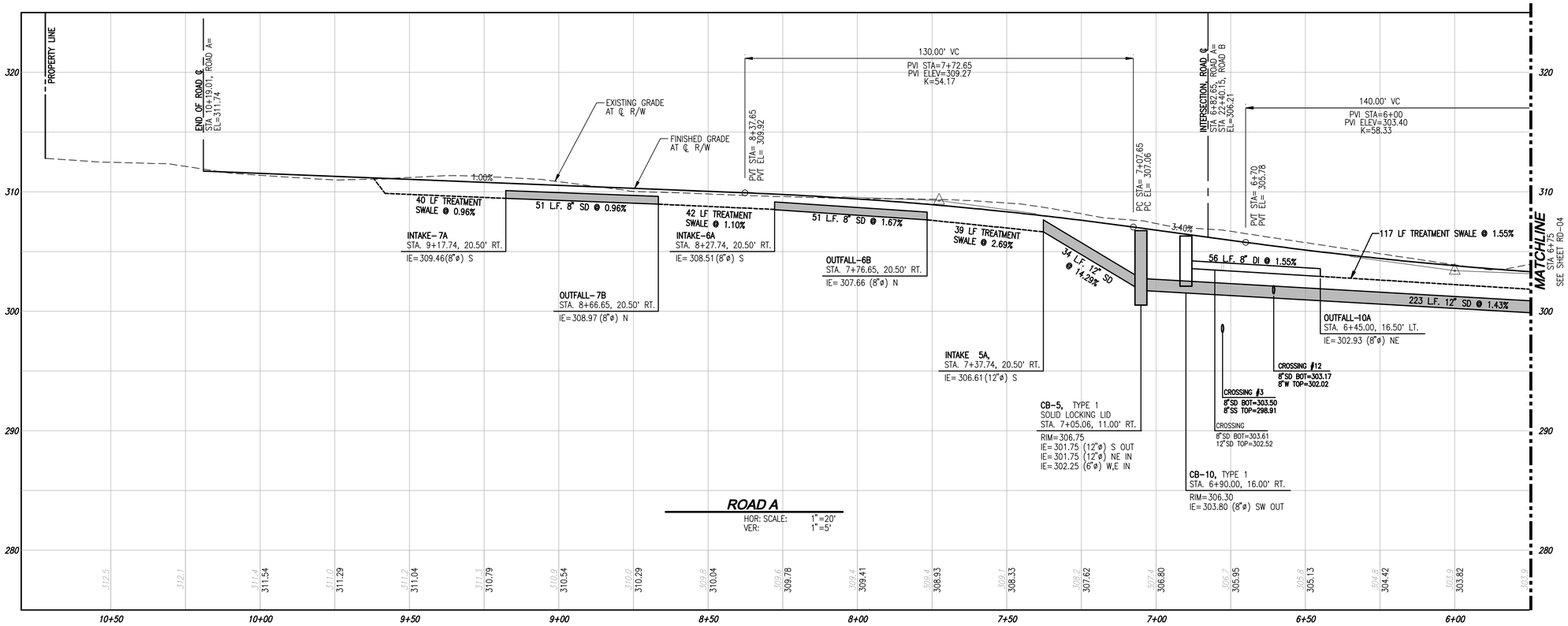
JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD04
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

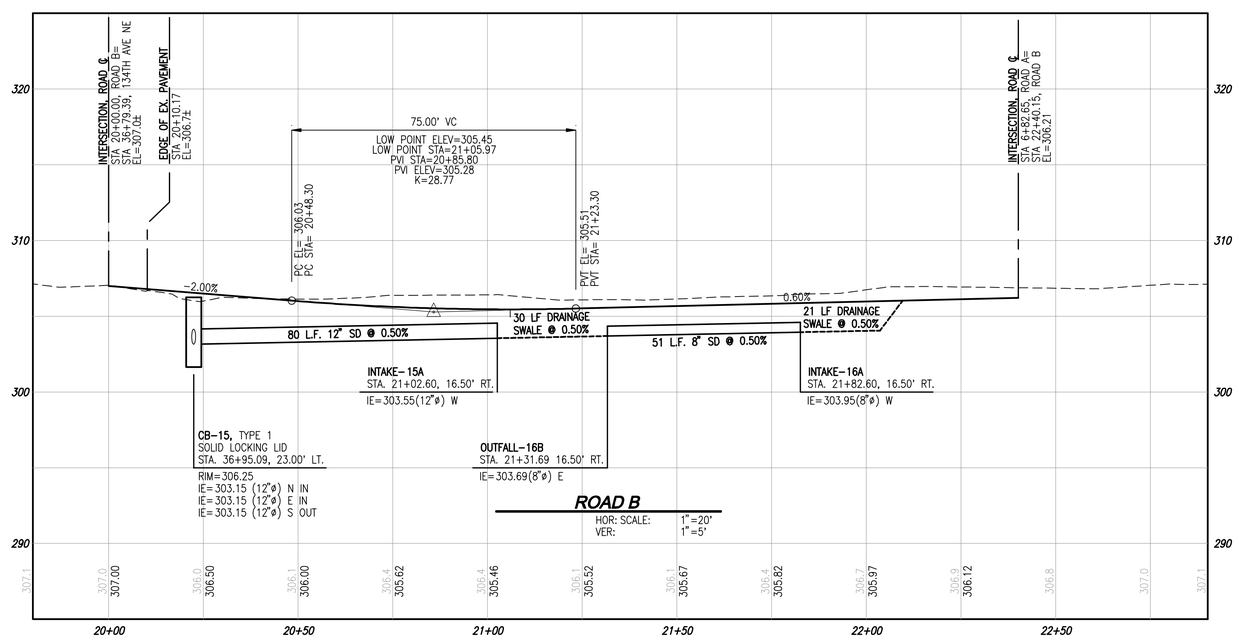
RD-04

SHEET 11 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD04.dwg Plotted: May 29, 2013 - 11:02am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON





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DATE: _____

PLAN CHK ENGR: _____

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UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

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12-0055

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KIRKMOND

ROAD AND DRAINAGE PROFILE

MARK E. VILLINOVA
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

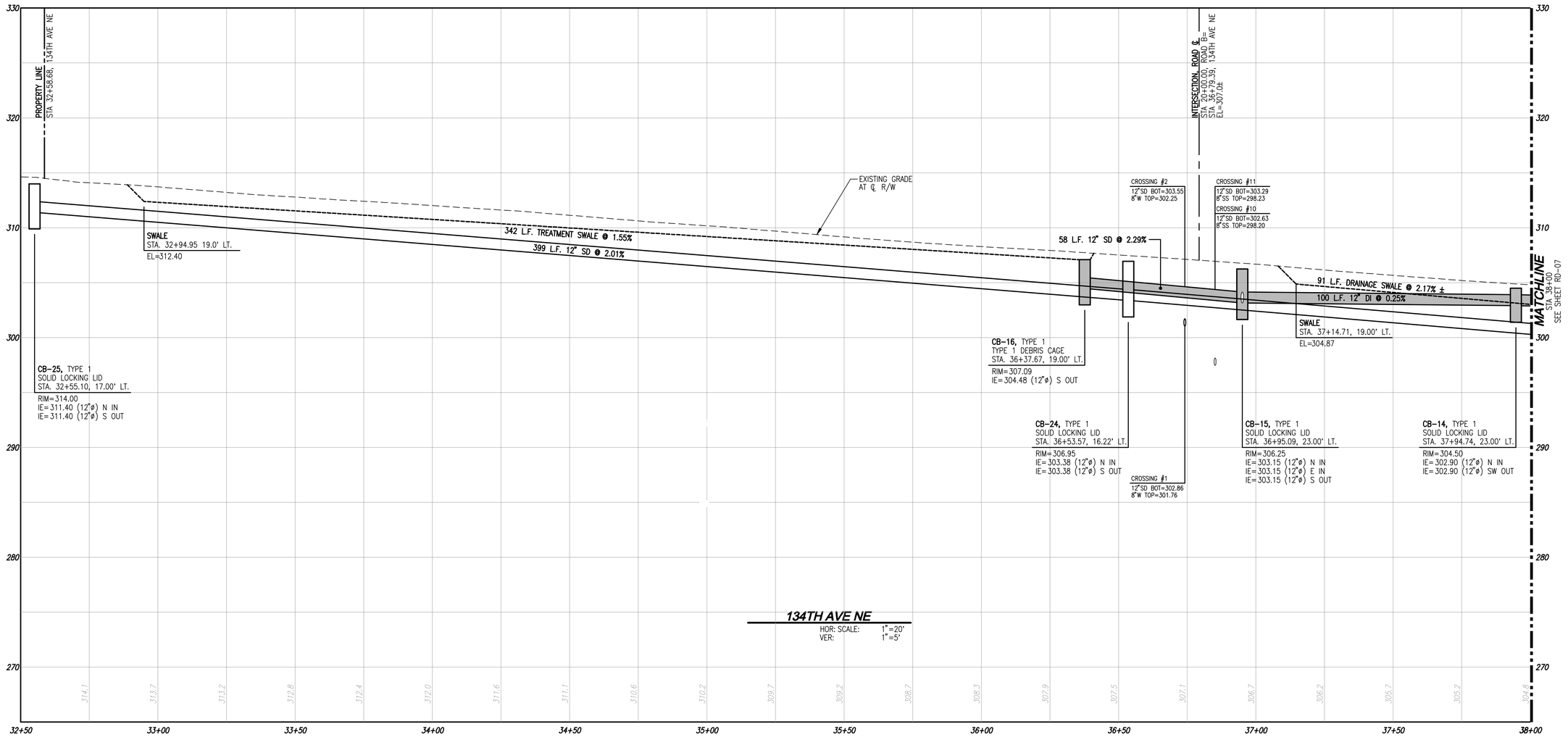
JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD05
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

RD-05

SHEET 12 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD05.dwg Plotted: May 29, 2013 - 11:03am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD06.dwg Plotted: May 29, 2013 - 11:03am

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

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REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD06
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

RD-06

SHEET 13 OF 31

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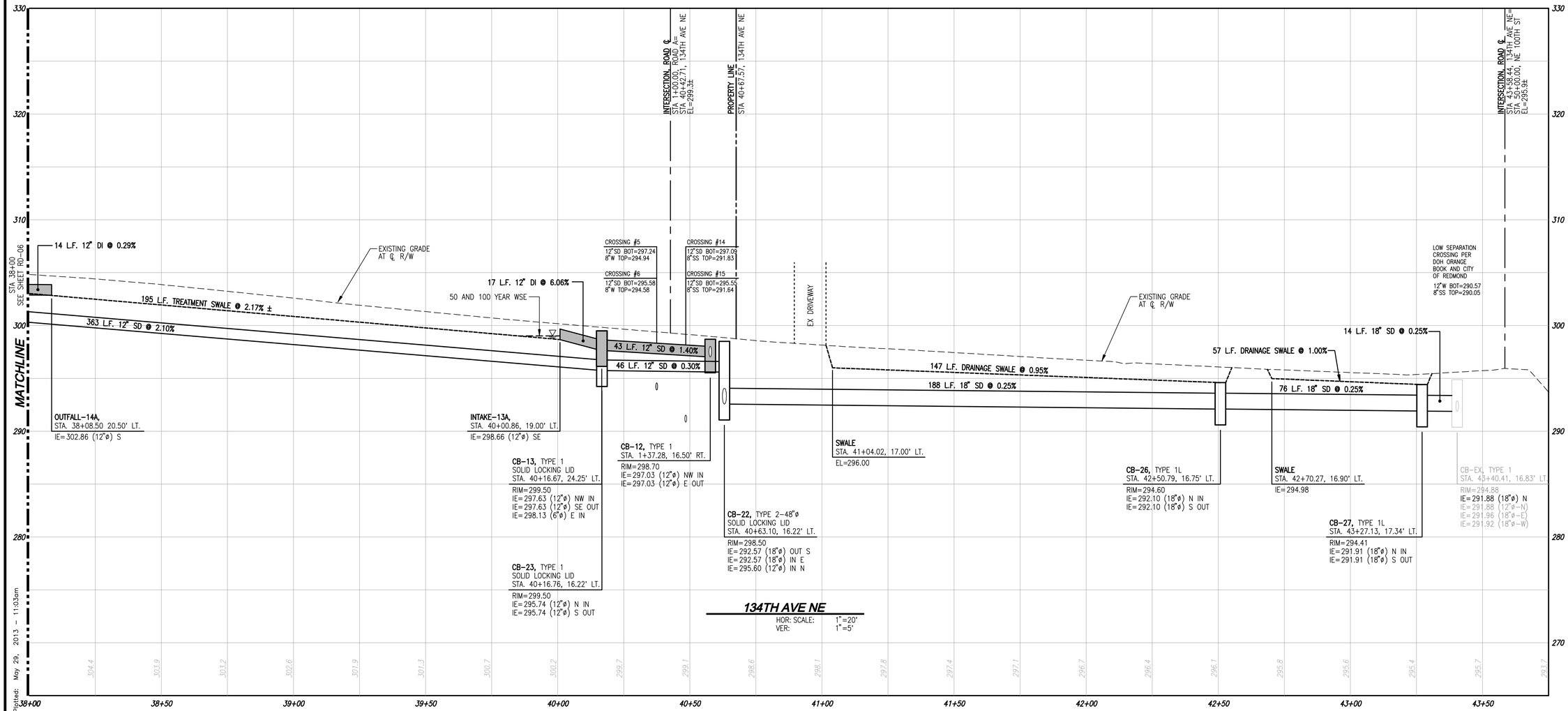

Plotted: May 29, 2013 – 11:03am

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD07.dwg

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DATE: _____

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STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

Call 2 Business Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14301 NE 200th St. #100
Woodinville, WA 98072
Ph: 425.806.1869
Fx: 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

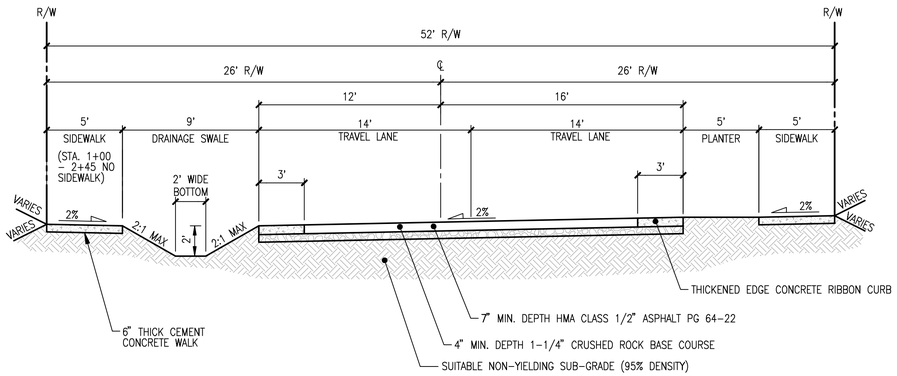
ROAD AND DRAINAGE PROFILE

MARK E. VILLANUEVA
STATE OF WASHINGTON
40908
REGISTERED
PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD07
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

RD-07

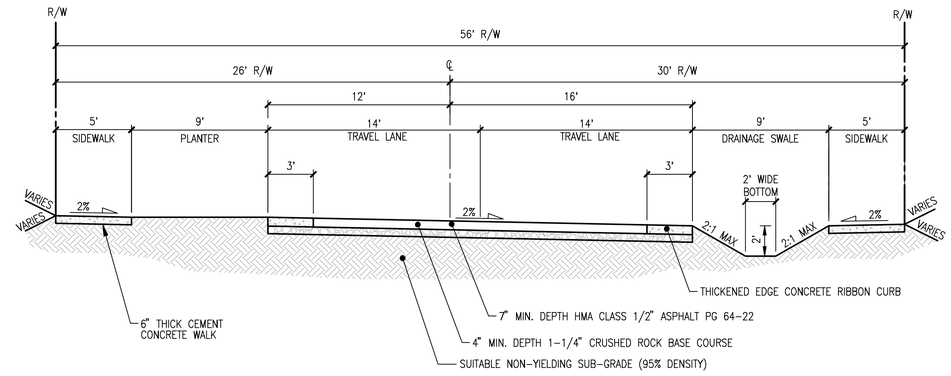
SHEET 14 OF 31



TYPICAL SECTION (ROAD A, ROAD B)

SCALE: 1"=5'

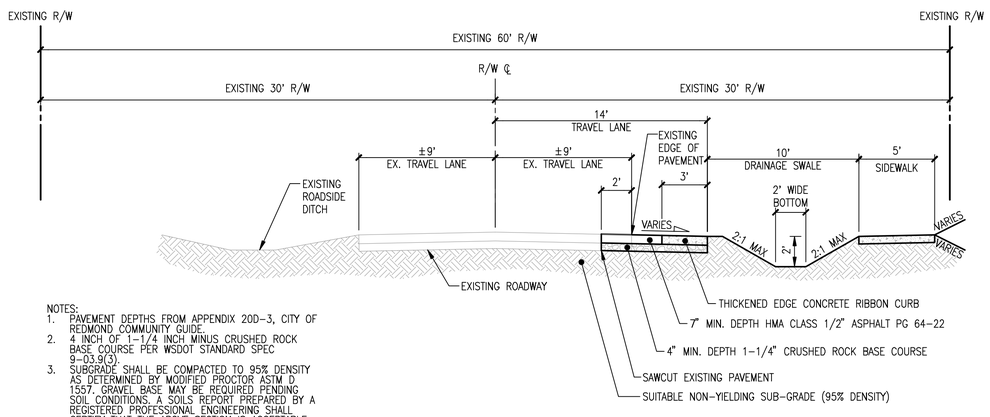
CLASSIFICATION: RUSTIC STREET
DESIGN SPEED: 25 MPH



ROAD A SECTION
STA 7+00.00-STA 10+13.57

SCALE: 1"=5'

CLASSIFICATION: RUSTIC STREET
DESIGN SPEED: 25 MPH

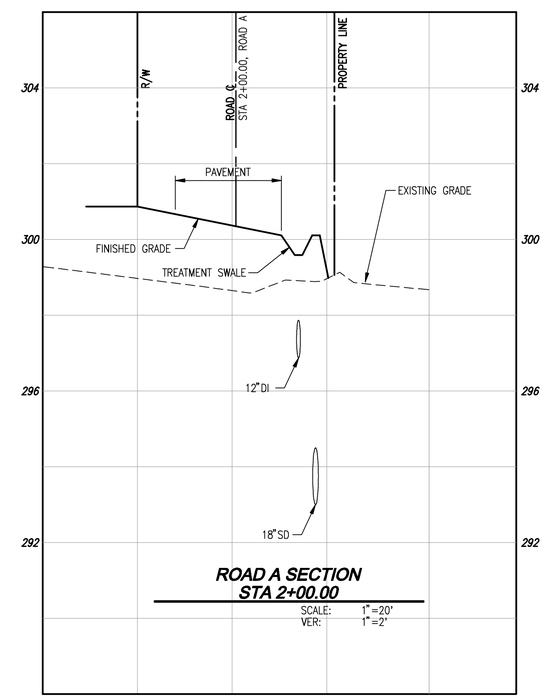


NOTES:
1. PAVEMENT DEPTHS FROM APPENDIX 20D-3, CITY OF REDMOND COMMUNITY GUIDE.
2. 4 INCH OF 1-1/4 INCH MINUS CRUSHED ROCK BASE COURSE PER WSDOT STANDARD SPEC 9-03.9(3).
3. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D 1557. GRAVEL BASE MAY BE REQUIRED PENDING SOIL CONDITIONS. A SOILS REPORT PREPARED BY A REGISTERED PROFESSIONAL ENGINEERING SHALL CERTIFY THAT THE ABOVE SECTION IS ACCEPTABLE.
4. 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).
5. FRANCHISE AND DRY UTILITIES SHOULD BE LOCATED IN EASEMENT OUTSIDE RIGHT-OF-WAY.

134TH AVE NE SECTION

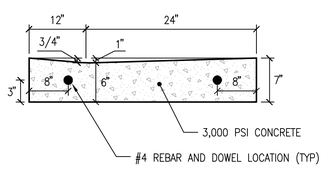
SCALE: 1"=5'

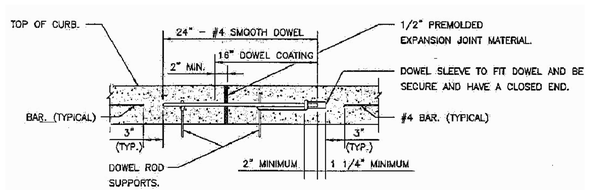
CLASSIFICATION: LOCAL ACCESS (PUBLIC)
DESIGN SPEED: 25 MPH



ROAD A SECTION
STA 2+00.00

SCALE: 1"=20'
VER: 1"=2'





CURB EXPANSION JOINT DOWEL DETAIL

NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

THICKENED EDGE CONCRETE RIBBON CURB

NOT TO SCALE

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

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12-0055

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www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

ROADWAY SECTIONS

MARK E. VILLIMOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

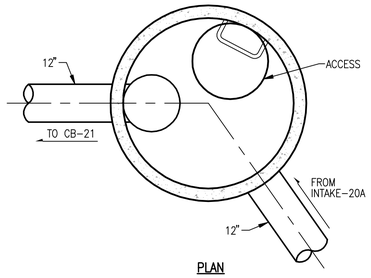
JOB NUMBER:	12-109
DRAWING NAME:	12109P-RD08
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=5'
JURISDICTION:	REDMOND

RD-08

SHEET 15 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-RD08.dwg Plotted: May 29, 2013 - 11:03am

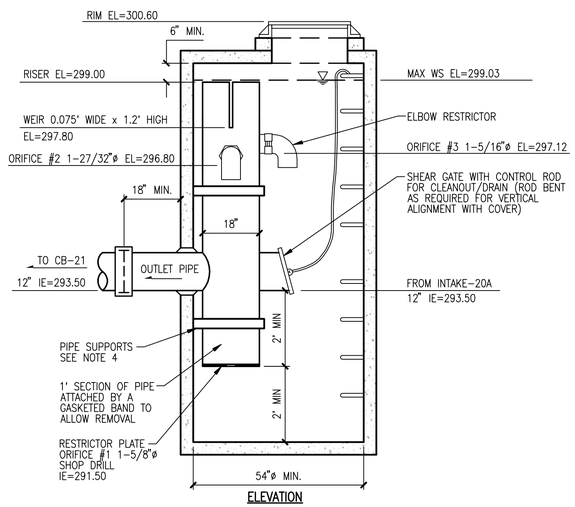
DETENTION SUMMARY CHART						
STORM	LIVE STORAGE VOLUME (cf)			RELEASE RATE (cfs)		
EVENT	REQUIRED	DESIGNED	AS–BUILT	REQUIRED	DESIGNED	AS–BUILT
2 YR	48,487	48,926		0.2510	0.1774	
10 YR	68,675	69,416		0.4820	0.3710	
50 YR	83,024	84,140		0.7030	0.6220	
IMPERVIOUS AREA FOR LOTS BASED ON 60% IMPERVIOUS FOR LOT AREA, INCLUDING DRIVEWAYS						



PLAN

CONTROL STRUCTURE NOTES

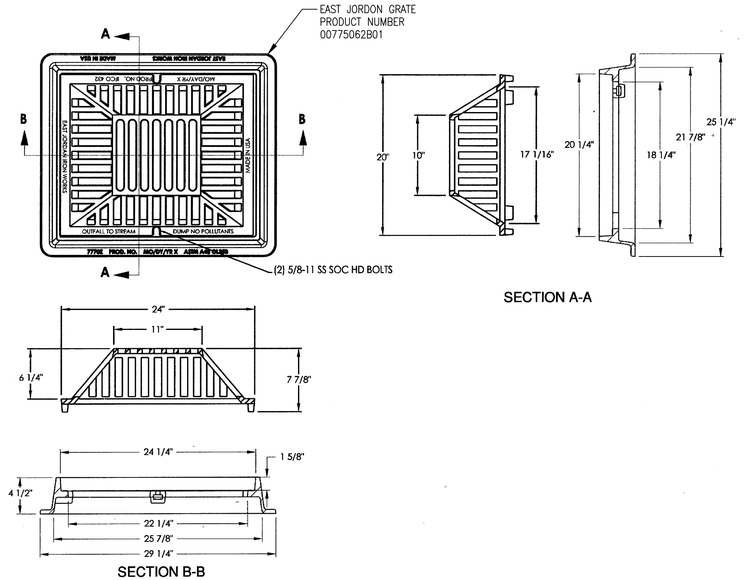
1. METAL PARTS: CORROSION RESISTANT. NON–GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
2. FRAME AND LADDER OR STEPS OFFSET SO :
   A. CLEANOUT GATE IS VISIBLE FROM TOP.
   B. CLIMB–DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
   C. FRAME IS CLEAR OF CURB
3. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
4. PROVIDE AT LEAST ONE 3"x0.90 GAGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL (MAXIMUM 3'–0" VERTICAL SPACING).
5. LOCATE ELBOW RESTRICTOR(S) AS NECESSARY TO PROVIDE MINIMUM CLEARANCE AS SHOWN.



ELEVATION

CONTROL STRUCTURE CB-20

SCALE: 1"=2'

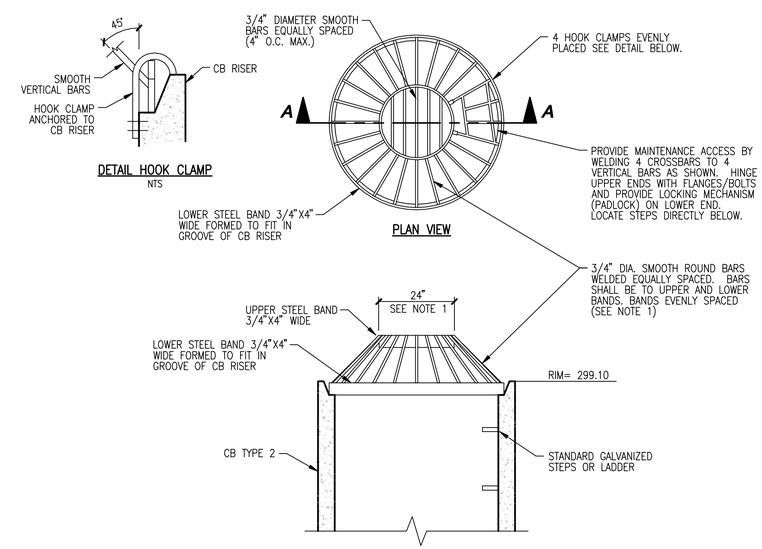


SECTION A-A

SECTION B-B

TYPE 1 DEBRIS CAGE

NOT TO SCALE



DETAIL HOOK CLAMP

NTS

PLAN VIEW

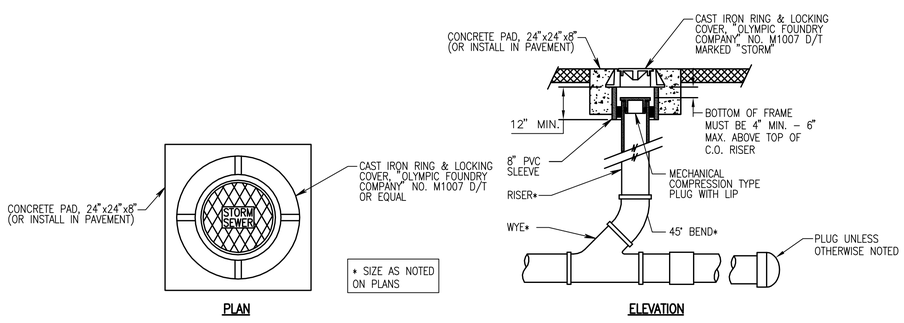
SECTION A–A

DEBRIS CAGE

SCALE: 1"=2'

DEBRIS CAGE NOTES

1. DIMENSIONS ARE FOR ILLUSTRATION ON 54"ø CB. FOR DIFFERENT DIAMETER CB'S ADJUST TO MAINTAIN 45° ANGLE ON "VERTICAL" BARS AND 4" O.C. MAXIMUM SPACING OF BARS AROUND LOWER STEEL BAND.
2. METAL PARTS MUST BE CORROSION RESISTANT, STEEL BARS MUST BE GALVANIZED.
3. THIS DEBRIS BARRIER IS ALSO RECOMMENDED FOR USE ON THE INLET TO ROADWAY CROSS–CULVERTS WITH HEIGHT POTENTIAL FOR DEBRIS COLLECTION (EXCEPT ON TYPE 2 STREAMS)
4. USE OF THIS STRUCTURE WITHIN THE ROAD RIGHT–OF–WAY SHALL MEET THE MINIMUM CLEAR ZONE REQUIREMENTS.



PLAN

ELEVATION

STORM SEWER CLEAN OUT

NOT TO SCALE

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

REVISIONS			
NO.	DATE	DESCRIPTION	BY
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Fx: 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

DRAINAGE DETAILS

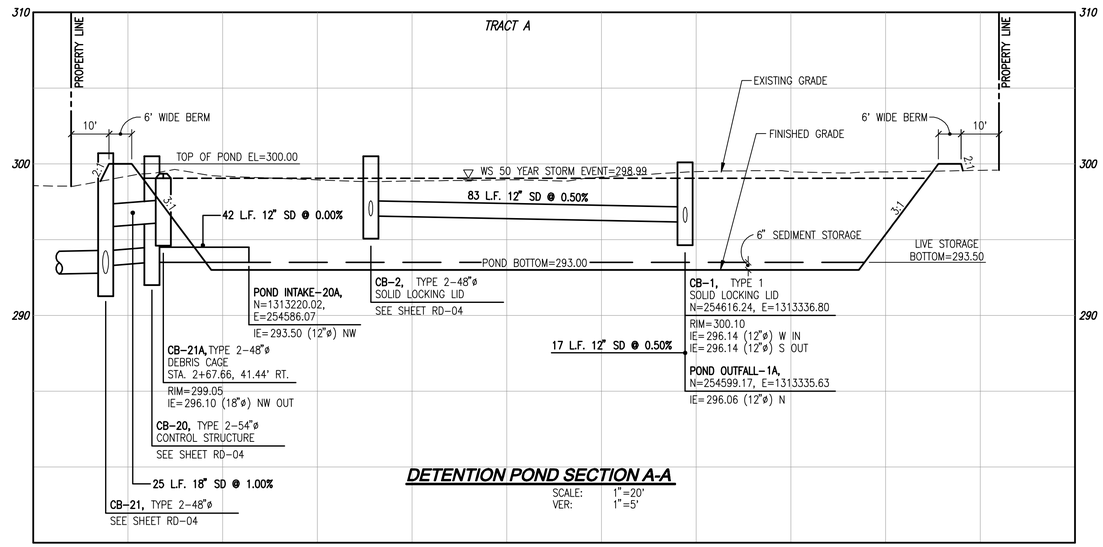
MARK E. VILLANOVA
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

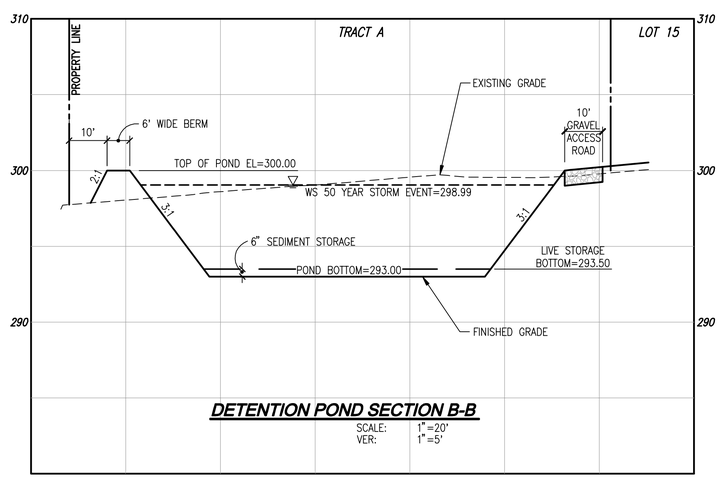
JOB NUMBER:	12–109
DRAWING NAME:	12109P–SD01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

SD-01

SHEET 16 OF 31

Drawing: P:\2012\12–109 Walling Property\Drawings\Preliminary\12109p–SD01.dwg Plotted: May 29, 2013 – 11:04am





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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-SD02.dwg Plotted: May 29, 2013 - 11:04am

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OGDEN FARMS, LLC

KIRKMOND

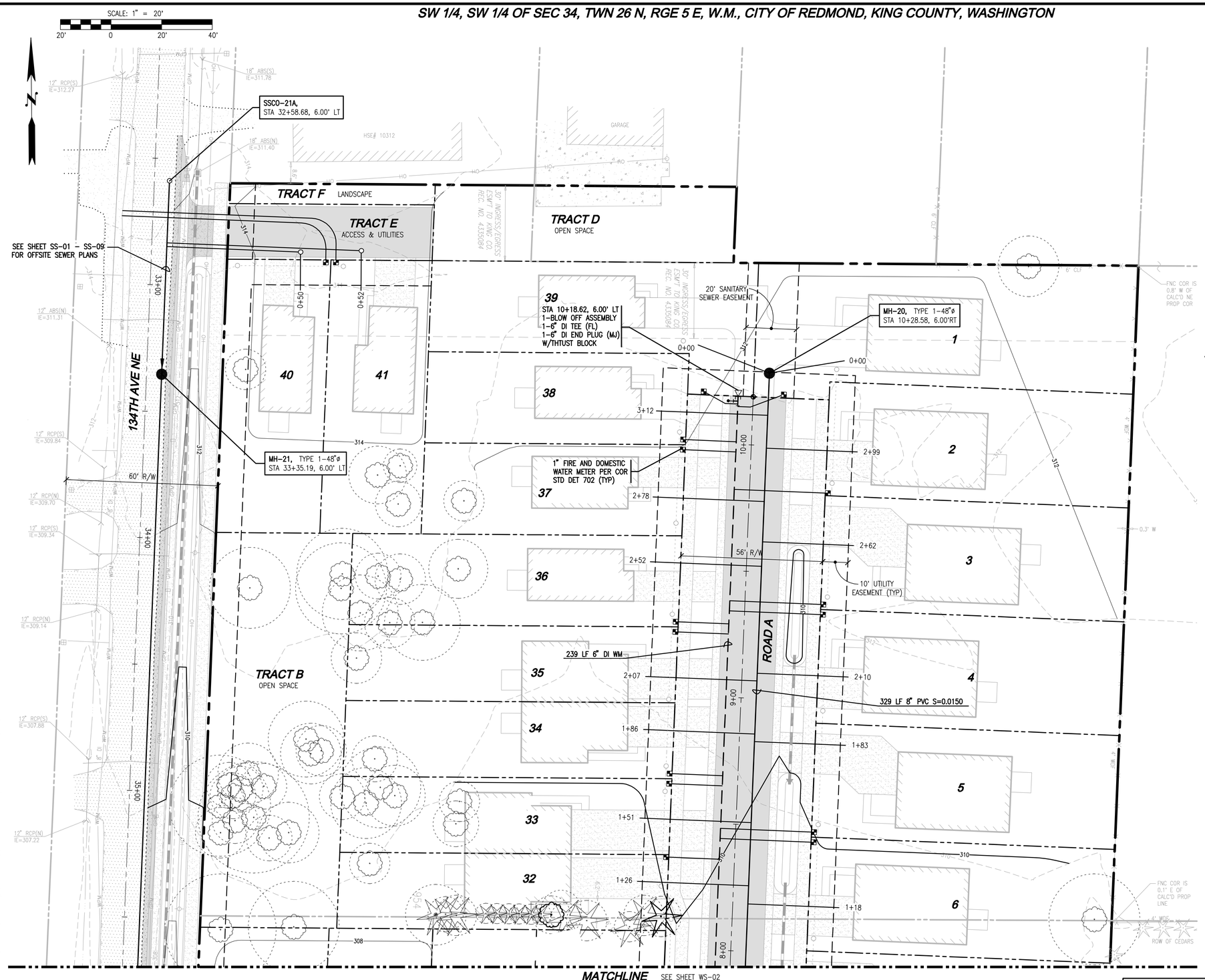
DETENTION POND SECTIONS

MARK E. VILLINGER
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SD02
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

SD-02

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE

GENERAL WATER AND SEWER NOTES

1. ANY DEVIATIONS REGARDING THE WATER AND SEWER IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY OF REDMOND DEVELOPMENT ENGINEERING DIVISION FOR APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF REDMOND. WATER AND SEWER
3. SPECIFICATIONS AND DETAILS SHALL BE THE SPECIFICATIONS AND DETAILS IN EFFECT ON THE DATE OF APPROVAL OF THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. CALL UNDERGROUND LOCATE SERVICE, 1-800-424-5555 FOR UTILITY MARKING.
4. NO WORK SHALL COMMENCE PRIOR TO A PRE-CONSTRUCTION CONFERENCE AT THE CITY OF REDMOND.
5. COORDINATE WITH LANDSCAPING IMPROVEMENTS. NO TREES SHALL BE PLANTED WITHIN EIGHT (8) FEET OF WATER OR SEWER IMPROVEMENTS.

WATER

1. ALL FIRE HYDRANTS SHALL BE COVERED WITH A BURLAP SACK UNTIL THE WATER SYSTEM HAS BEEN PLACED INTO SERVICE.
2. FIRE HYDRANTS SHALL BE EQUIPPED WITH STORZ CONNECTORS.

SEWER

1. SIDE SEWERS SHALL HAVE A MINIMUM SLOPE OF 2%.
2. NEW SANITARY SEWER MAINS SHALL BE PLUGGED AND NOT PUT INTO SERVICE UNTIL LINES HAVE BEEN CLEANED, FLUSHED AND TESTED.

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: >100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN
METRO MH CONNECTION #MHR19-28

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM I. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE:
PLAN CHK ENGR:
STORM:
UTILITY:
FIRE DEPT:
TRANS / ENGR:
PLANNING DEPT:

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OGDEN FARMS, LLC

KIRKMOND

WATER AND SANITARY SEWER PLAN

MARK E. VILLMOZ
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	12-109
DRAWING NAME:	12109P-WS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

WS-01

SHEET 18 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-WS01.dwg Plotted: May 29, 2013 - 11:04am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: >100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN
METRO MH CONNECTION #MHR19-28

Call 2 Business Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MRM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MRM
3	5-28-13	REVISED LOT LAYOUT	MRM

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THE CIVIL ENGINEERING GROUP
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14301 NE 200th St. #100
Woodinville, WA 98072
Ph: 425.806.1869
Fx: 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

WATER AND SANITARY SEWER PLAN

MARK E. VILLANOVA
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

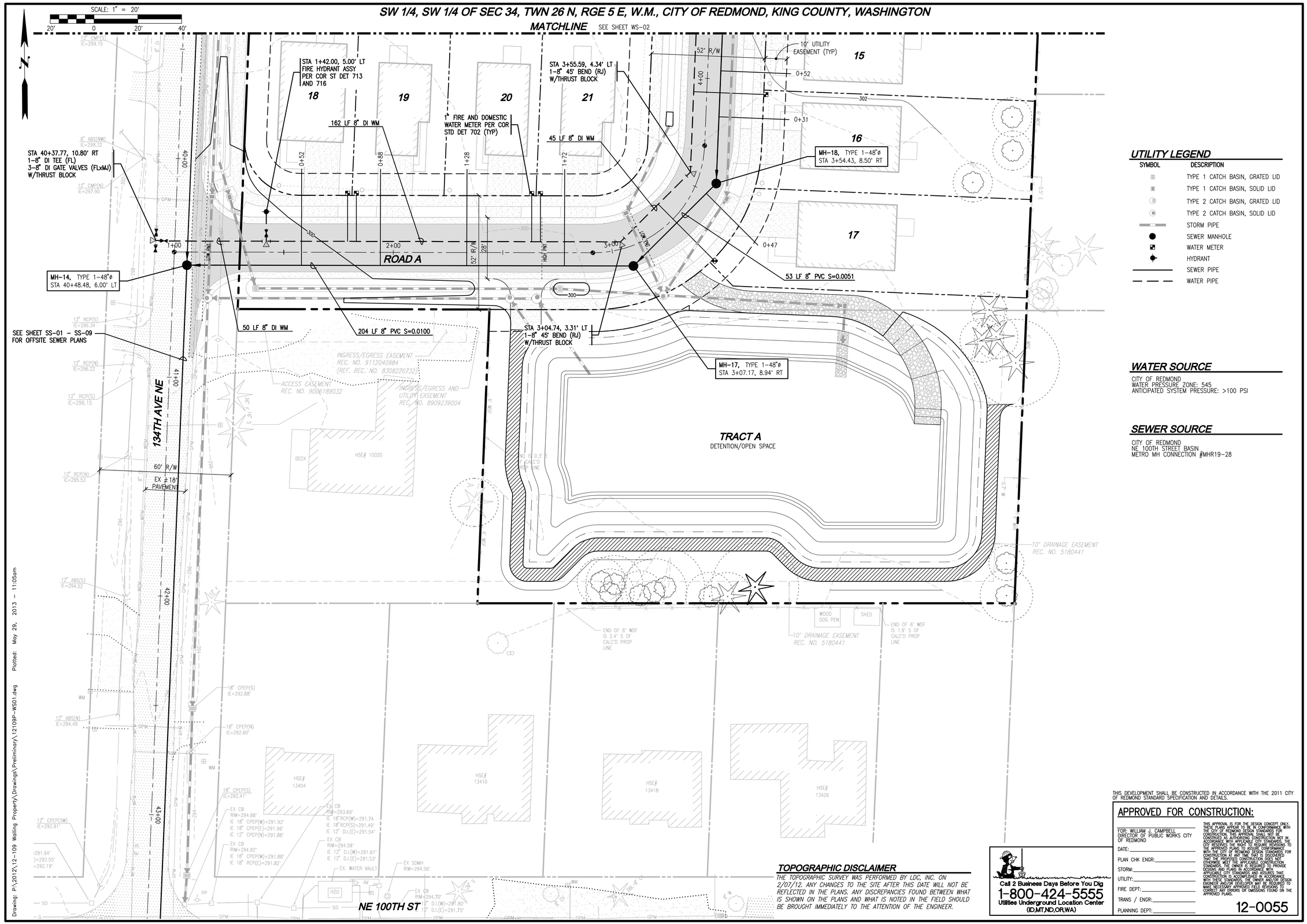
JOB NUMBER:	12-109
DRAWING NAME:	12109P-WS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

WS-02

SHEET 19 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-WS01.dwg Plotted: May 29, 2013 - 11:04am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE

WATER SOURCE

CITY OF REDMOND
WATER PRESSURE ZONE: 545
ANTICIPATED SYSTEM PRESSURE: >100 PSI

SEWER SOURCE

CITY OF REDMOND
NE 100TH STREET BASIN
METRO MH CONNECTION #MHR19-28

TOPOGRAPHIC DISCLAIMER

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Call 2 Business Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM I. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-WS01.dwg Plotted: May 29, 2013 - 11:05am

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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OGDEN FARMS, LLC

KIRKMOND

WATER AND SANITARY SEWER PLAN

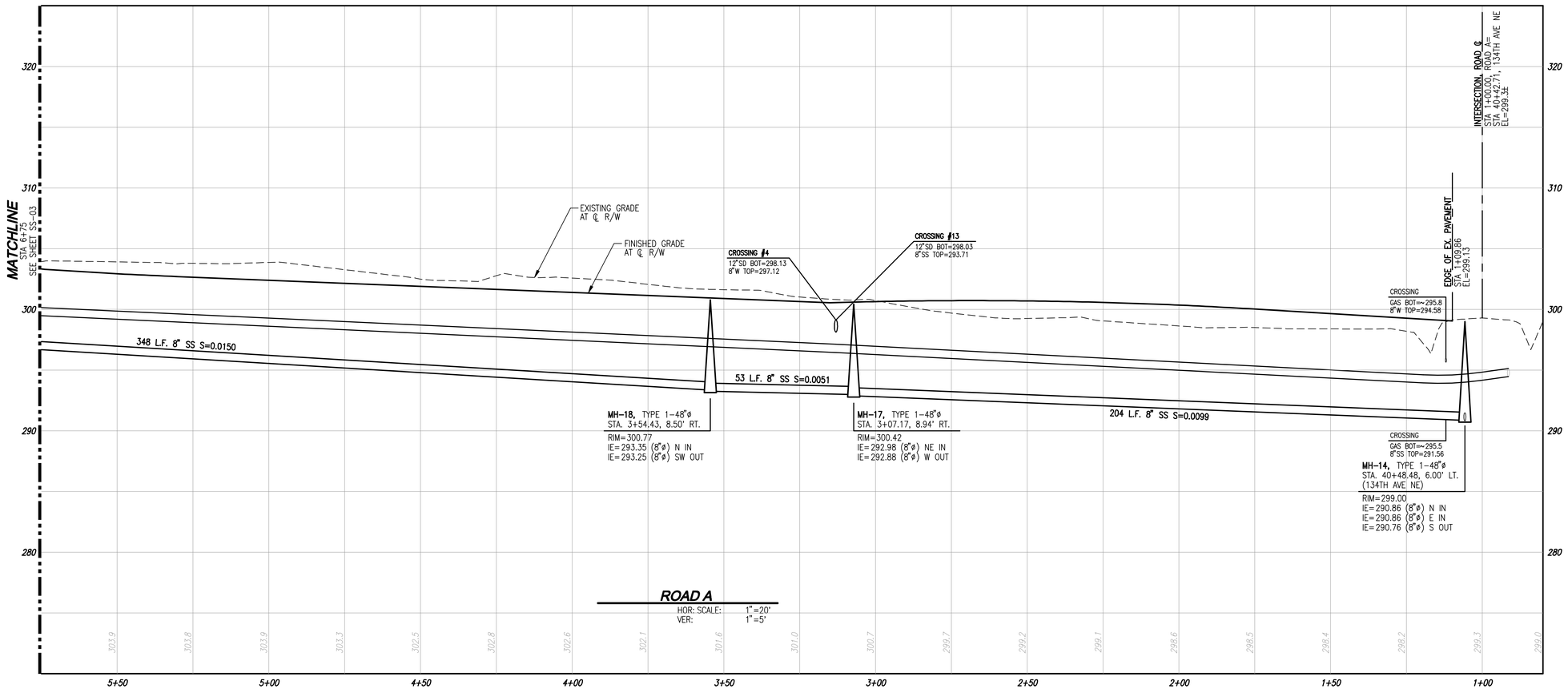
MARK E. VILLNOW
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-WS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

WS-03

SHEET 20 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

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Utilities Underground Location Center
(ID,MT,ND,OR,WA)

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-WS04.dwg Plotted: May 29, 2013 - 11:05am

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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OGDEN FARMS, LLC

KIRKMOND

WATER AND SEWER PROFILE

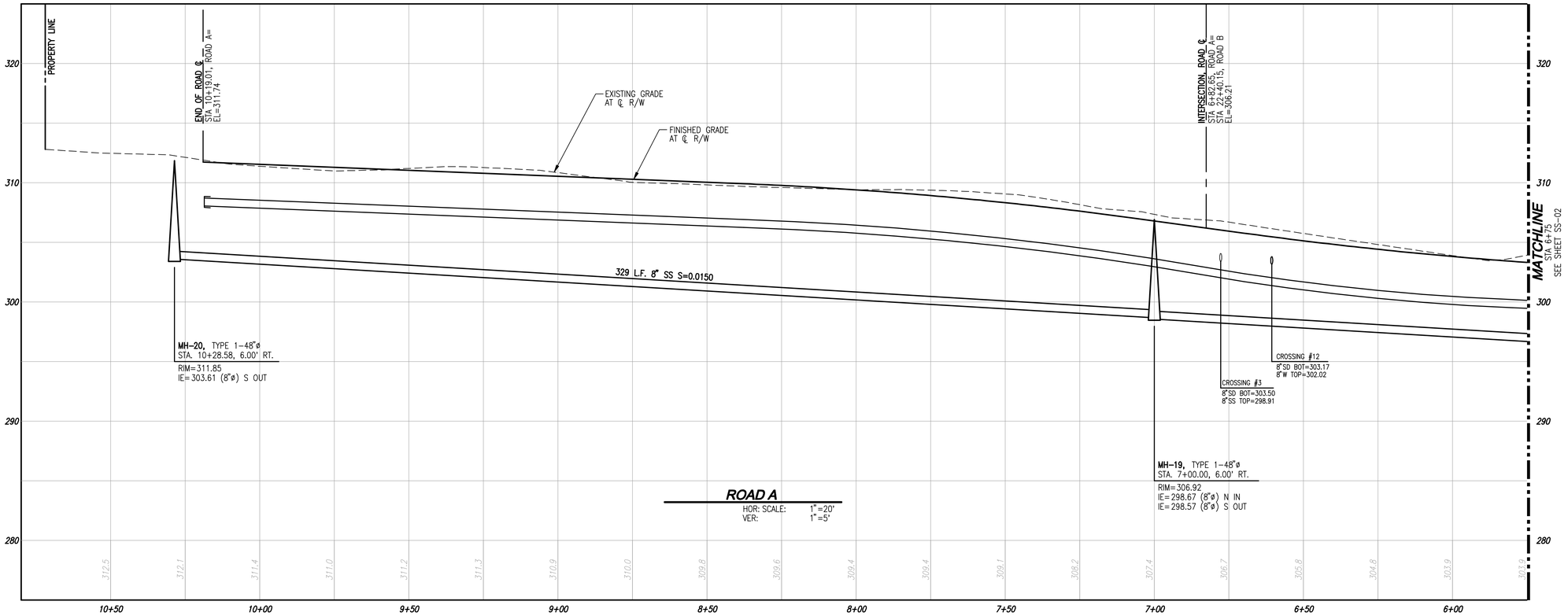
MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

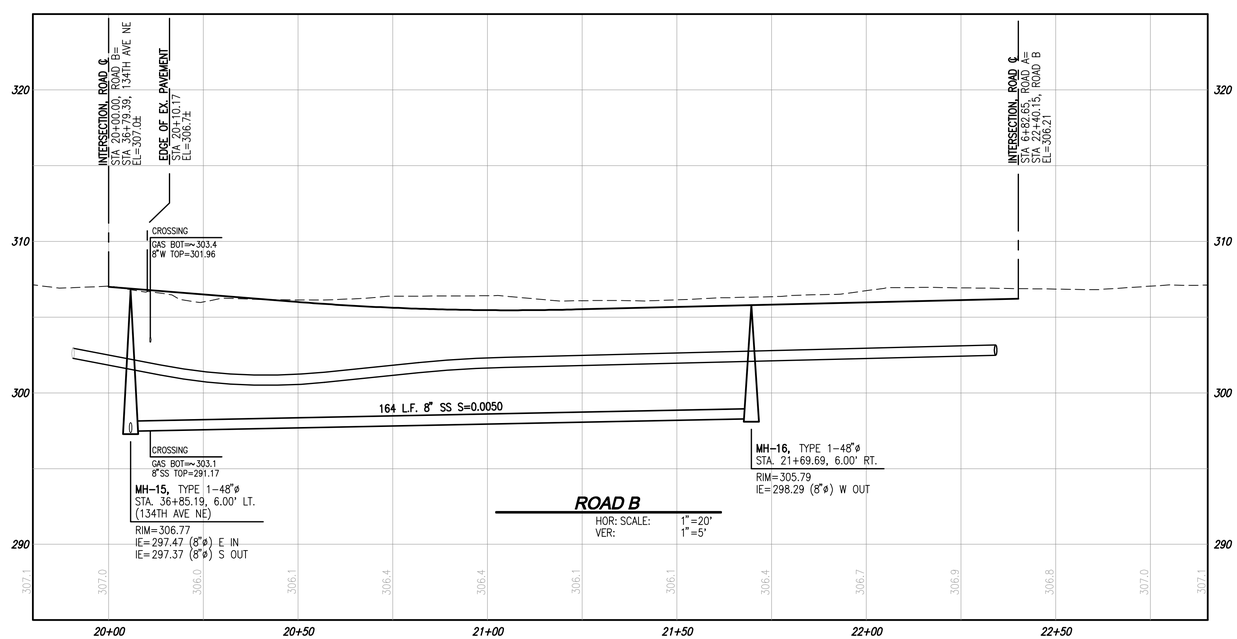
JOB NUMBER:	12-109
DRAWING NAME:	12109P-WS04
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

WS-04

SHEET 21 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON





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(ID,MT,ND,OR,WA)

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109p-WS05.dwg Plotted: May 29, 2013 - 11:05am

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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OGDEN FARMS, LLC

KIRKMOND

WATER AND SEWER PROFILE

MARK E. VILLMOCK
STATE OF WASHINGTON
40908
REGISTERED
PROFESSIONAL ENGINEER

JOB NUMBER:	12-109
DRAWING NAME:	12109P-WS05
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

WS-05

SHEET 22 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

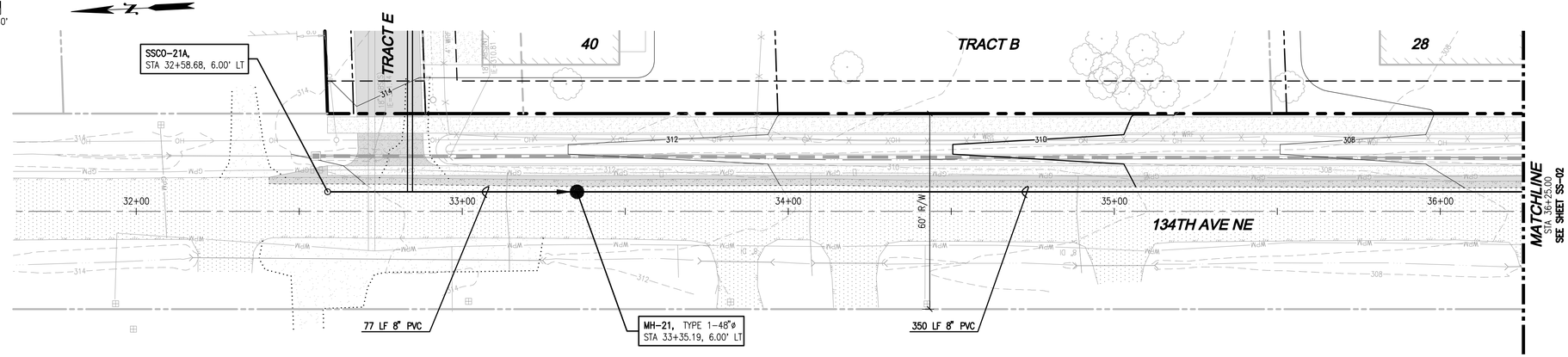
SCALE: 1" = 20'

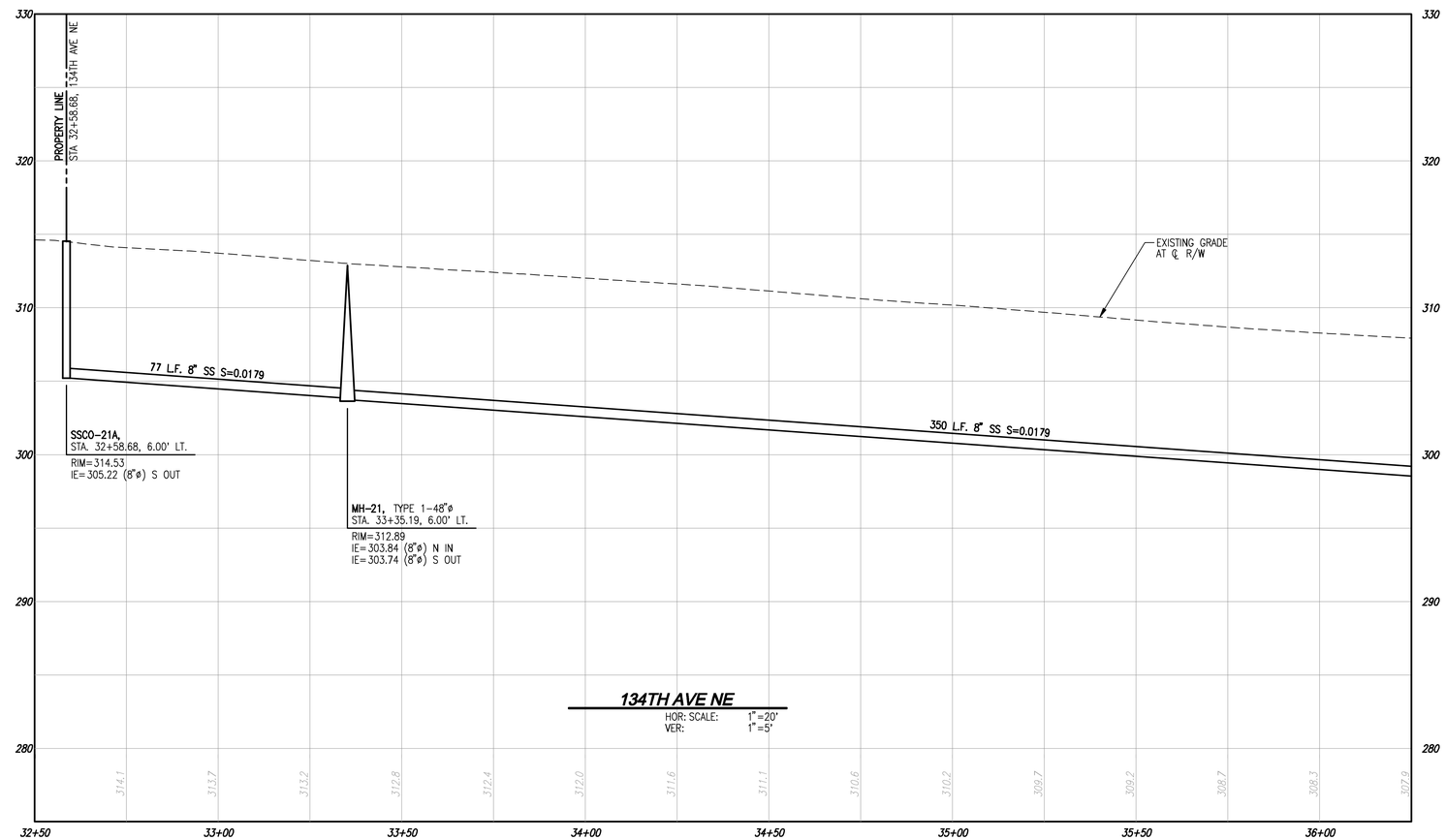
20' 0 20' 40'

N

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE





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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM I. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

TOPOGRAPHIC DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-SS01.dwg Plotted: May 29, 2013 - 11:05am

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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Fx: 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

OFFSITE SEWER PLAN AND PROFILE

MARK E. VILLMOW
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-01

SHEET 23 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

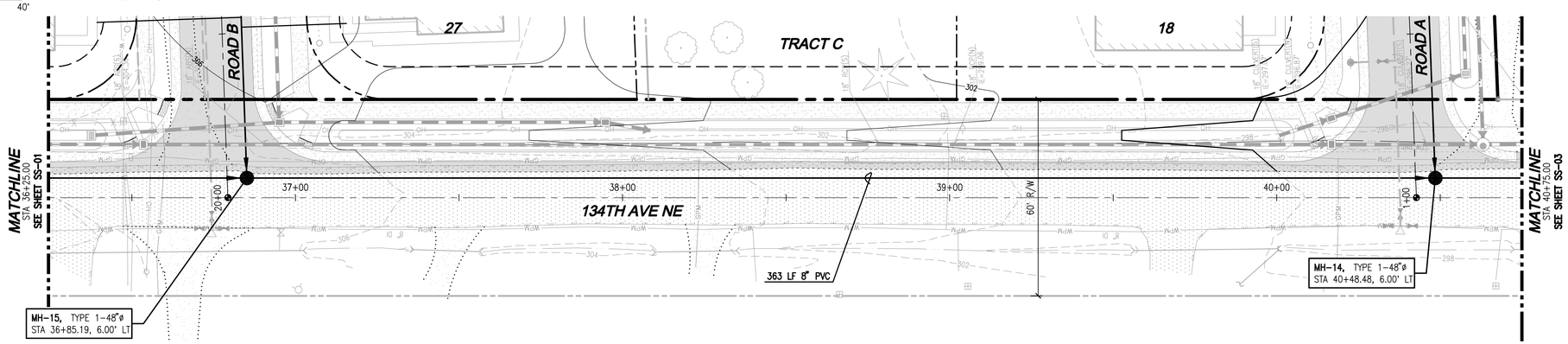
SCALE: 1" = 20'

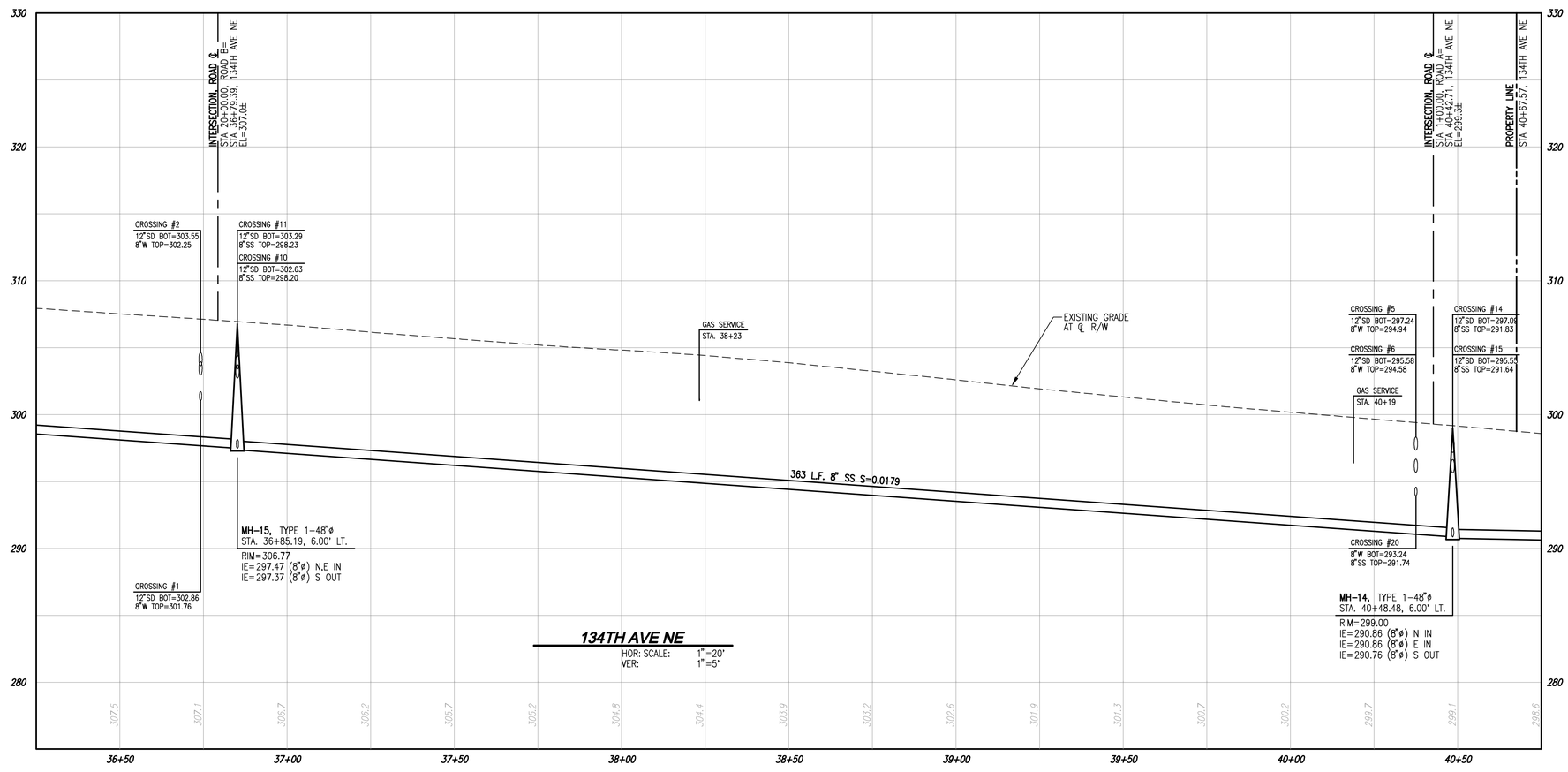
20' 0 20' 40'

N

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE





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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

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Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MRM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MRM
3	5-28-13	REVISED LOT LAYOUT	MRM

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OGDEN FARMS, LLC

KIRKMOND

OFFSITE SEWER PLAN AND PROFILE

MARK E. VILLANOVA
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-02

SHEET 24 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-SS01.dwg Plotted: May 29, 2013 - 11:06am

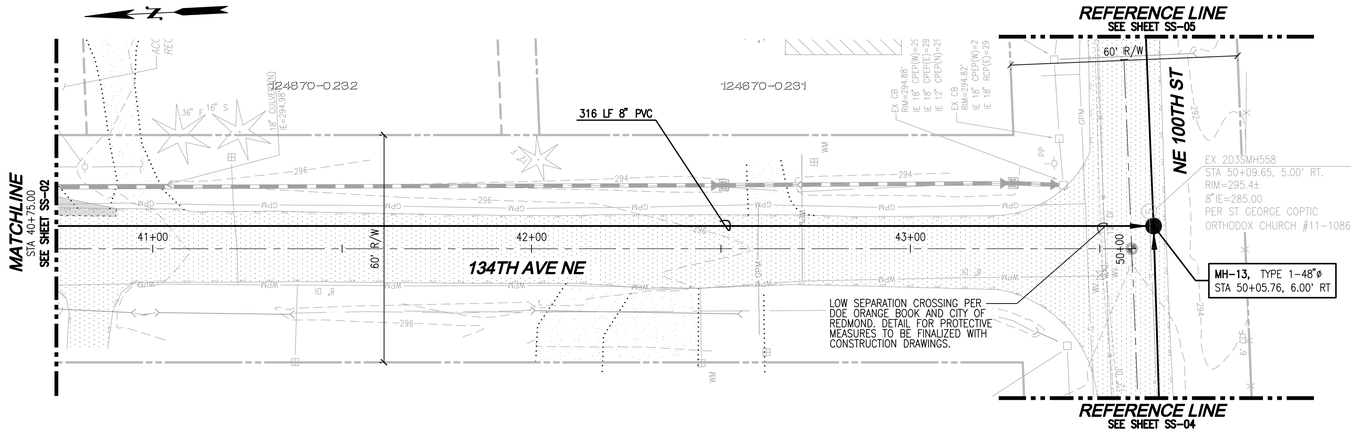
SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

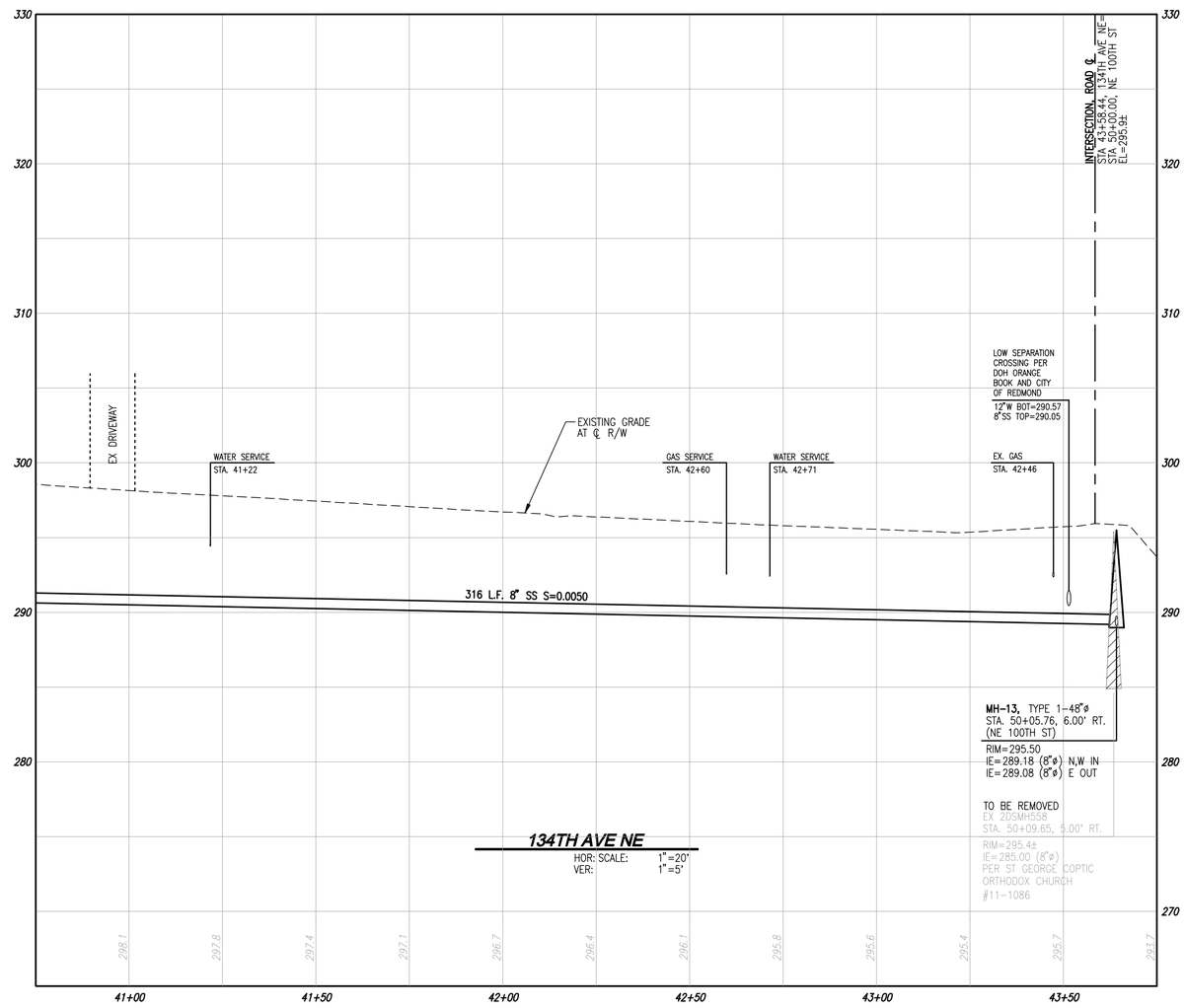
SCALE: 1" = 20'

20' 0 20' 40'

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE





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Utilities Underground Location Center

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

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12-0055

REVISIONS

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OGDEN FARMS, LLC

KIRKMOND

OFFSITE SEWER PLAN AND PROFILE

MARK E. VILLINGER
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-03

SHEET 25 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-SS01.dwg Plotted: May 29, 2013 - 11:06am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

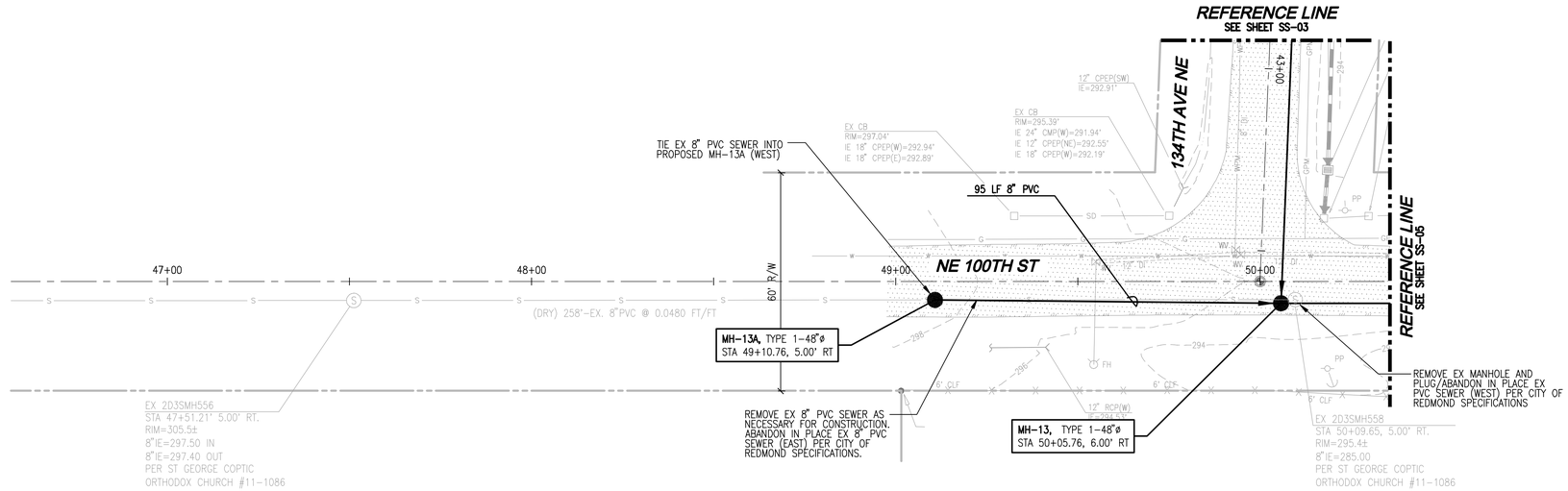
SCALE: 1" = 20'

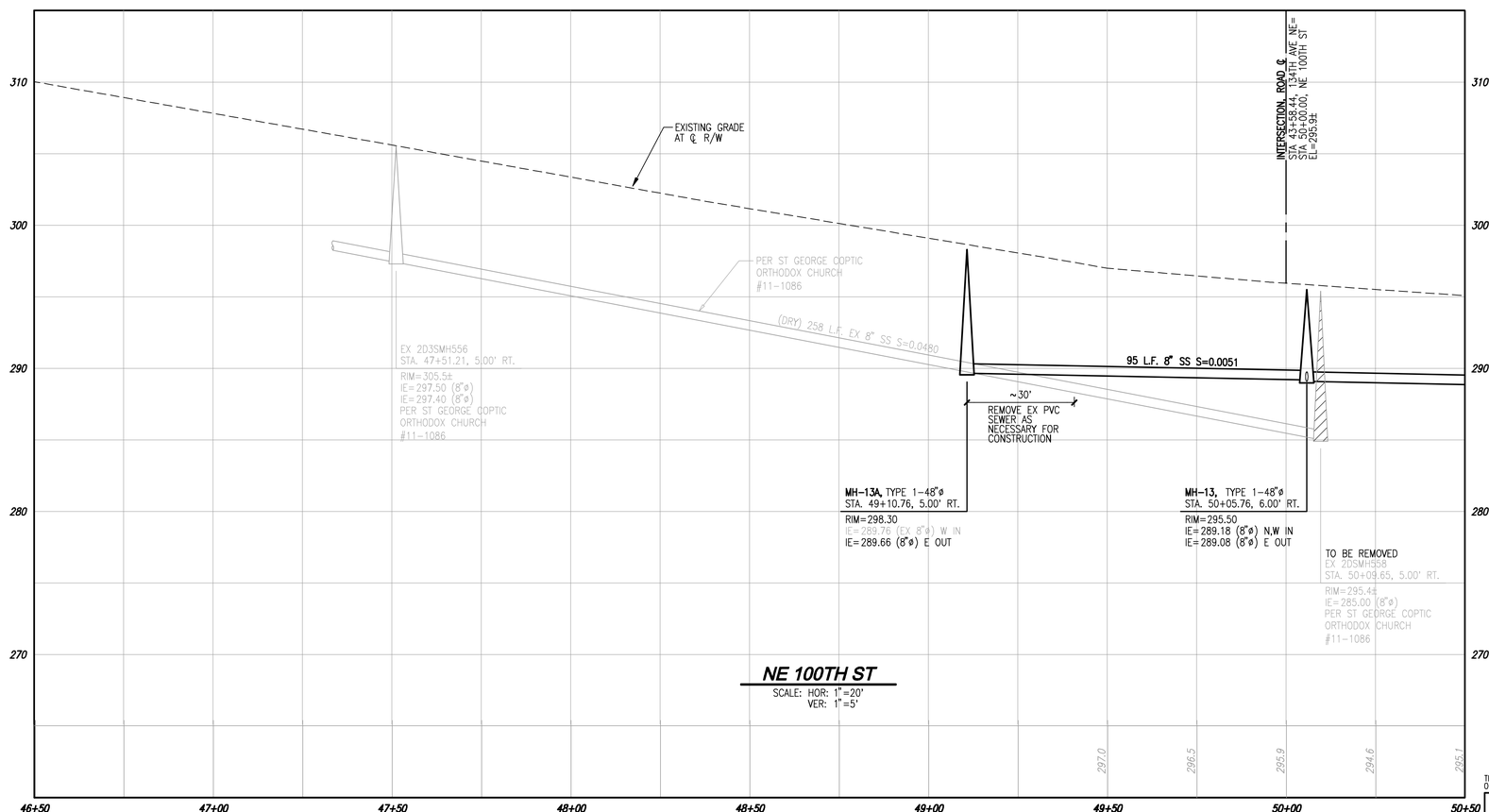
20' 0 20' 40'

N

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE





NE 100TH ST

SCALE: HOR: 1"=20'
VER: 1"=5'

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE:
PLAN CHK ENGR:
STORM:
UTILITY:
FIRE DEPT:
TRANS / ENGR:
PLANNING DEPT:

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12-0055

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-SS01.dwg Plotted: May 29, 2013 - 11:06am

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

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Woodinville, WA 98072
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Fx. 425.482.2893
www.LDCcorp.com

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KIRKMOND

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MARK E. VILLINOVA
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REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-04

SHEET 26 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 20'

20' 0 20' 40'

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
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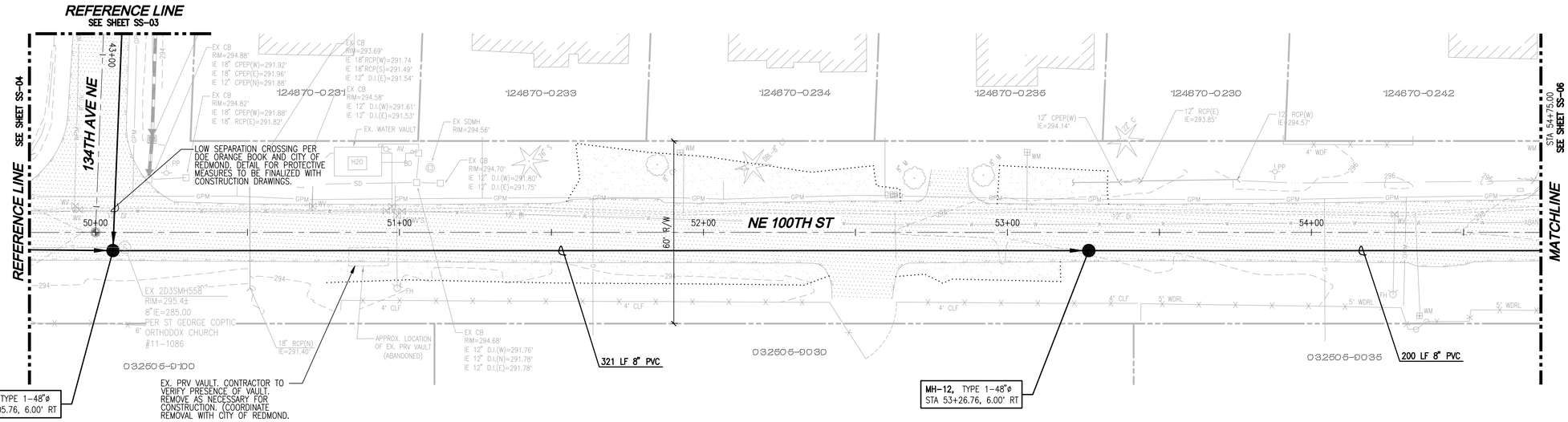

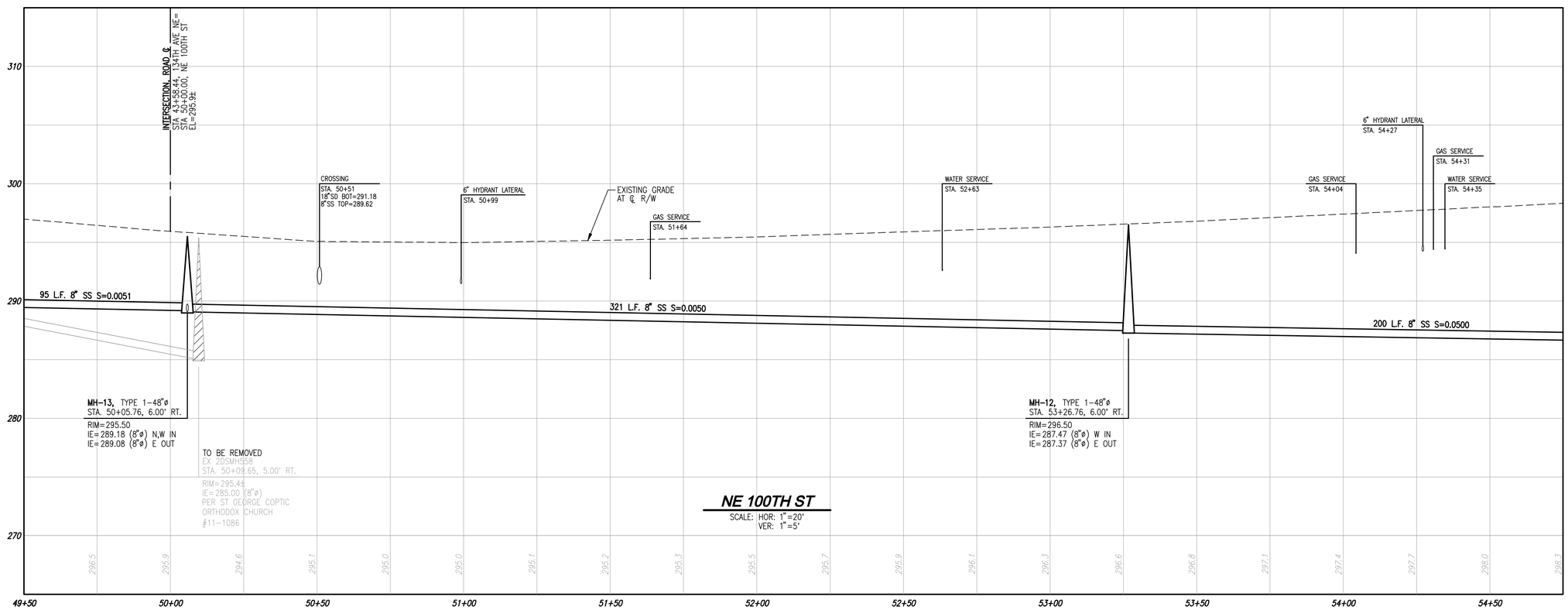

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APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

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KIRKMOND

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MARK B. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-28-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

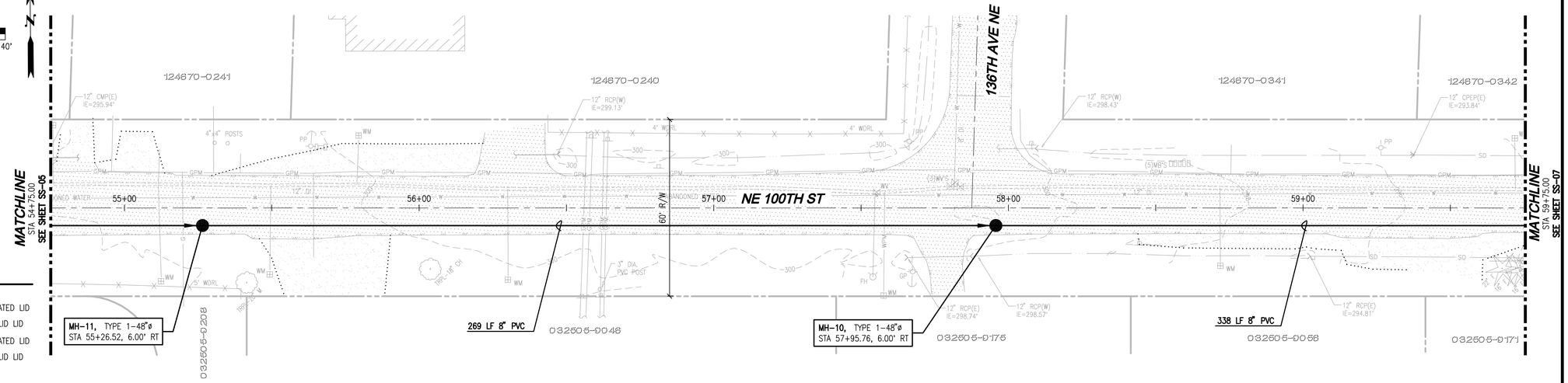
SS-05

SHEET 27 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 20'

20' 0 20' 40'



UTILITY LEGEND

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	TYPE 2 CATCH BASIN, SOLID LID
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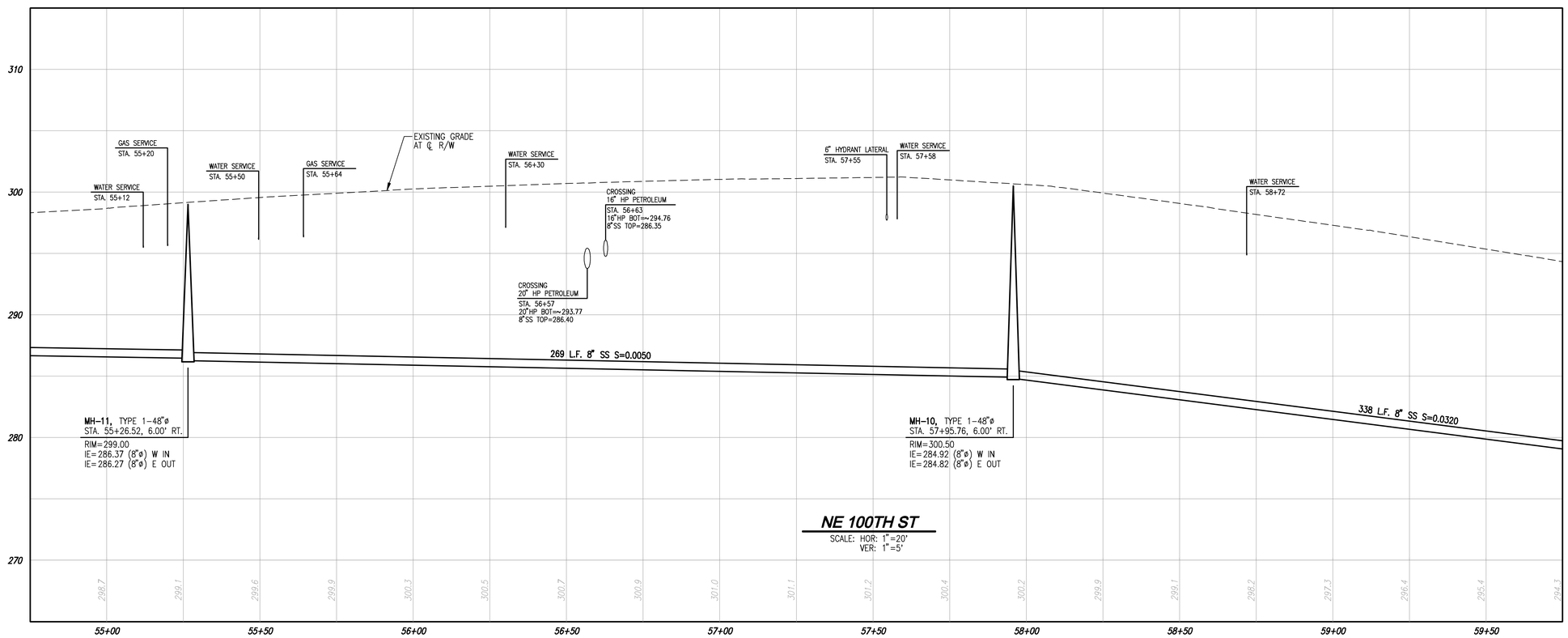

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DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

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5-28-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-06

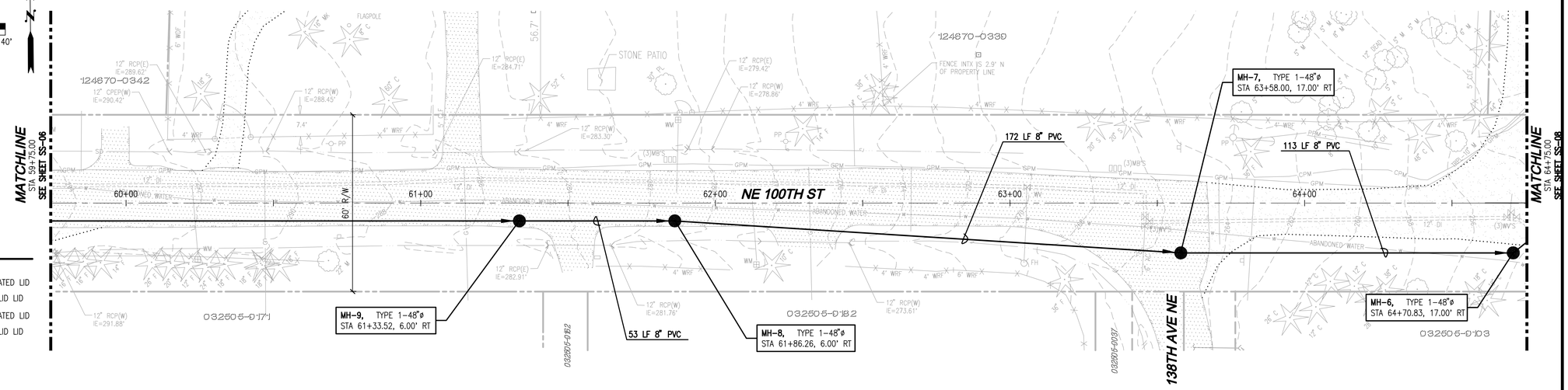
SHEET 28 OF 31

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-SS01.dwg Plotted: May 29, 2013 - 11:06am

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

SCALE: 1" = 20'

20' 0 20' 40'



UTILITY LEGEND

SYMBOL	DESCRIPTION
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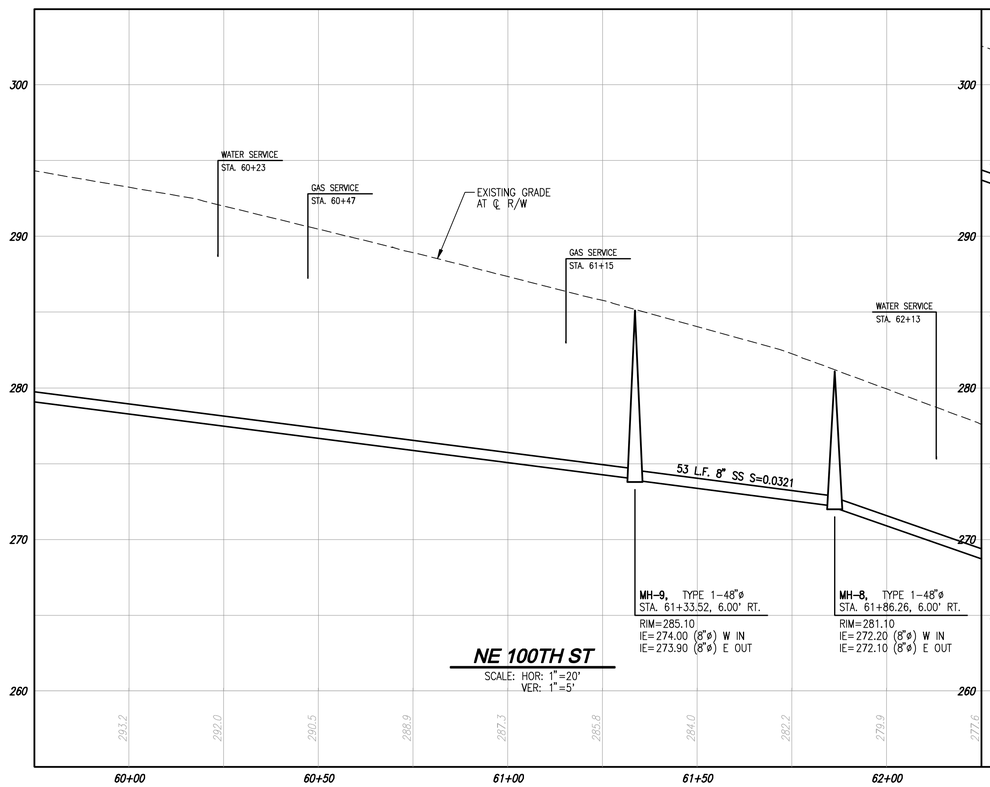

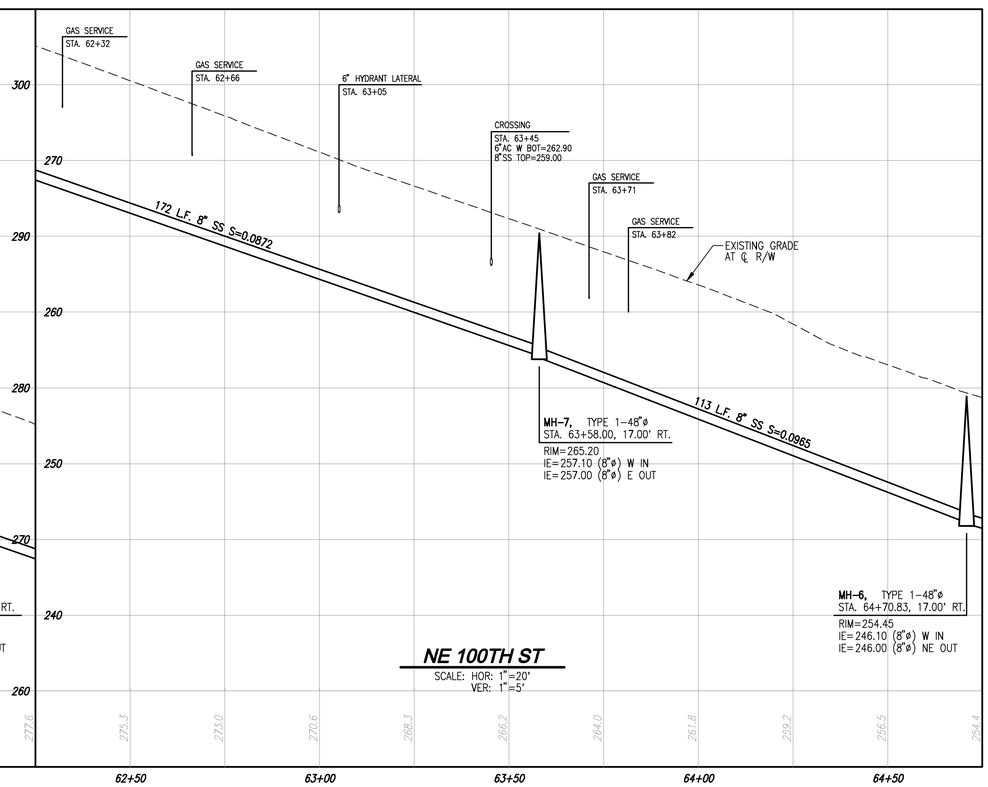

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DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

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12-0055

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REVISIONS

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SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-07

SHEET 29 OF 31

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SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON

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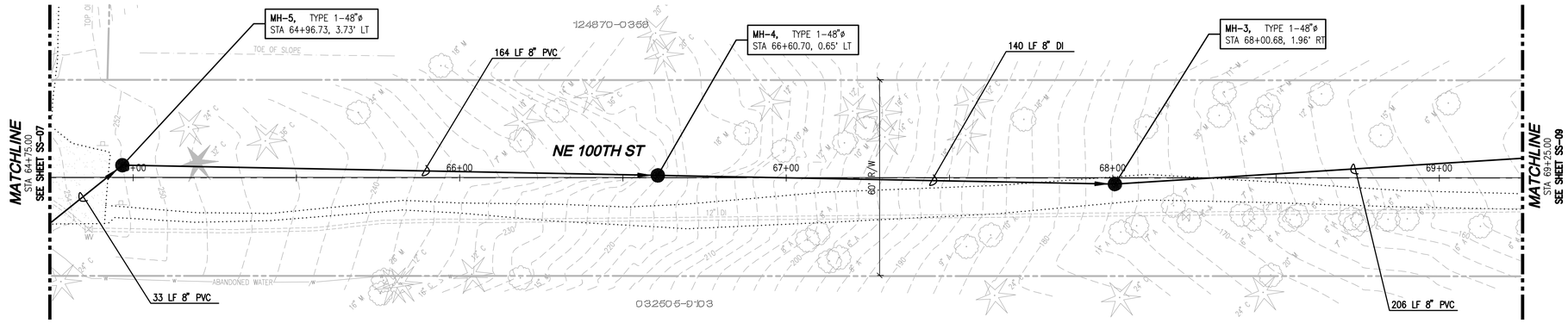

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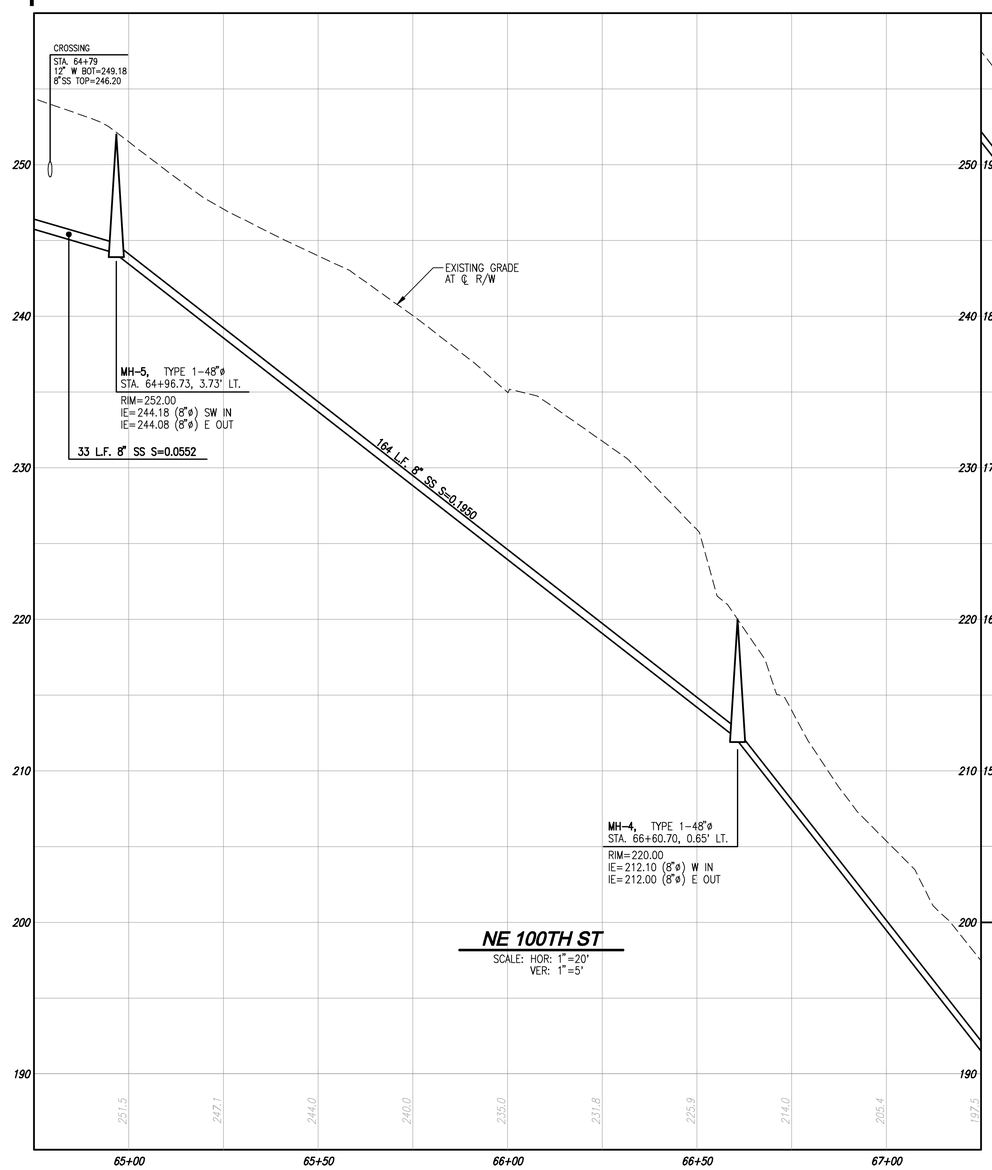
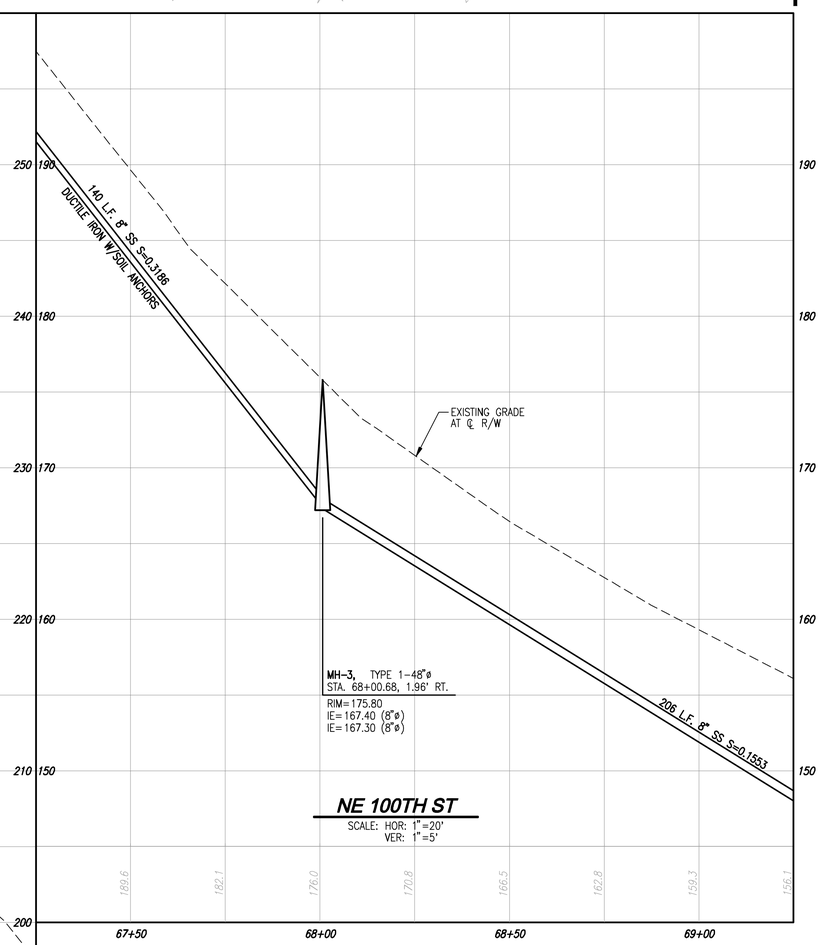
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE

TREE LEGEND

	TREE CONIFEROUS
	TREE DECIDUOUS
CW	COTTON WOOD TREE
F	FIR TREE
M	MAPLE TREE
A	ALDER TREE
S	SPRUCE TREE
C	CEDAR TREE
P	PINE TREE
	REMOVED TREE





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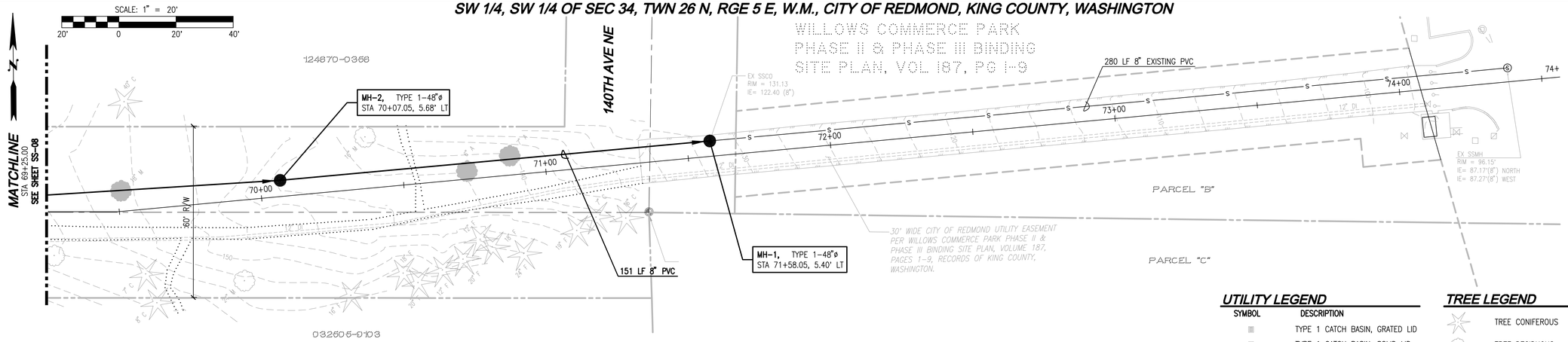
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-08

SHEET 30 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



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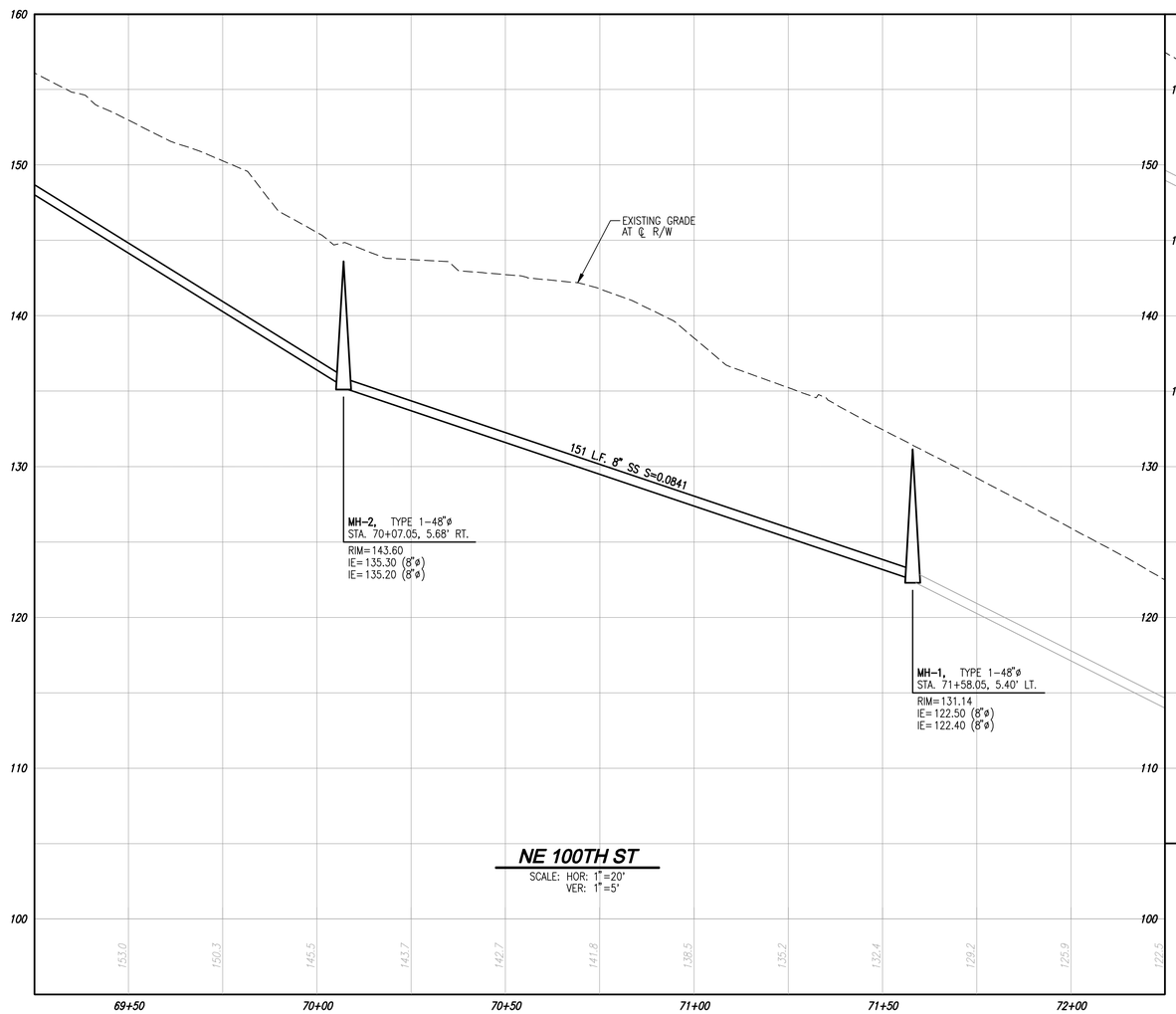
P	PINE TREE
	REMOVED TREE



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SCALE: HOR: 1"=20'
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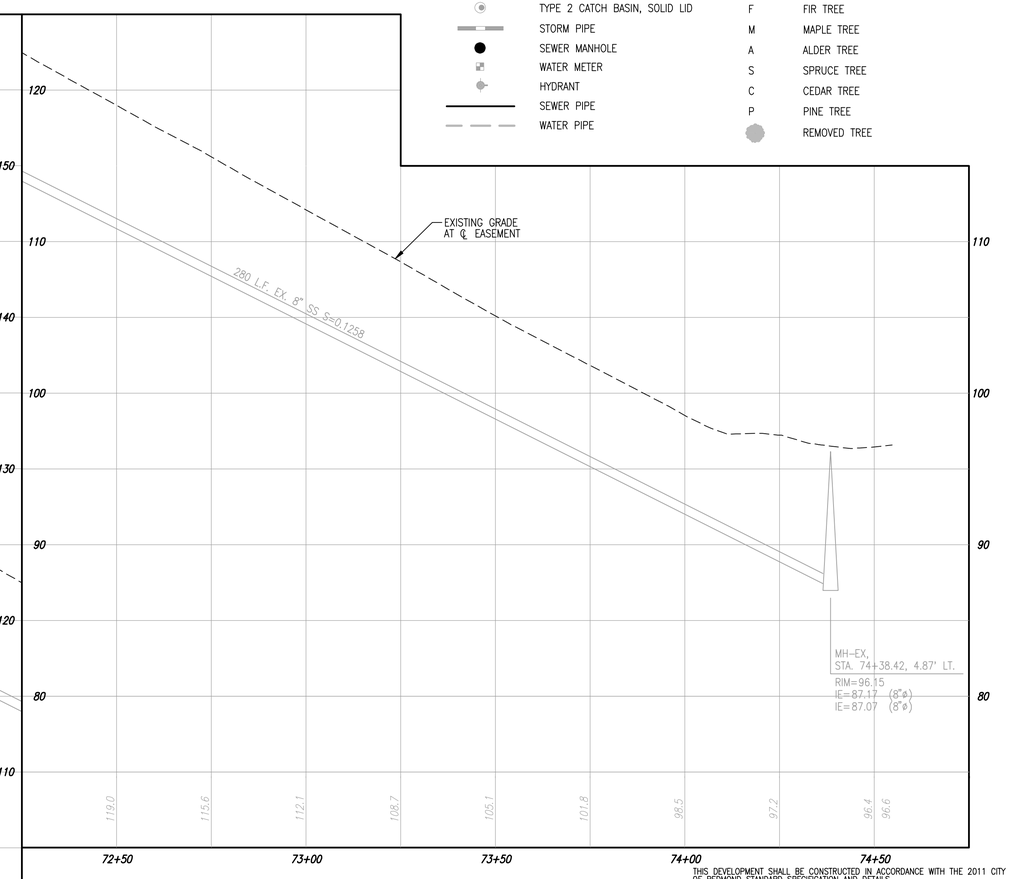

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DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THE CITY MAY REQUIRE CHANGES 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 IF ISSUES CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION OF ENGINEERED DOCUMENTS PROVED TO BE DEFICIENT. THE PLANS SHALL 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 THE CITY STANDARDS. THE OWNER'S ENGINEER OF DESIGN RECORD IS RESPONSIBLE FOR THE DESIGN AND TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLANS.

12-0055

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\12109P-SS01.dwg Plotted: May 29, 2013 - 11:07am

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14301 NE 200th St. #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

OFFSITE SEWER PLAN AND PROFILE

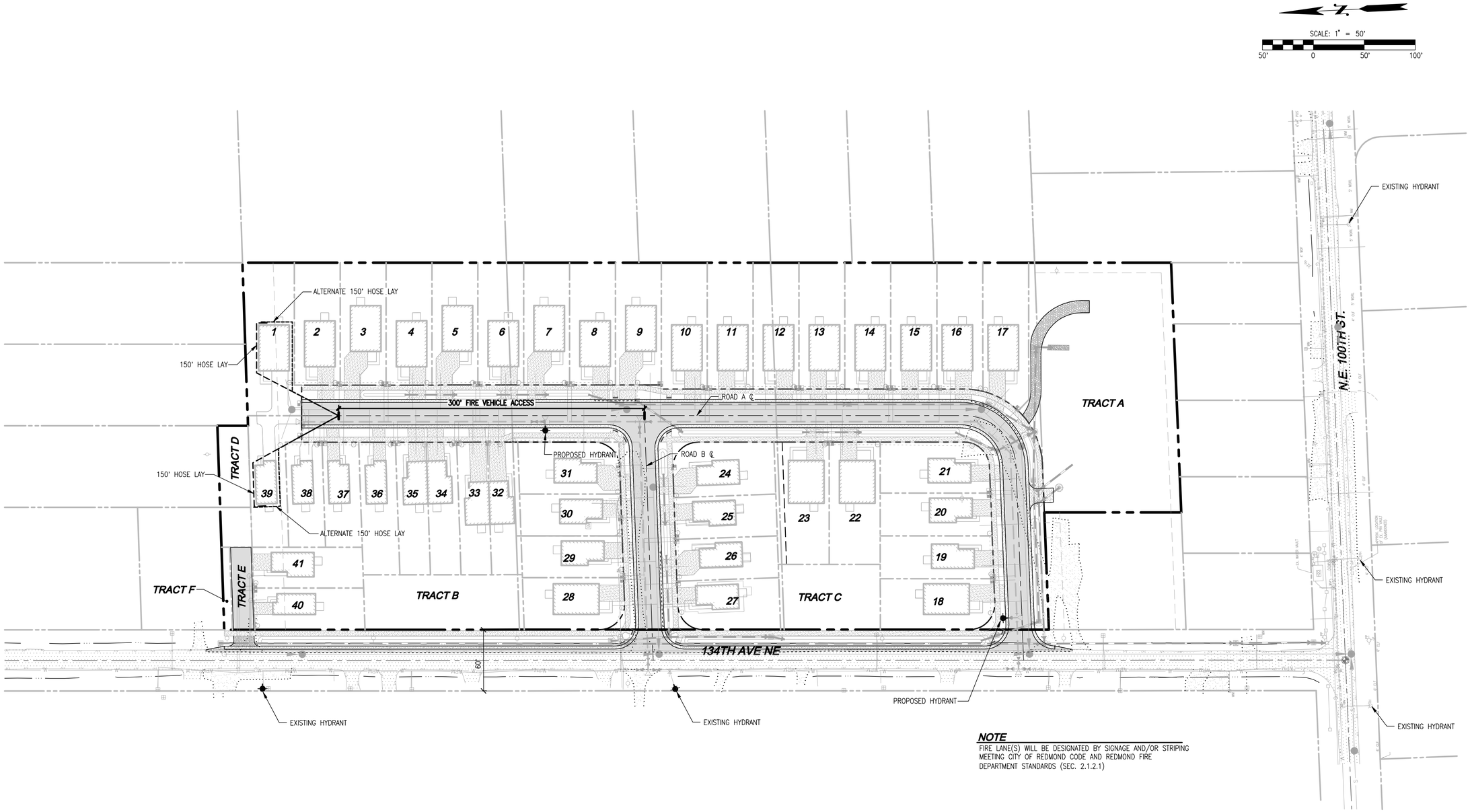
MARK E. VILLINGER
STATE OF WASHINGTON
40008
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SS01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	1"=20'
JURISDICTION:	REDMOND

SS-09

SHEET 31 OF 31

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



NOTE

FIRE LANE(S) WILL BE DESIGNATED BY SIGNAGE AND/OR STRIPING MEETING CITY OF REDMOND CODE AND REDMOND FIRE DEPARTMENT STANDARDS (SEC. 2.1.2.1)

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

STORM: _____

UTILITY: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

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12-0055

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OGDEN FARMS, LLC

KIRKMOND

FIRE PLAN

MARK E. VILLMOW
STATE OF WASHINGTON
40908
REGISTERED
PROFESSIONAL ENGINEER
5-28-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-FP01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

FP-01

SHEET 4 OF 7

Drawing: P:\2012\12-109 Welling Property\Drawings\Preliminary\Planning\12109p-FP01.dwg Plotted: May 29, 2013 - 11:15am

SW¼, SW¼ OF SEC 34, TWN 26N, RGE 5 E, W.M. CITY OF REDMOND, KING COUNTY, WASHINGTON

LANDSCAPE PLAN

SCALE 1"=20' 0"

NORTH

Call before you Dig.

1-800-424-5555

NOTE:
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CALL BEFORE YOU DIG: 1-800-424-5555

Revisions
Revised per City comments 2/27/2013
Revised per plat revisions 3/11/2013
Revised per plat revisions 5/29/2013

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
BRUCE CAMERON LANE
CERTIFICATE No. 375

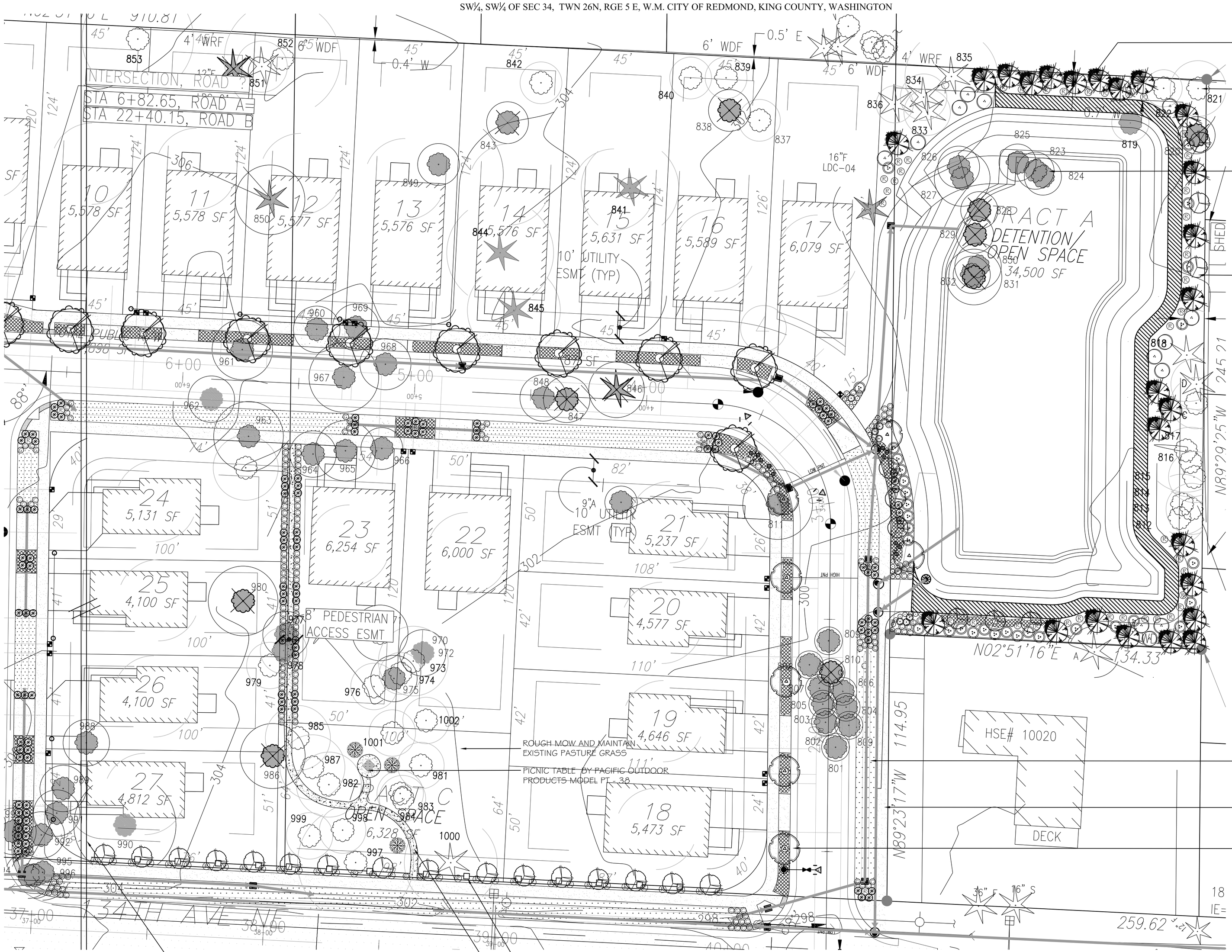
Lane & Associates
Landscape Architecture
17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

OGDEN FARMS LLC
KIRKMOND

LANDSCAPE PLAN

Date FEBRUARY 12, 2013
Scale AS SHOWN
Drawn BCL
Job 9-2013
Sheet LA-1
Of 3 Sheets

SW¼, SW¼ OF SEC 34, TWN 26N, RGE 5 E, W.M. CITY OF REDMOND, KING COUNTY, WASHINGTON



LANDSCAPE PLAN

SCALE 1"=20' 0"

NORTH

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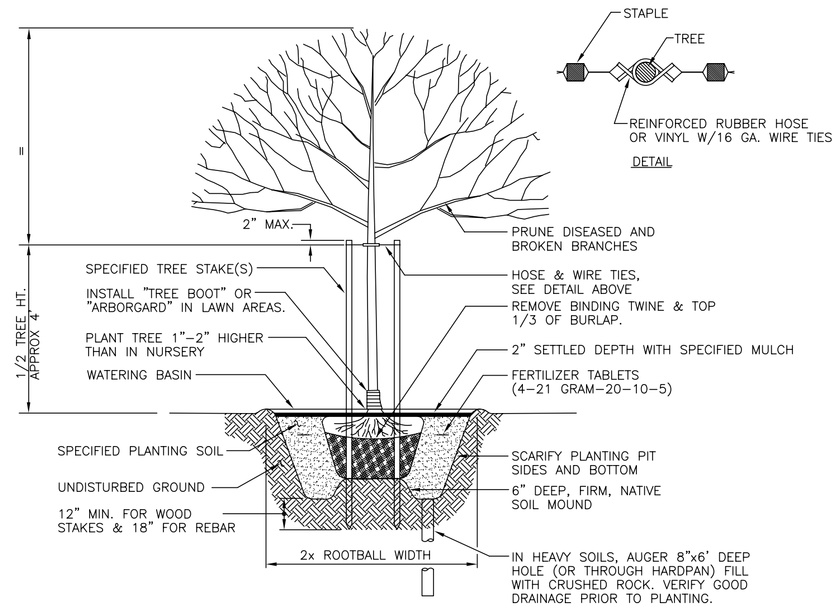
KIRKMOND

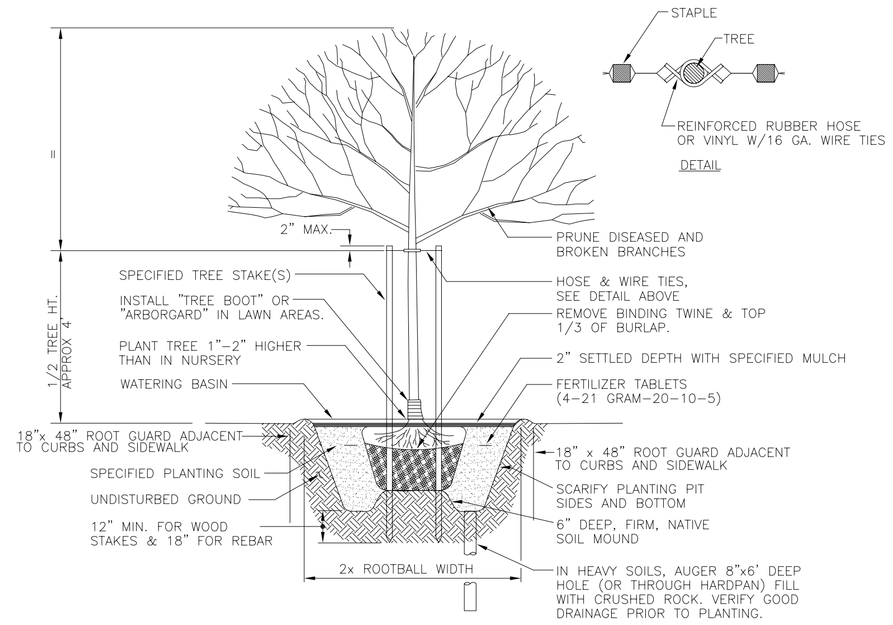
LANDSCAPE PLAN

Date FEBRUARY 12, 2013
Scale AS SHOWN
Drawn BCL
Job 9-2013
Sheet LA-2
Of 3 Sheets



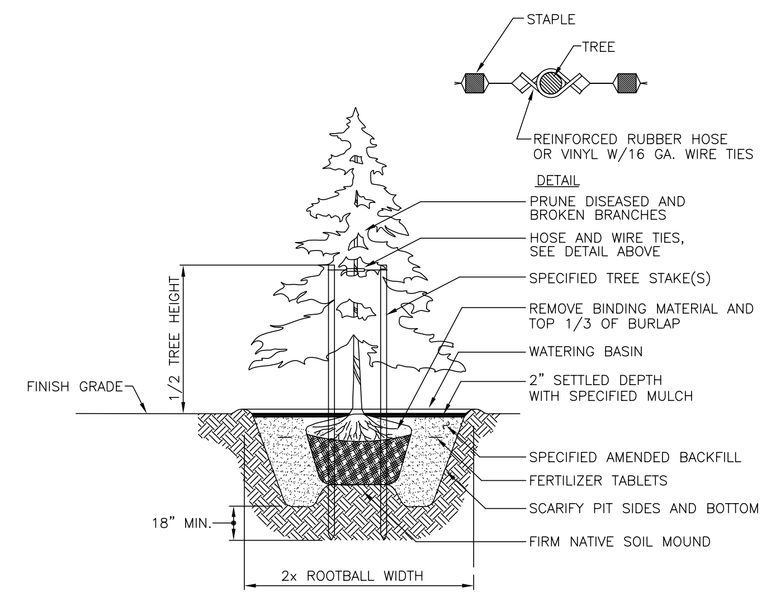
TREE PLANTING & STAKING DETAIL

NOT TO SCALE



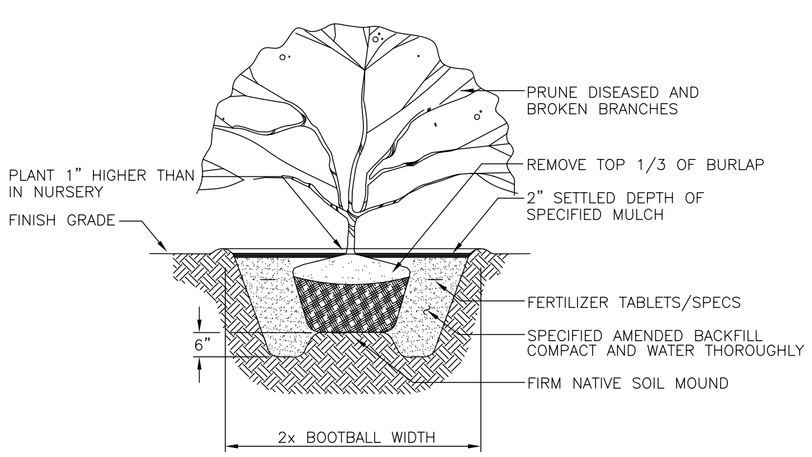
STREET TREE PLANTING & STAKING DETAIL

NOT TO SCALE



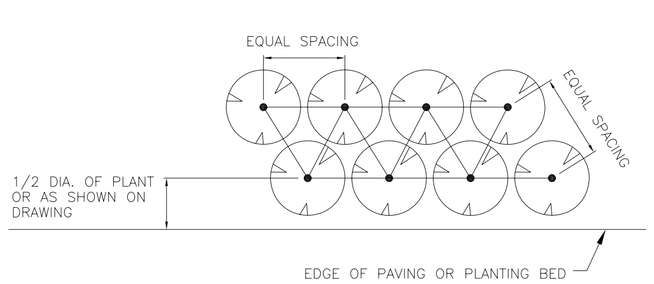
CONIFEROUS TREE PLANTING AND STAKING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



SHRUB AND GROUNDCOVER SPACING DETAIL

NOT TO SCALE

PLANTING NOTES

1. Contractor shall be responsible for familiarizing themselves with the site improvements and existing site conditions prior to bidding and 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 an equilateral triangular spacing pattern at the on center distances shov 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 1/10th of one foot as provided by contractor. 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 area then rototilled to a depth a 8". Than 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 designed to promote aerobic decomposition per WAC 173-350-220, and meet the following criteria. 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 of 3'' "Fertil-mulch" mulch.

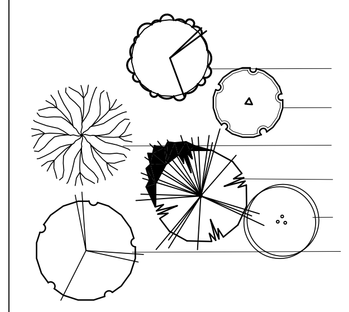
11. All plant material shall be fertilized with AGRO TRANSPLANT FERTILIZER 4-2-2 per manufactures recommendations.

12. All plant material shall conform to AAN STANDARDS FOR NURSERY STOCK, latest edition. Any replacements made at once.
    A. General: All plant materials furnished shall be healthy representatives, typical of their species of variety and shall have a normal habit of growth. They shall be full, well branched, well proportioned, and have a vigorous, well developed root system. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
    B. Trees, shrubs, and groundcovers: Quantities, species, and varieties, sizes and conditions as shown on planting plan. Plants to be healthy, vigorous, well foliated when in leaf. Free of disease, injury, insects, decay, harmful defects, and all weeds**. No substitutions shall be made without written approval from landscape architect or owner.**

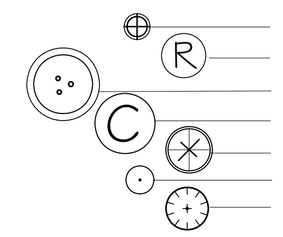
13. Contractor to provide a one-year warranty on all plant material.

14. CONTRACTOR TO PROVIDE TEMPOARY IRRIGATION SYSTEM FOR ONE–YEAR.

PLANT SCHEDULE



BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES (All Replacement Trees)				
Pyrus calleryana 'Redspire'	Redspire Flowering Pear	18	2.5"cal.	Single trunk /Well Branched & Matching
Acer rubrum 'Red sunset'	Red Sunset Maple	10	2.5"cal.	Single trunk /Well Branched & Matching
Cercidiphyllum japonicum	Katsura Tree	3	2.5"cal.	Single trunk /Well Branched & Matching Replacement tree for landmark tree 899.
Pseudotsuga menziesii	Douglas Fir	36	8'	Well Branched / Matching/ Native
Acer circinatum	Vine Maple	13	2.5"cal.	Min. 3 stems/ Cal." =stems combined / Native
Crataegus x lavallei	Lavalle Hawthorn	37	2.5"cal.	Single trunk /Well Branched & Matching
		117	TOTAL REPLACEMENT TREES	
		114	MINIMUM REQUIRED REPLACEMENT TREES PER ARBORIST REPORT DATED MAY 28, 2013	



SHRUBS				
Hemerocallis 'Stella d Oro'	Daylily	11	1 gal	Full / Compact /Drought tolerant
Rosa rugosa 'Hansa'	Hansa Japanese Rose	127	2 gal	Full / Compact /Drought tolerant
Myrica californica	Pacific Wax Myrtle	38	5 gal	Full / Compact / Native
Cornus sericea 'kelsey'	Dwf Redtwig Dogwood	158	5 gal	Full / Compact / Native
Cistus skanbergi	Pink Rockrose	131	2 gal	Full / Compact / Drought-tolerant
Erica d. 'Med. Pink'	Mediterranean pink heath	28	1 gal	Full / Compact / Drought-tolerant
Mahonia nervosa	Longleaf Mahonia	8	1 gal	Full / Compact / Native
GROUNDCOVERS				
Arctostaphylos uva ursi	Kinnickinnick	1015	4"pots	Full /Compact /Plant 24" O.C./ Native

Bio-detention Swales

HYDROSEED MIX

Seed Mix:	60-70% Festuca arundinasea / Tall Fescue 10-15 % Agrostis pallustris / Creeping Bentgrass 10-15% Alepocurus pratensis / Meadow Foxtail 1 - 6% Trifolium hybridum / Alsike clover 1 - 6% Agrostis alba / Redtop Bentgrass
Rate:	60 lbs per acre
Wood Fiber Mulch:	1500 lbs per acre
10-20-20 Fertilizer:	90 lbs per acre
Tackifier:	40 lbs per acre

Ecological Score Requirement

	Points Awarded
25 percent of the plants on plans are Northwest native	5 points
Minimum of 50 percent of required planting areas in disturbed soils are amended.	3 points
25% of the proposed trees are evergreen (36 of 117 = 30.7%)	5 points
25% of the landscapee areas are designed with landscaping that does not irrigation will not required irrigation after three years.	3 points
Use of bioretention swales, engineered swales and or engineered wetlands that treats 25% of pollution generating impervious surfaces.	5 points
Total Points	21

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KIRKMOND

LANDSCAPE PLAN

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Sheet LA-3
Of 3 Sheets