KESTREL RIDGE

PRELIMINARY SUBDIVISION

DECEMBER 24, 2019

CITY OF MONROE WASHINGTON

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ORCA LAND SURVEYING (JOB NO. 2019-087), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ORCA LAND SURVEYING:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF A DISTANCE OF 434.68 FEET;
THENCE SOUTH 13°09'00" WEST A DISTANCE OF 353.35 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
THENCE NORTH 76°15'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 66.09 FEET;
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 686.80 FEET THROUGH A CENTRAL ANGLE OF 24°06'00" AN ARC DISTANCE OF 288.89 FEET;
THENCE NORTH 52°45'00" WEST A DISTANCE OF 34.40 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF;
THENCE NORTH 0°57'33" WEST ALONG SAID WEST LINE A DISTANCE OF 173.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 88°21'52E ALONG THE NORTH LINE OF SAID NORTH HALF, 434.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 13°09'00" WEST, 148.31 FEET;
THENCE SOUTH 76°51'00" EAST 176.61 FEET;
THENCE SOUTH 4°26'50" EAST 207.43 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
THENCE SOUTH 76°51'00" EAST ALONG SAID NORTHERLY 228.21 FEET;
THENCE NORTH 14°12'45" EAST 470.87 FEET TO A PONIT ON THE NORTH LINE OF SAID NORTH HALF;
THENCE SOUTH 88°21'52" WEST ALONG SAID NORTH LINE 460.18 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 3:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 894.86 FEET TO THE TRUE POINT OF BEGINNING;
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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EQUIPMENT AND PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE PLAT OF EAGLEMONT DIVISION NO. 1, BEARING NORTH 00°37'13" EAST AS HELD BETWEEN THE NORTHWEST CORNER OF SECTION 31 AND THE WEST QUARTER CORNER OF SECTION 31, AS RECORDED UNDER AFN 201409165002.

SECTION SUBDIVISION: PLAT OF SINCLAIR HEIGHTS, AFN 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

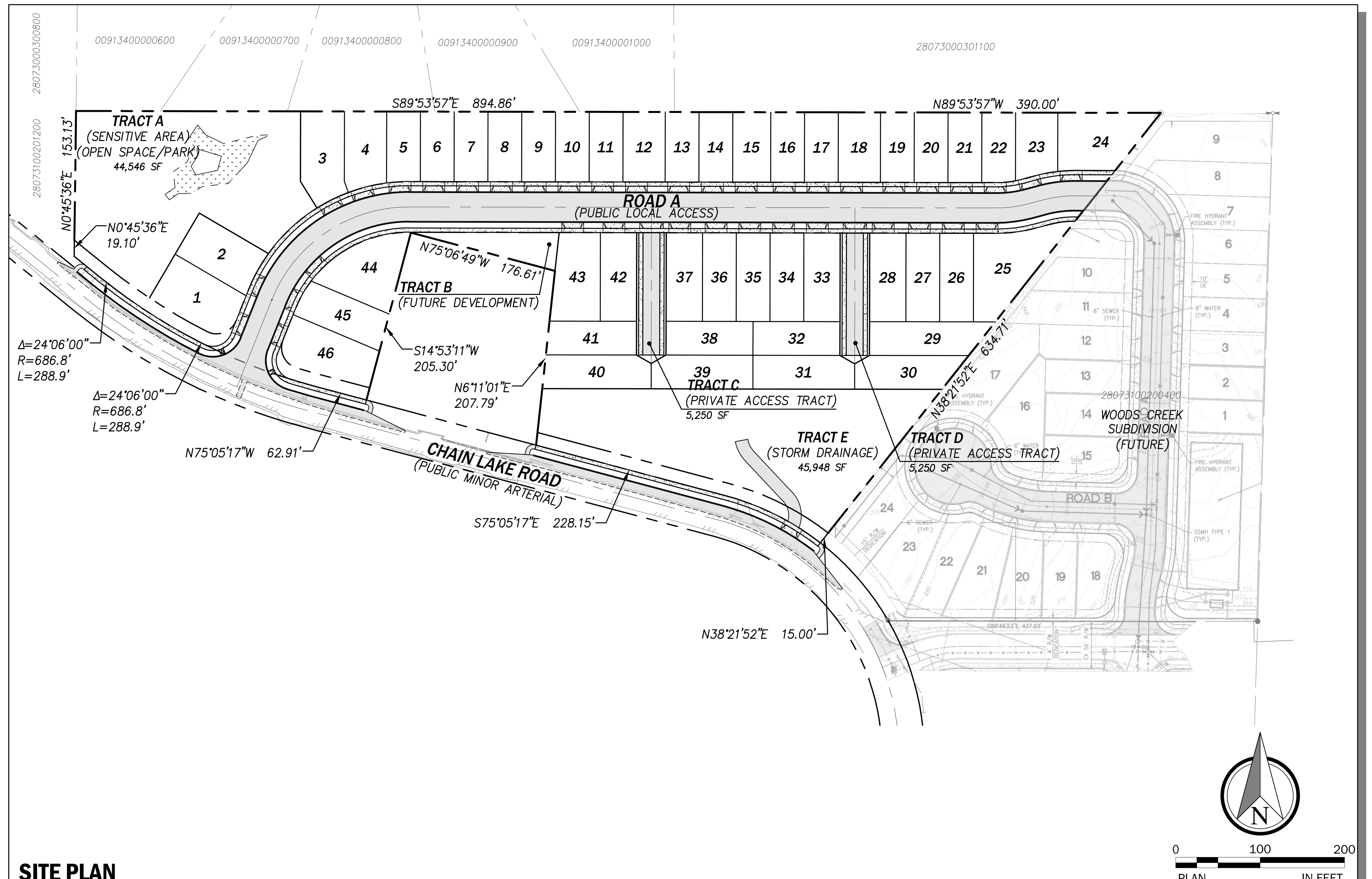
NAVD88

NOTES

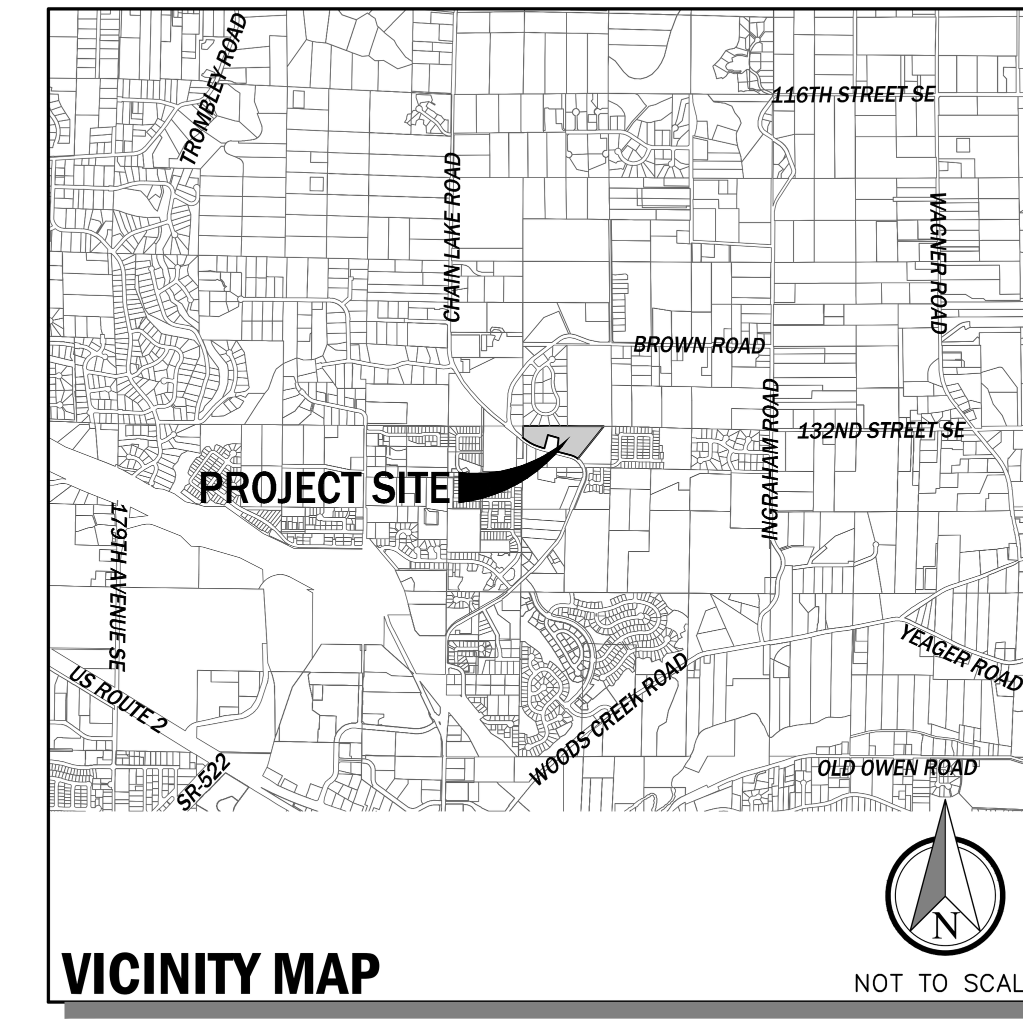
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
2. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
3. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

SURVEY NOTES

1. TOPOGRAPHY INFORMATION LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2. THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN,
   WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.



SITE PLAN



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

GENERAL

PARCEL NO.:	28073100200600, 28073100202500, 28073100202700
SITE ADDRESS:	13217, 13305, 13323 CHAIN LAKE ROAD MONROE, WA 98272
EXISTING ZONING:	R4

SITE DEVELOPMENT

TOTAL SITE AREA	8.76 AC
CRITICAL AREAS (WETLAND "A")	0.09 AC
TOTAL DEVELOPABLE AREA	8.67 AC
IMPERVIOUS AREAS:	
BUILDINGS AND DRIVEWAYS	2.74 AC
ROADWAY AND SIDEWALKS	1.75 AC
POND SURFACE	0.62 AC
PERVIOUS AREAS:	
PLANTER STRIP LANDSCAPING	0.17 AC
PARK AND YARD LANDSCAPING	4.14 AC
ALLOWABLE RESIDENTIAL DENSITY:	
ALLOWABLE BASE DENISTY	8.76 AC x 4.00 DU/AC = 35 LOTS
PRD DENSITY BONUS	0.30 x 35 = 11 LOTS
TOTAL ALLOWABLE UNITS	46 LOTS
PROPOSED NO. LOTS	46 LOTS
MINIMUM LOT WIDTH	40 FT
MAXIMUM ALLOWABLE LOT COVERAGE	60%
MINIMUM LOT SIZE PROPOSED	3,305 SF
RESIDENTIAL LOT MIX (MMC 18.84.080.0)	37% ≤ 4,000 SF 43% 4,001 TO 5,000 SF 20% > 5,000 SF
BUILDING SETBACKS	10 FT - FRONT 20 FT - GARAGE 10 FT - REAR 5 FT - SIDE

PARK AND RECREATION OPEN SPACE

MINIMUM REQUIRED (900 SF/LOT x BASE DENSITY): 900 x 35 = 31,500 SF

PARK AND RECREATION OPEN SPACE PROVIDED:		
	TRACT A	44,546 SF
	WETLAND "A"	3,853 SF
	TOTAL	41,683 SF

UTILITY PURVEYORS

WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	SNOHOMISH COUNTY FIRE DISTRICT NO. 7
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
POWER	SNOHOMISH CO. PUD
NATURAL GAS	PUGET SOUND ENERGY
CABLE	COMCAST
TELEPHONE	FRONTIER

PROJECT TEAM

OWNER/APPLICANT
KESTREL RIDGE 27, LLC
CONTACT: ROBERT FITZMAURICE
15 LAKE BELLEVUE DR, SUITE 102
BELLEVUE, WA 98005
PHONE: (425) 869-1300
EMAIL: ROBERT@TAYLORDEV.COM

CIVIL ENGINEER/PLANNER
CPH CONSULTANTS
CONTACT: MATT HOUGH, PE
11431 WILLOWS RD NE, SUITE 120
REDMOND, WA 98052
PHONE: (425) 285-2390
FAX: (425) 285-2389
EMAIL: MATT@CPHCONSULTANTS.COM

LANDSCAPE ARCHITECT
CORE DESIGN INC.
CONTACT: LINDSEY SOLORIO
12100 NE 195TH STREET, SUITE 300
BOTHELL, WA 98011
PHONE: (425) 885-7877
EMAIL: LBS@COREDESIGNINC.COM

SURVEYOR
ORCA LAND SURVEYING
CONTACT: JOANNE SWANSON, PLS
3605 COLBY AVENUE
EVERETT, WA 98201
PHONE: (425) 259-3400
FAX: (425) 258-1616
EMAIL: JOANNE@ORCASI.COM

WETLAND BIOLOGIST
SOUNDVIEW CONSULTANTS LLC
CONTACT: JON PICKETT
2907 HARBORVIEW DR, SUITE D
GIG HARBOR, WA 98335
PHONE: (253) 514-8952

TRAFFIC ENGINEER
GIBSON TRAFFIC CONSULTANTS
CONTACT: BRAD GIBSON
2813 ROCKEFELLER AVE, SUITE B
EVERETT, WA 98201
PHONE: (425) 339-8266
EMAIL: BRADL@GIBSONTRAFFIC.COM

GEOTECHNICAL ENGINEER
EARTH SOLUTIONS NW
CONTACT: SCOTT RIEGEL
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
PHONE: (425) 449-4704
EMAIL: SCOTTR@ESNW.COM

DRAWING INDEX

SHEET	DWG.	DESCRIPTION
1	P0.00	COVER
2	C0.10	EXISTING CONDITIONS
3	P1.00	PRELIMINARY CLEARING AND TESC PLAN
4	P2.00	PRELIMINARY SUBDIVISION AND PRD SITE PLAN
5	P2.10	TYPICAL ROAD SECTIONS
6	P3.00	PRELIMINARY GRADING PLAN
7	P3.01	PRELIMINARY STORM DRAINAGE PLAN
8	P3.05	FRONTAGE ROAD IMPROVEMENTS
9	P3.06	FRONTAGE ROAD IMPROVEMENTS
10	P3.10	PRELIMINARY ROAD PROFILES
11	P3.11	PRELIMINARY ROAD PROFILES
12	P3.20	STORM POND PLAN AND SECTIONS
13	P6.00	PRELIMINARY UTILITY PLAN
14	P7.00	PARK, RECREATION, AND OPEN SPACE PLAN
15	L1.01	PRELIMINARY TREE RETENTION PLAN
16	L2.01	PRELIMINARY COMPOSITE LANDSCAPE PLAN
17	L2.02	PRELIMINARY LANDSCAPE PLAN
18	L2.03	PRELIMINARY LANDSCAPE PLAN
19	L2.31	PRELIMINARY LANDSCAPE DETAILS
20	L3.01	PRELIMINARY IRRIGATION PLAN

RECEIVED
12/27/2019
CITY OF MONROE

MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/24/2019

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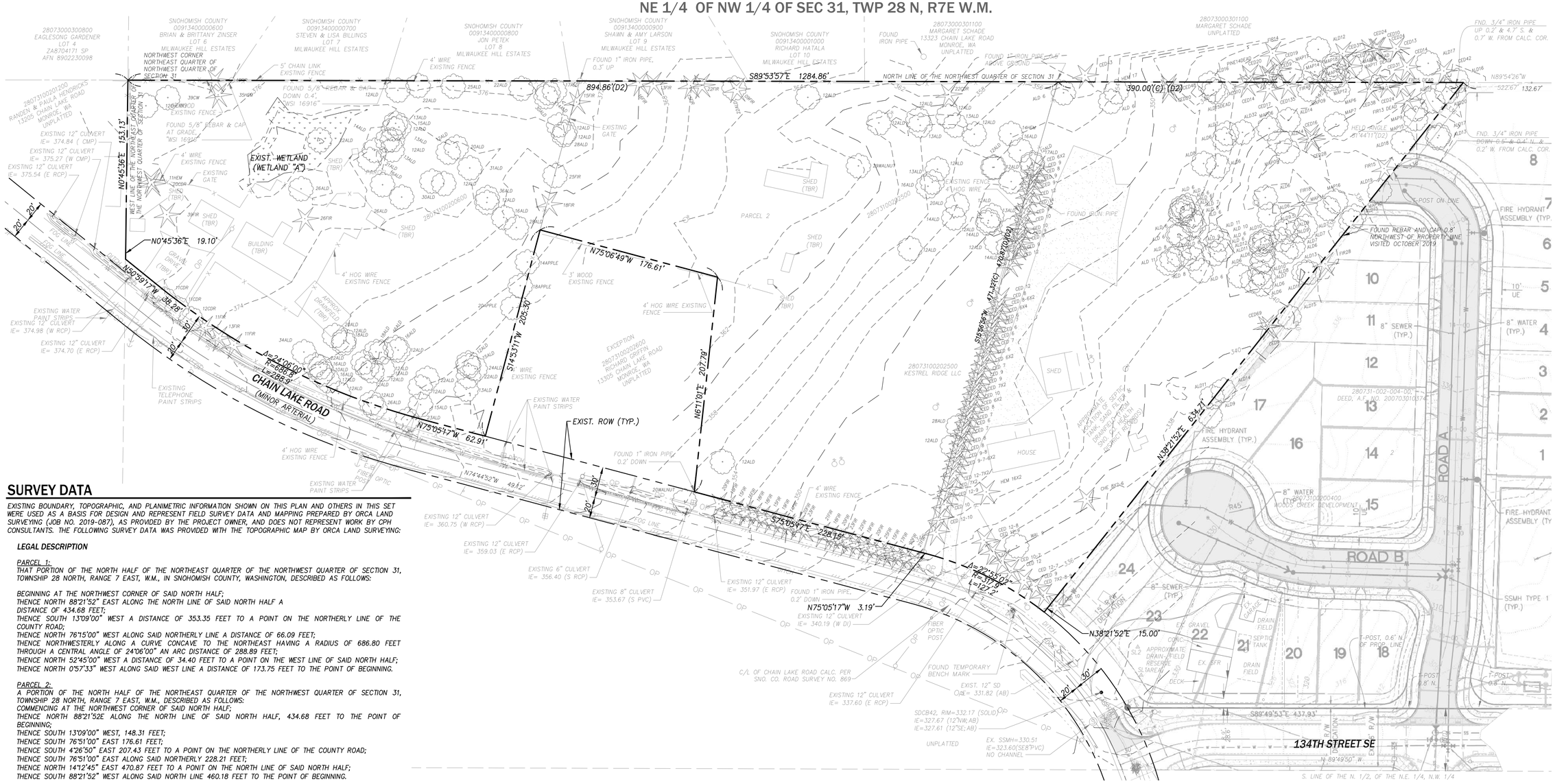
DTOP261916
PTBLOCK

NE 1/4 OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



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SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EQUIPMENT AND PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE PLAT OF EAGLEMONT DIVISION NO. 1, BEARING NORTH 00°37'13" EAST AS HELD BETWEEN THE NORTHWEST CORNER OF SECTION 31 AND THE WEST QUARTER CORNER OF SECTION 31, AS RECORDED UNDER AFN 201409165002.

SECTION SUBDIVISION: PLAT OF SINCLAIR HEIGHTS, AFN 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

VERTICAL DATUM: NAVD88

ADDITIONAL NOTES PROVIDED BY SURVEYOR:

1. *THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.*
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0 50 100
PLAN IN FEET

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NO.	DATE	REVISION	BY	CK.
1	12/24/19	PRELIMINARY PRD SUBMITTAL	MDS	MJH

MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/24/2019

KESTREL RIDGE
PRELIMINARY SUBDIVISION
EXISTING CONDITIONS

CITY OF MONROE
SNOHOMISH COUNTY, WASHINGTON

CLIENT

KESTREL RIDGE 27, LLC
15 LAKE BELLEVUE DRIVE
SUITE 102
BELLEVUE, WA 98005
PHONE: (425) 869-1300

CP|H CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
11431 Willows Rd. NE, Suite 120
Redmond, WA 98052
Phone: (425) 285-2390 | FAX: (425) 285-2389
www.cphconsultants.com

PROJECT NO. 0026-19-016

DRAWING C0.10

SHEET 2 OF 20

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CSIT261916
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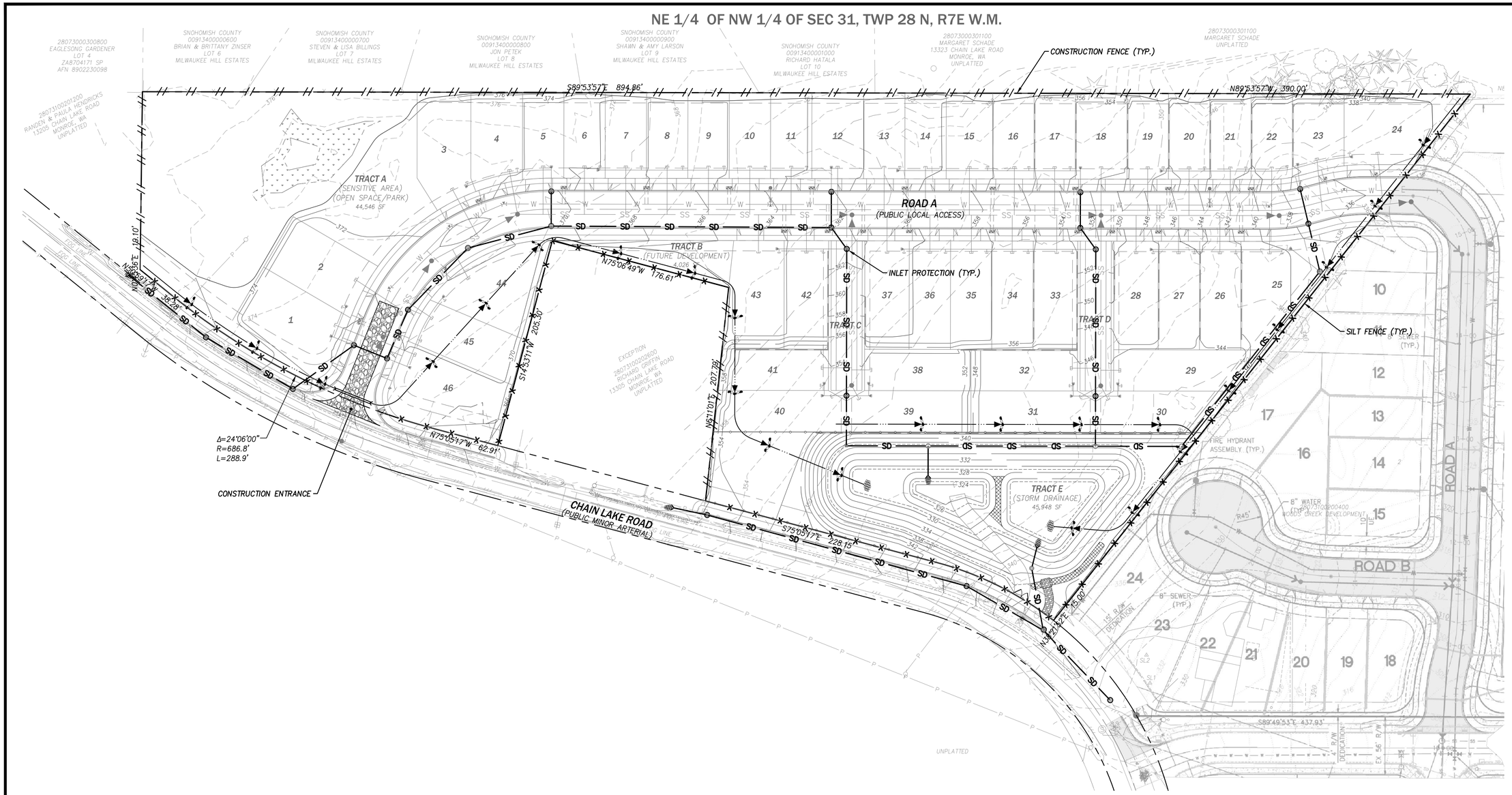

LEGEND

- APPROX. LIMIT OF GRADING
- SILT FENCE
- CONSTRUCTION FENCE
- TEMPORARY INTERCEPTOR DITCH WITH ROCK CHECK DAM
- SD — PERMANENT STORM DRAIN PIPE
- TYPE 1 CATCH BASIN W/STANDARD GRATE
- TYPE 2 CATCH BASIN W/STANDARD GRATE
- STORM DRAINAGE PROTECTION INSERT
- CONSTRUCTION ENTRANCE

NOTE:

1. THE TEMPORARY EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ILLUSTRATE THE MINIMUM AND TYPICAL BMPs NECESSARY. ADDITIONAL FACILITIES AND SPECIFICATIONS WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN AND CONSTRUCTION PLANS FOR THE PROJECT.
2. ANY EXISTING DOMESTIC WATER WELLS LOCATED ON-SITE SHALL BE ABANDONED AND DECOMMISSIONED IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY STANDARDS.
3. EXISTING PRIVATE SEPTIC TANKS AND DRAINFIELDS ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH SNOHOMISH COUNTY DEPARTMENT OF HEALTH STANDARDS.
4. A SEPARATE DEMOLITION PERMIT WILL REMOVE ALL EXISTING ON-SITE STRUCTURES.

0 50 100
PLAN IN FEET

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MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/24/2019

KESTREL RIDGE

PRELIMINARY SUBDIVISION

PRELIMINARY CLEARING AND TESC PLAN

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

CLIENT

KESTREL RIDGE 27, LLC
15 LAKE BELLEVUE DRIVE
SUITE 102
BELLEVUE, WA 98005
PHONE: (425) 869-1300

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PROJECT NO. 0026-19-016

DRAWING P1.00

SHEET 3 OF 20

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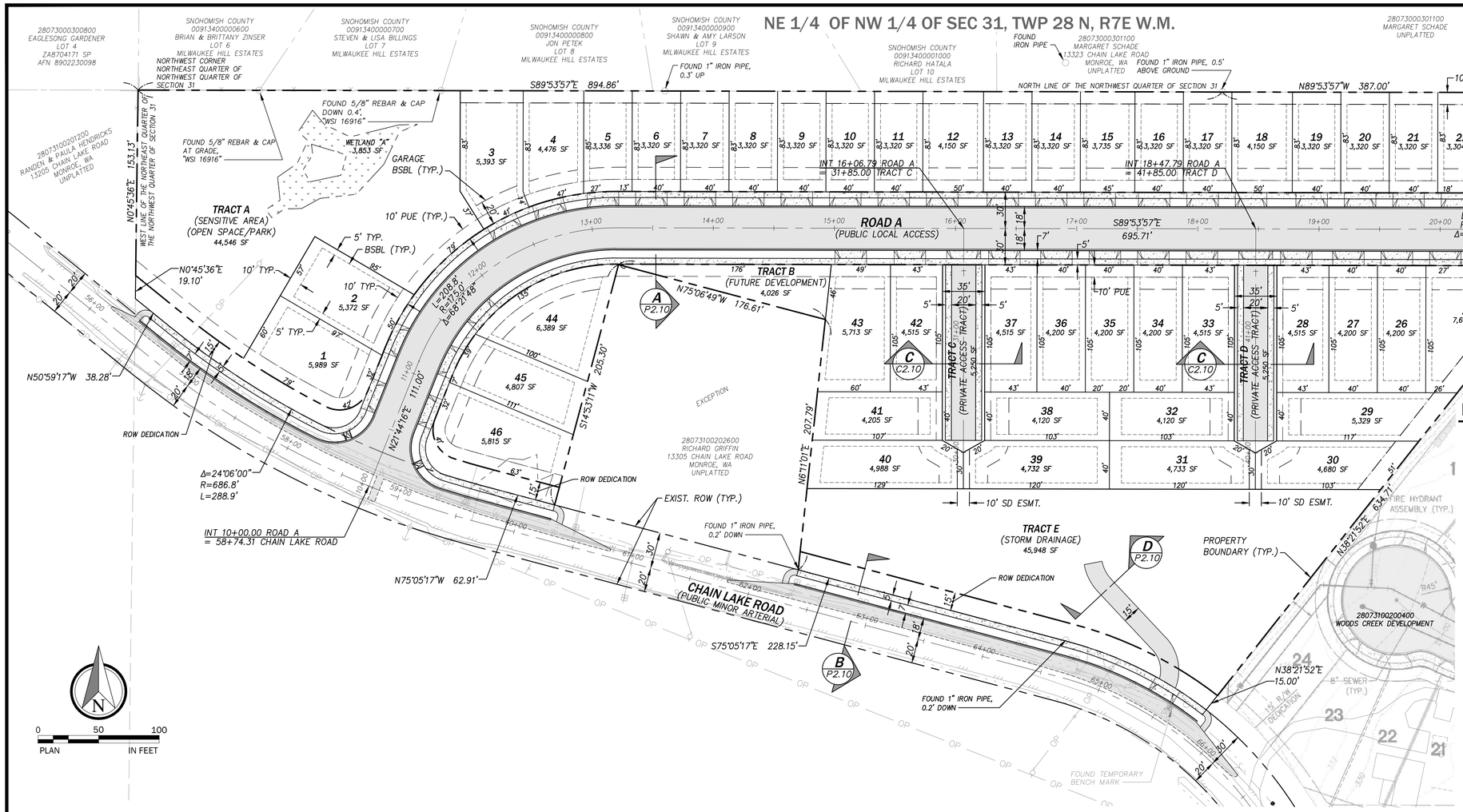

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THENCE SOUTH 13°09'00" WEST A DISTANCE OF 353.35 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
THENCE NORTH 76°15'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 66.09 FEET;
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 686.80 FEET THROUGH A CENTRAL ANGLE OF 24°06'00" AN ARC DISTANCE OF 288.89 FEET;
THENCE NORTH 52°45'00" WEST A DISTANCE OF 34.40 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF;
THENCE NORTH 0°57'33" WEST ALONG SAID WEST LINE A DISTANCE OF 173.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;

THENCE NORTH 88°21'52E ALONG THE NORTH LINE OF SAID NORTH HALF, 434.68 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 13°09'00" WEST, 148.31 FEET;
THENCE SOUTH 76°51'00" EAST 176.61 FEET;
THENCE SOUTH 4°26'50" EAST 207.43 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;
THENCE SOUTH 76°51'00" EAST ALONG SAID NORTHERLY 228.21 FEET;
THENCE NORTH 14°12'45" EAST 470.87 FEET TO A PONIT ON THE NORTH LINE OF SAID NORTH HALF;
THENCE SOUTH 88°21'52" WEST ALONG SAID NORTH LINE 460.18 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 3:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 894.86 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 14°12'45" WEST A DISTANCE OF 470.87 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD, KNOWN AS CHAIN LAKE ROAD;
THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SAID ROAD ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 317.93 FEET THROUGH A CENTRAL ANGLE OF 22°24'56" AN ARC DISTANCE OF 130.28 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 13°09'00" WEST;
THENCE NORTH 36°37'41" EAST A DISTANCE OF 650.49 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF;
THENCE SOUTH 88°21'52" WEST ALONG SAID NORTH LINE A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EQUIPMENT AND PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE PLAT OF EAGLEMONT DIVISION NO. 1, BEARING NORTH 00°37'13" EAST AS HELD BETWEEN THE NORTHWEST CORNER OF SECTION 31 AND THE WEST QUARTER CORNER OF SECTION 31, AS RECORDED UNDER AFN 201409165002.

SECTION SUBDIVISION: PLAT OF SINCLAIR HEIGHTS, AFN 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

NAVD88

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
2. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
3. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

SURVEY NOTES

1. TOPOGRAPHY INFORMATION LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2. THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.

NO.	DATE	REVISION	BY	CK.
1	12/24/19	PRELIMINARY PRD SUBMITTAL	MDS	MJH

MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/24/2019

KESTREL RIDGE

PRELIMINARY SUBDIVISION

PRELIMINARY SUBDIVISION AND PRD SITE PLAN

SNOHOMISH COUNTY, WASHINGTON

CITY OF MONROE

CLIENT

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PROJECT NO. 0026-19-016

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SHEET 4 OF 20

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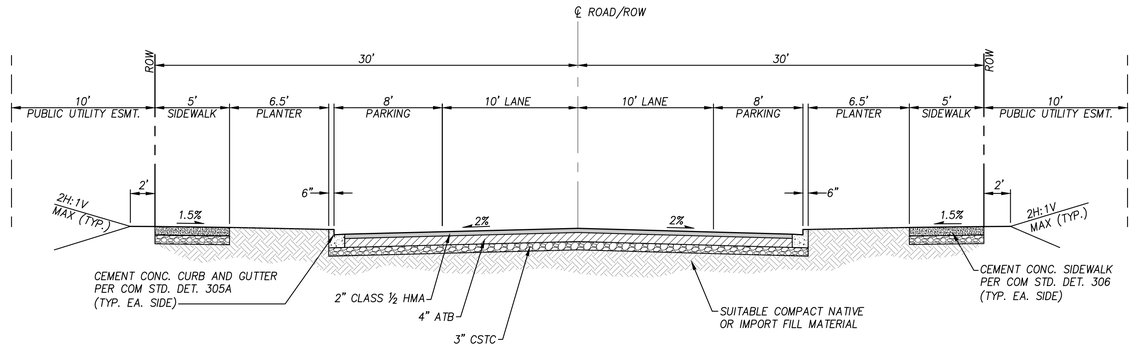
PTBLOCK

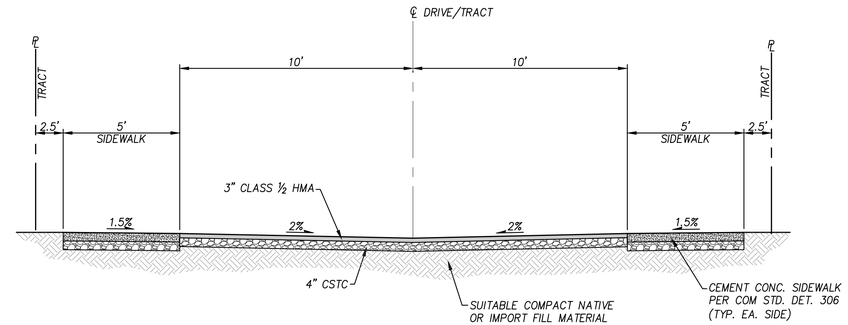
NE 1/4 OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



A / P2.00 TYPICAL ROAD SECTION - ROAD A

NOT TO SCALE

(PUBLIC LOCAL ACCESS)



C / P2.00 TYPICAL ROAD SECTION - PRIVATE ACCESS

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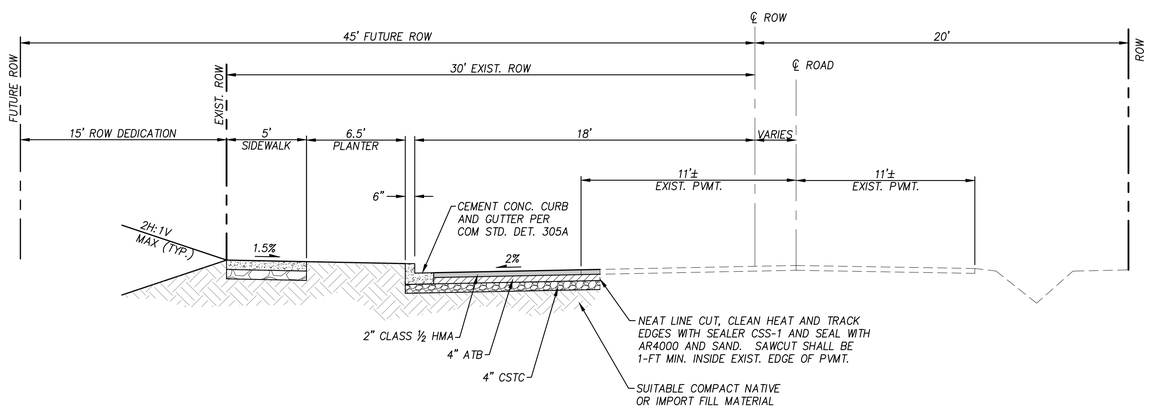
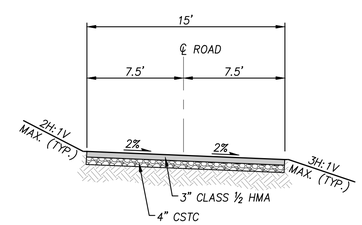


B / P2.00 TYPICAL ROAD SECTION - CHAIN LAKE ROAD

NOT TO SCALE

(PUBLIC MINOR ARTERIAL)



D / P2.00 POND ACCESS ROAD

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TYPICAL ROAD SECTIONS

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SNOHOMISH COUNTY, WASHINGTON

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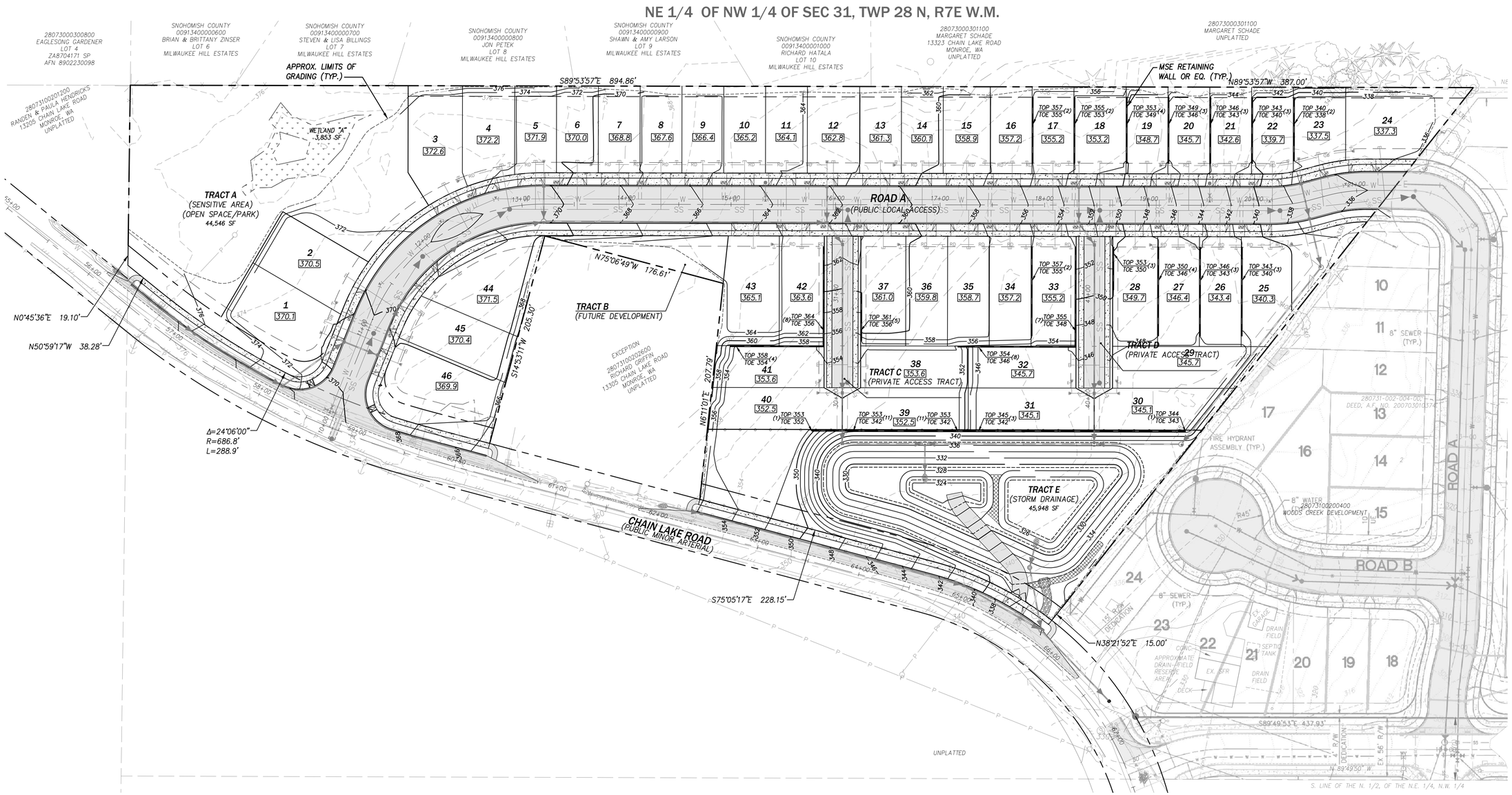

LEGEND

———	MSE RETAINING WALL
	ROCKERY
— — — —	GRADE BREAK
- - - - - -	APPROX. LIMITS OF GRADING
500.0	FINISHED PAD GRADE
— — 160 — —	EXIST. TOPOGRAPHIC CONTOUR
——160——	PROPOSED GRADE CONTOUR
	TYPE 1 STORM DRAINAGE CATCH BASIN
	TYPE 2 STORM DRAINAGE CATCH BASIN
—— SD ——	STORM DRAINAGE PIPE
TOP 246 / TOE 242 (4)	FINISHED GRADE AT TOP/TOE OF WALL

APPROXIMATE EARTHWORK QUANTITIES

THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATE BASED ON PRELIMINARY FINISHED DESIGN GRADES AND ARE PROVIDED TO ILLUSTRATE THE GENERAL EARTHWORK EFFORTS FOR THE PROJECT EXCLUDING VOLUMES PAVEMENT SECTIONS AND TRENCH DISPLACEMENT:

8" STRIPPING:	8,573 CY
CUT:	23,030 CY
FILL:	22,202 CY
NET (CUT):	828 CY

0 50 100
PLAN IN FEET

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KESTREL RIDGE

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PRELIMINARY GRADING PLAN

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

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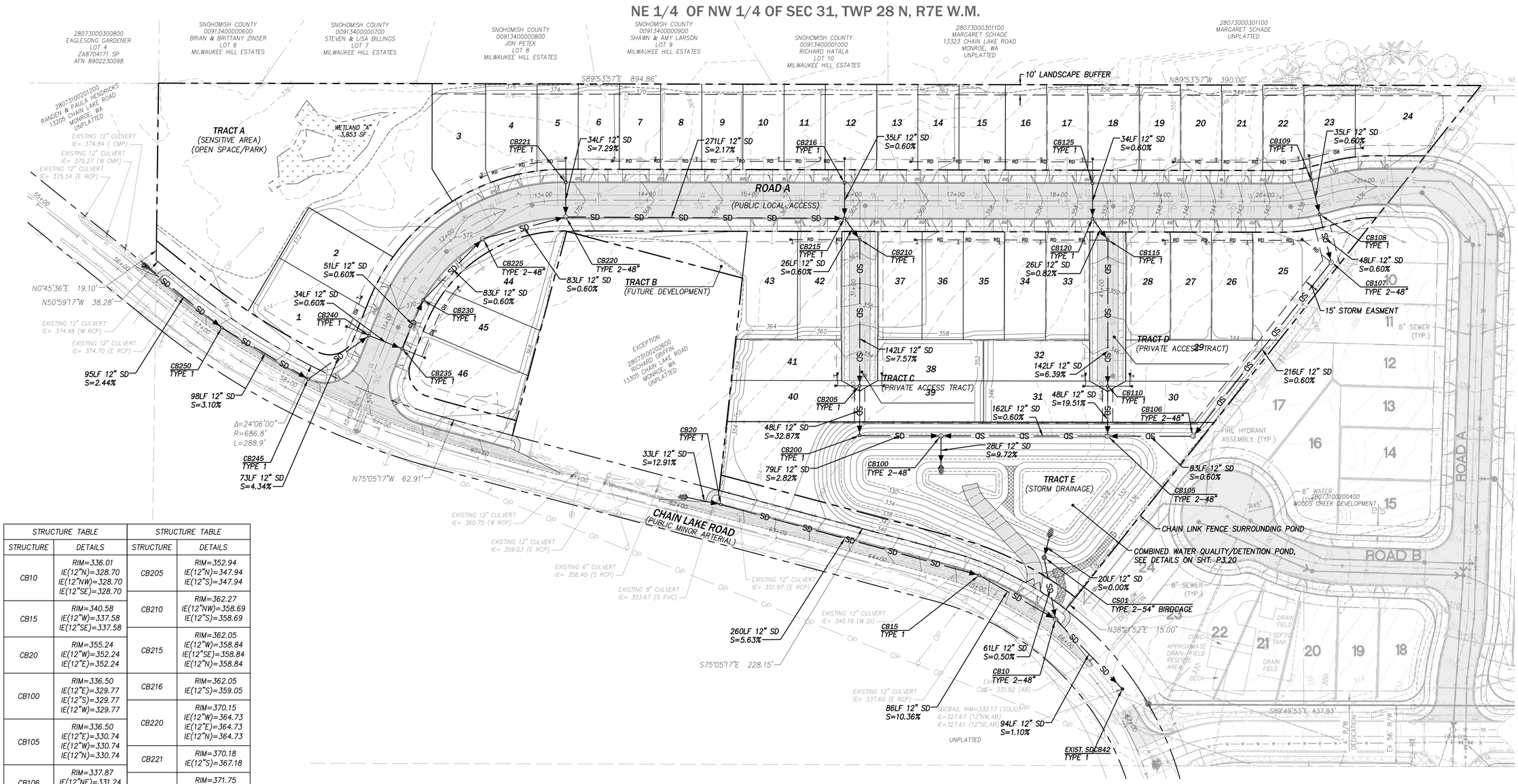

STRUCTURE TABLE		STRUCTURE TABLE	
STRUCTURE	DETAILS	STRUCTURE	DETAILS
CB10	RIM=336.01 IE(12"N)=328.70 IE(12"NW)=328.70 IE(12"SE)=328.70	CB205	RIM=352.94 IE(12"N)=347.94 IE(12"S)=347.94
CB15	RIM=340.58 IE(12"W)=337.58 IE(12"SE)=337.58	CB210	RIM=362.27 IE(12"NW)=358.69 IE(12"S)=358.69
CB20	RIM=355.24 IE(12"W)=352.24 IE(12"E)=352.24	CB215	RIM=362.05 IE(12"W)=358.84 IE(12"SE)=358.84 IE(12"N)=358.84
CB100	RIM=336.50 IE(12"E)=329.77 IE(12"S)=329.77 IE(12"W)=329.77	CB216	RIM=362.05 IE(12"S)=359.05
CB105	RIM=336.50 IE(12"E)=330.74 IE(12"W)=330.74 IE(12"N)=330.74	CB220	RIM=370.15 IE(12"W)=364.73 IE(12"E)=364.73 IE(12"N)=364.73
CB106	RIM=337.87 IE(12"NE)=331.24 IE(12"W)=331.24	CB221	RIM=370.18 IE(12"S)=367.18
CB107	RIM=338.50 IE(12"SW)=332.53 IE(12"N)=332.53	CB225	RIM=371.75 IE(12"SW)=365.23 IE(12"E)=365.23
CB108	RIM=337.06 IE(12"N)=332.82 IE(12"S)=332.82	CB230	RIM=370.03 IE(12"SW)=365.73 IE(12"NE)=365.73
CB109	RIM=337.03 IE(12"S)=333.03	CB235	RIM=369.25 IE(12"W)=366.04 IE(12"NE)=366.04
CB110	RIM=345.20 IE(12"S)=340.20 IE(12"N)=340.20	CB240	RIM=369.25 IE(12"E)=366.25 IE(12"SW)=366.25
CB115	RIM=352.27 IE(12"NW)=349.27 IE(12"S)=349.27	CB245	RIM=372.40 IE(12"NW)=369.40 IE(12"NE)=369.40
CB120	RIM=352.69 IE(12"N)=349.48 IE(12"SE)=349.48	CB250	RIM=375.43 IE(12"NW)=372.43 IE(12"SE)=372.43
CB125	RIM=352.65 IE(12"S)=349.69	CS01	RIM=337.86 IE(12"N)=329.00 IE(12"S)=329.00
CB200	RIM=337.35 IE(12"N)=332.00 IE(12"E)=332.00	CUL1	RIM=329.61 IE(12"S)=329.00

LEGEND

- MSE RETAINING WALL
- ROCKERY
- 160 EXIST. TOPOGRAPHIC CONTOUR
- 160 PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- YARD DRAIN
- SD STORM DRAINAGE PIPE
- RD ROOF DRAIN CONNECTION

N

0 50 100
PLAN IN FEET

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MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/24/2019

KESTREL RIDGE

PRELIMINARY SUBDIVISION

PRELIMINARY STORM DRAINAGE PLAN

CITY OF MONROE SNOHOMISH COUNTY, WASHINGTON

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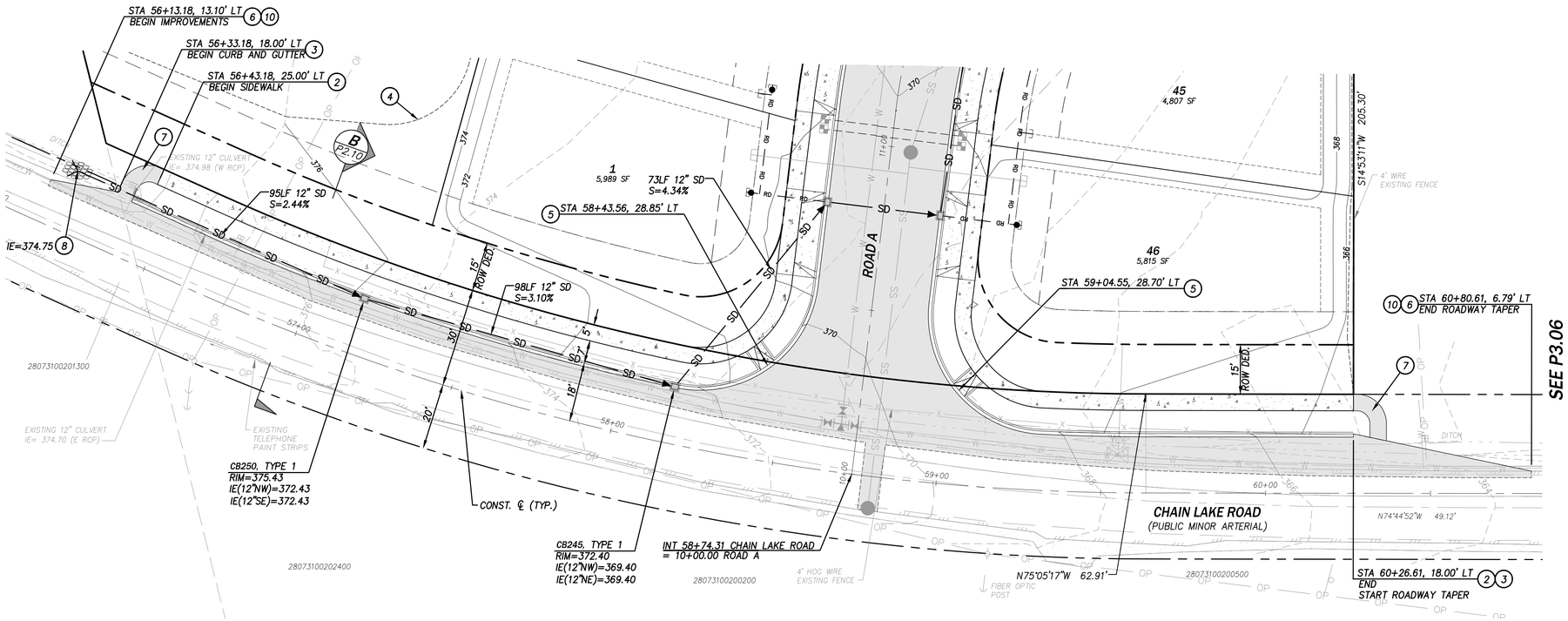
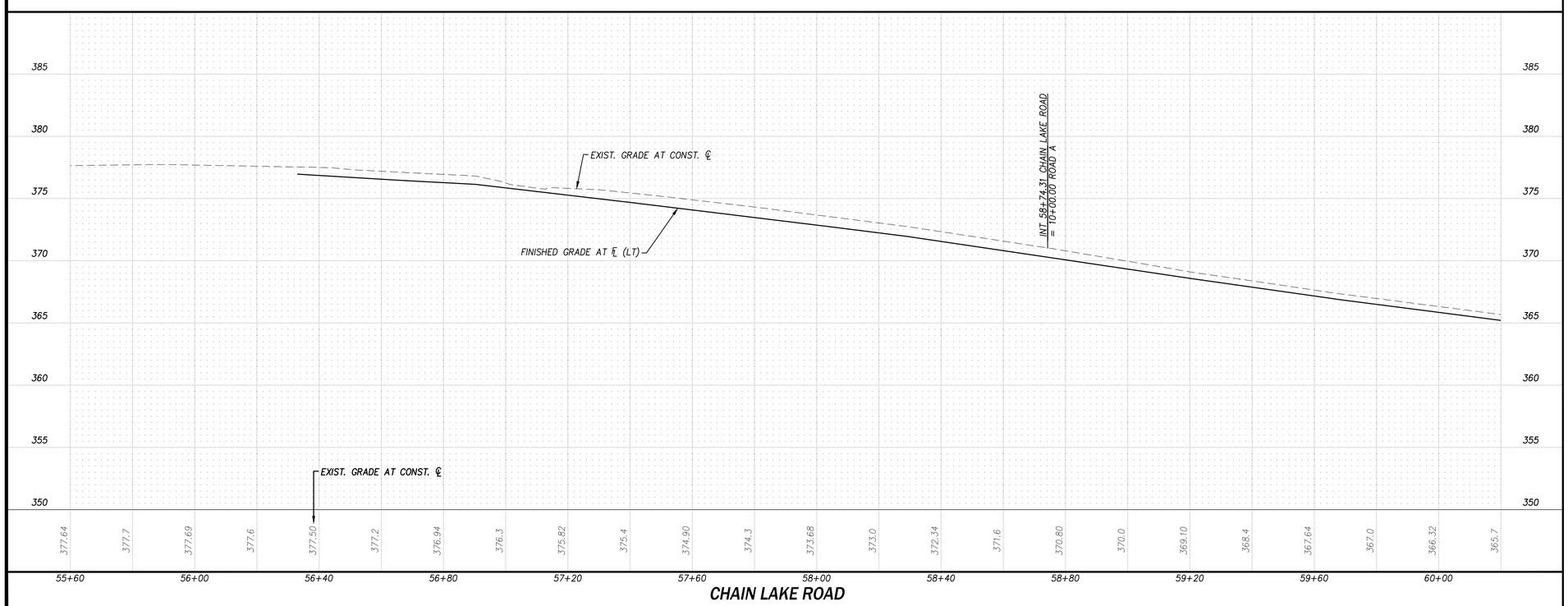
PTBLOCK

NE 1/4 OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.





LEGEND

- MSE RETAINING WALL
- EXIST. TOPOGRAPHIC CONTOUR
- PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- STORM DRAINAGE PIPE
- ROOF DRAIN CONNECTION
- RIP-RAP/QUARRY SPALL PAD
- SAWCUT
- EXIST. STORM DRAIN PIPE
- SANITARY SEWER MAIN
- WATER MAIN

CONSTRUCTION NOTES

1. CEMENT CONC. DRIVEWAY TYPE 2 PER COM STD. DET. 307B
2. CEMENT CONC. SIDEWALK PER COM STD. DET. 306, WIDTH PER PLAN
3. CEMENT CONC. CURB AND GUTTER PER COM STD. DET. 305A
4. APPROX. LIMIT OF GRADING
5. COMBINATION CURB RAMP PER WSDOT STD. PLAN F-40.14-03
6. MATCH EXIST. IMPROVEMENTS
7. TEMP. ASPHALT SIDEWALK TRANSITION
8. PIPE INLET PROTECTION
9. PIPE OUTLET PROTECTION
10. SAWCUT, MATCH EXIST.

0 5 10 VERT. IN FEET
0 20 40 HORIZ. IN FEET

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MATTHEW J. HOUGH, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 12/24/2019

KESTREL RIDGE
PRELIMINARY SUBDIVISION
FRONTAGE ROAD IMPROVEMENTS

CITY OF MONROE
SNOHOMISH COUNTY, WASHINGTON

CLIENT

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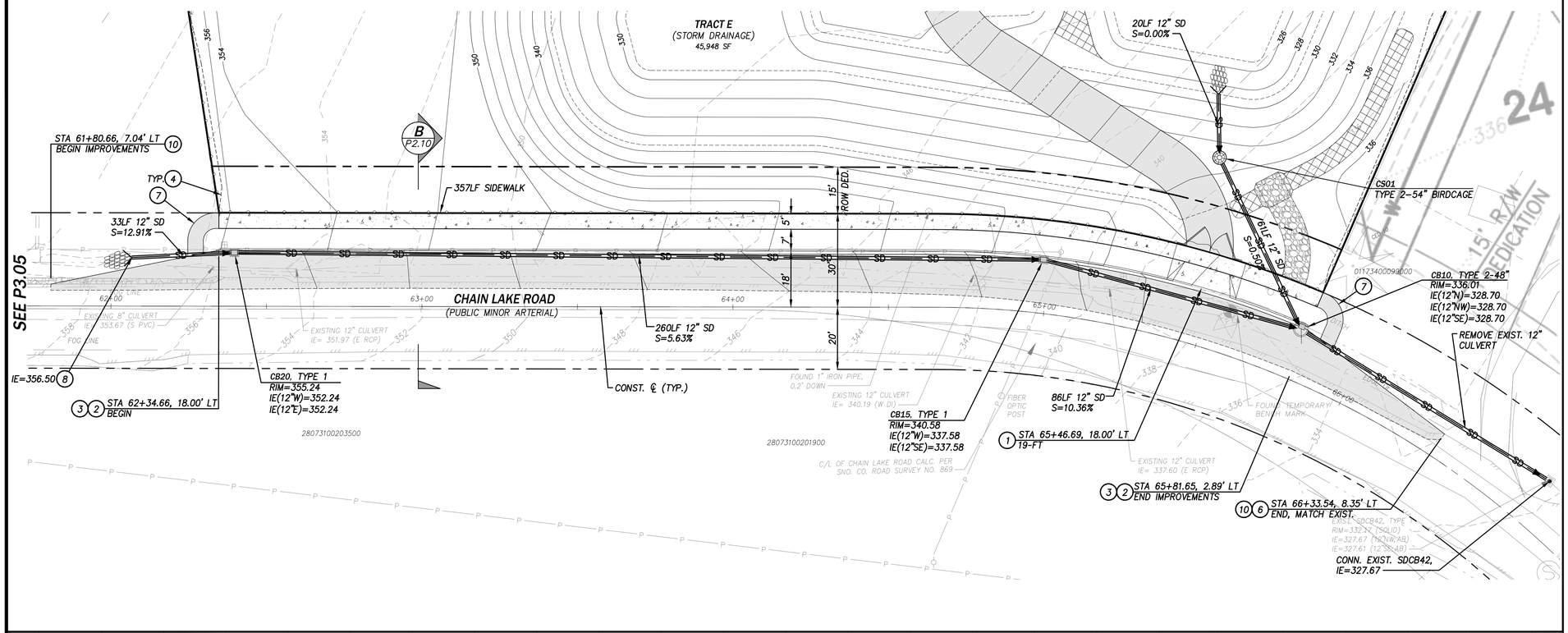
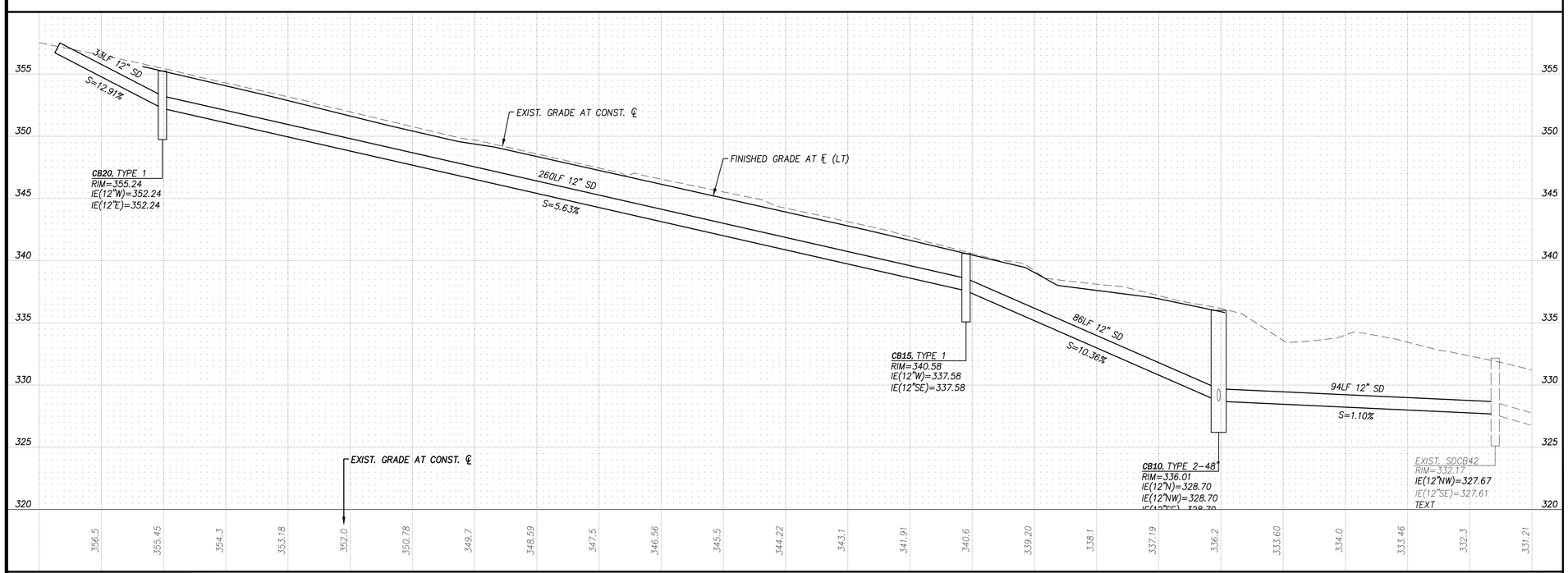
NE 1/4 OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.





LEGEND

- MSE RETAINING WALL
- 160 EXIST. TOPOGRAPHIC CONTOUR
- 160 PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- SD STORM DRAINAGE PIPE
- RD ROOF DRAIN CONNECTION
- RIP-RAP/QUARRY SPALL PAD
- SAWCUT
- SD EXIST. STORM DRAIN PIPE
- SS SANITARY SEWER MAIN
- W WATER MAIN

CONSTRUCTION NOTES

1. CEMENT CONC. DRIVEWAY TYPE 2 PER COM STD. DET. 307B
2. CEMENT CONC. SIDEWALK PER COM STD. DET. 306, WIDTH PER PLAN
3. CEMENT CONC. CURB AND GUTTER PER COM STD. DET. 305A
4. APPROX. LIMIT OF GRADING
5. COMBINATION CURB RAMP PER WSDOT STD. PLAN F-40.14-03
6. MATCH EXIST. IMPROVEMENTS
7. TEMP. ASPHALT SIDEWALK TRANSITION
8. PIPE INLET PROTECTION
9. PIPE OUTLET PROTECTION
10. SAWCUT, MATCH EXIST.

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MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
12/24/2019

KESTREL RIDGE

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FRONTAGE ROAD IMPROVEMENTS

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

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0 20 40 HORIZ. IN FEET

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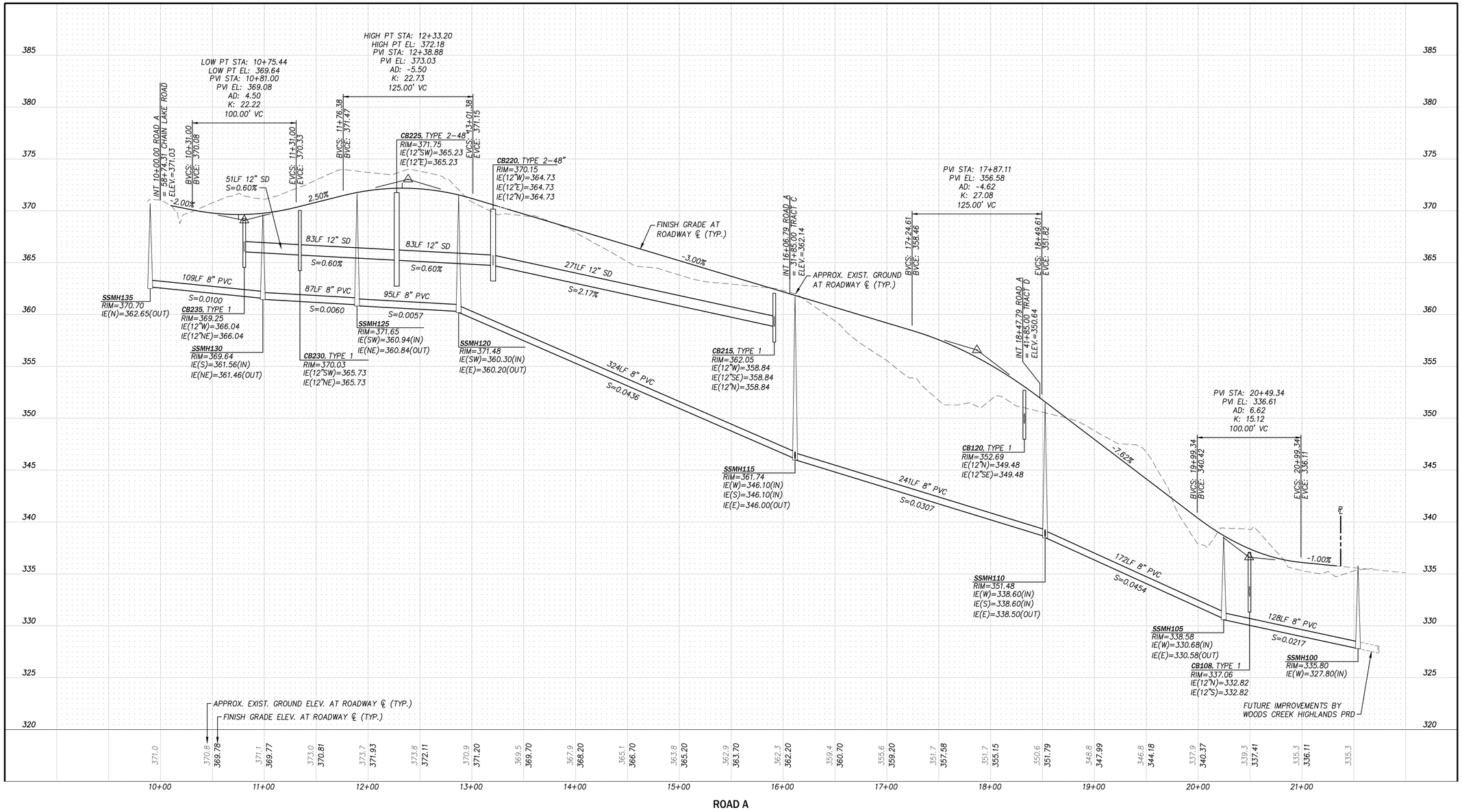

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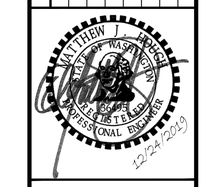

KESTREL RIDGE

PRELIMINARY SUBDIVISION

PRELIMINARY ROAD PROFILES

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

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SHEET 10 OF 20

0 5 10 VERT. IN FEET

0 50 100 HORIZ. IN FEET

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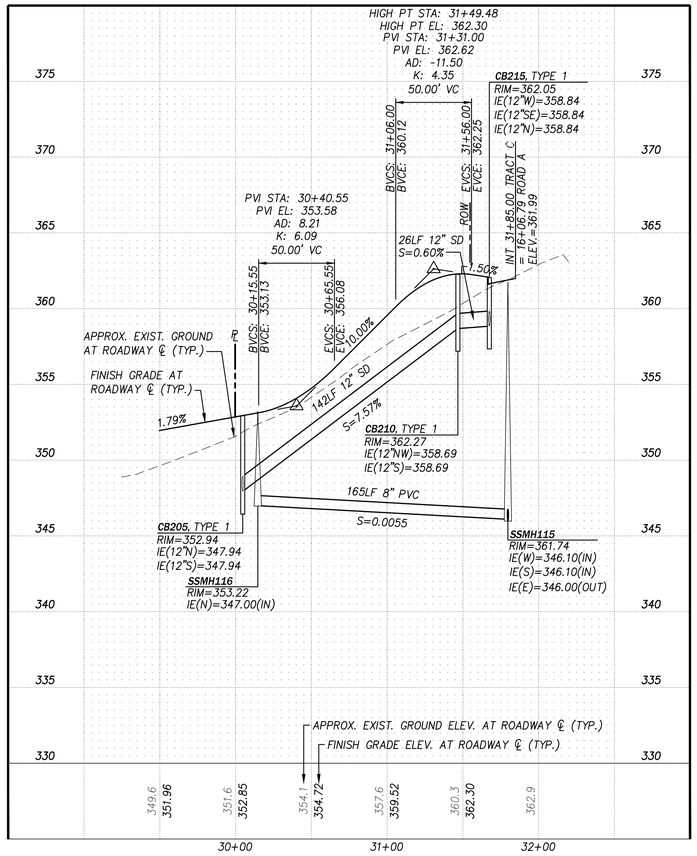
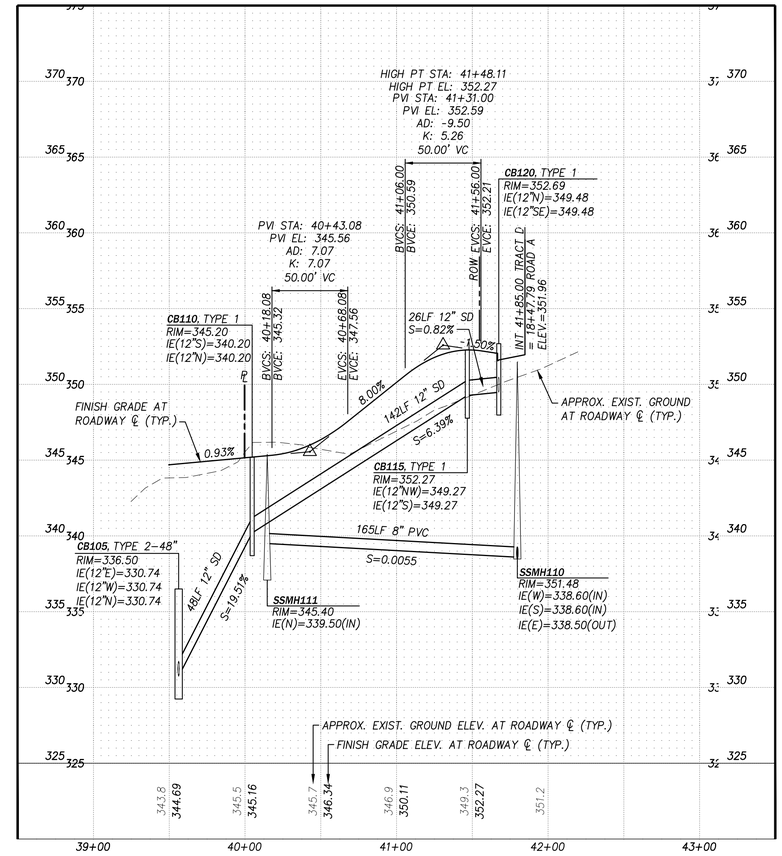


TRACT C



TRACT D

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MATTHEW J. HOUGH
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
12/24/2019

KESTREL RIDGE

PRELIMINARY SUBDIVISION

PRELIMINARY ROAD PROFILES

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

CLIENT

KESTREL RIDGE 27, LLC
15 LAKE BELLEVUE DRIVE
SUITE 102
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PHONE: (425) 869-1300

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PROJECT NO.
0026-19-016

DRAWING
P3.11

SHEET 11 OF 20

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VERT. IN FEET
0 50 100
HORIZ. IN FEET

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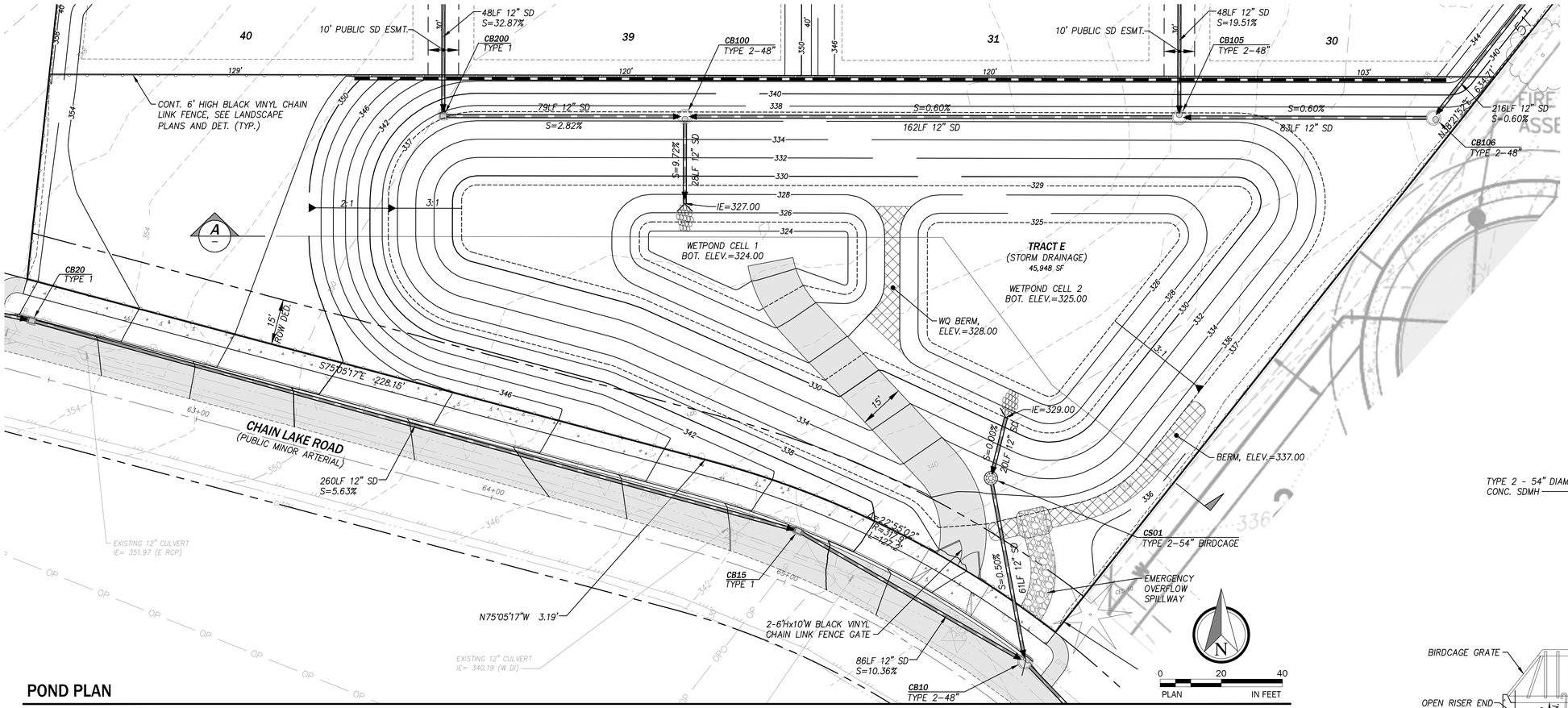
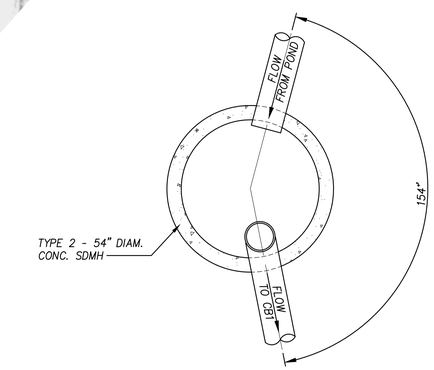
CSIT261916
CUSD261916
CUWS261916
OTOP261916
CGRD261916
PTBLOCK

NE 1/4 OF NW 1/4 OF SEC 31, TWP 28 N, R7E W.M.



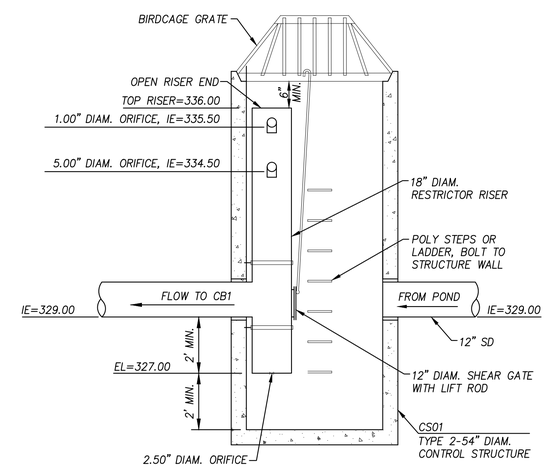
POND PLAN

SCALE: AS NOTED



PLAN

SECTION A



SECTION

FLOW CONTROL STRUCTURE – CS01

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REGISTERED PROFESSIONAL ENGINEER
12/24/2019

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PRELIMINARY SUBDIVISION

STORM POND PLAN AND SECTIONS

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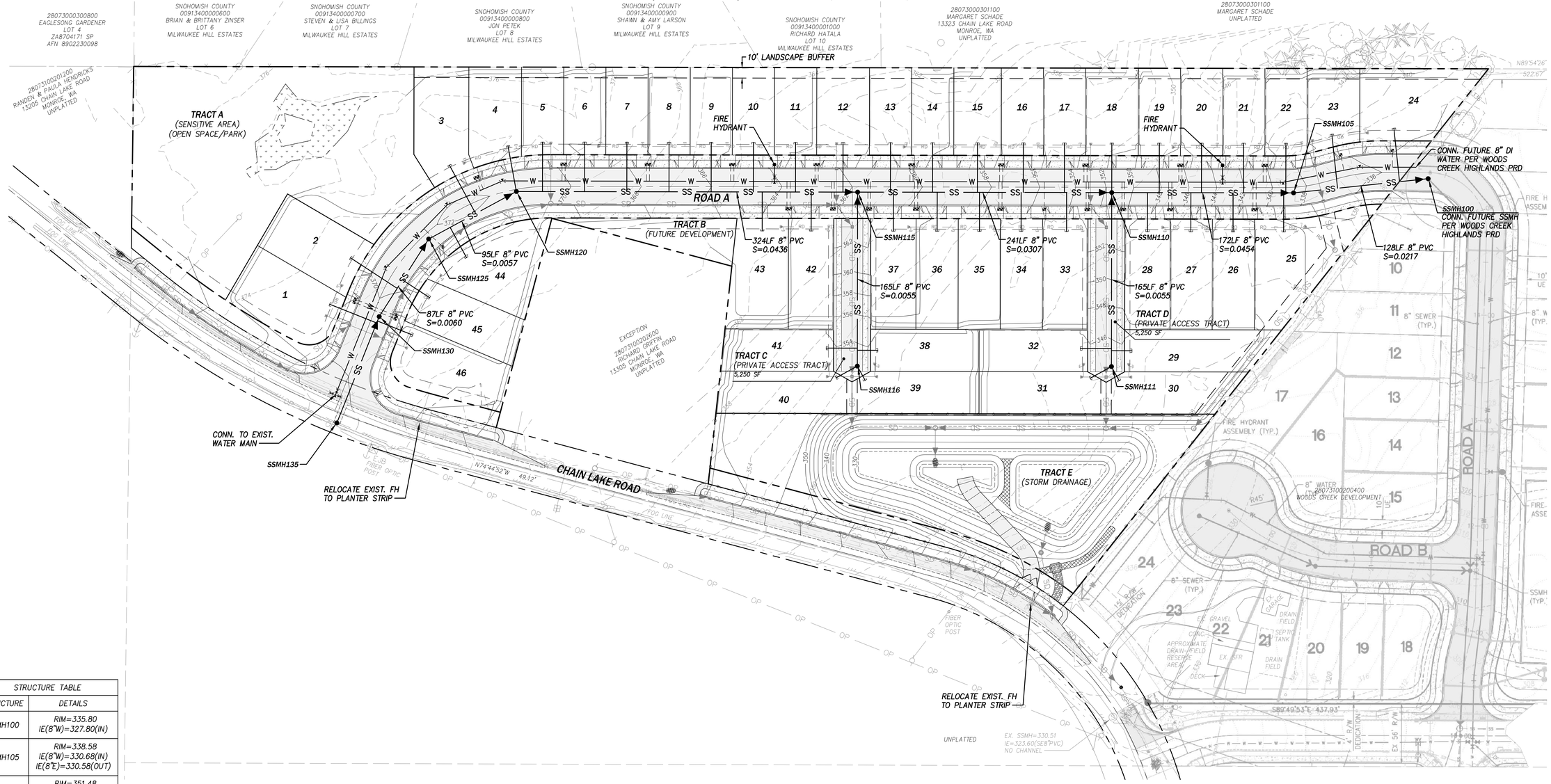

STRUCTURE TABLE	
STRUCTURE	DETAILS
SSMH100	RIM=335.80 IE(8"W)=327.80(IN)
SSMH105	RIM=338.58 IE(8"W)=330.68(IN) IE(8"E)=330.58(OUT)
SSMH110	RIM=351.48 IE(8"W)=338.60(IN) IE(8"S)=338.60(IN) IE(8"E)=338.50(OUT)
SSMH111	RIM=345.40 IE(8"N)=339.50(OUT)
SSMH115	RIM=361.74 IE(8"W)=346.10(IN) IE(8"S)=346.10(IN) IE(8"E)=346.00(OUT)
SSMH116	RIM=353.22 IE(8"N)=347.00(OUT)
SSMH120	RIM=371.48 IE(8"SW)=360.30(IN) IE(8"E)=360.20(OUT)
SSMH125	RIM=371.65 IE(8"SW)=360.94(IN) IE(8"NE)=360.84(OUT)
SSMH130	RIM=369.64 IE(8"S)=361.56(IN) IE(8"NE)=361.46(OUT)
SSMH135	RIM=370.70 IE(8"N)=362.65(OUT)

LEGEND

- SD — STORM DRAIN
- TYPE 1 SD CATCH BASIN
- TYPE 2 SD CATCH BASIN
- SS — SANITARY SEWER MAIN
- STANDARD PRECAST SEWER MANHOLE
- SIDE SEWER SERVICE W/CLEANOUT
- W — WATER MAIN
- WATER SERVICE (PIPE)
- WATER METER
- FIRE HYDRANT (FH)
- GATE VALVE
- BLOWOFF ASSEMBLY

NOTE: SEE SEWER PROFILES ON DRAWINGS C3.10 AND C3.11.

0 50 100
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12/24/2019

KESTREL RIDGE

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PRELIMINARY UTILITY PLAN

CITY OF MONROE
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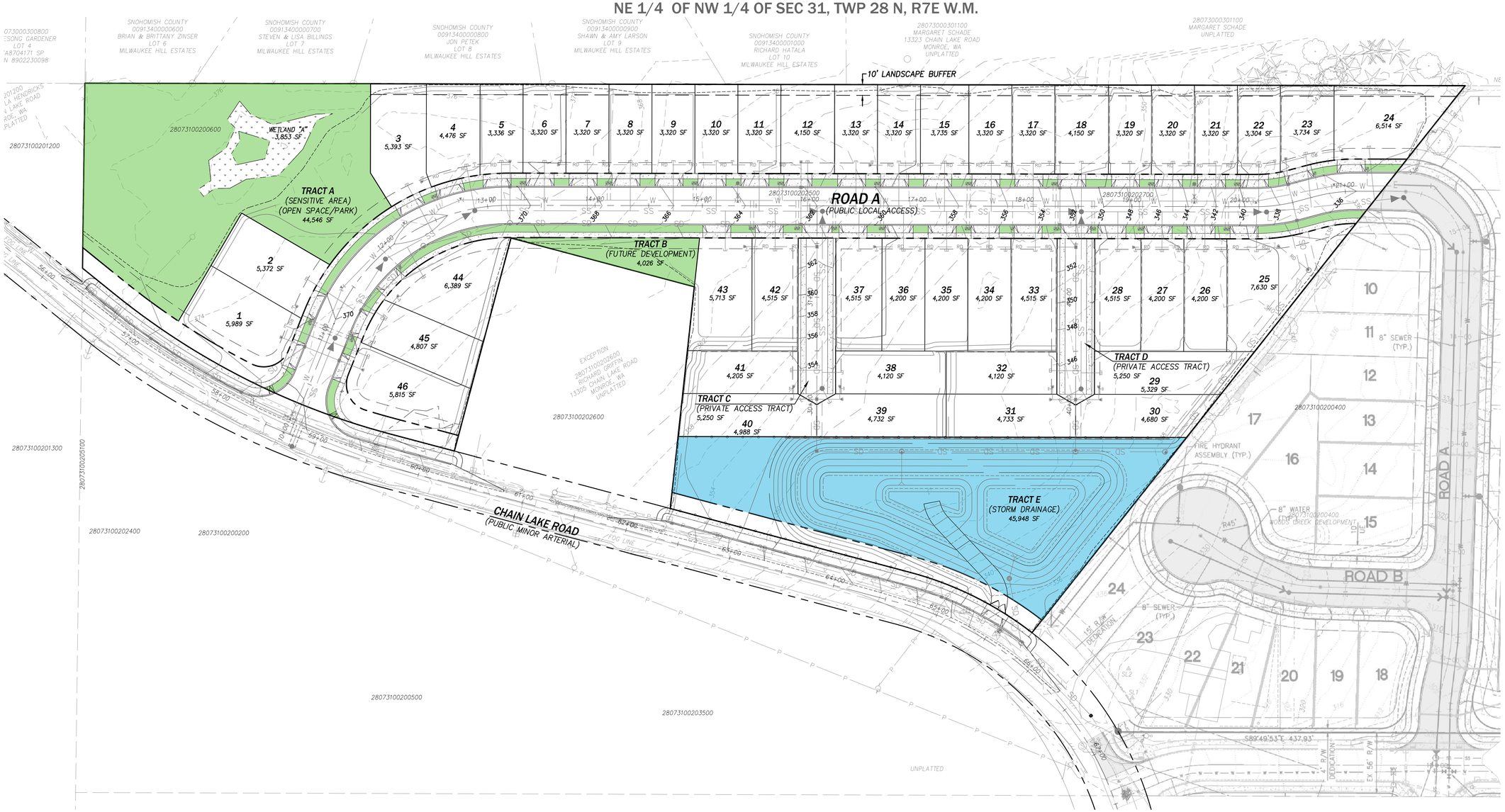

LEGEND

- COMMON LANDSCAPE, OPEN SPACE, OR FUTURE DEVELOPMENT
- STORM DRAINAGE

OPEN SPACE AND RECREATION

REQUIRED PARK AND RECREATION:	35 DU (BASE DENSITY) x 900 SF/DU= 31,500 SF	
PROVIDED PARK AND RECREATION:	TRACT A	44,546 SF
	WETLAND "A"	3,853 SF
	TOTAL	41,683 SF

NOTE: SEE LANDSCAPE PLANS FOR PARK AND RECREATION AREA PLANTING AND AMENITY DETAILS.

0 50 100
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12/24/2019

KESTREL RIDGE

PRELIMINARY SUBDIVISION

PARK, RECREATION, AND OPEN SPACE PLAN

CITY OF MONROE

SNOHOMISH COUNTY, WASHINGTON

CLIENT

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SEC. 31, TWP. 28 N., RGE. 7 E., W.M.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- OFFSITE TREE

TREE DENSITY CALCULATIONS

TOTAL ONSITE EXISTING TREES:	243
EXISTING TREES TO REMAIN:	17
EXISTING TREES TO BE REMOVED:	226

SCALE: 1" = 50'

0 25 50 100

PRELIMINARY TREE RETENTION PLAN

SCALE: 1" = 50'

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LINDSEY BENNETT SOLORIO
NO. 0816 EXP. 04/17/2020
LICENSED LANDSCAPE ARCHITECT

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PRELIMINARY TREE RETENTION PLAN
KESTREL RIDGE
KESTREL RIDGE 27, LLC
15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WA 98005

DATE	DECEMBER 2019
DESIGNED	LBS
DRAWN	LBS
APPROVED	LBS

LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER

SHEET	OF
L1.01	6

PROJECT NUMBER
19192

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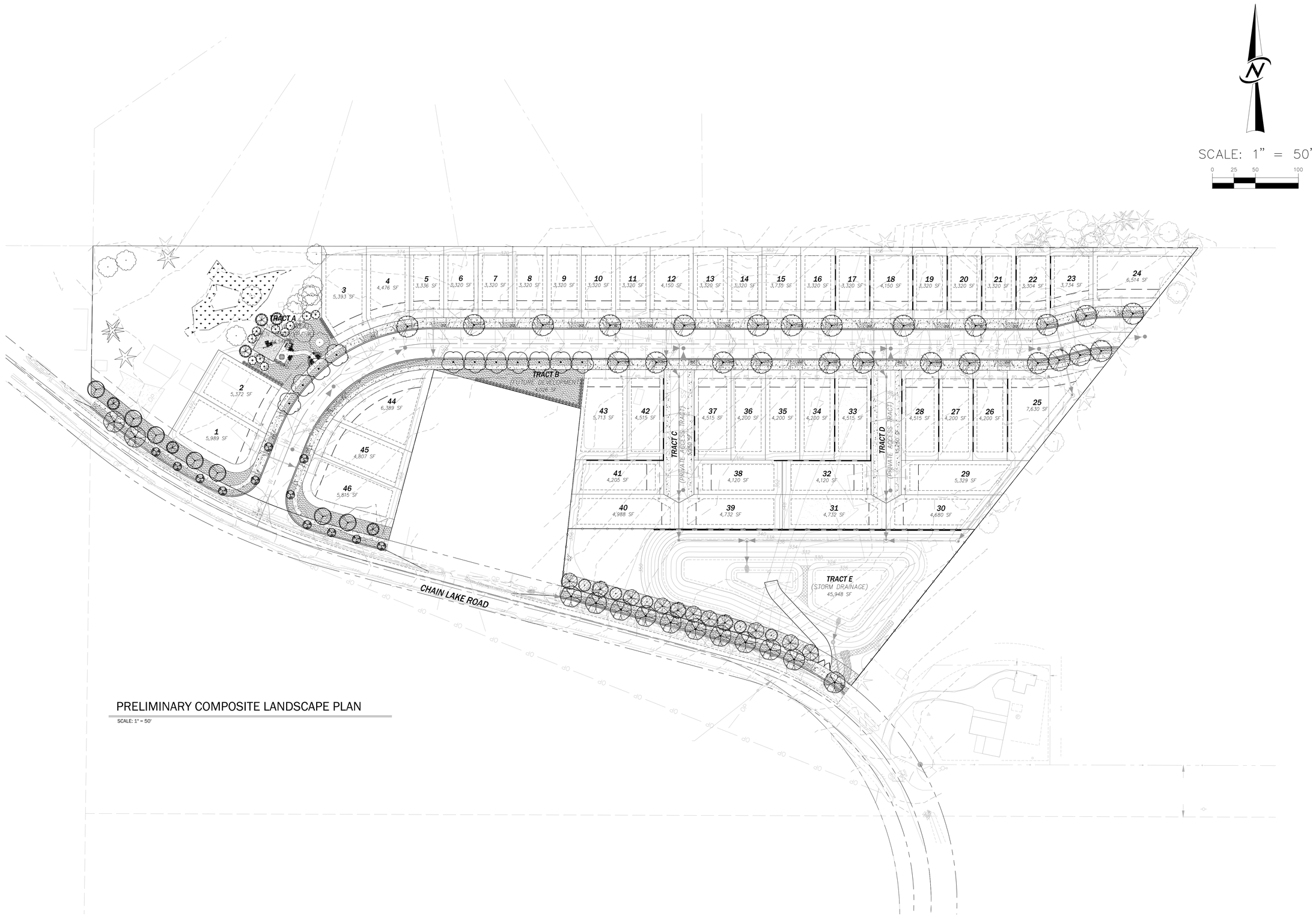
SEC. 31, TWP. 28 N., RGE. 7 E., W.M.



PRELIMINARY COMPOSITE LANDSCAPE PLAN

SCALE: 1" = 50'

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PRELIMINARY COMPOSITE LANDSCAPE PLAN

KESTREL RIDGE

KESTREL RIDGE 27, LLC

15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WA 98005

DATE	DECEMBER 2019
DESIGNED	LBS
DRAWN	LBS
APPROVED	LBS

LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER

SHEET L2.01 OF 6

PROJECT NUMBER 19192

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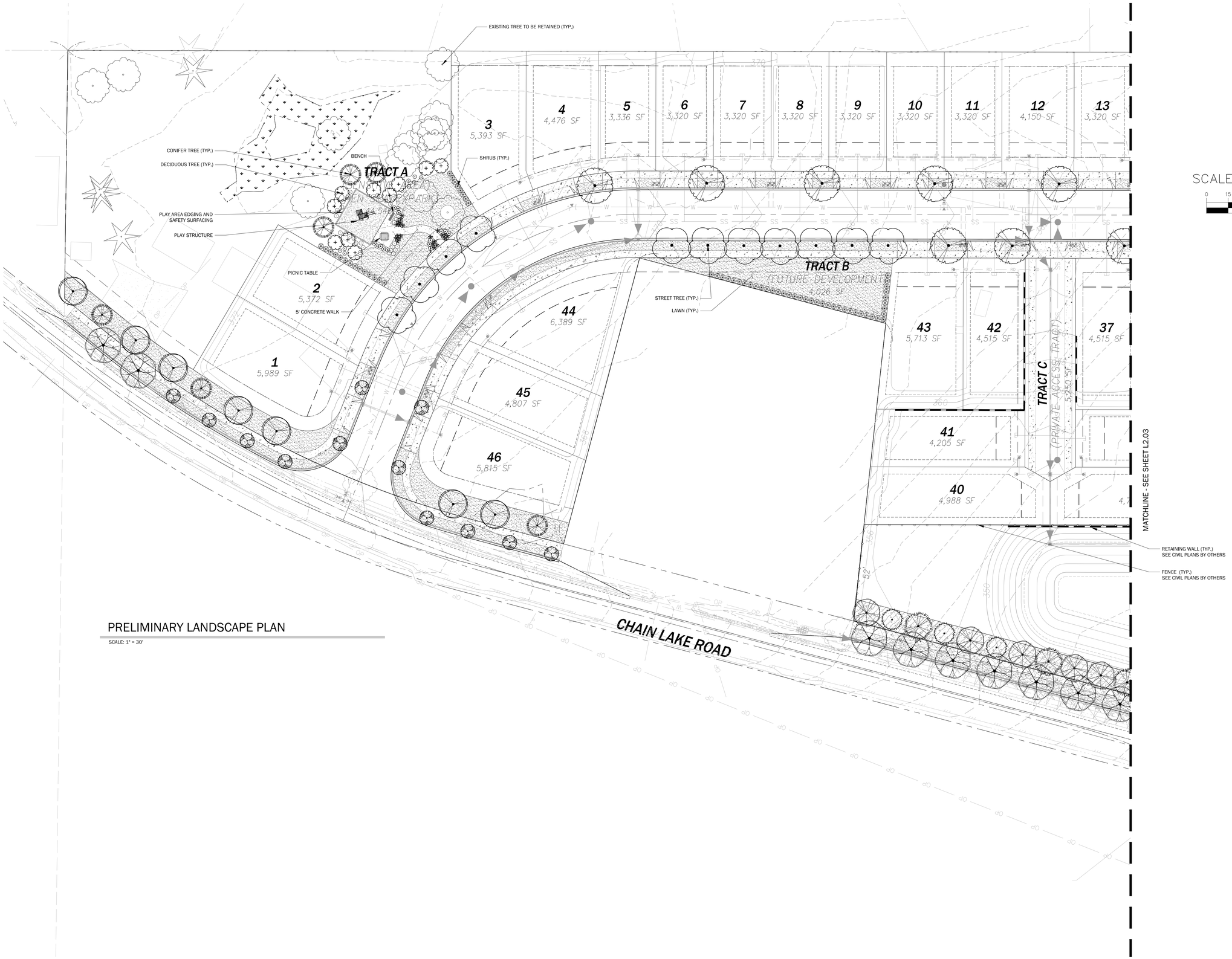

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'

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PRELIMINARY LANDSCAPE PLAN
KESTREL RIDGE

KESTREL RIDGE 27, LLC

15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WA 98005

DATE	DECEMBER 2019
DESIGNED	LBS
DRAWN	LBS
APPROVED	LBS

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PROJECT MANAGER

SHEET	OF
L2.02	6

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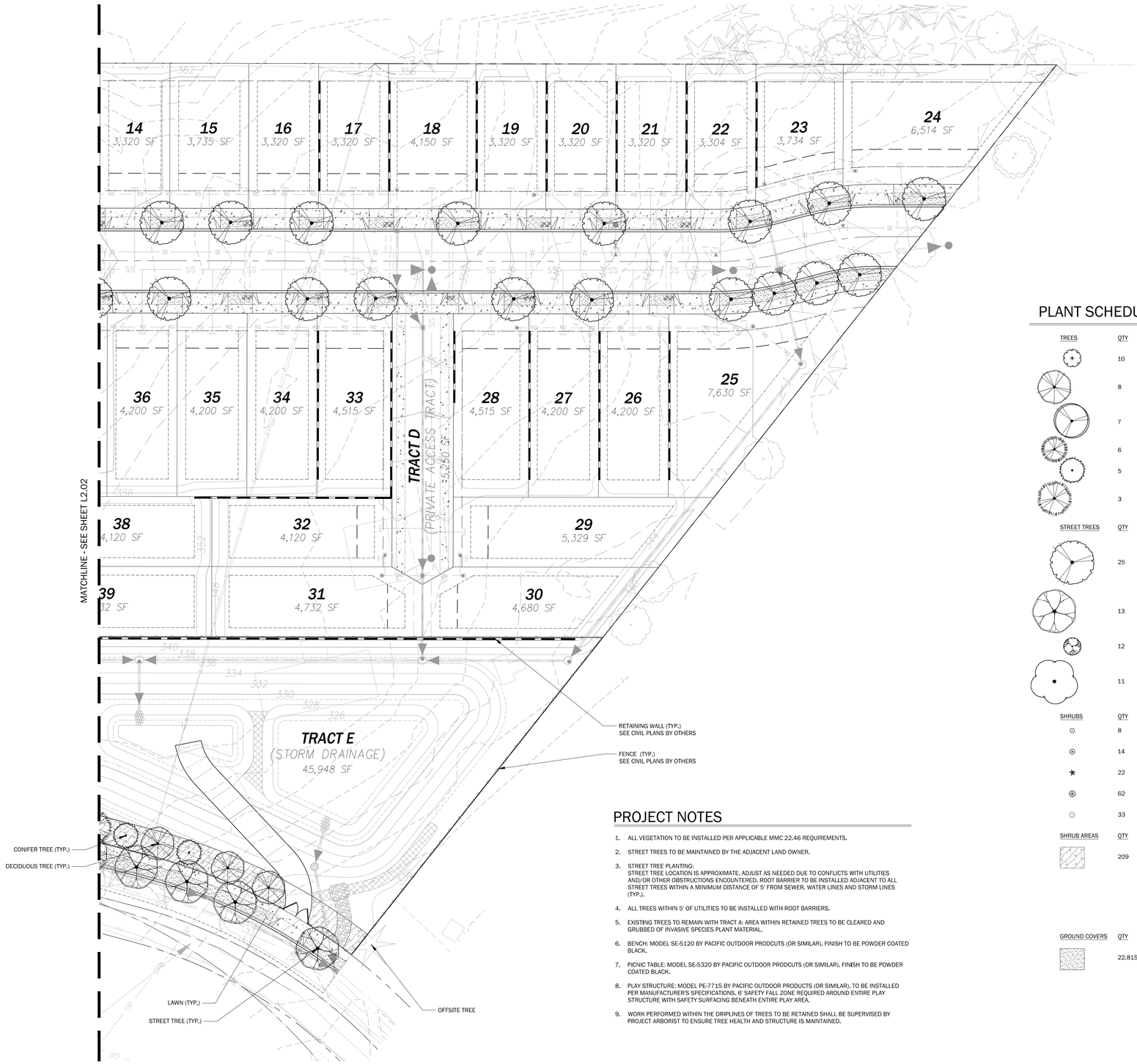

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'

SCALE: 1" = 30'

0 15 30 60

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	10	ACER CIRCINATUM	VINE MAPLE	6` - 8` MIN HT.	AS SHOWN	5 CANES MIN.
	8	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2" CAL. MIN.	AS SHOWN	WELL BRANCHED
	7	CORNUS KOUSA `EDDIE`S WHITE WONDER`	KOUSA DOGWOOD	2" CAL. MIN.	AS SHOWN	WELL-BRANCHED
	6	PICEA OMORIKA	SERBIAN SPRUCE	8`-10` HT. MIN	AS SHOWN	WELL BRANCHED
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8`-10` HT. MIN	AS SHOWN	WELL BRANCHED
	3	THUJA PLICATA	WESTERN RED CEDAR	8`-10` HT. MIN	AS SHOWN	WELL-BRANCHED

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	25	CARPINUS BETULUS `FASTIGIATA`	PYRAMIDAL EUROPEAN HORNBEAN	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
	13	FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
	12	PRUNUS X HILLIERI `SPIRE`	SPIRE CHERRY	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
	11	PYRUS CALLERYANA `REDSPIRE`	REDSPIRE CALLERY PEAR	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	8	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY
	14	OSMANTHUS HETEROPHYLLUS `GOSHIKI`	GOSHIKI HOLLY OLIVE	5 GAL/36" HT. MIN.	3` O.C.	FULL & BUSHY
	22	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3 GAL./24" HT. MIN.	3` O.C.	FULL & BUSHY
	62	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	5 GAL./48" HT. MIN.	4` O.C.	FULL & BUSHY
	33	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL./21" MIN. HT.	3` O.C.	FULL & BUSHY

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	209	NATIVE SHRUB MIX		5 GAL.	5` O.C.	FULL & BUSHY
		MAHONIA AQUIFOLIUM	OREGON GRAPE			
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY			
		RHODODENDRON SSP.	RHODODENDRON			
		SYMPHORICARPOS ALBUS	SNOWBERRY			

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	22,815 SF	LAWN		HYDROSEED		

PROJECT NOTES

1. ALL VEGETATION TO BE INSTALLED PER APPLICABLE MMC 22.46 REQUIREMENTS.
2. STREET TREES TO BE MAINTAINED BY THE ADJACENT LAND OWNER.
3. STREET TREE PLANTING:
   STREET TREE LOCATION IS APPROXIMATE. ADJUST AS NEEDED DUE TO CONFLICTS WITH UTILITIES AND/OR OTHER OBSTRUCTIONS ENCOUNTERED. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL STREET TREES WITHIN A MINIMUM DISTANCE OF 5' FROM SEWER, WATER LINES AND STORM LINES (TYP.).
4. ALL TREES WITHIN 5' OF UTILITIES TO BE INSTALLED WITH ROOT BARRIERS.
5. EXISTING TREES TO REMAIN WITH TRACT A: AREA WITHIN RETAINED TREES TO BE CLEARED AND GRUBBED OF INVASIVE SPECIES PLANT MATERIAL.
6. BENCH: MODEL SE-5120 BY PACIFIC OUTDOOR PRODCUTS (OR SIMILAR). FINISH TO BE POWDER COATED BLACK.
7. PICNIC TABLE: MODEL SE-5320 BY PACIFIC OUTDOOR PRODCUTS (OR SIMILAR). FINISH TO BE POWDER COATED BLACK.
8. PLAY STRUCTURE: MODEL PE-7715 BY PACIFIC OUTDOOR PRODUCTS (OR SIMILAR). TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 6' SAFETY FALL ZONE REQUIRED AROUND ENTIRE PLAY STRUCTURE WITH SAFETY SURFACING BENEATH ENTIRE PLAY AREA.
9. WORK PERFORMED WITHIN THE DRIPLINES OF TREES TO BE RETAINED SHALL BE SUPERVISED BY PROJECT ARBORIST TO ENSURE TREE HEALTH AND STRUCTURE IS MAINTAINED.

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LINDSEY BENNETT SALORIO
NO. 0816 EXP. 04/17/2020
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PRELIMINARY LANDSCAPE PLAN
KESTREL RIDGE
KESTREL RIDGE 27, LLC
15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WA 98005

DATE DECEMBER 2019
DESIGNED LBS
DRAWN LBS
APPROVED LBS
LINDSEY B. SALORIO, P.L.A.
PROJECT MANAGER

SHEET L2.03 OF 6

PROJECT NUMBER 19192

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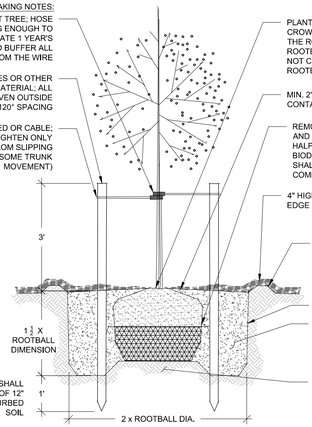
STAKING NOTES:
RUBBER HOSE AT TREE; HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 YEAR'S GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE

3 HARDWOOD STAKES OR OTHER APPROVED MATERIAL; ALL STAKES TO BE DRIVEN OUTSIDE THE ROOTBALLL, AT 120° SPACING

GALVANIZED WIRED OR CABLE; TWIST WIRE TO TIGHTEN ONLY ENOUGH TO KEEP FROM SLIPPING (ALLOW FOR SOME TRUNK MOVEMENT)



PLANT TREE SO THAT THE TRUNK CROWN IS VISIBLE AT THE TOP OF THE ROOTBALL; SET TOP OF ROOTBALL FLUSH TO GRADE; DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL

MIN. 2" MULCH; DO NOT PLACE IN CONTACT WITH TRUNK

REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP HALF OF ROOTBALL; NON BIODEGRADABLE MATERIAL SHALL BE REMOVED COMPLETELY

4" HIGH EARTH SAUCER AROUND EDGE OF PLANTING PIT

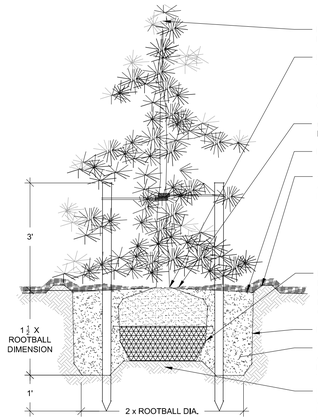
FINISH GRADE

ROUGHEN EDGES OF PIT

TAMP TOPSOIL BACKFILL AROUND ROOTBALL BASE FIRMLY WITH FOOT PRESSURE TO AVOID SHIFT OF ROOTBALL

PLACE ROOTBALL ON UNEXCAVATED/UNDISTRUBED NATIVE SOIL PEDESTAL TO PREVENT SETTLING

DETAIL: PLANTING DECIDUOUS TREE
NOT TO SCALE



PRUNE TREE AS DIRECTED IN PLANTING NOTES

PLANT TREE SO THAT THE TRUNK CROWN IS VISIBLE AT THE TOP OF THE ROOTBALL; SET TOP OF ROOTBALL FLUSH TO GRADE; DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL

MIN. 2" MULCH; DO NOT PLACE IN CONTACT WITH TRUNK

FINISH GRADE

4" HIGH EARTH SAUCER AROUND EDGE OF PLANTING PIT

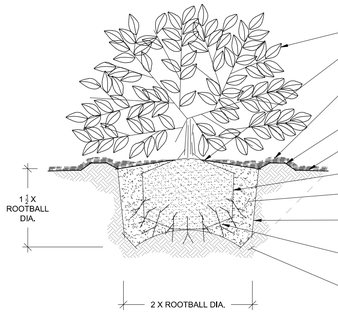
REMOVE ALL TWINE, WIRE, AND BURLAP FROM TOP HALF OF ROOTBALL; NON-BIODEGRADABLE MATERIAL SHALL BE REMOVED COMPLETELY

ROUGHEN EDGES OF PIT

TAMP TOPSOIL BACKFILL AROUND ROOTBALL BASE FIRMLY WITH FOOT PRESSURE TO AVOID SHIFT OF ROOTBALL

PLACE ROOTBALL ON UNEXCAVATED/UNDISTRUBED NATIVE SOIL PEDESTAL TO PREVENT SETTLING

DETAIL: PLANTING CONIFER TREE
NOT TO SCALE



PLANT

SET CROWN OF PLANT AT FINISHED GRADE

2" LAYER MULCH; TAPER TO CROWN

SAUCER 2" HIGH

FINISHED GRADE

ROOTBALL

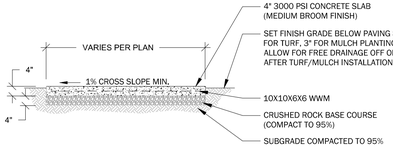
TOPSOIL BACKFILL & FERTILIZER

ROUGHEN ALL SURFACES OF PIT

CUT NEW ROOT MASS TO STIMULATE NEW ROOT GROWTH

UNDISTURBED NATIVE SOIL

DETAIL: PLANTING SHRUB
NOT TO SCALE



4" 3000 PSI CONCRETE SLAB (MEDIUM BROOM FINISH)

SET FINISH GRADE BELOW PAVING SURFACE (1" FOR TURF, 3" FOR MULCH PLANTING BED) TO ALLOW FOR FREE DRAINAGE OFF OF PAVING AFTER TURF/MULCH INSTALLATION (TYP.)

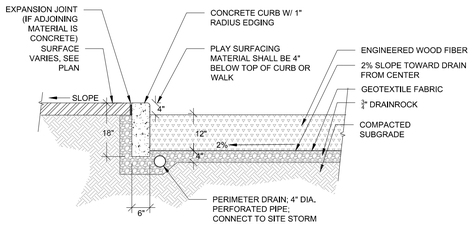
10X10X6X6 WWM

CRUSHED ROCK BASE COURSE (COMPACT TO 95%)

SUBGRADE COMPACTED TO 95%

CONCRETE PAVING NOTES:
1. INSTALL 1/4"X2" "DUMMY" JOINTS W/ PRE-MOLDED JOINT MATERIAL @12' O.C.
2. TOOL TO PROVIDE ¼" "V" GROOVES @ 4' O.C. BETWEEN DUMMY JOINTS.
3. COMPACTION OF MATERIALS TO BE VERIFIED USING MODIFIED PROCTOR TEST.

DETAIL: CONCRETE PATH
NOT TO SCALE



EXPANSION JOINT (IF ADJOINING MATERIAL IS CONCRETE)
SURFACE VARIES, SEE PLAN

CONCRETE CURB W/ 1" RADIUS EDGING

PLAY SURFACING MATERIAL SHALL BE 4" BELOW TOP OF CURB OR WALK

ENGINEERED WOOD FIBER

2% SLOPE TOWARD DRAIN FROM CENTER

GEOTEXTILE FABRIC

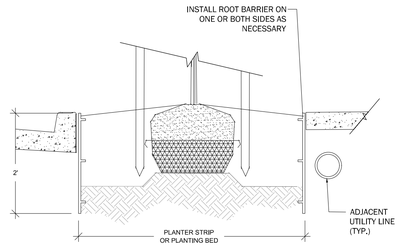
¾" DRAINROCK

COMPACTED SUBGRADE

PERIMETER DRAIN; 4" DIA. PERFORATED PIPE; CONNECT TO SITE STORM DRAINAGE SYSTEM

NOTE:
MAINTAIN MIN. FALL ZONE CLEARANCE FROM ALL HARD SURFACES PLAY EQUIPMENT PER EQUIPMENT MANUFACTURER'S SPECIFICATIONS.

DETAIL: PLAY AREA EDGING
NOT TO SCALE



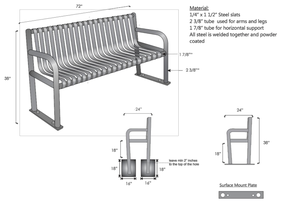
INSTALL ROOT BARRIER ON ONE OR BOTH SIDES AS NECESSARY

ADJACENT UTILITY LINE (TYP.)

NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN 5 FEET OF WET OR DRY UTILITIES TO RECEIVE ROOT BARRIER.
4. PROVIDE ROOT BARRIER FOR ALL STREET TREES AND TREES PLANTED WITHIN 8 FEET OF PUBLIC WALKWAYS.
5. ROOT BARRIER TO BE 16' IN LENGTH AND AT LEAST 18' DEEP ADJACENT TO PROPOSED CURB AND SIDEWALK WITH STREET TREE CENTERED ALONG THIS LENGTH. ROOT BARRIER IS TO BE INSTALLED ADJACENT TO ANY FIRE HYDRANT, WATER METER OR DRIVEWAY APPROACH IF WITHIN 8' OF A STREET TREE.

DETAIL: ROOT BARRIER
NOT TO SCALE

SE-5120 Bench Specifications



Material:
1/4" x 1 1/2" Steel slats
2 3/8" tube used for arms and legs
1 7/8" tube for horizontal support
All steel is welded together and powder coated

In-Ground

1) Set the bench in the location where it is to be installed, mark the ground where the 4 legs are going to be cemented in the ground and remove the bench and dig the holes 18" deep.
2) Place the bench in the holes and make sure the frame is "plumb and level"
3) Pour the concrete in the holes so it is no more than 2" from the top of each hole. Make sure the top of bench is approximately 18" above the finished grade.

Surface Mount

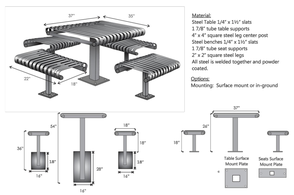
1) Set on the concrete where it is to be installed and mark where the mounting holes are to be drilled on the concrete. Remove the bench and drill the holes and bolt the bench down.

PACIFIC OUTDOOR PRODUCTS, INC.
www.pacificoutdoor.com

**NOTE: Graphics are not to scale. **

DETAIL: BENCH
SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

SE-5320 Table Specifications



Material:
Steel Table 1/4" x 1½" slats
1 7/8" tube table supports
4" x 4" square steel leg center post
Steel benches 1/4" x 1½" slats
1 7/8" tube seat supports
2" x 2" square steel legs
All steel is welded together and powder coated.

Options:
Mounting: Surface mount or in-ground

In-Ground

1) Set the table in the location where it is to be installed, mark the ground where it is going to be cemented in the ground and remove the table and dig the hole 28" deep for the table, and 18" for the seats.
2) Place the table in the hole and make sure the frame is "plumb and level"
3) Pour the concrete in the holes so it is no more than 2" from the top of each hole. Make sure the top of seats is approximately 18" above the finished grade, and the top of the table is approximately 30" from the finished grade.

Surface Mount

1) Set on the concrete where it is to be installed and mark where the mounting holes are to be drilled on the concrete. Remove the table, drill the holes and bolt the bench down.

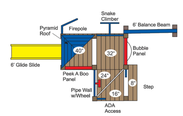
PACIFIC OUTDOOR PRODUCTS, INC.
www.pacificoutdoor.com

**NOTE: Graphics are not to scale. **

DETAIL: PICNIC TABLE
SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

PACIFIC OUTDOOR PRODUCTS, INC.

PE-7715
Area needed: 24' x 32'
Ages 2-12 years
Capacity 22-30
Activities 7



DETAIL: PLAY STRUCTURE
SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

NO.	REVISIONS	DATE

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
NO. 0816 EXP. 04/17/2020
LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY LANDSCAPE DETAILS
KESTREL RIDGE
KESTREL RIDGE 27, LLC
15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WA 98005

DATE	DECEMBER 2019	
DESIGNED	LBS	
DRAWN	LBS	
APPROVED	LBS	LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER

SHEET	OF
L2.31	6

PROJECT NUMBER
19192

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NOTES

1. IRRIGATION DESIGN IS SCHEMATIC:
   -ALL IRRIGATION WORK TO BE PERFORMED WITHIN PLANTING BEDS EXCEPT FOR SLEEVING.

   -CONTRACTOR TO PLACE SLEEVES IN ALL PAVED CROSSINGS IN ACCORDANCE WITH SITE CONDITIONS AT TIME OF INSTALLATION.

   -MAINLINE LOCATION TO BE DECIDED IN THE FIELD.

   -MAINLINE AND LATERALS MAY SHARE TRENCHING WHERE POSSIBLE.

LEGEND

LANDSCAPE AREA TO BE IRRIGATED

DETAILED DESIGN TO BE SUBMITTED WITH FINAL LANDSCAPE PLANS.

SCALE: 1" = 50'

0 25 50 100

PRELIMINARY IRRIGATION PLAN

SCALE: 1" = 50'

DATE | REVISIONS | NO.

STATE OF WASHINGTON
LINDSEY BENNETT SOLORIO
NO. 961 EXP. 04/17/2020
LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY IRRIGATION PLAN
KESTREL RIDGE

KESTREL RIDGE 27, LLC

15 LAKE BELLEVUE DRIVE, STE 102
BELLEVUE, WA 98005

DATE	DECEMBER 2019
DESIGNED	LBS
DRAWN	LBS
APPROVED	LBS

LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER

SHEET L3.01 OF 6

PROJECT NUMBER 19192

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