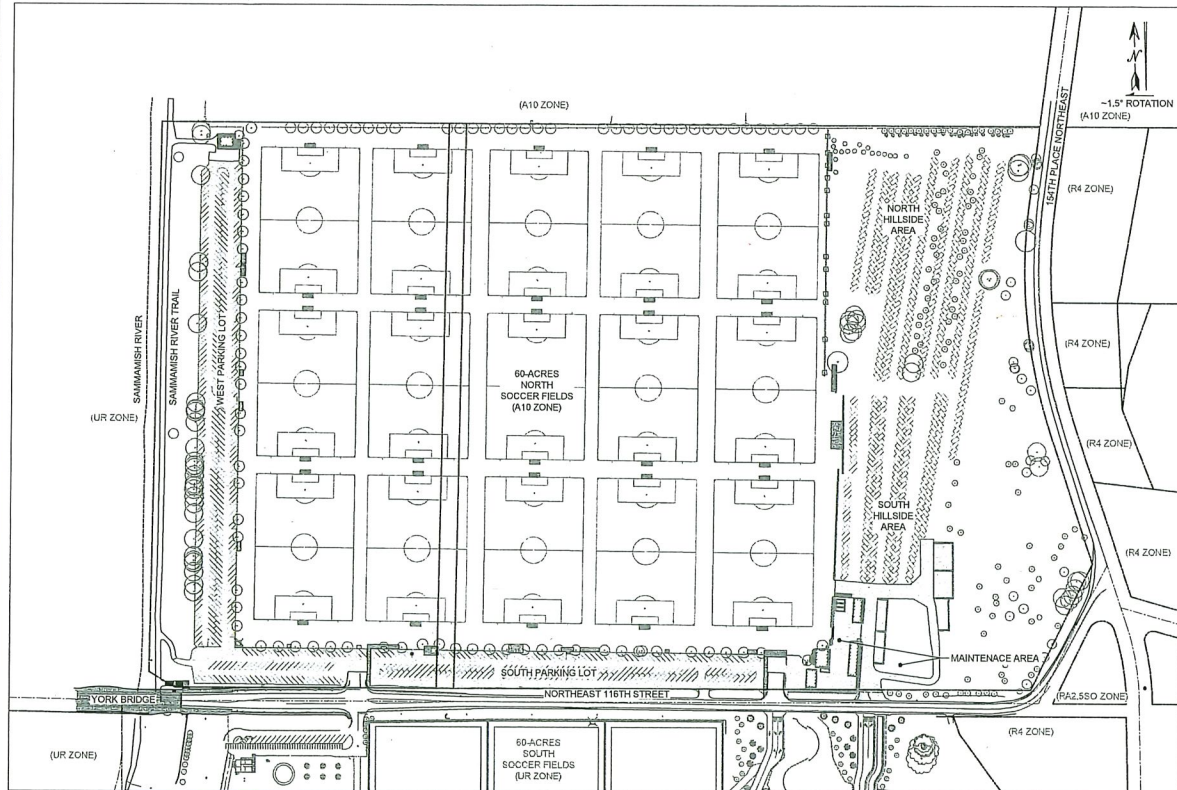


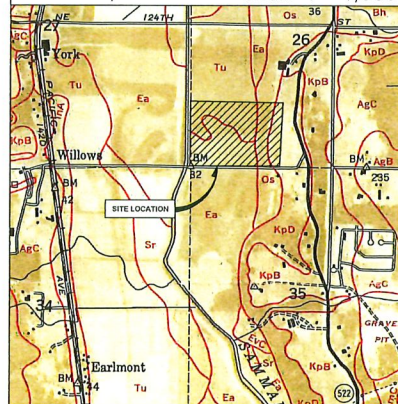
Overall Site Area Plan, Scale 1"=150'



Vicinity Map Scale 1"≈2,000'



Soils Map Scale 1"≈1,300'



Section, Township and Range

Section	Township	Range	Tax Parcel Numbers
26	26	05	942850, 0080

Project Purpose Statement

Lake Washington Youth Soccer Association (LWYA) is submitting an application for a Conditional Use Permit for the Sixty Acres Park, located at 15200 Northeast 116th Street in Redmond, Washington (hereinafter referred to as the Site). The Site, which is owned in fee by King County, and operated by LWYA under contract with King County, has been used for active recreational purposes since at least the early 1970s, and potentially earlier. This principal recreational use of the site pre-dates the site's A-10 zoning classification and the establishment of the Agricultural Production District in which the Site is located, and accordingly, the use is an allowed nonconformance under KCC 21A.05.800. This application is intended to cover currently existing-nonconforming structures and uses at the Site. A Conditional Use Permit process has been identified by staff from both King County Department of Local Services and King County Department of Natural Resources and Parks as the most appropriate permitting mechanism to bring the overall Site development and previously completed Site improvements to a status of county approved compliance with applicable permitting and zoning code requirements.

Notes

- The Developer is required to notify the Land Use Services Division, Land Use Inspection Section (206) 296-6842, three days prior to the beginning of construction for a preconstruction conference and specifically request inspection before beginning:
 - A. Installing siltation and erosion control measures
 - B. Clearing and grubbing
 - C. Earthwork
 - D. Installation of any underground utility
 - E. Before placing subbase, base or paving surfaces
 - F. Installation of any forms or placing any concrete
- A permit must be obtained from the office of the Resident Engineer, Washington State Department of Transportation, before any construction is started on any existing state route.
- A Hydraulic Project Approval (HPA) Permit must be obtained from the Washington State Department of Fisheries prior to any work when required.

Notice Required

Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting at least two business days, but not more than ten working days prior to commencement of excavation or demolition in accordance with RCW Title 19. Names and telephone numbers of the operators of underground utility lines in this project appear below. These numbers shall also be used to serve in an emergency conditions as required.

Emergency
911
Police-Fire-Rescue



King County
PERMITTING IDENTIFICATION STAMPS
DEPARTMENT OF LOCAL SERVICES

RECEIVED
DEC 03 2019
KING COUNTY
D.P.E.R.

PROJECT CONTACT INFORMATION

APPLICANT
LAKE WASHINGTON YOUTH SOCCER ASSOCIATION
12525 WILLOWS ROAD NORTHEAST
SUITE 100
KIRKLAND, WASHINGTON 98034-8795
CONT: KEVIN ALLISON
TEL: (425) 503-7159
EMAIL: KEVIN@LWYSA.COM

OWNER
KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS
KING STREET CENTER
201 SOUTH JACKSON STREET
ROOM 700
SEATTLE, WASHINGTON 98104-3655
CONT: KATY TERRY
TEL: (206) 477-4626
EMAIL: KATHY.TERRY@KINGCOUNTY.GOV

CIVIL ENGINEER
FARALLON CONSULTING, LLC
575 5TH AVENUE NORTHWEST
ISSAQUAH, WA 98027
CONT: CHRISTOPHER KOVAC, P.E.
TEL: (425) 295-0800
EMAIL: CKOVAC@FARALLONCONSULTING.COM

SURVEYOR
MEAD GLIMAN & ASSOCIATES
P.O. BOX 289
WOODINVILLE, WA 98072
CONT: SHANE BARNES, P.L.S.
TEL: (425) 485-1232
EMAIL: SHANE@MEADGLIMAN.COM

PROJECT SITE INFORMATION

SITE ADDRESS
15200 NE 116TH STREET
REDMOND, WA 98052

PARCEL NUMBER
942850030

LEGAL DESCRIPTION
LOTS 1-12, WILLOW GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS AT PAGE 99, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL ZONING
A10

SITE AREA
60.00 ACRES (2,613,00-SF), PER KC ASSESSOR

SITE UTILITIES INFORMATION

SANITARY SEWER
CITY OF REDMOND (425) 556-2152

WATER
CITY OF REDMOND (425) 556-2152

ELECTRIC POWER
PUGET SOUND ENERGY (425) 462-3407

NATURAL GAS
PUGET SOUND ENERGY (425) 456-2418

CALL BEFORE YOU DIG

PUGET SOUND ENERGY 1 (800) 424-5555

SITE DISTRICTS INFORMATION

SCHOOL DISTRICT
LAKE WASHINGTON SCHOOL DISTRICT (425) 936-1200

FIRE PROTECTION DISTRICT
KING COUNTY NO. 34 (425) 556-2226

PROJECT SURVEY INFORMATION

VERTICAL CONTROL (DATUM:NAVD 88)
CITY OF REDMOND (425) 556-2152
DATED (JUNE 10, 2009)

CITY OF REDMOND B.M. NO. RED-32 1989
TOP OF CONC MON IN CASE AT NE COR. INTX. N.E. 109TH ST. & REDMOND-WOODINVILLE RD. STAMPED "BM32 C.O.R." ELEVATION = 183.31'

CITY OF REDMOND B.M. NO. RED-48 1989
TOP OF CONC MON IN CASE SE COR. INTX. N.E. 104TH ST. & 132ND AVE. N.E. STAMPED "BM48 C.O.R." ELEVATION = 330.67'

HORIZONTAL CONTROL - C.O.R. NAD-83(91)
PER MEAD GLIMAN SURVEY SHEETS C2.0 AND C2.1 DATED (JUNE 10, 2009)

CITY OF REDMOND B.M. NO. RED-32 1989
TOP OF CONC MON IN CASE AT NE COR. INTX. N.E. 109TH ST. & REDMOND-WOODINVILLE RD. STAMPED "BM32 C.O.R." ELEVATION = 183.31'

CITY OF REDMOND B.M. NO. RED-48 1989
TOP OF CONC MON IN CASE SE COR. INTX. N.E. 104TH ST. & 132ND AVE. N.E. STAMPED "BM48 C.O.R." ELEVATION = 330.67'

SHEET INDEX

SHEET #	SHEET NAME
C0.00	PROJECT (KC DPER STANDARD) COVER SHEET
C0.50	EXISTING CONDITIONS - VICINITY
C1.00A	EXISTING BOUNDARY - 60 ACRES NORTH
C1.00B	EXISTING CONDITIONS - 60 ACRES NORTH
C1.01	EXISTING CONDITIONS - 60 ACRES NORTH
C1.02	EXISTING CONDITIONS - 60 ACRES NORTH
C1.03	EXISTING CONDITIONS - 60 ACRES NORTH
C1.04	EXISTING CONDITIONS - 60 ACRES NORTH
C1.05	EXISTING CONDITIONS - 60 ACRES NORTH
C1.06	EXISTING CONDITIONS - 60 ACRES NORTH
C1.07	EXISTING CONDITIONS - 60 ACRES NORTH
C1.08	EXISTING CONDITIONS - 60 ACRES NORTH
C1.09	EXISTING CONDITIONS - 60 ACRES NORTH
C1.10	EXISTING CONDITIONS - 60 ACRES NORTH
C1.11	EXISTING CONDITIONS - 60 ACRES NORTH
C1.12	EXISTING CONDITIONS - 60 ACRES NORTH
C1.13	EXISTING CONDITIONS - 60 ACRES NORTH
C1.14	EXISTING CONDITIONS - 60 ACRES NORTH
C1.15	EXISTING CONDITIONS - 60 ACRES NORTH
C1.16	EXISTING CONDITIONS - 60 ACRES NORTH
C1.21	SITE SECTIONS

SHEET INDEX NOTES:
1. SHEETS LISTED ABOVE IN BOLD TEXT ARE INCLUDED IN THIS PLAN SET.
2. ANY SHEETS LISTED IN GRAY TEXT ARE ANTICIPATED FOR THE FINAL CONSTRUCTION ISSUE SET.

FARALLON CONSULTING
575 5TH AVENUE NORTHWEST
ISSAQUAH, WA 98027
TEL: (425) 295-0800
EMAIL: INFO@FARALLONCONSULTING.COM

CHRISTOPHER KOVAC, P.E. (425) 295-0800
Project Engineer

PROJECT (DLS) COVER SHEET
SIXTY ACRES PARK (NORTH)
LAKE WASHINGTON YOUTH SOCCER

DLS FILE NUMBERS:
Activity Number: _____
Project Number: _____
Development No: _____

License/Seal
NOVEMBER 22, 2019
DLS FILE NO: _____
PREA19-0090 CDUP19-0006
FARALLON PROJECT NO: _____
220-001
SHEET
0121
C0.00

MAIN FILE COPY CDUP19-0006