

ORIGINAL SURVEY COMPLETED BY ESM CONSULTING ENGINEERS INC.

SURVEY INSTRUMENTATION:

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZING ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:
 FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
 ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS.
 TOPCON HIPER LITE PLUS GNSS EQUIPMENT.
 TOPCON GR-5 GNSS EQUIPMENT.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080, AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

BASIS OF HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JULY OF 2017.

BASIS OF VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN JULY OF 2017.

NOTES:

1. FIELD WORK COMPLETE SEPTEMBER 2017.
2. WETLANDS DELINEATED BY WETLAND RESOURCES INC. IN JULY 2017.

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L1.01	PRELIMINARY CLEARING AND LANDSCAPE PLAN

TAX PARCEL NO/SITE ADDRESS

0525069080 / 19805 NE NOVELTY HILL RD, REDMOND, WA 98053
 0525069089 / 9430 195TH AVE NE, REDMOND, WA 98053

EARTHWORK

OUT: 7,300 C.Y.
 FILL: 3,300 C.Y.

DENSITY CALCULATIONS

GROSS AREA OF PROPERTY:	1,111,705 SF (25.52 ACRES)
BASE DENSITY:	0.2 D.U./ACRE
ALLOWABLE DWELLING UNITS:	5.10 (25.52 x 0.2)

SITE STATISTICS

SITE AREA	1,111,705 SF (25.52 ACRES)
PROPOSED USE	DETACHED - SINGLE FAMILY
NUMBER OF LOTS	5
AVERAGE LOT SIZE	73,099 SF
EXISTING ZONING	RA-5
PERMITTED DENSITY	0.2 D.U./ACRE
PROPOSED DENSITY	0.19 D.U./ACRE (5/25.52 AC)
DEDICATED R-O-W	0 SF
PUBLIC ACCESS EASEMENT	0 SF
STORM (TRACT A)	27,147 SF
CRITICAL AREAS	660,241 SF
SETBACKS	INTERIOR - 10' ADJACENT TO STREET - 30'
SANITARY SEWER PROVIDER	INDIVIDUAL SEPTIC
WATER SUPPLY	UNION HILL WATER ASSOCIATION
SCHOOL DISTRICT	LAKE WASHINGTON #414
FIRE DISTRICT	KING COUNTY FIRE DISTRICT NO. 34
TELEPHONE SERVICE	CENTURY LINK
ELECTRICITY PROVIDER	PUGET SOUND ENERGY
NATURAL GAS PROVIDER	PUGET SOUND ENERGY

LEGAL DESCRIPTION

LOT 2 KING COUNTY BOUNDARY LINE ADJUSTMENT NO BLAD18-0003, RECORDED MARCH 14, 2018 UNDER KING COUNTY RECORDING NO 20180314900012, RECORDS OF KING COUNTY, WASHINGTON.

DEVELOPER/OWNER

REDERICK REVOCABLE TRUST
 P.O. BOX 1930
 WOODINVILLE, WA 98071
 CONTACT: MIKE REID (425) 785-3651
 REID_DEV@COMCAST.NET

PLANNER/ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT

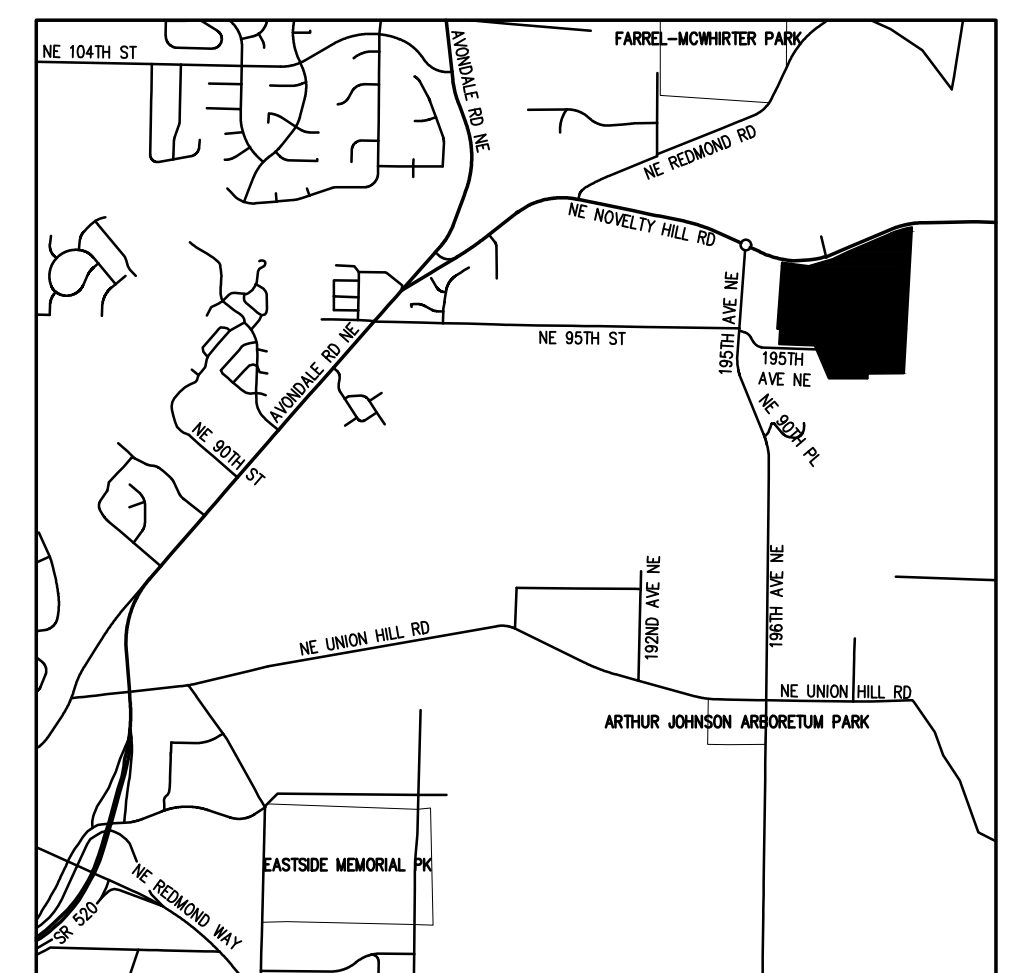
CORE DESIGN, INC
 12100 NE 195TH ST, SUITE 300
 BETHELL, WA 98011
 (425) 885-7877
 CONTACT: BEN MADEO, AICP - PLANNER: BAMB@COREDESIGNINC.COM
 SHERI MURATA, P.E. - ENGINEER: SHM@COREDESIGNINC.COM
 BOB WEST, P.L.S. - SURVEYOR: ROW@COREDESIGNINC.COM
 LINDSEY SOLORIO, P.L.A. - LANDSCAPE ARCHITECT: LBS@COREDESIGNINC.COM

WETLAND CONSULTANT

WETLAND RESOURCES, INC.
 9505 19TH AVENUE SE, SUITE 106
 EVERETT, WA 98208
 CONTACT: MERYL KAMOWSKI (425) 337-3174
 MERYL@WETLANDRESOURCES.COM

SEPTIC DESIGN

HIT QUALITY SEPTIC DESIGN
 CONTACT: DEAN BLACKETER (425) XXX-XXXX
 D.BLACKETER@COMCAST.NET



VICINITY MAP
 1"=200'



CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

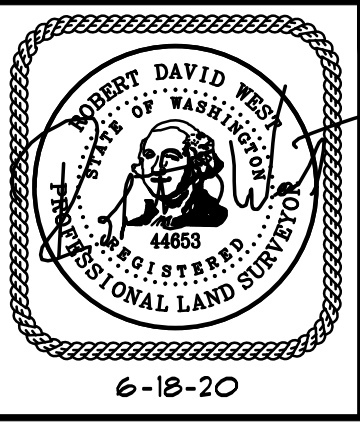
12100 NE 195th St, Suite 300 Bethell, Washington 98011 425.885.7877



Know what's below.
 Call before you dig.

SURVEY JOB NO:	20051
CHECKED:	---
CAD ENTERED:	DAVID VAUGHN
DESIGNED:	SHERI H MURATA, PE
CHECKED:	---
SUPERVISOR:	---

NUM.	REVISION	BY	DATE



FED. AID No. ---
 PROJECT No. ---
 MAINTENANCE DIVISION No. ---

PRELIMINARY
 NOT FOR
 CONSTRUCTION

KING COUNTY DEPT. OF LOCAL SERVICES
 JOHN TAYLOR, DIRECTOR
THE MEADOWS ON NOVELTY HILL
THE RODERICK REVOCABLE TRUST

PRELIMINARY PLAT

SHEET
C1.01
 OF
11
 SHEETS

XXX-XX

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