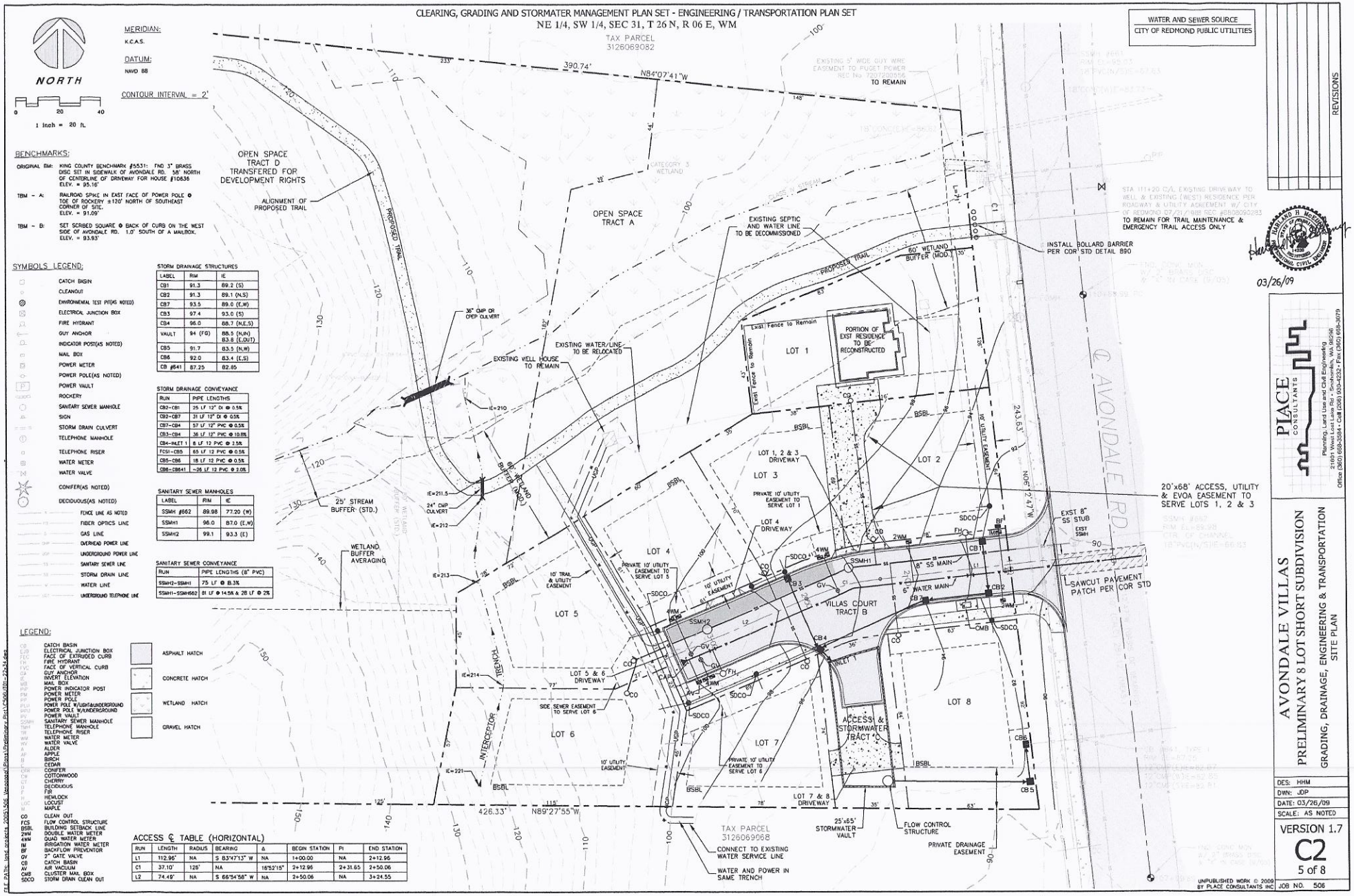
CLEARING, GRADING AND STORMATER MANAGEMENT PLAN SET - ENGINEERING / TRANSPORTATION PLAN SET
NE 1/4, SW 1/4, SEC 31, T 26 N, R 06 E, WM
WATER AND SEWER SOURCE
CITY OF REDMOND PUBLIC UTILITIES
MERIDIAN:
K.C.A.S.
DATUM:
NAVD 88
CONTOUR INTERVAL = 2'
NORTH
1 inch = 20 ft.
BENCHMARKS:
ORIGINAL Bm: KING COUNTY BENCHMARK #5531: FND 3" BRASS DISC SET IN SIDEWALK OF AVONDALE RD. 58' NORTH OF CENTERLINE OF DRIVEWAY FOR HOUSE #10636 ELEV. = 95.16'
TBM - A: RAILROAD SPIKE IN EAST FACE OF POWER POLE ✪ TOE OF ROCKERY ±120' NORTH OF SOUTHEAST CORNER OF SITE. ELEV. = 91.09'
TBM - B: SET SCRIBED SQUARE ✪ BACK OF CURB ON THE WEST SIDE OF AVONDALE RD. 1.0' SOUTH OF A MAILBOX. ELEV. = 93.93'
SYMBOLS LEGEND:
CATCH BASIN
CLEANOUT
ENVIRONMENTAL TEST PIT(AS NOTED)
ELECTRICAL JUNCTION BOX
FIRE HYDRANT
GUY ANCHOR
INDICATOR POST(AS NOTED)
MAIL BOX
POWER METER
POWER POLE(AS NOTED)
POWER VAULT
ROCKERY
SANITARY SEWER MANHOLE
SIGN
STORM DRAIN CULVERT
TELEPHONE MANHOLE
TELEPHONE RISER
WATER METER
WATER VALVE
CONIFER(AS NOTED)
DECIDUOUS(AS NOTED)
FENCE LINE AS NOTED
FIBER OPTICS LINE
GAS LINE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE
UNDERGROUND TELEPHONE LINE
STORM DRAINAGE STRUCTURES
LABEL | Rim | IE
CB1 | 91.3 | 89.2 (S)
CB2 | 91.3 | 89.1 (N,S)
CB7 | 93.5 | 89.0 (E,W)
CB3 | 97.4 | 93.0 (S)
CB4 | 96.0 | 88.7 (N,E,S)
VAULT | 94 (FG) | 88.5 (NJN) 83.8 (E,OUT)
CB5 | 91.7 | 83.5 (N,W)
CB6 | 92.0 | 83.4 (E,S)
CB #641 | 87.25 | 82.85
STORM DRAINAGE CONVEYANCE
RUN | PIPE LENGTHS
CB2-CB1 | 25 LF 12" DI @ 0.5%
CB2-CB7 | 31 LF 12" DI @ 0.5%
CB7-CB4 | 57 LF 12" PVC @ 0.5%
CB3-CB4 | 36 LF 12" PVC @ 10.8%
CB4-INLET 1 | 8 LF 12 PVC @ 2.5%
FCS1-CB5 | 65 LF 12 PVC @ 0.5%
CB5-CB6 | 18 LF 12 PVC @ 0.5%
CB6-CB641 | ~26 LF 12 PVC @ 3.0%
SANITARY SEWER MANHOLES
LABEL | RIM | IE
SSMH #662 | 89.98 | 77.20 (W)
SSMH1 | 96.0 | 87.0 (E,W)
SSMH2 | 99.1 | 93.3 (E)
SANITARY SEWER CONVEYANCE
RUN | PIPE LENGTHS (8" PVC)
SSMH2-SSMH1 | 75 LF @ 8.3%
SSMH1-SSMH662 | 81 LF @ 14.5% & 28 LF @ 2%
LEGEND:
CB CATCH BASIN
ELB ELECTRICAL JUNCTION BOX
FEC FACE OF EXTRUDED CURB
FH FIRE HYDRANT
FVC FACE OF VERTICAL CURB
GA GUY ANCHOR
IE INVERT ELEVATION
MB MAIL BOX
PI POWER INDICATOR POST
PM POWER METER
PP POWER POLE
PLU POWER POLE W/LIGHT&UNDERGROUND
PU POWER POLE W/UNDERGROUND
PV POWER VAULT
SSMH SANITARY SEWER MANHOLE
TMH TELEPHONE MANHOLE
TR TELEPHONE RISER
WM WATER METER
WV WATER VALVE
A ALDER
AP APPLE
B BIRCH
C CEDAR
CON CONIFER
CW COTTONWOOD
CY CHERRY
D DECIDUOUS
F FIR
H HEMLOCK
LOC LOCUST
M MAPLE
CO CLEAN OUT
FCS FLOW CONTROL STRUCTURE
BSBL BUILDING SETBACK LINE
2WM DOUBLE WATER METER
4WM QUAD WATER METER
IM IRRIGATION WATER METER
BF BACKFLOW PREVENTOR
GV 2" GATE VALVE
CB CATCH BASIN
AV AIR VACUUM
CMB CLUSTER MAIL BOX
SDCO STORM DRAIN CLEAN OUT
ASPHALT HATCH
CONCRETE HATCH
WETLAND HATCH
GRAVEL HATCH
ACCESS ℄ TABLE (HORIZONTAL)
RUN | LENGTH | RADIUS | BEARING | Δ | BEGIN STATION | PI | END STATION
L1 | 112.96' | NA | S 83°47'13" W | NA | 1+00.00 | NA | 2+12.96
C1 | 37.10' | 125' | NA | 16°52'15" | 2+12.96 | 2+31.65 | 2+50.06
L2 | 74.49' | NA | S 66°54'58" W | NA | 2+50.06 | NA | 3+24.55
OPEN SPACE TRACT D TRANSFERED FOR DEVELOPMENT RIGHTS
ALIGNMENT OF PROPOSED TRAIL
TAX PARCEL 3126069082
390.74'
N84°07'41"W
EXISTING 5' WIDE GUY WIRE EASEMENT TO PUGET POWER REC No. 7909190456 TO REMAIN
OPEN SPACE TRACT A
CATEGORY 3 WETLAND
PROPOSED TRAIL
EXISTING SEPTIC AND WATER LINE TO BE DECOMMISSIONED
STA 111+20 C/L EXISTING DRIVEWAY TO WELL & EXISTING (WEST) RESIDENCE PER ROADWAY & UTILITY AGREEMENT W/ CITY OF REDMOND RECORDING No. 8805060283 TO REMAIN FOR TRAIL MAINTENANCE & EMERGENCY TRAIL ACCESS ONLY
INSTALL BOLLARD BARRIER PER COR STD DETAIL 890
60' WETLAND BUFFER (MOD.)
36" CMP OR CPEP CULVERT
EXISTING WELL HOUSE TO REMAIN
EXISTING WATER LINE TO BE RELOCATED
Exist Fence to Remain
LOT 1
PORTION OF EXST RESIDENCE TO BE RECONSTRUCTED
IE=210
BSBL
10' UTILITY EASEMENT
LOT 1, 2 & 3 DRIVEWAY
LOT 2
LOT 3
243.63'
℄ AVONDALE RD.
N01°12'47"W
IE=211.5
24" CMP CULVERT
IE=212
60' WETLAND BUFFER (MOD.)
PRIVATE 10' UTILITY EASEMENT TO SERVE LOT 1
LOT 4 DRIVEWAY
20'x68' ACCESS, UTILITY & EVOA EASEMENT TO SERVE LOTS 1, 2 & 3
EXST 8" SS STUB
EXST SSMH
25' STREAM BUFFER (STD.)
WETLAND BUFFER AVERAGING
LOT 4
IE=213
10' TRAIL & UTILITY EASEMENT
8" SS MAIN
6" WATER MAIN
SSMH1
SAWCUT PAVEMENT PATCH PER COR STD
VILLAS COURT TRACT B
LOT 5
SSMH2
LOT 5 & 6 DRIVEWAY
IE=214
TRENCH
INTERCEPTOR
SIDE SEWER EASEMENT TO SERVE LOT 6
LOT 6
ACCESS & STORMWATER TRACT
LOT 7
LOT 8
IE=221
10' UTILITY EASEMENT
PRIVATE 10' UTILITY EASEMENT TO SERVE LOT 6
LOT 7 & 8 DRIVEWAY
426.33'
N89°27'55"W
TAX PARCEL 3126069068
CONNECT TO EXISTING WATER SERVICE LINE
WATER AND POWER IN SAME TRENCH
25'x65' STORMWATER VAULT
FLOW CONTROL STRUCTURE
PRIVATE DRAINAGE EASEMENT
REVISIONS
03/26/09
PLACE CONSULTANTS
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AVONDALE VILLAS
PRELIMINARY 8 LOT SHORT SUBDIVISION
GRADING, DRAINAGE, ENGINEERING & TRANSPORTATION
SITE PLAN
DES: HHM
DWN: JDP
DATE: 03/26/09
SCALE: AS NOTED
VERSION 1.7
C2
5 of 8
JOB NO. 506
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