SEC 16, TWP 26N, RGE 5E, W.M.

VINTERRA PRELIMINARY PLAT

LEGAL DESCRIPTION

TPN 162605-9017
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 10 ACRES THEREOF;

EXCEPT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 514489, FOR PIPELINE RIGHT OF WAY "TOLT RIVER PIPELINE";

AND EXCEPT PORTION LYING WITHIN COUNTY ROAD "124TH AVENUE NORTHEAST".

TPN 162605-9077
THE WEST 300 FEET OF THE SOUTH 300 FEET OF THE SOUTH HALF OF THE NE ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 E. W.M., KING COUNTY, WASHINGTON.
(ALSO KNOWN AS TRACT 3 OF OLSON'S ACRE TRACTS, UNRECORDED)

DATUM

HORZ: NAD 83/91, WA NORTH PER KING COUNTY
VERT: NAVD 88 PER KING COUNTY

BASIS OF BEARING

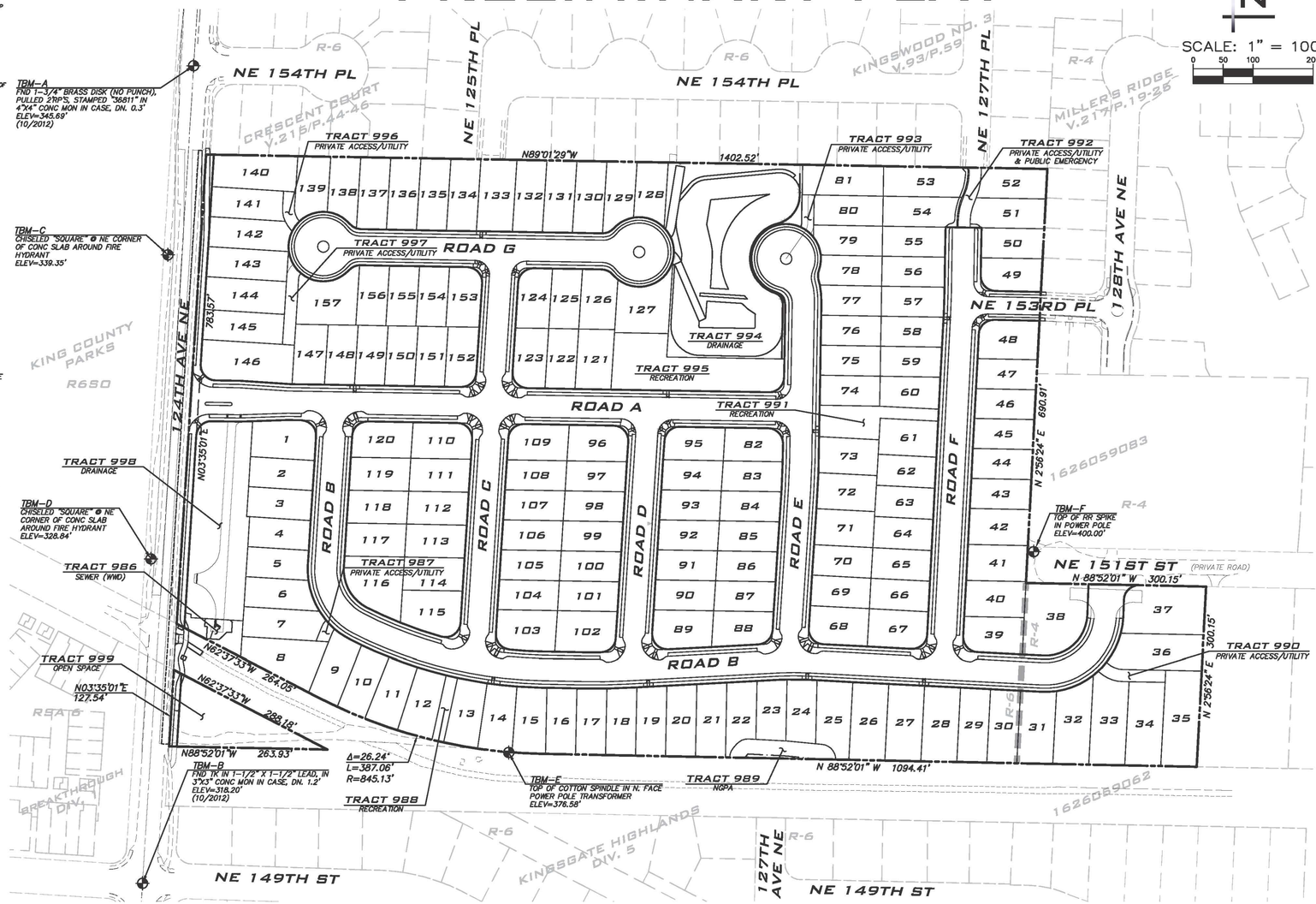
HELD NORTH 3°35'01" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE.

BENCH MARK

ORIGINATING BENCHMARK:
KING COUNTY SURVEY CONTROL POINT, POINT DESIGNATION #619, A PUNCH MARK IN 2-1/2" BRASS DISK SET FLUSH WITH SIDEWALK, STAMPED "17364". LOCATED 1.0' WEST OF EAST EDGE OF SIDEWALK, 55.5' SOUTHWEST OF A CATCH BASIN, AND 150' NORTH OF THE SCHOOL EXIT.

ELEVATION: 356.33'

- TBM-A
  TOP OF 1-3/4" BRASS DISK (NO PUNCH), STAMPED "36811" IN 4"X4" CONC MON IN CASE, DN. 0.3'
  ELEV=345.69'
- TBM-B
  TOP OF TK IN 1-1/2" X 1-1/2" LEAD, IN 3"X3" CONC MON IN CASE, DN. 1.2' @ INTERSECTION OF NE 149TH ST AND 124 AVE NE
  TBM-B ELEV=318.20'
- TBM-C
  CHISELED "SQUARE" @ NE CORNER OF CONC SLAB AROUND FIRE HYDRANT
  ELEV=339.35'
- TBM-D
  CHISELED "SQUARE" @ NE CORNER OF CONC SLAB AROUND FIRE HYDRANT ELEV=328.84'
- TBM-E
  TOP OF COTTON SPINDLE IN N. FACE POWER POLE TRANSFORMER
  ELEV=376.58'
- TBM-F
  TOP OF RR SPIKE IN POWER POLE
  ELEV=400.00'



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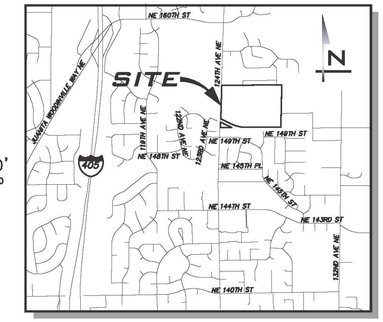

VICINITY MAP

NOT TO SCALE

PROJECT TEAM

OWNER
SCHUSTER FAMILY LTD PARTNERSHIP
PO BOX 827
WOODINVILLE, WA 98072

SURVEYOR
AXIS SURVEY AND MAPPING
13005 NE 126TH PLACE
KIRKLAND, WA 98034
(425) 823-5700 x301
CONTACT: MITCH EVANS, PLS

GEOTECHNICAL ENGINEER
TERRA ASSOCIATES, INC.
12525 WILLOWS ROAD, SUITE 101
KIRKLAND, WA 98034
(425) 821-7777
CONTACT: TED SCHEPPER

LANDSCAPE ARCHITECT
CRAMER DESIGN CONSULTANTS
1909 242ND ST SE
BothELL, WA 98021
(425) 241-8258
CONTACT: GAYLE CRAMER

APPLICANT
DR HORTON
12931 NE 126TH PLACE
KIRKLAND, WA 98034
(425) 825-3186
CONTACT: JENNIFER REINER, PE

CIVIL ENGINEER
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CONTACT: TODD A. OBERG, PE

WETLAND ECOLOGIST
WETLAND RESOURCES
9505 19TH AVE SE, SUITE 106
EVERETT, WA 98208
(425) 337-3174 X39
CONTACT: SCOTT BRAINARD

ARBORIST
TONY SHOFFNER
21529 4TH AVE W, SUITE C31
BOTHELL, WA 98021
(206) 755-2871

SITE DATA

SITE ADDRESS:	15025 124TH AVE NE
TAX ACCOUNT NUMBER:	1626059017; 1626059077
EXISTING ZONING:	R-6 / R-4
PROPOSED ZONING:	R-6 / R-4
GROSS SITE AREA:	33.35 ACRES (1,452,835 SF) 31.29 ACRES (1,362,790 SF) (R-6) 2.07 ACRES (90,045 SF) (R-4)
NUMBER OF LOTS PROPOSED:	157
LOTS PER ACRE (GROSS):	4.76
AVERAGE LOT SIZE:	5,710 SF (R-6) 9,122 SF (R-4)
*MINIMUM LOT SIZE ALLOWED:	5,000 SF (R-6) 7,200 SF (R-4)
MINIMUM LOT SIZE PROPOSED:	5,000 SF (R-6) 7,210 SF (R-4)
COMPREHENSIVE PLAN:	R-6-RESIDENTIAL (6 UNITS PER ACRE) R-4-RESIDENTIAL (4 UNITS PER ACRE)

* PER SECTION 21.24.085 WMC

UTILITY PURVEYORS

WATER SUPPLY:	WOODINVILLE WATER DISTRICT
SANITARY SEWER:	WOODINVILLE WATER DISTRICT
FIRE DISTRICT:	WOODINVILLE FIRE AND LIFE SAFETY DISTRICT, NO. 36
SCHOOL DISTRICT:	NORTHSHORE SCHOOL DISTRICT
TELEPHONE:	FRONTIER
ELECTRICAL POWER:	PUGET SOUND ENERGY
CABLE:	COMCAST
GAS:	PUGET SOUND ENERGY
SOLID WASTE:	WASTE MANAGEMENT

DENSITY CALCULATIONS

TOTAL SITE AREA:	33.36 ACRES
LOT AREA:	21.21 ACRES
DEDICATED ROW:	0.27 ACRES
ROW / ACCESS TRACTS:	8.54 ACRES
DRAINAGE TRACTS:	2.25 ACRES
RECREATION TRACTS:	0.62 ACRES
OPEN SPACE TRACT:	0.35 ACRES
NGPA TRACTS:	0.11 ACRES
ALLOWABLE DWELLING UNITS:	187.7 (R-6) 8.3 (R-4)
MINIMUM DWELLING UNITS (75%):	140.8 (R-6) 6.2 (R-4)
PROPOSED DWELLING UNITS:	149 (R-6) 8 (R-4)

LEGEND

PROPOSED FEATURES
- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- FLOW & CURB
- CENTER LINE
- SAWCUT
- EASEMENT
- BUILDING SETBACK (BSBL)
- FENCE
- GUARDRAIL
- REMOVABLE BOLLARD
- GRAVEL
- ASPHALT PAVEMENT
- SIDEWALK

GRADING AND TESC FEATURES
- 190 10' PROPOSED CONTOURS
- 192 2' PROPOSED CONTOURS
- FILTER FABRIC FENCE
- CONSTRUCTION FENCE
- CLEARED AREA
- LIMITS OF CLEARING
- INTERIM CATCH BASIN PROTECTION (INSERT)
- RIPRAP
- CUT ROCKERY
- INTERCEPTOR SWALE
- INTERCEPTOR CULVERT
- TEMPORARY STORM PIPE

PROPOSED UTILITIES
- STORM DRAIN PIPE
- SEWER MAIN
- SEWER SERVICE
- WATER MAIN
- SEWER FORCE MAIN
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- PIPE FLOW
- SEWER MANHOLE
- PIPE FLOW
- FIRE HYDRANT
- AIR/VAC RELEASE VALVE
- BLOW OFF
- TEE W/ CONC BLOCKING
- BEND W/ CONC BLOCKING

PROPOSED POND
- 190 10' POND CONTOURS
- 192 2' POND CONTOURS
- DESIGN WATER SURFACE
- LIVE/ DEAD INTERFACE
- POND OUTLINE
- 2:1 SLOPE DAGGER
- BERM

EXISTING FEATURES
- ADJACENT PARCEL LINE
- ADJACENT RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SURFACE FEATURES
- BUILDING FOOTPRINT
- EDGE OF WETLAND
- WETLAND BUFFER
- 190 10' CONTOURS
- 192 2' CONTOURS
- SD STORM DRAIN PIPE
- SS SEWER MAIN
- W WATER MAIN
- OHP AERIAL POWER LINE
- P BURIED POWER LINE
- G GAS MAIN
- T BURIED TELEPHONE LINE
- X FENCE
- DITCH OR SWALE
- RETAINING WALL
- ROCKERY
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SD PIPE FLOW
- YARD DRAIN
- SEWER MANHOLE
- SS PIPE FLOW
- FIRE HYDRANT
- WATER METER
- GATE VALVE
- W WATER MANHOLE
- BLOW OFF
- HOSE BIB
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- JUNCTION BOX
- GAS METER
- GAS VALVE
- TELECOMM RISER
- TRAFFIC SIGNAL
- MAIL BOX
- SIGN
- BOLLARD
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS TREE TO BE SAVED
- DECIDUOUS TREE TO BE SAVED
- ASPHALT
- CONCRETE
- GRAVEL
- WETLAND

SHEET INDEX

1	CV-01	COVER SHEET
2-5	PP-01 - PP-04	PRELIMINARY PLAT MAP
6	SA-01	PRELIMINARY SLOPE ANALYSIS
7	TP-01	PRELIMINARY TESC, CLEARING, SWPPP, & TREE PROTECTION PLAN
8-11	GP-01 - GP-04	PRELIMINARY GRADING & UTILITY PLAN
12-15	RP-01 - RP-04	PRELIMINARY ROAD PROFILES & SECTIONS
16	XS-01	PRELIMINARY SITE CROSS-SECTION
	LA-01 - LA-02	LANDSCAPE & TREE REPLACEMENT PLAN
	LA-03 - LA-07	LANDSCAPE PLAN
	LA-08	PLANT SCHEDULE AND DETAILS
	1 OF 1	TREE RETENTION AND PROTECTION PLAN
	1 OF 5 - 5 OF 5	SURVEY OF WOODINVILLE HEIGHTS

GRADING QUANTITIES

CUT: 106,990 CU YDS
FILL: 61,506 CU YDS

QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

UNDERGROUND UTILITY NOTE

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BLUELINE
25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINIQUE GABALDON
ISSUE DATE: 9/16/2015

REVISIONS

NO	DATE	BY	
1	4/5/13	GRB	REVISED PER CITY COMMENTS
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4	6/10/15	DDG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DDG	REVISED PER CITY COMMENTS

COVER SHEET
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: CV-01
SHT 1 OF 16

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SEC 16, TWP 26N, RGE 5E, W.M.

SCALE: 1" = 40'
0 20 40 80

TRACT DEFINITIONS

TRACT 986	PUBLIC SEWER TRACT TO BE OWNED AND MAINTAINED BY WOODINVILLE WATER DISTRICT. 6' FENCE WILL BE PROVIDED AROUND PADDED PORTION OF LIFT STATION TRACT 986. LANDSCAPING WILL BE PROVIDED OUTSIDE FENCED AREA FOR ADDITIONAL SCREENING.
TRACT 987	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 7 AND 8. TRACT TO BE OWNED AND MAINTAINED BY LOTS 7 AND 8.
TRACT 988	RECREATION TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT 989	NATIVE GROWTH PROTECTION AREA TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT 990	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 33, 34, AND 35. TRACT TO BE OWNED AND MAINTAINED BY LOTS 33, 34, AND 35.
TRACT 991	RECREATION TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT 992	PRIVATE ACCESS/UTILITY & PUBLIC EMERGENCY ACCESS TRACT SERVING LOTS 51, 52, 53, AND 54. TRACT TO BE OWNED AND MAINTAINED BY LOTS 51, 52, 53, AND 54 WITH EASEMENT TO THE CITY OF WOODINVILLE FOR FIRE ACCESS.
TRACT 993	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 80 AND 81. TRACT TO BE OWNED AND MAINTAINED BY LOTS 80 AND 81.
TRACT 994	DRAINAGE TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE CITY OF WOODINVILLE.
TRACT 995	RECREATION TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
TRACT 996	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 140 AND 141. TRACT TO BE OWNED AND MAINTAINED BY LOTS 140 AND 141.
TRACT 997	PRIVATE ACCESS/UTILITY TRACT SERVING LOTS 143, 144, 145, AND 146. TRACT TO BE OWNED AND MAINTAINED BY LOTS 143, 144, 145, AND 146.
TRACT 998	DRAINAGE TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE CITY OF WOODINVILLE. HOMEOWNERS SHALL BE RESPONSIBLE FOR LANDSCAPING ON TRACT 998.
TRACT 999	OPEN SPACE TRACT. TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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PRELIMINARY PLAT MAP

VINTERRA
PRELIMINARY PLAT

CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: PP-01
SHT 2 OF 16

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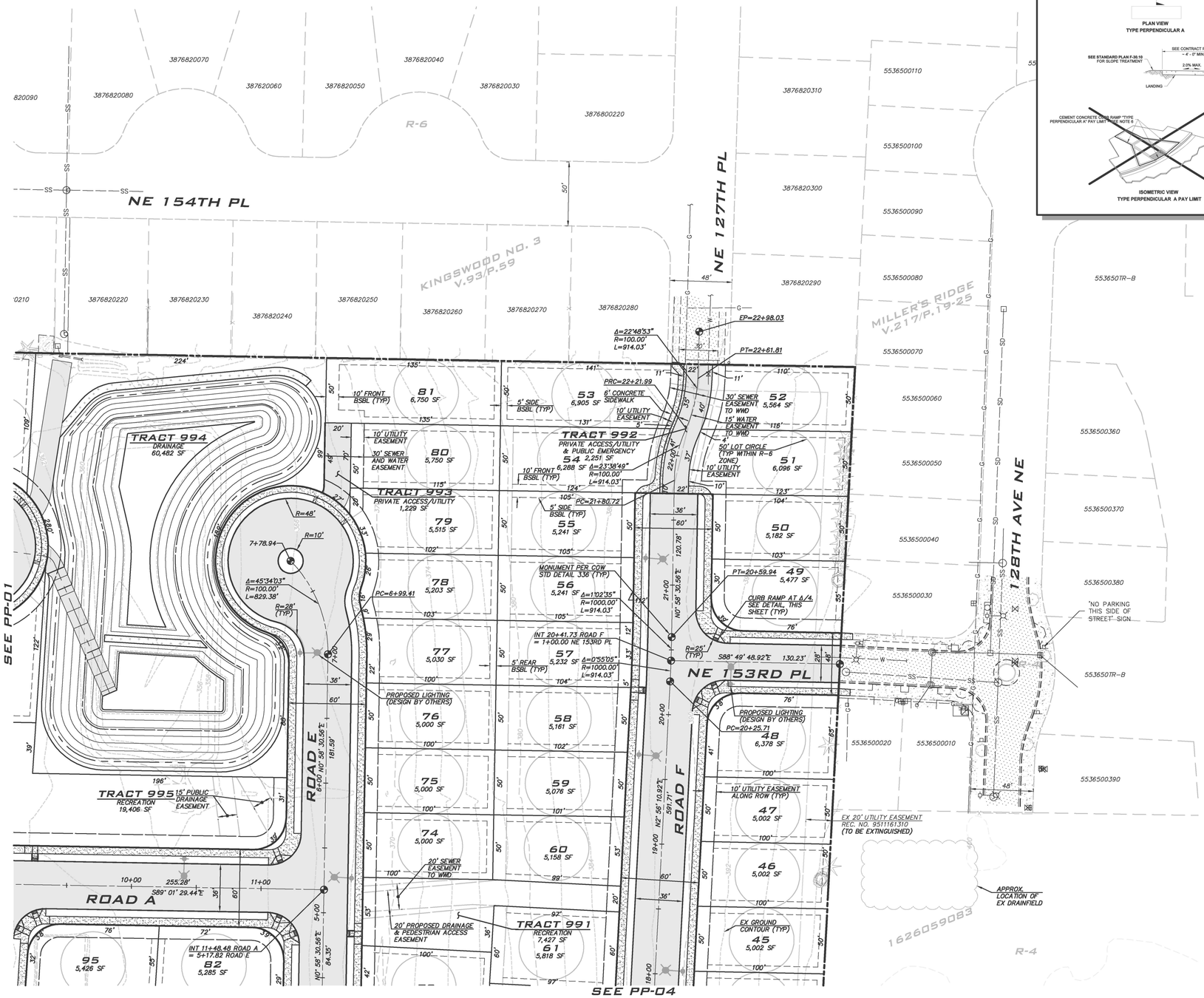

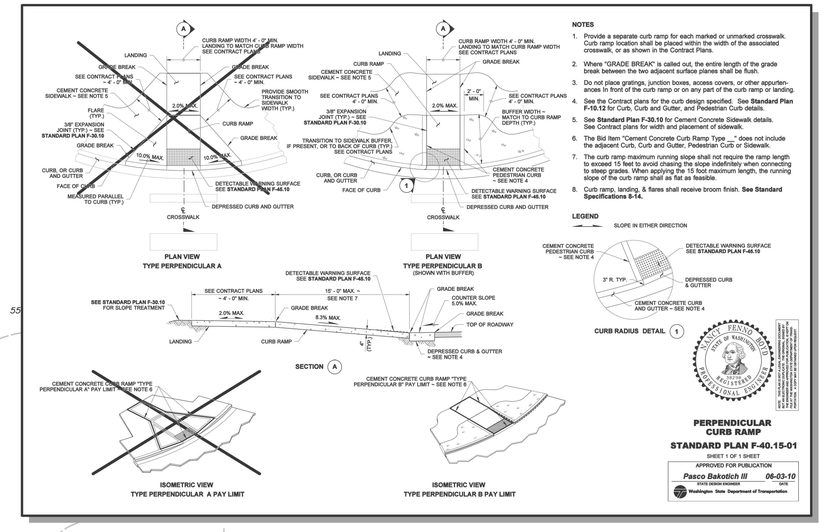

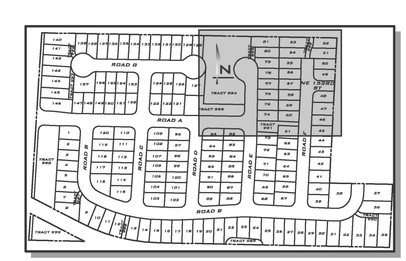

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35 CENTRAL WAY, SUITE 100, PUYALLUP, WA 98373
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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 9/16/2015

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PRELIMINARY PLAT MAP
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: PP-02
SHT 3 OF 16

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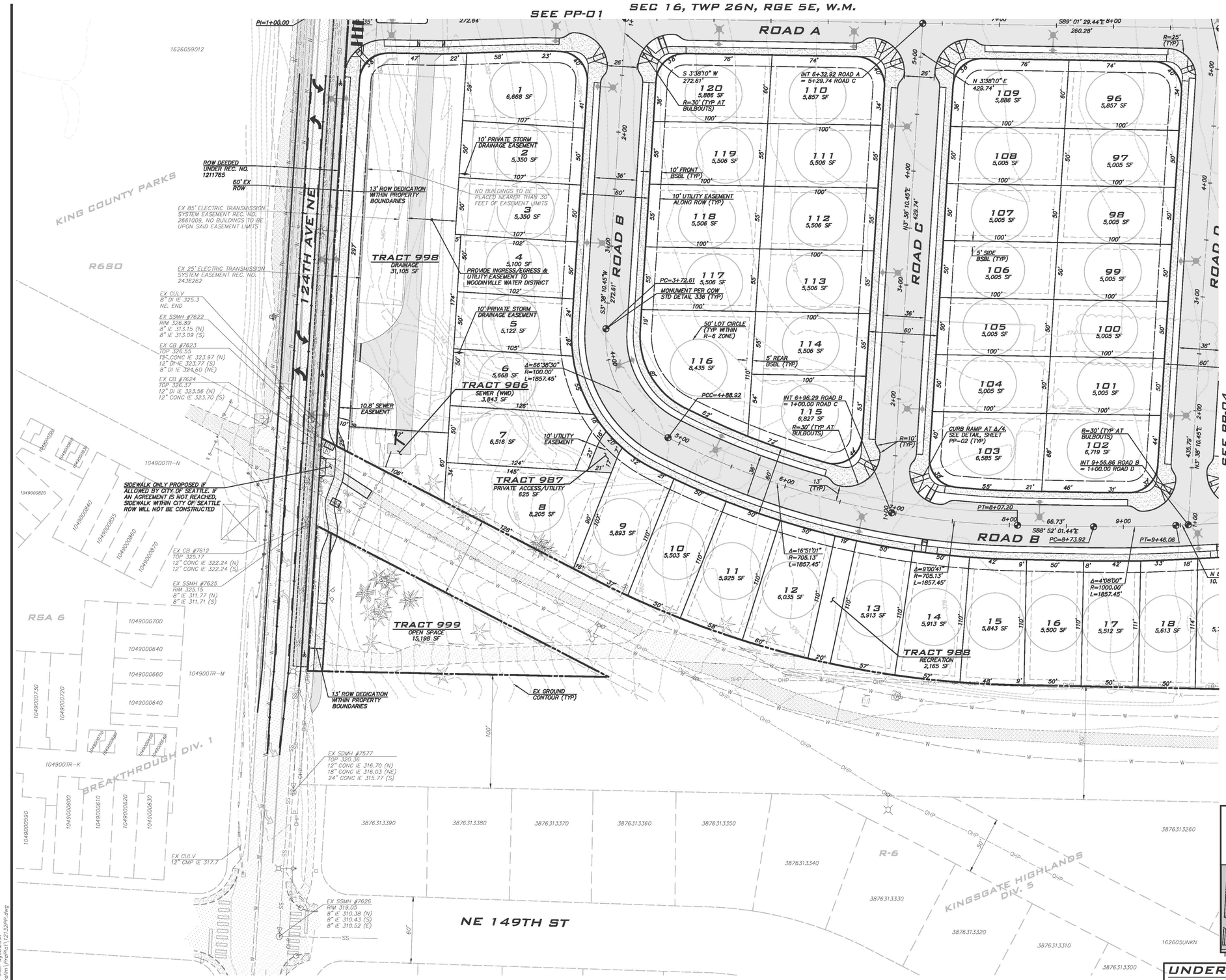

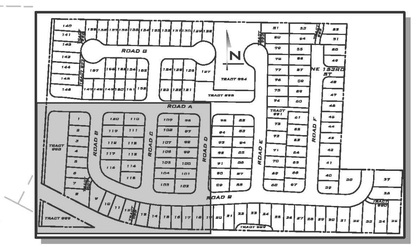

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SCALE: 1" = 40'
0 20 40 80

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PRELIMINARY PLAT MAP
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PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 34808 REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
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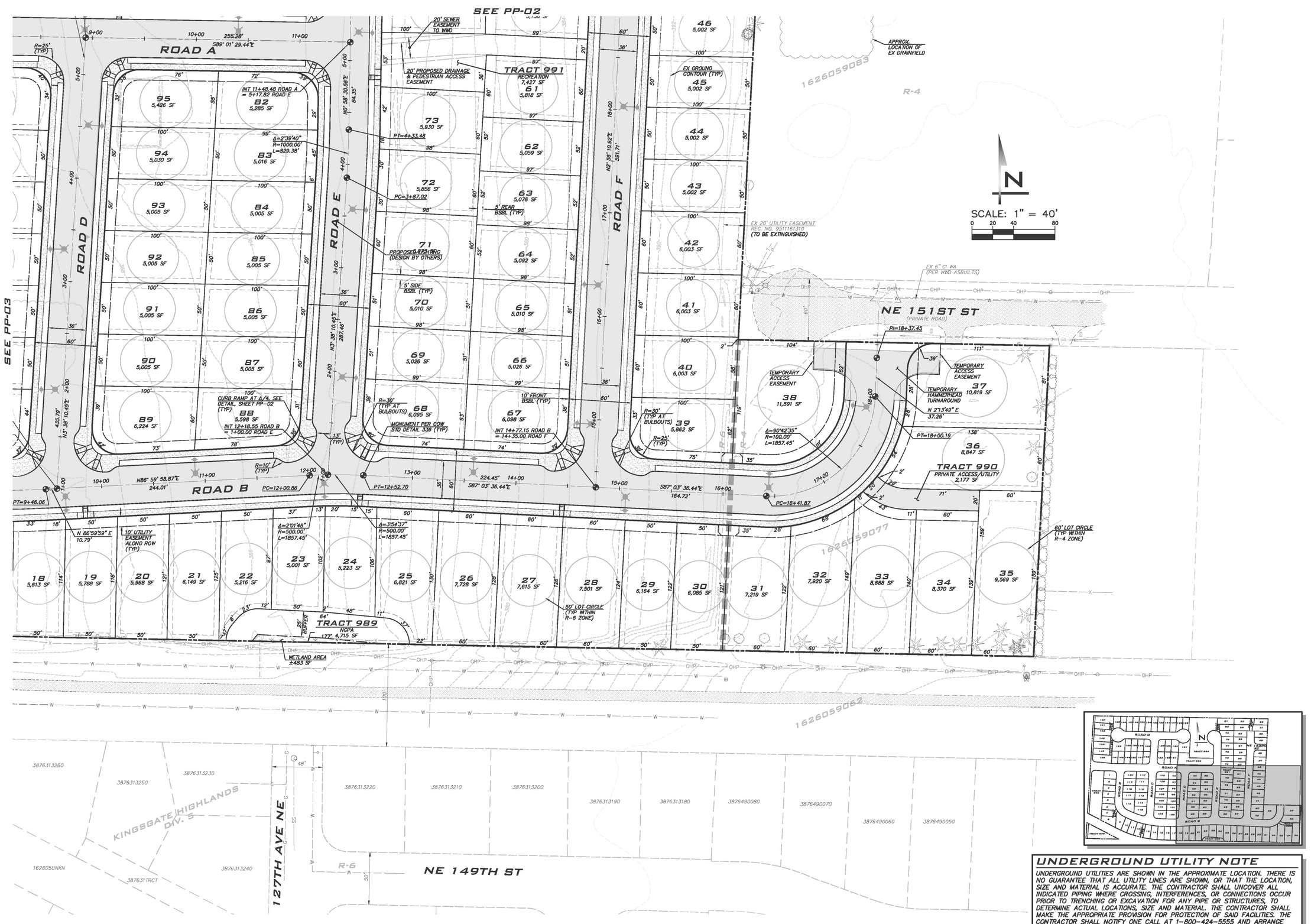

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DESIGNER: DOMINQUE GABALDON
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PRELIMINARY PLAT MAP

VINTERRA
PRELIMINARY PLAT

CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER

9/16/15

JOB NUMBER: 12-132
SHEET NAME: PP-04
SHT 5 OF 16

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SEC 16, TWP 26N, RGE 5E, W.M.

N

SCALE: 1" = 100'
0 50 100 200

SLOPE TABLE

RANGE	COLOR	MIN SLOPE	MAX SLOPE	AREA (SF)
1		0.00%	15.00%	1,349,574
2		15.00%	25.00%	46,392
3		25.00%	40.00%	27,342
4		GREATER THAN 40%		27,707

BLUEINE
15 CENTRAL WAY, SUITE 100, KIRKLAND, WA 98033
P: 425.214.4001 F: 425.215.4002
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SCALE:
AS NOTED
PROJECT MANAGER:
TODD A. OBERG, PE
PROJECT ENGINEER:
TODD A. OBERG, PE
DESIGNER:
DOMINQUE GABALDON
ISSUE DATE:
9/16/2015

REVISIONS

NO	DATE	BY	
1	4/8/13	GRB	REVISED PER CITY COMMENTS
2	8/27/13	GRB	REVISED PER CITY COMMENTS
3	10/16/13	TAO	REVISED PER CITY COMMENTS
4	5/10/15	DGG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DGG	REVISED PER CITY COMMENTS

PRELIMINARY SLOPE ANALYSIS

VINTERRA
PRELIMINARY PLAT

CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER

9/16/15

JOB NUMBER:
12-132
SHEET NAME:
SA-01
SHT 6 OF 16

24x36
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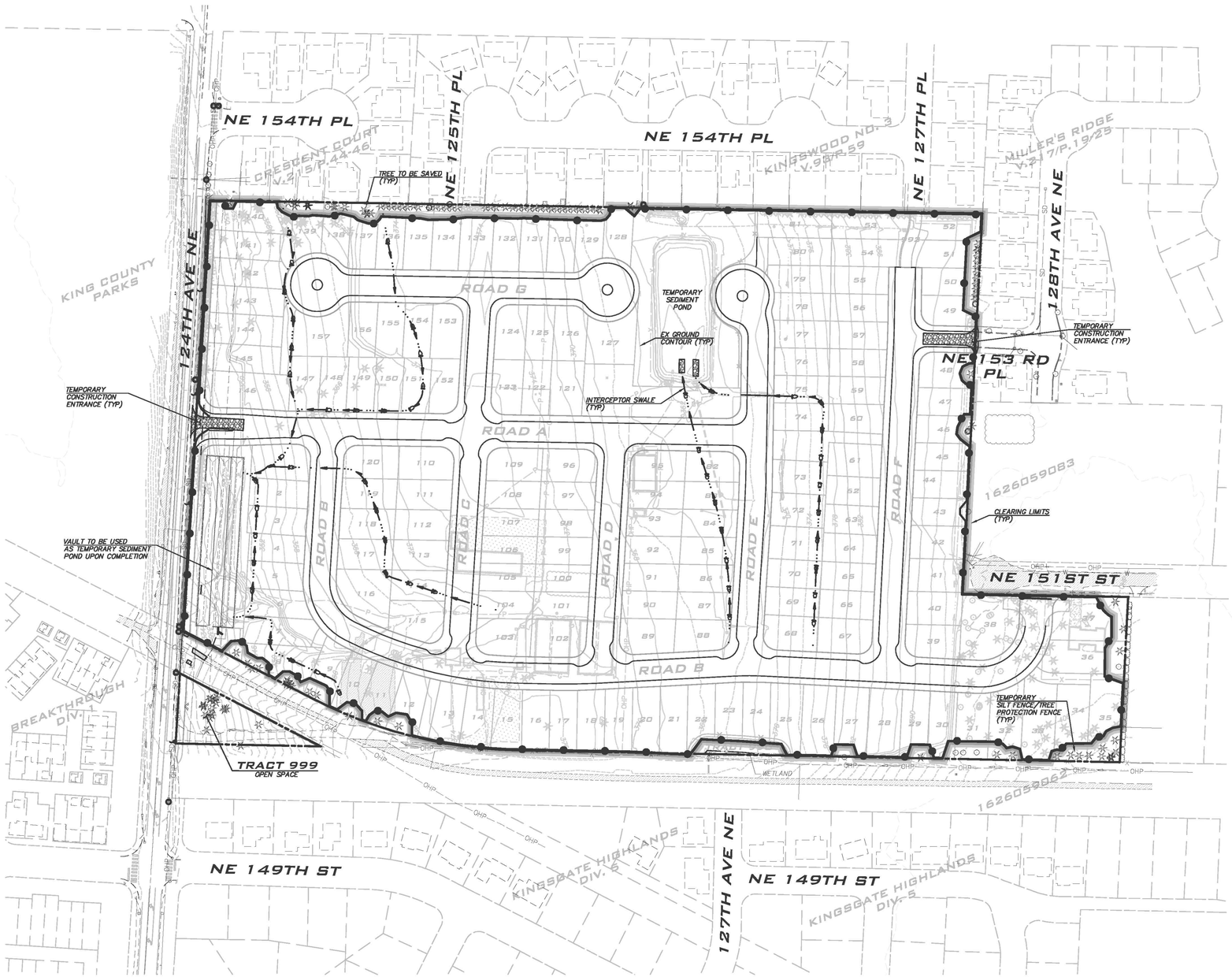

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SCALE: 1" = 100'
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TREE PROTECTION SPECIFICATIONS

1. AN ONSITE MEETING BETWEEN THE CITY TREE OFFICIAL AND THE CONTRACTOR SHALL BE HELD TO DETERMINE THESE SPECIFICATIONS HAVE BEEN ADDRESSED PRIOR TO SITE DISTURBANCE. THIS SPECIFICATION MUST BE FOLLOWED FOR ALL TREES THAT HAVE DISTURBANCE WITHIN THE CRITICAL ROOT ZONE.
2. AFTER THE SITE HAS BEEN SURVEYED, AND CLEARING AND GRADING STAKES ARE IN PLACE, THE CONSULTING ARBORIST WILL VISIT THE SITE TO DETERMINE THE ACTUAL PLACEMENT OF TREE PROTECTION MEASURES BASED ON THE POTENTIAL IMPACT TO TREE ROOT SYSTEMS. FINAL ADJUSTMENT OF CLEARING LIMITS BY THE CONSULTING ARBORIST WILL BE MADE ON SITE.
3. TREE PROTECTION ZONE (TPZ) FENCING OR OTHER BARRIERS SHALL BE INSTALLED ALONG ALL CLEARING LIMITS TO PROTECT THE CRITICAL ROOT ZONES (CRZ) OF TREES THAT ARE TO BE PRESERVED. OPTIMAL CRZ AREAS SHOULD BE CALCULATED AT 1 FOOT RADIUS FOR EVERY 1 INCH OF TREE DIAMETER. HOWEVER, THE WMC STATES THE PROTECTED AREA SHALL BE FIVE FEET BEYOND A TREE'S DRIPLINE. TPZ FENCING SHALL BE 4--FOOT TALL CHAIN LINK FENCE, UNLESS OTHER TYPES OF FENCE ARE AUTHORIZED BY THE CITY TREE OFFICIAL. THE CONSULTING ARBORIST MAY ALSO REQUIRE CHAIN LINK FENCING OR PLYWOOD BOXING AROUND TREES IN CERTAIN HIGH TRAFFIC AREAS. THE CONSULTING ARBORIST WILL MEET ON SITE WITH THE CONTRACTOR TO DETERMINE THE SPECIFIC TYPES OF FENCING AND PLACEMENT, AND THE SPECIFIC CLEARING INSTRUCTIONS FOR AREAS NEAR PRESERVED TREES. ADJUSTMENT OF THE INITIAL TPZ LAY OUT MAY BE REQUIRED AS CONSTRUCTION PROGRESSES.
4. WORK REQUIRED FOR REMOVAL OF UNWANTED VEGETATION WITHIN THE CRZ AREAS WILL BE HAND WORK ONLY, NO HEAVY EQUIPMENT.
5. WITHIN THE TPZ AREAS NO PARKING, MATERIALS STORAGE, DUMPING, OR BURNING IS ALLOWED.
6. HIGHLY VISIBLE SIGNS SHALL BE ATTACHED TO THE PROTECTIVE BARRIER SPACED NO GREATER THAN 15 FEET FROM AN ADJACENT SIGN ALONG THE ENTIRETY OF THE BARRIER. THE SIGN MUST BE APPROVED BY THE CITY TREE OFFICIAL AND SHALL STATE AT MINIMUM "TREE PROTECTION AREA, ENTRANCE PROHIBITED" WITH A CITY PHONE NUMBER FOR CODE ENFORCEMENT.
7. WHEN REMOVING TREES OUTSIDE OF THE TPZ DETERMINED TO BE UNACCEPTABLE FOR RETENTION, USE METHODS SUCH AS DIRECTIONAL FELLING TO AVOID DAMAGE TO TREES AND OTHER VALUABLE VEGETATION THAT IS BEING RETAINED. SMALL TREES AND OTHER NATIVE VEGETATION IN THESE AREAS SHOULD BE CAREFULLY PRESERVED.
8. TREE STUMPS THAT ARE WITHIN A TPZ, OR IMMEDIATELY ADJACENT TO THE CRZ OF A PRESERVED TREE OR OTHER VEGETATION, SHALL BE REMOVED BY GRINDING.
9. WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT ROOTS OF A PRESERVED TREE MAY BE ENCOUNTERED DURING EXCAVATION OR GRADING, A CERTIFIED ARBORIST SHALL BE ON SITE TO SUPERVISE ANY ROOT PRUNING AND TO ASSESS THE POTENTIAL IMPACT OF SUCH PRUNING. ANY ROOT GREATER THAN 1.5" DIAMETER THAT IS ENCOUNTERED SHALL BE CAREFULLY CUT WITH A SHARP TOOL. ROOTS CUT SHALL BE IMMEDIATELY COVERED WITH SOIL OR MULCH AND KEPT MOIST.
10. WHERE ACCESS FOR MACHINERY OR ANY VEHICLE IS REQUIRED WITHIN THE CRZ OR TPZ OF ANY PRESERVED TREE, THE SOIL SHOULD BE PROTECTED FROM COMPACTION. ACCEPTABLE METHODS INCLUDE 18" OF WOOD CHIPS OR HOG FUEL, PLYWOOD, OR STEEL SHEETS.
11. TPZ FENCING SHALL NOT BE MOVED WITHOUT AUTHORIZATION FROM THE CITY TREE OFFICIAL. ALL FENCING IS TO BE LEFT IN PLACE UNTIL THE COMPLETION OF THE PROJECT. TREE PROTECTION SIGNAGE SHALL BE ATTACHED TO FENCING ONLY.
12. LANDSCAPING SPECIFIED WITHIN THE TPZ AREAS SHALL BE DESIGNED TO LIMIT DISTURBANCE OF SURFACE SOILS AND PRESERVED VEGETATION. NO ROOT PRUNING IS PERMITTED. NEW PLANTS ADDED IN THESE AREAS SHOULD BE OF THE SMALLEST SIZE POSSIBLE TO MINIMIZE DISTURBANCE. WORK IN THIS ZONE SHALL BE COMPLETED WITH LIGHT MACHINERY OR HAND TOOLS.
13. WHERE BACKFILL IS REQUIRED WITHIN A CRZ OR TPZ AREA, THE CITY TREE OFFICIAL SHALL DETERMINE THE AMOUNT AND TYPE OF FILL MATERIAL TO BE USED.
14. ANY TREES ADJACENT TO HIGH TRAFFIC AREAS OR BUILDING ENVELOPES SHALL BE PRUNED BY THE OWNER. THE CONSULTING ARBORIST WILL PROVIDE A RECOMMENDATION USING ANSI A30 AMERICAN STANDARDS FOR PRUNING TO REMOVE DEAD WOOD, PROVIDE CLEARANCE, AND CABLING OR BRACING. USE OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST TO PERFORM THE RECOMMENDED WORK IS STRONGLY RECOMMENDED.
15. SUPPLEMENTAL IRRIGATION FOR ALL PROTECTED TREES IS REQUIRED DURING THE SUMMER MONTHS OR PROLONGED PERIODS OF DRY WEATHER. THIS IS MOST IMPORTANT FOR SUCESSFUL TREE RETENTION.
16. MONITORING OF ALL TREES, ESPECIALLY THOSE EXPOSED TO NEW ENVIRONMENTAL CONDITIONS SUCH AS EXPOSURE TO WIND, SUN, OR DEEP SHADE, SHOULD OCCUR ANNUALLY FOR FIVE YEARS TO CHECK FOR ADVERSE CHANGES TO TREE HEALTH OR STABILITY.

EXISTING FEATURES NOTE

ALL EXISTING FEATURES TO BE REMOVED ON SITE.

TREE NOTES

1. SEE TREE REPORT AND PLANS BY SHOFFNER CONSULTING INC DATED AUGUST 26, 2013.
2. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE DEVELOPMENT ACTIVITIES. TREE PROTECTION BARRIERS SHALL BE INSTALLED AT THE GREATER OF THESE TWO CRITERIA: THE EDGE OF THE CRITICAL ROOT ZONE (CRZ– EQUAL TO ONE RADIAL FOOT FOR EACH INCH OF DIAMETER MEASURED AT STANDARD HEIGHT), OR FIVE FEET BEYOND THE DRIP LINE FOR ALL TREES NEAR AREAS PROPOSED FOR SITE DISTURBANCE. THIS WILL CONSTITUTE THE TREE PROTECTION AREA (TPA).

NOTE

A SWPPP SHALL BE PREPARED FOR THE SUBJECT PROJECT AND A NOTICE OF INTENT APPLICATION BE SUBMITTED TO WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR ISSUANCE OF A CONSTRUCTION STORMWATER GENERAL PERMIT.

BLUELINE
26 CENTRAL WAY, SUITE 100, KIRKLAND, WA 98033
P: 425-314-4001 F: 425-318-4006
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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 9/16/2015

REVISIONS

NO	DATE	BY	
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PRELIMINARY TESC, CLEARING, SWPPP & TREE PROTECTION PLAN
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: TP-01
SHT 7 OF 16

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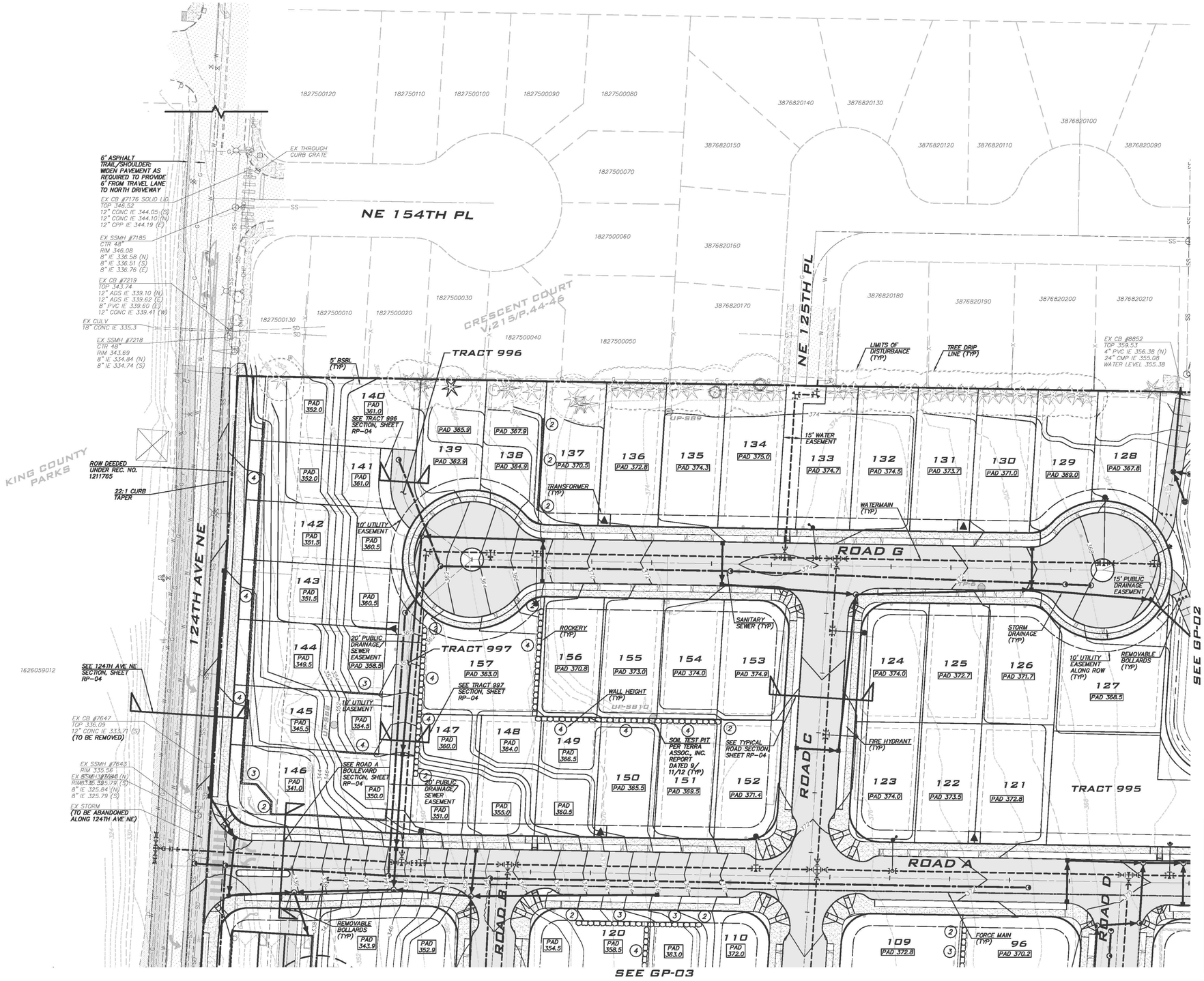

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SCALE: 1" = 40'
0 20 40 80

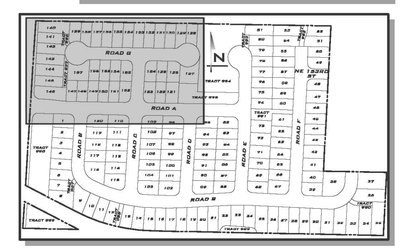
PIPE SIZES

UNLESS OTHERWISE NOTED:

STORM DRAINAGE = 12" MIN
SANITARY SEWER = 8"
SANITARY SEWER FORCE MAIN = 8"
WATERMAIN = 8"

MITIGATION OF UNSUITABLE SOILS

ALL UNSUITABLE SOILS SHALL BE REMOVED FROM THE SITE. THE EXTENT AND DEPTH OF THE UNSUITABLE SOILS SHALL BE DETERMINED DURING SITE GRADING. SUITABLE BACKFILL FOR THE EXCAVATED AREAS REQUIRED TO BE BROUGHT UP TO PROPOSED GRADES SHALL BE NATIVE/EXISTING FILL SOILS THAT HAVE A MOISTURE CONTENT SUITABLE FOR BACKFILL OR CAN BE TREATED TO BRING THE MOISTURE CONTENT TO ACCEPTABLE LEVELS FOR BACKFILL. ALTERNATELY, BACKFILL CAN BE AN IMPORTED WET WEATHER STRUCTURAL FILL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.



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DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 9/16/2015

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PRELIMINARY GRADING & UTILITY PLAN
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: GP-01
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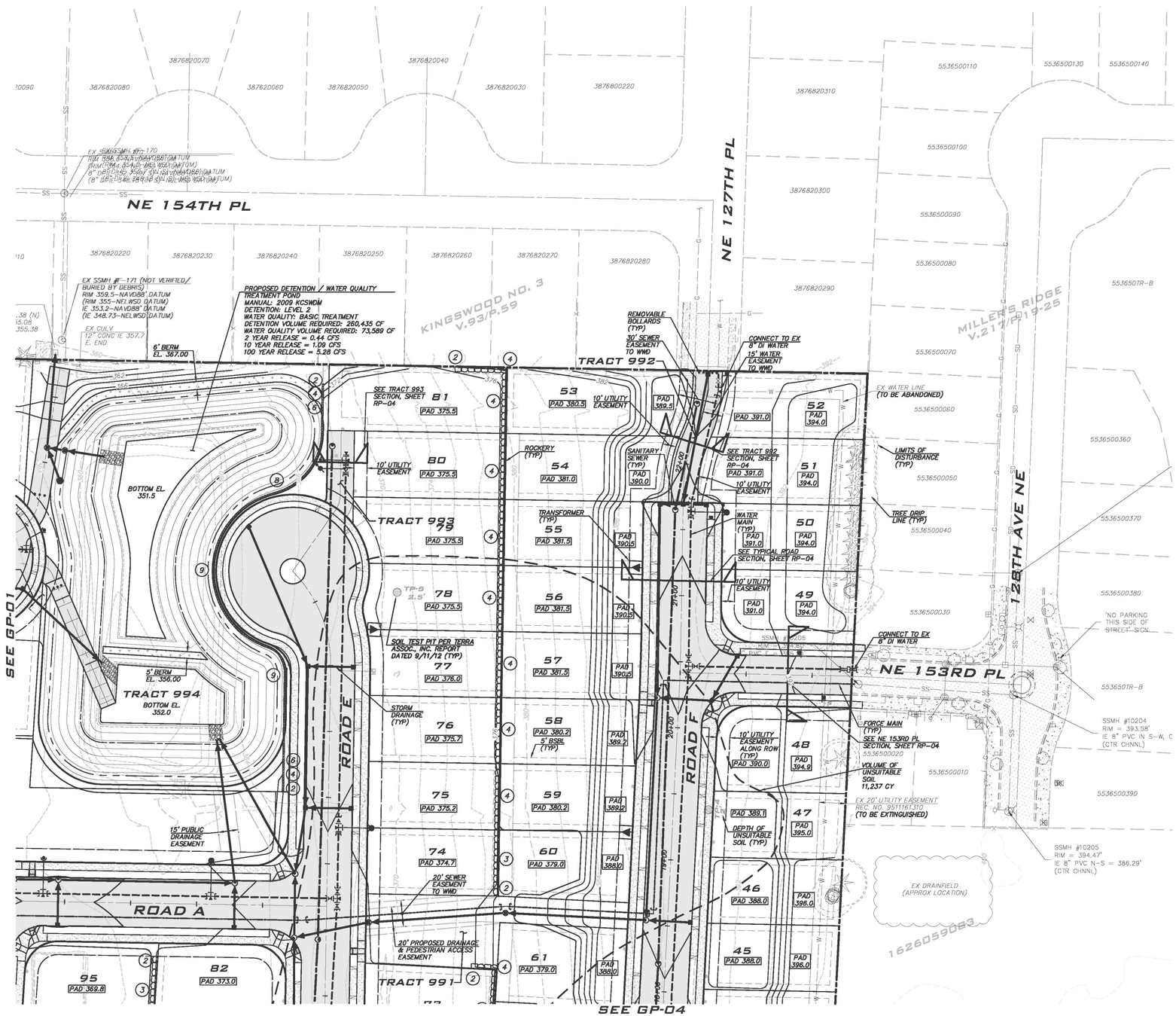

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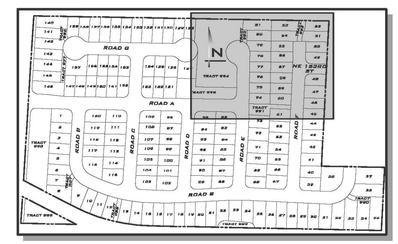

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VINTERRA
PRELIMINARY PLAT

CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
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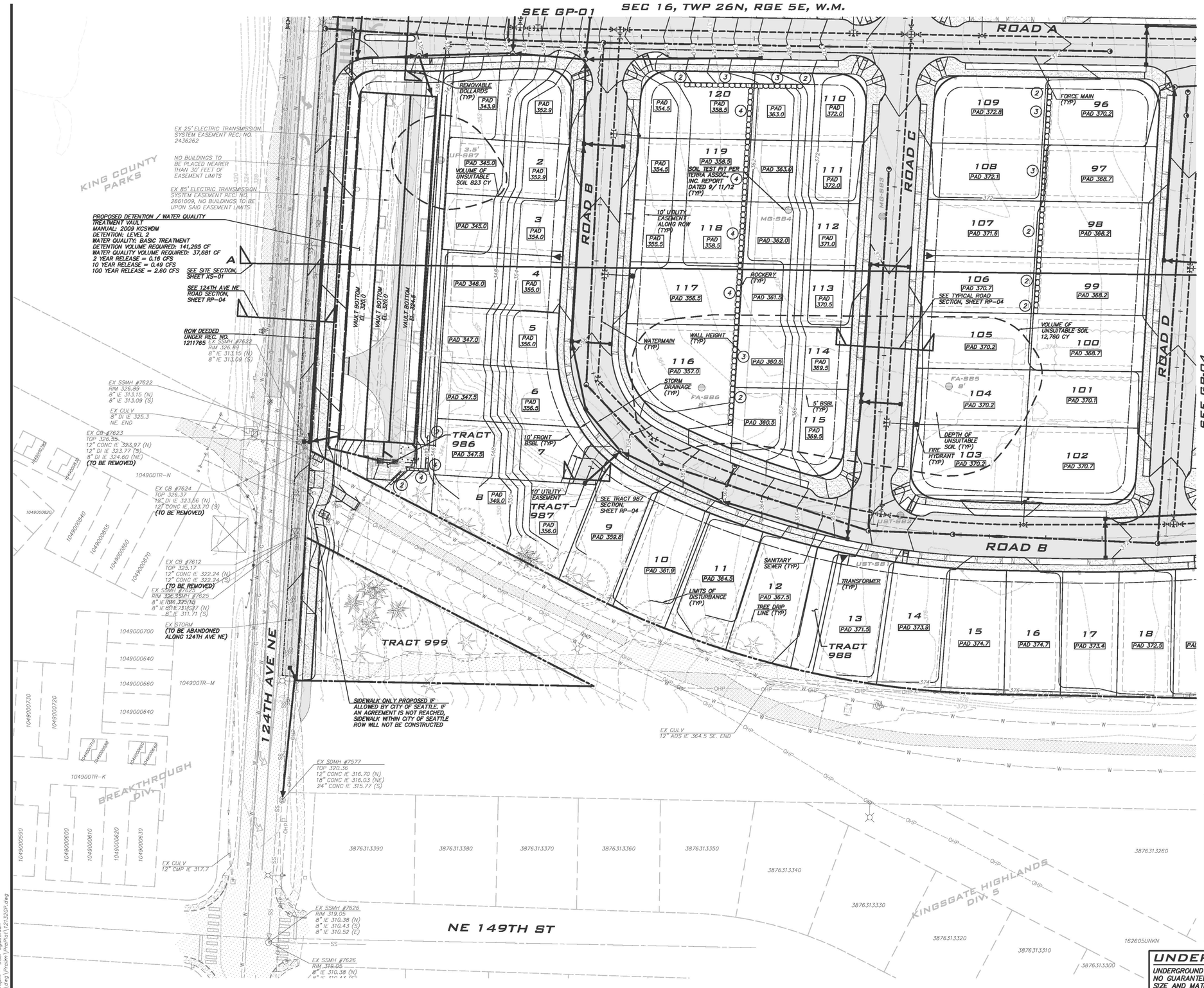

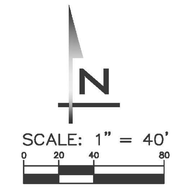

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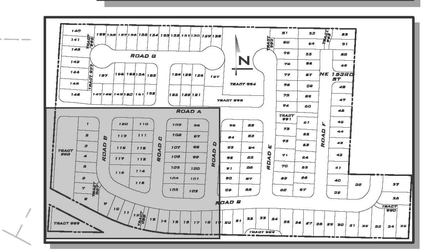

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VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
9/16/15

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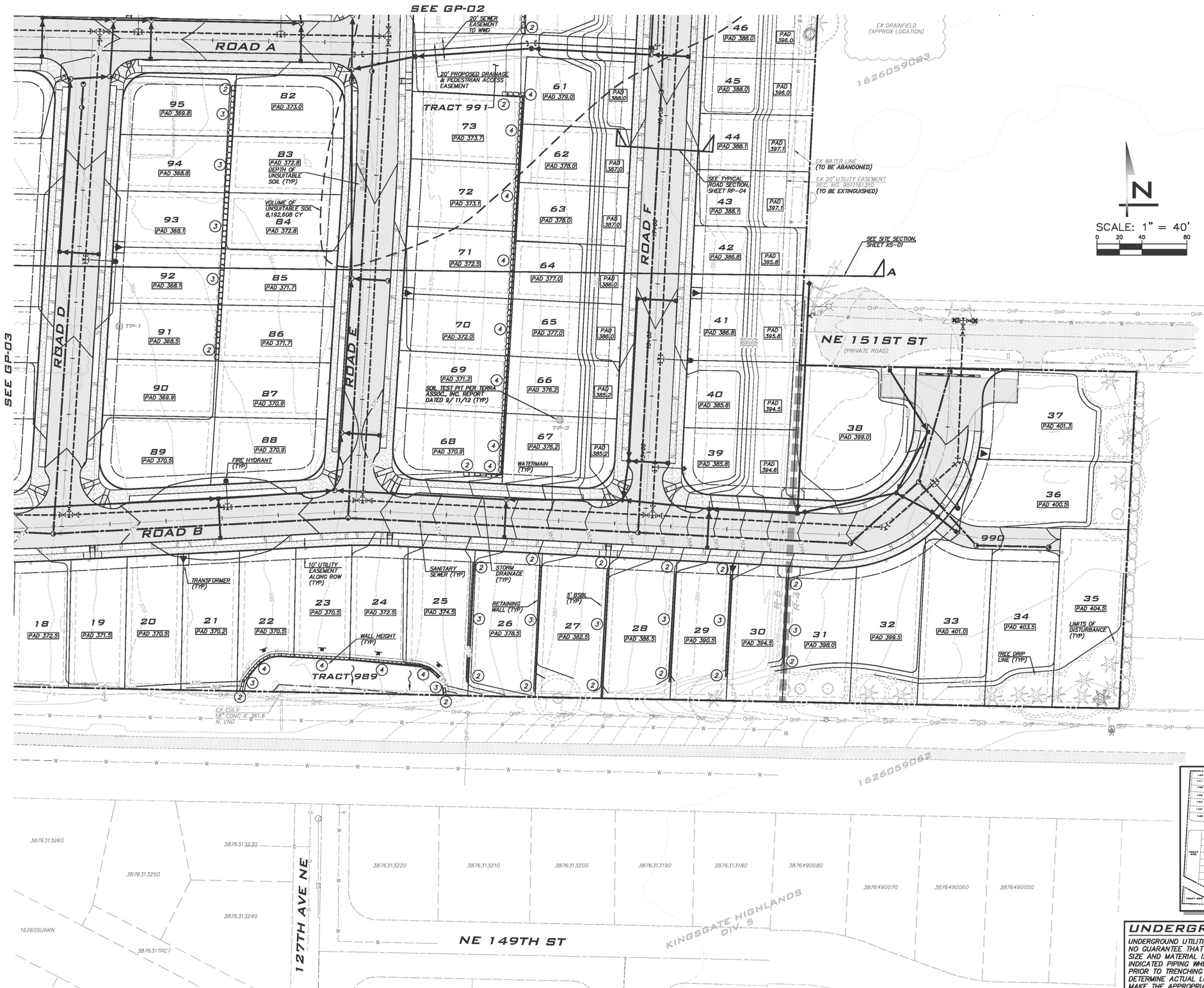

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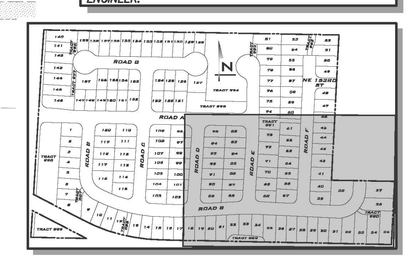

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PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
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CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: GP-04
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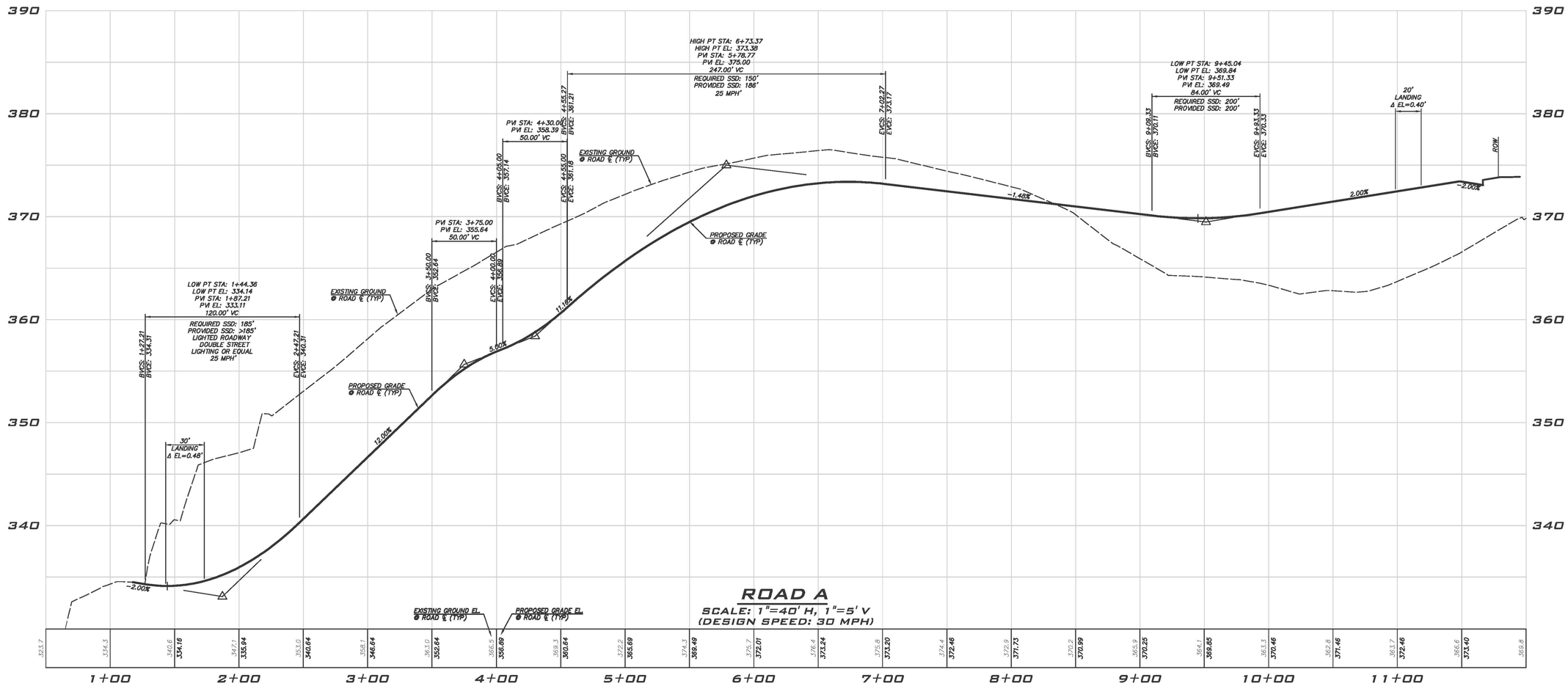
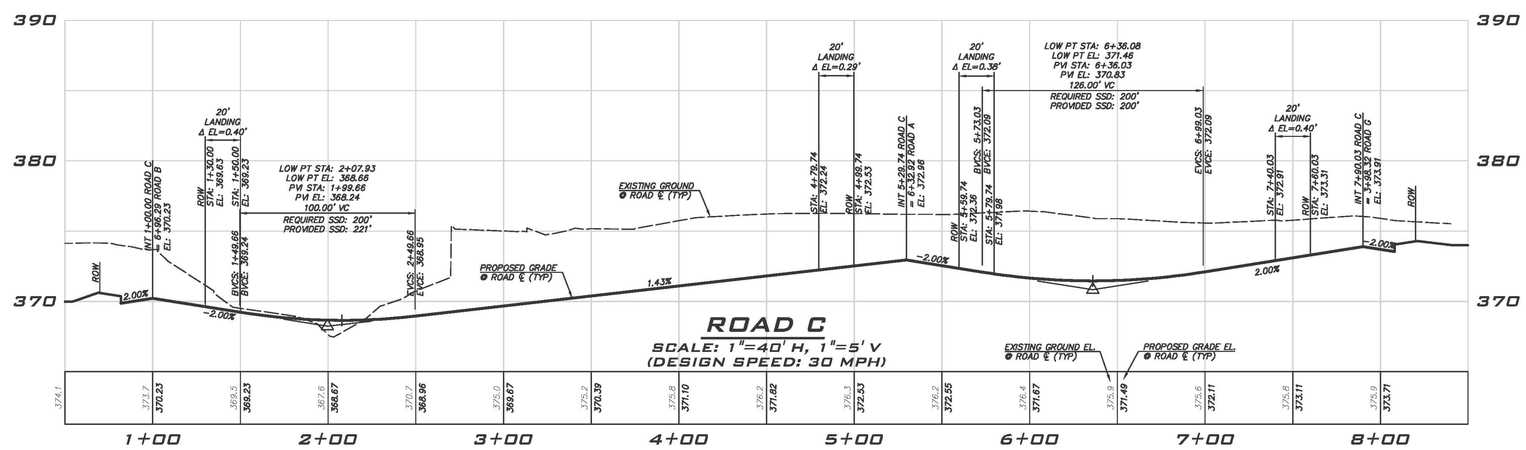


ROAD A

SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 30 MPH)



ROAD C

SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 30 MPH)

NOTE
STOPPING SIGHT DISTANCE BASED ON 2011 AASHTO.

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DESIGNER: DOMINQUE GABALDON
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REVISIONS

NO	DATE	BY	
1	4/8/13	GRB	REVISED PER CITY COMMENTS
2	6/27/13	GRB	REVISED PER CITY COMMENTS
3	10/16/13	TAO	REVISED PER CITY COMMENTS
4	5/10/15	DGG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DGG	REVISED PER CITY COMMENTS

PRELIMINARY ROAD PROFILES
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
34408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: RP-01
SHT 12 OF 16

24x36
Sep 16, 2015 – 2:18pm – User dgabaldon
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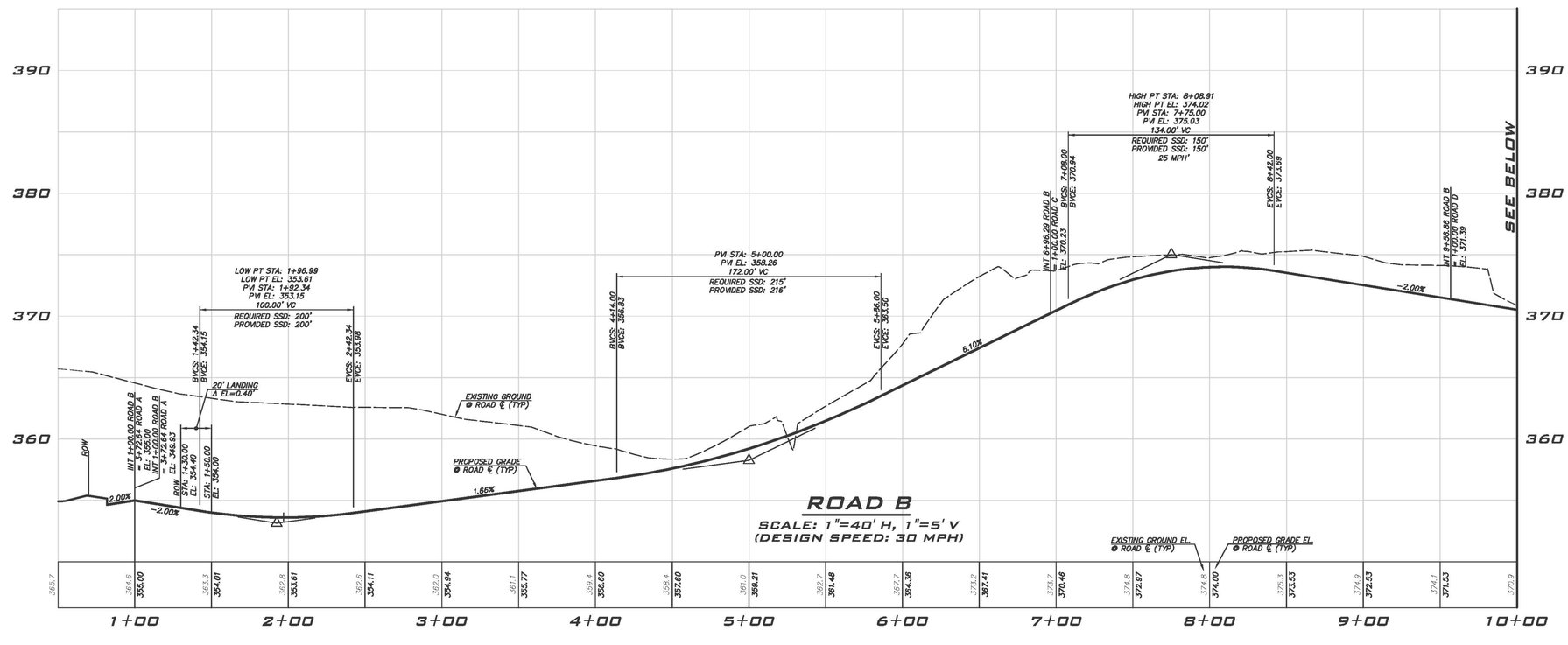
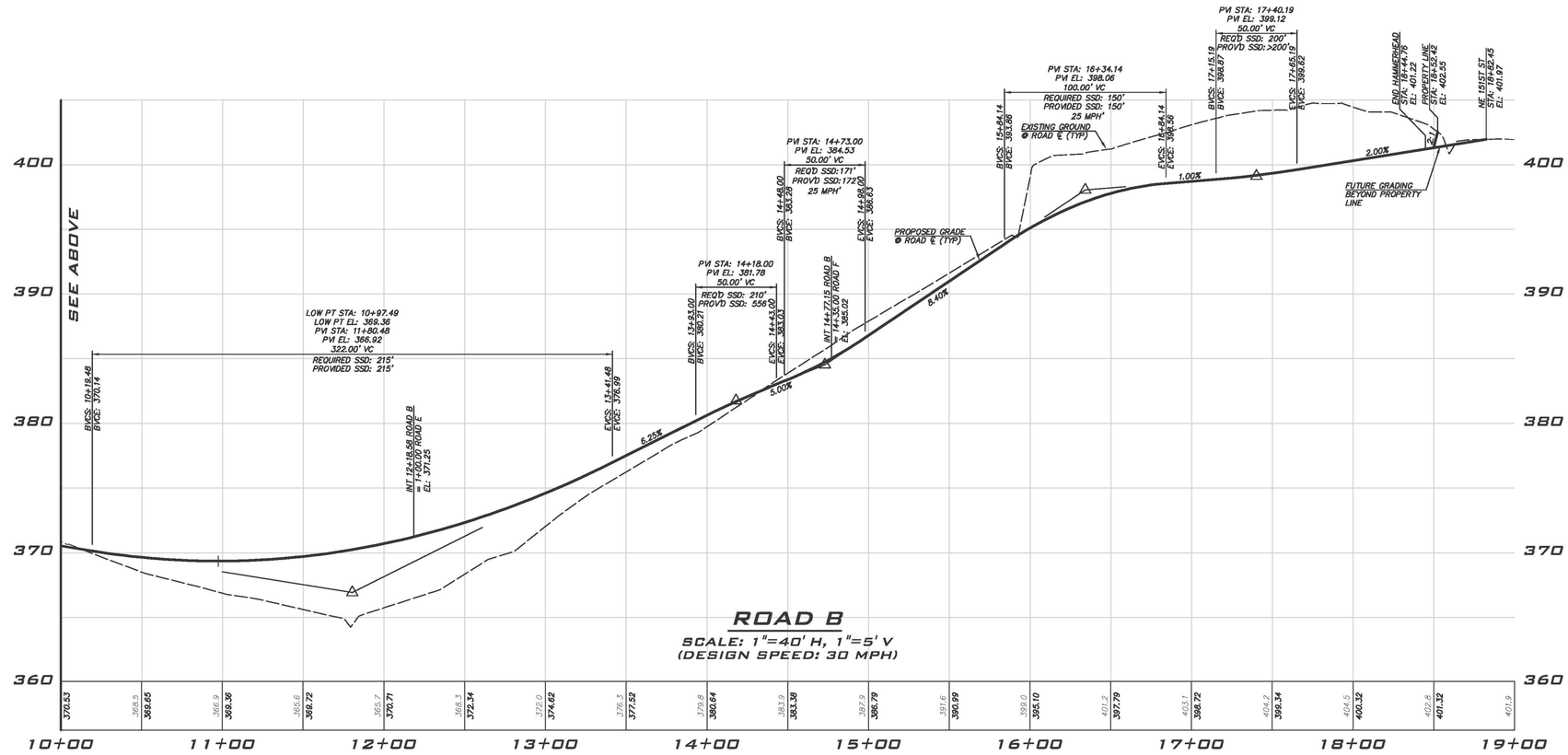
SEC 16, TWP 26N, RGE 5E, W.M.





NOTE

STOPPING SIGHT DISTANCE BASED ON 2011 AASHTO.

UNDERGROUND UTILITY NOTE

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BLUELINE
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SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 9/16/2015

REVISIONS

NO	DATE	BY	
1	4/8/13	GRB	REVISED PER CITY COMMENTS
2	6/27/13	GRB	REVISED PER CITY COMMENTS
3	10/16/13	TAO	REVISED PER CITY COMMENTS
4	5/10/15	DDG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DDG	REVISED PER CITY COMMENTS

PRELIMINARY ROAD PROFILES

VINTERRA
PRELIMINARY PLAT

CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
37408
REGISTERED PROFESSIONAL ENGINEER

9/16/15

JOB NUMBER: 12-132
SHEET NAME: RP-02
SHT 13 OF 16

24x36
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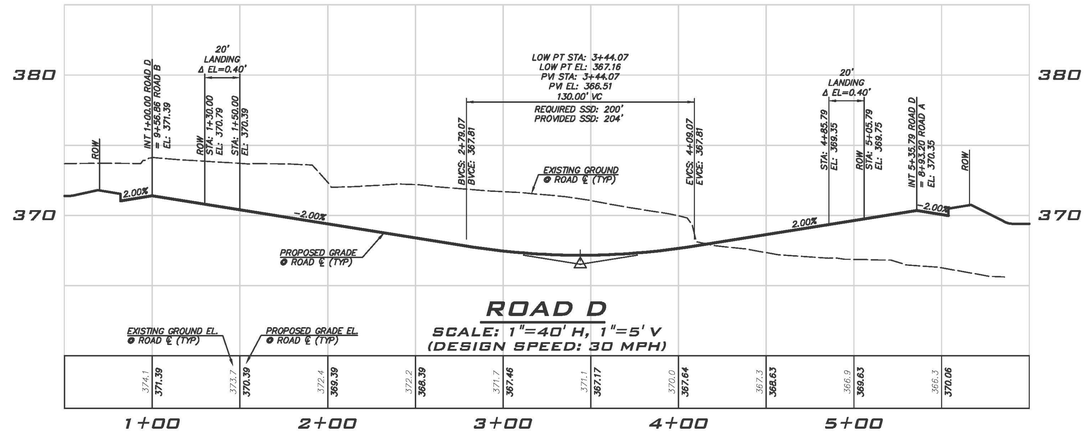
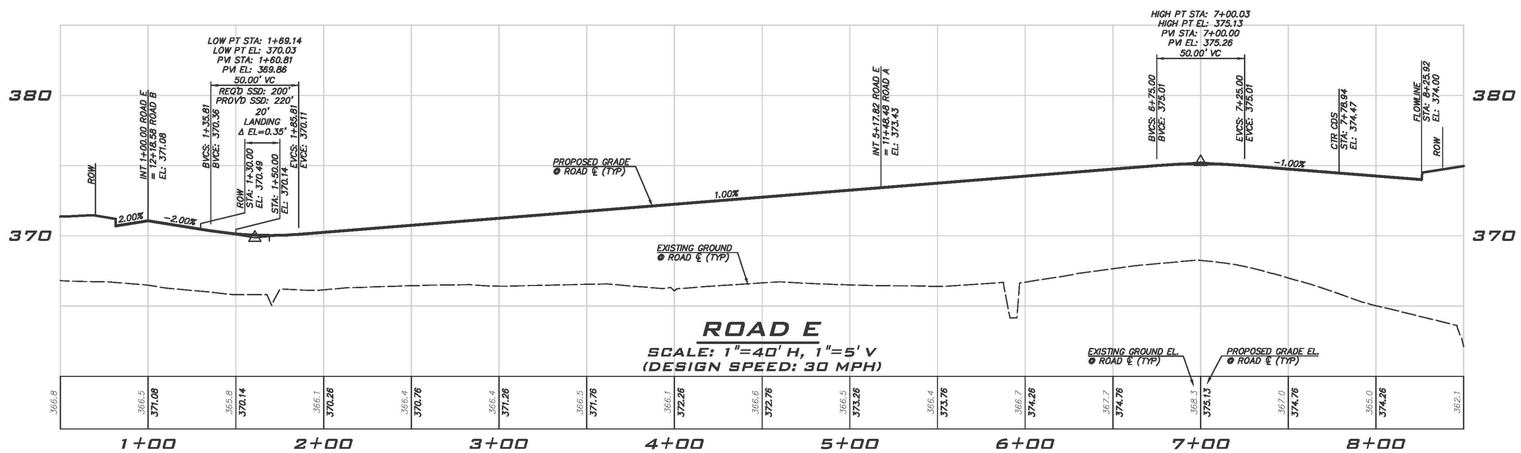


ROAD D

SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 30 MPH)

EXISTING GROUND EL. @ ROAD ℄ (TYP)	PROPOSED GRADE EL @ ROAD ℄ (TYP)
374.1	371.39
373.7	370.39
372.4	369.39
372.2	368.39
371.7	367.46
371.1	367.17
370.0	367.64
367.3	368.63
366.9	369.63
366.3	370.06

1+00 2+00 3+00 4+00 5+00

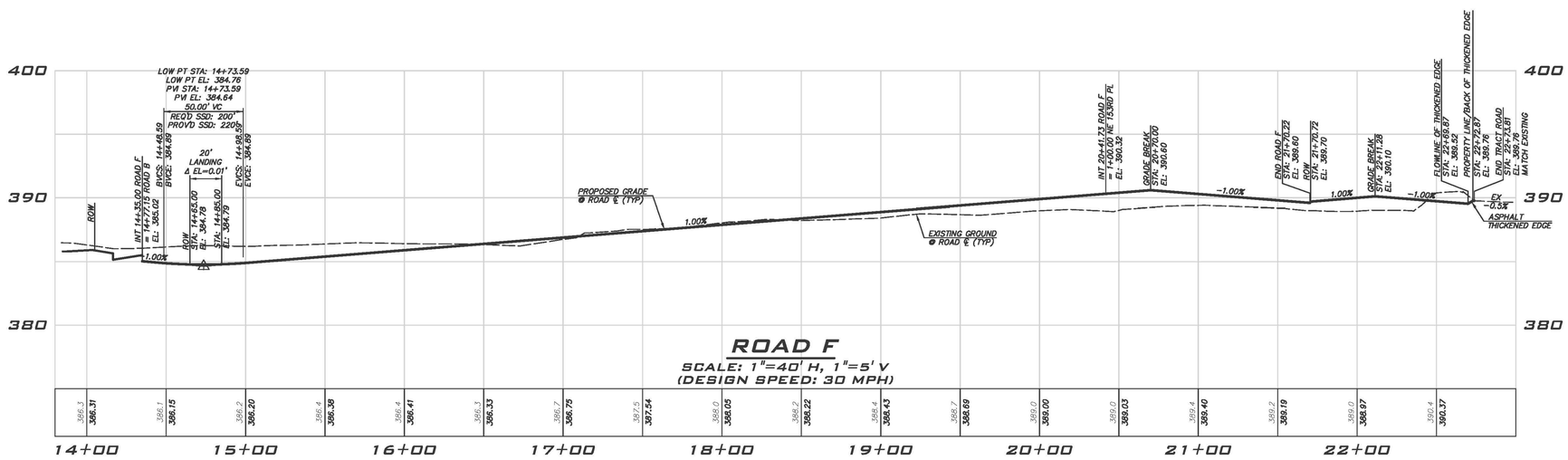


ROAD E

SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 30 MPH)

EXISTING GROUND EL. @ ROAD ℄ (TYP)	PROPOSED GRADE EL. @ ROAD ℄ (TYP)
366.8	
366.5	371.08
365.8	370.14
366.1	370.26
366.4	370.76
366.4	371.26
366.5	371.76
366.1	372.26
366.6	372.76
366.5	373.26
366.4	373.76
366.7	374.26
367.7	374.76
368.3	375.13
367.0	374.76
365.0	374.26
362.1	

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00



ROAD F

SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 30 MPH)

386.3	386.31
386.1	386.15
386.2	386.20
386.4	386.38
386.4	386.41
386.3	386.33
386.7	386.75
387.5	387.54
388.0	388.05
388.2	388.22
388.4	388.43
388.7	388.69
389.0	389.00
389.0	389.03
389.4	389.40
389.2	389.19
389.0	388.97
390.4	390.37

14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00

NOTE
STOPPING SIGHT DISTANCE BASED ON 2011 AASHTO.

UNDERGROUND UTILITY NOTE
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PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 9/16/2015

REVISIONS

NO	DATE	BY	
1	4/8/13	GRB	REVISED PER CITY COMMENTS
2	6/27/13	GRB	REVISED PER CITY COMMENTS
3	10/16/13	TAO	REVISED PER CITY COMMENTS
4	5/10/15	DGG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DGG	REVISED PER CITY COMMENTS

PRELIMINARY ROAD PROFILES
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG
STATE OF WASHINGTON
34408
REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: RP-03
SHT 14 OF 16

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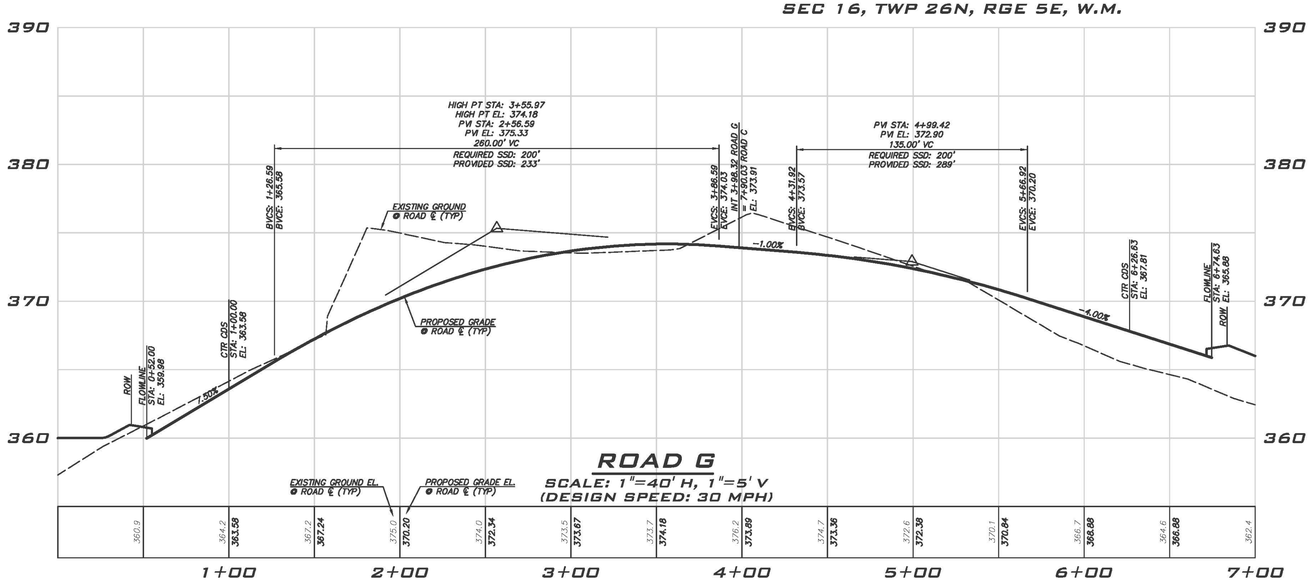
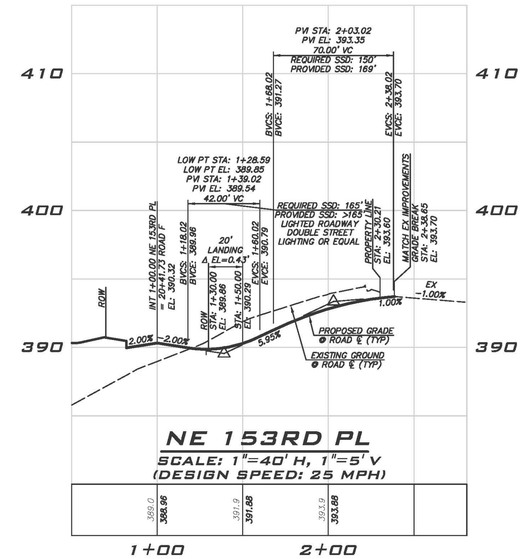


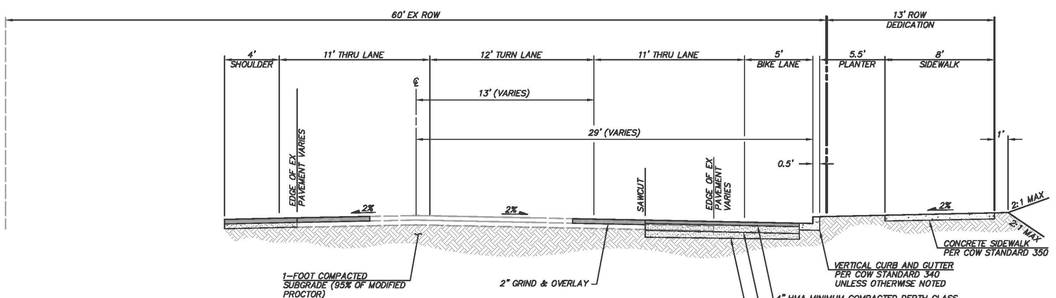
ROAD G

SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 30 MPH)



NE 153RD PL

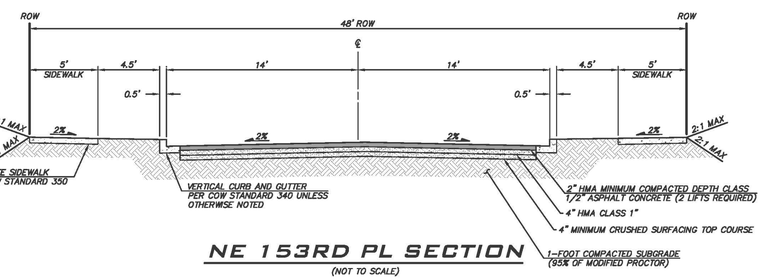
SCALE: 1"=40' H, 1"=5' V
(DESIGN SPEED: 25 MPH)



3-LANE MINOR ARTERIAL STREET WITH BIKE LANE
(POSTED SPEED = 35 MPH)

124TH AVE NE SECTION

(NOT TO SCALE)



NE 153RD PL SECTION

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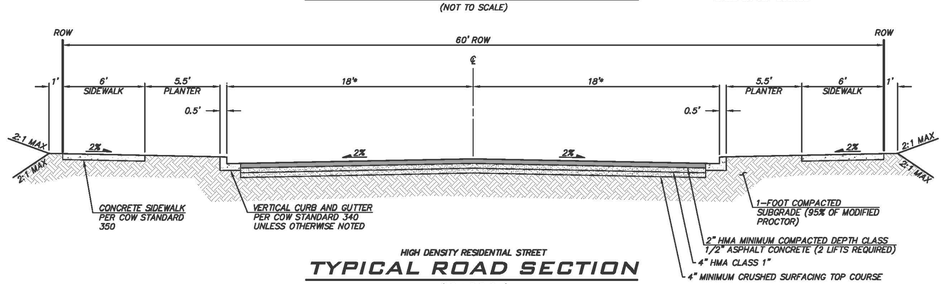
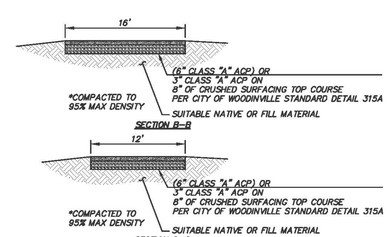


HIGH DENSITY RESIDENTIAL STREET

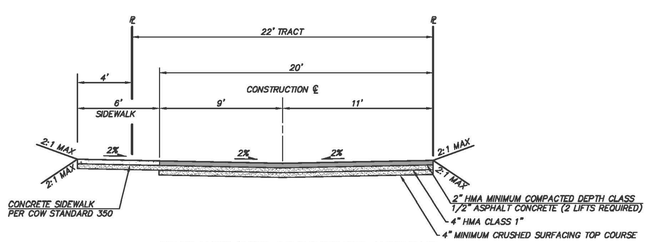
TYPICAL ROAD SECTION

(NOT TO SCALE)
*10' AT NECKDOWN LOCATIONS. SEE PLAN.



POND ACCESS ROAD

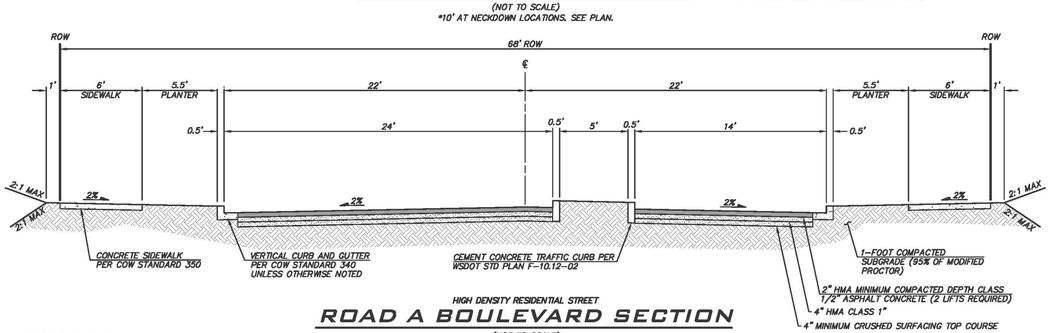
NOT TO SCALE



PRIVATE ACCESS / UTILITY & PUBLIC EMERGENCY ACCESS TRACT

TRACT 992 SECTION

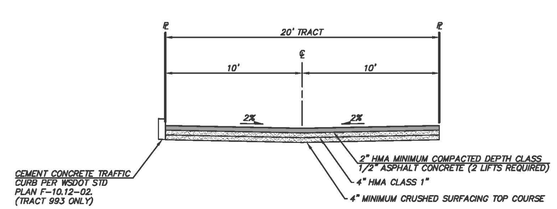
(NOT TO SCALE)



HIGH DENSITY RESIDENTIAL STREET

ROAD A BOULEVARD SECTION

(NOT TO SCALE)



PRIVATE ACCESS / UTILITY TRACT

TRACTS 987, 990, 993, 996, 997 SECTION

(NOT TO SCALE)

NOTE

STOPPING SIGHT DISTANCE BASED ON 2011 AASHTO.

UNDERGROUND UTILITY NOTE

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BLUELINE
26 CENTRAL WAY, SUITE 116, KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 9/16/2015

REVISIONS

NO	DATE	BY	
1	4/8/13	GRB	REVISED PER CITY COMMENTS
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4	6/10/15	DDG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DDG	REVISED PER CITY COMMENTS

PRELIMINARY ROAD PROFILES AND SECTIONS
VINTERRA
PRELIMINARY PLAT
CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
9/16/15

JOB NUMBER: 12-132
SHEET NAME: RP-04
SHT 15 OF 16

24x36
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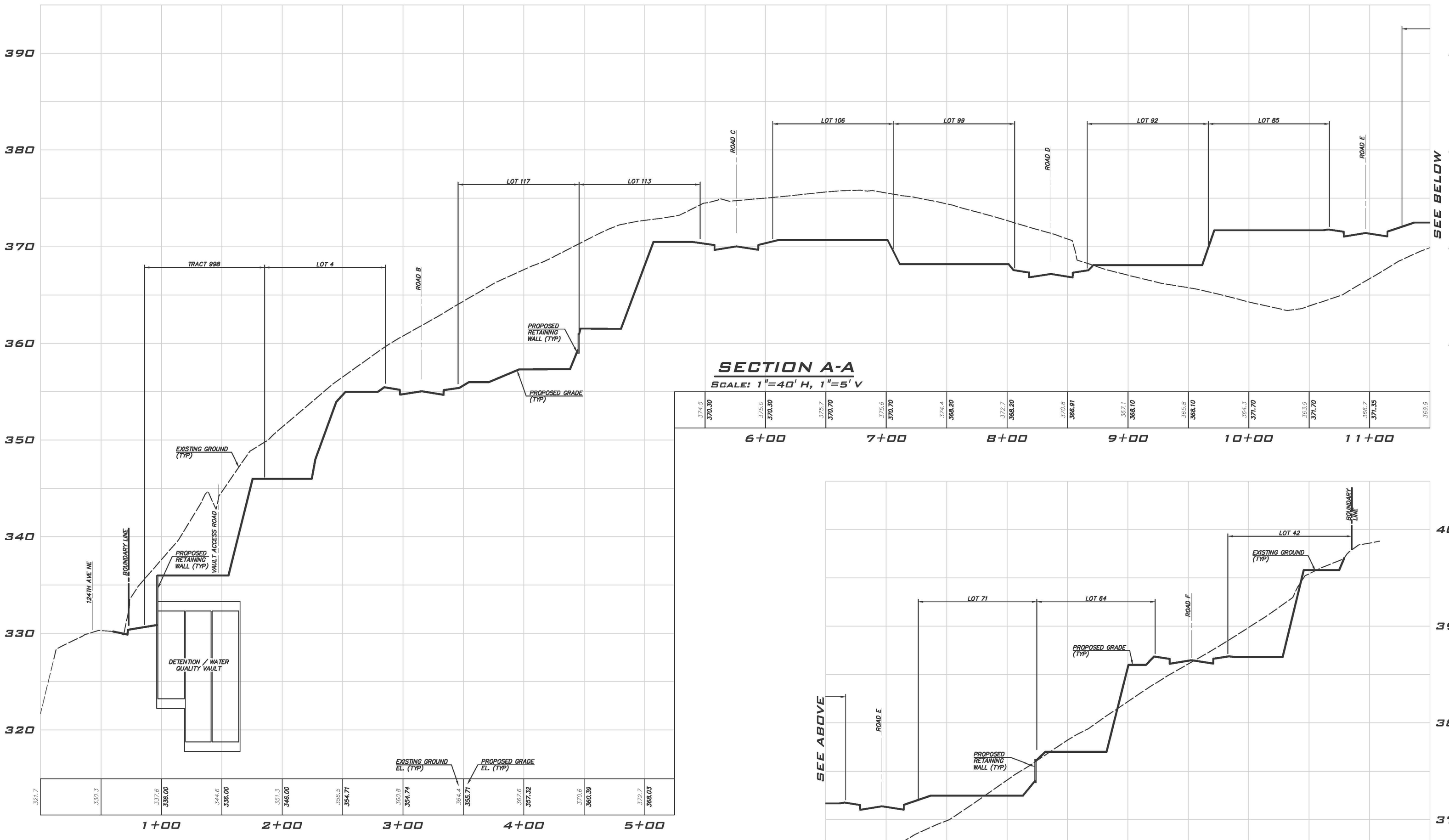
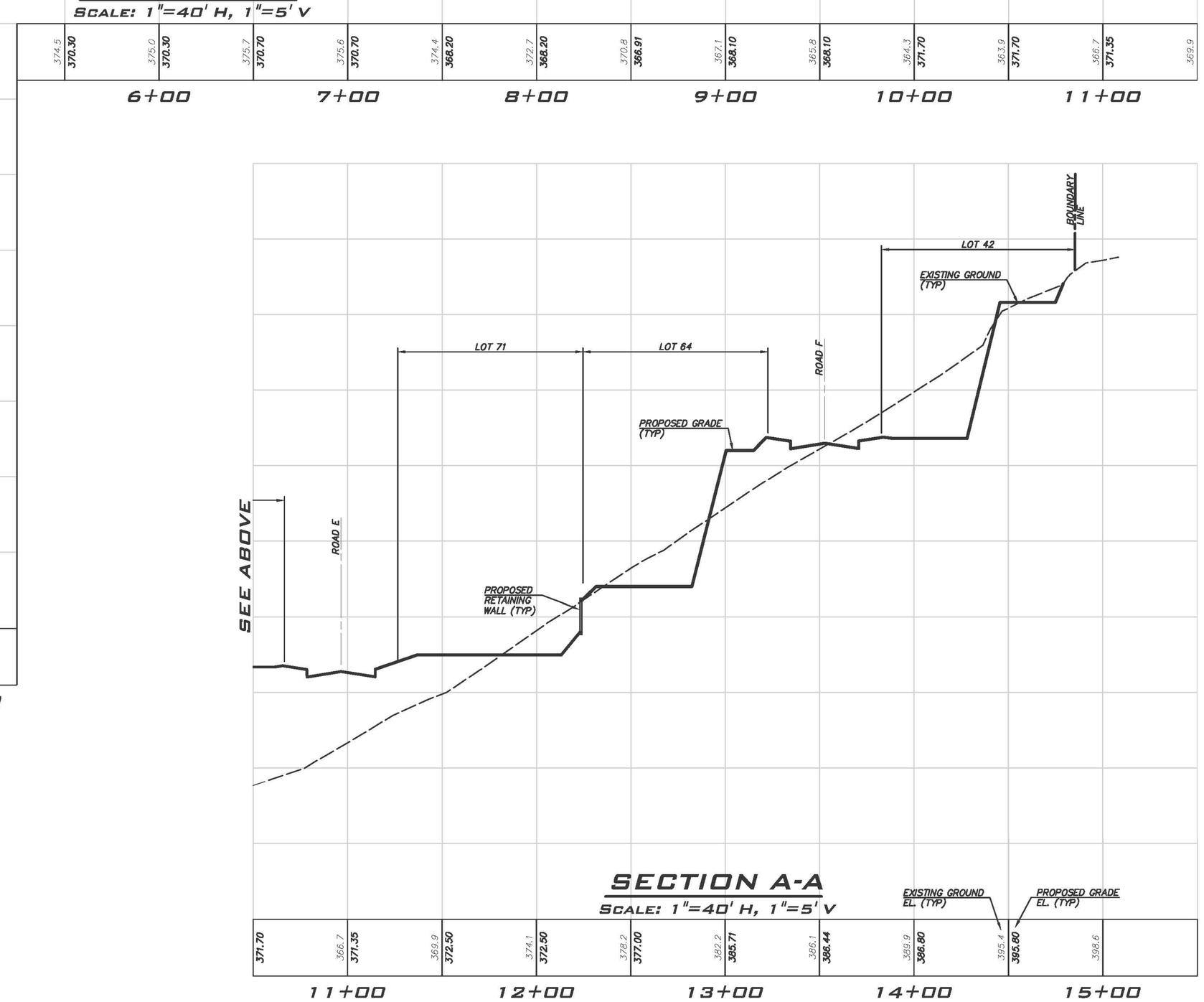


SECTION A-A

SCALE: 1"=40' H, 1"=5' V



SECTION A-A

SCALE: 1"=40' H, 1"=5' V

24x36
Sep 16, 2015 – 2:23am – User dgabaldon
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SCALE:
AS NOTED
PROJECT MANAGER:
TODD A. OBERG, PE
PROJECT ENGINEER:
TODD A. OBERG, PE
DESIGNER:
DOMINQUE GABALDON
ISSUE DATE:
9/16/2015

REVISIONS

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4	5/10/15	DGG	REVISED PRELIMINARY PLAT DRAWINGS
5	9/16/15	DGG	REVISED PER CITY COMMENTS

PRELIMINARY SITE CROSS-SECTION

VINTERRA
PRELIMINARY PLAT

CITY OF WOODINVILLE WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER

9/16/15

JOB NUMBER:
12-132

SHEET NAME:
XS-01

SHT 16 OF 16