REDMOND 22

DEVELOPMENT AGREEMENT

[DRAFT January 28, 2026]

This DEVELOPMENT AGREEMENT (this "**Agreement**") is entered into on _____ of _____, 2025 ("**Effective Date**"), by and between the City of Redmond ("**City**"), a Washington municipal corporation, and [Owner Entity] ("**Owner**"), a [Delaware] limited liability company. The City and Owner are referred to herein collectively as the "**Parties**" and individually as a "**Party**."

I. RECITALS

1. Owner is planning the redevelopment of land located at 3050 152nd Avenue NE in Redmond, Washington (King County Parcel No. 0673100010) and legally described on the attached **Exhibit A** (the "**Property**") attached hereto and incorporated herein by this reference. The development plan includes two phases, with one building developed as part of each phase. "**Phase I**" consists of up to 400 residential units with up to 6,000 square feet of retail area. "**Phase II**" consists of up to 400 residential units with up to 2,000 square feet of retail area. Phase I and Phase II may be developed separately or at once. Together, Phase I and Phase II and all development associated with those phases are referred to herein as the "**Project**". The Property is in the City's Overlake Business and Technology (OBAT) zone.

2. As required by Redmond Zoning Code ("**RZC**") 21.76.070.P.2.b, Owner has prepared a master planned development entitled R22 Master Plan Development (the "**Master Plan**") to provide for coordinated development of the Property. The Master Plan, as may be amended in the future pursuant to this Agreement, is attached as **Exhibit B**. Owner has applied for approval of the Master Plan, this Development Agreement, a Binding Site Plan, and Phase I and Phase II Site Plan Entitlements ("**SPEs**") for the Project under City File Nos. LAND-2025-00049 (Master Plan); LAND-2025-00091 (Binding Site Plan); LAND-2025-00051 (Phase I SPE); LAND-2025-00052 (Phase II SPE). The Master Plan has followed the reviewed procedures of RZC 21.76.070.P. The Redmond City Council also conducted a public hearing to obtain further public comment on the Master Plan and this Agreement.

3. Environmental impacts of the development proposed by the Master Plan and SPEs were identified and considered through the City's Overlake Planned Action Ordinance ("**Planned Action Ordinance**") and satisfy any and all requirements of the State Environmental Policy Act, Chapter 43.21C RCW ("**SEPA**"). *See also*, RZC 21.70.110. The City has determined that the Project is consistent with any and all Project impacts and is fully mitigated under the Planned Action Ordinance. No additional mitigation or review is required under SEPA.

4. Completion of the Project in accordance with this Agreement will promote the goals and policies of the Redmond Comprehensive Plan, including but not limited to, providing new housing and potential job opportunities in Overlake near transit and major employment hubs, providing connections between sites and public open spaces, improving street frontages, and advancing sustainable development. The Comprehensive Plan goals furthered by the Project

include but are not limited to: FW-LU-1, FW-LU-2, LU-5, LU-6, LU-8, LU-19, LU-23, HO-6, HO-7, HO-10, HO-11, HO-13, TR-10, TR-14, TR-16, TR-17, FW-GR-1, GR-1, GR-2, GR-3, CTR-5, CTR-7, CTR-8, CTR-10, and CTR-17.

5. This Agreement is authorized by RCW 36.70B.170 through 36.70B.210 and relates to a project permit application as stated in RCW 36.70B.200. A development agreement between Owner and the City is a collaboration that will govern future development of the Property and provide mutual benefit for the Parties and the residents and businesses of the Overlake Neighborhood by providing affordable housing, art and cultural installations, pedestrian and bicycle improvements, sustainable development, enhanced landscaping and plaza space, additional walkable commercial space, signalization of an intersection, and connectivity through the site to other sites anticipated for redevelopment.

6. By executing this Agreement, the Parties intend to set forth their mutual agreements and understandings as they relate to the development of the Property and the Project.

II. AGREEMENT

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PURSUANT TO RCW 36.70B.170 through 36.70B.210 and in consideration of, and subject to, the mutual promises, benefits, and obligations set forth herein, the City and Owner enter into the following Agreement and agree to be bound by its terms.

1. **Land and Floor Area Ratio.** The Property, exclusive of public right-of-way, comprises 232,760 square feet of total land area, as depicted on **Exhibit B** (overall basic site plan from Master Plan showing Property boundary). As provided in RZC 21.12, the maximum allowed development on the Property is expressed in terms of the ratio of floor area to total gross land area prior to dedication of new public right-of-way or provision of other land for public amenities ("**FAR**"). Allowed FAR shall thus be calculated for all purposes by using 232,760 square feet as the total gross land area. Future dedications of land for right-of-way or other public use or improvements shall not reduce the land area used for calculating FAR, the development rights provided for in this Agreement, or development rights provided for through applicable land use regulations. Under RZC 21.12.500, the base FAR for the Property without incentives is 3. There is no maximum FAR when maximizing the incentive program under RZC 21.55.4100.

2. **The Project.** The Project shown within the Master Plan consists of two phases, each providing one building. Phase I contains one building with up to 400 residential units and up to 6,000 square feet of retail area. Phase II contains one building with up to 400 residential units and up to 2,000 square feet of retail area. As used in this Agreement and the Master Plan, retail area includes all General Sales or Services as defined in RZC 21.78.160. Phase I and Phase II may be developed separately in any order or together at one time at Owner's sole discretion. Owner is not obligated by this Agreement to build either phase of the Project.

3. **Conformance with Master Plan.** The Remond City Council approved the Master Plan on _____. Approval of the development shown in the Master Plan and identified in this Agreement is specifically conditioned upon dedication of the land and

construction of the improvements expressly identified in the Master Plan and/or this Agreement. The Project shall substantially conform to the Master Plan, including amendments thereto provided for in Section 5.4 of this Agreement. Site and building modifications to facilitate interim use of structures, if any, are not regulated by the Master Plan and are subject to the RZC. In the event of a conflict between the Master Plan and this Agreement, this Agreement shall control.

4. **Term.** The term of this Agreement shall be ten (10) years from the Effective Date with the option to extend for an additional five (5) years, for a total possible term of fifteen (15) years ("**Term**"). The City and Owner intend for this Agreement to be in effect for a term concurrent with the Master Plan. The Parties intend that any request for extension of the Master Plan will be processed concurrently with an extension of this Agreement, and that any expiration of the Master Plan shall cause this Agreement to expire. The City and Owner agree that if the Master Plan is extended, the term of this Agreement shall likewise be extended for the term of the Master Plan.

5. **Vested Rights.**

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5.1. Vesting. As used in this Agreement, an "**Application**" includes any application for development of the Project including an application for SPEs (or if that process is no longer used, the equivalent process at the time of development), building permit, binding site plan, preliminary plat, or short plat. As used in this Agreement, "**Vested Development Regulations**" include regulations, policies, procedures and guidelines addressing zoning (including the RZC, Redmond Municipal Code ("RMC") and zoning maps), environmental review (including critical areas regulations, SEPA procedures and substantive SEPA policies, and planned action ordinances), affordable housing, multi-family tax exemption, building and site design, utilities, stormwater, transportation concurrency and other laws, ordinance, policies, and administrative regulations and guidelines of the City governing land development.

Except as expressly provided otherwise in Sections 5.2 and 5.3 of this Agreement, any Application submitted during the Term of this Agreement shall be vested to and governed by the Vested Development Regulations in effect as of the Effective Date of this Agreement, as modified by the terms of this Agreement. The Project is vested to the Planned Action Ordinance under RZC 21.70.110 Overlake SEPA Planned Action and no additional SEPA review or mitigation is required for Applications vested under this Agreement, except as may be expressly required by said Planned Action Ordinance. To the extent there is a conflict between the Vested Development Regulations in effect as of the Effective Date of this Agreement and the terms of this Agreement, the terms of this Agreement control.

Except as expressly stated otherwise in Sections 5.2 through 5.4 of this Agreement, any amendments to or additions made during the term of this Agreement to Vested Development Regulations shall not apply to or affect the conditions of development of the Project.

5.2. Exemptions. The following are exempt from vesting as described in Section 5.1 of this Agreement:

- Plan review fees, inspection fees, and transportation, school, and fire impact fees established by schedules, charts, tables, or formulae;

- Water, sewer, stormwater, and other utility connection charges, general facility charges, Cascade Water Alliance charges, Metro charges, and monthly service charges;

- Amendments to building, plumbing, mechanical, fire, and other construction codes adopted pursuant to RCW 19.27 and 19.27A; and

- Other City enactments that are adopted pursuant to state or federal mandates (such as, but not limited to, the City's NPDES Municipal Stormwater Permit) that preempt the City's authority to vest regulations.

- Ordinances necessary to protect the public health and safety pursuant to Section 5.3 below.

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5.3. City's Reserved Rights. Notwithstanding any other provisions of this Agreement, pursuant to RCW 36.70B.170(4) the City reserves authority to impose new or different officially adopted regulations of general applicability to the extent required by a serious threat to public health and safety, as determined by the Redmond City Council after written notice and an opportunity to be heard has been provided to Owner.

5.4. Amendments to Agreement. This Agreement and the Master Plan may be amended administratively upon a request by the Owner if the request does not result in an increase in the total square footage approved by the Master Plan of more than 10 percent or 6,000 square feet, does not significantly increase impacts addressed by the Planned Action Ordinance, and does not include a use not approved by this Agreement and the approved Master Plan. An amendment that meets these criteria and does not increase the square footage approved by the Master Plan shall be treated as a Type I administrative modification. An amendment that meets these criteria but increases the square footage approved by the Master Plan by less than 10 percent or 6,000 square feet shall be treated as a Type II administrative modification, without the requirement for public notice. *See* RZC 21.76.090.D.5. The City shall review Owner's request in good faith and not unreasonably deny Owner's request to modify the Agreement consistent with the criteria in this Section 5.4. Except for the Term of this Agreement, any of the dates set forth in this Agreement may be revised administratively by written agreement between the Owner and the Director, or their designee. Amendments not meeting the previously mentioned criteria shall be approved by City Council using the process for consideration of development agreements set forth in the RZC. Amendments to this Agreement and the Master Plan approved under this Section 5.4 do not change the vested status of Applications vested under this Agreement.

6. Development Approvals.

6.1. Flexibility. Detailed plans for development of the Property shall be as approved through the SPE process and other approval processes set forth in the RZC, as applicable. Road widths, access locations, right-of-way dedications, public amenity spaces, and street and utility improvements shall be governed by the Master Plan and the SPE approvals, and reviewed under Vested Development Regulations as provided for in Section 5 of this Agreement. Depictions of building footprints, shapes, square footage, and number of stories in the Master Plan are illustrative only. Such graphics and text in the Master Plan shall not constrain the process of designing and approving individual developments, which shall address applicable city-wide and special design guidelines, codes, and standards. Modifications to SPE approvals may be made administratively pursuant to RZC 21.76.090.D. Any changes to the SPEs for the Project shall remain vested to the Vested Development Regulations as they existed on the Effective Date of this Agreement, so long as the changes follow the criteria in RZC 21.76.090.D. Amendments to this Agreement and the Master Plan are governed by Section 5.4 of this Agreement.

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6.2. Conditions. The City shall not impose any condition on the Project, or on any development proposal within the Project, that is inconsistent with the Master Plan, except as expressly authorized in this Agreement, including but not limited to those codes and regulations set forth in Section 5.2 against which Owner is not vested, or under those circumstances set forth in Section 5.3. Nothing in this Agreement waives or otherwise invalidates Owner's rights under RCW 82.02.020.

6.3. Development Site/Land Division. Owner applied for a binding site plan for the Property to facilitate development of Phases I and II, and the City approved the binding site plan on _____ with the condition that Owner will not record the binding site plan until after demolition of the existing structure on the Property is complete ("**Binding Site Plan**"). The City will process all Applications under this Agreement based on the lots identified in the Binding Site Plan. The City shall not delay processing an Application because the Binding Site Plan is not yet recorded. If the Binding Site Plan is not recorded at the time that the City approves an Application, the City may condition approval of the Application on Owner's recording of the Binding Site Plan. Additional legal lots, development parcels, or condominium units within the Property may be created if approved by the City without amendment of the Master Plan through binding site plans, short plats, subdivisions or the creation of condominiums. Any future land division shall not impact the ultimate size of open spaces, infrastructure, or other required public amenity space or public benefits or improvements, unless permitted as an administrative amendment to this Agreement and unless the City obtains like public amenity space, public benefits, or infrastructure.

6.4. Affordable Housing. Except as provided in Section 6.5 below, any Application vested to this Agreement shall not be required to provide any additional affordable housing or payment of fee-in-lieu above the requirement in this Section 6.4.

The Project will provide twelve-and-a-half percent (12.5%) of the units to be affordable as affordable to households earning up to fifty percent (50%) of the Area Median Income, as that term is defined in RZC 21.78 and RMC 3.38.030. The Project qualifies for the eight-year (8-year) Multifamily Housing Property Tax Exemption ("**MFTE**") as it currently exists in RMC 3.38.120.A for the Overlake Residential Targeted Area.

Nothing in this Agreement precludes Owner from availing itself of MFTE exemptions and fee reductions for affordable units as they may exist in the future up until the time the Owner or Owner's designee enters into an MFTE contract with the City in accordance with RMC 3.38.080. Owner may, at Owner's sole discretion, choose to provide additional affordable units to qualify for an MFTE exemption. The affordable units provided to achieve the Affordable Housing Incentive Bonus for increased FAR in Section 6.5 of this Agreement shall count toward any affordable rental units needed to qualify for MFTE exemptions that the City may adopt in the future.

6.5. Affordable Housing Incentive Bonus. In addition to the affordable units described in Section 6.4 of this Agreement (12.5% of the units as affordable to households earning up to 50% AMI) Owner shall provide less than two (2) percent of the total units in the Project as additional affordable units to households earning up to fifty percent (50%) of AMI in exchange for the Affordable Housing Incentive Bonus of forty (40) points, as permitted in RZC Table 21.55.200.

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6.6. Small Business Support. The Project will provide at least one retail space that is between 600 to 2,000 square feet to support small businesses and qualify for the Small Business Support bonus in RZC Table 21.55.500.

7. **Floor Area Ratio.** The Project will utilize the FAR bonus incentives identified in the Master Plan to achieve the total FAR identified in the Master Plan for each phase, which is an FAR of 3.21 for Phase I and an FAR of 3.39 for Phase II. The Project provides the bonus incentives identified in Sections 6.5 and 6.6 of this Agreement and therefore qualifies for an FAR exceeding the FAR required for each phase of the Project. The Project will be counted as an Overlake catalyst project for purposes of calculating FAR incentives and is vested to the incentive points identified for catalyst projects in the RZC in effect as of the Effective Date of this Agreement. Owner, at Owner's sole discretion, may reallocate the FAR to increase or decrease the FAR of each phase, including the option of utilizing all FAR above 3.0 earned by providing the bonus incentives identified in Sections 6.5 and 6.6 of this Agreement, and subject to RZC 21.12.

8. **Parking Count.** The Project will provide the number of parking spaces approved in the Master Plan pursuant to RZC 21.40. As approved in the Master Plan and in addition to parking spaces, the Project will also provide up to 9 loading spaces for Phase I, and up to 12 loading spaces for Phase II. Owner, at Owner's sole discretion, may provide fewer parking and loading spaces for each phase, and may reallocate the parking and loading spaces between Phase I and Phase II to increase and decrease the parking and loading spaces required in each phase. Parking spaces may not be reallocated in a way that would cause residential or commercial parking to exceed the maximum allowable number of parking stalls for each phase in accordance with RZC 21.40. Loading spaces may be reallocated, at

Owner's sole discretion, between Phase I and Phase II without limitation on the maximum number for each phase.

9. **Electric Vehicle Parking Minimums.** As identified in the Master Plan, the Project will provide the following electric vehicle ("**EV**") spaces detailed in Sections 9.1-9.3. The requirements for "EV charged", "EV ready", and "EV capable" are set forth in WAC 51.50.0429.

   9.1. Residential Parking Stalls: Ten percent (10%) EV charged, and ninety percent (90%) EV ready for residential parking stalls.

   9.2. Non-Residential Stalls: Ten percent (10%) EV charged, ten percent (10%) EV ready, and ten percent (10%) EV capable for non-residential parking.

   9.3. Loading Stalls: Ten percent (10%) EV charged, ten percent (10%) EV ready, and ten percent (10%) EV capable for loading stalls.

10. **Street and Utility Improvements.**

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10.1. Street and Right-of-Way Improvements. Owner will construct the street improvements as shown in the Master Plan and required by the Master Plan conditions of approval to mitigate the transportation impacts associated with the Project. The improvements and associated right-of-way are shown in the Master Plan at pages MPD C3.00 (Composite Transportation Plan) and MPD A0.02 (Overall Site Plan) and in the SPEs at pages SPE C3.00-1 and C3.00-2 (Composite Transportation Plan).

Owner will construct improvements as shown in the Master Plan when those improvements are necessary for the development of each phase and according to the phasing schedule, if any, approved as part of the Master Plan. Should Owner desire to construct improvements designated for future phases at an earlier time, such work shall be subject to City approval and shall be coordinated with the City. The street improvements shall be designed and constructed in accordance with the Master Plan and shall comply with the City's standards and code requirements for street improvements. Easements and dedications shall be provided for the City's review at the time of construction drawing approval and finalized for recording prior to issuance of a civil site permit. The street improvements shall be designed and constructed in accordance with the Master Plan and shall comply with the City's standards and code requirements for street improvements.

Changes to the Project that result in administrative amendments to this Agreement under Section 5.4 will not require additional street and/or right of way improvements beyond those described in the Master Plan and this Agreement, so long as the change to the Project generates the same or fewer vehicle trips as the Project prior to the amendment, based on the methodology of the Transportation Impact Analysis ("**TIA**") accompanying the Master Plan.

As set forth in Section 14.7 of this Agreement, Owner will construct a signal at the intersection of Da Vinci and 152nd Ave NE, unless the signal has already been constructed during the redevelopment of neighboring properties.

10.2. Right-of-Way Widths and Dedications. In accordance with RZC 21.52.030.G, where a planned street right-of-way or roadway, sidewalk, slope, or utility easement, as indicated by RZC 21.52.030.D, or as necessary to complete a public street, lies within the proposed Project, Owner shall be required to dedicate the right-of-way and/or easement to the City as a condition of approval of the application requiring such dedication, unless stated otherwise in this Agreement or the Master Plan. Right-of-way dedication width and location along 152nd Ave NE is depicted in the Master Plan.

Before acceptance of the right-of-way and/or easement by the City, Owner will be required to remove or subordinate any existing private easements or rights that encumber the property to be dedicated, and shall be required to remove any encroachments on such easements or rights-of-way, provided, however, that Owner shall not be required to remove or subordinate: (a) improvements meeting traffic safety standards for motorized use and ADA-compliance pedestrian and non-motorized use; and (b) franchise utilities whose existing underground infrastructure meets the City's minimum vertical and horizontal separation requirements for all proposed or future public utilities, and whose existing above-ground infrastructure does not impact or preclude proposed or ultimate frontage improvements from meeting traffic safety standards for motorized use and ADA-compliance pedestrian and non-motorized use.

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10.3. Deviations. The City agrees that the Project may qualify for administrative design flexibility under RZC 21.76.070.C for deviations to site requirements and standards except density, number of stories, and FAR including without limitation, Administrative Engineering Deviations for road widths, engineering standards, and dedications and right of way improvements in the Master Plan. The City agrees to consider such deviations, if the Owner requests such deviations and the applicable deviation requirements in the RZC and the City's Administrative Engineering Deviation Procedure are met. The deviations for Phase I and II are listed at LAND-2025-00051 pages G1.00-1 and LAND-2025-00052 pages G1.00-2. Additional deviations may be requested as necessary for future Applications.

10.4. Parking on 152nd Avenue NE. As identified in the Master Plan, no street parking is required for the Project on 152nd Avenue NE adjacent to the Property. Pursuant to Section 8 of this Agreement and the Master Plan, the Project is anticipated to provide the maximum parking pursuant to RZC 21.40, plus additional loading stalls to provide ample parking.

10.5. Utilities. Required water mains, sewer mains, and storm drainage facilities will be installed in public right-of-way or in commercially reasonable easements acceptable to the City. Necessary right-of-way and easements shall be dedicated or conveyed to the City. Construction of such improvements shall be in accordance with City standards, including but not limited to the City's standard construction details and the City of Redmond Stormwater Manual. Owner will construct improvements as shown in the

Master Plan when those improvements are necessary for development of each phase. No additional utility improvements will be required, except as may be necessary to meet state or federal mandates against which Owner is not vested under Section 5.2 and except as may be required by the City under circumstances described in Section 5.3. Changes to the Project that result in administrative amendment to this Agreement will not result in additional utility requirements beyond those described in the Master Plan and its conditions of approval, provided that there is no increase in stormwater runoff as the result of the amendment and provided that the utility demands of the amendment do not exceed the capacity of the proposed Master Plan utilities or the City utility system used by the Project. Deviations from the Master Plan that provide materially equivalent utility service and that comply with City standards may be proposed by the Owner and approved administratively by the City staff without amendment of the Master Plan or this Agreement.

10.6. Water Main Replacement. The Project is currently serviced by a 10-inch and 12-inch looped water main in 152nd Ave NE and NE 31st St. The 10-inch section in 152nd Ave NE runs south along the Project frontage and requires replacement to service the Project. Unless already constructed or under construction prior to development of the Project, the Project will replace approximately 235 linear feet of 10-inch water main and required appurtenances within 152nd Ave NE, including but not limited to: a cross fitting at the 152nd Ave NE and DaVinci intersection to serve Phase I and the existing main running west, reconnection of all existing services to remain, and a new hydrant assembly within the 152nd Ave NE frontage.

10.7. Storm Main Replacement. Unless already constructed or under construction prior to the development of the Project, Owner will replace approximately 100 linear feet of 12-inch corrugated metal pipe storm main between the two existing storm drain manhole structures. The Project will install two new storm drain manhole structures along the replaced piping section to accommodate the connection of the Project's stormwater and upstream bypass flow from the neighboring property to the east.

10.8. Performance. Owner is not obligated to provide any improvements under this Section 10 unless and until Owner pursues development of the Project under this Agreement.

11. Impact Fees and Stormwater, Water, and Sewer Charges.

11.1. Impact Fees Generally. Except as otherwise provided in this Agreement and subject to the credits and reductions in this Section 11, Owner shall pay impact fees for the Project in effect at the time building permits are issued for each building.

11.2. Transportation Impact Fee Calculation. The City's method and procedure for calculating net new project demand for mobility units for purposes of transportation impact fees shall be modified for development within the Master Plan Property to account for structures currently existing on the Property ("**Existing Structure**"). There is one Existing Structure on the Property. The City agrees that Owner will receive credit for the 115,555 square feet of office building on the Property as detailed in RMC

3.10.130. Upon demolition of any Existing Structure, credit for the reduction of existing demand for mobility units attributable to such Existing Structure shall automatically accrue to Owner of Existing Structure. The credit may be used in whole or part by Owner to reduce the demand for mobility units attributable to the development within the Master Plan, or may be assigned to another owner or developer of property developable within the Master Plan. Credits may only be used in the calculation of net new mobility unit demand for development within the Master Plan Property and may not be used in connection with any development located outside of the Master Plan Property. Consistent with the RMC 3.10.120, at the time of building permit issuance, the Owner may choose to use the City's standard traffic impact fee rates outlined in the schedules in RMC 3.10.100 for the year of the building permit issuance, or have an independent study conducted to develop unique transportation impact fee rates. All independent fee calculation studies shall meet the standards outlined in RMC 3.10.120 and shall be submitted to the City for review and approval.

11.3. Transportation Impact Fee Credits. According to RMC 3.10.130.A, when a development approval is conditioned upon a developer's conveyance of land for and/or construction of specified system improvements, the developer shall be entitled to a credit against the impact fee that would be imposed for the value of the land or property interest conveyed and/or the actual cost of construction and calculated per RMC 3.10.130. The total amount of credit granted shall not exceed the total amount of the impact fee the Owner is required to pay upon completion of the Project. If the amount of credits in a particular phase exceeds the amount of the impact fee required for that phase, Owner may apply the remaining against impact fees required for future phases of development. In consideration of Owner constructing the transportation improvements as set forth in this Agreement and shown in the Master Plan, the City shall credit against all Redmond transportation impact fees due to the City the total project cost (including land value, design, construction costs, and right-of-way dedications) of improvements made and listed in the Redmond Transportation Facilities Plan ("**TFP**") or subsequently added to the plan or its successor. This includes, without limitation, frontage improvements to 152nd Ave NE (TFP Project 47.01). In the event Owner pays all or part of the cost of a TFP project in lieu of construction, the credit shall be in the amount of such payment. If not already part of the TFP, City staff shall propose for City Council decision the inclusion in the TFP of all transportation improvements listed below:

- Signal improvement at Da Vinci and 152nd Ave NE

To accommodate Owner's construction of transportation improvements before City Council decision on inclusion in the TFP, and pursuant to RMC 3.10.130.A, the total cost of improvements shall be estimated before any impact fee payment made by Owner and credited against such payment. Owner shall be required to provide a performance assurance device acceptable to the City for the amount of such credit. If the Redmond City Council has approved an amendment of the TFP to include any or all the improvements described above as transportation improvements, City shall release Owner from its performance assurance requirement upon completion of the transportation improvements, pursuant to RMC 3.10.130.A.1.d-e. In the event the City Council has approved an amendment of the TFP and the transportation improvements described above

are not included, Owner shall pay the remaining traffic impact fees equal to the amount of the credit received, and the City shall release Owner's performance assurance requirement upon receipt of payment of the remaining transportation impact fees. If the City Council has not yet voted on the TFP by the completion of the Project, Owner shall be required to extend or provide a new performance assurance device in the amount of such credit for the time period of the extension.

11.4. Water, and Sewer Connection Charges. Per RMC 13.11.030, the Project is subject to the City's general connection charges for water and sewer. Per RMC 13.11.032, the Project is also subject to the regional water connection charge, which is equal to the regional capital facility charge imposed by the Cascade Water Alliance, plus an additional three percent (3%) of said charge, rounded up to the nearest dollar. No other connection charges for water or sewer are required for the Project.

11.5. Storm Water Management and Storm Water Capital Facilities Charges. Storm water management charges for the Project shall be calculated pursuant to RMC 13.18.050-.060, including reductions for any applicable credits under RMC 13.18.060. Stormwater Capital Facilities Charges for the Project calculated pursuant to RMC 13.20.047 (Overlake sub-basin) and 13.02.040 (Citywide). No other connection charges for storm water are required for the Project.

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12. <u>Transportation Management.</u>

12.1. Transportation Mitigation. On-site street and right-of-way improvements required to mitigate the transportation impacts associated with the Project are identified in the Master Plan. No additional on-site or off-site transportation mitigation will be required for the construction of the Project. Changes to the Project that result in administrative amendments to this Agreement will not result in additional transportation mitigation beyond those described in the Master Plan and this Agreement, so long as the change to the Project generates the same or lesser trips as the prior use on the site, based on the methodology of the TIA accompanying the Master Plan.

12.2. Transportation Concurrency. Pursuant to RZC 21.52.010.B.7, the City grants Owner a certificate of concurrency for the Project that meets the requirements of RZC 21.52.010. The certificate of concurrency is valid for the Term of this Agreement and satisfies any and all transportation concurrency requirements for Applications vested to this Agreement, so long as the development generates the same or lesser trips as approved as part of the Master Plan, based on the methodology of the TIA accompanying the Master Plan. No additional analysis of Project traffic impacts and no additional transportation concurrency certificates shall be required to construct any development under this Agreement.

13. <u>Tree Removal and Mitigation.</u> The Project will result in tree removal and Owner agrees to provide mitigation as detailed on pages L301 of the Master Plan (Tree Preservation Plan) and pages L101-1 through L103-1 and L101-2 through L103-2 of the SPEs.

14. Public Benefits. The City agrees that the commitments made by Owner under this Agreement are in the public interest and provide sufficient public benefit to meet the requirements of RZC 21.76.070.L.3.e. The public benefits delivered by the Project include but are not limited to the following:

14.1. Affordable Housing. The Project will pioneer new affordable housing policies in the Overlake Neighborhood, providing needed affordable housing at deeper levels of affordability.

14.2. Art and Cultural. The Project will provide at least one public art feature in a form and location determined by Owner in the form of artwork, sculpture, water features, murals, and/or green walls that will enhance the public experience of the site. Owner will follow the review and approval process for public art in RZC 21.22.

14.3. Enhanced Bicycle and Pedestrian Safety Alternative on 152nd Avenue NE. The Project will, consistent with the SPEs, provide bike lane and sidewalk improvements along 152nd Avenue NE along the Property and connecting to adjacent improvements that better address pedestrian and bicycle safety compared to the City's typical street section. The Project will provide reconstruction of the bus stop on 152nd Ave NE in the agreed configuration with King County Metro and the City. This includes a 10.5-foot-wide curb bulb for pedestrian bus loading outside of the road section and adjacent to the raised cycle track, which provides safe routing for transit users, pedestrians, and cyclists using the 152nd Ave NE corridor.

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14.4. Sustainability Measures, EV Chargers, Photovoltaic Cells. Owner shall seek a LEED Silver or higher sustainability rating, provide EV spaces pursuant to Section 9 above to be located in parking garages, and will provide infrastructure to support expansion of rooftop photovoltaic cells for solar electricity generation.

14.5. Landscaping Enhancements, Plaza, and Connectivity. The Project will provide landscaping enhancements and a plaza space for residents and visitors. The Project will also provide opportunities for improved connection through the Property to the adjacent private property.

14.6. Retail Space. The Project will provide more than the required retail space, offering opportunities for uses that serve residents and visitors of the Overlake Neighborhood, such as retail and food service.

14.7. Intersection Signalization and Neighborhood Connectivity. As part of the development of the Project and as identified in the Master Plan, Owner will construct a traffic signal at the intersection of Da Vinci and 152nd Ave NE, unless the signal is already constructed or under construction by another property owner. The TIA for the Project demonstrates that trip levels associated with the existing office use of the Property support a signalized intersection. The Project does not significantly increase trips from that existing use. Nonetheless, unless the signal is already constructed or under construction prior to development of the Project, Owner will construct the traffic

signal to mitigate any impacts and provide the additional public benefit of access to adjoining property, facilitating future redevelopment on that property.

15. <u>Transfer of Ownership.</u> In the event of transfer of ownership of all or any portion of the Property, the benefits accruing to, and the obligations placed upon the Owner under this Agreement shall run with the land and title to the Property and inure to the benefit of, and be binding upon, each person having any right or title or other legal interest in the Property with respect to that party's interest in the Property. This Agreement shall be deemed to create privity of contract and estate with and among all persons and entities acquiring any interest in the Property subsequent to the Effective Date. Owner may, at Owner's sole discretion, convey or assign ownership of the Property or any legal interest in any portion of the Property, and such successor in interest or assignee shall be bound to the terms of this Agreement pursuant to this Section 15.

16. <u>Dispute Resolution, Judicial Relief, and Remedies.</u>

16.1. Dispute Resolution. In the event of a dispute relating to this Agreement, the first step in resolving such dispute shall be for either Party to provide written notice of default to the other Party and request a meeting to resolve the dispute which shall occur within ten (10) days of a written request for such meeting unless both Parties agree otherwise. Each notice of default shall specify the nature of the alleged fault and the manner in which the default may be cured satisfactorily.

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At such meeting, each Party shall send a representative with decision-making authority. If one Party intends to bring its attorney to the meeting, it shall notify the other Party, which shall also bring its attorney. This notification shall be made as early as possible to avoid scheduling conflicts with attorneys. Each Party shall have a duty to make a good-faith effort to resolve the dispute promptly and without need for judicial intervention or damages.

16.2. Remedy. The Parties specifically agree that damages are not an adequate remedy for breach of this Agreement and that the Parties are entitled to specific performance of all terms of this Agreement by any Party in default hereof, in addition to all other rights and remedies provided by law. If a Party does not resolve its alleged breach within thirty (30) days of the meeting pursuant to Section 16.1, the other Party shall have all rights and remedies provided by law, including without limitation the right to seek specific performance, injunctive relief, and writs, and also to seek damages. Nothing herein will operate to prevent either party from taking legal action regarding noncompliance that threatens public health, safety or welfare prior to the expiration of the thirty (30) day cure period following notice of default. No such action or proceeding will operate to automatically terminate this Agreement, nor shall it release either Party from any promise or obligation herein, nor shall it release either Party from any liability or obligation with respect to any breach of this Agreement occurring prior to the commencement of any legal action by a party. The prevailing or substantially prevailing party shall be awarded its reasonable attorney fees and costs.

17. Miscellaneous Provisions.

17.1. Code Citations. All citations and references to the Redmond Zoning Code or "RZC" and Redmond Municipal Code or "RMC" in this Agreement shall refer to those provisions in force as of the Effective Date of this Agreement.

17.2. Recording. A memorandum of this Agreement shall be recorded with the King County Department of Records and Elections in substantially the same form as **Exhibit C**. The provisions of this Agreement shall run with the land and be binding upon and inure to the benefit of the Parties, their successors in interest and assigns.

17.3. Amendments. Amendments to this Agreement shall be governed by Section 5.4 above.

17.4. No Third-Party Beneficiaries. This Agreement is made and entered into for the sole benefit of the signatory Parties and their successors and assigns, as stated in Section 15. No other person or entity shall have any right of action based on any provision in this Agreement, and no other person or entity shall have any third-party beneficiary status, except as conveyed or assigned by Owner.

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17.5. Governing Law - Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Washington, notwithstanding any conflicts of law provisions. Venue for any litigation under this Agreement shall be King County Superior Court.

17.6. Notices. All notices and other communications required or otherwise provided for by this Agreement shall be in writing and shall be given to the following persons:

City of Redmond:

Attention: Carol Helland Director of Planning Community Development
P.O. Box 97010
Mail Stop: 4SPL
Redmond, WA 98073-9710
chelland@redmond.gov

Owner:

[insert]

And to Owner's Attorney:

Tharsis Law, P.S.
Attn: Jacquie Quarré
323 26th Ave
Seattle, WA 98122
jacquie@tharsis.land

The Parties may, from time-to-time, notify each other in writing of changes in the names and addresses of persons to receive notices and communications and such changes shall become effective upon receipt by the non-notifying Party. Notices shall be deemed received within three (3) days after being placed in the United States Mail, properly addressed and postage prepaid or upon personal delivery.

17.7. Full Understanding – Construction. The Parties each acknowledge, represent and agree that they have read this Agreement, that they fully understand the terms thereof; that they have had the opportunity to be fully advised by their legal counsel and any other advisors with respect thereto; and that they are executing this Agreement after sufficient review and understanding of its contents. This Agreement is a contract that shall be interpreted to give effect to the intent of both Parties, in accordance with contract law.

17.8. Attorney's Fees. If either Party institutes litigation against the other Party to enforce any provision of this Agreement or to redress any breach thereof, the prevailing Party shall be entitled to recover its costs and reasonable attorney's fees incurred in such litigation.

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17.9. Severability. If any section, sentence, clause or phrase of this Agreement is determined to be invalid or unconstitutional by any court of competent jurisdiction, the remaining sections, sentences, clauses and phrases shall remain viable and in full force and effect.

17.10. Counterparts. This Agreement may be executed in counterparts, with each Party sending a .pdf of its signature to the other Party via email transmission. This Agreement, when fully executed and signature pages exchanged as provided herein shall be effective as the original document.

17.11. Equal Opportunity to Participate in Drafting. The Parties have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Party based upon a claim that such Party drafted the ambiguous language, and neither Party's interpretation of the Agreement shall be entitled to deference.

17.12. Exhibits. This Agreement includes the following Exhibits:

Exhibit A – Legal Description

Exhibit B – Master Planned Development including any subsequent amendments

Exhibit C – Memorandum of Agreement

17.13. Final and Complete Agreement. This Agreement constitutes the final and complete expression of the Parties on all subjects relating to the development of the Property. This Agreement supersedes and replaces all prior agreements, discussions and representations on all subjects relating to the development of the Property. Neither Party

is entering into this Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Agreement and the exhibits hereto.

17.14. Effect of Expiration or Termination. The City and Owner may at any time during the Term, as provided for in Section 4, decide to terminate the Agreement, provided that both Parties agree in writing to termination of the Agreement. Upon expiration of the Term or sooner termination of this Agreement, all rights and obligations of the Parties under this Agreement shall terminate and be of no further effect. An Application under Section 5.1 that vested during the Term of this Agreement shall remain vested after expiration of the Term or termination of this Agreement.

[Signature and acknowledgement pages follow]

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[Add signature page]

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Exhibit A

Legal Description of Property

The Property referred to herein below is situated in the County of King, State of Washington, and is described as follows:

LOT 1, OF CITY OF REDMOND SHORT PLAT NO. SS-82-2R AS RECORDED NOVEMBER 3, 1988 UNDER KING COUNTY RECORDING NO. 8811030192, BEING A REVISION OF KING COUNTY SHORT PLAT NO. SS-82-2 AS RECORDED FEBRUARY 19, 1982 UNDER KING COUNTY RECORDING NO. 8202190622, IN KING COUNTY, WASHINGTON;

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EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED FEBRUARY 24, 1983 UNDER RECORDING NO. 8302240792; ALSO

EXCEPTING THEREFROM THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR 152ND AVENUE N.E. BY DEED RECORDED JULY 31, 2008 UNDER RECORDING NO. 20080731001810; ALSO

EXCEPT THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND FOR NORTHEAST 131ST STREET BY DEED RECORDED JULY 02, 2019 UNDER RECORDING NO. 20190702001341.

Exhibit B

Master Planned Development

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R22

MASTER PLANNED DEVELOPMENT

VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET NAME
G0.01	COVER SHEET
G1.01	MASSING AND SITE PLANNING
C2.00	COMPOSITE SITE PLAN
C3.00	COMPOSITE TRANSPORTATION PLAN
C3.10	TYPICAL SECTIONS
C3.11	TYPICAL SECTIONS
C4.00	COMPOSITE UTILITY PLAN
C6.00	COMPOSITE STORM DRAINAGE PLAN
L101	OPEN SPACE PLAN
L201	LANDSCAPE PLAN
L301	TREE PRESERVATION PLAN
A0.01	SITE PLAN - EXISTING
A0.02	OVERALL SITE PLAN
A0.03	PHASING PLAN

SURVEY:

SURVEY SHEET 1 OF 7
SURVEY SHEET 2 OF 7
SURVEY SHEET 3 OF 7
SURVEY SHEET 4 OF 7
SURVEY SHEET 5 OF 7
SURVEY SHEET 6 OF 7
SURVEY SHEET 7 OF 7

SHEETS INCLUDED FOR REFERENCE:

EXH-1 - SHARED ACCESS PLAN - FINAL CONDITION
EXH-2 - COMPOSITE TRANSPORTATION PLAN FINAL CONDITIONS
EXH-3 - COMPOSITE UTILITIES PLAN FINAL CONDITIONS
EXH-4 - TRAFFIC SIGNAL PLAN
EXH-5 - TRAFFIC SIGNAL POLE PLACEMENT DETAILS

PROJECT INFORMATION

PROJECT NAME: R22 - MASTER PLAN

PROJECT ADDRESS: 3050 152ND AVE NE, REDMOND WA, 98052

PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF TWO MIXED-USE BUILDINGS TO BE CONSTRUCTED ON DIVIDED LOTS FROM THE EXISTING PARCEL. R22 PHASE I IS PROPOSED WITH (5) STORIES OF TYPE III CONSTRUCTION OVER (3) STORIES OF TYPE I CONSTRUCTION ON 2.45 ACRES. R22 PHASE II IS PROPOSED WITH (5) STORIES OF TYPE III CONSTRUCTION OVER (3)STORIES OF TYPE I CONSTRUCTION ON 2.59 ACRES. THE MASTER PLAN INCLUDES UP TO 800 UNITS (400 UNITS IN EACH PHASE), STRUCTURED PARKING, RESIDENT AMENITY SPACES, AND GROUND-FLOOR COMMERCIAL.

PROPERTY DESCRIPTION: THE R22 PROJECT IS LOCATED ON A 5.34 ACRE SITE AT 3050 152ND AVE NE IN REDMOND, WASHINGTON. THE SITE CONSISTS OF A FORMER MICROSOFT OFFICE STRUCTURE THAT IS CENTERED ON THE SITE, SURROUNDED BY A LARGE PARKING LOT AND EVERGREEN TREES. THE SITE IS ADJACENT TO SR 520 TO THE NORTH, AND THE MICROSOFT CAMPUS TO THE EAST AND NORTH EAST. TO THE SOUTH IS A SENIOR LIVING FACILITY, AS WELL THE ESTERRA PARK DEVELOPMENT THAT CONTAINS 11 DIFFERENT APARTMENT, OFFICE AND HOSPITALITY BUILDINGS. THE SITE IS ALSO ADJACENT TO THE NEW OVERLAKE VILLAGE LIGHTRAIL STATION TO THE WEST, AND PEDESTRIAN BRIDGE THAT CROSSES OVER 520.

THE SITE SLOPES UP FROM THE SOUTH WEST CORNER TO THE NORTH EAST CORNER, WITH APPROXIMATELY 50' OF GRADE CHANGE OVER THE COURSE OF THE SITE. ACCESS TO THE SITE CONSISTS OF THREE CURB CUTS FROM THE MAJOR ARTERIALS. THE FIRST IS AT THE SOUTH WEST CORNER ALONG 152ND AVE NE, THE SECOND IS AT THE MID SPAN OF 152ND AS IT RUNS SOUTH WEST TO NORTH EAST, AND THE THIRD IS AT THE NORTH EAST CORNER OF THE SITE ON NE 31ST ST. THE THIRD CURB CUT ALLOWS ACCESS TO THE ADJACENT MICROSOFT PARKING GARAGE TO THE EAST OF THE SITE. THIS ACCESS WILL BE MAINTAINED BY THE PROJECT FOR MICROSOFT EMPLOYEES.

THE SITE MAJORLY CONSISTS OF ASPHALT PARKING, INTERSPERSED WITH PLANTING STRIPS THAT CONSISTS OF VARIOUS VEGETATION INCLUDING LANDSCAPING SHRUBS AND SMALL DECORATIVE MAPLE TREES. TO THE BACK OF THE SITE THERE ARE AREAS OF LANDSCAPE THAT CONSIST OF GRASSES AND OTHER VARIOUS LOW LANDSCAPED PLANTINGS. THE SITE HAS FENCING WHERE IT ABUTS THE NEIGHBORING SENIOR LIVING FACILITY. THE SITE HAS EXISTING POWER, WATER, SEWAGE AND STORM WATER INFRASTRUCTURE THAT CONNECTS TO 152ND AVE AND NE 31ST ST.

JURISDICTION: CITY OF REDMOND

PROPOSED USE: MIXED USE - RESIDENTIAL USES (DWELLIING UNITS & COMMON AMENITIES), NON RESIDENTIAL USES (TARGETING FOOD & BEVERAGE; POTENTIAL OTHER USES - RETAIL SALES AND/OR BUSINESS & SERVICE)

NO. OF RESIDENTIAL UNITS: PHASE I - 365 PHASE II - 364 TOTAL - 729 — UNIT COUNTS AND AREAS ARE NOTED PER SITE PLAN ENTITLEMENT DRAWINGS FOR EACH PHASE. THE MASTER PLAN INCLUDES UP TO 800 UNITS (400 UNITS IN EACH PHASE) AND UP TO 8,000 SF OF COMMERICAL SPACE (6,000 SF IN PHASE I AND 2,000 SF IN PHASE II).

NON-RESIDENTIAL AREA: PHASE 1 - 5,560 SF PHASE II - 1,975 SF TOTAL - 7,535 SF

PARCEL NUMBER: 0673100010

LEGAL DESCRIPTION: SECTION 04 1S 3E, TL 600 5.34 ACRES

EXISTING SITE AREA: GROSS SITE AREA 232,761 SF (5.34 ACRES)
NET SITE AREA 220,009 SF (5.05 ACRES)(AFTER ROW DEDICATION)

PROPOSED SITE AREA: 220,009 SF, 5.05 ACRES

GROSS BUILDING AREA: 1,122,592 SF (INCLUDING BOTH PHASES)

BUILDING FOOTPRINT: 149,422 SF (INCLUDING BOTH PHASES)

LAND USE ZONING: OVERLAKE BUSINESS AND ADVANCED TECHNOLOGY ZONE (OBAT)

DESIGN DISTRICT: CIVIC NEIGHBORHOOD

OCCUPANCY GROUP: **R-2, S-2, A-2 & M**

TYPE OF CONSTRUCTION: TYPE IA AND TYPE IIIA, FULLY SPRINKLERED NFPA 13

PROJECT TEAM

OWNER:
AMERICAN CAPITAL GROUP
15 LAKE BELLEVUE DRIVE, SUITE 200
BELLEVUE, WA 98005
CONTACT: DAVID SINNETT
E-MAIL: DSINNETT@ACG.COM
PHONE: 425.709.7242

DEVELOPMENT MANAGER:
AMERICAN CAPITAL GROUP | DEVELOPMENT
15 LAKE BELLEVUE DRIVE, SUITE 200
BELLEVUE, WA 98005
CONTACT: ADAM BEHRMAN
E-MAIL: ABEHRMAN@ACG.COM
PHONE: 206.867.2293

ARCHITECT:
AMERICAN CAPITAL GROUP | DESIGN
15 LAKE BELLEVUE DRIVE, SUITE 200
BELLEVUE, WA 98005
CONTACT: ANNA LANCASTER
E-MAIL: ALANCASTER@ACG.COM
PHONE: 425.667.1286

CIVIL ENGINEER:
KPFF
1601 5TH AVE, SUITE 1600
SEATTLE, WA 98101
CONTACT: MONICA REGAN
E-MAIL: MONICA.REGAN@KPFF.COM
PHONE: 206.622.5822

ARBORIST
LAYTON TREE CONSULTING, LLC
PO BOX 572
SNOHOMISH, WA 98291
CONTACT: BOB LAYTON
E-MAIL: BOB@LAYTONTREECONSULTING.COM
PHONE: 425.220.5711

LANDSCAPE ARCHITECT:
SHAPIRO DIDWAY
1204 SE WATER AVE, SUITE 21
PORTLAND, OR 97214
CONTACT: JACOB KUCHARSKI
E-MAIL: JACOB@SHAPIRODIDWAY.COM
PHONE: 503.232.0520

ELECTRICAL:
HAGGARD ELECTRICAL CONTRACTORS
415 MAPLE AVENUE
SNOHOMISH, WA 98290
CONTACT: AARON JOHNSON
EMAIL: AARON@HAGGARDELECTRIC.COM
PHONE: 360.668.9361

TRAFFIC:
TENW
520 KIRLAND WAY, SUITE 100
KIRKLAND, WA 98291
CONTACT: GLEN DUBREUIL
EMAIL: DUBREUIL@ TENW.COM
PHONE: 206.295.6776

SURVEYOR:
HARMSEN, LLC
2822 COLBY AVE, SUITE 300
EVERETT, WA 98201
CONTACT: MATT SCHNEIDERS
EMAIL:
PHONE: 425.252.1884

GEOTECH:
EARTH SOLUTIONS NW
15365 NE 90TH ST, SUITE 100
REDMOND, WA 98052
CONTACT: KEVEN HOFFMAN
E-MAIL: KEVENH@ESNW.COM
PHONE: 425.449.4704

ACG Design
A division of **American Capital Group**
15 Lake Bellevue Drive, Suite 200
Bellevue, Washington 98005

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23003881 REGISTERED ARCHITECT
ANNA GALLOWAY
STATE OF WASHINGTON

ISSUED SETS

NO	DATE	DESCRIPTION
1	02/24/2025	SPE SUBMITTAL
2	07/25/2025	CYCLE #1 SPE PERMIT CORRECTIONS
3	09/29/2025	CYCLE #2 SPE PERMIT CORRECTIONS
4	11/13/2025	CYCLE #3 SPE PERMIT CORRECTIONS

SUBMITTAL REVISIONS

NO.	DATE	DESCRIPTION

PROJECT
R22 - MPD
3050 152nd AVE NE,
REDMOND, WA 98052

DRAWN BY AG,JM
CHECKED BY AG

DRAWING SET DATE
11/13/2025

DRAWING SET TITLE
MASTER PLANNED DEVLOPMENT

TITLE
COVER SHEET

G0.01

SHEET PRINTED: 11/13/2025 1:57:22 PM

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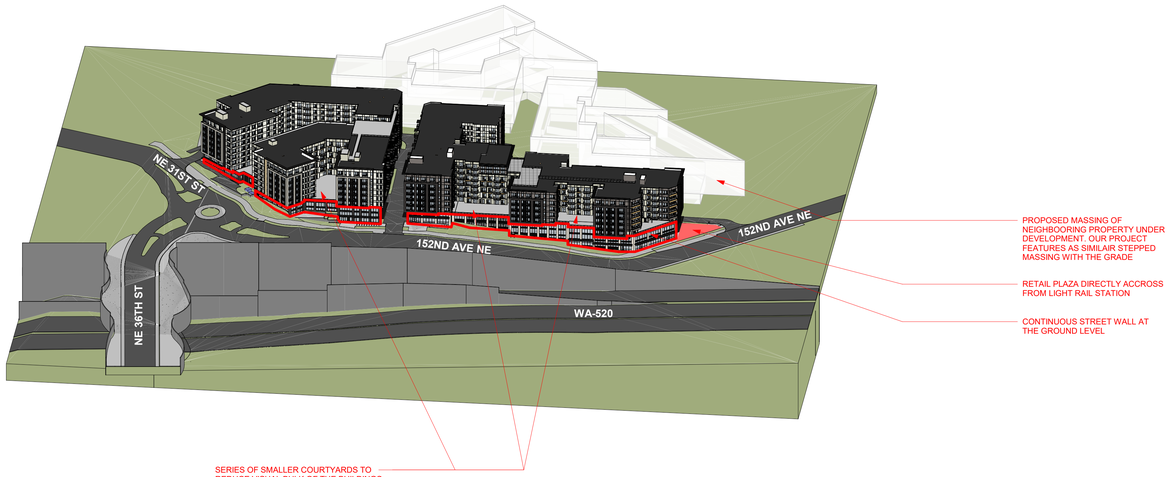
HEIGHT AND BULK STUDY



SUN SHADING STUDY

NORTH

AUTUMNAL EQUINOX	WINTER SOLSTICE	VERNAL EQUINOX	SUMMER SOLSTICE
SEPT 21	*DEC 21*	*MAR 21*	*JUN 21*
10 AM	10 AM	10 AM	10 AM
12 AM	12 AM	12 AM	12 AM
3 PM	3 PM	3 PM	3 PM

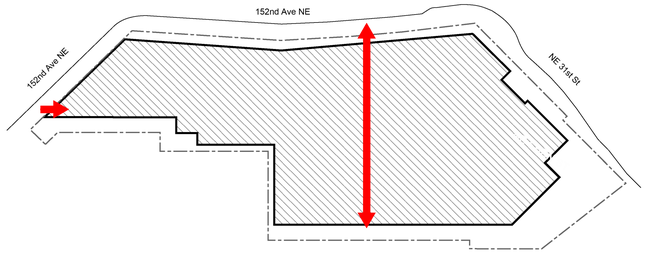
DESIGN INTENT NARRATIVE

THE PROJECT IS LOCATED AT A PROMINENT INTERSECTION OR CONNECTION NODE. IT IS RIGHT ACROSS THE STREET FROM THE OVERLAKE VILLAGE LIGHT RAIL STATION, IT IS JUST NORTH OF THE ESTERRA PARK DEVELOPMENT, IT IS AT THE ENTRY TO MICROSOFT'S CAMPUS, AND IT IS HIGHLY VISIBLE FROM 520. BECAUSE OF THIS PROMINENT LOCATION THE PROJECT IS THOUGHT OF AS A LANDMARK PROJECT WHILE STILL MATCHING THE SCALE OF NEW NEARBY COMMERCIAL AND MULTIFAMILY DEVELOPMENTS. ALONG 152ND AND 31ST STREETS THE PROJECT FEATURES SEVEN ENDCAPS BETWEEN THE TWO BUILDINGS THAT CREATE ARCHITECTURAL EMPHASIS WHEN VIEWED FROM VARIOUS ANGLES, BUT ALSO TO HELP BREAK DOWN THE SCALE AND APPEAR IN SOME WAYS AS 7 SMALLER BUILDINGS INSTEAD OF 2 LARGER BUILDINGS.

THE PROJECT ACHIEVES A CAREFUL BALANCE OF CREATING A PROMINENT AND INTERESTING DESIGN OF THESE HIGHLY VISIBLE CORNERS, WHILE MAINTAINING A HIGH-QUALITY PEDESTRIAN EXPERIENCE FOR SOMEONE WALKING OR BIKING ALONG 152ND OR 31ST STREETS. AT THE GROUND LEVEL THE PROJECT CREATES AS CONTINUOUS A STREET WALL AS POSSIBLE GIVEN EXISTING UTILITY EASEMENTS TO ENHANCE PEDESTRIAN EXPERIENCE. THE SIGNIFICANT GRADE CHANGE ON THE SITE IS MITIGATED BY FOCUSING BUILDING ENTRIES AND PEDESTRIAN AREAS (RETAIL AND MAIN RESIDENTIAL LOBBIES) AT SIGNIFICANT LOCATIONS WHERE WE CAN HAVE AREAS WITH FLATTER TOPOGRAPHY FOR ACCESSIBLE BUILDING ACCESS. IN AREAS WHERE DIRECT ACCESS FROM THE STREET INTO THE BUILDING IS NOT POSSIBLE DUE TO THE GRADE THE BUILDING STILL HAS A HIGHLY TRANSPARENT FAÇADE ACCENTED WITH BRICK AND OTHER HIGH-QUALITY MATERIALS.

THE PROJECT IS TARGETING LEED SILVER AND WILL COMPLY WITH REDMOND'S AND WASHINGTON STATE'S ENERGY CODE AND GREEN BUILDING REQUIREMENTS.

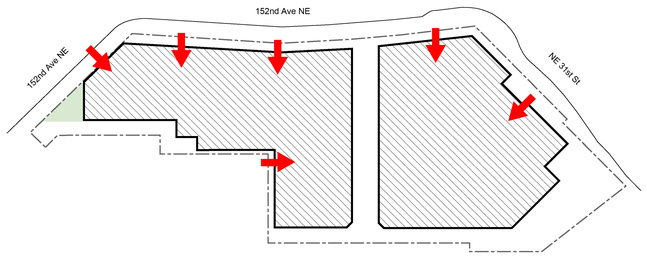
SITE PLANNING CONCEPT DRAWINGS



1 The mass indicates the buildable area of the site based on existing utility easements and fire access around the site.

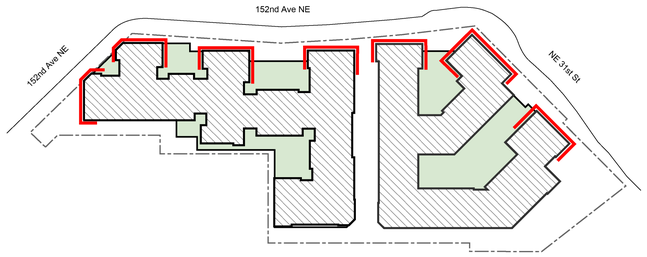
Site is bisected to provide access road for vehicle access, fire, trash, and loading off the street and to create two smaller buildings closer to the scale of the neighborhood.

On the southwest corner of the site (left) across from the light rail station the building is pushed back to add a retail plaza.



2 Areas of the building above the podium are carved away to create a series of smaller courtyards that open to the street.

These courtyards provide light into the units, but also break down the scale of the buildings from the street and allow the buildings to read as a series of smaller buildings and create a pedestrian friendly environment



3 Carving away to create the courtyards informs the architectural expression. The two buildings have seven "feature endcaps" that use distinct architectural elements to give the buildings an identity.

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ANNA GALLOWAY
STATE OF WASHINGTON

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SUBMITTAL REVISIONS

NO.	DATE	DESCRIPTION

PROJECT
R22 - MPD

3050 152nd AVE NE,
REDMOND, WA 98052

DRAWN BY DD,MH
CHECKED BY AG,JM

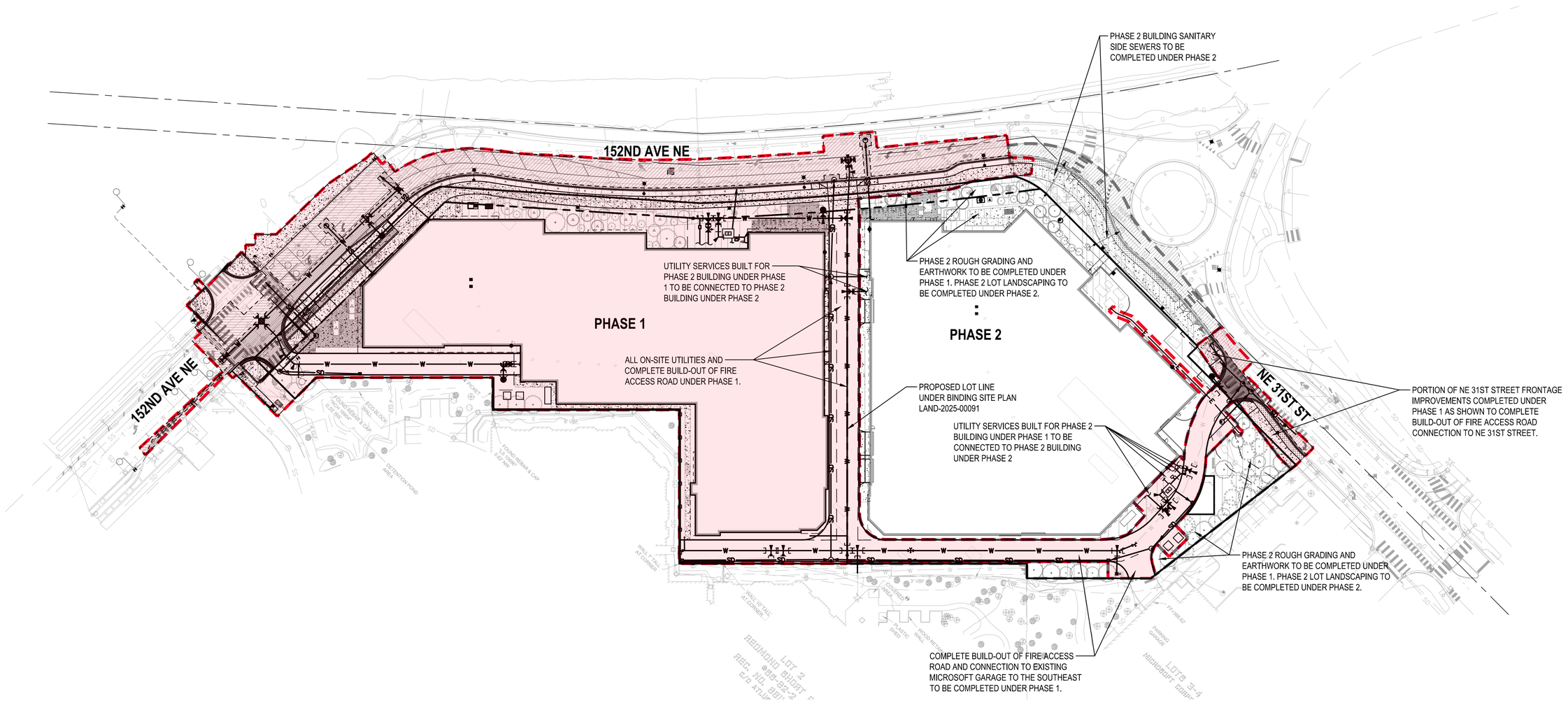
DRAWING SET DATE
11/13/2025

DRAWING SET TITLE
MASTER PLANNED DEVLOPMENT

TITLE
MASSING AND SITE PLANNING

G1.01

NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



ALL ON-SITE ROADWAY, UTILITIES, AND GRADING WILL BE COMPLETED UNDER PHASE 1. TEMPORARY CONSTRUCITON EASEMENT SHALL BE GRANTED TO PHASE 1 LOT BY PHASE 2 LOT FOR WORK IN PHASE 2 LOT. PHASE 1 WORK IN THE RIGHT-OF-WAY CONSISTS OF THE MAJORITY OF THE 152ND AVE NE FRONTAGE AND A PORTION OF THE NE 31ST STREET FRONTAGE AS IS SHOWN IN THE PHASING PLAN.

PHASE 1
PHASE 2

0 25' 50' 100'
1 inch = 50 feet

NO.	DATE	BY	CHD.	APPR.	REVISION
6	12/05/2025	DJF	MDR	JSF	CYCLE #4 MPD PERMIT CORRECTIONS
5	11/13/2025	DJF	MDR	JSF	CYCLE #3 MPD PERMIT CORRECTIONS
3	09/29/2025	DJF	MDR	JSF	CYCLE #2 MPD PERMIT CORRECTIONS
2	07/25/2025	DJF	MDR	JSF	CYCLE #1 MPD PERMIT CORRECTIONS
1	02/24/2025	DJF	MDR	JSF	MPD SUBMITTAL

DRAWN BY | DESIGNED BY
CHECKED BY | APPROVED BY
DATE
JOB No.:

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE:

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

JEREMY S. FRIDUS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER
12/05/2025

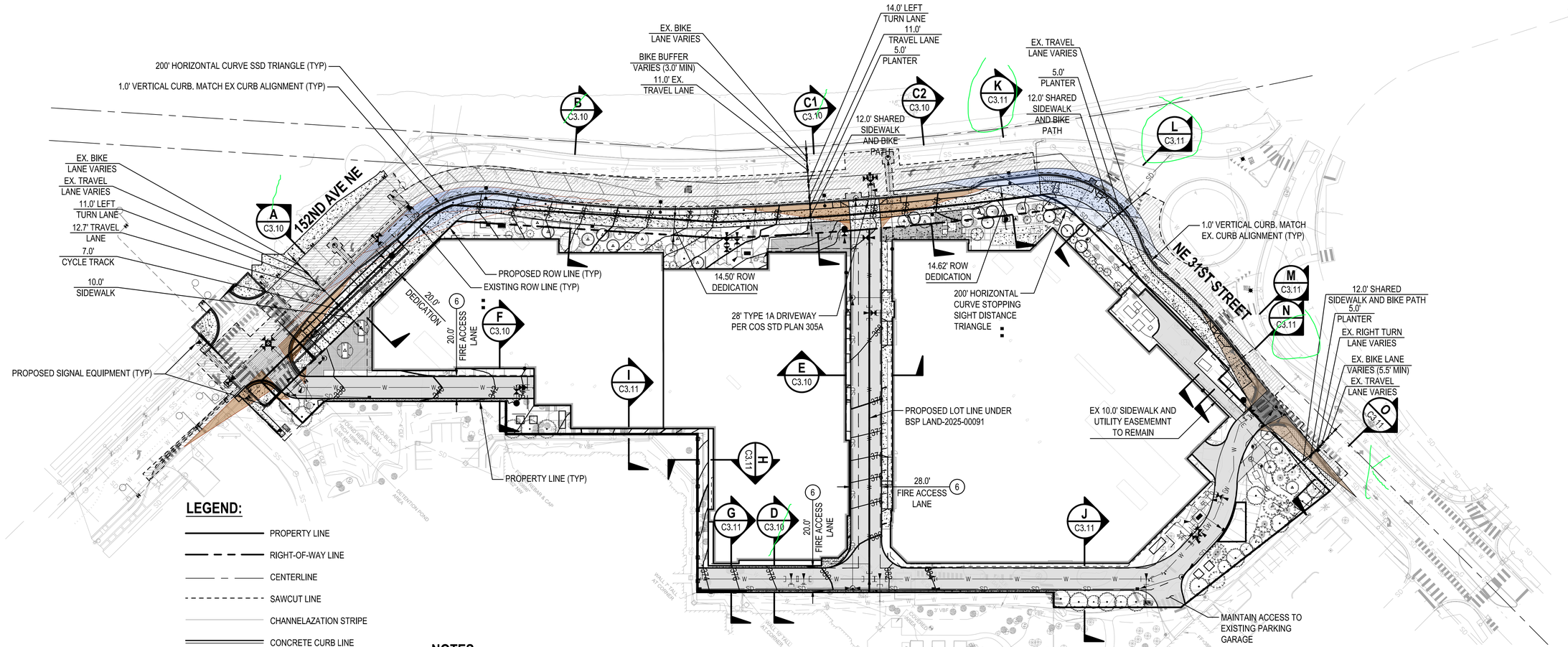
REDMOND BUILDING 22 MASTER PLAN DEVELOPMENT
3050 152ND AVE NE, REDMOND, WA 98052

COMPOSITE SITE PLAN

SHEET
C2.00

Dec 05, 2025 - 4:11pm Dylanf Z:\2400001-2409999\2400818 Building 22\CADD\Design\00 - MPD\B22 C2.00 PHASE PLAN.dwg

NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SAWCUT LINE
- CHANNELAZATION STRIPE
- CONCRETE CURB LINE
- ROOF OVERHANG
- BUILDING OUTLINE (AT GRADE)
- BUILDING BELOW
- EASEMENT LINE
- ONSITE CONCRETE PAVING
- ROW ASPHALT REPLACEMENT (FULL DEPTH)
- ROW ASPHALT REPLACEMENT (GRIND AND OVERLAY)
- CONCRETE SIDEWALK
- SIGHT DISTANCE TRIANGLE
- PROPOSED STREET LIGHT

NOTES:

1. EXISTING ON-SITE PSE EASEMENTS TO BE VACATED PRIOR TO ROW OR PUBLIC ACCESS EASEMENT DEDICATION.
2. CURVE TABLES WILL BE PROVIDED DURING CCR.
3. ASPHALT PAVEMENT POTHOLES TO BE PERMANENTLY RESTORED PER COR STD PLAN 203.
4. SEE LANDSCAPE PLANS FOR SIDEWALK SCORING AND JOINTING, CONCRETE FINISHES, PLANTING LOCATIONS AND TREE RETENTION.
5. SEE ARCHITECTURAL PLANS FOR BUILDING LOCATIONS AND TYPES, ADA ENTRIES AND EXISTS, AND TRASH REQUIREMENTS.

(6) EMERGENCY VEHICLE ACCESS EASEMENT TO SPAN ENTIRE ROADWAY WIDTH. EASEMENTS TO BE RECORDED PRIOR TO CCR ISSUANCE.

7. ASPHALT PAVEMENT TRENCH RESTORATION (GRIND AND OVERLAY) PER COR STANDARD DETAIL 202.

N

0 25' 50' 100'
1 inch = 50 feet

NO.	DATE	BY	CHD.	APPR.	REVISION
6	12/05/2025	DJF	MDR	JSF	CYCLE #4 MPD PERMIT CORRECTIONS
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2	07/25/2025	DJF	MDR	JSF	CYCLE #1 MPD PERMIT CORRECTIONS
1	02/24/2025	DJF	MDR	JSF	MPD SUBMITTAL

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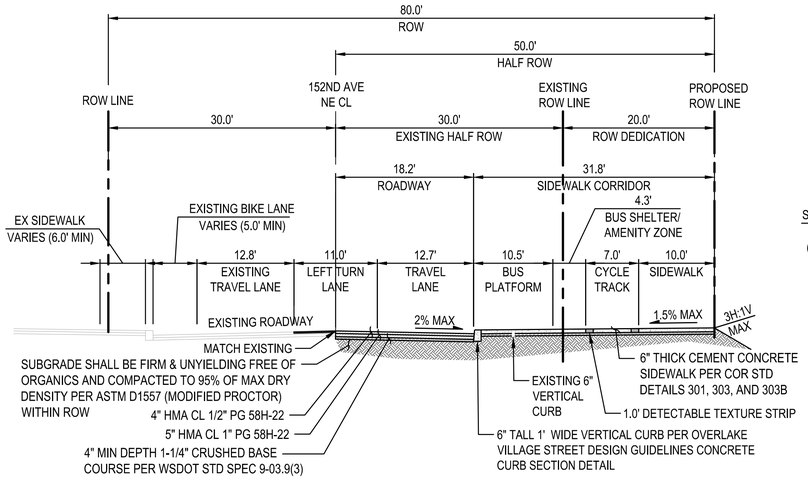
JEREMY S. FREUDS — STATE OF WASHINGTON — 39847 — REGISTERED PROFESSIONAL ENGINEER
12/08/2025

REDMOND BUILDING 22 MASTER PLAN DEVELOPMENT
3050 152ND AVE NE, REDMOND, WA 98052

COMPOSITE TRANSPORTATION PLAN

SHEET
C3.00

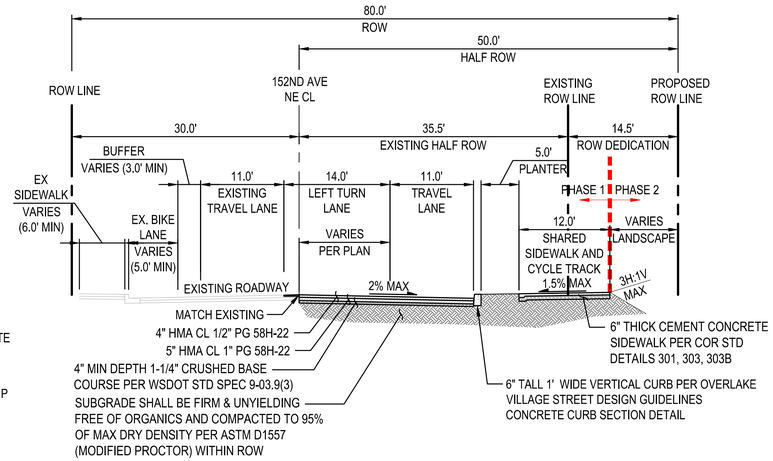
Dec 08, 2025 - 2:21pm Dylanf Z:\240001-2409999\240818 Building 22\CAD\Design\00 - MPD\B22 C3.00 TRANSPO OV.dwg



152ND AVE NE (MINOR ARTERIAL)
(RETAIL STREET SECTION 1 SW OF HORIZONTAL CURVE)

A — C3.00

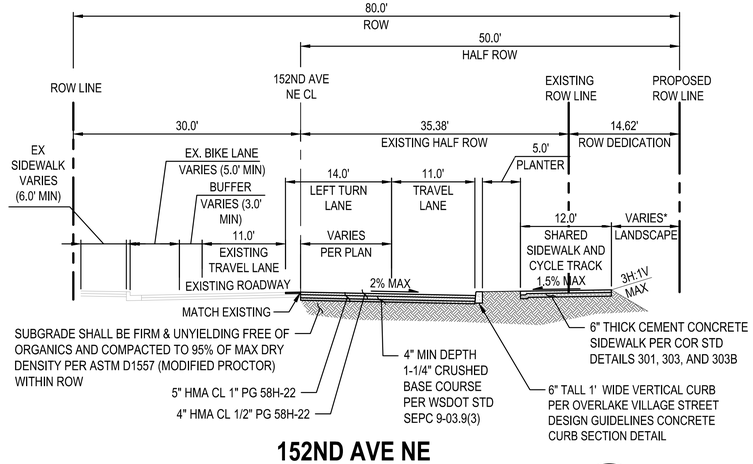
1' = 10"



152ND AVE NE
(MINOR ARTERIAL I)

B — C3.00

1' = 10"



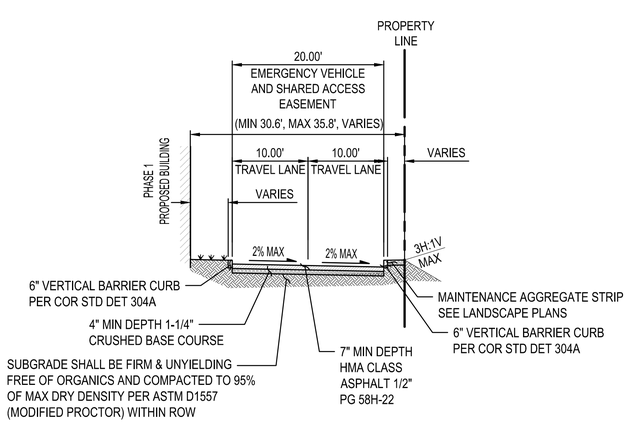
152ND AVE NE
(MINOR ARTERIAL I)

C1, C2 — C3.00

1' = 10"

*PROPOSED LANDSCAPING IMPROVEMENTS ADJACENT TO PHASE 1 BUILDING (SECTION C1)

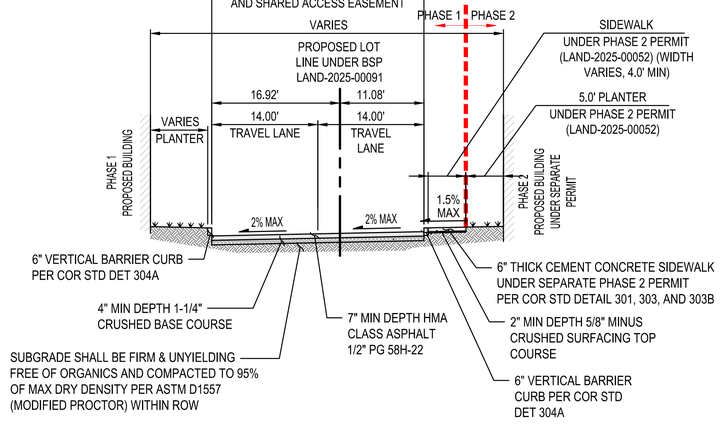
*PROPOSED LANDSCAPING IMPROVEMENTS ADJACENT TO PHASE 2 BUIDLING (SECTION C2)
UNDER SEPARATE PERMIT



SOUTH FIRE APPARATUS ACCESS AND DRIVEWAY

D — C3.00

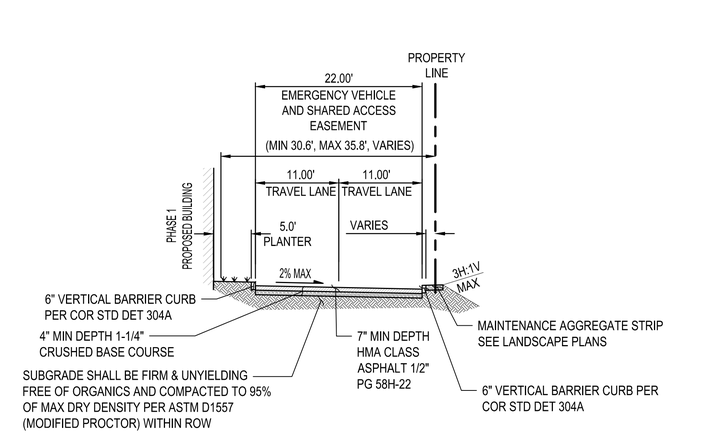
1' = 10"



CENTRAL FIRE APPARATUS ACCESS AND DRIVEWAY

E — C3.00

1' = 10"



WEST FIRE APPARATUS ACCESS AND DRIVEWAY

F — C3.00

1' = 10"

IF THE EXISTING PAVEMENT DEPTH AND MATERIAL DOES NOT MEET THE REQUIREMENT PER COR STD 301 ON NE 31ST ST AND ON 152ND AVE NE, THE EXISTING PAVEMENT DEPTH AND MATERIAL WILL NEED TO BE REBUILT TO MEET THE REQUIREMENTS PER COR STD 301.

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12/08/2025

REDMOND BUILDING 22 MASTER PLAN DEVELOPMENT
3050 152ND AVE NE, REDMOND, WA 98052

TYPICAL SECTIONS

SHEET
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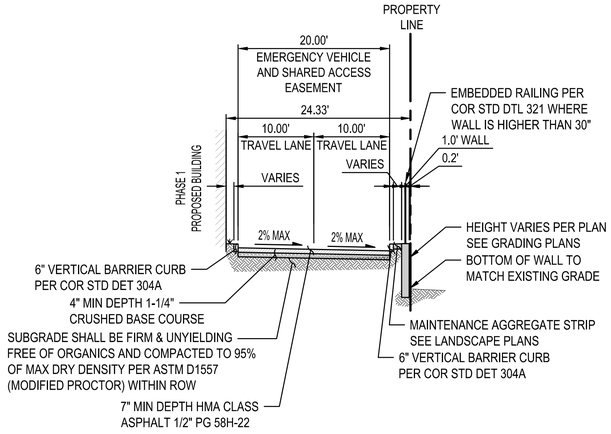
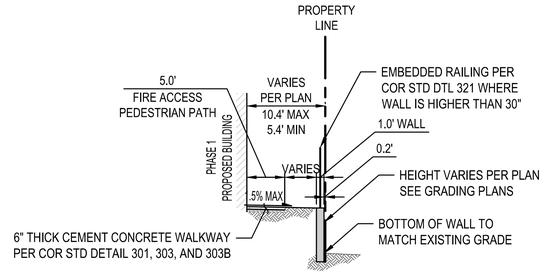
NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



SOUTH FIRE APPARATUS ACCESS AND DRIVEWAY — G

1" = 10'

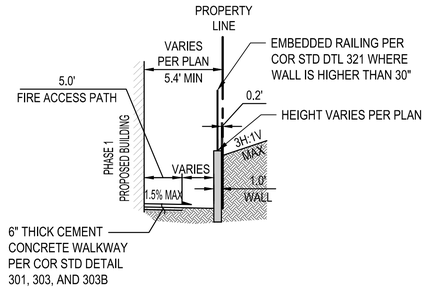
C3.00



SOUTH FIRE ACCESS PATHWAY — H

1" = 10'

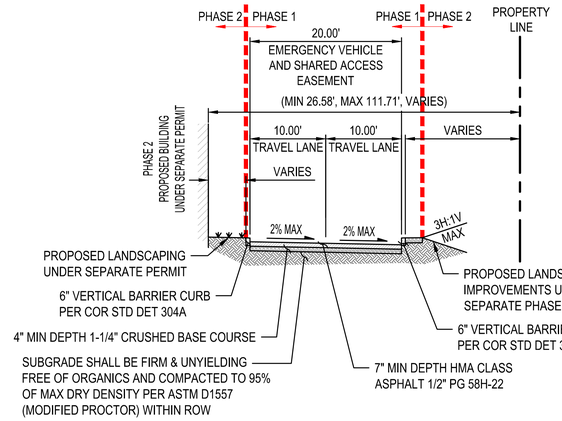
C3.00



SOUTH FIRE ACCESS PATHWAY — I

1" = 10'

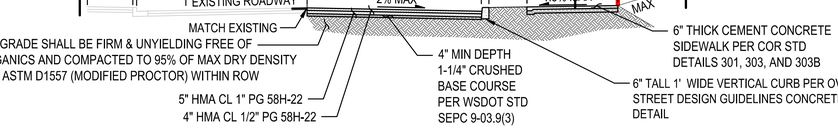
C3.00



SOUTH FIRE APPARATUS ACCESS AND DRIVEWAY — J

1" = 10'

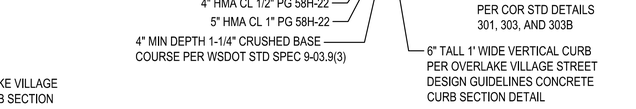
C3.00



152ND AVE NE (MINOR ARTERIAL I) — K

1' = 10"

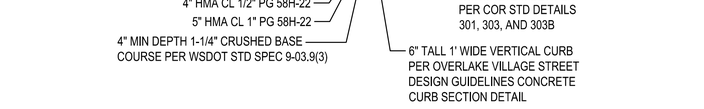
C3.00



NE 31ST STREET (MINOR ARTERIAL I) — L

1' = 10"

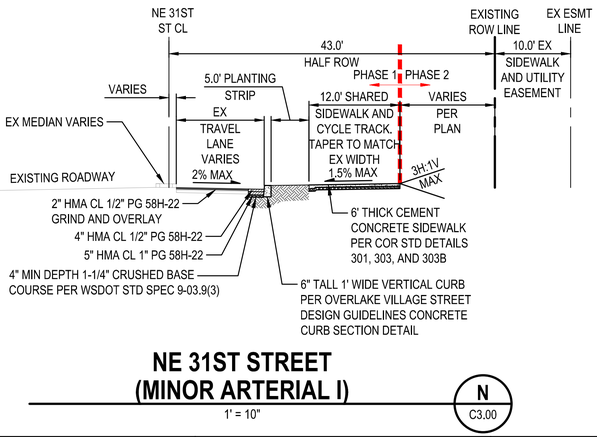
C3.00



NE 31ST STREET (MINOR ARTERIAL I) — M

1' = 10"

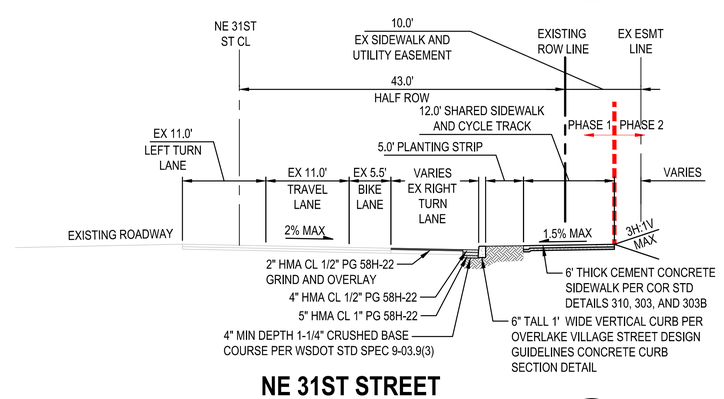
C3.00



NE 31ST STREET (MINOR ARTERIAL I) — N

1' = 10"

C3.00



NE 31ST STREET (MINOR ARTERIAL I) — O

1' = 10"

C3.00

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1	02/24/2025	DJF	MDR	JSF	MPD SUBMITTAL

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206.622.5822
www.kpff.com

JEREMY S. FERRIS STATE OF WASHINGTON 28947 REGISTERED PROFESSIONAL ENGINEER
12/08/2025

REDMOND BUILDING 22 MASTER PLAN DEVELOPMENT
3050 152ND AVE NE, REDMOND, WA 98052

TYPICAL SECTIONS

SHEET
C3.11

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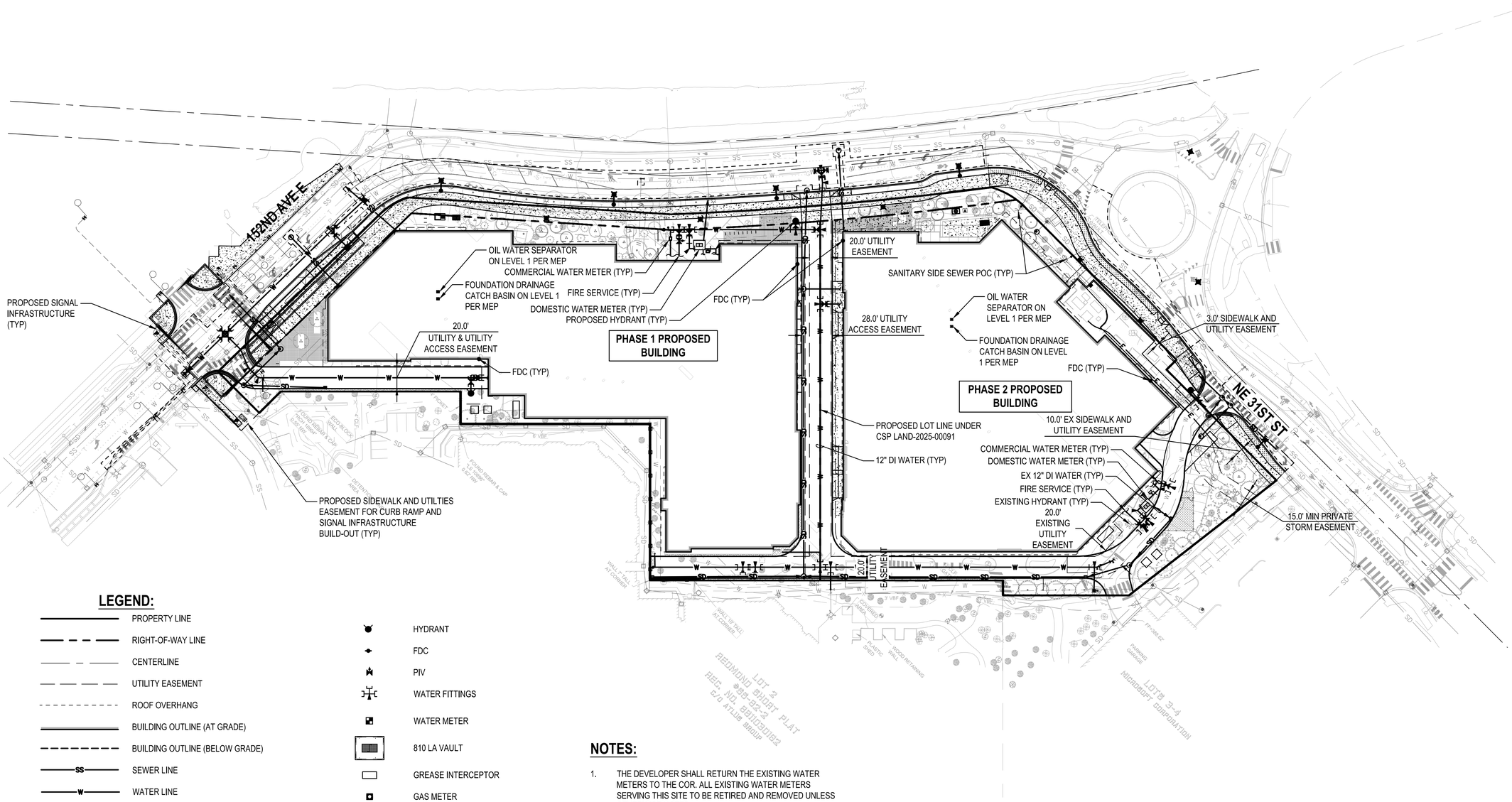
NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- UTILITY EASEMENT
- ROOF OVERHANG
- BUILDING OUTLINE (AT GRADE)
- BUILDING OUTLINE (BELOW GRADE)
- SS — SEWER LINE
- W — WATER LINE
- FS — FIRE SERVICE LINE
- E — ELECTRICAL LINE
- G — GAS LINE
- ELECTRICAL DUCT BANK
- CLEANOUT
- SSMH
- HYDRANT
- FDC
- PIV
- WATER FITTINGS
- WATER METER
- 810 LA VAULT
- GREASE INTERCEPTOR
- GAS METER

NOTES:

1. THE DEVELOPER SHALL RETURN THE EXISTING WATER METERS TO THE COR. ALL EXISTING WATER METERS SERVING THIS SITE TO BE RETIRED AND REMOVED UNLESS OTHERWISE NOTED.
2. THE DEVELOPER SHALL REMOVE ALL EXISTING WATER MAINS AND FIRE HYDRANTS WITHIN THE DEVELOPMENT AND RELINQUISH THE EXISTING WATER MAIN AND FIRE HYDRANT EASEMENTS UNLESS OTHERWISE NOTED.

(3) RETIRE EXISTING HYDRANT SERVICE. CONTRACTOR SHALL COORDINATE WITH COR INSPECTOR FOR ALL ABANDONING, CAPPING, AND REMOVAL OF COR'S WATER SERVICE AS INDICATED.

0 25' 50' 100'
1 inch = 50 feet

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12/05/2025

REDMOND BUILDING 22 MASTER PLAN DEVELOPMENT
3050 152ND AVE NE, REDMOND, WA 98052

COMPOSITE UTILITY PLAN

SHEET
C4.00

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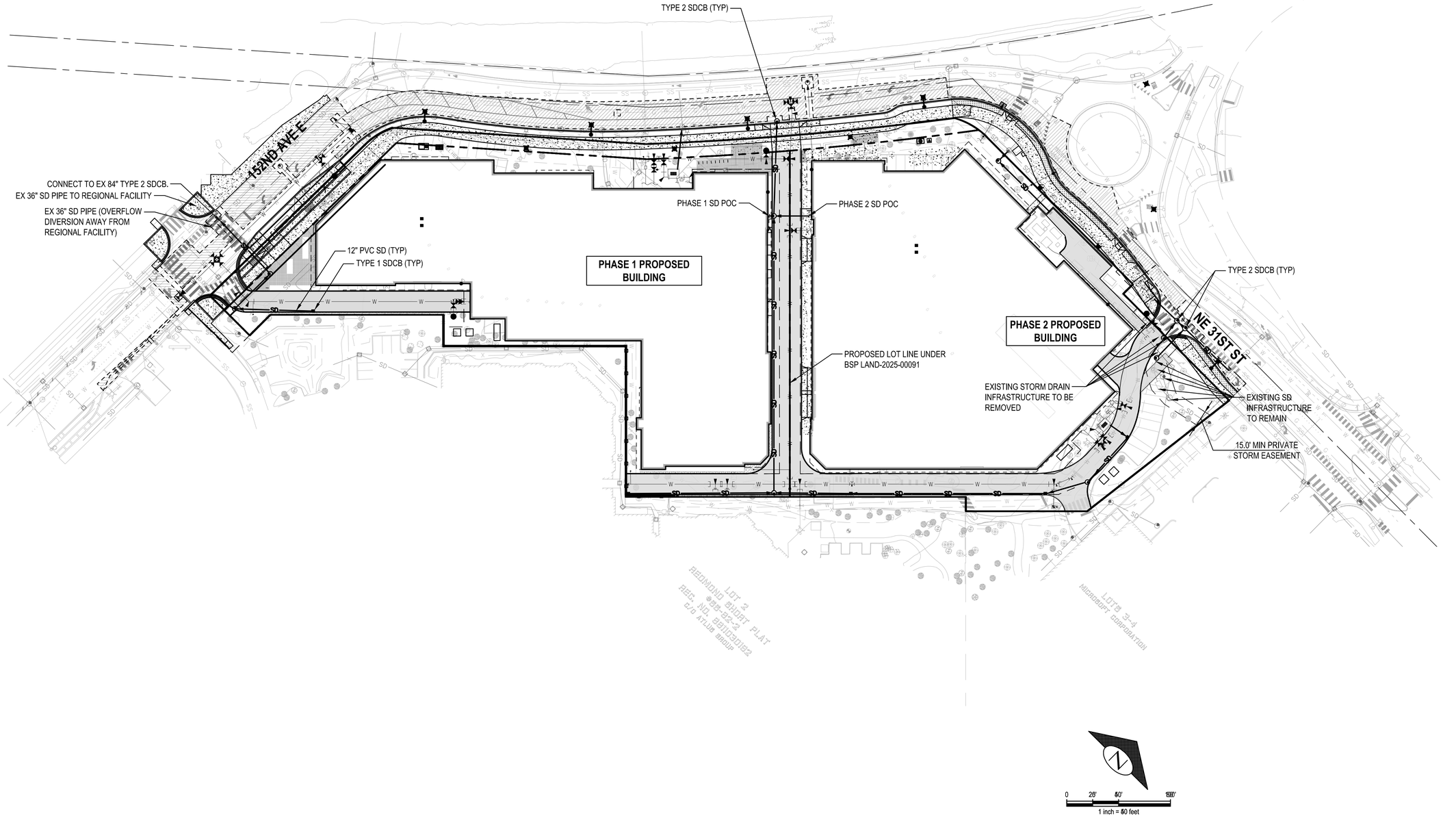
NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



NO.	DATE	BY	CHD.	APPR.	REVISION
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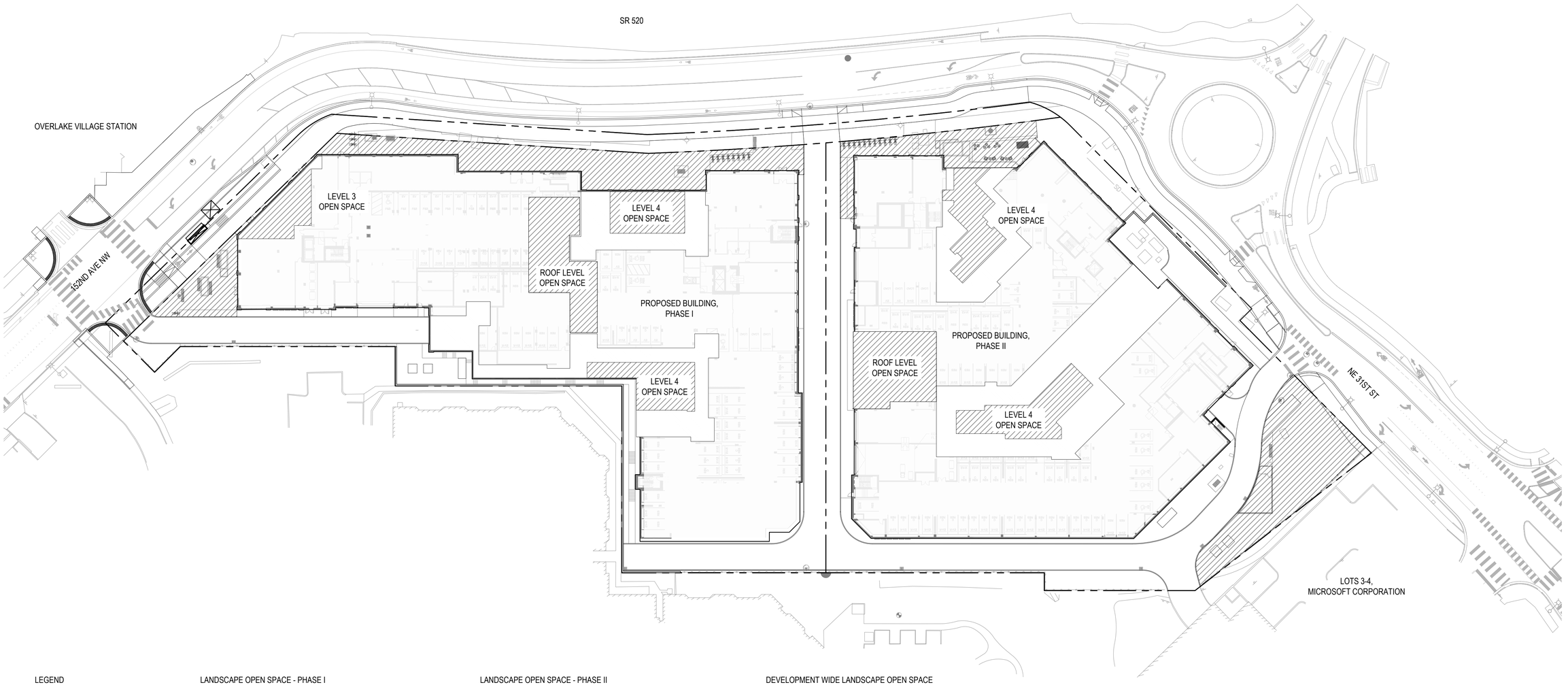
JEREMY S. FERRIS
STATE OF WASHINGTON
20847
REGISTERED
PROFESSIONAL ENGINEER
12/05/2025

REDMOND BUILDING 22 MASTER PLAN DEVELOPMENT
3050 152ND AVE NE, REDMOND, WA 98052

COMPOSITE STORM DRAINAGE PLAN

SHEET
C6.00

Dec 05, 2025 - 4:13pm DyanF Z:\2400001-2409999\2400818 Building 22\CAD\Design\00 - MPD\822 C6.00 SD OV.dwg



LEGEND

OUTDOOR OPEN COMMON SPACE

LANDSCAPE OPEN SPACE - PHASE I

REQUIRED COMMON OPEN SPACE AREA (OUTDOOR + INDOOR) = 6.25% GROSS RESIDENTIAL FLOOR AREA

= 0.0625 X 341,709 = 21,356 SF REQUIRED

MIN. 65% OF TOTAL REQUIRED COMMON OPEN SPACE MUST BE OUTDOOR

MIN. REQUIRED OUTDOOR COMMON OPEN SPACE = 0.65 X 21,356 = 13,881 SF

PROPOSED OUTDOOR COMMON SPACE AT LEVEL 01 = 9,870 SF
PROPOSED OUTDOOR COMMON SPACE AT LEVEL 03 AND 04 = 5,612 SF
PROPOSED OUTDOOR COMMON SPACE AT ROOF LEVEL = 3,755 SF

PROPOSED OUTDOOR COMMON OPEN SPACE FOR PHASE I = 19,237 SF

MAX. 35% OF REQUIRED COMMON OPEN SPACE CAN BE INDOOR AMENITY SPACE

MAX. PROPOSED INDOOR AMENITY SPACE FOR CALCULATION = 0.35 X 21,356 = 7,474 SF
PROPOSED INDOOR AMENITY SPACE = 18,201 SF

TOTAL PROPOSED COMMON OPEN SPACE = PROPOSED OUTDOOR COMMON OPEN SPACE + INDOOR AMENITY SPACE

= 19,237 SF + 7,474 SF = 26,711 SF

PROPOSED COMMON OPEN SPACE PER UNIT = 26,304 SF / 365 = 73 SF PER UNIT

LANDSCAPE OPEN SPACE - PHASE II

REQUIRED COMMON OPEN SPACE AREA (OUTDOOR + INDOOR) = 6.25% GROSS RESIDENTIAL FLOOR AREA

= 0.0625 X 349,222 = 21,826 SF REQUIRED

MIN. 65% OF TOTAL REQUIRED COMMON OPEN SPACE MUST BE OUTDOOR

MIN. REQUIRED OUTDOOR COMMON OPEN SPACE = 0.65 X 21,826 = 14,187 SF

PROPOSED OUTDOOR COMMON SPACE AT LEVEL 01 = 9,937 SF
PROPOSED OUTDOOR COMMON SPACE AT LEVEL 04 = 4,938 SF
PROPOSED OUTDOOR COMMON SPACE AT ROOF LEVEL TERRACE = 3,626 SF

TOTAL PROPOSED OUTDOOR COMMON OPEN SPACE FOR PHASE II = 18,501 SF

MAX. 35% OF REQUIRED COMMON OPEN SPACE CAN BE INDOOR AMENITY SPACE

MAX. PROPOSED INDOOR AMENITY SPACE FOR CALCULATIONS = 0.35 X 21,826 = 7,639 SF
PROPOSED INDOOR AMENITY SPACE = 15,087 SF

TOTAL PROPOSED COMMON OPEN SPACE = PROPOSED OUTDOOR COMMON OPEN SPACE + INDOOR AMENITY SPACE

= 18,501 SF + 7,639 SF = 26,140 SF

PROPOSED COMMON OPEN SPACE PER UNIT = 26,247 SF / 364 = 72 SF PER UNIT

DEVELOPMENT WIDE LANDSCAPE OPEN SPACE

PER 21.36.400 / F RESIDENTIAL COMMON OPEN SPACE DESIGN STANDARDS

DEVELOPMENT-WIDE OPEN SPACE WILL BE DESIGNED TO ACHIEVE THE FOLLOWING DESIGN REQUIREMENTS

1. **PROVIDE VISUAL RELIEF FROM THE MASSING OF DEVELOPMENT**
   SITE PERIMETER LANDSCAPE WILL BE DEVELOPED WITH A THREE-TIER VEGETATION STRATEGY USING A MIXTURE OF TREES, SHRUBS, AND GROUNDCOVER TO BOTH GROUND THE BUILDING TO ITS CONTEXT AND PROVIDE VISUAL INTEREST FROM OUTSIDE AND WITHIN THE PROJECT SITE.
2. **SERVE THE RECREATIONAL NEEDS OF RESIDENTS OF THE DEVELOPMENT.**
   THE DISTRIBUTION OF OPEN SPACE THROUGHOUT THE SITE AND ACROSS DIFFERENT BUILDING LEVELS OFFERS A VARIETY OF OPPORTUNITIES FOR USERS TO ACCESS OUTDOOR AMENITIES THAT SUPPORT BOTH SOCIAL AND PASSIVE PROGRAMS.
3. **PROVIDE OPEN SPACE THAT IS CENTRALLY LOCATED AND ADJACENT TO A MAJORITY OF THE RESIDENCES.**
   FOR EASY ACCESSIBILITY TO ALL USERS THE PROPOSED OPEN SPACE EXTENDS ALONG THE GROUND LEVEL BUILDING PERIMETER AND AT MULTIPLE COURTYARDS ON THE FOURTH AND ROOF BUILDING LEVELS.
4. **CREATE A PARK THAT IS OPEN AND ACCESSIBLE FOR USE BY THE SURROUNDING NEIGHBORHOOD.**
   SOCIAL GATHERING SPACES ARE PROPOSED THROUGHOUT THE SITE OPEN SPACE AT THE GROUND LEVEL ADJACENT THE RIGHT-OF-WAY. THESE SPACES WILL PROVIDE FIXED SEATING OPPORTUNITIES, TRANSIT SCHEDULE INFORMATION DUE TO THERE PROXIMITY TO LIGHT RAIL AND BUS STOPS, AND ACCESS TO PROPOSED RETAIL WITHIN THE PROJECT BUILDINGS.
5. **PROVIDE HABITAT FOR WILDLIFE.**
   THE LANDSCAPE UTILIZES LARGE PLANTING AREAS THROUGHOUT THE SITE AND USES NATIVE AND ADAPTIVE PLANT SPECIES TO PROMOTE LOCAL ECOLOGICAL FUNCTION. THE PLANTING DESIGN WILL AVOID USING MASS SINGLE SPECIES LAYOUTS TO ENCOURAGE VARIOUS TYPES OF HABITAT CONDITIONS SIMILAR TO A NATURAL SETTING.

N

01 LANDSCAPE OPEN SPACE PLAN

0 40 80 120 feet

SCALE: 1" = 40'

NO.	DATE	BY	CHD.	APPR.	REVISION
4	11/13/2025				CYCLE #3 MPD PERMIT CORRECTIONS
3	9/29/2025				CYCLE #2 MPD PERMIT CORRECTIONS
2	7/25/2025				CYCLE #1 MPD PERMIT CORRECTIONS
1	2/24/2025				MPD SUBMITTAL

DRAWN BY | DESIGNED BY
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DATE
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S C A L E:

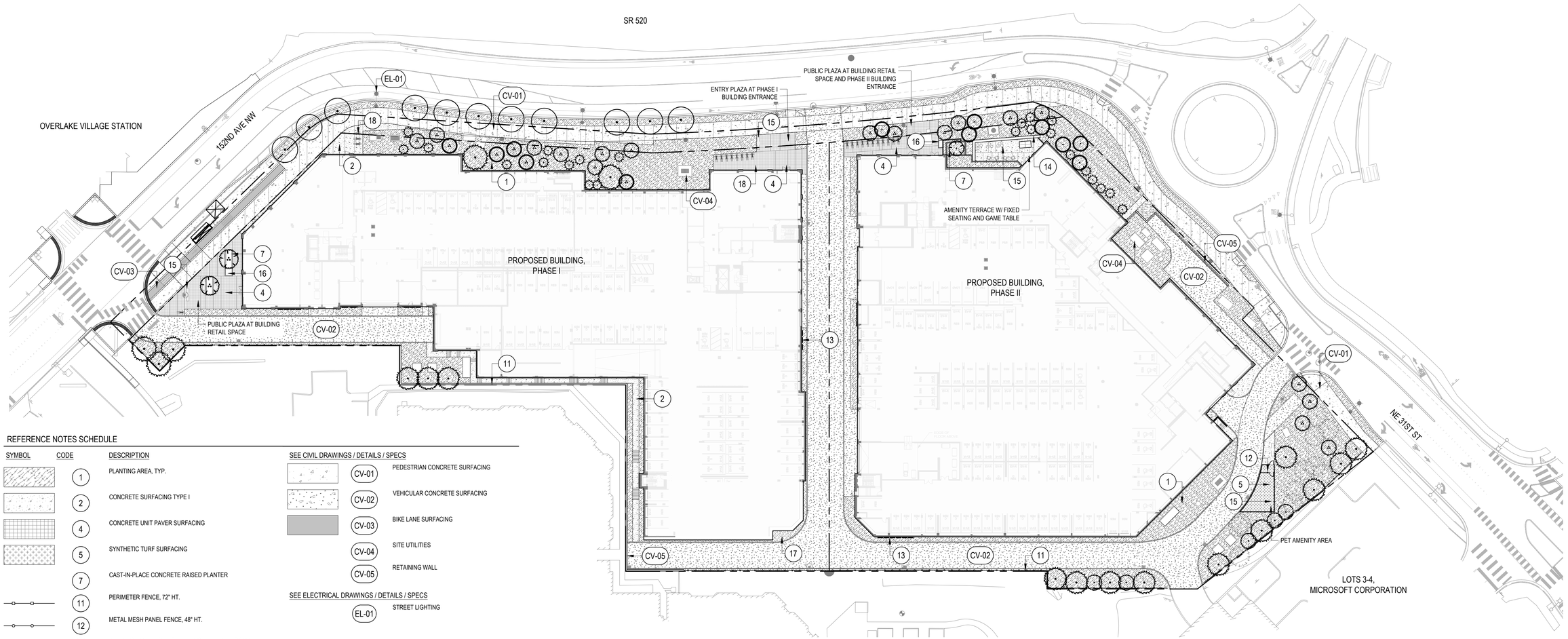
SHAPIRO DIDWAY
1204 SE Water Ave
Portland, Oregon 97214
+1 503 232 0520
www.shapirodidway.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
BLAIR L. DIDWAY
CERTIFICATE NO. 1450

R22 - MPD
3050 152ND AVE NE, REDMOND, WA 98052

LANDSCAPE OPEN SPACE PLAN

SHEET
L101



REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	PLANTING AREA, TYP.
	2	CONCRETE SURFACING TYPE I
	4	CONCRETE UNIT PAVER SURFACING
	5	SYNTHETIC TURF SURFACING
	7	CAST-IN-PLACE CONCRETE RAISED PLANTER
	11	PERIMETER FENCE, 72" HT.
	12	METAL MESH PANEL FENCE, 48" HT.
	13	BUILDING MOUNTED VEGETATED CABLE TRELLIS SYSTEM
	14	BUILT-IN-BENCH SEATING
	15	FIXED SITE FURNISHINGS
	16	PLAZA WATER FEATURE
	17	MAINTENANCE AGGREGATE STRIP
	18	BICYCLE RACKS

SEE CIVIL DRAWINGS / DETAILS / SPECS

CV-01	PEDESTRIAN CONCRETE SURFACING
CV-02	VEHICULAR CONCRETE SURFACING
CV-03	BIKE LANE SURFACING
CV-04	SITE UTILITIES
CV-05	RETAINING WALL

SEE ELECTRICAL DRAWINGS / DETAILS / SPECS

EL-01	STREET LIGHTING

TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER TRIFLORUM / THREE FLOWERED MAPLE
	AMELANCHIER ALNIFOLIA / SERVICEBERRY
	CALLITROPSIS NOOTKATENSIS 'GREEN ARROW' / GREEN ARROW NOOTKA CYPRESS
	CALLITROPSIS NOOTKATENSIS 'GREEN ARROW' / GREEN ARROW NOOTKA CYPRESS
	POPULUS TREMULOIDES / QUAKING ASPEN
	QUERCUS FRAINETTO 'FOREST GREEN' / FOREST GREEN OAK
	STEWARTIA MONADELPHA / TALL STEWARTIA
	THUJA PLICATA / WESTERN RED CEDAR

EXISTING TREE LEGEND

TREE TO BE RETAINED

N

01 LANDSCAPE PLAN

0 40 80 120 feet

SCALE: 1" = 40'

NO.	DATE	BY	CHD.	APPR.	REVISION
4	11/13/2025				CYCLE #3 MPD PERMIT CORRECTIONS
3	9/29/2025				CYCLE #2 MPD PERMIT CORRECTIONS
2	7/25/2025				CYCLE #1 MPD PERMIT CORRECTIONS
1	2/24/2025				MPD SUBMITTAL

DRAWN BY | DESIGNED BY
CHECKED BY | APPROVED BY
DATE
JOB No. :

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE:

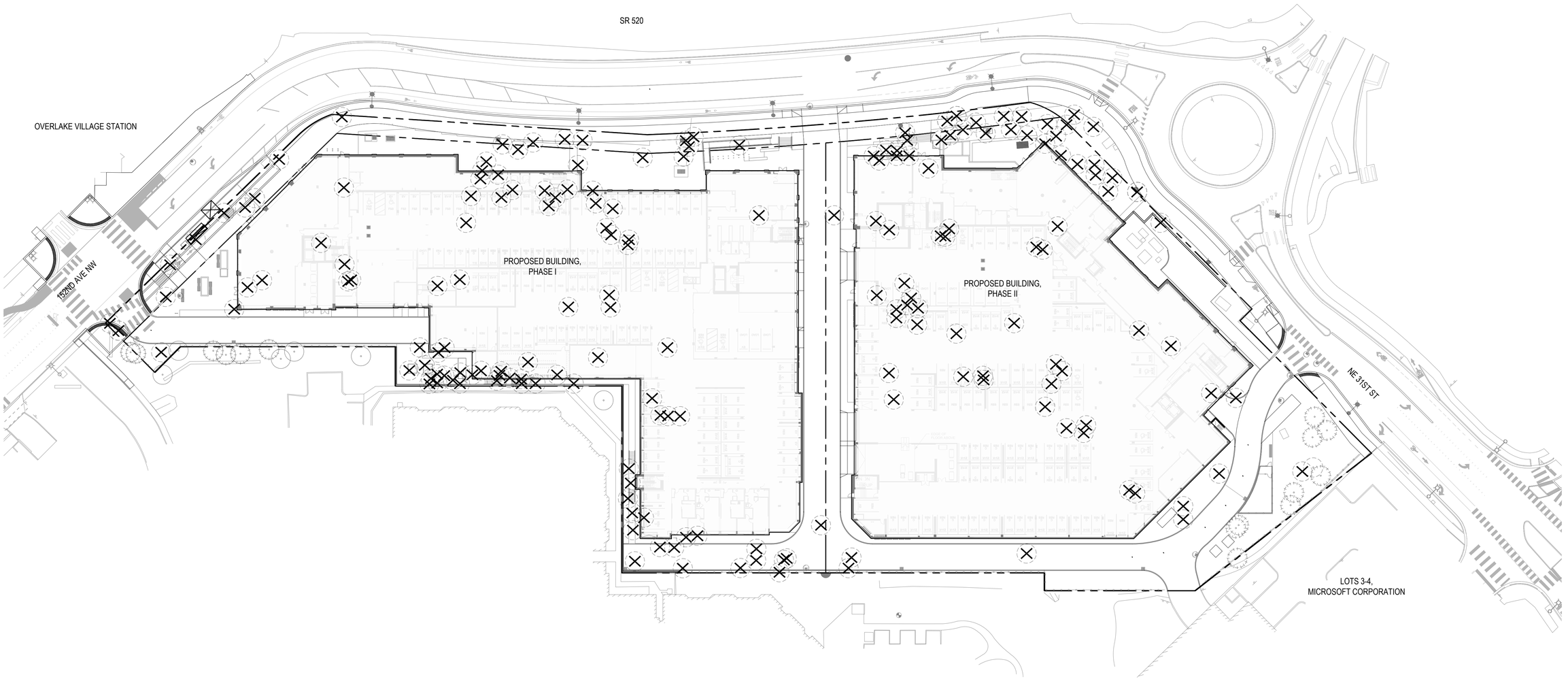
SHAPIRO DIDWAY
1204 SE Water Ave
Portland, Oregon 97214
+1 503 232 0520
www.shapirodidway.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
BLAIR L. DIDWAY
CERTIFICATE NO. 1662

R22 - MPD
3050 152ND AVE NE, REDMOND, WA 98052

LANDSCAPE PLAN

SHEET
L201



EXISTING TREE LEGEND

- EVERGREEN TREE TO BE RETAINED
- DECIDUOUS TREE TO BE RETAINED
- TREE TO BE REMOVED
- OFF-SITE EVERGREEN TREE
- OFF-SITE DECIDUOUS TREE

PHASE I EXISTING TREE REMOVAL AND MITIGATION CALCULATIONS

	TOTAL PRESENT	TOTAL RETAINED	TOTAL REMOVED	MITIGATION REQUIRED
SIGNIFICANT TREES (6-30" DBH) ON SITE	85	0	85	YES
LANDMARK TREES (>30" DBH) ON SITE	14	0	14	YES
DEAD TREES ON SITE	7	0	7	NO
OFF-SITE TREES	13	13	0	NO

EXISTING SIGNIFICANT TREES RETENTION:

35% OF EXISTING SIGNIFICANT TREES ON SITE ARE NOT RETAINED. REFERENCE SHEET G1.00-1 FOR ADMINISTRATIVE DESIGN FLEXIBILITY REQUEST.

TREE MITIGATION REQUIREMENT CALCULATIONS:

NO. OF MITIGATION TREES REQUIRED IN PHASE I = [85X1] + [14X3] = 85 + 42 = 127 MITIGATION TREES REQUIRED

PHASE II EXISTING TREE REMOVAL AND MITIGATION CALCULATIONS

	TOTAL PRESENT	TOTAL RETAINED	TOTAL REMOVED	MITIGATION REQUIRED
SIGNIFICANT TREES (6-30" DBH) ON SITE	72	8	64	YES
LANDMARK TREES (>30" DBH) ON SITE	12	2	10	YES
DEAD TREES ON SITE	2	0	2	NO
OFF-SITE TREES	NONE SHOWN	NA	0	NO

EXISTING SIGNIFICANT TREES RETENTION:

35% OF EXISTING SIGNIFICANT TREES ON SITE ARE NOT RETAINED. REFERENCE SHEET G1.00-2 FOR ADMINISTRATIVE DESIGN FLEXIBILITY REQUEST.

TREE MITIGATION REQUIREMENT CALCULATIONS:

NO. OF MITIGATION TREES REQUIRED IN PHASE II = [64X1] + [10X3] = 64 + 30 = 94 MITIGATION TREES REQUIRED

TREE PROTECTION NOTES

A. PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES.
B. FENCING SHALL BE INSTALLED PER THE EXISTING TREE PRESERVATION AND REMOVAL PLAN. FINAL LAYOUT SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST AND/OR LANDSCAPE ARCHITECT.
C. ALL WORK WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE.
D. EXCAVATION WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE. EXCAVATE THE MINIMUM AMOUNT NECESSARY TO ACCOMPLISH PURPOSE FOR EXCAVATION. ROOTS OVER 4" DIAMETER SHALL BE CUT BY THE PROJECT ARBORIST.
E. THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA:
   - GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS)
   - STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES

E. PROTECTIVE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS; AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
F. SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
G. TREE PROTECTION ZONE SHALL REMAIN FREE OF ALL CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS.

N

01 TREE PRESERVATION PLAN

0 40 80 120 feet

SCALE: 1" = 40'

NO.	DATE	BY	CHD.	APPR.	REVISION
4	11/13/2025				CYCLE #3 MPD PERMIT CORRECTIONS
3	9/29/2025				CYCLE #2 MPD PERMIT CORRECTIONS
2	7/25/2025				CYCLE #1 MPD PERMIT CORRECTIONS
1	2/24/2025				MPD SUBMITTAL

DRAWN BY | DESIGNED BY
CHECKED BY | APPROVED BY
DATE
JOB No. :
SCALE:

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SHAPIRO DIDWAY
1204 SE Water Ave
Portland, Oregon 97214
+1 503 232 0520
www.shapirodidway.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
BLAIR L. DIDWAY
CERTIFICATE NO. 1450

R22 - MPD
3050 152ND AVE NE, REDMOND, WA 98052

TREE PRESERVATION PLAN

SHEET
L301

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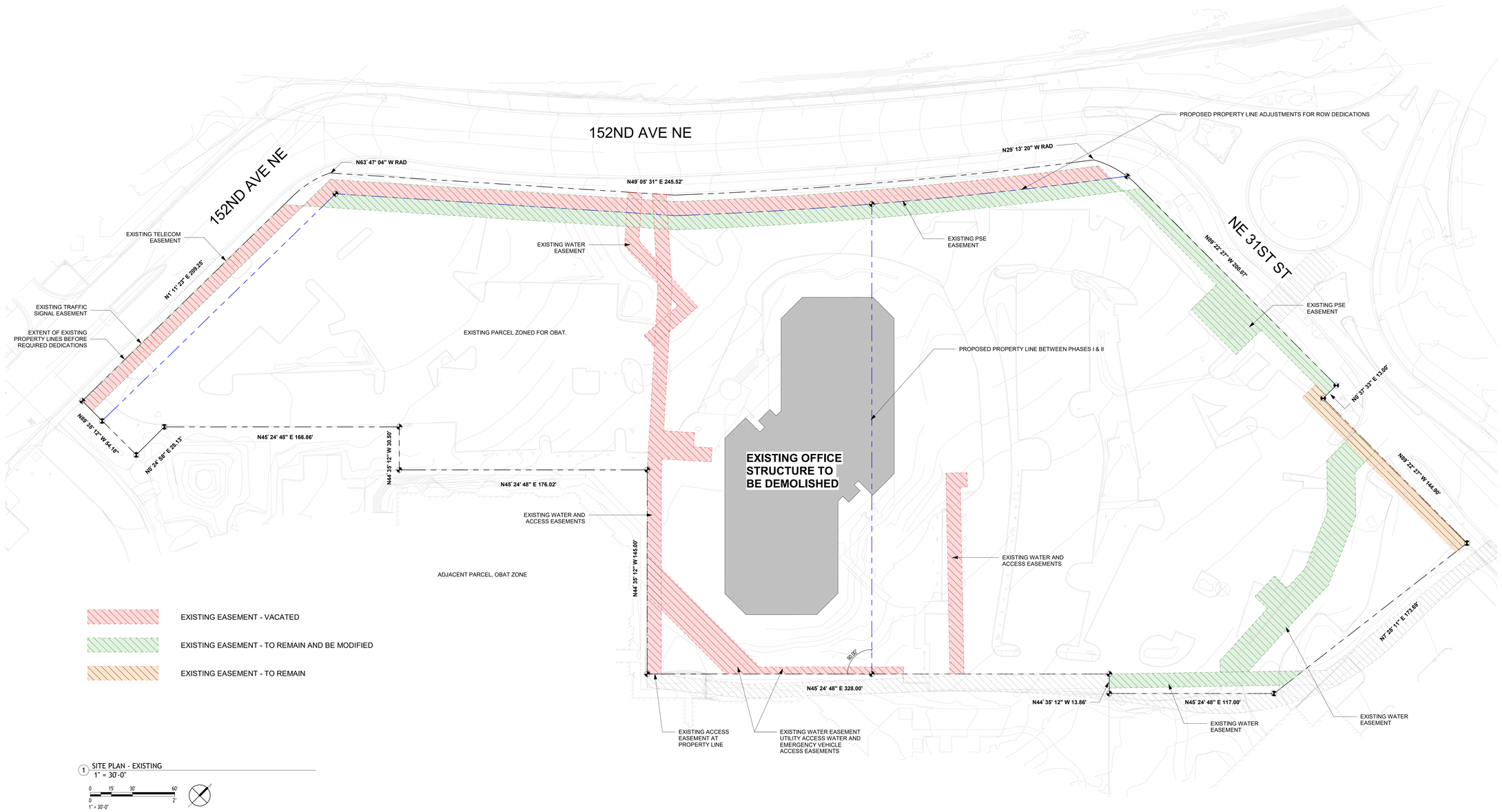

1 SITE PLAN - EXISTING
1" = 30'-0"

0 15' 30' 60'
0 1" = 30'-0" 2"

ACG Design
A division of **American Capital Group**
15 Lake Bellevue Drive, Suite 200
Bellevue, Washington 98005

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23003881
REGISTERED ARCHITECT
ANNA GALLOWAY
STATE OF WASHINGTON

ISSUED SETS

NO	DATE	DESCRIPTION
1	02/24/2025	SPE SUBMITTAL
2	07/25/2025	CYCLE #1 SPE PERMIT CORRECTIONS
3	09/29/2025	CYCLE #2 SPE PERMIT CORRECTIONS
4	11/13/2025	CYCLE #3 SPE PERMIT CORRECTIONS

SUBMITTAL REVISIONS

NO.	DATE	DESCRIPTION

PROJECT
R22 - MPD
3050 152nd AVE NE, REDMOND, WA 98052

DRAWN BY JM
CHECKED BY AG

DRAWING SET DATE
11/13/2025

DRAWING SET TITLE
MASTER PLANNED DEVLOPMENT

TITLE
SITE PLAN - EXISTING

A0.01

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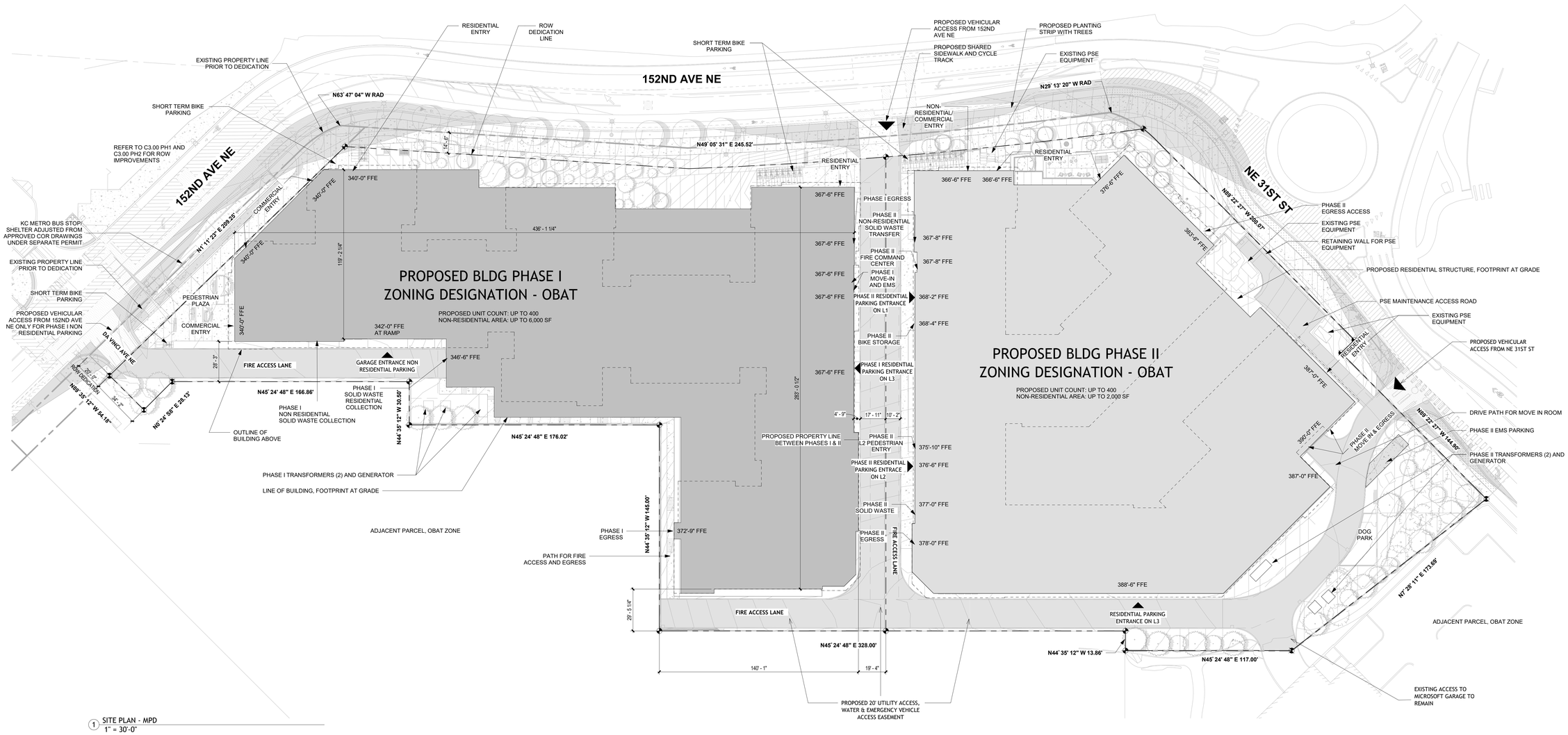

1 SITE PLAN - MPD
1" = 30'-0"

0 15' 30' 60'
0 2'
1" = 30'-0"

OC
PHASE II

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Bellevue, Washington 98005

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23003881
REGISTERED ARCHITECT
ANNA GALLOWAY
STATE OF WASHINGTON

ISSUED SETS

NO	DATE	DESCRIPTION
1	02/24/2025	MPD SUBMITTAL
2	07/25/2025	CYCLE #1 MPD PERMIT CORRECTIONS
3	09/29/2025	CYCLE #2 MPD PERMIT CORRECTIONS
4	11/13/2025	CYCLE #3 MPD PERMIT CORRECTIONS

SUBMITTAL REVISIONS

NO.	DATE	DESCRIPTION

PROJECT
R22 - MPD

3050 152nd AVE NE,
REDMOND, WA 98052

DRAWN BY: JM
CHECKED BY: AG

DRAWING SET DATE: 11/13/2025

DRAWING SET TITLE: **MASTER PLANNED DEVLOPMENT**

TITLE
OVERALL SITE PLAN

A0.02

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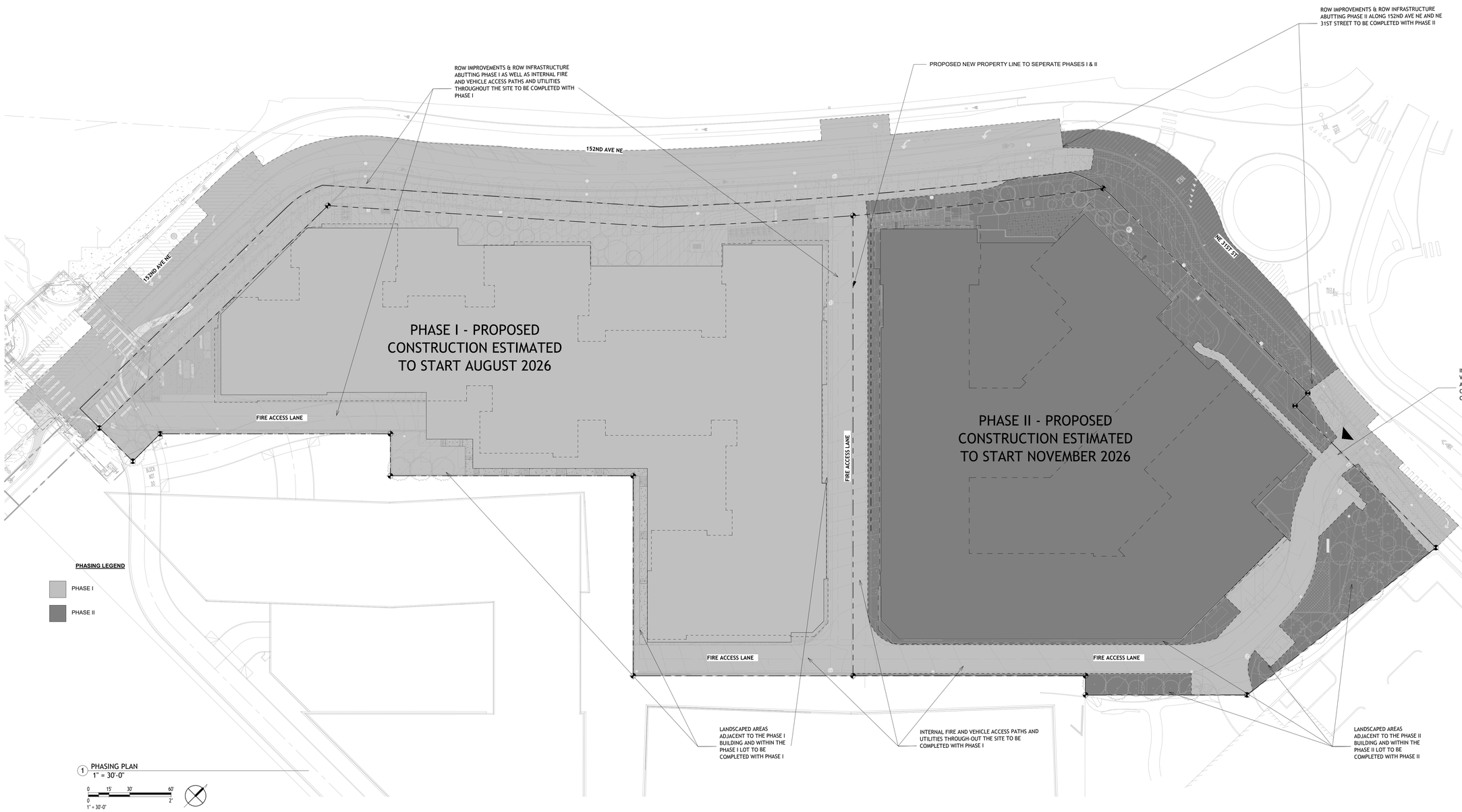
PHASING NARRATIVE:

PHASE I IS ESTIMATED TO BEGIN CONSTRUCTION IN AUGUST 2026, AND WILL INCLUDE THE CONSTRUCTION OF THE ROW IMPROVEMENTS AND ACCOMPANYING INFRASTRUCTURE ABUTTING THAT LOT ALONG 152ND AVE NE. PHASE I WILL ALSO INCLUDE THE PROPOSED INTERNAL FIRE AND VEHICLE ACCESS ROADS AND UTILITIES THROUGHOUT THE SITE, WHICH WILL BE COMPLETED BEFORE WOOD FRAMING STARTS ON PHASE I.

PHASE II IS ESTIMATED TO BEGIN CONSTRUCTION IN NOVEMBER 2026, AND WILL CONNECT TO THE INSTALLED ROW UTILITIES THAT WERE CONSTRUCTED WITH PHASE I. IT WILL ALSO INCLUDE THE CONSTRUCTION OF THE ROW IMPROVEMENTS AND ACCOMPANYING INFRASTRUCTURE ABUTTING THAT LOT ALONG 152ND AVE NE AND NE 31ST STREET.

AFFORDABLE HOUSING FOR EACH PHASE WILL BE CONSTRUCTED IN SEQUENCE WITH THE MARKET RATE HOUSING UNITS.



1 PHASING PLAN
1" = 30'-0"

0 15' 30' 60'
0 2"
1" = 30'-0"

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23003881 REGISTERED ARCHITECT
ANNA GALLOWAY
STATE OF WASHINGTON

ISSUED SETS

NO	DATE	DESCRIPTION
1	02/24/2025	SPE SUBMITTAL
2	07/25/2025	CYCLE #1 SPE PERMIT CORRECTIONS
3	09/29/2025	CYCLE #2 SPE PERMIT CORRECTIONS
4	11/13/2025	CYCLE #3 SPE PERMIT CORRECTIONS

SUBMITTAL REVISIONS

NO.	DATE	DESCRIPTION

PROJECT
R22 - MPD

3050 152nd AVE NE,
REDMOND, WA 98052

DRAWN BY: JM
CHECKED BY: AG

DRAWING SET DATE: 11/13/2025

DRAWING SET TITLE: **MASTER PLANNED DEVLOPMENT**

TITLE
PHASING PLAN

A0.03

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A PORTION OF THE NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE CO, OF WASHINGTON, COMMITMENT NUMBER WASHINGTON - 2021 V, 01.00 (07-01-2021), DATED JULY 15, 2024:

LOT 1, OF CITY OF REDMOND SHORT PLAT NO, SS-82-2R AS RECORDED NOVEMBER 3, 1988 UNDER KING COUNTY RECORDING NO, 8811030192, BEING A REVISION OF KING COUNTY SHORT PLAT NO, SS-82-2 AS RECORDED FEBRUARY 19, 1982 UNDER KING COUNTY RECORDING NO, 8202190622, IN KING COUNTY, WASHINGTON;

EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED FEBRUARY 24, 1983 UNDER RECORDING NO, 8302240792:

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR 152ND AVENUE N.E, BY DEED RECORDED JULY 31, 2008 UNDER RECORDING NO, 20080731001810;

ALSO EXCEPT THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND FOR NORTHEAST 131ST STREET BY DEED RECORDED JULY 02, 2019 UNDER RECORDING NO, 20190702001341.

BASIS OF BEARING

NAD 83/91 HOLDING CITY OF REDMOND HORIZONTAL CONTROL POINTS 3HS AND 3HSW.

SURVEY REFERENCES

R2 - RECORD OF SURVEY AFN 8308019003
SP - SHORT PLAT AFN 8841030192
RECORD OF SURVEY AFN 9012039008
R1 - RECORD OF SURVEY AFN 9111049013
R3 - RECORD OF SURVEY AFN 20070312900003
R - RECORD OF SURVEY AFN 20150330900017

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH, NAD 83 (91-HARN)

VERTICAL DATUM

VERTICAL: NAVD 88 HOLDING CITY OF REDMOND VERTICAL CONTROL POINTS 9102 (ELEV = 380.02') AND 9101 (ELEV = 314.60')

SITE DATA

SITE ADDRESS:	3050 152ND AVE NE REDMOND, WA 98052
TAX PARCEL NUMBER:	0673100010
GROSS SITE AREA:	232,760 SF (5.34 ACRES)

PARKING SPACES

STANDARD:	303
HANDICAP:	8
TOTAL:	311

TITLE REPORT SPECIAL EXCEPTIONS

NOTE: SPECIAL EXCEPTIONS 1-13 & 38-42 ARE NOT SURVEY RELATED.

14. RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF: (NOTHING TO SHOW ON MAP)
RESERVING: MINERALS
RESERVED BY: WEYERHAEUSER TIMBER COMPANY, A WASHINGTON CORPORATION
RECORDED: JANUARY 26, 1946
RECORDING INFORMATION: 3535512

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 23, 1976 AS RECORDING NO. 7607230623 OF OFFICIAL RECORDS.

15. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: (NOTHING TO SHOW ON MAP) (THIS EXCEPTION DOES NOT AFFECT THE SUBJECT PROPERTY)
RECORDED: AUGUST 6, 1954
RECORDING NO.: 4472558

16. CONDEMNATION IN KING COUNTY SUPERIOR COURT BY THE STATE OF WASHINGTON, OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DECREE ENTERED APRIL 16, 1974, CAUSE NO, 737032. (NOTHING TO SHOW ON MAP)

17. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED APRIL 17, 1979 AS RECORDING NO, 7904179005, IN KING COUNTY, WASHINGTON. (NOTHING TO SHOW ON MAP)

18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: FEBRUARY 01, 1982
RECORDING INFORMATION: 8202010477
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY
FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: AS DESCRIBED THEREIN.

PARTIAL RELEASE OF SAID EASEMENT RECORDED JULY 15, 2019 UNDER RECORDING NO, 20190715000308.

19. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO, SS-82-2 RECORDED FEBRUARY 19, 1982 AS RECORDING NO, 8202190622, IN KING COUNTY, WASHINGTON, (THIS IS THE ORIGINAL SHORT PLAT WHICH WAS AMENDED BY SHORT PLAT AFN 8811030192)

RELEASE OF EASEMENTS ON SAID SHORT PLAT RECORDED JUNE 26, 1990 AND JUNE 28, 1990 UNDER RECORDING NOS, 9006261652 AND 9006281240.

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (THIS EASEMENT GRANTS A 15' WIDE EASEMENT TO PSPL, CENTERED ON FACILITIES AS CONSTRUCTED ACROSS THE NORTHWEST 30' OF THE PROPERTY. (SHOWN ON MAP)
RECORDING DATE: SEPTEMBER 01, 1982
RECORDING INFORMATION: 8209010367
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY
FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: AS DESCRIBED THEREIN.

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "L.I.D. COVENANT" RECORDED SEPTEMBER 16, 1982 AS RECORDING NO, 8209160434 OF OFFICIAL RECORDS. (NOTHING TO SHOW)

TITLE REPORT SPECIAL EXCEPTIONS CONT.

22. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: JANUARY 30, 1984
RECORDING INFORMATION: 8401300621
IN FAVOR OF: CITY OF REDMOND
FOR: WATER LINE
AFFECTS: AS DESCRIBED THEREIN.

23. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP - SIDEWALK EASEMENT NO, 3 HAS NO DESCRIPTION BUT IS DEPICTED IN THE NORTHWEST CORNER OF THE SITE ON RECORD OF SURVEY AFN 9111049013)
RECORDING INFORMATION: OCTOBER 22, 1984 UNDER RECORDING NO, 8410220743
FOR: IMPROVED INGRESS AND EGRESS
AFFECTS: AS DESCRIBED THEREIN

24. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT NO, SS-82-2R RECORDED NOVEMBER 03, 1988 AS RECORDING NO, 8811030192, IN KING COUNTY, WASHINGTON. (SHOWN ON MAP)
SAID SHORT PLAT IS A REVISION OF KING COUNTY SHORT PLAT NO, SS-82-2 AS RECORDED FEBRUARY 19, 1982 UNDER KING COUNTY RECORDING NO, 8202190622.

25. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: JANUARY 24, 1989
RECORDING INFORMATION: 8901240348
IN FAVOR OF: CITY OF REDMOND
FOR: UNDERGROUND UTILITIES AND UNDERGROUND UTILITY PIPELINES
AFFECTS: AS DESCRIBED THEREIN.

26. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY , RECORDED NOVEMBER 4, 1991 UNDER RECORDING NO, 9111049013 OF SURVEYS, IN KING COUNTY, WASHINGTON. (THIS IS AN ALTA OF THE SITE)

27. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REIMBURSEMENT AGREEMENT FOR UTILITY" RECORDED JUNE 13, 1995 AS RECORDING NO, 9506130577 OF OFFICIAL RECORDS. (NOTHING TO SHOW ON MAP)

28. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: JULY 23, 1996
RECORDING INFORMATION: 9607231248
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
FOR: UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: AS DESCRIBED THEREIN.

29. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENTS FOR SERVICE LINES" RECORDED AUGUST 08, 1996 AS RECORDING NO, 9608080796 OF OFFICIAL RECORDS. (EXHIBIT R OF THIS DOCUMENT IS THE ONLY ONE AFFECTING THIS ITE - SHOWN ON MAP)

30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED JULY 28, 2005 AS RECORDING NO, 20050728001876 OF OFFICIAL RECORDS. (NOTHIN TO SHOW ON MAP)

31. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: MAY 01, 2006
RECORDING INFORMATION: 20060501000329
IN FAVOR OF: CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS
FOR: UTILITIES AND UTILITY PIPELINES
AFFECTS: AS DESCRIBED THEREIN.

32. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REIMBURSEMENT AGREEMENT FOR UTILITY IMPROVEMENTS" RECORDED OCTOBER 23, 2006 AS RECORDING NO, 20061023002427 OF OFFICIAL RECORDS. (NOTHING TO SHOW ON MAP)

33. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: OCTOBER 01, 2008
RECORDING INFORMATION: 2008101001756
IN FAVOR OF: CITY OF REDMOND
FOR: PUBLIC WATER PIPELINE AND PUBLIC FIRE HYDRANT FACILITIES, WITH ORDINARY AND NECESSARY APPURTENANCES
AFFECTS: AS DESCRIBED THEREIN.

34. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINARY AND NECESSARY APPURTENANCES IMPROVEMENTS" RECORDED DECEMBER 1, 2014 AS RECORDING NO, 20141201002334 OF OFFICIAL RECORDS. (NOTHING TO SHOW ON MAP)

35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: MARCH 14, 2016
RECORDING INFORMATION: 20160314001598
IN FAVOR OF: FRONTIER COMMUNICATIONS NORTHWEST, INC.
FOR: COMMUNICATION SERVICES
AFFECTS: AS DESCRIBED THEREIN.

36. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: JULY 02, 2019
RECORDING INFORMATION: 20190702001342
IN FAVOR OF: CITY OF REDMOND
FOR: SIDEWALK AND UTILITIES
AFFECTS: AS DESCRIBED THEREIN.

37. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: (SHOWN ON MAP)

RECORDING DATE: JULY 01, 2020
RECORDING INFORMATION: 20200701002025
IN FAVOR OF: CITY OF REDMOND, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS
FOR: PUBLIC PEDESTRIAN TRAFFIC SIGNALIZATION FACILITY
AFFECTS: AS DESCRIBED THEREIN.

ZONING

ADDRESS:	3050 152ND AVE NE REDMOND, WA 98052
PARCEL NUMBER:	067310-0010
JURISDICTION:	CITY OF REDMOND
ZONING DESIGNATION:	OVERLAKE BUSINESS AND ADVANCED TECHNOLOGY (OBAT)
SETBACKS:	
SIDE/REAR:	0'
FRONT/SIDE FACADE ZONE:	0'-20'
BUILDING EDGE IN FACADE ZONE:	50%
MAXIMUM BUILDING HEIGHT:	14 STORIES OR 150', WHICHEVER IS LESS (W/O INCENTIVES), 300' (W/ INCENTIVES)
FLOOR AREA RATIO (FAR):	3 MAX (W/O INCENTIVES), NO MAX (W/ INCENTIVES)
PARKING REQUIREMENTS:	SEE RMC 21.40

SURVEY NOTES

EQUIPMENT: 3" OR LESS TOTAL STATION AND GNSS NETWORK ROVER
METHOD: FIELD TRAVERSE AND WASHINGTON STATE REFERENCE NETWORK GNSS

THE CLOSURES OF THE FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.

THE TOPOGRAPHIC ELEMENTS AS SHOWN MEET OR EXCEED THOSE REQUIREMENTS STATED IN WAC 332-130-145.

ELEVATION CONTOURS ARE SHOWN AT 2' INTERVALS AND DERIVED FROM DIRECT FIELD OBSERVATIONS. ACCURACY IS PER NATIONAL MAPPING STANDARDS.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

UTILITY NOTES

BASIS FOR UTILITY LINES SHOWN: FIELD OBSERVATIONS, AS-BUILT MAPS, & THIRD PARTY MARKUPS.

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

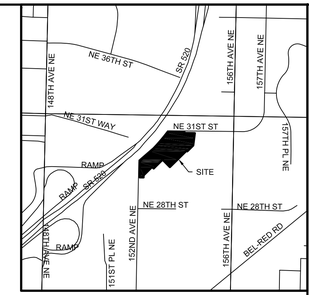
UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE, UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE, WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

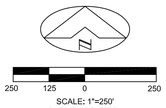
UTILITY MARKUP SERVICES PROVIDED BY APPLIED PROFESSIONAL SERVICES (APS).

CONTACT: DOMINICK GROVEN
425-888-2590
dominickg@apslocates.com

5/27/2025 - ADDITIONAL PSE VAULT AND TRANSFORMER INFORMATION INCLUDED IN DETAILS 1-7 ARE BASED SOLELY ON GROUND ELEVATIONS AND VISIBLE SURFACE VARIABLES. NO ATTEMPT WAS MADE TO MEASURE INTERNAL DIMENSIONS OF ANY VAULT OR TRANSFORMER.



VICINITY MAP
SCALE: 1" = 1,000'



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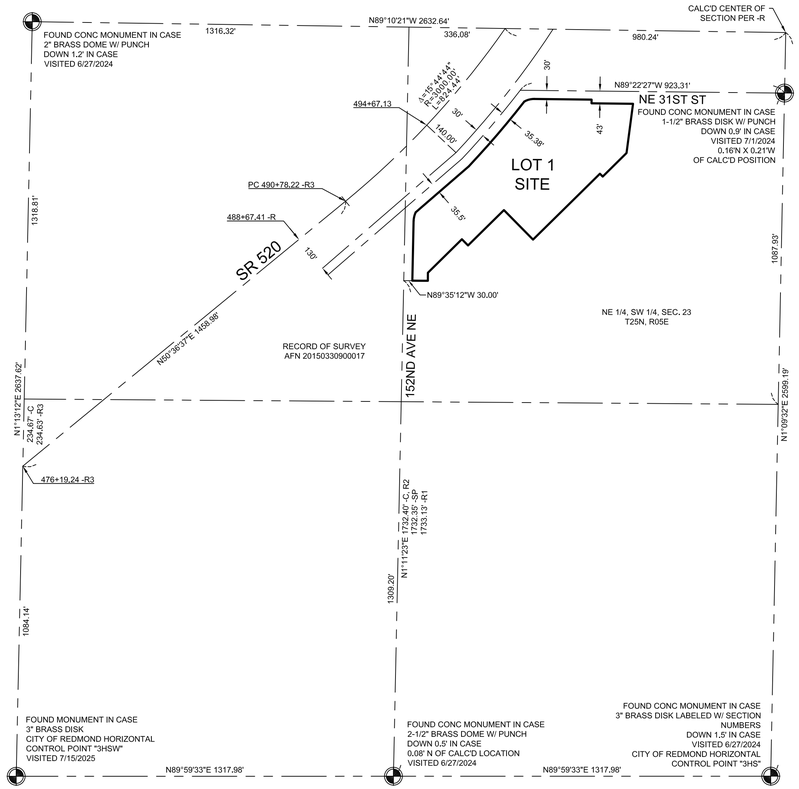
SURVEY CONTROL



REVISIONS:
5/27/2025 - ADDED ADDITIONAL DETAILS FOR POWER VAULTS AND TRANSFORMERS
7/1/2025 - REVISED SURVEY CONTROL INFO TO REFLECT CITY OF REDMOND DATA. ADDED SHEETS 5 - 7 TO CLARIFY EASEMENT LOCATIONS & DIMENSIONS
8/27/2025 - REVISED SHEETS 5 - 7 TO CLARIFY EASEMENT NUMBERS

9/25/2025

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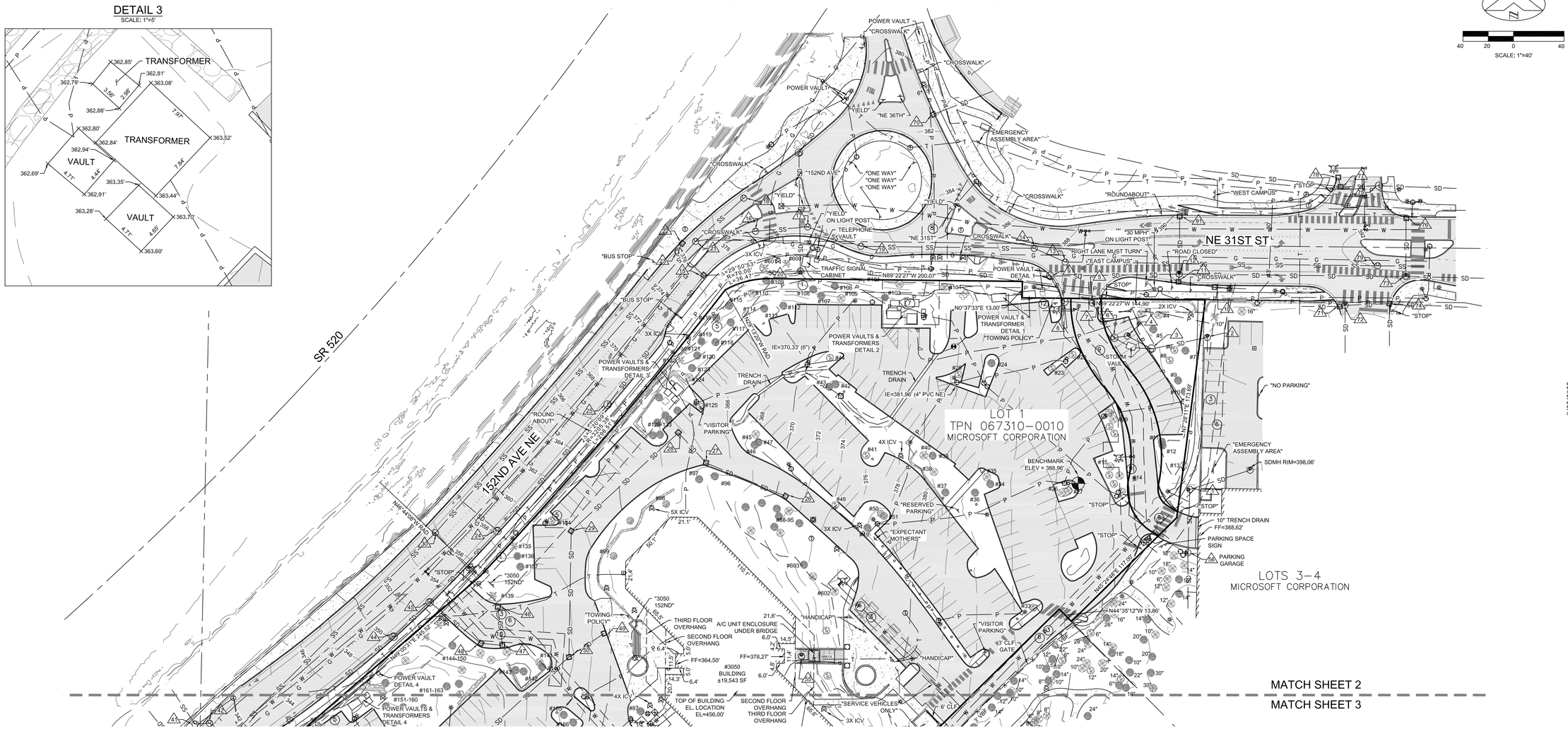
(360) 794-7811

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ACG DEVELOPMENT
NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.
CITY OF REDMOND
KING COUNTY, WASHINGTON

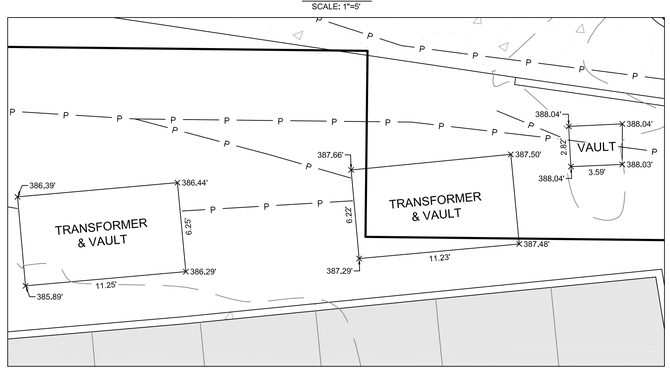
DRAWN BY: CBS
DATE: 8/27/2025
PROJECT NO. 24HRM0213
SHEET NO. 1 OF 7

A PORTION OF THE NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

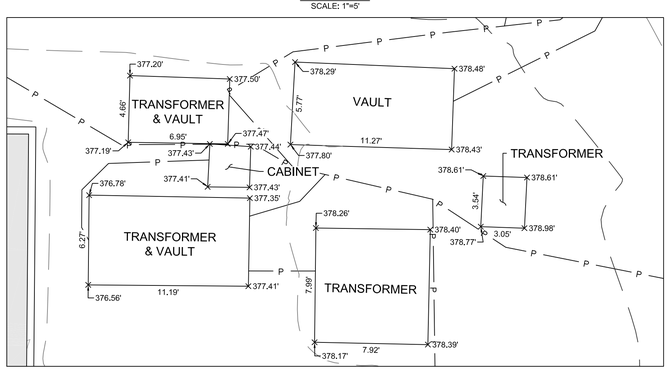


DETAIL 3
SCALE: 1"=5'

DETAIL 1
SCALE: 1"=5'



DETAIL 2
SCALE: 1"=5'



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- YARD DRAIN
- STORM DRAIN CLEAN OUT
- MONITORING WELL
- SEWER MANHOLE
- SEWER CLEAN OUT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- BLOWOFF VALVE
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIRE DEPT. CONNECTION
- SIGN
- GATE/SIGN POST
- BOLLARD
- GAS VALVE
- YARD LIGHT
- LIGHT POST
- POWER JUNCTION BOX
- (P) POWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- VBF VERTICAL BOARD FENCE
- CLF CHAINLINK FENCE
- PAVEMENT
- BRICK
- ROCKERY
- CONCRETE
- FIR TREE
- ALDER TREE
- DECIDUOUS TREE
- HEMLOCK TREE
- CEDAR TREE
- MAPLE TREE
- HOLLY TREE
- MADRONA TREE
- BIRCH TREE
- X — FENCE LINE
- P — UNDERGROUND POWER LINE
- T — UNDERGROUND TELECOM LINE
- W — WATER LINE
- G — GAS LINE
- SS — SEWER LINE
- SD — STORM DRAIN LINE

REVISIONS:
8/27/2025 - ADDED ADDITIONAL DETAILS FOR POWER VAULTS AND TRANSFORMERS
7/21/2025 - REVISED SURVEY CONTROL INFO TO REFLECT CITY OF REDMOND DATA. ADDED SHEETS 5 & 7 TO CLARIFY EASEMENT LOCATIONS & DIMENSIONS
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9/25/2025

MATTHEW J. SCHNEIDERS — STATE OF WASHINGTON — 21151 — REGISTERED PROFESSIONAL LAND SURVEYOR

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CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAWN BY: CBS
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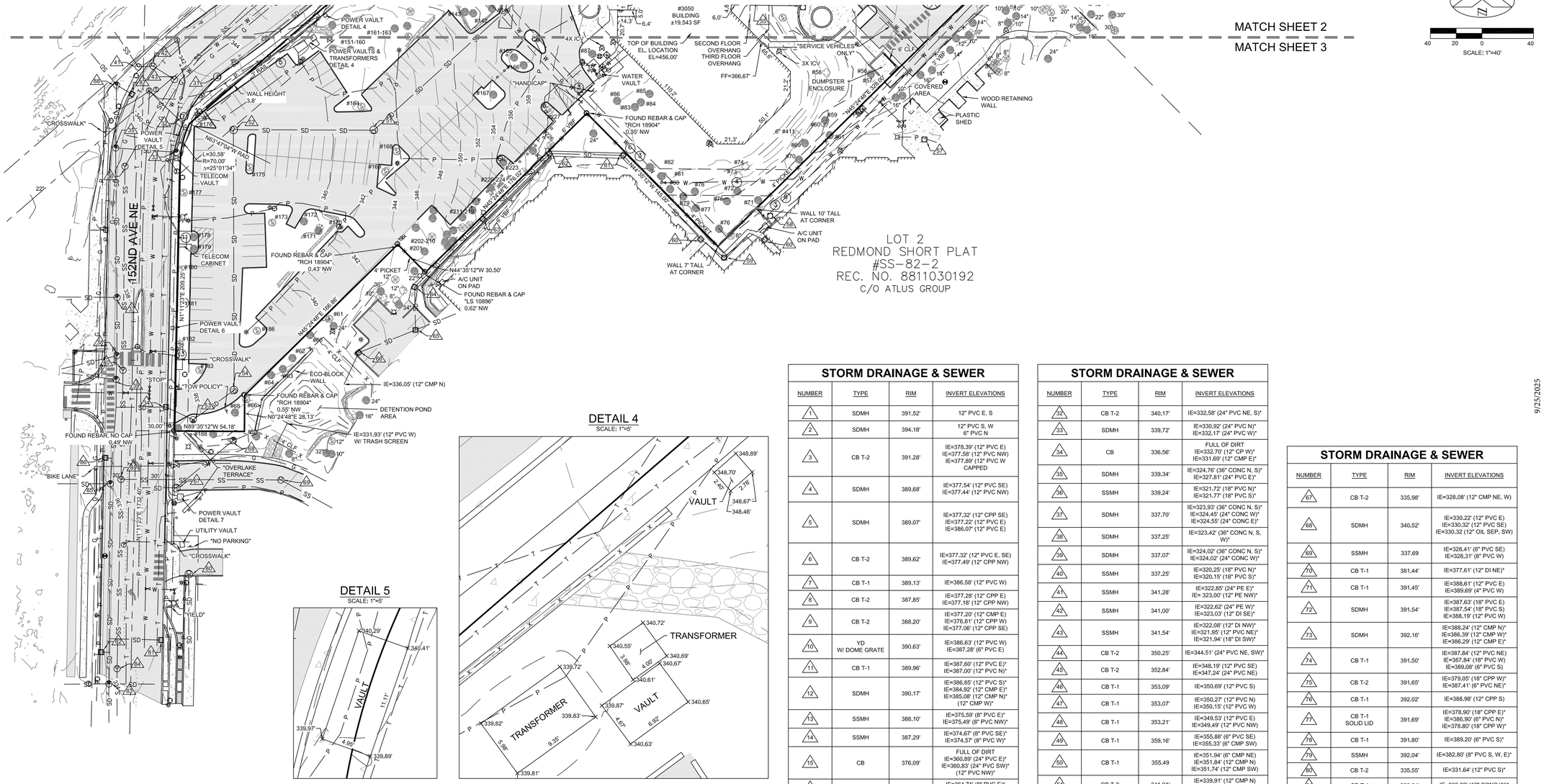
PROJECT NO. 24HRM0213
SHEET NO. 2 OF 7

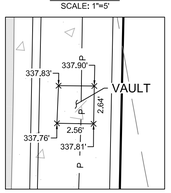
A PORTION OF THE NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



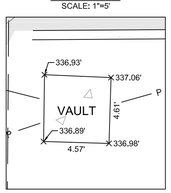
DETAIL 4
SCALE: 1"=5'

DETAIL 5
SCALE: 1"=5'

DETAIL 6
SCALE: 1"=5'



DETAIL 7
SCALE: 1"=5'



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP AS NOTED
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- YARD DRAIN
- STORM DRAIN CLEAN OUT
- MONITORING WELL
- SEWER MANHOLE
- SEWER CLEAN OUT
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- WATER VALVE
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- DECIDUOUS TREE
- HEMLOCK TREE
- CEDAR TREE
- MAPLE TREE
- HOLLY TREE
- MADRONA TREE
- BIRCH TREE
- X FENCE LINE
- P UNDERGROUND POWER LINE
- T UNDERGROUND TELECOM LINE
- W WATER LINE
- G GAS LINE
- SS SEWER LINE
- SD STORM DRAIN LINE

STORM DRAINAGE & SEWER

NUMBER	TYPE	RIM	INVERT ELEVATIONS
1	SDMH	391.52'	12" PVC E, S
2	SDMH	394.18'	12" PVC S, W 6" PVC N
3	CB T-2	391.28'	IE=378.39' (12" PVC E) IE=377.58' (12" PVC NW) IE=377.89' (12" PVC W CAPPED
4	SDMH	389.68'	IE=377.54' (12" PVC SE) IE=377.44' (12" PVC NW)
5	SDMH	389.07'	IE=377.32' (12" CPP SE) IE=377.22' (12" PVC E) IE=386.07' (12" PVC E)
6	CB T-2	389.62'	IE=377.32' (12" PVC E, SE) IE=377.49' (12" CPP NW)
7	CB T-1	389.13'	IE=386.58' (12" PVC W)
8	CB T-2	387.85'	IE=377.28' (12" CPP E) IE=377.18' (12" CPP NW)
9	CB T-2	388.20'	IE=377.20' (12" CMP E) IE=376.81' (12" CPP W) IE=377.06' (12" CPP SE)
10	YD W/ DOME GRATE	390.63'	IE=386.63' (12" PVC W) IE=387.28' (6" PVC E)
11	CB T-1	389.96'	IE=387.60' (12" PVC E)* IE=387.00' (12" PVC N)*
12	SDMH	390.17'	IE=386.85' (12" PVC S)* IE=384.92' (12" CMP E)* IE=385.08' (12" CMP N)* (12" CMP W)*
13	SSMH	388.10'	IE=375.59' (8" PVC E)* IE=375.49' (8" PVC NW)*
14	SSMH	387.29'	IE=374.67' (8" PVC SE)* IE=374.57' (8" PVC W)*
15	CB	376.09'	FULL OF DIRT IE=360.89' (24" PVC E)* IE=360.83' (24" PVC SW)* (12" PVC NW)*
16	SSMH	379.60'	IE=364.71' (8" PVC E)* IE=364.61' (8" PVC W)*
17	SSMH	381.34'	IE=365.05' (8" PVC E)* IE=364.95' (8" PVC W)*
18	SSMH	379.55'	IE=358.66' (8" PVC N)* IE=358.56' (8" PVC SW)*
19	SSMH	383.38'	IE=366.09' (8" PVC E)* IE=366.04' (8" PVC W)*
20	SDMH	380.49'	IE=361.31' (18" PVC N) IE=361.25' (12" PVC E) IE=361.15' (18" PVC W)
21	SSMH	377.04'	IE=358.14' (8" PVC NE, E)* IE=358.04' (8" PVC SW)*
22	CB T-1	376.21'	12" PVC S
23	CB T-2	375.85'	12" PVC E, N
24	CB T-2	358.29'	FULL OF DIRT IE=353.90' (12" PVC NW)* IE=352.80' (24" PVC NE, SW)*
25	CB T-2	367.30'	IE=359.35' (24" NE, SW)*
26	CB T-1 SOLID LID	370.66'	IE=365.11' (6" PVC E, W)
27	CB T-1	363.73'	IE=360.41' (12" CMP NW) IE=362.18' (6" PVC N) IE=361.21' (6" PVC E)
28	CB T-1	362.70'	IE=358.15' (12" CMP SE)
29	CB T-1	357.25'	IE=353.58' (12" CMP NE) IE=353.52' (12" CMP S)
30	SSMH	355.92'	IE=336.74' (NE, SE) IE=336.64' (S, N)
31	CB T-2	342.27'	IE=333.70' (24" PVC SW)* IE=334.42' (24" PVC NE)*

STORM DRAINAGE & SEWER

NUMBER	TYPE	RIM	INVERT ELEVATIONS
32	CB T-2	340.17'	IE=332.58' (24" PVC NE, S)*
33	SDMH	339.72'	IE=330.92' (24" PVC N)* IE=332.17' (24" PVC W)*
34	CB	336.56'	FULL OF DIRT IE=332.70' (12" CP W)* IE=331.69' (12" CMP E)*
35	SDMH	339.34'	IE=324.76' (36" CONC N, S)* IE=327.81' (24" PVC E)*
36	SSMH	339.24'	IE=321.72' (18" PVC N)* IE=321.77' (18" PVC S)*
37	SDMH	337.70'	IE=323,93' (36" CONC N, S)* IE=324.45' (24" CONC W)* IE=324.55' (24" CONC E)*
38	SDMH	337.25'	IE=323.42' (36" CONC N, S, W)*
39	SDMH	337.07'	IE=324.02' (36" CONC N, S)* IE=324.02' (24" CONC W)*
40	SSMH	337.25'	IE=320.25' (18" PVC N)* IE=320.15' (18" PVC S)*
41	SSMH	341.28'	IE=322.85' (24" PE E)* IE= 323.00' (12" PE NW)*
42	SSMH	341.00'	IE=322.62' (24" PE W)* IE=323.03' (12" DI SE)*
43	SSMH	341.54'	IE=322.08' (12" DI NW)* IE=321.95' (12" PVC NE)* IE=321.94' (18" DI SW)*
44	CB T-2	350.25'	IE=344.51' (24" PVC NE, SW)*
45	CB T-2	352.84'	IE=348.19' (12" PVC SE) IE=347.24' (24" PVC NE)
46	CB T-1	353.09'	IE=350.69' (12" PVC S)
47	CB T-1	353.07'	IE=350.27' (12" PVC N) IE=350.15' (12" PVC W)
48	CB T-1	353.21'	IE=349.53' (12" PVC E) IE=349.49' (12" PVC NW)
49	CB T-1	359.16'	IE=355.88' (6" PVC SE) IE=355.33' (6" CMP SW)
50	CB T-1	355.49	IE=351.94' (6" CMP NE) IE=351.84' (12" CMP N) IE=351.74' (12" CMP SW)
51	CB T-2	341.91'	IE=339.91' (12" CMP N) IE=334.51' (24" CMP SW)
52	CB T-2	338.00'	IE=332.80' (24" CMP NE, S)
53	SDMH W/ CONTROL	339.12'	IE=332.80' (12" CMP NW) IE=332.90' (24" CMP NE)
54	CB T-2	337.99'	IE=332.69' (24" CMP N) IE=332.59' (24" CMP SW)
55	SDMH	367.68'	SUMP PUMP
56	SDMH	389.61'	IE=385.96' (18" PVC N, S)
57	YD	377.45'	IE=376.05' (6" PVC SE)
58	YD	375.06'	IE=373.96' (6" PVC E) IE=374.06' (4" PVC SE) IE=373.71' (3" PVC S)
59	CB T-1	366.16'	IE=364.46' (6" PVC NE) IE=364.46' (6" PVC NW)
60	CB T-1	366.34'	IE=364.89' (6" PVC W)
61	CB T-1	365.88'	IE=364.41 (6" PVC SE, NW)
62	CB T-1	361.82'	NO PIPES VISIBLE
63	CB T-1	353.03'	IE=351.63' (4" PVC NE, SW)
64	CB T-1	347.89	IE=346.49' (4" PVC S, NE)
65	CB T-1	347.39'	IE=344.29' (12" CMP W) IE=345.05' (6" PVC E) IE=345.09' (4" PVC N)
66	CB T-1	344.69'	IE=339.62' (12" CMP E) IE=339.56' (12" CMP S)

STORM DRAINAGE & SEWER

NUMBER	TYPE	RIM	INVERT ELEVATIONS
67	CB T-2	335.98'	IE=328.08' (12" CMP NE, W)
68	SDMH	340.52'	IE=330.22' (12" PVC E) IE=330.32' (12" PVC SE) IE=330.32 (12" OIL SEP, SW)
69	SSMH	337.69	IE=328.41' (8" PVC SE) IE=328.31' (8" PVC W)
70	CB T-1	381.44'	IE=377.61' (12" DI NE)*
71	CB T-1	391.45'	IE=388.61' (12" PVC E) IE=389.69' (4" PVC W)
72	SDMH	391.54'	IE=387.63' (18" PVC E) IE=387.54' (18" PVC S) IE=388.19' (12" PVC W)
73	SDMH	392.16'	IE=388.24' (12" CMP N)* IE=386.39' (12" CMP W)* IE=386.29' (12" CMP E)*
74	CB T-1	391.50'	IE=387.84' (12" PVC NE) IE=387.84' (18" PVC W) IE=389.08' (6" PVC S)
75	CB T-2	391.65'	IE=379.05' (18" CPP W)* IE=387.41' (6" PVC NE)*
76	CB T-1	392.02'	IE=388.98' (12" CPP S)
77	CB T-1 SOLID LID	391.69'	IE=378.90' (18" CPP E)* IE=386.90' (6" PVC N)* IE=378.80' (18" CPP W)*
78	CB T-1	391.80'	IE=389.20' (6" PVC S)*
79	SSMH	392.04'	IE=382.80' (8" PVC S, W, E)*
80	CB T-2	335.55'	IE=331.64' (12" PVC S)*
81	CB T-1	333.94'	IE=330.23' (12" CONC W)*
82	CB T-1	333.87'	IE=331.16' (12" CONC E)*
83	SDMH	333.76'	IE=321.50' (36" CONC N, S)* IE=322.04' (24" CONC W)* IE=321.94' (24" CONC E)*
84	SSMH	334.10'	IE=318.26' (18" PVC N)* IE=318.16' (18" PVC S)* IE=318.95' (8" PVC E)*
85	SDMH	335.91'	IE=322.64' (36" CONC N, S)* IE=324.64' (12" CONC E)*
86	CB T-1	336.06'	IE=332.99' (12" CONC E)*
87	CB T-1	340.10'	IE=336.11' (8" CMP NW)*
88	SDMH	340.82'	IE=335.23' (8" CMP SE)* IE=332.73' (24" CONC SE)* IE=326.15' (12" CMP E)* IE=325.64' (36" CONC N, S)*
89	SSMH	336.29'	IE=319.54' (18" PVC N)* IE=319.44' (18" PVC S)* IE=319.93' (8" PVC E)*
90	CB T-2	380.82'	IE=361.77' (18" PVC NE, S)*
91	CB T-1	390.08'	IE=386.84' (12" CMP S)*

SHEET 3 OF 7

REVISIONS:
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- 7/21/2025 - REVISED SURVEY CONTROL INFO TO REFLECT CITY OF REDMOND DATA. ADDED SHEETS 5 & 7 TO CLARIFY EASEMENT LOCATIONS & DIMENSIONS
- 8/27/2025 - REVISED SHEETS 5 & 7 TO CLARIFY EASEMENT NUMBERS

9/25/2025

MATTHEW J. SCHNEIDERS — LAND SURVEYOR — STATE OF WASHINGTON — 21441 — REGISTERED PROFESSIONAL

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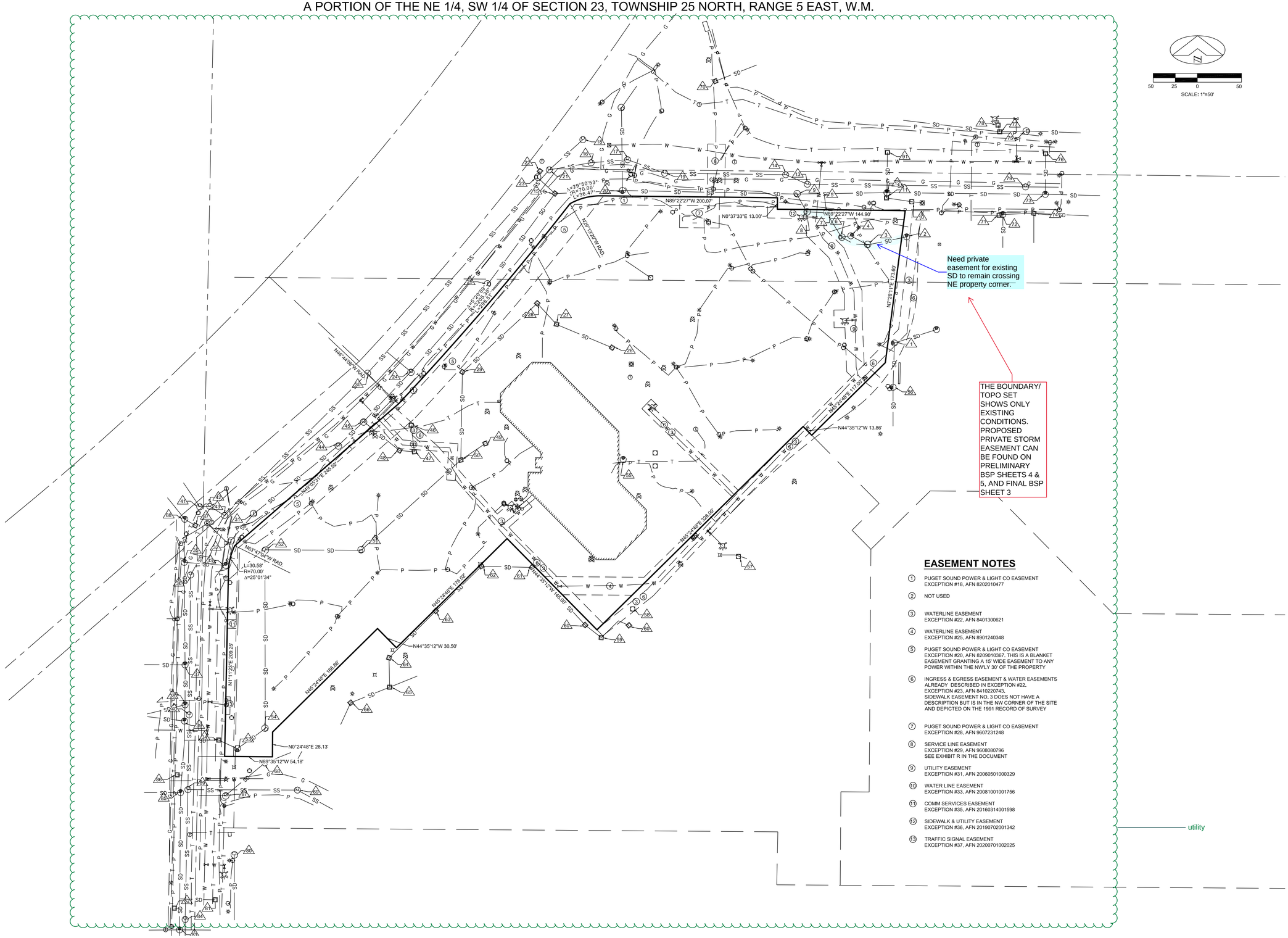
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ACG DEVELOPMENT
CITY OF REDMOND
KING COUNTY, WASHINGTON
NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.

DRAWN BY: CBS
DATE: 8/27/2025
PROJECT NO. 24HRM0213
SHEET NO. 3 OF 7

A PORTION OF THE NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



EASEMENT NOTES

1. PUGET SOUND POWER & LIGHT CO EASEMENT
   EXCEPTION #18, AFN 8202010477
2. NOT USED
3. WATERLINE EASEMENT
   EXCEPTION #22, AFN 8401300621
4. WATERLINE EASEMENT
   EXCEPTION #25, AFN 8901240348
5. PUGET SOUND POWER & LIGHT CO EASEMENT
   EXCEPTION #20, AFN 8209010367, THIS IS A BLANKET EASEMENT GRANTING A 15' WIDE EASEMENT TO ANY POWER WITHIN THE NWLY 30' OF THE PROPERTY
6. INGRESS & EGRESS EASEMENT & WATER EASEMENTS ALREADY DESCRIBED IN EXCEPTION #22.
   EXCEPTION #23, AFN 8410220743,
   SIDEWALK EASEMENT NO. 3 DOES NOT HAVE A DESCRIPTION BUT IS IN THE NW CORNER OF THE SITE AND DEPICTED ON THE 1991 RECORD OF SURVEY
7. PUGET SOUND POWER & LIGHT CO EASEMENT
   EXCEPTION #28, AFN 9607231248
8. SERVICE LINE EASEMENT
   EXCEPTION #29, AFN 9608080796
   SEE EXHIBIT R IN THE DOCUMENT
9. UTILITY EASEMENT
   EXCEPTION #31, AFN 20060501000329
10. WATER LINE EASEMENT
    EXCEPTION #33, AFN 20081001001756
11. COMM SERVICES EASEMENT
    EXCEPTION #35, AFN 20160314001598
12. SIDEWALK & UTILITY EASEMENT
    EXCEPTION #36, AFN 20190702001342
13. TRAFFIC SIGNAL EASEMENT
    EXCEPTION #37, AFN 20200701002025

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KING COUNTY, WASHINGTON

DRAWN BY: CBS
DATE: 8/27/2025
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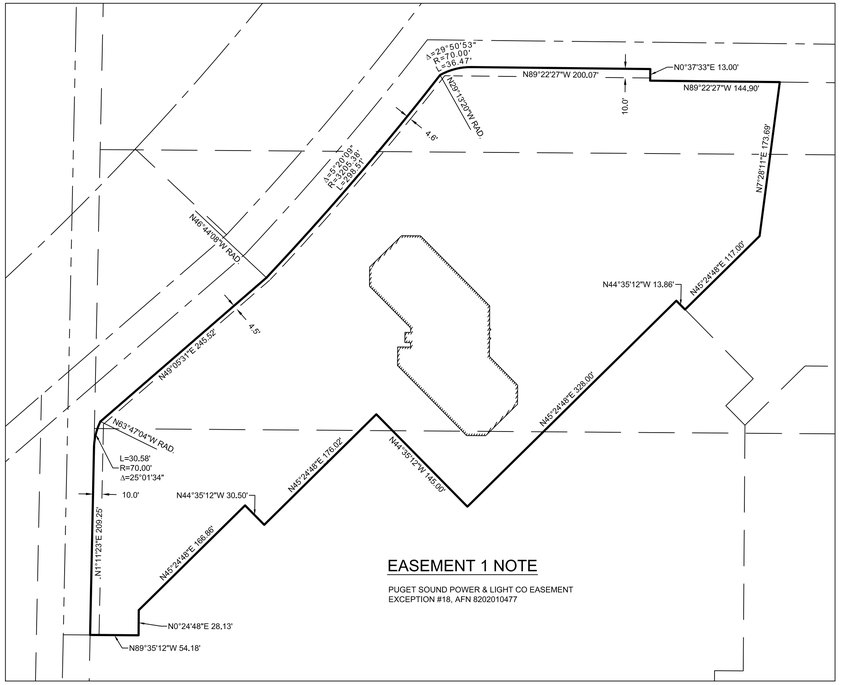
SHEET NO. 4 OF 7

EASEMENT DETAILS 1 - 5

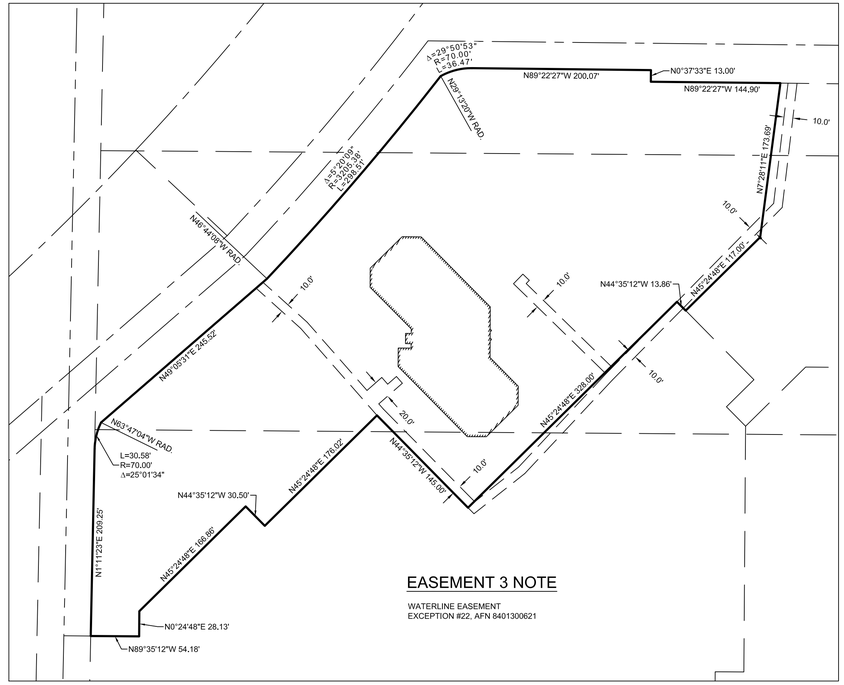
EASEMENT 1
SCALE: 1"=80'



EASEMENT 1 NOTE

PUGET SOUND POWER & LIGHT CO EASEMENT
EXCEPTION #18, AFN 8202010477

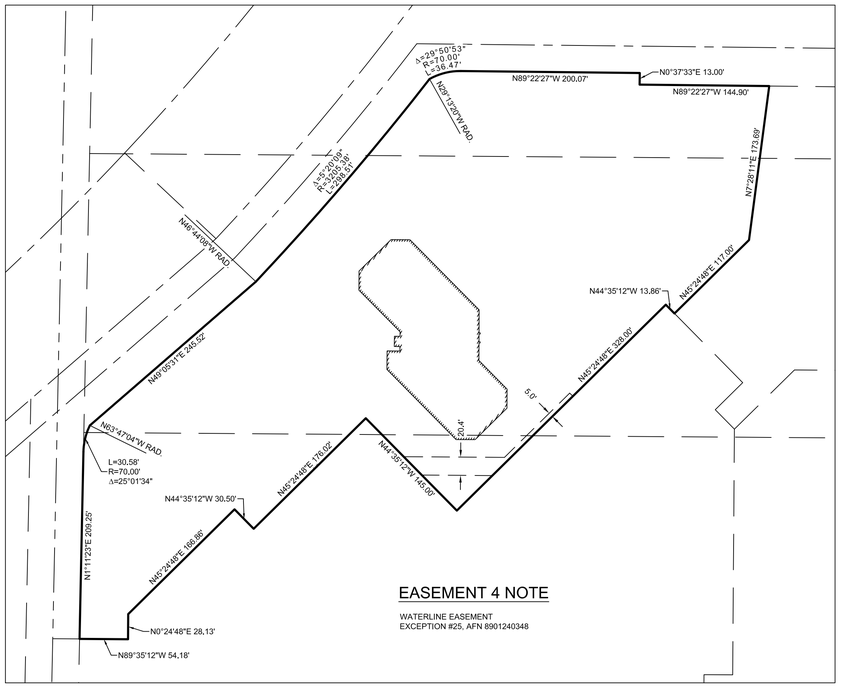
EASEMENT 3
SCALE: 1"=80'



EASEMENT 3 NOTE

WATERLINE EASEMENT
EXCEPTION #22, AFN 8401300621

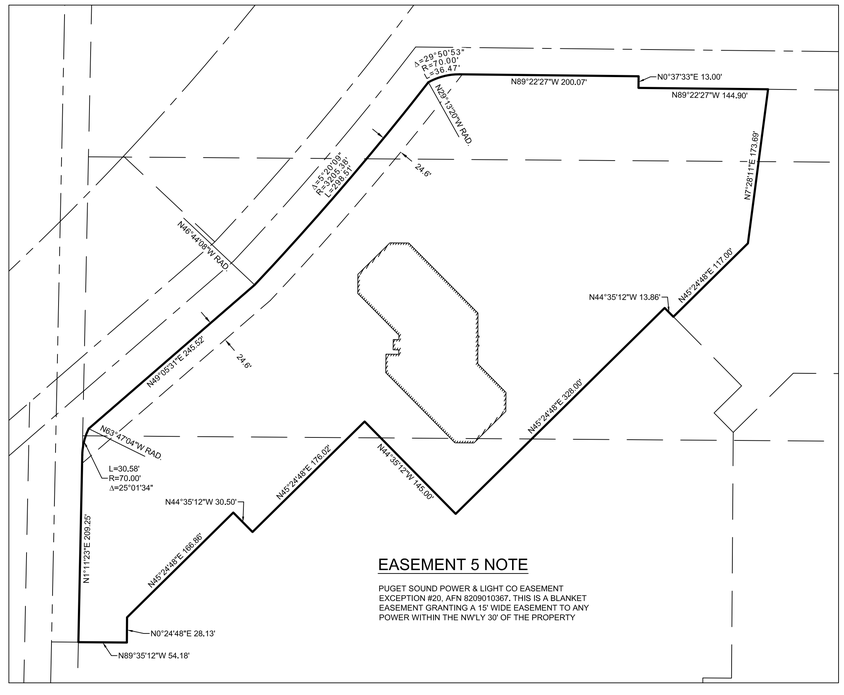
EASEMENT 4
SCALE: 1"=80'



EASEMENT 4 NOTE

WATERLINE EASEMENT
EXCEPTION #25, AFN 8901240348

EASEMENT 5
SCALE: 1"=80'



EASEMENT 5 NOTE

PUGET SOUND POWER & LIGHT CO EASEMENT
EXCEPTION #20, AFN 8209010367, THIS IS A BLANKET EASEMENT GRANTING A 15' WIDE EASEMENT TO ANY POWER WITHIN THE NW'LY 30' OF THE PROPERTY

9/25/2025

REVISIONS:
5/27/2025 - ADDED ADDITIONAL DETAILS FOR POWER VAULTS AND TRANSFORMERS
7/21/2025 - REVISED SURVEY CONTROL INFO TO REFLECT CITY OF REDMOND DATA. ADDED SHEETS 3 - 7 TO CLARIFY EASEMENT LOCATIONS & DIMENSIONS
8/27/2025 - REVISED SHEETS 5 - 7 TO CLARIFY EASEMENT NUMBERS

I, MATTHEW J. SCHNEIDERS, HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, AND THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ACG DEVELOPMENT IN AUGUST 2025.
MATTHEW J. SCHNEIDERS, PLS 51584
STATE OF WASHINGTON
51584
REGISTERED PROFESSIONAL LAND SURVEYOR

HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
sUAS AERIAL MAPPING • WETLAND SERVICES
2822 COLBY AVE. SUITE 300
EVERETT, WA 98201
(425) 252-1884
(360) 794-7811

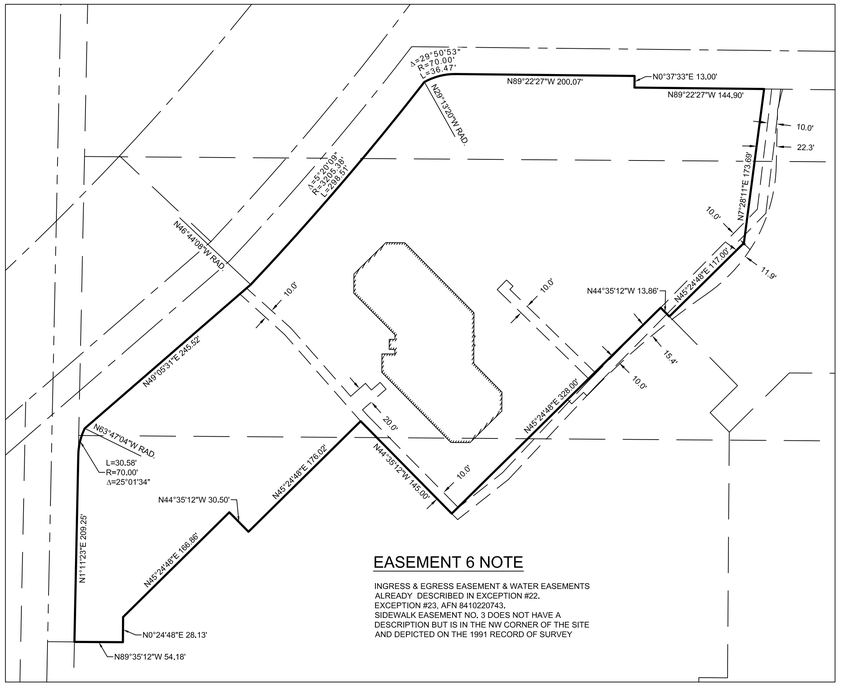
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
ACG DEVELOPMENT

NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAWN BY: CBS
DATE: 8/27/2025
PROJECT NO. 24HRM0213
SHEET NO. 5 OF 7

EASEMENT DETAILS 6 - 9

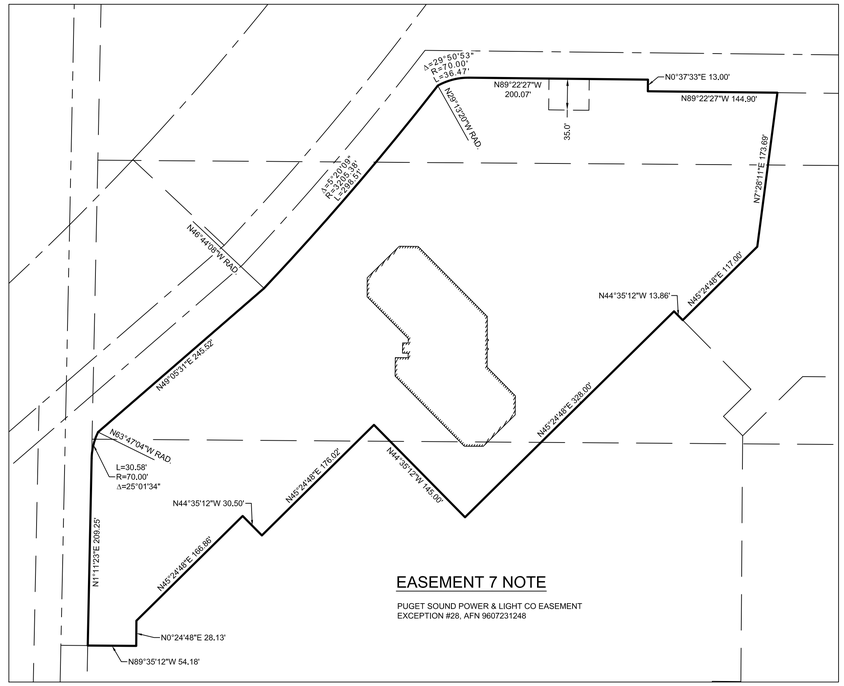
EASEMENT 6
SCALE: 1"=80'



EASEMENT 6 NOTE

INGRESS & EGRESS EASEMENT & WATER EASEMENTS
ALREADY DESCRIBED IN EXCEPTION #22,
EXCEPTION #23, AFN 8410220743,
SIDEWALK EASEMENT NO. 3 DOES NOT HAVE A
DESCRIPTION BUT IS IN THE NW CORNER OF THE SITE
AND DEPICTED ON THE 1991 RECORD OF SURVEY

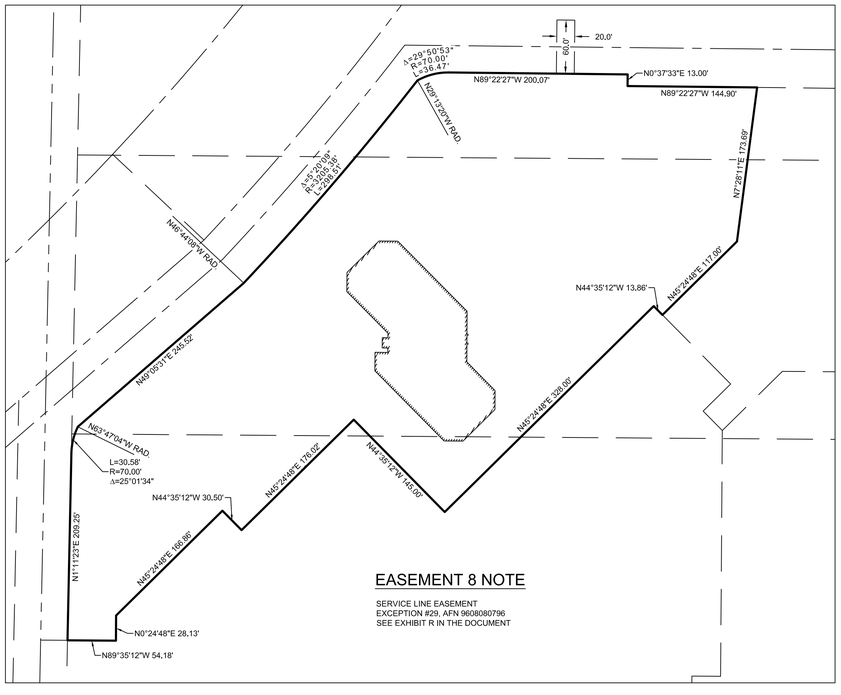
EASEMENT 7
SCALE: 1"=80'



EASEMENT 7 NOTE

PUGET SOUND POWER & LIGHT CO EASEMENT
EXCEPTION #28, AFN 9607231248

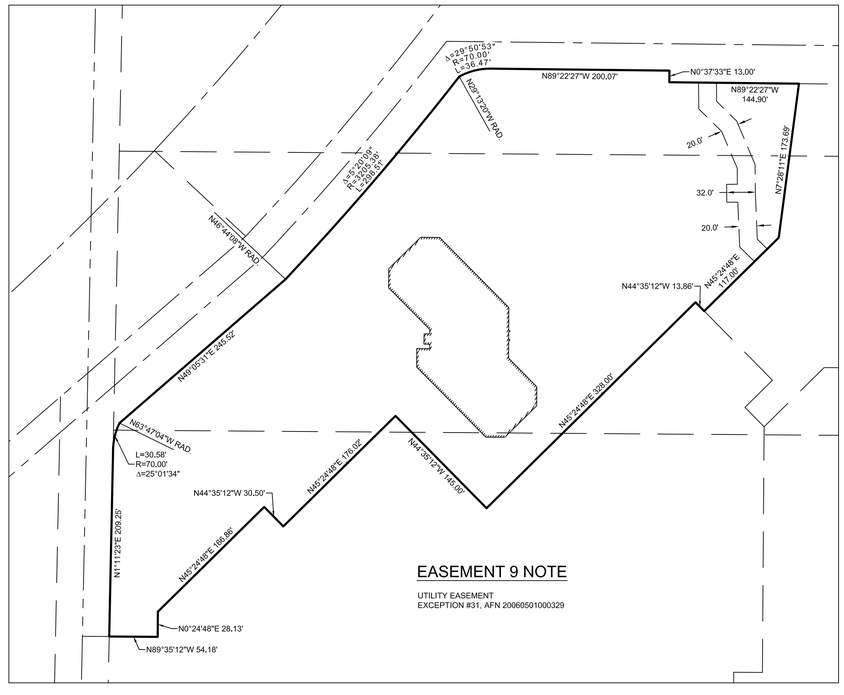
EASEMENT 8
SCALE: 1"=80'



EASEMENT 8 NOTE

SERVICE LINE EASEMENT
EXCEPTION #29, AFN 9608080796
SEE EXHIBIT R IN THE DOCUMENT

EASEMENT 9
SCALE: 1"=80'



EASEMENT 9 NOTE

UTILITY EASEMENT
EXCEPTION #31, AFN 20060501000329

REVISIONS:
5/27/2025 - ADDED ADDITIONAL DETAILS FOR POWER VAULTS AND TRANSFORMERS
7/21/2025 - REVISED SURVEY CONTROL INFO TO REFLECT CITY OF REDMOND DATA. ADDED SHEETS 5 - 7 TO CLARIFY EASEMENT LOCATIONS & DIMENSIONS
8/27/2025 - REVISED SHEETS 5 - 7 TO CLARIFY EASEMENT NUMBERS

9/25/2025

MATTHEW J. SCHNEIDERS
STATE OF WASHINGTON
LAND SURVEYOR
PROFESSIONAL
12/15/2026
22441

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BOUNDARY & TOPOGRAPHIC SURVEY
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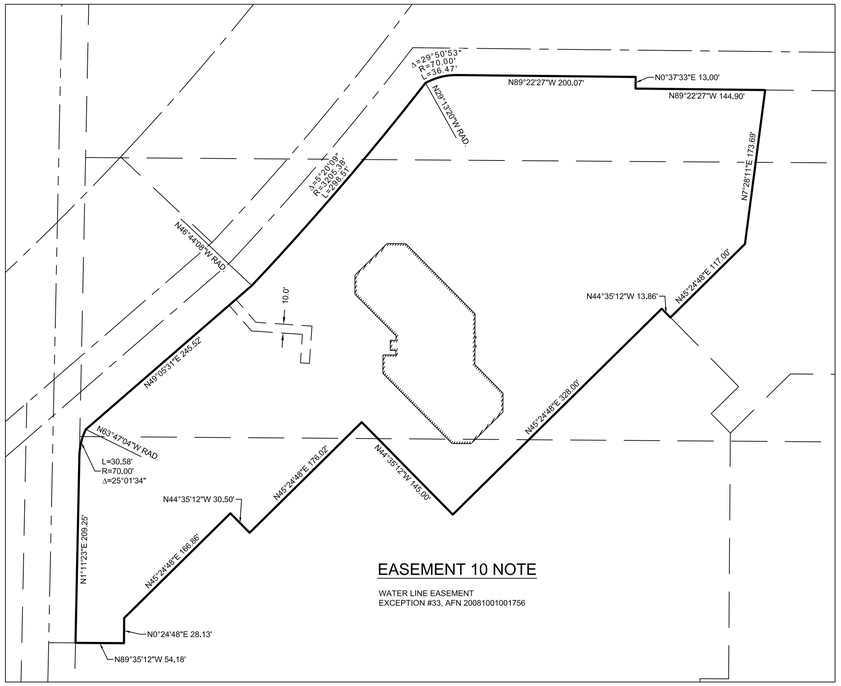
NE 1/4, SW 1/4 OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.
CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAWN BY: CBS
DATE: 8/27/2025
PROJECT NO. 24HRM0213
SHEET NO. 6 OF 7

EASEMENT DETAILS 10 - 13

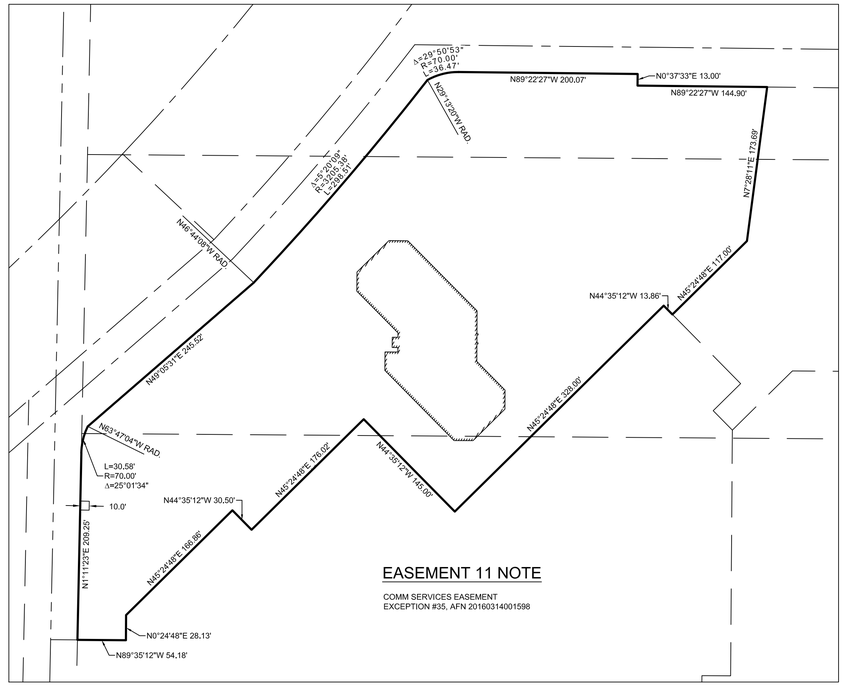
EASEMENT 10
SCALE: 1"=80'



EASEMENT 10 NOTE

WATER LINE EASEMENT
EXCEPTION #33, AFN 20081001001756

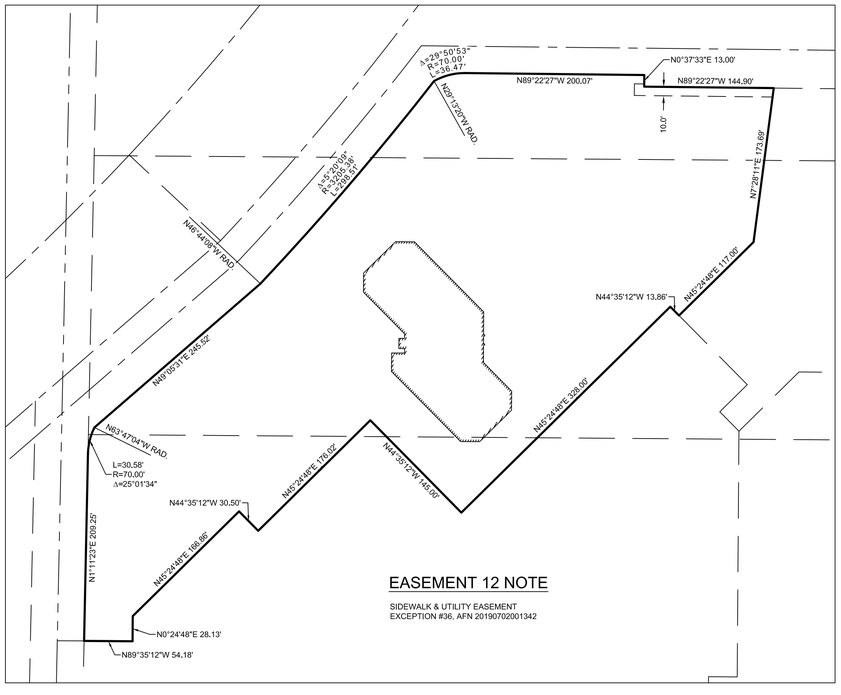
EASEMENT 11
SCALE: 1"=80'



EASEMENT 11 NOTE

COMM SERVICES EASEMENT
EXCEPTION #35, AFN 20160314001598

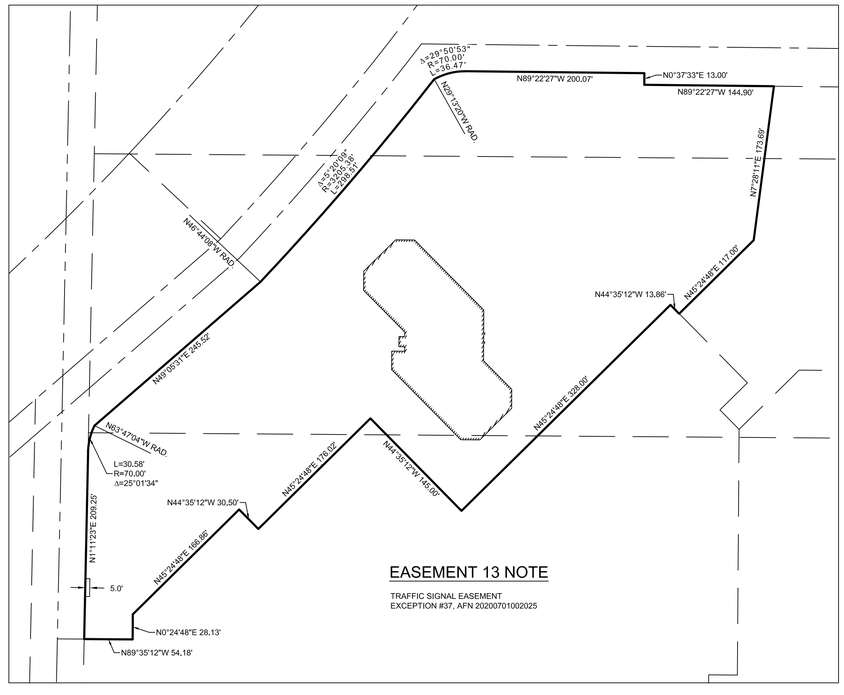
EASEMENT 12
SCALE: 1"=80'



EASEMENT 12 NOTE

SIDEWALK & UTILITY EASEMENT
EXCEPTION #36, AFN 20190702001342

EASEMENT 13
SCALE: 1"=80'



EASEMENT 13 NOTE

TRAFFIC SIGNAL EASEMENT
EXCEPTION #37, AFN 20200701002025

9/25/2025

REVISIONS:
8/27/2025 - ADDED ADDITIONAL DETAILS FOR POWER VAULTS AND TRANSFORMERS
7/21/2025 - REVISED SURVEY CONTROL INFO TO REFLECT CITY OF REDMOND DATA. ADDED SHEETS 5 + 7 TO CLARIFY EASEMENT LOCATIONS & DIMENSIONS
8/27/2025 - REVISED SHEETS 5 + 7 TO CLARIFY EASEMENT NUMBERS

MATTHEW J. SCHNEIDERS — STATE OF WASHINGTON — 21441 — REGISTERED PROFESSIONAL LAND SURVEYOR

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CITY OF REDMOND
KING COUNTY, WASHINGTON

DRAWN BY: CBS
DATE: 8/27/2025
PROJECT NO. 24HRM0213
SHEET NO. 7 OF 7

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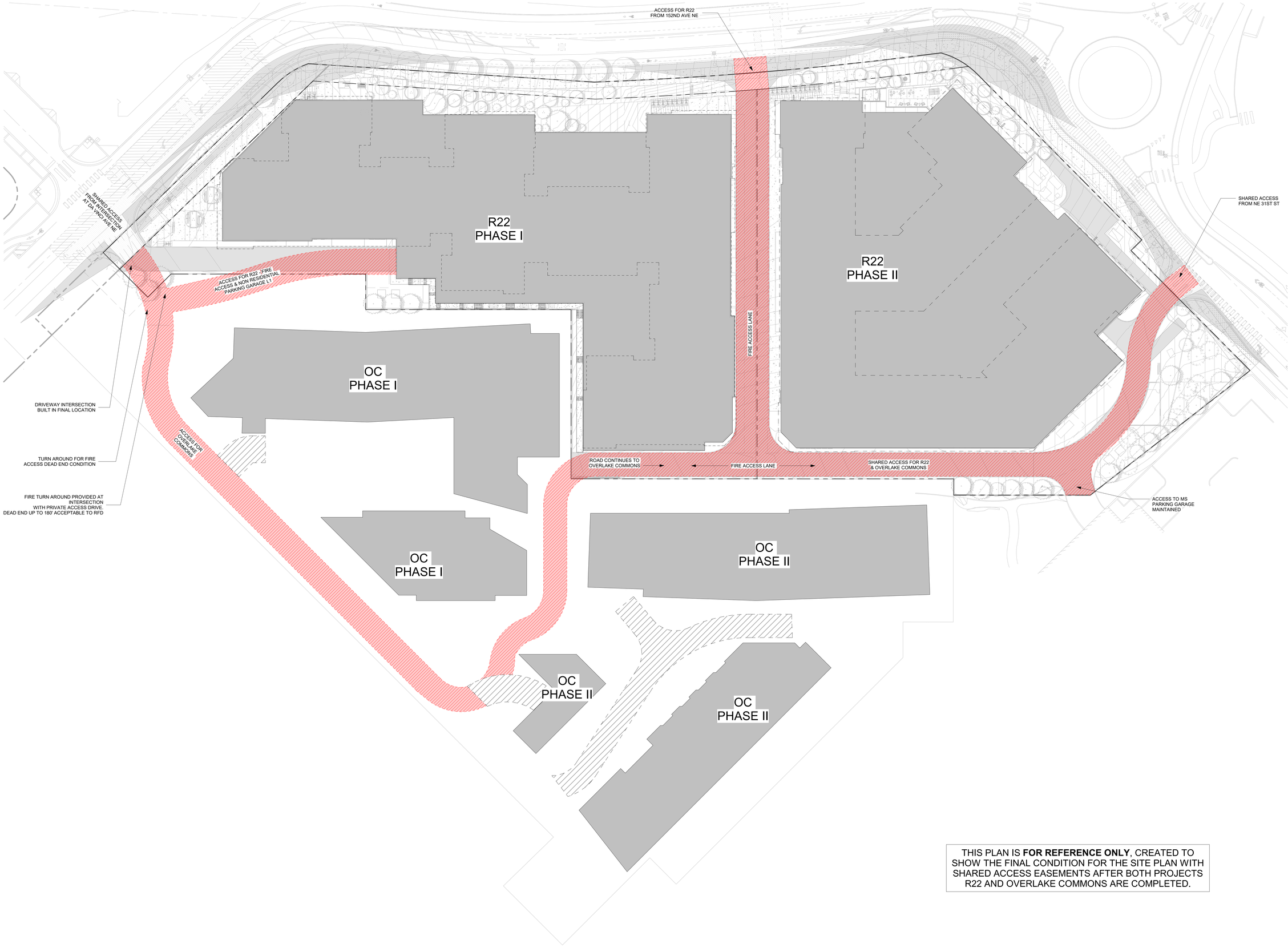

THIS PLAN IS **FOR REFERENCE ONLY**, CREATED TO SHOW THE FINAL CONDITION FOR THE SITE PLAN WITH SHARED ACCESS EASEMENTS AFTER BOTH PROJECTS R22 AND OVERLAKE COMMONS ARE COMPLETED.

1 Site Plan
1" = 30'-0"

ACG Design
A division of **American Capital Group**
15 Lake Bellevue Drive, Suite 200
Bellevue, Washington 98005

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ISSUED SETS

NO	DATE	DESCRIPTION
1	02/24/2025	SPE SUBMITTAL
2	07/25/2025	CYCLE #1 SPE PERMIT CORRECTIONS
3	09/29/2025	CYCLE #2 SPE PERMIT CORRECTIONS
4	11/13/2025	CYCLE #3 SPE PERMIT CORRECTIONS

SUBMITTAL REVISIONS

NO.	DATE	DESCRIPTION

PROJECT
R22 - MPD
3050 152nd AVE NE,
REDMOND, WA 98052

DRAWN BY MH,RG
CHECKED BY AI,JM

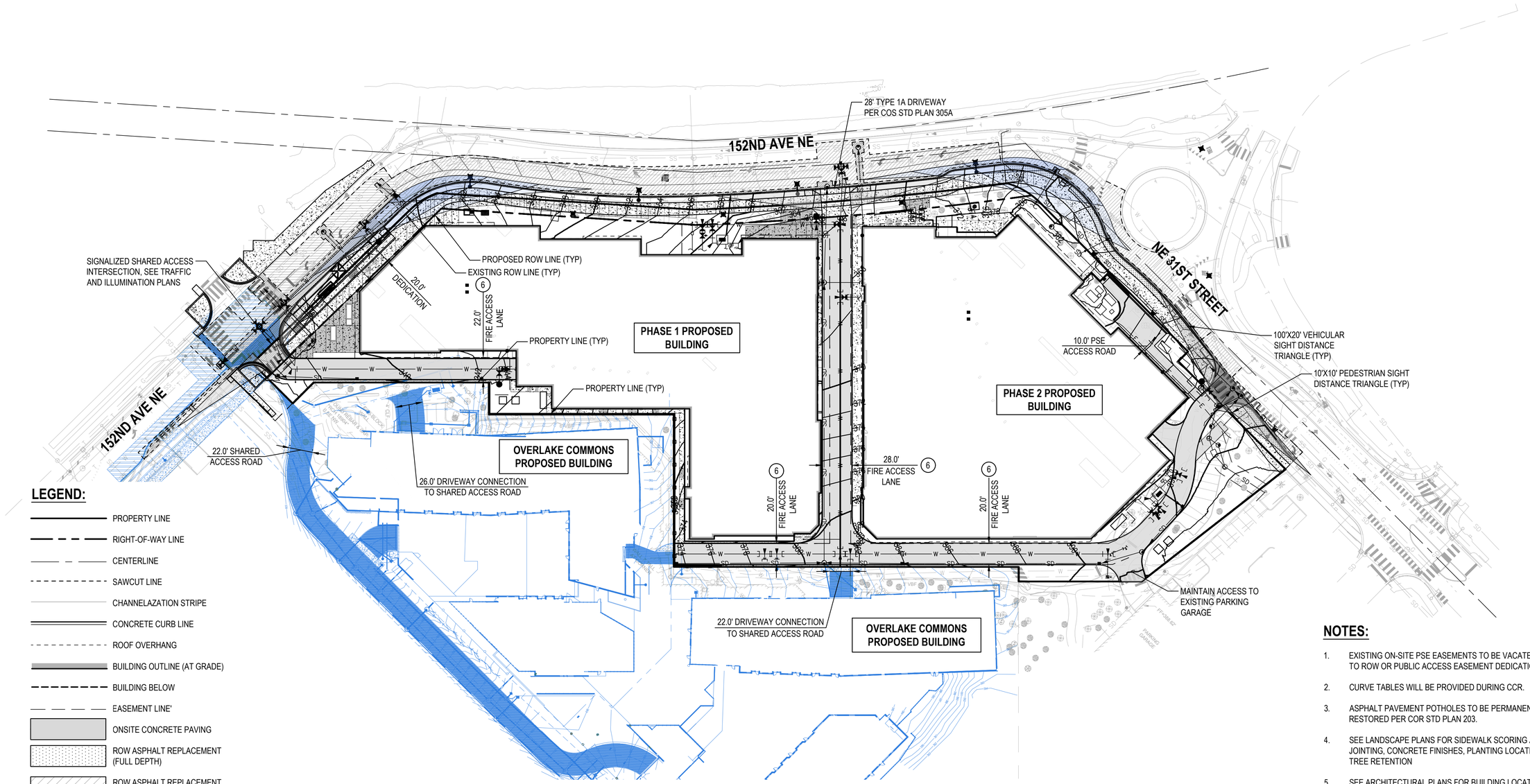
DRAWING SET DATE
09/29/2025

DRAWING SET TITLE
SITE PLAN ENTITELEMENT

TITLE
R22/OVERLAKE COMMONS SITE
ACCESS PLAN

EXH-1

NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SAWCUT LINE
- CHANNELAZATION STRIPE
- CONCRETE CURB LINE
- ROOF OVERHANG
- BUILDING OUTLINE (AT GRADE)
- BUILDING BELOW
- EASEMENT LINE'
- ONSITE CONCRETE PAVING
- ROW ASPHALT REPLACEMENT (FULL DEPTH)
- ROW ASPHALT REPLACEMENT (GRIND AND OVERLAY)
- CONCRETE SIDEWALK
- SIGHT DISTANCE TRIANGLE
- PROPOSED STREET LIGHT

0 25' 50' 100'
1 inch = 50 feet

NOTES:

1. EXISTING ON-SITE PSE EASEMENTS TO BE VACATED PRIOR TO ROW OR PUBLIC ACCESS EASEMENT DEDICATION.
2. CURVE TABLES WILL BE PROVIDED DURING CCR.
3. ASPHALT PAVEMENT POTHOLES TO BE PERMANENTLY RESTORED PER COR STD PLAN 203.
4. SEE LANDSCAPE PLANS FOR SIDEWALK SCORING AND JOINTING, CONCRETE FINISHES, PLANTING LOCATIONS AND TREE RETENTION
5. SEE ARCHITECTURAL PLANS FOR BUILDING LOCATIONS AND TYPES, ADA ENTRIES AND EXISTS, AND TRASH REQUIREMENTS.
6. EMERGENCY VEHICLE ACCESS EASEMENT TO SPAN ENTIRE ROADWAY WIDTH. EASEMENTS TO BE RECORDED PRIOR TO CCR ISSUANCE.
7. ASPHALT PAVEMENT TRENCH RESTORATION (GRIND AND OVERLAY) PER COR STANDARD DETAIL 202.

NO.	DATE	BY	CHD.	APPR.	REVISION
2	07/25/2025	DJF	MDR	JSF	CYCLE #1 SPE PERMIT CORRECTIONS
1	02/19/2025	DJF	MDR	JSF	SPE SUBMITTAL

DRAWN BY | DESIGNED BY
CHECKED BY | APPROVED BY
DATE
JOB No. :
SCALE:

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

FOR REFERENCE ONLY

JEREMY S FREUS — STATE OF WASHINGTON — 39947 — REGISTERED PROFESSIONAL ENGINEER

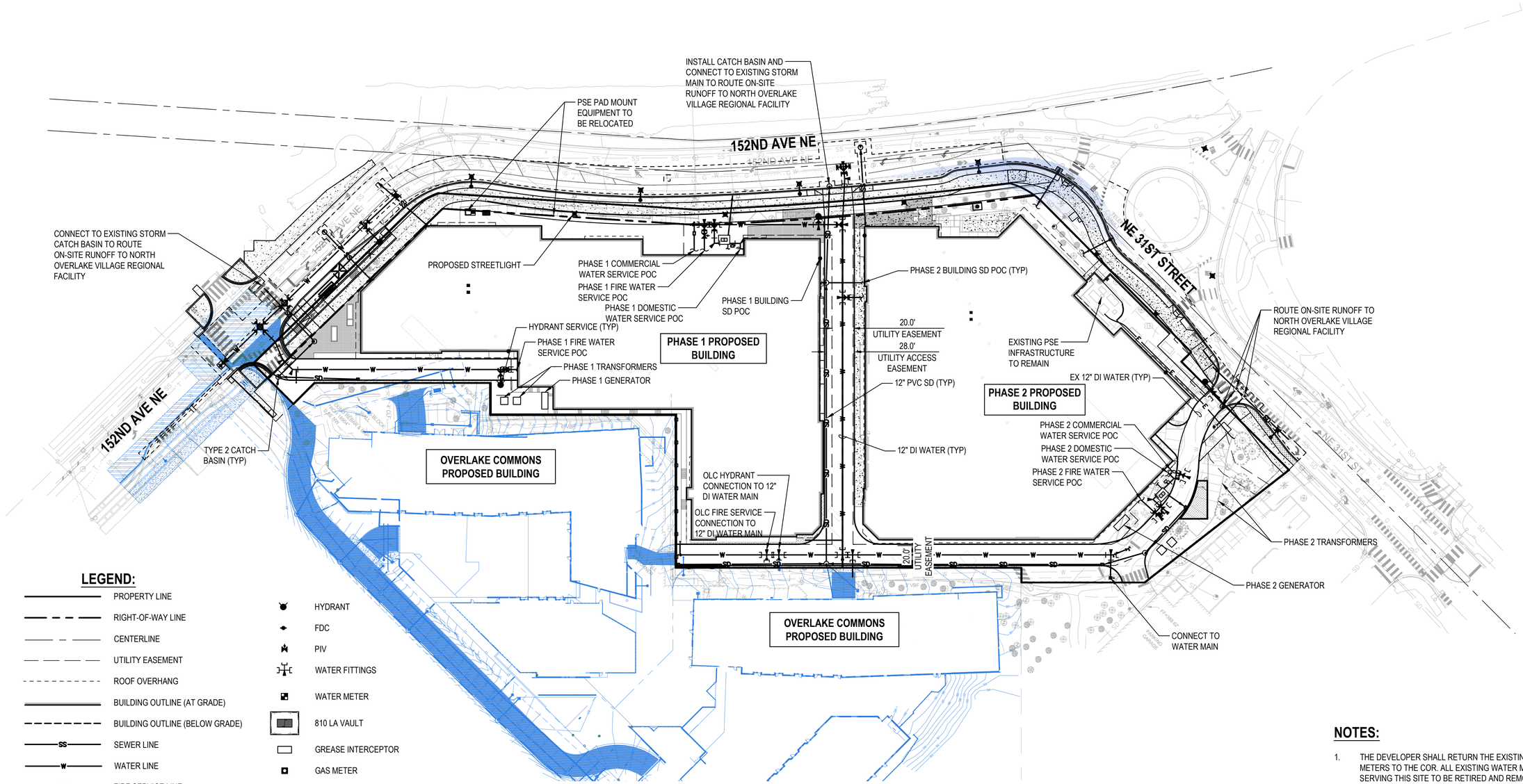
REDMOND BUILDING 22 FINAL CONDTIONS
3050 152ND AVE NE, REDMOND, WA 98052

COMPOSITE TRANSPORTATION PLAN

SHEET
EXH-2

Z:\2400001-2409999\2400818 Building 22\CADD\Design\01 - SPE\Final Conditions\822 FC C3.00 TRANSPO OV.dwg
MonicaR
Nov 13, 2025 - 1:22pm

NE 1/4 SW 1/4, SEC. 23, TWP. 25N, RGE. 5E, W.M.



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- UTILITY EASEMENT
- ROOF OVERHANG
- BUILDING OUTLINE (AT GRADE)
- BUILDING OUTLINE (BELOW GRADE)
- SEWER LINE
- WATER LINE
- FIRE SERVICE LINE
- ELECTRICAL LINE
- GAS LINE
- ELECTRICAL DUCT BANK
- CLEANOUT
- SSMH
- HYDRANT
- FDC
- PIV
- WATER FITTINGS
- WATER METER
- 810 LA VAULT
- GREASE INTERCEPTOR
- GAS METER

NOTES:

1. THE DEVELOPER SHALL RETURN THE EXISTING WATER METERS TO THE COR. ALL EXISTING WATER METERS SERVING THIS SITE TO BE RETIRED AND REMOVED UNLESS OTHERWISE NOTED.
2. THE DEVELOPER SHALL REMOVE ALL EXISTING WATER MAINS AND FIRE HYDRANTS WITHIN THE DEVELOPMENT AND RELINQUISH THE EXISTING WATER MAIN AND FIRE HYDRANT EASEMENTS UNLESS OTHERWISE NOTED.

(3) RETIRE EXISTING HYDRANT SERVICE. CONTRACTOR SHALL COORDINATE WITH COR INSPECTOR FOR ALL ABANDONING, CAPPING, AND REMOVAL OF COR'S WATER SERVICE AS INDICATED.

0 25' 50' 100'
1 inch = 50 feet

NO.	DATE	BY	CHD.	APPR.	REVISION
2	07/25/2025	DJF	MDR	JSF	CYCLE #1 SPE PERMIT CORRECTIONS
1	02/19/2025	DJF	MDR	JSF	SPE SUBMITTAL

DRAWN BY | DESIGNED BY
CHECKED BY | APPROVED BY
DATE
JOB No. :

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

SCALE:

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1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

FOR REFERENCE ONLY

JEREMY S. FERRIS STATE OF WASHINGTON 39847 REGISTERED PROFESSIONAL ENGINEER

REDMOND BUILDING 22 FINAL CONDTIONS
3050 152ND AVE NE, REDMOND, WA 98052

COMPOSITE UTILITY PLAN

SHEET
EXH-3

Nov 13, 2025 - 1:22pm MonicaR Z:\2400001-2409999\2400818 Building 22\CAD\Design\01 - SPE\Final Conditions\B22 FC C4.00 UT OV.dwg

SIGNAL CONSTRUCTION NOTES

(S1) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-26.10. FURNISH AND INSTALL NEW TYPE III SIGNAL POLE AND 30' MAST ARM WITH TWO NEW VEHICLE SIGNAL HEADS, ONE NEW R10-11 SIGN, ONE NEW STREET NAME SIGN, AND ONE NEW PREEMPT DETECTOR ON MAST ARM. INSTALL ONE NEW BICYCLE SIGNAL HEAD, ONE NEW R10-22 SIGN, ONE NEW BICYCLE DETECTION SIGN, ONE PEDESTRIAN SIGNAL HEAD, ONE NEW PEDESTRIAN PUSHBUTTON, ONE NEW CUSTOM ALL WAY WALK SIGN, AND ONE NEW TERMINAL CABINET ON SIGNAL POLE. PUSHBUTTON SHALL FACE WEST, PARALLEL TO CROSSWALK. INSTALL ONE NEW KIM CURVILINEAR LUMINAIRE ON A 1-FT ARM AT 27-FT MOUNTING HEIGHT PER ILLUMINATION POLE SCHEDULE, SHEET T1.02.

(S2) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-21.10. FURNISH AND INSTALL NEW TYPE I SIGNAL POLE WITH ONE NEW VEHICLE SIGNAL HEAD, TWO NEW PEDESTRIAN SIGNAL HEADS AND ONE NEW PEDESTRIAN PUSHBUTTON ON SIGNAL POLE. PEDESTRIAN PUSHBUTTON SHALL FACE NORTH, PARALLEL TO CROSSWALK.

(S3) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-10.15. FURNISH AND INSTALL NEW PPB POLE WITH ONE PEDESTRIAN PUSHBUTTON. PUSHBUTTON SHALL FACE NORTH, PARALLEL TO CROSSWALK.

(S4) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-26.10. FURNISH AND INSTALL NEW TYPE III SIGNAL POLE AND 45' MAST ARM WITH THREE NEW VEHICLE SIGNAL HEADS, ONE NEW R10-11 SIGN, ONE NEW STREET NAME SIGN, ONE NEW CUSTOM LEFT TURN YIELD SIGN, AND ONE NEW PREEMPT DETECTOR ON MAST ARM. INSTALL ONE NEW BICYCLE SIGNAL HEAD, ONE NEW R10-22 SIGN, TWO NEW PEDESTRIAN SIGNAL HEADS, ONE NEW CUSTOM ALL WAY WALK SIGN, AND ONE NEW TERMINAL CABINET ON SIGNAL POLE. INSTALL ONE NEW KIM CURVILINEAR LUMINAIRE ON A 1-FT ARM AT 27-FT MOUNTING HEIGHT PER ILLUMINATION POLE SCHEDULE, SHEET T1.02.

(S5) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-21.10. FURNISH AND INSTALL NEW TYPE PS POLE WITH ONE NEW PEDESTRIAN SIGNAL HEAD AND ONE NEW PEDESTRIAN PUSHBUTTON ON SIGNAL POLE. PEDESTRIAN PUSHBUTTON SHALL FACE EAST, PARALLEL TO CROSSWALK.

(S6) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-26.10. FURNISH AND INSTALL NEW TYPE III SIGNAL POLE AND 20' MAST ARM WITH TWO NEW VEHICLE SIGNAL HEADS, ONE NEW R10-11 SIGN, ONE NEW STREET NAME SIGN, AND ONE NEW PREEMPT DETECTOR ON MAST ARM. INSTALL TWO NEW PEDESTRIAN SIGNAL HEADS, ONE NEW PEDESTRIAN PUSHBUTTON, ONE NEW CUSTOM ALL WAY WALK SIGN, AND ONE NEW TERMINAL CABINET ON SIGNAL POLE. PUSHBUTTON SHALL FACE EAST, PARALLEL TO CROSSWALK. INSTALL ONE NEW KIM CURVILINEAR LUMINAIRE ON A 1-FT ARM AT 27-FT MOUNTING HEIGHT PER ILLUMINATION POLE SCHEDULE, SHEET T1.02.

(S7) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-21.10. FURNISH AND INSTALL NEW TYPE I SIGNAL POLE WITH ONE NEW VEHICLE SIGNAL HEAD, ONE NEW BICYCLE SIGNAL HEAD, ONE NEW R10-22 SIGN, ONE NEW BICYCLE DETECTION SIGN, ONE NEW PEDESTRIAN SIGNAL HEAD AND ONE NEW PEDESTRIAN PUSHBUTTON ON SIGNAL POLE. PEDESTRIAN PUSHBUTTON SHALL FACE SOUTH, PARALLEL TO CROSSWALK.

(S8) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-21.10. FURNISH AND INSTALL NEW TYPE PS POLE WITH TWO NEW PEDESTRIAN SIGNAL HEADS AND ONE NEW PEDESTRIAN PUSHBUTTON ON SIGNAL POLE. PUSHBUTTON SHALL FACE SOUTH, PARALLEL TO CROSSWALK.

(S9) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-26.10. FURNISH AND INSTALL NEW TYPE III SIGNAL POLE AND 50' MAST ARM WITH THREE NEW VEHICLE SIGNAL HEADS, ONE NEW R10-11 SIGN, ONE NEW CUSTOM LEFT TURN YIELD SIGN, ONE NEW STREET NAME SIGN, AND ONE NEW PREEMPT DETECTOR ON MAST ARM. INSTALL ONE NEW CUSTOM ALL WAY WALK SIGN AND ONE NEW TERMINAL CABINET ON SIGNAL POLE. INSTALL ONE NEW KIM CURVILINEAR LUMINAIRE ON A 1-FT ARM AT 27-FT MOUNTING HEIGHT PER ILLUMINATION POLE SCHEDULE, SHEET T1.02.

(S10) CONSTRUCT NEW FOUNDATION PER WSDOT STD. PLAN J-21.10. FURNISH AND INSTALL NEW TYPE I POLE WITH ONE NEW BICYCLE SIGNAL HEAD, ONE NEW R10-22 SIGN, ONE NEW PEDESTRIAN SIGNAL HEAD AND ONE NEW PEDESTRIAN PUSHBUTTON ON SIGNAL POLE. PEDESTRIAN PUSHBUTTON SHALL FACE WEST, PARALLEL TO CROSSWALK.

(4) CONSTRUCT COMBINED CONTROLLER AND SERVICE CABINET FOUNDATION PER CITY OF REDMOND STD. DETAILS 459A AND 460. FURNISH AND INSTALL NEW TYPE TS2 TYPE 1 CONTROLLER CABINET. FURNISH AND INSTALL NEW 200 AMP SERVICE CABINET ON FOUNDATION PER WSDOT STANDARD PLAN J-10.21 AND CITY OF REDMOND STD. DETAIL 461.

(5) EXISTING LIGHT STANDARD INSTALLED WITH BELLWETHER OVERLAKE PROJECT TO REMAIN.

(6) NEW LIGHT STANDARD. SEE ILLUMINATION PLAN FOR DETAILS.

(7) REMOVE EXISTING JUNCTION BOX. FILL AND COMPACT VOID.

(8) INSTALL 30"X60" BIKE DETECTION LOOP PER CITY OF REDMOND STD. DETAIL 455.

(9) POWER SOURCE UNKNOWN AT TIME OF PLAN PREPARATION. CONTRACTOR SHALL COORDINATE WITH OWNER AND PSE TO CONFIRM A LOCATION FOR A 120/240V SINGLE PHASE POWER SOURCE CONNECTION, INCLUDING COMPLETING ALL FORMS/APPLICATIONS AND PAYMENT OF ALL ASSOCIATED FEES. THE CONTRACTOR SHALL INSTALL CONDUIT AND CONDUCTORS TO THE POWER SOURCE. PSE SHALL MAKE THE FINAL CONNECTION TO THE POWER SOURCE. CONTRACTOR TO ASSUME 500 FEET OF TRENCHING FOR BIDDING PURPOSES.

(10) INSTALL NEW INDUCTION LOOP PER CITY OF REDMOND STD. DETAILS 454A, 455, 456 AND 457.

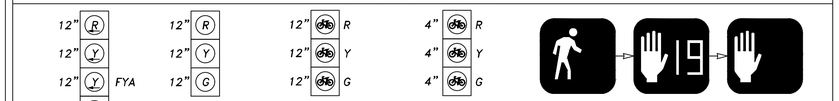
(11) REMOVE EXISTING FB POLE AND FOUNDATION TO A DEPTH OF AT LEASE 3-FT BELOW EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, OR REMOVE ENTIRELY PER CITY OF REDMOND STANDARD SPEC. 8-20.3(29). FILL AND COMPACT VOID. SALVAGE POLE AND REMAINING SIGNAL EQUIPMENT AND RETURN TO CITY OF REDMOND.

(12) EXISTING LIGHT STANDARD TO BE RELOCATED WITH BELLWETHER OVERLAKE PROJECT.

(13) PSE SHALL REMOVE EXISTING LIGHT STANDARD AND FOUNDATION. FILL AND COMPACT VOID. SALVAGE POLE AND REMAINING SIGNAL EQUIPMENT AND RETURN TO CITY OF REDMOND.

(14) INTERCEPT AND EXTEND EXISTING CONDUIT TO NEW JUNCTION BOX.

SIGNAL DISPLAYS



- ALL VEHICLE HEADS SHALL HAVE 12" LENSES.
- VEHICLE HEADS ON MAST ARMS SHALL USE TYPE M MOUNTS (CONNECTED BETWEEN THE RED AND YELLOW SIGNAL FACES).
- VEHICLE HEADS ON TYPE III POLES SHALL USE TYPE H SIDE MOUNTS.
- PEDESTRIAN HEADS ON TYPE III POLES SHALL USE TYPE E CLAMSHELL MOUNTS.
- PEDESTRIAN HEADS ON TYPE PS POLES SHALL USE TYPE D TOP MOUNTS.
- ALL SIGNAL DISPLAYS USE TUNNEL VISORS.

SIGN LEGEND

152 Ave NE — (S1)* (MAXIMUM 96W"X24H") 12" D MIXED CASE

Da Vinci Ave NE — (S2)* (MAXIMUM 104W"X24H 12" D MIXED CASE

*MAST ARM STREET NAME AND BLOCK NUMBER SIGNS SHALL USE TEXT SPACING, MARGINS, WIDTH, ETC. PER WSDOT SIGN FABRICATION MANUAL. CONTRACTOR SHALL SUBMIT PROOFS FOR CITY OF REDMOND TRAFFIC OPERATIONS APPROVAL.

**CONTRACTOR SHALL REMOVE FLAGS AFTER ACTIVATION OF TRAFFIC SIGNAL.

CUSTOM (30"x42") (S3)

BACKGROUND:	WHITE
BORDER:	BLACK
OUTER BORDER:	WHITE
LETTERS/SYMBOLS:	BLACK
ARROW:	YELLOW

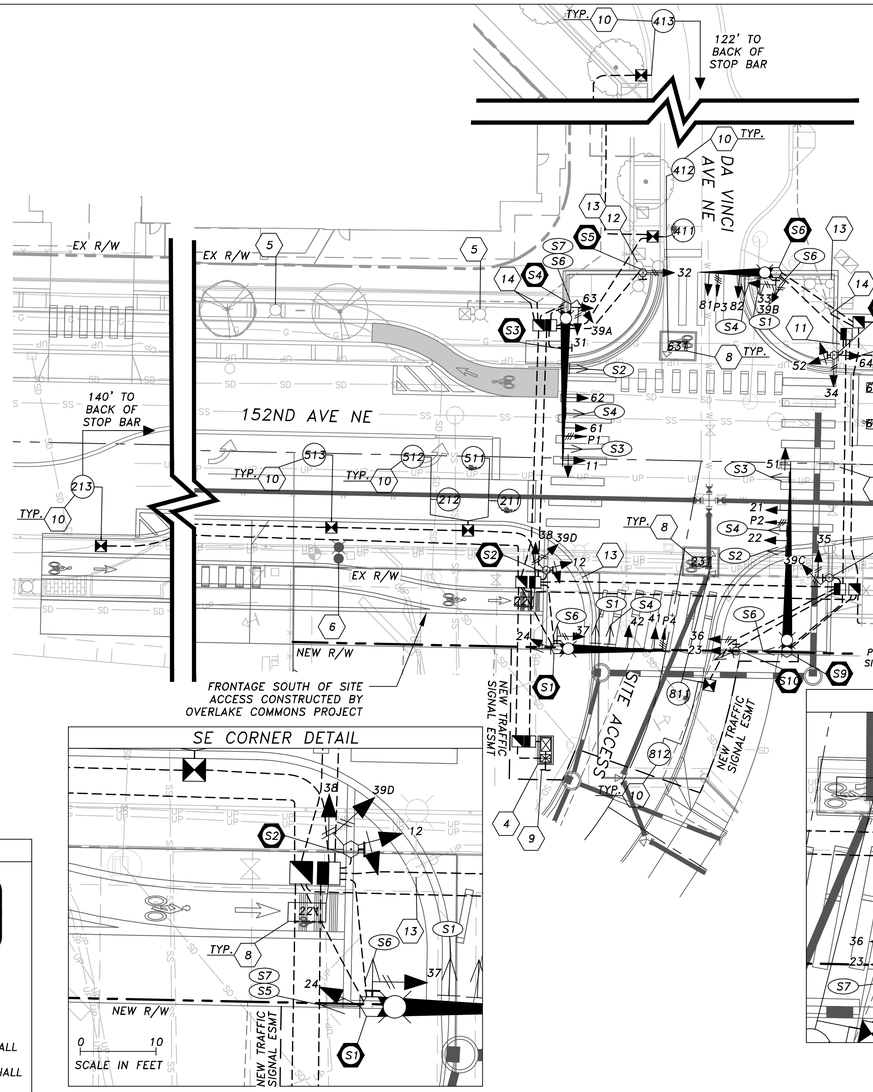
TEXT STYLE SHALL MATCH MUTCD SIGN R10-12

(S4) NEW** R10-11 (30"X36")

(S5) NEW CUSTOM SIGN

(S6) NEW** CUSTOM SIGN

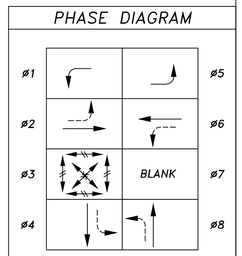
(S7) NEW R10-22 (12"X18")



SE CORNER DETAIL

NE CORNER DETAIL

PHASE DIAGRAM



PRE-EMPT
P1 = ø1 & ø6
P2 = ø2 & ø5
P3 = ø8
P4 = ø4

SIGNAL & ILLUMINATION LEGEND

EXIST.	NEW	DESCRIPTION
☒ ◪ ◫	◪ ◧	JUNCTION BOX TYPE 1,2,8
	→	VEHICLE SIGNAL HEAD
	→	PEDESTRIAN SIGNAL HEAD
		SIGNAL POLE TYPE III
○	⬡	SIGNAL POLE TYPE I,PS,FB
	⊢	MAST ARM MOUNTED SIGN
		EMERGENCY PRE-EMPTION DETECTOR
		ROADWAY LIGHT STANDARD
		PEDESTRIAN LIGHT STANDARD
		CONDUIT
	◯	VEHICLE DETECTION LOOP
		CONTROLLER CABINET
		SERVICE CABINET
	⬡	CONSTRUCTION NOTE
	⬡	SIGNAL POLE/ILLUMINATION POLE NUMBER
	△	WIRE NOTE

NOTES:

- CONTRACTOR SHALL INSTALL POST-MOUNTED W23-2 MOD "NEW SIGNAL AHEAD" SIGN WITH ORANGE FLAGS FOR EACH APPROACH OF THE INTERSECTION PRIOR TO ACTIVATION OF TRAFFIC SIGNAL. CONTRACTOR SHALL REMOVE SIGNS 90 DAYS AFTER ACTIVATION OF TRAFFIC SIGNAL.
- THIS TRAFFIC SIGNAL PLAN IS PROVIDED FOR REFERENCE ONLY. THE TRAFFIC SIGNAL MAY BE CONSTRUCTED BY EITHER THE OVERLAKE COMMONS PROJECTS OR THE ACG R22 PROJECT, DEPENDING ON THE TIMING FOR EACH PROJECT. IT IS EXPECTED THAT THE FIRST PROJECT TO MOVE FORWARD WILL BE RESPONSIBLE FOR CONSTRUCTING THE TRAFFIC SIGNAL. COST SHARING FOR THE TRAFFIC SIGNAL WILL BE ADDRESSED BY PRIVATE AGREEMENT BETWEEN OVERLAKE COMMONS AND ACG R22.

NOTE: THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2025 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS

NO.	DATE	BY	CHD.	APPR.	REVISION
5	11/13/25	SSO	GMD	CTB	CYCLE #3 SPE PERMIT CORRECTIONS
4	10/20/25	SSO	GMD	CTB	50% DD SUBMITTAL
3	09/29/25	SSO	GMD	CTB	CYCLE #2 SPE PERMIT CORRECTIONS
2	07/25/25	SSO	GMD	CTB	CYCLE #1 SPE PERMIT CORRECTIONS
1	02/19/25	BVL	GMD	CTB	SPE SUBMITTAL

DRAWN BY: DAG/BL — DESIGNED BY: SSO
CHECKED BY: GMD — APPROVED BY: CTB
DATE: 11/13/25
JOB No. : TENW 2024-305
SCALE:

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

TENW
520 KIRKLAND WAY, SUITE 100, KIRKLAND, WA. 98033
GLEN DUBREUIL, PRINCIPAL
DUBREUIL@TENW.COM | 206-295-6776

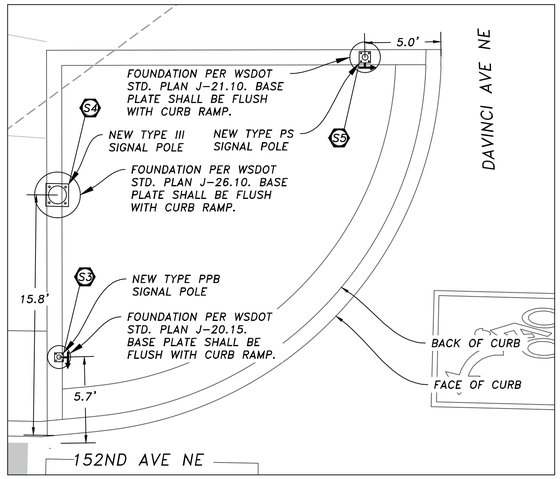
TRAFFIC SIGNAL PLAN

SHEET
EXH-4

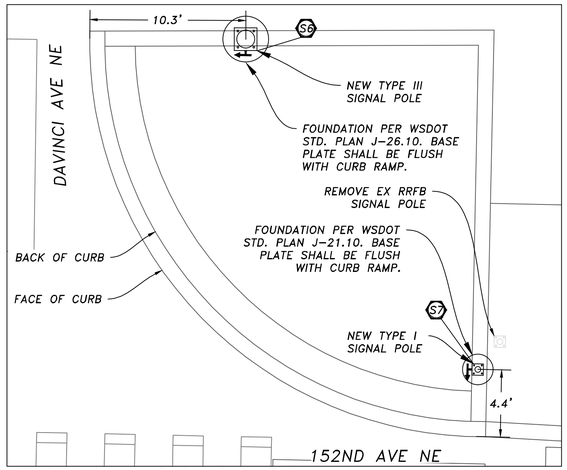
SIGNAL GENERAL NOTES

1. THE LOCATION OF ALL CONDUIT, JUNCTION BOXES, AND CABINETS SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY AND FINAL LOCATIONS SHALL BE DETERMINED BY THE ENGINEER OR CITY INSPECTOR.
2. ALL TRAFFIC SIGNAL AND PEDESTRIAN HEADS AND PUSH BUTTONS SHALL BE SECURELY AND COMPLETELY COVERED WHILE SIGNAL IS NOT IN OPERATION.
3. JUNCTION BOXES SHALL BE PLACED OUTSIDE OF PAVEMENT SURFACE AND WHEELCHAIR RAMPS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
4. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF REDMOND STANDARDS AND SPECIFICATIONS.
5. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
6. THE CONTRACTOR SHALL SUBMIT A REQUEST TO THE INSPECTOR FOR MATERIALS APPROVAL PRIOR TO PROCURING ANY MATERIALS AT THE EARLIEST POSSIBLE DATE. MATERIALS THAT HAVE NOT BEEN APPROVED BY THE CITY OF REDMOND SHALL NOT BE ALLOWED ON THE PROJECT SITE.
7. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL CONTACT ALL PERTINENT UTILITY AGENCIES 48 HOURS BEFORE COMMENCING WORK, AND SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AND THE CITY OF REDMOND IMMEDIATELY UPON DAMAGE.
9. THE CURRENT EDITION OF THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS SHALL BE CONSIDERED PART OF THIS CONTRACT. THIS DOCUMENT CAN BE FOUND AT: HTTPS//WWW.REDMOND.GOV/709/STANDARD-SPECIFICATIONS-DETAILS.
10. EXISTING FEATURES TO REMAIN UNLESS OTHERWISE NOTED.
11. ALL CONDUCTORS FOR SIGNAL HEADS, LOOPS, PEDESTRIAN HEADS, PUSHBUTTONS, AND STREET LIGHTS SHALL BE LABELED IN EACH JUNCTION BOX.
12. PRESERVE AND PROTECT EXISTING TRAFFIC LOOPS UNLESS OTHERWISE INDICATED.
13. INSTALL A DETECTABLE PULL WIRE IN ALL NEW SPARE CONDUIT
14. ALL NEW TRAFFIC SIGNAL POLE AND ILLUMINATION POLE FOUNDATION LOCATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO EXCAVATION. FOR TRAFFIC SIGNAL POLE FOUNDATIONS, THE CONTRACTOR SHALL CHECK FOR MINIMUM OVERHEAD CLEARANCE OF 16'8" FOR ALL SIGNAL HEADS ABOVE THE STREET PRIOR TO POURING OF FOUNDATION.
15. THE CONTRACTOR SHALL CONFIRM THAT 10 FEET MINIMUM CIRCUMFERENTIAL CLEARANCE IS PROVIDED BETWEEN LUMINAIRE POLES AND OVERHEAD POWER LINES. IF A CONFLICT IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO FOUNDATION INSTALLATION.
16. SIGNAL AND ILLUMINATION CONDUIT SHALL BE PLACED IN THE SAME TRENCH AS OTHER UTILITIES WHERE POSSIBLE. THE JUNCTION BOX AND CONDUIT LOCATIONS SHOWN ARE APPROXIMATE.
17. ALL JUNCTION BOXES SHALL HAVE A LOCKING LID PER WSDOT STANDARD PLANS J-40.10 AND J-40.30. INSTALL SLIP-RESISTANT LID ON ALL JUNCTION BOXES LOCATED WITHIN THE SIDEWALK. ALL JUNCTION BOXES IN LANDSCAPING SHALL INCLUDE A CONCRETE COLLAR PER CITY OF REDMOND DETAIL 464.
18. TEMPORARY INTERSECTION DETECTION CAMERAS SHALL BE INSTALLED AND BE OPERATIONAL PRIOR TO DISCONNECTING EXISTING LOOPS.

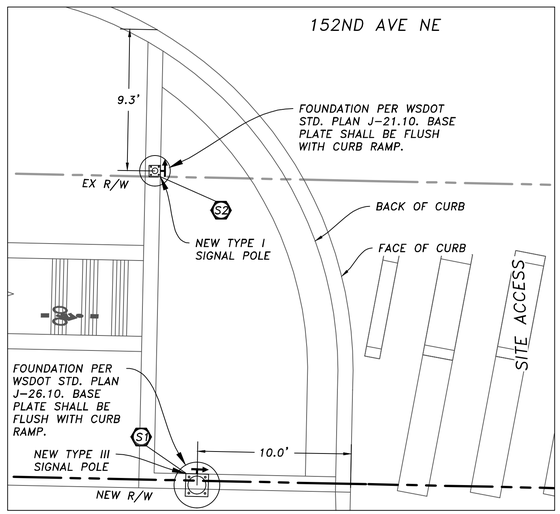
NOTE:
PROJECT SIGNAL CONTRACTOR SHALL COORDINATE WITH THE PROJECT CONCRETE CONTRACTOR TO ENSURE RELATIONSHIPS/DIMENSIONS BETWEEN SIGNAL POLES AND CURB RAMPS ARE MAINTAINED.



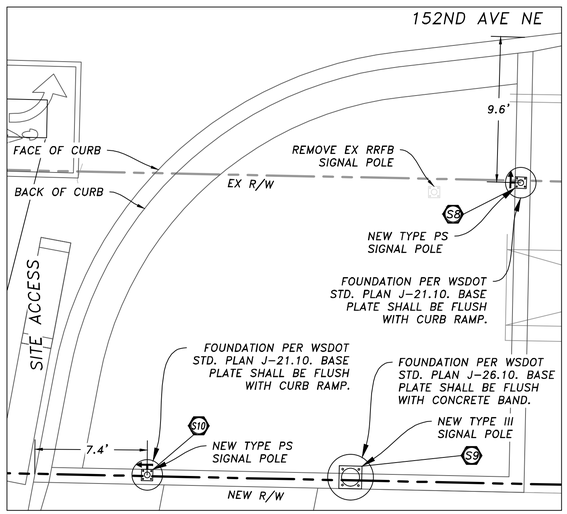
INTERSECTION DAVINCI AVE NE & 152ND AVE NE
SW QUADRANT DETAIL
SCALE: 1"=5'



INTERSECTION DAVINCI AVE NE & 152ND AVE NE
NW QUADRANT DETAIL
SCALE: 1"=5'



INTERSECTION DAVINCI AVE NE & 152ND AVE NE
SE QUADRANT DETAIL
SCALE: 1"=5'



INTERSECTION DAVINCI AVE NE & 152ND AVE NE
NE QUADRANT DETAIL
SCALE: 1"=5'

N

NOTE: THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2025 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS

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DUBREUIL@TENW.COM | 206-295-6776

TRAFFIC SIGNAL POLE PLACEMENT DETAILS

SHEET
EXH-5

Exhibit C

Memorandum of Agreement

DRAFT

Return Address:

ACG Development, Inc.
15 Lake Bellevue Drive, Suite 200
Bellevue, Washington 98005

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)
Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in) MEMORANDUM OF AGREEMENT
Reference Number(s) of Documents assigned or released: [INSERT] Additional reference #'s on page _____ of document
Grantor(s) Exactly as name(s) appear on document City of Redmond, a Washington municipal corporation Additional names on page _____ of document
Grantee(s) Exactly as name(s) appear on document [INSERT] Additional names on page _____ of document
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range) LOT 1, OF CITY OF REDMOND SHORT PLAT NO. SS-82-2R AS RECORDED NOVEMBER 3, 1988 UNDER KING COUNTY RECORDING NO. 8811030192, BEING A REVISION OF KING COUNTY SHORT PLAT NO. SS-82-2 AS RECORDED FEBRUARY 19, 1982 UNDER KING COUNTY RECORDING NO. 8202190622, IN KING COUNTY, WASHINGTON; EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED FEBRUARY 24, 1983 UNDER RECORDING NO. 8302240792; ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR 152ND AVENUE N.E. BY DEED RECORDED JULY 31, 2008 UNDER RECORDING NO. 20080731001810; ALSO EXCEPT THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND FOR NORTHEAST 131ST STREET BY DEED RECORDED JULY 02, 2019 UNDER RECORDING NO. 20190702001341.
Assessor's Property Tax Parcel / Account Number 0673100010
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("**Memorandum**") is entered into by and between the City of Redmond ("**City**"), a Washington municipal corporation, and [Owner Entity] ("**Owner**").

1. Owner and the City have entered into a Development Agreement pursuant to RCW 36.70B.170-210 (the "**Development Agreement**") pursuant to Resolution No. [insert].

2. The Development Agreement applies to property owned by Owner legally described in **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

3. The Development Agreement is valid for a term of ten (10) years with the option to extend for an additional five (5) years, for a total possible term of fifteen (15) years.

4. The Development Agreement, as recorded by this Memorandum, shall run with the land. In the event of transfer of ownership of all or any portion of the Property, the benefits accruing to, and the obligations placed upon the Owner under the Development Agreement shall run with the land and title to the Property and inure to the benefit of, and be binding upon, each person having any right or title or other legal interest in the Property with respect to that party's interest in the Property. The Development Agreement shall be deemed to create privity of contract and estate with and among all persons and entities acquiring any interest in the Property during the term of the Development Agreement.

5. This Memorandum shall not, under any circumstances, be deemed to modify or change any provisions of the Development Agreement, the provisions of which shall in all instances prevail.

6. This Memorandum may be signed in two or more counterpart copies with the same effect as if the signature to each counterpart copy were on a single instrument. Each counterpart shall be deemed an original as to any party whose signature it bears and all such counterparts shall constitute one document.

In WITNESS WHEREOF, THIS AGREEMENT has been entered into by the City and Owner on the dates set forth below.

[Add signature blocks]

Exhibit A

Legal Description of Property

The Property referred to herein below is situated in the County of King, State of Washington, and is described as follows:

LOT 1, OF CITY OF REDMOND SHORT PLAT NO. SS-82-2R AS RECORDED NOVEMBER 3, 1988 UNDER KING COUNTY RECORDING NO. 8811030192, BEING A REVISION OF KING COUNTY SHORT PLAT NO. SS-82-2 AS RECORDED FEBRUARY 19, 1982 UNDER KING COUNTY RECORDING NO. 8202190622, IN KING COUNTY, WASHINGTON;

EXCEPTING THEREFROM THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF REDMOND BY INSTRUMENT RECORDED FEBRUARY 24, 1983 UNDER RECORDING NO. 8302240792; ALSO

DRAFT

EXCEPTING THEREFROM THAT PORTION OF LOT 1 THEREOF CONVEYED TO THE CITY OF REDMOND, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR 152ND AVENUE N.E. BY DEED RECORDED JULY 31, 2008 UNDER RECORDING NO. 20080731001810; ALSO

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