



9/19/2019

Ben Sticka, Planner
City of Redmond
bsticka@redmond.gov

To: Residents, Property Owners, Interested Parties

Subject: Neighborhood Discussion on Proposed Project – Redmond 13, LAND 2018-00627

You are invited to attend a neighborhood discussion on Redmond 13. This discussion is being held prior to the City of Redmond taking action on the project. Please spread the word and plan to attend! We'd like you to review the proposed project, ask questions, and provide us with your input. Please see the attached vicinity map for additional information.

Tuesday, October 15th, 2019
6:00 p.m. – 7:30 p.m.

City of Redmond City Hall
Alpha/Bravo Room
15670 NE 85th Street
Redmond, WA 98052
(425) 556-2900

Applicant: Justin Lagers
RMJ Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040
(206) 588-1147 ext. 104

Project Location: The Project is located near the intersection of 172nd Avenue NE and NE 112th Way. The Tax Parcel Number is 362605-9098 and is zoned R-4. The Project is located in the North Redmond Neighborhood.

Description: The applicant is seeking approval to subdivide the existing parcel into 13 single-family residential lots. One affordable housing unit is included in the 13 lots. Typical frontage improvements along 172nd Avenue NE and internal road improvements will be provided as well as a stormwater detention vault.

If you would like to be added to the Interested Party list (which helps you stay informed throughout the review of this project), please contact me. To learn more about this project or others, please visit redmond.gov/landactions. Finally, feel free to contact me or the applicant with questions!

Ben Sticka, Planner
(425) 556-2470
bsticka@redmond.gov



D.R. STRONG CONSULTING ENGINEERS ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423

REDMOND 13

COVER SHEET AND SITE PLAN 113XX 172ND AVENUE NE REDMOND, WASHINGTON PARCEL NO. 362605-9098

RMJ HOLDINGS, LLC

9675 SE 36TH ST. #105 MERCER ISLAND, WA 98040 (206)-588-1147



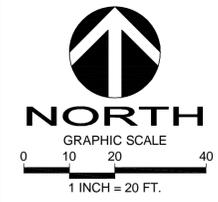
Revision table with columns: DATE, REVISION, 30% PREP COMMENTS, 60% PREP COMMENTS, APR, YLP, YLP

DRAFTED BY: GLB DESIGNED BY: YLP PROJECT ENGINEER: YLP DATE: 06.14.18 PROJECT NO.: 17088

DRAWING: C1 SHEET: 1 OF 17

NE 1/4 SECTION 36, TOWNSHIP 26 N, RANGE 5 E, W.M.

REDMOND 13



EXISTING LEGEND:

- FOUND SECTION CORNER AS NOTED, FOUND QUARTER CORNER AS NOTED, FOUND MONUMENT AS NOTED, FOUND CORNER MONUMENT AS NOTED, ROAD SIGNAGE, POWER METER, POWER POLE, POWER VAULT, SIZE VARIES, JUNCTION BOX, SIZE VARIES, WATER METER, WATER VALVE, FIRE HYDRANT, ROCKERY, STORM DRAIN CATCH BASIN, STORM DRAIN MANHOLE, SANITARY SEWER MANHOLE, GAS VALVE, GAS METER, VERTICAL BOARD FENCE, HWF, HOGWIRE FENCE, DECIDUOUS TREE, EVERGREEN TREE, SANITARY SEWER LINE, STORM LINE, OVERHEAD POWER, UNDERGROUND POWER, UNDERGROUND WATER, UNDERGROUND GAS, UNDERGROUND TELEPHONE, UNDERGROUND CABLE, EDGE OF PAVEMENT, FENCE, GRAVEL, CONCRETE

TYPICAL BUILDING SETBACKS:

- FRONT 15', GARAGE 18', SIDE 5' + 10', SIDE STREET 15', REAR 10'

SHEET INDEX:

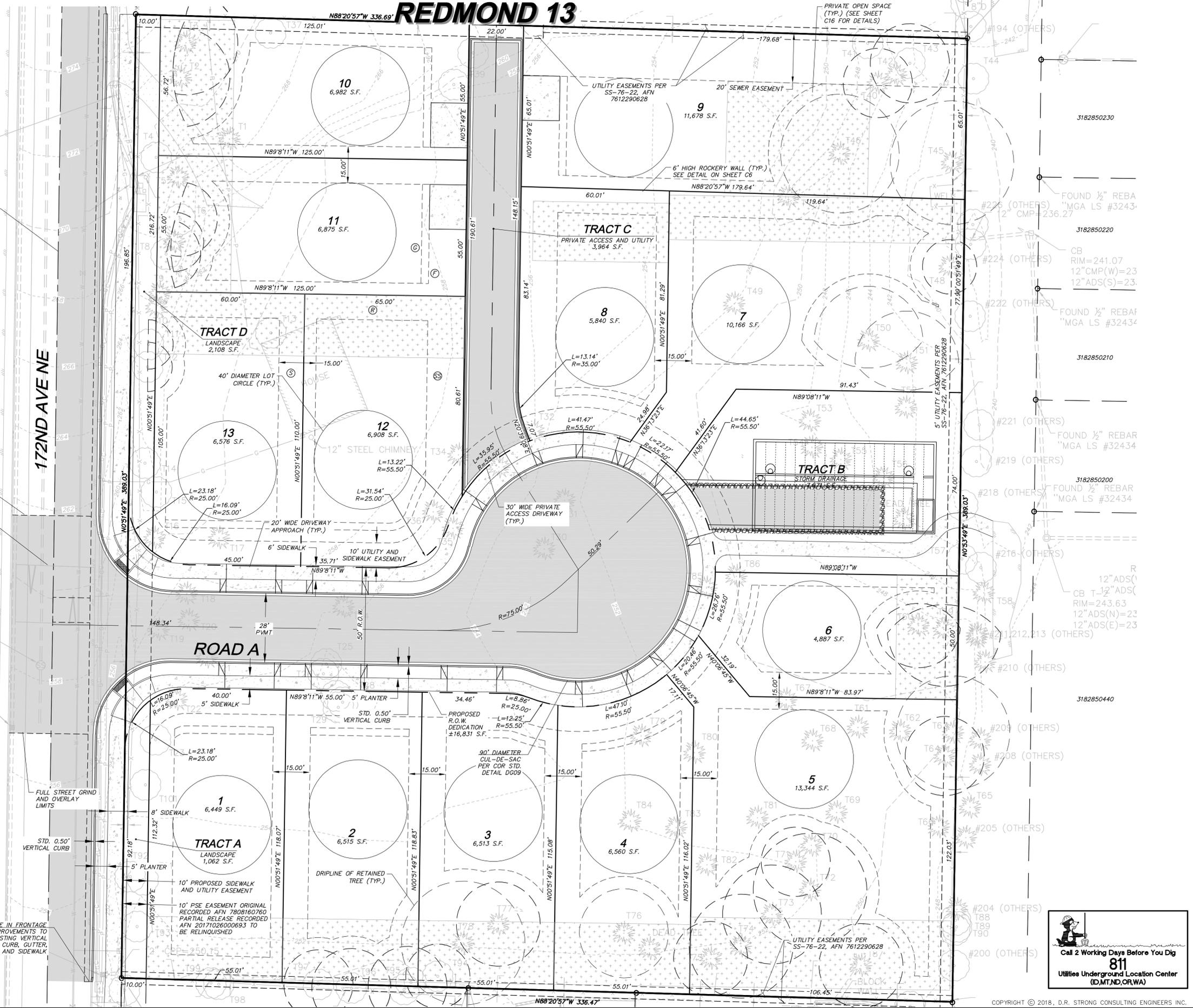
- CIVIL PLANS: C1 OF 17 COVER SHEET AND SITE PLAN, C2 OF 17 SITE PLAN NOTES, C3 OF 17 TREE PRESERVATION AND REPLACEMENT PLAN, C4 OF 17 TREE PRESERVATION AND REPLACEMENT NOTES, C5 OF 17 ROAD PLAN, C6 OF 17 ROAD PLAN NOTES, C7 OF 17 GRADING PLAN, C8 OF 17 ROAD PROFILES, C9 OF 17 ROAD PROFILES, C10 OF 17 ON-SITE COMPOSITE UTILITY PLAN, C11 OF 17 ROAD A COMPOSITE UTILITY PROFILE, C12 OF 17 SEWER LINE COMPOSITE UTILITY PROFILE, C13 OF 17 172ND AVENUE NE FRONTAGE UTILITY PLAN AND PROFILE, C14 OF 17 VAULT CROSS SECTIONS AND DETAILS, C15 OF 17 FIRE PROTECTION PLAN, C16 OF 17 OPEN SPACE PLAN, C17 OF 17 VEHICLE TRUCK TURNAROUND DETAILS

- LANDSCAPE PLANS: L-1 OF 4 TREE REPLACEMENT, LANDSCAPE AND IRRIGATION PLAN, L-2 OF 4 TREE REPLACEMENT, LANDSCAPE AND IRRIGATION PLAN, L-3 OF 4 TREE REPLACEMENT, LANDSCAPE AND IRRIGATION PLAN, L-4 OF 4 TREE REPLACEMENT, LANDSCAPE AND IRRIGATION PLAN

- ILLUMINATION PLANS: 1 OF 1 REDMOND 13 INSTALL NEW IN PLAT LIGHTING

GENERAL NOTE:

SEE REMAINING SITE PLAN NOTES ON SHEET C2



Call 2 Working Days Before You Dig 811 Utilities Underground Location Center (DMT.ND.OR.WA)

Vicinity Map Redmond 13

11069 172nd Avenue NE, Redmond, WA, 98052 (Parcel No. 3626059098)

