



MEMORANDUM

DATE: September 2, 2020
TO: Ben Sticka, City of Redmond
FROM: Lucas Zirotti, EIT
RE: Rose Hill Cottages - Summary of Changes from June 21 2019 Site Plan Entitlement

This memo is intended to provide the reviewer a summary of changes that have occurred since the 5/21/2019 Site Plan Entitlement submittal for “Rose Hill Cottages” and respective affects to the Storm Drainage Report (SDR).

The Site Plan Entitlement was revised to increase the proposed 15-foot steep slope buffer to 25 feet in the areas along Units 4-7, Units 18-22, and garage P4. In this area a 25-foot buffer and 5-foot building setback for a combined 30-foot setback from top of steep slope is proposed. The increased setback resulted in losing a total of two units from the northern and southwestern cluster. Design modifications in the proximity of Units 1-22 and garage P4 include, grading, storm stub realignments, water service adjustments, and sewer stub realignments.

As the total amount of units dropped from 28 to 26, the total proposed site impervious coverage has decreased. The SDR will not reflect impervious coverage revisions but continue to conservatively provide drainage analysis for the original impervious coverage take-off with regards to the 5/21/2019 Site Plan Entitlement. This results in a more conservative infiltration vault volume that will be modified (reduced in size) at final engineering to reflect the most current site plan.

Below is a list of changes made to the plan set per sheet in addition to the revision clouds included with the revised Site Plan Entitlement provided under separate cover.

CV-01A

- Increased slope buffer (15 feet to 25 feet) near Units 4-7, Units 18-22, and garage P4
- Slight rearrangement of units (2 units removed)
- Walkways adjusted accordingly
- Building Setback compliance matrix

CV-01B

- Area and Density Calculations updated
- Affordable Housing Calculations updated
- Base R1/R4 Density Calculation
- Open Space Calculation



SI-01B

- Increased slope buffer (15 feet to 25 feet) near Units 4-7
- Slight rearrangement of units (1 unit removed)
- Walkways adjusted accordingly

SI-01C

- Increased slope buffer (15 feet to 25 feet) near Units 18-22 and garage P4
- Slight rearrangement of units (1 unit removed)
- Walkways adjusted accordingly

EC-01

- Increased slope buffer (15 feet to 25 feet) near Units 4-7, Units 18-22, and garage P4
- Updating tree symbols to remain/be removed within increased slope buffer

GP-01B

- Updated limits of clearing and construction fencing to follow increased slope buffer near Units 4-7
- Revised proposed contours to be within clearing limits
- Updating pad elevations
- Added wall under 4' in height between Units 5 and 6

GP-01C

- Updated limits of clearing and construction fencing to follow increased slope buffer near Units 18-22 and garage P4
- Revised proposed contours to be within clearing limits
- Updating pad elevations
- Added wall under 4' in height northeast of Unit 22

UE-01

- Updating public utility easement directly south of Unit 1

UT-01B

- Relocated water meters farther west along the north side of "Driveway A"
- Updated water service lines according to revised site plan
- Adjusted sewer service alignments and connections to reflect updated site plan and pad elevations (maximum allowable differential between the floor elevations of the residences sharing a sewer line is 2 feet)
- Simplified the storm design due to new unit configuration
- Added utility stubs for "Community BLDG/P3"

UT-01C

- Updated water service lines according to revised site plan
- Adjusted sewer service alignments and connections to reflect updated site plan and pad elevations (maximum allowable differential between the floor elevations of the residences sharing a sewer line is 2 feet)



- Simplified the storm design due to new unit configuration

FP-01

- Realigned 150' "Pull Lengths" for the north and southwestern cluster of units due to updated site plan

TR-01

- Increased slope buffer (15 feet to 25 feet) near Units 4-7, Units 18-22, and garage P4
- Updating tree symbols to remain/be removed within increased slope buffer

TR-02

- "Trees to be Removed" and "Replacement Tree Calculations" tables revised

OS-01

- Open space areas relocated to reflect current site plan
- Open space calculations updated accordingly