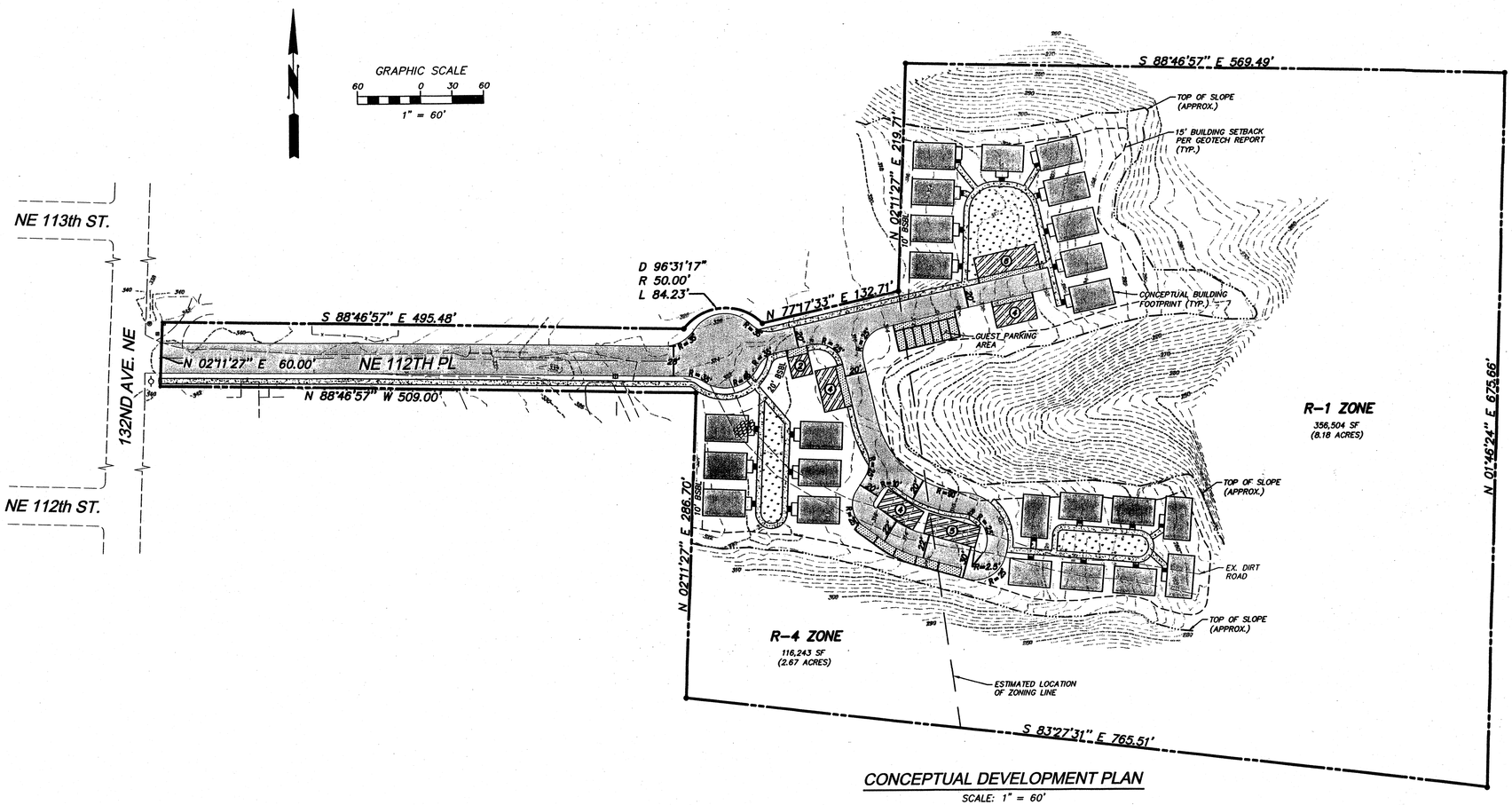
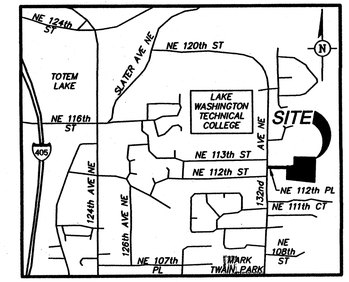
NW 1/4, NW 1/4, SEC. 34, TWP. 26 N, RGE. 5 E., W.M.

BERGSTROM / OLSSON / WALTER P.R.D.



CONCEPTUAL DEVELOPMENT PLAN

SCALE: 1" = 60'



VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES:

OWNERS:

MARIANNE BERGSTROM
9436 – NE 138th
KIRKLAND, WASHINGTON 98034

KJELL OLSSON
16323 NE 130th STREET
REDMOND, WASHINGTON 98052
425–881–2053

BERND & FLORENCE WALTER
771 FLORENCE ROAD
ANN ARBOR, MICHIGAN 48103

PLANNER:

PETERSON CONSULTING ENGINEERS, INC.
4010 LAKE WASHINGTON BLVD NE
SUITE 300
KIRKLAND, WASHINGTON 98033
425–827–5874
CONTACT: JOHN E. RUBENKONIG, ASLA

SURVEYOR:

LEONARD E. EMERSON, PLS
12507 87th PLACE NE
KIRKLAND, WASHINGTON 98034
425–821–0196

BENCHMARK AND DATUM:

BASIS OF BEARINGS: THE MONUMENTED NORTHWEST CORNER OF SECTION 34, T26N, R5E.

ELEVATION DATUM: NAVD 1988 PER BM 47, A CONCRETE MONUMENT IN A STANDARD MONUMENT CASE 2.3' SOUTH OF A FENCE CORNER IN THE NE QUADRANT OF THE INTERSECTION OF 132ND AVENUE NE AND NE 117TH STREET. PUBLISHED ORTHOGRAPHIC ELEVATION IS 102.5107 METERS OR 336.32 FEET.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE STATE OF WASHINGTON, AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 02°11'27" WEST, ALONG THE WEST LINE OF SAID SECTION, 931.05 FEET;
THENCE SOUTH 88°46'57" EAST 30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°46'57" EAST 495.48 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS O 50 FEET, THE CENTER OF WHICH BEARS SOUTH 51°54'45" EAST, AN ARC DISTANCE OF 84.23 FEET, HAVING A CENTRAL ANGLE OF 96°31'17";
THENCE NORTH 77°17'33" EAST, 132.71 FEET;
THENCE NORTH 02°11'27" EAST, 219.71 FEET;
THENCE SOUTH 88°46'57" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, 569.49 FEET;
THENCE SOUTH 01°46'24" WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, 675.66 FEET;
THENCE NORTH 83°27'31" WEST 765.51 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO WILLIAM D. SPIERS & MARJORIE A. SPIERS BY INSTRUMENT RECORDED JULY 14, 1967 UNDER RECORDING NUMBER 6203682;
THENCE NORTH 02°11'27" EAST, 286.70 FEET;
THENCE NORTH 88°46'57" WEST, 509.00 FEET;
THENCE NORTH 02°11'27" EAST, 60 FEET TO THE TRUE POINT OF BEGINNING.

SITE DATA:

SITE LOCATION:	112XX 132nd AVE NE
TAX PARCEL NO:	3426059071
TOTAL SITE AREA:	472,747 SF (10.85 ACRES)
NUMBER OF LOTS:	1
PROPOSED DENSITY:	19 UNITS
ZONING:	R–4 & R–1
EXISTING USE:	VACANT
PROPOSED USE	RESIDENTIAL
SEWER/WATER:	CITY OF REDMOND
POWER/GAS:	PUGET SOUND ENERGY (PSE)
TELEPHONE SERVICE:	VERIZON
CABLE TV:	COMCAST
FIRE DISTRICT:	CITY OF REDMOND
SCHOOL DISTRICT:	LAKE WASHINGTON #414

LEGEND

- BOUNDARY LINE
- BUILDING SETBACK LINE (BSBL)
- 15' BSBL PER GEOTECH REPORT
- TOP OF SLOPE (APPROX.)
- 40' / 25' — PROPOSED 1,000 SF BUILDING FOOTPRINT
- PROPOSED GARAGE FOOTPRINT
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED PARKING AREA
- PROPOSED "COMMONS" (LAWN)

AREA OF DISTURBANCE CALCULATIONS:

	S.F.	%
TOTAL SITE AREA:	472,747	100
ESTIMATED AREA OF DISTURBANCE: (TO GEOTECH RECOMMENDED 15' BSBL)	138,463	28.87

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JOHN E. RUBENKONIG, ASLA
PROJECT MANAGER:
J. RUBENKONIG
DESIGNED:
R. LANG
CADD:
K. PETERSON
CHECKED:
04-27-07
DATE:
PP2MISC164
FILE NAME:

CONCEPTUAL PLANNED RESIDENTIAL DEVELOPMENT SITE PLAN

BERGSTROM / OLSSON / WALTER PRD

CITY OF REDMOND WASHINGTON

5-14-07

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JOHN E. RUBENKONIG
CERTIFICATE NO. 574
STAMP NOT VALID UNLESS SIGNED AND DATED

PETERSON CONSULTING ENGINEERS
4010 Lake Washington Blvd. N.E., Suite 300
Kirkland, WA 98033
Tel (425) 827-5874
Fax (425) 822-7216

JOB NUMBER MISC-0164

SHEET NUMBER 1 OF 2

H:\Projects\MISC0164\SHD\DWG\PP2MISC164.dwg MAY 16 2007 13:57:28 (MPB) (C) PCE