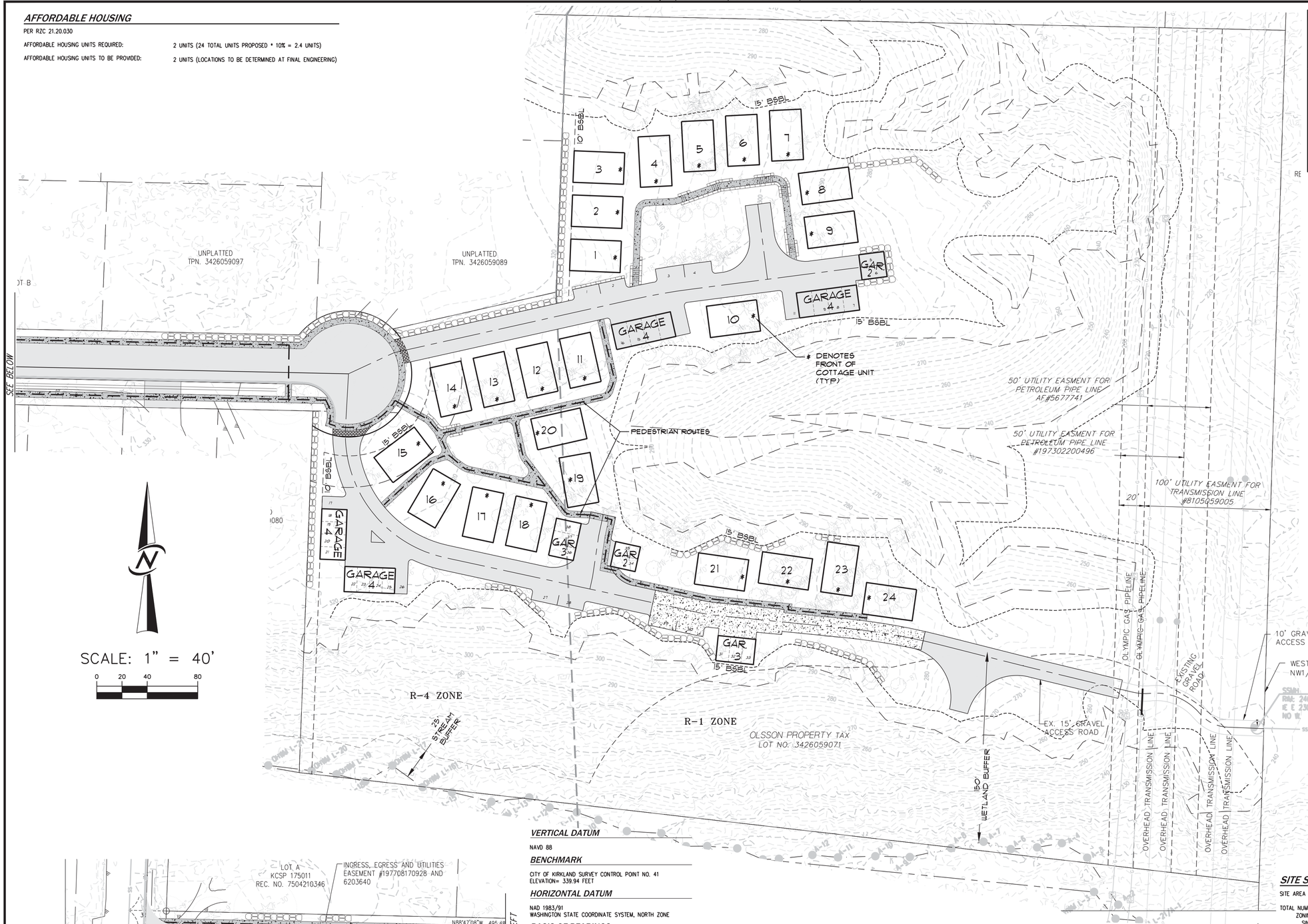
NW 1/4, SEC. 35, TWP. 26 N., RGE. 5 E., W.M.

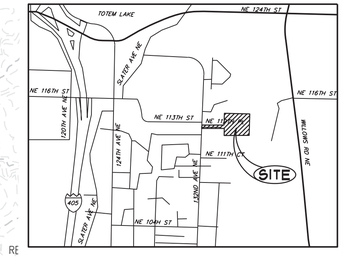
AFFORDABLE HOUSING

PER RZC 21.20.030

AFFORDABLE HOUSING UNITS REQUIRED: 2 UNITS (24 TOTAL UNITS PROPOSED * 10% = 2.4 UNITS)

AFFORDABLE HOUSING UNITS TO BE PROVIDED: 2 UNITS (LOCATIONS TO BE DETERMINED AT FINAL ENGINEERING)





VICINITY MAP
1" = 1500'

OWNER

ME BERGSTROM L.L.C.
P.O. BOX 2052
KIRKLAND, WA 98083

APPLICANT

WILMOOR DEVELOPMENT
16981 REDMOND WAY
REDMOND, WA 98052
(425)885-2287
CONTACT: GREG WILSON

ENGINEER/PLANNER/SURVEYOR

CORE DESIGN, INC.
14711 NE 29TH PLACE, SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: LAFE B. HERMANSEN (PLANNER)
GINA R. BROOKS, P.E. (ENGINEER)
KENNETH W. SHIPLEY, P.L.S. (SURVEYOR)

DENSITY CALCULATIONS

R-1

GROSS SITE AREA:	364,625 S.F. (8.37 ± AC.)	
LOTS ALLOWED:	8 DU	*(8.37 * 1)*
LOTS ALLOWED COTTAGE:	14 DU	*<1,000SF (8*1.75)*

R-4

GROSS SITE AREA:	108,127 S.F. (1.92 ± AC.)	
LOTS ALLOWED:	8 DU	*(1.92 * 4 = 7.68)*
LOTS ALLOWED COTTAGE:	13 DU	*<1,000SF (8 * 1.75)*

SETBACKS

	CODE	PROPOSED
FRONT	15'	15'
PERIMETER	10'	10'
MIN. DISTANCE BETWEEN STRUCTURES	10'	

SHEET INDEX

C1.01	COVER SHEET & SITE PLAN
C1.02	BOUNDARY & TOPOGRAPHIC SURVEY
C3.01	PRELIMINARY TRANSPORTATION AND GRADING PLAN
C4.01	PRELIMINARY UTILITY & FIRE PLAN
C4.21	TRANSPORTATION PLAN: ROAD PROFILES
C4.22	TRANSPORTATION PLAN: ROAD PROFILES
L1.01	TREE PRESERVATION PLAN
L2.01	COMPOSITE LANDSCAPE PLAN
L2.02	LANDSCAPE PLAN
L2.03	LANDSCAPE SCHEDULE
L2.31	LANDSCAPE DETAILS

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF KIRKLAND SURVEY CONTROL POINT NO. 41
ELEVATION= 339.94 FEET

HORIZONTAL DATUM

NAD 1983/91
WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE

BASIS OF BEARINGS

N02°11'16"E ALONG THE WEST LINE OF THE NW1/4 SECTION 34, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. BETWEEN THE FOUND NORTHWEST CORNER OF SAID SECTION, CITY OF KIRKLAND SURVEY CONTROL POINT NO. 41, AND THE FOUND WEST QUARTER CORNER OF SAID SECTION, CITY OF KIRKLAND SURVEY CONTROL POINT NO. 36.

REFERENCES

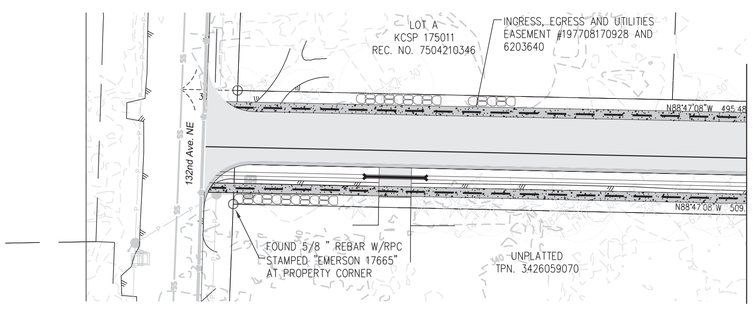
1. RECORD OF SURVEY FOR KJELL OLSSON DATED SEPTEMBER 11, 2004, RECORDED IN VOLUME 176 OF SURVEYS, PAGE 261, UNDER KING COUNTY RECORDING NO. 20040914900005.

LEGAL DESCRIPTION

SEE REFERENCE 1.

RESTRICTIONS

NO TITLE PROVIDED



NOTES

1. THIS SURVEY IS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE BOUNDARY LINES SHOWN HEREON ARE FROM RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 20040914900005 (REF. 1). CORE DESIGN INC. HAS CONDUCTED NO INDEPENDENT BOUNDARY OR TITLE RESEARCH FOR THE CONSTRUCTION OF SAID BOUNDARY, AND CAN ONLY GUARANTEE ITS ACCURACY TO THE EXTENT PROVIDED BY SAID RECORD OF SURVEY.
3. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 9, 2013. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST AND SEPTEMBER, 2013.
4. PROPERTY AREA = 472,751± SQUARE FEET (10.8529± ACRES).
5. ALL DISTANCES ARE IN FEET ON THE GROUND. TO OBTAIN GRID DISTANCES MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINATION FACTOR OF 0.999956021.
6. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
7. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
8. CONTOURS WERE DERIVED FROM DATA SOURCED FROM KING COUNTY GIS.

SITE STATISTICS

SITE AREA - 8.37 AC. (472,752± S.F.) (TOTAL SITE)

TOTAL NUMBER OF UNITS - 24 (TOTAL SITE)
ZONING: SINGLE FAMILY URBAN (R-4)
SINGLE FAMILY CONSTRAINED (R-1)

	CODE REQ'D	PROVIDED
TOTAL NUMBER OF DWELLING UNITS		24
MAXIMUM BUILDING HEIGHT	18'	
MAXIMUM LOT COVERAGE	40%	
MAXIMUM IMPERVIOUS SURFACE	60%	
MINIMUM OPEN SPACE	9,600 SF *(400 SF PER COTTAGE)*	
IBC CONSTRUCTION TYPE	TYPE II, SPRINKLED	
PARKING *(1.5/UNIT MIN, 2/UNIT MAX)*	36	38

TAX PARCEL NUMBERS: 3426059071

WATER AND SEWER PROVIDED BY CITY OF REDMOND

NOTE: ALL UNITS SHALL HAVE CITY APPROVED FIRE SPRINKLER SYSTEMS.

NOTE: THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2012 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	12/12/13
2	REVISED PER CITY COMMENTS	3/13/14
3	REVISED PER CITY COMMENTS	3/4/15
4	REVISED PER CITY COMMENTS	6/2/15
5	REVISED PER CITY COMMENTS	6/29/15
6	SEWER REVISION	10/5/15

GINA R. BROOKS, WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

10-5-2015

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

COVER SHEET & SITE PLAN
ROSE HILL COTTAGES
WILMOOR DEVELOPMENT
16981 REDMOND WAY
REDMOND, WA 98052

DATE	DECEMBER, 2013	
DESIGNED	GINA R. BROOKS, P.E.	
DRAWN		
APPROVED	LAFE HERMANSEN	PROJECT MANAGER

SHEET C1.01 OF 11

PROJECT NUMBER 13060

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