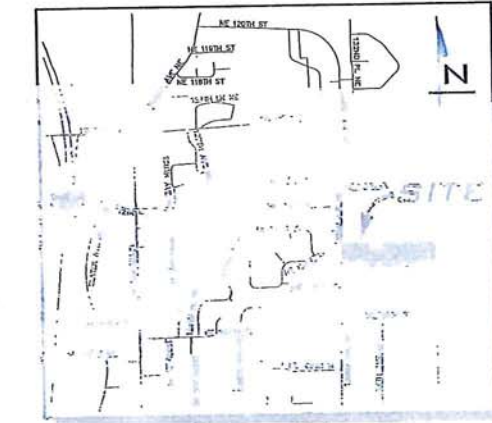
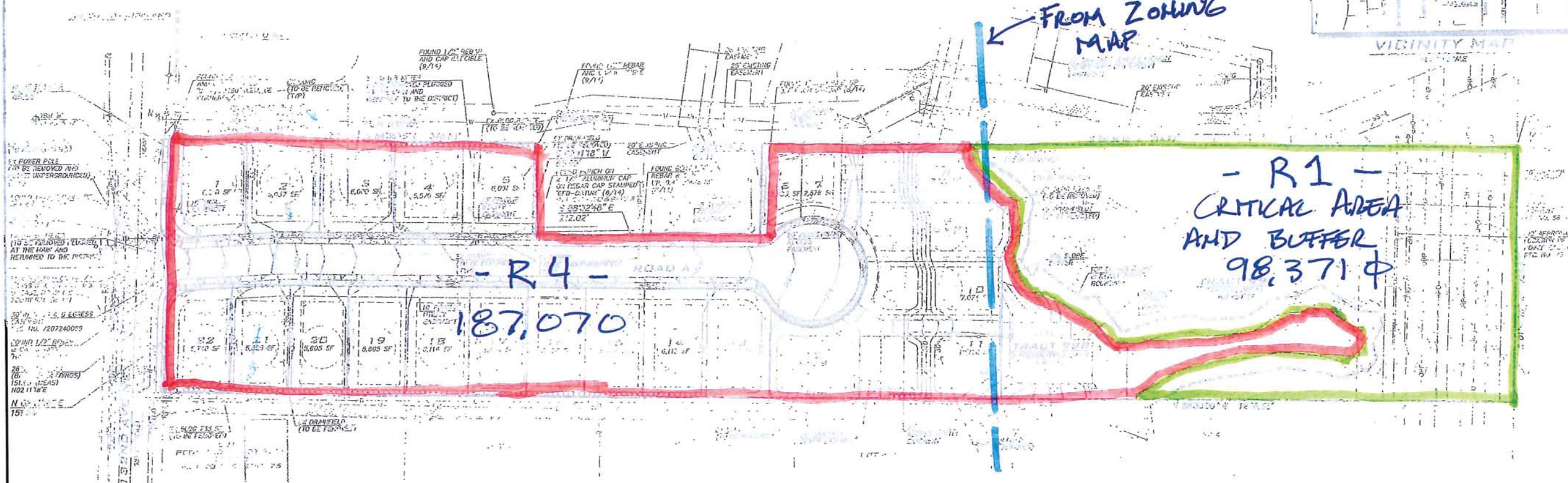


NW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.
TERRENE AT 132ND AVE NE
 GREEN INFRASTRUCTURE INCENTIVE PROGRAM



B
BLUELINE
 LE: [REDACTED]
 PROJECT MANAGER: [REDACTED]
 PROJECT ENGINEER: [REDACTED]
 DESIGNER: [REDACTED]
 DATE: [REDACTED]



| PROJECT SUMMARY TABLE | | R-1 & R-4 |
|---------------------------------|--|----------------------|
| & NET BUILDABLE AREA | | |
| A. 1 | GRASSY SITE AREA IN SQUARE FEET | 385,441 SF (8.55 AC) |
| 2 | P. 1 GROSS AREA IN SQUARE FEET | 98,371 SF (2.26 AC) |
| 3 | A-GROSS AREA IN SQUARE FEET | 187,070 SF (4.29 AC) |
| B. | SENSITIVE VEGETATION AND BUFFER, IN SQUARE FEET | 98,371 SF (2.26 AC) |
| C. | SURFACE WATER AREAS DEDICATED TO PUBLIC USE IN COMMUNITY | 8,915 SF (0.20 AC) |
| D. | AREA OF PUBLIC UTILITY OR PRIVATE STREETS AND HOVSEL CORRIDORS | 27,450 SF (0.63 AC) |
| E. | PARKS AND OTHER SPACE DEDICATED TO PUBLIC USE | 0,519 SF (0.12 AC) |
| F. | ABOVE GROUND PUBLIC FACILITIES | NA |
| G. | LOT AREA FOR EACH ZONE (A1-B4) (MINIMUM LOT AREA REQUIRED) | 140,232 SF (3.21 AC) |
| H. | MINIMUM LOT AREA (A1-B4) (MINIMUM LOT AREA REQUIRED) | 10,27 DU |
| I. | MINIMUM DENSITY (A1-B4) (MINIMUM DENSITY REQUIRED) | 10.27 DU |
| J. | MINIMUM DENSITY (R-1) (MINIMUM DENSITY REQUIRED) | 17.35 DU |
| K. | AFFORDABLE HOUSING UNITS REQUIRED (MINIMUM MAX DENSITY = AFFORDABLE DENSITY) | 2.99 DU |
| | MINIMUM AFFORDABLE DENSITY (MINIMUM AFFORDABLE DENSITY) | 2.99 DU |
| | LARGEST PROPOSED LOT SIZE | 10,170 SF |
| | SMALLEST PROPOSED LOT SIZE | 2,500 SF |
| | TOTAL OPEN SPACE (RESERVED OFF (SEE OPEN SPACE IN OTHER COULATIONS)) | 275,000 SF (6.28 AC) |
| | TOTAL ACTIVE BUILDING FOOTPRINT SPACE (IF APPLICABLE) | 79 |

NOTE
 SEE SHEET OP-01 FOR OPEN SPACE CALCULATIONS.
 LOTS 6 AND 7 ARE PROPOSED TO CONTAIN 1 AFFORDABLE HOUSING UNIT EACH.
 AVERAGE LOT SIZE REDUCED FROM 7,000 SF TO 5,920 SF (15%) USING 2 CREDITS PER COR TABLE 21.67.0402, GREEN BUILDING INCENTIVE PROGRAM. THE PROJECT IS RETAINING GREATER THAN 30% OF NATIVE VEGETATION, AND THEREFORE ACQUIRES 2 CREDITS PER TECHNIQUE 14 IN TABLE 21.67.0402.

PROJECT TEAM

| | | |
|---|--|--|
| OWNER TERRENE AT 132ND AVE NE 520 9TH ST NE REDMOND, WA 98073 (425) 226-1111 WWW.TERRENE.COM EMAIL: INFO@TERRENE.COM | SURVEYOR AND SURVEY AND MAPPING 10010 1ST ST SE SEATTLE, WA 98148 (206) 835-5100 WWW.SURVEYOR.COM EMAIL: INFO@SURVEYOR.COM | ARCHITECT TREE STRUCTURE 10010 1ST ST SE SEATTLE, WA 98148 (206) 835-5100 WWW.TREESTRUC.COM EMAIL: INFO@TREESTRUC.COM |
| CIVIL ENGINEER THE BLUELINE GROUP 25 CENTRAL AVENUE REDMOND, WA 98073 (425) 226-1111 WWW.BLUELINEGROUP.COM EMAIL: INFO@BLUELINEGROUP.COM | GEOTECHNICAL ENGINEER EARTH SOLUTIONS 1805 13TH AVE SE SEATTLE, WA 98148 (206) 445-1111 WWW.EARTH-SOLUTIONS.COM EMAIL: INFO@EARTH-SOLUTIONS.COM | |

SHEET INDEX

| | | |
|---------------|--------|-------------------------|
| 1A | CV-01A | COVER SHEET & SITE PLAN |
| 1B | LV-01B | COVER SHEET & SITE PLAN |
| GENERAL NOTES | | |
| 2 | OP-01 | OPEN SPACE PLAN |
| 3A | TP-01A | TRANSPORTATION PLAN |
| 3B | TP-01B | TRANSPORTATION PLAN |
| GENERAL NOTES | | |
| 4 | RP-01 | ROAD PROFILE |
| 5 | XS-01 | VAULT SECTIONS |
| 6 | UT-01 | UTILITY PLAN |
| 7 | FP-01 | FIRE PLAN |
| 8 | GP-01 | GRADING PLAN |
| 9 | TP-01 | TREE PRESERVATION PLAN |
| L-01 | | LANDSCAPE PLAN |
| L-02 | | LANDSCAPE PLAN |
| L-03 | | LANDSCAPE PLAN |

LEGEND

| PROPOSED FEATURES | EXISTING FEATURES |
|---------------------------------|---------------------------------|
| --- ADJACENT LOT PARCEL LINE | --- ADJACENT RIGHT-OF-WAY/ALIAS |
| --- CASEMENT | --- CASEMENT |
| --- SURFACE FEATURES | --- SURFACE FEATURES |
| --- BUILDING FOOTPRINT | --- BUILDING FOOTPRINT |
| --- 10' CONTOURS | --- 10' CONTOURS |
| --- 2' CONTOURS | --- 2' CONTOURS |
| --- STORM DRAIN PIPE | --- STORM DRAIN PIPE |
| --- SEWER MAIN | --- SEWER MAIN |
| --- WATER MAIN | --- WATER MAIN |
| --- FURNACE POWER LINE | --- FURNACE POWER LINE |
| --- GAS MAIN | --- GAS MAIN |
| --- GROUND TELEPHONE LINE | --- GROUND TELEPHONE LINE |
| --- CURB LINE | --- CURB LINE |
| --- LIMITS OF DISBURGANCE (LOD) | --- LIMITS OF DISBURGANCE (LOD) |
| --- WIRE FENCE | --- WIRE FENCE |
| --- BOARD FENCE | --- BOARD FENCE |
| --- BENCH OR SKULE | --- BENCH OR SKULE |
| --- REMAINING WALL | --- REMAINING WALL |
| --- CATCH BASIN, TYPE I | --- CATCH BASIN, TYPE I |
| --- CATCH BASIN, TYPE II | --- CATCH BASIN, TYPE II |
| --- SEWER CLEANOUT | --- SEWER CLEANOUT |
| --- MANHOLE | --- MANHOLE |
| --- PIPE FLOW | --- PIPE FLOW |
| --- ASPHALT | --- ASPHALT |
| --- CONCRETE | --- CONCRETE |
| --- GRAVEL | --- GRAVEL |

UNDERGROUND UTILITY NOTE
 UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE AND DEPTH IS ACCURATE. ANY CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING BEFORE CROSSING, INTERFERING OR CONNECTING TO IT. PRIOR TO TRENCHING OR EXCAVATING FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF EXISTING UTILITIES AND ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE CONSTRUCTION.

COVER SHEET & SITE PLAN
 TERRENE AT 132ND AVE NE
 PRELIMINARY PLAN
 2015050807
 CITY OF REDMOND
 5/15/15
 DRAWING NUMBER: 171
 SHEET NAME: CV-01A
 1 OF 9

22034
 May 18, 2015 8:46am - User: cadswalk
 E:\Projects\141710\DWG\Drawn\Pre\141710-CV-01A.dwg
 © 2015 THE BLUELINE GROUP