

EDGEWOOD WEST PRELIMINARY PLAT

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF REDMOND, KING COUNTY, WASHINGTON

JUNE 2015
(FINAL PREP SUBMITTAL)

PROJECT SUMMARY TABLE & NET BUILDABLE AREA CALCULATION TABLE:

A	GROSS SITE AREA IN SQUARE FEET	500,940
B	SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	20,811
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	30,862
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	103,680
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	10,341
F	ABOVE GROUND PUBLIC FACILITIES	N/A
G	TOTAL FOR EACH ZONE (A1-(B+C+D+E+F))= NET BUILDABLE AREA	335,246
H	MINIMUM DENSITY (G x MIN. DENSITY % (80%) x 4 DU/AC) = MIN. DENSITY	25
I	MAXIMUM DENSITY (500,940 x 4 / 43,560)	46 DU
J	AFFORDABLE HOUSING UNITS REQUIRED (10% of Total Units)	5 DU
	AVERAGE LOT SIZE (MINIMUM AVERAGE LOT SIZE = 5,950 SF*)	6,508 SF
	LARGEST PROPOSED LOT SIZE	12,036 SF
	SMALLEST PROPOSED LOT SIZE	3,658 SF
	TOTAL OPEN SPACE, IN SQUARE FEET (SEE OPEN SPACE PLAN FOR CALCULATIONS)	100,188 SF (2.3 AC)
	TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	N/A

* Green Building Incentives (10% Reduction in Impervious Area and Drought Tolerant Landscaping)

PROJECT INFORMATION

SECTION/TOWNSHIP/RANGE: NW 1/4, SE 1/4, SEC. 25/ TWP 26N. / RANGE 5E, W.M.
 SITE LOCATION: EAST OF 172ND AVENUE NE & 122ND STREET NE, REDMOND, WA 98054
 TAX PARCEL NO.: 252605-9033
 GROSS SITE AREA: 11.5 ACRES (500,940 SQ FT)
 PROPOSED USE: DETACHED - SINGLE FAMILY
 EXISTING ZONING: R-4 (4 DU/ ACRE)
 NUMBER OF LOTS: 50 LOTS
 DWELLING UNITS PROPOSED: 47 SINGLE FAMILY DETACHED UNITS (MARKET RATE)
 3 AFFORDABLE HOUSING LOTS. INCLUDES 5 UNITS - 1 SINGLE FAMILY AND 1 DUPLEX (WITH 2 - 50% MARKET RATE UNITS)
 AVERAGE LOT SIZE: 6,508 SF (5,590 SF ALLOWED WITH GREEN BUILDING INCENTIVES)
 AFFORDABLE HOUSING UNIT COMPLIANCE: RZC 21.20.030 GENERAL REQUIREMENTS
 COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY URBAN
 MINIMUM DENSITY: 25 UNITS
 NET BUILDABLE AREA: 7.7 ACRES (335,246 SQ FT)
 WATER: CITY OF REDMOND
 SEWER: CITY OF REDMOND
 PROPOSED UBC: TYPE V-N
 CONSTRUCTION TYPE: TYPE V-N
 SCHOOL: LAKE WASHINGTON SCHOOL DISTRICT #414
 FIRE DISTRICT: CITY OF REDMOND FIRE AND RESCUE
 GAS / POWER SOURCE: PUGET SOUND ENERGY (PSE)
 REFUSE: WASTE MANAGEMENT
 SETBACKS: 15' FRONT, 5'/10' SIDE INTERIOR (15' TOTAL)
 10' REAR / 18' GARAGE / 15' SIDE STREET
 BUILDING SEPARATION: 15' MINIMUM
 OPEN SPACE WIDTH: 15' MINIMUM
 REQUIRED/PROPOSED OPEN SPACE: 20% OF TOTAL LOT AREA
 LOT COVERAGE (STRUCTURE): 35% OF TOTAL LOT AREA
 IMPERVIOUS SURFACE: 60% OF TOTAL LOT AREA
 BUILDING HEIGHT: 35' (MAXIMUM)
 LANDSCAPE BUFFER (BACK OF LOT): 5' WIDE EASEMENT
 GREEN BUILDING: 10% REDUCTION IN IMP. SURFACE/DROUGHT TOLERANT LANDSCAPING
 GREEN INCENTIVE TECHNIQUE:
 GREEN BUILDING INCENTIVE: 15% LOT SIZE REDUCTION (2 POINTS REQUIRED)

OWNER / APPLICANT:

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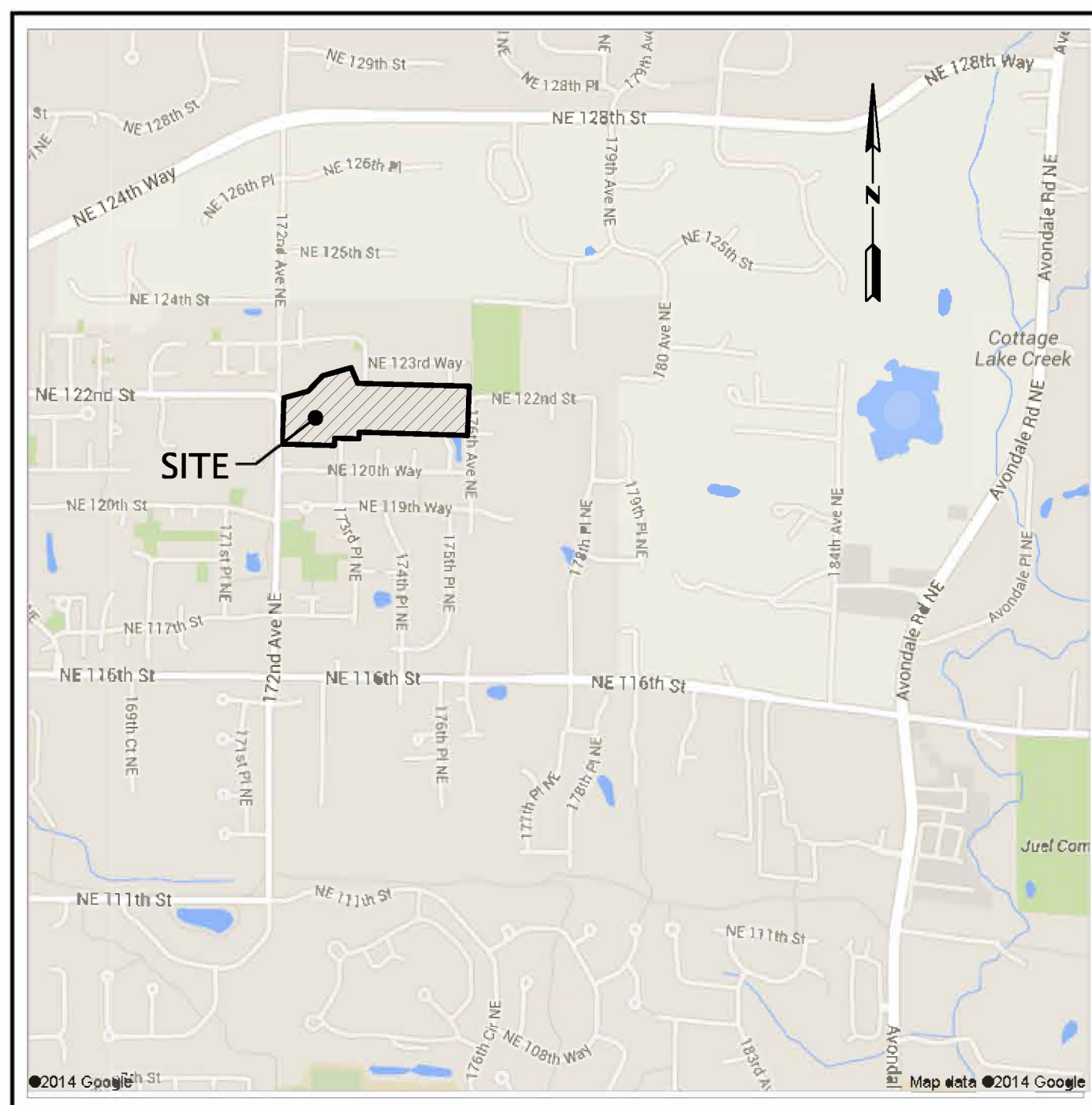
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VICINITY MAP
N.T.S.

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