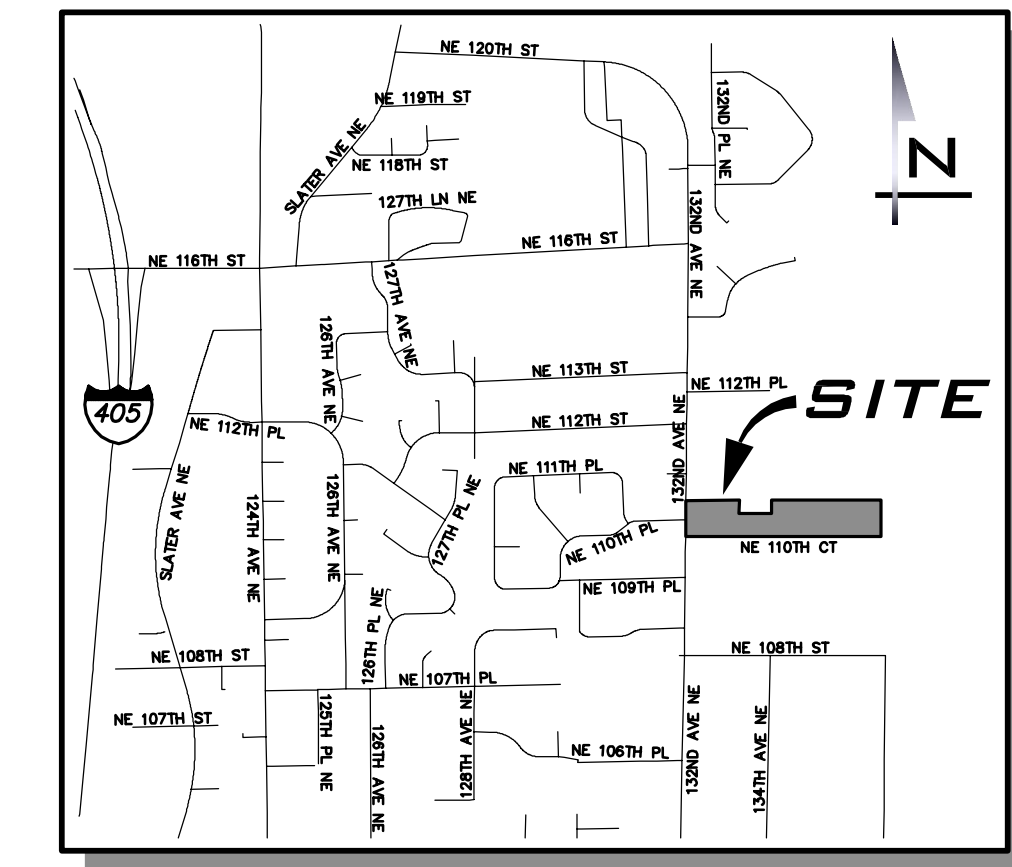
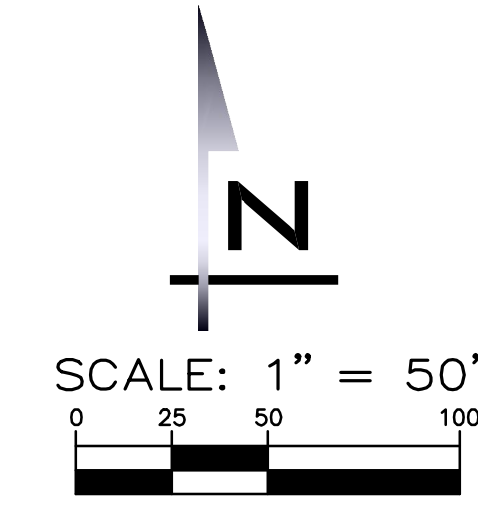


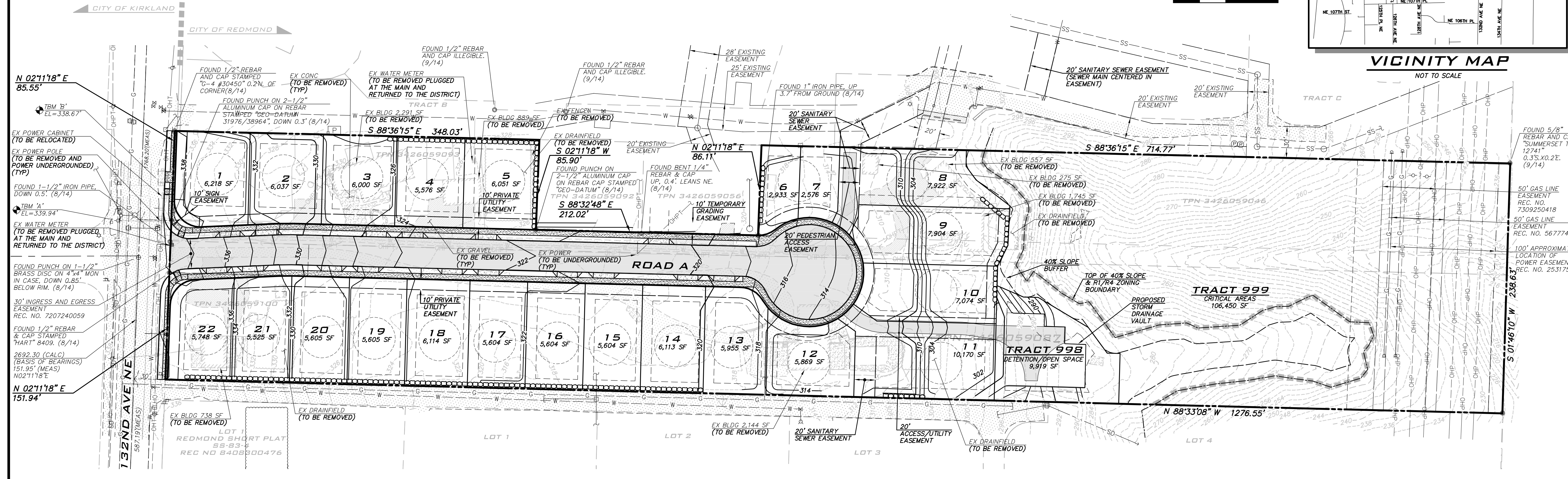
NW 1/4, SEC 34, TWP 26N, RGE 5E, W.M.

# TERRENE AT 132ND AVE NE GREEN INFRASTRUCTURE INCENTIVE PROGRAM



**BLUELINE**

SCALE: AS NOTED  
 PROJECT MANAGER: TODD A. OBERG, PE  
 PROJECT ENGINEER: TODD A. OBERG, PE  
 DESIGNER: CHRISTOPHER WISCOMB  
 ISSUE DATE: 5/18/2015



PROJECT SUMMARY TABLE R-1 & R-4 & NET BUILDABLE AREA		
A. 1	GROSS SITE AREA IN SQUARE FEET	285,441 SF (6.55 AC)
2	R-1 GROSS AREA IN SQUARE FEET	98,371 SF (2.26 AC)
3	R-4 GROSS AREA IN SQUARE FEET	187,070 SF (4.29 AC)
B.	SENSITIVE AREA(S) AND BUFFER, IN SQUARE FEET	98,371 SF (2.26 AC)
C.	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	9,919 SF (0.23 AC)
D.	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	37,250 SF (0.85 AC)
E.	PARKS AND OPENS SPACE DEDICATED OR HELD IN COMMON	9,919 SF (0.23 AC)
F.	ABOVE GROUND PUBLIC FACILITIES	NA
G.	TOTAL FOR EACH ZONE (A1-{B+C+D+E+F})= NET BUILDABLE AREA	140,022 SF (3.21 AC)
H.	MINIMUM DENSITY (G x MIN. DENSITY % x 4 DU/AC) = MIN. DENSITY	10.27 DU
I.	MAXIMUM DENSITY (187,070 X 4 / 43,560)	17.18 DU
J.	R-1 TRANSFER BONUS (98,371 X 1 / 43,560 X 150%)	3.39 DU
K.	AFFORDABLE HOUSING UNITS REQUIRED (A+B)x10% MAX DENSITY = A+B+2 AFFORDABLE BONUS UNITS	2.06 DU
	TOTAL	22.57 DU
	AVERAGE LOT SIZE (MINIMUM AVERAGE LOT SIZE = 5,950 SF*)	5,992 SF
	LARGEST PROPOSED LOT SIZE	10,170 SF
	SMALLEST PROPOSED LOT SIZE	2,576 SF
	TOTAL OPEN SPACE, IN SQUARE FEET (SEE OPEN SPACE PLAN FOR CALCULATIONS)	135,008 SF (3.10 AC)
	TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	NA

**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 5,950 SF (15%) USING 2 CREDITS PER COR TABLE 21.67.040B, GREEN BUILDING INCENTIVE PROGRAM. THE PROJECT IS RETAINING GREATER THAN 30% OF NATIVE VEGETATION, AND THEREFORE ACQUIRES 2 CREDITS PER TECHNIQUE #4 IN TABLE 21.67.040A.

**PROJECT TEAM**

**OWNER**  
 TERRENE AT RH 132ND, LLC  
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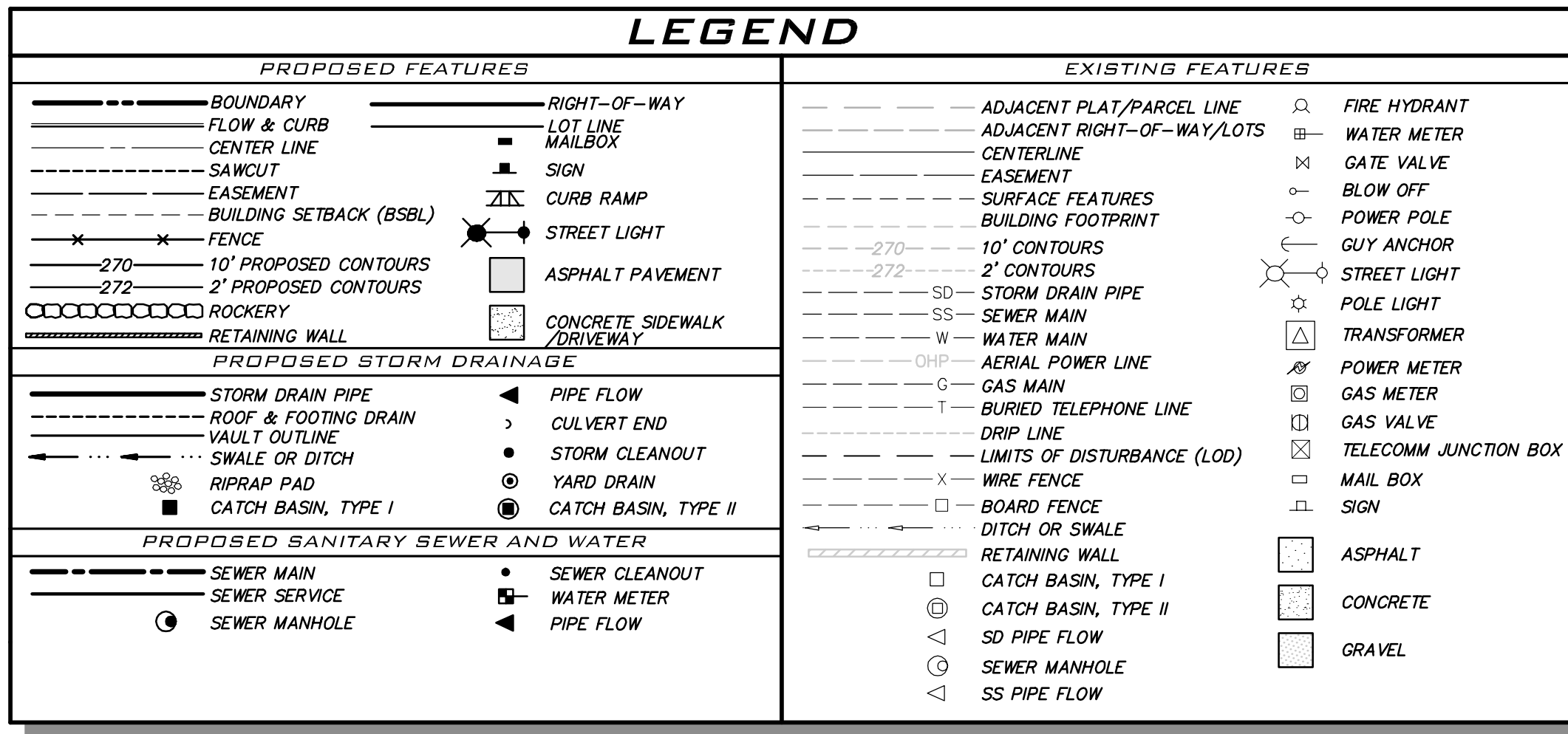
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 EMAIL: RAY.COGLAS@EARTHSOLUTIONSNW.COM

**SHEET INDEX**

1A	CV-01A	COVER SHEET & SITE PLAN
1B	CV-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	TR-01	TREE PRESERVATION PLAN
L-01	LANDSCAPE PLAN	
L-02	LANDSCAPE PLAN	
L-03	LANDSCAPE PLAN	



**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 MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

NO	DATE	BY	REVISIONS

**COVER SHEET & SITE PLAN**  
**TERRENE AT 132ND AVE NE**  
**PRELIMINARY PLAT**  
 3426059087  
 WASHINGTON  
 CITY OF REDMOND

5/18/15  
 JOB NUMBER:  
**14-171**  
 SHEET NAME:  
**CV-01A**  
 SHT **1A** OF **9**

22-234  
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