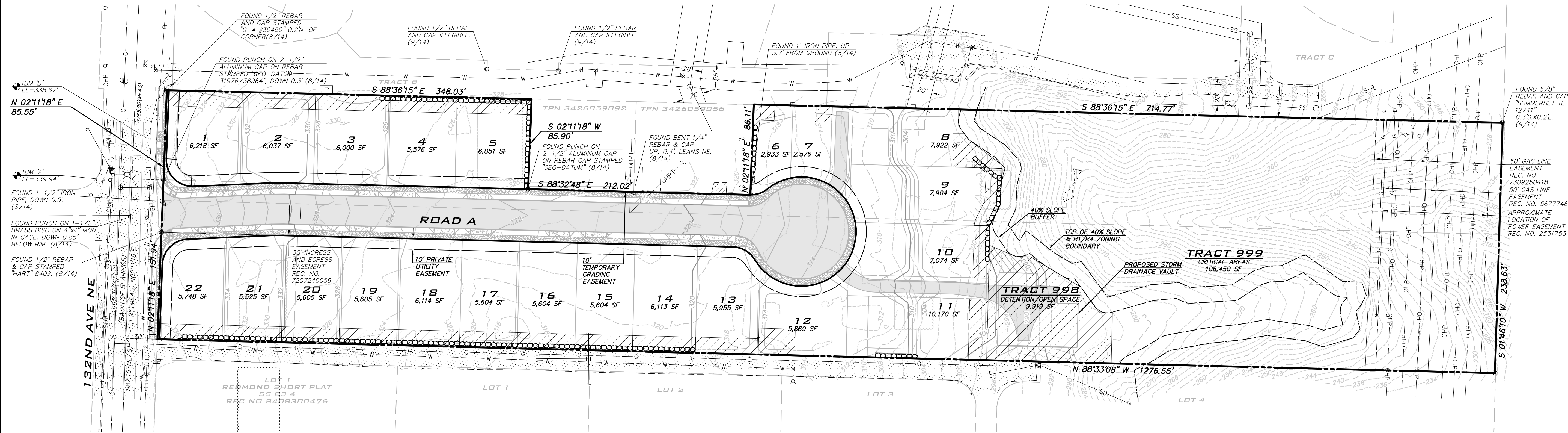
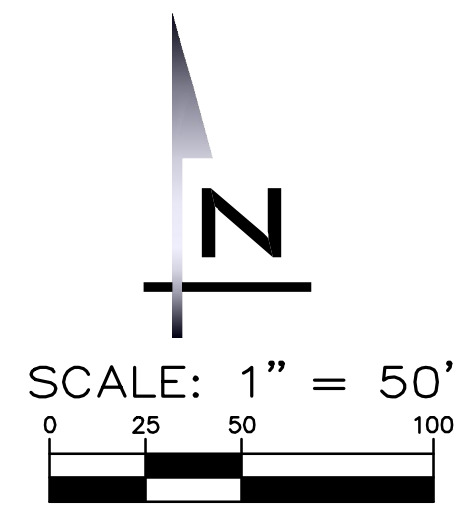


SCALE: AS NOTED
 PROJECT MANAGER: TODD A. OBERG, PE
 PROJECT ENGINEER: TODD A. OBERG, PE
 DESIGNER: CHRISTOPHER WISCOMB
 ISSUE DATE: 6/3/2015



NO.	DATE	BY	REVISIONS

OPEN SPACE PLAN
 TERRENE AT 132ND AVE NE
 PRELIMINARY PLAT
 3426059087
 CITY OF REDMOND WASHINGTON

LOT #	AREA	REQUIRED MIN OPEN SPACE (10%)	REDUCTION FROM AVERAGE LOT SIZE 5,950 SF *
1	6,218	622 (1,052) PROVIDED	0
2	6,037	604 (1,050) PROVIDED	0
3	6,000	600 (1,050) PROVIDED	0
4	5,576	558 (975) PROVIDED	374
5	6,051	605 (1,064) PROVIDED	0
6	2,933	293 (302) PROVIDED	3,017
7	2,576	258 (272) PROVIDED	3,374
8	7,922	792 (938) PROVIDED	0
9	7,904	790 (870) PROVIDED	0
10	7,074	707 (750) PROVIDED	0
11	10,170	1017 (1,023) PROVIDED	0
12	5,869	587 (875) PROVIDED	81
13	5,955	596 (900) PROVIDED	0
14	6,113	611 (900) PROVIDED	0
15	5,604	560 (825) PROVIDED	346
16	5,604	560 (825) PROVIDED	346
17	5,604	560 (825) PROVIDED	346
18	6,114	611 (900) PROVIDED	0
19	5,605	561 (825) PROVIDED	345
20	5,605	561 (825) PROVIDED	345
21	5,525	553 (825) PROVIDED	425
22	5,748	575 (918) PROVIDED	202
TOTAL	131,807	13193 (18,639) PROVIDED	9,201

OPEN SPACE CALCULATION

TRACT 998: 9,919 SF (8,455 SF EXCLUDING PAVEMENT)
 TRACT 999: 106,450 SF
 LOT-BY-LOT OPEN SPACE: 19,740 SF
 136,109 SF (TOTAL OPEN SPACE)
 TOTAL SITE AREA: 285,441 SF
 TOTAL LOT AREA: 131,821 SF
 10% OF 131,821: 13,182 SF MIN LOT-BY-LOT OPEN SPACE REQUIRED (RZC 21.08.170.L.2.b)
 20% OF 285,441: 57,088 SF MIN TOTAL OPEN SPACE REQUIRED (RZC 21.08.060.C)
 25% OF 57,088: 14,272 SF MIN OPEN SPACE OUTSIDE STEEP SLOPES, BUFFERS, AND SLOPED AT 10% OR LESS REQUIRED (RZC 21.08.170.L.2.c.ii)
 28,558 SF PROVIDED (50% OF MIN TOTAL OPEN SPACE) (LOT-BY-LOT + TRACT 998)

OPEN SPACE OUTSIDE: CRITICAL AREA/BUFFER

GREEN BUILDING AND GREEN INFRASTRUCTURE INCENTIVE PROGRAM NOTE

THE PROJECT CLAIMS 2 INCENTIVE POINTS FOR PRESERVING 30% OF THE SITE AS NATURAL VEGETATION (99,793 SF OF THE TOTAL 300,102 SF SITE AREA WILL REMAIN UNDISTURBED), AND 1 INCENTIVE POINT FOR DROUGHT TOLERANT LANDSCAPING. THE PROJECT APPLIES 3 INCENTIVE POINTS TO QUALIFY FOR 25% LOT SIZE REDUCTION PER COR TABLE 21.64.040B, REDUCING THE MINIMUM AVERAGE LOT SIZE FROM 7,000 SF (R4) TO 5,250 SF.

* AVERAGE LOT SIZE REDUCED FROM 7,000 SF TO 5,950 SF (BY 15%) USING 2 CREDITS
 PER COR TABLE 21.67.040B, GREEN BUILDING INCENTIVE PROGRAM



6/3/15
 JOB NUMBER: 14-171
 SHEET NAME: OP-01