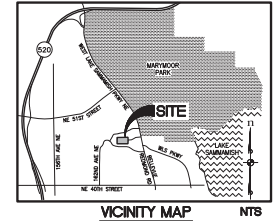
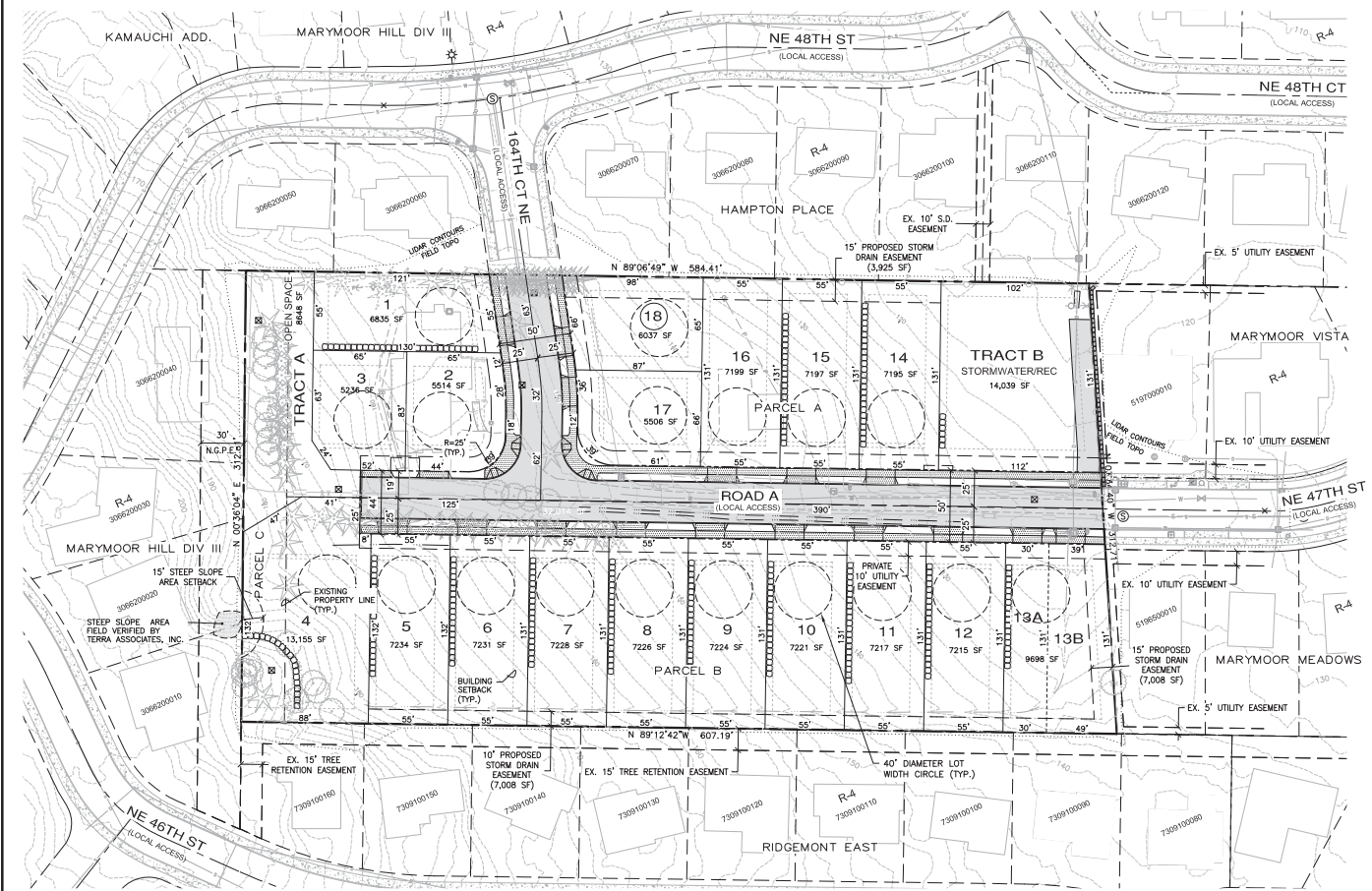


DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



SITE DATA
 SITE ADDRESS: 16410 NE 47TH ST, REDMOND, WA 98052
 PARCEL NUMBERS: PARCEL A: 555630-0067, -0068; PARCEL B: 555630-0069; PARCEL C: 164TH AVE NE R/W
 GROSS SITE AREA: 186,067 S.F. (4.27 AC.)
 NET BUILDABLE AREA: 130,852 SF (3.00 AC)
 ZONING: R-4 (RESIDENTIAL - 4 D.U./AC.)
 NEIGHBORHOOD: IDYLWOOD
 EXISTING USE: SINGLE-FAMILY HOME AND BARN - TO BE REMOVED
 PROPOSED USE: 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

DEVELOPMENT STANDARDS (R-4)
 DENSITY: BASE: 4.27 AC. x 4 DU/AC = 17 LOTS
 2 AFFORDABLE UNITS (13A/13B) = 1 ADDITIONAL MARKET RATE LOT
 TOTAL LOTS = 18 LOTS
 MINIMUM: 3.00 AC. x 4 DU/AC x 80% = 10 LOTS
 MIN. AVG. LOT SIZE: 7,000 SF
 MINIMUM LOT WIDTH: 40' DIAMETER CIRCLE
 BUILDING SETBACKS: FRONT AND SIDE STREET: 15'; GARAGE: 18'
 SIDE INTERIOR: 5'/10' (15' TOTAL); REAR: 10'
 BUILDING HEIGHT: 35'
 OPEN SPACE: 20% OF LOT
 IMPERVIOUS COVERAGE: 60% OF LOT
 BUILDING COVERAGE: 35% OF LOT
 PARKING: 2.0 PER DU REQUIRED
 AFFORDABLE HOUSING: 10% (18 LOTS x 10% = 2 UNITS) - LOT 13
 TREE RETENTION REQ'D: 35% OF EXISTING SIGNIFICANT TREES

OWNER/APPLICANT
 DUKE'S LANDING, LLC
 227 BELLEVUE WAY NE #174
 BELLEVUE, WA 98004
 (425) 941-1059
 CONTACT: TERRY CAFFEY
 EMAIL: TERRY@DUKESLANDING.COM

SURVEY/PLANNER/ENG.
 ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, SUITE 205
 FEDERAL WAY, WA 98003
 (206) 843-1723
 CONTACT: ERIC LABRIE, A.L.C.P.
 EMAIL: ERIC.LABRIE@ESMCIVIL.COM

ARBORIST
 WASHINGTON FORESTRY CONSULTANTS, INC.
 1919 YELM HIGHWAY, S.E.
 OLYMPIA, WA 98501
 (360) 943-1723
 CONTACT: GALEN WRIGHT, ACF, ASCA
 EMAIL: GALENWF@BQNL.COM

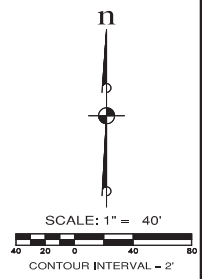
GEOTECH. ENGINEER
 TERRA ASSOCIATES, INC.
 12525 WILLOWS RD NE, #101
 KIRKLAND, WA 98034
 (425) 821-7777
 CONTACT: TED TERRA
 EMAIL: TED@TERRA-ASSOCIATES.COM

UTILITY PROVIDERS
 SEWER: CITY OF REDMOND
 WATER: CITY OF REDMOND
 POWER: PUGET SOUND ENERGY
 TELEPHONE: VERIZON
 SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
 FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25

SHEET NO. DESCRIPTION
 CSP-01 COVER SHEET & SITE PLAN
 CSP-02 EXISTING CONDITIONS
 OS-01 OPEN SPACE PLAN
 TR-01 TRANSPORTATION PLAN
 TR-02 TRANSPORTATION PROFILES
 UT-01 UTILITY PLAN
 GR-01 GRADING PLAN
 FI-01 FIRE PLAN
 LS-01 PRELIMINARY LANDSCAPE PLAN
 LS-02 PRELIMINARY LANDSCAPE PLAN - TRACT B
 LS-03 PRELIMINARY LANDSCAPE DETAILS & NOTES
 TP-01 TREE PRESERVATION PLAN

PROJECT SUMMARY TABLE	R-4 ZONE
GROSS SITE AREA	186,067 SF
NET BUILDABLE AREA	130,852 SF
MINIMUM DENSITY	9.6
MAXIMUM DENSITY	4 DU/AC
AVERAGE LOT SIZE	7,000 SF
LARGEST PROPOSED LOT SIZE	13,155 SF
SMALLEST PROPOSED LOT SIZE	5,236 SF
SENSITIVE AREA(S) & BUFFERS	514 SF
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS & ACCESS CORRIDORS	32,014 SF
TOTAL OPEN SPACE (SEE SHEET OS-01 FOR CALC.)	39,474 SF
TOTAL ACTIVE RECREATION SPACE	14,039 SF

NET BUILDABLE AREA CALCULATION TABLE	R-4 ZONE
A GROSS SITE AREA	186,067 SF
B SENSITIVE AREA(S) & BUFFERS	514 SF
C SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS & ACCESS CORRIDORS	32,014 SF
E PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	22,687 SF
F ABOVE GROUND PUBLIC FACILITIES	0
G TOTAL FOR EACH ZONE (A-(B+C+D+E+F)) = NET BUILDABLE AREA	130,852 SF
H MINIMUM DENSITY (G X MINIMUM DENSITY PERCENTAGE)	9.6



Plan View of the Proposed Development, as shown on the attached site plan, is subject to the following conditions:

REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	PREP SHEET	ESM
2	SECOND SHEET	ESM
3	THIRD SHEET	ESM
4	FOURTH SHEET	ESM
5	FIFTH SHEET	ESM
6	SIXTH SHEET	ESM
7	SEVENTH SHEET	ESM
8	EIGHTH SHEET	ESM
9	NINTH SHEET	ESM
10	TENTH SHEET	ESM

ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, SUITE 205
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 (206) 843-1723
 www.esmcivil.com
 Public Engineering | Public Surveying | Land Use/Planning | Project Management

DUKE'S LANDING, LLC
DUKE'S LANDING
 COVER SHEET & SITE PLAN
 REDMOND

JOB NO.:	1787-001-013
DWG. NAME:	CSP-01
DESIGNED BY:	EDL
DRAWN BY:	EGJ/ER
CHECKED BY:	
DATE OF PRINT:	05/05/2015

CSP-01
1 of 12 SHEETS