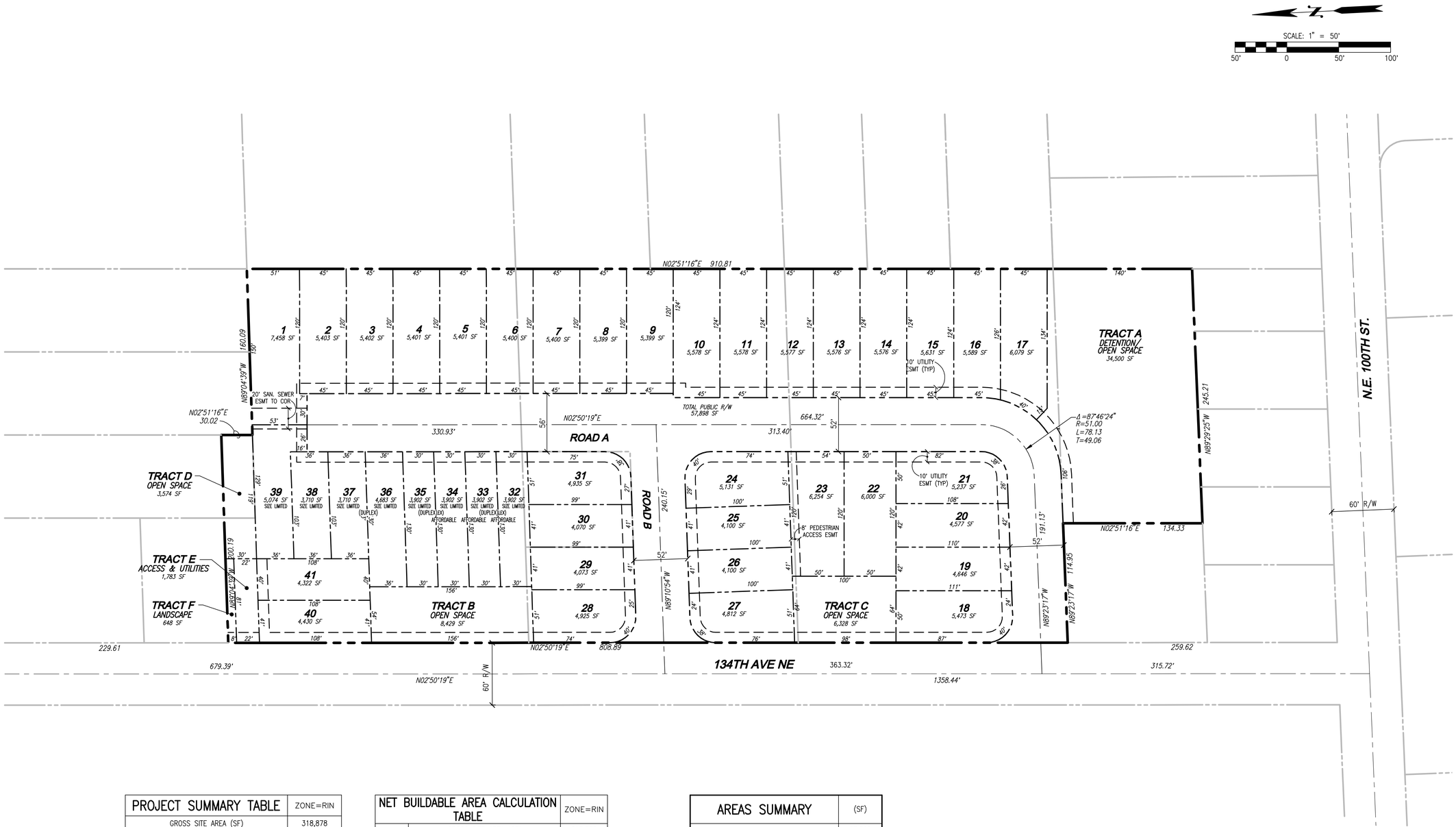
SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



PROJECT SUMMARY TABLE	ZONE=RIN
GROSS SITE AREA (SF)	318,878
NET BUILDABLE AREA (SF)	191,859
MINIMUM DESITY	18
MAXIMUM DENSITY	42
AVERAGE LOT SIZE	5,017
LARGEST PROPOSED LOT	6,254
SMALLEST PROPOSED LOT	3,902
SENSITIVE AREA(S) AND BUFFER (SF)	0
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	59,681
TOTAL OPEN SPACE (SF)	49,257
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	34,500

NET BUILDABLE AREA CALCULATION TABLE		ZONE=RIN
A	GROSS SITE AREA (SF)	318,878
B	SENSITIVE AREA(S) AND BUFFER (SF)	0
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	34,500
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	59,681
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	14,757
F	ABOVE GROUND FACILITIES	0
G	TOTAL FOR EACH ZONE (A-{B+C+D+E+F})=NET BUILDABLE AREA	191,859
H	MINIMUM DENSITY (G x MINIMUM DENSITY PERCENTAGE) = MINIMUM DENSITY	18

AREAS SUMMARY	(SF)
AREA IN RIGHT-OF-WAY	57,898
AREA IN LOTS	205,718
AREA IN TRACTS	55,262
TOTAL	318,878

ATTACHED DWELLING UNITS

MINIMUM LOT SIZE DUPLEX LOT (COMBINED)= 1.5 x (4000)= 6000 SF
LOTS 32-35 EXEMPT PER R2C 21.08.260.C.6E

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE:
PLAN CHK ENGR:
STORM:
UTILITY:
FIRE DEPT:
TRANS / ENGR:
PLANNING DEPT:

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AUTHORIZING CONSTRUCTION NOT IN CONFORMANCE WITH THE CITY OF REDMOND STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCY WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION AT ANY TIME THAT IS DISCOVERED THAT THE PROPOSED CONSTRUCTION DOES NOT OTHERWISE MEET THE APPLICABLE CONSTRUCTION STANDARDS. THE OWNER AND/OR DESIGN ENGINEER PROVIDE DESIGNS AND PLANS IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND ASSURES THAT CONSTRUCTION IS ACCOMPLISHED IN ACCORDANCE WITH THESE STANDARDS. THE OWNER AND/OR DESIGN ENGINEER AND/OR DEVELOPER MAY BE REQUIRED TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLANS.

12-0055

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MWM
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MWM
3	5-28-13	REVISED LOT LAYOUT	MWM

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14301 NE 200th St. #100
Woodinville, WA 98072
Ph: 425.806.1869
Fx: 425.482.2893
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

COMPUTATION SHEET

MARK E. VILLWOCK
STATE OF WASHINGTON
40908
REGISTERED PROFESSIONAL ENGINEER
5-29-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SP01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

CP-01

SHEET 3 OF 7

Drawing: P:\2012\12-109 Walling Property\Drawings\Preliminary\Planning\12109p-SP01.dwg Plotted: May 29, 2013 - 11:15am