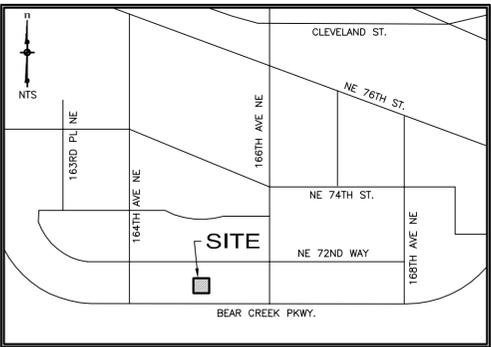


A PORTION OF THE NW 1/4 OF SEC. 12, TWP 25N., RGE. 5 E., W.M



Vicinity Map



Sheet Index

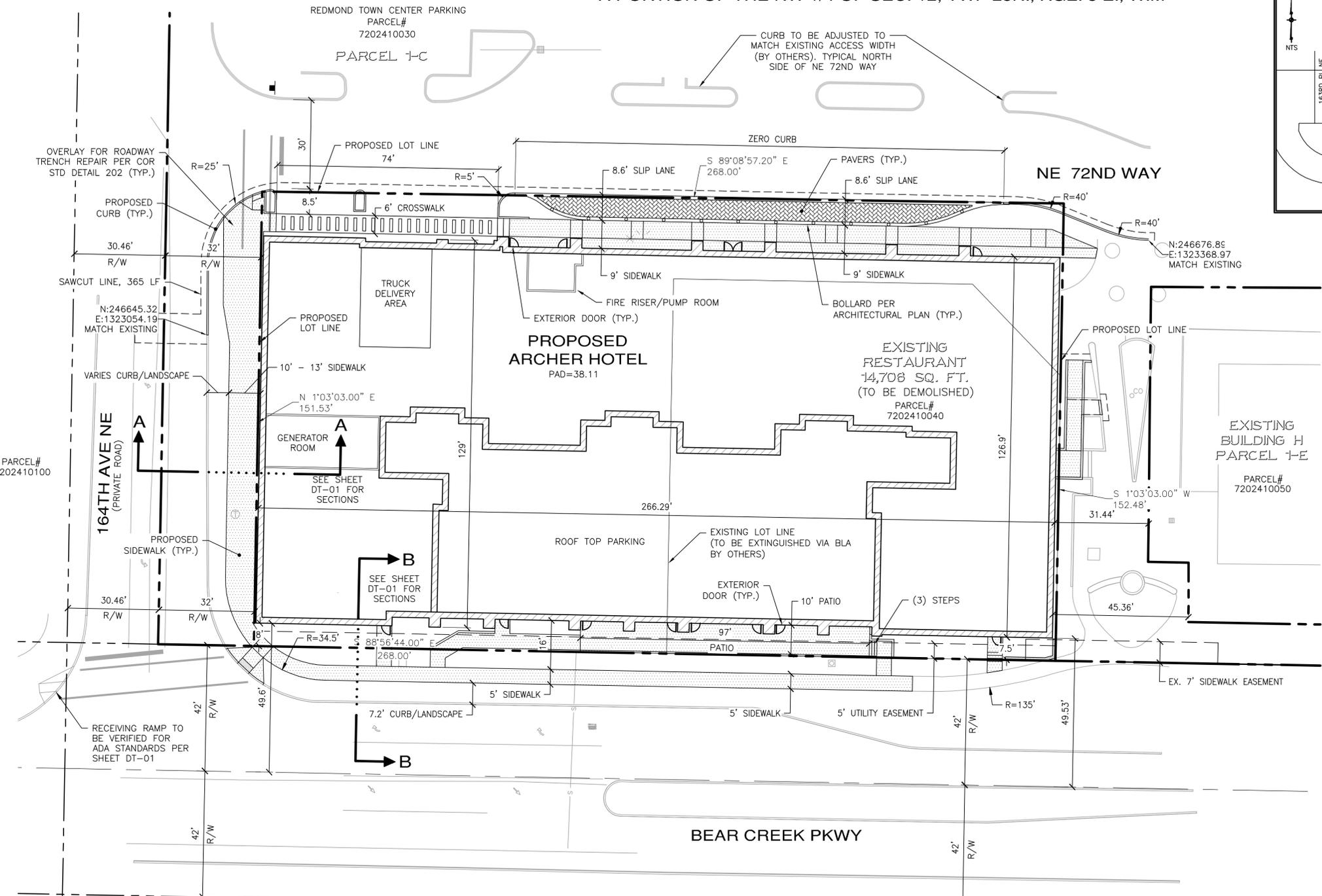
SHEET NO.	DRAWING NO.	DESCRIPTION
1	CV-01	SITE & TRANSPORTATION PLAN
2	EX-01	EXISTING CONDITIONS
3	GR-01	GRADING PLAN
4	UT-01	UTILITY PLAN
5	DT-01	DETAILS
6	TR-01	TREE PRESERVATION PLAN
7	LA-01	LANDSCAPE PLAN
8	LA-02	LANDSCAPE PLAN DETAIL AND NOTES
9	FP-01	FIRE PLAN

LEGEND (EXISTING)

- CATCH BASIN
- CLEAN OUT
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- POWER METER
- BOLLARD
- SIGN
- YARD LIGHT
- LIGHT POLE
- TRANSFORMER
- DECIDUOUS TREE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER MAIN LINE
- FIBER OPTIC LINE
- UTILITY COMMON TRENCH

SITE DATA

7 STORY BUILDING AREA : 123,170 SF  
 PARKING STALLS: 170  
 SITE AREA: 40,736 SF  
 PARCEL #: 7202410040



LEGAL DESCRIPTION

REVISED PARCEL 1-D:  
 PARCEL 1-D OF REDMOND TOWN CENTER, A BINDING SITE PLAN, AS PER PLAT RECORDED IN VOLUME 176, PAGE 56, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON;  
 TOGETHER WITH THAT PORTION OF PARCEL 1-C OF REDMOND TOWN CENTER, AMENDED BINDING SITE PLAN OF PARCELS 1-C AND 1-E, RECORDED IN VOLUME 261, PAGES 11 THROUGH 16, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1-D, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE NORTH 88°56'44" WEST 138.00 FEET, ALONG THE SOUTH LINE OF SAID PARCEL 1-C;  
 THENCE NORTH 01°03'03" EAST 151.53 FEET;  
 THENCE SOUTH 89°08'57" EAST 268.00 FEET;  
 THENCE SOUTH 01°03'03" WEST 57.49 FEET, TO THE EASTERLY NORTHEAST CORNER OF SAID PARCEL 1-D;  
 THENCE ALONG THE NORTH LINE OF SAID PARCEL 1-D, NORTH 43°58'50" WEST 42.43 FEET;  
 THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 1-D, NORTH 88°56'44" WEST 100.00 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL 1-D;  
 THENCE ALONG THE WEST LINE OF SAID PARCEL 1-D, SOUTH 01°03'03" WEST 125.00 FEET, TO THE POINT OF BEGINNING;  
 SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

REVISED PARCEL 1-C:  
 PARCEL 1-C OF REDMOND TOWN CENTER, AMENDED BINDING SITE PLAN OF PARCELS 1-C AND 1-E, RECORDED IN VOLUME 261, PAGES 11 THROUGH 16, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON,  
 EXCEPT THAT PORTION OF PARCEL 1-C OF REDMOND TOWN CENTER, AMENDED BINDING SITE PLAN OF PARCELS 1-C AND 1-E, RECORDED IN VOLUME 261, PAGES 11 THROUGH 16, IN THE OFFICIAL RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1-D, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE NORTH 88°56'44" WEST 138.00 FEET, ALONG THE SOUTH LINE OF SAID PARCEL 1-C;  
 THENCE NORTH 01°03'03" EAST 151.53 FEET;  
 THENCE SOUTH 89°08'57" EAST 268.00 FEET;  
 THENCE SOUTH 01°03'03" WEST 57.49 FEET, TO THE EASTERLY NORTHEAST CORNER OF SAID PARCEL 1-D;  
 THENCE ALONG THE NORTH LINE OF SAID PARCEL 1-D, NORTH 43°58'50" WEST 42.43 FEET;  
 THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL 1-D, NORTH 88°56'44" WEST 100.00 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL 1-D;  
 THENCE ALONG THE WEST LINE OF SAID PARCEL 1-D, SOUTH 01°03'03" WEST 125.00 FEET, TO THE POINT OF BEGINNING;  
 SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

REDMOND TOWN CENTER OPEN SPACE  
 PARCEL# 7202410190

TOWN CENTER (TWCN) ZONE DEVELOPMENT STANDARDS PER RZC 21.10.050		
DEVELOPMENT STANDARD	ALLOWED/REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT WITHOUT TDRS OR GBP	UP TO 8 STORIES FOR FULL SERVICE HOTEL WITH CONFERENCE ROOMS	7 STORIES WITH FULL SERVICE BANQUET AND CONFERENCE ROOMS. NO TDRS OR GBPS PROPOSED.
MAXIMUM LOT COVERAGE	100% COVERAGE ALLOWED	83% COVERAGE PROPOSED
SETBACKS	FRONT	0' ALLOWED
	SIDE	0' ALLOWED
	REAR	0' ALLOWED
PARKING	1 PARKING SPACE:1 ROOM	160 ROOMS, 170 PARKING SPACES PROPOSED. DEVIATION FOR ADDITIONAL PARKING REQUIRED. 3.2 PROPOSED
FLOOR AREA RATIO	VARIABLES	3.2 PROPOSED

NOTE: NO TRANSFER OF DEVELOPMENT RIGHTS OR GREEN BUILDING INCENTIVES ARE PROPOSED FOR THIS DEVELOPMENT.

APPLICANT

LOGDEWORKS  
 8100 EAST 22ND STREET NORTH  
 BLDG 500  
 WICHITA, KS 67226  
 (316) 681-5114  
 CONTACT: MIKE FREY

SURVEYOR

WHITE SHIELD, INC  
 320 NORTH 20TH AVENUE  
 PASCO, WA 99301  
 (509) 547-0100  
 CONTACT: CHRISTOPHER D. PLEIN, PLS

PLANNER/ENGINEER

ESM CONSULTING ENGINEERS, L.L.C.  
 33400 8TH AVENUE S, SUITE 205  
 FEDERAL WAY, WA 98003  
 (425) 838-6113  
 CONTACT: LAURA BARTENHAGEN, PE  
 E-MAIL: LAURA.BARTENHAGEN@ESMCIVIL.COM

LANDSCAPE ARCHITECT

ESM CONSULTING ENGINEERS, L.L.C.  
 33400 8TH AVENUE S, SUITE 205  
 FEDERAL WAY, WA 98003  
 (425) 838-6113  
 CONTACT: LEANNE KUHLMAN  
 E-MAIL: LEANNE.KUHLMAN@ESMCIVIL.COM

REVISIONS		
NO.	DESCRIPTION/DATE	BY



ESM CONSULTING ENGINEERS, L.L.C.  
 33400 8th Ave S, Suite 205  
 Federal Way, WA 98003  
 www.esmcivil.com  
 Civil Engineering Public Works  
 Land Surveying Project Management  
 Land Planning Landscape Architecture

LOGDEWORKS  
 REDMOND TOWN CENTER  
 ARCHER HOTEL  
 SITE PLAN  
 CITY OF REDMOND  
 WASHINGTON

JOB NO.:	1863-001-015
DWG. NAME:	CV-01
DESIGNED BY:	LGB
DRAWN BY:	CJR
CHECKED BY:	
DATE:	03/25/2016
DATE OF PRINT:	
	CV-01
	1 OF 9 SHEETS

File: \\arsys\eng\ESM-005\1863\001\015\plans\CV-01.dwg  
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 Plotted By: Carl Roberts