SW 1/4 SECTION 3, TOWNSHIP 25 N, RANGE 5 E, W.M.

MATTSON SHORT PLAT

VERTICAL DATUM & CONTOUR INTERVAL: (BY OTHERS)

DATUM

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF REDMOND

POINT ID NO. RED50
MONUMENT IN CASE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF NE 80TH STREET AND 132ND AVENUE NW.
ELEVATION: 438.88 FEET – NAVD 88

POINT ID NO. RED51
MONUMENT IN CASE IN THE SOUTHWEST CORNER OF THE INTERSECTION OF NE 80TH STREET AND 140TH AVENUE NW.
ELEVATION: 299.005 FEET – NAVD 88

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.

LEGAL DESCRIPTION: (BY OTHERS)

PARCEL 123750–0022
PARCEL 1 OF CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. LAND–2013–00396, AS RECORDED UNDER RECORDING NUMBER 20130411900014, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.

GENERAL NOTES: (BY OTHERS)

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3–SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332–130–090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY 2015 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS–BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM NAD 83/91: (BY OTHERS)

S 88°58'48" E , AS MEASURED BETWEEN CITY OF BELLEVUE HORIZONTAL STATION NUMBERS 0005 AND 0006.

COB #0005 – MONUMENT IN CASE AT INT. 132ND AVE NE & NE 80TH STREET
N = 249,172.456 E = 1,312,637.861

COB # 0006 – MONUMENT IN CASE AT INT. 140TH AVE NE & NE 80TH STREET
N = 249,125.680 E = 1,315,269.920.

LEGEND: (BY OTHERS)

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- POWER METER
- UTILITY POLE
- GUY WIRE
- TELECOMMUNICATION 150' MONOPOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- PAD MOUNTED TRANSFORMER
- UTILITY VAULT
- SEPTIC TANK LID
- MAILBOX
- GAS METER
- LIGHT VAULT
- LIGHT POLE
- WATER METER
- CLEAN OUT
- STREET SIGN
- FIRE HYDRANT
- CHAIN LINK FENCE
- CONCRETE WALL
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- ROCKERY
- CEDAR
- DOUGLAS FIR
- CHERRY
- DECIDOUS

PROJECT SUMMARY TABLE

	R–4 ZONE
GROSS AREA	25,160 S.F.
NET BUILDABLE AREA (SEE NET BUILDABLE AREA CALCULATION, ROW G)	23,480 S.F.
MINIMUM DENSITY (SEE NET BUILDABLE AREA CALCULATION TABLE, ROW H)	1.72
MAXIMUM DENSITY	2.31
AVERAGE LOT SIZE	8,387 S.F.
LARGEST PROPOSED LOT SIZE	9,240 S.F.
SMALLEST PROPOSED LOT SIZE	7,100 S.F.
AREA OF PUBLIC RIGHT–OF–WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	1,680 S.F.
TOTAL OPEN SPACE, IN SQUARE FEET	5,064 S.F.
TOTAL OPEN SPACE ON LOTS	5,064 S.F.
TOTAL ACTIVE RECREATION OPEN SPACE, IF APPLICABLE	N/A

NET BUILDABLE AREA CALCULATION TABLE

		R–4 ZONE
A	GROSS AREA IN SQUARE FEET	25,160
B	SENSITIVE AREA(S) AND BUFFER, IN S.F.	N/A
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON (SEE TRACT "A")	N/A
D	AREA OF PUBLIC RIGHT–OF–WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	1,680 S.F. (0.039 AC)
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (INCLUDED IN C ABOVE)	N/A
F	ABOVE GROUND PUBLIC FACILITIES	N/A
G	TOTAL FOR EACH ZONE (A–[B+C+D+E+F])= NET BUILDABLE AREA	23,480 S.F. (0.539 AC.)
	MINIMUM DENSITY (G x MINIMUM DENSITY PERCENTAGE) = MINIMUM DENSITY	0.539*.80*4= 1.72

TYPICAL BUILDING SETBACKS:

FRONT (F)	15'
GARAGE (G)	18'
SIDE (S)	5' + 10'
REAR (R)	10'

CONTACT INFORMATION:

OWNER.....KENNETH MATTSON
.....13348 NE 80TH STREET
.....REDMOND, WASHINGTON 98052
.....(425) 260–0500
.....CONTACT: KENNETH MATTSON
.....KENBIANCA@MATTSON.NET

APPLICANT.....BROMIK DESIGN & BUILD
.....15247 NE 90TH STREET
.....REDMOND, WASHINGTON 98052
.....(425) 891–9825
.....CONTACT: MICHAEL BENES
.....MBENES@BROMIK.COM

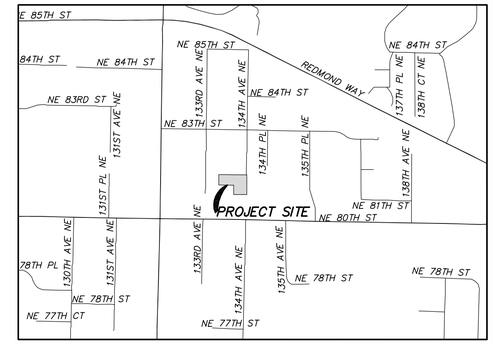
CIVIL ENGINEER.....D.R. STRONG CONSULTING ENGINEERS, INC.
.....620 7TH AVENUE
.....KIRKLAND, WASHINGTON 98033
.....(425) 827–3063
.....CONTACT: JONATHAN S. MURRAY, P.E.
.....JONATHAN.MURRAY@DRSTRONG.COM

SURVEYOR.....SITE SURVEY & MAPPING, INC.
.....10116 214TH AVENUE NE
.....REDMOND, WASHINGTON
.....(425) 298–4412
.....CONTACT: THOMAS N. WOLDENDORP, P.L.S.

GEOTECHNICAL ENGINEER.....CREATIVE ENGINEERING OPTIONS, INC.
.....5418 – 159TH PLACE NE
.....REDMOND, WASHINGTON 98052
.....(425) 883–6889
.....CONTACT: GLEN MANN, P.E.

ARBORIST.....CREATIVE LANDSCAPE SOLUTIONS
.....17518 NE 119TH WAY
.....REDMOND, WASHINGTON 98052
.....(425)–890–3808
.....CONTACT: SUSAN PRINCE

LANDSCAPE ARCHITECT.....VARLEY VARLEY VARLEY
.....12743 NE 170TH LANE
.....WOODINVILLE, WASHINGTON 98072
.....(425) 466–9430
.....CONTACT: JEFF VARLEY
.....VARLEY_JEFF@HOTMAIL.COM



VICINITY MAP
NTS

PROJECT INFORMATION:

SITE ADDRESS.....13348 NE 80TH STREET
.....REDMOND, WA 98052
.....KING COUNTY

PARCEL NUMBERS.....123750–0022

EXISTING/PROPOSED ZONING.....R–4

SITE AREA (GROSS).....25,160± S.F. (0.578± AC.)

PROJECT AREA.....29,872± S.F. (0.686± AC.)

NET BUILDABLE AREA.....20,802± S.F. (0.478± AC.)

BUILDING USE.....SINGLE–FAMILY URBAN

BASE DENSITY ALLOWED.....4 D.U. PER GROSS ACRES

DWELLING UNITS ALLOWED (BASE ZONING).....2.31

10–PERCENT DENSITY BONUS (GBP INCENTIVE).....0.23 D.U. PER GROSS ACRES

DWELLING UNITS ALLOWED (WITH INCENTIVES).....2.54

DWELLING UNITS PROPOSED.....3

GBP TECHNIQUES PROPOSED.....20% IMPERVIOUS SURFACE REDUCTION, DROUGHT TOLERANT LANDSCAPING & 75% BIORETENTION

IMPERVIOUS SURFACE ALLOWED (MAX 60%).....15,096± S.F. (0.347± AC.)

IMPERVIOUS SURFACE PROPOSED (40%).....10,064± S.F. (0.231 ± AC.)

PERVIOUS SURFACE.....15,096± S.F. (0.347 ± AC.)

MIN. OPEN SPACE ALLOWED.....0.2 X TOTAL LOT AREA
.....= 0.2 X 25,160 = 5,032± S.F.

TOTAL OPEN SPACE PROVIDED.....5,064± S.F.

PARKING ALLOWED/PROPOSED.....TWO CAR GARAGES/ DRIVEWAYS

BUILDING HEIGHT ALLOWED/PROPOSED.....35 FT.

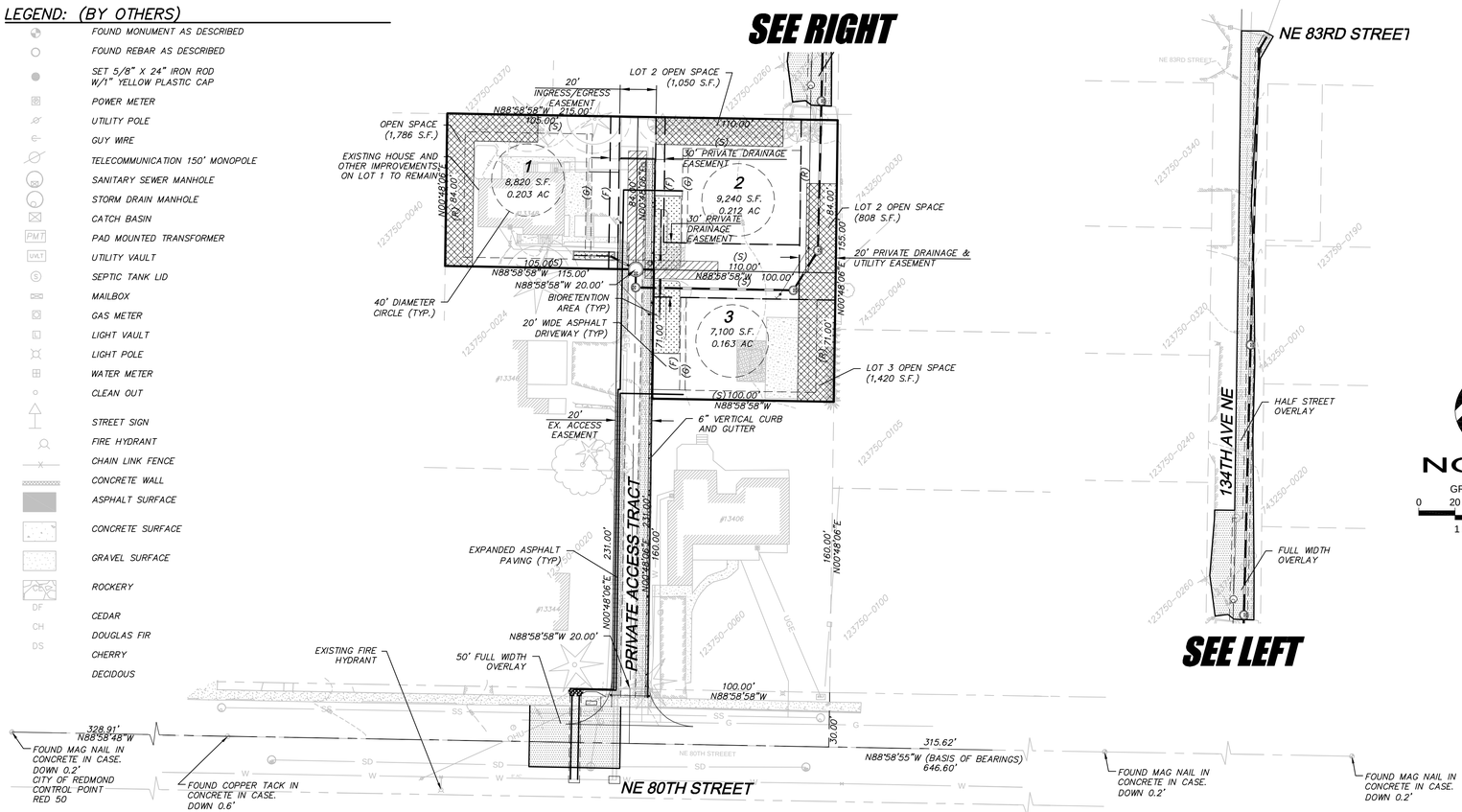
SEWER DISTRICT.....CITY OF REDMOND

WATER DISTRICT.....CITY OF REDMOND

TELEPHONE.....FRONTIER

SCHOOL DISTRICT.....LAKE WASHINGTON #414

ELECTRICAL AND NATURAL GAS.....PUGET SOUND ENERGY



NORTH
GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FT.

Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(ID,MT,ND,OR,WA)

CITY'S FILE NO.: LAND 2015–00845

APPROVED FOR CONSTRUCTION

For: Linda E. Deboldt, P.E.
Director of Public Works
City of Redmond

DATE:

Plan Chk Engr
Stm Drn Engr
Util Engr
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 accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with the City of Redmond design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet the applicable construction standards. The owner is required to provide design and plans in accordance with the applicable City standards and assures that the construction is accomplished in accordance with those 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 plan.

R:\2014\0\14064\3\Drawings\Plots\PP\Prep\Public Notice Site Plan\01–3PNSP14064.dwg 11/30/2015 9:53:11 AM PST

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620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

MATTSON SHORT PLAT
PUBLIC NOTICE SITE PLAN
13348 NE 80TH STREET
REDMOND, WASHINGTON 98052

KENNETH MATTSON
13348 NE 80TH STREET
REDMOND, WASHINGTON 98052
(xxx) xxx-xxx

DATE	REVISION	APR

DRAFTED BY: CWA
DESIGNED BY: NAK/JSM
PROJECT ENGINEER: JSM
DATE: 11–30–15
PROJECT NO.: 14064

DRAWING: C1
SHEET: 1 OF 1