



June 11, 2013.

Notice of Application

Cottages at Spiritwood

Applications: ASDP13-00007, AAS13-00002 and AAS13-00003

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on three applications for: 1) Administrative Site Development Permit, 2) Administrative Adjustment of Standards for Landscaping and Tree Preservation and 3) Administrative Adjustment of Standards Setbacks:

Project Description: Cottages at Spiritwood: Planning applications have been submitted by "Rosejo, LLC" for the construction of 8 duplex cottages and 1 single cottage for a total of 17 units to be placed on an existing lot zoned "PO" (Professional Office). Each unit is a single-story.

The lot size is 80,222 square feet (1.84 acres) and is currently vacant. Vehicular access to the proposed dwellings will be from a 24-foot wide private access easement from 228th Ave. SE via 3607 and 3601 228th Ave. SE. Attached is a site plan and elevations of the proposed dwelling units.

Location: The project is located at 36XX 228th Ave. SE, King County Parcel No. 0924069302. See attached vicinity map.

Date of Application: May 1, 2013

Application Complete: May 10, 2013

Permits Required: 1) Administrative Site Development Permit

- 2) Administrative Adjustment of Standards for Landscape and Tree Preservation
- 3) Administrative Adjustment of Standards for Setbacks

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien Holder, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 15 days or by 5:00 PM on **June 26, 2013** to: Jennifer R. Woods, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jenniferrw@issaquahwa.gov.

Next Steps

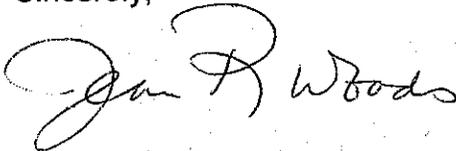
The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.

Information Available for Review

The applications with full-size plans are available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah, WA 98027.

You may reach me at (425) 837-3086 or by email at jenniferrw@issaquahwa.gov with any questions or concerns regarding these applications.

Sincerely,

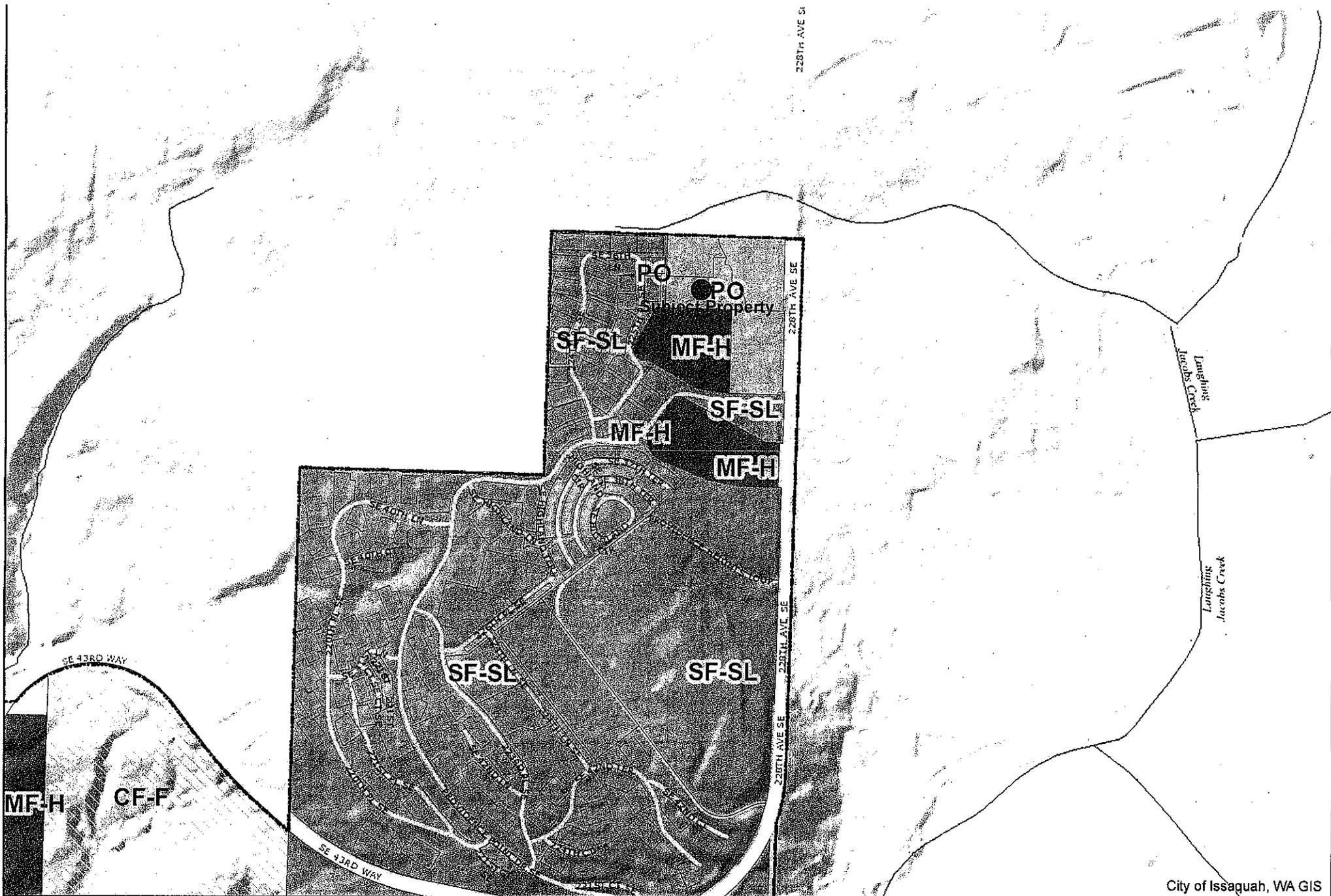


Jennifer R. Woods, AICP
Associate Planner

JR/jr

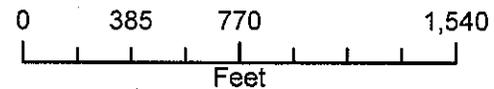
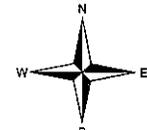
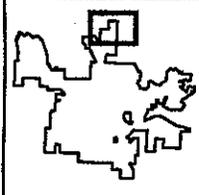
Attachments (3): Vicinity map, site plan, building elevations

cc: John Minato, DSD Director
David Favour, DSD Deputy Director
Lucy Sloman, Land Development Manager
File Copy, ASDP13-00007, AAS13- 00002, AAS13-00003



City of Issaquah, WA GIS

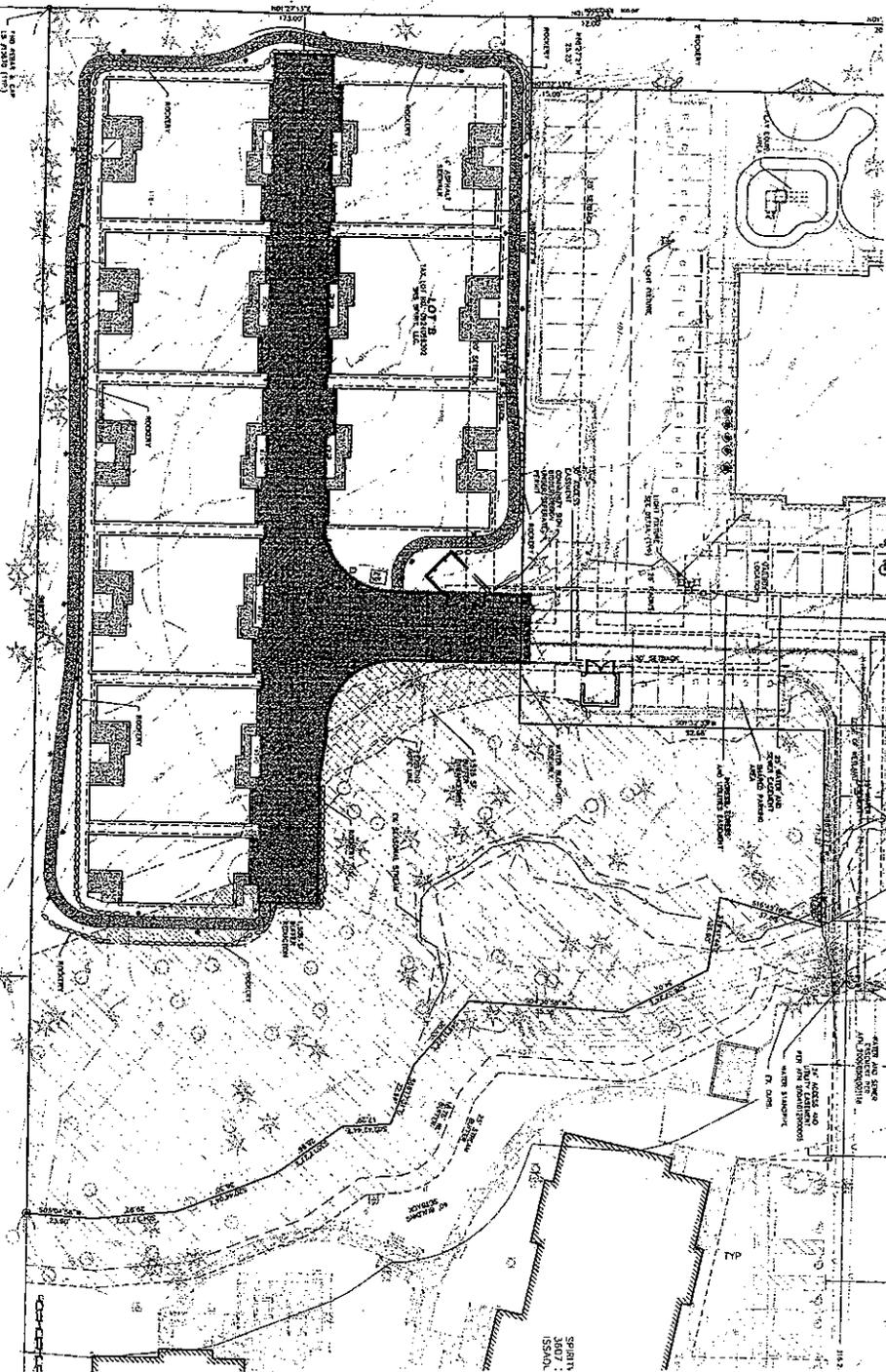
Vicinity Map for ASDP13-00007 Cottages at Spiritwood



THE COTTAGES AT SPIRITWOOD

SITE DEVELOPMENT PERMIT

SE 1/4, SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
ISSAQUAH, WASHINGTON 98027



OWNER: ROJEJO, LLC
OWNER'S ADDRESS: 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
OWNER'S PHONE: (206) 885-1111
OWNER'S FAX: (206) 885-1112
OWNER'S E-MAIL: info@rojejo.com

AGENT: EASTSIDE CONSULTANTS, INC.
AGENT'S ADDRESS: 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
AGENT'S PHONE: (206) 885-1111
AGENT'S FAX: (206) 885-1112
AGENT'S E-MAIL: info@eastsideconsultants.com

BUILDING DESIGNER: ROJEJO, LLC
BUILDING DESIGNER'S ADDRESS: 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
BUILDING DESIGNER'S PHONE: (206) 885-1111
BUILDING DESIGNER'S FAX: (206) 885-1112
BUILDING DESIGNER'S E-MAIL: info@rojejo.com

LANDSCAPE ARCHITECT: ROJEJO, LLC
LANDSCAPE ARCHITECT'S ADDRESS: 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
LANDSCAPE ARCHITECT'S PHONE: (206) 885-1111
LANDSCAPE ARCHITECT'S FAX: (206) 885-1112
LANDSCAPE ARCHITECT'S E-MAIL: info@rojejo.com

ENGINEER: EASTSIDE CONSULTANTS, INC.
ENGINEER'S ADDRESS: 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
ENGINEER'S PHONE: (206) 885-1111
ENGINEER'S FAX: (206) 885-1112
ENGINEER'S E-MAIL: info@eastsideconsultants.com

SURVEYOR: EASTSIDE CONSULTANTS, INC.
SURVEYOR'S ADDRESS: 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
SURVEYOR'S PHONE: (206) 885-1111
SURVEYOR'S FAX: (206) 885-1112
SURVEYOR'S E-MAIL: info@eastsideconsultants.com

ZONING: R-10
ZONING DESCRIPTION: SINGLE-FAMILY RESIDENTIAL
ZONING REGULATIONS: SEE CITY OF ISSAQUAH ZONING ORDINANCE

PERMITS: CITY OF ISSAQUAH PERMIT NO. 123456
PERMIT DATE: 01/15/2024

LEGEND:

- EXISTING SITE SURVEY
- PROPOSED SITE SURVEY
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- EXISTING ROOF PLAN
- PROPOSED ROOF PLAN
- EXISTING PRELIMINARY LANDSCAPE PLAN
- PROPOSED PRELIMINARY LANDSCAPE PLAN
- EXISTING SITE DETAILS
- PROPOSED SITE DETAILS
- EXISTING GRADING PLAN
- PROPOSED GRADING PLAN
- EXISTING WATER AND SEWER PLAN
- PROPOSED WATER AND SEWER PLAN

ASPHALT: 1" = 1" (1" = 1")
CONCRETE: 1" = 1" (1" = 1")
WOOD: 1" = 1" (1" = 1")
IRON: 1" = 1" (1" = 1")
STEEL: 1" = 1" (1" = 1")
BRICK: 1" = 1" (1" = 1")
GLASS: 1" = 1" (1" = 1")
PAVEMENT: 1" = 1" (1" = 1")
LANDSCAPE: 1" = 1" (1" = 1")
UTILITIES: 1" = 1" (1" = 1")

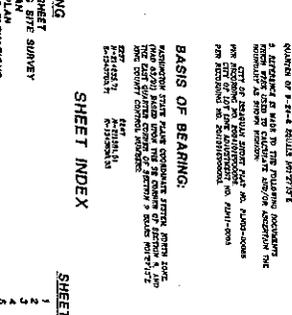
LEGAL DESCRIPTION:
 THE SE 1/4 OF SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., ISSAQUAH, WASHINGTON.

SURVEY NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1996.
 2. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1996.
 3. THE SURVEY WAS CONDUCTED ON THE DATE OF 01/15/2024.
 4. THE SURVEY WAS CONDUCTED BY EASTSIDE CONSULTANTS, INC.
 5. THE SURVEY WAS CONDUCTED BY ROJEJO, LLC.

BASIS OF BEARING:
 THE SURVEY WAS CONDUCTED ON THE BASIS OF THE NORTH ARROW POINT TO THE CENTER OF THE EARTH.

DRAWING SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE SURVEY
3	PROPOSED SITE SURVEY
4	EXISTING ELEVATIONS
5	PROPOSED ELEVATIONS
6	EXISTING ROOF PLAN
7	PROPOSED ROOF PLAN
8	EXISTING PRELIMINARY LANDSCAPE PLAN
9	PROPOSED PRELIMINARY LANDSCAPE PLAN
10	EXISTING SITE DETAILS
11	PROPOSED SITE DETAILS
12	EXISTING GRADING PLAN
13	PROPOSED GRADING PLAN
14	EXISTING WATER AND SEWER PLAN
15	PROPOSED WATER AND SEWER PLAN



REVISIONS:

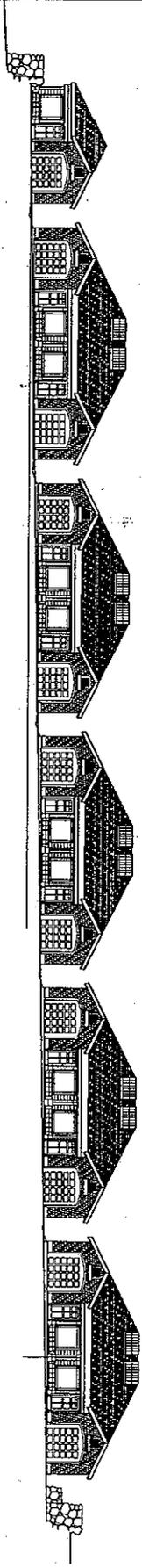
NO.	DESCRIPTION	BY	DATE

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
 (206) 885-1111
 (206) 885-1112
 info@eastsideconsultants.com

ROJEJO, LLC
 12600 SE 38TH STREET, SUITE 210, SAMMAMISH, WA 98074
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 info@rojejo.com

THE COTTAGES AT SPIRITWOOD
 COVER PAGE

THIS DRAWING SET FORTH ON THIS SHEET AND SHAL BE THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

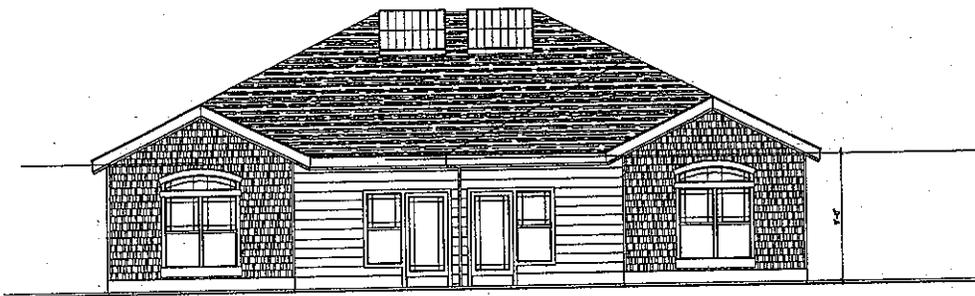


STREET PROFILE FACING SOUTH
1/8" = 1'-0"

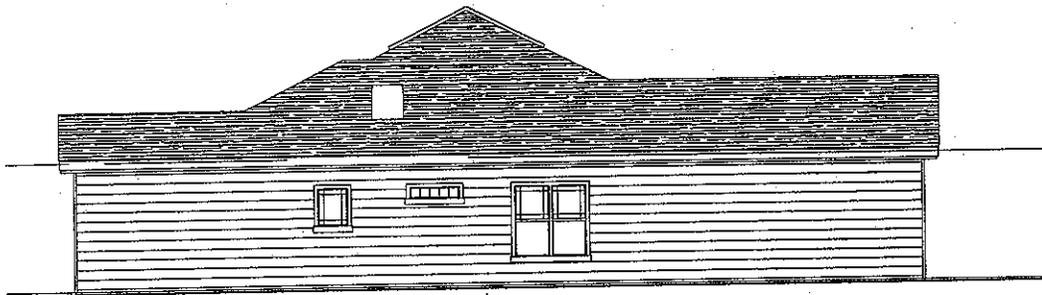
SHEET 5	REV. BY DATE PER SHEETS NO. 04/25/13 --	49' x 60' MODULAR COTTAGES AT SPIRITWOOD ISSAQUAH, WA	 MODERN BUILDING SYSTEMS, INC. TELEPHONE: (503) 749-4949 FAX: (503) 749-4950 P.O. BOX 110 9493 PORTER ROAD AUMSVILLE, OR 97325		
	EXTERIOR ELEVATIONS				



FRONT



REAR



SIDE

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



NAME OF DOCUMENT
PROJECT NO. BY DATE
DRAWN BY DATE
CHECKED BY DATE
DATE OF REVISION

MODERN BUILDING SYSTEMS, INC.
TELEPHONE: (603) 749-4949 FAX: (603) 749-4950
P.O. BOX 118-9493 PORTER ROAD, AINSWILLE, OK 77325

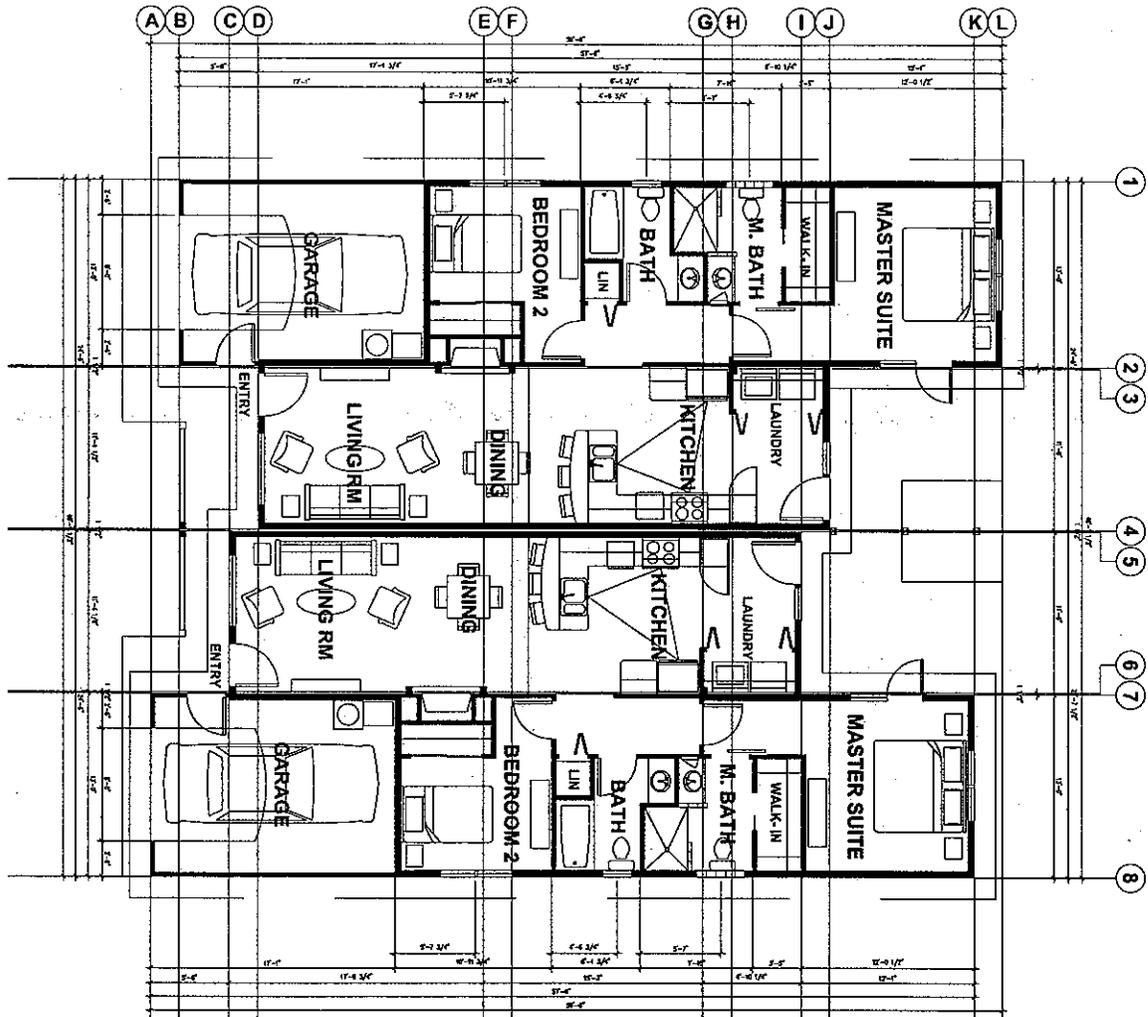
49' x 60' MODULAR
COTTAGES AT SPIRITWOOD
ESKADUM, MN
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: 04/25/13
SHEETS: 3

SHEET 3

FLOOR PLAN

SCALE: 1/4" = 1'-0"



REV#	BY	DATE	PER	SHEETS
1	MD	04/25/13		2

49' x 60' MODULAR
COTTAGES AT SPIRITWOOD
 ISSAQUAH, WA
FLOOR PLAN


MODERN BUILDING SYSTEMS, INC.
 TELEPHONE: (503) 749-4949 FAX: (503) 749-4950
 P.O. BOX 110 9493 PORTER ROAD AUHMSVILLE, OR 97325



