



Notice of Application Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Notice of Application for Beuca Property File number: LAND-2014-00816 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before May 29, 2014.

Name: Gloria Meerscheidt

Date: May 29, 2014

CERTIFICATE OF POSTING

I, the undersigned, certify that on May 29, 2014, I posted copies of the attached Notice of Application at:

- 1 Location(s) on or near the site
- 1 City Hall
- 1 Library

Name: Thara Johnson

Date: May 29, 2014

ATTACHMENT 6

LAND201400816-TJ
ABBAS ZAFAR+SHEHWAR FATIMA
12135 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
ADAMS JASON+AMY
16788 NE 123RD WAY
REDMOND, WA 98052

LAND201400816-TJ
BADARIN MAJDI+ALA HASSAN
12151 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
BAIYYA VIJAY+SHANTHI KANCHI
12268 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
BATCHU NARAYANA V+LAKSHMI S
12168 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
BERG DELL+HE DING
16687 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
BEUCA PETRU+MARIA
16628 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
BEUKES DIEDERIK J+JOHANNA M
12249 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
BIJAWAT SANJAI K
12222 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
BISCHOFF JAMES E JR+MELISSA
16836 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
BOLISSETTY SRIKANTH
12163 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
BONNER DANIEL T
18038 NE 116TH ST
REDMOND, WA 98052

LAND201400816-TJ
BUECA PETRU+MARIA
16632 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
CHEEMALAVAGUPALLI KRISHNA N
16682 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
CHELLEW BRAD+HONG ZHAO
12144 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
CHEN CHI-PING TED+IALAN
12237 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
CHIN JREN-CHIT+LIXIA LIU
16670 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
CLAUS VERONICA B
12332 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
COLEMAN ROSALIE A+RENNER RA
12233 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
CONNER KATHLEEN ANN
16676 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
CRUZ JULIO L
12212 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
16538 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
16456 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12105 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12139 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
16831 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
16802 NE 123RD WAY
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12200 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12348 164TH CT NE
REDMOND, WA 98052

ATTACHMENT 6

LAND201400816-TJ
Current Resident
12246 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12247 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12265 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
DATAR ASEEM D+AMRUTA A
16788 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
DAYBERRY LENNY R+MARIE A FR
12209 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
DELA CRUZ EPHIGENIE B+EMERS
12167 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
DOWLURU KIRAN KUMAR+PADMA [
16835 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
DUNHAM GREGORY J
16792 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
FAN JOHN D+JING WANG
12131 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
FERNANDES AARON B+LOBO DIAN
12127 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
FERRERA CAROL A
16530 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
FITZGERALD EDWARD
16668 NE 121ST ST
REDMOND, WA 98052

LAND201400816-TJ
FNAG NICHOLAS JIE
16794 NE 123RD WAY
REDMOND, WA 98052

LAND201400816-TJ
FURQAN ZEESHAN
12236 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GADGIL HARSHAWARDHAN+PRAJAK
12111 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
GANJI YUSOF+HANIEH AGHIGHI
12228 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GAUTHIER MATTHEW C+TRACEY M
12143 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
GAVRILA ROBERT+CAMELIA
12229 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GHOSH ARIJIT+SINDHURA BANDH
16694 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
GOPISETTY RAJESH
16558 NE 121ST ST
REDMOND, WA 98052

LAND201400816-TJ
GUNARDI LISA+AU
12340 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GUPTA KAMINI P
12258 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
HAMMOND BRYAN T+ANGELA K
16796 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
HANEGRAAFF ROBERT J+JOLANDA
16840 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
HENDERSON PHIL+MARIANNE
16436 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
HILL DAVID+LESLEY
12211 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
HSU HSIEN-CHUNG+HUEI-JIUAN
16675 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
HUMPHREY DOMINIC R+BETHANY
16784 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
IONITSA ARTEM K+KATIA G ATZ
12234 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
JI YUANQING+ZHANG HONG
12227 168TH PL NE
REDMOND, WA 98052

ATTACHMENT 6

LAND201400816-TJ
KHAN MUHAMMAD H+RABIA
12228 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
KHAN NUZHAT SALIM
12214 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
KOLOMIETS ALEXEI+XIN LIU
12132 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
KOSKINEN-MOFFETT LEENA
12225 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
KRISHNAMURTHY HARISH KUMAR
12216 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
KUMAR DILEEP+PRASEEDA NAIR
16693 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
LEE TING WEI+LI XING
12224 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
LEE YONG+GLORIA C
16688 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
LESUEUR CHARLES M+VANEETA
12203 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
LI JIE+LINGLING TONG
12208 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
LINGAM SANDEEP+MITHUNA+SOUN
12221 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
LO YI HSUAN
12215 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
LOW TERANCE+ANGELA
12308 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MA CONG
12202 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MADALA ASHOK S+PAVANI GUDAP
12159 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MAKAGON BELLA+ ARTY
16681 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
MANI SESHADRI+VIDHYA SESHAD
12123 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
MARGRAVE DAVID T
12250 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MERCHANT SANDRA L & KEVIN
16554 NE 121ST ST
REDMOND, WA 98053

LAND201400816-TJ
MINHAS SANDIP
130 WINDSOR DR SE
SAMMAMISH, WA 98074

LAND201400816-TJ
MOGHIS SOBIA+MOGHIS UDDIN
17214 NE 126TH PL
REDMOND, WA 98052

LAND201400816-TJ
MORTON STEPHANIE+LIEBERMAN
12147 167TH PL NE
REDMOND, WA 98053

LAND201400816-TJ
MUKHERJEE VICK B
16780 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
MURAIRA JUAN P+REBECCA
12117 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
NELSON JOHN A+CINDY D
17411 NE 140TH PL
REDMOND, WA 98052

LAND201400816-TJ
NITTA BRYSTON+JENNIFER
12316 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
OAKCREST HOMES LLC
14410 BEL-RED RD
BELLEVUE, WA 98007

LAND201400816-TJ
OKUBO KENNETH S
BOX 2526
FPO, AP 96379

LAND201400816-TJ
OZLER SERDAR+OZLER AYSUN
12348 164TH CT NE #2
REDMOND, WA 98052

LAND201400816-TJ
PARK JASON S
12148 167TH PL NE
REDMOND, WA 98052

ATTACHMENT 6

LAND201400816-TJ
PARK SEUNGWOOK
16795 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
PURKAYASTHA PRANANKUR PIJUS
16799 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
QUADRANT CORPORATION
14725 SE 360TH ST STE 100
BELLEVUE, WA 98006

LAND201400816-TJ
RAVINDRAN KARTHIK+SANGEETHA
12210 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
REDMAN DENNIS
27318 NE 116TH ST
DUVALL, WA 98019

LAND201400816-TJ
REN LIMING+SHUYING LI
12109 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
RICE MARK+PAULA
12105 166TH PL
REDMOND, WA 98052

LAND201400816-TJ
S & I PROPERTIES LLC
16828 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
SHANKAR DEEPAK+NAGARAJAN PA
12136 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
SINTEPPADON PAPP N+SINTEPPA
12238 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
SKINNER SONNY
12300 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
STAPLETON STEPHEN R+JANE C
16810 NE 123RD WAY
REDMOND, WA 98052

LAND201400816-TJ
STEVE BURNSTEAD CONSTRUCTIO
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
STEVE BURNSTEAD CONSTRUCTION
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
SYCAMORE PARK HOA
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
TARIQ SOHAIL+DANDAN YIN
12140 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
TKACHENKO ROMAN+INNA GURESH
16662 NE 121ST ST
REDMOND, WA 98052

LAND201400816-TJ
VISHNUBHOTLA SRIDHAR
12101 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
WENTZ TYSON+SARAH R
12604 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
WIERER JEFFREY J+PADMA
12204 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
WOODLANDS RIDGE HOA
9720 NE 120TH PL #100
KIRKLAND, WA 98034

LAND201400816-TJ
ZHEN ZHANG
12211 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
ZHOU YIDING+YING CAL
12324 164TH CT NE
REDMOND, WA 98052



Date: May 29, 2014

SUBJECT: Beuca Preliminary Plat

Dear City of Redmond Property Owner:

The City of Redmond has received an application to develop land that is within 500' of your property. Since the proposal is close to your property and the proposal might affect you, your property, or your neighborhood, the City is sending you this letter and the enclosed materials for you to review. With this letter, you will find the following:

- 1. A vicinity map showing the proposal's location.
- 2. A public notice describing the proposal, and the methods and deadlines for you to provide comments to City staff.
- 3. A preliminary site layout illustrating the proposal's design.
- 4. A process flow chart illustrating where, when, and how you can submit comments.
- 5. A preliminary tree preservation plan (only if tree removal is proposed).

The City invites you to comment on this proposal. You may submit your written comments to the City (see the enclosed public notice for contact information). Comments may be mailed, e-mailed, or faxed. If you wish to be informed of future actions or would like to become a party of record on this proposal you must provide your name and mailing address to the project planner.

You should feel free to share this with neighbors. Some neighbors may not have received this packet. People not receiving notices are often those neighbors who recently purchased their property or whose property is over 500' from the proposal. Although not officially notified, these neighbors may provide comments also. To receive future notices, they may also request to be a "party of record". To become a party of record an interested person should call, write, or e-mail the contact person, and request to be a party of record.

The City of Redmond looks forward to receiving your comments or answering your questions. Finally, on behalf of the City, I thank you for your interest and participation in your community, the City of Redmond.

Sincerely,

A handwritten signature in black ink that reads "Robert G. Odle".

Robert G. Odle
Director of Planning and Community Development



City of Redmond Notice of Application

For more information about this project visit www.redmond.gov/landuseapps

Project Information

Application Type: Land Division Subdivision

Project Name: Beuca Preliminary Plat

File Number: LAND-2014-00816

Project Description: Subdivide 3.59 acres into 14 single family lots with 15 units

Project Location: NE 122nd Street and 166th Place

Site Address, If Applicable: 16628 NE 122ND ST

Size of Subject Area in Acres: 3.59 Sq.Ft. 156,247

Applicant: James Olsen

Process Type: III (see attached flow chart)

A Public Hearing is required, however a date has yet to be determined. A Public Hearing notice will be sent in the future.

Required Permits, not a part of this application:

Building Permits, Public Works Permits

Required Studies:

Geologic Hazard Report, Stormwater Report, Traffic Study, Tree Health Assessment

Existing Environmental Documents, relevant to this application:

SEPA Checklist

City Contact Information

Project Planner Name: Thara Johnson

Phone Number: 425-556-2470

Email: tmjohnson@redmond.gov

Important Dates

Application & Completeness Date: May 6, 2014

Notice of Application Date: May 29, 2014

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to June 19, 2014. If date ends on a weekend or holiday comments are due on the next business day.

Regulatory Information

Zoning: Residential

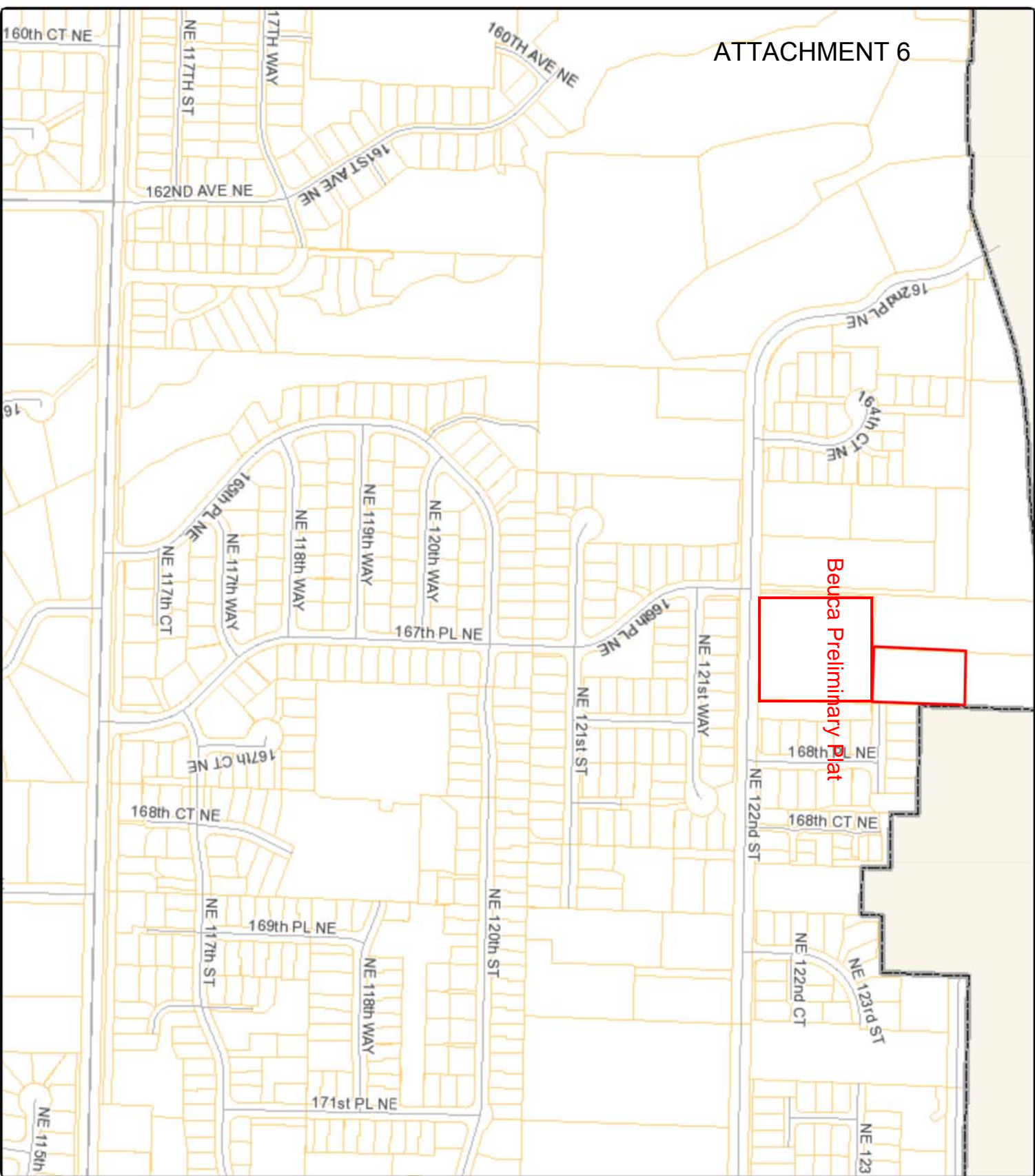
Comprehensive Plan Designation: Single-Family Urban

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations: Redmond Municipal Code & Zoning Code

Public Comment

Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical Committee shall not issue a recommendation until the end of the minimum comment period. In addition, persons who want to be informed of future actions or would like to become a party of record on this proposal must provide their name and mailing address to the project planner. Submit written comments or name and address to be added as a party of record to the City of Redmond Planning Department, Development Services Center 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400. The final decision on this proposal may be appealed according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.



**Beuca Preliminary
Plat Project
Vicinity Map**

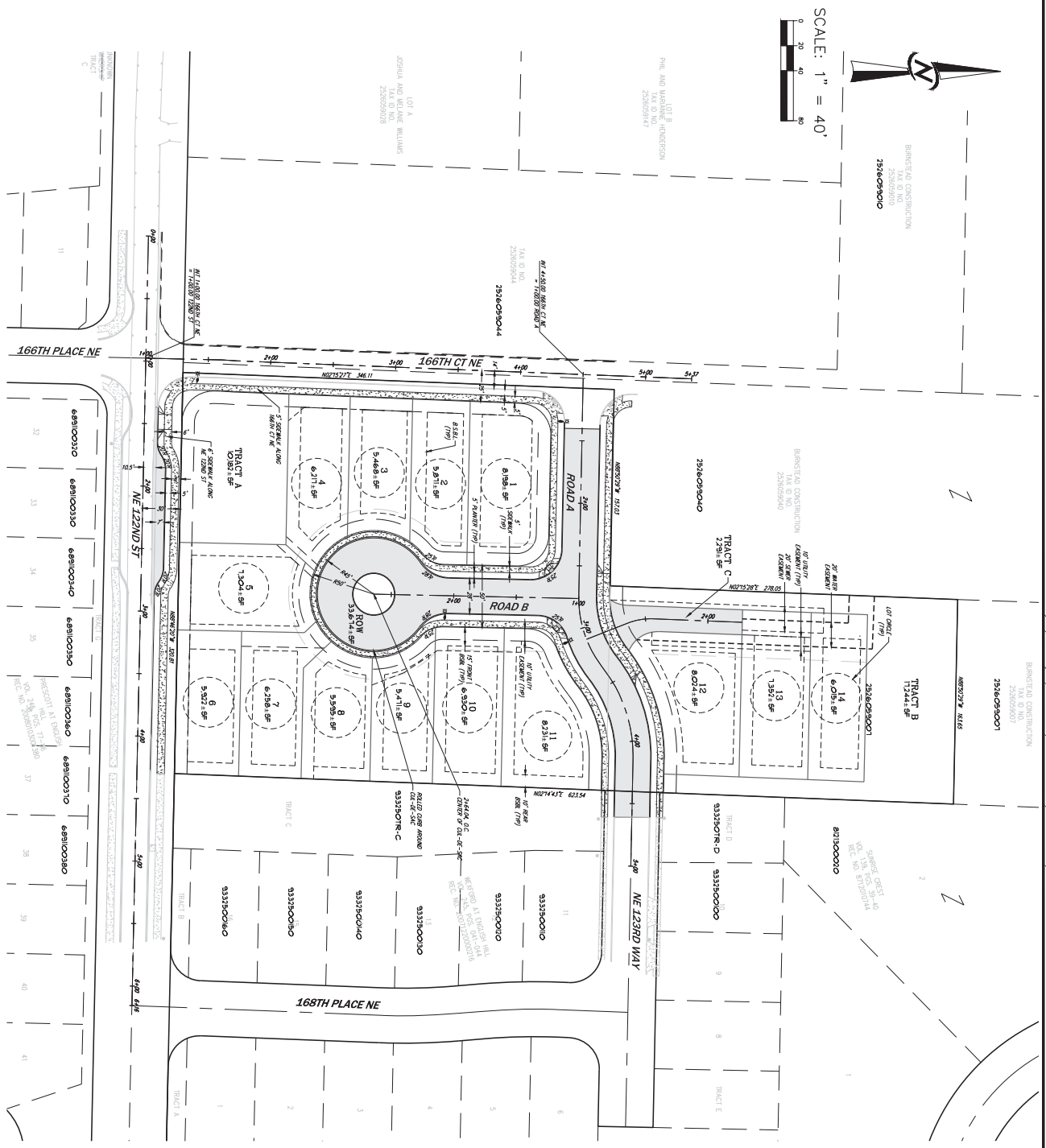


Scale : 1" = 400'

This plan is suitable for
general information only.



SCALE: 1" = 40'



NW 1/4, SW 1/4, SEC. 25, TWP. 26 N., RGE. 5 E., W.M.

DATUM

VERTICAL: CITY OF REDMOND VERTICAL CONTROL
 NAVD 83
 HORIZONTAL: CITY OF REDMOND HORIZONTAL CONTROL
 NAD 83
 NETWORK: NAD 83

BASIS OF BEARINGS

N86°04'21" W PER THE CITY OF REDMOND, HORIZONTAL CONTROL OF SECTION 16-18-05, BETWEEN CITY OF REDMOND TOWNSHIP 04, OCHAU QUARTER SECTION CORNER 16-18-05) AND GLOVES (SOUTH

BENCHMARKS

1. CITY OF REDMOND BENCHMARK 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BINOTTI
APPROVED	JAMES A. OLSEN
	JAMES A. OLSEN, P.E. PROJECT MANAGER

**PRELIMINARY PLAT
 BEUCA**
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963



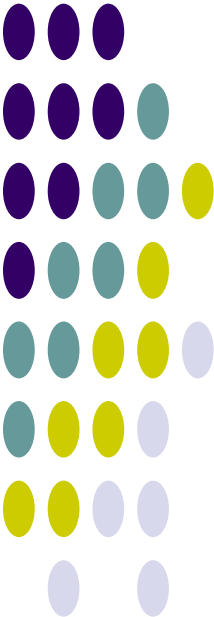
NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/2/13
2	REVISED PER CITY COMMENTS	12/2/13
3	REVISED PER CITY COMMENTS	2/11/14
4	REVISED PER CITY COMMENTS	4/29/14

PROJECT NUMBER
12034

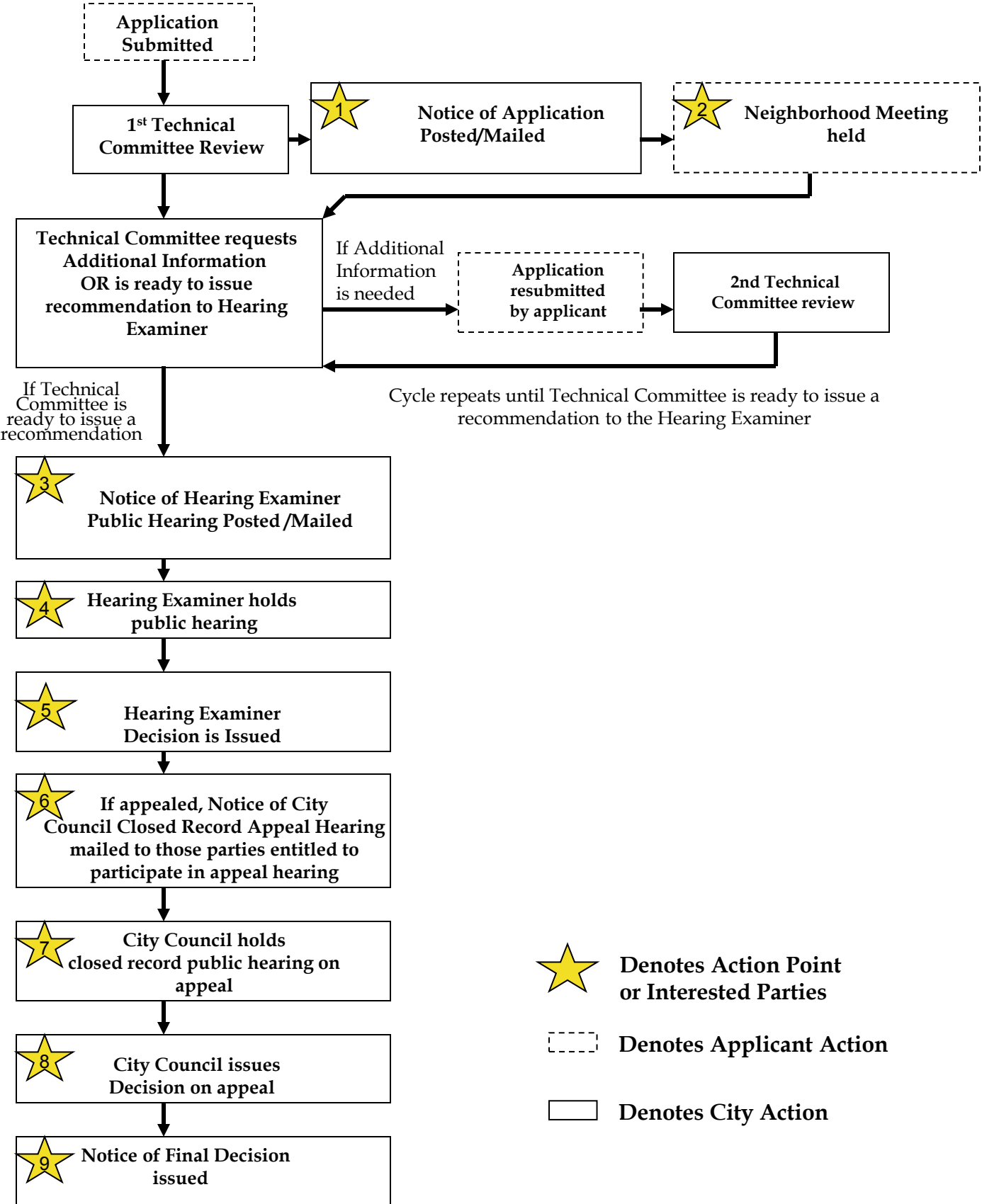
SHEET
11
 OF
11

Process Flow Chart for: Preliminary Plat Applications

Preliminary Plats follow the Type III process which requires a public hearing before the Hearing Examiner. The Hearing Examiner is the final decision maker.



ATTACHMENT 6





Notes on Participation Points 1-9

ATTACHMENT 6

#1- Notice of Application (completed within 14 days of application):

Sent to: Applicant, property owners and residents within 500 feet

Posted: On site, City Hall, Library, Internet.

Who May Participate? Any interested party may submit comments prior to or at hearing to establish themselves as Party of Record. You must become a Party of Record to reserve right to request reconsideration or appeal the Hearing Examiner's Decision. Although comments are accepted up until close of public hearing, submittal of comments during the 21 day comment period is encouraged to allow staff and/or the applicant to incorporate changes as early in the design process as possible.

#2-Neighborhood Meeting (notice sent 21 days in advance of meeting):

Sent to: Applicant, property owners and residents within 500 feet, as well as Parties of Record.

Posted: On site, City Hall, Library

Who May Participate? Any interested party may participate. Those who participate establish themselves as a Party of Record, but meeting attendance is not required to become a Party of Record if comments are submitted prior to or at public hearing.

#3-Notice of Public Hearing (sent 21 days in advance of hearing):

Sent to: Applicant, property owners/residents within 500 feet and any Parties of Record

Posted: On site (large white sign), City Hall, Library, Internet, published in paper.

Who May Participate? Any person may participate. Any person who has already submitted comments up until this point are established as a Party of Record and are considered participants of the hearing. Others who have not submitted comments, must submit comments prior to or at hearing in order to establish themselves as a Party of Record. Only Parties of Record have the right to request reconsideration or appeal the Hearing Examiner's decision

#4-Public Hearing:

Who May Participate? Any person may participate and establish themselves as a Party of Record by submitting written comments prior to hearing, submitting written comments at hearing or making oral comments at hearing. Interested parties must have submitted comments prior to or at hearing in order to establish themselves as a Party of Record and reserve their right to request reconsideration or appeal the Hearing Examiner's decision.

#5-Hearing Examiner Decision is issued:

When: The Decision is issued within 14 days after hearing

Who receives the decision? Applicant and Parties of Record.

Who can request reconsideration or appeal? Parties of record may request reconsideration or appeal within 10 business days

What if a Party of Record requests reconsideration? The Hearing Examiner, shall, within 14 days either deny the request, issue a revised decision, or call for an additional public hearing. A final decision on the Preliminary Plat will be sent to all Parties of Record. This final decision on the Plat may be appealed to the City Council.

#6-Notice of City Council Closed Record Appeal Hearing:

Sent to: Applicant and Appellant or their representatives

When Mailed: A minimum of 14 days prior to hearing

#7-City Council Closed Record Appeal Hearing:

Who May Participate? The applicant, the appellant, the applicable department director, or representatives of these parties.

#8-City Council Makes Decision on Appeal:

When? The Council typically takes action on the appeal the same night as the closed record appeal hearing.

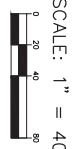
Can the Council Decision be appealed? Yes, the decision of the City Council may be appealed to Superior Court after the Notice of Decision has been issued

#9-Notice of Final Decision (typically sent within 14 days of City Council action):

Sent to: Applicant and those who participated in the closed record appeal hearing

Appeal Provision: The final decision is appealable to King County Superior Court within 21 days from issuance of Notice. To have standing to appeal, one must meet the criteria under the Land Use Petition Act (L.U.P.A.).

NW 1/4, SW 1/4, SEC. 25, TWP. 26 N., RGE. 5 E., W.M.



DATUM

VERTICAL: NAVD 83 CITY OF REDMOND VERTICAL CONTROL NETWORK
 HORIZONTAL: NAD 83 CITY OF REDMOND HORIZONTAL CONTROL NETWORK

BASIS OF BEARINGS

N86.0421°W PER THE CITY OF REDMOND, HORIZONTAL CONTROL OF SECTION 16-16-09 BETWEEN CITY OF REDMOND POINTS OF CORNER 16-16-09 CORNER 16-16-09 AND GLIDES (SOUTH QUANTER SECTION CORNER 16-16-09)

BENCHMARKS

1. CITY OF REDMOND BENCHMARK BM 1000
 CONCRETE PIPER POST WITH CONCRETE FOUNDATION IN SOUTHWEST CORNER OF 16-16-09 SECTION 16-16-09 CITY OF REDMOND DATUM
 ELEVATION: 724.45 FEET
 2. CITY OF REDMOND BENCHMARK BM 1001
 CONCRETE PIPER POST WITH CONCRETE FOUNDATION IN SOUTHWEST CORNER OF 16-16-09 SECTION 16-16-09 CITY OF REDMOND DATUM
 ELEVATION: 724.45 FEET
 3. CITY OF REDMOND BENCHMARK BM 1002
 CONCRETE PIPER POST WITH CONCRETE FOUNDATION IN SOUTHWEST CORNER OF 16-16-09 SECTION 16-16-09 CITY OF REDMOND DATUM
 ELEVATION: 724.45 FEET

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVED	RETAINED	TOTAL
LANDMARK (L1)	0	0	0
LANDMARK (L2)	0	0	0
LANDMARK (L3)	0	0	0
LANDMARK (L4)	0	0	0
LANDMARK (L5)	0	0	0
LANDMARK (L6)	0	0	0
LANDMARK (L7)	0	0	0
LANDMARK (L8)	0	0	0
LANDMARK (L9)	0	0	0
LANDMARK (L10)	0	0	0
LANDMARK (L11)	0	0	0
LANDMARK (L12)	0	0	0
LANDMARK (L13)	0	0	0
LANDMARK (L14)	0	0	0
LANDMARK (L15)	0	0	0
LANDMARK (L16)	0	0	0
LANDMARK (L17)	0	0	0
LANDMARK (L18)	0	0	0
LANDMARK (L19)	0	0	0
LANDMARK (L20)	0	0	0
LANDMARK (L21)	0	0	0
LANDMARK (L22)	0	0	0
LANDMARK (L23)	0	0	0
LANDMARK (L24)	0	0	0
LANDMARK (L25)	0	0	0
LANDMARK (L26)	0	0	0
LANDMARK (L27)	0	0	0
LANDMARK (L28)	0	0	0
LANDMARK (L29)	0	0	0
LANDMARK (L30)	0	0	0
LANDMARK (L31)	0	0	0
LANDMARK (L32)	0	0	0
LANDMARK (L33)	0	0	0
LANDMARK (L34)	0	0	0
LANDMARK (L35)	0	0	0
LANDMARK (L36)	0	0	0
LANDMARK (L37)	0	0	0
LANDMARK (L38)	0	0	0
LANDMARK (L39)	0	0	0
LANDMARK (L40)	0	0	0
LANDMARK (L41)	0	0	0
LANDMARK (L42)	0	0	0
LANDMARK (L43)	0	0	0
LANDMARK (L44)	0	0	0
LANDMARK (L45)	0	0	0
LANDMARK (L46)	0	0	0
LANDMARK (L47)	0	0	0
LANDMARK (L48)	0	0	0
LANDMARK (L49)	0	0	0
LANDMARK (L50)	0	0	0
LANDMARK (L51)	0	0	0
LANDMARK (L52)	0	0	0
LANDMARK (L53)	0	0	0
LANDMARK (L54)	0	0	0
LANDMARK (L55)	0	0	0
LANDMARK (L56)	0	0	0
LANDMARK (L57)	0	0	0
LANDMARK (L58)	0	0	0
LANDMARK (L59)	0	0	0
LANDMARK (L60)	0	0	0
LANDMARK (L61)	0	0	0
LANDMARK (L62)	0	0	0
LANDMARK (L63)	0	0	0
LANDMARK (L64)	0	0	0
LANDMARK (L65)	0	0	0
LANDMARK (L66)	0	0	0
LANDMARK (L67)	0	0	0
LANDMARK (L68)	0	0	0
LANDMARK (L69)	0	0	0
LANDMARK (L70)	0	0	0
LANDMARK (L71)	0	0	0
LANDMARK (L72)	0	0	0
LANDMARK (L73)	0	0	0
LANDMARK (L74)	0	0	0
LANDMARK (L75)	0	0	0
LANDMARK (L76)	0	0	0
LANDMARK (L77)	0	0	0
LANDMARK (L78)	0	0	0
LANDMARK (L79)	0	0	0
LANDMARK (L80)	0	0	0
LANDMARK (L81)	0	0	0
LANDMARK (L82)	0	0	0
LANDMARK (L83)	0	0	0
LANDMARK (L84)	0	0	0
LANDMARK (L85)	0	0	0
LANDMARK (L86)	0	0	0
LANDMARK (L87)	0	0	0
LANDMARK (L88)	0	0	0
LANDMARK (L89)	0	0	0
LANDMARK (L90)	0	0	0
LANDMARK (L91)	0	0	0
LANDMARK (L92)	0	0	0
LANDMARK (L93)	0	0	0
LANDMARK (L94)	0	0	0
LANDMARK (L95)	0	0	0
LANDMARK (L96)	0	0	0
LANDMARK (L97)	0	0	0
LANDMARK (L98)	0	0	0
LANDMARK (L99)	0	0	0
LANDMARK (L100)	0	0	0

* INDICATES REPLACEMENT RATIO OF TREES REMOVED TO TREES REPLACED.

LEGEND

- EXISTING TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- OFF-SITE TREE (S)

NOTES

1. FOR TREE RETENTION CALCULATIONS AND DATA SHEETS REFER TO TREE PRESERVATION AND HEALTH EVALUATION REPORT.
2. FOR TREE REPLACEMENT LOCATION SEE PRELIMINARY LANDSCAPE PLAN.
3. ALL "X" TREES TO BE REMOVED HAVE BEEN EXEMPT FROM COUNTING.
4. UTILITIES HAVE BEEN LOCATED WITHIN DRIP LINE OF A PROTECTED TREE PER REDMOND ZONING CODE SECTION 21.07.060.
5. THE APPLICATOR MAY ALLOW CONSTRUCTION LIGHTS OR FIRE RETARDANT SOUND CODE SECTION 21.07.060.

DATE	APRIL 2014
DESIGNED	JAMES A. OLSEN
DRAWN	FLAVIO R. BIANOTTI
APPROVED	JAMES A. OLSEN
	JAMES A. OLSEN, P.E. PROJECT MANAGER

**PRELIMINARY TREE RETENTION PLAN
 BEUCA**
THE QUADRANT CORPORATION
 14725 SE 36TH STREET, SUITE 100
 BELLEVUE, WA 98006

14711 NE 29th Place Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963
 ENGINEERING • PLANNING • SURVEYING

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/2/13
2	REVISED PER CITY COMMENTS	12/2/13
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P4 OF **11**