

June 21, 2013

City of Redmond, Development Services
ATTN: Kurt Seemann
15670 NE 85th St.
PO 97010
Redmond, WA 98073

Commercial
Infrastructure
Residential

RE: Benjamin Estates: Deviation From Street Improvements along the Full Length of Frontage

Dear Mr. Seemann,

The proposed Benjamin Estates (Benjamin) development fronts NE 100th St. at the far east terminus. NE 100th St. Benjamin Estates is bound by NE 100th St on the south, by residential lots on the north and west, and by a private drive (138th AVE NE north) on the east (See attached RD-01).

138th AVE NE south of 100th is a private road/drive and intersects NE 100th St. approximately 105ft west of the Benjamin east property line; NE 100th St. existing pavement ends at this location. The roadway east of the 138th AVE NE connection is gravel and serves a single private drive access. NE 100th St cannot continue east due to steep grades (25%-40% average).

Lots to the east of 138th AVE NE are of dimensions and grade restricted such that re-development is not feasible (steep grades limit buildable footprints to the east).

The existing 100th St. ROW is heavily treed east of 138th Ave NE (south) including four (4) landmark trees and 18 total significant trees.

Improvements to 100th St. NE in the Rose Hill neighborhood are governed by the "Rustic Roads" street standards which, for NE 100th St, include sidewalk and 10ft wide roadside swales on both sides of a 28ft wide roadway width.

Proposed Deviation:

As NE 100th St. cannot extend east of 138th AVE NE (south) due to steep grades, and only a single private drive is present east of 138th AV NE , we propose to end full street improvements at 138th Ave NE (south) (matching existing end of pavement), which is approximately 105LF west of the easterly Benjamin property line. Stopping the NE 100th St frontage improvements as proposed will not hinder either existing uses (as existing pavement already ends at 138th Ave NE) or future improvements or development (as discussed above) due to geometric and grade limitations. The proposed deviation has no negative impact, and will save 2 Landmark trees and a total of 8 significant trees in the north ROW and trees in and bordering the southern ROW will be protected as well, including an additional 10 significant trees (all greater than 12" diam.) and 2 additional Landmark trees.

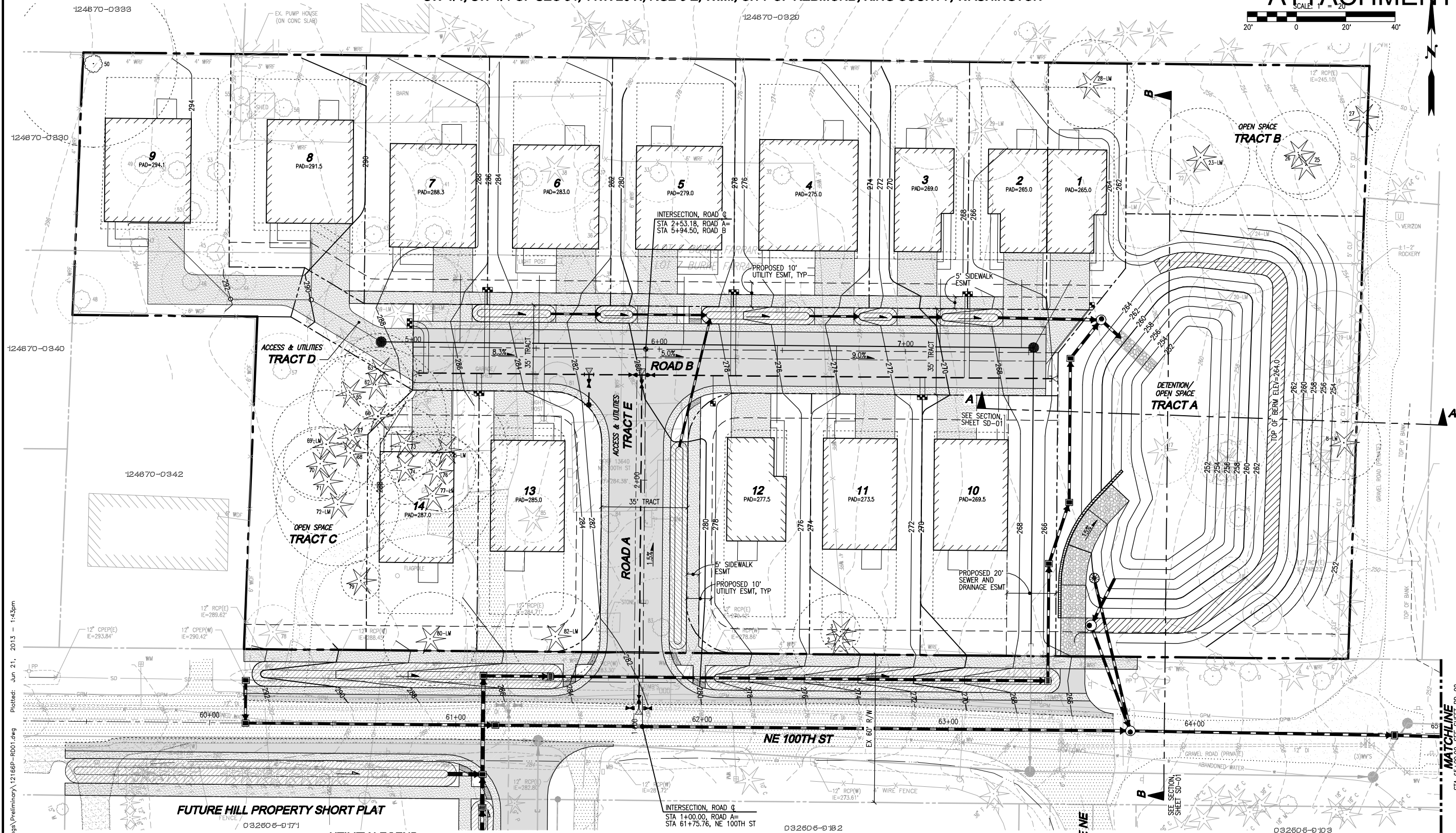
This deviation will not create a low or less than acceptable level of service for any lots or properties, and will allow the preservation of 4 Landmark Trees and 18 significant trees ranging in size from 12" to 24" diameter.

If you should require additional information or context for the items discussed above, please don't hesitate to contact me (MMerritt@LDCCorp.com) or Mark Villwock (Mvillwock@LDCCorp.com) at 425-806-1869.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Merritt', enclosed within a large, stylized blue oval.

Matthew Merritt, P.E.
Project Manager, LDC.



CONTACT LIST

OWNER:
THE BENJAMIN TRUST
12072 N PORTICO PLACE
TUCSON, AZ 85755
CONTACT: JAMES FRANCIS BENJAMIN
PHONE: (520) 797-5524
EMAIL: jim.benjamin@fismidh.com

SURVEYOR:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: VANCE BLUE, PLS
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: vblue@ldccorp.com

APPLICANT:
TAYLOR DEVELOPMENT
15 LAKE BELLEVUE DR. #102
BELLEVUE, WA 98005
CONTACT: KEVIN O'BRIEN
PHONE: (425) 869-1300
FAX: (425) 869-8433

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: MARK WILLIAMS, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: mwilliams@ldccorp.com

UTILITY LEGEND

| SYMBOL | DESCRIPTION |
|--------|-----------------------------------|
| | TYPE 1 CATCH BASIN, GRATED LID |
| | TYPE 1 CATCH BASIN, SOLID LID |
| | TYPE 2 CATCH BASIN, GRATED LID |
| | TYPE 2 CATCH BASIN, SOLID LID |
| | STORM PIPE |
| | SEWER MANHOLE |
| | WATER METER |
| | HYDRANT |
| | SEWER PIPE |
| | WATER PIPE |
| | PROPOSED BIO-SWALE/ROADSIDE DITCH |
| | PROPOSED "NO PARKING" SIGN |

INTERNAL RW CLASSIFICATION

- LOCAL ACCESS, PUBLIC 10' OR MORE/LESS
- RUSTIC STREETS
- 52' RIGHT-OF-WAY
- 5' SIDEWALK (BOTH SIDES)
- NO BIKE LANE REQUIRED
- MAX GRADE ALLOWED= 10%
- MAX PROVIDED= 9%

FRONTAGE RW CLASSIFICATION

- COLLECTOR (60' R/W EXISTING)
- COVERED BY RUSTIC STREETS
- PROVIDE 30' PAVEMENT WIDTH REQUIRED (15' EITHER SIDE OF CENTERLINE)
- 15' NORTH OF CENTERLINE PROVIDED W/ASSOCIATED SWALE
- 5' SIDEWALK PROVIDED OUTSIDE SWALE WIDTH
- NO BIKE LANE REQUIRED

DRIVEWAYS

DRIVEWAY MIN./MAX. WIDTH= 10'/20'
DRIVEWAY FRONTAGE PROVIDED= 16'

FLOW CONTROL

DETENTION POND: SEE SHEET SD-XX
FOR CONTROL STRUCTURE DETAILS,
POND VOLUMES, AND RELEASE
RATES.

WATER QUALITY

WATER QUALITY TREATMENT ACHIEVED
WITH DEAD STORAGE VOLUME.

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON OCTOBER 16-22, 2012. 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:

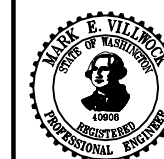
FOR: WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY
OF REDMOND
DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF REDMOND. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF REDMOND. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF REDMOND.

| NO. | DATE | REVISIONS | DESCRIPTION |
|-----|------|-----------|-------------|
| | | | |

Engineering Structural Planning Survey
LDC
THE CIVIL ENGINEERING GROUP
14201 NE 200TH ST. #100
WOODINVILLE, WA 98072
PH. 425.806.1869
FX. 425.482.2893
www.LDCorp.com

THE BENJAMIN TRUST
BENJAMIN PROPERTY
GRADING, ROADWAY AND UTILITIES PLAN



JOB NUMBER: 12-166
DRAWING NAME: 12166P-RD01
DESIGNER: MEV
DRAFTING BY: MCH
DATE: 4-26-13
SCALE: 1"=20'
JURISDICTION: REDMOND

RD-01

SHEET 3 OF 6