



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 Ellsworth Short Plat File number: LAND-2014-01966 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before December 8, 2014.

Name: Sara Smith

Date: December 8, 2014

CERTIFICATE OF POSTING

I, the undersigned, certify that on December 8, 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: Heather Maiefski

Date: December 8, 2014

ATTACHMENT 3

LAND201401966HM
ANDERSON MARY F
15516 105TH AVE NE
BOTHHELL, WA 98011

LAND201401966HM
AROYA ISHAI BEN+TAMMY BEN A
13232 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
BONEWITS MICHAEL
PO BOX 931
KIRKLAND, WA 98083

LAND201401966HM
BOYLAN CHRISTOPHER JOSEPH
13443 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST STE 200
BELLEVUE, WA 98005

LAND201401966HM
CAIRNS GEOFFREY & SANDRA
13338 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
Current Resident
13405 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
9738 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
9810 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
9822 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13221 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13231 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13239 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13241 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13441 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
10032 134TH AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13404 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13418 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13450 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
10033 136TH AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13416 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
Current Resident
13216 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
DEPOY JAMES J+CAROL BETH
9704 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
DIME LARRY+PAULA
13420 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
DOUGAN STEVEN P JR
13455 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
ELLSWORTH THOMAS A+MELISSA
305 289TH PL NE
CARNATION, WA 98014

LAND201401966HM
FANNING MICHAEL C+DENISE
13424 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
GANGULA PRATHAP+LEYLA Z MIR
13238 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
GERMEAUX RON R+SHELLEY
13340 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
HONIG ANDREW+MOLLYKELLEHER
13422 NE 97TH ST
REDMOND, WA 98052

ATTACHMENT 3

LAND201401966HM
JOSEPH KRISTINE LYNNE
13410 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
KING DAVID D
10020 134TH AVE NE
KIRKLAND, WA 98033

LAND201401966HM
KOHNER CHRISTOPHER J+GREMO
13328 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
LAKE ROBERT
13444 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
LANGFORD WILLIAM J
13437 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
LANGOUT MICHAEL F+MOLLIE L
13326 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
LANKEROVICH IZABELLA
13236 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
LUBER PAUL BRANDON+JOHNSON
13330 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
MARTIN KELLY W+LANELLE L CA
13418 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
MATHEWSON JACQUELINE
13605 NE 97TH ST
KIRKLAND, WA 98033

LAND201401966HM
MCGRUDER TIMOTHY P
PO BOX 370
KIRKLAND, WA 98083

LAND201401966HM
MCNEILLY MARK R+MEAGAN A
13428 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
MEYERS MAX J+SHELLY R
13426 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
MORROW ALAN L
9730 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
MUSNICK DAVID J
13322 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
NGUYEN THUAN
6222 167TH AVE SE
BELLEVUE, WA 98006

LAND201401966HM
OSTROSKY DOUGLAS J
13426 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
PAXHIA PAUL T
PO BOX 2788
REDMOND, WA 98073

LAND201401966HM
PERRY GILBERT
1321 NE 100TH ST
REDMOND, WA 98033

LAND201401966HM
PERRY GILBERT
4501 PINE TREE DR
SIERRA VISTA, AZ 85635

LAND201401966HM
QUADRANT CORPORATION
14725 SE 36TH ST #200
BELLEVUE, WA 98006

LAND201401966HM
RCC
13332 NE 97TH ST
REDMOND, WA 98033

LAND201401966HM
RIVARD JAMES R
534 32ND AVE S
SEATTLE, WA 98144

LAND201401966HM
ROWAN TREE CHURCH
9724 132ND AVE NE
KIRKLAND, WA 98013

LAND201401966HM
SCHWINDT CAROL J
9714 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
SHORT THOMAS JR+ANDREA
540 8TH AVE
KIRKLAND, WA 98033

LAND201401966HM
ST GEORGES COPTIC ORTH CHUR
PO BOX 876
KIRKLAND, WA 98083

LAND201401966HM
STEINER MARILYN K
13239 NE 100TH
KIRKLAND, WA 98033

LAND201401966HM
STILLWELL RICHARD J
9744 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
STUMPF DAN RYAN
10039 136TH AVE NE
KIRKLAND, WA 98033

ATTACHMENT 3

LAND201401966HM
SWANSON JEFFREY A
13418 NE 100TH
KIRKLAND, WA 98033

LAND201401966HM
VALLAS ANDREW J+SARA E
13336 NE 97TH ST
REDMOND, WA 98033

LAND201401966HM
WARDWELL THOMAS J+JUDY L
13231 NE 100TH
KIRKLAND, WA 98033

LAND201401966HM
WOLANSKI RUSSELL T
13456 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
ZONNEFELD ROGER
13405 NE 100TH
KIRKLAND, WA 98033



City of Redmond Notice of Application

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

Project Information

Project Name: Ellsworth

Application Type: Land Division Short Subdivision

File Number: LAND-2014-01966

Project Description: 8 lot short subdivision in RIN zone

Project Location: NE 100th St and 134th Ave NE

Site Address, If Applicable: 0 No Address

Size of Subject Area in Acres: 1.53 Sq.Ft. 0

Applicant: Matt Perkins

Process Type: II (see attached flow chart)

A Public Hearing is not required for this application type.

Required Permits, not a part of this application:

Building Permits, Fire Permits, Public Works Permits

Required Studies:

Geologic Hazard Report, Stormwater Report, Stream Reconnaissance Report, Tree Health Assessment, Wildlife Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: November 3, 2014
Notice of Application Date: December 8, 2014

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to Dec 29, 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 Constrained

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations:
Redmond Municipal Code & Zoning Code

Public Comment

Although comments are accepted up until the decision is issued, submittal of comments during the comment period required in 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. 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 25PL, 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.

City Contact Information

Project Planner Name: Heather Maiefski

Phone Number: 425-556-2437

Email: hmaiefski@redmond.gov



Date: December 8, 2014

SUBJECT: Ellsworth

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.

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,



Robert G. Odle
Director of Planning and Community Development



Public Comment Form

Project Name: Ellsworth

File Number: LAND-2014-01966

Contact Information

Name:

Phone:

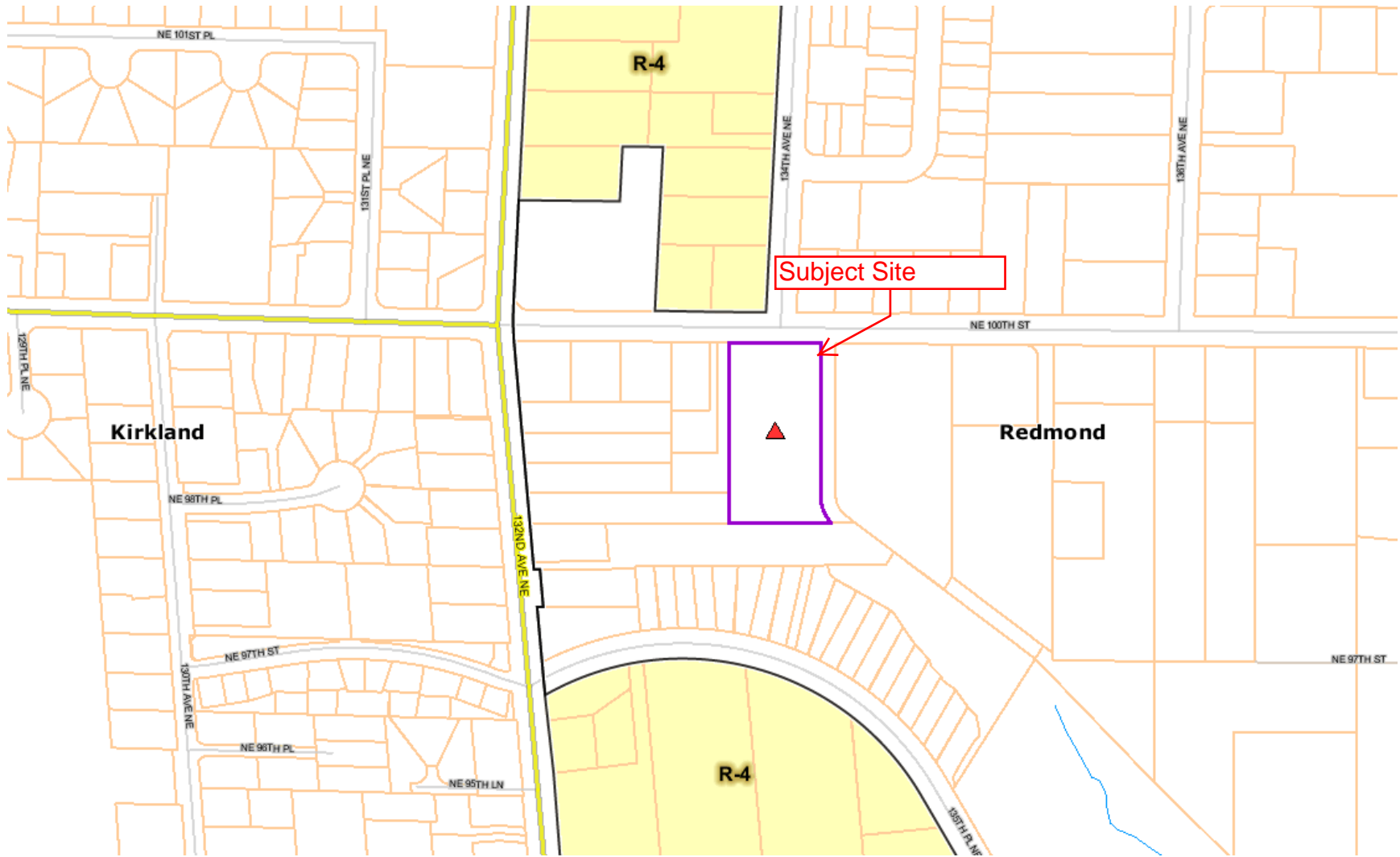
Email:

Address:

State:

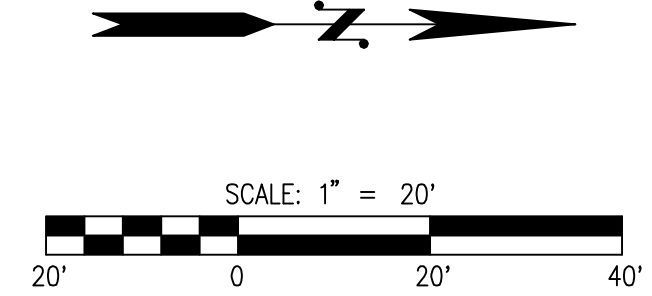
Zip Code:

Comments (Attach additional sheets if necessary)

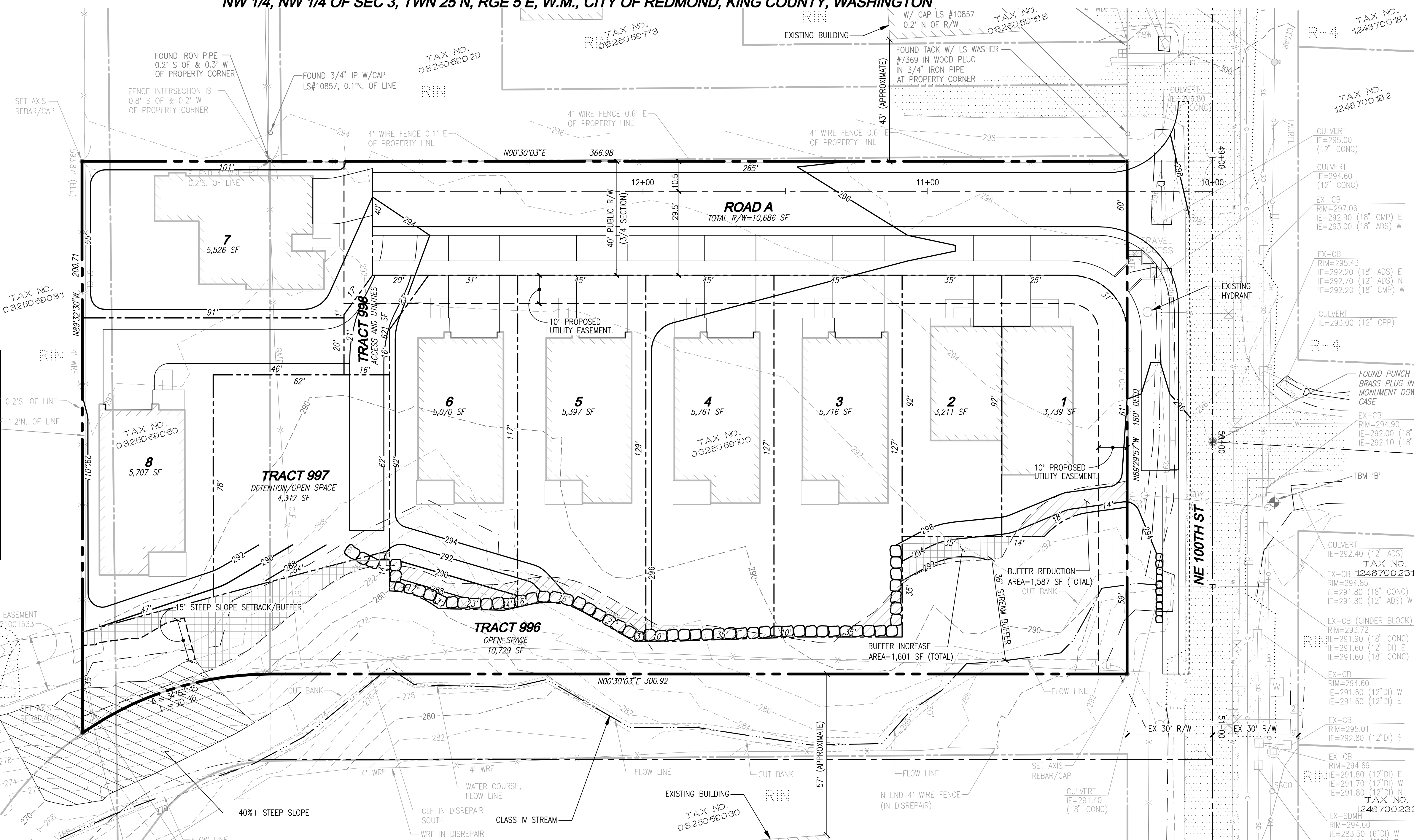


VICINITY MAP

NW 1/4, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



	ZONE=RIN	
A	GROSS SITE AREA (SF)	66,481
B	SENSITIVE AREA(S) AND BUFFER (SF) (TR 996)	10,729
C	SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D	AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	10,686
E	PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON (TR 997)	15,046
F	ABOVE GROUND FACILITIES	0
G	TOTAL FOR EACH ZONE (A-B+C+D+E+F)=NET BUILDABLE AREA	30,020
H	MINIMUM DENSITY (G x MINIMUM DENSITY PERCENTAGE) = MINIMUM DENSITY	3



REQUIRED OPEN SPACE	20% SITE	13,296
REQUIRED DEVELOPMENT WIDE OPEN SPACE	10% SITE	6,648
PROVIDED DEVELOPMENT WIDE OPEN SPACE	TRACTS 996 & 997	15,046
LOT BY LOT OPEN SPACE REQUIRED	10% SITE	6,648
LOT BY LOT OPEN SPACE PROVIDED	LOT 1; 43'x15'	645
	LOT 2; 35'x30'	1050
	LOT 3; 45'x20'	900
	LOT 4; 45'x20'	900
	LOT 5; 45'x20'	900
	LOT 6; 45'x20'	900
	LOT 7; 55'x15'	825
	LOT 8; 15'x47'	705
TOTAL LOT BY LOT OPEN SPACE PROVIDED		6,825
TOTAL OPEN SPACE PROVIDED		21,871 (33% OF SITE)

PROJECT INFORMATION

SITE ADDRESS: 10044 134TH AVE NE, REDMOND, WA 98033, 0325059100

TAX PARCELS: 1.53 AC 66,481 SF

GROSS SITE AREA: 1.33 AC 57,745 SF

NET SITE AREA: RIN (RESIDENTIAL INNOVATIVE)

ZONING: 8 UNITS

NUMBER OF UNITS ALLOWED: 20% SMALLER DWELLING = 2 UNITS (1 & 2) AFFORDABLE = NO AFFORDABLE HOUSING IS REQUIRED IN PROJECTS LESS THAN 10 UNITS

NUMBER OF UNITS PROPOSED: 8 UNITS

OPEN SPACE/LANDSCAPING REQUIRED: 0.31 AC 13,296 SF

OPEN SPACE/LANDSCAPING PROVIDED: 0.35 AC 15,046 SF

PARKING SPACES REQUIRED: 16

PARKING SPACES PROVIDED: 16 - 2 PARKING SPACES WILL BE PROVIDED ON EACH LOT (GARAGES AND/OR DRIVEWAYS)

21.08.070 RIN-ZONE

CODE SECTION: 5,016 SF

AVERAGE LOT SIZE: 35 FEET

LOT FRONTAGE: 20 FEET MINIMUM

FRONT SETBACK: 15 FEET BLDG/18 FT GARAGE

SIDE SETBACK: 5/10 FEET

REAR SETBACK: 10 FEET

SIDE STREET SETBACK: 15 FEET

MAX LOT COVERAGE: 35%

MAX IMPERV. SURFACE ALLOWED: 65% 0.99 AC 43,213 SF

PROPOSED IMPERVIOUS SURFACE: 54% 0.82 AC 35,719 SF

MAX HEIGHT ALLOWED: 25 FEET

MAX HEIGHT PROPOSED: < 25 FEET

UBC CONSTRUCTION TYPE: V-A (PROTECTED COMBUSTIBLE)

PROJECT SUMMARY TABLE

	ZONE=RIN
GROSS SITE AREA (SF)	66,481
NET BUILDABLE AREA (SF)	30,020
MINIMUM DENSITY	3
MAXIMUM DENSITY	8
AVERAGE LOT SIZE	5,016
LARGEST PROPOSED LOT	5,716
SMALLEST PROPOSED LOT	3,211
SENSITIVE AREA(S) AND BUFFER (SF)	10,729
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS, AND ACCESS CORRIDORS	10,686
TOTAL OPEN SPACE (SF)	15,046
TOTAL ACTIVE RECREATION OPEN SPACE, IF PROVIDED (SF) TR 997	4,317

CONTACT LIST

APPLICANT: QUADRANT HOMES, 14725 SE 36TH ST. #200, BELLVUE, WA 98006, CONTACT: MATT PERKINS, PHONE: (425) 455-2900, EMAIL: mattperkins@quadranthomes.com

OWNER: THOMAS & MELISSA ELLSWORTH, 305 289TH PL NE, CARNATION, WASHINGTON 98014

ENGINEER/PLANNER: LDC, INC., 14201 NE 200TH ST #100, WOODINVILLE, WASHINGTON 98072, ENGINEER: MATTHEW MERRITT, PE, PLANNER: STEVEN M. ANDERSON, PHONE: (425) 806-1869, FAX: (425) 482-2893, EMAIL 1: mmerritt@ldccorp.com, EMAIL 2: sanderson@ldccorp.com

SURVEYOR: AXIS SURVEY & MAPPING, 13005 NE 126TH PL, KIRKLAND, WASHINGTON 98034, CONTACT: MATT PERKINS, PHONE: (425) 823-5700, FAX: (425) 823-6700

ARBORIST: CREATIVE LANDSCAPE SOLUTIONS, REDMOND, WASHINGTON 98052, CONTACT: SUSAN PRINCE, PHONE: (425) 890-3808, EMAIL: sprince202@aol.com

LANDSCAPE ARCHITECT: LANE AND ASSOCIATES, 17226 NE 134TH PL, REDMOND, WA 98052, CONTACT: BRUCE LANE, PHONE: (425) 885-2319, EMAIL: laneassociatesla@gmail.com

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY AXIS SURVEY & MAPPING, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. 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
1-800-424-5555
 Utilities Underground Location Center
 (ID.MT.ND.OR.WA)

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____

PLAN CHK ENGR: _____

UTILITY: _____

STORM: _____

FIRE DEPT: _____

TRANS / ENGR: _____

PLANNING DEPT: _____

NO.	DATE	DESCRIPTION

Engineering Structural Planning Survey

LDC
 THE CIVIL ENGINEERING GROUP
 14201 NE 200TH ST. #100
 WOODINVILLE, WA 98072
 PH. 425.806.1869
 FX. 425.482.2883
 www.LDccorp.com

QUADRANT HOMES ELLSWORTH

PRELIMINARY SHORT PLAT PLAN

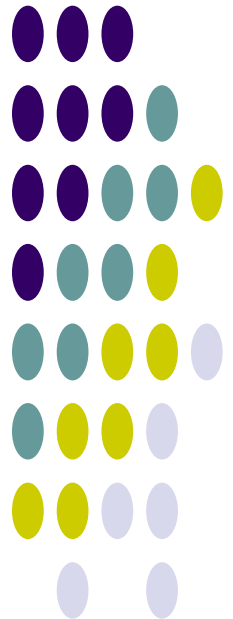


JOB NUMBER:	13-171
DRAWING NAME:	3171P-SP-01
DESIGNER:	MEV
DRAFTING BY:	RCR
DATE:	11-3-14
SCALE:	1"=20'
JURISDICTION:	REDMOND

Drawing: P:\2013\13-171 Ellsworth Drawings\Pre\3171P-SP-01.dwg Plotted: Nov 03, 2014 - 11:00 am

Process Flow Chart for: Short Plat Applications

Short Plats follow the Type II process. The Type II process includes review by the Technical Committee, with the Technical Committee as the decision maker. There is no public hearing requirement. A neighborhood meeting is highly recommended/encouraged by the City as part of the review process.

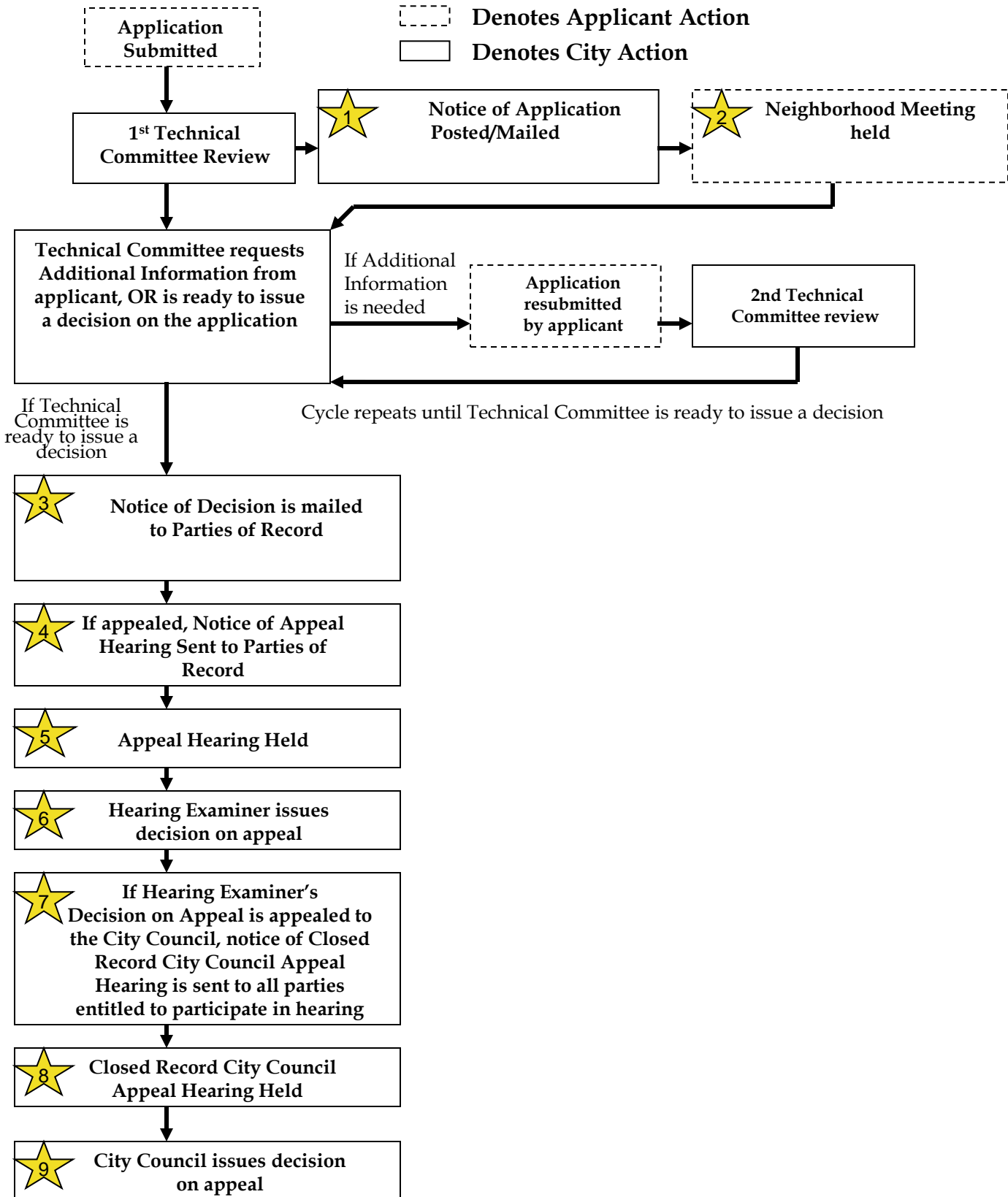


 Denotes Action Point for Interested Parties

 Denotes Applicant Action

 Denotes City Action

ATTACHMENT 3





Notes on Participation Points 1-9

ATTACHMENT 3

#1- Notice of Application for (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 decision to establish themselves as Party of Record. You must become a Party of Record to reserve right to appeal the Technical Committee's Decision. Although comments are accepted up until the decision is issued, 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 decision being issued.

#3-Notice of Decision (sent the day of decision issuance):

Sent to: Applicant and Parties of Record

Posted: No posting on site

Can the decision be appealed? Yes, the Technical Committee decision may be appealed to the Hearing Examiner. However only the applicant and Parties of Record can appeal.

When must an appeal be submitted? Appeals must be submitted by 5:00 p.m. on the 14th day following the issuance of the decision.

#4-Notice of Hearing Examiner Appeal Hearing:

Sent to: Applicant and Parties of Record

Posted: No posting on site

#5- Hearing Examiner Appeal Hearing Held:

Who can participate? The appellant, the applicant and the City shall be designated parties to the appeal. Each party may participate in the appeal hearing by presenting testimony or calling witnesses to present testimony. Interested persons, groups, associations, or other entities who have not appealed may participate only if called by one of the parties to present information; provided, that the Examiner may allow non-parties to present relevant testimony if allowed under the Examiner's rules of procedure.

#6-Hearing Examiner issues decision on appeal:

When: The Decision is issued within 14 days after hearing

Who receives the decision? Applicant, appellant and anyone who participated in the hearing

Who can request reconsideration? Any person who participated in the hearing may file a request for reconsideration with the Hearing Examiner within 10 business days of the date of the Hearing Examiner's decision.

What if a Party of Record requests reconsideration? The Hearing Examiner shall act within 14 days after the filing of the request by either denying the request, issuing a revised decision, or calling for an additional public hearing.

Can the Hearing Examiner Decision on the appeal be appealed to City Council? Yes, the decision on the appeal may be appealed within 14 days following the expiration of the reconsideration period. Only the City, project applicant or any person who participated in the appeal hearing may appeal.

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

Sent to: The applicant, appellant and/or representatives of these parties

Posted: No posting on site

#8-City Council Closed Record Appeal Hearing Held:

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

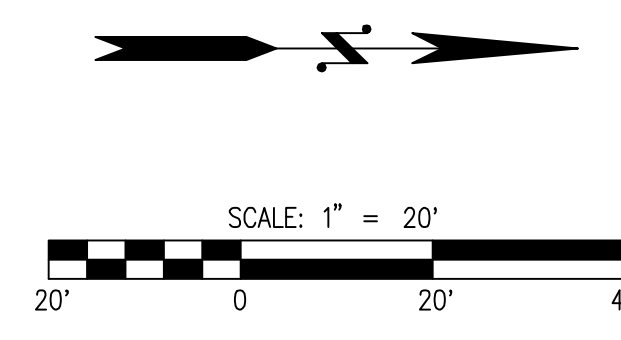
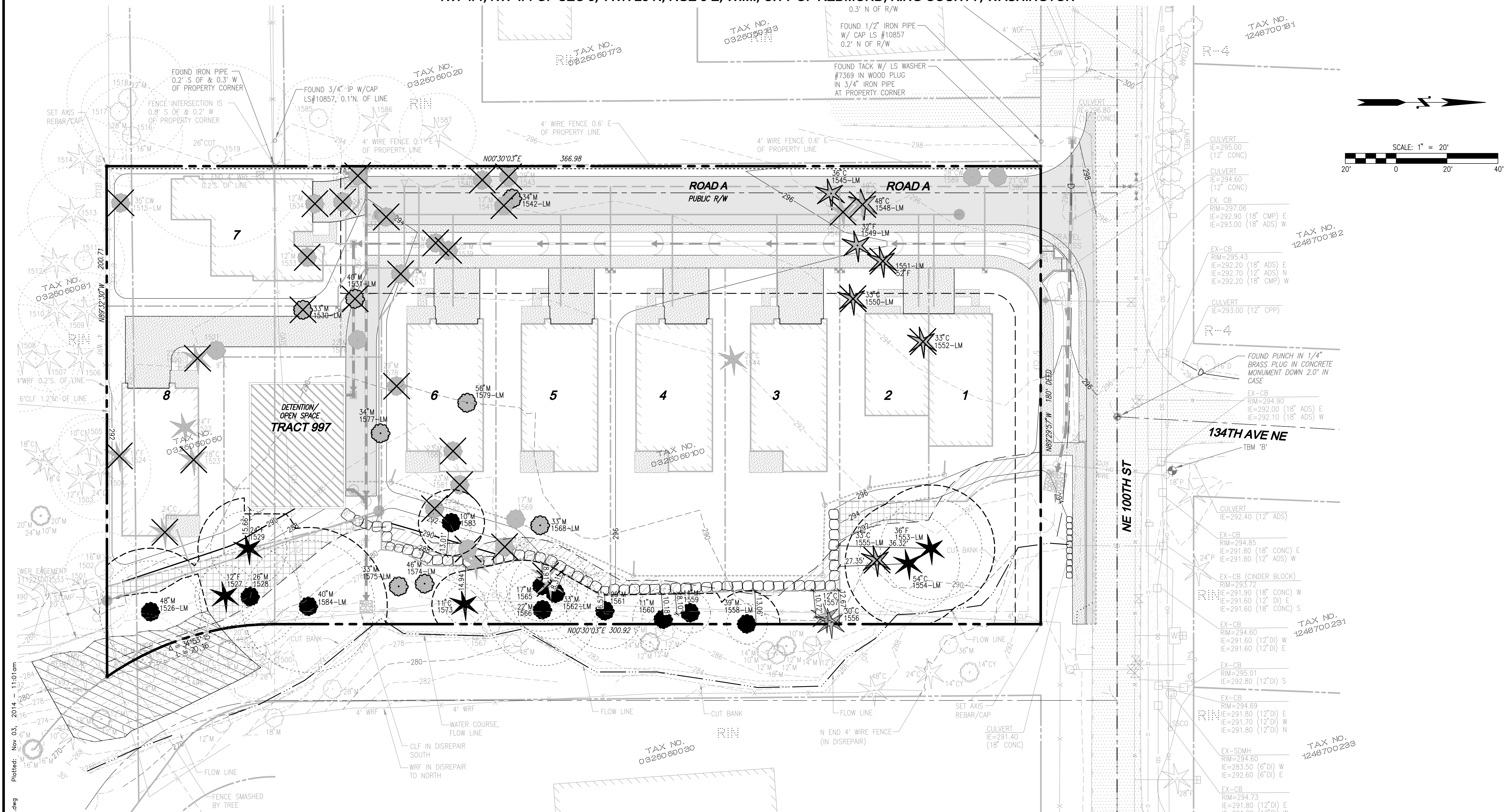
#9-City Council issues decision:

When: Typically within two weeks following the Closed Record Appeal Hearing.

Notice Sent To: Applicant, Appellant and/or their representatives

Appeal Provision: The final decision on the appeal 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, NW 1/4 OF SEC 3, TWN 25 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



Drawing: P:\2013\13-171_Ellsworth\Drawings\Preliminary\13171P-TP-01.dwg
 Plotted: Nov 03, 2014 11:01am

UTILITY LEGEND

SYMBOL	DESCRIPTION
[Symbol]	TYPE 1 CATCH BASIN, GRATED LID
[Symbol]	TYPE 1 CATCH BASIN, SOLID LID
[Symbol]	TYPE 2 CATCH BASIN, GRATED LID
[Symbol]	TYPE 2 CATCH BASIN, SOLID LID
[Symbol]	STORM PIPE
[Symbol]	SEWER MANHOLE
[Symbol]	WATER METER
[Symbol]	HYDRANT
[Symbol]	SEWER PIPE
[Symbol]	WATER PIPE
[Symbol]	PROPOSED BIO-SWALE/ROADSIDE DITCH

TREE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Star]	LANDMARK TREE TO BE RETAINED	[Star]	TREE CONIFEROUS
[Circle]	TREE TO BE RETAINED	[Star]	TREE DECIDUOUS W/ DRIFLINE
[Circle]	TREE TO BE IMPACTED	841	TREE TAG NUMBER
[Circle]	LANDMARK TREE (TO BE REMOVED)	CW	COTTON WOOD TREE
[Circle]	UNHEALTHY TREE (TO BE REMOVED)	F	FIR TREE
[Circle]	TREE (TO BE REMOVED)	M	MAPLE TREE
[Star]	LANDMARK TREE TO BE RETAINED	A	ALDER TREE
[Star]		S	SPRUCE TREE
[Star]		C	CEDAR TREE
[Star]		P	PINE TREE

5' DRIP LINE OFFSET

Proposed Action and Brief Definition

Tree Type	Proposed Action and Brief Definition			Total
	Removal	Impacted	Retained	
Landmark (>30" DBH)	Number of removed landmark trees	Number of impacted landmark trees	Number of retained landmark trees	Total Landmark Trees
	16	1	7	23
	% of Removed Landmark Trees of All Trees	% of Impacted Landmark Trees of All Trees	% of Retained Landmark Trees of All Trees	% Landmark Trees of All Trees
Significant (6" - 30")	Number of removed significant trees	% Impacted of all significant trees	Number of Retained Significant Trees	Total Significant Trees
	29	6	9	44
	% Significant removed of all significant trees	% impacted of all significant	% retained of all significant	% significant trees of all trees
Totals	Number of Landmark + Significant removed trees	Number of Landmark + significant impacted	Number of Landmark + significant retained	Total Number of All Trees
	44	3	20	67
	% removed of all trees	% impacted of all Trees	% Retained of all Trees	
	65%	4%	29%	

TREE REPLACEMENT TABLE

REPLACEMENT TREES ONSITE	0
OFFSITE TREES REMOVED (ROW)	0
OFFSITE REPLACEMENT TREES	0
TOTAL REPLACEMENT TREES REQUIRED	0

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: 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 FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSIDERED 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 IS DISCOVERED THAT THE PROPOSED CONSTRUCTION DOES NOT OTHERWISE MEET THE APPLICABLE CONSTRUCTION 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 PLANS.

Call 2 Business Days Before You Dig
1-800-424-5555
 Utilities Underground Location Center
 (ID, MT, ND, OR, WA)

REVISIONS

NO.	DATE	DESCRIPTION

Engineering Structural Planning Survey
LDC
 THE CIVIL ENGINEERING GROUP
 14201 NE 200th St., #100
 Woodinville, WA 98072
 Ph. 425.806.1869
 Fax. 425.482.2883
 www.LDCcorp.com

QUADRANT HOMES
ELLSWORTH
 TREE PRESERVATION PLAN



JOB NUMBER: 13-171
 DRAWING NAME: 13171P-TP-01
 DESIGNER: MEV
 DRAFTING BY: RCR
 DATE: 11-3-14
 SCALE: 1"=20'
 JURISDICTION: REDMOND