



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
The Strom Property File number: LAND-2013-01788 was sent to the Applicant and to the attached
mailing list copy, by first class mail, on or before December 3, 2013.

Name: Gloria Meerscheidt

Date: December 3, 2013

CERTIFICATE OF POSTING

I, the undersigned, certify that on December 3, 2013, I posted copies of the attached Notice of
Application at:

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

Name: Thara Johnson

Date: December 3, 2013

ATTACHMENT 9

LAND201301788-TJ
Current Resident
12280 RED-WOOD RD NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12300 WOOD-RED RD NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
16040 NE 116TH ST
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15901 NE 124TH ST
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12048 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12044 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12040 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15750 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15754 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15758 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15762 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15766 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15770 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15774 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11932 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11928 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11924 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11920 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11836 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
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REDMOND, WA 98052

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REDMOND, WA 98052

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REDMOND, WA 98052

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Current Resident
11748 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11720 157TH AVE NE
REDMOND, WA 98052

ATTACHMENT 9

LAND201301788-TJ
Current Resident
11804 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11808 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11812 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11816 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15729 NE 119TH CT
REDMOND, WA 98052

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15733 NE 119TH CT
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15737 NE 119TH CT
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REDMOND, WA 98052

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15745 NE 120TH WAY
REDMOND, WA 98052

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15749 NE 120TH WAY
REDMOND, WA 98052

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REDMOND, WA 98052

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REDMOND, WA 98052

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15822 NE 118TH WAY
REDMOND, WA 98052

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15818 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
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15812 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11753 158TH PL NE
REDMOND, WA 98052

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11749 158TH PL NE
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11745 158TH PL NE
REDMOND, WA 98052

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Current Resident
11741 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15805 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15809 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15815 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11759 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11765 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11767 158TH AVE NE
REDMOND, WA 98052

ATTACHMENT 9

LAND201301788-TJ
Current Resident
11750 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11746 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11742 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11775 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11779 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11783 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11787 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
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11791 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
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11795 159TH AVE NE
REDMOND, WA 98052

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11799 159TH AVE NE
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11835 159TH AVE NE
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11839 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11843 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11847 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11840 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11820 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15918 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11800 159TH AVE NE
REDMOND, WA 98052

ATTACHMENT 9

LAND201301788-TJ
ABOUELHEIGA MOHAMMED+KATHRY
15805 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ABU-DAYYAH TAWFIQ+ITAF
11804 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ALAM ZULFIGAR M
11764 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ALIBHAI KARIM
11750 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
ANDERSEN SCOTT W+LYNNE M
15740 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
ARUNACHALAM RAVIKUMAR+PREET
11760 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
BRUNER MATTHEW K+KATHRYN
11816 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201301788-TJ
CALBUCCI MARCELO AND JORDAN
15754 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
CHAKRADHAR TRIPURAMALLU+ANI
15758 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
CODY SHAY S+LEAH H
PO BOX 2554
REDMOND, WA 98073

LAND201301788-TJ
DAVIS BRETT E
11820 158TH AVE NE
REDMOND, WA 98053

LAND201301788-TJ
DENDULURI CHANDRA+NAGASWAPN
11779 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
EMURA YUTAKA+FUMIKO
11765 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
FAN JING
11828 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
FLEENER CLAYTON
11836 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
FUKUDA MUNEHIRO+KYOKO
11799 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
GALEN ARI D+BRITT R
11791 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
GREENMUN CHRISTOPHER M+Y NH
11753 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
GREYSTONE LAND LLC
14410 BEL RED RD
BELLEVUE, WA 98007

LAND201301788-TJ
HALLUM CHRISTOPHER
15822 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
HAM BYUNG DO+HAE SOON HAM
15737 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
HOANG ANDY V+JENNIFER HO
11720 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
JIANG XUEYIN+YE WANG
11824 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
KANDZOR EDWARD J+SUSAN S
15750 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
KATO RITA M
15771 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
KENSINGTON HOA
PO BOX 414
REDMOND, WA 98052

LAND201301788-TJ
LAU HIN-FAN M+YAO HONGBING
15809 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
LAWSON ALVIN E+JUDITH A
11929 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
LI SUI+DI TANG
12048 157TH CT NE
REDMOND, WA 98052

ATTACHMENT 9

LAND201301788-TJ
LOWE JOHN E
11783 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
MCLAUGHLIN RYAN A+MARY ANNE
11924 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
OLIN KERRY G+KATHY A
15812 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
PAUL RICHARD J+WENDY K
11741 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
REIMBOLD MICHAEL W+GRETCHEN
15815 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
SACH PAMELA BAKKEN
11752 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SCOTKIN STEVE+CARI P
11767 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
STOPPLER MARK D+SUSAN F
15736 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
SUN FAN+CHENQIAN JIANG
11775 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
THORN TERRY+DIANE
11920 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
LUCARELLI LEONARD A
15770 NE 120TH WAY
REDMOND, WA 98005

LAND201301788-TJ
MITRA RUDRA
11795 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
PACKER ALAN C+LISA WARR-KING
11746 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
PERLIN ERIC C+CARICABURU KA
11928 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ROSEMOND COREY E
11749 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
SARWONO EDHI+MELIANA ELLY
11808 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SPILLINGER ILAN Y+ANAT
11812 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
STUART JAMES L+PENNYLEGION
11766 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SUND WARREN W+JOCELYN P
11832 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
TIGGES KEVIN+BILLET CINDI
11923 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
MCFADDEN JAMES F+MARI K
11839 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
NIXON PHILLIP V+DEBORAH MES
15818 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
PAL SHANKAR+SWAGATA SAHA
11742 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
QUINN MICHAEL J+STACY R
11831 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ROSHAK TODD G+SAMANTHA K
15733 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
SCHWARTZ STEVEN G+KRISTEN L
15732 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
STODDART MARTIN+JILL
12040 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
SUCHOKNAND CAROLYN K+YUDHAS
11787 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
TANG YINGDE+MINGRUI WEI
11847 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
VILHAUER JAY A+STACIE+KERR
11748 158TH AVE NE
REDMOND, WA 98052

ATTACHMENT 9

LAND201301788-TJ
WANG FERMI
17101 NE 40TH CT
REDMOND, WA 98054

LAND201301788-TJ
WANG GUANGYAO+JINGHUA CHEN
11932 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WANG XING+YING XIAO
11745 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
WASHINGTON CATHEDRAL
12300 WOODINVILLE-REDMOND RD NE
REDMOND, WA 98052

LAND201301788-TJ
WEIDNER KLAUS H+WENCY YAN
15749 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
WELLS FARGO BANK N A
6591 IRVINE CENTER DR
IRVINE, CA 92618

LAND201301788-TJ
WHILDEN MARY B+MARION
11835 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WHITE DARREN A+TONI A BEST
11827 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WICKRAMA UPALI+WICKRAMA RUPA
11756 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WILSON GREGG L+BONNIE L
15762 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
XU YANG+PING WANG
15766 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ZAHAVI RONNY+RUTI
15774 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ZEMACH ASAPH+IRIS
12044 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
ZENG HUAJUN+LIU KAI
11843 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ZHANG QI+MIN WANG
15729 NE 119TH CT
REDMOND, WA 98052



Date: December 3, 2013

SUBJECT: The Strom Property

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 cursive script 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: The Strom Property

File Number: LAND-2013-01788

Project Description: Subdivide a 5.74 acres site into 13 single family residential lots.

Project Location: 159th Avenue NE and NE 116th Street

Site Address, If Applicable: 0 No Address

Size of Subject Area in Acres: 5.74 Sq.Ft. 0

Applicant: BURNSTEAD CONSTRUCTION CO.

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

Required Studies:

Geologic Hazard Report, Stormwater Report, Stream Reconnaissance Report, Traffic Study, Tree Health Assessment, Wetland Report, Wildlife Report

Existing Environmental Documents, relevant to this application:

SEPA Checklist

Important Dates

Application & Completeness Date: October 15, 2013

Notice of Application Date: December 3, 2013

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to **December 26, 2013**. 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

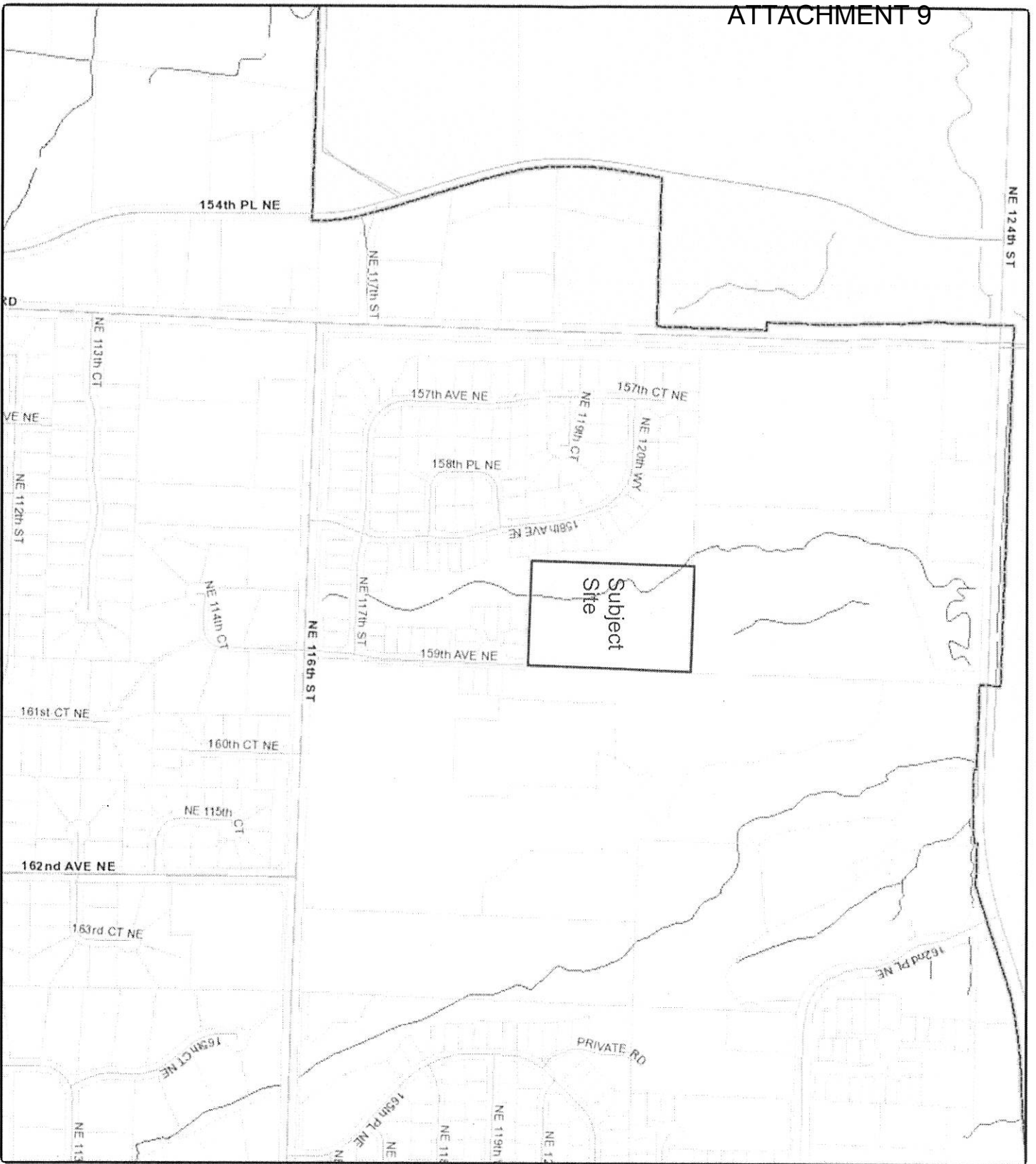
Although comments are accepted up until close of public hearing, submittal of comments during the comment period required in the RZC will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible. The Technical 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.

City Contact Information

Project Planner Name: Thara Johnson

Phone Number: 425-556-2470

Email: tmjohnson@redmond.gov



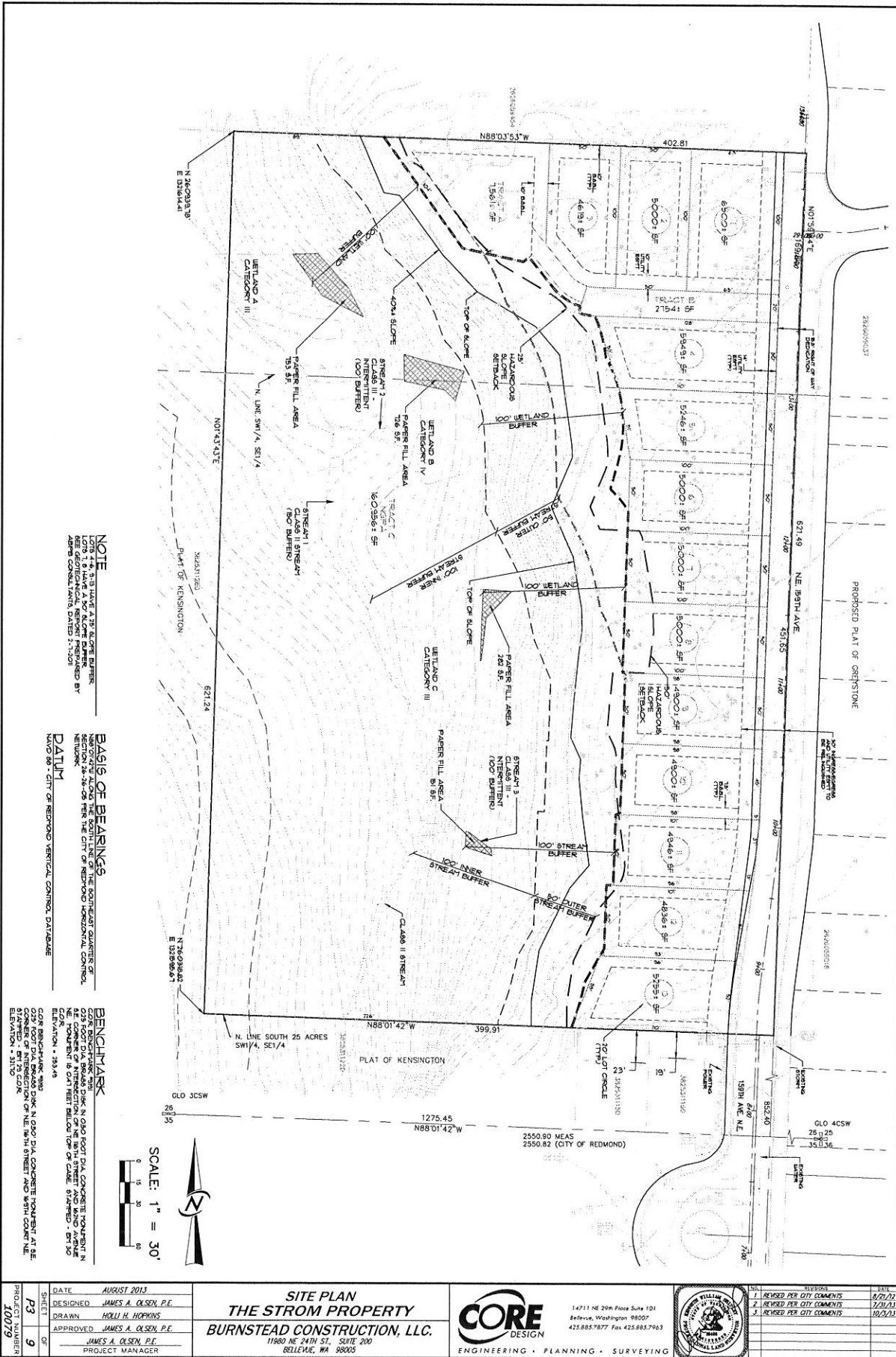
**The Strom Property
Project
Vicinity Map**



Scale : 1" = 500'

This plan is suitable for general information only.

SEC. 26, TWP. 26 N., RGE. 5 E., WM.



NOTE
 1. THIS PLAN IS A 2-DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. THE CITY OF REDMOND WILL CONDUCT A FIELD SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN.

DATE
 AUGUST 2013

DESIGNED
 JAMES A. OLSEN, P.E.

DRAWN
 HOLLI H. HOPKINS

APPROVED
 JAMES A. OLSEN, P.E.

PROJECT NUMBER
 10073

BASIS OF BEARINGS
 THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE 1983 NAD 83 DATUM.

BENCHMARK
 THE BENCHMARK IS A 100' DIA. CONCRETE PIPER IN THE CORNER OF THE INTERSECTION OF NE 15TH AVE AND NE 15TH ST. THE ELEVATION OF THE BENCHMARK IS 353.43.

SCALE: 1" = 30'



SITE PLAN
THE STROM PROPERTY
BURNSTEAD CONSTRUCTION, LLC.
 1190 NE 24TH ST., SUITE 200
 BELLEVUE, WA 98005

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING

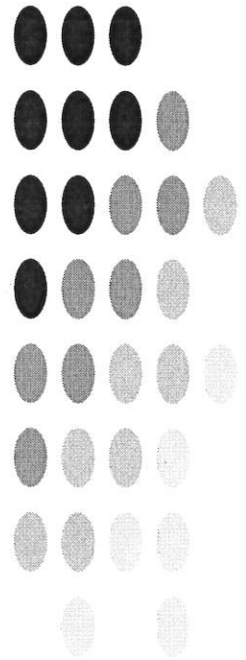
14711 NE 20th Place, Suite 101
 Bellevue, Washington 98007
 425.885.7877 Fax: 425.885.7963

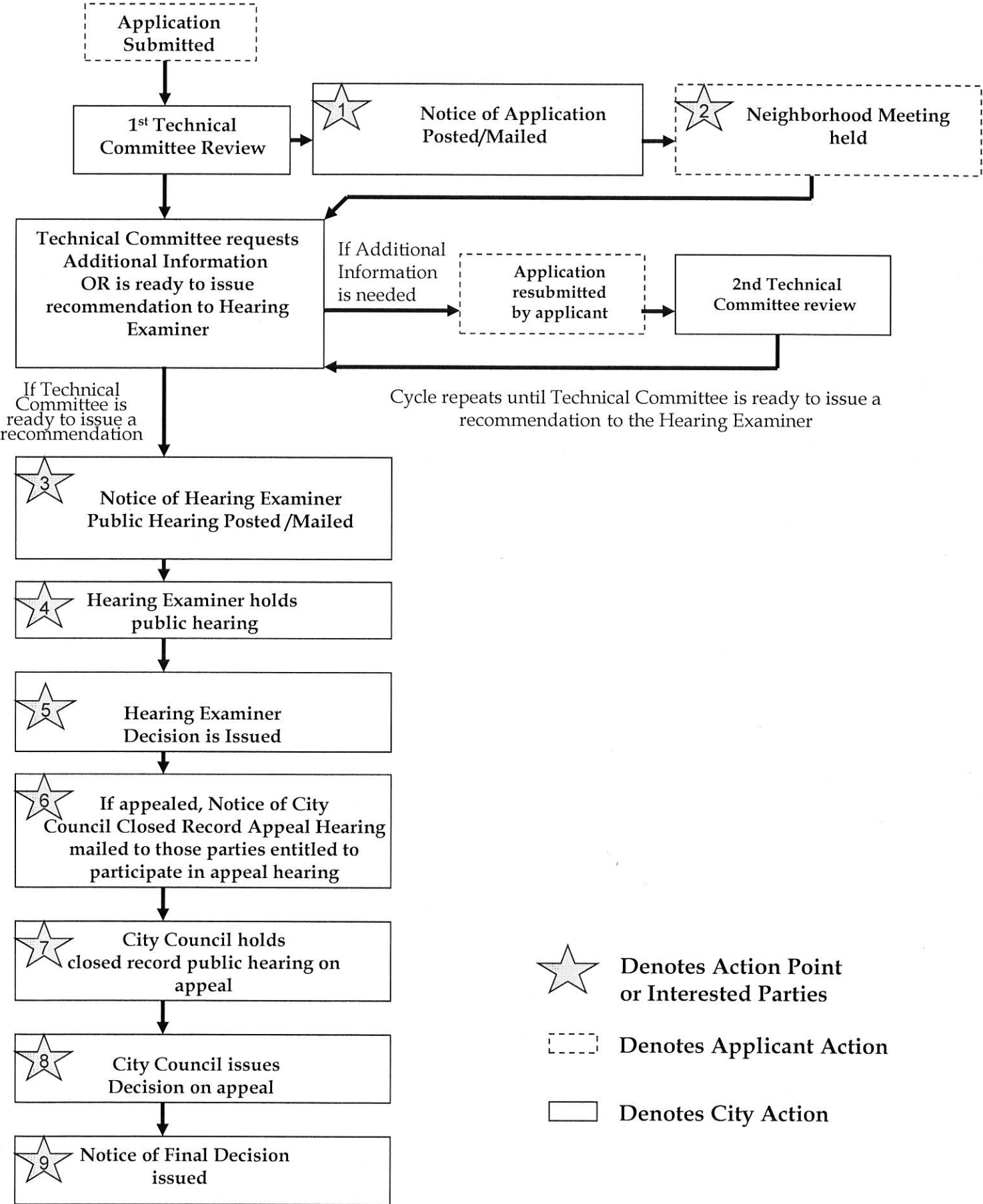


NO.	DESCRIPTION	DATE
1	REVIEWED PER CITY COMMENTS	8/27/13
2	REVIEWED PER CITY COMMENTS	11/21/13
3	REVIEWED PER CITY COMMENTS	10/23/13

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.







Notes on Participation Points 1-9

ATTACHMENT 9

#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:

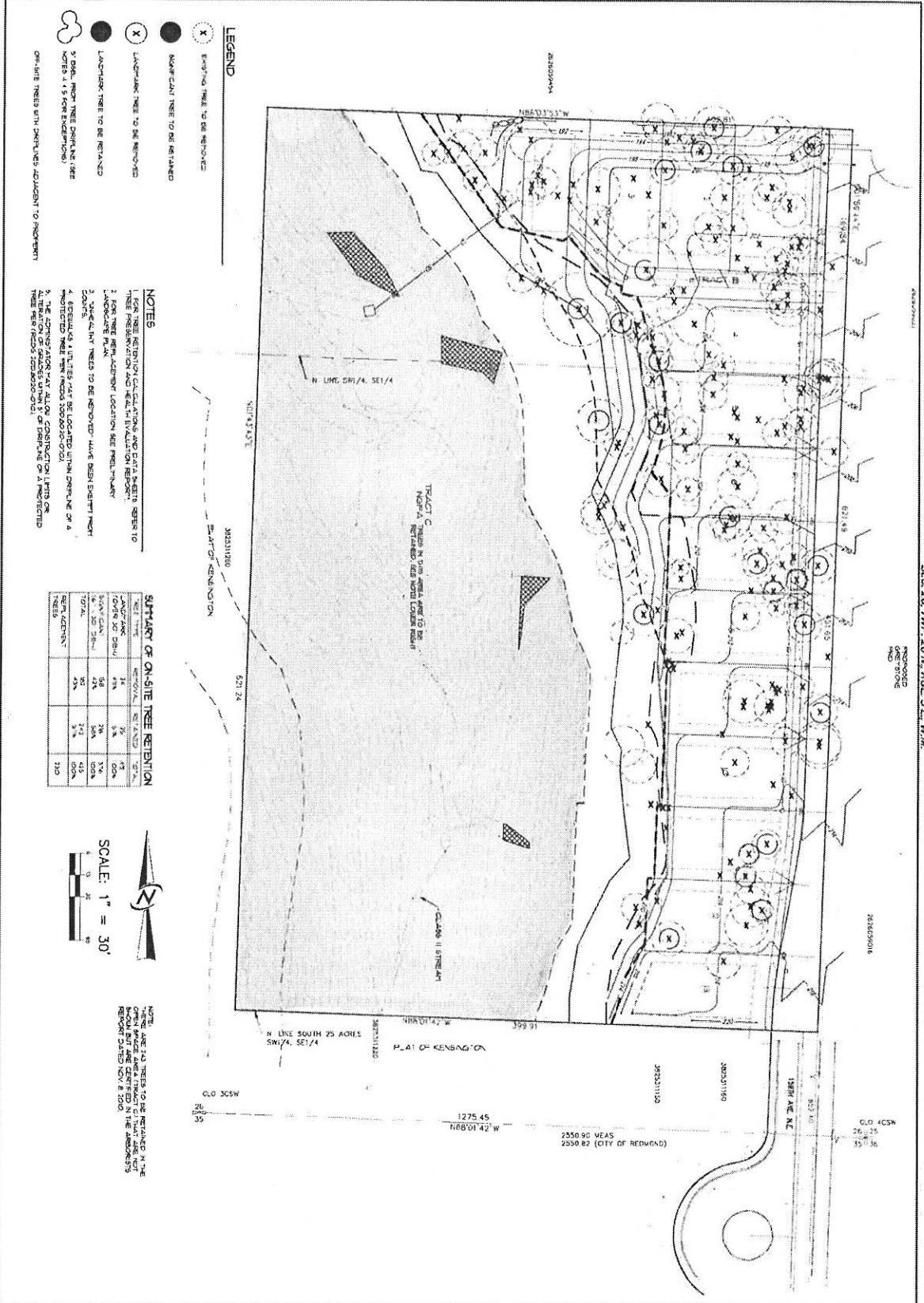
When? The Council typically takes action on the appeal the same night as the closed record appeal hearing.

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.).



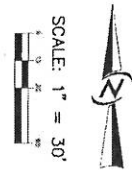
SEC. 26, TWP. 26 N. RGE. 5 E. W.M.

- LEGEND**
- (X) Existing tree to be removed
 - (●) Same size tree to be retained
 - (X in circle) Landscape tree to be removed
 - (● in circle) Landscape tree to be retained
 - (● in circle with X) 2" DIA. TREE (SEE NOTES 1 & 5 FOR EXEMPTIONS)
- ON-SITE TREES WITH SHOWN ADJACENT TO PROPERTY

- NOTES**
1. FOR TREE REMOVAL, CONTACT AND OBTAIN PERMITS FROM THE JURISDICTION AND HEALTH EVALUATION REPORT, LANDSCAPE PLAN.
 2. "Landscape" trees to be removed have been identified in the notes.
 3. THE ADJACENT PROPERTY OWNER'S PERMISSION IS REQUIRED FOR THE REMOVAL OF TREES ON ADJACENT PROPERTY.
 4. THE ADJACENT PROPERTY OWNER'S PERMISSION IS REQUIRED FOR THE REMOVAL OF TREES ON ADJACENT PROPERTY.

SUMMARY OF ON-SITE TREE RETENTION

NO.	SIZE	STATUS	NO.	SIZE	STATUS
1	4 1/2"	RETAINED	1	4 1/2"	RETAINED
2	4 1/2"	RETAINED	2	4 1/2"	RETAINED
3	4 1/2"	RETAINED	3	4 1/2"	RETAINED
4	4 1/2"	RETAINED	4	4 1/2"	RETAINED
5	4 1/2"	RETAINED	5	4 1/2"	RETAINED
6	4 1/2"	RETAINED	6	4 1/2"	RETAINED
7	4 1/2"	RETAINED	7	4 1/2"	RETAINED
8	4 1/2"	RETAINED	8	4 1/2"	RETAINED
9	4 1/2"	RETAINED	9	4 1/2"	RETAINED
10	4 1/2"	RETAINED	10	4 1/2"	RETAINED
11	4 1/2"	RETAINED	11	4 1/2"	RETAINED
12	4 1/2"	RETAINED	12	4 1/2"	RETAINED
13	4 1/2"	RETAINED	13	4 1/2"	RETAINED
14	4 1/2"	RETAINED	14	4 1/2"	RETAINED
15	4 1/2"	RETAINED	15	4 1/2"	RETAINED
16	4 1/2"	RETAINED	16	4 1/2"	RETAINED
17	4 1/2"	RETAINED	17	4 1/2"	RETAINED
18	4 1/2"	RETAINED	18	4 1/2"	RETAINED
19	4 1/2"	RETAINED	19	4 1/2"	RETAINED
20	4 1/2"	RETAINED	20	4 1/2"	RETAINED
21	4 1/2"	RETAINED	21	4 1/2"	RETAINED
22	4 1/2"	RETAINED	22	4 1/2"	RETAINED
23	4 1/2"	RETAINED	23	4 1/2"	RETAINED
24	4 1/2"	RETAINED	24	4 1/2"	RETAINED
25	4 1/2"	RETAINED	25	4 1/2"	RETAINED
26	4 1/2"	RETAINED	26	4 1/2"	RETAINED
27	4 1/2"	RETAINED	27	4 1/2"	RETAINED
28	4 1/2"	RETAINED	28	4 1/2"	RETAINED
29	4 1/2"	RETAINED	29	4 1/2"	RETAINED
30	4 1/2"	RETAINED	30	4 1/2"	RETAINED
31	4 1/2"	RETAINED	31	4 1/2"	RETAINED
32	4 1/2"	RETAINED	32	4 1/2"	RETAINED
33	4 1/2"	RETAINED	33	4 1/2"	RETAINED
34	4 1/2"	RETAINED	34	4 1/2"	RETAINED
35	4 1/2"	RETAINED	35	4 1/2"	RETAINED
36	4 1/2"	RETAINED	36	4 1/2"	RETAINED
37	4 1/2"	RETAINED	37	4 1/2"	RETAINED
38	4 1/2"	RETAINED	38	4 1/2"	RETAINED
39	4 1/2"	RETAINED	39	4 1/2"	RETAINED
40	4 1/2"	RETAINED	40	4 1/2"	RETAINED
41	4 1/2"	RETAINED	41	4 1/2"	RETAINED
42	4 1/2"	RETAINED	42	4 1/2"	RETAINED
43	4 1/2"	RETAINED	43	4 1/2"	RETAINED
44	4 1/2"	RETAINED	44	4 1/2"	RETAINED
45	4 1/2"	RETAINED	45	4 1/2"	RETAINED
46	4 1/2"	RETAINED	46	4 1/2"	RETAINED
47	4 1/2"	RETAINED	47	4 1/2"	RETAINED
48	4 1/2"	RETAINED	48	4 1/2"	RETAINED
49	4 1/2"	RETAINED	49	4 1/2"	RETAINED
50	4 1/2"	RETAINED	50	4 1/2"	RETAINED
51	4 1/2"	RETAINED	51	4 1/2"	RETAINED
52	4 1/2"	RETAINED	52	4 1/2"	RETAINED
53	4 1/2"	RETAINED	53	4 1/2"	RETAINED
54	4 1/2"	RETAINED	54	4 1/2"	RETAINED
55	4 1/2"	RETAINED	55	4 1/2"	RETAINED
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61	4 1/2"	RETAINED	61	4 1/2"	RETAINED
62	4 1/2"	RETAINED	62	4 1/2"	RETAINED
63	4 1/2"	RETAINED	63	4 1/2"	RETAINED
64	4 1/2"	RETAINED	64	4 1/2"	RETAINED
65	4 1/2"	RETAINED	65	4 1/2"	RETAINED
66	4 1/2"	RETAINED	66	4 1/2"	RETAINED
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69	4 1/2"	RETAINED	69	4 1/2"	RETAINED
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71	4 1/2"	RETAINED	71	4 1/2"	RETAINED
72	4 1/2"	RETAINED	72	4 1/2"	RETAINED
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74	4 1/2"	RETAINED	74	4 1/2"	RETAINED
75	4 1/2"	RETAINED	75	4 1/2"	RETAINED
76	4 1/2"	RETAINED	76	4 1/2"	RETAINED
77	4 1/2"	RETAINED	77	4 1/2"	RETAINED
78	4 1/2"	RETAINED	78	4 1/2"	RETAINED
79	4 1/2"	RETAINED	79	4 1/2"	RETAINED
80	4 1/2"	RETAINED	80	4 1/2"	RETAINED
81	4 1/2"	RETAINED	81	4 1/2"	RETAINED
82	4 1/2"	RETAINED	82	4 1/2"	RETAINED
83	4 1/2"	RETAINED	83	4 1/2"	RETAINED
84	4 1/2"	RETAINED	84	4 1/2"	RETAINED
85	4 1/2"	RETAINED	85	4 1/2"	RETAINED
86	4 1/2"	RETAINED	86	4 1/2"	RETAINED
87	4 1/2"	RETAINED	87	4 1/2"	RETAINED
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90	4 1/2"	RETAINED	90	4 1/2"	RETAINED
91	4 1/2"	RETAINED	91	4 1/2"	RETAINED
92	4 1/2"	RETAINED	92	4 1/2"	RETAINED
93	4 1/2"	RETAINED	93	4 1/2"	RETAINED
94	4 1/2"	RETAINED	94	4 1/2"	RETAINED
95	4 1/2"	RETAINED	95	4 1/2"	RETAINED
96	4 1/2"	RETAINED	96	4 1/2"	RETAINED
97	4 1/2"	RETAINED	97	4 1/2"	RETAINED
98	4 1/2"	RETAINED	98	4 1/2"	RETAINED
99	4 1/2"	RETAINED	99	4 1/2"	RETAINED
100	4 1/2"	RETAINED	100	4 1/2"	RETAINED



<p>DATE: AUGUST 2011</p> <p>DESIGNER: JAMES A. OLSEN, P.E.</p> <p>DRAWN: HOLLY H. HUGHES</p> <p>APPROVED: JAMES A. OLSEN, P.E.</p> <p>PROJECT MANAGER: JAMES A. OLSEN, P.E.</p>	<p>TREE PRESERVATION PLAN</p> <p>THE STROM PROPERTY</p> <p>BURNSTEAD CONSTRUCTION, LLC.</p> <p>11800 NE 24TH ST., SUITE 200 BELLEVUE, WA 98005</p>	<p>CORE DESIGN</p> <p>ENGINEERING • PLANNING • SURVEYING</p> <p>14311 NE 29th Place Suite 102 Bellevue, Washington 98007 425.863.7877 Fax 425.863.7943</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td>REVISED PER CITY COMMENTS</td> <td>8/21/11</td> </tr> <tr> <td>2</td> <td>REVISED PER CITY COMMENTS</td> <td>8/22/11</td> </tr> <tr> <td>3</td> <td>REVISED PER CITY COMMENTS</td> <td>8/22/11</td> </tr> </table>	1	REVISED PER CITY COMMENTS	8/21/11	2	REVISED PER CITY COMMENTS	8/22/11	3	REVISED PER CITY COMMENTS	8/22/11
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