

Neighborhood Meeting Edgewood East

To: Interested Parties, Residents and Property Owners

From: Quadrant Homes
Matt Perkins
14725 SE 36th Street, Suite 200
Bellevue, WA 98006
425.452.0345

Subject: Edgewood East
City of Redmond File #: LAND-2014-01424

Location of

Proposal: Edgewood East subdivision is located within the North Redmond Neighborhood, with an approximate physical address of 177xx 124th Ave NE. The subject parcel is located on the north side of NE 122nd Street and 178th Place NE.

Date: January 15, 2015

Time: 6:00 PM

Location: Old Redmond School House Community Center
16600 NE 80th Street
Redmond, WA 98052

Project

Description: Subdivide one 6.89 acre parcel into 25 lots, 23 detached dwelling units and one duplex within the R-4 zone. The subject site has a Class II stream with a 100' inner buffer and 50' outer buffer; buffer averaging is proposed. Attached is a site plan of the proposed project.

The Blueline Group and Quadrant Homes are holding this meeting which will serve as an opportunity for interested parties and nearby property owners to review, comment, and ask questions of the applicant regarding their proposal. This meeting will be held prior to the City of Redmond Technical Committee taking final action on this project.

Please contact Matt Perkins with Quadrant Homes 425.452.0345 or Geoff Tamble with The Blueline Group 425.216.4051 x225 if you have any questions.

Neighborhood Meeting Proposed Agenda

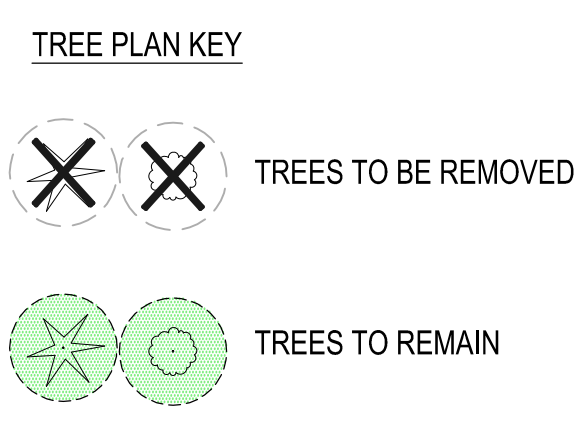
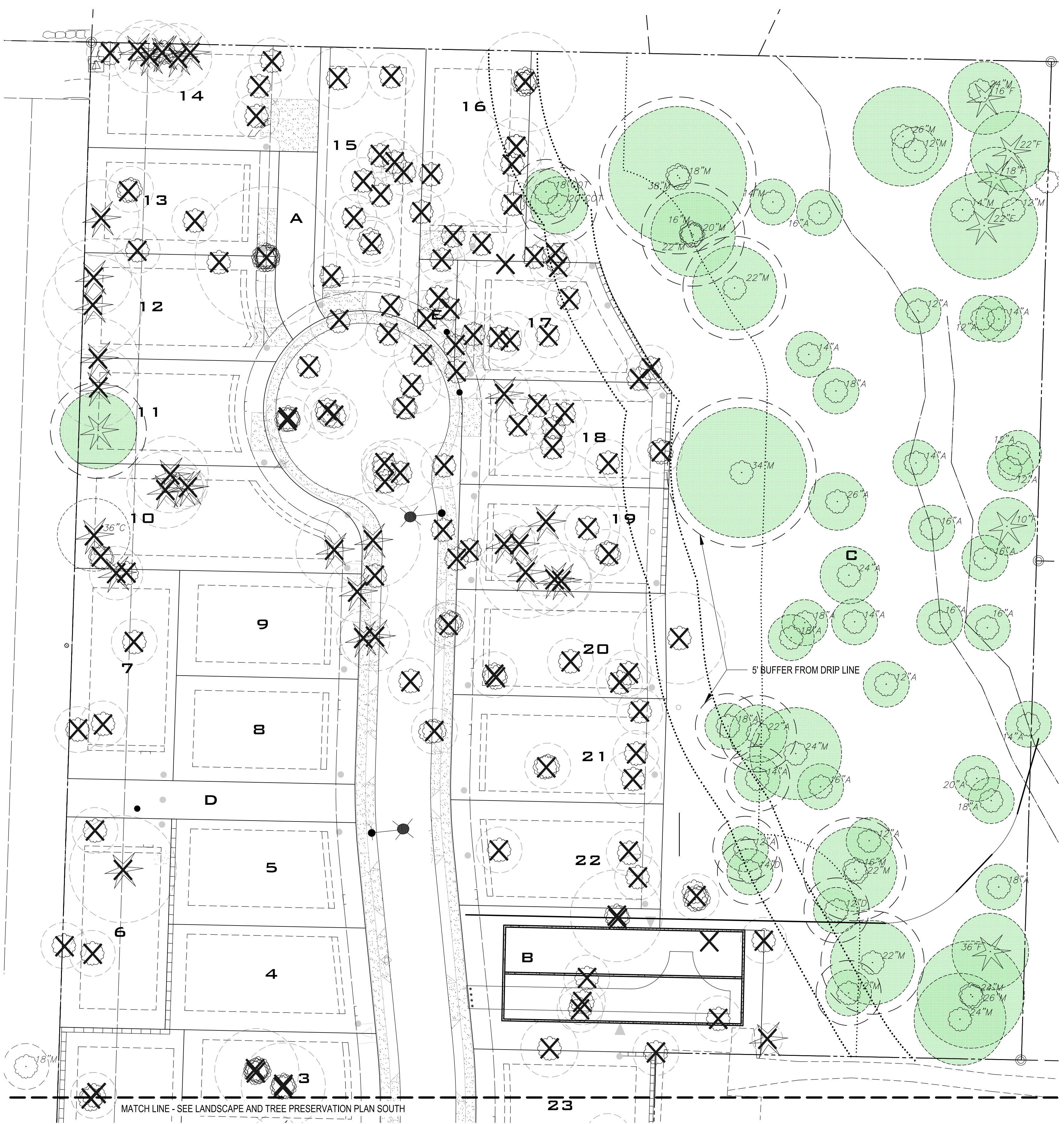
- I. Sign In**
 - A sign in sheet will be available and include name, address, and e-mail address.

- II. Introductions**
 - Applicant/Applicant's Representative
 - Engineer
 - City representative
 - Meeting attendees

- III. Description of Proposal**
 - Applicant or engineer give a detailed description of the proposal including a description of critical areas and proposed tree retention.
 - Visuals should be provided including an aerial, proposed site and tree retention plan and vicinity map.

- IV. Questions and Answers**

- V. Meeting wrap up and information on next steps in the process**

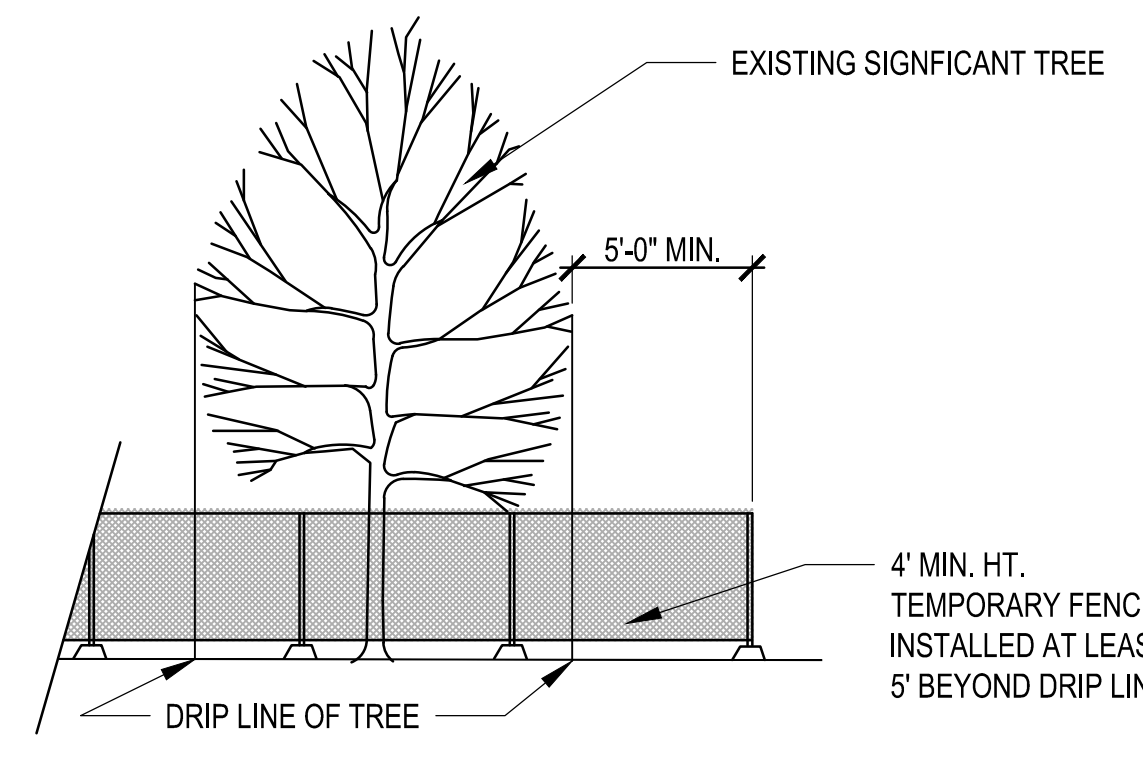


TREE PRESERVATION SUMMARY TABLE

TYPE OF TREE (DBH)	QUANTITY OF TREES		
	REMOVED	IMPACTED	RETAINED
LANDMARK (>30")	6	2	1
Replacement ratio:	3:1		
SIGNIFICANT (>6" - <30")	149	10	43
Replacement ratio:	1:1/ 3:1 for trees beyond 65% total trees		
NOTES:	No more than 65% of healthy Landmark + Significant Trees may be removed, unless approved by an exception. If approved, then mitigation is required, i.e. replacement trees, at a ratio of 3:1 if exception is approved. Tree Replacement Performance Bond required for each replacement tree. 3 year maintenance bond required after performance.		
	3-year Tree Replacement Performance Bond required for each replacement tree. The bond is used if an impacted tree dies and the applicant does not replace it.		
	5-year Tree Preservation Bond is required for each Retained Tree. The bond is used if an impacted tree dies and the applicant does not replace it.		

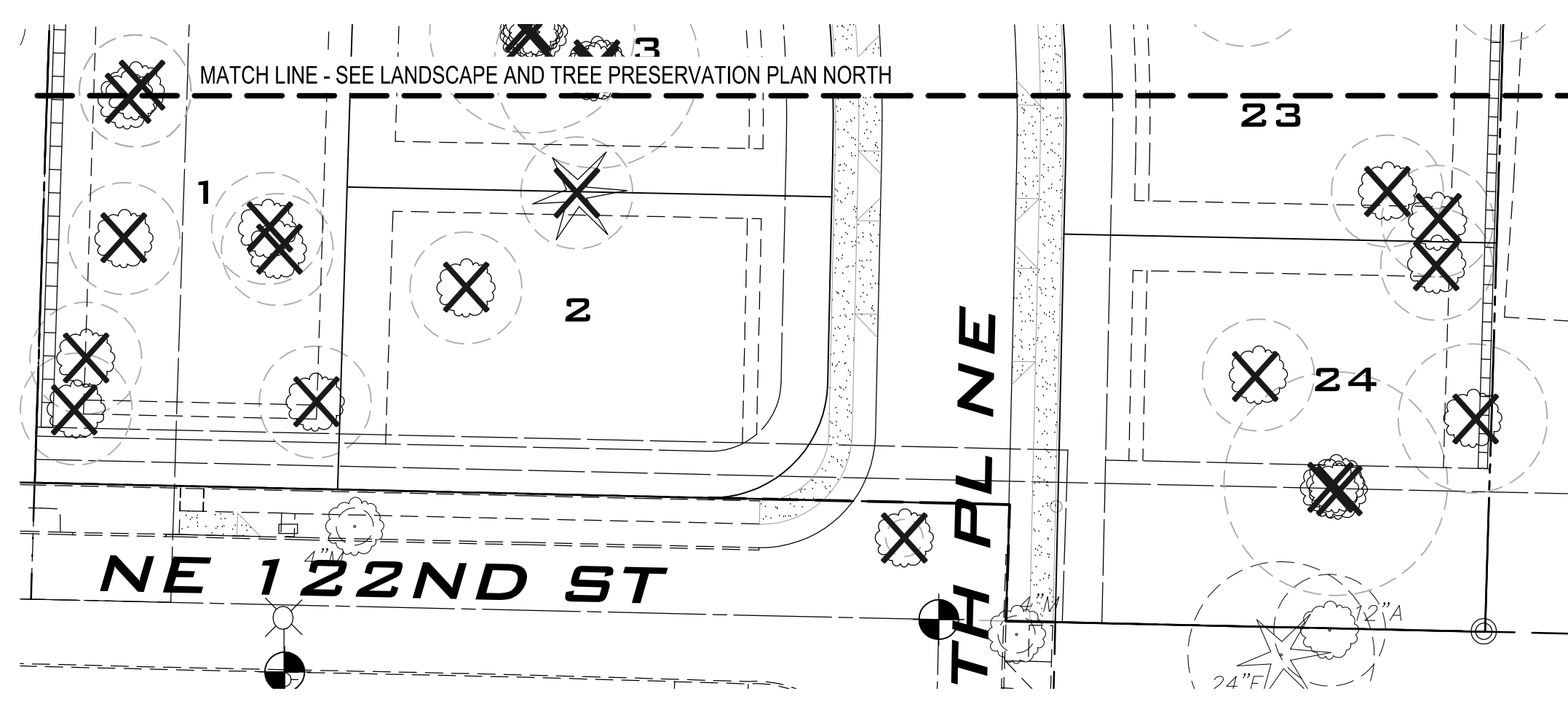
TREE REPLACEMENT DATA

REDMOND MUNICIPAL CODE (21.72.080 TREE REPLACEMENT)	TOTAL TREES	REPLACEMENT TREES REQD
TOTAL SIGNIFICANT TREES ON PROPERTY	212	
TOTAL SIGNIFICANT TREES TO BE REMOVED	155	155
TREES REMOVED BEYOND 65% THRESHOLD - TO BE REPLACED AT 3:1 RATIO (212 X .65=138, 155-138=17)	17	51
LANDMARK TREES TO BE REMOVED (REPLACED AT 3:1 RATIO)	6	18
TOTAL REPLACEMENT TREES REQUIRED:		224
TOTAL REPLACEMENT TREES PROVIDED:		230



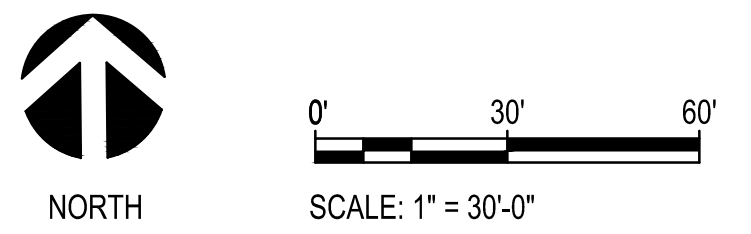
- MINIMUM 4' HT. TEMPORARY FENCE SHALL BE PLACED AT THE DESIGNATED LIMITS OF DISTURBANCE OF THE TREE TO BE SAVED. FENCING SHALL COMPLETELY ENCIRCLE TREE(S). AVOID DRIVING FENCE POSTS OR STAKES INTO ROOTS.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR ROOTS OVER (1) ONE INCH DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE RESPONSIBLE OFFICIAL GOVERNING THE WORK. WORK WITHIN THE PROTECTION FENCE SHALL BE DONE MANUALLY.

3 TREE PROTECTION DETAIL
NTS



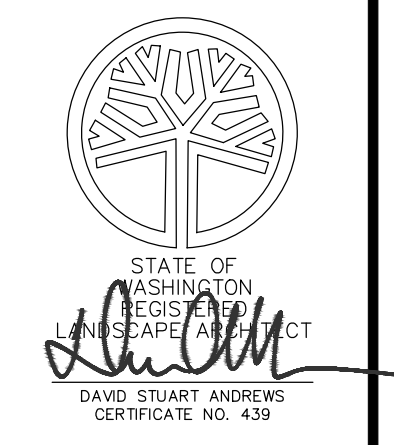
2 PUBLIC NOTICE TREE PLAN- SOUTH
SCALE: 1" = 30'-0"

1 PUBLIC NOTICE TREE PLAN - NORTH
SCALE: 1" = 30'-0"



PUBLIC NOTICE TREE PLAN

DATE	REVISION	BY	CHK. NO.
7/2/14	PRELIMINARY PLAT SUBMITTAL		
9/18/14	PLAT SUBMITTAL		



EDGEWOOD EAST
177XX NE 124TH ST
REDMOND, WA

CLIENT
QUADRANT HOMES
QUADRANT HOMES, INC.
14725 SE 36TH STREET
SUITE #100
PO BOX 130
BELLEVUE, WA 98009



PROJECT NO.
SHEET TITLE
DRAWING
SHEET ____ OF ____