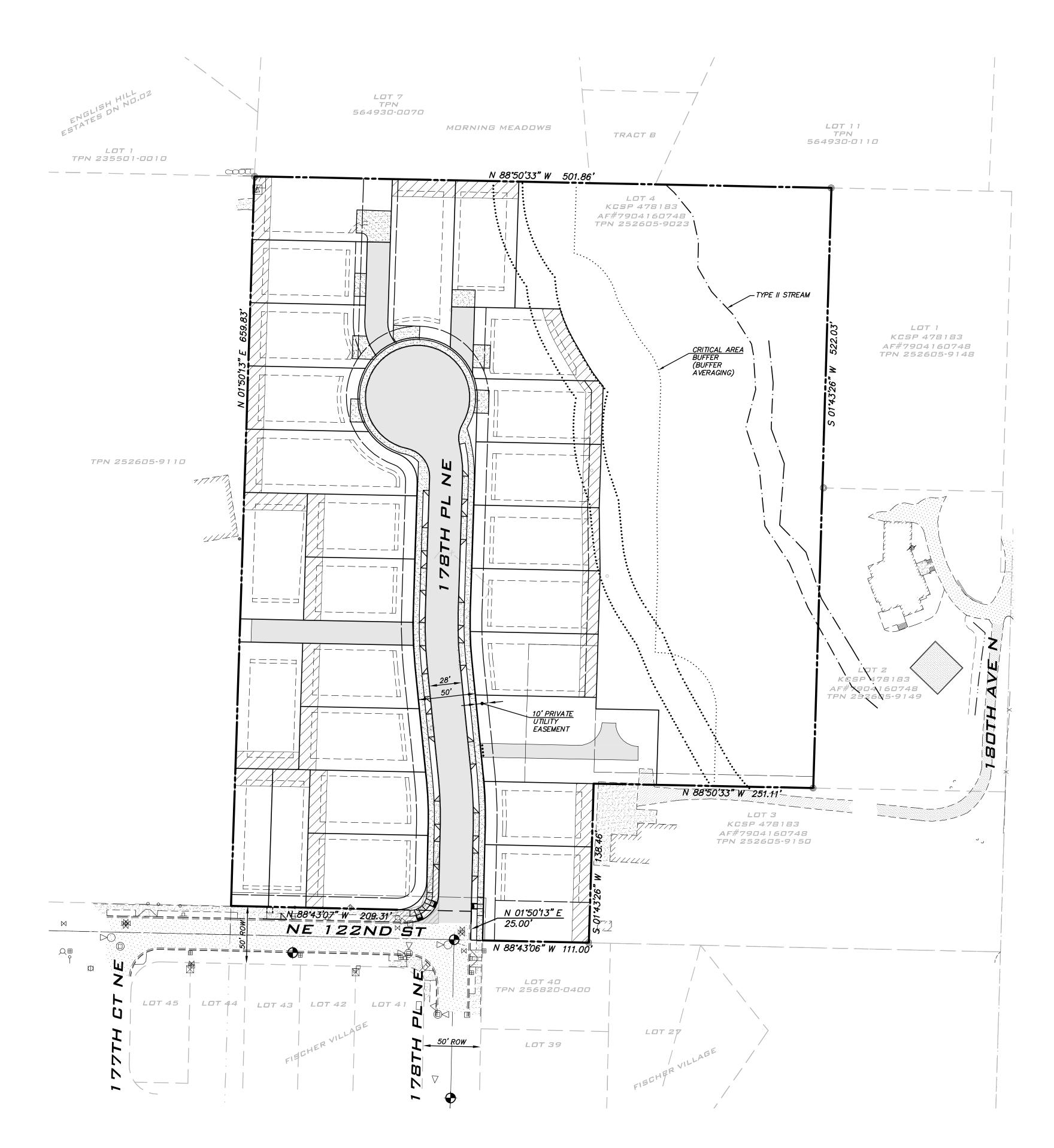
Neighborhood Meeting Edgewood East

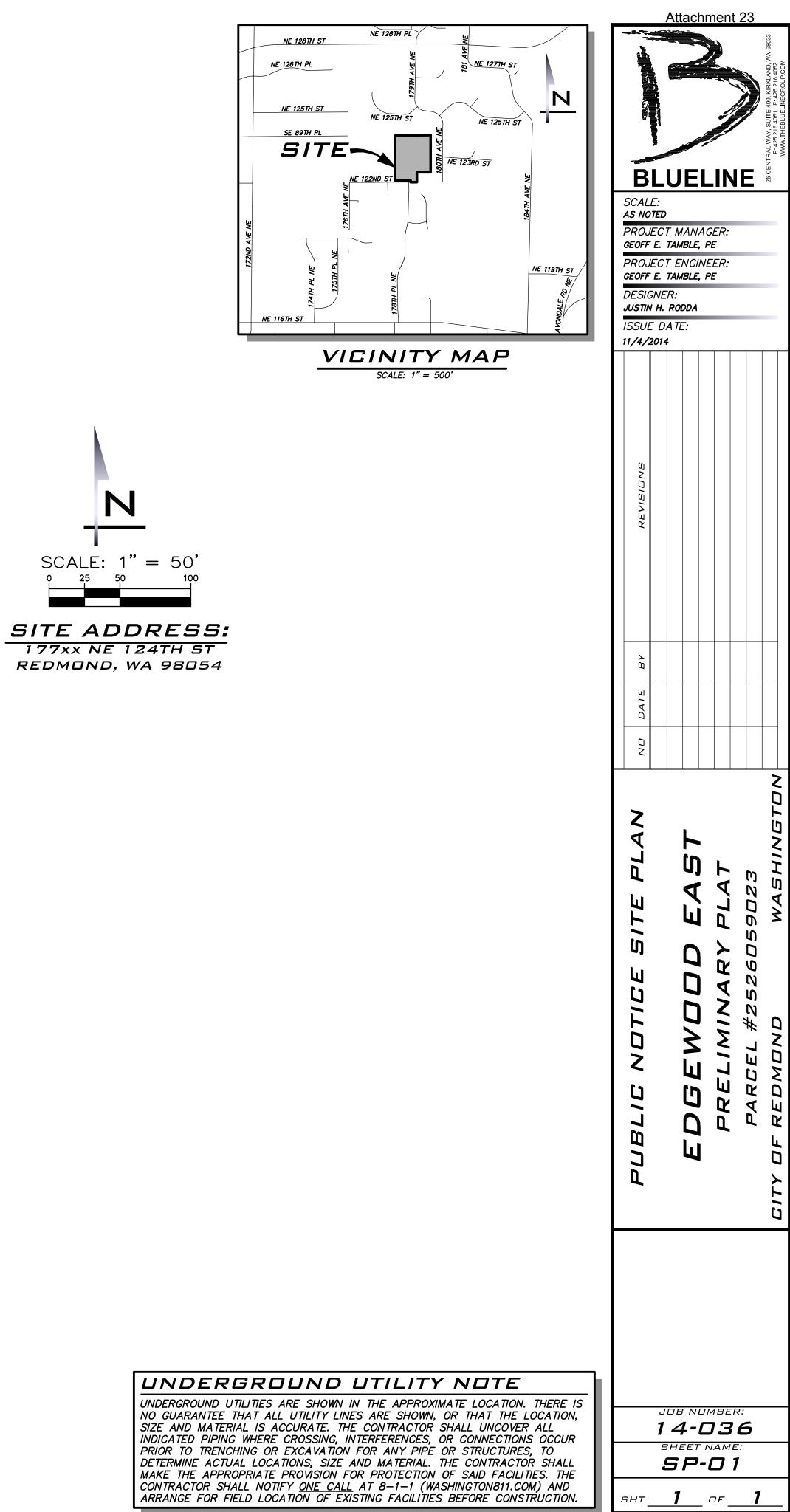
То:	Interested Parties, Residents and Property Owners
From:	Quadrant Homes Matt Perkins 14725 SE 36 th Street, Suite 200 Bellevue, WA 98006 425.452.0345
Subject:	Edgewood East City of Redmond File #: LAND-2014-01424
Location of Proposal:	Edgewood East subdivision is located within the North Redmond Neighborhood, with an approximate physical address of 177xx 124 th Ave NE. The subject parcel is located on the north side of NE 122 nd Street and 178 th Place NE.
Date:	January 15, 2015
Time:	6:00 PM
Location:	Old Redmond School House Community Center 16600 NE 80 th 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' outter 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

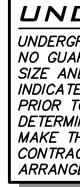
questions.

Neighborhood Meeting Proposed Agenda

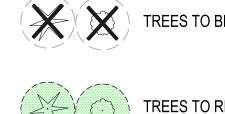
- I. Sign In
 - A sign in sheet will be available and include name, address, and e-mail address.
- II. Introductions
 - Applicant/Applicant's Representative
 - Engineer
 - City representative
 - Meeting attendees
- **III.** Description of Proposal
 - Applicant or engineer give a detailed description 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



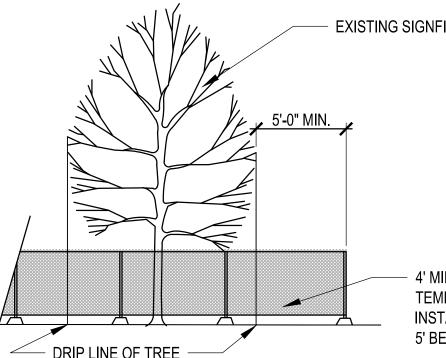


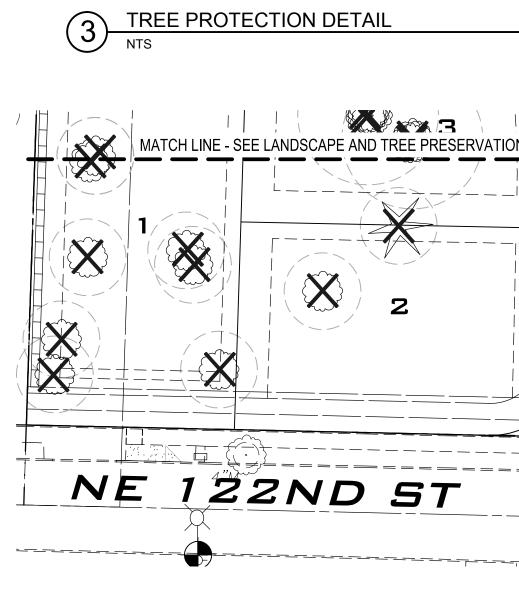






					. NO.		ttachment 23
TREE PLAN KEY	TREE PRE	SERVATION SU	JMMARY TA	<u>BLE</u>	CK.		
		QU	ANTITY OF TREES		BY		
TREES TO BE REMOVED	TYPE OF TREE (DBH)	REMOVED	IMPACTED	RETAINED	_		
	LANDMARK (>30") Replacement ratio	6 : 3:1	2	1			
	SIGNIFICANT (>6", <30")	149	10	43			
(2) (2) TREES TO REMAIN	Replacement ratio						
	NOTES:	65% total trees No more than 65% of	3-year Tree	5-year Tree		SUBMITTAL	
		healthy Landmark + Significant Trees may be	Replacement Performance Bond	Preservation Bond is required for each		SUBM	
REE REPLACEMENT DATA		removed, unless approved by an exception. If	required for each replacement tree. The	Retained Tree. The bond is used if an			
REPLACE-		approved, then mitigation is required, i.e. replacement trees, at a ratio of 3:1 if	impacted tree dies and	impacted tree dies and the applicant does not replace it.		MINARY PL SUBMITTAI	
MENT DMOND MUNICIPAL CODE (21.72.080 TOTAL TREES EE REPLACEMENT) TREES REQ'D		exception is approved. Tree Replacement	replace it.		NO	UBM	
EE REPLACEMENT) TREES REQ'D TAL SIGNIFICANT TREES ON PROPERTY 212		Performance Bond required for each replacement tree.			REVISION	PRELIMINARY PLAT	
AL SIGNIFICANT TREES TO BE REMOVED155155IES REMOVED BEYOND 65% THRESHOLD - TO BE1751		3 year maintenance bond required after performance.					
LACED AT 3:1 RATIO (212 X .65=138, 155-138=17)		•	1		DATE	7/21/14 9/18/14	
DMARK TREES TO BE REMOVED (REPLACED AT 6 18 RATIO)						1/6	
TOTAL REPLACEMENT TREES REQUIRED: 224							
TOTAL REPLACEMENT TREES PROVIDED: 230							
	TREE					S	TATE OF
							GISTERED APELARCHITLCT
						DAVID S	TUART ANDREWS ICATE NO. 439
5'-0" MIN.						CERTIFI	ICATE NO. 439
4' MIN. HT.						C	
	RY FENCE D AT LEAST					AS	
	DRIP LINE						H
NIMUM 4' HT. TEMPORARY FENCE SHALL BE PLACED AT	THE DESIGNAT	FD				Ш	H ST A
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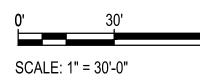
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5' BUFFER FROM DRIP LINE

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2 PUBLIC NOT SCALE: 1" = 30'-0"

PUBLIC NOTICE TREE PLAN

SHEET _____ OF _____