

Neighborhood Meeting Duke's Landing Preliminary Plat

To: Interested Parties, Residents and Property Owners

From: Duke's Landing

Subject: Duke's Landing Preliminary Plat, Redmond File #LAND-2015-00496

Location of

Proposal: The property is located at 16410 NE 47th Street, Redmond, WA 98052, in the Idylwood neighborhood.

Date: Wednesday, June 24, 2015

Time: 6pm-7pm

Location: City Council Chambers
Redmond City Hall
15670 NE 85th Street
Redmond, WA 98052

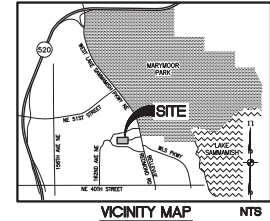
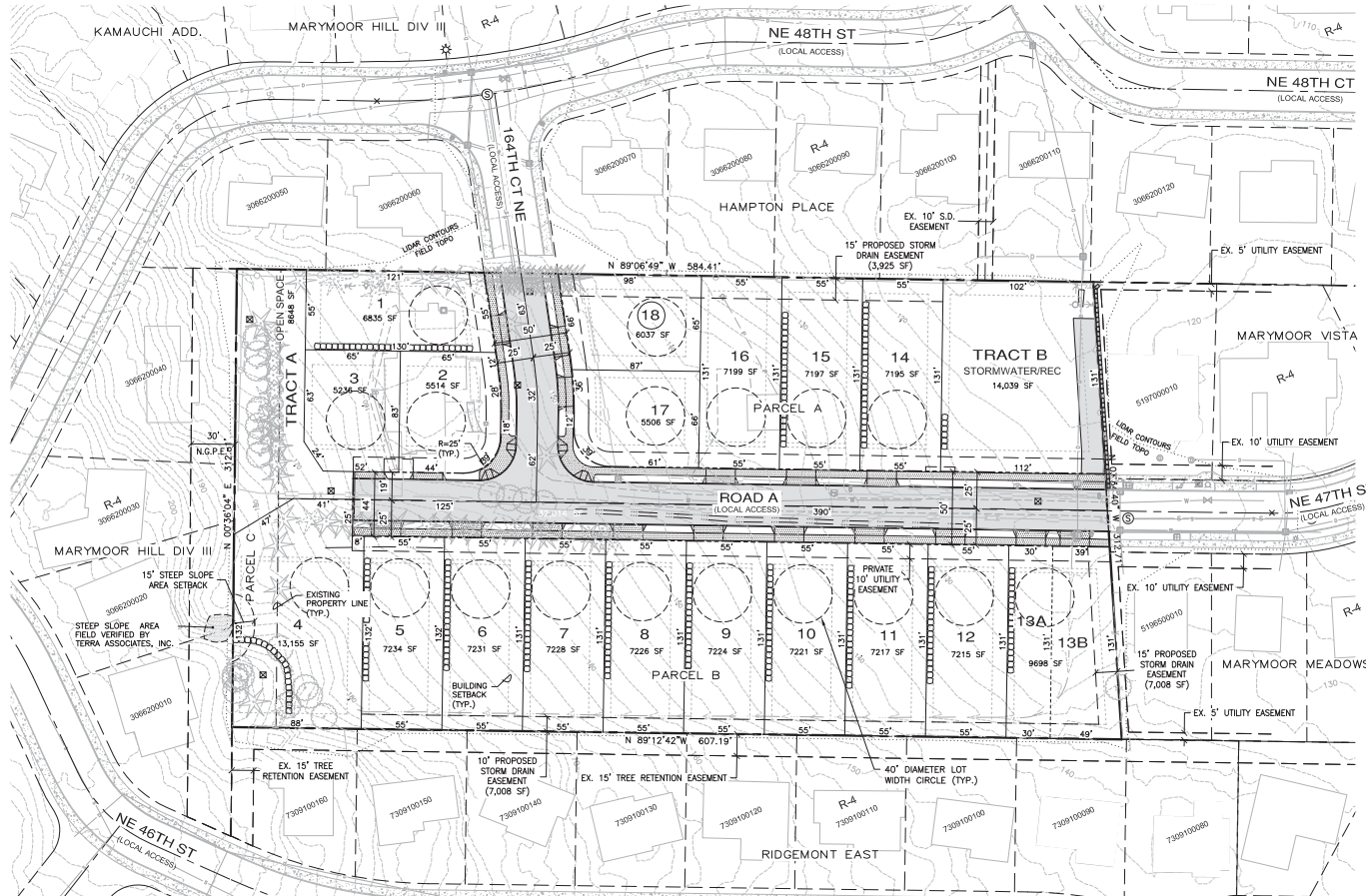
Re: The proposal is to create an 18 lot, 19 dwelling unit subdivision in the R-4 zone of the City of Redmond. The 4.27 acre site includes King County Tax Parcels 555630-0067, -0068, -0069 and the adjacent unimproved right-of-way that will be vacated as part of this project. The resulting lot sizes will average approximately 7,300 square feet each and are typically 55' wide by over 130' deep. A large recreation tract will be provided in the northwest corner of the site. The project will extend 164th Ct NE and NE 47th St to intersect within the project. Stormwater will be collected and conveyed to a planned stormwater vault in the northeast corner of the site before it is treated and released to the downstream system. Water and sewer services are readily available and will be extended to serve the new homes. Significant tree retention and landscape planting is proposed and will help buffer the visual impact of the new homes. In addition, over 20% of the site is being retained in open space. Attached is a site plan of the proposed project.

This meeting is being held by the applicant, and will serve as an opportunity for interested parties and nearby property owners to review, comment, and ask questions of the applicant's consultants regarding the proposal. This meeting will be held prior to the City of Redmond Technical Committee taking final action on this project.

Please contact Eric LaBrie at (253) 838-6113 and eric.labrie@esmcivil.com if you have any questions.

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



SITE DATA

SITE ADDRESS: 16410 NE 47TH ST, REDMOND, WA 98052
PARCEL NUMBERS: PARCEL A: 555630-0067, -0068; PARCEL B: 555630-0069; PARCEL C: 164TH AVE NE R/W
GROSS SITE AREA: 186,067 S.F. (4.27 AC.)
NET BUILDABLE AREA: 130,852 SF (3.00 AC.)
ZONING: R-4 (RESIDENTIAL - 4 D.U./AC.)
NEIGHBORHOOD: IDYLWOOD
EXISTING USE: SINGLE-FAMILY HOME AND BARN - TO BE REMOVED
PROPOSED USE: 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

DEVELOPMENT STANDARDS (R-4)

DENSITY: BASE: 4.27 AC. x 4 DU/AC = 17 LOTS
 2 AFFORDABLE UNITS (13A/13B) = 1 ADDITIONAL MARKET RATE LOT
 TOTAL LOTS = 18 LOTS

MIN. AVG. LOT SIZE: 7,000 SF
MINIMUM LOT WIDTH: 40' DIAMETER CIRCLE
BUILDING SETBACKS: GARAGE: 18'
REAR: 10'

BUILDING HEIGHT: 35'
OPEN SPACE: 20% OF LOT
IMPERVIOUS COVERAGE: 60% OF LOT
BUILDING COVERAGE: 35% OF LOT
PARKING: 2.0 PER DU REQUIRED
AFFORDABLE HOUSING: 10% (18 LOTS x 10% = 2 UNITS) - LOT 13
TREE RETENTION REQ'D: 35% OF EXISTING SIGNIFICANT TREES

OWNER/APPLICANT

DUKE'S LANDING, LLC
 227 BELLEVUE WAY NE #174
 BELLEVUE, WA 98004
 CONTACT: TERRY CAFFEY
 EMAIL: TERRY@DUKESLANDING.COM

SOURCE OF DATA:

THE INFORMATION SHOWN ON THIS CONCEPTUAL SITE PLAN WAS DERIVED FROM A VARIETY OF SOURCES, INCLUDING GIS DATA, ASSESSOR'S DATA, AERIAL LIDAR AND A FIELD VERIFIED BOUNDARY AND TOPOGRAPHIC SURVEY.

SURVEY/PLANNER/ENG.

ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, SUITE 205
 FEDERAL WAY, WA 98003
 CONTACT: ERIC LABRIE, A.L.C.P.
 EMAIL: ERIC.LABRIE@ESMCIVIL.COM

ARBORIST

WASHINGTON FORESTRY CONSULTANTS, INC.
 1919 YELM HIGHWAY, S.E.
 OLYMPIA, WA 98501
 (360) 943-1723
 CONTACT: GALEN WRIGHT, ACF, ASCA
 EMAIL: GALENW@WFOBCOL.COM

GEOTECH. ENGINEER

TERRA ASSOCIATES, INC.
 12525 WILLOWS RD NE, #101
 KIRKLAND, WA 98034
 (425) 821-7777
 CONTACT: TED SCHAEFER
 EMAIL: TED@TERRA-ASSOCIATES.COM

SHEET NO. DESCRIPTION

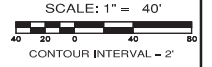
SHEET NO.	DESCRIPTION
CSP-01	COVER SHEET & SITE PLAN
CSP-02	EXISTING CONDITIONS
OS-01	OPEN SPACE PLAN
TR-01	TRANSPORTATION PLAN
TR-02	TRANSPORTATION PROFILES
UT-01	UTILITY PLAN
GR-01	GRADING PLAN
FI-01	FIRE PLAN
LS-01	PRELIMINARY LANDSCAPE PLAN
LS-02	PRELIMINARY LANDSCAPE PLAN - TRACT B
LS-03	PRELIMINARY LANDSCAPE DETAILS & NOTES
TP-01	TREE PRESERVATION PLAN

PROJECT SUMMARY TABLE	R-4 ZONE
GROSS SITE AREA	186,067 SF
NET BUILDABLE AREA	130,852 SF
MINIMUM DENSITY	9.6
MAXIMUM DENSITY	4 DU/AC
AVERAGE LOT SIZE	7,000 SF
LARGEST PROPOSED LOT SIZE	13,155 SF
SMALLEST PROPOSED LOT SIZE	5,236 SF
SENSITIVE AREA(S) & BUFFERS	514 SF
AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS & ACCESS CORRIDORS	32,014 SF
TOTAL OPEN SPACE (SEE SHEET OS-01 FOR CALC.)	39,474 SF
TOTAL ACTIVE RECREATION SPACE	14,039 SF

NET BUILDABLE AREA CALCULATION TABLE	R-4 ZONE
A GROSS SITE AREA	186,067 SF
B SENSITIVE AREA(S) & BUFFERS	514 SF
C SURFACE WATER AREAS DEDICATED OR HELD IN COMMON	0
D AREA OF PUBLIC RIGHT-OF-WAY, PRIVATE STREETS & ACCESS CORRIDORS	32,014 SF
E PARKS AND OPEN SPACE DEDICATED OR HELD IN COMMON	22,687 SF
F ABOVE GROUND PUBLIC FACILITIES	0
G TOTAL FOR EACH ZONE (A-(B+C+D+E+F)) = NET BUILDABLE AREA	130,852 SF
H MINIMUM DENSITY (G X MINIMUM DENSITY PERCENTAGE)	9.6

UTILITY PROVIDERS

SEWER: CITY OF REDMOND
WATER: CITY OF REDMOND
POWER: PUGET SOUND ENERGY
TELEPHONE: VERIZON
SCHOOL: ISSAQUAH SCHOOL DISTRICT #411
FIRE: KING COUNTY FIRE PROTECTION DISTRICT NO. 25



Plan View of the Proposed Development and Surrounding Area. All dimensions are in feet unless otherwise noted. The information shown on this conceptual site plan was derived from a variety of sources, including GIS data, assessor's data, aerial lidar and a field verified boundary and topographic survey.

REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	PREP SHEET	EW
2	ISSUE SHEET	EW
3	ISSUE SHEET	EW

ESM CONSULTING ENGINEERS, LLC
 33400 8TH AVE S, SUITE 205
 FEDERAL WAY, WA 98003
 TEL: (206) 837-8800
 FAX: (206) 837-8800
 WWW.ESMCIVIL.COM
 TERRY CAFFEY, P.E.
 ERIC LABRIE, A.L.C.P.
 GALEN WRIGHT, ACF, ASCA

DUKE'S LANDING, LLC
 227 BELLEVUE WAY NE #174
 BELLEVUE, WA 98004
 TERRY CAFFEY
 TERRY@DUKESLANDING.COM

WASHINGTON FORESTRY CONSULTANTS, INC.
 1919 YELM HIGHWAY, S.E.
 OLYMPIA, WA 98501
 (360) 943-1723
 GALEN WRIGHT, ACF, ASCA
 GALENW@WFOBCOL.COM

TERRA ASSOCIATES, INC.
 12525 WILLOWS RD NE, #101
 KIRKLAND, WA 98034
 (425) 821-7777
 TED SCHAEFER
 TED@TERRA-ASSOCIATES.COM

DUKE'S LANDING
 COVER SHEET & SITE PLAN

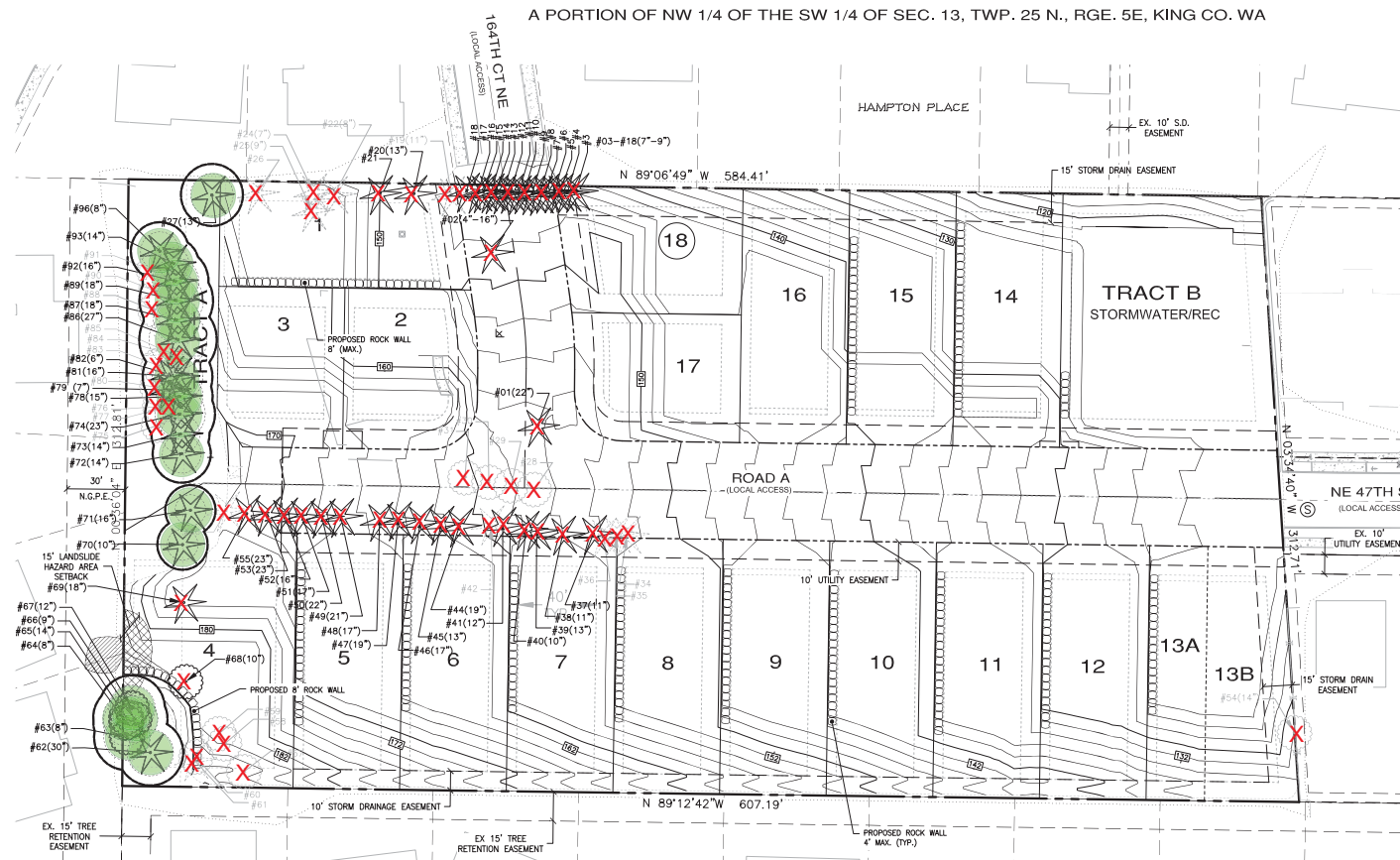
REDMOND

JOB NO.: 1787-001-013
 DWG. NAME: CSP-01
 DESIGNED BY: EDL
 DRAWN BY: EQL/ER
 CHECKED BY:
 DATE OF PRINT: 05/05/2015

CSP-01
 1 of 12 SHEETS

DUKE'S LANDING PRELIMINARY PLAT

A PORTION OF NW 1/4 OF THE SW 1/4 OF SEC. 13, TWP. 25 N., RGE. 5E, KING CO. WA



TREE PROTECTION MEASURES

PER RCW 31.07.010, THE FOLLOWING TREE PROTECTION MEASURES ARE REQUIRED:

- All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
- All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
- Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
- Tree protection barriers shall be a minimum of four feet high, constructed of chain link or polyethylene liner safety fencing or similar material, subject to approval by the Administrator. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
- Where tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by Tree Save Area - Keep Out signs.

- X** - TREE PROPOSED TO BE REMOVED
- - TREE PROPOSED TO BE RETAINED

TREE PRESERVATION SUMMARY TABLE

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK GREATER THAN 30" DBH	NUMBER OF REMOVED LANDMARK TREES OF ALL TREES: 0	NUMBER OF IMPACTED LANDMARK TREES OF ALL TREES: 0	NUMBER OF RETAINED LANDMARK TREES OF ALL TREES: 0	TOTAL LANDMARK TREES OF ALL TREES: 0%
SIGNIFICANT 6" - 30" DBH	NUMBER OF REMOVED SIGNIFICANT TREES OF ALL TREES: 63%	NUMBER OF IMPACTED SIGNIFICANT TREES OF ALL TREES: 0	NUMBER OF RETAINED SIGNIFICANT TREES OF ALL TREES: 22	TOTAL LANDMARK TREES: 0
TOTALS	NUMBER OF LANDMARK + SIGNIFICANT TREES OF ALL TREES: 63%	NUMBER OF LANDMARK + SIGNIFICANT TREES OF ALL TREES: 0%	NUMBER OF LANDMARK + SIGNIFICANT TREES OF ALL TREES: 31%	TOTAL NUMBER OF ALL HEALTHY TREES: 60

UNHEALTHY TREES (DEAD, DISEASED OR DYING) AS REPORTED BY THE CONSULTING ARBORIST ARE NOT INCLUDED IN THE SIGNIFICANT TREE COUNT. THERE ARE 32 UNHEALTHY TREES IN THIS CATEGORY ON THE PROJECT SITE.

TREE COUNT TABLE

TREE NO.	UNHEALTHY	RETAINED	REMOVED	TREE NO.	UNHEALTHY	RETAINED	REMOVED	TREE NO.	UNHEALTHY	RETAINED	REMOVED	TREE NO.	UNHEALTHY	RETAINED	REMOVED
1	1	26	1	31	1	76	1	61	1	93	1	94	1	95	1
2	1	27	1	32	1	77	1	62	1	96	1	95	1	96	1
3	1	28	1	33	1	78	1	63	1	97	1	96	1	97	1
4	1	29	1	34	1	79	1	64	1	98	1	97	1	98	1
5	1	30	1	35	1	80	1	65	1	99	1	98	1	99	1
6	1	31	1	36	1	81	1	66	1	100	1	99	1	100	1
7	1	32	1	37	1	82	1	67	1	101	1	100	1	101	1
8	1	33	1	38	1	83	1	68	1	102	1	101	1	102	1
9	1	34	1	39	1	84	1	69	1	103	1	102	1	103	1
10	1	35	1	40	1	85	1	70	1	104	1	103	1	104	1
11	1	36	1	41	1	86	1	71	1	105	1	104	1	105	1
12	1	37	1	42	1	87	1	72	1	106	1	105	1	106	1
13	1	38	1	43	1	88	1	73	1	107	1	106	1	107	1
14	1	39	1	44	1	89	1	74	1	108	1	107	1	108	1
15	1	40	1	45	1	90	1	75	1	109	1	108	1	109	1
16	1	41	1	46	1	91	1	76	1	110	1	109	1	110	1
17	1	42	1	47	1	92	1	77	1	111	1	110	1	111	1
18	1	43	1	48	1	93	1	78	1	112	1	111	1	112	1
19	1	44	1	49	1	94	1	79	1	113	1	112	1	113	1
20	1	45	1	50	1	95	1	80	1	114	1	113	1	114	1
21	1	46	1	51	1	96	1	81	1	115	1	114	1	115	1
22	1	47	1	52	1	97	1	82	1	116	1	115	1	116	1
23	1	48	1	53	1	98	1	83	1	117	1	116	1	117	1
24	1	49	1	54	1	99	1	84	1	118	1	117	1	118	1
25	1	50	1	55	1	100	1	85	1	119	1	118	1	119	1
Totals															

TREE 33, FORMERLY LOCATED ON-SITE, WAS DAMAGED BY NATURAL CAUSES AND SUBSEQUENTLY REMOVED. IT HAS NOT BEEN INCLUDED IN THE TREE CALCULATIONS.

TREE PRESERVATION LEGEND

- DECIDUOUS TREES, INCLUDING SWEETGUM, CHERRY, BIGLEAF MAPLE, RED ALDER & LONGBARDY POPULAR TO BE REMOVED. PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION.
- CONIFEROUS TREES INCLUDING PONDEROSA PINE, CYPRESS, WESTERN RED CEDAR & DOUGLAS FIR TO BE REMOVED. PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION.
- UNHEALTHY TREES TO BE REMOVED
- HEALTHY TREES TO BE RETAINED (NO CONSTRUCTION WITHIN 5' OF DRIFLINE)
- DRIP LINE
- 5' DRIP LINE SETBACK
- LANDSLIDE HAZARD AREA FIELD VERIFIED BY TERRA ASSOCIATES, INC.

File: \\saw\work\2015\20150513\130513.dwg (Plot) 11/11/15 11:02:12 AM

NO.	REVISIONS	DESCRIPTION/DATE	BY
1	1	ISSUE SETTING 05/12/2015	EM
1	1	ISSUE SETTING 05/12/2015	EM

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
Walter H. Anderson
LICENSE NO. 10000
CERTIFICATE NO. 743

CONSULTING ENGINEERS, LLC
35400 10TH AVE. S. SUITE 200
FEDERAL WAY, WA 98003
PHONE: 206.871.8800
FAX: 206.871.8800
WWW.ESMCIVIL.COM
Public Works / Planning / Environmental / Land Use / Architecture

DUKE'S LANDING, LLC
DUKE'S LANDING
TREE PRESERVATION PLAN
REDMOND
WASHINGTON

JOB NO.:	1787-001-013
DWG. NAME:	TP-01
DESIGNED BY:	LX
DRAWN BY:	LX
CHECKED BY:	
DATE OF PRINT:	05/05/2015