

Re-issued



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

Rose Hill Plat File number: LAND-2016-00146 & LAND-2016-00837 was sent to the Applicant and
to the attached mailing list copy, by first class mail, on or before August 17, 2016.

Name: Gloria Meerscheidt

Date: August 17, 2016

CERTIFICATE OF POSTING

I, the undersigned, certify that on August 17, 2016, I posted copies of the attached Notice of Application
at:

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

Name: Ben Sticka

Date: August 17, 2016



Date: August 17, 2016

SUBJECT: Rose Hill Subdivision

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,

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

Project Name: Rose Hill Subdivision

Application Types and File Numbers:

- 1.) Land Division Subdivision, LAND-2016-00146
- 2.) Alteration of Geologic Hazard Area, LAND-2016-00837

Project Description: Proposed 29 lot subdivision including one affordable duplex and one affordable single-family home

Project Location: No address – undeveloped lot

Site Address, If Applicable: 0 No Address

Size of Subject Area In Acres: Sq.Ft. 0

Applicant: Jeremy Febus

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:

Boundary Line Adjustment, Building Permits, Fire Permits, Public Works Permits, Subdivision

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: August 11, 2016

Notice of Application Date: August 17, 2016

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to September 7, 2016. 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 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: Benjamin Sticka

Phone Number: 425-556-2470

Email: bsticka@redmond.gov

Public Comment Form

Project Name: Rose Hill Subdivision

File Numbers: LAND-2016-00146 & LAND-2016-00837

Contact Information

Name:

Phone:

Email:

Address:

State:

Zip Code:

Comments (Attach additional sheets If necessary)



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

Rose Hill Plat File number: LAND-2016-00146 was sent to the Applicant and to the attached mailing list copy, by first class mail, on or before August 11, 2016.

Name: Gloria Meerscheidt

Date: August 11, 2016

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

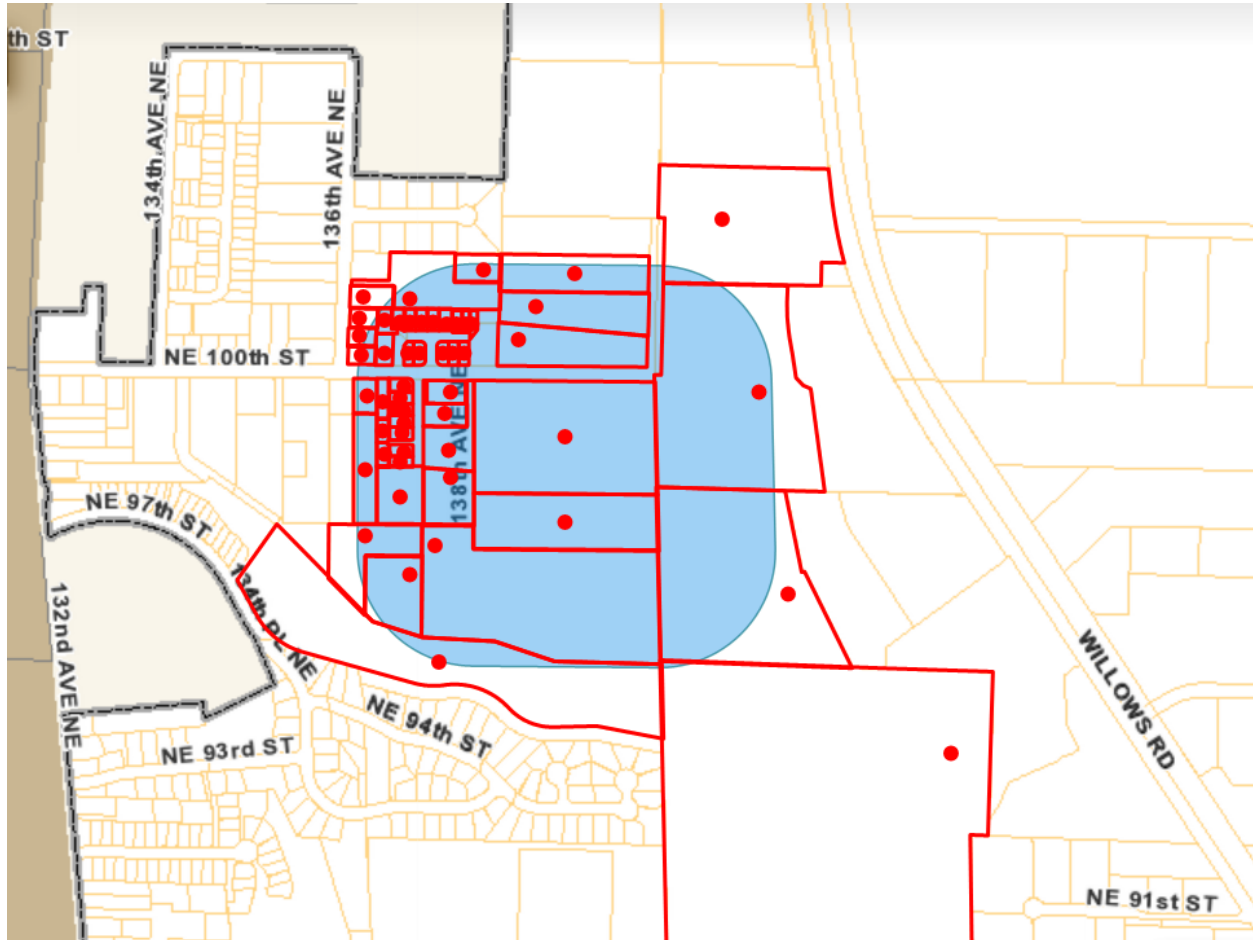
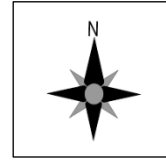
Name: Ben Sticka

Date: August 11, 2016

Mailing Area

LAND-2016-00146, Rose Hill Plat

Parcel Numbers: 0325059103
0325059071



ATTACHMENT 6

201600146-BS
BENJAMIN JAMES
12072 N PORTICO PLACE
TUCSON, AZ 85755

201600146-BS
BURGESS TROY
10012 136TH AV NE
KIRKLAND, WA 98033

201600146-BS
COHEN SHELLY LYNN
13615 NE 100TH ST
KIRKLAND, WA 98033

201600146-BS
Current Resident
13633 NE 97TH ST
KIRKLAND, WA 98033

201600146-BS
Current Resident
10012 136TH AVE NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
10201 WILLOWS RD NE
REDMOND, WA 98052

201600146-BS
Current Resident
9221 WILLOWS RD NE
REDMOND, WA 98052

201600146-BS
Current Resident
9863 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
13744 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13698 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
BERG-SMITH JOELLEN J
16409 65TH AVE SE
SNOHOMISH, WA 98296

201600146-BS
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST STE 200
BELLEVUE, WA 98005

201600146-BS
CRANE ELECTRONICS INC
P O BOX 97005
REDMOND, WA 98075

201600146-BS
Current Resident
13625 NE 100TH ST
KIRKLAND, WA 98033

201600146-BS
Current Resident
13604 NE 100TH ST
KIRKLAND, WA 98033

201600146-BS
Current Resident
9805 WILLOWS RD NE
REDMOND, WA 98052

201600146-BS
Current Resident
9981 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
13770 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13732 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13688 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
BRISENO STACY
13611 NE 97TH ST
KIRKLAND, WA 98033

201600146-BS
CESARONE EDWARD A
13645 NE 100TH ST
KIRKLAND, WA 98033

201600146-BS
Current Resident
9809 138TH AVE NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
10032 136TH AVE NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
13616 NE 100TH ST
KIRKLAND, WA 98033

201600146-BS
Current Resident
9911 WILLOWS RD NE
REDMOND, WA 98052

201600146-BS
Current Resident
9907 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
13758 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13710 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13687 NE 100TH CT
KIRKLAND, WA 98033

ATTACHMENT 6

201600146-BS
Current Resident
13695 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13757 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
9921 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
9937 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
FLOWERS STEVEN N & KAY A
10028 136TH AVE NE
KIRKLAND, WA 98033

201600146-BS
INTERLAKE SPORTING ASSOC
PO BOX 2035
KIRKLAND, WA 98083

201600146-BS
MATHEWSON JACQUELINE M
13605 NE 97TH ST
KIRKLAND, WA 98033

201600146-BS
MORSE CHARLES+ALEXANDRA
4237 LEE ST
SEATTLE, WA 98112

201600146-BS
SAGARA GARY S
9809 138TH NE
KIRKLAND, WA 98033

201600146-BS
TWOMEY TERENCE C+LORI J
10020 136TH AVE NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
13719 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
9897 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
9997 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
9959 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
GARBARINO FRANK+PEGGY
10030 136TH AVE NE
KIRKLAND, WA 98033

201600146-BS
LANDRICH HOLDINGS L L C
4822 131ST LN SE
BELLEVUE, WA 98006

201600146-BS
MCCOWAN ROBERT L+ MARY A
9717 138TH AVE NE
KIRKLAND, WA 98033

201600146-BS
POUPORE WALTER J+SUSAN M DO
10032 136TH AV NE
KIRKLAND, WA 98033

201600146-BS
SCHNEIDER GRANT+LINDA M
10010 138TH AVE NE
KIRKLAND, WA 98033

201600146-BS
WILLOW HILL 9 LLC
15 LAKE BELLEVUE DR #102
BELLEVUE, WA 98005

201600146-BS
Current Resident
13733 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
13636 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
Current Resident
9883 137TH PL NE
KIRKLAND, WA 98033

201600146-BS
Current Resident
13668 NE 100TH CT
KIRKLAND, WA 98033

201600146-BS
HART CHERYL
43776 ROYAL ST GEORGE DR
INDIO, CA 92201

201600146-BS
MAIOLO JAMES R III+LEA J
13711 NE 100TH ST
KIRKLAND, WA 98033

201600146-BS
MENLO REDMOND LLC
490 S CALIFORNIA AVE 4th Flr
PALO ALTO, CA 94306

201600146-BS
PUGET SOUND ENERGY/ELEC
PO BOX 97034
BELLEVUE, WA 98009

201600146-BS
SHEEHAN GREGORY J
10024 138TH AVE NE
KIRKLAND, WA 98033

ATTACHMENT 6

Kevin O'Brien
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005

Gary Sayer
9809 138th Ave NE
Kirkland, WA 98052

Bob McCowan
9717 138th Ave NE
Kirkland, WA 98052

Greg Sheehan
10024 138th Ave NE
Kirkland, WA 98052

Glenn Stinson

Juanita Caspell
13645 NE 100th Ave
Kirkland, WA 98052

Ed Cesarone
13645 NE 100th Ave
Kirkland, WA 98052

Tom Anderson
10028 136th Ave NE
Kirkland, WA 98052

Grant Schneider
10010 138th Ave NE
Kirkland, WA 98052

Robert Lake
13444 NE 100th St
Kirkland, WA 98052

Tim McGruder
13450 NE 100th St
Kirkland, WA 98052

Len D'Amato
10045 136th Ave NE
Kirkland, WA 98052

Robert Jaeger
13633 NE 97th St
Kirkland, WA 98052

Craig Sears
13316 NE 89th St
Redmond, WA 98052



Date: August 11, 2016

SUBJECT: Rose Hill Subdivision

Dear City of Redmond Property Owner:

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Sincerely,

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: Rose Hill Subdivision

File Number: LAND-2016-00146

Project Description: Proposed 29 lot subdivision including one affordable duplex and one affordable single-family home

Project Location: No address – undeveloped lot

Site Address, If Applicable: 0 No Address

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

Applicant: Jeremy Febus

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:

Alteration of Geologic Hazard Area, Boundary Line Adjustment, Building Permits, Fire Permits, Public Works Permits, Subdivision

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: August 11, 2016

Notice of Application Date: August 11, 2016

To allow a minimum comment period as specified in RZC, the City will not issue a decision on this project prior to September 1, 2016. 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 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: Benjamin Sticka

Phone Number: 425-556-2470

Email: bsticka@redmond.gov



Public Comment Form

Project Name: Rose Hill Subdivision

File Number: LAND-2016-00146

Contact Information

Name:

Phone:

Email:

Address:

State:

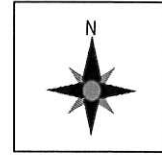
Zip Code:

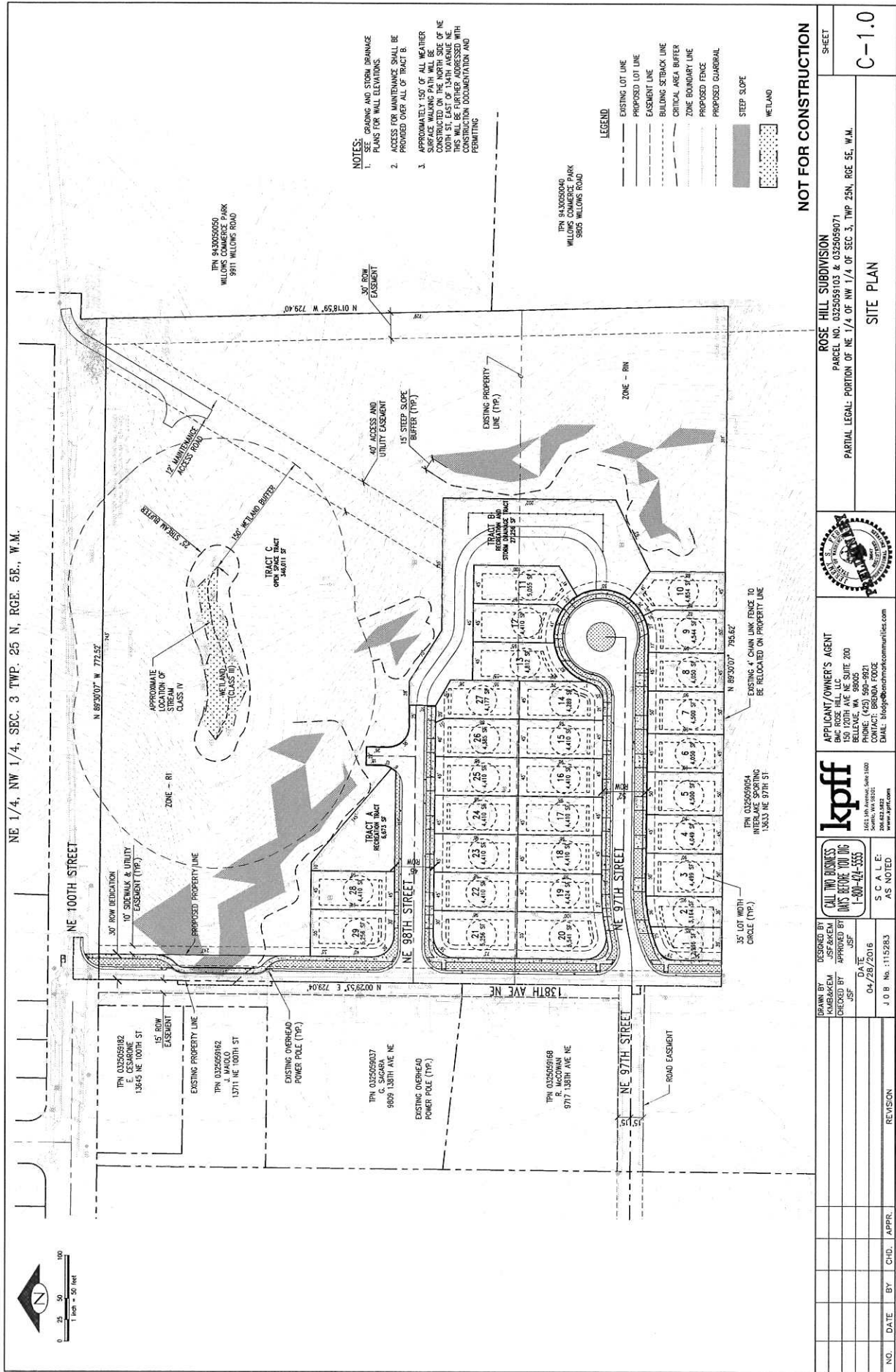
Comments (Attach additional sheets if necessary)

Vicinity Map

LAND-2016-00146, Rose Hill Plat

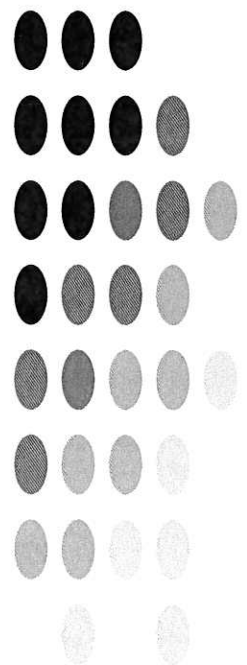
Parcel Numbers: 0325059103
0325059071

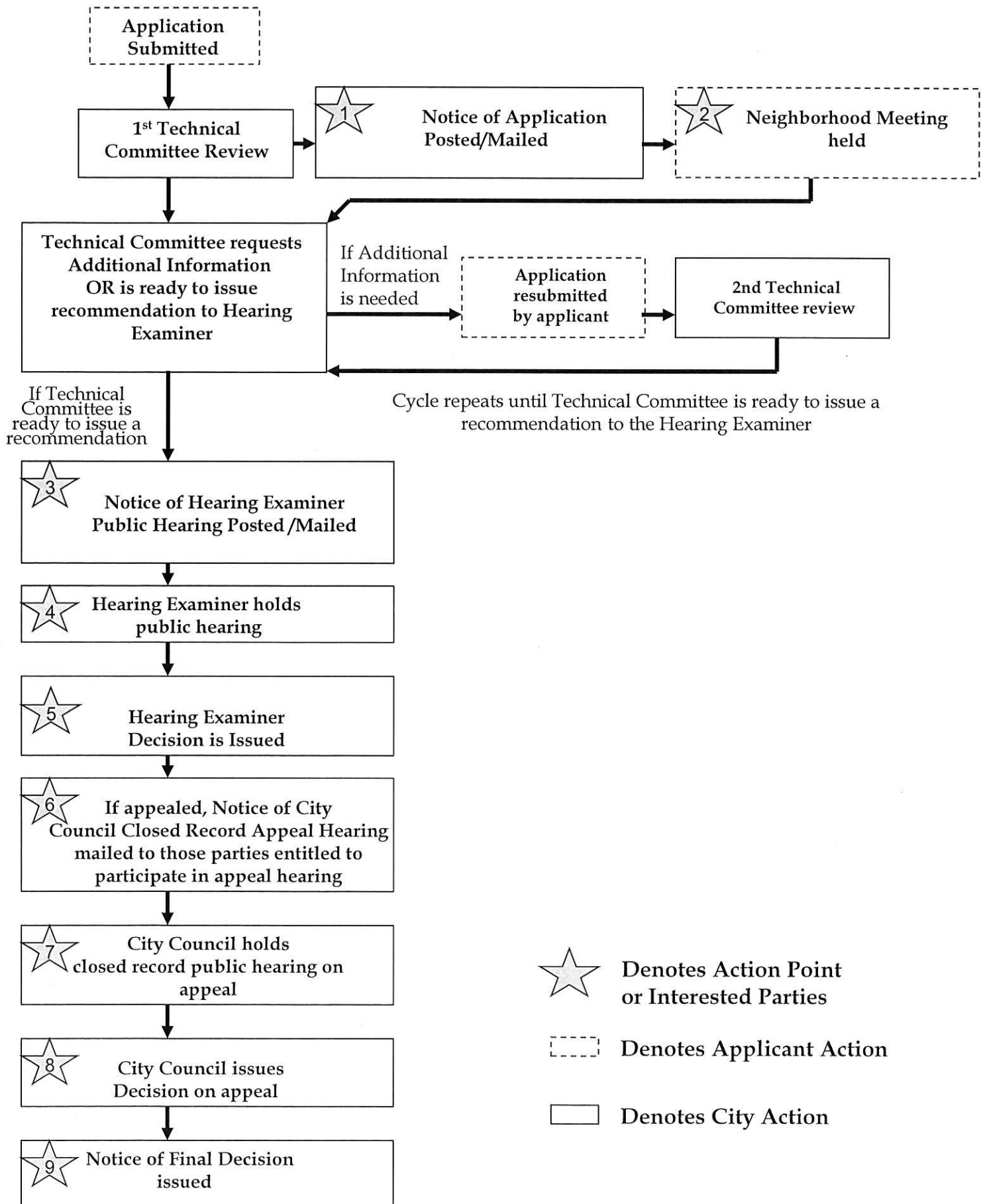




Process Flow Chart for: Preliminary Plat Applications

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 6

#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.).

NE 1/4, NW 1/4, SEC. 3 TWP. 25 N, RGE. 5E., W.M.



LEGEND

- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- 5' SETBACK FROM TREE DROPLINE
- CLEARING LIMITS
- NORTH AND SOUTH TREE RETENTION AREAS

SCALE: 1" = 50'

0 25 50 100

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	RETAINED	TOTAL
LANDMARK	17	7	24
OVER 30" DBH	17%	0.7%	2.4%
SIGNIFICANT	363	604	967
18" - 30" DBH	36.9%	60.0%	97.0%
TOTAL	380	611	991
PERCENTAGE	38.3%	61.6%	100%
TREE REPLACEMENT REQUIRED	REPLACEMENT - 1:1 RATIO		
LANDMARK - 3:1	REPLACEMENT - 3:1		
			414

ON-SITE TREE CALCULATIONS

31% OF THE TOTAL TREES (HEALTHY TREES) WERE IDENTIFIED AS SIGNIFICANT TREES TO BE RETAINED. 69% OF THE TOTAL TREES WERE IDENTIFIED AS SIGNIFICANT TREES TO BE REMOVED.

TOTAL TREES COUNTED BY TOWARDS ON-SITE TOTAL 421

- NORTH AREA, 301 TREES COUNTED TOWARDS ON-SITE TOTAL
- SOUTH AREA, 300 TREES COUNTED TOWARDS ON-SITE TOTAL

TOTAL ON-SITE TREES: 601 TREES

REPLACEMENT TREE CALCULATIONS

REPLACEMENT TREES TO BE REPLACED AT 1:1 RATIO: 380 TREES

REPLACEMENT TREES TO BE REPLACED AT 3:1 RATIO: 414 TREES

TOTAL REQUIRED REPLACEMENT TREES: 414

CITY OF REDMOND CODE REFERENCES

- RCC 21.72.060 - 10% OF THE TOTAL TREES (HEALTHY TREES) MUST BE RETAINED ON SITE.
- REDMOND'S UTILITIES MAY BE LOCATED WITHIN DROPLINE OF A PROTECTED TREE.
- THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OF ALTERATION OF GRADES WITHIN 5' OF THE DROPLINE OF A PROTECTED TREE.
- SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATIO.
- LANDMARK TREES SHALL BE REPLACED AT A 3:1 RATIO.
- REPLACEMENT TREE SIZES SHALL BE EQUAL OR GREATER TO THE TREE BEING REMOVED.
- EVERGREEN 6" DBH MIN.
- PLEASE REFER THIS CHAPTER TO ENSURE TREES THAT ARE TO REMAIN ARE PROPERLY PROTECTED.

NOTES

- FOR MORE DETAILED INFORMATION REGARDING THE TREES, PLEASE SEE ARBORIST REPORT BY GREENFORREST INCORPORATED DATED 06/17/2016.
- DEAD AND UNHEALTHY TREES HAVE BEEN REMOVED FROM COUNTS.

PRELIMINARY TREE PRESERVATION PLAN

DATE: 1-2-2016

DRAWN BY		DESIGNED BY	APPROVED BY		DATE		JOB NO.		REVISION		
LBA		LBA	LBA		1/25/2016		1115283				
CHECKED BY		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS		REVISED PER CITY COMMENTS	
LBA		LBA		LBA		LBA		LBA		LBA	
DATE		DATE		DATE		DATE		DATE		DATE	
BY		BY		BY		BY		BY		BY	
CHD		CHD		CHD		CHD		CHD		CHD	
APPR		APPR		APPR		APPR		APPR		APPR	
NOT FOR CONSTRUCTION											
SHEET											
L1.01											
ROSE HILL SUBDIVISION											
PARCEL NO. 0325059103 & 0325059071											
PARTIAL LEGAL: PORTION OF NE 1/4 OF NW 1/4 OF SEC 3, TWP 25N, RGE 5E, W.M.											
PRELIMINARY TREE PRESERVATION PLAN											
STATE OF OREGON REGISTERED LANDSCAPE ARCHITECT UNRESTRICTED EXERCISE OF RIGHTS 06/17/2016											
APPLICANT/OWNER'S AGENT BMC ROSE HILL, LLC 150 120TH AVE NE SUITE 200 BELLEVUE, WA 98005 CONTACT: BREDA FORD EMAIL: bfreda@bmcrosemill.com											
kpff Kaiser Permanente 1000 1st Ave S Seattle, WA 98104 206.462.3024 www.kp.org											
CALL TWO BANKS MAY BEFORE 1000 AM 1-800-424-5555 SCALE AS NOTED											