Notice of Application
With Optional DNS
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 with Optional DNS for Kirkmond Preliminary Plat File number: LAND 2013-00280 was sent to the Applicant and to the attached mailing list by first class mail, and electronically mailed to the attached SEPA Agency List on or before June 14, 2013

Name Gloria Meerscheidt

Date June 14, 2013

CERTIFICATE OF POSTING

I, the undersigned, certify that on **June 14, 2013** I posted copies of the attached Notice of Application with Optional DNS at:

2 Location(s) on or near the site

1 City Hall

1 Library

Name Thara Johnson

Date June 14, 2013

From:	Gloria Meerscheidt
To:	andy.swayne@pse.com; Bob Yoder-citizen; charlie.sundberg@kingcounty.gov; chelland@bellevuewa.gov; dbeadle@ci.sammamish.wa.us; Elaine Somers; Elizabeth.Elliott@kingcounty.gov; Fisheries.fileroom@muckleshoot.nsn.us; fmiller@lwsd.org; gary.kriedt@kingcounty.gov; Gretchen.Kaehler@dahp.wa.gov; Jamie Bails; john.shively@kingcounty.gov; kadie.bell@kingcounty.gov; Karen.Walter@muckleshoot.nsn.us; lee.dorigan@kingcounty.gov; Mark.Wilgus@kingcounty.gov; Mattb@snoqualmienation.com; mpaine@bellevuewa.gov; Nabbott@psrc.org; paulc@pscleanair.org; Ramin Pazooki; robert.nunnenkamp@kingcounty.gov; sepacenter@dnr.wa.gov; sepadesk@dfw.wa.gov; sepaunit@ecy.wa.gov; sharon.claussen@kingcounty.gov; Steve.Bottheim@kingcounty.gov; tina.morehead@kingcounty.gov; tlavender2@frontier.com; tmcgruder@gmail.com; Tom Hinman-citizen
Cc:	Thara Johnson; Gloria Meerscheidt
Subject:	City of Redmond / NOA wOptional DNS Kirkmond LAND2013-00280
Date:	Friday, June 14, 2013 9:44:43 AM
Attachments:	LAND2013-00280 NOA wOptional DNS Revised(2).pdf

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John Barnes
13418 NE 108th Street
Redmond WA 98052

Tim McGruder
PO Box 370
Kirkland WA 98083

John Meier
13415 NE 104TH ST
Kirkland WA 98033

Eileen Meier
13415 NE 104TH ST
Kirkland WA 98033

Max Meyers
13426 NE 100TH ST
Kirkland WA 98033

Shelly Meyers
13426 NE 100TH ST
Kirkland WA 98033

Gregoriann Hanna
10205 136th Avenue NE
Kirkland WA 98033

Leonard D'Amato
10045 136TH AVE NE
Kirkland WA 98033

Dora D'Amato
10045 136TH AVE NE
Kirkland WA 98033

Tom Matthews
13219 NE 108th St
Kirkland WA 98033

Jean Matthews
13219 NE 108th St
Kirkland WA 98033

Gordon Buck
10033 134th Avenue NE
Kirkland WA 98033

Thomas Wardwell
13231 NE 100th Street
Kirkland WA 98033

Jeffrey Eustis
720 Third Avenue, Ste 2000
Seattle WA 98104

Parties of Record
LAND 2013-00280
Kirkmond

Étiquettes faciles à peler
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Attachment 6
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LAND-2013-00280-TJ
PERRY RALPH C
PO BOX 1383
KINGSTONWA98346

LAND-2013-00280-TJ
COHEN SHELLY LYNN
13615 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
PAXHIA PAUL T
PO BOX 2788
REDMONDWA98073

LAND-2013-00280-TJ
STEINER MARILYN K
13239 NE 100TH
KIRKLANDWA98033

LAND-2013-00280-TJ
MATHEWSON JACQUELINE M
13605 NE 97TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
MARIANI RICO+SHELLEY
13433 NE 104TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
MATHSON STEPHANIE
10312 134TH NE
KIRKLANDWA98033

LAND-2013-00280-TJ
ROLCIK MICHAEL+JADINE
10206 134TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
SHORT THOMAS JR+ANDREA
540 8TH AVE
KIRKLANDWA98033

LAND-2013-00280-TJ
SWANSON JEFFREY A
13418 NE 100TH
KIRKLANDWA98033

LAND-2013-00280-TJ
LANGFORD WILLIAM J
13437 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
STILLWELL RICHARD J
9744 132ND AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
WARDWELL THOMAS J+JUDY L
13231 NE 100TH
KIRKLANDWA98033

LAND-2013-00280-TJ
PERRY RALPH C
PO BOX 1383
KINGSTONWA98346

LAND-2013-00280-TJ
FACKRELL ALMON+TIFFANY
17410 113TH AVE NE
BOTHELLWA98011

LAND-2013-00280-TJ
OGDEN FARMS LLC
15 LAKE BELLEVUE DR #102
BELLEVUEWA98005

LAND-2013-00280-TJ
MEIER JOHN D+ISHARJANTO EIL
13415 NE 104TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
OGDEN EUGENE E
23 155TH ST SW
LYNNWOODWA98087

LAND-2013-00280-TJ
KING DAVID D
10020 134TH AVE NORTHEAST
KIRKLANDWA98033

LAND-2013-00280-TJ
MEYERS MAX J+SHELLY R
13426 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
BOYLAN CHRISTOPHER JOSEPH+J
13443 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
ELLSWORTH THOMAS A+MELISSA
26007 NE 27TH DR
REDMONDWA98053

LAND-2013-00280-TJ
HERNANDEZ SILVERIO J
13455 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
WILSON GARY+KATHERINE J
PO BOX 1463
BOTHELLWA98041

LAND-2013-00280-TJ
ST GEORGES COPTIC ORTH CHUR
PO BOX 876
KIRKLANDWA98083

LAND-2013-00280-TJ
MARIANI RICO+MICHELE
13433 NE 104TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
WHITAKER DAVID
1220 NORTH AVE
KIRKLANDWA98033

LAND-2013-00280-TJ
ANDERSON MARY F
15516 105TH AVE NE
BOTHELLWA98011

LAND-2013-00280-TJ
JOSEPH KRISTINE LYNNE
13410 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
SEUBERT HOLLY L
13456 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
MCGRUDER TIMOTHY P
PO BOX 370
KIRKLANDWA98083

LAND-2013-00280-TJ
STUMPF DAN RYAN+DENISE MARJ
10039 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
HANNA GREGORIANN
10205 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
GARBARINO SCOTT+TAMARA
12106 NE 105TH
KIRKLANDWA98033

LAND-2013-00280-TJ
FLOWERS STEVEN N & KAY A
10028 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
BURGESS GENTRY R+ELAINE C
10052 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
LANGFORD WILLIAM J
13437 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
LAKE ROBERT
13444 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
D'AMATO LEONARD PAUL+DORCAS
10045 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
REB ENTERPRISES
601 UNION ST SUITE 3016
SEATTLEWA98101

LAND-2013-00280-TJ
GARBARINO FRANK+PEGGY
10030 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
BURGESS TROY
10012 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
HULL RAYMOND G
10224 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
ZONNEFELD ROGER
13405 NE 100TH
KIRKLANDWA98033

LAND-2013-00280-TJ
BARNES JOHN R+KIRSTEN S
13418 NE 108TH ST
REDMONDWA98052

LAND-2013-00280-TJ
GHODRATI PARISA
10125 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
FORREST FRANK S & BARBARA C
4535 110TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
TWOMEY TERENCE C+LORI J
10020 136TH AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
BENJAMIN JEANE M
13604 NE 100TH ST
KIRKLANDWA98033

LAND-2013-00280-TJ
MORROW ALAN L
9730 132ND AVE NE
KIRKLANDWA98033

LAND-2013-00280-TJ
Current Resident
13411NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13437NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13443NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
9730132ND AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13615NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
9744132ND AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13221NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13231NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13455NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13239NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13241NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13605NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13441NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13216NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13433NE 104TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13425NE 104TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10312134TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13415NE 104TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13409NE 104TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10206134TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10032134TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13404NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10020134TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13410NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13418NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13426NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13456NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13450NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13444NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10033136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10039136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10045136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10125136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10205136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10229136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13449NE 104TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10042136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10030136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10020136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10028136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10012136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
13604NE 100TH ST
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10052136TH AVE NE
REDMOND WA 98052

LAND-2013-00280-TJ
Current Resident
10224136TH AVE NE
REDMOND WA 98052

CityofRedmond
WASHINGTON

DATE: JUNE 14, 2013

SUBJECT: KIRKMOND PRELIMINARY PLAT

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.

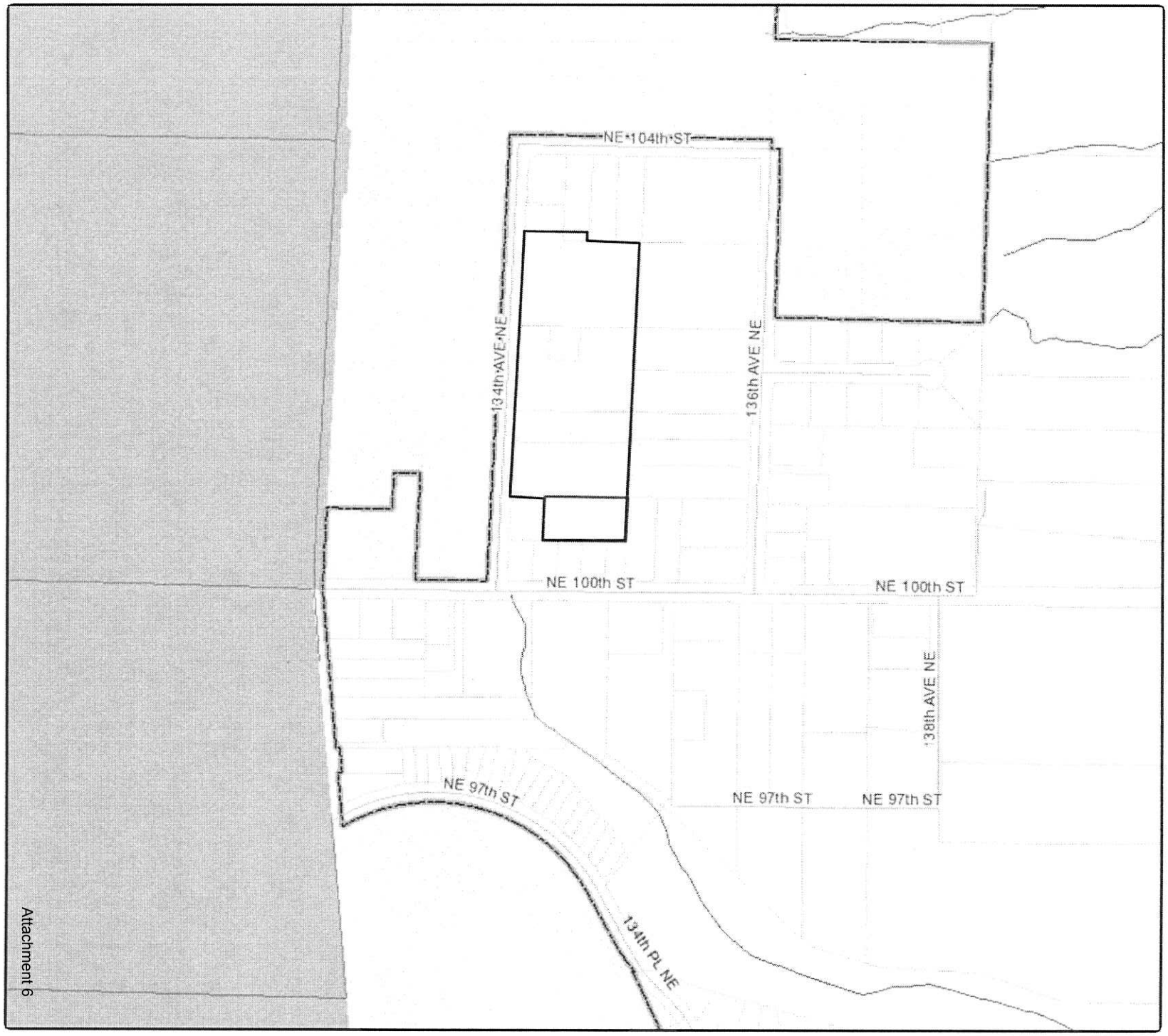
ENVIRONMENTAL REVIEW: PURSUANT TO WAC 197-11-355, THE OPTIONAL DNS PROCESS IS BEING USED. UNDER THIS PROCESS, AGENCIES MAY ISSUE A PRELIMINARY DETERMINATION OF NONSIGNIFICANCE TOGETHER WITH THE NOTICE OF APPLICATION TO PROVIDE CONCURRENT COMMENT PERIODS. THEREFORE THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT. A FINAL DETERMINATION OF NONSIGNIFICANCE WILL BE SENT TO PARTIES OF RECORD ALONG WITH THE NOTICE OF DECISION FOR THE APPLICATION.

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

ROBERT G. ODLE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT



Kirkmond Preliminary Plat Project Vicinity Map

N

Scale : 1"= 400'

This plan is suitable for general information only.

Attachment 6

CITY OF REDMOND NOTICE OF APPLICATION
WITH OPTIONAL DETERMINATION OF NON-SIGNIFICANCE

CityofRedmond
WASHINGTON

For more information about this project visit www.redmond.gov/landuseapps

RE-ISSUED (2)

PROJECT INFORMATION

PROJECT NAME: KIRKMOND PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00280; SEPA 2013-00281

PROJECT DESCRIPTION: SUBDIVIDE A 7.3 ACRE SITE INTO 41 SINGLE FAMILY LOTS INCLUDING 7 SIZE LIMITED DWELLINGS

PROJECT LOCATION: 10032 134TH AVENUE NE

SITE ADDRESS, IF APPLICABLE: 10032 134TH AVENUE NE, REDMOND, WA 98052

SIZE OF SUBJECT AREA IN ACRES: 7.3 SQ.FT. 318,878

APPLICANT: OGDEN FARMS LLC

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: PRELIMINARY PLAT APPROVAL

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION:

BUILDING PERMIT, CIVIL CONSTRUCTION DRAWING, BOUNDARY LINE ADJUSTMENT

REQUIRED STUDIES: TRAFFIC STUDY, STORMWATER REPORT, TREE HEALTH ASSESSMENT

REGULATORY INFORMATION

ZONING: RIN
COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN
CONSISTENT WITH COMPREHENSIVE PLAN: YES
PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY: REDMOND MUNICIPAL CODE, ZONING CODE & COMPREHENSIVE PLAN

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: THARA JOHNSON
PHONE NUMBER: 425-556-2470
EMAIL: TMJOHNSON@REDMOND.GOV

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: APRIL 17, 2013

NOTICE OF APPLICATION DATE: JUNE 14, 2013

TO ALLOW A MINIMUM COMMENT PERIOD, AS SPECIFIED IN THE RZC, THE CITY WILL NOT ISSUE A DECISION ON THIS PROJECT PRIOR TO: JUNE 28, 2013. ***IF DATE ENDS ON A WEEKEND OR HOLIDAY COMMENTS ARE DUE ON THE NEXT BUSINESS DAY***

PUBLIC COMMENT

ALTHOUGH COMMENTS ARE ACCEPTED UP UNTIL CLOSE OF PUBLIC HEARING, SUBMITTAL OF COMMENTS EARLY ON IN THE PROCESS IS ENCOURAGED TO ALLOW STAFF AND/OR APPLICANT TO ADDRESS COMMENTS AS EARLY IN THE DESIGN 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. COMMENTS ARE DUE BY 5:00 PM ON THE DATE NOTED ABOVE TO THE CITY OF REDMOND PLANNING DEPARTMENT, DEVELOPMENT SERVICES CENTER AT 15670 NE 85TH STREET, P.O. BOX 97010, MAIL STOP 2SPL, REDMOND, WA 98073-9710, OR FAX TO 425-556-2400. A FINAL DECISION REGARDING THE DNS WILL BE INCLUDED WITHIN THE TECHNICAL COMMITTEE RECOMMENDATION. THE FINAL DECISION CAN BE APPEALED ACCORDING TO THE CITY APPEAL PROVISION SPECIFIED IN RZC CHAPTER 21.76. REVIEW PROCEDURES.

ENVIRONMENTAL REVIEW

THE CITY HAS REVIEWED THE PROPOSAL AND EXPECTS TO ISSUE A DETERMINATION OF NON-SIGNIFICANCE (DNS). THE OPTIONAL DNS PROCESS IS BEING USED. THIS MAY BE YOUR ONLY OPPORTUNITY TO COMMENT ON THE ENVIRONMENTAL IMPACTS OF THE PROPOSAL. THE CITY HAS DETERMINED THAT THE REQUIREMENTS FOR ENVIRONMENTAL ANALYSIS, PROTECTION, AND MITIGATION MEASURES HAVE BEEN ADEQUATELY ADDRESSED IN THE DEVELOPMENT REGULATIONS AND COMPREHENSIVE PLAN, AND OTHER APPLICABLE LOCAL, STATE, OR FEDERAL LAWS OR RULES. OUR AGENCY WILL NOT REQUIRE ANY ADDITIONAL MITIGATION MEASURES UNDER SEPA.

RESPONSIBLE OFFICIAL: ROBERT G. ODLE, PLANNING DIRECTOR

Robert G. Odle

RESPONSIBLE OFFICIAL: RONALD D GRANT, PUBLIC WORKS DIRECTOR

Ronald D. Grant

PUBLIC COMMENT FORM

PROJECT NAME: KIRKMOND PRELIMINARY PLAT

FILE NUMBER: LAND 2013-00280

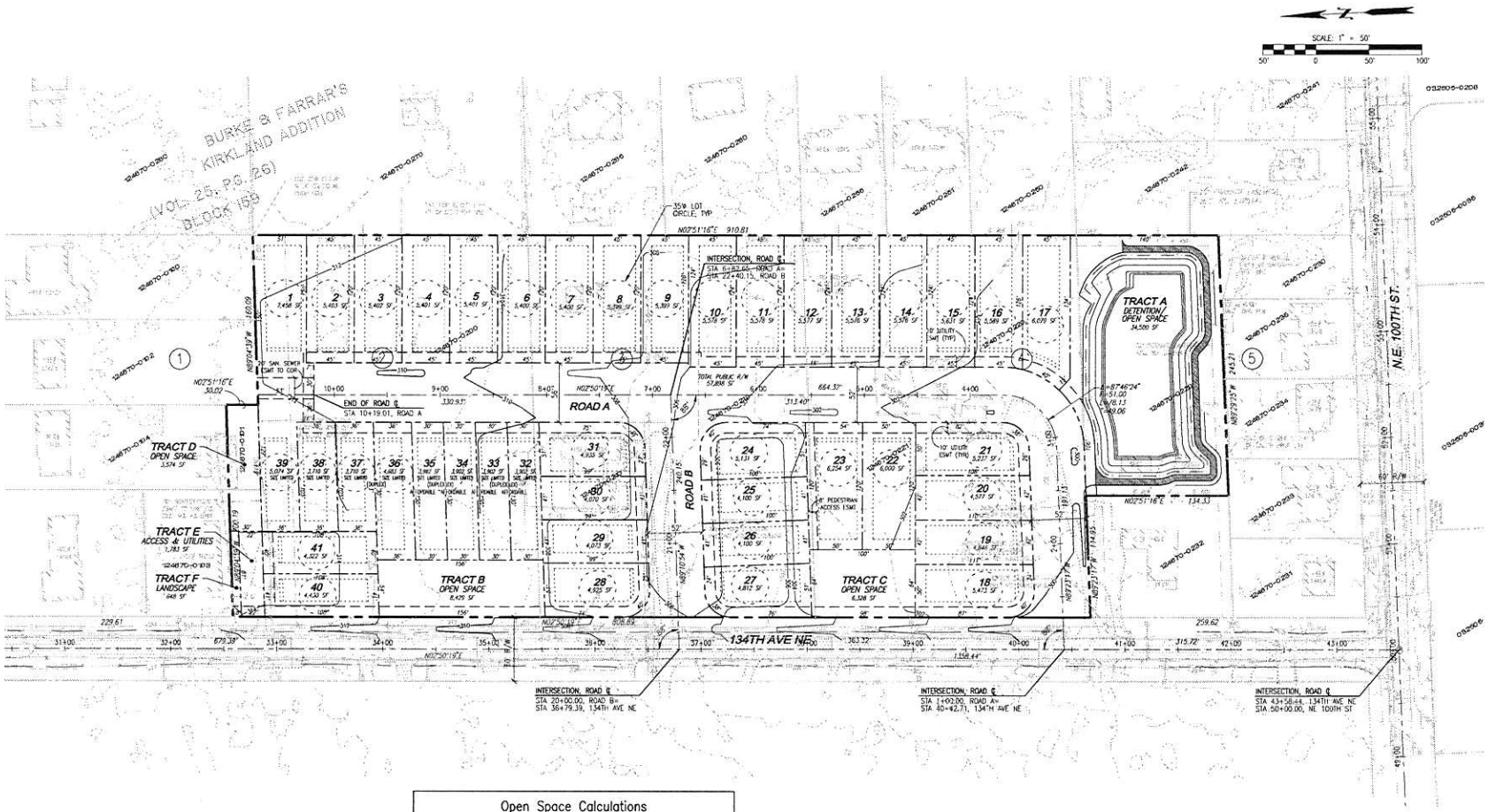
CONTACT INFORMATION

NAME: PHONE: EMAIL:

ADDRESS: STATE ZIP CODE

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY)

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



Open Space Calculations		
		(SF)
REQUIRED OPEN SPACE	20% SITE	63,776
REQUIRED DEVELOPMENT WIDE OPEN SPACE	10% SITE	31,888
PROVIDED DEVELOPMENT WIDE OPEN SPACE	TRACTS A	34,500
LOT BY LOT OPEN SPACE REQUIRED	10% SITE	31,888
LOT BY LOT OPEN SPACE PROVIDED	LOTS 1-17; 21'x45' REAR YARD AREA INCLUDING PATIOS	16,065
	LOTS 18, 21-24, 27, 28, & 31; 16'x50' REAR YARD AREA INCLUDING PATIOS	6,400
	LOTS 19, 20, 25, 26, 29, 30, 40, & 41; 16'x41' REAR YARD AREA INCLUDING PATIOS	5,248
	LOTS 32-35; 16'x30' REAR YARD AREA INCLUDING PATIOS	1,920
	LOTS 36-39; 16'x36' REAR YARD AREA INCLUDING PATIOS	2,304
	TOTAL LOT BY LOT OPEN SPACE PROVIDED	31,937

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 7/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR: WILLIAM J. CHAMPELL, DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE:
PLAN CHK ENGR:
STORM:
UTILITY:
FIRE DEPT:
TRANS / ENGR:
PLANNING DEPT:

12-0055

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	VMW
2	4-19-13	REVISED OFF-SITE SEWER DESIGN	VMW
3	5-28-13	REVISED LOT LAYOUT	VMW

Attachment 6

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 20th St., #100
Bellevue, WA 98007
Ph. 425.806.1869
Fx. 425.806.0095
www.LDCinc.com

OGDEN FARMS, LLC

KIRKMOND

SITE PLAN

WILLIAM E. VILLANUEVA, STATE OF WASHINGTON, 42906, PROFESSIONAL ENGINEER, 5-30-13

JOB NUMBER:	12-109
DRAWING NAME:	12109P-SP01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

SP-01

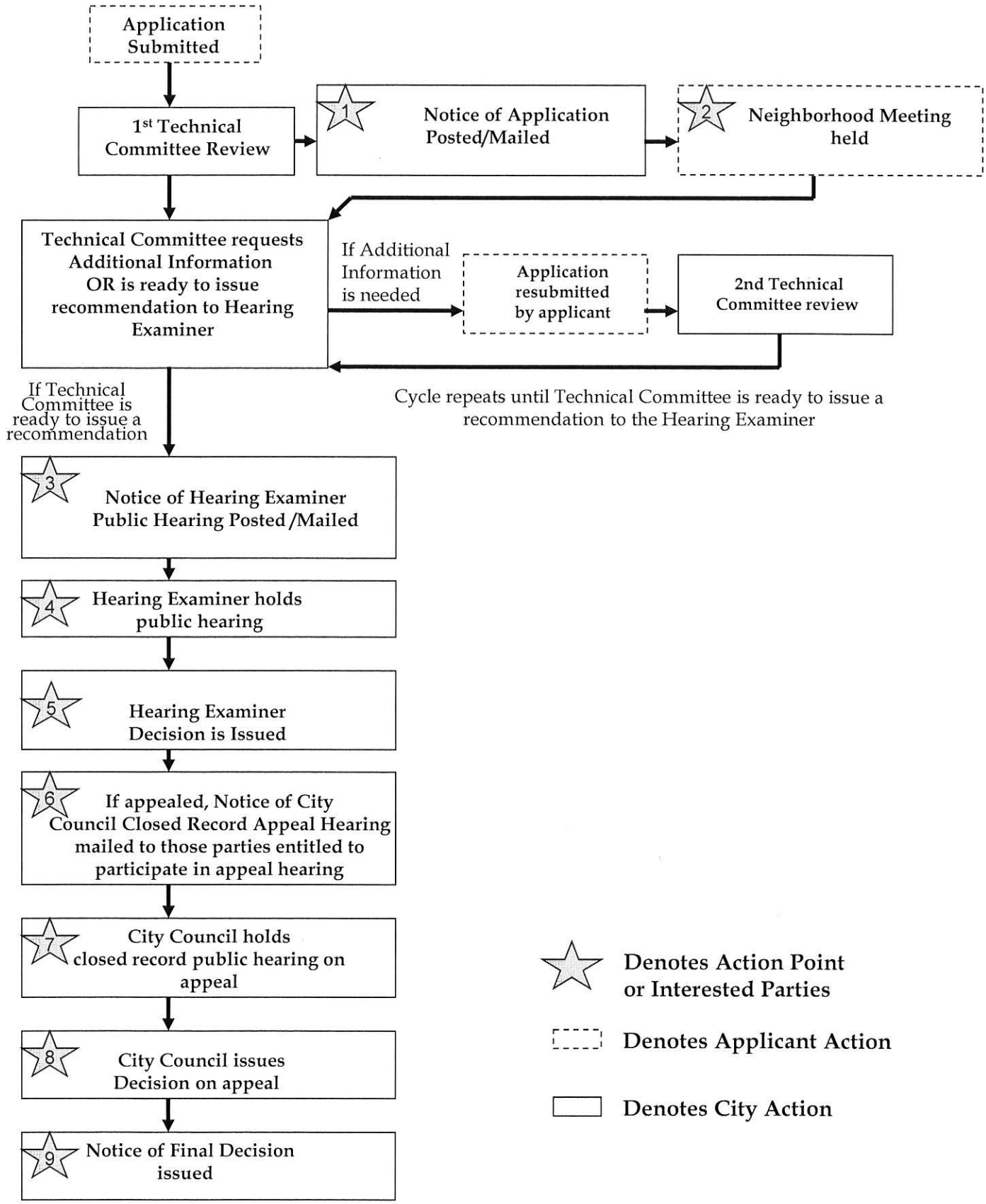
SHEET 2 OF 7

Drawing: P:\2012\12-109 Kirkmond Property\Drawings\Preliminary\Planning\12109p-SP01.dwg Plotted: May 29, 2013 - 11:15am

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.


Application Submitted
1st Technical Committee Review
1
Notice of Application Posted/Mailed
2
Neighborhood Meeting held
Technical Committee requests Additional Information OR is ready to issue recommendation to Hearing Examiner
If Additional Information is needed
Application resubmitted by applicant
2nd Technical Committee review
Cycle repeats until Technical Committee is ready to issue a recommendation to the Hearing Examiner
If Technical Committee is ready to issue a recommendation
3
Notice of Hearing Examiner Public Hearing Posted /Mailed
4
Hearing Examiner holds public hearing
5
Hearing Examiner Decision is Issued
6
If appealed, Notice of City Council Closed Record Appeal Hearing mailed to those parties entitled to participate in appeal hearing
7
City Council holds closed record public hearing on appeal
8
City Council issues Decision on appeal
9
Notice of Final Decision issued
Denotes Action Point or Interested Parties
Denotes Applicant Action
Denotes City Action

☆ Notes on Participation Points 1-9

#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.

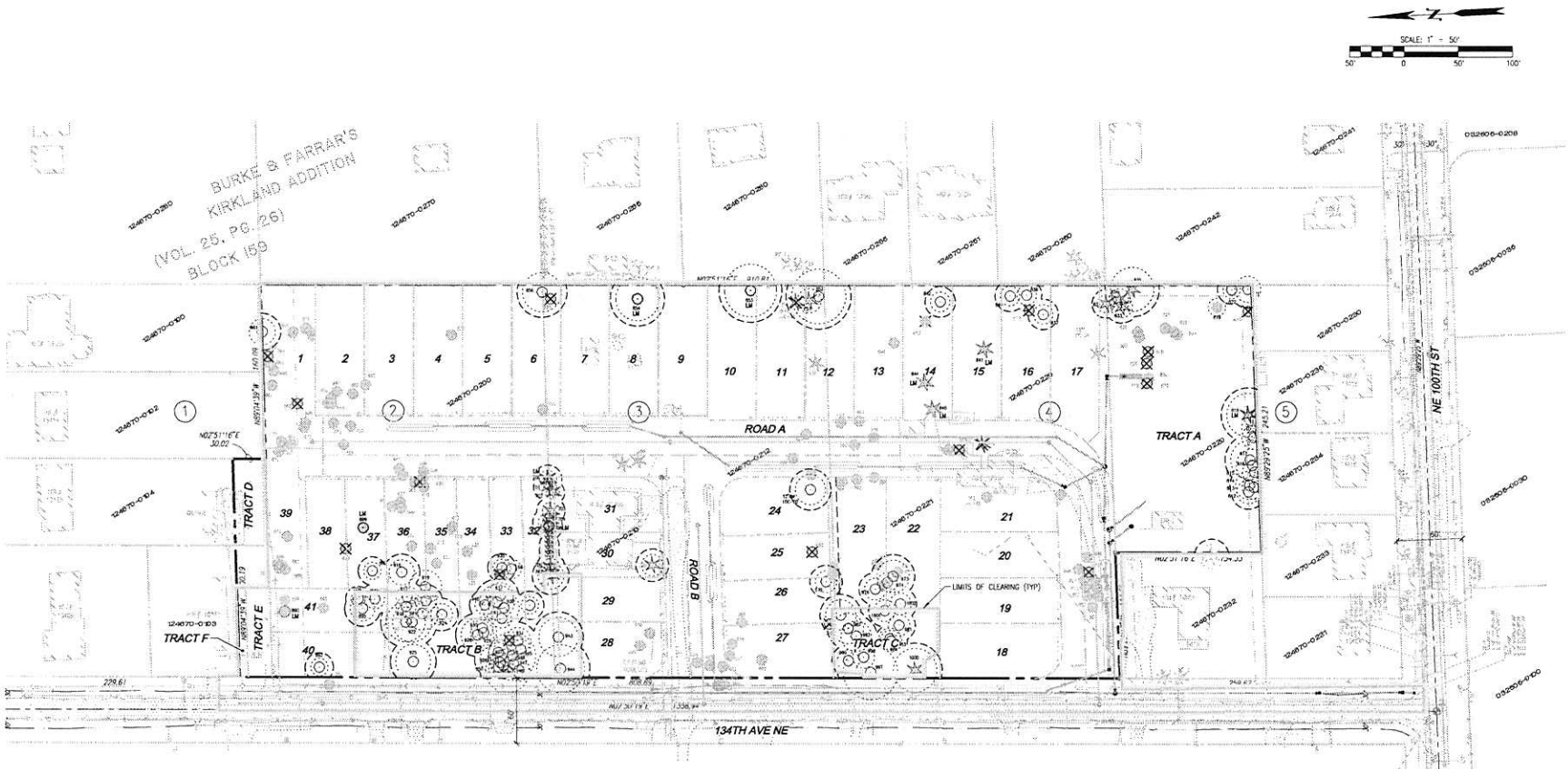
#6-Notice of City Council Closed Record Appeal Hearing:
Sent to: Applicant and Appellant or their representatives
When Mailed: A minimum of 14 days prior to hearing

#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.).

SW 1/4, SW 1/4 OF SEC 34, TWN 26 N, RGE 5 E, W.M., CITY OF REDMOND, KING COUNTY, WASHINGTON



TREE INVENTORY–PROPOSED ACTION AND BRIEF DEFINITION				
TYPE OF TREE (DSH)	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (>30")	5 = 2.6%	3 = 1.5%	2 = 1.0%	10 = 5.2%
SIGNIFICANT (6"–30")	101 = 55.2%	8 = 4.4%	74 = 40.4%	183 = 94.8%
TOTALS	106 = 54.9%	11 = 5.7%	76 = 39.4%	193 = 100%
REPLACEMENT TREES	116			116

TREE LEGEND

- LANDMARK TREE (TO REMAIN)
- TREE TO REMAIN
- DEAD TREE (TO BE REMOVED)
- LANDMARK TREE (TO BE REMOVED)
- TREE TO BE REMOVED
- 5' DRIP LINE OFFSET
- TREE CONIFEROUS
- TREE DECIDUOUS W/ DRIPLINE
- B41 TREE TAG NUMBER
- CW COTTON WOOD TREE
- F FIR TREE
- M MAPLE TREE
- A ALDER TREE
- S SPRUCE TREE
- C CEDAR TREE
- P PINE TREE

UTILITY LEGEND

SYMBOL	DESCRIPTION
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	STORM PIPE
	SEWER MANHOLE
	WATER METER
	HYDRANT
	SEWER PIPE
	WATER PIPE

TOPOGRAPHIC DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. ON 2/07/12. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2011 CITY OF REDMOND STANDARD SPECIFICATION AND DETAILS.

APPROVED FOR CONSTRUCTION:

FOR WILLIAM J. CAMPBELL
DIRECTOR OF PUBLIC WORKS CITY OF REDMOND

DATE: _____
PLAN CHK ENGR: _____
STORM: _____
UTILITY: _____
FIRE DEPT: _____
TRANS / ENGR: _____
PLANNING DEPT: _____

THE APPROVAL OF THE PLANS BY THE CITY OF REDMOND DOES NOT CONSTITUTE A GUARANTEE THAT CONDITIONS DIFFERING FROM THOSE SHOWN ON THE PLANS WILL NOT REQUIRE CHANGES TO BE MADE IN THE PLANS DURING CONSTRUCTION. THE ENGINEER WHO STAMPED THE PLANS SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE PLANS THAT ARE MADE DURING CONSTRUCTION. THE CITY OF REDMOND DOES GUARANTEE THE ADEQUACY OF THE PLANS TO ACHIEVE THE INTENDED RESULT WHEN CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTION STANDARDS. THE ENGINEER WHO STAMPED THE PLANS SHALL BE RESPONSIBLE FOR ALL ERRORS OR OMISSIONS IN THE PLANS THAT ARE A VIOLATION OF REDMOND CITY STANDARDS AND ADOPTED TRADE STANDARDS. THE ENGINEER WHO STAMPED THE PLANS SHALL BE RESPONSIBLE FOR CORRECTING ALL ERRORS OR OMISSIONS IN THE PLANS DURING CONSTRUCTION. THE ENGINEER WHO STAMPED THE PLANS SHALL BE REQUIRED TO PROVIDE RECORD DRAWINGS OF REDMOND STAMP ON THE APPROVED PLANS.

12-0055

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3-13-13	INTEGRATION OF EXCEPTION PARCEL	MAW
2	4-9-13	REVISED OFFSITE SEWER DESIGN	MAW
3	5-28-13	REVISED LOT LAYOUT	MAW

Attachment 6

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14231 NE 200th St., #120
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.3983
www.LDCcorp.com

OGDEN FARMS, LLC

KIRKMOND

TREE PRESERVATION PLAN

MARK E. VILLAGRA
STATE OF WASHINGTON
42800
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:	12-109
DRAWING NAME:	121109P-TR01
DESIGNER:	MEV
DRAFTING BY:	MCH
DATE:	05/29/13
SCALE:	AS NOTED
JURISDICTION:	REDMOND

TR-01

SHEET 5 OF 7

Drawing: P:\2012\12-109 Walling Property\Drawings\Planning\121109p-TR01.dwg Plotted: Jun 12, 2013 - 3:52pm

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

For Agency Use Only	
Planner Name	THARA JOHNSON
Date of Review	JUNE 4, 2013

To be completed by applicant	Evaluation for Agency Use only
A. BACKGROUND	
1. Name of proposed project, if applicable:	
Kirkmond	
2. Name of applicant:	
Ogden Farms LLC, Inc.	
3. Address and phone number of applicant and Contact person:	
15 Lake Bellevue Drive, #102 Bellevue, WA 98005	
4. Date checklist prepared:	
05/25/2013	
5. Agency requesting checklist:	
City of Redmond	
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: 7.32	
ii Number of dwelling units/ buildings to be constructed: 41	
iii Square footage of dwelling units/ buildings being added: 82,000 sf	
iv. Square footage of pavement being added: 67,000 sf	
v. Use or Principal Activity: Residential Subdivision	
vi. Other information:	

To be completed by applicant	Evaluation for Agency Use only
7. Proposed timing or schedule (including phasing, if applicable):	
Construction is proposed to start in the spring of 2013 subject to the approval process and market demands.	✓ 1.3
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☑ Yes ☐ No If yes, explain	
Off site improvements associated with over 2500 lf of sewer is planned as a part of the proposal.	✓ 1.3
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	
None	✓ 1.3
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☑ No If yes, explain.	✓ 1.3

To be completed by applicant	Evaluation for Agency Use only
11. List any government approvals or permits that will be needed for your proposal, if known.	
Preliminary Plat, road, storm and utilities, design approvals, clearing and grading permits, Forest Practices Permit, building permits and right-of-way	✓T.J.
12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)	
The proposal is a subdivision consisting of 41 single-family lots, 4 duplex lots and associated infrastructure located on 7.32 acres. The proposal also includes off site improvements associated with Sewer and Stormwater.	✓T.J.
13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.	
The proposed subdivision is located at 10032 and 10206 134th Ave NE; Redmond, WA and lies within the southwest quarter of the southeast quarter of Section 34, Township 26 N, Range 5 E, Willamette Meridian	✓T.J.

To be completed by applicant	Evaluation for Agency Use only
B. ENVIRONMENTAL ELEMENTS **1. Earth** a. General description of the site (check one) ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other	✓ 1.1
b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography. Approximately 15 percent	✓ 1.1
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland. According to the NRCS King County Soil Survey the site is underlain with Alderwood Gravelly Sandy Loam, 0 to 6 percent slopes	✓ 1.1

To be completed by applicant	Evaluation for Agency Use only
d. Are there surface indications or history of unstable soils in the immediate vicinity? ☐ Yes ☑ No If so, describe.	
	✓ 1.5
e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.	
Road and building sites would be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill would be sought, thereby, reducing the need to import or export soil.	✓ 1.5
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	
During construction the potential for increased erosion would be present. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.	✓ 1.5
g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
Upon completion approximately 40% of the site will be covered with impervious surfaces	✓ 1.5
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.	
Temporary measures to control erosion could include sedimentation ponds, filter fences and diversion swales, permanent measures could include landscaping, piping and armouring of outfall areas.	✓ 1.5

To be completed by applicant	Evaluation for Agency Use only
i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project? Yes.	
2. Air	
a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known. During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways. After construction, the principal source of pollution would be exhaust from vehicles. The increase in automobiles associated with the development would contribute CO, NO and SO2 emissions to the air. Fireplaces installed in homes would contribute smoke to the air.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? ☑ Yes ☐ No If so, generally describe. Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.	
3. Water	
a. Surface	
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? ☐ Yes ☑ No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.	

To be completed by applicant	Evaluation for Agency Use only
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: ☐ Yes ☑ No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..	✓ T.J.
3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site. Not applicable	✓ T.J.
4. Will the proposal require surface water withdrawals or diversions? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	✓ T.J.
5. Does the proposal lie within a 100-year floodplain? ☐ Yes ☑ No If so, note location on the site plan.	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
6. Does the proposal involve any discharge of waste materials to surface waters? ☐ Yes ☑ No If so, describe the type of waste and anticipated volume of discharge.	✓ T.J.
7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? ☐ Yes ☑ No. If yes, answer questions 8 & 9; if No, go to the next section.	✓ T.J.
8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months. Not applicable	✓ T.J.
9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts. Not applicable	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
b. Ground	
1. Will ground water be withdrawn, or will water be discharged to ground water? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	
Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site.	
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.	
The project would include a sewer system, therefore, there would be no major sources of waste material, which could be discharged to the ground.	
c. Water Runoff (including storm water):	
1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.	
Through the construction of residences and roadways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks and roadways. This water would be collected by the storm drainage system and directed to storm retention / detention facilities. Runoff released from the detention facility would enter the City of Redmond storm drainage network.	
2. Could waste materials enter ground or surface waters? If so, generally describe.	
Please refer to Surface Water Response #6 and Ground Water Response #2	

To be completed by applicant	Evaluation for Agency Use only
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Temporary erosion control devices would be installed during construction. After construction, stormwater runoff will be collected and directed to detention / retention facilities by the storm drainage system.	✓ 1.3
4. Plants a. Check and select types of vegetation found on the site: ☑ Deciduous Tree: ☑ Alder ☑ Maple ☐ Aspen ☑ Other ☑ Evergreen Tree: ☑ Cedar ☑ Fir ☑ Pine ☐ Other ☑ Shrubs ☑ Grass ☑ Pasture ☐ Crop or Grain ☐ Wet soil plants: ☐ Cattail ☐ Buttercup ☐ Bullrush ☐ Skunk cabbage ☐ Other ☐ Water plants: ☐ Water lily ☐ Eelgrass ☐ Milfoil ☐ Other ☐ Other types of vegetation (please list)	✓ 1.3
b. What kind and amount of vegetation will be removed or altered? Existing vegetation will be removed as necessary for the roadway and building pads	✓ 1.3

To be completed by applicant	Evaluation for Agency Use only

c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:

Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)
Landmark (>30" dbh*)	10	5	5	50%
Significant (6" – 30" dbh*)	183	101	82	45%
Percentage (%)	100%	54.9%	45.1%	

Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.

** DBH – Diameter at breast height*

d. List threatened or endangered species known to be on or near the site.

None known

e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Development would reduce existing vegetation, although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with some native species and species common to urban areas.

To be completed by applicant	Evaluation for Agency Use only
5. Animals	
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site	
☑ Birds: ☐ Hawk ☐ Heron ☐ Eagle ☑ Songbirds ☐ Other	
☑ Mammals: ☑ Deer ☐ Bear ☐ Elk ☐ Beaver ☐ Other	
☐ Fish: ☐ Bass ☐ Salmon ☐ Trout ☐ Herring	
☐ Shellfish ☐ Other	✓1.3
b. List any threatened or endangered species known to be on or near the site	
None known	✓1.3
c. Is the site part of a migration route: ☐ Yes ☑ No If so, explain?	
Not to our knowledge	✓1.3
d. Proposed measures to preserve or enhance wildlife, if any:	
Retention of as many existing trees in accordance with City Code and as compatible with road, utility and home construction will help preserve wildlife habitat.	✓1.3
6. Energy and Natural Resources	
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.	
Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other household purposes. Wood burning and passive solar gain would be secondary sources of heat.	✓1.3

To be completed by applicant	Evaluation for Agency Use only
b. Would your project affect the potential use of solar energy by adjacent properties? ☐ Yes ☑ No If so, generally describe.	
	✓ T.J.
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:	
The inclusion of energy conservation measures would be per the energy code and the choice of individual residents.	✓ T.J
7 **Environmental Health**	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? ☐ Yes ☑ No. If so, describe.	
Not to our knowledge	✓ T.J.
1. Describe special emergency services that might be required.	
No special emergency services would be required by the proposed project.	✓ T.J
2. Proposed measures to reduce or control environmental health hazards, if any:	
None required or proposed	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
b. Noise	
1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?	
Noise from traffic on surrounding roadways could have a minimal impact on the project.	
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	
Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.	
3. Proposed measures to reduce or control noise impacts, if any:	
Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.	
c. Describe the potential use of the following:	
1. ☑ Flammable liquids	
2. ☑ Combustible liquids	
3. ☐ Flammable gases	
4. ☐ Combustible or flammable fibers	
5. ☐ Flammable solids	
6. ☐ Unstable materials	
7. ☐ Corrosives	
8. ☐ Oxidizing materials	
9. ☐ Organic peroxides	
10. ☐ Nitromethane	
11. ☐ Ammonium nitrate	
12. ☐ Highly toxic material	

To be completed by applicant	Evaluation for Agency Use only
13. ☐ Poisonous gas 14. ☐ Smokeless powder 15. ☐ Black sporting powder 16. ☐ Ammunition 17. ☐ Explosives 18. ☐ Cryogenics 19. ☐ Medical gas 20. ☐ Radioactive material 21. ☐ Biological material 22. ☑ High piled storage (over 12' in most cases)	
	✓ T.J.
8. Land and Shoreline Use a. What is the current use of the site and adjacent properties?	
The site is currently developed with single-family residences.	✓ T.J.
b. Has the site been used for agriculture? ☐ Yes ☑ No If so, describe.	
Not to our knowledge.	✓ T.J.
c. Describe any structures on the site.	
There are 2 single-family homes on the site. There are also several dilapidated outbuildings on the site.	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
d. Will any structures be demolished? ☑ Yes ☐ No If so, what?	
The single-family homes on the site and all outbuildings are proposed to be demolished.	✓ T.J.
e. What is the current zoning classification of the site?	
RIN - Residential Innovative zone	✓ T.J.
Other _____	
f. What is the current comprehensive plan designation of the site?	
Single-Family Urban	✓ T.J.
Other _____	
g. If applicable, what is the current shoreline master program designation of the site?	
Not Applicable	✓ T.J.
Other _____	
h. Has any part of the site been classified as an "environmentally sensitive" area? ☐ Yes ☑ No If so, specify. (If unsure check with City)	✓ T.J.
i. Approximately how many people would reside or work in the completed project.	
Upon completion approximately 127 people would reside in the development (3.1 per residence x 41 residences).	✓ T.J.
j. Approximately how many people would the completed project displace?	

To be completed by applicant	Evaluation for Agency Use only
Approximately 6 people would be displaced (3.1 per residence x 2 residence).	
k. Proposed measures to avoid or reduce displacement impacts, if any:	
None proposed	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	
Compliance with existing regulatory codes and standards.	
m. What percentage of the building will be used for:	
☐ Warehousing	
☐ Manufacturing	
☐ Office	
☐ Retail	
☐ Service (specify)	
☐ Other (specify)	
☑ Residential	
n. What is the proposed I.B.C. construction type?	
Residential	
o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)	
Approximately 1,900 sf are proposed for each unit	
p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).	

To be completed by applicant	Evaluation for Agency Use only
Not applicable	✓ T.J.
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	6 UNITS PROPOSED AS DUPLEX/SIZE LIMITED ✓ T.J.
41 total housing units are proposed. 4 of the 41 units are proposed as duplexes. 4 units will meet current affordable housing standards per City requirements.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	
2 units will be eliminated	✓ T.J.
c. Proposed measures to reduce or control housing impacts, if any:	
Compliance with regulatory codes and standards, including affordable housing regulations, would reduce the housing impacts of the proposed development.	✓ T.J.
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	
The tallest height of any structure would be per the building code. Exterior building materials are expected to be of wood.	✓ T.J.
b. What views in the immediate vicinity would be altered or obstructed?	
None	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
c. Proposed measures to reduce or control aesthetic impacts, if any:	
The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.	✓ 1.3
11. Light and Glare	
a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:	
The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.	✓ 1.3
b. Could light or glare from the finished project be a safety hazard or interfere with views:	
Not to our knowledge. Night lighting would promote safety at the project.	✓ 1.3
c. What existing off-site sources of light or glare may affect your proposal?	
Surrounding residences and traffic	✓ 1.3
d. Proposed measures to reduce or control light and glare impacts, if any:	
None proposed	✓ 1.3
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	

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Puget Sound Croquet Club, Interlake Sporting Association Gun Range, Mark Twain Park, North Rose Hill Park, Forbes Lake Park, Willows Run Golf Club	
b. Would the proposed project displace any existing recreational uses? ☐ Yes ☑ No If so, describe.	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	
Provision of Open Space per the City of Redmond code.	
13. Historic and Cultural Preservation	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.	
None known	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.	
None known	
c. Proposed measures to reduce or control impacts, if any:	
Construction would be temporarily halted, should evidence of historic, archeological, scientific or cultural importance be discovered.	

To be completed by applicant	Evaluation for Agency Use only
14. Transportation	
a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.	
134th Ave NE serves the site, the project proposes three access points, near or at existing driveway locations.	
b. Is site currently served by public transit? ☑ Yes ☐ No If not, what is the approximate distance to the nearest transit stop.	
A metro bus stop is approximately 0.1 mile from the site, located at 132nd Ave NE & NE 100th Street	
c. How many parking spaces would the completed project have? How many would the project eliminate?	
Off-street parking would be accommodated in residents' driveways and garages per City Code. No parking would be eliminated.	
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	
The proposal would require the construction of approximately 1100 lineal feet of public roadway.	
e. How many weekday vehicular trips (one way) per day would be generated by the completed project? 447 If known, indicate when peak volumes would occur. 7 - 9 a.m. & - 3-6 p.m. How many of these trips occur in the a.m. peak hours? 37 How many of these trips occur in the p.m. peak hours? 45	

To be completed by applicant	Evaluation for Agency Use only
f. Proposed measures to reduce or control transportation impacts, if any.	
Payment of Traffic Mitigation fees in accordance with City code.	
15. Public Services	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? ☑ Yes ☐ No. If so, generally describe.	
The proposal would place additional demands on public services, however, facilities are generally in place to handle these additional demands.	
b. Proposed measures to reduce or control direct impacts on public services, if any.	
Mitigation measures in accordance with City code for impacts will be provided. Also, residents would become part of the tax base / user group that supports these services.	
16. Utilities	
a. Select utilities currently available at the site:	
☑ Electricity	
☐ Natural gas	
☑ Water	
☑ Refuse service	
☑ Telephone	
☑ Sanitary Sewer	
☐ Septic System	

To be completed by applicant	Evaluation for Agency Use only
☐ Other b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Utilities required for the site include: Water (City of Redmond), Sewer (City of Redmond), Power (Puget Sound Energy), Solid Waste (Waste Management), Telephone (Verizon). General construction for these utilities will include utility trenches both on and off-site. See enclosed plans for details.	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: John Mirante Digitally signed by John Mirante DN: cn=John Mirante, c=US, email=jmirante@ldccorp.com Date: 2013.05.25 09:07:41 -07'00'

Date Submitted: 05-25-13

Relationship of signer to project: Consultant