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

## PRELIMINARY TREE PRESERVATION PLAN

SCALE: 1" = 50'

SCALE: 1" = 50'

0 25 50 100

## 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 DRIPLINE
- CLEARING LIMITS
- NORTH AND SOUTH TREE RETENTION AREAS

## SUMMARY OF ON-SITE TREE RETENTION

| TREE TYPE | REMOVAL | RETAINED | TOTAL |
|---|---|---|---|
| LANDMARK (OVER 30" DBH) | 17<br>1.7% | 7<br>0.7% | 24<br>2.4% |
| SIGNIFICANT (6" - 30" DBH) | 363<br>36.6% | 604<br>60.9% | 967<br>97.6% |
| TOTAL | 380<br>38.3% | 611<br>61.6% | 991<br>100% |
| TREE REPLACEMENT REQUIRED (SIGNIFICANT - 1:1 LANDMARK - 3:1) | | | 414 |

ONSITE TREE CALCULATIONS

- SURVEYED AREA: 599 TOTAL TREES SURVEYED
LESS DEAD AND UNHEALTHY TREES: 178 TREES
TOTAL TREES COUNTED IN TOWARDS ONSITE TOTAL: 421

- NORTH AREA: 261 TREES COUNTED TOWARDS ONSITE TOTAL

- SOUTH AREA: 309 TREE COUNTED TOWARDS ONSITE TOTAL

TOTAL ONSITE TREES: 991 TREES

REPLACEMENT TREE CALCULATIONS

SIGNIFICANT TREES REMOVED: 363 (REPLACED AT 1:1 RATIO)
SIGNIFICANT TREES TO BE REPLACED: 363

LANDMARK TREES REMOVED: 17 (REPLACED AT 3:1 RATIO)
LANDMARK TREES TO BE REPLACED: 51

TOTAL REQUIRED REPLACEMENT TREES: 414

## CITY OF REDMOND CODE REFERENCES

RZC 21.72.060
- 35% OF EXISTING SIGNIFICANT (HEALTHY) TREES MUST BE RETAINED ON SITE
- SIDEWALKS & UTILITIES MAY BE LOCATED WITHIN DRIP-LINE OF A PROTECTED TREE
- THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIP-LINE OF A PROTECTED TREE .

RZC 21.72.080
- SIGNIFICANT TREES WILL BE REPLACED AT A 1:1 RATIO
- LANDMARK TREES WILL BE REPLACED AT A 1:3 RATIO
- REPLACEMENT TREE SIZING:
  - DECIDUOUS 2.5" MIN CALIPER
  - EVERGREEN 6' HT MIN.

RZC 21.72.070
- PLEASE REFER THIS CHAPTER TO ENSURE TREES THAT ARE TO REMAIN ARE PROPERLY PROTECTED.

## NOTES

1. FOR MORE DETAILED INFORMATION REGARDING THE TREES, PLEASE SEE ARBORIST REPORT BY GREENFOREST INCORPORATED DATED DECEMBER 29TH, 2015.
2. DEAD AND UNHEALTHY TREES HAVE BEEN REMOVED FROM COUNTS.

**NOT FOR CONSTRUCTION**

| NO. | DATE | BY | CHD. | APPR. | REVISION |
|---|---|---|---|---|---|
| 2 | 4/22/16 | LBS | LBS | LBS | REVISED PER CITY COMMENTS |
| 1 | 3/17/16 | LBS | LBS | LBS | REVISED PER CITY COMMENTS |

DRAWN BY LBA | DESIGNED BY LBA
CHECKED BY LBA | APPROVED BY LBA
DATE 1/25/2016
J O B No. :115283

CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

S C A L E: AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

APPLICANT/OWNER'S AGENT
BMC ROSE HILL, LLC
150 120TH AVE NE SUITE 200
BELLEVUE, WA 98005
PHONE: (425) 590-9921
CONTACT: BRENDA FODGE
EMAIL: bfodge@benchmarkcommunities.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1359
04/17/2018

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

SHEET L1.01

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May 16, 2016 - 8:41am LBM