



SCALE: 1" = 20'



LEGEND

- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE RETAINED
- LANDMARK TREE TO BE REMOVED
- LANDMARK TREE TO BE RETAINED
- 5' BSBL FROM TREE DRIPLINE (SEE NOTES 4 & 5 FOR EXCEPTIONS)
- OFF-SITE TREE
- CLEARING LIMITS

SUMMARY OF ON-SITE TREE RETENTION

TREE TYPE	REMOVAL	RETAINED	TOTAL
LANDMARK (*1:3) (COVER 30" DBH)	1	7	8
SIGNIFICANT (*1:1) (8" - 30" DBH)	11	6	17
TOTAL	12	12	24
REPLACEMENT TREES	50%	50%	100%
			14

* INDICATES REPLACEMENT RATIO OF TREES REMOVED TO TREES REPLACED.

TREE CALCULATIONS

-TOTAL SIGNIFICANT TREES = 24 (SIG. AND LAND.)
(17 SIG. TREES + 7 LAND. = 24 SIG. TOTAL)
-35% MIN. TREE RETENTION = 24 X 0.35 = 9 (8.4)
-7 LAND. TREES = 8 LAND. TREES SAVED + 1 LAND. TREE REMOVED
-1 REMOVED LAND. TREES TO BE REPLACED AT 3:1 RATIO
-17 SIG. TREES = 6 SIG. TREES SAVED + 11 SIG. TREES REMOVED
-11 REMOVED SIG. TREES TO BE REPLACED AT 1:1 RATIO

TOTAL REPLACEMENT TREES = 14
LAND. TREES: 1 TREE X 3 = 3 REPLACEMENT TREES REQ'D
SIG. TREES: 11 TREES X 1 = 11 REPLACEMENT TREES REQ'D

NOTES

- FOR TREE RETENTION CALCULATIONS AND DATA SHEETS, REFER TO ARBORIST REPORT.
- FOR TREE REPLACEMENT LOCATION SEE LANDSCAPE PLAN.
- UNHEALTHY TREES HAVE BEEN EXEMPT FROM COUNTS. SEE ARBORIST REPORT FOR TREE HEALTH AND CONDITION RATINGS.
- SIDEWALKS & UTILITIES MAY BE LOCATED WITHIN DRIPLINE OF A PROTECTED TREE PER REDMOND ZONING CODE SECTION 21.72.060.
- THE ADMINISTRATOR MAY ALLOW CONSTRUCTION LIMITS OR ALTERATION OF GRADES WITHIN 5' OF DRIPLINE OF A PROTECTED TREE PER REDMOND ZONING CODE SECTION 21.72.060.



This approval is for design concept only. These plans appear to be in conformance with City of Redmond design standards for construction. This approval shall not be construed as authorizing construction not in accordance with applicable City standards. The City reserves the right to require revisions to the approved plans to assure conformance with City of Redmond design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet the applicable standards. The owner is required to provide designs and plans in accordance with applicable City standards and assure that construction is accomplished in accordance with those standards. The owner and/or design engineer and/or developer, as the case may be, may be required to make necessary approved field revisions to correct any errors or omissions found to exist on the approved plan.

NOTE: THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

APPROVED FOR CONSTRUCTION

For: _____
Director of Public Works
City of Redmond

Date: _____
Plan Check Engineer _____
Storm Drainage Engineer _____
Utility Engineer _____
Fire Department _____
Trans. Engineer _____
Planning Dept. _____

NO.	REVISION	DATE
1	APPROVED FOR CITY AND PROPOSED COMMENTS	7/27/20
2	REVISION PER CITY AND PROPOSED COMMENTS	10/22/20



LINDSEY BENNETT SKOLDO
CORPORATE ARCHITECT
04/17/2018
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425.882.9797 Fax 425.882.9143



**PRELIMINARY TREE PRESERVATION PLAN
WOODRUN II
WOODRUN TOWNHOMES, L.L.C.**
18001 NE 78TH ST.
REDMOND, WA 98052

DATE:	APRIL 2016	DESIGNED:	LINDSEY B. SKOLDO, P.L.A.
DRAWN:	LINDSEY B. SKOLDO, P.L.A.	APPROVED:	LINDSEY B. SKOLDO, P.L.A.
PROJECT MANAGER:	GWA R. BROOKS, P.E.		
SHEET	OF	PROJECT NUMBER	
11.01	17	15165	