



CITY OF REDMOND
February 2008 Addendum to
Application Submittal Requirements
for
Short Plat

Please note that in addition to the submittal requirements listed on the standard form, the following items must be included in your application submittal in order to determine completeness for your application.

- I. For public notice purposes, where tree removal is proposed, please provide the following:
 - a. One 8 ½ x 11, black and white paper copy of the tree preservation plan meeting the following requirements:
 - The plan shall provide a minimum ¾-inch margin at the bottom.
 - The plan shall include a north arrow.
 - The plan shall identify street numbers and/or names (e.g. NE 116th St, Avondale Rd NE etc) adjacent to the project boundary.
 - The plan shall include the project name.
 - The plan shall show an “X” over each tree proposed to be removed.
 - The plan shall include a key stating that the “X” represents trees proposed to be removed.
 - b. One 8 ½ x 11 electronic copy of the tree preservation plan meeting the following requirements (Do **not** provide a disk or CD. Send in the format described):
 - The plan shall be in PDF format.
 - The plan shall highlight, in a shade of green, trees on the site designated to remain (trees that are not being removed).
 - The plan shall provide a minimum ¾-inch margin at the bottom.
 - The plan shall include a north arrow.
 - The plan shall include street numbers and/or names (e.g. NE 116th St, Avondale Rd NE etc) adjacent to the project boundary.
 - The plan shall include the project name.
 - The plan shall show an “X” over each tree proposed to be removed.
 - The plan shall include a key stating that the “X” represents trees proposed to be removed.
 - c. Prior to your intake appointment, the electronic copy shall be e-mailed to PlannerOnCall@redmond.gov. In the e-mail subject heading, please state “Tree Preservation Plan for (project name)”
- II. For public notice purposes, please provide the following:
 - a. One 8 ½ x 11 black and white paper copy of the site plan meeting the following requirements:
 - The plan shall provide a minimum ¾ -inch margin at the bottom.
 - The plan shall include a north arrow.
 - The plan shall include street numbers and/or names (e.g. NE 116th St, Avondale Rd NE etc) adjacent to the project boundary.
 - The plan shall include the project name.
 - The site plan shall identify the boundaries of any critical areas.
 - b. One 8 ½ x 11 electronic copy of the site plan meeting the following requirements (Do **not** provide a disk or CD. Send in the format described):
 - The electronic copy shall include the same information noted in “a” above.
 - The site plan shall be in PDF format.
 - The site plan shall be in black and white.
 - c. Prior to your intake appointment, the electronic copy shall be e-mailed to PlannerOnCall@redmond.gov. In the e-mail subject heading, please state “Site Plan for (project name)”

- III. Five (5) copies of a land survey prepared by a land surveyor licensed in the state of Washington
- IV. If an ALTA survey has been completed, please provide five copies of the ALTA survey. The Technical Committee may require completion of an ALTA survey in certain instances. If required, you will be notified of this requirement during review of your proposal.
- V. Number of required plan sets has been reduced for certain documents. Where there is a reference for a requirement of ten (10) sets, only five (5) sets are now required. Additionally, only five (5) copies of a SEPA checklist are required.

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Rev 2/08



CITY OF REDMOND
APPLICATION REQUIREMENTS FOR:
SHORT SUBDIVISION

An appointment must be scheduled to submit your application to the Development Services Center. Please call 425-556-2494 to schedule your appointment. Applications delivered by courier or by mail will not be accepted. Failure to include all items will result in the application being deemed incomplete and will not be reviewed until complete.

Did this project have a Pre-Application meeting with the Technical Committee? Y N
If Yes, what was the most recent pre-app date? _____
What was the file # of the pre-app? _____

Please note that the submittal requirements below may change periodically. These submittal requirements are dated **June 2006**.

I. APPLICABILITY/BACKGROUND

A Short Subdivision application is required for a division of land into nine or fewer lots.

II. PROFESSIONAL PREPARATION

All Short Subdivision applications shall be prepared by a registered Civil Engineer or Land Surveyor licensed in the State of Washington. A license stamp, with signature, shall be provided on the face of each plat drawing.

III. GENERAL

The applicant shall check each item below to confirm these items are included in the application submittal package:

- ___ A. Completed General Application Form and Project Contact Form.
- ___ B. Application Fees (please provide receipts from Technical Committee and Design Review Board pre-application meetings in order to determine the Pre-Application meeting credit).
- ___ C. A completed SEPA/CAO Fee Worksheet
- ___ D. Vicinity map (suitable for public notice purposes) with labeled streets and north arrow on 8 1/2" x 11 sheet of paper
- ___ E. Three (3) copies of CAO Report (see 20D.140 or CAO User's Guide to determine if applicable).
- ___ F. Three (3) copies of a Preliminary Stormwater Report prepared by a registered Civil engineer including:
 - 1. Map of off-site areas draining on-site.
 - 2. Preliminary stormwater calculations of 6 months, 2 year, 10 year, 25 year and 100 year storm peak flow rates for:
 - Pre Development (wooded or meadow site)
 - Post Development (proposal)
 - 3. Approximate sizing of Stormwater Quality and Quantity Control systems.
 - 4. Impervious surface calculations on a lot by lot basis keyed back to the plat map.

- _____G. A SEPA Application form, together with nine (9) copies of a City of Redmond SEPA Checklist. Complete responses must be provided to all questions.
- _____H. Two (2) copies of a title report or short plat certificate (dated within 90 days of the application submittal date) for all parcels involved.
- _____I. Computation sheets that provide mathematical closures with the square footage of all streets, individual lots and tracts, and total area contained within the subject parcels. Note: The area of streets, lots and tracts must equal the total area of the land division.
- _____J. One (1) 8 ½" x 11" reduced site plan showing proposed lot layout (suitable for public notice purposes).

IV. FORMAT

Plans shall be prepared using City of Redmond datum for horizontal and vertical controls.

- _____A. Ten (10) sets of preliminary plans, sheet size 22"x34", drawn to engineering scale not smaller than 1" = 50' showing the information required on Cover Sheets A and B. Completed Cover Sheets A and B must be attached.
- _____B. Ten (10) 18" x 24" paper copies of the short plat mylar showing all of the information required in Cover Sheet B. The mylar will be required for final approval and recording.
- _____C. All plans must be folded and grouped in sets (each set to include one of each type of plan). Architectural fold is preferred.



COVER SHEET A
CITY OF REDMOND SHORT SUBDIVISION
APPLICATION REQUIREMENTS

Applicant shall check each box below and mark the applicable page # to confirm the item is included in the application. A detailed plan of the proposed division, proportionate to the required sheet size, drawn to a scale of no smaller than 1" = 50' showing the following information, shall be required for the subject property and surrounding properties within fifty (50) feet including adjacent rights-of-way (except as indicated below):

- ____ 1. Small scale vicinity sketch relating the proposed development to existing streets, other developments and significant land features within one quarter mile of the subject property. Page #_____
- ____ 2. Name and address of the developer, builder, surveyor, engineer, architect, land planner and other professionals involved. Page #_____
- ____ 3. Notation of existing zoning classification and any proposed changes to the zoning classification. Page #_____
- ____ 4. All proposed and existing lots, tracts and easements showing layout and dimensions of lots. Identify all lots, using sequential numbers (Lot 1, Lot 2, Lot 3, up to lot 9, as needed. Identify each tract using letters in alphabetical order (Tract A, Tract B, etc.). Page #_____
- ____ 5. Existing topography at 2 foot contours based upon an actual field survey. Larger contour intervals may be allowed for steep sites. Page #_____
- ____ 6. Existing topography shown by at least ten foot contours within 50 feet of the proposed short subdivision. The base for such information shall be the National Geodetic Survey (USGS), or City of Redmond Aerial Survey. Page #_____
- ____ 7. Proposed topography including heights of proposed retaining structures and rockeries. Page #_____
- ____ 8. Existing and proposed roadway improvements, including curb, gutter, sidewalk and street lights. Page #_____
- ____ 9. Location, names and R-O-W widths of existing and proposed streets, driveways, and lane channelization along the street frontage and within 150 feet of the boundaries of the site. Note the approximate grades of proposed streets and indicate any streets proposed to remain private. Show profiles of existing or proposed road grades. Also indicate existing and proposed utility easements, rights-of-way and other easements that bear a direct relationship to the project. Page #_____
- ____ 10. Existing utilities: The location and size of water and sanitary sewer facilities (water meters, side sewers), storm sewer facilities, power, gas, telephone and cable, fire hydrants, power poles, vaults, boxes and underground duct runs in or adjacent to the proposal. Page #_____

- ____ 11. Existing and proposed utilities:
- ____ i. location and size of water facilities, including water meters and side sewers (Design Standards available at the Permit Center). Page #____
 - ____ ii. location and size of sanitary sewer facilities (Design Standards available at the Permit Center). Page #____
 - ____ iii. location and size of storm sewer facilities. Page #____
 - ____ iv. power, power poles, gas, telephone and cable Page #____
 - ____ v. fire hydrants. Page #____
 - ____ vi. vaults. Page #____
 - ____ vii. boxes. Page #____
 - ____ viii. underground duct runs. Page #____
- ____ 12. Location and disposition of any wells, septic tanks, drainfields and related easements in or within 150 feet of the proposed short subdivision. Page #____
- ____ 13. Notation of water and sewer source. Page #____
- ____ 14. Existing streams, wetlands, ponds, 100 year flood plain and other surface water features as well as their associated buffers. Page #____
- ____ 15. If the project is located within a floodplain, you must provide the Base Flood Elevation. Page #____
- ____ 16. Location and use of any land to be reserved for use in common or dedicated for public facilities, such as recreational areas, open space, buffer areas, schools, etc. together with a notation of the use and acreage to the nearest hundredth acre. Page #____
- ____ 17. A slope delineation shall be provided, indicating areas where existing grades on the site are 40% or greater. Page #____
- ____ 18. The site circle per Sections 20C.30.25-020, Site Requirements Chart, and 20C.30.25-060, Minimum Lot Width Circle. Building setback lines for each lot (dotted in) per Section 20C.30.25-020, (Residential), Section 20C.60.25-020 (Business, Manufacturing and Industrial) and Section 20C.50.25-020 (Commercial). Also indicate building setbacks from sensitive areas pursuant to Section 20D.140, Critical Areas Ordinance. Page #____
- ____ 19. Square footage contained in each lot and tract. Page #____
- ____ 20. Abutting property (with parcel numbers) shown by dash lines. Page #____
- ____ 21. Show use and approximate location of all existing building(s) on and within 150 feet of the boundaries of the proposed land division, and indicate if they are to remain or to be removed. Page #____
- ____ 22. Location of any state shorelines and associated wetlands as defined by state law and Section 20B.95.010 Shoreline Master Program within the proposed land division. Page #____
- ____ 23. Tree Preservation
- Preliminary Tree Preservation Plan, labeled “Tree Preservation Plan” showing the surveyed location and drip line of all trees four (6) inches or greater in diameter at breast height (4½' above grade) within the site and for fifty (50) feet outside of the site. Individual trees shall be identified by size and species.
 - Where stands of more than twenty-five (25) trees will not be disturbed, the applicant must depict the size and species name of each significant tree, with the drip line of the stand together with a note indicating the total number of significant trees within the stand.
 - Each tree shown must be designated as removed, retained (**no** construction within 5 feet of the drip line), or impacted (trees proposed to remain, but have construction within the drip

line or 5 foot drip line setback (only retained trees may be counted toward the 35% tree retention requirement).

- The five-foot drip-line setback shall also be shown for all trees proposed to be retained and impacted.
- A tree health assessment, labeled “Tree Health Assessment” prepared by a certified arborist shall be required for all trees on site that are 6 inches or greater in diameter. The tree health assessment shall also verify that all trees designated as retained are healthy trees.
- Completion of Tree Preservation Summary Table (Attached)

____24. Proposed Tree Replacement Plan showing size, species, location and quantities of all replacement trees. If replacement planting is not proposed on-site, please provide a brief summary as to the method of tree replacement proposed (i.e. off-site location or fees in lieu of replacement).



COVER SHEET B
CITY OF REDMOND LAND DIVISION
MYLAR REQUIREMENTS

Ten (10) 18"x 24" paper copies of the short plat mylar shall be submitted showing the following information. **The mylar shall not be required until it is ready for final recording:**

- ___ 1. A title block in the lower right hand corner with the following items in the order listed:
 - A. Name of the proposed development
 - B. Provision for the City's file number (i.e. L____)
 - C. Section ____, Township ____, Range ____
 - D. Tax lot number(s)
 - E. "Redmond, King County, Washington"
 - F. Scale with bar graph
 - G. Date of the drawing

- ___ 2. Notation of north point with:
 - A. North arrow
 - B. Basis of bearings

- ___ 3. Indication of perimeter boundary, lot and right-of-way lines with a notation of bearings (or azimuth from the north), distances, and curve data. The curve data must include:
 - A. Radius, central angle, arc length, and tangents
 - B. Radial bearings for all:
 - 1) points of compound curves
 - 2) reverse curves
 - 3) beginning and/or ending of all non-tangent curves

- ___ 4. Define the purpose and delineate all:
 - A. Existing and proposed easements to be granted to the City of Redmond for public use.
 - B. Existing easements, proposed areas (tracts), and facilities for the common use of residents or property owners.

- ___ 5. Legal description of the subject property.

- ___ 6. Dedication of right-of-way by the property owner together with a provision for his/her signature and the acknowledgment of a notary public:
 - A. Public road declaration (see Exhibit A).
 - B. Private road covenant and maintenance agreement (see Exhibit A1).

- ___ 7. Description of easement provisions, see Exhibit B.

- ___ 8. Storm drainage covenant (see Exhibit C).

- ___ 9. Certification of the land surveyor that the platting regulations have been complied with, that a proper survey was made, that the monuments have been set, and that lot and block corners have been correctly staked, together with the provisions for his signature and seal. As required by RCW 58.09.080.

- ___ 10. Applicable restriction(s) (see Exhibit D).

- ___ 11. Private easement, if necessary (see Exhibit E).

- _____ 12. Certification of approval by:
- A. The King County Assessor and Deputy Assessor as indicated by his signature
 - B. The Redmond City Engineer as indicated by his seal and signature. Use the following format: Examined and Approved Per RCW 58.17.160(1) on this day of _____ 20_____ (Provide a 2 1/4" x 2 1/4" clear space for City Engineer's seal
 - C. Director of Planning and Community Development signature
 - D. Director of Public Works signature
- _____ 13. Notarized signature of all vested owners, any mortgage holders and any adverse possession claims.
- _____ 14. Recording certificate with provision for the time and date of recording.
- _____ 15. City of Redmond Addressing system, See Exhibit F.



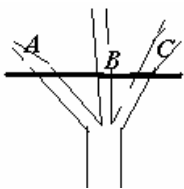
Guidelines for Demonstrating Conformance with Tree Protection Standards

Contact: For additional information regarding these guidelines, please contact the City of Redmond’s Department of Planning and Community Development at 425/556.2494 or your assigned project planner.

Description: This handout is intended to both summarize tree protection requirements and to provide a sample format for demonstrating compliance with code.

Summary of Regulations: The following table summarizes the regulations related to tree preservation in the City of Redmond. For more information, please refer to RCDG [20D.80 Landscaping and Tree Protection](#).

Measuring Trees (DBH): *Single-Trunk Trees.* Trees are measured according to their Diameter at Breast Height, or “DBH”. “DBH” is the diameter, measured straight across the tree trunk at 4.5’ above grade.

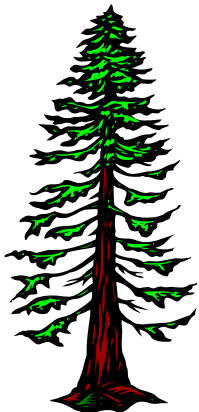


Multi-Trunk Trees. Where trees have more than one trunk or stem at 4.5’ and those stems come from the same “base”, the DBH for each stem at 4.5’ is measured. The DBH is then the average of the DBHs of each the stems at 4.5’ above the ground.

Example: In the picture to the left, where the horizontal dark line is at 4.5’ high, the DBH would be the average of the diameters of A, B, & C. So, $DBH = (DBH_A + DBH_B + DBH_C)/3$

	Proposed Action and Brief Definition		
Type of Tree (DBH)	Removal <i>(The tree is cut down/removed from the site.)</i>	Impacted <i>(The tree is left standing, but ground disturbance is occurring within 5’ of the tree’s dripline.)</i>	Retained <i>(The tree is left standing and ground disturbance is NOT occurring within 5’ of the tree’s dripline)</i>
Landmark (> 30’)	Prohibited , unless approved by an exception. A written exception request is required. Mitigation required, i.e. replacement trees at a ratio of 3:1, if exception is approved.	Prohibited , unless approved by an exception. A written exception request is required. Preferred over Removal.	Required for all Landmark Trees , unless exception is granted.
Significant (6” - 30’)	Regardless of the percentage of removed trees, mitigation, i.e. replacement trees at a ratio of 1:1, are required for each removed tree.	Encouraged over Removal.	35% of all Significant Trees Required.
Notes:	No more than 65% of healthy Landmark + Significant Trees may be removed , unless approved by an exception. If approved, then mitigation is required, i.e. replacement trees, at a ratio of 3:1 if exception is approved. <i>Tree Replacement Performance Bond required for each replacement tree. 3 year maintenance bond required after performance.</i>	<i>3-year Tree Replacement Performance Bond required for each replacement tree. The bond is used if an impacted tree dies and the applicant does not replace it.</i>	<i>5-year Tree Preservation Bond is required for each Retained Tree. The bond is used if an impacted tree dies and the applicant does not replace it.</i>

Arborist Report:



An Arborist Report shall document (1) the trees on site and (2) any off site trees that will be impacted by clearing or other improvements within 5 feet of its drip line. At a minimum, the arborist's report shall:

1. Describe the site in narrative and provide an aerial or site plan documenting the locations of tree stands.
2. Describe the methodology, which must be considered the best of available science, that was used to rate each and every tree. Describe how trees were tagged in the field.
3. Document through a table the following for each tree of 6" or greater in dbh: Tree Number, Species, DBH, Health, Comment on Health, and Proposed Action. The Tree Number is that number that is affixed to the tree in the field and is used to identify it on a surveyed map.
4. Provide a surveyed map locating each tree, numbering each tree with its identification number, illustrating each tree's dripline, and illustrating 5' from each tree's dripline. Symbols shall be used and described in a legend to distinguish the following groups: Unhealthy Trees to be Removed, Significant Trees to be Removed, Landmark Trees to be Removed, Significant Trees to be Impacted, Landmark Trees to be Impacted, Significant Trees to be Retained, and Landmark Trees to be Retained.
5. Recommend actions for impacted trees and general management, as appropriate.
6. Provide a map illustrating the locations of replacement trees.
7. Provide an exception request for any proposed action that would not comply with the tree protection standards, such as: removing a healthy landmark tree or having a retained tree count below the required 35%.

Summarizing Compliance with Code.

The following table provides you with the format that is required for summarizing a proposal's conformance with the City's tree protection regulations. The table must appear in the Arborist Report and on the Tree Preservation Plan, both of which are part of the application. **Please include the total number of trees that are 6" or greater and the number of unhealthy trees in the report.**

Tree Type	Proposed Action and Brief Definition			
	Removal	Impacted	Retained	Total
Landmark (>30" dbh)	Number of removed landmark	Number of impacted landmark	Number of retained landmark	Total Landmark Trees
	% of Removed Landmark Trees of All Trees	% of Impacted Landmark Trees of All Trees	% of Retained Landmark Trees of All Trees	% Landmark Trees of All Trees
Significant (6" - 30")	Number of removed significant	Number of Impacted significant	Number of Retained significant	Total Significant Trees
	% significant removed of all significant trees	% Impacted of all significant	% Retained of all significant	% Significant Trees of All Trees
Totals	Number of Landmark + Significant Removed	Number of Landmark + Significant Impacted	Number of Landmark + Significant Retained	Total Number of ALL Trees
	% of removed of all Trees	% of Impacted of all Trees	% of Retained of all trees	
Replacement Trees	# of Replacement Trees	N/A	N/A	# of Replacement Trees

EXHIBIT A

When there is a dedication for road purposes, use this declaration format:

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR OWNERS, AND THAT WE DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND WE DO HEREBY DEDICATE TO THE CITY OF REDMOND, WASHINGTON FOR USE BY THE PUBLIC FOREVER, ALL ROADS AND STREETS SHOWN HEREON, EXCEPT THOSE SHOWN AS PRIVATE ROADS, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING OF SAID ROADS AND STREETS, AND THE RIGHT TO CONTINUE TO DRAIN SUCH ROADS AND STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE.

AS REQUIRED BY R.C.W. 58.17.165, THE GRANTOR(S) HEREBY WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE FROM THE CITY OF REDMOND. FURTHER, THE GRANTOR(S) HEREBY AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, HOWEVER, THAT THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING FROM THE NEGLIGENCE OF THE CITY OF REDMOND, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS
THIS ____ DAY OF _____ 20____

WHEN THERE IS NO DEDICATION, USE THIS DECLARATION FORMAT.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE PURCHASER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).

EXHIBIT A1

PRIVATE ROAD COVENANT AND MAINTENANCE AGREEMENT

STANDARD COVENANT AND MAINTENANCE PROVISION (PRIVATE ACCESS ROAD) FOR SHORT PLATS:

1. LOT ____ & ____ IN THIS SHORT PLAT ARE HEREBY GRANTED AND CONVEYED AN UNDIVIDED INTEREST IN THE PRIVATE ACCESS ROADS, AS SHOWN FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES TO SERVE THEIR RESPECTIVE LOTS.
2. THE MAINTENANCE AND REPAIR OF THE PRIVATE ACCESS ROADS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT HAVING THE USES THEREOF AND EACH SUCH LOT WILL PAY THEIR EQUAL SHARE OF THE COST INCURRED.

EXHIBIT B

CITY OF REDMOND UTILITY EASEMENT PROVISIONS:

THE OWNERS OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER, SANITARY SEWER, STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO ACROSS ADJACENT LANDS OF GRANTOR FOR THESE PURPOSES. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNERS OF LAND HEREBY SUBDIVIDED. THE CITY OF REDMOND, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT(S) FOR THE PURPOSE OF INSTALLING, REPLACING, OPERATING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE GRANTOR SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENTS IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE GRANTOR SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES INCLUDING, BUT NOT LIMITED TO DECKS, CARPORTS, HOT TUBS, PATIOS, AND RETAINING WALLS WITHIN THE EASEMENTS. ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE GRANTOR SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREA(S) IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE GRANTEE PURSUANT TO ITS RESTORATION DUTIES HEREIN. THE EASEMENT AREA(S) HEREBY GRANTED ARE LEGALLY DESCRIBED AS FOLLOWS:

1. A STRIP OF LAND 5 FEET WIDE AROUND THE PERIMETER OF THIS SHORT PLAT, AND
2. A STRIP OF LAND 10 FEET WIDE, PARALLEL AND ADJOINING DEDICATED RIGHTS-OF-WAY WITHIN THIS SHORT PLAT, AND
3. ANY EASEMENT SHOWN ON THE FACE OF THIS SHORT PLAT EXCEPT FOR EASEMENTS WHICH ARE SPECIFICALLY GRANTED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE CITY OF REDMOND AND ITS ASSIGNS.
4. THE CITY OF REDMOND AND ITS ASSIGNS ARE GRANTED AND CONVEYED A UTILITIES EASEMENT IN THE PRIVATE ACCESS ROADS TO BE USED FOR PURPOSES OF CONSTRUCTING, MAINTAINING AND RECONSTRUCTING PUBLIC AND PRIVATE UTILITY, DRAINAGE AND TELECOMMUNICATIONS LINES AND APPURTENANCES.

EXHIBIT C

DRAINAGE COVENANT

FOLLOWING THE ORIGINAL AND REASONABLE GRADING OF THE ROADS AND STREETS SHOWN HEREON, DRAINAGE WATERS ENTERING ANY LOT OR LOTS SHALL BE RECEIVED, AND NOT BLOCKED FROM, ENTERING AT THEIR NATURALLY OCCURRING LOCATION AND DRAINAGE WATERS SHALL BE DISCHARGED FROM ANY LOT OR LOTS TO A CITY-APPROVED DRAINAGE SYSTEM OR, IN ABSENCE OF SUCH SYSTEM, AT THE NATURAL LOCATION WITH FLOW RATE CONTROL SYSTEMS AND ENERGY DISSIPATERS AS REQUIRED BY CITY ORDINANCE. WITHIN EACH LOT, THE DOWNSPOUT AND YARD DRAINS SHALL CONNECT TO THE STORM DRAINAGE SYSTEM. MAINTENANCE, OPERATION AND REPAIR OF BUILDING AND LOT DRAINS SERVING PRIVATE PROPERTIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTIES SERVED. ON PRIVATE PROPERTY, STORM DRAINAGE WHICH DO NOT CONSTITUTE PART OF A CONTINUOUS, CONSTRUCTED DRAINAGE SYSTEM SERVING DEVELOPED CITY PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

EXHIBIT D

RESTRICTIONS

1. NO FURTHER SUBDIVISION OF ANY LOT OR TRACT SHALL BE PERMITTED WITHOUT APPROVAL OF AN APPROPRIATE SUBDIVISION PROCEDURE BY THE CITY OF REDMOND. RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. LOTS _____ AND _____ SHALL NOT BE PERMITTED DIRECT ACCESS TO _____.
3. THE LANDSCAPED PLANTER ISLANDS (IF ANY) WITHIN THE CUL-DE-SACS SHALL BE MAINTAINED BY THE ABUTTING LOT OWNERS (LOTS _____, _____ AND _____).
4. NO OBSTRUCTION GREATER THAN TWELVE (12) INCHES IN HEIGHT SHALL BE ALLOWED WITHIN THE EMERGENCY VEHICLE TURNAROUND OVERHANG AREA(S) GRAPHICALLY DEPICTED AND IDENTIFIED HEREIN.
5. THIS SHORT PLAT IS SUBJECT TO THE CONDITIONS OF THE TECHNICAL COMMITTEE LETTER DATED _____, A COPY OF WHICH IS CONTAINED IN CITY OF REDMOND FILE NO. L_____.

EXHIBIT E

PRIVATE EASEMENT

THE OWNER(S) OF LOT ____ (GRANTOR) DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOT ____ AND ITS ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR UTILITIES INCLUDING WATER, SANITARY SEWER, STORM DRAINAGE, POWER, TELECOMMUNICATIONS, CABLE TV, NATURAL GAS AND OTHER SUCH UTILITIES AS MAY BE DEVELOPED. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY SUBDIVIDED. THE OWNER(S) OF LOT ____ AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW. AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE OWNER(S) OF LOT ____ SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF LOT ____ SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF LOT ____ SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT ____ PURSUANT TO ITS RESTORATION DUTIES HEREIN.

ACCEPTABLE NORMAL REVISIONS OF WORDING:

1. DELETION OF UTILITIES NOT INTENDED FOR THE PRIVATE EASEMENT
2. ADDITION OF UTILITIES INTENDED FOR THE PRIVATE EASEMENT
3. REVISIONS NECESSITATED BY THE NUMBER OF LOTS INCLUDED IN THE EASEMENT

EXHIBIT F

CITY OF REDMOND ADDRESSING SYSTEM

1. AVENUES RUN NORTH AND SOUTH (----AVE. NE)
2. STREETS RUN EAST AND WEST (N.E.-----ST.)
3. PLACE – PARALLELS AVENUE
4. WAY – PARALLELS STREETS
5. COURT – DEAD END STREET
6. ODD NUMBERED ADDRESSES – WEST AND SOUTH
7. EVEN NUMBERED ADDRESSES – EAST AND NORTH
8. NUMBERS GET LARGER WHEN GOING NORTH AND EAST
9. ANY SUDIVISION OF MORE THAN FOUR (4) LOTS SHALL BE ADDRESSED OFF THEIR INTERIOR ACCESS STREET.

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