

City of Redmond

Memo

To: Carol Helland, Planning and Community Development Director

From: Elise Keim, Associate Planner

cc: Sarah Pyle, Strategic Initiatives and Land Use Manager

Date: January 6, 2020

Re: Tree Exception Request for Removal of Landmark Tree and 0% Tree Retention
Penny Lane II

Project Summary:

- 14-unit townhome project in Downtown Redmond
- Site Plan Entitlement and Subdivision (LAND-2019-00399/00400)
- Location: Parcel nos. 7792900125; 7792900130; 7792900140 – Downtown – 170th Ave NE

Exception Request:

- Landmark Tree Removal of one (1) landmark tree, a multi-stemmed Big Leaf Maple (Adjusted DBH 40.5”) *See Attached* Landmark Tree Removal Request Letter
- Significant Tree Removal of two (2) significant trees, a Big Leaf Maple (DBH 17”), and a Douglas Fir (DBH 29”) *See Attached* Tree Retention Exception Request Letter
- Combined, these removal requests result in a significant tree retention of 0%

Analysis:

- The project is in the Downtown Neighborhood, an area designated for significant residential growth.
- Due to the positions of significant and landmark trees on the site, none can feasibly be retained without reducing the number of units on the site to the pre-urban center density (three units) or being impacted by required infrastructure improvements for the development.
- Downtown is meant to be dense and walkable. Redmond’s tree retention code is meant to avoid the removal of significant trees in order to maintain the quality of Redmond’s

urban environment, but calls out specifically for flexibility in the urban centers if density and neighborhood vision would be impacted in RZC 21.72.090.B, *The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers or the Marymoor Design District and result in development that would be inconsistent with the adopted vision for the neighborhood.*

- Required landscaping and street tree installation is also intended to maintain and contribute to the quality of Redmond's urban environment. The applicant has a significant and detailed landscape enhancement plan as part of their proposal which includes six additional trees in excess of that required for replacement as further mitigation for the removed trees, while also supporting the goal of no-net-loss of trees throughout the City of Redmond.
- The applicant states that retention of any of the trees is infeasible as it would jeopardize reasonable use of the property which is located Downtown and meant for greater density than other zones.

Staff Recommendation:

- Approve the removal of one (1) landmark tree as the tree is in the developable portion of the subject site (see attached site plan).
- Approve the removal of two (2) significant trees for a 0% significant tree retention as shown in the attached tree preservation plan
- Applicant has also provided the attached landscaping plan which provides 6 additional replacement trees above minimum 9 required replacement trees for a total of 15 replacement trees on site. **This landscaping will be required to be installed as part of Preliminary Plat/Site Plan Entitlement approval.**

Attachments:

- Landmark Tree Removal Request Letter
 - Appendix A: Site Vicinity
 - Appendix B: Site Plan/Tree Removal Plan
 - Appendix C: Planting Plan and Schedule
- Tree Retention Exception Request Letter
 - Appendix A: Site Vicinity
 - Appendix B: Significant Tree Photograph
 - Appendix C: Site Plan/Tree Removal Plan
 - Appendix D: Planting Plan and Schedule
- Preliminary Tree Preservation Plan
- Preliminary Landscape Plan
- Preliminary Landscape Schedule



March 26, 2019

City of Redmond, Planning Department
15670 NE 85th Street
Redmond, WA 98073

**Re: Penny Lane II – Landmark Tree Removal Exception Request Letter
CORE Project No. 17051**

To Whom It May Concern,

The Penny Lane II project is a unique project due to the urban infill development nature of the site, as well as its location and surroundings. The site improvements proposed based on Redmond Zoning Code has made it unlikely to preserve the only existing landmark tree (see Appendix A). To mitigate the loss, tree replacement at 320% of required is proposed. We wish to further explain the circumstances that have shaped the tree retention and replacement proposed for this project.

Penny Lane II is in downtown Redmond, East Hill Zone (RCZ 21.10.100). The purpose of downtown regulation (per RZC 20.10.010) is to implement the Downtown vision and policies from the Comprehensive Plan, which describes East Hill Zone as follow: “This area is envisioned to redevelop over time, with many of the original home sites being redeveloped with multistory townhomes, condominiums and apartments in developments that reflect the characteristics of the existing houses, with similar roof and architectural styles.”

The 2 major factors that have stopped us from retaining the existing landmark tree are pedestrian circulation improvement (per RCZ 21.10.150) and allowed development density (per RZC Table 21.10.130A). As illustrated in Appendix B at the end of this document, it is unlikely for the landmark tree to survive in proposed development. It is also very possible to create hazardous situation that will jeopardize public safety and welfare.

To compensate for the loss of the only landmark tree on-site, a Tree Replacement Plan is created to provide visual relief and ecological functions for this project.

Landmark Tree Required to Be Retained (per RZC 21.72.060.A.1-3): 1
 Landmark Tree Removed: 1 (trees required to be replaced at a 3:1 ratio)
 Significant Tree Removed: 2 (trees required to be replaced at a 1:1 ratio) ← 3:1
 Replacement Tree Required: 5 ← 9
 Replacement Tree Provided: 19 (380%)

March 20, 2019

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Although no tree retention was proposed within the site, the design has evolved to now include much more replacement trees required by the City of Redmond. To further enhance the characteristics of Downtown Urban Center, we also provide layers of plants (a combination of evergreen and deciduous trees, shrubs and ground covers) to create better experience for pedestrians and future residents (see Appendix C for planting plans and schedule).

Redmond Zoning Code gives flexibility to apply for exception requests due to special circumstances for projects. It is our goal to show that this exception request meets the applicable criteria of RZC 21.72.090.B.1.a-e. This section states:

B. Exception Criteria. An exception shall not be granted unless criteria B.1, B.2, B.3 and B.4 of this section are satisfied:

(B1) The exception is necessary because:

- (a) There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; or use of property; or*
- (b) Strict compliance with the provisions of this code may jeopardize reasonable use of property; or*
- (c) Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations; or*
- (d) The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity; or*
- (e) The strict compliance with the provisions of this code would be in conflict with the increased density of urban centers or the Marymoor Design District and result in development that would be inconsistent with the adopted vision for the neighborhood.*

(B2) If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed. Tree replacement ratios may be modified for master plans within urban centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan.

(B3) Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose:

(B4) Proposed vegetation removal, replacement, and any mitigative measures proposed are consistent with the purpose and intent of the regulations;

Please see the following pages of tables describing the landmark trees onsite proposed for removal by each use category.

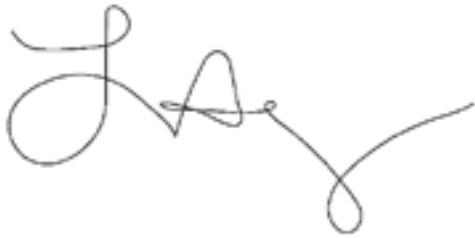
March 20, 2019

Page 3

Thank you for your time and continued review of this project.

Sincerely,

CORE DESIGN, INC.

A handwritten signature in black ink, appearing to read "L. Solorio". The signature is fluid and cursive, with a large initial "L" and a long, sweeping tail.

Lindsey B. Solorio, P.L.A., LEED AP
Project Landscape Architect

LANDMARK TREE REQUESTED TO BE REMOVED FOR SITE IMPROVEMENTS

Exception Criteria under RZC 21.72.090	Response
<p>B.1.a - There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property.</p>	<p>As a urban in-fill project located in Downtown Urban Center of Redmond, retention of the tree will lead to failure to provide circulation required in RZC 20.10.150 and fulfilling the allowed density granted in 21.10.100.C</p>
<p>B.1.b - Strict compliance with the provisions of this code may jeopardize reasonable use of property</p>	<p>In this case, retention of the landmark tree will jeopardize the use of the property in 2 ways: 1) unable to achieve the vision of Downtown Urban Center outlined in Redmond Comprehensive Plan; 2) it will lead to losing 6 out of the 14 units proposed, compromising the potential of the site to accommodate future growth of Redmond Downtown; 3) unable to provide consistent and pleasant experience for pedestrians in Downtown, given the unhealthiness and size of the existing landmark tree.</p>
<p>B.1.c- Proposed vegetation removal, replacement, and any mitigating measures proposed are consistent with the purpose and intent of the regulations</p>	<p>As stated in RZC 21.72.010, the purpose of tree protection is to maintain the quality of urban environment, for environmental, aesthetic, and economical benefit, as well as provide asset for communities to achieve public health, safety and general welfare. In the place of removed landmark tree, the proposed planting plan and palette achieve the intention by: 1) allowing new sidewalk to better connect pedestrian circulation in Downtown Redmond; 2) providing more than 3 times the number of required replacement tree, and a diverse planting palette for future residents and Downtown Redmond community, to significantly improve existing environmental, aesthetic and economical value on this site; 3) better responding to the surroundings of the site, and the characteristics of Downtown Redmond envisioned in Comprehensive Plan; 4) avoiding the existing unhealthy landmark tree becoming public hazard in future development.</p>
<p>B.1.d - The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity</p>	<p>Although one landmark tree is removed, 19 healthy trees will be installed within site boundary. Compared the existing landmark tree, the new planting design will achieve a much better alternative in terms of public welfare. It also avoids the unhealthy landmark tree to become injurious to future residents and visitors of Redmond Downtown. The new planting plan responds better to the surroundings of the site, by achieving a more consistent and attractive streetscape along the project section of 170th Ave NE, as a part of Type III pedestrian system per RZC 20.10.150.</p>
<p>B.2 - If an exception is granted below the required minimum retention standard of 35 percent, tree replacement shall be at a minimum of three trees for each significant tree removed. Tree replacement ratios may be modified for master plans within urban centers and local centers to allow for 1:1 replacement when accompanied by a three-tier vegetative replacement plan. In the Marymoor Design District, rather than increase the tree replacement ratio, the canopy coverage requirement in RZC 21.72.080.H.3 shall be increased to 20 percent of the site area. When the total number of replacement trees required to meet the canopy requirement is less than the number that would otherwise be required by this paragraph, the applicant shall plant the trees that would otherwise be required on site or contribute the difference to the tree replacement fund, or a combination of the two</p>	<p>Since the development site is at Downtown Urban Center East Hill Zone (EH), the required replacement ratio for significant tree is 1:1 and 3:1 for landmark tree. Although only 5 replacement trees are required, 19 were provided to mitigate the loss of the landmark tree. In addition, a three-tier vegetative replacement plan was created, with a combination of evergreen and deciduous trees, shrubs and ground covers. The site is not at Marymoor Design District.</p> <p style="color: red; font-weight: bold;">9 replacement trees are required as fewer than 35% of significant trees on the site will be retained</p>

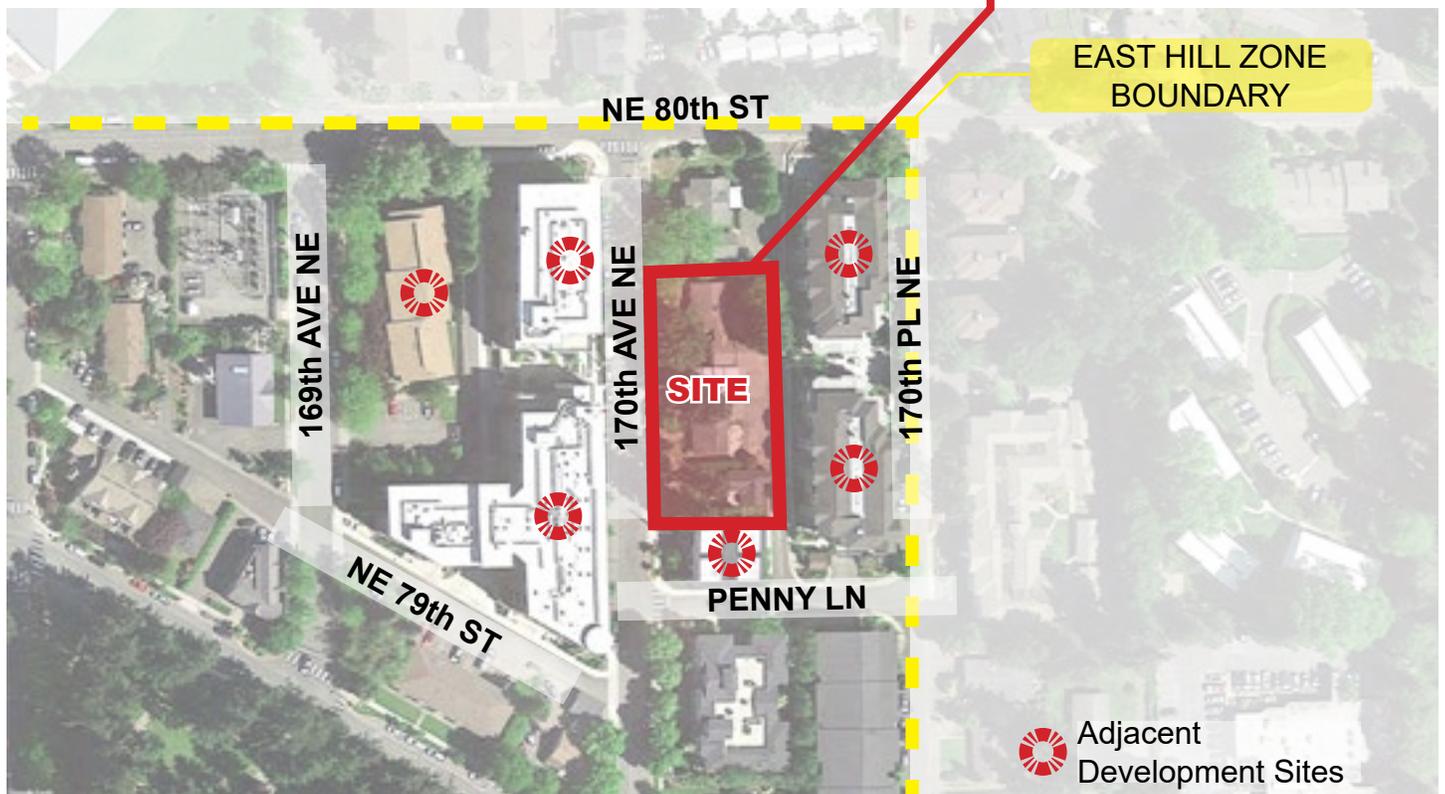
<p>B.3 Native Growth Protection Area (NGPA). Trees within an established Native Growth Protection Area shall not be removed, except when removal has its specified purpose</p>	<p>This project is not within an NGPA.</p>
<p>B.4 Proposed tree removal, replacement, and any mitigation proposed are consistent with the purpose and intent of this section.</p>	<p>The mitigation for removal of landmark tree is the proposed planting design. In addition to providing more than 6 times of required replacement trees, the proposed planting design will better comply RZC 21.72, as stated in RZC 21.72.010 by:</p> <ol style="list-style-type: none"> 1) Improving Redmond urban environment at the site location, both aesthetically and ecologically; 2) mitigating the consequences of landmark tree removal by increasing the number of on-site healthy trees from 3 to 19, thus avoid net loss of trees through out the City of Redmond; 3) maintaining and protect public health, safety, and general welfare by removing future hazardous trees; 4) preserving the aesthetic, ecological and economic benefits by: <ul style="list-style-type: none"> - providing higher bio-diversity to better accommodate wildlife - stabilizing and enriching the soil with both plants and soil preparation methods - providing better screening for future residents to reduce the impact of unwanted sound - providing recreational benefits for future residents and visitors of Downtown Redmond by making the site more attractive and pedestrian friendly - enhancing the economic value of developments by achieve maximum number of units, and improve the aesthetics of the site - providing a valuable asset to the community as a whole by making the site more visually consistent with its surroundings, while making the site a safer, more attractive, and more pedestrian friendly place as part of Downtown Redmond."

Appendix A

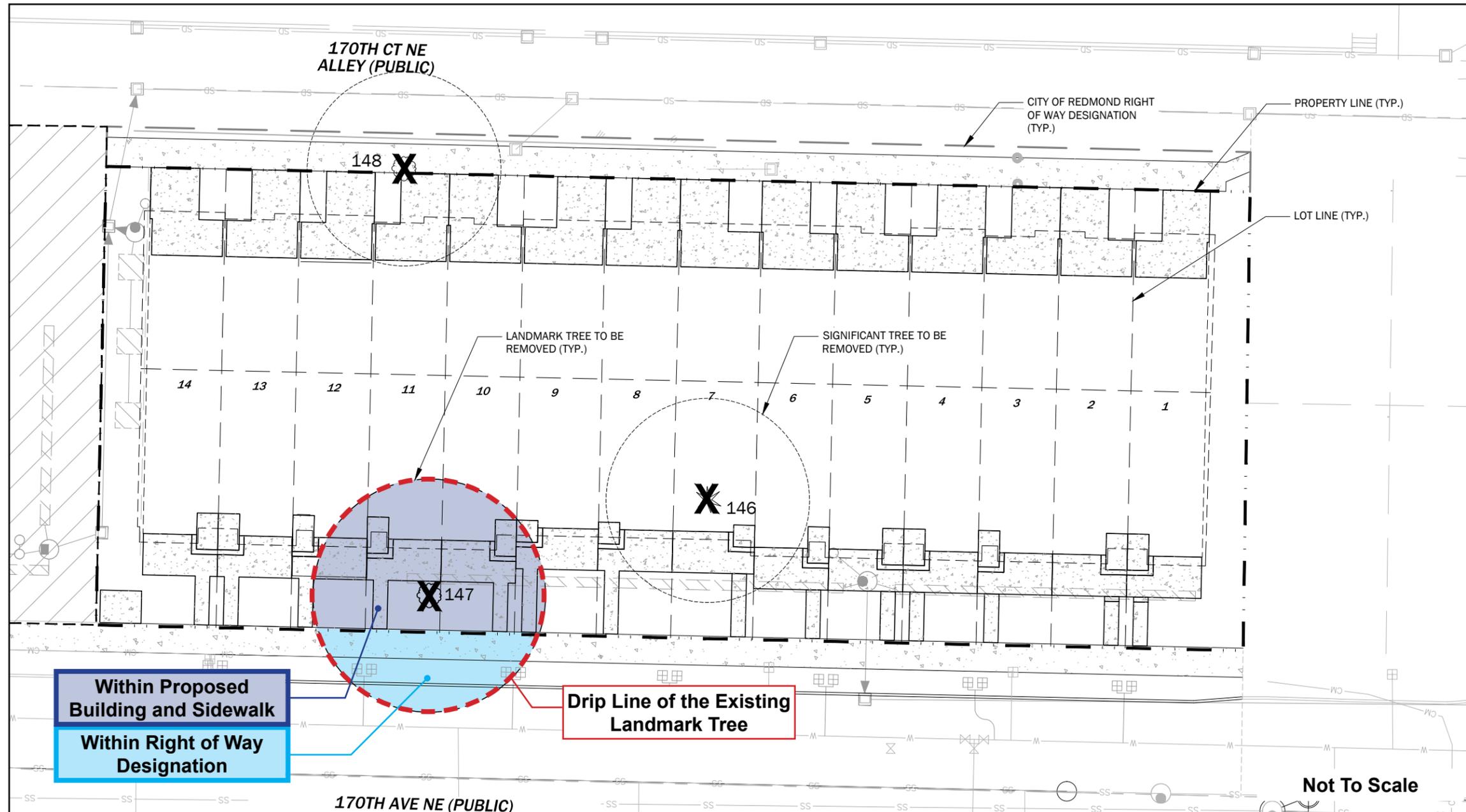
“This area is envisioned to redevelop over time, with many of the original home sites being redeveloped with multistory townhomes, condominiums and apartments in developments that reflect the characteristics of the existing houses, with similar roof and architectural styles.”

— Description of East Hill Zone from City of Redmond Comprehensive Plan

The graphics presented on this page are snapshots from Google Earth. It illustrates the surroundings of the projects are multistory townhomes, condominiums and apartments, while the site stays single family residential. The removal of the landmark tree allows us to improve the sidewalk of the site, and increase the density to achieve the vision described in Redmond Comprehensive Plan. It also help create a more consistent streetscape in Downtown Redmond.



Appendix B



This project has limited areas to retain trees while accomplishing development allowed under RZC Table 21.10.130A.

As shown in the graphic on the left, the majority of drip line falls in proposed sidewalk and buildings. Given existing condition of the tree, as assess by Creative Landscape Solution (See the table at the bottom of this page), the tree is not in healthy condition currently. Considering the health and growing condition this tree is in, it is very likely it will become public health hazard if retained. Thus the removal becomes necessary.

Arborist's Report Provided By Creative Landscape Solutions

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD Radius in feet				Landmark/Significant	Value	Healthy Tree Credits	Retained va
										Retain		Remove		Radius in feet							
										Viabl e	Impa cted	Non-	Rem ove	N	W	E	S				
8	147	Bigleaf maple	24, 22, 24	40.5	24			OK	Co-dominant leaders with included bark x3 @ 4', dead scaffolds, dead wood, moss and lichen, typical of species				1	24	24	24	24	L	1	1	



August 27th, 2019

City of Redmond, Planning Department
15670 NE 85th Street
Redmond, WA 98073

**Re: Penny Lane II Request for Deviation from RZC 21.72.060 Tree Protection Standards
CORE Design Inc. Project No. 17051**

To Whom It May Concern,

The Penny Lane II project is a unique project due to its urban infill development (see Appendix A). The site improvements proposed based on Redmond Zoning Code has made it unlikely to preserve any existing significant trees (see Appendix B and C). To mitigate the loss, not only do we propose replacement trees more than required, but also create a new design that will improve safety, ecological, and aesthetic benefit of the site (see Appendix D).

Penny Lane II is in downtown Redmond, East Hill Zone (RCZ 21.10.100). It's described in Comprehensive Plan as follow:

"This area (East Hill Zone) is envisioned to redevelop over time, with many of the original home sites being redeveloped with multistory townhomes, condominiums and apartments in developments that reflect the characteristics of the existing houses, with similar roof and architectural styles."

To achieve this vision, the new design proposed sidewalk improvement (per RCZ 21.10.150) and development density (per RZC Table 21.10.130A). These are the 2 major factors that prevent the project from meeting the 35% tree protection requirement outlined in RZC 21.72.060.

To compensate for the loss of the ecological function brought by existing significant trees, a Tree Replacement Plan is included in proposed landscape design (see Appendix D):

Significant Trees Required to Be Retained (per RZC 21.72.060.A): 1 (3 x 35%)

Significant Trees To be Retained: 0

Replacement Trees Required: 9

Replacement Trees Provided: 15 (166%)

Aug 27, 2019

We believe deviation should be granted based on following reasons:

1.To achieve the vision for future Redmond Downtown East Hill Zone, as described in Redmond Comprehensive Plan;

To achieve the vision of Redmond downtown being a pedestrian friendly, pleasant, high quality urban center, sidewalk improvement has been proposed. To construct sidewalks, it's impossible to protect any existing significant trees from the future construction activities. Tree removal across the site is consistent with adjacent development in this neighborhood. (See Exhibit A, B and C at the end of this document).

2.To improve safety, function and appearance of the site;

Currently, all significant trees are in less than ideal health condition. The existing significant trees are both in locations that are not conducive to allow for development and tree preservation at the same time. If any of them are required to stay, the safety, function and appearance of the site will be compromised.

The existing trees are likely to damage sidewalk or public streets in the future given their location, which can lead of injury of pedestrians, as well as high maintenance cost. Also, the location of the trees makes it impossible to install much needed sidewalk to allow better function of the site. Retaining the trees would prevent the property from being consistent with its surroundings and achieving its potential density as a downtown property. In terms of appearance, they are blocking views and creating an unfitting piece within Redmond downtown. The proposed design, on the other hand, will better achieve the goal of making the site a safe, functional and visually pleasing place within Redmond downtown.

3.To increase maintainability of the site, and reduce future maintenance cost for future residents and the City;

The existing significant trees are very likely to cause future maintenance issue for both the City of Redmond, future land owners, and residents. One of the significant trees located next to public street (170th Ct NE Alley) has cracked roots and broken branches. It will cause future maintenance issues, or even safety problems for the public street. Another significant tree has girdled roots, and broken branches. If required to be retained, conditions described will result in ever growing needs of maintenance, to remove repair public roads, remove dead branches and treat possible diseases caused by hostile growing conditions. They will burden the City, as well as the future land owners and occupants with growing maintenance budget.

4.The necessity of tree removal came from sound judgement from a qualified team of professional engineers, licensed architects, and registered landscape architects;

During the development of the current site plan and landscape plan, a team of talented engineers, landscape architects, architects, surveyors, and arborists have thoughtfully created a plan for the site to fulfill City requirements and provide future residents with safe and pleasant living space. The removal of all significant trees is based on the design decision made collaboratively by this interdisciplinary team. We firmly believe this is in the best interest of future residents.

Aug 27, 2019

5. The tree removal facilitates better fulfillment of purpose of the City's tree protection code.

The purpose of the City's tree protection code, as outlined in RZC 21.72.010 includes:

1) *Avoid the removal of stands of trees and significant trees in order to maintain the quality of Redmond's urban environment;*

Response: The removal of existing trees, in this case, allows us the overall safety, function, and aesthetics of the site.

2) *Protect stands of trees and significant trees to the maximum extent possible in the design of new buildings, roadways, and utilities;*

Response: It is not possible to retain any existing trees because all are in conflict with the design of new buildings, roadways, and utilities (see Appendix B and C).

3) *Mitigate the environmental and aesthetic consequences of tree removal in land development through on-site and off-site tree replacement to achieve a goal of no net loss of trees throughout the City of Redmond;*

Response: In the proposed design, a net gain of trees is achieved. The environmental and aesthetic consequences are carefully considered, and sufficiently mitigated. The new design has more trees with layered vegetation of evergreen and deciduous shrubs and groundcover. The environmental and aesthetic value of the site will be greatly improved.

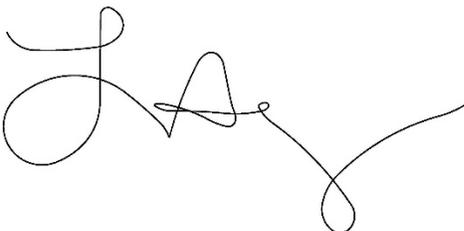
4) *Maintain and protect the public health, safety, and general welfare; and Preserve the aesthetic, ecological, and economic benefits of forests and tree-covered areas in Redmond.*

Response: Existing significant trees will bring safety and maintenance issues in the future due to their degraded condition. The removal of the trees will help protect public health, safety and general welfare. The new landscape plan has diverse plant pallet that improves the aesthetic, ecological and economic value of the site.

Thank you for your consideration of this deviation request. Your time is appreciated.

Sincerely,

CORE DESIGN, INC.

A handwritten signature in black ink, appearing to read 'L. Solorio', with a stylized flourish at the end.

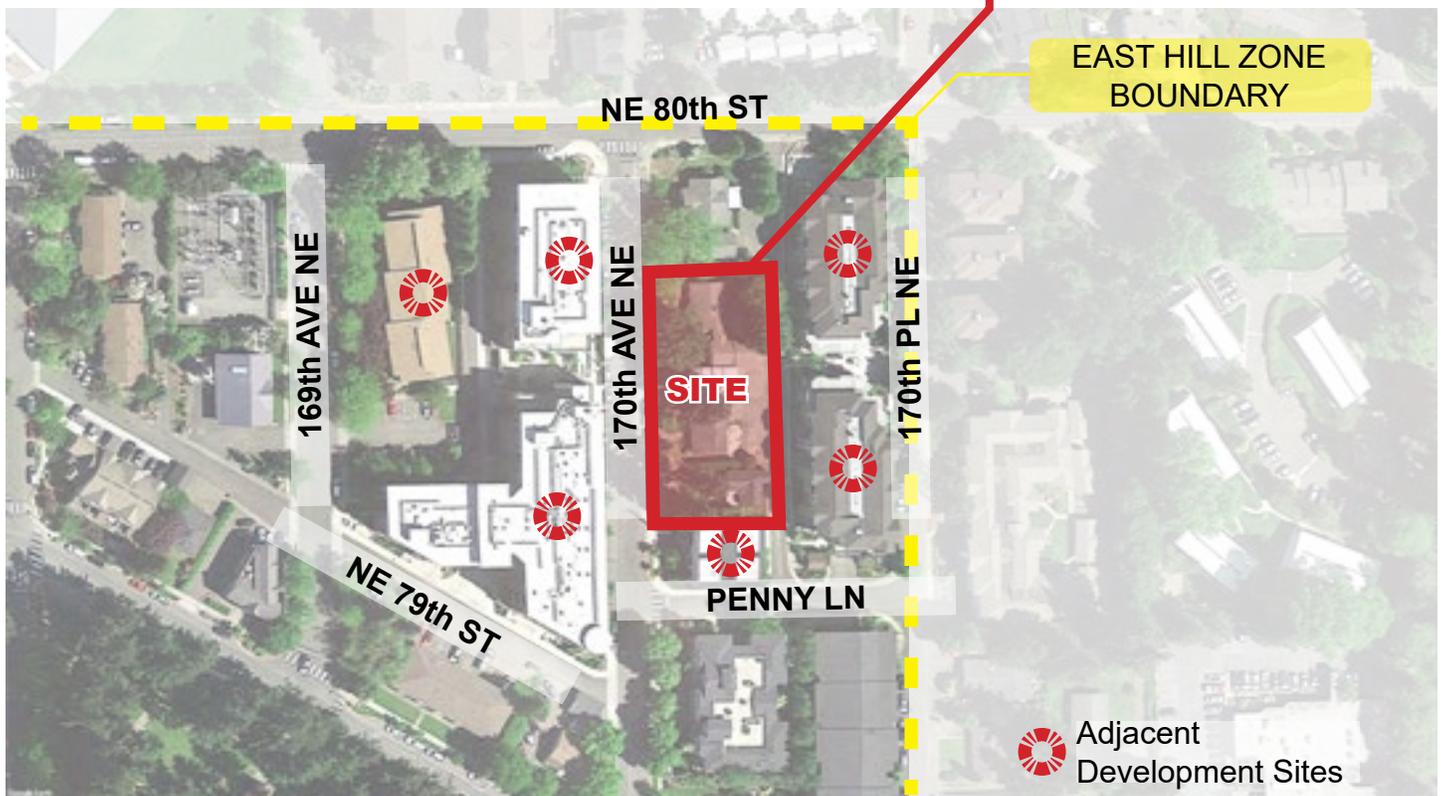
Lindsey B. Solorio, P.L.A., LEED AP
Project Landscape Architect

Appendix A

“This area is envisioned to redevelop over time, with many of the original home sites being redeveloped with multistory townhomes, condominiums and apartments in developments that reflect the characteristics of the existing houses, with similar roof and architectural styles.”

— **Description of East Hill Zone from City of Redmond Comprehensive Plan**

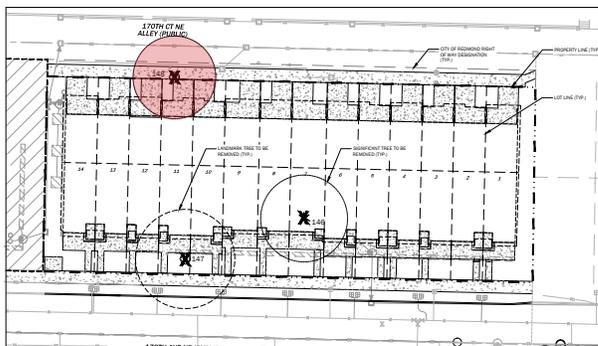
The graphics presented on this page are snapshots from Google Earth. It illustrates the surroundings of the projects are multistory townhomes, condominiums and apartments, while the site stays single family residential. The removal of the landmark tree allows us to improve the sidewalk of the site, and increase the density to achieve the vision described in Redmond Comprehensive Plan. It also help create a more consistent streetscape in Downtown Redmond.



Appendix B

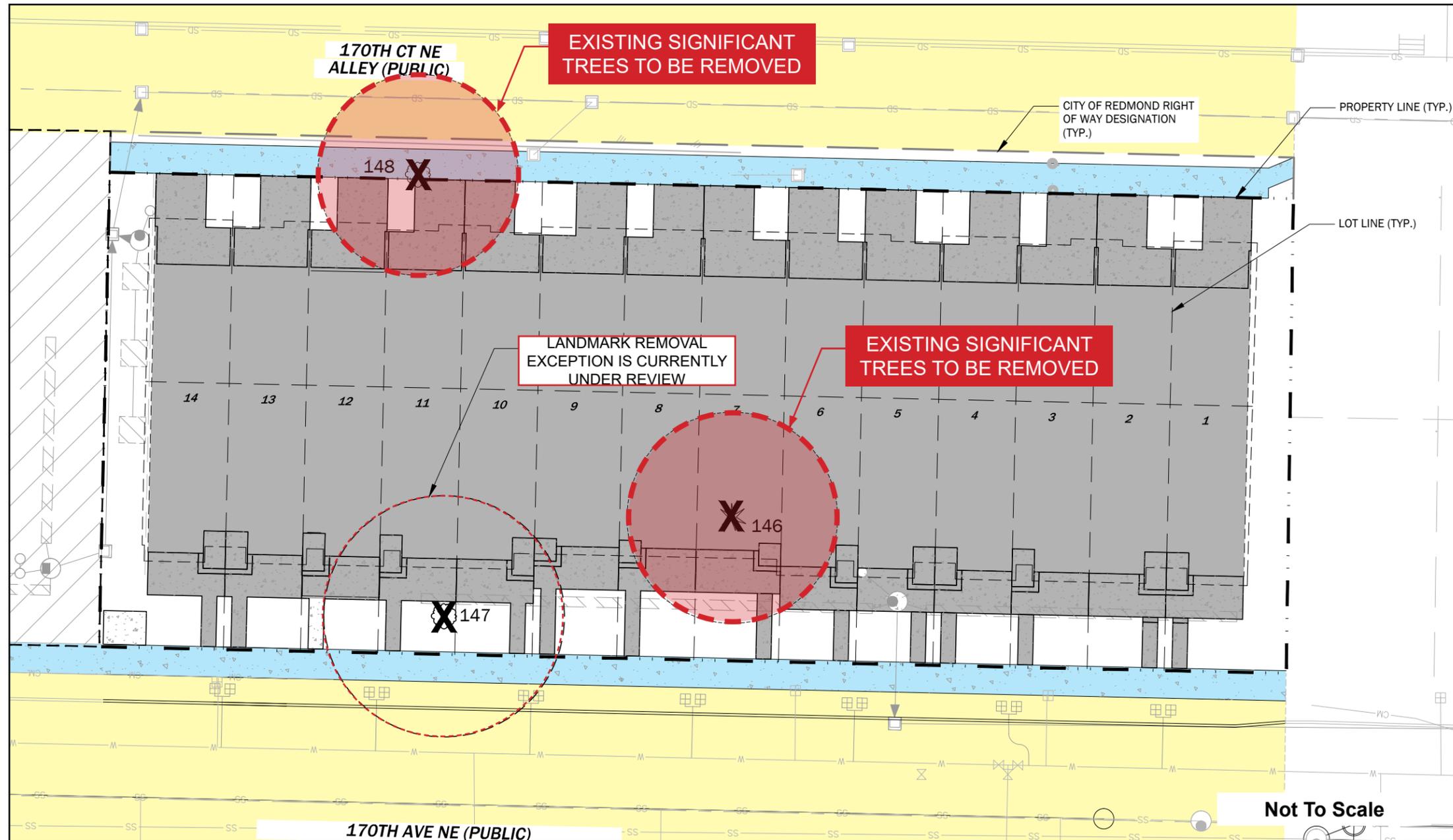


Location of the Photo Above

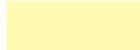


The existing significant tree is located very close to public road. If future sidewalk improvement is to be installed, the tree will be located within sidewalk. If the tree is to be retained, the health of the tree is very likely to decline to a point where it will become public hazard.

Appendix C



Legend

-  Drip Line of Existing Significant Trees
-  Public Roads
-  Sidewalk
-  Building and Hardscape

This project has limited areas to retain trees while accomplishing development allowed under RZC Table 21.10.130A.

As shown in the graphic above, drip line of significant trees fall in proposed sidewalk and buildings, as well as existing public roads. Given existing condition of the tree, as assess by Creative Landscape Solution (See the table on the right), the trees are not in good health. Considering the health and growing condition these 2 trees are in, it is very likely it will become public health hazard if retained. Thus the removal becomes necessary.

Arborist's Report By Creative Landscape Solutions

Tree #	Tree Tag #	Species ID	DBH Inches	A.D. DBH Inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD				Landmark Significant	Healthy Tree	CRZ/SS	Retained value
										Retain	Remove	N	W	E	S				
7	146	Douglas fir	29	29	21			OK	Free flowing sap, broken branches, dead wood, girdled asphalt		1	21	21	21	21	H	1	1	
9	148	Bigleaf maple	17	17	20			OK	Vertical crack @ root crown up to 3' towards west, broken branches from equipment, typical of species		1	20	20	20	20	S	1	1	

March 20, 2019

Appendix D

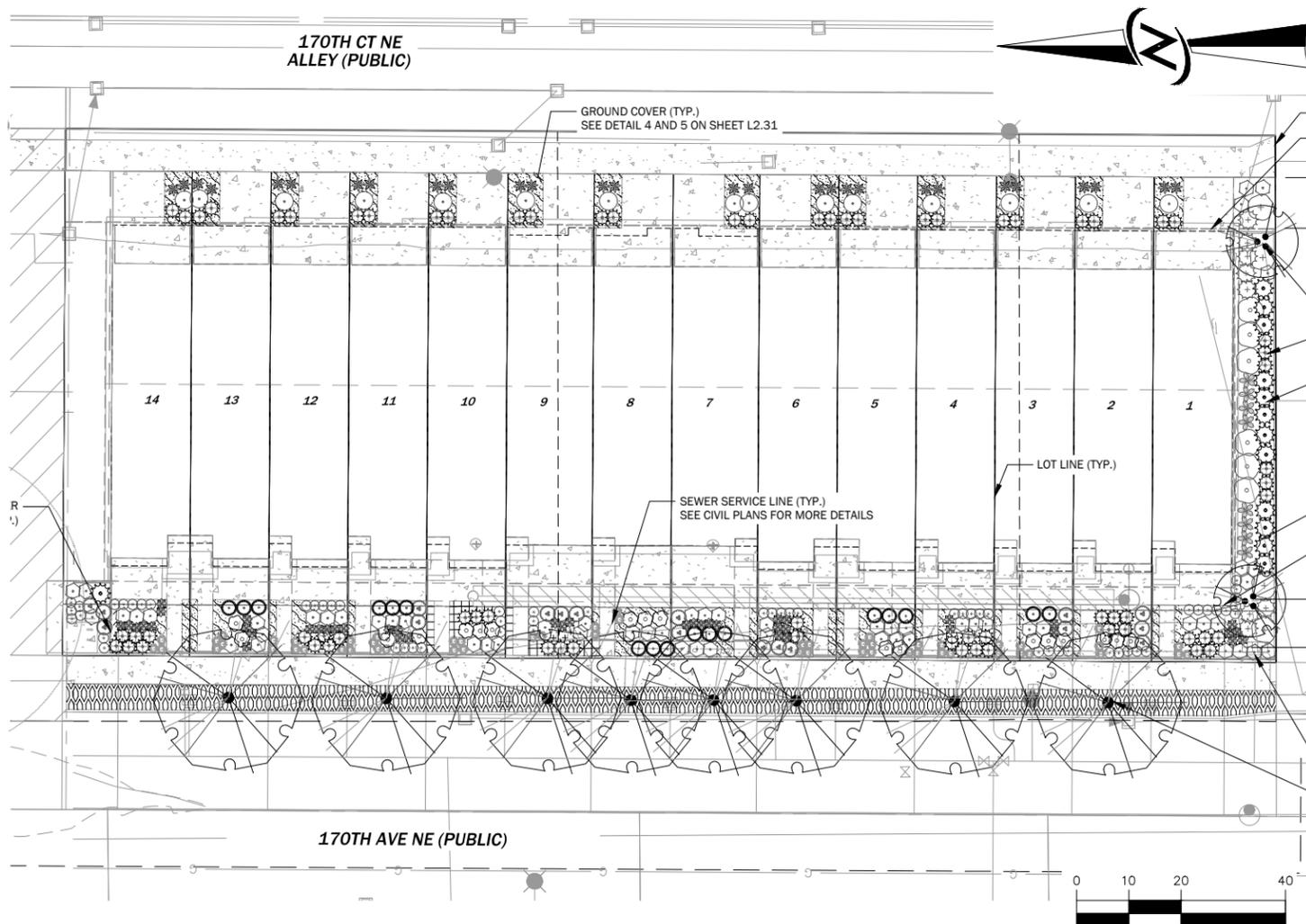
Per RZC 21.72.090.B.2

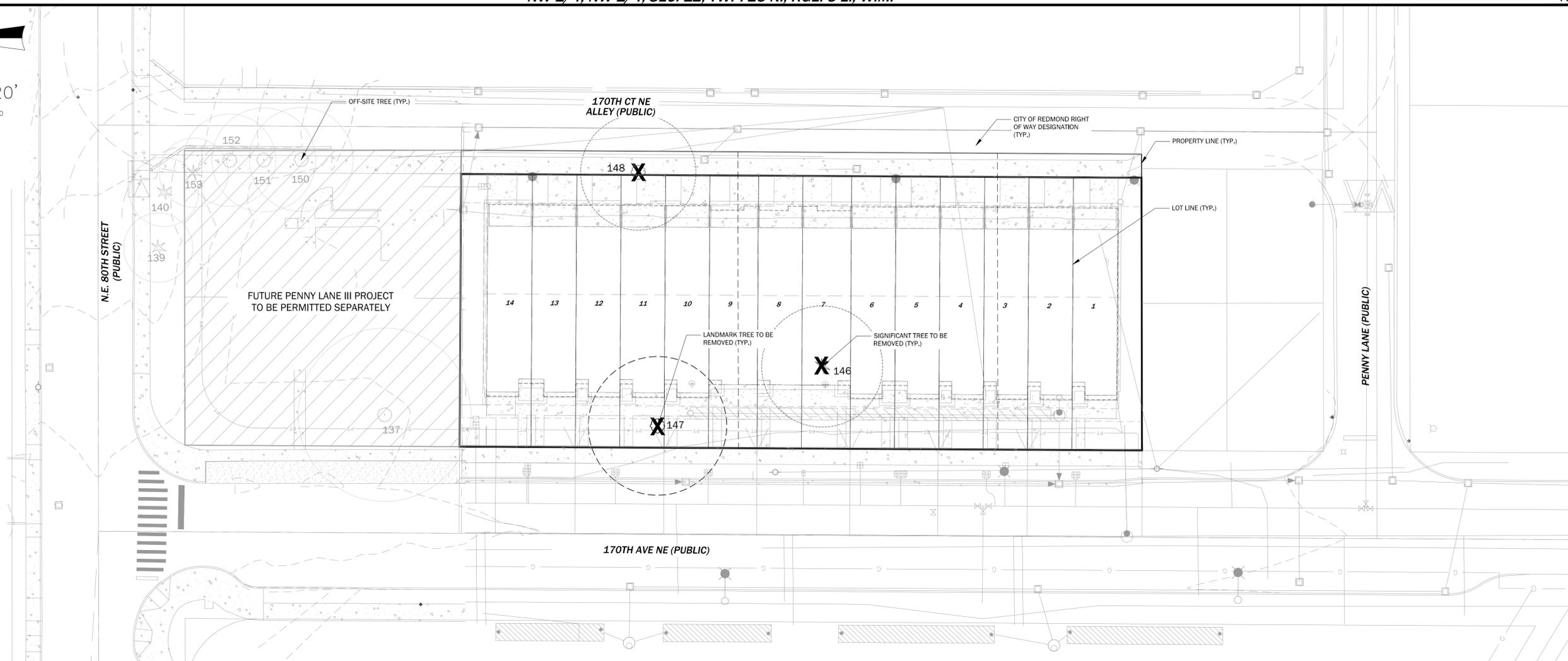
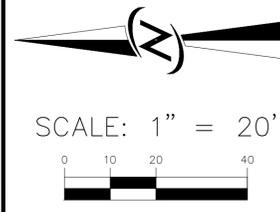
- For 2 significant tree (required replacement ratio 3:1 for Urban Center), 15 replacement trees are provided in total to compensate the loss of ecological and aesthetic function.
- A three-tier vegetative replacement plan is provided (a combination of tree, shrub and ground covers)

PLANT SCHEDULE

Proposed Replacement Trees

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	2	ACER CIRCINATUM REPLACEMENT TREE	VINE MAPLE	7'-8' HT. MIN.	AS SHOWN	MULTI-STEMMED
	13	THUJA OCCIDENTALIS 'EMERALD' REPLACEMENT TREE	EMERALD ARBORVITAE	6' HT. MIN.	AS SHOWN	WELL BRANCHED
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	8	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	15	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY
	18	CORNUS STOLONIFERA 'KELSEY'	KELSEY DOGWOOD	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY
	17	ILEX CRENATA 'HELERII'	HELER JAPANESE HOLLY	5 GAL/24" HT. MIN.	3' O.C.	FULL & BUSHY
	8	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL/36" HT. MIN.	4' O.C.	FULL & BUSHY
	69	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY
	57	NANDINA DOMESTICA 'SIENNA SUNRISE'	HEAVENLY BAMBOO	5 GAL/18"HT. MIN.	2' O.C.	FULL & BUSHY
	18	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	5 GAL/36" HT. MIN.	3' O.C.	FULL & BUSHY
	8	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY
	4	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 GAL/24" HT. MIN.	5' O.C.	FULL & BUSHY
	6	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL/36" HT. MIN.	5' O.C.	FULL & BUSHY
	58	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	29	CALAMAGROSTIS BRACHYTRICHA	KOREAN REED GRASS	3 GAL/24" HT. MIN.	2' O.C.	
	43	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL/36" HT. MIN.	2' O.C.	
	55	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	2 GAL/18" HT. MIN.	2' O.C.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	67 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	18" O.C.	
	1,175 SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL.	18" O.C.	
	6 SF	GAULTHERIA SHALLON	SALAL	1 GAL.	18" O.C.	
	575 SF	RUBUS PENTALOBUS	CREEPING RASPBERRY	1 GAL.	24" O.C.	
	9 SF	SARCOCOCCA HOOKERANA HUMILIS	SWEET BOX	1 GAL.	18" O.C.	





PRELIMINARY TREE PRESERVATION PLAN

SCALE: 1" = 20'

LEGEND

- SIGNIFICANT TREE TO BE REMOVED
- LANDMARK TREE TO BE REMOVED
- OFF-SITE TREE

CITY OF REDMOND CODE REFERENCES

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

NOTES

1. FOR MORE DETAILED INFORMATION REGARDING THE TREES, PLEASE SEE ARBORIST REPORT BY CREATIVE LANDSCAPE SOLUTIONS.
2. DEAD AND UNHEALTHY TREES HAVE BEEN REMOVED FROM COUNTS.
3. SEE SHEET L2.01, L2.02 AND L2.31 FOR REPLACEMENT TREE LOCATIONS, SPECIES, SIZE AND OTHER SPECIFICATIONS.

TREE RETENTION TABLE PROVIDED BY ARBORIST

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind firm	OK In Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD					Landmark/Significant	Value	Healthy Tree Retained Value
										Retain	Remove	Visible	Impacted	Non-Visible	Remove	N			
7	146	Douglas fir	29	29	21			OK	Free flowing sap, broken branches, dead wood, girdled asphalt	1		21	21	21	H	1	1		
8	147	Bigleaf maple	24, 22, 24	40.5	24			OK	Co-dominant leaders with included bark x3 @ 4', dead scaffolds, dead wood, moss and lichen, typical of species	1		24	24	24	L	1	1		
9	148	Bigleaf maple	17	17	20			OK	Vertical crack @ root crown up to 3' towards west, broken branches from equipment, typical of species	1		20	20	20	S	1	1		

SUMMARY OF TREE REPLACEMENT

TREE TYPE	REMOVAL	IMPACTED	RETAINED	TOTAL
LANDMARK (OVER 30" DBH)	1 33.3%	0 0%	0 0%	1 33.3%
SIGNIFICANT (6" - 30" DBH)	2 66.7%	0 0%	0 0%	2 66.7%
TOTAL	3 100%	0 0%	0 0%	3 100%
TREE REPLACEMENT REQUIRED (SIGNIFICANT - 3:1 LANDMARK - 3:1)				9

REPLACEMENT TREE CALCULATIONS

SIGNIFICANT TREES REMOVED: 2 (REPLACED AT 3:1 RATIO)
 REPLACEMENT TREES REQUIRED: 6
 LANDMARK TREES REMOVED: 1 (REPLACED AT 3:1 RATIO)
 REPLACEMENT TREES REQUIRED: 3
 TOTAL REQUIRED REPLACEMENT TREES: 9

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	8/29/19
2	REVISED PER CITY COMMENTS	11/19/19

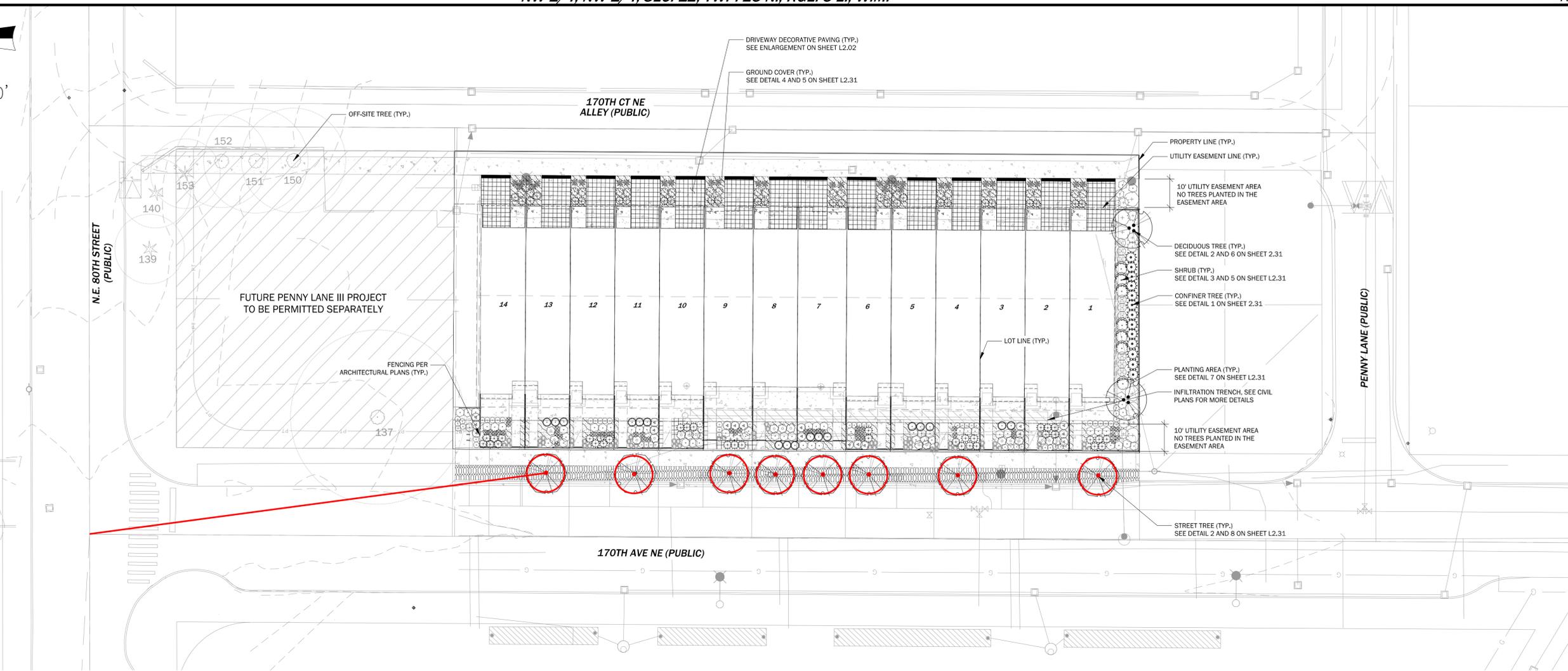
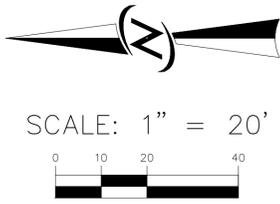


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PRELIMINARY TREE PRESERVATION PLAN
PENNY LANE II
ICHIJO USA CO., LTD.
 1406-140TH PLACE NE, SUITE 104
 BELLEVUE, WA 98007

DATE: JULY 2019
 DESIGNED: LINDSEY B. SOLORIO, P.L.A.
 DRAWN: WAIKON SU
 APPROVED: LINDSEY B. SOLORIO, P.L.A.
 GINA R. BROOKS, P.E.
 PROJECT MANAGER

SHEET OF
L1.01 17
 PROJECT NUMBER
17051



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'

YARD TREE CALCULATIONS

Lot Number	Lot Width (Feet)	Front Yard Area (S.F.)	Side Yard Area (S.F.)	Rear Yard Area (S.F.)	Common Usable Open Space Area (S.F.)	Total Yard Area (S.F.)	Required Number of Additional Trees	Yard Area Available for Tree Planting (S.F.)	Provided Number of Additional Trees
1	24.32	608	634	0	N/A	1,242	10	607	15
2	15.39	385	0	0	N/A	385	3	16	0
3	15.39	385	0	0	N/A	385	3	0	0
4	15.39	385	0	0	N/A	385	3	0	0
5	15.39	385	0	0	N/A	385	3	0	0
6	15.39	385	0	0	N/A	385	3	0	0
7	16.88	422	0	0	N/A	422	3	0	0
8	15.39	385	0	0	N/A	385	3	0	0
9	16.88	422	0	0	N/A	422	3	0	0
10	15.39	385	0	0	N/A	385	3	4	0
11	15.39	385	0	0	N/A	385	3	11	0
12	15.39	385	0	0	N/A	385	3	11	0
13	15.39	385	0	0	N/A	385	3	11	0
14	24.76	619	0	0	N/A	619	5	53	0
TOTAL	236.74	5,919	634	0		6,553	52	713	15

TOTAL NUMBER OF TREES PROVIDED: 15 (STREET TREES ARE NOT INCLUDED)

NOTE: ADMINISTRATIVE DESIGN APPROVAL SUBMITTED FOR REDUCED NUMBER OF PROVIDED TREES

STREET TREE NOTES

1. IN ORDER TO PROVIDE STREET TREES IN PLANTER DRIP WITH SIGNIFICANT UTILITY DENSITY, ALL STREET TREES ARE PLACED 8" MIN. FROM ALL UTILITY PIPES AND STRUCTURES (4" MIN. FROM STORM), MEASURED FROM THE CENTER UTILITY PIPES AND STRUCTURES. ALL STREET TREES TO RECEIVE ROOT BARRIER SHOWN IN DETAIL 6 ON SHEET L2.31 TO MINIMIZE THE POSSIBILITY OF DAMAGING UTILITY PIPES AND STRUCTURES.

REPLACEMENT TREE CALCULATIONS

PER RZC 21.72.080.B
 REPLACEMENT TREES REQUIRED: 9
 (PER SHEET L1.01 FOR TREE PRESERVATION PLAN AND REPLACEMENT TREE CALCULATION)
 TOTAL REPLACEMENT TREES PROPOSED: 15 (167%)
 (SEE PLANT SCHEDULE ON SHEET L2.02)

OPEN SPACE CALCULATIONS

SEE SHEET C1.02 FOR OPEN SPACE CALCULATIONS AND DELINEATION

ECOLOGICAL SCORE

PER RZC 21.32.060, POINTS AWARDED FOR DOWNTOWN

TECHNIQUE	POINTS AWARDED
#1. 25% OF PLANTS INSTALLED TO BE NORTHWEST ADAPTIVE AND 25% INSTALLED TO BE NATIVE	10
TOTAL PROPOSED PLANTS: 1,338 NATIVE PLANTS: 589 (44.3%) NW ADAPTIVE PLANTS: 739 (55.6%) (SEE PLANT SCHEDULE ON SHEET L2.02 FOR PLANT SIZES AND QUANTITIES) BASE POINTS: 5 ADDITIONAL POINTS: 5 (MAX. ADDITIONAL POINTS ALLOWED)	
#3. MINIMUM OF 25% OF PROPOSED TREES ARE EVERGREEN	3
TOTAL PROPOSED TREES: 23 EVERGREEN TREES: 13 (56.5%) DECIDUOUS TREES: 10 (43.5%) (SEE PLANT SCHEDULE ON SHEET L2.02 FOR PLANT SIZES AND QUANTITIES)	
#6. 10% INCREASE OVER THE MINIMUM NUMBER OF REQUIRED REPLACEMENT TREES, STREET TREES, OR PARKING LOT TREES.	8
REQUIRED REPLACEMENT TREES: 9 (SEE L1.01 FOR REPLACEMENT TREE CALCULATION) PROPOSED REPLACEMENT TREES: 15 (167%) (SEE PLANT SCHEDULE ON L2.02 FOR REPLACEMENT TREE SPECIES AND QUANTITIES) BASE POINTS: 3 ADDITIONAL POINTS: 5 (MAX. ADDITIONAL POINTS ALLOWED)	
TOTAL POINTS AWARDED: 21	

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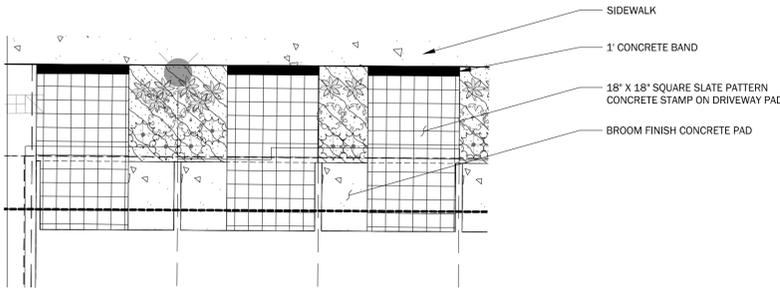
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 GINA R. BROOKS, P.E.
 PROJECT MANAGER

SHEET OF
L2.01 17
 PROJECT NUMBER
17051

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PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	8	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY	NW ADAPTIVE
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	2	ACER CIRCINATUM REPLACEMENT TREE	VINE MAPLE	7'-8" HT. MIN.	AS SHOWN	MULTI-STEMMED	NATIVE
	13	THUJA OCCIDENTALIS 'EMERALD' REPLACEMENT TREE	EMERALD ARBORVITAE	6" HT. MIN.	AS SHOWN	WELL BRANCHED	NW ADAPTIVE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	18	CORNUS STOLONIFERA 'KELSEY'	KELSEY DOGWOOD	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
	17	ILEX CRENATA 'HELERI'	HELER JAPANESE HOLLY	5 GAL/24" HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
	7	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL/36" HT. MIN.	4' O.C.	FULL & BUSHY	NATIVE
	63	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
	57	NANDINA DOMESTICA 'SIENNA SUNRISE'	HEAVENLY BAMBOO	5 GAL/18"HT. MIN.	2' O.C.	FULL & BUSHY	NW ADAPTIVE
	18	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	5 GAL/36" HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
	7	RHODODENDRON X PJM COMPACTA	COMPACT PJM RHODY	5 GAL/24" HT. MIN.	4' O.C.	FULL & BUSHY	NW ADAPTIVE
	6	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	5 GAL/24" HT. MIN.	5' O.C.	FULL & BUSHY	NW ADAPTIVE
	9	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5 GAL/24" HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
	58	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL/18"HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
	26	WEIGELA FLORIDA 'BOKRASPIWI'	SPILLED WINE WEIGELA	5 GAL/24" HT. MIN.	3' O.C.	FULL & BUSHY	NW ADAPTIVE
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	32	CALAMAGROSTIS BRACHYTRICHA	KOREAN REED GRASS	3 GAL/24" HT. MIN.	2' O.C.		NW ADAPTIVE
	43	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL/36" HT. MIN.	2' O.C.		NW ADAPTIVE
	55	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	2 GAL/18" HT. MIN.	2' O.C.		NW ADAPTIVE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	34	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL.	18" O.C.		NATIVE
	3	GAULTHERIA SHALLON	SALAL	1 GAL.	18" O.C.		NATIVE
	528	RUBUS PENTALOBUS	CREeping RASPBERRY	1 GAL.	24" O.C.		NW ADAPTIVE
	5	SARCOCOCCA HOOKERANA HUMILIS	SWEET BOX	1 GAL.	18" O.C.		NW ADAPTIVE
	543	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL.	18" O.C.		NATIVE



DRIVEWAY DECORATIVE PAVING ENLARGEMENT TYPICAL

SCALE: 1" = 10'

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
- THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC., DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
- THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
- MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
- FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
- WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
- PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE CITY OF REDMOND PLANNING.
- SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
- DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION, ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
A) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
- ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
- ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.
- ALL SOIL IN LANDSCAPED AREAS SHALL BE AMENDED PER 2012 C.O.R. STANDARD DRAWING 632.

PROJECT NOTES

- ALL LANDSCAPING SHALL BE INSTALLED PER ALL APPLICABLE REDMOND ZONING CODE (RZC) REQUIREMENTS.
- STREET TREE MAINTENANCE IS THE RESPONSIBILITY OF THE ADJACENT LANDOWNER UPON OCCUPANCY.
- ALL PLANT MATERIAL WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED TO PROVIDE VISUAL CLEARANCE BETWEEN 3' AND 8' SO AS TO NOT OBSTRUCT SIGHT LINES. STREET TREES SHALL BE LIMBED UP TO 8' ABOVE FINISH GRADE.
- IRRIGATION: STREET TREES AND PLANTING AREAS OVER 500 SF SHALL BE IRRIGATED PER RZC 21.32.100. ALL IRRIGATION SHALL BE BIDDER DESIGNED AND SHALL BE COMPLIANT WITH ALL APPLICABLE RZC 21.32.100 REQUIREMENTS.



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