

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

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

PROJECT INFORMATION

PROJECT NAME: RAINSONG LLC

SEPA FILE NUMBER: SEPA-2020-00540

PROJECT DESCRIPTION:

Construction to rebuild the framing of a new 2 story duplex, maintaining original foundation. Lower unit residence including a 1128 sf of dwelling area, a 96 sf covered deck and 70 sf of uncovered entry porch. Upper unit residence including 1124 ft of dwelling area, and 96 sf uncovered deck.

PROJECT LOCATION: 0225059201

SITE ADDRESS: 9002 RED-WOOD RD NE
REDMOND, WA 98052

APPLICANT: Michael Schuerlein
Ed Horner

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Andrea Kares

PHONE NUMBER: 425-556-2440

EMAIL: akares@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "X" is placed next to the applicable comment period provision.

'X' There is no comment period for this DNS. Please see below for appeal provisions.

This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by (N/A).**

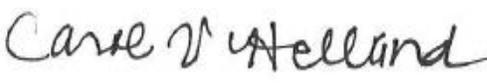
APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 06/25/2020**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: June 11, 2020

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised March 2018)

Purpose of the 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 the question number.

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.

Review Planner:

Andrea Kares

Date of Review:

5/28/2020

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>ALK</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Aquafer recharge area and landslide hazard- see reports</p>	<p>ALK</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>ALK</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Building permit and SEPA permit</p>	<p>ALK</p>
<p>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.</p> <p>replace duplex that was destroyed by fire on the existing foundation. single Family Duplex of 2275 SF on .4 Acre site. Existing paved access and parking to remain.</p>	<p>ALK</p>

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<p>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.</p> <p>9002 Redmond-Woodinville Road on existing duplex foundation</p>	<p>ALK</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input checked="" type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>up to about 50% in an area along the south property line away from the existing foundation.</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p> <p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>

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<p>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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>Silty Sand and Silty Sand with Gravel</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>There are none. Seismic classification is "D"</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Minor cut and fill using on site materials up to 3 CY</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No. Silt fence and drain protection as needed but there is no clearing associated with use of the existing foundation</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>6,698 SF most of which is existing (38.2%)</p>	<p>ALK</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Use of Temporary filter fence and drain protection</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>No. Use of the existing paved roads and existing foundation do not required additional cut and fill.</p>	<p>ALK - 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>2. Air</p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>Minimal emissions during construction due to use of existing foundation and road. Duplex is all electric so any future emissions, if any, would be from the electric utility supplying the units.</p>	<p>ALK - (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>There are no know off-site sources or emissions, or odors that may impact the proposal</p>	<p>ALK - (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Tightly built construction and high grade insulation, windows and Doors to minimize electrical use.</p>	<p>ALK - (Air Operations Permits; Puget Sound Air Quality Agency)</p>

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.</p> <p style="background-color: yellow; padding: 5px;">No water bodies are on site or in the immediate vicinity</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p style="background-color: yellow; padding: 5px;">No water bodies are on site or in the immediate vicinity</p> <p>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.</p> <p style="background-color: yellow; padding: 5px;">None, no water bodies are on site or in the immediate vicinity</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <p style="background-color: yellow; padding: 5px;">No water bodies are on site or in the immediate vicinity</p>	<p style="background-color: #d9ead3; padding: 5px;">ALK - 21.68 Shoreline Master Program & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p style="background-color: #d9ead3; padding: 5px;">ALK - 21.68 Shoreline Master Program & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p style="background-color: #d9ead3; padding: 5px;">ALK - 21.68 Shoreline Master Program & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p style="background-color: #d9ead3; padding: 5px;">ALK - 21.68 Shoreline Master Program & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p>

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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <p>No, no water bodies are on site or in the immediate vicinity</p>	<p>ALK - 21.68 Shoreline Master Program & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>No, no water bodies are on site or in the immediate vicinity</p>	<p>ALK - RMC 13.06.066, 13.06.054 and Stormwater Management Code & Stormwater Technical Notebook</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>No water bodies are on site or in the immediate vicinity</p>	<p>ALK - Watershed Management Act 2013</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Infiltration is not recommended in the Geo-technical report. setback distances do not allow for LID infiltration or sheet flow dispersal</p>	<p>ALK</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No. project proposes no increase in fecal coliform levels in the surface water?</p>	<p>ALK - RMC 13.06.066, 13.06.054 and Stormwater Management Code & Stormwater Technical Notebook</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p style="background-color: #ffffcc; padding: 5px;">Project will be connected to City water and sewer</p> <p>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.</p> <p style="background-color: #ffffcc; padding: 5px;">No waste material will be discharged into the ground</p>	<p style="background-color: #c8e6c9; padding: 5px;">ALK - RMC 13.06 Stormwater Management Code & Stormwater Technical Notebook</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RMC 13.06.066, 13.06.054 and Stormwater Management Code & Stormwater Technical Notebook</p>
<p>c. Water Runoff (including storm water):</p> <p>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.</p> <p style="background-color: #ffffcc; padding: 5px;">Existing Access road drains to existing storm drain catch basin. Replaced building roof runoff will be discharged to existing storm drain.</p>	<p style="background-color: #c8e6c9; padding: 5px;">ALK - RMC 15.24 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: yellow;">No waste materials will enter ground or surface waters</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p style="background-color: yellow;">the proposal does not alter or otherwise affect drainage patterns in the vicinity of the site</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p style="background-color: yellow;">No grading is proposed so no changes to existing patterns.</p>	<p style="background-color: #d9ead3;">ALK - RMC 13.06.066, RMC 13.06.054 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p style="background-color: #d9ead3;">ALK - Stormwater Technical Notebook & RMC 13.06, Stormwater Management Code</p> <p style="background-color: #d9ead3;">ALK - Stormwater Technical Notebook & RMC 13.06, Stormwater Management Code</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p style="padding-left: 40px;">Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p style="padding-left: 40px;">Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>Native vegetation such as sword ferns</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Additional landscape shrubs and ground cover will be added around existing building footprint</p> <p>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.</p> <table border="1" data-bbox="235 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>3</td> <td>0</td> <td>3</td> <td>100%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>12</td> <td>0</td> <td>12</td> <td>100</td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td>0</td> <td></td> <td>100</td> </tr> </tbody> </table> <p><i>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.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>No threatened or endangered species are known to be on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	3	0	3	100%	Significant (6" – 30" dbh*)	12	0	12	100	Percentage (%)		0		100	<p>ALK - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>ALK - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>ALK - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>ALK - RZC 21.64 Critical Areas</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	3	0	3	100%																	
Significant (6" – 30" dbh*)	12	0	12	100																	
Percentage (%)		0		100																	

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Yes, see Site Plan</p>	<p>ALK - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Blackberry</p>	<p>ALK - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<p>5. Animals</p>	
<p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>ALK - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>No known threatened or endangered species known to be on or near site.</p>	<p>ALK - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p>
<p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>Site is not part of any known migration routes</p>	<p>ALK - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Additional Landscaping in bare areas</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>No invasive animal species are known to be on or near the site.</p>	<p>ALK - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p> <p>ALK - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p>
<p>6. Energy and Natural Resources</p>	
<p>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.</p> <p>Electric Heat Pump for heating and cooling.</p>	<p>ALK - RZC 21.17, Adequate Public Facilities</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Proposed home is not located in close enough proximity to other homes to impact the use of solar energy.</p>	<p>ALK - RZC 21.17, Adequate Public Facilities</p>
<p>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.</p> <p>LED Lighting, tight building construction with use of high quality insulation, doors, windows</p>	<p>ALK - RZC 21.17, Adequate Public Facilities</p>

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<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>No existing hazardous chemicals / conditions that might affect project development and design are known on, under, or near the project site.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>No known or possible contamination at the site from present or past practices.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>No existing hazardous chemicals/conditions that might affect project development and design are known to on , under or near the project site.</p> <p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project’s development or construction, or at any time during the operating life of the project. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12’ in most cases).</p> <p>No toxic or hazardous chemicals might be stored, used, or produced during the project’s development or construction, nor at any time during the operating life of the project.</p>	<p>ALK - RMC 6.36 Noise Standards, Model Toxics Control Act</p> <p>ALK - RMC 6.36 Noise Standards, Model Toxics Control Act</p> <p>ALK - RMC 6.36 Noise Standards, Model Toxics Control Act, RZC 21.26 Hazardous Liquid Pipelines</p> <p>ALK - RMC 6.36 Noise Standards, Model Toxics Control Act, RZC 21.26 Hazardous Liquid Pipelines</p>

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<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services will be required.</p>	<p>ALK - RMC 6.36 Noise Standards, Model Toxics Control Act, RZC 21.26 Hazardous Liquid Pipelines</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>No needed measures to reduce or control environmental health hazards.</p>	<p>ALK - RMC 6.36 Noise Standards, Model Toxics Control Act, RZC 21.26 Hazardous Liquid Pipelines</p>
<p>b. Noise</p>	
<p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p>	
<p>No types of noise exist in the area which may affect this project</p>	<p>ALK - RZC 6.36, Noise Standards</p>
<p>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.</p>	
<p>Short term construction activity noise. see 3 below.</p>	<p>ALK - RZC 6.36, Noise Standards</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction activity limited to City of Redmond allowed hours</p>	<p>ALK - RZC 6.36, Noise Standards</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>the current site use is single family (vacant) surrounded by multi family units</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>the site has not been used as working farmlands or working forestlands</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>the proposal does not affect nor will be affected by surrounding working farm or forest land normal business operations</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>Existing 24' x 42' foundation</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p> <p>Previous structure burnt down in 2015</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>e. What is the current zoning classification of the site?</p> <p>R30</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Current comprehensive plan designation is Multifamily Urban Residential</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>not in shoreline master plan</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>Landslide hazard and aquifer recharge area. See Critical area report</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>4</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>0</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>No proposed measures to avoid or reduce displacement impacts</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Construct duplex on existing foundation</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>No proposed measures to ensure the project is compatible with nearby agricultural and forest lands of long-term commercial significance.</p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>0</u></p> <p>Retail <u>0</u></p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>100</u></p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p><u>IV</u></p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p><u>2,552 SF</u></p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p><u>0</u></p>	<p>ALK - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p><u>2 middle income housing units</u></p>	<p>ALK - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No high, middle, or low-income housing.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>No proposed measures to reduce or control housing impacts,</p>	<p>ALK - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</p> <p>ALK - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>Average building height is 27'-1". Hardiplank Siding</p>	<p>ALK - RZC 21.08.180 Residential Development & Architectural, Site and Landscaping Design Regulations</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views in the immediate vicinity would be altered or obstructed</p>	<p>ALK - RZC 21.42 Public View Corridors</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Conscientious attention to detail and quality construction</p>	<p>ALK - RZC 21.08.180 Residential Development & Architectural, Site and Landscaping Design Regulations</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p style="background-color: #ffffcc; padding: 5px;">Downward emitting LED light fixtures from dusk to dawn minimize any light or glare on site an nearby dwellings.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="background-color: #ffffcc; padding: 5px;">light or glare from the finished project will not be a safety hazard or interfere with views</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="background-color: #ffffcc; padding: 5px;">No existing off-site sources of light or glare will affect this proposal</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Downward emitting LED light fixtures from dusk to dawn minimize any light or glare impact</p>	<p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.34 Lighting</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.34 Lighting</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.34 Lighting</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.34 Lighting</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="background-color: #ffffcc; padding: 5px;">City of Redmond and King County parks and trails are in the vicinity</p>	<p style="background-color: #c8e6c9; padding: 5px;">ALK</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p style="background-color: #ffffcc; padding: 10px;">No recreational uses exist on site to be displaced</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p style="background-color: #ffffcc; padding: 10px;">No proposed measures to reduce or control impacts on recreation since there are none</p>	<p style="background-color: #c8e6c9; padding: 10px;">ALK</p> <p style="background-color: #c8e6c9; padding: 10px;">ALK</p>
<p>13. Historic and Cultural Preservation</p>	
<p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="background-color: #ffffcc; padding: 10px;">No buildings near or on site are in this category</p>	<p style="background-color: #c8e6c9; padding: 10px;">ALK - 21.30 Historic and Archaeological Resources, DAHP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>There are no landmarks, features, or other evidence of Indian or historic use or occupation</p>	<p>ALK - 21.30 Historic and Archaeological Resources, DAHP</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>No method is used to assess the potential impacts to cultural and historic resources on or near the project site since there are none</p>	<p>ALK - 21.30 Historic and Archaeological Resources, DAHP</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>No proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.</p>	<p>ALK - 21.30 Historic and Archaeological Resources, DAHP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">Redmond- Woodinville road gives access to the site</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p style="background-color: #ffffcc; padding: 5px;">A transit stop is within 400' of the project site</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="background-color: #ffffcc; padding: 5px;">There are currently 6 parking spaces present and all will be retained</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p style="background-color: #ffffcc; padding: 5px;">Since the project consists of replacing a former Duplex that was destroyed by fire there is no new improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities</p>	<p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.52 Transportation Standards</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.52 Transportation Standards</p> <p style="background-color: #c8e6c9; padding: 5px;">ALK - RZC 21.52 Transportation Standards</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>the project will not use (or occur in the immediate vicinity of) water,rail, or air transportation</p>	<p>ALK</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 3 If known, indicate when peak volumes would occur: 6 - 8 a.m. and 4 - 6 p.m. How many of these trips occur in the a.m. peak hours? 3 How many of these trips occur in the p.m. peak hours? 3 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? 0 What data or transportation models were used to make these estimates?</p> <p>Personal knowledge of site owner from past experience as duplex manager</p>	<p>ALK - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>the proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area</p>	<p>ALK - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>No proposed measures to reduce or control transportation impacts</p>	<p>ALK - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">Site previously held a single family residence that burnt down in 2015, and is being permitted to rebuild.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">No proposed measures to reduce or control direct impacts on public services since this is replacing a duplex destroyed by fire</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<div style="background-color: #c8e6c9; padding: 10px; margin-bottom: 10px;"> ALK - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees </div> <div style="background-color: #c8e6c9; padding: 10px; margin-bottom: 10px;"> ALK - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees </div> <div style="background-color: #c8e6c9; padding: 10px;"> ALK - RZC 21.17 Adequate Public Facilities </div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>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.</p> <p>Storm and Sanitary sewer, water (including a fire hydrant), electric, cable and phone are all to the existing building footprint. New water lines from meter will be installed. Sanitary and storm side sewers will be verified for usability</p>	<p>ALK - RZC 21.17 Adequate Public Facilities</p>

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.

Applicant Signature: Ed Horner Digitally signed by Ed Horner
Date: 2020.05.21 12:06:19 -07'00'

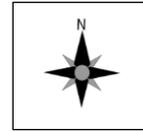
Name of Signee: Ed Horner

Position and Agency/Organization: Owner, Horner Design Associates, Inc.

Relationship of Signer to Project: Architect/ Designer

Date Submitted: 5/21/2020

Vicinity Map



Project Name & Number
Rainsong LLC, SEPA-2020-00540

Parcel Number(s): 0225059201



Table #7 TREES

DRAFT Table of Trees
Fairweather Duplex
Parcel: 0225059209

Arborist: K. Hogan
Date of Inventory: May 2015
Table Prepared: 01.17.2020

Tree ID	Tree Location	Scientific Name	Common Name	DSH (inches)	Health Condition	Structural Condition	Dripline Radius (feet)	Tree Protection Area (feet)	Tree Designation	Tree Retention	Viability Notes
827	Site Tree	<i>Populus trichocarpa</i>	Black cottonwood	14.7	Good	Good	20	25	Significant	Retain	Viable
830	Site Tree	<i>Acer macrophyllum</i>	Bigleaf maple	11.5	Good	Good	15	20	Significant	Retain	Viable
831	Site Tree	<i>Pseudotsuga menziesii</i>	Douglas fir	8.7	Good	Good	12	17	Significant	Retain	Viable
832	Site Tree	<i>Pseudotsuga menziesii</i>	Douglas fir	27.4	Good	Good	26	31	Significant	Retain	Viable
835	Site Tree	<i>Acer macrophyllum</i>	Bigleaf maple	23.1	Good	Good	21	26	Significant	Retain	Viable
836	Site Tree	<i>Acer macrophyllum</i>	Bigleaf maple	25.2	Fair	Fair	20	25	Significant	Retain	Viable
837	Site Tree	<i>Pseudotsuga menziesii</i>	Douglas fir	11.5	Good	Good	8	13	Significant	Retain	Viable
838	Site Tree	<i>Pseudotsuga menziesii</i>	Douglas fir	15.1	Good	Good	16	21	Significant	Retain	Viable
839	Site Tree	<i>Pseudotsuga menziesii</i>	Douglas fir	17.0	Good	Good	21	26	Significant	Retain	Viable
840	Site Tree	<i>Pseudotsuga menziesii</i>	Douglas fir	21.3	Good	Good	21	26	Significant	Retain	Viable
841	Site Tree	<i>Acer macrophyllum</i>	Bigleaf maple	16.9	Good	Good	36	41	Significant	Retain	Viable
856	Site Tree	<i>Thuja plicata</i>	Western redcedar	27.9	Good	Good	20	25	Significant	Impacted	Viable
858	Site Tree	<i>Thuja plicata</i>	Western redcedar	31.5	Good	Good	10	15	Landmark	Impacted	Viable
859	Site Tree	<i>Thuja plicata</i>	Western redcedar	34.4	Good	Good	11	16	Landmark	Impacted	Viable
860	Site Tree	<i>Thuja plicata</i>	Western redcedar	34.8	Good	Good	13	18	Landmark	Retain	Viable

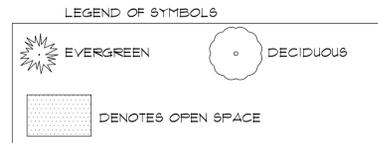


Table #1 Property Information

Property Information	
Parcel Number	0225059201
Zone per RZC	R30
Neighborhood	
Subdivision	
Lot #	
Lot Square Footage	17,533.5 SF
Address	9002 Woodinville Redmond Road
Property Owner Name	Michael S. Shuerlein
Owner's Address	PO Box 1307 Langley, WA 98260
Owner's Phone	206-391-2400
Owner's E-mail	rainsong@whidbey.com
Applicant's Name	Ed Horner/ Horner Design Associates, Inc.
Applicant's Address	12114 SE May Creek Park DR Newcastle, WA 98056-2678
Applicant's Phone	425-226-8281
Applicant's E-mail	ed@hornerdesign.net
Is Project Part of a PRD	YES/NO

Table #2 Setbacks

Setbacks	Required for Zone		Proposed
	Required	Proposed	
Front	20'	20'	
Side/Interior (each side in feet)	15'/15'	15'/15'	
Side Street			
Rear	10'	10'	
Garage/ Carport			
Building Separation	15'		
Alley	4'		
Shoreline Buffer by Designation	35'		
Stream Buffer			
Steep Slope Buffer	15'		15'
Wetland Buffer			

Table #3 Lot Coverage

Lot Coverage		
	Maximum Allowed	Proposed
House	6,137 SF	1,175 SF
Garage/ Carport		
Decks 30" or greater in height		
Covered Patches/ Patios		168 SF
Accessory Structures		
Other (explain):		
Total amount of lot coverage:		1,343 SF
Total lot square footage:		17,533 SF
Percentage of lot coverage:		7.6%

Table #4 Impervious Coverage

Table 4: Impervious Coverage		
	Maximum Allowed	Proposed
Lot Coverage square footage	1,175 SF	
Driveways and walkways	5,355 SF	
Porch	168 SF	
Total amount impervious surface:	6,698 SF	
Total lot square footage:	17,533 SF	
Percentage of Impervious coverage:	60%	38.2%

Table #5 Building Height

Building Height	
Elevation A	149.0
Elevation B	156.5
Elevation C	150.0
Elevation D	145.0
(A+B+C+D)/4 = Average of grade(AOG)	
Show Calc:	$(149+156.5+150+145)/4 = 150.1'$
Top of Roof Elevation (TRE)	171.3'
Height (TRE-AOG)	21.2'
	Allowed
	Proposed
	35'
	21.2'

Table #6 Open Space

Open Space		
Minimum Open Space as Required by Plat Approval or Zoning District	Proposed Open Space	Proposed Dimensions
	8,963 SF	15' MIN. & GREATER

Table #9 Architectural Design Standards

Architectural Design Standards				
Show elevation variation for each and note sheet number for verification				
	A	B	C	D
	Left Side Lot Permit #	Proposed Unit Lot	Right Side Lot Permit #	Across Street Lot Permit #
3 Primary Features Chosen				
3 Secondary Features Chosen				

Table #8 Transition Area

Transition Area			
Feature(s)	Square footage	if walkway chosen	if walkway chosen
walkway & plantings, porch, etc.		plantings on both sides?	2' wide?
walkway & plantings	31.5 SF	YES	YES

Table #10 Map Checklist

Map Checklist (STAFF USE ONLY, checklist table must be on Site Plan)	
Tree symbols by species for all trees 6" greater diameter-at-breast-height (DBH)	
Tree identification numbers	
Tree Trunk Diameter	
Tree driplines	
Tree 5' setback from dripline	
Trees removed shall be shown with an outline symbol and an X through them	
All decks, porches (covered and uncovered) and patios shall include dimensions, area and label. For example, deck 300 SQFT 10'x30', covered porch	
Driveway and walkways with dimensions and area	
Footprints of all structures (Existing and Proposed. Please be sure to label accordingly)	
Roof outline of all structures.	
All required zoning code setbacks labeled front, side, rear etc., and the distance from the property line shown and labeled.	
Average finish grade box (smallest rectangle that can fit entire structure) and the point from where each elevation was taken, labeled A-D. Please see RZC definitions for Height of Structure and Structure.	
Open Space with dimensions. Identify with shading.	
All easements, their identified purpose along with their dimensions.	
North arrow	
Scale	
Street names	
New retaining walls labeled, elevation including top and bottom of wall	

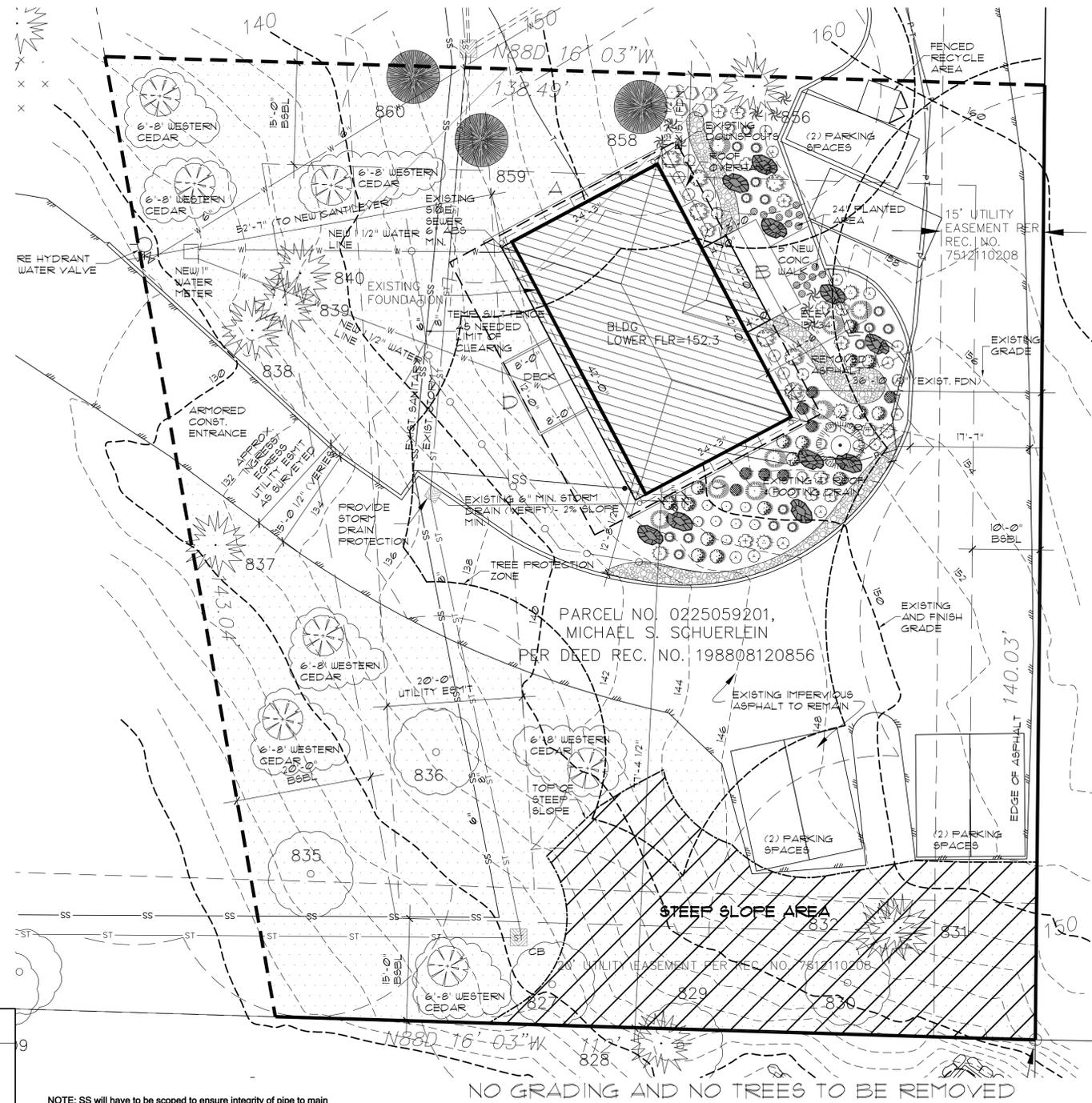
SHEET INDEX

- A0 - SITE PLAN
- A0.1 - SWPP PLAN
- A1 - LOWER FLOOR PLAN
- A2 - UPPER FLOOR PLAN
- A3 - ELEVATIONS
- A4 - BUILDING SECTIONS
- D1 - DETAILS, NOTES
- S1 - FOUNDATION PLAN, LOWER FLOOR FRAMING
- S2 - UPPER FLOOR FRAMING PLAN
- S3 - ROOF FRAMING PLAN
- S4 - STRUCTURAL DETAILS
- GN - GENERAL NOTES
- MVRE- MECH. VENT. & RESIDENTIAL ENERGY EFFICIENCY

NOTE: Building is located at the existing foundation that was built in 1975. The framed portion of the building was destroyed by fire on May 31st 2015 although the foundation was not damaged. Safeco Insurance and the City of Redmond Fire Department declared the framing a total loss and required the wood framing be removed for public safety. The demolition was completed under an Emergency Demolition Permit from the City of Redmond

LEGAL:

THAT PORTION OF THE SOUTH 140 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 5 EAST DESCRIBED AS FOLLOWS: BEG. AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE THEREOF TO THE NORTH LINE OF THE SOUTH 140 FEET THEREOF THENCE WEST ALONG THE SAID NORTH LINE 138.5 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 WHICH BEARS WEST 112.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY 112.00 FEET TO THE POINT OF BEGINNING.



NOTE: SS will have to be scoped to ensure integrity of pipe to main

DENSITY	
Zoning R30, Lot Area: 17,533.5 SF, Allowed Density: 12	
Critical area and buffer outside Ingress Egress Esm't: 86 SF	
Ingress Egress and Utility Esm't: 11,713 SF, Landmark Trees Area: 1446 SF	
Net Buildable Area: 17533.5 - 13,245 = 4,288.5 SF	
Minimum Density Required: 4,289/ 43,560 X 12 X 65% = .77 Dwelling units	
Proposed Density: 2 Dwelling Units	

SCALE 1" = 10'

OWNER:
MICHAEL S. SCHUERLEIN

FAIRWEATHER DUPLEX
9002 REDMOND-WOODINVILLE RD. APT. # 4 & #2
REDMOND, WA

JOB #17-9 (17032)

REVISED:	
3/18/20	
4/20/2020	

h o r n e r
a s s o c i a t e s
i n c. (425) 226-8281
12114 se may creek Pk. Dr. newcastle, wa 98056
NOTE: VERIFY ALL DIMENSIONS

COPYRIGHT 2020

DATE: 1/28/20
SCALE: 1"=10'-0"

