



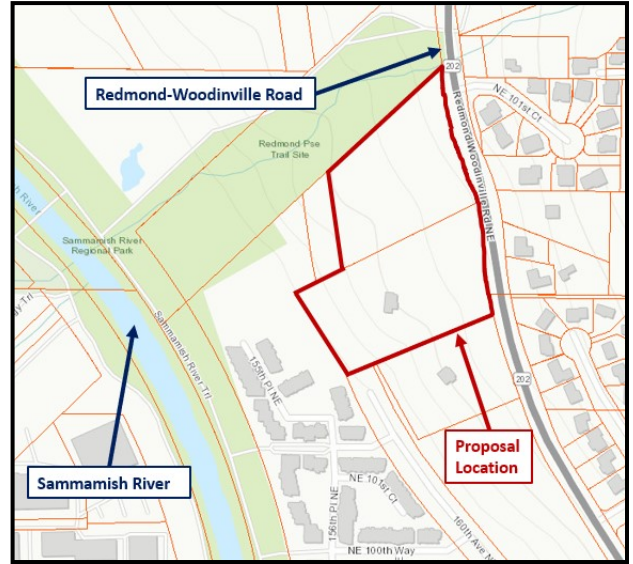
Invitation for Public Comment

Regarding a proposal for a new project in your neighborhood at
 9859 Redmond Woodinville Road, Redmond, WA 98052

Published & Posted on June 15, 2022

Project Information

- Project Name:** Orchard Hill
- Description:** Subdivision of two (2) lots into 14 lots with the existing single family home remaining on one of the 14 newly created lots. A single family home will be built on each lot.
- Project File #:** LAND-2022-00017
- Parcel #:** 0225059135 and 3526059123
- Application Type:** Type II - Subdivision
- Decision Maker:** Technical Committee
- Required Permits:** SEPA, Building, ROW, Civil Construction, and Utility
- Studies:** CARA, Geotechnical, Traffic Study, Storm Drainage, Safewalk, Habitat Assessment. Tree Preservation Plan, Arborist Report & Health Assessment



Important Dates

- Date of Complete Application:** May 24, 2022
- Neighborhood Meeting Date:** Contact Staff for Date, time & Location
- Public Comments Due By:** July 7, 2022

Please see the reverse side for Public Comment and Contact Information

Preliminary Site Plan & Tree Preservation Plan



EXISTING UTILITY NOTE
 EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING BEFORE CROSSING, INTERFERING, OR CONNECTING TO THEM. PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER AT (509) 875-1200 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



For more information, go to redmond.gov/Projects and select by project name.

Project Contact Information

Planner: Niomi Montes de Oca	nmontesdeoca@redmond.gov	(425) 556-2499
Project Applicant: Jake Drake, The Blueline Group	jdrake@thebluelinegroup.com	(425) 250-7232

When can I submit a comment?

Although comments are accepted up until decision is issued, submittal of comments during the comment period as required in the Redmond Zoning Code (RZC) will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

The Technical Committee shall not issue a decision until the end of the minimum comment period.

How do I stay updated on decisions?

If you would like to be informed of future actions you can be placed on the mailing list for this proposal by providing your **name and mailing address** to the project planner.

The final decision on this proposal may be appealed by individuals who provided comments according to the City appeal provision specified in RZC Chapter 21.76, Review Procedures.

How do I submit a comment?

By E-mail: nmontesdeoca@redmond.gov

In Person: Customer Service Desk

Attn: Niomi Montes de Oca
15670 NE 85th Street
Redmond, WA 98052

By Mail:

Development Services Center
P.O. Box 97010
Mail Stop 4SPL
Redmond, WA 98073-9710

Public Comments on *LAND-2022-00017*

Attention: Niomi Montes de Oca

Would you like to be placed on the mailing list? If so, please complete the information below:

Full Name: _____ Mailing Address: _____