

NW 1/4, SEC 18, TWP 25N, RGE 5E, W.M.

FOUND 1/2" PIPE 2.1
ABOVE GRADE, 2.6' SOUTH
& 0.1' WEST OF PROPERTY
CORNER

TPN: 182506-9077
CARLSON
18626 NE 53RD
STREET

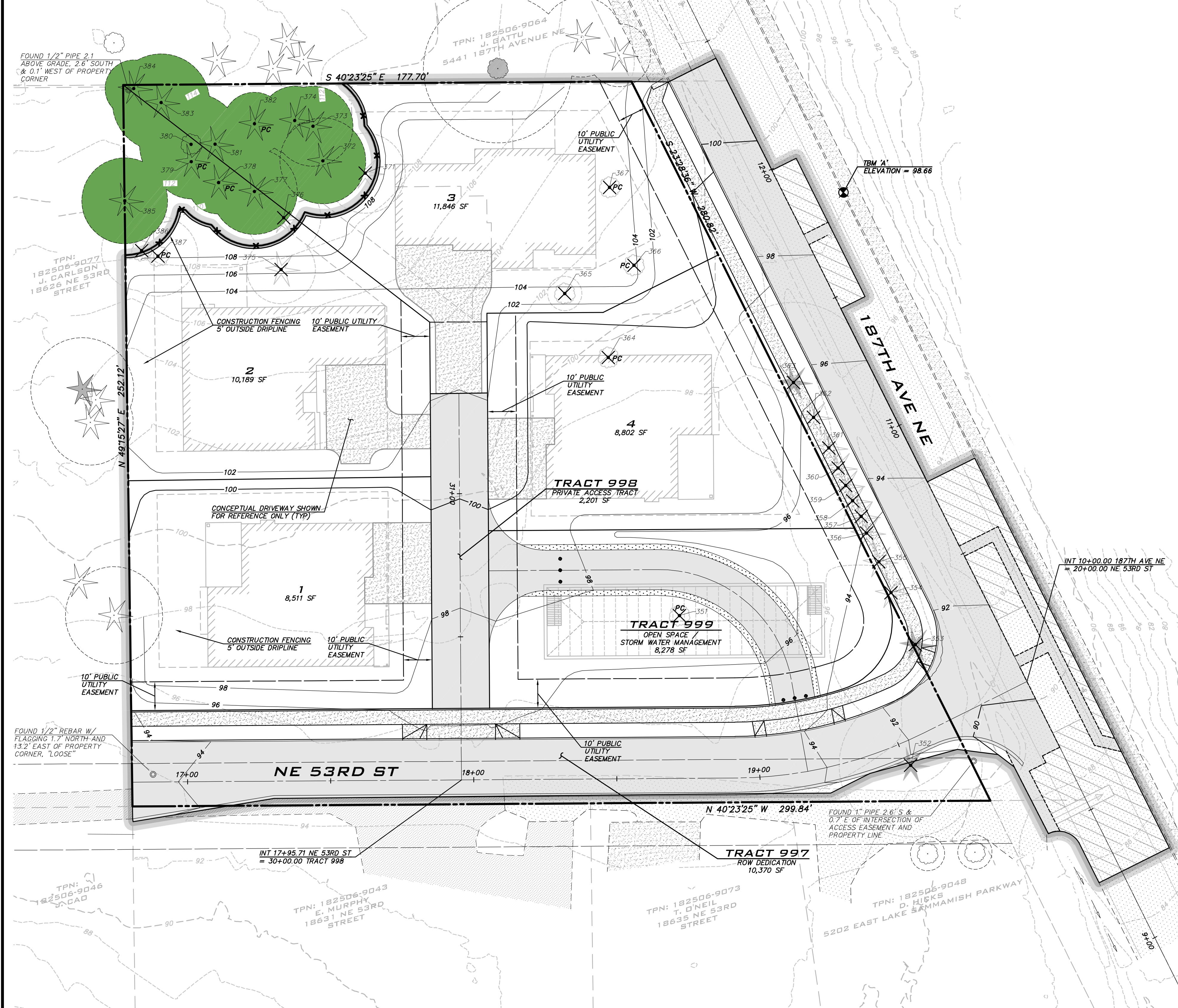
FOUND 1/2" REBAR W/
FLAGGING 1.7' NORTH AND
13.2' EAST OF PROPERTY
CORNER, "LOOSE"

TPN: 182506-9046
JORDAO

TPN: 182506-9043
E. MURPHY
18631 NE 53RD
STREET

TPN: 182506-9073
T. ONEIL
18635 NE 53RD
STREET

TPN: 182506-9048
D. HUSKS
5202 EAST LAKE SAMMAMISH PARKWAY



PROJECT TEAM

OWNER
MURRAY FRANKLIN
14410 BEL-RED RD
BELLEVUE, WA 98007
(425) 644-2323
CONTACT: GINA ESTEP
EMAIL: GINA@MURRAYFRANKLYN.COM

CIVIL ENGINEER
THE BLUELINE GROUP
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KIRKLAND, WA 98033
(425) 250-7230
CONTACT: TC COLLERAN, PLA, AICP
EMAIL: TCOLLERAN@THEBLUELINEGROUP.COM

LANDSCAPE ARCHITECT
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SURVEYOR
CORE DESIGN
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
(425) 885-7877
CONTACT: ROBERT WEST
EMAIL: RDW@COREDESIGNINC.COM

ARBORIST
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(360) 503-9654
MILES BECKER
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GEOTECHNICAL ENGINEER
TERRA ASSOCIATES
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(425) 821-7777
CAROLYN DECKER
CDECKER@TERRA-ASSOCIATES.COM

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WWW.THEBLUELINEGROUP.COM

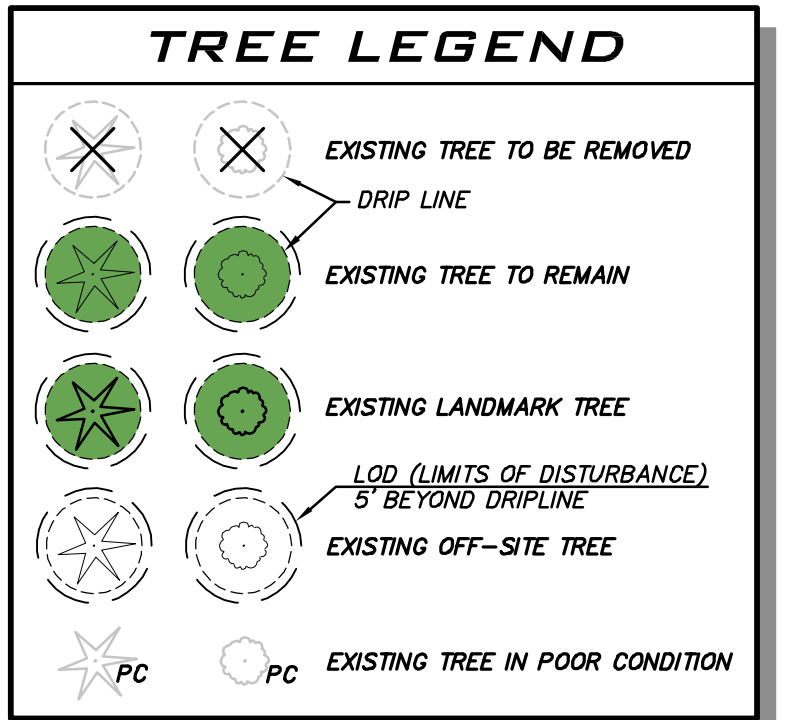
SCALE:
AS NOTED

PROJECT MANAGER:
TC COLLERAN, PLA, AICP

PROJECT LANDSCAPE ARCH:
CHRIS PETERSEN

DESIGNER:
RAYLEE MCKINLEY

ISSUE DATE:
07/06/2022



SUMMARY OF ON-SITE TREE RETENTION

| TREE TYPE | REMOVAL | IMPACTED | RETAINED | UNHEALTHY* | TOTAL |
|----------------------------|----------------|---------------|-----------------|------------|------------------|
| LANDMARK (OVER 30" DBH) | 1 = 33% | 0 = 0% | 2 = 67% | 0 | 3 = 15% |
| SIGNIFICANT (6" - 30" DBH) | 5 = 29% | 1 = 6% | 11 = 65% | 8 | 17 = 85% |
| TOTALS | 6 = 30% | 1 = 5% | 13 = 65% | 8 | 20 = 100% |
| TREES IN RIGHT OF WAY | 12 | 0 | 0 | 0 | 12 |
| REPLACEMENT TREES | 20* | 0 | 0 | N/A | 20 |

NUMBERS ARE GENERATED BASED ON SITE CONDITIONS, PROPOSED DEVELOPMENT, AND CITY REQUIREMENTS. SIGNIFICANT TREES ARE TO BE REPLACED AT A 1:1 RATIO; LANDMARK TREES AT A 3:1 RATIO. EACH SIGNIFICANT TREE REMOVED BEYOND 35-PERCENT RETENTION MUST BE REPLACED AT A 3:1 RATIO. *ONE TREE REPLACEMENT REQUIRED FOR REMOVED TREE WITHIN RIGHT-OF-WAY.

TREE NOTE
REFER TO ARBORIST REPORT PREPARED BY BARTLETT CONSULTING.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS.

UNDERGROUND UTILITY NOTE
UNDERGROUND 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 WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

| NO | DATE | BY | REVISIONS |
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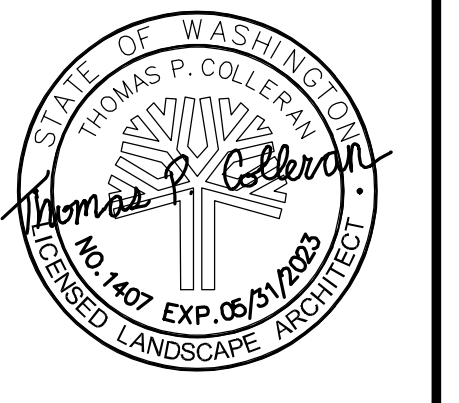
PUBLIC NOTICE AND TREE PRESERVATION SITE PLAN

THE COVE

PRELIMINARY SHORT PLAT

PARCEL #1825069058

CITY OF REDMOND WASHINGTON



JOB NUMBER:
21-405

SHEET NAME:
TPSP