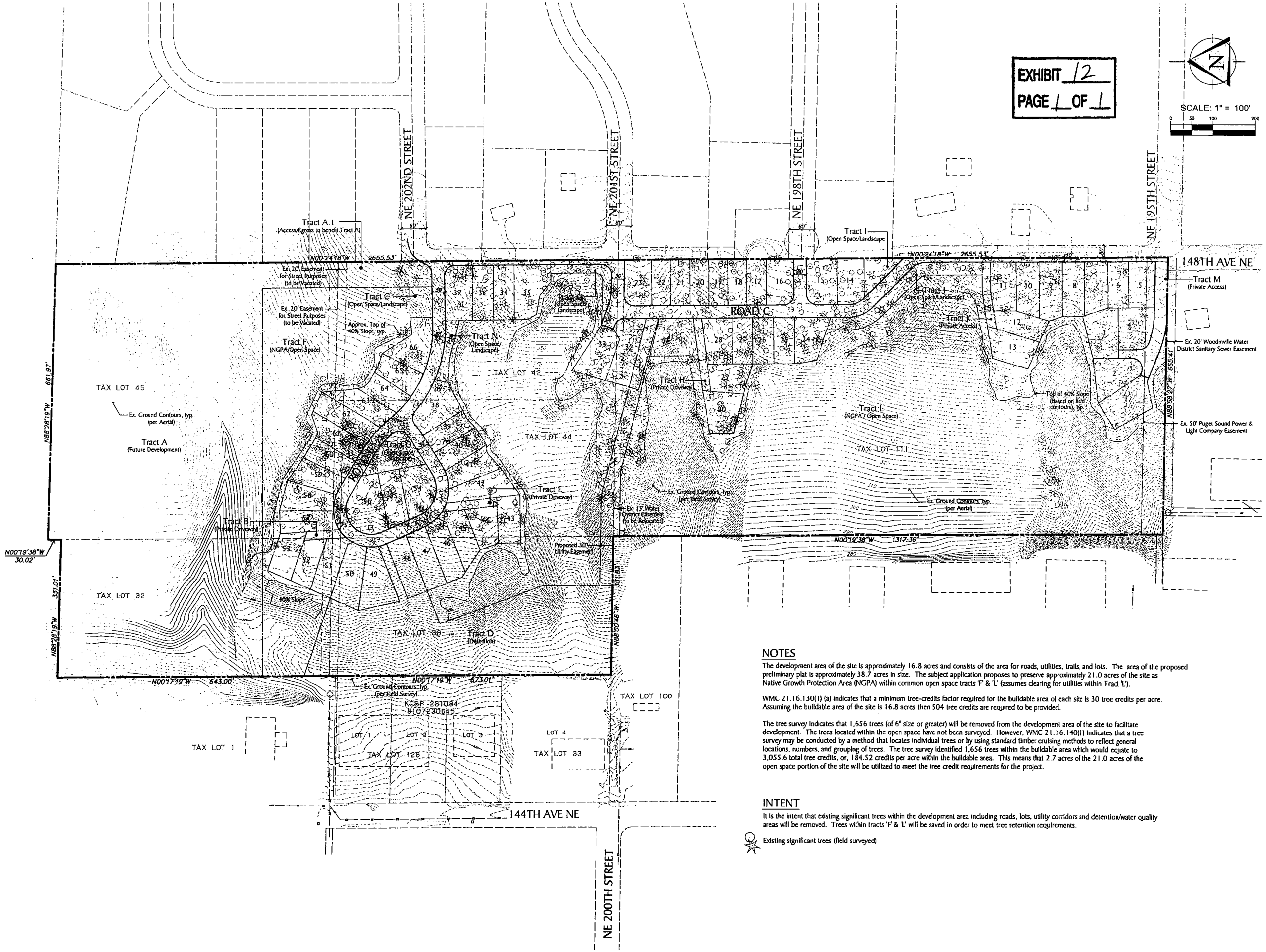
EXHIBIT 12
PAGE 1 OF 1



NOTES

The development area of the site is approximately 16.8 acres and consists of the area for roads, utilities, trails, and lots. The area of the proposed preliminary plat is approximately 38.7 acres in size. The subject application proposes to preserve approximately 21.0 acres of the site as Native Growth Protection Area (NGPA) within common open space tracts 'F' & 'L' (assumes clearing for utilities within Tract 'L').

WMC 21.16.130(1) (a) indicates that a minimum tree-credits factor required for the buildable area of each site is 30 tree credits per acre. Assuming the buildable area of the site is 16.8 acres then 504 tree credits are required to be provided.

The tree survey indicates that 1,656 trees (of 6" size or greater) will be removed from the development area of the site to facilitate development. The trees located within the open space have not been surveyed. However, WMC 21.16.140(1) indicates that a tree survey may be conducted by a method that locates individual trees or by using standard timber cruising methods to reflect general locations, numbers, and grouping of trees. The tree survey identified 1,656 trees within the buildable area which would equate to 3,055.6 total tree credits, or, 184.52 credits per acre within the buildable area. This means that 2.7 acres of the 21.0 acres of the open space portion of the site will be utilized to meet the tree credit requirements for the project.

INTENT

It is the intent that existing significant trees within the development area including roads, lots, utility corridors and detention/water quality areas will be removed. Trees within tracts 'F' & 'L' will be saved in order to meet tree retention requirements.

Existing significant trees (field surveyed)

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PRELIMINARY TREE RETENTION PLAN

WOOD TRAILS

CITY OF WOODINVILLE, WASHINGTON

NO.	DATE	REVISION	BY

GEORGE NEWMAN, AICP
PROJECT MANAGER
ROBERT E. WALLIS, PLS
PROJECT SURVEYOR
MARK D. KELLER, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: 1"=100' VERT.: N/A

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 03-208

SHEET NO. 3 OF 9