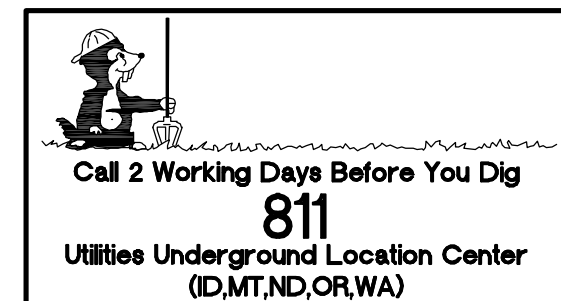
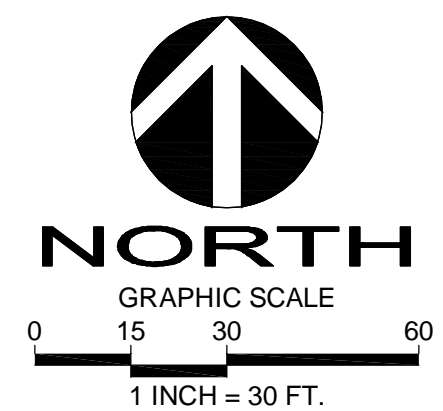
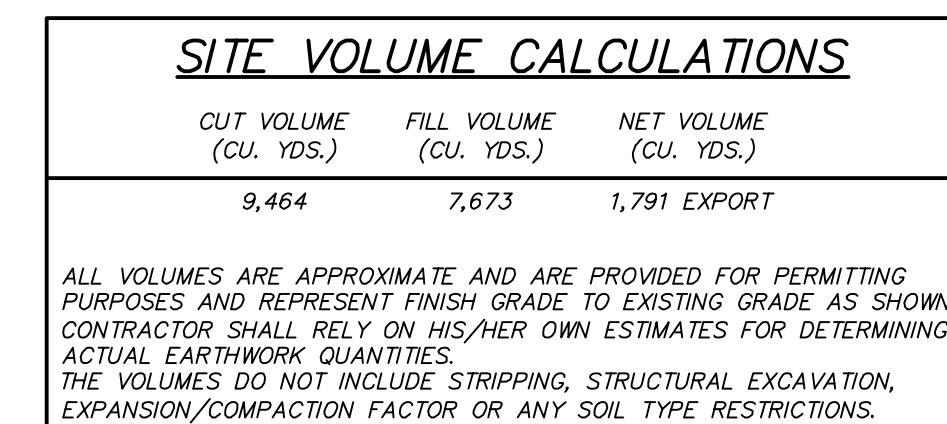




**CEDAR 17**

## CONCEPTUAL GRADING PLAN

15 LAKE BELLEVUE DRIVE, STE 102  
BELLEVUE, WA 98005  
(206) 419-2679



TABLE

DRAFTED BY: RMF  
DESIGNED BY: MAJ  
PROJECT ENGINEER: MAJ  
DATE: 02.12.21  
PROJECT NO.: 20120

DRAWING: **C2**  
SHEET: **2** OF **4**

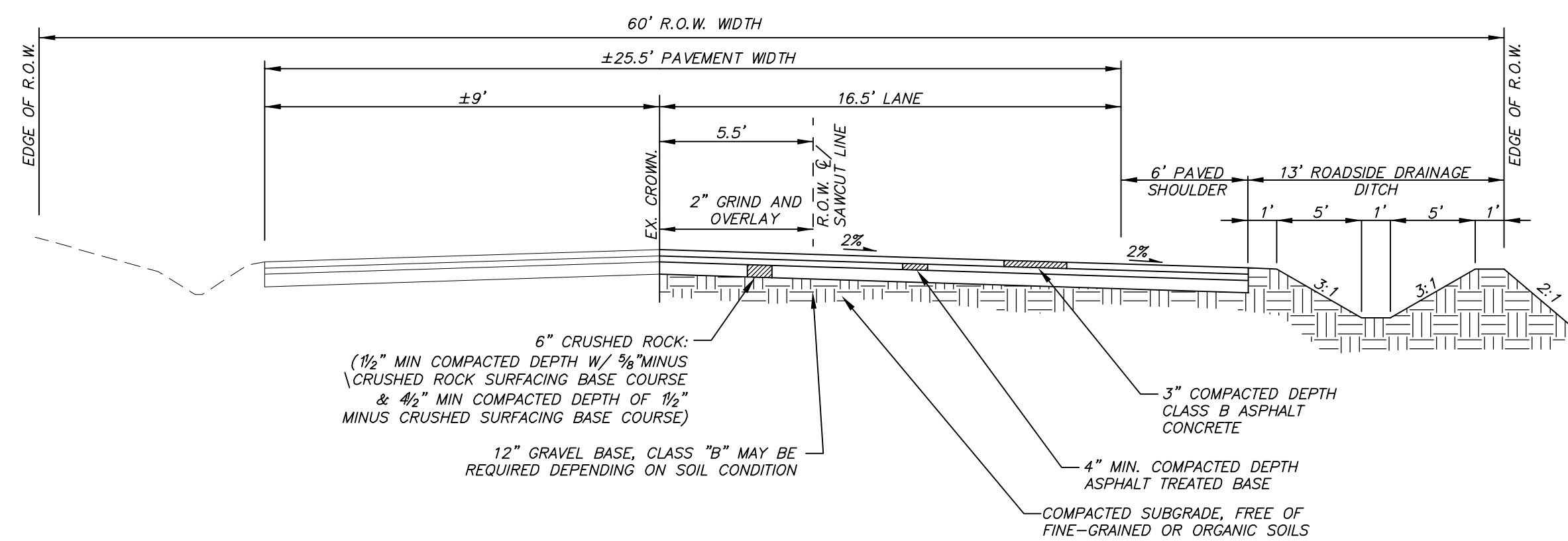
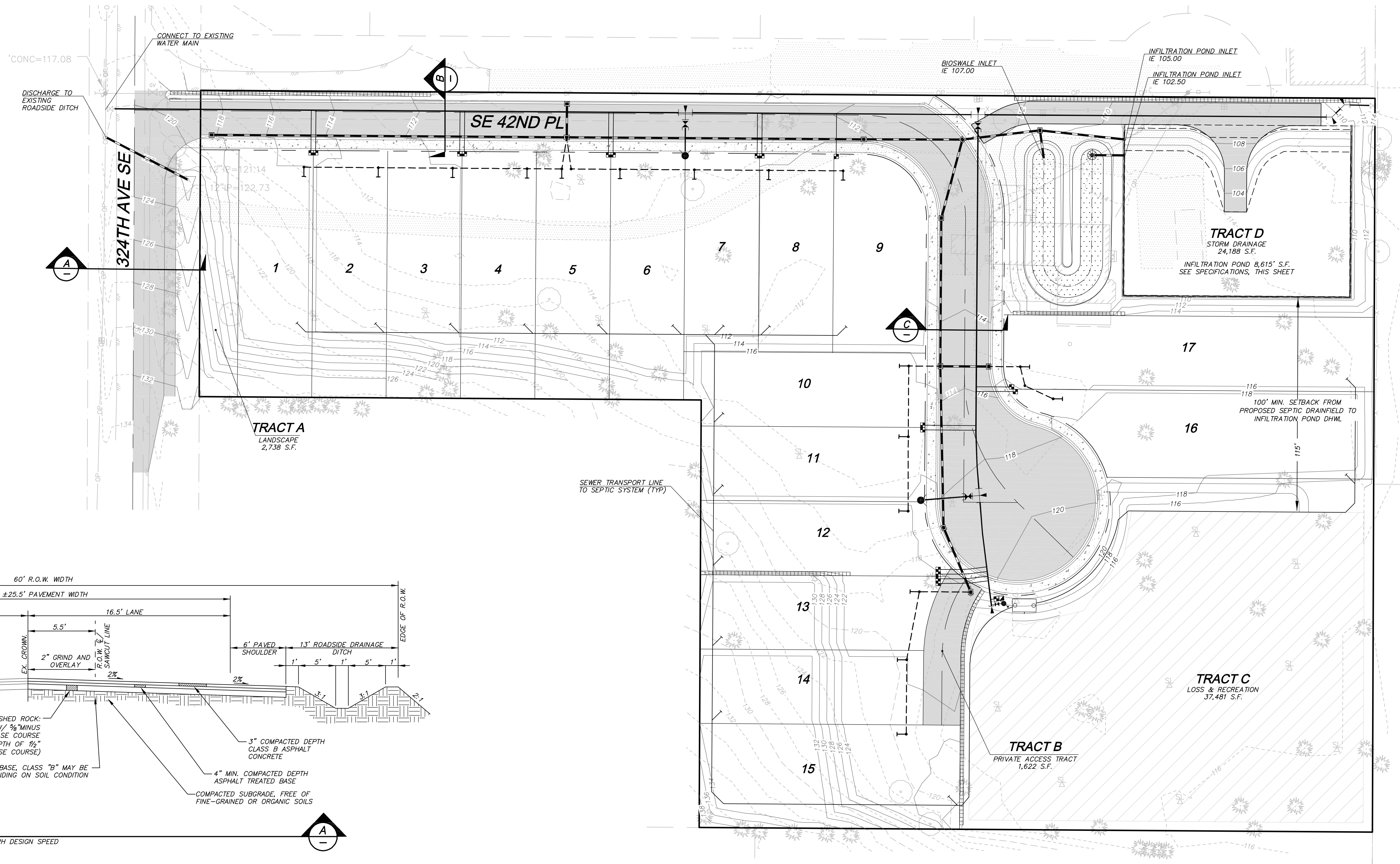


**CEDAR 17****UTILITY LEGEND**

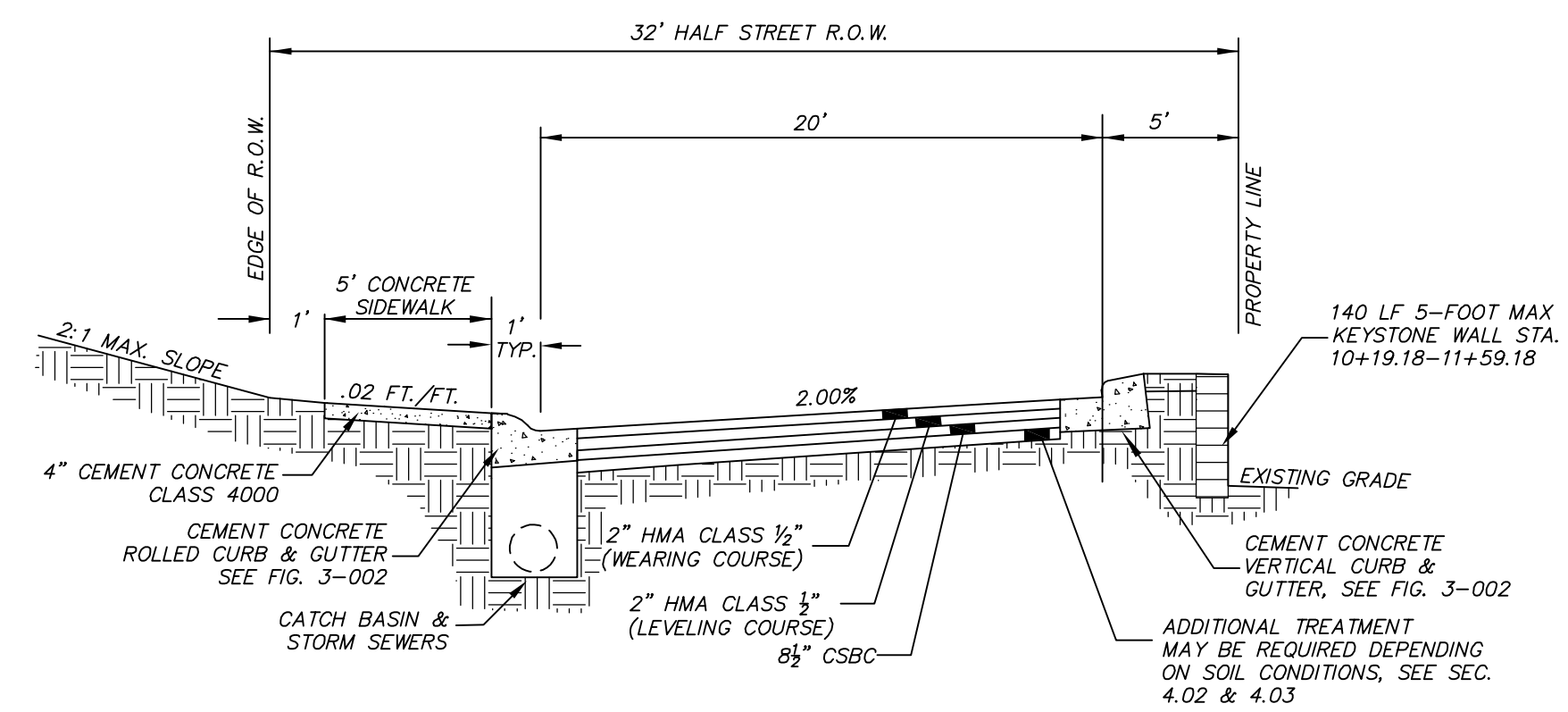
- TYPE 1 CATCH BASIN
- FIRE HYDRANT
- ⊥ WATER APPURTENANCES
- WATER MAIN
- SEPTIC TRANSPORT LINE
- STORM DRAINAGE LINE
- ⊠ WATER METER

**DRAINAGE FACILITY SPECIFICATIONS****TRACT D (BIOSWALE AND INFILTRATION)**

<b>BIOSWALE FACILITY INFORMATION:</b>	
BOTTOM WIDTH.....	12.0 FT
LENGTH REQUIRED.....	135.5 FT
LENGTH PROVIDED.....	155.0 FT
SLOPE.....	0.5%
<b>INFILTRATION FACILITY INFORMATION:</b>	
INFILTRATION RATE.....	3.00 IN/HR
BOTTOM OF FACILITY.....	102.50
DESIGN WATER SURFACE.....	108.50
TOP OF FREEBOARD.....	109.50
POND VOLUME REQUIRED.....	54,711 C.F.
POND VOLUME PROVIDED.....	58,570 C.F.
LIVE STORAGE DEPTH.....	6.0 FT.

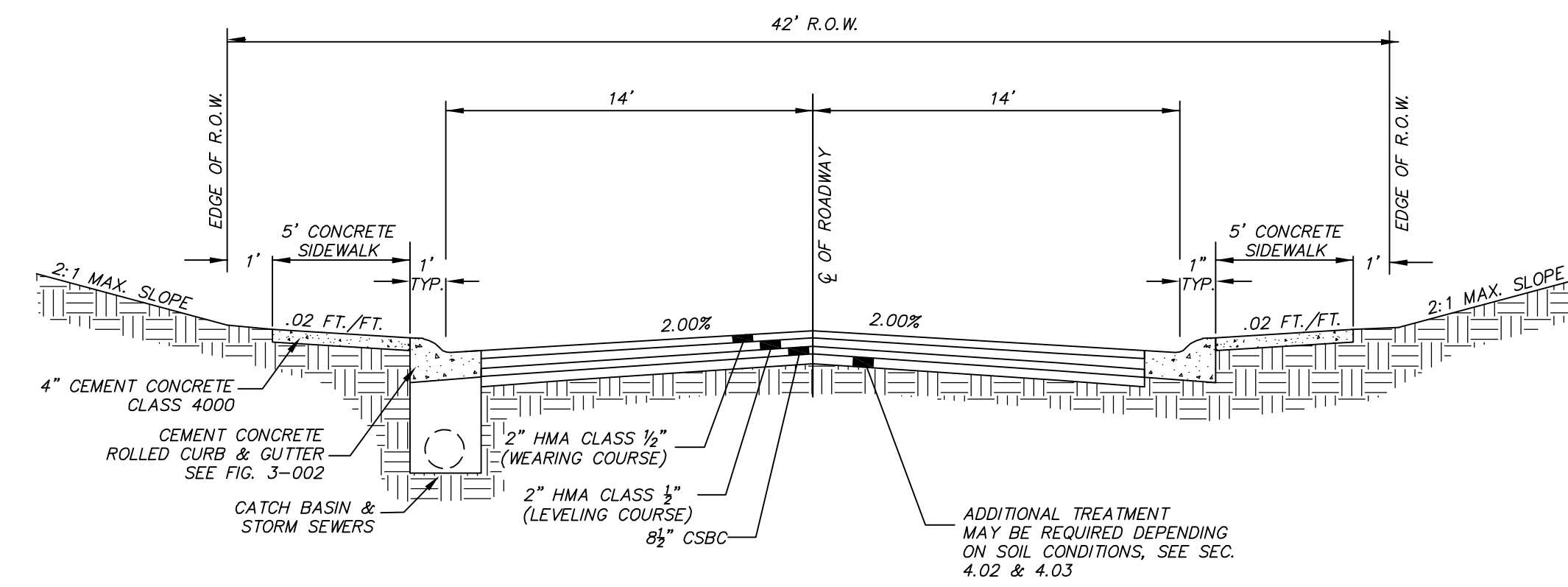
**324TH AVE SE**

NTS RURAL SUBCOLLECTOR PUBLIC ROAD 35 MPH DESIGN SPEED



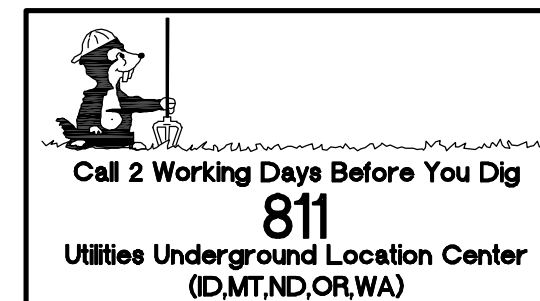
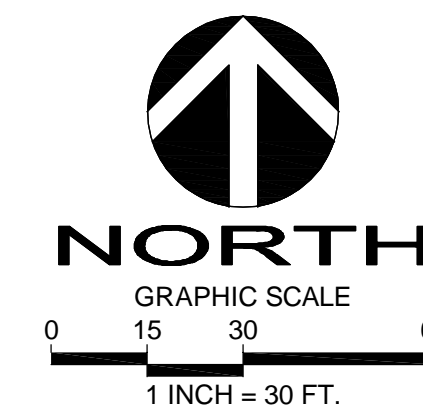
SE 42ND PL, STA 10+00 - 14+20.00 (URBAN SUBACCESS ROAD, ROLLED/VERTICAL CURB TYPE ROADWAY)

2016 RCRDCS

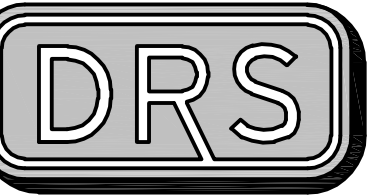


SE 42ND PL, STA 14+20.00 - 16+81.43 (URBAN SUBACCESS ROAD, ROLLED CURB TYPE ROADWAY)

2016 RCRDCS



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**D.R. STRONG**  
**CONSULTING ENGINEERS**  
 ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033  
 O 425.827.3065 F 425.827.2423

**CEDAR 17**

CONCEPTUAL ROAD &  
 UTILITIES PLAN  
 4218 - 324TH AVE SE  
 FALL CITY, WA  
 PARCEL NO. 1524079053

**CEDAR 17 INVESTMENTS, LLC.**

15 LAKE BELLEVUE DRIVE, STE 102  
 BELLEVUE, WA 98005  
 (206) 419-2679



APR

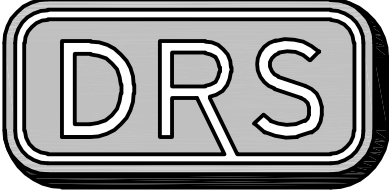
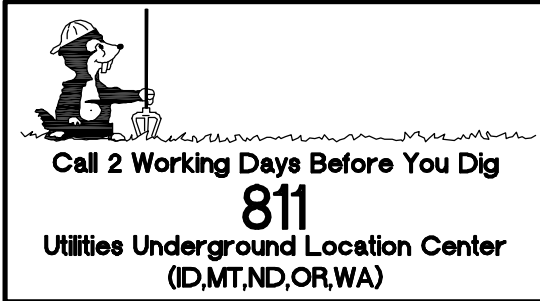
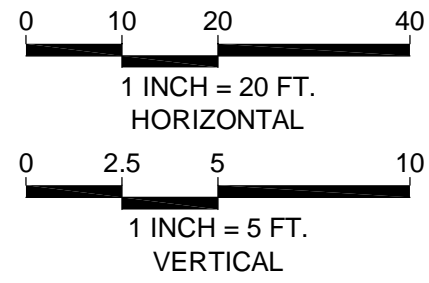
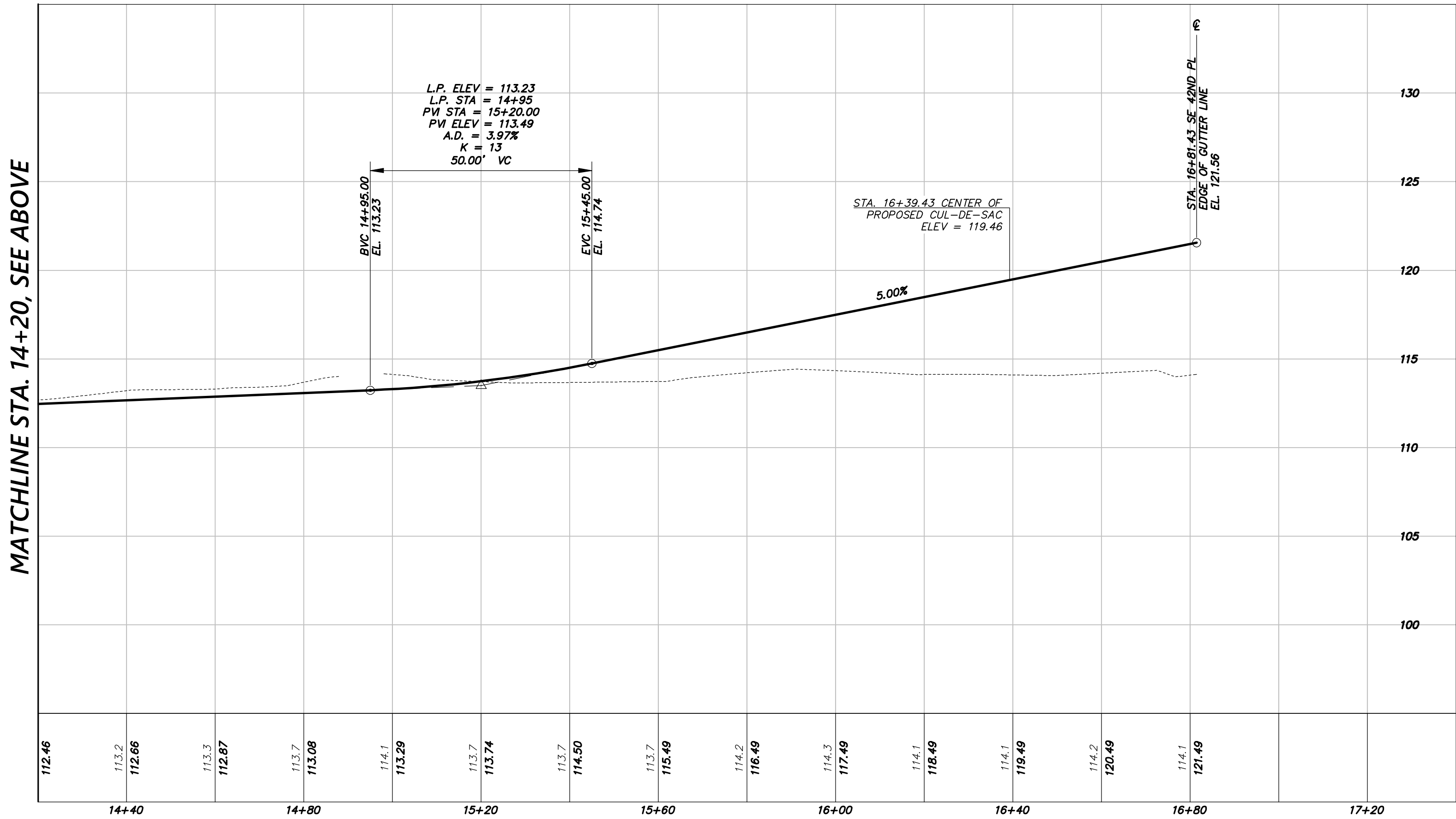
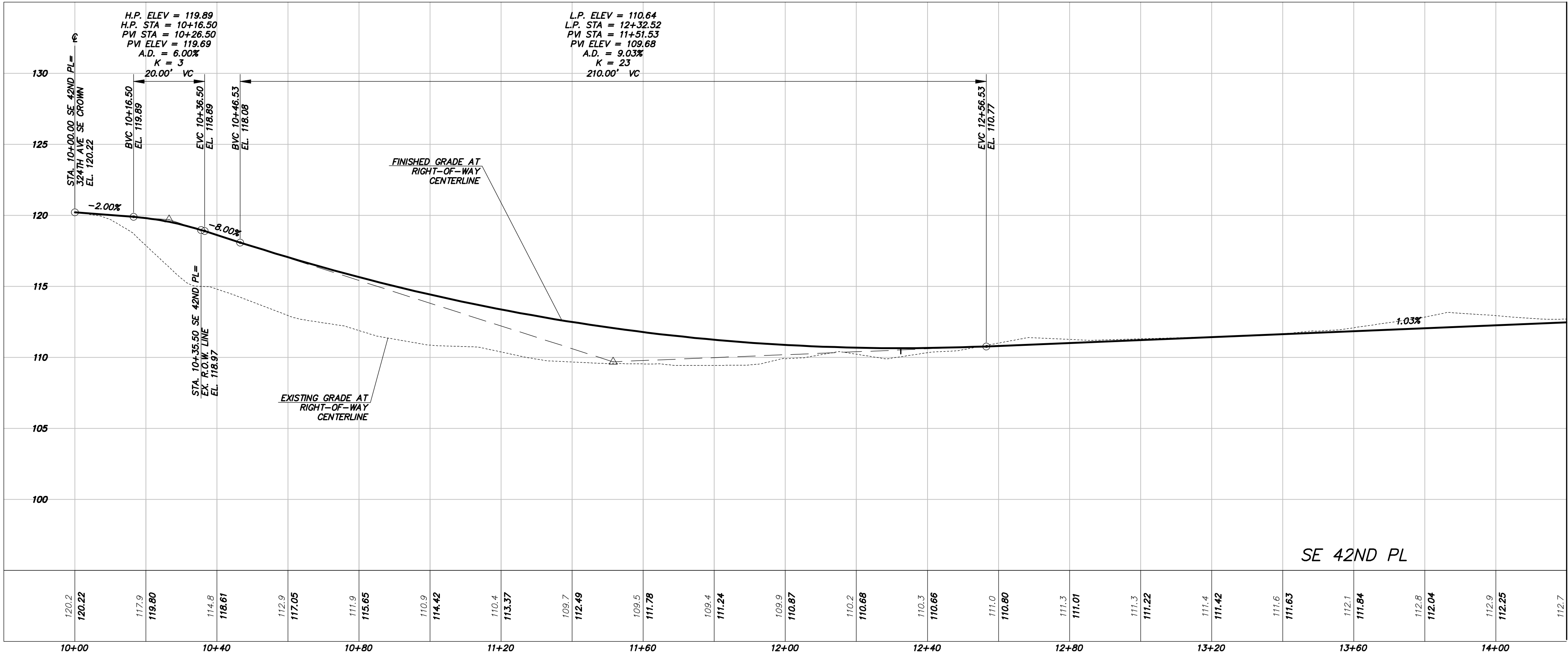
REVISION

DATE

DRAFTED BY: RMF  
 DESIGNED BY: MAJ  
 PROJECT ENGINEER: MAJ  
 DATE: 02.12.21  
 PROJECT NO.: 20120

DRAWING: C3  
 SHEET: 3 OF 4

CEDAR 17



D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

CEDAR 17

ROAD PROFILES & CROSS-SECTIONS  
4218 - 324TH AVE SE  
FALL CITY, WA  
PARCEL NO. 1524079053

CEDAR 17 INVESTMENTS, LLC.

15 LAKE BELLEVUE DRIVE, STE 102  
BELLEVUE, WA 98005  
(206) 419-2679



APR

REVISION

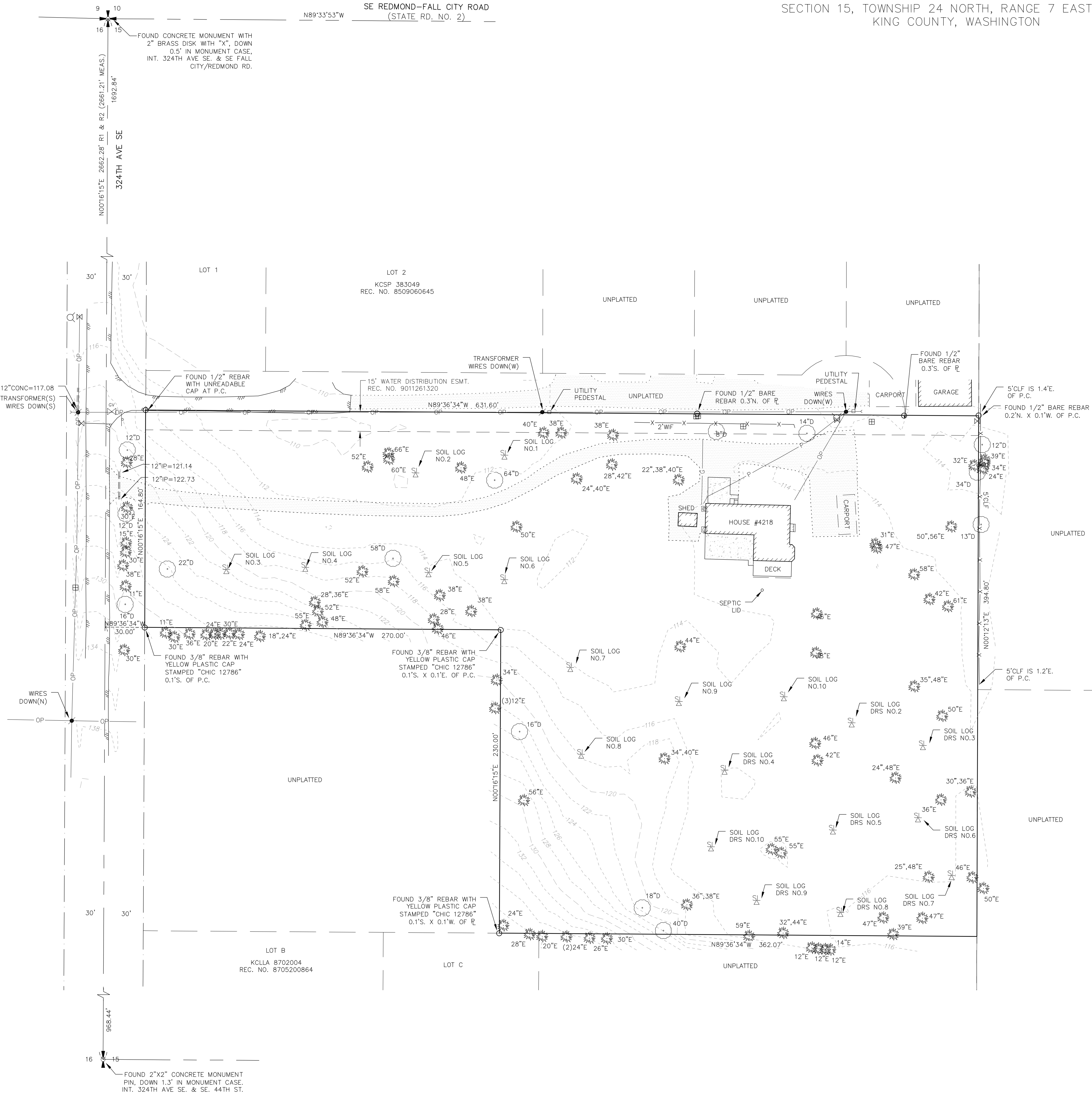
DATE

DRAFTED BY: RMF  
DESIGNED BY: MAJ  
PROJECT ENGINEER: MAJ  
DATE: 02.12.21  
PROJECT NO.: 20120

DRAWING: C4  
SHEET: 4 OF 4

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M.,  
KING COUNTY, WASHINGTON



LEGAL DESCRIPTION:

THE SOUTH 394.8 FEET OF THE NORTH 592.2 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET FOR ROAD;

AND EXCEPT THE SOUTH 230 FEET OF THE WEST 300 FEET THEREOF.

TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO A 15 FOOT WATER DISTRIBUTION EASEMENT, PER INSTRUMENT RECORDED UNDER REC NO. 9011261320, AS SHOWN HEREON.
2. THIS SITE IS SUBJECT TO A SELLER'S NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS, AND THE TERMS AND CONDITIONS THEREOF, PER INSTRUMENT RECORDED UNDER REC NO. 20050921000361.
3. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; INDIAN TREATY OR ABORIGINAL RIGHTS.
4. THIS SITE IS SUBJECT TO LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES. SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990.
5. THIS SITE IS SUBJECT TO A Memorandum of Agreement, and the terms and conditions thereof, PER INSTRUMENT RECORDED UNDER REC NO. 20201218002412.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA UPDATE 2ND COMMITMENT NO. 203682-SC DATED JANUARY 8, 2021. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 18, 2020 AND FEBRUARY 10, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN DECEMBER, 2020.
3. PROPERTY AREA = 187,348± SQUARE FEET (4.3009± ACRES).
4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
7. CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).
8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN ENGINEERING DESIGN.

REFERENCES:

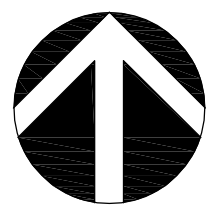
1. RECORD OF SURVEY RECORDED IN VOLUME 79 OF SURVEYS, PAGE 86, UNDER RECORDING NUMBER 9103259007.
2. KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L93L0027 RECORDED IN VOLUME 92 OF SURVEYS, PAGE 174 THROUGH 174A, UNDER RECORDING NUMBER 9304139001.
3. RECORD OF SURVEY RECORDED IN VOLUME 65 OF SURVEYS, PAGE 277, UNDER RECORDING NUMBER 8905039001.
4. KING COUNTY SHORT PLAT NO. 383049, RECORDED UNDER REC. NO. 8509060645, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM:

NAVD 88 PER KING COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY BRANCH (KCDPWSB)

BENCHMARK:

KCDPWSB POINT NUMBER 2547: THE FOUND CONCRETE MONUMENT WITH 2" BRASS DISK WITH "X" AT THE INTERSECTION OF SE REDMOND-FALL CITY ROAD AND 324TH AVENUE SE, ALSO KNOWN AS THE NORTHWEST SECTION CORNER OF SECTION 15-24-7, ELEVATION = 99.30 FEET.



NORTH

GRAPHIC SCALE

0 20' 40' 80'

1 INCH = 40 FT.

BASIS OF BEARINGS:

N00°16'15"E BETWEEN FOUND MONUMENTS  
ALONG THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION  
15-24-7, PER REFERENCES 1, 2 AND 3

LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- P.C. PROPERTY CORNER
- ROAD SIGNAGE
- POWER METER
- POWER POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- CHAINLINK FENCE
- WIF WIRE FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- OVERHEAD POWER
- UNDERGROUND POWER
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE



D.R. STRONG  
CONSULTING ENGINEERS  
ENGINEERS PLANNERS SURVEYORS

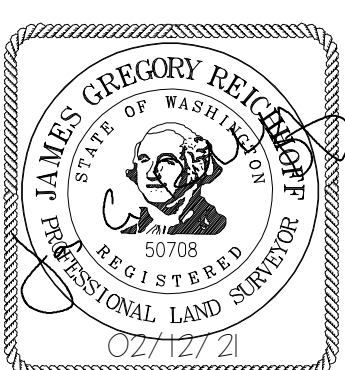
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

BOUNDARY AND  
TOPOGRAPHIC SURVEY

4218 324TH AVENUE SE  
KING COUNTY, WA  
TAX PARCEL 1524079053

CEDAR 17  
INVESTMENTS, LLC

15 LAKE BELLEVUE DRIVE  
SUITE 102  
BELLEVUE, WA 98005



APR

REVISION




DATE

PROJECT SURVEYOR: JGR  
DRAFTED BY: JGR/DAS  
FIELD BOOK: 421  
DATE: 02-12-2021  
PROJECT NO.: 20120

SHEET: 1 OF 1



LEGEND

-  SIGNIFICANT TREES TO BE RETAINED
-  SIGNIFICANT TREES TO BE REMOVED
-  OFFSITE TREES

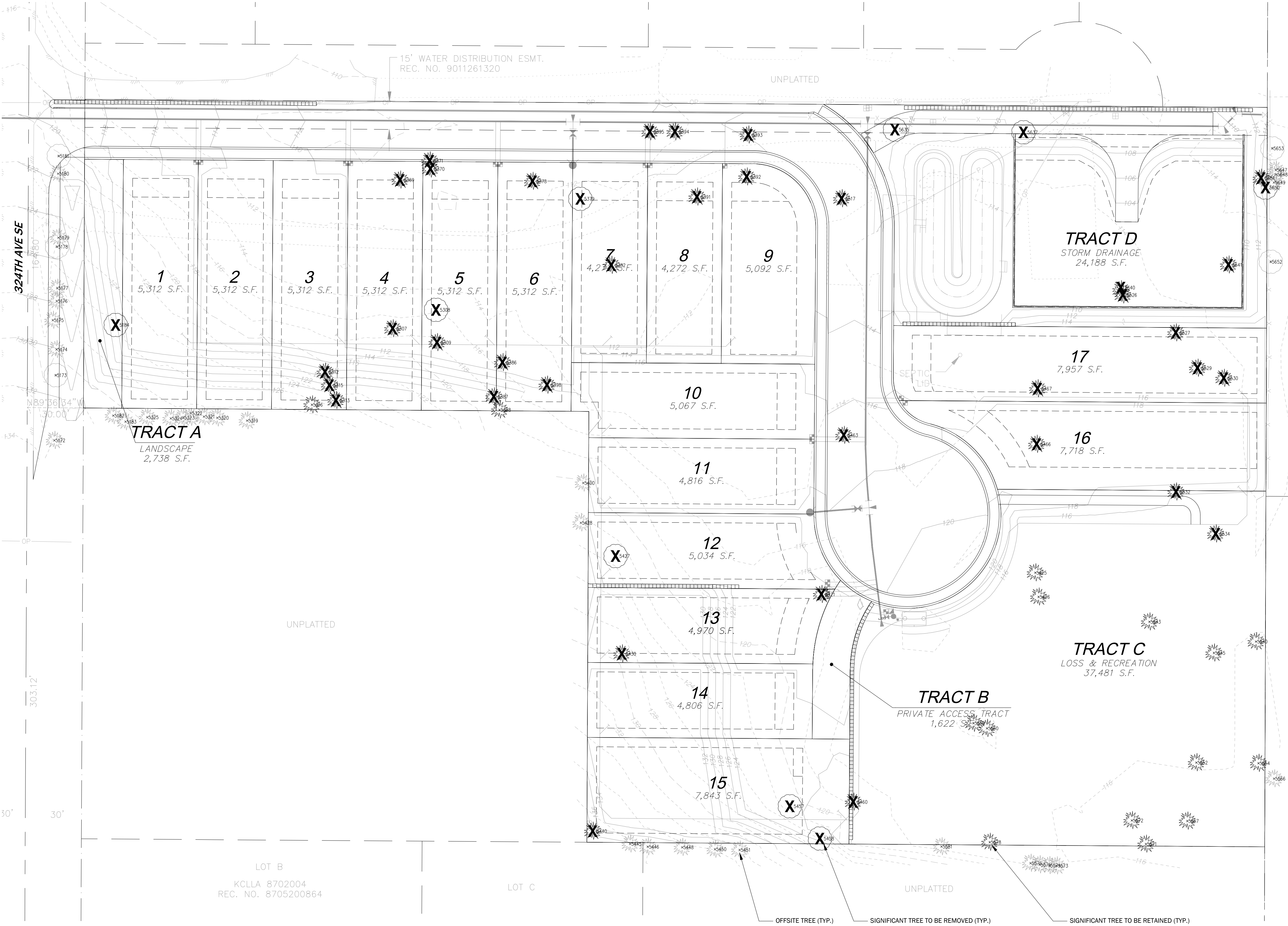
TREE RETENTION CALCULATIONS

EXISTING SIGNIFICANT TREES ONSITE:	59
MINIMUM TREES REQUIRED FOR RETENTION:	43 (10 TREES X 4.3 GROSS ACRES = 43)
SIGNIFICANT TREES TO BE RETAINED:	15
SIGNIFICANT TREES TO BE RETAINED WITH CREDITS APPLIED:	30
SIGNIFICANT TREES TO BE REMOVED:	44
REQUIRED REPLACEMENT TREES:	13 (43 REQUIRED TREES - 30 RETAINED TREE CREDITS = 13 REPLACEMENT TREES)

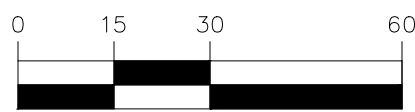
\* PER K.C.C.16.82.156.C.3.A, A SIGNIFICANT TREE MAY BE CREDITED AS TWO TREES WHEN IT MEETS ONE OR MORE OF THE FOLLOWING CHARACTERISTICS, THE TREE IS EIGHTEEN INCHES OR GREATER IN DIAMETER.

TREE RETENTION TABLE

Tree Count	Tree Number	Tree DBH	Significant Tree Retained Tree Credits	King County Code Reference	Retain	Remove
1	5184	22				1
2	5307	52				1
3	5308	58				1
4	5309	58				1
5	5312	28				1
6	5313	48				1
7	5315	52				1
8	5316	55	2	16.82.156.C3.a	1	
9	5369	52				1
10	5370	60				1
11	5371	66				1
12	5378	48				1
13	5379	64				1
14	5382	50				1
15	5386	38				1
16	5387	28				1
17	5388	46	2	16.82.156.C3.a	1	
18	5391	40				1
19	5392	42				1
20	5393	38				1
21	5394	38				1
22	5395	40				1
23	5398	38				1
24	5421	40				1
25	5425	46	2	16.82.156.C3.a	1	
26	5426	42	2	16.82.156.C3.a	1	
27	5427	16				1
28	5430	56				1
29	5440	24				1
30	5457	18				1
31	5458	40				1
32	5460	36				1
33	5463	44				1
34	5466	38				1
35	5467	46				1
36	5517	38				1
37	5526	47				1
38	5527	58				1
39	5529	42				1
40	5530	61				1
41	5532	35				1
42	5534	50				1
43	5540	30	2	16.82.156.C3.a	1	
44	5543	24	2	16.82.156.C3.a	1	
45	5545	36	2	16.82.156.C3.a	1	
46	5552	25	2	16.82.156.C3.a	1	
47	5554	46	2	16.82.156.C3.a	1	
48	5559	55	2	16.82.156.C3.a	1	
49	5560	55	2	16.82.156.C3.a	1	
50	5567	47	2	16.82.156.C3.a	1	
51	5571	39	2	16.82.156.C3.a	1	
52	5572	47	2	16.82.156.C3.a	1	
53	5578	32	2	16.82.156.C3.a	1	
54	5635	8				1
55	5637	14				1
56	5640	31				1
57	5641	56				1
58	5650	34				1
59	5651	32				1
			30		15	44
			Retained Tree Credits		Retained	Removed



SCALE: 1" = 30'


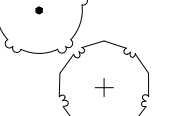



DATE: 2/12/2021  
DESIGNED: LINDSEY B. SOLORIO, P.L.A.  
DRAWN: SHAHILA BOWEN  
APPROVED: LINDSEY B. SOLORIO, P.L.A.  
PROJECT NUMBER: 21033

PRELIMINARY TREE RETENTION PLAN  
CEDAR PARK 17  
TAYLOR DEVELOPMENT, INC.  
15 LAKE BELLE VUE DRIVE, SUITE 102  
BELLEVUE, WA 98005

STATE OF WASHINGTON  
LINDSEY BENNETT SOLORIO  
LANDSCAPE ARCHITECT  
12100 NE 195th St, Suite 300  
Bellevue, Washington 98011  
425.885.7877 Fax 425.885.7963  
CORE DESIGN  
ENGINEERING • PLANNING • SURVEYING

STREETSCAPE PLANTING SCHEDULE

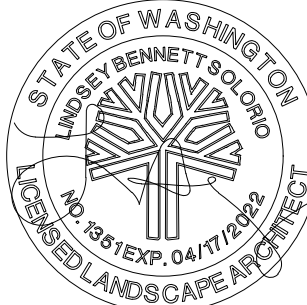
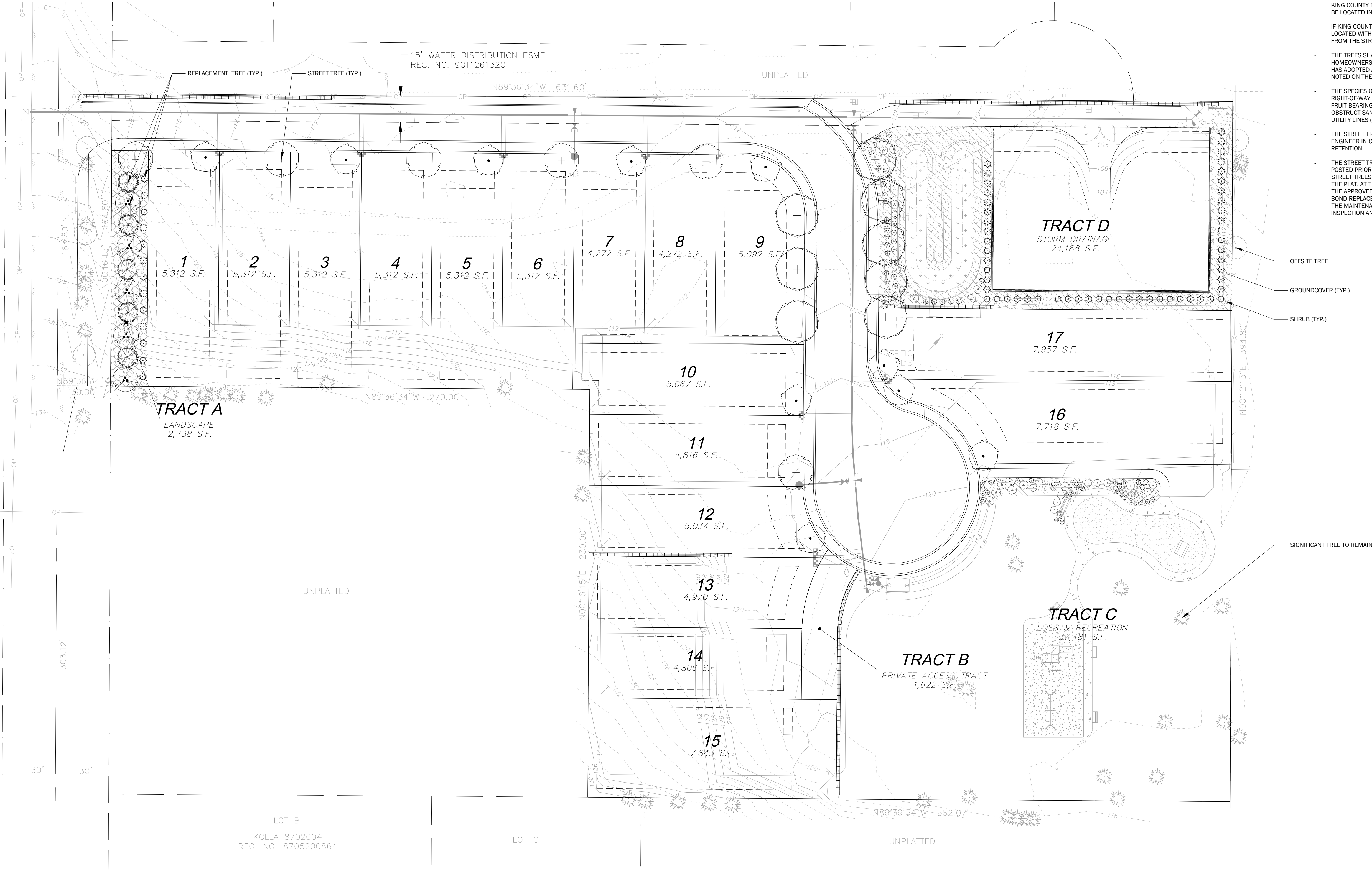
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	8	ACER NIGRUM "GREENCOLUMN"	GREEN COLUMN MAPLE	1.75" CAL. MIN./10' HT. MIN.	40' O.C. OR AS SHOWN	STREET TREE QUALITY
	10	PRUNUS SARGENTII "COLUMNARIS"	COLUMNAR SARGENT CHERRY	1.75" CAL. MIN./10' HT. MIN.	40' O.C. OR AS SHOWN	STREET TREE QUALITY
	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	1.75" CAL. MIN./10' HT. MIN.	40' O.C. OR AS SHOWN	STREET TREE QUALITY

STREET TREE CALCULATIONS

STREET TREE REQUIREMENTS (PER KCC 21A.16.050):	1 TREE PER 40 L.F. STREET FRONTAGE
- TOTAL AMOUNT OF PUBLIC STREET FRONTAGE:	964 L.F.
- TOTAL STREET TREES REQUIRED:	24
- TOTAL STREET TREES PROVIDED:	24

NOTES

- STREET TREES SHALL BE PROVIDED AS FOLLOWS (PER KCRS 5.03 AND KCC 21A.16.050):
  - TREES SHALL BE PLANTED AT A RATE OF ONE TREE FOR EVERY 40 FEET OF FRONTAGE ALONG ALL ROADS. SPACING MAY BE MODIFIED TO ACCOMMODATE SIGHT DISTANCE REQUIREMENTS FOR DRIVEWAYS AND INTERSECTIONS.
  - TREES SHALL BE LOCATED WITHIN THE STREET RIGHT-OF-WAY AND PLANTED IN ACCORDANCE WITH DRAWING NO. 5-009 OF THE KING COUNTY ROAD STANDARDS, UNLESS KING COUNTY DEPARTMENT OF TRANSPORTATION DETERMINES THAT TREES SHOULD NOT BE LOCATED IN THE STREET RIGHT-OF-WAY.
  - IF KING COUNTY DETERMINES THAT THE REQUIRED STREET TREES SHOULD NOT BE LOCATED WITHIN THE RIGHT-OF-WAY, THEY SHALL BE LOCATED NO MORE THAN 20 FEET FROM THE STREET RIGHT-OF-WAY LINE.
  - THE TREES SHALL BE OWNED AND MAINTAINED BY THE ADJUTING LOT OWNERS OR THE HOMEOWNERS ASSOCIATION OR OTHER WORKABLE ORGANIZATION UNLESS THE COUNTY HAS ADOPTED A MAINTENANCE PROGRAM. OWNERSHIP AND MAINTENANCE SHALL BE NOTED ON THE FACE OF THE FINAL RECORDED PLAT.
  - THE SPECIES OF TREES SHALL BE APPROVED BY DPER IF LOCATED WITHIN THE RIGHT-OF-WAY, AND SHALL NOT INCLUDE POPLAR, COTTONWOOD, SOFT MAPLES, GUM ANY FRUIT BEARING TREES, OR ANY OTHER TREE OR SHRUB WHOSE ROOTS ARE LIKELY TO OBSTRUCT SANITARY OR STORM SEWERS, OR THAT IS NOT COMPATIBLE WITH OVERHEAD UTILITY LINES (SEE LIST OF ACCEPTABLE TREES ABOVE).
  - THE STREET TREE PLAN SHALL BE REVIEWED AND APPROVED BY THE DPER REVIEW ENGINEER IN COORDINATION WITH THE DPER FORESTER FOR SIGNIFICANT TREE RETENTION.
  - THE STREET TREES MUST BE INSTALLED AND INSPECTED OR A PERFORMANCE BOND POSTED PRIOR TO RECORDING OF THE PLAT. IF A PERFORMANCE BOND IS POSTED, THE STREET TREES MUST BE INSTALLED AND INSPECTED WITHIN ONE YEAR OF RECORDING OF THE PLAT. AT THE TIME OF INSPECTION, IF THE TREES ARE FOUND TO BE INSTALLED PER THE APPROVED PLAN, A MAINTENANCE BOND MUST BE SUBMITTED OR THE PERFORMANCE BOND REPLACED WITH A MAINTENANCE BOND, AND HELD FOR ONE YEAR. AFTER ONE YEAR, THE MAINTENANCE BOND MAY BE RELEASED AFTER DPER HAS COMPLETED A SECOND INSPECTION AND DETERMINED THAT THE TREES HAVE BEEN KEPT HEALTHY AND THRIVING.



12100 NE 19th St, Suite 300  
Bellevue, Washington 98011  
425.885.7877 Fax 425.885.7963



PRELIMINARY STREETSCAPE PLAN  
CEDAR PARK 17  
TAYLOR DEVELOPMENT, INC.  
15 LAKE BELLEVUE DRIVE, SUITE 102  
BELLEVUE, WA 98005

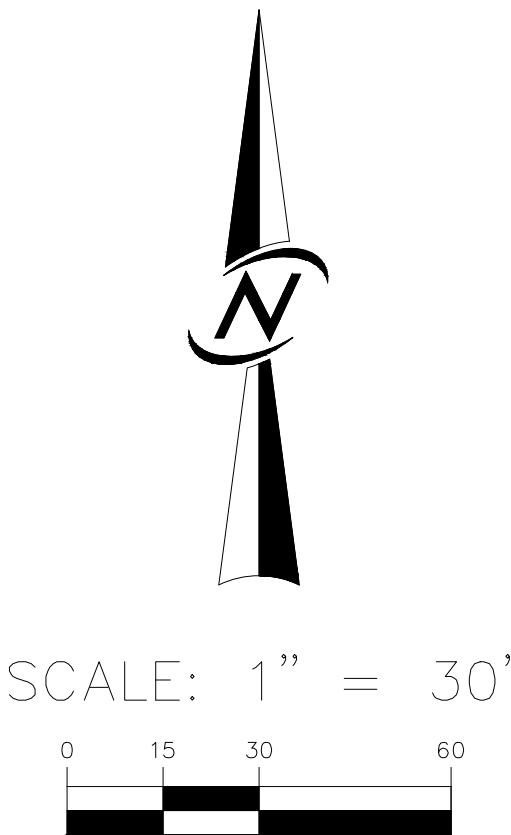
DATE	2/12/2021	DESIGNED	LINDSEY B. SOLORIO, P.L.A.	DRAWN	SHAHILA BOWEN	APPROVED	LINDSEY B. SOLORIO, P.L.A.	PROJECT MANAGER	LINDSEY B. SOLORIO, P.L.A.
SHEET	2	OF	4	PROJECT NUMBER 21033					



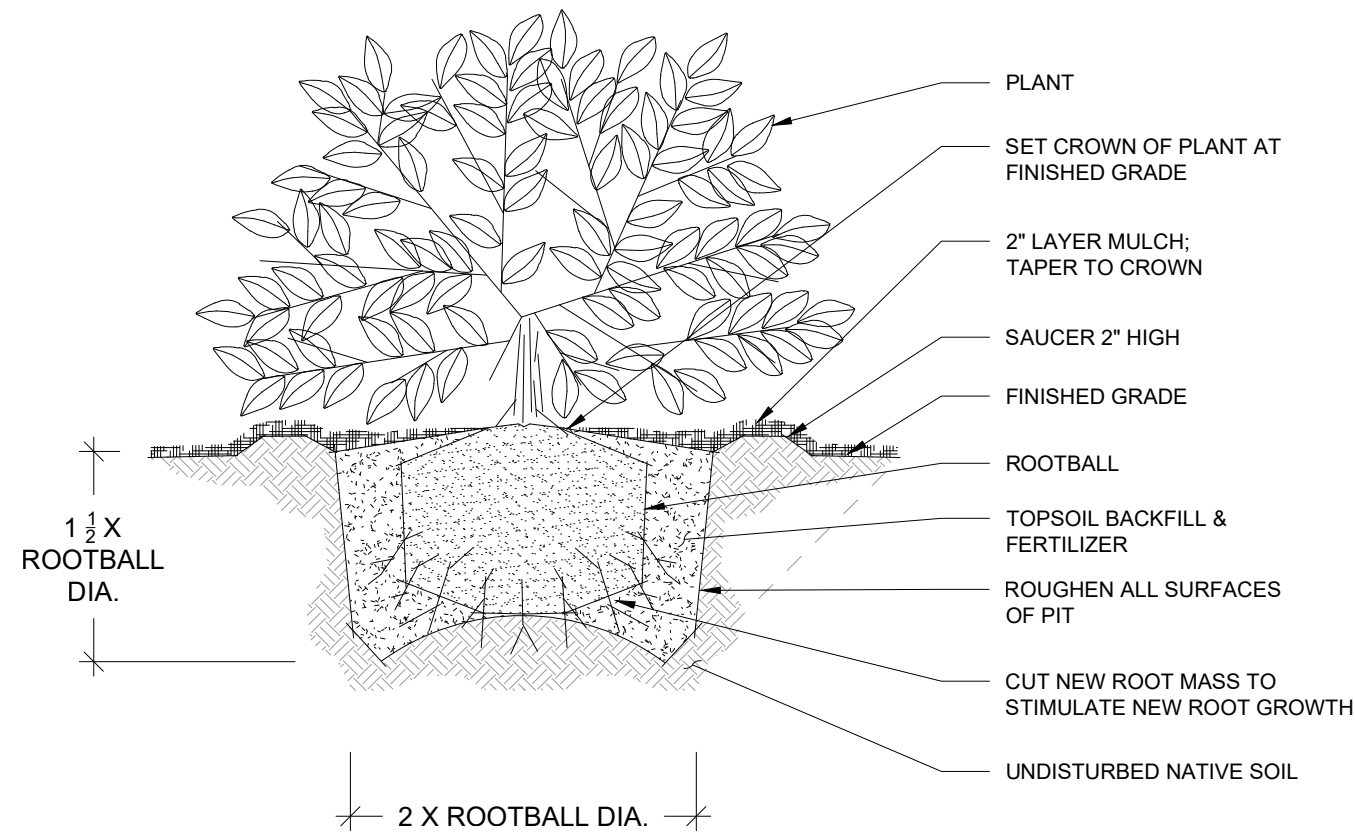
Mix 1		Mix 2	
75-80 percent	Tall or Meadow Fescue	60-70 percent	Tall Fescue
10-15 percent	Seaside Creeping Bentgrass or Colonial Bentgrass	10-15 percent	Seaside Creeping Bentgrass or Colonial Bentgrass
5-10 percent	Redtop	10-15 percent	Meadow Foxtail
		6-10 percent	Alsike Clover
		1-5 percent	Marshfield Big Trefoil
		1-6 percent	Redtop

Note: All percentages are by weight.

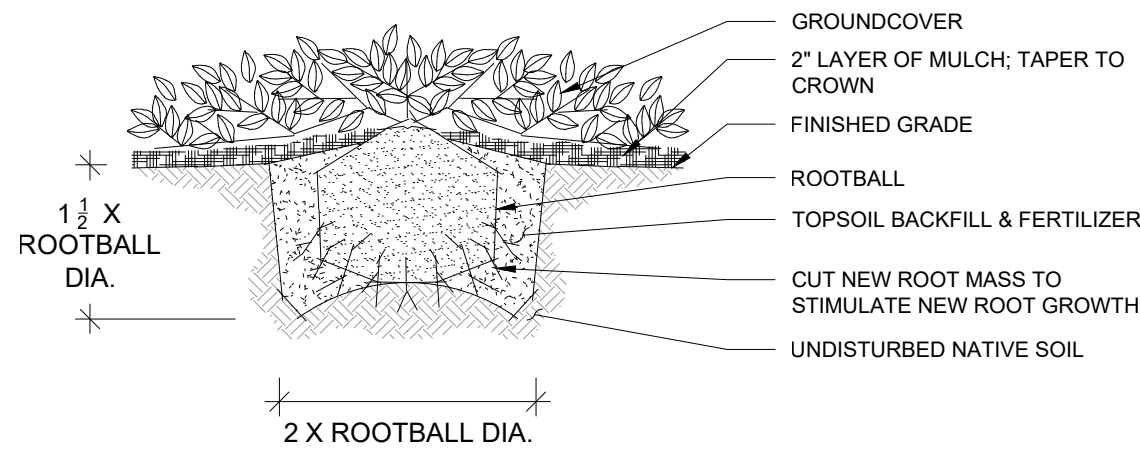
1. PLAY STRUCTURE: BY PACIFIC OUTDOOR PRODUCT MODEL #PE-7855, OR SIMILAR. SAFETY FALL ZONE TO BE PROVIDED SURROUNDING ENTIRE STRUCTURE. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. SWING SET: BY PACIFIC OUTDOOR PRODUCTS MODEL #PE-2068, OR SIMILAR. SAFETY FALL ZONE TO BE PROVIDED SURROUNDING ENTIRE STRUCTURE. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. BENCH: TO BE DETERMINED BY OWNER'S REPRESENTATIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. PICNIC TABLE: TO BE DETERMINED BY OWNER'S REPRESENTATIVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



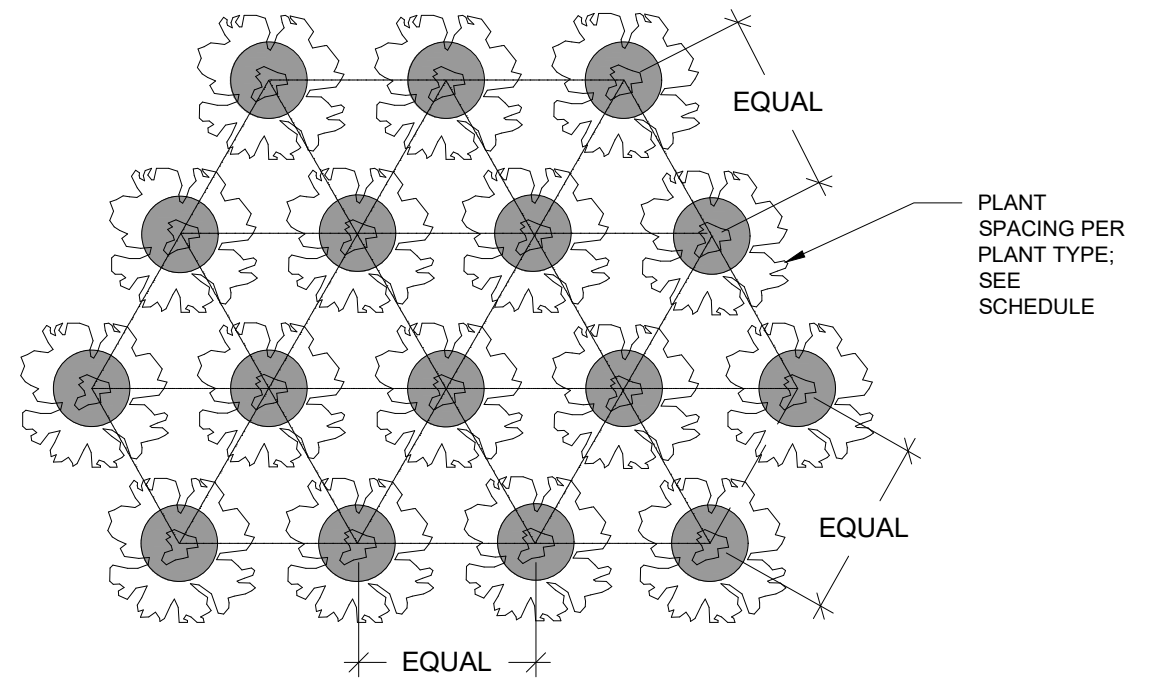




DETAIL: PLANTING SHRUB  
NOT TO SCALE



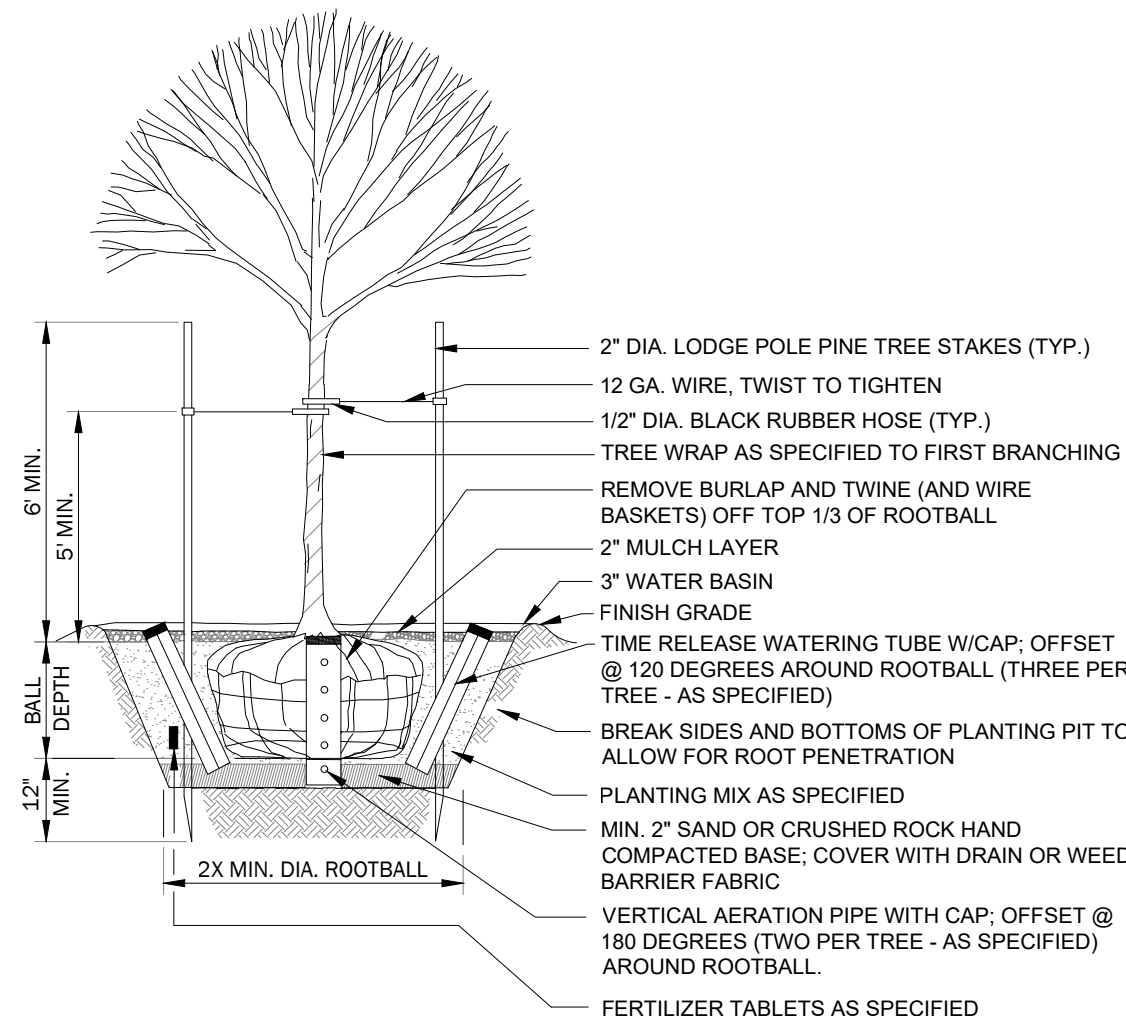
DETAIL: PLANTING GROUNDCOVER  
NOT TO SCALE



DETAIL: PLANTING GROUNDCOVER SPACING  
NOT TO SCALE

NOTE:  
TO AVOID LANDSCAPE INTRUSION INTO  
PATHS, THE FOLLOWING PLANTING SPACING  
OFF-SETS FROM EDGE OF ALL PATHS, DRIVES,  
ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"  
SMALL SHRUBS (UNDER 3' TALL): 30"  
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"  
LARGE SHRUBS (OVER 6' TALL): 48"

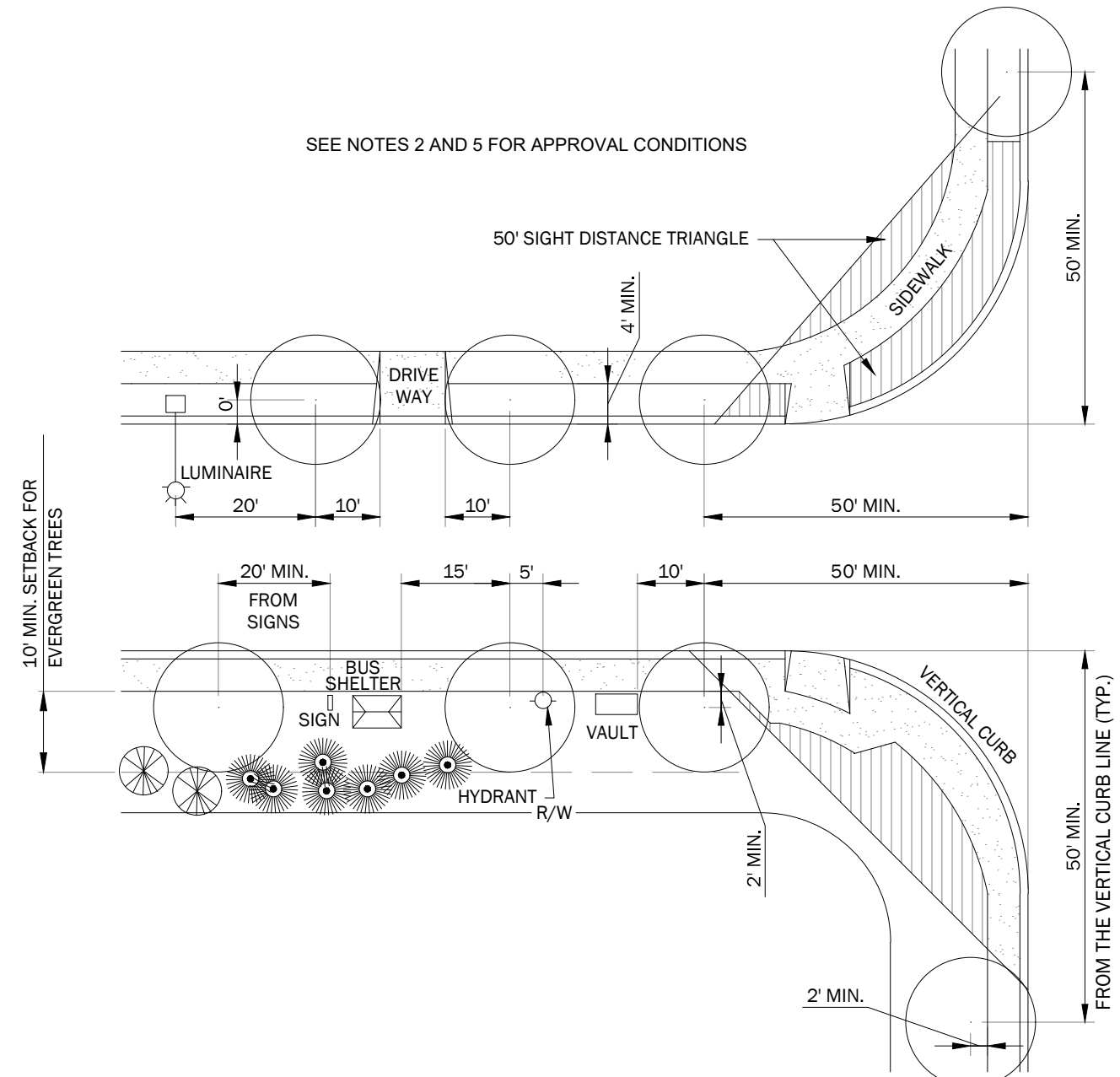


NOTES:

1. PLANT TREES 1 IN. HIGHER THAN DEPTH GROWN IN NURSERY. TREE PIT SHALL NOT BE LESS THAN (2) TIMES DIAMETER OF ROOTBALL.
2. ROOTBARRIER SHALL BE 12 IN. DEEP AND 8 L.F. ON EACH SIDE OF ROOTBALL ADJACENT TO CURBS AND PAVED SURFACES.
3. THERE SHALL BE A MINIMUM ROOTBALL DIAMETER OF 10 IN. PER TRUNK CALIPER INCH AS MEASURED 6 IN. ABOVE ROOTBALL.

TREE PLANTING DETAIL

5-011 NOT TO SCALE SOURCE: KING COUNTY



NOTES:

1. TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
2. IF PLANTING STRIPS ARE APPROVED:
  - A) MINIMUM DISTANCE FROM CENTER OF ANY TREE TO FACE OF VERTICAL CURB SHALL BE 3 FT.
  - B) TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
  - C) MINIMUM CLEAR SIDEWALK WIDTH SHALL BE 5 FT. IN RESIDENTIAL OR 8 FT. IN BUSINESS DISTRICTS WHERE BLOCK-OUTS OCCUR.
3. PLANS SHALL BE COORDINATED WITH METRO SERVICE PLANNING ON BUS ROUTES. PHONE 206-684-1622.
4. SEE SEC. 5.03.
5. NO TREES WITH MATURE TRUNKS GREATER THAN 4 IN. DIAMETER (AS MEASURED AT GRADE) SHALL BE PLANTED WITHIN THE KING COUNTY CLEAR ZONE. LARGER TREES MAY BE APPROVED FOR PLANTING OUTSIDE THE CLEAR ZONE AREA. NO TREES SHALL BE PLANTED WITHIN THE 50 FT. SIGHT DISTANCE TRIANGLE AT INTERSECTIONS. ALL PLANTINGS SHALL HAVE A MATURE HEIGHT LESS THAN 24 IN.

TREE LOCATION DETAIL

5-009 NOT TO SCALE SOURCE: KING COUNTY