

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012



OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-124908-LD

Project Name/Address: Highland Village Townhomes 600 146th Ave NE

Planner: David Wong

Phone Number: 425-452-4282/dwong@bellevuewa.gov

Minimum Comment Period: 7/7/2016

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue Submittal Requirements	27
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ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

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 Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner:

Proponent:

Contact Person:

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address:

Phone:

Proposal Title:

Proposal Location:

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description:
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished:
4. Number of dwelling units/buildings to be constructed:
5. Square footage of buildings to be demolished:
6. Square footage of buildings to be constructed:
7. Quantity of earth movement (in cubic yards):
8. Proposed land use:
9. Design features, including building height, number of stories and proposed exterior materials:
10. Other

Estimated date of completion of the proposal or timing of phasing:

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)?
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion Control Regulated by BCC 23.76

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

3. WATER

- a. Surface
 - (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

 - (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

- (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.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

- (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.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

c. List threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health

- 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? If so, describe.

(1) Describe special emergency services that might be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

- (3) Proposed measures to reduce or control noise impacts, if any:

8. Land and Shoreline Use

Noise regulated by BCC 9.18

- a. What is the current use of the site and adjacent properties?

- b. Has the site been used for agriculture? If so, describe.

- c. Describe any structures on the site.

- d. Will any structures be demolished? If so, what?

- e. What is the current zoning classification of the site?

- f. What is the current comprehensive plan designation of the site?

- g. If applicable, what is the current shoreline master program designation of the site?

- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.

- i. Approximately how many people would reside or work in the completed project?

- j. Approximately how many people would the completed project displace?

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light or glare impacts, if any:

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Highland Park & Community Center - .6 mi
Bellevue Aquatic Center - .125 mi
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
- c. How many parking spaces would be completed project have? How many would the project eliminate?

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
- g. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
- b. Proposed measures to reduce or control direct impacts on public services, if any:

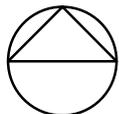
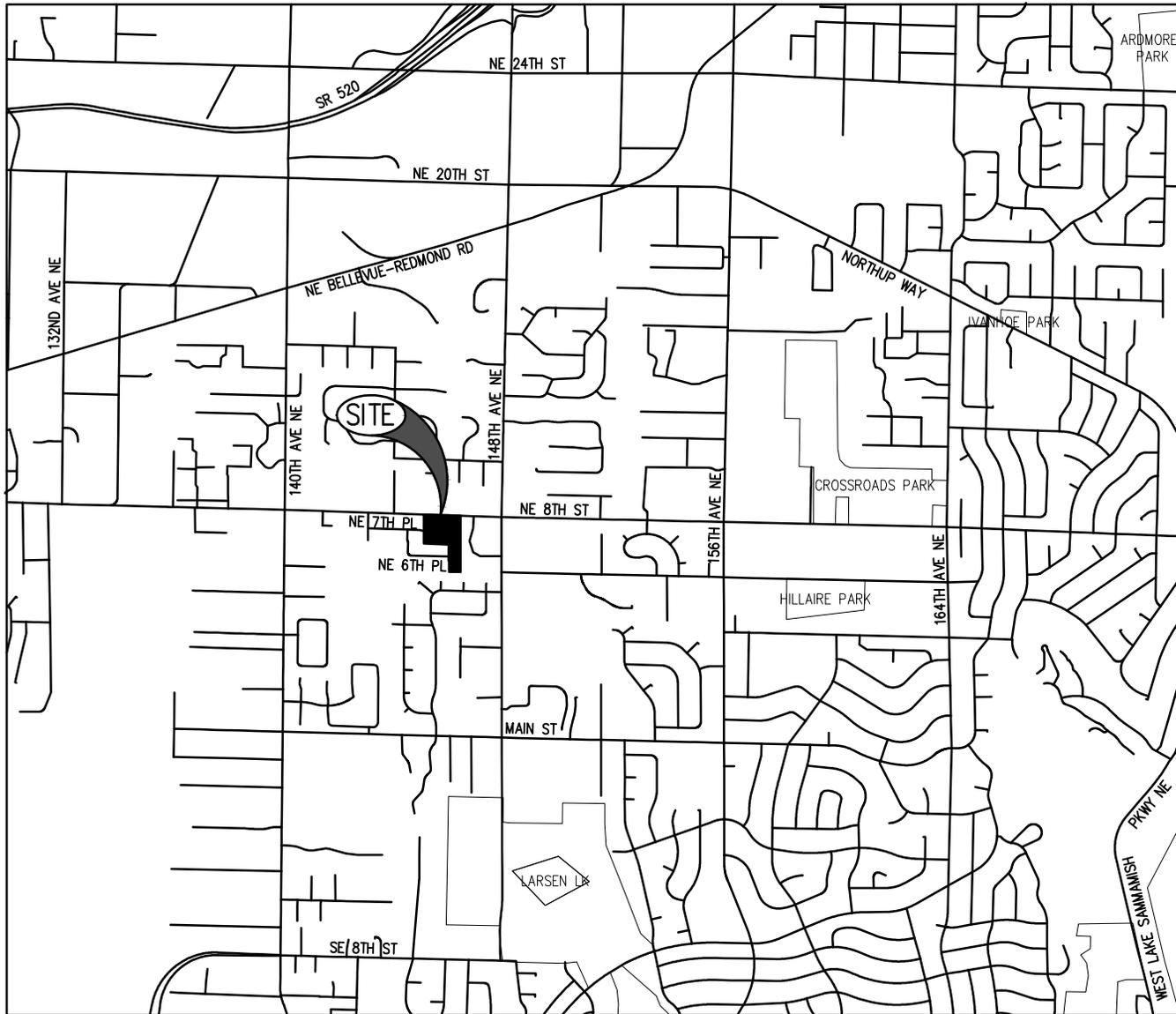
16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- 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.

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.

Signature.....Date Submitted.....

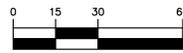


VICINITY MAP

N.T.S.



SCALE: 1" = 30'



VERTICAL DATUM

NAVD 88
BENCHMARK
 CITY OF BELLEVUE SURVEY CONTROL POINT NO. 11R.
 3" BRASS DISK STAMPED "KING COUNTY SURVEY 1939" IN CONCRETE MONUMENT, DOWN 1.3" IN CASE, LOCATED AT THE INTERSECTION OF 148TH AVENUE NE & NE 8TH STREET.
 ELEVATION: 252.88

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.

N89°04'30"W BETWEEN BELLEVUE HORIZONTAL STATION 0083, LOCATED AT THE INTERSECTION OF NE 8TH STREET AND 148TH AVENUE NE AND BELLEVUE HORIZONTAL STATION 0082, LOCATED AT THE INTERSECTION OF NE 8TH STREET AND 140TH AVENUE NE.

LEGAL DESCRIPTION

LOTS 3, 4, 5 AND 12, INCLUDING THE SOUTHERLY 40 FEET OF SAID LOT 12, WHICH WAS VACATED BY CITY OF BELLEVUE ORDINANCE NO. 1403, UPPER AND RENICK'S KIRKLAND GARDENS ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS OF LOTS 3, 4 AND 5 LYING NORTHERLY OF THE SOUTHERLY MARGIN OF NORTHEAST 8TH STREET, AS SAID SOUTHERLY MARGIN WAS ESTABLISHED BY DEEDS RECORDED UNDER RECORDING NUMBERS 5805274, 7512160597 AND 7512160698, AND BY PROCEEDINGS HAD IN KING COUNTY SUPERIOR COURT CAUSE NO. 616796, BEING AN ACTION TO APPROPRIATE CERTAIN PROPERTY FOR ROAD PURPOSES.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

4. THIS SITE IS SUBJECT TO NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8612200938. (NOTED HERE)

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5758922. (EASEMENT WAS RECORDED BEFORE DEDICATION OF N.E. 8TH STREET AND NOW LIES WITHIN ITS RIGHT-OF-WAY)

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5758971. (EASEMENT WAS RECORDED BEFORE DEDICATION OF N.E. 8TH STREET AND NOW LIES WITHIN ITS RIGHT-OF-WAY)

7. THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5805274. (RIGHT-OF-WAY FOR N.E. 8TH STREET)

8. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF INSTRUMENT ENTITLED RELEASE OF DAMAGES RECORDED UNDER RECORDING NUMBER 6301027. (NOTED HERE)

9. THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7512160697. (RIGHT-OF-WAY FOR N.E. 8TH STREET-LOT 3)

10. THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7512160698. (RIGHT-OF-WAY FOR N.E. 8TH STREET-LOT 4)

11. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 760702547. (A PORTION OF THE EASEMENT IS BLANKET COVERING THE GRANTEE'S FACILITIES AS CONSTRUCTED, ANOTHER PORTION IS DESCRIBED AS THE NORTH 20 FEET OF THE WEST 20 FEET OF THE PROPERTY AND IS SHOWN HEREON)

12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT TO AMEND CONCOMITANT ZONING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7807191087. (NOTED HERE)

13. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR WATER LINES GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904230915. (SHOWN HEREON)

14. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR SANITARY SEWER GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904230916. (SHOWN HEREON) (LISTED AS A WATER EASEMENT IN TITLE)

15. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ACOUSTICAL WALL GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9004171045. (SHOWN HEREON)

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE OF WASHINGTON COMMITMENT NO. 20371769-410-KA6. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIDELITY NATIONAL COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 06, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2015.

3. PROPERTY AREA = 190,541± SQUARE FEET (4.3742± ACRES).

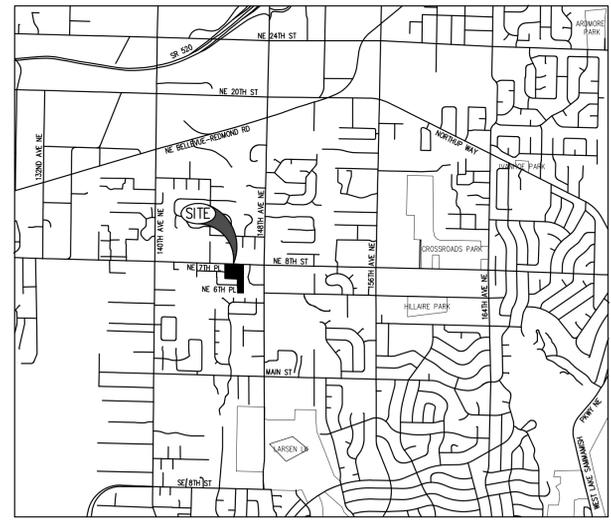
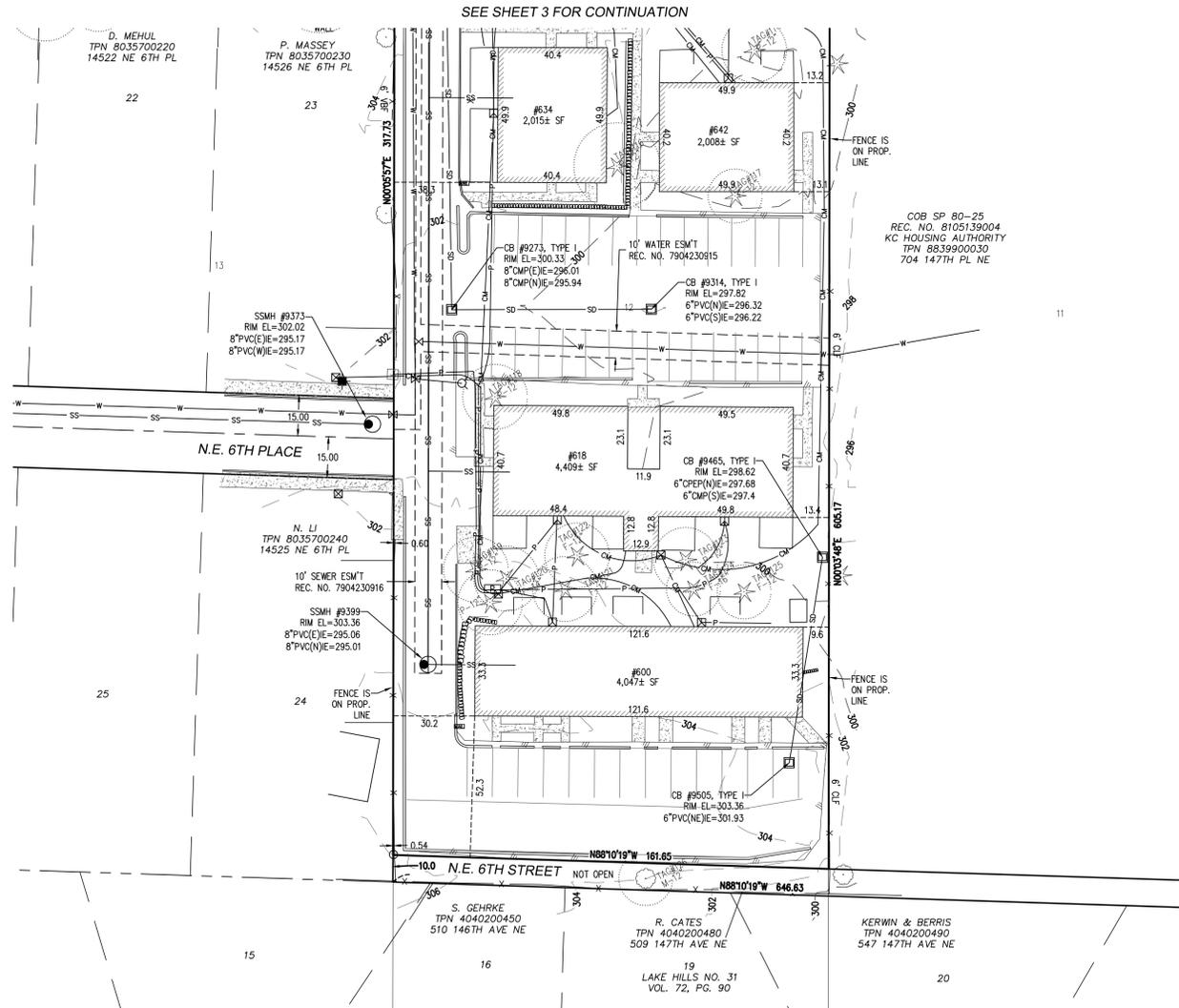
4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE 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 IAC 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. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

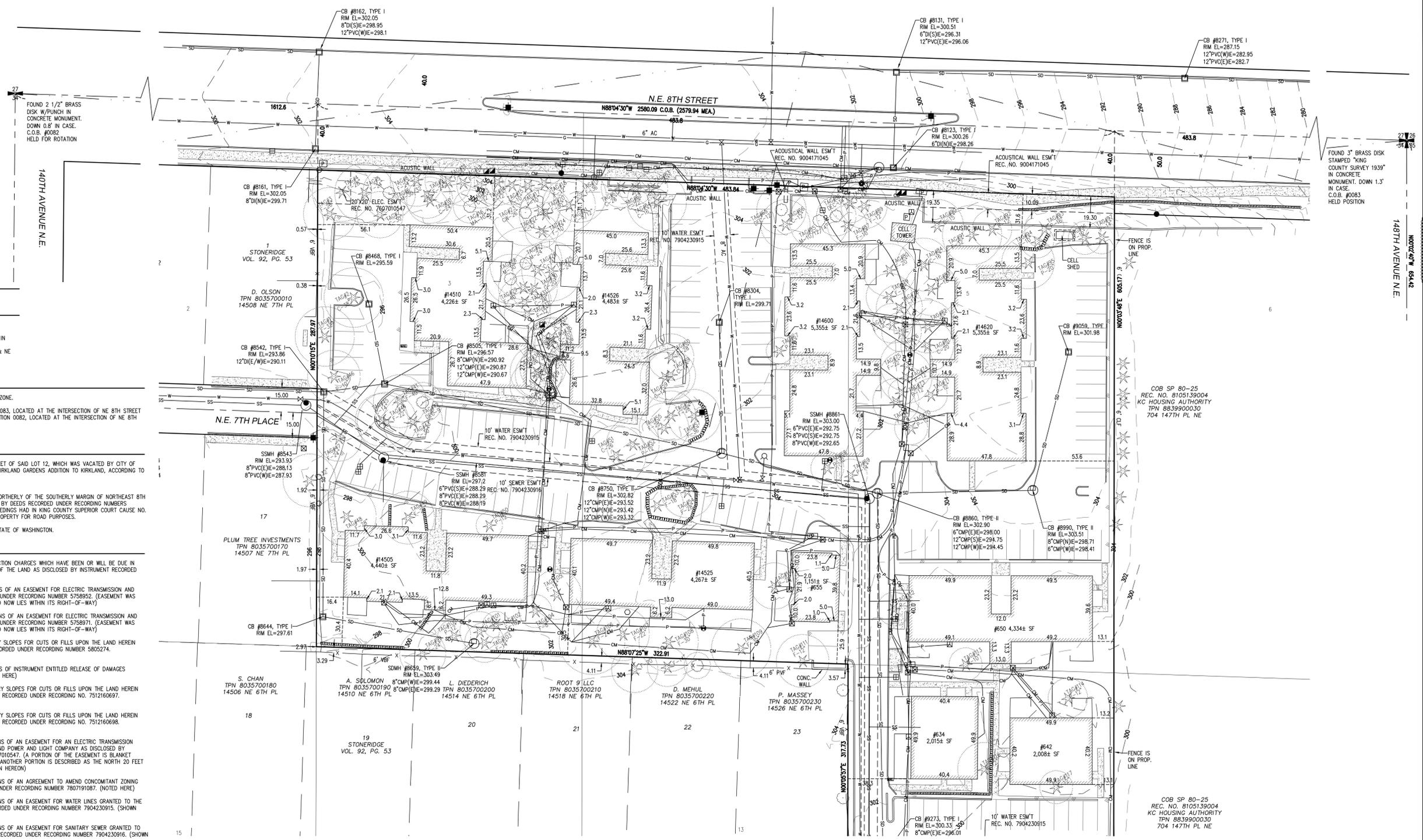
LEGEND

⊗ WATER VALVE	CLF CHAIN LINK FENCE
⊕ FIRE HYDRANT	VBF VERTICAL BOARD FENCE
⊞ WATER METER	PVF PLASTIC VERTICAL FENCE
⊙ AIR VAC	— W — WATER LINE
⊕ IRRIGATION VALVE	— SS — SANITARY SEWER LINE
⊕ IRRIGATION METER	— SD — STORM DRAIN LINE
⊞ POWER METER	— CM — COMMUNICATIONS LINE
⊞ JUNCTION BOX	— P — UNDERGROUND POWER LINE
⊕ SIGN	— C — GAS LINE
● UTILITY POLE	⊙ EXISTING TREE
⊞ POWER VAULT	⊙ EXISTING TREE DRIFLINE
● BOLLARD	
⊞ MAIL BOX/KIOSK	
○ AREA DRAIN	
⊞ COMMUNICATIONS PEDESTAL	
⊞ TRAFFIC SIGNAL BOX	



VICINITY MAP
 1" = 2000'

DATE	JANUARY 2016
DESIGNED	GMA R. BROOKS, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	GMA R. BROOKS, P.E.
PROJECT MANAGER	JAMES A. OLSEN, P.E.
PROJECT NUMBER	15095
SHEET	2 OF 10
BOUNDARY & TOPOGRAPHIC SURVEY-SOUTH HIGHLAND VILLAGE	IS PROPERTY INVESTMENTS, LLC 2505 2ND AVE #300 SEATTLE, WA 98121
CORE DESIGN ENGINEERING · PLANNING · SURVEYING	14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963



VERTICAL DATUM
NAVD 88

BENCHMARK
CITY OF BELLEVUE SURVEY CONTROL POINT NO. 11R.
3" BRASS DISK STAMPED "KING COUNTY SURVEY 1939" IN CONCRETE MONUMENT, DOWN 1.3" IN CASE, LOCATED AT THE INTERSECTION OF 148TH AVENUE NE & NE 8TH STREET.
ELEVATION: 252.88

BASIS OF BEARINGS
WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.
N88°04'30"W BETWEEN BELLEVUE HORIZONTAL STATION 0083, LOCATED AT THE INTERSECTION OF NE 8TH STREET AND 148TH AVENUE NE AND BELLEVUE HORIZONTAL STATION 0082, LOCATED AT THE INTERSECTION OF NE 8TH STREET AND 140TH AVENUE NE.

LEGAL DESCRIPTION
LOTS 3, 4, 5 AND 12, INCLUDING THE SOUTHERLY 40 FEET OF SAID LOT 12, WHICH WAS VACATED BY CITY OF BELLEVUE ORDINANCE NO. 1403, UPPER AND RENICK'S KIRKLAND GARDENS ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, IN KING COUNTY, WASHINGTON;
EXCEPT THOSE PORTIONS OF LOTS 3, 4 AND 5 LYING NORTHERLY OF THE SOUTHERLY MARGIN OF NORTHEAST 8TH STREET, AS SAID SOUTHERLY MARGIN WAS ESTABLISHED BY DEEDS RECORDED UNDER RECORDING NUMBERS 5805274, 7512160597 AND 7512160698, AND BY PROCEEDINGS HAD IN KING COUNTY SUPERIOR COURT CAUSE NO. 616796, BEING AN ACTION TO APPROPRIATE CERTAIN PROPERTY FOR ROAD PURPOSES.
SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

- THIS SITE IS SUBJECT TO NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9612200938. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5758952. (EASEMENT WAS RECORDED BEFORE DEDICATION OF N.E. 8TH STREET AND NOW LIES WITHIN ITS RIGHT-OF-WAY)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5758971. (EASEMENT WAS RECORDED BEFORE DEDICATION OF N.E. 8TH STREET AND NOW LIES WITHIN ITS RIGHT-OF-WAY)
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- THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7512160697. (RIGHT-OF-WAY FOR N.E. 8TH STREET--LOT 3)
- THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7512160698. (RIGHT-OF-WAY FOR N.E. 8TH STREET--LOT 4)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7607010547. (A PORTION OF THE EASEMENT IS BLANKET COVERING THE GRANTEE'S FACILITIES AS CONSTRUCTED. ANOTHER PORTION IS DESCRIBED AS THE NORTH 20 FEET OF THE WEST 20 FEET OF THE PROPERTY AND IS SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT TO AMEND CONCOMITANT ZONING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7807191087. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR WATER LINES GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904230915. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR SANITARY SEWER GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904230916. (SHOWN HEREON) (LISTED AS A WATER EASEMENT IN TITLE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ACOUSTICAL WALL GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9004171045. (SHOWN HEREON)

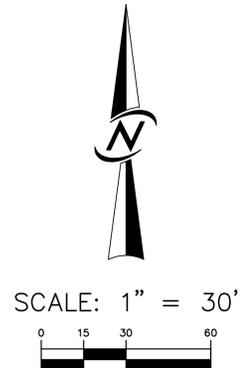
LEGEND

- | | |
|---------------------------|------------------------------|
| ☒ WATER VALVE | CLF CHAIN LINK FENCE |
| ☒ FIRE HYDRANT | VBF VERTICAL BOARD FENCE |
| ☒ WATER METER | PVF PLASTIC VERTICAL FENCE |
| ☒ AIR VAC | — W — WATER LINE |
| ☒ IRRIGATION VALVE | — SS — SANITARY SEWER LINE |
| ☒ IRRIGATION METER | — SD — STORM DRAIN LINE |
| ☒ POWER METER | — CM — COMMUNICATIONS LINE |
| ☒ JUNCTION BOX | — P — UNDERGROUND POWER LINE |
| ☒ SIGN | — G — GAS LINE |
| ☒ UTILITY POLE | |
| ☒ POWER VAULT | |
| ☒ BOLLARD | |
| ☒ MAIL BOX/KIOSK | ☒ EXISTING TREE |
| ☒ AREA DRAIN | ☒ EXISTING TREE DRIFLINE |
| ☒ COMMUNICATIONS PEDESTAL | |
| ☒ TRAFFIC SIGNAL BOX | |

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE OF WASHINGTON COMMITMENT NO. 20371769-410-KA6. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIDELITY NATIONAL COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 06, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2015.
- PROPERTY AREA = 190,541± SQUARE FEET (4.3742± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE 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.
- 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. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

SEE SHEET 2 FOR CONTINUATION



DATE	JANUARY 2016
DESIGNED	GMA R. BROOKS, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	GMA R. BROOKS, P.E.
PROJECT MANAGER	JAMES A. OLSEN, P.E.
BOUNDARY & TOPOGRAPHIC SURVEY-NORTH HIGHLAND VILLAGE IS PROPERTY INVESTMENTS, LLC 2505 2ND AVE #300 SEATTLE, WA 98121	
DATE	
REVISIONS	
NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
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NO. 93	
NO. 94	
NO. 95	
NO. 96	
NO. 97	
NO. 98	
NO. 99	
NO. 100	



5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8
LEFT SIDE ELEVATION
1/8" = 1'-0"



5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8
FRONT ELEVATION
1/8" = 1'-0"



5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8
RIGHT SIDE ELEVATION
1/8" = 1'-0"



5-PLEX ALLEY-LOADED BUILDINGS 3, 4, 5, 6, 7 & 8
REAR ALLEY ELEVATION
1/8" = 1'-0"

COLOR SCHEME A (SHOWN)

- (A) Medium Body Color - Dovetail - SW 7018
 - (B) Light Body Color - Dorian Gray - SW 7017
 - (C) Accent 1 - Origami White - SW 7636
 - (D) Accent 2 - Raisin - SW 7630
 - (E) Trim - Sealskin - SW 7675
 - (F) Horizontal Cedar Siding Accent
- Window Frame - Pella "Iron Ore" PR7834
Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B

- (A) Medium Body Color - Peppercorn - SW 7674
 - (B) Light Body Color - Gray Shingle - SW 7670
 - (C) Accent 1 - Origami White - SW 7636
 - (D) Accent 2 - Tranquil Aqua - SW 7611
 - (E) Trim - Iron Ore - SW 7069
 - (F) Horizontal Cedar Siding Accent
- Window Frame - Pella "Iron Ore" PR7834
Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C

- (A) Medium Body Color - Gibraltar - SW 6257
 - (B) Light Body Color - Online - SW 7072
 - (C) Accent 1 - Origami White - SW 7636
 - (D) Accent 2 - Cyberspace - SW 7076
 - (E) Trim - Software - SW 7074
 - (F) Horizontal Cedar Siding Accent
- Window Frame - Pella "Iron Ore" PR7834
Composition Roof Shingles - Charcoal Mist

No.	Date

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5-Plex Alley-Loaded Townhome
EXTERIOR ELEVATIONS
Buildings 3, 4, 5, 6, 7 & 8

Scale: 1/8" = 1'-0"

Drawn By: APT

Date: 02-22-16

Date Plotted: 2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.:



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
 LEFT SIDE ELEVATION - OPTION A
 1/8" = 1'-0"



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
 FRONT ELEVATION - OPTION A
 1/8" = 1'-0"



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
 RIGHT SIDE ELEVATION - OPTION A
 1/8" = 1'-0"



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
 REAR ELEVATION - OPTION A
 1/8" = 1'-0"

COLOR SCHEME A

- (A) Medium Body Color - Dovetail - SW 7018
 - (B) Light Body Color - Dorian Gray - SW 7017
 - (C) Accent 1 - Origami White - SW 7636
 - (D) Accent 2 - Raisin - SW 7630
 - (E) Trim - Sealskin - SW 7675
 - (F) Horizontal Cedar Siding Accent
- Window Frame - Pella "Iron Ore" PR7834
 Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B (SHOWN)

- (A) Medium Body Color - Peppercorn - SW 7674
 - (B) Light Body Color - Gray Shingle - SW 7670
 - (C) Accent 1 - Origami White - SW 7636
 - (D) Accent 2 - Tranquil Aqua - SW 7611
 - (E) Trim - Iron Ore - SW 7069
 - (F) Horizontal Cedar Siding Accent
- Window Frame - Pella "Iron Ore" PR7834
 Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C

- (A) Medium Body Color - Gibraltar - SW 6257
 - (B) Light Body Color - Online - SW 7072
 - (C) Accent 1 - Origami White - SW 7636
 - (D) Accent 2 - Cyberspace - SW 7076
 - (E) Trim - Software - SW 7074
 - (F) Horizontal Cedar Siding Accent
- Window Frame - Pella "Iron Ore" PR7834
 Composition Roof Shingles - Charcoal Mist

3-Plex Front-Loaded Townhome
 EXTERIOR ELEVATIONS - OPTION A
 Buildings 13, 14 & 16

Highland Village Townhomes
 An 87-Unit Townhome Development
 Bellevue, Washington
IS Property Investments, LLC

Job No.: 15-35
 Sheet No.:

E2

No. Date
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4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
FRONT ELEVATION - OPTION A
1/8" = 1'-0"

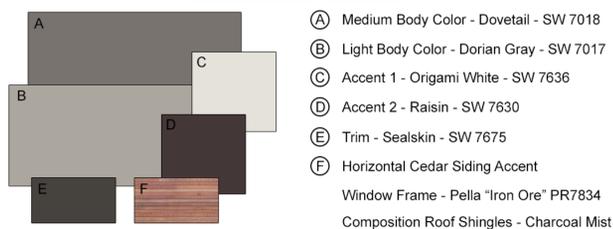


4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

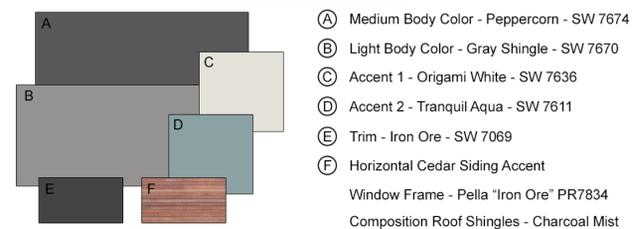


4-PLEX FRONT-LOADED BUILDINGS 9, 12, 15 & 19
REAR ELEVATION - OPTION A
1/8" = 1'-0"

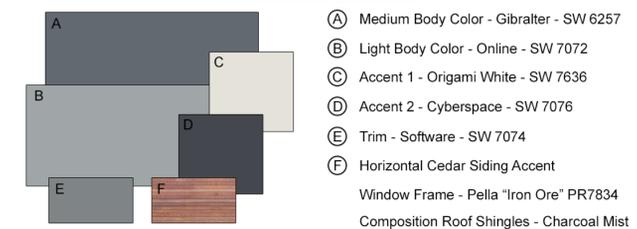
COLOR SCHEME A



COLOR SCHEME B



COLOR SCHEME C (SHOWN)



4-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
Buildings 9, 12, 15 & 19

Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 02-22-16
Date Plotted: 2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.:



4-PLEX FRONT-LOADED BUILDING 17
LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 17
FRONT ELEVATION - OPTION A
1/8" = 1'-0"

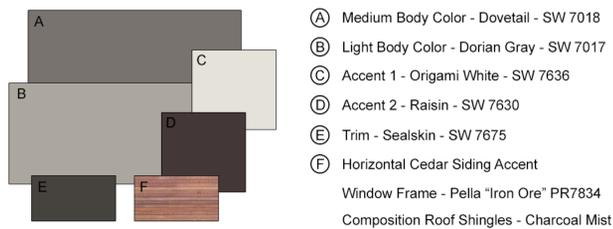


4-PLEX FRONT-LOADED BUILDING 17
RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

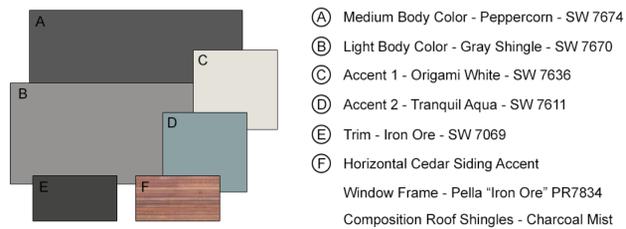


4-PLEX FRONT-LOADED BUILDING 17
REAR ELEVATION - OPTION A
1/8" = 1'-0"

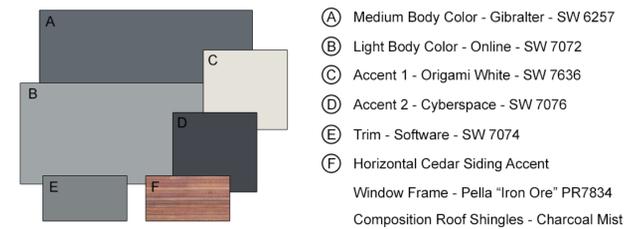
COLOR SCHEME A (SHOWN)



COLOR SCHEME B



COLOR SCHEME C



No.	Date

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4-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
BUILDING 17

Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 02-22-16
Date Plotted: 2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington

IS Property Investments, LLC

Job No.: 15-35
Sheet No.:



4-PLEX FRONT-LOADED BUILDING 10
LEFT SIDE ELEVATION - OPTION A
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 10
FRONT ELEVATION - OPTION A
1/8" = 1'-0"

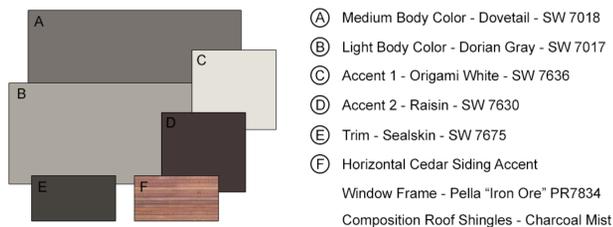


4-PLEX FRONT-LOADED BUILDING 10
RIGHT SIDE ELEVATION - OPTION A
1/8" = 1'-0"

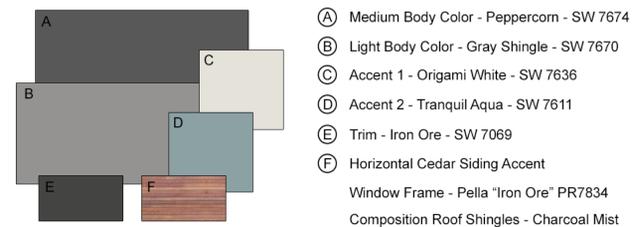


4-PLEX FRONT-LOADED BUILDING 10
REAR ELEVATION - OPTION A
1/8" = 1'-0"

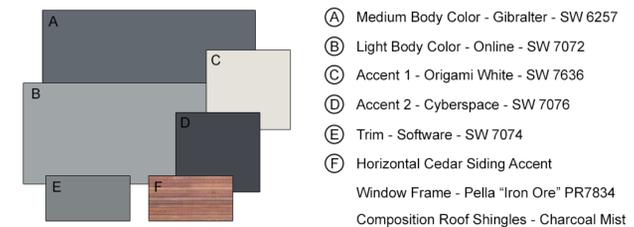
COLOR SCHEME A



COLOR SCHEME B (SHOWN)



COLOR SCHEME C



No.	Date

4-Plex Front-Loaded Townhome
EXTERIOR ELEVATIONS - OPTION A
BUILDING 10

Scale: 1/8" = 1'-0"
Drawn By: APT
Date: 02-22-16
Date Plotted: 2-22-16

Highland Village Townhomes
An 87-Unit Townhome Development
Bellevue, Washington
IS Property Investments, LLC

Job No.: 15-35
Sheet No.:



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
 LEFT SIDE ELEVATION - OPTION A
 1/8" = 1'-0"



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
 FRONT ELEVATION - OPTION A
 1/8" = 1'-0"



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
 RIGHT SIDE ELEVATION - OPTION A
 1/8" = 1'-0"



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
 REAR ELEVATION - OPTION A
 1/8" = 1'-0"

COLOR SCHEME A

	(A) Medium Body Color - Dovetail - SW 7018
	(B) Light Body Color - Dorian Gray - SW 7017
	(C) Accent 1 - Origami White - SW 7636
	(D) Accent 2 - Raisin - SW 7630
	(E) Trim - Sealskin - SW 7675
	(F) Horizontal Cedar Siding Accent
	Window Frame - Pella "Iron Ore" PR7834
	Composition Roof Shingles - Charcoal Mist

COLOR SCHEME B

	(A) Medium Body Color - Peppercorn - SW 7674
	(B) Light Body Color - Gray Shingle - SW 7670
	(C) Accent 1 - Origami White - SW 7636
	(D) Accent 2 - Tranquil Aqua - SW 7611
	(E) Trim - Iron Ore - SW 7069
	(F) Horizontal Cedar Siding Accent
	Window Frame - Pella "Iron Ore" PR7834
	Composition Roof Shingles - Charcoal Mist

COLOR SCHEME C (SHOWN)

	(A) Medium Body Color - Gibraltar - SW 6257
	(B) Light Body Color - Online - SW 7072
	(C) Accent 1 - Origami White - SW 7636
	(D) Accent 2 - Cyberspace - SW 7076
	(E) Trim - Software - SW 7074
	(F) Horizontal Cedar Siding Accent
	Window Frame - Pella "Iron Ore" PR7834
	Composition Roof Shingles - Charcoal Mist

6-Plex Front-Loaded Townhome
 EXTERIOR ELEVATIONS - OPTION A
 Buildings 1, 2, 11 & 18

Highland Village Townhomes
 An 87-Unit Townhome Development
 Bellevue, Washington
IS Property Investments, LLC

Job No.: 15-35
 Sheet No.:

No. Date
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3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
LEFT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
FRONT ELEVATION - OPTION B
1/8" = 1'-0"



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
RIGHT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



3-PLEX FRONT-LOADED BUILDINGS 13, 14 & 16
REAR ELEVATION - OPTION B
1/8" = 1'-0"

No.	Date
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3-Plex Front-Loaded Townhome		Date Plotted:	2-22-16
EXTERIOR ELEVATIONS - OPTION B		Date:	02-22-16
Buildings 13, 14 & 16		Drawn By:	APT
Scale:	1/8" = 1'-0"		

Highland Village Townhomes	IS Property Investments, LLC
An 87-Unit Townhome Development	
Bellevue, Washington	



4-PLEX FRONT-LOADED BUILDING 17
LEFT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 17
FRONT ELEVATION - OPTION B
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 17
RIGHT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 17
REAR ELEVATION - OPTION B
1/8" = 1'-0"

No.	Date
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4-Plex Front-Loaded Townhome		Date Plotted:	2-22-16
EXTERIOR ELEVATIONS - OPTION B		Date:	02-22-16
BUILDING 17		Drawn By:	APT
Scale:	1/8" = 1'-0"		

Highland Village Townhomes	IS Property Investments, LLC
An 87-Unit Townhome Development	
Bellevue, Washington	



4-PLEX FRONT-LOADED BUILDING 10
LEFT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 10
RIGHT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 10
FRONT ELEVATION - OPTION B
1/8" = 1'-0"



4-PLEX FRONT-LOADED BUILDING 10
REAR ELEVATION - OPTION B
1/8" = 1'-0"

No.	Date
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4-Plex Front-Loaded Townhome		Date Plotted:	2-22-16
EXTERIOR ELEVATIONS - OPTION B		Date:	02-22-16
BUILDING 10		Drawn By:	APT
Scale:	1/8" = 1'-0"		

Highland Village Townhomes	IS Property Investments, LLC
An 87-Unit Townhome Development	
Bellevue, Washington	



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
LEFT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
RIGHT SIDE ELEVATION - OPTION B
1/8" = 1'-0"



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
FRONT ELEVATION - OPTION B
1/8" = 1'-0"



6-PLEX FRONT-LOADED BUILDINGS 1, 2, 11 & 18
REAR ELEVATION - OPTION B
1/8" = 1'-0"

No.	Date
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6-Plex Front-Loaded Townhome		Date Plotted:	2-22-16
EXTERIOR ELEVATIONS - OPTION B		Date:	02-22-16
Buildings 1, 2, 11 & 18		Drawn By:	APT
Scale:	1/8" = 1'-0"		

Highland Village Townhomes	IS Property Investments, LLC
An 87-Unit Townhome Development	
Bellevue, Washington	

HIGHLAND VILLAGE

87 UNIT TOWNHOME PROJECT

FOR

IS PROPERTY INVESTMENTS, LLC

LEGAL DESCRIPTION

LOTS 3, 4, 5 AND 12, INCLUDING THE SOUTHERLY 40 FEET OF SAID LOT 12, WHICH WAS VACATED BY CITY OF BELLEVUE ORDINANCE NO. 1403, UPPER AND RENICK'S KIRKLAND GARDENS ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 10, IN KING COUNTY, WASHINGTON;

EXCEPT THOSE PORTIONS OF LOTS 3, 4 AND 5 LYING NORTHERLY OF THE SOUTHERLY MARGIN OF NORTHEAST 8TH STREET, AS SAID SOUTHERLY MARGIN WAS ESTABLISHED BY DEEDS RECORDED UNDER RECORDING NUMBERS 5805274, 7512160597 AND 7512160698, AND BY PROCEEDINGS HAD IN KING COUNTY SUPERIOR COURT CAUSE NO. 616796, BEING AN ACTION TO APPROPRIATE CERTAIN PROPERTY FOR ROAD PURPOSES.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS

- THIS SITE IS SUBJECT TO NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9612200938. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5758952. (EASEMENT WAS RECORDED BEFORE DEDICATION OF N.E. 8TH STREET AND NOW LIES WITHIN ITS RIGHT-OF-WAY)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5758971. (EASEMENT WAS RECORDED BEFORE DEDICATION OF N.E. 8TH STREET AND NOW LIES WITHIN ITS RIGHT-OF-WAY)
- THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5805274. (RIGHT-OF-WAY FOR N.E. 8TH STREET).
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF INSTRUMENT ENTITLED RELEASE OF DAMAGES RECORDED UNDER RECORDING NUMBER 6301027. (NOTED HERE)
- THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7512160697. (RIGHT-OF-WAY FOR N.E. 8TH STREET-LOT 3)
- THIS SITE IS SUBJECT TO RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED AS GRANTED TO CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7512160698. (RIGHT-OF-WAY FOR N.E. 8TH STREET-LOT 4)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7807010547. (A PORTION OF THE EASEMENT IS BLANKET COVERING THE GRANTEE'S FACILITIES AS CONSTRUCTED. ANOTHER PORTION IS DESCRIBED AS THE NORTH 20 FEET OF THE WEST 20 FEET OF THE PROPERTY AND IS SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT TO AMEND CONCOMITANT ZONING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7807191087. (NOTED HERE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR WATER LINES GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904230915. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR SANITARY SEWER GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7904230916. (SHOWN HEREON) (LISTED AS A WATER EASEMENT IN TITLE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR AN ACOUSTICAL WALL GRANTED TO THE CITY OF BELLEVUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9004171045. (SHOWN HEREON)

NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIDELITY NATIONAL TITLE OF WASHINGTON COMMITMENT NO. 20371769-410-KA6. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIDELITY NATIONAL COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIDELITY NATIONAL'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 06, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2015.
- PROPERTY AREA = 190,541± SQUARE FEET (4.3742± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE 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.
- 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. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

OWNER/APPLICANT

IS PROPERTY INVESTMENTS LLC 419
OCCIDENTAL AVE S, SUITE 300
SEATTLE, WASHINGTON 98104
CONTACT: LIS SOLDANO
PHONE: (206) 728-6521

ENGINEER/PLANNER/SURVEYOR/LANDSCAPE ARCHITECT

CORE DESIGN INC.
14711 N.E. 29TH PL., SUITE 101
BELLEVUE, WASHINGTON 98007
CONTACT: JAMES A. OLSEN, P.E. - ENGINEER
ROBERT D. WEST, P.L.S. - SURVEYOR
LINDSEY B. SOLORIO, P.L.A. - LANDSCAPE ARCHITECT
PHONE: (425) 885-7877

SITE STATISTICS

PARCEL NO: 8839900015
SITE ADDRESS: 600 146TH AVE NE
BELLEVUE, WA 98007
TOTAL AREA: (+/-) 190,541 SF (4.37 ACRES)
PROPOSED NUMBER OF LOTS 87

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.
N88°04'30"W BETWEEN BELLEVUE HORIZONTAL STATION 0083, LOCATED AT THE INTERSECTION OF NE 8TH STREET AND 148TH AVENUE NE AND BELLEVUE HORIZONTAL STATION 0082, LOCATED AT THE INTERSECTION OF NE 8TH STREET AND 140TH AVENUE NE.

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE SURVEY CONTROL POINT NO. 11R.
3" BRASS DISK STAMPED "KING COUNTY SURVEY 1939" IN CONCRETE MONUMENT. DOWN 1.3" IN CASE. LOCATED AT THE INTERSECTION OF 148TH AVENUE NE & NE 8TH STREET. ELEVATION: 252.88

SHEET INDEX

- TITLE SHEET
- PRELIMINARY COMPOSITE LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY LANDSCAPE SCHEDULES AND NOTES
- PRELIMINARY CLEARING AND GRADING NOTES
- PRELIMINARY LANDSCAPE DETAILS
- PRELIMINARY RENDERED LANDSCAPE PLAN

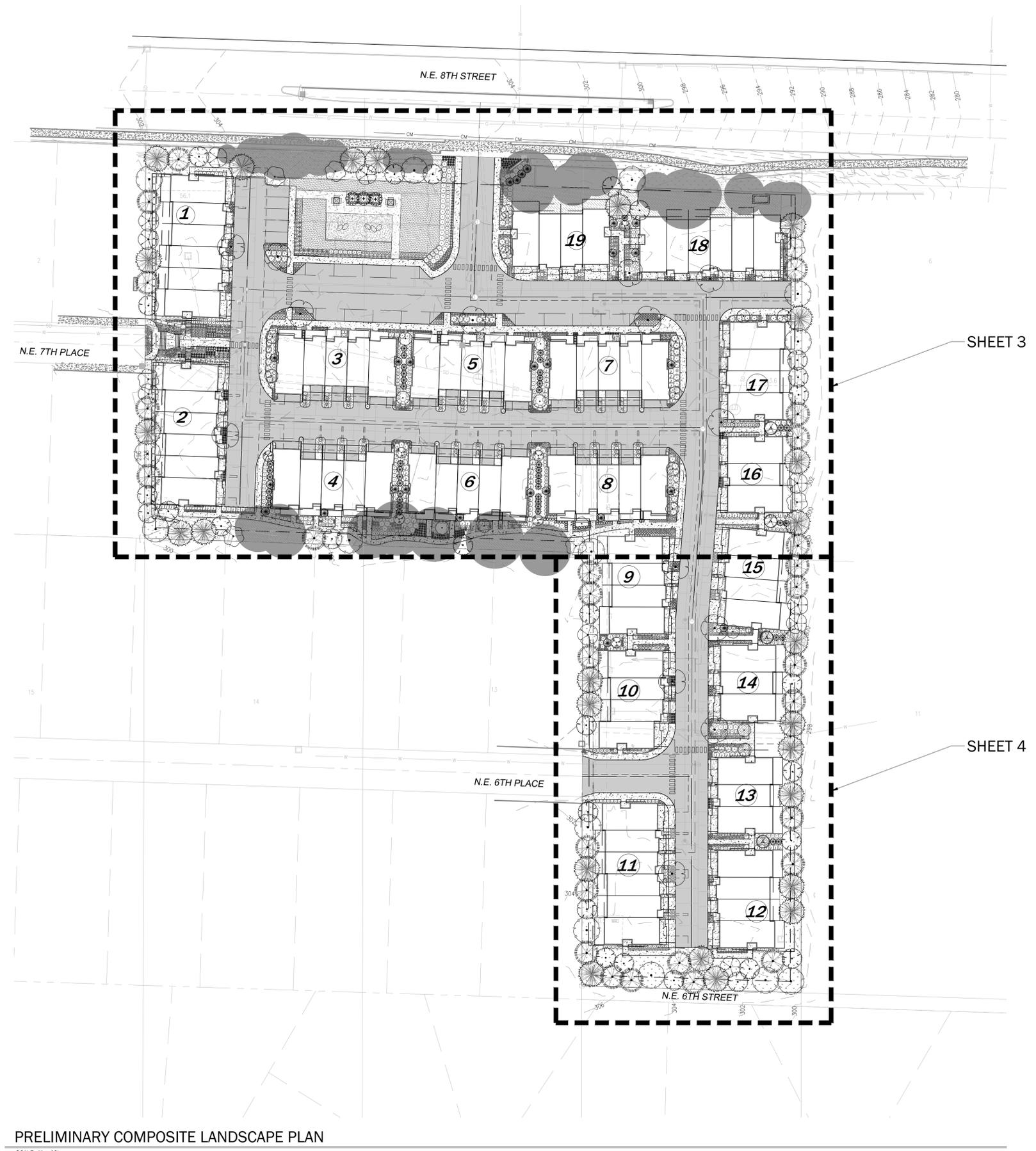
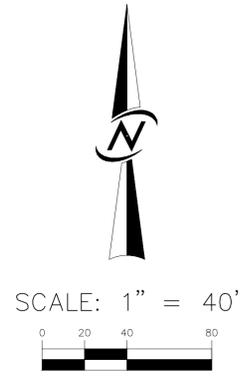
BUILDING ADDRESSES:

TO BE PROVIDED WHEN AVAILABLE.



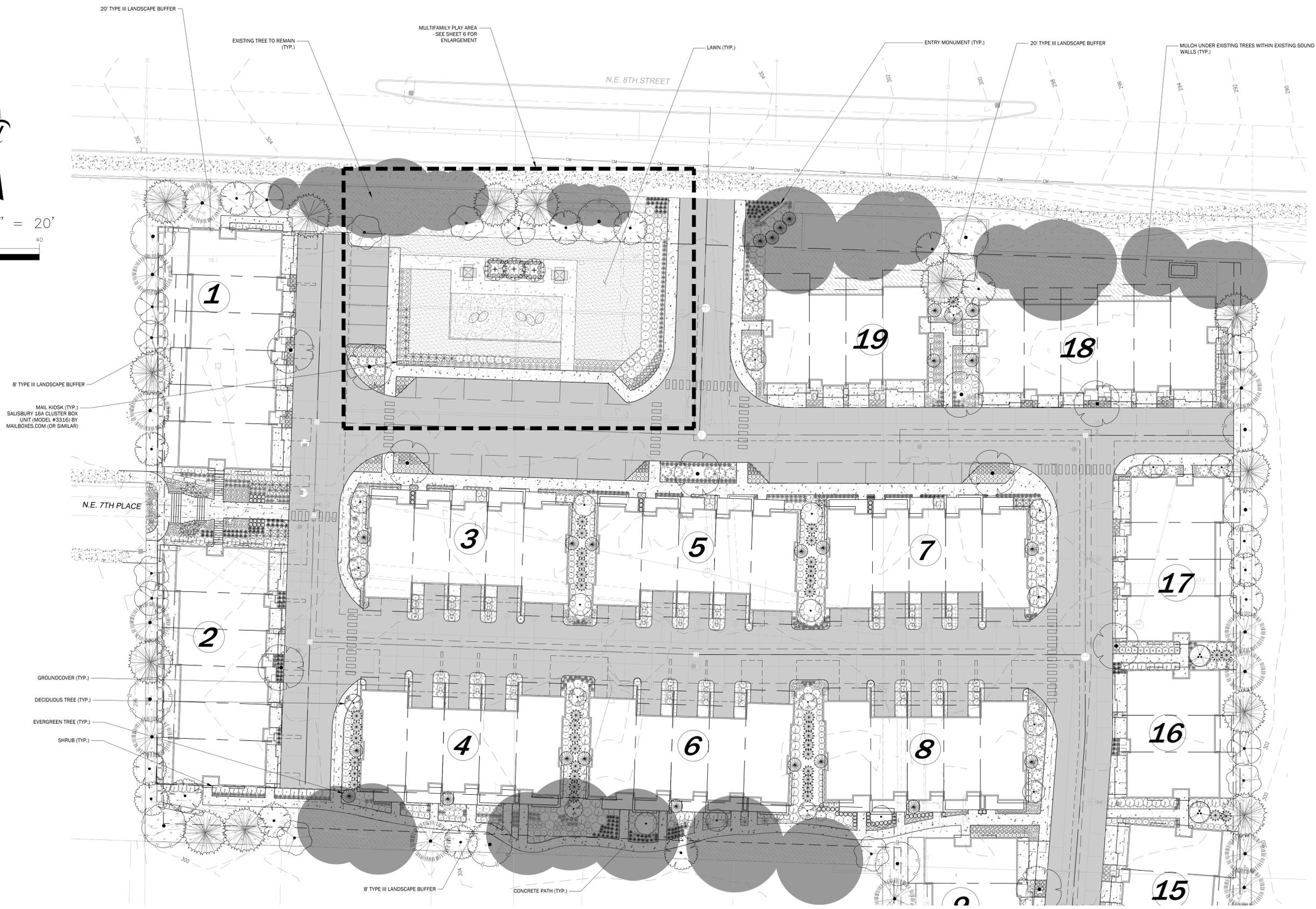
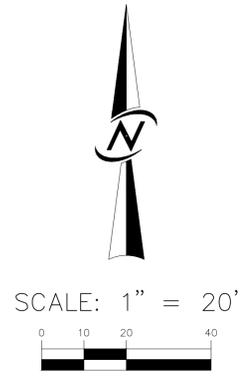
VICINITY MAP
1" = 2000'

DATE	JANUARY 2016
DESIGNED	LINDSEY B. SOLORIO, P.L.A.
DRAWN	LINDSEY B. SOLORIO, P.L.A.
APPROVED	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER	JAMES A. OLSEN, P.E.
TITLE SHEET	OF
1	8
PROJECT NUMBER	15095
TITLE SHEET HIGHLAND VILLAGE IS PROPERTY INVESTMENTS, LLC 2505 2ND AVE #300 SEATTLE, WA 98121	
CORE DESIGN ENGINEERING • PLANNING • SURVEYING 14711 NE 29th Place, Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963	
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINSEY BENNETT SOLORIO CERTIFICATE NO. 1353 04/17/2016	



PRELIMINARY COMPOSITE LANDSCAPE PLAN
SCALE: 1" = 40'

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1353 04/17/2016	
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.88527877 Fax 425.8857963	
ENGINEERING • PLANNING • SURVEYING	
PRELIMINARY COMPOSITE LANDSCAPE PLAN HIGHLAND VILLAGE IS PROPERTY INVESTMENTS, LLC 2505 2ND AVE #300 SEATTLE, WA 98121	
DATE JANUARY 2016	DESIGNED LINDSEY B. SOLORIO, P.L.A.
DRAWN LINDSEY B. SOLORIO, P.L.A.	APPROVED LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER JAMES A. OLSEN, P.E.	PROJECT MANAGER
SHEET 2	OF 8
PROJECT NUMBER 15095	

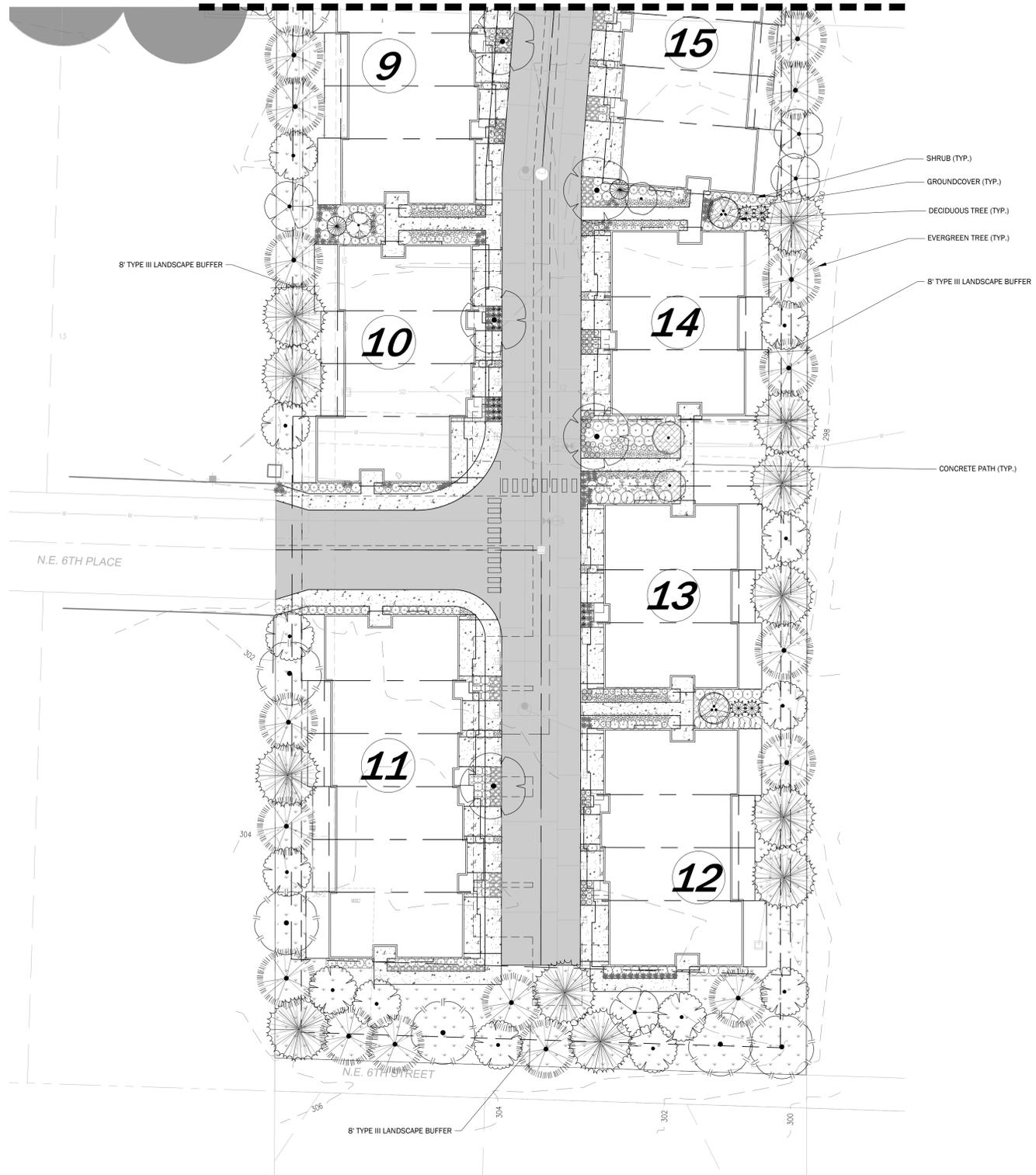
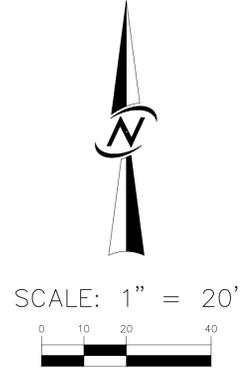


PRELIMINARY LANDSCAPE PLAN - NORTH
SCALE: 1" = 20'

MATCHLINE: SEE SHEET 4

DATE	JANUARY 2016
DESIGNED	LINDSEY B. SOLORIO, P.L.A.
DRAWN	LINDSEY B. SOLORIO, P.L.A.
APPROVED	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER	JAMES A. OLSEN, P.E.
REVISIONS	
<p>14711 NE 25th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963</p>	
<p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p>	
<p>PRELIMINARY LANDSCAPE PLAN HIGHLAND VILLAGE IS PROPERTY INVESTMENTS, LLC 2505 2ND AVE #300 SEATTLE, WA 98121</p>	
SHEET	OF
3	8
PROJECT NUMBER 15095	

MATCHLINE: SEE SHEET 3



PRELIMINARY LANDSCAPE PLAN - SOUTH

SCALE: 1" = 20'

NO.	REVISIONS	DATE

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Lindsey Bennett Solorio
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1353
04/17/2016

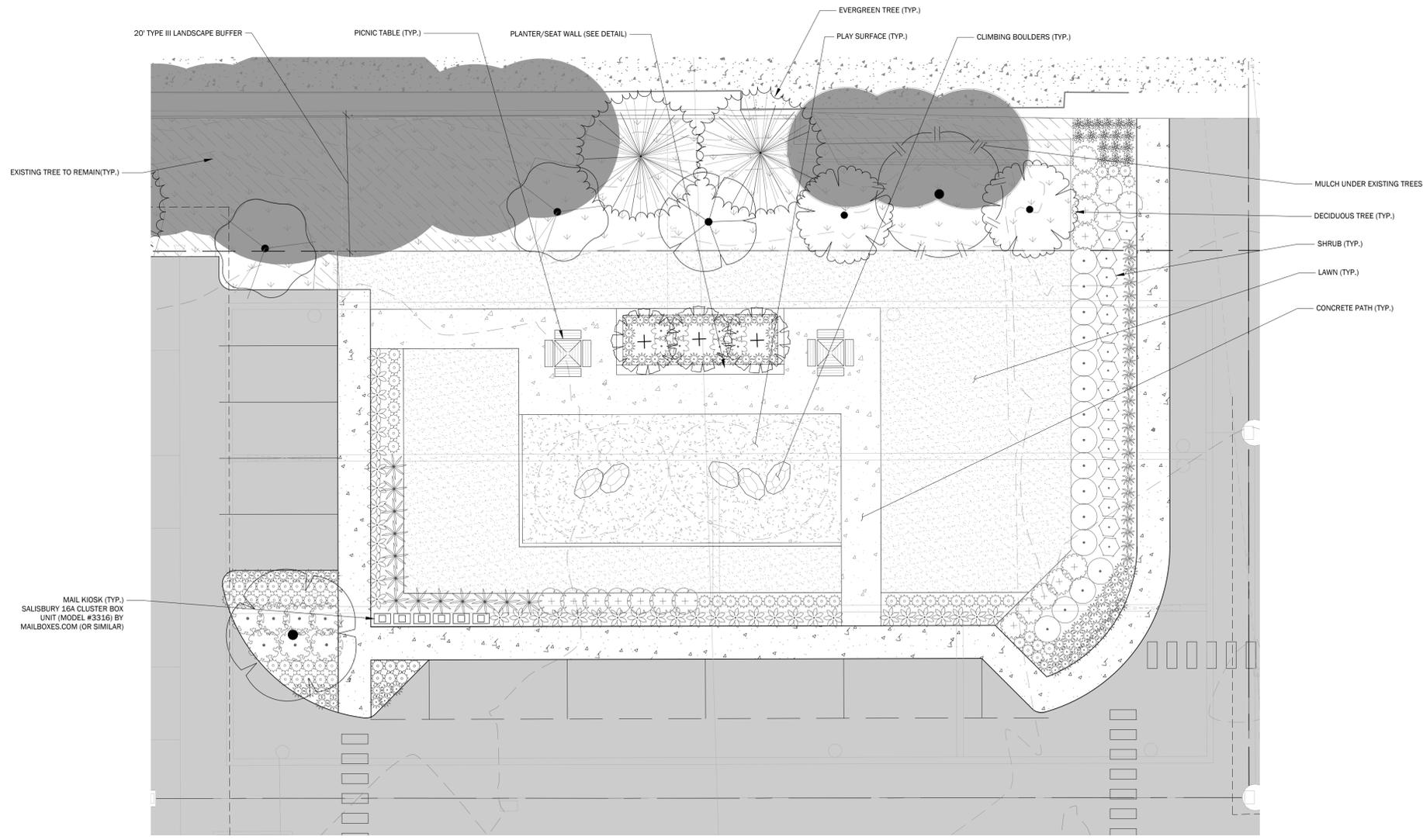
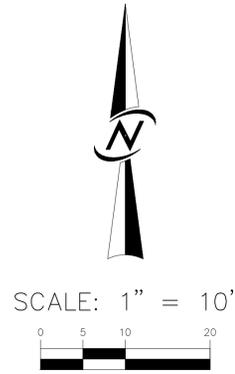
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.8852877 Fax 425.8857963



PRELIMINARY LANDSCAPE PLAN
HIGHLAND VILLAGE
IS PROPERTY INVESTMENTS, LLC
2505 2ND AVE #300
SEATTLE, WA 98121

DATE: JANUARY 2016
DESIGNED: LINDSEY B. SOLORIO, P.L.A.
DRAWN: LINDSEY B. SOLORIO, P.L.A.
APPROVED: LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

SHEET	OF
4	8
PROJECT NUMBER	
15095	



MULTIFAMILY PLAY AREA CALCUCATIONS

REQUIRED AREA:	4,650 SF
CALCULATION:	800 SF (FIRST 10 UNITS) 3,850 SF (50 SF * 77 UNITS)
PROVIDED AREA:	5,980 SF

MULTIFAMILY PLAY AREA ELEMENTS

- CLIMBING BOULDERS FOR ACTIVE RECREATION
- PICNIC TABLES AND SEAT WALL FOR SEATING
- LAWN FOR ACTIVE AND PASSIVE RECREATION
- ACCENT TREES IN RAISED BED FOR FOCAL ELEMENT
- ORNAMENTAL PLANTING FOR VISUAL SOFTENING AND SEPARATION FROM ROAD

MULTIFAMILY PLAY AREA ENLARGEMENT

SCALE: 1" = 10'

DATE	DESIGNED	DRAWN	APPROVED	
JANUARY 2016	LINDSEY B. SOLORIO, P.L.A.	LINDSEY B. SOLORIO, P.L.A.	LINDSEY B. SOLORIO, P.L.A.	JAMES A. OLSEN, P.E. PROJECT MANAGER
SHEET	OF			
5	8			
PROJECT NUMBER				
15095				

PRELIMINARY LANDSCAPE PLAN
HIGHLAND VILLAGE
IS PROPERTY INVESTMENTS, LLC
2505 2ND AVE #300
SEATTLE, WA 98121

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1353
04/17/2016

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7963
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	20	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	2" CAL. MIN.	AS SHOWN	
	3	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	2" CAL. MIN.	AS SHOWN	
	7	ACER PALMATUM 'SHISHIGASHIRA'	SHISHIGASHIRA JAPANESE MAPLE	2" CAL. MIN.	AS SHOWN	
	4	CERCIS X 'MERLOT'	MERLOT REDBUD	2" CAL. MIN.	AS SHOWN	
	26	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6' HT. MIN.	AS SHOWN	
	14	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL. MIN.	AS SHOWN	
	44	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	6' HT. MIN.	AS SHOWN	
BUFFER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	27	ABIES GRANDIS	GRAND FIR	6' HT. MIN.		
	28	ACER CIRCINATUM	VINE MAPLE	6' HT. MIN.		
	10	PRUNUS EMARGINATA	BITTER CHERRY	6' HT. MIN.		
	7	SAMBUCUS NIGRA	COMMON ELDERBERRY	6' HT. MIN.		
	25	THUJA PLICATA	WESTERN RED CEDAR	6' HT. MIN.		
	14	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6' HT. MIN.		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	33	ABELIA X GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD ABELIA	5 GAL./30" HT. MIN.	3' O.C.	
	61	BERBERIS THUNBERGII 'CRIRUZAM'	CRIMSON RUBY JAPANESE BARBERY	2 GAL./15" HT. MIN.	2' O.C.	
	9	CEANOTHUS X 'BLUE JEANS'	CALIFORNIA LILAC	5 GAL./24" HT. MIN.	4' O.C.	
	75	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL./30" HT. MIN.	4' O.C.	3 CANES MIN.
	14	CORNUS STOLONIFERA 'ELEGANTISSIMA'	VARIEGATED REDTWIN DOGWOOD	5 GAL./24" HT. MIN.	4' O.C.	
	21	HYDRANGEA MACROPHYLLA 'ROBERT'	LET'S DANCE MOONLIGHT HYDRANGEA	3 GAL./24" HT. MIN.	3' O.C.	
	240	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	3 GAL./24" HT. MIN.	3' O.C.	
	278	NANDINA DOMESTICA 'SIENNA SUNRISE'	HEAVENLY BAMBOO	3 GAL./24" HT. MIN.	2' O.C.	
	118	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	5 GAL./30" HT. MIN.	4' O.C.	
	69	PHORMIUM X 'PLATT'S BLACK'	NEW ZEALAND FLAX	3 GAL./24" HT. MIN.	AS SHOWN	
	8	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	2 GAL./15" HT. MIN.	3' O.C.	
	9	POTENTILLA FRUITICOSA 'SUNSET'	SUNSET POTENTILLA	3 GAL./24" HT. MIN.	3' O.C.	
	69	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	5 GAL./30" HT. MIN.	5' O.C.	
	31	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	2 GAL./18" HT. MIN.	3' O.C.	
	7	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GAL./24" HT. MIN.	4' O.C.	
	175	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL./30" HT. MIN.	3' O.C.	
	102	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL./18" HT. MIN.	3' O.C.	
	20	WEIGELA FLORIDA 'BOKRASPIWI'	SPLILLED WINE WEIGELA	3 GAL./24" HT. MIN.	3' O.C.	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	292	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEETFLAG	2 GAL./15" HT. MIN.	2' O.C.	
	155	CALAMAGROSTIS BRACHYTRICHA	KOREAN REED GRASS	3 GAL./24" HT. MIN.	2' O.C.	
	267	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL./15" HT. MIN.	2' O.C.	
	318	MUHLENBERGIA CAPILLARIS	PINK MUHLY	2 GAL./18" HT. MIN.	3' O.C.	
	203	NASSELLA TENUISSIMA	TEXAS NEEDLE GRASS	2 GAL./18" HT. MIN.	2' O.C.	
	154	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	2 GAL./18" HT. MIN.	2' O.C.	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	22,888 SF	TYPE III BUFFER PLANTING MAHONIA AQUIFOLIUM VACCINIUM OVATUM GALLTHERIA SHALLON SYMPHOCARPUS ALBUS POLYSTICHUM MUNIUM	OREGON GRAPE EVERGREEN HUCKLEBERRY SALAL SNOWBERRY SWORD FERN	3 GAL./42" HT. MIN.	3' O.C.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	408 SF	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT'	KINNICKINICK	1 GAL.	18" O.C.	
	580 SF	HYPERICUM CALYCIINUM	CREeping ST. JOHN'S WORT	1 GAL.	18" O.C.	
	3,177 SF	LAWN	SOD			
	6,863 SF	MULCH				
	489 SF	RUBUS PENTALOBUS	CREeping RASPBERRY	1 GAL.	18" O.C.	

GENERAL NOTES

PART 1 - GENERAL

1.1 SCOPE OF WORK

A. THE WORK OF THIS SECTION INCLUDES ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR: FINISH GRADING, TOPSOIL PLACEMENT AND SOIL PREPARATION, PLANTING OF TREES, SHRUBS, GROUNDCOVERS AND ACCENT PLANTINGS. MULCHING, SEEDING AND SODDING, PROTECTION, GUARANTEE AND REPLACEMENT, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED.

1.2 INSPECTION

A. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL OF THE OWNER. REPAIR AND/OR REPLACE ITEMS AS DIRECTED BY OWNER AT NO ADDITIONAL COST. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT WHEN A SITE REVIEW IS DESIRED.

B. THE FOLLOWING SITE REVIEWS ARE REQUIRED, AND SHALL BE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE:

- ROUGH GRADES: PRIOR TO PLACEMENT OF TOPSOIL OR SOIL AMENDMENTS
- FINISH GRADES: PRIOR TO ANY PLANTING, SODDING OR SEEDING.
- PLANT MATERIAL AND PLANT LOCATIONS: REVIEW AND ACCEPT MATERIAL ON SITE PRIOR TO INSTALLATION. REMOVE UNSATISFACTORY MATERIAL FROM THE SITE IMMEDIATELY.
- FINAL REVIEW / ACCEPTANCE: UPON COMPLETION OF ALL PLANTING LIST ITEMS AND OTHER WORK REQUIRED UNDER THIS CONTRACT, DATE OF ACCEPTANCE SHALL ESTABLISH THE BEGINNING OF THE MAINTENANCE AND GUARANTEE PERIOD.

1.3 SUBMITTALS

A. SUBMIT ITEMS A, V, AND C WITHIN 30 DAYS OF AWARD OF BID.

B. SUBMIT PLANT PROCUREMENT LISTS / EVIDENCE THAT ALL PLANT MATERIAL HAS BEEN SECURED.

C. SUBMIT ONE ½ GAL. SAMPLE OF PROPOSED IMPORTED TOPSOIL (IF USED IN LIEU OF ON-SITE SOIL).

D. SUBMIT TOPSOIL LAB TEST RESULTS AND RECOMMENDATIONS.

E. SUBMIT RECORD DRAWINGS, REPRODUCIBLE PRINT SHOWING SITE DEVELOPMENT REVISIONS, SUCH AS NEW SIDEWALK PATH / PATH / FENCE / SITE LIGHTING LOCATIONS, AND MAJOR VARIATIONS IN PLANTING TYPES OR AREAS, SUCH AS CHANGE IN SPECIES FOR STREET TREE PLANTINGS AND/OR FOUNDATIONS.

1.4 PROTECTION

A. SAVE AND PROTECT ALL SURROUNDING WORK AND VEGETATION TO BE RETAINED ON SITE. DO NOT DISTURB AREA OUTSIDE LIMITS OF NEW WORK. ERECT CONSTRUCTION FENCING AND FLAG AREAS AROUND VEGETATION TO BE SAVED TO PREVENT INTRUSIONS INTO AREA. MAINTAIN ON SITE VEGETATION DURING CONSTRUCTION. STORE NO MATERIALS IN AREAS WHERE VEGETATION IS BEING RETAINED. KEEP ALL EQUIPMENT OUTSIDE OF TREE DRIP ZONES.

1.5 REPAIR

A. DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO CURBS, PAVING, LIGHTING, AND STRUCTURES TO SATISFACTION OF OWNER, AT NO ADDITIONAL COST.

1.6 GUARANTEE / MAINTENANCE

A. GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER. GUARANTEE LAWN UNTIL LAWN IS SOLID / FULL WITH NO BARE AREAS OVER 3" SQUARE. WEEDS ARE GONE AND ACTIVE, VIGOROUS GROWTH IS EVIDENT. GUARANTEE ROUGH SEEDING AND EROSION CONTROL. SEEDING AREAS UNTIL GRASS AREAS ARE FILLED WITH NO BARE SPOTS OVER 10' SQUARE. MAINTAIN ALL PLANTING AND SODDED / SEEDING AREAS UNTIL FINAL ACCEPTANCE OF ENTIRE JOB. DURING THE GUARANTEE PERIOD, ALL DEAD, DYING, DISEASED, BROKEN OR STOLEN PLANT MATERIALS SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. USE SPECIFIED PLANTS AND PLANT AS SPECIFIED; GUARANTEE REPLACEMENT PLANTS UNTIL ACTIVE, HEALTHY GROWTH IS EVIDENT. DURING GUARANTEE PERIOD, CONTRACTOR SHALL NOT BE RESPONSIBLE FOR REPLACING PLANTS DESTROYED BY VANDALISM OR ACCIDENTS CAUSED BY VEHICLES OTHER THAN CONTRACTORS, OR ACTS OF GOD, PROVIDED THAT THE CONTRACTOR HAS EXERCISED DUE CARE TO PROTECT WORK.

1.7 PRODUCT STORAGE / EROSION CONTROL

A. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE EROSION CONTROL MEASURES TO ENSURE SOILS IMPORTED OR DISTURBED BY THE CONTRACTOR DO NOT BECOME INTERBORNE.

B. CONTRACTOR SHALL NOT STORE, EITHER TEMPORARY, OR FOR LONG TERM, ANY SOILER MULCH MATERIAL COVERED NIGHTLY OR AT ALL TIMES DURING RAINFALL.

C. CONTRACTOR SHALL SWEEP AND CLEAN ALL SURFACES DAILY TO REMOVE TOPSOIL AND MULCH, WASHING SURFACES WITH WATER IS NOT PERMITTED.

PART 2 - MATERIALS

2.1 PLANT MATERIALS

A. PLANTS SHALL BE WASHINGTON GRADE NO. 1, SIZE IN ACCORDANCE WITH AAN STANDARDS, HEALTHY, VIGOROUS, FREE FROM ALL DISEASE, PEST OR INJURY. DO NOT PRUNE OR TOP PRIOR TO DELIVERY TO SITE. INDICATES CONTAINER. SUBSTITUTIONS ARE STRONGLY DISCOURAGED, AND SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.

2.2 TOPSOIL

A. GENERAL CONDITION: USE IMPORTED, SCREENED SANDY LOAM RICH IN ORGANICS AS APPROVED, AND AMENDED PER SOILS LAB TEST RESULTS, OR USE PACIFIC TOPSOIL'S WINTER MIX, SUBJECT TO APPROVAL BY OWNER.

B. REQUIRED CONDITION: AS SPECIFIED IN PLANS AND DETAILS (SEE SOIL SPECIFICATIONS HEREON)

2.3 PLANTING BACKFILL

A. GENERAL CONDITION: 25% EXISTING NATIVE SOIL, 50% NEW TOPSOIL, 25% ORGANIC COMPOST, 7/8" MINIMUMS. APPROVED COMPOST SOURCES: CEDAR GROVE, OR PACIFIC TOPSOIL'S COMP. MULCH, OR APPROVED EQUAL. MIX THOROUGHLY.

B. REQUIRED CONDITION: (SEE SOIL SPECIFICATIONS HEREON FOR AREAS SPECIFIED IN PLANS AND DETAILS)

2.4 BARK MULCH

A. MEDIUM-FINE GROUND BARK FROM FIR OR HEMLOCK (NO PINE). MULCH ALL NEW PLANTING AREAS TO MIN. 2" COMPACTED DEPTH.

2.5 FERTILIZER

A. TREES AND SHRUBS: AGRIFORM TABS; 4 PER TREE, 2 PER SHRUB, 1 PER GROUNDCOVER PLUS 4 OZ. TRANSPLANTER PER TREE, 2 OZ. PER SHRUB.

B. LAWN AREAS: PROVIDE BALANCED FORMULA APPROPRIATE TO AREA APPLIED AT THE RATE RECOMMENDED BY MANUFACTURER PRIOR TO SEEDING. SUBMIT CUT SHEET OF FERTILIZER COMPONENTS TO OWNER FOR APPROVAL.

2.6 HERBICIDE

A. APPLY PRE-EMERGENT HERBICIDE (CASORON OR APPROVED EQUAL) TO ALL NEW PLANTING AREAS (EXCEPT BIOSWALES, WATER QUALITY PONDS AND NATIVE AREAS) PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND RATE. NOTIFY OWNER'S REPRESENTATIVE 2 DAYS PRIOR TO APPLICATION, AND SAVE DELIVERY RECEIPTS FOR VERIFICATION, IF REQUESTED.

2.7 SOD

A. MATURE, THICK, #1 QUALITY TURF, FREE OF WEEDS, POA AND INSECT INFESTATIONS. BLEND OF PERENNIAL RYEGRASS AND OTHER SPECIES BEST SUITED FOR THE PACIFIC NORTHWEST, AS APPROVED.

2.8 SEEDDED LAWN TURF GRASS

A. 70% TURF TYPE PERENNIAL RYE COMPOSED OF 50% CITATION II AND 50% DERBY; 20% FINE FESCUES, 10% IMPROVED KENTUCKY BLUEGRASS; BY WEIGHT. ALL SEED MINIMUM 98% PURE AND 90% GERMINATION. SEED AT A RATE OF 8 LBS. / S.F.

2.9 ROUGH GRASS / WILDFLOWER SEEDING

A. BARCLAY LO-GRO PERENNIAL RYE GRASS - AVAILABLE THROUGH D.F. MARKS, WOODINVILLE, WA. SEED AT A MINIMUM RATE OF 8 LBS. / ACRE. FOR WILDFLOWER SEEDDED AREAS USE D.F. MARKS "PNW WILDFLOWERS PLUS GRASSES" MIX. SEED AT A MINIMUM RATE OF 1 LB. / 2400 S.F.

2.10 EROSION CONTROL SEEDING

A. KING COUNTY STANDARD EROSION CONTROL MIX (20% REDTOP; 40% ANNUAL RYE; 40% CHEWINGS FESCUE). SEED AT A RATE OF 80 LBS. / 3000 S.F.

2.11 WETLAND SEEDING

A. BRIARGREEN FRESH WATER WETLANDS MIX - AVAILABLE THROUGH BRIARGREEN, KENT, WA. SEED AT A RATE OF 5 LBS. / 1000 S.F.

2.12 HYDROMULCH

A. ECO-FIBER OR ACCEPTED ALTERNATE AT MIN. RATE OF 2000 LBS. / ACRE.

2.13 TACKIFIER

A. USE J-TAC OR ACCEPTED ALTERNATE AT MIN. RATE OF 40 LBS. / ACRE ON ALL SEEDDED SLOPED AREAS EXCEEDING 4:1 SLOPE.

2.14 JUTE MATTING

A. COIR BLANKET, HEAVY DUTY, MAXIMUM 3 X 4" OPENINGS INCLUDING STEEL STAPLES, MINIMUM 6" LONG.

3.1 GENERAL

A. PRIOR TO STARTING WORK, CONTRACTOR AND HIS SITE FOREMAN SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH OWNER'S PROJECT MANAGER, SITE SUPERINTENDENT AND LANDSCAPE ARCHITECT.

B. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS, SUBGRADES, DRAINAGE, AND OTHER SITE WORK, AND VERIFY THAT SITE WORK IS ACCEPTABLE FOR THE INSTALLATION OF THIS WORK. REPORT ALL UNACCEPTABLE CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

C. BEGINNING OF WORK ON PROJECT OR PROJECT PHASE INDICATES THE CONTRACTOR HAS ACCEPTED SUBGRADES AND OTHER EXISTING SITE CONDITIONS AS READY FOR THE WORK OF THIS CONTRACT, AND THAT THE OWNER WILL NOT BE CHARGED EXTRA COSTS DUE TO SITE CONDITION IMPACTS / CORRECTIONS BY THE CONTRACTOR.

3.2 PREPARATION FOR PLANTING / SEEDING / SODDING

A. PLACE MINIMUM 4" DEPTH (LIGHTLY COMPACTED) UP TO 80% DRY DENSITY OF NEW TOPSOIL AND ANY SOIL AMENDMENTS IN ALL NEW PLANTING AREAS, SEEDDED / SODDED LAWN, ROUGH GRASS, AND WILDFLOWER SEEDDED AREAS. A THIN LAYER OF TOPSOIL RECOMMENDED BUT NOT REQUIRED IN ROUGH GRASS AND EROSION CENTRAL SEEDDED AREAS. REMOVE ALL ROCKS AND FOREIGN OBJECTS OVER 1" IN DIAMETER FROM UPPER 3" OF TOPSOIL.

PART 3 - INSTALLATION

3.3 FINISH GRADING

A. GENERAL CONDITION: FINISH GRADES TO BE ½" BELOW ADJACENT PAVED AREAS AND 2" BELOW TOP OF WALL IN RAISED PLANTERS. RAKE AND PERFORM OTHER FINISH GRADE OPERATIONS AS NECESSARY TO ESTABLISH ELEVATIONS AND BERMS SHOWN ON THE DRAWINGS, INSURING THAT NO LOW SPOTS AND OTHER OBSTRUCTIONS TO DRAINAGE ARE PRESENT. INSURE POSITIVE DRAINAGE AWAY FROM BUILDING OR TOWARD DRAINAGE SWALE OR STRUCTURE ARE MINIMUM 2% SLOPE. CROWN ALL FLAT AREAS MINIMUM 6" TO IMPROVE APPEARANCE AND DRAINAGE OF BEDS. NOTIFY GENERAL CONTRACTOR IMMEDIATELY OF ADVERSE DRAINAGE CONDITIONS AND TAKE CORRECTIVE STEPS INCLUDING MOUNDING OF MATERIAL OR ADDITIONAL FINE GRADING.

B. REQUIRED CONDITION: (SEE SOIL SPECIFICATIONS HEREON FOR AREAS SPECIFIED IN PLANS AND DETAILS)

3.4 LAYOUT SITE FEATURES

A. WALKS, FENCES, BEDLINES, ETC. FOR REVIEW AND ADJUSTMENT BY OWNER'S REPRESENTATIVE.

3.5 TREES

A. STAKE TREE LOCATIONS OR ARRANGE TREES ON SITE IN PROPOSED LOCATIONS FOR APPROVAL BY OWNER. EXCAVATE PIT AS PER DETAIL. ALL TREES AND SUPPORTS TO STAND VERTICAL. PROVIDE A NEAT 2" DIAMETER MULCHED CIRCLE AROUND EACH TREE IN LAWN AREAS. PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL UNLESS OTHERWISE NOTED.

3.6 SHRUBS

A. EXCAVATE SHRUB PITS TO 6" BELOW, AND MINIMUM TWICE THE ROOTBALL DIAMETER. ADD FERTILIZER PRIOR TO BACKFILLING. TAKE CARE TO WATER THOROUGHLY AND PREVENT ROOT DAMAGE. PLANT SHRUBS AT SPACING INDICATED IN SCHEDULE OR SHOWN ON PLAN, EVENLY SPACED ARRANGEMENTS. MULCH ALL PLANTING AREAS TO A MINIMUM 2" COMPACTED DEPTH.

3.7 GROUND COVER

A. EXCAVATE PITS MIN. 3" BELOW AND TWICE THE ROOTBALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO INSURE THAT ROOT CROWN IS AT PROPER GRADE AFTER MULCHING. MULCH ALL GROUND COVER AREAS TO A MINIMUM 2" COMPACTED DEPTH.

3.8 AMENDMENTS FOR LAWN/SOD AREAS

A. UNIFORMLY APPLY DOLOMITE LIME AT A RATE OF 50 LBS PER 1000 SQUARE FEET AND BALANCED FERTILIZER AT RECOMMENDED FORMULA AND RATE BEFORE SEEDING OR SODDING.

3.9 SODDED LAWN

A. LAY FRESH SOD WITH TIGHT, STAGGERED JOINTS IN A RUNNING BOND PATTERN. IN SLOPED AREAS, LAY SOD UP AND DOWN SLOPE. TRIM EDGES ADJACENT TO WALKS, CURBS, ETC. FOR A NEAT, TIGHT FIT. AFTER INITIAL WATERING HAS SETTLED OUT, ROLL DIAGONALLY WITH A 300 LB. ROLLER. WATER DEEPLY AGAIN AFTER ROLLING. REPAIR ANY DEPRESSIONS AND FILL ANY GAPS, WHICH DEVELOP THROUGH THE GUARANTEE PERIOD.

3.10 SEEDDED LAWN, ROUGH GRASS, AND EROSION CONTROL SEEDING

A. ROLL AREAS BOTH DIRECTIONS WITH A 300 LB. ROLLER. ADD TOPSOIL WHERE NECESSARY TO FILL DEPRESSIONS AND CREATE POSITIVE DRAINAGE. SEED USING SPECIFIED MIX WITH HYDROMULCH, EMULSIFIER AND FERTILIZER. USE J-TAC OR ACCEPTED ALTERNATE ON ALL SEEDDED SLOPED AREAS EXCEEDING 4:1 SLOPE. PROTECT AREAS FROM EROSION AND DAMAGE DURING ESTABLISHMENT PERIOD. PRIOR TO SEEDING, WATER AREA TO A MINIMUM DEPTH OF 6". RE-SEED ANY BARE LAWN AREAS OVER 3" SQUARE (AND ANY BARE ROUGH GRASS OVER 10' SQUARE) AND IMMEDIATELY REPAIR ANY SETTLEMENT TO PROVIDE A FULL, EVEN, VIGOROUS STAND OF GRASS.

3.11 JUTE MATTING/WOVEN COIR MAT

A. INSTALL ON SLOPES 2:1 OR STEEPER PRIOR TO PLANTING AND SEEDING. INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING OVERLAPPING SALVAGES AND INSTALLATION OF STEEL STAPLES.

3.12 CLEAN UP

A. CLEAN ALL LITTER, SOIL ON WALKS, CLIPPINGS, ETC., RAKE OUT BEDS AND LEAVE SITE IN A SPOTLESS CONDITION. ADJUST TREE GUYS, REMOVE FLAG LABELS FROM ALL PLANT MATERIALS (EXCEPT FOR PERENNIAL ACCENTS - LEAVE ONE PER GROUPING).

END OF SECTION

PLANTING NOTE

1. TYPE III TRANSITIONAL PERIMETER BUFFER PLANTING:
SHRUBS TO BE 42" AT TIME OF PLANTING
-EVERGREEN TREES TO BE 10" AT TIME OF PLANTING
-DECIDUOUS TREES TO BE 2" CALIPER AT TIME OF PLANTING

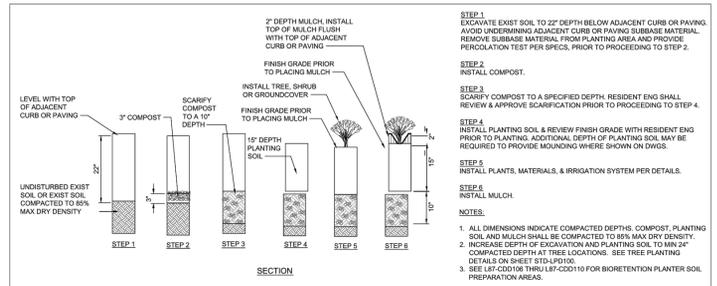
2. TYPE III PERIMETER BUFFER PLANTING:
SHRUBS TO BE 42" AT TIME OF PLANTING
-EVERGREEN TREES TO BE 6" HEIGHT AT TIME OF PLANTING
-DECIDUOUS TREES TO BE 6" HEIGHT AT TIME OF PLANTING

SIGHT DISTANCE LINES: EXISTING VEGETATION

1. EXISTING VEGETATION / STREET TREES WITHIN THE SIGHT DISTANCE LINES SHALL BE PRUNED PER THE INSPECTOR'S DIRECTION.

CLEARING & GRADING NOTE:

1. A CERTIFIED ARBORIST SHALL BE ON SITE PRIOR AND DURING SITE CLEARING ACTIVITIES IN ORDER TO ENSURE EXISTING TREES WITHIN THE CRITICAL AREA BUFFER AND IN THE LANDSCAPE AREA WILL BE MAINTAINED THROUGH PROTECTIVE CONSTRUCTION TECHNIQUES INCLUDING FENCING AND MINIMIZED GRADING NEAR ROOTS.



DETAIL - RIGHT-OF-WAY PLANTING AREA SOIL PREPARATION

SOURCE: CITY OF BELLEVUE NOT TO SCALE

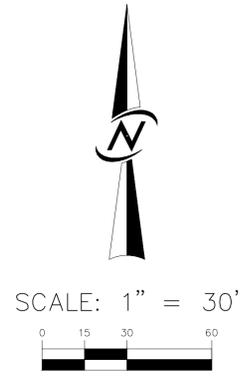
DATE	JANUARY 2016
DESIGNED	LINDSEY B. SOLORIO, P.L.A.
DRAWN	LINDSEY B. SOLORIO, P.L.A.
APPROVED	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER	JAMES A. OLSEN, P.E.

PRELIMINARY LANDSCAPE SCHEDULES AND NOTES
HIGHLAND VILLAGE
IS PROPERTY INVESTMENTS, LLC
2505 2ND AVE #300
SEATTLE, WA 98121

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1357
04/17/2016
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.882.7877 Fax: 425.882.7963
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

SHEET	OF
6	8

PROJECT NUMBER
15095



PRELIMINARY RENDERED LANDSCAPE PLAN
SCALE: 1" = 30'

DATE	JANUARY 2016
DESIGNED	LINDSEY B. SOLORIO, P.L.A.
DRAWN	LINDSEY B. SOLORIO, P.L.A.
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	JAMES A. OLSEN, P.E.
	PROJECT MANAGER
SHEET	8
OF	8
PROJECT NUMBER	15095
PRELIMINARY RENDERED LANDSCAPE PLAN	
HIGHLAND VILLAGE	
IS PROPERTY INVESTMENTS, LLC	
2505 2ND AVE #300	
SEATTLE, WA 98121	
CORE DESIGN	
ENGINEERING • PLANNING • SURVEYING	
14711 NE 29th Place Suite 101	
Bellevue, Washington 98007	
425.88527877 Fax 425.8857963	
REVISIONS	
NO.	
DATE	

SHOFFNER CONSULTING

21529 4TH AVE. W #C31 BOTHELL, WA 98021 MOBILE: (206)755-2871

February 12, 2016

Lis Soldano
IS Property Investments, LLC
419 Occidental Ave. Suite 300
Seattle, WA
98104

RE: Tree Inventory and Retention Report - The Highlands.

Lis:

This report is provided to report on the inventory I conducted of the trees on the property of the proposed Highlands development, and to address the proposed removals and retention of trees for the proposed development. The original inventory was conducted this last summer. Given the short span of time between then and the preparation of this report, it is assumed that no tree condition has changed significantly. For reference to this report, please see the Tree Evaluation Data spreadsheet and the Tree Inventory and Retention Plan.

1. Site Conditions and Proposed Development

The project site is currently developed with several multifamily units, much impervious surface and scattered groupings of trees and single standing trees.

The proposed development for the property is to remove the existing structures and re-develop the site with 19 new multi-family housing buildings and a stormwater detention facility in the northern portion.

2. Tree Inventory and Condition Assessment

I conducted a tree inventory and condition assessment on all trees on the property. In total, 126 trees were included in the inventory, two of which (# 99 and 126) are located just off-site to the south. I labeled each tree with numbered metal tags. These numbers are shown on the Tree Inventory and Retention Plan and the Tree Evaluation Data spreadsheet. In total, there are 18 trees in perimeter setbacks of the project site and 106 in the interior.

The evaluations were done visually by assessing the trees up close to inspect the trunks in order to identify conditions such as decay or fractures, and from afar to assess the crowns which can give a very good indicator of overall tree health.

All of the trees in the perimeter landscaping areas were found to be in good condition and health. Eleven trees in the interior were found to be in poor condition and/or health and therefore are recommended to be removed. The information on these trees is provided in the Tree Evaluation Data spreadsheet.

3. Tree Retention Requirements and Retention Provided

The City of Bellevue specifies tree retention requirements in chapter 20.20.900 of the Bellevue City Code. Retention is specified based upon tree location. Within the perimeter landscaping area (10' along frontage and 8' along all other boundaries), all trees are required to be retained. Within the interior, 15% of the total diameter inches of significant trees within that area.

There are 18 significant trees in the perimeter landscaping area. The development plan proposes retention of 16 of the trees in this area.

There are 94 healthy, good condition significant trees in the interior with a total combined diameter inches of 1600. At 15%, the required diameter inches to be retained in the interior is 240. The development plan proposes the retention of 200 diameter inches.

6. Proposed Mitigation Measures

The Bellevue City Code doesn't specify tree replacement for such development projects. Therefore, any tree replacement or mitigation measures will be determined through the development process.

As mitigation for the removal two trees within the perimeter landscaping area and for the 40 diameter inches required of interior trees, mitigation is included in the proposed landscaping plan which calls for planting 229 trees on the site.

5. Tree Protection Measures

Tree protection for the retained trees is to be instituted prior to beginning any work on the project site in a manner that will eliminate the possibility of damage to the retained trees.

Because of the locations of the buildings, the detention facility and other features, it will not be possible to install protection fencing around the driplines of all retained trees. Therefore, the tree protection fencing (per City of Bellevue specifications) is to be installed at the specified locations as shown on the Tree Inventory and Retention plan prior to beginning any work on the site. The fencing is to remain in place throughout development and is only to be removed upon approval of the City of Bellevue.

In places where development work is proposed to encroach into the protection areas, the fencing is to be moved only when the work is to be done and only as far as necessary to accommodate the work.

Fencing installation and adjustments are to be administered under the supervision of the project consulting arborist.

6. Use of This Report and Limitations

This report is provided to IS Property Investments, LLC as a means of reporting on the inventory of the trees located on the project site, to make recommendations for retention based upon City of Bellevue requirements and to specify protection measures. While Shoffner Consulting has used every means available to determine tree health and development impacts, trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore these assessments pertain only for those noted on the day of their evaluation, and no guarantee can be made against damage caused by unforeseen development-related impacts. Natural decline and failure of trees is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,

A handwritten signature in black ink, appearing to read "Tony Shoffner". The signature is fluid and cursive, with the first name "Tony" being more prominent than the last name "Shoffner".

Tony Shoffner
ISA Certified Arborist #PN-0909A
CTRA #1759

Tree Evaluation Data									
The Highlands - IS Property Investments, LLC									
Tree Tag #	Species	DBH	Crown Diameter	Height	Canopy	Rating	Location	Condition Notes	Status
1	DF/Pm	32	42	+60'	CC	2	Perimeter	Generally good condition and health	Remove
2	WRC/Tp	34	40	+60'	CC	2	Interior	Generally good condition and health	Remove
3	DF/Pm	20	36	+60'	CC	2	Perimeter	Generally good condition and health	Remove
4	DF/Pm	34	40	+60'	CC	2	Interior	Generally good condition and health	Remove
5	DF/Pm	26	38	+60'	CC	2	Interior	Generally good condition and health	Remove
6	BLM/Am	34	68	+60'	CC	4	Interior	Sparse crown, crown dieback and trunk decay	Remove
7	WRC/Tp	32	36	+60'	CC	2	Interior	Generally good condition and health	Remove
8	DF/Pm	8	14	-60'	CC	2	Perimeter	Generally good condition and health	Retain
9	DF/Pm	20	34	+60'	CC	2	Interior	Generally good condition and health	Remove
10	WRC/Tp	20	36	+60'	CC	2	Interior	Generally good condition and health	Remove
11	DF/Pm	10	26	-60'	CC	2	Perimeter	Generally good condition and health	Retain
12	DF/Pm	12	26	-60'	CC	2	Perimeter	Generally good condition and health	Retain
13	DF/Pm	12	32	-60'	CC	2	Perimeter	Generally good condition and health	Retain
14	DF/Pm	12	34	-60'	CC	2	Perimeter	Generally good condition and health	Retain
15	DF/Pm	8	22	-60'	CC	2	Perimeter	Generally good condition and health	Retain
16	PM/Am	8	28	-60'	CC	2	Interior	Generally good condition and health	Remove
17	DF/Pm	10	26	-60'	CC	2	Perimeter	Generally good condition and health	Retain
18	DF/Pm	12	24	-60'	CC	2	Perimeter	Generally good condition and health	Retain
19	DF/Pm	32	38	+60'	CC	2	Interior	Generally good condition and health	Remove
20	WRC/Tp	16	34	-60'	CC	2	Interior	Generally good condition and health	Remove
21	DF/Pm	30	40	+60'	CC	3	Interior	Somewhat sparse crown	Remove
22	DF/Pm	14	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
23	BLM/Am	24	68	+60'	CC	4	Interior	Crown dieback, deadwood in crown, declining	Remove
24	DF/Pm	8	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
25	DF/Pm	32	42	+60'	CC	3	Interior	Somewhat sparse crown	Remove
26	WRC/Tp	16	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
27	BLM/Am	18	60	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
28	WRC/Tp	22	36	-60'	CC	2	Interior	Generally good condition and health	Remove
29	DF/Pm	40	45	+60'	CC	3	Interior	Somewhat sparse crown	Remove
30	WRC/Tp	18	32	-60'	CC	4	Interior	Trunk decay	Remove
31	WRC/Tp	22	35	-60'	CC	4	Interior	Extensive trunk decay	Remove
32	DF/Pm	10	28	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
33	WRC/Tp	14	30	-60'	CC	3	Interior	Somewhat sparse crown	Remove
34	WRC/Tp	14	30	-60'	CC	4	Interior	Terminal failure	Remove
35	WRC/Tp	18	36	-60'	CC	3	Interior	Somewhat sparse crown	Remove
36	WRC/Tp	12	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
37	WRC/Tp	12	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
38	WRC/Tp	30	44	+60'	CC	4	Interior	Extensive trunk decay	Remove
39	WRC/Tp	16	30	-60'	CC	4	Interior	Extensive trunk decay	Remove
40	WRC/Tp	14	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
41	DF/Pm	36	42	+60'	CC	2	Interior	Generally good condition and health	Remove
42	ThP/Pc	8	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
43	WRC/Tp	36	38	+60'	CC	2	Interior	Generally good condition and health	Remove
44	DF/Pm	18	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
45	WRC/Tp	16	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
46	ABP/Pn	10	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
47	DF/Pm	18	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
48	DF/Pm	28	40	+60'		2	Interior	Generally good condition and health	Remove
49	WH/Th	18	36	-60'		3	Interior	Minor crown dieback	Remove
50	NF/Ap	12	16	-60'		1	Interior	Good condition and health, young and vigorous	Remove
51	WRC/Tp	20	34	-60'	CC	2	Interior	Generally good condition and health	Remove
52	ABP/Pn	8	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove

TREE EVALUATION DATA

INTRACORP

Tree Tag #	Species	DBH	Crown Diameter	Height	Canopy	Rating		Condition Notes	Status
53	DF/Pm	14	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
54	DF/Pm	20	38	+60'	CC	3	Interior	Branch dieback	Remove
55	DF/Pm	22	40	+60'	CC	2	Interior	Generally good condition and health	Remove
56	DF/Pm	18	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
57	DF/Pm	26	36	+60'	CC	3	Interior	Branch dieback	Remove
58	WRC/Tp	14	30	-60'	CC	4	Interior	Extensive trunk decay	Remove
59	WRC/Tp	14	30	-60'	CC	4	Interior	Extensive trunk decay	Remove
60	WRC/Tp	18	36	-60'	CC	4	Interior	Very sparse crown, declining	Remove
61	LC/Cxl	20	18	-60'	CC	2	Perimeter	On retaining wall, root bound	Retain
62	LC/Cxl	18	18	-60'	CC	2	Perimeter	On retaining wall, root bound	Retain
63	LC/Cxl	20	18	-60'	CC	2	Perimeter	On retaining wall, root bound	Retain
64	DF/Pm	18	38	-60'	CC	4	Interior	Topped, unstable regrowth	Remove
65	CP/Pc	10	42	-60'	CC	1	Interior	Good condition and health, young and vigorous	Retain
66	LC/Cxl	20	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
67	NF/Ap	10	14	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
68	ABP/Pn	10	18	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
69	ABP/Pn	12	18	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
70	ABP/Pn	10	22	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
71	ABP/Pn	10	24	-60'	CC	3	Interior	Somewhat sparse crown	Remove
72	DF/Pm	14	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
73	DF/Pm	10	20	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
74	ABP/Pn	10	22	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
75	DF/Pm	16	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
76	DF/Pm	16	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
77	DF/Pm	14	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
78	DF/Pm	16	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
79	DF/Pm	16	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
80	DF/Pm	18	36	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
81	WRC/Tp	18	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
82	WRC/Tp	14	28	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
83	WRC/Tp	16	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
84	WRC/Tp	16	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
85	BLM/Am	18	64	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
86	DF/Pm	14	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Retain
87	DF/Pm	12	28	-60'	CC	3	Interior	Stressed	Remove
88	DF/Pm	14	30	-60'	CC	1	Perimeter	Good condition and health, young and vigorous	Retain
89	DF/Pm	14	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Retain
90	LC/Cxl	18	28	-60'	CC	1	Interior	Good condition and health, young and vigorous	Retain
91	DF/Pm	34	42	+60'	CC	2	Interior	Generally good condition and health	Remove
92	ABP/Pn	14	30	-60'	CC	2	Interior	Generally good condition and health	Retain
93	ABP/Pn	12	32	-60'	CC	1	Interior	Good condition and health, young and vigorous	Retain
94	ABP/Pn	10	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
95	ABP/Pn	18	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
96	ABP/Pn	14	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Retain
97	ABP/Pn	14	28	-60'	CC	1	Perimeter	Good condition and health, young and vigorous	Retain
98	ABP/Pn	12	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
99	DF/Pm	26	38	+60'	CC	2	Off-site	Generally good condition and health	Remove
100	ABP/Pn	16	34	-60'	CC	2	Interior	Generally good condition and health	Retain
101	ABP/Pn	16	32	-60'	CC	2	Interior	Generally good condition and health	Retain
102	ABP/Pn	8	12	-60'	CC	4	Interior	Dying	Remove
103	DF/Pm	16	34	+60'	CC	1	Perimeter	Good condition and health, young and vigorous	Retain
104	ABP/Pn	8	16	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
105	DF/Pm	12	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove

Tree Tag #	Species	DBH	Crown Diameter	Height	Canopy	Rating		Condition Notes	Status
106	DF/Pm	22	36	+60'	CC	2	Interior	Generally good condition and health	Retain
107	DF/Pm	22	40	+60'	CC	2	Interior	Generally good condition and health	Retain
108	DF/Pm	28	40	+60'	CC	2	Interior	Generally good condition and health	Retain
109	DF/Pm	28	42	+60'		2	Perimeter	Generally good condition and health	Retain
110	ABP/Pn	18	38	-60'		1	Interior	Good condition and health, young and vigorous	Remove
111	DF/Pm	22	38	-60'		2	Perimeter	Generally good condition and health	Retain
112	ABP/Pn	12	32	-60'		1	Interior	Good condition and health, young and vigorous	Remove
113	ABP/Pn	8	28	-60'		1	Interior	Good condition and health, young and vigorous	Remove
114	ABP/Pn	8	30	-60'		1	Interior	Good condition and health, young and vigorous	Remove
115	ABP/Pn	14	26	-60'		1	Interior	Good condition and health, young and vigorous	Remove
116	ABP/Pn	10	28	-60'		1	Interior	Good condition and health, young and vigorous	Remove
117	NF/Ap	10	8	-60'		1	Interior	Good condition and health, young and vigorous	Remove
118	ABP/Pn	10	28	-60'		1	Interior	Good condition and health, young and vigorous	Remove
119	ABP/Pn	10	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
120	DF/Pm	12	30	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
121	DF/Pm	8	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
122	DF/Pm	8	24	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
123	ABP/Pn	12	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
124	DF/Pm	14	34	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
125	DF/Pm	12	26	-60'	CC	1	Interior	Good condition and health, young and vigorous	Remove
126	BLM/Am	12	44	-60'		1	Off-site	Good condition and health, young and vigorous	Remove

Tree Tag # Number assigned to tree on survey tag

Species Species code:
 ABP/Pn=Austrian black pine (Pinus nigra)
 BLM/Am=Bigleaf maple (Acer macrophyllum)
 CP/Pc=Common pear (Pyrus communis)
 DF/Pm=Douglas fir (Pseudotsuga menziesii)
 LC/Cxi=Leyland cypress (Cupressocyparis x. leylandii)

NF/Ap=Noble fir (Abies procera)
 PM/Am=Pacific madrone (Arbutus menziesii)
 ThP/Pc=Thundercloud plum (Prunus cerasifera)
 WH/Th=Western hemlock (Tsuga heterophylla)
 WRC/Tp=Western red cedar (Thuja plicata)

Dbh Diameter at 4.5' above ground surface

Crown diameter Maximum diameter of crown spread in feet

Height Height of tree as greater than 60 feet or less than 60 feet

Canopy CC denotes part of a continuous canopy

Rating Condition rating (1=Excellent condition and health; 2=Generally good condition and health; 3=fair condition and health, minor defects or stress
 4=Poor condition and/or health)

Condition Notes General notes about health, condition and vigor

Summary of Results

126 significant trees inventoried and evaluated
 16 of 18 Perimeter trees are being retained.
 108 trees in Interior of site
 11 trees in the Interior are in poor condition and/or health
 Total dbh of healthy, significant interior trees is 1,662 inches
 15% (249) of total interior diameter inches is required to be retained
 200" (12%) of total interior diameter inches are provided to be retained