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. 16-132110-LO, 16-132106-LD, 16-132108-LS

Project Name/Address: Residences at Wilburton Park near 11918 SE 5th St.

Planner: Reilly Pittman

Phone Number: 425-452-4350

Minimum Comment Period: July 7, 2016

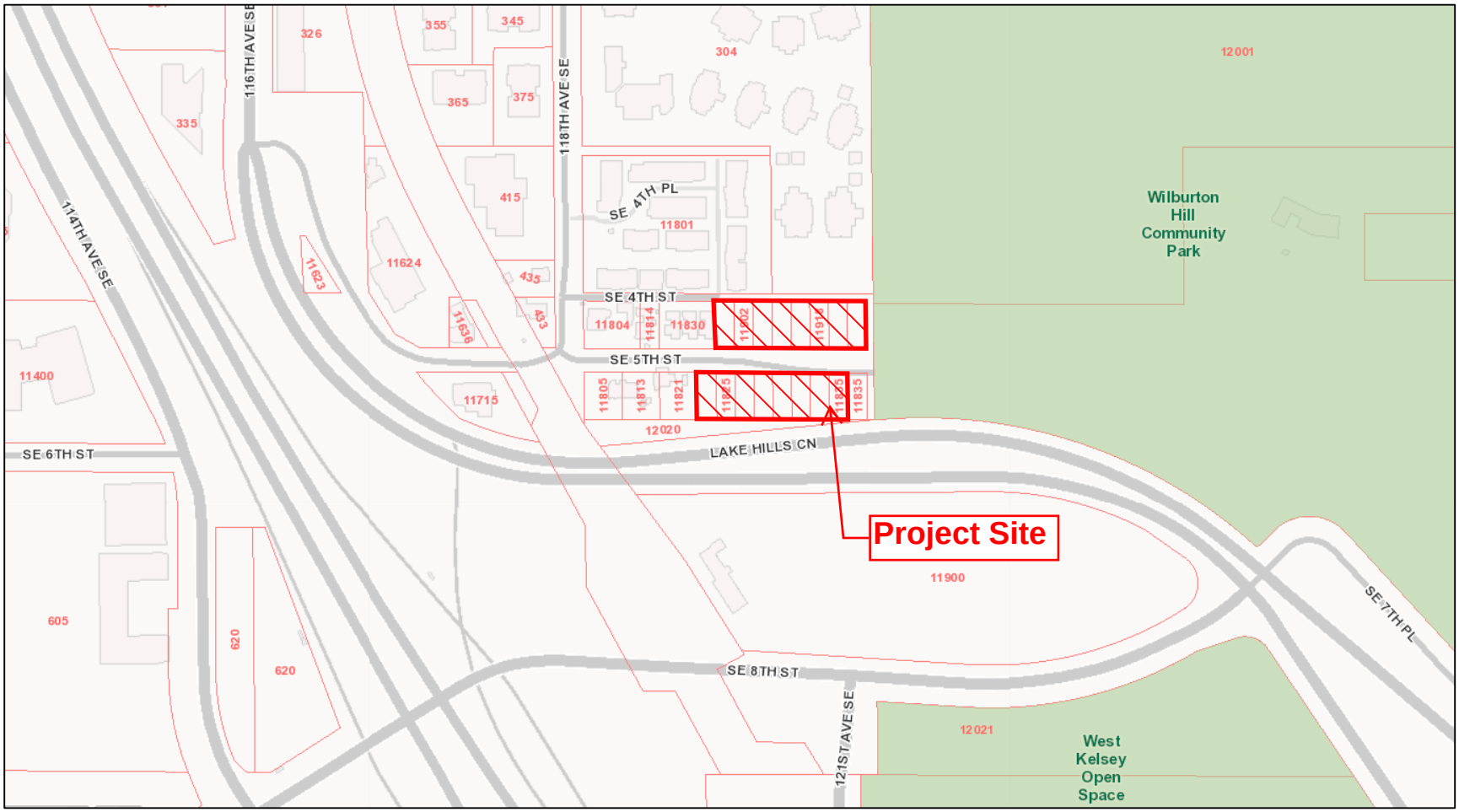
Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☒ Other: Geotech Report and Habitat Assessment in file

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

Vicinity Map for Residences at Wilburton Park



SEPA Checklist reviewed by Reilly Pittman on 6/20/16

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.

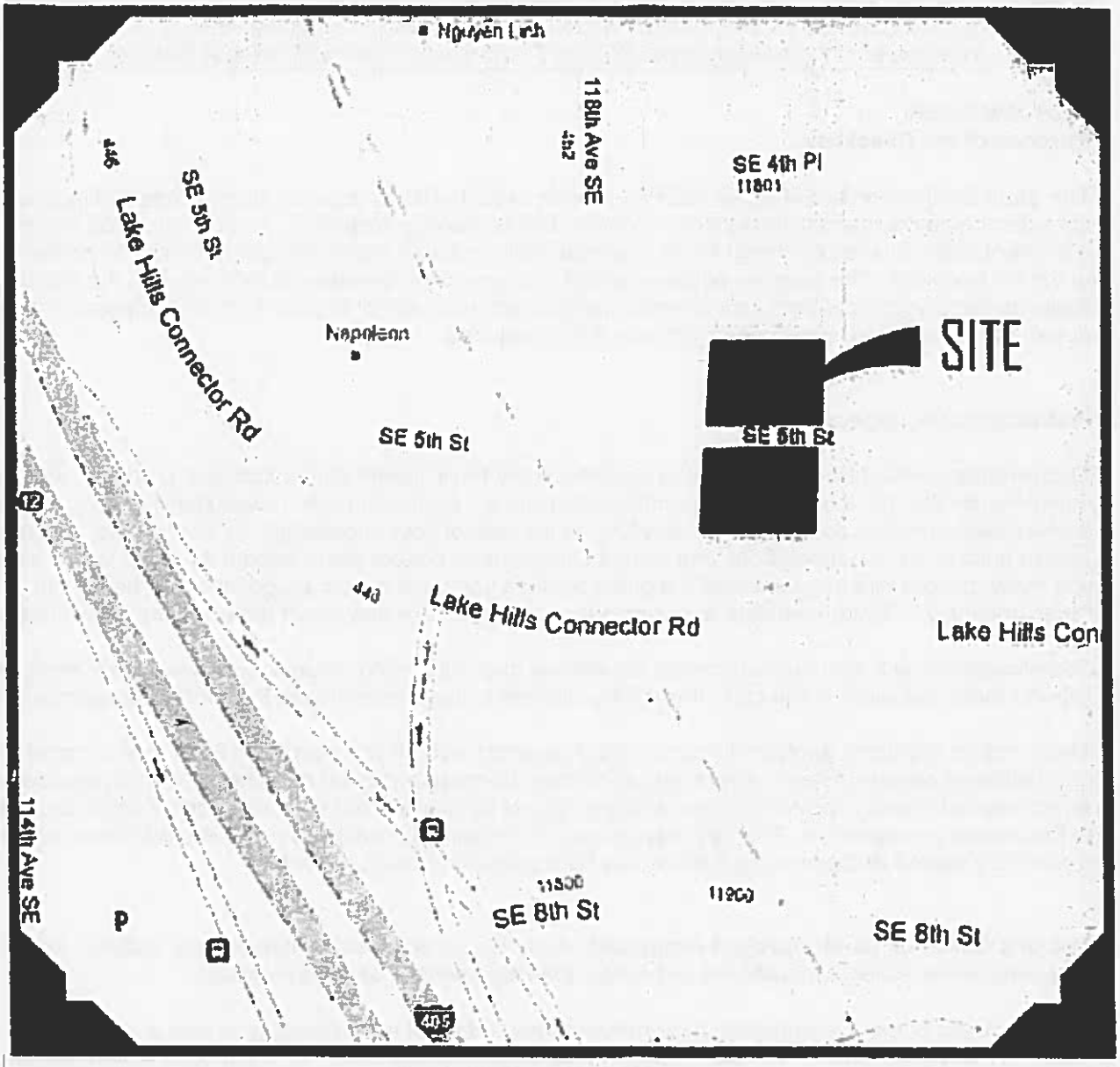
Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

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.

RP



VICINITY MAP

LEGAL DESCRIPTION

LOT'S 8–15, BLOCK 9 AND LOT'S 7–15, BLOCK 10 PLAT OF WILBURTON, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 11 OF PLATS, PAGE 97, RECORDS OF KING COUNTY WASHINGTON.

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

RP

BACKGROUND INFORMATION

Property Owner: Limeing Hou & Ming Zhang

Proponent: MZA Architecture for Ming Zhang & Limeing Hou

Contact Person: Bradley R. Smith @ MZA Architecture
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 600-108th Ave NE, Suite 108. Bellevue WA. 98004

Phone: direct = 425-559-7586 Main Office - 425-559-7888

Proposal Title: Wilburton Residences

Proposal Location: At termination of SE 5th Near Wilburton Park - See attatched legal
(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: The site is steeply sloped / critical area & forested.
2. Acreage of site: 1.560 acres
3. Number of dwelling units/buildings to be demolished: -0-
4. Number of dwelling units/buildings to be constructed: 19 total on (2) lots
5. Square footage of buildings to be demolished: -0-
6. Square footage of buildings to be constructed: 57,008 Total Single & Multi
7. Quantity of earth movement (in cubic yards): 4200 cuyds
8. Proposed land use: Single & Multi-family Uses
9. Design features, including building height, number of stories and proposed exterior materials:
   Buildings average betwee 25' to 32' in height Single & Multi-Family 3-story houses
10. Other Exterior materials are painted Hardi-board type siding & Cedar. See Elevations in Design Review packet.

Estimated date of completion of the proposal or timing of phasing: Permits anticipated appx 1 year (April 17) & construction appx 9 to 12 mo's beyond permits. (Jan to April 18)

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

No

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List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Area is "critical area" by definition w/ City so GeoTech, Critical Area mitigation, habitat assessments, biologist & arborist reports will all be prepared as part of City's required permit process

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.

None

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.

Critical Areas permit ____ Design Review ____
Clear & grade in Critical Areas permit later, * Misc Other building permits @ later date,
UE Utility Permits (later) Variances on height ____ Banding live Adjustment (later)

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)?

42%

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.

See geo technical report for soils.
No farm or agriculture

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, see geo-technical report.

RP

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

Filling is not anticipated (only cutting) if any fill required it will be from cut soil on site.

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

Yes. Slopes could slough in rainy season

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Per submitted plans the proposed impervious coverage appears to be 54,362 square feet. The proposal includes use of green roofs and the effective impervious surface coverage will be determined during project review and confirmed on the final plans. RP**

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

Top-down-retaining wall construction to mitigate open slopes
Best practices from Civil engineer for erosion control & requirements of permit process & City inspectors.

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.

Automobile from residences & general construction emissions during building process.

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

None known

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

None

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.

None known

(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.

N/A

RP

(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.

N/A

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

None required.

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

No

(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.

No

b. Ground

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

No

(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.

No waste material discharged.

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.

All storm water will be retained as required by standards. Rain / Bio retention vaults from green roof will slow water flow & release to lower site.

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

None known

RP

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

Green roofs & bio-detention tanks. Traditional detention tanks for surface run-off.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] 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?

Only trees at buildings footprint & within safe overhangs will be removed. Evasive species & brush removed but minimal demo of vegetation intended

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

None known

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

See landscape plans. Plants native to area & as required for critical slope mitigation will be provided. Off-site mitigation provided to adjacent areas

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:

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

RP

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

None known

c. Is the site part of a migration route? If so, explain.

Not known

d. Proposed measures to preserve or enhance wildlife, if any:

N/A.

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.

Electric, gas for heating & cooking needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

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:

None proposed

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.

No.

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

Construction & general contractor would have provisions & safety plans for workers.

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

None req'd.

RP

b. Noise

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

Traffic Noise from I-405 & Lake Hills connector

(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.

Short-term construction

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

Work w/in hours of City noise ordination for construction

Noise regulated by BCC 9.18

8. Land and Shoreline Use

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

Vacant = current

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

Not known

c. Describe any structures on the site.

None

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

No

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

Multi & Single family

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

Wilburton / NE 8th Street Subarea

The 16 lots are zoned R-20 and R-10 which are multi-family zones. The comprehensive plan designations for these lots are MF-M and MF-L, Multi-Family Medium and Low Density.

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

N/A

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

Not environmentally - part of critical areas

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

19 res units - 19 to 40± people

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

0

RP

k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
project is zoned for uses proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 19 middle income for Bellevue.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
0 eliminated

c. Proposed measures to reduce or control housing impacts, if any:
Housing is as zoned. Units are placed on small foundations to mitigate impact of ground plane on critical areas

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
See exhibits. From Averge Fin grade tallest appx 32' due to steep slopes. average is lower height

b. What views in the immediate vicinity would be altered or obstructed?
None altered or obstructed

c. Proposed measures to reduce or control aesthetic impacts, if any:
green roofs, minimal tree reduction, mitigation Landscape added.

Per LUC 20.25B.040.A, height is measured from Average Existing Grade. Final plans will measure from AEG.

RP

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light from residential uses. No glare anticipated

b. Could light or glare from the finished project be a safety hazard or interfere with views?
None known

c. What existing off-site sources of light or glare may affect your proposal?
None Known

d. Proposed measures to reduce or control light or glare impacts, if any:
N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
City parks, Wilburton park trail

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Roads @ SE 5th will continue to connect to service road for Parks Dept & will allow access to that road used as a trail.

The Wilburton Hill Community Park abuts the site to the east. The King County rail corridor is within 400 feet to the west.

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.
None known

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known

c. Proposed measures to reduce or control impacts, if any:
N/A

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.
SE 5th currently dead-ends @ site, will be continued to residences.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. Current access @ SE 5th & Lake Hill Blvd approx 1/2 to 1/4 mile walking.

c. How many parking spaces would be completed project have? How many would the project eliminate?
each unit has parking in addition to 24' wide road @ SE 5th which is width allowed by City to have parking on one side. 5 add'l spaces on-site to meet City parking requirements.

RP

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).

improvements & extension to SE 5th.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Unknown volume. (19 total residences)

g. Proposed measures to reduce or control transportation impacts, if any:

None proposed

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.

Only for residential uses as required by residences

b. Proposed measures to reduce or control direct impacts on public services, if any:

None

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.

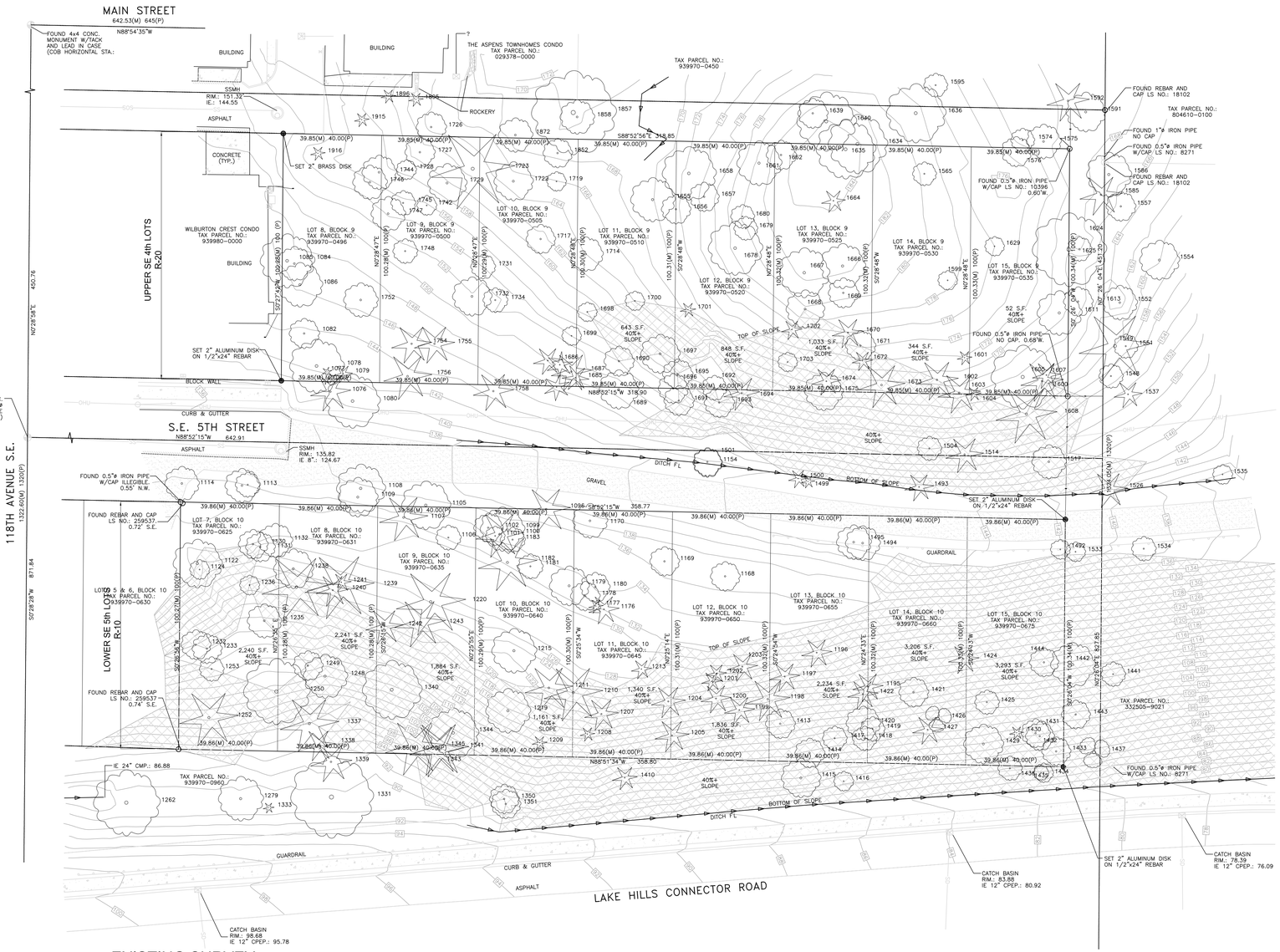
Signature

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.

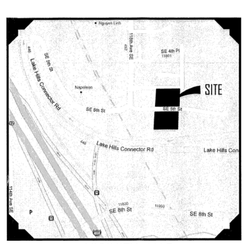
Signature: Brad Smith of MZA Architecture Date Submitted: 5/2/16

RP

24"x36" Arch D -SHEET SIZE



1 EXISTING SURVEY
1/24" = 1'-0"



VICINITY MAP
SCALE: NTS

GRAPHIC SCALE
10 0 10 20 40
1 INCH = 20FT.

PROJECT INFORMATION

ENGINEER/SURVEYOR:	MXP CONSULTING, INC. 22525 SE 64TH PL, STE 252 ISSAQUAH, WA 98027 PH.: (425)837-8083
PROPERTY OWNER:	COHO REAL ESTATE GROUP 4223 12TH AVENUE N.E. SEATTLE, WA 98105
TAX PARCEL NUMBER:	939970-0496, 939970-0500, 939970-0505, 939970-0510, 939970-0520, 939970-0525, 939970-0530, 939970-0535, 939970-0625, 939970-0631, 939970-0635, 939970-0640, 939970-0645, 939970-0650, 939970-0655, 939970-0650,
PROJECT ADDRESS:	XXXX S.E. 5TH STREET BELLEVUE, WA
PARCEL ACREAGE:	97,969 S.F.(1.560 ACRES ±) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITH OUT THE BENEFIT OF A CURRENT TITLE REPORT.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
4. THE INFORMATION ON THIS MAP REPRESENTS THE RESULT OF A SURVEY MADE IN JANUARY 2012 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
6. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
7. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
8. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL, AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

LEGAL DESCRIPTION

LOT'S 8-15, BLOCK 9 AND LOT'S 7-15, BLOCK 10 PLAT OF WILBURTON, ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 11 OF PLATS, PAGE 97, RECORDS OF KING COUNTY WASHINGTON.

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

BASIS OF BEARINGS

PER THE THE PLAT OF WILBURTON CREST A CONDOMINIUM ACCORDING TO THE PLAT THERE OF RECORDED IN VOLUME 155 OF PLATS, PAGE 42-45, RECORDS OF KING COUNTY WASHINGTON.

ACCEPTED THE BEARING OF S00°28'58"W FOR 118TH AVENUE S.E. BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON CITY BELLEVUE BENCHMARK NO.: 131

STEAL BOLT (STAMPED #131) AT SIGNAL POLE BASE LOCATED AT THE S.W. CORNER OF S.E. 8TH STREET AND LAKE HILLS CONNECTOR.

ELEV.: 35.605

2.0' CONTOUR INTERVAL-THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ±1.0' FOR THIS PROJECT.

LEGEND

- UTILITY POLE
- GUY WIRE
- GAS METER
- PHONE METER
- POWER METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DECIDUOUS
- DECIDUOUS MULTI TRUNK
- CONIFER
- CONIFER MULTI TRUNK

N
W E
S

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residence

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
WILBURTON PARK RESIDENCE LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are
to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA
ARCHITECTURE
600 108th Ave NE
Suite 108
Bellevue WA98004
425.559.7888
contact@mza-us.com

STAMP

DRAWING TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

DRAWN
Matt Bardon

DESIGNED
Bradley Smith

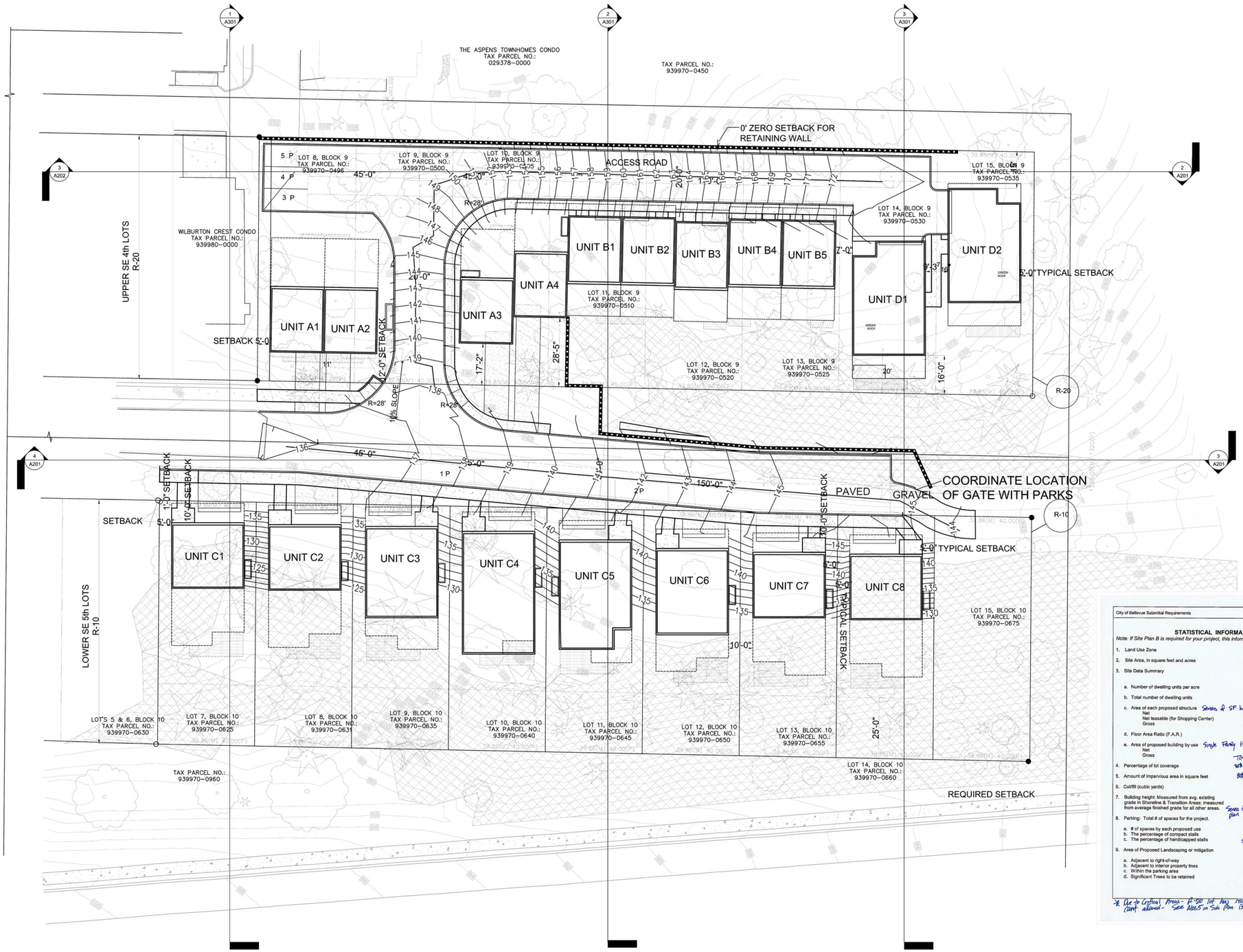
DATE
04/27/2016

GRAPHIC SCALE
5' 10' 20' 30' 60'

PROJECT NO.
15-026

DRAWING NO.
A100

REVISION NO.



City of Bellevue Submittal Requirements | 4

STATISTICAL INFORMATION SHEET

Note: If Site Plan B is required for your project, this information must also appear on the Site Plan.

		Required/ Allowed	Proposed
1.	Land Use Zone	(2) lots R10 & R20	
2.	Site Area, in square feet and acres	1.580 acres = 67,559.6 SF	
3.	Site Data Summary		
	a. Number of dwelling units per acre	* See below	11
	b. Total number of dwelling units	19	19
	c. Area of each proposed structure Net	N/A	N/A
	Net leasable (for Shopping Center)	N/A	N/A
	Gross	Total 67,559	67,559 (total)
	d. Floor Area Ratio (F.A.R.)	.5 single family	.5 single family
	e. Area of proposed building by use Net	Single Family Homes noted on plans N/A	N/A
	Gross	Total N/A	67,559 Total
4.	Percentage of lot coverage	35% 67,559 × .35 = 23,645	18,743 @
5.	Amount of impervious area in square feet	35% 67,559 × .35 = 23,645	see above
6.	Cut/fill (cubic yards)	1800 cubic	4400 cu yards
7.	Building height: Measured from avg. existing grade in Shoreline & Transition Areas; measured from average finished grade for all other areas.	Varies - see elevations - Varies Series & Other - calculated ht is on each plan sheet	
8.	Parking: Total # of spaces for the project.	5	5
	a. # of spaces by each proposed use	5 for R-10 lots	5 for R-20 lots
	b. The percentage of compact stalls	0	0
	c. The percentage of handicapped stalls	50% 1 total HC	1 total HC
9.	Area of Proposed Landscaping or mitigation		
	a. Adjacent to right-of-way	320 ft	1615 ft
	b. Adjacent to interior property lines	12 buffer	6 due to Critical Area
	c. Within the parking area	N/A	N/A
	d. Significant Trees to be retained	40	22

* Due to Critical Areas - R-20 lot has reduced impervious allowed - See Note 5 on Site Plan B for calculation

1 SITE PLAN B
1/20" = 1'-0"

NOTES:
1. "UPPER LOT" Will have a boundary line adjustment to show final Property Lines & Setbacks: perimeter will remain as shown above.
2. PARKING STALLS REQUIRED: 5. 2 Provided on SE 5th st on 24' wide road, and 3 are provided in the NW corner on the ACCESS ROAD.
3. "LOWER LOTS" are developed under reasonable use for R-10 ZONING.

LEGEND:
- UNITS ABOVE
- FOUNDATION PLAN
- RETAINING WALL

24"x36" Arch D -SHEET SIZE

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residence

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
WILBURTON PARK RESIDENCE LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are
to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA
ARCHITECTURE
600 108th Ave NE
Suite 108
Bellevue WA98004
425.559.7888
contact@mza-us.com

STAMP

DRAWING TITLE
Site Plan B-Proposed Unit Layout

DRAWN
Matt Bardon

DESIGNED
Bradley Smith

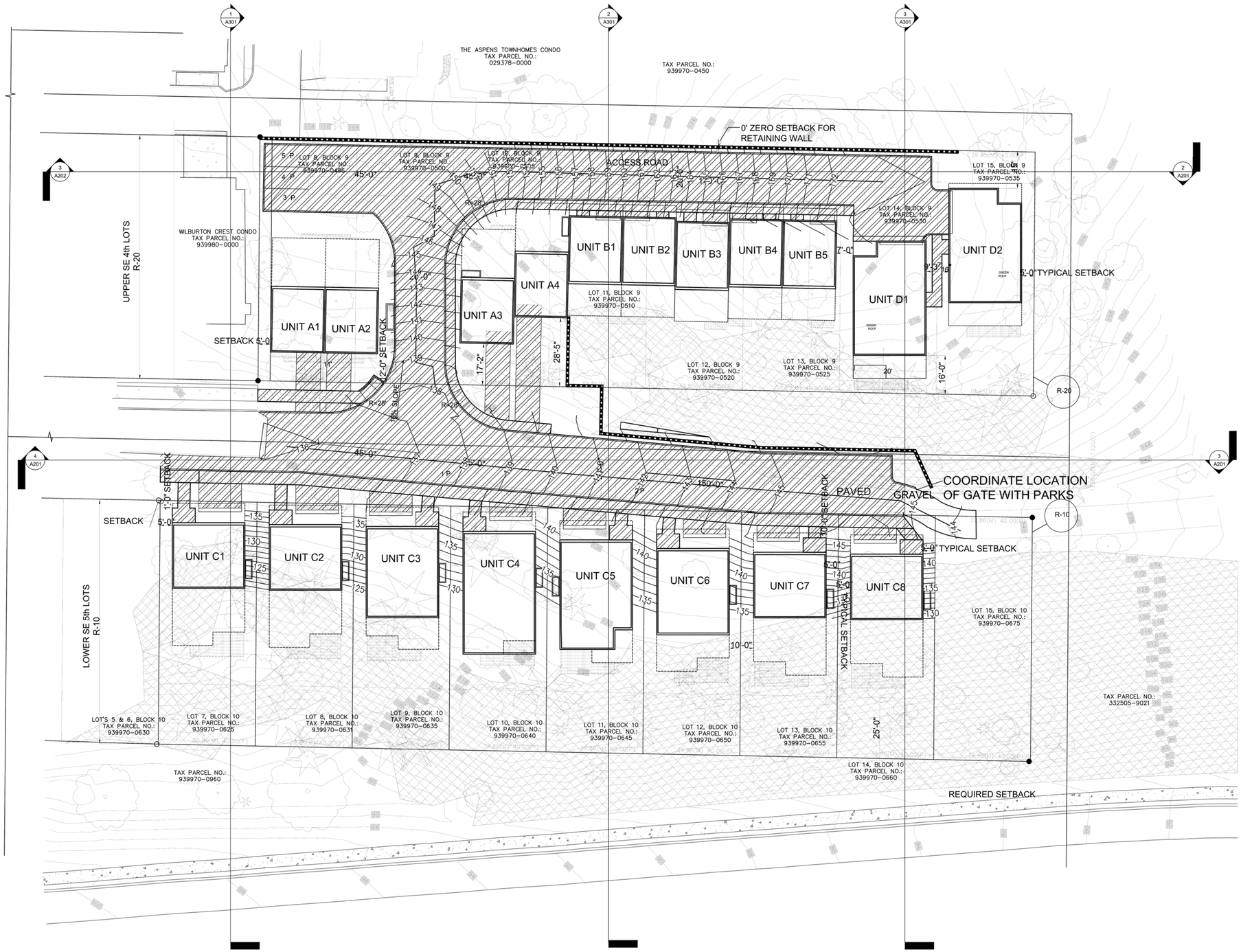
DATE
04/27/2016

GRAPHIC SCALE
5' 10' 20' 30' 60'

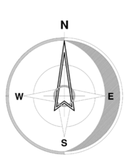
PROJECT NO.
15-026

DRAWING NO.
A101

REVISION NO.



1 IMPERVIOUS AREA
1/20" = 1'-0"



NOTES:

1. "UPPER LOT" Will have a boundary line adjustment to show final Property Lines & Setbacks: perimeter will remain as shown above.
2. PARKING STALLS REQUIRED: 5. 2 Provided on SE 5th st on 24' wide road, and 3 are provided in the NW corner on the ACCESS ROAD.
3. "LOWER LOTS" are developed under reasonable use for R-10 ZONING.

LEGEND:

IMPERVIOUS AREA=22,215.6 sq ft
(Roads and Sidewalks) (.51 ACRES)
Note: See Storm report for Road/Sidewalks

RETAINING WALL

PROJECT
Wilburton Park Residence

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
WILBURTON PARK RESIDENCE LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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ARCHITECTURE
600 108th Ave NE
Suite 108
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425.559.7888
contact@mza-us.com

STAMP

DRAWING TITLE
Site Plan B-IMPERVIOUS AREA

DRAWN
Matt Bardon

DESIGNED
Bradley Smith

DATE
04/27/2016

GRAPHIC SCALE
5' 10' 20' 30' 60'

PROJECT NO.
15-026

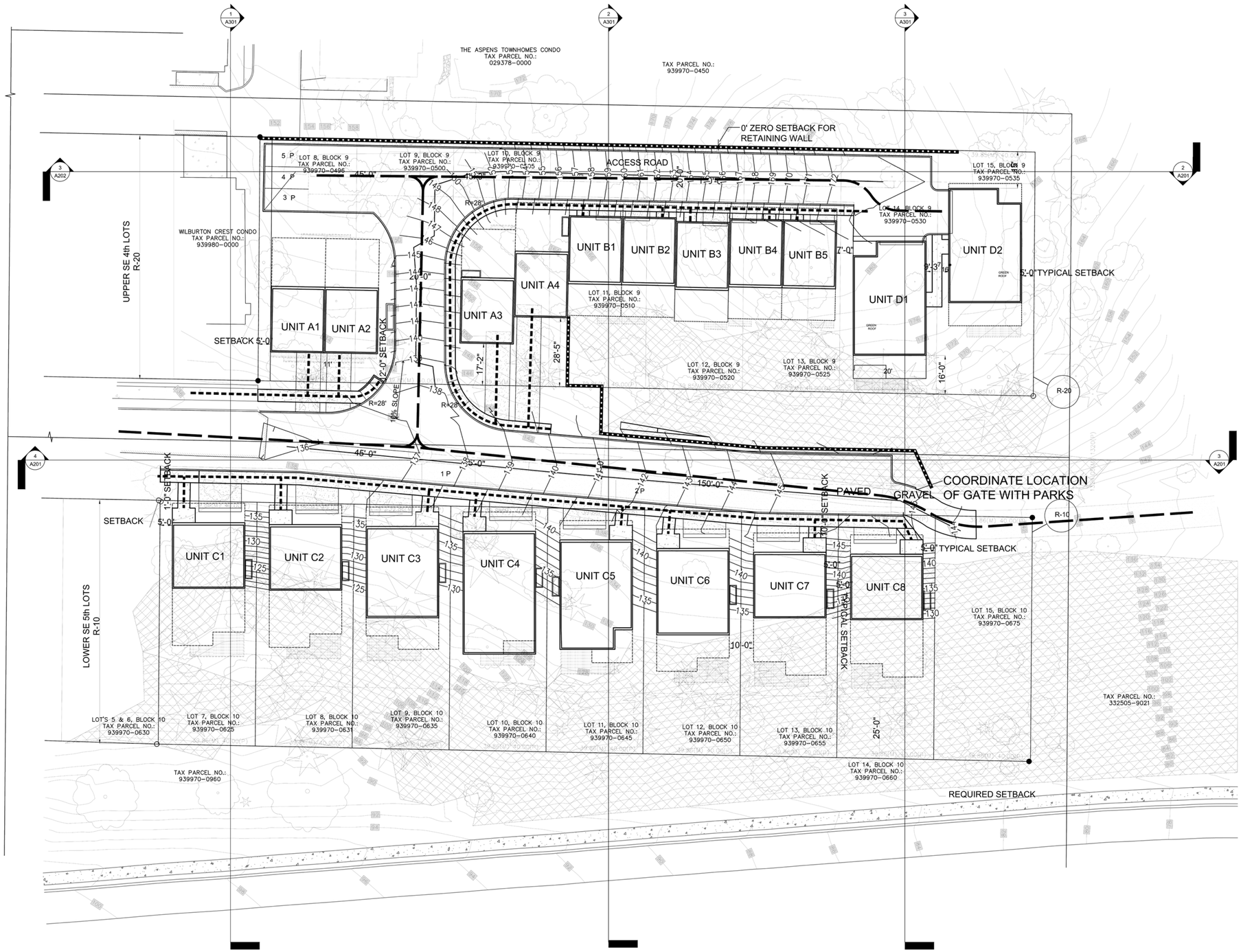
DRAWING NO.
A101.2

REVISION NO.

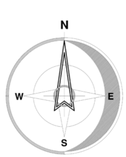
24"x36" Arch D -SHEET SIZE

FILE NAME:
PLOT DATE:

24"x36" Arch D -SHEET SIZE



1 CIRCULATION
1/20" = 1'-0"



NOTES:

1. "UPPER LOT" Will have a boundary line adjustment to show final Property Lines & Setbacks: perimeter will remain as shown above.
2. PARKING STALLS REQUIRED: 5. 2 Provided on SE 5th st on 24' wide road, and 3 are provided in the NW corner on the ACCESS ROAD.
3. "LOWER LOTS" are developed under reasonable use for R-10 ZONING.

LEGEND:

- PEDESTRIAN CIRCULATION
- AUTOMOBILE CIRCULATION
- RETAINING WALL

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residence

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
WILBURTON PARK RESIDENCE LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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425.559.7888
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STAMP

DRAWING TITLE
Site Plan B-CIRCULATION

DRAWN
Matt Bardon

DESIGNED
Bradley Smith

DATE
04/27/2016

GRAPHIC SCALE
5' 10' 20' 30' 60'

PROJECT NO.
15-026

DRAWING NO.
A101.3
PLEASE NOTE: NO A.101.4

REVISION NO.

24"x36" Arch D-SHEET SIZE

LOT AREA=31,984 sq ft

CRITICAL AREA=2,855 SQ FT

CRITICAL AREA 50' SETBACK AREA(TOWARS TOP OF SLOPE)=14,387

MAX UNITS=11

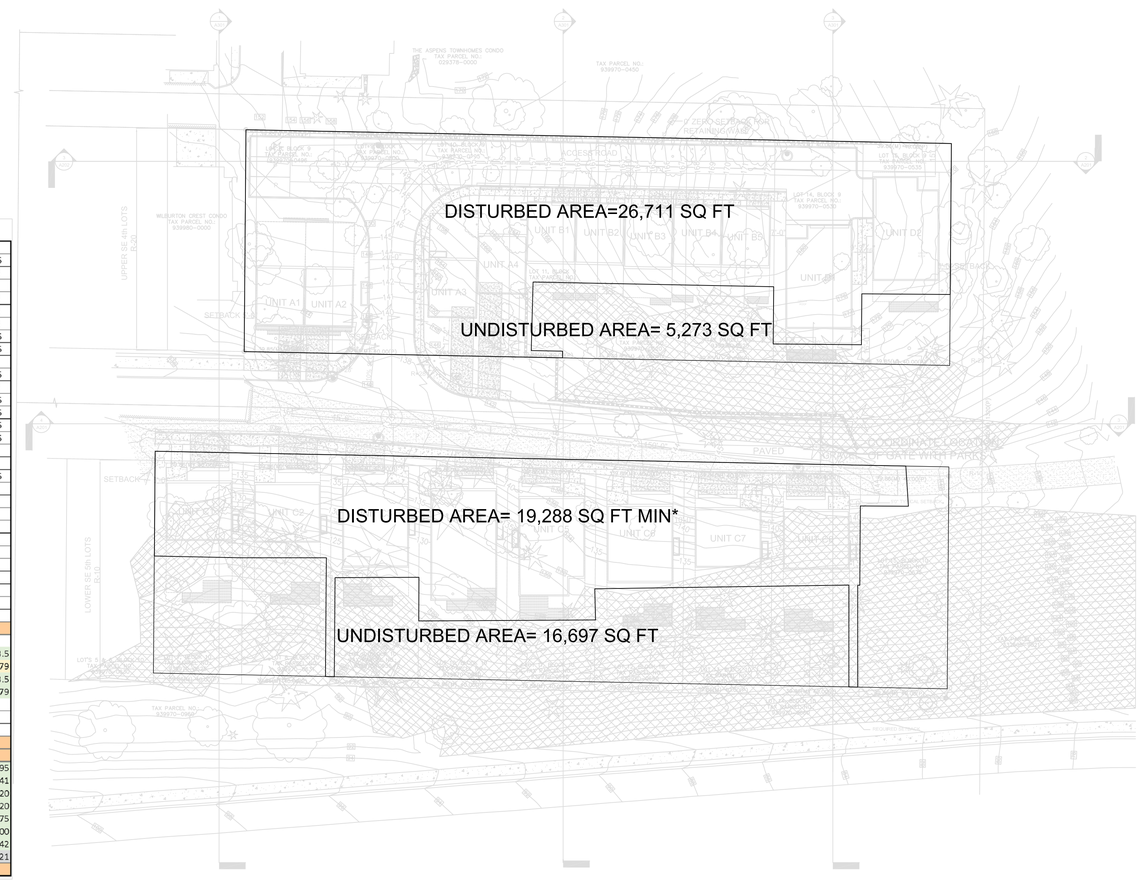
(DU/AC x BA)+(DU/ACxCAxDF)
((R-20)x17334 sq ft)+((R-20)x14,386 sq ftx(17,334 sq ft/31,984 sq ft)
((R-20) x .4 acres)+((R-20)x.33 acresx(.4 acres/.73 acres)
(8)+(3.61)
MAX UNITS=11.61= 11

A1	A2	A3	A4	B1	B2	B3	B4	B5	C1	C2	C3	C4	C5	C6	C7	C8	D1	D2
150		162.5	166.5	169.75	175	181.5	184.25	182.75	132			137.75				144.25	178	170.75
148.5		161	165.5	169	174.75	181	183.25	182.25	132			137.5				144.5	178.25	170.5
147		158.5	164.75	168.25	174.25	180	182.75	181.75	132.25			136.25				144.5	177.75	170
145.75		156.5	162.75	167	172.75	178.25	182	181	132.5			135.5				144.75	176.5	169.5
144		153	160.5	165.5	171	175.25	180	179	131.25			133.5				143.75	174.25	169.5
142.75		150.5	157.5	162.25	168	172.25	178	176.5	129.25			129.75				137.25	172	169.5
142.25		149.25	155.5	160.5	165.5	170.75	174.75	177	128.5			128.75				130.5	169	167.75
142.25		148.5	153	159.75	162.75	170.25	173	178.25	123.75			128				124	167.25	168.25
142.5		148.75	155	160.25	165.5	170.5	175.5	179.75	118.5			123.75				117.75	166.5	170
142.5		150.25	157.5	162.5	167	172.25	178.5	182	114.75			121.5				113.75	166.5	172.25
142.5		151.25	159.75	164.75	168.25	174	180.25	182.75	112			121.5				111.25	169.5	174.5
143		154.5	161.75	165.5	169	174.5	181	183.25	110.75			123				112.5	173.5	175.75
144.5		156.75	163.5	166.5	169.75	175	181.75	184.25	109.75			125				113.75	176.5	176.25
145.75		159	164.75	167.75	171.75	178.25	183.5	184	113			128.5				119	179.25	176.75
146.75		161.25	165	169.5	174.25	181	184.25	183	116.75			129.5				125.25	180.5	175.75
148									120.75			132				131.32	181.25	175
149.5									124.5			133.75				137	181.25	176
150									129.75			135				140.75	180.5	175.75
149.75									131.5			137				144	178.75	172
150.25																		
150																		
150																		

A1	A2	A3	A4	B1	B2	B3	B4	B5	C1	C2	C3	C4	C5	C6	C7	C8	D1	D2
138.5		141.5	143	160.5	162.5	167.5	169.5	172.5	126			130.5				134.5	173.5	173.5
176.25		184.7667	190.8833	195.25	199.9667	205.65	210.1833	211.1667	153.3421			160.3947				160.5168	205.1053	202.4079
168.5		171.5	173	190.5	192.5	197.5	199.5	202.5	156			160.5				164.5	203.5	203.5
146.25		154.7667	160.8833	165.25	169.9667	175.65	180.1833	181.1667	123.3421			130.3947				130.5168	175.1053	172.4079

A1	A2	A3	A4	B1	B2	B3	B4	B5	C1	C2	C3	C4	C5	C6	C7	C8	D1	D2
338	338	338	338	357	357	357	357	357	806	806	1036	1410	1192	975	806	806	933	995
979	979	879	979	883	883	883	883	883	1071	1071	1071	1071	1071	1071	1071	1071	1441	1441
119	119	119	119	103	103	103	103	103	210	210	210	210	210	210	210	210	192	420
256	256	256	256	259	259	259	259	259	417	417	417	417	417	417	417	417	420	420
935	935	935	935	1012	1012	1012	1012	1012	1330	1330	1330	1330	1330	1330	1330	1330	1472	1475
76	76	76	76	0	0	0	0	0	159	159	159	159	159	159	159	159	139	200
1119	1119	1119	1119	1053	1053	1053	1053	1053	1741	1741	1741	1741	1741	1741	1741	1741	1742	1842
2349.5	2349.5	2249.5	2349.5	2303.5	2303.5	2303.5	2303.5	2303.5	3391.5	3391.5	3621.5	3995.5	3777.5	3560.5	3391.5	3391.5	4011.5	4221
									57569									

AVERAGE FINISH GRADE CALCULATIONS



*3000 SQ FT MAX FOR EACH SINGLE FAMILY LOT PER REASONABLE USE CODE PROVISION = 3000 SF x 8 LOTS = 24,000 SF MAX

1 DIAGRAMS & CALCULATIONS
1/32" = 1'-0"

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residence

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
WILBURTON PARK RESIDENCE LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are
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contact@mza-us.com

STAMP

DRAWING TITLE
Site Plan B-DIAGRAMS/CALCULATIONS

DRAWN
Matt Bardon

DESIGNED
Bradley Smith

DATE
04/27/2016

GRAPHIC SCALE
5' 10' 20' 30' 60'

PROJECT NO.
15-026

DRAWING NO.
A101.5
PLEASE NOTE: NO A.101.4

REVISION NO.

WILBURTON PARK RESIDENCE

BELLEVUE, WASHINGTON

SYMBOL LEGEND

EXISTING	PROPOSED	ABBREVIATION	
CO		CO	CLEANOUT
		FH	FIRE HYDRANT
		FDC	FIRE DEPARTMENT CONNECTION
W		WV	WATER VALVE
W		WM	WATER MANHOLE
G		GV	GAS VALVE
S		SSMH	SANITARY SEWER MANHOLE
			BOLLARD
W		WM	WATER METER
CO		SSCO	SANITARY SEWER CLEANOUT
T			TELEPHONE MANHOLE
G		GM	GAS METER
		CB	CATCH BASIN
P		PP	POWER/UTILITY POLE
P		PM	POWER METER
			SIGN
			GUY ANCHOR
J		J-BOX	JUNCTION BOX
			CONIFER (AS NOTED)
			CONIFER TO BE REMOVED
T			TELEPHONE VAULT
LT			LIGHT JUNCTION BOX
			DECIDUOUS (AS NOTED)
			DECIDUOUS TO BE REMOVED
P			POWER VAULT
			COBRA HEAD
SIG			SIGNAL BOX
			DRAIN MANHOLE
			ACCESS CONTROL GATE

LINE LEGEND

EXISTING	PROPOSED	
T		OVERHEAD TELEPHONE
O/H P		OVERHEAD POWER
W	W W	WATER
G		GAS
E E		UNDERGROUND POWER
SS	SS	SANITARY SEWER
SD SD	SD	STORM DRAIN
X X	X X	CHAIN LINK FENCE
	O O O O	SILT FENCE
		RETAINING WALL
		GATE

LEGAL DESCRIPTION

LOT'S 8–15, BLOCK 9 AND LOT'S 7–14, BLOCK 10 PLAT OF WILBURTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 97, RECORDS OF KING COUNTY WASHINGTON.

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

BASIS OF BEARINGS

PER THE THE PLAT OF WILBURTON CREST A CONDOMINIUM ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 155 OF PLATS, PAGE 42–45, RECORDS OF KING COUNTY WASHINGTON.

ACCEPTED THE BEARING OF S 00°28'58" W FOR 118TH AVENUE S.E. BASED ON FOUND MONUMENTS IN CASE.

VERTICAL DATUM AND EXIST CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON CITY OF BELLEVUE BENCHMARK NO.: 131

STEAL BOLT (STAMPED #131) AT SIGNAL POLE BASE LOCATED AT THE S.W. CORNER OF S.E. 8TH STREET AND LAKE HILLS CONNECTOR.

ELEV.: 35.605

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

SITE ADDRESS:

S.E. 5TH STREET BELLEVUE, WA

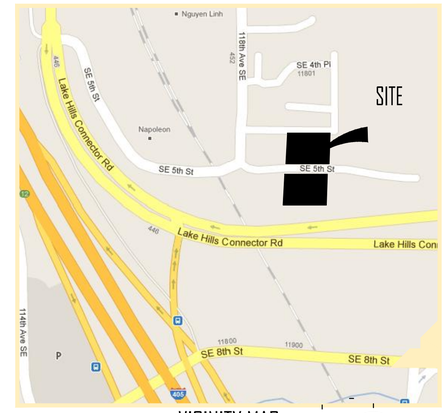
KING COUNTY PARCEL INFORMATION

KING COUNTY PARCEL NUMBERS:

- 939970–0496
- 939970–0500
- 939970–0505
- 939970–0510
- 939970–0520
- 939970–0525
- 939970–0530
- 939970–0535
- 939970–0625
- 939970–0631
- 939970–0635
- 939970–0640
- 939970–0645
- 939970–0650
- 939970–0655
- 939970–0660

SHEET INDEX

C1	COVER SHEET
C2	SITE PLAN B
C3	PRELIMINARY CLEAR AND GRADE PLAN
C4	PRELIMINARY ROAD PLAN – SE 5TH ST
C5	PRELIMINARY ROAD PLAN – PRIVATE ROAD
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY STORM DRAINAGE OUTFALL DETAILS
C8	PEDESTRIAN SIGHT DISTANCE EXHIBIT
C9	VEHICULAR SIGHT DISTANCE EXHIBIT



VICINITY MAP
NTS

N

OWNER / DEVELOPER

BELLEVUE WILBURTON PARK RESIDENCE, LLC
600 108TH AVENUE NE, SUITE 108
BELLEVUE, WA 98004
(425) 559–7586
CONTACT: MING ZHANG

ARCHITECT

MZA ARCHITECTS
600 108TH AVENUE NE, SUITE 108
BELLEVUE, WA 98004
(425) 559–7586
CONTACT: BRAD SMITH

CIVIL ENGINEER

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332–1900
CONTACT: DARREN SIMPSON

GEOTECHNICAL ENGINEER

STANTEC CONSULTING SERVICES, INC.
11130 NE 33RD PLACE, SUITE 200
BELLEVUE, WA 98004
(425) 869–9448
CONTACT: PHIL HABERMANN

SURVEYOR

PLOG CONSULTING, PC.
5628 AIRPORT WAY S, SUITE 144
SEATTLE, WA 98108
(206) 420–7130
CONTACT: MARK X. PLOG

LANDSCAPE MITIGATION

ALTMANN OLIVER ASSOCIATES, LLC,
P.O. BOX 578
CARNATION, WA 98014
(425) 333–4535
CONTACT: SIMONE OLIVER, LA

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. DCI ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION

PROGRESS PRINT (NOT FOR CONSTRUCTION)
These drawings have been released at the request of the client and are not intended for the purposes of bidding, permitting, or construction.

UNDERGROUND SERVICE ALERT
ONE–CALL NUMBER
(800)424–5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PROJECT NAME

WILBURTON PARK RESIDENCE

PREPARED BY

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900
FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DESIGN ARCHITECT

MZA
600 108TH AVE NE
SUITE 108
BELLEVUE, WA 98004
USA

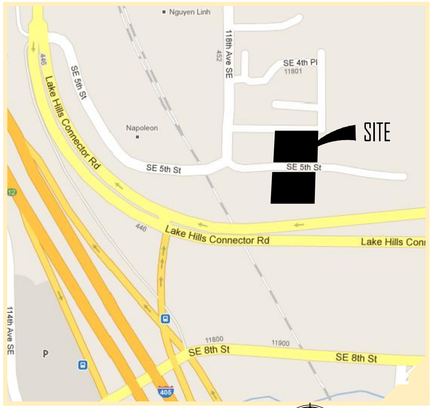
	版本 REVISION

DATE:	05/06/2016
FILE NAME:	16001-PLN.dwg
DRAWN BY:	KWO

COVER SHEET

C1

Plot Date: 2016-01-21 File Location: O:\0120-Seattle\Dci-Civil\2016\16012-0001-Wilburton\dwg\16001-PLN.dwg



VICINITY MAP
NTS

N

LEGAL DESCRIPTION

LOT'S 8–15, BLOCK 9 AND LOT'S 7–14, BLOCK 10 PLAT OF WILBURTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 97, RECORDS OF KING COUNTY WASHINGTON.

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

BASIS OF BEARINGS

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VERTICAL DATUM AND EX CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON CITY OF BELLEVUE BENCHMARK NO.: 131

STEAL BOLT (STAMPED #131) AT SIGNAL POLE BASE LOCATED AT THE S.W. CORNER OF S.E. 8TH STREET AND LAKE HILLS CONNECTOR.

ELEV.: 35.605

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

PREPARED BY:

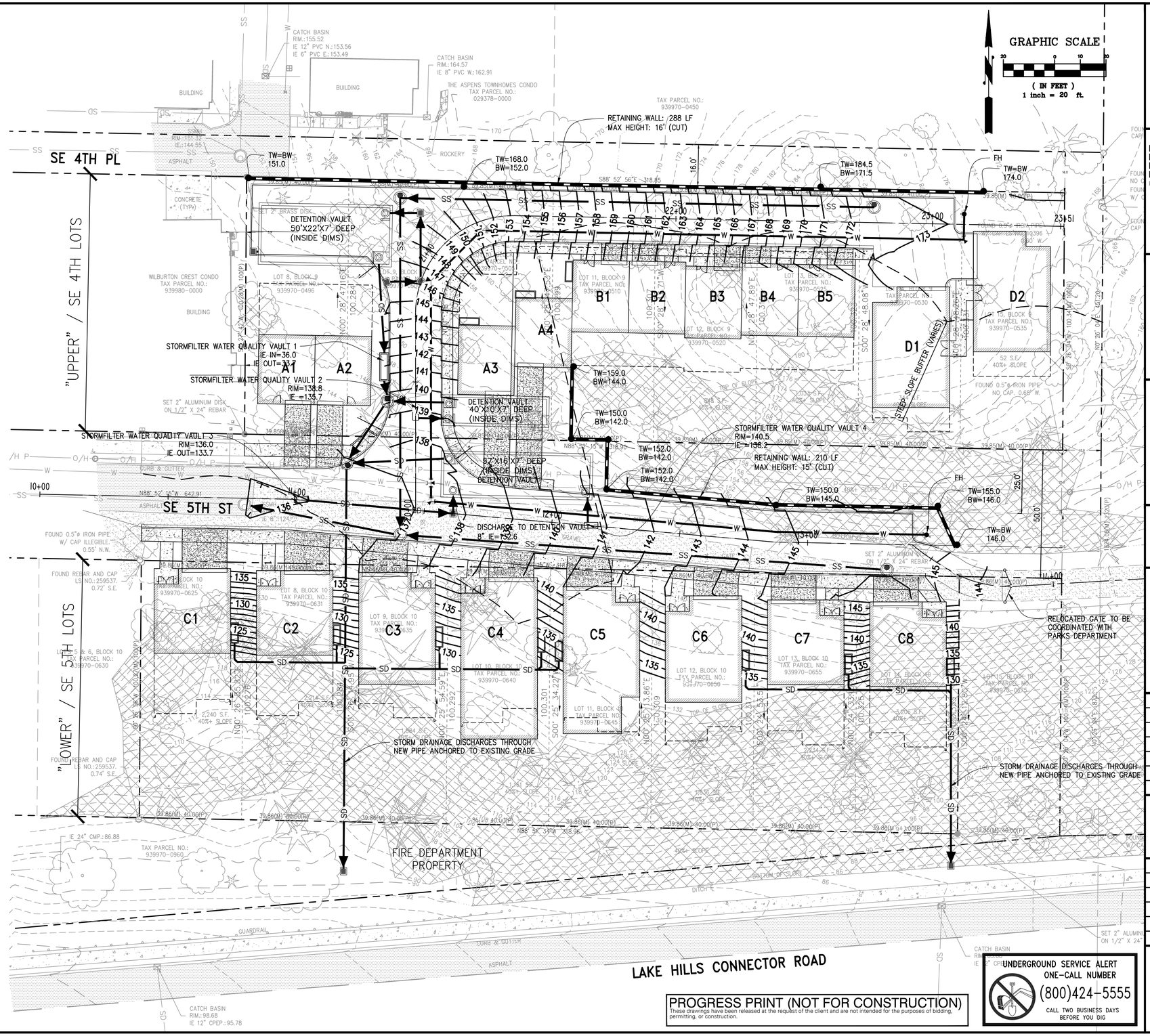
DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WA 98101
206–332–1900

AREA

SITE AS SHOWN CONTAINS 1.46 ACRES, MORE OR LESS WITHIN PRIVATE SITE LIMITS

DEVELOPED LAND COVER

(INCLUDES DEVELOPED SE 5TH STREET)
PERVIOUS: 1.06 AC
IMPERVIOUS: 0.76 AC
TOTAL SITE AREA: 1.82 AC



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UNDERGROUND SERVICE ALERT
ONE–CALL NUMBER
(800)424–5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PROJECT NAME

WILBURTON PARK RESIDENCE

PREPARED BY

DCI ENGINEERS
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SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900
FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DESIGN ARCHITECT

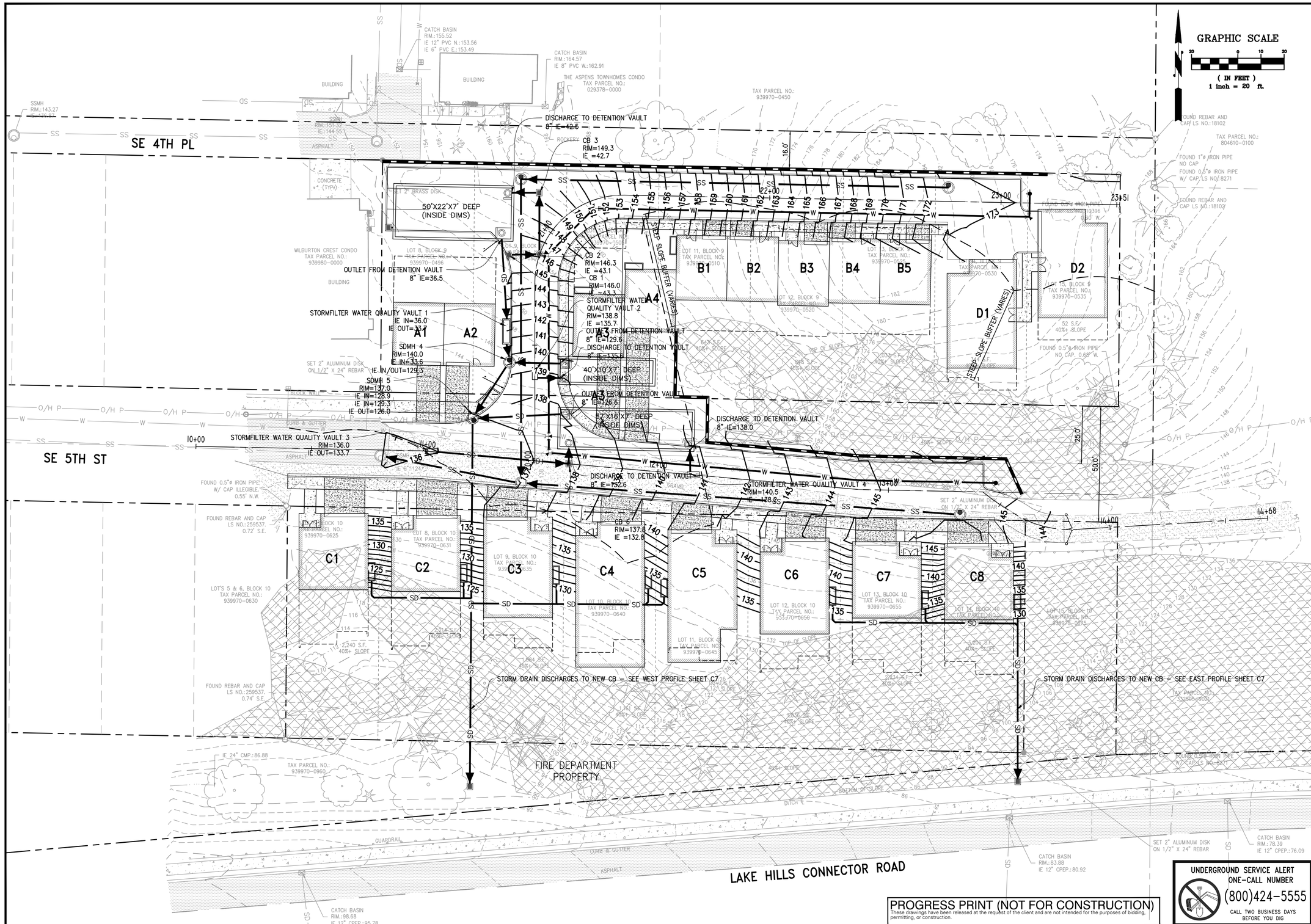
MZA
600 108TH AVE NE
SUITE 108
BELLEVUE, WA 98004
USA

	版本 REVISION

DATE:	04/29/2016
FILE NAME:	16001-PLN.dwg
DRAWN BY:	KWO

SITE PLAN B

C2



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PROJECT NAME

WILBURTON PARK RESIDENCE

PREPARED BY

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CIVIL / STRUCTURAL

DESIGN ARCHITECT

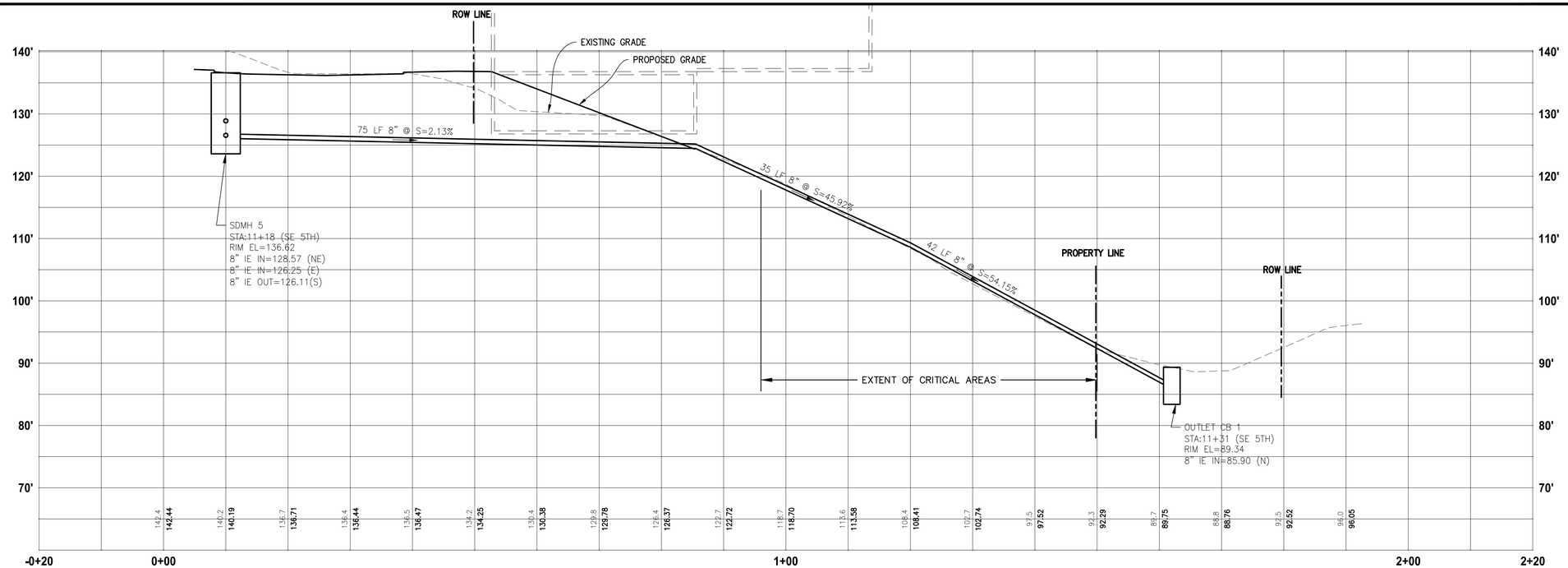
MZA
600 108TH AVE NE
SUITE 108
BELLEVUE, WA 98004
USA

REVISION	

DATE:	04/29/2016
FILE NAME:	16001-PLN.dwg
DRAWN BY:	KWO

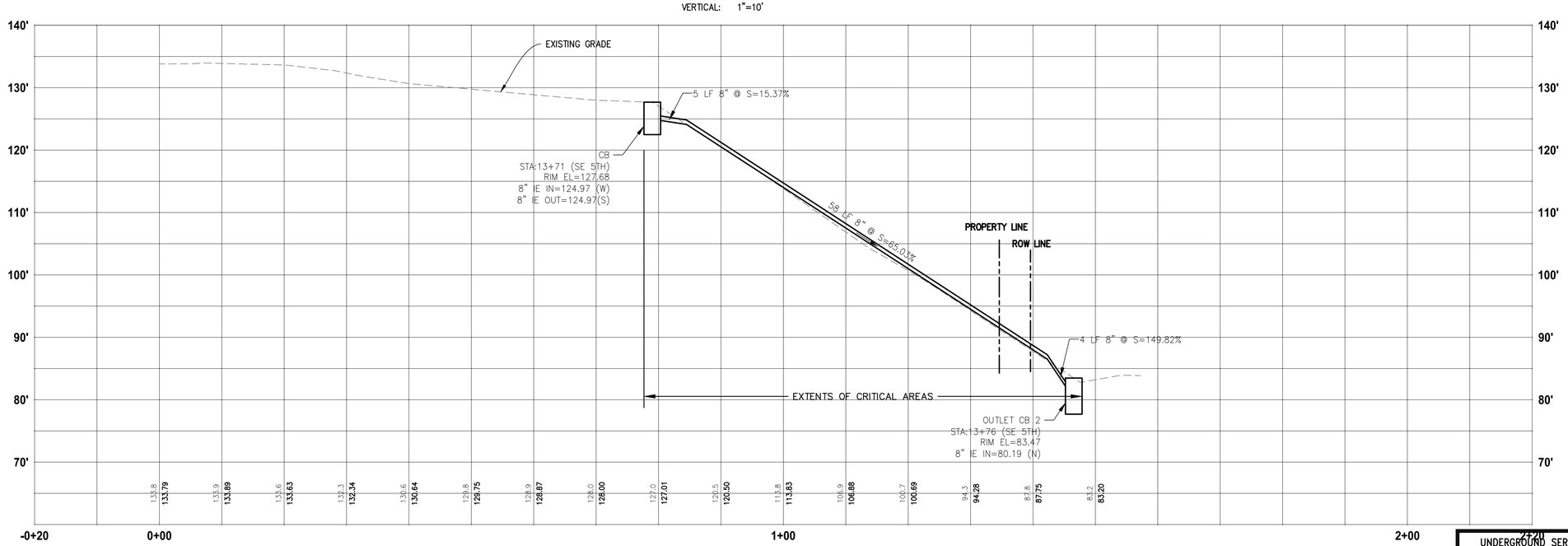
UTILITY PLAN

C6



STORM DRAIN DISCHARGE PIPE 1: WEST DISCHARGE

SCALE: HORIZONTAL: 1"=10'
VERTICAL: 1"=10'



STORM DRAIN DISCHARGE PIPE 2: EAST DISCHARGE

SCALE: HORIZONTAL: 1"=10'
VERTICAL: 1"=10'

PROGRESS PRINT (NOT FOR CONSTRUCTION)
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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PROJECT NAME

WILBURTON PARK RESIDENCE

PREPARED BY

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900
FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL

DESIGN ARCHITECT

MZA
600 108TH AVE NE
SUITE 108
BELLEVUE, WA 98004
USA

版本 REVISION

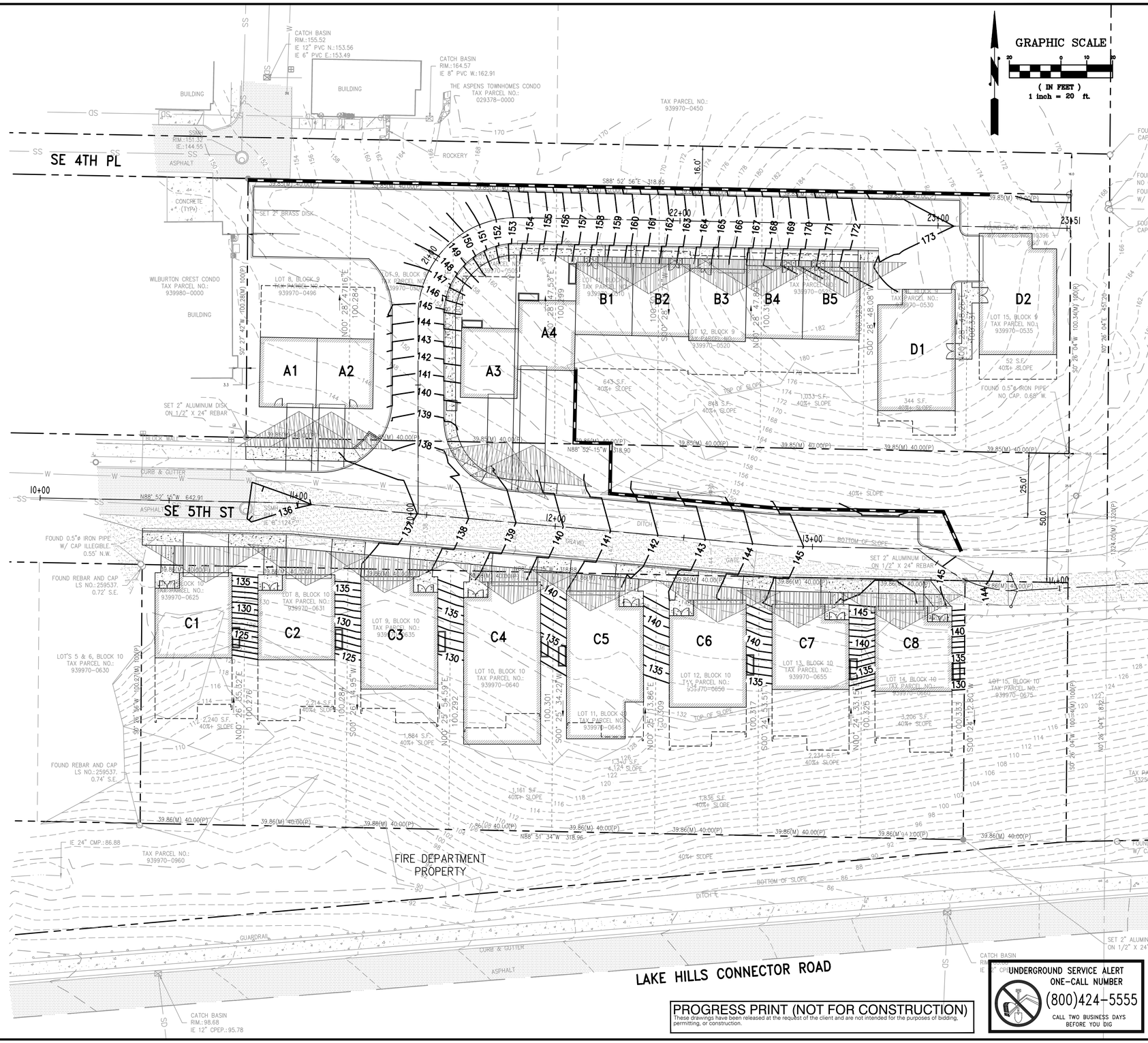
DATE:	04/29/2016
FILE NAME:	16001-PLN.dwg
DRAWN BY:	KWO

STORM DRAINAGE DISCHARGE PROFILE

C7

PEDESTRIAN SIGHT DISTANT NOTE

SEE CITY OF BELLEVUE "PEDESTRIAN SIGHT LINES" DETAIL, PER DRAWING TE-3 (DESIGN MANUAL STANDARD 22).



PROGRESS PRINT (NOT FOR CONSTRUCTION)
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PROJECT NAME

WILBURTON PARK RESIDENCE

PREPARED BY

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818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900
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CIVIL / STRUCTURAL

DESIGN ARCHITECT

MZA
600 108TH AVE NE
SUITE 108
BELLEVUE, WA 98004
USA

	版本 REVISION

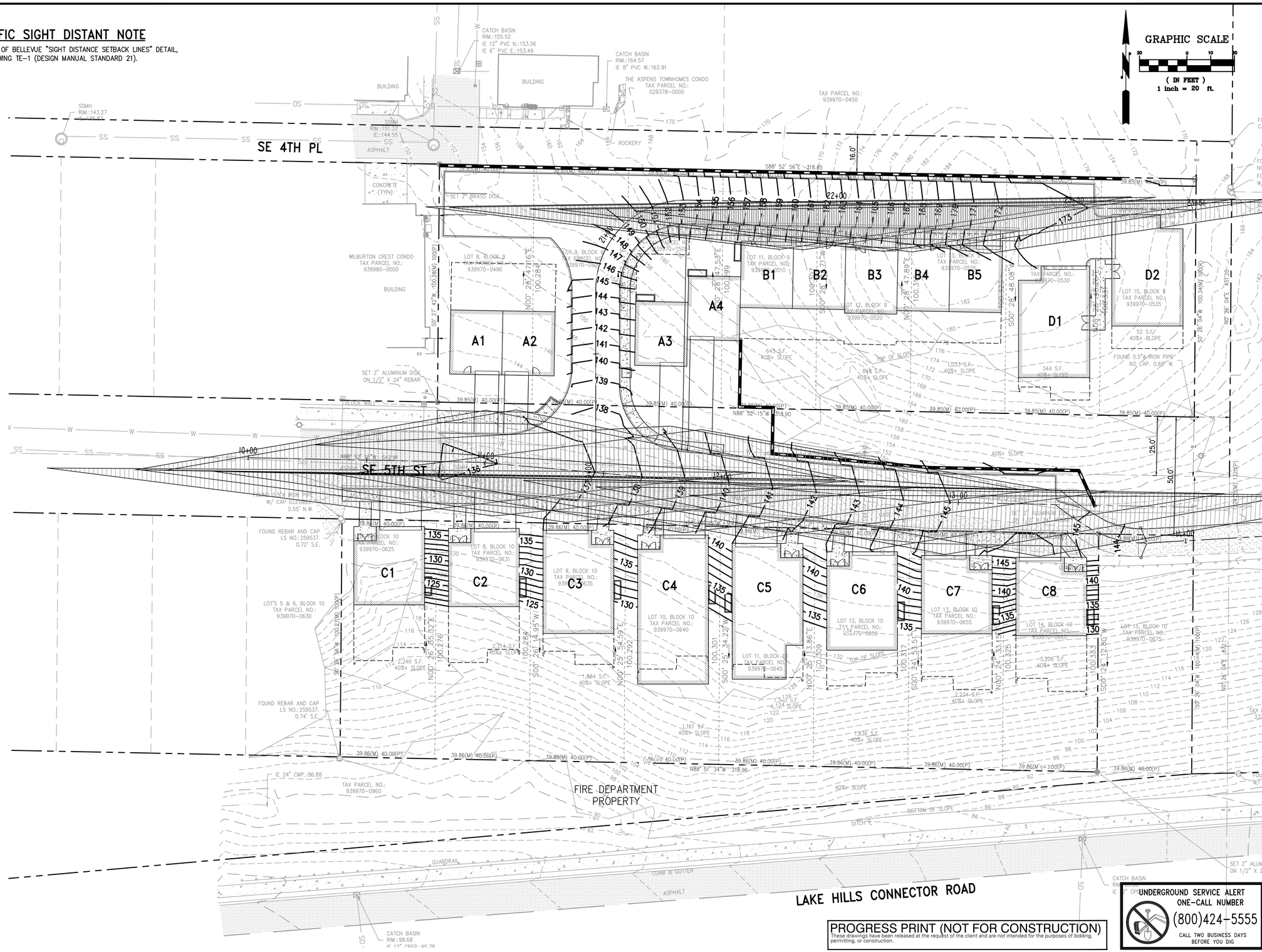
DATE:	05/06/2016
FILE NAME:	16001-PLN.dwg
DRAWN BY:	KWO

PEDESTRIAN SIGHT DISTANCE EXHIBIT

C8

TRAFFIC SIGHT DISTANT NOTE

SEE CITY OF BELLEVUE "SIGHT DISTANCE SETBACK LINES" DETAIL, PER DRAWING TE-1 (DESIGN MANUAL STANDARD 21).



PROGRESS PRINT (NOT FOR CONSTRUCTION)

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UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

PROJECT NAME

WILBURTON PARK RESIDENCE

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600 108TH AVE NE
SUITE 108
BELLEVUE, WA 98004
USA

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DATE:	05/06/2016
FILE NAME:	16001-PLN.dwg
DRAWN BY:	KWO

VEHICULAR SIGHT DISTANCE EXHIBIT

C9

24"x36" Arch D -SHEET SIZE

1 SOUTH RENDER
NTS

2 BIRDS EYE VIEW
NTS

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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MZA
ARCHITECTURE
600 108th Ave NE
Suite 108
Bellevue WA98004
425.559.7888
contact@mza-us.com

STAMP

DRAWING TITLE
BIRDS EYE VIEW

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/28/16

GRAPHIC SCALE

PROJECT NO.
15-026

DRAWING NO.
A400

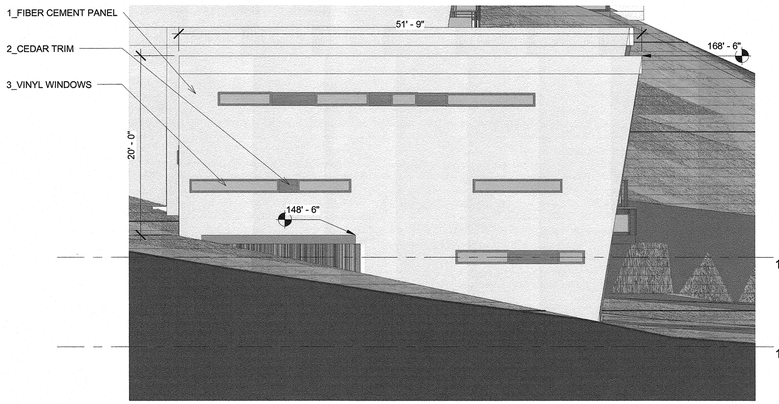
REVISION NO.

Received
MAY 13 2016
Permit Proc

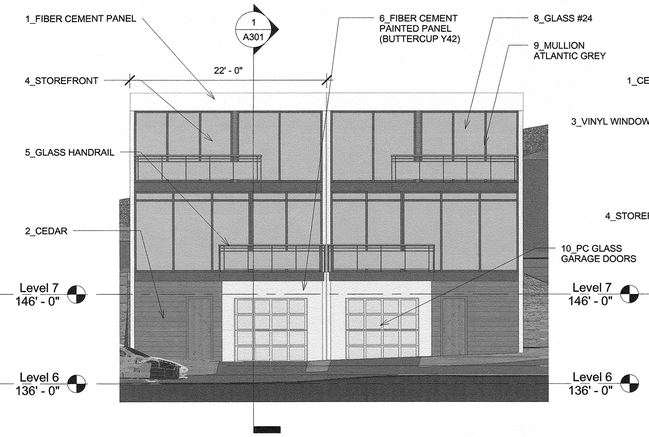
BIRD'S EYE

FILE NAME:
PLOT DATE:

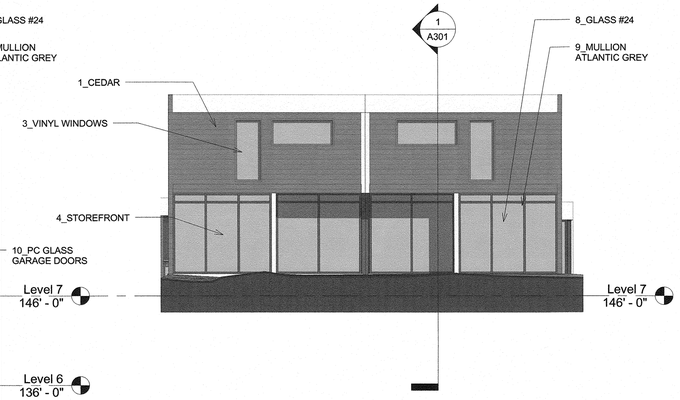
24"x36" Arch D -SHEET SIZE



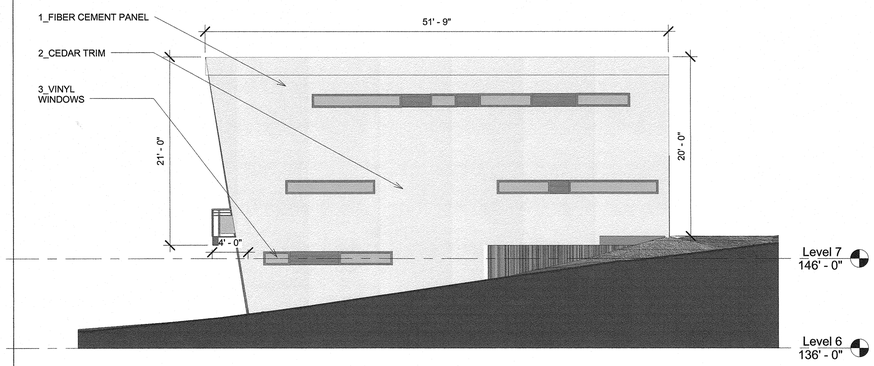
1 AC SECTION 1 - Callout 1
1/8" = 1'-0"



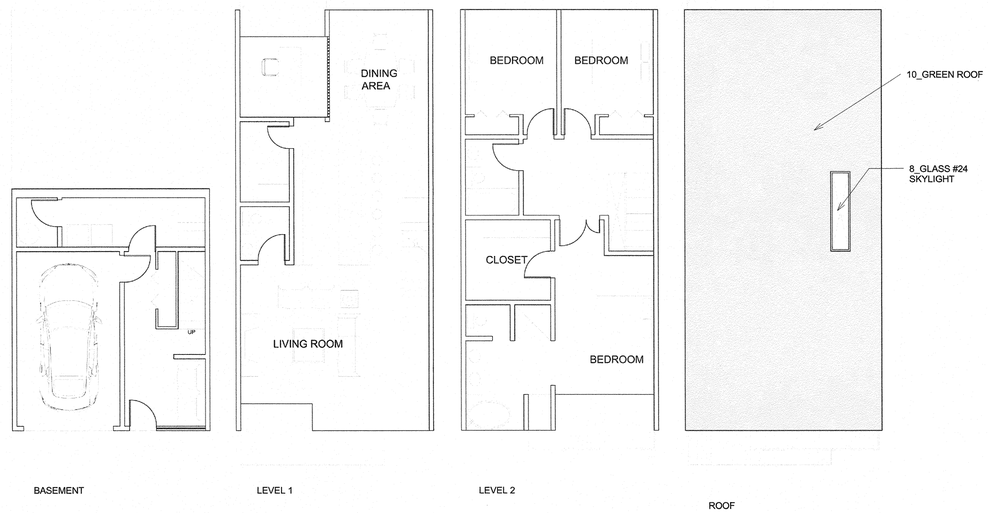
2 TYPE A FRONT ELEVATION
1/8" = 1'-0"



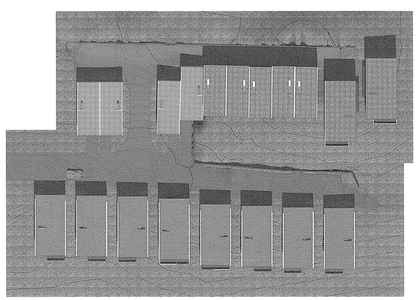
3 TYPE A REAR ELEVATION
1/8" = 1'-0"



4 TYPE A EAST ELEVATION
1/8" = 1'-0"



5 Floor Plan Type A
1/8"=1'0"



5 Key Plan Type A
NTS

NOTE: AFG CALCULATIONS ON A .101.5

UNIT	A1	A2	A3	A4
Foundation Top of Slab	138.5		141.5	143
Height Above AFG	176.25		184.7667	190.8833
Max Height	168.5		171.5	173
Average Finish Grade	146.25		154.7667	160.8833
UNIT	A1	A2	A3	A4
Floor Area ft^2				
Ground Floor	338	338	338	338
L1	979	979	879	979
L1 Balcony	119	119	119	119
Garage	256	256	256	256
L2	935	935	935	935
L2 Balcony	76	76	76	76
Roof	1119	1119	1119	1119
Total Liveable Area	2349.5	2349.5	2249.5	2349.5
TOTAL LIVEABLE AREA	57569			

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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600 108th Ave NE
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425.559.7888
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STAMP

DRAWING TITLE
FLOOR PLANS AND ELEVATIONS_TYPE A UNIT

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/28/16

GRAPHIC SCALE
0' 4' 8' 16'

PROJECT NO.
15-026

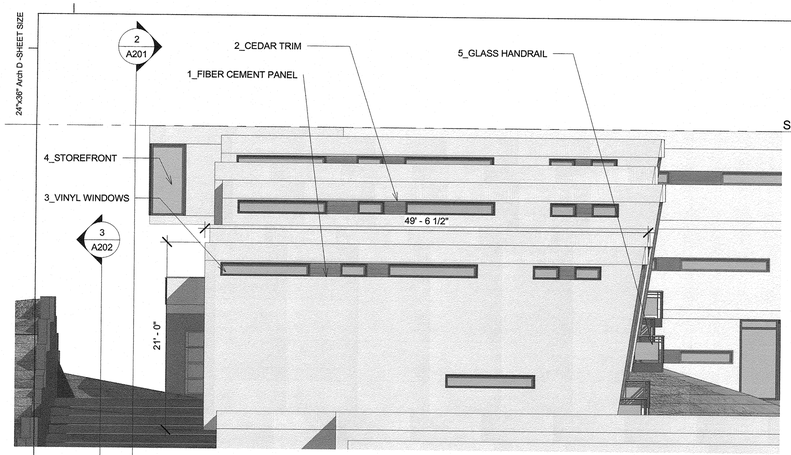
DRAWING NO.
A102

REVISION NO.

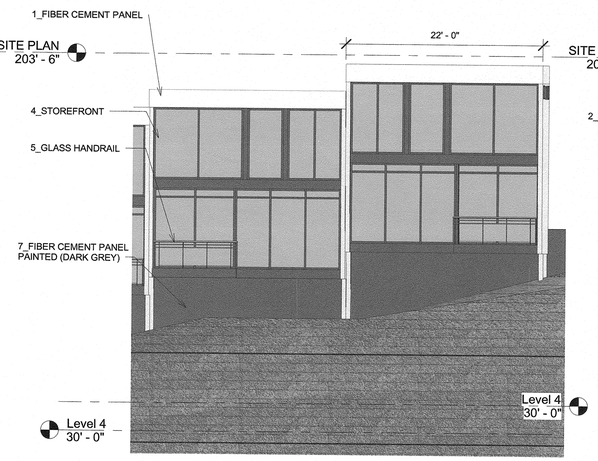
Received
MAY 13 2016
Permit Processing

FILE NAME:
PLOT DATE:

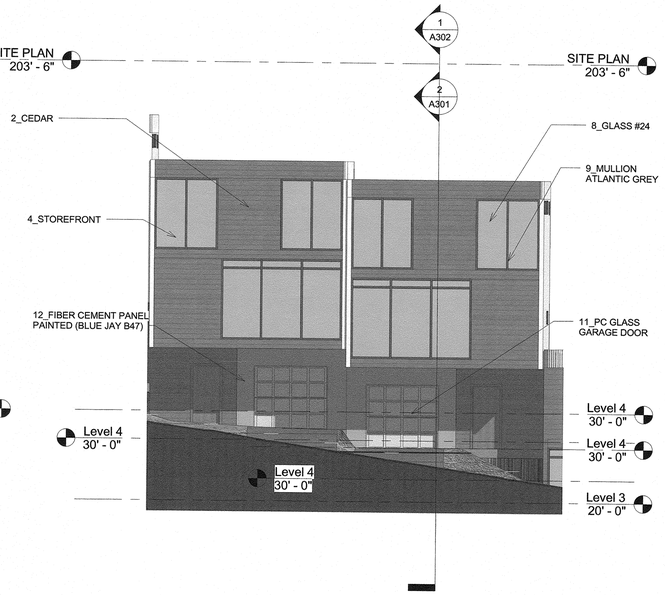
24"x36" Arch D -SHEET SIZE



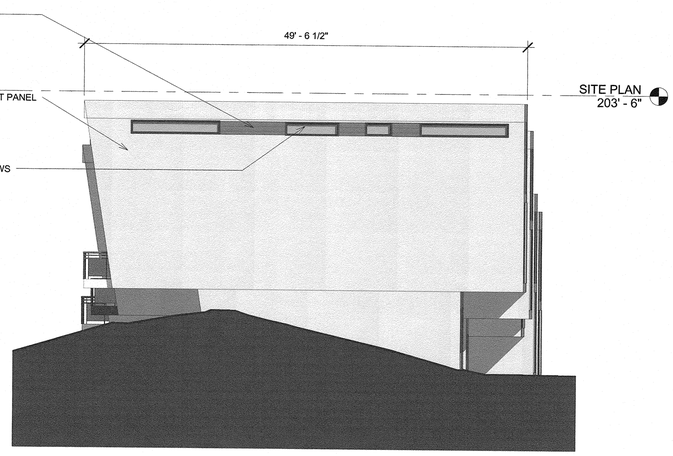
1 SIDE ELEVATION TYPE B
1/8" = 1'-0"



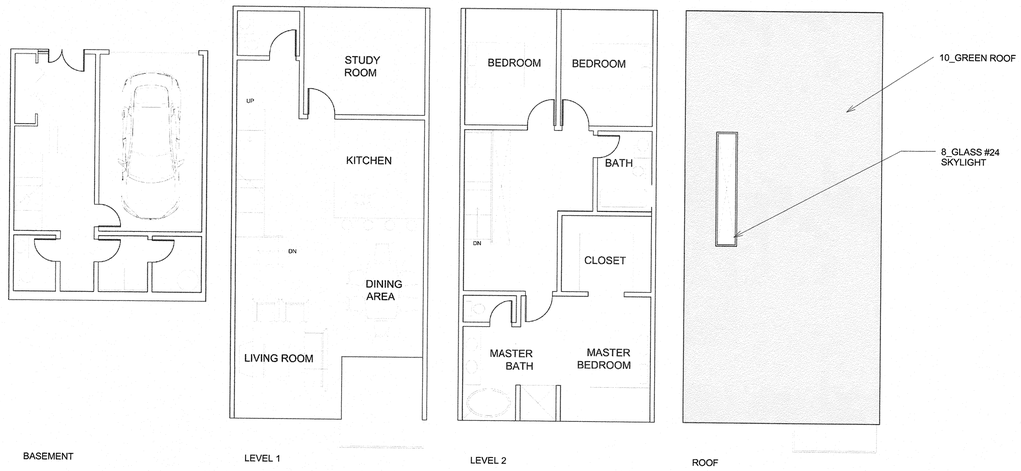
3 SOUTH ELEVATION TYPE B
1/8" = 1'-0"



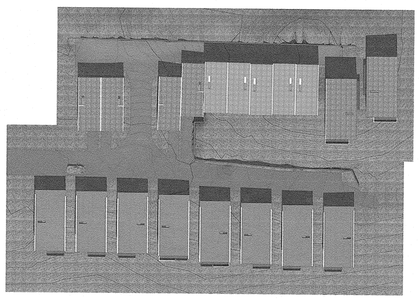
2 TYPE B NORTH ELEVATION
1/8" = 1'-0"



4 B EAST ELEVATION
1/8" = 1'-0"



5 Floor Plan Type B
1/8"=1'0"



5 Key Plan Type B
NTS

UNIT	B1	B2	B3	B4	B5
Foundation Top of Slab	160.5	162.5	167.5	169.5	172.5
Height Above AFG	195.25	199.9667	205.65	210.1833	211.1667
Max Height	190.5	192.5	197.5	199.5	202.5
Average Finish Grade	165.25	169.9667	175.65	180.1833	181.1667

UNIT	B1	B2	B3	B4	B5
Floor Area ft^2					
Ground Floor	357	357	357	357	357
L1	883	883	883	883	883
L1 Balcony	103	103	103	103	103
Garage	259	259	259	259	259
L2	1012	1012	1012	1012	1012
L2 Balcony	0	0	0	0	0
Roof	1053	1053	1053	1053	1053
Total Liveable Area	2303.5	2303.5	2303.5	2303.5	2303.5
TOTAL LIVEABLE AREA	57569				

NOTE: AFG CALCULATIONS ON A .101.5

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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MZA
ARCHITECTURE

600 108th Ave NE
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STAMP

DRAWING TITLE
FLOOR PLANS AND ELEVATIONS_TYPE B UNIT

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/28/16

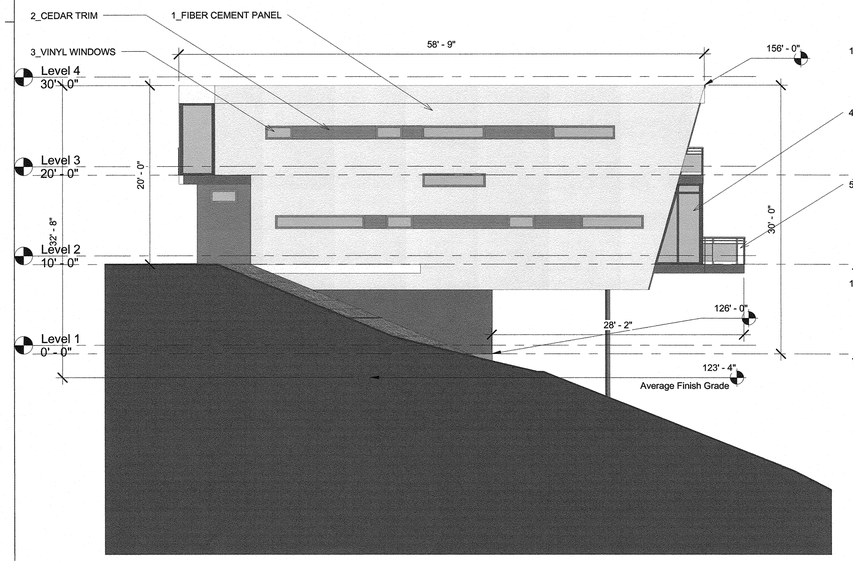
GRAPHIC SCALE
0' 4' 8' 16'

PROJECT NO.
15-026

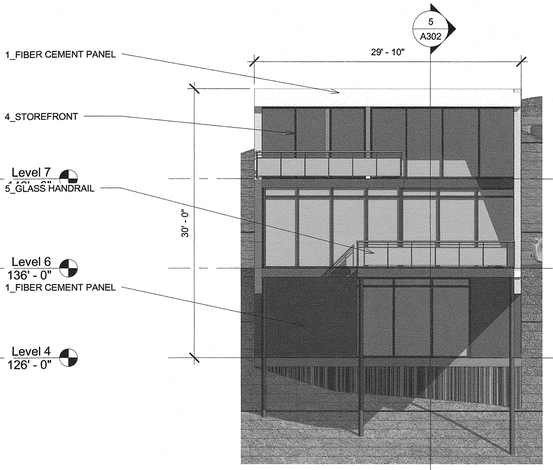
DRAWING NO.
A103

REVISION NO.

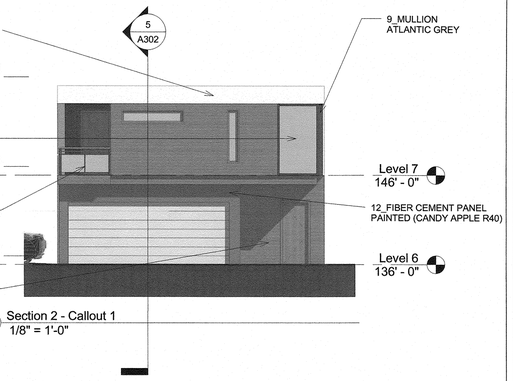
Received
MAY 13 2016
Permit Processing



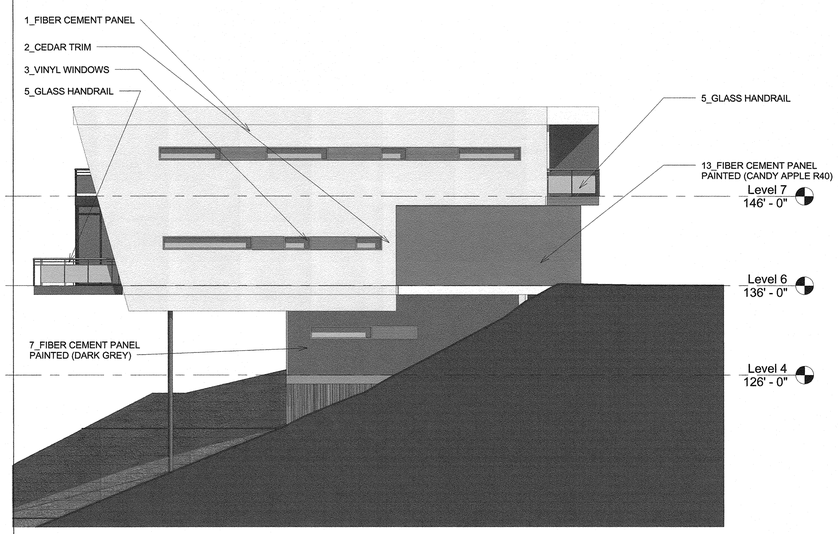
1 Section 3
1/8" = 1'-0"



2 Elevation 3 - a - Callout 1
1/8" = 1'-0"

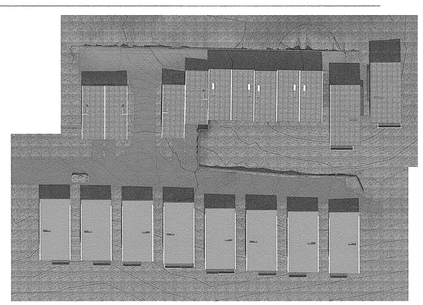


7 Section 2 - Callout 1
1/8" = 1'-0"



3 Section 16
1/8" = 1'-0"

5 Floor Plan Type C
1/8"=1'0"



5 Key Plan Type C
NTS

NOTE: AFG CALCULATIONS ON A .101.5

UNIT	C1	C2	C3	C4	C5	C6	C7	C8
Foundation Top of Slab	126			130.5				134.5
Height Above AFG	153.3421			160.3947				160.5168
Max Height	156			160.5				164.5
Average Finish Grade	123.3421			130.3947				130.5168

UNIT	C1	C2	C3	C4	C5	C6	C7	C8
Floor Area ft^2								
Ground Floor	806	806	1036	1410	1192	975	806	806
L1	1071	1071	1071	1071	1071	1071	1071	1071
L1 Balcony	210	210	210	210	210	210	210	210
Garage	417	417	417	417	417	417	417	417
L2	1330	1330	1330	1330	1330	1330	1330	1330
L2 Balcony	159	159	159	159	159	159	159	159
Roof	1741	1741	1741	1741	1741	1741	1741	1741
Total Liveable Area	3391.5	3391.5					3391.5	3391.5
TOTAL LIVEABLE AREA	57569							

24"x36" Arch D -SHEET SIZE

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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600 108th Ave NE
Suite 108
Bellevue WA98004
425.559.7888
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STAMP

DRAWING TITLE
FLOOR PLANS AND ELEVATIONS_TYPE C UNIT

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/25/16

GRAPHIC SCALE
0' 4' 8' 16'

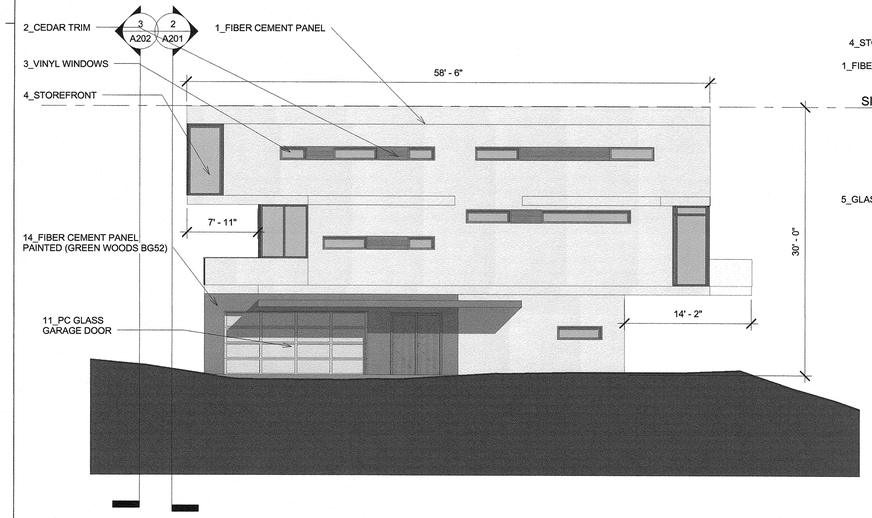
PROJECT NO.
15-026

DRAWING NO.
A104

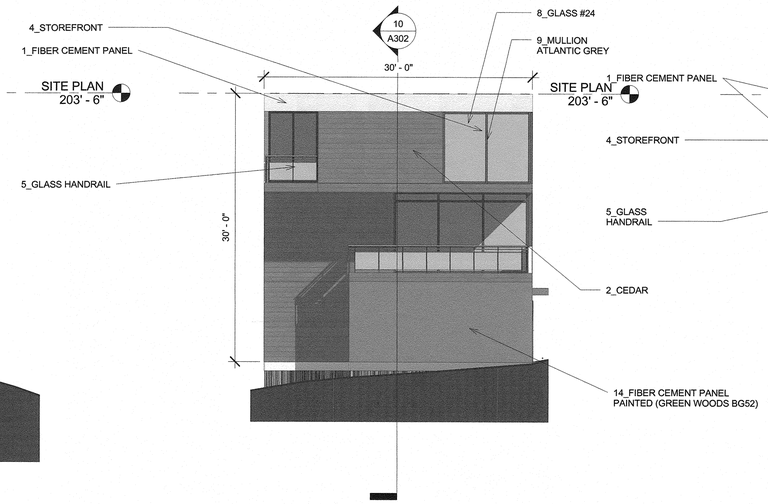
REVISION NO.

Received
MAY 13 2016
Permit Processing

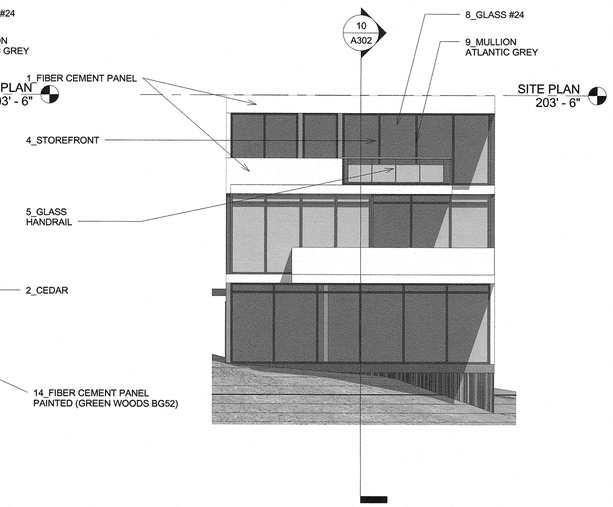
24"x36" Arch D -SHEET SIZE



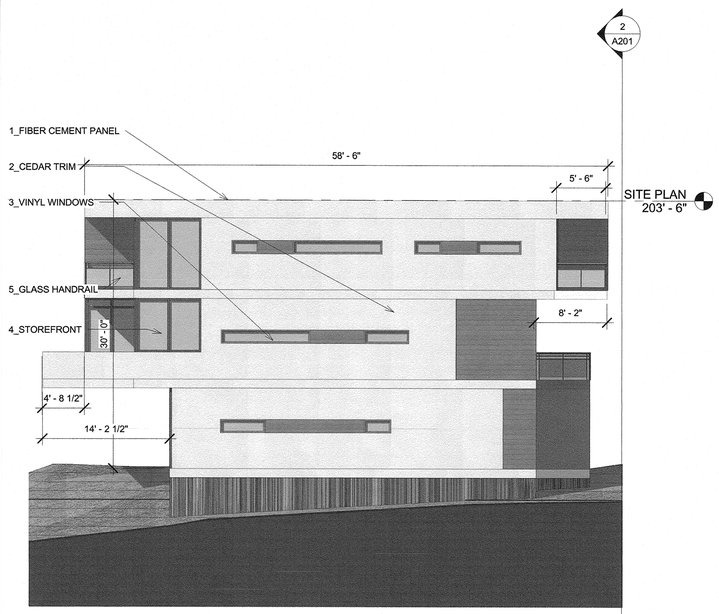
3 TYPE D2 WEST ELEVATION
1/8" = 1'-0"



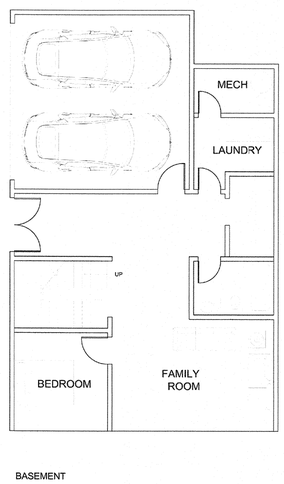
4 TYPE D2 NORTH ELEVATION
1/8" = 1'-0"

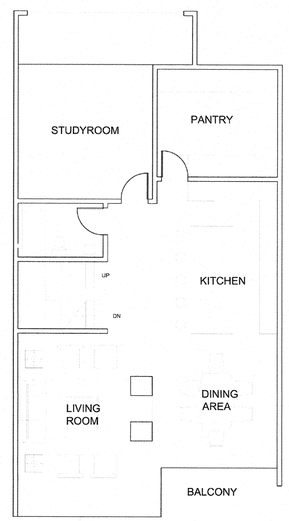


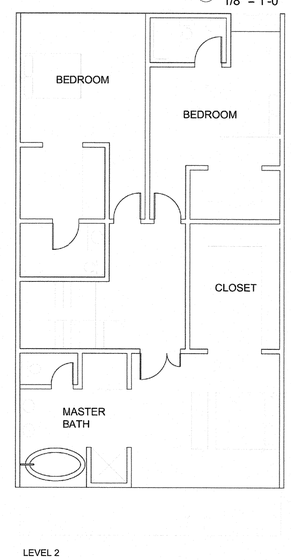
2 TYPE D2 SOUTH ELEVATION
1/8" = 1'-0"

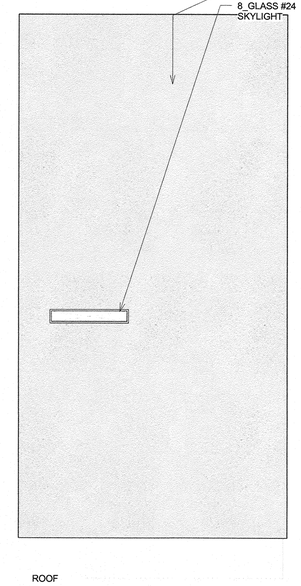


1 TYPE D2 EAST ELEVATION
1/8" = 1'-0"

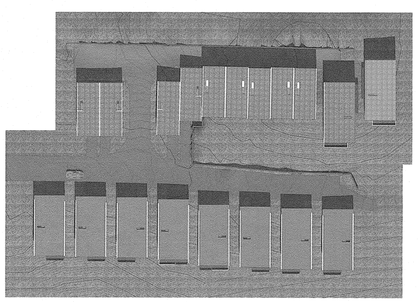








5 Floor Plan Type B
1/8"=1'0"



5 Key Plan Type A
NTS

UNIT	D1	D2
Foundation Top of Slab	173.5	173.5
Height Above AFG	205.1053	202.4079
Max Height	203.5	203.5
Average Finish Grade	175.1053	172.4079

UNIT	D1	D2
Floor Area ft^2		
Ground Floor	933	995
L1	1441	1441
L1 Balcony	192	420
Garage	420	420
L2	1472	1475
L2 Balcony	139	200
Roof	1742	1842
Total Liveable Area	4011.5	4221
TOTAL LIVEABLE AREA		

NOTE: AFG CALCULATIONS ON A .101.5

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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STAMP

DRAWING TITLE
FLOOR PLANS AND ELEVATIONS_Type D2

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/29/16

GRAPHIC SCALE
0' 10' 20' 40'

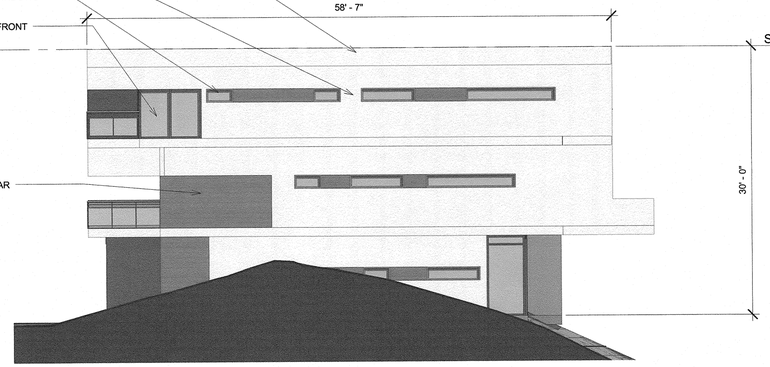
PROJECT NO.
15-026

DRAWING NO.
A106

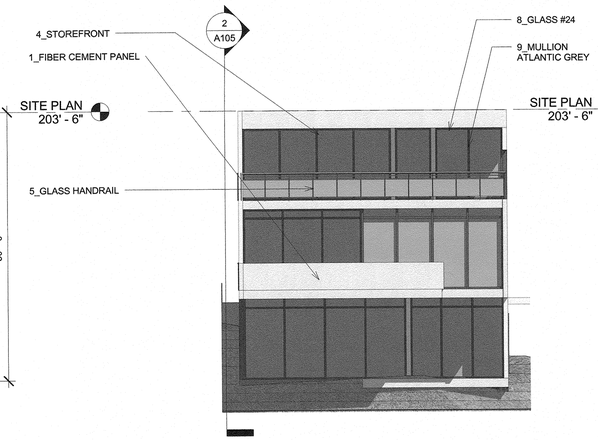
REVISION NO.

Received
MAY 13 2016
Permit Processing

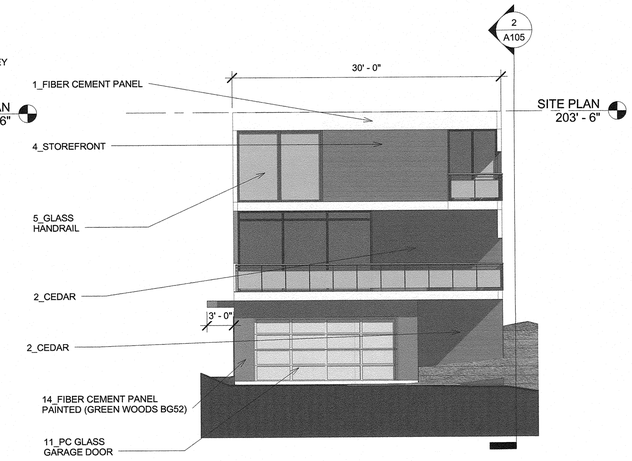
24"x36" Arch D -SHEET SIZE



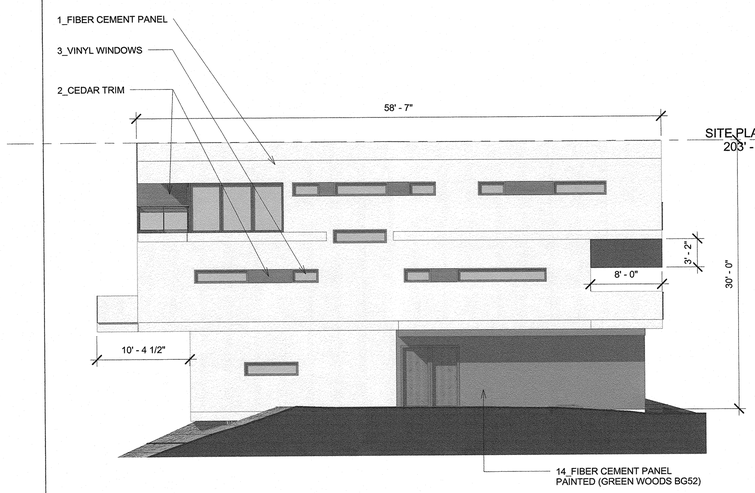
2 TYPE D1 WEST ELEVATION
1/8" = 1'-0"



4 TYPE D1 SOUTH ELEVATION
1/8" = 1'-0"

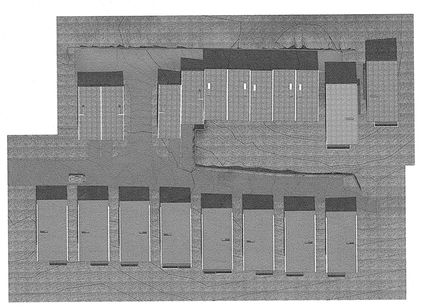


1 TYPE D1 NORTH ELEVATION
1/8" = 1'-0"



3 TYPE D1 EAST ELEVATION
1/8" = 1'-0"

5 Floor Plan Type D1
1/8"=1'0"



5 Key Plan Type D1
NTS

UNIT	D1	D2
Foundation Top of Slab	173.5	173.5
Max Height	203.5	203.5
Average Existing Grade	175.1053	172.4079

UNIT	D1	D2
Floor Area ft^2		
Ground Floor	933	995
L1	1441	1441
L1 Balcony	192	420
Garage	420	420
L2	1588	1475
L2 Balcony	139	200
Roof	1742	1842
Total Liveable Area	4127.5	4221

NOTE: AFG CALCULATIONS ON A .101.5

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensons are
to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.
ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA
ARCHITECTURE

600 108th Ave NE
Suite 108
Bellevue WA98004
425.559.7888
contact@mza-us.com

STAMP

DRAWING TITLE
FLOOR PLANS AND ELEVATIONS_Type D1

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/28/16

GRAPHIC SCALE
0' 10' 20' 40'

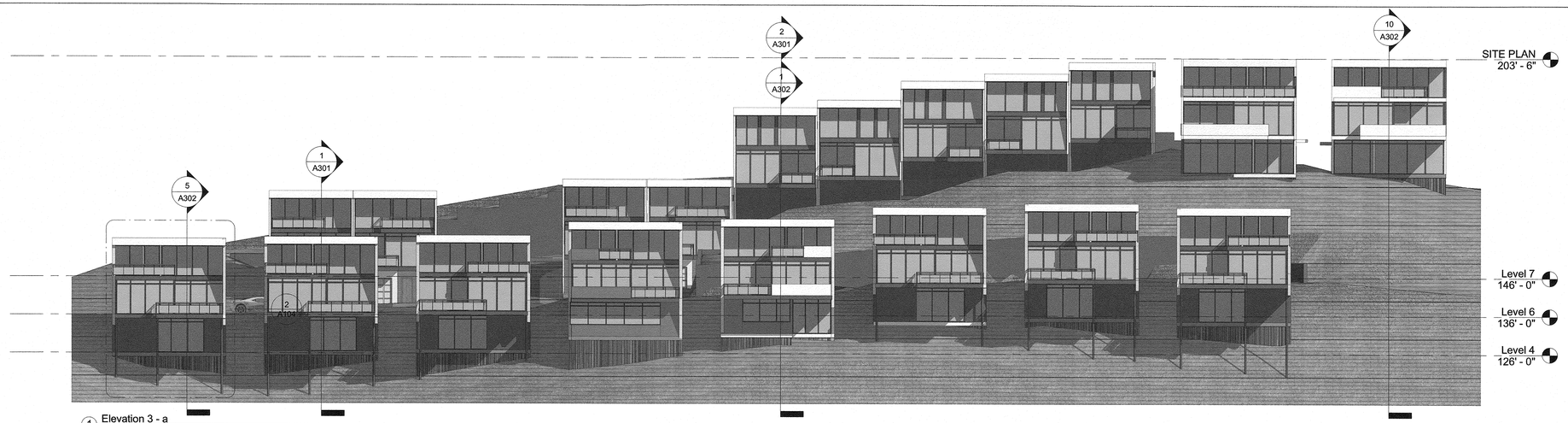
PROJECT NO.
15-026

DRAWING NO.
A105

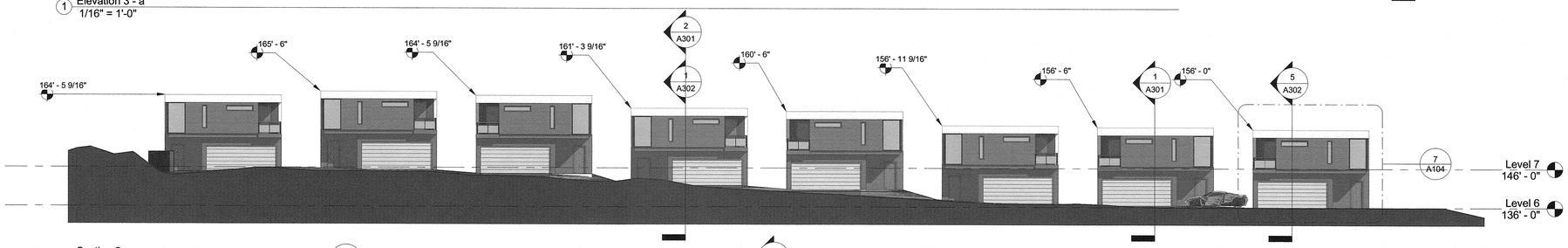
REVISION NO.

Received
MAY 13 2016
Permit Processing

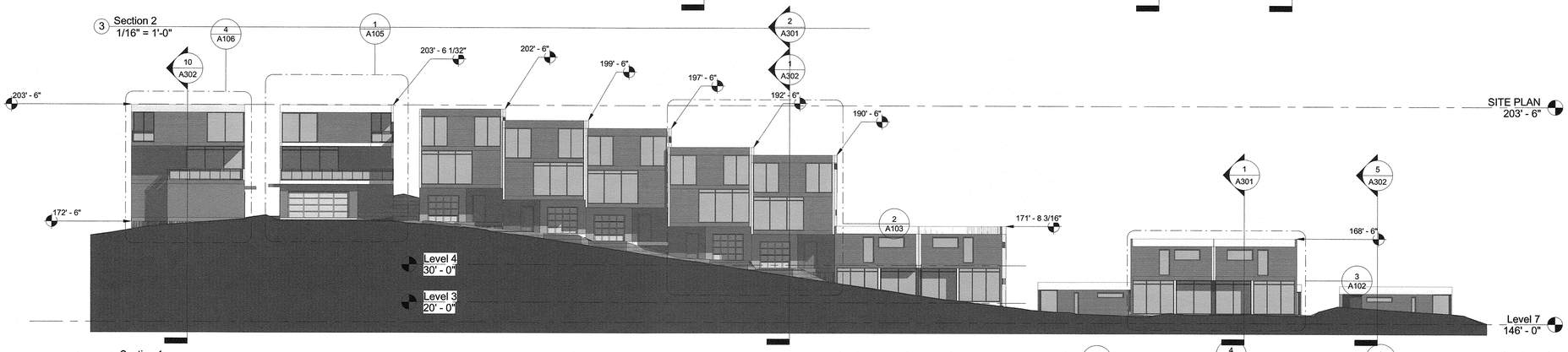
24"x36" Arch D SHEET SIZE



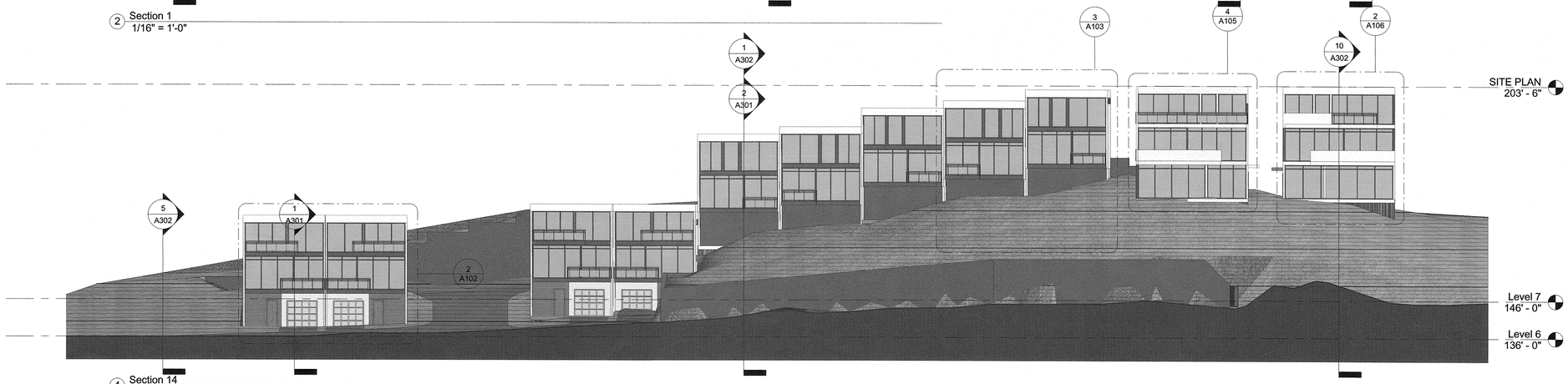
1 Elevation 3 - a
1/16" = 1'-0"



3 Section 2
1/16" = 1'-0"



2 Section 1
1/16" = 1'-0"



4 Section 14
1/16" = 1'-0"

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

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STAMP

DRAWING TITLE
OVERALL_ELEVATIONS

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/25/16

GRAPHIC SCALE
0' 4' 8' 16'

PROJECT NO.
15-026

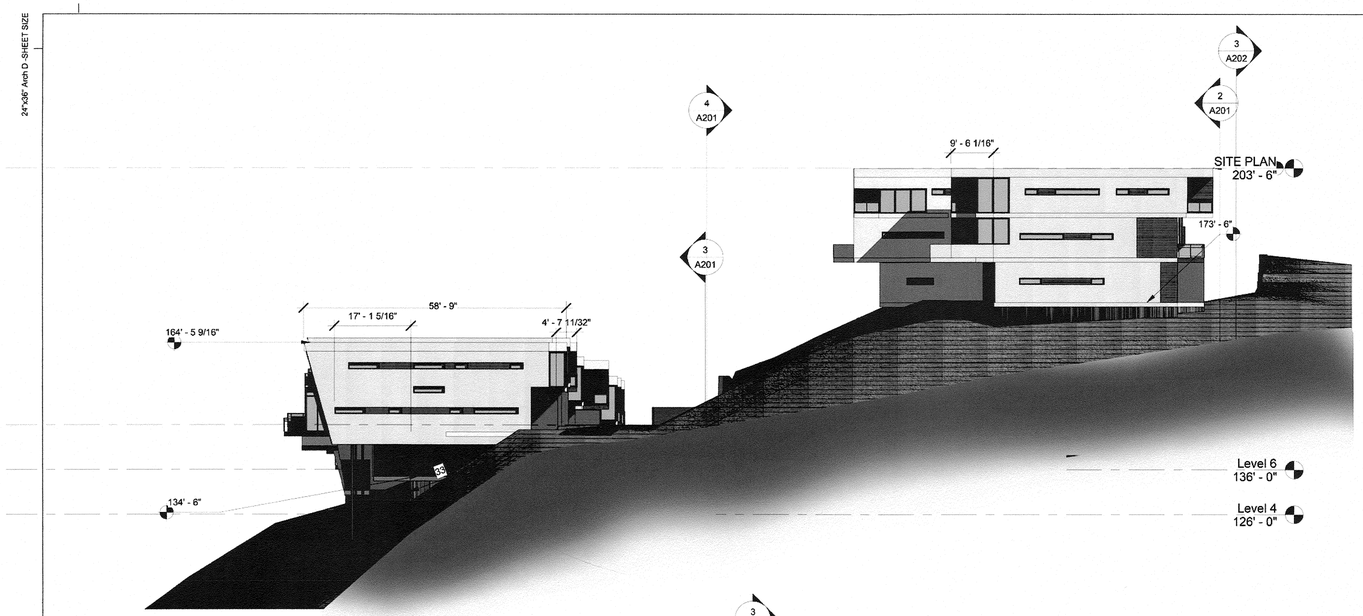
DRAWING NO.
A201

REVISION NO.

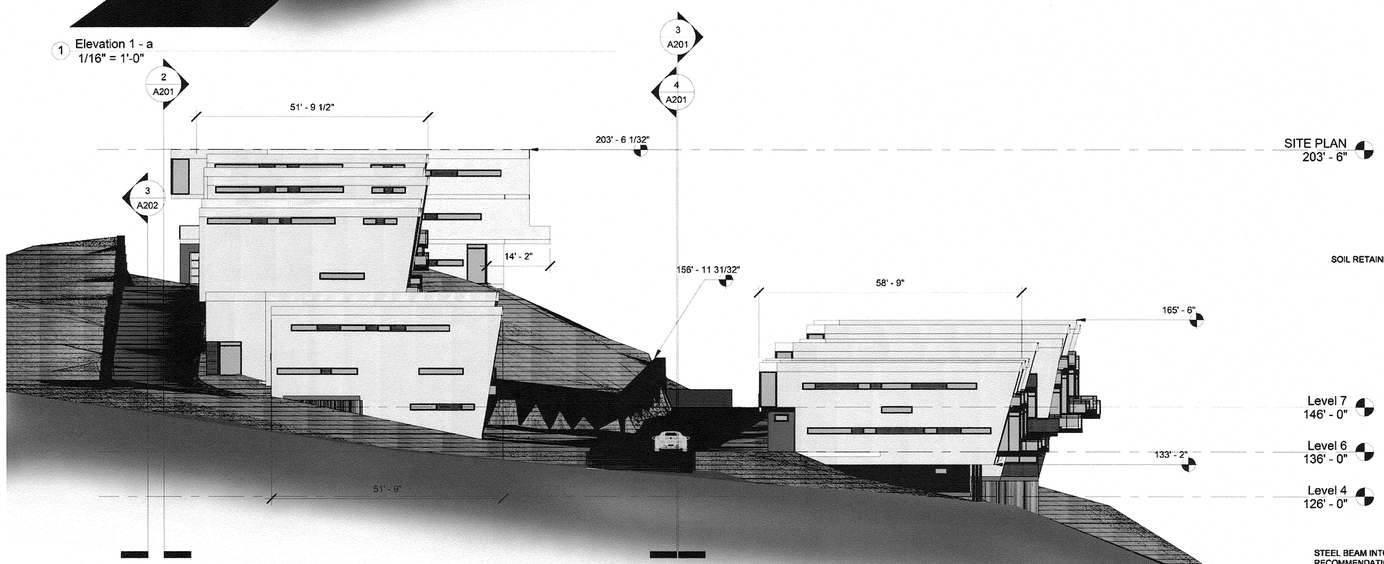
Received
MAY 13 2016
Permit Processing

FILE NAME:
PLOT DATE:

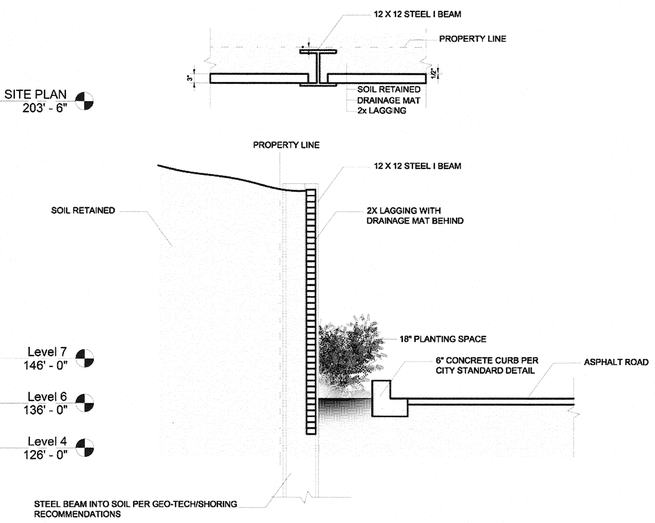
24"x36" Arch D SHEET SIZE



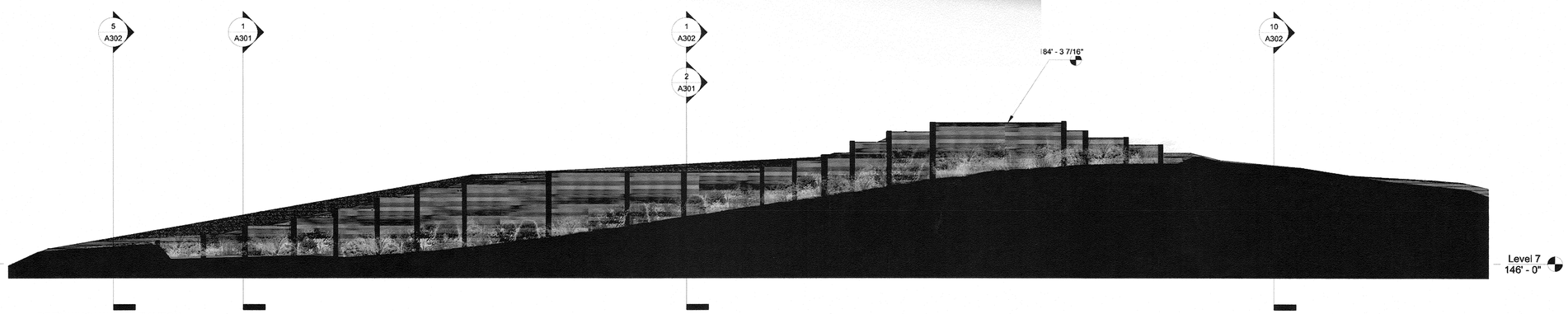
1 Elevation 1 - a
1/16" = 1'-0"



2 Elevation 4 - a
1/16" = 1'-0"



Retaining Wall Detail 1/2": 1'0"



3 RETAINING WALL ELEVATION
1/16" = 1'-0"

FILE NAME:
PLOT DATE:

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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STAMP

DRAWING TITLE
East/West Elevations

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/25/16

GRAPHIC SCALE
0' 10' 20' 40'

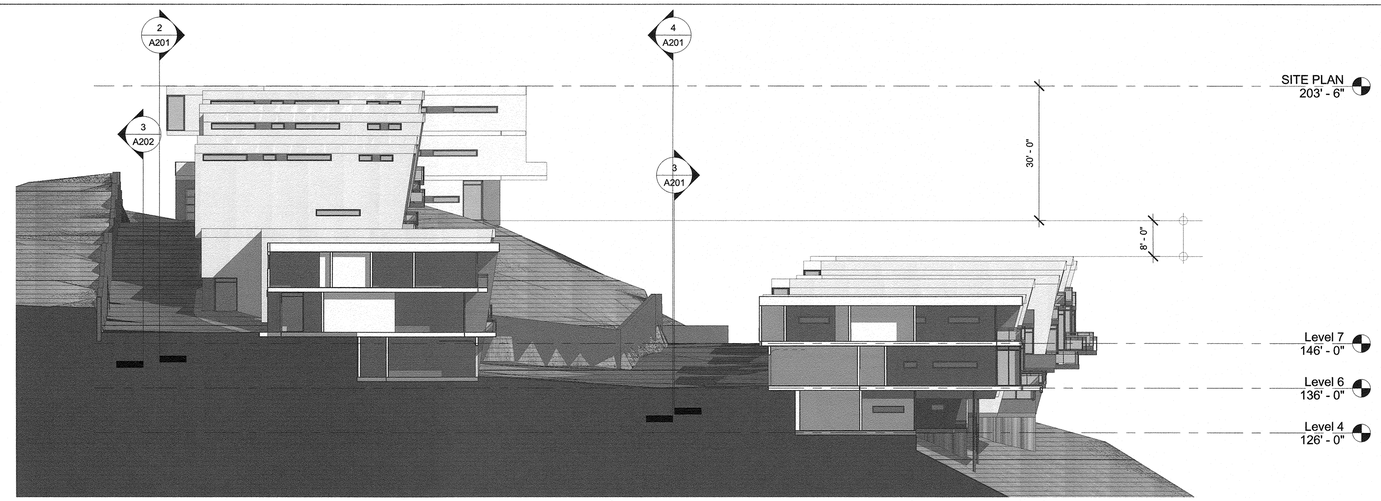
PROJECT NO.
15-026

DRAWING NO.
A202

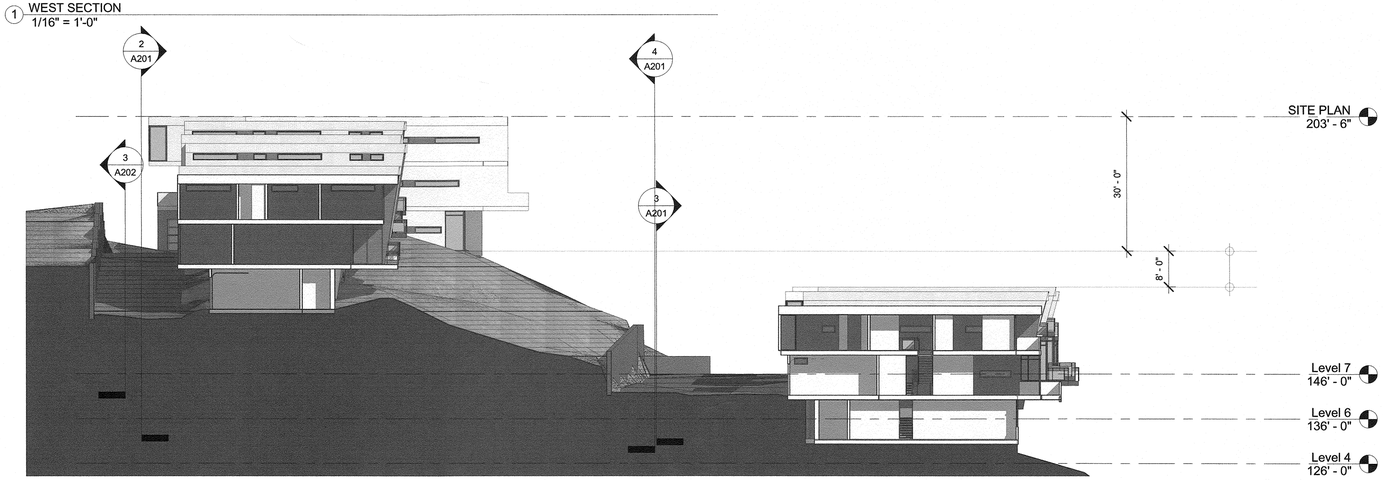
REVISION NO.

Received
MAY 13 2016
Permit Processing

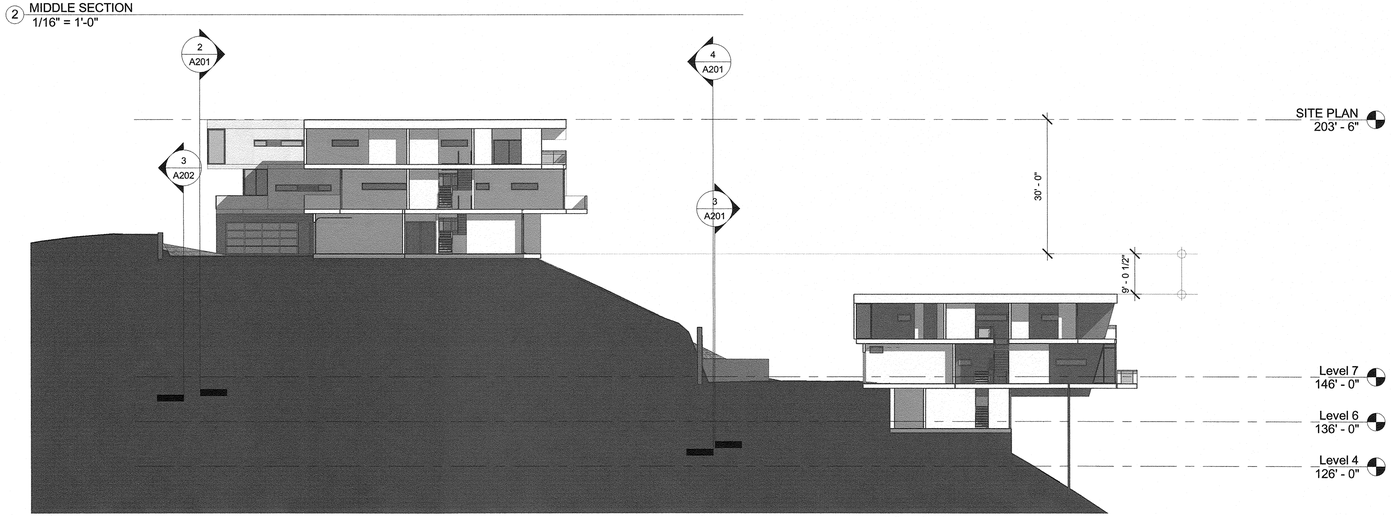
24"x36" Arch D - SHEET SIZE



1 WEST SECTION
1/16" = 1'-0"



2 MIDDLE SECTION
1/16" = 1'-0"



3 EAST SECTION
1/16" = 1'-0"

PROJECT
Wilburton Park Residences

ADDRESS
SE 5th St, Bellevue, WA, 98004

CLIENT
Wilburton Residence LLC

NO.	ISSUED	DATE

REVISIONS

DRAWING STATUS

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STAMP

DRAWING TITLE
SITE SECTIONS

DRAWN
Matt Bardon

DESIGNED
Brad Smith

DATE
04/28/16

GRAPHIC SCALE
0' 10' 20' 40'

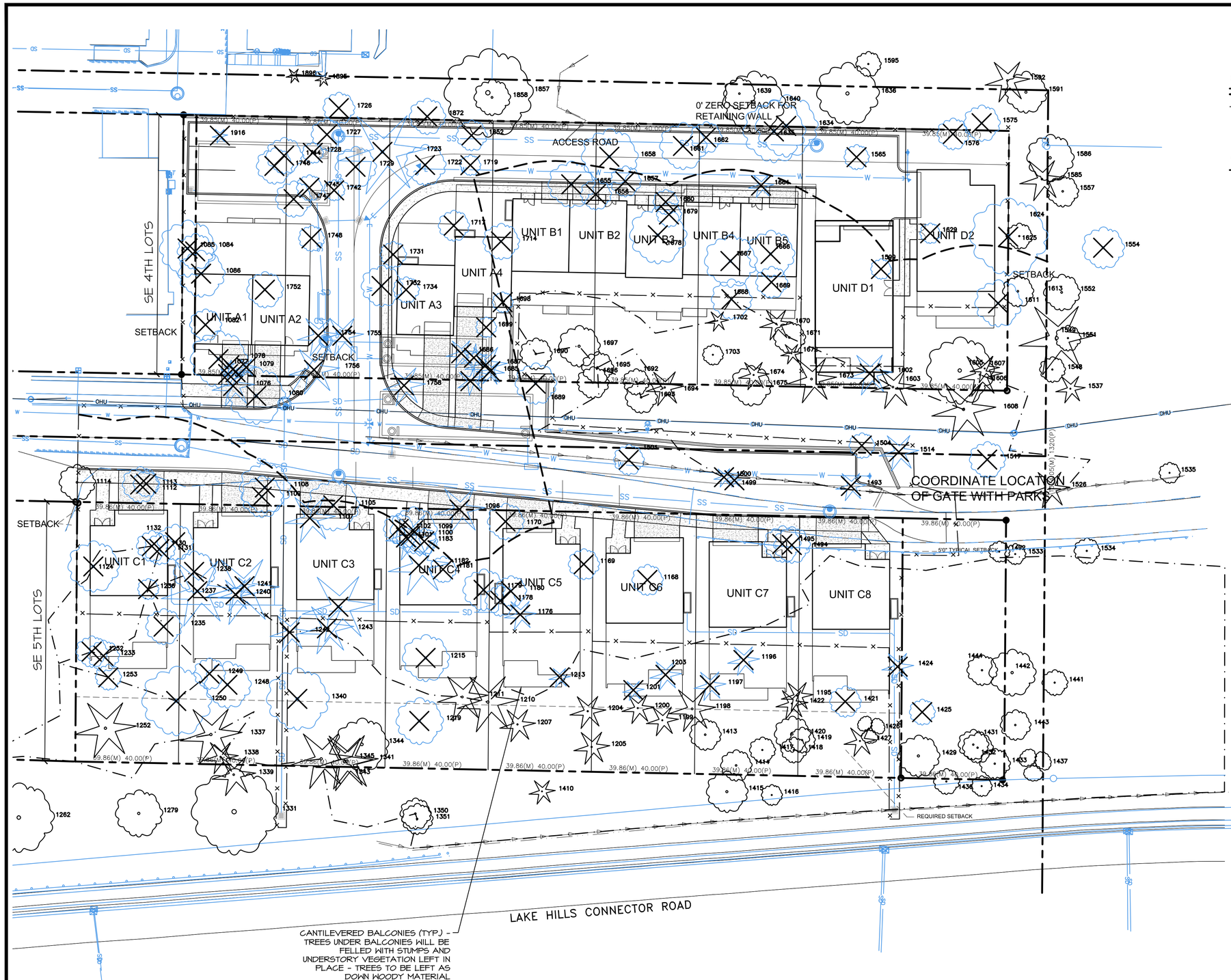
PROJECT NO.
15-026

DRAWING NO.
A301

REVISION NO.

Received
MAY 13 2016
Permit Processing

FILE NAME:
PLOT DATE:



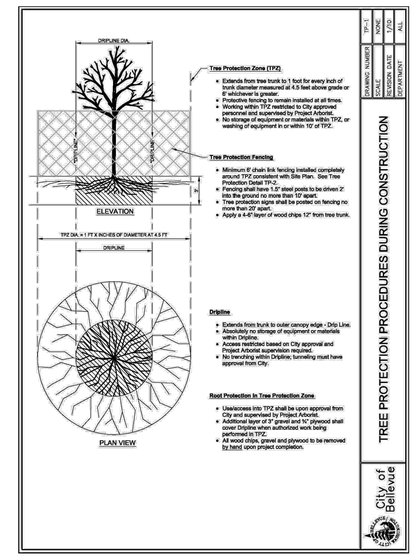
PLAN LEGEND

- PROPERTY LINE
- CLEARING LIMITS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TREE RETENTION CALCULATIONS

TOTAL EXISTING SIGNIFICANT TREES ONSITE	165
TOTAL EXISTING SIGNIFICANT TREES TO REMAIN	46
TOTAL EXISTING SIGNIFICANT TREES TO BE REMOVED*	113
TOTAL EXISTING SIGNIFICANT TREE CALIPER INCHES ONSITE*	2,500"
TOTAL CALIPER INCHES TO REMAIN	727"
TOTAL CALIPER INCHES TO BE REMOVED*	1,773"
30% OF ONSITE CALIPER INCHES	750"
% OF ONSITE TREES TO REMAIN	29.1%
REPLACEMENT CALIPER INCHES REQUIRED	23"
REPLACEMENT CALIPER PROVIDED - (23) 1" CAL. TREES) SEE AREA 4 ON DRAWING L9	23"

*DOES NOT INCLUDE HAZARDOUS TREES PER ARBORIST'S REPORT



1 TREE PROTECTION

SCALE: NTS

SHEET INDEX

SHEET #	SHEET TITLE
L1	PRELIMINARY TREE RETENTION PLAN
L2	EXISTING TREE TABLE
L3	PRELIMINARY PLANTING PLAN
L4	PRELIMINARY PLANT SCHEDULE
L5	PRELIMINARY IMPACTS PLAN
L6	PRELIMINARY MITIGATION PLAN
L7	PRELIMINARY MITIGATION PLAN
L8	PRELIMINARY PLANTING TYPICALS
L9	PRELIMINARY PLANTING TYPICALS

GRAPHIC SCALE (IN FEET)

0 15 20 30 40 60

SCALE: 1:20

N

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MZA, 600 108TH AVE. NE, SUITE 108, BELLEVUE, WA 98004.
2. TREES TO BE REMOVED OUTSIDE OF THE CLEARING LIMITS IDENTIFIED AS HAZARD TREES BY THE ARBORIST ARE TO BE FELL WITHIN FALLING DISTANCE BUT STUMPS ARE TO REMAIN.
3. THIS PLAN IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION.

Altmann Oliver Associates, LLC | AOA Environmental Planning & Landscape Architecture

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4599

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

SIMONE CATHERINE OLIVER CERTIFICATE NO. 144 EXPIRES 6/25/2016

PRELIMINARY TREE RETENTION PLAN
PRELIMINARY LANDSCAPE & MITIGATION PLAN
WILBURTON PARK RESIDENCE
BELLEVUE, WASHINGTON

Revisions	Date	By

Date	05-12-16
Scale	
Project#	5087

Sheet # L1 OF 9

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5087-MIT-05-12-16.dwg

EXISTING TREE TABLE

(IN.)	DL	Point	Trunk Diameter	Weighing Factor	Dia. Inches	Tree Common Name	Dripline	Health	Structure	Visible defects	Retain	Remove
16"	16'	1076	17	1	17	Western red-cedar	12	1	1			X
10"	10'	1077	10,15	1	18	Western red-cedar	14	2	2	Trunk decay, double leader		X
22"	22'	1078	22	1	22	Bigleaf maple	16	1	1			X
8"	8'	1079	8	1	8	Western red-cedar	10	1	1			X
22"	22'	1080	19	1	19	Bigleaf maple	16	2	3	Trunk decay		X
12"	12'	1082	12	1	12	Bigleaf maple	14	1	2	Asymmetric canopy		X
22"	22'	1084	14	1	14	Bigleaf maple	16	1	2	Asymmetric		X
14"	14'	1085	23	1	23	Bigleaf maple	18	1	3	Kretzschmaria fungus (trunk/root decay)		X
18"	18'	1086	19	1	19	Bigleaf maple	18	1	3	Trunk decay		X
24"	24'	1096	24	1	24	Douglas-fir	16	1	2	Asymmetric		X
18"	18'	1099	18	1	18	Bigleaf maple	16	1	2	Asymmetric		X
20"	20'	1100	16	1	16	Douglas-fir	16	1	1			X
8"	8'	1101	8	1	8	Bigleaf maple	12	1	2	Slender		X
12"	12'	1102	12	1	12	Bigleaf maple	14	1	2	Slender		X
20"	20'	1105	18,21	1	28	Bigleaf maple	25	1	2	Double leader		X
22"	22'	1107	26	1	26	Douglas-fir	16	1	1			X
20"	20'	1108	13,21	1	25	Bigleaf maple	18	1	2	Asymmetric		X
16"	16'	1109	14,19,20	1	31	Bigleaf maple	20	2	2	Deadwood, decline, multiple leader		X
10"	10'	1112	11	1	11	Bigleaf maple	14	2	3	Crack in trunk, asymmetric		X
14"	14'	1113	16	1	16	Bigleaf maple	14	2	3	Decline, asymmetric		X
14"	14'	1114	14	0.5	7	Red alder	16	1	1			X
8"	8'	1124	20	1	20	Bigleaf maple	16	2	1	Branch decline		X
12"	12'	1130	13	1	13	Bigleaf maple	16	1	2	Asymmetric		X
12"	12'	1131	10	1	10	Bigleaf maple	14	1	2	Asymmetric		X
14"	14'	1132	12,12,12	1	21	Bigleaf maple	14	1	3	Trunk decay, stumpsprout		X
12"	12'	1168	12,12	1	17	Bigleaf maple	18	1	2	Deadwood, previous failure		X
12"	12'	1169	8,8,8,11,11,13,14	1	28	Bigleaf maple	25	1	2	Multiple leader		X
14"	14'	1170	11	1	11	Bigleaf maple	16	1	2	Asymmetric		X
12"	12'	1176	11	1	11	Douglas-fir	10	1	2	Asymmetric		X
12"	12'	1178	9	1	9	Bigleaf maple	10	1	2	Asymmetric		X
16"	16'	1179	13	1	13	Bigleaf maple	14	1	2	Asymmetric		X
12"	12'	1180	9	1	9	Bigleaf maple	12	1	2	Asymmetric		X
10"	10'	1181	6,10	1	12	Bigleaf maple	16	1	2	Suppressed, double leader		X
26"	26'	1182	21	1	21	Douglas-fir	18	1	1			X
10"	10'	1183	9	1	9	Bigleaf maple	14	1	2	Slender		X
14"	14'	1195	12	1	12	Douglas-fir	14	1	1		X	
14"	14'	1196	12	1	12	Douglas-fir	14	1	1			X
14"	14'	1197	10	1	10	Douglas-fir	14	1	2	Asymmetric		X
18"	18'	1198	21	1	21	Douglas-fir	14	1	1	Ivy	X	
12"	12'	1199	11	1	11	Douglas-fir	12	1	2	Asymmetric	X	
12"	12'	1200	10	1	10	Douglas-fir	10	1	2	Asymmetric	X	
10"	10'	1201	8	1	8	Douglas-fir	10	1	1			X
12"	12'	1203	15	1	15	Douglas-fir	14	1	1			X
14"	14'	1204	19	1	19	Douglas-fir	16	1	1		X	
14"	14'	1205	15	1	15	Douglas-fir	14	1	1		X	
14"	14'	1207	16	1	16	Douglas-fir	14	1	1		X	
24"	24'	1210	27	1	27	Douglas-fir	16	1	2	Previous root failure	X	
20"	20'	1211	19	1	19	Western red-cedar	12	1	1		X	
8"	8'	1213	8	1	8	Douglas-fir	8	1	1			X
18"	18'	1215	21	1	21	Bigleaf maple	16	1	1			X
18"	18'	1219	8,17	1	19	Bigleaf maple	16	2	3	Decline, trunk failure		X
34"	34'	1220	36	1	36	Douglas-fir	18	1	1			X
12"	12'	1232	12	1	12	Bigleaf maple	8	3	3	Decline, trunk decay		X
12"	12'	1233	11	1	11	Bigleaf maple	10	2	3	Decline, trunk decay		X
14"	14'	1235	11	1	11	Bigleaf maple	14	1	3	Trunk decay		X
8"	8'	1236	8	1	8	Bigleaf maple	6	2	3	Decline, trunk decay		X
32"	32'	1237	31	1	31	Douglas-fir	18	1	1			X
16"	16'	1238	18	1	18	Bigleaf maple	0	3	3	Dead		X
34"	34'	1239	34	1	34	Douglas-fir	18	1	1			X
14"	14'	1240	11	1	11	Douglas-fir	10	1	2	Asymmetric		X
8"	8'	1241	8	1	8	Douglas-fir	0	3	3	Dead		X
18"	18'	1242	19	1	19	Western red-cedar	14	1	3	Extensive wood pecker injury, dead top		X
24"	24'	1243	27	1	27	Douglas-fir	16	1	2	Sweep in trunk		X
18"	18'	1248	20	1	20	Bigleaf maple	16	1	3	Trunk decay		X
12"	12'	1249	11	1	11	Bigleaf maple	14	1	2	Suppressed, slender		X
26"	26'	1250	26	1	26	Bigleaf maple	0	3	3	Blow down		X
24"	24'	1252	21	1	21	Douglas-fir	16	1	1		X	
10"	10'	1253	11,15	1	19	Bigleaf maple	12	2	3	Decline, trunk decay		X
26"	26'	1262	26	1	26	Bigleaf maple	18	1	1		X	
18"	18'	1279	17	1	17	Bigleaf maple	12	1	2	Asymmetric	X	
34"	34'	1331	30	0.5	15	Black cottonwood	20	1	1		X	
30"	30'	1337	32	1	32	Douglas-fir	18	1	1		X	
16"	16'	1338	16	1	16	Western red-cedar	12	1	1		X	
18"	18'	1339	21	1	21	Western red-cedar	14	1	2	Asymmetric	X	
24"	24'	1340	27	1	27	Bigleaf maple	25	2	3	Decline, trunk decay		X
24"	24'	1341	29	1	29	Douglas-fir	16	1	1		X	
24"	24'	1343	27	1	27	Western red-cedar	16	1	2	Asymmetric	X	
20"	20'	1344	7,18	1	19	Bigleaf maple	25	1	1		X	
30"	30'	1345	30	1	30	Douglas-fir	18	1	1		X	
12"	12'	1350	12	0.5	6	Black cottonwood	14	1	2	Asymmetric	X	
12"	12'	1351	12	0.5	6	Black cottonwood	14	1	2	Asymmetric	X	
12"	12'	1410	12	1	12	Douglas-fir	12	1	2	Asymmetric	X	
12"	12'	1413	13	0.5	6.5	Black cottonwood	14	1	2	Asymmetric	X	
12"	12'	1414	12	0.5	6	Black cottonwood	14	1	1		X	
16"	16'	1415	18	0.5	9	Black cottonwood	16	1	1		X	
8"	8'	1416	8	0.5	4	Black cottonwood	12	1	2	Asymmetric	X	
10"	10'	1417	11	0.5	5.5	Black cottonwood	14	1	1		X	
10"	10'	1418	10	0.5	5	Black cottonwood	12	1	2	Asymmetric	X	
10"	10'	1419	11	0.5	5.5	Black cottonwood	14	1	1		X	
14"	14'	1420	11	0.5	5.5	Black cottonwood	14	1	1		X	
12"	12'	1421	12	0.5	6	Black cottonwood	14	1	1			X
14"	14'	1422	11	1	11	Douglas-fir	10	1	2	Asymmetric	X	
14"	14'	1424	14	1	14	Douglas-fir	12	1	1			X
10"	10'	1425	10	0.5	5	Black cottonwood	8	3	1	Decline		X
10"	10'	1426	10,11	0.5	7	Black cottonwood	14	1	2	Double leader	X	
12"	12'	1427	11	1	11	Douglas-fir	12	1	2	Asymmetric	X	
16"	16'	1429	16	0.5	8	Black cottonwood	18	1	1		X	
12"	12'	1431	12	0.5	6	Black cottonwood	14	1	1		X	
12"	12'	1432	11,11	0.5	8	Black cottonwood	14	1	2	Double leader	X	
12"	12'	1433	12	0.5	6	Black cottonwood	12	1	2	Asymmetric	X	
8"	8'	1434	8	1	8	Pacific madrone	10	1	2	Asymmetric	X	
10"	10'	1436	10	0.5	5	Black cottonwood	12	1	1		X	
12"	12'	1437	12,12	1	17	Pacific madrone	14	1	2	Asymmetric	X	
10"	10'	1441	10	0.5	5	Black cottonwood	12	1	2	Asymmetric	X	
18"	18'	1442	20	0.5	10	Black cottonwood	16	1	1		X	
12"	12'	1443	12	0.5	6	Black cottonwood	14	1	1		X	
12"	12'	1444	12	1	12	Bigleaf maple	16	1	1		X	
8"	8'	1492	9	1	9	Bigleaf maple	16	1	2	Asymmetric, multiple leader	X	
12"	12'	1493	15	1	15	Douglas-fir	16	1	1			X
14"	14'	1494	15	0.5	7.5	Black cottonwood	0	3	3	Dead		X
14"	14'	1495	15	0.5	7.5	Black cottonwood	12	1	3	Trunk decay		X
8"	8'	1500	11	1	11	Douglas-fir	10	1	1			X
12"	12'	1501	14	0.5	7	Black cottonwood	12	1	1			X
10"	10'	1504	7,8,8,10	1	16	Bigleaf maple	14	2	2	Deadwood, stumpsprout		X
16"	16'	1514	16	1	16	Douglas-fir	14	1	2	Asymmetric		X
14"	14'	1517	9,14,14	1	22	Bigleaf maple	16	2	3	Decline, stumpsprout		X
16"	16'	1526	19	1	19	Douglas-fir	16	1	1		X	
8"	8'	1533	10	1	10	Bigleaf maple	12	1	2	Asymmetric	X	
10"	10'	1534	10	0.5	5	Black cottonwood	14	1	2	Asymmetric	X	
8"	8'	1535	6,8	1	10	Bigleaf maple	12	1	2	Double leader, stumpsprout	X	
14"	14'	1537	14	1	14	Douglas-fir	14	1	2	Topped, asymmetric	X	
10"	10'	1548	9,9,11	1	17	Bigleaf maple	14	2	2	Top decline, multiple leader	X	
30"	30'	1549	31	1	31	Douglas-fir	18	1	2	Asymmetric	X	
10"	10'	1551	9	1	9	Bigleaf maple	14	2	2	Suppressed, asymmetric	X	
14"	14'	1552	14,14	1	20	Bigleaf maple	18	1	2	Deadwood	X	
16"	16'	1554	16,18	1	24	Bigleaf maple	25	1	3	Trunk decay		X
12"	12'	1557	14	1	14	Bigleaf maple	16	1	2	Asymmetric	X	
10"	10'	1565	9	1	9	Bigleaf maple	14	2	2	Suppressed, asymmetric		X
14"	14'	1575	15	1	15	Bigleaf maple	18	1	2	Slender		X
12"	12'	1576	12	1	12	Bigleaf maple	16	1	2	Asymmetric		X
18"	18'	1585	19	1	19	Douglas-fir	14	1	2	Asymmetric	X	
18"	18'	1586	16	1	16	Bigleaf maple	16	1	1		X	
16"	16'	1591	15	1	15	Bigleaf maple	16	1	2	Slender	X	
18"	18'	1592	17	1	17	Western red-cedar	16	1	2	Seam in trunk	X	
10"	10'	1595	10	1	10	Bigleaf maple	16	1	2	Asymmetric	X	
8"	8'	1599	6,6,8	1	12	Bigleaf maple	14	1	2	Stumpsprout		X
20"	20'	1602	21	1	21	Douglas-fir	16	1	1			X
18"	18'	1603	18	1	18	Douglas-fir	16	1	2	Asymmetric	X	
26"	26'	1605	26	1	26	Bigleaf maple	12	1	3	Previous trunk failure	X	
18"	18'	1606	21	1	21	Douglas-fir	16	1	1		X	
12"	12'	1607	13	1	13	Douglas-fir	14	1	2	Suppressed, asymmetric	X	
30"	30'	1608	31	1	31	Douglas-fir	18	1	2	Asymmetric	X	
18"	18'	1611	15	1	15	Bigleaf maple	16	1	2	Asymmetric	X	
12"	12'	1613	13	1	13	Bigleaf maple	12	1	2	Slender	X	
30"	30'	1624	29	1	29	Bigleaf maple	25	2	2	Decline, deadwood		X
10"	10'	1625	9	1	9	Bigleaf maple	12	1	2	Asymmetric	X	
8"	8'	1629	8	1	8	Bigleaf maple	12	1	1			X
24"	24'	1634	25	1	25	Bigleaf maple	24	2	2	Deadwood, asymmetric, decline		X
24"	24'	1635	26	1	26	Bigleaf maple	16	2	2	Deadwood, slender		X
24"	24'	1636	24,29	1	38	Bigleaf maple	30	2	2	Deadwood, double leader	X	
12"	12'	1639	10	1	10	Bigleaf maple	14	1	2	Slender	X	
24"	24'	1640	21	1	21	Bigleaf maple	14	2	2	Deadwood, decline, slender	X	
18"	18'	1655	21	1	21	Bigleaf maple	16	1	2	Asymmetric		X
12"	12'	1656	13	1	13	Bigleaf maple	16	1	1			X
12"	12'	1657	19	1	19	Bigleaf maple	6	3	3	Previous failure, trunk decay		X
22"	22'	1658	22	1	22	Bigleaf maple	16	2	3	Decline, deadwood		X
18"	18'	1661	19	1	19	Bigleaf maple	16	2	2	Deadwood, decline		X
12"	12'	1662	10	1	10	Bigleaf maple	12	2	2	Suppressed, slender		X
10"	10'	1664	10	1	10	Douglas-fir	12	1	1			X
18"	18'	1666	18,18	1	25	Bigleaf maple	22	2	1	Decline, stumpsprout		X
20"	20'	1667	19,19,19	1	33	Bigleaf maple	25	2	2	Decline, multiple leader		X
16"	16'	1668	6,8,10,15,16	1	26	Bigleaf maple	18	2	3	Decline, decay, stumpsprout		X
12"	12'	1669	11	1	11	Bigleaf maple	13	1	2	Asymmetric		X
14"	14'	1670	15	1	15	Douglas-fir	14	1	1		X	
12"	12'	1671	11	1	11	Bigleaf maple	12	1	2	Slender	X	
8"	8'	1672	9	1	9	Douglas-fir	14	1	1		X	
20"	20'	1673	19	1	19	Douglas-fir	16	1	1		X	
12"	12'	1674	13	1	13	Douglas-fir	14	1	2	Asymmetric	X	
16"	16'	1675	11,18	1	21	Bigleaf maple	16	1	2	Asymmetric, double leader	X	
22"	22'	1678	20	1	20	Bigleaf maple	18	1	2	Asymmetric		X
10"	10'	1679	10	1	10	Bigleaf maple	12	1	2	Slender		X
10"	10'	1680	10	1	10	Bigleaf maple	14	2	2	Thin canopy, slender		X
26"	26'	1685	26,26	1	37	Douglas-fir	18	1	2	Double leader		X
14"	14'	1686	12	1	12	Douglas-fir	14	1	3	Asymmetric, sweep in trunk		X
16"	16'	1687	17	1	17	Douglas-fir	16	1	2	Asymmetric		X
16"	16'	1689	8,9,17	1	21	Bigleaf maple	18	1	3	Trunk decay, multiple leader		X
12"	12'	1690	12	1	12	Bigleaf maple	10	1	2	Slender	X	
10"	10'	1692	10	1	10	Bigleaf maple	12	1	2	Slender, double leader	X	
12"	12'	1693	9,9,10	1	16	Bigleaf maple	16	1	3	Trunk decay, stumpsprout	X	
16"	16'	1694	18	1	18	Douglas-fir	16	1	1		X	
12"	12'	1695	11	1	11	Bigleaf maple	14	1	1		X	
12"	12'	1696	11	1	11	Bigleaf maple	12	1	2	Slender, asymmetric	X	
16"	16'	1697	20	1	20	Bigleaf maple	18	2	1	Deadwood	X	
8"	8'	1698	7,9	1	11	Bigleaf maple	14	1	3	Double leader, slender		X
8"	8'	1699	9	1	9	Bigleaf maple	6	2	3	Decline, trunk decay		X
10"	10'	1702	10	1	10	Douglas-fir	12	1	2	Asymmetric	X	
8"	8'	1703	8	1	8	Bitter cherry	8	1	1		X	
14"	14'	1714	7,14,14	1	21	Bigleaf maple	14	2	3	Asymmetric, stumpsprout		X
12"	12'	1717	10	1	10	Bigleaf maple	14	2	2	Deadwood, asymmetric		X
8"	8'	1719	6,8,8	1	13	Bigleaf maple	12	3	2	Deadwood, decline, stumpsprout		X
16"	16'	1722	11	1	11	Bigleaf maple	0	3	3	Dead		X
34"	34'	1723	32	1	32	Douglas-fir	18	1	1			X
12"	12'	1726	9,11,14	1	20	Bigleaf maple	14	1	3	Stumpsprout		X
12"	12'	1727	8,8,8	1	14	Bigleaf maple	14	2	3	Decline, stumpsprout		X
8"	8'	1728	11	1	11	Bigleaf maple	8	2	3	Suppressed, asymmetric		X
16"	16'	1729	17	1	17	Bigleaf maple	16	2	2	Deadwood, asymmetric		X
10"	10'	1731	10,9	1	13	Bigleaf maple	12	1	2	Asymmetric, double leader		X
16"	16'	1732	16	1	16	Bigleaf maple	6	2	3	Decline, trunk decay		X
10"	10'	1734	9	1	9	Bigleaf maple	8	2	3	Decline, trunk decay		X
8"	8'	1742	8,8	1	11	Bigleaf maple	14	2	2	Suppressed, stumpsprout		X
14"	14'	1744	14	1	14	Bigleaf maple	12	2	3	Trunk decay, asymmetric		X
10"	10'	1745	9	1	9	Bigleaf maple	6	2	3	Decline, trunk decay		X
14"	14'	1746	14	1	14	Bigleaf maple	10	2	3	Suppressed, trunk decay		X
14"	14'	1747	11	1	11	Bigleaf maple	14	1	3	Trunk decay		X
10"	10'	1748	10	1	10	Bigleaf maple	12	1	2	Asymmetric		X
14"	14'	1752	9	1	9	Bitter cherry	14	2	2	Disease, sweep in trunk		X
16"	16'	1754	17	1	17	Douglas-fir	14	1	2	Asymmetric		X
18"	18'	1755	20	1	20	Douglas-fir	14	1	1			X
24"	24'	1756	27	1	27	Western red-cedar	16	1	1			X
16"	16'	1758	19	1	19	Douglas-fir	14	1	3	Burl, dogleg		X
12"	12'	1852	11	1	11	Bigleaf maple	14	2	3	Decline, deadwood		X
34"	34'	1857	34	1	34	Bigleaf maple	20	1	1		X	
14"	14'	1858	14	1	14	Bigleaf maple	12	2	2	Suppressed, asymmetric	X	
14"	14'	1872	13	1	13	Bigleaf maple	14	1	2	Slender		X
5"	6'	1895	8	1	8	Blue spruce	6	1	2	Asymmetric	X	
5"	6'	1896	9	1	9	Western red-cedar	8	1	1		X	
5"	6'	1916	8	1	8	Western red-cedar	8	1	1		X	
		A	11	1	11	Western red-cedar	8	1	1	Missed on survey		

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
SIMONE CATHERINE OLIVER
CERTIFICATE NO. 144
EXPIRES 6/25/2018

EXISTING TREE TABLE
PRELIMINARY
LANDSCAPE & MITIGATION PLAN
WILBURTON PARK RESIDENCE
BELLEVUE, WASHINGTON

Revisions	Date	By

Date 05-12-16
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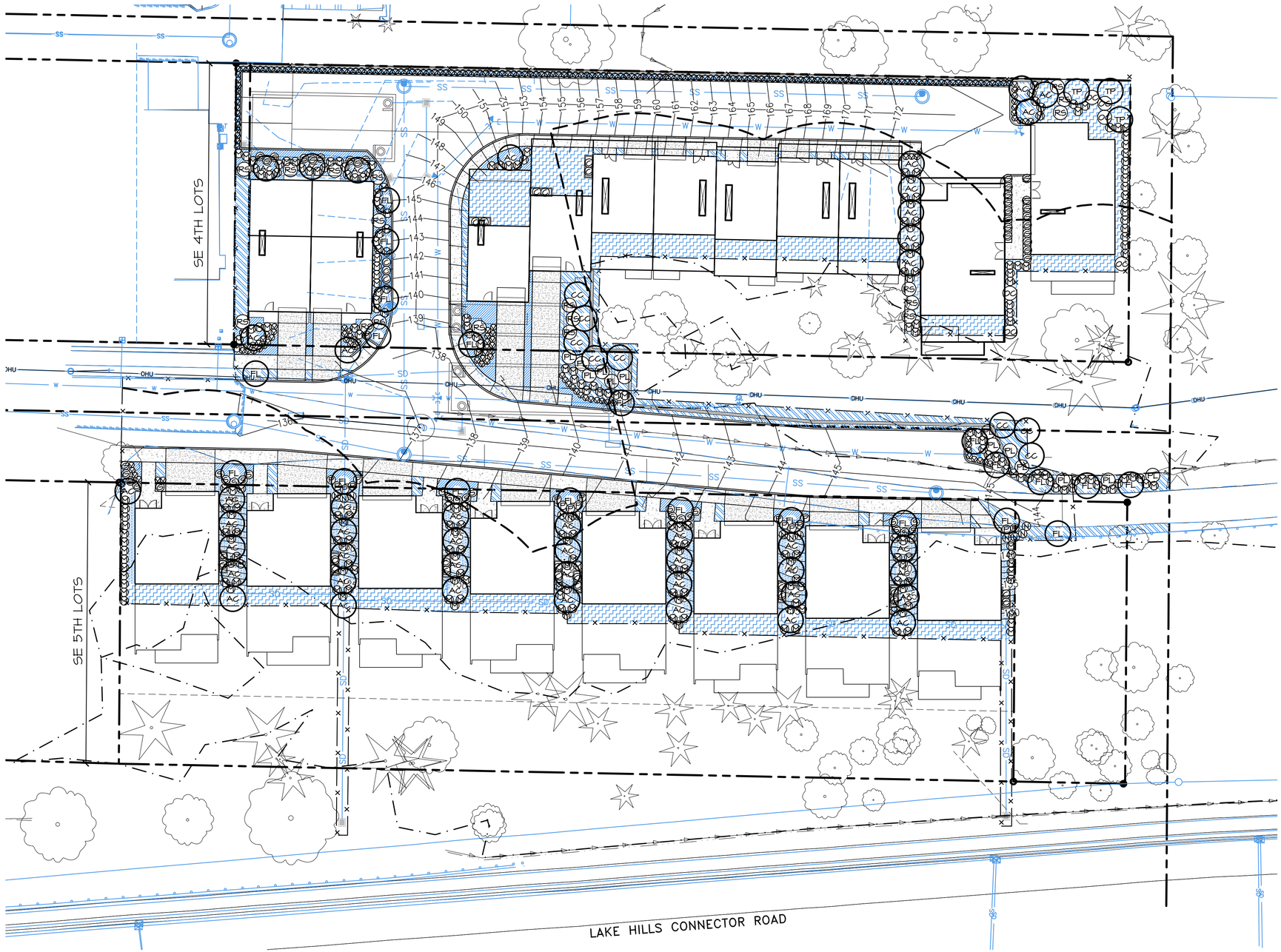

LANDSCAPE PLANT LIST (SEE SHEET L4 FOR COMPLETE SCHEDULE)

NATIVE EVERGREEN TREES

KEY	SCIENTIFIC NAME	COMMON NAME
TP	THUJA PLICATA	WESTERN RED CEDAR

NATIVE DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME
FL	FRAXINUS LATIFOLIA	OREGON ASH

NATIVE MULTI-STEM / SMALL DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AC	ACER CIRCINATUM	VINE MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT

NATIVE SHRUB UNDERSTORY

KEY	SCIENTIFIC NAME	COMMON NAME
C	CORNUS SERICEA	RED-OSIER DOGWOOD
M	MAHONIA AQUIFOLIUM	OREGON GRAPE
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM
OB	PAXISTIMA MYRSINITES	OREGON BOXWOOD
PL	PHILADELPHUS LEWISII	MOCK ORANGE
RS	RIBES SANGUINEUM	RED CURRANT
G	ROSA GYMNOCARPA	BALDHIP ROSE
N	ROSA NUTKANA	NOOTKA ROSE
S	SYMPHORICARPOS ALBUS	SNOWBERRY
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY

NATIVE GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	BLECHNUM SPICANT	DEER FERN
	GAULTHERIA SHALLON	SALAL
	POLYSTICHUM MUNITUM	SWORD FERN

NATIVE PERENNIALS (SEE FINAL LANDSCAPE PLAN)

KEY	SCIENTIFIC NAME	COMMON NAME
1	AQUILEGIA FORMOSA	WESTERN COLUMBINE
2	CAREX OPNUPTA	SLOUGH SEDGE
3	CLAYTONIA LANCEOLATA	WESTERN SPRING BEAUTY
4	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS
5	LILIUM COLUMBIANUM	TIGER LILY
6	MAIANTHEMUM STELLATUM	FALSE SOLOMON'S SEAL
7	OXALIS OREGANA	WOOD SORREL
8	PENSTEMON SERRULATUS	CASCADE PENSTEMON
9	TELLIMA GRANDIFLORA	FRINGECUP

GRAPHIC SCALE (IN FEET)
0 10 20 30 40 60
SCALE: 1:20

N

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MZA, 600 108TH AVE. NE, SUITE 108, BELLEVUE, WA 98004.
2. THIS PLAN IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION.

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
SIMONE CATHERINE OLIVER
CERTIFICATE NO. 144
EXPIRES 6/25/2018

PRELIMINARY PLANTING PLAN
PRELIMINARY LANDSCAPE & MITIGATION PLAN
WILBURTON PARK RESIDENCE
BELLEVUE, WASHINGTON

Revisions	Date	By

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LANDSCAPE PLANT SCHEDULE

NATIVE EVERGREEN TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	3	6' HT.	B&B, FULL & BUSHY

NATIVE DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	21	1.5" CAL.	B&B, SINGLE TRUNK, WELL BRANCHED

NATIVE MULTI-STEM / SMALL DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	45	7-8' HT.	B&B, MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	8	7-8' HT.	B&B, MULTI-STEM (3 MIN.)

NATIVE SHRUB UNDERSTORY

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	25	5 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	6' O.C.	268	5 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	6' O.C.	6	5 GAL.	MULTI-CANE (3 MIN.)
OB	PAXISTIMA MYRSINITES	OREGON BOXWOOD	6' O.C.	17	2 GAL.	FULL & BUSHY
PL	PHILADELPHUS LEWISII	MOCK ORANGE	6' O.C.	13	5 GAL.	FULL & BUSHY
RS	RIBES SANGUINEUM	RED CURRANT	6' O.C.	18	5 GAL.	MULTI-CANE (3 MIN.)
G	ROSA GYMNOCARPA	BALDHIP ROSE	6' O.C.	31	2 GAL.	MULTI-CANE (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	6' O.C.	13	5 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	20	5 GAL.	MULTI-CANE (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	6' O.C.	229	5 GAL.	FULL & BUSHY

NATIVE GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	3' O.C.	177	1 GAL.	FULL & BUSHY
	BLECHNUM SPICANT	DEER FERN	3' O.C.	157	1 GAL.	FULL & BUSHY
	GAULTHERIA SHALLON	SALAL	3' O.C.	269	1 GAL.	FULL & BUSHY
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	587	1 GAL.	FULL & BUSHY

NATIVE PERENNIALS (SEE FINAL LANDSCAPE PLAN)

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
1	AQUILEGIA FORMOSA	WESTERN COLUMBINE	3' O.C.	TBD	1 GAL.	FULL & BUSHY
2	CAREX OPNUPTA	SLOUGH SEDGE	3' O.C.	TBD	1 GAL.	FULL & BUSHY
3	CLAYTONIA LANCEOLATA	WESTERN SPRING BEAUTY	3' O.C.	TBD	1 GAL.	FULL & BUSHY
4	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	3' O.C.	TBD	1 GAL.	FULL & BUSHY
5	LILIUM COLUMBIANUM	TIGER LILY	3' O.C.	TBD	1 GAL.	FULL & BUSHY
6	MAIANTHEMUM STELLATUM	FALSE SOLOMON'S SEAL	3' O.C.	TBD	1 GAL.	FULL & BUSHY
7	OXALIS OREGANA	WOOD SORREL	3' O.C.	TBD	1 GAL.	FULL & BUSHY
8	PENSTEMON SERRULATUS	CASCADE PENSTEMON	3' O.C.	TBD	1 GAL.	FULL & BUSHY
9	TELLIMA GRANDIFLORA	FRINGECUP	3' O.C.	TBD	1 GAL.	FULL & BUSHY

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PRELIMINARY PLANT SCHEDULE
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WILBURTON PARK RESIDENCE
BELLEVUE, WASHINGTON

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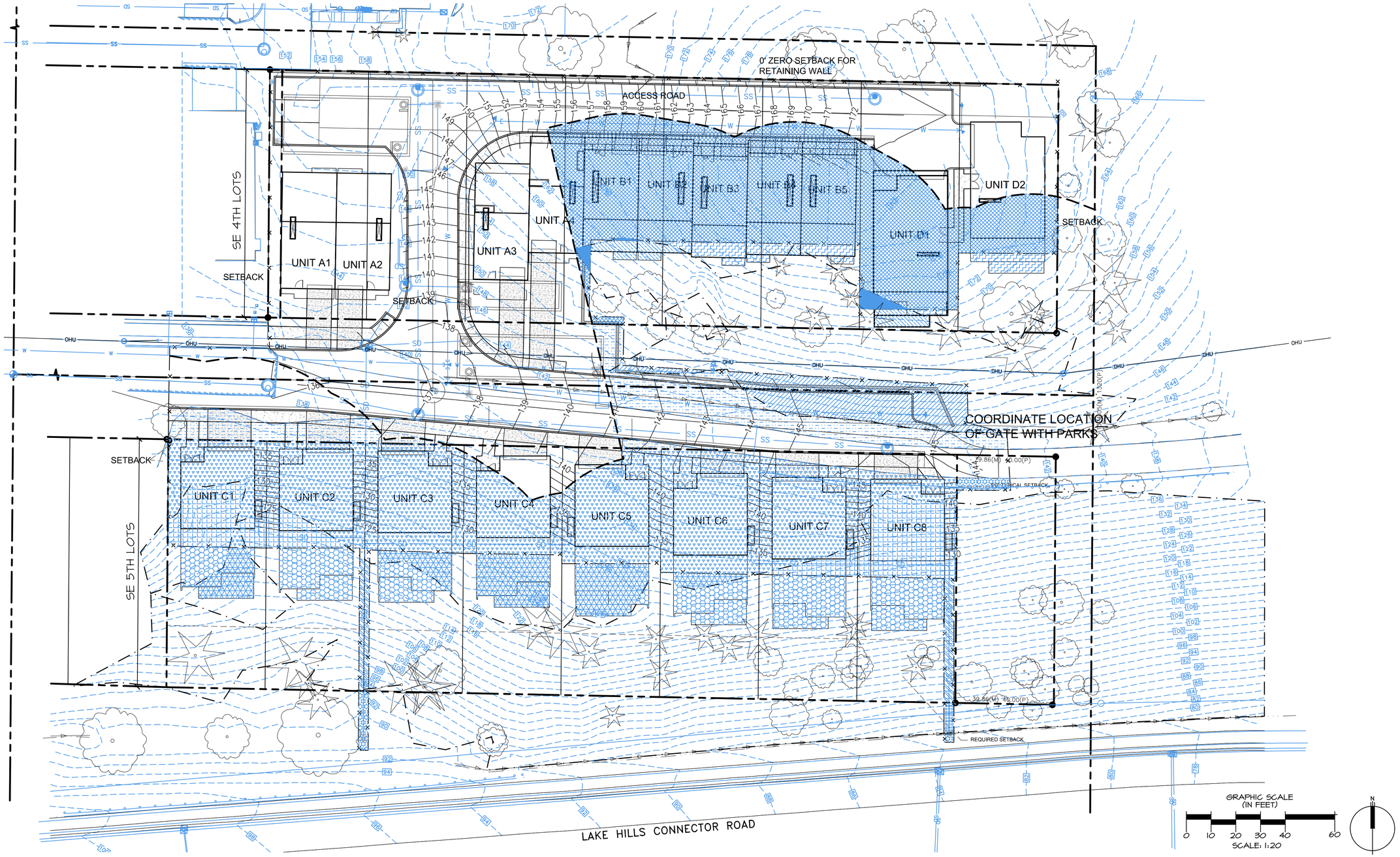

PLAN LEGEND

- PROPERTY LINE
- STEEP SLOPE
- STEEP SLOPE SETBACK (50' FOR TOP OF SLOPE AND 75' FOR BASE OF SLOPE)
- CLEARING LIMITS
- CUT CLEARING LIMITS - NO GRADING

SE 4TH LOTS IMPACT LEGEND

STEEP SLOPE IMPACT	133 SF
STEEP SLOPE BUFFER IMPACT	8,910 SF
SHADED STEEP SLOPE - 50% IMPACT	(TOTAL 365 SF) 183 SF
SHADED STEEP SLOPE BUFFER - 50% IMPACT	(TOTAL 689 SF) 345 SF
TOTAL IMPACT	9,571 SF

CENTRAL RIGHT-OF-WAY IMPACT LEGEND

STEEP SLOPE IMPACT	1,635 SF
STEEP SLOPE BUFFER IMPACT	2,912 SF
TOTAL IMPACT	4,547 SF

SE 5TH LOTS IMPACT LEGEND

STEEP SLOPE IMPACT	2,566 SF
STEEP SLOPE BUFFER IMPACT	10,831 SF
TEMPORARY STEEP SLOPE IMPACT	412 SF
TEMPORARY STEEP SLOPE BUFFER IMPACT	20 SF
SHADED STEEP SLOPE - 50% IMPACT	(TOTAL 2,862 SF) 1,431 SF
SHADED STEEP SLOPE BUFFER - 50% IMPACT	(TOTAL 1,878 SF) 939 SF
TOTAL IMPACT	16,199 SF

OFFSITE IMPACT LEGEND

TEMPORARY STEEP SLOPE IMPACT - OFFSITE	48 SF
TEMPORARY STEEP SLOPE BUFFER IMPACT - OFFSITE	215 SF
TOTAL IMPACT	263 SF

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MZA, 600 108TH AVE. NE, SUITE 108, BELLEVUE, WA 98004.

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
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PRELIMINARY IMPACTS PLAN
PRELIMINARY LANDSCAPE & MITIGATION PLAN
WILBURTON PARK RESIDENCE
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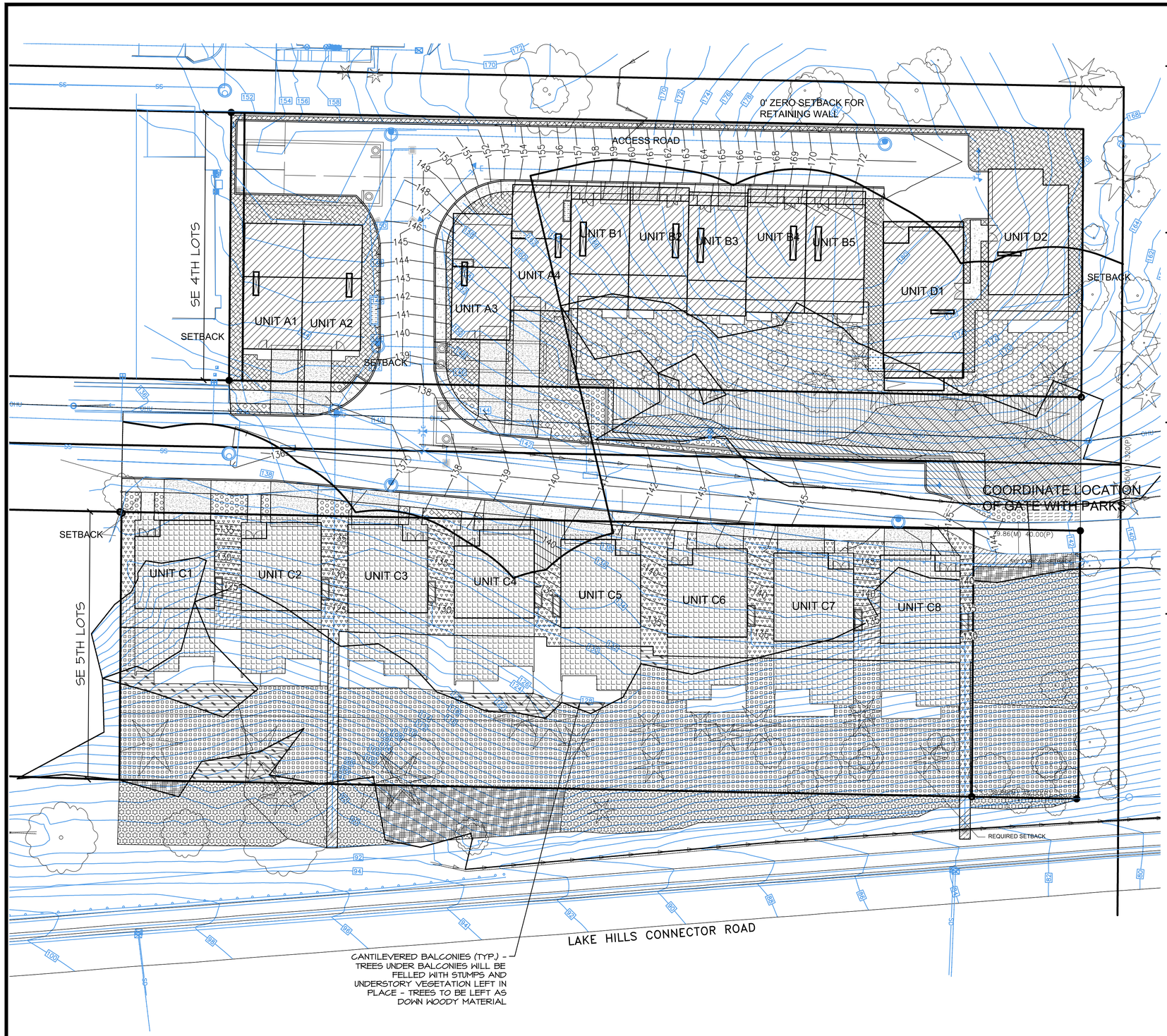

SE 4TH LOTS MITIGATION LEGEND

GREEN ROOF (50% MITIGATION CREDIT)	TOTAL 12,274 SF) 6,137 SF
RETENTION CELL (50% MITIGATION CREDIT)	(TOTAL 76 SF) 38 SF
STEEP SLOPE RESTORATION (SEE LANDSCAPE PLAN)	61 SF
STEEP SLOPE BUFFER RESTORATION (SEE LANDSCAPE PLAN)	758 SF
NATIVE LANDSCAPE OUTSIDE STEEP SLOPE & BUFFERS (SEE LANDSCAPE PLAN)	3,514 SF
CONIFER SUPPLEMENTATION (30% MITIGATION CREDIT)	(TOTAL 4,218 SF) 1,284 SF
TOTAL MITIGATION	11,792 SF

CENTRAL RIGHT-OF-WAY MITIGATION LEGEND

STEEP SLOPE RESTORATION (SEE LANDSCAPE PLAN)	808 SF
STEEP SLOPE BUFFER RESTORATION (SEE LANDSCAPE PLAN)	718 SF
NATIVE LANDSCAPE OUTSIDE STEEP SLOPE & BUFFER (SEE LANDSCAPE PLAN)	665 SF
STEEP SLOPE ENHANCEMENT (SEE SHEETS W4 & 5)	2,116 SF
STEEP SLOPE BUFFER ENHANCEMENT (SEE SHEETS W4 & 5)	144 SF
CONIFER SUPPLEMENTATION (30% MITIGATION CREDIT)	(TOTAL 1,966 SF) 590 SF
TOTAL MITIGATION	5,041 SF

SE 5TH LOTS MITIGATION LEGEND

GREEN ROOF (50% MITIGATION CREDIT)	(TOTAL 13,383 SF) 6,692 SF
RETENTION CELL (50% MITIGATION CREDIT)	(TOTAL 138 SF) 69 SF
STEEP SLOPE RESTORATION (SEE LANDSCAPE PLAN)	594 SF
STEEP SLOPE BUFFER RESTORATION (SEE LANDSCAPE PLAN)	3,150 SF
NATIVE LANDSCAPE OUTSIDE STEEP SLOPE AND BUFFER (SEE LANDSCAPE PLAN)	184 SF
STEEP SLOPE ENHANCEMENT (SEE SHEETS W4 & 5)	11,450 SF
STEEP SLOPE BUFFER ENHANCEMENT (SEE SHEETS W4 & 5)	1,124 SF
TOTAL MITIGATION	23,263 SF

OFFSITE MITIGATION LEGEND

STEEP SLOPE RESTORATION - OFFSITE (SEE SHEET W4)	49 SF
STEEP SLOPE BUFFER RESTORATION - OFFSITE (SEE SHEETS W4 & 5)	232 SF
STEEP SLOPE ENHANCEMENT - OFFSITE (SEE SHEET SHEETS W4 & 5)	5,870 SF
STEEP SLOPE BUFFER ENHANCEMENT - OFFSITE (SEE SHEETS W4 & 5)	1,384 SF
TOTAL MITIGATION	7,535 SF

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MZA, 600 108TH AVE. NE, SUITE 108, BELLEVUE, WA 98004.

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
SIMONE CATHERINE OLIVER
CERTIFICATE NO. 144
EXPIRES 6/25/2016

PRELIMINARY MITIGATION PLAN
PRELIMINARY LANDSCAPE & MITIGATION PLAN
WILBURTON PARK RESIDENCE
BELLEVUE, WASHINGTON

Revisions	Date	By

Date 05-12-16
Scale AS NOTED
Project# 5087

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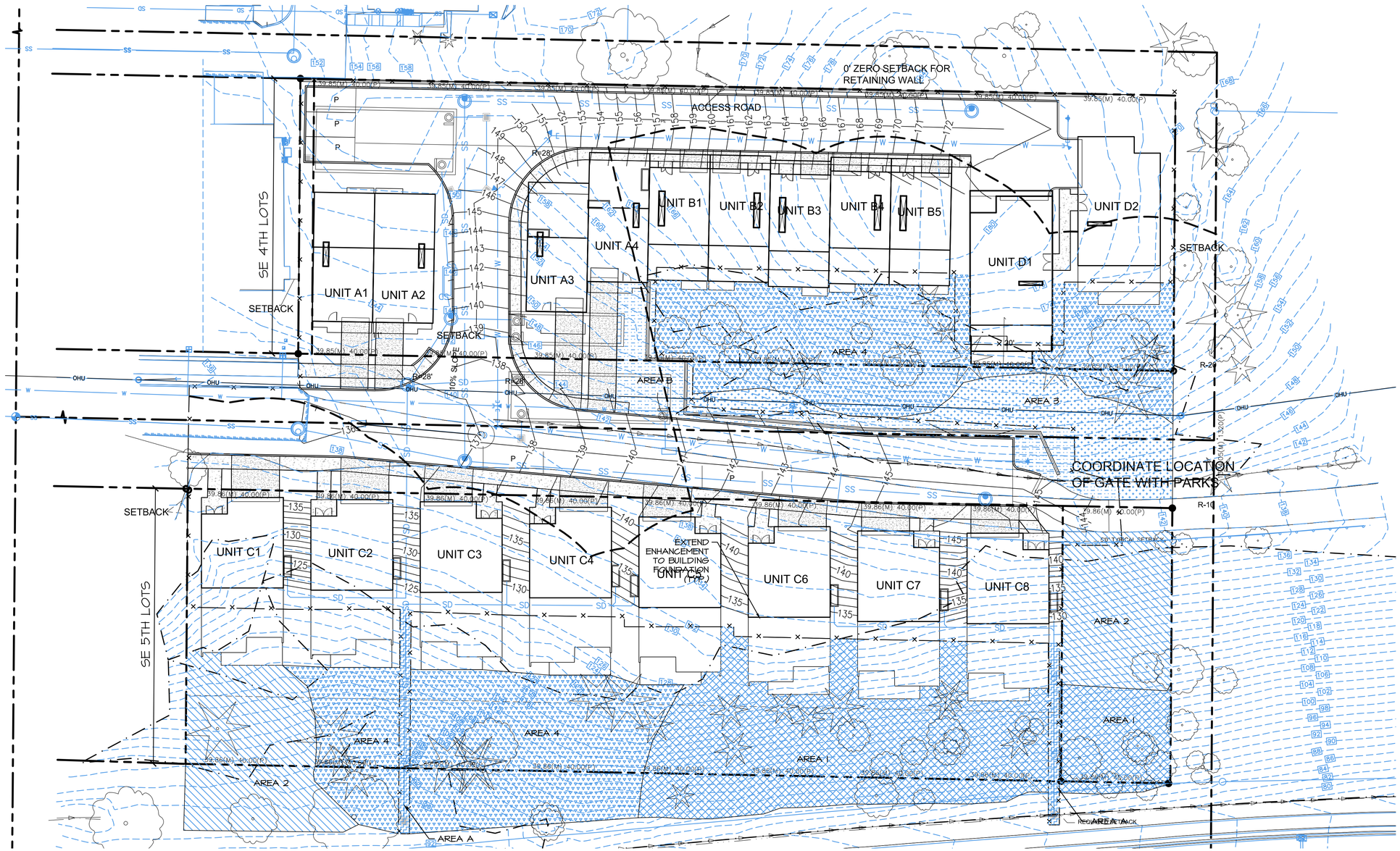

RESTORATION PLANTING LEGEND

AREA A RESTORATION TYPICAL - DUE TO ABOVE GROUND PIPE INSTALLATION, HAND REMOVE BLACKBERRY AND REPLANT WITH SWORD FERN AT 3' O.C.	583 SF
AREA B RESTORATION TYPICAL - PLANT TREES AT 50%, SHRUBS AT 100% AND GROUNDCOVER AT 100% DENSITIES	1,979 SF

ENHANCEMENT PLANTING LEGEND

AREA 1 ENHANCEMENT TYPICAL - HAND REMOVE BLACKBERRY, PRESERVE ALL EXISTING NATIVE TREES, SHRUBS AND GROUNDCOVER, PLANT TREES AT AT 25% DENSITY, SHRUBS AND GROUNDCOVER AT 75% DENSITY - EXTEND ENHANCEMENT UNDER BUILDINGS TO FOUNDATION	8,181 SF
AREA 2 ENHANCEMENT TYPICAL - HAND REMOVE BLACKBERRY AND REPLANT WITH TREES AND SHRUBS AT 75% DENSITY	5,302 SF
AREA 3 ENHANCEMENT TYPICAL - HAND REMOVE BLACKBERRY, PRESERVE NATIVE WOODY PLANTS AND PLANT WITH TREES AT 30% AND SHRUBS AT 50% DENSITIES	2,260 SF
AREA 4 ENHANCEMENT TYPICAL - ADD CEDAR AND HEMLOCK AT 30% DENSITY	13,047 SF

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

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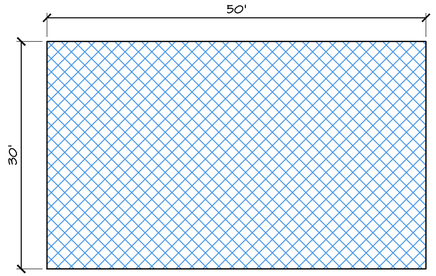
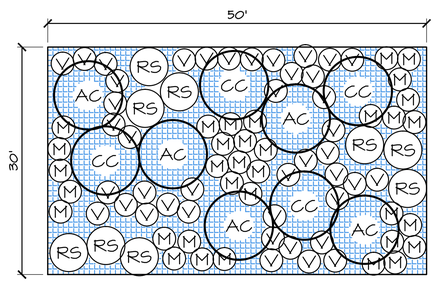


A AREA A RESTORATION TYPICAL
SCALE: 1:10

AREA A RESTORATION PLANT SCHEDULE

NATIVE GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	74	1 GAL.	FULL & BUSHY



B AREA B RESTORATION TYPICAL
SCALE: 1:10

AREA B RESTORATION PLANT SCHEDULE

NATIVE MULTI-STEM / SMALL DECIDUOUS TREES

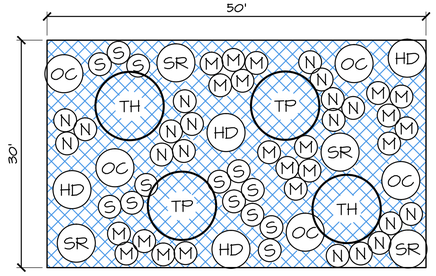
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	7	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	5	2 GAL.	MULTI-STEM (3 MIN.)

NATIVE SHRUB UNDERSTORY

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	4.5' O.C.	44	1 GAL.	FULL & BUSHY
RS	RIBES SANGUINEUM	RED CURRANT	4.5' O.C.	12	1 GAL.	MULTI-CANE (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	4.5' O.C.	55	1 GAL.	FULL & BUSHY

NATIVE GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	2' O.C.	208	1 GAL.	FULL & BUSHY



1 AREA 1 ENHANCEMENT TYPICAL
SCALE: 1:10

AREA 1 ENHANCEMENT PLANT SCHEDULE

NATIVE EVERGREEN TREES

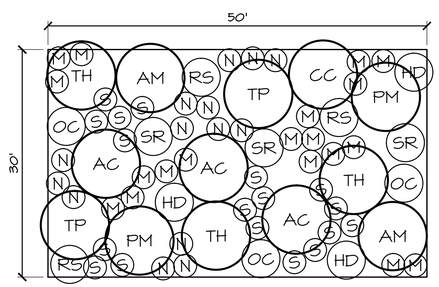
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	11	2 GAL.	FULL & BUSHY
TH	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	10' O.C.	11	2 GAL.	FULL & BUSHY

NATIVE SHRUB UNDERSTORY

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	22	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	4.5' O.C.	110	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	4.5' O.C.	28	1 GAL.	MULTI-CANE (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	99	1 GAL.	MULTI-CANE (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	4.5' O.C.	22	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	72	1 GAL.	MULTI-CANE (3 MIN.)

NATIVE GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
	POLYSTICHUM MUNITUM	SWORD FERN	3' O.C.	74	1 GAL.	FULL & BUSHY



2 AREA 2 ENHANCEMENT TYPICAL
SCALE: 1:10

AREA 2 ENHANCEMENT PLANT SCHEDULE

NATIVE EVERGREEN TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' O.C.	7	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	7	2 GAL.	FULL & BUSHY
TH	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	10' O.C.	11	2 GAL.	FULL & BUSHY

NATIVE DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	10' O.C.	7	2 GAL.	SINGLE TRUNK, WELL BRANCHED

NATIVE MULTI-STEM / SMALL DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	11	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	4	2 GAL.	MULTI-STEM (3 MIN.)

NATIVE SHRUB UNDERSTORY

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	11	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	4.5' O.C.	67	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	4.5' O.C.	11	1 GAL.	MULTI-CANE (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRANT	4.5' O.C.	11	1 GAL.	MULTI-CANE (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	49	1 GAL.	MULTI-CANE (3 MIN.)
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	4.5' O.C.	11	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	67	1 GAL.	MULTI-CANE (3 MIN.)

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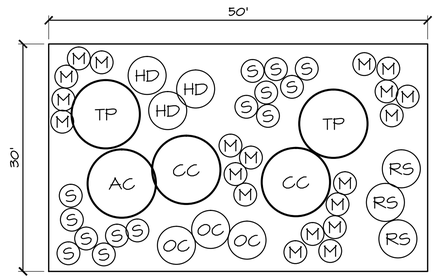


3 AREA 3 ENHANCEMENT TYPICAL

SCALE: 1:10

AREA 3 ENHANCEMENT PLANT SCHEDULE

NATIVE EVERGREEN TREES

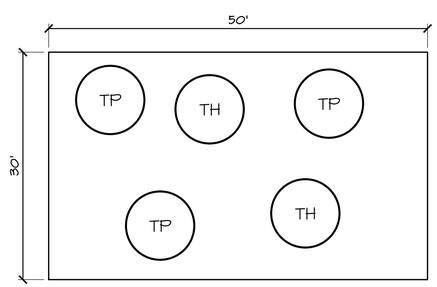
KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	3	2 GAL.	FULL & BUSHY

NATIVE MULTI-STEM / SMALL DECIDUOUS TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	10' O.C.	2	2 GAL.	MULTI-STEM (3 MIN.)
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	10' O.C.	3	2 GAL.	MULTI-STEM (3 MIN.)

NATIVE SHRUB UNDERSTORY

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	5	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	4.5' O.C.	30	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	4.5' O.C.	5	1 GAL.	MULTI-CANE (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRANT	4.5' O.C.	5	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	21	1 GAL.	MULTI-CANE (3 MIN.)



4 AREA 4 ENHANCEMENT TYPICAL

SCALE: 1:10

AREA 4 ENHANCEMENT PLANT SCHEDULE

NATIVE EVERGREEN TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
TP	THUJA PLICATA	WESTERN RED CEDAR	10' O.C.	28*	1" CAL.	B&B, FULL & BUSHY
TH	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	10' O.C.	20	2 GAL.	FULL & BUSHY

*TREE REPLACEMENTS FOR TREE REMOVAL BEYOND 30% - 23 REQUIRED (SEE SHEET L1)

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