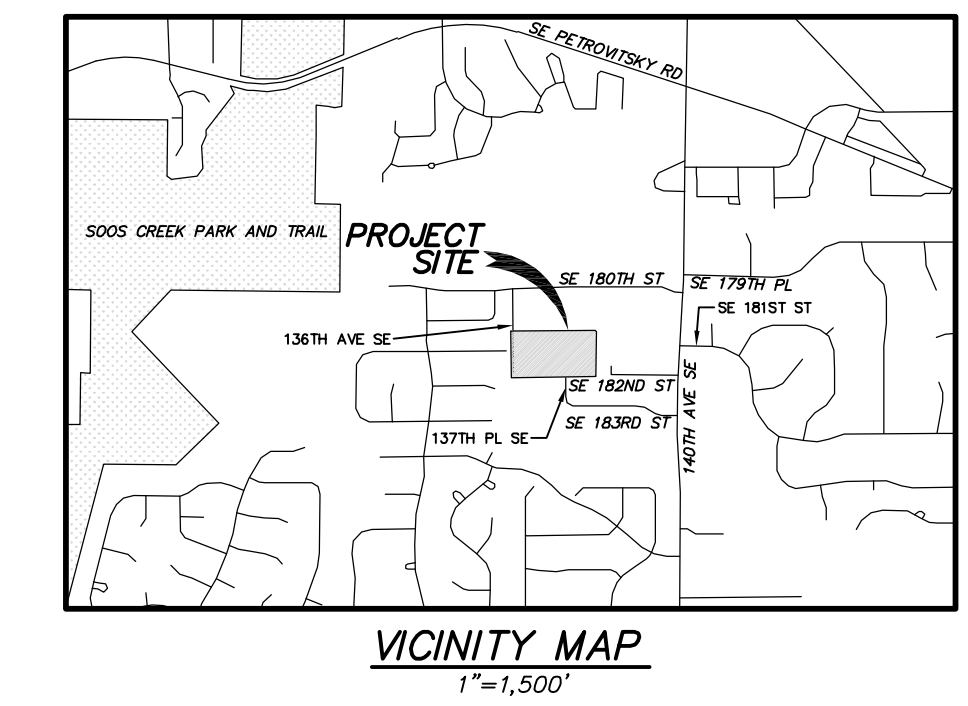
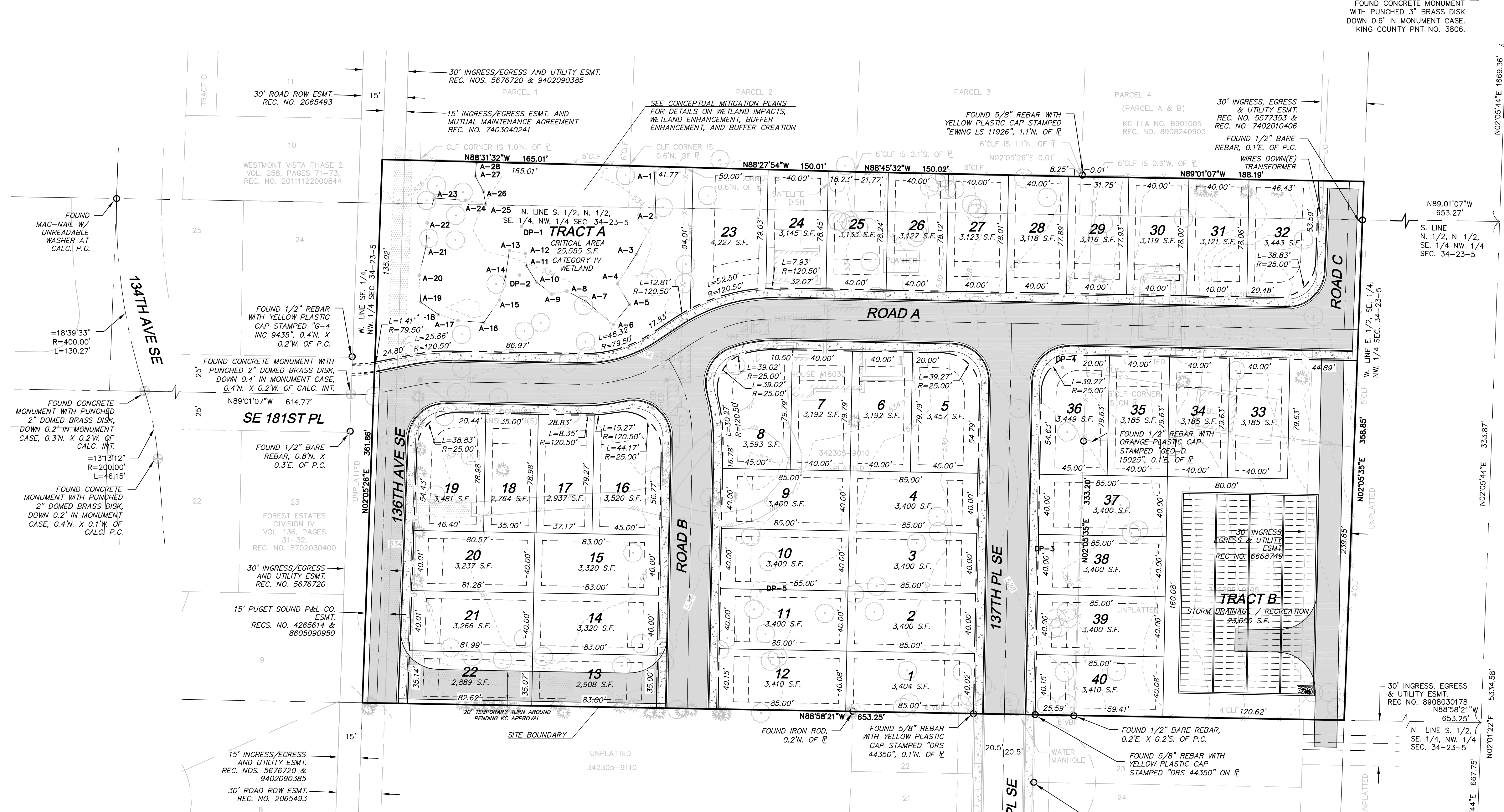


WOODRUFF



PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY: 18030 136TH AVE SE & 13653 SE 180TH STREET, RENTON, WA

PARCEL NUMBERS: 342305-9010, 342305-9104, & 342305-9105

EXISTING ZONING: R-6

PROPOSED DWELLING UNITS: 40

ACREAGE: 5.39 ACRES (234,933 SQ. FT.) GROSS

PROPOSED DENSITY: 7.42 DU/ACRE

R.O.W. AREA: 1.30 ACRES (56,483 S.F.)

OFFSITE R.O.W. AREA: 0.00 ACRES (0 S.F.)

AVERAGE LOT SIZE: 3,328 S.F.

SMALLEST LOT SIZE: 2,834 S.F.

PROPOSED USE: SINGLE FAMILY DETACHED HOUSING

SURROUNDING LAND USE: SINGLE FAMILY RESIDENTIAL (ALL DIRECTIONS)

SEWER AND WATER DISTRICT: SOOS CREEK WATER AND SEWER DISTRICT

SCHOOL DISTRICT: KENT NO. 415

FIRE DISTRICT: KING COUNTY FIRE PROTECTION DISTRICT NO. 40

TELEPHONE SERVICE: COMCAST

POWER/GAS SOURCE: PUGET SOUND ENERGY

REC. SPACE REQUIRED: 15,600 S.F.

REC. SPACE PROVIDED: 23,050 S.F.

PROJECT CONTACTS:

APPLICANT/OWNER: HARBOUR HOMES, LLC
400 N 34TH STREET, SUITE 300
SEATTLE, WASHINGTON 98102
(206) 315-8130
CONTACT: JAMIE WALTIER
J.WALTIER@HARBORHOMES.COM

CIVIL ENGINEER: D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: YOSHIO L. PIEDICALZI, P.E.
YOSHIO.PIEDICALZI@DRSTRONG.COM

SURVEYOR: D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: JAMES G. REICHHOFF
JAMES.REICHHOFF@DRSTRONG.COM

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC
1895-136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
(425) 449-4704
CONTACT: KEVEN D. HOFFMANN, P.E.

ENVIRONMENTAL ASSESSMENT: SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE, SUITE D
BIG HARBOR, WASHINGTON 98335
(253) 514-8952
CONTACT: JON PICKETT
JON@SOUNDVIEWCONSULTANTS.COM

SURVEYOR'S NOTES:

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM: PARCEL 342305-9010; CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0168516-16 UPDATE 2ND COMMITMENT DATED OCTOBER 12, 2020; PARCEL 342305-9104; CHICAGO TITLE COMPANY OF WASHINGTON ALTA REVISED COMMITMENT NO. 0170017-16 DATED FEBRUARY 13, 2020; PARCEL 342305-9105; CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0169900-16 DATED FEBRUARY 10, 2020. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY ALTA COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 07, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2020.
- PROPERTY AREA = 234,933± SQUARE FEET (5.3933± ACRES)
- ALL DISTANCES ARE IN U.S. SURVEY FEET.
- THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS WITH THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
- CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).
- THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN CIVIL ENGINEERING DESIGN.
- KING COUNTY SHORT PLAT NO. 578106, REC. NO. 7902020838 LISTS AN EASEMENT REC. NO. 5676720. THIS IS A STATUTORY WARRANTY DEED. THE LOCATION OF THIS DEED AREA IS NOT A PART OF SHORT PLAT NO. 578106. THE TWO EASEMENTS DESCRIBED IN THIS DEED APPEAR TO BE LOCATED ALONG THE WEST LINE OF SHORT PLAT NO. 578106, RATHER THAN THE EAST LINE OF THE SHORT PLAT. THIS IT APPEARS THAT THERE IS NO 15 FOOT EASEMENT WHICH AFFECTS PARCEL NO. 342305-9104.

LEGAL DESCRIPTION(S):

PARCEL 342305-9010; THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

EXCEPT ROADS; AND EXCEPT THE EAST 180 FEET THEREOF;

TOGETHER WITH THAT PORTION OF LOTS 1, 2 AND 3 OF KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 29.04 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG AN EXISTING FENCE TO A POINT ON THE EAST LINE OF SAID LOT 1, 27.62 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG AN EXISTING FENCE TO A POINT ON THE EAST LINE OF SAID LOT 2, 26.17 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG AN EXISTING FENCE TO A POINT ON THE EAST LINE OF SAID LOT 3, 25.49 FEET NORTH OF THE SOUTHWEST CORNER THEREOF AND THE TERMINUS OF SAID LINE;

AND TOGETHER WITH THE WEST 8.31 FEET OF THE SOUTH 25.50 FEET OF LOT 4 OF KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838;

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF LOT 1 OF KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838, EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED PROPERTY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 342305-9104; PARCEL A: THE NORTH 150 FEET OF THE EAST 180 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON. PARCEL B: THE SOUTH 25.50 FEET OF LOT 4 OF KING COUNTY SHORT PLAT NUMBER 578106 AS RECORDED UNDER RECORDING NUMBER 7902020838 BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; LESS THE WEST 8.31 FEET THEREOF; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL B. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 342305-9105; THE EAST 180 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 150 FEET THEREOF. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

REFERENCES:

- THE PLAT OF WESTMONT VISTA PHASE 2 RECORDED IN VOLUME 258 OF PLATS, PAGES 71 THROUGH 73, UNDER RECORDING NUMBER 201112200844.
- SHEETS 1 THROUGH 20, KING COUNTY DEPARTMENT OF TRANSPORTATION SURVEY NUMBER 3225-22/27235-27, 140TH AVENUE SE. (SE. 197TH PLACE TO SE. PETROVITSKY ROAD).
- KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838.
- THE PLAT OF FAIRWOOD POINTE RECORDED IN VOLUME 288 OF PLATS, PAGES 1 THROUGH 9, UNDER RECORDING NUMBER 20190402000033.

VERTICAL DATUM:

NAVD 88 PER KING COUNTY VERTICAL CONTROL

BENCHMARK:

- KING COUNTY BENCHMARK FS; FOUND 3" BRASS DISK SET IN DRILL HOLE, FLUSH WITH CONCRETE SIDEWALK. STAMPED "KING COUNTY KC-F-5". LOCATED AT THE SW CORNER OF THE INTERSECTION OF 192ND STREET AND 138TH AVE SE. ELEVATION = 490.78'
- SITE BENCHMARK FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 44350" ON THE SOUTH PROPERTY LINE, AT THE NORTHWEST CORNER OF LOT NO. 23, PLAT OF FAIRWOOD POINTE. ELEVATION = 527.85'

BASIS OF BEARINGS:

NO210122'E BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SOUTH AND NORTH QUARTER CORNERS OF SEC. 34-23-5, KING COUNTY CONTROL POINTS 5806 AND 5806 (NAD 83/91)

LEGEND:

- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- PROPERTY CORNER
- POWER POLE
- WATER VALVE
- WATER MANHOLE
- GAS VALVE
- VERTICAL BOARD FENCE
- CHAINLINK FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- OVERHEAD POWER
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE

TYPICAL BUILDING SETBACKS:



D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WOODRUFF COVER SHEET

18030 136TH AVE SE & 13653 SE 180TH ST
RENTON, WA 98058
TAX PARCEL NOS. 342305-9010,
342305-9104 & 342305-9105

HARBOUR HOMES, LLC

400 N 34TH STREET, SUITE 300
SEATTLE, WA 98103
(206) 315-8130

YOSHIO L. PIEDICALZI, P.E.
3008
10320

JAMES G. REICHHOFF
3008
10320

SHEET INDEX:

C1 1 OF 5 COVER SHEET
C2 2 OF 5 CONCEPTUAL GRADING PLAN
C3 3 OF 5 CONCEPTUAL ROAD AND UTILITIES PLAN
C4 4 OF 5 ROAD PROFILES
C5 5 OF 5 ROAD PROFILES

TOPOGRAPHIC & BOUNDARY SURVEY

1 OF 1 TOPOGRAPHIC & BOUNDARY SURVEY

LANDSCAPE PLANS

L1 1 OF 4
L2 2 OF 4
L3 3 OF 4
L4 4 OF 4

APR 2020

REVISION

DATE

DRAFTED BY: NBM
DESIGNED BY: YLP
PROJECT ENGINEER: YLP
DATE: 10.30.20
PROJECT NO.: 20004

DRAWING: C1
SHEET: 1 OF 5

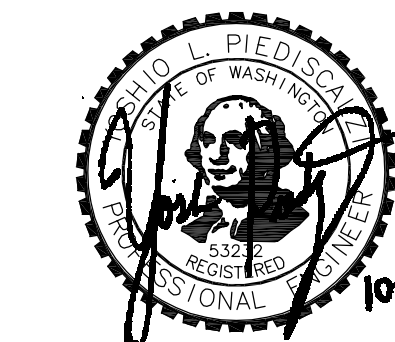
WOODRUFF



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.3423

WOODRUFF
CONCEPTUAL GRADING PLAN
18030 136TH AVE SE & 13653 SE 180TH ST
RENTON, WA 98058
TAX PARCEL NOS. 342305-9010,
342305-9104 & 342305-9105

HARBOUR HOMES, LLC
400 N 34TH STREET, SUITE 300
SEATTLE, WA 98103
(206) 315-8130



APR	
REVISION	
DATE	

DRAFTED BY: NBM
DESIGNED BY: YLP
PROJECT ENGINEER: YLP
DATE: 10.30.20
PROJECT NO.: 20004

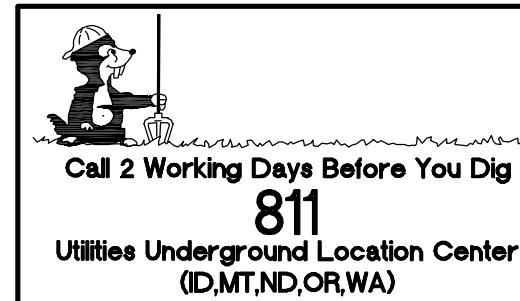
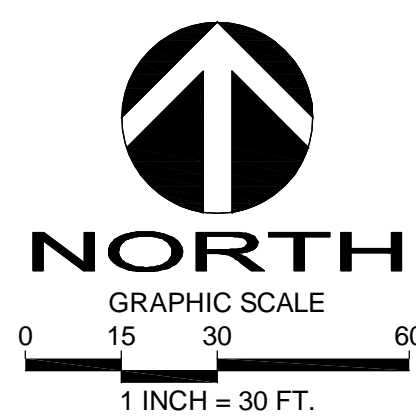
DRAWING: C2
SHEET: 2 OF 5



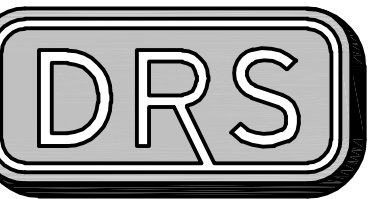
SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.)	FILL VOLUME (CU. YDS.)	NET VOLUME (CU. YDS.)
8,802	4,735	4,067 EXPORT

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.



WOODRUFF



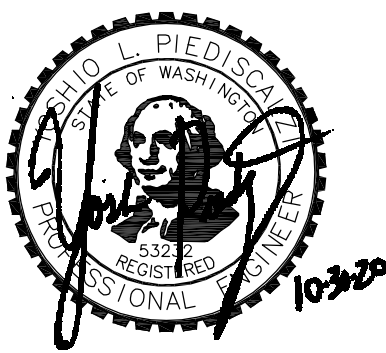
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.3423

WOODRUFF

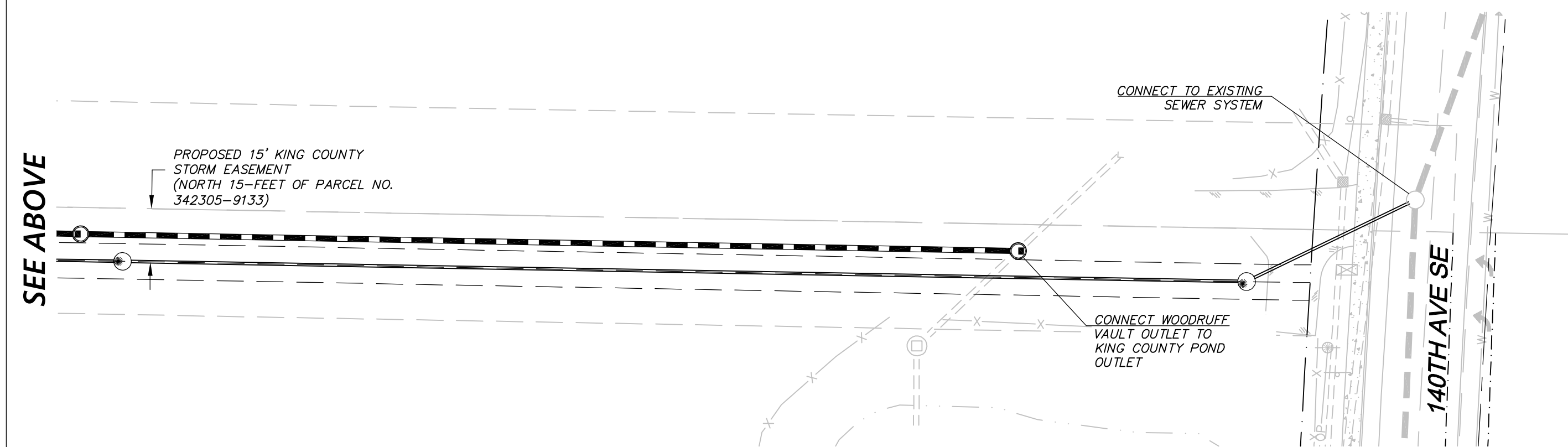
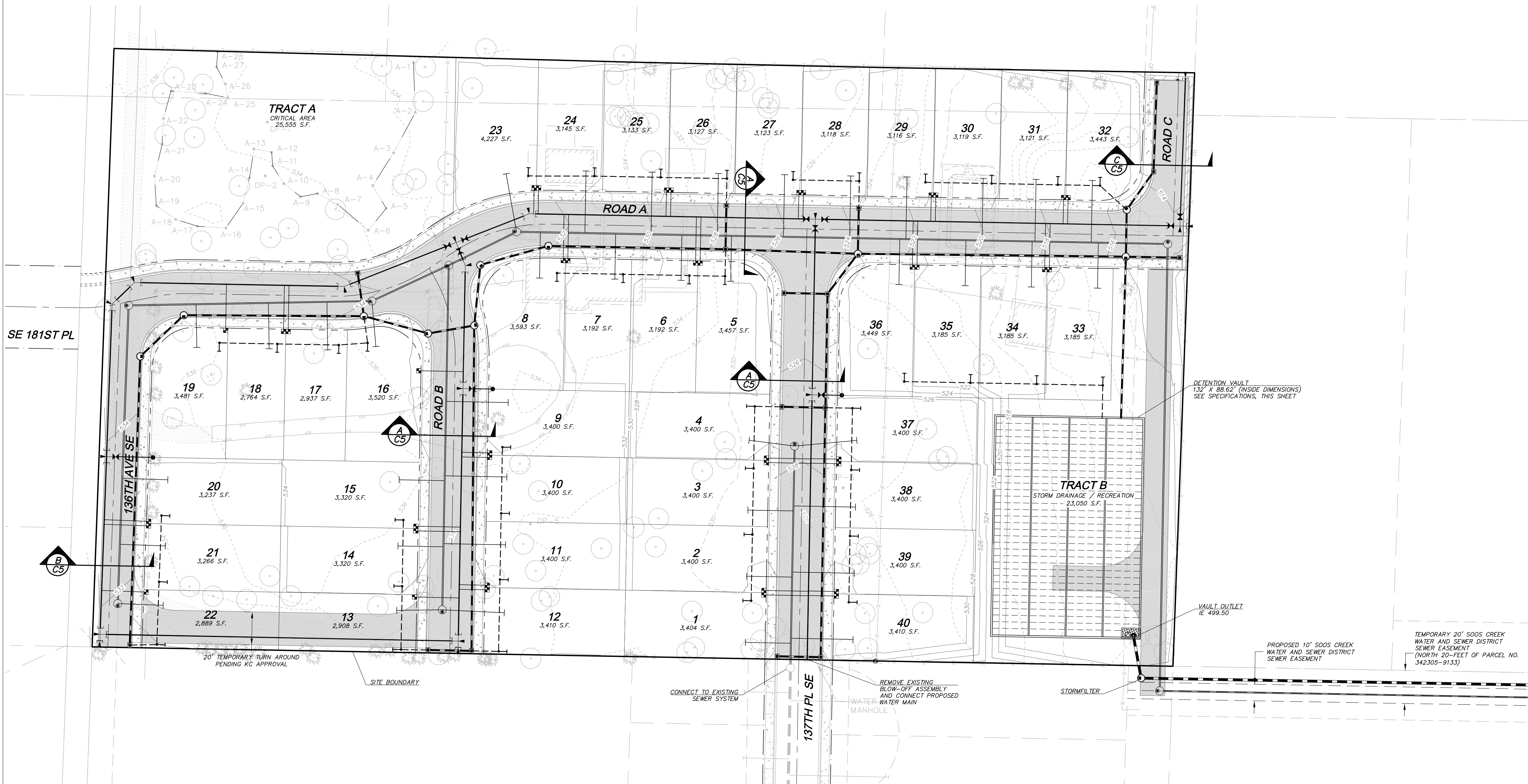
CONCEPTUAL ROAD AND
UTILITIES PLAN
18030 136TH AVE SE & 13653 SE 180TH ST
RENTON, WA 98058
TAX PARCEL NOS. 342305-9010,
342305-9104 & 342305-9105

HARBOUR HOMES, LLC

400 N 34TH STREET, SUITE 300
SEATTLE, WA 98103
(206) 315-8130



SEE BELOW

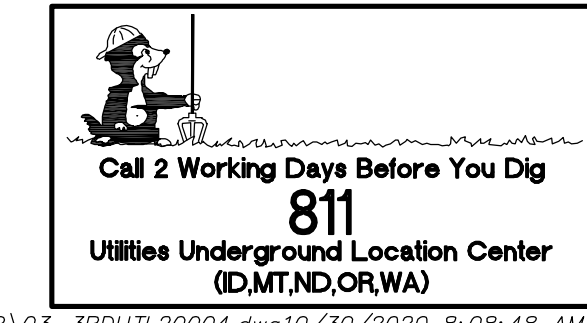
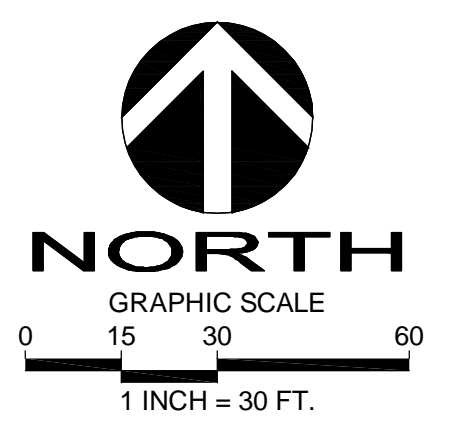


UTILITY LEGEND

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- FIRE HYDRANT
- ⊥ WATER APPURTANCES
- SANITARY SEWER MANHOLE
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- WATER METER

DETENTION FACILITY SPECIFICATIONS

TRACT B FACILITY (DETENTION VAULT)
 LIVE STORAGE VOLUME REQUIRED.....158,466 C.F.
 STORAGE VOLUME PROVIDED.....160,037 C.F.
 LIVE STORAGE DEPTH.....14.0 FT.
 A STORMFILTER DOWNSTREAM OF DETENTION VAULT WILL BE PROVIDED TO MEET WATER QUALITY REQUIREMENTS
 DESIGN HIGH WATER ELEVATION.....513.50
 BOTTOM OF VAULT ELEVATION.....498.50
 FINISHED GRADE OVER VAULT.....516.50

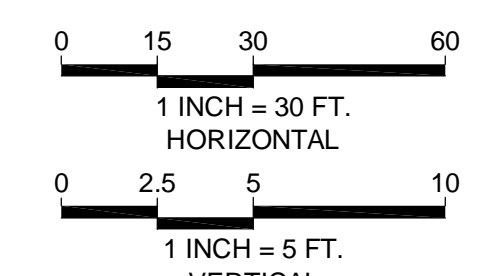
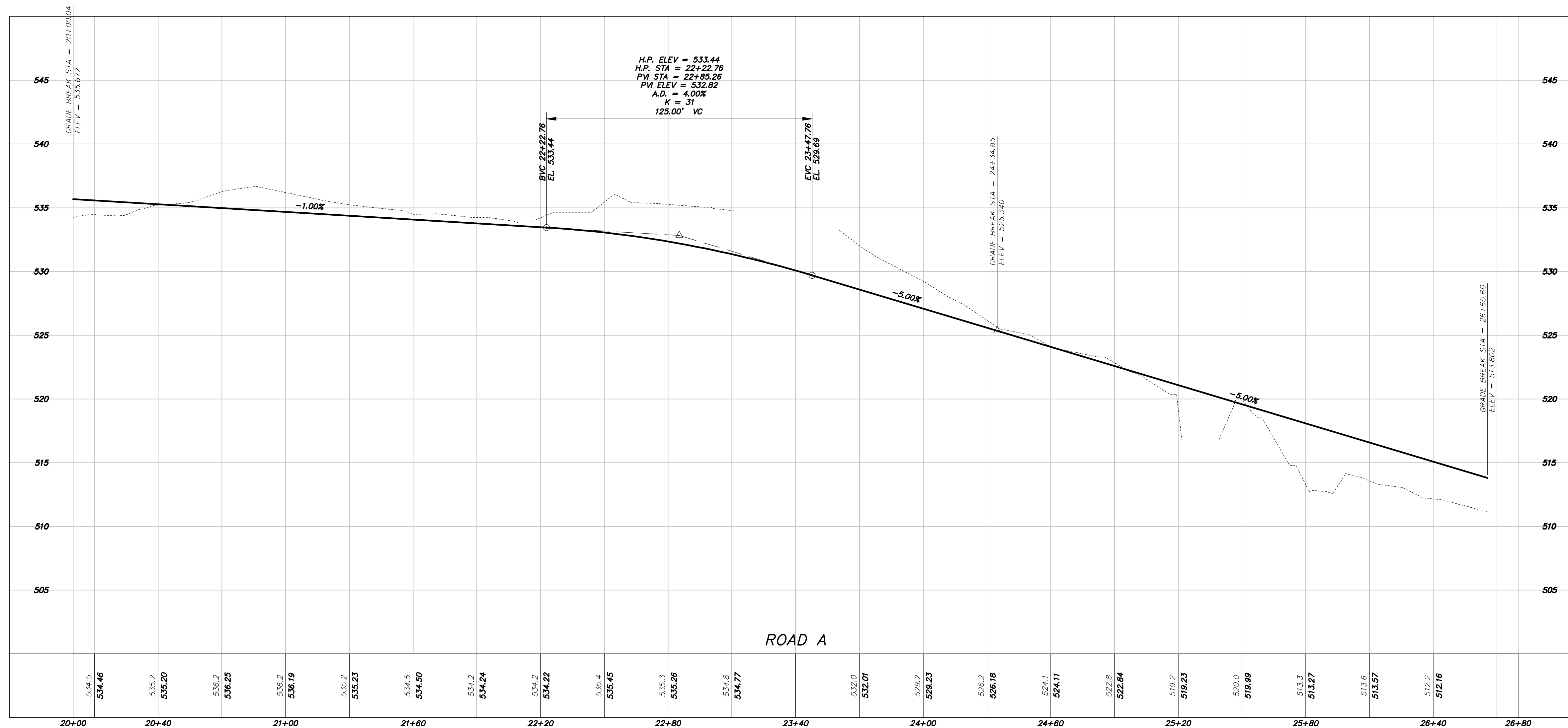
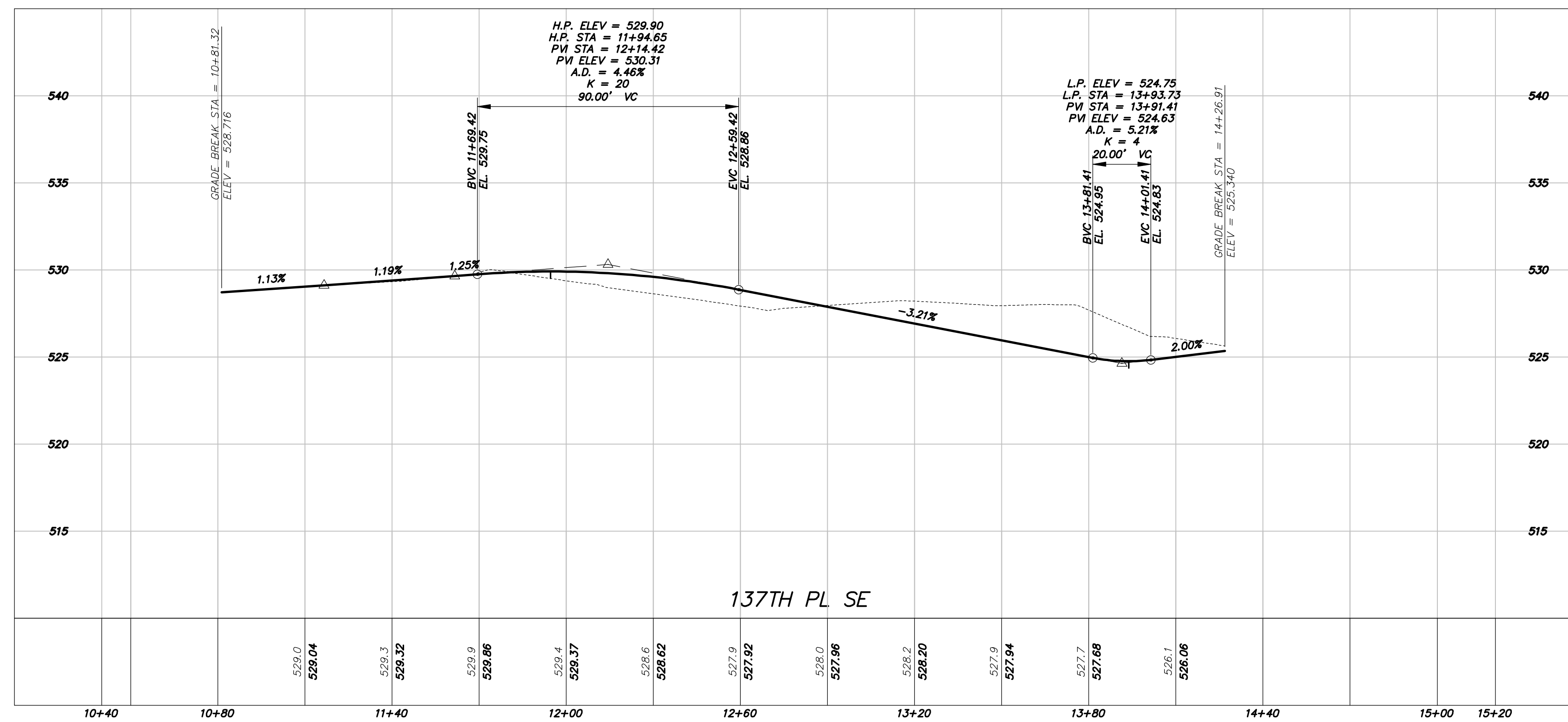


APR	
REVISION	
DATE	

DRAFTED BY: NBM
 DESIGNED BY: YLP
 PROJECT ENGINEER: YLP
 DATE: 10.30.20
 PROJECT NO.: 20004

DRAWING: C3
 SHEET: 3 OF 5

WOODRUFF



Call 2 Working Days Before You Dig
811
 Utilities Underground Location Center
 (ID.MT.ND.OR.WA)

D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423

WOODRUFF
 ROAD PROFILES
 18030 136TH AVE SE & 13653 SE 180TH ST
 RENTON, WA 98058
 TAX PARCEL NOS. 342305-9010,
 342305-9104 & 342305-9105

HARBOUR HOMES, LLC
 400 N 34TH STREET, SUITE 300
 SEATTLE, WA 98103
 (206) 315-8130

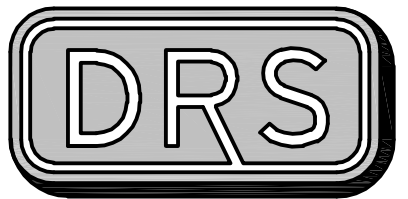


DATE	REVISION
APR	

DRAFTED BY: NBM
 DESIGNED BY: YLP
 PROJECT ENGINEER: YLP
 DATE: 10.30.20
 PROJECT NO.: 20004

DRAWING: **C4**
 SHEET: **4** OF **5**

WOODRUFF



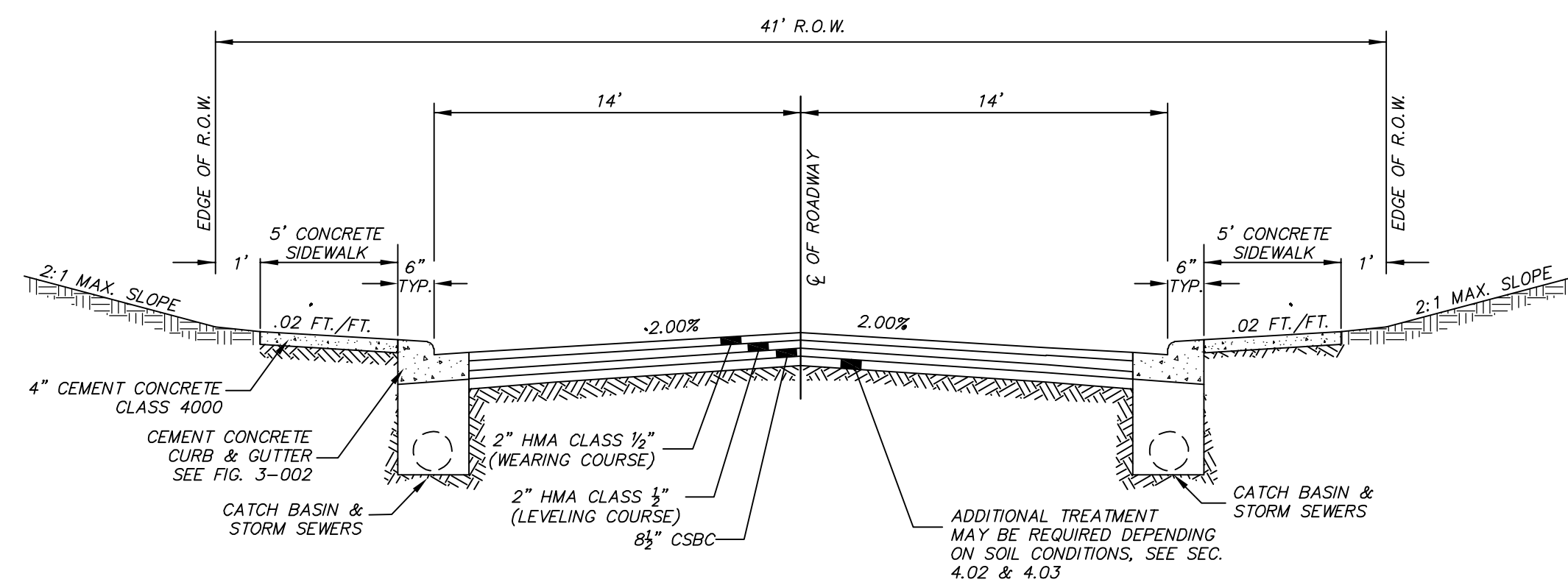
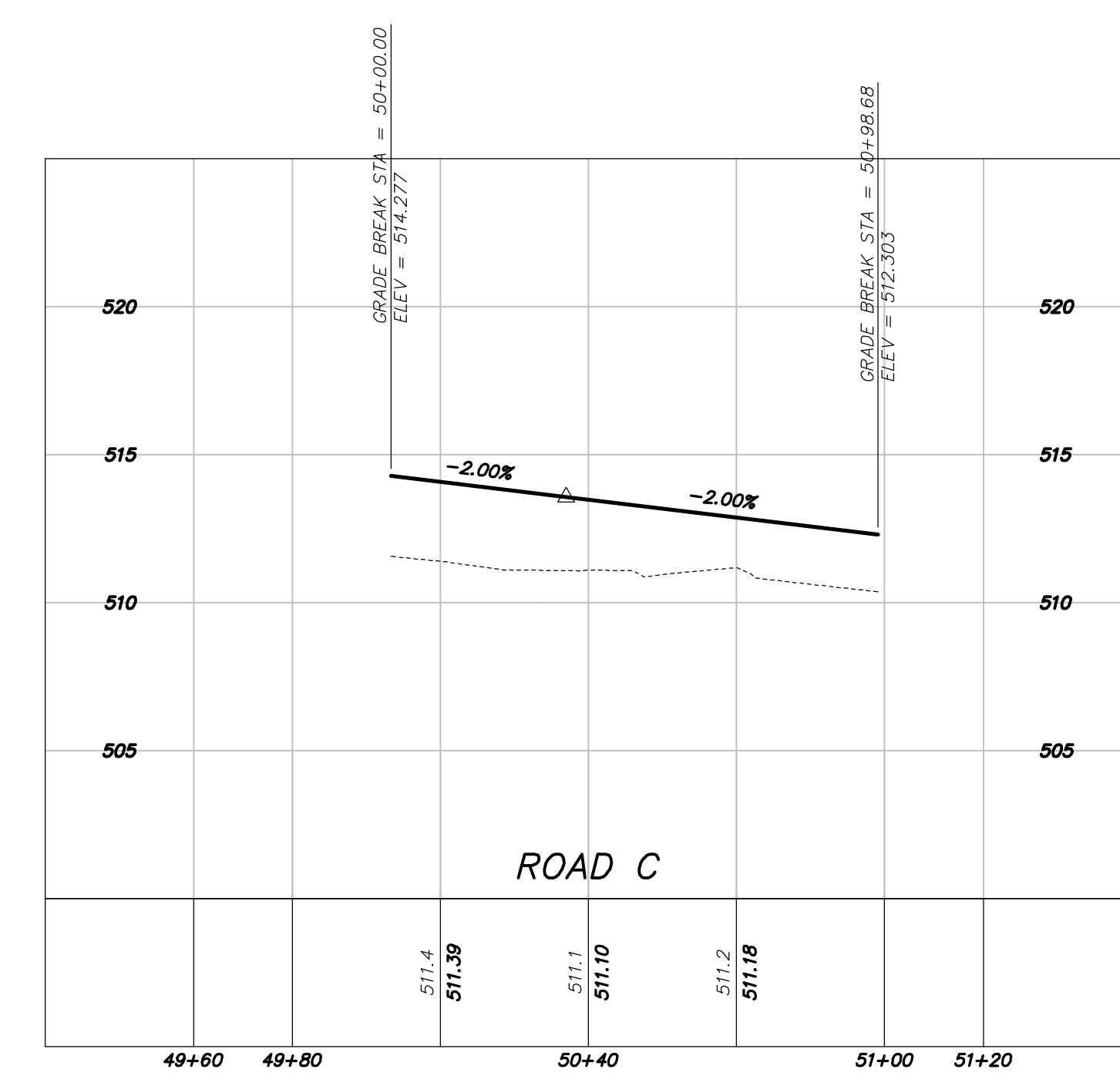
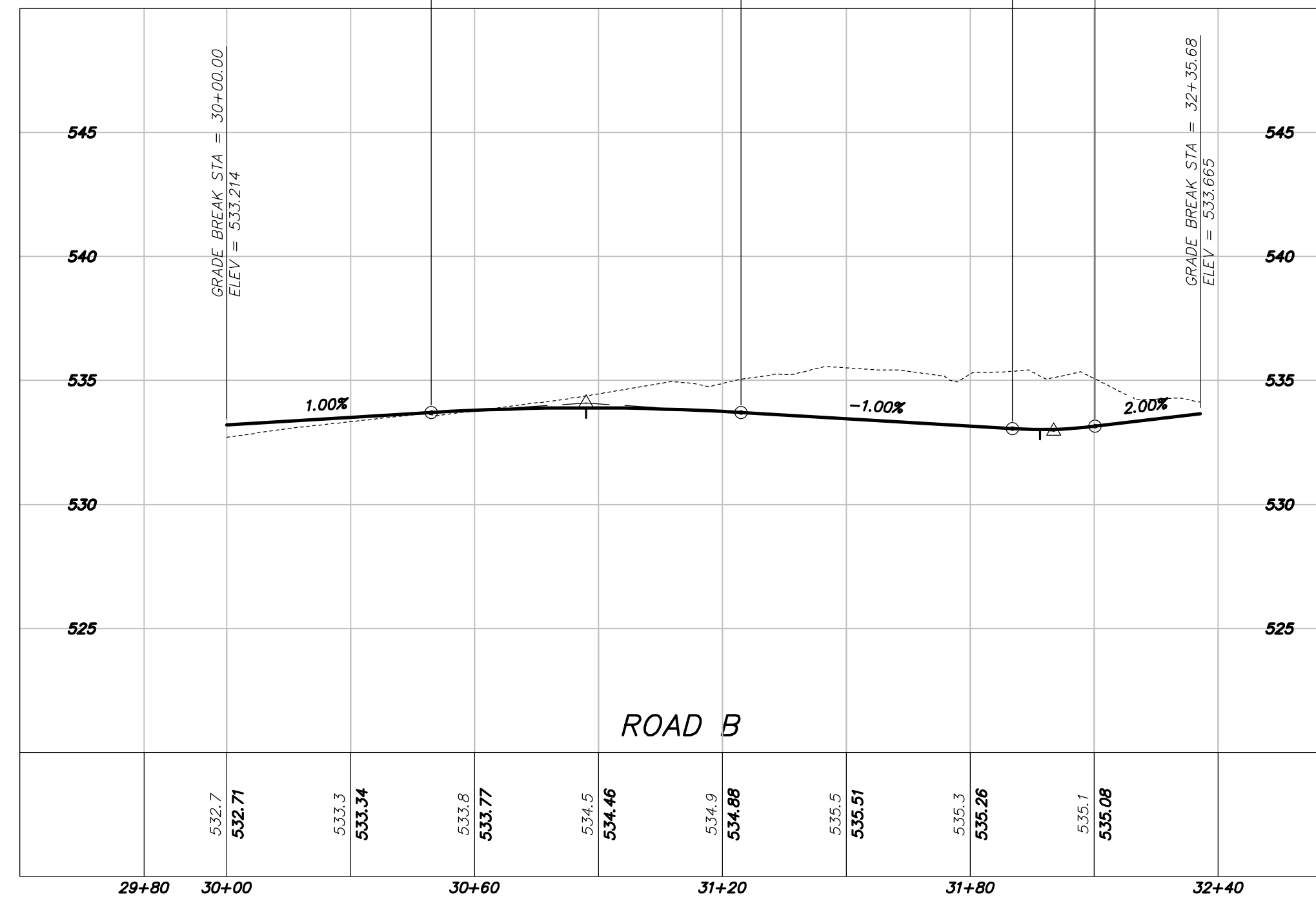
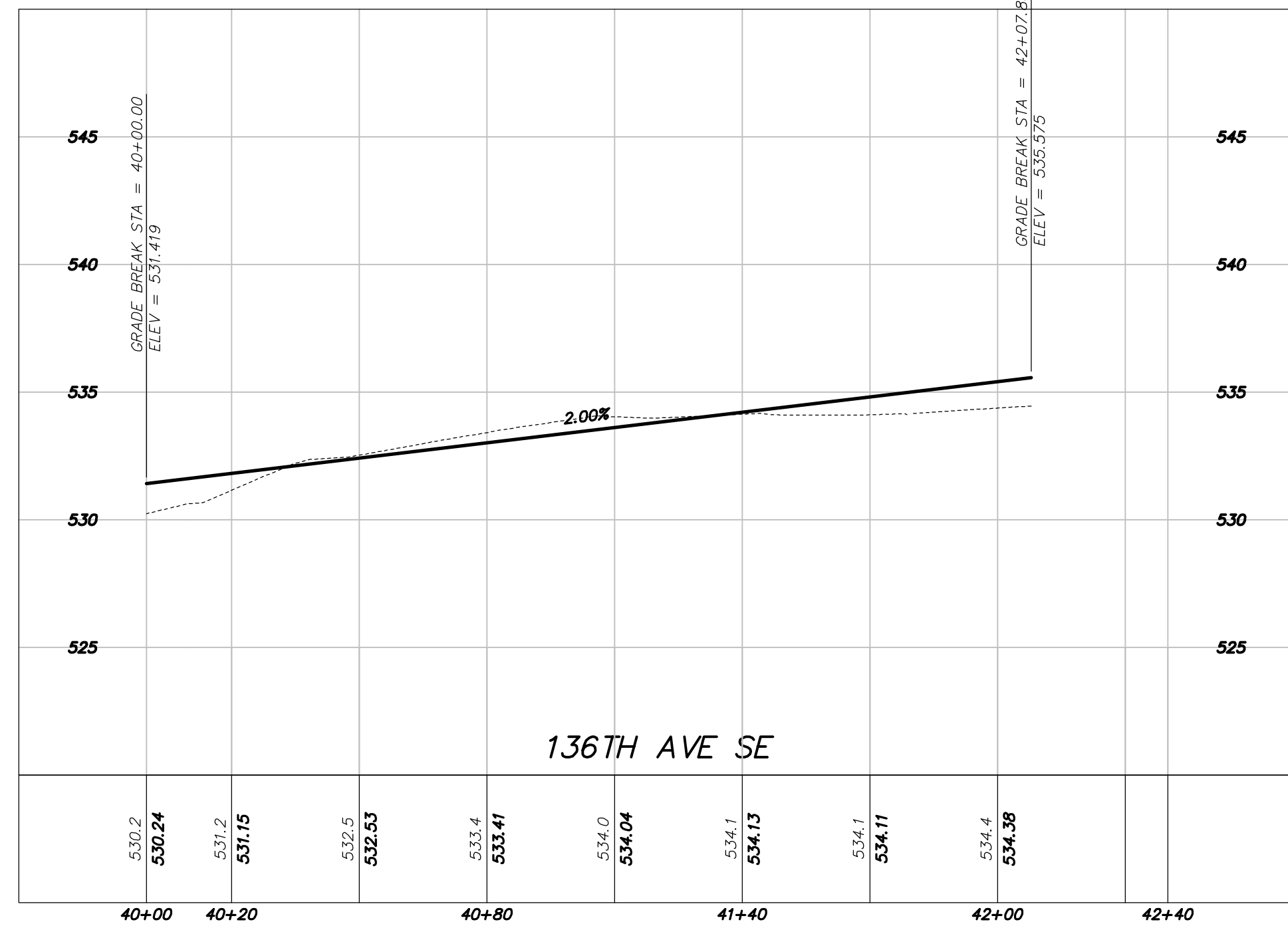
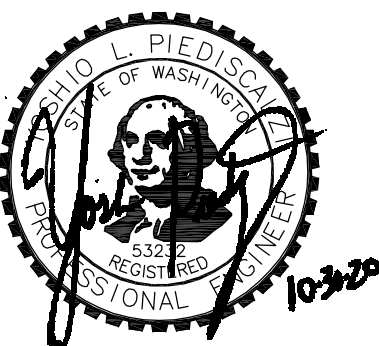
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WOODRUFF

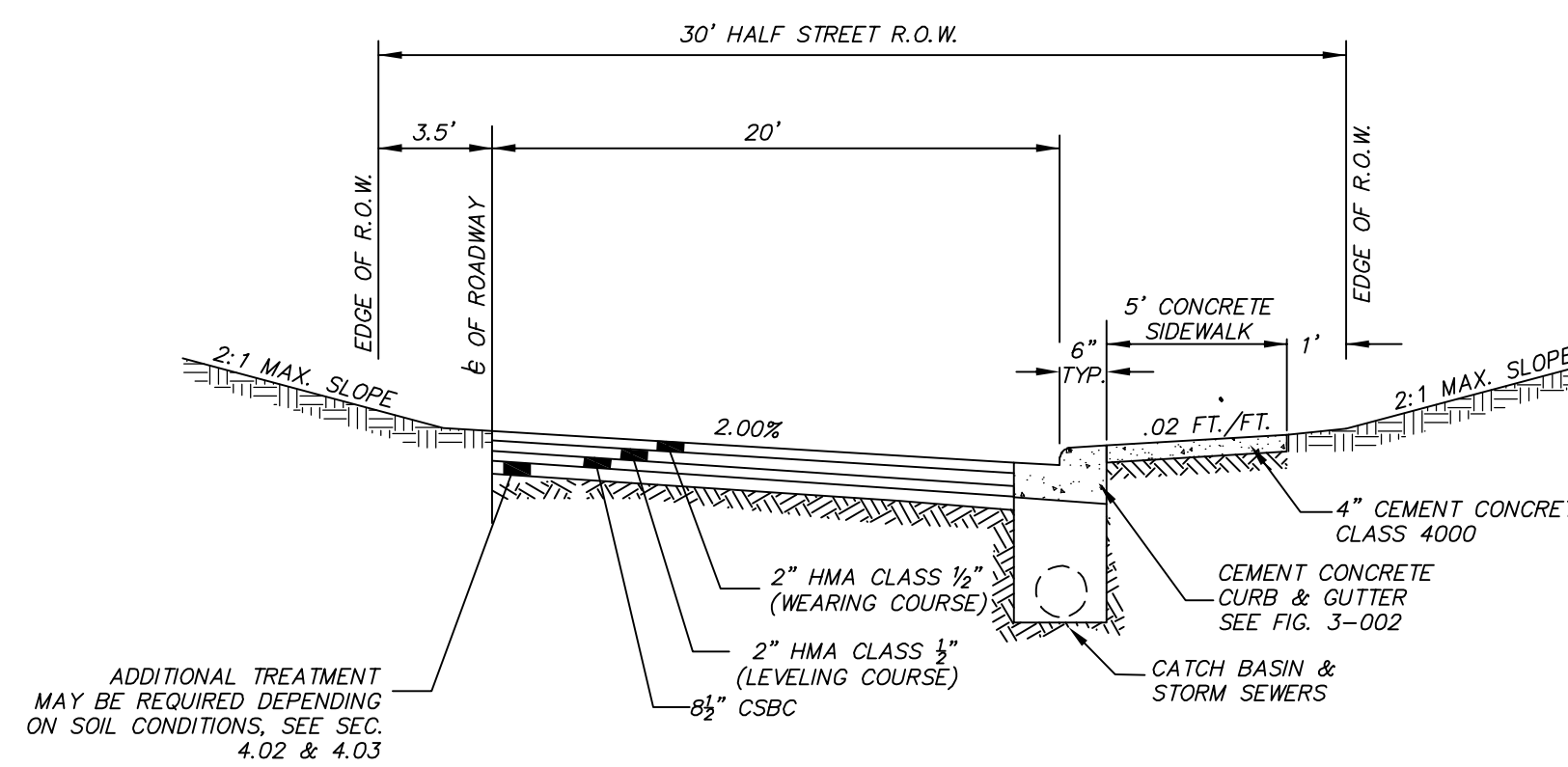
ROAD PROFILES
18030 136TH AVE SE & 13653 SE 180TH ST
RENTON, WA 98058
TAX PARCEL NOS. 342305-9010,
342305-9104 & 342305-9105

HARBOUR HOMES, LLC

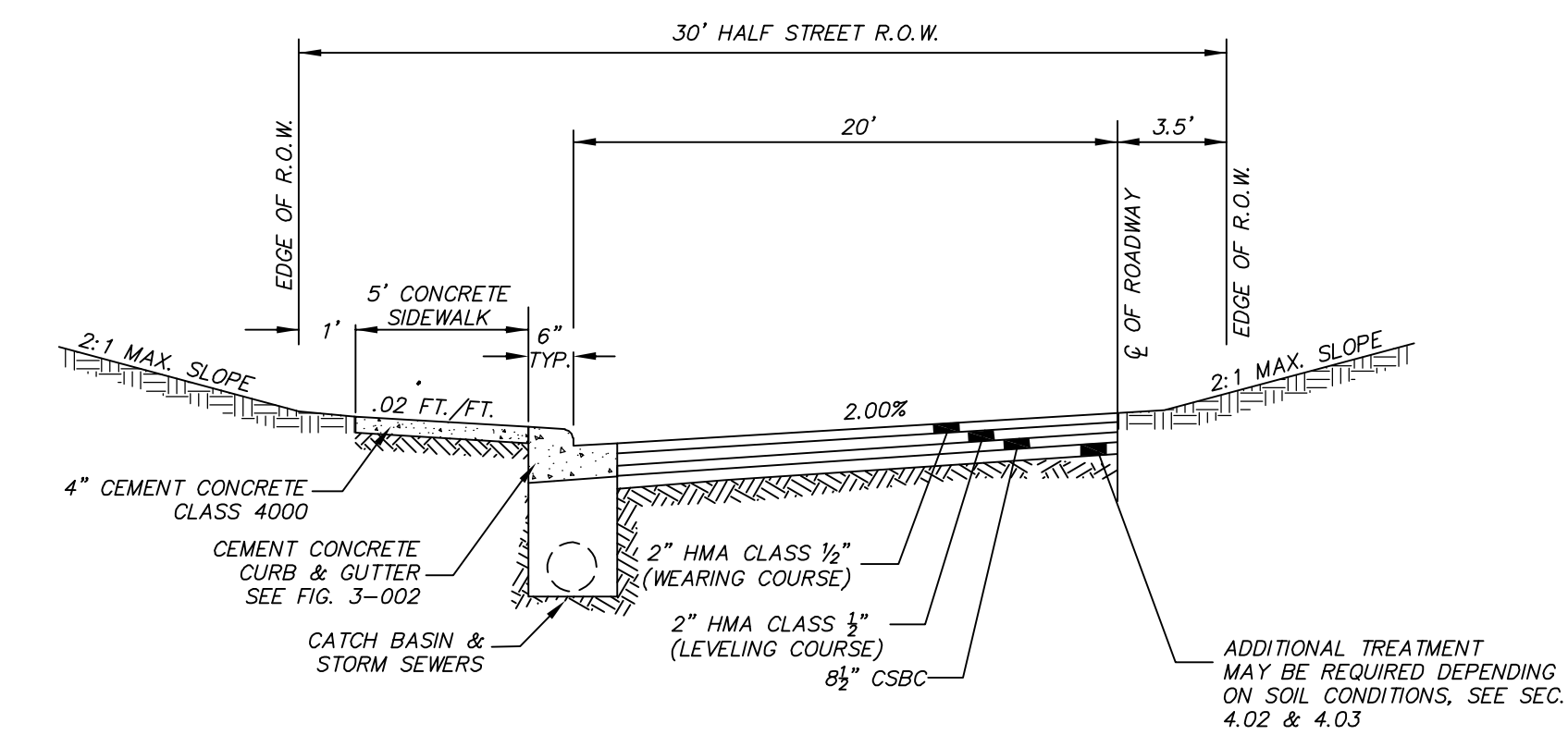
400 N 34TH STREET, SUITE 300
SEATTLE, WA 98103
(206) 315-8130



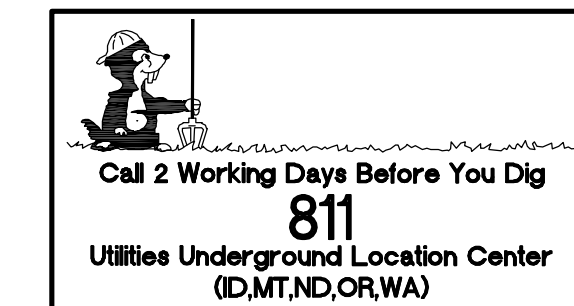
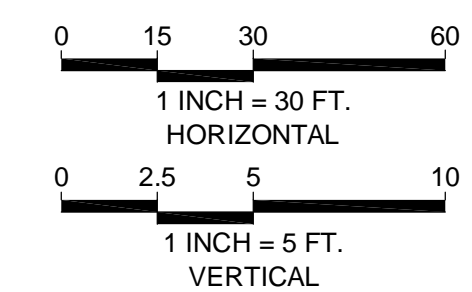
ROAD A, ROAD B & 137TH PL SE (URBAN SUBACCESS ROAD, VERTICAL CURB TYPE ROADWAY)
2016 RCRDCS



136TH AVE SE (URBAN SUBACCESS ROAD, VERTICAL CURB TYPE ROADWAY)
2016 RCRDCS



ROAD C (URBAN SUBACCESS ROAD, VERTICAL CURB TYPE ROADWAY)
2016 RCRDCS



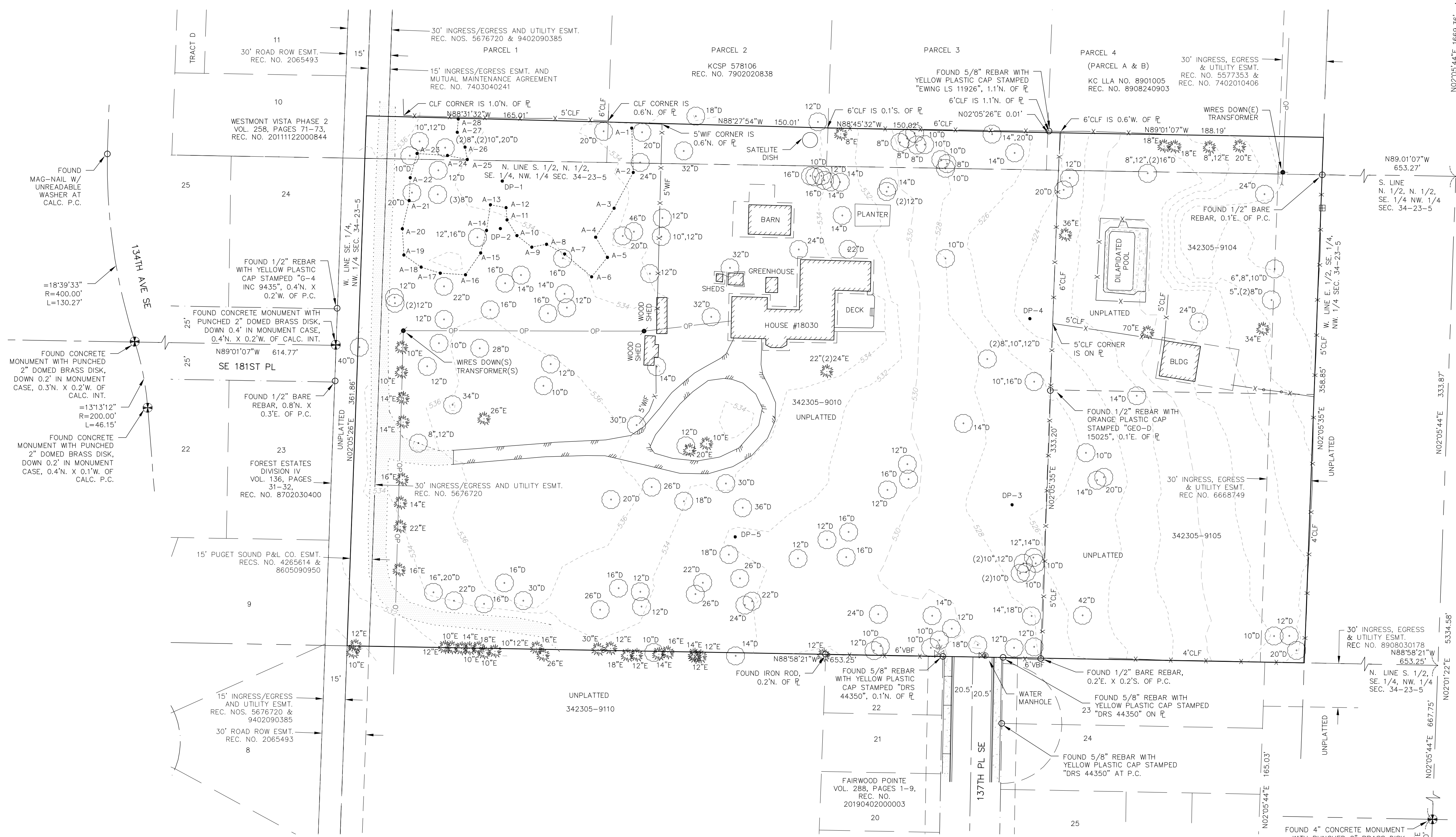
APR	
REVISION	
DATE	

DRAFTED BY: NBM
DESIGNED BY: YLP
PROJECT ENGINEER: YLP
DATE: 10.30.20
PROJECT NO.: 20004

DRAWING: C5
SHEET: 5 OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., CITY OF RENTON, KING COUNTY, WASHINGTON



LEGAL DESCRIPTION(S):
 PARCEL 342305-9010:
 THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
 EXCEPT ROADS;
 AND EXCEPT THE EAST 180 FEET THEREOF;
 TOGETHER WITH THAT PORTION OF LOTS 1, 2 AND 3 OF KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 29.04 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
 THENCE EASTERLY ALONG AN EXISTING FENCE TO A POINT ON THE EAST LINE OF SAID LOT 1, 27.62 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;
 THENCE EASTERLY ALONG AN EXISTING FENCE TO A POINT ON THE EAST LINE OF SAID LOT 2, 26.17 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;
 THENCE EASTERLY ALONG AN EXISTING FENCE TO A POINT ON THE EAST LINE OF SAID LOT 3, 25.49 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND THE TERMINUS OF SAID LINE;
 AND TOGETHER WITH THE WEST 8.31 FEET OF THE SOUTH 25.50 FEET OF LOT 4 OF KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838;
 AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 15 FEET OF LOT 1 OF KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838, EXCEPT THAT PORTION THEREOF LYING WITHIN THE ABOVE DESCRIBED PROPERTY.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

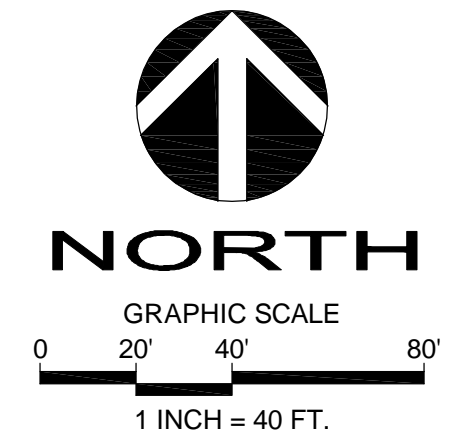
PARCEL 342305-9104:
 PARCEL A:
 THE NORTH 150 FEET OF THE EAST 180 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON
 PARCEL B:
 THE SOUTH 25.50 FEET OF LOT 4 OF KING COUNTY SHORT PLAT NUMBER 578106 AS RECORDED UNDER RECORDING NUMBER 7902020838 BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
 LESS THE WEST 8.31 FEET THEREOF;
 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER THE EAST 30 FEET OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; EXCEPT ANY PORTION THEREOF LYING WITHIN PARCEL B,
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL 342305-9105:
 THE EAST 180 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
 EXCEPT THE NORTH 150 FEET THEREOF;
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES
 1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM:
 PARCEL 342305-9010:
 CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. D168516-16 UPDATE 2ND COMMITMENT DATED OCTOBER 12, 2020.
 PARCEL 342305-9104:
 CHICAGO TITLE COMPANY OF WASHINGTON ALTA REVISED COMMITMENT NO. 0170017-16 DATED FEBRUARY 13, 2020.
 PARCEL 342305-9105:
 CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0169900-16 DATED FEBRUARY 10, 2020.
 IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY ALTA COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON FEBRUARY 07, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY, 2020.
 3. PROPERTY AREA = 234,933± SQUARE FEET (5.3933± ACRES)
 4. ALL DISTANCES ARE IN U.S. SURVEY FEET.
 5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SURVEY 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 352-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
 7. CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE-HALF THE CONTOUR INTERVAL).
 8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN CIVIL ENGINEERING DESIGN.
 9. KING COUNTY SHORT PLAT NO. 578106, REC. NO. 7902020838 LISTS AN EASEMENT REC. NO. 5676720. THIS IS A STATUTORY WARRANTY DEED. THE LOCATION OF THIS DEED AREA IS NOT A PART OF SHORT PLAT NO. 578106. THE TWO EASEMENTS DESCRIBED IN THIS DEED APPEAR TO BE LOCATED ALONG THE WEST LINE OF SHORT PLAT NO. 578106, RATHER THAN THE EAST LINE OF THE SHORT PLAT. THIS IT APPEARS THAT THERE IS NO 15 FOOT EASEMENT WHICH AFFECTS PARCEL NO. 342305-9104.

- LEGEND:**
- ⊕ FOUND QUARTER CORNER AS NOTED
 - ⊕ FOUND MONUMENT AS NOTED
 - FOUND CORNER MONUMENT AS NOTED
 - P.C. PROPERTY LINE
 - PROPERTY CORNER
 - ⊕ POWER POLE
 - ⊕ WATER VALVE
 - ⊕ WATER MANHOLE
 - ⊕ GAS VALVE
 - ⊕ VBF VERTICAL BOARD FENCE
 - ⊕ CLF CHAINLINK FENCE
 - ⊕ DECIDUOUS TREE
 - ⊕ EVERGREEN TREE
 - OP OVERHEAD POWER
 - EDGE OF PAVEMENT
 - FENCE
 - GRAVEL
 - CONCRETE



BASIS OF BEARINGS:
 N02°01'22"E BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SOUTH AND NORTH QUARTER CORNERS OF SEC. 34-23-5, KING COUNTY CONTROL POINTS 5806 AND 3806 (NAD 83/91)

- REFERENCES:**
- THE PLAT OF WESTMONT VISTA PHASE 2 RECORDED IN VOLUME 256 OF PLATS, PAGES 71 THROUGH 73, UNDER RECORDING NUMBER 201112200844.
 - SHEETS 1 THROUGH 20, KING COUNTY DEPARTMENT OF TRANSPORTATION SURVEY NUMBER 3225-22/27235-27, 140TH AVENUE SE. (SE. 197TH PLACE TO SE. PETROVITSKY ROAD).
 - KING COUNTY SHORT PLAT NUMBER 578106, RECORDED UNDER RECORDING NUMBER 7902020838.
 - THE PLAT OF FAIRWOOD POINTE RECORDED IN VOLUME 288 OF PLATS, PAGES 1 THROUGH 9, UNDER RECORDING NUMBER 2019040200003.

VERTICAL DATUM:
 NAVD 88 PER KING COUNTY VERTICAL CONTROL

- BENCHMARK:**
- KING COUNTY BENCHMARK F5; FOUND 3" BRASS DISK SET IN DRILL HOLE, FLUSH WITH CONCRETE SIDEWALK. STAMPED "KING COUNTY KC-F-5", LOCATED AT THE SW ANGLE OF THE INTERSECTION OF 192ND STREET AND 138TH AVE SE. ELEVATION = 490.78'
 - SITE BENCHMARK FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DRS 44350", LOCATED AT THE NORTHWEST CORNER OF LOT NO. 23, PLAT OF FAIRWOOD POINTE. ELEVATION = 527.85'

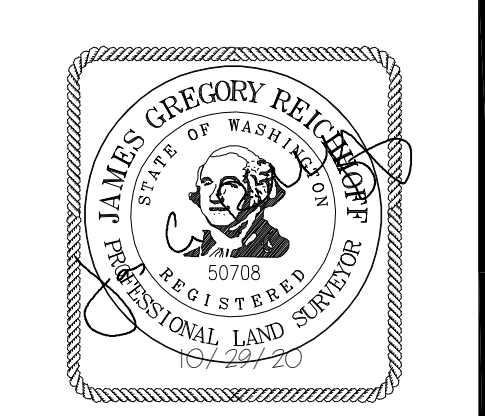
- TITLE RESTRICTIONS:**
- PARCEL NO. 342305-9010, THIS SITE IS SUBJECT TO:
- AN EASEMENT FOR ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT RECORDED UNDER RECORDING NO. 2065493, AS SHOWN HEREON.
 - AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT RECORDED UNDER RECORDING NO. 4265614, AS SHOWN HEREON.
 - AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN DOCUMENT RECORDED UNDER RECORDING NO. 8605090950, AS SHOWN HEREON.
 - AN AGREEMENT FOR TEMPORARY WATER SERVICE AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 5355896.
 - A JOINT MAINTENANCE OF ROADWAY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 7403040241.
- PARCEL 342305-9105, THIS SITE IS SUBJECT TO:
- AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED UNDER RECORDING NO. 6668749, AS SHOWN HEREON.
 - AN AGREEMENT FOR WATER SERVICE RECORDED UNDER RECORDING NO. 5355896.

- PARCEL 342305-9104, THIS SITE IS SUBJECT TO:
- AN AGREEMENT FOR WATER SERVICE RECORDED UNDER RECORDING NO. 5355896.
 - A 30 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED UNDER RECORDING NO. 5577353, AS SHOWN HEREON.
 - A WATER LINE AGREEMENT WITH KING COUNTY WATER DISTRICT NO. 58, RECORDED UNDER RECORDING NO. 5771407.
 - A 30 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED UNDER RECORDING NO. 6668749, AS SHOWN HEREON.
 - A 30 FOOT ELECTRIC TRANSMISSION AND OR DISTRIBUTION EASEMENT RECORDED UNDER RECORDING NO. 7402010406, AS SHOWN HEREON.
 - AN ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT RECORDED UNDER RECORDING NO. 7408120545. THE LEGAL DESCRIPTION IS INSUFFICIENT TO LOCATE THIS EASEMENT.
 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. PER KCSP NO. 578106 RECORDED UNDER RECORDING NO. 7902020838.
 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. PER KC LLA NO. 8901005 RECORDED UNDER RECORDING NO. 8908249903.
 - A RIGHT OF WAY EASEMENT RECORDED UNDER RECORDING NO. 9103250739. THE LEGAL DESCRIPTION IS INSUFFICIENT TO LOCATE THIS EASEMENT.
 - MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED UNDER RECORDING NO. 20040806900003.

DRS
D.R. STRONG
CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3065 F 425.827.2423

BOUNDARY AND TOPOGRAPHIC SURVEY
 18030 136TH AVE SE & 13653 SE 180TH ST
 RENTON, WA 98058
 TAX PARCEL NOS. 342305-9010, 342305-9104 & 342305-9105

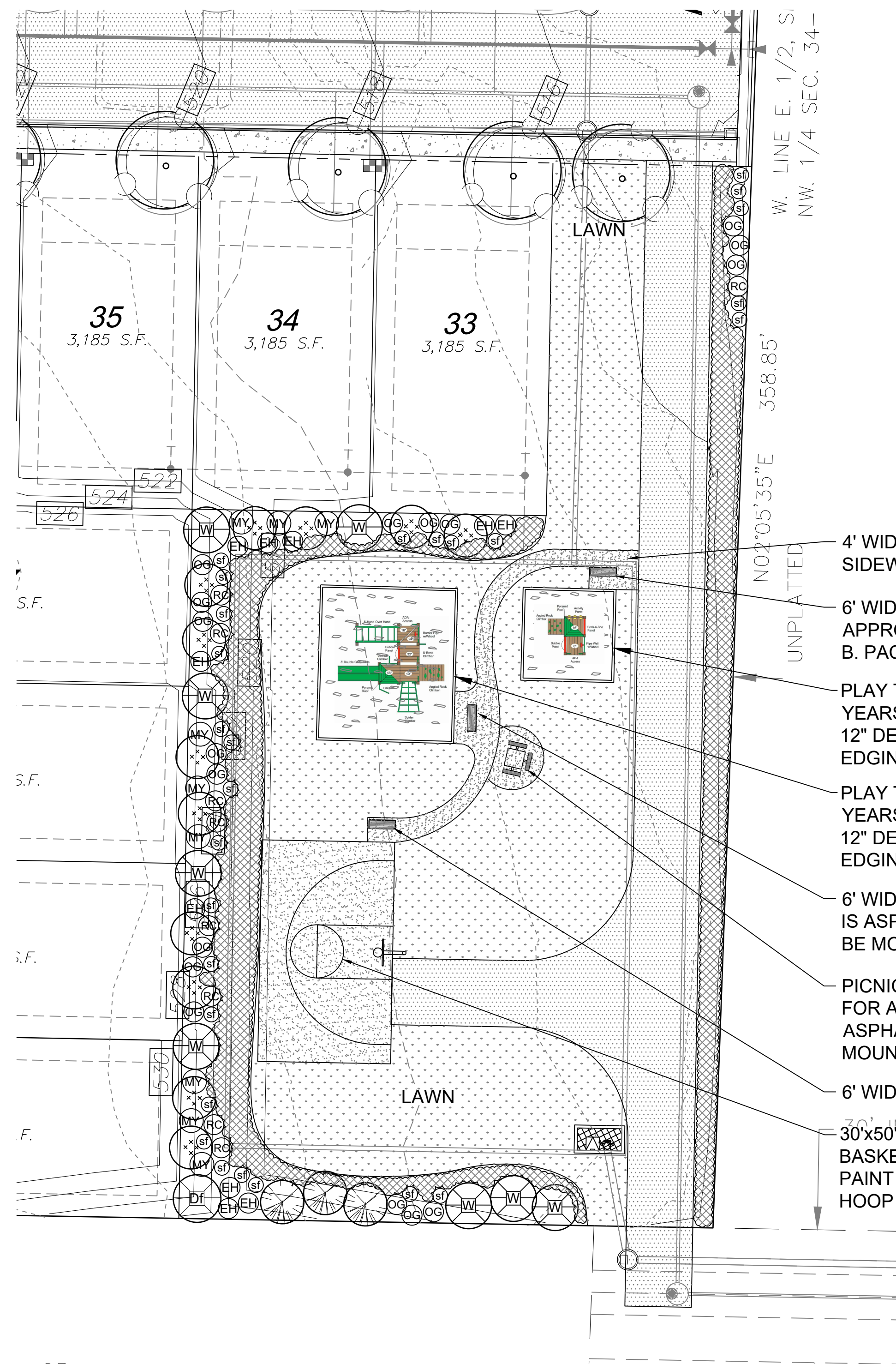
HARBOUR HOMES, L.L.C.
 400 NORTH 34TH ST
 SUITE 300
 SEATTLE, WA 98103



APR 10 2020
 JGR
 REVISION
 PARCEL 342305-9010
 TITLE UPDATE

PROJECT SURVEYOR: JGR
 DRAFTED BY: JGR/DAS
 FIELD BOOK: 564
 DATE: 02-25-20
 PROJECT NO.: 20004

REPLACEMENT TREE and LANDSCAPE PLAN



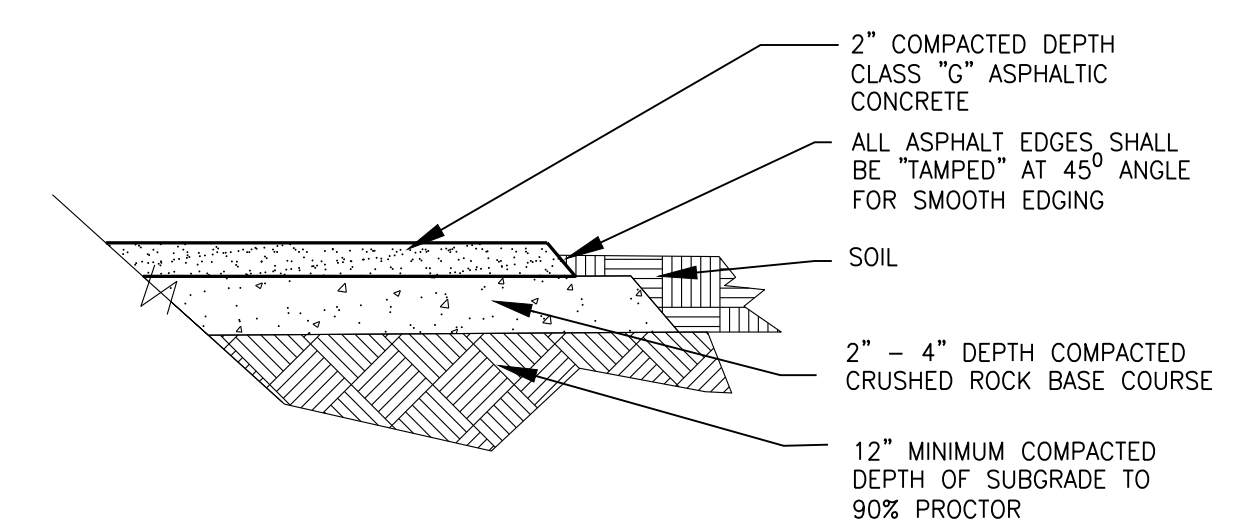
TRACT B

- ASPHALT OR CONCRETE SPORT COURT WITH BASKETBALL HOOP AND NET
- LAWN TO BE INSTALLED FOR FORMAL AND INFORMAL PLAY OPPORTUNITIES
- 1 PICNIC TABLE (W/ ONE BENCH REMOVED FOR ADA ACCESSIBLE)
- 3 BENCHES (WITH BACK)
- TWO (2) SEPARATE PLAY TOYS VARIOUS TWO AGE GROUPS:
2-5 YEARS OLD AND 5-12 YEARS OLD
MINIMUM 12" DEPTH APPROVED PLAY CHIPS OR APPROVED EQUAL.
TIMBER EDGING TO SURROUND PLAY AREA TO CONTAIN PLAY CHIPS.
TOP OF TIMBER EDGING MAXIMUM 4" ABOVE ADJACENT FINISH GRADE.
GRADE AREA SO THAT PLAY TOY AREA IS MAXIMUM 2% SLOPE MAXIMUM IN ANY DIRECTION

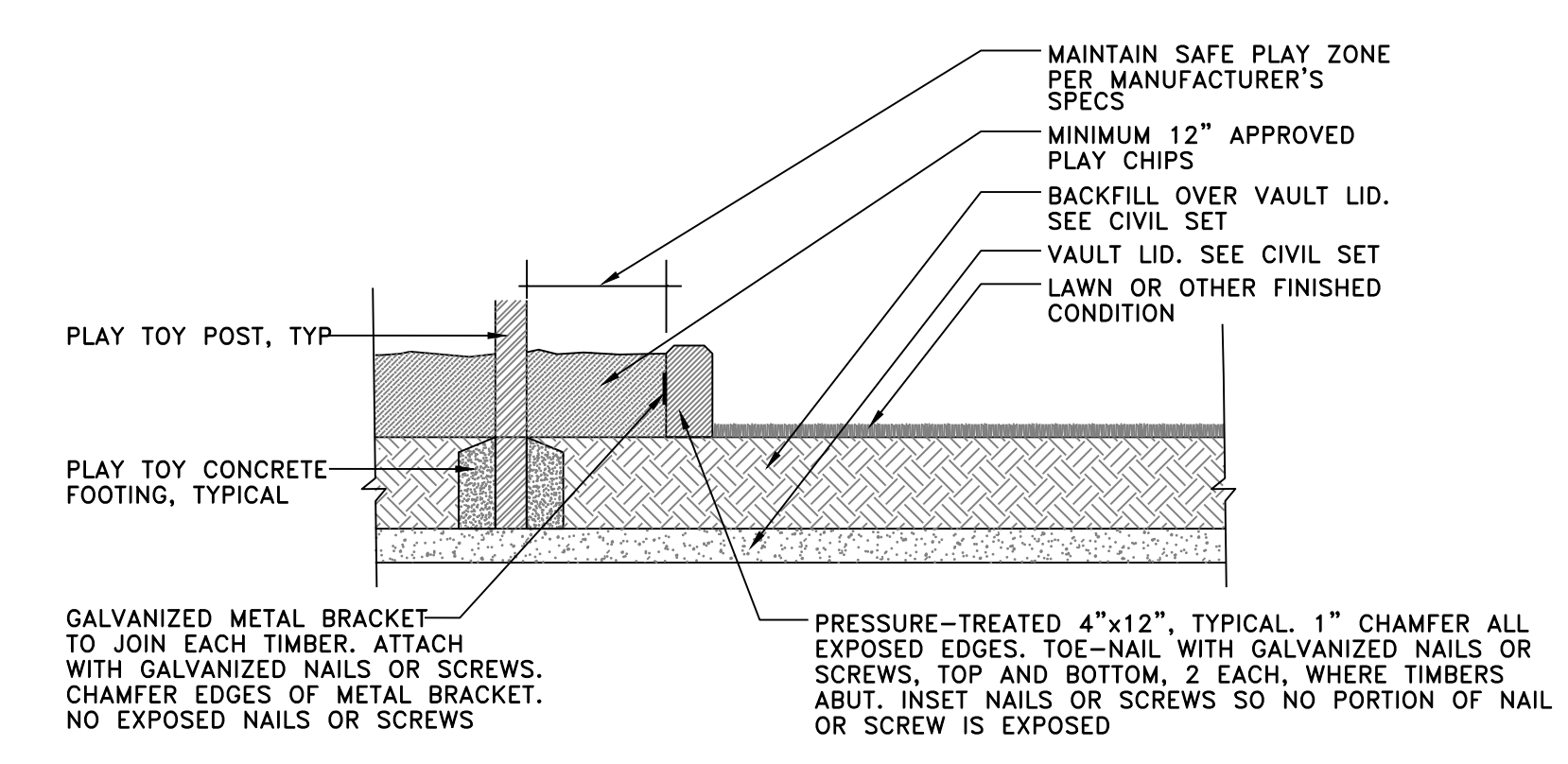
RECREATION MATRIX

- KING COU TY 21A.14.180
40 LOTS PROPOSED
- 0-5 LOTS:
PLAY TOY (AGE RANGE 2-5 YEARS OLD)
 - 5-25 LOTS:
ASPHALT OR CONCRETE BASKETBALL COURT WITH HOOP AND BACKBOARD
 - 26-50 LOTS:
PLAY TOY (AGE RANGE: 5-12 YEARS)

- 4' WIDTH ASPHALT OR CONCRETE SIDEWALK
- 6' WIDTH BENCH, MODEL SE-5165, OR APPROVED EQUAL. 3 TOTAL FOR TRACT B. PACIFIC OUTDOOR PRODUCTS
- PLAY TOY, MODEL PE-7745. AGE RANGE: 2-5 YEARS, 10-14 KIDS, 5 ACTIVITIES. MINIMUM 12" DEPTH APPROVED PLAY CHIPS. TIMBER EDGING AROUND SAFE PLAY ZONE (20'x20')
- PLAY TOY, MODEL PE-7835. AGE RANGE: 5-12 YEARS, 28-35 KIDS, 9 ACTIVITIES. MINIMUM 12" DEPTH APPROVED PLAY CHIPS. TIMBER EDGING AROUND SAFE PLAY ZONE (30'x34')
- 6' WIDTH BENCH. MOUNT TO VAULT LID IF PATH IS ASPHALT. IF PATH IS CONCRETE, BENCH CAN BE MOUNTED TO VAULT LID OR CONCRETE
- PICNIC TABLE, MODEL SE-5340. 1 BENCH REMOVED FOR ADA ACCESS. MOUNT TO VAULT LID IF PATH IS ASPHALT. IF PATH IS CONCRETE, BENCH CAN BE MOUNTED TO VAULT LID OR CONCRETE
- 6' WIDTH BENCH
- 30'x50' ASPHALT OR CONCRETE SPORT COURT WITH BASKETBALL HOOP AND BACKBOARD WITH NYLON NET. PAINT STRIPING FOR HALF-COURT BASKETBALL. MOUNT HOOP TO VAULT LID PER MANUFACTURER'S SPECIFICATIONS



ASPHALT PAVING • SPORT COURT SECTION
NOT TO SCALE



TIMBER EDGING DETAIL
NOT TO SCALE VERIFY VAULT CONDITIONS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION

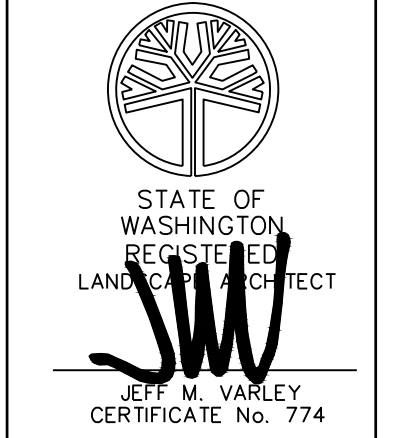
TRACT B RECREATION PLAN

1" = 20'-0"
MOUNT NOTED EQUIPMENT TO VAULT LID PER MANUFACTURER'S SPECIFICATIONS

TRACT B - PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
SHRUBS and GROUND COVER				
Polystichum munitum	Sword Fern	28	1 gallon	Full and Matching
Myrica californica	Pacific Wax Myrtle	9	18" ht.	Full and Matching
Mahonia aquifolium	Tail Oregon Grape	18	18" ht.	Full and Matching
Vaccinium ovatum	Evergreen Huckleberry	11	18" ht.	Full and Matching
Ribes sanguineum	Red Flowering Currant	9	18" ht.	Full and Matching
Gaultheria shallon	Salal	As req'd	1 gallon	Install 30" o.c.
Lawn, shovel cut transition between lawn and landscape beds				

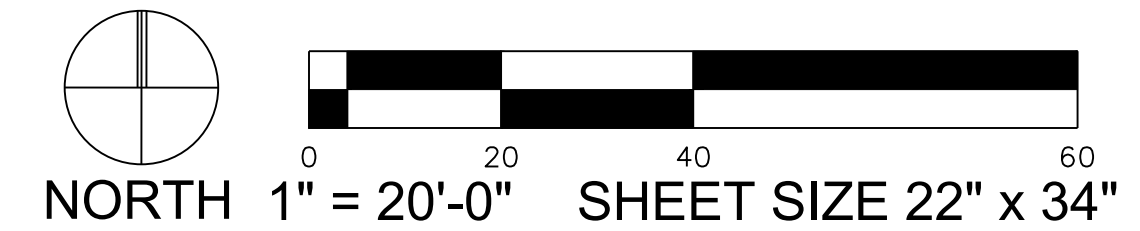
NO.	DATE	DESCRIPTION	BY



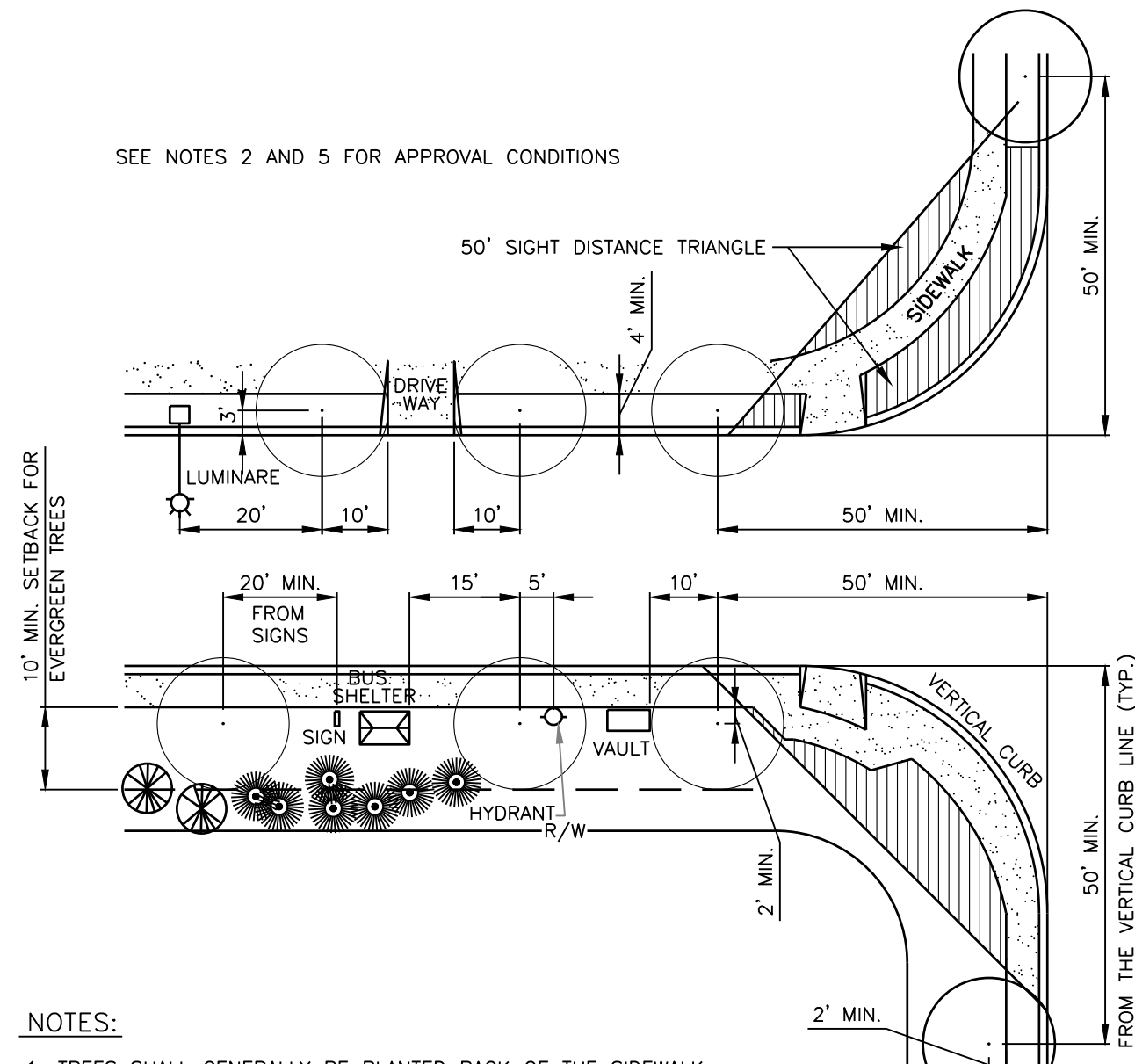
VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
19819 30th DR SE, Bethel, Washington 98012
email: varley@vovv.com phone: 425-468-9430
www.varleylandscape.com

WOODRUFF PLAT TRACT B RECREATION PLAN

JOB NUMBER:
DRAWING NAME:
DESIGNER: JMW
DRAFTING BY: JMW
DATE: 10.17.20
SCALE: AS SHOWN
JURISDICTION: KING COUNTY



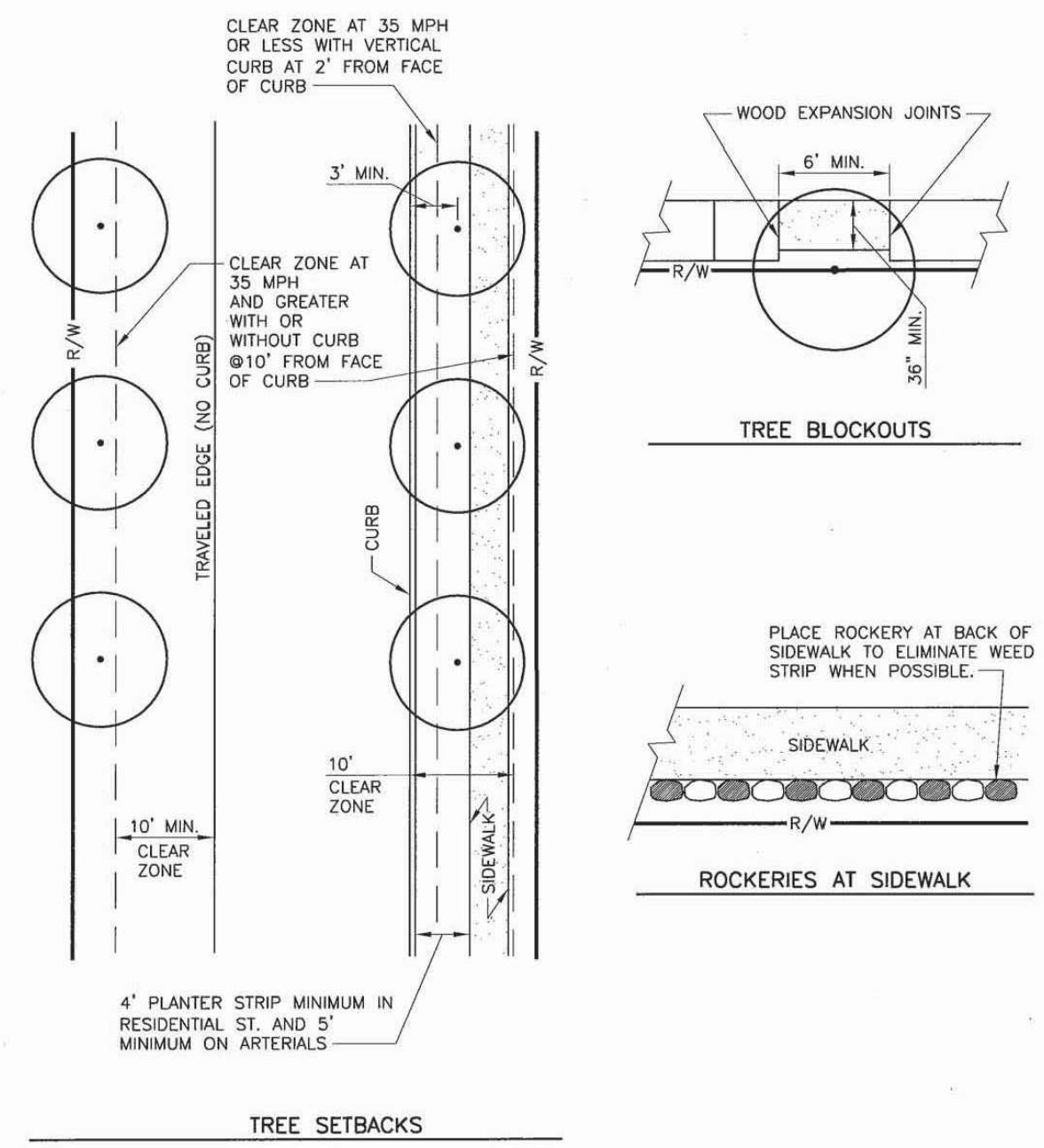
REPLACEMENT TREE and LANDSCAPE PLAN



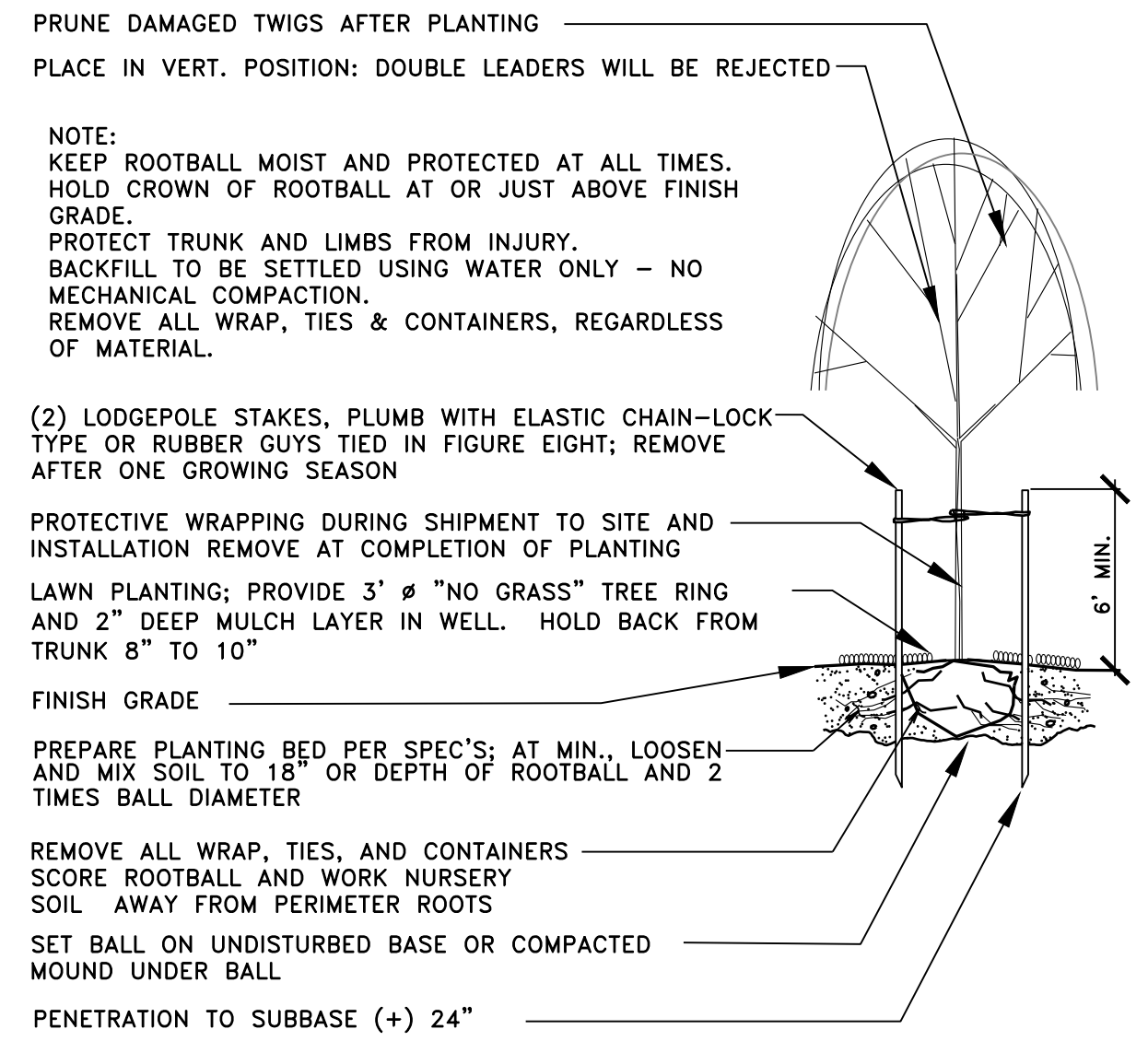
- NOTES:**
- TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
 - IF PLANTING STRIPS ARE APPROVED:
 - MIN. DISTANCE FROM CENTER OF ANY TREE TO FACE OF VERTICAL CURB SHALL BE 3 FT.
 - TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
 - MINIMUM CLEAR SIDEWALK WIDTH SHALL BE 5 FT. IN RESIDENTIAL OR 8 FT. IN BUSINESS DISTRICTS WHERE BLOCK-OUTS OCCUR.
 - PLANS SHALL BE COORDINATED WITH METRO SERVICE PLANNING ON BUS ROUTES. PHONE 206-884-1622.
 - SEE SEC. 5.03.
 - NO TREES WITH MATURE TRUNKS GREATER THAN 4 IN. DIAMETER (AS MEASURED AT GRADE) SHALL BE PLANTED WITHIN THE KING COUNTY CLEAR ZONE. LARGER TREES MAY BE APPROVED FOR PLANTING OUTSIDE THE CLEAR ZONE AREA. NO TREES SHALL BE PLANTED WITHIN THE 50 FT. SIGHT DISTANCE TRIANGLE AT INTERSECTIONS. ALL PLANTINGS SHALL HAVE A MATURE HEIGHT LESS THAN 24 IN.

STREET TREE SPACING DETAIL

NOT TO SCALE

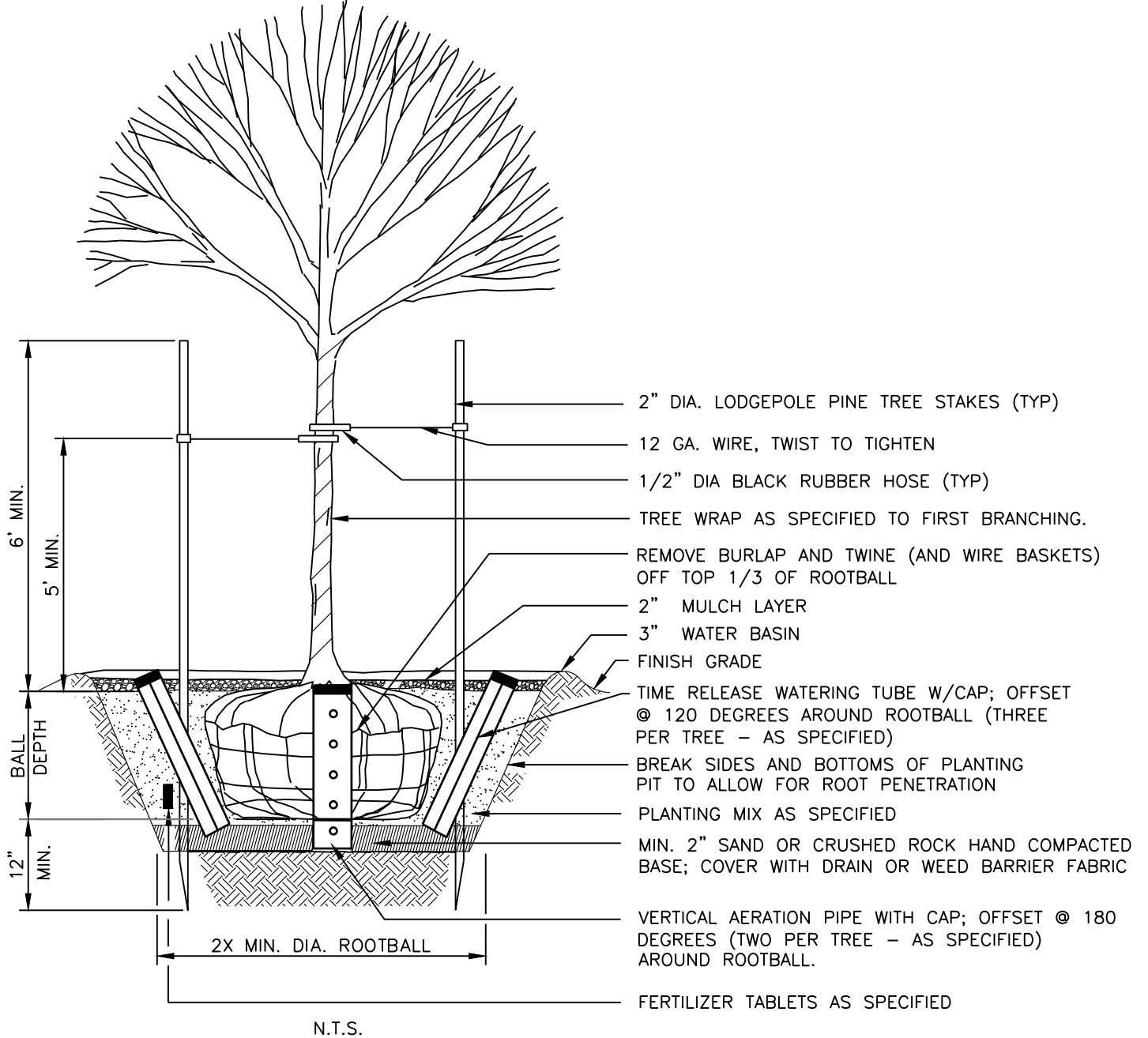


- NOTES:**
- ROOTBARRIERS REQUIRED FOR ALL TREES IN PLANTER STRIP (UNLESS WAIVED BY K.C.D.O.G.T.)
 - REFER TO FIG. NO. 5-009 FOR SPECIFIC SETBACKS.



DECIDUOUS TREE PLANTING/STAKING DETAIL

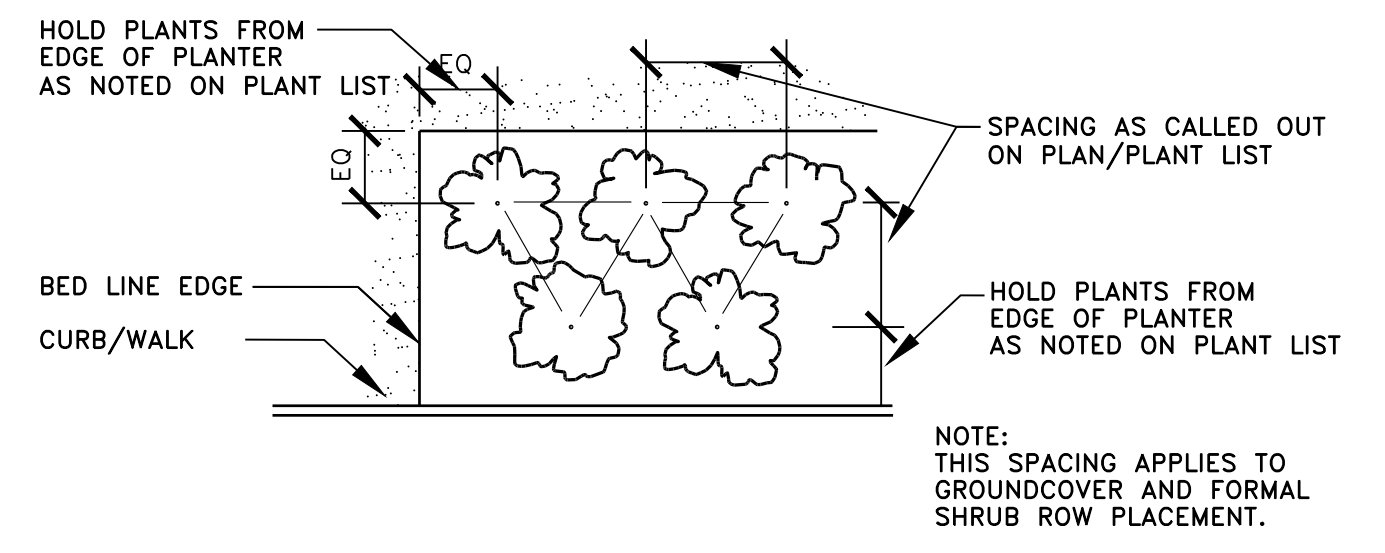
NOT TO SCALE



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

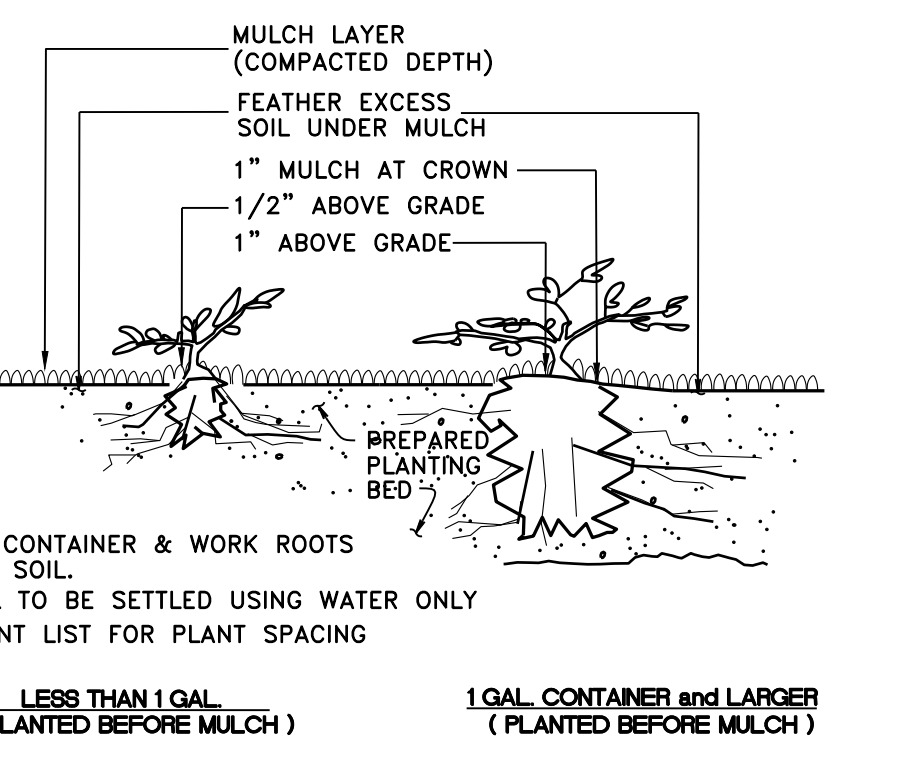
FIGURE 5-011: STREET TREE DETAIL

NOT TO SCALE



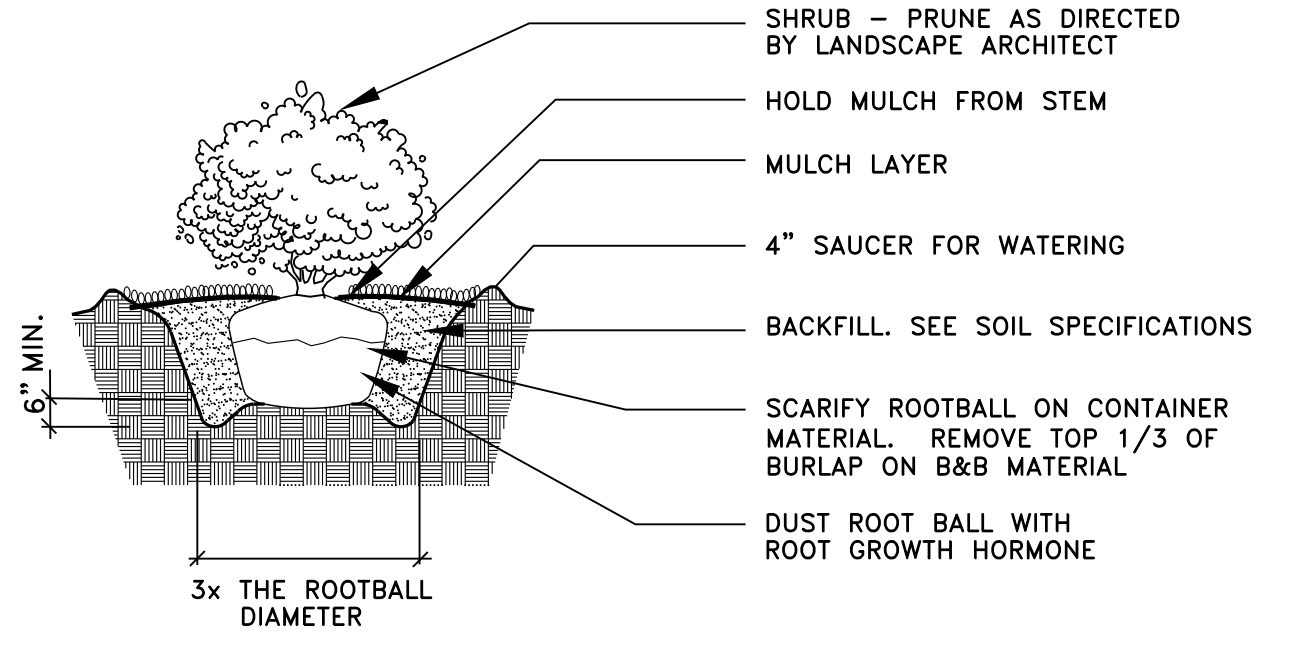
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

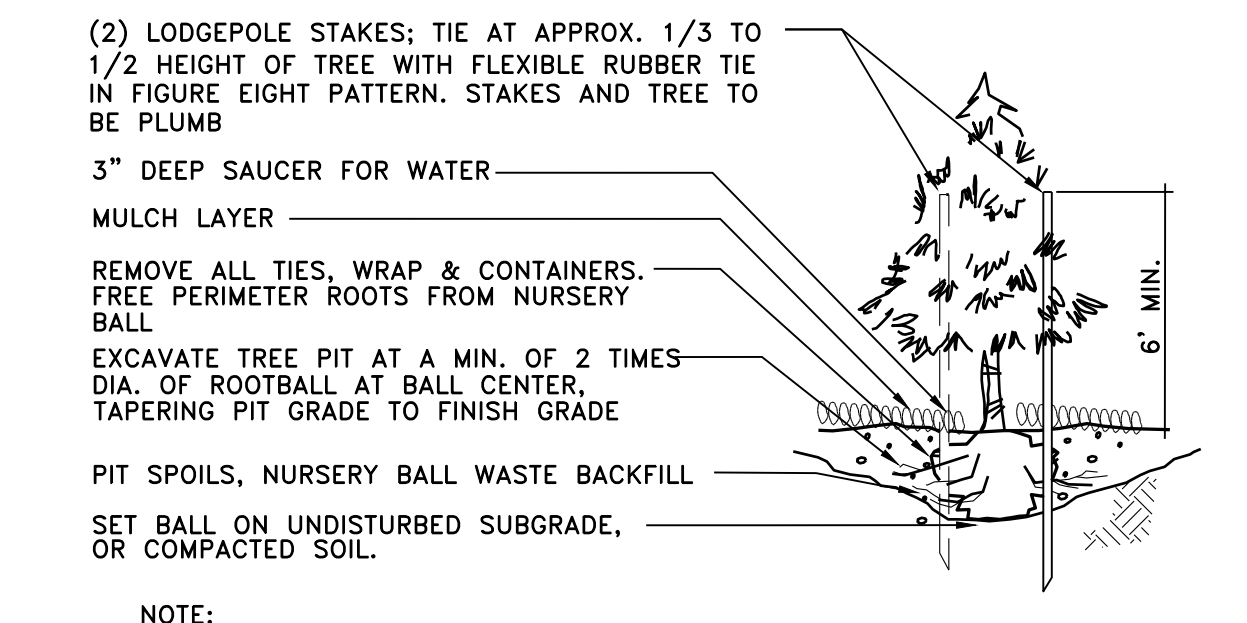
NOT TO SCALE



- NOTE:**
- APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
 - PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

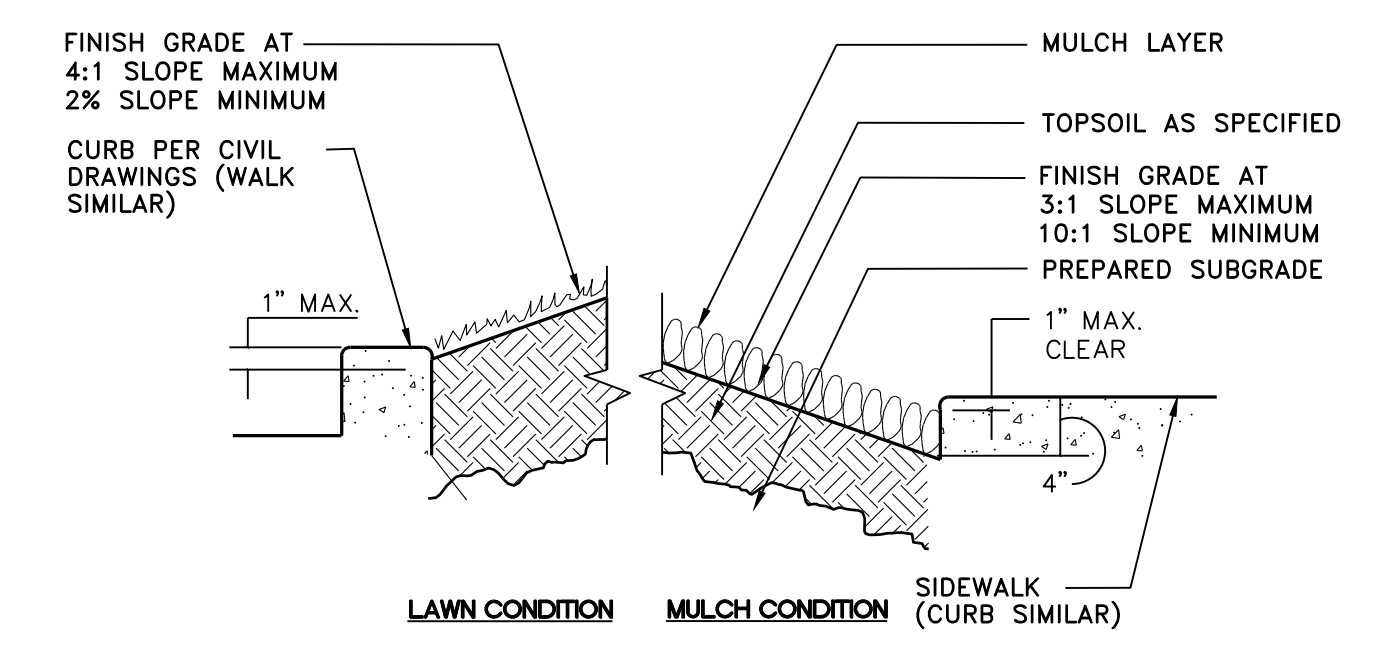
SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFF M. VARLEY
CERTIFICATE No. 774

VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
19819 30th DR SE
Jeff@hotmail.com phone 425-468-9430
www.varleylandscape.com

WOODRUFF PLAT LANDSCAPE DETAILS

JOB NUMBER:
DRAWING NAME:
DESIGNER: JMW
DRAFTING BY: JMW
DATE: 10.17.20
SCALE: AS SHOWN
JURISDICTION: KING COUNTY

REPLACEMENT TREE and LANDSCAPE PLAN

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, MOST RECENT EDITION. PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL." INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS SHALL REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

A) TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
B) TOPSOIL TO CONSIST OF 3-WAY MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

C) TOPSOIL PREPARATION AND INSTALLATION:
1. VERIFY SUBGRADES TO -5 INCHES IN LAWN AREAS, AND -7 INCHES IN LANDSCAPE AREAS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES, TOPSOIL, AMENDMENTS, AND MULCH.
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
5. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

D) TOPSOIL PLACEMENT:
1. PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LAWN AND 6 INCHES IN LANDSCAPE AREAS.
2. IN ALL LANDSCAPE AREAS, PLACE 2 INCHES OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS. PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL IN ALL LANDSCAPE AREAS, FOR THE FINAL TOPSOIL DEPTH OF 4 INCHES IN LANDSCAPE AREAS.
3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):
DARK BLACK MULCH

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER, NO WIRE.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 2 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 3-INCH DEPTH

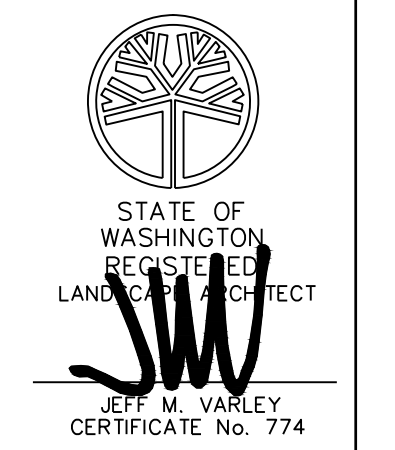
UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

NO.	DATE	DESCRIPTION	BY



VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
19819 30th DR SE, Bethel, Washington 98012
jeff@jmvll.com phone 425-468-9430
www.varleylandscape.com

WOODRUFF PLAT LANDSCAPE NOTES

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	10.17.20
SCALE:	AS SHOWN
JURISDICTION:	KING COUNTY