



Residential Site Plan Template

11" x 17"

Received Date _____

Max. Impervious Surface Allowed _____

Max. Bldg. Height Allowed _____

Min. Bldg. setback from Street _____

Min. Garage setback from Street _____

Min. Bldg. setback from Interior _____

Signature _____

Date _____

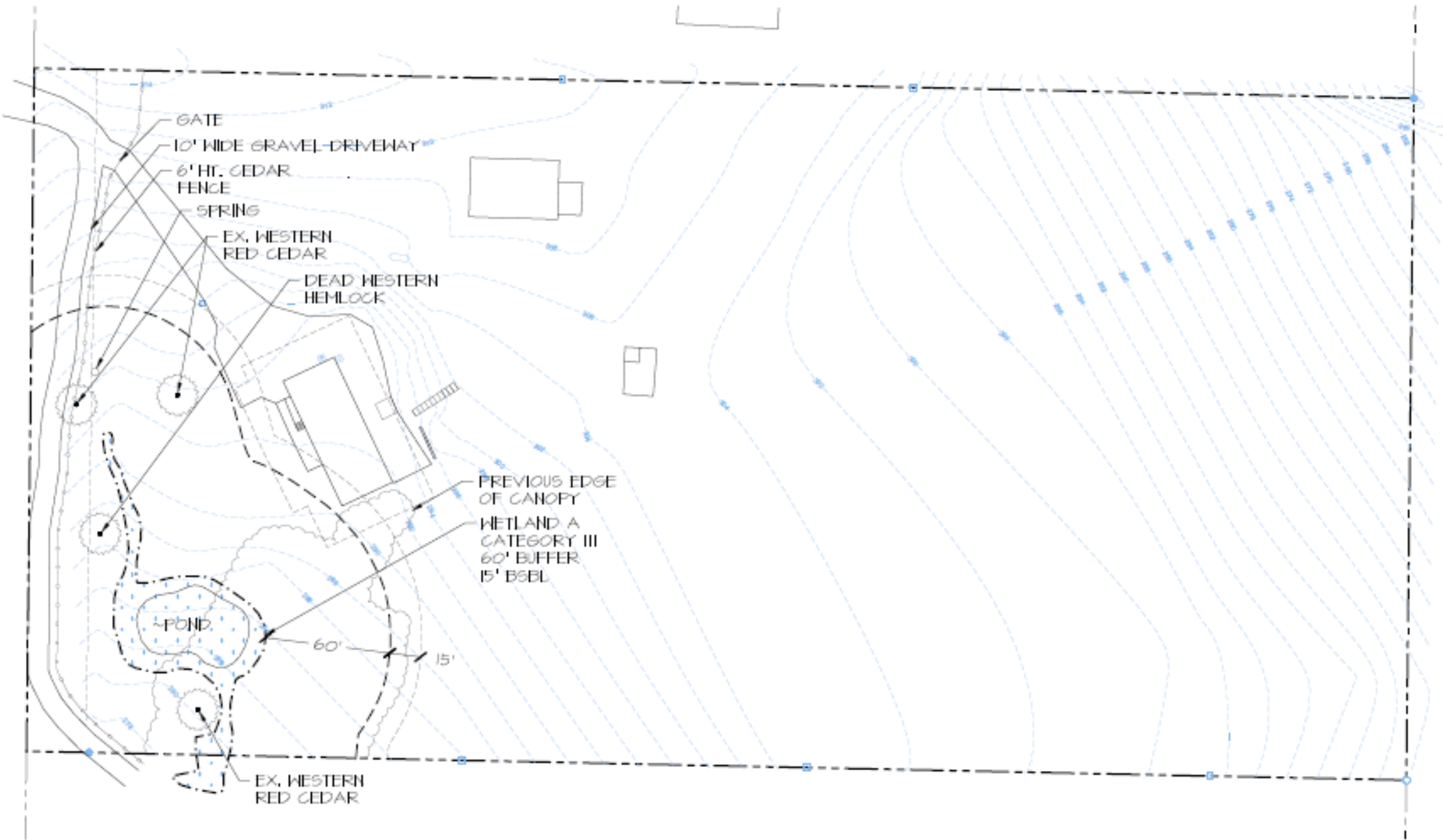
Signature _____
Date _____

Signature _____
Date _____

Signature _____
Date _____

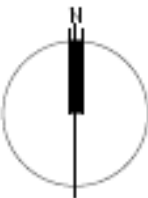
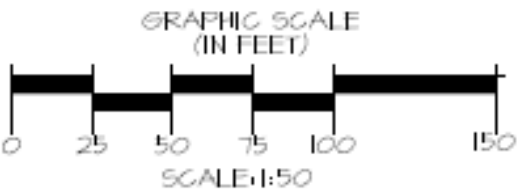
Signature _____
Date _____

Signature _____
Date _____



PLAN LEGEND

- PROPERTY LINE
 - - - - - WETLAND BOUNDARY
 - - - - - 60' STANDARD WETLAND BUFFER
 ----- 15' BSEL



NOTES

- BASE INFORMATION PROVIDED BY AEONIK,
15873 NORTHUP WAY, BELLEVUE, WA 98008,
206.636.3701.

PROJECT	6435
DRAWN	50
DATE	5-19-23
REVISION	1/6

FIGURE 1. CRITICAL AREAS MAP
ZHIGALOFF PROPERTY
30333 SE 26TH ST,
FALL CITY, WASHINGTON
KING COUNTY, PARCEL 082401-0064




Altman Oliver Associates, LLC
PO Box 10000, Garden City, NY 11530
631.661.1110 ext 1001 or 1002

DOI: 10.1002/for

Permit Number ENFR22-0125 Parcel Number 0824079064 Applicant Name Feras Arnaout, PE , AEONTK Site 30333 SE 26th st, Fall City, WA, 98024
Address

Engineering NTS
Scale: 1" = _____

Sheet 1 of 1



King County

Department of Local Services
Permitting Division

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Signature _____
Date _____

Building Approval

Signature _____
Date _____

Engineering / Drainage Approval

Signature _____
Date _____

Critical Areas Approval

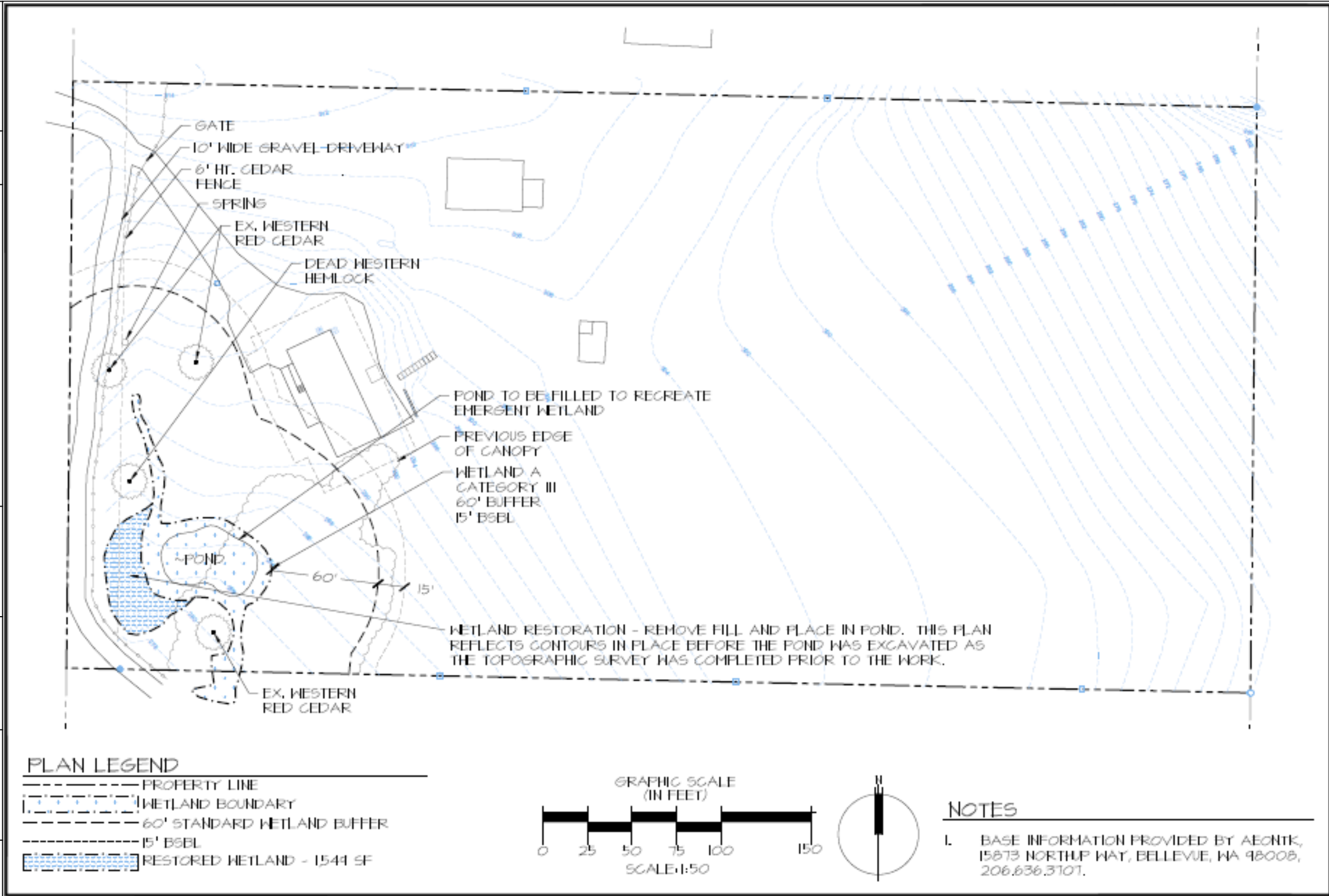
Signature _____
Date _____

Clearing / Grading Approval

Signature _____
Date _____

Fire Approval

Signature _____
Date _____



DRAWN
50
6/13/25

SCALE
AS NOTED

DATE
5-14-23

REVISION
2/6

FIGURE 2: IMPACTS & RESTORATION PLAN
ZHIGALOFF PROPERTY
30333 SE 26TH ST.
FALL CITY, WASHINGTON
KING COUNTY, PARCEL 082407-0064




AOA

Altman Oliver Associates, LLC

Environmental Planning & Landscape Architecture

PROJECT: 082407-0064
DATE: 05-14-23
FILE: 082407-0064.dwg



King County

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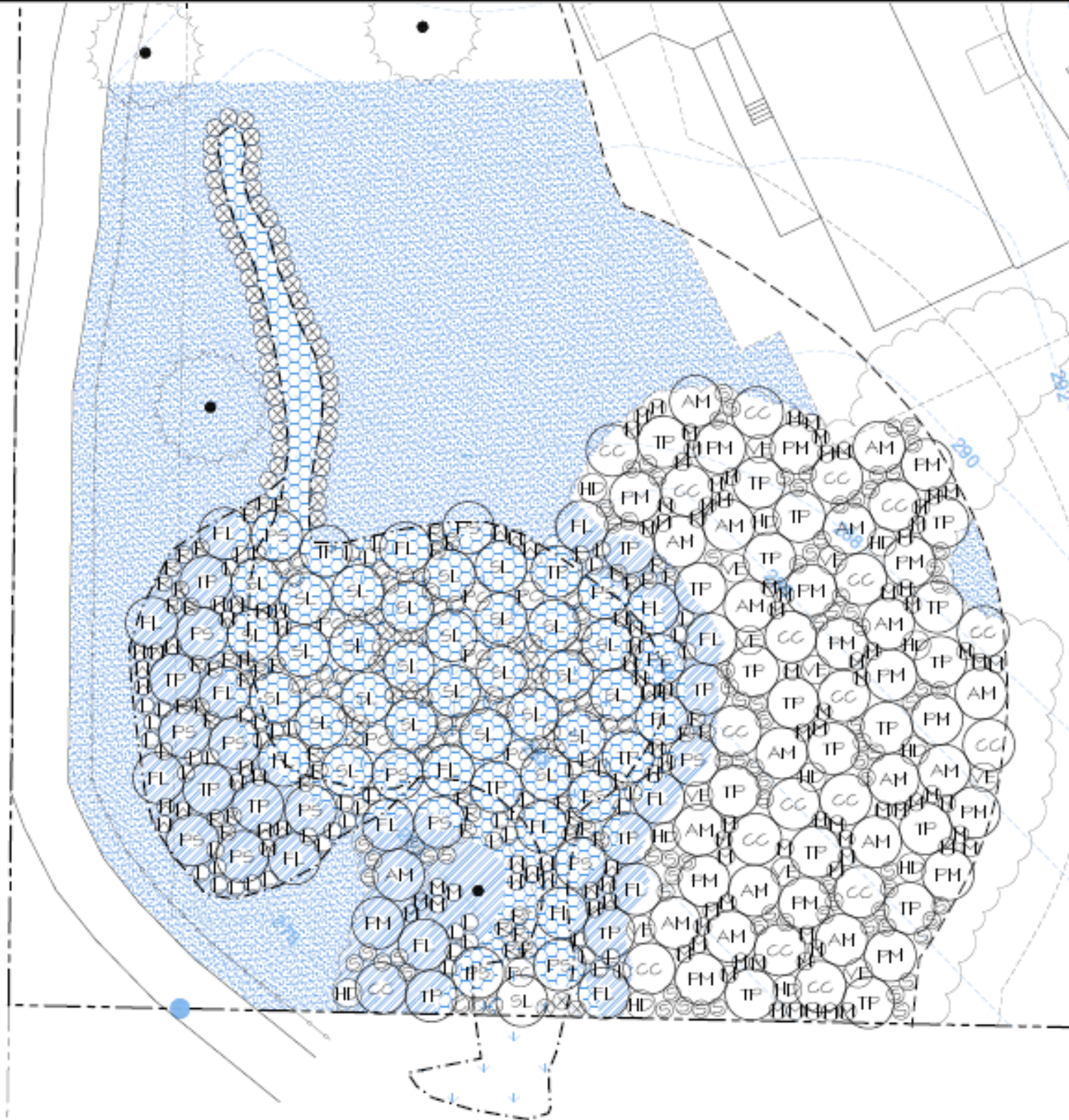
Building Approval
Signature _____
Date _____

Engineering / Drainage Approval
Signature _____
Date _____

Critical Areas Approval
Signature _____
Date _____

Clearing / Grading Approval
Signature _____
Date _____

Fire Approval
Signature _____
Date _____



Site plan diagram showing property boundaries, setbacks, and proposed plantings. The plan includes a large area of proposed vegetation, with various plant codes (e.g., AM, CC, FL, PS, PH, SL, TP, HD, L, M, PC, R, W, X, S, VE) distributed throughout. A blue hatched area indicates a specific planting zone. A north arrow and graphic scale are also present.

PLANT LIST (SEE FIGURE 4 FOR SCHEDULE)





TREES

KEY	SCIENTIFIC NAME	COMMON NAME
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE
CC	CORYLUS CORNUTA	WESTERN HAZELNUT
FL	FRAXINUS LATIFOLIA	OREGON ASH
PS	PICEA SITCHENSIS	SITKA SPRUCE
PH	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SL	SALIX LASIANDRA	PACIFIC WILLOW
TP	THUJA PLICATA	WESTERN RED CEDAR


SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME
C	CORNUS SERICEA	RED OSIER DOGWOOD
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY
L	LONICERA INVOLUCRATA	BLACK THIN-BERRY
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE
PC	PHYTOSCARPUS CAPITATUS	PACIFIC NINEBARK
R	ROSA FISOCARPA	CLUSTERED ROSE
W	SALIX SCOULERIANA	SCOUER WILLOW
X	SALIX SITCHENSIS	SITKA WILLOW
S	SYMPHORICARPOS ALBUS	SNOWBERRY
VE	VIBURNUM EDULE	HIGH-BUSH CRANBERRY


GROUND COVER / EMERGENTS

KEY	SCIENTIFIC NAME	COMMON NAME
	ATHYRIUM FILIX-FEMINA	LADY FERN
	FESTUCA RUBRA	RED FESCUE
	SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH
	SCIRPUS CYPERINUS	WOOLGRASS

GRAPHIC SCALE
(IN FEET)



SCALE: 1"=20'



NOTES
1. BASE INFORMATION PROVIDED BY AEONTK,
15873 NORTHUP WAY, BELLEVUE, WA 98008,
206.636.3707.

PROJECT
6/13/25


DRAWN
50

SCALE
AS NOTED

DATE
5-14-23

REVISION

FIGURE 3: RESTORATION PLANTINGS PLAN
ZHIGALOFF PROPERTY
30333 SE 26TH ST.
FALL CITY, WASHINGTON
KING COUNTY, PARCEL 082407-9064



AOA

Altmann Oliver Associates, LLC

Professional Land Surveyors

608 S. 4th St., Suite 100, Bellevue, WA 98005

608 S. 4th St., Suite 100, Bellevue, WA 98005

608 S. 4th St., Suite 100, Bellevue, WA 98005

Permit Number ENFR22-0125 Parcel Number 0824079064 Applicant Name Feras Arnaout, PE , AEONTK Site Address 30333 SE 26th st, Fall City, WA, 98024

Engineering NTS Scale: 1" = _____

Sheet 1 of 1



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Permitting Division

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Building Approval

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Engineering / Drainage Approval

Signature _____

Date _____

Critical Areas Approval

Signature _____

Date _____

Clearing / Grading Approval

Signature _____

Date _____

Fire Approval

Signature _____

Date _____

PLANT SCHEDULE





TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY	SIZE (MIN.)	NOTES
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	4' O.C.	18	2 GAL.	SINGLE TRUNK
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	4' O.C.	14	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	4' O.C.	14	2 GAL.	SINGLE TRUNK
PS	PICEA SITCHENSIS	SITKA SPRUCE	4' O.C.	17	2 GAL.	FULL 4 BUSHY
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4' O.C.	16	2 GAL.	FULL 4 BUSHY
SL	SALIX LASIANDRA	PACIFIC WILLOW	4' O.C.	*84	4' CUTTING	1/2" DIA. MIN., BARK INTACT
TP	THUJA PLICATA	WESTERN RED CEDAR	4' O.C.	31	2 GAL.	FULL 4 BUSHY
*3 CUTTINGS PER SYMBOL						

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
C	CORNUS SERICEA	RED OSIER DOGWOOD	3' O.C.	36	1 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	11	1 GAL.	MULTI-STEM (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK THIN-BERRY	3' O.C.	60	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	78	1 GAL.	FULL 4 BUSHY
PC	PHYTOCARPUS CAPITATUS	PACIFIC NINEBARK	5' O.C.	7	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA PRINCEANA	CLUSTERED ROSE	3' O.C.	50	1 GAL.	MULTI-STEM (3 MIN.)
H	SALIX SCOUERIANA	SCOUER WILLOW	3' O.C.	*124	4' CUTTING	1/2" DIA. MIN., BARK INTACT
X	SALIX SITCHENSIS	SITKA WILLOW	3' O.C.	*216	4' CUTTING	1/2" DIA. MIN., BARK INTACT
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	88	1 GAL.	MULTI-CANE (3 MIN.)
VE	VIBURNUM EDULE	HIGH-BUSH CRANBERRY	5' O.C.	10	1 GAL.	MULTI-CANE (3 MIN.)
*3 CUTTINGS PER SYMBOL						

GROUND COVER / EMERGENTS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY	SIZE (MIN.)	NOTES
	ATHYRIUM FILIX-FEMINA	LADY FERN	3' O.C.	120	4" POT	FULL 4 BUSHY
	FESTUCA RUBRA	RED FESCUE			SEED	
	SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH	18" O.C.	800	PLUGS	FULL 4 BUSHY
	SCIRPUS CYPERINUS	WOOLGRASS	18" O.C.	800	PLUGS	FULL 4 BUSHY

PROJECT	6435
DRAWN	50
SCALE	AS NOTED
DATE	5-14-23
REVISION	4/6

FIGURE 4: PLANT SCHEDULE
ZIGALOFF PROPERTY
30333 SE 26TH ST.
FALL CITY, WASHINGTON
KING COUNTY, PARCEL 0824079064





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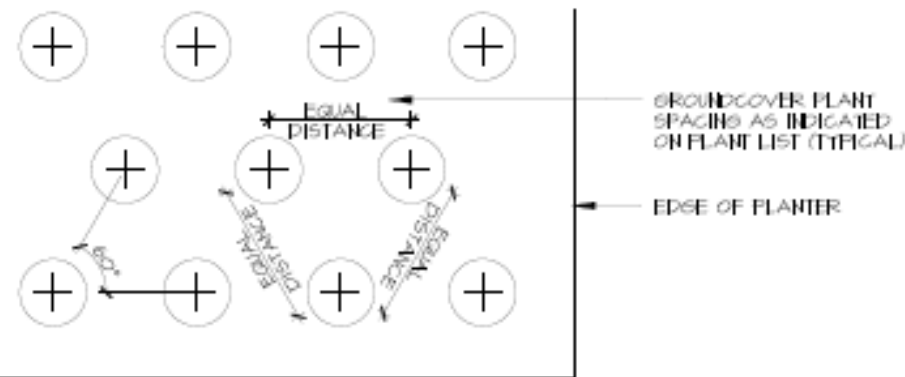
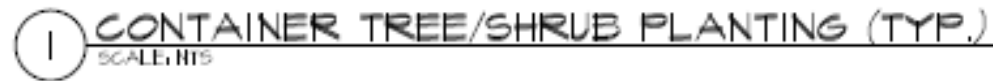
Date _____

Signature _____

Date _____

Signature _____

Date _____



3 GROUND COVER PLANTING (TYP.)
SCALE: 1/8" = 1'-0"



- FIGURE 5: PLANTING DETAIL 5
ZHIGALOFF PROPERTY
30333 SE 26TH ST,
FALL CITY, WASHINGTON
KING COUNTY, PARCEL 08240




Altmann Oliver Associates, LLC
1000 Peachtree St., Suite 1000
Atlanta, GA 30309
404.525.1111
www.altmannoliver.com

1-800-368-6868

Site Address 30333 SE 26th st, Fall City, WA, 98024

Engineering NTS
Scale: 1" = _____

Sheet 1 of 1



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Critical Areas Approval

Signature _____
Date _____

Clearing / Grading Approval

Signature _____
Date _____

Fire Approval

Signature _____
Date _____

SPECIFICATIONS

1. SURVEYOR TO RESTAKE WETLAND AND BUFFER BOUNDARY PRIOR TO START OF WORK.
2. GRADING TO OCCUR DURING THE DRY SEASON (JULY-SEPTEMBER) PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE LANDSCAPE CONTRACTOR, AOA AND KING COUNTY TO VERIFY WORK SEQUENCING AND INSPECTION TIMING.
3. PRIOR TO PLANTING, ALL INVASIVE NON-NATIVE SPECIES (TOPS AND ROOTS) SHALL BE HAND-REMOVED FROM THE RESTORATION AREAS AND SOD SHALL BE STRIPPED.
4. AOA TO BE ONSITE DURING EXCAVATION WITHIN THE WETLAND RESTORATION AREAS, AOA TO VERIFY DEPTH OF FILL MATERIAL TO BE REMOVED BASED ON SOIL REVIEW OF THE TOPSOIL LAYER PRE-FILL THAT WAS EVIDENT IN THE SOIL SAMPLING DONE BY AOA. FILL TO BE RELOCATED IN POND. AOA TO REVIEW SUBGRADE PRIOR TO PLANTING. AOA TO DETERMINE IF ADDITIONAL TOPSOIL WILL BE REQUIRED AT THAT TIME.
5. ALL BARE GROUND SHALL BE MULCHED TO A DEPTH OF 3" WITH WOOD CHIP MULCH OR HOG-FUEL AFTER TOPSOIL PLACEMENT PRIOR TO THE END OF THE DRY SEASON.
6. IF POSSIBLE, ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
7. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. HAND-CLEAR MULCH FROM PLANTING LOCATIONS AND PLACE TO ONE SIDE OF EXCAVATED PLANTING HOLE. PITS SHALL BE BACKFILLED WITH A 30/10 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH PRIOR TO REPLACEMENT OF MULCH TO A DEPTH OF 3".
8. ALL TREES SHALL BE 3' HT, 2 GALLON SIZE. ALL SHRUBS SHALL BE THE SIZE SPECIFIED ON THE PLANTING SCHEDULE.
9. ALL PLANTS SHALL BE NURSERY GROWN (IN PL WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
10. WEED REMOVAL SHALL BE REVIEWED BY AOA PRIOR TO PLANTING.
11. PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
12. UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
13. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, KING COUNTY WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
14. ALL PLANTS SHALL BE WATERED VIA A TEMPORARY IRRIGATION SYSTEM. WATERING SHOULD OCCUR THICE-WEEKLY JUNE 15-OCTOBER 15 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-SEPTEMBER 30 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE.
15. MAINTENANCE AND MONITORING SHALL BE PERFORMED UPON CONSTRUCTION COMPLETION FOR A PERIOD OF AT LEAST 5 YEARS (UNLESS EARLY SIGN-OFF IS GRANTED BY KING COUNTY), SEE WETLAND AND BUFFER RESTORATION REPORT BY AOA DATED.
16. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.
17. AN AS-BUILT PLAN MUST BE SUBMITTED FOR COUNTY REVIEW AND ACCEPTANCE PRIOR TO PERFORMANCE BOND RELEASE AND COMMENCEMENT OF THE REQUIRED 5 YEAR MAINTENANCE AND MONITORING PERIOD.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			I	I	I	I	I	I	I	I	I	
GENERAL MAINT.	I	I	I	I	I	I	I	I	I	I	I	I
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

I-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

PROJECT
6/1/25

DRAWN
5/0

SCALE
AS NOTED

DATE
5-14-23

REVIEWED
6/6

FIGURE 6: SPECIFICATIONS
ZHIGALOFF PROPERTY
30333 SE 26TH ST.
FALL CITY, WASHINGTON
KING COUNTY, PARCEL 082407-0064

Altmann Oliver Associates, LLC
PERMITS DIVISION
COUNTY OF KING
10000 15TH AVENUE S.W.
SEATTLE, WA 98148
206.461.1111
www.altmannoliver.com



Development
Planning
Landscape
Architecture

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