

SITE AREA
±757,233 SF (±17.38 ACRES)

BUILDING AREAS:
BLDG A - 169,612 SF
BLDG B - 133,819 SF

ZONE
I INDUSTRIAL

PARKING:

BUILDING A

34 STALLS - (5%) 8,481 SF OFFICE @ 1/250 SF
47 STALLS - (95%) 161,131 SF WHSE @ 1/3,500 SF
81 TOTAL STALLS REQUIRED

88 TOTAL STALLS PROVIDED
1.09 PARKING RATIO PROVIDED

BUILDING B

27 STALLS - (5%) 6,691 SF OFFICE @ 1/250 SF
37 STALLS - (95%) 127,128 SF WHSE @ 1/3,500 SF
64 TOTAL STALLS REQUIRED

80 TOTAL STALLS PROVIDED
1.25 PARKING RATIO PROVIDED

DOCK DOORS
27 BUILDING "A"

DOCK DOORS
26 BUILDING "B"

CLIENT:



BRIDGE DEVELOPMENT PARTNERS
10655 NE 4TH STREET, SUITE 210
BELLEVUE, WASHINGTON, 98004

PROJECT:

MAYWOOD ELEMENTARY SITE

1410 SOUTH 200TH STREET
SEATAC, WA 98198

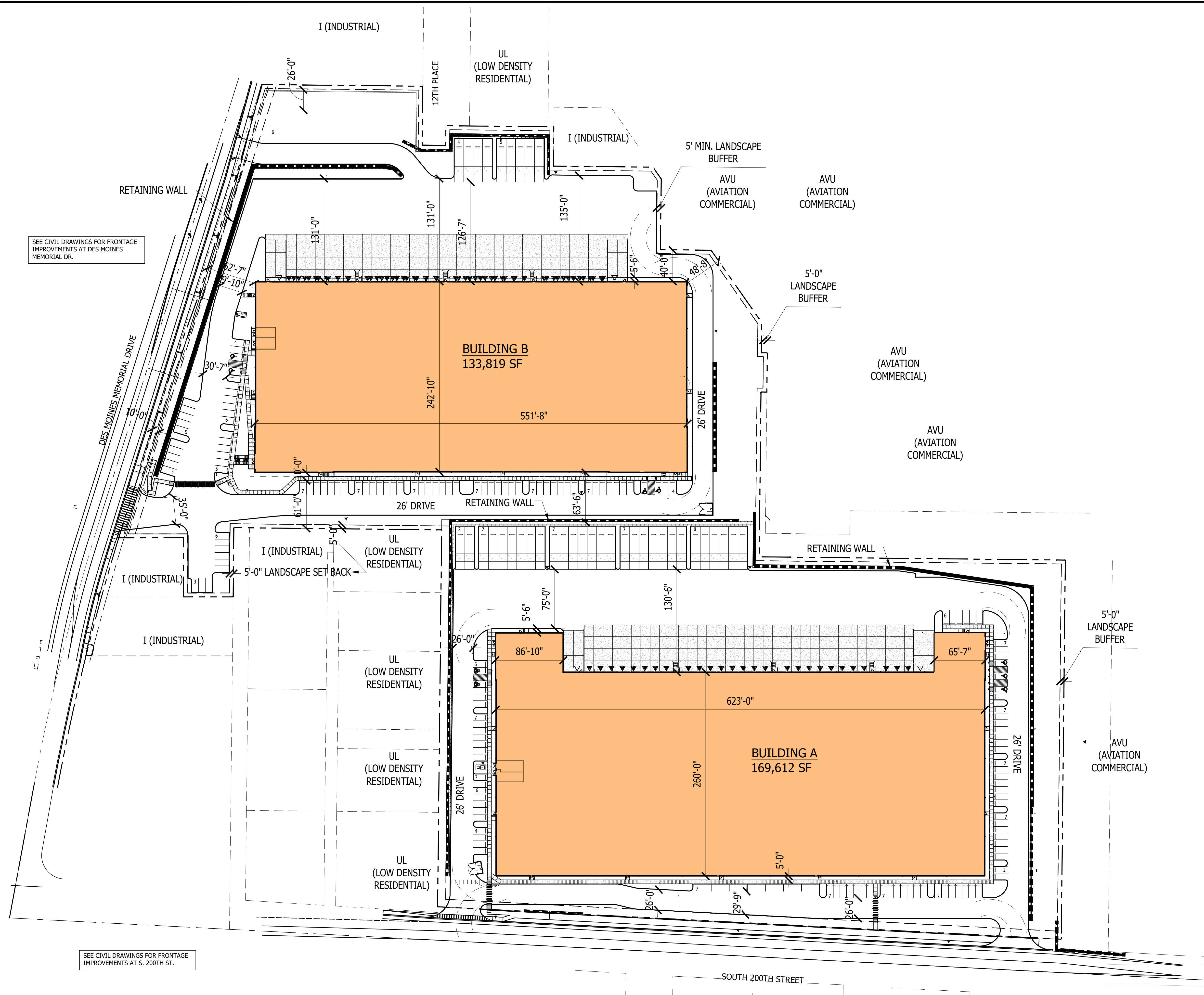
Description:	No:	Date:
PRELIMINARY SITE PLAN REVIEW	07/20/2021	
RESPONSE TO COMMENTS	10/08/2021	
RESPONSE TO COMMENTS	02/23/2022	
RESPONSE TO COMMENTS	05/27/2022	

SEAL:

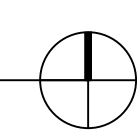
CITY STAMP:

ARCHITECTURAL SITE PLAN

Proj. No: 20.0003230 JC Reviewed By:ER/ME

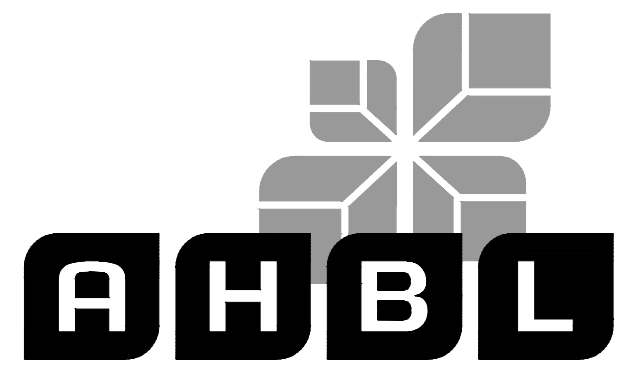
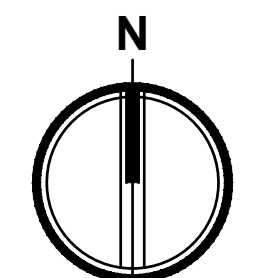


SEE CIVIL DRAWINGS FOR FRONTAGE IMPROVEMENTS AT S. 200TH ST.



BRIDGE POINT SEATAC 300

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 5, TWN. 22 N., RGE. 04 E. W.M.
KING COUNTY, WASHINGTON.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

BRIDGE POINT SEATAC 300

Client:
BRIDGE DEVELOPMENT PARTNERS, LLC

10655 NE 4TH STREET, SUITE 500
BELLEVUE, WA 98004
KYLE SIEKAWITCH
PH: (425) 749-4325

Project No.

2200531.10

Issue Set & Date:

SITE PLAN REVIEW

5/25/2022



OWNER
BRIDGE DEVELOPMENT PARTNERS, LLC
10655 NE 4TH STREET, SUITE 500
BELLEVUE, WA 98004
CONTACT: KYLE SIEKAWITCH
PH: (425) 749-4325

SITE ADDRESS
1410 SOUTH 200TH STREET
SEATAC, WA 98198

CIVIL ENGINEER
AHBL
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX (253) 383-2572
CONTACT: BART BRYNESTAD, P.E.

SURVEYOR
AHBL
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX (253) 383-2572
CONTACT: DAVID FOLLANSBEE, PLS

VERTICAL DATUM
NAVD 1988 VERTICAL DATUM ON
ORTHOMETRICALLY CORRECTED GPS
OBSERVATIONS USING WSRN AND GEOID
2012A.

BASIS OF BEARING
NAD 1983/11
WASHINGTON STATE PLANE NORTH
PROJECTION, BASED ON GPS OBSERVATIONS
USING WSRN AND GEOID 2012A. UNITS OF
MEASUREMENT ARE US SURVEY FEET.

EARTHWORK QUANTITIES
CUT: 95,000 CY
FILL: 86,000 CY
NET: 9,000 CY EXPORT

NOTE:
THE ABOVE QUANTITIES ARE ESTIMATES ONLY
INTENDED FOR THE PERMITTING PROCESS.
DO NOT USE FOR BID PURPOSES. THE
QUANTITIES DO NOT HAVE STRIPPING,
COMPACTION, OR CUT OR FILL ADJUSTMENT
FACTORS APPLIED TO THEM.

REVISED 5/25/2022 PER CITY OF SEATAC
COMMENTS DATED 3/29/2022

REVISED 2/24/2022 PER CITY OF SEATAC
COMMENTS DATED 1/14/2022

REVISED 10/13/2021 PER CITY OF SEATAC
COMMENTS DATED 9/3/2021

REVISED 7/16/2021 PER CITY OF SEATAC
COMMENTS DATED 5/28/2021

Revisions:

Sheet Title:

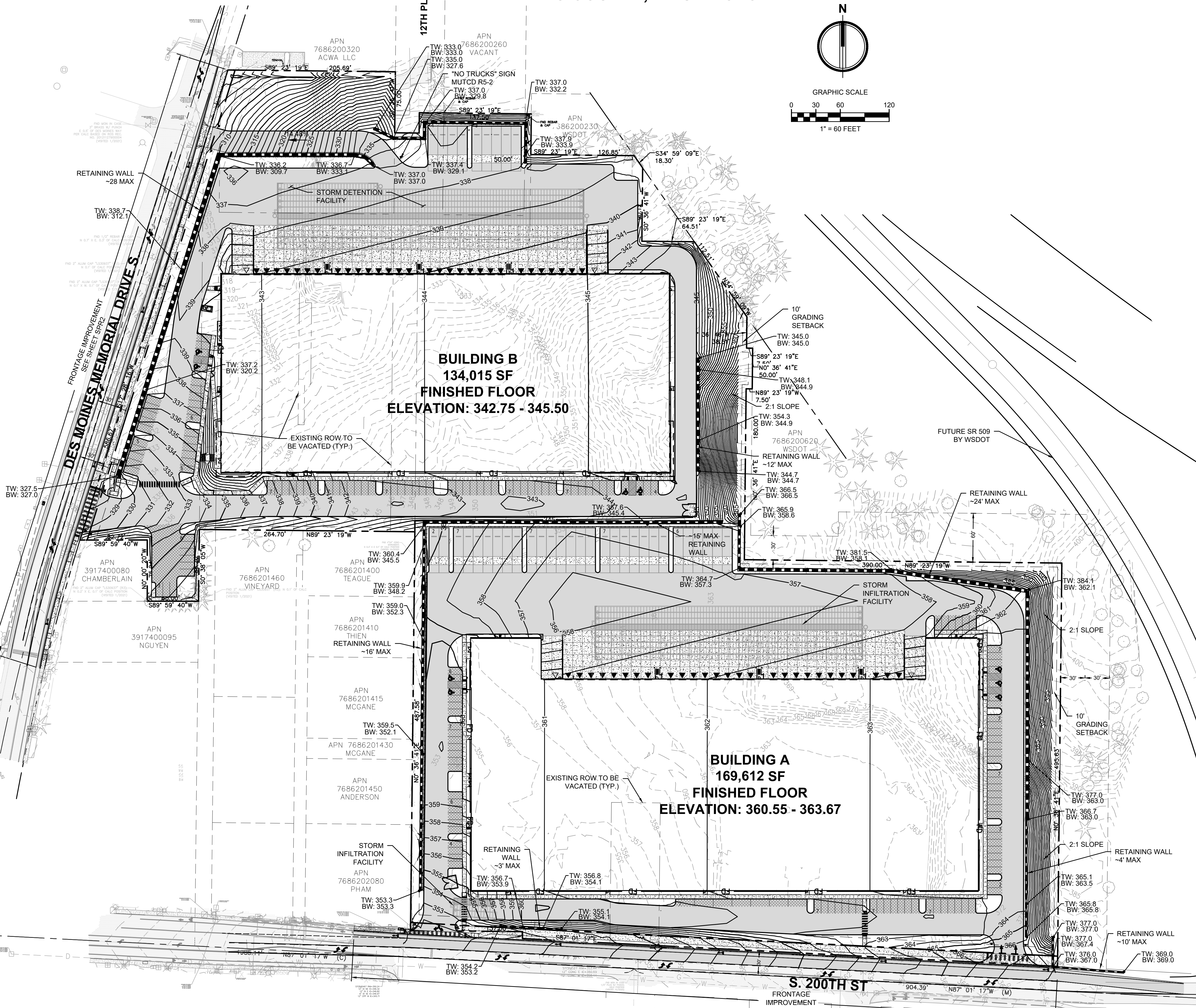
PRELIMINARY GRADING AND DRAINAGE PLAN

Designed by: MW
Drawn by: TS
Checked by: BB

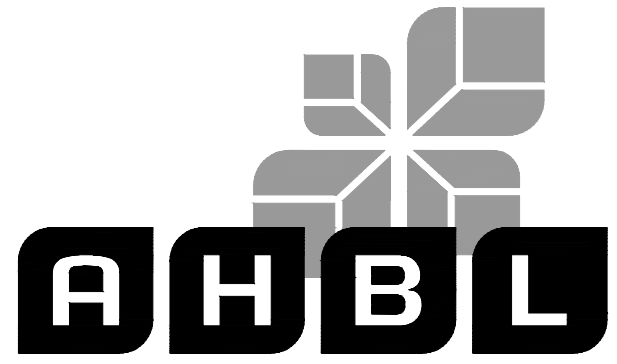
Sheet No.

SPR1

1 of 3 Sheets



BRIDGE POINT SEATAC 300
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 KING COUNTY, WASHINGTON.



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Project Title:

BRIDGE POINT SEATAC 300

Client:

BRIDGE DEVELOPMENT PARTNERS, LLC

10655 NE 4TH STREET, SUITE 500
 BELLEVUE, WA 98004

KYLE SIEKAWITCH
 PH: (425) 749-4325

Project No.

2200531.10

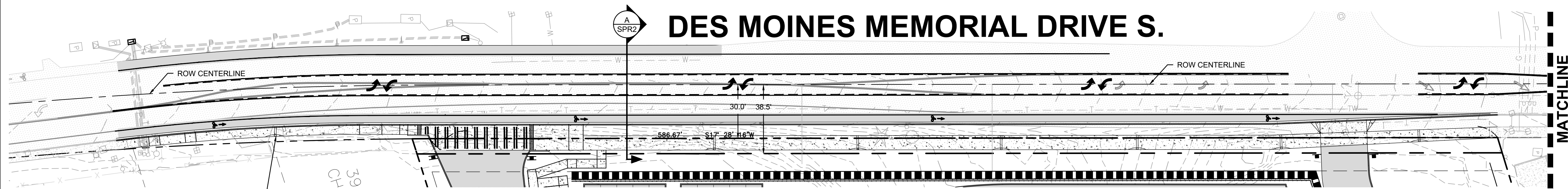
Issue Set & Date:

SITE PLAN REVIEW

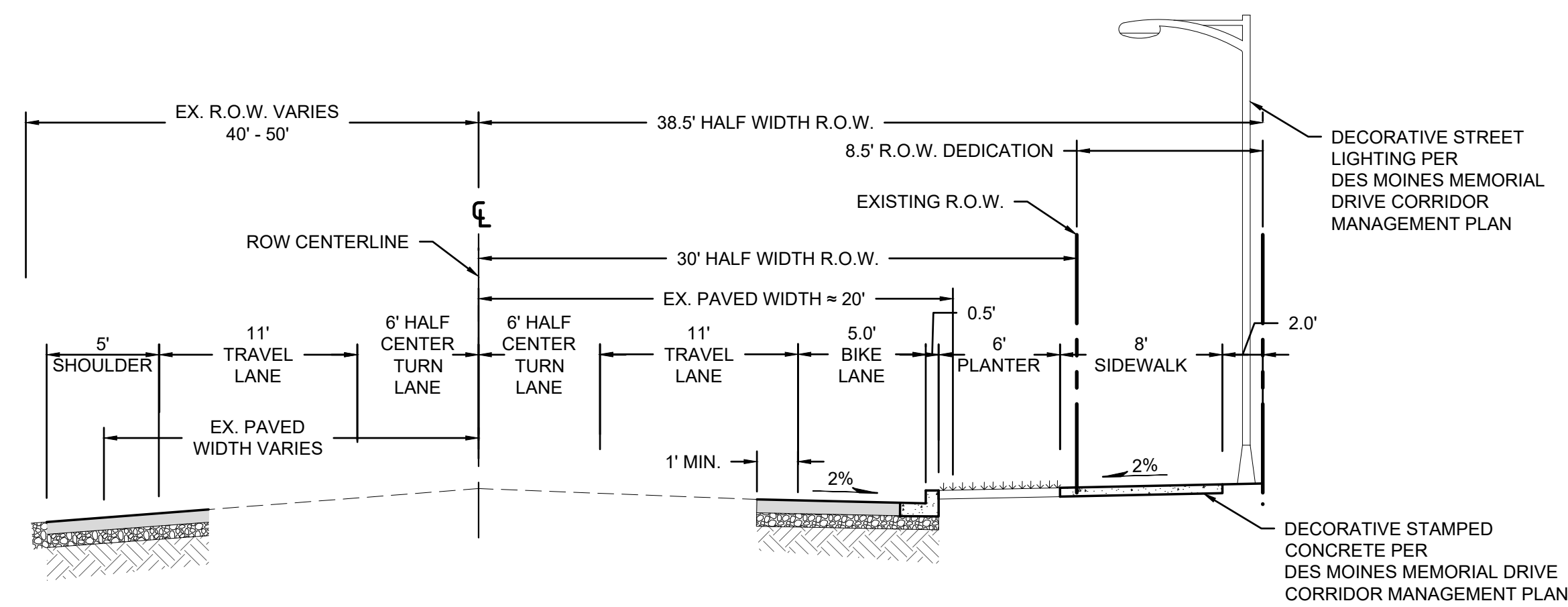
5/25/2022



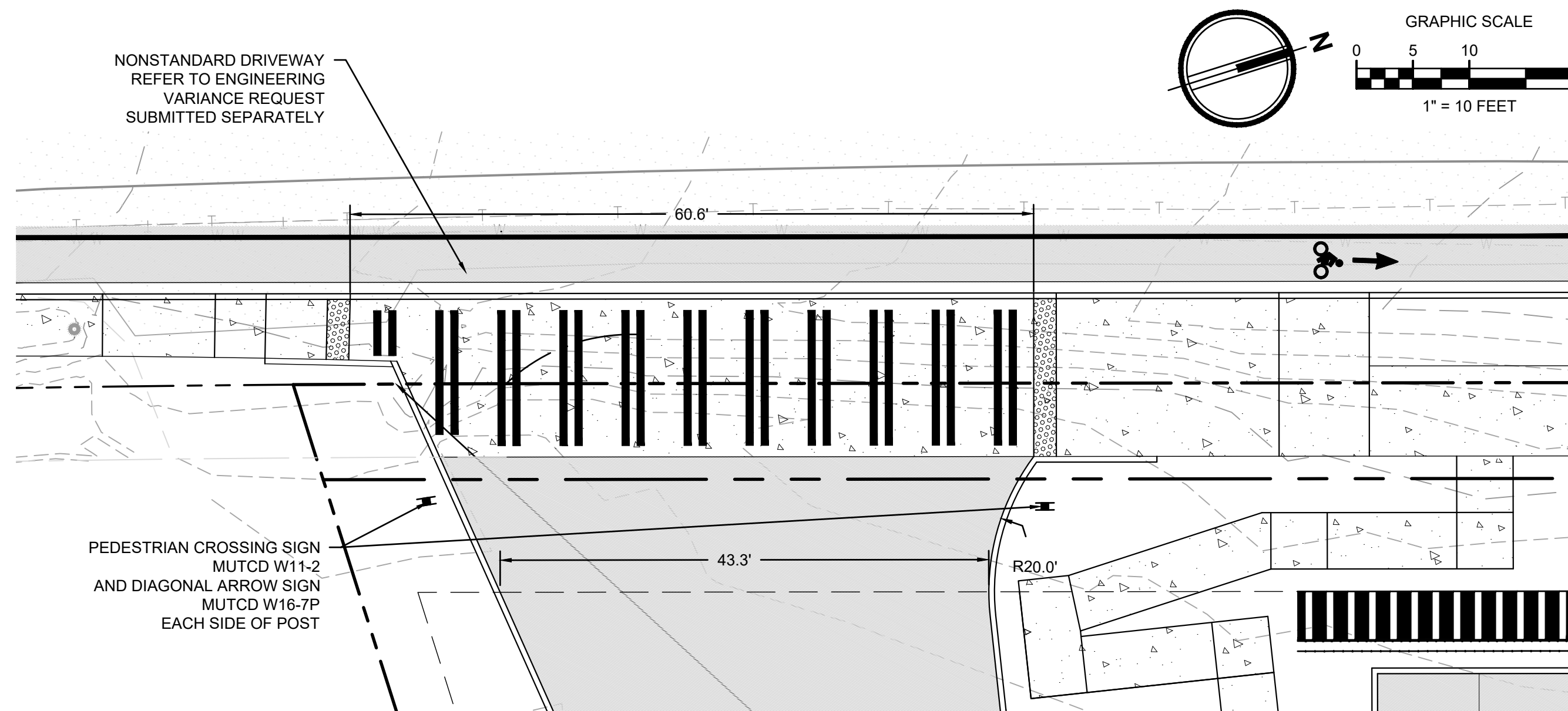
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MEMORIAL MARKER PER DMMD CORRIDOR MANAGEMENT PLAN (TYP.)

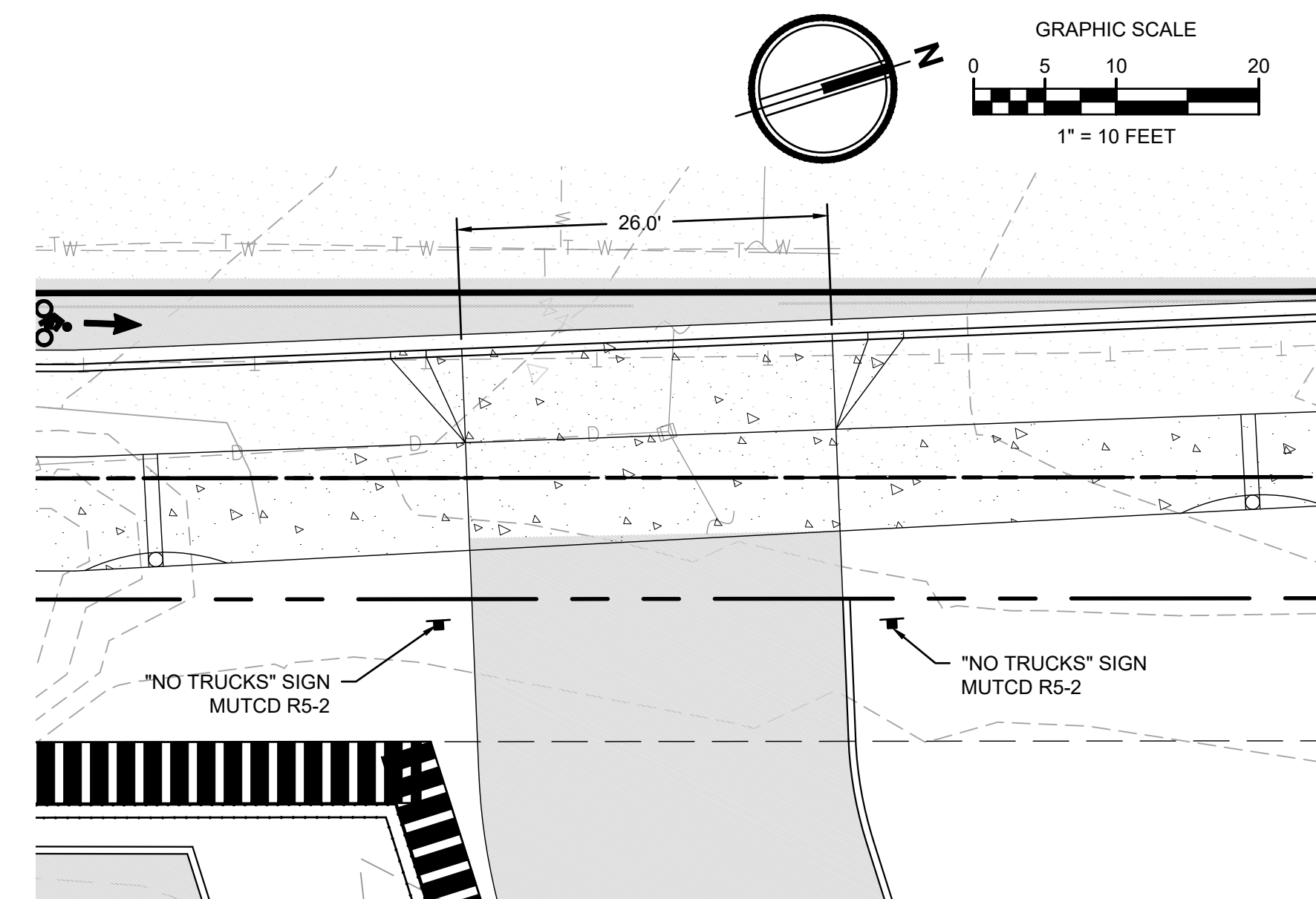


A DMMD HALF STREET SECTION
 NOT TO SCALE



NONSTANDARD DRIVEWAY
 REFER TO ENGINEERING VARIANCE REQUEST SUBMITTED SEPARATELY

PEDESTRIAN CROSSING SIGN
 MUTCD W11-2
 AND DIAGONAL ARROW SIGN
 MUTCD W16-7P
 EACH SIDE OF POST



"NO TRUCKS" SIGN
 MUTCD R5-2

"NO TRUCKS" SIGN
 MUTCD R5-2

REVISED 5/25/2022 PER CITY OF SEATAC COMMENTS DATED 3/29/2022

REVISED 2/24/2022 PER CITY OF SEATAC COMMENTS DATED 1/14/2022

REVISED 10/13/2021 PER CITY OF SEATAC COMMENTS DATED 9/3/2021

REVISED 7/16/2021 PER CITY OF SEATAC COMMENTS DATED 5/28/2021

Revisions:

Sheet Title:

DES MOINES MEMORIAL DRIVE IMPROVEMENTS

Designed by: MW Drawn by: TS Checked by: BB

Sheet No.

SPR2

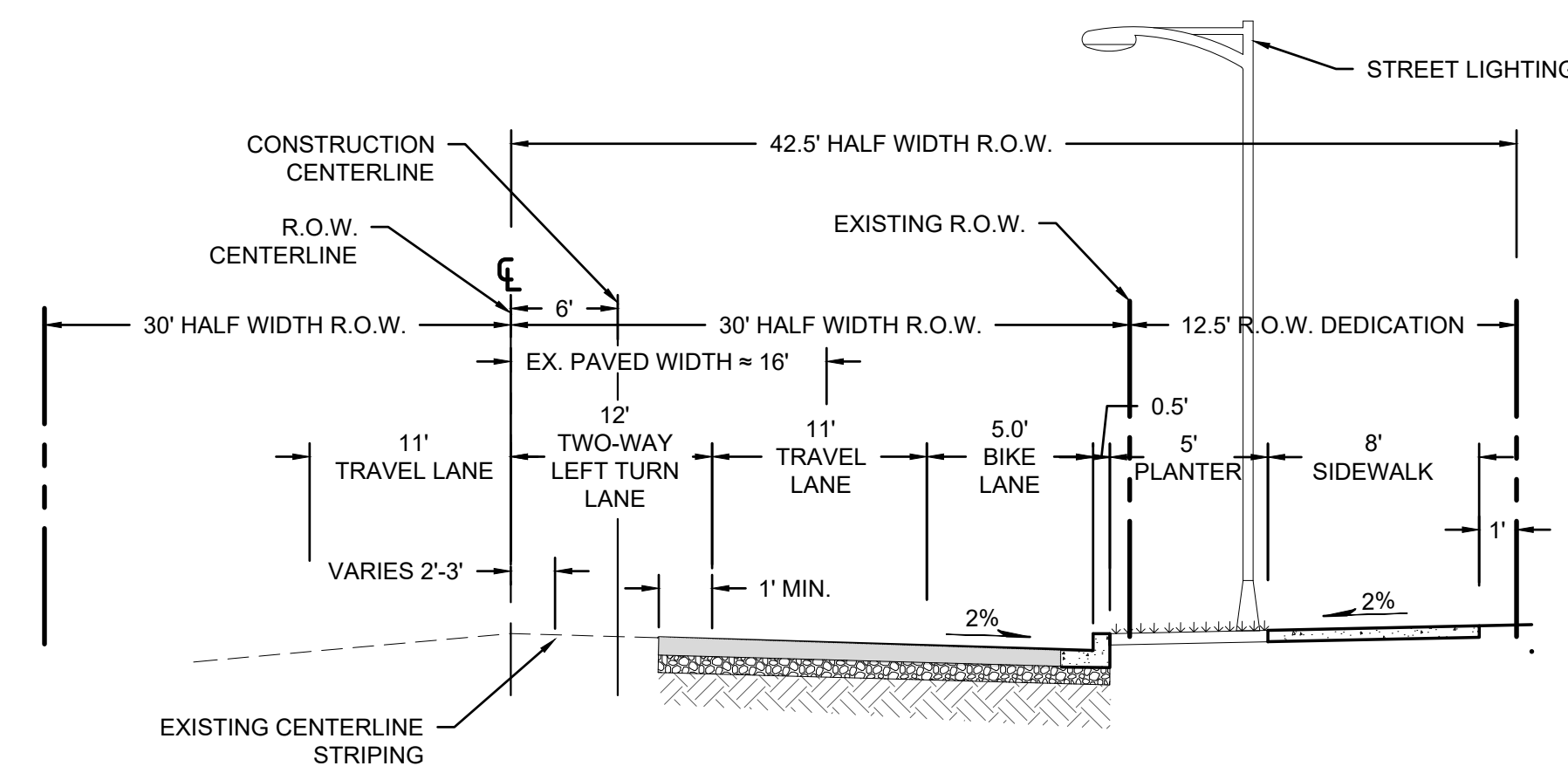
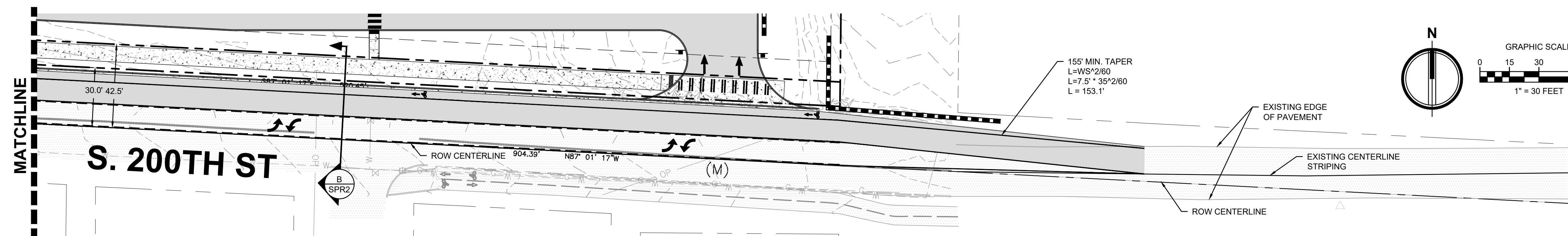
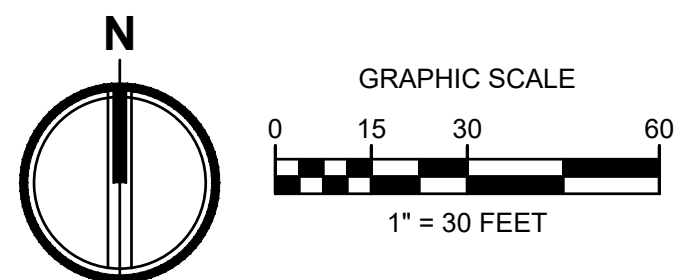
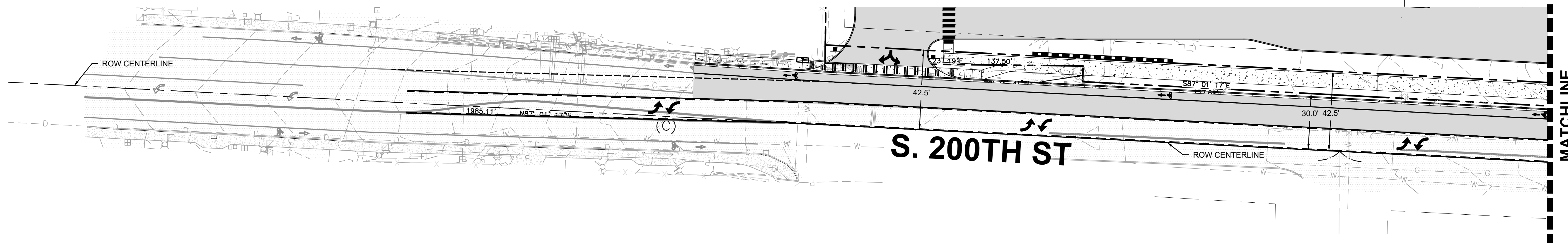
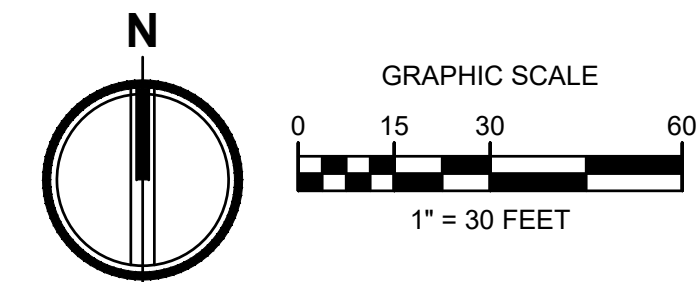
2 of 3 Sheets



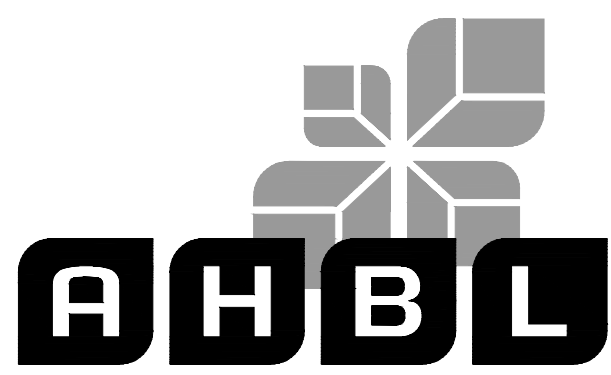
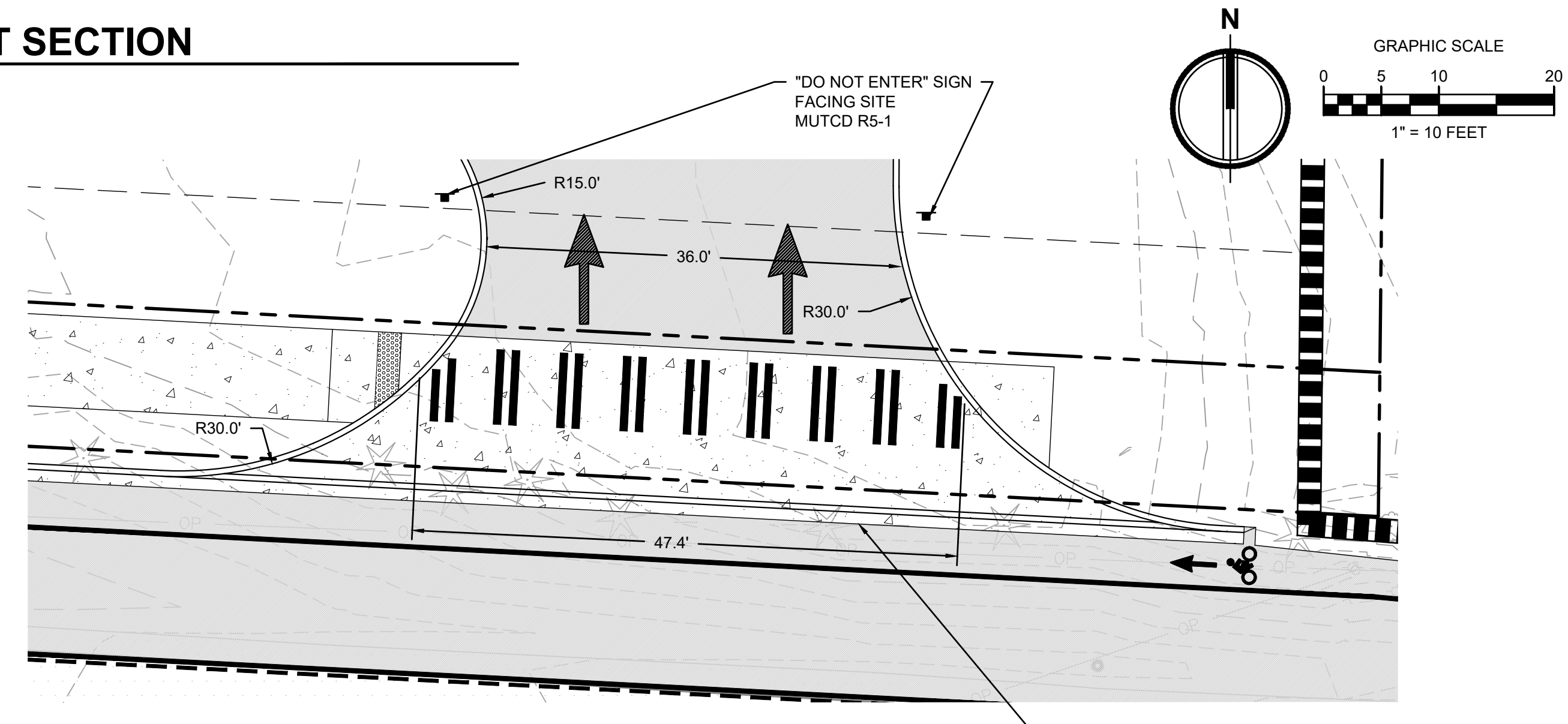
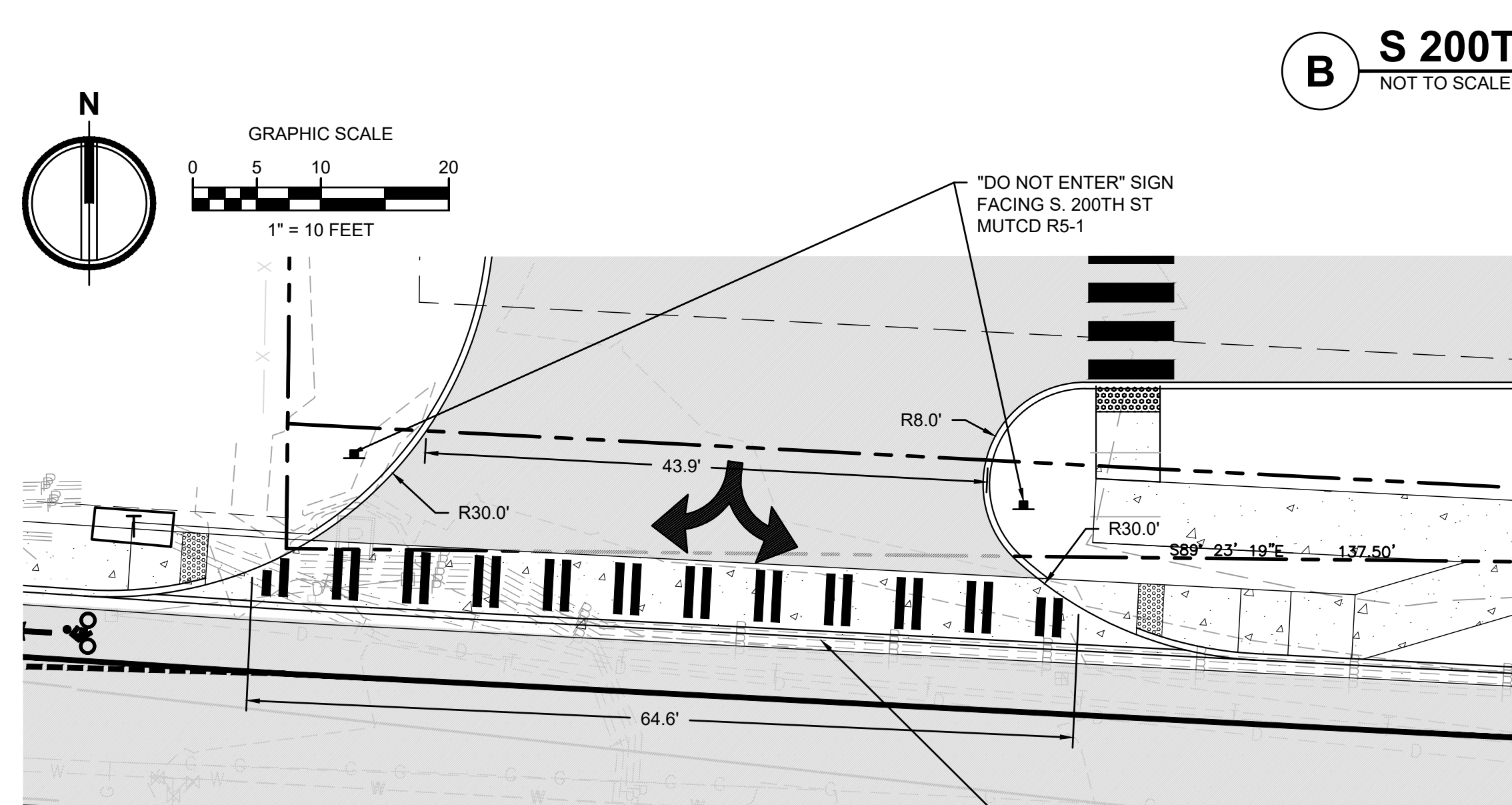
Know what's below.
 Call before you dig.

BRIDGE POINT SEATAC 300

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 5, TWN. 22 N., RGE. 04 E. W.M. KING COUNTY, WASHINGTON.



(B) S 200TH HALF STREET SECTION
NOT TO SCALE



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Client:
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KYLE SIEKAWITZ
PH: (425) 749-4325

Project No.
2200531.10

Issue Set & Date:
SITE PLAN REVIEW

5/25/2022



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REVISOR: REVISED 2/24/2022 PER CITY OF SEATAC COMMENTS DATED 1/14/2022

REVISOR: REVISED 10/13/2021 PER CITY OF SEATAC COMMENTS DATED 9/3/2021

REVISOR: REVISED 7/16/2021 PER CITY OF SEATAC COMMENTS DATED 5/26/2021

Revisions:

Sheet Title:

SOUTH 200TH STREET IMPROVEMENTS

Designed by: MW
Drawn by: TS
Checked by: BB

Sheet No.

SPR2

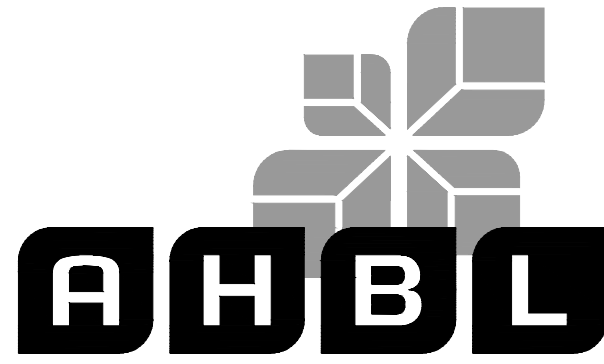
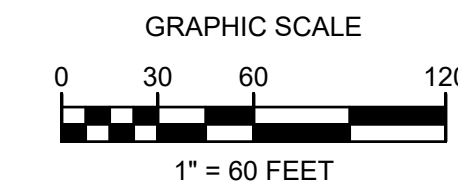
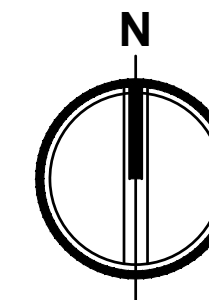
2 of 3 Sheets



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REVISED 10/13/2021 PER CITY OF SEATAC COMMENTS DATED 9/3/2021

REVISED 7/16/2021 PER CITY OF SEATAC COMMENTS DATED 5/28/2021

Revisions:

Sheet Title:

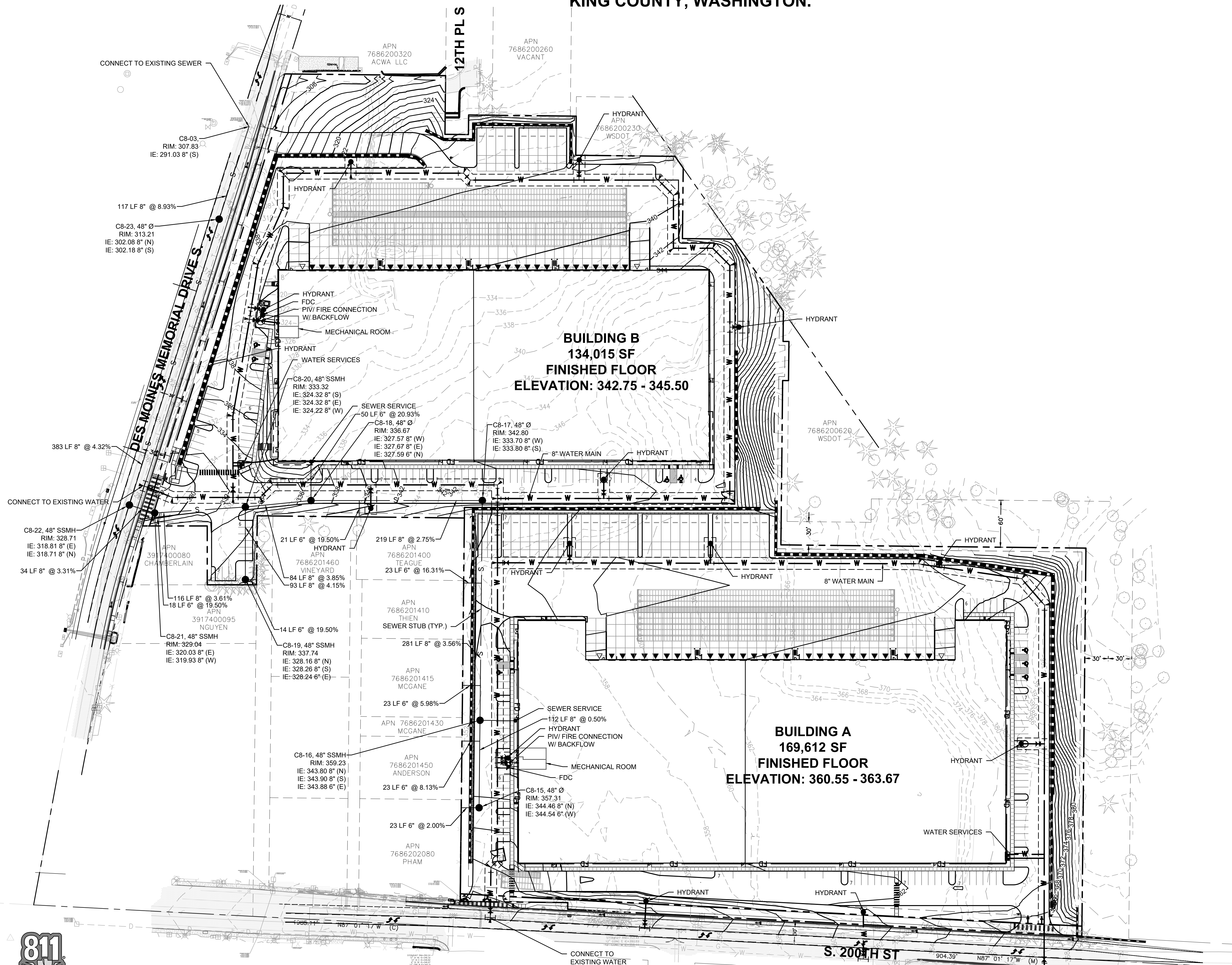
PRELIMINARY UTILITY PLAN

Designed by: MW
Drawn by: TS
Checked by: BB

Sheet No.

SPR4

3 of 3 Sheets



Know what's below.
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ABBREVIATIONS

ABV	ABOVE	QTY	QUANTITY
ADJ	ADJACENT	QUAL	QUALITY
ALT	ALTERNATE		
ALN	ALIGN	RAD/r	RADIUS
APPRX	APPROXIMATE	RD	ROOF DRAIN
ARCH	ARCHITECTURAL	REBAR	REINFORCING BAR
ASPH	ASPHALT	REF	REFER OR REFERENCE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	REINF	REINFORCED / REINFORCING
		REM	REMOVE
BIO	BIO-INFILTRATION	REPL	REPLACE
BM	BENCH MARK	REQD	REQUIRED
BLDG	BUILDING	REV	REVISE / REVISION
BO	BY OTHERS	ROW	RIGHT-OF-WAY LINE
BOT	BOTTOM		
BS	BOTH SIDES	SCH	SCHEDULE
		SD	STORM DRAIN
		SECT	SECTION
CAL	CALIPER	SPEC	SPECIFICATION
CB	CATCH BASIN	SQ	SQUARE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	SS	SANITARY SEWER / STAINLESS STEEL
		ST	STONE
CI	CAST IRON	STA	STATION
CIPC	CAST-IN-PLACE CONCRETE	STD	STANDARD
CJ	CONTROL JOINT	STL	STEEL
CL	CENTERLINE	SYM	SYMMETRICAL
CLR	CLEAR	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	STRUCT	STRUCTURAL
CO	CLEAN OUT	SW	SIDEWALK
COL	COLUMN		
CONC	CONCRETE	T	TREAD / THICK
CONST	CONSTRUCTION	TC	TOP OF CURB
CONT	CONTINUOUS	TEMP	TEMPORARY
CP	COORDINATES POINT / CENTER POINT	THK	THICKNESS
CTR	CENTER	TOC	TOP OF CONCRETE
		TOS	TOP OF SLAB/ STEEL
		TOW/TW	TOP OF WALL
		TYP	TYPICAL
DBL	DOUBLE	UNO	UNLESS NOTED OTHERWISE
DBH	DIAMETER AT BREAST HEIGHT		
DEMO	DEMOLISH / DEMOLITION		
DET	DETAIL	V	VENT / VOLT/ VALVE
DIA	DIAMETER	(V)	VERIFY
DIM	DIMENSION	VERT	VERTICAL
DS	DOWNSPOUT	VOL	VOLUME
DWG	DRAWING		
		XFMR	TRANSFORMER
EA	EACH		
EJ	EXPANSION JOINT	&	AND
ELEC	ELECTRICAL	<	ANGLE
ELEV	ELEVATION	@	AT
ENCL	ENCLOSURE	¢	CENTERLINE
EOP	EDGE OF PAVEMENT	¢	PROPERTY LINE
EQUIP	EQUIPMENT	∅	DIAMETER
EW	EACH WAY	±	PLUS OR MINUS
EXIST	EXISTING	#	NUMBER
FBO	FURNISHED BY OWNER		
FDC	FIRE DEPARTMENT CONNECTION		
FG	FINISH GRADE		
FOC	FACE OF CONCRETE		
FOW	FACE OF WALL		
FS	FINISHED SURFACE		
FTG	FOOTING		
FURN	FURNITURE/ FURNISHED		
GA	GAUGE		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GND	GROUND		
GV	GATE VALVE		
HOR	HORIZONTAL		
HR	HOUR		
HT/H	HEIGHT / HIGH		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		
ID	INSIDE DIAMETER		
INCL	INCLUDING		
INFO	INFORMATION		
INT	INTERIOR		
MAS	MASONRY		
MAT	MATERIAL		
MAX	MAXIMUM		
MECH	MECHANICAL		
MED	MEDIUM		
MET/MTL	METAL		
MFR	MANUFACTURER		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MIX	MIXTURE		
N	NORTH		
N/A	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OH	OVERHEAD		
PA	PLANTING AREA		
PC	PORTLAND CEMENT/PRECAST CONCRETE		
PL	PROPERTY LINE		
POLY	POLYETHYLENE		
PT	PRESSURE TREATED		
PVC	POLYVINYL CHLORIDE		

GENERAL NOTES

- SEE SPECIFICATIONS FOR PLANT MATERIAL, TOP SOIL AND PLANTING MIX TYPES AND DEPTH, MULCHING, SOIL AMENDMENTS, FERTILIZERS AND WARRANTIES.
- PLANTING SHALL CONFORM TO ALL CITY OF SEATAC CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
- CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

GENERAL SYMBOLS LEGEND

	MATCHLINE
	PROJECT LIMIT / LIMITS OF WORK
	PROPERTY LINE / RIGHT-OF-WAY
	BUILDING SETBACK
	CENTER LINE
	OVERHEAD BUILDING OR CANOPY
	EXISTING STRUCTURE
	PROPOSED STRUCTURE

GRAPHIC SYMBOLS LEGEND

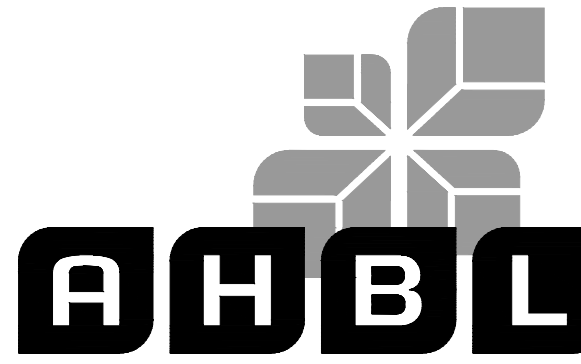
	AREA OF ENLARGEMENT
	DETAIL REFERENCE
	ELEVATION
	SECTION
	ALIGN (FACES OR EDGES)
	BREAK LINE
	REVISION NUMBER
	REVISION CLOUD

SHEET LIST

Sheet Number	Sheet Title
L0.00	COVER SHEET
L0.01	OVERALL TREE RETENTION PLAN
L0.02	TREE RETENTION PLAN
L0.03	TREE RETENTION PLAN
L0.04	TREE RETENTION PLAN
L0.05	TREE RETENTION PLAN
L0.06	TREE RETENTION PLAN
L0.07	TREE RETENTION PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L1.06	LANDSCAPE PLAN
L1.07	PLANTING SCHEDULE
L2.00	SOILS PLAN
L3.00	PLANTING DETAILS
L4.00	PLANTING SPECIFICATIONS



Know what's below.
Call before you dig.



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

1200 6th Avenue, Suite 1620, Seattle, WA 98101
206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

Project Title:

**BRIDGE POINT
SEATAC 300**

Client:
**BRIDGE DEVELOPMENT
PARTNERS, LLC**

10655 NE 4TH STREET, SUITE 500
BELLEVUE, WA 98004

KYLE SIEKAWITCH
PH: (425) 749-4325

Project No.

2200531.40

Issue Set & Date:

**SITE DEVELOPMENT
PERMIT SET**

03/11/22



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▲ REVISED 06/06/2022 SEPA RESPONSES

▲ REVISED 02/25/2022 SEPA RESPONSES

▲ REVISED 01/21/2022 PER CITY OF SEATAC COMMENTS DATED 01/14/2022

▲ REVISED 10/11/2021 PER CITY OF SEATAC COMMENTS DATED 9/3/2021

▲ REVISED 7/16/2021 PER CITY OF SEATAC COMMENTS DATED 5/28/2021

Revisions:

Sheet Title:

COVER SHEET

Designed by: MS Drawn by: HS/EH/SW Checked by: MS

Sheet No.

L0.00

1 of 19 sheets



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1200 6th Avenue, Suite 1620, Seattle, WA 98101
206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

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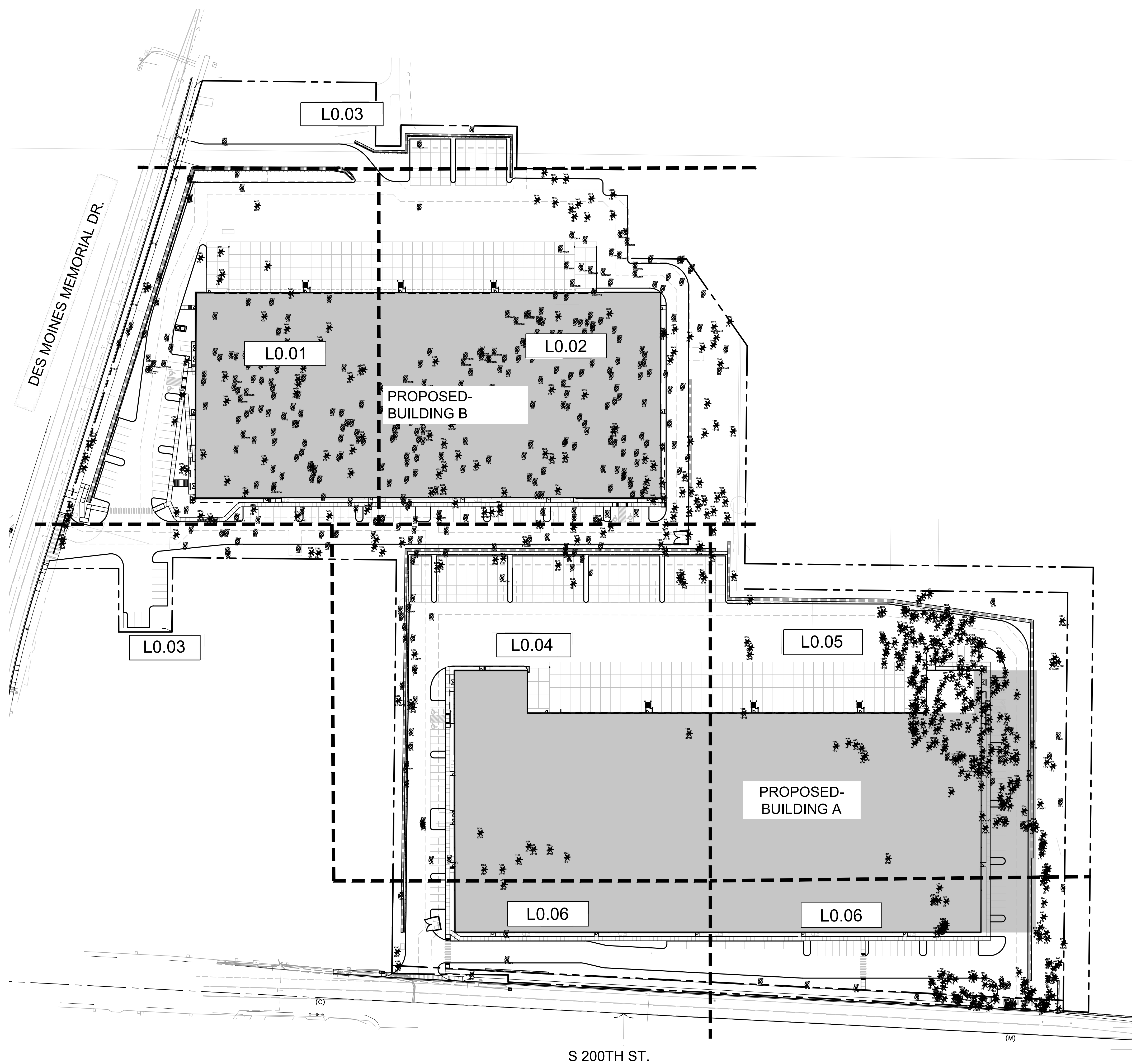
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03/11/22



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SIGNIFICANT TREE RETENTION CALCULATIONS 15.445.420
TOTAL SIGNIFICANT TREES: 466

	*REQUIRED	PROPOSED
SIGNIFICANT TREES TO BE REMOVED	NO MORE THAN 410	466
% OF SIGNIFICANT TREES TO BE RETAINED*	12%	0%
SIGNIFICANT TREES TO BE RETAINED	56	0
REPLACEMENT TREES	168	169

* SMC 15.445.420
12% SIGNIFICANT TREES ON SITE SHALL BE SAVED. TREES LOCATED IN THE FOLLOWING AREAS ARE NOT REQUIRED TO BE SAVED: THE BUILDING FOOTPRINT, WITHIN A PRIVATE ACCESS EASEMENT, INTERIOR ROAD, AND PROPOSED UTILITY EASEMENT. A SIGNIFICANT TREE IS 8"DBH EVERGREEN AND 12"DBH DECIDUOUS (EXCLUDING POPLAR).

LEGEND

- TREE TO BE REMOVED
- TREE TO BE RETAINED OUTSIDE OF PROPERTY LINE. NOT INCLUDED IN CALCULATIONS.
- PROPERTY LINE
- RETAINING WALL, SEE CIVIL
- TREE NUMBER
- DBH SPECIES

SPECIES KEY

- A: ALDER
- C: CEDAR
- CH: CHERRY
- CT: COTTONWOOD
- F: FIR
- M: MAPLE
- MA: MADRONA
- P: PINE
- U: UNKNOWN
- U: UNKNOWN DEAD
- OAK: OAK

GRAPHIC SCALE
0 30 60 120 FEET
1" = 60 FEET

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Revisions:

OVERALL TREE RETENTION PLAN

Designed by: MS Drawn by: HS/EH/SW Checked by: MS

Sheet No.

L0.01



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1200 6th Avenue, Suite 1620, Seattle, WA 98101
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Project Title:

BRIDGE POINT SEATAC 300

Client:
BRIDGE DEVELOPMENT PARTNERS, LLC

10655 NE 4TH STREET, SUITE 500
BELLEVUE, WA 98004
KYLE SIEKAWITCH
PH: (425) 749-4325

Project No.
2200531.40

Issue Set & Date:
SITE DEVELOPMENT PERMIT SET
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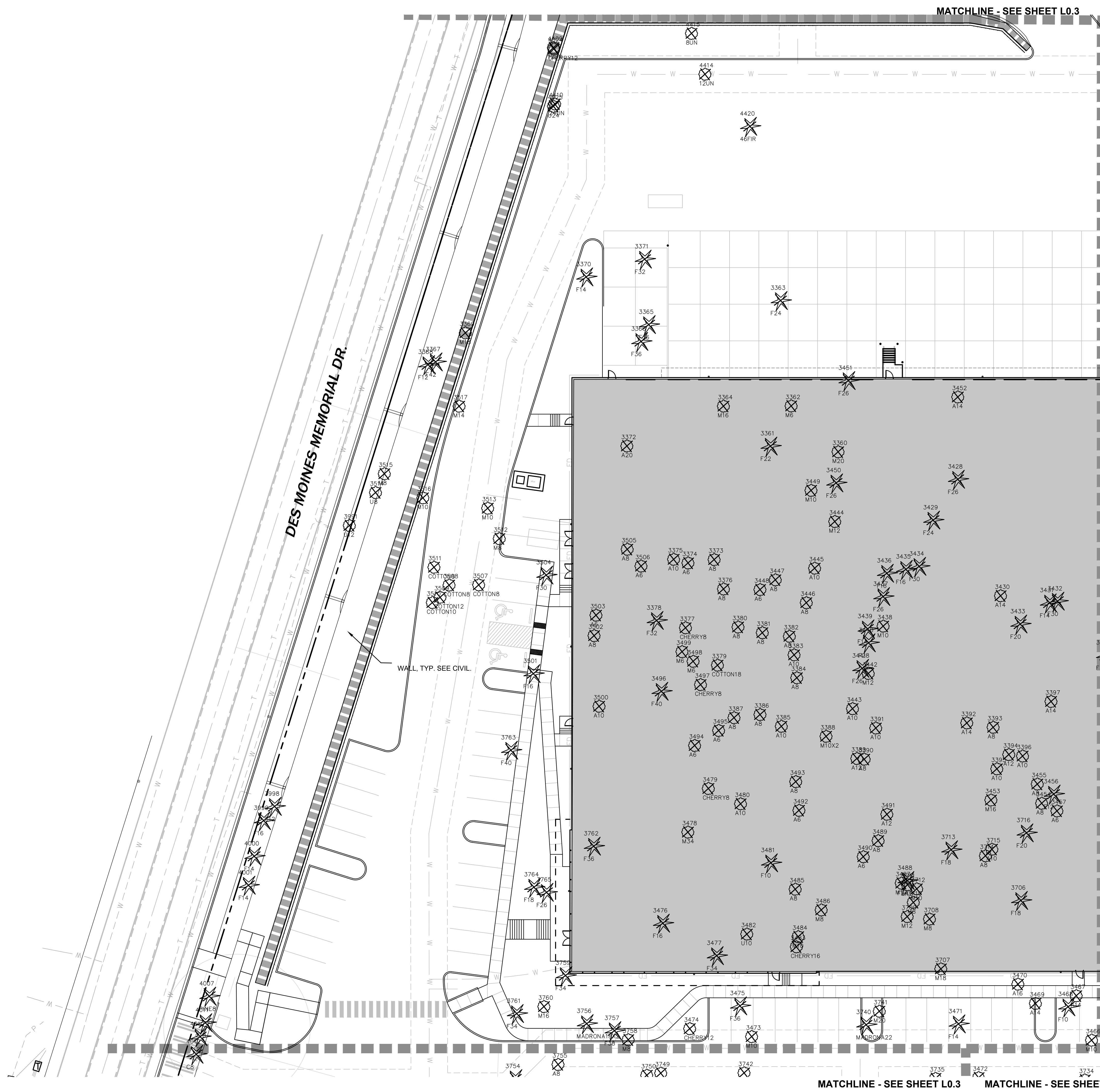
TREE RETENTION PLAN

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Drawn by: HS/EH/SW
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Sheet No.

L0.02

3 of 19 sheets



MATCHLINE - SEE SHEET L0.3

MATCHLINE - SEE SHEET L0.3

MATCHLINE - SEE SHEET L0.4

MATCHLINE - SEE SHEET L0.2

NOTES

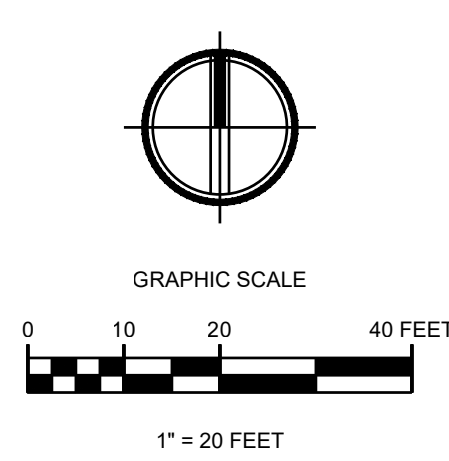
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- TREE NUMBER
- DBH SPECIES

SPECIES KEY

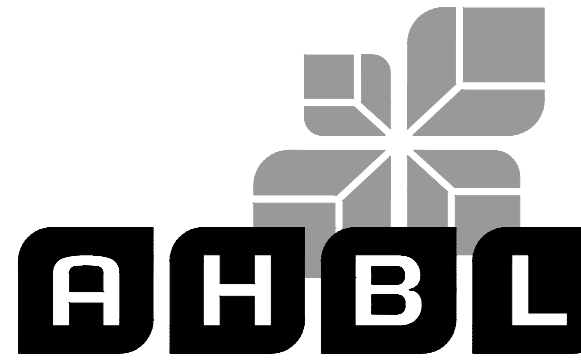
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MATCHLINE - SEE SHEET L0.3



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KYLE SIEKAWITCH
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Project No.:

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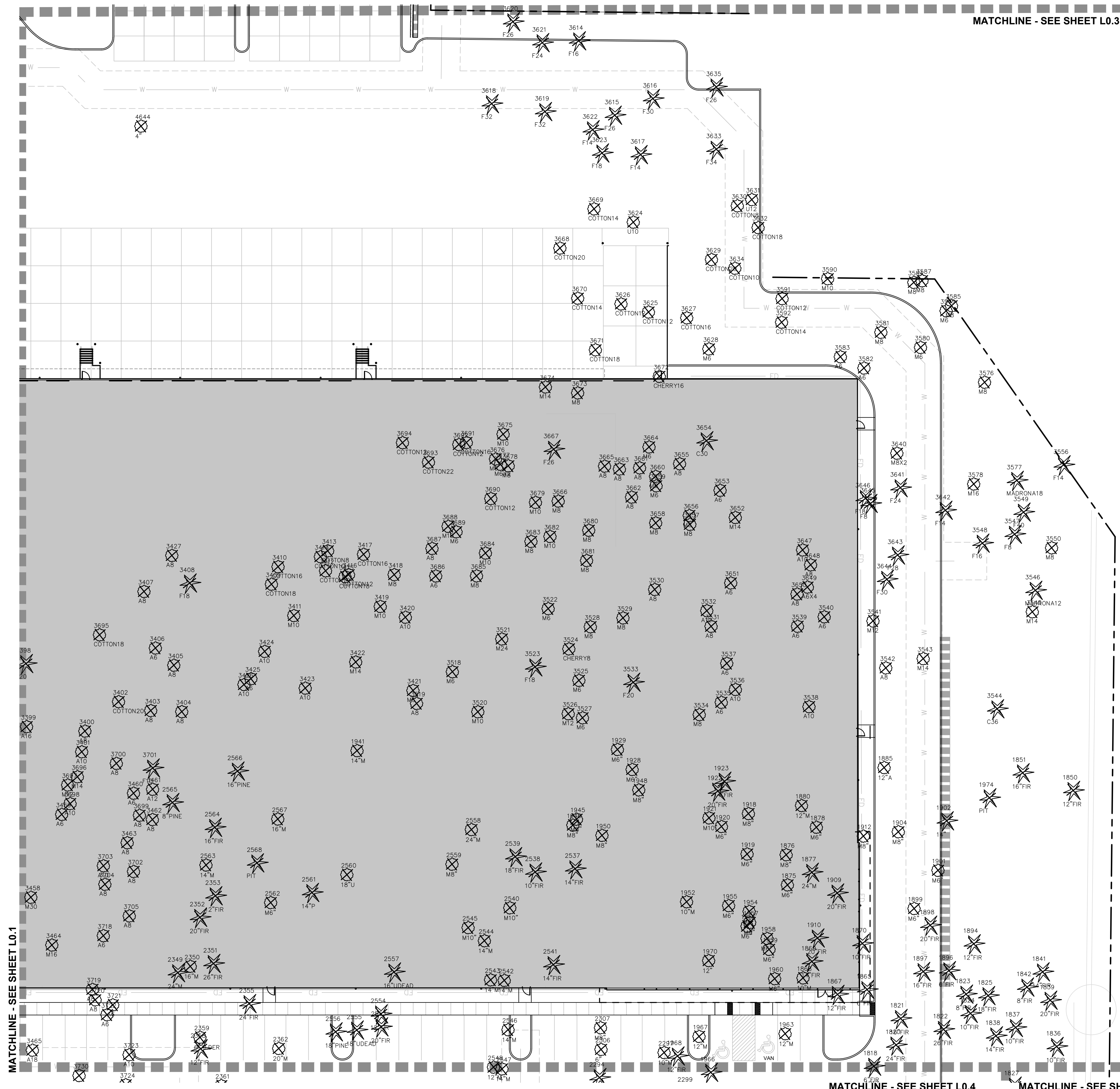
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L0.03

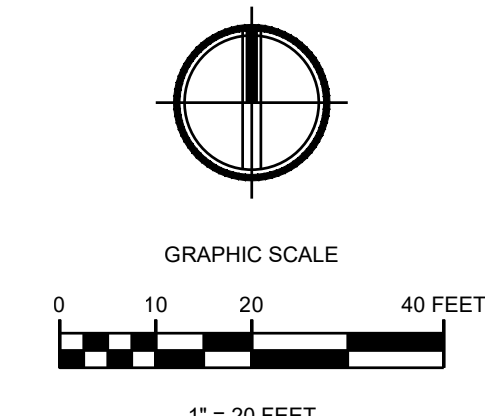
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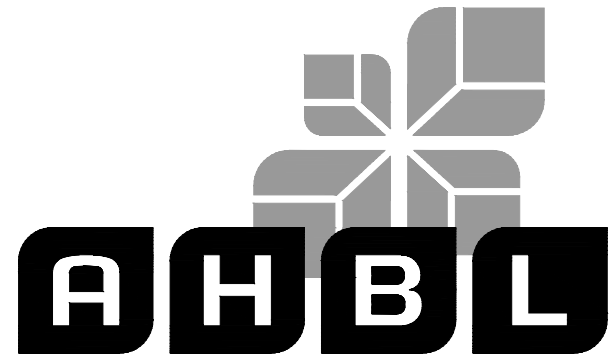


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MATCHLINE - SEE SHEET L0.4

MATCHLINE - SEE SHEET L0.5





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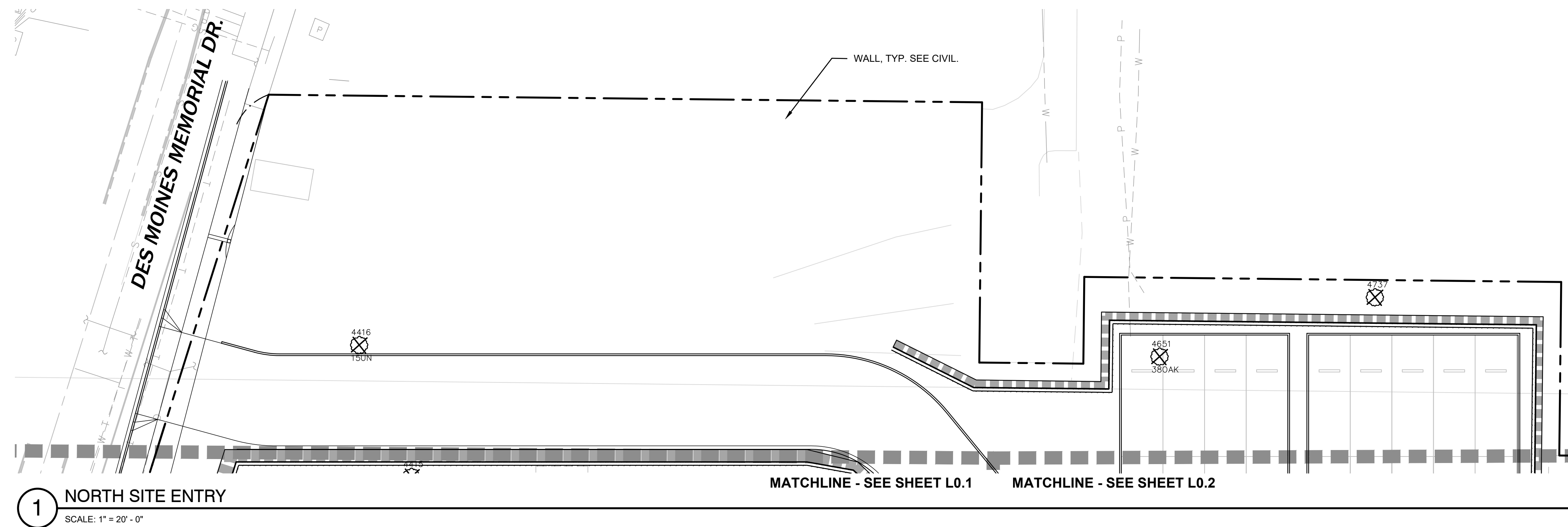
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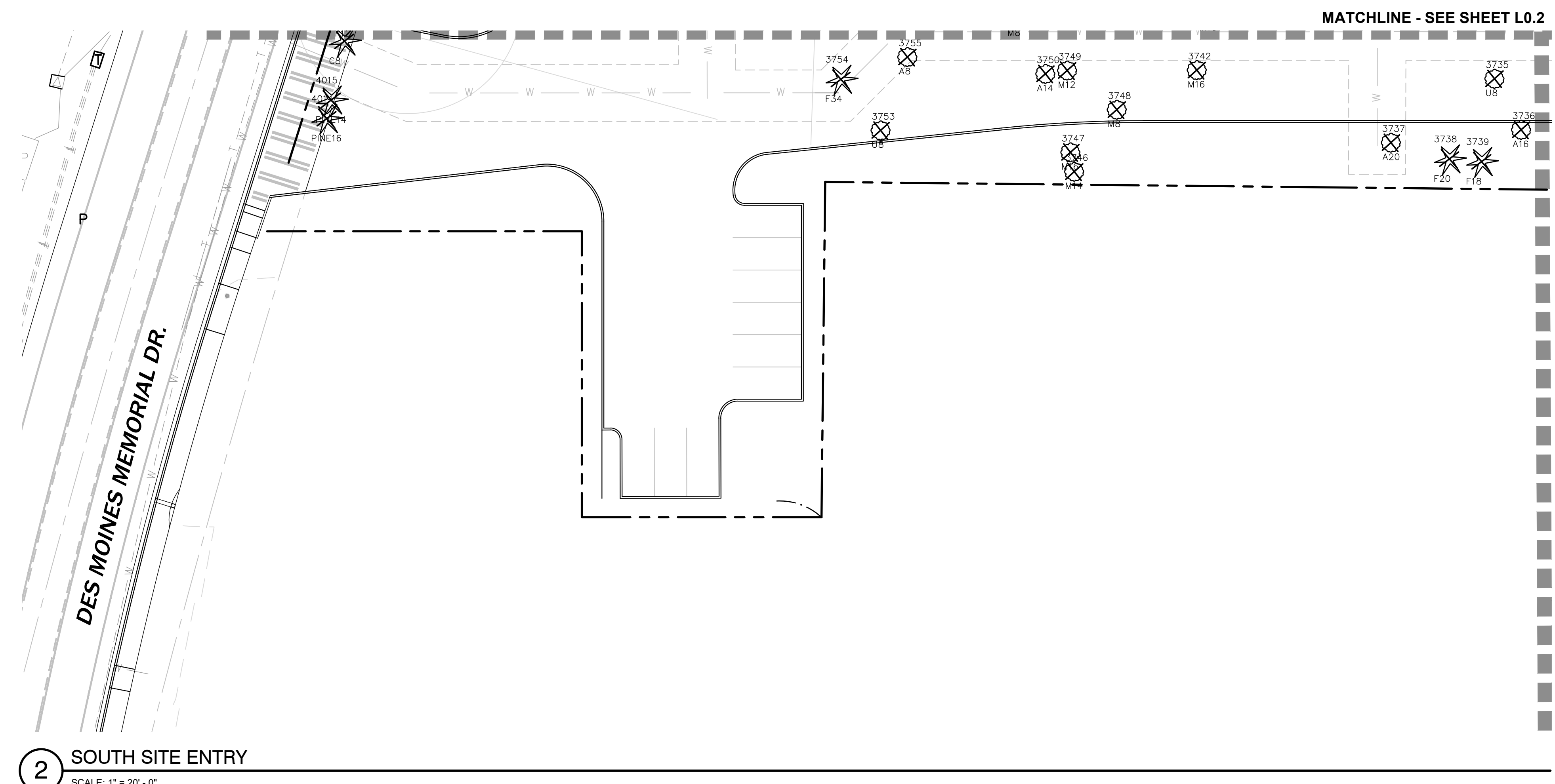
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1 NORTH SITE ENTRY
SCALE: 1" = 20' - 0"

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2 SOUTH SITE ENTRY
SCALE: 1" = 20' - 0"

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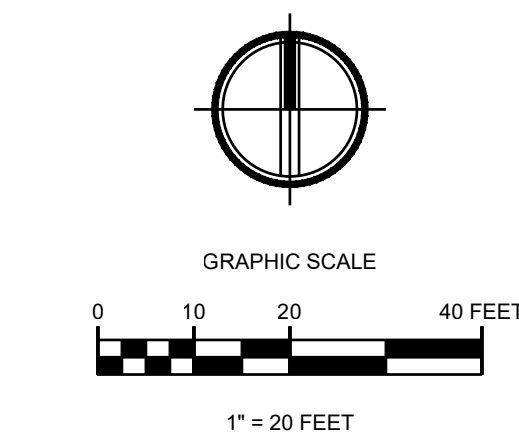
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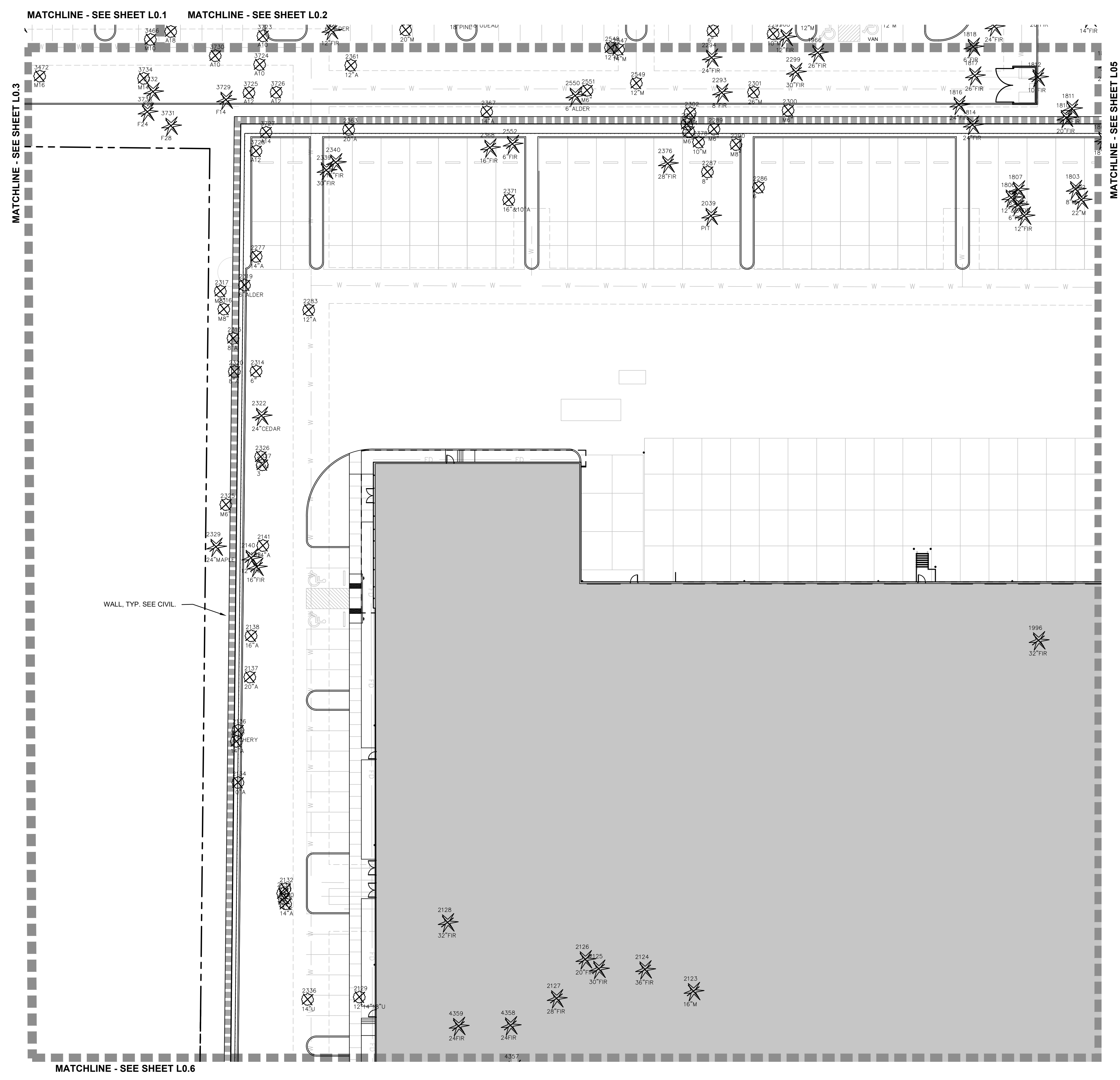
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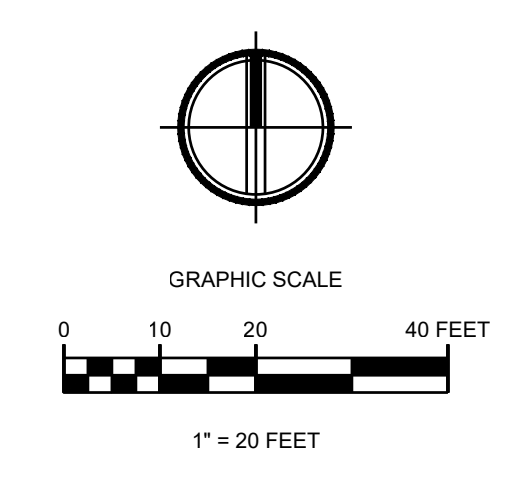
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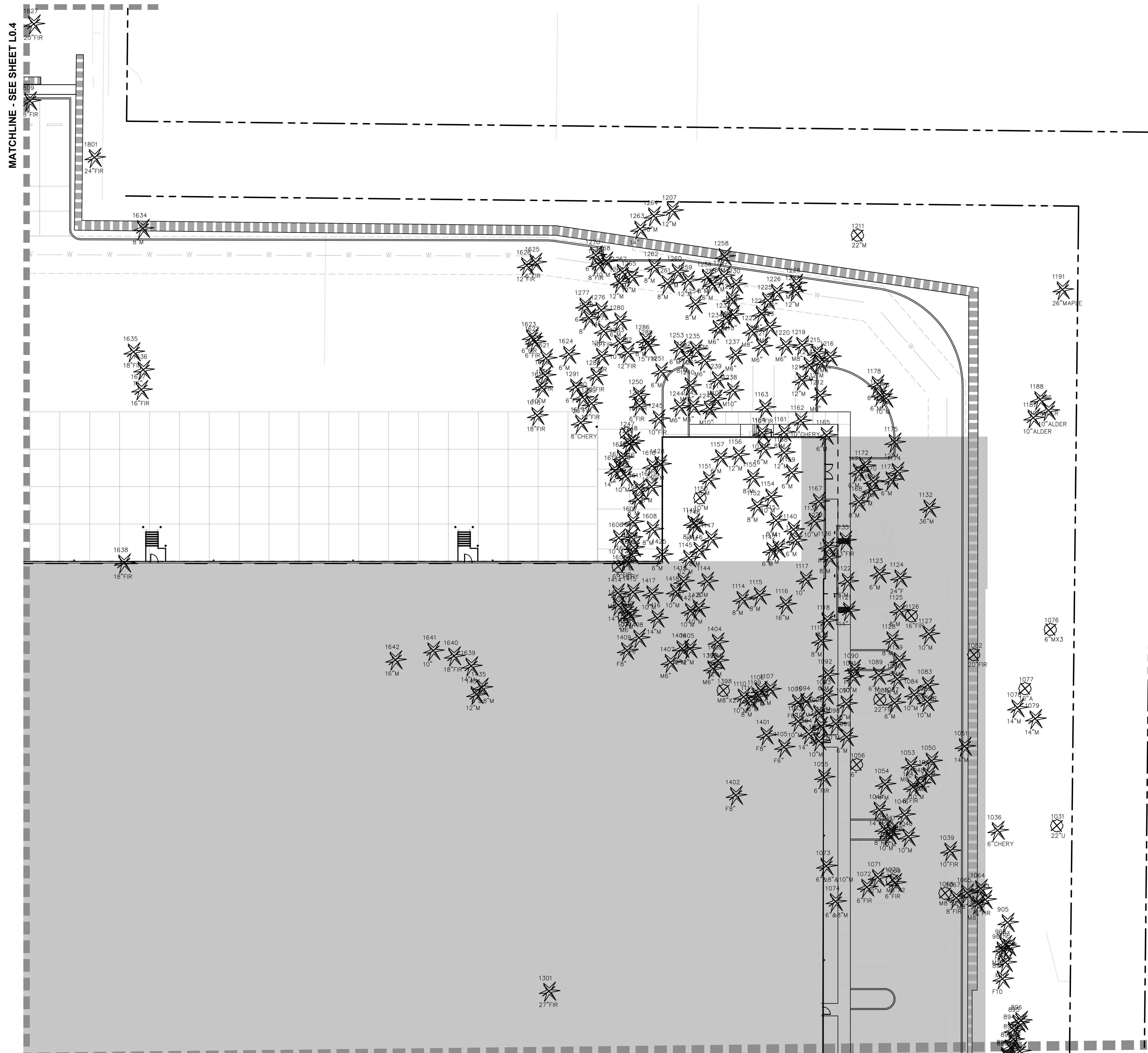
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MATCHLINE - SEE SHEET L0.2

MATCHLINE - SEE SHEET L0.4



MATCHLINE - SEE SHEET L0.6

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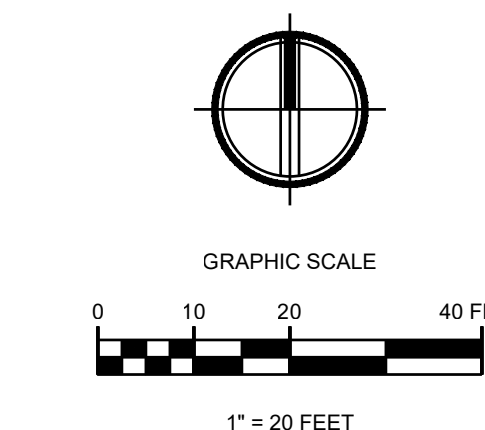
TREE RETENTION PLAN

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L0.06

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GENERAL LANDSCAPE NOTES

1. PLANTING SHALL CONFORM TO ALL SEATAC CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES / TRIANGULAR AREAS.
2. ALL TREES ADJACENT TO WALKWAYS SHALL HAVE A SEVEN FOOT MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING. THIS MAY BE REDUCED IF TREES ARE MORE THAN FIVE FEET FROM THE BACK OF SIDEWALK. MINIMUM HEIGHT CLEARANCES OF EXISTING TREES ADJACENT TO NEW ROAD SHALL BE 15 FEET ABOVE THE FINISHED ROADWAY GRADE.
3. CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
4. INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
5. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUND COVER QUANTITIES.
7. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
8. SEE SHEETS L0.00 - L0.06 FOR TREE RETENTION PLANS.

LANDSCAPE CODE ANALYSIS

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN CITY OF SEATAC ZONING CODE CHAPTER 15.445 LANDSCAPING AND TREE RETENTION INDUSTRIAL(I) ZONE

SITE ZONE:	INDUSTRIAL (I)
ADJACENT ZONES:	LOW DENSITY RESIDENTIAL (UL-7200) INDUSTRIAL (I) AVIATION COMMERCIAL (AVU) LANDSCAPE BUFFER

STREET FRONTAGE BUFFER LANDSCAPING (15.455.210)
*DRIVEWAYS NOT INCLUDED IN CALCULATIONS.

- (1) TYPE 2 FILTERED SCREEN. 10' WIDTH MIN.
DECIDUOUS (50% MIN.): MAX. 20' O.C.
EVERGREEN (30% MIN.): MAX. 15' O.C.
EVERGREEN SHRUBS: MAX 5' O.C., 6' HT.
NATIVE /DROUGHT TOLERANT GROUND COVER

PERIMETER BUFFER LANDSCAPING (15.455.270, 15.445.010 C, 15.445.240)

- (1) BUILDING FACADE. 5' WIDTH MIN.
A. TYPE 5
NATIVE /DROUGHT TOLERANT SHRUBS: MAX 5' O.C.
NATIVE /DROUGHT TOLERANT GROUND COVER

- (2) SIDE AND REAR. 5' WIDTH MIN.
A. TYPE 2
DECIDUOUS (50% MIN.): MAX. 20' O.C.
EVERGREEN (30% MIN.): MAX. 15' O.C.
EVERGREEN SHRUBS: MAX 5' O.C., 6' HT.
NATIVE /DROUGHT TOLERANT GROUND COVER

- (3) ADJACENT TO UL. 10' WIDTH MIN.
A. TYPE 1 FULL SCREEN (15.445.240)
EVERGREEN (70% MIN.): MAX 15' O.C.
DECIDUOUS: MAX 20' O.C.
EVERGREEN SHRUBS: MAX. 4' O.C.
NATIVE /DROUGHT TOLERANT GROUND COVER

PARKING LOT LANDSCAPING (15.445.250)

- (1) TYPE 4 PARKING AREA LANDSCAPING. 5' WIDTH MIN.
MIN. PLANT AREA= 100 SF
1 TREE PER ISLAND
SHRUBS: MAX 3' HT.
NATIVE AN DROUGHT TOLERANT GROUND COVER
INTERIOR LANDSCAPE REQ.: 10% MIN.

- BUILDING A:
PARKING AREA: 102,034 SF
INTERIOR LANDSCAPE PROVIDED: 11% (10,919 SF)

PARKING STALLS PROVIDED: 159
1 PARKING LOT ISLAND REQUIRED PER 7 STALLS
PARKING LOT ISLANDS REQ.= 22
PARKING LOT ISLAND PROVIDED =28
PARKING LOT TREES REQ.= 22
PARKING LOT TREES PROVIDED= 28

- BUILDING B:
PARKING AREA: 68,332 SF
INTERIOR LANDSCAPE PROVIDED: 15% (10,382 SF)

PARKING STALLS PROVIDED: 109
1 PARKING LOT ISLAND REQUIRED PER 7 STALLS
PARKING LOT ISLANDS REQ.= 16
PARKING LOT ISLAND PROVIDED = 24
PARKING LOT TREES REQ.= 16
PARKING LOT TREES PROVIDED= 25

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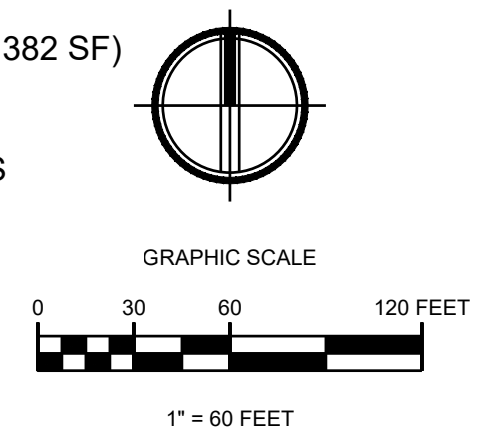
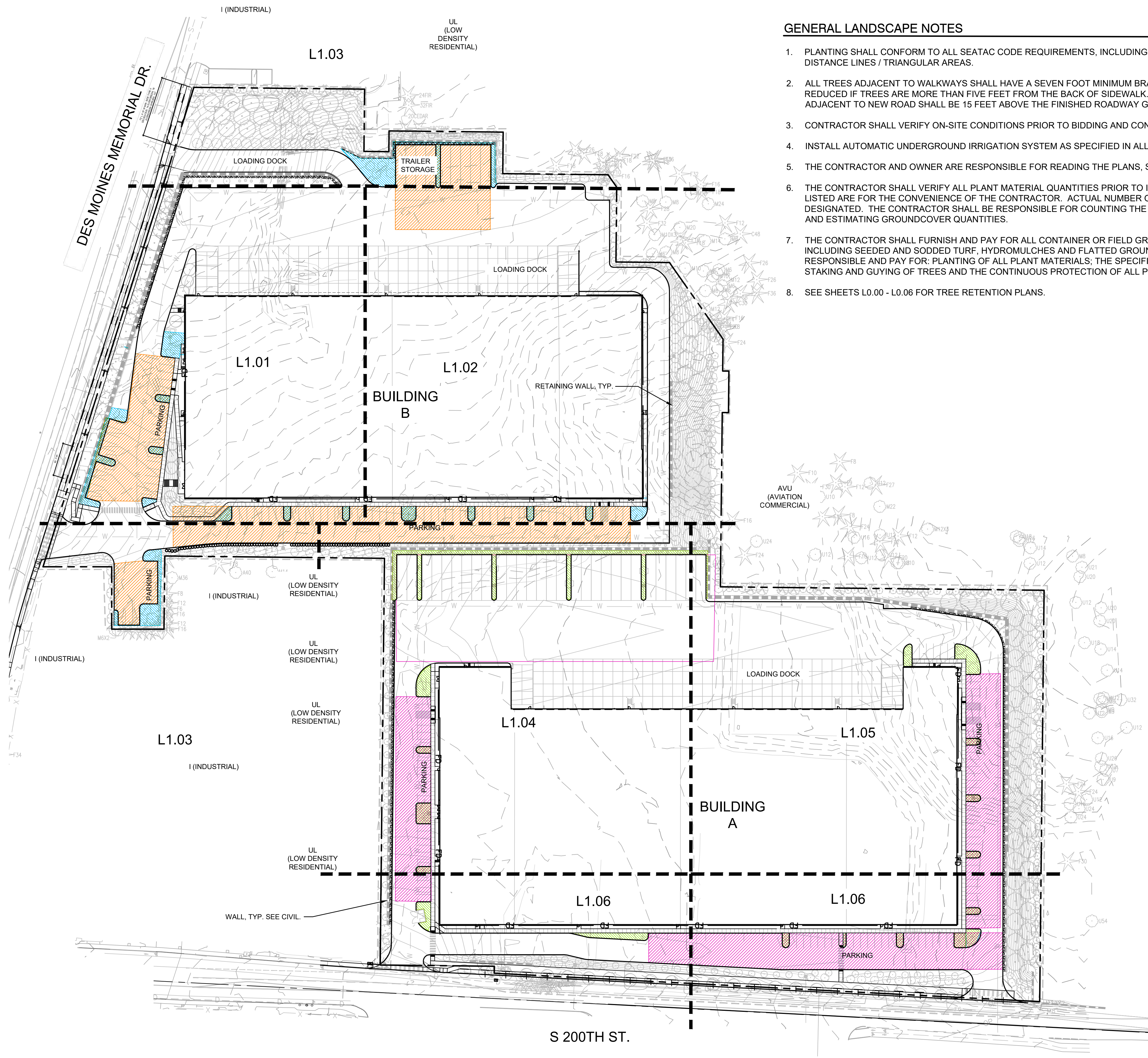
OVERALL LANDSCAPE PLAN

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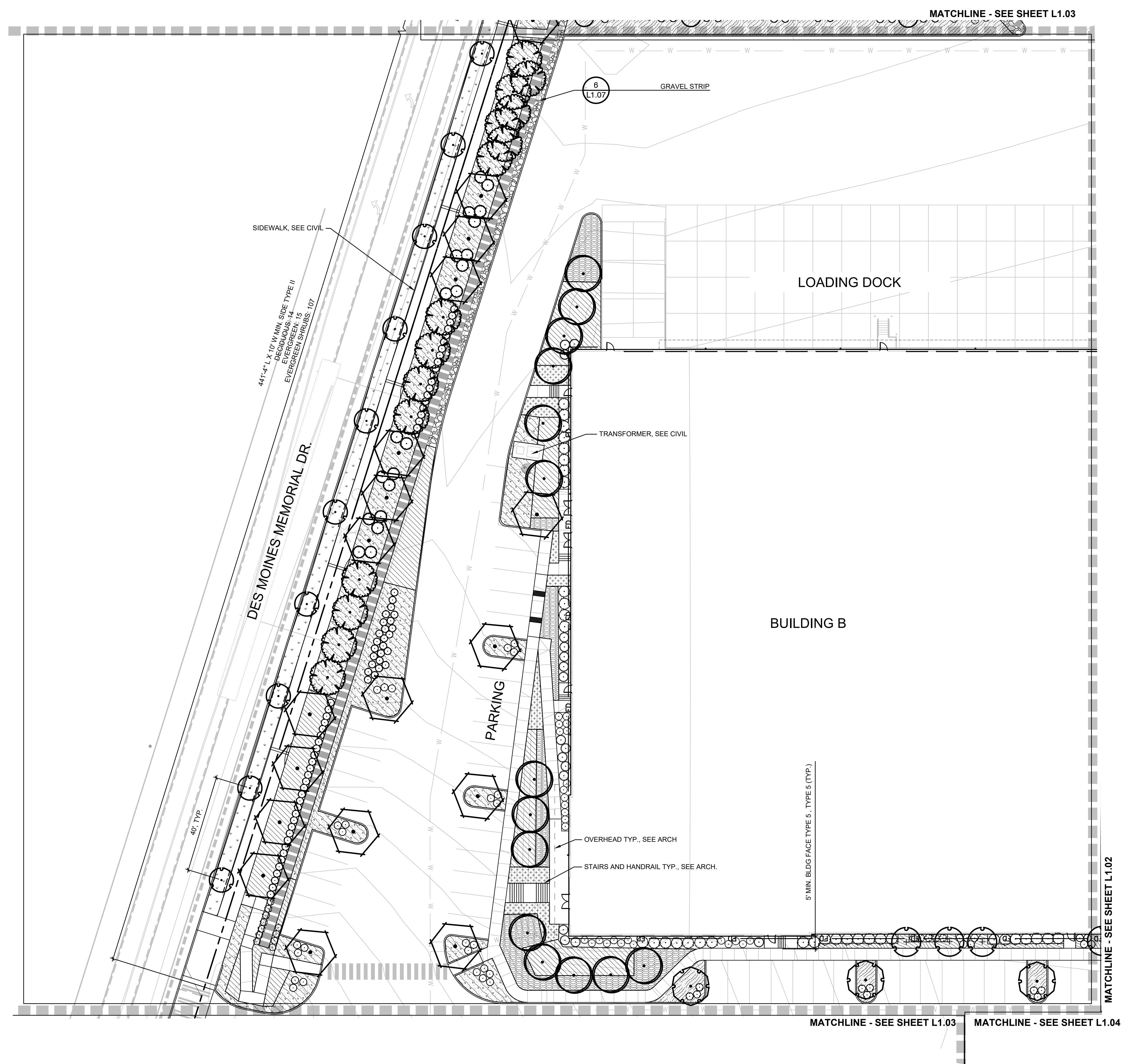
PLANTING PLAN

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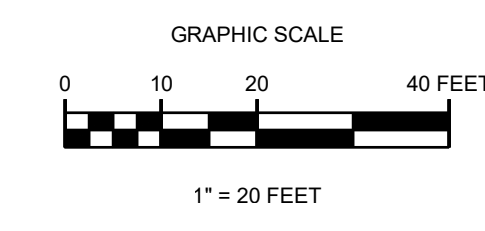
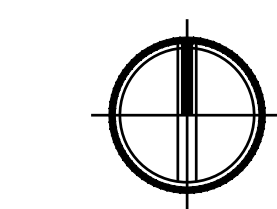


NOTES

- SEE L1.07 SHEET FOR PLANTING SCHEDULE
- SEE L3.00 SHEET FOR PLANTING DETAILS

LEGEND

- PROPERTY LINE
- - - - - LIMIT OF WORK
- ▨ WALL, SEE CIVIL
- ★ ○ TREE TO BE RETAINED



MATCHLINE - SEE SHEET L1.03 MATCHLINE - SEE SHEET L1.04

MATCHLINE - SEE SHEET L1.03



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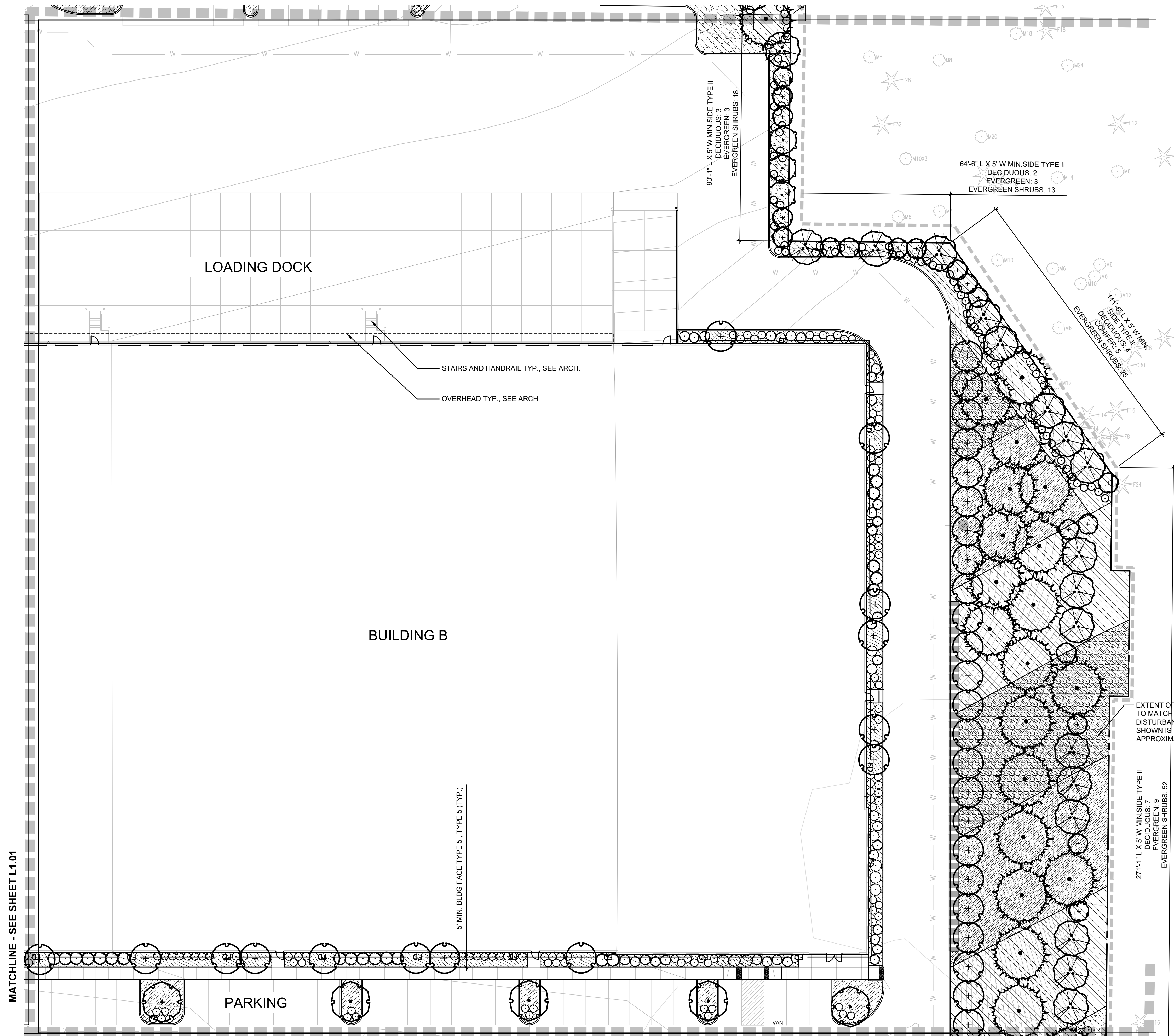
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NOTES

- SEE L1.07 SHEET FOR PLANTING SCHEDULE
- SEE L3.00 SHEET FOR PLANTING DETAILS

LEGEND

- PROPERTY LINE
- - - - - LIMIT OF WORK
- ▬▬▬▬▬▬ WALL, SEE CIVIL
- ★ ○ TREE TO BE RETAINED

EXTENT OF PLANTING
TO MATCH EXTENT OF
DISTURBANCE. EXTENT
SHOWN IS
APPROXIMATE.

MATCHLINE - SEE SHEET L1.01

MATCHLINE - SEE SHEET L1.04

MATCHLINE - SEE SHEET L1.05

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- ▲ REVISED 02/25/2022 SEPA RESPONSES
- ▲ REVISED 01/21/2022 PER CITY OF SEATAC COMMENTS DATED 01/14/2022
- ▲ REVISED 10/11/2021 PER CITY OF SEATAC COMMENTS DATED 9/3/2021
- ▲ REVISED 7/16/2021 PER CITY OF SEATAC COMMENTS DATED 5/28/2021

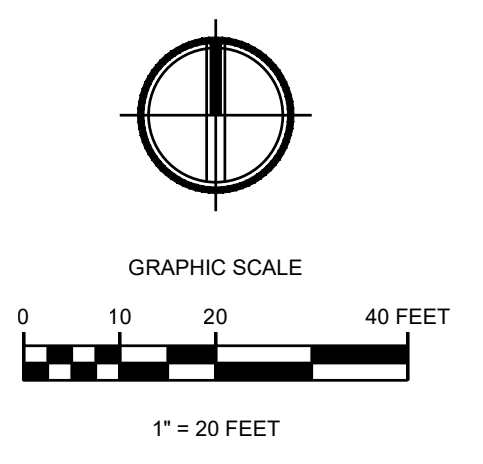
Revisions:

Sheet Title:

PLANTING PLAN

Designed by: MS
Drawn by: HS/EH/SW
Checked by: MS

Sheet No.



L1.02

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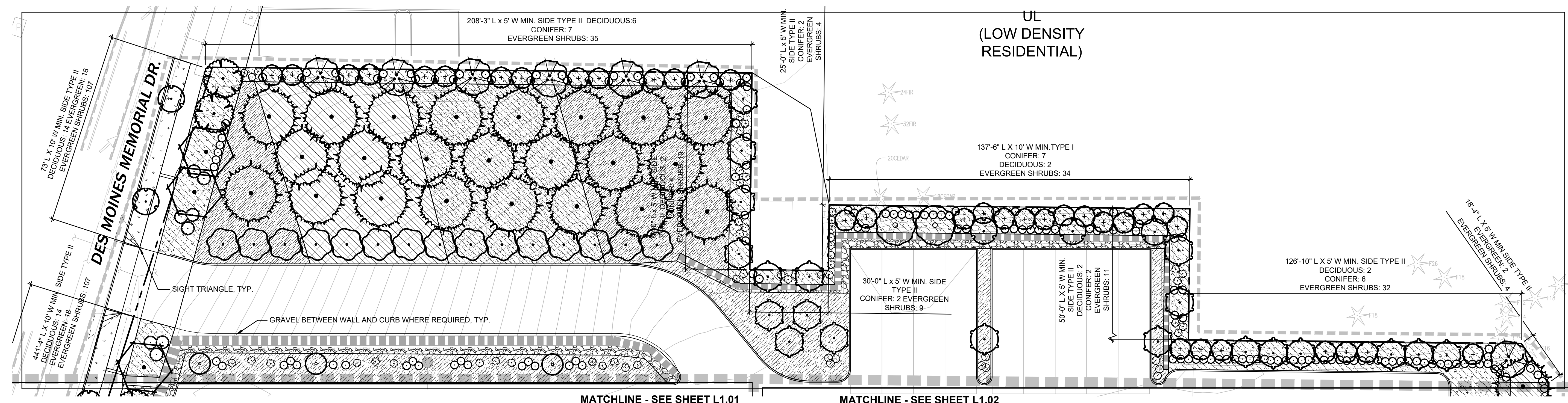
Project Title:

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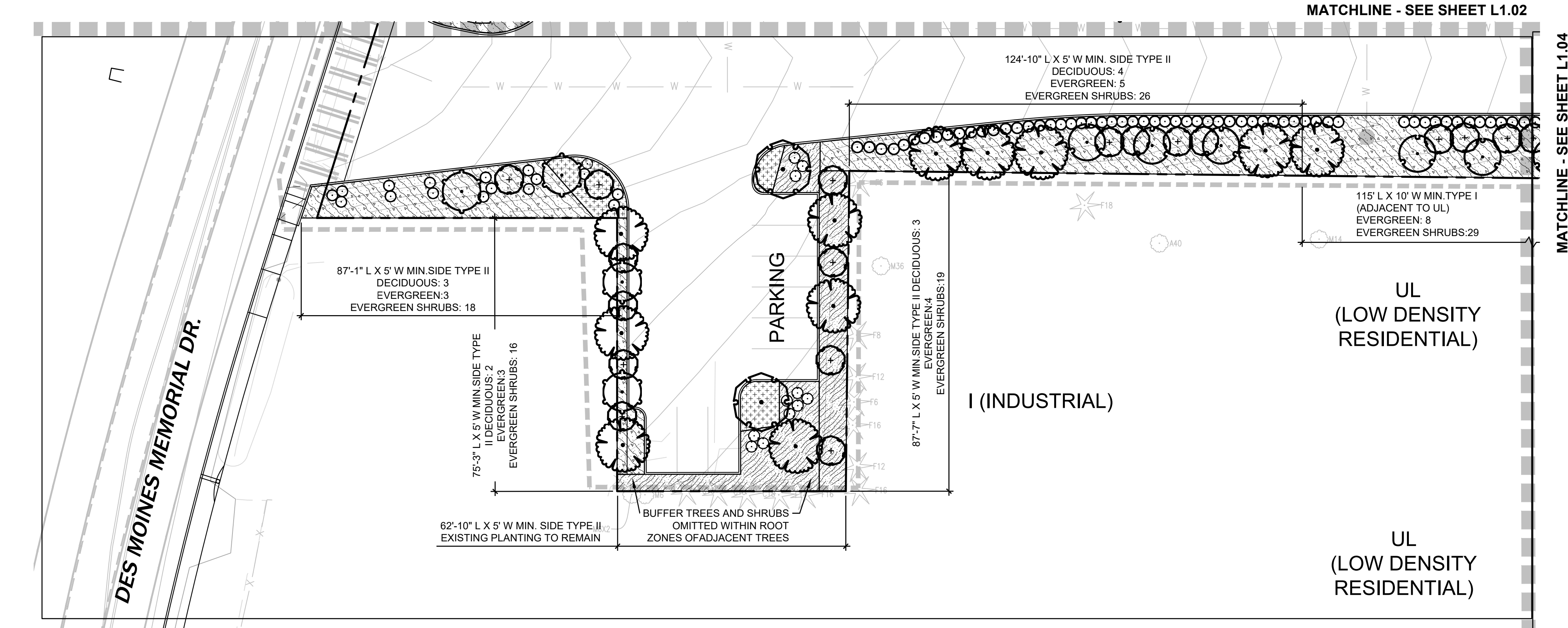
Client:
BRIDGE DEVELOPMENT PARTNERS, LLC
10655 NE 4TH STREET, SUITE 500
BELLEVUE, WA 98004
KYLE SIEKAWITZ
PH: (425) 749-4325

Project No.
2200531.40

Issue Set & Date:
SITE DEVELOPMENT PERMIT SET
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1 PLANTING PLAN
SCALE: 1" = 20' - 0"



2 PLANTING PLAN
SCALE: 1" = 20' - 0"

NOTES

- 1. SEE L1.07 SHEET FOR PLANTING SCHEDULE
- 2. SEE L3.00 SHEET FOR PLANTING DETAILS

LEGEND

	PROPERTY LINE
	LIMIT OF WORK
	WALL, SEE CIVIL
	TREE TO BE RETAINED

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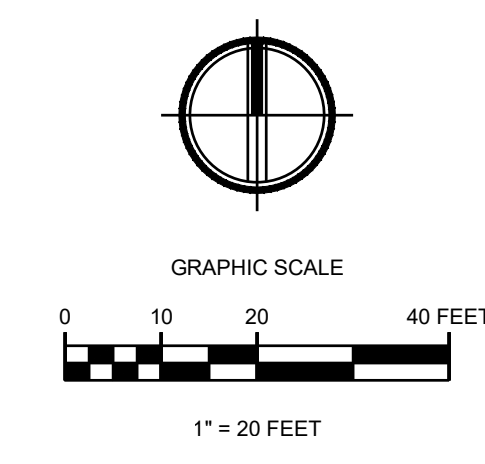
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Revisions:
Sheet Title:

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Sheet No.

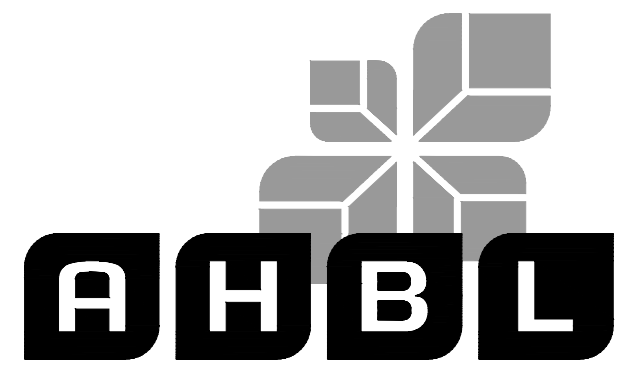


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SEATAC 300**

Client:
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PARTNERS, LLC**

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BELLEVUE, WA 98004

KYLE SIEKAWITCH
PH: (425) 749-4325

Project No.

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Issue Set & Date:

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03/11/22



06/06/2022

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REVISOR 02/25/2022 SEPA RESPONSES

REVISOR 01/21/2022 PER CITY OF SEATAC
COMMENTS DATED 01/14/2022

REVISOR 10/11/2021 PER CITY OF SEATAC
COMMENTS DATED 9/3/2021

REVISOR 7/16/2021 PER CITY OF SEATAC
COMMENTS DATED 5/28/2021

Revisions:

Sheet Title:

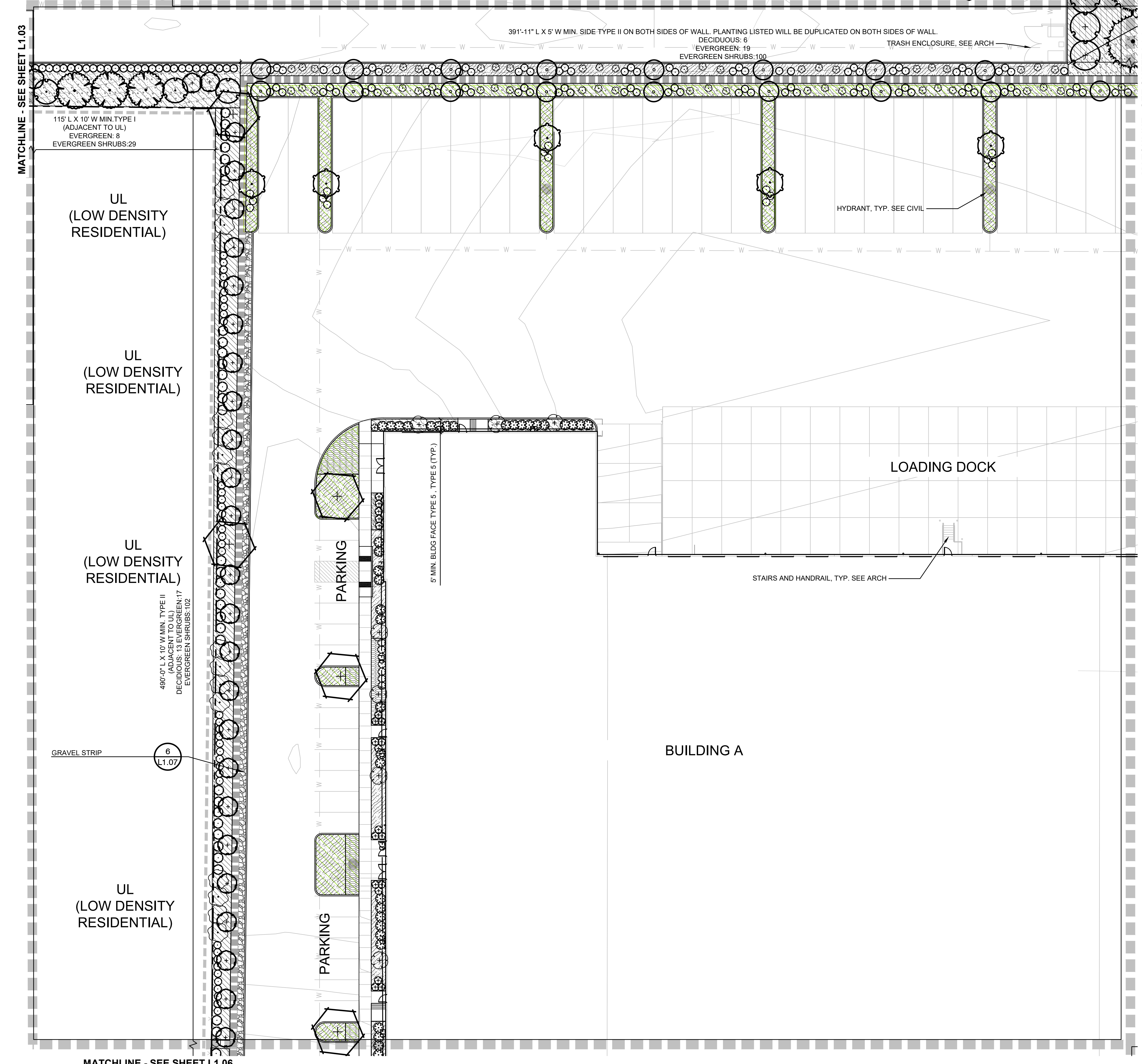
PLANTING PLAN

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Sheet No.

L1.04

13 of 19 sheets



MATCHLINE - SEE SHEET L1.05

MATCHLINE - SEE SHEET L1.03

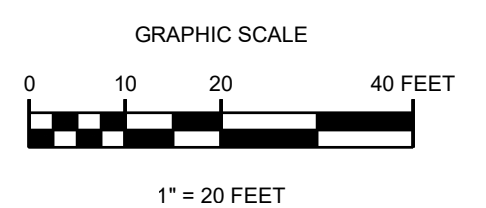
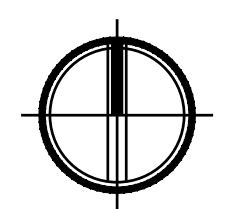
MATCHLINE - SEE SHEET L1.06

NOTES

- SEE L1.07 SHEET FOR PLANTING SCHEDULE
- SEE L3.00 SHEET FOR PLANTING DETAILS

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- WALL, SEE CIVIL
- TREE TO BE RETAINED
- TREE TO BE RETAINED



MATCHLINE - SEE SHEET L1.06



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Revisions:
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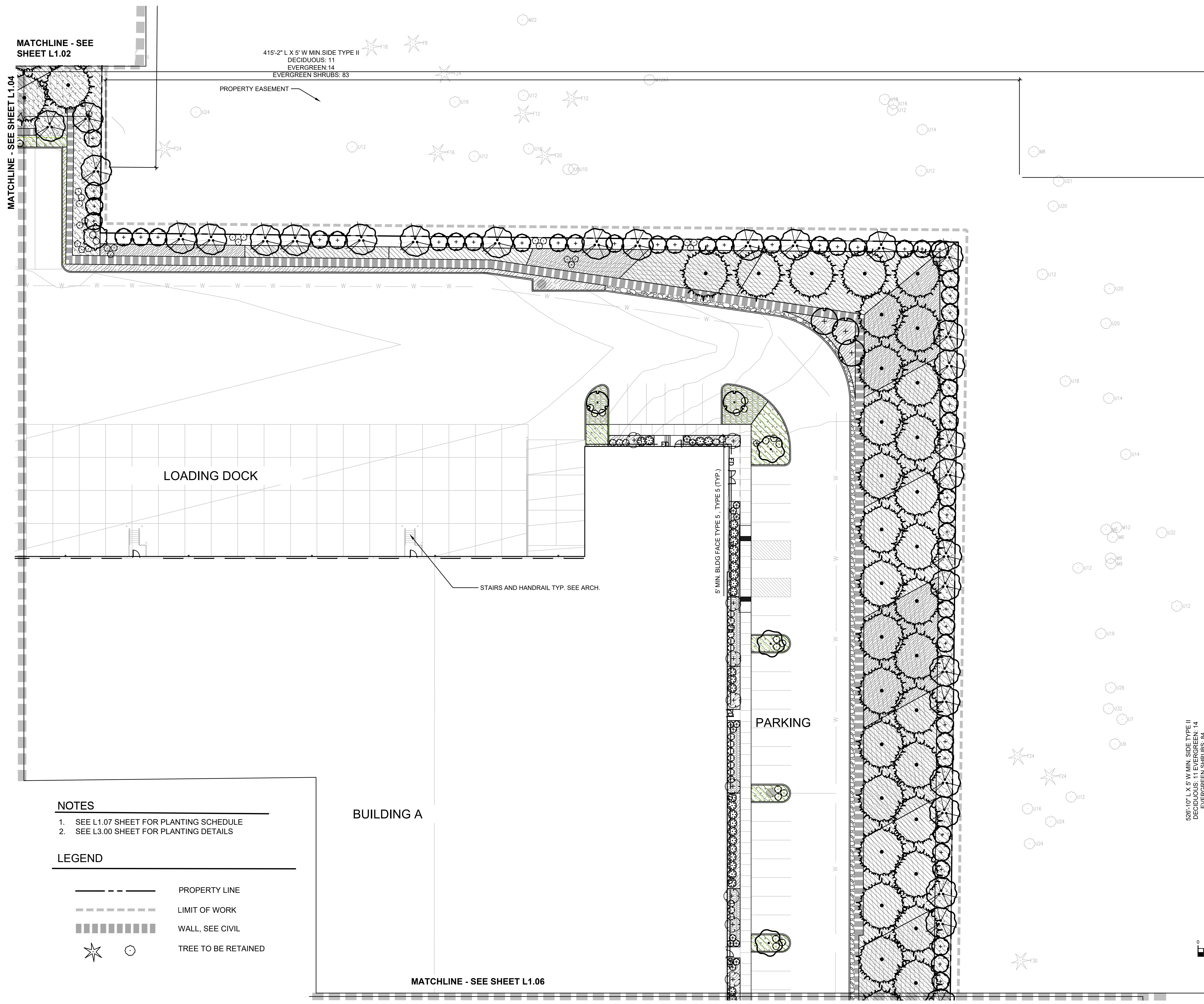
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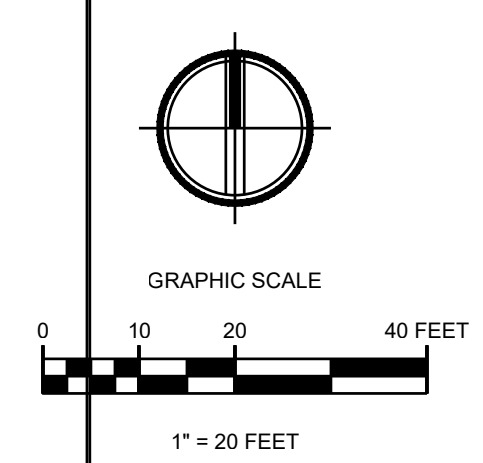
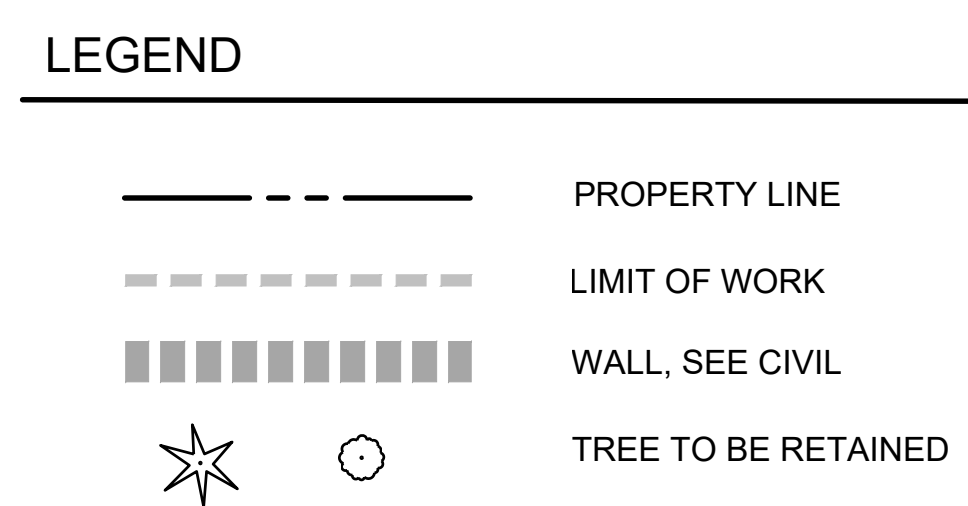
Sheet No.

L1.05

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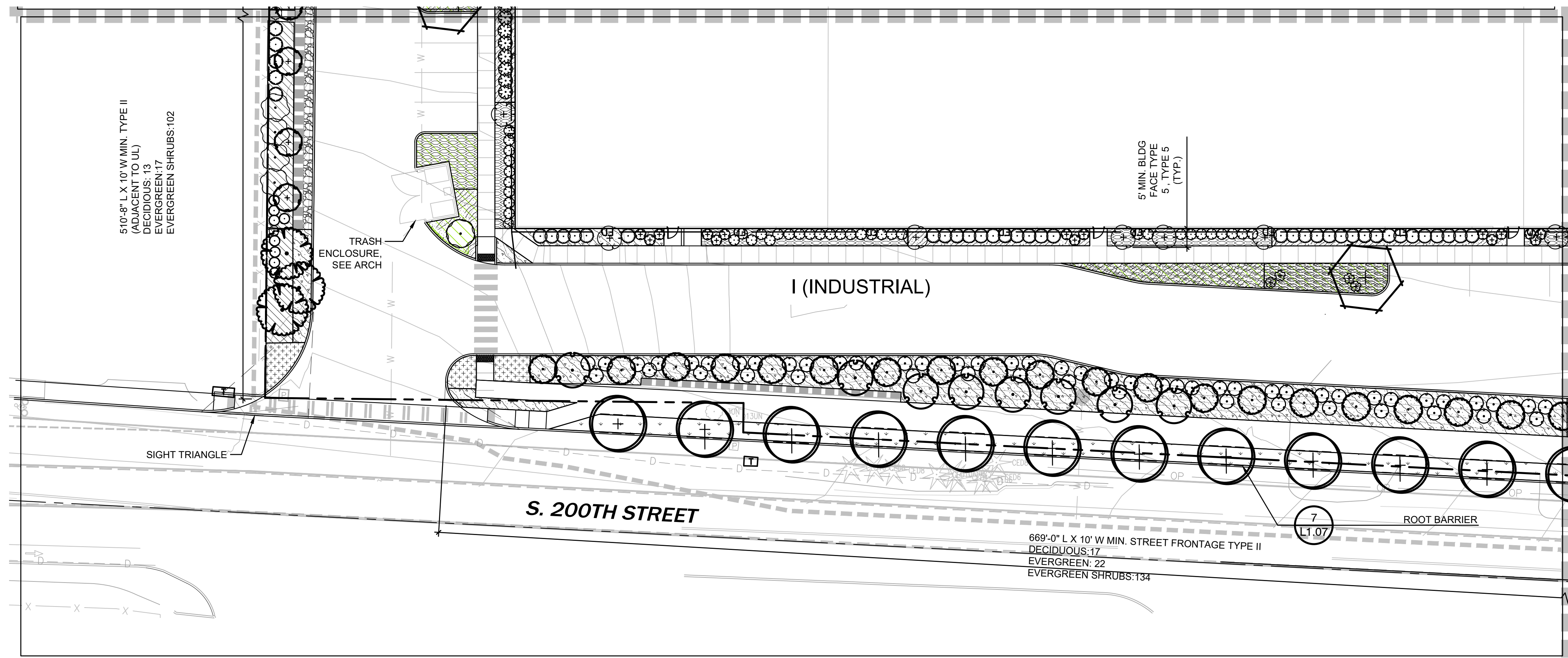
- NOTES**
- SEE L1.07 SHEET FOR PLANTING SCHEDULE
 - SEE L3.00 SHEET FOR PLANTING DETAILS



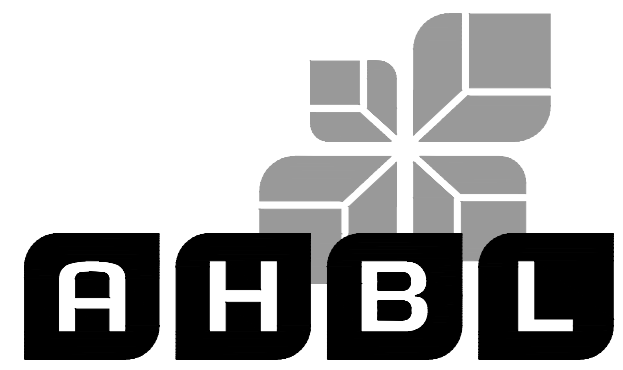
MATCHLINE - SEE SHEET L1.06

MATCHLINE - SEE SHEET L1.04

MATCHLINE - SEE MATCHLINE L1.06A



1 PLANTING PLAN
SCALE: 1" = 20' - 0"



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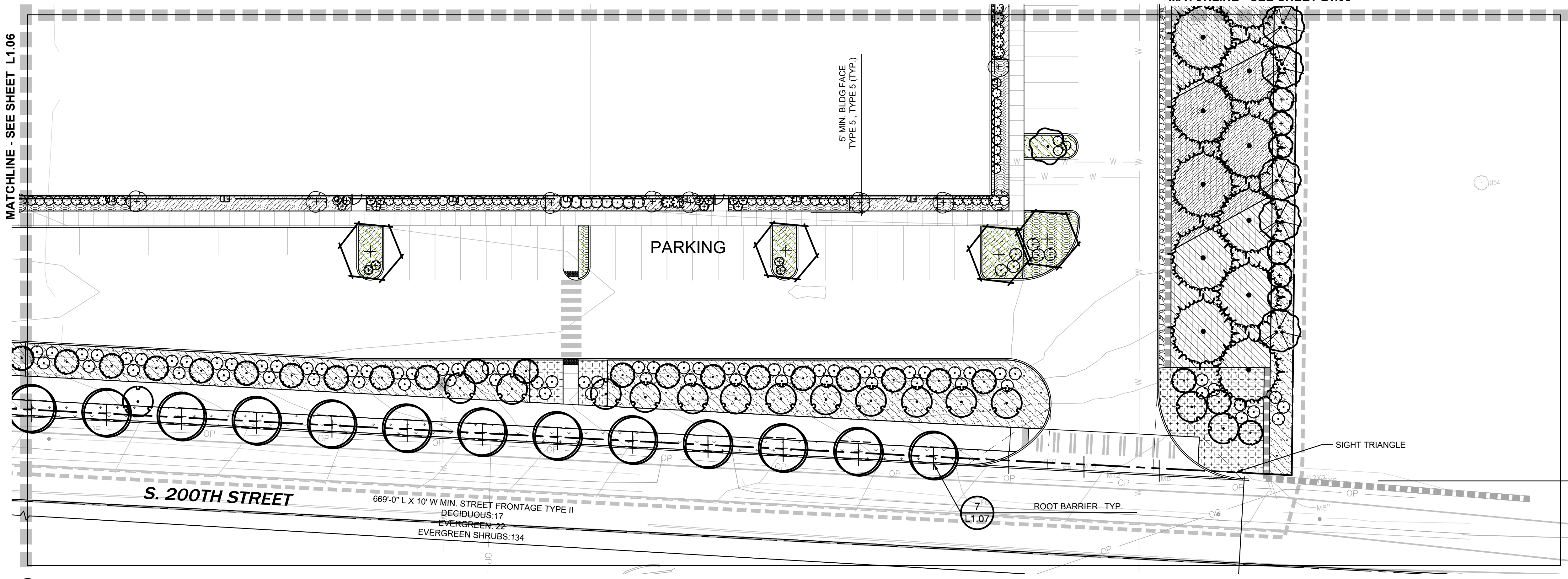
- SEE L1.07 SHEET FOR PLANTING SCHEDULE
- SEE L3.00 SHEET FOR PLANTING DETAILS

LEGEND

- PROPERTY LINE
- - - - - LIMIT OF WORK
- ||||| WALL, SEE CIVIL
- ☆ TREE TO BE RETAINED

MATCHLINE - SEE SHEET L1.05

MATCHLINE - SEE SHEET L1.06



2 PLANTING PLAN
SCALE: 1" = 20' - 0"

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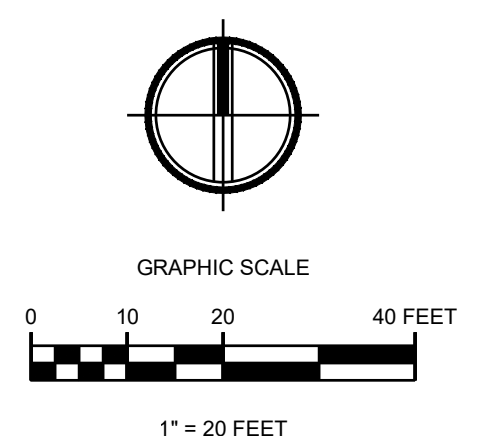
PLANTING PLAN

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Sheet No.

L1.06

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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY
	AC	ACER CIRCINATUM	VINE MAPLE	2" CAL.	2
	AC3	ACER CIRCINATUM	VINE MAPLE	5' HT. MULTI-STEM	58
	AA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL	48
	AU2	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' TM	URBAN SUNSET MAPLE	2" CAL.	10
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL	24
	CD	CALOCEDRUS DECURRENS	INCENSE CEDAR	8" HT. MIN.	43
	CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL	10
	CR	CORNUS KOUSA X NUTTALLII 'KN144-2' TM	ROSY TEACUPS DOGWOOD	2" CAL	15
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	8" HT. MIN.	89
	LN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL	33
	LI	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	2" CAL	46
	PO	PICEA OMORIKA	SERBIAN SPRUCE	8" HT. MIN.	34
	PE	POPULUS TREMULA 'ERECTA'	EUROPEAN COLUMNAR ASPEN	2" CAL	20
	PD	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2" CAL	86
	SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" CAL.	19
	TG	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8" HT. MIN.	154
	ZA	ZELKOVA SERRATA	JAPANESE ZELKOVA	2" CAL.	20
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AC2	ARBUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GAL	39
	CT	CHOISYA TERNATA	MEXICAN ORANGE	3 GAL	138
	KJ	KERRIA JAPONICA	JAPANESE KERRIA	3 GAL	32
	LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL	76
	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL	607
	MC	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE	3 GAL	21
	NG	NANDINA DOMESTICA 'GULF STREAM' TM	GULF STREAM HEAVENLY BAMBOO	1 GAL	146
	RU	RHAPHIOLEPIS UMBELLATA 'MINOR' TM	GULF GREEN INDIAN HAWTHORN	1 GAL	143
	RK	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	3 GAL	98
	ST	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	1 GAL	76
	VD	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL	91
	YC	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	1 GAL	71

*SHRUBS SHALL BE 24" HT. MINIMUM

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	AU	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	24" o.c.	8,436
	CW	CORNUS SERICEA 'KELSEY'	KELSEY DWARF RED-OSIER DOGWOOD	1 GAL	24" o.c.	1,061
	FL	FRAGARIA X 'LIPSTICK'	LIPSTICK STRAWBERRY	1 GAL	36" o.c.	255
	GS	GAULTHERIA SHALLON	SALAL	1 GAL	24" o.c.	2,707
	HB	HELIANTHEMUM NUMMULARIUM 'BEN NEVIS'	BEN NEVIS ROCK ROSE	1 GAL	24" o.c.	11
	PB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	24" o.c.	675
	PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	2 GAL	36" o.c.	2,996
	PL	PRUNUS LAURCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GAL	36" o.c.	604
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL	48" o.c.	1,076
	RN	RUBUS CALYCINOIDES	CREEPING BRAMBLE	1 GAL	24" o.c.	3,647
	TS	TURF SOD	COUNTRY GREEN - VERSA GREEN TURF	SOD		5,967 SF

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BRIDGE POINT SEATAC 300

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 10655 NE 4TH STREET, SUITE 500
 BELLEVUE, WA 98004
 KYLE SIEKAWITZ
 PH: (425) 749-4325

Project No.
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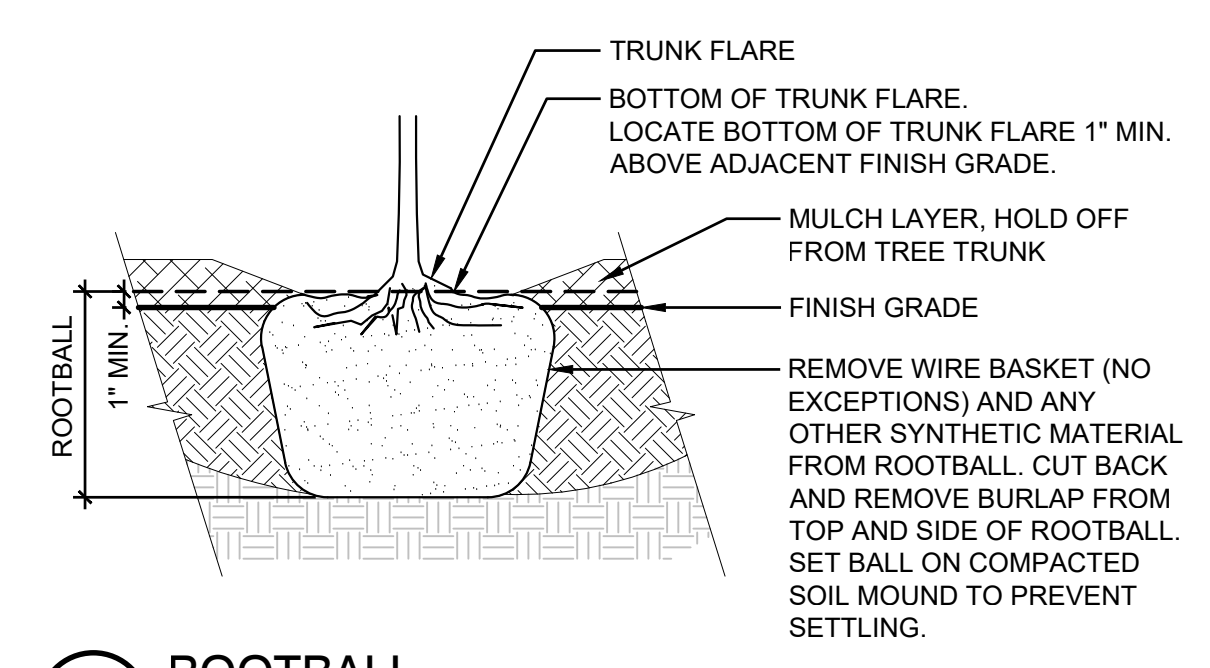
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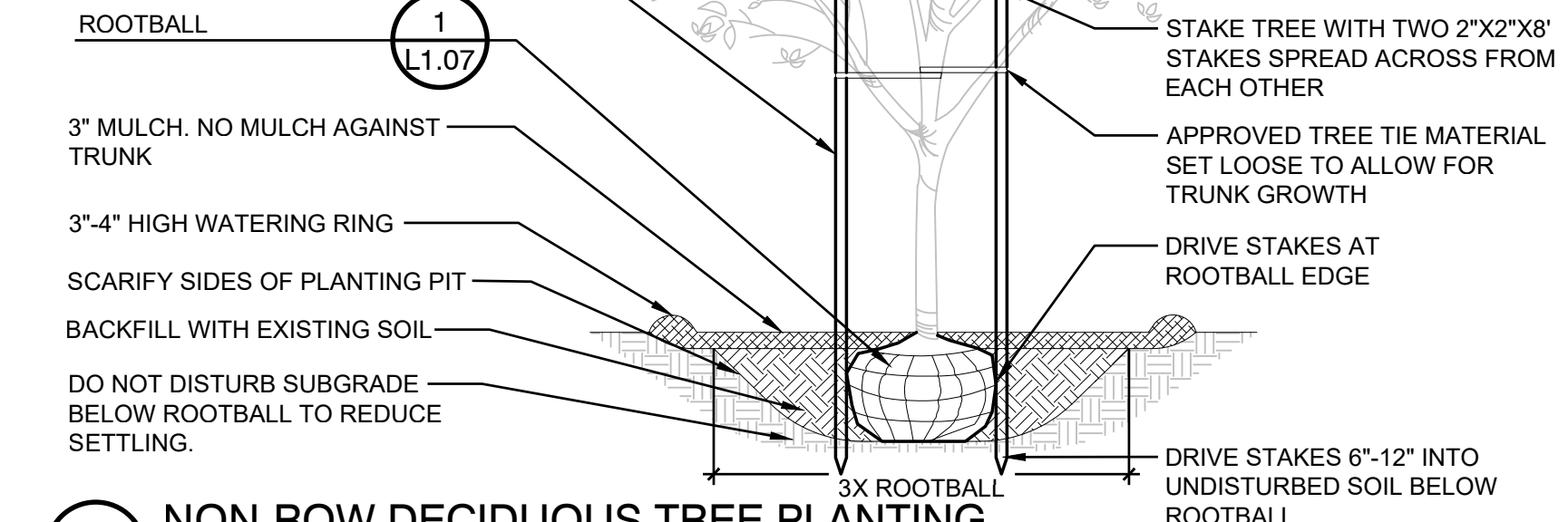
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- NOTES:
- TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
 - REPLACEMENT OR REPLANTING OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - REMOVE EXCESS SOIL THAT MAY HAVE ACCUMULATED ABOVE THE TRUNK FLARE PRIOR TO DIGGING AT NURSERY. EXPOSE AND LOCATE TRUNK FLARE PRIOR TO PLANTING.
 - PRUNE ANY GIRDLING OR ADVENTITIOUS ROOTS PRIOR TO BACKFILLING.



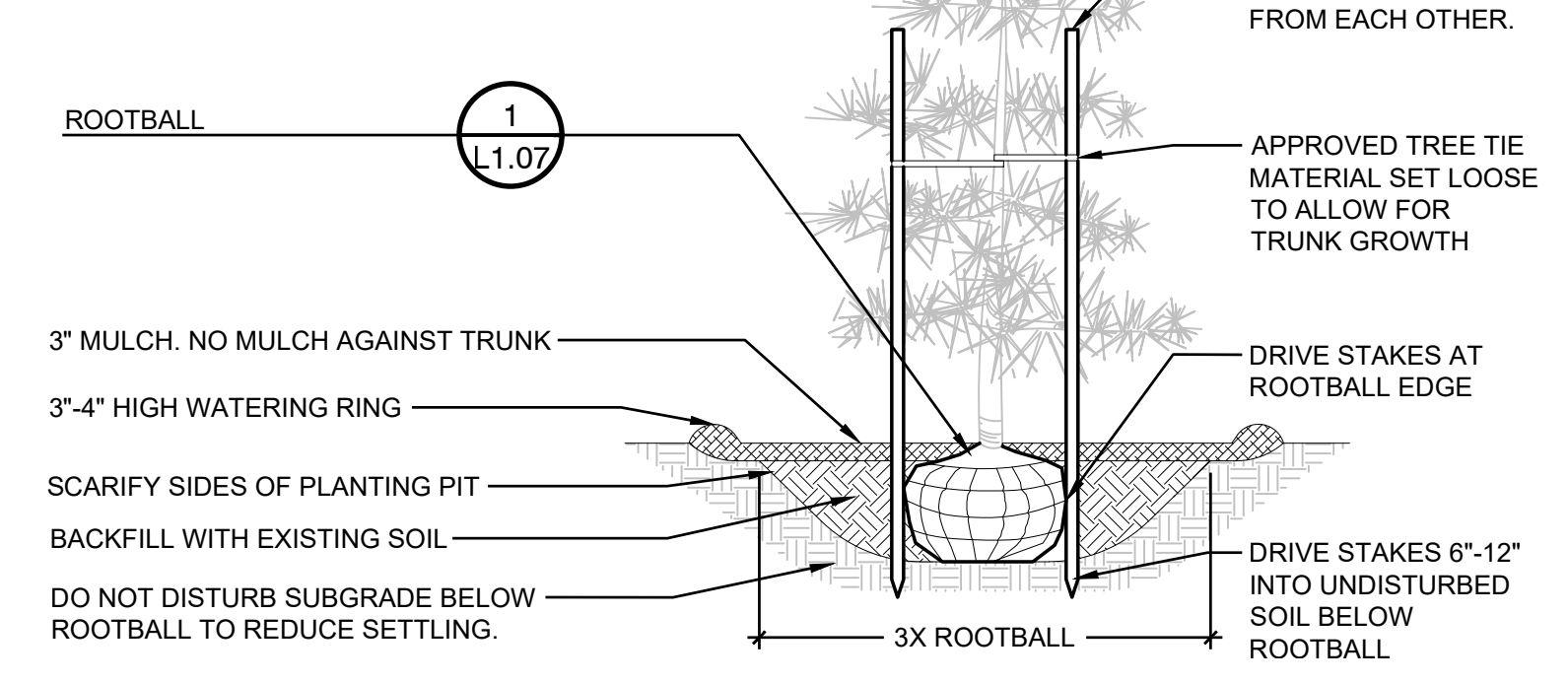
1 ROOTBALL
1" = 1'-0"
P-2-MAYW-01

- NOTE:
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

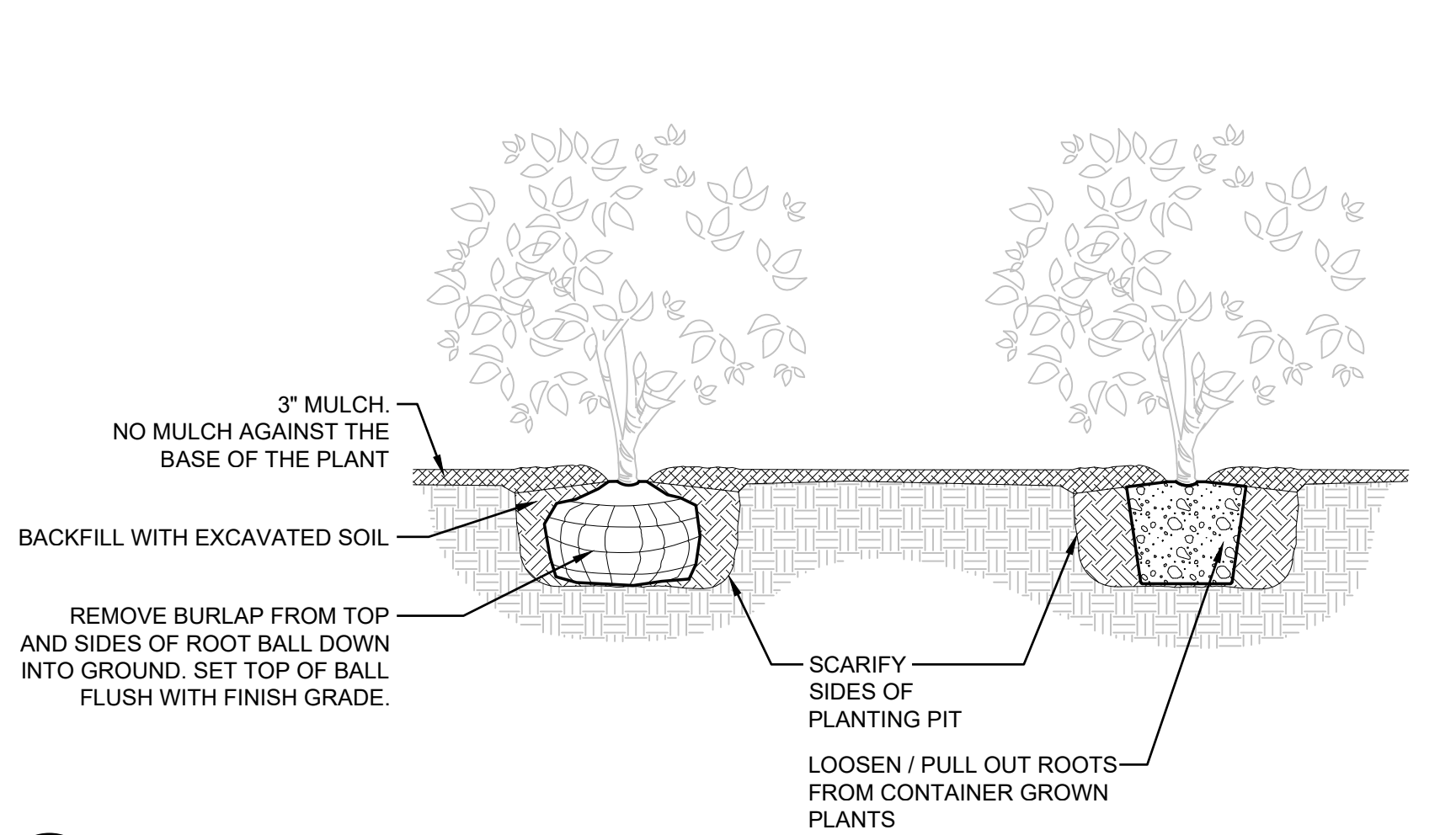


2 NON-ROW DECIDUOUS TREE PLANTING
3/8" = 1'-0"
P-2-MAYW-70

- NOTES:
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.

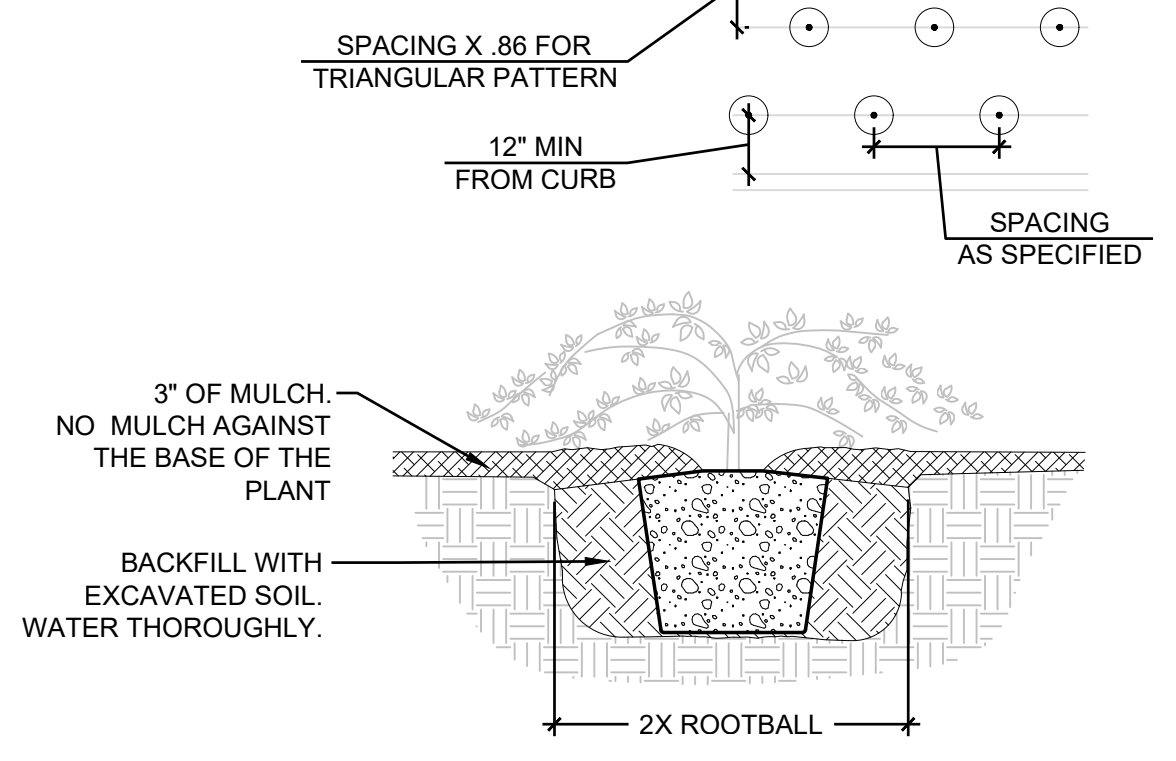


3 NON-ROW CONIFER TREE PLANTING W/ STAKE
3/8" = 1'-0"
P-2-MAYW-71

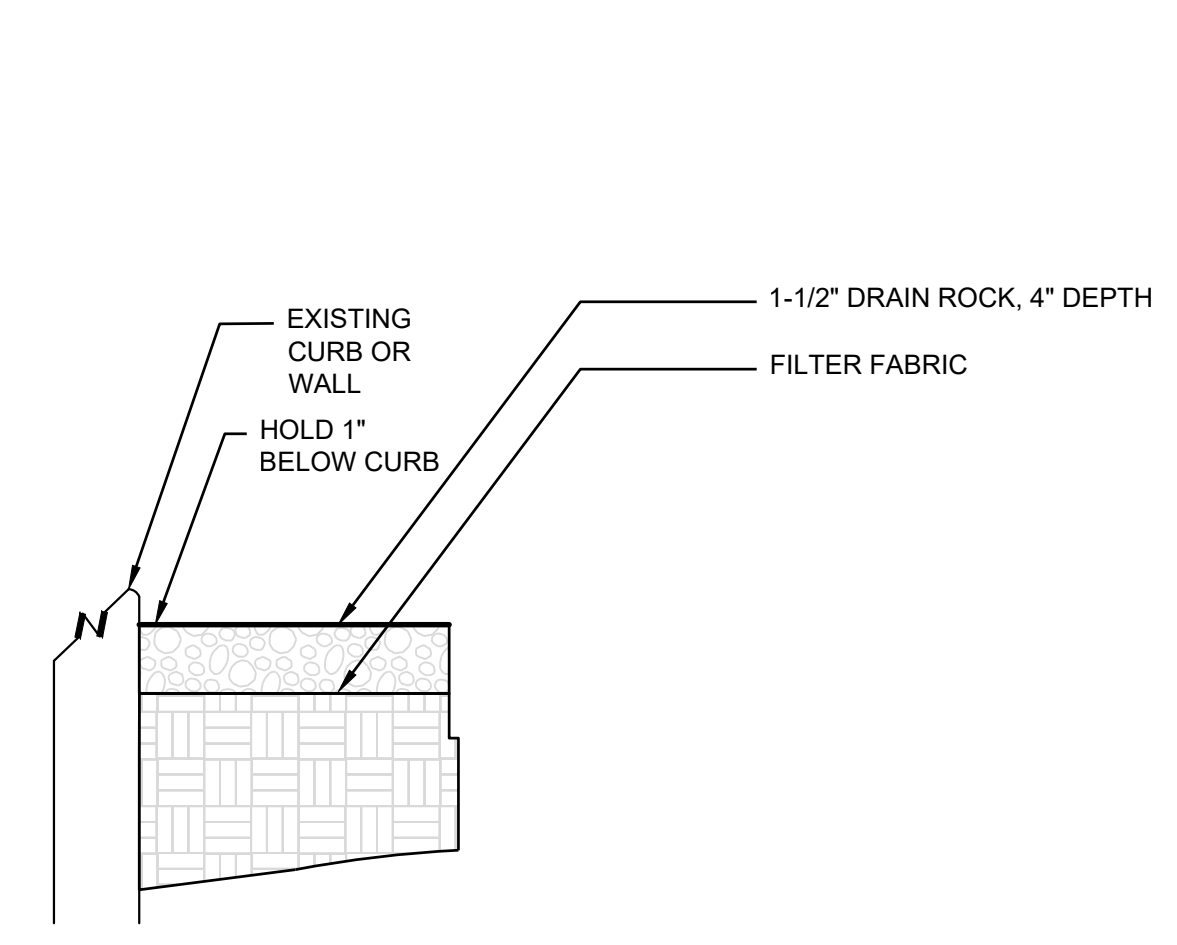


4 SHRUB PLANTING
NTS
P-2-MAYW-02

- NOTE:
- ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING PER O.C. SPACING ON LEGEND.

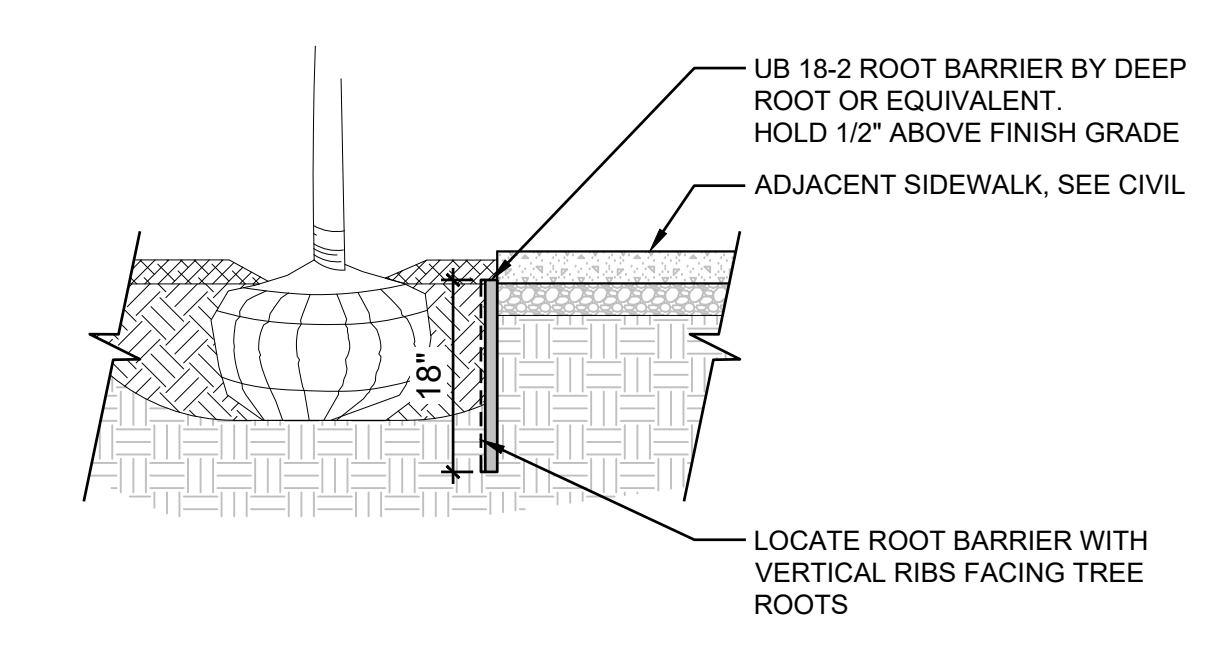


5 GROUNDCOVER PLANTING
1/2" = 1'-0"
P-2-MAYW-66

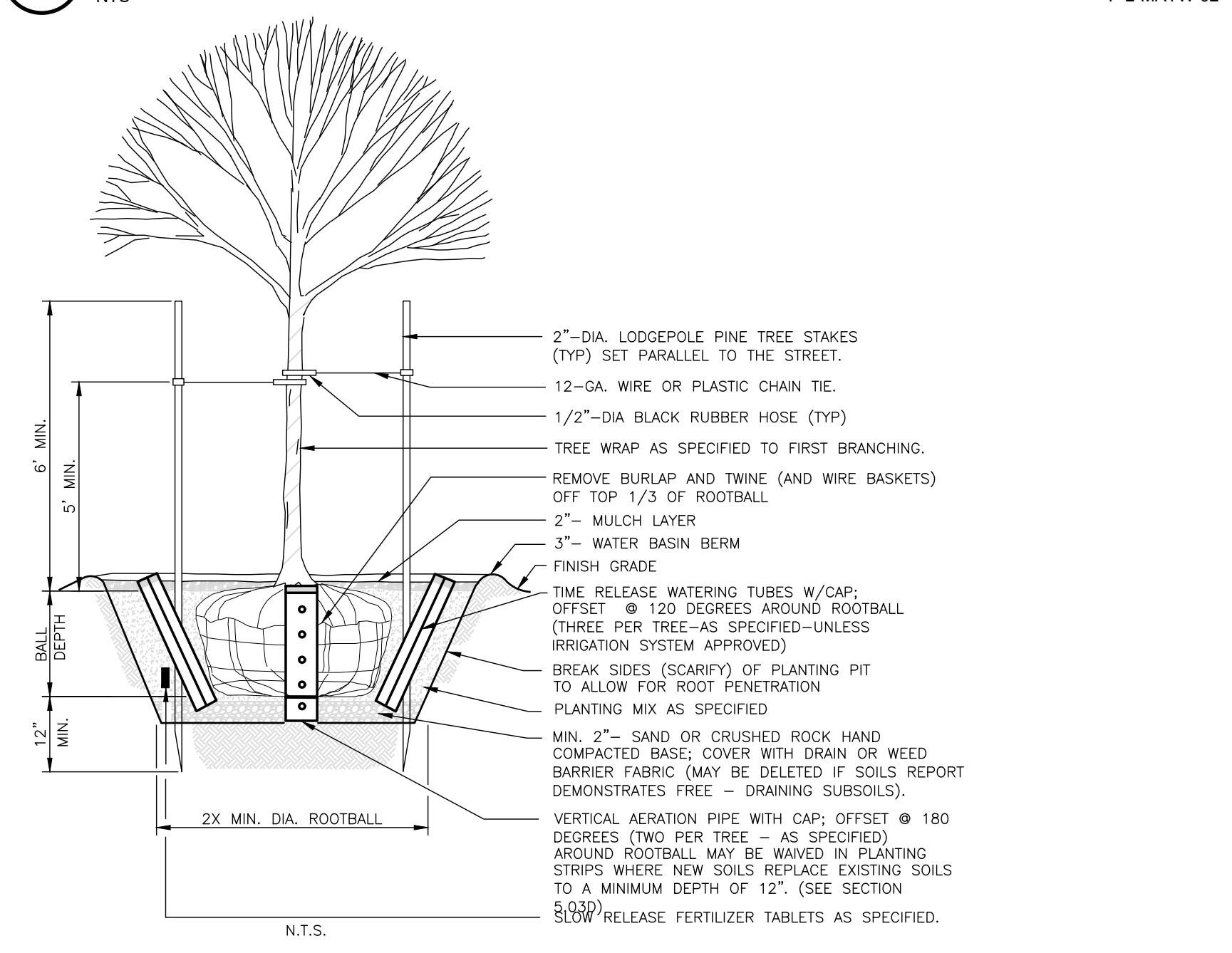


6 GRAVEL STRIP
1/2" = 1'-0"
P-2-MAYW-06

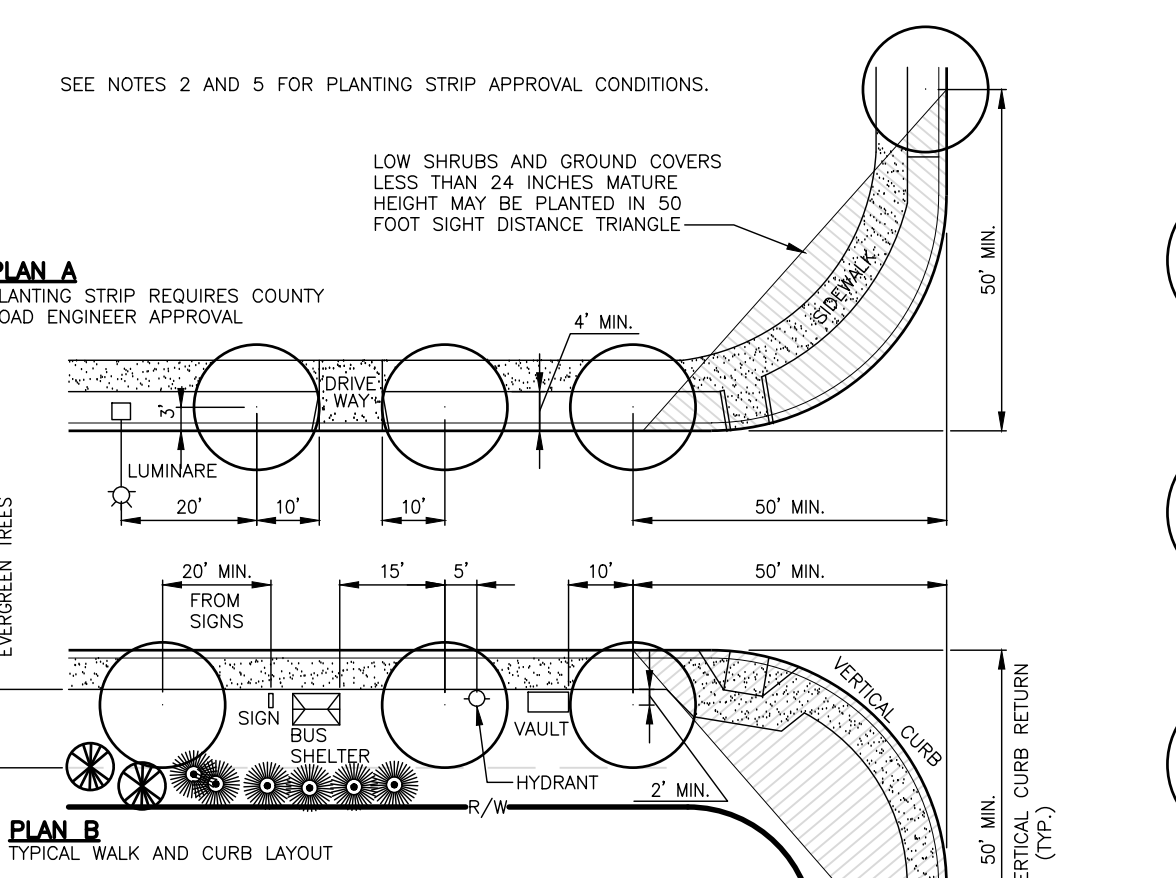
- NOTES:
- SEE PLANTING PLANS FOR LOCATIONS
 - INSTALL PER MANUFACTURER'S INSTRUCTIONS.



7 ROOT BARRIER
1/2" = 1'-0"
P-2-MAYW-46

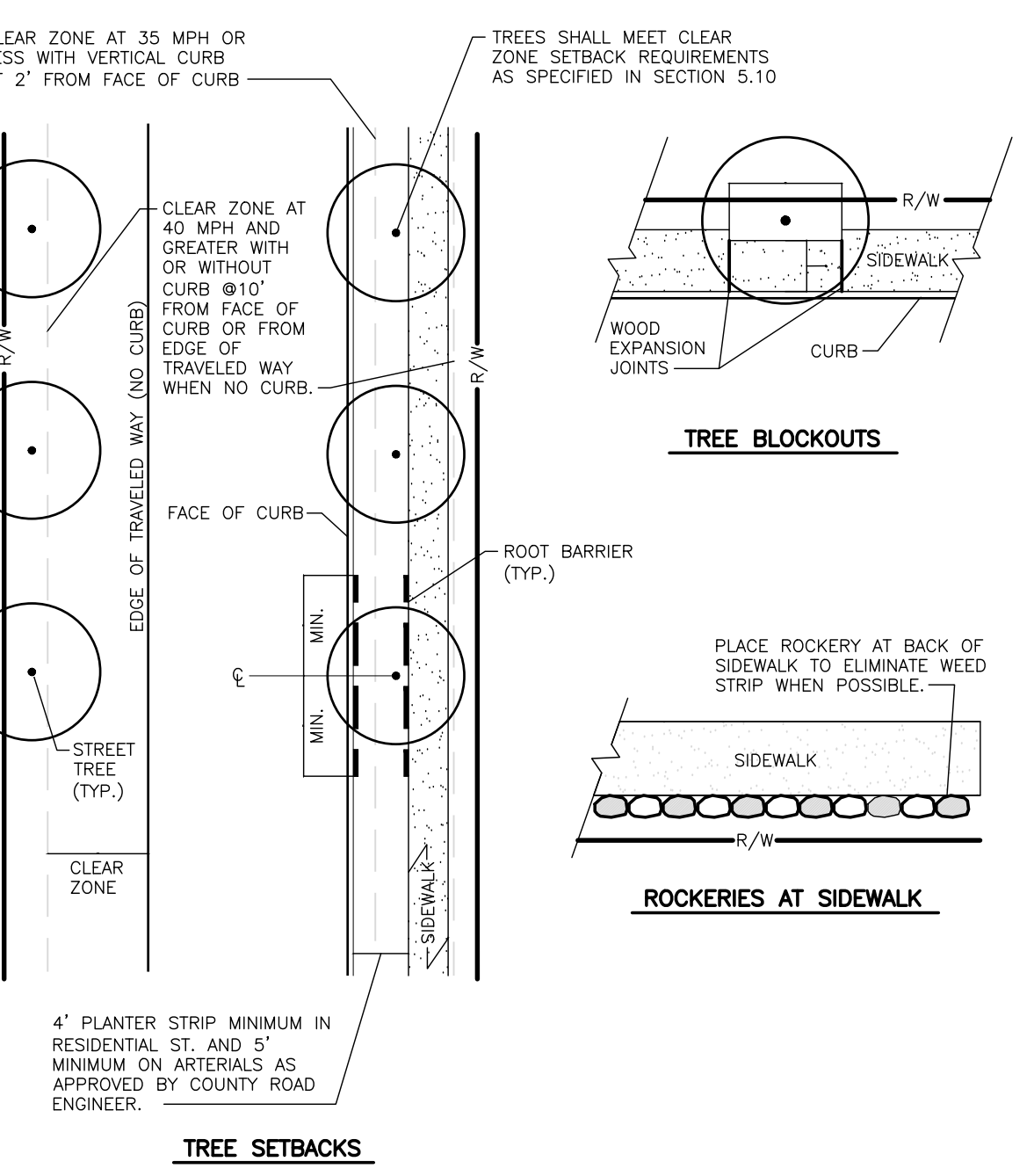


8 ROW ONLY - TREE PLANTING IN PLANTING STRIPS
NTS
P-2-MAYW-05



- NOTES:
- TREES SHALL BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPE AND MAINTENANCE PLAN; IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, TRAFFIC SAFETY AND PUBLIC SAFETY (PEDESTRIANS) ARE DULY CONSIDERED AND APPROVED IN WRITING BY THE COUNTY ROAD ENGINEER.
 - IF PLANTING STRIPS ARE APPROVED:
 - MIN. DISTANCE FROM CENTER OF TREE TRUNK TO FACE OF ANY VERTICAL CURB SHALL BE 3 FEET.
 - TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK USERS.
 - MINIMUM SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL STREETS AND 8 FEET IN COMMERCIAL BUSINESS DISTRICTS, WHERE BLOCK-OUTS OCCUR.
 - MINIMUM CLEAR SIDEWALK WIDTH SHALL BE 48" MINIMUM OR CURRENT ADA STANDARDS.
 - THE USE OF TREE GRATES MAY BE ALLOWED IF THEY COMPLY WITH ALL APPLICABLE A.D.A. STANDARDS.
 - PLANS SHALL BE COORDINATED WITH KING COUNTY METRO SERVICE PLANNING ON BUS ROUTES.
 - SEE SEC 5.03 FOR ADDITIONAL STREET TREE AND LANDSCAPE REQUIREMENTS.
 - NO TREES WITH MATURE TRUNKS GREATER THAN 4 INCHES 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 FOOT SIGHT DISTANCE TRIANGLE AT INTERSECTIONS. ALL SHRUB AND GROUND COVER PLANTINGS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MATURE HEIGHT LESS THAN 24 INCHES.

9 STREET TREE LOCATION
NTS
P-2-MAYW-03



- NOTES:
- ROOTBARRIERS REQUIRED FOR ALL TREES IN PLANTER STRIP (UNLESS WAIVED BY K.C.D.O.T.)
 - REFER TO FIG. 5-009 FOR SPECIFIC SETBACKS.

10 ROW ONLY - TREE SETBACKS AT SIDEWALK
P-2-MAYW-07

- REVISED 06/06/2022 SEPA RESPONSES
 - REVISED 02/25/2022 SEPA RESPONSES
 - REVISED 01/21/2022 PER CITY OF SEATAC COMMENTS DATED 01/14/2022
 - REVISED 10/11/2021 PER CITY OF SEATAC COMMENTS DATED 9/3/2021
 - REVISED 7/16/2021 PER CITY OF SEATAC COMMENTS DATED 5/28/2021
- Revisions:

Sheet Title:

PLANTING DETAILS

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Drawn by: HS/EH/SW
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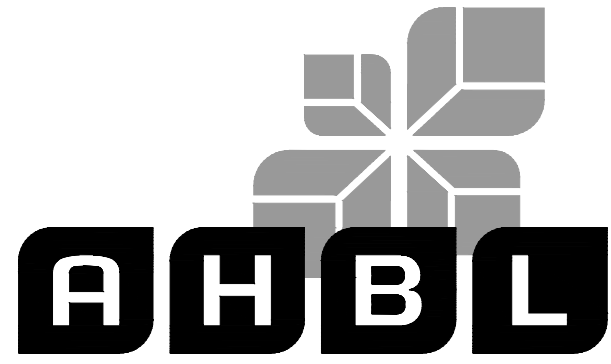
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Project Title:

BRIDGE POINT SEATAC 300

Client:

BRIDGE DEVELOPMENT
PARTNERS, LLC

10655 NE 4TH STREET, SUITE 500
BELLEVUE, WA 98004

KYLE SIEKAWITCH
PH: (425) 749-4325

Project No.:

2200531.40

Issue Set & Date:

SITE DEVELOPMENT PERMIT SET

03/11/22



NOTICE
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PLANTING SPECIFICATION

SITE PREPARATION

- SEE CIVIL DRAWINGS FOR GRADING, AND UTILITY LOCATIONS AND DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATION OF ALL UTILITIES. CALL FOR UTILITY LOCATIONS PRIOR TO DEMOLITION. CONSULT WITH ARCHITECT AND/OR GENERAL CONTRACTOR PRIOR TO DEMOLITION.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE IN A TIMELY MANNER SHALL RESULT IN CONTRACTOR ASSUMING RESPONSIBILITY FOR COSTS ASSOCIATED WITH ANY AND ALL REMEDIAL MEASURES REQUIRED. CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO ALL STATE AND/OR LOCAL CODES.
- CONTRACTOR SHALL INSTALL ALL PRODUCTS PER MANUFACTURERS SPECIFICATIONS.
- IF UTILITIES ARE ENCOUNTERED, CONTRACTOR SHALL PROMPTLY INFORM BUILDING REPRESENTATIVE AND OWNER'S REPRESENTATIVE AND REPAIR ANY DAMAGES.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL CLEAN UP ALL DEBRIS AND LEAVE SITE IN A NEAT AND ORGANIZED CONDITION DAILY. CONTRACTOR SHALL CLEAN ADJACENT SURFACES DAILY AS NECESSARY COORDINATE WITH GENERAL CONTRACTOR FOR APPROVAL DAILY.
- CONTRACTOR SHALL SUBMIT LANDSCAPE PROJECT SCHEDULE TO LANDSCAPE ARCHITECT (L.A.), A MINIMUM OF 4 WEEKS PRIOR TO START OF ANY LANDSCAPE WORK.

BULK MATERIALS:

- DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS OR ON EXISTING TURF AREAS OR PLANTS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- DO NOT MOVE OR HANDLE MATERIALS WHEN THEY ARE SATURATED OR FROZEN.

PLANTING SOIL:

- LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF AT LEAST 12 INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- FOR ALL NEWLY LANDSCAPED AREAS, 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPE AREA SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4 INCHES INTO TOPSOIL.
- COMPOST SHALL BE COMPOST MULCH FROM CEDAR GROVE OR APPROVED EQUAL.
- TOPSOIL SHALL BE ONE OF THE FOLLOWING, TESTED BY AN ACCREDITED SOIL TESTING FACILITY AND AMENDED BASED ON THEIR RECOMMENDATIONS:
 - SANDY LOAM TOPSOIL FROM CEDAR GROVE OR APPROVED EQUAL.
 - OR NATIVE STOCKPILED SOIL AMENDED TO SANDY LOAM, AND AS RECOMMENDED BY SOIL TEST, OR APPROVED BY LANDSCAPE ARCHITECT
- FOR ALL NEWLY LANDSCAPED AREAS, TOPSOIL SHALL BE SPREAD TO A DEPTH AS SHOWN ON SOILS PLAN.

MULCHING.

- MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCHES SHALL BE APPLIED TO THE FOLLOWING DEPTHS: 3 INCHES OVER BARE SOIL, AND 2 INCHES WHERE PLANT MATERIALS WILL COVER
- MULCH TO BE FREE OF DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF COMPOSTED AGED (MIN. 1 YEAR) FIR OR HEMLOCK BARK CHIPS AND TO BE DARK (BLACK) IN COLOR. COMPOST MULCH TO BE WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER WITH ORGANIC MATTER COMPRISING 50 TO 60 PERCENT OF DRY WEIGHT.
- TOP OF MULCH SHALL BE FLUSH WITH FINISH GRADES. DO NOT PLACE MULCH WITHIN 2 INCHES OF TRUNKS OR STEMS.

PREPARATION:

- CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID AND OTHER EXTRANEIOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.

PLACING MANUFACTURED PLANTING TOPSOIL OVER EXPOSED SUBGRADE:

- TILL SUBGRADE TO A MINIMUM DEPTH OF 12" INCHES. REMOVE STONES LARGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- APPLY, ADD SOIL AMENDMENTS, AND MIX APPROXIMATELY HALF THE THICKNESS OF TOPSOIL OVER PREPARED, LOOSENED SUBGRADE. MIX THOROUGHLY INTO TOP 4 INCHES OF SUBGRADE. SPREAD REMAINDER OF TOPSOIL.
- SPREAD UNAMENDED SOIL TO TOTAL DEPTH REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF

SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

- APPLY AND MIX TOPSOIL IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY COMPACTION EQUIPMENT, AND NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

PROTECTION:

- IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION, RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE MATERIALS, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY UNLESS OTHERWISE INDICATED.

PLANT MATERIAL OBSERVATION:

- LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. LANDSCAPE ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF ROOT SYSTEMS, PESTS, DISEASE SYMPTOMS, INJURIES AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED PLANTS IMMEDIATELY FROM PROJECT SITE.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY.

PREPARATION:

- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- LAYOUT PLANTS AT LOCATIONS DIRECTED BY PLAN, STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
- DELIVERY: DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- FIELD CONDITIONS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.

- PLANT MATERIAL: FURNISH NURSERY GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVARS, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED ON PLANT SCHEDULE WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULL-BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.

- PRUNING: PRUNE, THIN, AND SHAPE TREES, SHRUBS AND VINES AS DIRECTED BY LANDSCAPE ARCHITECT.

- LABELING: LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES.

- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON THE THE DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

PLANTING:

- SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING.
- USE PLANTING SOIL FOR BACKFILL.
- DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
- WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
- PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.

REPAIR AND REPLACEMENT:

- REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY LANDSCAPE ARCHITECT.

CLEANING AND PROTECTION:

- DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

- REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

- PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS.

- AFTER INSTALLATION AND BEFORE SUBSTANTIAL COMPLETION, REMOVE NURSERY TAGS, NURSERY STAKES, TIE TAPE, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

MAINTENANCE SERVICE:

- LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER AND MAINTAIN THE PLANT MATERIAL, IRRIGATION SYSTEM AND KEEP PLANTED AREAS WEED FREE. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED AND THROUGHOUT WARRANTY PERIOD.

WARRANTY:

- INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. WARRANTY PERIOD TO BE FOR 12 MONTHS FROM DATE OF UNTIL FINAL ACCEPTANCE IS RECEIVED IN WRITING FROM THE OWNERS REPRESENTATIVE.

REVISED 06/06/2022 SEPA RESPONSES

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