

TREE CREDIT CALCULATION

AREA	TREE CREDITS / ACRE	ACREAGE	TREE CREDITS REQUIRED
R.O.W.	0	0.60	0.00
LOTS	30	1.94	58.20
TRACTS	30	0.12	3.60
NGPE	60	0.32	19.20
TOTAL:		2.98	81.00

TREE DENSITY DATA

MIN. TREE CREDITS REQUIRED:	81.0
TREE CREDITS FROM EXISTING TREES TO REMAIN (SEE TREE INVENTORY SHEET L.1.02)	64.3
- TREES LOCATED IN NGPE	49.4
- TREES LOCATED ON LOTS	15.5
TREE CREDITS FROM NEW PLANTING (See Plant Legend. Does not include new trees located in R.O.W.)	16.77
- NEW TREES LOCATED IN NGPE	9.44
- NEW TREES LOCATED ON LOTS	7.23
TOTAL TREE CREDITS: EXISTING TREES (64.9) + NEW TREES (16.77) =	81.02

EXHIBIT 6
PAGE 1 OF 9

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE PLANT	SIZE	TREE DENSITY MULTIPLIER	TREE CREDITS (per tree)
		Existing Tree to Remain					
		Existing Tree to Remove					
STREET TREES							
	28	Acer rubrum 'Red Sunset'	Red Sunset Maple	X	2" cal. min.	1.2	0.33
	11	Quercus rubra	Red Oak		2" cal. min.	1.2	0.33
EVERGREEN TREES							
	15	Pseudotsuga menziesii	Douglas Fir	X	2" cal. min.	1.0	0.25
	9	Thuja plicata 'Excelsa'	Western Redcedar	X	2" cal. min.	1.2	0.33
	16	Tsuga mertensii	Mountain Hemlock	X	2" cal. min.	0.75	0.19
DECIDUOUS ACCENT TREES							
	9	Acer circinatum	Vine Maple	X	Multi stem, Min. 8' ht. B&B	0.75	0.19
	11	Cornus Kousa	Kousa Dogwood		Multi-stem Min. 8' ht.	0.75	0.19
	3	Crataegus viridis 'Winter King'	Winter King hawthorne	X	2" cal. min.	0.75	0.19
SHRUBS AND GROUNDCOVER							
		Myrica californica	California Wax Myrtle	X	24" ht. min.		
		Osmanthus Delavayi	Osmanthus		24" ht. min.		
		Pieris japonica 'Mountain Fire'	Lily of the Valley Shrub		24" ht. min.		
		Viburnum tinus 'Spring Bouquet'	Laurustinus	X	24" ht. min.		
		Viburnum davidii	David's viburnum	X	24" ht. min.		
		Fothergilla gardenii	Dwarf Fothergilla		24" ht. min.		
		Cornus sericea 'kelseyii'	Kelsey Dogwood		24" ht. min.		
		Symphoricarpos albus	Snowberry	X	24" ht. min.		
		Physocarpus capitatus	Pacific Ninebark	X	24" ht. min.		
		Polystichum munitum	Sword Fern	X	18" min. ht.		
		Amelanchier alnifolia	Serviceberry	X	24" ht. min.		
GROUNDCOVER							
		Arctostaphylos uva-ursi	Kinnikinnick	X	1 gal.		



0' 10' 20' 40'
SCALE 1" = 20'-0"

TREE AND PLANTING PLAN

CK. NO.	
BY	
REVISION	
DATE	4-16-15 PRELIMINARY PLAT SUBMITTAL
DATE	6-2-15 RESPONSE TO COMMENTS
 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT SAVE THESE INSTRUCTIONS CERTIFICATE NO. 53	
PARKWOOD TERRACE 13457 NE 205TH ST WOODINVILLE, WA 98012	
CLIENT	
QUADRANT HOMES	
QUADRANT HOMES, INC. 14725 SE 36TH STREET SUITE #100 PO BOX 130 BELLEVUE, WA 98009	
 andrews LANDSCAPE ARCHITECTS	
PROJECT NO.	
DRAWING	L1.01
SHEET	1 OF 6

Tree Evaluation Data
 Quadrant Homes - Parkwood Terrace

Tree #	Species	DBH	DL	Cond	Dens	Mult	Total	Condition Notes and Removal Justifications	Sp.	Tree Type	Action
7003	ALRU	22	42	2	1.25	1	3.75	Somewhat sparse crown - Impacted by roadway construction and utility installation	45	Type 3	Rem - 1
7004	ALRU	16	36	2	2.5	1	2.50	Somewhat sparse crown - Impacted by roadway construction and utility installation	45	Type 3	Rem - 1
7009	ALRU	12	30	1	1.75	1	1.75	Somewhat sparse crown - Impacted by roadway construction and utility installation	45	Type 3	Rem - 2
7006	ALRU	12	25	1	1.75	1	1.75	Somewhat sparse crown - Impacted by roadway construction and utility installation	45	Type 3	Rem - 1
7007	ALRU	14	28	1	1.75	1	1.75	Somewhat sparse crown - Impacted by roadway construction and utility installation	45	Type 3	Rem - 1
7006	ACPL	22	48	1	3.25	1.2	3.90	Good condition, health and vigor - Impacted/displaced by house construction	75	Type 3	Rem - 1
7014	PSME	18	36	1	2.5	1	2.50	Good condition, health and vigor - Impacted/displaced by house construction	75	Type 3	Rem - 1
7015	PSME	14	28	1	1.75	1	1.75	Good condition, health and vigor	75	Type 1	Retain
7028	THPL	32	44	2	1.6	1.2	10.20	In NGPA	90	Type 1	Retain
7030	ALRU	16	36	2	2.5	1	2.50	In NGPA	45	Type 1	Retain
7033	THPL	48	44	2	1.4	1.2	16.80	In NGPA	90	Type 1	Retain
7034	ULAM	20	62	2	3.25	1	3.25	In NGPA	45	Type 1	Retain
7058	ACPL	22	58	2	3.25	1.2	3.90	In NGPA - Significant original attachment with surface impacts and installation of improvement features	75	Type 3	Rem - 1
7059	ACPL	14	55	1	1.75	1.2	3.10	In NGPA - Impacted/displaced by house construction	75	Type 3	Rem - 1
7060	BEPE	14	38	3	1.75	0.75	1.31	In NGPA - Impacted/displaced by house construction	50	Type 3	Rem - 1
7061	PSME	42	43	2	1.0	1	10.00	In NGPA - Impacted/displaced by house construction	75	Type 3	Rem - 2
7052	PSME	44	42	2	1.2	1	12.00	Generally good condition, large and old - Impacted/displaced by house construction	75	Type 3	Rem - 1
7064	PLAC	26	52	1	4	1.2	4.80	Good condition, health and vigor - Removed for grading and retaining wall impacts	70	Type 3	Rem - 1
7069	PRCE	14	33	4	1.75	0.75	3.24	Crown dieback and trunk decay - Remove due to poor condition	40	Type 3	Rem - C
7074	ALRU	14	30	2	1.75	1	1.75	In NGPA	45	Type 1	Retain
7083	PSME	14	22	1	1.75	1	1.75	Good condition, health and vigor - Vault construction and installation impacts displace this tree	75	Type 3	Rem - 1
7086	PSME	14	22	1	1.75	1	1.75	Good condition, health and vigor - Vault construction and installation impacts displace this tree	75	Type 3	Rem - 1
7087	PSME	10	16	1	1.25	1	1.25	Good condition, health and vigor - Vault construction and installation impacts displace this tree	75	Type 3	Rem - 1
7088	PSME	10	16	1	1.25	1	1.25	Good condition, health and vigor - Vault construction and installation impacts displace this tree	75	Type 3	Rem - 1
7093	THPL	30	40	2	9	1.2	7.20	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7094	THPL	34	40	2	7	1.2	8.40	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7096	LOG	N/A	N/A				0.00	This tree is a downed dead log	N/A	N/A	N/A
7097	THPL	32	36	1	6	1.2	7.20	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7098	THPL	24	36	3	4	1.2	4.80	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7099	THPL	26	38	1	4	1.2	4.80	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7100	ACHA	24	62	2	4	1.2	4.80	Good condition, health and vigor - Impacted/displaced by house construction	60	Type 3	Rem - 1
Tree #	Species	DBH	DL	Cond	Dens	Mult	Total	Condition Notes and Removal Justifications	Sp.	Tree Type	Action

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Tree Evaluation Data
 Quadrant Homes - Parkwood Terrace

Tree Codes:
 ACHA=Acer macrophyllum (big-leaf maple)
 ACPL=Acer glaberrimum (boxwood maple)
 ALRU=Alnus incana (red alder)
 BEPE=Betula pendula (weeping birch)
 CHLA=Chamaecyparis lawsoniana (Lawson's cypress)
 MADO=Malus domestica (apple)
 PRCE=Prunus nigra (black cherry)
 PSME=Pinus strobus (white pine)
 THPL=Thuja plicata (western red cedar)
 ULAM=Ulmus americana

PLAC = Platanus acerifolia (London Plane)
PREM = Prunus americana (black cherry)
PRCE = Prunus cerasifera (Flamboyant plum)
QUER = Quercus macrocarpa (Douglas oak)
QURU = Quercus rubra (red oak)
THPL = Thuja plicata (western red cedar)
ULAM = Ulmus americana

DBH = Diameter at 4.5' above grade. "mt" indicates multi-trunked and dbh listed is of largest leader
DL = Maximum distance from top to tip rounded up to the nearest five foot increment
Cond = Condition Codes:
 1 = Excellent health condition and vigor
 2 = Good condition, minor health and/or condition concerns
 3 = Fair condition, moderate health and/or condition concerns associated with age and/or size of vigor or minor defects, adequate live
 4 = Poor condition and/or health and/or condition concerns with signs of decline or presence of considerable decay in trunk(s), also includes dead
Dens = Density Credit - Density Credit Per City of Woodinville Municipal Code
Mult = Multiplier - Density Multiplier per City of Woodinville Municipal Code
Condition Notes = General notes on tree condition and defects
Sp. Rating = Species rating as listed in Species Ratings for Landscape and Tree Appraisal, 2nd Edition, 2007
Tree Type (Per WNC 21.15.060(6))
Action = Remove due to condition (RemC) or Remove due to impacts (RemI)
Credits Required: 179,754 s.f./43560 = 2.98 Acre x 30 credits per acre = 89.4 credits required
Total Tree Credits on Site: 379
Total Viable Tree Credits: 375
Tree Density Credits Provided: 64.9
Tree Density Credits Required to Replace: 24.5

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Tree Evaluation Data
 Quadrant Homes - Parkwood Terrace

7101	THPL	34	42	2	7	1.2	8.40	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7102	THPL	36	38	2	8	1.2	9.60	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7103	THPL	26	36	1	4	1.2	4.80	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7104	THPL	26	34	1	4	1.2	4.80	Good condition, health and vigor - Impacted/displaced by house construction	90	Type 3	Rem - 1
7105	PSME	28	44	1	5	1	5.00	Good condition, health and vigor - Impacted/displaced by house construction	75	Type 3	Rem - 1
7106	THPL	30	38	1	6	1.2	7.20	Good condition, health and vigor - Removed for grading and retaining wall impacts	90	Type 3	Rem - 1
7107	PSME	30	42	1	6	1	6.00	Good condition, health and vigor - Removed for grading and retaining wall impacts	75	Type 3	Rem - 1
7108	ULAM	14	48	1	1.75	1.2	2.10	Good condition, health and vigor - Impacted/displaced by house construction	45	Type 3	Rem - 1
7109	PREM	18	38	2	2.5	0.75	1.88	Good condition, health and vigor - Removed for grading and retaining wall impacts	60	Type 3	Rem - 1
7110	ACPL	12	46	1	1.75	1.2	2.10	Good condition, health and vigor - Removed for grading and retaining wall impacts	75	Type 3	Rem - 1
7113	ACPL	16	44	1	2.5	1.2	3.00	Good condition, health and vigor - Removed for utility impacts and installation	75	Type 3	Rem - 1
7115	ACPL	20	62	1	3.25	1.2	3.90	Good condition, health and vigor - Impacted by house construction and site grading	75	Type 3	Rem - 1
7116	PRCE	26	45	3	5	0.75	3.75	Somewhat sparse crown and limb decay - Damaged and displaced by road installation impacts	75	Type 3	Rem - 1
7119	THPL	40	44	2	10	1.2	12.00	Generally good condition, large and old Damaged and displaced by road installation impacts	90	Type 3	Rem - 1
7120	ACPL	18	58	1	2.5	1.2	3.00	Good condition, health and vigor - Impacted/displaced by house construction	75	Type 3	Rem - 1
7121	PLAC	20	51	1	3.25	1.2	3.90	Good condition, health and vigor - Impacted/displaced by house construction	70	Type 3	Rem - 1
7122	QURU	30	74	1	6	1.2	7.20	Generally good condition, large and old Damaged and displaced by road installation impacts	90	Type 3	Rem - 1
7123	CHLA	30	18	1	3.25	0.75	2.44	Good condition, health and vigor - Vault construction and installation impacts displace this tree	55	Type 3	Rem - 1
7124	CHLA	8	22	1	3.25	0.75	2.44	Good condition, health and vigor - Vault construction and installation impacts displace this tree	55	Type 3	Rem - 1
7125	CHLA	14	18	1	1.75	0.75	1.31	Good condition, health and vigor - Impacted by house construction	55	Type 3	Rem - 1
7126	PRCE	16	22	2	3.25	0.75	2.44	Good condition, health and vigor - Road installation displaces this tree	60	Type 3	Rem - 1
7127	CHLA	28	24	1	4	0.75	3.00	Good condition, health and vigor - Impacted by house construction	55	Type 3	Rem - 1
7135	PSME	20	42	1	3.25	1	3.25	Good condition, health and vigor - Impacted by house construction and site grading	75	Type 3	Rem - 1
7137	PSME	20	38	1	3.25	1	3.25	Good condition, health and vigor - Impacted by house construction and site grading	75	Type 3	Rem - 1
7147	THPL	40	42	1	10	1.2	12.00	Good condition, health and vigor - Road and utility installation impacts displace this tree.	90	Type 3	Rem - 1
7148	THPL	38	42	1	9	1.2	10.80	Good condition, health and vigor - Road and utility installation impacts displace this tree.	90	Type 3	Rem - 1
7149	THPL	50	41	1	14	1.2	16.80	Good condition, health and vigor - Road and utility installation impacts displace this tree.	90	Type 3	Rem - 1
7150	PSME	12	18	1	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree.	75	Type 3	Rem - 1
7169	ALRU	12	34	1	1.75	1	1.75	Good condition, health and vigor	45	Type 1	Retain

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Tree Evaluation Data
 Quadrant Homes - Parkwood Terrace

7170	PSME	15	34	1	2.5	1	2.50	Good condition, health and vigor - House installation and construction displace this tree	75	Type 3	Rem - 1
7171	PREM	17	34	1	1.75	0.75	1.31	Good condition, health and vigor - House installation and construction displace this tree	60	Type 3	Rem - 1
Tree #	Species	DBH	DL	Cond	Dens	Mult	Total	Condition Notes	Sp.	Tree Type	Action
7172	THPL	40	40	2	10	1.2	12.00	Generally good condition, large and old	90	Type 1	Retain
7173	THPL	18	34	2	2.5	1.2	3.60	Good condition, health and vigor - House installation and construction displace this tree	90	Type 2	Rem - 1
7174	ALRU	14	N/A	4	1.75	1	1.75	Terminal dieback and overall decline - This tree is removed due to poor condition	45	Type 3	Rem - C
7183	ALRU	14	30	2	1.75	1	1.75	In NGPA	45	Type 1	Retain
7188	ALRU	12	32	2	1.75	1	1.75	In NGPA	45	Type 1	Retain
7189	ALRU	12	30	2	1.75	1	1.75	In NGPA	45	Type 1	Retain
7190	MADO	24	14	2	4	0.75	3.60	Generally good condition, large and old - Site grading impacts and damage to the tree require its removal.	N/A	Type 3	Rem - 1
7191	MADO	14	16	2	1.75	0.75	1.31	Good condition, health and vigor - House installation and construction displace this tree	N/A	Type 3	Rem - 1
7195	MADO	12	16	2	1.75	0.75	1.31	Generally good condition, large and old - Displaced by tract road	N/A	Type 3	Rem - 1
7200	ALRU	14	30	3	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - 1
7201	ALRU	15	33	3	2.5	1	2.50	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - 1
7202	ALRU	14	N/A	4	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - C
7203	ALRU	16	N/A	4	2.5	1	2.50	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - C
7204	ALRU	14	N/A	4	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - C
7208	ALRU	12	N/A	4	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - C
7209	ALRU	14	N/A	4	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - C
7213	ALRU	14	32	3	1.75	1	1.75	Good condition, health and vigor - House installation and construction displace this tree	45	Type 3	Rem - 1

Off-Site Trees to East

OS1	ACHA	12	26	N/A	N/A	N/A	N/A	<1' off-site. See report for impact assessment and protection.	N/A	N/A	N/A
OS2	PSME	14	22	N/A	N/A	N/A	N/A	17' off-site. No impacts.	N/A	N/A	N/A
OS3	ALRU	12	24	N/A	N/A	N/A	N/A	17' off-site. No impacts.	N/A	N/A	N/A
OS4	PSME	15	26	N/A	N/A	N/A	N/A	17' off-site. No impacts.	N/A	N/A	N/A
OS5	PRCE	24	26	N/A	N/A	N/A	N/A	12' off-site. No impacts.	N/A	N/A	N/A
OS6	PSME	18	28	N/A	N/A	N/A	N/A	11' off-site. No significant impacts.	N/A	N/A	N/A
OS7	PREM	18	28	N/A	N/A	N/A	N/A	9' off-site. No significant impacts.	N/A	N/A	N/A

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EXHIBIT 6
 PAGE 2 OF 9

DATE	REVISION	BY	CHK. NO.
4-16-19	PRELIMINARY PLAN SUBMITTAL		
6-21-19	RESPONSE TO COMMENTS		



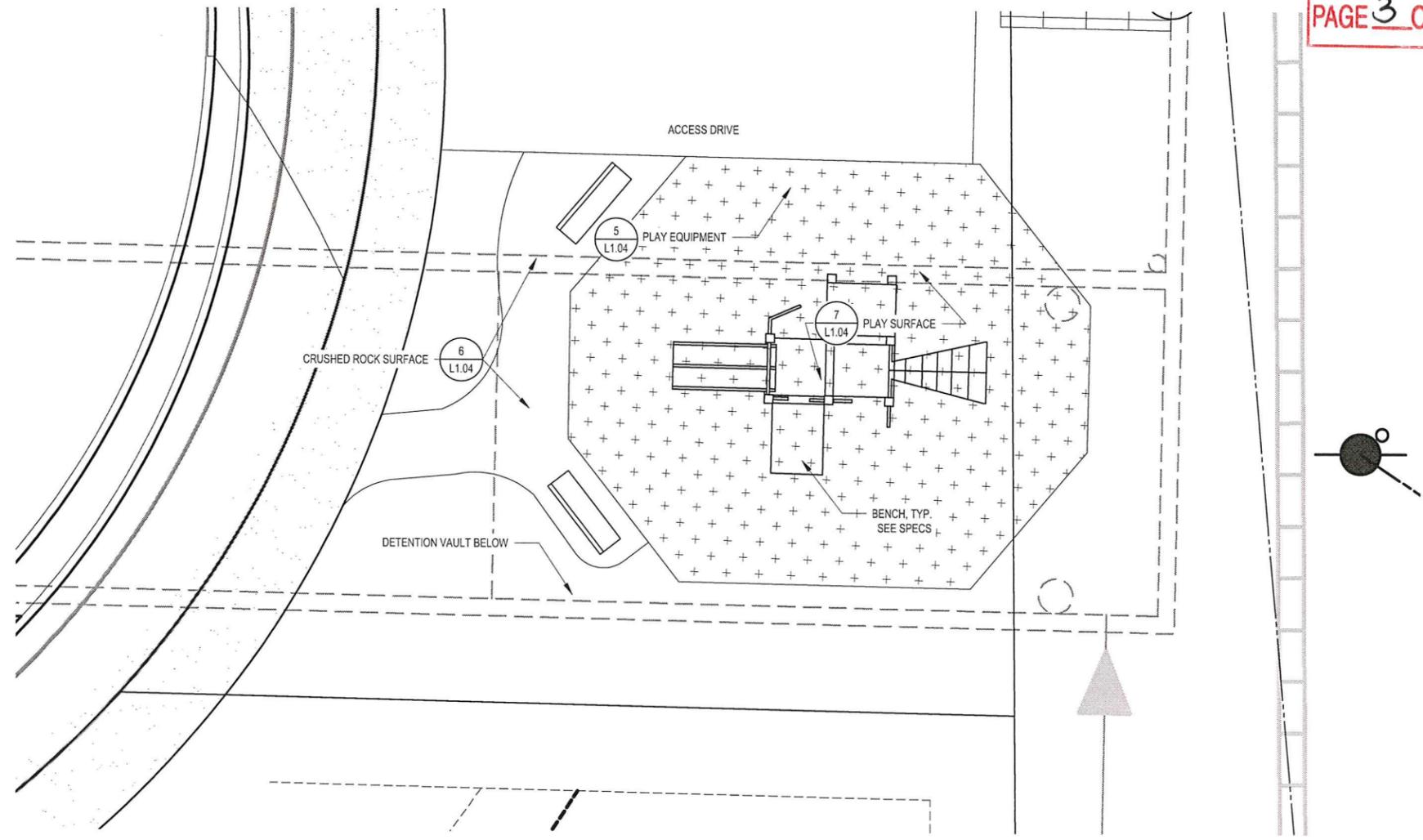
PARKWOOD TERRACE
 13457 NE 205TH ST
 WOODINVILLE, WA 98012

CLIENT
QUADRANT HOMES
 QUADRANT HOMES, INC.
 14725 SE 36TH STREET
 SUITE #100
 PO BOX 130
 BELLEVUE, WA 98009



PROJECT NO.
 DRAWING
 L1.02
 SHEET 2 OF 6

EXHIBIT 6
PAGE 3 OF 9



1 ON-SITE RECREATION AREA
SCALE: 1/4" = 1'-0"

DATE	REVISION	BY	CHK. NO.
4-16-15	PRELIMINARY PLAN SUBMITTAL		
6-2-15	RESPONSE TO COMMENTS		



PARKWOOD TERRACE
13457 NE 205TH ST
WOODINVILLE, WA 98012

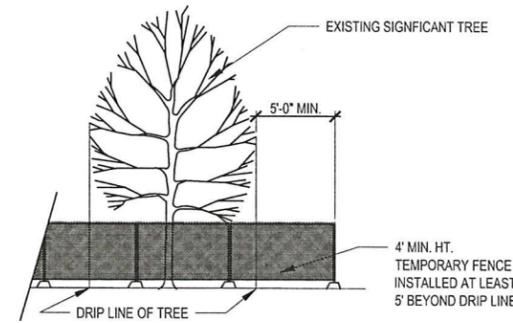
CLIENT
QUADRANT HOMES
QUADRANT HOMES, INC.
14725 SE 36TH STREET
SUITE #100
PO BOX 130
BELLEVUE, WA 98009



PROJECT NO.
DRAWING
L1.03

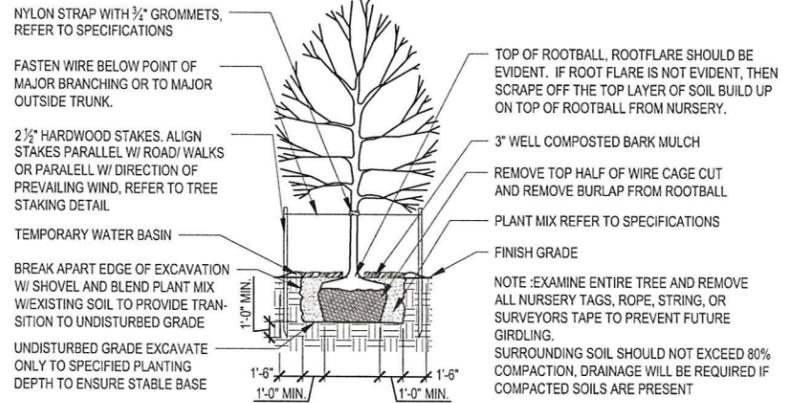
PLAN ENLARGEMENT

SHEET 3 OF 6



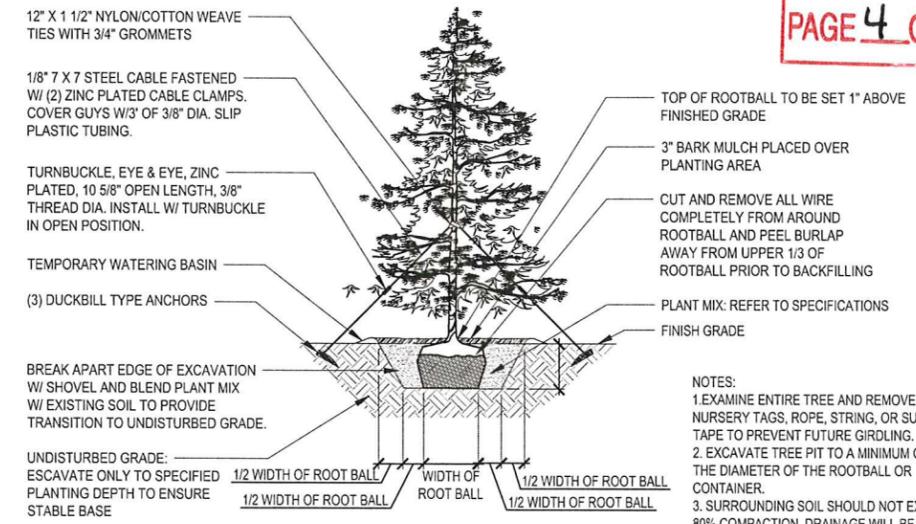
1. MINIMUM 4' HT. TEMPORARY FENCE SHALL BE PLACED AT THE DEE LIMITS OF DISTURBANCE OF THE TREE TO BE SAVED. FENCING SH ENCIRCLE TREE(S). AVOID DRIVING FENCE POSTS OR STAKES INTO
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR R DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN STF THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS SHA COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERE AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORA MACHINERY SHAI RE ALLOWED WITHIN THE LIMIT OF THE FENCIN

1 TREE PROTECTION DETAIL
NTS

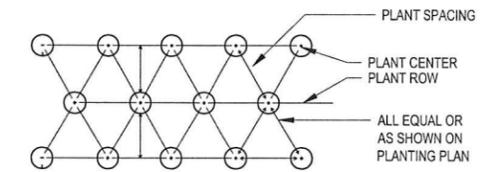


- NOTE: EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING. SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION. DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

2 TREE PLANTING - DECIDUOUS
NTS

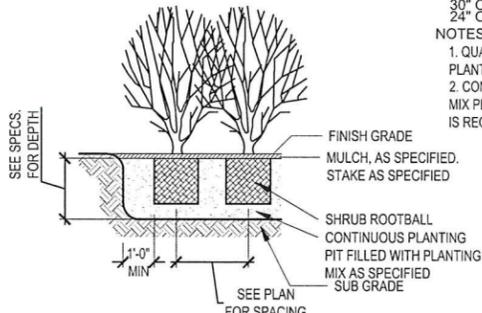


3 TREE PLANTING - EVERGREEN
NTS

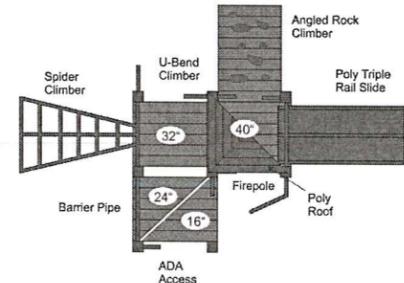


SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
5' O.C.	51.96"	0.04
4' O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

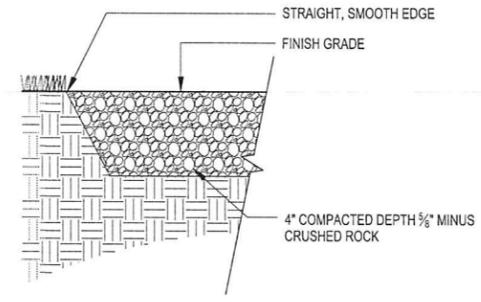
- NOTES:
1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE.
 2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.



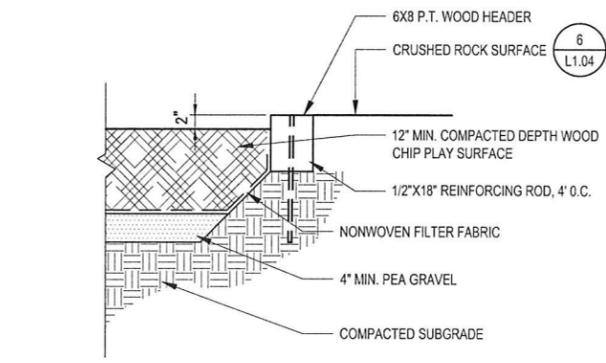
4 SHRUB AND GROUNDCOVER PLANTING
NTS



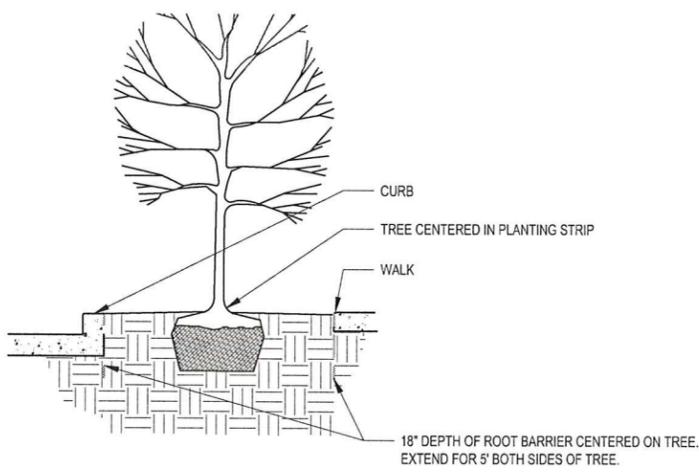
5 PLAY EQUIPMENT
NTS



6 CRUSHED ROCK SURFACE
SCALE: 3" = 1'-0"



7 PLAY SURFACE W/ EDGING
SCALE: 3" = 1'-0"



8 ROOT BARRIER @ STREET TREES
SCALE: 3" = 1'-0"

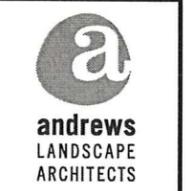
PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO CITY OF WOODINVILLE STANDARDS FOR SIZE AND SPACING, AND SHALL BE INSTALLED PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROACTIVELY COORDINATING WITH THE GENERAL CONTRACTOR AND OTHER SUB CONTRACTORS AS REQUIRED TO PROPERLY ACCOMPLISH THE LANDSCAPE INSTALLATION.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
4. NO PLANT MATERIAL INSTALLATION SHALL OCCUR BEFORE SOIL AMENDMENT, TOPSOIL PLACEMENT, AND FINE GRADING HAS BEEN COMPLETED AND REVIEWED BY THE LANDSCAPE ARCHITECT. PROVIDE TOPSOIL TO DEPTH SPECIFIED.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES AND SHRUBS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL PLANTING AREAS SHALL BE CAPPED WITH A MINIMUM 3 INCH DEPTH OF ORGANIC BARK MULCH AFTER PLANTING IS COMPLETED.
7. LANDSCAPE DEPICTED ON THESE DRAWINGS REPRESENTS NEW WORK OR EXISTING AREAS IMPACTED BY NEW CONSTRUCTION. EXTENSIVE PREVIOUSLY LANDSCAPED AREAS EXIST WHICH ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE AND IRRIGATION IN THE COURSE OF THE WORK. REPAIR AND REPLACE ALL AREAS DAMAGED BY NEW CONSTRUCTION.
8. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. EXISTING SOILS SHALL BE AUGMENTED WITH A TWO-INCH LAYER OF FULLY COMPOSTED ORGANIC MATERIAL ROTOTILLED A MINIMUM OF SIX INCHES DEEP.
10. A MINIMUM OF 25% OF LANDSCAPED AREA WILL BE DESIGNED TO FUNCTION WITHOUT IRRIGATION.

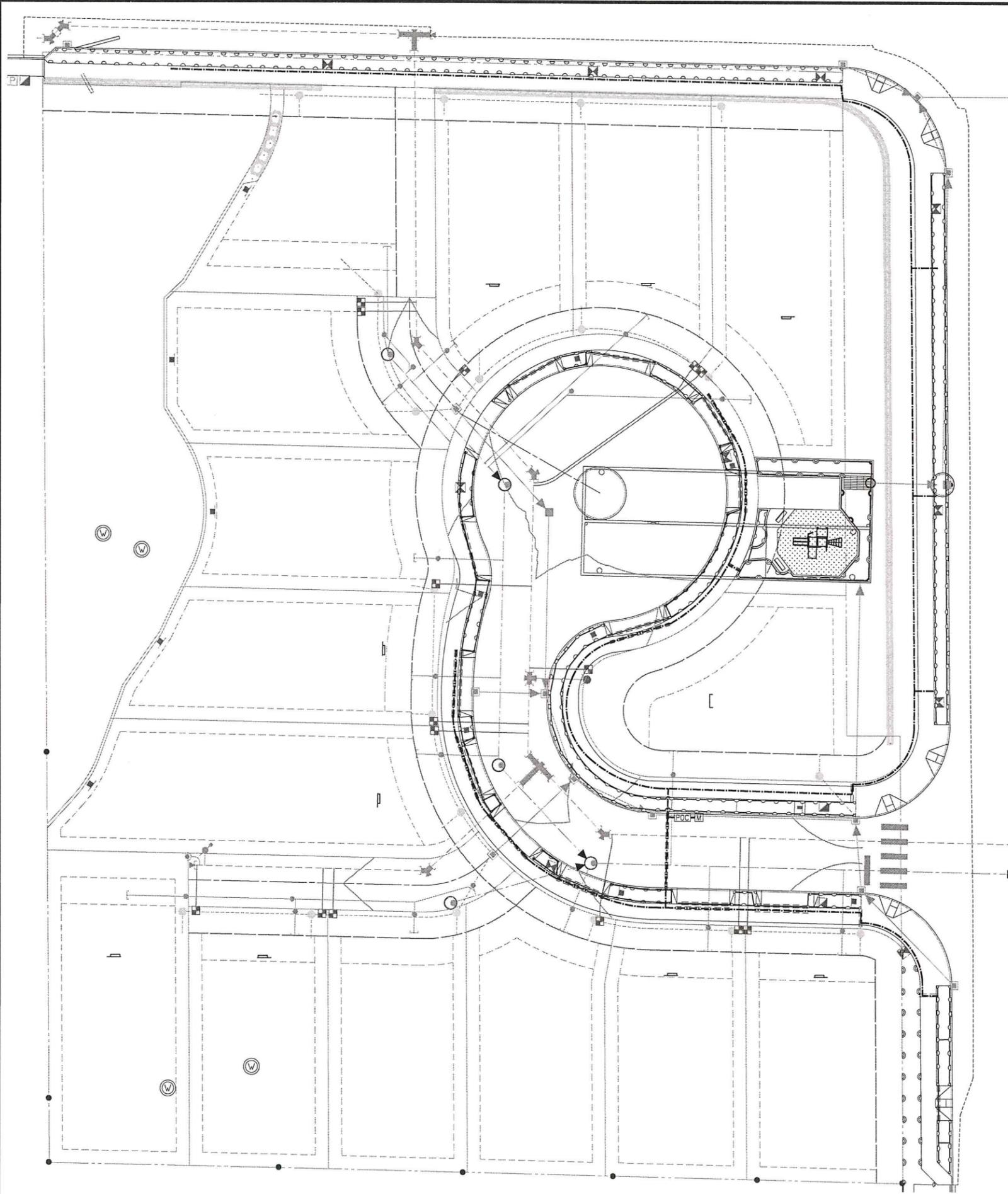


PARKWOOD TERRACE
13457 NE 205TH ST
WOODINVILLE, WA 98012

CLIENT
QUADRANT HOMES
QUADRANT HOMES, INC.
14725 SE 36TH STREET
SUITE #100
PO BOX 130
BELLEVUE, WA 98009



PROJECT NO.
DRAWING
L1.04
SHEET 4 OF 6



IRRIGATION NOTES

1. PIPE SLEEVE AND VALVE LAYOUT IS DIAGRAMMATIC FOR THE SAKE OF CLARITY. ROUTE ALL PIPES THROUGH PLANTING AREAS AND LOCATE ALL VALVE BOXES IN PLANTING AREAS. WHERE POSSIBLE ROUTE PIPING ADJACENT TO CURBS. AVOID ROUTING PIPING THROUGH THE CENTER OF PLANTING AREAS WHERE IT MIGHT CONFLICT WITH PLANT ROOTBALLS.
2. ALL SLEEVES MUST BE STRAIGHT RUNS. EXTEND ALL SLEEVES 24" MINIMUM BEYOND EDGE OF PAVING OR CURB.
3. PIPES MAY SHARE A COMMON TRENCH AS SHOWN ON THE DETAILS. MAINTAIN 6" CLEAR BETWEEN MAINLINES AND LATERALS. MAINTAIN 3" CLEAR BETWEEN LATERAL LINES IN A COMMON TRENCH. MAINTAIN REQUIRED BURY DEPTH AT ALL TIMES.
4. STAKE OR PAINT PIPE AND VALVE LAYOUT AND OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO BEGINNING THE WORK.
5. ALL IRRIGATION HEADS TO BE SPACED HEAD TO HEAD COVERAGE.
6. VERIFY AVAILABLE WATER PRESSURE PRIOR TO CONTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE STATIC PRESSURE AT METER IS LESS THAN 75 PSI.
7. ADJUST ALL HEADS TO MINIMIZE OVERSPRAY ONTO PAVED AREAS AND ELIMINATE HEAD FOGGING.
8. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND LOCATIONS OF UNDERGROUND UTILITIES. PROVIDE UTILITY LOCATE PRIOR TO BEGINNING ANY EXCAVATION.
9. SEE SHEET L2.02 FOR IRRIGATION DETAILS.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	ITEM	DESCRIPTION	NOTES
○	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 5 SERIES	4" POP-UP AT LAWNS, 6" POP-UP AT SHRUB AREAS
○	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 8 SERIES	4" POP-UP AT LAWNS, 6" POP-UP AT SHRUB AREAS
○	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 10 SERIES	4" POP-UP AT LAWNS, 6" POP-UP AT SHRUB AREAS
○	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 12 SERIES	4" POP-UP AT LAWNS, 6" POP-UP AT SHRUB AREAS
○	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 15 SERIES	4" POP-UP AT LAWNS, 6" POP-UP AT SHRUB AREAS
○	ROTOR	RAINBIRD 5000-MPR-25 (RED NOZZLES)	4" POP-UP AT LAWNS, 6" POP-UP AT SHRUB AREAS
—	MAINLINE	CLASS 200 PVC	1 1/2" DIAMETER
—	LATERAL LINE	CLASS 200 PVC	SIZE PER PIPE SIZE CHART AND AS INDICATED ON PLAN
—	SLEEVE	CLASS 200 PVC	SIZE = 2 x LINE SIZE, 2" MIN
M	METER		NEW 1" METER - SEE CIVIL
	BACKFLOW PREVENTION ASSEMBLY		
Z	DOUBLE CHECK VALVE ASSEMBLY	FEBCO 850 DCVA WITH BALL VALVES	1" DCVA
W	WYE STRAINER	BRASS STRAINER WITH 80 MESH SCREEN, WATT'S OR EQUAL	
+	QUICK COUPLER	RAINBIRD 33-DLRC	PROVIDE: 33DK KEY, SH-0 ELL, 2049 COVER KEY
E	CONTROLLER 1	RAINBIRD ESP-LXME CONTROLLER IN METAL PEDESTAL	12-STATION BASE MODEL WITH ADDITIONAL 8-STATION MODULE
E	CONTROLLER 2	RAINBIRD ESP-LXME CONTROLLER IN METAL PEDESTAL	12-STATION BASE MODEL WITH (2) ADDITIONAL 12-STATION MODULES
⊖	REMOTE CONTROL VALVE ASSEMBLY	RAINBIRD PEB 1"	
⊖	REMOTE CONTROL VALVE ASSEMBLY	RAINBIRD LRV 100	
⊖	BUBBLER / ROOT WATERING SYSTEM		

DATE	REVISION	BY	CK. NO.
4-16-15	PRELIMINARY PLAT SUBMITTAL		
6-2-15	RESPONSE TO COMMENTS		

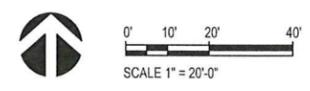


PARKWOOD TERRACE
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SUITE #100
PO BOX 130
BELLEVUE, WA 98009



PROJECT NO.
DRAWING
L2.01
SHEET 5 OF 6



DATE	REVISION	BY	CHK. NO.
4-16-15	PRELIMINARY PLAT SUBMITTAL		
6-2-15	RESPONSE TO COMMENTS		

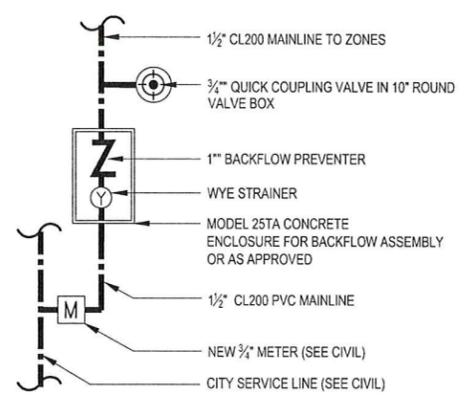


PARKWOOD TERRACE
13457 NE 205TH ST
WOODINVILLE, WA 98012

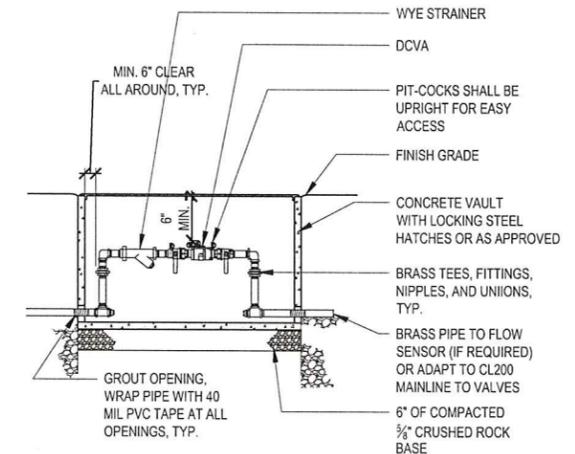
CLIENT
QUADRANT HOMES
QUADRANT HOMES, INC.
14725 SE 36TH STREET
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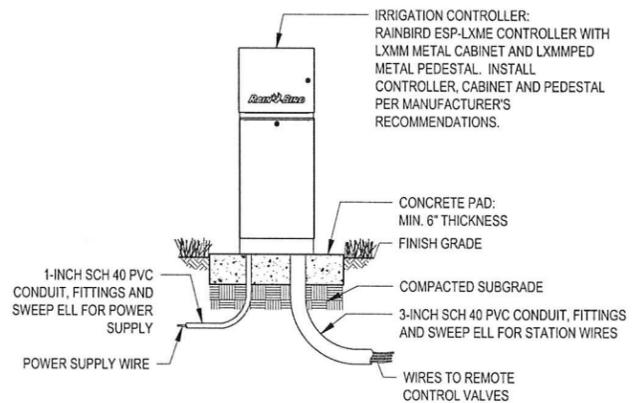
PROJECT NO.
DRAWING
L2.02
SHEET 6 OF 6



1 POINT OF CONNECTION DIAGRAM
SCALE: 3/4" = 1'-0"



2 BACKFLOW PREVENTION ASSEMBLY
SCALE: 3/4" = 1'-0"

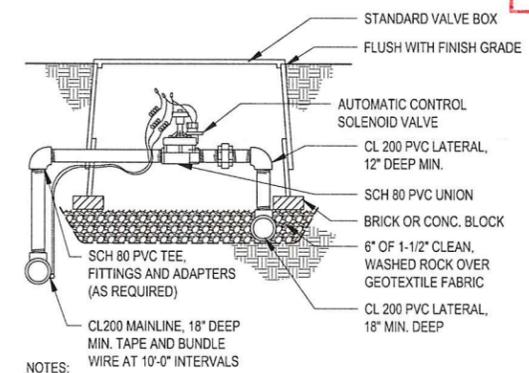


IRRIGATION CONTROLLER:
RAINBIRD ESP-LXME CONTROLLER WITH LXMM METAL CABINET AND LXMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE PAD: MIN. 6" THICKNESS
FINISH GRADE
COMPACTED SUBGRADE
3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
WIRES TO REMOTE CONTROL VALVES

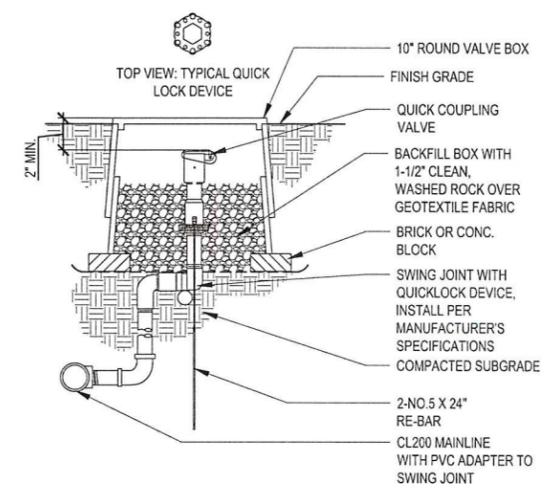
NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

3 IRRIGATION CONTROLLER
SCALE: 3/8" = 1'-0"

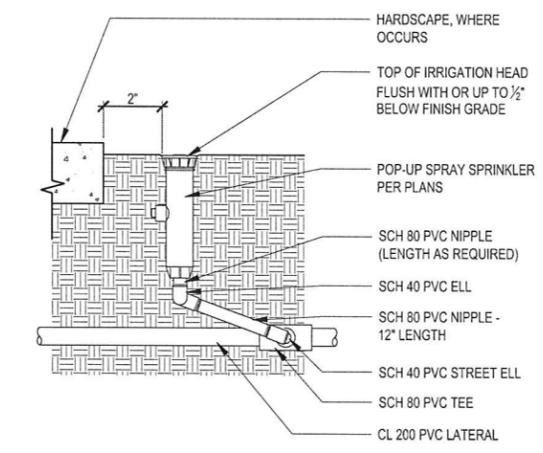


NOTES:
1. USE TEFLON TAPE ON ALL THREADED FITTINGS
2. CUT 'U' SHAPE NOTCHES ON BOTH SIDES OF BOX THAT ALLOW 2" CLEARANCE FROM TOP OF PIPE TO TOP OF CUT-OUT
3. USE WATERTIGHT WIRE SPLICES, TYP.

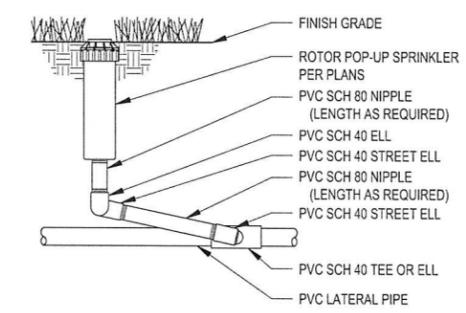
4 REMOTE CONTROL VALVE
SCALE: 3/4" = 1'-0"



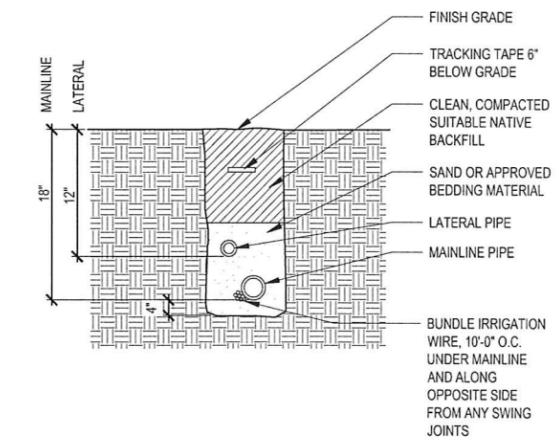
5 QUICK COUPLER VALVE
SCALE: 1" = 1'-0"



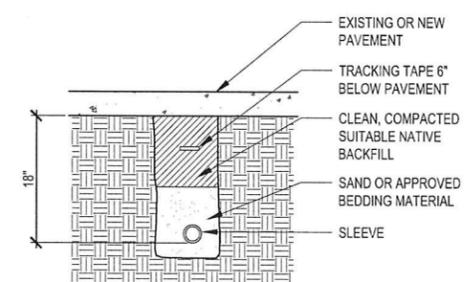
6 POP-UP SPRAY HEAD
SCALE: 1" = 1'-0"



6 ROTOR POP-UP SPRINKLER
SCALE: 1" = 1'-0"



7 IRRIGATION TRENCH
SCALE: 1" = 1'-0"



8 IRRIGATION TRENCH UNDER PAVING
SCALE: 1" = 1'-0"

PLANT LEGEND

TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	SPACING	QTY.
AM	<i>Acer macrophyllum</i>	Big Leaf Maple	2" caliper*	10' O.C.	43
PSM	<i>Pseudotsuga menziesii</i>	Douglas Fir	6' tall*	10' O.C.	44
TP	<i>Thuja plicata</i>	Western red Arborvitea	6' tall*	10' O.C.	43

*Tree sizes per City of Woodinville comments

SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE (container)	SPACING	QTY.
AC	<i>Acer circinatum</i>	Vine Maple	5 gal.	5' O.C.	58
CC	<i>Corylus cornuta</i>	Beaked Hazelnut	2 gal.	5' O.C.	38
HD	<i>Holodiscus discolor</i>	Creambush	2 gal.	5' O.C.	58
OC	<i>Oemleria cerasiformis</i>	Osoberry	2 gal.	5' O.C.	38
P	<i>Polystichum munitum</i>	Pineland Swordfern	1 gal.	5' O.C.	78
RS	<i>Ribes sanguineum</i>	Redflower Currant	2 gal.	5' O.C.	58
m	<i>Rosa nutkana</i>	Nootka Rose	1 gal.	5' O.C.	78
SR	<i>Sambucus racemos</i>	Red Elder	2 gal.	5' O.C.	38
S	<i>Symphoricarpos albus</i>	Common Snowberry	1 gal.	5' O.C.	78

CONSTRUCTION SEQUENCE

1. CONTRACTOR SCHEDULES AND ATTENDS A PRE-CONSTRUCTION MEETING WITH THE PROJECT BIOLOGIST, LANDSCAPE DESIGNER/ ARCHITECT AND CITY OF WOODINVILLE BIOLOGIST.
2. CONTRACTOR WILL FLAG ALL THE LIMITS OF THE ENHANCEMENT AREAS FOR PROJECT BIOLOGIST APPROVAL. CONTRACTOR WILL WALK THE SITE WITH THE PROJECT BIOLOGIST TO CLARIFY LIMITS OF CONSTRUCTION AND THE WORK TO BE PERFORMED.
3. CONTRACTOR WILL INSTALL TEMPORARY EROSION/SEDIMENT CONTROL MEASURES AS REQUIRED FOR PROJECT BIOLOGIST APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR WILL REMOVE ALL GARBAGE, DEBRIS, HARD SURFACE MATERIAL, GRAVEL AND INVASIVE SPECIES FROM BUFFER ENHANCEMENT AREA AS DIRECTED BY THE PLANS AND PROJECT BIOLOGIST.
5. CONTRACTOR WILL DE-COMPACT SOIL AS NECESSARY AND AMEND EXISTING SOIL WITH COMPOST AS NECESSARY.
6. CONTRACTOR WILL LAY OUT NURSERY-GROWN PLANTS PER PLANS FOR APPROVAL BY THE PROJECT BIOLOGIST. FOLLOWING LAYOUT APPROVAL, CONTRACTOR TO INSTALL PLANTS, SEED AND MULCH AS DIRECTED BY PLANS.
7. THE PROJECT BIOLOGIST WILL APPROVE PLANT INSTALLATION.
8. CONTRACTOR SUBMITS AS-BUILT DRAWING AND COPIES OF INVOICES FOR ALL PLANT, SOIL AMENDMENT, AND MULCH MATERIALS USED TO THE PROJECT BIOLOGIST.
9. PROJECT BIOLOGIST SUBMITS AS-BUILT REPORT TO THE CITY OF WOODINVILLE FOR REVIEW AND APPROVAL.

GOALS AND OBJECTIVES

THE OVERALL CRITERIA FOR THE ENHANCED BUFFER AREA IS TO CREATE A NATIVE PLANT COMMUNITY THAT WILL BUFFER THE STREAM FROM THE HOUSING COMMUNITY WITH NATIVE PLANTS APPROPRIATE FOR THE PROXIMITY OF THE ROAD. THE OVERALL CRITERIA FOR THE ENHANCED BUFFER WOULD BE BASE ON THE SUCCESSFUL ESTABLISHMENT OF DESIRED PLANT COMMUNITIES. EVALUATION CRITERIA FOR SUCCESS OF THE MITIGATION PLAN WOULD NOT BE 100 PERCENT SURVIVAL OF INDIVIDUAL PLANT MATERIALS (EXPECT AS NOTED BELOW) BUT RATHER THE ESTABLISHMENT OF DESIRABLE PLANT COMMUNITIES WITHIN THE ENHANCED BUFFER. OBJECTIVES OF THE MITIGATION PLAN CONSIST OF THE FOLLOWING

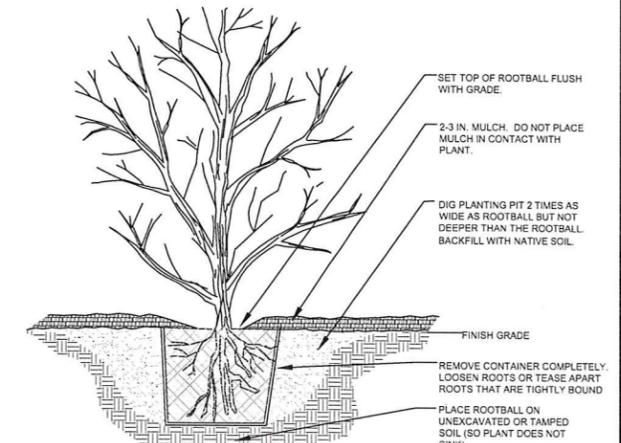
1. ENHANCE EXISTING STREAM AND BUFFER FUNCTIONS THROUGH THE INSTALLATION OF NATIVE TREES AND SHRUBS
2. REMOVE INVASIVE SPECIES IDENTIFIED BY THE PROJECT BIOLOGIST FORM THE AREAS OF ENHANCEMENT.

PERFORMANCE STANDARDS

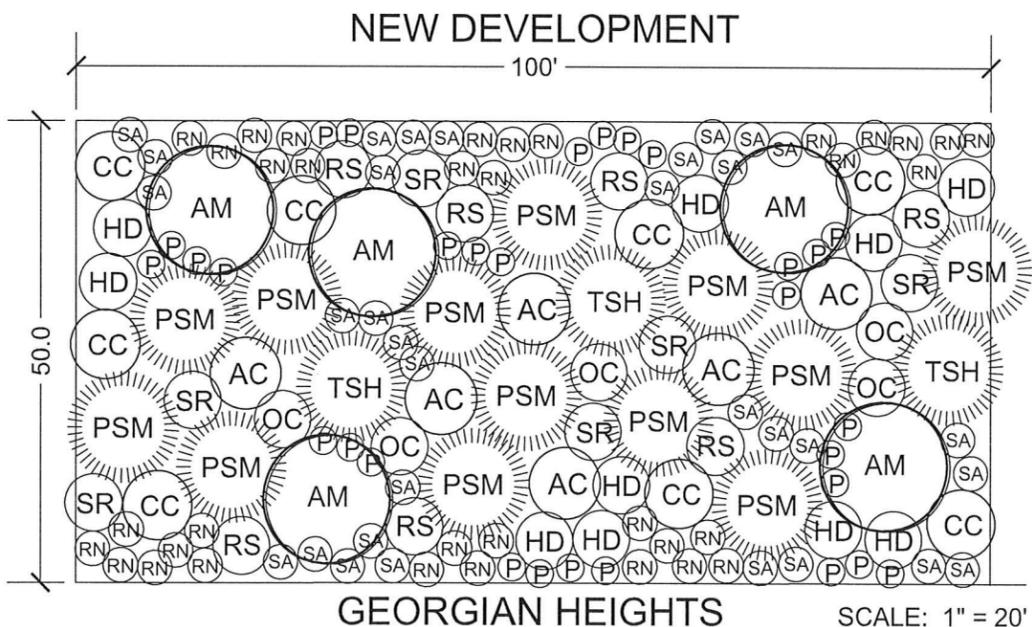
1. 100% SURVIVAL OF ALL PLANTED SHRUBS AND TREES FOR ONE YEAR AFTER PLANTING. ALL PLANTINGS THAT DO NOT SURVIVE THROUGH THE END OF THE FIRST GROWING SEASON WILL BE REPLACED WITH THE SAME OR SIMILAR SPECIES AND SPECIFICATIONS. UPON INSTALLATION OF REPLACEMENT PLANTING AT THE CONCLUSION OF THE 1ST YEAR, THE 100% SURVIVAL STANDARD WILL BE CONSIDERED TO BE MET:
2. 90% SURVIVAL OF ALL PLANTED SHRUBS AND TREES AFTER THREE YEARS. SUFFICIENT PLANTINGS WILL BE REPLACED, AS NECESSARY, WITH THE SAME OR SIMILAR SPECIES AND SPECIFICATIONS IN ORDER TO MEET THE 90% SURVIVAL. UPON INSTALLATION OF REPLACEMENT PLANTING AT THE CONCLUSION OF THE 3RD YEAR, THE 90% SURVIVAL STANDARD WILL BE CONSIDERED TO BE MET:
3. TOTAL COVERAGE BY SHRUB AND TREE SPECIES (INCLUDING NATIVE VOLUNTEER SPECIES) WITHIN THE BUFFER ENHANCEMENT AREA SHALL BE:
 - AT LEAST 5% AFTER ONE YEAR
 - AT LEAST 20% AFTER THREE YEARS
 - AT LEAST 50% AFTER FIVE YEARS
4. AT THE TIME OF COMPLIANCE MONITORING THERE SHALL BE 0% INVASIVE SPECIES. THERE SHALL BE LESS THAN 10% CUMULATIVE COVER OF THE FOLLOWING INVASIVE PLANT SPECIES WITHIN THE BUFFER ENHANCEMENT AREA AT THE END OF THE FIVE YEAR MONITORING PERIOD: HIMALAYAN BLACKBERRY (*RUBUS ARMENIACUS*), CUTLEAF BLACKBERRY (*RUBUS LACINATUS*), REED CANARYGRASS (*PHALARIS ARUNDINACEA*), SCOT'S BROOM (*CYTISUS SCOPARIUS*), OR OTHER SPECIES AS DETERMINED BY THE PROJECT BIOLOGIST.

EXHIBIT 6
PAGE 7 OF 9

FIGURE 4 QUADRANT CHURCH PROPERTY CRITICAL AREAS ASSESSMENT BUFFER ENHANCEMENT PLAN



1 CONTAINER TREE OR SHRUB PLANTING DETAIL
NTS



PLANT TYPICAL

PERFORMANCE BOND

IF THE APPLICANT SEEKS A DEVELOPMENT PERMIT THAT IS CONTINGENT ON THE PERFORMANCE OF A MITIGATION PROJECT, AN ASSIGNMENT OF FUNDS FOR 150% OF THE COST OF THE MITIGATION MUST BE SUBMITTED TO THE PERMIT CENTER PRIOR TO ISSUANCE OF THE DEVELOPMENT PERMIT. THE ASSIGNMENT OF FUNDS WILL BE HELD UNTIL THE MITIGATION HAS BEEN COMPLETED AND APPROVED BY THE CITY OF WOODINVILLE'S ENVIRONMENTAL SPECIALIST. ONCE THE MITIGATION HAS BEEN APPROVED, THE ASSIGNMENT OF FUNDS WILL CONVERT TO A MAINTENANCE MONITORING ASSIGNMENT OF FUNDS.

Raedeke
Associates, Inc.

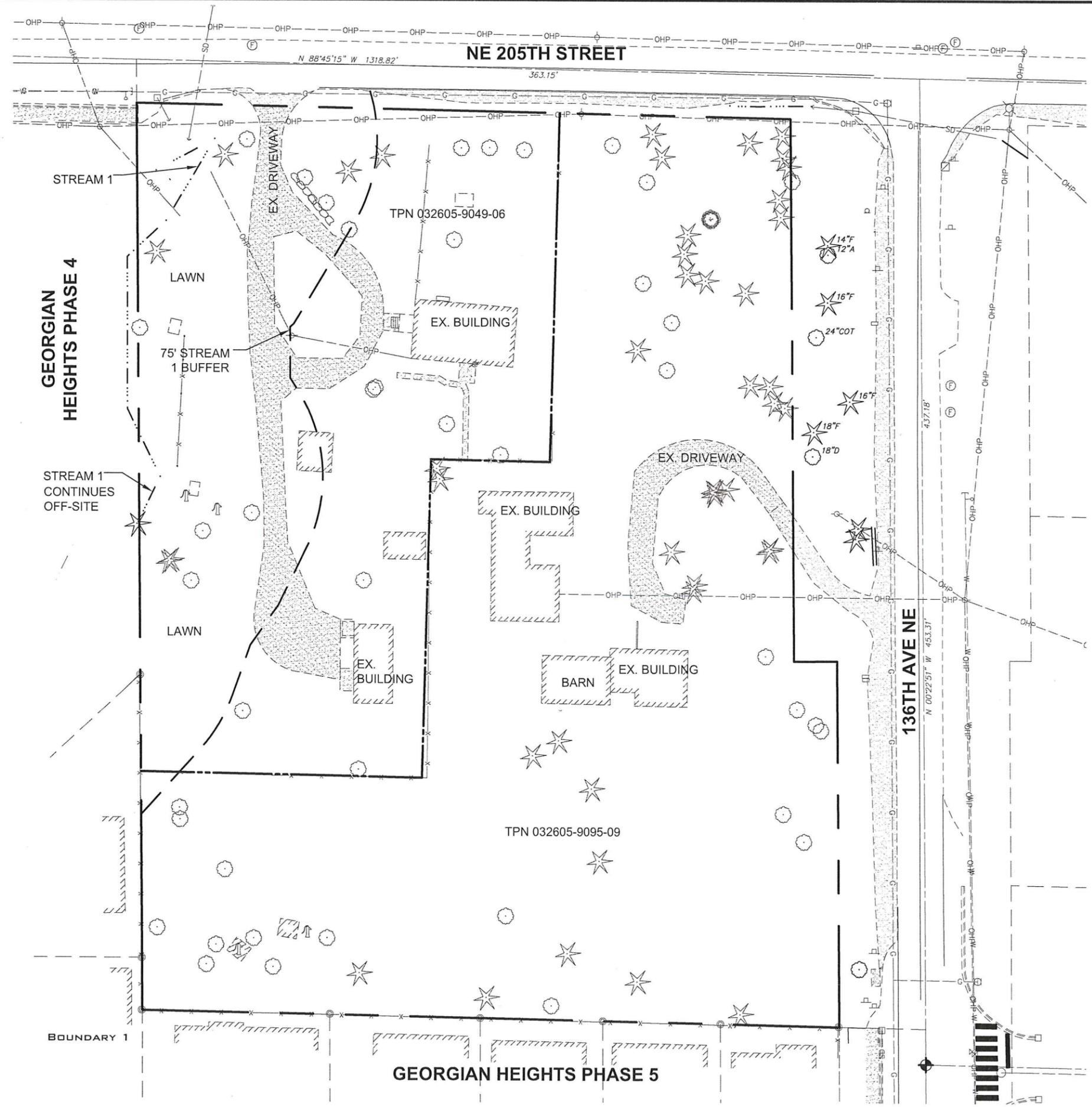
9510 Stone Avenue North
Seattle, WA 98103

RAI PROJECT: 2014-013-002

DATE: MAY 11, 2015

DRAWN BY: AC PM: CW

BASE INFORMATION: SURVEY & SITE PLAN
BLUELINE | 25 Central Way, Suite 400
Kirkland, WA 98033 Ph: 425.216.4051



LEGEND

- PROJECT BOUNDARY
- STREAM OHWM
- 75' STREAM BUFFER
- EXISTING TREES

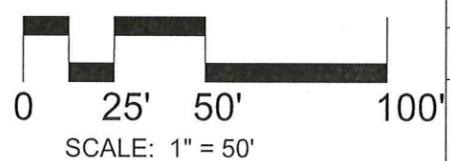


BUFFER
STREAM CHANNEL

T:\2014\2014-013 Quadrant Church\11x17 2014-013 Church.dwg



NORTH

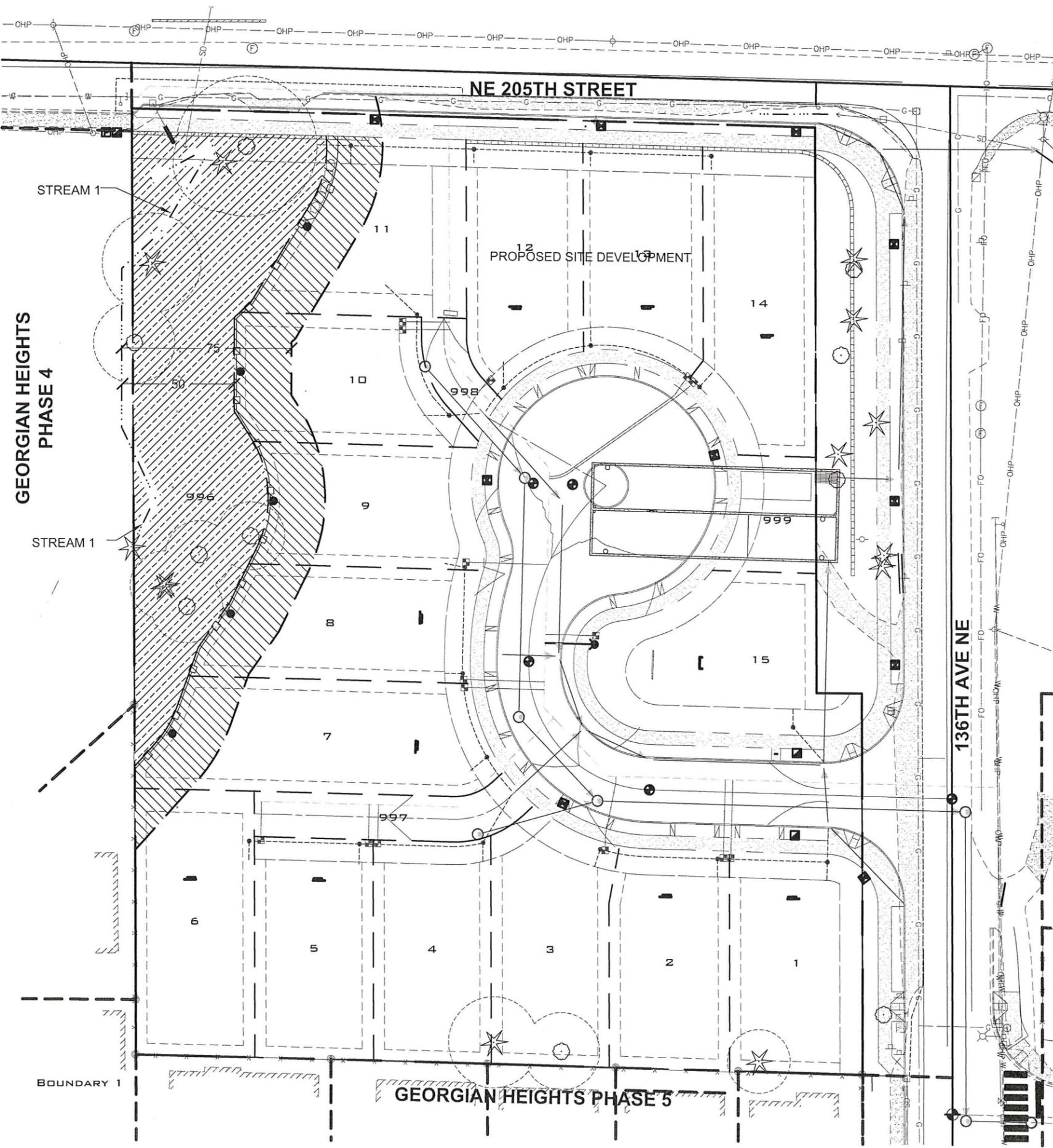


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Kirkland, WA 98033 Ph: 425.216.4051	

CRITICAL AREAS ASSESSMENT

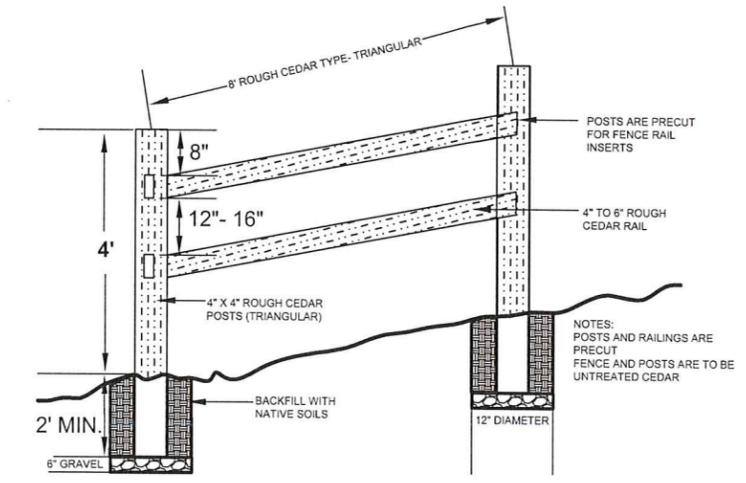
PROPOSED SITE PLAN & MITIGATION



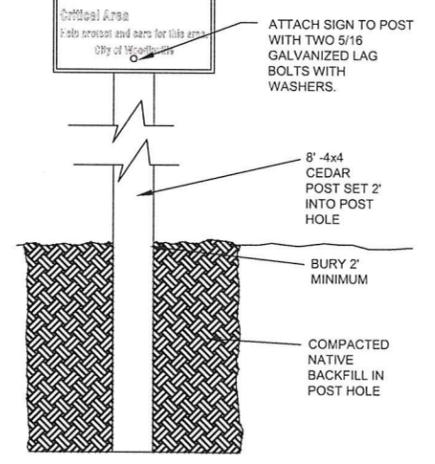
LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOURS
- STREAM OHWM
- 75' STREAM BUFFER
- PROPOSED 50' STREAM BUFFER
- REMAINING TREES

- BUFFER REDUCTION
8,300 SF APPROX.
- BUFFER ENHANCEMENT
13,115 SF APPROX.
- SPLIT RAIL NGPA FENCE
(SEE DETAIL 1)
- CRITICAL AREAS SIGN
(SEE DETAIL 2)

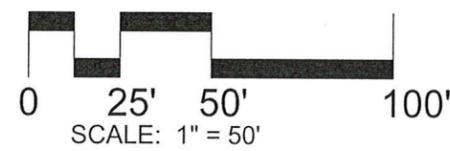


1 NGPA SPLIT RAIL CEDAR FENCE
NTS



NOTES:
Critical Area signs shall be mounted on posts set into the ground at 100' intervals or 1 per lot for smaller lots.

2 CRITICAL AREA SIGN
NTS



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Seattle, WA 98103

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