DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-128345-GJ

Project Name/Address: Jansson-Wong Landscape Project 15140 SE 53rd Pl

Planner: David Wong

Phone Number: 425-452-4282

Minimum Comment Period: 5/19/2016

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☒ Plans
☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

SEPA Checklist Reviewed By:
David Wong on 4/28/2016

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

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

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
MAR 25 2016
Permit Processing

DW

BACKGROUND INFORMATION

Property Owner: Gustav Jansson and Rita Wong

Proponent:

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 15140 SE 53rd Pl
Bellevue, WA 98006

Phone: (206) 218-5450

Proposal Title: Jansson-Wong Landscape Project

Proposal Location: 15140 SE 53rd Pl
(Street address and nearest cross street or intersection) Provide a legal description if available.
HORIZON VIEW DIV C Plat Block: 1 Plat Lot: 7
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Create an eco-friendly landscape with rain garden. Turn lawn into wildflower meadow and replace invasive species with native plants.
2. Acreage of site: .81
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 96 (garden shed)
7. Quantity of earth movement (in cubic yards): 80
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials:
   N/A
10. Other
    N/A

Estimated date of completion of the proposal or timing of phasing:

July 1, 2016

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

Yes, deck reconstruction.

DW

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Not yet. Permit for new deck will be requested separately by contractor building deck.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Clearing and Grading Permit.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☑ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☑ Hilly ☑ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? 40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Hard Repacked rock at deeper level, otherwise mostly good quality top-soil suitable for planting.

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

No

DW

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

Grade adjustment near east side of house to reduce slope of walkway. Approximately 30 yards of new new top-soil for plantings. 50 yards moved for grading for walkway and installation of rain garden.

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

Soil will be exposed during project before planting and paths and other hard surfaces are installed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

16%

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

During project construction silt fences and plastic sheeting will be used to control erosion.
After the project is complete a new rain garden will reduce the surface water from site as water from roof and driveway will pass through rain garden. Erosion Control regulated by BCC 23.76

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some exhaust from diesel construction equipment.

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

No

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

None

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A

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(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

N/A

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

No.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

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

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Existing septic drain-field will be maintained for existing single-family home.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Most or all water from site will be absorbed into the ground on site. Extreme water flow may result in water going into green belt area below site.

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

Existing plants on perimeter of site should eliminate risk to surface water. Risk to ground water should be minimal.

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

Silt fence on the north, east, and west downhill sides of site in addition to existing plant buffers will protect surface water. Plastic covering will be used when soil is exposed.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Ivy and other invasive species - 5000 square feet
Grass lawn - 4500 square feet

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

None

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

Ivy and other invasive species will be replaced with native ground cover and shrubs. Most lawn area will be replaced with wildflower and fescue seed mix.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

DW

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

None

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

No

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

Plant selection will be deer and other wildlife friendly. No fencing will be installed to hinder wildlife.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

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

No. (Current single-family home on site has solar panels.)

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known.

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

N/A

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

N/A

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b. Noise

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

Construction equipment may be used for grading and excavating.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction equipment may be used Monday-Friday 9am to 5pm.

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

Work will primarily be performed business hours Monday to Friday.

Noise regulated by BCC 9.18

8. Land and Shoreline Use

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

Single-family home

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

No

c. Describe any structures on the site.

Single-family home

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

No

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

R-2.5

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

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

N/A

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

No

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

2

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

N/A

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

N/A

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

N/A

9. Housing

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

N/A

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

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Landscape project will enhance outward appearance of site.

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11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

N/A

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

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SE 53rd Pl

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

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

N/A

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

N/A

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

N/A

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

Signature

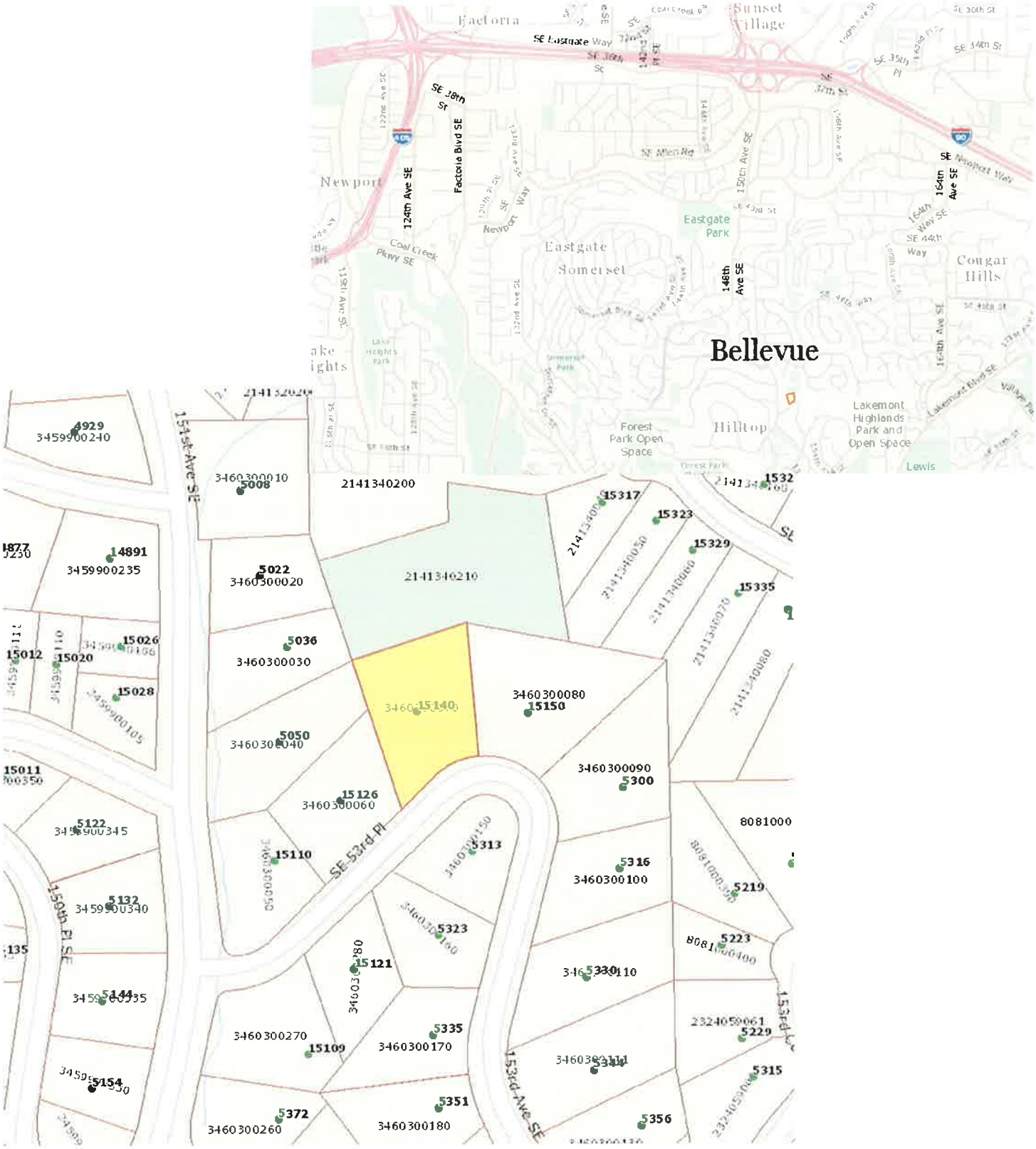
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Date Submitted 03/25/2016

DW

Vicinity Map

Project: Jansson-Wong Landscape Project
Owner: Gustav Jansson and Rita Wong
Address: 15140 SE 53rd Pl, Bellevue WA 98006



TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

LOTS(S) 7, BLOCK 1, HORIZON VIEW ADDITION DIVISION C, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 56 OF PLATS, PAGE 20, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N 45°29'30" W BETWEEN POINT A AND POINT B

REFERENCES

1. PLAT OF HORIZON VIEW ADDITION DIVISION C; VOL 56, PG 20

VERTICAL DATUM

NAVD 88, PER GPS OBSERVATION

SURVEYOR'S NOTES

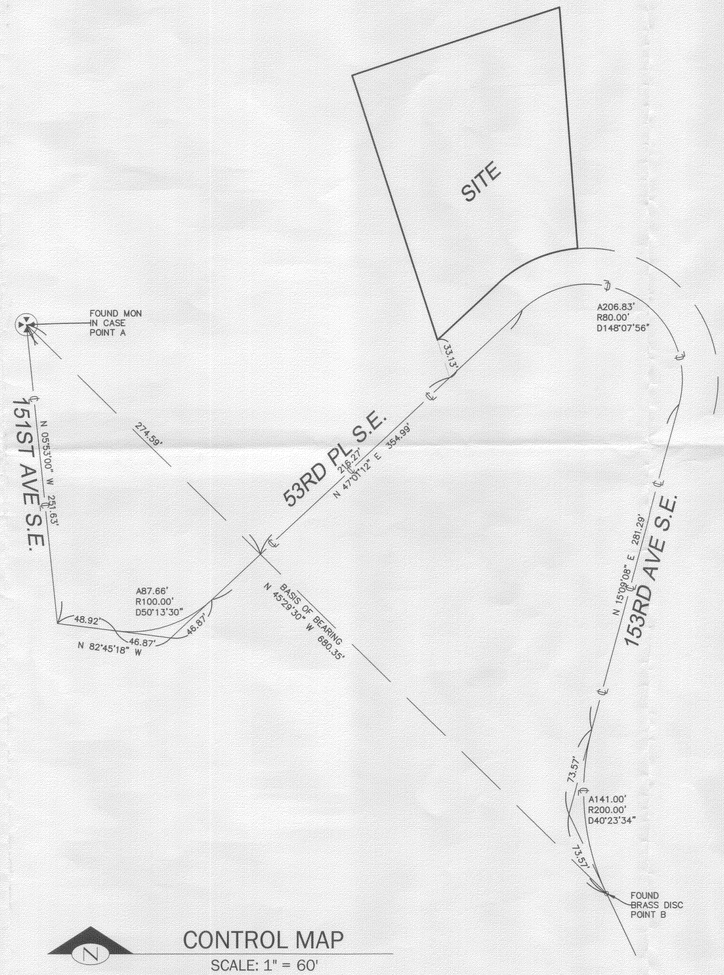
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2015. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
3. SUBJECT PROPERTY TAX PARCEL NO. 3460300070
4. SUBJECT PROPERTY AREA PER THIS SURVEY IS 32491± S.F. (0.75± ACRES)
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
6. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- BRASS DISC (FOUND)
- ASPHALT SURFACE
- AREA DRAIN
- BUILDING
- CENTERLINE ROW
- CONCRETE WALL
- 100 CONTOUR (MAJOR)
- 102 CONTOUR (MINOR)
- DECK
- DITCH (FLOWLINE)
- FENCE LINE (WOOD)
- G GAS METER
- MONUMENT IN CASE (FOUND)
- REBAR & CAP (SET, LS# 15025)
- ROCKERY
- SIZE TYPE TREE (AS NOTED)
- WM WATER METER
- P POWER METER

VICINITY MAP

N.T.S.



CONTROL MAP

SCALE: 1" = 60'

(IN FEET)
1 inch = 20 ft.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SE 1/4 OF THE NW 1/4 OF SEC. 23, TWP. 24N., RGE. 05E., W.M.
TAX PARCEL NO. 3460300070

JANSSON RESIDENCE
15140 SE 53RD PL
BELLEVUE, WA

EDWIN J. GREEN JR. STATE OF WASHINGTON 40005 REGISTERED PROFESSIONAL LAND SURVEYOR

GeoDimensions
GeoDimensions, Inc., 10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@geodimensions.net
www.geodimensions.net

JOB NUMBER:	141063
DATE:	7/22/2015
DRAFTED BY:	AB
CHECKED BY:	EJG/JGM
SCALE:	1"= 20'

REVISION HISTORY

Received MAR 25 2016 Permit Process

SHEET NUMBER

1 OF 1

PLANT MATERIAL LIST & LEGEND
JANSSON RESIDENCE

COMMON NAME

TREES - DECIDUOUS - ORNAMENTAL + 20' CANOPY
- KATSURA
- STEWARTIA
- SOURWOOD
- PARROTIA

TREES - DECIDUOUS - ORNAMENTAL & NATIVE 12' CANOPY
- VINE MAPLE
- JAPANESE MAPLE
- PAPER BARK MAPLE
- RED BUD
- DOGWOOD
- JAPANESE SNOW BELL
- SERVICEBERRY

SHRUBS - NATIVE
- SERVICEBERRY
- OREGON GRAPE
- DOGWOOD
- OCEAN SPRAY
- BLACK TWINBERRY
- CALIFORNIA WAX MYRTLE
- MOCK ORANGE
- WESTERN AZALEA
- PACIFIC RHODO
- WILD CURRANT
- SNOW BERRY
- INDIAN PLUM
- CLETHRA
- NOOTKA ROSE
- EVERGREEN HUCKLEBERRY
- RED HUCKLEBERRY

SHRUBS - ORNAMENTAL
- LACE LEAF JAPANESE MAPLE
- EVERGREEN & DECIDUOUS AZALEAS
- RHODO HYBRIDS
- LILAC
- JAP. BEAUTY BUSH
- CAMELLIA
- FLOWERING QUINCE
- MEXICAN ORANGE
- WINTER HAZEL
- DAPHNE
- PIERIS
- SARCOCOCCA
- HYDRANGEA
- POTENTILLA
- SPIRAEA
- VIBURNUM
- CHINESE WITCH HAZEL
- FORSYTHIA
- HEBE
- STAR MAGNOLIA
- BLUE BERRIES

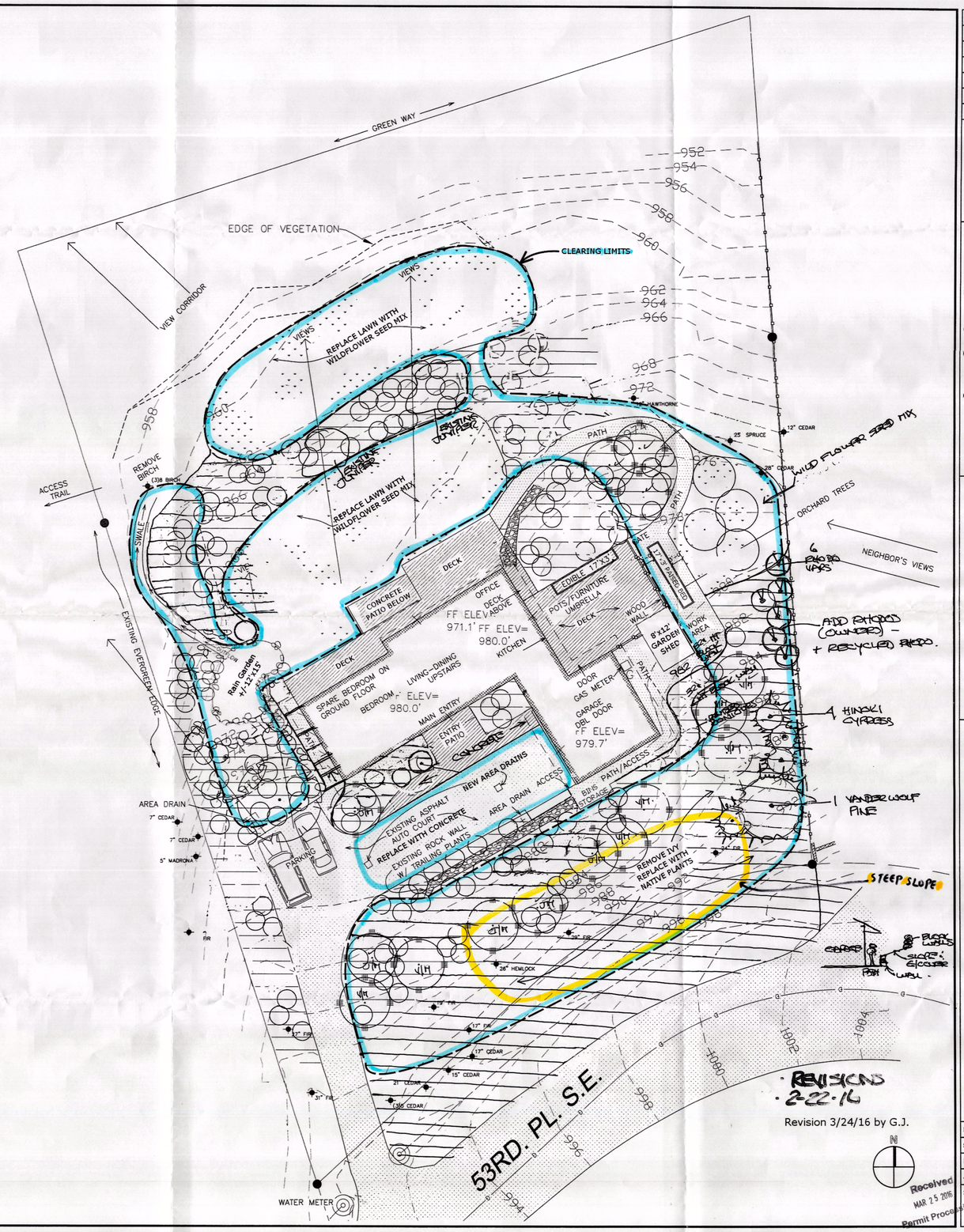
GROUND COVER, PERENNIALS, GRASSES

NATIVE
- SEDGES
- RUSHES
- UPSIDE DOWN FLOWER
- KINNICKINNICK
- SALAL
- DEER FERN
- SWORD FERN
- LADY FERN
- CAMAS
- BUNCH BERRY
- IRIS
- CREEPING OREGON GRAPE
- SOLOMON SEAL

ORNAMENTAL
- BLACK MONDO GRASS
- SARCOCOCCA H.H.
- WELL'S DELIGHT BLUE BERRIES
- LINGON BERRY
- AGAPANTHUS
- REED GRASS
- MADEN GRASS
- AUTUMN FERN
- JAP. FOREST GRASS
- BLEEEDING HEART
- COLUMBINE
- ASTILBE
- ASTER
- PHLOX
- RUDBECKIA
- LILY OF THE VALLEY
- CROCOSMIA
- HELLEBORUS
- IRIS
- LIROPE
- PAEONY

ROCK

GRAVEL-FINES PATH



Received
MAR 25 2016
Permit Processing

REVISIONS
- 12/4/15
-
-
-
-

MEMBER:
American Society of Landscape Architects (ASLA)
Oregon Association of Nurserymen (OAN)
Association of Professional Landscape Designers (APLD)

Leuner Landscape Design, Inc.
PO Box 326
Hansville, WA 98340
Tel. 360-638-0800
Fax 360-638-0808
leunerdesign@centurytel.net

10 SCALE LANDSCAPE PLAN

JANSSON-WONG RESIDENCE
15140 SE 53RD PL
BELLEVUE, WA 98006

Date	7/29/15
Scale	1" = 10'-0"
Drawn	BAM
Job	
Sheet	L-1