

WILLOW 120

SITE DEVELOPMENT PLANS

LEGAL DESCRIPTION

LOT 4, BLOCK 16, SNOHOMISH CITY EASTERN PART, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 7, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

REFERENCES

1. SNOHOMISH CITY EASTERN PART, AS RECORDED IN VOL. 1 OF PLATS, PAGE 7 IN SNOHOMISH COUNTY, WA.
2. TRAILSIDE TOWNHOMES, A CONDOMINIUM, REC. NO. 200909015002.
3. WILLOWPEARL TOWNHOMES, A CONDOMINIUM, REC. NO. 200410125000.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
(NAD 83/2011)
(BASED ON RAPID STATIC GPS MEASUREMENTS WITH BASELINES COMPUTED FROM CORS MONUMENTS)

VERTICAL DATUM

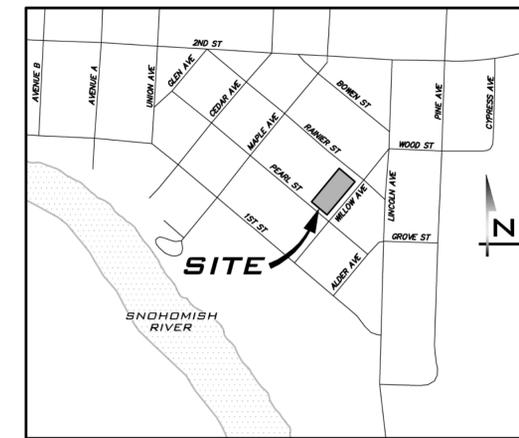
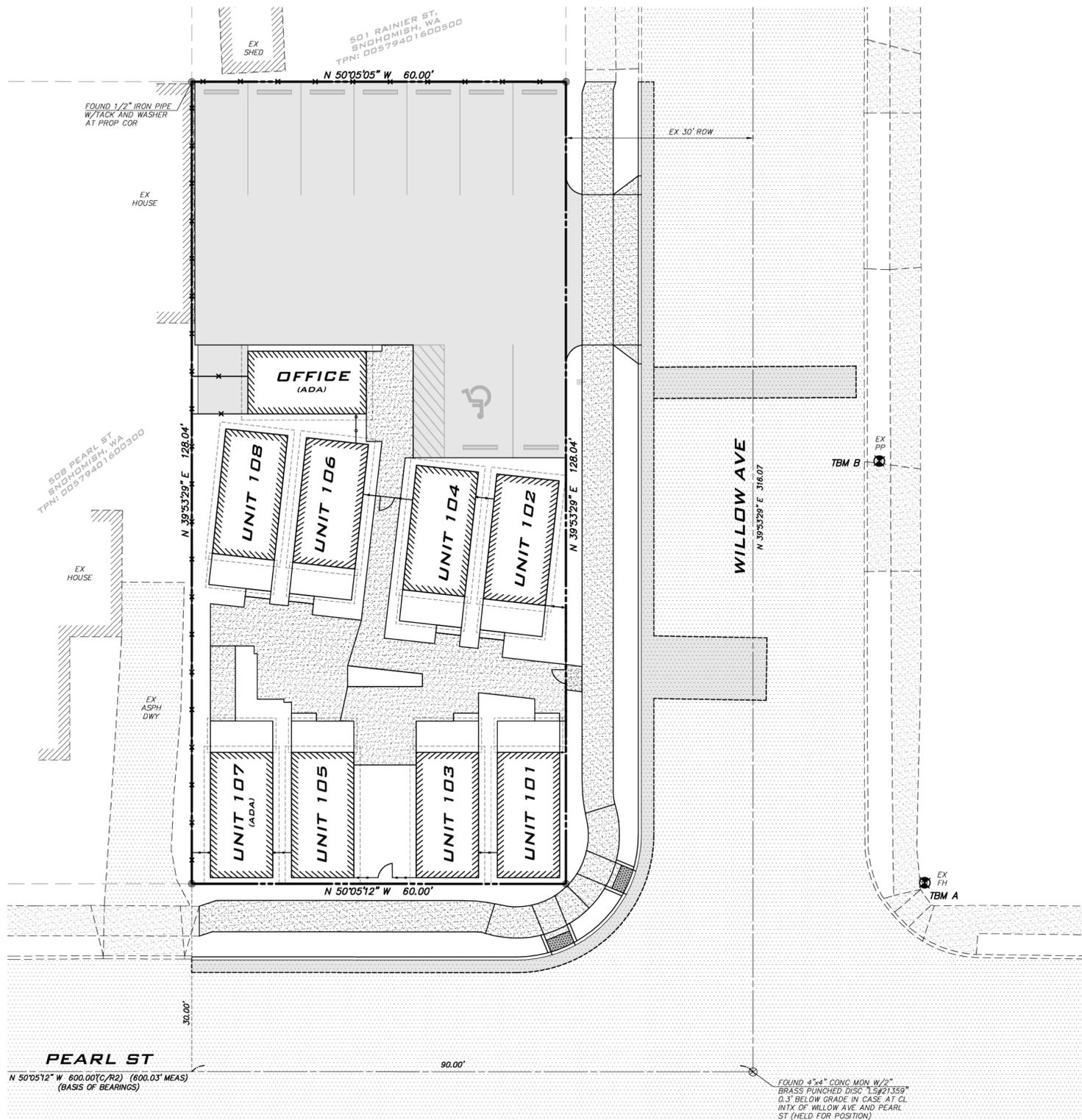
NAVD 88
(BASED ON RAPID STATIC GPS MEASUREMENTS WITH BASELINES COMPUTED FROM CORS MONUMENTS)

BENCHMARKS

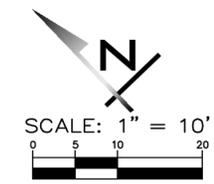
- TBM-A**
TOP CENTER BOLT OF FIRE HYDRANT IN NE QUADRANT OF INTX OF WILLOW AVE AND PEARL ST. AND 18' SOUTH OF CB-5050.
ELEV. = 65.70'
- TBM-B**
RR SPIKE ON NW FACE POWER POLE WITH UNDERGROUND AT N SIDE DRIVEWAY OF HOUSE 117.
ELEV. = 63.24'

SURVEY NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM RAINIER TITLE COMPANY COMMITMENT NUMBER, DATED JANUARY 16, 2018. MEAD GILMAN AND ASSOCIATES HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. NO PLOTTABLE RESTRICTIONS FOUND ON ABOVE TITLE REPORT.
4. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2018, UNLESS OTHERWISE NOTED.
5. PROPERTY AREA = 7,682± SQUARE FEET.
6. ALL DISTANCES ARE IN FEET.
7. UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION, AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. MEAD GILMAN AND ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THE SIZE AND SPECIES OF ANY TREES SHOWN HEREON. ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.



VICINITY MAP
NOT TO SCALE



PROJECT TEAM

- | | |
|---|--|
| APPLICANT/OWNER
WILLOW 120 LLC
2801 ALASKA WAY, SUITE 107
SEATTLE, WA 98121
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MEAD GILMAN LAND SURVEYORS
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WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: SHANE BARNES, PLS |
| ARCHITECT
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CONTACT: GARY MOZINGO, LG, LEG |
| CIVIL ENGINEER
THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7294
CONTACT: TODD A OBERG, PE | |

PROJECT INFORMATION

- | | |
|--------------------------|----------------------------|
| PARCEL NUMBER: | 00579401600400 |
| SITE ADDRESS: | 120 WILLOW AVE |
| SITE AREA: | 7,682 SF (0.176 AC) |
| TOTAL NUMBER OF LOTS: | 1 |
| ZONING: | MU (MIXED USE) |
| REQUIRED OPEN SPACE: | 15% |
| REQUIRED LANDSCAPE AREA: | 5% |
| PROPOSED USE: | HOTEL |
| PROPOSED UNITS: | 9 |
| SETBACKS: | 0' FRONT, 0' SIDE, 0' REAR |
| SEWAGE DISPOSAL: | CITY OF SNOHOMISH |
| WATER SYSTEM: | CITY OF SNOHOMISH |
| FIRE DISTRICT: | FIRE DISTRICT #4 |

SHEET INDEX

- 1 CV-01 COVER SHEET
- 2 EC-01 EXISTING CONDITIONS
- 3 SI-01 SITE PLAN
- 4 GP-01 CONCEPTUAL GRADING PLAN
- 5 UT-01 UTILITY PLAN
- 6 LA-01 LANDSCAPE PLAN

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

LEGEND	
PROPOSED FEATURES	
--- BOUNDARY	■ SIGN
--- RIGHT-OF-WAY	■ ASPHALT PAVEMENT
--- LOT LINE	■ SIDEWALK
--- CURB FLOWLINE	
--- SIDEWALK	
--- CENTER LINE	
--- SAWCUT	
--- EASEMENT	
--- BUILDING SETBACK (BSBL)	
GRADING AND TESC FEATURES	
--- 60' 10' PROPOSED CONTOURS	↑ CLEARED AREA
--- 62' 2' PROPOSED CONTOURS	
○ ROCKERY	↑ LIMITS OF CLEARING
□ SILT FENCE	↑ INTERCEPTOR SWALE
□ TREE PROTECTION FENCE	↑ ROCK CHECK DAM
□ RIPRAP	↑ INTERIM CATCH BASIN PROTECTION (INSERT)
PROPOSED STORM DRAINAGE	
--- STORM DRAIN PIPE	● TYPE II CB - STANDARD GRATE
--- ROOF & FOOTING DRAIN	● TYPE II CB - LOCKING LID
■ TYPE I CB - STANDARD GRATE	● PIPE FLOW
■ TYPE I CB - LOCKING LID	● STORM STUB
PROPOSED SANITARY SEWER AND WATER	
--- SEWER MAIN	■ WATER METER
--- SEWER SERVICE	● FIRE HYDRANT
--- WATER MAIN	● AIR/VAC RELEASE VALVE
--- FIRE SERVICE	● BLOW OFF
● SEWER MANHOLE	● GATE VALVE
● PIPE FLOW	● TEE W/ CONC BLOCKING
● SEWER CLEANOUT	● BEND W/ CONC BLOCKING
■ DOUBLE CHECK VALVE ASSEMBLY	
EXISTING FEATURES	
--- ADJACENT PLAT/PARCEL LINE	○ POWER POLE
--- ADJACENT RIGHT-OF-WAY CENTERLINE	○ STREET LIGHT
--- 60' 10' CONTOURS	□ POWER VAULT
--- 62' 2' CONTOURS	□ JUNCTION BOX
--- SD STORM DRAIN PIPE	□ GAS METER
--- SS SEWER MAIN	□ MAIL BOX
--- W WATER MAIN	□ SIGN
--- OHP AERIAL POWER LINE	○ CONIFEROUS TREE
--- WIRE FENCE	○ DECIDUOUS TREE
--- RETAINING WALL	○ CONIFEROUS TREE TO BE REMOVED
□ CATCH BASIN, TYPE I	○ DECIDUOUS TREE TO BE REMOVED
□ CATCH BASIN, TYPE II	□ ASPHALT
△ SD PIPE FLOW	□ CONCRETE
> STORM CULVERT END	□ GRAVEL
○ SEWER MANHOLE	
○ SEWER CLEANOUT	
△ SS PIPE FLOW	
□ WATER METER	
× GATE VALVE	



BLUELINE

25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033
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SCALE: AS NOTED
PROJECT MANAGER: TODD A OBERG, PE
PROJECT ENGINEER: TODD A OBERG, PE
DESIGNER: DOMINIQUE GABALDON
ISSUE DATE: 10/7/2019

NO	DATE	BY	REVISIONS

COVER SHEET

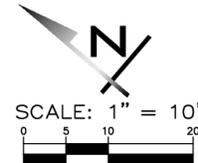
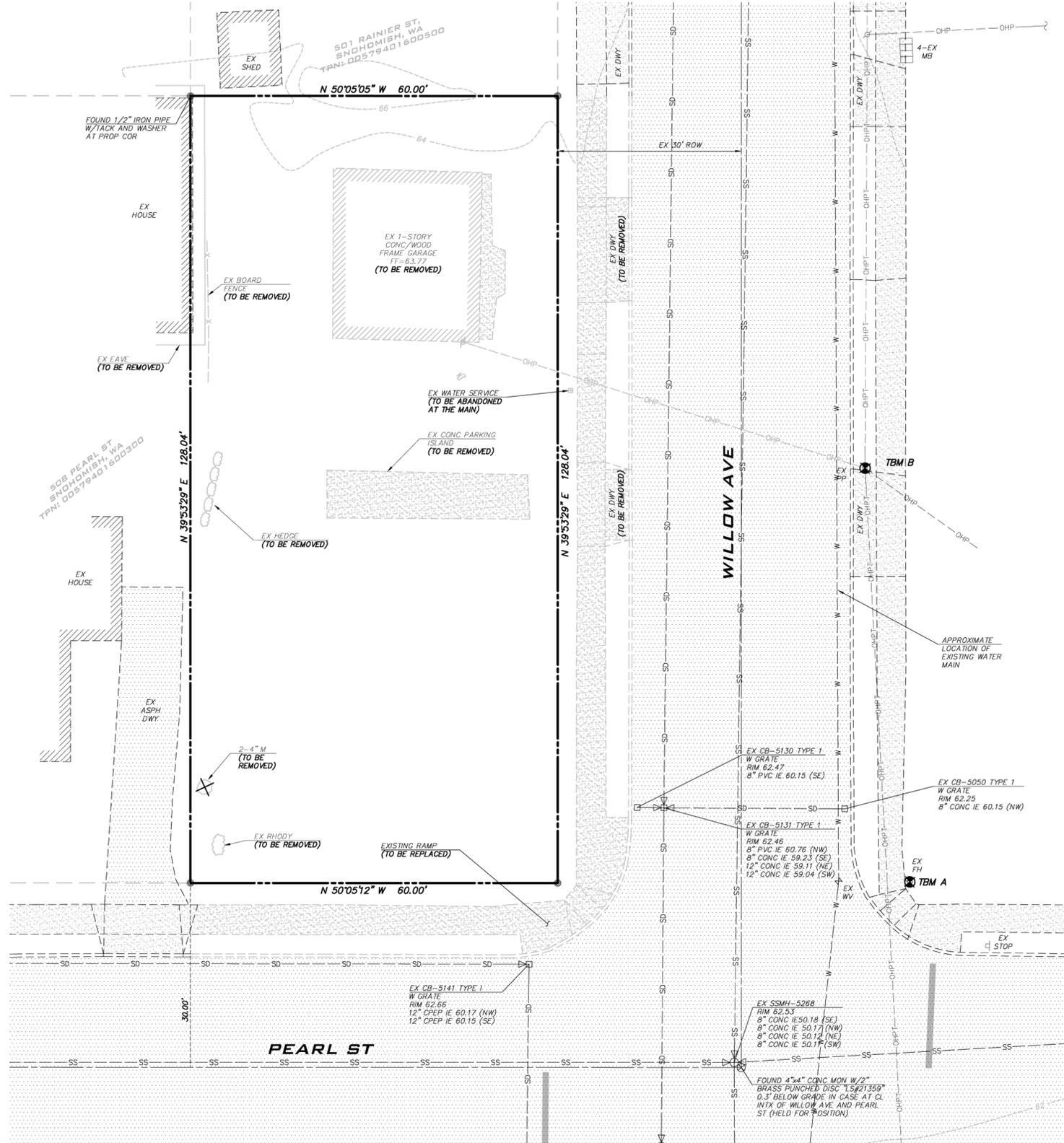
WILLOW 120

SITE DEVELOPMENT PLANS

PARCEL# 00579401600400

CITY OF SNOHOMISH WASHINGTON

10/7/19
JOB NUMBER: 18-367
SHEET NAME: CV-01
SHT 1 OF 6



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PROJECT ENGINEER:
TODD A OBERG, PE

DESIGNER:
DOMINIQUE GABALDON

ISSUE DATE:
10/7/2019

NO	DATE	BY	REVISIONS

EXISTING CONDITIONS

WILLOW 120

SITE DEVELOPMENT PLANS

PARCEL# 00579401600400

CITY OF SNOHOMISH WASHINGTON

EXISTING STRUCTURES NOTE

- ALL EXISTING STRUCTURES AND HARDSCAPES ONSITE TO BE REMOVED UNLESS OTHERWISE NOTED.
- SEPARATE DEMOLITION PERMIT(S) ARE REQUIRED FOR REMOVAL OF EXISTING STRUCTURES.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

10/7/19

JOB NUMBER:
18-367

SHEET NAME:
EC-01

SHT **2** OF **6**

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BLUELINE

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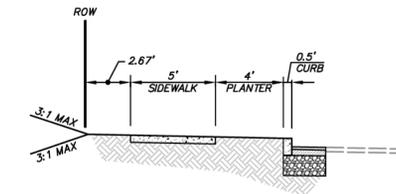
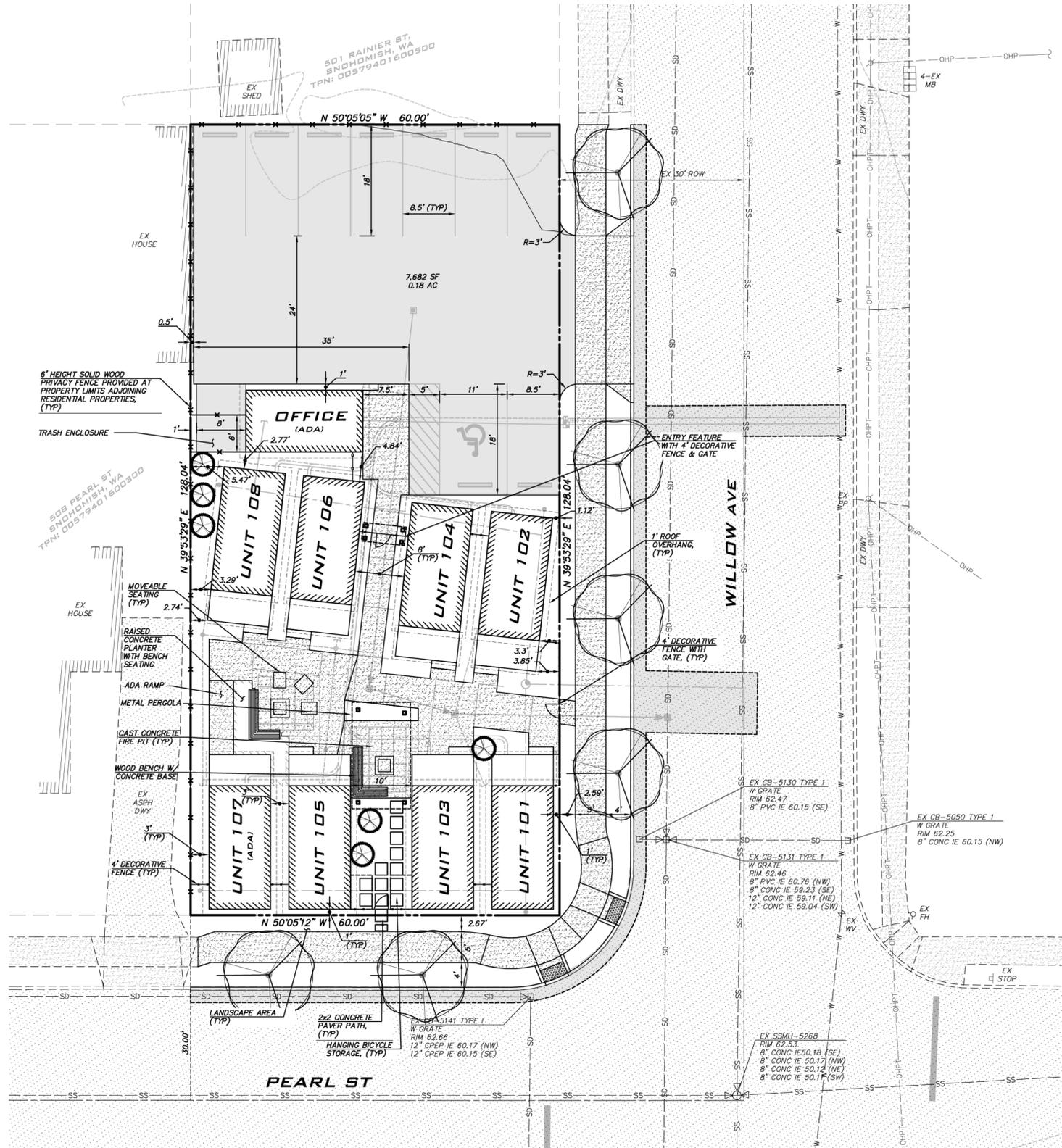
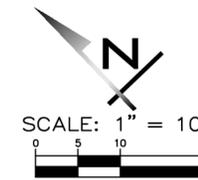
SCALE:
AS NOTED

PROJECT MANAGER:
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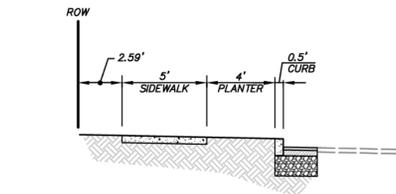
PROJECT ENGINEER:
TODD A OBERG, PE

DESIGNER:
DOMINIQUE GABALDON

ISSUE DATE:
10/7/2019



PEARL ST SECTION
SCALE: 1" = 5'



WILLOW AVE SECTION
SCALE: 1" = 5'

REVISIONS

NO	DATE	BY

SITE PLAN
WILLOW 120
SITE DEVELOPMENT PLANS
 PARCEL# 00579401600400
 CITY OF SNOHOMISH WASHINGTON



10/7/19

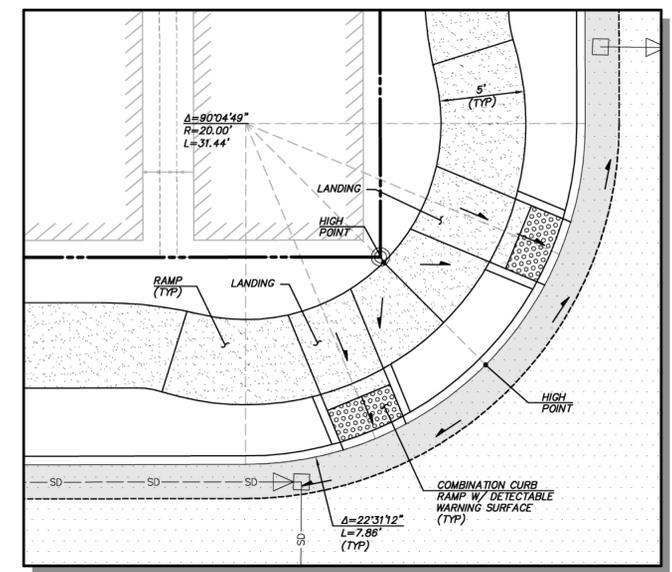
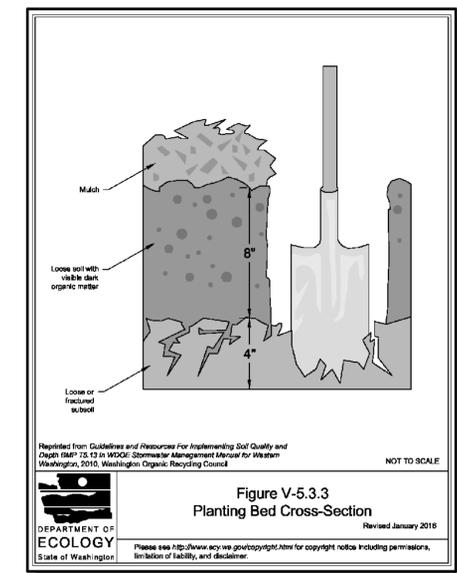
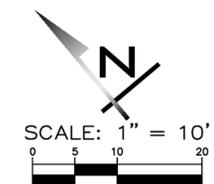
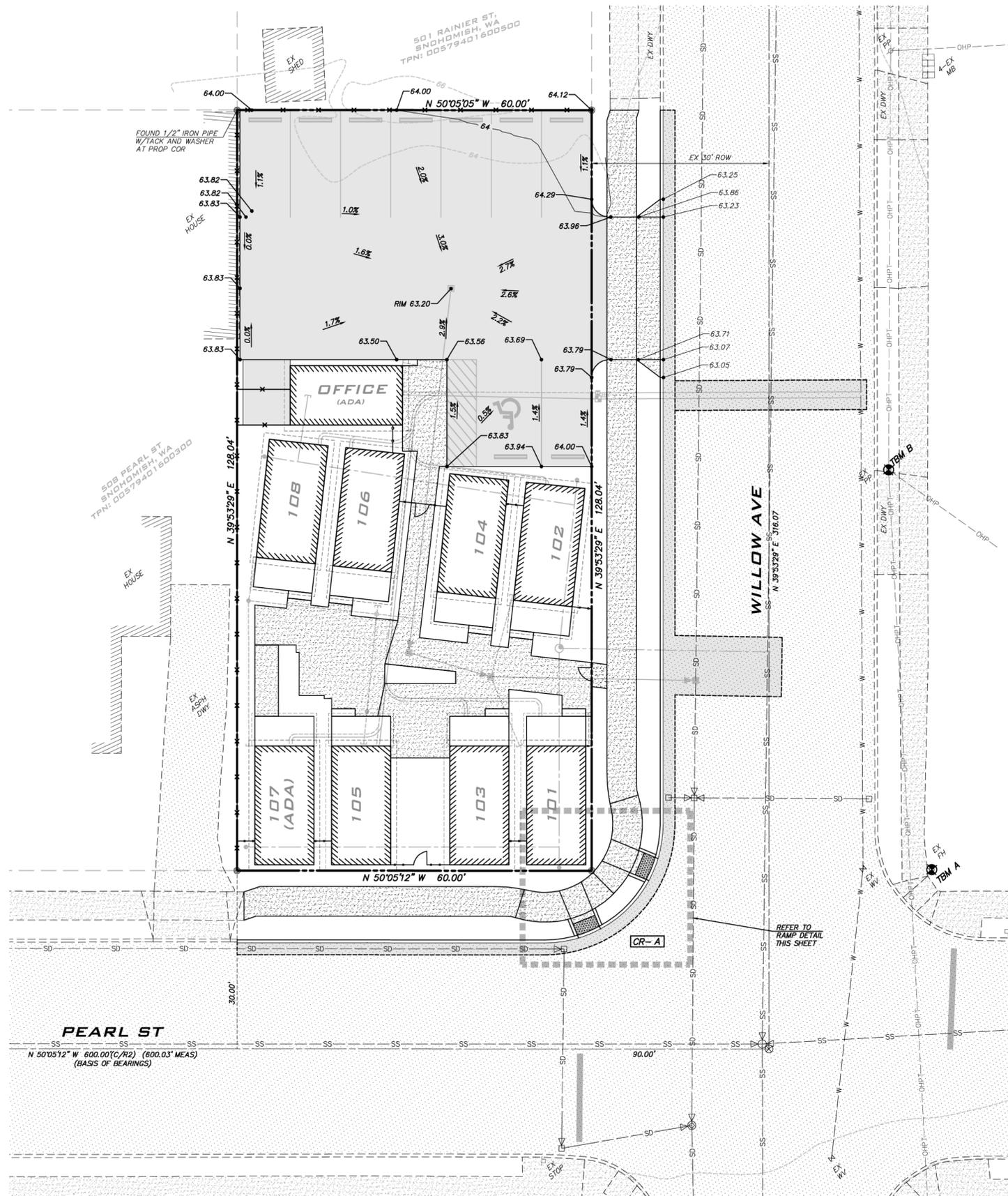
JOB NUMBER:
18-367

SHEET NAME:
SI-01

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FOUNDATION NOTE
 UNITS TO BE INSTALLED ON PIER FOUNDATIONS WITH SIDING EXTENDING TO EXISTING GROUND.

UNDERGROUND UTILITY NOTE
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- GRADING NOTES**
- UNIT FOUNDATIONS TO BE INSTALLED USING DIAMOND PIER FOUNDATION WITH MINIMAL DISTURBANCE TO EXISTING GROUND COVER.
 - DISTURBED PERVIOUS AREAS TO BE AMENDED IN ACCORDANCE WITH BMP 15.13 AND FIGURE V-5.3.3, THIS SHEET

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SCALE:
AS NOTED

PROJECT MANAGER:
TODD A OBERG, PE

PROJECT ENGINEER:
TODD A OBERG, PE

DESIGNER:
DOMINIQUE GABALDON

ISSUE DATE:
10/7/2019

NO	DATE	BY	REVISIONS

GRADING PLAN

WILLOW 120

SITE DEVELOPMENT PLANS

PARCEL# 00579401600400

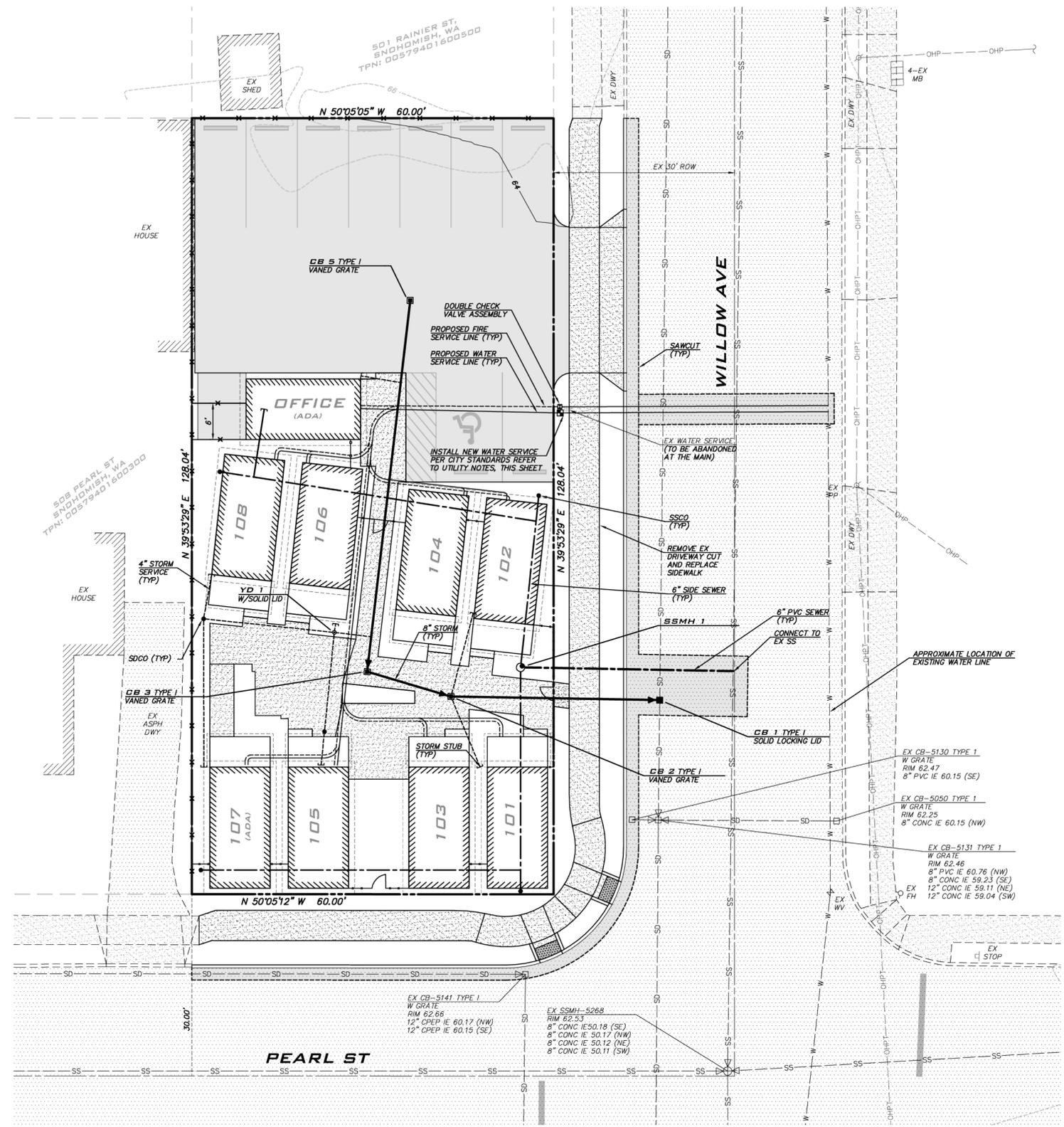
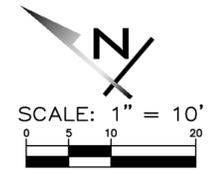
CITY OF SNOHOMISH WASHINGTON

10/7/19

JOB NUMBER:
18-367

SHEET NAME:
GP-01

SHT **4** OF **6**



NO	DATE	BY	REVISIONS

UTILITY PLAN
WILLOW 120
SITE DEVELOPMENT PLANS
PARCEL# 00579401600400
CITY OF SNOHOMISH WASHINGTON

- UTILITY NOTES**
- PROPOSED STORM PIPE TO BE PVC 6" @ 1.00% SLOPE MINIMUM WITH 1.5' MINIMUM COVER.
 - SIDE SEWER TO BE 6" @ 2.00% MINIMUM.
 - WATER METER AND DOMESTIC/FIRE SERVICE LINE SIZES TO BE DETERMINED BY CLIENT AT TIME OF BUILDING PERMIT.

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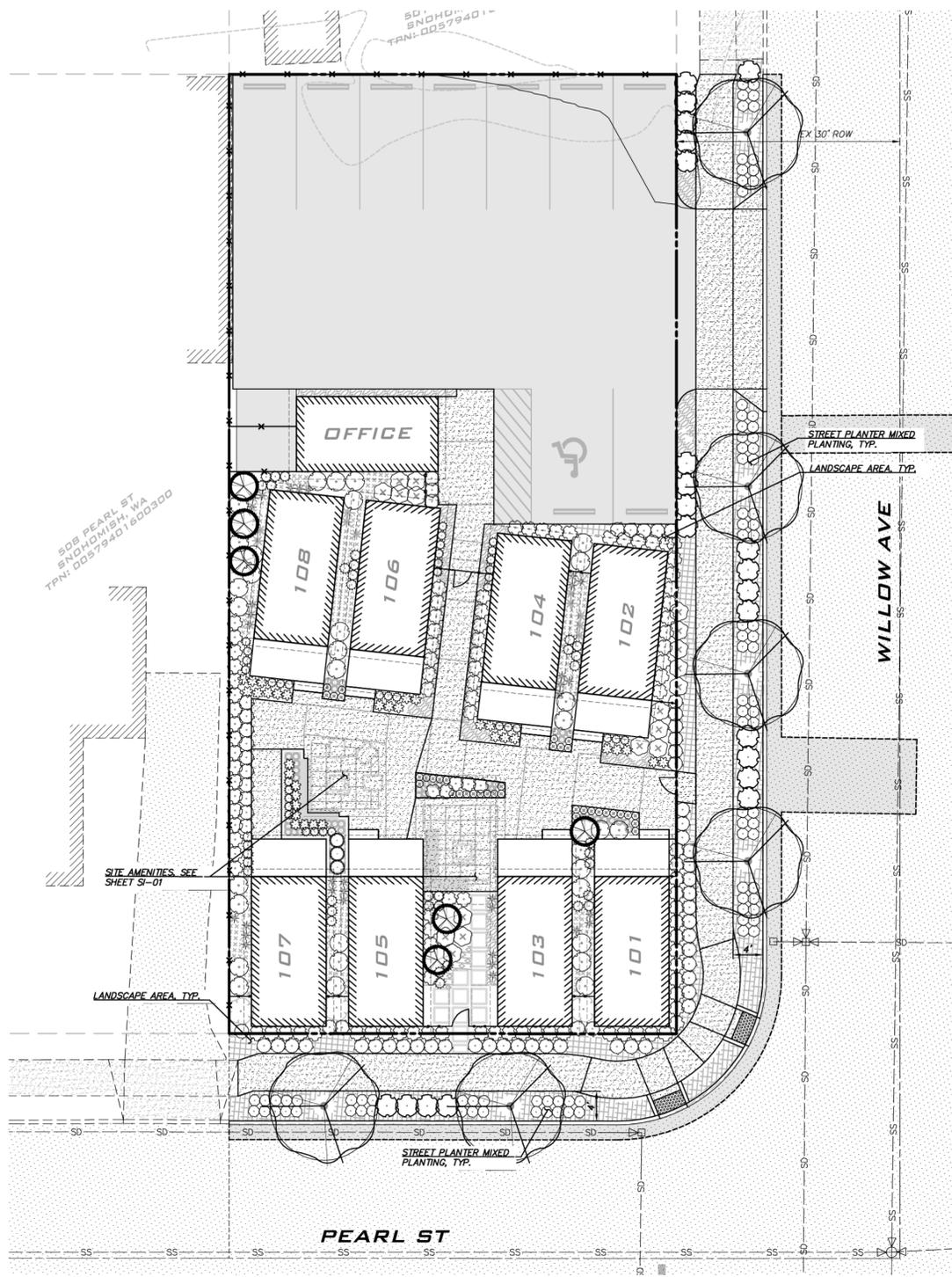
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JOB NUMBER:
18-367
SHEET NAME:
UT-01
SHT **5** OF **6**

NO	DATE	BY	REVISIONS

LANDSCAPE PLAN
WILLOW 120
SITE DEVELOPMENT PLANS
 PARCEL# 00579401600400
 CITY OF SNOHOMISH WASHINGTON



9/30/19
 JOB NUMBER:
18-367
 SHEET NAME:
LA-01
 SHT **6** OF **6**



PLANT SCHEDULE

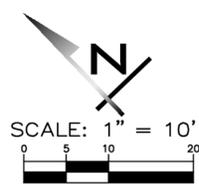
TREES	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	QTY.	
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	B & B	2" CAL.	6	
	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	B & B	6" MIN PLANTED HEIGHT	6	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	QTY.	
	ASTILBE SIMPLICIFOLIA 'HENNIE GRAAFLAND' / HENNIE GRAAFLAND ASTILBE	1 GAL		36	
	ATHYRIUM NIPPONICUM 'REGAL RED' / REGAL RED PAINTED FERN	1 GAL		33	
	AZALEA GIRARD HYBRID 'GIRARD'S PLEASANT WHITE' / GIRARD'S PLEASANT WHITE AZALEA	3 GAL		32	
	BLECHNUM SPICANT / DEER FERN	1 GAL		10	
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	2 GAL		90	
	EUONYMUS JAPONICUS 'GREENSPIRE' / GREENSPIRE UPRIGHT EUONYMUS	5 GAL		104	
	HAKONECHLOA MACRA 'ALL GOLD' / ALL GOLD JAPANESE FOREST GRASS	1 GAL		38	
	HEUCHERA X 'PLUM PUDDING' / PLUM PUDDING CORAL BELLS	1 GAL		37	
	ITEA VIRGINICA 'LITTLE HENRY' TM / DWARF VIRGINIA SWEETSPIRE	3 GAL		18	
	NANDINA DOMESTICA 'FIRE POWER' / FIREPOWER NANDINA	3 GAL		65	
	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL		3	
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	2 GAL		33	
	PIERIS JAPONICA 'VARIEGATA' / VARIEGATED JAPANESE PIERIS	5 GAL		3	
	RUBRICKIA FULGIDA SULLIVANTII 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR RUBRICKIA	1 GAL		37	
	VIBURNUM DAVIDII / DAVID VIBURNUM	3 GAL		22	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY.
	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE BEARBERRY	1 GAL		24" o.c.	88
	CAREX OSHIMENSIS 'EVERGOLD' / EVERGOLD JAPANESE CAREX	1 GAL		18" o.c.	56
	CORNUS CANADENSIS / BUNCHBERRY DOGWOOD	1 GAL		18" o.c.	4
	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILY TURF	1 GAL		18" o.c.	64
	PACHYSANDRA TERMINALIS 'GREEN SHEEN' / GREEN SHEEN JAPANESE SPURGE	1 GAL		18" o.c.	58

LANDSCAPE NOTES

- IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
- NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
- THE LANDSCAPE ARCHITECT OR HIS AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
- ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" SHREDDED BARK MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOULATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
- TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
- THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
- AMENDED SOIL AS REQUIRED IN ALL LANDSCAPED AREAS (OTHER THAN BIORETENTION AREAS). SOIL MUST MEET WA STATE DEPARTMENT OF ECOLOGY BMP 15.13.

LANDSCAPE CALCULATIONS

SITE AREA: 7,882 SF (0.178 AC)
 REQUIRED LANDSCAPE AREA: 5X (394 SF)
 PROPOSED LANDSCAPE AREA: 16,7X (1282 SF)



UNDERGROUND UTILITY NOTE
 UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.