

PROJECT:

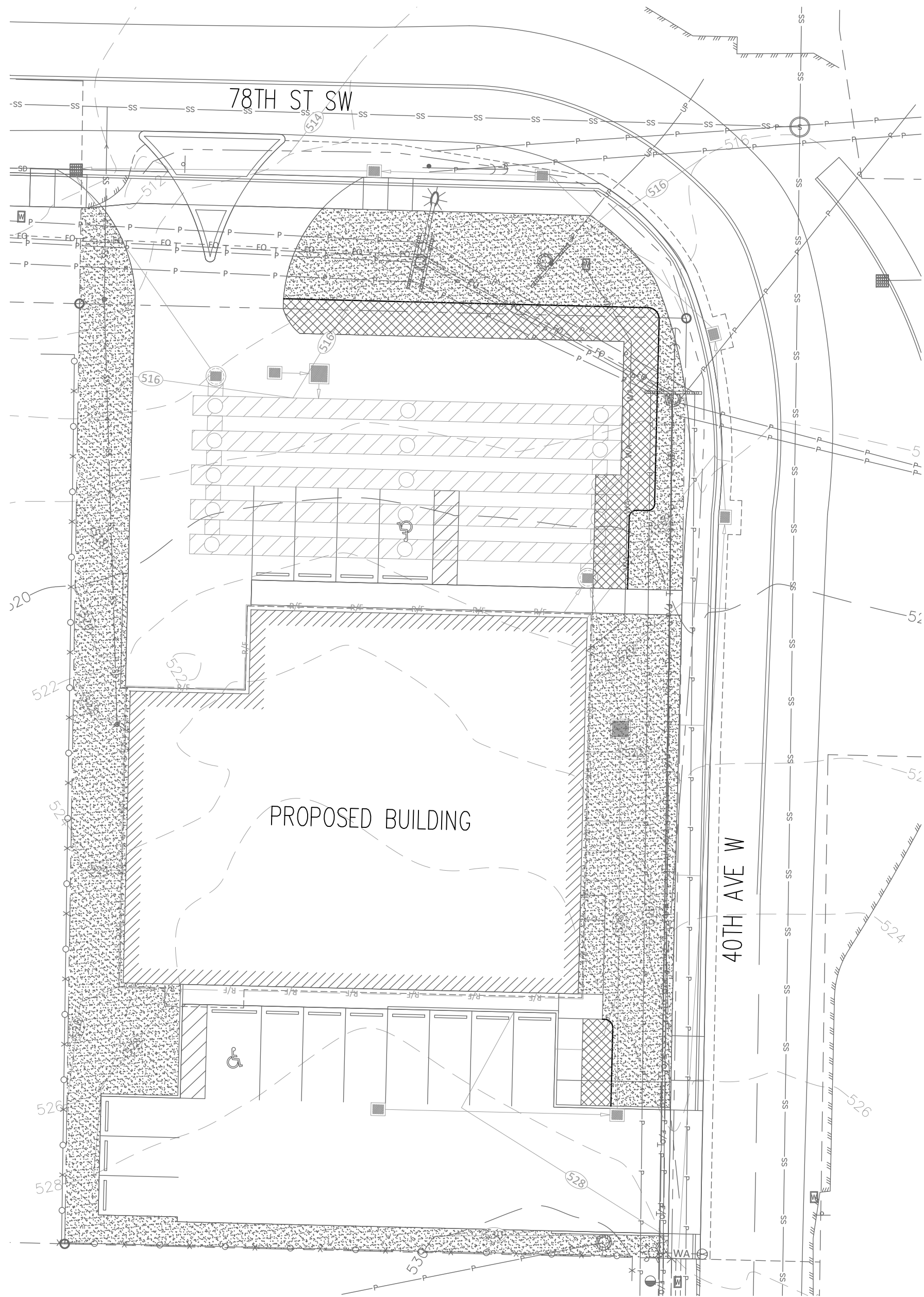
HARBOUR
POINTE
INDUSTRIAL

LOCATION:

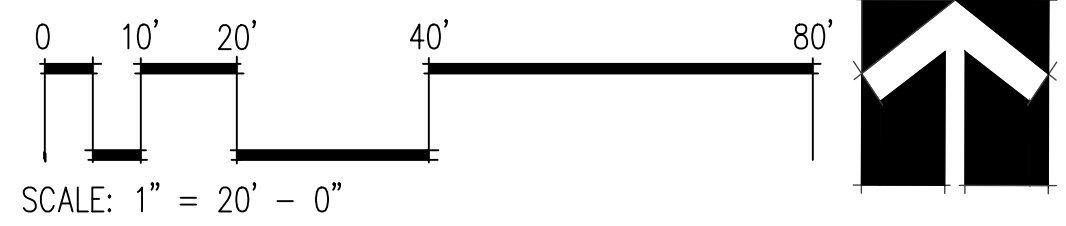
78XX
40TH AVE W
MUKILTEO, WA

CLIENT:

HARBOUR POINTE
ENTERPRISES
9309 196TH ST. S.E.
SNOHOMISH, WA 98296



SOIL/MULCH PLAN

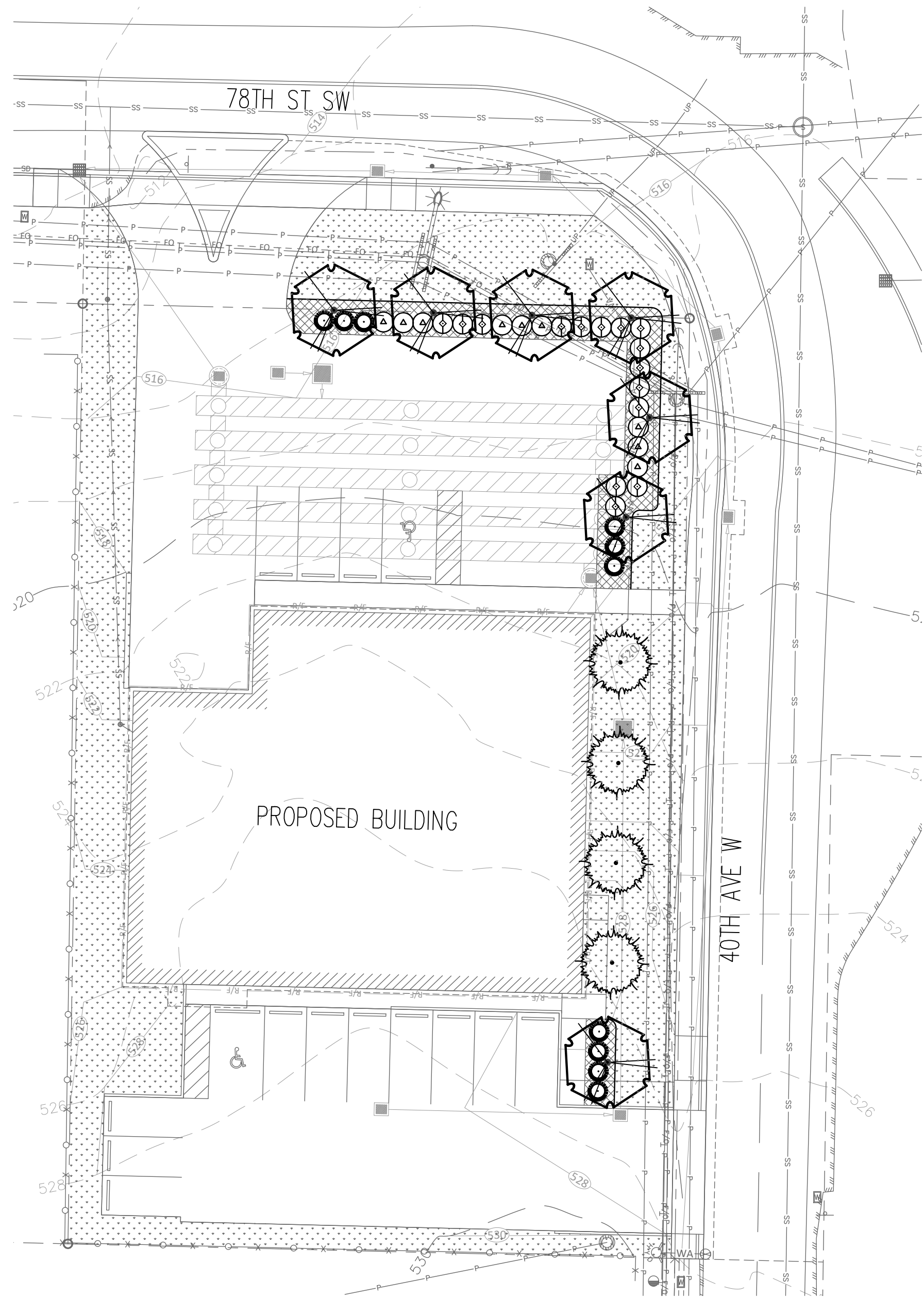


SOIL/MULCH LEGEND

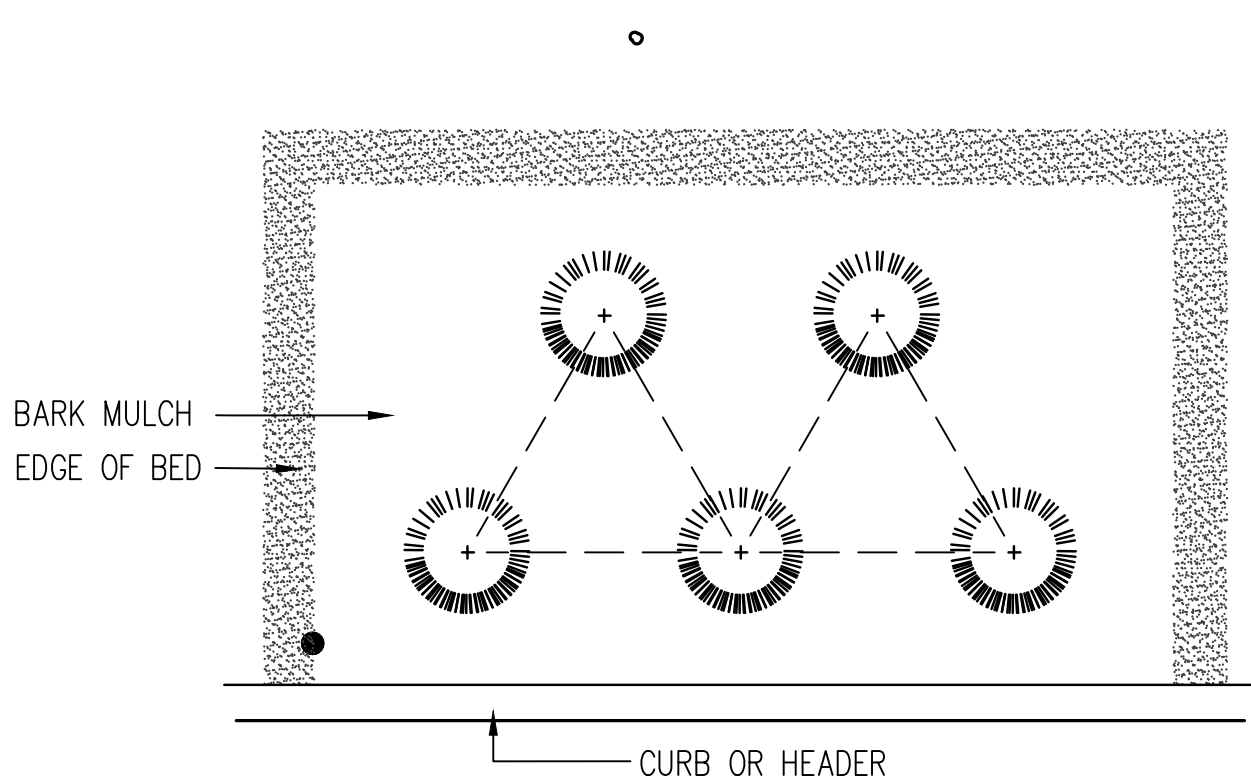
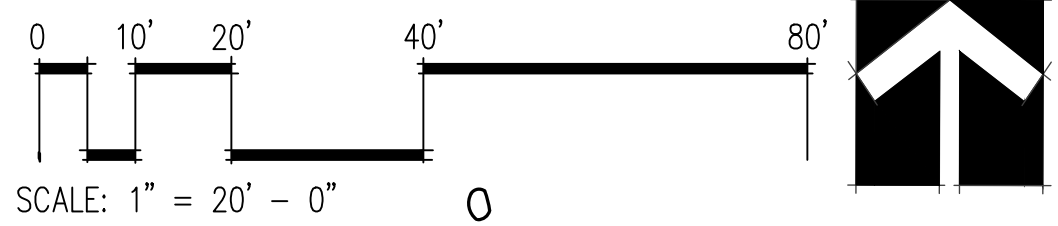
SYMBOL	DESCRIPTION
	NEW LAWN AND EROSION CONTROL (7,319 S.F. / 147 C.Y. TOPSOIL) SUBGRADE: SUBGRADE TO BE SET A MINIMUM 8" BELOW FINISH GRADE. SCARIFY SUBSOIL TO A DEPTH OF 12-18" AND ALL SPOILS (DEBRIS > 2"DIA.) TO BE REMOVED BEFORE INSTALLATION OF TOPSOIL. TOPSOIL: APPLY 3-WAY TOPSOIL PROVIDED BY CEDAR GROVE TO A MINIMUM DEPTH OF 8", APPLIED IN TWO LIFTS OF 4" EACH. PLACE FIRST LIFT OF TOPSOIL TO A 4" DEPTH AND ROTOTILL INTO THE SUBGRADE TO A MINIMUM DEPTH OF 6". APPLY SECOND LIFT OF TOPSOIL TO A MINIMUM DEPTH OF 4" AND ROTOTILL TO A MINIMUM DEPTH OF 6". APPLY ADDITIONAL TOPSOIL AS NEEDED TO PROVIDE A FINISH GRADE OF 1" BELOW ADJACENT CURBING OR SIDEWALK.
	NEW LANDSCAPE BED/ PLANTING BED (19,270 S.F. / 478 C.Y. TOPSOIL, 119 C.Y. MULCH) SUBGRADE: SUBGRADE TO BE SET A MINIMUM 8" BELOW FINISH GRADE. SCARIFY SUBSOIL TO A DEPTH OF 12-18" AND ALL SPOILS (DEBRIS > 2"DIA.) TO BE REMOVED BEFORE INSTALLATION OF TOPSOIL. TOPSOIL: APPLY 3-WAY TOPSOIL PROVIDED BY CEDAR GROVE TO A MINIMUM DEPTH OF 8", APPLIED IN TWO LIFTS OF 4" EACH. PLACE FIRST LIFT OF TOPSOIL TO A 4" DEPTH AND ROTOTILL INTO THE SUBGRADE TO A MINIMUM DEPTH OF 6". APPLY SECOND LIFT OF TOPSOIL TO A MINIMUM DEPTH OF 4" AND ROTOTILL TO A MINIMUM DEPTH OF 6". APPLY ADDITIONAL TOPSOIL AS NEEDED TO CROWN THE BED AS SHOWN IN THE DETAIL FOR PARKING LOT ISLANDS. MULCH: APPLY HEM/FIR 1" MINUS BARK MULCH TO A MINIMUM 2" DEPTH.

NOTE:

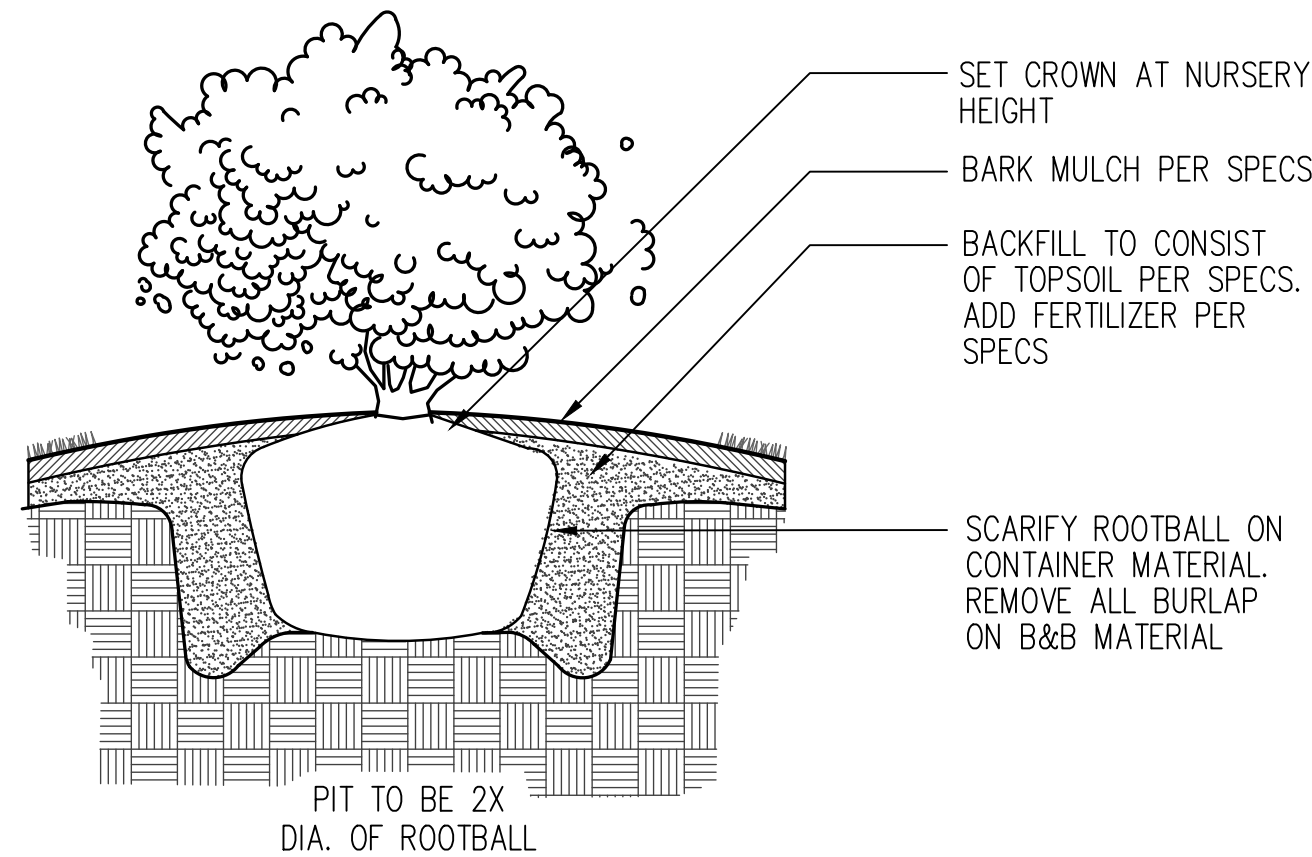
- SOIL MANAGEMENT OPTION #4 USING PRE-APPROVED AMENDMENT RATES. TOPSOIL TO BE 3-WAY TOPSOIL AS PROVIDED BY CEDAR GROVE COMPOSTING, INC. INSTALLED TO A MINIMUM 8" DEPTH IN ALL NEW LANDSCAPE BEDS AND DISTURBED AREAS NOT COVERED WITH HARD SURFACE.



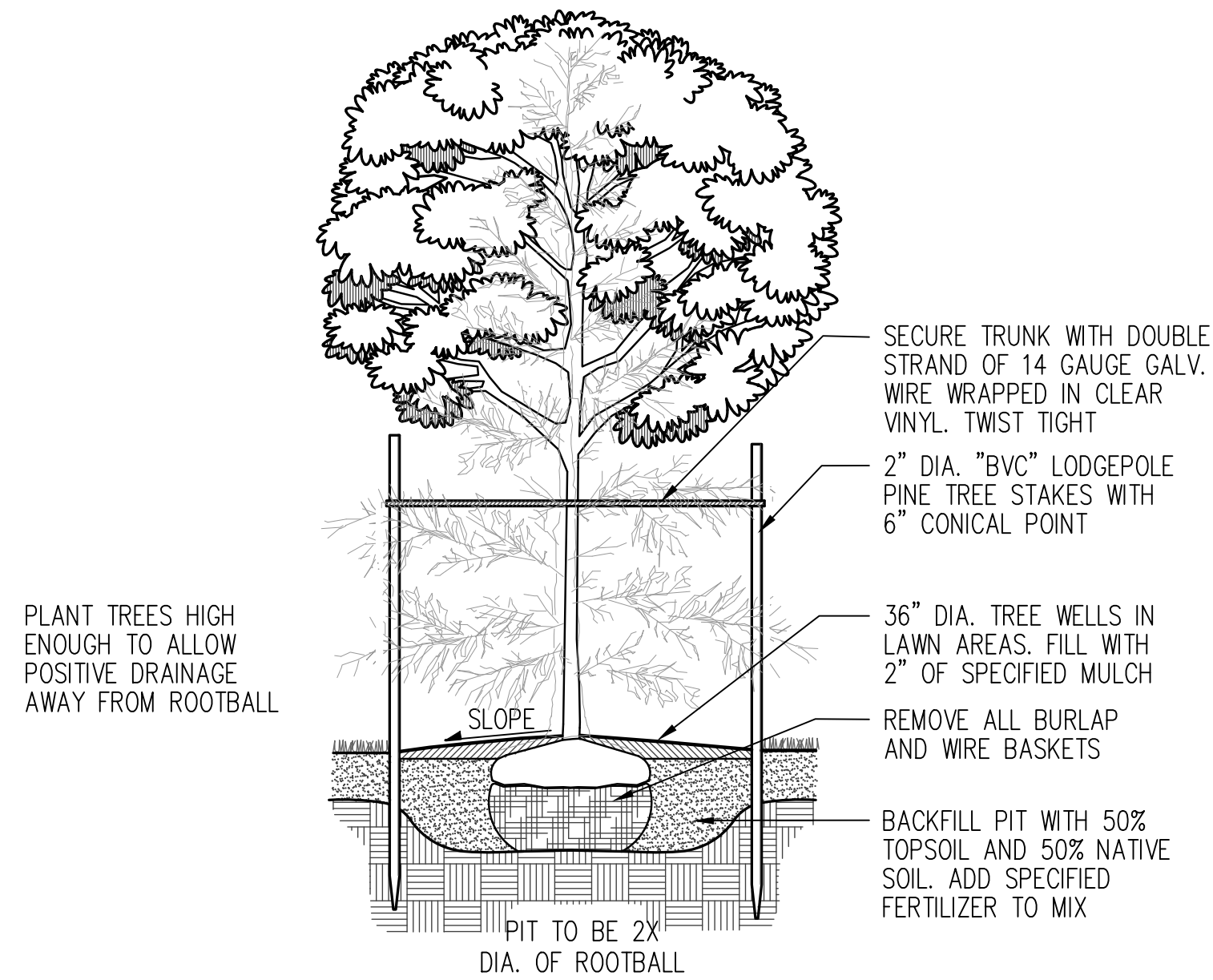
LANDSCAPE PLAN



1 GROUND COVER SPACING
NTS



2 SHRUB PLANTING
NTS



3 TREE STAKING
NTS

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	REMARKS
	DECIDUOUS TREES CERCIS CANDADENSIS 'MORTON' / JOY'S PRIDE REDBUD	7	MIN. 2-1/2" CAL.	B & B
	EVERGREEN TREES CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / ALASKA YELLOW CEDAR	4	MIN. 6' HT.	B & B
	EVERGREEN SHRUBS ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE MAHONIA AQUIFOLIUM 'COMPACTA' / OREGON GRAPE TAXUS 'DARK GREEN SPREADER' / DARK GREEN SPREADER YEW	15 9 10	5 GAL. 5 GAL. 5 GAL.	
	GROUNDCOVER ARCHTOSTAPHYLOS UVA-URSI / KINNIKINNICK	TBD	4" POT	24" O.C.
	DROUGHT TOLERANT TURF / JB KEVLAR LS TALL FESCUE: 33.33% FIRECRACKER LS TALL FESCUE 33.33% SPYDER LS TALL FESCUE 33.33% RAPTOR II TALL FESCUE		HYDROSEED	SEED-300 LBS / ACRE MULCH-1,500 LBS / ACRE

NOTE:

ALL PLANT MATERIAL HAS BEEN SELECTED TO BE NATIVE AND/OR DROUGHT TOLERANT.

LANDSCAPE NOTES

- ALL NEW LANDSCAPE AREAS EXCLUDING WET BUFFER AREA AND RIVER ROCK MULCH AREA TO HAVE SUBGRADE SET 8" BELOW FINISH ELEVATION. THESE AREAS TO RECEIVE IMPORTED CEDAR GROVE 3-WAY TOPSOIL TO A MINIMUM OF 8" DEPTH. SUBGRADE TO BE SCARIFIED TO A DEPTH OF 12-18" AND ALL SPOILS (ROCK & DEBRIS > 4" DIA.) REMOVED PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. TOPSOIL TO BE ADDED IN TWO LIFTS OF 4", WITH THE FIRST LIFT THOROUGHLY ROTOTILLED INTO THE SUBGRADE TO A DEPTH OF 6". ADDING ADDITIONAL TOPSOIL AS NEEDED TO PROVIDE A CROWN IN THE CENTER OF THE PLANTER WITH SIDE SLOPES OF 5%. TOPSOIL TO CONSIST OF EQUAL PARTS SANDY LOAM, SAND, AND COMPOST. TOPSOIL TO BE UNIFORMLY AMENDED FOR FERTILITY AND PH AS RECOMMENDED BY A CURRENT SOILS TEST PROVIDED BY A APPROVED SOIL TESTING LABORATORY FOR NEW PLANTING.
- ALL NEW PLANTER BEDS TO HAVE MEDIUM-FINE BARK MULCH OR APPROVED EQUAL INSTALLED TO A MINIMUM DEPTH OF 2". PROVIDE A 3' MULCH RING AROUND TRUNKS OF ALL TREES WITHIN LAWN AREA.
- GROUNDCOVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS SHOWN TO RECEIVE GROUNDCOVER. GROUNDCOVER BENEATH EVERGREEN TREES TO MAINTAIN A 3' CLEARANCE FROM BASE OF TREE.
- ALL PLANT MATERIAL HAS BEEN SELECT TO BE DROUGHT TOLERANT. SUBSTITUTIONS IF REQUIRED TO ALSO BE DROUGHT TOLERANT, BE OF THE SAME GENERAL CHARACTER OF PLANT SUBSTITUTED, AND TO BE APPROVED BY LANDSCAPE ARCHITECT.
- B & B PLANTS TO BE DUG AND SECURED PRIOR TO THE END OF MARCH. WRITTEN CONFIRMATION FROM NURSERY TO BE SENT TO THE LANDSCAPE ARCHITECT.
- BURLAP TO BE COMPLETELY REMOVED FROM ALL B & B PLANT MATERIAL AND LOOSEN ROOTS OF POTTED PLANTS PRIOR TO BACKFILLING OF PLANTING. ALL STRAPS, TWINE, AND WIRE BASKETS TO BE REMOVED BEFORE PLANTING.
- ALL NEW PLANTING TO BE FERTILIZED WITH STARTER FERTILIZER 2-4-2, OR APPROVED EQUAL, APPLIED AT MANUFACTURERS RECOMMENDED RATE. TREES AND SHRUBS TO BE FERTILIZED WITH AGSAFE 20-10-5, 21 GRAM PLANT TABS, APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY SYNTHESIS PLLC. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLAN THAT MAY REQUIRE ADJUSTMENT OF DESIGN.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE INFORMATION. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT ON ANY ADVERSE DRAINAGE CONDITIONS WHICH MAY AFFECT HEALTH OF PLANT MATERIAL.
- WARRANTY ALL PLANTING FOR 1 YEAR FROM FINAL ACCEPTANCE. REPLACE PLANTING THAT HAS DIED OR DYING.
- NO PRE-EMERGENT HERBICIDES TO BE USED ON THE PROJECT SITE DURING THE FIRST ONE YEAR WARRANTY PERIOD.
- ALL NEW LANDSCAPE BED AREAS (SHRUBS AND TREES) TO HAVE A UNDERGROUND FULLY AUTOMATIC SMART IRRIGATION SYSTEM. PROVIDED WITH A ET/RAIN ADJUSTED SMART IRRIGATION CONTROLLER AND ON SITE SENSOR. IRRIGATION DISTRIBUTION COMPONENTS TO CONSIST OF DRIPLINE AND/OR MP ROTATORS ONLY. LAWN TO BE TEMPORARY IRRIGATED UNTIL ESTABLISHED.

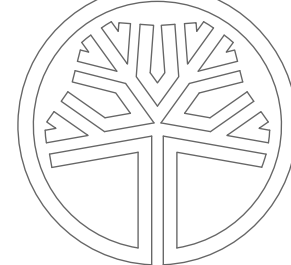
NO.	DATE	REVISION
	12.20.2021	PERMIT SET

DESIGNED CB

DRAWN CB

CHECKED CB

PROFESSIONAL SEAL



DATE 09.08.2023

PROJECT NO. 202304

TITLE

LANDSCAPE
SOIL/MULCH
PLAN

SHEET NUMBER

L-1

SHEET SIZE: 24" x 36" AT 100%