



# BLUELINE

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4051 F: 425.216.4052  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED

PROJECT MANAGER:  
T.C. COLLERAN, PLA, AICP

PROJECT ENGINEER:  
LUCAS ZIROTTI

**DESIGNER:**  
**LEE M. TOMKINS**

ISSUE DATE:  
7/29/21

REVISIONS

BY

DATE \_\_\_\_\_

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**HARBOR GROVE  
PRELIMINARY PLAT  
9110 53RD AVE W**

ALABAMA COUNTY  
MAY 2016

WASHINGTON

## INDHOMISCH GEDRUKT



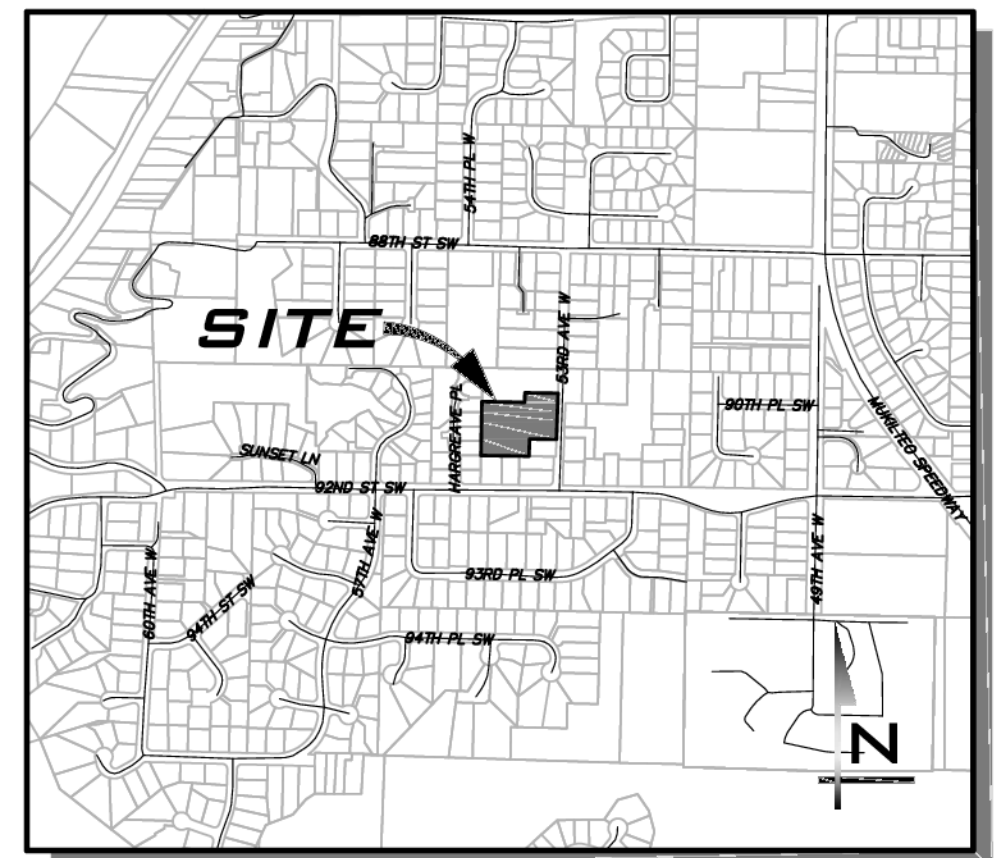
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B NUMBER:  
1-250

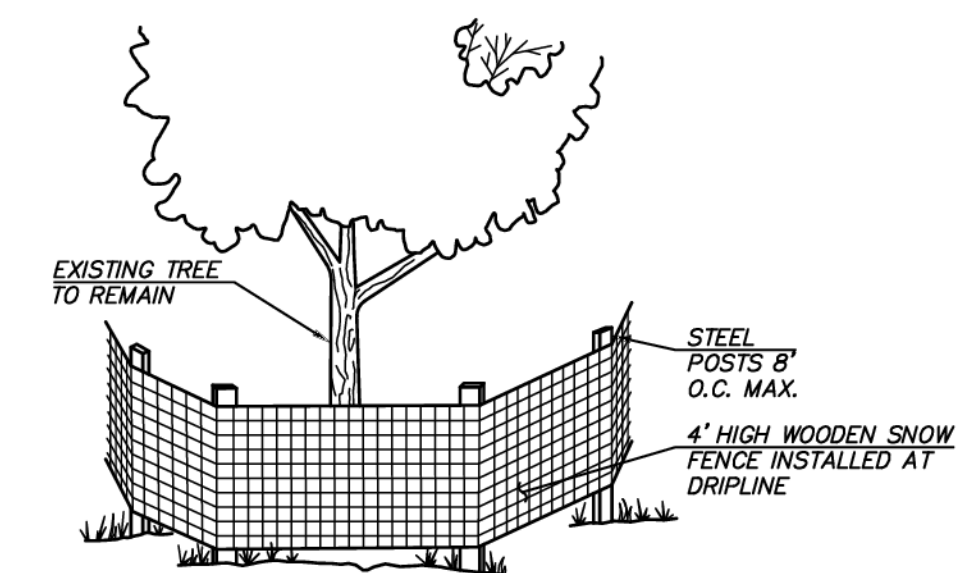
**1-073**

**MEET NAME:**  
**TR-01**

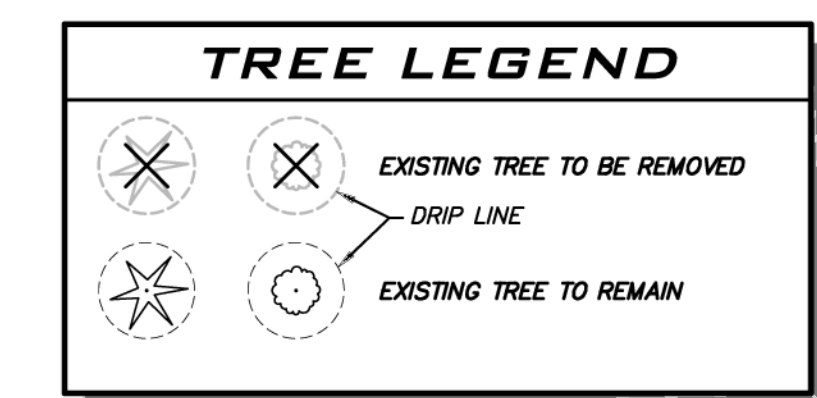
PAGE 10 OF 12



***VICINITY MAP***  
***NOT TO SCALE***



**TREE PROTECTION DETAIL**  
NOT TO SCALE



**AVERAGE SLOPE CALCULATION**  
 ELEVATION AT NORTHEAST CORNER = 400  
 ELEVATION AT SOUTHWEST CORNER = 382  
 DISTANCE BETWEEN TWO POINTS = 492'  
 AVERAGE SLOPE =  $18/492 = 4\%$  AVERAGE GRADE

SUMMARY OF ON-SITE TREE RETENTION				
TREE TYPE	TOTAL	RETAINED	REMOVAL	MIN % SIG TREES REQUIRED PER $\leq 15\%$ SLOPE
SIGNIFICANT CONIFER (8"+)	101	27	74	SEE BELOW
SIGNIFICANT DECIDUOUS (12"+)	12	0	12	SEE BELOW
TOTALS	113	27	86	(25% OF 113) = 29
REPLACEMENT TREES	29 REQUIRED	27 RETAINED	2 TREE CREDITS SHORT	(3 * 2) = 6 REPLACEMENT TREES REQUIRED

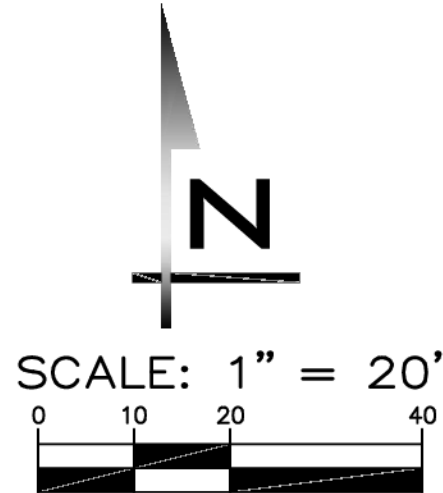
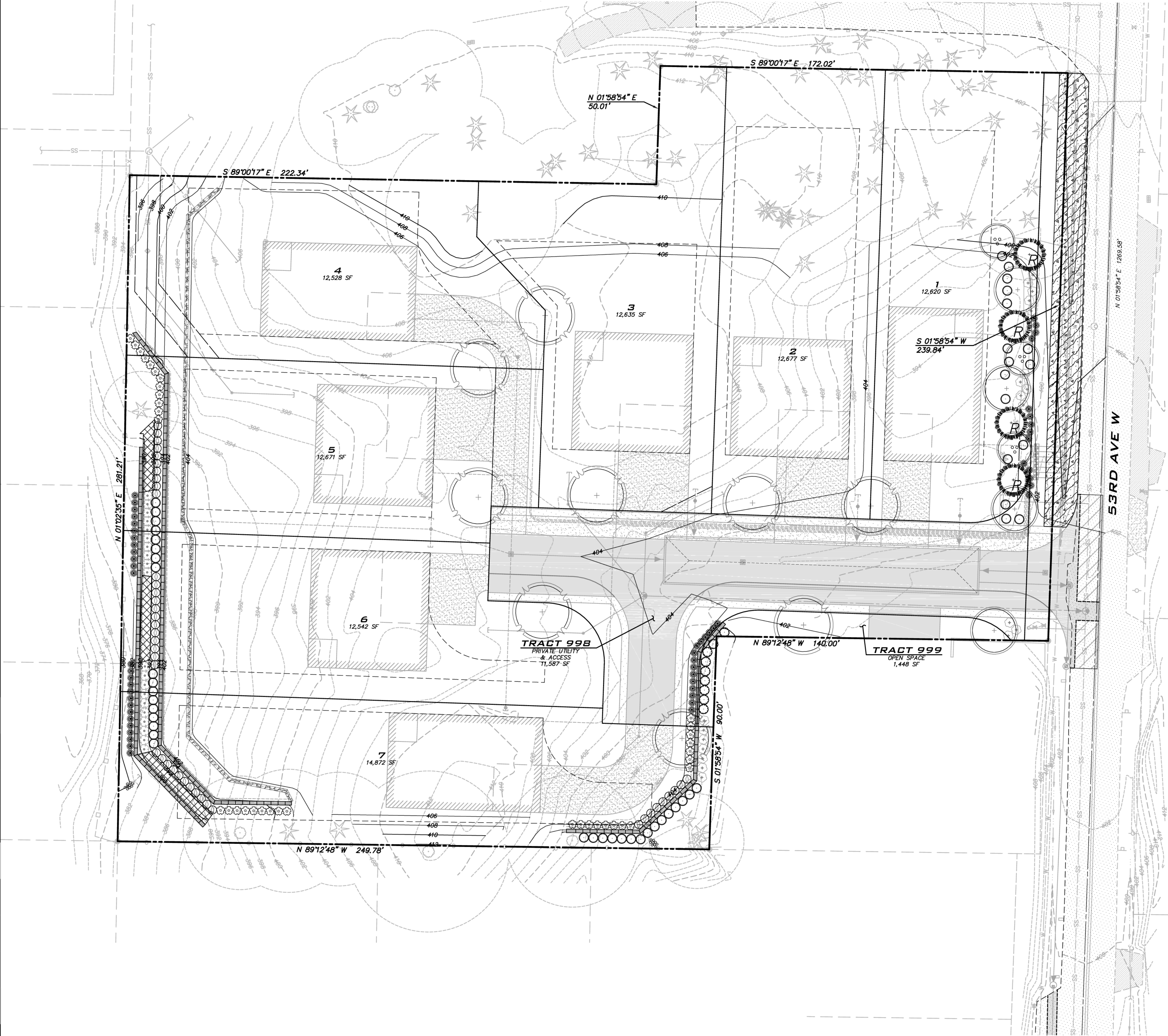
PER MUKILTEO CITY CODE 15.16.050 TREE RETENTION AND NATIVE VEGETATION RETENTION TABLE. REQUIRED TREES THAT ARE TO BE REMOVED TO BE REPLACED AT A RATE OF 3:1.

**\*\*SEE LS-01 FOR REPLACEMENT TREES**

**EXISTING UTILITY NOTE**

EXISTING 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 LOCATION, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISIONS FOR PROTECTION OF ALL FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.





PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	3	ACER CIRCINATUM WINE MAPLE
	9	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE
	4	CERCIDIPHYLLUM JAPONICUM KATSURA TREE
REPLACEMENT TREES	QTY	BOTANICAL / COMMON NAME
	4	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR
SHRUBS	QTY	BOTANICAL / COMMON NAME
	42	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD
	9	LONICERA INVOLUCRATA TWINBERRY
	20	LONICERA NITIDA 'BAGGESEN'S GOLD' BOXLEAF HONEYSUCKLE
	55	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	36	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
	48	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	4,692	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
RAIN GARDEN	QTY	BOTANICAL / COMMON NAME
	RAIN GARDEN PLANTS PER SW-047	2,494 SF

EXISTING UTILITY NOTE

EXISTING 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.

25 CENTRAL WAY, SUITE 400,  
KIRKLAND, WA 98033  
P: 425.216.4051 F: 425.216.4052  
WWW.THEBLUELINEGROUP.COM

SCALE:  
AS NOTED  
PROJECT MANAGER:  
T.C. COLLERAN, PLA, AICP  
PROJECT ENGINEER:  
LUCAS ZIOTTI  
DESIGNER:  
LEE M. TOMKINS  
ISSUE DATE:  
7/29/21

NO	DATE	BY	REVISIONS

LANDSCAPE PLANS  
HARBOR GROVE  
PRELIMINARY PLAT  
9110 53RD AVE W  
SNOHOMISH COUNTY WASHINGTON

9/30/21  
JOB NUMBER:  
21-073  
SHEET NAME:  
LS-01  
SHT 11 OF 12