

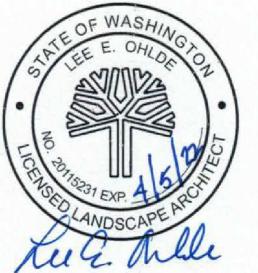
PLANS PREPARED BY:

Technology Associates

SEATTLE MARKET OFFICE
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SEATTLE, WA 98107

JURISDICTION APPROVAL SEAL:

ENGINEERING SEAL:



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REVISIONS:			
DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CD	07/30/2025	MGM	A

SITE NAME:
WEST BAKERVIEW -
SCHLOSSER - SNOPUD

SITE NUMBER:
SE01458B

SITE ADDRESS:
4822 103RD PL SW
MUKILTEO, WA 98275

SHEET DESCRIPTION:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE / COMMENTS
SHRUBS				
	1	ACER P. VAR. DISSECTUM 'RED DRAGON'	RED DRAGON LACELEAF JAPANESE MAPLE	5 GAL., AS NOTED
	3	CAREX MORROWII 'VARIEGATA'	VARIEGATED JAPANESE SEDGE	1 GAL., 30" O.C.
	4	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	5 GAL., 5' O.C.
	4	HOSTA SIEBOLDIANA 'HALCYON'	HALCYON BLUE HOSTA	1 GAL., 36" O.C.
	5	HYDRANGEA M. 'ANNABELLE'	WHITE ANNABELLE HYDRANGEA	5 GAL., 4' O.C.
	5	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	1 GAL., 30" O.C.
	5	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO	5 GAL., 4' O.C.
	1	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL., 4' O.C.
	3	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HT. BB, 3' O.C.

IRRIGATION NOTE:

1. ALL NEW PLANTINGS WILL BE WATERED BY HAND OR WITH SOAKER HOSES BY THE HOMEOWNER.
2. APPLICANT WILL CONTRACT WITH A LANDSCAPE MAINTENANCE COMPANY TO WATER THE NEW PLANTINGS UNTIL THEY ARE FULLY ESTABLISHED.
3. LANDSCAPE CONTRACTOR WILL MONITOR WATER NEEDS AND MAINTAIN REQUIRED PLANTINGS.

LANDSCAPE NOTES:

CONTRACTORS NOTES:

1. THIS IS NOT A FORMAL SURVEY. PROPERTY INFORMATION CONTAINED HEREIN, CALCULATED FROM OWNERS DOCUMENTS, CITY RECORDS, & ON SITE OBSERVATIONS.
2. ALL CONSTRUCTION CONTRACTS SHALL BE BETWEEN HOMEOWNER AND CONTRACTOR EXCLUSIVELY.
3. PROJECT MANAGER, ACTS AS AGENT FOR OWNER AND IS NOT RESPONSIBLE FOR PAYMENT TO CONTRACTORS.
4. CONTRACTOR OR OWNER MUST VERIFY ON SITE DIMENSIONS PRIOR TO PURCHASE OF MATERIALS OR CONSTRUCTION, AND INFORM OWNER OR LANDSCAPE ARCHITECT OF DISCREPANCIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES AND SHALL ACCEPT FULL RESPONSIBILITY DUE TO NEGLIGENCE.
6. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR STRUCTURAL INTEGRITY AND DURABILITY OF ALL ARCHITECTURAL AND LANDSCAPE CONSTRUCTION.
7. ALL CONSTRUCTION SHALL MEET BUILDING CODES AS THEY APPLY.
8. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL PERMIT FEES. LANDSCAPE ARCHITECT WILL ASSUME OWNER HAS OBTAINED ALL PERMITS UNLESS SPECIFICALLY INSTRUCTED BY OWNERS TO OBTAIN PERMITS ON THEIR BEHALF.
9. CONTRACTOR SHALL ENSURE PROPER DRAINAGE FOR ALL LANDSCAPE AREAS. FINISH GRADES SHALL MEET EXISTING GRADES AND PROMOTE POSITIVE DRAINAGE.
10. ALL SALVAGEABLE MATERIALS AND ITEMS SHALL REMAIN PROPERTY OF OWNER.
11. ALL CONCRETE FORM WORK SHALL BE INSPECTED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO POUR.

PLANTING NOTES

12. PLANT ALL SHRUBS AND TREES WITH A MINIMUM 6" TOPSOIL MIX AROUND ROOT BALL. MIX TOPSOIL 50% WITH EXISTING SOIL.
13. USE THREE WAY OR BETTER FOR ALL IMPORTED TOPSOIL.
14. COVER ALL PLANT BEDS WITH 3" BLACK FINE BARK MULCH.
15. SPREAD PREEN OR MIRACLE GROW WEED AND FEED HERBICIDE WITH TRIFLUORINE PER MANUFACTURES SPECIFICATIONS, ONLY IN PLANT BEDS. APPLY PREEN AFTER PLANTING AND PRIOR TO APPLICATION OF MULCH, AND AGAIN TO TOP SURFACE AFTER APPLYING MULCH.
16. ALL PLANT MATERIAL SHALL BE AVAILABLE ON SITE FOR INSPECTION BY OWNER OR PROJECT MANAGER PRIOR TO PLANTING.
17. EXISTING PLANTS SHALL BE SAVED WHENEVER PRACTICAL, AND REINCORPORATED INTO THE LANDSCAPE.
18. NO SUBSTITUTION FOR PLANT MATERIAL SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT.
19. ALL PLANT MATERIAL SHALL BE FREE OF PEST AND DISEASES AND WITHOUT DAMAGE TO ROOT OR FOLIAGE.
20. ALL PLANT PLACEMENT SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
21. PROVIDE 48 HOUR NOTICE FOR INSPECTIONS.

SOD LAWN NOTES

22. SET ROUGH GRADES WITHIN 2"-4" OF FINISH GRADE.
23. SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OVER LAWN BED AREA.
24. APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F.
25. TILL TO A DEPTH OF 6"-8". FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1" IN DIA.
26. ROLL WITH 200 LB. ROLLER TWO DIRECTIONS. LIGHTLY RAKE SURFACE.
27. LAY SOD CROSS SLOPE, WITH STAGGERED JOINTS. ROLL SET SOD WITH 200 LB. ROLLER TWO DIRECTIONS.
28. USE COUNTRY GREEN, PREMIUM SOD OR EQ. WITH MINIMUM 60% PERENNIAL RYE GRASS AND 20% CREEPING FESCUE MIX.
29. SOD SHALL BE LAID WITHIN 48 HOURS OF DELIVERY AND BE HEALTHY AND MOIST AT TIME OF DELIVERY.

LAWN SEED MIX NOTES

30. SET ROUGH GRADE WITHIN 2" OF FINISH GRADE.
31. SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OVER LAWN BED AREA.
32. APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F. AND TILL TO A DEPTH OF 6"-8" OVER ALL DISTURBED AREAS.
33. FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1".
34. ROLL WITH 200 LB. ROLLER, TWO DIRECTIONS. LIGHTLY RAKE SURFACE.
35. HYDROSEED WITH FESCUE, BENTGRASS, BLUEGRASS ESTATE SHADE MIX, OR EQ.
36. APPLY AT RATE OF 12 LBS. SEED PER 1000 S.F. APPLY WITH GROUND TEMP. ABOVE 55 DEGREES F., AND NO LATER THAN OCTOBER 15TH.

PLANS PREPARED BY:

SUMMIT LANDSCAPE ARCHITECTURE
LEE OHLE, PLA
WA STATE LANDSCAPE ARCHITECT #20115231

CALL DIAL-A-DIG
AT 1-800-424-5555

A MINIMUM OF 48 HOURS
BEFORE CONSTRUCTION BEGINS





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DESCRIPTION	DATE	BY	REV
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SITE NAME: WEST BAKERVIEW - SCHLOSSER - SNOPUD

SITE NUMBER: SE01458B

SITE ADDRESS: 4822 103RD PL SW
MUKILTEO, WA 98275

SHEET DESCRIPTION: **TREE RETENTION PLAN**

SHEET NUMBER: L2.1

103RD PL SW

TREE RETENTION NOTES:

1. TREE PROTECTION FENCES ARE TO BE ERECTED PRIOR TO BEGINNING OF WORK TO PROTECT TREES THAT ARE TO BE PRESERVED. FENCES DEFINE SPECIFIC PROTECTION ZONE FOR GROUPS OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARBORIST.
2. THE CONSULTING ARBORIST WILL INSPECT PLACEMENT OF TREE PROTECTING FENCING PRIOR TO BEGINNING OF CONSTRUCTION.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN WITHIN WORK AREA AND OUTSIDE OF TREE PROTECTION FENCING AT ALL TIMES.
4. ALL UNDERGROUND UTILITIES, DRAINLINES, OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE OF THE TREE PROTECTION ZONE WITH THE EXCEPTION OF UTILITY BORING.
5. NO MATERIALS, EQUIPMENT, SPOILS, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE FENCING.
6. ADDITIONAL TREE PRUNING MAY BE REQUIRED FOR CLEARANCE DURING CONSTRUCTION. ALL TREE PRUNING MUST CONFORM TO ANSI A300 STANDARDS AND PERFORMED BY AN ISA CERTIFIED ARBORIST. ALL PRUNING CUTS SHALL BE SQUARE AND PERFORMED WITH A SHARP PRUNING TOOL.
7. NO HERBICIDES OR PESTICIDES SHALL BE USED IN THIS CONSTRUCTION PROJECT EXCEPT IF APPROVED IN WRITING BY THE CONSULTING ARBORIST.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHALL BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST TO DETERMINE APPROPRIATE ACTION, IF ANY.
9. ANY GRADING, TRENCHING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED. WHEN ROOTS ARE ENCOUNTERED 1" IN DIAMETER OR GREATER, THEY SHALL BE CLEANLY CUT WITH A SHARP PRUNING SAW OR PRUNERS. IF ROOTS GREATER THAN 2" DIAMETER ARE DISCOVERED, THE CONSULTING ARBORIST SHALL BE NOTIFIED AND SHALL OVERSEE ANY NECESSARY PRUNING.
10. ANY ROOTS DAMAGED DURING EXCAVATION, GRADING, OR CONSTRUCTION SHALL BE EXPOSED BACK TO SOUND TISSUE BY HAND DIGGING, AND CUT CLEANLY WITH A SHARP PRUNING SAW OR PRUNERS IN ACCORDANCE WITH NOTE 9 ABOVE.
11. MAINTAIN FIRE-SAFE AREAS AROUND TREE PROTECTION ZONES. NO HEAT SOURCES, FLAMES, IGNITION SOURCES OR HEATED LIQUIDS SHALL BE ALLOWED IN TREE PROTECTION ZONES.
12. CONSTRUCTION ACCESS ROUTE SHALL BE COVERED WITH 12" MIN. DEPTH OF WOOD FIBER MULCH, HOG FUEL OR CONSTRUCTION MATTING. MATERIAL SHALL BE APPROVED BY THE CONSULTING ARBORIST.
13. CONSTRUCTION ACCESS ROUTE SHALL BE RESTORED TO PRE-CONSTRUCTION OR BETTER CONDITION AT THE COMPLETION OF WORK, AT MINIMUM ALL DISTURBED SURFACES SHALL BE SEEDED WITH AN EROSION CONTROL SEED MIX.

EXISTING TREE LEGEND:

TREE NUMBER, SEE TREE INVENTORY TABLE, THIS SHEET
S = SIGNIFICANT TREE
NS = NON-SIGNIFICANT TREE



TREE SYMBOL

EVERGREEN TREE

DECIDUOUS TREE

CRZ = CRITICAL ROOT ZONE

TPZ = TREE PROTECTION ZONE

PLANS PREPARED BY:

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BEFORE CONSTRUCTION BEGINS

