

VICINITY MAP

PROJECT TEAM

OWNER/APPLICANT SEA-PAC HOME 120 SW EVERETT MALL WAY, STE 100

EVERETT, WA 98204 (425) 626-5353 CONTACT: NATE PERKL

CIVIL ENGINEER THE BLUELINE GROUP 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 (425) 250-7224 CONTACT: TC COLLERAN, AICP. PLA

ENGINEER FARTH SOLUTIONS NW LLC 15365 NE 90TH ST, SUITE 100 REDMOND, WA 98052

CONTACT: HENRY WRIGHT, PE

(425) 449-4704

GEOTECHNICAL

SURVEYOR PACIFIC COAST SURVEYS, INC. PO BOX 13619 MILL CREEK, WA 98082 (425) 512-7099 CONTACT: DARREN RIDDLE, PLS

> LANDSCAPE ARCHITECT THE BLUELINE GROUP 25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033

(425) 250-7230 CONTACT: TC COLLERAN, AICP. PLA

UTILITY PURVEYORS

MUKILTEO WATER AND WASTEWATER DISTRICT MUKILTEO WATER AND WASTEWATER DISTRICT SCHOOL DISTRICT: MUKILTEO SCHOOL DISTRICT NO 6

SITE DATA

SITE ADDRESS: 9110 53RD AVE W MUKILTEO, WA 98275 TAX ACCOUNT NUMBER 00611600015901

EXISTING ZONING: RD-12.5 GROSS SITE AREA: 2.43 ACRES (105,978 SF) NEW SITE AREA: 2.38 ACRES (103,587 SF)

NUMBER OF LOTS PROPOSED:

MINIMUM LOT SIZE (REQUIRED): 7,200 SF* *(LOT SIZE AVERAGING, SEE TABLE, MIN LOT SIZE 3,000 SF)

MAXIMUM LOT WIDTH: *40 FEET PER SCCC 30.23.210(7) LOT SIZE AVERAGING

SETBACKS: FRONT:

CORNER: SIDE: 5', WITH 15' OF TOTAL SIDE YARD REAR:

MAXIMUM LOT COVERAGE: 35% MAXIMUM LOT HARD SURFACE COVERAGE: 55%

LEGAL DESCRIPTION

LOT 1, CITY OF MUKILTEO SHORT PLAT 91-06 RECORDED UNDER RECORDING NO. 9205200691 AND BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9205205003, BEING A PORTION OF LOTS 159 AND 166, WEST AND WHEELER'S SEA VIEW 5 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

ORIGINATING BENCHMARK:

TOUND CASED CONC. MON. ON CENTERLINE, 53RD AVE W

VERTICAL DATUM: NAVD 88

ELEVATION: 395.82' (PER GPS OBSERVATIONS)

SURVEY REFERENCES

(R1) CITY OF MUKILTEO SP - A.F.#9205200691

(R2) CITY OF MUKILTEO ROS - A.F.#201606300224

EQUIPMENT & PROCEDURES

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE

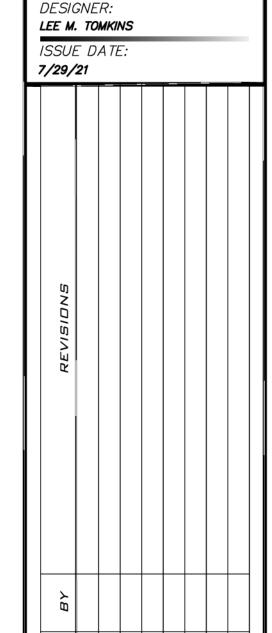
INSTRUMENTATION: LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 53RD AVE. W., AS THE BEARING OF N 01'58"54" E.

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.



BLUELINE

KIRKLAND, WA 98033 P: 425.216.4051 F: 425.216.4052

WWW.THEBLUELINEGROUP.COM

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

AS NOTED

LUCAS ZIROTTI

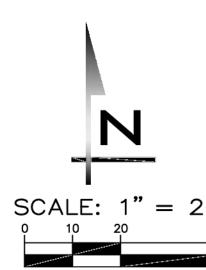
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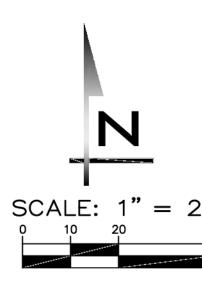
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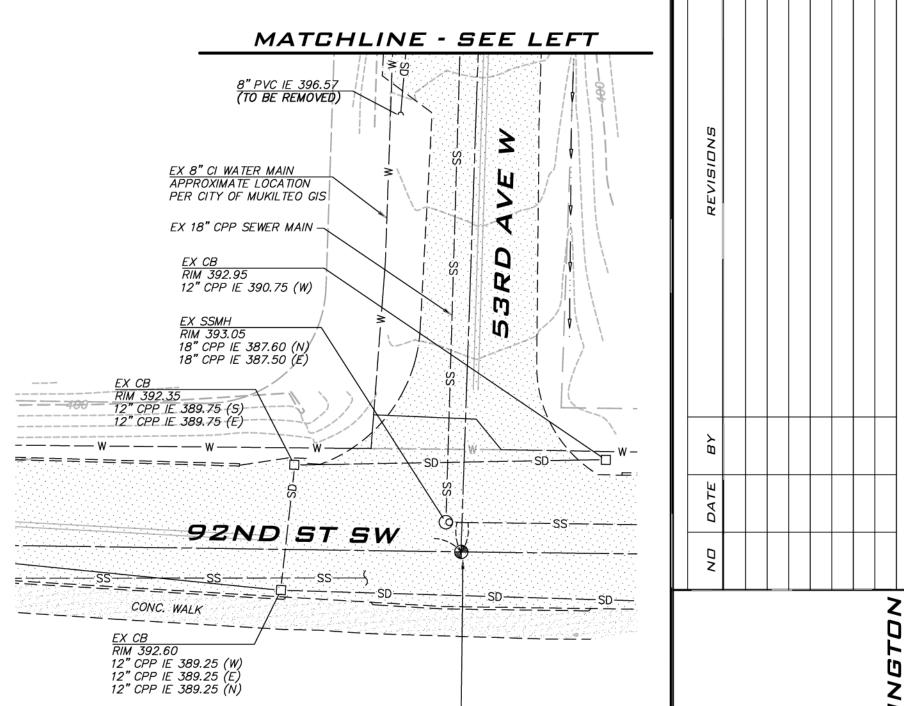
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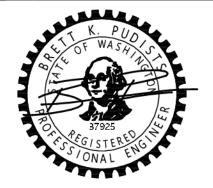
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BLUELINE

25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033 P: 425.216.4051 F: 425.216.4052

WWW.THEBLUELINEGROUP.COM

PROJECT MANAGER:

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

SCALE: AS NOTED

LUCAS ZIROTTI DESIGNER: LEE M. TOMKINS ISSUE DATE:

7/29/21

9/30/21

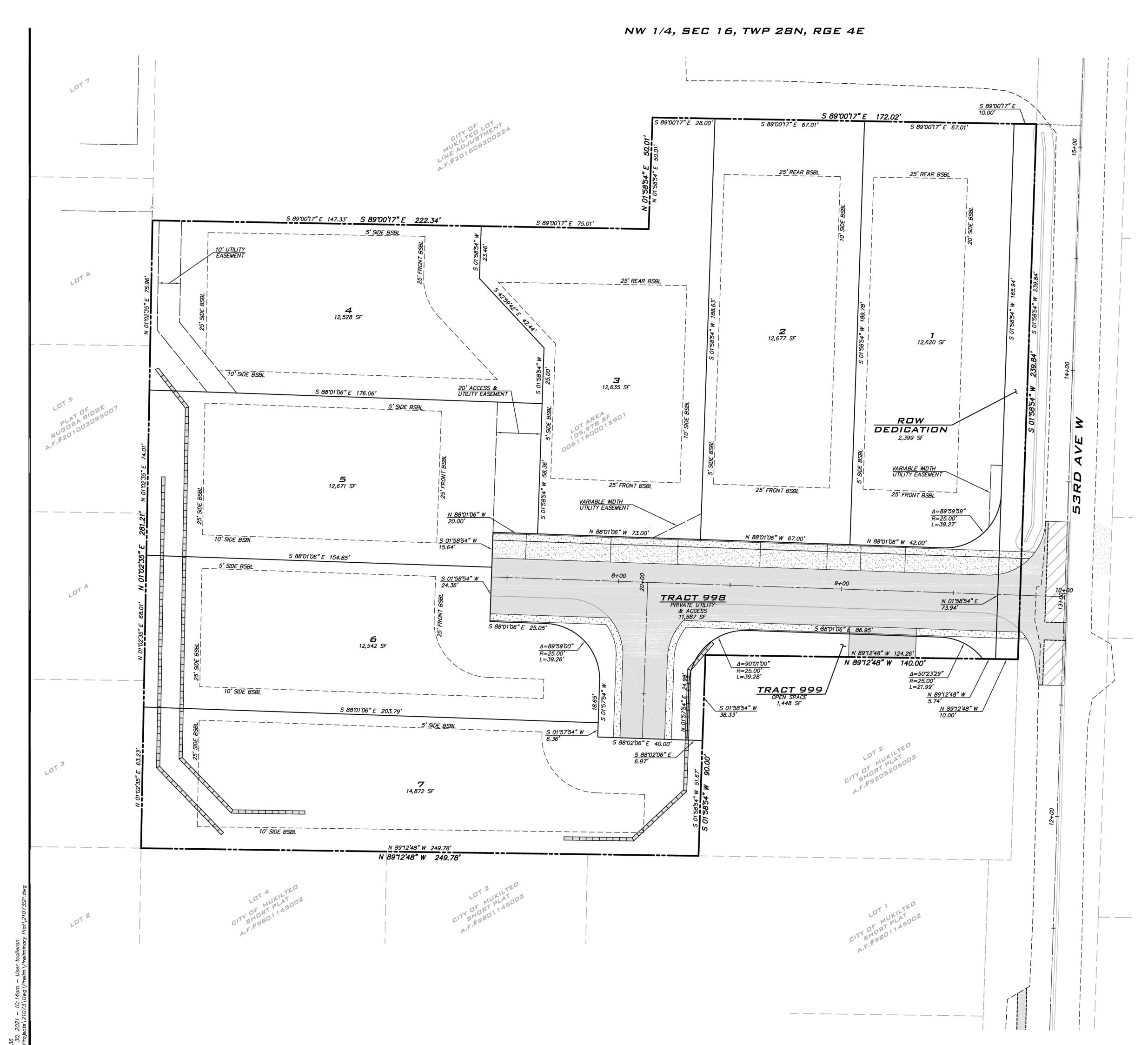
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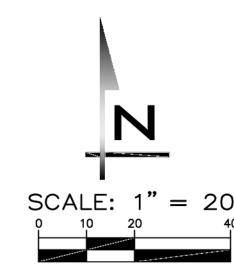
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FOUND CASED CONC. MON. W/ 1-1/2" BRASS DISK & "X" DOWN 0.3'. VISITED 6-12-21







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AS NOTED

PROJECT MANAGER:

PROJECT ENGINEER:
LUCAS ZIROTTI

DESIGNER: LEE M. TOMKINS ISSUE DATE:

7/29/21

NO DATE BY REVISIONS

IARBOR GROVE PRELIMARY PLAT

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9/30/21

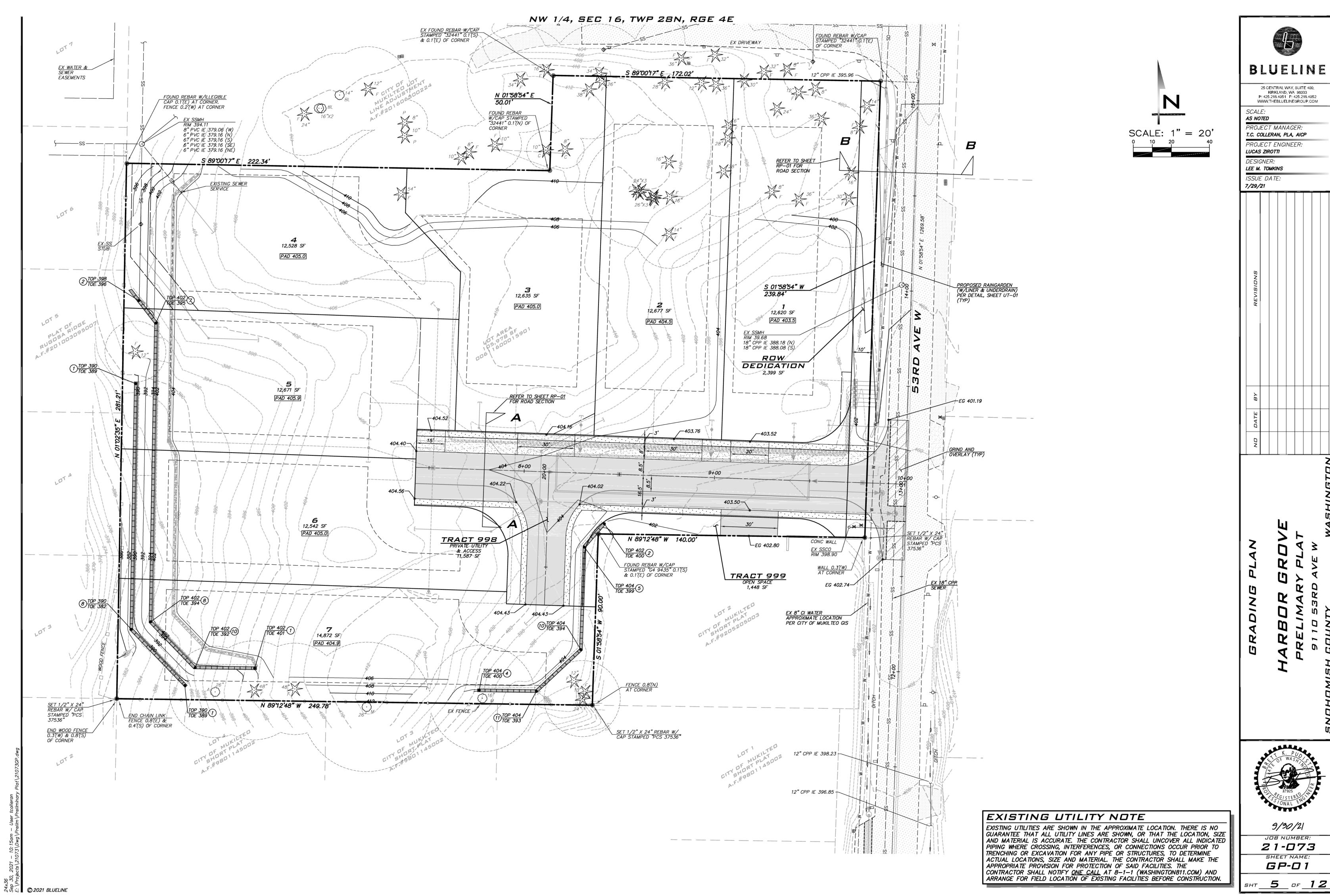
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EXISTING UTILITY NOTE

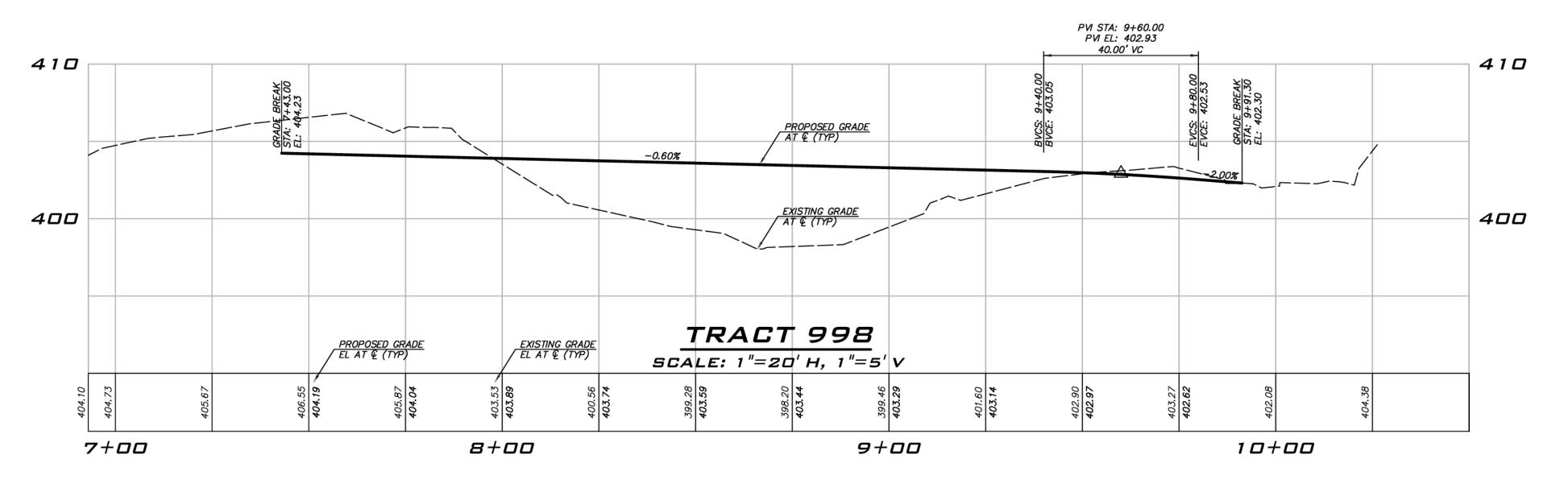
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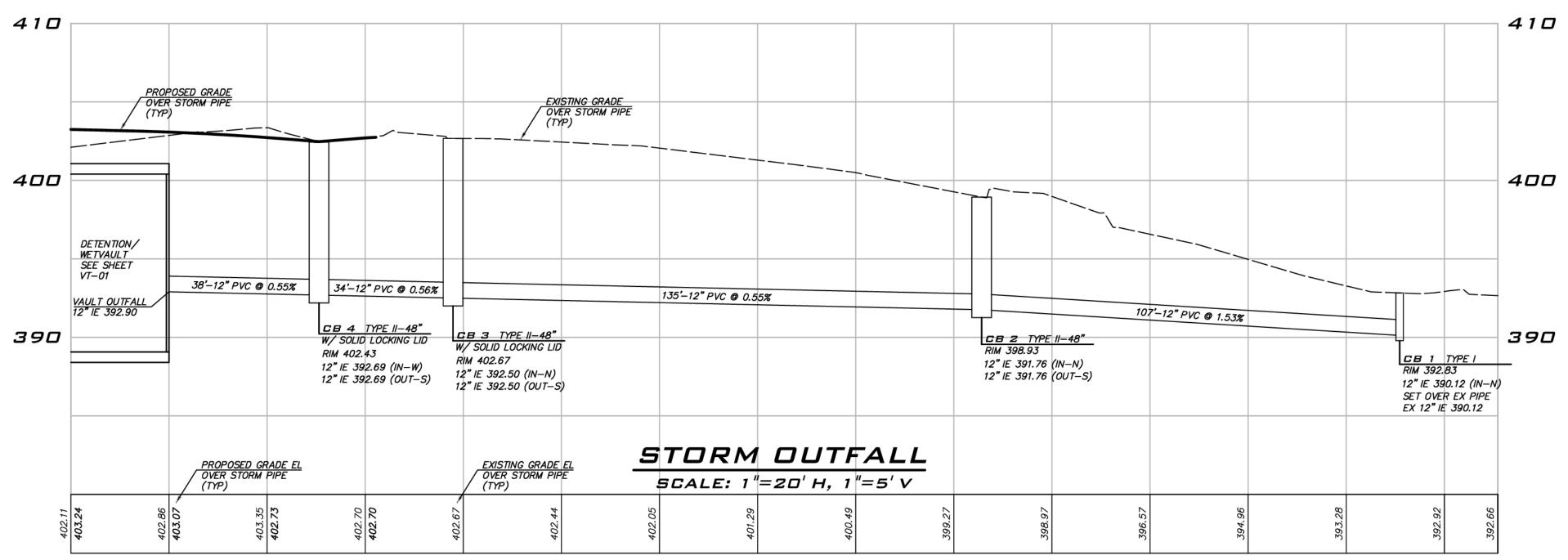


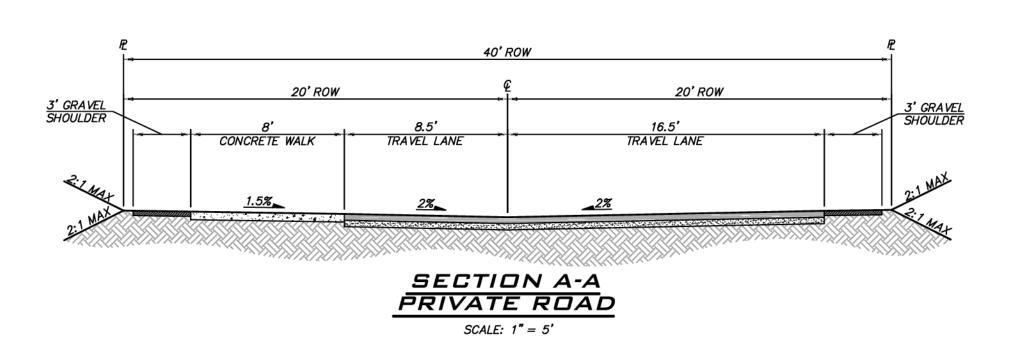
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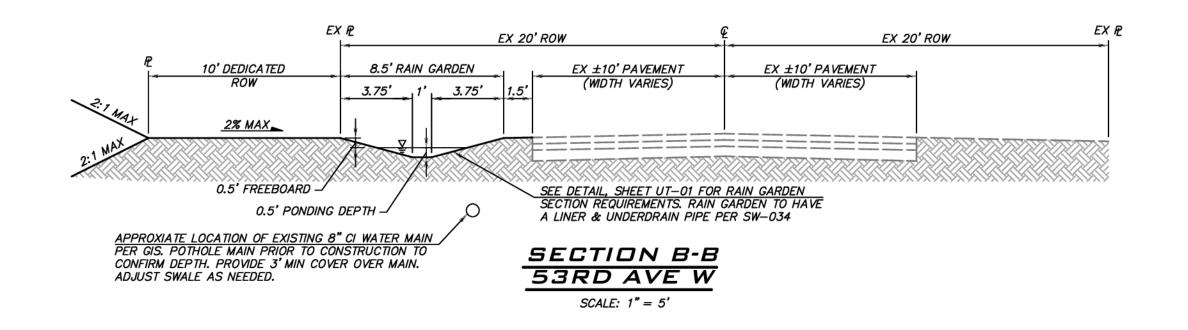
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P: 425.216.4051 F: 425.216.4052 WWW.THEBLUELINEGROUP.COM SCALE: AS NOTED

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T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER:
LUCAS ZIROTTI

DESIGNER: LEE M. TOMKINS ISSUE DATE:

7/29/21

ND DATE BY REVISIONS

ARBOR GROVE

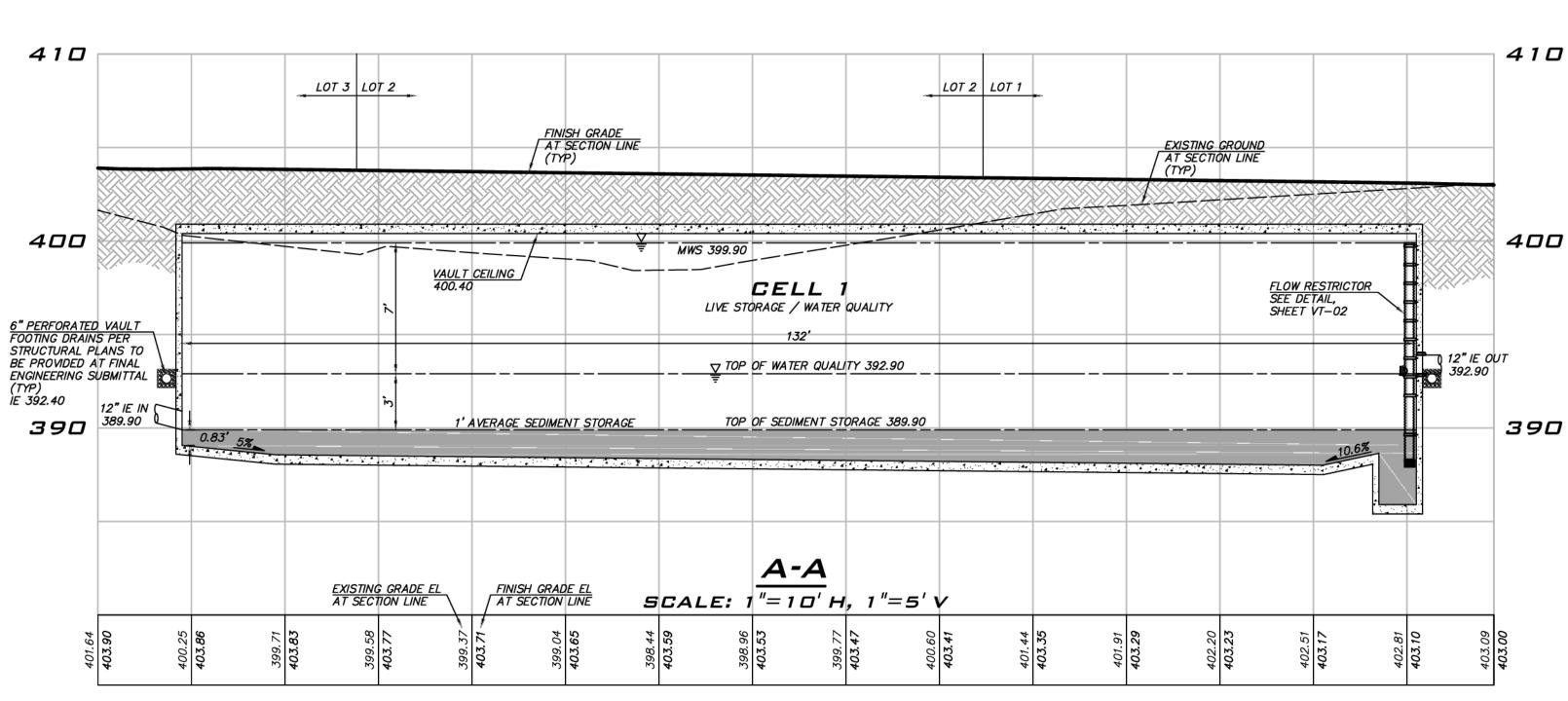
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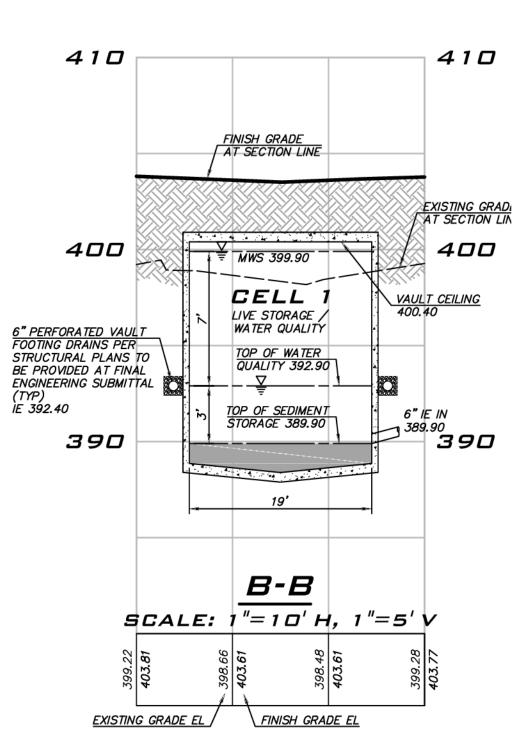
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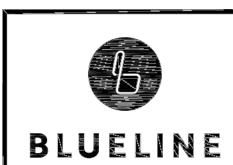
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PROJECT ENGINEER:

PROJECT ENGINEER
LUCAS ZIROTTI

DESIGNER:

DESIGNER: LEE M. TOMKINS ISSUE DATE: 7/29/21

DATE BY REVISIONS

AABOR GROVE
PRELIMARY PLAT

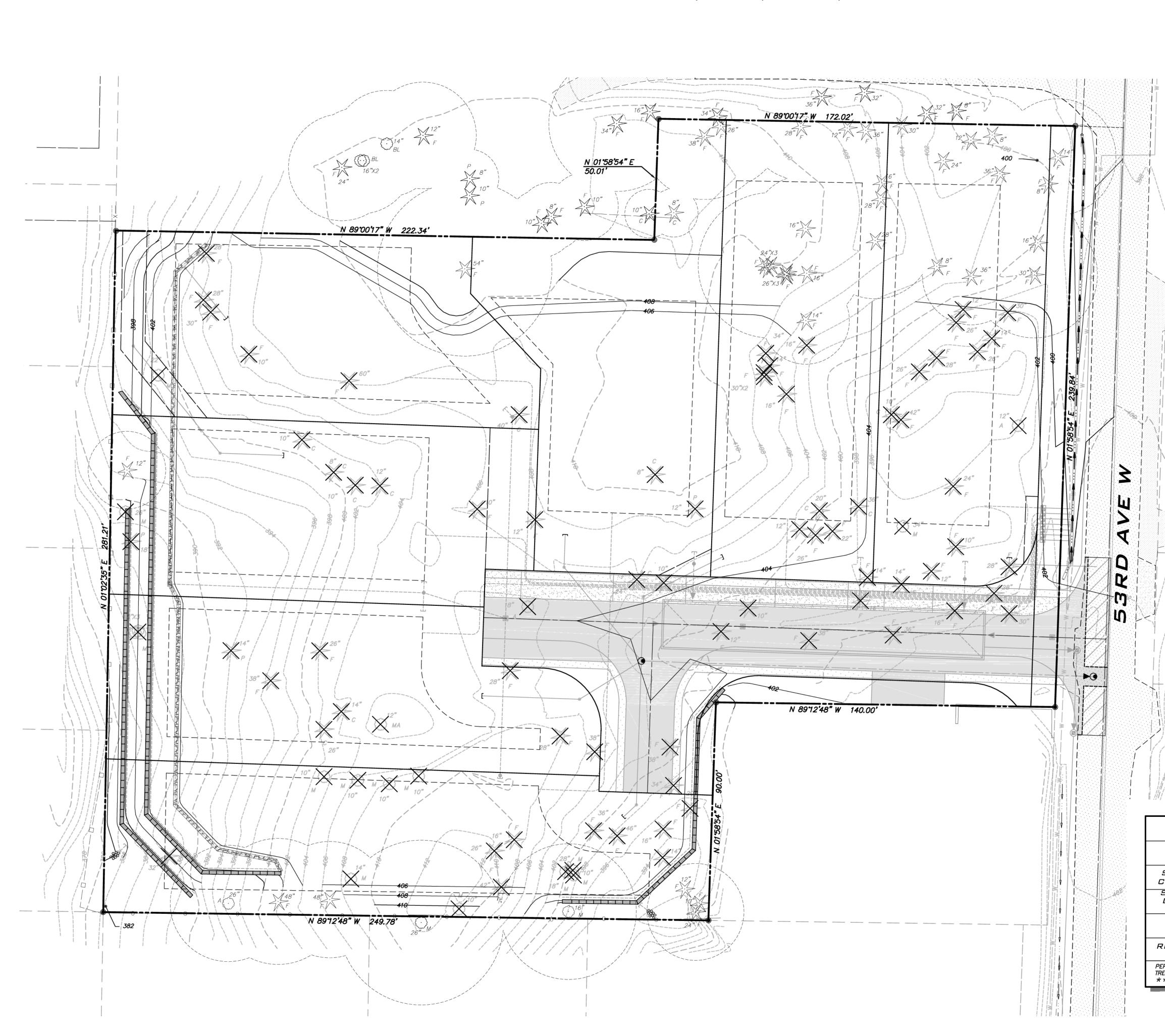
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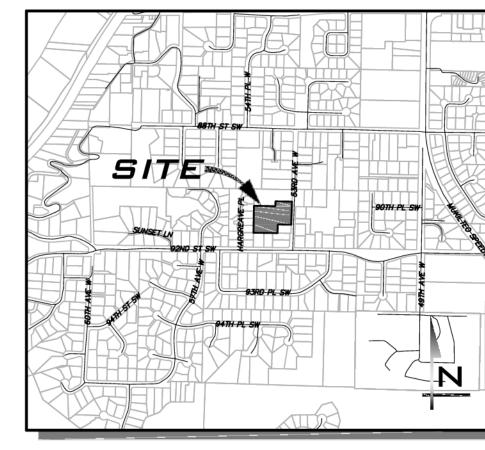
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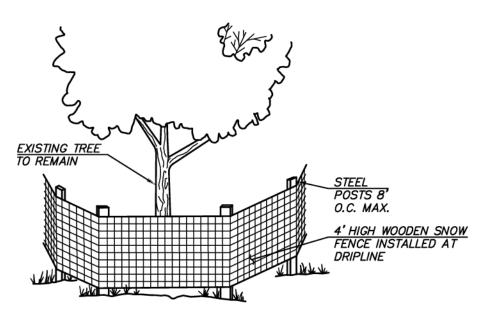
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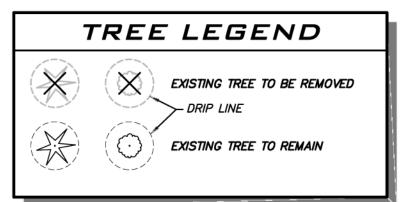




VICINITY MAP



TREE PROTECTION DETAIL



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						

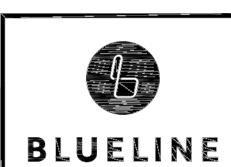
	SUMN		UN-SITE	IREE	
		REIE	NTION	MIN % SIG TREES	
TREE TYPE	PE TOTAL R		REMOVAL	REQUIRED PER < 15% SLOPE	
SIGNIFICANT CONIFER (8"+)	101	27	74	SEE BELOW	
SIGNIFICANT DECIDUOUS (12"+)	12	0	12	SEE BELOW	
TOTALS	113	27	86	(25% OF 113) = 29	
REPLACEMENT TREES	29 REQUIRED	27 RETAINED	2 TREE CREDITS SHORT	(3 * 2) = 6 REPLACEMENT TREES REQUIRED	
DED MUSICIFIC OUTVICEDE AS AS ASSOCIATED DETENTION AND MATUE VEGETATION DETENTION TABLE. DECUMPED					

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

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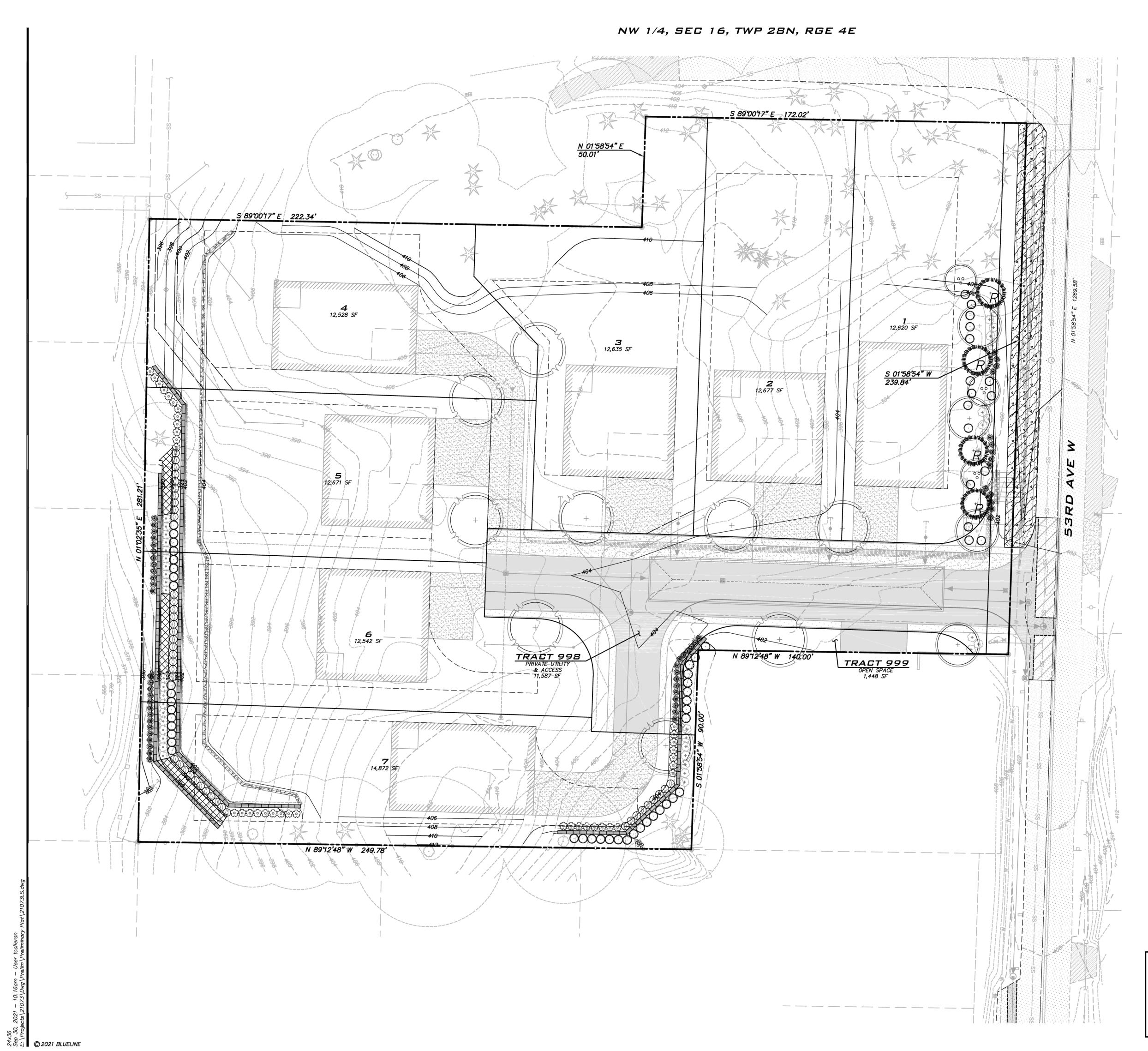
PROJECT MANAGER: T.C. COLLERAN, PLA, AICP PROJECT ENGINEER: LUCAS ZIROTTI DESIGNER:

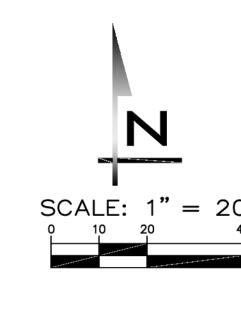
LEE M. TOMKINS ISSUE DATE: **7/29/21**

9/30/21

JOB NUMBER: 21-073 SHEET NAME: TR-0 1

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PLANT SCHEDULE

<u>IREES</u>	QTY	BOTANICAL / COMMON NAME
· · ·	3	ACER CIRCINATUM VINE MAPLE
) + V	9	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE
+	4	CERCIDIPHYLLUM JAPONICUM KATSURA TREE
REPLACEMENT TREES	<u>QTY</u>	BOTANICAL / COMMON NAME
R	4	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR
<u>SHRUBS</u>	<u>QTY</u>	BOTANICAL / COMMON NAME
	42	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD
0	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
0	48	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
GROUND COVERS	<u>QTY</u>	BOTANICAL / COMMON NAME
	4,692	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER

RAIN GARDEN

RAIN GARDEN PLANTS PER SW-047 2,494 SF

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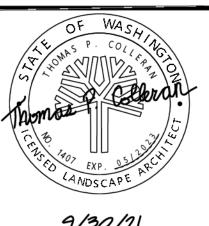
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LUCAS ZIROTTI DESIGNER: LEE M. TOMKINS

ISSUE DATE: 7/29/21



9/30/21

JOB NUMBER: 21-073 SHEET NAME: LS-01

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PLANT SC	HED	ULE			
<u>TREES</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>CONT</u>	<u>SIZE</u>	
000	3	ACER CIRCINATUM VINE MAPLE	B & B	2" CAL	
+	9	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE	B & B	2" CAL	
+	4	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	B & B	2" CAL	
REPLACEMENT TREES	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>CONT</u>	<u>SIZE</u>	
TO THE PARTY OF TH	4	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR	B & B	8' MIN PLANTED HT.	
<u>SHRUBS</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>
	42	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD	5 GAL		42" o.c.
	9	LONICERA INVOLUCRATA TWINBERRY	5 GAL		48" o.c.
+	20	LONICERA NITIDA 'BAGGESEN'S GOLD' BOXLEAF HONEYSUCKLE	5 GAL		48" o.c.
☀	55	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1 GAL		36" o.c.
	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		48" o.c.
	36	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	3 GAL		42" o.c.
\odot	48	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL		48" o.c.
GROUND COVERS	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>CONT</u>	<u>SIZE</u>	<u>SPACING</u> <u>DETAIL</u>
	4,692	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER	FLAT		4" o.c.

Caliper | Minimum diameter root ball 12 in. ¾ in. 14 in. 1 in. 16 in. 1 ¼ in. 18 in. 1 ½ in. 20 in ¾ in. 22 in. 2 in. 24 in. 2 ½ in. | 28 in. 3 in. 3½ in. 4 in. 42 in. 4 ½ in. 48 in. 5 in. 54 in. 5 ½ in. 57 in. 6 in. 60 in. 7 in. 70 in. 8 in. 80 in. - ALL DAMAGED BRANCHES TO BE REMOVED PROFLEX - 1" WIDE SOFT COIL CHAIN LOCK TREE TIE OR EQUAL (NO METAL WIRE) (2 REQUIRED)* 8' LONG, 3" Ø CEDAR STAKES (2 REQUIRED)* *TREE STAPLES (2 MINIMUM) CAN BE USED IN PLACE OF STAKES AND PROFELX SEE TREE STAPLE SPECIFICATIONS FOR QUANTITY, SIZING & INSTALATION - 2"-3" MULCH WITH NO MULCH AGAINST TRUNK — 3" EARTH SAUCER BACKFILL MIXTURE: 2 PARTS PARENT SOIL DUG FROM HOLE THAT HAS BEEN AMENDED WITH 1 PART COMPOST, AND ESPOMA BIO-TONE STARTER PLUS 4-3-3, MIXED THOROUGHLY. REMOVE BURLAP FROM TOP 1/3 OF BASE. NO BURLAP SHALL BE ABOVE SOIL LINE. REMOVE TWINE AND ROPE FROM PIT. CUT WIRE BASKET IN 4 PLACES, FOLD DOWN 8" INTO PLANTING HOLE. TOP OF BALL TO BE LEVEL WITH GRADE WITH ROOT FLARE EXPOSED. 1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER. 2. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS 2X BALL DIA. MINIMUM THAN 60% ITS WIDTH.

TYPE 1 and Type 2

Shade Trees

DECIDUOUS DETAIL

	spreadin spreadin	Spreading, semi— spreading, broad spreading, globe, and compact upright		Pyramidal, broad upright		Columnar	
	Spread (Types 1 and 2) Height (Type 3)	Minimum diameter ball	Height/ Caliper	Minimum diameter ball	Height/ Caliper	Minimum diameter ball	
	9 in.	8 in.	12 in.	8 in.	12 in.	7 in.	
	12 in.	10 in.	15 in.	10 in	15 in.	8 in.	
	15 in.	12 in.	18 in.	12 in.	18 in.	9 in.	
	18 in.	14 in.	24 in.	14 in.	24 in.	11 in.	
	24 in.	16 in.	30 in.	16 in.	30 in.	13 in.	
	30 in.	18 in.	3 ft.	18 in.	3 ft.	14 in.	
	36 in.	24 in.	4 ft.	20 in.	4 ft	16 in.	
	42 in.	26 in.	5 ft.	22 in.	5 ft.	18 in.	
	4 ft.	28 in.	6 ft.	24 in.	6 ft.	20 in.	
	5 ft.	36 in.	7 ft.	26 in.	7 ft	22 in.	
	6 ft.	40 in.	8 ft.	28 in.	8 ft.	24 in.	
	7 ft.	46 in.	9 ft./3 in.	32 in.	9ft/2 ½ in	26 in.	
VII.	8 ft.	52 in.	3 ½ in.	34 in.	3 in.	28 in.	
Jak .			4 in.	38 in.	3 ½ in.	32 in.	
MIL			4 ½ in.	42 in.	4 in.	36 in.	
The Will			5 in.	48 in.	4 ½ in.	40 in.	
			5 ½ in.	54 in.	5 in.	44 in.	
THE THE PARTY OF T			6 in.	60 in.	5 ½ in.	48 in.	
WILLIAM WASHER			7 in.	72 in.	6 in.	54 in.	
			8 in.	84 in.	7 in.	66 in.	
			9 in.	90 in.	8 in. 9 in.	78 in. 90 in.	
Sold William Lander	(NO ME	TAL WIRE)	(3 REQUIRE	D)*	CK TREE TIE		
West Mary Constant of the Cons	*TREE STAKES QUANT	STAPLES (2 S AND PROF ITY, SIZING	FELX SEE TR & INSTALAT	CAN BE USI REE STAPLE	ED)* ED IN PLACE SPECIFICAT		
Marie V	/	TH SAUCER MULCH WITH	H NO MULCH	AGAINST	TRUNK		
				_	E. NO BURI	LAP SHALL	
	BE SE FROM I	EN ABOVE : PIT. CUT WIF	SOIL LINE. RE BASKET	ROPE & TW IN 4 PLACE	INE TO BE I S, FOLD DO ROOT FLARI	REMOVED WN 8" INTO	
	THAT H	IAS BEEN A	MENDED WIT	TH 1 PART (OIL DUG FROS COMPOST AI -3, MIXED TI	VD	
	NOTE.		OR MINIMI IM	ROOTBALL	DIAMETER		

TYPES 1, 2, AND 3 | Types 4 & 5

1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER. 2. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

CONIFER DETAIL

NOT TO SCALE

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.
- 2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
- 3. 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
- 4. 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.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- 6. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
- 7. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- 8. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- 9. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BAL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE
- 10. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
- 11. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
- 12. 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.
- 13. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
- 14. 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.
- 15. 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.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
- 17. AMENDED SOIL AS REQUIRED IN ALL LANDSCAPED AREAS (OTHER THAN BIORETENTION AREAS). SOIL MUST MEET WA STATE DEPARTMENT OF ECOLOGY BMP T5.13.

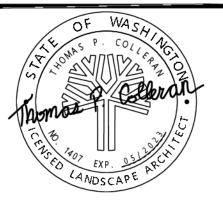


SCALE: AS NOTED

T.C. COLLERAN, PLA, AICP PROJECT ENGINEER: LUCAS ZIROTTI

PROJECT MANAGER:

DESIGNER: LEE M. TOMKINS ISSUE DATE: 7/29/21



9/30/21

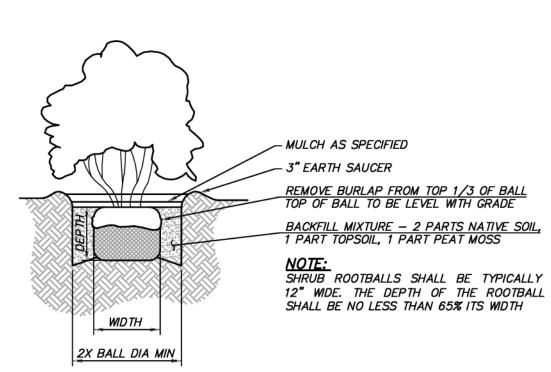
JOB NUMBER: 21-073 SHEET NAME: LS-02

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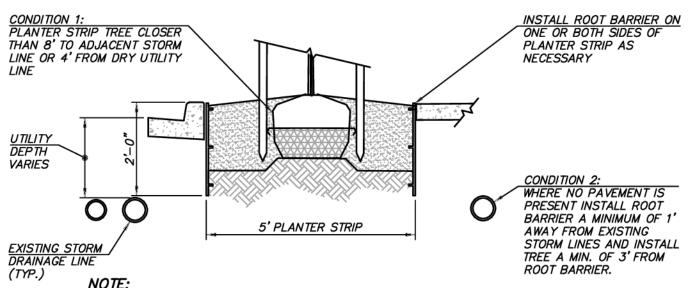
RAIN GARDEN



RAIN GARDEN PLANTS PER SW-047 2,494 SF



SHRUB DETAIL NOT TO SCALE



NOTE:
1. ROOT BARRIER TO BE NDS, MODEL RP—2450, OR APPROVED EQUIVALENT.

- 2. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
- 3. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
- 4. ALL TREES LOCATED WITHIN PLANTER STRIPS TO RECEIVE ROOT BARRIER.

ROOT BARRIER DETAIL

NOT TO SCALE

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ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY <u>ONE CALL</u> AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

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

EXISTING UTILITY NOTE