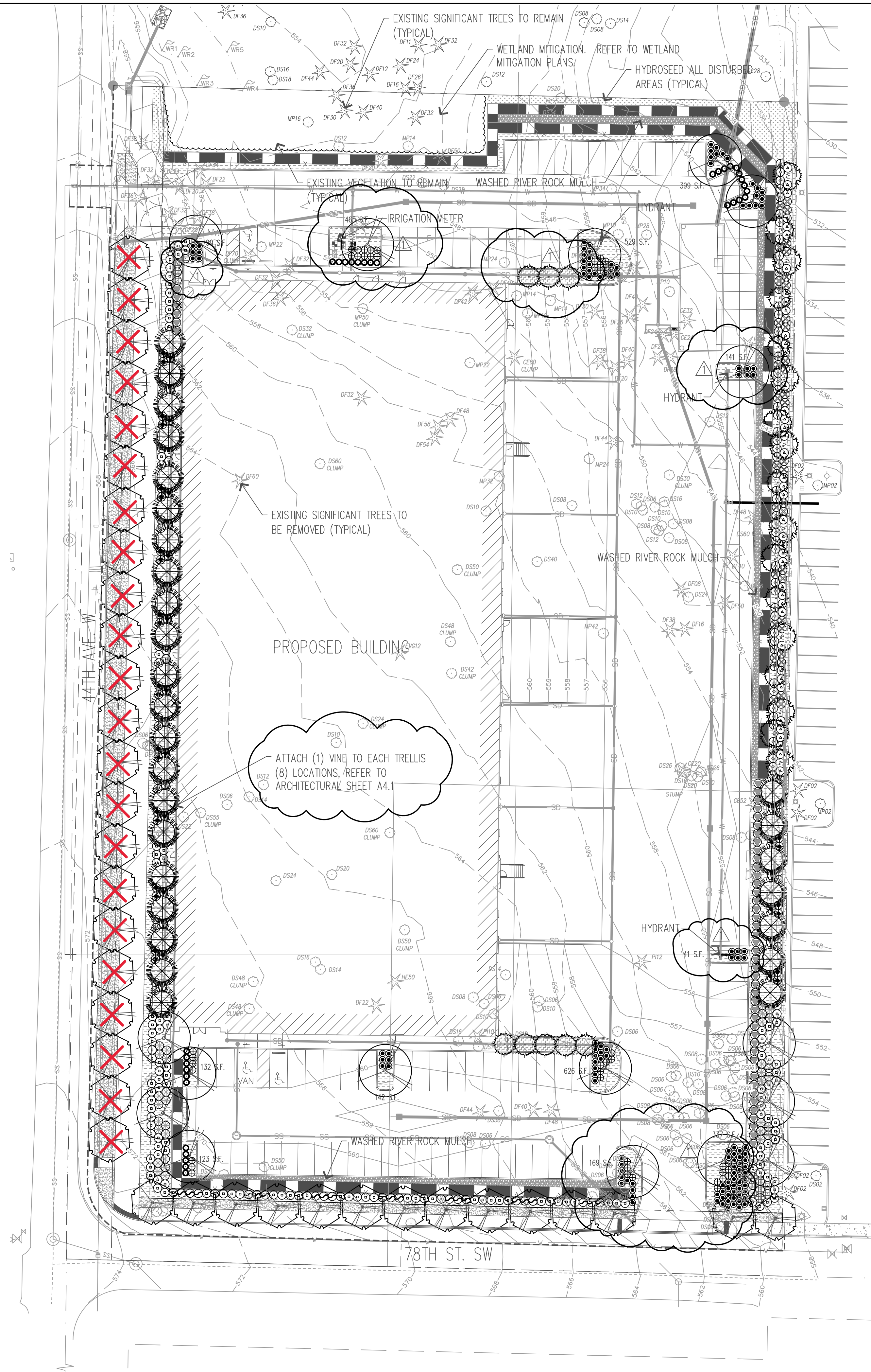




PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	REMARKS
	DECIDUOUS TREES			
	ACER CIRCINATUM / VINE MAPLE	10	8-10' HT.	MULTI-STEM, B & B B & B B & B
	ACER T. X ACER P. 'WARRENRED' / PACIFIC SUNSET MAPLE	14 17	MIN. 2-1/2" CAL.	
	FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH		MIN. 2" CAL.	
	EVERGREEN TREES			
	CHAMAECYPARIS NOOT. PENDULA / ALASKA CEDAR	13	MIN. 6' HT.	B & B B & B, FULL & BUSHY
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	28	MIN. 6' HT.	
	EVERGREEN SHRUBS			
	ARBUTUS UNEDO 'COMPACTA' / STRAWBERRY TREE	83	5 GAL.	
	MAHONIA AQUIFOLIUM 'COMPACTA' / OREGON GRAPE	42	5 GAL.	
	OSMANTHUS H. 'GOSHIKI' / VARIEGATED OSMANTHUS	21	5 GAL.	
	PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	126	5 GAL.	
	TAXUS MEDIA X HICKSI / HICKS YEW	32	3&B, MIN. 48" HT.	
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	5	5 GAL.	
	VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET	50	GAL.	
	DECIDUOUS SHRUBS			
	BERBERIS T. ATROPURPUREA 'BAGATELLE' / BARBERRY	42	5 GAL.	
	CORNUS SERICEA 'ARCTIC FIRE' / REDTWIG DOGWOOD	32	5 GAL.	
	EUONYMUS ALATUS 'COMPACTA' / WINGED EUONYMUS	12	5 GAL.	
	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME SPIREA	39	5 GAL.	
	SYMPHORICARPOS ALBUS / SNOWBERRY	36	5 GAL.	
	VINES			
	HYDRANGEA ANOMALA PETIOLARIS / CLIMBING HYDRANGEA	8	5 GAL.	
	GROUNDCOVER			
	ARCHTOSTAPHYLOS UVA-URSI / KINNIKINNICK	TBD	4" POT	24" O.C.
	CORNUS S. 'KELSYI' / DWARF REDTWIG DOGWOOD	TBD	1 GAL.	24" O.C.
	GERANIUM MACRORRHIZUM / BIGROOT CRANESBILL	TBD	4" POT	24" O.C.
	DROUGHT TOLERANT TURF / JB KEVLAR LS TALL FESCUE:			
	33.33% FIRECRACKER LS TALL FESCUE		HYDROSEED	SEED-300 LBS / ACRE MULCH-1,500 LBS / ACRE
	33.33% SPYDER LS TALL FESCUE			
	33.33% RAPTOR II TALL FESCUE			
	WETLAND BUFFER SEED MIX:			
	10% AGROSTIS EXERATA / SPIKE BENTGRASS		HYDROSEED	SEED-80 LBS / ACRE MULCH-1,500 LBS / ACRE
	10% DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS			
	10% DESCHAMPSIA DANTHONIODES / ANNUAL HAIRGRASS			
	10% DESCHAMPSIA ELONGATA / SLENDER HAIRGRASS			
	25% ELYMUS GLASUCUS / BLUE WILDRIE			
	25% HORDEUM BRACHYANTHERUM / MEADOW BARLEY			
	10% LUPINUS POLYPHYLLUS / STREAMSIDE LUPINE			

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

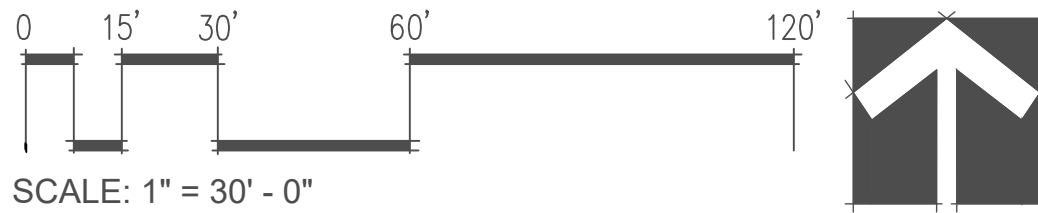
LEGEND

2-10" DIA. WASHED RIVER ROCK MULCH
MINIMUM 6" DEEP.

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 AREAS 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.

LANDSCAPE PLAN



SCALE: 1" = 30' - 0"

SHEET SIZE: 24" x 36" AT 100%

PROJECT:
NELSON 43

LOCATION:
4301 78TH
STREET S.W.
MUKILTEO, WA

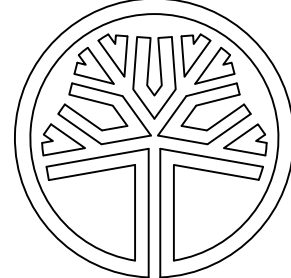
CLIENT:
NELSON
DEVELOPMENT
P.O. BOX 1301
SEAHURST, WA 98062

RECEIVED
By Sarah Kress at 2:15 pm, May 15, 2020

NO.	DATE	REVISION
10.07.2019	OWNER REVIEW	
10.25.2019	PERMIT SET	
05.8.2020	PERMIT RESUBMITTAL	

DESIGNED CB
DRAWN CB
CHECKED CB

PROFESSIONAL SEAL



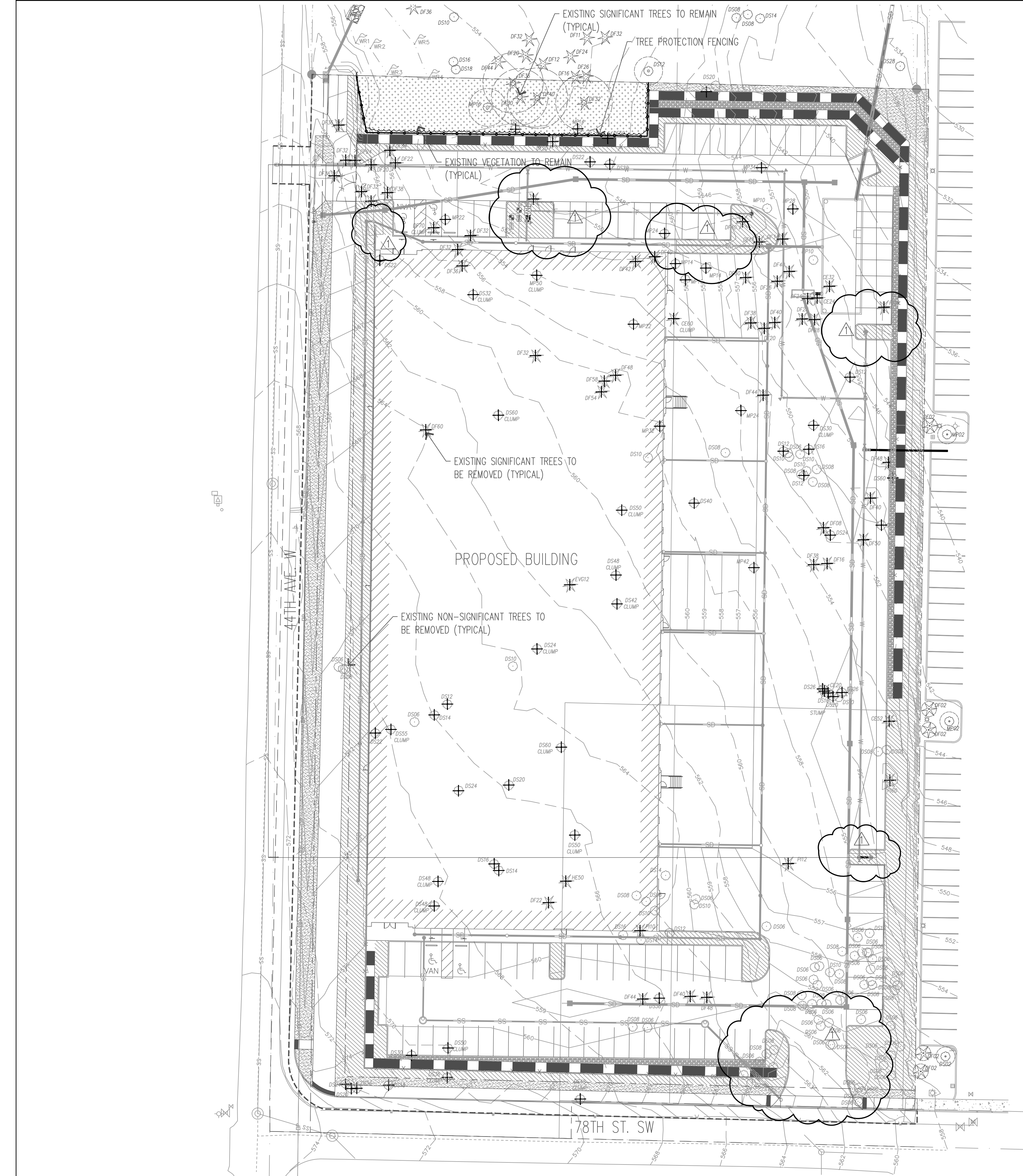
STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
William A. Brown
WILLIAM A. BROWN
CERTIFICATE NO. 501

DATE 09.12.2019
PROJECT NO. 201921

TITLE
LANDSCAPE
PLAN

SHEET NUMBER

L-1



SOIL/MULCH LEGEND

SYMBOL	DESCRIPTION
	NEW LANDSCAPE BED/ LAWN AND EROSION CONTROL (5,930 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.
	GRAVEL MULCH (1,852 S.F. / 35 C.Y.) SUBGRADE: SET SUBGRADE WITH EXISTING SOILS TO 4" MINUS FINISH GRADE. MULCH: 2-10" WASHED RIVER ROCK TO BE INSTALLED TO A MINIMUM 6" DEPTH.
	EXISTING SOIL TO REMAIN UNDISTURBED NO MECHANICAL WORK TO OCCUR OR MATERIAL BE STORED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING

LEGEND

TREE PROTECTION FENCING (SEE DETAIL #1)

EXISTING TREE LEGEND

APPROX. DRIPLINE
SIGNIFICANT EVERGREEN TREES TO REMAIN

APPROX. DRIPLINE
SIGNIFICANT DECIDUOUS TREES TO REMAIN

EXISTING VEGETATION TO REMAIN

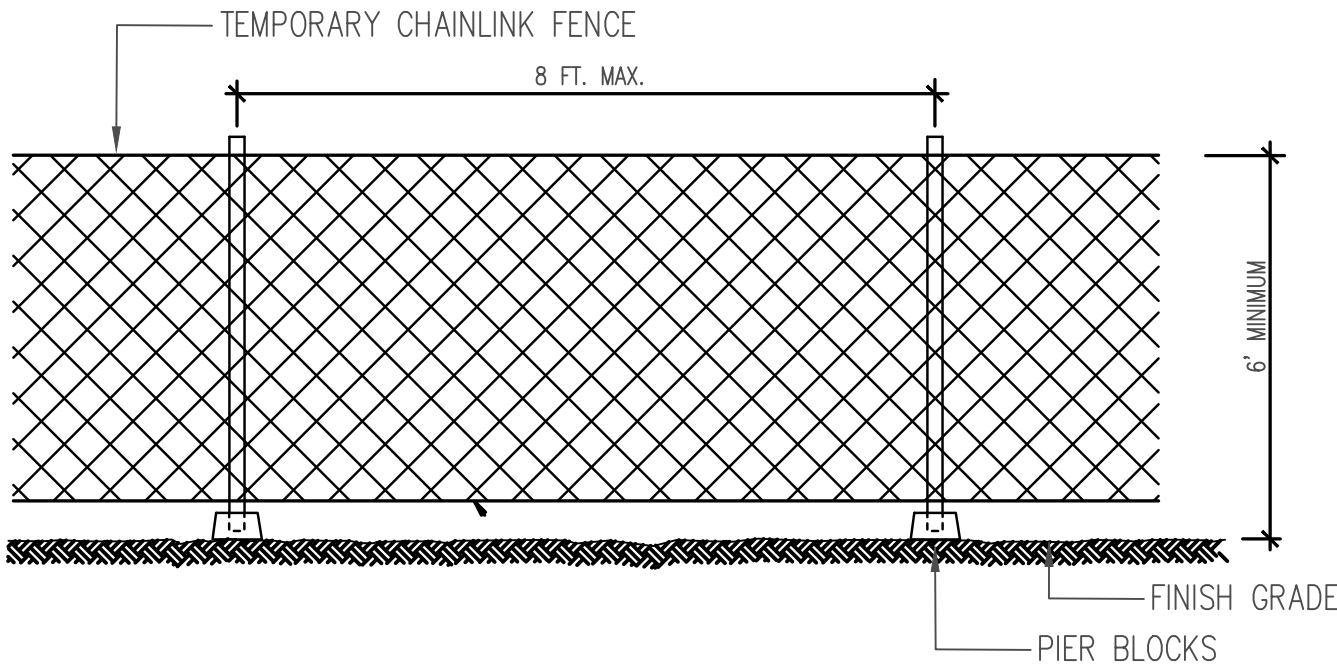
SIGNIFICANT EVERGREEN TREES TO REMOVED

SIGNIFICANT DECIDUOUS TREES TO REMOVED

NON-SIGNIFICANT EVERGREEN TREES TO REMOVED (LESS THAN 8" D.B.H.)

NON-SIGNIFICANT DECIDUOUS TREES TO REMOVED (LESS THAN 12" D.B.H.)

NOTE:
1. 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.



- NOTE:
1. PLACE A 6 FT-HIGH TEMPORARY CHAINLINK FENCE AT DRIPLINE OR CRITICAL ROOT ZONE AS SHOWN ON THE PLANS. INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING FENCE POSTS OR STAKES INTO MAJOR ROOTS.
 2. THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING. FENCING IS NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER OR STORAGE OF MATERIALS BE INTO THE ROOT PROTECTION ZONE.
 3. A WEATHERPROOF SIGN SHALL BE INSTALLED ON THE FENCE THAT READS: "TREE PROTECTION ZONE-TTHIS FENCE SHALL NOT BE REMOVED OR ENCR OACHED UPON. NO DISTURBANCE, PARKING, STORAGE, DUMPING OR BURNING OF MATERIALS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE".
 4. ALL TREE PROTECTION MEASURES INSTALLED SHALL BE INSPECTED BY THE CITY AND IF DEEMED NECESSARY A QUALIFIED TREE PROFESSIONAL, PRIOR TO CONSTRUCTION OR EARTH MOVING.

1 TREE PROTECTION FENCING
NTS

SOIL MANAGEMENT AND TREE RETENTION PLAN



PROJECT:
NELSON 43

LOCATION:
4301 78TH
STREET S.W.
MUKILTEO, WA

CLIENT:
NELSON
DEVELOPMENT
P.O. BOX 1301
SEAHURST, WA 98062

NO.	DATE	REVISION
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CHECKED CB

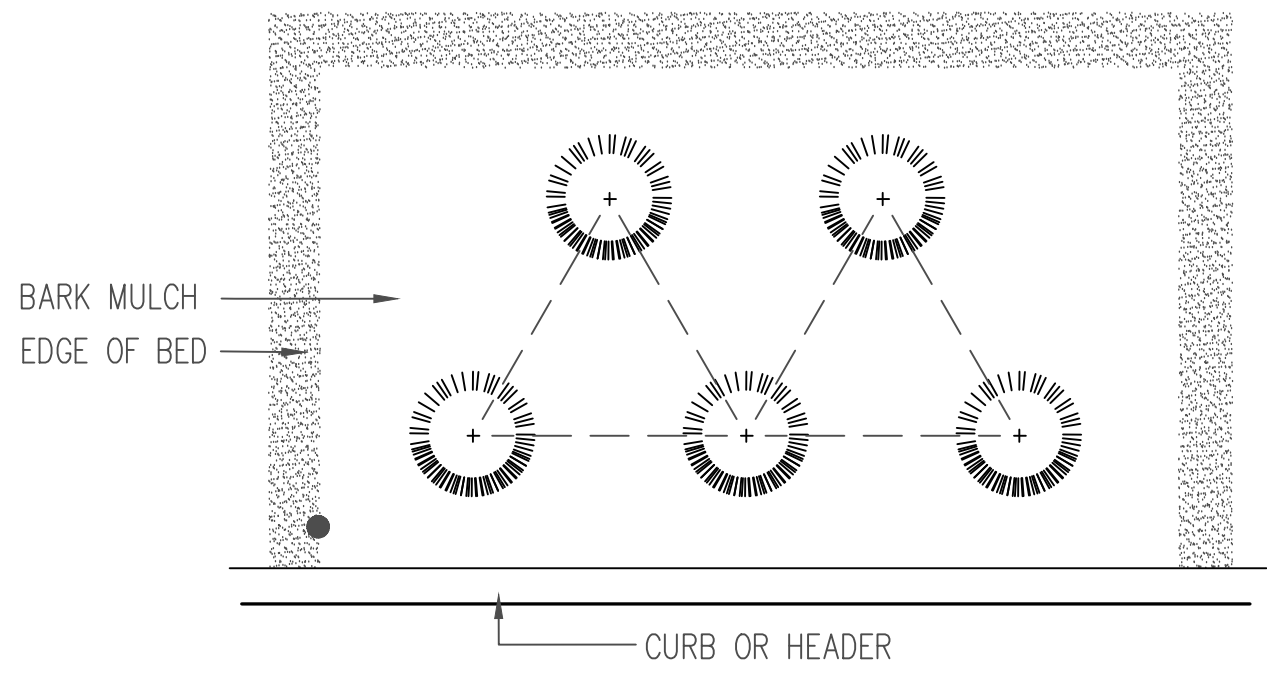


DATE 09.12.2019
PROJECT NO. 201921

TITLE
SOIL
MANAGEMENT
AND TREE
RETENTION
PLAN

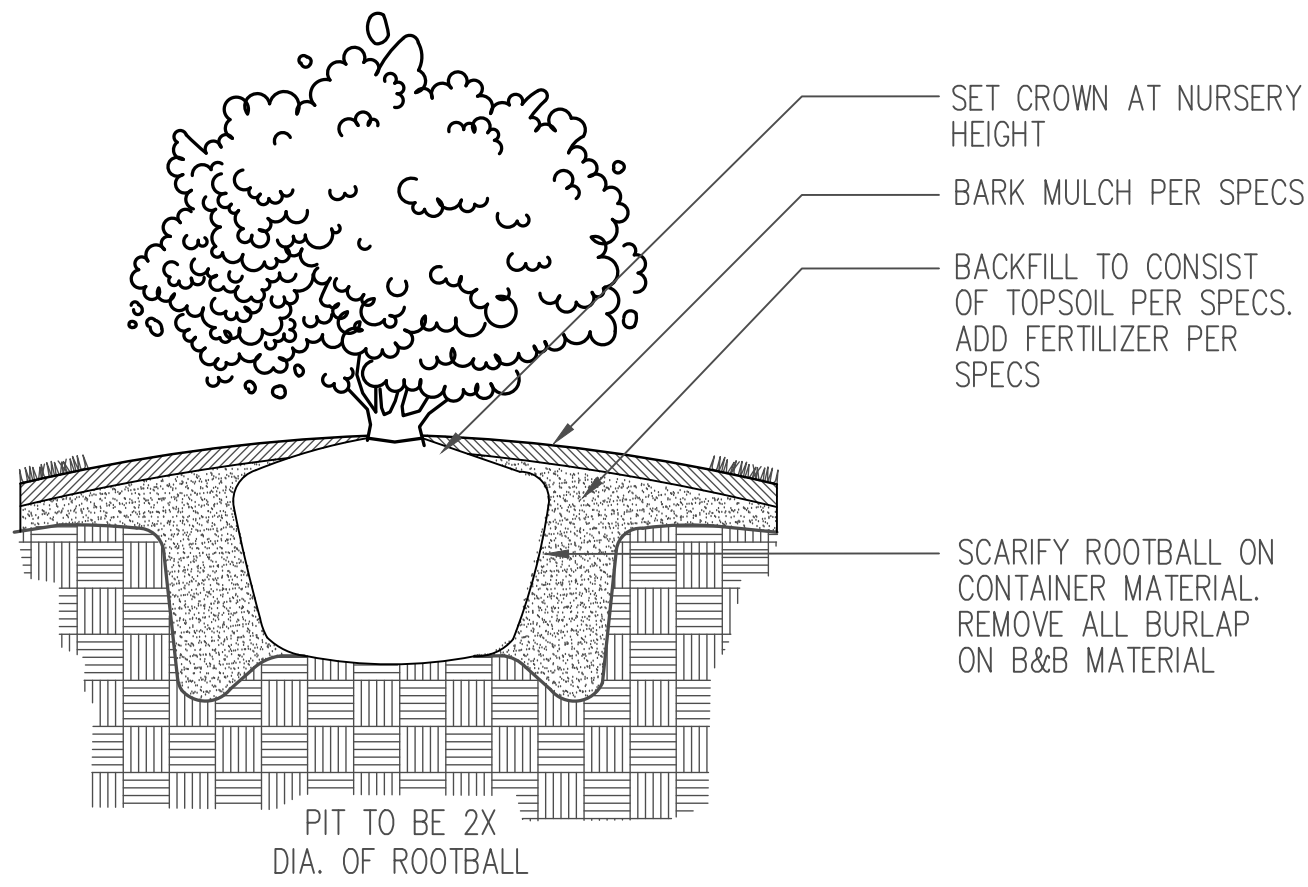
SHEET NUMBER

L-2

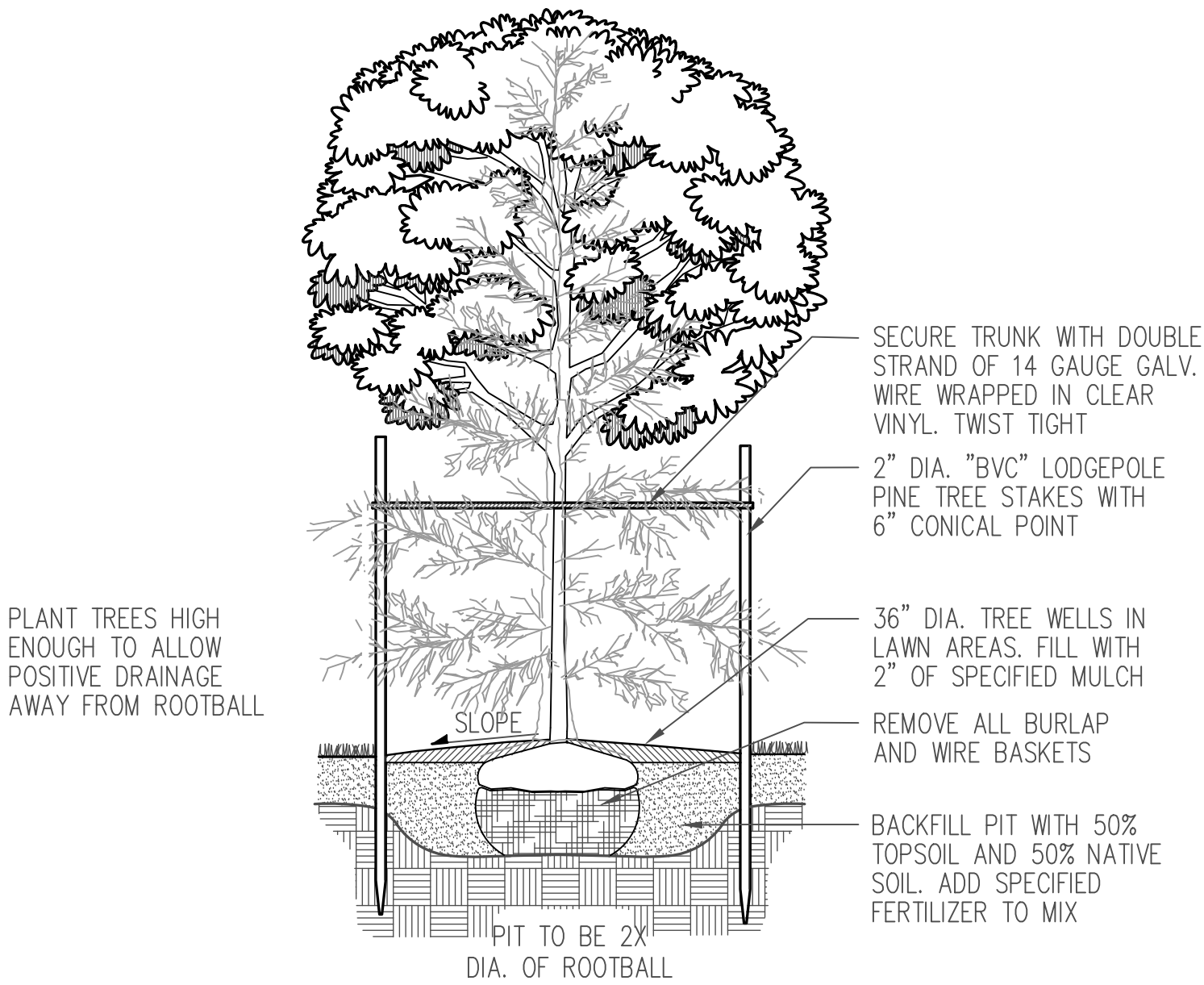


NOTE: SPACING TO BE TRIANG. PER DISTANCE SHOWN ON PLANT SCHEDULE

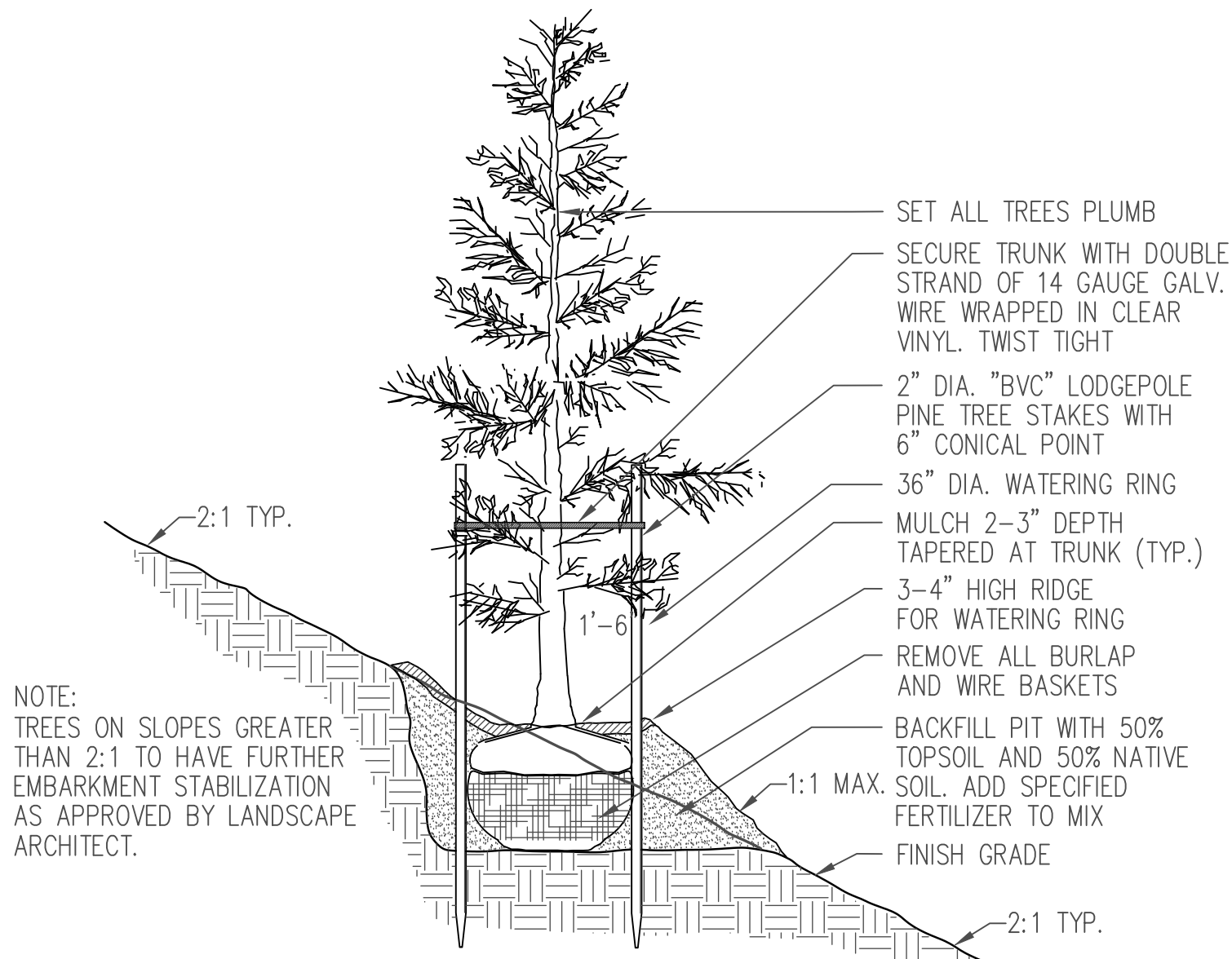
1 GROUND COVER SPACING
NTS



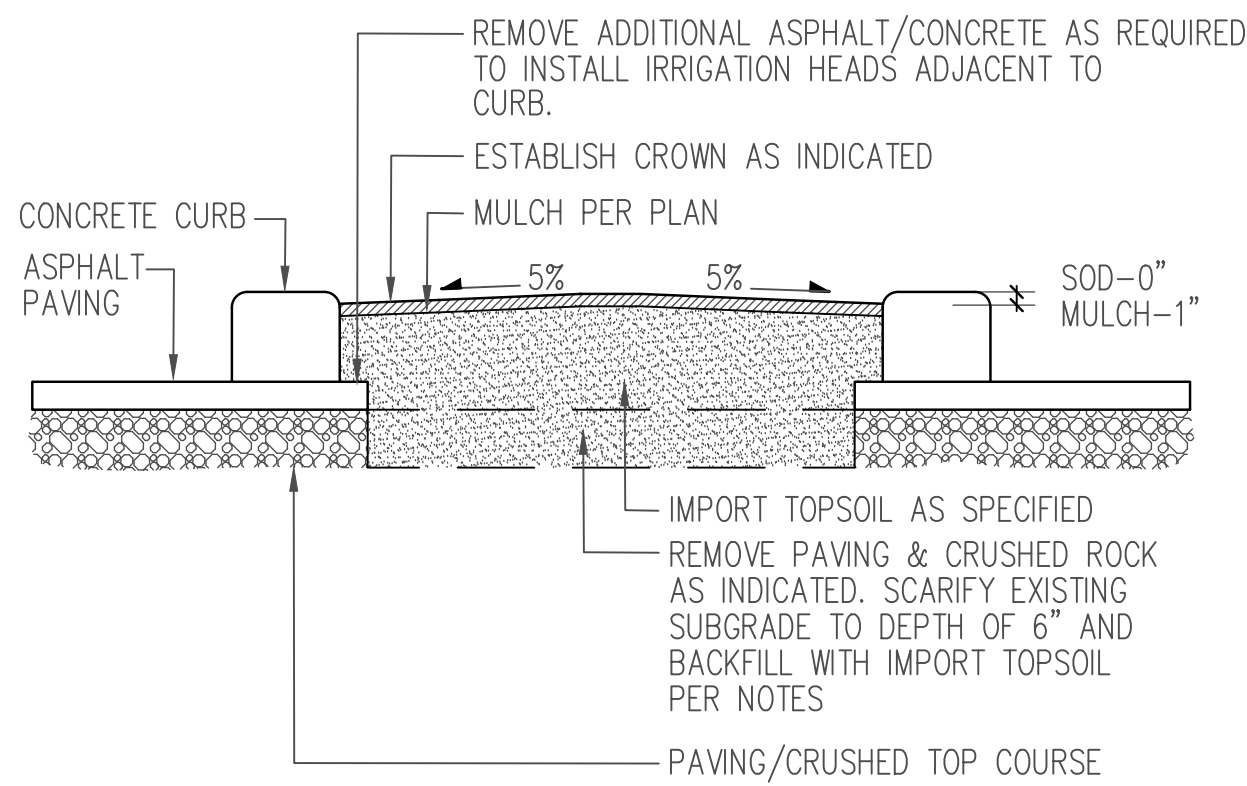
2 SHRUB PLANTING
NTS



3 TREE STAKING
NTS



4 TREE PLANTING ON SLOPE
NTS



5 LANDSCAPE ISLAND
NTS

PROJECT:
NELSON 43

LOCATION:
4301 78TH
STREET S.W.
MUKILTEO, WA

CLIENT:
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DEVELOPMENT
P.O. BOX 1301
SEAHURST, WA 98062

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	10.25.2019	PERMIT SET
1	05.8.2020	PERMIT RESUBMITTAL

DESIGNED: CB
DRAWN: CB
CHECKED: CB



DATE: 09.12.2019
PROJECT NO: 201921

TITLE
LANDSCAPE
DETAILS

SHEET NUMBER

L-3

SHEET SIZE: 24" x 36" AT 100%