

*Melvin R. Easter*

**Issue Dates**

Rev.	Date	Desc.
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	09/05/18	BINDING SITE PLAN REISSUED
	02/08/19	DR PROGRESS SET
	02/21/19	DR PROGRESS SET
	05/31/19	DR SUBMITTAL BLDG D & GARAGE
	06/27/19	DR SUBMITTAL DR REVISIONS
	07/11/19	DR REVISIONS

**THE FARM AT MILL CREEK**  
 132ND STREET SE  
 MILL CREEK, WA 98012

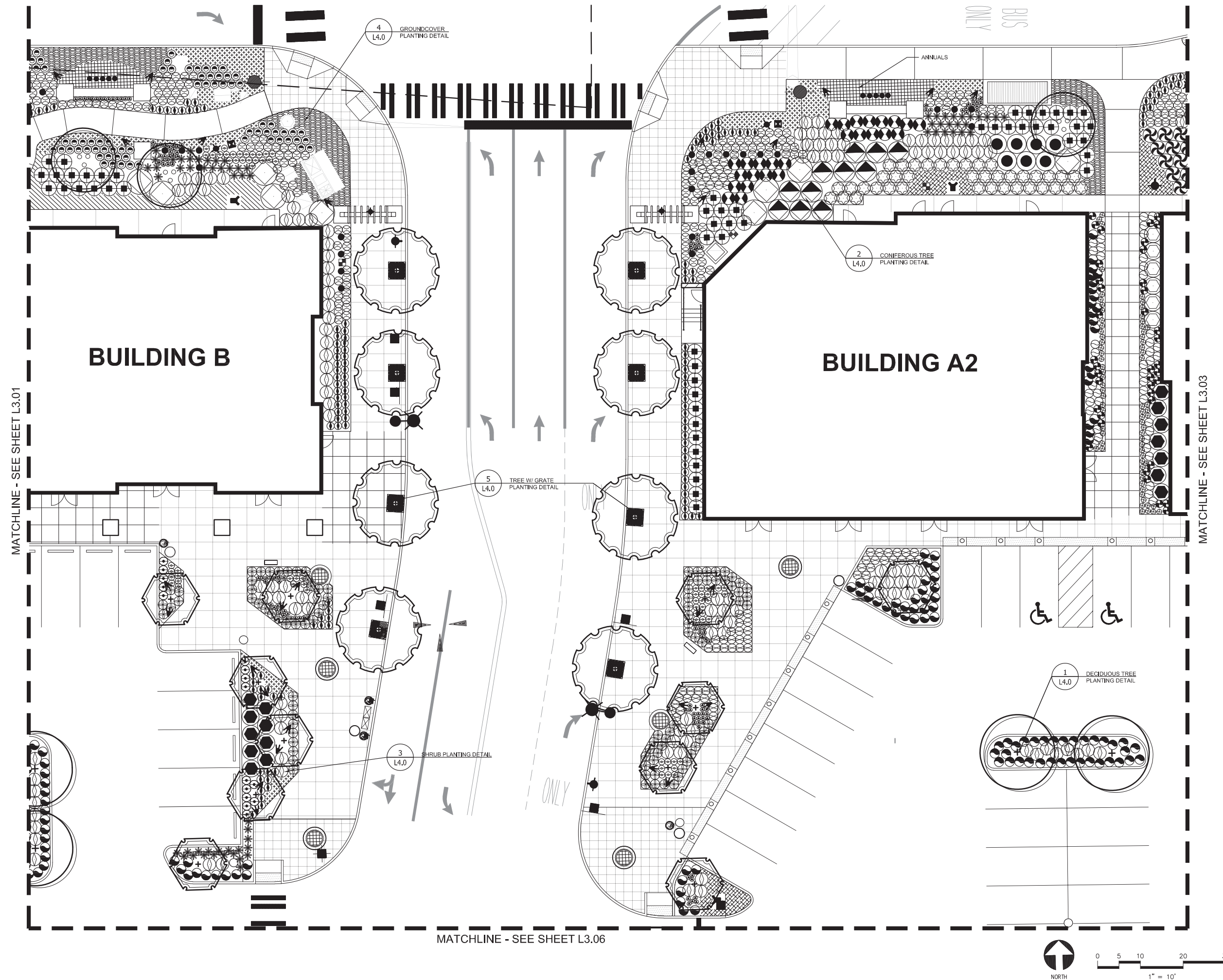
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PROJECT #: LA1716  
 FILE NAME: LA1716-L3.01  
 DRAWN BY: CP,BE,LP

LANDSCAPE PLAN

**L2.01**

DR SUBMITTAL



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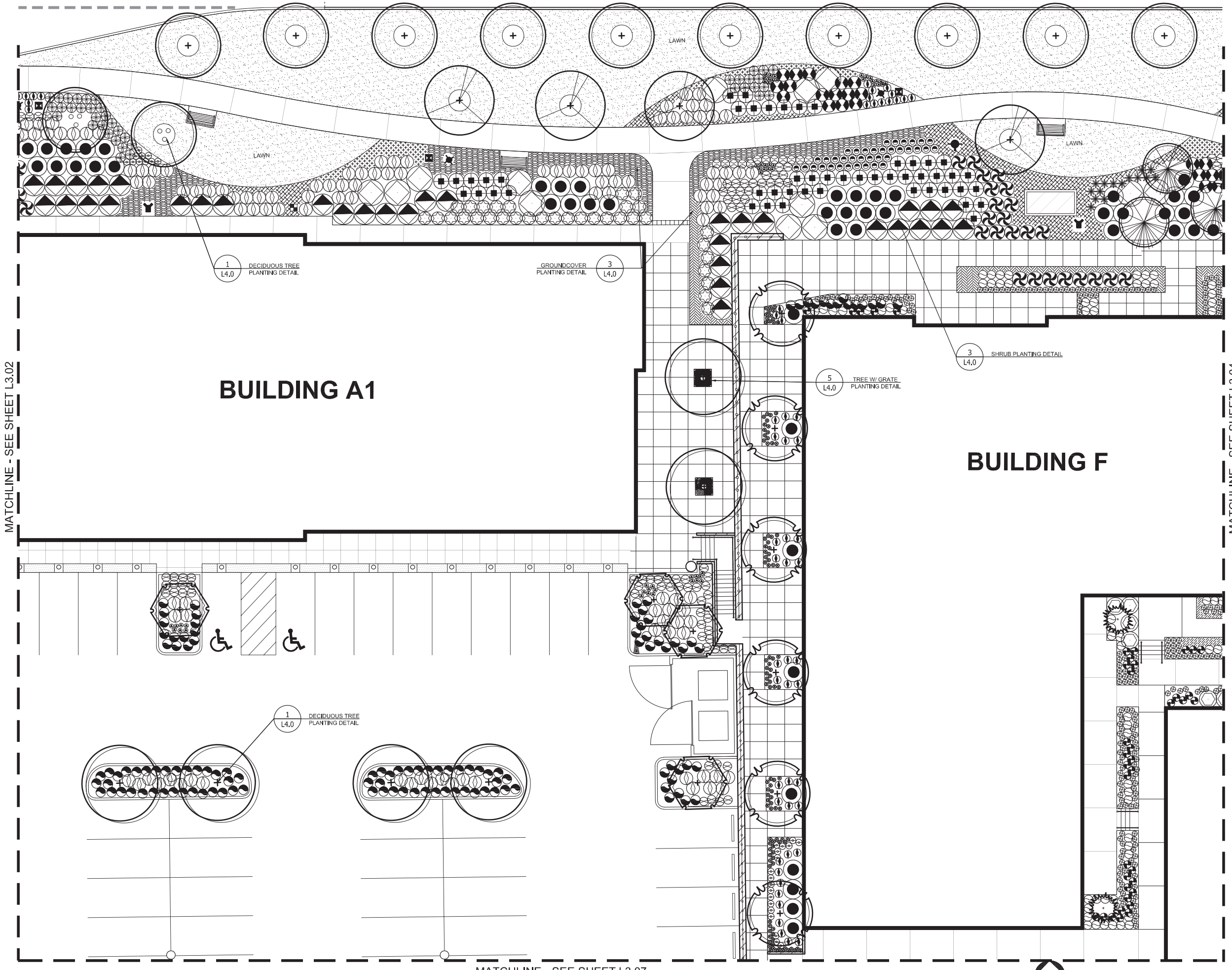
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LANDSCAPE PLAN

**L2.02**

DR SUBMITTAL



MATCHLINE - SEE SHEET L3.02

MATCHLINE - SEE SHEET L3.04

1  
L4.0  
DECIDUOUS TREE  
PLANTING DETAIL

GROUNDCOVER  
PLANTING DETAIL  
3  
L4.0

3  
L4.0  
SHRUB PLANTING DETAIL

5  
L4.0  
TREE W/ GRATE  
PLANTING DETAIL

1  
L4.0  
DECIDUOUS TREE  
PLANTING DETAIL



MATCHLINE - SEE SHEET L3.07



0 5 10 20 30  
1" = 10'



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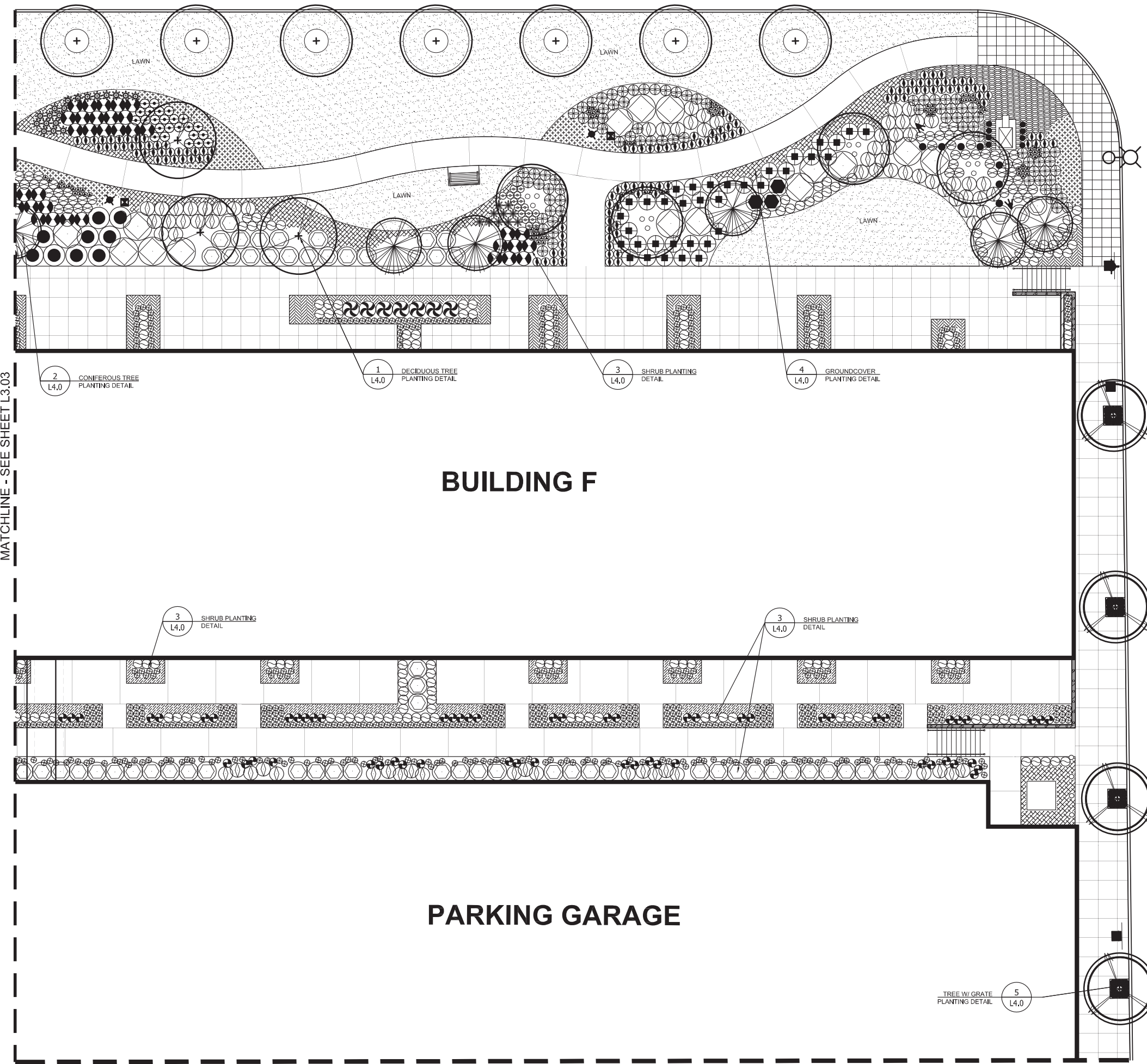
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LANDSCAPE PLAN

**L2.03**

DR SUBMITTAL



MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.08

2  
L4.0  
CONIFEROUS TREE  
PLANTING DETAIL

1  
L4.0  
DECIDUOUS TREE  
PLANTING DETAIL

3  
L4.0  
SHRUB PLANTING  
DETAIL

4  
L4.0  
GROUND COVER  
PLANTING DETAIL

3  
L4.0  
SHRUB PLANTING  
DETAIL

3  
L4.0  
SHRUB PLANTING  
DETAIL

TREE W/ GRATE  
PLANTING DETAIL  
5  
L4.0

**BUILDING F**

**PARKING GARAGE**

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	07/11/19	DR. REVISIONS

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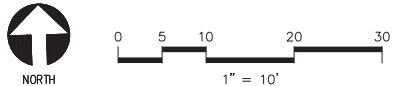
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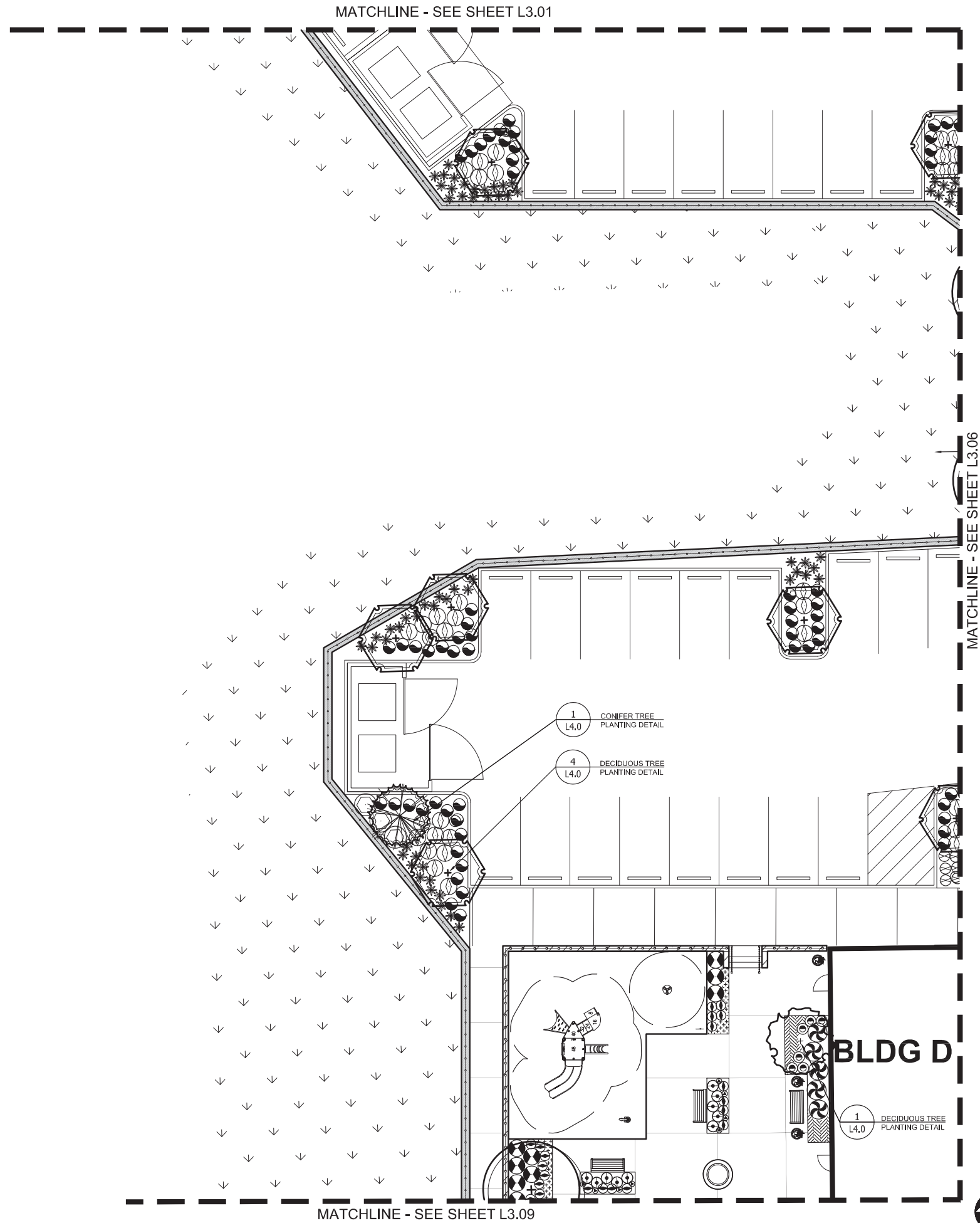
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LANDSCAPE PLAN

**L2.04**

DR SUBMITTAL





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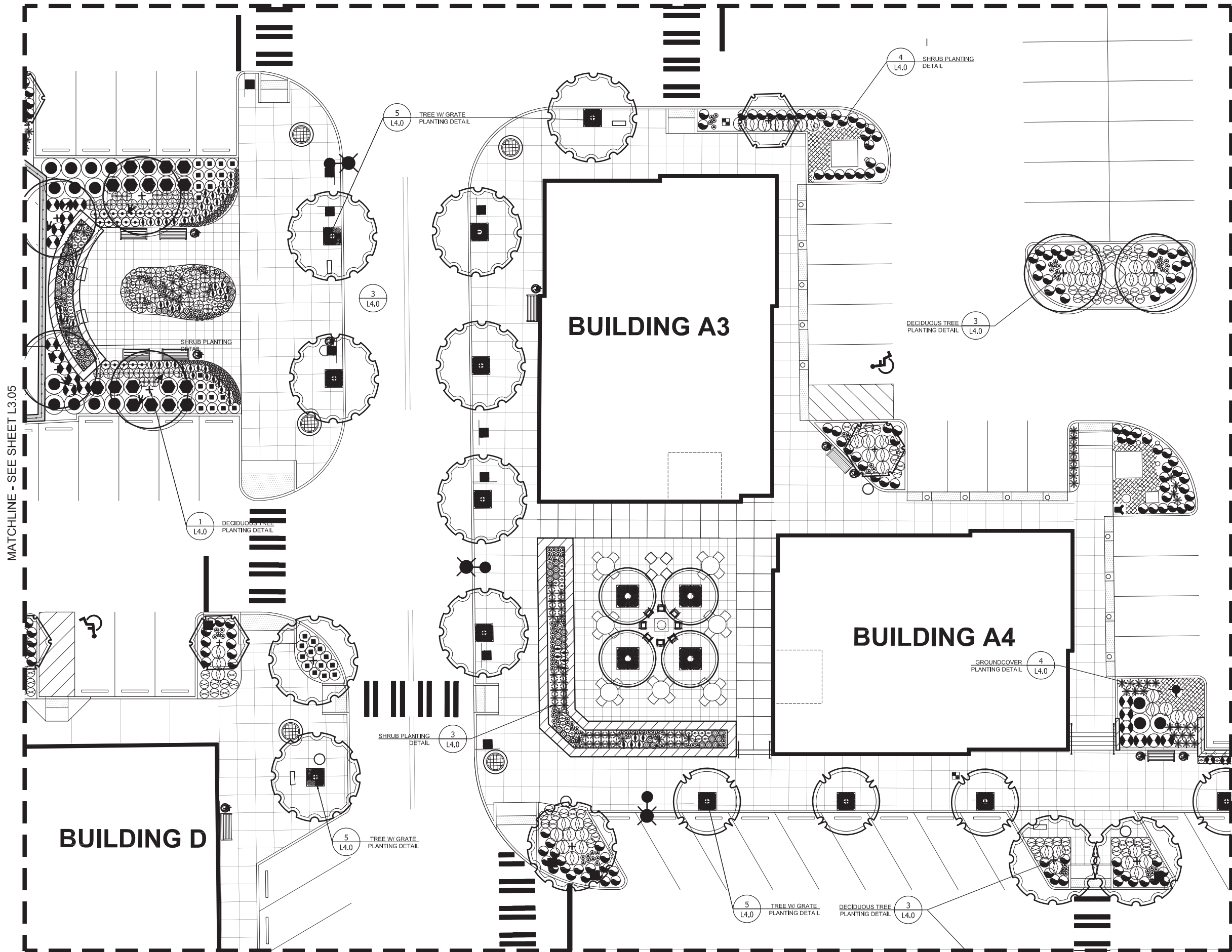
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LANDSCAPE PLAN

**L2.05**

DR SUBMITTAL

MATCHLINE - SEE SHEET L3.02



MATCHLINE - SEE SHEET L3.05

MATCHLINE - SEE SHEET L3.07

MATCHLINE - SEE SHEET L3.10



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LANDSCAPE PLAN

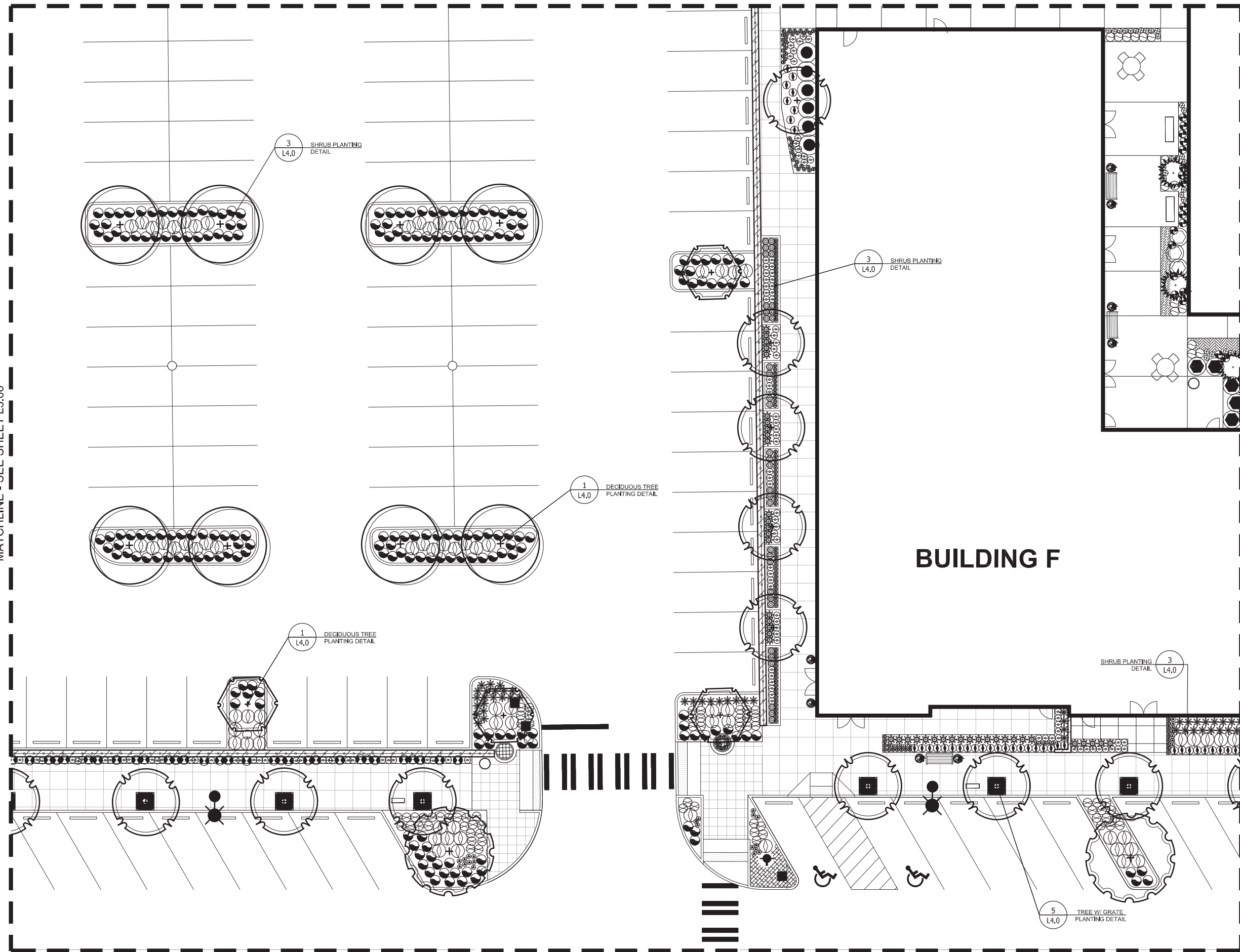
**L2.06**

DR SUBMITTAL

MATCHLINE - SEE SHEET L3.03

MATCHLINE - SEE SHEET L3.06

MATCHLINE - SEE SHEET L1.08



MATCHLINE - SEE SHEET L3.11

**BUILDING F**

5 L4,0 TREE W/ GRATE PLANTING DETAIL



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LANDSCAPE PLAN

**L2.07**

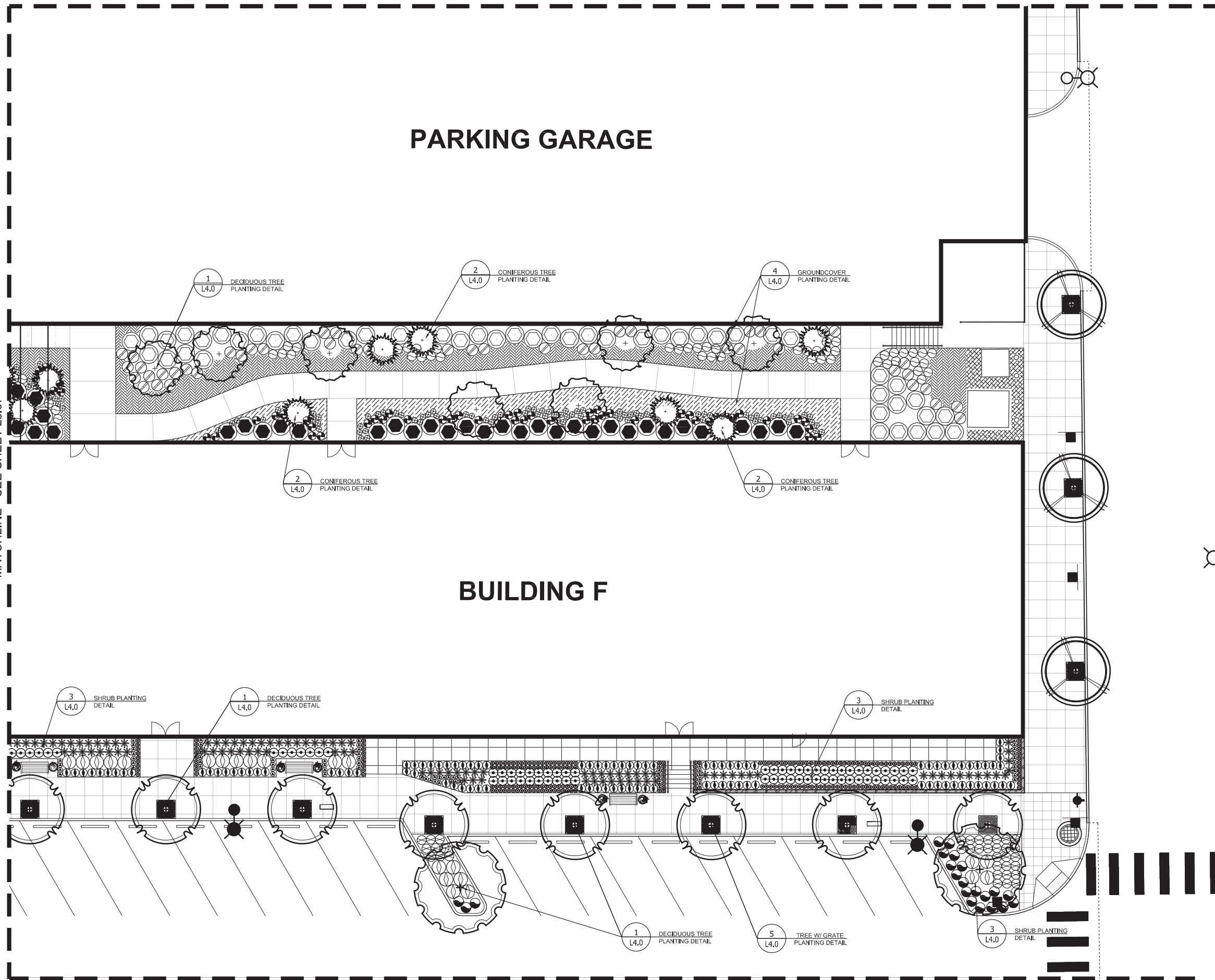
DR SUBMITTAL

MATCHLINE - SEE SHEET L3.04

# PARKING GARAGE

# BUILDING F

MATCHLINE - SEE SHEET L3.07



MATCHLINE - SEE SHEET L3.12



**BLUELINE**

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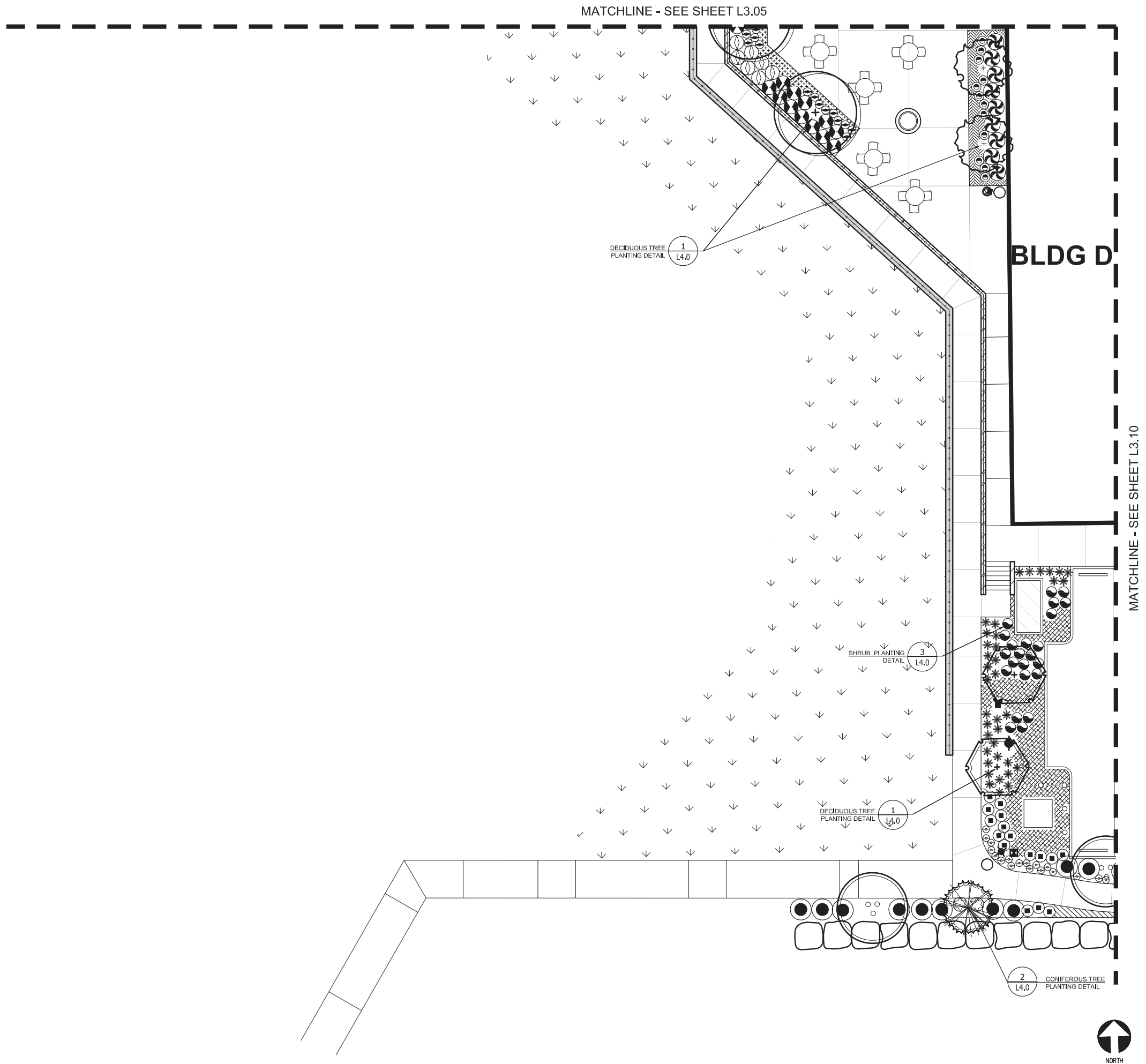
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DR SUBMITTAL



0 5 10 20 30  
1" = 10'

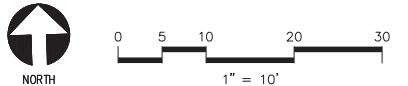




MATCHLINE - SEE SHEET L3.05

BLDG D

MATCHLINE - SEE SHEET L3.10



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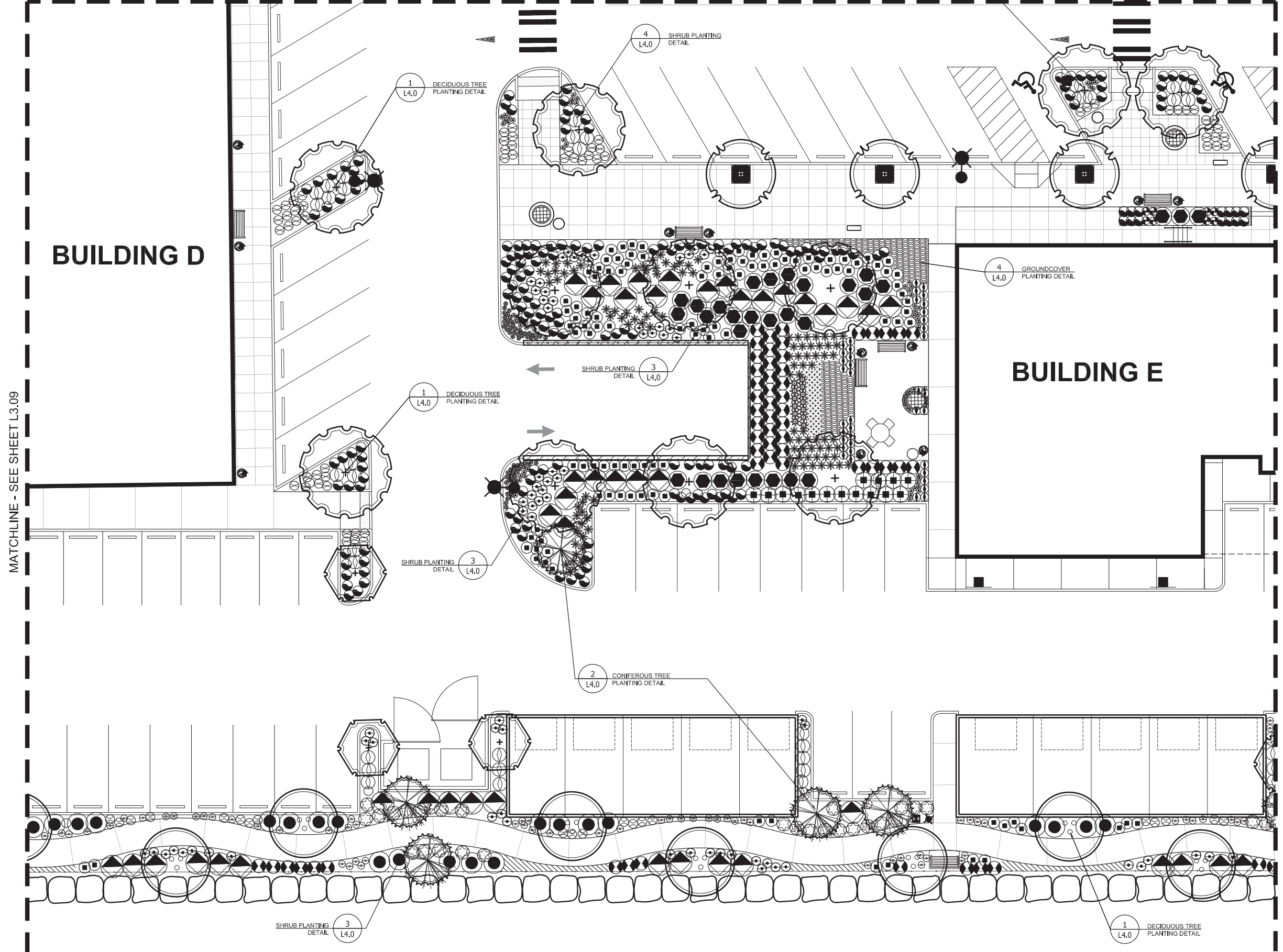
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LANDSCAPE PLAN

**L2.09**  
 DR SUBMITTAL

MATCHLINE - SEE SHEET L3.06



MATCHLINE - SEE SHEET L3.09

MATCHLINE - SEE SHEET L3.11

**BUILDING D**

**BUILDING E**

1  
L4.0  
DECIDUOUS TREE  
PLANTING DETAIL

4  
L4.0  
SHRUB PLANTING  
DETAIL

4  
L4.0  
GROUNDCOVER  
PLANTING DETAIL

3  
L4.0  
SHRUB PLANTING  
DETAIL

1  
L4.0  
DECIDUOUS TREE  
PLANTING DETAIL

3  
L4.0  
SHRUB PLANTING  
DETAIL

2  
L4.0  
CONIFEROUS TREE  
PLANTING DETAIL

3  
L4.0  
SHRUB PLANTING  
DETAIL

1  
L4.0  
DECIDUOUS TREE  
PLANTING DETAIL



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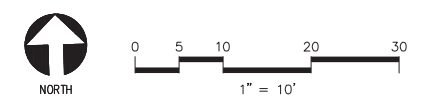
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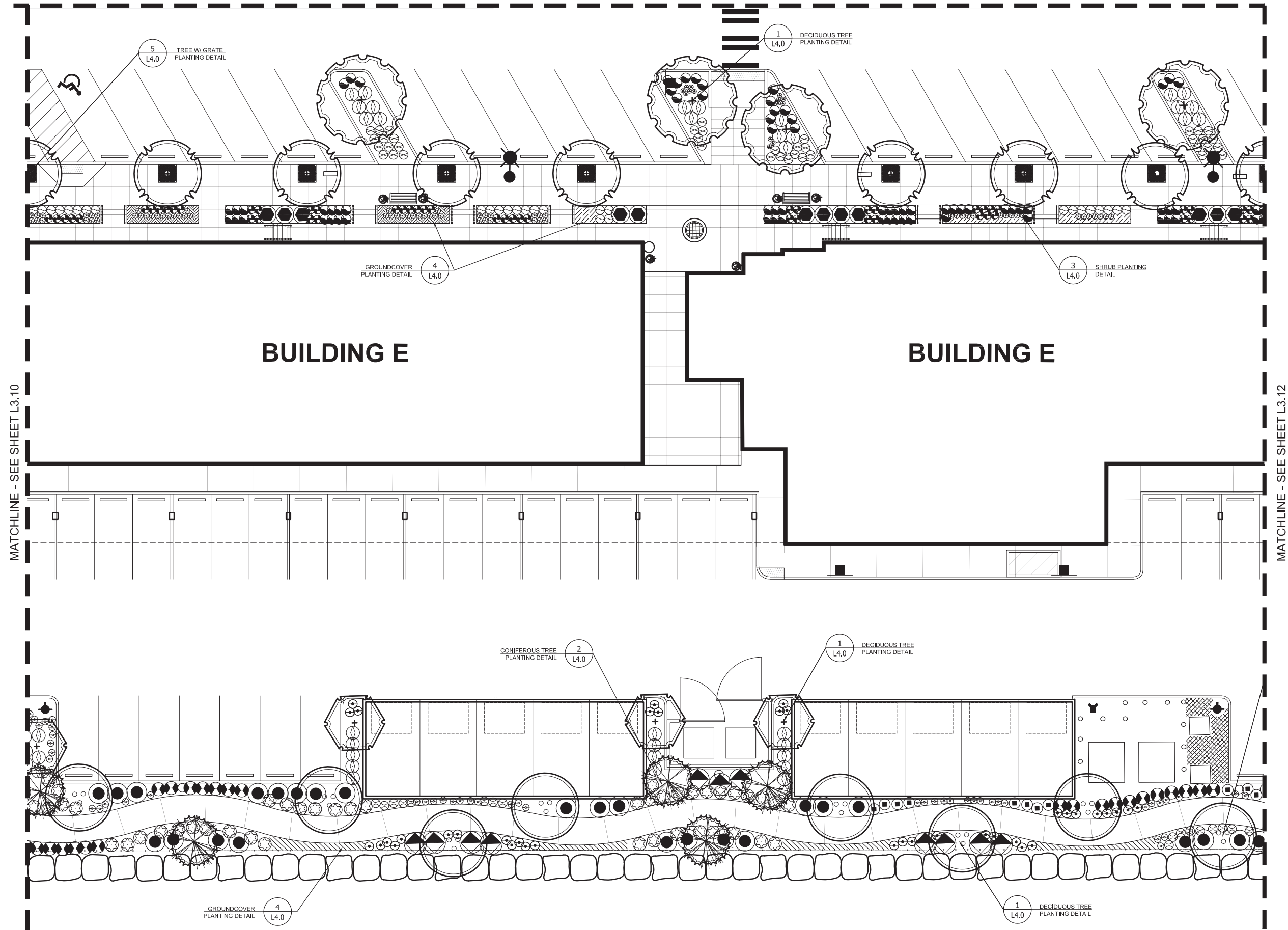
LANDSCAPE PLAN

**L2.10**

DR SUBMITTAL



MATCHLINE - SEE SHEET L3.07



MATCHLINE - SEE SHEET L3.10

MATCHLINE - SEE SHEET L3.12



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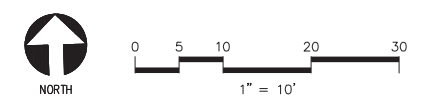
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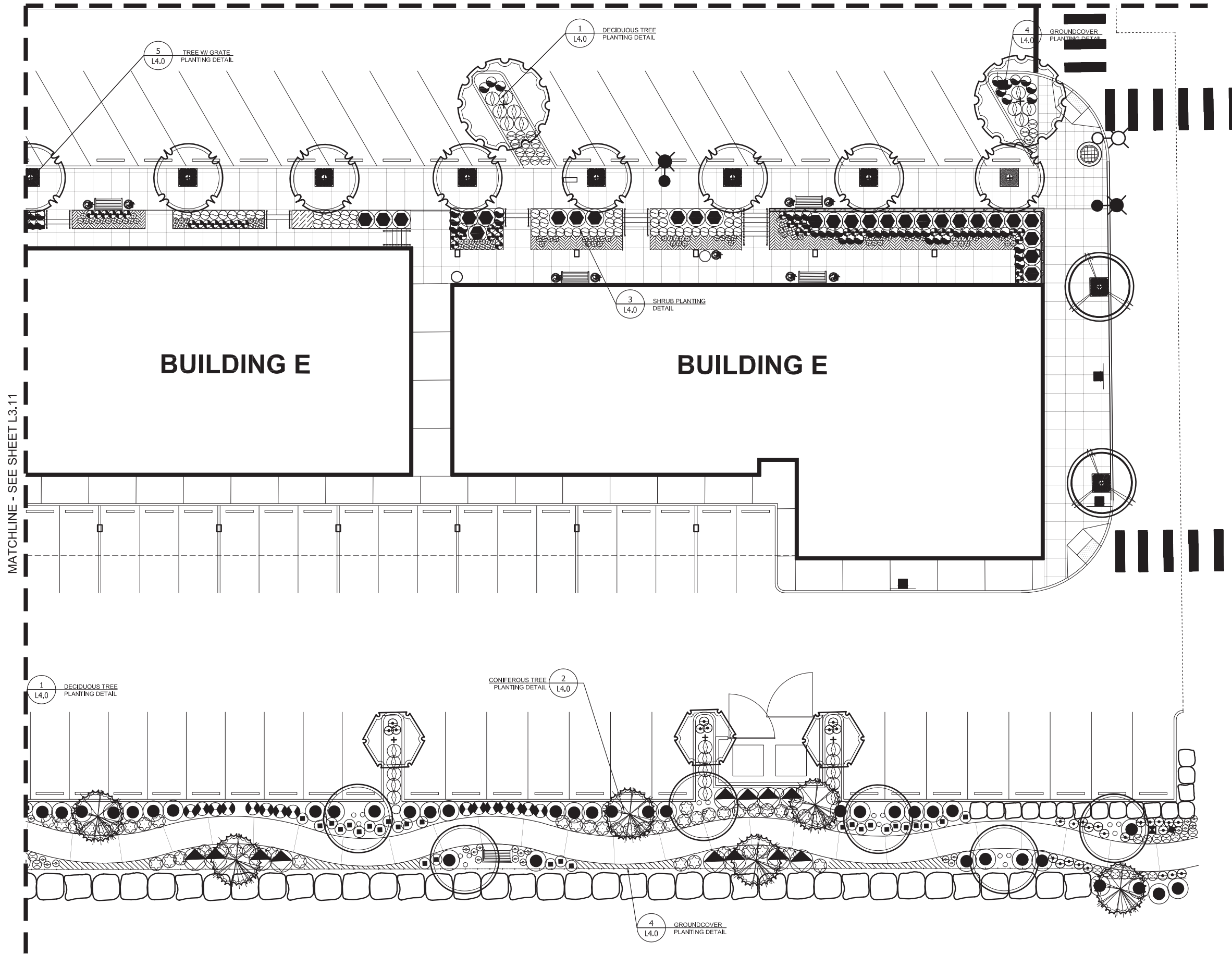
LANDSCAPE PLAN

**L2.11**

DR SUBMITTAL



MATCHLINE - SEE SHEET L3.08



MATCHLINE - SEE SHEET L3.11

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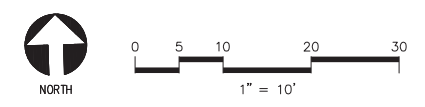
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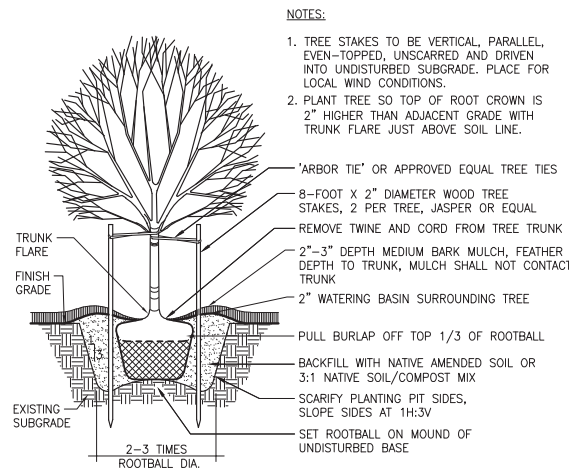
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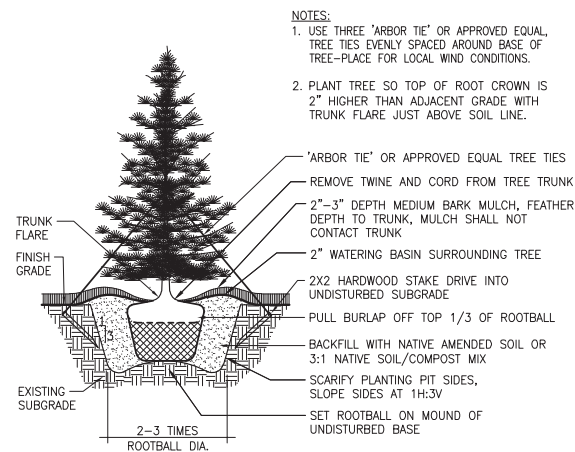
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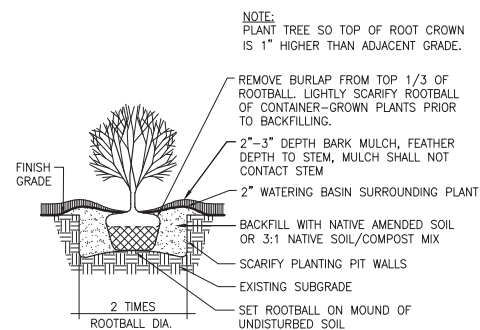




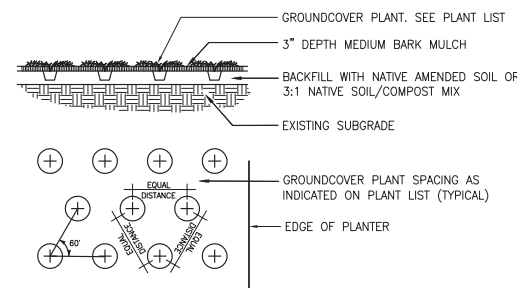
1 DECIDUOUS TREE PLANTING



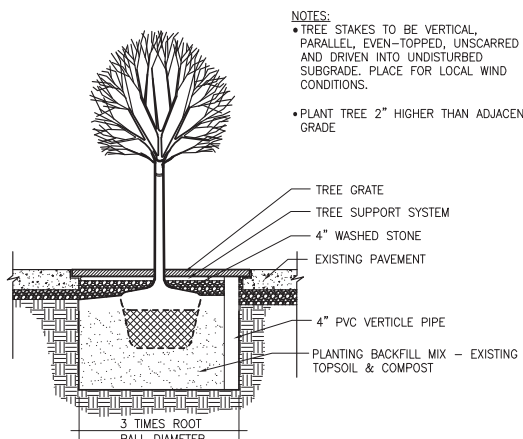
2 EVERGREEN TREE PLANTING



3 SHRUB PLANTING



4 GROUND COVER PLANTING



5 TREE @ TREE GRATE

NOTES:  
 • TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. PLACE FOR LOCAL WIND CONDITIONS.  
 • PLANT TREE 2\"/>

NOTES:  
 1. USE THREE 'ARBOR TIE' OR APPROVED EQUAL TREE TIES EVENLY SPACED AROUND BASE OF TREE-PLACE FOR LOCAL WIND CONDITIONS.  
 2. PLANT TREE SO TOP OF ROOT CROWN IS 2\"/>

NOTES:  
 1. TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. PLACE FOR LOCAL WIND CONDITIONS.  
 2. PLANT TREE SO TOP OF ROOT CROWN IS 2\"/>

- GENERAL NOTES:**
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
  - LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
  - PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
  - SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
  - FINISH GRADE OF MULCHED LANDSCAPE AREAS SHALL BE GRADED TO 1/2\"/>
  - ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY A LICENSED PROFESSIONAL LANDSCAPE MAINTENANCE COMPANY.
  - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR MINIMUM FROM SUBSTANTIAL COMPLETION TO INCLUDE ONE FULL GROWING SEASON (THROUGH SEPT. 30).
  - ALL AREAS LEFT UNPLANTED SHALL BE DRESSED WITH 3\"/>
  - BARK MULCH SHALL BE MEDIUM BARK MULCH CONSISTING OF DOUGLAS FIR, PINE, OR HEMLOCK BARK. IT SHALL BE GROUND SO THAT ON A LOOSE VOLUME BASIS, A MINIMUM OF 95% PASSES A 2-INCH SIEVE AND NO MORE THAN 30 PERCENT PASSES A NO. 4 SIEVE. THE BARK MULCH SHALL NOT CONTAIN SALTS, RESIN, TANNIN, OR ANY OTHER DELETERIOUS MATERIAL IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE.
  - IMPORT TOPSOIL FOR PLANTING BEDS AND RAISED PLANTERS ON-GRADE SHALL CONSIST OF APPROX. 33-50% COMPOST AND 50-65% SAND OR SANDY LOAM AND MEET THE FOLLOWING SPECIFICATIONS:  
 ORGANIC MATTER (DRY WEIGHT): 15-20%  
 CONDUCTIVITY (MMHS/CM): <3  
 pH: 6.0-7.5  
 CEC: >10 meg/100g  
 USDA TEXTURE: SANDY LOAM  
 WAC METALS: PASS  
 (CEDAR GROVE 3-WAY TOPSOIL IS AN APPROVED PRODUCT MEETING THIS SPEC.)
  - IMPORT TOPSOIL FOR RAISED PLANTERS AND GARDEN PLOTS ON PODIUM LEVEL SHALL BE CEDAR GROVE ROOFTOP LANDSCAPE MIX (NO SUBSTITUTIONS). FOR GARDEN PLOTS, PROVIDE 12\"/>
  - ON-GRADE PLANTING BEDS AND RAISED PLANTERS SHALL RECEIVE 12-INCH MIN. COMPACTED DEPTH (85% COMPACT) IMPORT TOPSOIL. FIRST TWO-INCH LIFT SHALL BE THOROUGHLY MIXED INTO EXISTING SUBSOIL TO A 4\"/>

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	
	20	ACER PALMATUM 'OSAKAZUKI' / OSAKAZUKI JAPANESE MAPLE	B & B	2\"/>	
	41	ACER PLATANOIDES 'PARKWAY' / PARKWAY NORWAY MAPLE	B & B	2\"/>	
	10	ACER PLATANOIDES 'WARRENRED' TM / PACIFIC SUNSET MAPLE	B & B	2\"/>	
	44	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	B & B	2\"/>	
	39	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	2\"/>	
	48	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	B & B	2\"/>	
	14	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEeping NOOTKA FALSE CYPRESS	B & B	8' MIN PLANTED HT.	
	13	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	B & B	8' MIN PLANTED HT.	
	10	CORNUS KOUSA 'SATOMI' / RED KOUSA DOGWOOD	B & B	1.5\"/>	
	30	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2\"/>	
	9	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2\"/>	
	18	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	B & B	8' MIN PLANTED HT.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING
	38	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY	5 GAL		30\"/>
	316	ASTILBE SIMPLICIFOLIA 'HENNIE GRAAFLAND' / HENNIE GRAAFLAND ASTILBE	1 GAL		21\"/>
	433	AZALEA X 'GIRARD'S PLEASANT WHITE' / GIRARD AZALEA	2 GAL		24\"/>
	1,141	BLECHNUM SPICANT / DEER FERN	1 GAL		15\"/>
	124	CEANOTHUS X 'JULIA PHELPS' / CALIFORNIA LILAC	5 GAL		60\"/>
	165	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET	5 GAL		42\"/>
	187	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	2 GAL		24\"/>
	631	CORNUS STOLONIFERA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL		36\"/>
	196	ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA	3 GAL		36\"/>
	180	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA	5 GAL		48\"/>
	160	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL		48\"/>
	1,076	MAHONIA REPENS / CREEPING MAHONIA	2 GAL		27\"/>
	45	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	2 GAL		30\"/>
	283	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD POTENTILLA	2 GAL		24\"/>
	184	ROSA NUTKANA / NOOTKA ROSE	5 GAL		54\"/>
	26	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	5 GAL		60\"/>
	118	VIBURNUM DAVIDII / DAVID VIBURNUM	5 GAL		42\"/>
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING
	697	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR' / PRAIRIE SPLENDOR CONEFLOWER	1 GAL		12\"/>
	694	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL		21\"/>
	465	SALVIA NEMOROSA 'CARDONNNA' / CARDONNA PERENNIAL SALVIA	1 GAL		12\"/>
	296	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL		12\"/>
	581	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	2 GAL		24\"/>
	267	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL		36\"/>
	611	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	1 GAL		10\"/>
	113	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GAL		24\"/>
	201	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / PINK MUHLY GRASS	5 GAL		30\"/>
	502	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL		24\"/>
	262	PENNISETUM ALOPECUROIDES 'HADELN' / HADELN DWARF FOUNTAIN GRASS	2 GAL		24\"/>
	95	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL		18\"/>
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	954	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE BEARBERRY	1 GAL		18\"/>
	474	BRUNNERA MACROPHYLLA 'JACK FROST' TM / JACK FROST SIBERIAN BUGLOSS	1 GAL		18\"/>
	281	CEANOTHUS GLORIOSUS 'HEART'S DESIRE' / HEART'S DESIRE LILAC	1 GAL		30\"/>
	529	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	1 GAL		18\"/>
	209	MAHONIA REPENS / CREEPING MAHONIA	1 GAL		24\"/>
	896	SARCOCOCCA HOOKERIANA HUMILIS / HIMALAYAN SWEET BOX	1 GAL		18\"/>
	535 SF	SEASONAL ANNUALS / TBD	1 GAL		

**BLUELINE**  
 15200 52nd Avenue South, Suite 210  
 Tukwila, WA 98188  
 P: 206.204.0507  
 WWW.THEBLUELINEGROUP.COM

**MELVIN R. EASTER**  
 LANDSCAPE ARCHITECT  
 NO. 398 EXP. 06/19/2020

**Issue Dates**

Rev.	Date	Desc.
	03/16/18	BINDING SITE PLAN
	09/05/18	BINDING SITE PLAN REISSUED
	02/08/19	DR PROGRESS SET
	02/21/19	DR PROGRESS SET
	05/31/19	DR SUBMITTAL BLDG D & GARAGE
	06/27/19	DR SUBMITTAL DR REVISIONS
	07/11/19	DR REVISIONS

**THE FARM AT MILL CREEK**  
 132ND STREET SE  
 MILL CREEK, WA 98012

OWNER:  
 VINTAGE HOUSING DEVELOPMENT, INC.  
 369 SAN MIGUEL DR., SUITE 135  
 NEWPORT BEACH, CA 92660

CONTRACTOR:  
 BLUELINE LANDSCAPE ARCHITECTURE  
 15200 52ND AVENUE SOUTH, SUITE 210  
 TUKWILA, WA 98188

PROJECT #: LA1716  
 FILE NAME: LA1716-L4.0  
 DRAWN BY: RS,BE,LP

LS DETAILS,  
 NOTES  
 PLANT SCHEDULE

**L3.0**

DR SUBMITTAL