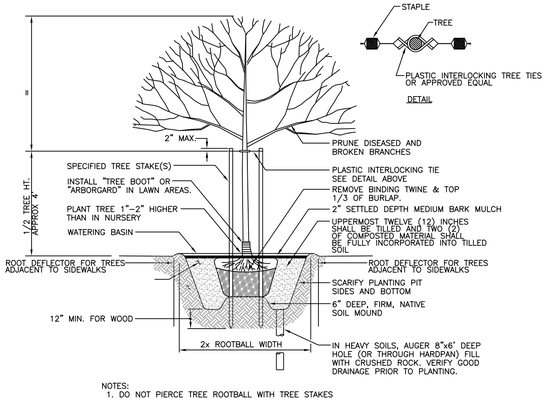
STREET TREE PLAN

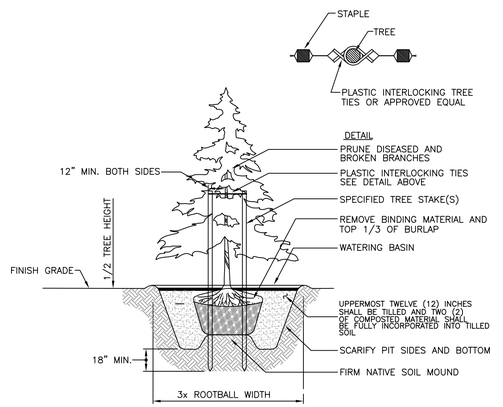
SCALE 1"=40'



NOTES:
1. DO NOT PIERCE TREE ROOTBALL WITH TREE STAKES

DECIDUOUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE



CONIFERUOUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE

NORTH

0 40 80 160

SCALE 1"=40'-0" 22"x34" SHEET

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	08.17.15	REVISED PER CITY COMMENTS	JMV
2	09.29.15	REVISED BASE FILES	JMV
		DRAWING DATE 1.4.15	

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JEFF M. VARLEY
CERTIFICATE No. 774

VARLEY•VARLEY landscape architect
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12715 NE 170th Lane Woodinville, Washington 98072
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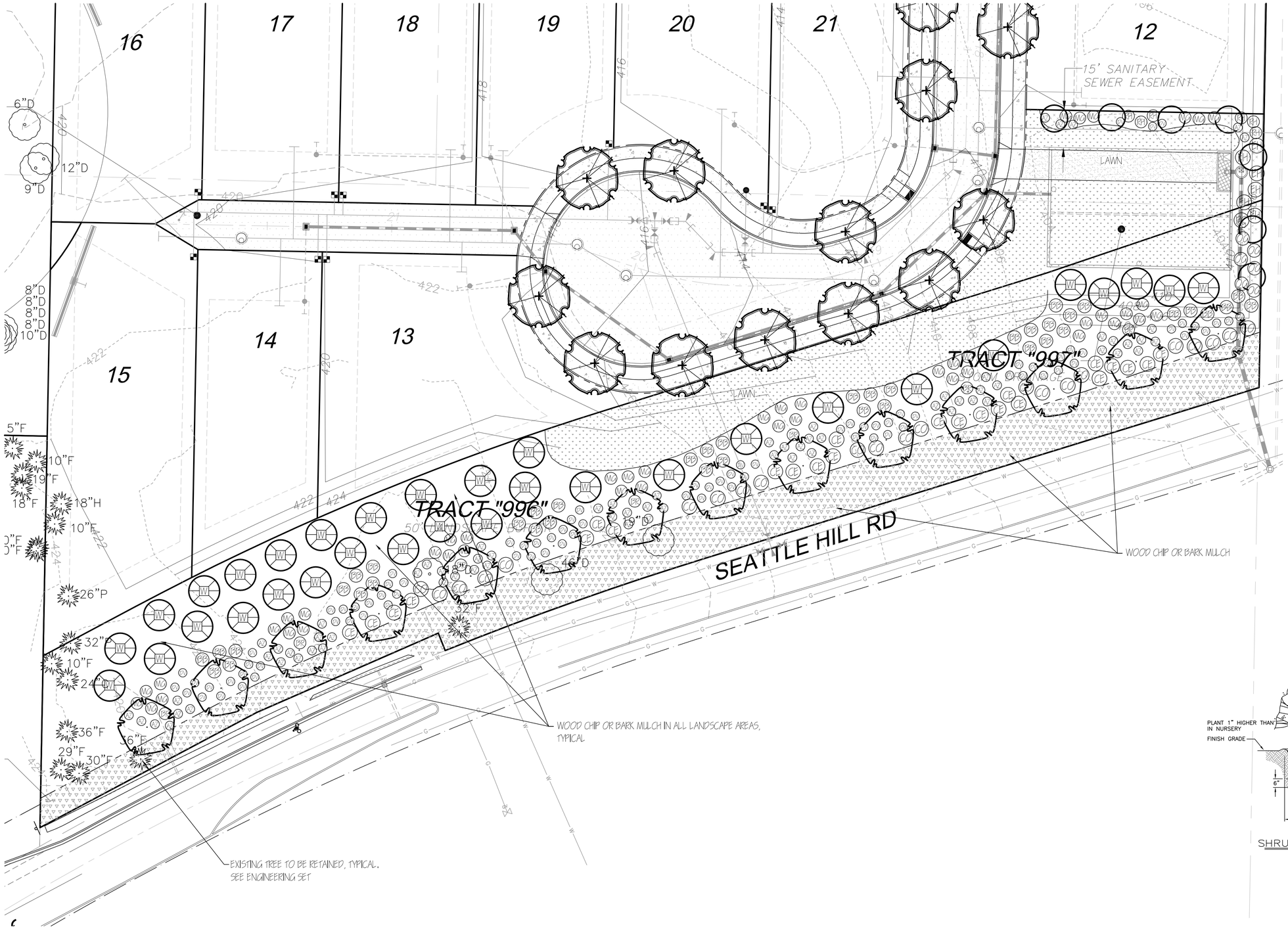
HARM'S ESTATES

LANDSCAPE PLAN - STREET TREE PLAN

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	1.4.15
SCALE:	AS SHOWN
JURISDICTION:	MILLCREEK

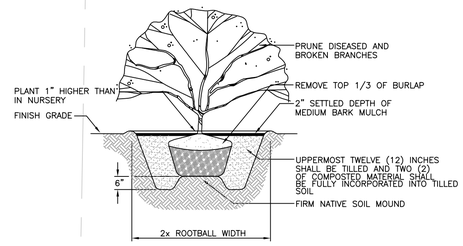
L-1

SHEET 1 of 3



LANDSCAPE PLAN - TRACTS 996 AND 997

SCALE 1"=20'



SHRUB PLANTING DETAIL
NOT TO SCALE

NORTH

0 40 80 160

SCALE 1"=20'-0" 22"x34" SHEET

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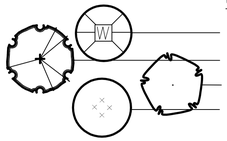
HARM'S ESTATES

LANDSCAPE PLAN - TRACTS 996 AND 997

JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	1.4.15
SCALE:	AS SHOWN
JURISDICTION:	MILLCREEK

L-2

PLANT SCHEDULE



BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
Thuja plicata	Western Red Cedar	33	min. 6' ht	Full and Matching
Acer truncatum 'Warrenred'	Red Maple	42	min. 1-1/ 2" cal	Full and Matching, Plant 35' on-center*
Betula jacquemonti	Himalayan Birch	14	min. 1-1/ 2" cal	Full and Matching, Plant 35' on-center*
Acer circinatum	Vine Maple	13	8'-10' height	Full and Matching

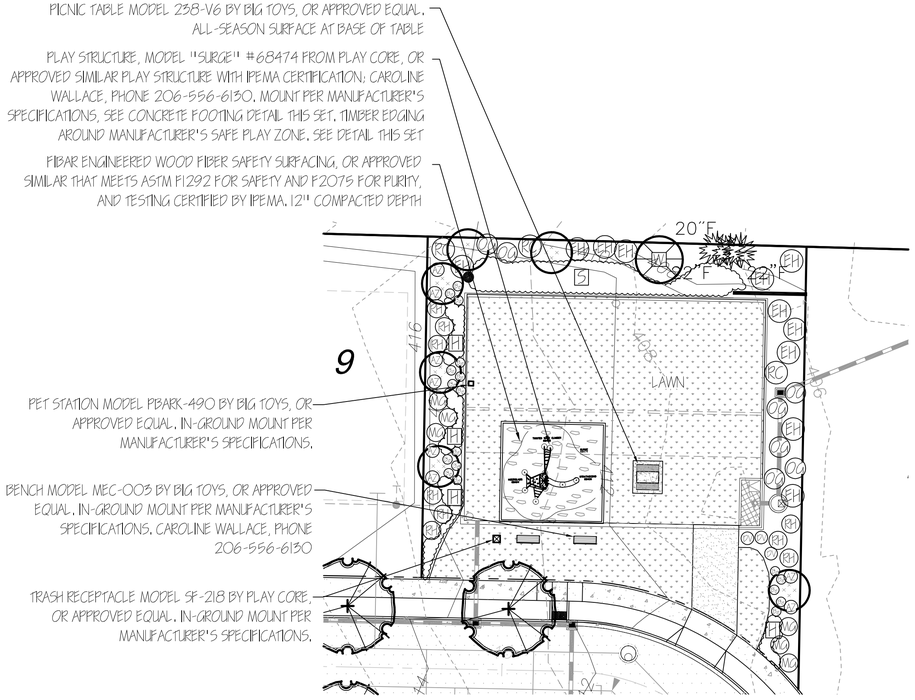
* Street tree quantities and locations to be adjusted to avoid street lights, fire hydrants, utilities, driveways, etc.

SHRUBS and GROUND COVER

BB	Euonymus alata 'Compacta'	Dwarf Burning Bush	40	2 gal	Full and Matching
MG	Miscanthus sinensis	Maiden Grass	50	2 gal	Full and Matching
RH	Rhododendron 'Purple Splendor'	Rhodie	15	2 gal	Full and Matching
DV	Viburnum davidii	David Viburnum	86	1 gal	Full and Matching
BR	Berberis thunbergii	Redleaf Barberry	7	2 gal	Full and Matching
AZ	Azalea sp. 'Hino-Crimson'	Evergreen Azalea	77	1 gal	Full and Matching
CO	Cotoneaster dammeri	Bearberry Cotoneaster	22	1 gal	Full and Matching
CE	Ceanothus sp. 'Pointe Reyes'	California Lilac	24	1 gal	Full and Matching
OG	Mahonia aquifolium	Tall Oregon Grape	13	2 gal	Full and Matching
EH	Vaccinium ovatum	Evergreen Huckleberry	17	2 gal	Full and Matching
RC	Ribes sanguineum	Red Flowering Currant	4	2 gal	Full and Matching
Be	Bergenia sp. 'Bressingham Ruby'	Elephant Ears	18	1 gal	Full and Matching
S	Gaultheria shallon	Salal	As req'd	1 gal	Plant 30" on-center
H	Erica sp. 'Med. White'	Heather	As req'd	1 gal	Plant 30" on-center

Lawn

Bark mulch only, 3" depth. Contractor to procure a darker colored mulch

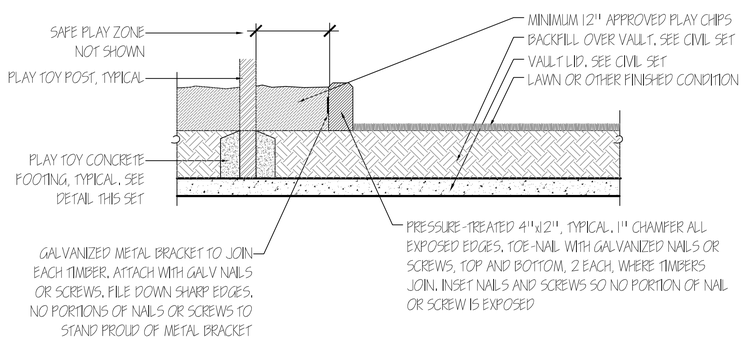


LANDSCAPE PLAN - TRACT 998

SCALE 1"=20'

LANDSCAPE NOTES

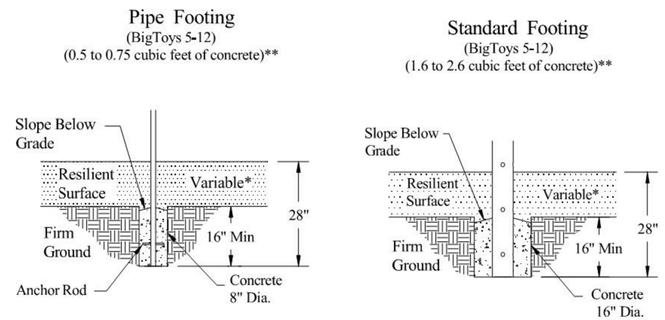
1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK. THIS INCLUDES ALL PROPOSED AND EXISTING UTILITIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES.
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
6. SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
7. ALL NEW LANDSCAPE AREAS, AS SHOWN ON THE PLANS, SHALL INCORPORATE SOIL AMENDMENTS AS FOLLOWS: FOUR (4) INCHES OF WELL-COMPOSTED ORGANIC MATTER CULTIVATED INTO THE TOP EIGHT (8) OF SOIL. ALTERNATIVELY, EXISTING SOIL SHALL HAVE AN ORGANIC CONTENT OF BETWEEN EIGHT AND 13 PERCENT DRY WEIGHT AND A pH SUITABLE FOR PROPOSED PLANTINGS.
8. ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FIR BARK OR SIMILAR APPROVED MULCH.
9. ALL PLANT MATERIAL SHALL CONFORM TO ANLA STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
   A. GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
   B. TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
10. LAWN IN ALL LANDSCAPE STRIPS, TYPICAL.



TIMBER EDGING DETAIL

NOT TO SCALE

VERIFY VAULT LID CONDITIONS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION



PLAYTOY FOOTING DETAIL

NOT TO SCALE CONTACT TOY MANUFACTURER FOR FOOTING LAYOUT. USE THIS DETAIL ONLY IF BIG TOYS PRODUCTS ARE INSTALLED. CONTACT MANUFACTURER FOR CONCRETE FOOTING DETAILS IF OTHER PLAY TOY MANUFACTURER IS USED

NORTH

0 40 80 160

SCALE 1"=20'-0" 22"x34" SHEET

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HARM'S ESTATES

LANDSCAPE PLAN - TRACT 998, NOTES, DETAILS & PLANT SCHEDULE

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DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	1.4.15
SCALE:	AS SHOWN
JURISDICTION:	MILLCREEK

L-3

SHEET 3 of 3