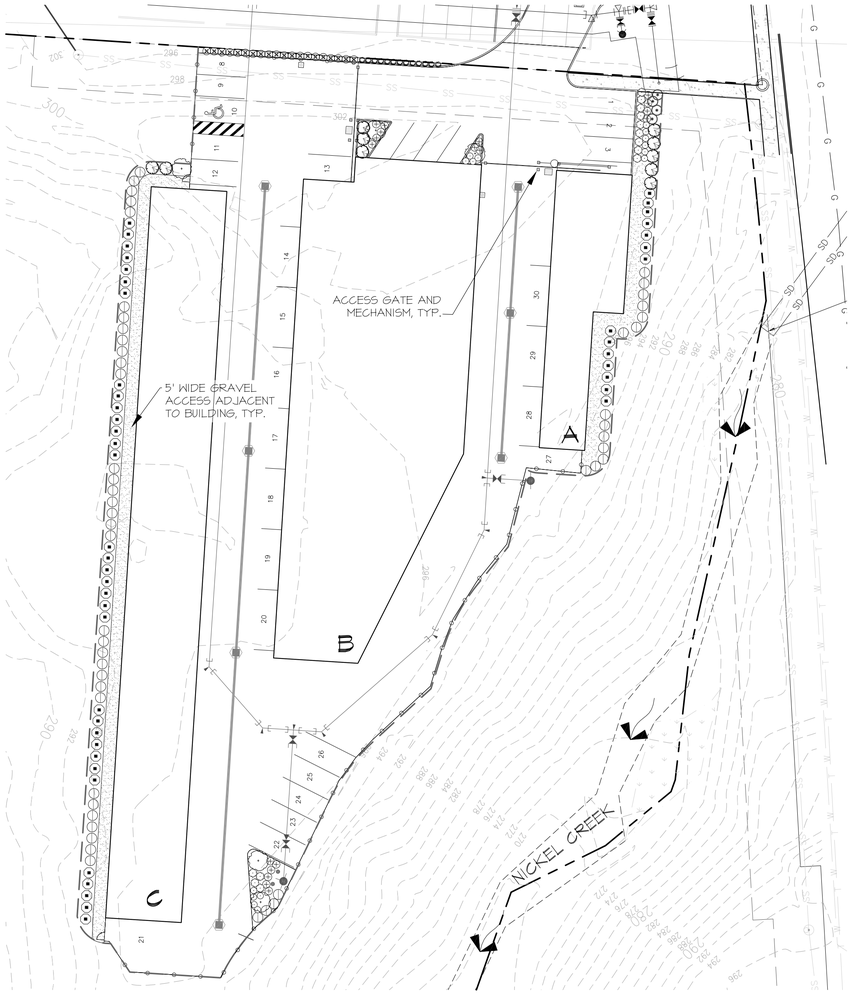
SECT 7, TWP 27N, RNG 5E W.M.

SEPA Copy

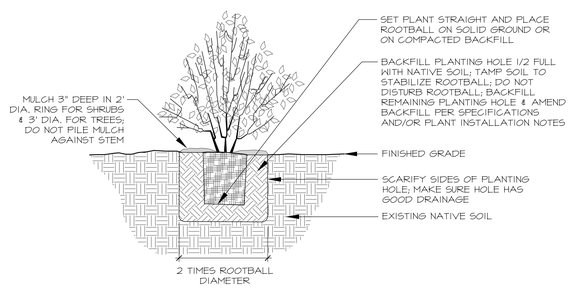


PRELIMINARY PLANTING PLAN

GRAPHIC SCALE (IN FEET)
0 15 30 60
SCALE: 1"=30'
NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- OHWM
- WETLAND BUFFER
- STREAM CENTERLINE



1 CONTAINER STOCK PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

TREES

SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE AT INSTALLATION	SIZE AT MATURITY	NOTES	NATIVE
AMELANCHIER ALNIFOLIA	SERVICEBERRY	4	1.5" DBH (MIN)	20'	SINGLE TRUNK, WELL BRANCHED	X
CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	8	1.5" DBH (MIN)	15'	SINGLE TRUCK, WELL BRANCHED	-
CORNUS KOUSA	KOUSA DOGWOOD	5	1.5" DBH (MIN)	20'	SINGLE TRUNK, WELL BRANCHED	-

SHRUBS

SCIENTIFICNAME	COMMONNAME	QTY.	SIZE AT INSTALLATION	SIZE AT MATURITY	NOTES	NATIVE
CORNUS ALBA 'KELSEYI'	KELSEY'S RED-OSIER DOGWOOD	15	2 GAL., 18" HT. MIN.	2.5'	FULL & BUSHY	X
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	20	2 GAL., 18" HT. MIN.	3'	FULL & BUSHY	-
MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	46	2 GAL., 18" HT. MIN.	8'	FULL & BUSHY	X
PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH SWITCHGRASS	13	1 GAL., 12" HT. MIN.	4'	FULL & BUSHY	
PRUNUS 'OTTO LUYKEN'	DWARF OTTO LUYKEN CHERRY LAUREL	18	2 GAL., 18" HT. MIN.	4'	MULTI-CANE (3 MIN.)	-
SYMPHORICARPOS ALBUS	SNOWBERRY	53	2 GAL., 18" HT. MIN.	5'	FULL & BUSHY	X
VIBURNUM DAVIDII	DAVID'S VIBURNUM	12	2 GAL., 18" HT. MIN.	3'	FULL & BUSHY	-

PLANTING NOTES

1. PROTECTION OF SITE
LOCATE ALL EXISTING AND NEW UNDERGROUND UTILITY LINES PRIOR TO ANY CONSTRUCTION. SAVE AND PROTECT EXISTING TREES DESIGNATED TO REMAIN. REPAIR ANY DAMAGE DONE TO CURBING, SIDEWALKS, FENCES, AND ANY OTHER DAMAGE CAUSED AS A RESULT OF THIS CONTRACT.

2. SUBGRADE PREPARATION
REMOVE FROM SITE ALL INVASIVE WEEDS (I.E. GRASSES, BLACKBERRY, SCOTCH BROOM) AND ROCKS/DEBRIS LARGER THAN A 1" SIZE FROM PLANTING AREAS PRIOR TO PLACING TOPSOIL AND AS UNCOVERED DURING TILLING AND PLANTING. TILL ALL PLANTING AREAS TO A DEPTH OF 6" PRIOR TO PLACEMENT OF TOPSOIL UNLESS OTHERWISE NOTED ON PLAN(S). CORRECT SUBGRADE TO ACCOMMODATE MINIMUM TOPSOIL DEPTHS, AS NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER/REPRESENTATIVE.

3. TOPSOIL
ALL PLANTING BEDS SHALL BE AMENDED AS NECESSARY TO PROVIDE A MINIMUM 6" DEPTH OF TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
ORGANIC CONTENT: TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS AMENDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.

4. MULCH
PROVIDE 3-INCH MINIMUM DEPTH OF MEDIUM BARK MULCH IN ALL PLANTING AREAS. NOTE: MULCH SHALL BE A MINIMUM OF 3 INCHES DEEP AFTER SETTLING. IF INSTALLING WITH A BLOWER TRUCK, MULCH SHALL BE INSTALLED AT A 4-INCH MINIMUM DEPTH TO MAINTAIN A 3-INCH MINIMUM DEPTH AFTER SETTLING. MULCH SHALL BE DERIVED FROM FIR, PINE, OR HEMLOCK SPECIES AND SHALL NOT CONTAIN TRASH, ROCKS, OR OTHER DEBRIS OR MATERIALS DETRIMENTAL TO PLANT GROWTH. MULCH SHALL BE MEDIUM-COURSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30 PERCENT, BY LOOSE VOLUME, WILL PASS THROUGH A U.S. NO. 4 SIEVE.

5. GRADING
LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING FINISHED GRADES IN ALL PLANTING AREAS AS INDICATED ON PLANS, IN TYPICAL DETAILS AND CROSS-SECTIONS AND AS DISCUSSED DURING PRECONSTRUCTION MEETINGS. VERIFY PROVISION OF ROUGH GRADE BY GENERAL CONTRACTOR OR OWNER TO PLUS/MINUS ONE-TENTH OF A FOOT. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY OR POTENTIAL DRAINAGE PROBLEMS IN SUBGRADE PRIOR TO STARTING WORK. ALL FINAL GRADES SHALL HAVE UNIFORM EVEN SLOPES AND SMOOTH ROLLING TRANSITIONS.

6. PLANT MATERIALS
ALL PLANTS SHALL CONFORM TO STANDARDS SET FORTH IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL DECIDUOUS TREES WITH SINGLE TRUNKS TO BE SIZE AND VARIETY AS SPECIFIED IN PLANT SCHEDULE, STRAIGHT TRUNK, SYMMETRICALLY BRANCHED, WITH LOWER BRANCHES PRUNED FOR HEAD CLEARANCE. ALL EVERGREEN TREES TO BE SIZE AND VARIETY AS SPECIFIED IN PLANT SCHEDULE WITH FULL SYMMETRICAL BRANCHING LOW TO GROUND. ALL PLANT MATERIAL TO BE NURSERY GROWN AND PURCHASED BY CONTRACTOR TO MATCH WITHIN EACH VARIETY IN SIZE, QUALITY AND CHARACTER AS INDICATED IN PLANT SCHEDULE. PLANT MATERIAL NOT MATCHING THESE REQUIREMENTS SHALL BE REJECTED.

7. FERTILIZER
FERTILIZE ALL PLANT MATERIAL WITH A SLOW RELEASE PELLET FERTILIZER. PLACE FERTILIZER AROUND ROOTBALL AFTER BACKFILLING BY 50% FOR TREE AND SHRUB PLANTING.

8. STAKING AND GUYING
SEE TYPICAL PLANTING DETAILS.

9. IRRIGATION
PERMANENT AUTOMATIC DRIP IRRIGATION SYSTEM TO BE INSTALLED BY PROFESSIONAL LANDSCAPE CONTRACTOR. DESIGN TO BE REVIEWED AND APPROVED BY TALASAEA PRIOR TO INSTALLATION.

10. DRAINAGE
CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE ADJACENT TO ALL PAVED SURFACES AND LANDSCAPE GRADES. PROVIDE CATCH BASINS, FRENCH DRAINS AND INLET DRAINS (AS NECESSARY) TO INTERCEPT PLANTING BED RUNOFF. DRAINS SHALL BE INCONSPICUOUSLY LOCATED AND SYMMETRICALLY ARRANGED WITHIN LANDSCAPE AREAS ADJACENT TO PAVED SURFACES, MEETING THE APPROVAL OF THE OWNER/REPRESENTATIVE OR LANDSCAPE ARCHITECT. TIE ALL REQUIRED INLET DRAINS AND CATCH BASINS INTO THE STORM DRAIN SYSTEM OF THE PROJECT.

11. MAINTENANCE
LANDSCAPE CONTRACTOR TO MAINTAIN ALL PLANTING AREAS UNTIL FINAL ACCEPTANCE OF THE JOB BY THE OWNER. DURING THIS PERIOD ALL DAMAGED, DEAD, DISEASED, DYING, OR BROKEN PLANT MATERIALS SHALL BE REPLACED IMMEDIATELY BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. SITE SHALL BE MAINTAINED DURING LANDSCAPE CONSTRUCTION TO KEEP SITE CLEAN OF EXCESS SOIL OR EXCAVATION ON PAVED AREAS. LANDSCAPE CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT PRACTICES OF THE JURISDICTION WHERE THE PROJECT IS LOCATED.

12. WARRANTY
LANDSCAPE CONTRACTOR SHALL WARRANT THE PURCHASER THAT ALL NEW LAWNS AND NEW NURSERY STOCK PLANT MATERIALS SUCH AS SHRUBS AND TREES SHALL, AT THE TIME OF INSTALLATION, BE FREE FROM DEFECTS DUE TO DISEASE OR DAMAGE CAUSED BY MISHANDLING OR IMPROPER PLANTING. THIS WARRANTY SHALL BE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. ON ANY ITEM WHICH PURCHASER BELIEVES DOES NOT CONFORM TO THE WARRANTY, THE LANDSCAPE CONTRACTOR SHALL HAVE THE RIGHT, AT ITS OWN EXPENSE, TO TEST THE ITEM TO DETERMINE THE CAUSE OF A DEFECTIVE OR DAMAGED CONDITION. THIS WARRANTY DOES NOT EXTEND TO, AND THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD ACCOUNTABLE FOR, ACTS OF NATURE, VANDALISM OR IMPROPER CARE OR MAINTENANCE BY THE PURCHASER AFTER THE DATE OF INSTALLATION.

13. CLEAN UP
PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM SITE ALL TRASH AND DEBRIS RESULTING FROM THEIR SCOPE OF WORK AND SHALL PRESSURE WASH OR WET BROOM SOIL FROM ALL PAVEMENT.

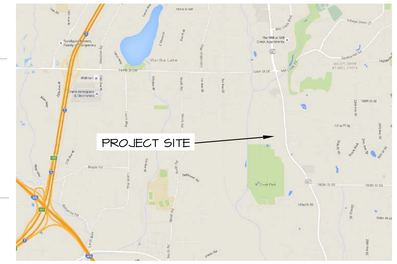
14. INSPECTIONS
CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AT TIME OF SUBGRADE PREPARATION FOR INSPECTION AND APPROVAL OF ALL SUBGRADES AND DRAINAGE CONDITIONS. CONTRACTOR TO AGAIN NOTIFY LANDSCAPE ARCHITECT AT TIME OF PLANTING TO INSPECT AND APPROVE PLANT MATERIALS AND LAYOUT PRIOR TO PLANTING. NO PLANT MATERIALS SHALL BE INSTALLED PRIOR TO INSPECTION OR CONTRACTOR SHALL ASSUME ALL REMEDIAL MEASURES. LANDSCAPE ARCHITECT MAY ALSO REQUEST MINOR ADJUSTMENTS TO THE PLANTING LAYOUT DURING THE PLANTING PHASE AT NO ADDITIONAL COST TO THE CONTRACTOR.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
ANN MARIE OLSEN
CERTIFICATE NO. 777
EXPIRES 4/7/16

Know what's **below.**
Call before you dig.

VICINITY MAP

NTS



SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 6/7/2016)

NORTH

CONTACTS

APPLICANT
NAME: NW STEEL SYSTEMS, INC.
ADDRESS: 12214 SE 18TH PLACE
BELLEVUE, WA 98005
PHONE: (425) 457-1411
CONTACT: DAVID LEE

SURVEYOR
NAME: ALPHA SUBDIVISION PRO'S, INC.
ADDRESS: 4532 EVERGREEN WAY SUITE B, EVERETT, WA 98203
PHONE: (425) 252-1884
CONTACT: HARLEY PAWLEY

ENGINEER
NAME: OMEGA ENGINEERING, INC
ADDRESS: 2210 HEWITT AVENUE, SUITE 204
EVERETT, WA 98201
PHONE: (425) 387-3820
CONTACT: JOSEPH SMEBY, P.E.

ARCHITECT
NAME: MOORE DESIGN ASSOCIATES
ADDRESS: 15504 SE 18TH STREET
BELLEVUE, WA 98007
PHONE: (425)-441-1040
CONTACT: GREG MOORE

LANDSCAPE ARCHITECT
NAME: TALASAEA CONSULTANTS, INC.
ADDRESS: 15020 BEAR CREEK RD. NE
WOODINVILLE, WA 98077
PHONE: (425) 861-7550
CONTACT: ANN OLSEN, RLA

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1.0	PLANTING PLAN, SCHEDULE, NOTES AND DETAILS
L1.1	TREE RETENTION PLAN

NOTES

1. SURVEY PROVIDED BY ALPHA SUBDIVISION PRO'S, INC., (425) 252-1884.
2. SITE PLAN PROVIDED BY OMEGA ENGINEERING, INC, (425) 387-3820.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

APPROVED FOR CONSTRUCTION

BY:

CITY OF MILL CREEK
DEPARTMENT OF PLANNING

DATE:

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast - Woodinville, Washington 98077
Bus (425) 861-7550 - Fax (425) 861-7549

LANDSCAPE PLAN
PLANTING PLAN, SCHEDULE, NOTES AND DETAILS
MILL CREEK COMMONS - PHASE 2
MILL CREEK, WASHINGTON

Revisions	Date	By
CITY COMMENTS	7-26-2016	ABS

Date	6-7-2016
Scale	AS SHOWN
Designed	OA/AO
Drawn	ABS/OA
Checked	AO
Approved	BS

Project # 1197

Sheet # L1.0

© Copyright - Talasaea Consultants, INC.
Z:\DRAWING\1100-1199\TAL1197\PHASE IV\TAL-1197 LP PHII_LANDSCAPE AREA.DWG
7/26/2016 8:33 PM

SECT 7, TWP 27N, RNG 5E W.M.

PROPOSED TREE RETENTION PLAN

GRAPHIC SCALE (IN FEET)

0 20 40 80

SCALE: 1"=40'

NORTH

PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- OHWM
- WETLAND BUFFER
- STREAM CENTERLINE

NUMBER	SPECIES	DIAMETER
1	MAPLE	20"
2	MAPLE	12",16",24",24"
3	MAPLE	10"
4	MAPLE	20"
5	MAPLE	17"
6	CEDAR	31"
7	MAPLE	(4) 24"
8	MAPLE	31"
9	MAPLE	28"
10	FIR	10"
11	CEDAR	24"
12	MAPLE	(7) 4"-7"
13	APPLE	(6) 6"-9"
14	DECIDIOUS	12" & 18"
15	DECIDIOUS	24"
16	DECIDIOUS	8"
17	DECIDIOUS	6" &10"
18	DECIDIOUS	(4) 8"-16"
19	DECIDIOUS	10"
20	WILLOW	(5) 3"-11"
21	APPLE	20"
22	APPLE	4",7",9"
23	FIR	36"
24	ALDER	9"
25	MAPLE	(4) 16"-26"
26	MAPLE	6"
27	MAPLE	(4) 22"-30"
28	MAPLE	10"
29	FIR	30" & 36"
30	MAPLE	24"
31	MAPLE	12"
32	FIR	40"
33	ALDER	14"
34	ALDER	9"
35	ALDER	12" & 16"
36	ALDER	20"
37	ALDER	12"
38	ALDER	14"
39	ALDER	12"
40	ALDER	12"
41	FIR	48"
42	FIR	20"
43	FIR	23"
44	FIR	20"
45	FIR	20"
46	FIR	26"
47	FIR	20"
48	FIR	22"
49	FIR	38"
50	MAPLE	14",24",28"
51	FIR	(2) 26"
52	ALDER	12"
53	MAPLE	(2) 14"
54	FIR	10"
55	FIR	15"
56	FIR	9"
57	MAPLE	(5) 4"-9"
58	FIR	(2) 18"
59	FIR	6"
60	FIR	22"
61	FIR	20"
62	FIR	16"
63	FIR	15"
64	FIR	9"
65	MAPLE	6"
66	FIR	26"
67	ALDER	(2) 6"
68	FIR	18"
69	FIR	29"
70	FIR	18"
71	FIR	19"
72	FIR	24"
73	FIR	13"
74	FIR	20"
75	FIR	20"
76	FIR	10"
77	FIR (DEAD)	16"
78	FIR	6"
79	FIR	27"
80	FIR	14"
81	FIR	17"
82	ALDER	7"
83	FIR	11"
84	CEDAR	20"
85	FIR	20"
86	CEDAR	32"
87	MAPLE	15"
88	FIR	20"
89	MAPLE	6"
90	FIR	12"
91	FIR	18"
92	FIR	20"
93	ALDER	9"
94	FIR	30"
95	FIR	21"
96	FIR	7"
97	ALDER	10"
98	FIR	23"
99	FIR	8"
100	CEDAR	22"
101	FIR	8"
102	FIR	10"
103	FIR	24"
104	CEDAR	8"
105	FIR	24"
106	CEDAR	17"
107	CEDAR	17"
108	CEDAR	12"
109	FIR	8"
110	FIR	12"
111	ALDER	15"
112	FIR	17"
113	FIR	18"
114	FIR	17"
115	CEDAR	9"
116	FIR	26"
117	FIR	12"
118	FIR	24"
119	MAPLE	12"
120	FIR	30"
121	MAPLE	7"
122	FIR	34"
123	FIR	37"
124	CEDAR	9"
125	FIR	14"
126	FIR	22"
127	FIR	30"
128	FIR	36"
129	FIR	7"
130	FIR	13"
131	FIR	24"
132	APPLE	14"
133	CEDAR	26"
134	CEDAR	10"
135	FIR	10"
136	FIR	20"
137	FIR	14"
138	FIR	26"
139	FIR	17"
140	FIR	34"
141	FIR	17"
142	FIR	38"
143	FIR	34"
144	FIR	7"
145	FIR	7" 7"
146	FIR	24"
147	FIR	10"
148	FIR	14"
149	FIR	18"
150	FIR	16"
151	FIR	20"
152	FIR	18"
153	FIR	20"
154	FIR	6"
155	FIR	8"
156	FIR	8"
157	FIR	6"
158	FIR	8"
159	FIR	8"
160	FIR	8"
161	FIR	7"
162	FIR	6"
163	FIR	7"
164	FIR	38"
165	FIR	19"
166	FIR	30"
167	FIR	7"
168	FIR	7"
169	CEDAR	8"
170	FIR	(2) 30"
171	CEDAR	8"
172	FIR	42"
173	MAPLE	(6) 8"-14"
174	FIR	22"
175	FIR	12"
176	FIR	34"
177	FIR	(7) 7"-17"
178	FIR	34"
179	FIR	24"
180	FIR	36"
181	FIR	8"
182	FIR	10"
183	FIR	10"
184	FIR	10"
185	FIR	7"
186	FIR	8"
187	FIR	30"
188	FIR	14"
189	FIR	20"
190	FIR	20"
191	FIR	30"
192	FIR	10"
193	FIR	20"
194	FIR	19"
195	FIR	12"
196	FIR	18"
197	FIR	20" & 24"
198	FIR	10"
199	FIR	20"
200	FIR	14"
201	FIR	24"
202	FIR	12"
203	FIR	14"
204	FIR	12"
205	FIR	7"
206	FIR	14"
207	FIR	14"
208	FIR	12"
209	FIR	12"
210	ALDER	12"
211	FIR	19"
212	FIR	12"
213	FIR	10"
214	FIR	12"
215	FIR	14"
216	FIR	12"
217	FIR	12"
218	FIR	7"
219	FIR	18"
220	FIR	12"
221	FIR	11"
222	FIR	17"
223	FIR	14"
224	FIR	19"
225	FIR	10"
226	FIR	13"
227	FIR	14"
228	FIR	9"
229	FIR	10"
230	FIR	10"
231	FIR	15"
232	FIR	13"
233	FIR	26"
234	FIR	26" & 34"
235	FIR	9"
236	FIR	30"
237	FIR	30"
238	FIR	20"
239	FIR	17"
240	FIR	36"
241	FIR	24"
242	FIR	11"
243	FIR	10"
244	FIR	9"
245	CEDAR	9"
246	CEDAR	14"
247	FIR	12"
248	CEDAR	6"
249	FIR	12"
250	FIR	7" 7"
251	FIR	14" & 18"
252	FIR	24"
253	FIR	(2) 26"
254	FIR	28"
255	FIR	10"
256	ALDER	6"
257	FIR	7"
258	FIR	8"
259	FIR	36"
260	FIR	7"
261	FIR	14"
262	FIR	13"
263	FIR	31"
264	FIR	12"
265	FIR	6"
266	FIR	30"
267	FIR	10"
268	FIR	7" & 22"
269	CEDAR	10"
270	FIR	12"
271	FIR	14"
272	FIR	7"
273	FIR	8"
274	FIR	10" & 20"
275	FIR	24"
276	FIR	36"
277	ALDER (DEAD)	10" & 20"
278	FIR	26"
279	FIR	8"
280	FIR	12"
281	FIR	9"
282	ALDER (DEAD)	(2) 7"
283	FIR	34"
284	FIR	18"
285	FIR	4" & 18"
286	FIR	10"
287	FIR	12"
288	ALDER	9"
289	ALDER	9"
290	FIR	34"
291	FIR	(2) 6"
292	FIR	38"
293	FIR	12"
294	FIR	36"
295	FIR	6"
296	FIR	6"
297	FIR	30"
298	FIR	17"
299	FIR	12"
300	FIR	26"
301	FIR	14"
302	FIR	14"
303	FIR	14"
304	FIR	28"
305	FIR	8"
306	FIR	16"
307	FIR	18"
308	FIR	36"
309	ALDER	7"
310	FIR	24"
311	FIR	6"
312	FIR	8"
313	FIR	6"
314	FIR	6"
315	FIR	7"
316	FIR	6"
317	FIR	6"
318	CEDAR	6"
319	FIR	18"
320	FIR	17"
321	FIR	14"
322	FIR	22"
323	FIR	(2) 20"
324	FIR	13"
325	FIR	24"
326	FIR	18"
327	FIR	18"
328	FIR	12"
329	ALDER	6" & 7"
330	ALDER	7"
331	FIR	42"
332	FIR	6"
333	FIR	44"
334	FIR	6"
335	FIR	19"
336	ALDER	12"
337	FIR	12"
338	CEDAR	15"
339	FIR (DEAD)	8"
340	ALDER	8"
341	ALDER	8"
342	FIR	8"
343	FIR	8"
344	FIR (DEAD)	(2) 6"
345	FIR	6"
346	ALDER	9"
347	FIR (DEAD)	18"
348	FIR	16"
349	FIR	24"
350	FIR	20"
351	FIR	19"
352	ALDER	(2) 9"
353	ALDER	8"
354	MAPLE	36"
355	ALDER	8"
356	ALDER	6"
357	MAPLE	10"
358	MAPLE	22"
359	FIR	14"
360	ALDER	8"
361	FIR	10"
362	ALDER	10"
363	ALDER	14"
364	CEDAR	30"
365	ALDER	7"
366	FIR	22"
367	CEDAR	24"
368	ALDER	20"
369	ALDER	24"
370	ALDER	10"
371	MAPLE	(5) 5"-8"
372	MAPLE	22"
373	ALDER	22"
374	ALDER	10"
375	ALDER	16"
376	ALDER	20"
377	ALDER	8"
378	ALDER	7"
379	ALDER	6"
380	FIR	22"
381	ALDER	14"
382	ALDER	12"
383	FIR	34"
384	FIR	46"
385	MAPLE	(6) 5"-20"
386	FIR	28"
387	ALDER	7"
388	ALDER	(2) 16"
389	FIR	20"
390	FIR	9"
391	MAPLE	(5) 6"-7"
392	ALDER	9"
393	FIR	18"
394	FIR	15"
395	FIR	12"
396	FIR	18"
397	FIR	10"
398	FIR	9"
399	FIR	9"
400	ALDER	8"
401	FIR	22"
402	ALDER	7"
403	ALDER	7"

TREE RETENTION NOTES

1. SIGNIFICANT TREES SHALL BE PRESERVED WITHIN THE PROPOSED CRITICAL AREAS NATIVE GROWTH PROTECTION AREA. THE NATIVE GROWTH PROTECTION AREA ACCOUNTS FOR APPROXIMATELY 67% OF THE TOTAL SITE AREA.
2. TREES EXPECTED TO BE REMOVED, TYPE, AND SIZE ARE HIGHLIGHTED IN THE TABLE AT LEFT.
3. TREES DESIGNATED FOR PRESERVATION SHALL BE IDENTIFIED IN THE FIELD BY THEIR DRIP LINE LOCATED 2' BEYOND THE DISTURBED AREA.
4. PRESERVED TREES AT THE EDGE OF THE DEVELOPED AREA SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCING, SECURELY MOUNTED, EXTENDING TWO FEET FROM THEIR DRIP LINE, TO BE MAINTAINED DURING THE ENTIRE TIME OF SITE CONSTRUCTION.
5. PRESERVED TREES ARE TO BE PROTECTED FROM DAMAGE, SOIL COMPACTION, CUTTING AND FILLING, AS DESCRIBED UNDER M.C.C.C. 15.10.045

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

ANN MARIE OLSEN
CERTIFICATE NO. 777
EXPIRES 4/1/16

811
Know what's below.
Call before you dig.

NOTES

1. SURVEY PROVIDED BY ALPHA SUBDIVISION PRO'S, INC., (425) 252-1884.
2. SITE PLAN PROVIDED BY OMEGA ENGINEERING, INC, (425) 387-3820.
3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.

APPROVED FOR CONSTRUCTION

BY:

CITY OF MILL CREEK
DEPARTMENT OF PLANNING

DATE:

TALASAEA
CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast - Woodinville, Washington 98077
Bus (425) 861-7550 - Fax (425) 861-7549

LANDSCAPE PLAN
TREE RETENTION PLAN
MILL CREEK COMMONS - PHASE 2
MILL CREEK, WASHINGTON

Revisions	Date	By
CITY COMMENTS	7-26-2016	ABS

Date	6-7-2016
Scale	AS SHOWN
Designed	OA/AO
Drawn	ABS/OA
Checked	AO
Approved	BS

Project # 1197

Sheet # L1.1

© Copyright - Talasaea Consultants, INC.
Z:\DRAWING\1100-1199\TAL1197\PHASE II\TAL-1197 LP PHIL_LANDSCAPE AREA.DWG
7/26/2016 3:34 PM