

NO.	DATE	BY	CHD.	APPR.	REVISION
5	7/12/23	BCL			NEW LOT / ROAD / CITY COMMENTS
4	12/19/22	BCL			NEW LOT / ROAD CONFIGURATION
3	4/7/22	BCL			TRACT 'A' PLANTINGS ADDED
2	2/11/22	BCL			NEW LOT CONFIGURATION
1	10/5/21	BCL			NEW ROAD CONFIGURATION

DESIGNED BY	WTJ
CHECKED BY	WTJ
APPROVED BY	JSF
DATE	JULY 26, 2021
JOB No.	2000639
AS NOTED	

Call before you Dig.
1-800-424-5555
UNDERGROUND SERVICE (USA)

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
S C A L E AS NOTED

kpff
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com

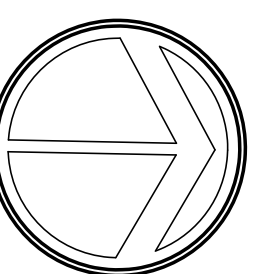
TOLT PLACE
CARNATION, WASHINGTON

SHEET
L.2

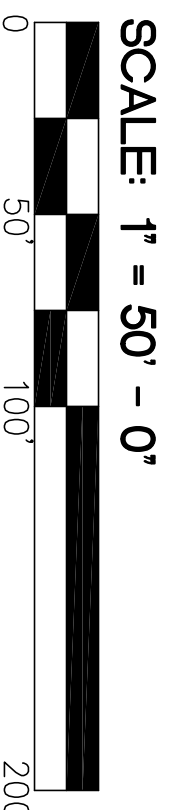


Lane & Associates
Landscape Architecture

13802 26TH AVENUE N.W., TULALIP, WA, 98271 (425) 885-2319



LANDSCAPE PLAN



REVISED PER CITY COMMENTS RECEIVED
ADDED SPOIL AMENDMENT NOTES / SECTIONS
REVISED SIGNIFICANT TREE CALCULATION

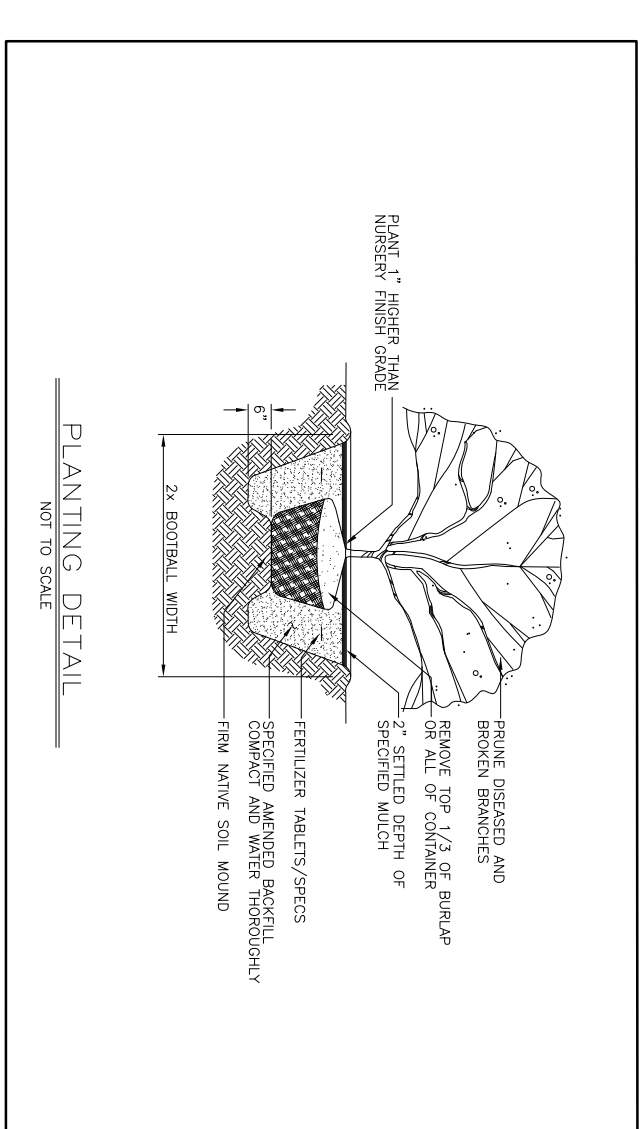
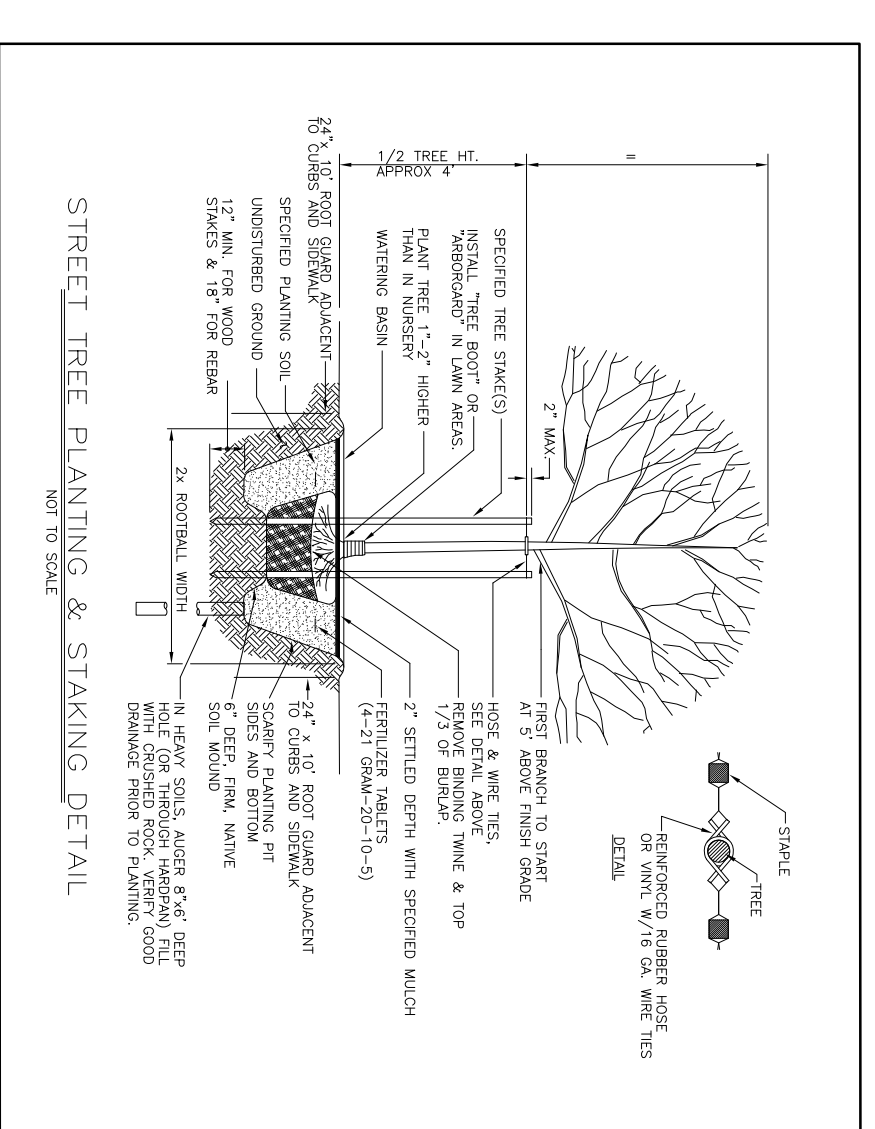
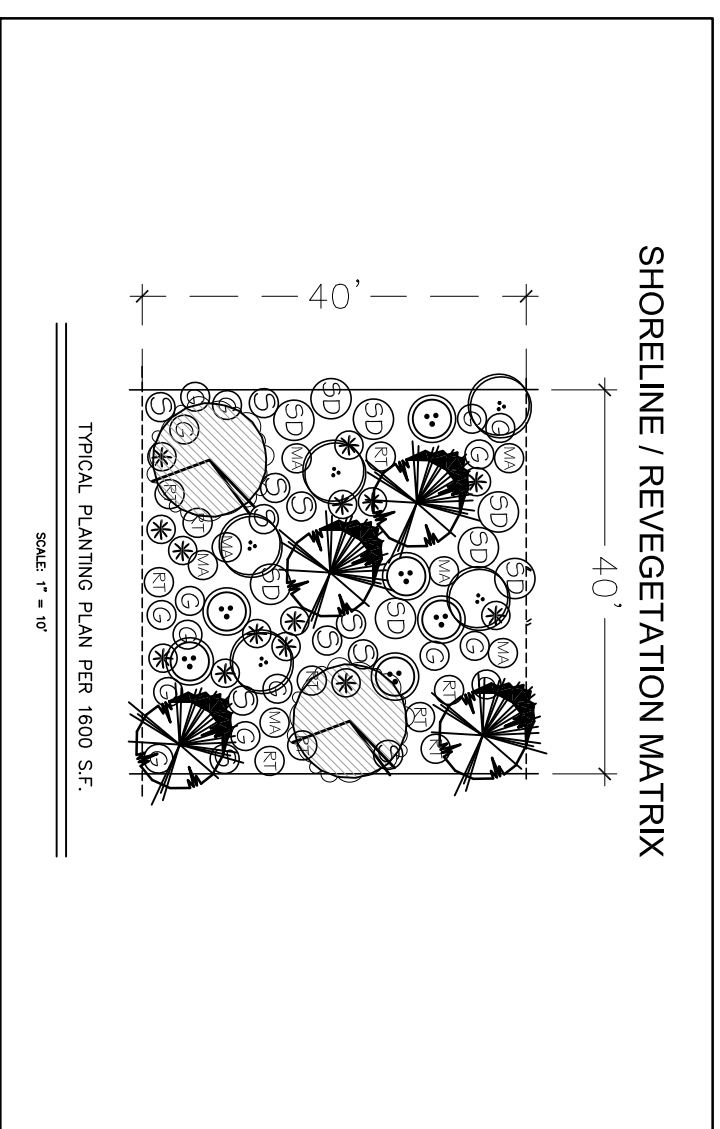
STREET / REPLACEMENT TREE SCHEDULE

NOTES: WELL BRANCHED MATCHING FIRST BRANCH @ 7' (TREES BRANCHED AS REPLACEMENT TREES IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 811) APPROVED FOR UNDERWATER
APPROVED FOR UNDERWATER

TREES	QUANTITY	REPLACEMENT
Aspen / Mountain Yellow Birch / Yellow Birch / 26' - 27' cal	19	27' cal
Cornus sp. Small	19	27' cal
Doyle's Fir	24	68' WBL
Pseudotsuga menziesii	68	TOTAL REPLACEMENT TREES

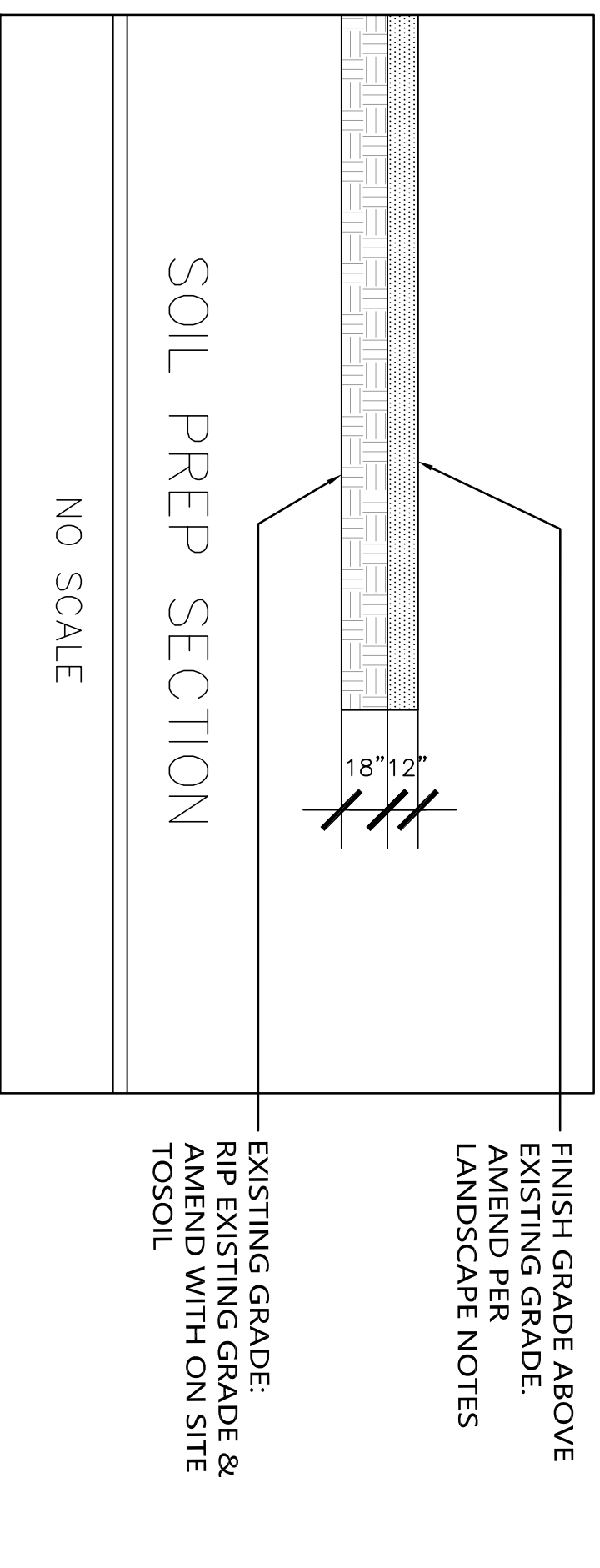
SHORELINE / REVEGETATION PLANT SCHEDULE

TREES	QUANTITY	REPLACEMENT
Aspen / Mountain Yellow Birch / Yellow Birch / 26' - 27' cal	19	27' cal
Cornus sp. Small	19	27' cal
Doyle's Fir	24	68' WBL
Pseudotsuga menziesii	68	TOTAL REPLACEMENT TREES



LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND UTILITIES PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. (LOCATION SERVICE PHONE: 811)
- CONTRACTOR SHALL MAINTAIN AND WATER ALL LANDSCAPE PLANT MATERIAL FOR 2 YEARS AND SHORE LINE REVEGETATION FOR 3 YEARS
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS SHOWN ON PLANT SCHEDULE UTILIZING ON-CENTER SPACING FOR PLANTS AS SHOWN ON THE LANDSCAPE PLAN
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON PLAN
- PLANTING AREA IS CURRENTLY STRUCTURES, CONCRETE, AND GRAVEL DRIVEWAY. ALL MATERIALS ARE TO BE REMOVED FROM SITE.
- REMOVE ALL ROCKS AND STICKS LARGER THAN 4" IN DIAMETER.
- NEW BED, AS SHOWN ON THE PLANS, SHALL RECEIVE A MINIMUM OF 4" DEPTH "EDGARROVE" COMPOST, ROTHTILLED TO A 8" DEPTH.
- ALL BEDS TO RECEIVE A MINIMUM OF 4" HOG FUEL MULCH.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPARENT FERTILIZER 4-2-2 PER
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- GENERAL: ALL PLANT MATERIALS FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE FULLY WELL-BRANCHED, WELL-PROPORTIONED, AND HAVING STRONG, WELLS DEVELOPED ROOT SYSTEM. FOLIAGE SHALL BE HEALTHY.
- TREES, SHRUBS, AND GROUNDCOVERS, QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANNING PLANS PLANTS TO BE HEALTHY, VIGOROUS, WELL-ROOTED WHEN IN LEAF. FREE OF MAJOR DEFECTS, DISEASE, AND DAMAGE. SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- WATER CONSISTENTLY ONCE PER WEEK DURING THE DRY SEASON FOR THE FIRST TWO YEARS. CONTRACTOR TO SUPPLY TEMPORARY ABOVE GRADE IRRIGATION SYSTEM WITH ROTARY SPRAY HEADS AND 100% COVERAGE. A TEMPORARY POINT OF CONNECTION TO BE PROVIDED AT 101.7 METER.
- A MINIMUM 90% LANDSCAPE PLANTS SURVIVAL IS REQUIRED AFTER THREE YEARS. SHORELINE REVEGETATION PLANNING IS SUBJECT TO THE 5 YEAR MONITORING PLAN



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