TREE PRESERVATION SUMMARY TABLE

	QU <i>i</i>	ANTITY OF TREES		
TYPE OF TREE (DBH)	REMOVED	IMPACTED	RETAINED	TOTAL
LANDMARK (>30")	1	0	2	3
Replacement ratio:	3:1			
SIGNIFICANT (>6", <30")	62		35	97
Replacement ratio:	1:1 / 3:1 for trees beyond 65% total trees			
NOTES:	No more than 65% of healthy Landmark + Significant Trees may be removed, unless approved by an exception. If approved, then mitigation is required, i.e. replacement trees, at a ratio of 3:1 if exception is approved. Tree Replacement Performance Bond required for each replacement tree. 3 year maintenance bond required after performance.	3-year Tree Replacement Performance Bond required for each replacement tree. The bond is used if an impacted tree dies and the applicant does not replace it.	5-year Tree Preservation Bond is required for each Retained Tree. The bond is used if an impacted tree dies and the applicant does not replace it.	

SIGNIFICANT TREE DATA

DOES NOT INCLUDE LANDMARK TREES	
REDMOND MUNICIPAL CODE (21.72.080 TREE REPLACEMENT)	TOTAL TREES
TOTAL SIGNIFICANT TREES ON PROPERTY	100
TOTAL SIGNIFICANT TREES TO BE REMOVED	63
TOTAL SIGNIFICANT TREES TO BE RETAINED	37

LANDMARK TREE DATA

REDMOND MUNICIPAL CODE (21.72.08 TREE REPLACEMENT)	⁰ TOTAL TREES
TOTAL LANDMARK TREES ON PROPERTY	3
LANDMARK TREES TO BE REMOVED	1
LANDMARK TREES TO BE IMPACTED	0
LANDMARK TREES TO BE RETAINED	2

TREE REPLACEMENT DATA

TIVEL IVER LACEIMENT L		
REDMOND MUNICIPAL CODE (TREE REPLACEMENT)	21.72.080	REPLACEMEN TREES REQ'
SIGNIFICANT TREES REPLACED @ 1:1 RAT TOTAL SIGNIFICANT TREES: 202 >		63
SIGNIFICANT TREES REPLACED @ 3:1 RA IN EXCESS OF 65%: 149 -		0
LANDMARK TREES REPLACED @ 3:1 R	ATIO (6 X 3)	3
TOTAL REPLACEMENT TREES	REQUIRED	66

CITY OF REDMOND ECOLOGICAL S	SCORE
TECHNIQUE	POINTS
#1PLANT MATERIAL IS MADE UP OF 25% ADAPTIVE AND 25% NATIVE PLANTS	5
#325% OF PROPOSED TREES ARE EVERGREEN, 5 POINTS +1 FOR EACH ADDITIONAL 2.5% BY WHICH THE EVERGREEN TREES EXCEED 25% (MAX. 10 POINTS) – 132/230 = 57% OF 230 PROPOSED TREES ARE EVERGREEN, WHICH EXCEEDS THE 25% THRESHOLD BY 32%. +1 POINT FOR EACH 2.5% EVERGREEN TREES TO A MAX. OF +10.	10
#10MINIMUM OF 25% OF LANDSCAPED AREAS ARE DESIGNED WITH LANDSCAPING THAT DOES NOT REQUIRE IRRIGATION AFTER A THREE-YEAR PERIOD	5

GREEN BUILDING AND GREEN
INFRASTRUCTURE INCENTIVE PROGRAM NOTE:

THE PROJECT CLAIMS 2 INCENTIVE POINTS FOR PRESERVING 30% OF THE SITE AS NATURAL VEGETATION (99,793 SF OF THE TOTAL 300,102 SF SITE AREA WILL REMAIN UNDISTISTURBED). AND 1 INCENTIVE POINT FOR DROUGHT TOLERANT LANDSCAPING. THE PROJECT APPLIES 3 INCENTIVE POINTS TO QUALIFY FOR 25% LOT SIZE REDUCTION PER COR TABLE 21.64.040B, REDUCING THE MINIMUM AVERAGE LOT SIZE FROM 7,000 SF (R4) TO 5,250 SF.

TREE PROTECTION MEASURES

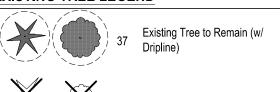
RZC 21.72.070

A. Tree Protection Measures. To ensure long-term viability of trees and stands identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection:

TOTAL

- 1. All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
- 2. All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
- 3. Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
- 4. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material, subject to approval by the Administrator. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
- Where tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area Keep Out" signs.

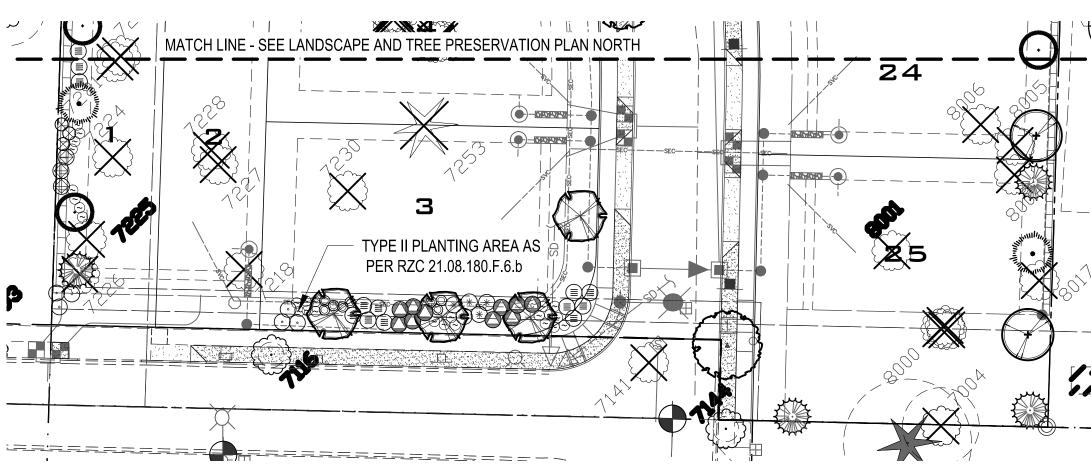
EXISTING TREE LEGEND



SEE SHEET L1.03 FOR COMPLETE PLANT LEGEND

NOTES

- 1. REPLACEMENT TREES SHOWN IN BUFFER AREA MAY BE FIELD ADJUSTED FOR BEST FIT WITH EXISTING VEGETATION.
- 4. EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION PER CITY OF REDMOND STANDARDS AND AS DIRECTED. REFER TO 1/L1.03 AND CIVIL PLANS.
- 5. REFER TO SHEET L1.02 FOR DETAILED TREE INVENTORY.6. REFER TO SHEET L1.03 FOR PLANTING DETAILS.



2 LANDSCAPE AND TREE PRESERVATION PLAN- SOUTH

SCALE: 1" = 30'-0"

LANDSCAPE AND TREE PRESERVATION PLAN

21/14 PRELIMINARY PLAT SUBMITTAL
18/14 PLAT SUBMITTAL
2/16/14 PREP COMMENTS
1/8/15 RESUBMITTAL



CLIENT

QUADRANT HOMES

QUADRANT HOMES, INC 14725 SE 36TH STREET SUITE #100 PO BOX 130 BELLEVUE, WA 98009



ARCHITECTS

PROJECT NO.

DRAWING L1.01

SHEET <u>1</u> OF <u>6</u>

		nei	1					00000		0.01		CRZ/TI	PZ/LOD				
							PR	OPOSE	D ACTI	ON		Radius	in feet				
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable a	For a improvements	Impacted	Non impacted ui	N	w	Е	S	Value	Pic #	
1	7004	Red alder	0	0	Poor	Dead	1				0	0	0	0		81	
2	7218	Red alder	14	12	Poor	Dead top, pileated woodpecker, dead scaffold	1				12	12	12	12		78	Г
3	7224	Red alder	13	12	Poor	Lean to west, exposed roots, moss and lichen indicates wet soil	1				12	12	12	12		4	
4	7225	Bigleaf maple	11	10	Poor	Typical of species, dead wood, dead scaffold, moss and lichen indicates poor drainage, large limb failure	1				10	10	10	10			
5	7226	Bigleaf maple	13	14	Good	Self-corrected lean, exposed roots		1			14	14	14	14			
6	7227	Red alder	7	12	Poor	Exposed roots, dead wood, , dead scaffold	1				12	12	12	12		3	Г
7	7228	Bitter cherry	13	12	Poor	Falling onto and supported by 7227	1				12	12	12	12		3	
8	7230	Red alder	13	11	Poor	Self-corrected lean, exposed roots, dead top, dead wood, vertical crack	1				11	11	11	11			
9	7420	Red alder	11	11-17	ОК	Typical of species, dead wood,				1	17	17	17	11			H
10	7251	Bigleaf	17	25	Poor	broken branch's, lichen Exposed roots, self-corrected lean, dead wood, decay @ root crown,	1				25	25	25	25		5	\vdash
11	7252	maple Bigleaf maple	15	25	Fair	carpenter ants Co-dominant leaders wit included bark, typical of species, dead scaffold, dead branch's, exposed	1				25	25	25	25		2	
12	7253	Western red	16	12	Fair	roots, decay at root crown Exposed roots, thin canopy, self-	1				12	12	12	12		1	╁
13	7280	cedar Red alder	13	14	Poor	corrected lean, nurse tree Dead top, pileated woodpecker,	1				14	14	14	14		1	⊢
14	7281	Cottonwood	14	15	OK	dead scaffold Typical of species	-	1			15	15	15	15			╁
15	7285	Red alder	10	14	ок	Typical of species, dead wood, moss		1			14	14	14	14			
16	7286	Red alder	12	14	ОК	and lichen indicated high Humidity Exposed roots, failing to north		1			14	14	14	14			\vdash
17	7289	Bigleaf maple	15	13	ОК	Typical of species		1			13	13	13	13			T
18	7290	Douglas fir	33	13	Fair	Dead wood, poor pruning with decay, epicormic branch formation previous top loss, column of decay no North side, metal building impacting roots 1' away	1				13	13	13	13	Landmark	82	
19	7299	Red alder	16	18	Poor	Co-dominant leaders with included bark X3 @ 6', spur @ 1' , column of decay, decay @root crown, column of decay @ scaffold	1				18	18	18	18		41	
20	7310	Red alder	22	24	Poor	Pileated woodpecker Self-corrected lean, exposed roots,	1				24	24	24	24		39	
21	7312	Red alder	14	16	ок	broken branch's, dead wood, Typical of species		1			16	16	16	16			L
22	7313	Red alder	9	12	ок	Exposed roots, dead wood, Typical of species, hanger		1			12	12	12	12			
23	7314	Red alder	12	26	Poor	Typical of species, lean to north, column of decay @ 35'	1				26	26	26	26		40	
24	7320	Red alder Bigleaf	12	15	OK	Typical of species		1			15	15	15	15			\vdash
25	7321	maple	14	14	OK	Typical of species Exposed roots, column of decay		1			14	14	14	14			\vdash
26	7322	Red alder	10	14	ОК	north, Typical of species Abnormal shedding, popping bark,		1			14	14	14	14			
27	7324	Douglas fir	22	18	ОК	self-corrected lean to east co- dominant leaders with included bark @60' Shares canopy area with 7324, dead		1			18	18	18	18			
28	7325	Douglas fir	20	18	ок	wood, broken branch's some exposed roots, soil fill over root crown		1			18	18	18	18			
29	7330	Red alder	11	22	Fair	Exposed roots, self-corrected lean, to SE, decay in Scaffold	1				22	22	22	22		43	
30	7331	Bigleaf maple	13	20	Poor	Dead scaffold, vertical crack, pileated woodpecker	1				20	20	20	20		42	
31	7343	Red alder	14	12	Fair	Dead wood, column of decay dead top, dead scaffold typical of species	1				12	12	12	12			
						+ · · · · · · · · · · · · · · · · · · ·	_				_	-					\leftarrow
32	7348	Douglas fir	30	15	Fair	Dead wood, previous top loss, unhealed wounds	1				15	15	15	15	Land mark	83	

							PR	OPOSE	D ACTIO	ON		CRZ/TF					
								nove	Ret			Radius	in feet				
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable	For improvements	Impacted	Non impacted	Ν	w	E	S	Value	# Dic	NGPE ²
34	7350	Bigleaf maple	12	14	Fair	Typical of species, asymmetric canopy, previous top loss, exposed roots, typical of species	1				14	14	14	14			
35	7351	Bigleaf maple	18	15	ок	Typical of species, asymmetric canopy to north and south, blackberries		1			15	15	15	15			
36	7352	Red alder	9	12	Fair	Column of decay to SE corner, dead wood, typical of species, previous top loss	1				12	12	12	12		17	
37	7353	Cottonwood	10	8	Poor	Non-self-corrected lean 10 degrees to west, column of decay at 5'	1				8	8	8	8			
38	7354	Cottonwood	25	17	ок	Typical of species		1			17	17	17	17			
39	7355	Cottonwood	18	16	Fair	Typical of species, asymmetric canopy to the north, exposed roots, column of decay on north	1				16	16	16	16			
40	7356	Cottonwood	16	16	Fair	Typical of species, exposed roots, carpenter ants, self-correct lean	1				16	16	16	16			
41	7357	Cottonwood	15	16	ок	Typical of species, asymmetric canopy, exposed roots		1			16	16	16	16			
42	7358	Bigleaf maple	16	20	Fair	Exposed roots, self-corrected lean to west, dead wood, dead scaffold, co- dominant leader with included bark X3, girdling root	1				20	20	20	20			
43	7360	Douglas fir	19	23	Fair	Epicormic branch formation, dead wood, stress crop of cones, previous top loss, lead 5 degrees to west	1				23	23	23	23			
44	7361	Douglas fir	16	23	ОК	Dead wood, broken branch's, Hanger, thin canopy, asymmetric canopy to NW		1			23	23	23	23			
45	7362	Douglas fir	8	8	Fair	Dead wood, suppressed canopy	1				8	8	8	8			
46	7363	Douglas fir	12	13	ОК	Typical of species, asymmetric canopy to SE, shared canopy space with 7362, lean to northeast, top soil at root crown		1			13	13	13	13			
47	7366	Red alder	13	16	ок	Asymmetric canopy, precious top loss, dead wood, broken branch's, exposed roots		1			16	16	16	16			
48	7367	Yew Bigleaf	9	8	Poor	Failing to west Column of decay, broken tops,	1				8	8	8	8		8	
49	7368	maple Western	15	14	Poor	mostly dead	1				14	14	14	14	- ×	8	
50	7369	red cedar	41	20	Good	Large column of decay, carpenter ants, typical of species				1	20	20	20	20	Land mark		
51	7375	Red alder	12	12	Poor	Co-dominant leaders with included bark @6', twisted trunk with decay, exposed roots, Typical of species, pileated woodpecker	1				12	12	12	12		6	
52	7376	Red alder	15	14	Poor	Pileated woodpecker, dead scaffolds, carpenter ants	1				14	14	14	14		7	
53	7381	Douglas fir	17	15	ок	Dead wood, blisters from stress, dead twigs, typical of species				1	15	15	15	15			
54	7382	Douglas fir	17	13-17	Fair*	Co-dominant leader with included bark @ 12' abnormal bark, dead wood, low live crown ratio				1	17	17	13	17		9	
55	7384	Douglas fir	20	13-17	Fair*	Dead wood, epicormic branch's formation, abnormal bark, low live crown ratio, co-dominant leaders with included bark @30'				1	17	17	13	17		10	
56	7385	Douglas fir	20	18	ОК	Abnormal bark, epicormic branch formation, dead wood, dead twigs, abnormal bark, soil fill @ root crown				1	18	18	18	18			
57	7388	Douglas fir	21	18	ОК	Dead wood, thin canopy, broken branch's, abnormal thin canopy				1	18	18	18	18			
58	7392	Red alder	12	12	Poor	Dead scaffolds, dead top, moss and lichen indicating poor air circulation	1				12	12	12	12			
59	7394	Red alder	12	10-16	ОК	Column of decay on east side, dead wood, carpenter ants				1	16	16	10	16			
60	7395	Douglas fir	17	16	ок	Ivy, column of decay @ root crown, carpenter ants, dead wood, dead twigs, thin canopy				1	16	16	16	16			
61	7428	Western red cedar	12	8	Good	3" spur at ground level, typical of species				1	8	8	8	8			
62	7433	Western red cedar	11	6	Good	Slight self-corrected lean				1	6	6	6	6			
63	7435	Western red cedar	10	10	Good	Exposed roots, typical of species				1	10	10	10	10			
64	7436	Western red cedar	9	10	Good	Typical of species				1	10	10	10	10			
64	7436	Western red cedar	9	10	Good	Typical of species				1	10	10	10	10			Ĺ

							PR	OPOSE	D ACTIO	NC		CRZ/TF					
												Radius	in feet				
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable	For average and improvements	Impacted	Non impacted uips	N	W	Е	S	Value	Pic #	NGPE ²
65	7437	Western red	10	10	Good	Exposed roots, typical of species				1	10	10	10	10			
66	7442	cedar Red alder	11.5	13	ок	Typical of species, self-corrected lean to south dead wood, broken		1			13	13	13	13			
67	7444	Red alder	13	18	ОК	Typical of species, asymmetric		1			18	18	18	18			
68	7445	Red alder	11	12	Fair	Non self-corrected lean, dead wood,	1				12	12	12	12			
69	7450	Cottonwood	16	12	ОК	Typical of species, asymmetric		1			12	12	12	12			
70	7451	Cottonwood	17	15	ОК	canopy to east exposed roots Typical of species, epicormic branch formation @50', moss indicates high humidity in area		1			15	15	15	15			
71	7452	Cottonwood	12	12	ок	Typical of species, asymmetric canopy to north, typical of species		1			12	12	12	12			
72	7455	Cottonwood	11	12	Poor	Co-dominant leaders with included bark, failed decay @ root crown , carpenter ants	1				12	12	12	12		13	
73	7457	Red alder	14	14	Poor	Typical of species, dead scaffolds	1				14	14	14	14			
74	7458	Cottonwood	15	16	Fair	Exposed roots, typical of species	1				16	16	16	16		12	
75	7481	Bigleaf maple	21	26	Good	Exposed roots, typical of species, dead wood, dead scaffold, Co- dominant leaders with included bark @ 3'		1			26	26	26	26			
76	7482	Cottonwood	21	18	ОК	Self-corrected lean, typical of species, moss, carpenter ants		1			18	18	18	18			
77	7483	Bigleaf maple	19	24	Good	Dead wood, typical of species		1			24	24	24	24			
78	7484	Cottonwood	16	5-14	ОК	Dead wood, broken branch's, low live crown ratio				1	5	14	14	14			
79	7485	Cottonwood	18	12	ОК	Typical of species, dead wood				1	12	12	12	12			
80	7488	Cottonwood	11	10	ок	Typical of species, previous top loss, self-corrected lean, exposed roots		1			10	10	10	10			
81	7489	Cottonwood	21	16	Fair	Typical of species, previous top loss @40", decay in scaffold, 2 strong laterals Dead wood, previous top loss,	1				16	16	16	16		44	
82	7490	Cottonwood	13	24	Fair	broken branch's Typical of species, column of decay	1				24	24	24	24			
83	7491	Cottonwood	19	14	Fair	north side, exposed roots, dead wood	1				14	14	14	14			
84	7492	Cottonwood	12	12	Ok	Typical of species		1			12	12	12	12			
85	7493	Cottonwood	14	12	Ok	Typical of species		1			12	12	12	12			
86	7500	Cottonwood	17	14	Ok	Typical of species		1			14	14	14	14			
87	7501	Cottonwood	15	12	OK	Typical of species		1			12	12	12	12			
88	7502	Cottonwood	19	14	ОК	Typical of species		1			14	14	14	14			
89	7503	Cottonwood	10	10	ок	Typical of species, dead wood, self- corrected lean, previous top loss Exposed roots, self-corrected lean,		1			10	10	10	10			
90	7504	Cottonwood	15	14	Fair	broken branch's, dead wood, typical of species, slight lean to north	1				14	14	14	14			
91	7505	Cottonwood	13	12	Fair	Dogleg, multi leaders, asymmetric canopy	1				12	12	12	12		15	
92	7506	Cottonwood	18	14	ОК	Typical of species		1			14	14	14	14			
93	7507	Bitter cherry	15	12	Fair	Typical of species, some decay @ root crown	1				12	12	12	12			
94	7508	Cottonwood	18	12	Fair	Exposed roots, typical of species, asymmetric canopy dead wood, column of decay on west side	1				12	12	12	12			
95	7509	Cottonwood	23	14	Fair	Exposed roots, carpenter ants, decay@ root crown, column of decay to northwest, previous top loss	1				14	14	14	14			
96	7510	Cottonwood	14	14	ок	Typical of species		1			14	14	14	14			
97	7513	Cottonwood	11	10	ок	Dogleg, typical of species, dead wood		1			10	10	10	10			
98	7514	Cottonwood	23	15	ок	Typical of species, dead wood, exposed roots		1			15	15	15	15			
99	7515	Cottonwood	15	15	ОК	Typical of species, asymmetric canopy, exposed roots		1			15	15	15	15			
100	7516	Cottonwood	16	14	ок	Exposed roots, typical of species, asymmetric canopy, broken branch's		1			14	14	14	14			
101	7518	Bigleat	17	18	ОК	Column or decay from root crown to 4' typical of species. Hanger dead.		1			18	18	18	18			
102	7519	Bitter cherry	11	0	Poor	Mostly dead	1				0	0	0	0			
\vdash				10	Poor	Column of decay on north side, co- dominant leader with included bark	1	l			10	10	10	10		14	

							-	OPOSE	D ACTION			CRZ/TF Radius					
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable	For improvements	Impacted	Non impacted	Z	W	E	S	Value	Pic #	NGPE ²
104	7522	Cottonwood	13	12	ок	Exposed roots, typical of species, previous top loss		1			12	12	12	12			
105	7523	Cottonwood	18	16	ОК	Typical of species, asymmetric canopy, dead wood		1			16	16	16	16			
106	7524	Cottonwood	17	16	ок	Exposed roots, typical of species, moss indicated poor air circulation		1			16	16	16	16			
107	7525	Cottonwood	13	12	Fair	Exposed roots typical of species, asymmetric canopy to north, decay at root crown	1				12	12	12	12			
108	7526	Cottonwood	17	15	ок	Exposed roots, typical of species		1			15	15	15	15			
109	7527	Cottonwood	11	10	Poor	Previous top loss @ 30', dogleg	1				10	10	10	10			
110	7530	Bigleaf maple	18	27	Good	Exposed roots, dead wood, dead scaffold, typical of species, growing as a nurse tree, hangers		1			27	27	27	27		11	
111	7531	Bigleaf	10	14	Fair	Asymmetric canopy, dead wood, typical of species	1				14	14	14	14			
112	7533	maple Pacific willow	16	12	Poor	Mostly dead	1				12	12	12	12			
113	7536	Hemlock	16	15	Poor	Canker, Pileated woodpecker, torque	1				15	15	15	15		20	
114	7537	Red alder	10	10	Poor	crack Lean to south	1				10	10	10	10		19	
115	7540	Bitter cherry	11	14	ОК	Dead wood, typical of species		1			14	14	14	14			
116	7542	Cottonwood	14	14	ок	Dead wood, Typical of species		1			14	14	14	14			
117	7548	Red alder	14	12	Poor	Co-dominant leaders, one fully decayed and nearly dead	1				12	12	12	12		12	
118	7549	Western red cedar	13	9	Good	Typical of species		1			9	9	9	9			
119	7550	Cottonwood	24	17	Fair	Typical of species, previous top loss, multi trunk @ 60'	1				17	17	17	17		80	
120	7551	Cottonwood	17	14	ок	Typical of species		1			14	14	14	14			
121	7552	Cottonwood	15	16	ОК	exposed roots, Typical of species		1			16	16	16	16			
122	7553	Pacific Willow	11	14	Fair	Self-corrected lean, dogleg, Typical of species, asymmetric canopy	1				14	14	14	14		21	
123	7557	Douglas fir	41	18	Fair	Dead wood, broken branch's, exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown	1				18	18	18	18	Landmark	22	
124	7558	Red alder	14	14	Poor	Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay	1				14	14	14	14		27	
125	7561	Red alder	13.5	0	Poor	Dead, falling over	1				0	0	0	0		30	
126	7562	Bigleaf maple	36	22	Poor	Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species	1				22	22	22	22		46	
127	7570	Bigleaf maple	22	22	Fair	Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker	1				22	22	22	22		34	
128	7578	Red alder	16	17	Fair	Exposed roots, dead wood, dead scaffolds, hangers	1				17	17	17	17		37	
129	7579	Red alder	12	16	Poor	Pileated woodpecker, carpenter ants, decay @ 20'	1				16	16	16	16		36	
130	7580	Red alder	13	15	Poor	Decay, carpenter ants, dead scaffolds, pileated woodpecker at	1				15	15	15	15		35	
131	7581	Red alder	9	6	Poor	30' Mostly dead	1				6	6	6	6		32	
132	7582	Red alder	16	12	Poor	Co-dominant leaders with included bark X3 @ 6', carpenter ants, dead wood, dead scaffolds, dead top	1				12	12	12	12		33	
133	7583	Bitter cherry	12.5	15	Poor	Co-dominant leaders with included bark @1' ,1 failed leader, decay	1				15	15	15	15		31	
134	7584	Red alder	9	16	Fair	Exposed roots, dead wood, dead scaffolds	1				16	16	16	16			
135	7587	Red alder	10	13	Fair	Typical of species, broken branch's, dead wood, dead scaffold, self- corrected lean to west, lichen	1				13	13	13	13			
136	7588	Red alder	10	18	Fair	Typical of species, lichen and moss = low air circulation high moisture content, exposed roots, dead wood, lean to north	1				18	18	18	18			
								1	1		1		İ	ı	I	I	1
137	7589	Bitter cherry	9	16	Poor	co-dominant leaders with included bark @ 1', dead wood, dead scaffolds, dead twigs	1				16	16	16	16		24	

							PR	.OPOSEI	D ACTI	ON		CRZ/TF	3333				
												Radius	in feet				
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable	For a improvements	Impacted	Non impacted uie	N	W	Е	S	Value	Pic #	NGPE ²
139	7592	Douglas fir	13	17	ок	Dead wood, broken branch's low live crown ratio, asymmetric canopy, canopy thin		1			17	17	17	17			
140	7593	Douglas fir	11	16	ОК	Dead wood, broken branch's, thin canopy, low live crown ratio		1			16	16	16	16			
141	7594	Douglas fir	7	10	ок	Suppressed canopy, broken branch's, dead wood, asymmetric canopy to south		1			10	10	10	10			
142	7595	Douglas fir	20	14	ок	Dogleg, typical of species, exposed roots, dead wood, dead twigs, previous top loss		1			14	14	14	14			
143	7596	Douglas fir	11	15	ок	Broken branch's, dead wood, thin canopy to south		1			15	15	15	15			
144	7597	Red alder	10	0	Poor	Dead, pileated woodpecker	1				0	0	0	0		25	
145	7598	Red alder	12	0	Poor	Carpenter ants, pileated woodpecker, dead	1				0	0	0	0		26	
146	7601	Bigleaf maple	26	28	Poor	Exposed roots, decay @ root crown, co-dominant leaders with included bark @ 30' X3, dead	1				28	28	28	28		63	
147	7612	Bigleaf	13	14	ок	Typical of species				1	14	14	14	14			Х
148	7614	maple Red alder	16	14	Poor	Dead, pileated woodpecker	1				14	14	14	14		62	Х
149	7626	Red alder	14	14	Fair	Exposed roots, undermined by creek, vertical crack s' to 6', spur 4" at root crown, co-dominant leaders with included bark @ root crown, carpenter ants, decay	1				14	14	14	14		59	х
150	7633	Red alder	18	17	Fair	Lean to west, slightly self-corrected lean, main scaffold decayed, carpenter ants, pileated woodpecker, ferns growing out of decay	1				17	17	17	17		60	х
151	7636/7 416	Red alder	11	16	Poor	Dead, pileated woodpecker, tagged in field 7416 on map as 7636	1				16	16	16	16		61	Х
152	7639	Bigleaf maple	20	26	Good	Typical of species, dead wood				1	26	26	26	26			Х
153	7650	Red alder	14	16	Fair	Lean to west, dead wood, Typical of species	1				16	16	16	16		28	
154	7652	Red alder	14	17	Fair	Dead wood, broken branch's, previous top loss	1				17	17	17	17		29	
155	7663	Bigleaf maple	46	28	Good	Exposed roots, Typical of species, decay in southern root, dead wood				1	28	28	28	28	Land mark		х
156	7668	Red alder	15	15	Fair	Exposed roots, self-corrected lean, broken branch's, dead wood, undermined roots over streambed	1				15	15	15	15		49	х
157	7670	Red alder	13	16	ОК	Typical of species, self-corrected lean, undermined roots,		1			16	16	16	16			х
158	7680	Red alder	16	14	Poor	Dead, pileated woodpecker	1				14	14	14	14		55	Х
159	7681	Bitter cherry	12	15	Fair	Exposed roots, self-corrected lean, slight lean to west, dead scaffolds, dead wood, Typical of species	1				15	15	15	15		54	х
160	7684	Hemlock	13	12	Fair	Exposed roots, dead wood, growing as a nurse tree, dead twigs, probable girdled root, unhealed wound @ root crown	1				12	12	12	12		50	х
161	7688	Red alder	16	14	Poor	Pileated woodpecker	1				14	14	14	14		51	Х
162	7689	Red alder	14	16	ок	Dead wood, carpenter ants, Typical of species, hanger, exposed roots				1	16	16	16	16			х
163	7691	Red alder	12	12	Fair	Lean to west, asymmetric canopy, dead wood, exposed roots Exposed roots, dead wood,	1				12	12	12	12			х
164	7696	Douglas fir	20	18	ок	asymmetric canopy, abnormal shedding bark, hanger, reaction wood @ 35'				1	18	18	18	18			х
165	7698	Bigleaf maple	13	16	ОК	Typical of species, girdled root @ root crown, self-corrected lean, co-dominant leaders with included bark @ 5' with decay				1	16	16	16	16			x
166	7704	Bitter cherry	14	12	ОК	Dead spur @ 1' exposed roots, fused trunks, dead wood, Typical of species, asymmetric canopy				1	12	12	12	12			x
_		Douglas fir	18	18	ОК	Exposed roots, abnormal bark, shedding bark, epicormic branch formation, self-corrected lean, dead				1	18	18	18	18			х

							PR	OPOSE	D ACTI	ON		CRZ/TF					
								nove		ain		Radius	in feet				
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable	For improvements	Impacted	Non impacted	N	w	Е	S	Value	Pic #	NGPE ²
169	7707	Douglas fir	20	22	Fair	Exposed roots, abnormal bark, shedding bark, dead wood, Crack @ 20', leans to west, asymmetric canopy, epicormic branch formation, popping bark	1				22	22	22	22		57	х
170	7712	Douglas fir	17	14	ОК	Broken branch's, asymmetric canopy, dead wood, dead twigs, self- corrected lean, low live crown ratio				1	14	14	14	14			х
171	7713	Red alder	13	13	ок	spur @ 2', asymmetric canopy, dead wood, Typical of species, very wet saturated soil				1	13	13	13	13			X
172	7714	Bigleaf maple	26	26	ок	Typical of species, dead wood, previous top loss with strong lateral attached leaders				1	26	26	26	26			Х
173	7715	Red alder	18	14	Fair	Typical of species, co-dominant leaders with included bark @ 25' west, leader decayed	1				14	14	14	14		58	Х
174	7727	Red alder	23	23	Poor	Large failed scaffold, column of decay, conks	1				23	23	23	23		47	Х
175	7732	Red alder	14	12	Poor	Exposed roots, dead wood, previous top loss, mostly dead	1				12	12	12	12		75	
176	7733	Red alder	14	19	ок	Dead wood, previous top loss, self- corrected lean, co-dominant leaders with included bark @ 13', Typical of species, column of decay north				1	19	19	19	19			
177	7734	Red alder	21	20	Poor	Exposed roots, dead scaffold, dead wood, dead top, Typical of species Typical of species, dead wood,	1				20	20	20	20		76	
178	7735	Bigleaf maple	25	21	ОК	broken branch's, moss and lichen from moist conditions, exposed roots				1	21	21	21	21			
179	7737	Red alder	16	19	ОК	Asymmetric canopy, dead wood, previous top loss Typical of species				1	19	19	19	19			
180	7742	Red alder	12	12	Fair	Dead scaffolds, pileated woodpecker	1				12	12	12	12		70	
181	7745	Red alder	15.5	18	Poor	Co-dominant leaders with included bark, one side dead (west), carpenter ants, lean, pileated woodpecker @30' on main trunk	1				18	18	18	18		48	х
182	7746	Red alder	20	18	ок	Dead wood, column of decay to east, broken branch's				1	18	18	18	18			Х
183	7747	Bitter cherry	18	17	ОК	Sapsucker, girdling, exposed roots, dead wood, Typical of species				1	17	17	17	17			Х
184	7748	Red alder	8.5	16	Poor	Exposed roots, dead scaffold, dead wood, dead top, Typical of species	1				16	16	16	16		64	х
185	7749	Red alder	16	10	Poor	Dead - pileated woodpecker	1				10	10	10	10		77	Х
186	8000	Bigleaf maple	16	26	ОК	Co-dominant leaders with included bark X3, Typical of species, dead wood, dead scaffold,		1			26	26	26	26			
187	8001	Red alder	0	0	Poor	Dead, pileated woodpecker	1				0	0	0	0		45	
188	8004	Red alder	13	22	Fair	Typical of species, exposed roots, self-corrected lean, slight lean to east	1				22	22	22	22			
189	8005	Red alder	15	16	Poor	Previous top loss, decay	1				16	16	16	16			
190	8006	Red alder	11	21	Fair	Exposed roots, lean to east, slight self- corrected	1				21	21	21	21			
191	8017	Cottonwood	18	21	ОК	Typical of species, dead wood, dead scaffold		1			21	21	21	21			
192	8041	Red alder	12	14	ок	Self-corrected lean to south, dead wood, Typical of species		1			14	14	14	14			
193	8042	Bitter cherry	10	8	Poor	Gummosis, low live crown ratio	1				8	8	8	8			
194	8043	Bigleaf maple	19	24	Good	Decay, dead scaffold, dead wood, hanger, pileated woodpecker Co-dominant leaders with included		1			24	24	24	24			
195	8045	Bigleaf maple	15	25	Poor	bark X3 decay @ root crown, Typical of species	1				25	25	25	25		38	
196	8060	Bitter cherry	15	15	Poor	Decay @ root crown, self-corrected lean	1				15	15	15	15		71	
197	8061	Bitter cherry	14	12	ОК	Typical of species, dead wood, gumosis Typical of species, dead wood, spur				1	12	12	12	12			
198	8068	Cottonwood	16	18	Fair	@ 17', very exposed roots, column of decay @ root crown Typical of species, co-dominant	1				18	18	18	18			
199	8069	Cottonwood Deodora	12	24	OK	leaders with included bark, exposed roots		1			24	24	24	24			
200	8070	cedar Bigleaf	10	12	Good	Typical of species Asymmetric canopy, co-dominant leaders with included bark @ root		1		1	12	12	12	12			

							PE	OPOSE	D ACTIO	ON		CRZ/TF	Z/LOD				
												Radius	in feet				
#	Tag	ID	Adj. DBH inches	Dripline Radius feet	Health	Defects/Comments	Not Viable	For a manus manus	Impacted	Non impacted uit	N	W	E	S	Value	Pic #	NGPE ²
202	8090	Red alder	13	16	Poor	Vertical crack on SE side, crack with decay, asymmetric canopy to west	1				16	16	16	16		72	
203	8092	Red alder	13	15	Fair	Co-dominant leaders with included bark @ 11', 1 dead scaffold with decay, dead wood	1				15	15	15	15		74	
204	8094	Bigleaf maple	23	22	Good	Exposed roots, dead wood, self- corrected lean, dead scaffolds, Typical of species				1	22	22	22	22			
205	8097	Bigleaf maple	13	27	Fair	Self-corrected lean, asymmetric canopy to south, dead wood, dead trunk, dead scaffold	1				27	27	27	27			
206	8098	Bigleaf maple	56	30	Fair	Exposed roots, Typical of species, dead wood, large column of decay with water spouts, dead scaffold, decay in scaffold, reaction wood with decay	1				30	30	30	30	Landmark	69	
207	8100	Douglas fir	35.5	18	Poor	Sap, exposed roots, popping bark, asymmetric canopy, epicormic branch formation, probable armillaria root rot, sap all around the trunk base	1				18	18	18	18	Landmark	68	
208	8103	Red alder	18	16	Fair	Carpenter ants, decay @ root crown, crack, decay on west side, spur @ 12', broken branch's, dead wood, Typical of species	1				16	16	16	16		67	х
209	8164	Red alder	14	16	ок	Self-corrected lean, broken branch's, dead wood, exposed roots				1	16	16	16	16			х
210	8211	Red alder	14	21	Fair	Lean to east 10 degrees, dead wood, vertical crack, carpenter ants, undermined roots from stream bed	1				21	21	21	21		52	х
211	8215	Red alder	20	0	Poor	Dead, decayed, conks, carpenter ants	1				0	0	0	0		53	х
212	8224	Red alder	18	21	Fair	Carpenter ants, pileated woodpecker, previous top loss, column of decay to east multiple failures	1				21	21	21	21		66	х
213	8225	Red alder	21	18	Fair	Self-corrected lean, dead wood, broken branch's, Typical of species, column of decay @ 3.5'	1				18	18	18	18		65	х
214	8232	Bigleaf maple	16	20	Poor	exposed roots, self-corrected lean, co-dominant leaders with included bark X2, Hypoxylon canker, failure @ root crown, Typical of species	1				20	20	20	20		73	
	8420	Bitter cherry	11	14	Good	Co-dominant leaders with included bark @ ground level, typical of species, dead wood, asymmetric canopy, broken branch's				1	14	14	14	14			
215																	
215	7881	Red alder	12	15	Poor	Dead top, pileated woodpecker, dead scaffold	1				15	15	15	15			

Total # of significant trees	217
Total Non-viable Trees	117
Total Viable Trees	100
Required 35%	35
Actual Retained Trees	37
Under/Overage	2

17	16	ок	Exposed roots, typical of species, moss indicated poor air circulation		1		16	16	16	16								
13	12	Fair	Exposed roots typical of species, asymmetric canopy to north, decay at root crown	1			12	12	12	12								
17	15	ок	Exposed roots, typical of species		1		15	15	15	15					ږI			
11	10	Poor	Previous top loss @ 30', dogleg	1			10	10	10	10					I₽			
18	27	Good	Exposed roots, dead wood, dead scaffold, typical of species, growing as a nurse tree, hangers		1		27	27	27	27		11			SUBMITTA			
10	14	Fair	Asymmetric canopy, dead wood, typical of species	1			14	14	14	14					<u>8</u>			
16	12	Poor	Mostly dead	1			12	12	12	12					١H		w	
16	15	Poor	Canker, Pileated woodpecker, torque crack	1			15	15	15	15		20			딥	F	COMMENTS	
10	10	Poor	Lean to south	1			10	10	10	10		19			<u>></u>		回	
11	14	ок	Dead wood, typical of species		1		14	14	14	14				1_	꿈	ਂ	⋛	
14	14	ОК	Dead wood, Typical of species		1		14	14	14	14				REVISION	ΙŻ	SUBMITTAL	6	į
14	12	Poor	Co-dominant leaders, one fully	1			12	12	12	12		12		<u>S</u>	≥	S		į
13	9	Good	decayed and nearly dead Typical of species		1		9	9	9	9				\geq	ᆸ		ᇜ	
24	17	Fair	Typical of species, previous top loss,	1			17	17	17	17		80		$\overline{\mathbf{c}}$	PRELIMINARY PLAT	PLAT	PREP	
	-	ОК	multi trunk @ 60'	-	1				14									_
17	14		Typical of species				14	14		14				111	4	4	2/16/14	
15	16	ОК	exposed roots, Typical of species		1		16	16	16	16				DATE	=	8	19	
11	14	Fair	Self-corrected lean, dogleg, Typical of species, asymmetric canopy	1			14	14	14	14		21			7/21/14	9/18/14	12/	
														I	-			_
41	18	Fair	Dead wood, broken branch's, exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown	1			18	18	18	18	Landmark	22			4			
41	18	Fair Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed	1			18	18	18	18	Landmark	22						=
	,		exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over								Landmark							
14	14	Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay	1			14	14	14	14	Landmark	27						
14	14	Poor Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown. Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of	1			14	14	14	14	Landmark	27					STA	
14 13.5 36	14 0 22	Poor Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker Exposed roots, dead wood, dead	1 1 1			14 0 22	14 0 22	14 0	14 0 22	Landmark	27 30 46					STA	
14 13.5 36	14 0 22 22	Poor Poor Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker Exposed roots, dead wood, dead scaffolds, hangers Pileated woodpecker, carpenter	1 1 1			14 0 22 22	14 0 22 22	14 0 22	14 0 22 22	Landmark	27 30 46					STA WASH SEAPER CAPE	
14 13.5 36 22	14 0 22 22 17	Poor Poor Poor Fair	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown. Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker Exposed roots, dead wood, dead scaffolds, hangers	1 1 1 1			14 0 22 22	14 0 22 22 17	14 0 22 22	14 0 22 22 17	Landmark	27 30 46 34 37				MISS	VASH REGIS CAPI	
14 13.5 36 22 16	14 0 22 22 17 16	Poor Poor Poor Fair Fair Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker Exposed roots, dead wood, dead scaffolds, hangers Pileated woodpecker, carpenter ants, decay @ 20' Decay, carpenter ants, dead scaffolds, pileated woodpecker at	1 1 1 1 1			14 0 22 22 17 16	14 0 22 22 17 16	14 0 22 22 17 16	14 0 22 22 17 16	Landmark	27 30 46 34 37 36				DAVIDS	STA NYASHH MEGISTE CAPP	III S I
14 13.5 36 22 16 12	14 0 22 22 17 16 15	Poor Poor Fair Fair Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker Exposed roots, dead wood, dead scaffolds, hangers Pileated woodpecker, carpenter ants, decay @ 20' Decay, carpenter ants, dead scaffolds, pileated woodpecker at 30'	1 1 1 1 1 1			14 0 22 22 17 16	14 0 22 22 17 16 15	14 0 22 22 17 16 15	14 0 22 22 17 16 15	Landmark	27 30 46 34 37 36 35				DAVIDS	VASH REGIS CAPI V STUA	III S I
14 13.5 36 22 16 12 13	14 0 22 22 17 16 15 6	Poor Poor Fair Fair Poor Poor	exposed roots, nurse log, probable laminated root rot, sap, co-dominant leaders with included bark, epicormic branch formation @ 5' with sap, healed wound @ root crown Co-dominant leaders with included bark, twisted trunks, exposed roots, fused, decay Dead, falling over Exposed roots, large fracture, 18" diameter failure, carpenter ants, slight self-corrected lean, dead wood, dead scaffolds, Typical of species Previous top loss, dead wood, Typical of species, broken branch's, lichen, Hypoxylon canker Exposed roots, dead wood, dead scaffolds, hangers Pleated woodpecker, carpenter ants, decay @ 20' Decay, carpenter ants, dead scaffolds, pileated woodpecker at 30' Mostly dead Co-dominant leaders with included bark X3 @ 6', carpenter ants, dead	1 1 1 1 1 1 1			14 0 22 22 17 16 15 6	14 0 22 22 17 16 15 6	14 0 22 22 17 16 15 6	14 0 22 22 17 16 15 6	Landmark	27 30 46 34 37 36 35				DAVIDS	VASH REGIS CAPI V STUA	III S I

REDMOND, WA

QUADRANT HOMES QUADRANT HOMES, INC. 14725 SE 36TH STREET SUITE #100 PO BOX 130 BELLEVUE, WA 98009

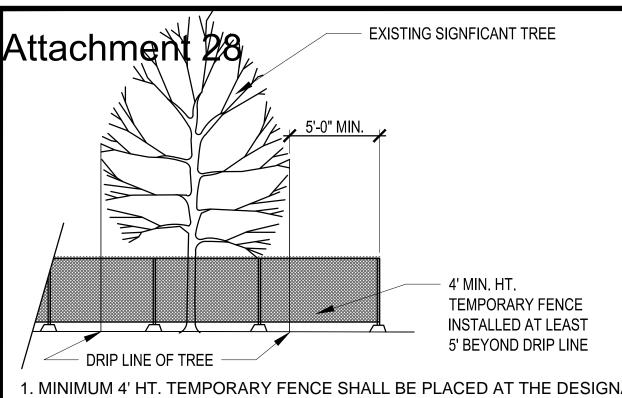


PROJECT NO.

DRAWING

SHEET 2 OF 6

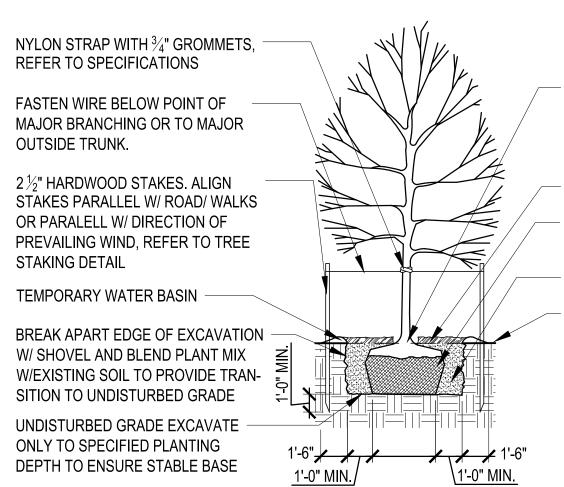
TREE INVENTORY



- . MINIMUM 4' HT. TEMPORARY FENCE SHALL BE PLACED AT THE DESIGNATED LIMITS OF DISTURBANCE OF THE TREE TO BE SAVED. FENCING SHALL COMPLETELY ENCIRCLE TREE(S). AVOID DRIVING FENCE POSTS OR STAKES INTO ROOTS.
- 2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR ROOTS OVER (1) ONE INCH DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- 3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE RESPONSIBLE OFFICIAL GOVERNING THE WORK, WORK WITHIN THE PROTECTION FENCE SHALL BE DONE MANUALLY.

TREE PROTECTION DETAIL

12" X 1 1/2" NYLON/COTTON WEAVE



TOP OF ROOTBALL, ROOTFLARE SHOULD BE EVIDENT. IF ROOT FLARE IS NOT EVIDENT, THEN SCRAPE OFF THE TOP LAYER OF SOIL BUILD UP ON TOP OF ROOTBALL FROM NURSERY

3" WELL COMPOSTED BARK MULCH

REMOVE TOP HALF OF WIRE CAGE CUT AND REMOVE BURLAP FROM ROOTBALL

PLANT MIX REFER TO SPECIFICATIONS

FINISH GRADE

NOTE :EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.

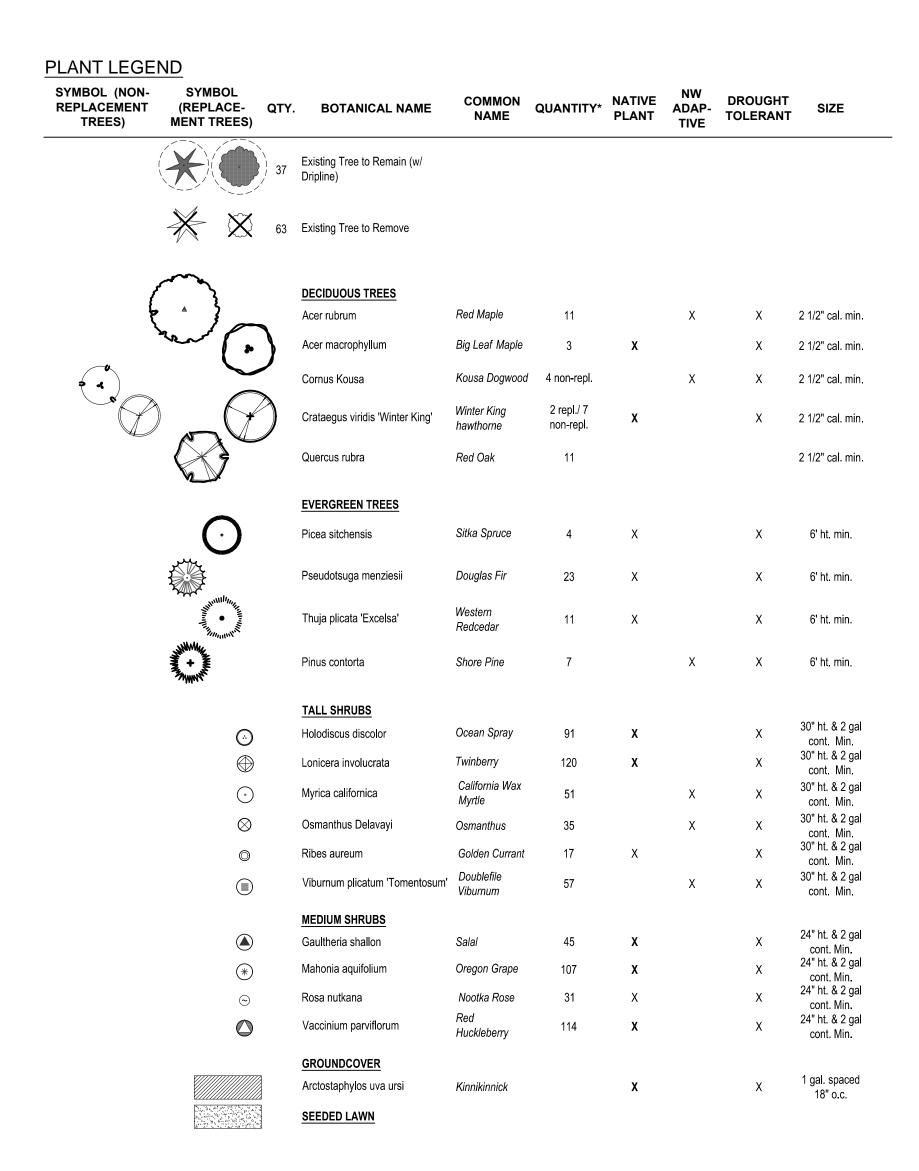
SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

SHRUB AND GROUNDCOVER PLANTING

TREE PLANTING - DECIDUOUS

PLANTING NOTES

- I. ALL PLANT MATERIAL SHALL CONFORM TO CITY OF REDMOND STANDARDS FOR SIZE AND SPACING, AND SHALL BE INSTALLED PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- 2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PRO ACTIVELY COORDINATING WITH THE GENERAL CONTRACTOR AND OTHER SUB CONTRACTORS AS REQUIRED TO PROPERLY ACCOMPLISH THE LANDSCAPE INSTALLATION.
- 3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
- 4. NO PLANT MATERIAL INSTALLATION SHALL OCCUR BEFORE SOIL AMENDMENT, TOPSOIL PLACEMENT AND FINE GRADING HAS BEEN COMPLETED AND REVIEWED BY THE LANDSCAPE ARCHITECT. PROVIDE TOPSOIL TO DEPTH SPECIFIED.
- 5. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES AND SHRUBS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- 6. ALL PLANTING AREAS SHALL BE CAPPED WITH A MINIMUM 3 INCH DEPTH OF ORGANIC BARK MULCH AFTER PLANTING IS COMPLETED.
- 7. LANDSCAPE DEPICTED ON THESE DRAWINGS REPRESENTS NEW WORK OR EXISTING AREAS IMPACTED BY NEW CONSTRUCTION. EXTENSIVE PREVIOUSLY LANDSCAPED AREAS EXIST WHICH ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE AND IRRIGATION IN THE COURSE OF THE WORK. REPAIR AND REPLACE ALL AREAS DAMAGED BY NEW CONSTRUCTION.
- 8. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 9. TOPSOIL SHALL MEET THE MINIMUM REQUIREMENTS OF DOE SMMWW BMP T5.13; POST CONSTRUCTION SOIL QUALITY AND DEPTH. TOPSOIL SHALL BE IMPORTED TO A DEPTH OF 8" IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 5% IN TURF AREAS AND 10% IN PLANT BEDS. TOPSOIL PH SHALL BE FROM 6.0 TO 8.0. SUBGRADES SHALL BE SCARIFIED TO AT LEAST 4" DEPTH PRIOR TO TOPSOIL PLACEMENT. COMPOST USED IN TOPSOIL AMENDMENT SHALL MEET WAC 173-350-220.
- 10. A MINIMUM OF 25% OF LANDSCAPED AREA WILL BE DESIGNED TO FUNCTION WITHOUT IRRIGATION.



PLANT SPACING

PLANT CENTER PLANT ROW

ALL EQUAL OR

AS SHOWN ON

PLANTING PLAN

FINISH GRADE

MULCH, AS SPECIFIED.

STAKE AS SPECIFIED

CONTINUOUS PLANTING

PIT FILLED WITH PLANTING

SHRUB ROOTBALL

MIX AS SPECIFIED

FOR SPACING

NOTES:

SPACING "D" ROW "A"

PLANTING SCHEDULE

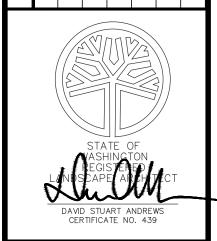
IS REQUIRED.

1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN

2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING

* Unless otherwise noted, all tree quanitites refer to replacement trees.

MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS



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QUADRANT HOMES QUADRANT HOMES, INC. 14725 SE 36TH STREET

SUITE #100 PO BOX 130 BELLEVUE, WA 98009



LANDSCAPE ARCHITECTS

PROJECT NO.

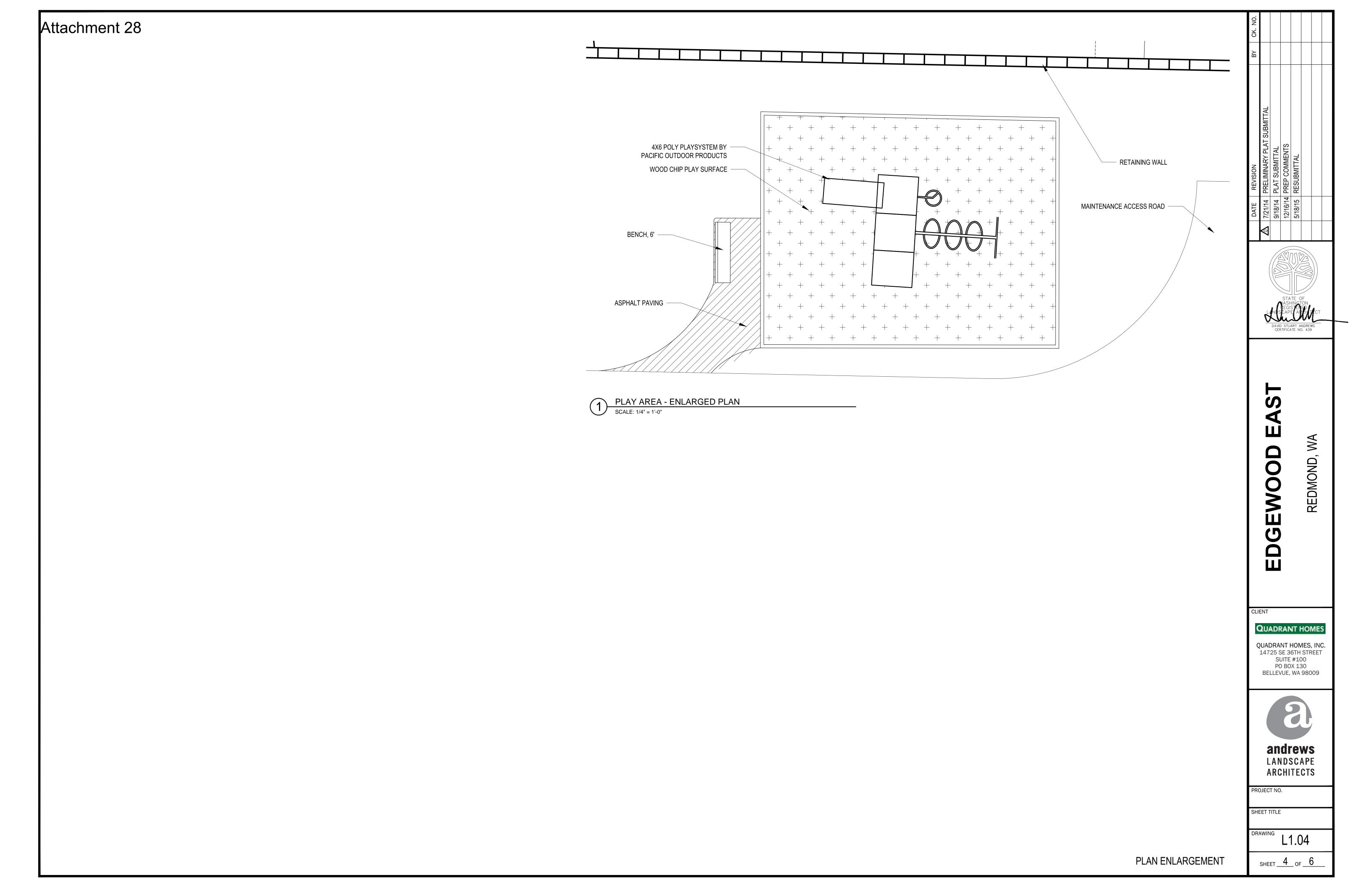
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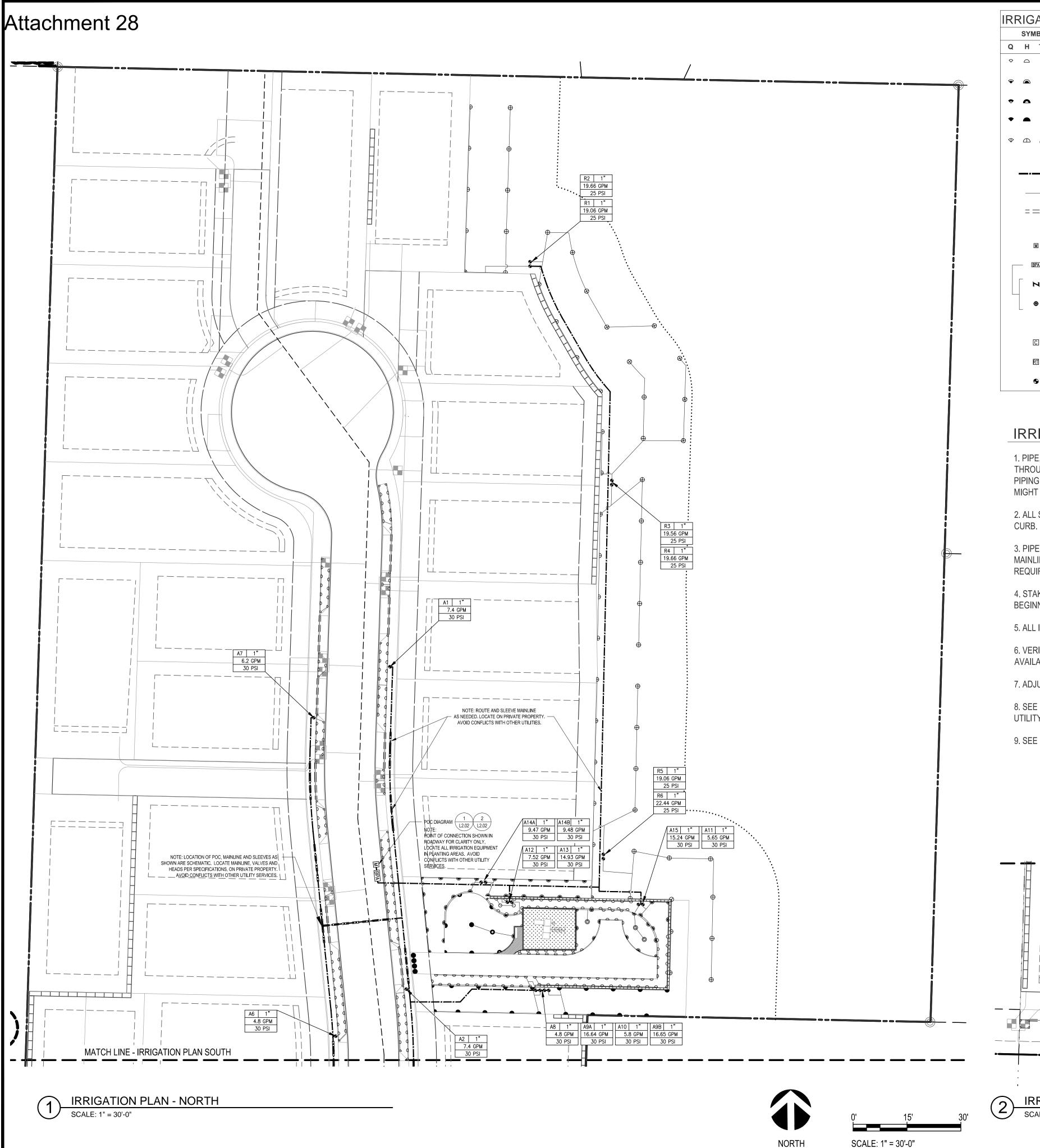
DRAWING

SHEET 3 OF 6

PLANTING LEGEND, NOTES, AND DETAILS

TIES WITH 3/4" GROMMETS 1/8" 7 X 7 STEEL CABLE FASTENED W/ (2) ZINC PLATED CABLE CLAMPS. TOP OF ROOTBALL TO BE SET 1" ABOVE COVER GUYS W/3' OF 3/8" DIA. SLIP FINISHED GRADE PLASTIC TUBING. 3" BARK MULCH PLACED OVER PLANTING AREA TURNBUCKLE, EYE & EYE, ZINC PLATED, 10 5/8" OPEN LENGTH, 3/8" CUT AND REMOVE ALL WIRE THREAD DIA. INSTALL W/ TURNBUCKLE COMPLETELY FROM AROUND IN OPEN POSITION. ROOTBALL AND PEEL BURLAP AWAY FROM UPPER 1/3 OF TEMPORARY WATERING BASIN ROOTBALL PRIOR TO BACKFILLING (3) DUCKBILL TYPE ANCHORS PLANT MIX: REFER TO SPECIFICATIONS FINISH GRADE BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX 1.EXAMINE ENTIRE TREE AND REMOVE ALL W/ EXISTING SOIL TO PROVIDE NURSERY TAGS, ROPE, STRING, OR SURVEYORS TRANSITION TO UNDISTURBED GRADE. TAPE TO PREVENT FUTURE GIRDLING. 2. EXCAVATE TREE PIT TO A MINIMUM OF TWICE **UNDISTURBED GRADE:** ESCAVATE ONLY TO SPECIFIED 1/2 WIDTH OF ROOT BALL / WIL THE DIAMETER OF THE ROOTBALL OR WIDTH OF \1/2 WIDTH OF ROOT BALL CONTAINER. PLANTING DEPTH TO ENSURE ROOT BALL 1/2 WIDTH OF ROOT BALL \1/2 WIDTH OF ROOT BALL 3. SURROUNDING SOIL SHOULD NOT EXCEED STABLE BASE 80% COMPACTION. DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT. TREE PLANTING - EVERGREEN







IRRIGATION NOTES

1. PIPE, SLEEVE AND VALVE LAYOUT IS DIAGRAMMATIC FOR THE SAKE OF CLARITY. ROUTE ALL PIPES THROUGH PLANTING AREAS AND LOCATE ALL VALVE BOXES IN PLANTING AREAS. WHERE POSSIBLE ROUTE PIPING ADJACENT TO CURBS. AVOID ROUTING PIPING THROUGH THE CENTER OF PLANTING AREAS WHERE IT MIGHT CONFLICT WITH PLANT ROOTBALLS.

2. ALL SLEEVES MUST BE STRAIGHT RUNS. EXTEND ALL SLEEVES 24" MINIMUM BEYOND EDGE OF PAVING OR CURB

3. PIPES MAY SHARE A COMMON TRENCH AS SHOWN ON THE DETAILS. MAINTAIN 6" CLEAR BETWEEN MAINLINES AND LATERALS. MAINTAIN 3' CLEAR BETWEEN LATERAL LINES IN A COMMON TRENCH. MAINTAIN REQUIRED BURY DEPTH AT ALL TIMES.

4. STAKE OR PAINT PIPE AND VALVE LAYOUT AND OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO BEGINNING THE WORK.

5. ALL IRRIGATION HEADS TO BE SPACED HEAD TO HEAD COVERAGE.

6. VERIFY AVAILABLE WATER PRESSURE PRIOR TO CONTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE STATIC PRESSURE AT METER IS LESS THAN 50 PSI.

7. ADJUST ALL HEADS TO MINIMIZE OVERSPRAY ONTO PAVED AREAS AND ELIMINATE HEAD FOGGING.

8. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND LOCATIONS OF UNDERGROUND UTILITIES. PROVIDE UTILITY LOCATE PRIOR TO BEGINNING ANY EXCAVATION.

9. SEE SHEET L2.02 FOR IRRIGATION DETAILS.

ZONE CHART -

	ZONE #	GPM	VALVE SIZE
SPRAY	A1	7.4	1 INCH
	A2	7.7	1 INCH
	A3	5	1 INCH
	A4	9.6	1 INCH
	A5	4	1 INCH
	A6	4.8	1 INCH
	A7	6.2	1 INCH
	A8	4.6	1 INCH
	A9A	16.64	1 INCH
	A9B	16.65	1 INCH
	A10	5.8	1 INCH
	A11	5.65	1 INCH
	A12	7.52	1 INCH
	A13	14.93	1 INCH
	A14A	9.47	1 INCH
	A14B	9.48	1 INCH
	A15	15.24	1 INCH
ROTOR	R1	19.06	1 INCH
	R2	19.66	1 INCH
	R3	19.56	1 INCH
	R4	19.66	1 INCH
	R5	19.06	1 INCH
	R6	22.44	1 INCH

PIPE SIZING CHART — CL 200 LATERALS

GALLONS / MIN.	PIPE SIZE
0 - 10	3/4 INCH
10 - 16	1 INCH
16 - 26	1-1/4 INCH
26 - 35	1-1/2 INCH
35 - 55	2 INCH

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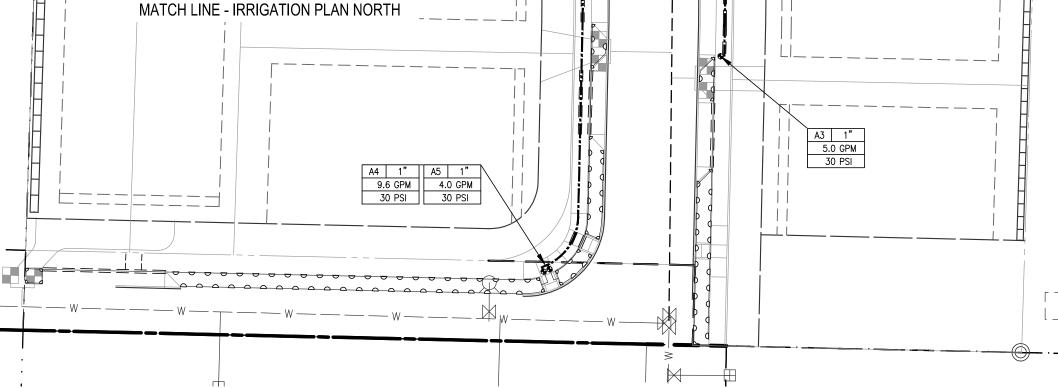
LANDSCAPE ARCHITECTS

PROJECT NO.

SHEET TITLE

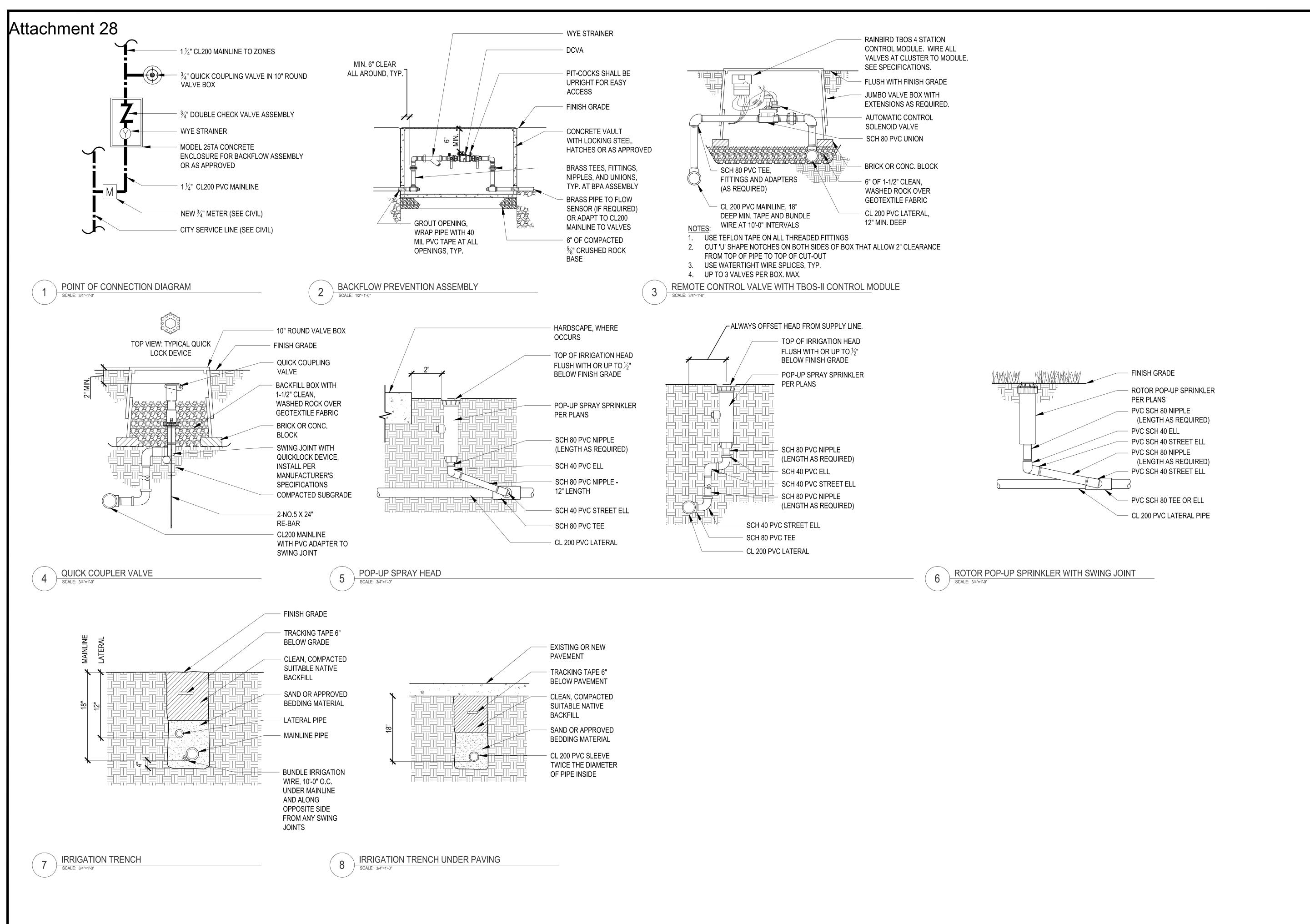
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IRRIGATION PLAN SHEET 5 OF 6



IRRIGATION PLAN- SOUTH

IF

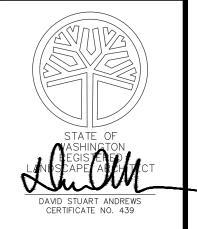


 DATE
 REVISION
 BY
 CK. NO.

 3/18/14
 PRELIMINARY PLAT SUBMITTAL
 CK. NO.

 12/16/14
 PLAT SUBMITTAL
 CK. NO.

 5/18/15
 RESUBMITTAL
 CK. NO.



DAVID STUART ANDRE CERTIFICATE NO. 43

EDGEWOOD EA

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ARCHITECTS

PROJECT NO.

SHEET TITLE

WING 12.02

SHEET <u>6</u> OF <u>6</u>

IRRIGATION DETAILS