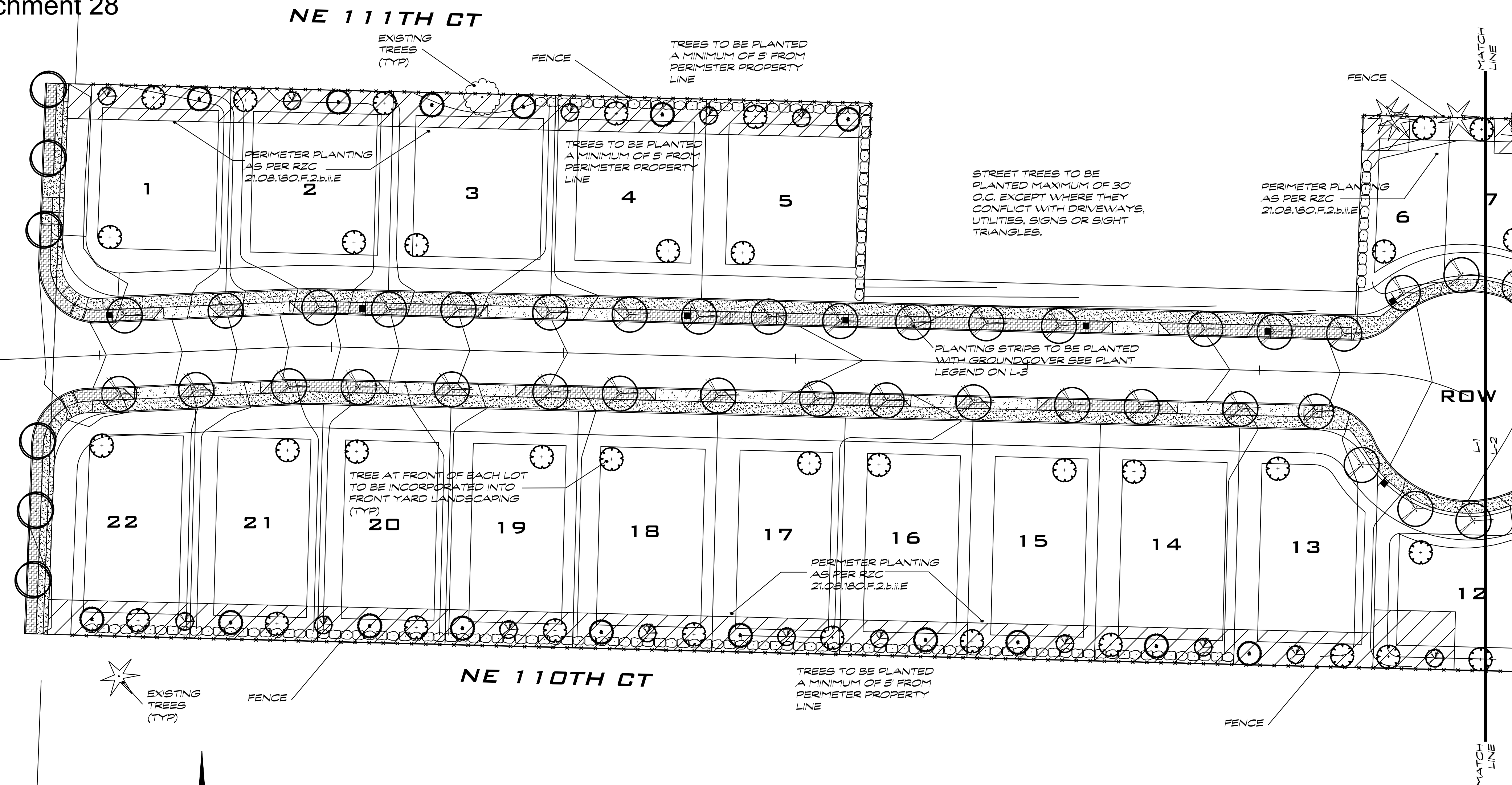
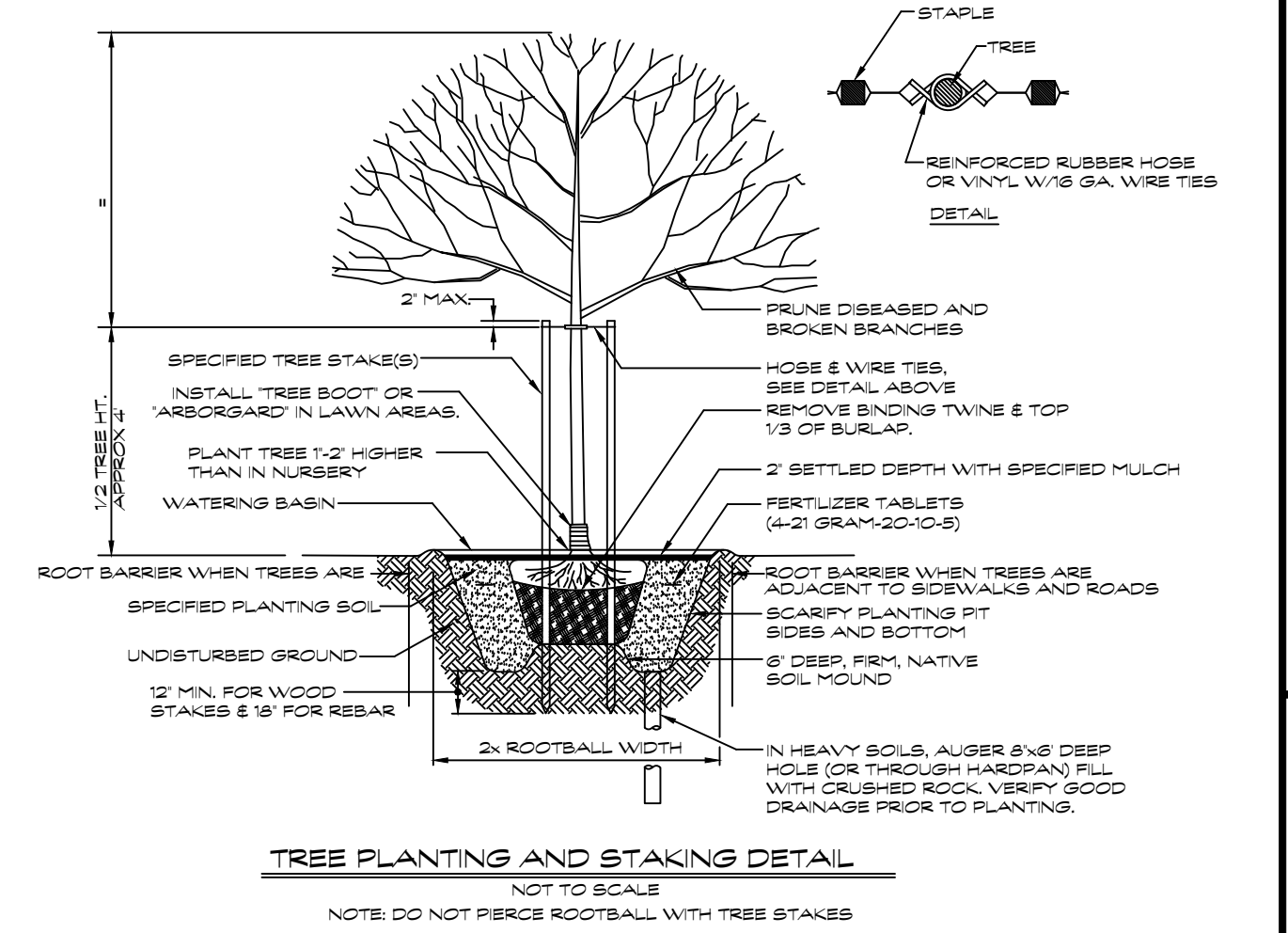
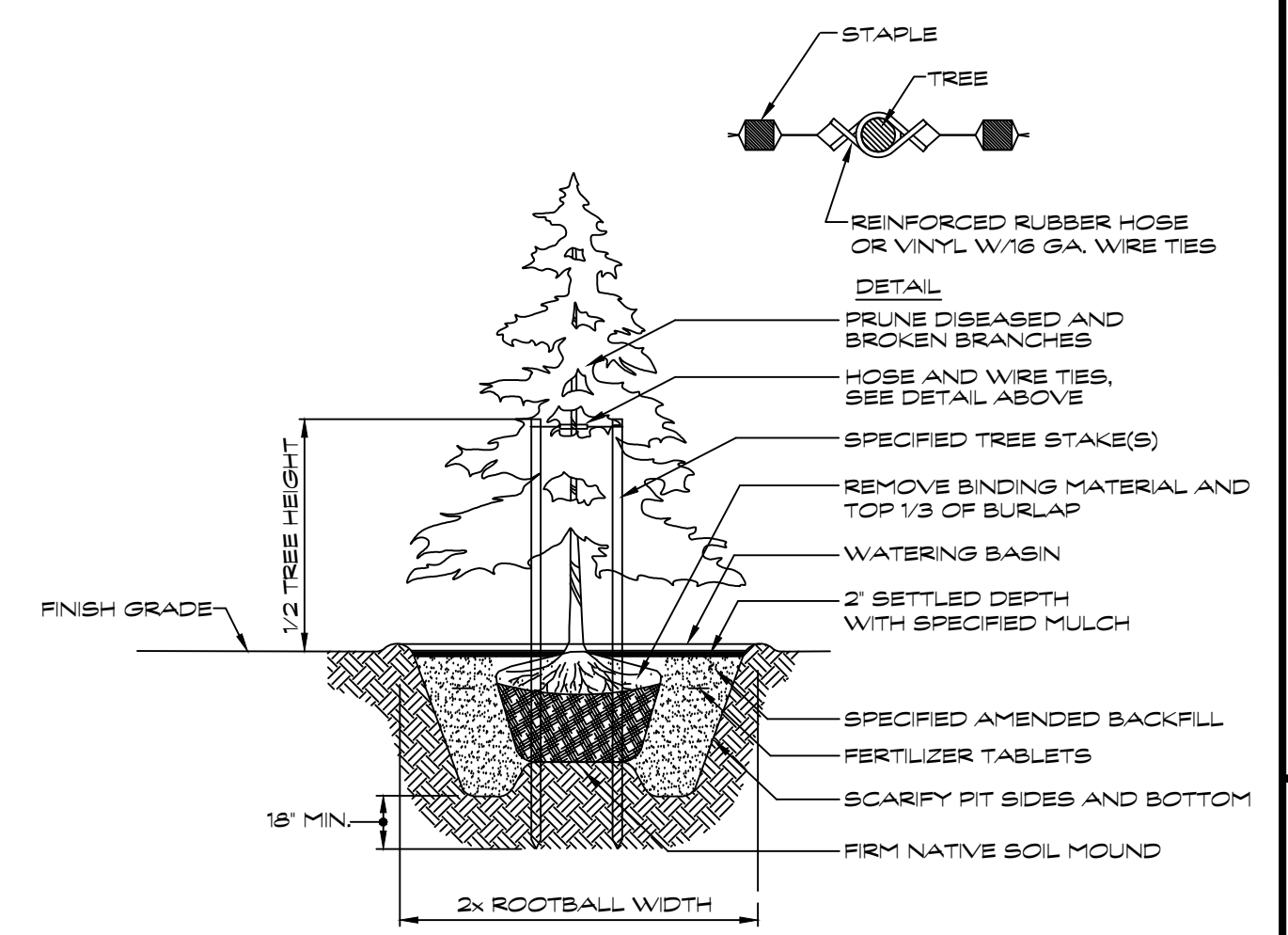
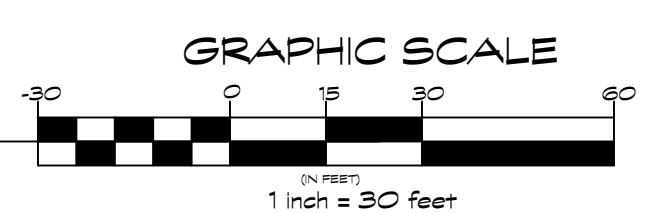


132ND AVE NE



**TREE PLAN**  
SCALE: 1"=30'-0"



**REPLACEMENT TREES**

PLANT SCHEDULE	REPLACEMENT TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<i>Acer circinatum</i>	Vine Maple	2.5' Cal.	48	Full & Matching, Native
<i>Tsuga mertensiana</i>	Mountain Hemlock	6' Ht.	22	Full & Matching, Native
<i>Thuja plicata</i>	Western Red Cedar	6' Ht.	56	Full & Matching, Native
			<b>TOTAL</b>	<b>127</b>

**STREET TREES**

PLANT SCHEDULE	STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<i>Prunus adamsiana</i> 'Chanticleer'	Chanticleer Pear	2.5' Cal.	41	Full & Matching
<i>Ampelopsis</i> sp. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5' Cal.	6	Full & Matching

Note: 132nd Avenue NE Street trees approved by the Parks Department.

NOTE: FRONT YARD LANDSCAPING AS PER 21.089.180 F2 TO BE A CONDITION OF APPROVAL.

**TREE REPLACEMENT**

TOTAL REPLACEMENT TREES REQUIRED = 294 TREES  
 TOTAL REPLACEMENT TREES REPLACED = 127 TREES  
 TOTAL NUMBER OF 'FEE-IN-LIEU OF TREE REPLACEMENT' TREES = 167 TREES

Figure 1: Tree Inventory - Proposed Action & Brief Definition

	Removal	Impacted	Retained	Total
Landmark (>30")	20 = 4.4%	1 = 0.2%	7 = 1.5%	28 = 6.1%
Significant (6" - 30")	234 = 51.1%	4 = 0.9%	192 = 41.9%	430 = 93.9%
<b>Totals</b>	<b>254 = 55.5%</b>	<b>5 = 1.1%</b>	<b>199 = 43.4%</b>	<b>458 = 100%</b>
<b>Replacement Trees</b>	<b>294</b>	<b>0</b>	<b>0</b>	<b>294</b>

Numbers are generated based on site conditions, proposed development, and City requirements. Significant trees are to be replaced at a 1:1 ratio; Landmark trees at a 3:1 ratio. Each significant tree removed beyond 35-percent retention must be replaced at a 3:1 ratio.

Including all of the trees located in the ECA/open space area, a total of 43.4 percent of all of the trees on the site will be retained.

**Replacement Tree Calculations**  
 Healthy Significant trees and to be replaced at 1:1 = 1 x 234 = 234 replacement trees. Landmark trees to be replaced at 3:1 = 3 x 20 = 60 replacement trees.

**ECOLOGICAL SCORE REQUIREMENTS**

TECHNIQUE (TABLE 21.32.060)	POINTS AWARDED*
1. 25% of the plants installed are Northwest adaptive and 25% of the plants installed are native.	5
2. 40% of existing significant trees includes landmark are retained. (SEE ARBORIST REPORT)	7
3. Minimum of 25% of proposed trees are evergreens.	5
10. Minimum of 25% of landscaped areas are designed with landscaping that does not require irrigation after a three-year period.	3

TOTAL POINTS..... 20

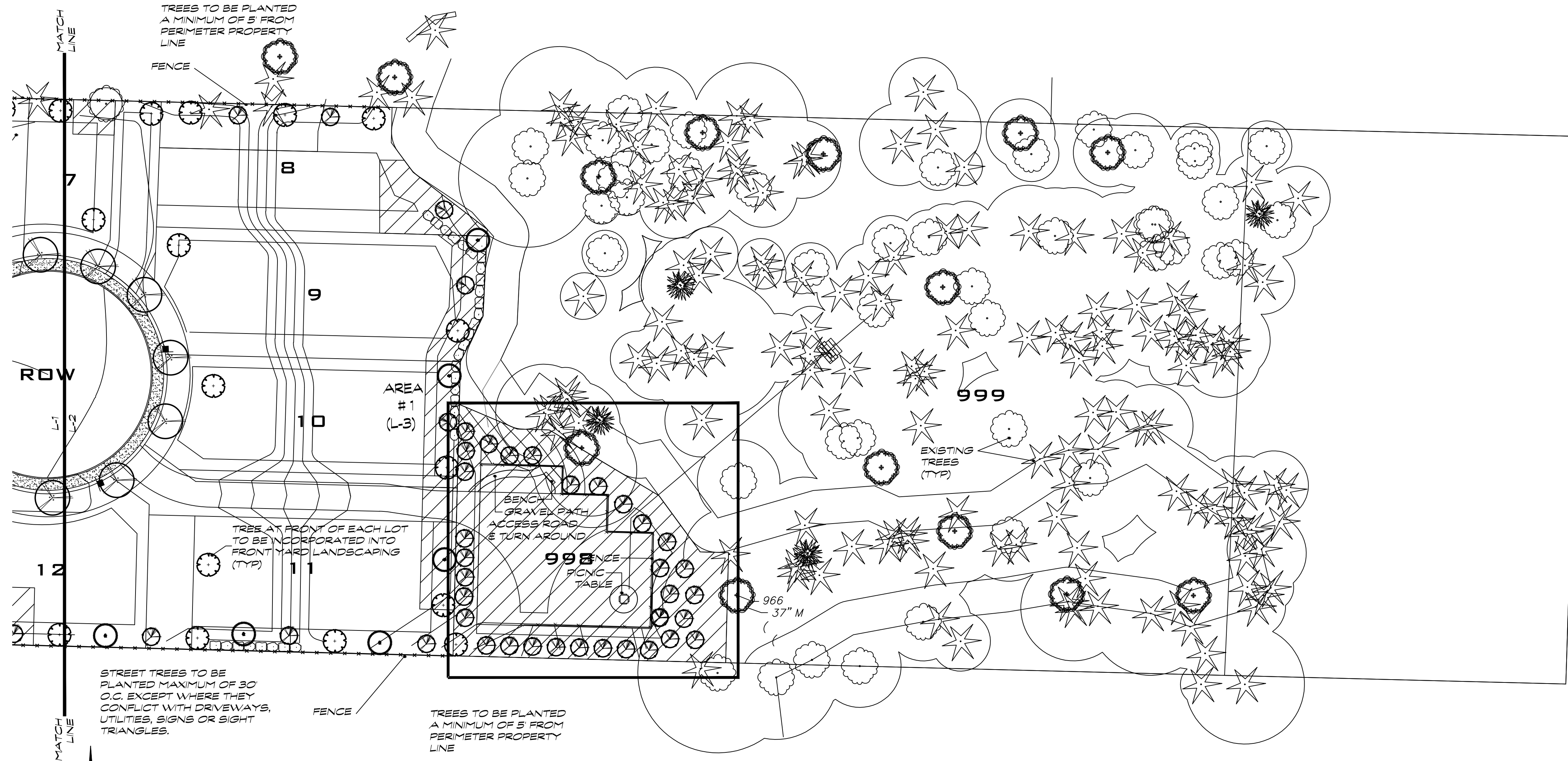
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 DATE: 3.24.15  
 CHECKED: GCRK  
 DATE: 3.23.15  
 REVISION: AS PER PLANNING REVIEW COMMENTS 1.5.15  
 ACCESS ROAD REVISED AT EAST END OF SITE  
 ACCESS ROAD REVISED AT EAST END OF SITE  
 NO. 7

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 BOTHELL, WA 98021  
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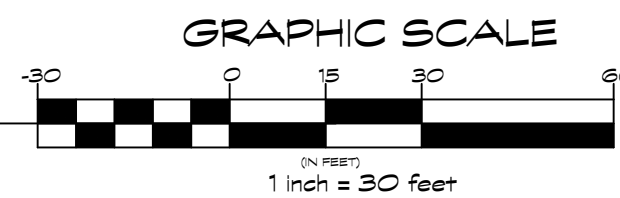
STATE OF WASHINGTON  
 REGISTERED  
 LANDSCAPE ARCHITECT  
*Shyle L. Cramer*  
 SHYLE L. CRAMER  
 CERTIFICATE NO. 634

**ROSE HILL DEVELOPMENT**  
 LANDSCAPE PLAN  
 REDMOND, WA 98033





TREE PLAN  
SCALE: 1"=30'-0"



NOTE: FRONT YARD LANDSCAPING AS PER 21.089.180 F2 TO BE A CONDITION OF APPROVAL.

REPLACEMENT TREES

PLANT SCHEDULE		REPLACEMENT TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS	
<b>TREES</b>					
<i>Acer granatum</i>	Vine Maple	2.5' Cal.	49	Full & Matching, Native	
<i>Tsuga mertensiana</i>	Mountain Hemlock	@ Ht.	22	Full & Matching, Native	
<i>Thuja plicata</i>	Western Red Cedar	@ Ht.	56	Full & Matching, Native	
	<b>TOTAL</b>		<b>127</b>		

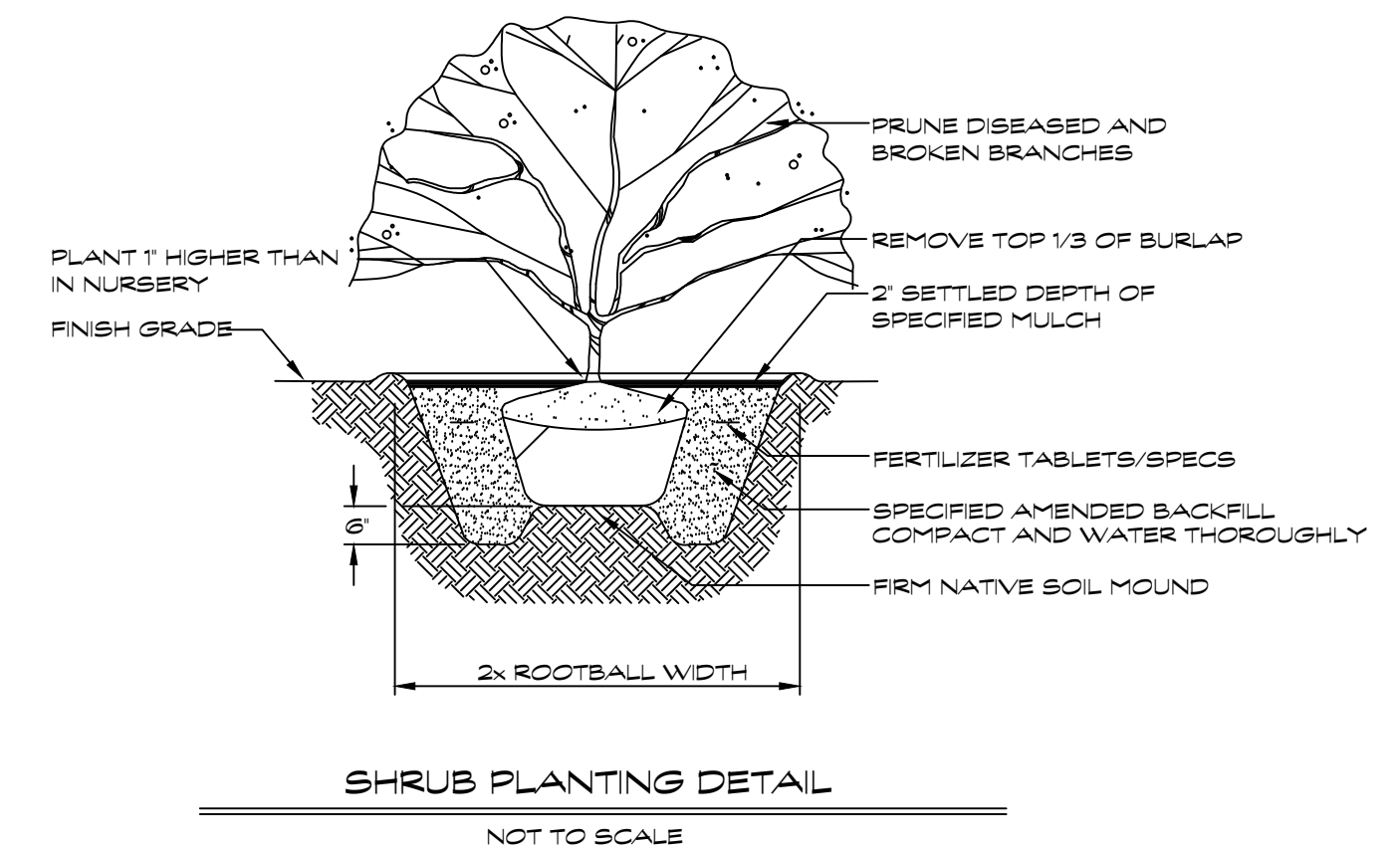
STREET TREES

PLANT SCHEDULE		STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS	
<b>TREES</b>					
<i>Pinus edulis</i> 'Chamisa'	Chamisa Pine	2.5' Cal.	41	Full & Matching	
<i>Amelanchier</i> s. Autumn Brilliance	Autumn Brilliance Serviceberry	2.5' Cal.	6	Full & Matching	

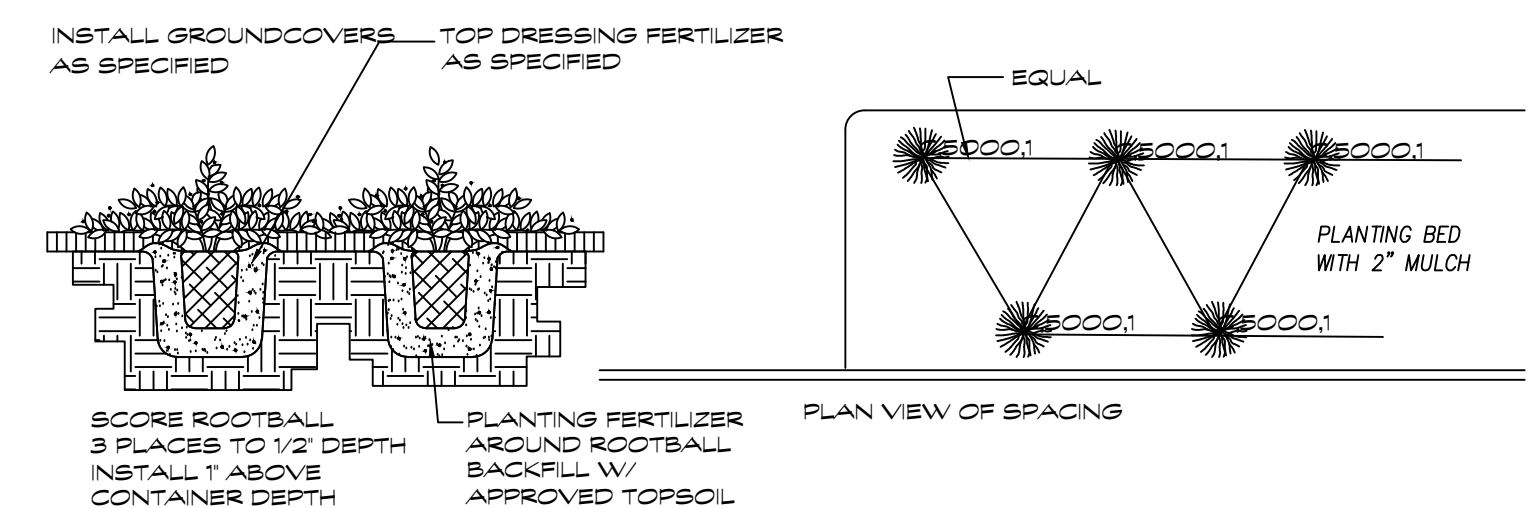
Note: 132nd Avenue NE Street trees approved by the Parks Department.

LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- 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.
- 4" DEPTH TOPSOIL IN LANDSCAPE AREAS.
- 2" DEPTH 3" DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.
- TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR, IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
  - 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.
  - 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 BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR THE FIRST THREE (3) YEARS OR UNTIL PROPOSED PLANT MATERIAL IS ESTABLISHED. PLANT MATERIAL TO BE SPECIFIED SHALL BE FOCUSED MORE TOWARDS XERISCAPE AND LOW-WATER USAGE PLANTS AS DETERMINED BY LANDSCAPE ARCHITECT.



SHRUB PLANTING DETAIL  
NOT TO SCALE



TYPICAL GROUNDCOVER DETAIL  
NOT TO SCALE

NO.	REVISION	DATE	BY
1	AS PER PLANNING REVIEW COMMENTS 1.15.14	2.26.15	CE/CK
2	ACCESS ROAD REVISED AT EAST END OF SITE	3.26.15	CE/CK
3	ACCESS ROAD REVISED AT EAST END OF SITE	5.17.15	CE/CK

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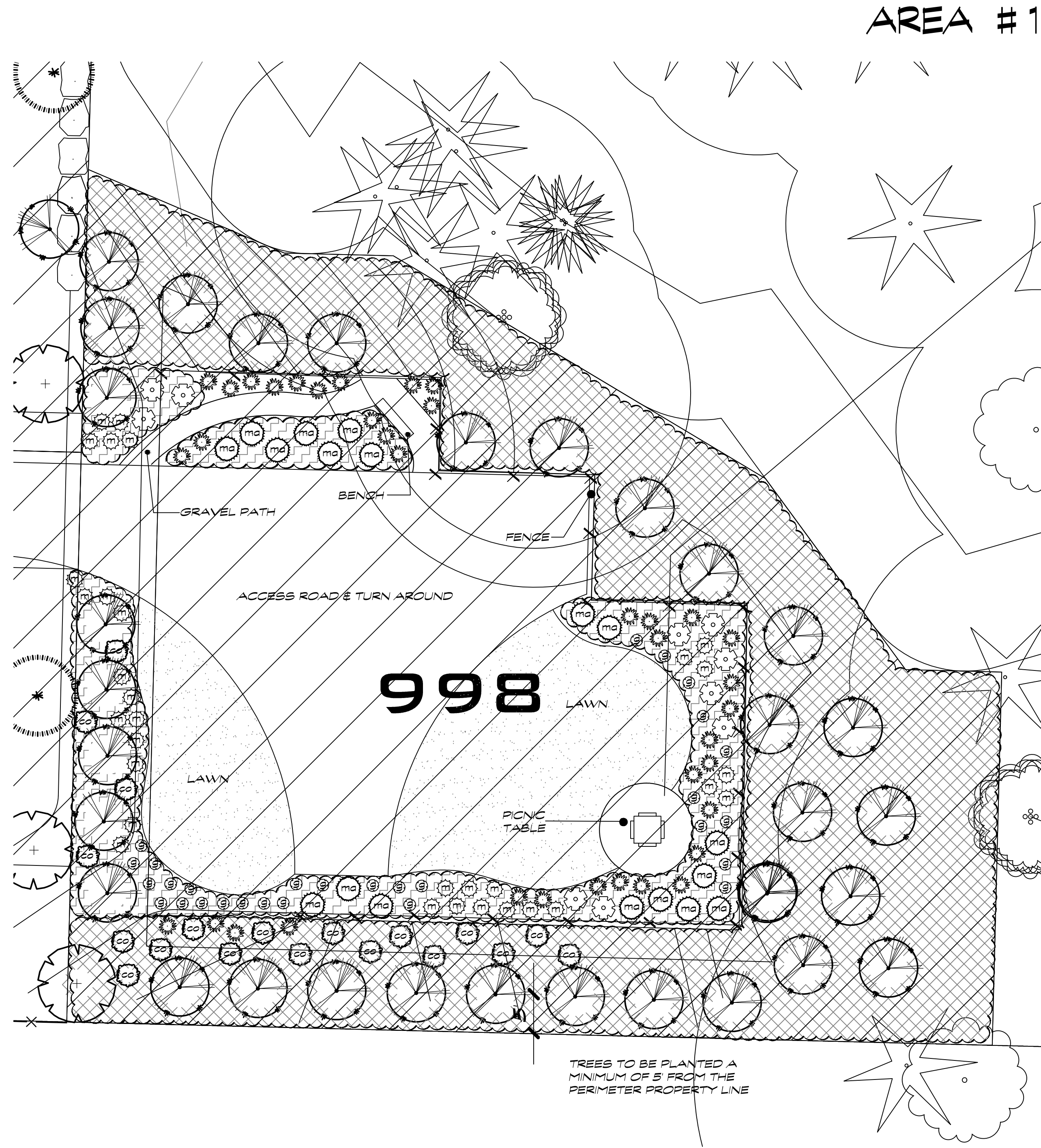
STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*Shyle L. Cramer*  
SHYLE L. CRAMER  
CERTIFICATE NO. 634

ROSE HILL DEVELOPMENT  
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REDMOND, WA 98033

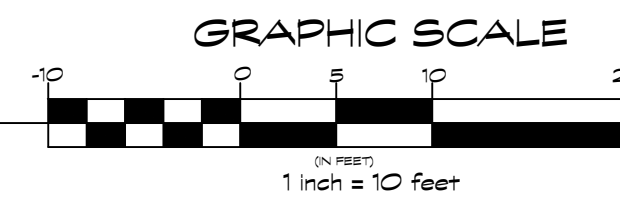
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L-02	3



PLANT SCHEDULE		STREET TREES		
BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES</b>				
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	2.5' Cal.	41	Full & Matching
<i>Amelanchier</i> sp. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5' Cal.	6	Full & Matching
<b>REPLACEMENT TREES</b>				
<i>Acer circinatum</i>	Vine Maple	2.5' Cal.	48	Full & Matching, Native
<i>Taxus mertensiana</i>	Maunten Hemlock	6' Hr.	22	Full & Matching, Native
<i>Thuja plicata</i>	Western Red Cedar	6' Hr.	56	Full & Matching, Native
<b>SHRUBS &amp; PERENNIALS</b>				
<i>Cornus alba</i> 'Elegans'	Variiegated Redwig Dogwood	30" Hr.	19	Full & Matching, Native
<i>Gaultheria phillyifolia</i>	Bald	1' @d.	29	Full & Matching, Native
<i>Mahonia aquifolium</i>	Tall Oregon Grape	24" Hr.	16	Full & Matching, Native
<i>Mahonia nervosa</i>	Largeleaf Mahonia	1' @d.	32	Full & Matching, Native
<i>Polyatum munitum</i>	Sword Fern	1' @d.	37	Full & Matching, Native
<i>Ribes sanguinum</i>	Red-flowering Currant	30" Hr.	10	Full & Matching, Native
<b>GROUNDCOVERS</b>				
<i>Arctostaphylos uva-ursi</i>	Kinkikink	1' @d., 24" oc	1350	Full & Matching, Native
<i>Fragaria chiloensis</i>	Beach Strawberry	1' @d., 24" oc	1100	Full & Matching, Native



LANDSCAPE PLAN  
SCALE: 1"=10'-0"



NO.	REVISION	DATE	BY
1	AS PER PLANNING REVIEW COMMENTS 1.15.14	2.26.14	GC/KK
2	ACCESS ROAD REVISED AT EAST END OF SITE	3.26.14	GC/KK
3	ACCESS ROAD REVISED AT EAST END OF SITE	5.7.14	GC/KK

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LANDSCAPE PLAN  
REDMOND, WA 98033

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DRAWING DATE: 12.16.14