

MONROE LAND AND IMPROVEMENTS BLOCK 20, VOL. 2147, PG. 2777

00517402000300

SET REBAR/CAP 11.0'(E) OF CORNER ON PROPERTY LINE EXTENDED

PROVIDE STEEL EDGING ADJACENT LAWN AREAS & LANDSCAPE BED AREAS (TYP.)

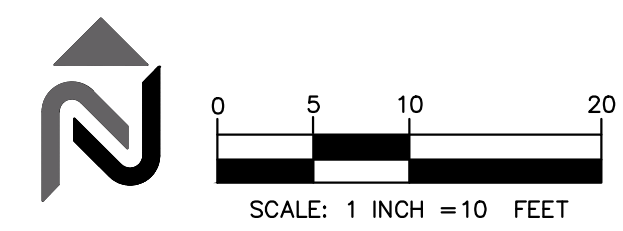
6' HIGH WOOD FENCING AS SHOWN

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
	EXISTING TREE TO REMAIN	PROTECT & PRESERVE
SHRUBS & GROUND COVER		
	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' / 'KARL FOERSTER' FEATHER REED GRASS	5 GAL. CONT., FULL & BUSHY, PLANT @ 3 1/2' O.C.
	FESTUCA OVINA CLAUCA 'ELIJAH BLUE' / 'ELIJAH BLUE' FESCUE	1 GAL. CONT., PLANT @ 2' O.C.
	RHODODENDRON 'PJM' / 'PJM' RHODODENDRON	5 GAL. CONT., PLANT @ 4' O.C.
	SPIRAEA x BUMALDI 'ANTHONY WATERER' / ANTHONY WATERER BUMALDI SPIRAEA	5 GAL. CONT., PLANT @ 3 1/2' O.C.
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	5 GAL. CONT., PLANT @ 3' O.C.
	EMERALD GREEN TURF	500 TO BE FESCUE & RYE BLENDS, NO BLUEGRASS
	COBBLESTONE ROCK	18" WIDTH, 9" DEPTH

PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE CUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO (1) VERIFY THE LOCATIONS OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA, (2) PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND (3) REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES OF PLANTS REPRESENTED BY SYMBOLS SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN GRAPHICALLY.
- ALL LANDSCAPE BED AREAS ARE TO RECEIVE 6" OF TOPSOIL. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL.
- ALL LANDSCAPED AREAS ARE TO BE WATERED BY THE CONTRACTOR DURING CONSTRUCTION & HOMEOWNER THEREAFTER IS RESPONSIBLE TO WATER ALL NEW VEGETATION PLANTED SUFFICIENTLY TO SUSTAIN HEALTHY GROWTH.
- INSTALL A WEED BARRIER IN ALL LANDSCAPE BED AREAS AND ALL ROCK AREAS (SEE SPECIFICATIONS).
- STEEL EDGING (TYP.) (SEE LANDSCAPE & IRRIGATION DETAIL SHEET) SHALL BE INSTALLED BETWEEN ALL ROCKED AREAS AND LANDSCAPE PLANTING BEDS. ALSO, EDGING SHALL BE INSTALLED BETWEEN DIFFERENT GRAVELED OR ROCKED AREAS AS SHOWN ON THE PLAN.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.



No.	Date	By	Revision Description

Issue Date:	1/10/2023	Project No.:	
Designed By:	TSP	Drawn By:	NFG
		Checked By:	TSP

LAND PLAN
 3151 Russet Road | Brier, WA 98036 | T (425) 275-9808



N KELSEY STREET TRIPLEX
 MONROE, WASHINGTON
LANDSCAPE PLAN

