

PRELIMINARY COVER PAGE  
FOR  
**PRELIMINARY PRD OF WOODS CREEK HIGHLANDS**  
A PORTION OF NE 1/4 NE 1/4 NW 1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.  
CITY OF MONROE, SNOHOMISH COUNTY, WA

RECEIVED 12/21/2018

**DATUM**

WSDOT CONTROL POINT ID NO. 2423 (BM31002-66) WAS HELD FOR ELEVATION, BEING 72.24' (NAVD88). SITE BENCHMARK IS FOUND REBAR WITH CAP AT SW CORNER OF SUBJECT PARCEL. ELEVATION 335.28'.

**BASIS OF BEARING**

BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 6 EAST, W.M. PER THE PLAT OF SINCLAIR HEIGHTS, RECORDED UNDER AUDITOR'S FILE NO. 200405075141, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TAKEN AS NORTH 00°37'13" EAST.

**LEGAL DESCRIPTION**

TAX PARCEL: 28073100200400

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 28 NORTH, RANGE 7 EAST, WILLAMETE MERIDIAN LYING NORTHERLY AND EASTERLY OF THE COUNTY ROAD;  
EXCEPT THE SOUTHERLY MOST 60 FEET THEREOF;  
AND EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, 1,284.86 FEET NORTHEAST OF THE NORTHWEST CORNER;  
THENCE SOUTH 36°37'41" WEST 650.49 FEET, MORE OR LESS, TO THE NORTH OF THE COUNTY ROAD AND THE TERMINATION OF SAID LINE;

SITUATE IN THE CITY OF MONROE, COUNTY OF SNOHOMISH, STATE OF WASHINGTON

**EARTHWORK QUANTITIES**

**CUT- 12,000 CY**  
**FILL- 12,500 CY**

(EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QUANTITIES PRIOR TO CONSTRUCTION.)

**SITE ADDRESS**

13327 CHAIN LAKE ROAD, MONROE, WA 98272

**LOT RANGE AREAS** (18.84.080(O) MMC)

4,000 - 4,999 SF 14 LOTS 58%  
4,999 < SF 10 LOTS 42%

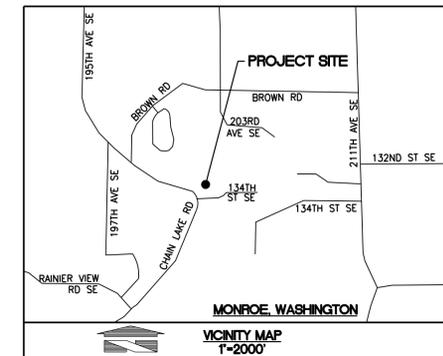
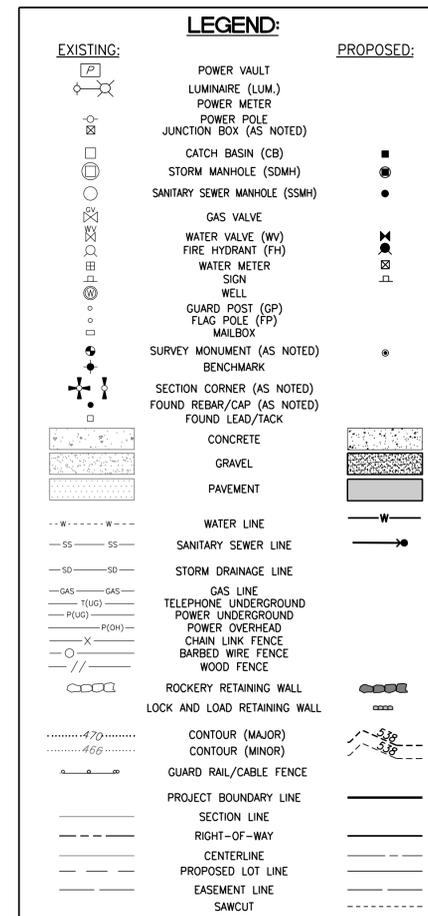
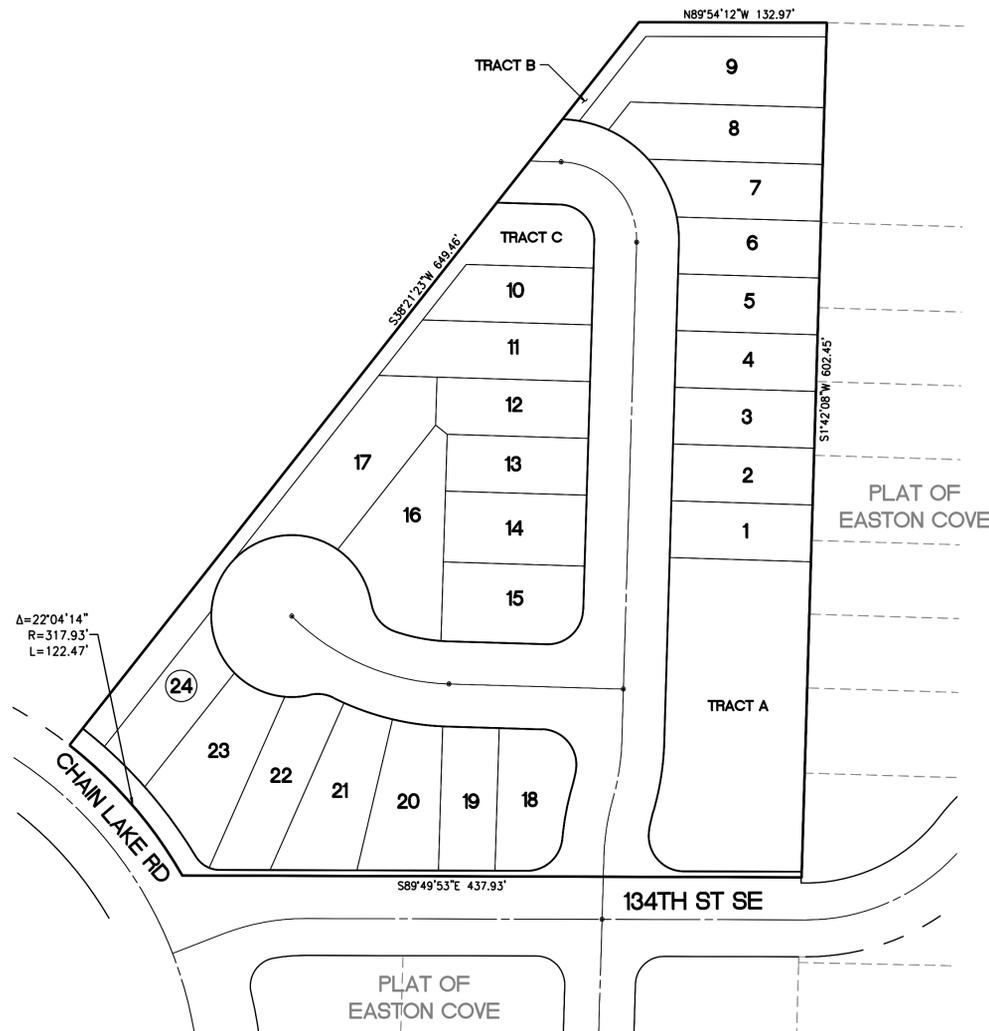
18.84.080(O) MMC. A PRD LOCATED WITHIN THE R-4 ZONING DISTRICT CONTAINING LESS THAN SIX GROSS ACRES MUST CONTAIN A MINIMUM OF TWO LOT SIZES SEPARATED BY AT LEAST A ONE THOUSAND SQUARE FEET THRESHOLD. NO SINGLE LOT SIZE MAY MAKE UP LESS THAN TWENTY-FIVE PERCENT OF THE TOTAL LOTS.

MMC 18.84.080 (A)		
TRACT NAME	PARK AREA	
A PARK AND RECREATION USABLE OPEN SPACE	22,298 SF	0.51 AC
PARK (RECREATION) AREA REQUIRED 24 LOTS @ 900 SF/LOT	21,600 SF	0.50 AC
PARK (RECREATION) AREA PROVIDED	22,298 SF	0.51 AC

TRACT	AREA	USE
A	22,298 SF	DRAINAGE FACILITY/RECREATION
B	2,118 SF	OPEN SPACE
C	9,196 SF	OPEN SPACE
<b>TOTAL TRACT AREA</b>	<b>33,612 SF, 0.77 AC</b>	

**SERVICES**

WATER	CITY OF MONROE
SEWER	CITY OF MONROE
PUBLIC SCHOOLS	MONROE SCHOOL DISTRICT NO. 103
FIRE PROTECTION	MONROE F.P.D. #7
ELECTRICITY	SNOHOMISH COUNTY P.U.D. #1
NATURAL GAS	PUGET SOUND ENERGY SERVICES



**NOTES**

- SITE AREA:  
(PHASING PURSUANT TO 18.84.190 MMC)
- EXISTING USE: AREA 210,326 SF (4.83± AC.)  
(TAX PARCEL: 28073100200400)
  - PROPOSED USE: 24 SINGLE FAMILY LOTS
  - EXISTING ZONING: R4 (4 DU/ACRE)
  - EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY SFR
  - PROPOSED MIN. LOT WIDTH: 40 FEET
  - REQUIRED MIN. LOT WIDTH: 30 FEET
  - PROPOSED MINIMUM LOT AREA: 4,000 S.F.
  - PROPOSED AVERAGE LOT SIZE 4,991 S.F.
  - MAXIMUM ALLOWABLE BASE DENSITY: R4 ZONE (18.10.010 MMC)  
(4.83 X 4 = 19.32)
  - BONUS DENSITY ALLOWED FOR PRD (18.84.080(K)(2) MMC)  
(19.32 x 1.3 = 25.12) = 26 UNITS
  - PROPOSED UNITS: 24
  - REQUIRED MIN. SETBACKS: (18.10.140 MMC)  
FRONT/LIVING AREA: 10 FEET  
GARAGE: 20 FEET  
FRONT/SIDEYARD: 5 FEET  
REAR: 10 FEET
  - MAX BASE HEIGHT OF BUILDINGS: 35 FEET (18.10.140 MMC)
  - MAX LOT COVERAGE: 60 PERCENT (18.10.140 MMC)
  - TOTAL LOT AREA: 119,244 S.F. (2.74 AC)
  - TOTAL TRACT AREA: 33,612 S.F. (0.77 AC)
  - TOTAL R.O.W. AREA: 61,855 S.F. (1.42 AC)
  - SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., OCTOBER 5, 2018.

**SHEET INDEX**

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| L3 OF 3 | PRELIMINARY NOTES AND DETAILS         |

**ENGINEER/PLANNER/SURVEYOR**

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72nd AVE. SOUTH  
KENT, WA 98032  
(425) 251-6222  
FAX (425) 251-8782  
CONTACT: BARRY TALKINGTON, P.E./GEORGE NEWMAN, A.I.C.P./LES HILLEBRAND, P.L.S.

**TRAFFIC**

TRANSPROGROUP  
12131 113TH AVE NE, SUITE 203  
KIRKLAND, WA 98034  
(425) 821-3665  
CONTACT: KEVIN JONES, P.E.

**APPLICANT/OWNER**

WOODS CREEK DEVELOPMENT, INC.  
EMILY HEENAN  
800 5TH AVE  
#101-155  
SEATTLE, WA 98104

**GEOTECH**

ASSOCIATED EARTH SCIENCES, INC.  
911 5TH AVE  
KIRKLAND, WA 98033  
(425) 827-7701  
CONTACT: BRUCE GUENZLER, L.G., L.E.G.

No.	Date	By	Chd.	Appr.	Revision

Title:  
**PRELIMINARY COVER PAGE**  
**FOR**  
**PRELIMINARY PRD**  
**WOODS CREEK HIGHLANDS**

For: **WOODS CREEK DEVELOPMENT, INC.**  
**1800 136TH PL NE, STE 100**  
**BELLEVUE, WA 98005**

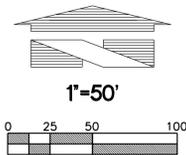


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Drawn	BY	Checked	BY	12/13/18
Approved	BY	Approved	BY	

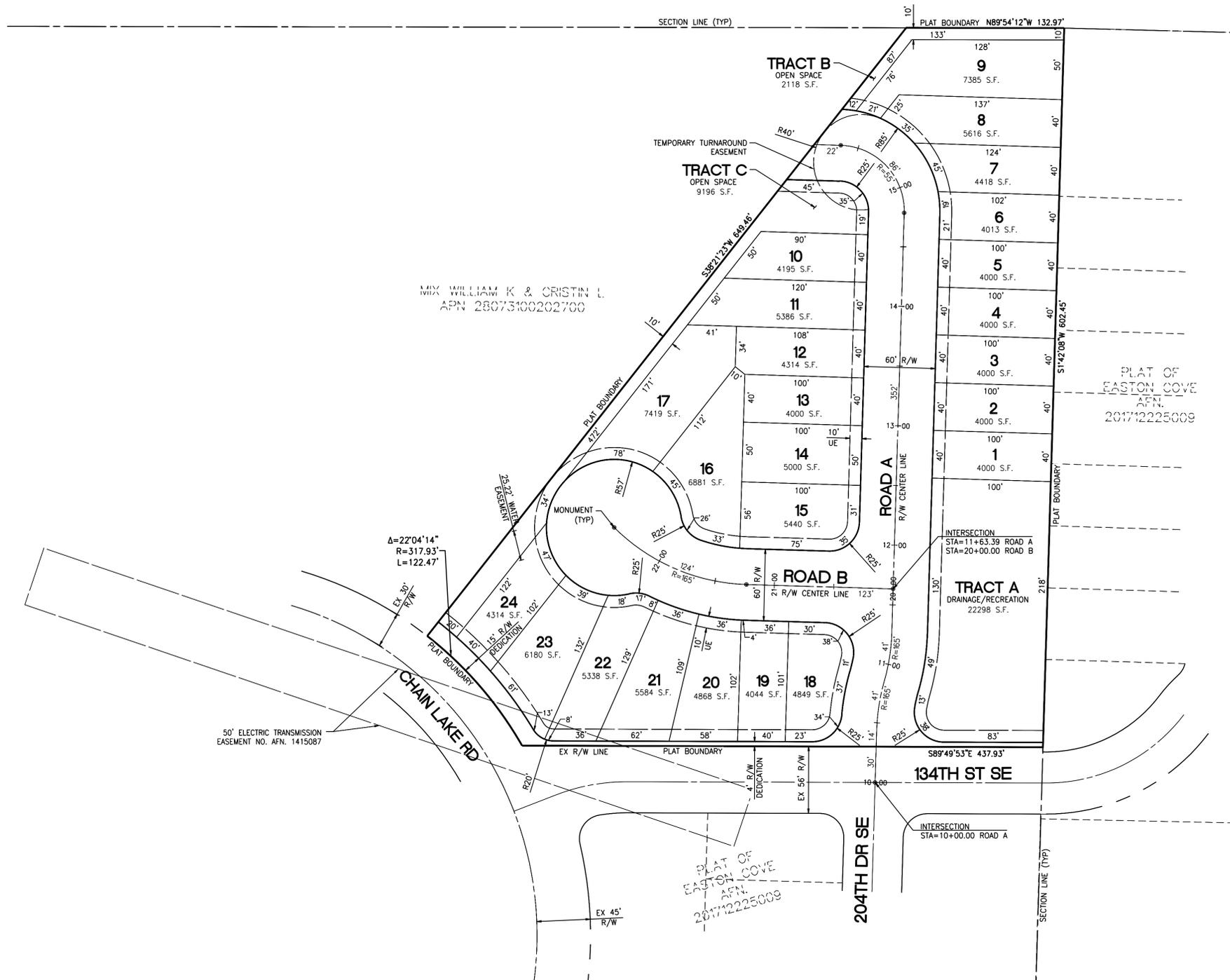
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Job Number  
**20354**  
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**1 of 5**



PRELIMINARY PLAT MAP  
FOR  
**PRELIMINARY PRD OF WOODS CREEK HIGHLANDS**  
A PORTION OF NE 1/4 NE 1/4 NW 1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.  
CITY OF MONROE, SNOHOMISH COUNTY, WA



- ABBREVIATIONS:**
- UE UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE)
  - SDE PUBLIC STORM DRAINAGE EASEMENT
  - PSDE PRIVATE STORM DRAINAGE EASEMENT
  - WLE PUBLIC WATERLINE EASEMENT
  - SSE PUBLIC SANITARY SEWER EASEMENT
  - R/W RIGHT-OF-WAY
  - SAT SENSITIVE AREA TRACT
  - BSBL BUILDING SETBACK LINE
  - SF SQUARE FEET
  - SWE SIDEWALK EASEMENT

No.	Date	By	Chd.	Appr.

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PRELIMINARY PLAT MAP  
FOR  
PRELIMINARY PRD  
WOODS CREEK HIGHLANDS

For: **WOODS CREEK DEVELOPMENT, INC.**  
1800 136TH PL NE, STE 100  
BELLEVUE, WA 98005



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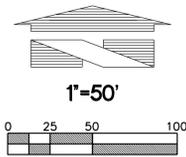
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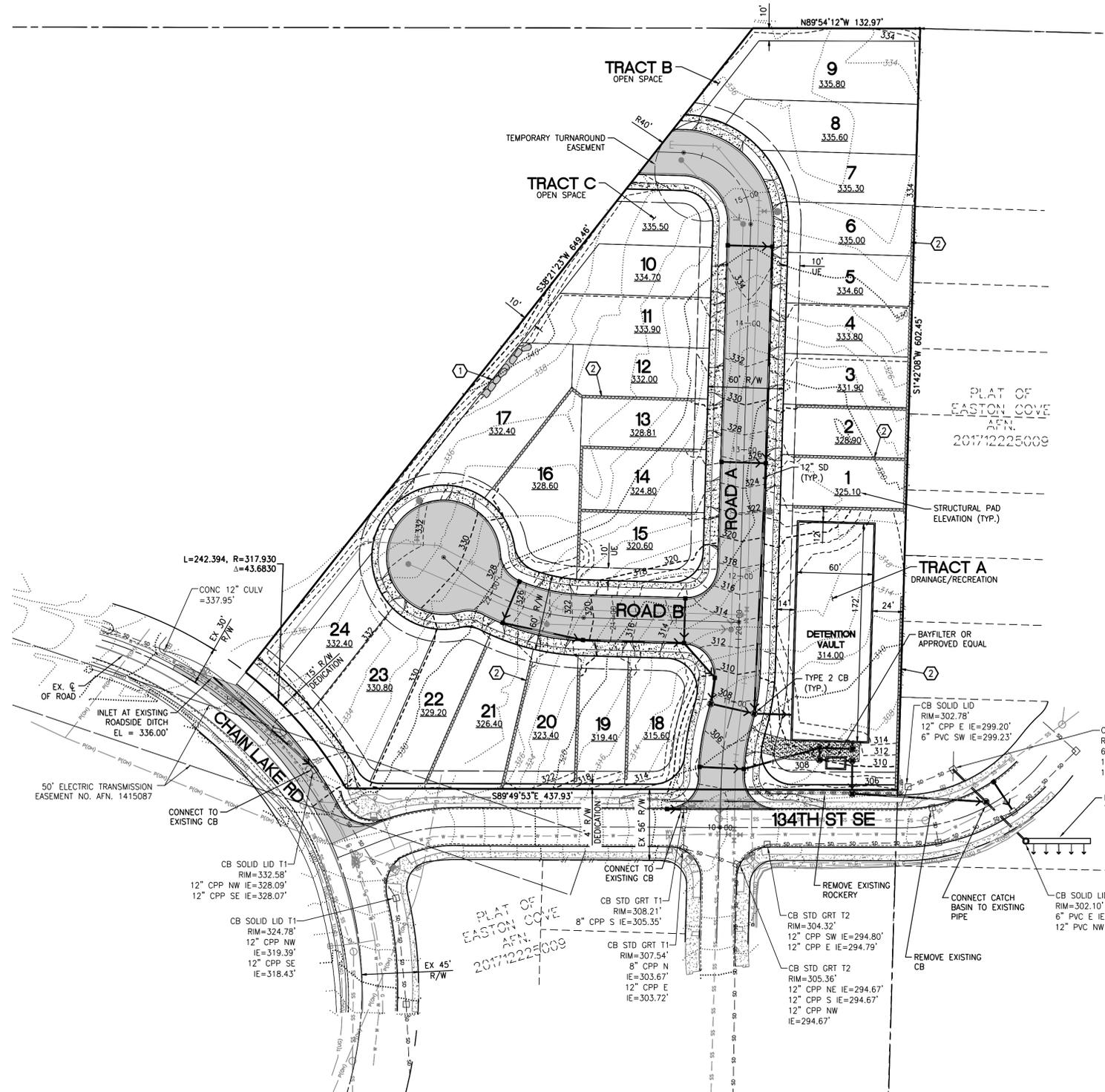
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PRELIMINARY GRADING AND DRAINAGE PLAN  
FOR  
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A PORTION OF NE 1/4 NE 1/4 NW 1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.  
CITY OF MONROE, SNOHOMISH COUNTY, WA



LEGEND		
	EXISTING	PROPOSED
MAJOR CONTOUR		
MINOR CONTOUR		
CATCH BASIN		
STORM PIPE		
CONCRETE		
ASPHALT		
GRAVEL		

**TRACT A  
PROPOSED DRAINAGE FACILITY**

DETENTION VAULT  
TOP OF VAULT EL = 309.00  
DESIGN WATER SURFACE EL = 307.00  
STATIC WATER SURFACE EL = 299.00  
BOTTOM OF VAULT EL = 298.50  
DETENTION VAULT VOLUME PROVIDED = 83,000 CF

- CONSTRUCTION NOTES**
- ① PROPOSED ROCKERY
  - ② PROPOSED LOCK AND LOAD WALL

No.	Date	By	Cd.	Appr.

For: **WOODS CREEK DEVELOPMENT, INC.**  
1800 136TH PL NE, STE 100  
BELLEVUE, WA 98005



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Horizontal 1" = 50'  
Vertical N/A

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Approved: [ ]  
Date: 12/13/19

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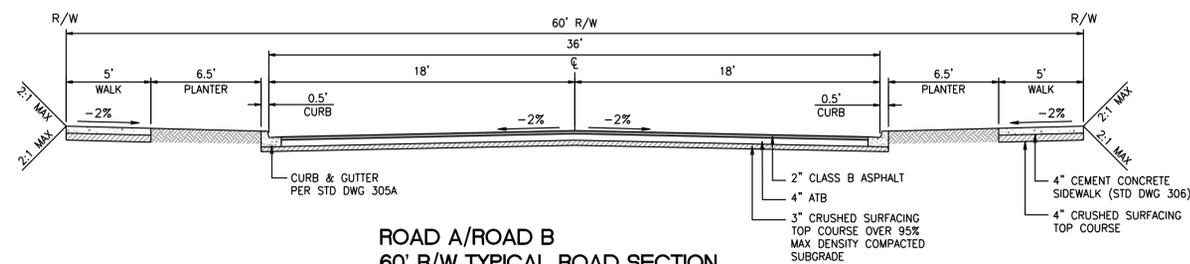
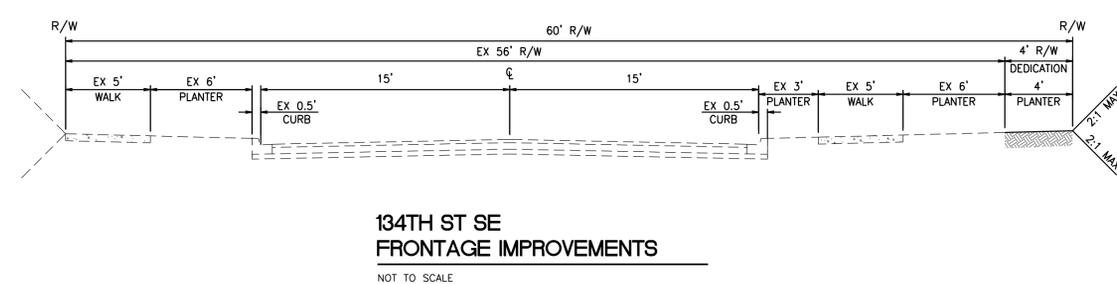
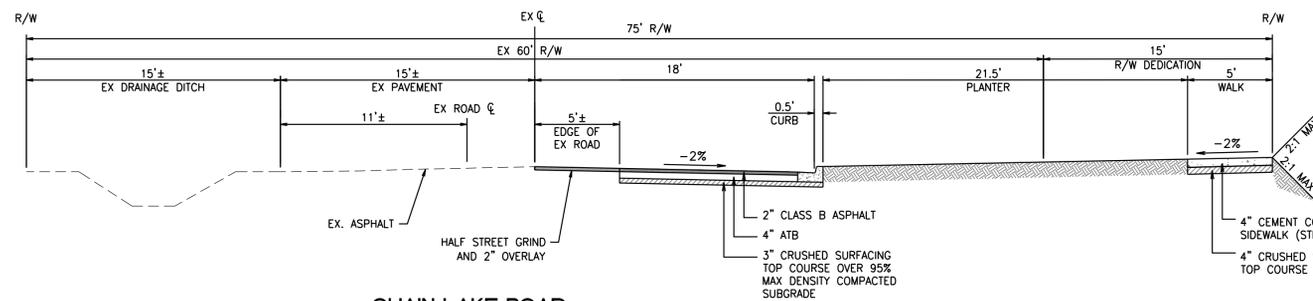
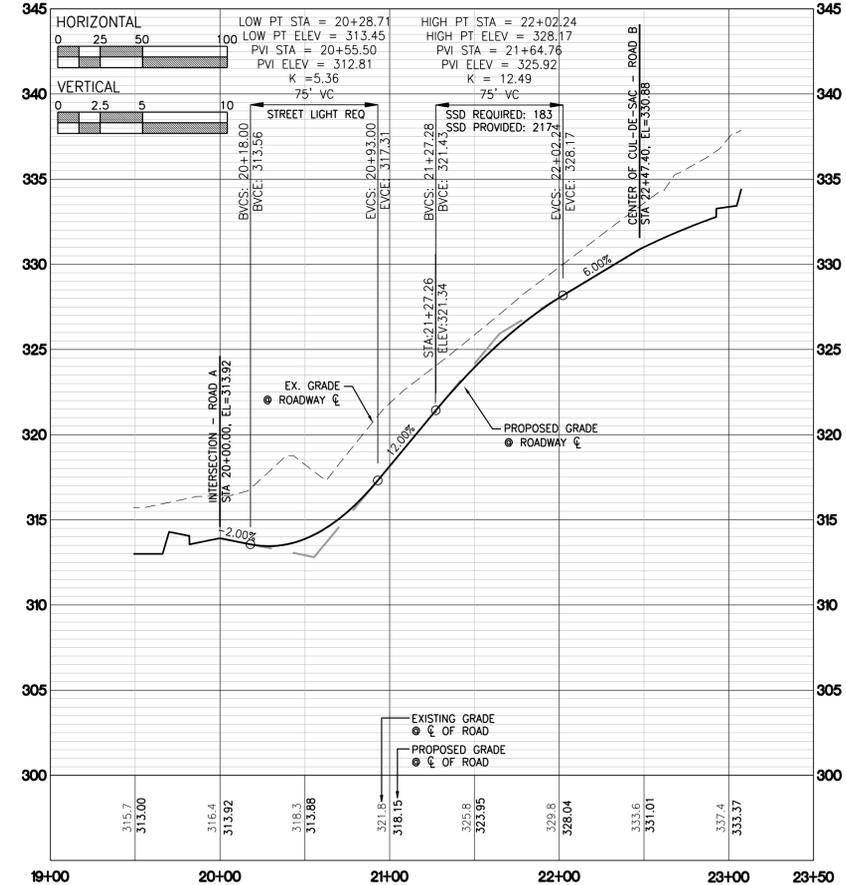
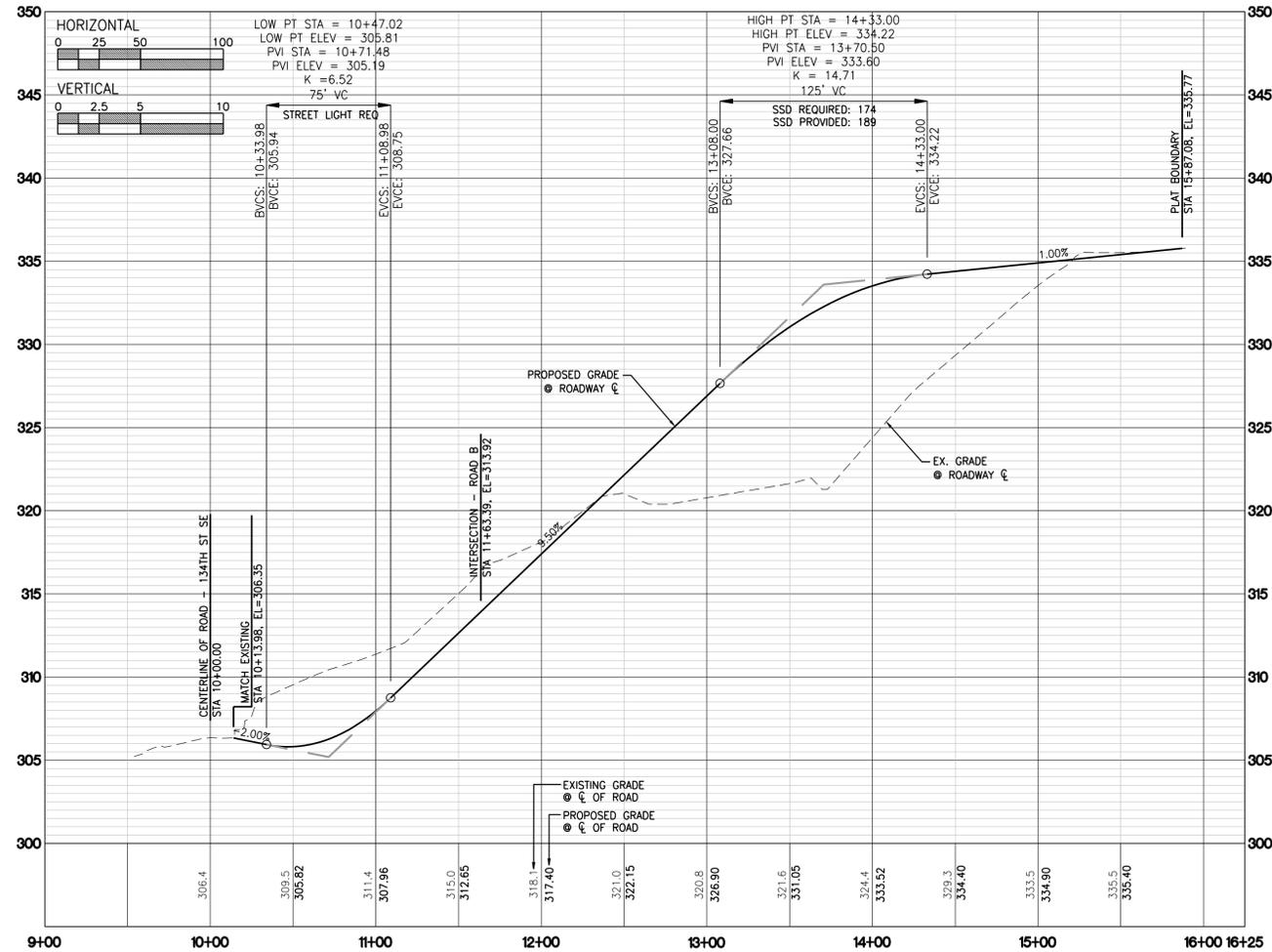
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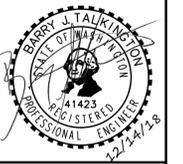
PRELIMINARY ROAD PROFILES AND DETAILS  
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A PORTION OF NE 1/4 NE 1/4 NW 1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.  
CITY OF MONROE, SNOHOMISH COUNTY, WA



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Title:  
**PRELIMINARY ROAD PROFILES AND DETAILS**  
FOR  
**PRELIMINARY PRD**  
**WOODS CREEK HIGHLANDS**

For: **WOODS CREEK DEVELOPMENT, INC.**  
1800 136TH PL NE, STE 100  
BELLEVUE, WA 98005



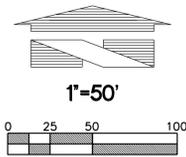
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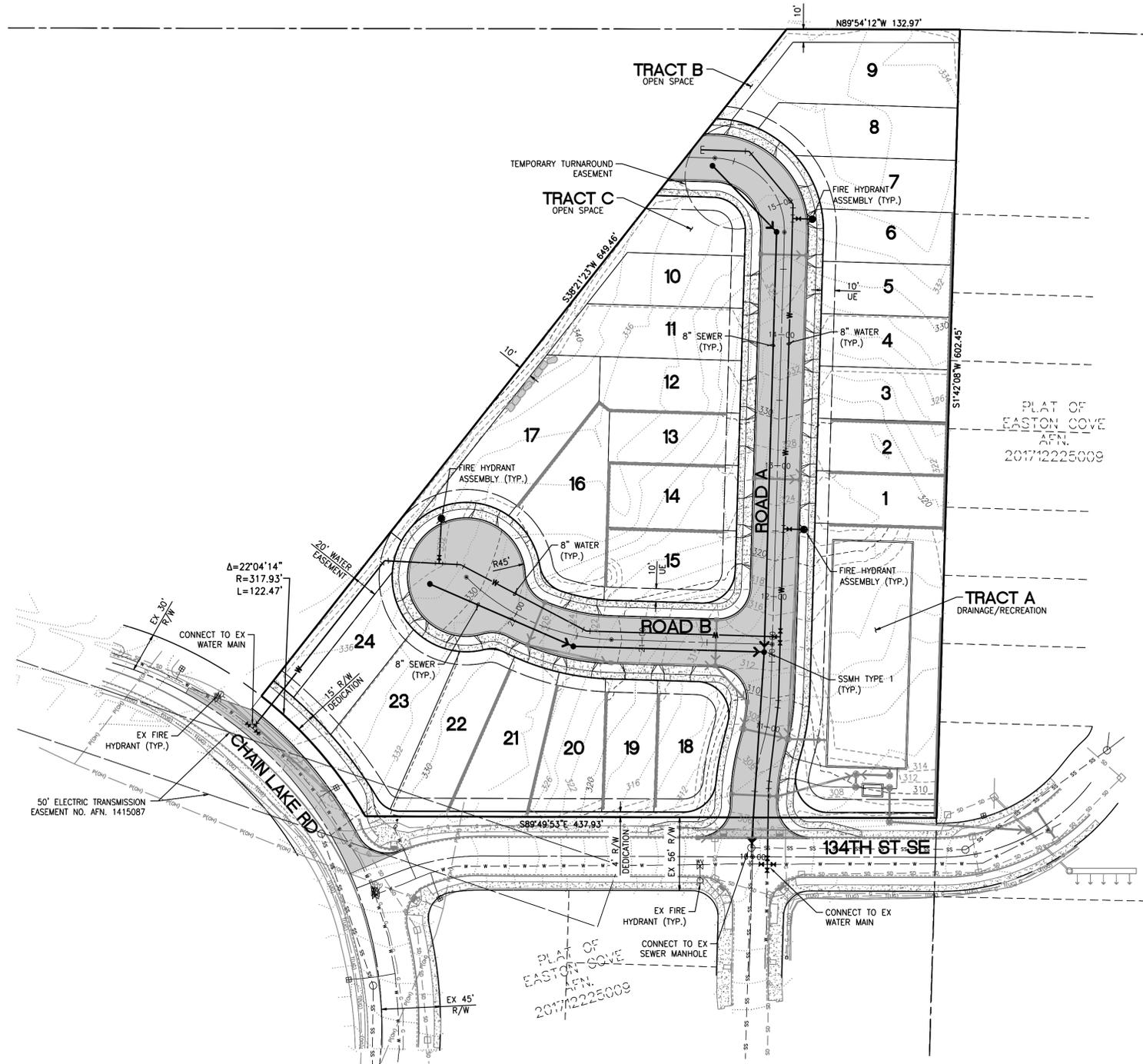
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PRELIMINARY SEWER AND WATER PLANS  
FOR  
**PRELIMINARY PRD OF WOODS CREEK HIGHLANDS**  
A PORTION OF NE 1/4 NE 1/4 NW 1/4 OF, SEC. 31, TWP. 28 N., RANGE 07 E., W.M.  
CITY OF MONROE, SNOHOMISH COUNTY, WA



		LEGEND	
		EXISTING	PROPOSED
MAJOR CONTOUR			
MINOR CONTOUR			
CATCH BASIN			
STORM PIPE			
WATER			
SEWER			
CONCRETE			
ASPHALT			

No.	Date	By	Chd.	Appr.

Title: **PRELIMINARY SEWER AND WATER PLANS FOR PRELIMINARY PRD WOODS CREEK HIGHLANDS**

For: **WOODS CREEK DEVELOPMENT, INC.**  
1800 136TH PL NE, STE 100  
BELLEVUE, WA 98005



Scale: Horizontal 1" = 50', Vertical N/A

Designed	Drawn	Checked	Approved	Date
				12/14/18

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Job Number: **20354**  
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# PRELIMINARY LANDSCAPE PLAN (NORTH)

## FOR PRELIMINARY PLAT OF WOODS CREEK HIGHLANDS

CITY OF MONROE, SNOHOMISH COUNTY, WA

### PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	WATER USE	ORIGIN	FOLIAGE	QTY
	CALOCEDRUS DECURRENS / INCENSE CEDAR	B & B	6' MIN HT	LOW	NATIVE	EVERGREEN	24
	MAGNOLIA VIRGINIANA 'MOON GLOW' / SWEET BAY	B & B	1.5" CAL.	MEDIUM	N. AM. NATIVE	EVERGREEN	17
	QUERCUS GARRYANA / OREGON OAK	B & B	1.5" CAL.	LOW	NATIVE	DECIDUOUS	23

### CODE COMPLIANCE

24 PROPOSED LOTS ON PROPERTY ZONED RESIDENTIAL 4 (R-4)

1. REQUIRED SETBACKS AND BUFFERS PER (MMC 18.10.140-B)
  - 1.1. 10' FRONT YARD SETBACK FROM EDGE OF RIGHT-OF-WAY
  - 1.2. 10' PERIMETER BUFFER
2. RECREATION SPACE REQUIREMENTS PER (MMC 18.84.080)
  - 2.1. 900 SF PER DWELLING UNIT:

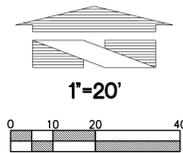
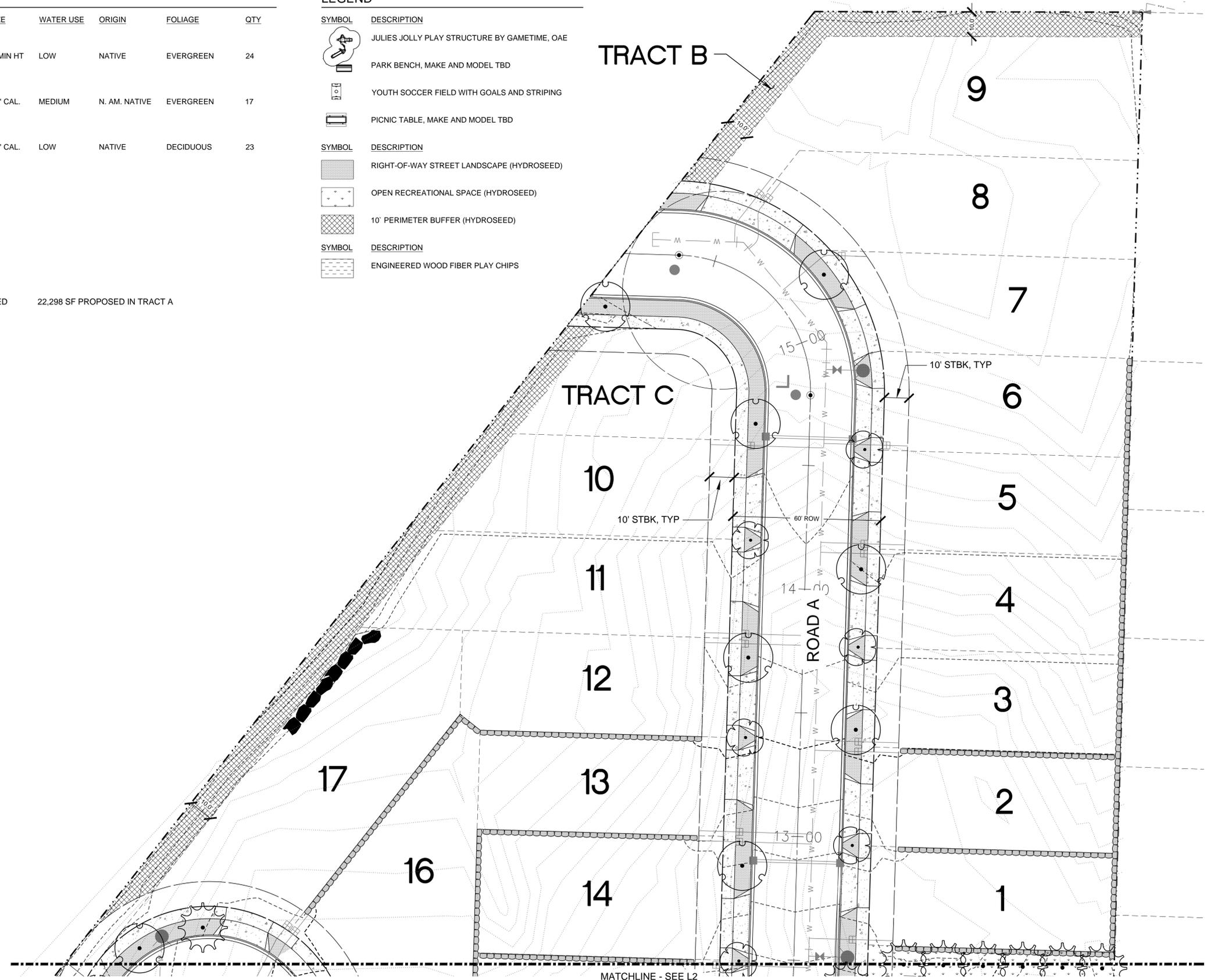
900 SF x 24 UNITS = 21,600 SF OPEN RECREATION SPACE REQUIRED      22,298 SF PROPOSED IN TRACT A

### LIST OF LANDSCAPE ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECTURAL DOCUMENTS
B&B	BALLED AND BURLAPPED
BOC	BACK OF CURB
CAL	CALIPER (PER ANSI Z60.1, LATEST EDITION)
CIVIL	CIVIL ENGINEERING DOCUMENTS
CONT	CONTAINER
CY	CUBIC YARDS
DBH	DIAMETER AT BREAST HEIGHT (PER ANSI Z60.1, LATEST EDITION)
DEMO	DEMOLITION
DIA	DIAMETER
DTLS	DETAIL DRAWINGS
ESMT	EASEMENT
ELEC	ELECTRICAL
EX	EXISTING
FOC	FACE OF CURB
FT	FEET
GAL	GALLON
HT	HEIGHT
LF	LINEAR FEET
LIM	LIMIT OF WORK
MAX	MAXIMUM
MECH	MECHANICAL DOCUMENTS
MIN	MINIMUM
MMC	MONROE MUNICIPAL CODE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OAE	OR APPROVED EQUAL
P&P	PRESERVE AND PROTECT
PA	PLANTING AREA
PH	PHASE
POC	POINT OF CONNECTION
PRECON	PRE-CONSTRUCTION
PROP	PROPOSED
PT	PRESSURE TREATED
REP	REPRESENTATIVE
REQ	REQUIREMENTS
SPEC	SPECIFICATIONS
SF	SQUARE FEET
TP	TREE PROTECTION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WD	WIDTH

### LEGEND

SYMBOL	DESCRIPTION
	JULIES JOLLY PLAY STRUCTURE BY GAMETIME, OAE
	PARK BENCH, MAKE AND MODEL TBD
	YOUTH SOCCER FIELD WITH GOALS AND STRIPING
	PICNIC TABLE, MAKE AND MODEL TBD
SYMBOL	DESCRIPTION
	RIGHT-OF-WAY STREET LANDSCAPE (HYDROSEED)
	OPEN RECREATION SPACE (HYDROSEED)
	10' PERIMETER BUFFER (HYDROSEED)
SYMBOL	DESCRIPTION
	ENGINEERED WOOD FIBER PLAY CHIPS



Revision		Apr.		Cld.		By		Date		No.	
Title: <b>PRELIMINARY LANDSCAPE PLAN (NORTH)</b> FOR <b>PRELIMINARY PLAT OF WOODS CREEK HIGHLANDS</b>											
For: <b>WOODS CREEK DEVELOPMENT, INC.</b> 1800 136TH PL NE, STE 100 BELLEVUE, WA 98005											
											
Scale: Horizontal 1"=20' Vertical 1"=20'											
Designed: JLB Drawn: JLB Checked: JLB Approved: JLB Date: 12/13/23											
18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES											
											
Job Number: <b>20354</b> Sheet: <b>L1</b> of <b>3</b>											

# PRELIMINARY LANDSCAPE PLAN (SOUTH)

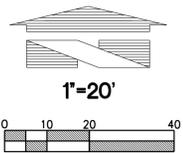
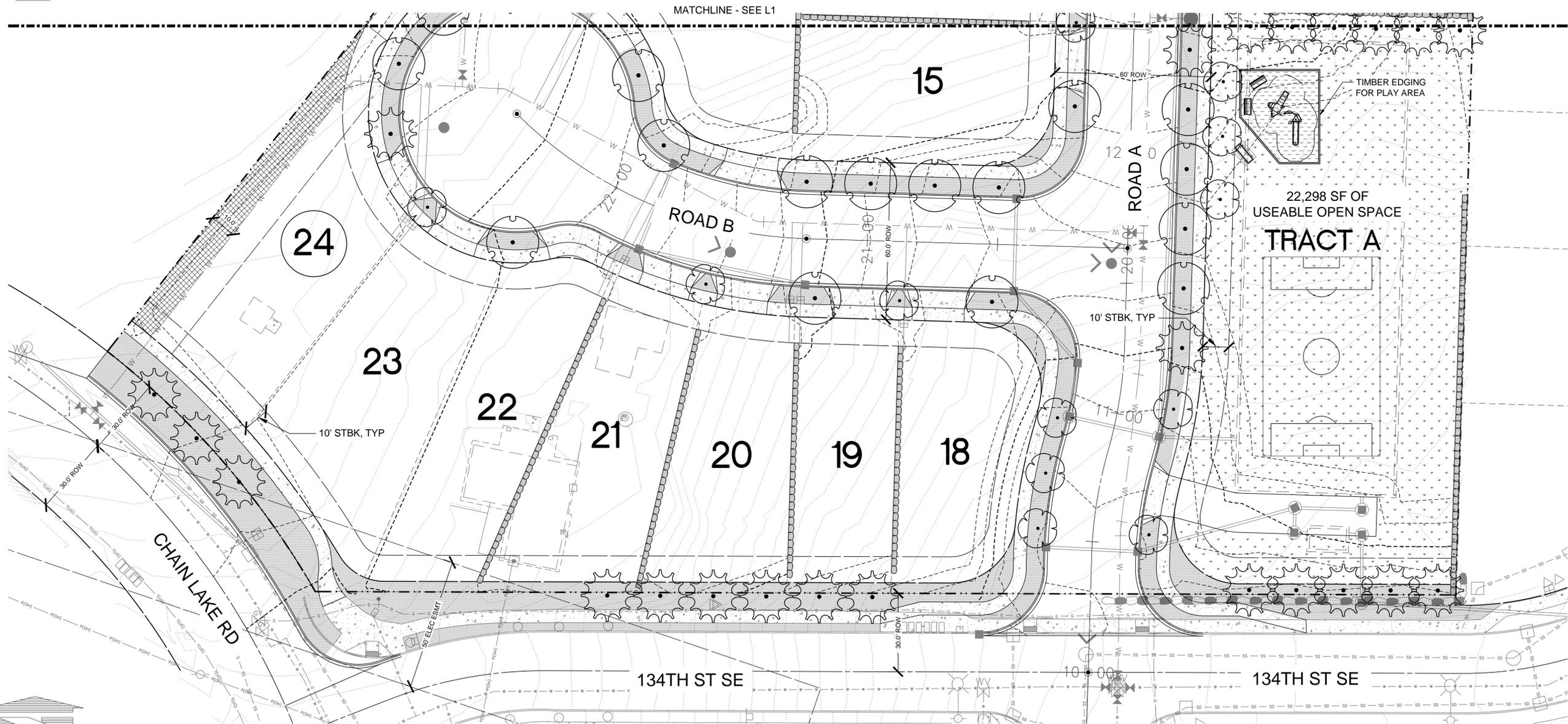
FOR  
**PRELIMINARY PLAT OF WOODS CREEK HIGHLANDS**  
CITY OF MONROE, SNOHOMISH COUNTY, WA

### LEGEND

SYMBOL	DESCRIPTION
	JULIES JOLLY PLAY STRUCTURE BY GAMETIME, OAE
	PARK BENCH, MAKE AND MODEL TBD
	YOUTH SOCCER FIELD WITH GOALS AND STRIPING
	PICNIC TABLE, MAKE AND MODEL TBD
SYMBOL	DESCRIPTION
	RIGHT-OF-WAY STREET LANDSCAPE (HYDROSEED)
	OPEN RECREATIONAL SPACE (HYDROSEED)
	10' PERIMETER BUFFER (HYDROSEED)
SYMBOL	DESCRIPTION
	ENGINEERED WOOD FIBER PLAY CHIPS

### NOTE

1. SEE L1 FOR PLANT SCHEDULE
2. SEE L1 FOR LANDSCAPE CALCULATIONS



No.	Date	By	Cld.	Appr.	Title: <b>PRELIMINARY LANDSCAPE PLAN (SOUTH)</b> FOR <b>PRELIMINARY PLAT OF</b> <b>WOODS CREEK HIGHLANDS</b>
For: <b>WOODS CREEK DEVELOPMENT, INC.</b> 1800 136TH PL NE, STE 100 BELLEVUE, WA 98005					
Scale: Horizontal 1"=20' Vertical 1"=20'					
Designed: JLB Drawn: JLB Checked: JLB Approved: JLB Date: 12/13/23					
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Job Number	20354	Sheet	L2 of 3		

# PRELIMINARY LANDSCAPE NOTES AND DETAILS

## FOR *PRELIMINARY PLAT OF WOODS CREEK HIGHLANDS*

CITY OF MONROE, SNOHOMISH COUNTY, WA

### GENERAL LANDSCAPE NOTES AND REQUIREMENTS

1. CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS OF EXPERIENCE INSTALLING SIMILAR WORK.
2. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.
3. CONTRACTOR TO REVIEW THE SITE AND CONSTRUCTION DOCUMENTS AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
4. CONTRACTOR TO FURNISH ALL MATERIALS, LABOR, EQUIPMENT, AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT, AND PREPARATION OF SOIL, FINISH GRADE, PLACEMENT OF SPECIFIED PLANT MATERIALS, COMPOST, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90 DAYS MAINTENANCE PER TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT - STANDARD PRACTICES, LATEST EDITION (ANSI A300).
5. ALL LANDSCAPE MATERIALS AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE.
6. COORDINATE SPECIFICATIONS WITH DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL USE FULL SIZE CONSTRUCTION DOCUMENTS IN THE FIELD AT ALL TIMES.
8. REPAIR AREAS DAMAGED DUE TO CONSTRUCTION INCLUDING DAMAGE TO EXISTING IRRIGATION SYSTEMS, IF PRESENT, TO MATCH CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
9. KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS.
10. MAINTAIN LANDSCAPE PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY OWNER'S REPRESENTATIVE.

### SUBMITTALS

11. SUBMIT FIVE (5) COPIES OF THE FOLLOWING TO THE OWNER'S REP FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
  - A. DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED
  - B. TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS
  - C. TREE STAKING AND GUYING MATERIALS
  - D. ONE (1) QUART SIZE OF TOPSOIL AND MULCH
  - E. PLANTING SCHEDULE INCLUDING DATES AND TIMES
  - F. MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR

### UTILITIES

14. VERIFY ALL UTILITY LOCATIONS, PADS, AND APPURTENANCES PRIOR TO CONSTRUCTION. DO NOT BLOCK ACCESS TO UTILITY STRUCTURES. REPORT DISCREPANCIES IMMEDIATELY TO OWNER'S REP.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARITY WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
16. TREE LOCATIONS TO BE COORDINATED WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES TO ACHIEVE SEPARATION PER JURISDICTIONAL REQUIREMENTS. IF NO JURISDICTIONAL REQUIREMENTS, ALL TREES TO BE LOCATED MIN 10 FT FROM ALL UNDERGROUND UTILITIES. VERIFY UTILITY LOCATIONS PRIOR TO PLANTING TREES. NOTIFY OWNER'S REP IMMEDIATELY IF PROPOSED TREE LOCATIONS CONFLICT WITH UTILITY LOCATIONS.

### MAINTENANCE

17. GUARANTEE ALL LANDSCAPE AND PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK BY OWNER'S REP.
18. REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE, AND RE-MULCHING TO SPECIFIED DEPTH PER (ANSI A300).
19. BEGIN MAINTENANCE IMMEDIATELY FOLLOWING INSTALLATION. MAINTAIN THE PLANTING AREAS FOR ONE (1) YEAR AFTER ACCEPTANCE OF INSTALLATION BY OWNER'S REP.
20. PLANT ESTABLISHMENT PROCEDURES INCLUDE WATERING, PROTECTION FROM INSECTS OR DISEASE, WEEDING, PRUNING, MOWING, AND OTHER ACTIVITIES AS REQUIRED AND AS IDENTIFIED IN NOTES. IMMEDIATELY REPLACE DEFECTIVE MATERIALS AS DETERMINED BY OWNER'S REP WITH PLANT MATERIALS OF THE SAME SPECIES AT A SIZE TO MATCH EXISTING ADJACENT MATERIALS.
21. UPON COMPLETION OF THE WARRANTY/PLANT ESTABLISHMENT PERIOD, APPLY 3" ARBORIST CHIPS TO ALL PLANTED AREAS EXCEPT FOR THE

RAINGARDEN/BIORETENTION AREAS. RAINGARDENS/BIORETENTION AREAS SHALL RECEIVE 3" COMPOST MULCH.

22. UPON COMPLETION OF THE WARRANTY PERIOD, SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION TO THE OWNER'S REP. CONTRACTOR TO REPLACE OR REPAIR DEFICIENT ITEMS NOTED IN THE INSPECTION. CONTRACTOR ATTENDANCE IS REQUIRED AT SECOND INSPECTION WITH OWNER'S REP. OWNER'S REP TO ISSUE NOTICE OF ACCEPTANCE TO THE CONTRACTOR WHEN ALL WORK IS COMPLETED AND ACCEPTED.
23. CONTRACTOR TO PROVIDE OWNER'S REP WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER'S REP.
24. ANTI-DESICCANT TO BE "WILT-PROOF," FORTY-EIGHT (48) HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1ST THROUGH SEPTEMBER 30TH, THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.
25. PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN LANDSCAPE THROUGH COMPLETED INSTALLATION AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING, REPAIRING OF TREE GUYS AND/OR STAKES, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
26. CONTRACTOR TO REPLACE DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY AT NO ADDITIONAL COST TO OWNER.

### GENERAL PLANTING NOTES

1. ALL PLANTING SHALL BE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQ.
2. SEE PLANT SCHEDULE FOR SPECIES AND QUANTITIES OF PLANT MATERIAL.
3. PRECON MEETING BETWEEN GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, AND OWNER'S REP REQUIRED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS TO REVIEW CONDITIONS AND IDENTIFY COORDINATION REQ.
4. PRESERVE AND PROTECT EXISTING TREES AND PLANT MATERIAL, UON.
5. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS THAT CONFLICT HAVE BEEN COMPLETED.
6. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED, DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER'S REP.
7. HANDLE PLANTS WITH CARE. DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK OR WORK THAT IS NOT IN COMPLIANCE WITH PLANS AND NOTES AS DIRECTED BY OWNER'S REP AT NO ADDITIONAL COST TO THE OWNER.
8. LAYOUT OF PLANTING AREAS AND PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS SHALL BE APPROVED BY THE OWNER'S REP PRIOR TO INSTALLATION.
9. TREES SHALL BE PLACED FIRST; SHRUBS SECOND; AND GROUNDCOVERS THIRD. TREES SHALL BE STAKED OR GUYED PER DETAILS WITHIN TWENTY-FOUR (24) HOURS OF INSTALLATION.
10. GROUNDCOVER SHALL BE LOCATED MIN 24" FROM FIRE HYDRANTS AND UTILITY VAULTS.
11. SHRUBS SHALL BE LOCATED MIN 3' FROM BUILDING WALLS AND MIN 8' FROM FIRE HYDRANTS AND UTILITY VAULTS.
12. TREE TRUNKS SHALL BE LOCATED MIN 15' FROM BUILDING WALLS AND STREET LIGHTS, MIN 10' FROM UNDERGROUND UTILITIES, AND MIN 3' FROM EDGE OF PLANTING AREA.
13. TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UTILITIES, BUILDING ENTRANCES, OR WINDOWS. ADJUSTMENTS GREATER THAN 15' OC MUST BE APPROVED BY OWNER'S REP.
14. STAKES TO BE MIN 8' LENGTH LODGEPOLE PINE STAKES WITH 2" DIA.
15. GUY MATERIAL TO BE 1" WIDE POLYETHYLENE CHAIN LOCK TYPE TIES OR 3/8" DIA RUBBER. NO WIRE MAY BE USED.
16. ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER PLANS. EXCAVATE PIT, PLANT, AND STAKE OR GUY AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION IS PERMITTED.
17. EXCAVATE PITS FOR GROUNDCOVERS TO A MIN 3" BELOW AND TWICE THE ROOT BALL DIA. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE AS DETAILED.

### PLANT MATERIAL

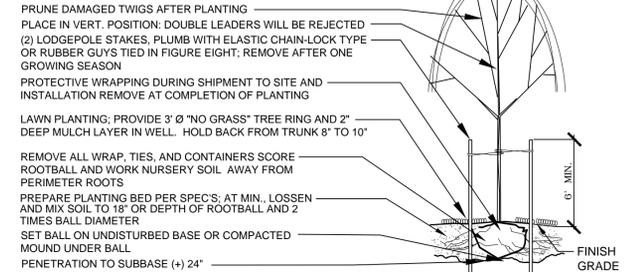
18. PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY ALIVE, VIGOROUS, AND WELL-FORMED WITH WELL-DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY OWNER'S REP TO HAVE DAMAGE, DEFORMITIES OF STEM, BRANCHES, OR ROOTS, LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET MINIMUM STANDARDS OF (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1) WILL BE REJECTED.
19. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
20. NO SUBSTITUTION OF PLANT MATERIAL, SPECIES, OR VARIETY WILL BE PERMITTED UNLESS WRITTEN EVIDENCE OF LACK OF PLANT MATERIAL IS SUBMITTED TO THE OWNER'S REP FROM TWO (2) QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS THAT ARE PERMITTED ARE TO BE IN WRITING FROM THE LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES, AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL OF A REVISED LANDSCAPE PLAN FOR CITY APPROVAL.
21. LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
22. DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAS BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL

DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

23. SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE
24. ALL PLANT MATERIAL SHALL BE NURSERY GROWN (NOT FIELD COLLECTED), CONTAINERIZED, OR BALLED AND BURLAPPED. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE OF DEFECTS, DISEASE, AND ALL FORMS OF INFESTATION. MEASUREMENTS, CALIPER, BRANCHING, GRADING QUALITY, BALLING AND BURLAPPING MATERIAL SHALL CONFORM TO MINIMUM STANDARDS OF ANSI Z60.1, LATEST EDITION.
25. ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
26. PRIOR TO INSTALLATION, ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REP AT THE TIME OF DELIVERY TO THE SITE FOR CONFORMANCE WITH THE REQUIREMENTS OF THE PLANT SCHEDULE, PLANT SPECIFICATIONS, AND STORAGE AND HANDLING REQUIREMENTS. CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WEEKS NOTICE PRIOR TO DELIVERY TO THE OWNER'S REP.
27. PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION (ANSI Z60.1). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT" INDICATES CONTAINER; "GAL" INDICATES GALLON.
28. LAWN TO BE COMMERCIAL SEED AS INDICATED ON PLANS.

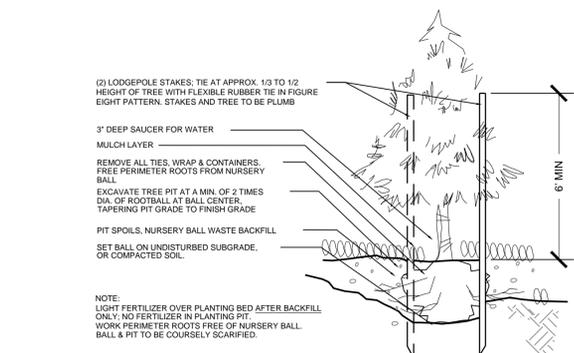
### NOTES

1. KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.
2. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
3. PROTECT TRUNK AND LIMBS FROM INJURY.
4. BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION
5. REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.



### 1 DECIDUOUS TREE PLANTING AND STAKING

NOT TO SCALE



### 2 EVERGREEN TREE PLANTING AND STAKING

NOT TO SCALE

Revision

No. Date By Cld. Appr.

Title: PRELIMINARY LANDSCAPE NOTES AND DETAILS FOR PRELIMINARY PLAT OF WOODS CREEK HIGHLANDS

For: WOODS CREEK DEVELOPMENT, INC. 1800 136TH PL NE, STE 100 BELLEVUE, WA 98005



Scale: Horizontal NTS Vertical NTS  
Designed: JLB Draw: JLB Checked: JLB Approved: JLB Date: 12/13/23

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Job Number: 20354  
Sheet: L3 of 3  
Date: 12/13/23