

**GENERAL NOTES**

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.  
 ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.  
 ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.  
 TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.  
 TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.  
 TOPSOIL SHALL BE TOPSOILS NW 3-WAY MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.  
 BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH A PACIFIC NORTHWEST LAWN MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

**IRRIGATION ASSESSMENT**

SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.

**LANDSCAPE PLANTING SCHEDULE**

**TREES**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	15	Carpinus betula 'Fastigiata' / Columnare Hornbeam	1 3/4" CAL.	B&B
	1	Liquidambar styraciflua / Sweetgum	1 3/4" CAL.	B&B
	17	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	23	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B
	13	Pinus contorta / Shore Pine	6' MIN. HT.	B&B

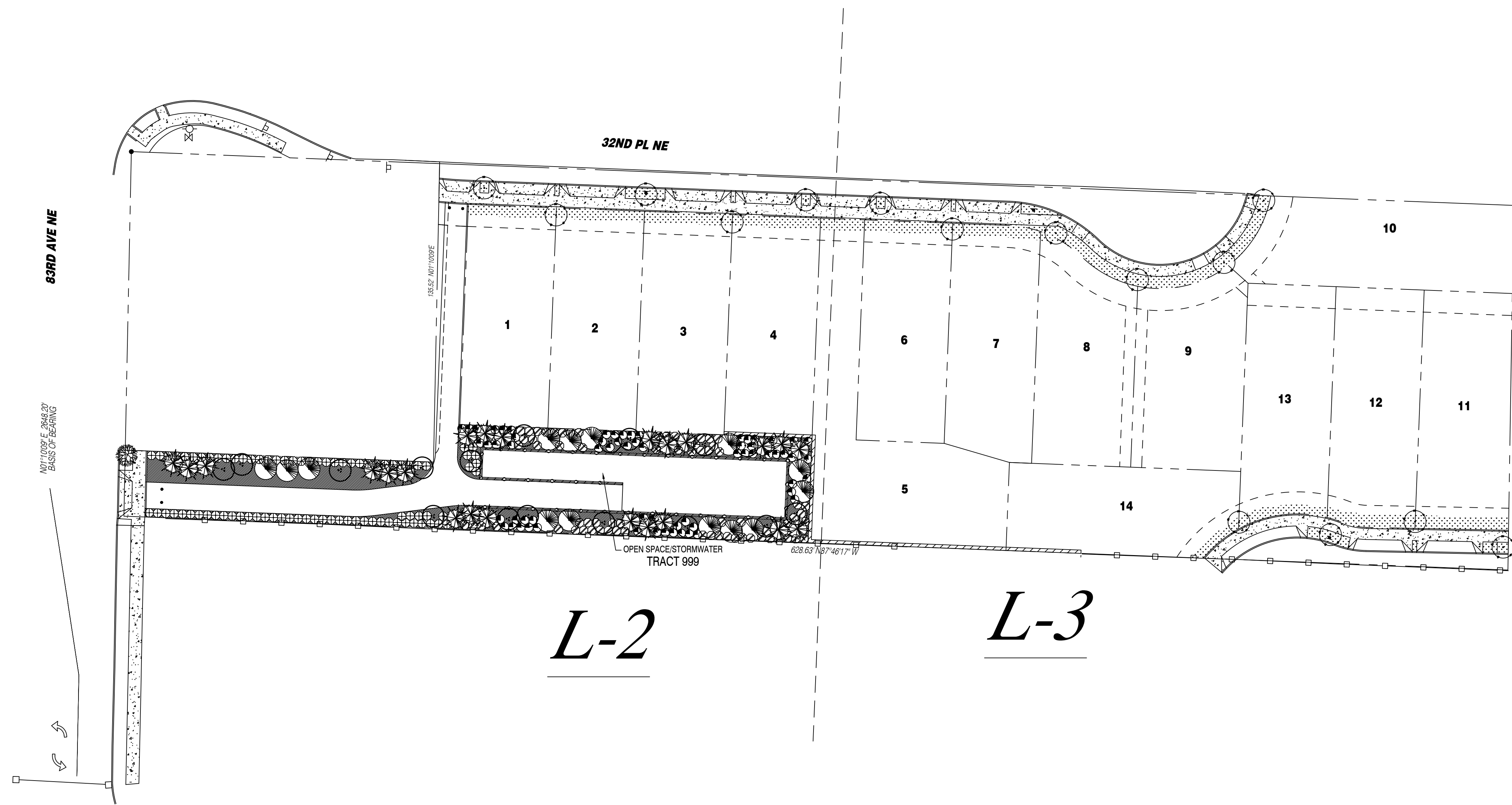
**SHRUBS**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	81	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel	21" MIN. HT.	Container Grown
	12	Pieris japonica / Andromeda	21" MIN. HT.	Container Grown
	64	Rhododendron 'Anah Krushke' / N.C.N.	21" MIN. HT.	Container Grown

**GROUND COVER**

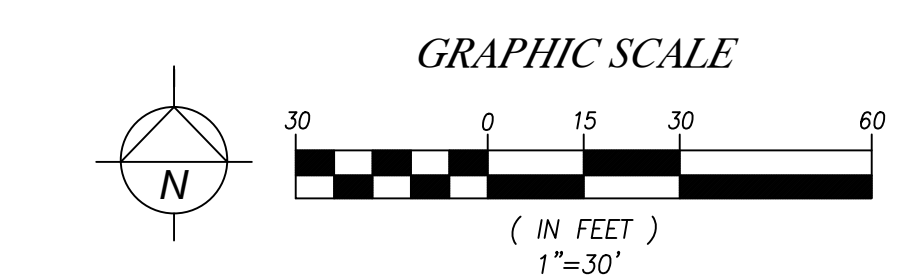
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
		Lonicera pileata / Box Leafed Honeysuckle	1 gallon	30" On Center
		Hydroseeded Clover Lawn		

Trees within the L-5 Stormwater buffer include 28 evergreens and 12 deciduous totaling 70% evergreens



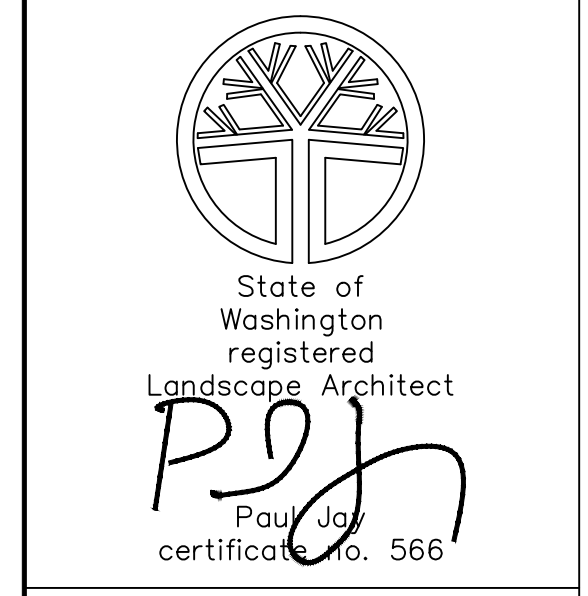
**L-2**

**L-3**



DATE	REVISION	BY
2.22.24	1	PJ

**Paul Jay Landscape Architect**  
 1115 Bridges Road  
 Everett, WA 98202  
 p: 425.210.1986  
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**Feizbakhsh Plat**  
**Keystone Land LLC**  
**LANDSCAPE PLAN**

APPLICANT:  
Solid Ground Engineering

DATE:  
1.3.24

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

**LANDSCAPE PLAN**

SHEET  
**L-1**  
OF 3

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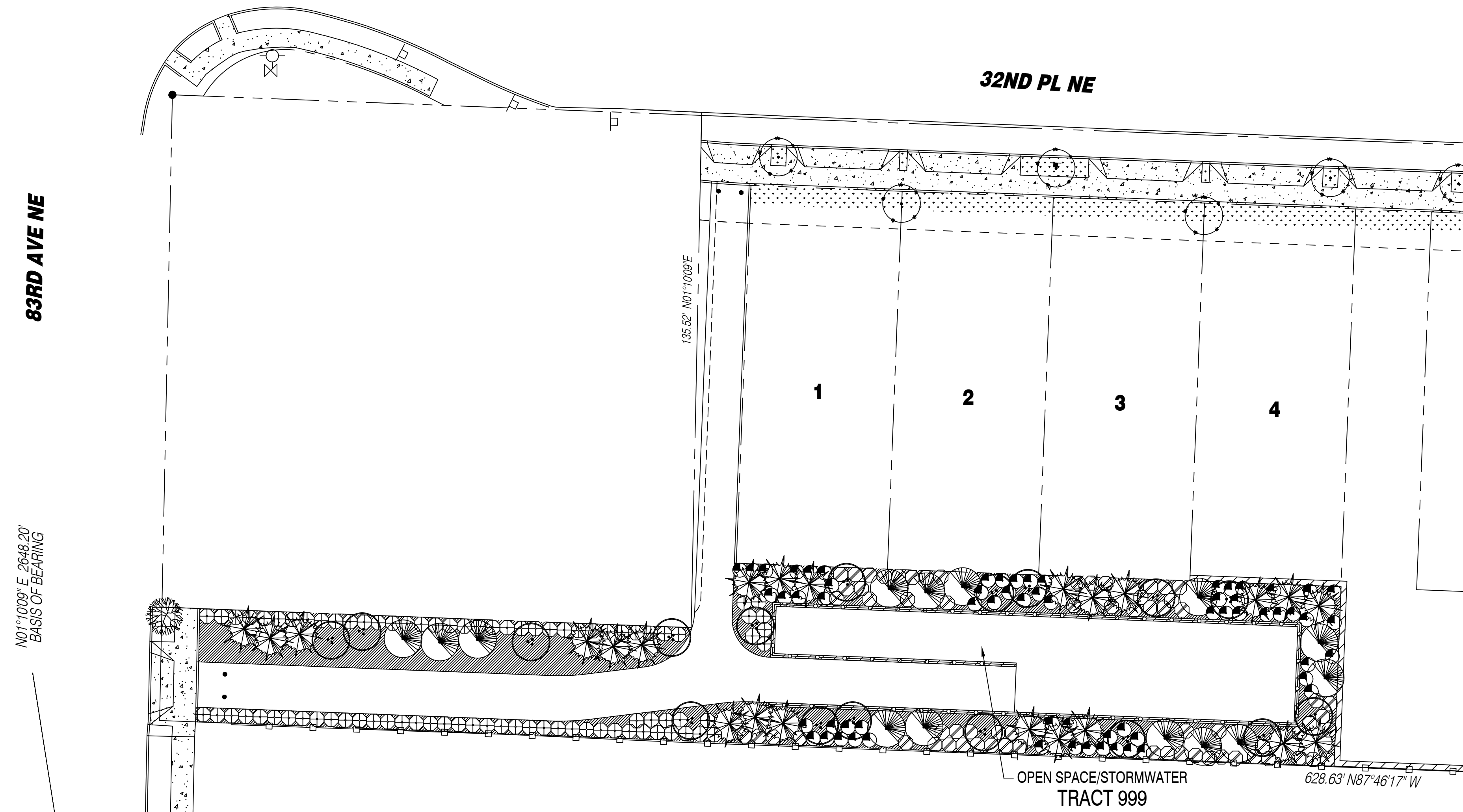
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**GROUND COVER**

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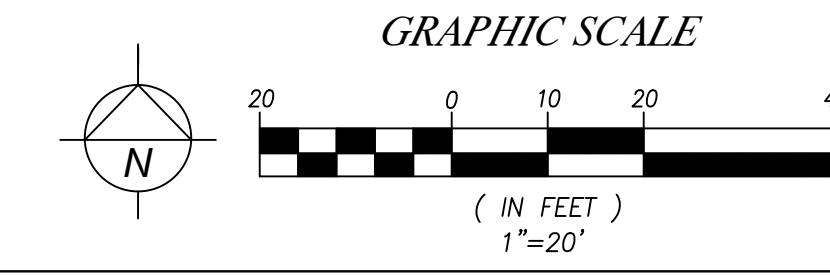
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**LANDSCAPE PLAN**

SHEET  
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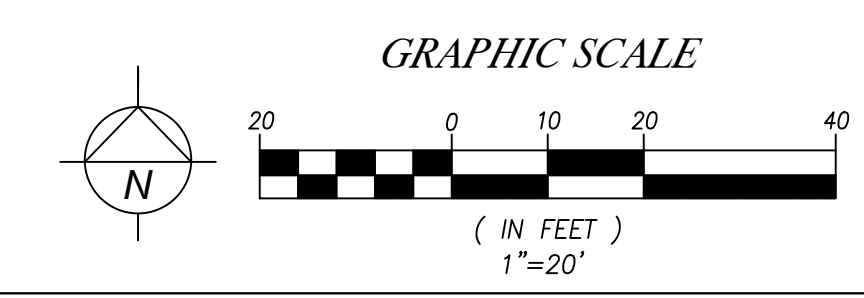
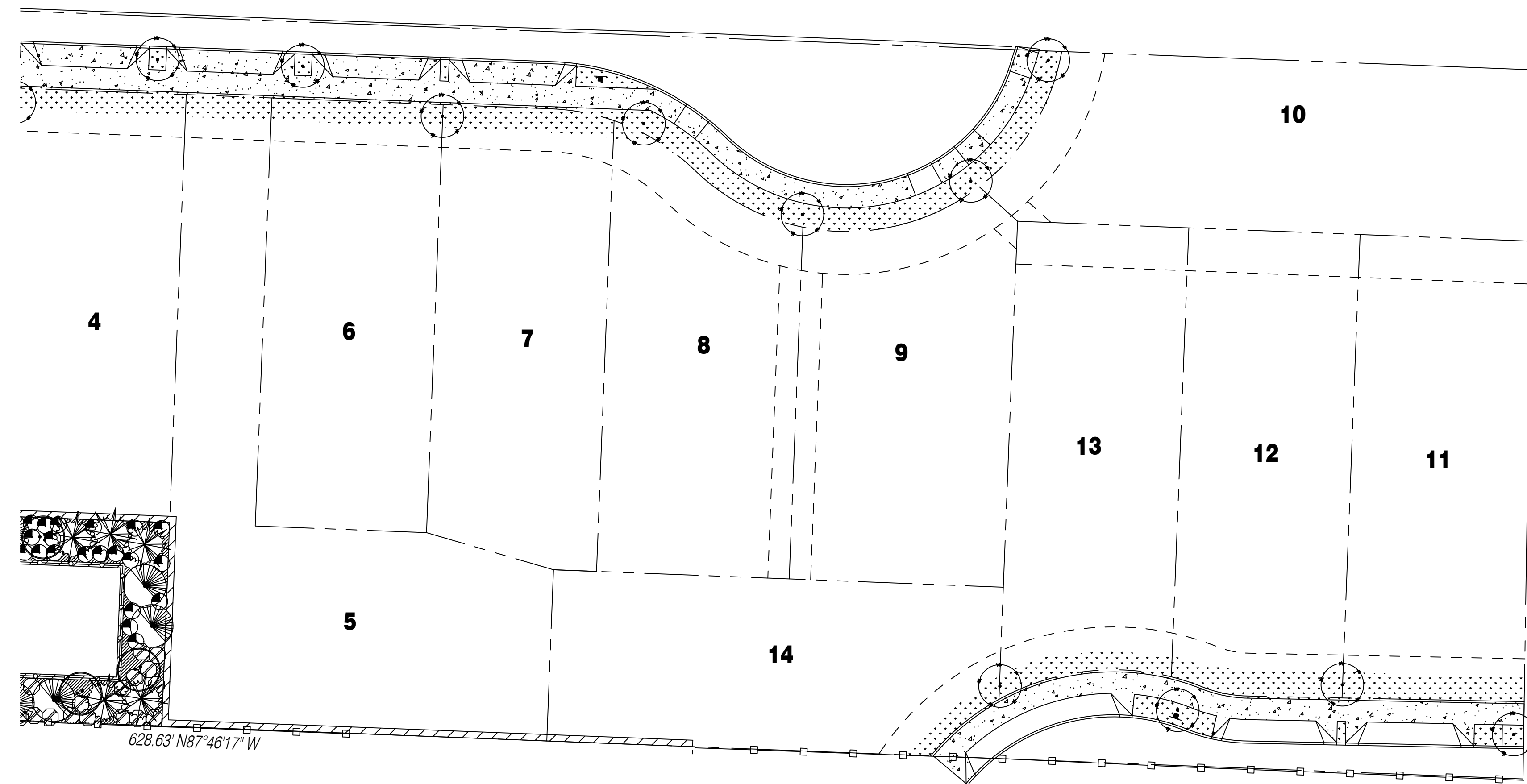
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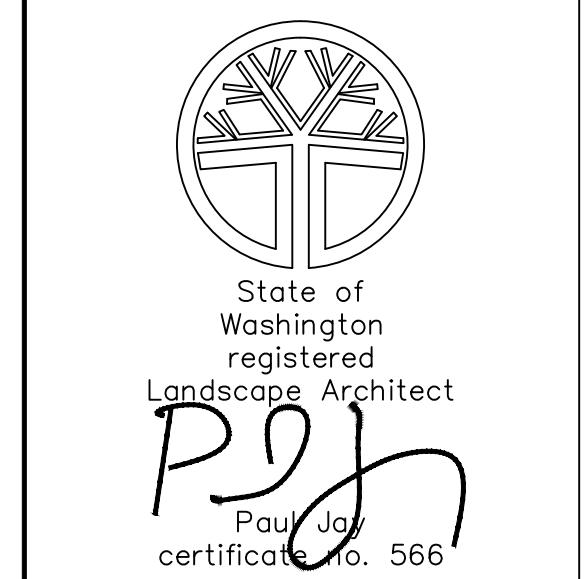
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