

TREE RETENTION PLAN

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE CRITICAL ROOT ZONE (CRZ)
- 5' TREE SET BACK LINE
- TEMPORARY TREE PROTECTION AND CLEARING LIMITS FENCING

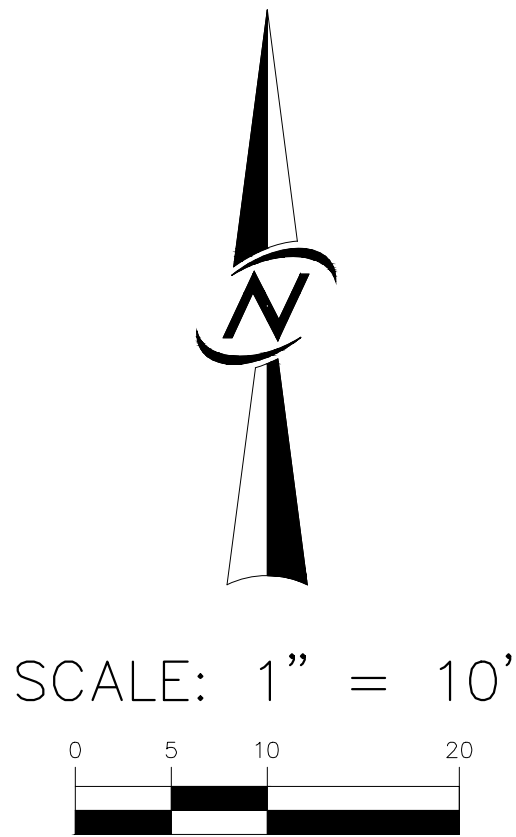
TREE CANOPY COVERAGE CALCULATIONS

LFPMC 16.14.070	
MINIMUM CANOPY COVERAGE 15% OF LOT SIZE:	2,246 SQ. FT.
TREES TO REMAIN CANOPY COVERAGE:	5,440 SQ. FT
TREES TO BE REMOVED CANOPY COVERAGE:	5,681 SQ FT

Arborist Report: 3507 N.E. 153RD ST., LAKE FOREST PARK, WA

On site/ Off site	Tree #	Species	Size DBH"	Condition	Retain	CRZ
Off site	1	Doug Fir	13	Topped	Yes	27'
Off site	2	Doug Fir	21	Topped	Yes	44'
On site	3	Doug Fir	14	Healthy	No	29'
On site	4	English Laurel	7	Healthy	No	15'
On site	5	Doug Fir	30	Healthy	No	62.5'
On site	6	BL Maple	6	Healthy	No	12.5'
On site	7	Doug Fir	21	Healthy	No	44'
On site	8	Apple	10	Diseased	No	21'
On site	9	Doug Fir	18	Healthy	No	37.5'
On site	10	Doug Fir	24	Healthy	No	50'
On site	11	BL Maple	8	Healthy	Yes	17'
On site	12	BL Maple	12	Healthy	Yes	25'
On site	13	Hemlock	14	Healthy	Yes	29'
On site	14	BL Maple	24	Healthy	Yes	50'
On site	15	BL Maple	11	Healthy	Yes	23'
On site	16	BL Maple	11	Healthy	Yes	23'
On site	17	BL Maple	6	Healthy	Yes	12.5'
On site	18	Doug Fir	12	Healthy	Yes	25'
On site	19	Doug Fir	12	Healthy	Yes	25'
On site	20	BL Maple	20	Healthy	Yes	42'
On site	21	Doug Fir	28	Healthy	Yes	58'

\*\*NOTE\*\*  
ARBORIST REPORT WILL BE CHANGED AS REQUIRED TO REFLECT THE CHANGES SHOWN ON THE ABOVE TABLE.



UNDERGROUND LOCATOR SERVICE

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UTILITY CONFLICT NOTE:

CAUTION:

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DATE: AUGUST 2021  
DESIGNED: SHAHILA BOWEN  
DRAWN: SHAHILA BOWEN  
APPROVED: JOSHUA BEARD  
GLENN R. SPRAGUE, P.L.S.  
PROJECT MANAGER

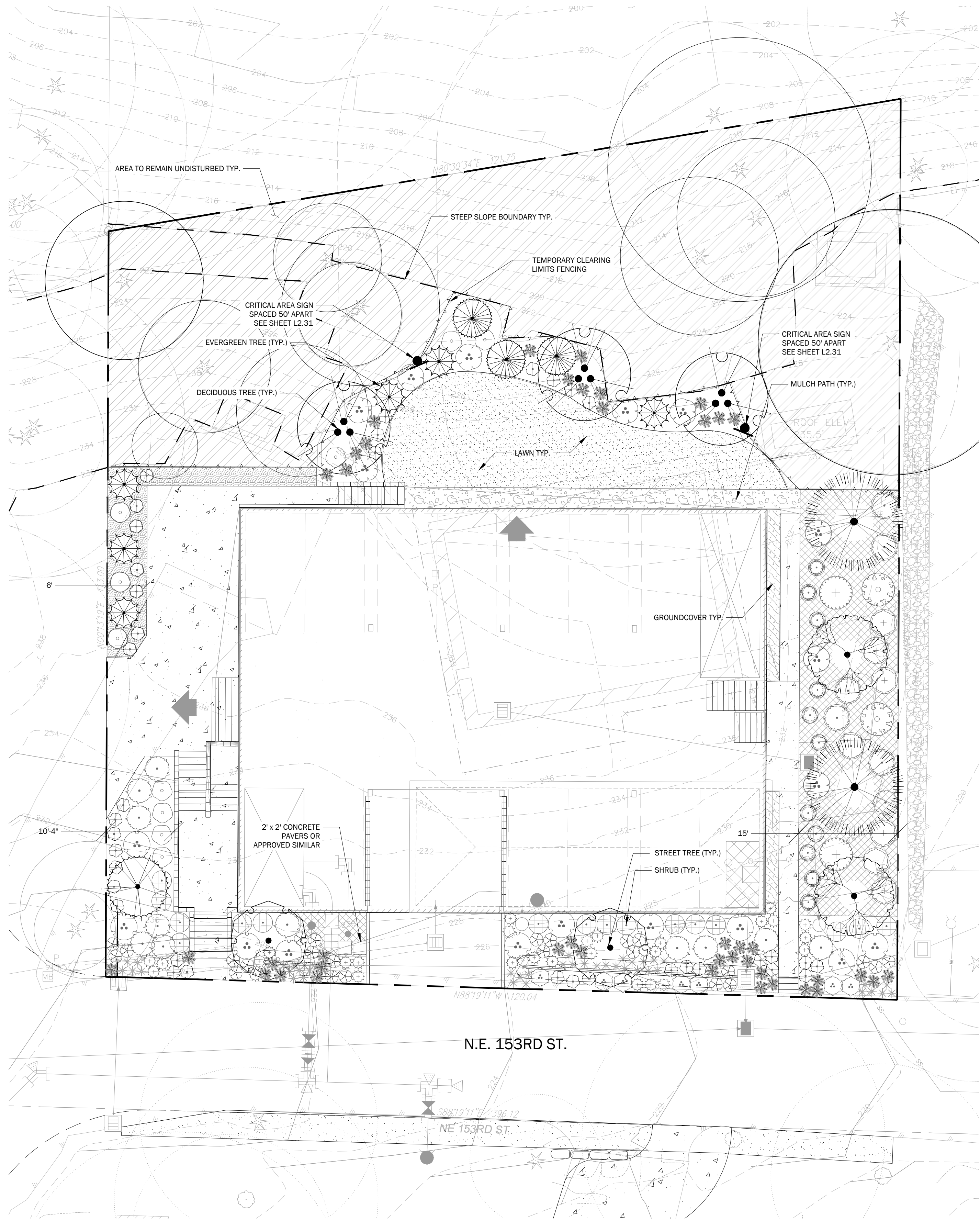
REVISIONS  
1. REVISIONS PER CITY COMMENTS  
2. TREE RETENTION REVISIONS  
3. REVISIONS PER CITY COMMENTS  
4. REVISIONS PER CITY COMMENTS

DATE: 12/24/20  
12/24/20  
3/25/21  
5/19/21  
8/30/21

TREE RETENTION PLAN  
LAKE FOREST PARK 10  
RE-VOLVE LLC  
210 NW 52ND STREET  
SEATTLE, WA 98107

SHEET  
L1.01  
PROJECT NUMBER  
19106





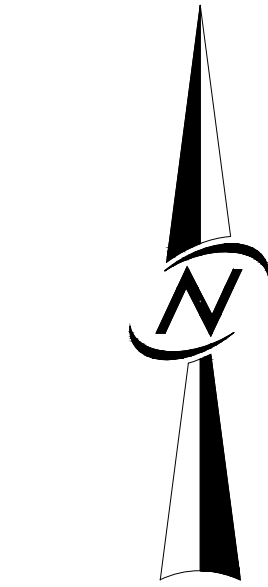
LANDSCAPE PLAN

PLANT SCHEDULE

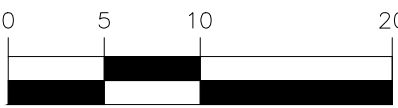
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	FIELD4
	3	ACER CIRCINATUM	VINE MAPLE	7'-8" HT. MIN.	AS SHOWN	WELL-BRANCHED	NATIVE
	2	CORNUS KOUSA 'EDDIE'S WHITE WONDER'	KOUSA DOGWOOD	1.5" CAL. MIN.	AS SHOWN	WELL BRANCHED	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	FIELD4
	2	CEDRUS DEODARA	DEODAR CEDAR	6' - 8' MIN HT.	AS SHOWN	FULL/WELL BRANCHED	ADAPTIVE
	6	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6' HT. MIN.	AS SHOWN	EVERGREEN	ADAPTIVE
	3	TAXUS BACCATA 'FASTIGIATA AUREA'	GOLDEN IRISH YEW	6' - 8' MIN HT.	AS SHOWN	EVERGREEN	ADAPTIVE
	1	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	6' HT. MIN.	AS SHOWN	WELL BRANCHED	ADAPTIVE
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	FIELD4
	2	ACER FREEMANII 'ARMSTRONG'	FREEMAN MAPLE	2" CAL. MIN./10" HT. MIN.	AS SHOWN	STREET TREE QUALITY	ADAPTIVE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	41	CAREX MORROWII 'VARIEGATA'	JAPANESE SEDGE	1 GAL./12" HT. MIN.	1.5' O.C.	FULL & BUSHY	ADAPTIVE
	18	CORNUS STOLONIFERA 'ELEGANTISSIMA'	VARIEGATED REDTWIG DOGWOOD	3 GAL./36" HT. MIN.	4' O.C.	FULL & BUSHY	NATIVE
	42	CYRTOMIUM FORTUNEI	JAPANESE HOLLY FERN	1 GAL./12" HT. MIN.	2' O.C.	FULL & BUSHY	ADAPTIVE
	24	DICENTRA FORMOSA 'ALBA'	WHITE BLEEDING HEART	2 GAL./15" HT. MIN.	2' O.C.	FULL & BUSHY	ADAPTIVE
	36	DICENTRA FORMOSA 'KING OF HEARTS'	WESTERN BLEEDING HEART	2 GAL./15" HT. MIN.	2' O.C.	FULL & BUSHY	NATIVE
	10	ENKIANTHUS CAMPANULATUS 'SHOWY LANTERN'	SHOWY LANTERN ENKIANTHUS	5 GAL./36" HT. MIN.	5' O.C.	FULL & BUSHY	ADAPTIVE
	30	MAHONIA REPENS	CREeping OREGON GRAPE	2 GAL./15" HT. MIN.	2' O.C.	FULL & BUSHY	NATIVE
	11	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY GRASS	2 GAL./18" HT. MIN.	2.5' O.C.	FULL & BUSHY	ADAPTIVE
	6	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	3 GAL./36" HT. MIN.	12" O.C.	FULL & BUSHY	NATIVE
	2	PHILADELPHUS X 'BELLE ETOILE'	MOCK ORANGE	3 GAL./36" HT. MIN.	5' O.C.	FULL & BUSHY	ADAPTIVE
	9	ROSA GYMNOCARPA	BALD HIP ROSE	3 GAL./24" HT. MIN.	4' O.C.	FULL & BUSHY	NATIVE
	16	SARCOCOCCA HOOKERIANA	SWEETBOX	2 GAL./18" HT. MIN.	3' O.C.	FULL & BUSHY	ADAPTIVE
	7	SYMPHORICARPUS ALBUS	COMMON WHITE SNOWBERRY	2 GAL./15" HT. MIN.	3' OC	FULL & BUSHY	NATIVE
	2	SYRINGA VULGARIS	COMMON LILAC	5 GAL./36" HT. MIN.	6' O.C.	DROUGHT TOLERANT	ADAPTIVE
	10	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL./36" HT. MIN.	5' O.C.	FULL & BUSHY	NATIVE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	NATIVE
	154	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	24" O.C.	EVERGREEN	NATIVE
	42	BERGENIA X 'BABY DOLL'	BABY DOLL BERGENIA	4" POT	18" O.C.	EVERGREEN	ADAPTIVE
	39	BRUNNERA MACROPHYLLA 'JACK FROST' TM	JACK FROST SIBERIAN BUGLOSS	4" POT	24" O.C.	DECIDUOUS	ADAPTIVE
	724 SF	LAWN	LAWN	SOD			
	183 SF	MULCH	MULCH	-			

LANDSCAPE AREA CALCULATIONS

PER LFPMC 18.62.041	
TOTAL LANDSCAPE AREA:	3,743 SQ. FT.
MIN NUMBER OF TREES REQUIRED (TOTAL AREA / 250 SQ.FT.) (3,743 SQ. FT. / 250 SQ. FT. = 14.9 TREES)	15 TREES
NUMBER OF TREES IN LANDSCAPE AREA:	19 TREES
NUMBER OF REPLACEMENT TREES REQUIRED: (LFPMC 16.14.090)	0 TREES
MIN 30% PERCENTAGE OF TREES TO BE EVERGREEN: (19 TREES * 30% = 5.4 TREES)	5 TREES
NUMBER OF EVERGREEN TREES PROVIDED:	12 TREES



SCALE: 1" = 10'



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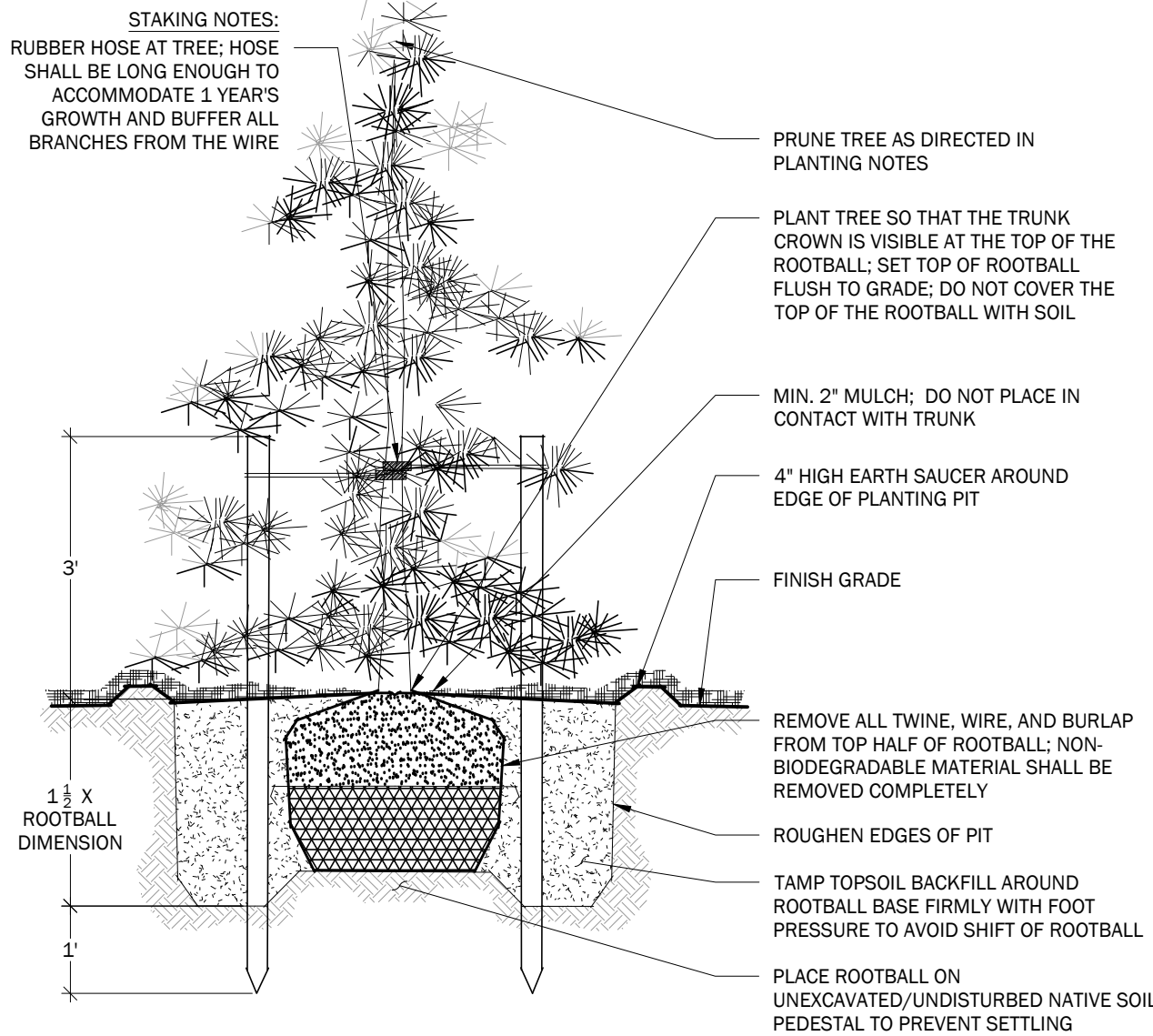
NO. 1  
DATE: 12/24/20  
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STATE OF WASHINGTON  
LANDSCAPE ARCHITECT  
CORE DESIGN  
12100 NE 192nd St, Suite 300  
Bellevue, Washington 98011  
425.885.7877 Fax 425.885.7963  
ENGINEERING • PLANNING • SURVEYING

LANDSCAPE PLAN  
LAKE FOREST PARK 10  
RE-VOLVE LLC  
210 NW 52ND STREET  
SEATTLE, WA 98107

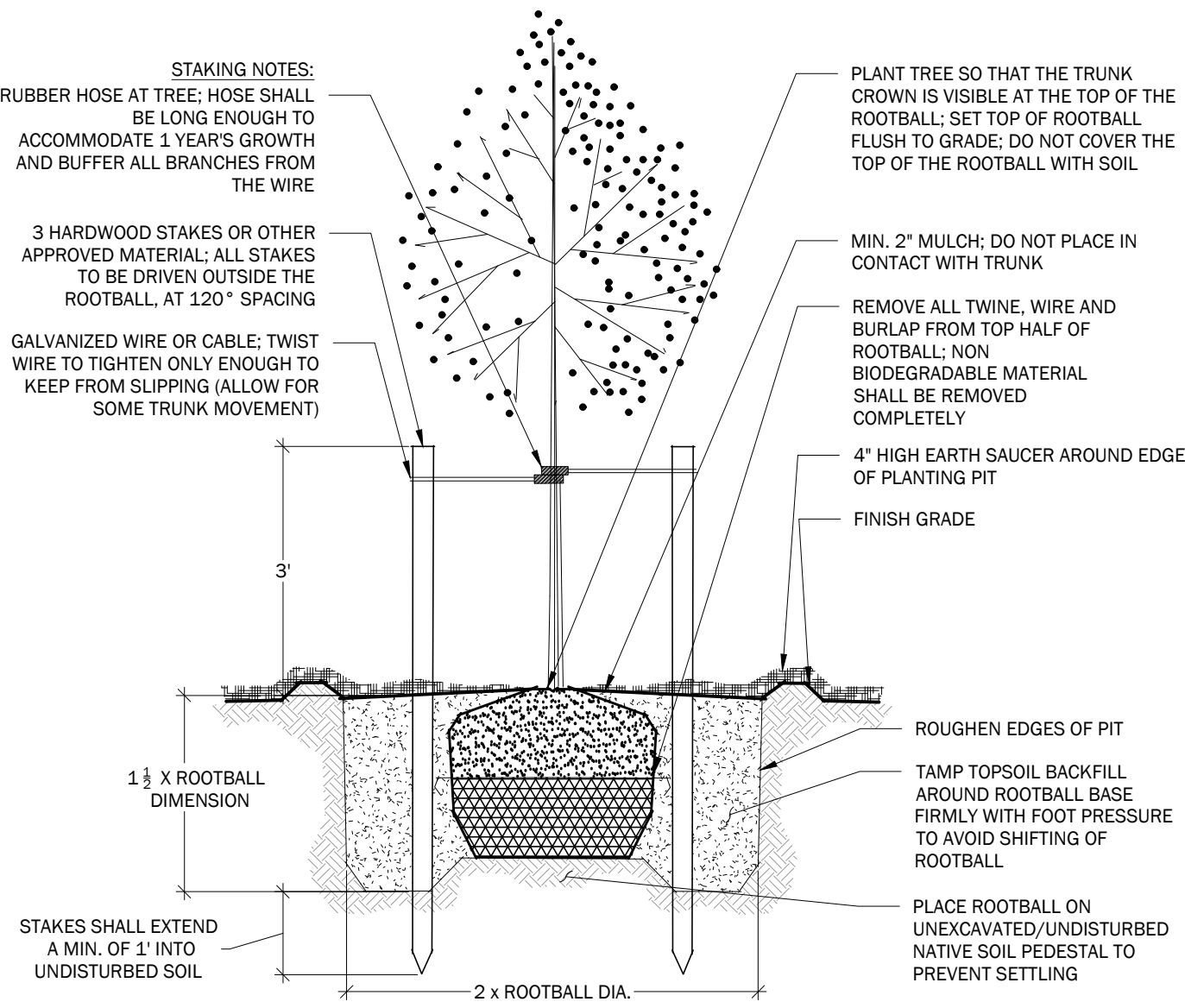
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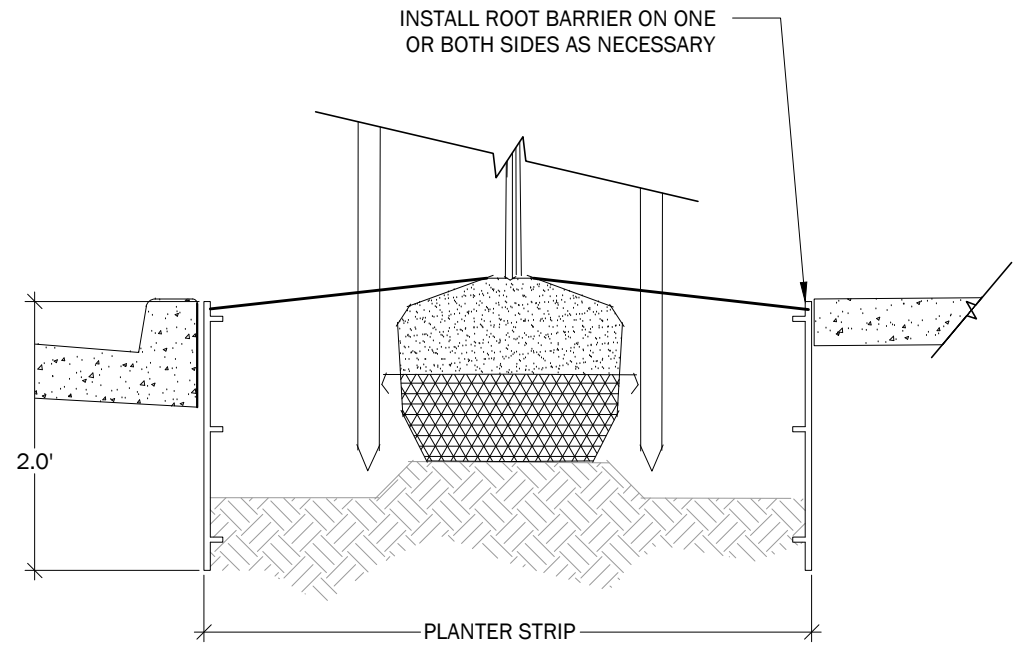
DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



DETAIL: PLANTING DECIDUOUS TREE

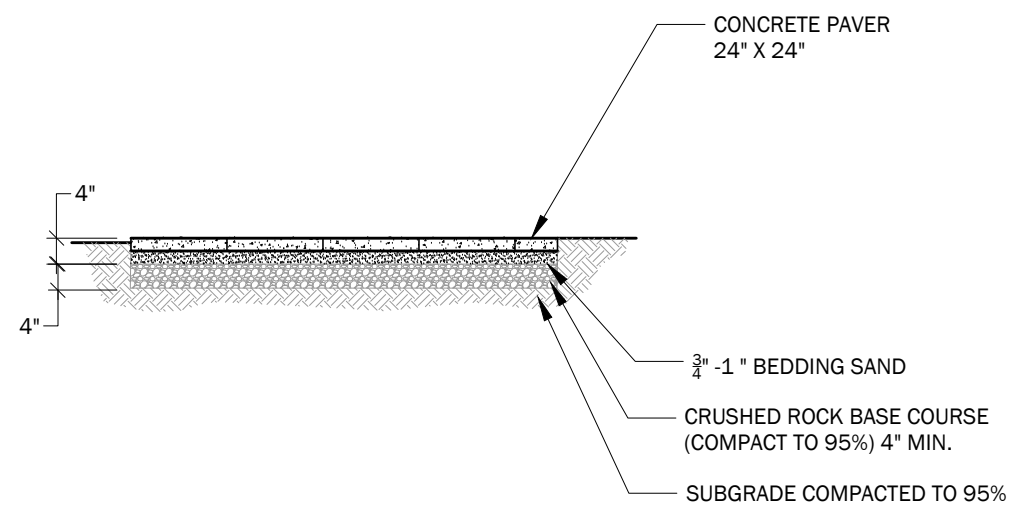
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- NOTES:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
  2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
  3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

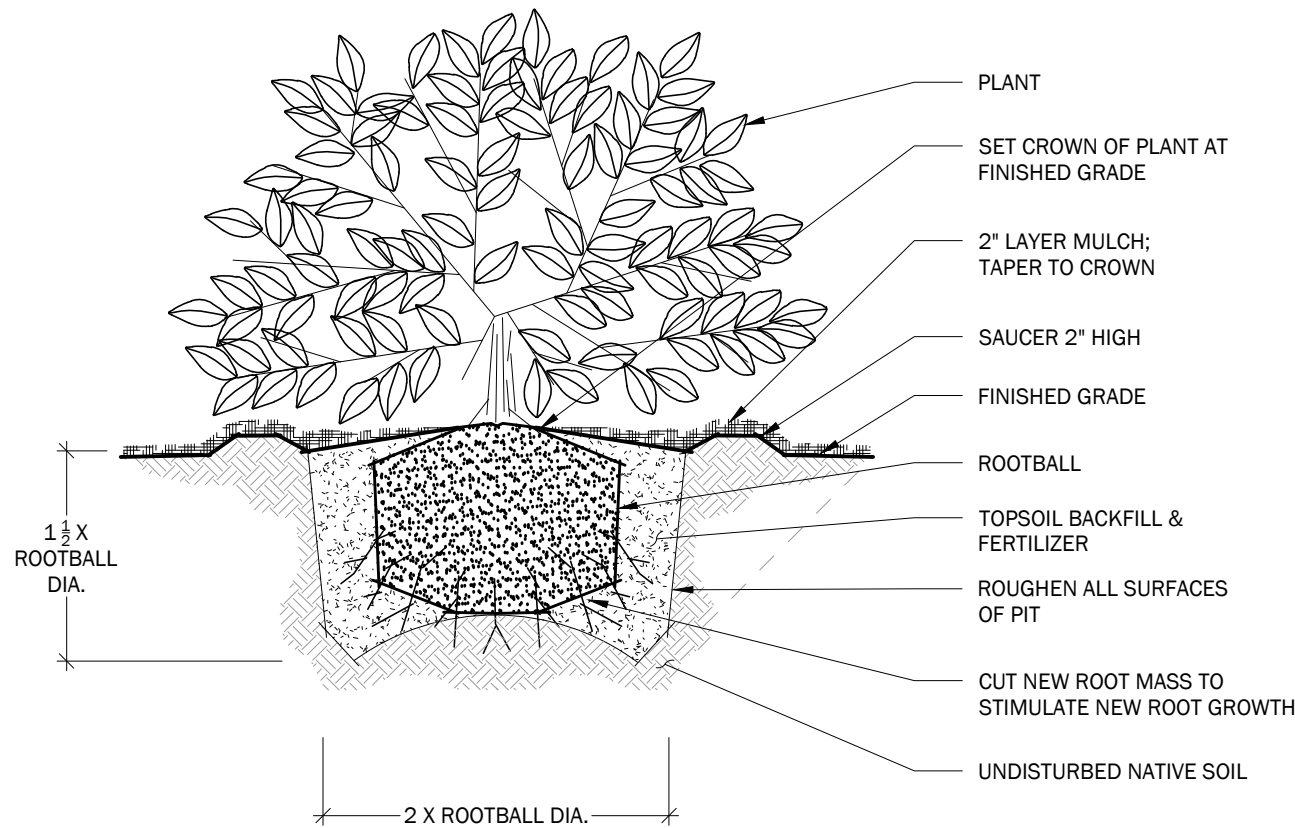
DETAIL: ROOT BARRIER

NOT TO SCALE



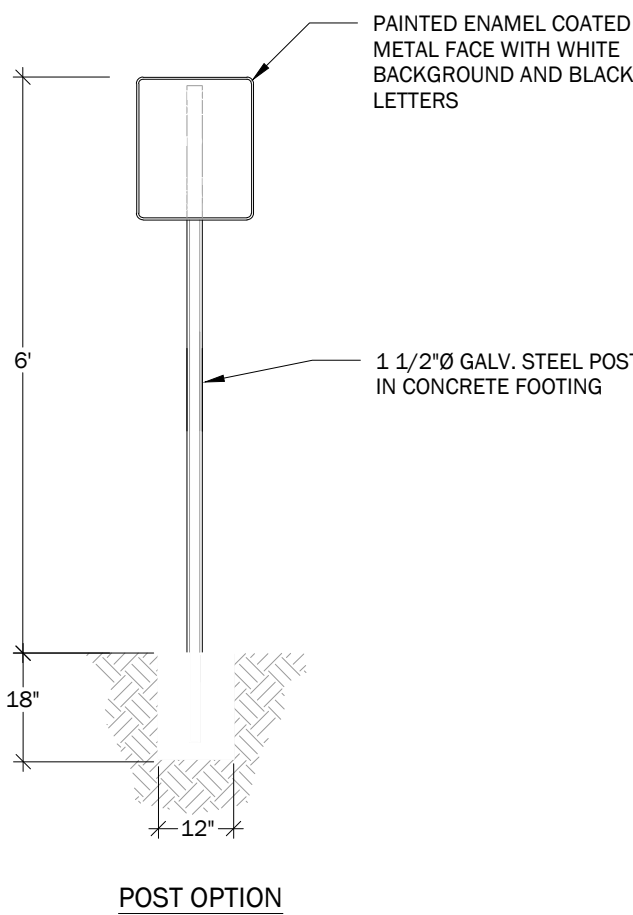
DETAIL - CONCRETE PAVERS

NOT TO SCALE



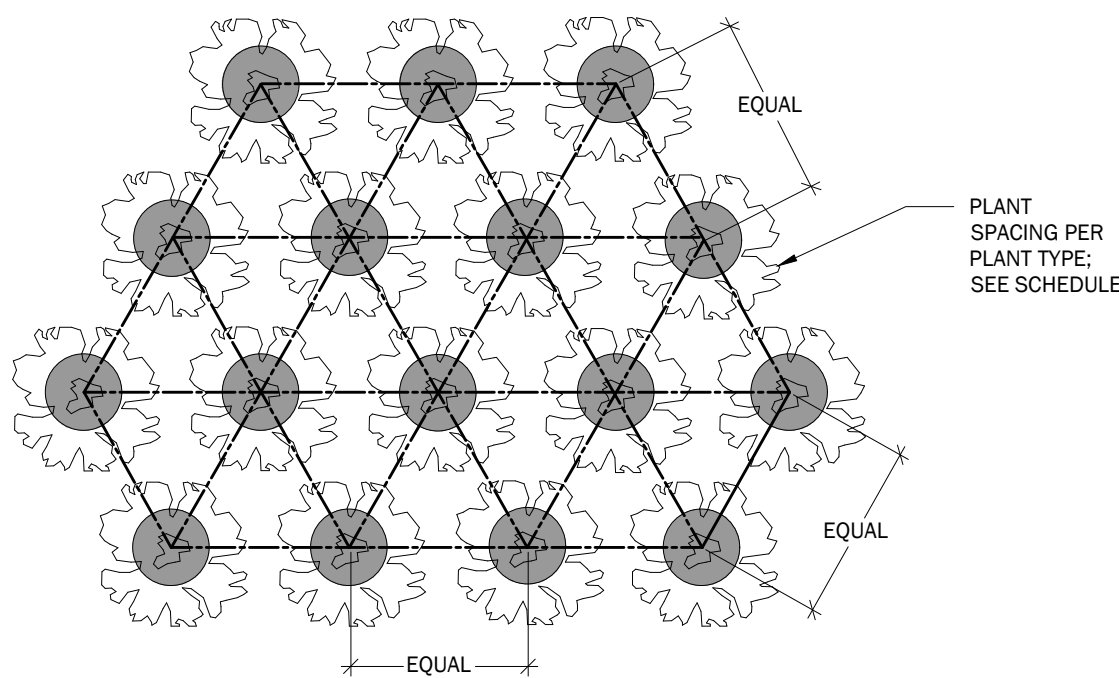
DETAIL: PLANTING SHRUB

NOT TO SCALE



CRITICAL AREA SIGNAGE

SCALE: X" = X'-X"

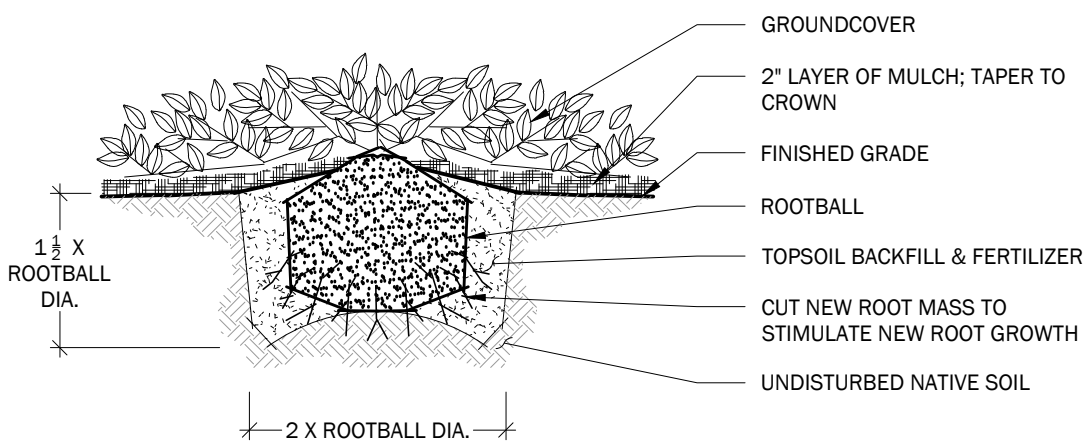


NOTE:  
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"  
SMALL SHRUBS (UNDER 3' TALL): 30"  
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"  
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANT SPACING

NOT TO SCALE



DETAIL: PLANTING GROUND COVER

NOT TO SCALE

## LANDSCAPE NOTES

- 1.) THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- 2.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- 3.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
- 4.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
- 5.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 6.) ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
- 7.) THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
- 8.) THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC., DURING CONSTRUCTION.
- 9.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- 10.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET, WHICH SHALL BE 7" IN LAWN AREAS AND 9" ALL PLANTING BEDS.
- 11.) THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
- 12.) THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
- 13.) THE LANDSCAPE CONTRACTOR SHALL SET FINISHED AMENDED SOIL DEPTH BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
- 14.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
- 15.) MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
- 16.) FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
- 17.) WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- 18.) IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
- 19.) PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
- 20.) DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 21.) LAWNS SHALL BE HYDROSEED WITH "SIGNATURE" AS SUPPLIED BY JB INSTANT LAWN OR APPROVED EQUAL. THE SEEDED AREA MUST BE PROTECTED BY A BARRIER WITH SIGNS THAT READ "KEEP OFF NEWLY SEEDED LAWN AREA"
- 22.) OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEEL-ED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 23.) TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 24.) STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 25.) STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
  - A) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
- 26.) PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
- 27.) ALL PLANTINGS CHOSEN FOR LOW GROW OR GREEN ROOF PURPOSES THAT ARE PRE-ASSEMBLED SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

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AUGUST 2021	SHAHILA BOWEN	SHAHILA BOWEN	JOSHUA BEARD	GLENN R. SPRAGUE, P.L.S.
REVISIONS	NO.	DATE	REVISIONS	
1	REVISIONS PER CITY COMMENTS	12/24/20		
2	TREE RETENTION REVISIONS	3/25/21		
3	REVISIONS PER CITY COMMENTS	5/19/21		
4	REVISIONS PER CITY COMMENTS	8/30/21		

STATE OF WASHINGTON  
LANDSCAPE ARCHITECT  
No. 938 EXP. 08/30/2020

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Bellevue, Washington 98011  
425.885.7877 Fax 425.885.7963

CORE DESIGN  
ENGINEERING • PLANNING • SURVEYING

LANDSCAPE DETAILS & NOTES  
LAKE FOREST PARK 10

RE-VOLVE LLC  
210 NW 52ND STREET  
SEATTLE, WA 98107

SHEET

L2.31

PROJECT NUMBER  
19106