

- BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY PLS ENGINEERING.
- THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.
- THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES.
- ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THE
- ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60. 'STANDARD FOR NURSERY STOCK'.
- PLANTING PRACTICES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE
- CONTRACTOR'S WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF ALL PLANT MATERIAL FOR 2 YEARS AFTER
- COMPLETION OF PLANTING. DISEASED, DYING, OR DEAD PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR DURING THE TWO YEAR PERIOD AND MAINTAINED FOR AN ADDITIONAL 2 YEAR PERIOD. IMMEDIATELY UPON BID AWARD, CONTRACTOR SHALL SECURE THE PLANT MATERIALS AS SPECIFIED FROM AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE
- ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 3" OF FIR BARK MULCH. SUBMIT SAMPLE TO
- THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.

- DRAINAGE AWAY FROM CROWN. 29. STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAILS ON THIS SHEET.
- 30. REFER TO DETAILS FOR ADDITIONAL INFORMATION. 31. ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. 32. ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED
- FIBROUS ROOT SYSTEMS.
- EVIDENCE OF DECAY.
- FROM PLANS.

33. ALL PLANT MATERIALS FURNISHED ARE TO BE FREE FROM DEAD OR BROKEN BRANCHES, LICHENS, SCARS, BROKEN BARK OR WOUNDS. ALL PLANT MATERIALS WILL BE INSECT, WEED, AND DISEASE FREE ACCORDING TO THE REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF AGRICULTURE FOR NURSERY PLANT MATERIALS SOLD FOR WHOLESALE OR RETAIL. ALL PRUNING WOUNDS MUST BE WELL HEALED WITH NO

34. FIELD CONFIRM ALL SITE CONDITIONS, AREAS AND SIZES PRIOR TO BIDDING & CONSTRUCTION. DO NOT SCALE

NOTES:

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.

GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

Ground Cover Planting Detail Not To Scale

PLAN VIEW

DISCLAIMER AND LIMITATIONS: ANY WORK CONTAINED HEREIN INCLUDING BUT NOT LIMITED TO PLANS AND JURISDICTION AL REQUIREMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROJECT TO THE HIGH DEGREE OF UNCERTAINTY ASSOCIATED WITH A CONCEPTUAL AND JURISDICTION ARE UNCERTAINTY ASSOCIATED WITH RESPECT TO THESE INSTRUMENTS OF SERVICE SHALL BE CONSIDERED A WORK IN PROJECT. ALL WORK SHALL BE CONSIDERED A WORK IN PROJECT. ALL WORK SHALL BE CONSIDERED A WORK IN PROJECT. ALL WORK SHALL BE CONSIDERED CONCEPTUAL AND JURISDICTION COST ESTIMATING. NO ASSURANCES ARE OFFERED OR IMPLIED AS TO THE OVERALL FEASIBILITY OF THE PROJECT. ALL WORK SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY ALL APPROVAL BY ALL APPROVAL BY ALL APPROVAL BY ALL APPROVAL SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY ALL APP

Exhibit 23 SUB22-05



Creating Solutions to Complex Issues

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PLANT LEGEND						
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY			
TREES			1	UNITS		
Act A	EXISITNG TREES - RETAIN & PROTECT PER PLANS.	SEE SHT. TI	З	26		
no symbol	OAK TREE PLANTINGS - REFER TO MITIGATION PLAN PREARED BY ASH EC SOLUTIONS, INC.	0	23	16		
\bigcirc	ACER TRUNC. X A. PLAT.'WARREN RED' PACIFIC SUNSET MAPLE	2" cal.	33	33		
\Diamond	CALOCEDRUS DECURRENS INCENSE CEDAR	5' Ht.	37	37		
	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2" cal.	23	23		
\bigcirc	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTIA	2" cal.	2	2		
MAN SAMA	PSEUDOTSUGA MENZIESII DOUGLAS FIR	5' Ht.	I	I		
275-27-27-27-27-27-27-27-27-27-27-27-27-27-	ZELKOVA SERRATA 'CITY SPRITE' CITY SPRITE ZELKOVA	2" cal.	38	39		
TOTAL TREES PLANTED 160						
TOTAL TREE UNITS						
SHRUBS						
0	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL.	32			
\odot	ILEX GLABRA INKBERRY HOLLY	5 GAL.	8			
SROUND	COVER					
	ARCTOSTAPHYLOS UVA URSI / KINNIKINNICK	I GAL.	36" O.C.			
	TURF, DROUGHT RESISTANT, SUN & SHADE MIX (ALL NON SHRUB OR GC AREAS)					
BTORMW	ATER DETENTION FACILITY	/				
	GRASS SEED PER CIVIL PLANS					
CRITICAL AREAS MITIGATION						
	REFER TO MITIGATION PLAN PREPARED BY ASH ECO SOLUTIONS, INC.					

STREET

28th

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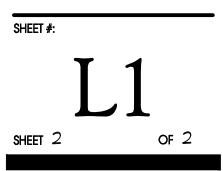
REQUIRED TREE DENSITY							
	SITE AREA	REQUIRED TREE UNITS / ACRE DISTURBED	TOTAL REQUIR TREE UNITS	ED			
	2.84± AC	20	דדו				
TREE DENSITY SUMMARY							
EXISTING TREE UNITS RETAINED							
TREE UNITS PROPOSED TO PLANT							
TREE UNITS PROVIDED							

TREE UNITS PROVIDED

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