

MEMORANDUM

TO: Design Review Board
FROM: Christi Schmidt, Senior Planner
DATE: February 4, 2020
SUBJECT: February 20, DESIGN REVIEW BOARD MEETING – THE FARM GARAGES

Background Information

On January 16, 2020 the Design Review Board reviewed the proposed Building elevations, colors, and materials for the freestanding commercial Buildings A1, A2, A3, A4, B, C and the four residential garages Buildings E1-E4. The Design Review Board approved with conditions Buildings A1, A2, A3, A4, B, C and then made a motion conditioning Buildings E1-E4 requiring:

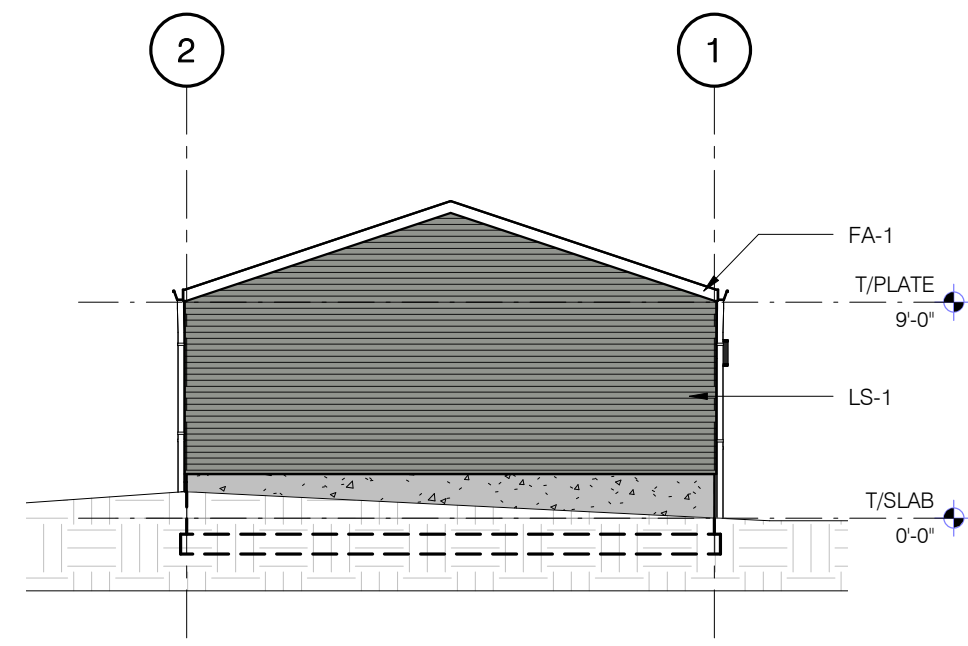
The southern building elevations for E1-E4 shall be revised to include a vertical element that meets the façade modulation/break-up of every 36 feet of lineal building length. The vertical element shall be in a complimentary color with adjacent buildings. The revised elevations shall be submitted back to the Design Review Board for review and approval.

The applicant submitted revised elevations and materials for the four residential parking garages and staff will be presenting these to the Design Review Board for review (see Attachment 5 – Revised Building Elevations and Material Boards).

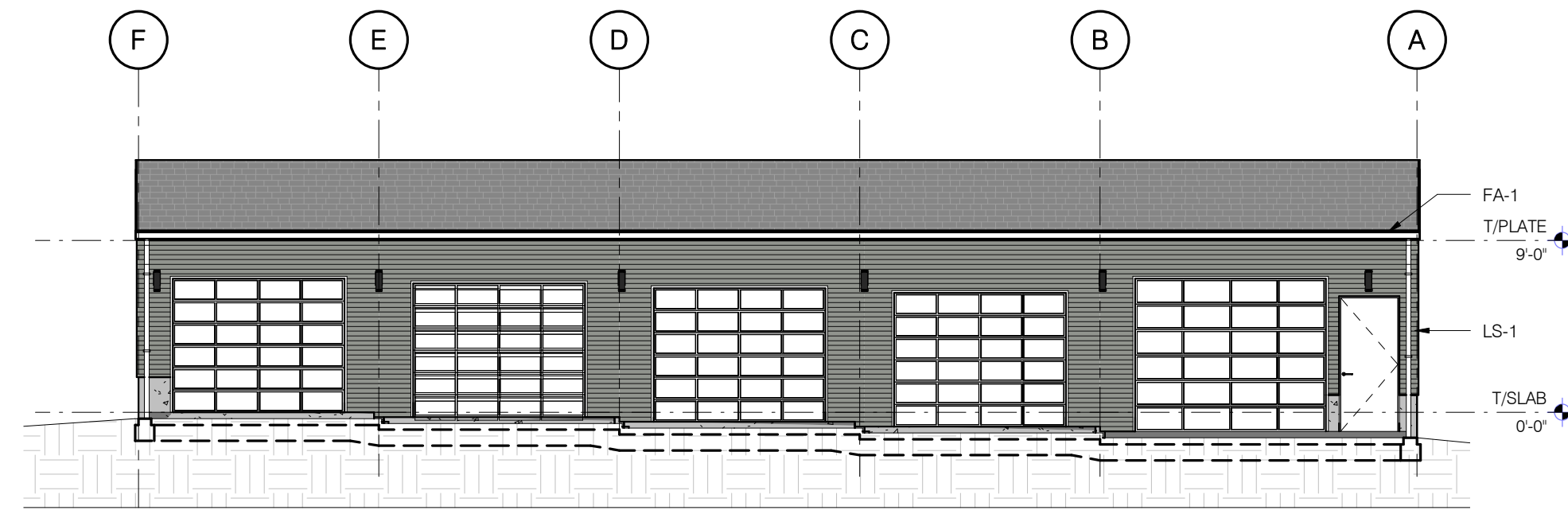
If you are unable to attend the meeting, please contact Sherrie at (425) 921-5717 or at sherrier@cityofmillcreek.com. We look forward to meeting with you next Thursday evening.

Attachment: Attachment 5 – Revised Building Elevations and Material Board

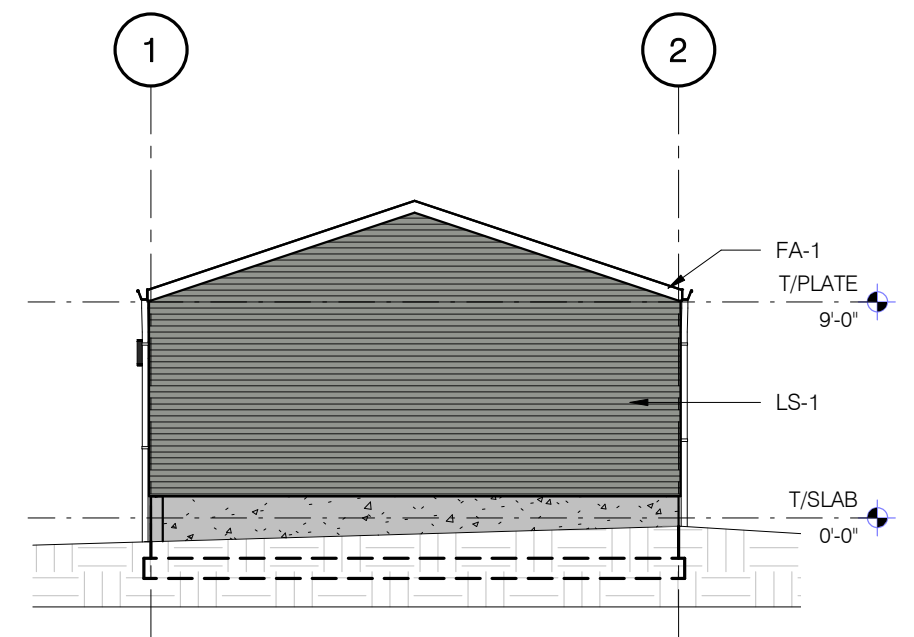
Attachment 5 - Revised Building Elevations and Material Board



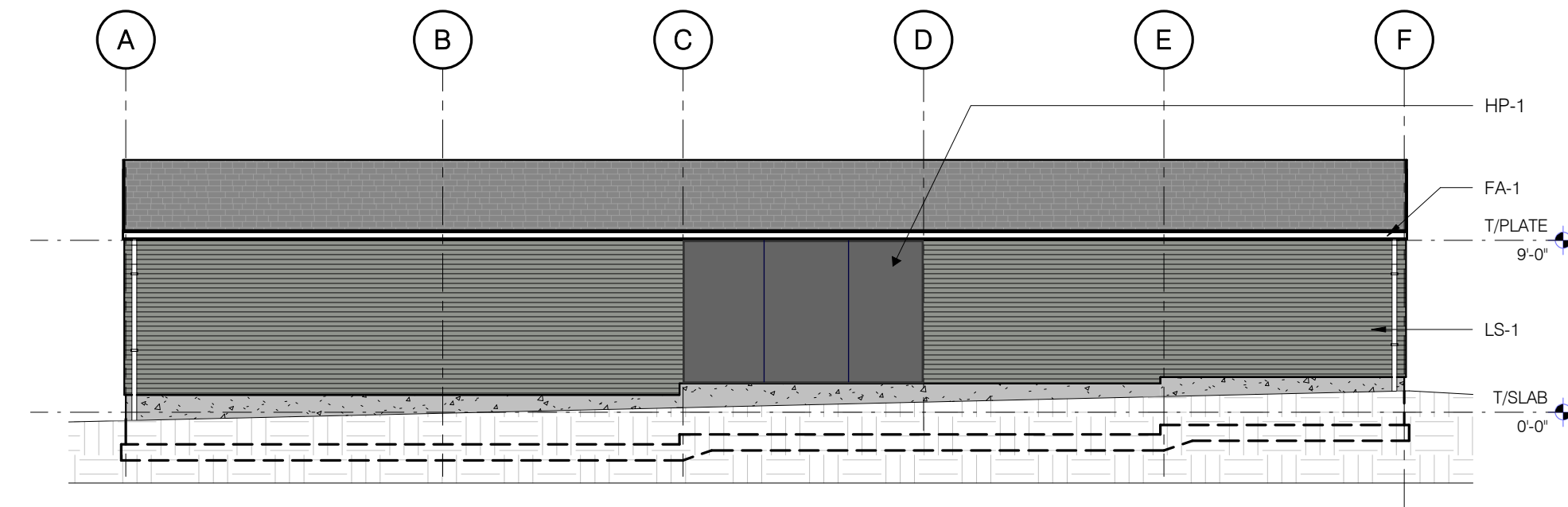
01 EAST ELEVATION - ADA GARAGE (E2)
SCALE: 1/8" = 1'-0"



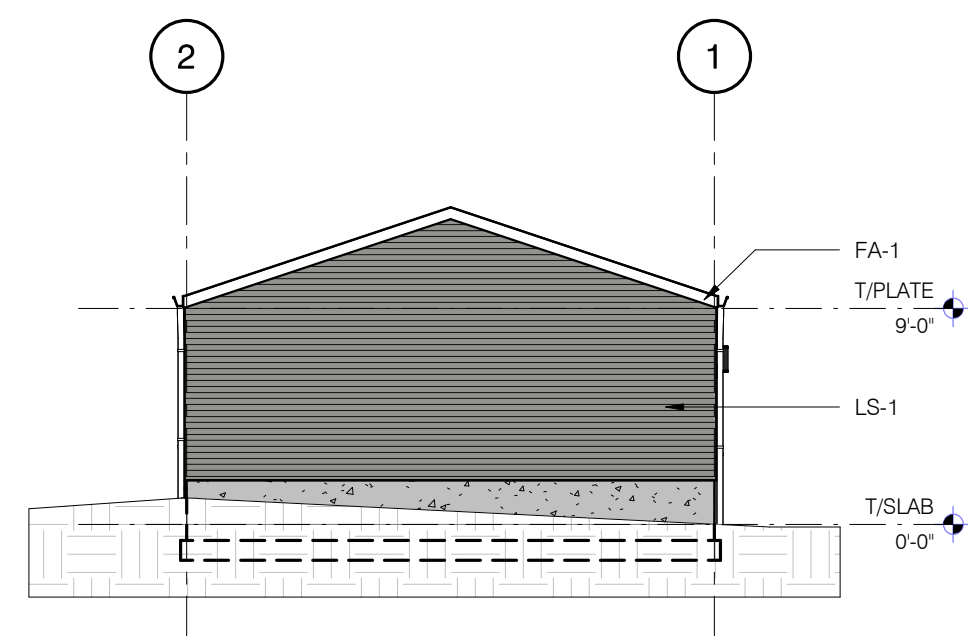
02 NORTH ELEVATION - ADA GARAGE (E2)
SCALE: 1/8" = 1'-0"



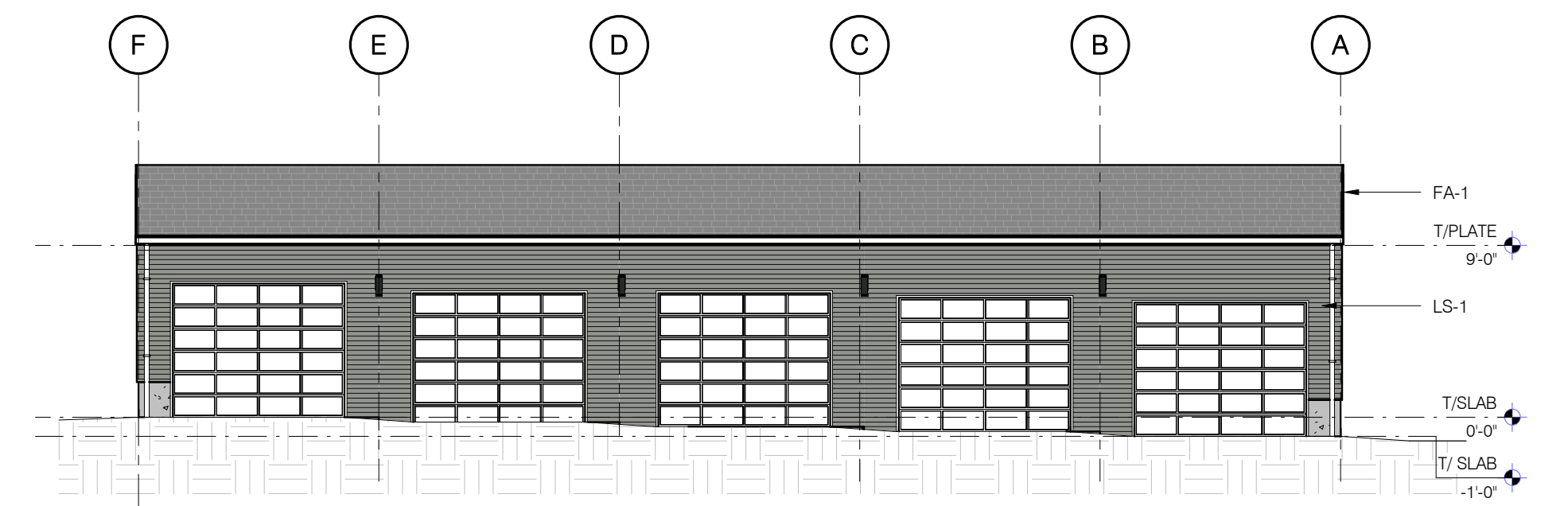
03 WEST ELEVATION - ADA GARAGE (E2)
SCALE: 1/8" = 1'-0"



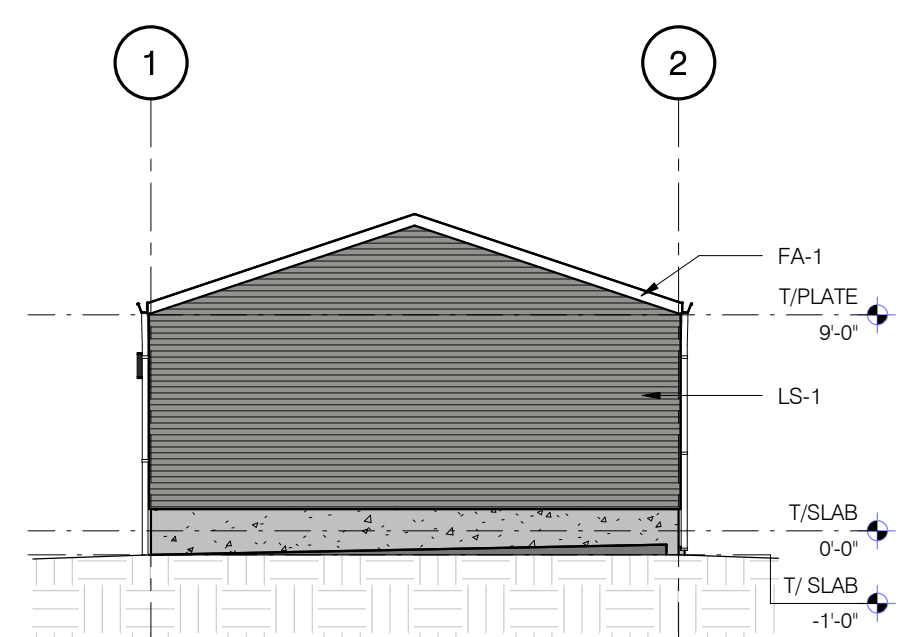
04 SOUTH ELEVATION - ADA GARAGE (E2)
SCALE: 1/8" = 1'-0"



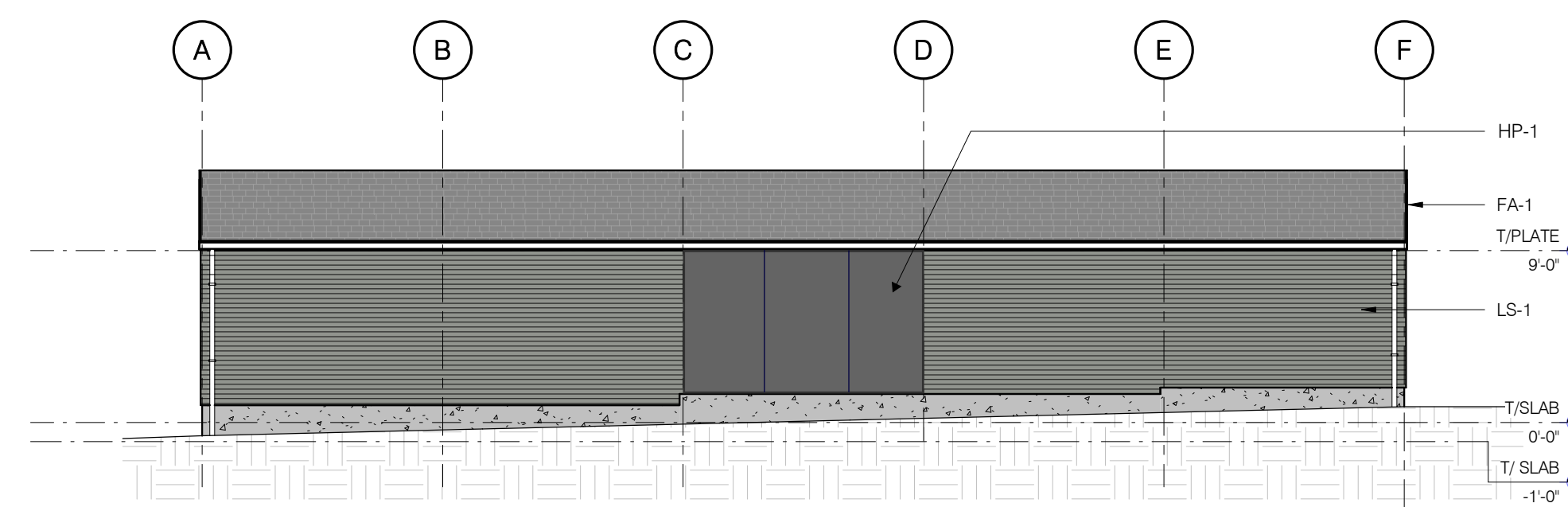
05 EAST ELEVATION - TYPICAL GARAGE (E1, E3 & E4)
SCALE: 1/8" = 1'-0"



06 NORTH ELEVATION - TYPICAL GARAGE (E1, E3 & E4)
SCALE: 1/8" = 1'-0"

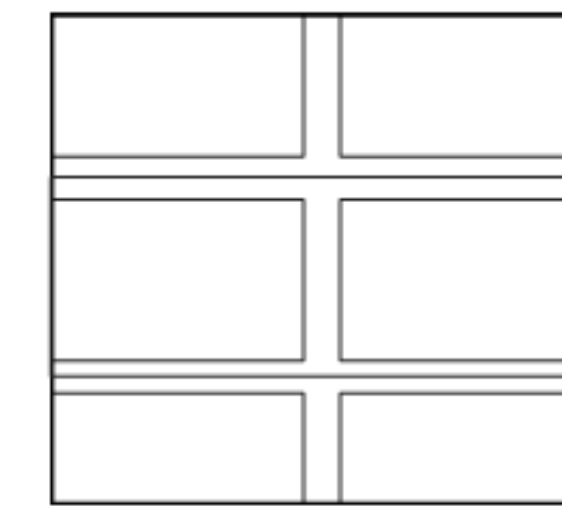


07 WEST ELEVATION - TYPICAL GARAGE (E1, E3 & E4)
SCALE: 1/8" = 1'-0"



08 SOUTH ELEVATION - TYPICAL GARAGE (E1, E3 & E4)
SCALE: 1/8" = 1'-0"

MATERIAL BOARD - GARAGE BUILDINGS



GARAGE DOOR
RESIDENTIAL STEEL
(RAISED 4 PANEL)
COLOR: WHITE



FA-1 - FASCIA
PAINT - BENJAMIN MOORE
COLOR: WHITE



LS-1 - PLY GEM 3" LAP SIDING
COLOR: SILVER GREY



HP-1 - CEMENT BOARD PANEL
PAINT - BENJAMIN MOORE
COLOR: 2121-20 STEEL WOOL



WALL SCONCE

THE FARM AT MILL CREEK

DESIGN REVIEW #3 - BUILDINGS E1, E2, E3 AND E4

#	DESCRIPTION	DATE

k. sam nystrom
architect
w. 511 24th Ave
spokane, wa 99203

PROJ. #	1801
DRAWN:	LAB
CHECKED:	CO
DATE:	12.23.2019

THE FARM at MILL CREEK

132nd STREET SE (EGUV) - MILL CREEK, WASHINGTON

BUILDING ELEVATIONS

A.152

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2020-0002**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Crestview Village Phase II
Roadway Buffer Landscaping and Streetscape

APPLICANT: Robert Fitzmaurice
Crestview II, LLC
15 Lake Bellevue Drive #102
Bellevue, Washington 98005

LOCATION: The project is located at 2318 132nd Street Southeast

PROPOSAL: Review of the proposed roadway buffer landscaping and streetscape

**ZONING AND
COMPREHENSIVE
PLAN DESIGNATION:** MDR Medium Density Residential

PART II – DESIGN REVIEW BOARD AUTHORITY

Mill Creek Municipal Code (MCMC) Section 17.34.020 states that the Design Review Board shall review, “all streetscape landscaping and monument signs for detached and attached single-family residential, multifamily residential, industrial, and commercial developments.” This project was reviewed in accordance with MCMC Chapter 17.34.040.H Landscaping Design.

PART III – BACKGROUND

On December 3, 2019, the Hearing Examiner approved the Preliminary Plat known as Crestview Village Phase II. The proposed plat subdivides 3.2 acres into 25 lots for single-family residential development. The proposal includes a public internal access road, stormwater infrastructure, open space, and frontage improvements along 132nd Street SE. Access to the site will be provided via 23rd Lane SE, which provides access to the existing adjacent Crestview Village Phase I residential development. As required by the MCMC, a 50-foot roadway buffer was required along 132nd Street Southeast. As a Condition of Approval for the Preliminary Plat, the applicant was required to prepare a landscape plan for the streetscape and the roadway buffer and have the landscape plan reviewed and approved by the Design Review Board.

PART IV – PROJECT DESCRIPTION AND ANALYSIS

Roadway Buffer

The City's Comprehensive Plan Streetscape Element establishes general policies and design guidelines intended to guide the treatment of roadway buffers, provide a visual buffer between development and the street, and create a comfortable street space for vehicles and pedestrians.

The Comprehensive Plan Policies state that landscaping of the roadway buffers can include one or more of the following forms Native Growth, Natural Plantings or Formal Plantings depending on the intended use of the site. The proposed landscape plan most closely fits the definition of Natural Plantings.

Natural Plantings: Includes the retention of suitable existing vegetation (healthy, non-invasive) supplemented with areas of new vegetation selected to complement the existing vegetation, including trees, shrubs, groundcover and sod. The use of native plants is encouraged to achieve a more informal planting scheme. Minor changes to existing topography may be made to achieve a naturalized planting scheme, while avoiding impacts to the driplines of existing significant trees.

The roadway buffer is proposed to be planted primarily with native and naturalized plants, with a combination of trees, shrubs, and groundcover. Two of the trees proposed in the roadway buffer are Excelsa Red Cedar and Bloodgood Japanese Maple, which because of their lower mature height are both an excellent selection for locations under power lines. Additional trees proposed: Shore Pine and Armstrong Maple; shrubs proposed: Japanese Holly, Pink RockRose, Hansa Japanese Rose, Crimson Pygmy Barberry, Kelsey Redtwig Dogwood, Dwarf Mugo Pine and Pacific Wax Myrtle; groundcover proposed: Mediterranean White Heath and Kinnikinnick.

Tot Lot Landscaping

The Tot Lot, which is located on top of the stormwater vault, is primarily proposed to be an open lawn area with a play structure and shrubs proposed around the perimeter. Shrubs proposed include Pacific Wax Myrtle, Compact Oregon Grape, Sword Fern, Hansa Japanese Rose, and Evergreen Huckleberry, Groundcover includes: Mediterranean White Heath on the south and eastern perimeter and Low Oregon Grape and Kinnikinnick on the beds along the internal road. Several multi-trunk Vine Maple are also proposed in the perimeter beds.

Streetscape

The streetscape consists of a planter strip planted with lawn and street trees. The street tree species proposed is Pacific Sunset Maple. The Pacific Sunset Maple is on the City's Approved Street Tree list. As required by the City Standards, root barrier is required for all trees planted within five feet of a paved surface; thus, it will be required for all street trees planted in the planter strip to help alleviate future issues with surface roots and potential damage to infrastructure. In addition, a Condition of Approval has been added requiring the applicant to prepare the planter strip by amending the soil and using a planting hole for the street trees that is three times the width of the root ball. The applicant is required to retain the duff layer of topsoil when clearing the site for development and this topsoil could be reused to amend the soil in the planter strip and ensure a good planting bed for the street trees.

In addition to the street trees, the applicant is proposing to plant Armstrong Maple along the rear property boundary of lots 9 through 14.

It is staff's opinion that the proposed landscape plan is consistent with the City's Comprehensive Plan Policies.

Following is an analysis of the proposed landscape plan with respect to the regulations contained in the MCMC Chapter 17.34.

Mill Creek Municipal Code (MCMC) Section 17.34.040.H - Landscaping Design	
a. Project landscaping shall provide unity of design through repetition of plants and coordination with adjacent developments.	The roadway buffer is similar to and coordinates with the roadway buffer in Phase I. The proposed plan is consistent with this Code requirement.
b. Landscape materials should be hardy species that are adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged.	The proposed plant palette consists of plant species that are native and native adapted, drought tolerant once established, and relatively low maintenance. There is no existing vegetation to retain.
d. Landscaped areas shall be irrigated by mechanical sprinkler systems.	Irrigation is proposed.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that as conditioned the proposed Landscape Plan is consistent with the design guidelines set forth in MCMC Section 17.34.040.H. Based on these findings and conclusions, staff recommends approval subject to the following conditions, as well as any conditions that may be added by the Design Review Board.

1. The landscaping shall be as portrayed on the materials submitted with the application, except as modified below and by the conditions imposed by the Design Review Board.
2. Revise the landscape plan as follows:
 - Add a note regarding the requirement for root barrier when the tree is within five feet of a paved surface; i.e., all street trees.
 - Add a note regarding amending the soil in the planter strip to ensure a good planting bed for the street trees.
3. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to installation of the landscaping, pursuant to MCMC Section 16.16.040.
4. Irrigation shall be provided for the landscaping, per MCMC Section 17.34.040.H.1.d. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.

ATTACHMENTS:

Attachment 1: Proposed Landscape Plan

NW 1/4 OF SEC. 32, TWN 28 N., RNG. 5 E., W.M.

CRESTVIEW II

LANDSCAPE PLAN DRB SET

2318 132ND ST SE, MILL CREEK, WA 98012

2/3/2020



1724 W Marine View Drive, Suite 140
 Everett, WA 98201
 p. 425.486.6533 | f. 425.486.6593
 Civil | Structural | Planning | Survey
 www.paceengrs.com

OWNER/APPLICANT:

ROBERT FITZMAURICE
 CRESTVIEW II, LLC.
 15 LAKE BELLEVUE DRIVE #102
 BELLEVUE, WA. 98005
 (425) 869-1300

PROJECT ENGINEER:

KEN MCINTYRE, PE
 PACE ENGINEERS, INC.
 1724 WEST MARINE VIEW DRIVE, SUITE 140
 EVERETT, WA 98201
 (425) 486-6533

LANDSCAPE ARCHITECT:

V. BRIAN WAY, PLA, ASLA
 PACE ENGINEERS, INC.
 1724 WEST MARINE VIEW DRIVE, SUITE 140
 EVERETT, WA 98201
 (425) 827-2014
 BRIANW@PACEENGRS.COM

SURVEYOR:

TRAVIS BRADLEY, PLS
 AXIS SURVEYING & MAPPING
 15241 NE 90TH ST.
 REDMOND, WA 98052
 (425) 823-5700

SITE:

PROJECT AREA= 3.2± ACRES
 ZONE CLASSIFICATION= MDR
 TAX LOT NO. = 28053200201000, 28053200202300, 28053200200800

ADDRESS:

2318 132ND ST SE,
 MILL CREEK, WA 98012

HORIZONTAL DATUM:

WASHINGTON COORDINATE SYSTEM NAD83/91, NORTH ZONE
 BASED ON GPS RTK TIES TO:
 SNOHOMISH CONTROL POINTS:
 MP11 (DB ID 22386) N 323340.197, E 1303376.091
 (HELD FOR POSITION)
 2805W07 (DB ID 22578) N 323239.283, E 1306000.302

DISTANCES ARE GROUND US SURVEY FEET WITH AN
 APPLIED COMBINED SCALE FACTOR OF 0.99993187503

VERTICAL DATUM:

ORIGINATING BENCHMARK:

SNOHOMISH COUNTY MONUMENT ID. 22562, AS PUBLISHED
 IN WGS SURVEY DATA WAREHOUSE.

VERTICAL DATUM: NAVD '88

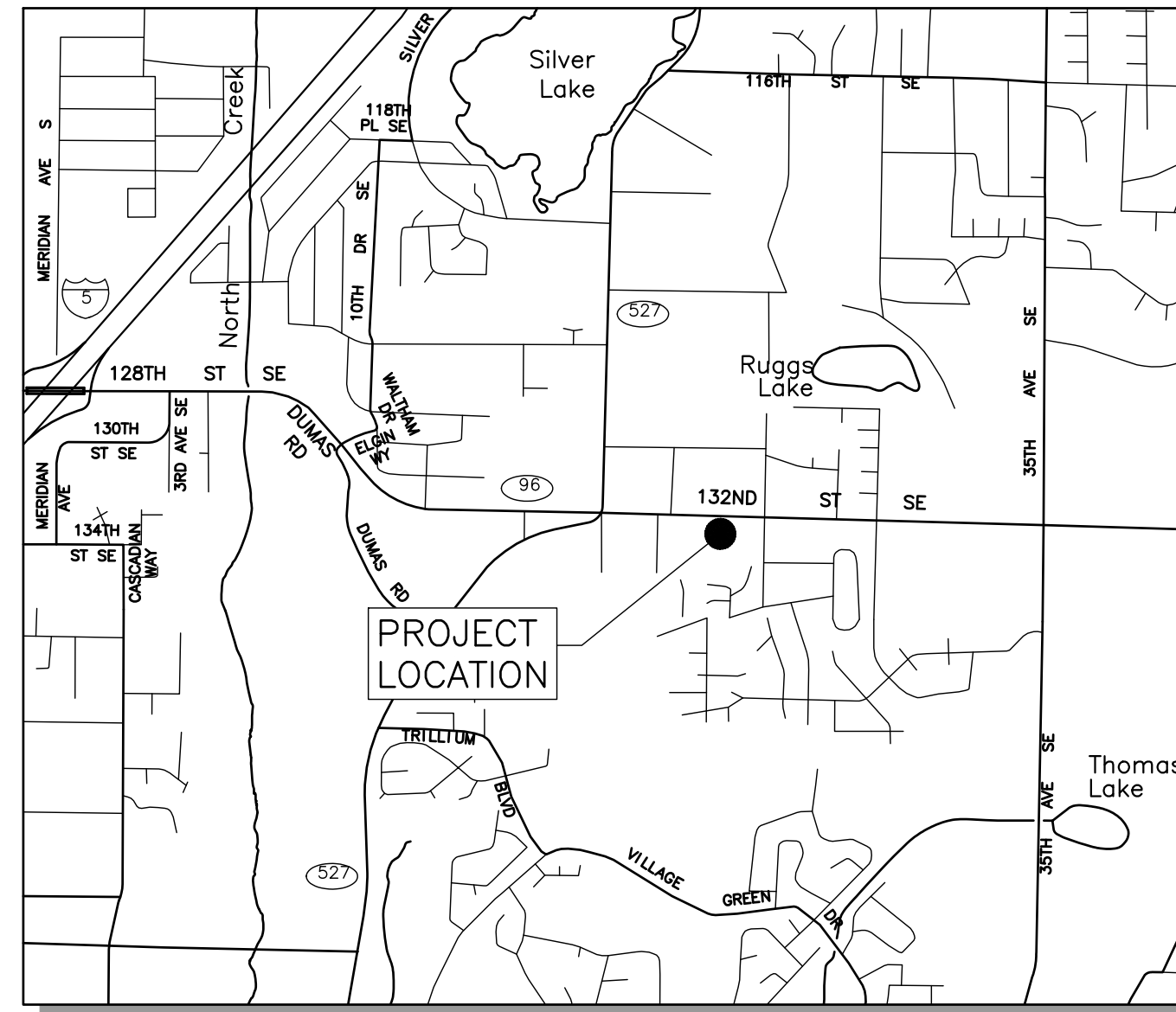
ELEVATION: 483.23'

IBM 'E': SET CHISELED SQUARE AT INTERIOR CORNER OF
 CONCRETE WALKWAY AT THE EASTERLY EDGE
 DRIVEWAY FOR 2316 & 2318 132ND ST SE

ELEV: 487.23'

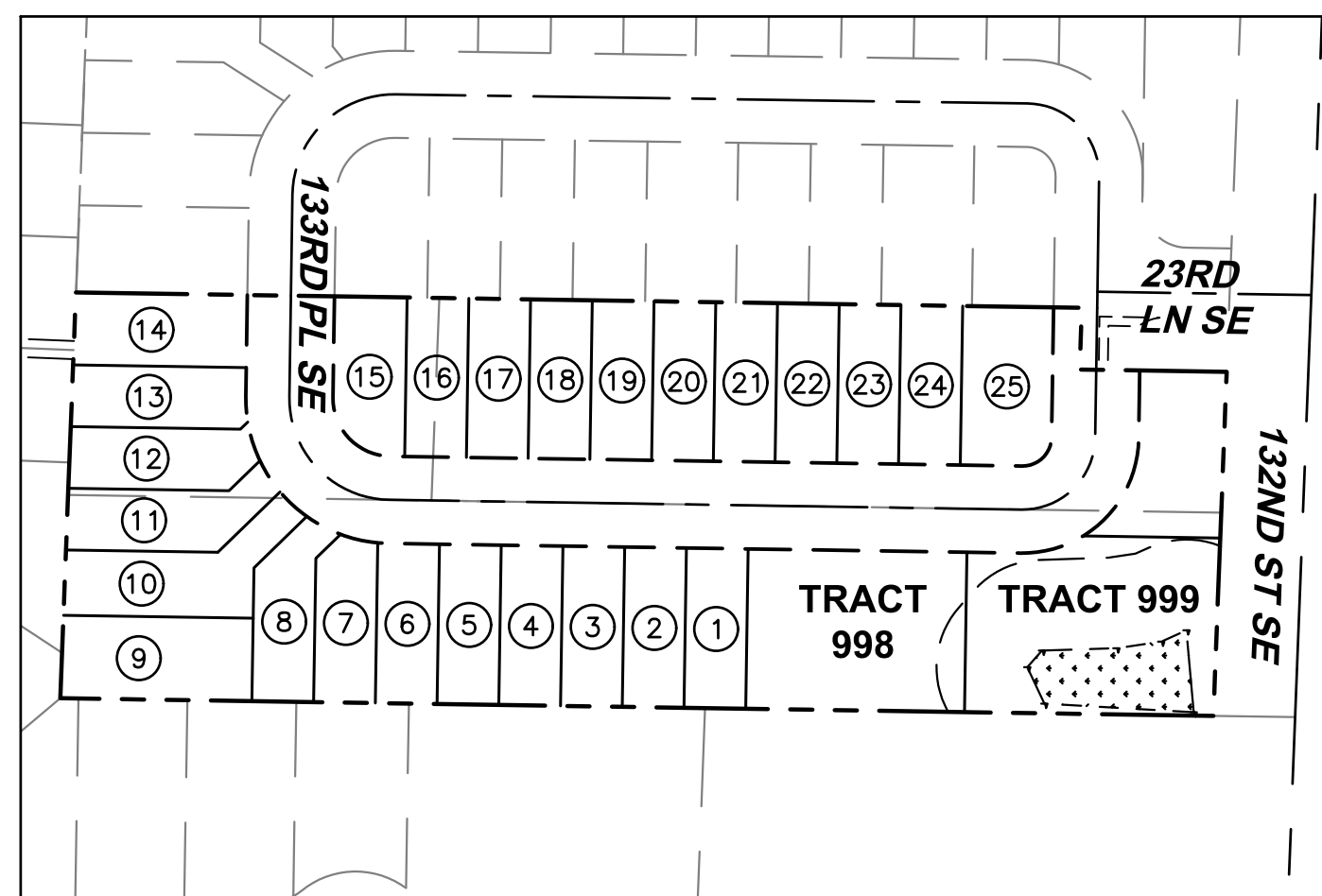
IBM 'F': SET CHISELED SQUARE AT THE TOP OF CURB
 AT THE EASTERLY EDGE DRIVEWAY
 FOR ADDRESS 2308 133RD PL SE.

ELEV: 490.04'



VICINITY MAP

SCALE 1"=2000'



SITE MAP

SCALE 1"=100'

Sheet List Table

SHEET NUMBER	SHEET TITLE
L0.0	LANDSCAPE COVER
L1.0	LANDSCAPE PLAN
L1.1	DETAILED LANDSCAPE AREAS
L2.0	LANDSCAPE DETAILS
L2.1	LANDSCAPE DETAILS
L3.0	DRB PLANT IMAGES

APPROVED CIVIL PLANS PROVIDED FOR SITE PLAN, LAYOUT AND GRADING REFERENCE

LEGAL DESCRIPTION:

TPN 280532-002-010-00

BEGINNING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
 THENCE SOUTH 30.00 FEET;
 THENCE SOUTHERLY 89°30'30" EAST 1415.48 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 89°30'30" EAST 111.66 FEET;
 THENCE SOUTH 00°49'50" EAST 450 FEET;
 THENCE NORTH 89°30'30" WEST 111.66 FEET;
 THENCE NORTH 00°49'50" WEST 450 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE NORTH 15.00 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8407050189; AND ALSO EXCEPT THE NORTH 96 FEET OF THE WEST 34 FEET THEREOF AS DEDICATED FOR RIGHT OF WAY FACILITIES BY INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 201602240432, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TPN 280532-002-023-00

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;
 THENCE SOUTH 30 FEET;
 THENCE SOUTH 89°30'30" EAST 1415.48 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 89°30'30" EAST 111.66 FEET;
 THENCE SOUTH 0°49'50" EAST 650 FEET;
 THENCE NORTH 89°30'30" WEST 111.66 FEET;
 THENCE NORTH 0°49'50" WEST 650 FEET TO THE TRUE POINT OF BEGINNING;
 LESS THE NORTH 450 THEREOF;
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THE WEST 20 FEET OF THE NORTH 450 FEET ABOVE THE ABOVE DESCRIBED DESCRIPTION.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

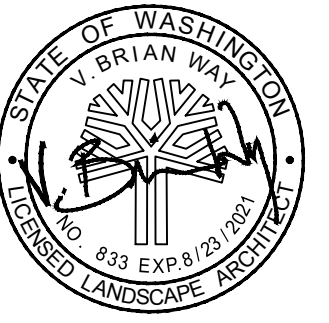
TPN 280532-002-008-00

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., LYING NORTHERLY OF BLOCK 2, THE PLAT OF HEATHERWOOD GARDEN TRACTS #3 AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 23A, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 32, 30.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;
 THENCE SOUTH 89°30'30" EAST ALONG THE SOUTH MARGIN OF THE COUNTY ROAD FOR 1527.14 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 89°30'30" EAST FOR 111.67 FEET;
 THENCE SOUTH 00°49'50" EAST FOR 650.00 FEET TO THE NORTHERLY LINE OF SAID BLOCK 2, HEATHERWOOD GARDEN TRACTS #3;
 THENCE NORTH 89°30'30" WEST ALONG SAID NORTH LINE OF SAID BLOCK 2 FOR 111.67 FEET;
 THENCE NORTH 00°49'50" WEST FOR 650.00 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT THE NORTH 15 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8401110248 RECORDS OF SNOHOMISH COUNTY.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



Know what's below.
 Call before you dig.

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CRESTVIEW II, LLC
 15 LAKE BELLEVUE DRIVE #102
 BELLEVUE, WA 98005
 (425)869-1300

CRESTVIEW II
 2318 132ND ST SE
 MILL CREEK, WA 98012

LANDSCAPE COVER

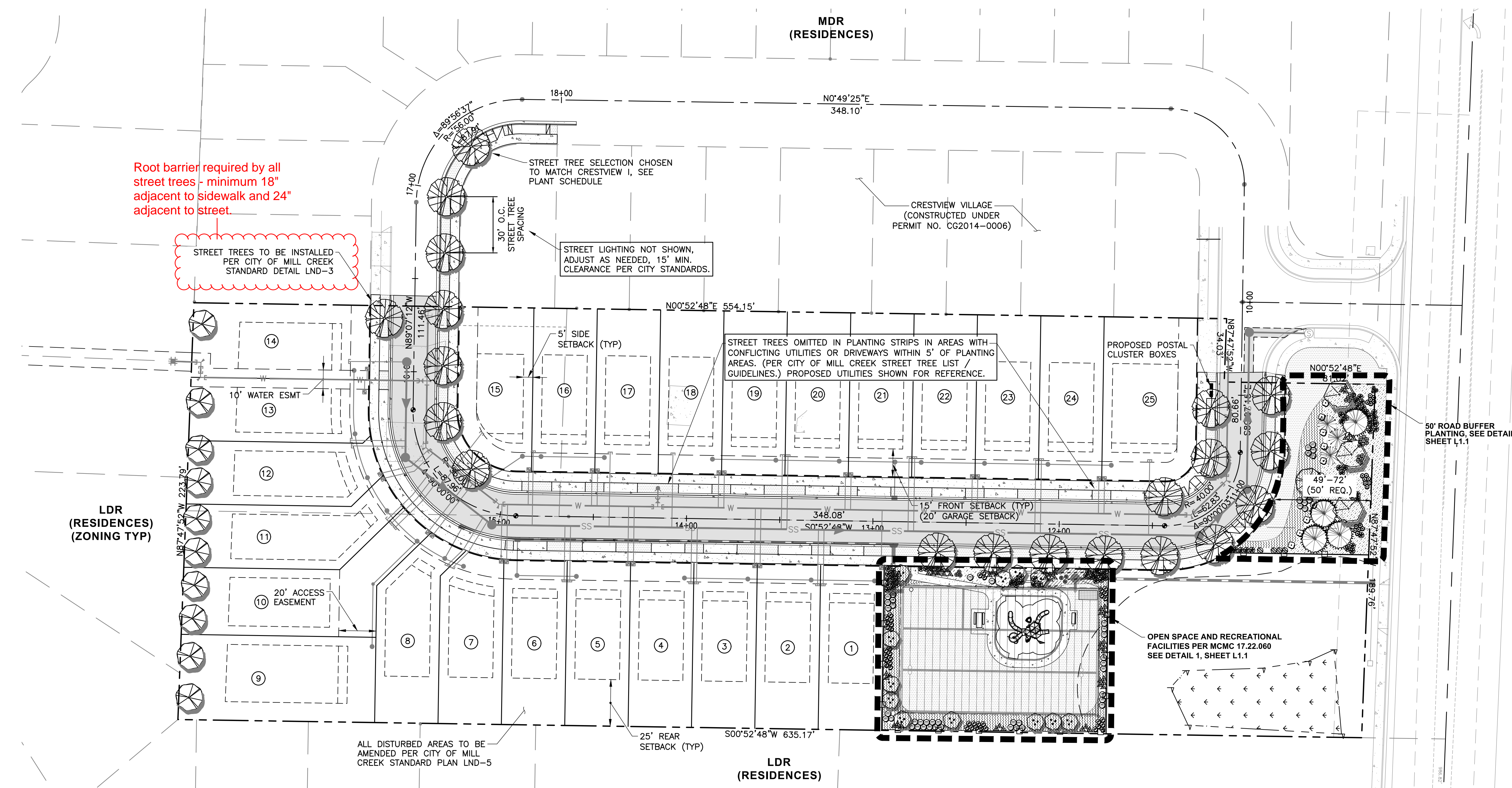
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PACE PROJECT NO. 19462	

SHEET **L0.0**

NO.	REVISION	DATE

MDR
(RESIDENCES)

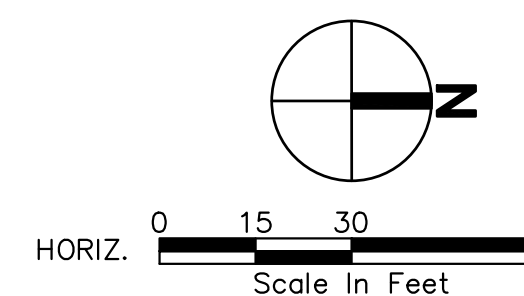
MR
(COUNTY)
(SINGLE/MF
RESIDENCES)



PLANT SCHEDULE

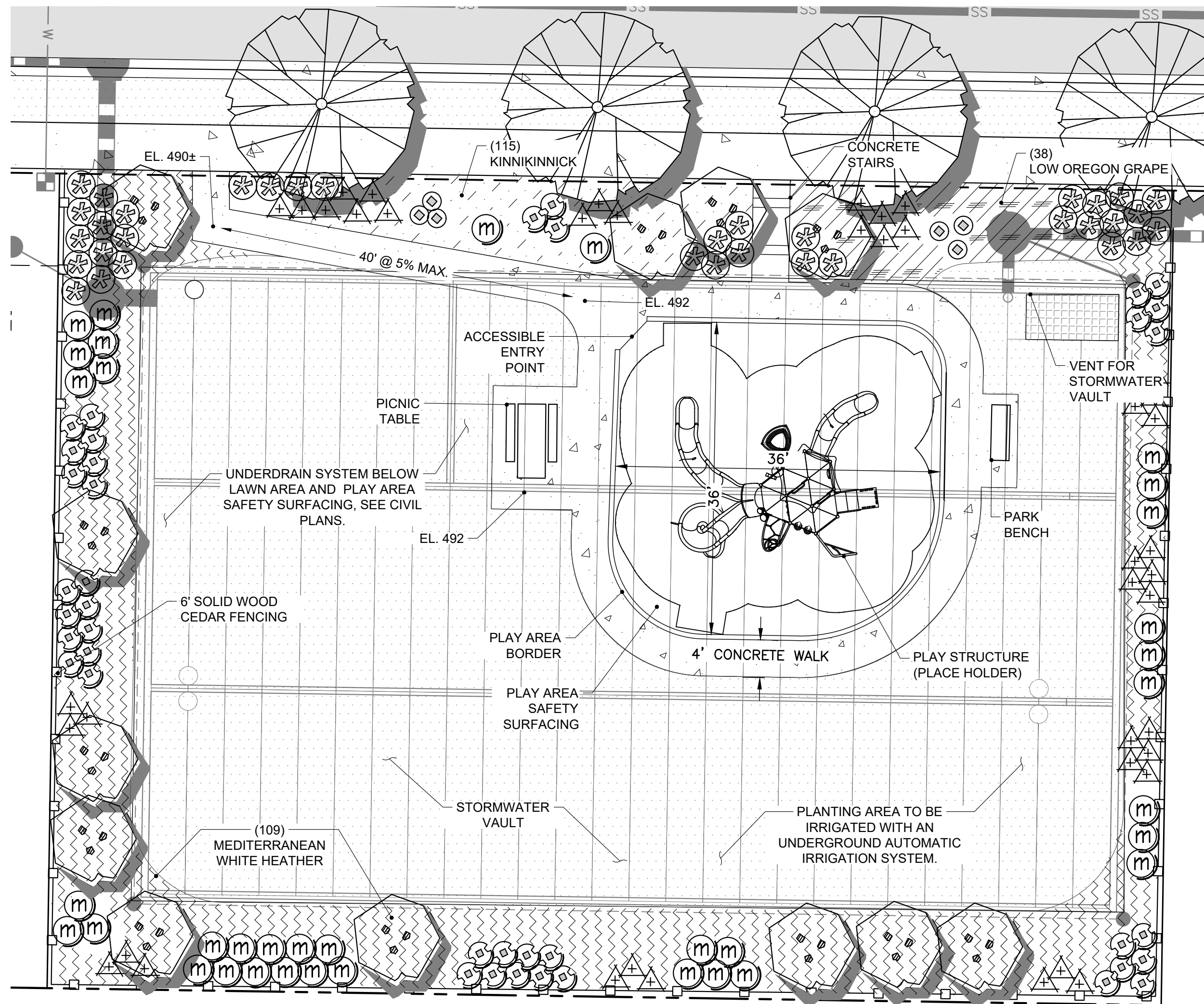
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.
	STREET TREE ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET MAPLE*	2" CAL. MIN.	AS SHOWN	20		OPEN SPACE PLANTING & ROADWAY BUFFER PLANTING SHRUBS MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL. CONT.	24" O.C.	39
	SITE TREES ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE*	1.5" CAL. MIN.	AS SHOWN	11		BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	24" O.C.		19
	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE*	1.5" CAL. MIN.	AS SHOWN	3		CISTUS SKANBERGII / PINK ROCKROSE*	36" O.C.		11
	THUJA PLICATA 'EXCELSA' / EXCELSA RED CEDAR*	8' HT. MIN.	AS SHOWN	4		CORNUS SERICEA 'KELSEY' / KELSEY REDTWIG DOGWOOD*	24" O.C.		19
	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	8' HT. MIN.	AS SHOWN	4		ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	36" O.C.		4
	ACER CIRCINATUM / VINE MAPLE	8'-10' HT. MULTI-TRUNK 3 TRUNKS MIN.	AS SHOWN	12		MORELLA CERIFERA / PACIFIC WAX MYRTLE *	36" O.C.		47
	6' HT. SOLID CEDAR FENCE					PINUS MUGO VAR. SLOWMOUND / DWARF MUGO PINE	24" O.C.		3
	PICNIC TABLES AND BENCHES					ROSA RUGOSA 'HANSA' / HANSA JAPANESE ROSE*	36" O.C.		66
	CONCRETE WALKWAY					VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	24" O.C.		6
						POLYSTICHUM MUNITUM / SWORD FERN*	24" O.C.		53
						GROUND COVERS MAHONIA REPENS / LOW OREGON GRAPE	1 GAL. CONT.	24" O.C.	37
						ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK*	1 GAL. CONT.	18" O.C.	443
						ERICA X DARLEYENSIS / MEDITERRANEAN WHITE HEATHER*	1 GAL. CONT.	24" O.C.	338
						PERENNIALS AND GRASSES HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. CONT.	18"-24" O.C.	NOT SHOWN
						LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / ENGLISH LAVANDER			
						HEMEROCALLIS / DAYLILLY			
						RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN			
						SOD OR SEEDED LAWN			

* CONSISTENT WITH PLANT SELECTION FROM CRESTVIEW I

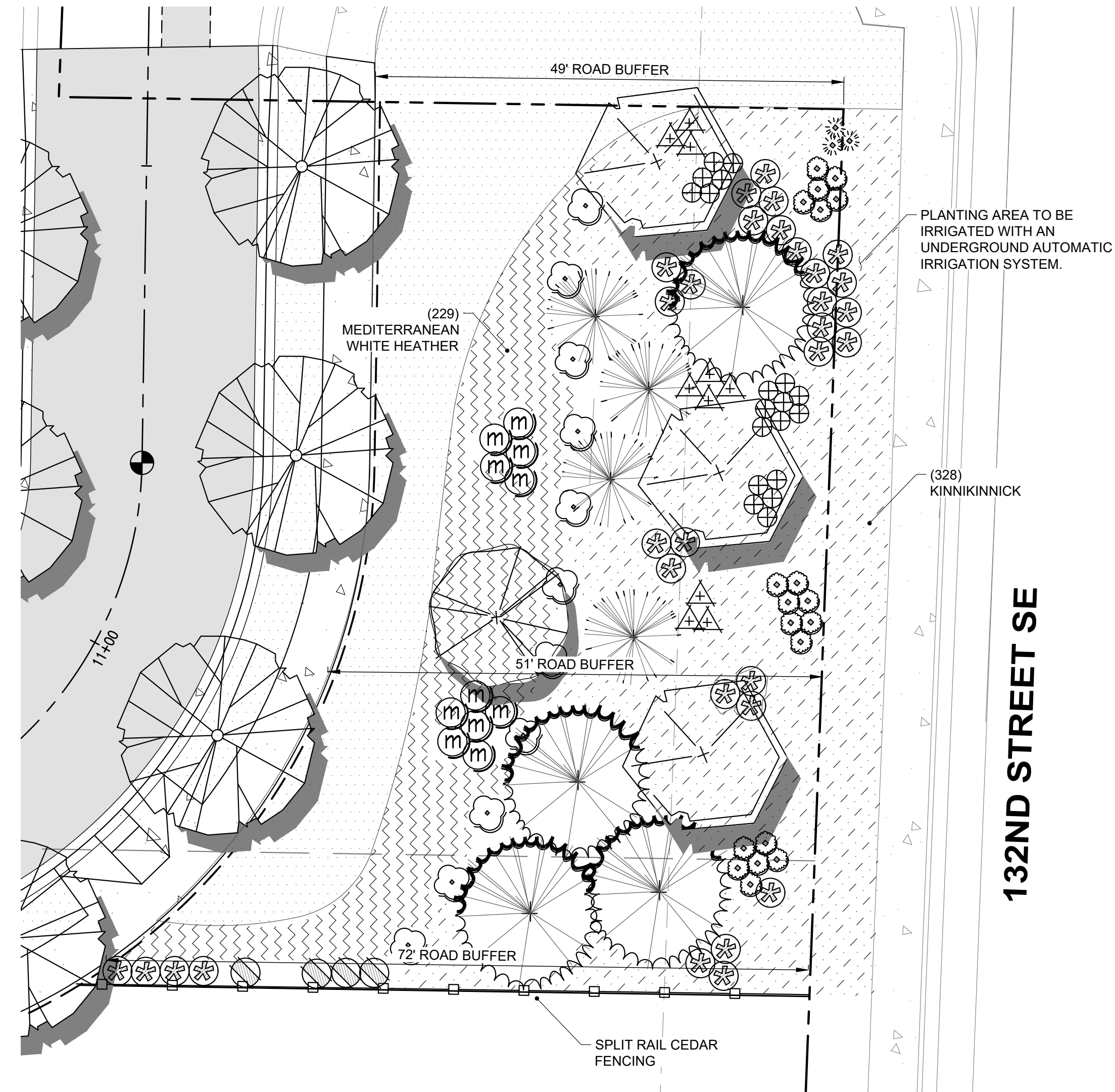


DATE	
REVISION	
SYM	
 PACE An Engineering Services Company 1724 W Marine View Drive, Suite 140 Everett, WA 98201 p. 425.486.6533 f. 425.486.6593 Civil Structural Planning Survey www.paceengr.com	
 B. BRIAN WAY LICENSED LANDSCAPE ARCHITECT	
CRESTVIEW II, LLC 15 LAKE BELLEVUE DRIVE #102 BELLEVUE, WA 98005 (425)869-1300	
CRESTVIEW II	LANDSCAPE PLAN
2318 132ND ST SE MILL CREEK, WA 98012	
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
DESIGNED BY:	CHECKED BY:
AS SHOWN	2/3/2020
BW	BW
PACE PROJECT NO. 19462	
SHEET L1.0	

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1 OPEN SPACE AND RECREATION AREA
1"=10'



2 50' ROAD BUFFER
NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME/COMMON NAME	MATURE SIZE HEIGHT (HT) X SPREAD (SPR)
STREET TREE		
(M)	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET MAPLE*	30'HT. X 25'SPR.
SITE TREES		
(M)	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE*	50'HT. X 25'SPR.
(M)	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE*	20'HT. X 15'SPR.
(M)	THUJA PLICATA 'EXCELSA' / EXCELSA RED CEDAR*	35'HT. X 10'SPR.
(M)	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	40'HT. X 25'SPR.
(M)	ACER CIRCINATUM / VINE MAPLE	20'HT. X 15'SPR.

SYMBOL	BOTANICAL NAME/COMMON NAME	MATURE SIZE
SHRUBS		
(S)	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	48"HT.X36" SPR.
(*)	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	48"HT.X36" SPR.
(*)	CISTUS SKANBERGII / PINK ROCKROSE*	36"HT.X60"SPR.
(+)	CORNUS SERICEA 'KELSEY' / KELSEY REDTWIG DOGWOOD*	36"HT.X36"SPR.
(/)	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	36"HT.X48"SPR.
(M)	MORELLA CERIFERA / PACIFIC WAX MYRTLE *	12'HT.X8"SPR.
(*)	PINUS MUGO VAR. SLOWMOUND / DWARF MUGO PINE	36"HT.X36"SPR.
(*)	ROSA RUGOSA 'HANSA' / HANSA JAPANESE ROSE*	60"HT.X48"SPR.
(*)	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	60"HT.X36"SPR.
(/)	POLYSTICHUM MUNITUM / SWORD FERN*	36"HT.X36"SPR.

SYMBOL	BOTANICAL NAME/COMMON NAME	MATURE SIZE
GROUND COVERS		
(/)	MAHONIA REPENS / LOW OREGON GRAPE	24"HT. X 24"SPR.
(*)	ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK*	12"HT. X 36" SPR.
(/)	ERICA X DARLEYENSIS / MEDITERRANEAN WHITE HEATH*	20"HT. X 36" SPR.
(/)	SOD OR SEEDED LAWN	

* CONSISTENT WITH PLANT SELECTION FROM CRESTVIEW I

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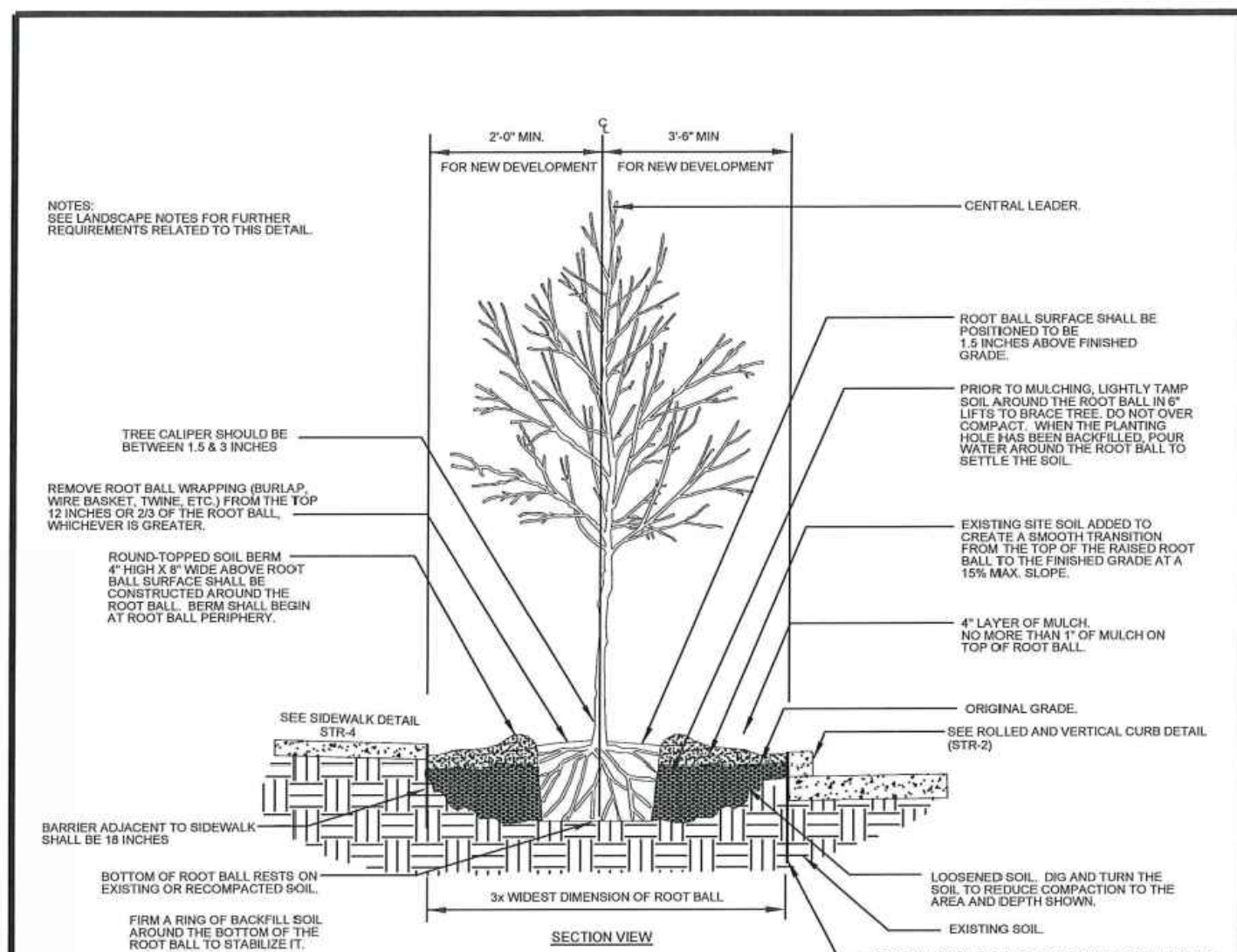
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DETAILED LANDSCAPE AREAS

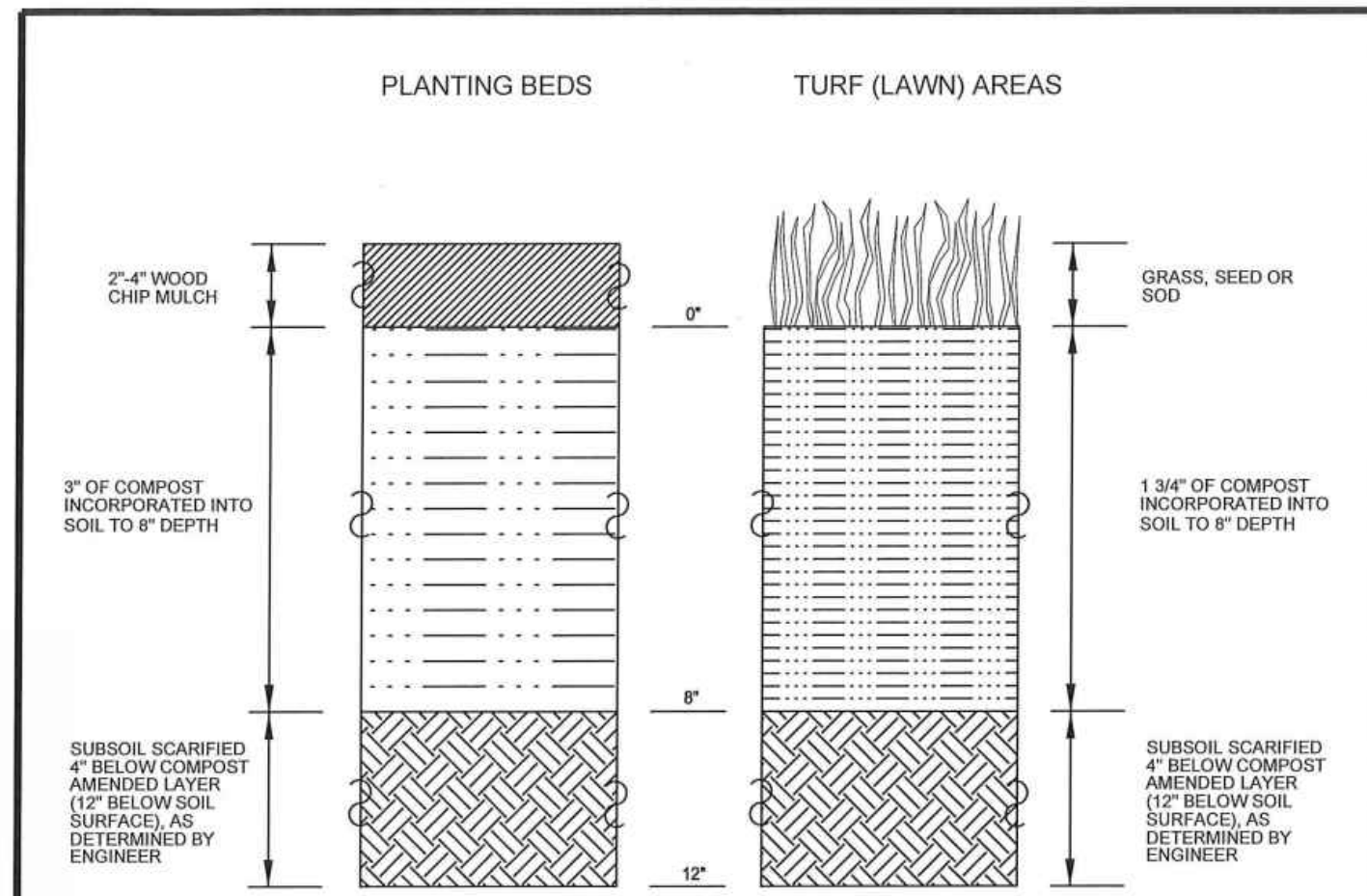
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DESIGNED BY: BW	CHECKED BY: BW
PACE PROJECT NO. 19462	

SHEET **L1.1**



	LANDSCAPE DECIDUOUS TREE PLANTING IN PLANTING STRIP NOT TO SCALE PUBLIC WORKS DEPARTMENT	PLAN NO. LND-3
	REV. DATE: 9/28/2016	PLAN NO. LND-3



- NOTES**
- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
 - SUBSOIL SHOULD BE SCARIFIED (LOOSENE) 4 INCHES BELOW AMENDED LAYER TO PRODUCE 2 INCH DEPTH OF UNCOMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
 - COMPOST SHALL BE FILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATIONS.
 - TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST FILLED IN TO 8 INCH DEPTH, OR MAY SUBSTITUTE 8 INCHES OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. PLANT GRASS SEED OR SOD PER SPECIFICATION.
 - PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST FILLED IN TO 8 INCH DEPTH, OR MAY SUBSTITUTE 8 INCH OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 2-4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.
 - SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOIL WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.), WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS. SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

	LANDSCAPE SOIL AMENDMENT AND DEPTH NOT TO SCALE PUBLIC WORKS DEPARTMENT	PLAN NO. LND-5
	REV. DATE: 9/23/2016	PLAN NO. LND-5

GENERAL PLANTING NOTES

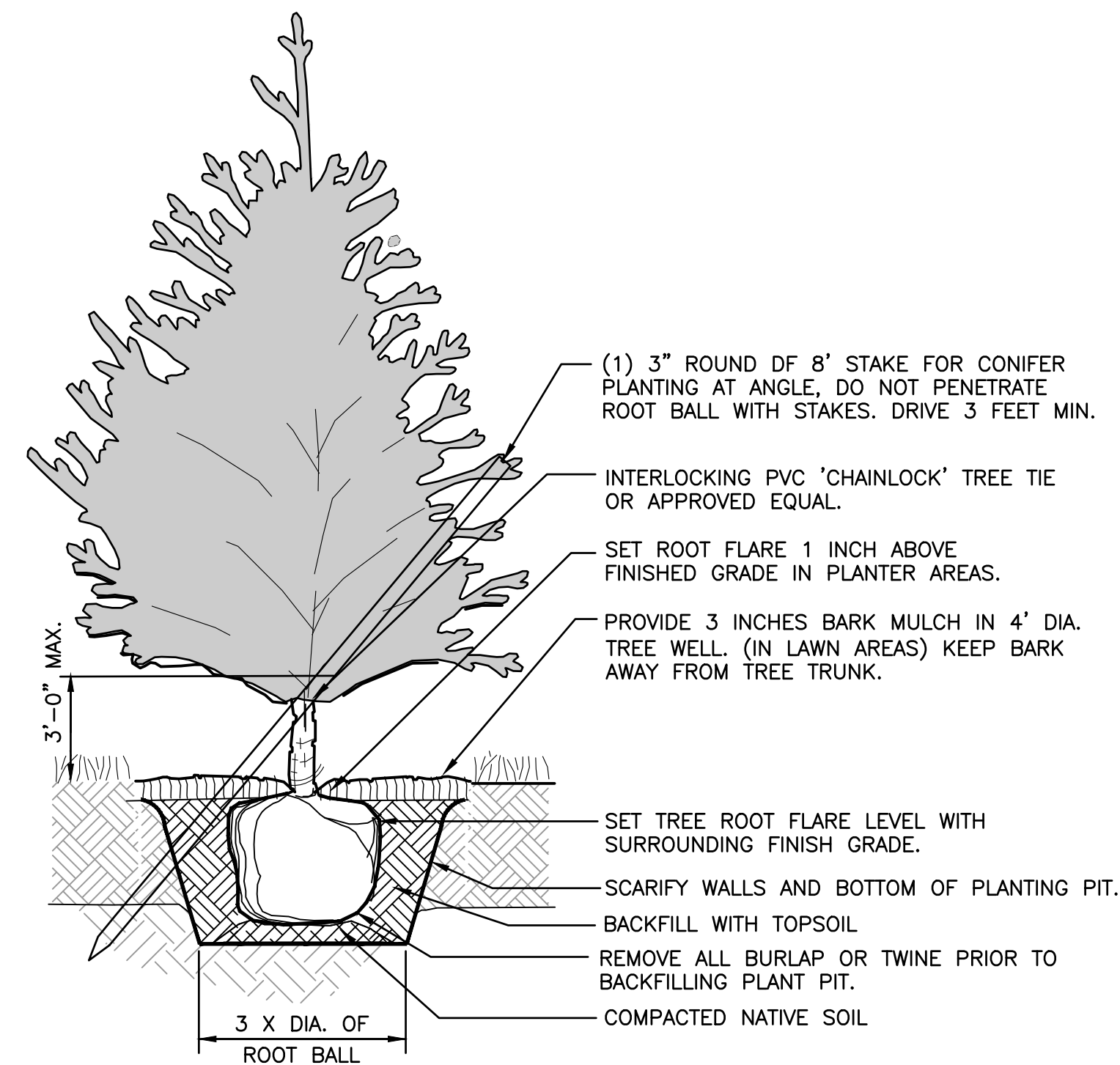
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE REQUIRED FOR ALL LANDSCAPE IN BOTH THE OPEN SPACE AND RECREATION TRACT AND THE 50' ROAD BUFFER TRACT.
- REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCHING AND REPAIRING ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION UNDER THIS CONTRACT.
- GRADING SHALL BE ACCEPTED PRIOR TO PLANT INSTALLATION. FINISHED GRADE FOR NEW PLANTING AREAS SHALL ALLOW FOR TOPSOIL AND BARK MULCH AND 1-INCH CLEAR TO TOP OF CURB OR SIDEWALK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND HAULING ALL EXTRA DEBRIS AND EXCESS SOIL GENERATED BY THIS PROJECT.

PLANTING, FERTILIZING AND WARRANTY

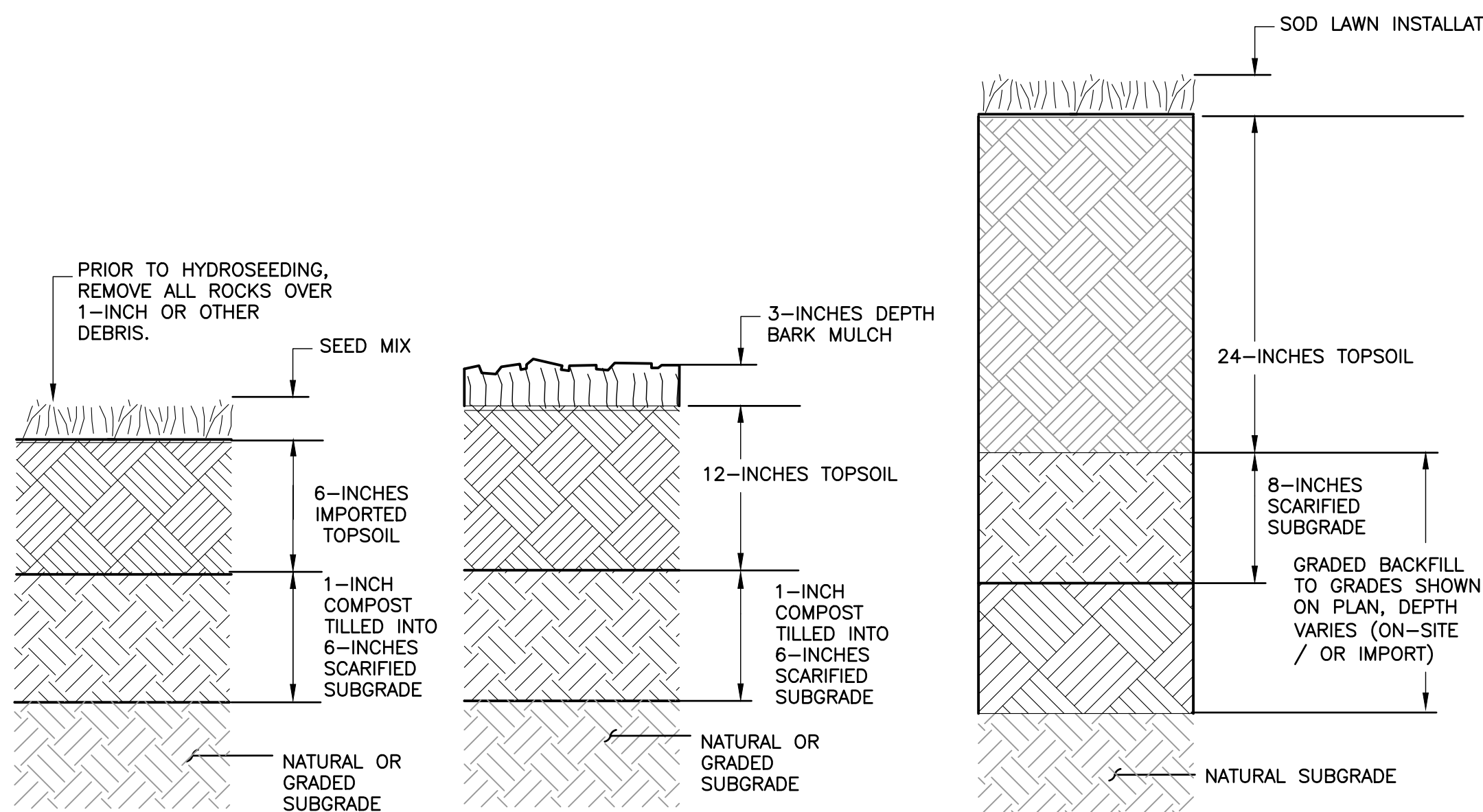
- ALL PLANT SIZES NOTED FOR HEIGHT, SPREAD AND CALIPER ARE MINIMUM REQUIREMENTS.
- ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN (AAN) GRADES AND STANDARDS AS PUBLISHED IN THE MOST RECENT Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL. TREE CALIPER SHALL BE MEASURED SIX INCHES ABOVE THE ROOT FLARE.
- AREAS DISTURBED BY GRADING AND NOT SHOWN AS PLANTING / LAWN AREAS SHALL BE SEEDED.
- APPLY FERTILIZER TO ALL LAWN, GROUNDCOVER, SHRUB AND TREE PLANTING AREAS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FERTILIZER TYPE (N-P-K RATIO) FOR LAWN, ORNAMENTAL SHRUBS, AND TREES.

TOPSOIL, COMPOST AND MULCH

- REMOVE SUBGRADE MATERIAL TO ACCOMMODATE TOPSOIL, BARK, SOD LAWN WITH 1" CLEAR TO TOP OF CURB, SIDEWALK OR OTHER PAVED SURFACES.
- REFER TO PLANTING PREPARATION DETAIL, THIS SHEET FOR TOPSOIL AND COMPOST REQUIREMENTS.
- COMPOST SUPPLIED BY CEDAR GROVE, (877) 764-5748, OR APPROVED EQUAL.
- TOPSOIL SHALL BE A 3-WAY (LOAM SOIL, PEAT AND COMPOST) SUPPLIED BY CEDAR GROVE, (877) 764-5748 OR APPROVED EQUAL.
- BARK MULCH SHALL BE HEMLOCK / FIR MEDIUM GRIND.



2 CONIFER / MULTI TRUNK PLANTING DETAIL
NTS



1 PLANTING PREPARATION
NTS

Duff layer stored on site during construction may be used to amend the planter strip to ensure a good planting bed for the street trees.

PLANTING PREPARATION NOTES:

- ALL NEW PLANTING BEDS, PLANTING PITS, MAINTAINED LAWN AREAS AND PLANTING STRIPS IN THE ROW TO RECEIVE MANUFACTURED TOPSOIL WITH A MINIMUM ORGANIC CONTENT OF 8-13% AS REQUIRED.
- TOPSOIL MUST HAVE A MINIMUM ORGANIC MATTER CONTENT OF 5%.
- PH RANGE FROM 6.0 TO 8.0
- TOPSOIL OR AMENDED LAYER SHALL BE A MINIMUM DEPTH OF 8-INCHES.
- COMPOST MUST HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1.

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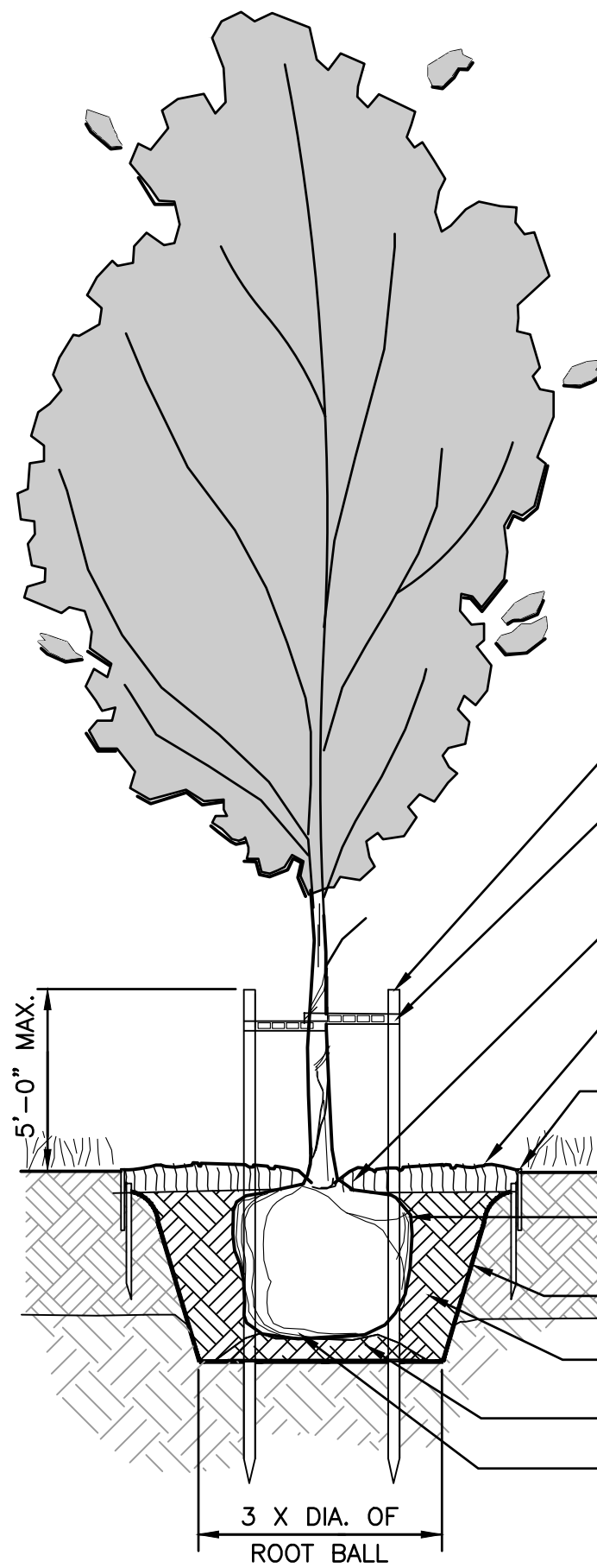
STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 BRIAN W. BROWN
 #39 EXP. 7/23/2021

CRESTVIEW II, LLC
 15 LAKE BELLEVUE DRIVE #102
 BELLEVUE, WA 98005
 (425)869-1300

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LANDSCAPE DETAILS

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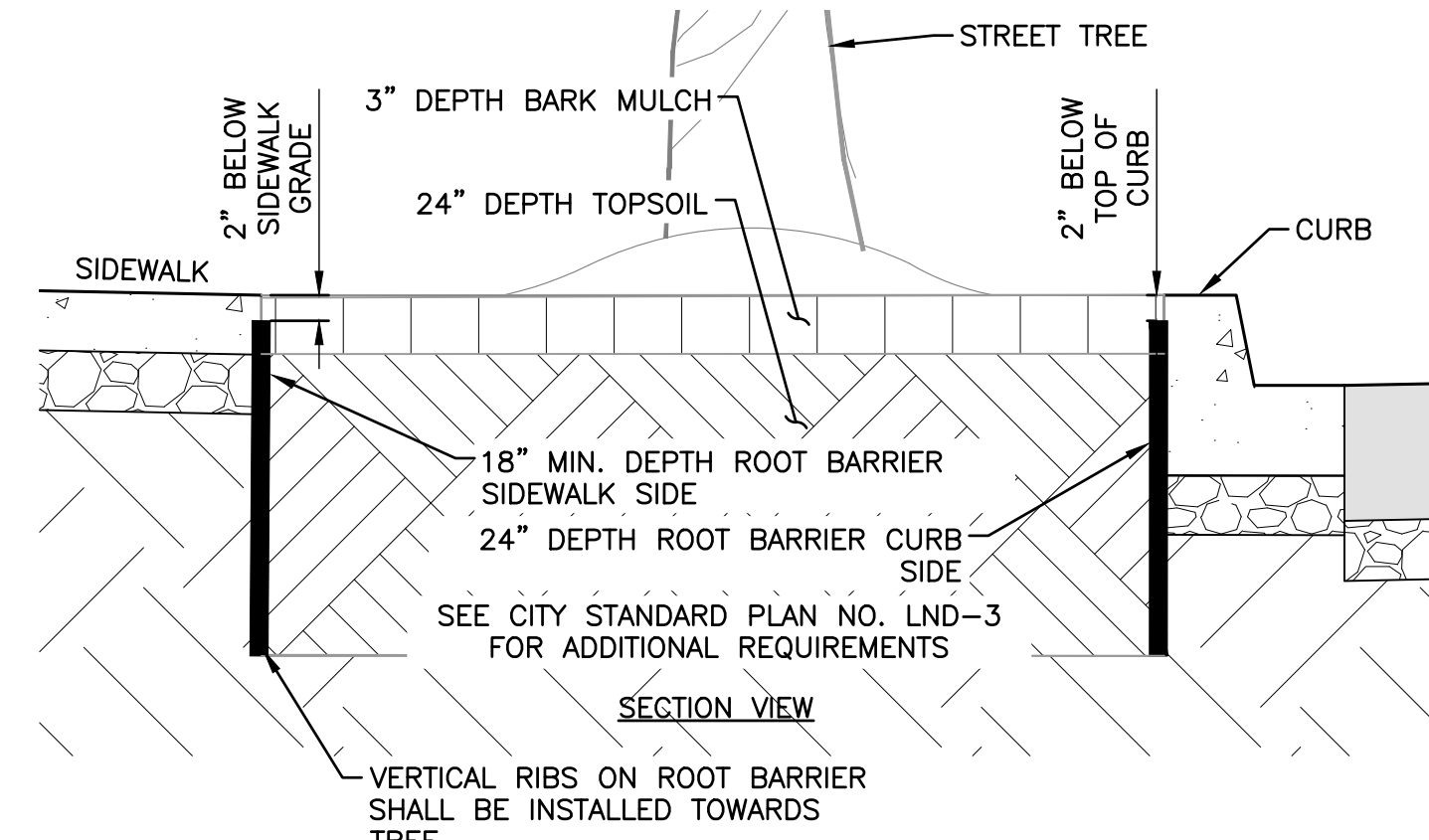


AFTER PLANTING PRUNE BRANCHES AS REQUIRED FOR THE FOLLOWING CONDITIONS:
 ANY BRANCHES THAT MAY OBSTRUCT A PEDESTRIAN ACCESS ROUTE BELOW 80-INCHES IN HEIGHT SHALL BE PRUNED TO COMPLY WITH FEDERAL ADA REGULATIONS.
 TREES ADJACENT TO THE FIRE LANE SHALL BE MAINTAINED WITH A MINIMUM CANOPY HEIGHT OF 13'-6" OVER THE VEHICLE ACCESS DRIVE TO COMPLY WITH 2012 FIRE CODE.
 ROOT BARRIER REQUIRED FOR ALL TREES WITHIN 5-FEET OF PAVED SURFACES. SEE CITY STANDARD PLAN NO. LND-3 AND DETAIL 2 THIS SHEET FOR INSTALLATION REQUIREMENTS.

- (2) 3" ROUND DF 8' STAKE FOR DECIDUOUS TREE PLANTING, DO NOT PENETRATE ROOT BALL WITH STAKES. DRIVE TO REFUSAL.
- INTERLOCKING PVC 'CHAINLOCK' TREE TIE OR APPROVED EQUAL.
- SET ROOT FLARE 1 INCH ABOVE FINISHED GRADE IN PLANTER AREAS.
- PROVIDE 3 INCHES BARK MULCH IN 4' DIA. TREE WELL. KEEP BARK AWAY FROM TREE TRUNK.
- ALUMINUM EDGING, 4' DIAMETER TREE WELL, IN LAWN AREAS, OMIT IN SHRUB/GROUNDCOVER BEDS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- SET TREE ROOT FLARE LEVEL WITH SURROUNDING FINISH GRADE.
- SCARIFY WALLS AND BOTTOM OF PLANTING PIT.
- BACKFILL WITH TOPSOIL
- COMPACTED NATIVE SOIL
- REMOVE ALL BURLAP OR TWINE PRIOR TO BACKFILLING PLANT PIT.

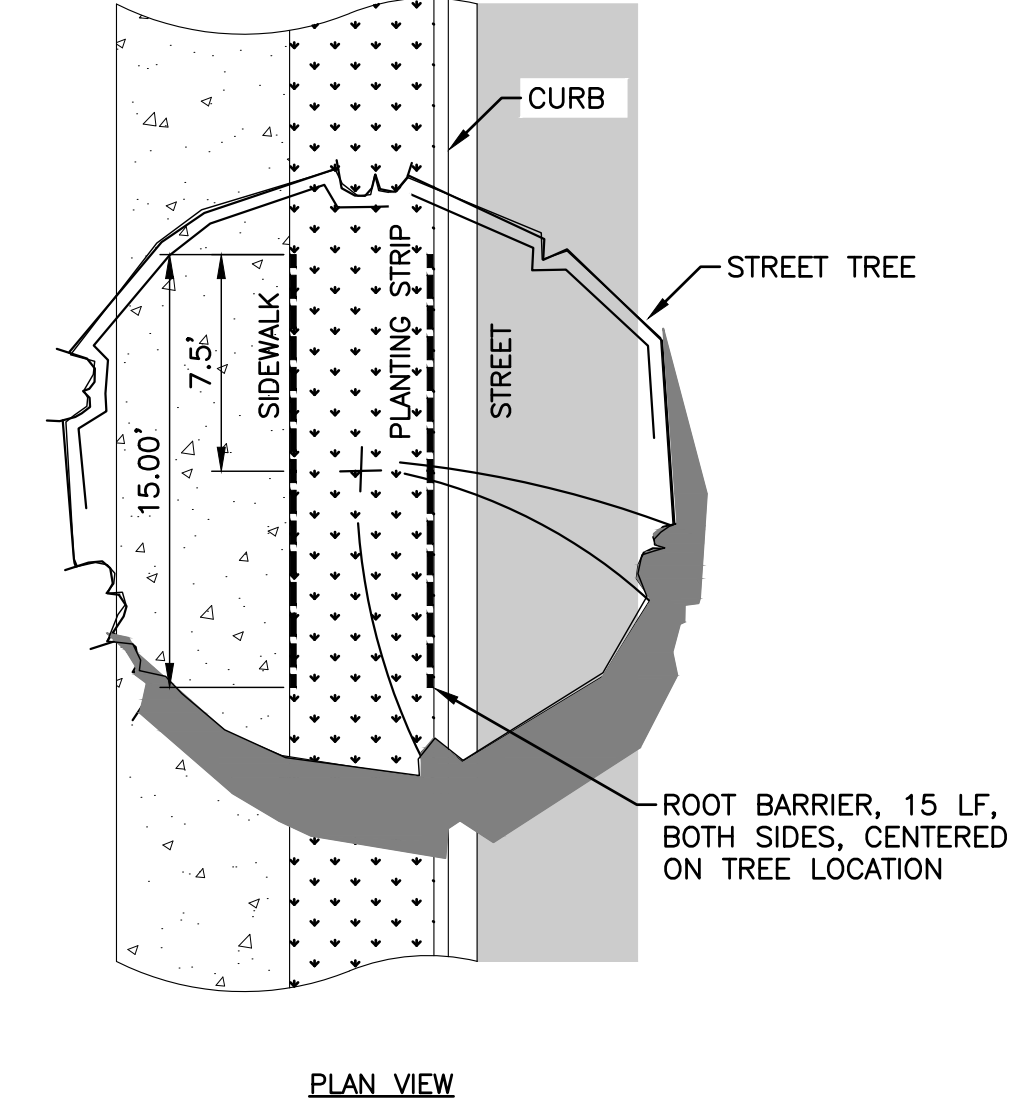
1 DECIDUOUS TREE PLANTING DETAIL

NTS DECIDUOUS TREE DETAIL APPLIES TO ON-SITE DECIDUOUS TREE PLANTING ONLY, REFER TO CITY STANDARD PLAN NO. LND-3 FOR STREET TREES IN THE ROW.



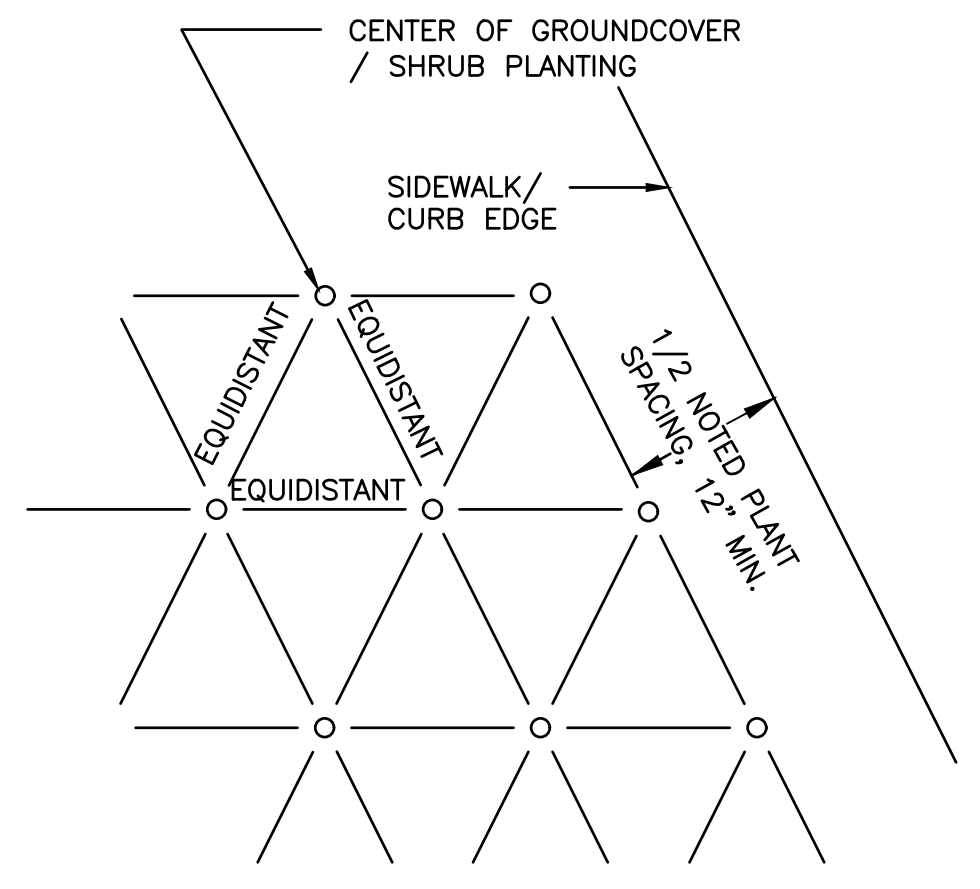
2 ROOT BARRIER

NTS ROOT BARRIER MODEL UB 24-2, 18-2 BY DEEP ROOT, OR APPROVED EQUAL.



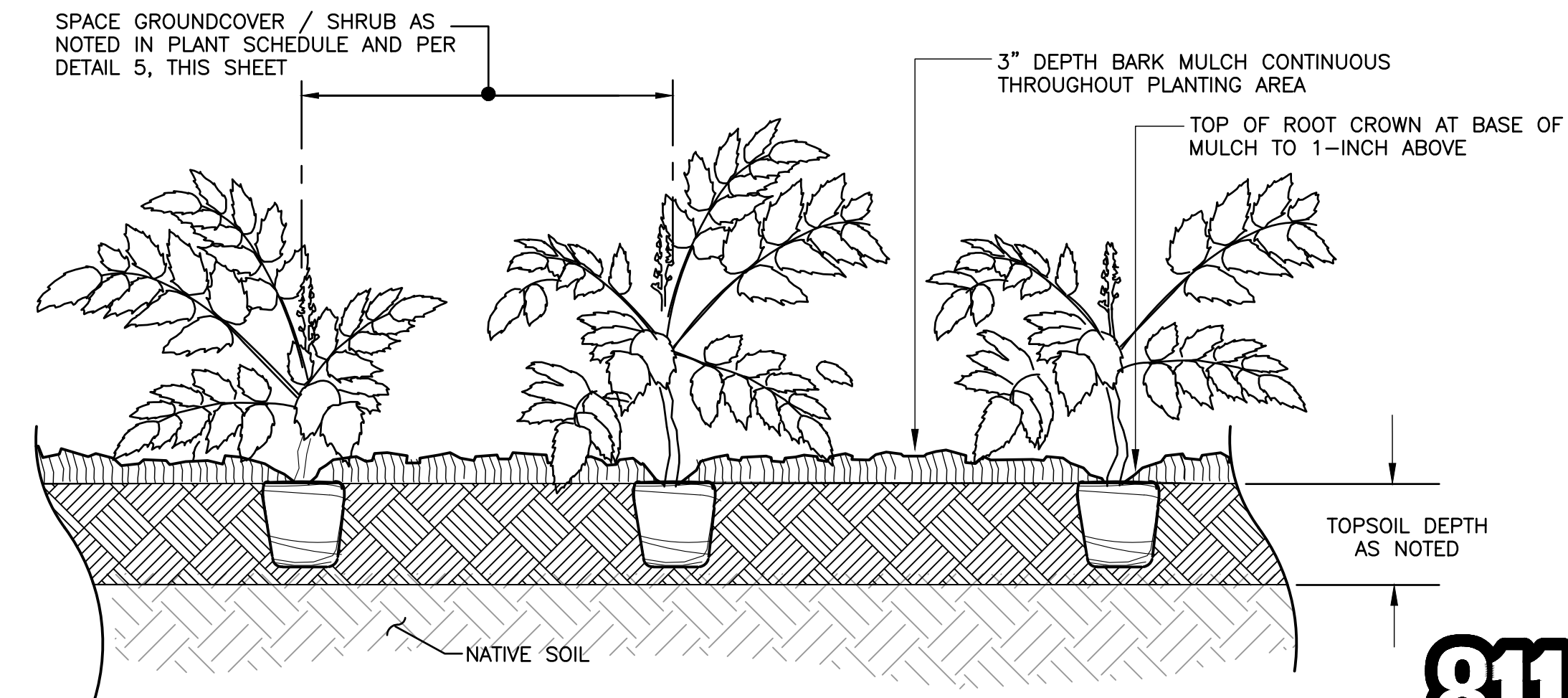
3 SHRUB PLANTING DETAIL

NTS



4 GROUNDCOVER / SHRUB SPACING

NTS



5 GROUNDCOVER PLANTING DETAIL

NTS

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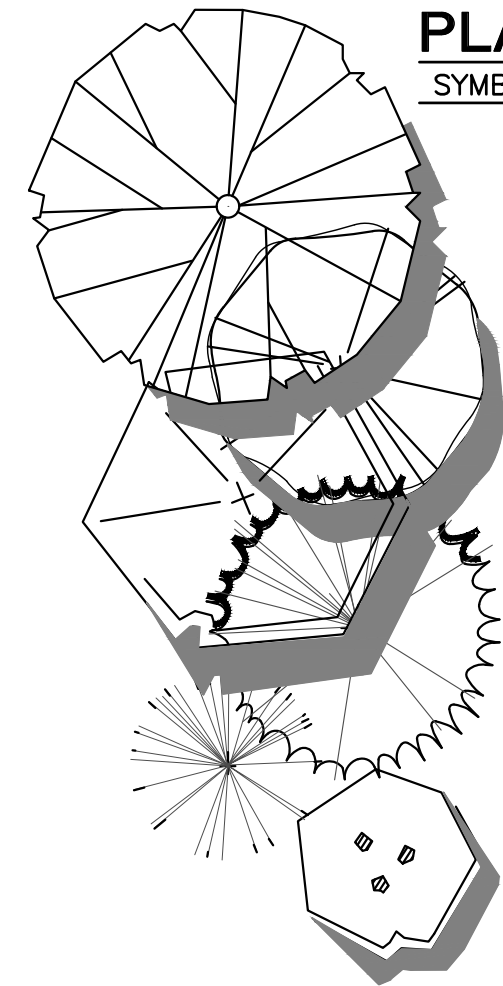
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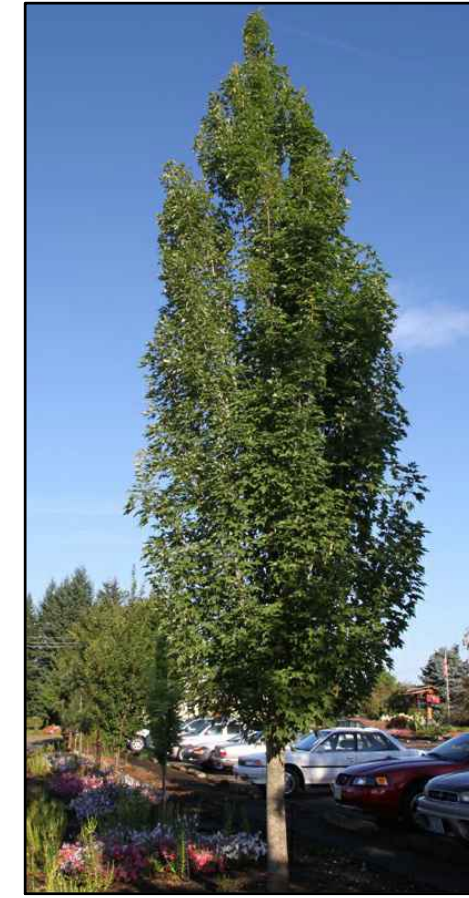
PLANT SCHEDULE



SYMBOL	BOTANICAL NAME/COMMON NAME	MATURE SIZE HEIGHT (HT) X SPREAD (SPR)	SYMBOL	BOTANICAL NAME/COMMON NAME	MATURE SIZE	SYMBOL	BOTANICAL NAME/COMMON NAME	MATURE SIZE
STREET TREE			SHRUBS			GROUND COVERS		
	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET MAPLE*	30'HT. X 25'SPR.	☉	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	48"HT.X36" SPR.	▨	MAHONIA REPENS / LOW OREGON GRAPE	24"HT. X 24"SPR
SITE TREES			☁	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	48"HT.X36" SPR.	▧	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK*	12"HT. X 36" SPR.
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE* 50'HT. X 25'SPR.		⊙	CISTUS SKANBERGII / PINK ROCKROSE*	36"HT.X60"SPR.	▤	ERICA X DARLEYENSIS / MEDITERRANEAN WHITE HEATH*	20"HT. X 36" SPR.
	ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE*	20'HT. X 15'SPR.	⊕	CORNUS SERICEA 'KELSEY' / KELSEY REDTWIG DOGWOOD*	36"HT.X36"SPR.	▥	SOD OR SEEDED LAWN	
	THUJA PLICATA 'EXCELSA' / EXCELSA RED CEDAR*	35'HT. X 10'SPR.	⊗	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	36"HT.X48"SPR.	* CONSISTENT WITH PLANT SELECTION FROM CRESTVIEW I		
	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	40'HT. X 25'SPR.	Ⓜ	MORELLA CERIFERA / PACIFIC WAX MYRTLE *	12'HT.X8"SPR.			
	ACER CIRCINATUM / VINE MAPLE	20'HT. X 15'SPR.	☀	PINUS MUGO VAR. SLOWMOUND / DWARF MUGO PINE	36"HT.X36"SPR.			
			⊙	ROSA RUGOSA 'HANSA' / HANSA JAPANESE ROSE*	60"HT.X48"SPR.			
			⊖	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	60"HT.X36"SPR.			
			⚠	POLYSTICHUM MUNITUM / SWORD FERN*	36"HT.X36"SPR.			



Pacific Sunset Maple



Armstrong Red Maple



Shore Pine (Native)



Excelsa Red Cedar



Bloodgood Japanese Maple



Vine Maple (Native)



Tall Oregon Grape (Native)



Creeping Oregon Grape (Native)



Crimson Pygmy Barberrry



Pink Rockrose



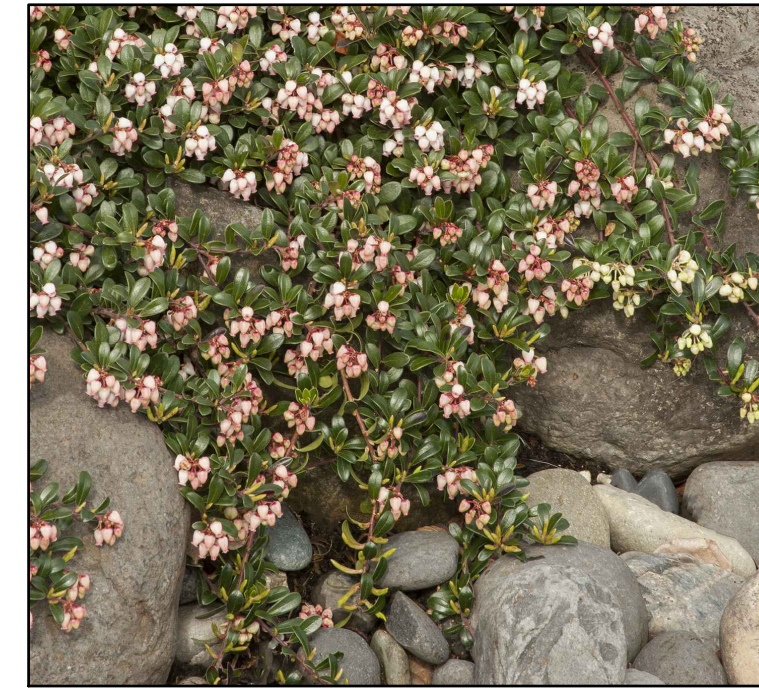
White Heath



Japanese Holly



Dwarf Red Twig Dogwood (Native)



Kinnikinnick (Native)



Evergreen Huckleberry (Native)



Dwarf Mugo Pine



Hansa Rugosa Rose



Sword Fern (Native)



Pacific Wax Myrtle (Native)

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