



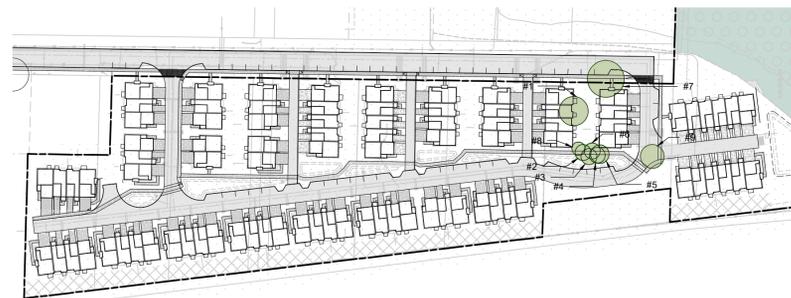
**PLANTING PLAN**  
 1" = 40'-0" (CHECK SCALE BAR FOR ACCURACY)

**GENERAL NOTES**

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES. SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
- SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
- SEE SPEC THIS SHEET FOR BIORETENTION SOIL MIX. BIORETENTION SOIL MIX TO BE PLACED AT A MINIMUM DEPTH OF 12" IN THE BOTTOM OF THE BIORETENTION.
- MEDIUM BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
- ALL LANDSCAPE AREAS (NOT-BIORETENTION) SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) AND WETTING AGENT (TERAWET OR EQUAL) APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
- PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
- ALL AREAS TO BE PLANTED WITH GROUND COVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
- SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
- ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.

- ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PLANTING PLAN EMPHASIZES DROUGHT TOLERANT AND NATIVE PLANTS TO BE USED IN AN AMENDED SOIL IN LIEU OF AN AUTOMATED IRRIGATION SYSTEM AS A WATER CONSERVATION 'BEST PRACTICE'. SUPPLEMENTAL HAND WATERING WILL BE DONE DURING FIRST YEAR TO GUARANTEE PLANT ESTABLISHMENT. IF CITY REQUIRES AUTOMATED IRRIGATION SYSTEM THEN BIDDER DESIGNED SYSTEM WILL BE PROVIDED.
- BASEMAP PROVIDED BY CORE CIVIL ENGINEERING, BOTHELL, WA

Landscape Statistics		
		NOTES
GROSS ACREAGE	582,270 s.f.	
Landscape Area Required (15%)	87,340 s.f.	
Landscape Area Provided	>235,000	>40%
landscape at units and mini-parks	>85,000	
Gages Slough and buffer	>250,000	
STREET FRONTAGE (east)	2" caliper approved tree every 30' o.c. required	Provided Per Code
BACK BUFFER TO RAILROAD (west)	25' Wide with solid fence and trees 15 feet on center, large shrubs, and groundcover	Provided Per Code
SIDE PERIMETER		
One Tree per 150 SF required, in 5' min width (equals 1 tree per 30 feet)	North (337 feet / 30) 11 trees required East Strip at north end (123 feet / 30) 4 trees required	North - 11 provided East at north - 5 provided



**EXISTING TREE KEYMAP**  
NO SCALE

Tree Preservation			
#	Description - Diameter	Preserved (Y/N)	Number of Required Replacement Trees
1	Cedar - 42"	N	4 C
2	Fir - 8" / 10"	N	2 C
3	Fir - 10"	N	2 C
4	Fir - 7" / 10"	N	2 C
5	Fir - 12"	N	2 C
6	Fir - 20"	N	4 C
7	Deciduous 32"	N	4 D
8	Deciduous - 8"	N	2 D
9	Plum - 36"	N	4 D
TOTAL		0	16 CONIFER and 10 DECIDUOUS
26 REPLACEMENT TREES PROVIDED. SEE LEGEND FOR SIZE, SPECIES AND QUANTITY.			

**PRELIMINARY TREE SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	14	Acer circinatum	Vine Maple	5 gal.
	16	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2" Cal.
	7	Acer rubrum 'Karpick'	Karpick Red Maple	2" Cal.
	18	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.
	5	Cercidiphyllum japonicum	Katsura Tree	2" Cal.
	20	Fraxinus americana 'Junginger' TM	Autumn Purple White Ash	2" Cal.
	21	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal.
	9	Liquidambar styraciflua 'Fastigiata'	Sweetgum 'Fastigiata'	2" Cal.
	12	Magnolia kobus	Kobus Magnolia	2" Cal.
	14	Nyssa sylvatica 'Wildfire'	Black Gum	2.5" Cal.
	8	Picea sitchensis	Sitka Spruce	8' Ht.
	50	Pseudotsuga menziesii	Douglas Fir	7' Ht.
	22	Rhododendron x TBD-large	Rhody - greater than 8 feet	5 gal.
	4	Thuja plicata	Western Red Cedar	8' Ht.
	112	Thuja standishii x plicata 'Green Giant'	Green Giant Cedar	7' Ht.



one inch  
 NOTE: DRAWING CONTAINS MULTIPLE SCALES

NO.	DATE	REVISION	BY	REV.
1	11.2022	OWNER REVIEW 50%	pd	pd
2	12.12.22	OWNER REVIEW 80%	pd	pd
3	7.14.23	OWNER REVIEW - REVISE SITEPLAN	pd	pd

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 contact: Anna Nelson

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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT  
**PATRIK DYLAN**  
 CERTIFICATE NO. 793

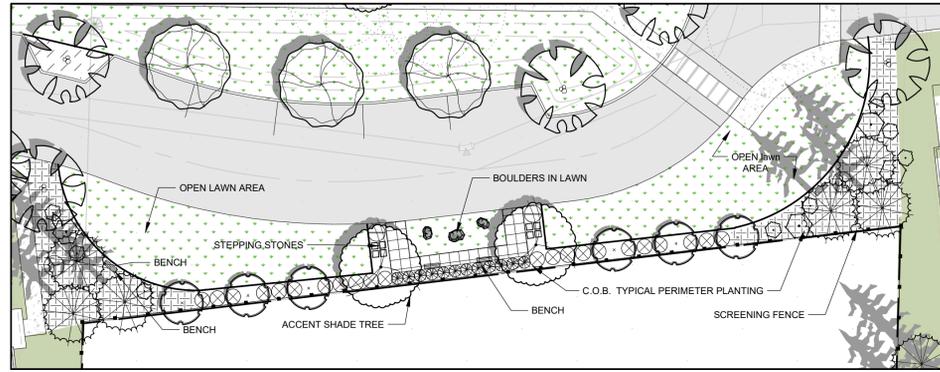
**Gages Crossing**  
**Burlington, WA**

SCALES:  
 HORIZONTAL :  
 VERTICAL : N/A

DESIGNED: PD  
 DRAWN: PD  
 CHECKED: PD

**PRELIMINARY PLANTING PLAN**

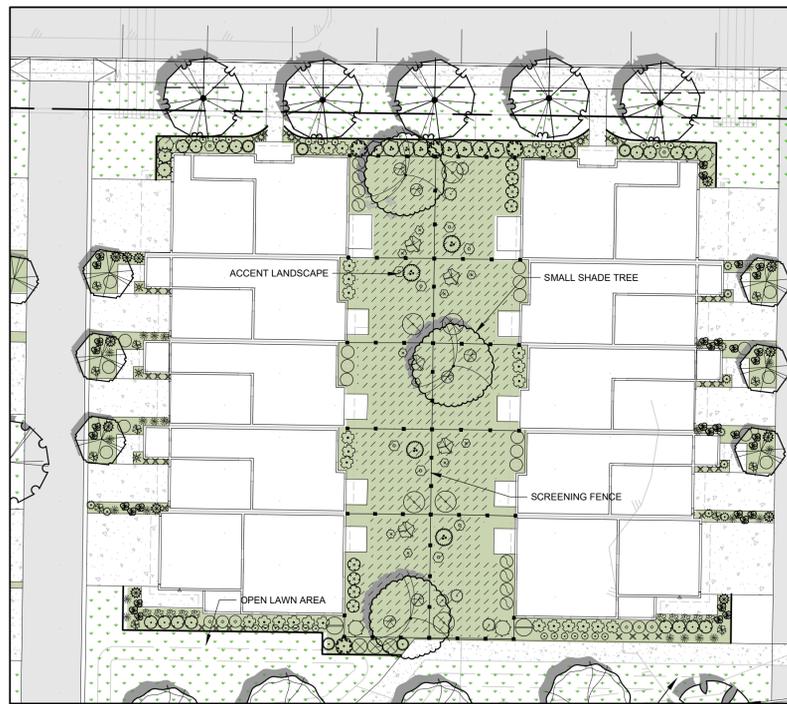
ISSUE DATE: 7.14.2022  
 DRAWING: 2227 land  
 JOB NO.: 2227  
 SHEET: L-1



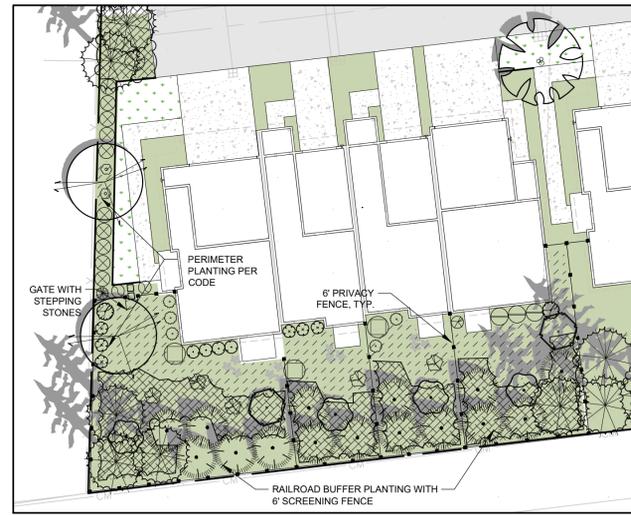
1 | MINI-PARK A  
L-2 | 1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



BOULDERS IN LAWN - MINI-PARK E  
NO SCALE

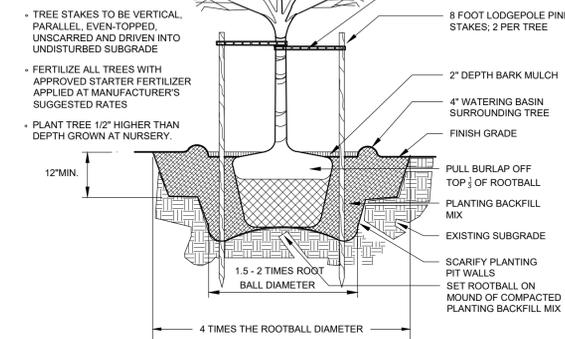
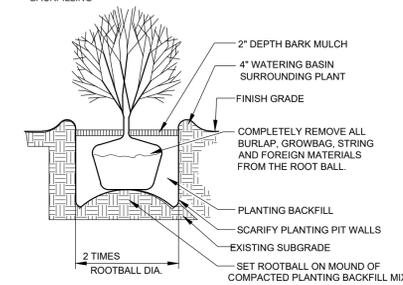


2 | TYPICAL PLANTING PLAN  
L-2 | 1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

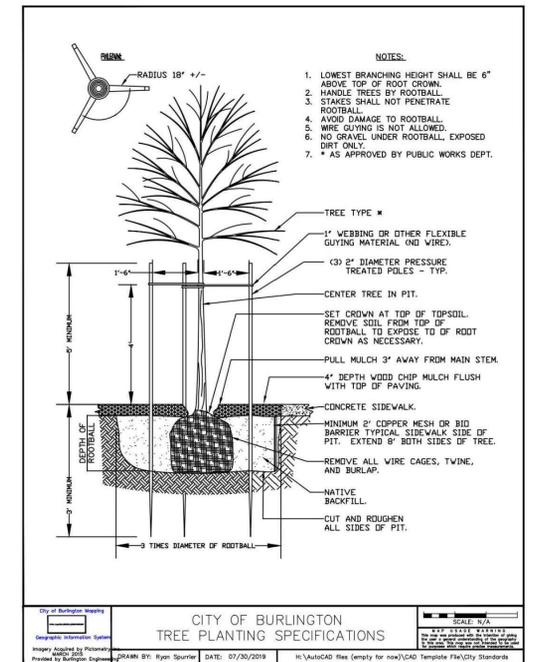


3 | TYPICAL PLANTING NEAR RAILROAD  
L-2 | 1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)

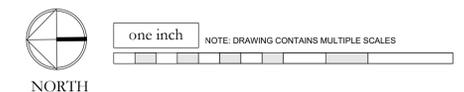
- PLANT SHRUB 1/2" HIGHER THAN DEPTH GROWN AT NURSERY.
- FERTILIZE ALL PLANTS WITH APPROVED STARTER FERTILIZER APPLIED AT MANUFACTURER'S SUGGESTED RATES
- SCARIFY ROOTBALL OF CONTAINER-GROWN PLANTS. PRIOR TO BACKFILLING



4 | TYPICAL PLANTING DETAILS  
L-2 | NO SCALE



5 | COB TREE PLANTING DETAIL  
L-2 | NO SCALE



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Gages Crossing  
Burlington, WA

SCALES:  
HORIZONTAL :  
VERTICAL : N/A

DESIGNED: PD  
DRAWN: PD  
CHECKED: PD

ENLARGEMENTS AND  
DETAILS

ISSUE DATE: 7.14.2022  
DRAWING: 2227 land  
JOB NO.: 2227  
SHEET: L-2