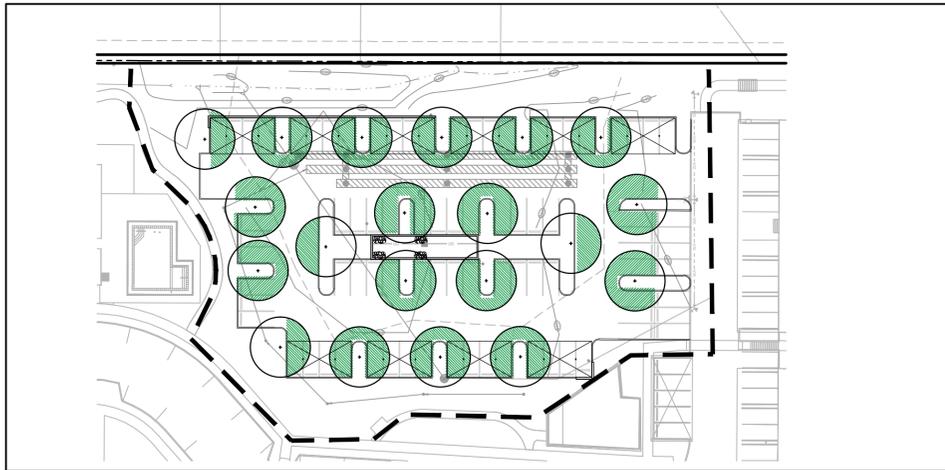




KEY MAP
NO SCALE



VEHICLE ACCOMMODATION SHADE AREA
NO SCALE

Landscape Statistics		
PARKING LOT LANDSCAPE	84 STALLS	
vehicle accommodation area	23,943 SF	
shade required (20% VAC)	4,787 SF required	> 9,700 SF provided
Number of trees required (1 tree / 5 stalls)	17 required	20 provided

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, 2002.
- 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.
- FINE BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
- ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL)
- 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 GROUNDCOVER 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.
- 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.
- BASEMAP PROVIDED BY DYKEMAN ARCHITECTS AND CG ENGINEERING.

SOIL NOTES

- CONTRACTOR MAY STOCKPILE SITE TOPSOIL FOR POSSIBLE RE-USE IN LANDSCAPE BEDS. STOCKPILED TOPSOIL TO BE APPROVED BY OWNERS REPRESENTATIVE.
- SITE TOPSOIL TO BE SCREENED TO REMOVE ALL GRASS CLODS AND DEBRIS LARGER THAN 1"
- EXISTING SITE TOPSOIL TO BE AMENDED WITH COMPOST AT A RATIO OF 3:1. 3 UNITS OF EXISTING SOIL TO ONE UNIT OF COMPOST.
- IN LIEU OF AMENDING SITE TOPSOIL CONTRACTORS MAY CHOOSE TO USE IMPORTED 2-WAY TOPSOIL.
- TOPSOIL DEPTHS
 - TOPSOIL TO BE PLACED AT A MINIMUM OF 4" IN ALL LANDSCAPE BED AREAS AND TILLED INTO EXISTING SUBGRADE.
 - TOPSOIL TO BE PLACED AT AT MINIMUM OF 12" IN ALL TREE-PIT AREAS. SEE DETAIL THIS SET.
 - TOPSOIL TO BE PLACED 24" IN FOUR PLAZA PLANTER BEDS.
 - TOPSOIL TO BE PLACED AT A MINIMUM OF 2" IN ALL LAWN AREAS. SEE DETAIL THIS SET.
- IN ALL INSTANCES, PLACED TOPSOIL TO BE WORKED INTO EXISTING GRADE.

BIORETENTION NOTES

- 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.
- SEE CIVIL SHEETS FOR FINAL GRADING OF BIORETENTION SOIL.
- HOG FUEL OR HEART WOOD CHIP MULCH IS TO BE INSTALLED IN THE BIORETENTION AREAS WITH A MINIMUM OF 2 INCHES.
- SOIL INSTALLED IN MAXIMUM LIFTS OF 6 INCHES AND FOOT COMPACTED
- NO HEAVY EQUIPMENT ALLOWED IN BIORETENTION AREAS DURING OR AFTER CONSTRUCTION

BIORETENTION SOIL SPECIFICATION

BIORETENTION SOIL SHALL HAVE A PH OF BETWEEN 5.5 AND 7.0 AND BE FREE OF ANY ADMIXTURE OF SUBSOIL, 3/4-INCH-OR-LARGER-DIAMETER ROCKS, ROOTS, PLANTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL. DO NOT USE BIORETENTION SOIL WHILE IN A FROZEN OR MUDDY CONDITION. NO SLUDGE TO BE PRESENT. THOROUGHLY PREMIX TOPSOIL OFF-SITE.

SOIL MIX A - BIORETENTION MIX: SOIL LIFT 12" MINIMUM.

SOIL MIX
50% GRAVELY SAND
50% COMPOST

GRAVELY SAND PER ASTM D 422	
SIEVE SIZE	PERCENT PASSING
US NO. 4	100
US NO. 6	88-100
US NO. 8	79-97
US NO. 50	11-35
US NO. 200	5-15

MAXIMUM CLAY CONTENT SHOULD BE LESS THAN 5%.

SHEET LIST

- L-1 COVERSHEET, NOTES AND SITE STATISTICS
- L-2 PLANTING PLAN

DYKEMAN

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CONSULTANT:

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and Planning
Mount Vernon, WA 99273
p. 360.419.7400
f. 800.508.2017



STAMP:



PROJECT IDENTIFICATION:

**Centennial Park
Mixed Use
PHASE 3**

FOR
Williams Investments,

AT
**2517 Colby Ave
Everett, WA 98201**

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ISSUED:

DATE	DESCRIPTION
3.10.23	permit set

PROJECT NUMBER: 1901edP3
PROJECT MANAGER: Patrik Dylan
CHECKED BY:

DRAWING TITLE:

**COVERSHEET,
NOTES, AND SITE
STATISTICS**

DRAWING NUMBER:

L-1

one inch



April 18, 2023
(base v.4 ed1)



CONSULTANT:

eccosDesign
Landscape Architecture
and Planning
Mount Vernon, WA 99273
p. 360.419.7400
f. 800.508.2017



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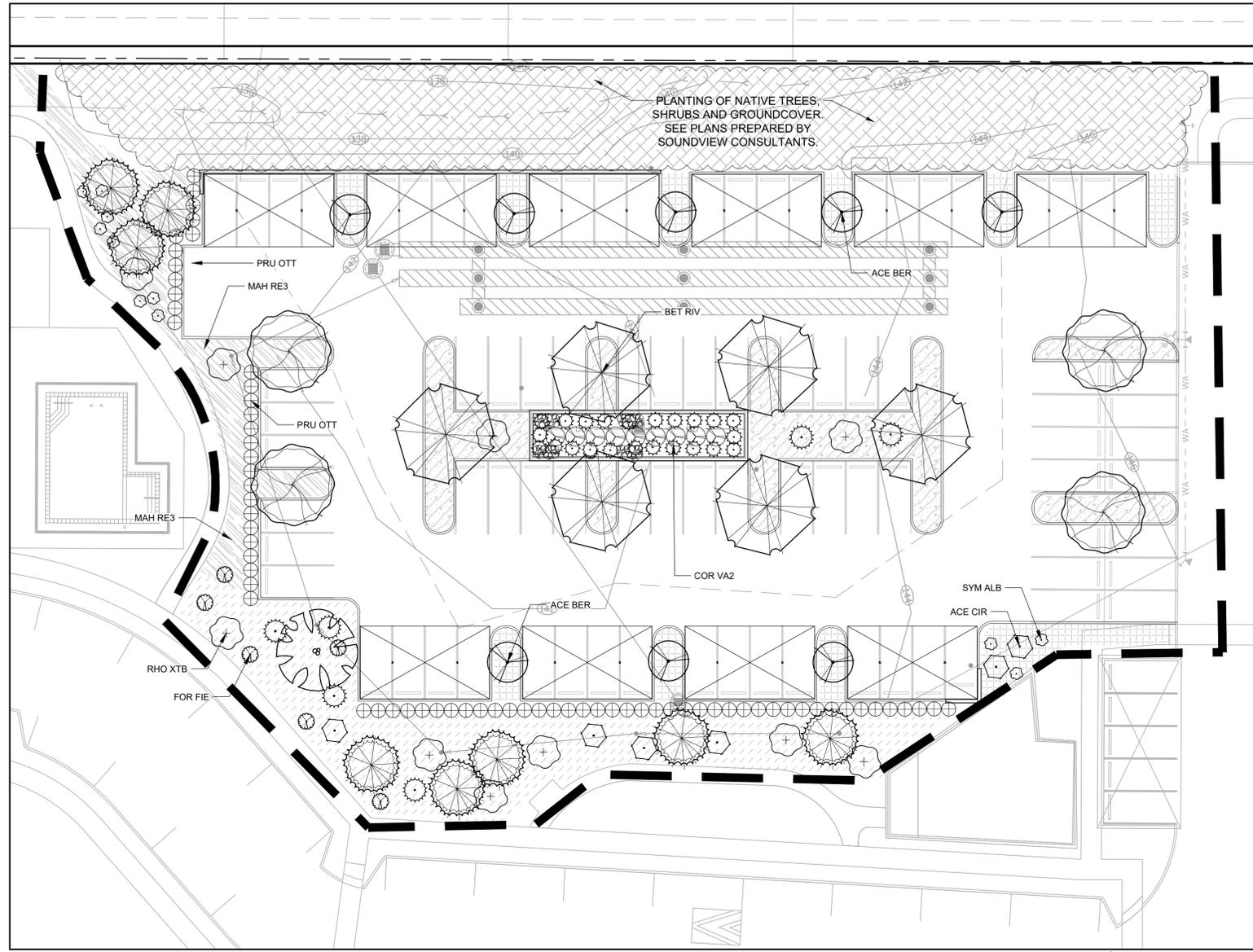
PROJECT NUMBER: 1901edP3
PROJECT MANAGER: Patrik Dylan
CHECKED BY: _____

DRAWING TITLE:

PLANTING PLAN

DRAWING NUMBER:

L-2



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACE BER	8	Acer saccharum 'Barrett Cole'	Apollo® Sugar Maple	2" Cal.
	BET RIV	6	Betula nigra	River Birch	2" Cal.
	FRA JUN	1	Fraxinus americana 'Junginger'™	Autumn Purple White Ash	2" Cal.
	NYS WIL	4	Nyssa sylvatica 'Wildfire'	Black Gum	2" Cal.
	PSE DOU	8	Pseudotsuga menziesii	Douglas Fir	7' Ht.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACE CIR	6	Acer circinatum	Vine Maple	5 gal.
	COR VA2	9	Cornus stolonifera 'Elegantissima'	Variegated Redtwig Dogwood	2 gal.
	FOR FIE	6	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	2 gal.
	PHY DI2	6	Physocarpus opulifolius 'Diabolo'	Diablo Ninebark	2 gal.
	PRU OTT	70	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	2 gal.
	RHO XTB	10	Rhododendron x TBD-large	Rhody - greater than 8 feet	2 gal.
	SYM ALB	11	Symphoricarpos albus	Common White Snowberry	2 gal.
	TAX EVE	23	Taxus x media 'Everlow'	Everlow Anglo-Japanese Yew	2 gal.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ARC UVA	223	Arctostaphylos uva-ursi	Kinnikinnick	6"
	ARO GHG	176	Aronia melanocarpa 'UCONNAM012'	Ground Hug® Black Chokeberry	1 gal.
	GAU SH2	122	Gaultheria shallon	Salal	6"
	MAH RE3	136	Mahonia repens	Creeping Mahonia	6"

PLANTING PLAN
1" = 20'-0"

