

LEGEND

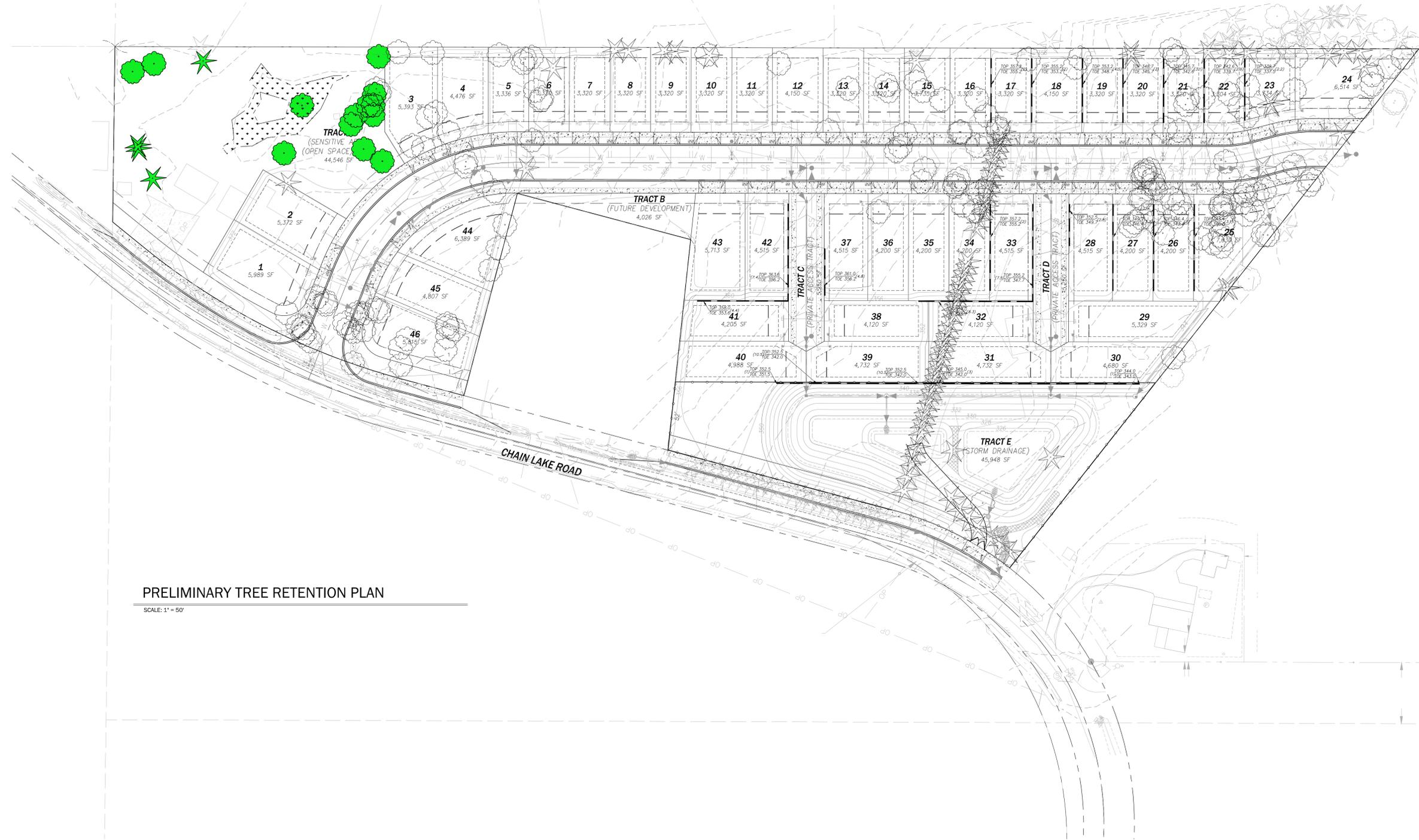
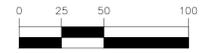


TREE DENSITY CALCULATIONS

TOTAL ONSITE EXISTING TREES:	243
EXISTING TREES TO REMAIN:	17
EXISTING TREES TO BE REMOVED:	226



SCALE: 1" = 50'



PRELIMINARY TREE RETENTION PLAN

SCALE: 1" = 50'

RECEIVED  
12/27/2019  
CITY OF MONROE



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

**CORE**  
DESIGN

12100 NE 19<sup>th</sup> St, Suite 300, Bothell, Washington 98011 425.885.7877

PRELIMINARY TREE RETENTION PLAN  
KESTREL RIDGE  
KESTREL RIDGE 27, LLC  
15 LAKE BELLEVUE DRIVE, STE 102  
BELLEVUE, WA 98005

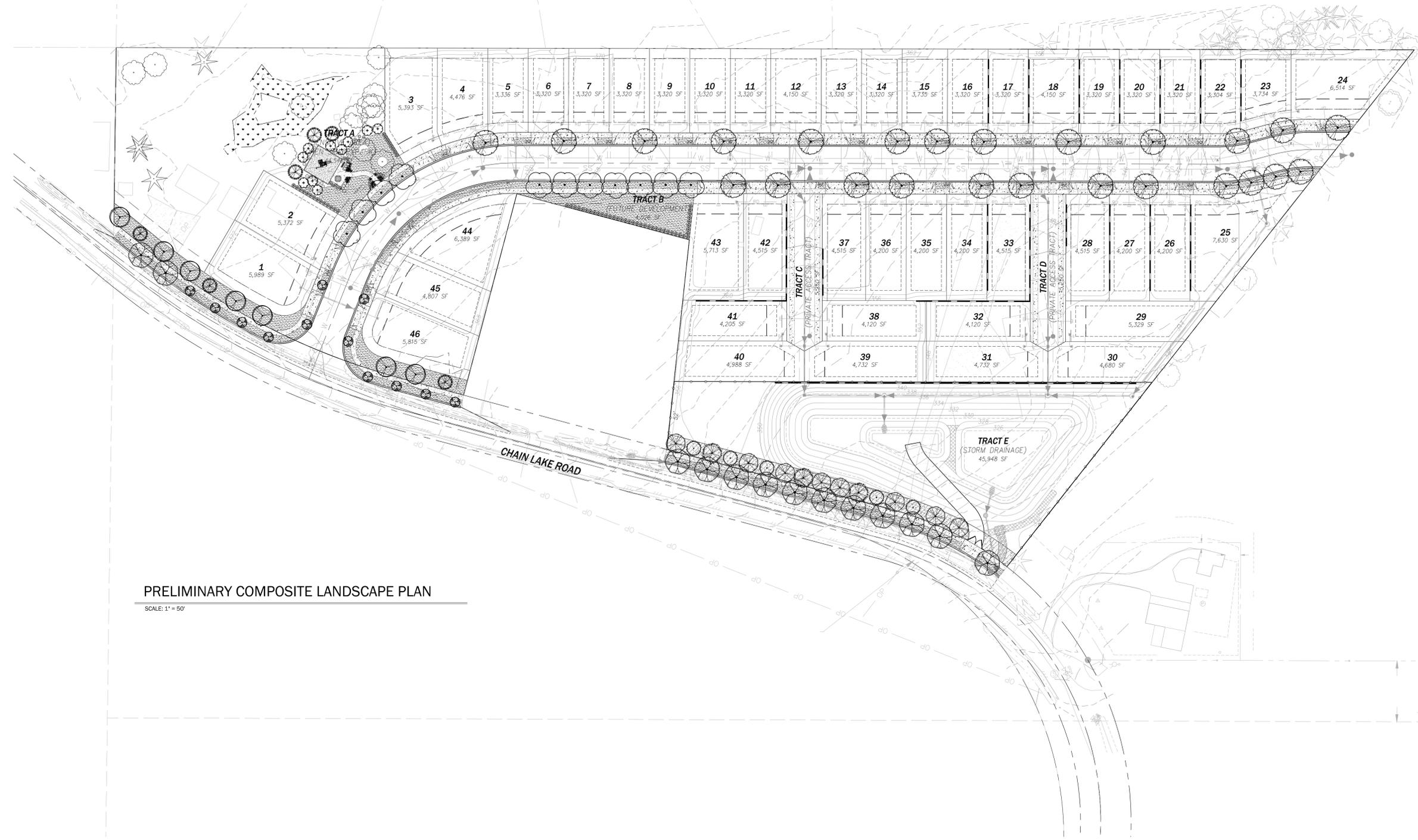
DATE: DECEMBER 2019  
DESIGNED: LBS  
DRAWN: LBS  
APPROVED: LBS  
PROJECT MANAGER: LINDSEY B. SCIORIO, P.L.L.C.

SHEET OF  
**L1.01** OF **6**  
PROJECT NUMBER  
**19192**

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SCALE: 1" = 50'



PRELIMINARY COMPOSITE LANDSCAPE PLAN

SCALE: 1" = 50'

NO.	REVISIONS	DATE

STATE OF WASHINGTON  
 BENNETT BOON  
 No. 3817EXP. 04/17/20  
 LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

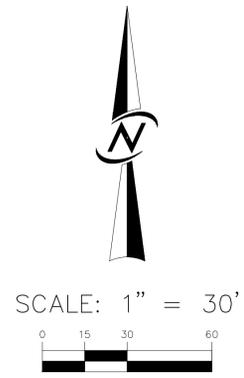
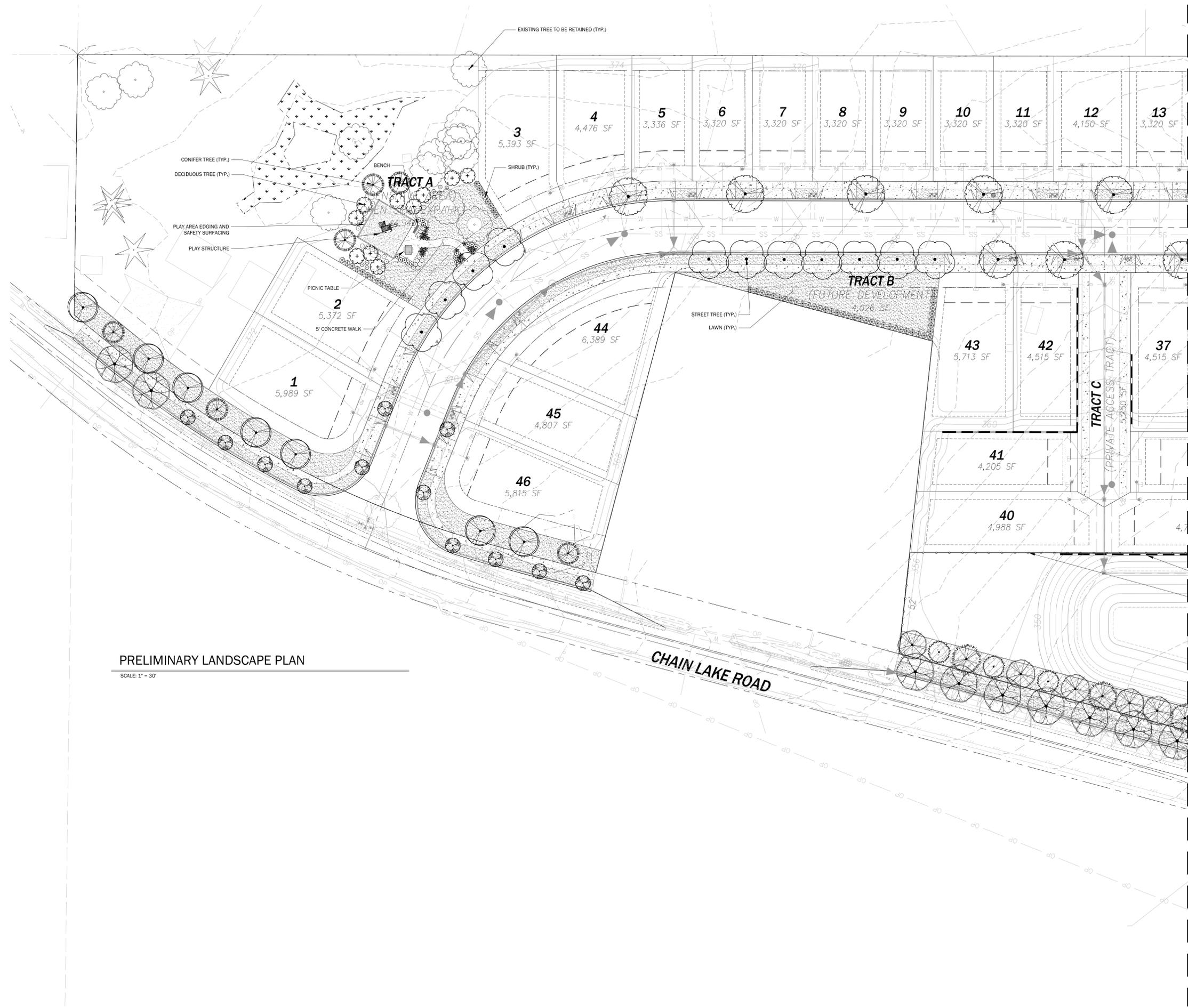
**CORE**  
 DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY COMPOSITE LANDSCAPE PLAN  
 KESTREL RIDGE  
 KESTREL RIDGE 27, LLC  
 15 LAKE BELLEVUE DRIVE, STE 102  
 BELLEVUE, WA 98005

DATE	DESIGNED	DRAWN	APPROVED
DECEMBER 2019	LBS	LBS	LBS
PROJECT NUMBER			
19192			
PROJECT MANAGER			
LINDSEY B. SCIORIO, P.L.L.C.			

12/24/2019 8:43 AM \\19192\LANDSCAPE\PRELIMINARY SHEETS\19192  
 L2.01.L2.03.DWG



PRELIMINARY LANDSCAPE PLAN  
SCALE: 1" = 30'

MATCHLINE - SEE SHEET L2.03

RETAINING WALL (TYP.)  
SEE CIVIL PLANS BY OTHERS  
FENCE (TYP.)  
SEE CIVIL PLANS BY OTHERS

DATE	
DESIGNED	LBS
DRAWN	LBS
APPROVED	LBS
PROJECT NUMBER	19192

STATE OF WASHINGTON  
BENNETT BOGARD  
LANDSCAPE ARCHITECT  
NO. 8451 EXP. 04/17/2020

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

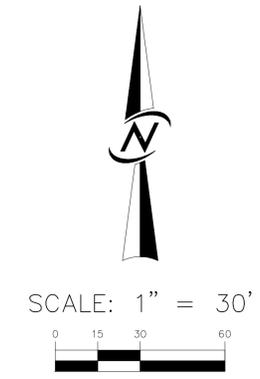
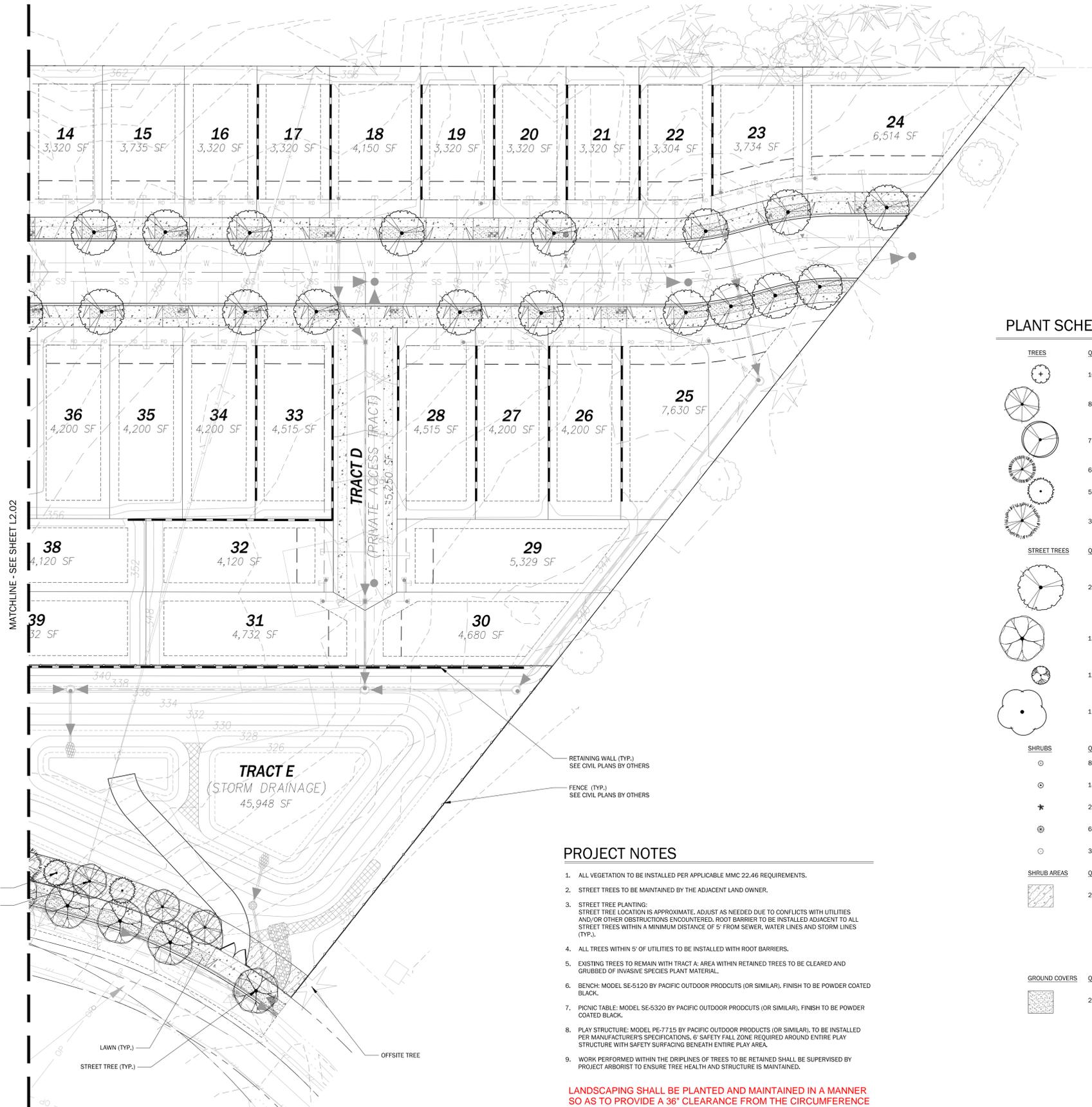
**CORE**  
DESIGN

12100 NE 193rd St, Suite 300, Bothell, Washington 98011 425.8857877

**PRELIMINARY LANDSCAPE PLAN**  
**KESTREL RIDGE**  
**KESTREL RIDGE 27, LLC**  
15 LAKE BELLEVOUE DRIVE, STE 102  
BELLEVOUE, WA 98005

DATE	DECEMBER 2019
DESIGNED	LBS
DRAWN	LBS
APPROVED	LBS
PROJECT NUMBER	19192

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**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	10	ACER CIRCINATUM	VINE MAPLE	6' - 8' MIN HT.	AS SHOWN	5 CANES MIN.
	8	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2" CAL. MIN.	AS SHOWN	WELL BRANCHED
	7	CORNUS KOUSA 'EDDIE'S WHITE WONDER'	KOUSA DOGWOOD	2" CAL. MIN.	AS SHOWN	WELL-BRANCHED
	6	PICEA OMORIKA	SERBIAN SPRUCE	8'-10' HT. MIN	AS SHOWN	WELL BRANCHED
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8'-10' HT. MIN	AS SHOWN	WELL BRANCHED
	3	THUJA PLICATA	WESTERN RED CEDAR	8'-10' HT. MIN	AS SHOWN	WELL-BRANCHED
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	25	CARPINUS BETULUS 'FASTIGIATA'	PYRAMDAL EUROPEAN HORNBEAN	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
	13	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
	12	PRUNUS X HILLIERI 'SPIRE'	SPIRE CHERRY	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
	11	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE CALLERY PEAR	2.5" CAL. MIN	AS SHOWN	STREET TREE QUALITY
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	8	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL./24" HT. MIN.	3' O.C.	FULL & BUSHY
	14	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI HOLLY OLIVE	5 GAL./36" HT. MIN.	3' O.C.	FULL & BUSHY
	22	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	3 GAL./24" HT. MIN.	3' O.C.	FULL & BUSHY
	62	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 GAL./48" HT. MIN.	4' O.C.	FULL & BUSHY
	33	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL./21" MIN. HT.	3' O.C.	FULL & BUSHY
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	209	NATIVE SHRUB MIX		5 GAL.	5' O.C.	FULL & BUSHY
		MAHONIA AQUIFOLIUM	OREGON GRAPE			
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY			
		RHODODENDRON SSP.	RHODODENDRON			
		SYMPHORICARPOS ALBUS	SNOWBERRY			
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	22,815 SF	LAWN				HYDROSEED

**PROJECT NOTES**

- ALL VEGETATION TO BE INSTALLED PER APPLICABLE MMC 22.46 REQUIREMENTS.
- STREET TREES TO BE MAINTAINED BY THE ADJACENT LAND OWNER.
- STREET TREE PLANTING:  
STREET TREE LOCATION IS APPROXIMATE. ADJUST AS NEEDED DUE TO CONFLICTS WITH UTILITIES AND/OR OTHER OBSTRUCTIONS ENCOUNTERED. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL STREET TREES WITHIN A MINIMUM DISTANCE OF 5' FROM SEWER, WATER LINES AND STORM LINES (TYP.).
- ALL TREES WITHIN 5' OF UTILITIES TO BE INSTALLED WITH ROOT BARRIERS.
- EXISTING TREES TO REMAIN WITH TRACT A: AREA WITHIN RETAINED TREES TO BE CLEARED AND GRUBBED OF INVASIVE SPECIES PLANT MATERIAL.
- BENCH: MODEL SE-6120 BY PACIFIC OUTDOOR PRODUCTS (OR SIMILAR). FINISH TO BE POWDER COATED BLACK.
- PICNIC TABLE: MODEL SE-5320 BY PACIFIC OUTDOOR PRODUCTS (OR SIMILAR). FINISH TO BE POWDER COATED BLACK.
- PLAY STRUCTURE: MODEL PE-7715 BY PACIFIC OUTDOOR PRODUCTS (OR SIMILAR). TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 6' SAFETY FALL ZONE REQUIRED AROUND ENTIRE PLAY STRUCTURE WITH SAFETY SURFACING BENEATH ENTIRE PLAY AREA.
- WORK PERFORMED WITHIN THE DRIPLEINES OF TREES TO BE RETAINED SHALL BE SUPERVISED BY PROJECT ARBORIST TO ENSURE TREE HEALTH AND STRUCTURE IS MAINTAINED.

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A MANNER SO AS TO PROVIDE A 36" CLEARANCE FROM THE CIRCUMFERENCE OF FIRE HYDRANTS.

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 30'

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DATE	DESIGNED	DRAWN	APPROVED	PROJECT NUMBER
DECEMBER 2019	LBS	LBS	LBS	L2.03
				6
				19192

STATE OF WASHINGTON  
BENNETT BOHRELL  
LANDSCAPE ARCHITECTURE  
NO. 881 EXP. 04/17/2020

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
DESIGN

**CORE**  
DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

PRELIMINARY LANDSCAPE PLAN  
KESTREL RIDGE  
KESTREL RIDGE 27, LLC  
15 LAKE BELLEVOUE DRIVE, STE 102  
BELLEVOUE, WA 98005

DATE: DECEMBER 2019  
DESIGNED: LBS  
DRAWN: LBS  
APPROVED: LBS  
PROJECT MANAGER: LINDSEY B. SCILORIO, P.L.A.



**NOTES**

1. IRRIGATION DESIGN IS SCHEMATIC:
  - ALL IRRIGATION WORK TO BE PERFORMED WITHIN PLANTING BEDS EXCEPT FOR SLEEVING.
  - CONTRACTOR TO PLACE SLEEVES IN ALL PAVED CROSSINGS IN ACCORDANCE WITH SITE CONDITIONS AT TIME OF INSTALLATION.
  - MAINLINE LOCATION TO BE DECIDED IN THE FIELD.
  - MAINLINE AND LATERALS MAY SHARE TRENCHING WHERE POSSIBLE.

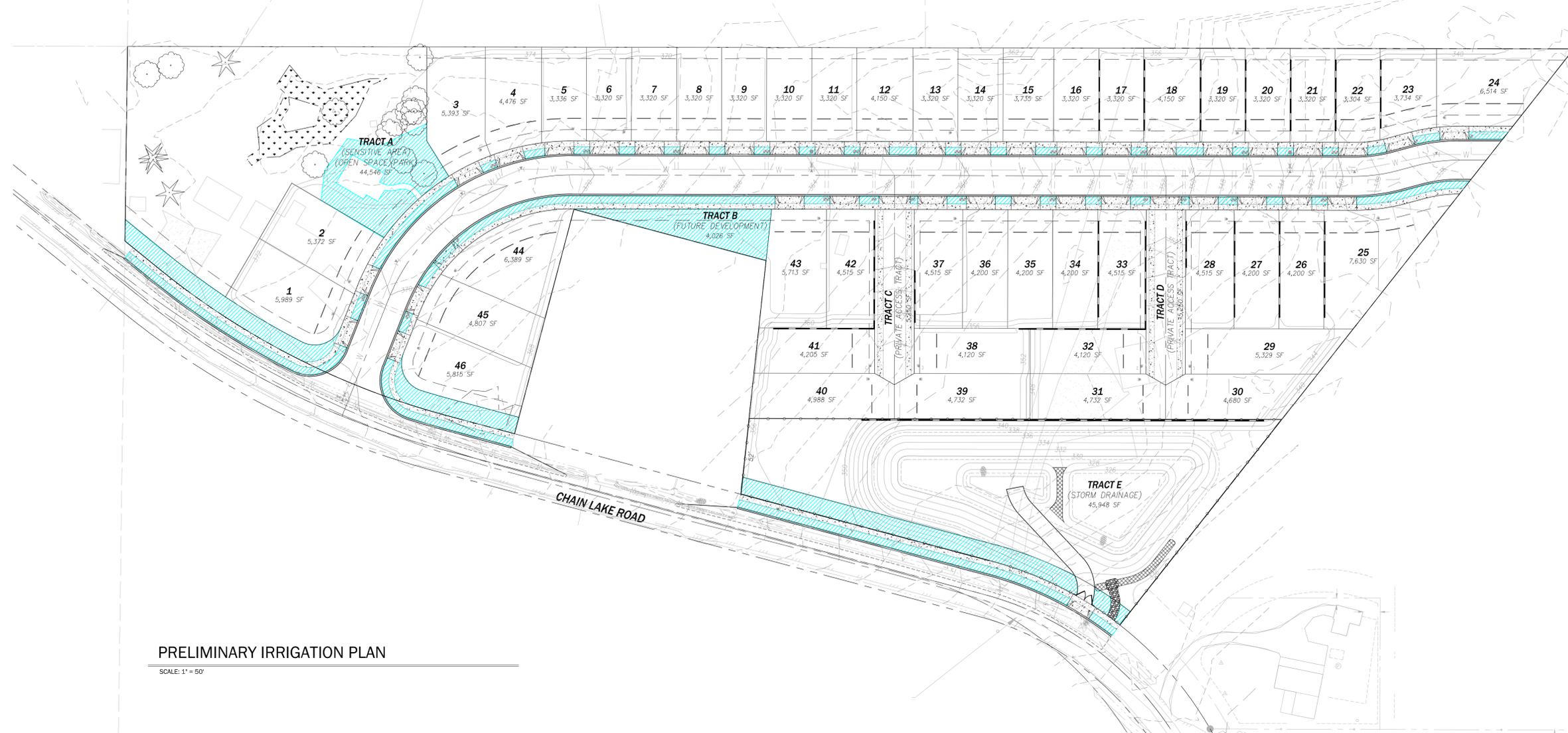
**LEGEND**



LANDSCAPE AREA TO BE IRRIGATED  
 DETAILED DESIGN TO BE SUBMITTED WITH FINAL LANDSCAPE PLANS.



SCALE: 1" = 50'



**PRELIMINARY IRRIGATION PLAN**

SCALE: 1" = 50'

NO.	REVISIONS	DATE

STATE OF WASHINGTON  
 BENNETT BOONIC  
 No. 84178P.0417700  
 LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING

**CORE**  
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**PRELIMINARY IRRIGATION PLAN**  
**KESTREL RIDGE**  
**KESTREL RIDGE 27, LLC**  
 15 LAKE BELLEVUE DRIVE, STE 102  
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DATE	DESIGNED	DRAWN	APPROVED	PROJECT NUMBER
DECEMBER 2019	LBS	LBS	LBS	19192
SHEET	OF	PROJECT NUMBER		
13.01	6	19192		

LINDSEY B. SCIORIO, P.L.L.C.  
 PROJECT MANAGER

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