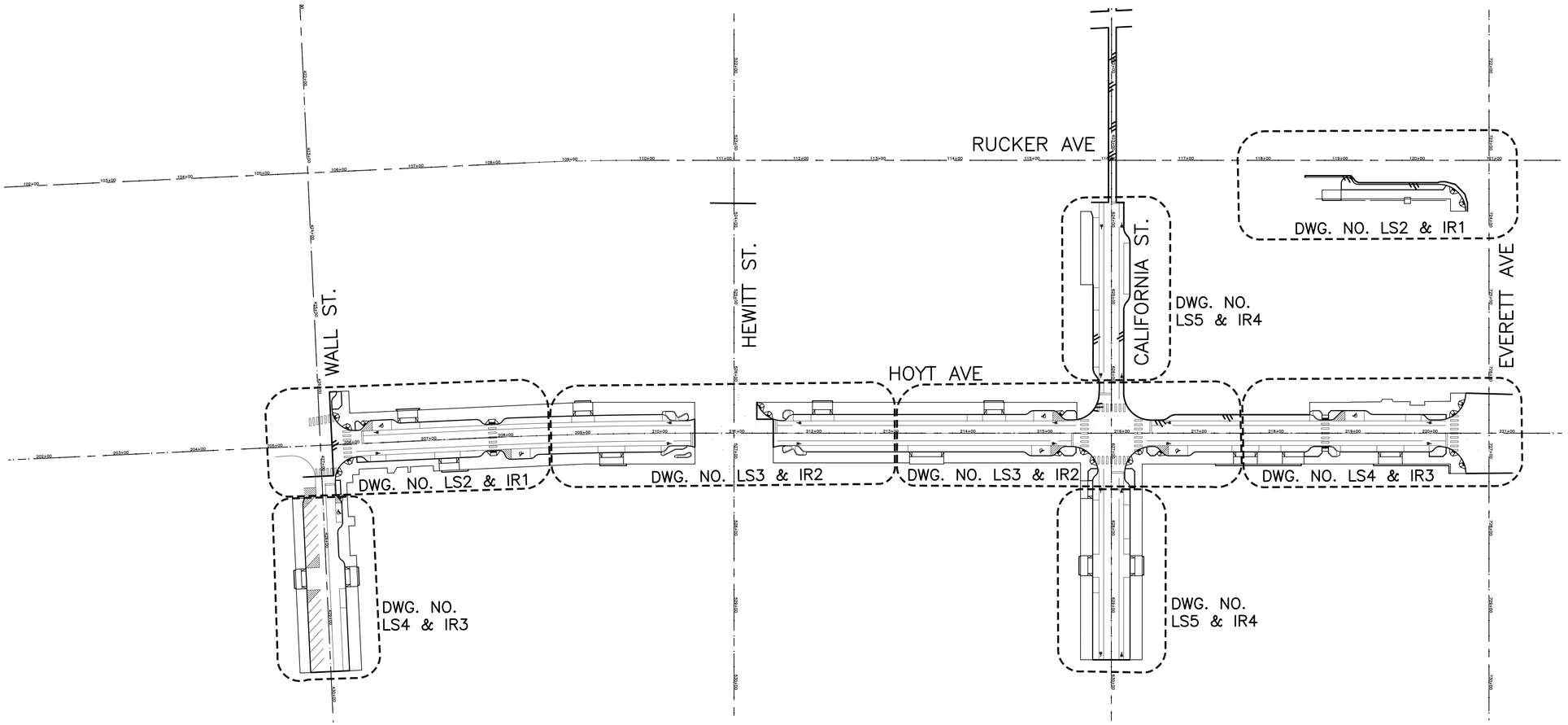

SCALE
80 0 80 160
FEET

90% SUBMITTAL

Constructed By:
Date:

Recorded Survey
Snohomish County Auditor
AF# _____ Page
Vol/Bk _____

Control Monument:
Field Bk/Pg:

Surveyed By:
Date:

Section: __-S-__T2__-R_E

Drawn By: SC
Checked By: CL

Filename:
XREF Filename:

NO.	DATE	APRVD	REVISION

PLANS ISSUED FOR:

		BID			CONST			AS-BLT
DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

Scale:
Horiz: 1"=80'
Vert: NONE

Designed By: CL

Inspected By: CL

W.O. No.: 2_____

Date: 04-21-2010

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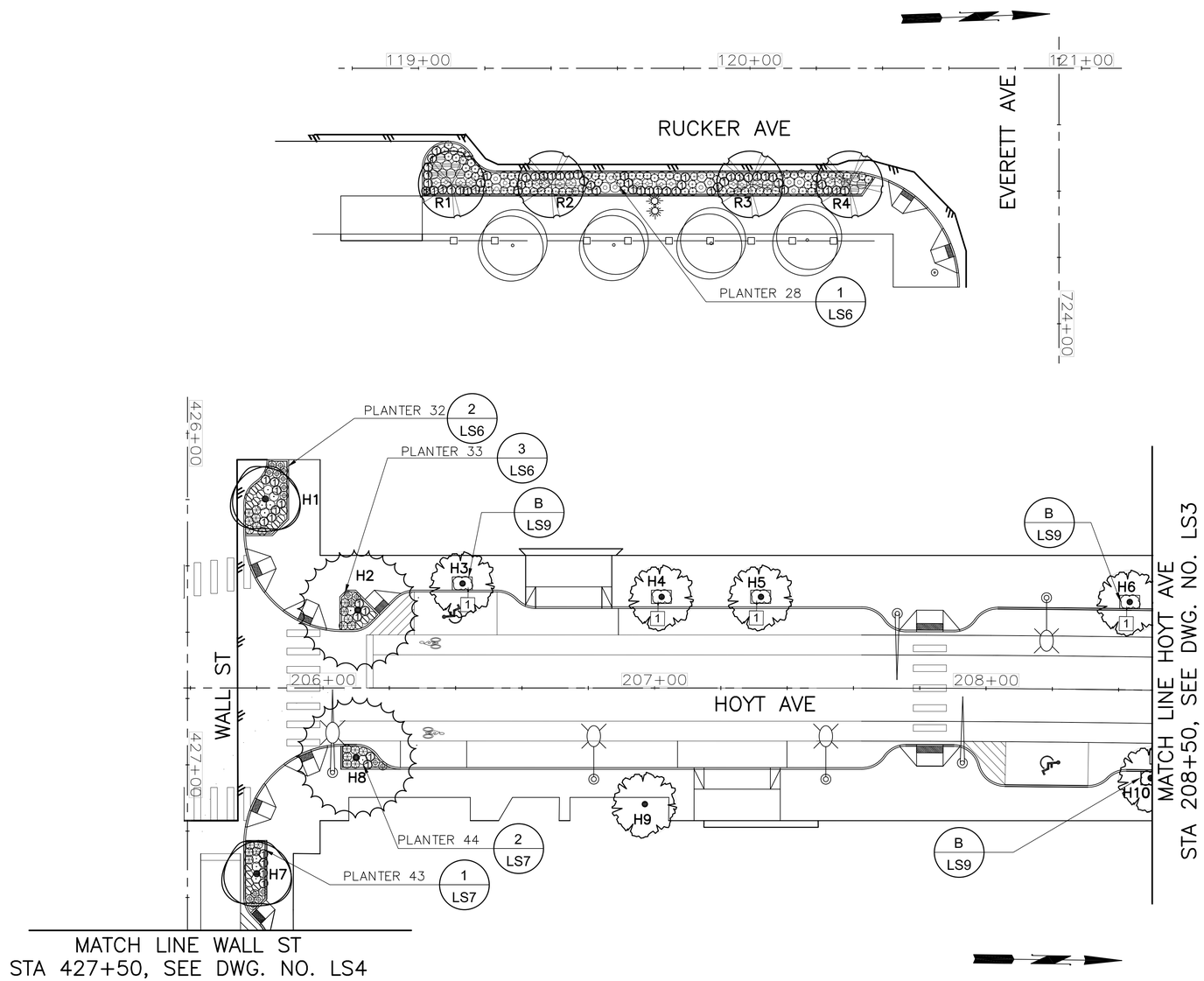
RUCKER & HOYT IMPROVEMENTS
LOCATOR PLAN

Drawing No.
LS1

Sheet No.
— / —
Of Total

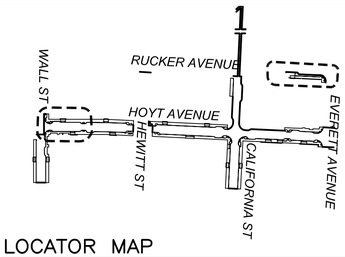
SEC. 29T. 29N. R.5E. W.M.



TREE LOCATIONS

DESCR.	STATION	OFFSET
R1	119+10	35' RT
R2	119+40	35' RT
R3	120+00	35' RT
R4	120+30	35' RT
H1	205+82.5	57' LT
H2	206+10.5	23.5' LT
H3	206+42	31.5' LT
H4	207+2	27.5' LT
H5	207+32	27.5' LT
H6	208+43	26.5' LT
H7	205+80	56' RT
H8	206+10	21' RT
H9	206+97	35' RT
H10	208+50	26.5' RT

LOCATOR MAP



SYMBOL LEGEND

TREES

- ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE
- PYRUS CALLERYANA 'REDSPIRE'/ REDSPIRE CALLERY PEAR
- ACER CAMPESTRE 'QUEEN ELIZABETH'/ QUEEN ELIZABETH HEDGE MAPLE
- PYRUS CALLERYANA 'CHANTICLEER'/ CHANTICLEER CALLERY PEAR
- EXISTING TREES TO BE RETAINED

SHRUBS

- ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE
- ERICA X DARLEYENSIS 'FURZEY' / FURZEY HEATH
- RHODODENDRON 'WARD'S RUBY' / KURUME EVERGREEN AZALEA
- SPIREA BUMALDA 'ANTHONY WATERER' / SPIREA
- MAHONIA NERVOSA / LONG LEAF MAHONIA
- FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- RHUS AROMATIC 'GRO-LOW' / FRAGRANT SUMAC
- ABELIA X GRANDIFLORA 'MARDI GRAS' / VARIEGATED ABELIA

ORNAMENTAL GRASSES & PERENNIALS

- (1) DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'/ BRONZE VEIL TUFTED HAIR GRASS
- IRIS SIBIRICA / SIBERIAN IRIS

- [1] TREE PIT 1 (SEE DETAIL 1 ON DWG. NO LS8)

- ART LIGHT POLE
- PED LIGHT POLE
- SIGNAL POLE

SEE DWG. NO. LS8 FOR PLANT SCHEDULE

SCALE 20 0 20 40 FEET

90% SUBMITTAL

NO.	DATE	APRVD	REVISION

PLANS ISSUED FOR:

BID			CONST			AS-BLT
DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

Scale: Horiz: 1"=20' Vert: NONE
Designed By: CL
Inspected By: CL
W.O. No.: ?_____
Date: 04-21-2010

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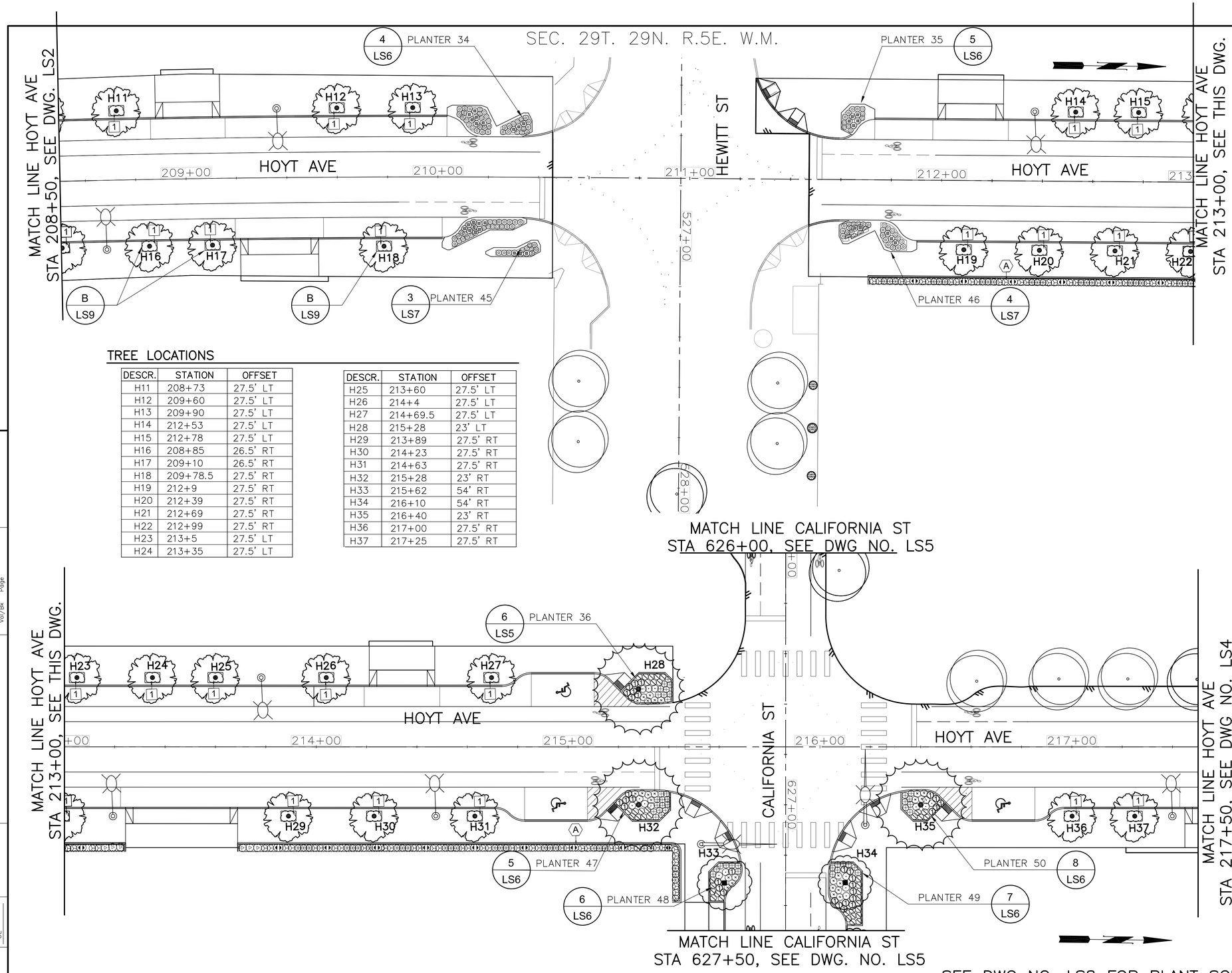
RUCKER & HOYT IMPROVEMENTS
PLANTING PLAN
RUCKER & HOYT AVE

Drawing No. LS2
Sheet No. — — Of Total

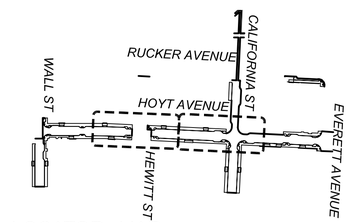
Filename:
XREF Filename:
Drawn By: SC
Checked By: CL
Section: __-S-__T2__-R_E
Surveyed By:
Date:
Control Monument:
Field Bk/Pg:
Recorded Survey: Snohomish County Auditor
AF-
Vol/Bk Page
Constructed By:
Date:



TREE LOCATIONS

DESCR.	STATION	OFFSET
H11	208+73	27.5' LT
H12	209+60	27.5' LT
H13	209+90	27.5' LT
H14	212+53	27.5' LT
H15	212+78	27.5' LT
H16	208+85	26.5' RT
H17	209+10	26.5' RT
H18	209+78.5	27.5' RT
H19	212+9	27.5' RT
H20	212+39	27.5' RT
H21	212+69	27.5' RT
H22	212+99	27.5' RT
H23	213+5	27.5' LT
H24	213+35	27.5' LT

DESCR.	STATION	OFFSET
H25	213+60	27.5' LT
H26	214+4	27.5' LT
H27	214+69.5	27.5' LT
H28	215+28	23' LT
H29	213+89	27.5' RT
H30	214+23	27.5' RT
H31	214+63	27.5' RT
H32	215+28	23' RT
H33	215+62	54' RT
H34	216+10	54' RT
H35	216+40	23' RT
H36	217+00	27.5' RT
H37	217+25	27.5' RT



LOCATOR MAP

SYMBOL LEGEND

TREES

- ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE
- ACER CAMPESTRE 'QUEEN ELIZABETH'/ QUEEN ELIZABETH HEDGE MAPLE
- ACER RUBRUM 'KARPICK'/ KARPICK RED MAPLE
- EXISTING TREES TO BE RETAINED

SHRUBS

- ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE
- ERICA X DARLEYENSIS 'FURZEY' / FURZEY HEATH
- LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'/ LAVENDER
- ILEX CRENATA 'GREEN ISLAND' / JAPANESE HOLLY
- CORNUS STOLONIFERA 'KELSEYI / REDTWIG DOGWOOD
- SPIREA BUMALDA 'ANTHONY WATERER' / SPIREA

ORNAMENTAL GRASSES & PERENNIALS

- DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'/ BRONZE VEIL TUFTED HAIR GRASS
- HEUCHERA SANGUINEA 'SPLENDENS'/ CORAL BELLS
- IRIS SIBIRICA / SIBERIAN IRIS
- PHLOX SUBULATA 'MILLSTREAM DAPHNE'/ MOSS PINK
- ACORUS GRAMINEUS 'OGON'/ JAPANESE RUSH

GROUNDCOVER

- EUONYMUS FORTUNEI 'EMERALD GAIETY' / EMERALD GAIETY WINTERCREEPER

VINES

- BIGNONIA CAPREOLATA / CROSS VINE
- LONICERA PERICLYMENUM 'BELGICA' / WOODBINE
- TREE PIT 1 (SEE DETAIL 1 ON DWG. NO LS8)
- ART LIGHT POLE
- SIGNAL POLE
- EXISTING CONTAINER PLANTING–REVISED LOCATION

SCALE

20 0 20 40 FEET

SEE DWG NO. LS8 FOR PLANT SCHEDULE

90% SUBMITTAL

Constructed By: Date:
Recorded Survey: Snohomish County Auditor AF# – Vol/Bk Page
Control Monument: Field Bk/Pg:
Surveyed By: Date:
Section: __–S–__ T2__–R_E
Drawn By: SC Checked By: CL
Filename: XREF Filename:

NO.	DATE	APRVD	REVISION

PLANS ISSUED FOR:

DATE	APRVD	BID ACTION:	DATE	APRVD	CONST ACTION:	DATE	APRVD	AS-BLT ACTION:

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Designed By: CL
Inspected By: CL
W.O. No.: ?_____
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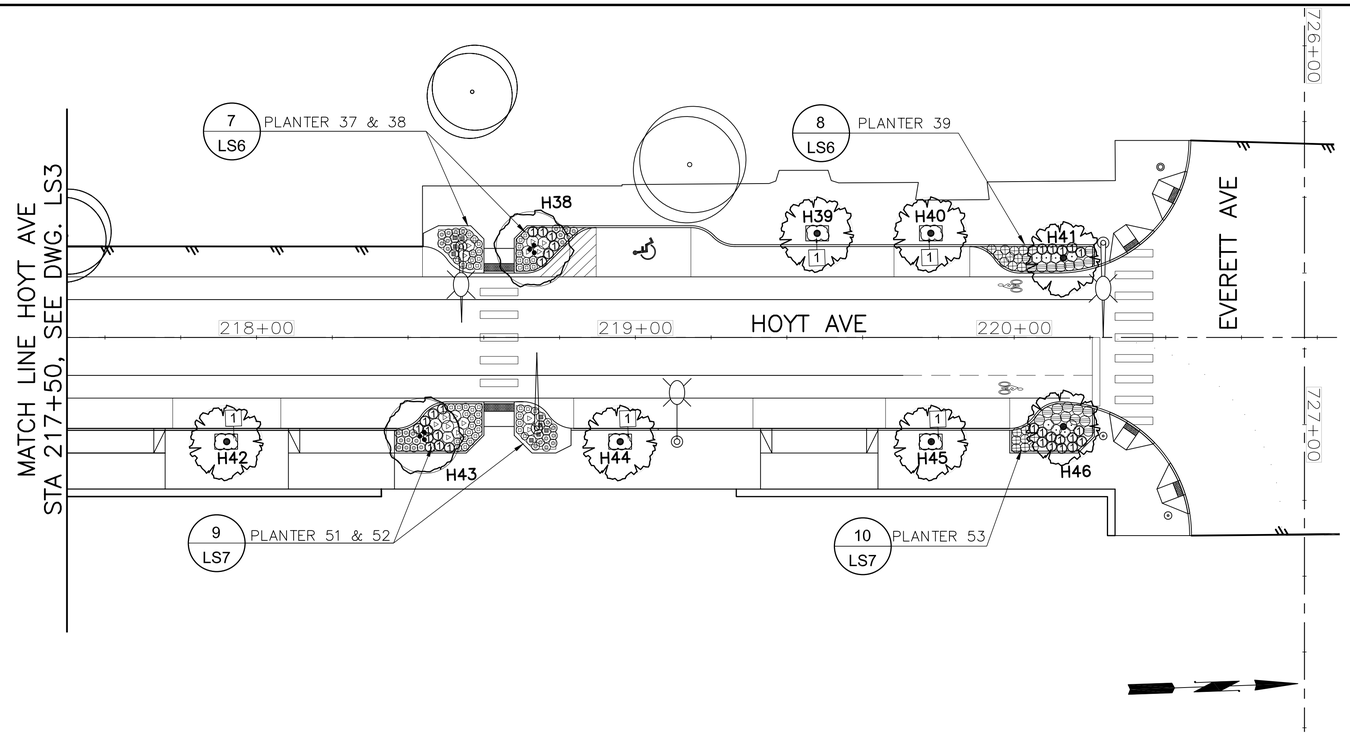
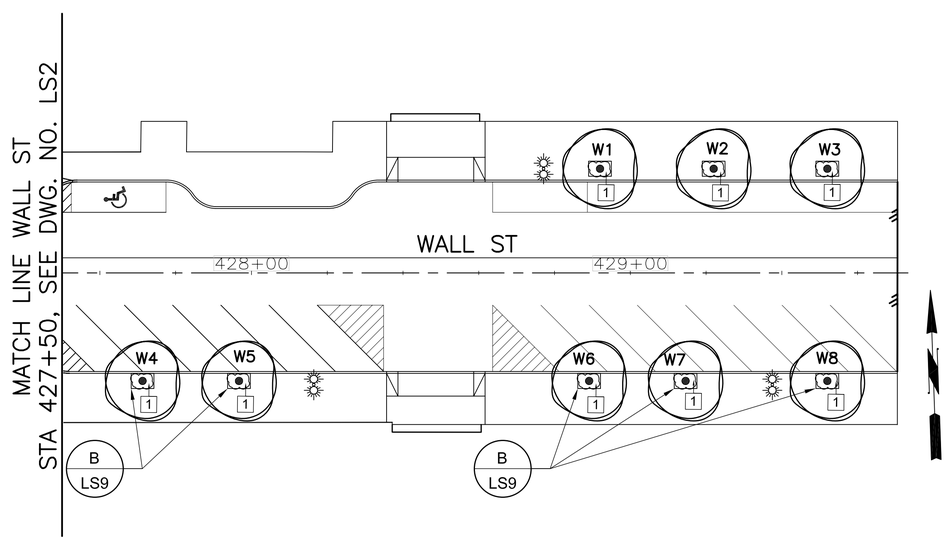
RUCKER & HOYT IMPROVEMENTS
PLANTING PLAN
HOYT AVE

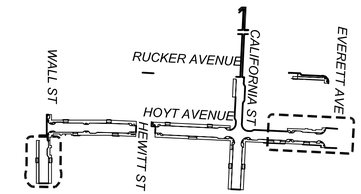
Drawing No. LS3
Sheet No. – – Of Total





TREE LOCATIONS

DESCR.	STATION	OFFSET
H38	218+73	23.5' LT
H39	219+48	27.5' LT
H40	219+78	27.5' LT
H41	220+13	21' LT
H42	217+92	27.5' RT
H43	218+44	26' RT
H44	218+96	27.5' RT
H45	219+78	27.5' RT
H46	220+13	23.5' RT
W1	428+92	27.5' LT
W2	429+22	27.5' LT
W3	429+52	27.5' LT
W4	427+71.25	28.5' RT
W5	427+96.71	28.5' RT
W6	428+89.13	28.5' RT
W7	429+14.59	28.5' RT
W8	429+52	28.5' RT



LOCATOR MAP

SYMBOL LEGEND

TREES

- ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE
- CORNUS KOUSA/ KOUSA DOGWOOD
- PYRUS CALLERYANA 'CHANTICLEER'/ CHANTICLEER CALLERY PEAR
- EXISTING TREES TO BE RETAINED

SHRUBS

- RHODODENDRON 'WARD'S RUBY' / KURUME EVERGREEN AZALEA
- CORNUS STOLONIFERA 'KELSEYI / REDTWIG DOGWOOD
- ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE

ORNAMENTAL GRASSES & PERENNIALS

- (1) DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'/ BRONZE VEIL TUFTED HAIR GRASS
- HEUCHERA SANGUINEA 'SPLENDENS'/ CORAL BELLS
- IRIS SIBIRICA / SIBERIAN IRIS
- PHLOX SUBULATA 'MILLSTREAM DAPHNE'/ MOSS PINK
- ACORUS GRAMINEUS 'OGON'/ JAPANESE RUSH

- [1] TREE PIT 1 (SEE DETAIL 1 ON DWG. NO LS8)

- ART LIGHT POLE
- PED LIGHT POLE
- SIGNAL POLE

SEE DWG. NO. LS8 FOR PLANT SCHEDULE

SCALE
20 0 20 40
FEET

90% SUBMITTAL

NO.	DATE	APRVD	REVISION

PLANS ISSUED FOR:

BID			CONST			AS-BLT		
DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

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Inspected By:
W.O. No.: ?____
Date: 04-21-2010

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RUCKER & HOYT IMPROVEMENTS
PLANTING PLAN
HOYT AVE & WALL STREET

Drawing No. LS4
Sheet No. — / — Of Total

Filename:
XREF Filename:
Drawn By: SC
Checked By: CL
Section: __-S-__T2__-R_E
Surveyed By:
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Snohomish County Auditor
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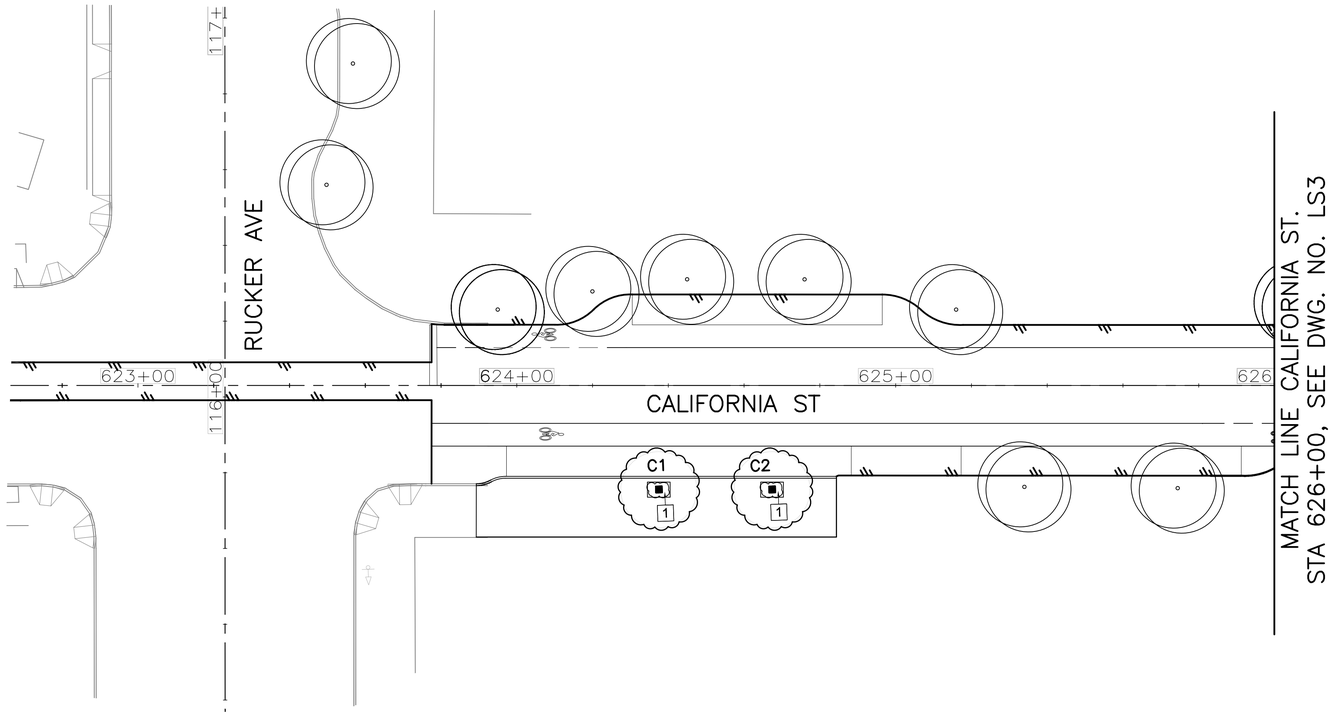
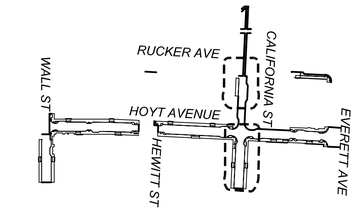
Date:

SEC. 29T. 29N. R.5E. W.M.





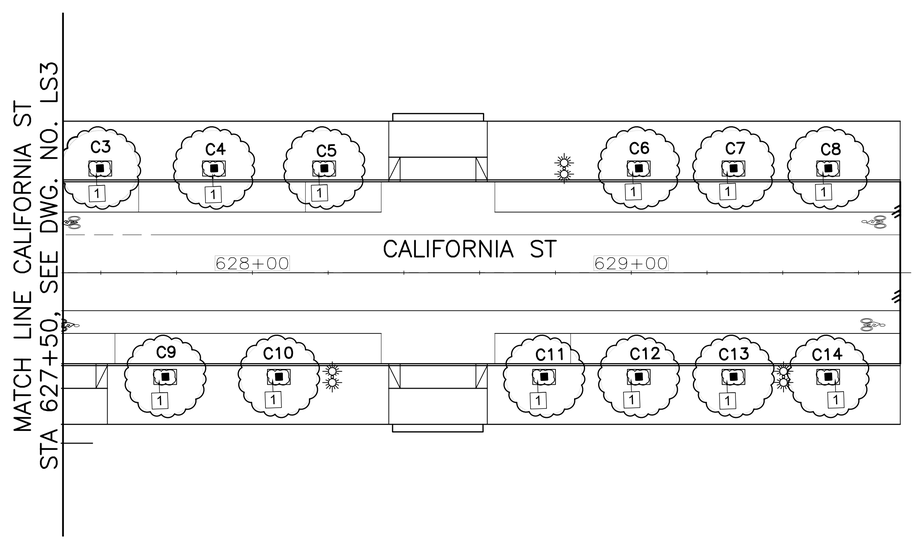
LOCATOR MAP

TREE LOCATIONS

DESCR.	STATION	OFFSET
C1	627+60	27.5' LT
C2	627+90	27.5' LT
C3	628+19	27.5' LT
C4	629+2	27.5' LT
C5	629+27	27.5' LT
C6	629+52	27.5' LT
C7	624+37.5	27.5' RT
C8	624+67.5	27.5' RT
C9	627+77	27.5' RT
C10	628+7	27.5' RT
C11	628+77	27.5' RT
C12	629+2	27.5' RT
C13	629+27	27.5' RT
C14	629+52	27.5' RT

SYMBOL LEGEND

- ACER RUBRUM 'KARPICK'/ KARPICK RED MAPLE
- EXISTING TREES TO REMAIN
- 1 TREE PIT 1 (SEE DETAIL 1 ON DWG. NO LS8)
- PED LIGHT POLE



SEE DWG. NO. LS8 FOR PLANT SCHEDULE

SCALE
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FEET

90% SUBMITTAL

Filename: XREF Filename:
Drawn By: SC
Checked By: CL
Section: __-S-__T2__-R_E
Surveyed By: Date:
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Recorded Survey: Snohomish County Auditor AF- _ Vol/Bk Page
Constructed By: Date:

NO.	DATE	APRVD	REVISION

PLANS ISSUED FOR:

BID			CONST			AS-BLT		
DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

Scale: Horiz: 1"=20' Vert: NONE
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W.O. No.: ?-----
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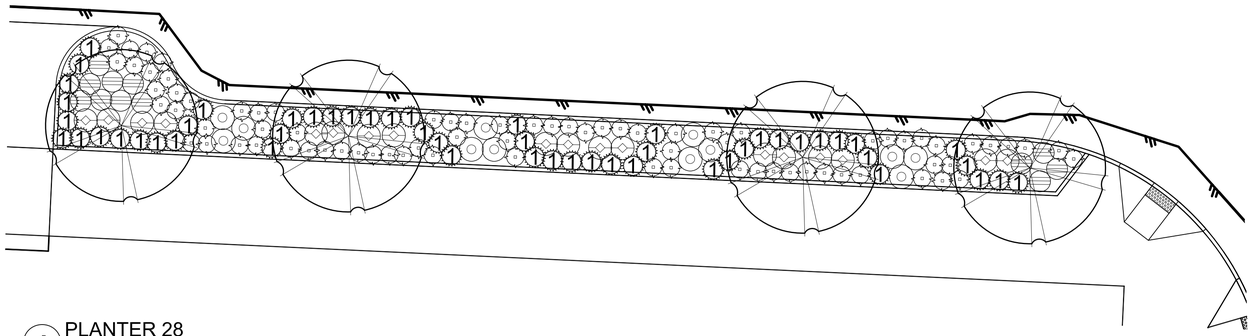
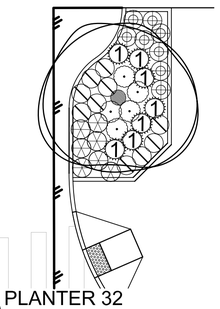
RUCKER & HOYT IMPROVEMENTS
PLANTING PLAN
CALIFORNIA STREET

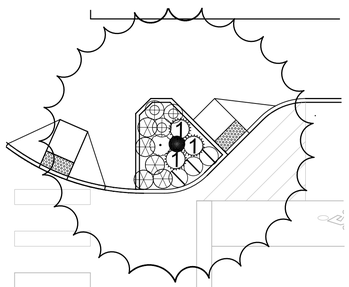
Drawing No. LS5
Sheet No. — / — Of Total



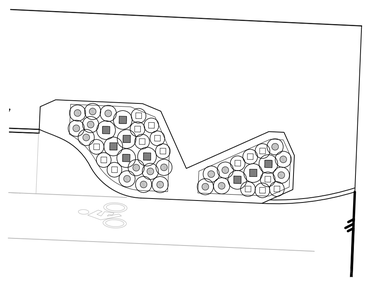
1 PLANTER 28
SCALE: 1" = 10'



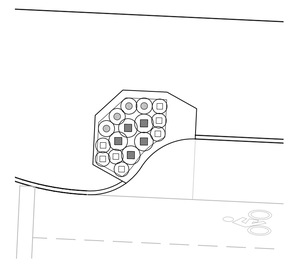
2 PLANTER 32
SCALE: 1" = 10'



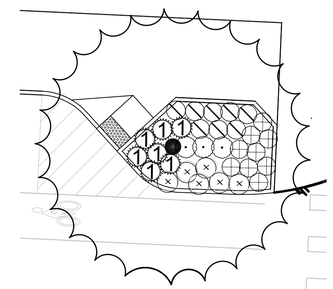
3 PLANTER 33
SCALE: 1" = 10'



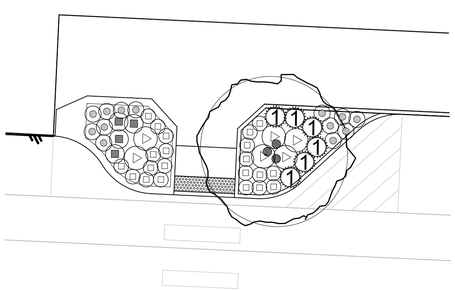
4 PLANTER 34
SCALE: 1" = 10'



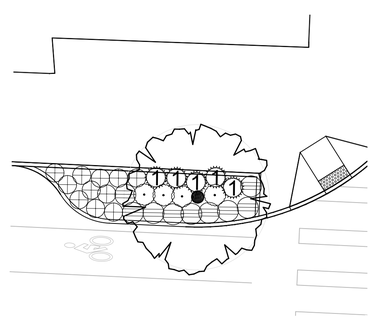
5 PLANTER 35
SCALE: 1" = 10'



6 PLANTER 36
SCALE: 1" = 10'



7 PLANTER 37 & 38
SCALE: 1" = 10'



8 PLANTER 39
SCALE: 1" = 10'

SYMBOL LEGEND

- ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE
- PYRUS CALLERYANA 'REDSPIRE'/ REDSPIRE CALLERY PEAR
- CORNUS KOUSA/ KOUSA DOGWOOD
- ACER CAMPESTRE 'QUEEN ELIZABETH'/ QUEEN ELIZABETH HEDGE MAPLE
- PYRUS CALLERYANA 'CHANTICLEER'/ CHANTICLEER CALLERY PEAR

SHRUBS

- ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE
- ERICA X DARLEYENSIS 'FURZEY' / FURZEY HEATH
- RHODODENDRON 'WARD'S RUBY' / KURUME EVERGREEN AZALEA
- SPIREA BUMALDA 'ANTHONY WATERER' / SPIREA
- MAHONIA NERVOSA / LONG LEAF MAHONIA
- FOTHERGILLA GARDENII / DWARF FOTHERGILLA
- RHUS AROMATIC 'GRO-LOW' / FRAGRANT SUMAC
- CORNUS STOLONIFERA 'KELSEYI / REDTWIG DOGWOOD
- LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'/ LAVENDER
- ABELIA X GRANDIFLORA 'MARDI GRAS' / VARIEGATED ABELIA

ORNAMENTAL GRASSES & PERENNIALS

- DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'/ BRONZE VEIL TUFTED HAIR GRASS
- IRIS SIBIRICA / SIBERIAN IRIS
- HEUCHERA SANGUINEA 'SPLENDENS'/ CORAL BELLS
- PHLOX SUBULATA 'MILLSTREAM DAPHNE'/ MOSS PINK
- ACORUS GRAMINEUS 'OGON'/ JAPANESE RUSH

SEE DWG. NO. LS8 FOR PLANT SCHEDULE

10 5 0 10 20
SCALE IN FEET

90% SUBMITTAL

Recorded Survey
Snohomish County Auditor
AF-_____
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Control Monument:
Field Bk/Pg:

Surveyed By:
Date:

Section: __-S-__-T2_-R_E

Drawn By: SC
Checked By: CL

Constructed By:
Date:

Filename:
XREF Filename:

NO.	DATE	APRVD	REVISION

PLANS ISSUED FOR:

		BID			CONST			AS-BLT
DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

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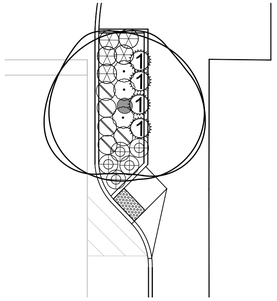
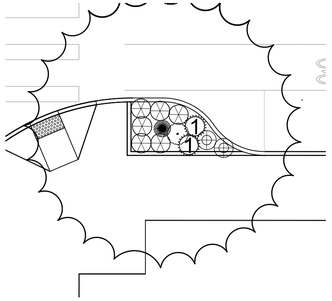
RUCKER & HOYT IMPROVEMENTS
PLANTING PLAN
PLANTER 28, 32-39

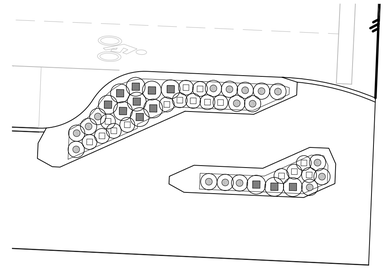
Drawing No. LS6
Sheet No. _ / _ Of Total



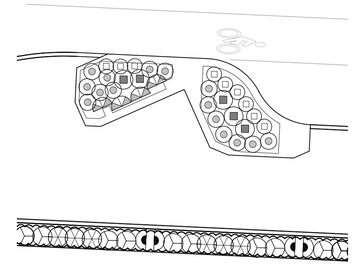
1 PLANTER 43
SCALE: 1" = 10'



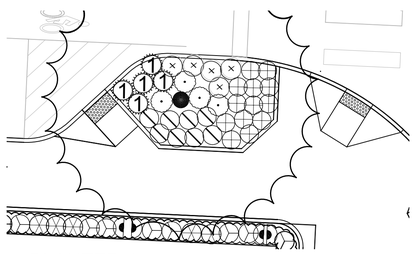
2 PLANTER 44
SCALE: 1" = 10'



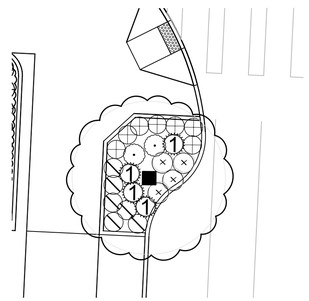
3 PLANTER 45
SCALE: 1" = 10'



4 PLANTER 46
SCALE: 1" = 10'



5 PLANTER 47
SCALE: 1" = 10'



6 PLANTER 48
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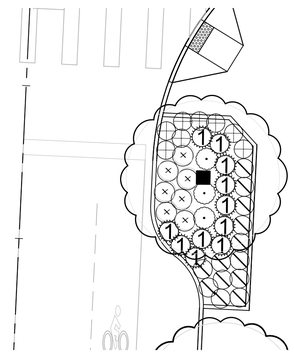
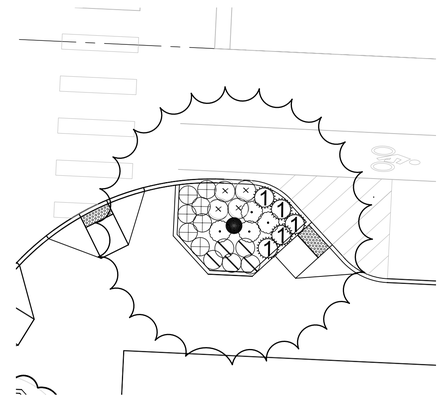
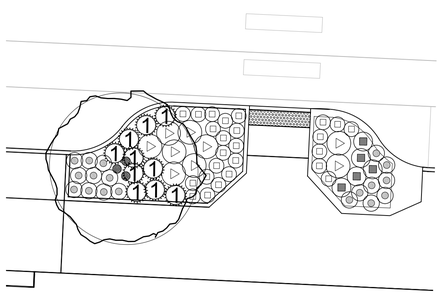


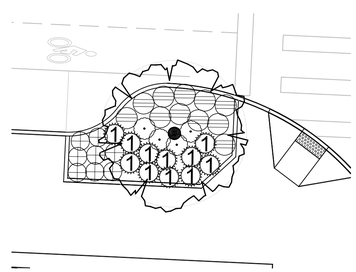
7 PLANTER 49
SCALE: 1" = 10'



8 PLANTER 50
SCALE: 1" = 10'



9 PLANTER 51 & 52
SCALE: 1" = 10'



10 PLANTER 53
SCALE: 1" = 10'

SYMBOL LEGEND

- ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE
- CORNUS KOUSA/ KOUSA DOGWOOD
- ACER CAMPESTRE 'QUEEN ELIZABETH'/ QUEEN ELIZABETH HEDGE MAPLE
- ACER RUBRUM 'KARPICK'/ KARPICK RED MAPLE
- PYRUS CALLERYANA 'CHANTICLEER'/ CHANTICLEER CALLERY PEAR

SHRUBS

- ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE
- ERICA X DARLEYENSIS 'FURZEY' / FURZEY HEATH
- RHODODENDRON 'WARD'S RUBY' / KURUME EVERGREEN AZALEA
- SPIREA BUMALDA 'ANTHONY WATERER' / SPIREA
- LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'/ LAVENDER
- ABELIA X GRANDIFLORA 'MARDI GRAS' /VARIEGATED ABELIA

ORNAMENTAL GRASSES & PERENNIALS

- DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'/ BRONZE VEIL TUFTED HAIR GRASS
- IRIS SIBIRICA / SIBERIAN IRIS
- HEUCHERA SANGUINEA 'SPLENDENS'/ CORAL BELLS
- PHLOX SUBULATA 'MILLSTREAM DAPHNE'/ MOSS PINK
- ACORUS GRAMINEUS 'OGON'/ JAPANESE RUSH

VINE

- LONICERA PERICLYMENUM 'BELGICA' / WOODBINE

SEE DWG. NO. LS8 FOR PLANT SCHEDULE

10 5 0 10 20
SCALE IN FEET

90% SUBMITTAL

Recorded Survey
Snohomish County Auditor
AF_____ Vol/Bk ____ Page ____

Control Monument: _____ Field Bk/Pg: _____

Surveyed By: _____ Date: _____

Section: __-_S-__ T2_-_R_E

Drawn By: SC Checked By: CL

Constructed By: _____ Date: _____

Filename: _____ XREF Filename: _____

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		BID			CONST			AS-BLT
DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

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Inspected By:
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Date: 04-21-2010

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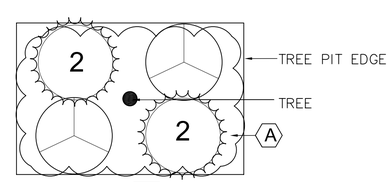
RUCKER & HOYT IMPROVEMENTS
PLANTING PLAN
PLANTER 43-53

Drawing No. LS7
Sheet No. __ / __ Of Total

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE AT PLANTING	SPACING
TREES			
	ACER RUBRUM 'KARPICK'/ KARPICK RED MAPLE	2" CALIPER	B&B
	ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM'/ NORWEGIAN SUNSET MAPLE	2" CALIPER	B&B
	PYRUS CALLERYANA 'CHANTICLEER'/ CHANTICLEER CALLERY PEAR	2" CALIPER	B&B
	PYRUS CALLERYANA 'REDSPIRE'/ REDSPIRE CALLERY PEAR	2" CALIPER	B&B
	CORNUS KOUSA/ KOUSA DOGWOOD	6–8' HEIGHT	TREE FORM
	ACER CAMPESTRE 'QUEEN ELIZABETH'/ QUEEN ELIZABETH HEDGE MAPLE	2" CALIPER	B&B
	EXISTING TREE TO REMAIN		
EVERGREEN SHRUBS			
	ARBUTUS UNEDO 'ELFIN KING' / DWARF STRAWBERRY TREE	5 GALLON CONTAINER	36"
	ERICA X DARLEYENSIS 'FURZEY' / FURZEY HEATH	1 GALLON CONTAINER	18"
	ILEX CRENATA 'GREEN ISLAND' / JAPANESE HOLLY	3 GALLON CONTAINER	18"
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'/ LAVENDER	2 GALLON CONTAINER	18"
	MAHONIA NERVOSA / LONG LEAF MAHONIA	2 GALLON CONTAINER	18"
	RHODODENDRON 'WARD'S RUBY' / KURUME EVERGREEN AZALEA	3 GALLON CONTAINER	24"
DECIDUOUS SHRUBS			
	CORNUS STOLONIFERA 'KELSEYI / REDTWIG DOGWOOD	2 GALLON CONTAINER	24"
	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	2 GALLON CONTAINER	24"
	SPIREA BUMALDA 'ANTHONY WATERER' / SPIREA	2 GALLON CONTAINER	18"
	RHUS AROMATIC 'GRO–LOW' / FRAGRANT SUMAC	2 GALLON CONTAINER	18"
	ABELIA X GRANDIFLORA 'MARDI GRAS' / VARIEGATED ABELIA	2 GALLON CONTAINER	18"

SYMBOL	BOTANICAL / COMMON NAME	SIZE AT PLANTING	SPACING
GROUNDCOVER			
A	EUONYMUS FORTUNEI 'EMERALD GAIETY' / EMERALD GAIETY WINTERCREEPER	1 GALLON CONTAINER	12"
ORNAMENTAL GRASSES			
1	DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'/ BRONZE VEIL TUFTED HAIR GRASS	2 GALLON CONTAINER	18"
2	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GALLON CONTAINER	24"
PERENNIALS			
	HEUCHERA SANGUINEA 'SPLENDENS'/ CORAL BELLS	1 GALLON CONTAINER	18"
	ACORUS GRAMINEUS 'OGON'/ JAPANESE RUSH	4" CONTAINER	12"
	IRIS SIBIRICA / SIBERIAN IRIS	1 GALLON CONTAINER	18"
	PHLOX SUBULATA 'MILLSTREAM DAPHNE'/ MOSS PINK	1 GALLON CONTAINER	18"
VINES			
	BIGNONIA CAPREOLATA / CROSS VINE	1 GALLON CONTAINER	48"
	LONICERA PERICLYMENUM 'BELGICA' / WOODBINE	1 GALLON CONTAINER	48"
TREE PIT			
1	TREE PIT 1 (SEE DETAIL 1 BELOW)		



1 TREE PIT 1

SCALE: NTS

90% SUBMITTAL

Constructed By: Date:
Recorded Survey: Snohomish County Auditor AF– Vol/Bk Page
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Surveyed By: Date:
Section: __S__T2__R_E
Drawn By: SC
Checked By: CL
Filename:
XREF Filename:

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DATE	APRVD	ACTION:	DATE	APRVD	ACTION:	DATE	APRVD	ACTION:

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Inspected By: ?
W.O. No.: ?
Date: 04–21–2010

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PLANTING SCHEDULE

Drawing No. LS8
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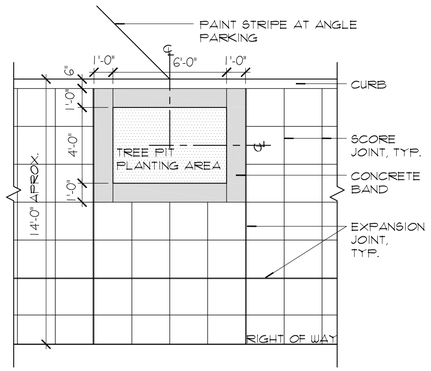
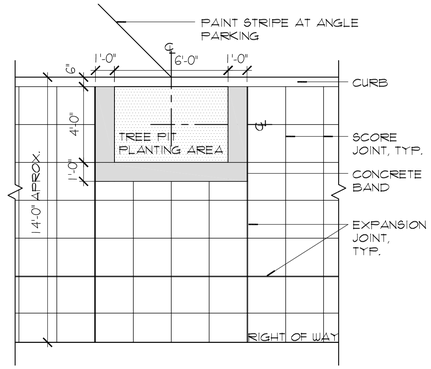
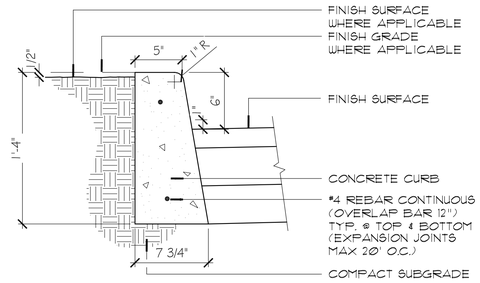


A TYPICAL TREE PIT PLAN
SCALE 1/4"=1'0"

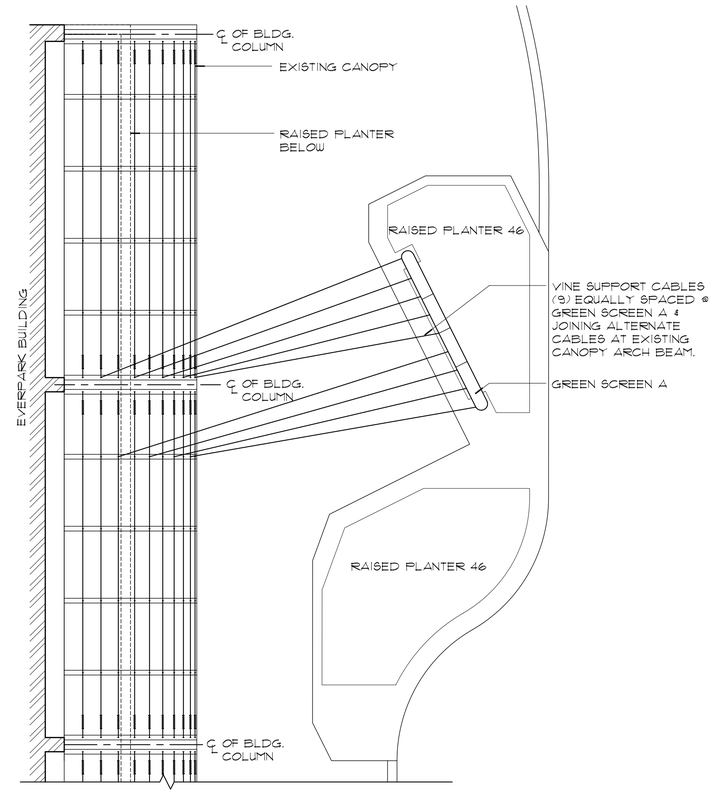


B TREE PIT PLAN FOR UTILITY CLEARANCE
SCALE 1/4"=1'0"

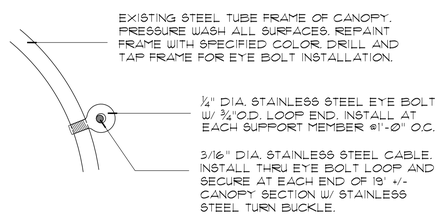


C TYPICAL VERTICAL CURB
NOT TO SCALE

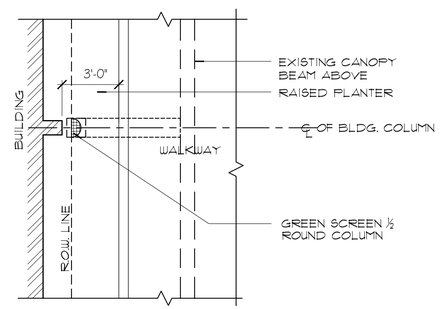
CURB-VERT



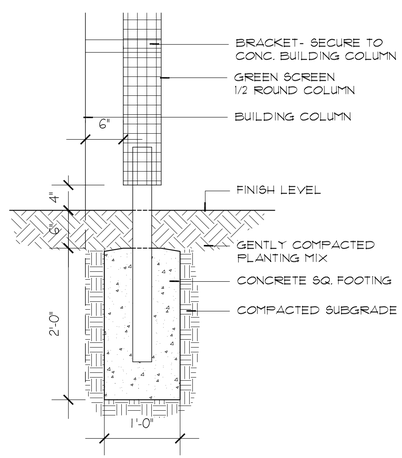
PLAN @ CANOPY LEVEL



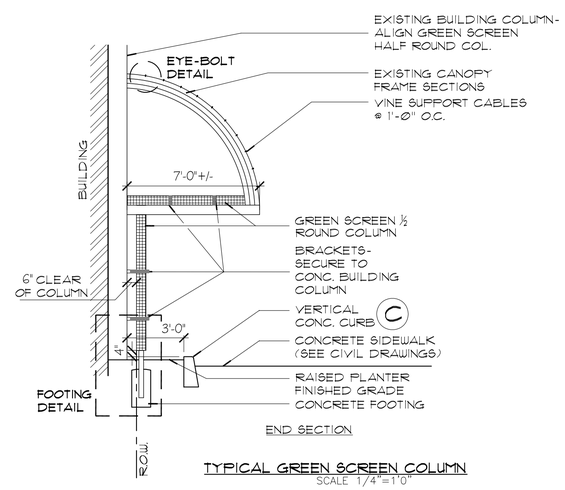
EYE-BOLT DETAIL



PLAN @ PLANTER LEVEL



FOOTING DETAIL
SCALE 1"=1'-0"



END SECTION

TYPICAL GREEN SCREEN COLUMN
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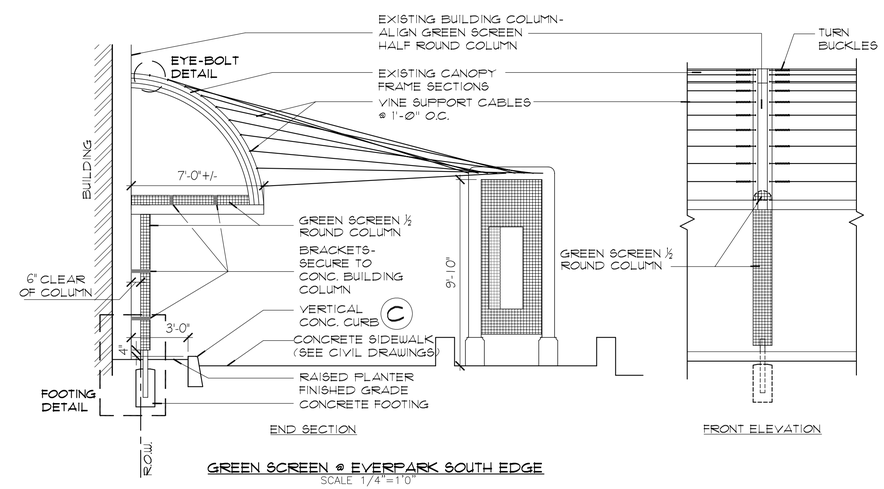

END SECTION

FRONT ELEVATION

GREEN SCREEN @ EVERPARK SOUTH EDGE
SCALE 1/4"=1'0"

D GREEN SCREEN @ EVERPARK
SCALE AS SHOWN

90% SUBMITTAL

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Apr 19, 2010 - 3:00pm shikita K:\Civil-Current\Rucker & Hoyt Ave Streetscape\Latest\JGM Details.dwg Layout Name: LS9

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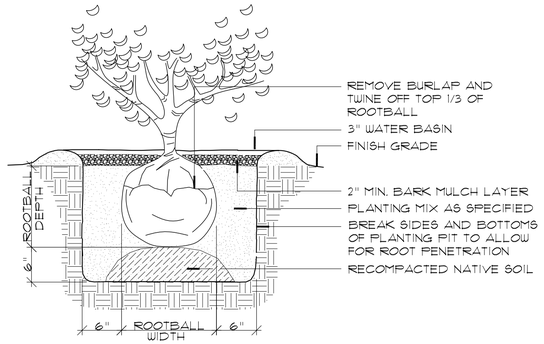
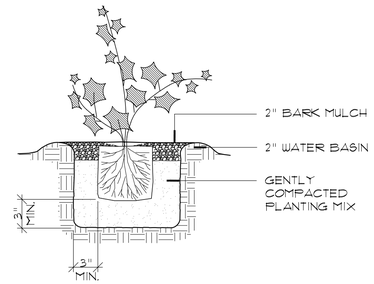


A TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

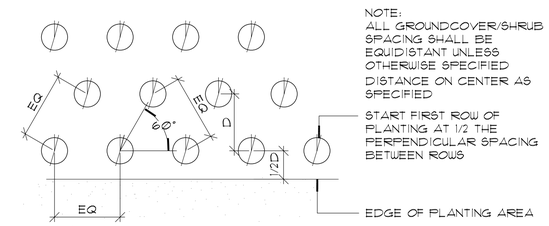
SHRUB–1



B GROUNDCOVER PLANTING

NOT TO SCALE

GRNDCVR1



C TRIANGULAR PLANT SPACING

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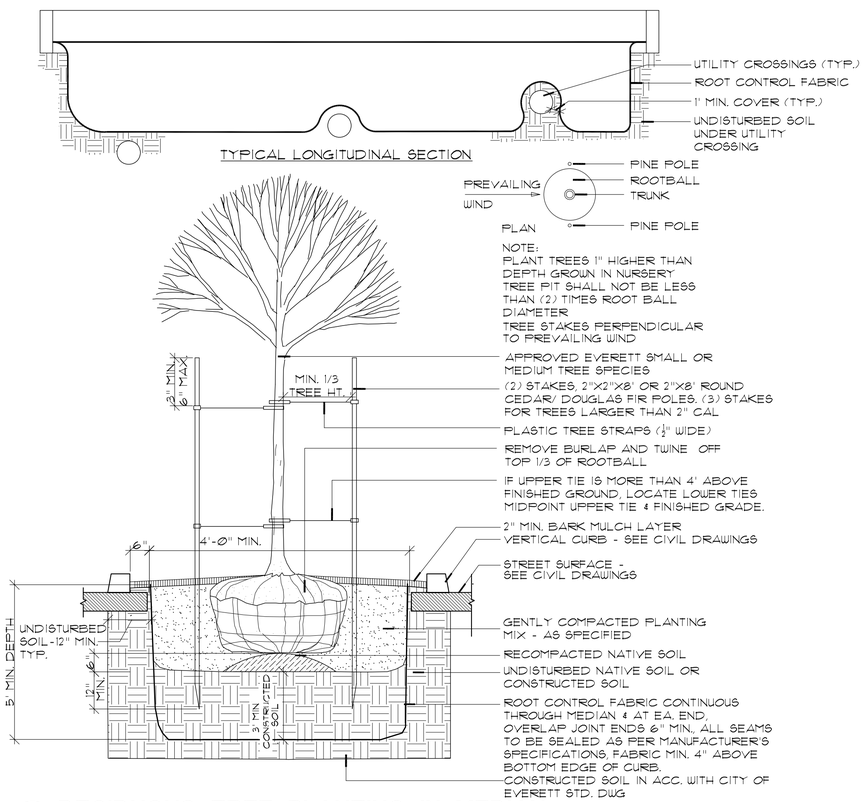
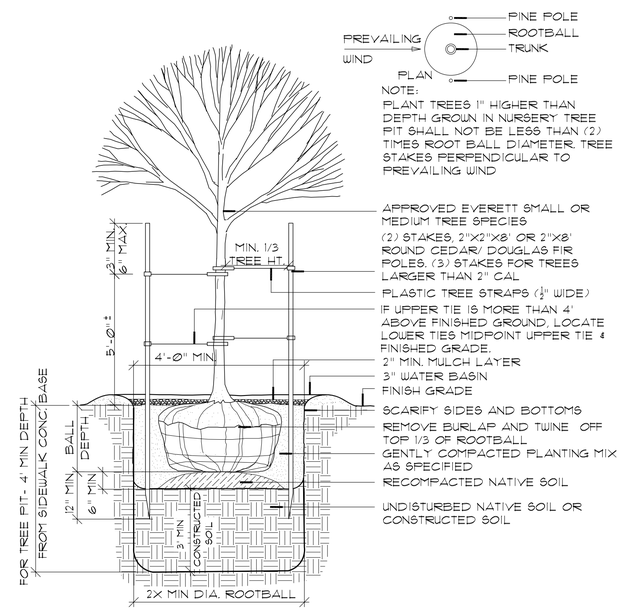
TRI–SPACE



D DECIDUOUS TREE PLANTING IN MEDIAN

NOT TO SCALE

MEDIAN3



E TYPICAL DECIDUOUS TREE PLANTING

NOT TO SCALE

TREE–DECID1

90% SUBMITTAL

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Sheet No. — / —
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