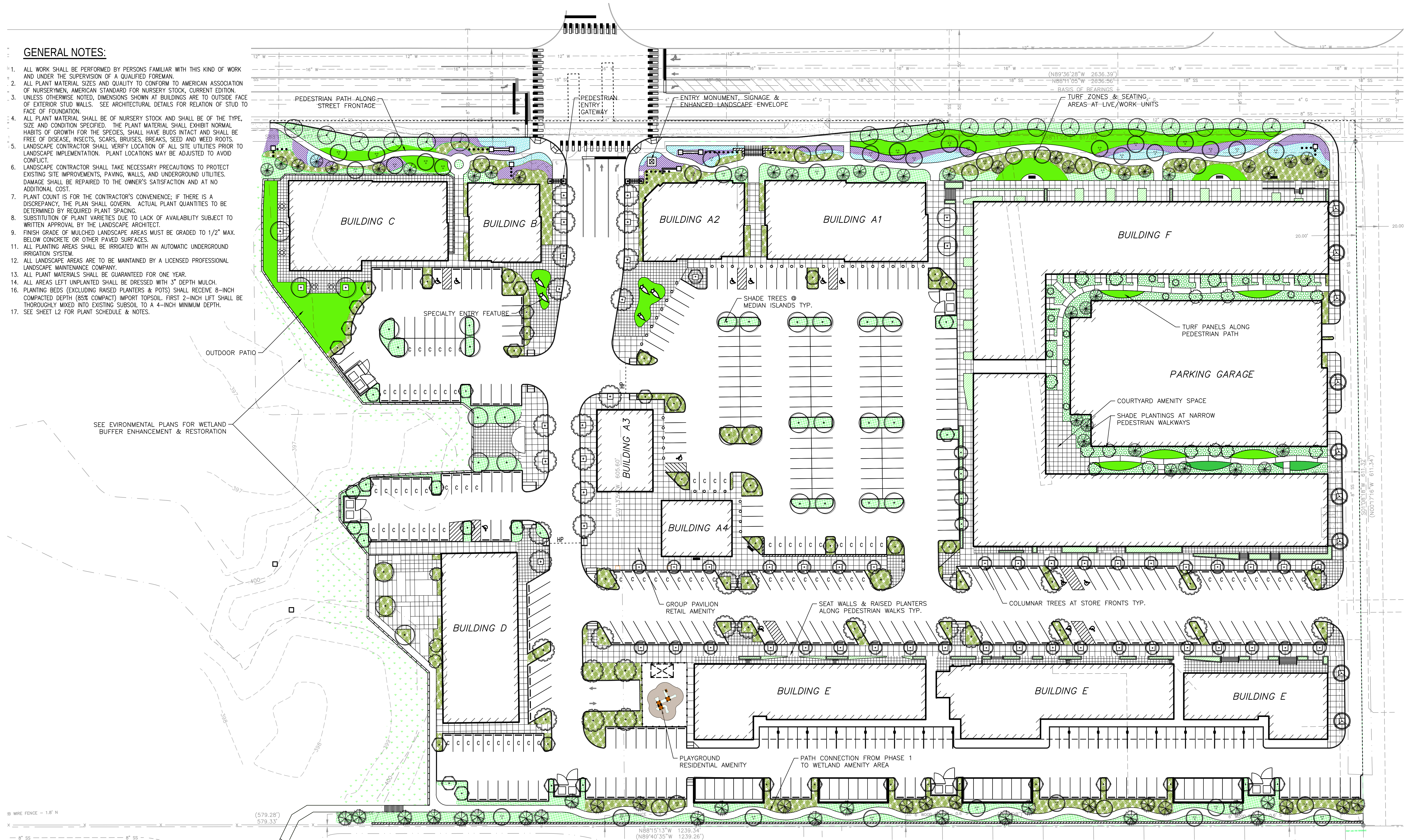


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1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION.
3. UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN AT BUILDINGS ARE TO OUTSIDE FACE OF EXTERIOR STUD WALLS. SEE ARCHITECTURAL DETAILS FOR RELATION OF STUD WALL FACE OF FOUNDATION.
4. 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, WOUNDS, BRUISES, BREAKS, SEED AND WEED ROOTS.
5. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
6. 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.
7. 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.
8. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
9. WHEN MADE OF METAL, ALL GRATES AND GRIDS MUST BE GRADED TO 1/2" MAX. BELOW CONCRETE OR OTHER PAVED SURFACES.
10. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
11. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED BY A LICENSED PROFESSIONAL LANDSCAPE MAINTENANCE COMPANY.
12. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR.
13. ALL AREAS LEFT UNPLANTED SHALL BE DRESSED WITH 3" DEPTH MULCH.
14. PLANTING BEDS (EXCLUDING RAISED PLANTERS & POTS) SHALL RECEIVE 8-INCH COMPACTED DEPTH (85% COMPACT) IMPROV TOPSOIL. FIRST 2-INCH LIFT SHALL BE THOROUGHLY MIXED INTO EXISTING SUBSOIL TO A 4-INCH MINIMUM DEPTH.
15. SEE SHEET L2 FOR PLANT SCHEDULE & NOTES.



Issue Dates		
Rev.	Date	Desc.
	03/16/18	BINDING SITE PLAN
	09/05/18	BINDING SITE PLAN REISSUED

THE FARM AT MILL CREEK
132ND STREET SE
MILL CREEK, WA 98012

OWNER:
VINTAGE HOUSING DEVELOPMENT, INC.
369 SAN MIGUEL DR., SUITE 135
NEWPORT BEACH, CA 92660

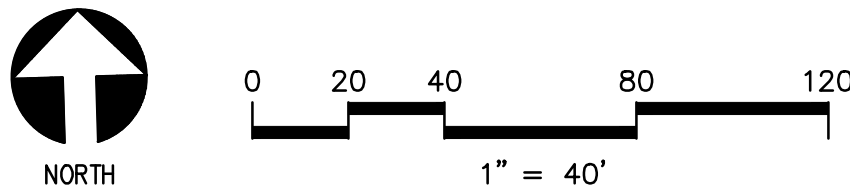
PROJECT #: LA1716
FILE NAME: LA1716-L1
DRAWN BY: RS, BE, LP, JB

LANDSCAPE
MASTER PLAN

L1



THE FARM AT MILL CREEK OVERALL SITE PLAN



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STATE OF WASHINGTON
MELVIN R. EASTER
LANDSCAPE ARCHITECT
No. 398 EXP. 06/18/2020

Melvin R. Easter

Issue Dates		
Rev.	Date	Desc.
	03/16/18	BINDING SITE PLAN
	09/05/18	BINDING SITE PLAN REISSUED
	02/08/19	DR PROGRESS SET
	02/21/19	DR PROGRESS SET

THE FARM AT MILL CREEK
132ND STREET SE
MILL CREEK, WA 98012

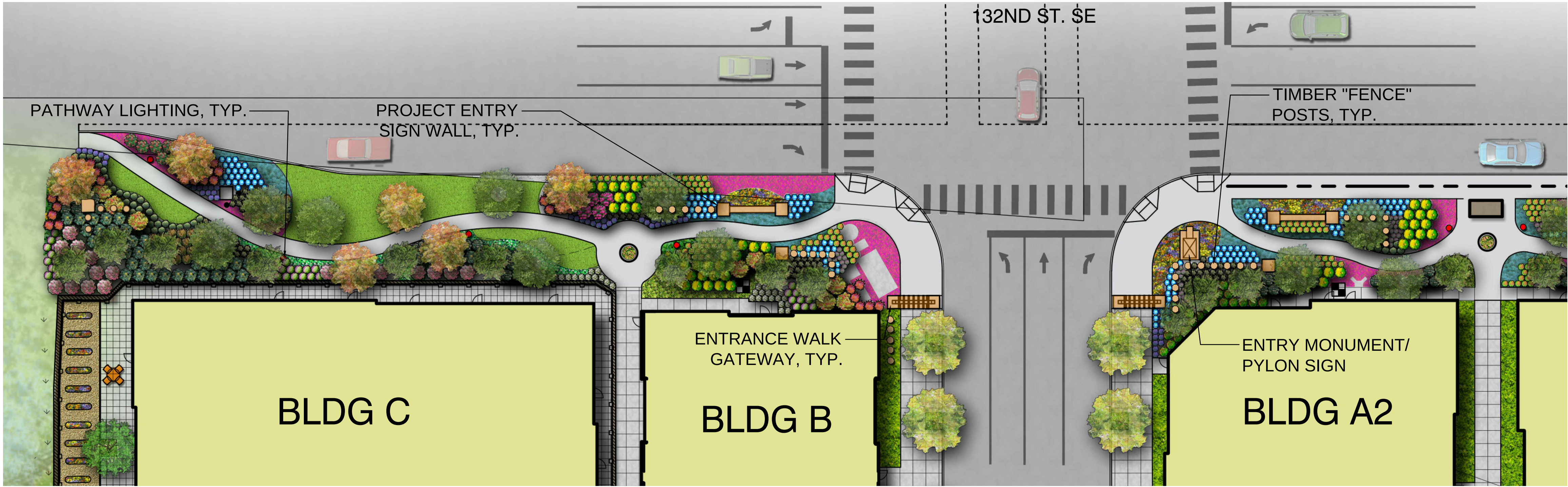
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FILE NAME: LA1716-L1.0
DRAWN BY: RS,LP,BE

OVERALL SITE
PLAN

L1.0

DR SUBMITTAL



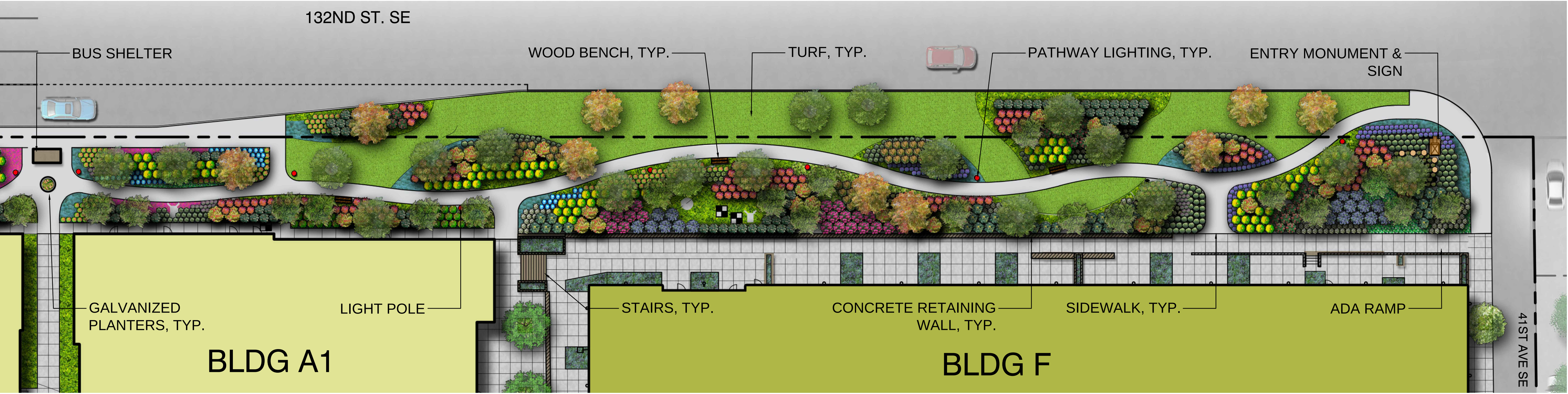
PATHWAY LIGHTING OPTION



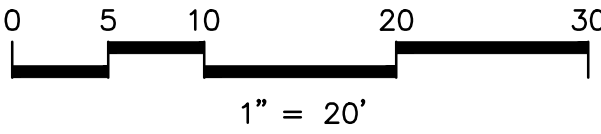
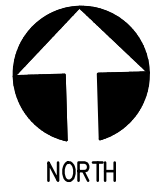
SITE LIGHTING OPTION



WOOD BENCH OPTION



132ND STREET FRONTAGE ENLARGEMENT



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THE FARM AT MILL CREEK

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FILE NAME: LA1716-L1.1X
DRAWN BY: RS,LP,BE

**SITE LAYOUT
ENLARGEMENTS**

L1.10

DR SUBMITTAL



ENTRY ENLARGEMENT

PROJECT ENTRY IMAGES



OVERALL ENTRY VIEW



EAST CORNER VIEW OF PYLON SIGN AND PEDESTRIAN GATEWAY



WEST CORNER VIEW OF PROJECT SIGN WALL



STONE ENTRY MONUMENT



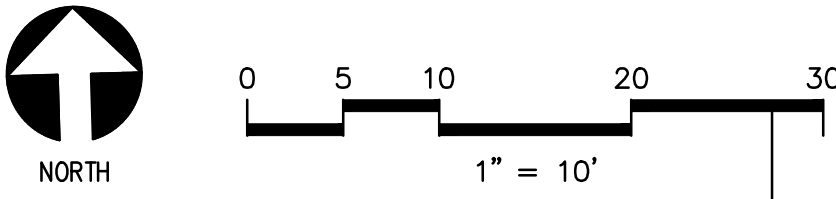
TWIG BENCH SEATING AT PLAZA



STYLIZED "FENCE" POSTS



PEDESTRIAN GATEWAY



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MELVIN R. EASTER
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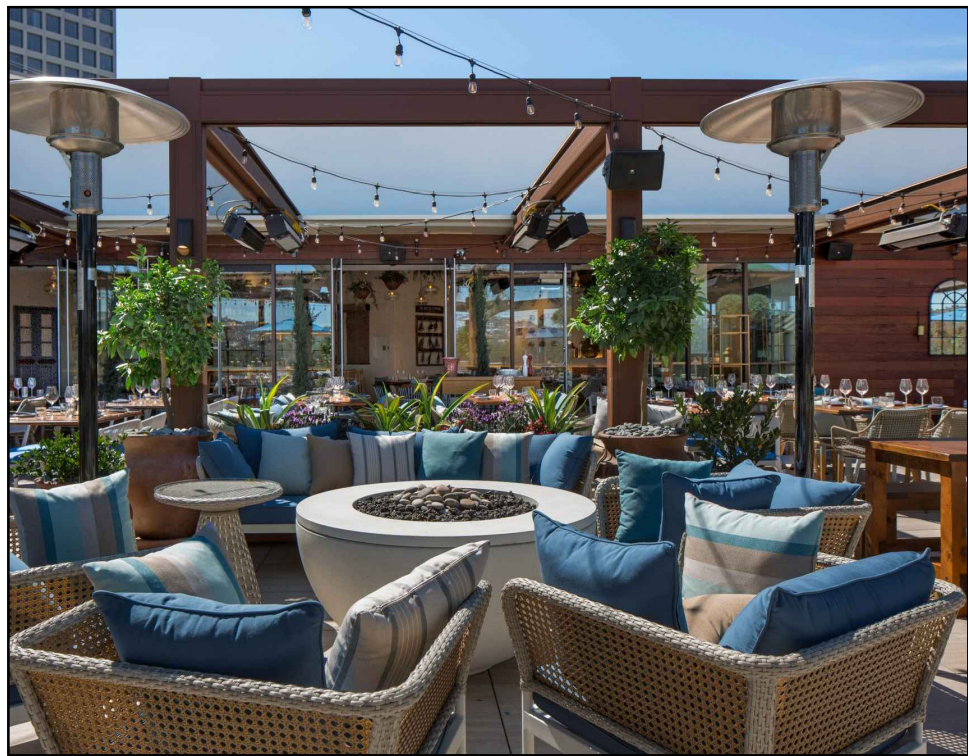
ENTRY
ENLARGEMENTS

L1.11

DR SUBMITTAL



RETAIL CORE ENLARGEMENT



FIRE PIT AT RETAIL DINING PLAZA



STREET BOLLARD OPTION



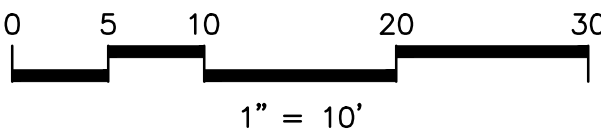
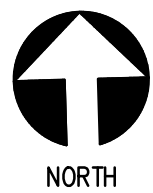
BENCH SEATING OPTION



RAISED PLANTER WALLS AT PLAZAS



MIXED ORNAMENTAL PLANTING



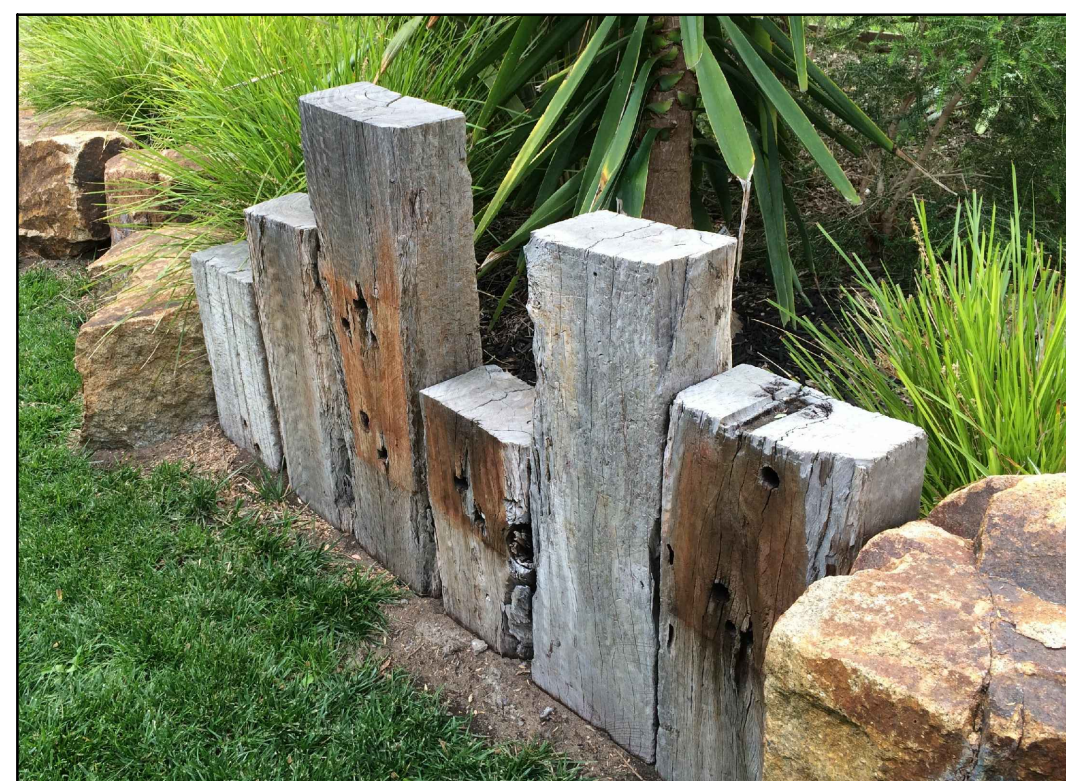
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SPINE ROAD ENLARGEMENT



GALVANIZED PLANTER OPTIONS



SALVAGED TIMBER ACCENTS AT PLANTERS



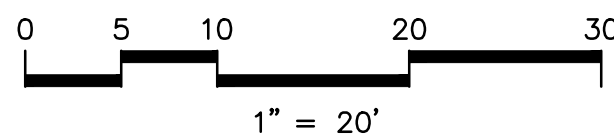
TREE GRATE OPTION



RAISED CONCRETE PLANTER



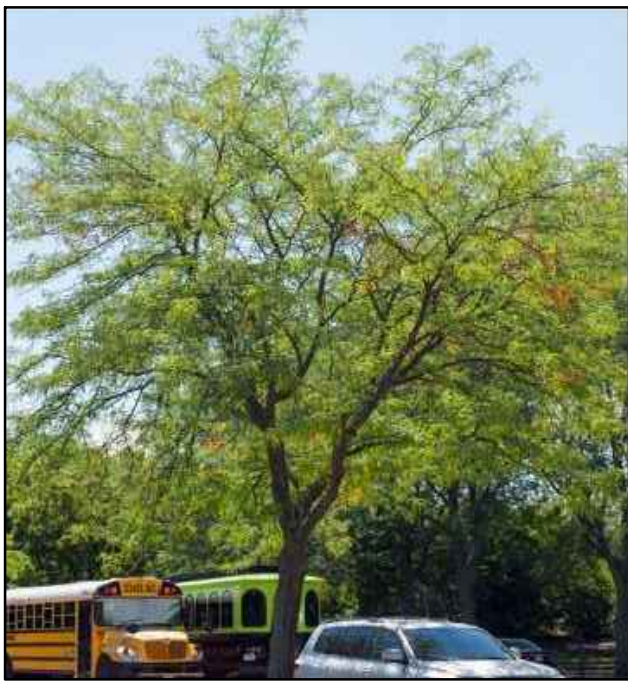
BOLLARD OPTION



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TREES



SHADEMASTER HONEYLOCUST



RED SUNSET MAPLE



HINOKI CYPRESS



MULTI-STEM RIVER BIRCH



WESTERN RED CEDAR



COLUMNAR HORNBEAM

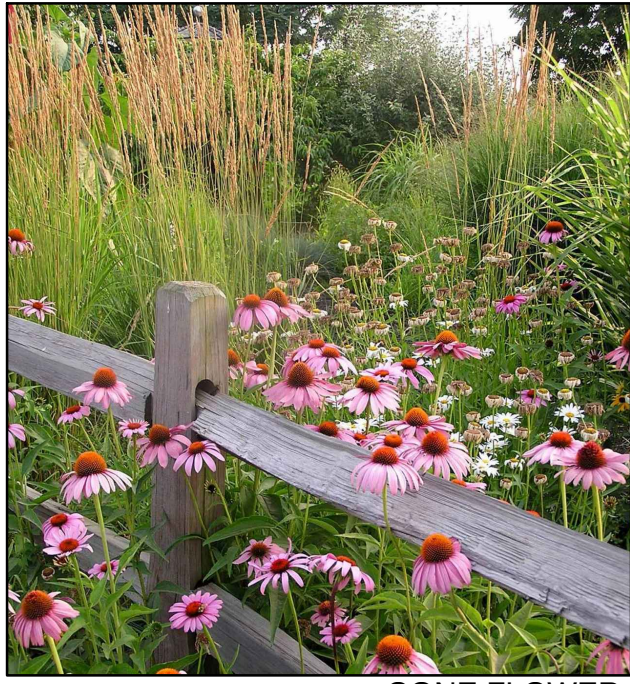


FLOWERING DOGWOOD

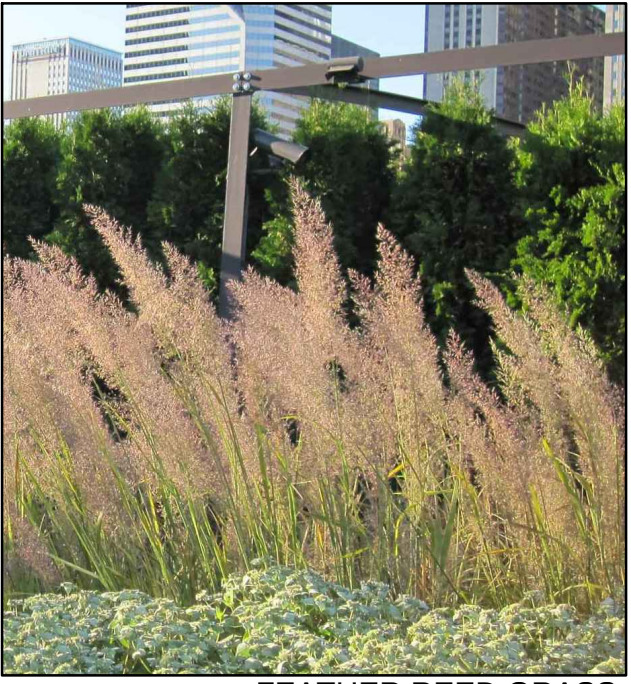
GRASSES & PERENNIALS



SWITCH GRASS



CONE FLOWER



FEATHER REED GRASS



MUHLY GRASS



LOW CATMINT



BLUE GRAMA GRASS



BLUE FESCUE



MOOR GRASS



MEADOW SAGE

SHRUBS



LEUCOTHOE



AZALEA



NOOTKA ROSE



CHOKEBERRY



VIBURNUM DAVIDI



CALIFORNIA LILAC



OAKLEAF HYDRANGEA



CREEPING OREGON GRAPE



REDTWIG DOGWOOD

GROUND COVER



BUNCHBERRY



FRAGRANT SWEETBOX



SALAL



KINNIKINNICK

PLANT SCHEDULE SITE

TREES



QTY

BOTANICAL NAME / COMMON NAME

40	ACER PLATANOIDES 'PARKWAY' / PARKWAY NORWAY MAPLE
16	ACER PLATANOIDES 'WARRENRED' TM / PACIFIC SUNSET MAPLE
54	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE
46	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
41	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM
32	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING NOOTKA FALSE CYPRESS
7	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS
11	CORNUS KOUSA 'SATOMI' / RED KOUSA DOGWOOD
32	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST
9	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR
8	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR

SHRUBS

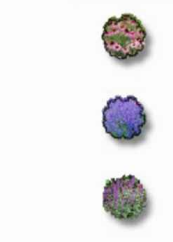


QTY

BOTANICAL NAME / COMMON NAME

42	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' / BRILLIANT RED CHOKEBERRY
63	ASTILBE SIMPLICIFOLIA 'HENNIE GRAAFLAND' / HENNIE GRAAFLAND ASTILBE
161	AZALEA X 'GIRARD'S PLEASANT WHITE' / GIRARD AZALEA
74	BLECHNUM SPICANT / DEER FERN
18	CEANOTHUS X 'JULIA PHELPS' / CALIFORNIA LILAC
155	CLETHRA ALNIFOLIA 'HUMMINGBIRD' / HUMMINGBIRD SUMMERSWEET
278	CORNUS SERICEA 'KELSEYI' / KELSEY DOGWOOD
209	CORNUS STOLONIFERA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD
48	ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA
59	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA
74	MAHONIA AQUIFOLIUM / OREGON GRAPE
66	MAHONIA REPENS / CREEPING MAHONIA
220	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS
33	POLYSTICHUM MUNITUM / WESTERN SWORD FERN
140	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD POTENTILLA
42	ROSA NUTKANA / NOOTKA ROSE
18	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
124	VIBURNUM DAVIDII / DAVID VIBURNUM

ANNUALS/PERENNIALS



QTY

BOTANICAL NAME / COMMON NAME

300	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR' / PRAIRIE SPLENDOR CONEFLOWER
344	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT
246	SALVIA NEMOROSA 'CARADONNA' / CARDONNA PERENNIAL SALVIA

GRASSES



QTY

BOTANICAL NAME / COMMON NAME

312	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA
347	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS
81	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
409	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
116	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
20	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / PINK MUHLY GRASS
117	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
123	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS

GROUND COVERS



QTY

BOTANICAL NAME / COMMON NAME

252	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE BEARBERRY
63	BRUNNERA MACROPHYLLA 'JACK FROST' TM / JACK FROST SIBERIAN BUGLOSS
328	CEANOTHUS GLORIOSUS 'HEART'S DESIRE' / HEART'S DESIRE LILAC
512	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
115	MAHONIA REPENS / CREEPING MAHONIA
200	SARCOCOCCA HOOKERIANA HUMILIS / HIMALAYAN SWEET BOX
373 SF	SEASONAL ANNUALS / TBD

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THE FARM AT MILL CREEK

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LANDSCAPE
SCHEDULE

L1.14

DR SUBMITTAL