

**N SITE PLAN W/ TREE CANOPY (50% OF LOT AREA REQUIRED)**  
1" = 20'-0"

**TREE CANOPY CALCULATION W/ SITE & CONSERVATION EASEMENT PLANTING PLAN**

LOT AREA: 25249 SF  
 TREE CANOPY REQUIRED: 25249 SF x .50 = 12624.5 SF REQUIRED

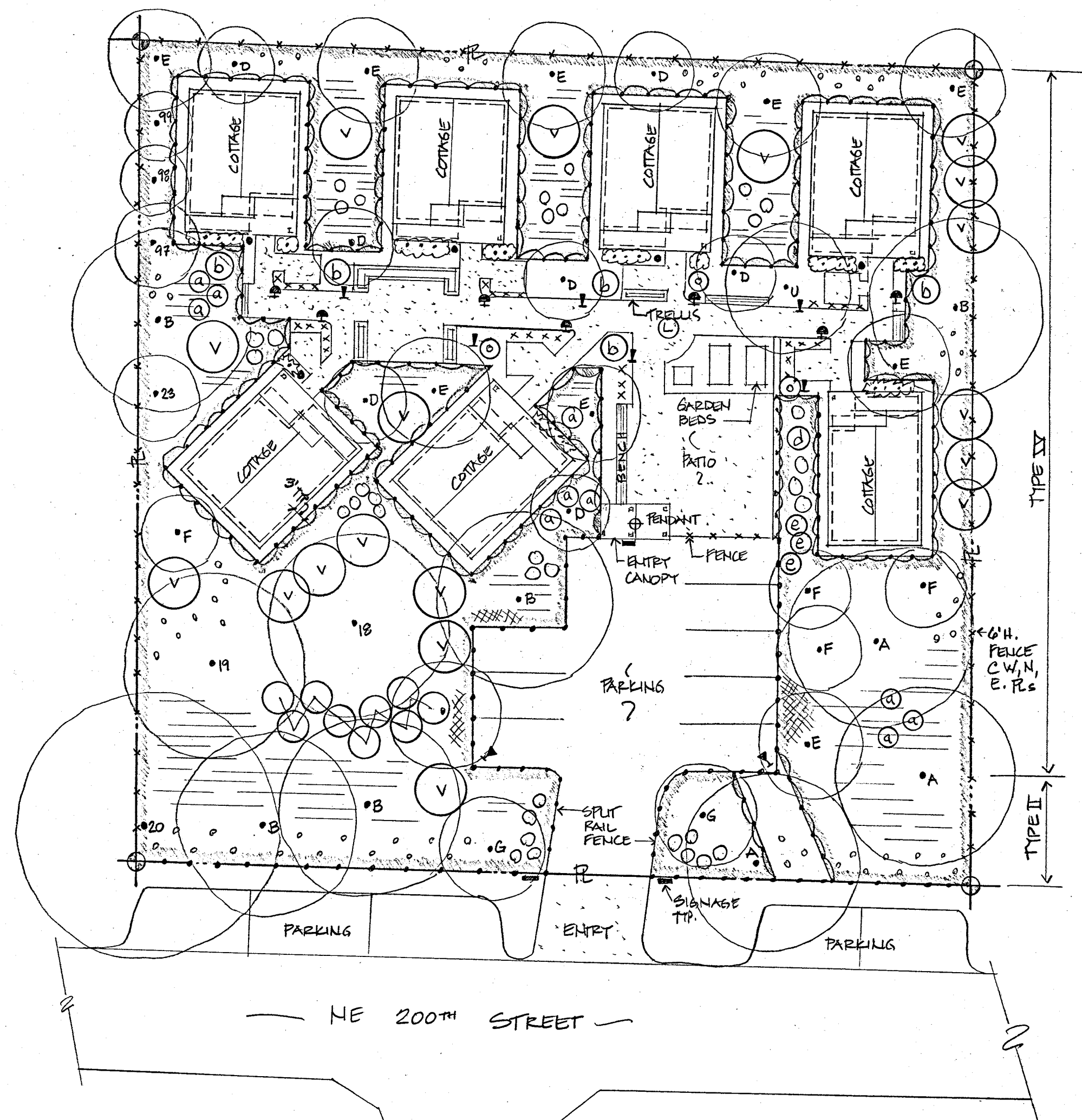
EXISTING TREES TO REMAIN:

ITEM #	NAME	CURRENT SPREAD	30YR CANOPY
18	WESTERN RED CEDAR (THUJA PLICATA)	15-18'	962 SF
19	"	15-18'	962 SF
20	DEODAR CEDAR (CEDRUS DEODAR)	11'	1963 SF
23	COLUMNAR BLUE SPRUCE (PICEA FASTIGIATA)	8'	200 SF
97	"	8'	200 SF
98	"	7'	184 SF
99	"	7'	184 SF
			(b) TOTAL 4595 SF

PROPOSED TREES FOR CANOPY (& CONSERVATION EASEMENT)

ITEM #	NAME	QTY	30YR CANOPY	TOTAL CANOPY	SIZE
A	WESTERN RED CEDAR (THUJA PLICATA)	3	962 SF	2886 SF	6'
B	WESTERN HEMLOCK (TSUGA HETEROPHYLLA)	5	962 SF	4810 SF	6'
C					
D	SERVICE BERRY (AMELANCHIER LAEVIS)	7	177 SF	1239 SF	1.5 GAL
E	VINE MAPLE (ACER CIRCINATUM)	10	314 SF	3140 SF	MULTI STEM
F	FLOWERING CRAB APPLE (MALUS DYNAMITE)	4	177 SF	708 SF	1.5 GAL
G	KOUSA DOGWOOD (CORNUS KOUSA)	2	314 SF	628 SF	1.5 GAL
			PROPOSED TOTAL 13411 SF		

TOTAL (b) & PROPOSED 30 YEAR CANOPY: 4595 SF + 13411 = 18,006 SF OR 71% OF LOT AREA



**N SITE PLAN W/ CONSERVATION EASEMENT & PLANTINGS**  
1" = 20'-0"  
W/ SIGNAGE & FENCING PLAN FOR CONSERV. EASEMENT DELINEATION  
W/ EXTERIOR LIGHTING PLAN

PROPOSED TREES, SHRUBS & GROUND COVER FOR CONSERVATION EASEMENT (SEE ALSO TREES PROPOSED FOR CANOPY)  
 \* STARRED PLANTS ARE ORNAMENTAL & OUTSIDE CONSERVATION EASEMENT

SYMBOL	LETTER	NAME	QTY	SIZE
H	H			
I	I			
x	I	* DWARF ENGLISH LAUREL (PRUNUS LAUR. 'MT. VERNON')	30	16 GALLON
J	J	SALAL (GAULTHERIA SHALLOM)	60	QUINCY
K	K	* CYPRESS (CHAMAECYPARIS LAW. 'BLUE SURPRISE')	3	2 GALLON
L	L	* CLEMATIS (CLEMATIS 'EARLY SENSATION')	1	1 GALLON
M	M	EVERGREEN HUCKLEBERRY (VACCINIUM OVATUM)	35	2 GALLON
N	N			
O	O	* DAPHNE (DAPHNE ODORA 'ALICE MARGARITA')	7	16 GALLON
P	P			
Q	Q			
R	R			
S	S	* YEDDA HAWTHORNE (RHAPHIOLEPIS UMBELATA 'S. MOON')	18	2 GALLON
T	T	* VIBURNUM (VIBURNUM DAVIDII)	8	2 GALLON
U	U	* JAPANESE MAPLE (ACER PALMATUM 'ORANGEOLA')	1	24" BB
V	V	RHODODENDRON (ASSORTED VARIETIES)	18	3 GALLON
x	x			
Y	Y	RED OSIER DOGWOOD (CORNUS SERICEA 'CARDINAL')	9	16 GALLON
Z	Z	SWORD FERN (POLYSTICHUM MUNITUM)	180	1 GALLON
q	q	OREGON GRAPE (MAHONIA NERDYOSA)	7	1 GALLON
b	b	AZALEA (AZALEA 'KLONDYKE')	5	2 GALLON
c	c	STRAWBERRY (FRAGARIA CHILDENSIS)	20	1 GALLON
d	d	NINEBARK (PHYSOCARPUS OPULIFOLIUS)	1	1 GALLON
e	e	NATIVE ROSE (ROSA HOOTKATENSIS)	3	1 GALLON

**NOTES**

- PROVIDE & INSTALL FENCING PER PLAN:  
 - MOD PANEL @ WEST, NORTH & EAST PROPERTY LINES  
 - SPLIT RAIL @ SOUTH PROPERTY LINE & ALONG INTERNAL PARKING PERIMETER  
 - POST & ROPE @ REMAINING UNFENCED EDGES OF CONSERVATION EASEMENT.
- ALL FENCE POSTS TO BE EMBEDDED IN CONCRETE
- ALL EXTERIOR LIGHTING TO COMPLY WITH LFPMLC 18.5A.080. AND SHALL BE ARRANGED AS TO DIRECT LIGHT AWAY FROM ADJOINING PREMISES & PUBLIC THOROUGHFARES.
- PROVIDE & INSTALL PERMANENT SIGNAGE PER PLAN. SIGN SHALL READ: BELL COTTAGES - THIS PROPERTY CONTAINS LAND DESIGNATED FOR PERMANENT CONSERVATION EASEMENT. ALL FENCED AREAS SHALL BE PROTECTED AS SUCH PER LFPMLC 18.5A.042.

**LEGEND - SIGNAGE/FENCE/LIGHTING**

- MOD. PANEL CEDAR FENCE
- SPLIT RAIL FENCE
- POST & ROPE FENCE
- PERMANENT SIGN
- POLE LIGHTING
- PATH LIGHTING
- LANDSCAPE UP LIGHTING
- PENDANT

**LEGEND**

- CONSERVATION EASEMENT (50% OF LOT)
- TYPE II PLANTINGS PER LFP DESIGN GUIDELINES C.3.1.6. AS REQUIRED FOR SCREENING OF PARKING, TR
- TYPE IV PLANTINGS PER LFP DESIGN GUIDELINES C.3.1.d. AS REQUIRED FOR CONSERVATION EASEMENT, TR

**UPRIGHT**  
HOMES & LANDSCAPES  
EST. 1998

**CONTACT:**  
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Lake Forest Park, WA 98155  
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**PROPOSAL FOR:**  
BELL COTTAGES  
3030 NE 200TH STREET  
LAKE FOREST PARK, WA 98155

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**DATE:** 11.27.17  
→ REV. 1.9.18  
**SHEET:** 1 OF 1

**DESIGNER:**  
COLETTE HIGHERBERGER  
18827 53rd AVE, NE  
LAKE FOREST PARK, WA  
206-920-2830

ADDITION OF SIGNAGE/FENCE/LIGHTING PLAN & NOTES