



### 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 ROWS TO BE RECESSED IN CONCRETE
- ALL EXTERIOR LIGHTING TO COMPLY WITH LFPIC 18.54.080, AND SHALL BE ARRANGED AS TO DIRECT LIGHT AWAY FROM ADJACENT 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 LFPIC 18.54.042.

### 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

### SITE PLAN W/ TREE CANOPY (50% OF LOT AREA REQUIRED)

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

LOT AREA: 25249 SF  
 TREE CANOPY REQUIRED: 25249 SF x .50 = 12624 SF REQUIRED

#### EXISTING TREES TO REMAIN:

ITEM #	NAME	CURRENT GTWAD	BOYZ 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 (PISEA FASTIGIATA)	8'	200 SF
47	"	8'	200 SF
48	"	7'	104 SF
49	"	7'	104 SF
			(c) TOTAL 4593 SF

#### PROPOSED TREES FOR CANOPY (& CONSERVATION EASEMENT)

ITEM #	NAME	QTY	BOYZ 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)	11	177 SF	1239 SF	1.5 GAL
E	VINE MAPLE (ACER CIRCINATUM)	10	314 SF	3140 SF	MULTI STEM
F	FLOWERING CRABAPPLE (MALUS FUSCA)	4	177 SF	708 SF	1.5 GAL
G	CORNUS NUTALLII	2	314 SF	628 SF	1.5 GAL
			PROPOSED TOTAL 15911 SF		

TOTAL (B) & PROPOSED 30 YEAR CANOPY: 4595 SF + 15911 = 18,006 SF OR 71% OF LOT AREA

### SITE PLAN W/ CONSERVATION EASEMENT & PLANTINGS

#### PROPOSED TREES, SHRUBS & GROUND COVER FOR CONSERVATION EASEMENT (SEE ALSO TREES PROPOSED FOR CANOPY)

SYMBOL	LETTER	PLANT	QTY	SIZE
[Symbol]	H	RIBES SANGUINEUM	9	2 GALLON
[Symbol]	I	"	"	"
[Symbol]	J	SALAL (GAULTHERIA SHALLOM)	60	QUART
[Symbol]	K	OENLARIA CERASIFORMIS	8	1 GALLON
[Symbol]	L	"	"	"
[Symbol]	M	EVERGREEN HUCKLEBERRY (VACCINIUM OVATUM)	28	2 GALLON
[Symbol]	N	"	"	"
[Symbol]	O	DAPHNE ODORA 'AUREO-MARGINATA'	7	1 GALLON
[Symbol]	P	"	"	"
[Symbol]	Q	SYMPHORICARPUS ALBUS	17	QUART
[Symbol]	R	"	"	"
[Symbol]	S	VACCINIUM PARVIFOLIUM	18	1 GALLON
[Symbol]	T	BLECHNUM SPICANT	70	1" POT
[Symbol]	U	"	"	"
[Symbol]	V	RHODODENDRON MACROPHYLLUM	18	3 GALLON
[Symbol]	X	"	"	"
[Symbol]	Y	RED OSIER DOGWOOD (CORNUS SERICEA 'CARDINALIS')	9	1 GALLON
[Symbol]	Z	SWORD FERN (POLYSTICHUM MUNITUM)	100	1 GALLON
[Symbol]	a	OREGON GRAPE (MAHONIA NERVOSA)	70	1 GALLON
[Symbol]	b	"	"	"
[Symbol]	c	STRAWBERRY (FRAGARIA CHILDENIIS)	20	1 GALLON
[Symbol]	d	NINEBARK (PHYSCARPUS CAPITATUS)	1	1 GALLON
[Symbol]	e	NATIVE ROSE (ROSA HOOTCHENTHUS)	3	1 GALLON

**UPRIGHT HOMES & LANDSCAPES**  
 CONTACT: BRIAN HIGBERGER  
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 Lake Forest Park, WA 98155  
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PROPOSAL FOR:  
**BELL COTTAGES**  
 2030 NE 200th STREET  
 LAKE FOREST PARK, WA 98155

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REV: 4-18-18  
 DATE: 11-27-17  
 SHEET: 1 OF 1

DESIGNER:  
 COLETTE HIGBERGER  
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ADDITION OF SIGNAGE/FENCE/LIGHTING PLAN & NOTES