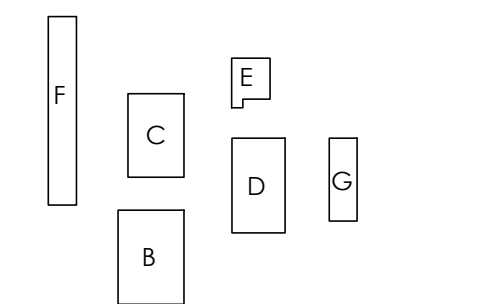
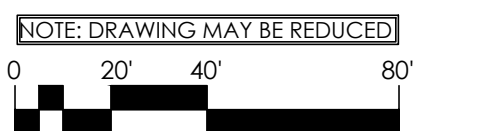


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REVIEW	

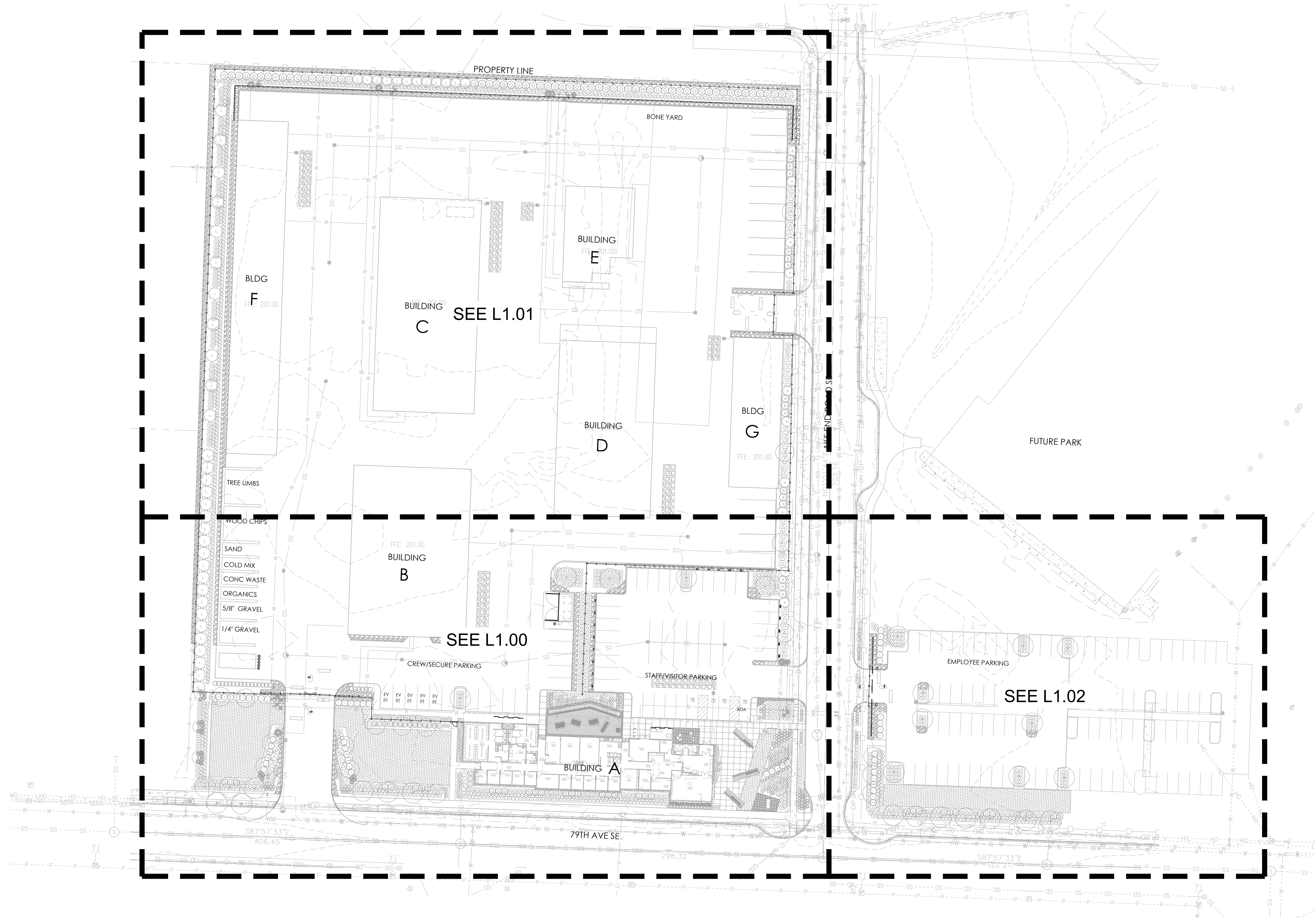


KEYPLAN

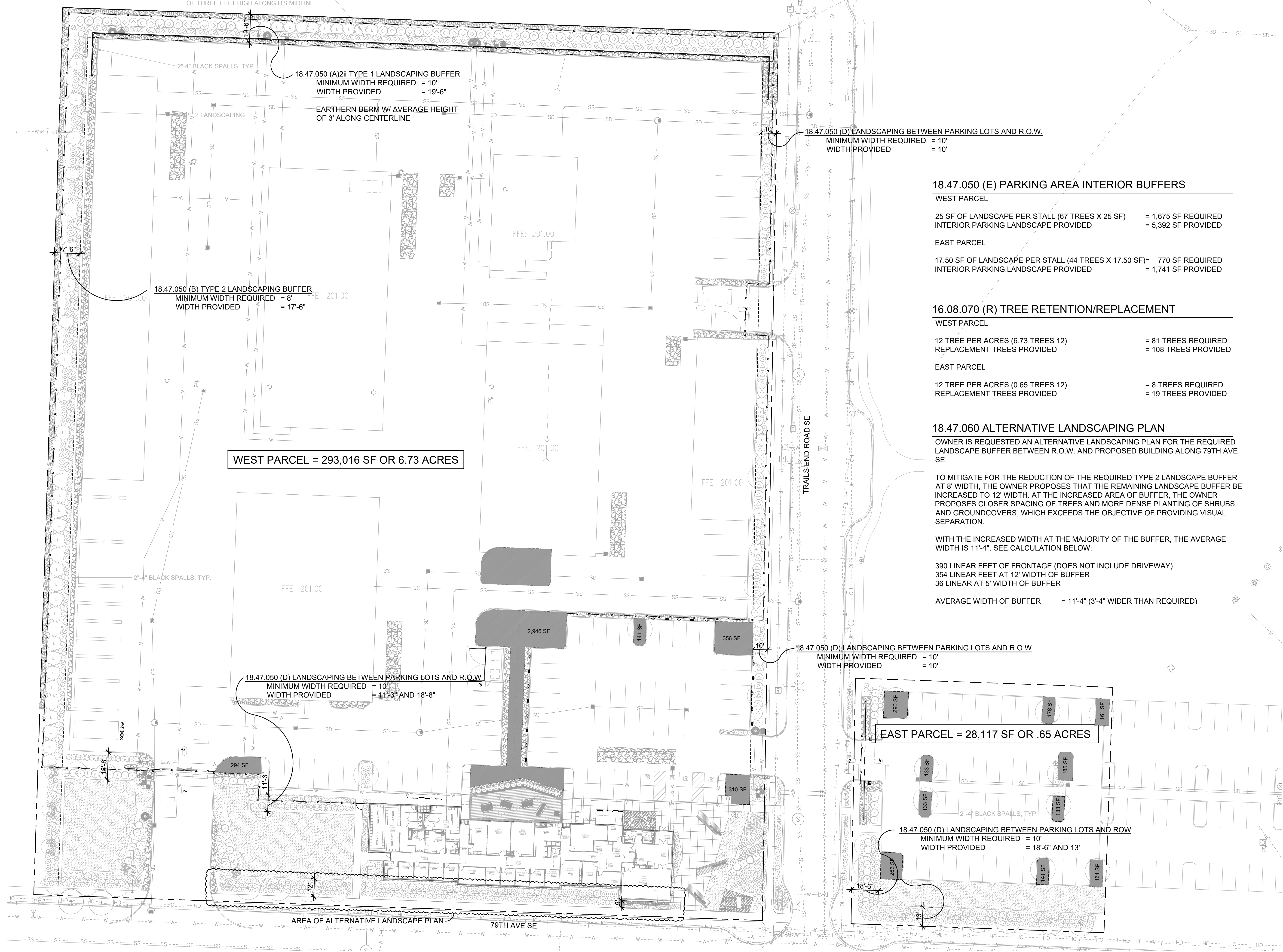
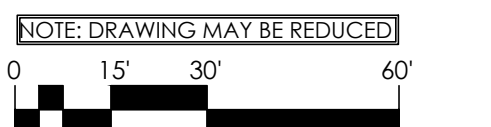
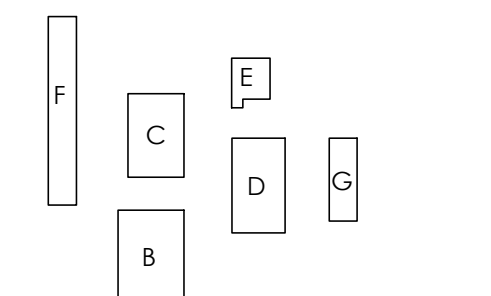


Overall
 Landscape
 Plan

L0.00



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18.47.050 (E) PARKING AREA INTERIOR BUFFERS

WEST PARCEL	
25 SF OF LANDSCAPE PER STALL (67 TREES X 25 SF)	= 1,675 SF REQUIRED
INTERIOR PARKING LANDSCAPE PROVIDED	= 5,392 SF PROVIDED
EAST PARCEL	
17.50 SF OF LANDSCAPE PER STALL (44 TREES X 17.50 SF)	= 770 SF REQUIRED
INTERIOR PARKING LANDSCAPE PROVIDED	= 1,741 SF PROVIDED

16.08.070 (R) TREE RETENTION/REPLACEMENT

WEST PARCEL	
12 TREE PER ACRES (6.73 TREES 12)	= 81 TREES REQUIRED
REPLACEMENT TREES PROVIDED	= 108 TREES PROVIDED
EAST PARCEL	
12 TREE PER ACRES (0.65 TREES 12)	= 8 TREES REQUIRED
REPLACEMENT TREES PROVIDED	= 19 TREES PROVIDED

18.47.060 ALTERNATIVE LANDSCAPING PLAN

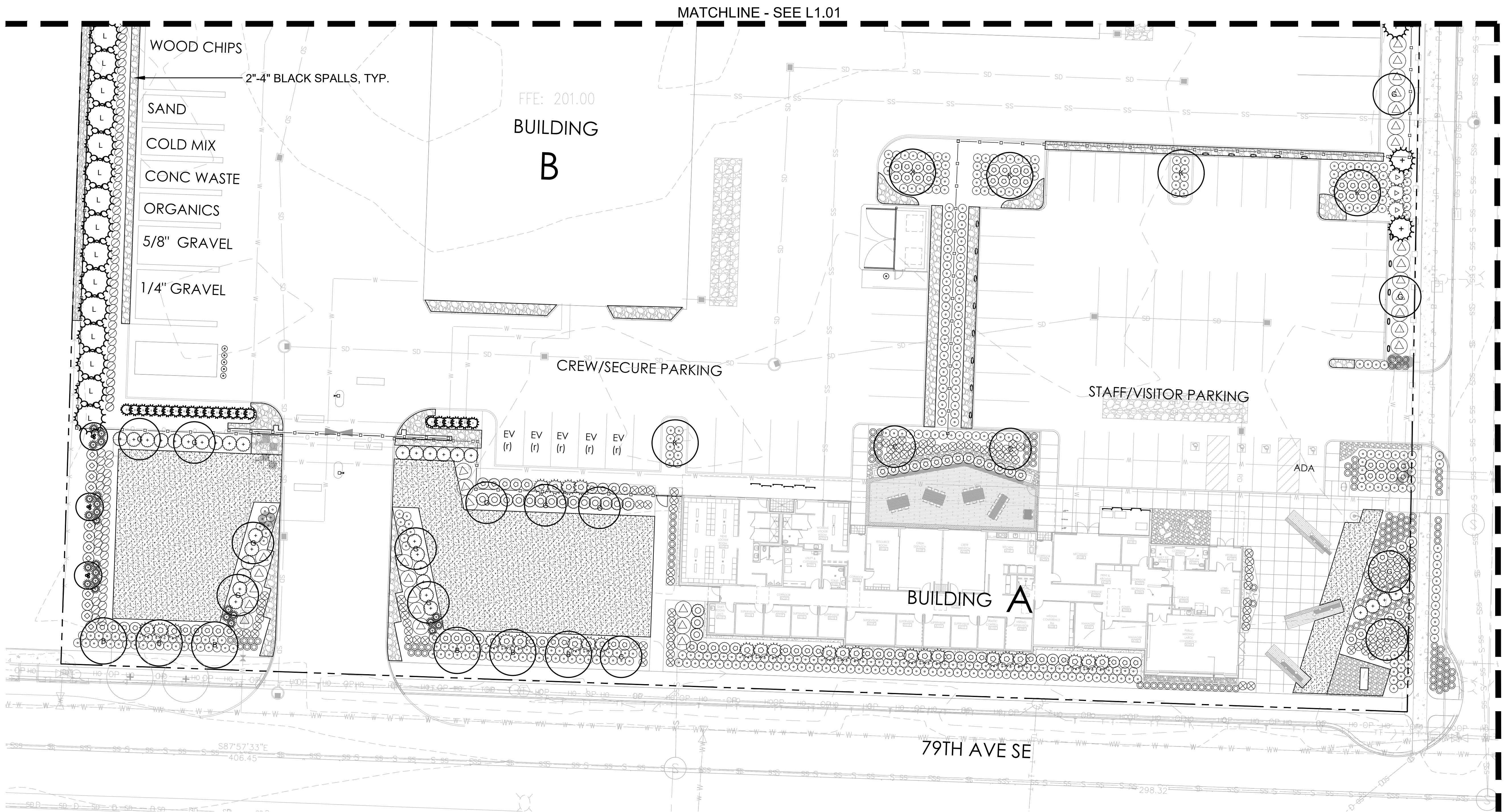
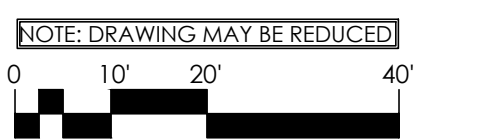
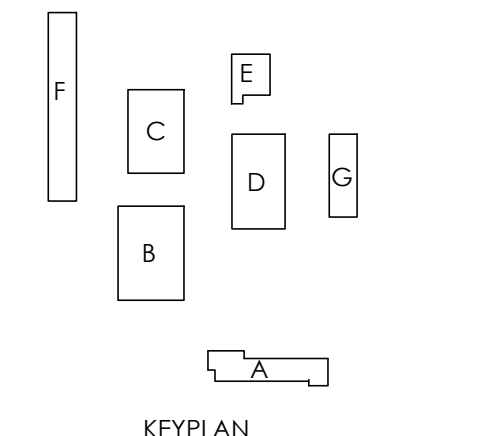
OWNER IS REQUESTED AN ALTERNATIVE LANDSCAPING PLAN FOR THE REQUIRED LANDSCAPE BUFFER BETWEEN R.O.W. AND PROPOSED BUILDING ALONG 79TH AVE SE.

TO MITIGATE FOR THE REDUCTION OF THE REQUIRED TYPE 2 LANDSCAPE BUFFER AT 8' WIDTH, THE OWNER PROPOSES THAT THE REMAINING LANDSCAPE BUFFER BE INCREASED TO 12' WIDTH. AT THE INCREASED AREA OF BUFFER, THE OWNER PROPOSES CLOSER SPACING OF TREES AND MORE DENSE PLANTING OF SHRUBS AND GROUNDCOVERS, WHICH EXCEEDS THE OBJECTIVE OF PROVIDING VISUAL SEPARATION.

WITH THE INCREASED WIDTH AT THE MAJORITY OF THE BUFFER, THE AVERAGE WIDTH IS 11'-4". SEE CALCULATION BELOW:

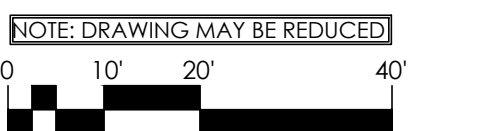
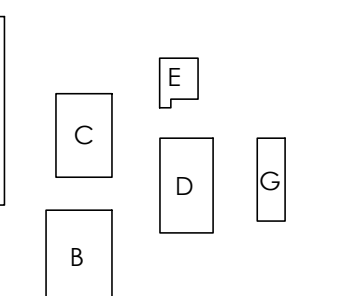
390 LINEAR FEET OF FRONTAGE (DOES NOT INCLUDE DRIVEWAY)
354 LINEAR FEET AT 12' WIDTH OF BUFFER
36 LINEAR AT 5' WIDTH OF BUFFER

AVERAGE WIDTH OF BUFFER = 11'-4" (3'-4" WIDER THAN REQUIRED)



1 LANDSCAPE PLAN - SOUTH
 SCALE: 1" = 20'-0"

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TYPE 1 LANDSCAPING W/ EARTHEN BERM AN AVERAGE OF THREE FEET HIGH ALONG ITS MIDLINE.

PROPERTY LINE

2"-4" BLACK SPALLS, TYP.

TYPE 2 LANDSCAPING

BONE YARD

BUILDING E
 FFE: 201.00

BLDG F
 FFE: 201.00

BUILDING C
 FFE: 201.00

BUILDING D

BLDG G
 FFE: 201.00

TREE LIMBS

TRAILS END ROAD SE
 N01°01'44"E
 70'x 1/4"

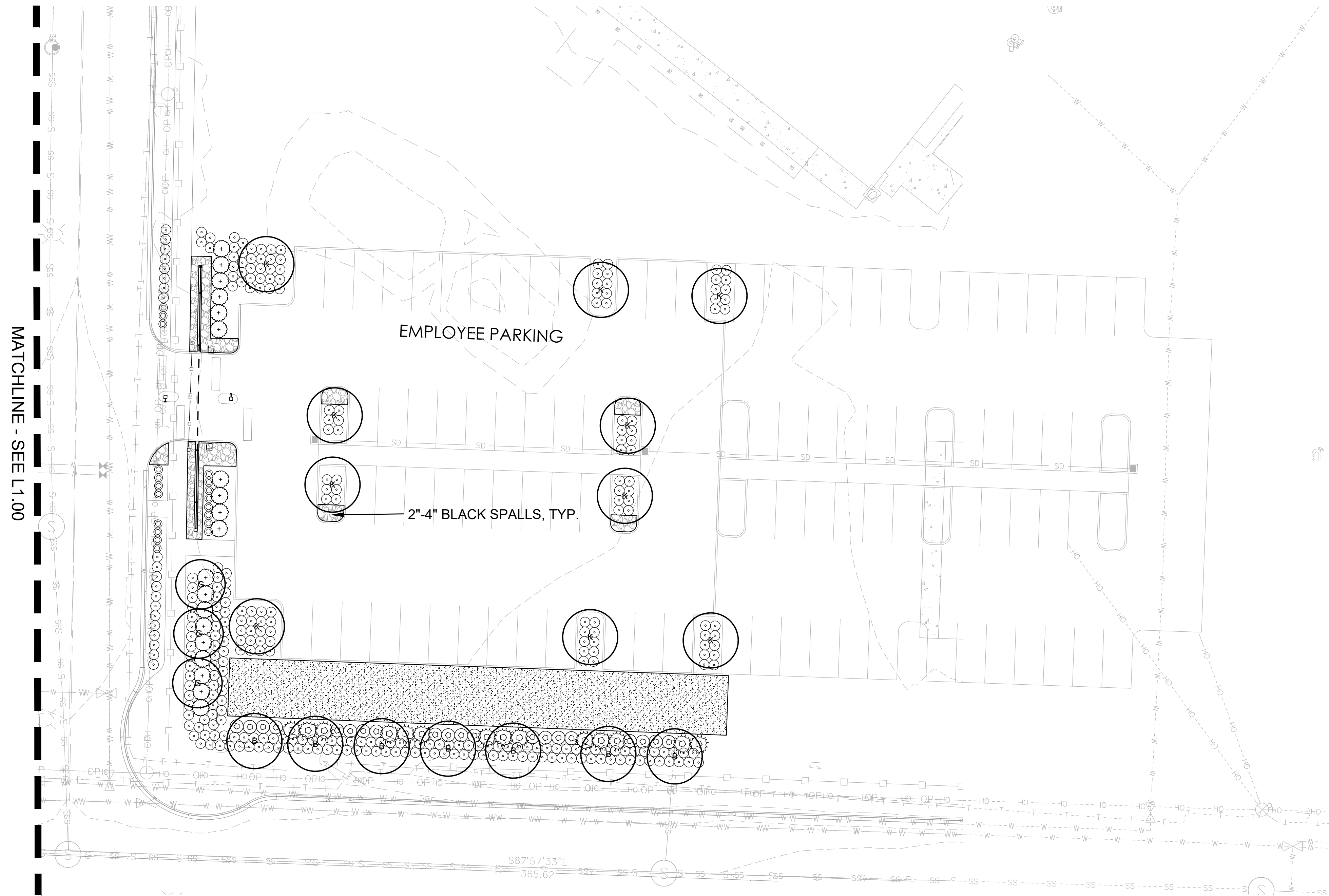
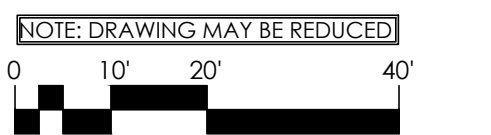
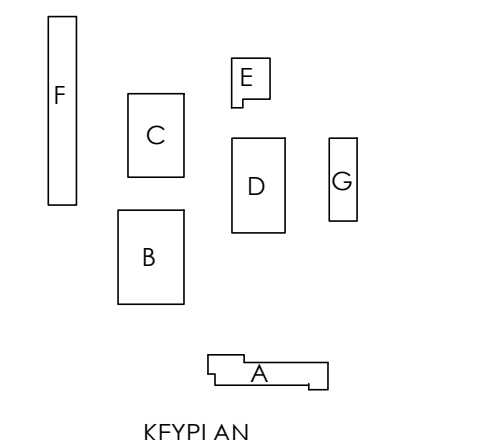
MATCHLINE - SEE L1.00

1 LANDSCAPE PLAN - NORTH
 SCALE: 1" = 20'-0"

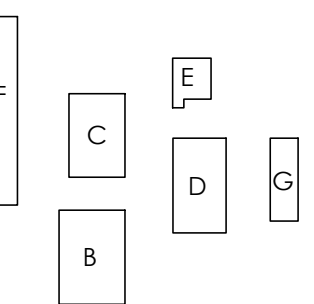
L1.01

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100% DD	December 22, 2023
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FORMAL SITE PLAN REVIEW	FEBRUARY 21, 2024

CONSTRUCTION DOCUMENTATION
 NOT FOR CONSTRUCTION



1 LANDSCAPE PLAN - EAST
 SCALE: 1" = 20'-0"



KEY PLAN

NOTE: DRAWING MAY BE REDUCED

PLANT LEGEND (NATIVE)

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
DECIDUOUS TREES			
3	ACER CIRCINATUM	VINE MAPLE	10-12' HT., SPACING PER PLAN
SHRUBS			
57	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	3 GALLON, 4' O.C. SPACING
42	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GALLON, 4' O.C. SPACING
63	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	6' HT., 6' O.C. SPACING
GROUNDCOVERS			
758	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GALLON, 3' O.C. SPACING
424	GAULTHERIA SHALLON	SALAL	1 GALLON, 3' O.C. SPACING
24	POLYSTICHUM MUNITUM	SWORD FERN	1 GALLON, 3' O.C. SPACING

PLANT LEGEND (NON-NATIVE)

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
DECIDUOUS TREES			
13	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2" CAL, SPACING PER PLAN
15	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL, SPACING PER PLAN
18	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY COLUMNAR GINKGO	2" CAL, SPACING PER PLAN
3	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	15' HT., 3-STEM
0	CARPINUS JAPONICA	JAPANESE HORNBEAM	BARE ROOT
EVERGREEN TREES			
10	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	12' HT., 10' O.C. SPACING
31	CUPRESSUS x LEYLANDII	LEYLAND CYPRESS	6' HT., 10' O.C. SPACING
22	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6' HT., 3' O.C. SPACING
SHRUBS			
15	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3 GALLON, 6' O.C. SPACING
52	CISTUS X PURPUREA	PURPLE ROCK ROSE	3 GALLON, 5' O.C. SPACING
17	CEANOTHUS 'VICTORIA'	VICTORIA CEANOTHUS	3 GALLON, 4' O.C. SPACING
136	PENNISETUM SETACEUM RUBRUM	PURPLE FOUNTAIN GRASS	1 GALLON, 4' O.C. SPACING
GROUNDCOVERS			
48	RHUS AROMATICA 'GRO-LOW'	LOW GROWING FRAGRANT SUMAC	1 GALLON, 6' O.C. SPACING
122	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GALLON, 3' O.C. SPACING
167	CALLUNA VULGARIS 'FIREFLY'	FIRE FLY CALLUNA	1 GALLON, 2.5 O.C. SPACING
HYDROSEED MIXES			
SPECIAL SUN MIXTURE		BY COUNTRY GREEN TURF FARM 8 LBS PER 1000 SQ. FT.	
PERENNIAL RYEGRASS FINE FESCUE		80% 20%	
MISCELLANEOUS			
2"-4" BLACK SPALLS		PROVIDE @ 8" DEPTH W/ NON-WOVEN FABRIC BELOW, COMPACT TO UN-YIELDING CONDITION	

LANDSCAPE NOTES AND SOIL QUALITY

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWENTY (20) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
- COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
- IMPORTED TOPSOIL SHALL CONSIST OF A UNIFORM MIXTURE OF ORGANIC COMPOST (20%), SANDY LOAM (40%), AND SAND (40%). COMPOST SHALL BE FINE COMPOST IN COMPLIANCE WITH WSDOTSS 9-14.4(8).
- CONTRACTOR SHALL PROVIDE 3" DEPTH MULCH THROUGHOUT LANDSCAPE PLANTING AREAS. PROVIDE MULCH PER WSDOT STANDARD SPECIFICATIONS 9-14.6 (8) COMPOST.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR FROM TIME OF COMPLETION OF WORK.
- TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.

PLANT IMAGES

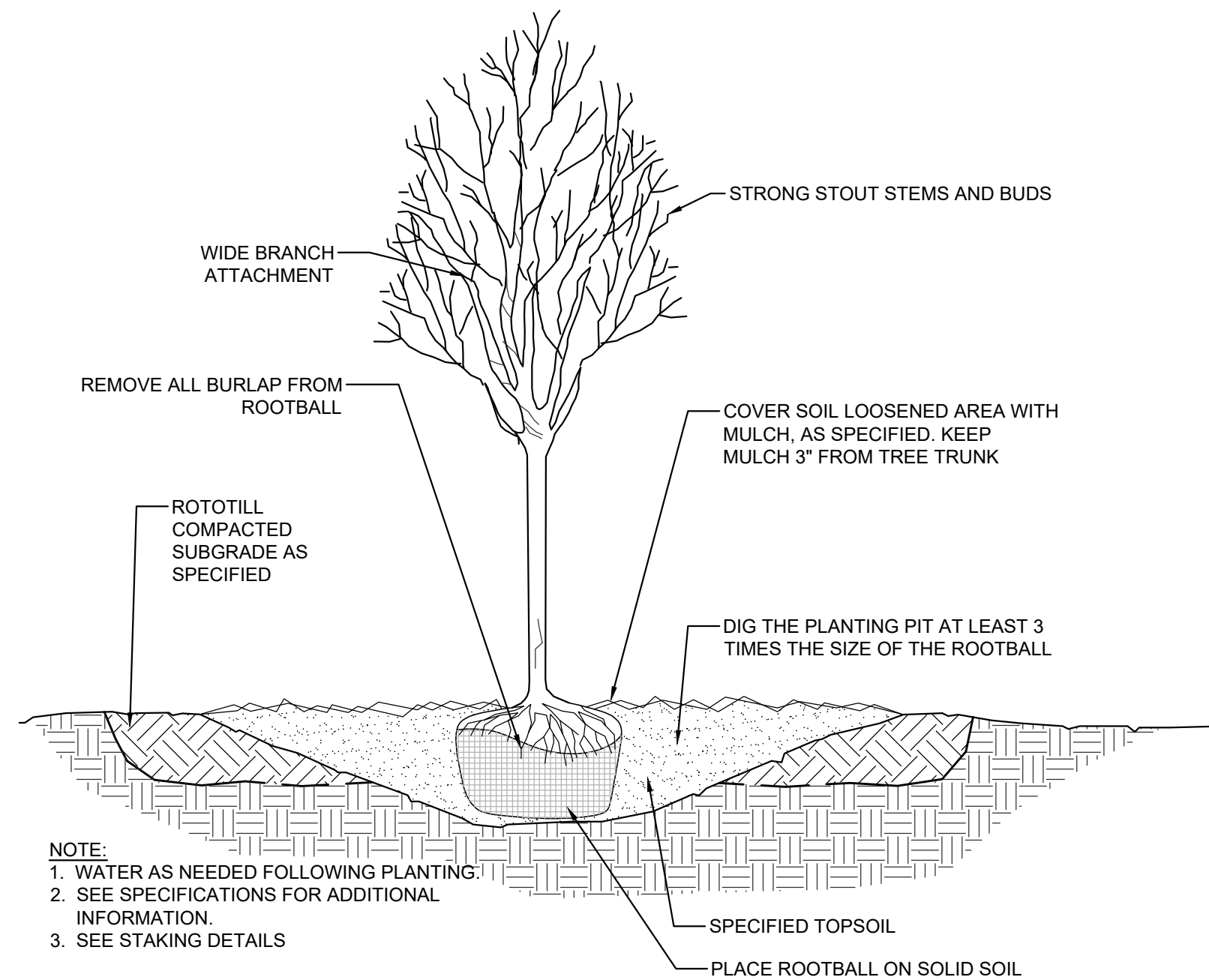
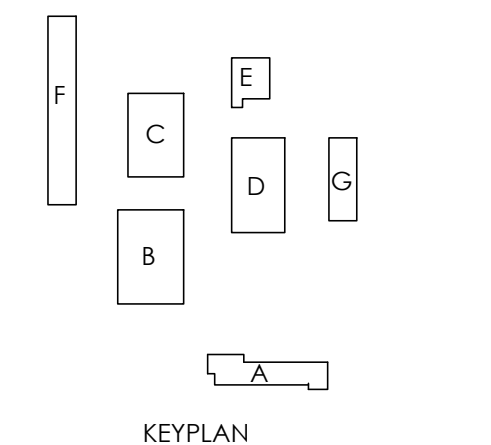
PLANT PALETTE (NATIVE)



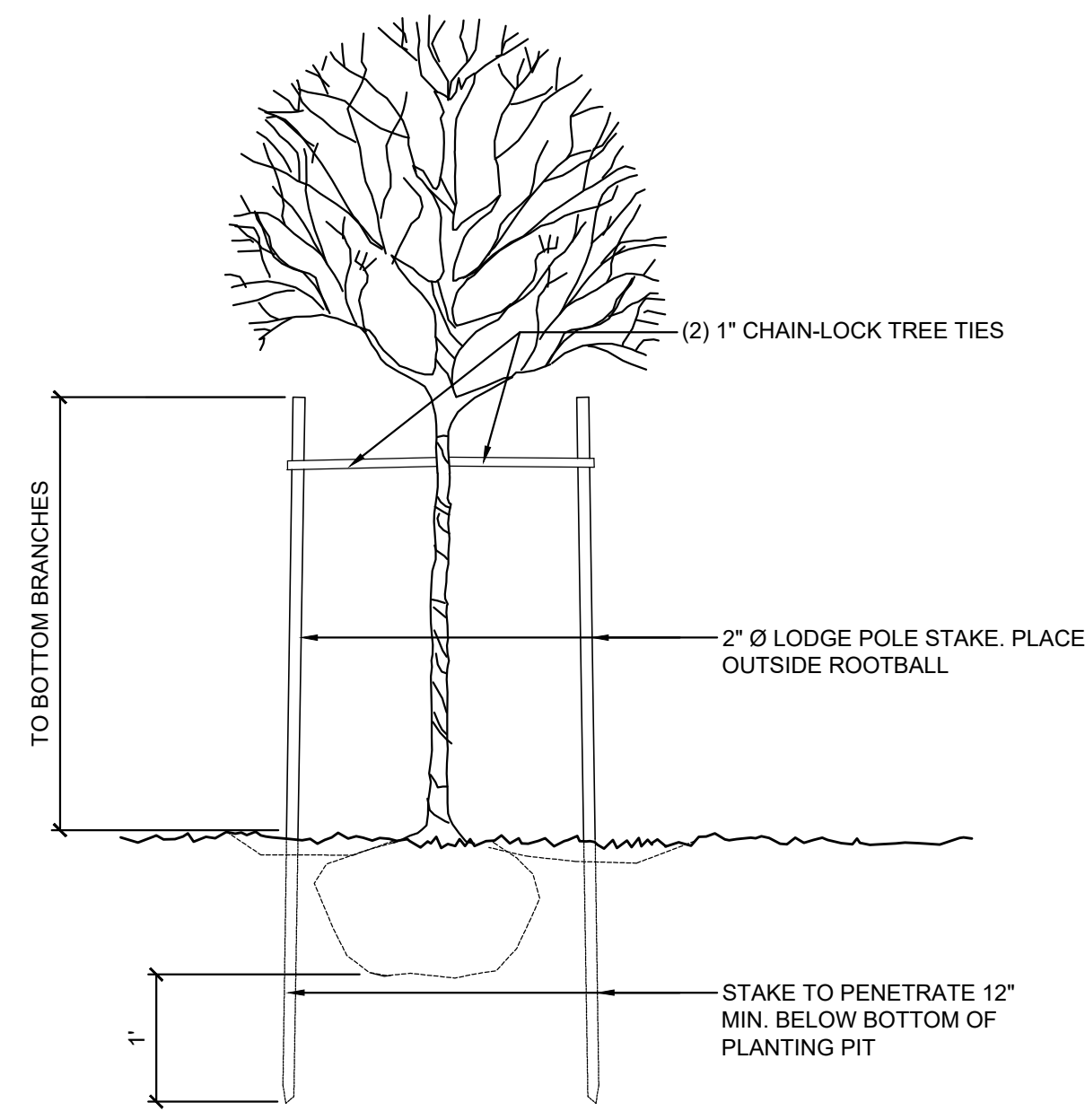
PLANT PALETTE (NON-NATIVE, DROUGHT TOLERANT)



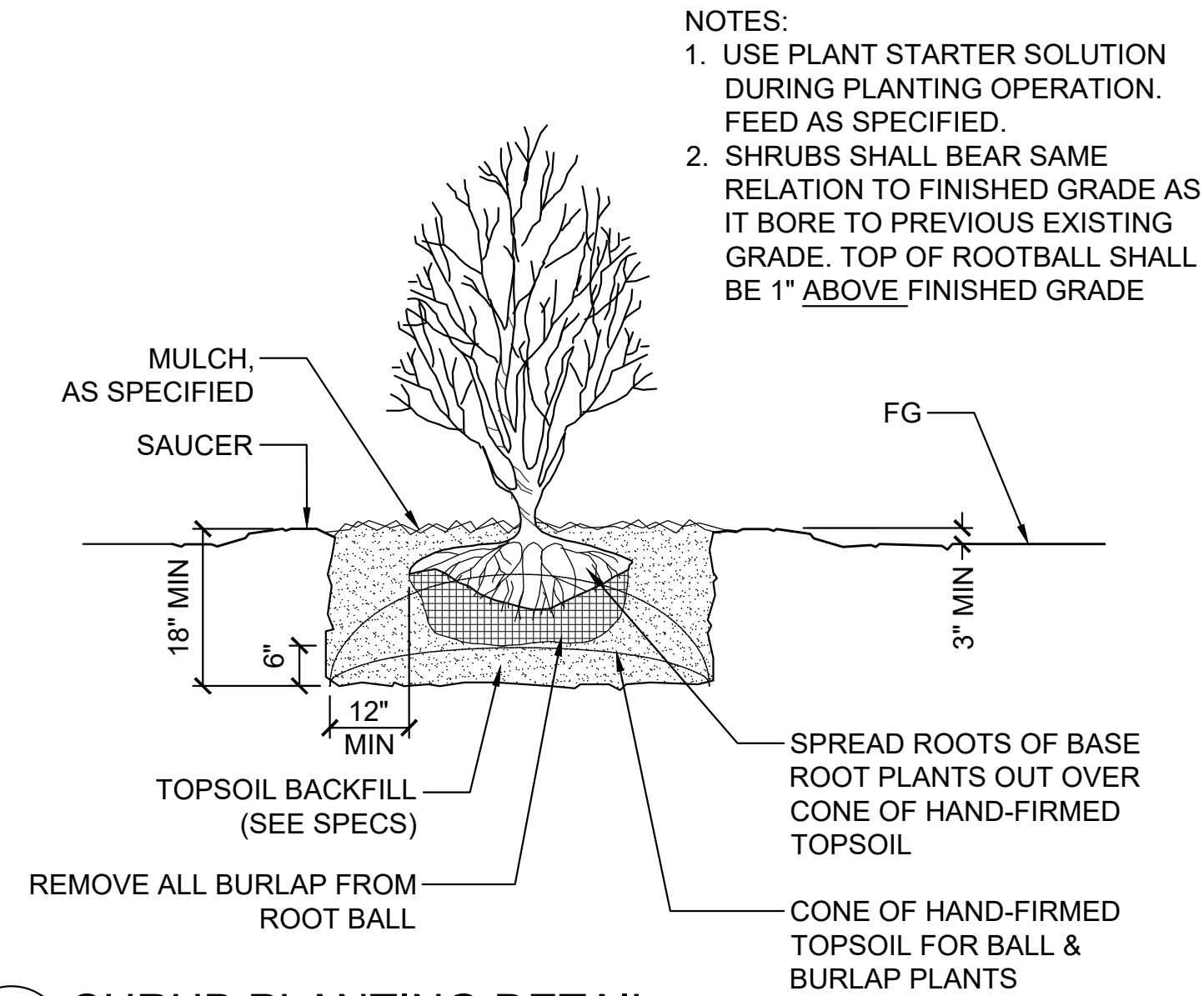
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1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

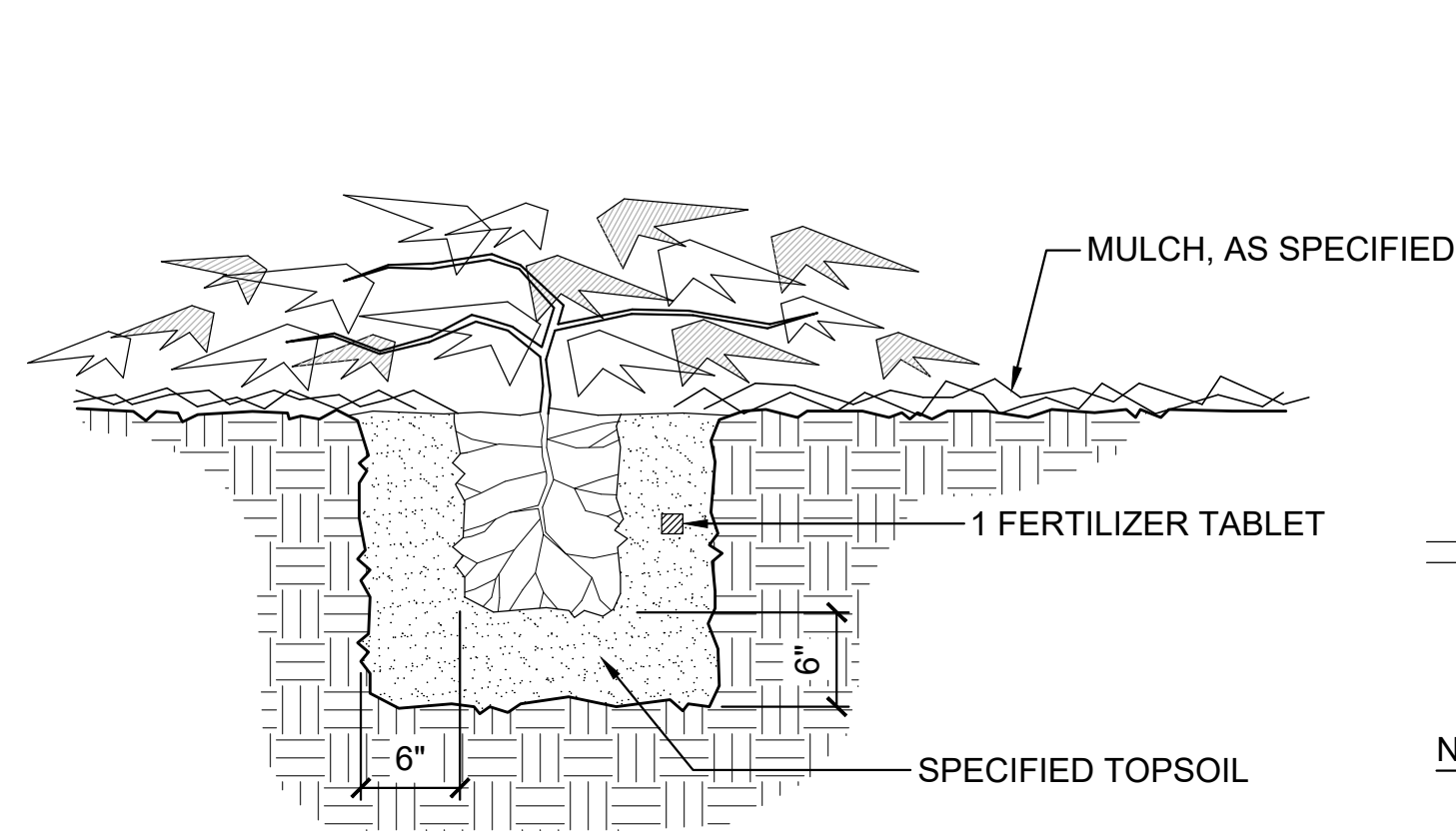


2 DECIDUOUS TREE STAKING DETAIL
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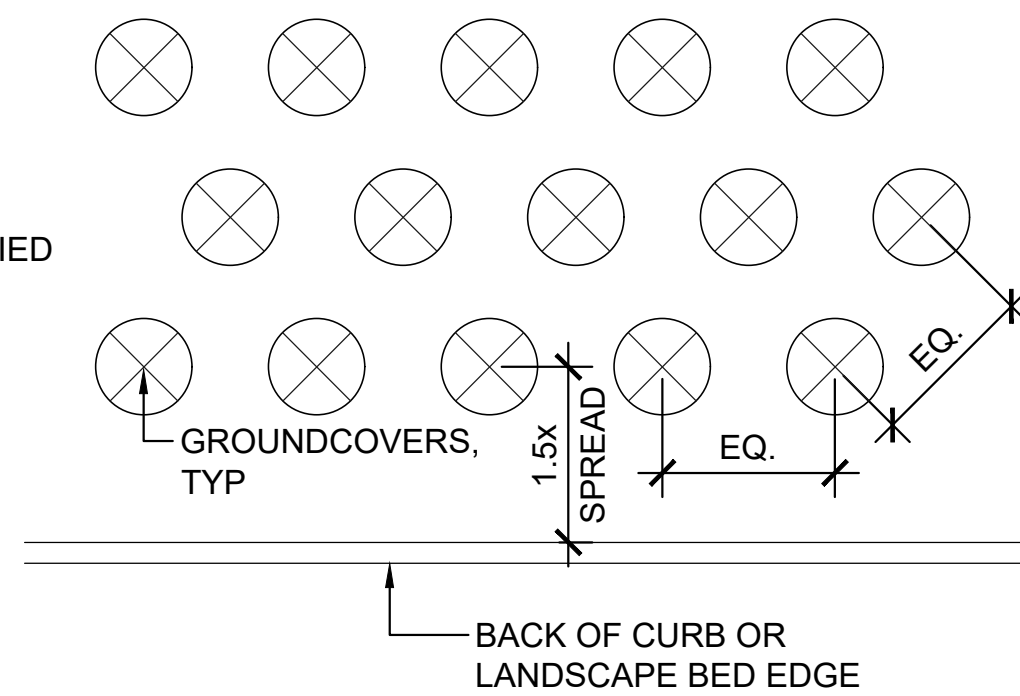


3 SHRUB PLANTING DETAIL
SCALE: NTS

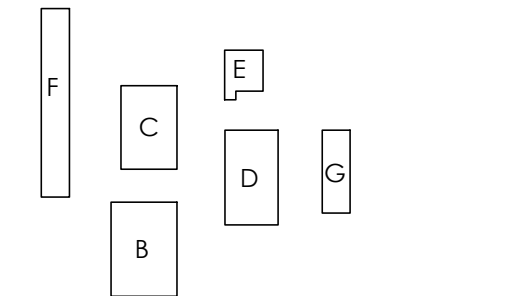
- NOTES:
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.
 2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE



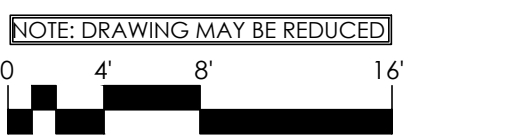
4 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



- NOTE:
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE
 2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER



KEYPLAN



NOTE: DRAWING MAY BE REDUCED

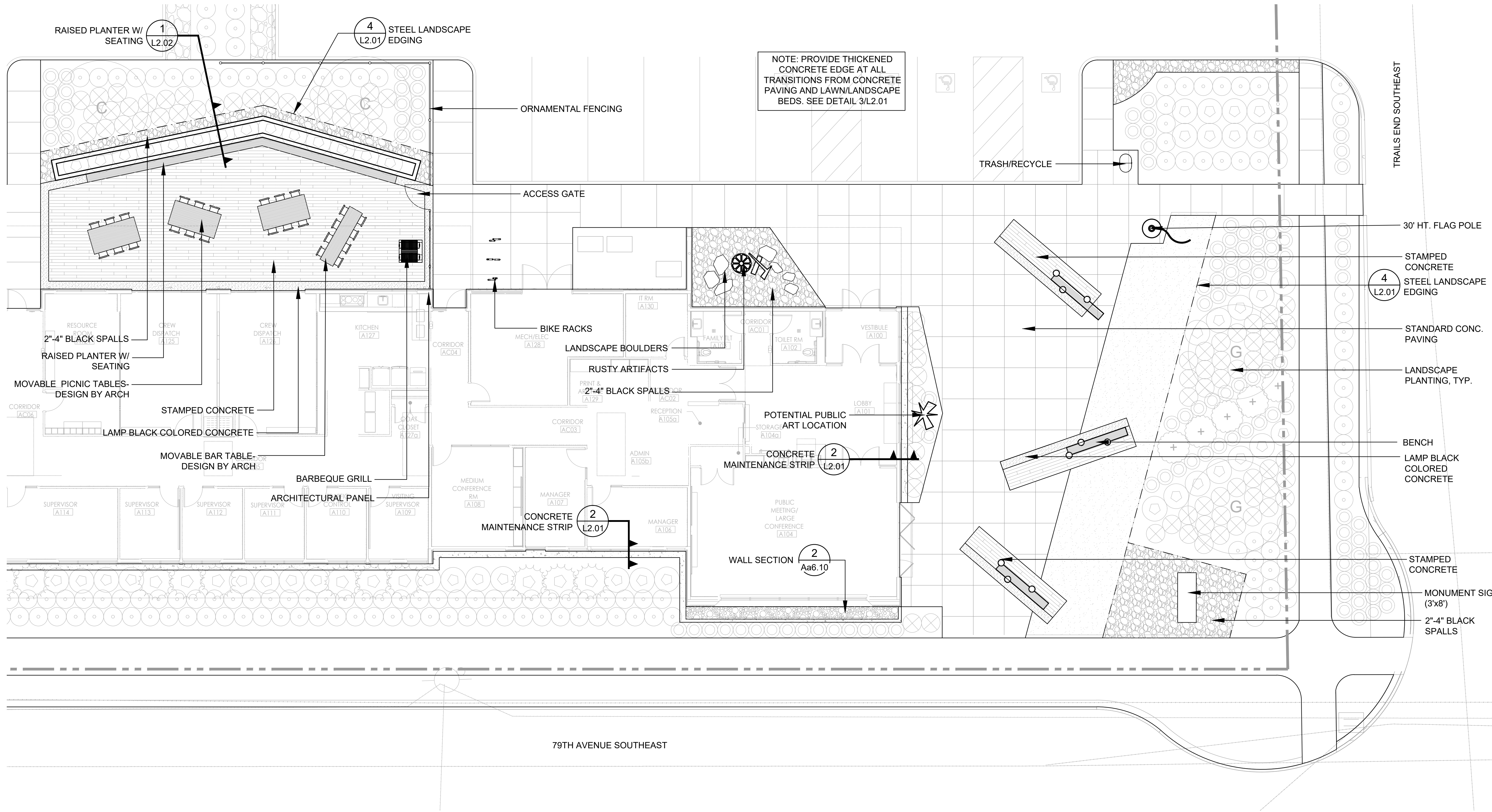
Sheet Title
Enlarged Courtyard and Crew Yard Plan

Drawn By: EJV Checked By: ML

Sheet Number

L2.00

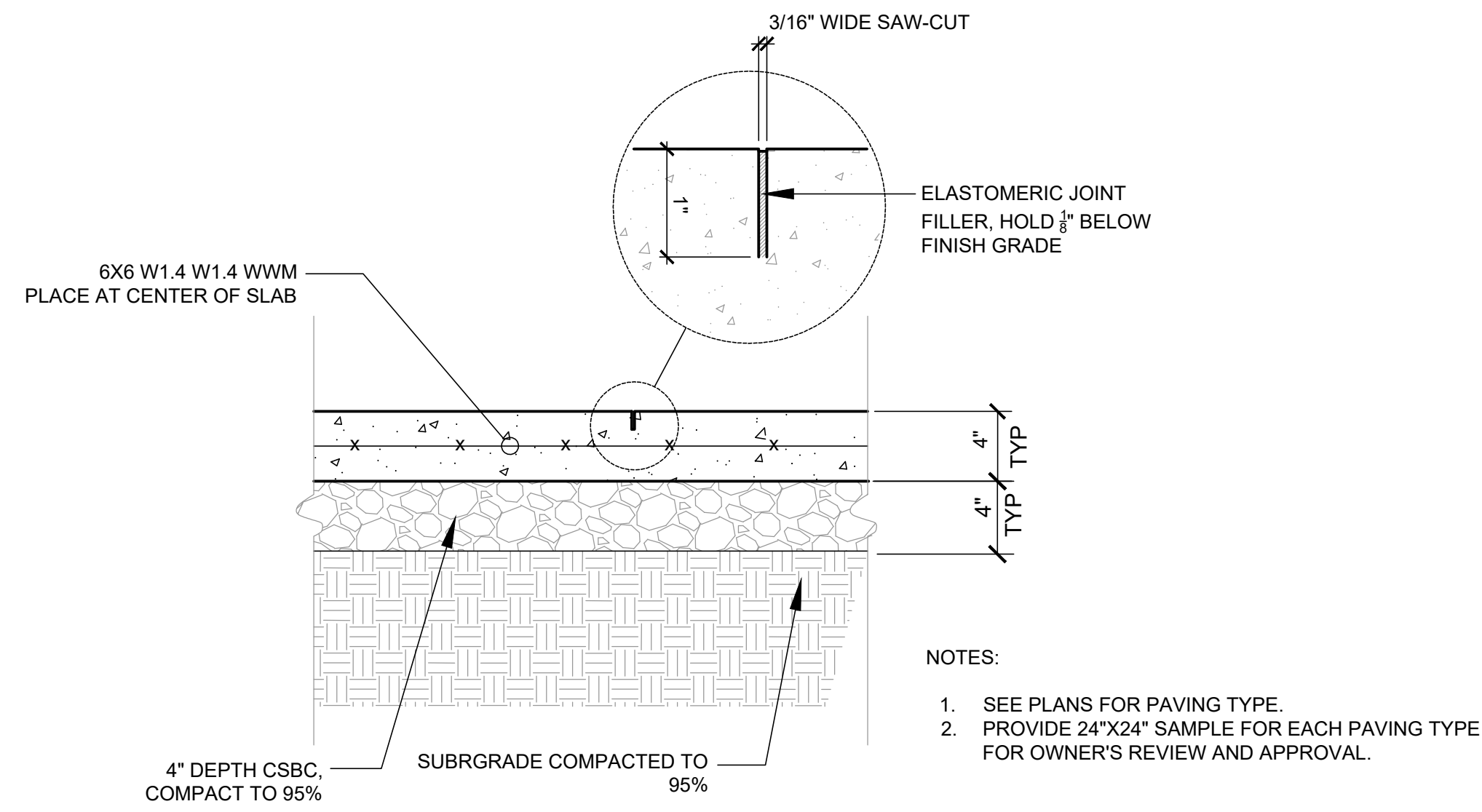
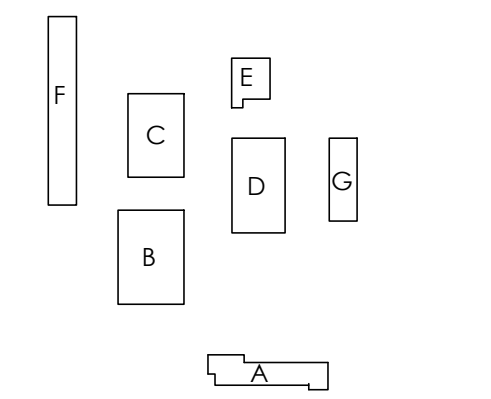
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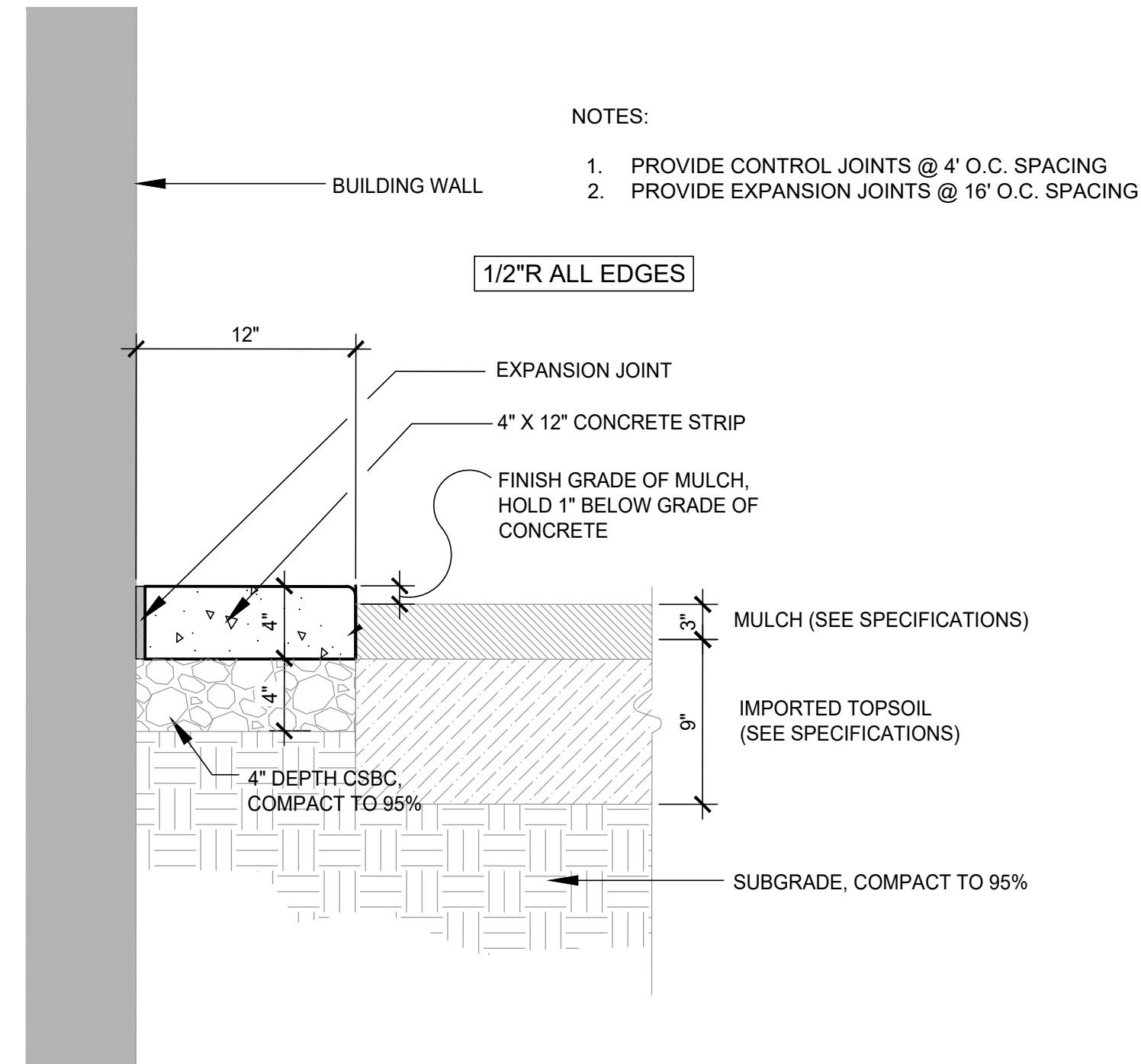
NOTE: PROVIDE THICKENED CONCRETE EDGE AT ALL TRANSITIONS FROM CONCRETE PAVING AND LAWN/LANDSCAPE BEDS. SEE DETAIL 3/L2.01

1 ENLARGED COURTYARD AND CREW YARD PLAN
SCALE: 1/8" = 1'-0"

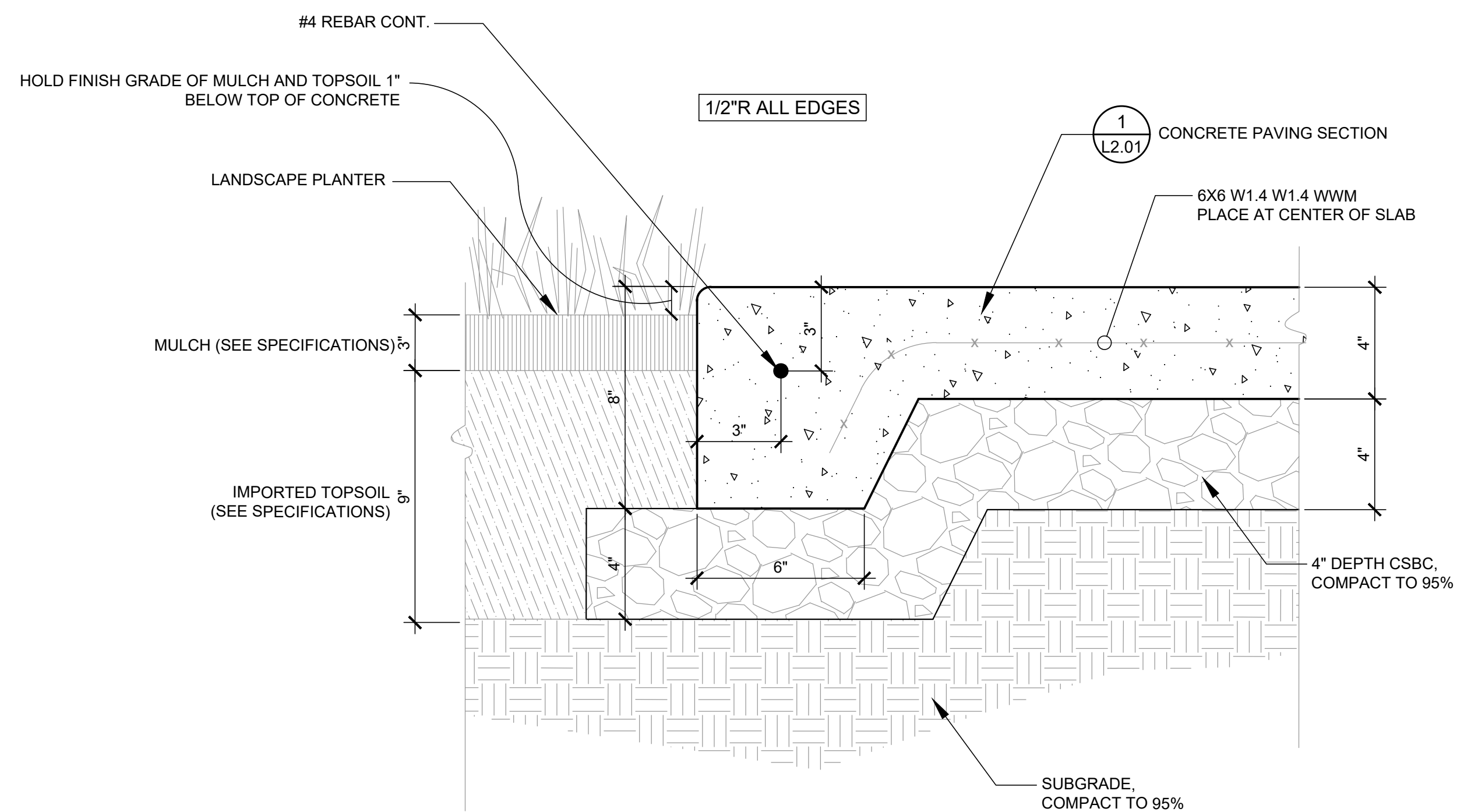
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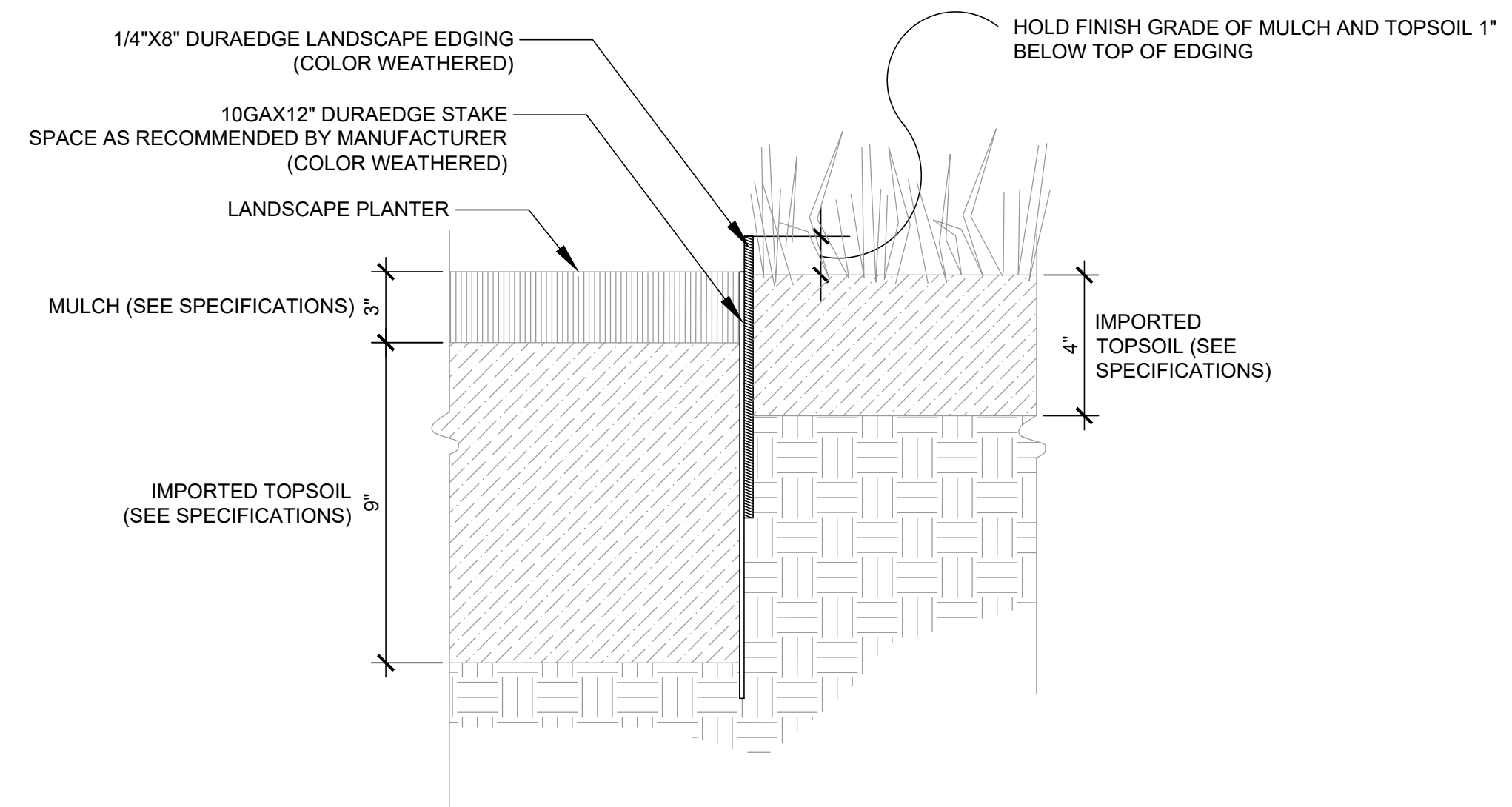
1 CONCRETE PAVING SECTION
SCALE: 1-1/2" = 1'-0"



2 CONCRETE MAINTENANCE STRIP
SCALE: 1-1/2" = 1'-0"

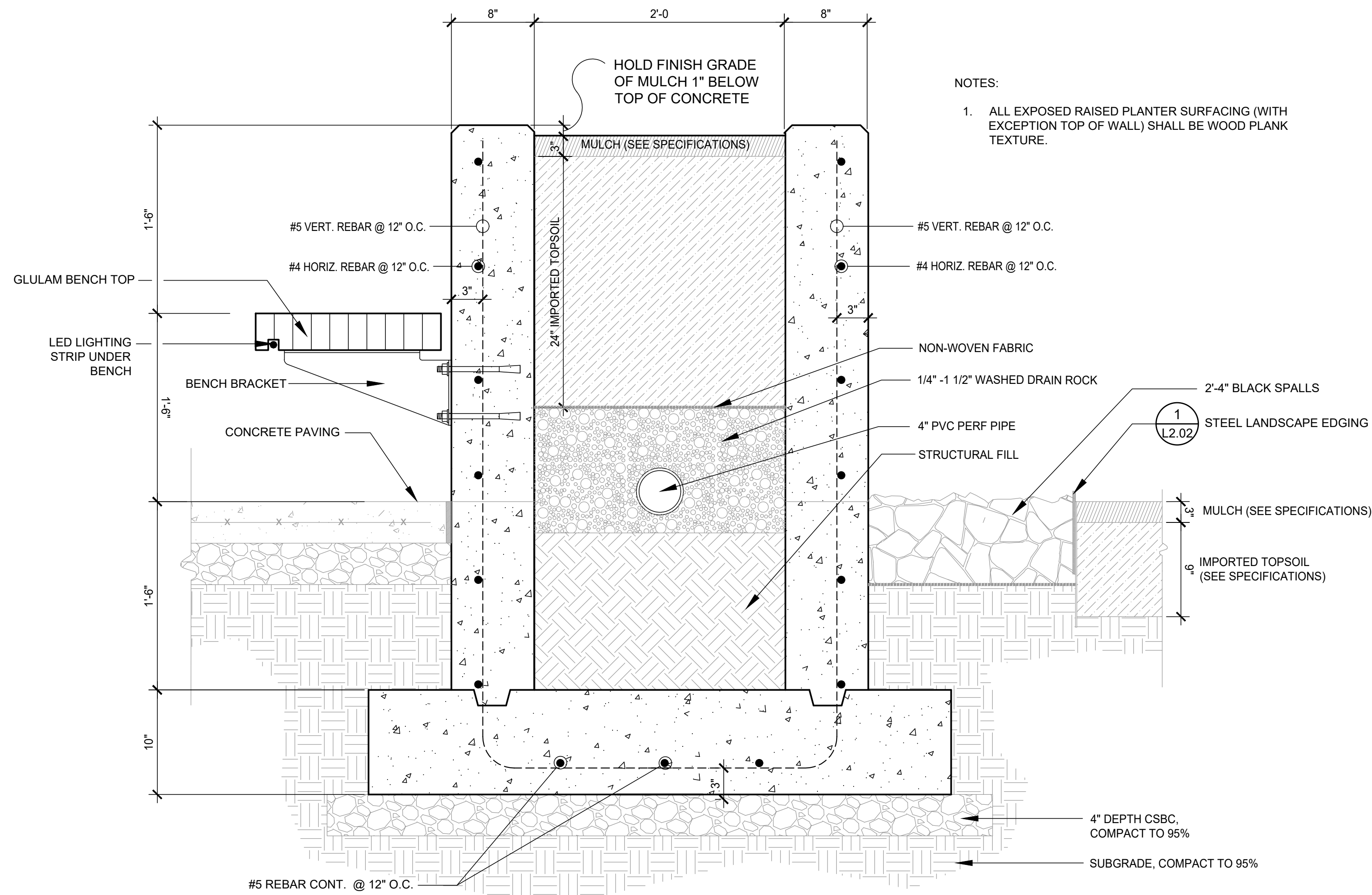
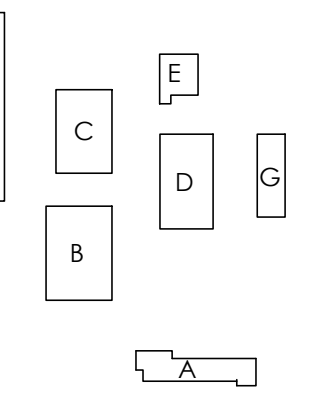


3 THICKENED CONCRETE EDGE
SCALE: 3" = 1'-0"

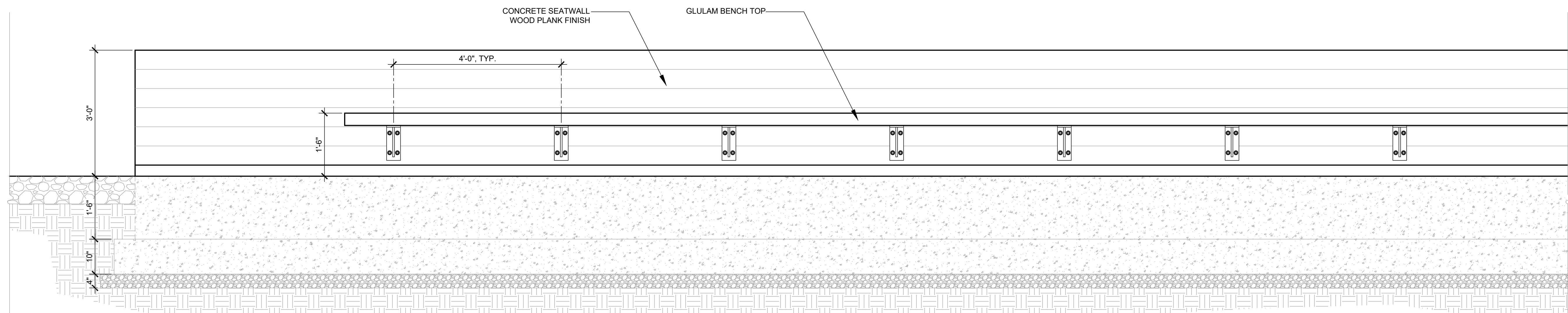


4 STEEL LANDSCAPE EDGING
SCALE: 3" = 1'-0"

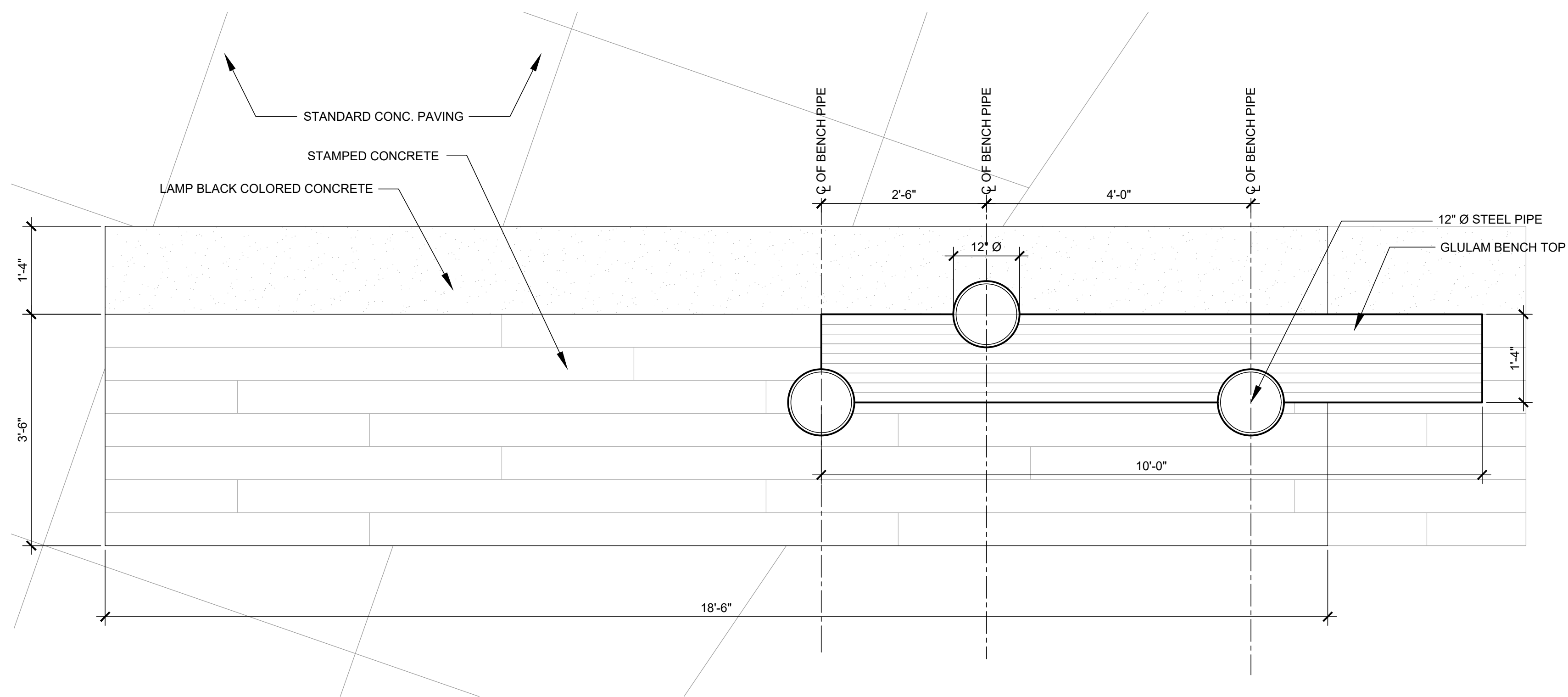
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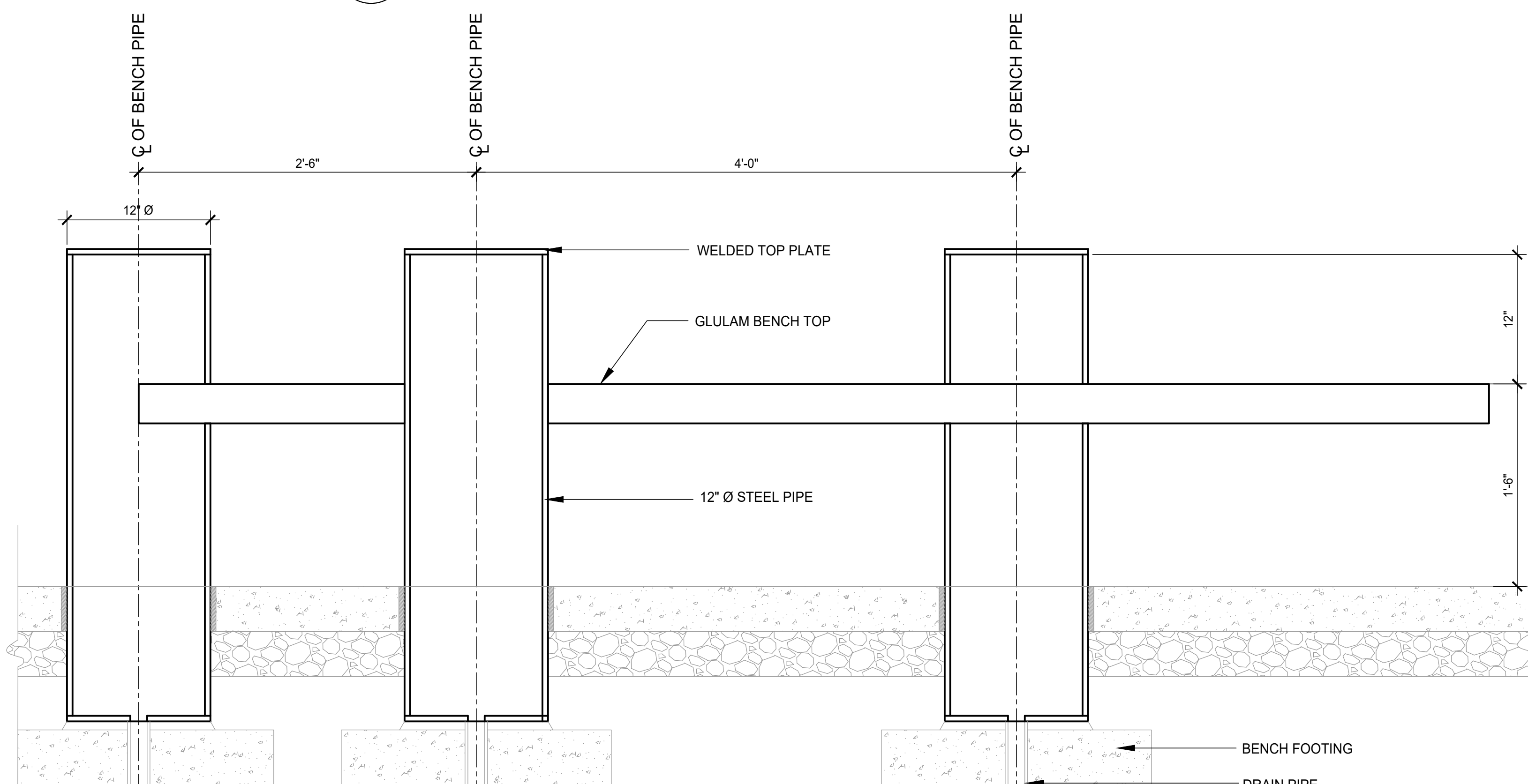
1 RAISED PLANTER W/ SEATING
 SCALE: 1-1/2" = 1'-0"



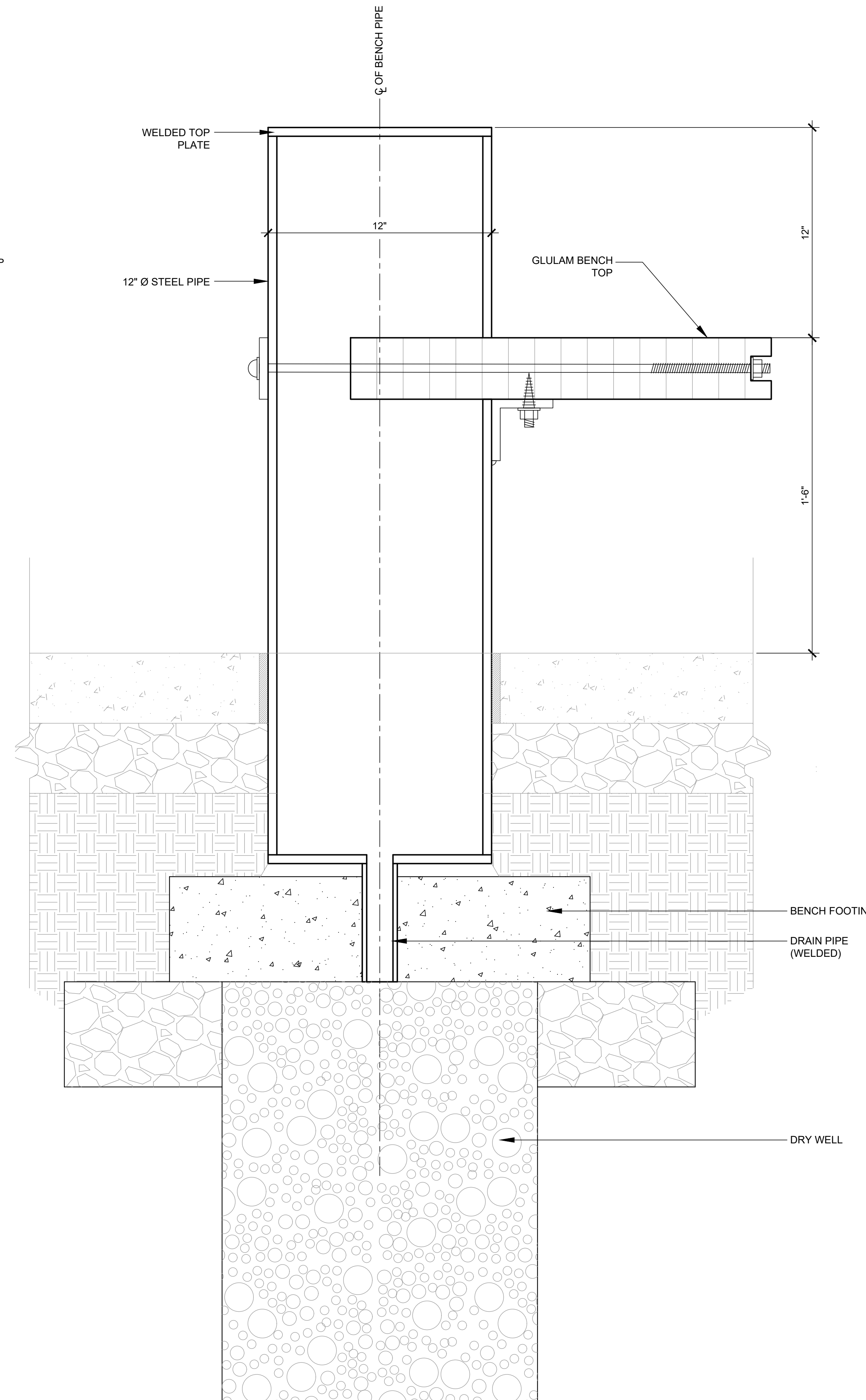
2 RAISED PLANTER W/ SEATING ELEVATION
 SCALE: 3/4" = 1'-0"



1 CUSTOM BENCH ENLARGED PLAN
SCALE: 3/4" = 1'-0"



2 CUSTOM BENCH ELEVATION
SCALE: 1-1/2" = 1'-0"



3 CUSTOM BENCH SECTION
SCALE: 3" = 1'-0"