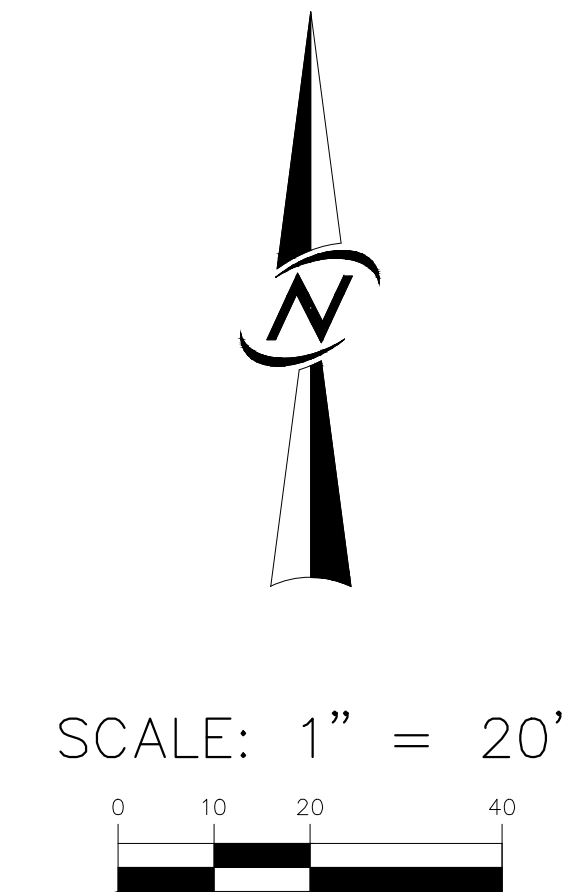


LANDSCAPE PLAN

SCALE: 1"=20'

2014 GENERAL LANDSCAPE NOTES

- 9.1. LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TREES IN ACCORDANCE WITH THE MASTER STREET TREE PLAN OR OTHERWISE APPROVED BY DSD. COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, DEVELOPMENT AGREEMENT IF APPLICABLE, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH NEIGHBORHOOD TYPE IN DESIGN GUIDELINES (LANDSCAPING TO COMPLEMENT NEIGHBORHOOD). THE SAME APPLIES TO MINI PARKS, UNLESS PLAY EQUIPMENT IS INVOLVED WHICH WOULD BE REVIEWED FOR SAFETY.
- 9.2. INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS. PLACE THE FOLLOWING NOTES ON ALL LANDSCAPE PLANS SUBMITTED FOR ISSAQUAH:
- 9.2.1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
- 9.2.2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
- 9.2.3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.]
- 9.2.4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
- 9.2.5. CONFLICTS BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE RESPONSIBLE OFFICIAL PRIOR TO PLANTING.
- 9.2.6. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
- 9.2.7. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENEED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENEED SUB GRADE TO A MINIMUM DEPTH OF 6".
- 9.2.8. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
- 9.2.9. USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE RESPONSIBLE OFFICIAL. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
- 9.2.10. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 9.2.11. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 9.2.12. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 9.2.13. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE RESPONSIBLE OFFICIAL:
- 9.2.14. TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
- 9.2.15. TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING, SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
- 9.2.16. TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
- 9.2.17. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
- 9.2.18. ALL PLANTING AREAS TO RECEIVE 2" DEPTH APPROVED MULCH.
- 9.2.19. CONTACT THE MICHELLE WRIGHT FOR ASSISTANCE OR INFORMATION: DSD PERMIT CENTER - (425) 837-3100.



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1	ACER PALMATUM "SANGO KAKU"	CORAL BARK MAPLE	2" CAL. MIN.	
	7	CARPINUS BETULUS "FASTIGIATA"	PYRAMIDAL EUROPEAN HORNBEAN	1.5" CAL. MIN.	AS SHOWN
	3	CHAMAECYPARIS OBTUSA "GRACILIS"	SLENDER HINOKI CYPRESS	6" HT. MIN.	AS SHOWN
	12	FAGUS SYLVATICA "DAWYCK"	DAWYCK BEECH	1.5" CAL. MIN.	
	11	MALLUS X "LOLLIZAM" TM	LOLIPOP CRAB APPLE	1.5" CAL. MIN.	
	4	PYRUS CALLERYANA "JACZAM"	JACK GALLERY PEAR (STREET TREE)	1.5" CAL. MIN.	
	5	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6" - 8" MIN HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	FEATHER REED GRASS	2 GAL	24" O.C.
	52	CALLUNA VULGARIS "SPRING TORCH"	SCOTCH HEATHER	2 GAL.	24" O.C.
	29	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	36" O.C.
	13	CORNUS STOLONIFERA "KELSEY'S DWARF"	DOGWOOD	2 GAL	24" O.C.
	14	ERICA X DARLEYENSIS "SILBERSCHMELTZ"	DARLEY HEATH	2 GAL.	24" O.C.
	83	ILEX CRENATA "COMPACTA"	DWARF JAPANESE HOLLY	2 GAL	18" O.C.
	107	MAHONIA REPENS	CREEPING MAHONIA	3 GAL./24" HT. MIN.	
	8	NANDINA DOMESTICA "FIRE POWER"	FIREPOWER NANDINA	5 GAL./36" HT. MIN.	24" O.C.
	113	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL	24" O.C.
	8	WEIGELA FLORIDA "ALEXANDRA" TM	WEIGELA	5 GAL	36" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	311 SF	FESTUCA GLAUCA "ELIJAH BLUE"	BLUE FESCUE	1 GAL.	18" O.C.
	685	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	24" O.C.

1	3/11/2022	REVISED PER FIRST REVIEW COMMENTS	NO.	DATE	REVISION	BY	CHK
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SCALE:	DESIGNED	W/S	DRAWN	W/S	CHECKED	JPB	DATE	MAR. 2022	VERIFY SCALE	1" = 10'	0"
										BAR IS ONE INCH ON ORIGINAL DRAWING	

LANDSCAPE PLAN	PARCEL D	POLYGON W/LH, L.L.C. 11624 SE 5TH STREET BELLEVUE, WASHINGTON 98005

PROJECT NUMBER	17136
DRAWING	L2.01
SHEET 2 OF	12

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