



RECEIVED
05/03/2022
CITY OF MONROE
SITE2022-01
#8571

RIVERSIDE STATION MULTI USE
SOUTH ANN ST & SIMONS RD
MONROE, WA 98272

REVISIONS:

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: JANUARY 24, 2022

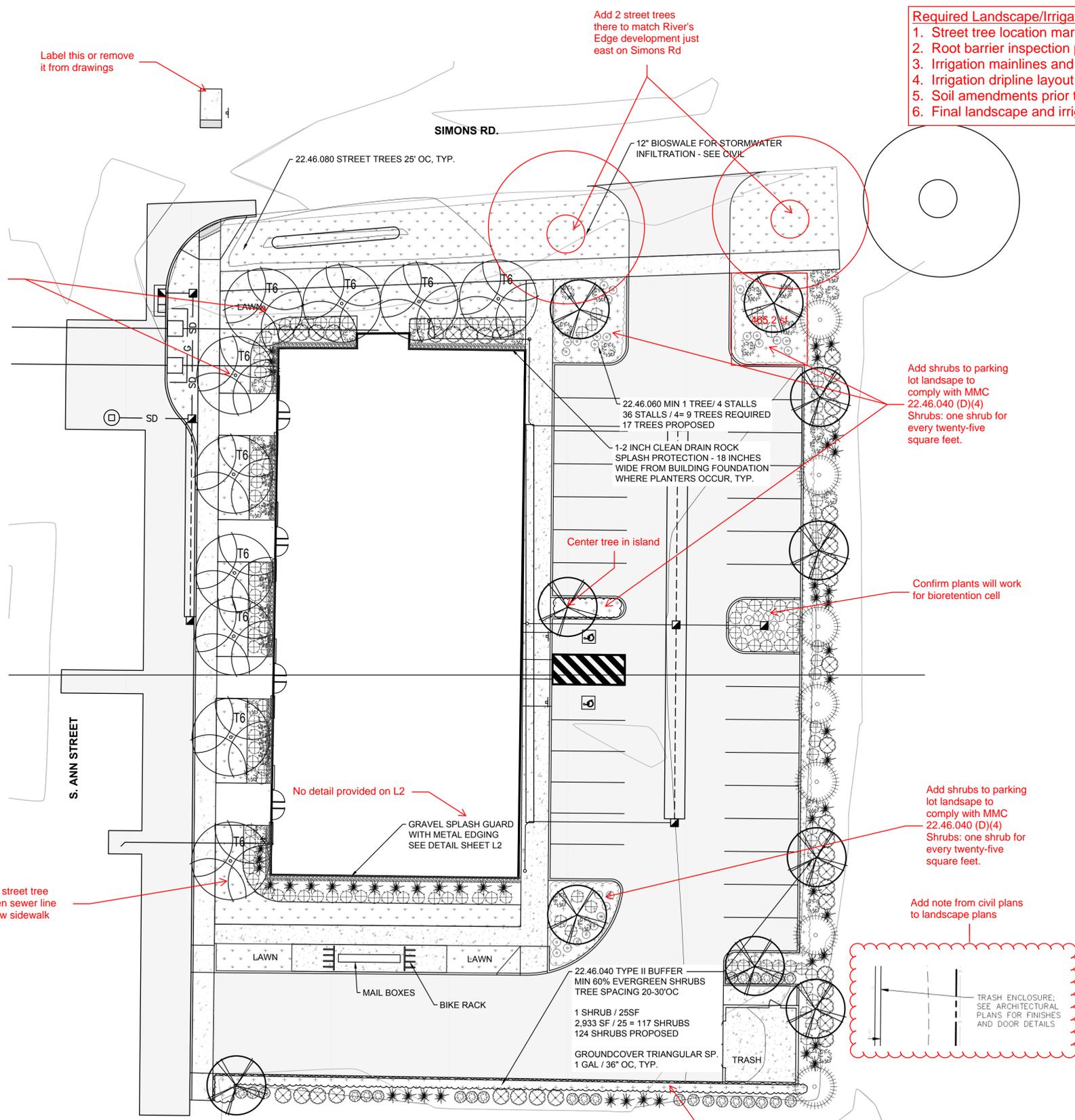


PROJECT NO: 2118
FILE NAME: 2118LSB
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:16

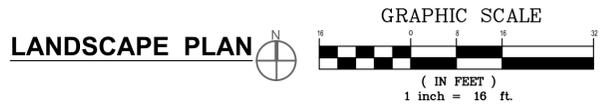
DRAWING CONTENTS
LANDSCAPE PLAN
DRAWING NO.:

L1

- Required Landscape/Irrigation Inspections**
1. Street tree location marking prior to planting
 2. Root barrier inspection prior to backfill
 3. Irrigation mainlines and valve locations prior to backfill
 4. Irrigation dripline layout prior to cover
 5. Soil amendments prior to planting or sod/hyrdoseed
 6. Final landscape and irrigation inspection (Have irrigation as-built available at final inspection)



PLANT LEGEND			
TREES			
SYMBOL	QTY	DESCRIPTION	SIZE
	10	Malus spp. 'Sugar Tyme' Sugar Tyme Flowering Crabapple	2.5" Cal. Min Well Formed
	10	Amelanchier x grandiflora Autumn Brilliance Serviceberry	2" Cal. Min Well Formed
	7	Thuja standishii x plicata 'Green Giant' Green Giant Arborvitae	8-10' Ht. Min Well Formed
	27	Thuja occidentalis 'Emerald Green' Emerald Green Arborvitae	8-10' Ht. Well Formed
SHRUBS & PERENNIALS			
SYMBOL	QTY	DESCRIPTION	SIZE
	40	Cistus x hybridus Hybrid Rockrose	5 Gal. Min.
	29	Chamaecyparis pisifera 'Golden Mop' Golden Mop Threadleaf False Cypress	5 Gal. Min.
	9	Nandina domestica 'Gulf Stream' Heavenly Bamboo	5 Gal. Min.
	131	Prunus laurocerasus 'Mt Vernon' Mt Vernon Laurel	5 Gal. Min.
	49	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	1 Gal. Min.
	28	Erica carnea 'Springwood Pink' Springwood Pink Heather	1 Gal. Min.
	9	Carex testacea Orange Sedge	1 Gal. Min.
	1,962 SF	Fragaria chiliensis Wild Coastal Strawberry	1 Gal @ 24" OC Triangular Spacing
Sod for Typical Lawn Areas Country Green 'Perfect Blend' Sod or Similar- countrygreen.net/sod/ Common Name % by species			
		Perennial Ryegrass	60%
		Kentucky Bluegrass	20%
		Hard Fescue	20%



- Provide full irrigation plan for review and approval. Per MMC 22.46.110 B. Permanent irrigation shall be required in all planting areas unless temporary irrigation is installed for a period of five years in conjunction with drought tolerant landscaping.
- Add detail 6 from page C-12 of the civil plans to landscape plans
- Provide root barrier for all street trees and trees planted within 10 feet of public walkways. 'Deep Root' root barrier or approved equal. Root barrier to be 16 feet in length and at least 18 inches deep adjacent to proposed curb and sidewalk with street tree centered along this length. If a street tree is within 10' of a fire hydrant, water meter or driveway approach, root barrier to be installed perpendicular to the curb and sidewalk as well as along the back of curb and front of sidewalk to form a continuous barrier to prevent root intrusion into or underneath these facilities. Root barrier adjacent to a water meter should be installed 24" back from the meter box to allow for maintenance access. Add detail to final landscape plans if possible.
- Incorporate any requirements from the Borlin Park Neighborhood Design Guidelines as selected

Is this the hatch for the Fragaria? If so, could the scale be more dense? It looks like it is calling out individual plants at this scale.

GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation:**
 - Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

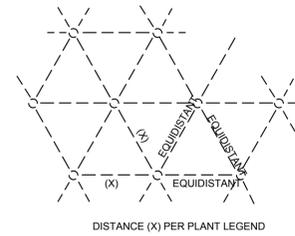
- Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
- Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.

Mulching of Newly Planted or Replanted Areas.

- Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- Mulches must include organic materials, such as wood chips and shredded bark.
- Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

- Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- When planting "Balled and Burlapped" product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
- Street trees shall be high branching with canopy that starts at least 6' above finish grade.
- All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
- Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach their mature height and form.
- Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
- Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. Temporary irrigation shall be provided via TREE GATOR BAGS attached to each tree. A temporary method for watering the planting areas shall consist of minimally a hose bib access to the area and drip hoses on a battery operated hose bib timer. For planting warranties from contractor to be ensured, contractor shall be responsible for watering the plant material and keeping the mulch ring weed free for the first growing season as part of the contract.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December) when dormant but before hard freeze.



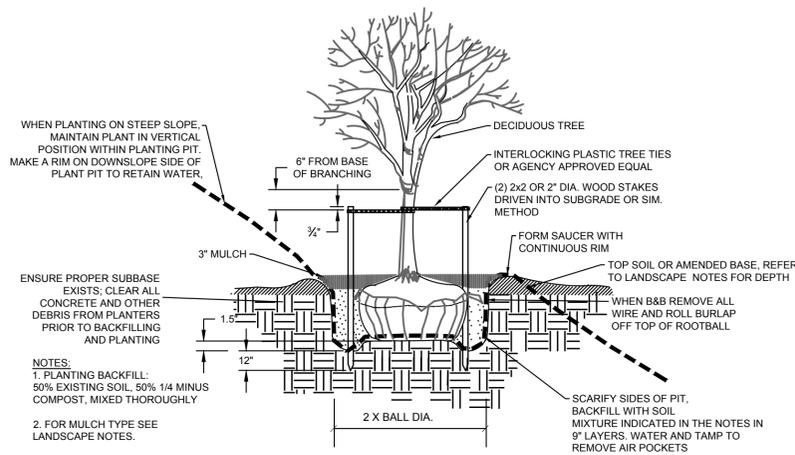
NOTES:

ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.

LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

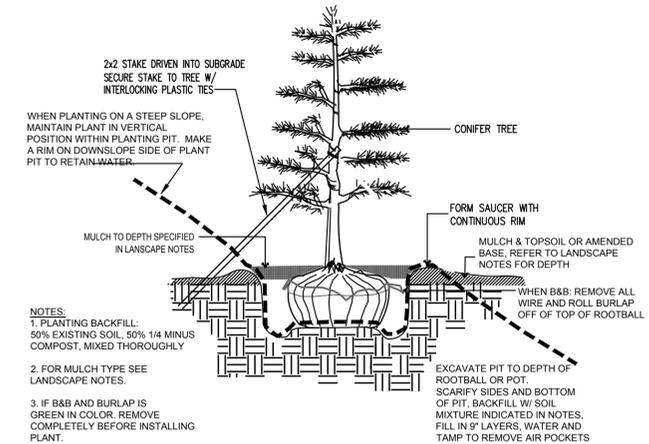
GROUNDCOVER PLANTING DETAIL

No Scale



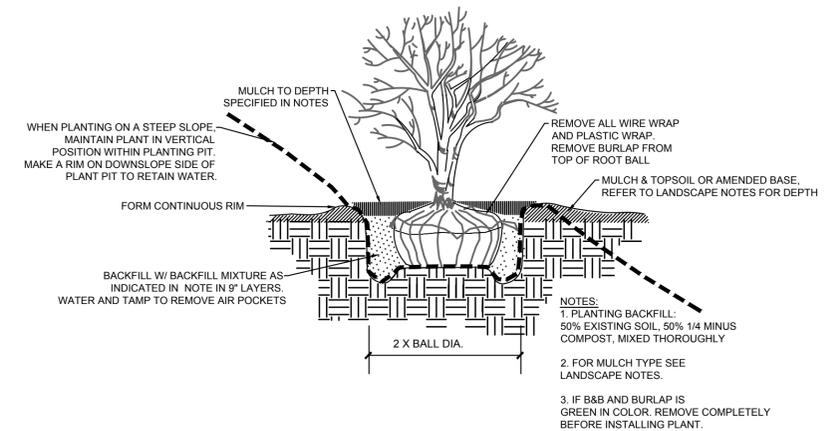
DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



RIVERSIDE STATION MULTI USE
SOUTH ANN ST & SIMONS RD
MONROE, WA 98272

PROJECT:

REVISIONS:

DRAWING ISSUED FOR:

AGENCY
REVIEW

DATE: JANUARY 24, 2022



PROJECT NO: 2118
FILE NAME: 2118LSB
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: NTS

DRAWING CONTENTS

**DETAIL
SHEET**

DRAWING NO.:

L2

2 OF 2



Know what's below.
Call before you dig.

ORIG. SHEET SIZE 22X34