

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. MMC 22.46.110 (B)

IRRIGATION PLAN TO BE SUBMITTED WITH FULL CIVIL PLANS. IRRIGATION PLAN TO BE COMPLETED BY OTHERS.

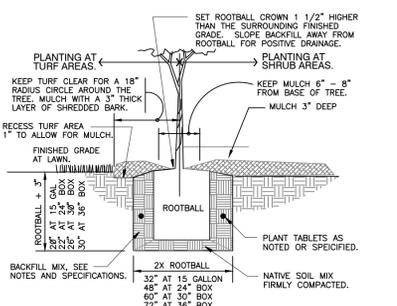
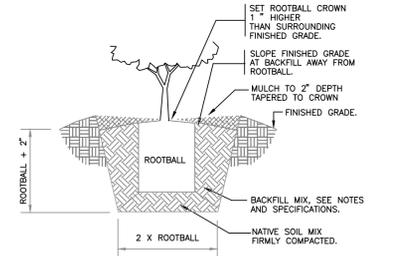
FULL BUILDING PLANS WILL PROVIDE LOCATIONS OF ALL MECHANICAL EQUIPMENT. ALL MECHANICAL EQUIPMENT REQUIRES A 5' TYP I BUFFER PER MMC 22.46.050

FULL CIVIL PLANS WILL PROVIDE LOCATIONS OF PUD AND CABLE PEDESTAL TRANSFORMERS.

ALL LAWN AREAS TO BE HYDROSEED. ALL HYDROSEED AREAS MUST BE ESTABLISHED THROUGH TWO MOWINGS PRIOR TO FINAL LANDSCAPE APPROVAL

PLANT SCHEDULE FREY2

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	1	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" GAL
	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" GAL
	4	CHAMAECYPARIS NOOTKATENSIS 'GLAUCOA PENDULA'	WEeping NOOTKA FALSE CYPRESS	8-10"
	18	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	GREEN ARROW NOOTKA CYPRESS	8-10"
	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKI FALSE CYPRESS	8-10"
	8	GINKGO BILOBA 'BLAGON' TM	GOLDSPIRE MAIDENHAIR TREE	2" GAL
	4	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	8-10"
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	16	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	3 GAL
	3	ABIES BALSAEAMA 'NANA'	DWARF BALSAM FIR	5 GAL
	1	AREBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL
	9	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	5 GAL
	35	CHOISYA TERNATA 'SUNDANCE'	GOLDEN MEXICAN MOCK ORANGE	5 GAL
	9	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE BLOODTUNG DOGWOOD	5 GAL
	1	DAPHNE X TRANSATLANTICA 'BLAFRA'	ETERNAL FRAGRANCE DAPHNE	5 GAL
	14	HYDRANGEA MACROPHYLLA 'PIA'	PIA DWARF HYDRANGEA	3 GAL
	13	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	OAKLEAF HYDRANGEA	5 GAL
	3	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	5 GAL
	2	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL
	51	NANDINA DOMESTICA 'GULF STREAM' TM	GULF STREAM HEAVENLY BAMBOO	5 GAL
	22	PHYTOSARPUS OPULIFOLIUS 'HOOGSTI'	LITTLE JOKER NINEBARK	5 GAL
	11	PIERIS JAPONICA 'LITTLE HEATH'	VARIEGATED LILY OF THE VALLEY BUSH	5 GAL
	11	SARCOCOCCA RUBROFOLIA	FRAGRANT SARCOCOCCA	5 GAL
	14	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	3 GAL
	11	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL
	4	VIBURNUM PLICATUM TOMENTOSUM 'MARESI'	DOUBLE FILE VIBURNUM	5 GAL
	6	VIBURNUM X 'BURKWOODI'	BURKWOOD VIBURNUM	5 GAL
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL
	11	CAREX OSHIMENIS 'EVERSHEEN' TM	EVERCOLOR EVERSHEEN JAPANESE SEDGE	1 GAL
	19	PANCIUM VIRGATUM 'CAPE BREEZE'	CAPE BREEZE SWITCH GRASS	1 GAL
	28	PENNSETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL
GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	202	AJUGA REPTANS 'BLACK SCALLOP'	BLACK SCALLOP CARPET BUGLE	4"
	215	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	VANCOUVER JADE BEARBERRY	4"
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	33	ECHINACEA X 'PASTEL 218' TM	POWOW WHITE CONEFLOWER	1 GAL
	34	RUIDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL



PLANTING PLAN

SCALE: 1"=20'-0"

GENERAL NOTES:

GENERAL:

- KISMET DESIGN PROVIDES MEASUREMENT SERVICES FOR DESIGN USE BUT SAID MEASUREMENTS AND DESIGN DOCUMENTS CREATED FROM THOSE MEASUREMENTS ARE NOT TO BE CONSIDERED A LEGAL SURVEY OF THE PROPERTY. SITE MEASUREMENTS TAKEN BY KISMET DESIGN ARE FOR SCHEMATIC PURPOSES AND ARE APPROXIMATE ONLY. KISMET DESIGN DOES NOT TAKE RESPONSIBILITY OF ACCURACY FOR SURVEYS OR PROPERTY INFORMATION PROVIDED BY OTHER PARTIES.
- CONTRACTOR IS RESPONSIBLE TO CALL FOR UTILITY LOCATES PRIOR TO ANY WORK BEING DONE.
- PROPERTY OWNER CAN CALL FOR UTILITY LOCATES BY CALLING 811.
- ANY MATERIAL CHANGES OR DESIGN MODIFICATIONS TO BE APPROVED BY PROPERTY OWNER. CHANGE ORDERS FOR ANY CHANGES MUST BE APPROVED BEFORE THE WORK IS STARTED.

PERMITS:

- PROPERTY OWNER OR CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK TO BE COMPLETED.
- EFFORTS HAVE BEEN MADE TO CONFORM DESIGN TO ALL KNOWN CODES AND REGULATIONS, BUT NO GUARANTEE IS MADE. CODES FREQUENTLY CHANGE AND ARE SUBJECT TO INTERPRETATION. CHANGES OR CLARIFICATIONS TO THE DESIGN MAY BE REQUESTED UPON JURISDICTION REVIEW.
- DESIGNS MUST BE SUBMITTED TO GOVERNING JURISDICTION TO ENSURE CODE CONFORMANCE.

CONSTRUCTION PRACTICES:

- ALL INSTALLATION METHODS TO FOLLOW MATERIAL MANUFACTURER GUIDELINES.
- ALL HANDSCAPES TO MAINTAIN A MINIMUM 2% SLOPE AWAY FROM STRUCTURES.
- ALL DAMAGES CAUSED BY CONSTRUCTION ACCESS TO BE REPAIRED AND CLEANED AFTER COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL BE LICENSED, BONDED, INSURED, AND PROVIDE A WARRANTY OF WORKMANSHIP FOR A MINIMUM OF ONE YEAR.
- BEST PRACTICES SHALL BE USED IN ALL CONSTRUCTION METHODS AND SUSTAINABLE TECHNIQUES USED WHEREVER POSSIBLE.
- ALL CONSTRUCTION DEBRIS AND WASTE TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

ALL PLANT MATERIAL SHALL BE CHOSEN FOLLOWING CITY OF MONROE LANDSCAPING STANDARDS 22.46.010. BARK OR MULCH SHALL BE APPLIED FOLLOWING CITY OF MONROE LANDSCAPING STANDARDS 22.46.010J.

PLANTING STANDARDS SHALL FOLLOW CITY OF MONROE LANDSCAPING STANDARDS 22.46.100.

IRRIGATION STANDARDS SHALL FOLLOW CITY OF MONROE LANDSCAPING STANDARDS 22.46.110.

LANDSCAPE MAINTENANCE STANDARDS SHALL FOLLOW CITY OF MONROE LANDSCAPING STANDARDS 22.46.130.

NO SHRUBS TO BE PLANTED WITHIN 4 FEET OF FIRE HYDRANTS.

TYPE II LANDSCAPE AREAS SHALL INCLUDE A MINIMUM OF SIXTY PERCENT EVERGREEN TREES AND EVERGREEN SHRUBS.

TOTAL TREES IN TYPE II AREAS: 12
DECIDUOUS TREES: 3
EVERGREEN TREES: 9 (75%) = OK

TOTAL SHRUBS IN TYPE II AREAS: 110
DECIDUOUS SHRUBS: 61
EVERGREEN SHRUBS: 49 (44%) = OK

TYPE I LANDSCAPE AREAS SHALL CONSIST OF A COMBINATION OF SIXTY PERCENT EVERGREEN/FORTY PERCENT DECIDUOUS TREES AND SIXTY PERCENT EVERGREEN/FORTY PERCENT DECIDUOUS SHRUBS, BACKED BY ONE HUNDRED PERCENT SIGHT-OBSCURING DECORATIVE WALL OR FENCE.

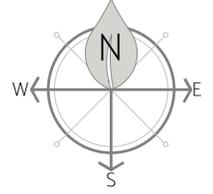
TOTAL TREES IN TYPE I AREAS: 5
DECIDUOUS TREES: 2
EVERGREEN TREES: 3 (60%) = OK

TOTAL SHRUBS IN TYPE I AREAS: 9
DECIDUOUS SHRUBS: 3
EVERGREEN SHRUBS: 6 (66%) = OK

TOPSOIL FOR GRASS AND GROUND COVER. (MMC 22.46.100 (H))

- TOPSOIL SHALL BE NATURAL, SANDY, FERTILE, FRIABLE, AND POSSESS CHARACTERISTICS OF THE REPRESENTATIVE PRODUCTIVE SOILS IN THE VICINITY. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.
- TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL. IT SHALL BE REASONABLY FREE FROM CLAY LUMPS, STONES, STUMPS, DEBRIS, ROOTS OR SIMILAR SUBSTANCES TWO INCHES OR MORE IN DIAMETER, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO THE PLANT GROWTH.
- TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

SIZE:	3/8	NO. 20	NO. 60	NO. 210
SIEVE:	ASTM	ASTM	ASTM	ASTM
PERCENT PASSING:	100	11-100	0-23	0-10
- GRASS SHALL BE INSTALLED ON A MINIMUM OF SIX INCHES OF TOPSOIL, SIXTY-FIVE TO SEVENTY-FIVE PERCENT COMPACTED. GROUND COVER SHALL BE INSTALLED IN A MINIMUM OF FOUR INCHES OF TOPSOIL, SIXTY-FIVE TO SEVENTY-FIVE PERCENT COMPACTED.
- IN ROADWAY LANDSCAPE STRIPS, THE SOIL SHALL BE AMENDED BY TILLING THE TOP TWELVE INCHES AND BLENDING IN SIX INCHES OF THREE-WAY TOPSOIL AND THEN CAPPING THAT WITH A MINIMUM OF SIX INCHES OF THREE-WAY TOPSOIL. LANDSCAPE STRIPS SHALL BE FREE OF CONSTRUCTION DEBRIS INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS AND ROADBED MATERIALS.



LANDSCAPE PLAN

PREPARED BY: KM
By Others: BASEPLAN
REVISION: 3.8.2023
FINAL

REVISIONS:
9.14.2023 (See Response Letter)



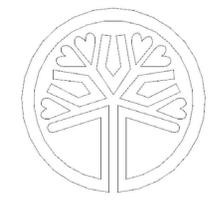
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