

**PARKING LOT COVERAGE**  
  
PARKING LOT AREA TOTAL: 36,283 SF  
10% MIN. ALLOWABLE COVERAGE: 3,628.3 SF  
  
TOTAL LANDSCAPING COVERAGE: 3,913 SF

**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>TREES</b>				
2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2.5" CAL.	SEE PLAN
<b>SHRUBS</b>				
31	ABELIA X GRANDIFLORA 'KALEIDSCOPE'	KALEIDSCOPE GLOSSY ABELIA	5 GAL.	4' OC
39	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL.	4' OC
9	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	5 GAL.	6' OC
37	MAHONIA NERVOSA	CASCADE OREGON GRAPE	1 GAL.	3' OC
22	NANDINA DOMESTICA 'MOON BAY'	COMPACT HEAVENLY BAMBOO	5 GAL.	4' OC
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
129	ARCTOSTAPHYLOS U.U. 'MASSACHUSETTS'	KINNIKINNICK	1 GAL.	18" OC
19	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	3' OC
9	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	3' OC
49	SEDUM RUPESTRE 'ANGELINA'	STONECROP	4" POT	18" OC
<b>BIORETENTION PLANT SCHEDULE</b>				
<b>SHRUBS</b>				
14	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL.	2' OC
8	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	5 GAL.	4' OC
14	IRIS DOUGLASSIANA	DOUGLASS IRIS	1 GAL.	2' OC
9	JUNCUS EFFUSUS	COMMON RUSH	1 GAL.	18" OC

**LANDSCAPE NOTES:**

**PLANTING STANDARDS MMC 22.46.110**  
TOPSOIL FOR GRASS AND GROUNDCOVER:  
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.  
  
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.

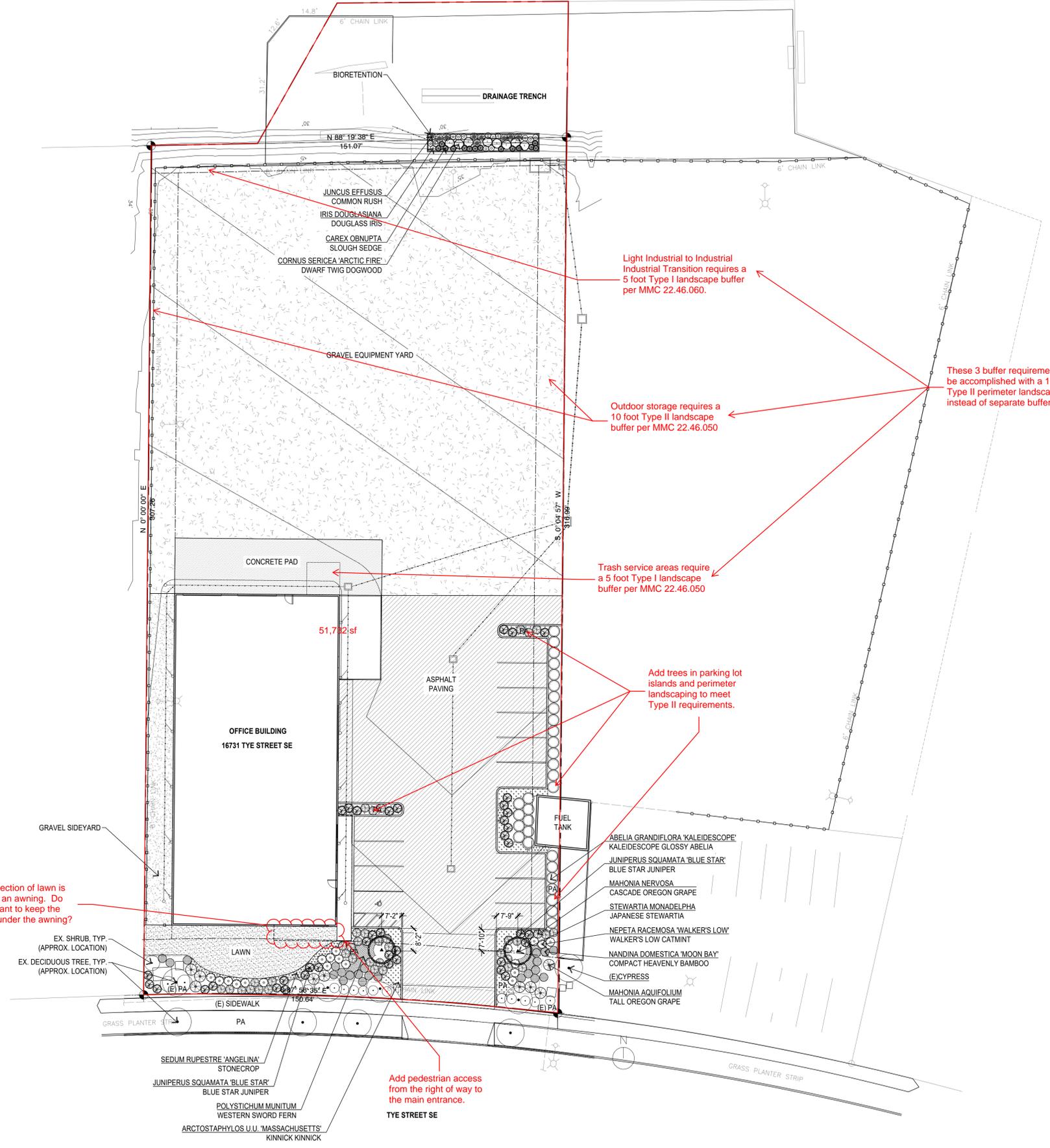
**IRRIGATION SYSTEM PER MMC 22.46.120**  
PERMANENT BUILT-IN IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER DESIGNED AND CERTIFIED BY LANDSCAPE ARCHITECT.

AN AS-BUILT IRRIGATION DRAWING, TO SCALE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR RELEASE OF THE PERFORMANCE SECURITY. THE METHOD OF IRRIGATION FOR ALL LANDSCAPED AREAS SHALL BE SHOWN ON THE PLANS. IN ADDITION, THE LOCATION OF SPRINKLER HEADS, WATER SOURCE, CONTROLS AND APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE SHOWN ON FINAL PLANS. (ORD. 001/2025 § 3 (EXH. B); ORD. 005/2019 § 10 (EXH. B); FORMERLY 22.46.110)

**PERFORMANCE ASSURANCE PER MMC 22.46.130**  
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR A PROJECT, PERFORMANCE SECURITY IN AN AMOUNT EQUAL TO ONE HUNDRED FIFTY PERCENT OF THE LANDSCAPING MATERIAL, IRRIGATION, AND INSTALLATION COST SHALL BE SUBMITTED TO THE CITY TO GUARANTEE INSTALLATION OF THE REQUIRED PLANTING/IRRIGATION. SUCH COSTS SHALL BE BASED ON A COPY OF A CONTRACT FOR SUCH PURCHASE AND INSTALLATION OR BID FOR THE REQUIRED WORK. REQUIRED PLANTING/IRRIGATION SHALL BE INSTALLED WITHIN SIX MONTHS OF THE DATE OF FINAL CONSTRUCTION PERMIT APPROVAL OR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER IS LATER. IF THE REQUIREMENTS ARE NOT MET IN THE ALLOTTED TIME, THE CITY MAY USE THE SECURITY TO COMPLETE THE PLANTING/IRRIGATION. (ORD. 001/2025 § 3 (EXH. B); ORD. 005/2019 § 10 (EXH. B); FORMERLY 22.46.120)

**NOTES:**

- OWNER / CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND SCHEDULE ALL NECESSARY INSPECTIONS.
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL EXISTING CONDITIONS AND LAYOUT ARE TO BE VERIFIED IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL WORK SHALL CONFORM TO MUNICIPAL REQUIREMENTS AND STANDARD SPECIFICATIONS.
- CONTRACTOR IS TO NOTIFY AND RECEIVE APPROVAL FROM OWNER / LANDSCAPE ARCHITECT CONCERNING ANY CHANGES OR DEVIATIONS MADE TO LAYOUT, DETAILS, OR INDUSTRY STANDARDS PRIOR TO CONSTRUCTION.
- CONTRACTOR / OWNER IS SOLELY LIABLE FOR ALL WORK NOT COVERED IN CONTRACT, WRITTEN OR VERBAL, FOR WHICH THE LANDSCAPE ARCHITECT WAS RETAINED. FAILURE OF ANY WORK OR PRODUCT NOT COVERED IN CONTRACT, OR APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR / OWNER. FAILURE OF CONTRACTOR / OWNER TO NOTIFY LANDSCAPE ARCHITECT OF CHANGES MADE TO PLANS OR DETAILS, OR ANY CHANGE RESULTING IN DEVIATION FROM INDUSTRY STANDARDS, RELEASES THE LANDSCAPE ARCHITECT FROM ASSOCIATED LIABILITY FOR SAID WORK.



**EDELBROCK**  
**PARKING LOT**  
16731 TYE ST. SE  
MONROE, WA 98727

**CALL 2 DAYS**  
**BEFORE YOU DIG**  
**1-800-424-5555**



Issue Title  
**PERMIT**

Issue Date  
04.29.2025

DESIGNED BY: SR, EK  
DRAWN BY: EK

Rev	Date	Description

Sheet Title  
**PLANTING PLAN & SCHEDULE**  
Sheet Number  
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