

**GENERAL NOTES**

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.  
 ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.  
 ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.  
 TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.  
 TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.  
 TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

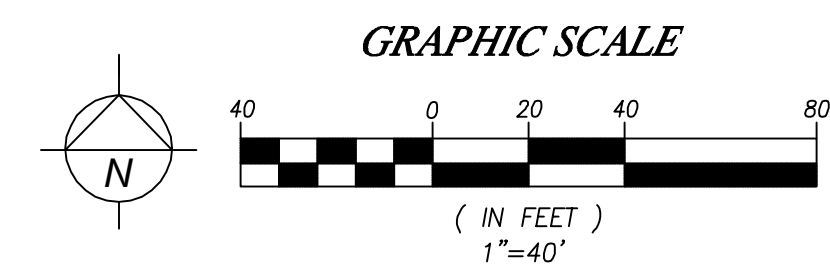
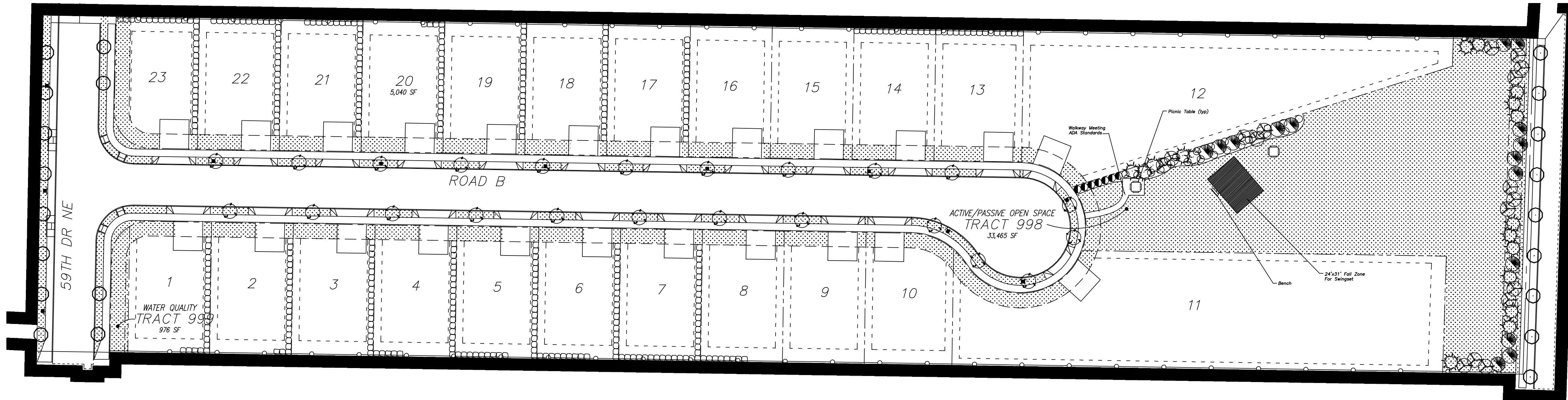
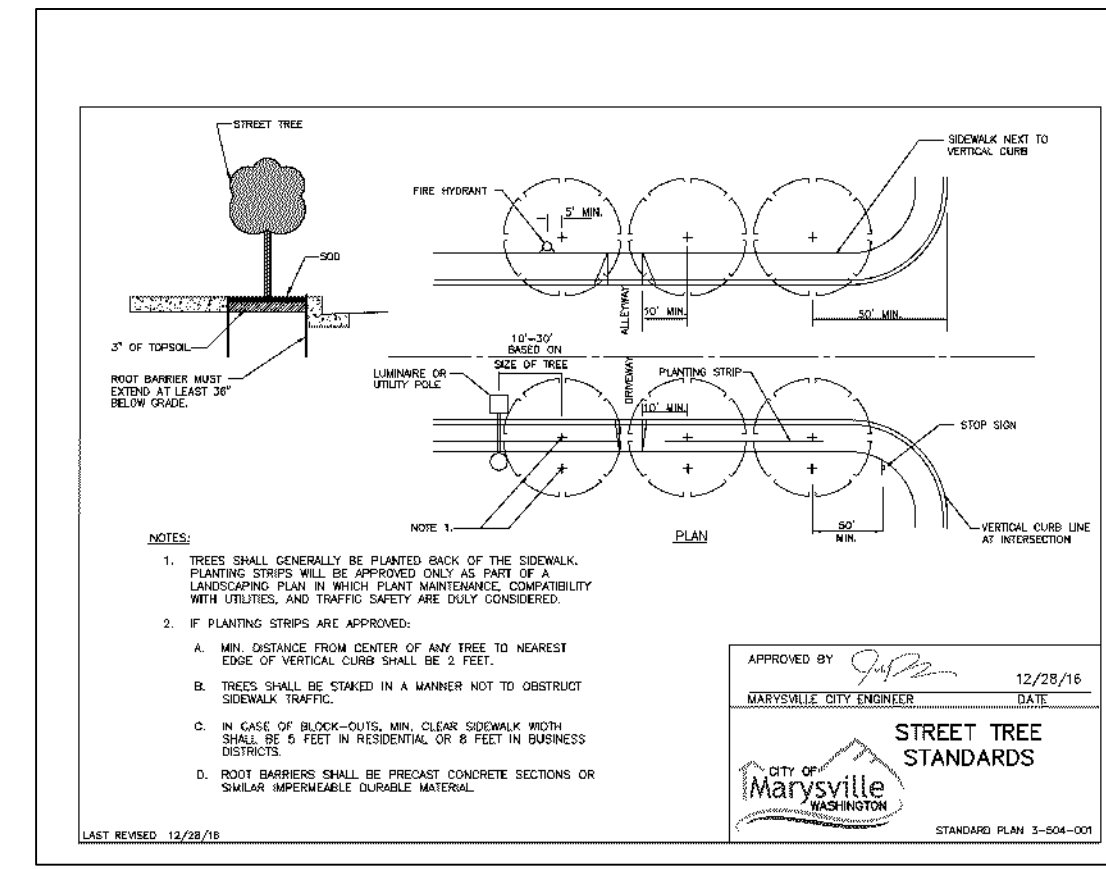
THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

**IRRIGATION ASSESSMENT**

SUPPLEMENTAL HAND WATERING MAY BE NECESSARY FOR THE FIRST GROWING SEASON TO ESTABLISH PLANTINGS, BUT MAY NOT BE NECESSARY IN SUBSEQUENT YEARS.



DATE	REVISION	BY
2.2.23	1 SITE PLAN CHANGES	PJ

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 c. 425.210.1986  
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**Olympic Vista PRD**  
 Keystone Land LLC  
 LANDSCAPE PLAN

APPLICANT:  
LDC

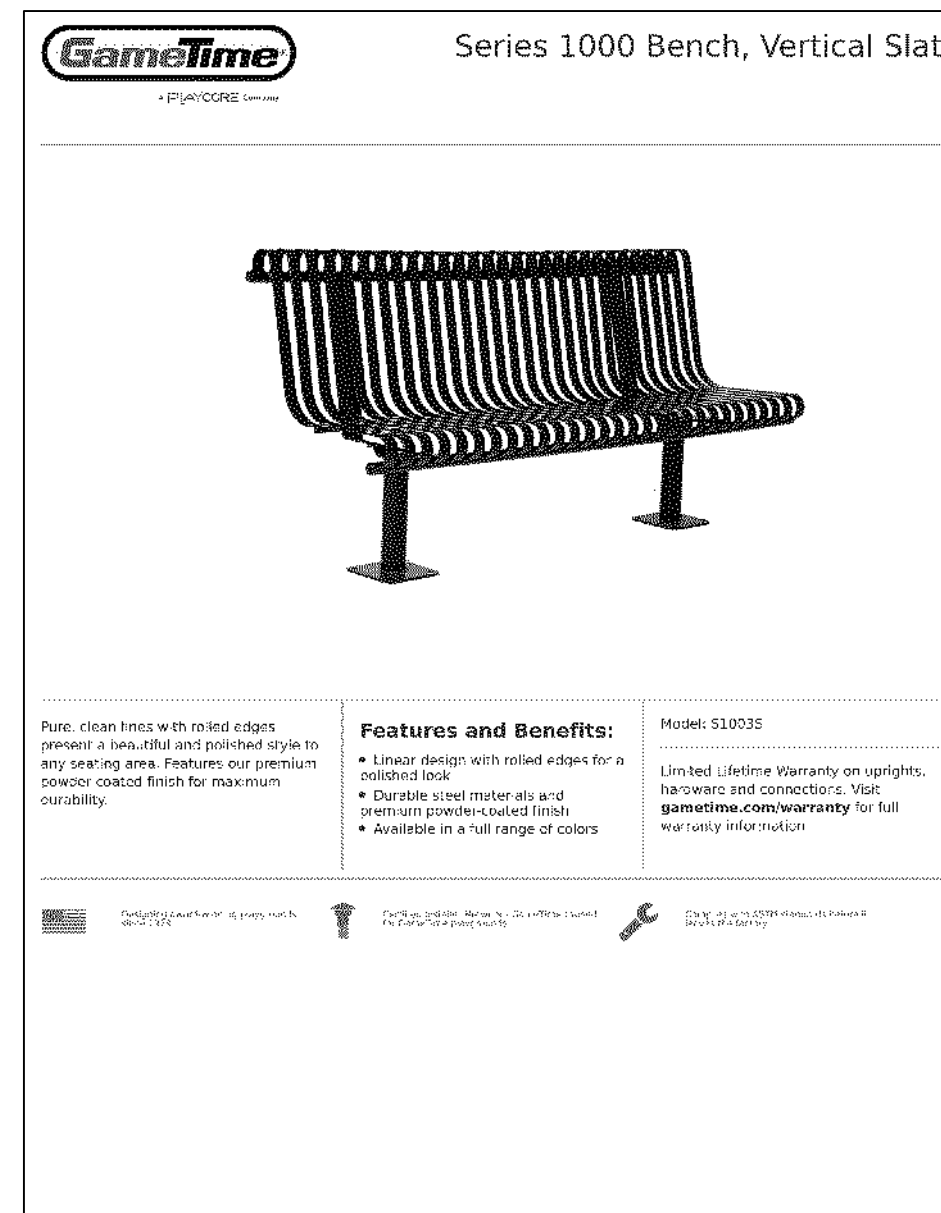
DATE:  
10.25.22

PJLA JOB NO.:  
DRAWN BY: PJ

CHECKED BY: PJ

**LANDSCAPE PLAN**

SHEET  
**L-1**  
OF 3



**LANDSCAPE PLANTING SCHEDULE**

**TREES**

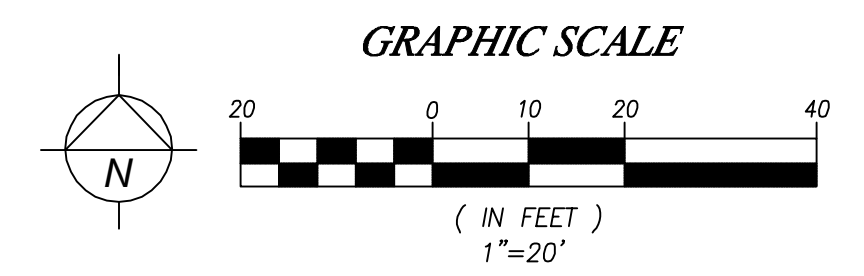
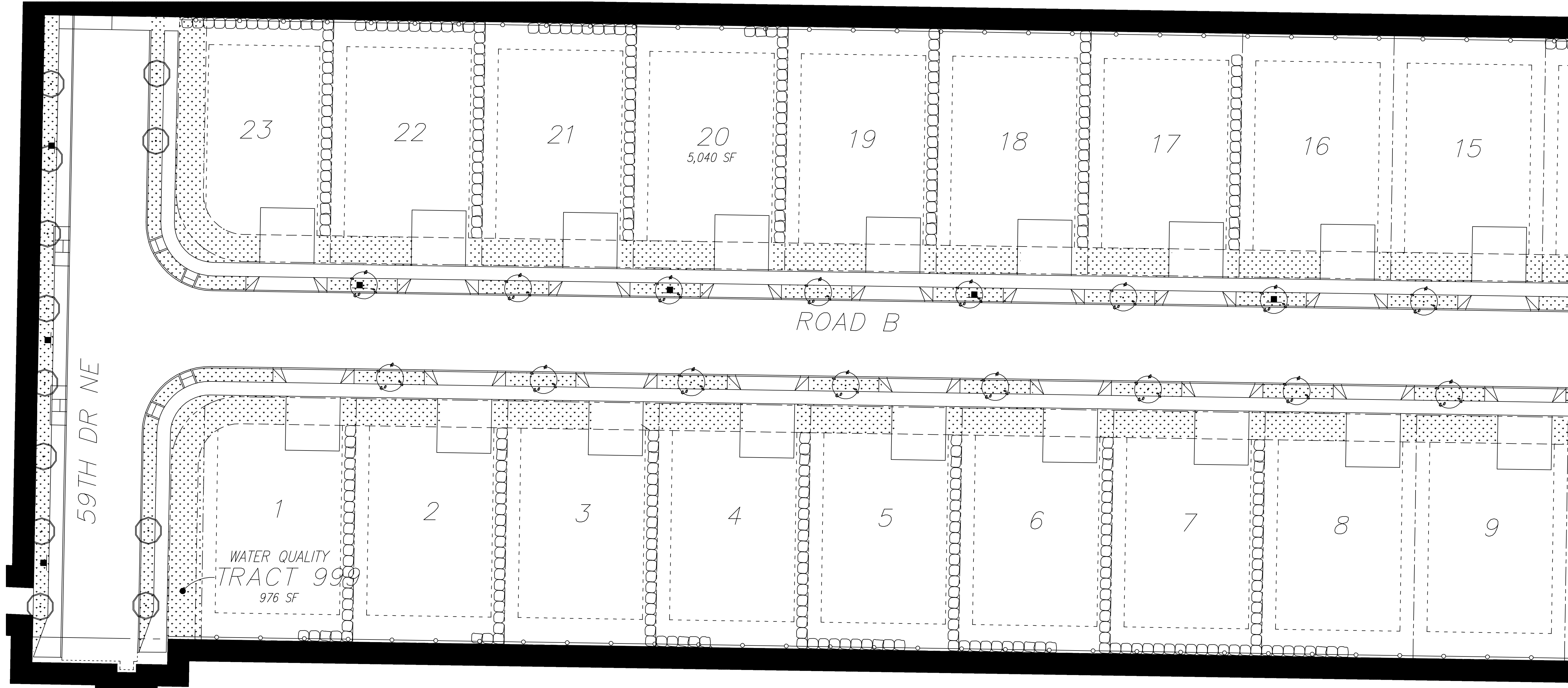
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	23	Parrotia persica / Persian Parrotia	1 2/4" CGAL.	B&B
	21	Crataegus lavalli / Lavalle Hawthorn	2" Cal.	B&B
	17	Cercidiphyllum japonicum / Katsura Tree	6' MIN. HT.	B&B
	17	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B
	15	Pinus nigra / Austrian Pine	6' MIN. HT.	B&B

**SHRUBS**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	7	Viburnum x burkwoodii / N.C.N.	21" MIN. HT.	Container Grown
	24	Prunus laurocerasus 'Otto Luyken' / OTTO LUYKEN LAUREL	21" MIN. HT.	Container Grown

**GROUND COVER**

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONDITION
	Hydroseeded Lawn Area		
	Lonicera pileata / Box Leafed Honeysuckle	1 gallon	36" on center



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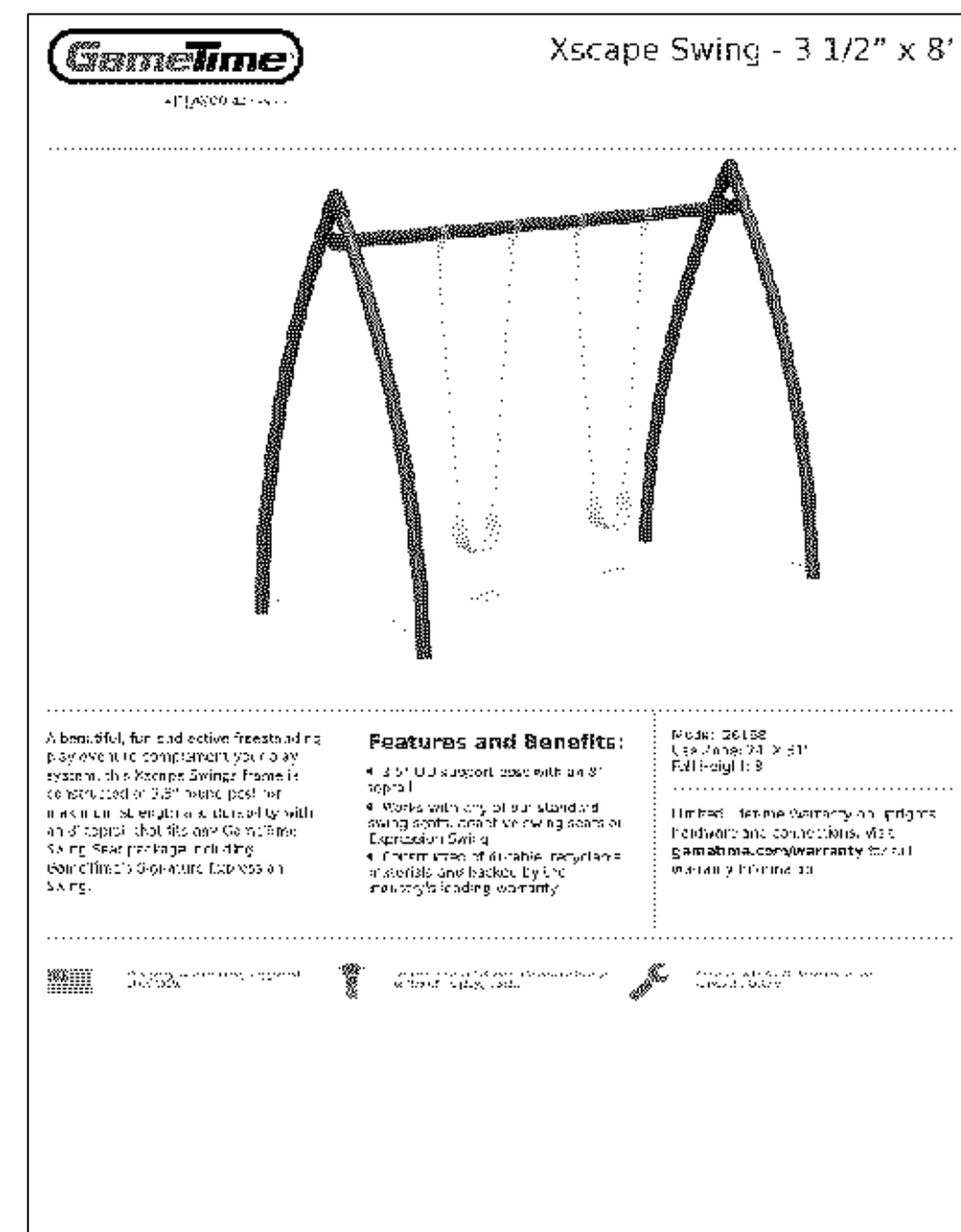
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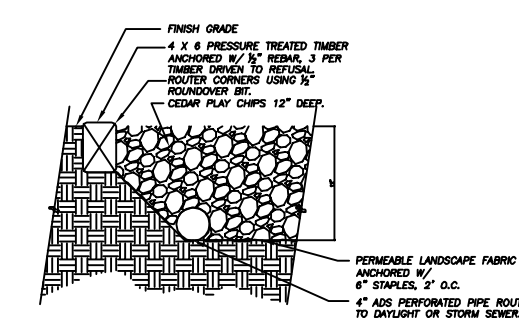
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LANDSCAPE PLAN  
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Surfacing Material for Fall Zone Area: Playground Chips



Or approved equal

**LANDSCAPE PLANTING SCHEDULE**

**TREES**

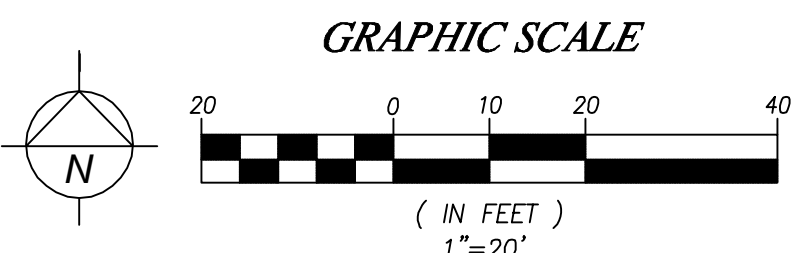
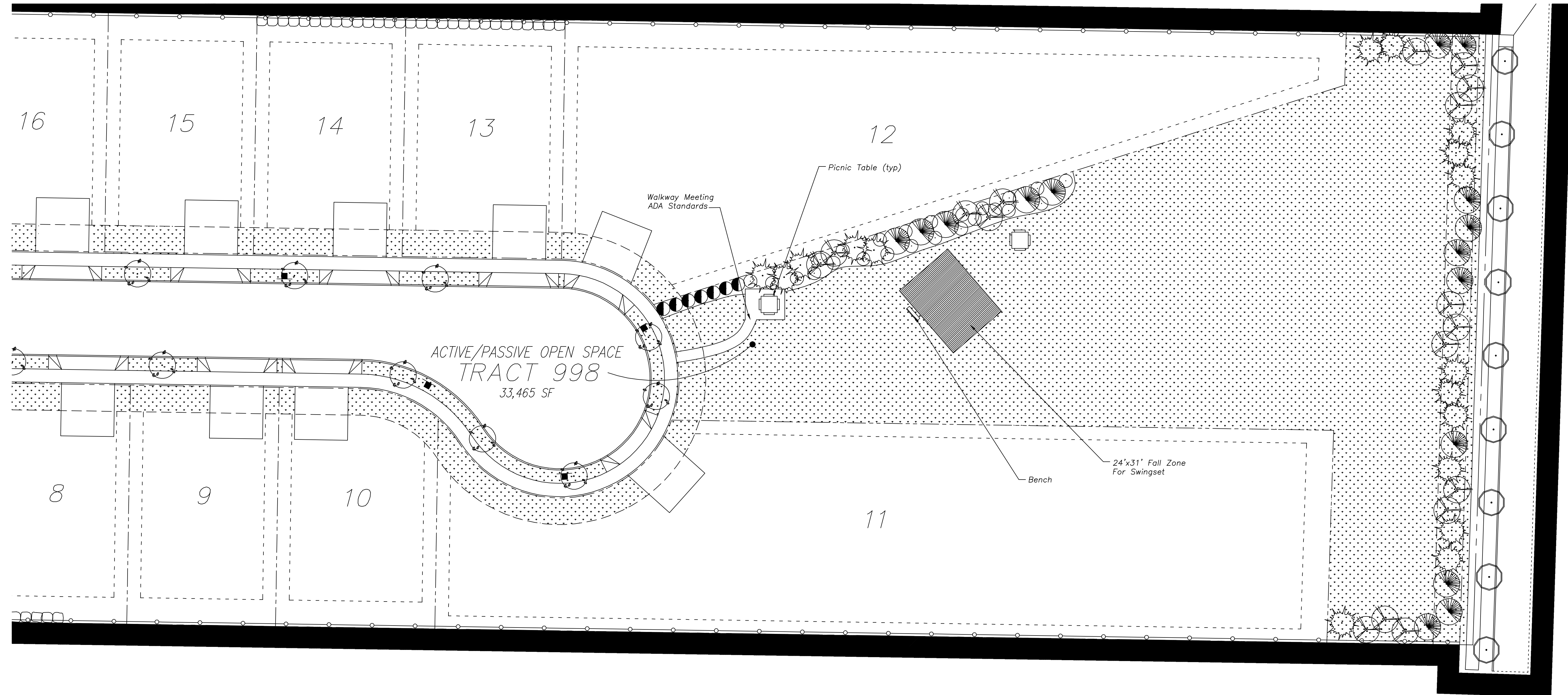
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LANDSCAPE PLAN

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**L-3**  
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