

GENERAL NOTES

- 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 provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.
- 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 hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.
- Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.
- 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.
- Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

IRRIGATION ASSESSMENT

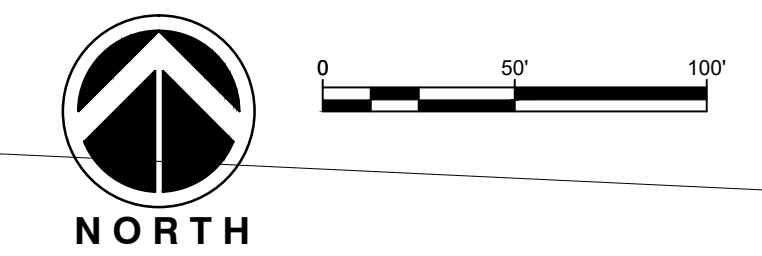
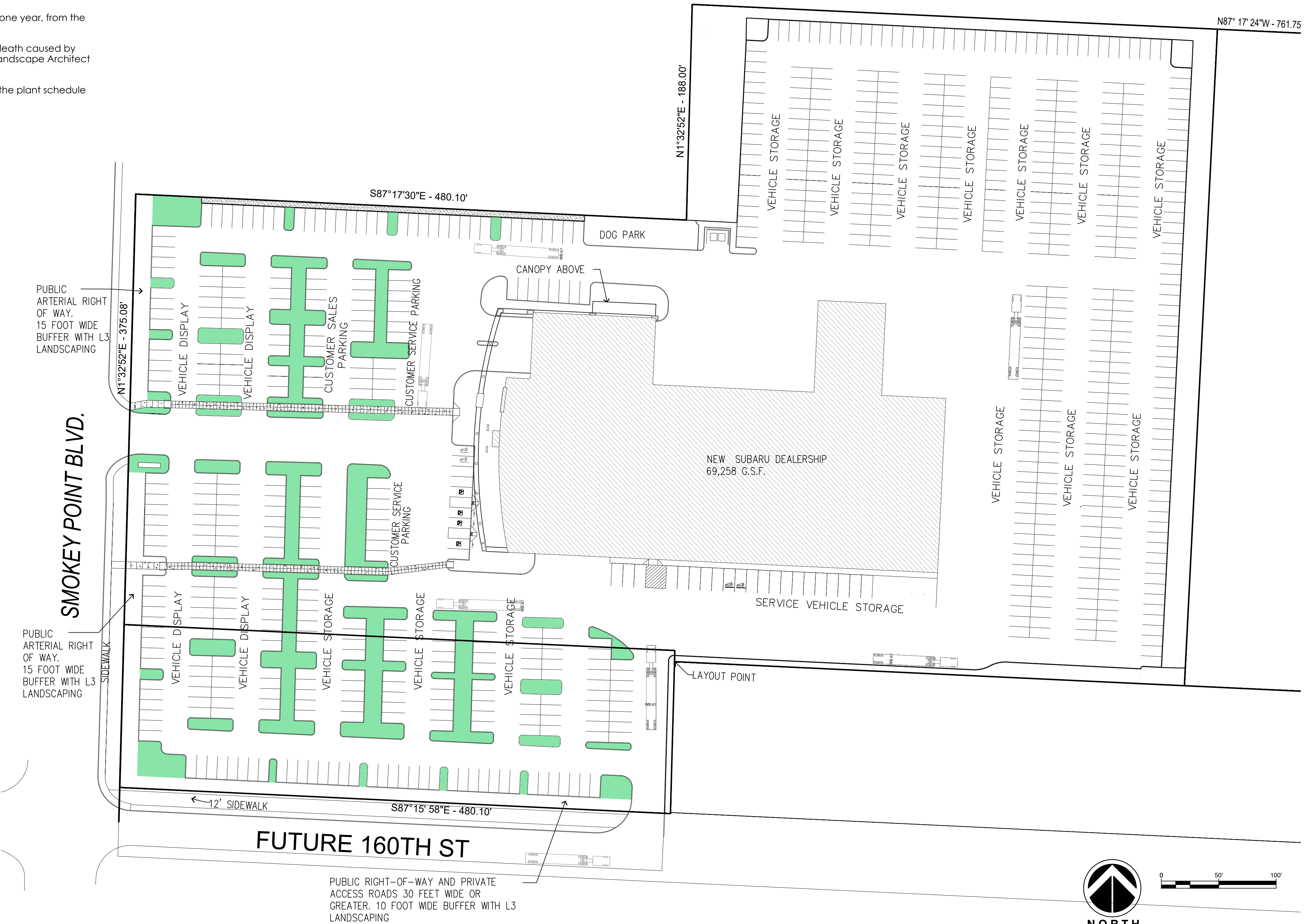
Automatic irrigation system shall be provided with final landscape plan.

PARKING LOT LANDSCAPING

PER MMC 22C.120.130
 Parking Lot Area = 183,406 SF
 10% landscaping required = 18,340 SF
 Landscaping Provided = 28,478 SF

LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- All landscaped areas must be kept free of debris and weeds.
- Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



REVISIONS:

#	DESCRIPTION	DATE

KENDALL SUBARU
PARCELS: 31052800300600,
31052800301200 & 31052800300300

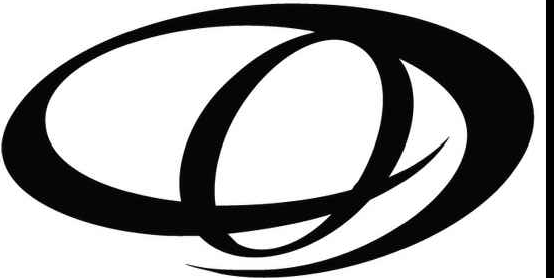
DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
KENDALL DEVELOPMENT GROUP
 3449 E. COPPER POINT DR.
 MERIDIAN, ID 83642
 CONTACT: TODD MCFARLANE
 (514) 335-4585

DRAWING INFORMATION
 ODG PROJECT #: 22-434
 DRAWN BY: MY
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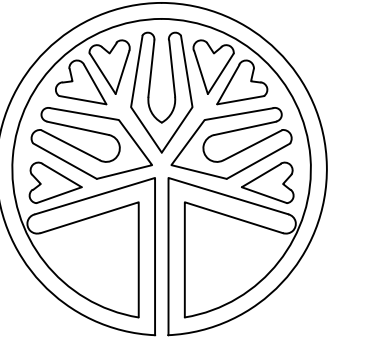
DATE:
JULY 25, 2022

SHEET NO.
L-1
 OF 5



ORIGIN
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STATE OF WASHINGTON
LICENSED
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Krystal Lowe
KRYSTAL LOWE
LICENCE NO. 1206

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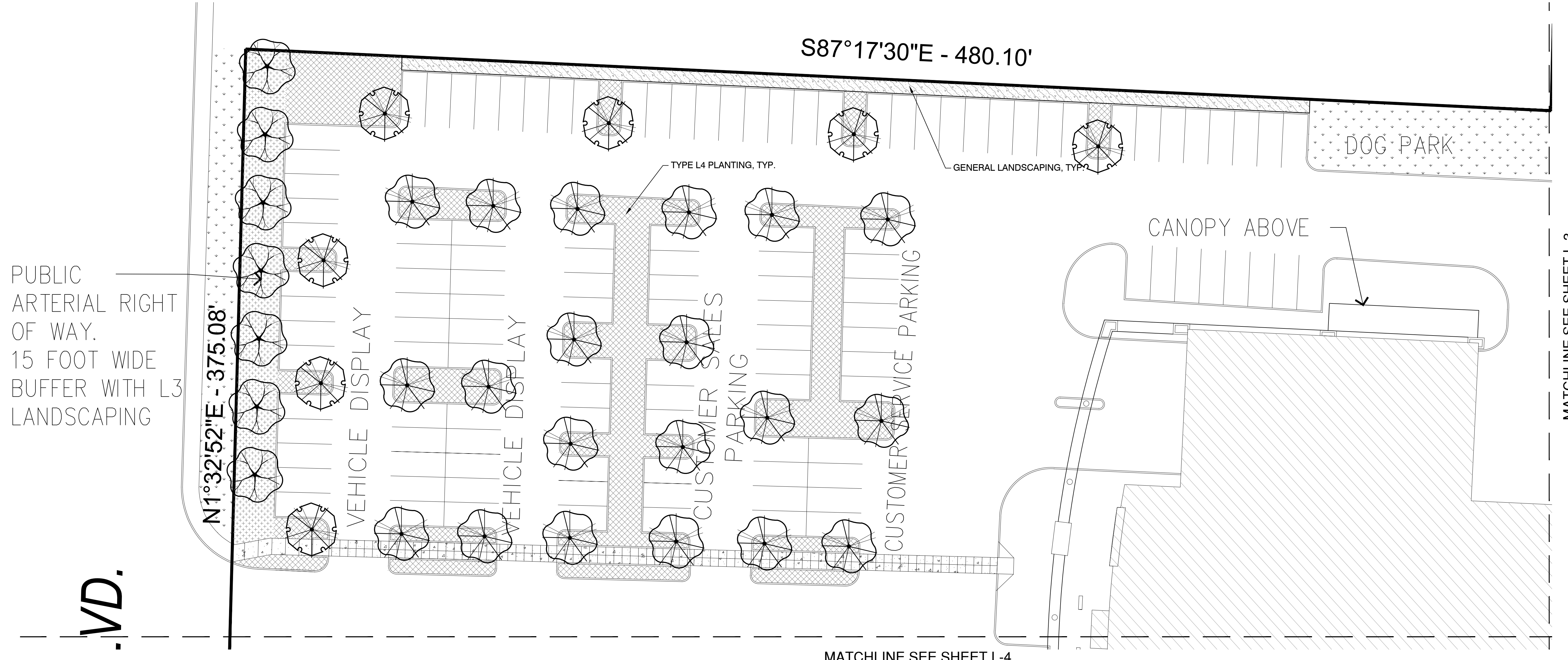
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L-2
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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	16	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" Cal.	B&B
	31	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal.	B&B
	17	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal.	B&B
	17	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" Cal.	B&B
	33	Fraxinus oxycarpa 'Raywood' TM	Raywood Ash	2" Cal.	B&B
	15	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	10	Thuja occidentalis 'Fastigiata'	Pyramidal Arborvitae	6" HT	B&B
	1	Thuja plicata 'Excelsa'	Western Red Cedar	6" HT	B&B
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	10,286 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	seed	

CONCEPT PLANT SCHEDULE

TYPE L1 SCREEN	QTY	SIZE	CONTAINER
	1	24" Min. Ht.	Pot
	1	24" Min. Ht.	Pot
TYPE L3 SCREEN	QTY	SIZE	CONTAINER
	2	2 gal.	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
TYPE L4 LANDSCAPING	QTY	SIZE	CONTAINER
	4	4"	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
	2	2 gal.	Pot
GENERAL LANDSCAPING	QTY	SIZE	CONTAINER
	1		

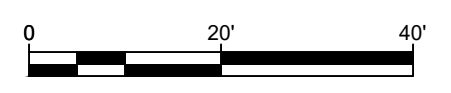


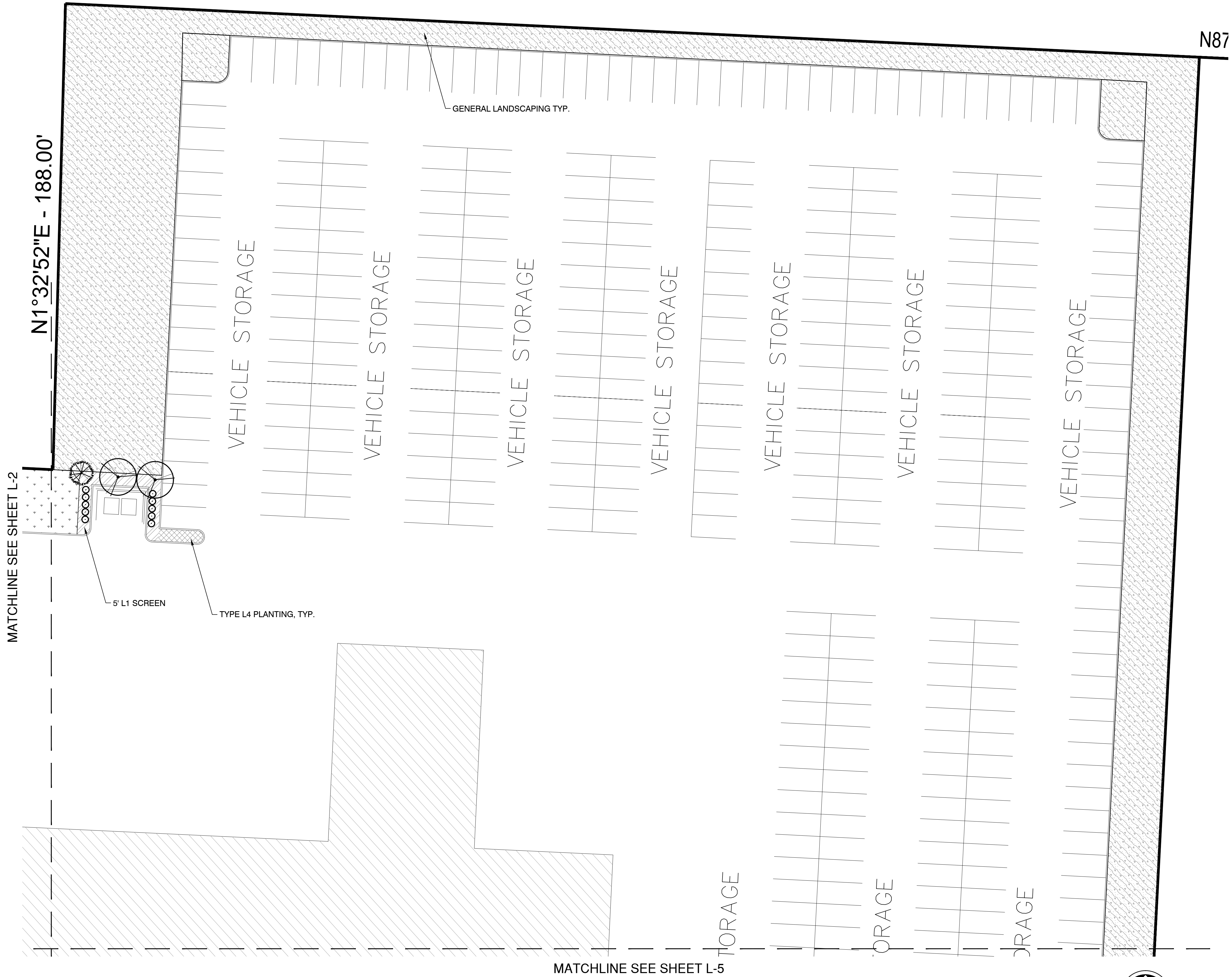
PUBLIC ARTERIAL RIGHT OF WAY.
15 FOOT WIDE BUFFER WITH L3 LANDSCAPING

VD.

MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-3





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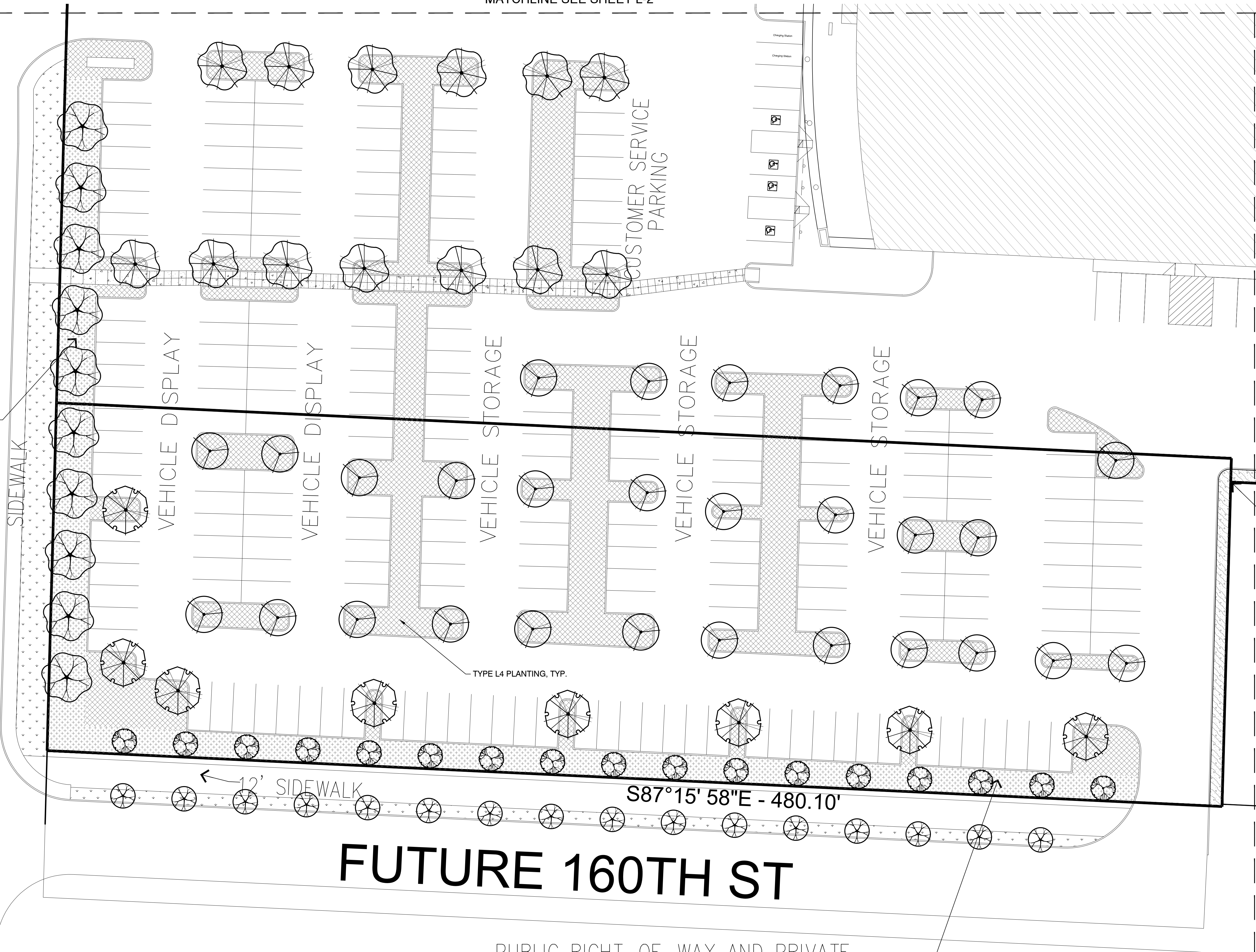
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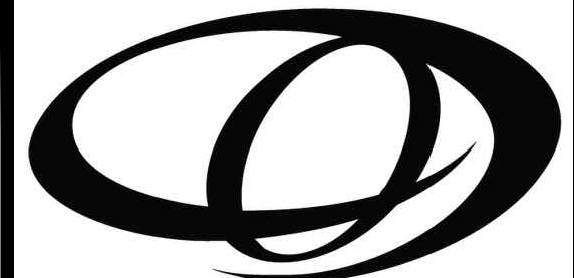
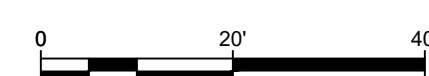
MATCHLINE SEE SHEET L-2

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15 FOOT WIDE BUFFER WITH L3 LANDSCAPING

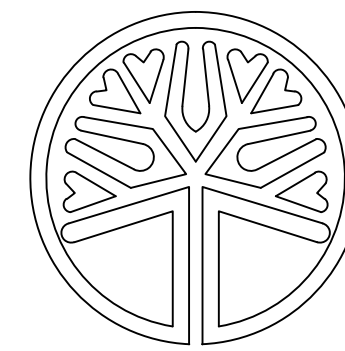


FUTURE 160TH ST

PUBLIC RIGHT-OF-WAY AND PRIVATE ACCESS ROADS 30 FEET WIDE OR GREATER. 10 FOOT WIDE BUFFER WITH L3 LANDSCAPING



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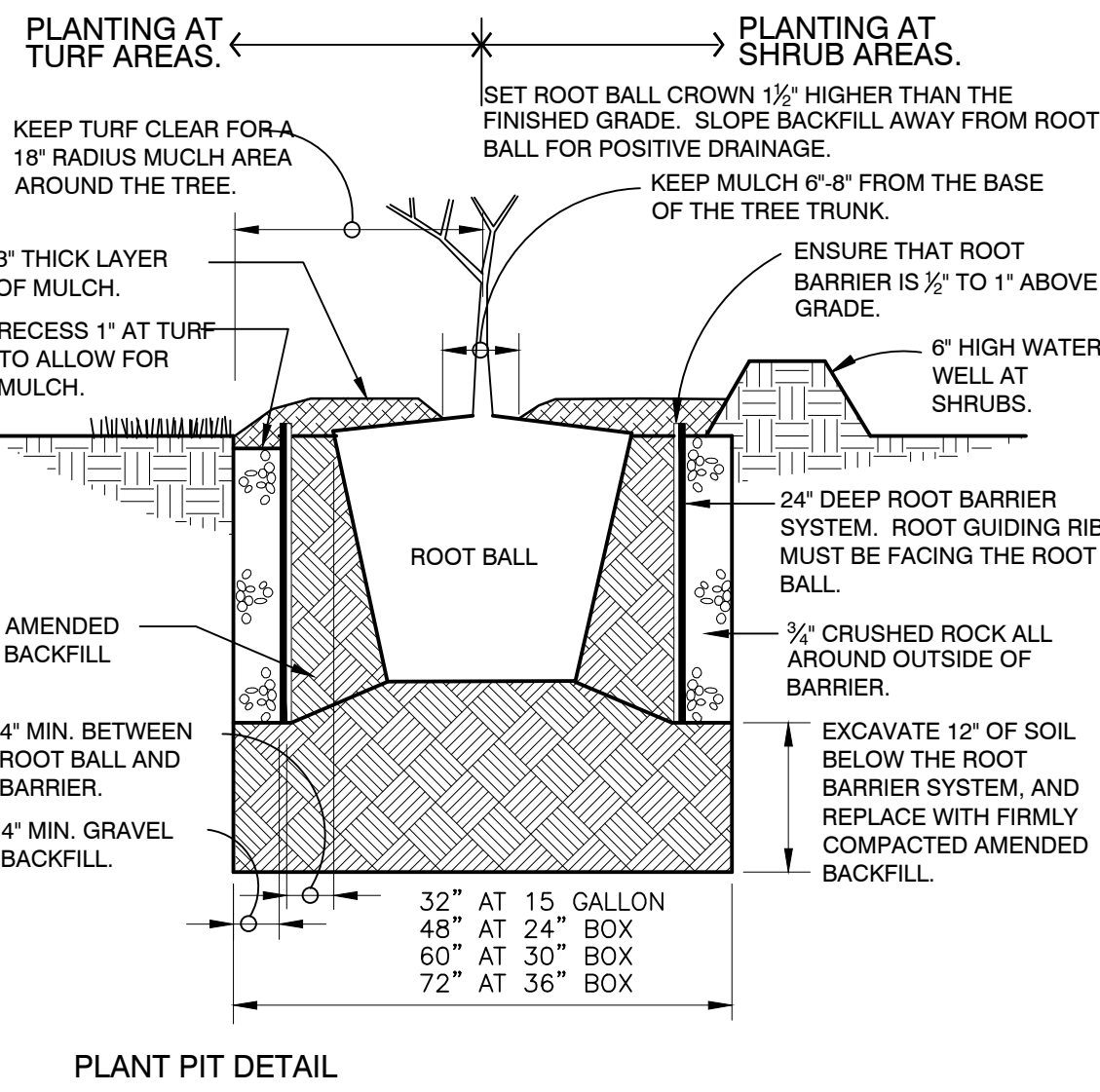
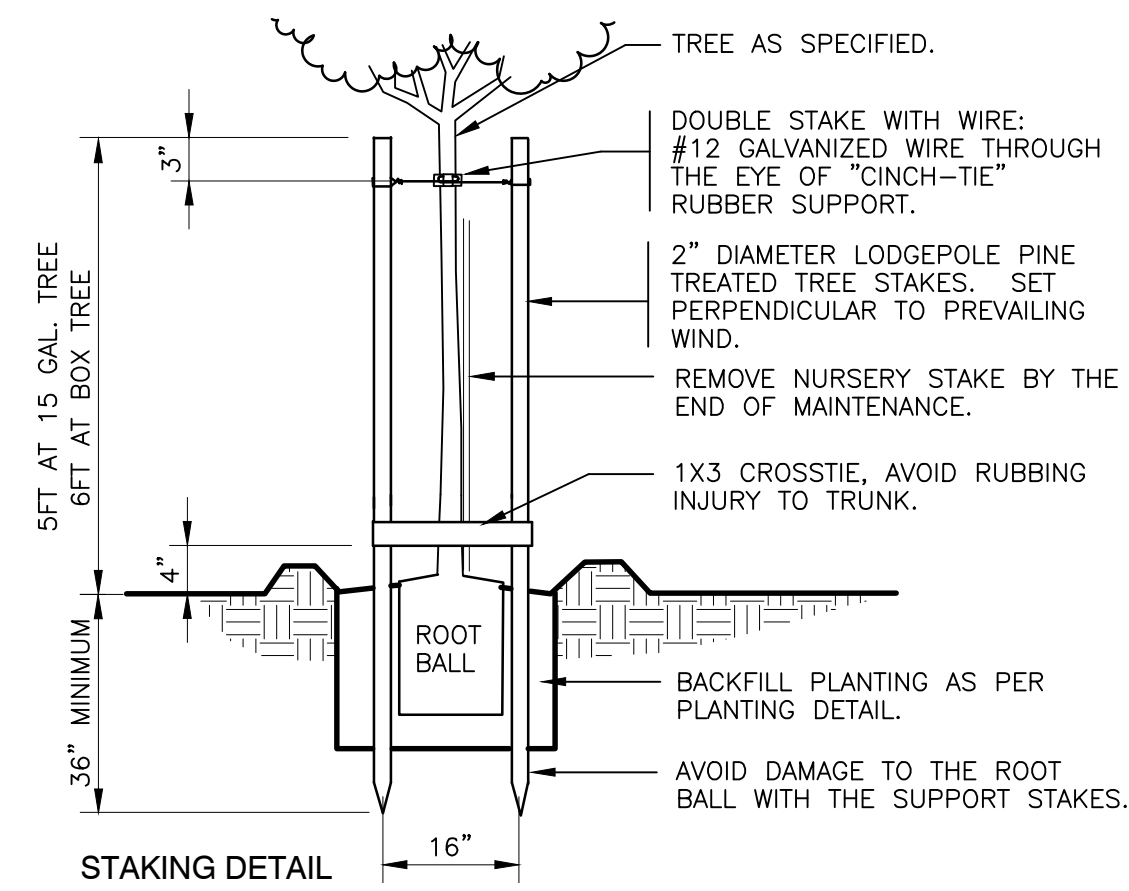
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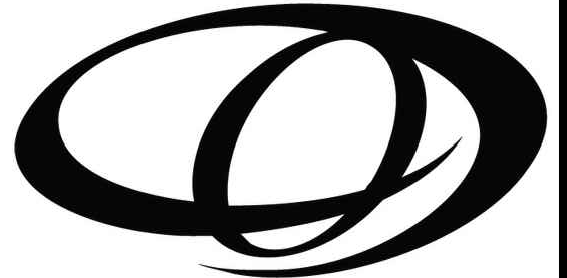
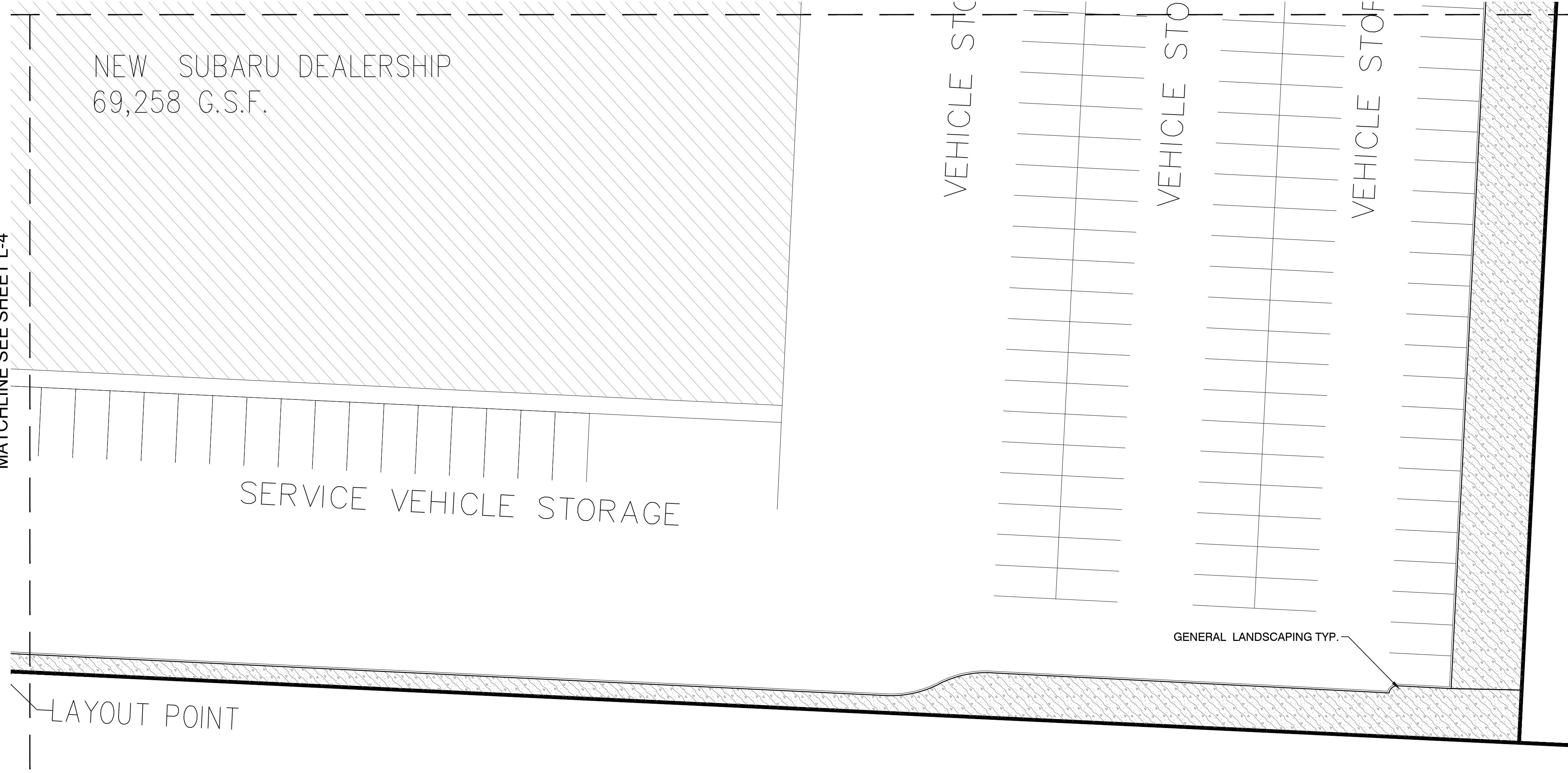
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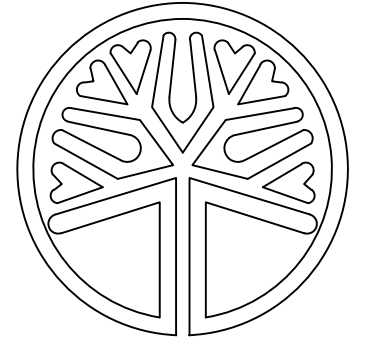
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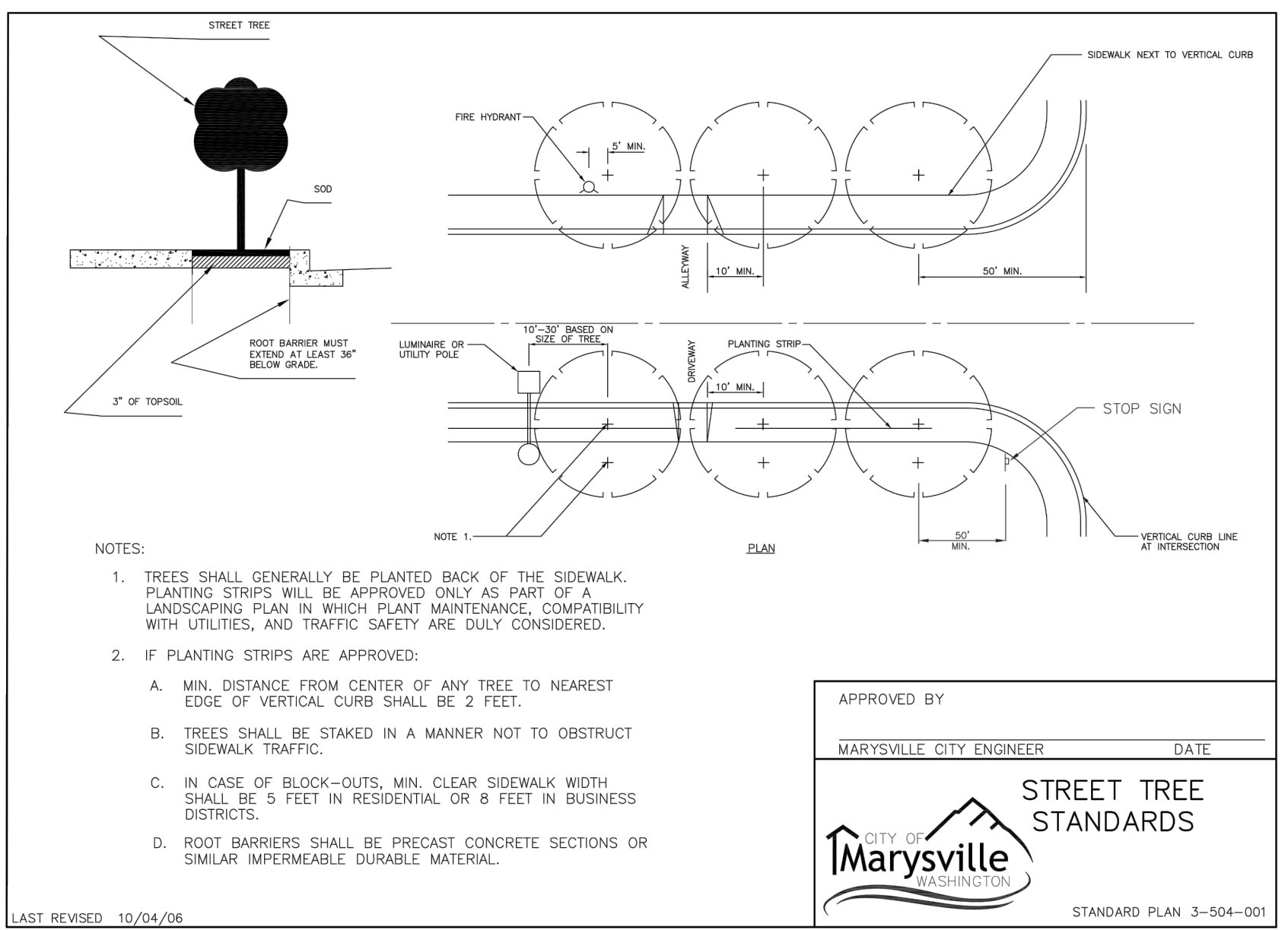


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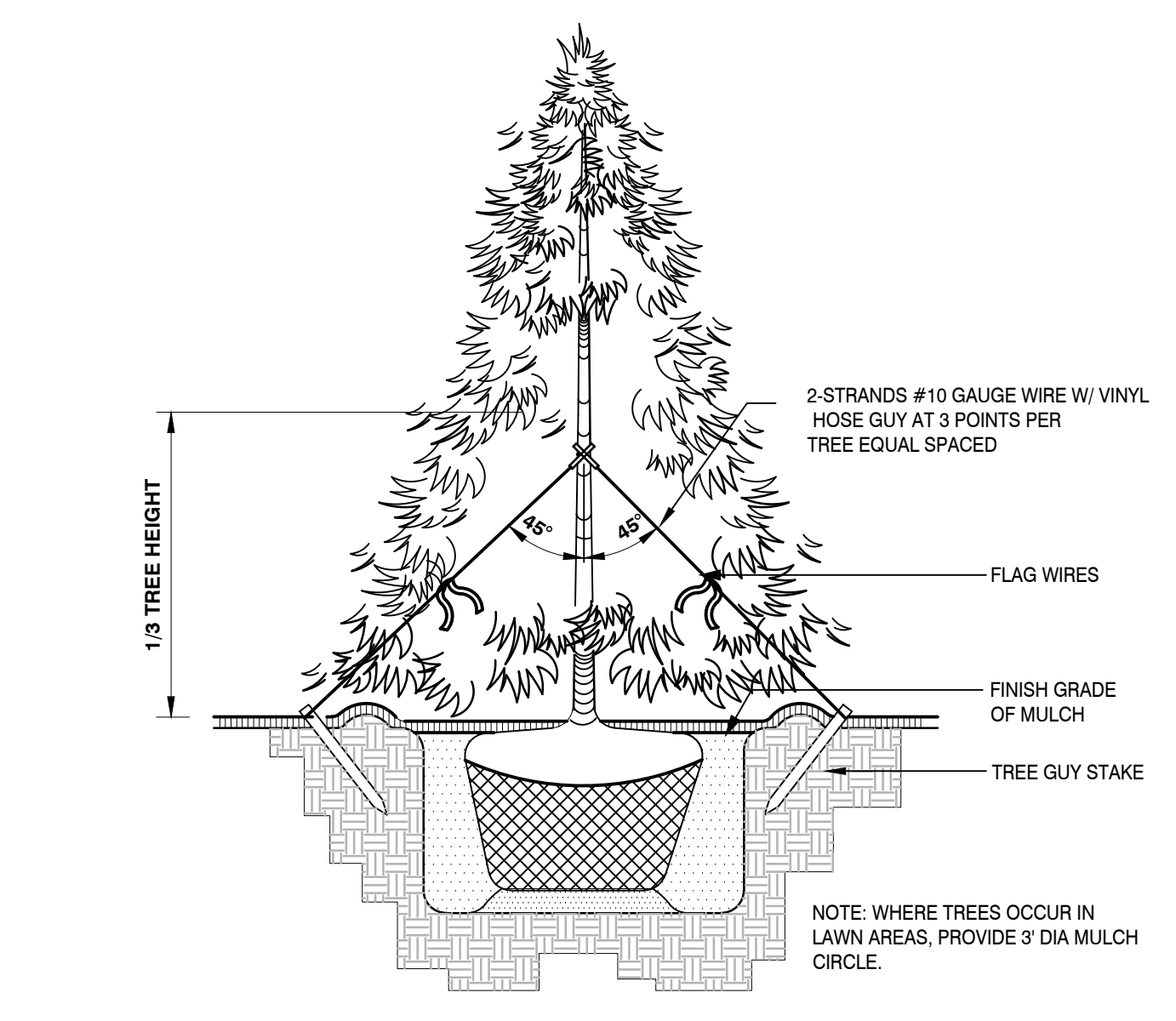
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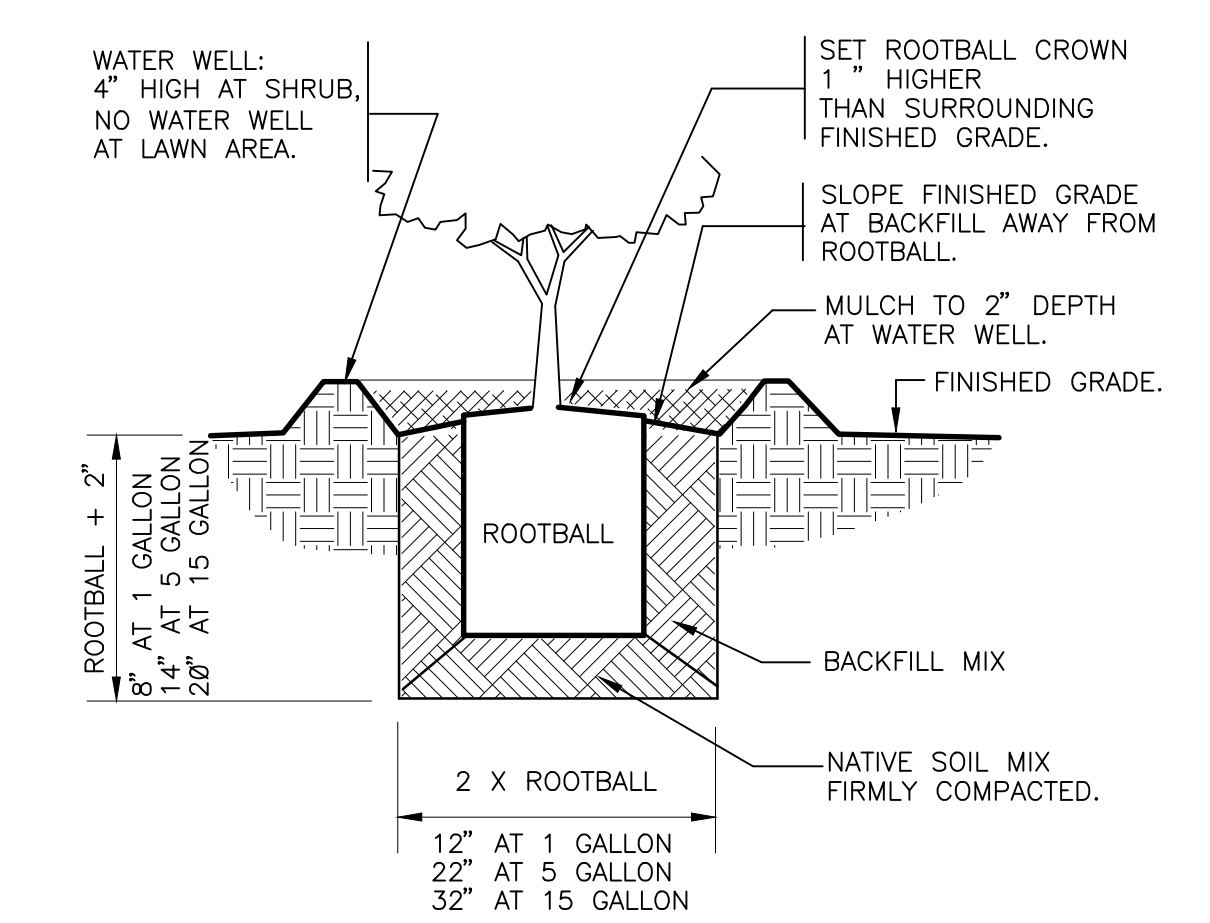
1 ROOT BARRIER TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-12



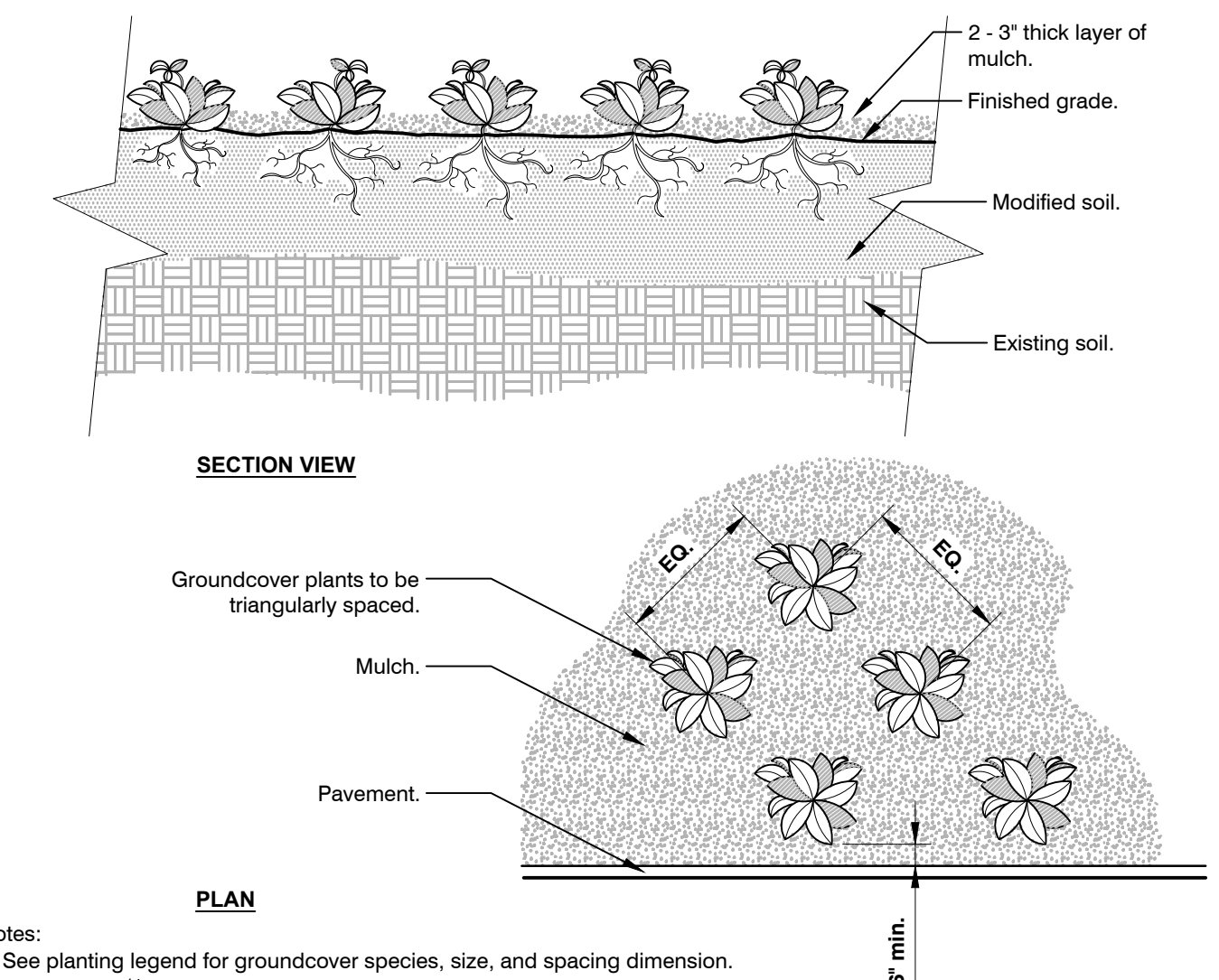
2 STREET TREE STANDARDS 3-504
329301.04-01



3 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"



4 SHRUB PLANTING
1" = 1'-0"



5 GROUNDCOVER
3/4" = 1'-0"

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