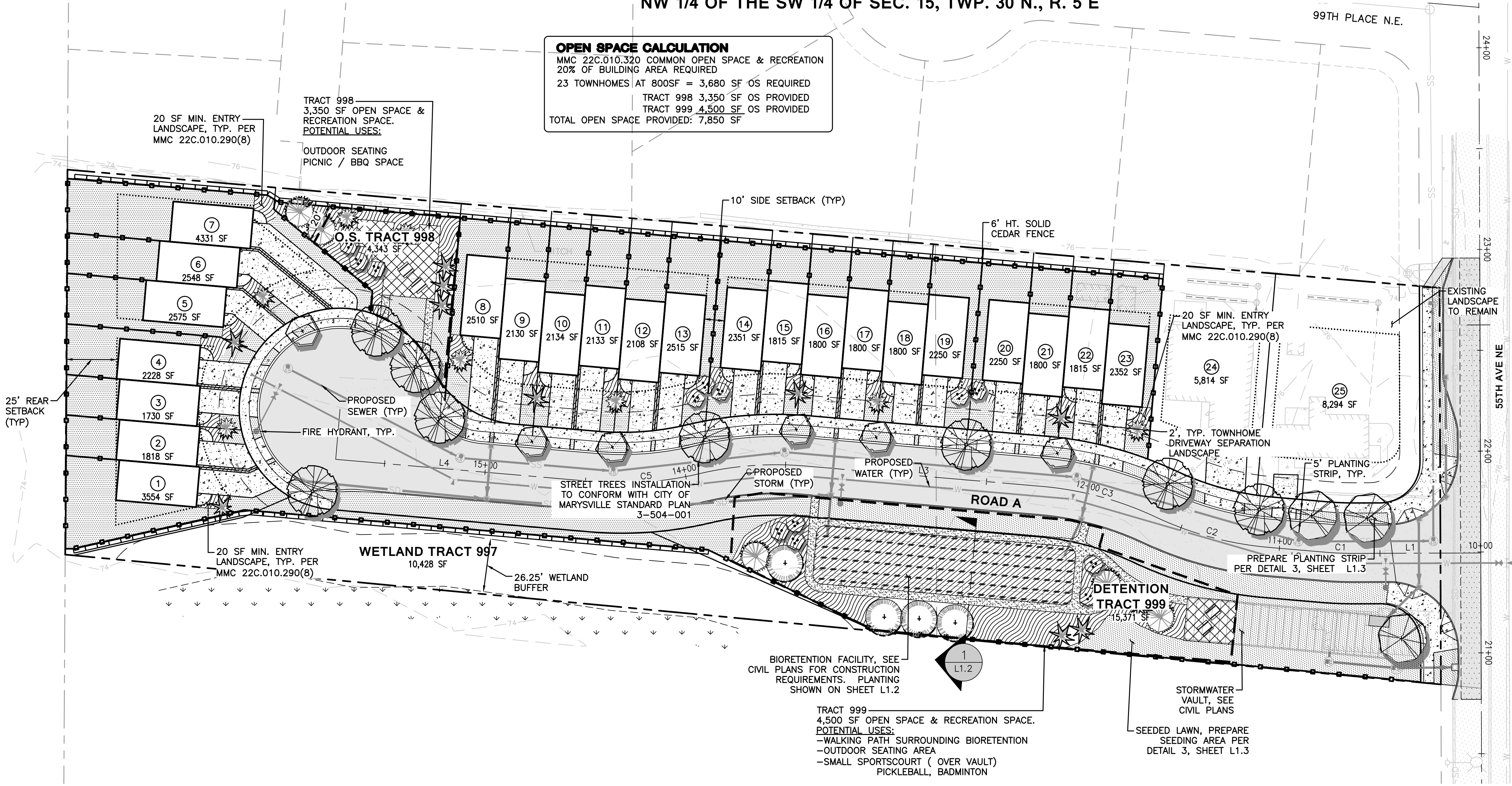
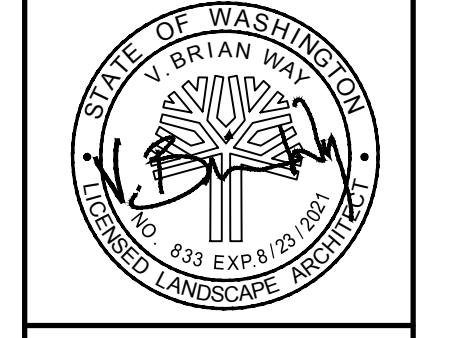


**OPEN SPACE CALCULATION**  
 MMC 22C.010.320 COMMON OPEN SPACE & RECREATION  
 20% OF BUILDING AREA REQUIRED  
 23 TOWNHOMES AT 800SF = 3,680 SF OS REQUIRED  
 TRACT 998 3,350 SF OS PROVIDED  
 TRACT 999 4,500 SF OS PROVIDED  
 TOTAL OPEN SPACE PROVIDED: 7,850 SF

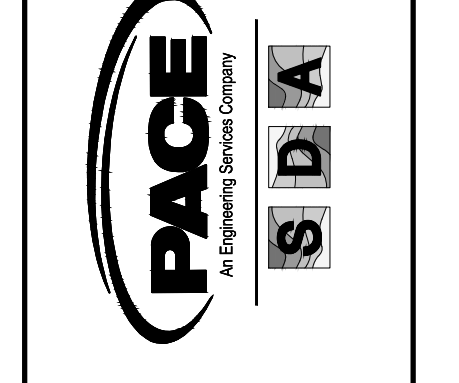


REVISIONS	No.	Description	Date

TS	Drawn By NKJ	Designed By NKJ	Checked By KJM	Approved By 12-31-19	Date
Horiz. Scale					Project No.
Vert. Scale					



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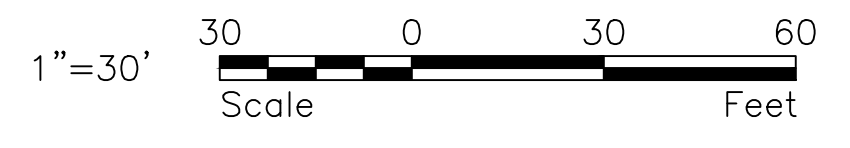


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 RAY TOWNHOMES  
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SCOTT RAY  
 Contact

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING	QTY.	SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE/CONDITIONS	SPACING
	<b>STREET TREES</b> ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE MAPLE	2" CAL. MIN.	AS SHOWN	8		<b>TOWNHOME AND OPEN SPACE PLANTING</b> (ENTRY LANDSCAPE MMC 22C.010.290(C) AND DRIVEWAY SEPARATION)		
	FRAXINUS PENNSYLVANICA "PATMORE" / PATMORE ASH	2" CAL. MIN.	AS SHOWN	3		<b>SHRUBS</b> MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL. CONT.	24"-36" O.C.
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. MIN.	AS SHOWN	6		AZALEA X 'KAREN' / KAREN AZALEA		
	<b>SITE TREES</b> THUJA PLICATA / WESTERN RED CEDAR	6' HT. MIN.	AS SHOWN	5		BERBERIS THUNBERGII 'GORUZAM' GOLDEN RUBY BARBERRY		
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6' HT. MIN.	AS SHOWN	4		ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY		
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / ALASKA WEeping CEDAR	6' HT. MIN.	AS SHOWN	11		JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER		
	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	4' HT. MIN.	AS SHOWN	8		MORELLA CERIFERA / PACIFIC WAX MYRTLE		
	ACER CIRCINATUM / VINE MAPLE	8'-10' HT. MULTI-TRUNK 3 TRUNKS MIN.	AS SHOWN	13		PINUS MUGO VAR. SLOWMOUND / DWARF MUGO PINE		
	<b>LANDSCAPE FEATURES AND SITE FURNITURE</b> 6' HT. SOLID CEDAR FENCE					<b>GROUNDCOVERS</b> MAHONIA REPENS / LOW OREGON GRAPE	4" POT.	18" O.C.
	PICNIC TABLES AND BENCHES					ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK		
	OPEN SPACE HARDSCAPE PAVING TBD					GERANIUM SANGUINEUM / CRANSBILL		
	4' WIDE CRUSHED ROCK PATH					<b>PERENNIALS AND GRASSES</b> HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL. CONT.	24"-36" O.C.
						MISCANTHUS SINENSIS 'ADAGIO' / DWARF MAIDEN GRASS		
						LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / ENGLISH LAVANDER		
						HEMEROCALLIS / DAYLILLY		
						RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN		
						SEEDED LAWN		

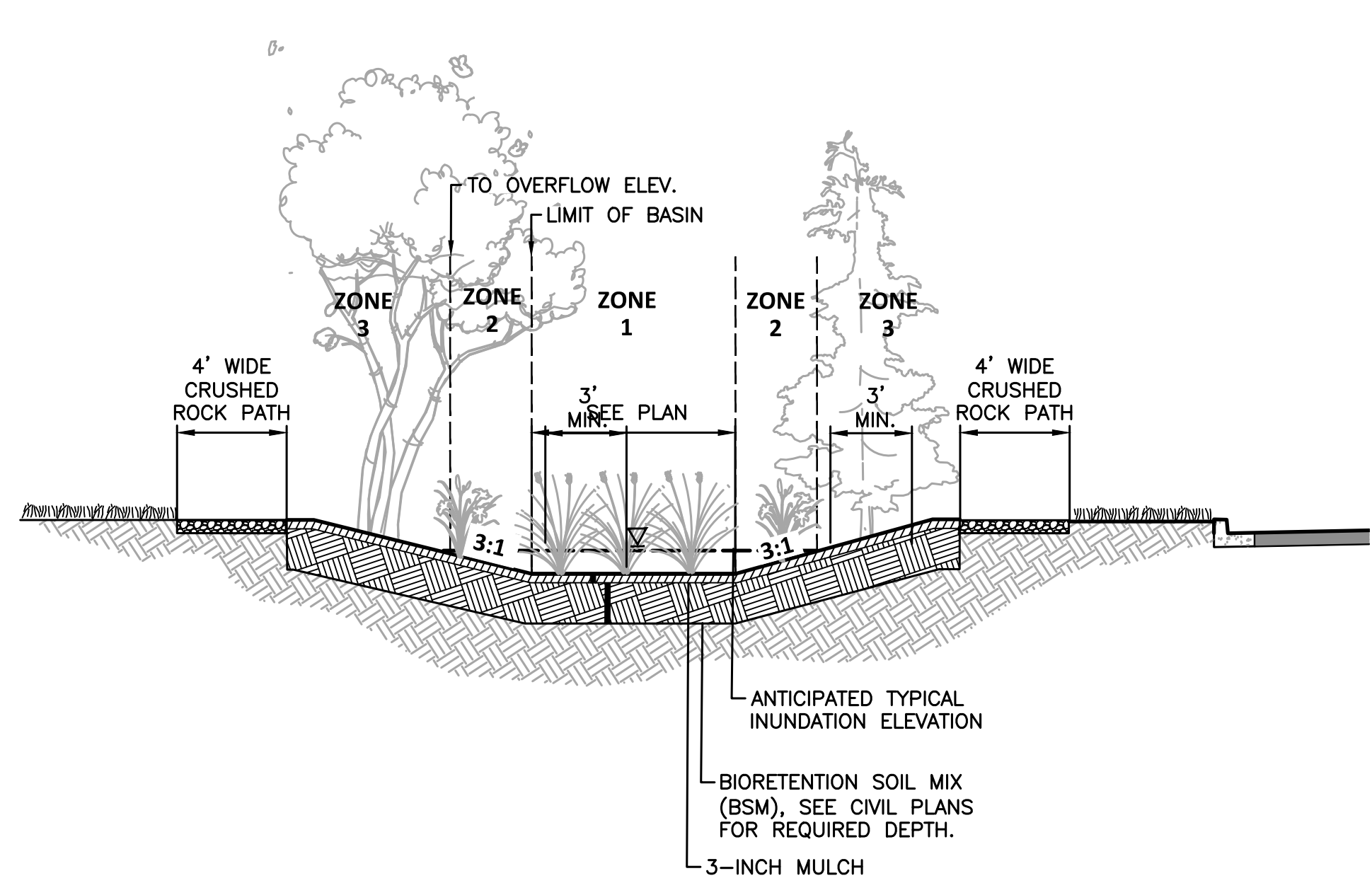


SEE SHEET L1.3 FOR GENERAL LANDSCAPE NOTES

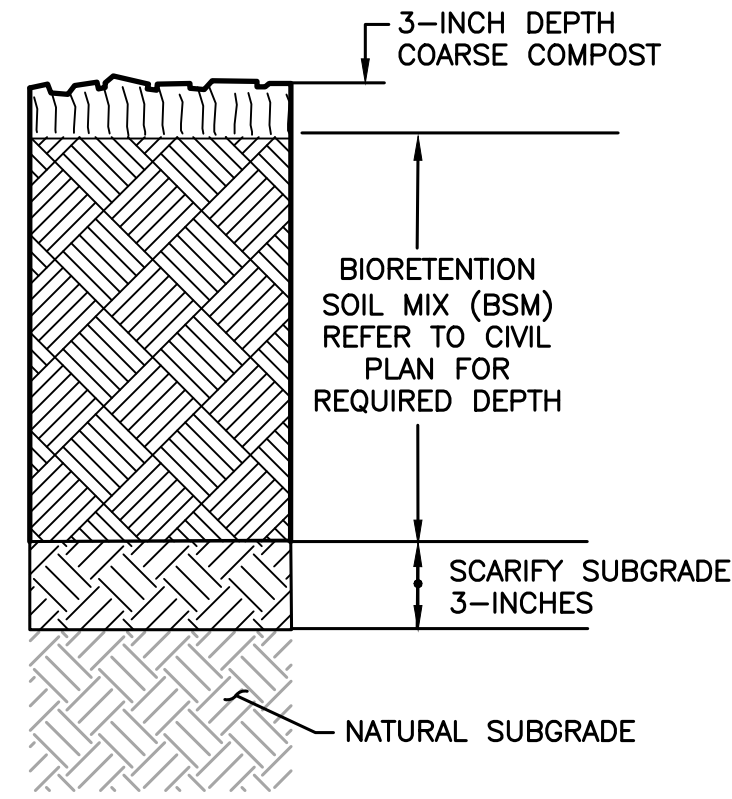


**RAY TOWNHOMES**  
**PRELIM. LANDSCAPE PLAN**

**L1.0**



1 BIORETENTION FACILITY  
N.T.S.



2 BIORETENTION SOIL PREPARATION  
N.T.S.

**BIORETENTION PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME/COMMON NAME	BOTANICAL NAME/COMMON NAME
	<b>ZONE 1 (FREQUENT INUNDATION OR FLOWING WATER)</b>	
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	<b>ZONE 3 (DRIER SOILS, INFREQUENTLY SATURATED)</b>
	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE
	SPIRAEA DOUGLASII / DOUGLAS SPIREA	RIBES SANGUINEUM / RED-FLOWERING CURRANT
	IRIS DOUGLASIANA / PACIFIC COAST IRIS	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY
	JUNCUS EFFUSUS / COMMON RUSH	BERBERIS THUNBERGII F. ATROPURPUREA 'CONCORD' / DWARF PURPLE LEAF BARBERRY
	CAREX OBNUPTA / SLOUGH SEDGE	RHODODENDRON 'HINO-CRIMSON' / EVERGREEN AZALEA
	<b>ZONE 2 (PERIODIC MOIST SOILS)</b>	
	MORELLA CALIFORNICA / PACIFIC WAX MYRTLE	VIBURNUM DAVIDII / DAVID'S VIBURNUM
	LONICERA INVOLCRATA / BLACK TWINBERRY	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
PHILADELPHUS LEWISII / MOCK ORANGE	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	
SYMPHORICARPOS ALBUS / SNOWBERRY	ACHILLEA MILLEFOLIUM / WESTERN YARROW	

**GENERAL PLANTING NOTES**

- NO IRRIGATION SYSTEM IS PLANNED FOR THE PROJECT. ALL PLANTING WITHIN THE DESIGNATED LANDSCAPE AREAS AND TREES ARE NATIVE SPECIES, DROUGHT TOLERANT OR NW ADAPTED SPECIES. THE CONTRACTOR &/ OR DEVELOPER SHALL BE RESPONSIBLE FOR HAND WATERING OR PROVIDING A TEMPORARY IRRIGATION SYSTEM FOR PLANT ESTABLISHMENT DURING THE FIRST 3-5 YEARS. FOR THE LIFE OF THE PROJECT IT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION TO WATER PLANTS DURING PERIODS OF PROLONGED DROUGHTS.
- REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCHING AND REPAIRING ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION UNDER THIS CONTRACT.
- GRADING SHALL BE ACCEPTED PRIOR TO PLANT INSTALLATION. FINISHED GRADE FOR NEW PLANTING AREAS SHALL ALLOW FOR TOPSOIL AND BARK MULCH AND 1-INCH CLEAR TO TOP OF CURB OR SIDEWALK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND HAULING ALL EXTRA DEBRIS AND EXCESS SOIL GENERATED BY THIS PROJECT.

**PLANTING, FERTILIZING AND WARRANTY**

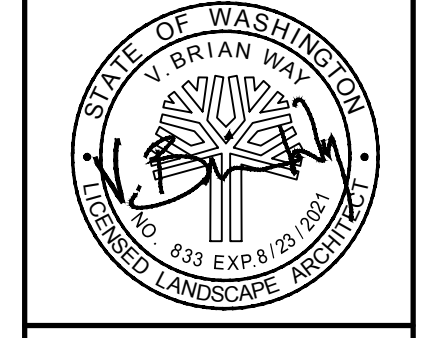
- ALL PLANT SIZES NOTED FOR HEIGHT, SPREAD AND CALIPER ARE MINIMUM REQUIREMENTS.
- ALL PLANTS SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMAN (AAN) GRADES AND STANDARDS AS PUBLISHED IN THE MOST RECENT Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MANUAL. TREE CALIPER SHALL BE MEASURED SIX INCHES ABOVE THE ROOT FLARE.
- AREAS DISTURBED BY GRADING AND NOT SHOWN AS PLANTING / LAWN AREAS SHALL BE SEEDED.
- APPLY FERTILIZER TO ALL LAWN, GROUNDCOVER, SHRUB AND TREE PLANTING AREAS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FERTILIZER TYPE (N-P-K RATIO) FOR LAWN, ORNAMENTAL SHRUBS, AND TREES.

**TOPSOIL, COMPOST AND MULCH**

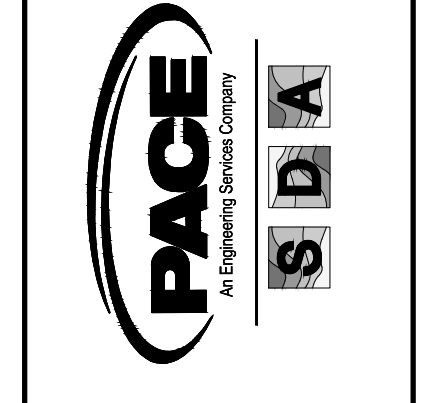
- REMOVE SUBGRADE MATERIAL TO ACCOMMODATE TOPSOIL, BARK, SOD LAWN WITH 1" CLEAR TO TOP OF CURB, SIDEWALK OR OTHER PAVED SURFACES.
- REFER TO PLANTING PREPARATION DETAIL SHEET L1.3 FOR TOPSOIL AND COMPOST REQUIREMENTS.
- COMPOST SUPPLIED BY CEDAR GROVE, (877) 764-5748, OR APPROVED EQUAL.
- TOPSOIL SHALL BE A 3-WAY (LOAM SOIL, PEAT AND COMPOST) SUPPLIED BY CEDAR GROVE, (877) 764-5748 OR APPROVED EQUAL.
- BARK MULCH SHALL BE HEMLOCK / FIR MEDIUM GRIND.

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**RAY TOWNHOMES**

**BIO. PLANTING & NOTES**

**L1.2**



