

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.

LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- (1) 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.
- (2) 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.
- (3) All landscaped areas must be kept free of debris and weeds.
- (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (5) 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.
- (6) 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.
- (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.

IRRIGATION ASSESSMENT

All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 feet of all plant material. An automatic irrigation system that provides head to head coverage shall be designed and installed per a specialized irrigation contractor and shall comply with all city standards.

OPEN SPACE AND RECREATION REQUIRED

PER MMC 22G.080.100
15% of the Net Project Area shall be established as open space. Critical Areas and buffers may be used to satisfy a maximum OF 75% of the required open space. 35% of the required open space shall be active open space.

Gross Parcel Area: 705,331 SF
Net Project Area: 326,700 SF
Required Open Space: 326,700 SF x 15% = 49,005 SF
Provided Open Space: 49,553 SF

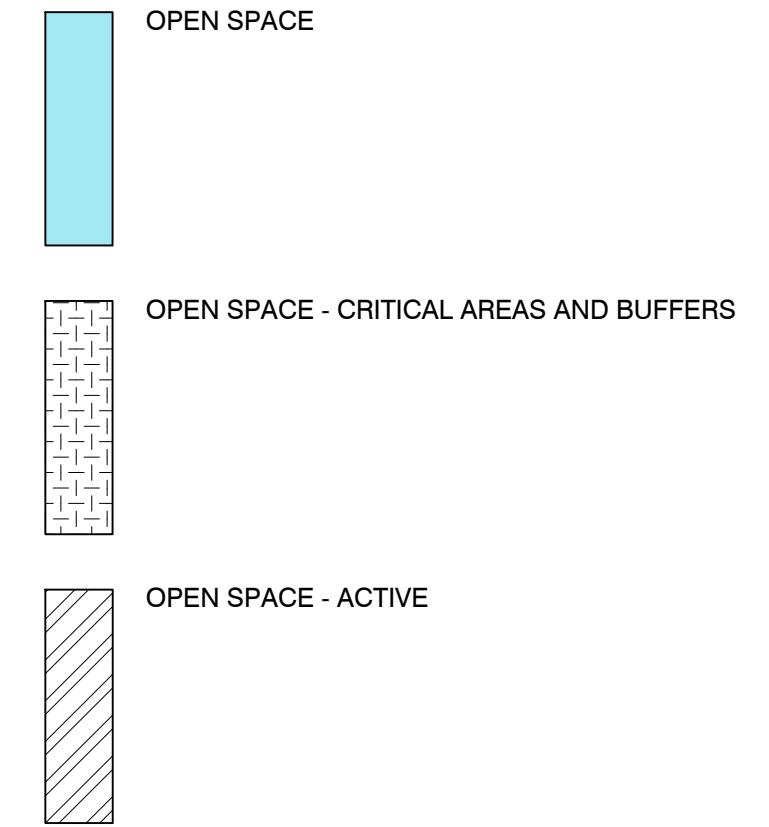
Maximum 65% from Critical Areas and Buffers
49,005 SF x 65% = 31,853 SF Maximum
29,421 SF Provided from Critical Areas and Buffers

Required Active Open Space: 49,005 SF x 35% = 17,152 SF
Provided Active Open Space: 17,844 SF

Include 1 large recreational amenity or two small recreational amenities per 1/4 acre of active recreation space.
17,844 SF = .41 acre, round up to .5 acre

.5 acres required 1 large and 2 small amenities, 2 large, or 4 small

Amenities Provided:
2 Large: 1 play structure, 1 sports court
4 Small: horse shoe pit, tetherball, 3 benches and 2 picnic tables



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