



## GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation:**  
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation. Perimeter trees shall be Pit Planted per the details on this sheet.
- Mulching:** All planting pits to receive a minimum of 3" of Medium grind black bark mulch. Top of all Mulching shall be 1/2" below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface.
- Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut jute strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
- Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. Temporary irrigation shall be provided via a hose bib located on the building.

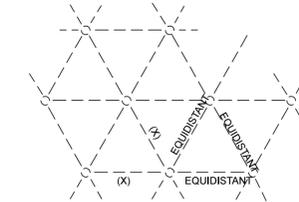
### TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.

Per City of Sumner Code: 18.18.060

2. The following standards apply to accessory outdoor storage in M-1 zones:

- The material(s) being stored shall not exceed 12 feet in height; and
- The material(s) being stored shall be wrapped or enclosed to prevent wind blown debris; and
- The outdoor storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less; and
- The outdoor storage is screened from adjacent public streets or from future or present bicycle or pedestrian paths by a minimum of a six-foot fence or masonry wall and a fully landscaped buffer the width of the applicable required setback. The buffer shall include at least a five-foot high earth berm and at least 50 percent evergreen trees at least six feet in height at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. All trees shall be planted no less than 20 feet apart on-center. For every 100 square feet of buffer area, at least one evergreen shrub of a minimum size of two feet shall be provided. Ground cover of a minimum two-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting; and
- Outdoor storage shall be screened from adjacent properties, except those properties zoned M-2, by a 12-foot landscaped buffer. This buffer shall contain at least 50 percent evergreen trees of a minimum size of six feet at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. No less than one tree per 30 linear foot of buffer shall be provided. This landscaping shall not substitute for the required setbacks of the underlying zoning; and
- Outdoor storage shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no outdoor storage is allowed between a building and a side street lot line;
- Buffer plantings should include low maintenance and/or drought tolerant species. The director may require irrigation for buffer areas if it is necessary to ensure the long-term success of the landscaping as a buffer;
- The director may modify the requirements for spacing, number and size of plantings and berms only upon a satisfactory showing by a licensed landscape architect that an alternate proposal will accomplish the same buffering goals.



DISTANCE (X) PER PLANT LEGEND

#### NOTES:

ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.

LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

## GROUNDCOVER PLANTING DETAIL

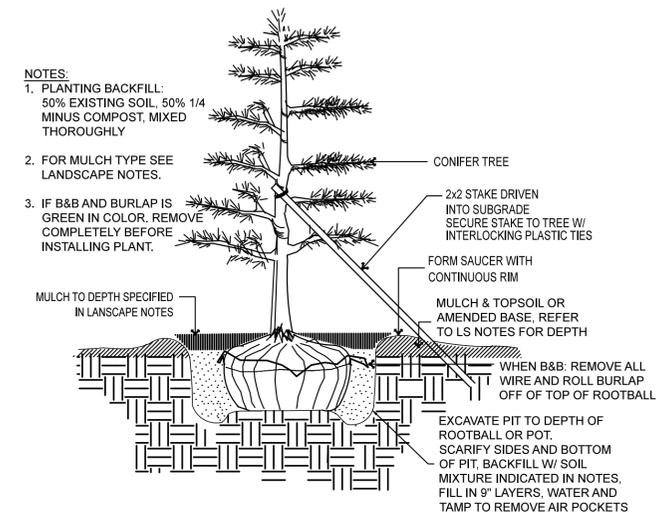
No Scale

#### NOTES:

1. PLANTING BACKFILL:  
50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY

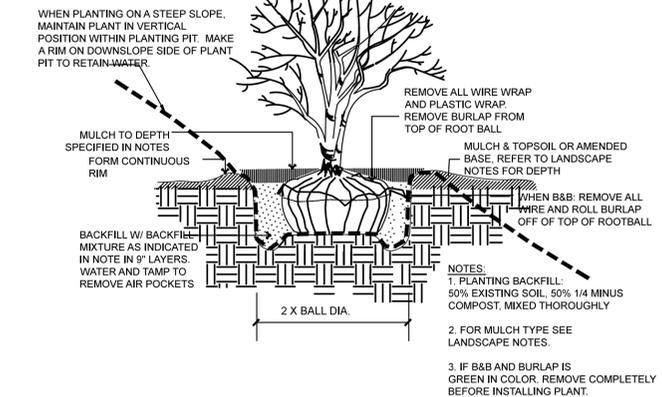
2. FOR MULCH TYPE SEE LANDSCAPE NOTES.

3. IF B&B AND BURLAP IS GREEN IN COLOR, REMOVE COMPLETELY BEFORE INSTALLING PLANT.



## EVERGREEN TREE PLANTING & STAKING DETAIL

N.T.S.



## SHRUB PLANTING DETAIL

No Scale



PROJECT: **5 Rivers**  
Pierce County, WA  
Shiad Investments  
3611 19th Av. Ct. SE  
Puyallup, WA 98373

### REVISIONS:

### DRAWING ISSUED FOR:

AGENCY REVIEW

DATE: MAY 18, 2016



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

*Katherine Owens*

KATHERINE OWENS  
CERTIFICATE NO. 692

PROJECT NO.: 1604  
FILE NAME: 1604LSB  
X-REFS: CIVIL  
DRAWN BY: KLO  
CHECKED BY: KLO  
PLOT SCALE: 1:1  
DRAWING SCALES: NTS

### DRAWING CONTENTS

LANDSCAPE NOTES & DETAILS

### DRAWING NO.:

**L2**

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