

PLANT SCHEDULE LS-01				
TREES	QTY	COMMON NAME	CAL	
	13	GREEN MOUNTAIN SUGAR MAPLE ACER SACCHARUM 'GREEN MOUNTAIN' TM	2" CAL, 12'-15' HT. B&B/CONT.	
	12	MAJESTIC BEAUTY TULIP TREE LIRODENDRON TULIPIFERA 'MAJESTIC BEAUTY' TM	2" CAL, 12'-15' HT. B&B/CONT.	
	2	ARISTOCRAT FLOWERING PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM	2" CAL, 12'-15' HT. B&B/CONT.	
GROUND COVERS	QTY	COMMON NAME	CONT	SPACING
	7,725 SF	HYDROSEED STANDARD LAWN MIX. LAWN X STANDARD MIX	HYDROSEED	

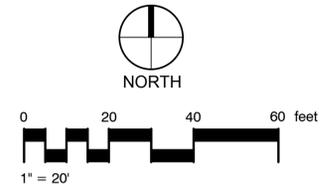
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	HYDROSEED LAWN	
	MAINTAIN MINIMUM 5' CLEARANCE BETWEEN NEW TREES AND UNDERGROUND UTILITIES	
	PRESERVE AND PROTECT EXISTING TREES	

SOIL INFORMATION

Mukilteo muck, 0% slopes
NO WORK IN THIS SOIL TYPE

Yelm fine sandy loam, 0-3%, 3-15% and 15-30% slopes
AMENDMENTS NEEDED PER SPECIFICATIONS



REVISIONS	DATE	BY	AVOS
1	4/23/18		

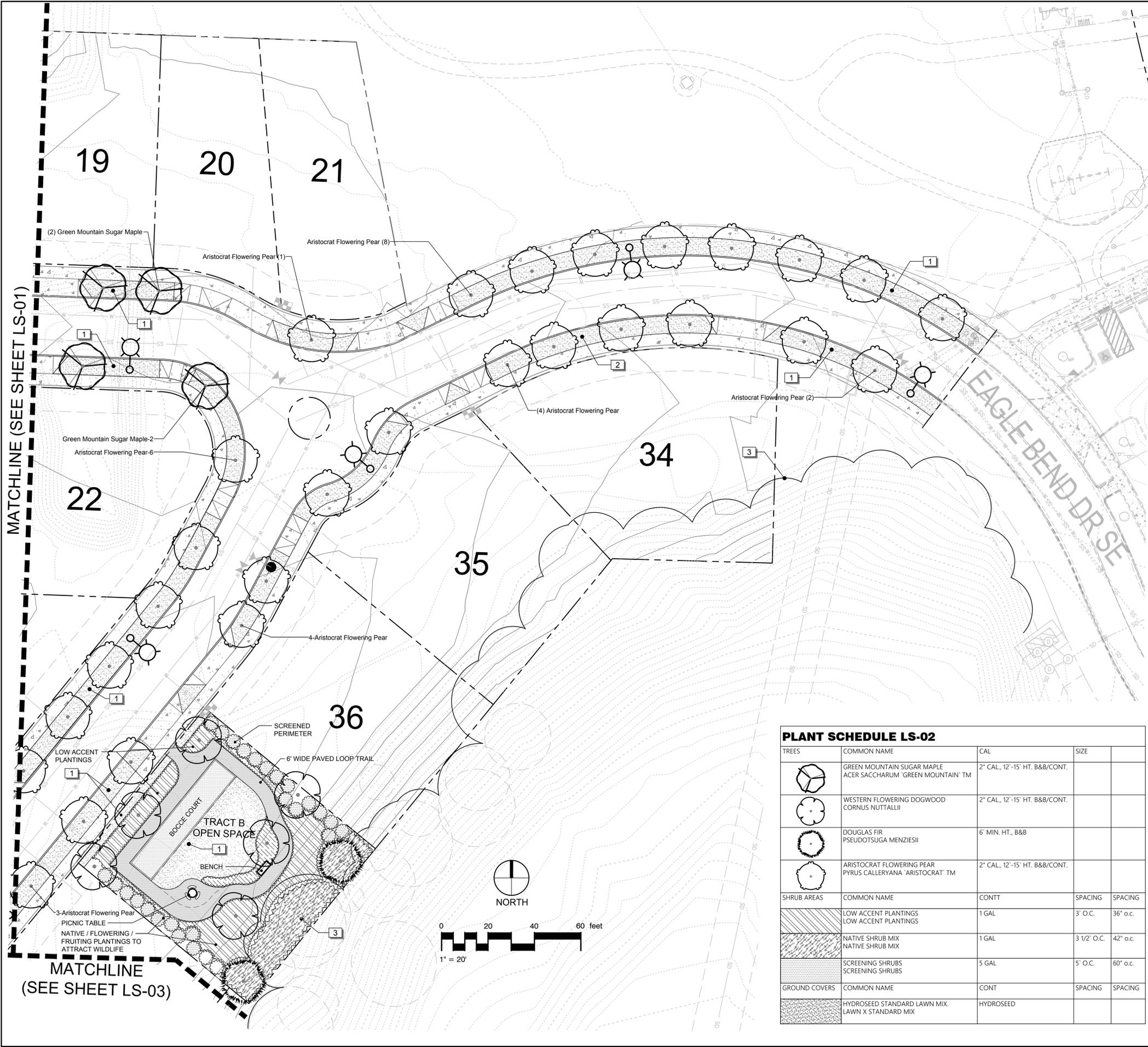
SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
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PRELIMINARY LANDSCAPE PLAN
BRIGGS WEST RESIDENTIAL
PHASE 1

SHEET TITLE:
PROJECT NAME:
SEAL:

DESIGNER:	A. VOS
DRAWN BY:	A. VOS
APPROVED BY:	J. GLANDER
DATE:	MARCH 19, 2018
JOB NO.:	2293.02
DRAWING FILE NO.:	2293.02.X.LS
DRAWING NO.:	LS-01
SHEET NO.:	17 OF 19

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3	PRESERVE AND PROTECT EXISTING TREES	

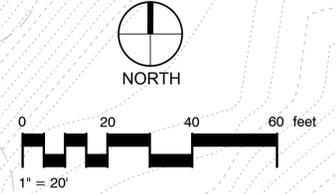
SOIL INFORMATION

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NO WORK IN THIS SOIL TYPE

Yelm fine sandy loam, 0-3%, 3-15% and 15-30% slopes
AMENDMENTS NEEDED PER SPECIFICATIONS

PLANT SCHEDULE LS-02

TREES	COMMON NAME	CAL	SIZE	
	GREEN MOUNTAIN SUGAR MAPLE ACER SACCHARUM 'GREEN MOUNTAIN' TM	2" CAL, 12'-15' HT. B&B/CONT.		
	WESTERN FLOWERING DOGWOOD CORNUS NUTTALLII	2" CAL, 12'-15' HT. B&B/CONT.		
	DOUGLAS FIR PSEUDOTSUGA MENZIESII	6' MIN. HT., B&B		
	ARISTOCRAT FLOWERING PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM	2" CAL, 12'-15' HT. B&B/CONT.		
SHRUB AREAS	COMMON NAME	CONTT	SPACING	SPACING
	LOW ACCENT PLANTINGS LOW ACCENT PLANTINGS	1 GAL	3' O.C.	36' o.c.
	NATIVE SHRUB MIX NATIVE SHRUB MIX	1 GAL	3 1/2' O.C.	42' o.c.
	SCREENING SHRUBS SCREENING SHRUBS	5 GAL	5' O.C.	60' o.c.
GROUND COVERS	COMMON NAME	CONT	SPACING	SPACING
	HYDROSEED STANDARD LAWN MIX. LAWN X STANDARD MIX	HYDROSEED		



REVISIONS	DATE	BY
1 REVISED PER SITE PLAN CHANGES	4/23/18	A VOS

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PRELIMINARY LANDSCAPE PLAN
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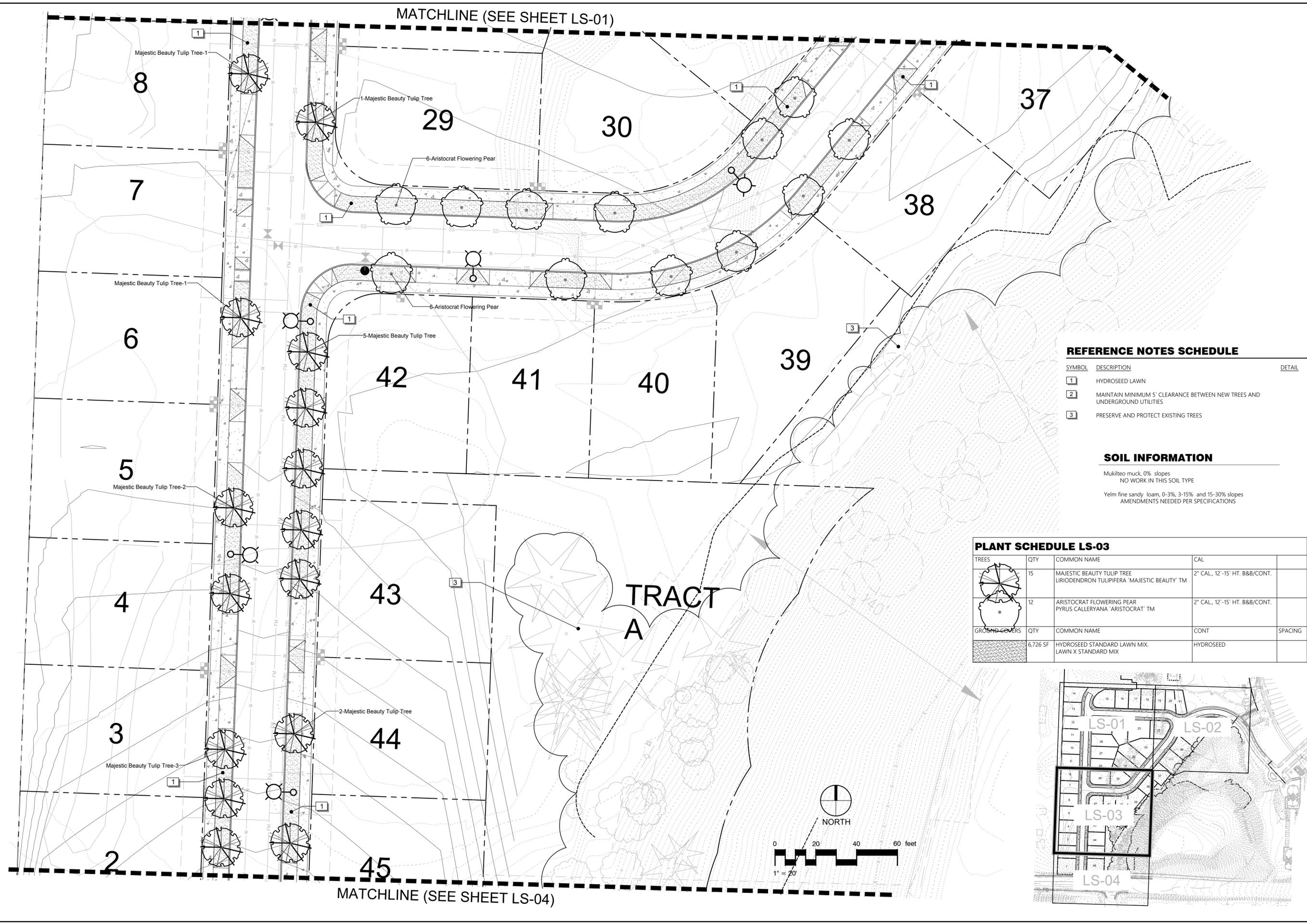
SHEET TITLE: PROJECT NAME:

SEAL: STATE OF WASHINGTON
J. GLANDER
LANDSCAPE ARCHITECT
NO. 02000000000000000000

DESIGNER: A VOS
DRAWN BY: A VOS
APPROVED BY: J. GLANDER
DATE: MARCH 19, 2018
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DRAWING FILE NO: 2293.02 X LS
DRAWING NO: LS-02
SHEET NO: 18 OF 19

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MATCHLINE (SEE SHEET LS-01)



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	HYDROSEED LAWN	
2	MAINTAIN MINIMUM 5' CLEARANCE BETWEEN NEW TREES AND UNDERGROUND UTILITIES	
3	PRESERVE AND PROTECT EXISTING TREES	

SOIL INFORMATION

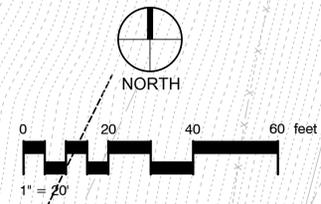
Mukilteo muck, 0% slopes
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Yelm fine sandy loam, 0-3%, 3-15% and 15-30% slopes
AMENDMENTS NEEDED PER SPECIFICATIONS

PLANT SCHEDULE LS-03

TREES	QTY	COMMON NAME	CAL	
	15	MAJESTIC BEAUTY TULIP TREE LIRIODENDRON TULIPIFERA 'MAJESTIC BEAUTY' TM	2" CAL, 12'-15' HT. B&B/CONT.	
	12	ARISTOCRAT FLOWERING PEAR PYRUS CALLERYANA 'ARISTOCRAT' TM	2" CAL, 12'-15' HT. B&B/CONT.	
GROUND COVERS	QTY	COMMON NAME	CONT	SPACING
	6,726 SF	HYDROSEED STANDARD LAWN MIX. LAWN X STANDARD MIX	HYDROSEED	

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A



BY	A VOS
DATE	4/23/18
REVISIONS	
1	REVISED PER SITE PLAN CHANGES

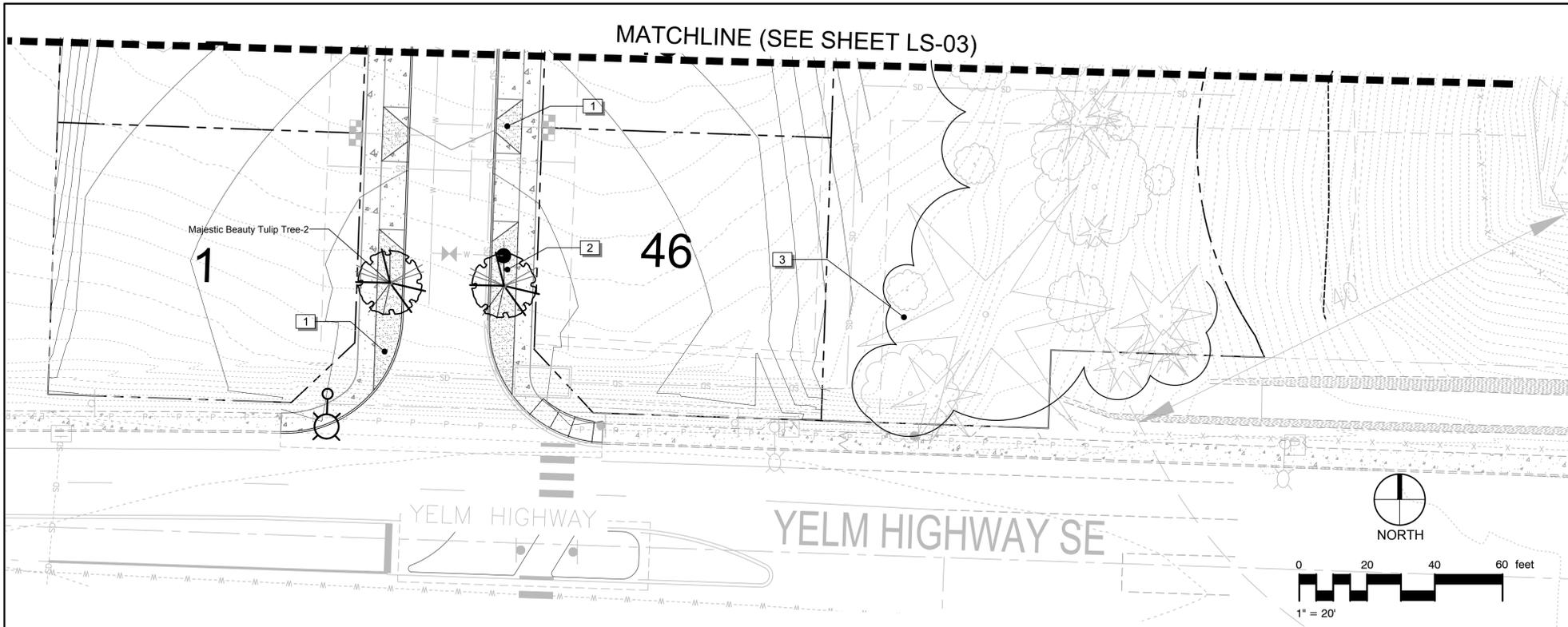
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PRELIMINARY LANDSCAPE PLAN
BRIGGS WEST RESIDENTIAL
PHASE 1

SHEET TITLE: PROJECT NAME:
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DESIGNER: A VOS
DRAWN BY: A VOS
APPROVED BY: J. GLANDER
DATE: MARCH 19, 2018
JOB NO: 2293.02
DRAWING FILE NO: 2293.02 X.LS
DRAWING NO: LS-03
SHEET NO: 19 OF 19

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PLANT SCHEDULE LS-04					
TREES	QTY	COMMON NAME	CAL	SIZE	
	2	MAJESTIC BEAUTY TULIP TREE LIRIODENDRON TULIPIFERA 'MAJESTIC BEAUTY' TM	2" CAL., 12'-15' HT. B.&B/CONT.		
GROUND COVERS	QTY	COMMON NAME	CONT	SPACING	SPACING
	597 SF	HYDROSEED STANDARD LAWN MIX. LAWN X STANDARD MIX	HYDROSEED		

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL
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2	MAINTAIN MINIMUM 5' CLEARANCE BETWEEN NEW TREES AND UNDERGROUND UTILITIES	
3	PRESERVE AND PROTECT EXISTING TREES	

FERTILIZER INFORMATION

Per OMC 18.32.225A.2.a. Only slow release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs of nitrate as Nitrogen annually and no more than 1 lb. per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50% water insoluble form of nitrogen are permitted for use. Approved water insoluble forms of nitrogen include sulfur and/or polymer coated fertilizers, Isobutylidene Diurea (IBDU), Methylene Urea and Ureaform, and organic fertilizers registered with Washington Department of Agriculture."

IRRIGATION INFORMATION

The irrigation system will be designed and managed according to OMC 18.32.225A.2.b. and A.2.c., which state,

- The total turf area of the development will be limited to 25% of the total regulated landscaped area. All additional plantings will include native and/or drought tolerant plants as listed in the Thurston County Common Sense Gardening Plant List or a similar list approved by the above department.
- Irrigation systems shall be designed and managed to maximize efficient use of water. Lawns will not be watered more than a depth of 1 inch per week over the area of turf. An irrigation consultation will be required at the time the irrigation system is installed to determine precipitation rates and uniformity of system. Consultations will be conducted by an Irrigation Association Certified Landscape Irrigation auditor.

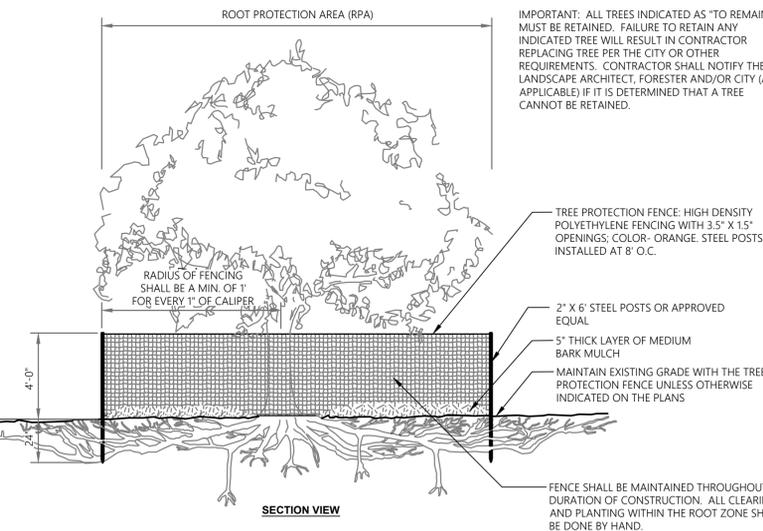
LANDSCAPE SPECIFICATIONS

- Refer to details for additional information.
- Kill and remove from site all existing weeds and vegetation not shown to remain on plans. NOTE: Per Thurston County's Integrated Pest Management Program, weeds may not necessarily be chemically killed as the first attempt at removing and controlling them. Any chemicals used must meet minimum mitigation standards for Well Head Protection Areas.
- Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations. All non-compostable materials shall be removed by hand after application.
- No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner. Any substitutions shall conform to OMC 18.32.225A.2(b).
- All plants shall conform to the latest edition of the American Standard for Nursery Stock.
- All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
- Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
- Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
 - "Top Grade Compost" brand compost as available from Silver Springs Organics, Rainier, WA (360) 446-7645.
 - "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 - PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.

- Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallons): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
- All shrub and ground cover beds shall receive a 4" depth "medium/ fine grind" hem/fir bark mulch as top dressing.
- Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norasac Brands. All fertilizer must comply to meet Well Head Protection Areas minimum mitigation standards (OMC 18.32.225(A)(2)(a)).
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- All plants shall be guaranteed for one (1) year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
- Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plant call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
- Final inspection shall occur at the conclusion of a 60-day maintenance period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
 - Mow lawns once per week.
 - Remove all weeds over 1" in height, refer to the Thurston County's IPMP for additional requirements.
 - Replace dead or unhealthy plants.
 - Ensure proper function of irrigation system, see OMC 18.32.225.A.2(c) for additional requirements.
 - Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
 - Fertilize all lawns at conclusion of maintenance period. See OMC 18.32.225.A.2(a) for additional requirements.
- All applications of fertilizers and chemicals shall be re-evaluated prior to actual landscape installation and maintenance.

TREE PROTECTION NOTES

- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- PLACING MATERIALS NEAR TREES: NO PERSON MAY CONDUCT ACTIVITY WITHIN THE ROOT PROTECTION AREA (RPA) OF ANY EXISTING TREE TO BE RETAINED, EXCEPT AS OTHERWISE NOTED (SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS). THIS INCLUDES BUT IS NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASH OUT AND LOCATING BURN HOLES.
- PROTECTIVE BARRIER: BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE AND SPECIES TO DETERMINE RPA.
 - SHALL ERECT TREE PROTECTION FENCING AROUND THE RPA OF THE TREE, AS DESCRIBED IN THE TEMPORARY TREE PROTECTION FENCE DETAIL. THE FENCING SHALL BE RETAINED THROUGHOUT CONSTRUCTION.
 - SHALL PROHIBIT GRADING, TRENCHING, CUTTING, IMPROVISED SURFACING, OTHER CONSTRUCTION, COMPACTION OF EARTH, OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE RPA'S OF EXISTING TREES.
 - SHALL ENSURE THAT ANY CLEARING OR LANDSCAPING DONE WITHIN THE DRIP LINE SHALL BE ACCOMPLISHED WITH HAND LABOR ONLY.
 - SHALL ENSURE NO ROOTS GREATER THAN 2" SHALL BE CUT. ATTACHMENTS TO TREES, DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY EXISTING TREE.
 - THE ROOT PROTECTION AREA (RPA) IS DEFINED AS THE AREA WITHIN THE DRIP LINE OF THE TREE TO BE RETAINED, UNLESS THE TREE IS AN OAK. THE RPA FOR OAK TREES EXTENDS TO ONE AND ONE-HALF TIMES THE RADIUS OF THE CANOPY.
 - RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER INSTALLATION IS COMPLETE.



1 TREE PROTECTION FENCING

1/4" = 1'-0"

P-CO-BR3-01



BY: A.VOS
DATE: 4/23/18
REVISIONS: 1 REVISED PER SITE PLAN CHANGES

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P: 360-352-1465 F: 360-352-1509
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PRELIMINARY LANDSCAPE PLAN
BRIGGS WEST RESIDENTIAL
PHASE 1

SHEET TITLE: PROJECT NAME:
SEAL: STATE OF WASHINGTON
L. MARGREY & G. GLANDER
LANDSCAPE ARCHITECT
DESIGNER: A. VOS
DRAWN BY: A. VOS
APPROVED BY: J. GLANDER
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