DT - REFERS TO PLANTS THAT ARE LISTED AS DROUGHT TOLERANT PER GREAT PICKS PLANT LIST

EXISTING SOIL TYPE NOTES

According to the 2018 Geotechnical Report submitted by Landau Associates, the following surface conditions and soil types were encountered on the site:

SURFACE: The site is an asphalt, concrete and gravel parking area.

SOIL CONDITIONS: Below the parking surfaces, the report found Quaternary fill to a depth of at least 15 feet. The fill is described as brown, fine to coarse sand to a depth of 5' and below that having varying levels of shells, gravel and silt. The Report described the Quaternary Fill in this area as consisting of various materials such as sand, gravel, shells, organic matter, and riprap. Underlying the fill at varying depths, the soil was reported to be Recessional Outwash.

Based on our experience, we recommended replacing the fill to a depth of 12" in all planting beds with a topsoil mix as per the landscape specifications. In tree wells for street trees, the existing fill shall be removed to the full depth of the planting pit.

TREE UNIT CALCULATIONS

Buildable Site Area 22,866 s.f. (0.52 ac.)

Required Tree Units/Acre 16 Units/Acre

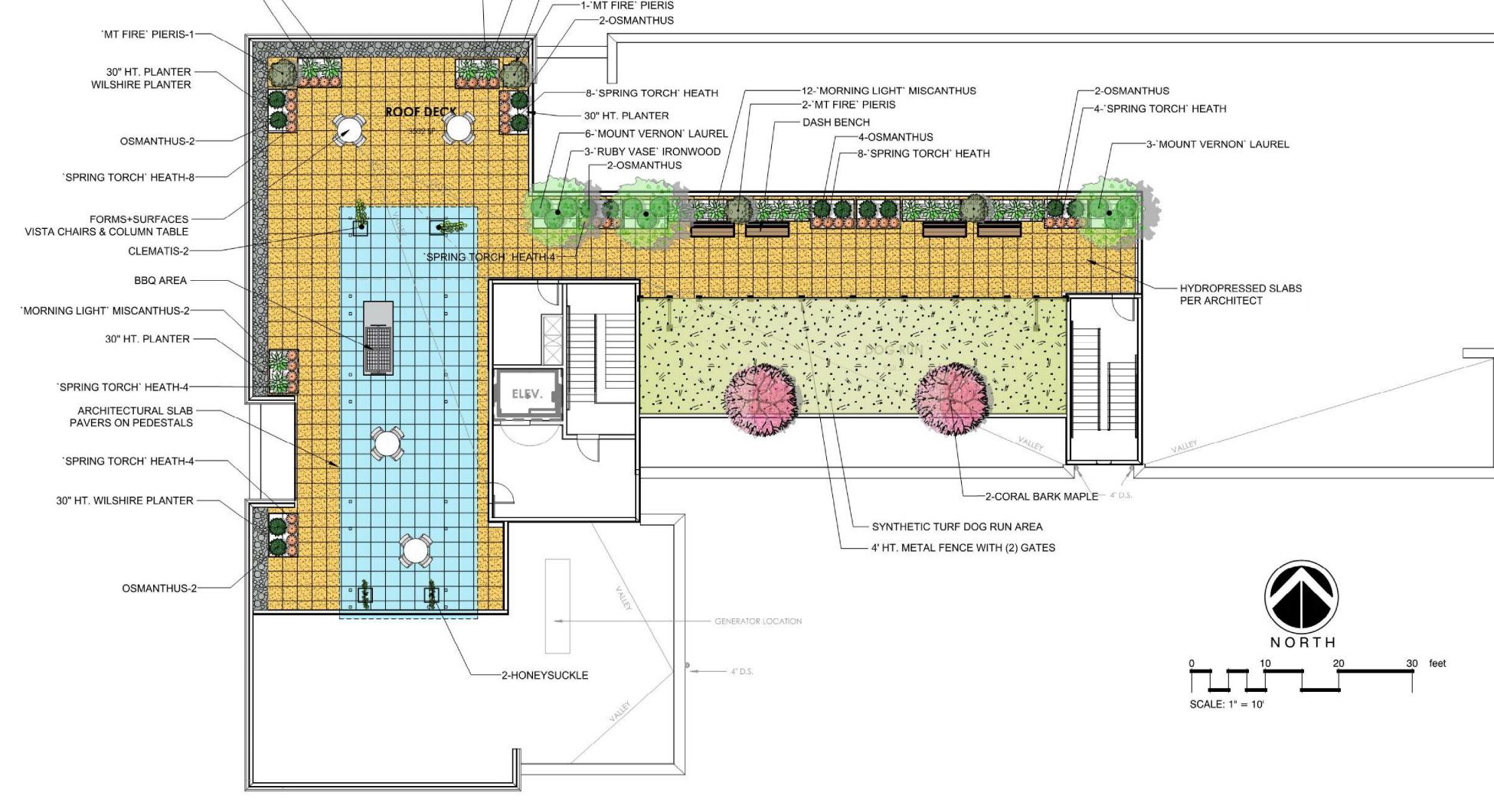
Existing Tree Units to Remain 0

New Tree Units Provided 8 (Does not include street trees)

Tree units below required tree units 8 units

A fee of \$380 per tree unit (\$380 x 8) below the minimum tree density of 18 will be paid to the City of Olympia Tree

tree density of 18 will be paid to the City of Olympia Tree
Fund at the time of engineering permit fees. \$3,040.00



-2-`MORNING LIGHT` MISCANTHUS

– 24" HT. PLANTER

30" HT. PLANTER -

LANDSCAPE SPECIFICATIONS

- Refer to details for additional information.
- 2. Remove from site all existing weeds and vegetation not shown to remain on plans.
- 3. Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for backfill of retaining walls, planters or raised beds. Structural fill areas: Any landscape areas occurring within existing or prior 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, replaced with specified topsoil, and amended as specified. Dispose of excavated material off site.
- 4. Fine grade all landscape beds prior to planting operations. All non-compostable materials shall be removed by hand after application.
- 5. All plant substitutions shall be approved by the Landscape Architect and of the City of Olympia prior to installation. Updated plans showing accurate plant materials shall be provided to the City of Olympia prior to occupancy. Any substitutions shall conform to OMC
- 6. 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.
- Soil amendment for soil mix and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
 A. "Top Grade Compost" brand compost as available from Silver Springs Organics, Rainier, WA (360) 446-7645.
 B. "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 C. PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.
- ALL NON-COMPOSTABLE MATERIALS WILL BE REMOVED FROM SITE.
- 10. Soil Preparation (all landscape areas) Excavate existing soil or fill material from landscape bed area to a depth of 12", or in tree wells for street trees to a depth equal to tree pit depth. Scarify surface to a depth of 4"-6" and install Topsoil Mix specified below. Spread 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till or manually incorporate all of the above to a min. 8" depth and grade smooth, compacting as required and removing all rocks, clods and debris.

11. Backfill Mix and Topsoil Mix for all plants shall be a blend of 1/3 Sandy Loam Topsoil, 1/3 clean coarse sand, and 1/3 soil amendment specified in item No. 9.

30" HT. PLANTER —

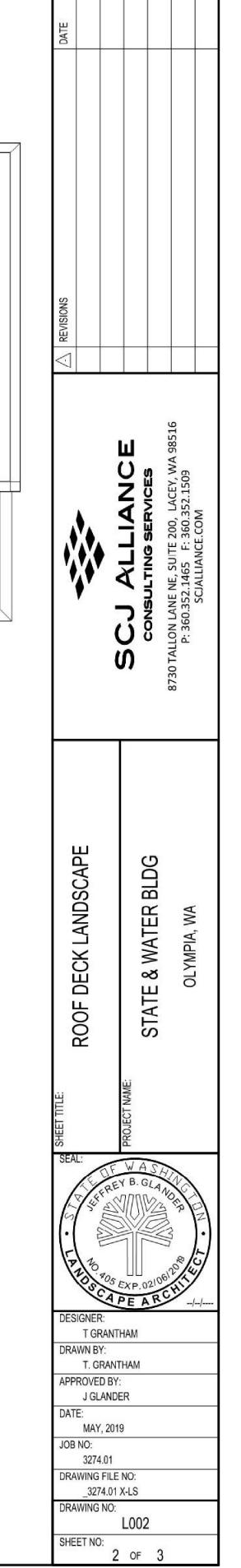
'MORNING LIGHT' MISCANTHUS-2-

- 12. 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 percent 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."
- 13. Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates (no more than a maximum 4lbs. of Nitrate Nitrogen shall be used anually):

Trees Over 10' Height 2 Cups Trees Under 10' Height: 1 Cup All Shrubs Except 1 Gallons: 1/2 Cup 1 Gallon Plants: 1/4 Cup Ground Covers: 1/4 Cup

- 14. 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.
- 15. Prior to plant installation, an inspection of the soil amendments and plants to be installed will be scheduled by the applicant and performed by the City
- 16. All shrub and beds shall receive a 4" depth (12 c.y. per 1000 s.f.) of "Medium/Fine Grind" hem/fir bark mulch as top dressing. In ground cover areas, depth of bark mulch shall be adjusted to the maximum depth that allows the plantings to fully root in soil without being buried by bark mulch. Bark mulch shall be pulled away from leaves and branches of trees, shrubs, and groundcovers. With uncomposted top dress mulch, a sufficient amount of fertilizer shall be added to compensate for nitrogen deficiencies.

- 17. 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)]
- 18. All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- 19. 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.
- 20. Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan 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. All landscape areas shall be planted to achieve 80% plant density within 3 years. Additional plantings may be required upon inspection by the City of Olympia.
- 21. 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:
- Remove all weeds over 1" in height, refer to the Thurston County's IPMP for additional requirements.
- B. Replace dead or unhealthy plants.
- C. Ensure proper function of irrigation system, see OMC 18.32.225.A.2(c) for additional requirements.
- D. Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.



May 08 9010 8:53:03am - Hear treat arouthow







DASH BENCH FROM FORMS+SURFACES



SYNTHETIC TURF DOG RUN

VISTA CHAIRS AND COLUMN TABLE FROM FORMS+SURFACES

WILSHIRE PLANTERS FROM TOURNESOL

J GLANDER MAY, 2019 3274.01 DRAWING FILE NO: _3274.01 X-LS DRAWING NO:

L003 SHEET NO: 3 OF 2

T GRANTHAM

T. GRANTHAM

RAWN BY:

APPROVED BY:

PHOTOS

CHARACTOR IMAGES AND PLA

STATE & WATER E