

LAKELAND HILLS ESTATES
AUBURN, WA

PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
24		Acer rubrum 'Red Sunset'/ RED MAPLE	min. 2" cal., Street Tree form
11		Calocedrus decurrens/ INCENSE CEDAR	min. 6'0" hgt.
30		Corylus cornuta/ WESTERN HAZELNUT	min. 42" hgt./ spr.
62		Pyrus c. 'Chanticleer'/ FLOWERING PEAR	min. 2" cal., Street Tree form
7		Thuja plicata/ WESTERN RED CEDAR	min. 6'0" hgt.
12		Carpinus b. 'Fastigiata'/ COLUMNAR HORNBEAM	min. 3" cal., Street Tree form
SHRUBS / GROUNDCOVERS:			
4		Cistus x purpureus / ORCHID ROCKROSE	min. 18 spr.
49		Cornus 'Elegantissima'/ TARTARIAN DOGWOOD	min. 5 canes @ 24' each.
121		Epimedium x versicolor 'Sulphureum' / NCN	min. 1 gal., full.
67		Ilex c. 'Convexa' / BOXLEAF JAPANESE HOLLY	min. 18" spr. - compact
56		Juniperus c. 'Torulosa' / HOLLYWOOD JUNIPER	min. 5'0" hgt.
69		Polystichum munitum/ SWORDFERN	min. 5 fronds at 12" ea.
82		Spiraea nipponica 'Snowmound'/ SPIREA	min. 15" hgt./ spr.
61		Ribes s. (red variety)/ RED FLOWERING CURRANT	min. 30" hgt./ spr.
200		Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 24" hgt.
as needed		Gaultheria shallon/ SALAL	1 gal. at 24" o.c.
as needed		Pennisetum a. 'Hameln' / DWARF FOUNTAIN GRASS	1 gal. at 24" o.c.
as needed		Mahonia repens / CREEPING MAHONIA	1 gal. @ 24" O.C.
		Wetland Area Seed Mix (see Mitigation Planting Plan Sheet W2)	seeded
		LAWN	sod
		Erosion Control Grass Mixture	50% Low Grow Perennial Ryegrass, 35% Annual Ryegrass, 15% Creeping Red Fescue

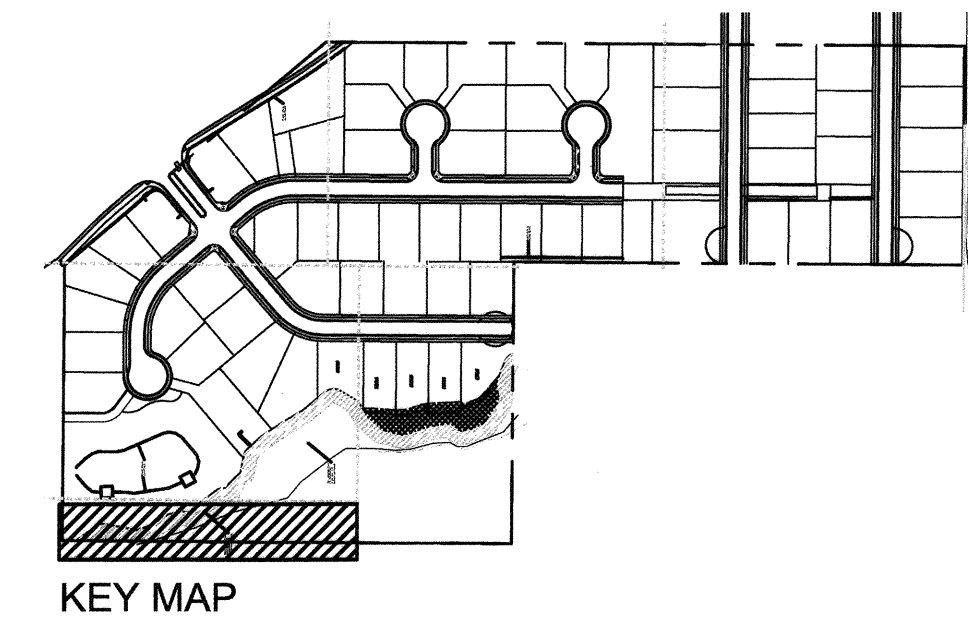
* Plant sizes are specified per the American Standard for Nursery Stock, Publication—May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

PLANTING NOTES:

- Planting soil for shrubs/groundcovers shall be new topsoil/compost cultivated into existing prepared subgrade. Trees shall be pit planted with prepared planting holes being a minimum twice as wide as the rootball and at least nine inches (9") deeper.
- Soil Preparation: Planting Beds: Determine/ attain shrub bed subgrades to attain a minimum prepared soil depth of eight inches (8"). Cultivate proposed subgrade to a minimum depth of four inches (4"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost over entire bed and till again to a minimum depth of ten inches (10") to incorporate Compost thoroughly into grade. Then lay an additional two inch lift of Compost and till again. New Lawn Areas: Same as above but use a three (3") depth of 'Winter Mix' topsoil for the first lift of amendment. Take a sample of the prepared soils and deliver to a Soil Testing Laboratory for a 'Soil Analysis' to demonstrate that the prepared soil meets minimum Washington State Department of Ecology BPM T5.13 (min. organic matter content of 10% dry weight in planting beds, min. 5% in lawn areas. pH from 6.0-8.0 or matching the pH of the original undisturbed soil.
- Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer.
- Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
- Mulch all beds with a minimum 2 inch (2") depth of approved 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces and flush with lawn(s).
- Stake trees as directed by Landscape Architect.
- Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris, fertilization, as required for healthy growth of plants. Lawn maintenance shall include fertilizing and at least 3 mowings/ reseeding until a healthy stand of grass is achieved. Maintain plant material until Final Acceptance, but in no case less than 30 days.
- The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.
- Upon completion of the inspection, the Landscape Architect shall amend the Contractor's list of items to be completed or corrected (Punch List) and indicate the time period for their completion or correction. This shall constitute Substantial Completion and Provisional Acceptance shall be granted at this time. The Landscape Architect will make an inspection for Final Acceptance of the Work upon request by the Contractor. If all of the items of the Punch List have not been completed to the satisfaction of the Landscape Architect, additional inspections will be scheduled at the request of the Contractor. Final Acceptance shall not be granted until all of the items of the Punch List have been completed to the satisfaction of the Landscape Architect. At this time the Landscape Architect shall certify in writing the Final Acceptance of the Work.
- Replacement of Plantings: Remove from site and replace with new planting, at Contractor's expense, any plant that is either dead or in unsatisfactory condition, as determined by Landscape Architect as soon as conditions permit within normal planting season. All replacement plantings are then to be under reinstated guarantee period, as specified. Identify these replacements and take whatever necessary steps to prevent similar demise of plant materials.
- Warranty: This Warranty shall include replacing and planting same size and species of plant material shown on Drawings that is designated to be replaced by the Landscape Architect. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect/abuse by Owners/others. All plants replaced shall be reinstated under plant guaranty conditions.

GENERAL NOTES:

- Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
- Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
- During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
- Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
- Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/contracted elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.



RECORD DRAWING CERTIFICATION
THESE DRAWINGS CONFORM TO THE CONTRACTOR'S CONSTRUCTION RECORDS.

BY: _____ DATE: _____

TITLE/POSITION: _____

CONFIRMED BY CITY: _____ DATE: _____

PROJECT REF:
THESE PLANS ARE "APPROVED" FOR CONFORMANCE WITH THE CITY OF AUBURN'S PLANNING DEPARTMENT REQUIREMENTS.

APPROVED BY:

DATE APPROVED: 5-14-13



Glenn Takagi
Landscape Architect
18550 Firlands Way N.
Suite #102
Shoreline, WA 98133
(206) 542-6100

Planting Plan

Project No.: _____
Drawn: GT / TV
Checked: GT

Drawing Issue:
05.02.13

Revisions:
05-14-08 Staff Com. 4-3-08
03.21.13 Staff Comments
05.02.13 Staff Comments

Sheet
L 1.5