

FINAL LANDSCAPE PLAN

4/16/02

You are responsible for verifying and accurately depicting all locations and dimensions of property lines; setback distances; and the location and width of streets, rights-of-way, and easements. The City may require additional information as needed. For preparation information, see description sheet #1, *Standards for Plans and Drawings*. If you have any questions concerning your application submittal, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

The Landscape Plan layout must be consistent with the Site Plan layout. If the site exceeds one acre, a Landscape Plan must be signed by a landscape architect, nurseryman, or landscaper registered and/or certified by the State of Washington.

1. Background Information: Include the boundary lines of the subject property; proposed structures and existing structures to remain; walls; pedestrian and vehicular circulation; surface parking; and Protected Areas (as defined in the *Land Use Code*).
2. Existing Trees: Show the location, diameter at 4 feet above grade, and dripline of all existing Significant Trees to remain.
3. Proposed Vegetation: Graphically portray and identify by the botanical name all proposed trees, shrubs, and groundcover; distinguish between species; graphically outline hydrozone boundaries.
4. Plant Legend: Using the graphic symbols selected for the plan, show all proposed trees, shrubs, and groundcover. For each species provide the botanical and common names, spacing, and proposed size at installation. Indicate the proposed tree sizes in feet from base for evergreens, and caliper in inches @ 4 feet above base for deciduous (deciduous street trees for Downtown streets are measured at 6 inches above grade). **(See Example: SIGNIFICANT TREES)**
5. Installation Details: Graphically show the proposed method and materials for installing the trees, shrubs, and groundcover. Distinguish between evergreen and deciduous trees and trees located in public rights-of-way.
6. Proposed Irrigation System: Graphically portray all irrigation system water lines, irrigation heads, and other related equipment; identify all irrigation system zones and intended hydrozone coverage areas; show material and installation details for various system components. [These requirements may be shown on separate sheet(s).]
7. All landscape construction involving an area of 500 square feet or more must comply with the City's "Landscape Water Budgeting Requirements"--reference Water Code sections 24.02.200 & 24.02.205--and the Utilities Department's Engineering Standards. Attach to or show on the face of the final landscape plans all required information, forms, and certifications. These must be approved by the Utilities Department prior to construction.
8. All irrigation systems involving an area of 500 square feet or more of landscaping must comply with the City's "Irrigation System Design and Performance Requirements"--reference Water Code sections 24.02.200 and 24.02.210--and the Utilities Department's Engineering Standards. Attach to or show on the face of the final landscape plans all required information, forms, and certifications. These must be approved by the Utilities Department prior to construction.

(OVER)

EXTERIOR LIGHTING PLAN

This information can be incorporated with and noted on the Landscape Plan.

1. Include site building exterior and parking area lighting.
2. Provide details, including pole and mounting height, for all proposed fixtures and include the manufacturer's catalog costs. All fixtures must be designed to prevent light spillage to adjacent properties.

EXAMPLE: SIGNIFICANT TREES

TREE	SPECIES	DIAMETER	TREES WITHIN PERIMETER	TREES WITHIN SITE INTERIOR		
				Weighing Factor	Weighted Diameter	Trees Saved
T-1	Douglas Fir	24"		1.0	24"	
T-2	Western Red Alder	12"		0.5	6"	
T-3	Western Red Cedar	18"		1.0	18"	18"
T-4	Douglas Fir	20"	20"			
T-5	Western Hemlock	10"		1.0	10"	
T-6	Big Leaf Maple	30"				
T-7	Douglas Fir	28"	30"	1.0	28"	
T-8	Cottonwood	30"		0.5	15"	
T-9	Douglas Fir	18"		1.0	18"	18"
TOTAL					119"	38"
Perimeter Landscape Area Tree Retention Requirement 100% of healthy trees						
Site Interior Tree Retention Requirement, 15% of Diameter inches 119 x 15% = 17.5" (Note: 15% is the minimum requirement)						