

LYON

Landscape Architects, LLC

2111 South C Street, Tacoma, WA 98402

253-209-4053 | Moghan@LyonLA.com

REVIEW SET  
NOT FOR  
CONSTRUCTION

811

Know what's below.  
Call before you dig.

DRAWING SET:  
**PERMIT SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

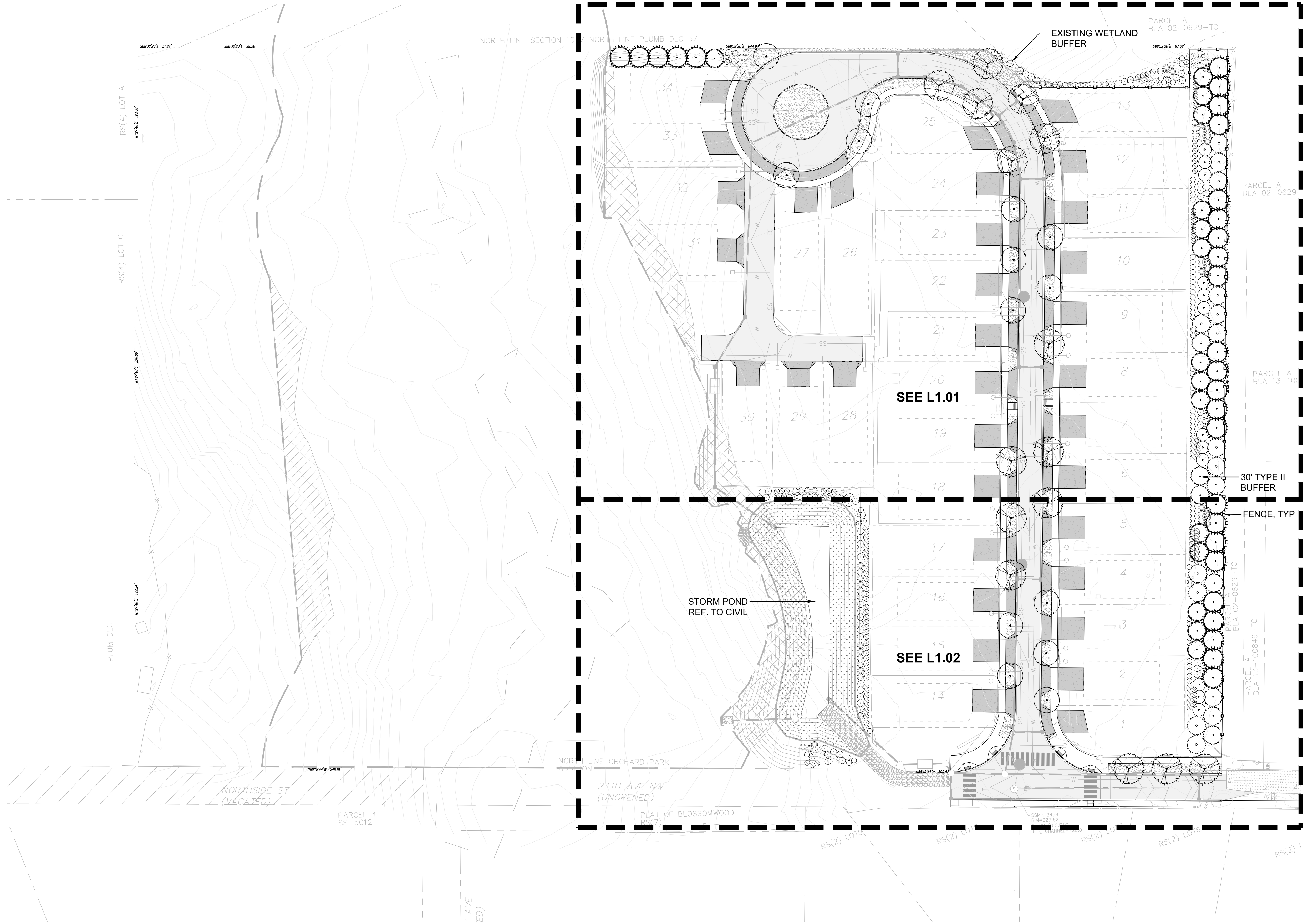
**WEST OLYMPIA MF**  
2000 24th Ave NW  
Olympia, WA 98502

DESIGN:	MJL
DRAWN:	MJL
CHECKED:	EW
DATE:	April 4, 2024
PROJECT:	West Oly MF
NUMBER:	LLA0412.23
SCALE:	1" = 30'-0"
TITLE:	

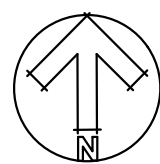
**OVERALL  
SITE PLAN**

SHEET:  
**L1.00**



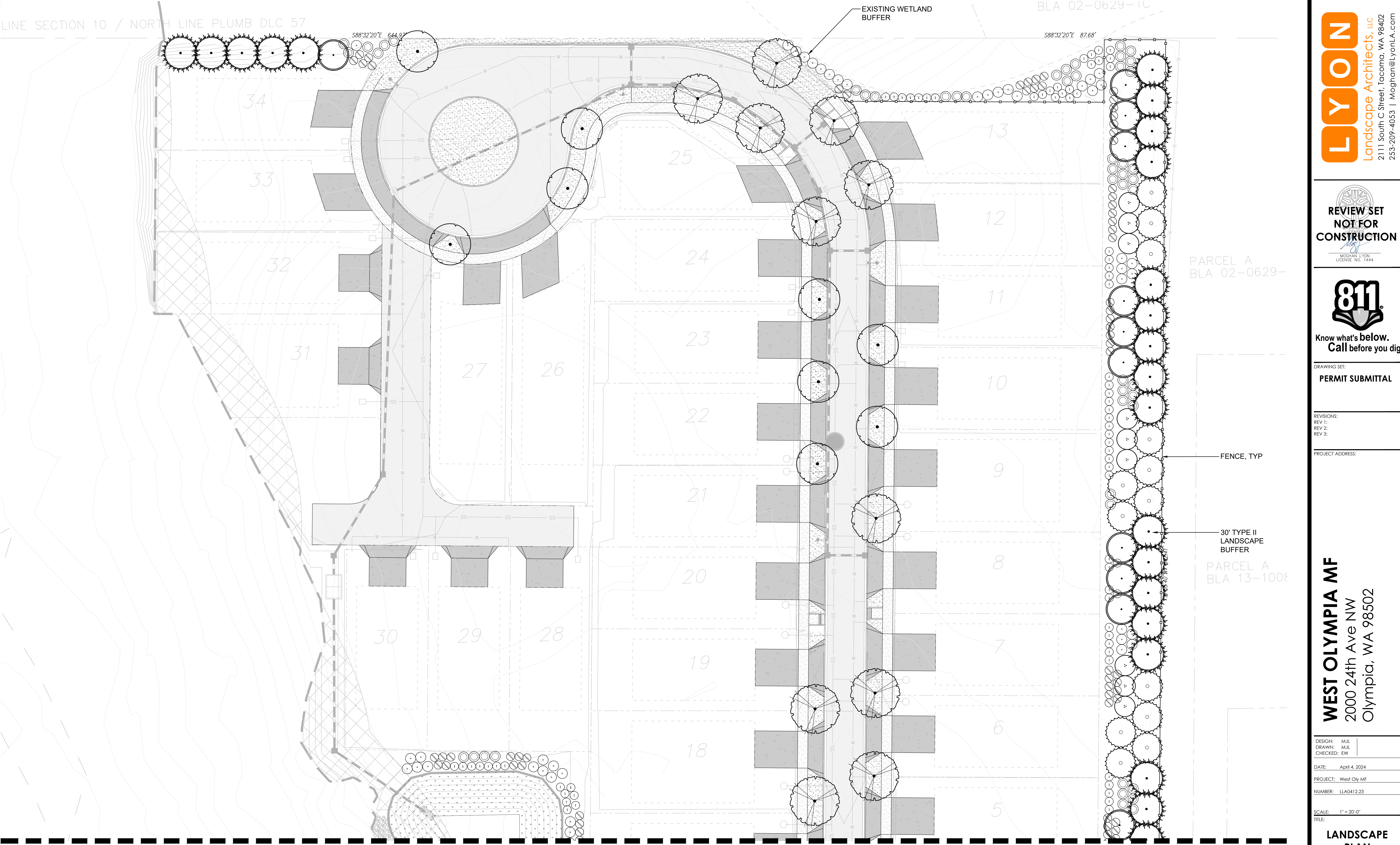


TREES SHALL BE PLANTED 25' MIN FROM  
POLE LIGHTS, CATCH BASINS, MANHOLES,  
INLET/OUTLET OF PIPES & SPILLWAYS



0 20' 40' 80' 160'  
Graphic Scale: 1" = 40'-0"





LINE SECTION 10 / NORTH LINE PLUMB DLC 57

BLA 02-0629-10

EXISTING WETLAND  
BUFFER

S88°32'20"E 87.68'

PARCEL A  
BLA 02-0629-

FENCE, TYP

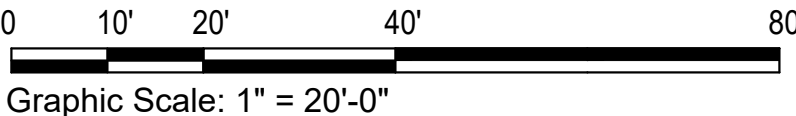
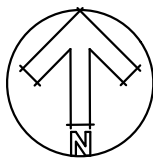
30' TYPE II  
LANDSCAPE  
BUFFER

PARCEL A  
BLA 13-1008

REFER TO L1.02

TREES SHALL BE PLANTED 25' MIN FROM  
POLE LIGHTS, CATCH BASINS, MANHOLES,  
INLET/OUTLET OF PIPES & SPILLWAYS

REFER TO L1.02 FOR  
BUFFER AND STREET ROW  
PLANTING SCHEDULE



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MOGHAN LYON  
LICENSE NO. 1444

811

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PROJECT ADDRESS:

WEST OLYMPIA MF  
2000 24th Ave NW  
Olympia, WA 98502

DESIGN: MJL  
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SCALE: 1" = 20'-0"  
TITLE:

LANDSCAPE  
PLAN

SHEET:  
L1.01



REFER TO L1.01

TREES SHALL BE PLANTED 25' MIN FROM  
POLE LIGHTS, CATCH BASINS, MANHOLES,  
INLET/OUTLET OF PIPES & SPILLWAYS

STORM POND.  
REFER TO CIVIL

FENCE, TYP

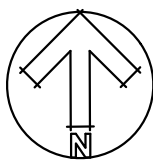
REFER TO L1.02

PLANT SCHEDULE - BUFFER & STREET ROW AREAS

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
TREES			
12	Acer circinatum	Vine Maple	2" caliper equivalent, multi-stem, 10' OC, full & uniform branching
14	Acer rubrum 'Karpick'	Karpick Maple	2" caliper min, spacing as shown, full & uniform branching
15	Amelanchier alnifolia	Pacific serviceberry	2" caliper equivalent, multi-stem, 15' OC, full & uniform branching
15	Nyssa sylvatica	Tupelo Tree	2" caliper min, spacing as shown, full & uniform branching
28	Pseudotsuga menziesii	Douglas Fir	6' ht min, 15' OC, full and uniform branching
21	Thuja plicata 'Excelsa'	Excelsa W. Red Cedar	6' ht min, 15' OC, full and uniform branching
SHRUBS			
69	Cornus sericea	Red-Osier Dogwood	1 gal @ 5' OC
101	Gaultheria shallon	Salal	1 gal @ 4' OC
66	Ribes sanguineum	Flowering Currant	1 gal @ 5' OC
110	Vaccinium ovatum	Evergreen Huckleberry	1 gal @ 4' OC
GRASSES & GROUNDCOVERS			
8,500 sf +/- Lawn		Sod	Perfect Blend by Country Green 60% Perennial Ryegrass, 20% KY Bluegrass, 20% Hard Fescue
9,000 sf +/- hydroseed		Hydroseed	WSDOT Erosion Control Mix by Country Green Seeding Rate: Hydroseed @ 60 lbs per acre 10% Colonial Bentgrass 40% Red Fescue 40% Annual Ryegrass 10% White Clover

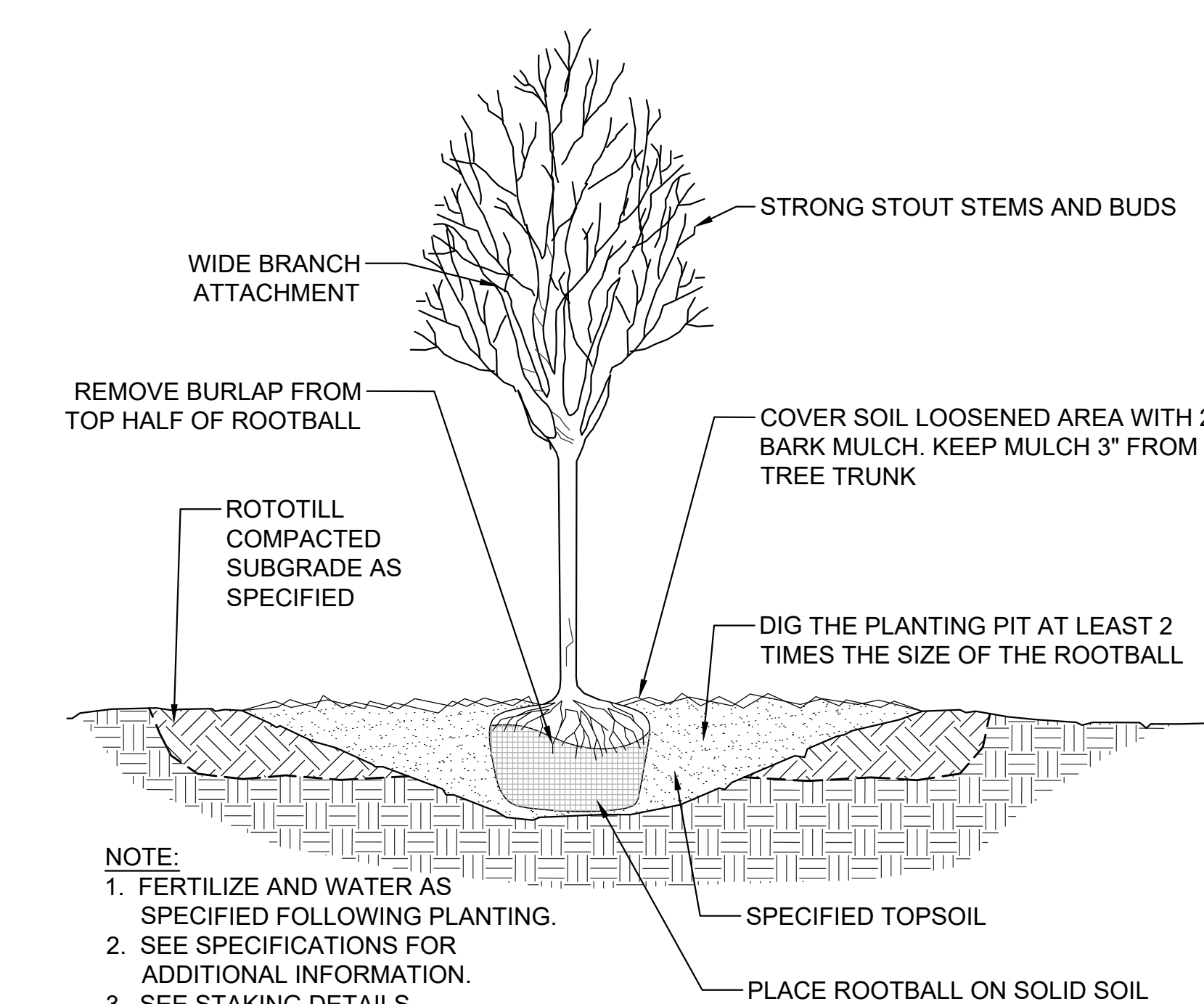
LANDSCAPE SPECIFICATIONS & NOTES

- SCOPE OF WORK
  - The landscaping and irrigation work is part of a larger site project. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.
- MATERIALS
  - Topsoil. Topsoil shall be a 3 way blend of the following products; sandy loam (40%), sand (40%) and organic compost (20%).
  - Mulch. Mulch shall be dark fine mulch at a 2" compacted depth on all beds, unless otherwise specified. Pacific Topsoil 425-337-2700
  - Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
  - Root Barrier. Root Barrier shall be Deep Root UB 24-2 or approved equal.
  - Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
- SOIL PREPARATION
  - Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
  - Cultivate the existing ground surface to a minimum depth of 8" and remove all rocks over 1", existing roots and other debris.
  - Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
  - Beds. Place a minimum of 8" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 12". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
  - New planting areas shall be tied or feathered into the existing landscape beds. New mulch shall be added to existing landscape beds to meet proposed grades. Coordinate and confirm if significant grade differences between existing and new are found
- PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
  - Contractor responsible to verify quantities.
  - Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
- PLANTING OF STREET TREES
  - All plant material shall conform to American Nursery Stock Standards and be in good health at time of delivery. Contractor is responsible for maintaining and preserving the health of the plant materials as necessary through irrigation, mulching, fertilizing, etc.
  - Layout all plants as per plan and approval by Landscape Architect or Owner's Rep, making sure the plants are orientated to give best appearance to the viewer.
  - Pit plant all plants into prepared soil and plant per the details. While planting, water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
  - Trees planted 5' or less from paved surfaces shall be planted with root barrier control. Root barrier shall be Deep Root UB 24-2 or approved equal
  - Shrubs and groundcover shall be planted to attain coverage of 90% of the planting area within 3 years.
- WARRANTY
  - All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein. Plants shall be replaced in a timely fashion during the appropriate growing seasons.
  - The irrigation system and its components shall be warranted for one year from FINAL ACCEPTANCE. All parts and components requiring adjustments and/or replacement shall be done in a timely fashion.
- IRRIGATION
  - An automatic irrigation system designed to increase water efficiency and reduce wasted water shall be installed.
  - The irrigation system to provide complete coverage and to be properly zoned for each hydrozone.
  - Contractor to confirm location of controller with owner.
  - Contractor to confirm acceptable pressure for Irrigation System
  - Contractor to provide Coverage Test for approval by Landscape Architect or Owner.
  - Contractor to schedule controller and provide instruction manual to owner at completion.

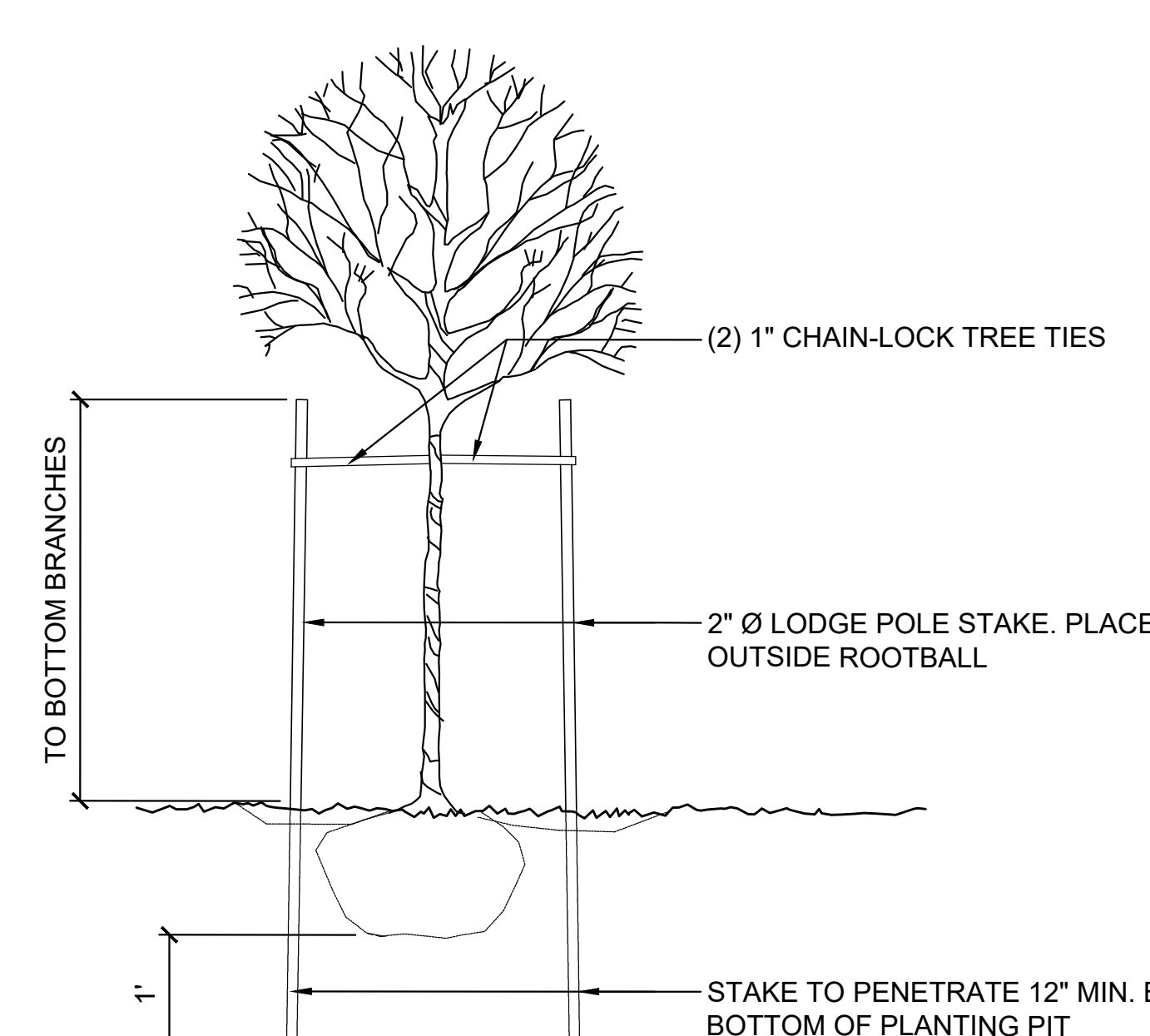


0 10' 20' 40' 80'  
Graphic Scale: 1" = 20'-0"

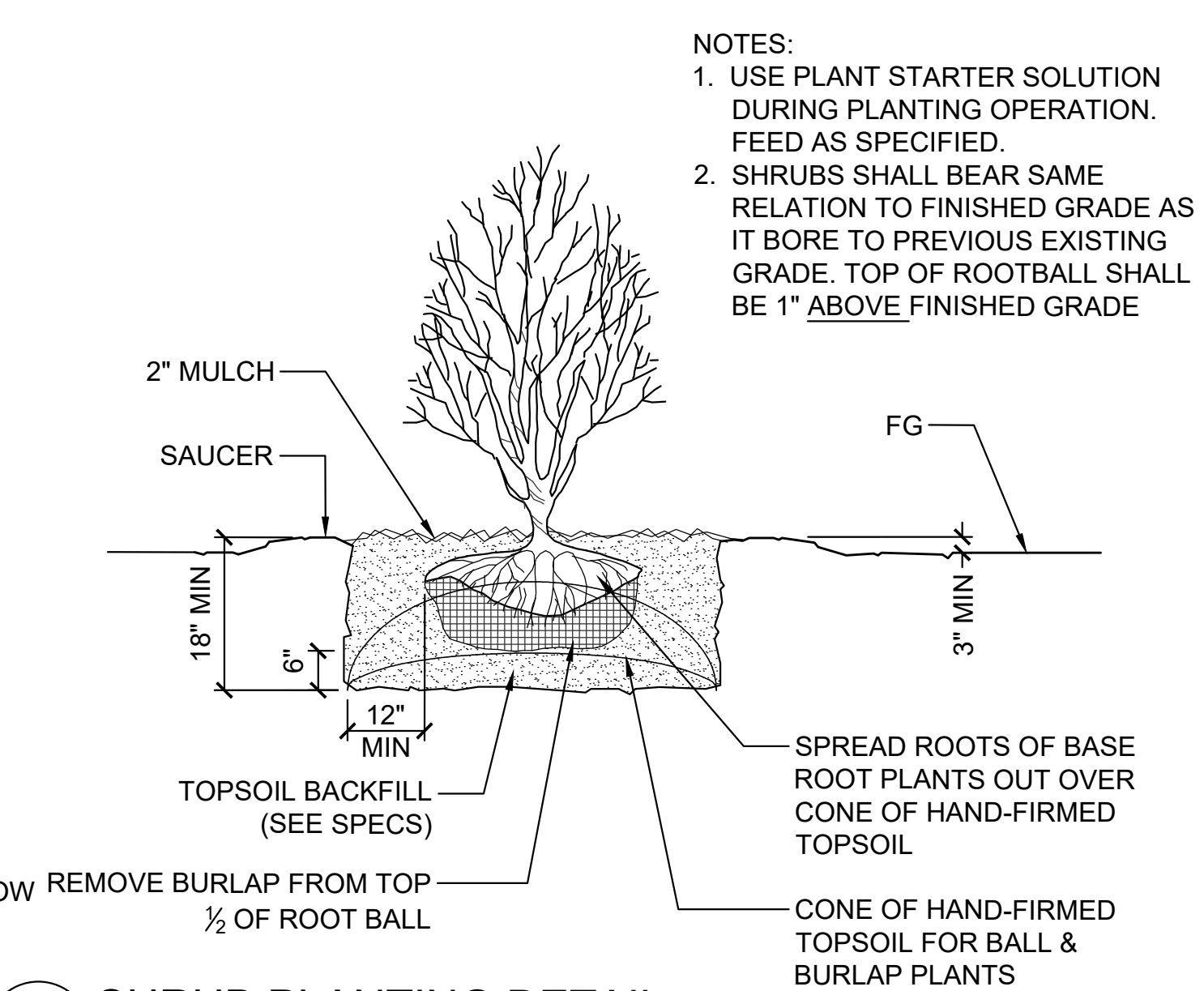




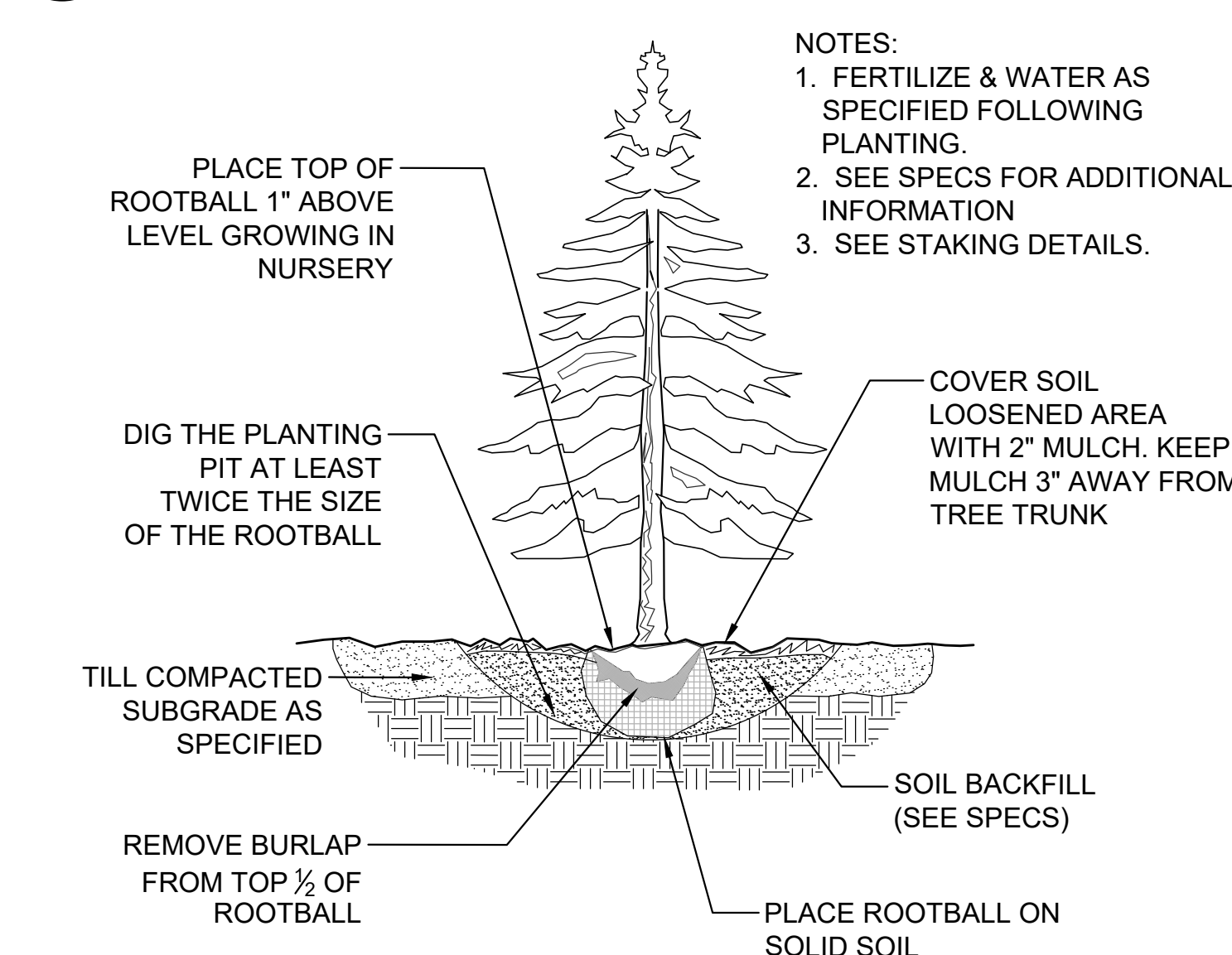
**1** DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



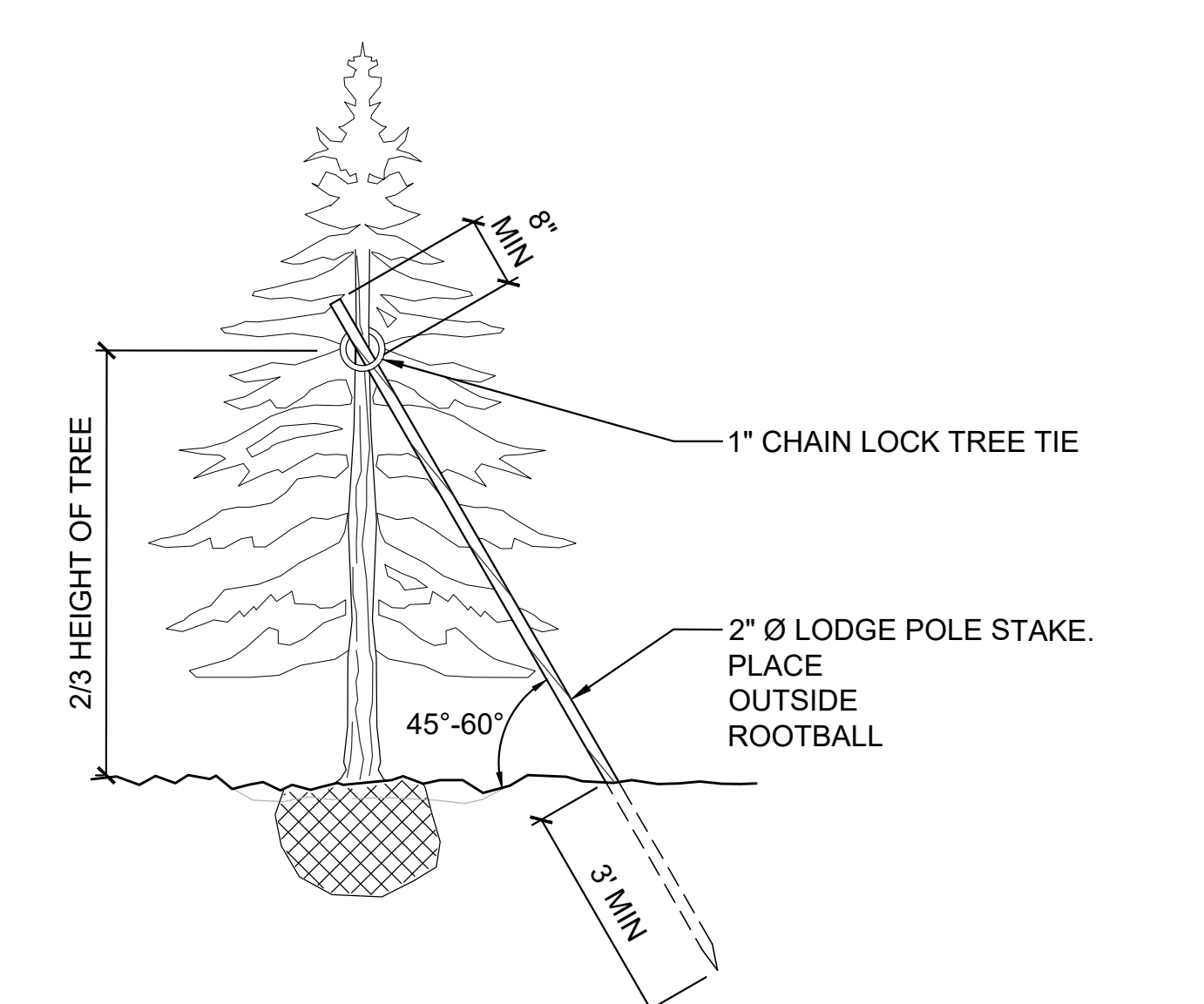
**2** DECIDUOUS TREE STAKING DETAIL  
SCALE: NTS



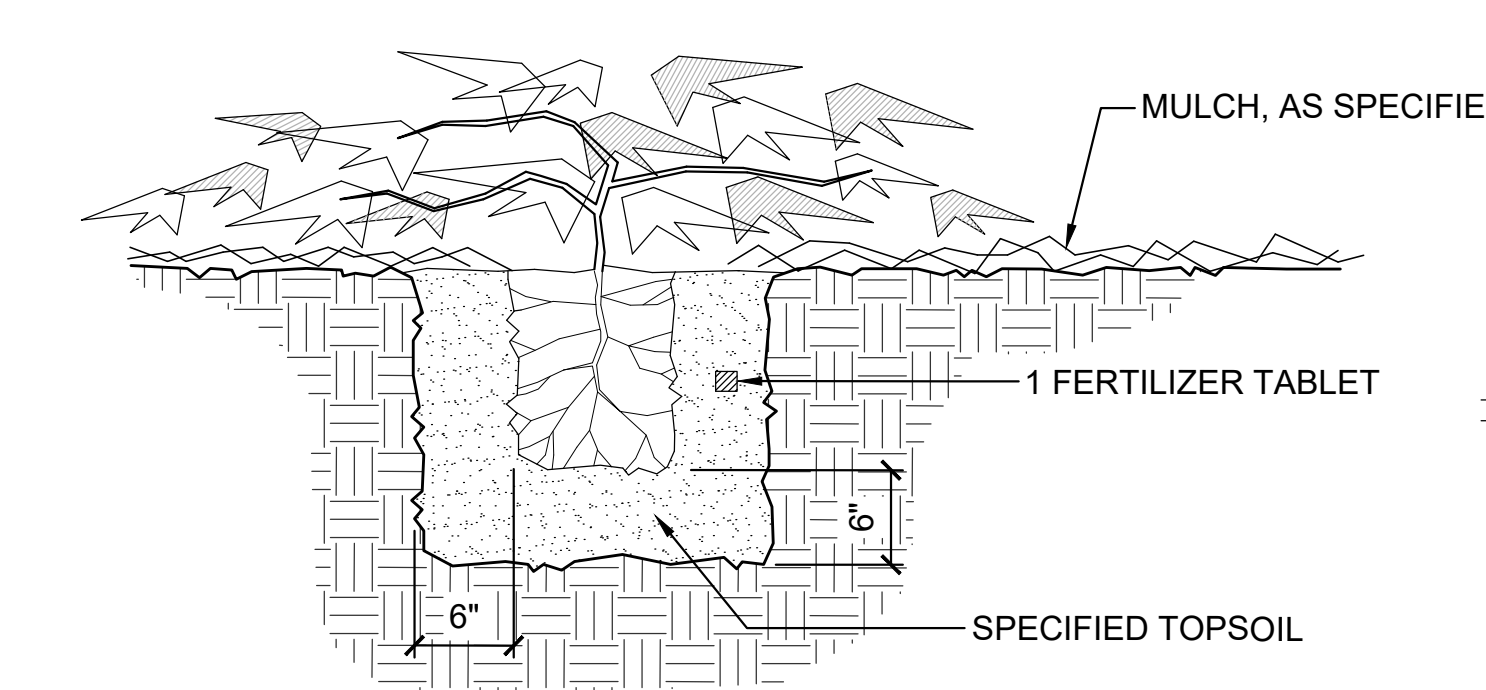
**3** SHRUB PLANTING DETAIL  
SCALE: NTS



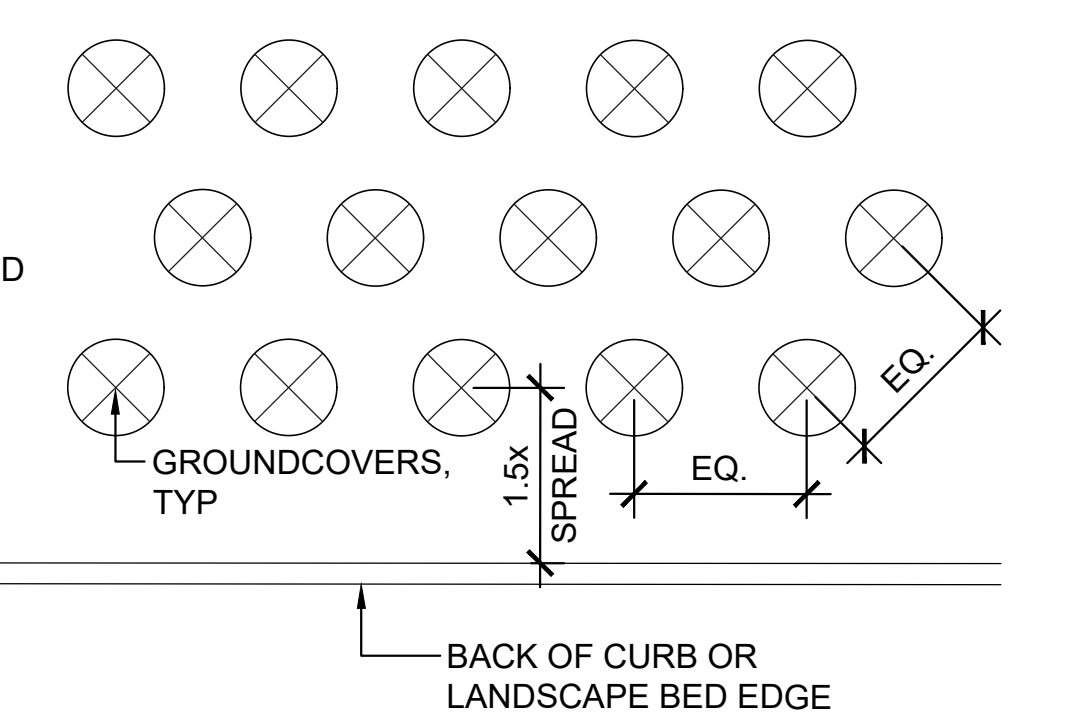
**4** CONIFER PLANTING DETAIL  
SCALE: NTS



**5** CONIFER TREE STAKING  
SCALE: NTS



**6** GROUNDCOVER PLANTING DETAIL  
SCALE: NTS



**7** TREE & SHRUB SLOPE PLANTING DETAIL  
SCALE: NTS



TREES / DECIDUOUS



VINE MAPLE



KARPICK MAPLE



PACIFIC SERVICEBERRY



TUPELO TREE

SHRUBS



RED-OSIER DOGWOOD



SALAL



EVERGREEN HUCKLEBERRY



FLOWERING CURRANT

TREES / EVERGREEN



DOUGLAS FIR



EXCELSA WESTERN RED CEDAR

GROUNDCOVERS



LAWN