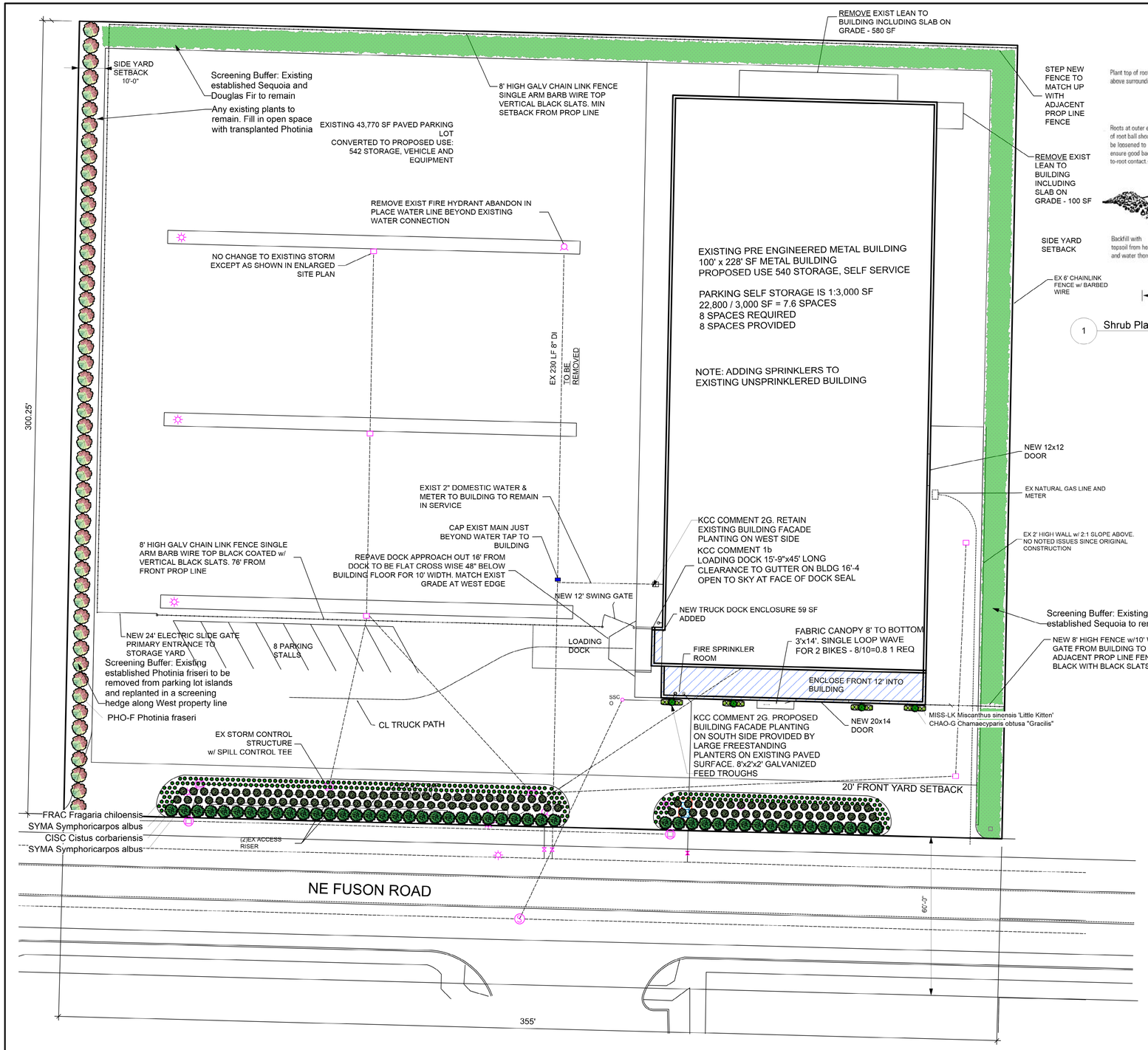
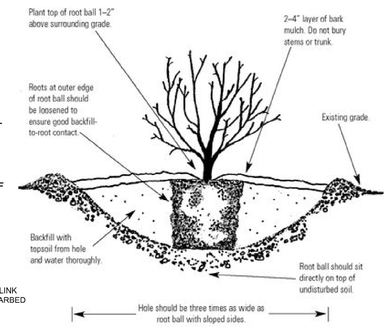
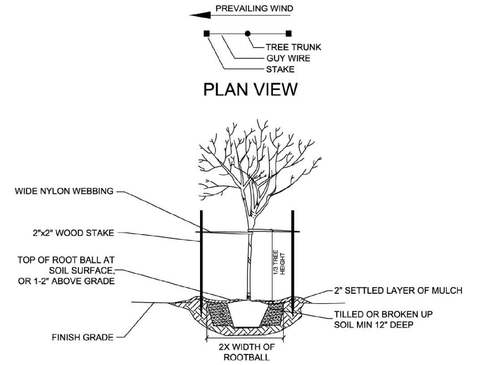
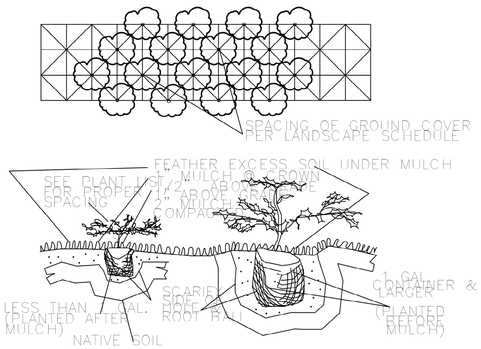




1 Shrub Planting



2 Small tree planting and staking -NTS



GROUND COVER PLANTING DETAIL

Tree Legend: D: Decid, E: Evrgrn, PER: Perenn, GC: Grnd Cvr, DT: Drght Tol, N: Ntve, DR: Deer Resist

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
CHAO-G	4	Chamaecyparis obtusa "Gracilis"	Slender Hinoki Cypress	5 G.	E, DT, Small conifer
CISC	47	Cistus corbariensis	White Rock Rose	12" H. MIN., 5' O.C.	E, DT, low evergreen shrub, white flowers in summer
FRAC	279	Fragaria chiloensis	Beach Strawberry	1 G., 24" O.C.	SE, GC, DT, N, low shrub, white flowers, green foliage
MISS-LK	16	Miscanthus sinensis 'Little Kitten'	Little Kitten Maiden Grass	1 G.	PER, DT, dwarf upright grass
PHO-F	50	Photinia fraseri	Red Tip Photinia	5 G.- transplanted on-site, 6' O.C.	E, DT, red foliage, hedge, transplanted
SYMA	111	Symphoricarpos albus	Snowberry	12"MIN, 4' O.C.	D, N, DT, upright shrub, white berries

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
Emily Russell
CERTIFICATE NO.1272

EMILY RUSSELL
Landscape Architecture
Emily Russell, PLA, ASLA
360-990-1720
www.russelldesignsource.com
emily@russelldesignsource.com
245 4th Street #501
Bremerton WA 98337

Consultant

Project Title
United Moving and Storage
1740 NE Fusion Road
Bremerton WA 98311

Drawing Title
Kitsap County SDAP Submittal

Project Manager	Project ID: Landscape Planting Plan
Drawn By: Emily Russell	Scale: 1"=20'
Reviewed By	Drawing No: L-1 of 2
Date: 5.13.20	
CAD File Name: United Moving and Storage	

D. Maximum Spacing.

1. Street trees and other deciduous trees shall be spaced appropriate to their pattern, generally twenty-five to thirty feet on center for large trees.
2. Coniferous trees shall be spaced fifteen feet apart, unless they are within a screening buffer, where the maximum spacing shall be ten feet on center.
3. Large shrubs shall be spaced five feet on center.
4. Medium shrubs shall be spaced four feet on center.
5. Small shrubs shall be spaced three feet on center.

E. Ground covers (bark and mulch shall not be considered as ground cover) are required in all planting areas, unless the entire bed is planted with shrubs that branch out so that they cover the surface of the ground. Spacing shall be as follows:

1. One-gallon pots, twenty-four inches on center;
2. Four-inch pots, eighteen inches on center;
3. Two-and-one-quarter-inch pots, twelve inches on center; and
4. Grass and sod areas to be one hundred percent.

17.500.020 Landscape plans
F. All plans shall include the following notations:

1. Plant quantities shall be determined by required spacing.

2. All planting beds shall receive ground cover throughout except as noted.

3. All planting beds shall receive a minimum of two inches bark mulch.

Planting and Maintenance:

All plants have been chosen for their natural habit and eventual size.

***When possible plant in Fall or Spring for best results due to lack of irrigation.

Prune plants as minimally as possible keeping their natural shape. Shrubs are grouped to form an eventual mass. Do not prune in a way that seperates like plants.

***Never prune shrubs into tight hedges or cubes. Leave as loose as possible (natural growth habit for each)

*** Never prune trees around the outer edge creating an even outer shape (popsicle-like). Only selectively remove branches to allow circulation and to keep branches out of pedestrian paths. Overall shape to be the natural habit of the tree

Contact the Landscape Architect for further pruning information

- Ensure no conflict between tree locations and stormwater, sewer alignment, including side sewers.
- Provide 6' clearance around sanitary sewer manholes.

ALL PLANT MATERIAL QUALITY, SIZE, AND CONDITION SUPPLIED FOR THE PROJECT SHALL BE GRADE NO. 1 AS PER AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1, CURRENT STANDARD). DIG AND STORE NATIVE PLANTES AVAILABLE ON-SITE PRIOR TO CLEARING AND EXCAVATING. NOT ALL PLANTS ARE AVAILABLE YEAR ROUND. ANY PLANT SUBSTITUTION REQUIRES REVIEW AND APPROVAL OF KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT A REVISED LANDSCAPE PLAN SHALL BE SUBMITTED FOR REVIEW AND BE APPROVED PRIOR TO PLANT SUBSTITUTION INSTALLATION

VEGETATION REPLACEMENT: LANDSCAPING LOST DUE TO VIOLATION OF THIS TITLE OR UNFORESEEN NATURAL EVENTS SHALL BE REPLACED IMMEDIATELY WITH THIS VEGETATION THAT IS SUFFICIENT IN SIZE AND SPACING REQUIRED BY THIS TITLE.

ALL FERTILIZER SUPPLIED SHALL CONFORM TO WASHINGTON STATE DEPARTMENT OF AGRICULTURE LAWS AND FEDERAL SPECIFICATION 0-F-241D PERTAINING TO COMMERCIAL FERTILIZERS.

FOLLOWING DELIVERY OF PLANT MATERIAL CONTRACTOR SHALL PROTECT PLANTS, ROOTS, BALLS, AND TIPS AT ALL TIMES FROM INJURY IN HANDLING OR FROM SUN AND DRYING WINDS ON SITE UNTIL FINAL PLANTING. DELIVERED PLANTS NEED TO BE WELL WATERED DURING WAITING PERIOD PRIOR TO INSTALLATION.

PLANTING HOLES SHOULD BE APPROXIMATELY TWICE THE DIAMETER OF THE ROOTBALL AND DEEP ENOUGH TO CONTAIN ROOTBALL BUT NOT TOO DEEP TO ALLOW SETTLING. MIXING APPROX. 25% COMPOST WITH 75% NATIVE SOILS. TAMP SOIL LIGHTLY TO REMOVE AIR POCKETS AND WATER THOROUGHLY. SET 1 GALLON CONTAINER GROUNDCOVERS 24" ON CENTER AS PER KCC 17.500.030 (E)

17.500.040 Drought-tolerant landscaping. Amended Ord. 540 (2016)Share
Drought-tolerant landscaping (xeriscaping) is encouraged as a means of reducing the amount of water use. Xeriscaping reduces maintenance costs by reducing the amount of water used and by avoiding long-term maintenance of an irrigation system. Xeriscaping is especially encouraged on large sites and in those parts of a site separated from public streets and walkways. Drought-tolerant landscaping shall be installed and maintained as set forth in this section.

A. There shall be provisions made for irrigation in the first two years following planting. This may include a temporary sprinkler system, or an approved means of manual irrigation. Manual irrigation methods shall be detailed in a written plan, included as a note on the landscape plan and accompanied by a maintenance bond in an amount determined by the director.

B. Minimum sizes at installation:
1. One-and-one-half-inch caliper deciduous trees;
2. Four-foot minimum height multi-stem trees;
3. Four-foot minimum height coniferous trees;
4. Twelve inches minimum height for medium and large shrubs; and
5. One-gallon pot size for small shrubs.

C. Ground cover is required as in Section 17.500.030(E).

D. All plants selected shall be species generally accepted as drought-tolerant in the industry as drought-tolerant varieties.

17.500.030 Installation and maintenance. Amended Ord. 540 (2016)Share
Installation and maintenance of landscaping of developments shall be in accordance with the American Nursery Landscaping Association standards.

A. Plant materials shall be nursery stock or the equivalent quality and installed to industry standards or better.

B. Landscape plant materials shall be staked to current industry standards or better. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

C. Minimum Sizes at Installation.

1. Two-inch caliper street trees and other deciduous trees;

2. Eight feet minimum height multi-stemmed trees (e.g., vine maple);

3. Six feet minimum height coniferous trees;

4. Eighteen to twenty-four inches height for large and medium shrubs (over six feet at maturity);

5. Twelve to eighteen inches minimum height for small shrubs (three to six feet at maturity); and

6. Drought-tolerant landscape areas shall be subject to the size requirements in Section 17.500.040.

Tree watering:
Prolonged dry periods and high winds can dry trees and soil, and watering your trees will help ensure their optimum health. Moisture also prevents trees from becoming stressed. Stressed trees are more vulnerable to disease, insect infestations and branch death.
Tree roots are not like carrots
Tree root systems can spread two to three times wider than the height of the tree. Most of the tree's absorbing roots are in the top 12 inches of soil. Water should be applied within the drip line (the critical root zone shown at left).
Water deeply and slowly
Apply water so it moistens the soil in the critical root zone to a depth of 12 inches. Water with a deep root fork, soaker hose, 5-gallon bucket or soft spray wand. Apply water to many locations under the drip line. If you use a deep root fork or needle, insert the device no deeper than 8 inches into the soil.
How much water to apply
April through September: In normal precipitation years, trees located in irrigated turf areas do not need additional water. When watering restrictions prohibit turf watering, or when trees are not in turf areas, trees need water based on the trunk's diameter. Water small trees four times per month, medium trees three times per month and large trees two times per month. Refer to the schedule at right.
During a drought, reduce the frequency and amount of water for larger trees (10 inches in diameter and above) because their extensive root systems can gather and hold water for longer periods of time.
October through March: During prolonged dry periods, water once or twice a month, using 10 gallons of water for each inch of the tree's diameter. Water only when the temperature is above 40 degrees and there is no snow on the ground.

Planting Beds:

Plant quanities to be determined by required spacing. Plant spacing to achieve total coverage within three years.

Plant varieties chosen are native and drought tolerant

Trees within the site are either Kitsap County approved street trees or approved native, drought tolerant, and chosen for their small size at maturity. All plants are approved native species or ornamental low maintenance and drought tolerant.

Xeriscape: Temporary irrigation to be provided during the first 3 years for plants to become esablished. After 3 years irrigation can taper off.

** See general notes for site lighting in pedestrian amenity areas

** See Civil for 15% lot coverage landscape requirement calculation

**See planting legend "Remarks" to confirm that 60% of plants are evergreen, indicated by "E" or "D"

**Shrub, tree and groundcover sizes at time of installation should allow for complete coverage of planting beds in 3 years. Shrubs should be 3'h. at time of planting. This may override container sizes listed in legend.

Planting Beds:

Plant quanities to be determined by required spacing

All planting beds are to recieve ground cover throughout except as noted

General Notes
1. Plant in fall or spring for best results. Plant list is based on inventory commonly available in the Pacific Northwest. Not all plants are available year round. Availability changes both seasonally and annually according to what growers can provide. If an alternative plant is needed due to lack of availability, please see the landscape architect for a substitution.
   Dig and store native plants available on-site prior to excavation. Dig a rootball twice the size of the plant. For larger conifers use a backhoe with tree spade attachment. Store the plants in containers in their native soil. Water regularly prior to planting.

2. Dimensions: Dimensions and layout of existing and proposed site layout are based on provided Civil site plan. The landscape plan was added to the site plan.
3. Planting beds: 50% 3-way mix, 50% native soil. Top dress all beds with organic compost 3"d. Native planting beds: 100 % native soil.
   Amend soil annually with 2-3"d. Organic compost to be used as mulch in lieu of bark. Mulch is mantatory with little to no irrigation to retain moisture around plants and amend poor soil.
   If possible store and cover any nutrient rich native soil scraped from the site and re-use in planting beds and meadow areas. See soil storage guidelines.
   Remove all weeds from soil before replacing
4. Amend soil in all beds annually with 3" organic compost
5. Irrigation: Xeriscaping methods have been used in planting beds, which do not require permanent irrigation. Use temporary irrigation during warm months until established. Plants are drought tolerant once established and watering can be reduced after 3 years. Microclimates, weather variability, sunlight, and site conditions will vary greatly and influence watering needs for each area over time. In general water plants 2x per week for the first 3 months or the first summer if the first 3 months are wet weather, then approximately 3x/month during the warm months for the next 2 years. Water as needed after that time. Leaf structure, fullness, color, and changes to plant habit will determine whether water should be reduced or increased over time. Never water between 10 a.m. and 6 p.m. to reduce water lost to evaporation. If you have an automatic irrigatino system, adjust your controller regularly to accommodate weather conditions. Also, install a rain sensor to shut off the device when it rains.There are no assigned watering days, but never water a zone more than three days a week. Plan to "water, rest, water" by watering zones in increments, with rest periods to give water time to travel toward the roots. Light sprinkling only settles the dust and does little to alleviate drought stress of plants growing in hot, dry soil. Instead of light daily waterings, give plants a weekly soaking. When watering, allow the soil to become wet to a depth of 5 to 6 inches. This type of watering allows moisture to penetrate into the soil area where roots can readily absorb it. A soil watered deeply retains moisture for several days, while one wet only an inch or so is dry within a day.
   Consult with the irrigation technician or horticulturalist annually to determine adjustments to water quantity and frequency.
   Drip irrigation into feed troughs
6. Lighting: In general, keep lighting low and to a minimum to reduce light pollution.
7. Requests to substitute any product, technique, or material shall be submitted in writing to Landscape Architect for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.
8. Contractor is responsible for the safety, actions and conduct of her or his employees and her or his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
9. Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Landscape Architect for resolution prior to the delivery of any bid.
10. Contractor is responsible for ensuring that all sitework and structures meet both International and County building codes
11. Call before you Dig: 1-800-424-5555 to avoid disrupting utilities

Soil management during construction

Don't
✗ Stockpile soils when wet or plastic.
✗ Stockpile soils of different quality and composition together, especially topsoil and subsoil.
✗ Stockpile subsoil or waste materials on top of topsoil.
✗ Locate stockpiles close to retained trees, drains, watercourses or excavations.
✗ Steepen stockpile sides beyond a slope of 1 in 1.75 (30°) in order to reduce the risk of erosion.
✗ Allow vehicles to run over stockpiles except during their construction.

Do
✓ Remove vegetation and waste materials from storage areas before forming stockpiles.
✓ Manage the site so that soil storage periods are kept as short as possible.
✓ Stockpile soils in the driest condition possible.
✓ Use tracked equipment wherever possible to reduce compaction.
✓ Protect stockpiles from erosion by seeding or covering them.
✓ Use clear signage to identify the content of stockpiles

The greater the amount of weeds that can be removed from the site prior to planting, the greater the chance that the restoration project will succeed.

CALL TWO WORKING DAYS BEFORE YOU DIG 811 UTILITIES UNDERGROUND LOCATION CENTER

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Emily Russell
CERTIFICATE NO.1272

EMILY RUSSELL
Landscape Architecture
Emily Russell, PLA, ASLA
360-990-1720
www.russelldesignsource.com
emily@russelldesignsource.com
245 4th Street #501
Bremerton WA 98337

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Project Manager	Project ID: Landscape Notes
Drawn By: Emily Russell	Scale: None
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Date: 5.13.20	of 2
CAD File Name: United Moving and Storage	