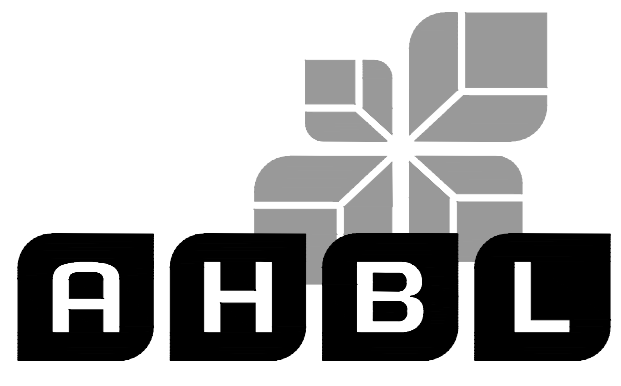


# ROCK CREEK INDUSTRIAL



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Project Title:  
**ROCK CREEK INDUSTRIAL**

Client:  
**PANATTONI DEVELOPMENT COMPANY, LLC**

1821 DOCK STREET, SUITE 100  
 TACOMA, WA 98402

MS BRENDA FODGE

Project No.  
 2230336.40

Issue Set & Date:

**SITE PLAN REVIEW**

1/8/2024



NOTICE  
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## LANDSCAPE CODE CALCULATIONS

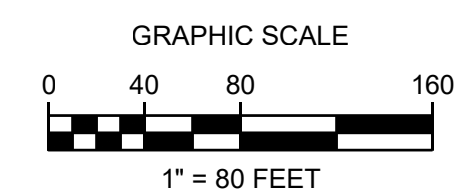
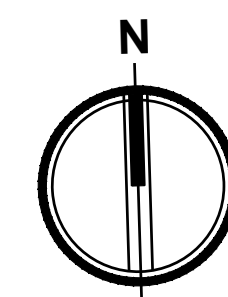
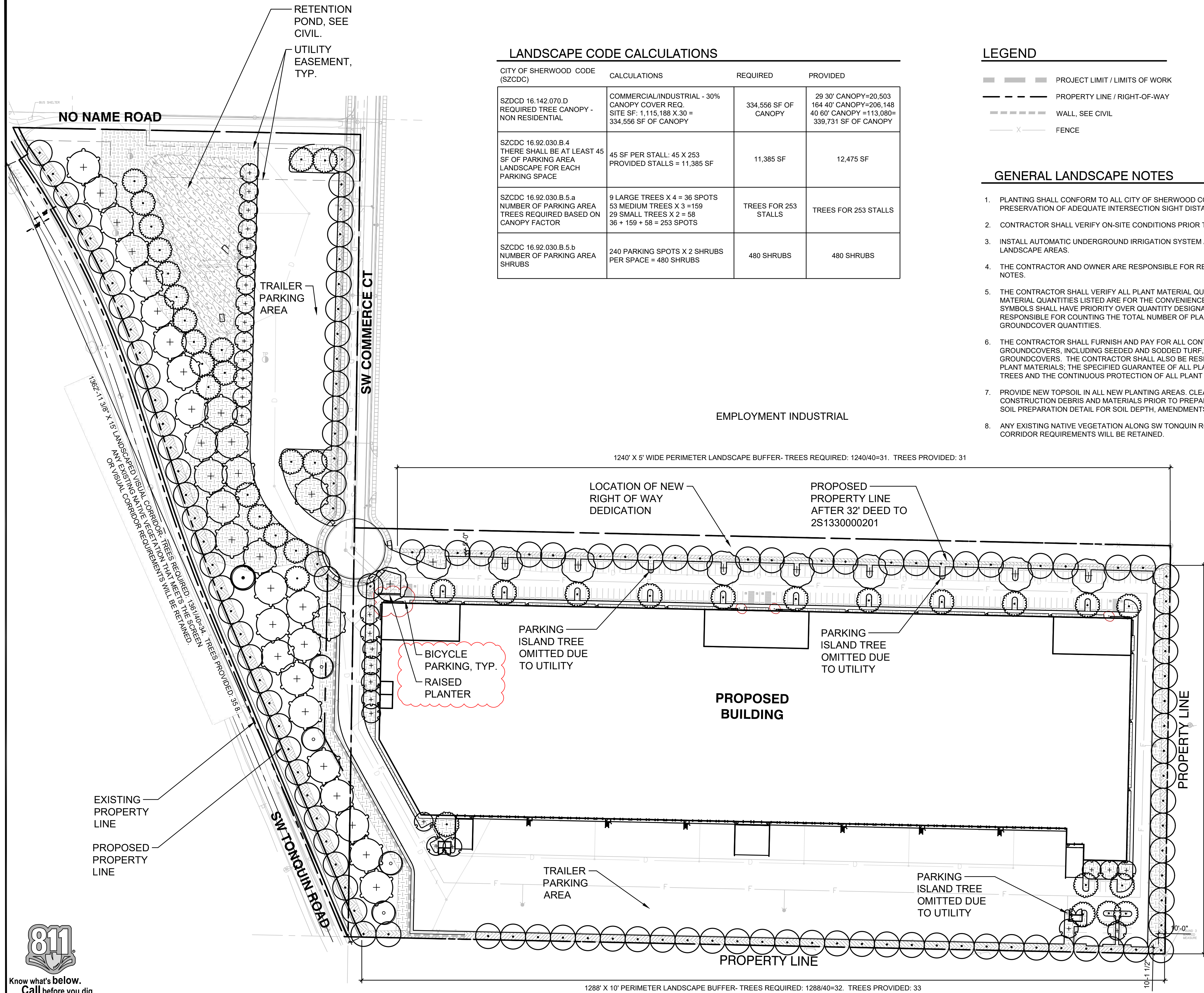
CITY OF SHERWOOD CODE (SZCDC)	CALCULATIONS	REQUIRED	PROVIDED
SZCDC 16.142.070.D REQUIRED TREE CANOPY - NON RESIDENTIAL	COMMERCIAL/INDUSTRIAL - 30% CANOPY COVER REQ. SITE SF: 1,115,188 X .30 = 334,556 SF OF CANOPY	334,556 SF OF CANOPY	29 30' CANOPY=20,503 164 40' CANOPY=206,148 40 60' CANOPY=113,080= 339,731 SF OF CANOPY
SZCDC 16.92.030.B.4 THERE SHALL BE AT LEAST 45 SF OF PARKING AREA LANDSCAPE FOR EACH PARKING SPACE	45 SF PER STALL: 45 X 253 PROVIDED STALLS = 11,385 SF	11,385 SF	12,475 SF
SZCDC 16.92.030.B.5.a NUMBER OF PARKING AREA TREES REQUIRED BASED ON CANOPY FACTOR	9 LARGE TREES X 4 = 36 SPOTS 53 MEDIUM TREES X 3 = 159 29 SMALL TREES X 2 = 58 36 + 159 + 58 = 253 SPOTS	TREES FOR 253 STALLS	TREES FOR 253 STALLS
SZCDC 16.92.030.B.5.b NUMBER OF PARKING AREA SHRUBS	240 PARKING SPOTS X 2 SHRUBS PER SPACE = 480 SHRUBS	480 SHRUBS	480 SHRUBS

## LEGEND

- PROJECT LIMIT / LIMITS OF WORK
- - - PROPERTY LINE / RIGHT-OF-WAY
- WALL, SEE CIVIL
- X FENCE

## GENERAL LANDSCAPE NOTES

- PLANTING SHALL CONFORM TO ALL CITY OF SHERWOOD CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
- CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
- THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- PROVIDE NEW TOPSOIL IN ALL NEW PLANTING AREAS. CLEAR ALL NEW PLANTING AREAS OF CONSTRUCTION DEBRIS AND MATERIALS PRIOR TO PREPARATION. SEE SOILS PLAN FOR PLACEMENT. SEE SOIL PREPARATION DETAIL FOR SOIL DEPTH, AMENDMENTS, AND MULCH PLACEMENT.
- ANY EXISTING NATIVE VEGETATION ALONG SW TONQUIN ROAD THAT MEETS THE SCREEN OR VISUAL CORRIDOR REQUIREMENTS WILL BE RETAINED.



Revisions:

Sheet Title:  
**LANDSCAPE PLAN**

Designed by: MS Drawn by: MM Checked by: MS

Sheet No.

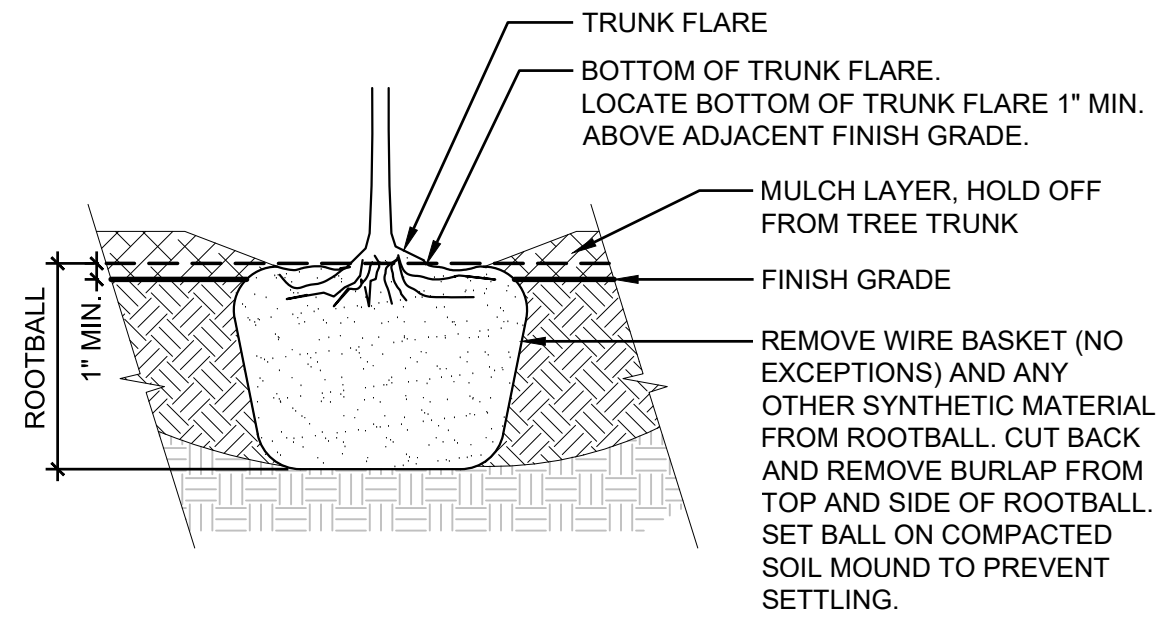
**L1.0**



# ROCK CREEK INDUSTRIAL

**NOTES:**

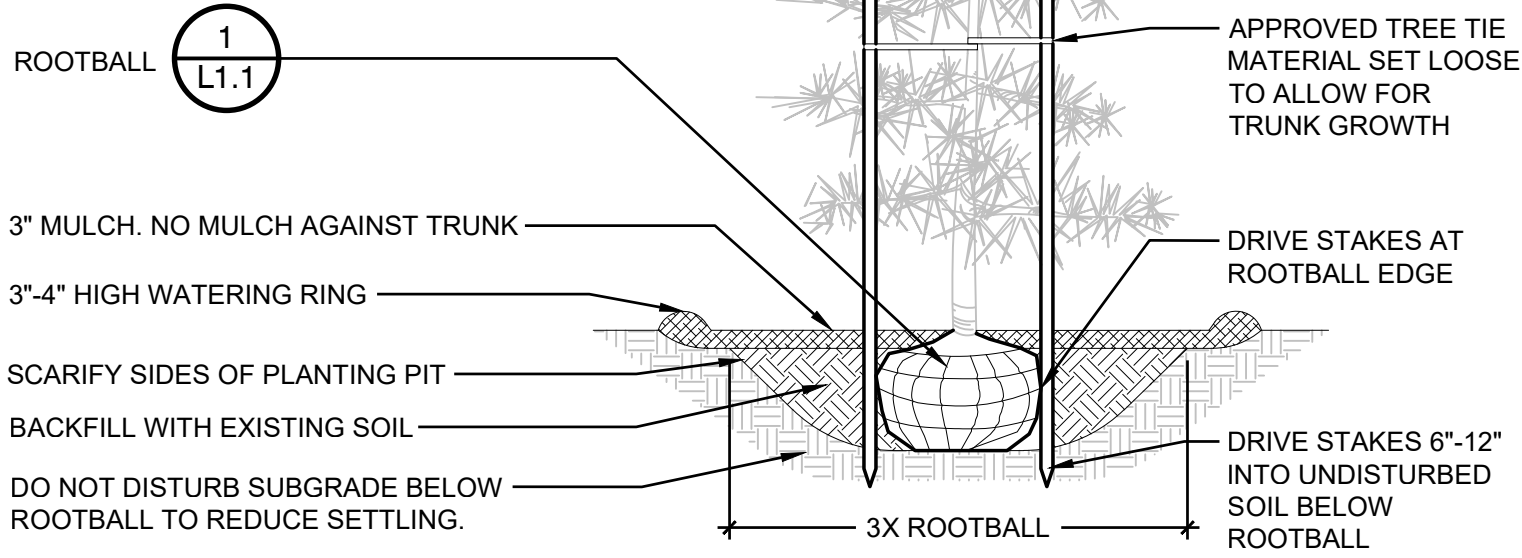
- TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
- REPLACEMENT OR REPLANTING OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- REMOVE EXCESS SOIL THAT MAY HAVE ACCUMULATED ABOVE THE TRUNK FLARE PRIOR TO DIGGING AT NURSERY. EXPOSE AND LOCATE TRUNK FLARE PRIOR TO PLANTING.
- PRUNE ANY GIRDLING OR ADVENTITIOUS ROOTS PRIOR TO BACKFILLING.



**1 ROOTBALL**  
1" = 1'-0"  
P-2023-PSO-02

**NOTES:**

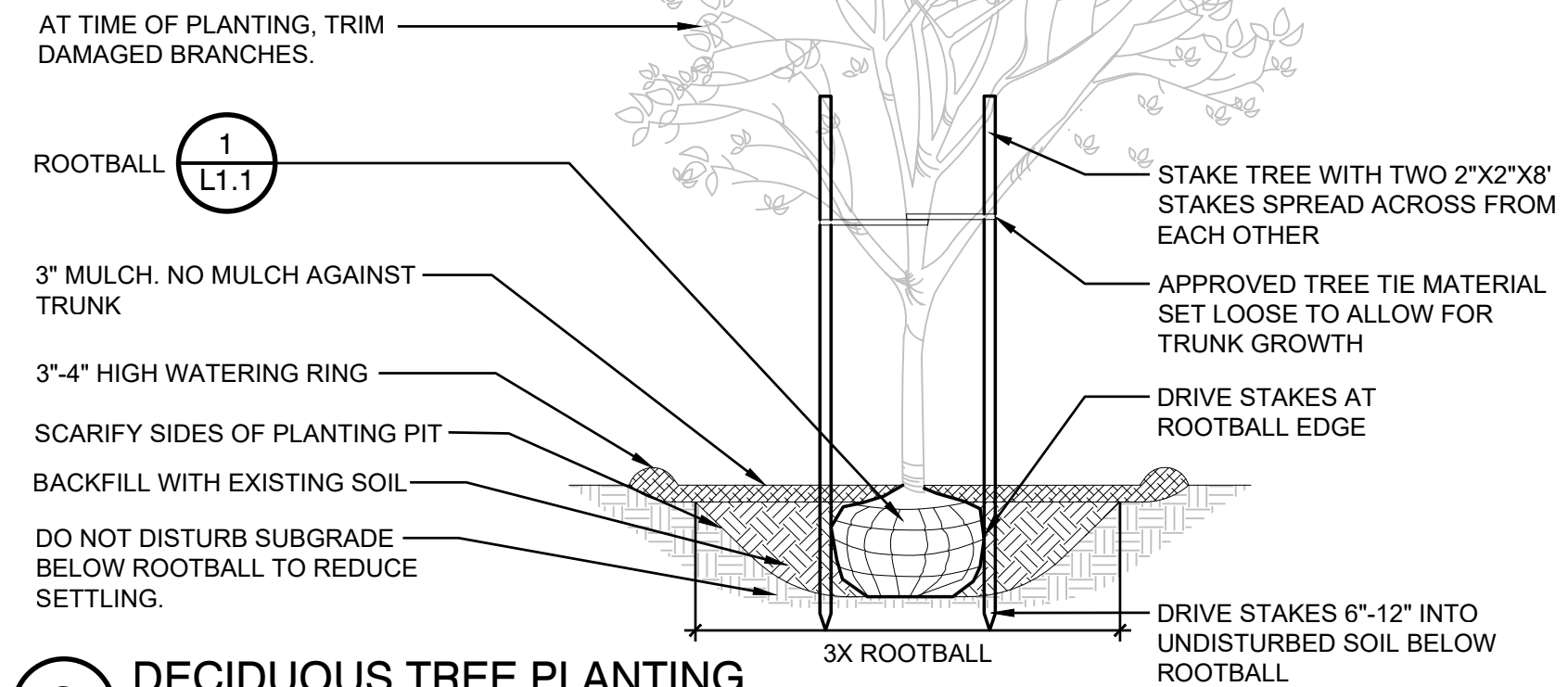
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.



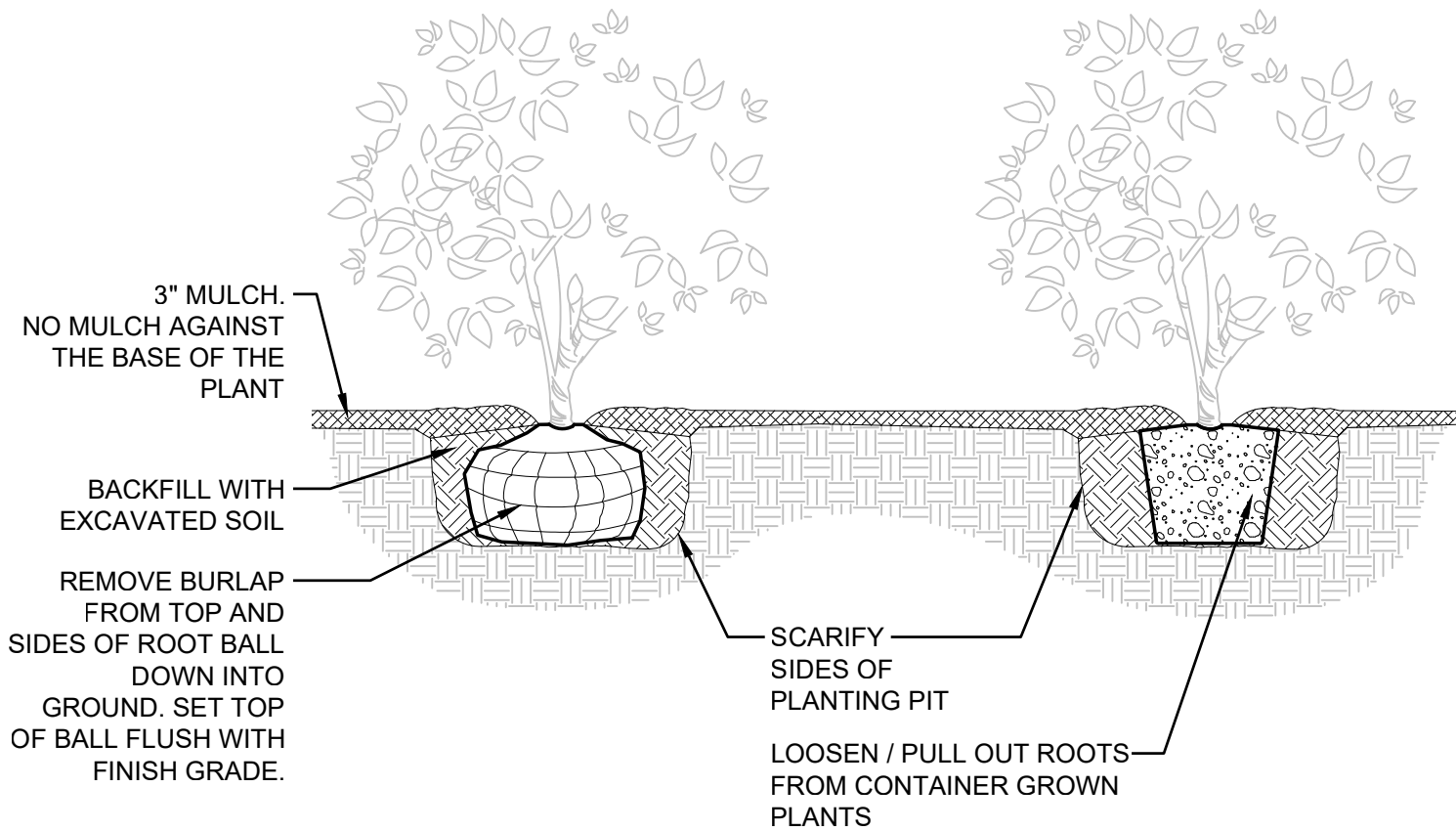
**2 CONIFEROUS TREE PLANTING**  
3/8" = 1'-0"  
P-2023-PSO-03

**NOTE:**

- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.



**3 DECIDUOUS TREE PLANTING**  
3/8" = 1'-0"  
P-2023-PSO-04

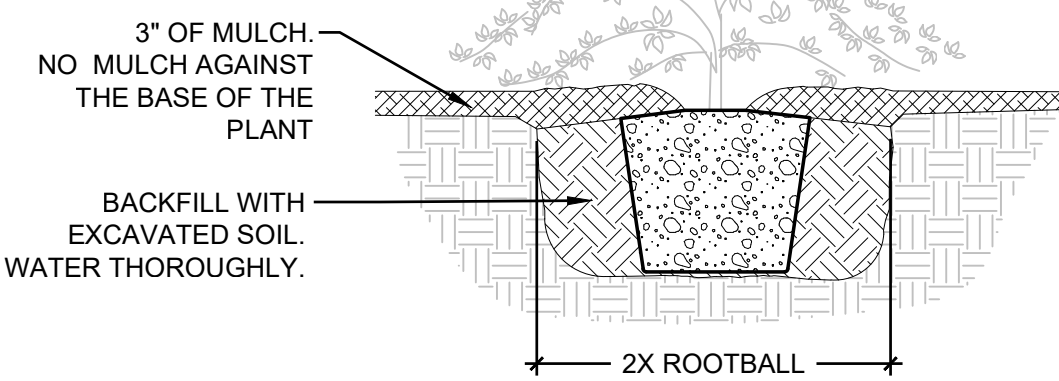
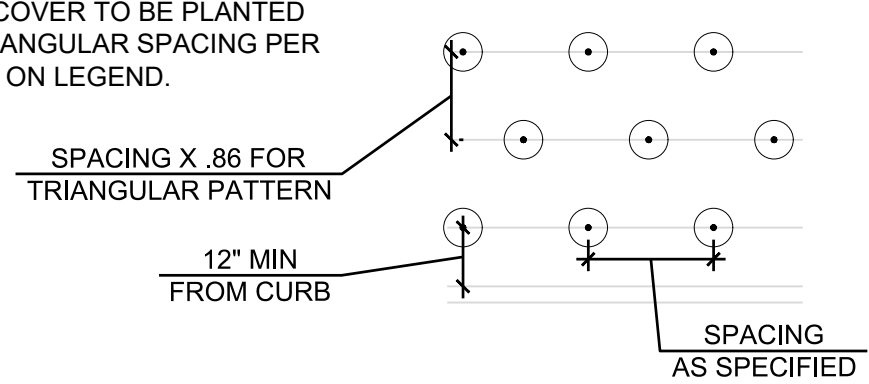


**4 SHRUB PLANTING**  
NTS  
P-2023-PSO-01

**NOTE:**

- ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING PER O.C. SPACING ON LEGEND.

**GROUNDCOVER PLANTING PLAN**



**5 GROUNDCOVER PLANTING**  
1/2" = 1'-0"  
P-2023-PSO-66

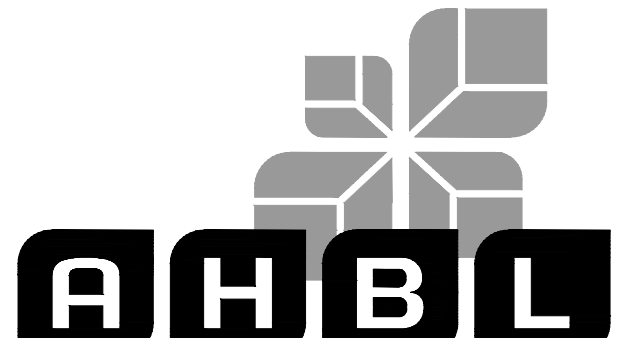
**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>					
(Symbol)		40' CANOPY MEDIUM PARKING TREE			38
AA		ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE® FREEMAN MAPLE	2" CAL. 6' HT. MIN.	
(Symbol)		60' CANOPY TREE			31
ZG2		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL. 6' HT. MIN.	
TC		TILIA CORDATA	LITTLELEAF LINDEN	2" CAL. 6' HT. MIN.	
(Symbol)		30' CANOPY SMALL PARKING TREE			29
MB		MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD SOUTHERN MAGNOLIA	2" CAL. 6' HT. MIN.	
(Symbol)		60' CANOPY LARGE PARKING TREE			9
NS		NYSSA SYLVATICA	TUPELO	2" CAL. 6' HT. MIN.	
(Symbol)		40' CANOPY TREE			5
CM		CELTIS X 'MAGNIFICA'	MAGNIFICA COMMON HACKBERRY	2" CAL. 6' HT. MIN.	

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	QTY
<b>SHRUB AREAS</b>						
(Symbol)		PARKING PLANTING				130,369 SF
CK		CORNUS STOLONIFERA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL	40% @ 36" o.c.	6,017
AM		ARCTOSTAPHYLOS UVA-URSI MANZANITA	KINKKINNIK	1 GAL	10% @ 18" o.c.	6,017
MR		MAHONIA REPENS	CREeping MAHONIA	1 GAL	40% @ 36" o.c.	6,017
(Symbol)		BUFFER PLANTING				34,593 SF
MC		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL	50% @ 36" o.c.	3,151
SY		SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL	50% @ 36" o.c.	3,151
(Symbol)		BIORETENTION PLANTING				32,991 SF



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**Revisions:**

**Sheet Title:**  
**LANDSCAPE SCHEDULE & DETAILS**

**Designed by:** MS **Drawn by:** MM **Checked by:** MS

**Sheet No.**

**L1.1**