

# ROCK CREEK INDUSTRIAL



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**

12/14/2023



NOTICE  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THE DOCUMENT IS FOR USE ONLY FOR THE PROJECT ENTITLED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PURPOSES OR IN ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

△

△

△ 03/05/2024

△ 01/19/2024

Revisions:

Sheet Title:  
**LANDSCAPE PLAN**

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

Sheet No.

**L1.0**

## LANDSCAPE CODE CALCULATIONS

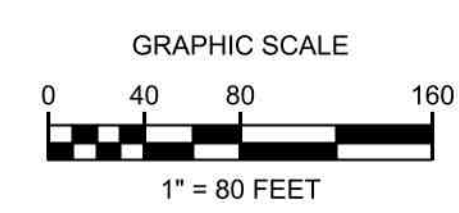
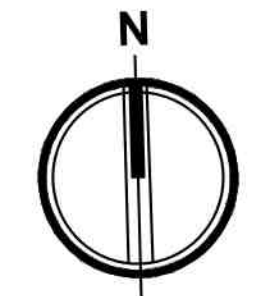
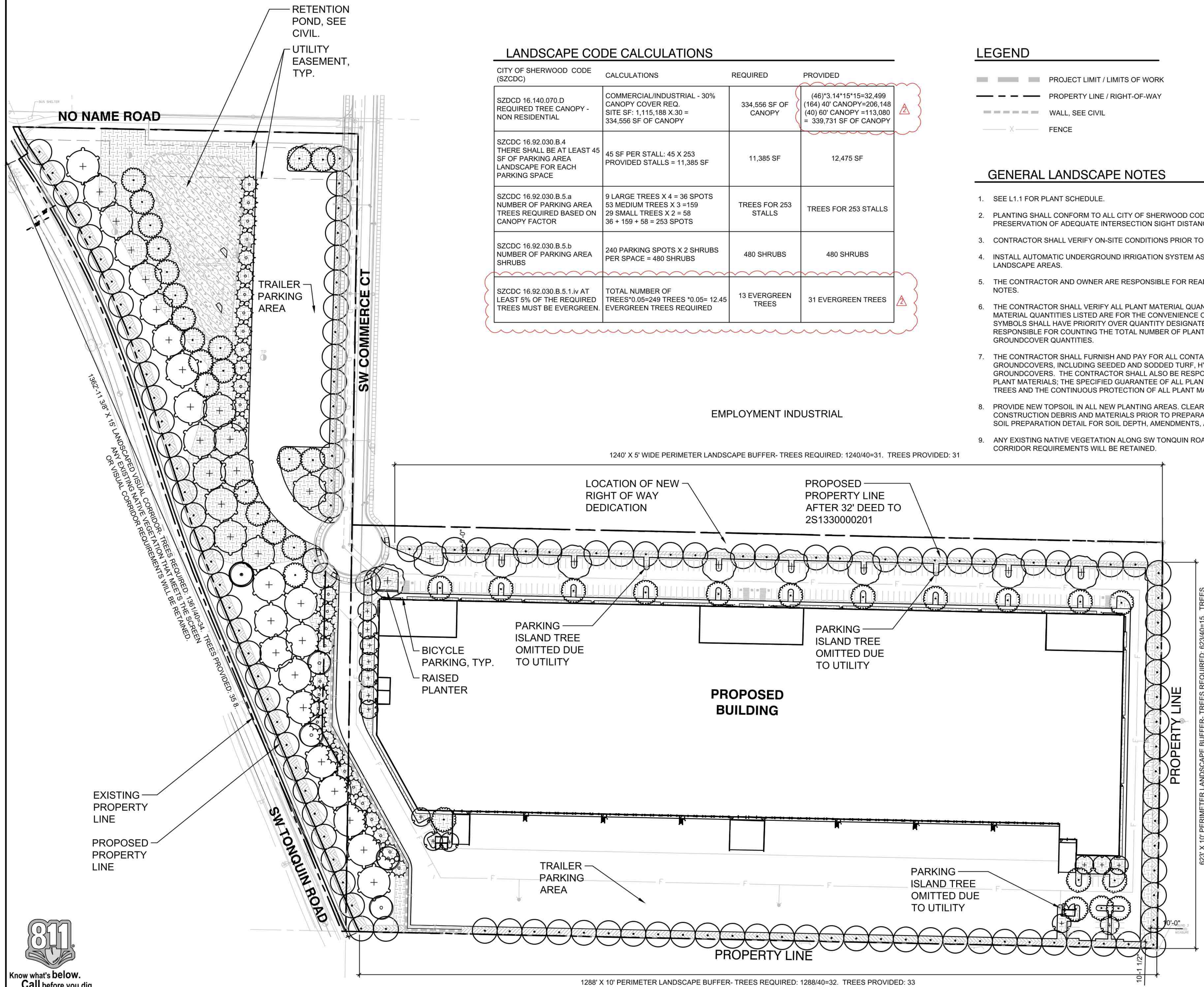
CITY OF SHERWOOD CODE (SZCDC)	CALCULATIONS	REQUIRED	PROVIDED
SZCDC 16.140.070.D REQUIRED TREE CANOPY - NON RESIDENTIAL	COMMERCIAL/INDUSTRIAL - 30% CANOPY COVER REQ. SITE SF: 1,115,188 X .30 = 334,556 SF OF CANOPY	334,556 SF OF CANOPY	(46)*3.14*15*15=32,499 (164) 40' CANOPY=206,148 (40) 60' CANOPY =113,080 = 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 SHRUBS	240 PARKING SPOTS X 2 SHRUBS PER SPACE = 480 SHRUBS	480 SHRUBS	480 SHRUBS
SZCDC 16.92.030.B.5.1.iv AT LEAST 5% OF THE REQUIRED TREES MUST BE EVERGREEN.	TOTAL NUMBER OF TREES*0.05=249 TREES *0.05= 12.45 EVERGREEN TREES REQUIRED	13 EVERGREEN TREES	31 EVERGREEN TREES

## LEGEND

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

## GENERAL LANDSCAPE NOTES

- SEE L1.1 FOR PLANT SCHEDULE.
- 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.



1288' X 10' PERIMETER LANDSCAPE BUFFER- TREES REQUIRED: 1288/40=32. TREES PROVIDED: 33

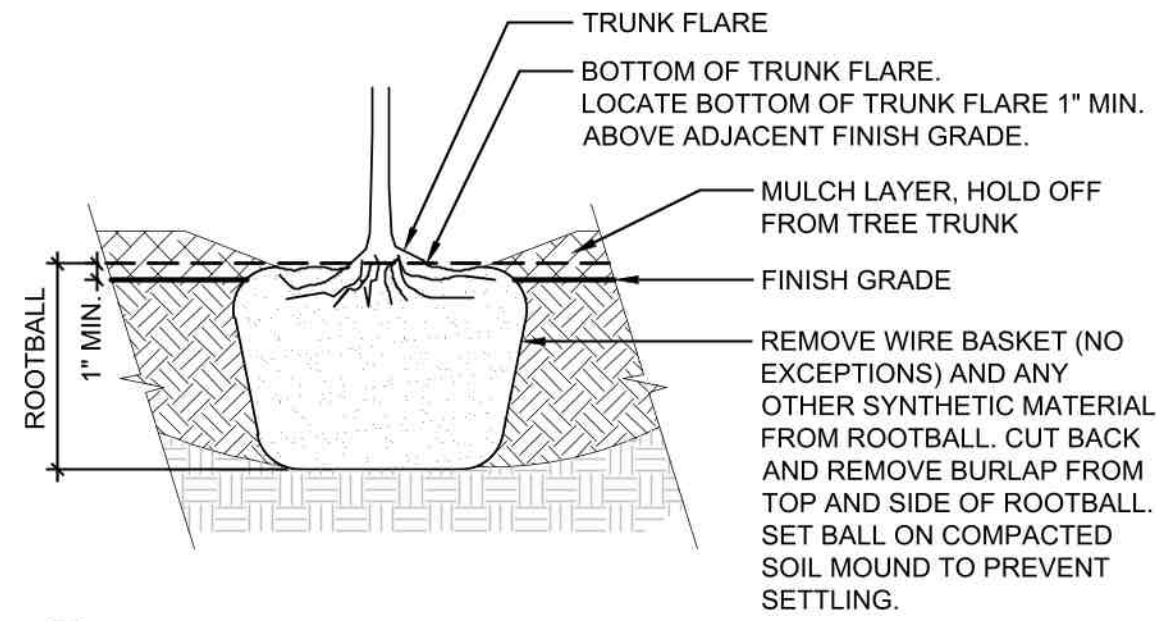
623' X 10' PERIMETER LANDSCAPE BUFFER- TREES REQUIRED: 623/40=15. TREES PROVIDED: 16

1382-11 3/8' X 15' LANDSCAPED VISUAL CORRIDOR. TREES REQUIRED: 198/40=5. TREES PROVIDED: 36.8. ANY EXISTING NATIVE VEGETATION ALONG SW TONQUIN ROAD THAT MEETS THE SCREEN OR VISUAL CORRIDOR REQUIREMENTS WILL BE RETAINED.

# ROCK CREEK INDUSTRIAL

**NOTES:**

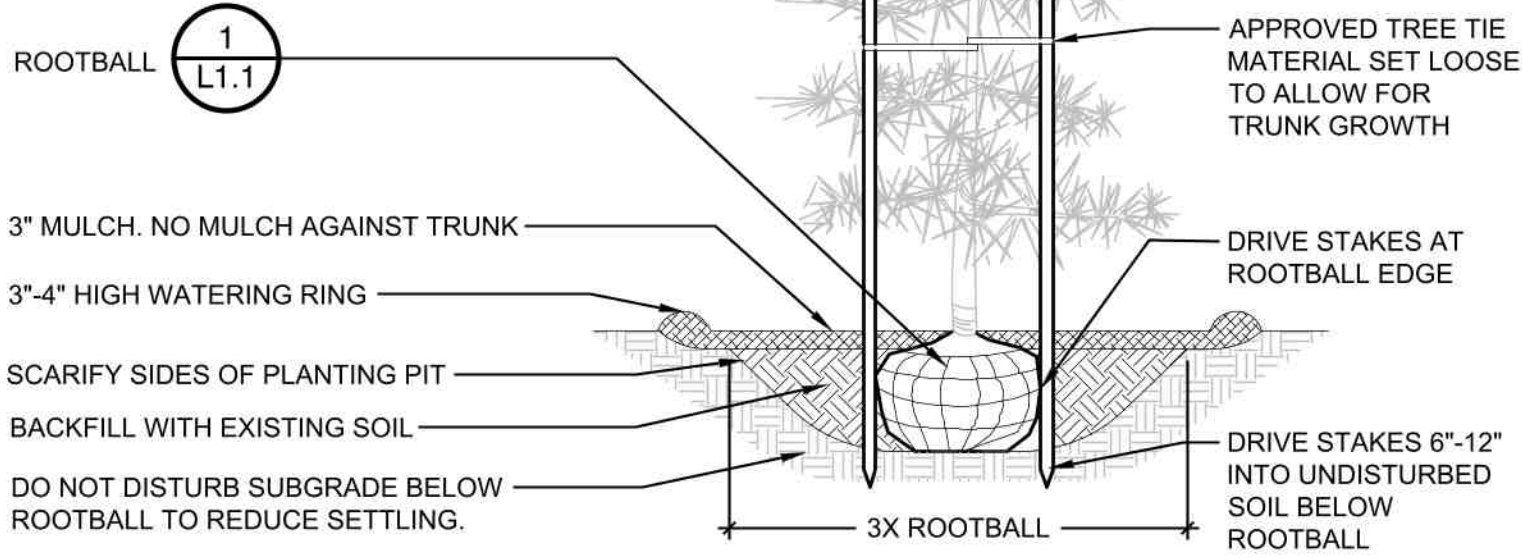
- TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
- REPLACEMENT OR REPLANTING OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- REMOVE EXCESS SOIL THAT MAY HAVE ACCUMULATED ABOVE THE TRUNK FLARE PRIOR TO DIGGING AT NURSERY. 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:**

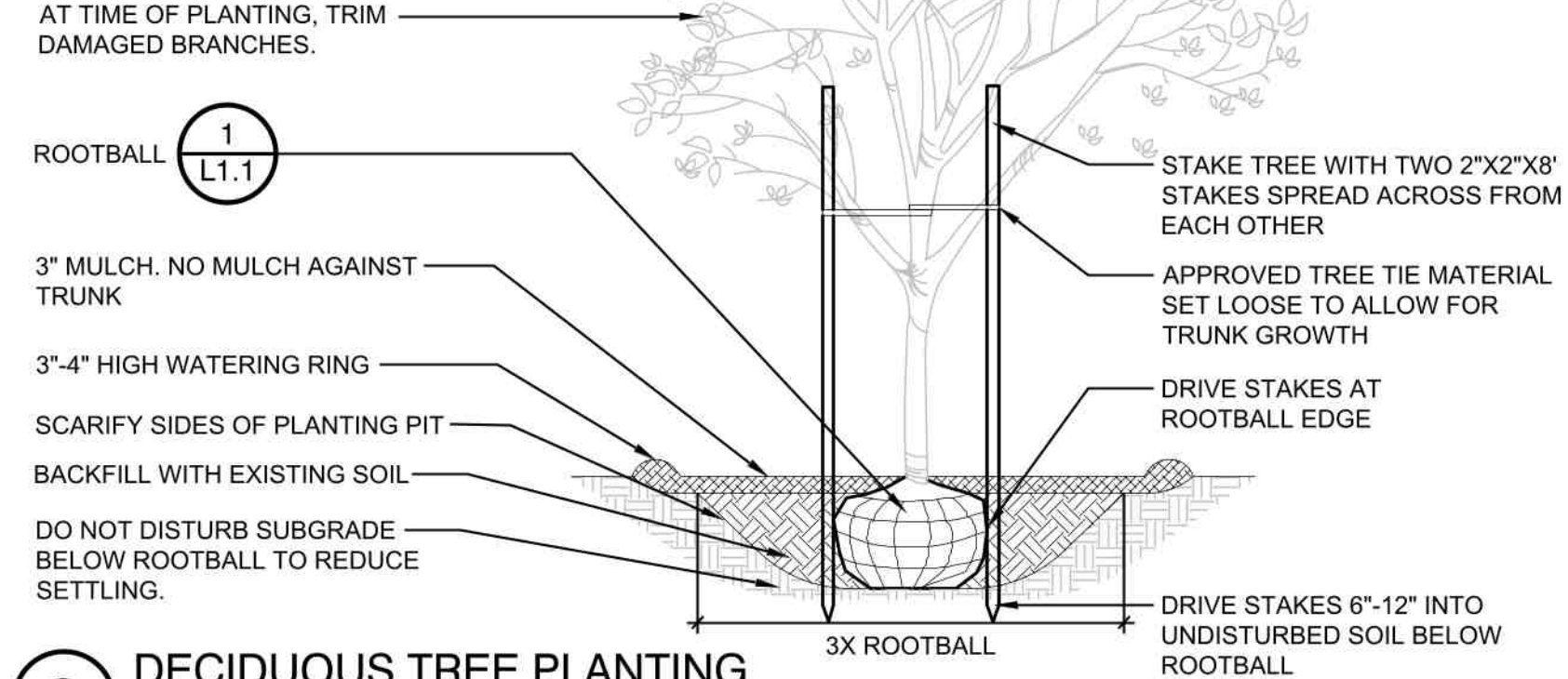
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.



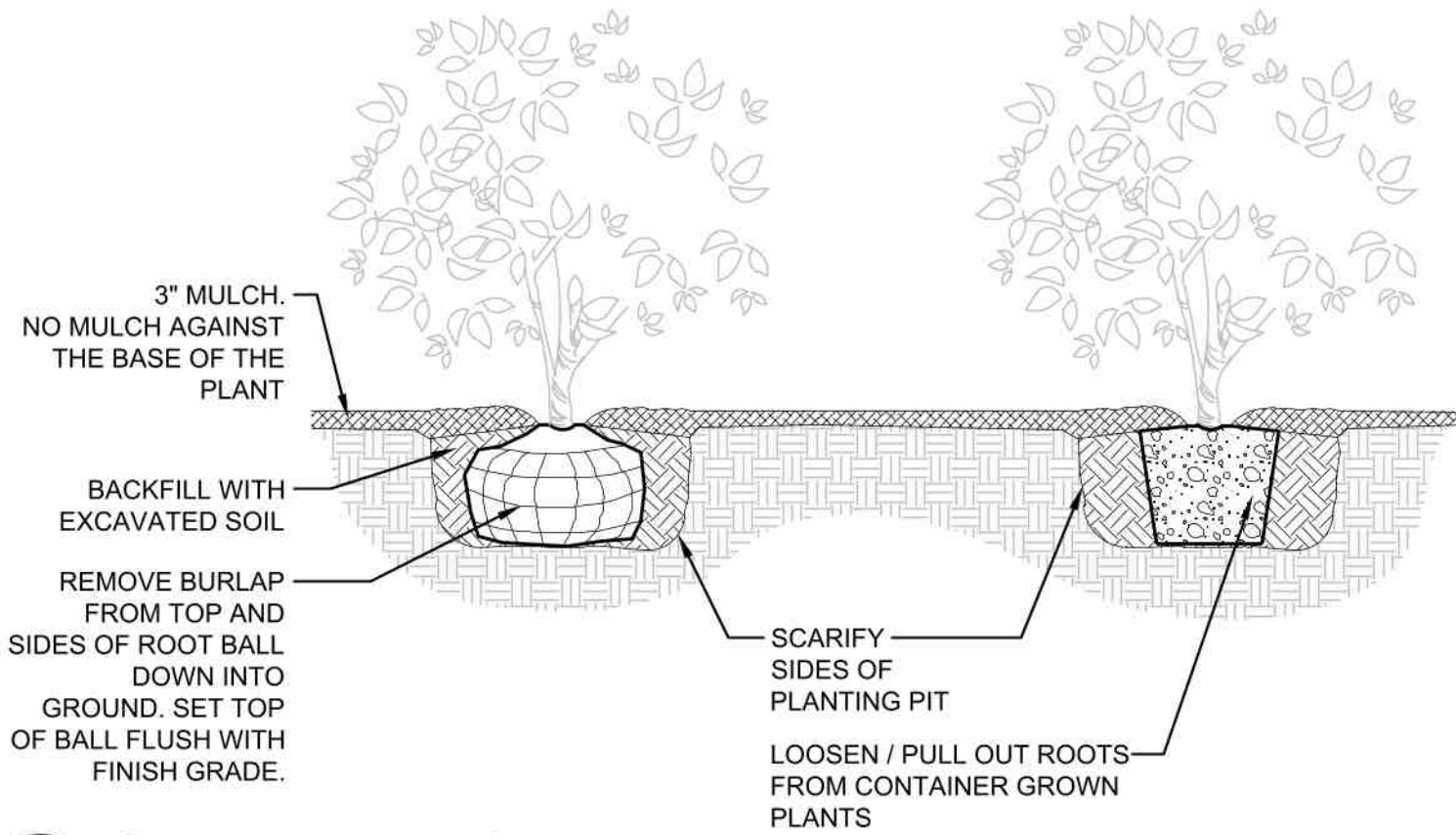
**2 CONIFEROUS TREE PLANTING**  
3/8" = 1'-0"

**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-03

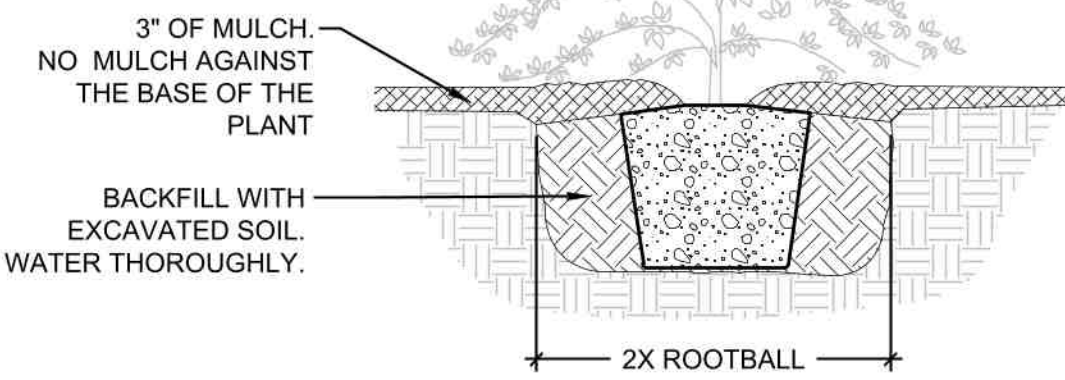
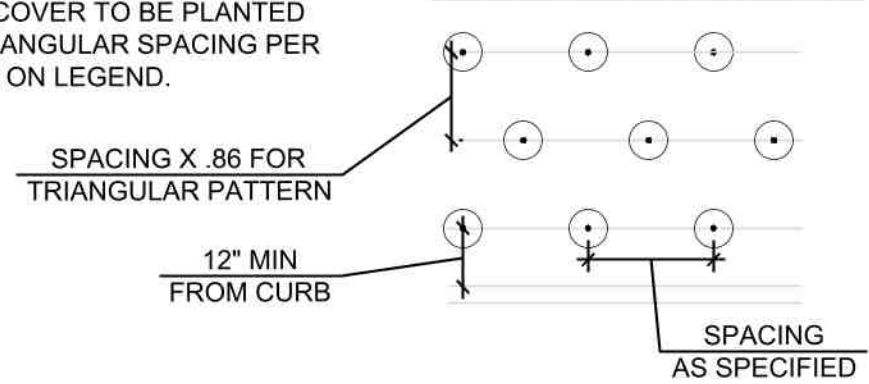


**4 SHRUB PLANTING**  
NTS P-2023-PSO-01

**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-06

## CONCEPT PLANT SCHEDULE

40' CANOPY MEDIUM PARKING TREE ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	38	2" CAL. 6' HT. MIN.
60' CANOPY TREE ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	30	2" CAL. 6' HT. MIN.
40' CANOPY BUFFER TREE TILIA CORDATA / LITTLELEAF LINDEN	121	2" CAL. 6' HT. MIN.
30' CANOPY SMALL PARKING TREE MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / D.D BLANCHARD SOUTHERN MAGNOLIA	15	2" CAL. 6' HT. MIN.
60' CANOPY LARGE PARKING TREE NYSSA SYLVATICA / TUPELO	9	2" CAL. 6' HT. MIN.
40' CANOPY TREE CELTIS X 'MAGNIFICA' / MAGNIFICA COMMON HACKBERRY	5	2" CAL. 6' HT. MIN.

30' EVERGREEN SCREENING TREE CALOCEDRUS DECURRENS / INCENSE CEDAR PINUS CONTORTA LATIFOLIA / LODGEPOLE PINE PSEUDOTSUGA MENZIESII / DOUGLAS FIR	31	2 CAL. 6' MIN. HT.
--	----	--------------------

PARKING PLANTING CORNUS STOLONIFERA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD ARCTOSTAPHYLOS UVA-URSI MANZANITA / KINNIKINNICK MAHONIA REPENS / CREEPING MAHONIA	130,369 SF	6,017 1 GAL 6,017 1 GAL 6,017 1 GAL
---	------------	---

BUFFER PLANTING MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE SYMPHORICARPOS ALBUS / SNOWBERRY	54,593 SF	3,151 1 GAL 3,151 2 GAL
---	-----------	----------------------------

BIORETENTION PLANTING	32,991 SF	
-----------------------	-----------	--



TACOMA • SEATTLE • SPOKANE • TRI-CITIES  
2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

**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

12/14/2023



**NOTICE:**  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. REVISIONS OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT ENTITLED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REUSE, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

03/05/2024

01/19/2024

**Revisions:**

**Sheet Title:**

## LANDSCAPE SCHEDULE & DETAILS

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

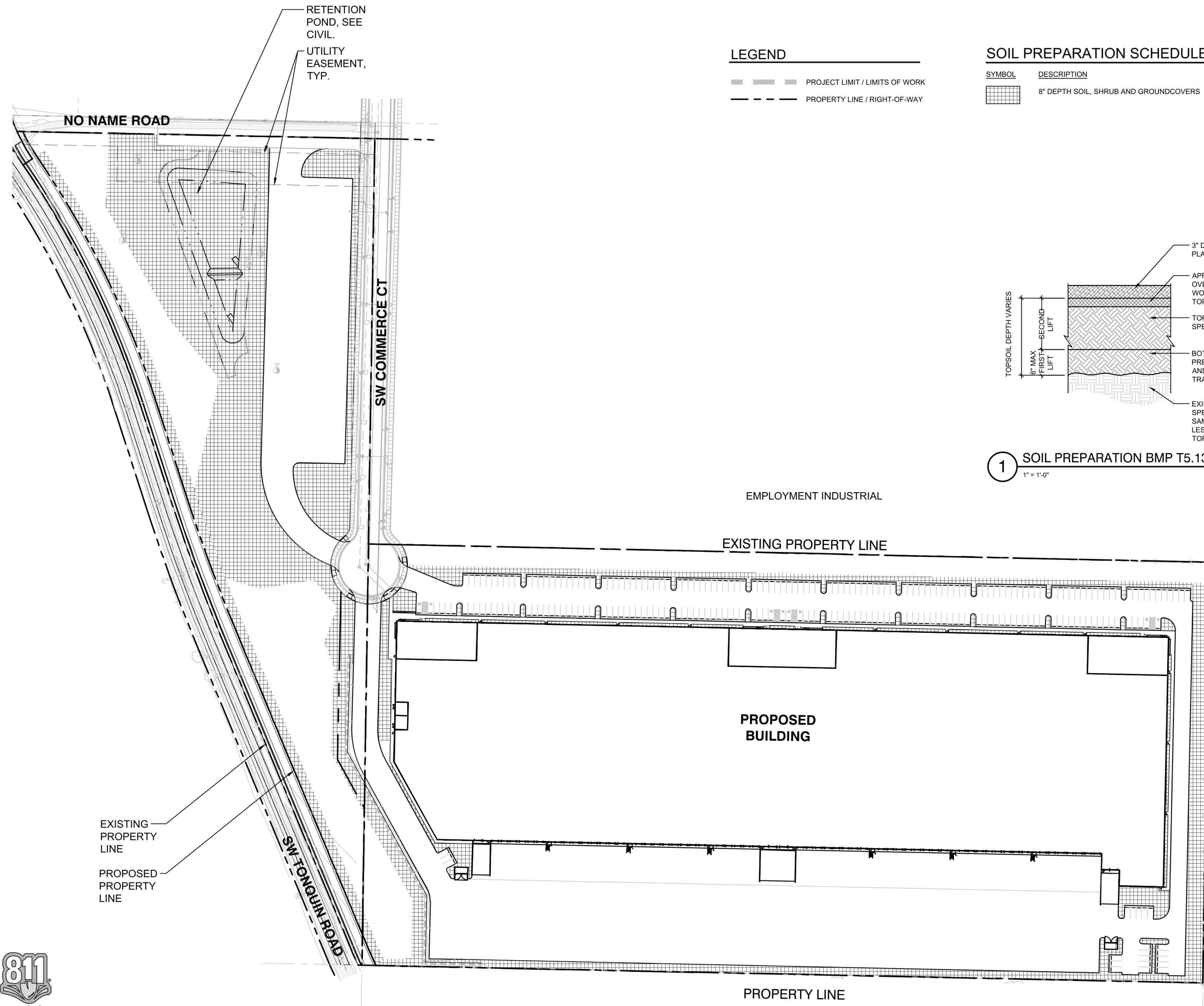
**Sheet No.**

# L1.1



Know what's below.  
Call before you dig.

# ROCK CREEK INDUSTRIAL

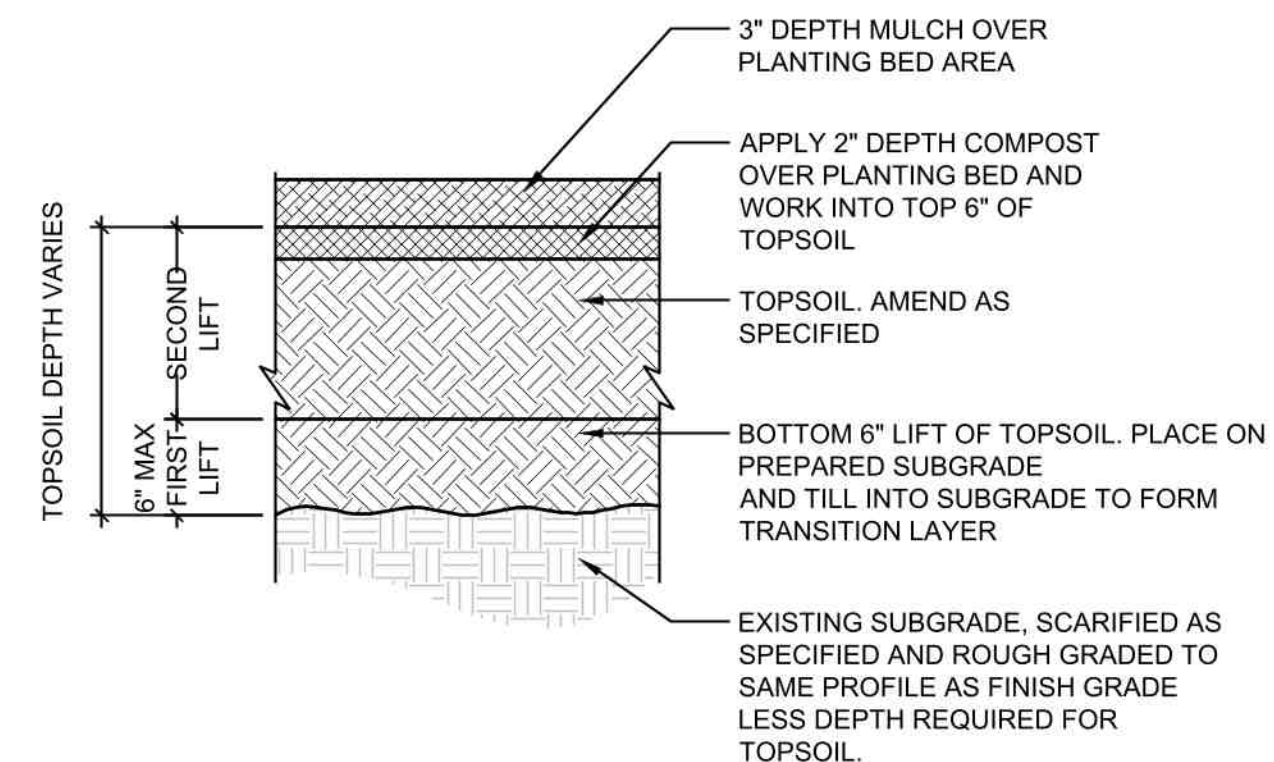


**LEGEND**

[Dashed line]	PROJECT LIMIT / LIMITS OF WORK
[Dotted line]	PROPERTY LINE / RIGHT-OF-WAY

**SOIL PREPARATION SCHEDULE**

SYMBOL	DESCRIPTION	QTY
[Grid pattern]	8" DEPTH SOIL, SHRUB AND GROUNDCOVERS	220,080 SF



1 SOIL PREPARATION BMP T5.13  
1" = 1'-0" P-2023-PSO-28



**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**

12/14/2023



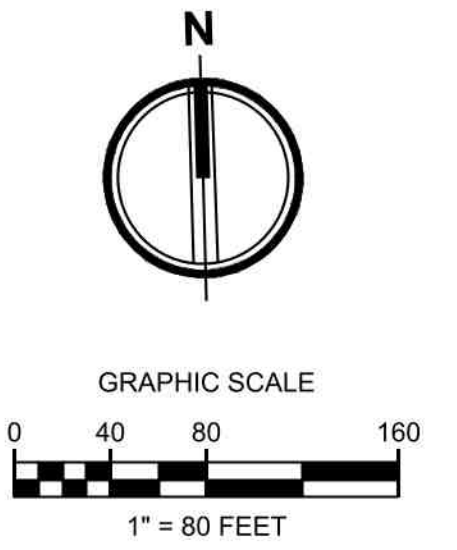
**NOTICE:**  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. THE SIGNATURE OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT ENTITLED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REUSE, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

- △
  - △
  - △ 03/05/2024
  - △ 01/19/2024
- Revisions:**

**Sheet Title:**  
SOILS PLAN

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

**Sheet No.:**



**L2.0**