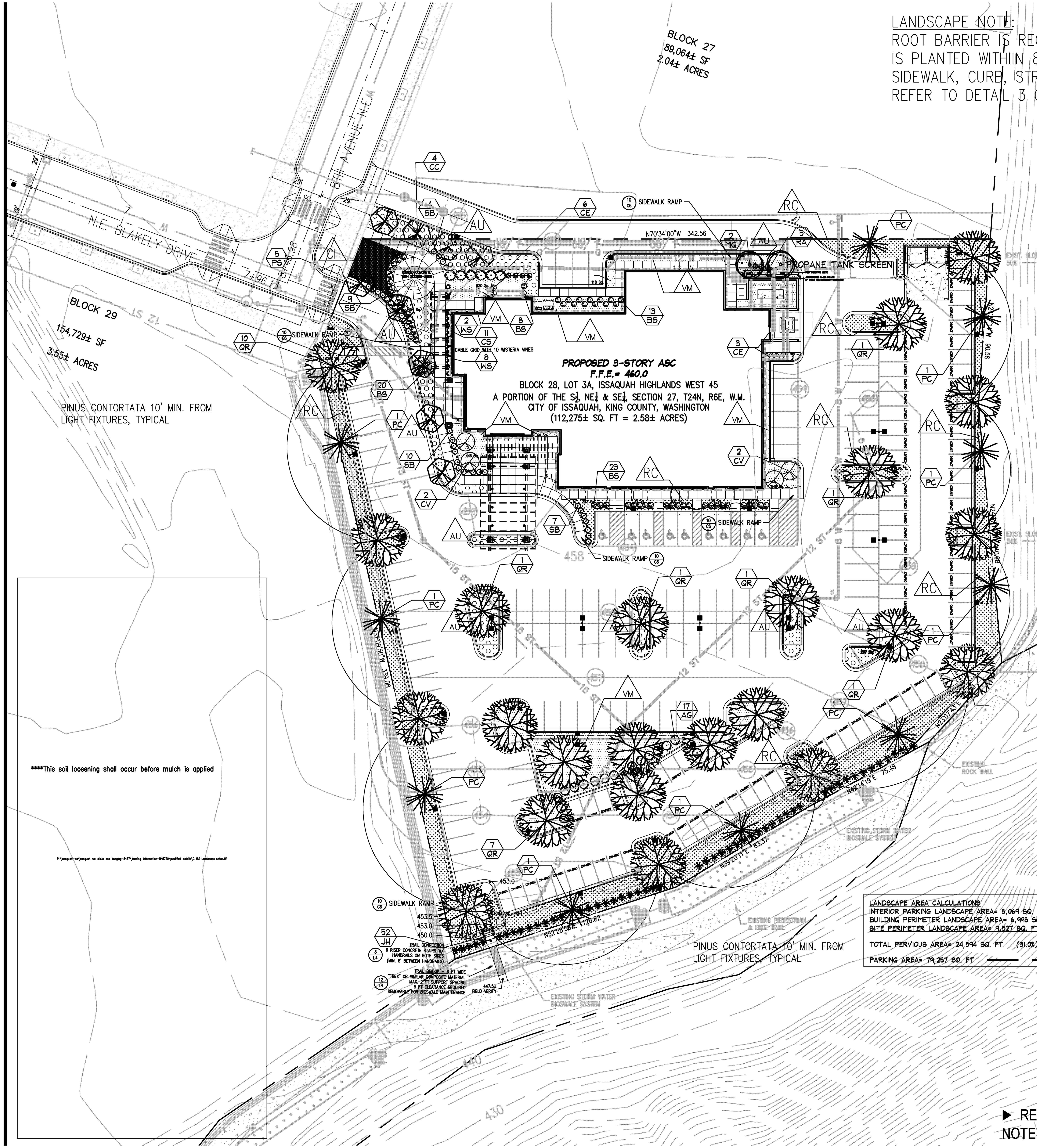

LANDSCAPE NOTE:
ROOT BARRIER IS REQUIRED WHEREVER A TREE IS PLANTED WITHIIN 8 FT OF A PUBLIC SIDEWALK, CURB, STREET, OR OTHER PAVING. REFER TO DETAIL 3 ON SHEET C14.

Adopted July 16, 2007 -- AB 5585 -- Ordinance 2497

City of Issaquah
LANDSCAPE INFORMATION
ISSAQUAH MUNICIPAL CODE
Irrigation Water Budgeting Requirements
WATER BUDGET REQUIREMENTS

A. Irrigation Water Budget. A landscape design's Irrigation Water Budget (IWB) shall be calculated based upon the total square footage of the proposed landscape area and including landscape water features (such as decorative ponds, pools or fountains) and excluding impervious surfaces and sensitive areas and their buffers. The irrigation water budget shall be calculated as follows: **IWB = ET x AF x LA x CF**

IWB: Irrigation Water Budget in gallons per year
ET: Reference evapotranspiration rate for the Puget Sound lowland region = 14.49 inches per irrigation season.
AF: Adjustment factor = 0.64 (= 0.4 / 0.625 irrigation system efficiency coefficient)
CF: Conversion factor = 0.62 (inches to gallons per square foot)

Block 28, lot 3A Project Landscape Area(Square Feet)= 24,594
Irrigation Water Budget for two year establishment period= 141,406

B. Irrigation Design Estimated Water Use. A landscape design's Estimated Water Use (EWU) shall be calculated by determining the Estimated Water Use for each hydrozone and adding the EWU for all hydrozones together. The sum of the EWU for all hydrozones is the landscape's total EWU. The following formula shall be used to determine the Estimated Water Use for each hydrozone: **EWU = (ET x PF x HA x CF) / IE**

EWU = Estimated Water Use
ET = Reference evapotranspiration rate for the Puget Sound lowlands region = 14.49 inches per irrigation season.
PF = Plant factor value for the hydrozone (see Section E)
HA = Hydrozone area in square feet
CF = Conversion factor = 0.62 (inches to gallons per square foot)
IE = Irrigation system efficiency value for the hydrozone (see Section F)
(IE is Not applicable to this project, hand irrigation for 2 year establishment period)

Hydrozone	*Average PF*	*Hyd. Area (Sq. Ft.)*	*CF*	*Hydrozone EWU*
Ground Cover	.25	20,379	0.62	45,770 gal./year
Shrubs	.3	3,015	0.62	8,125 gal./year
Trees	.2	1,200	0.62	2,156 gal./year
	Total Area:	24,594	Total EWU:	56,051 gal./year

SUMMARY:
IWB (Irrigation Water Budget) = 141,406 gallons per year
EWU (Estimated Water Use) = 56,051 gallons per year

LANDSCAPE AREA CALCULATIONS
INTERIOR PARKING LANDSCAPE AREA= 8,069 SQ. FT (10.2%)
BUILDING PERIMETER LANDSCAPE AREA= 6,998 SQ. FT (8.8%)
SITE PERIMETER LANDSCAPE AREA= 9,527 SQ. FT (12.0%)

TOTAL PERVIOUS AREA= 24,594 SQ. FT (31.0%)

PARKING AREA= 79,257 SQ. FT

▶ REFER TO SHEET C11 FOR GENERAL NOTES FOR ISSAQUAH HIGHLANDS

SYMBOLS

Existing Parking lights
Proposed Parking lights
Soil boring location & Number — B1

EXISTING	PROPOSED	
		Precast Flaired end section
		Concrete Headwall
		Storm Catchbasins
		Sanitary & Storm Manhole
C.O.	C.O.	Storm gooseneck
		Cleanout
		Storm inlet protection
		Fire Hydrant
W.V.	W.V.	Siamese Connection
		Water Valve
W	W	Water Meter
G	G	Gas Meter
		Power pole
		Handicap signs
		Flag pole
		Concrete Bollard
		Conc. filled Pipe Bollard
		Light Bollard
		Flood light
		Concrete pavement Slope Arrow

APPROVAL CONDITIONS

BY ______ DATE ______

BY ______ DATE ______

PLANNING		ENGINEERING	
MDRT Planner	Date	MDRT Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
MDRT LS Arch.	Date	MDRT Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
MDRT Program Manager	Date		
Public Works Engr Director	Date		

0 15' 30' 60' 90'

SITE LEGEND

EXISTING
Contours — 100.0 — 100
Spot elevations
Trees to be saved
Trees to be removed
Storm sewer main / lateral — 12" ST
Sanitary sewer main / lateral — 12" S
Water main / lateral — 4" W
Gas main / lateral — G
Overhead Electrical service — OH/ E
Underground electric service — UG/ E
Overhead Telephone service — OH/ T
Underground Telephone service — UG/ T

PROPOSED:
Trees
Contours — 100
Spot elevations — 100.0
Storm sewer main / lateral
Sanitary sewer main / lateral — 12 SA
Water main / lateral — 4 W
Gas main / lateral — G
Overhead Electrical service — OH/ E
Underground Electric service — UG/ E
Overhead Telephone service — OH/ T
Underground Telephone service — UG/ T
Cable Television service — CTV

MISCELLANEOUS:
Property line — N 90° 0' 0" E 11.32'
Setback line
Silt fence
Site Phasing line
Water line
100 Yr. Flood line
Contract Limit line
Car Overhang

LANDSCAPING
Construction fence — X — X
Irrigation Area Zone line — ~ — ~
Landscape Edging line
Mowing line — + — +
Planting code symbol (Base Bid Plant) — 0 / 00 — Plant Qty. / Plant Code
Planting code symbol (Add Alternate Plant) — 0 / 00 — Plant Qty. / Plant Code
Mulching code symbol (Shredded Cedar Mulch) — BM1
Edging code symbol Black Plastic/Poly Vinyl Edging) — BP1
Car Overhang Line

GROUND COVER KEY

RUBUS CALYCINOIDES ORN. RASPBERRY | VINCA MINOR | ARCTOSTAPHELOS UVA-URSI, BEAR BERRY | CISTUS INCANUS HAIRY ROCK ROSE

INTERIOR PARKING LOT PLANT REQUIREMENTS

INTERIOR PARKING PLANTING REQUIREMENTS:
180 STALLS REQUIRES 30 TREES

MINIMUM 50% NATIVE/DROUGHT TOLERANT PLANTS
EVERGREEN GROUND COVER AND/OR SHRUBS=100% COVERAGE IN THREE YEARS

PROPOSED INTERIOR PARKING PLANTINGS:

38 DECIDUOUS TREES
100% NATIVE AND/OR DROUGHT TOLERANT PLANTS
LIVING EVERGREEN GROUND COVER OR SHRUBS =100% COVERAGE IN TWO YEARS

COVERED WALKWAYS

4920 SQUARE FEET OF WALKWAY AROUND BUILDING
3695 SQUARE FEET ARE UNDER CANOPY

PLANT LIST - OVERALL PLAN

Code	Scientific Name	Common Name	Quantity: Base Bid / Alternate Bid	Size	Root Cond.	MATURE PLANT HEIGHT
TREES						
CC	CERCIS CANADENSIS	EASTERN REDBUD	4	1.5" CAL. 10'-12' Tall	B&B	14' TALL
PC	PINUS CONTORTA	SHORE PINE	10	1.5" CAL. 10'-12' Tall	B&B	50' TALL
QR	QUERCUS RUBRA	RED OAK	23	1.5" CAL. 10'-12' Tall	B&B	50' TALL
PS	PRUNUS SERRULATA MT. FUJI	MT. FUJI CHERRY	5	1.5" CAL. 10'-12' Tall	B&B	25' TALL
MG	MAGNOLIA GRANDIFLORA LITTLE GEM	LITTLE GEM MAGNOLIA	2	1.5" CAL. 10'-12' Tall	B&B	25' TALL X 15' WIDE
SHRUBS						
AG	ABELIA GRANDIFOLIA	GLOSSY ABELIA	17	3 GALLON	POT or B&B	6' TALL
BS	BUXUS MICROPHYLLA JAPONICA	BOXWOOD	73	3 GALLON	POT or B&B	6' TALL
CE	CEANOTHUS SP.	CALIFORNIA LILAC	9	3 GALLON	POT or B&B	6' TALL
CS	CALLICARPA SP.	BEAUTY BERRY	11	3 GALLON	POT or B&B	5' TALL
CV	CHIONANTHUS VIRGINICA	FRINGETREE	4	3 GALLON	POT or B&B	15' TALL
SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	30	3 GALLON	POT or B&B	5' TALL
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	52	3 GALLON	POT or B&B	5' TALL
RA	RHODODENDRON AZALEA	AZALEA	5	3 GALLON	POT or B&B	4' TALL
PERENNIALS / GROUNDCOVERS / GRASSES / VINES						
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1725	1 GALLON	Pot	18" ON CENTER
CI	CISTUS INCANUS	HAIRY ROCK ROSE	216	1 GALLON	Pot	18" ON CENTER
RC	RUBUS CALYCINOIDES	ORNAMENTAL RASPBERRY	5356	1 GALLON	Pot	18" ON CENTER
VM	VINCA MINOR	PERIWINKLE	2798	1 GALLON	Pot	18" ON CENTER
WS	WISTERIA	WISTERIA	10	1 GALLON	Pot	
PV	PANICUM VIRGATUM, HEAVY METAL	HEAVY METAL SWITCHGRASS	26	1 GALLON	Pot	5' IS MATURE HEIGHT

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PERMIT #: PUB08-007IH

BIOREC, LLC ISSAQUAH, WA

BLOCK 28, LOT 3A ISSAQUAH HIGHLANDS WEST 45

Document Release

07-13-07	ARC BUILDING SUBMITTAL
09-20-07	FIRST PRINTING
04-18-08	ADDENDUM 3
04-22-08	ARC ADDITION SUBMITTAL
04-22-08	LANDSCAPE PERMIT
06-17-08	LANDSCAPE PERMIT RESUBMIT.
06-20-08	ADDENDUM 6
09-18-08	LANDSCAPE SUBMITTAL #3
10-22-08	LANDSCAPE SUBMITTAL#4
11-21-08	LANDSCAPE SUBMITTAL
12-11-08	LANDSCAPE SUBMITTAL
01-06-09	LANDSCAPE SUBMITTAL
02-16-09	SPECIAL USE PERMIT
08-28-09	RECORD DRAWING

Drn: **llewis** Chk: **eelskamp**

Sheet Name
SITE LANDSCAPE PLAN

Scale: 1" = 30'

Sheet Number
L1

ISSAQUAH. WA
545720