

PLANT LEGEND

TREES (80% Approved City List in Perimeters Min. - 100% proposed)

SYMBOL	QTY	DESCRIPTION	SIZE
	175	Pseudotsuga menziesii Douglas Fir	4' HT. Min. Full / Compact
	201	Thuja plicata Western Red Cedar	4' HT. Min.
	179	Chamaecyparis nootkatensis 'Pendula' Weeping Alaska Cedar	4' HT. Min. Well Formed
	185	Pinus contorta Shore Pine	4' HT. Min. Well Formed
	48	Acer macrophylla Big Leaf Maple	2" Cal. Min.

SHRUBS & GROUND COVERS

SYMBOL	QTY	DESCRIPTION	SIZE
	578	Vaccinium ovatum Evergreen Huckleberry	1 GAL. @ 5' O.C.
	631	Mahonia aquifolium Tall Oregon Grape	1 GAL. @ 5' O.C.
	778	Polystichum munitum Sword Fern	1 GAL. @ 5' O.C.
		Arctostaphylos uva ursi Massachusetts Kinnikinnick @36" OC TRIANGLE SPACING	1 GAL.
		Arctostaphylos uva ursi Massachusetts Kinnikinnick @36" OC TRIANGLE SPACING	1 GAL.

Hydrosed for Typical Lawn Areas

SUNMARK NATIVE ECOTURF-

Sunmark Seeds www.sunmarkseeds.com

Botanical Name Common Name % by Weight

Festuca rubra Native Red Fescue 45%

Bouteloua gracilis Blue Grama 25%

Buchate dactyloides Buffalograss 20%

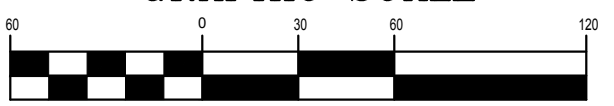
Koeleria macrantha Prairie Junegrass 7%

Trifolium fragiferum Strawberry Clover 3%

1 lbs per 1,000 SF or 43.67 lbs per acre

LANDSCAPE PLAN
NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



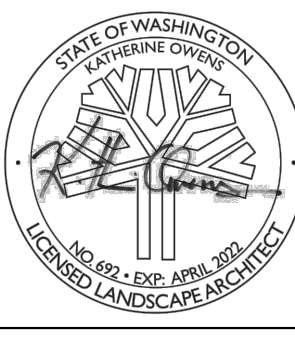
KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

PERMIT NO.
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DRAWING NO.
L1

SHEET OF
1 OF 3



GHMC 17.04 ABUTTING SF RESIDENTIAL
DENSE VEGETATIVE BUFFER-
SEE PLANTING DETAIL SHEET L1.3
310 LF
1 EG / 10 LF X 10 DPTH BUFF =
31X3=93 EG TREES; PROP. 95
1 - 5 GAL EG SHRUB / 5 LF=
62 X 3=186 EG SHRUBS; PROP. 305
1 - 2' CAL. TREE / 20LF=
16 CANOPY TREES; PROP. 16
EVERGREEN G.C. - YES
STAGGERED FASHION = YES
NO LID IN BUFFER
ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S
PREFERRED SPECIES LIST - NATIVE

SSMH TYPE 2
RIM EL=243.61
IE(N)8"PVC=223.60
IE(S)8"PVC=223.59
LADDER=WEST

GHMC 17.04 ABUTTING SF RESIDENTIAL
RESIDENTIAL LANDSCAPE BUFFER- (4209 SF)
1 CANOPY OR EVERGREEN TREE PER 200 SF OF BUFFER;
REQUIRED AND PROP. = 21
3 - 3 GAL SHRUBS PER 200 SF=21 X 3 = 63 EG SHRUBS PROP.
EVERGREEN G.C. - YES
*ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S
PREFERRED SPECIES LIST - NATIVE

GHMC 17.99.180 ZONE TRANSITION BUFFER
DENSE VEGETATIVE BUFFER- (25,775 SF, 644 LF)
SEE PLANTING DETAIL SHEET L1.3

- Dense Vegetative Buffer A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:
- A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:
 - One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and (644/5 =129 X 515 EVERGREEN SHRUBS)
 - One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet. (644/5 = 129 X 515 EVERGREEN TREES (50% 12'+)
 - One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width. (644/20=32 - 2" MIN. CAL. DECIDUOUS TREES
 - Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons. YES
 - Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area. YES
 - LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative buffer requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall buffer area meets the intent of providing screening and physical separation.
- ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S PREFERRED SPECIES LIST - NATIVE

GHMC 17.04 ABUTTING SF RESIDENTIAL
RESIDENTIAL LANDSCAPE BUFFER- (3431 SF)
1 CANOPY OR EVERGREEN TREE PER 200 SF OF BUFFER
17 REQUIRED; PROP. 17
3 - 3 GAL SHRUBS PER 200 SF=
17 X 3=51 EG SHRUBS; PROP. 51
EVERGREEN G.C. - YES
*ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S
PREFERRED SPECIES LIST - NATIVE

GHMC 17.04 ABUTTING SF RESIDENTIAL
RESIDENTIAL LANDSCAPE BUFFER- (44,281 SF)
1 CANOPY OR EVERGREEN TREE PER 200 SF OF BUFFER
221 TREES REQUIRED; PROPOSED= 221
3 - 3 GAL SHRUBS PER 200 SF=
221 X 3=664 EG SHRUBS; PROP. 664
EVERGREEN G.C. - YES
*ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S
PREFERRED SPECIES LIST - NATIVE

NATIVE SEED MIX
SEE LEGEND

REVISIONS



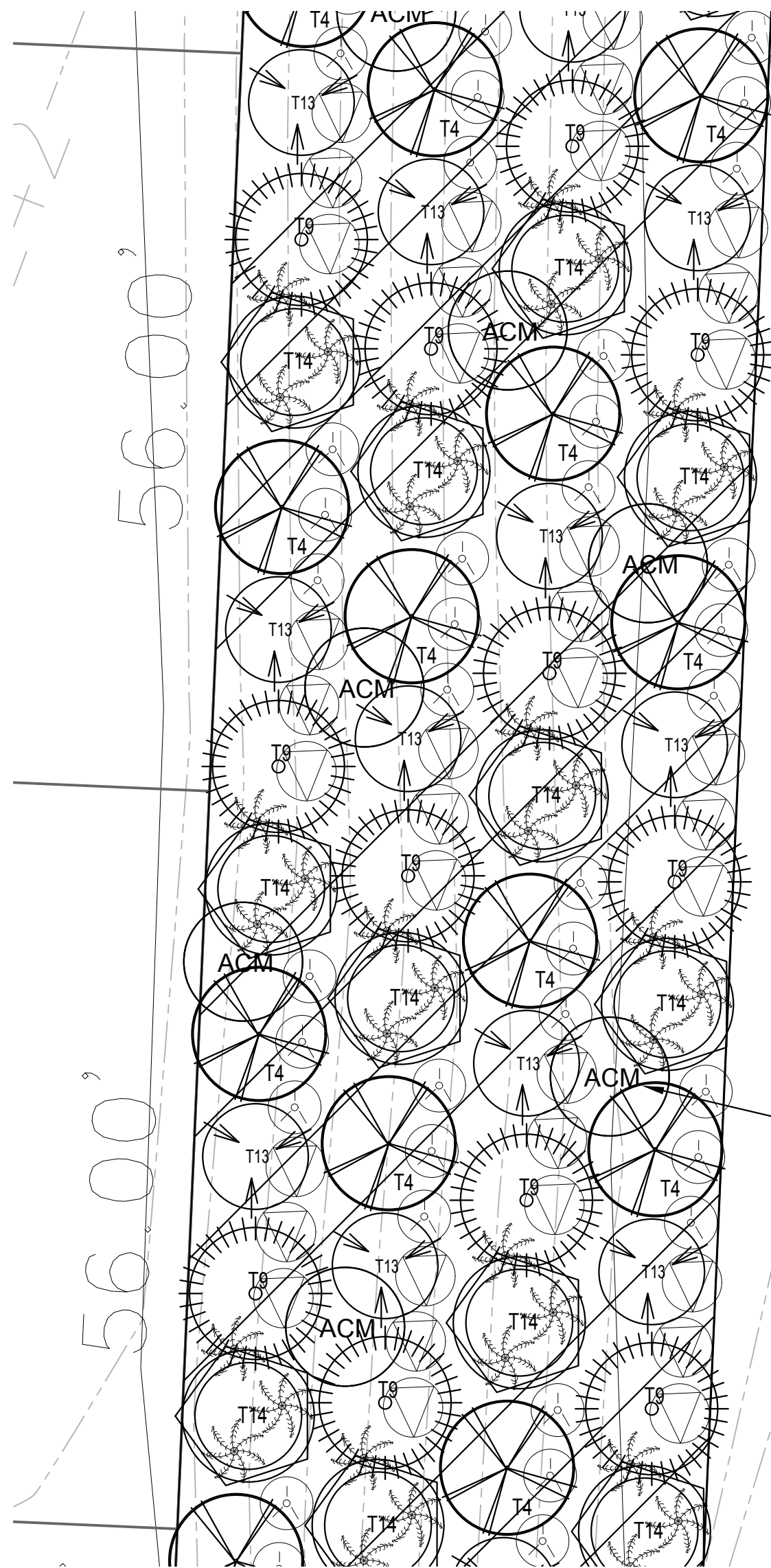
NATURE BY DESIGN
LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY: KLO
DRAWN BY: KLO
CHECKED BY: KLO
APPROVED BY: KLO
SCALE:
OTHER:

SUMMIT POINTE
6302 112TH ST CT
GIG HARBOR, WA 98332

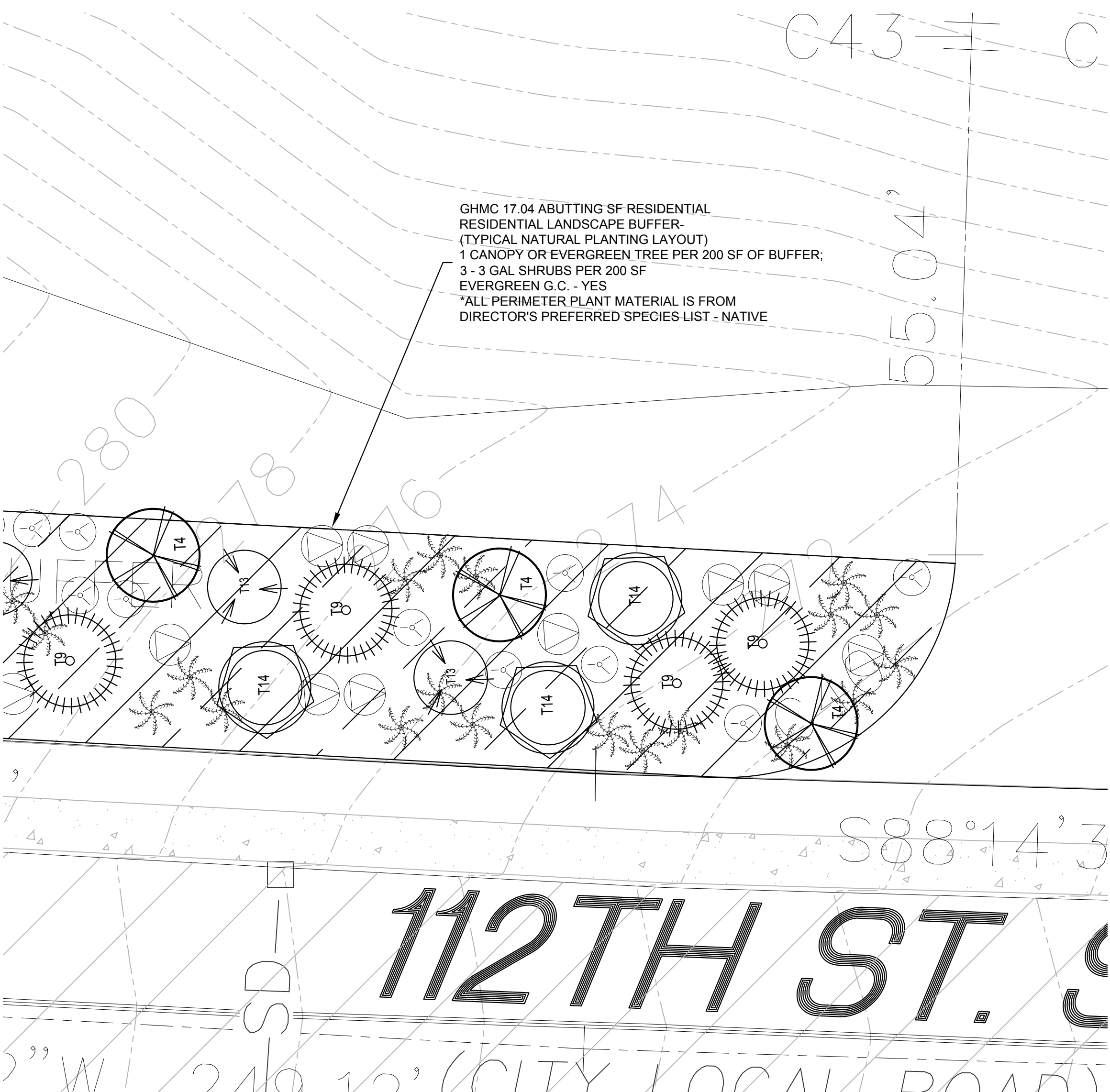
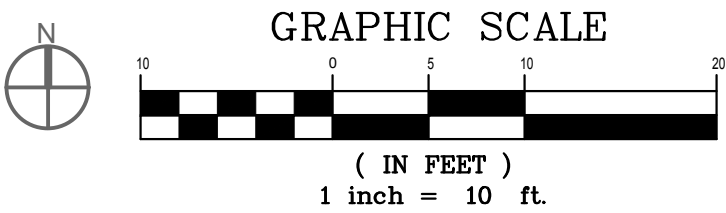
2202LSA
LANDSCAPE
PLAN -NORTH

PERMIT NO.
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DRAWING NO.
L1
SHEET OF
1 OF 3



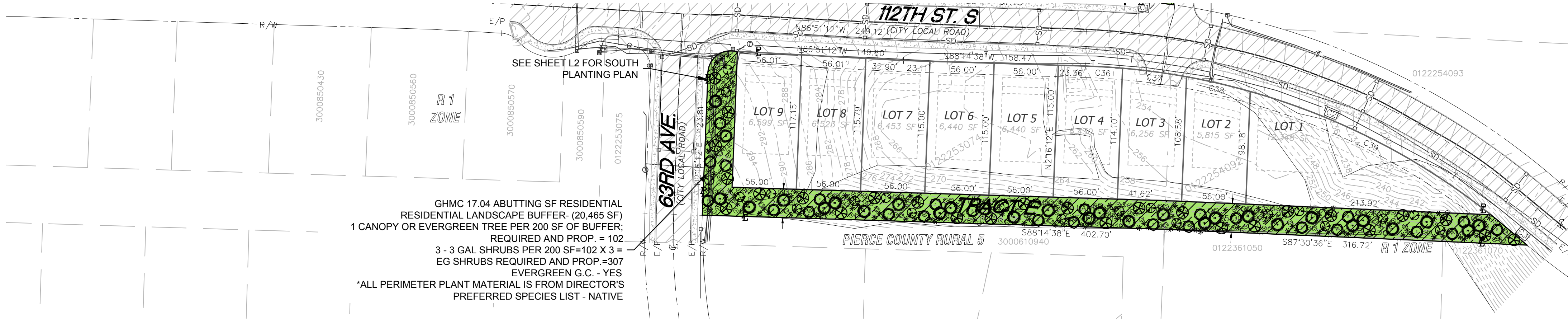
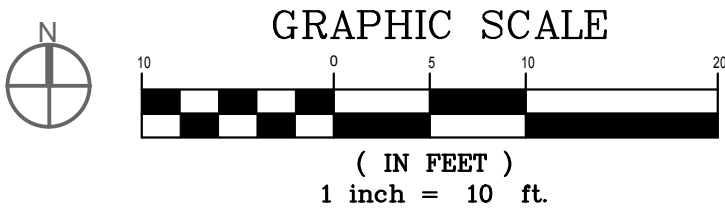
GHMC 17.99.180 ZONE TRANSITION BUFFER
DENSE VEGETATIVE BUFFER
(TYPICAL NATURAL PLANTING LAYOUT)
Dense Vegetative Buffer A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:
1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:
a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and
b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet, (50% 12'+)
2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width.
3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons. YES
4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area. YES
5. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative buffer requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall buffer area meets the intent of providing screening and physical separation.
ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S PREFERRED SPECIES LIST - NATIVE

**TYPICAL 40' WIDE BUFFER PLANTING -
DENSE VEGETATIVE BUFFER
NATURAL LAYOUT**



GHMC 17.04 ABUTTING SF RESIDENTIAL
RESIDENTIAL LANDSCAPE BUFFER-
(TYPICAL NATURAL PLANTING LAYOUT)
1 CANOPY OR EVERGREEN TREE PER 200 SF OF BUFFER;
3 - 3 GAL SHRUBS PER 200 SF
EVERGREEN G.C. - YES
*ALL PERIMETER PLANT MATERIAL IS FROM
DIRECTOR'S PREFERRED SPECIES LIST - NATIVE

**TYPICAL 25' WIDE BUFFER PLANTING -
NATURAL LAYOUT**



**LANDSCAPE PLAN
SOUTH**

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

GHMC 17.04 ABUTTING SF RESIDENTIAL
RESIDENTIAL LANDSCAPE BUFFER- (20,465 SF)
1 CANOPY OR EVERGREEN TREE PER 200 SF OF BUFFER;
REQUIRED AND PROP. = 102
3 - 3 GAL SHRUBS PER 200 SF=102 X 3 =
EG SHRUBS REQUIRED AND PROP.=307
EVERGREEN G.C. - YES
*ALL PERIMETER PLANT MATERIAL IS FROM DIRECTOR'S
PREFERRED SPECIES LIST - NATIVE

REVISIONS



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SCALE:
OTHER:

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GIG HARBOR, WA 98332**

2202LSA
**TYPICAL BUFFER PLANTING
AND SOUTH LANDSCAPE PLAN**

PERMIT NO. --
DRAWING NO. **L2**
SHEET OF
2 OF 3



GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.

5. **Grade Preparation:**
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation.
Lawn Areas to receive a min. 4" layer of sandy loam topsoil (3 -way mix or equivalent) free of weeds, sticks, rocks, and other debris. Care under existing Oak trees shall taken to not disturb the soils or roots of the trees minimal topsoil shall be placed to establish new lawn areas.
Planting bed Areas to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.

6. **Mulching:** All planting beds at building foundations to receive a minimum of 3" of Organic Black Bark Mulch (Cedar Grove or Sim.). Top of all Mulching shall be 1/2" below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface. Parking islands to receive 3" min. depth of clean river rock 2"-4" size placed on top of landscape fabric.

7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.

8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.

9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.

10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.

11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut jute strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.

15. An irrigation system is to be installed per plan.

16. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.

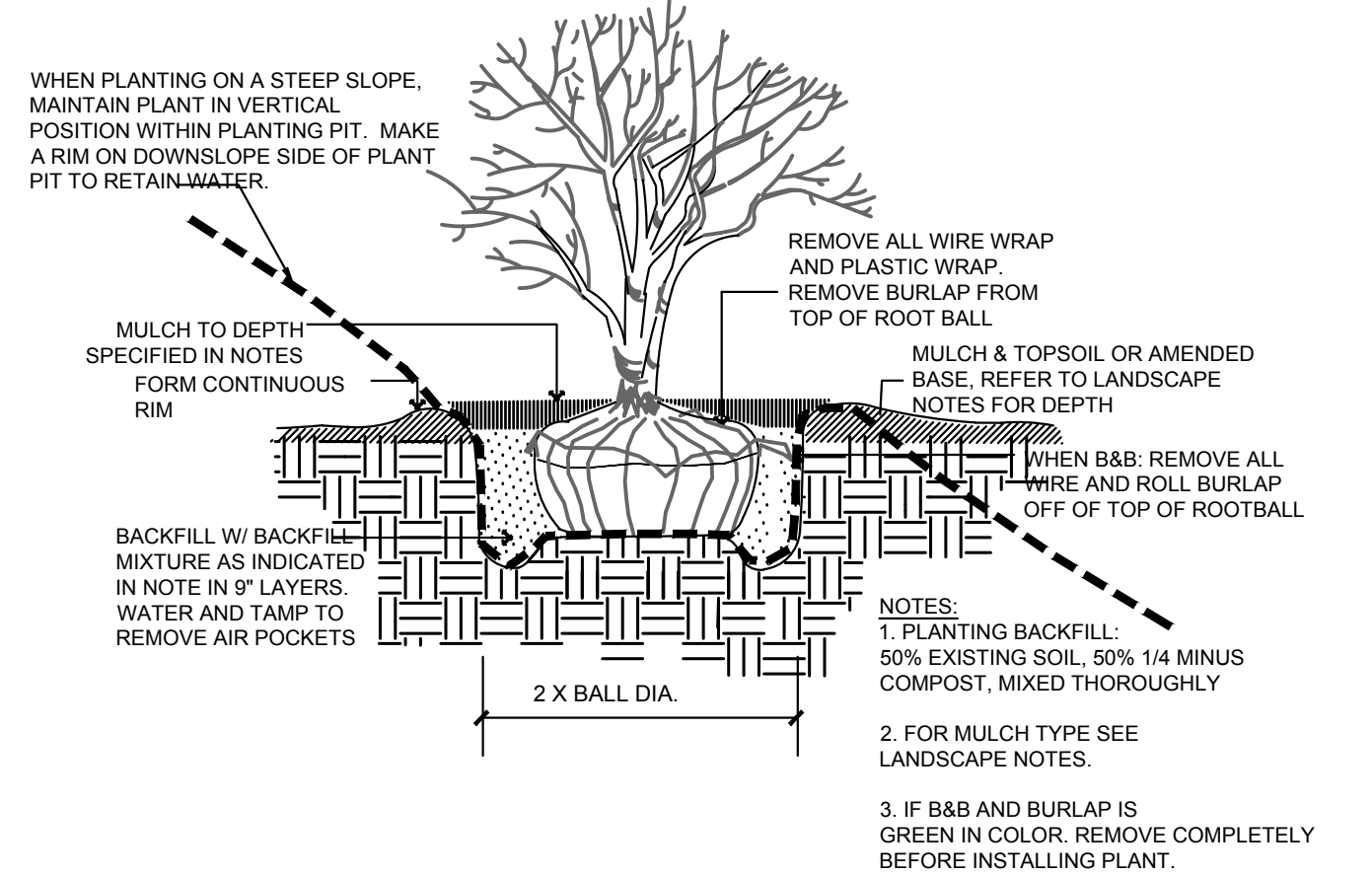
17. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

18. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.

19. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.

20. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.

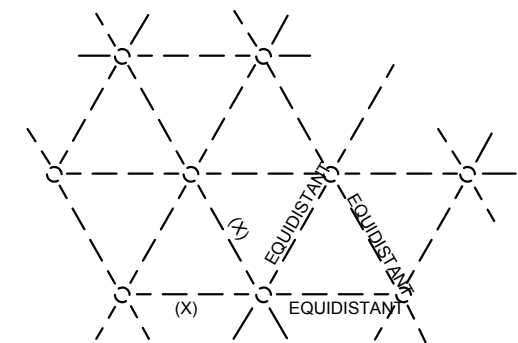
21. See Irrigation Plans for irrigation layout - at Final Landscape Plan submittal.



SHRUB PLANTING DETAIL

No Scale

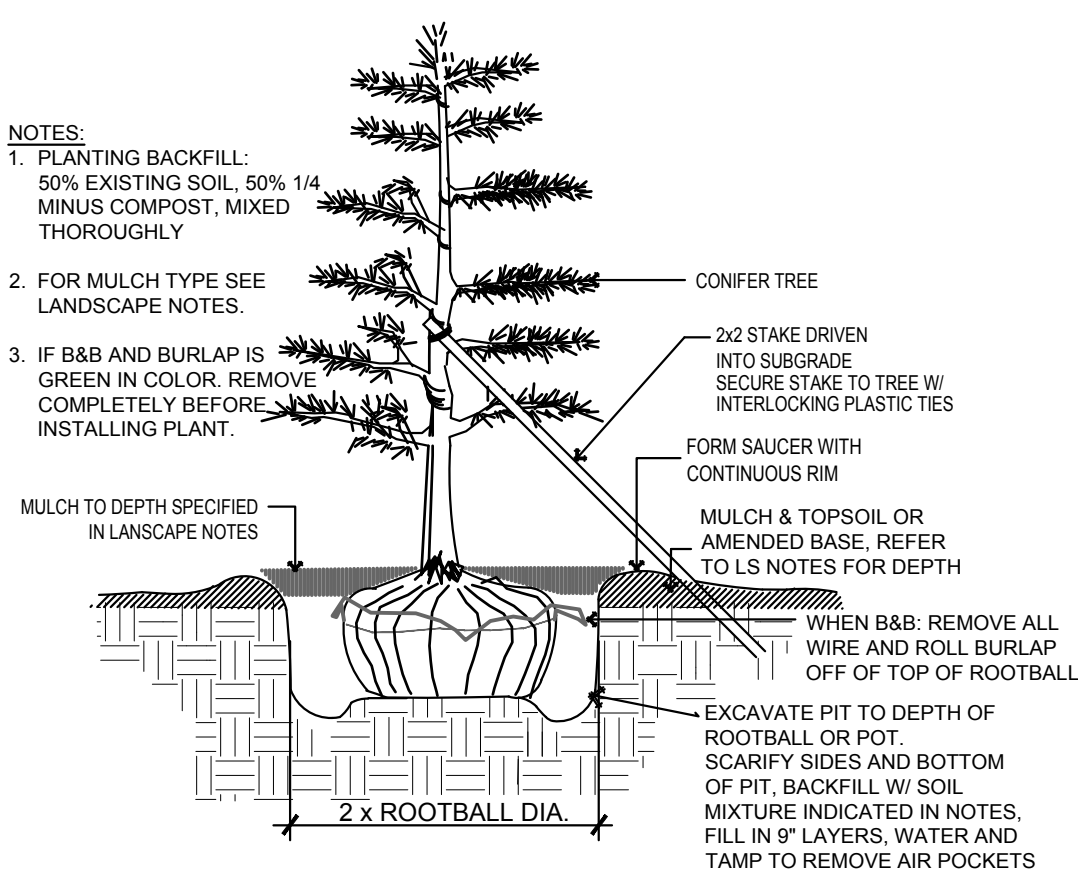
SURFACE MOUNT WITH ARMS AT ENDS



- NOTES:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

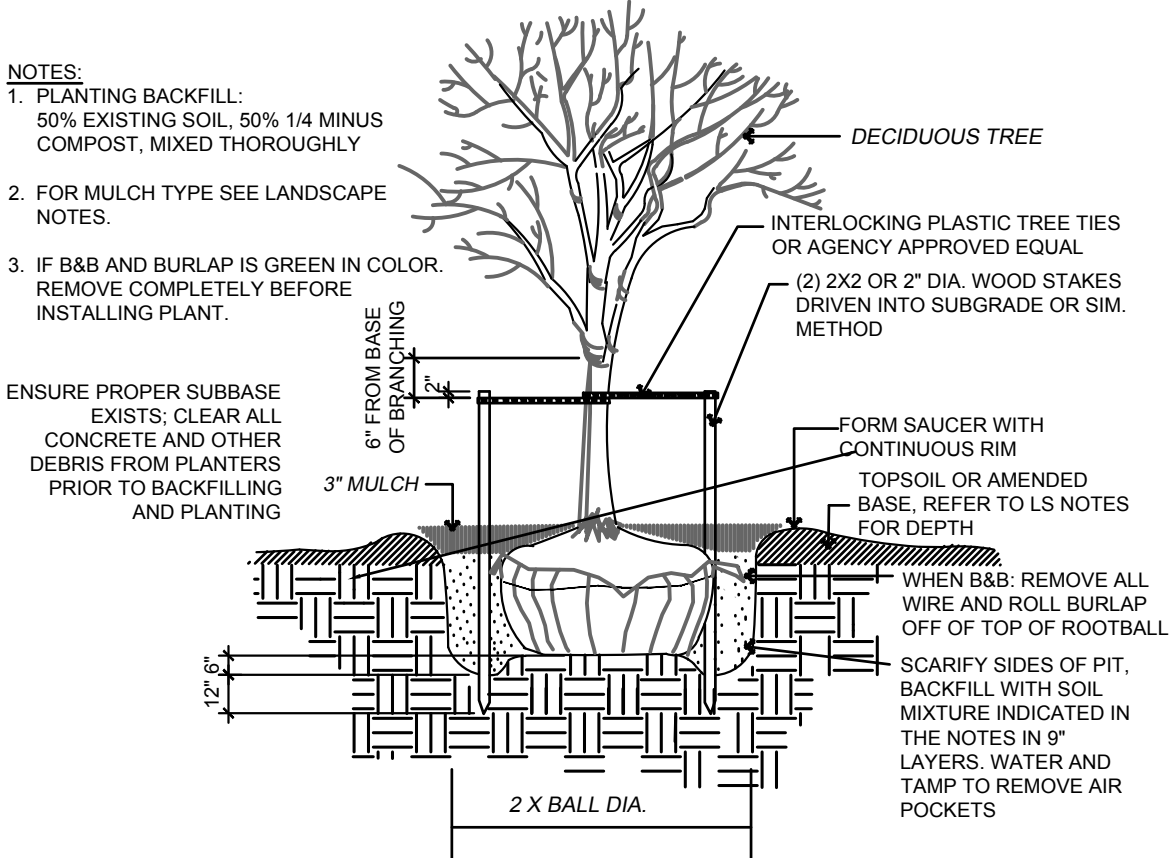
GROUNDCOVER PLANTING DETAIL

No Scale



EVERGREEN TREE PLANTING & STAKING DETAIL

N.T.S.



DECIDUOUS TREE PLANTING & STAKING DETAIL

N.T.S.



NATURE BY DESIGN
LANDSCAPE ARCHITECTURE

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GIG HARBOR, WA 98332

2202LSA

LANDSCAPE NOTES
LEGEND & DETAILS

PERMIT NO.

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DRAWING NO.

L3

SHEET OF
3 OF 3

Summit Pointe Preliminary Plat
PL-PPLAT-21-0002 et al
Hearing Examiner 11.07.2023
Exhibit C

