

REVISIONS	BY
5-28-2015	
7-6-2015	
4-8-2016	

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
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10' TYPE II LANDSCAPE BUFFER ALONG STREET FRONTAGE
RIO VISTA DEVELOPMENT
 DUVALL, WA



DATE: 5-11-2015
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.3

Per DMC 14.38.090 provide perimeter landscape buffer adjacent to road when structure take access from an internal road. Provide Type II Buffer.

- B. Type II—Visual Screen.**
- Type II planting is intended to create a visual separation that is not necessarily one hundred (100) percent sight-obscuring.
 - Type II planting shall be evergreen or a mixture of evergreen and deciduous trees with large shrubs and groundcover interspersed with the trees, and/or a decorative wall or fence. Type II planting shall include a minimum of sixty (60) percent evergreen trees and evergreen shrubs. The width of the barrier shall generally be at least five to fifteen (15) feet, unless otherwise specified by the director.
 - Landscape strips fifteen (15) feet or less in width—Trees required an average of twenty (20) to thirty (30) feet on center depending on the type of tree proposed.
 - Landscape strips greater than fifteen (15) feet—one tree for every three hundred (300) square feet.
 - Shrubs—one shrub for every twenty-five (25) square feet.
 - Groundcover on centers to cover the ground within two years.

DMC 14.38.060 25% of Plat excluding sensitive areas and there buffers, shall be landscaped.

Plat is 554,193 SF
Sensitive areas and buffers = 1 209,373 SF
Net for purposes of this section of code is 344,820 SF
25% of 344,820 SF = 86,205 SF
Provided Landscape:
Recreational/Open Space Tracts = 78,551 SF
10' Landscape Buffer Areas = 13,450 SF
Planting Strips on Site = 4,250 SF
Provided Landscape Areas = 96,251 SF (27.9%)

TREE PLANT SCHEDULE FOR ENTIRE SITE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
64	ACER R. SCARLET SENTINEL	SCARLET SENTINEL RED MAPLE	2" CAL
20	AMELANCHIER AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL
29	BETULA POPYRIFERA 'RENCI'	RENAISSANCE REFLECTION BIRCH	2" CAL
44	PINUS CONTORTA	SHORE PINE	8'
49	PSEUDOTSUGA MENZIESII	DOUGLAS FIR, UNCLIPPED	8'
31	PYRUS 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	2" CAL
31	THUJA PLICATA	WESTERN RED CEDAR	8'

ALL TREES COUNT AS REPLACEMENT TREES
PROPOSED PLANTINGS

PROPOSED TYPE II PLANTING BUFFER, 10' WIDTH

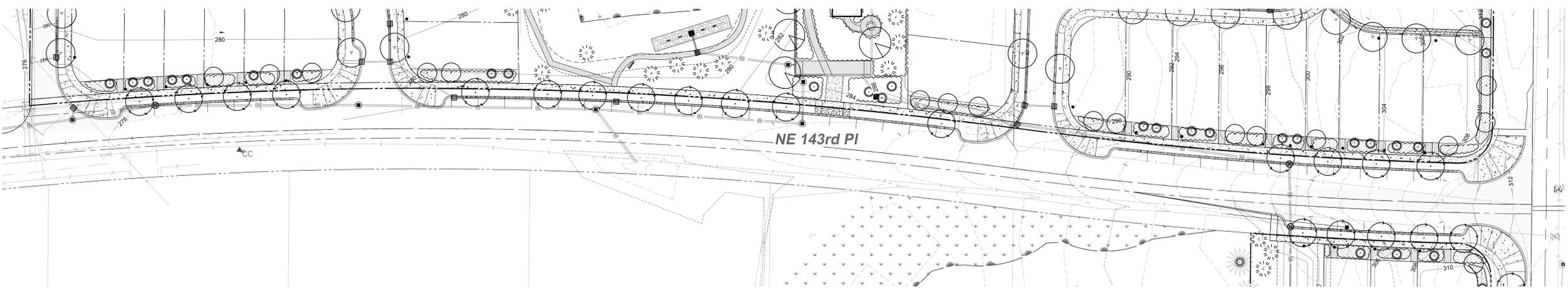
JB SOD PREMIUM OREGON RYE GRASS SOD, ALT. HYDROSEED WITH BRIARGREEN RAPID LAWN, AT OWNERS OPTION PROVIDE SOD FOR GRASSGRID AREA

TRAIL SURFACING MATERIAL, PERMEABLE, OWNER'S OPTION OF SPECIFIC MATERIAL

5' TALL BLACK VINYL COATED CHAINLINK FENCE, VERIFY WITH CIVIL DRAWINGS.

PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS PT-38 OR APPROVED EQUAL

WOOD BENCH
PACIFIC OUTDOOR PRODUCTS BP-25 OR APPROVED EQUAL



1 10' TYPE II BUFFER ALONG NE 143rd Pl.



PRELIMINARY PLAT SUBMITTAL, NOT FOR CONSTRUCTION
VERIFY ALL BASE INFORMATION WITH CIVIL DRAWINGS

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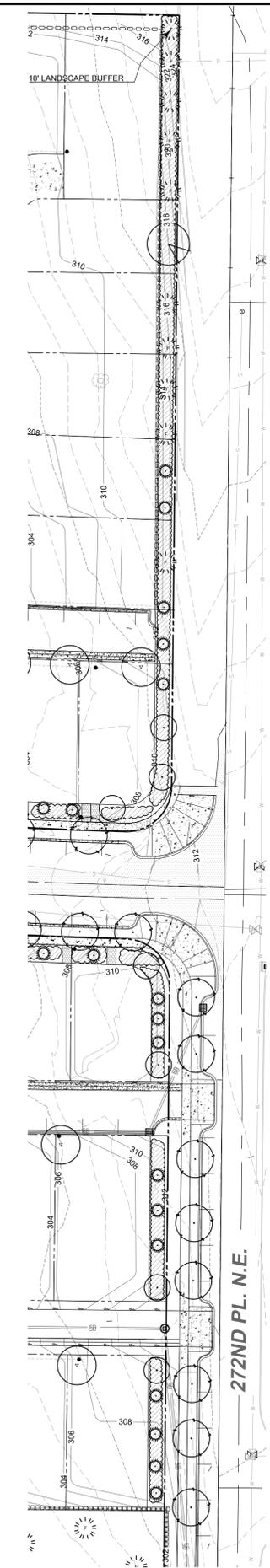
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DATE: 5-11-2015
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PRELIMINARY PLAT SUBMITTAL, NOT FOR CONSTRUCTION
VERIFY ALL BASE INFORMATION WITH CIVIL DRAWINGS

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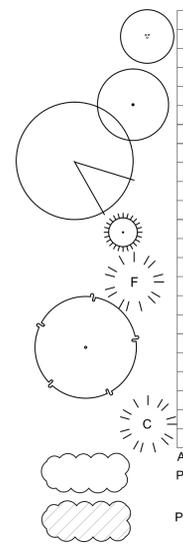
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