



TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLE, TYP. ALL SHRUBS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET. STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A300 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.

PROPOSED WALL, TYP.

5' LI LANDSCAPE BUFFER

EXISTING OREGON WHITE OAK

EXISTING OREGON WHITE OAK CANOPY

10' LI LANDSCAPE BUFFER

PROPOSED 6' TALL, FI STANDARD FENCE, TYP. WEST BOUNDARY

PROPOSED WALL, TYP.

STORMWATER FACILITY

BENCH, TYP.
LIGHTING, TYP.

BIKE RACK, TYP.
PICNIC TABLE, TYP.
PLAYGROUND

SPRUCE AVENUE

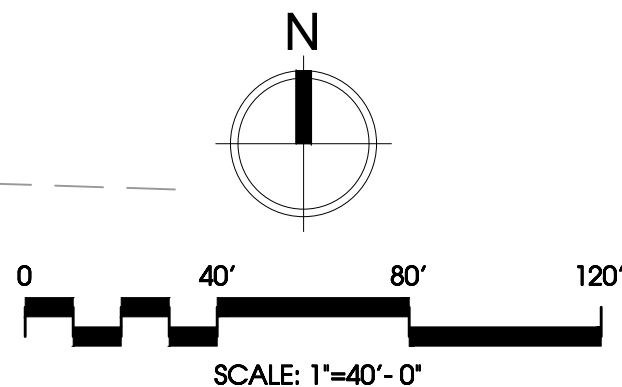
ELK STREET

8TH STREET

N.E. 339TH STREET

LYNX STREET

TRASH RECEPTACLE, TYP.
80

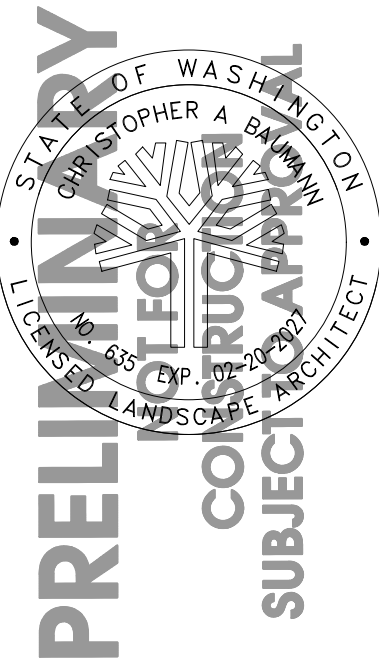


PLANT LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
TREES			
	EXISTING TREES RETAIN & PROTECT PER SHEET T1	PER SHT T1	PER SHT T1
	ACER BUERGERANUM TRIDENT MAPLE	2" cal.	19
	ACER TRUNC. X A. PLAT. 'WARREN RED' PACIFIC SUNSET MAPLE	2" cal.	30
	ACER RUBRUM 'ARMSTRONG' ARMSTRONGS MAPLE	2" cal.	47
	ACER GRANDIDENTATUM 'SCHMIDT' ROCKY MOUNTAIN GLOW MAPLE	2" cal.	19
	CALOCEDRUS DECURRENS INCENSE CEDAR	6' HT. min.	6
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEEAM	2" cal.	45
	CARPINUS CAROLINIANA 'JFS-KW6' NATIVE FLAME AMERICAN HORNBEEAM	2" cal.	33
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PINE	6' HT. min.	4
	ULMUS PROPINQUA EMERALD SUNSHINE ELM	2" cal.	20
	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE ZELKOVA	2" cal.	38
SHRUBS			
	ILEX GLABRA / INKBERRY HOLLY OR ILEX X MESSEYAE 'BLUE BOY' / BLUE BOY HOLLY OR PRUNUS LAUROCEGRASUS 'OTTO LUYKEN' / OTTO LUYKEN'S LAUREL PER OWNER	5 GAL.	26
GROUNDCOVER			
	ARGTOSTAPHYLOS UVA URSI / KINKIKINICK, RUBUS CALYCINOIDES / CREEPING RASPBERRY OR TURF PER OWNER	4" MIN.	30" O.G.
	TURF, DROUGHT RESISTANT, SUN & SHADE SOD		
	LIVE GROUNDCOVER OR TURF PER OWNER		
	STORMWATER PLANTING, REFER TO CIVIL PLANS		
	LANDSCAPE PER OWNER		

STREET TREES	
STREET TREE LOCATIONS TO BE CONFIRMED WITH FINAL DRIVEWAY LOCATIONS. QUANTITIES SHOWN REPRESENT THE NUMBER OF TREES REQUIRED FOR EACH STREET UTILIZING A 30' ON CENTER SPACING. STREET TREE LOCATIONS MAY BE ADJUSTED PER FINAL DRIVEWAY LOCATIONS BUT QUANTITIES SHOWN MUST BE MAINTAINED FOR EACH STREET.	

IRRIGATION NOTE	
ALL LANDSCAPE AREAS SHALL BE HAND WATERED OR IRRIGATED WITH AN AUTOMATIC DRIP AND/OR SPRAY IRRIGATION SYSTEM. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.	

REFER TO SHEET L2 FOR PLANTING DETAILS AND NOTES



MANNING MEADOWS SUBDIVISION

1819 NE 339th Street
La Center, Washington

DRAWN: VH	CHECKED: CB
SCALE: 1" = 40'-0"	DATE: 07.28.25
JOB #: 25-1981	
ISSUED FOR: FLR	
REVISIONS:	

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

SHEET #:

L1

SHEET 2

OF 3