

# City of Bonney Lake

## STANDARD LANDSCAPE NOTES

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## STANDARD LANDSCAPE NOTES

### 001 GENERAL

1. All construction shall be in accordance with the City of Bonney Lake Development Policies and Public Works Standards. It shall be the responsibility of the Applicant/Contractor to correct any errors, omissions, or variations from the above requirements found in these plans.
2. The contractor shall be responsible for providing adequate safeguards, safety devices, protective equipment, flaggers, and any other needed actions to protect the life, health, and safety of the public, and to protect property in connection with the performance of work covered by the contractor.
3. Approval of this landscape plan does not constitute an approval of any other construction (e.g. domestic water conveyance, sewer conveyance, gas, electrical, etc.).
4. Prior to any construction or development activity, a preconstruction meeting must be held between the City of Bonney Lake, the Applicant, and the Applicant's Contractor.
5. A copy of these approved plans shall be on the job site whenever construction is in progress.
6. Any changes to the approved plans must be approved by the City in writing.

7. It shall be the Applicant's/Contractor's responsibility to obtain all construction easements necessary before initiating any offsite work.
8. Construction hours shall be consistent with BLMC 9.07.015(A)(14).
9. Construction noise shall be limited as per the Chapter 9.07 BLMC.
10. Open cutting of existing roadways is not allowed unless specifically approved by City of Bonney Lake under a separate right-of-way permit.
11. No materials or equipment shall be placed or stored on public streets at any time.
12. No work in the right-of-way shall be done under this permit. All work in the right-of-way requires a separate right-of-way permit approved by the City or the agency having jurisdiction.
13. Any interruption of traffic flow on City streets must follow a traffic control plan approved by the City under a separate right-of-way permit.
14. Any requests for variation from the above requirements shall be submitted to the City in writing. Detailed drawings shall accompany requests if necessary.

### 003 IRRIGATION

1. Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Locations of irrigation improvements are subject approval prior to installation. Irrigation controllers shall be installed in a location that will not receive moisture from irrigation
2. Control wiring shall be color-coded and labeled at the controller and all junction and valve boxes to correspond to the appropriate station. If not using a two-wire system, install three additional control wires from the controller to the end of each mainline run leaving three feet minimum of slack on both ends.
3. All threaded fittings require Teflon tape
4. Excavation for new improvements in or through existing landscaped areas shall be performed by hand unless otherwise approved by the Director and shall be outside of existing tree drip lines.
5. The contractor shall provide accurate and current as-built drawings at the time of substantial completion. As-built drawings shall be kept on-site and up to date at all times.

### 006 SITE AND SOIL PREPARATION

1. Ensure all TESC measures and all tree protection measures are in place in accordance with approved plans.

2. Ensure a copy of the approved plans and drawings are on-site during all construction activities and for all inspections.
3. Ensure all site preparation is completed as indicated in the General Landscaping Requirements of Bonney Lake Municipal Code 16.68.030
4. Any areas of soil that have been driven on, excessively walked on, or used for material staging or stockpiling must be decompacted and friable prior to soil preparation.
5. All construction materials and other debris must be removed from the soil prior to planting. If during construction, soil has been exposed to pollutants, such as paint, concrete, motor oil, grease, and other chemicals, contaminated soil must be excavated and removed, or, soil must be tested and found clear of contaminants.
6. If existing soils are to be used for planting backfill, a soil test must be conducted to determine soil suitability and necessary amendment. At minimum, soil samples should be taken from each major planting area, or as approved by the Director. Tests shall be performed by an approved laboratory. Tests performed shall include but are not limited to: macronutrient levels (K, P, Ca, and Mg), pH, lime requirements, organic matter content, and soil texture (percent silt, sand, and clay). Prior to reuse of existing soils, amendments shall be administered consistent with soil test results and recommendations.
7. Prior to site preparation for planting, the contractor shall control all weeds listed by the Pierce County Noxious Weed Control Board (NWCB) as noxious, invasive, or "of concern". Listed weeds shall be removed according to Pierce County NWCB protocols; all removed material shall be bagged and disposed of offsite.
8. The contractor shall provide positive drainage in all landscape areas.

## 007 PLANT MATERIAL

### Quality assurance

1. Plants shall be healthy, vigorous, and well-formed, with well developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, lack or excess of moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to the outdoor environmental conditions into which they will be planted (hardened-off).
2. Trees with damaged, crooked, multiple or broken leaders will be rejected. Woody plants with abrasions of the bark or sun scald will be rejected.

### Substitutions

1. Substitution of plant material for different size, species, or stock type must be approved by Project Landscape Architect prior to receipt of plant material on-site.
2. Regardless of substitutions approved, planting shall be held to size and coverage standards described in 16.68.030.I.
3. All proposed substitutions shall comply with General Landscaping Requirements described in 16.68030.

### Inspection

1. Plants shall be subject to inspection and approval by the Project Landscape Architect for conformance to specifications, either at time of delivery on-site or at the grower's nursery. Approval of plant materials at any time shall not impair the subsequent right of inspection and rejection during progress of the work.
2. All rejected plants must be red-tagged immediately and removed from the site as soon as possible.

### Measurement of Plants

1. Plants shall conform to sizes specified unless substitutions are preapproved.
2. Height and spread dimensions specified refer to main body of plant when branches or roots are in their normal position. Plants shall not be measured tip-to-tip in any direction.
3. Where a range of size is given, no plant shall be less than the minimum size and at least 50% of the plants shall be as large as the median of the size range. For example, if the size range is 12" to 18", at least 50% of plants must be 15" tall.