

PRELIMINARY PLAT for LANGSTON TOWNHOMES

prepared for

AZURE NW, LLC

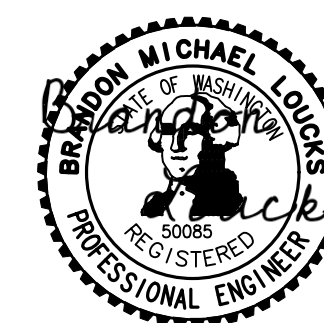
33400 8TH AVE S, SUITE #230
FEDERAL WAY, WA 98003

(253) 517-9005
CONTACT:

prepared by



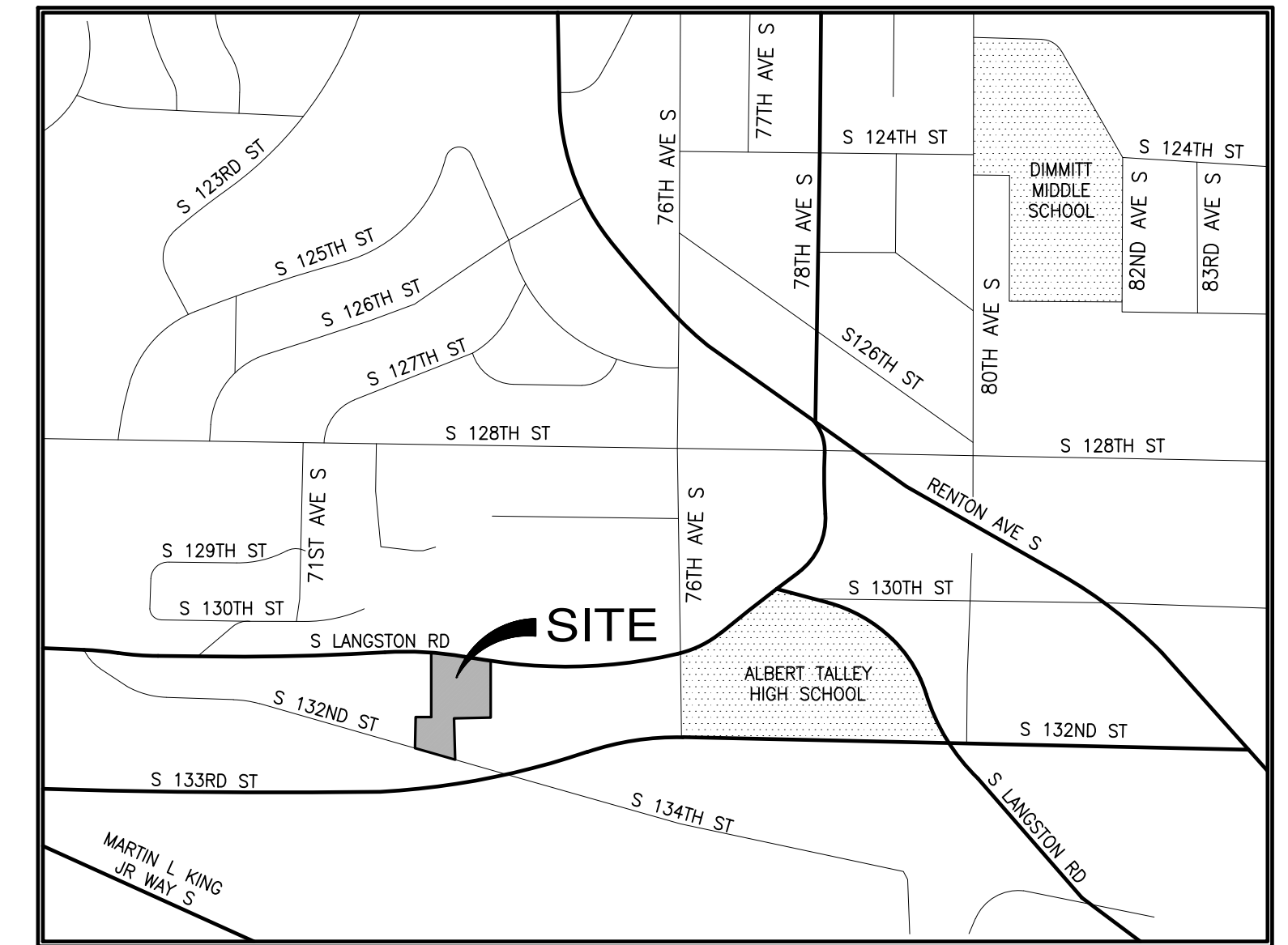
33400 8th Ave S, Suite 205
FEDERAL WAY, WASHINGTON 98003
Phone: (253) 838-6113



11/22/2022

ESM JOB NO. 1938-006-017

SHEET 1 OF 9



Vicinity Map

NOT TO SCALE

Sheet Index

SHEET NO.	DRAWING NO.	DESCRIPTION
1	COV-01	COVER SHEET
2	EX-01	BOUNDARY CONTROL
3	EX-02	EXISTING CONDITIONS
4	PP-01	PRELIMINARY PLAT PLAN
5	SP-01	PRELIMINARY SITE PLAN
6	GR-01	PRELIMINARY GRADING & UTILITY PLAN
7	ST-01	SIGHT DISTANCE PLAN & PROFILE
8	LA-01	PRELIMINARY LANDSCAPE PLAN
9	LA-02	PRELIMINARY LANDSCAPE DETAILS & NOTES

OWNERS

THOMAS LEWIS
7239 S LANGSTON RD
SEATTLE WA, 98178

PETER ZIEGLER
7223 S LANGSTON RD
SEATTLE WA 98178

APPLICANT/DEVELOPER

AZURE NW, LLC
33400 8TH AVE S, STE 230
FEDERAL WAY, WA 98003
(253) 517-9005
CONTACT:

PLANNER/ENGINEER/ SURVEYOR

ESM CONSULTING ENGINEERS, LLC
33400 8TH AVE S, STE 205
FEDERAL WAY, WA 98003
(253) 838-6113
CONTACT: BRANDON LOUCKS, PE

GEOTECH ENGINEER

TERRA ASSOCIATES, INC.
12220 113TH AVE NE, STE 130
KIRKLAND, WA 98034
(425) 821-7777
CONTACT: STEPHANIE L KING, EIT

TRAFFIC ENGINEER

SITE DATA

SITE ADDRESS: 7239 S LANGSTON RD
SEATTLE WA, 98178

PARCEL NUMBERS: 739040-0140,
739040-0141

SITE AREA GROSS: 87,519 S.F. = 2.00 AC.

ZONING: R-8 (RESIDENTIAL - 8 DU/AC.)

EXISTING USE: VACANT/SINGLE FAMILY

PROPOSED USE: 21 SINGLE FAMILY TOWNHOMES

DEVELOPMENT STANDARDS (R-6-P)

DENSITY: BASE = 8 DU/AC
MAXIMUM = 12 DU/AC
MINIMUM = 85% OF BASE
PROPOSED = 21 LOTS OR 10.5 DU/AC

MINIMUM LOT WIDTH: 30'

BUILDING SETBACKS:
FRONT & SIDE STREET: 10'
INTERIOR: 5'
GARAGE: 20'

MAXIMUM BUILDING HEIGHT: 45'

IMPERVIOUS COVERAGE: 75%

RECREATIONAL SPACE: 170 SF/DU = 3,570 SF REQUIRED

LEGAL DESCRIPTION

APN 739040-0140:

ROGERS L H ALDER GROVE ADD POR 7 LESS W 250 FT LESS E 104 FT LESS S 95 FT TGV POR
6 LY S OF S LANGSTON RD LESS W 250 FT

APN 739040-0141:

ROGERS L H ALDER GROVE ADD S 95 FT OF E 170 FT OF W 360 FT OF LOT 7 TGV POR OF
GOV LOT 8 IN NW 1/4 OF SEC 13-23-04 LY N OF CEDAR RIVER PIPE LN R/W & S 133RD ST
& LY WLY OF A LN 350 FT ELY OF & MEAS AT R/A TO SLY PROD OF W LN OF TRACT 7 OF L H
ROGERS ALDER GROVE & ELY OF A LN 180 FT ELY OF & MEAS AT R/A TO SLY PROD OF W LN
OF SD TRACT 7.

BASIS OF BEARING

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM 1988
(NAVD 88)

HORIZONTAL DATUM

NAD 83/91

UTILITY PROVIDERS

SEWER: SKYWAY WATER & SEWER DISTRICT

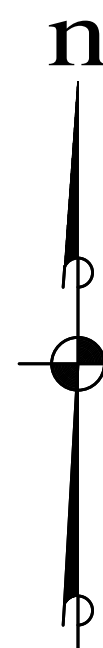
WATER: SKYWAY WATER & SEWER DISTRICT

POWER: PUGET SOUND ENERGY

TELEPHONE: COMCAST/CENTURY LINK

SCHOOL: RENTON SCHOOL DISTRICT #403

FIRE: KING COUNTY FIRE PROTECTION DISTRICT #20



SCALE: 1" = 30'
CONTOUR INTERVAL = 2'



SITE DETAIL

- X FENCE GATE
 - o GUARD POST/BOLLARD
 - o MAIL BOX
 - o SIGN
 - o STREET SIGN
 - o POWER CONDUIT
 - o POWER GUY ANCHOR
 - o POWER POLE
 - o POWER POLE WITH DROP
 - o POWER POLE WITH DROP AND LIGHT
 - o POWER POLE WITH LIGHT
 - o POWER POLE WITH TRANSFORMER
 - o POWER VAULT
 - o STORM CATCH BASIN
 - o STORM CULVERT
 - o FOUND HUB AND TACK
 - o FOUND IRON PIPE AS NOTED
 - o FOUND MONUMENT IN CASE AS NOTED
 - o FOUND MONUMENT AS NOTED
 - o FOUND PK NAIL
 - o FOUND REBAR AND CAP AS NOTED
 - o CEDAR
 - o COTTONWOOD
 - o DECIDUOUS
 - o FIR
 - o FRUIT
 - o PALM
 - o WATER BLOWOFF
 - o WATER FIRE HYD
 - o WATER MAHOLE
 - o WATER MARKER POST
 - o WATER METER
 - o WATER VALVE
-
- BUILDING FOOTPRINT-DEMO
 - GRADE BREAK/TOP OF DITCH
 - BOARD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - SPLIT RAIL FENCE
 - EDGE ASPHALT/CONCRETE
 - EDGE GRAVEL-DEMO
 - POWER UNDERGROUND-DEMO
 - POWER OVERHEAD
 - STORM DRAINAGE
 - STORM DITCH BOTTOM
 - TELEPHONE UNDERGROUND-DEMO
 - WATER-L

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL	ESM
1	11/18/2022	

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 835-6113
 (206) 251-9905
 www.esmcivil.com

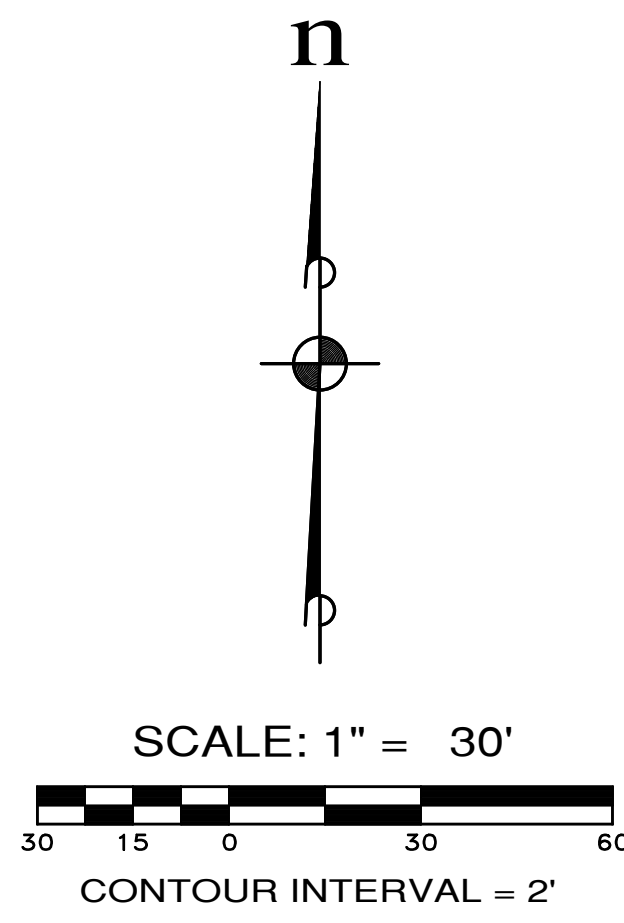
Civil Engineering | Land Surveying | Project Management | Landscape Architecture
 Public Works |

ANGURE NW, LLC
LANGSTON TOWNHOMES
 EXISTING CONDITIONS

KING COUNTY WASHINGTON

JOB NO.: 1912-006-021
 DWG. NAME: EX-02
 DESIGNED BY: BML
 DRAWN BY: DCL
 CHECKED BY:
 DATE:
 DATE OF PRINT:
EX-02
 3 OF 9 SHEETS

File: \\sm\eng\ESM-JOB\1912\006\021\p-plot\Plot-EX-02.dwg
 Plotted: 11/17/2022 8:47 AM
 Plotted By: Don Lutz



LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	2,296	0.05
2	1,619	0.04
3	1,425	0.03
4	1,385	0.03
5	1,923	0.04
6	1,845	0.04
7	1,384	0.03
8	1,315	0.03
9	1,547	0.04
10	2,155	0.05
11	2,216	0.05
12	1,997	0.05
13	1,316	0.03
14	1,310	0.03
15	1,631	0.04
16	1,736	0.04
17	1,433	0.03
18	1,674	0.04
19	2,300	0.05
20	2,088	0.05
21	3,827	0.09

TRACT AREA TABLE			
TRACT	USE	OWNERSHIP	AREA (SF)
A	SEWER EASEMENT	HOA	2,130
B	ACCESS & UTILITY	HOA	1,860
C	ACCESS & UTILITY	HOA	2,032
D	OPEN SPACE	HOA	8,115
E	STORM WATER	KING COUNTY	17,598

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL	ESM
1	11/18/2022	

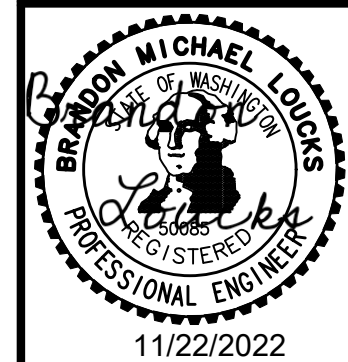
ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcivil.com
 Civil Engineering | Land Surveying | Project Management | Landscape Architecture

AZURE NW, LLC
LANGSTON TOWNHOMES
 PRELIMINARY PLAT PLAN
 KING COUNTY WASHINGTON

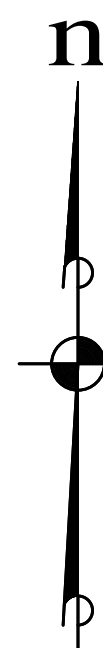
JOB NO.: 1912-006-021
 DWG. NAME: PP-01
 DESIGNED BY: BML
 DRAWN BY: DCL
 CHECKED BY:
 DATE:
 DATE OF PRINT:
PP-01
 4 OF 9 SHEETS

File: \\smc\eng\ESM-JOB\1912\006\021\PP-01\Drawings\PP-01.dwg
 Plotted: 11/17/2022 9:54 AM
 Plotted By: Don Lupp

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL	ESM



ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 www.esmcivil.com
 Civil Engineering | Land Surveying | Project Management | Landscape Architecture
 Public Works | Land Planning | Landscape Architecture



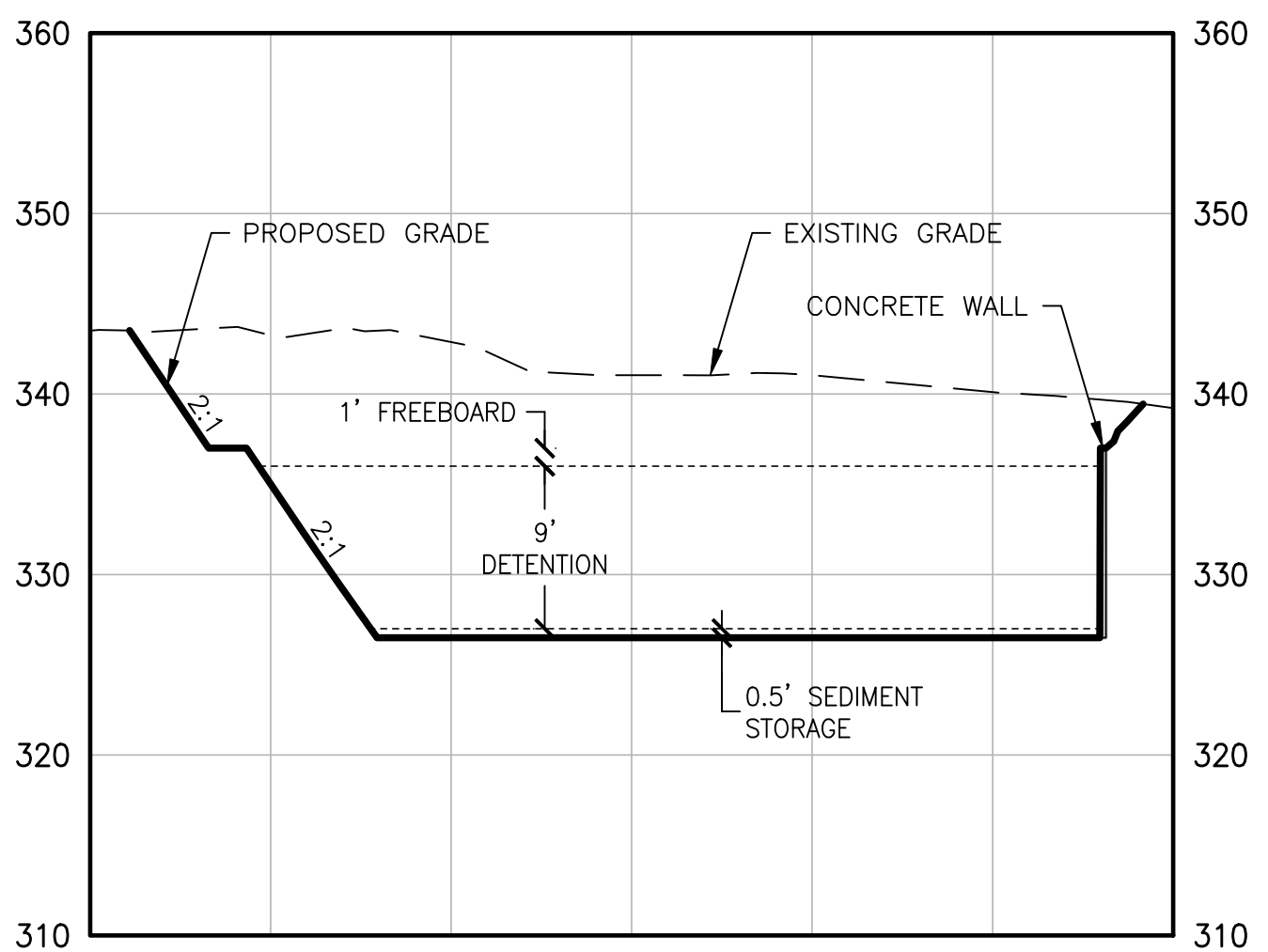
SCALE: 1" = 30'
 30 15 0 30 60
 CONTOUR INTERVAL = 2'

- LEGEND**
- EXISTING CONTOURS
 - - - - PROPOSED CONTOURS
 - ▬▬▬ PROPOSED BLOCK WALL
 - EXISTING STORM DRAINAGE
 - - - - EXISTING SANITARY SEWER
 - - - - EXISTING WATER MAIN
 - - - - EXISTING GAS MAIN
 - ▬▬▬ PROPOSED 12" SD (TYP.)
 - ▬▬▬ PROPOSED 8" SANITARY SEWER
 - ▬▬▬ PROPOSED 8" WATER MAIN

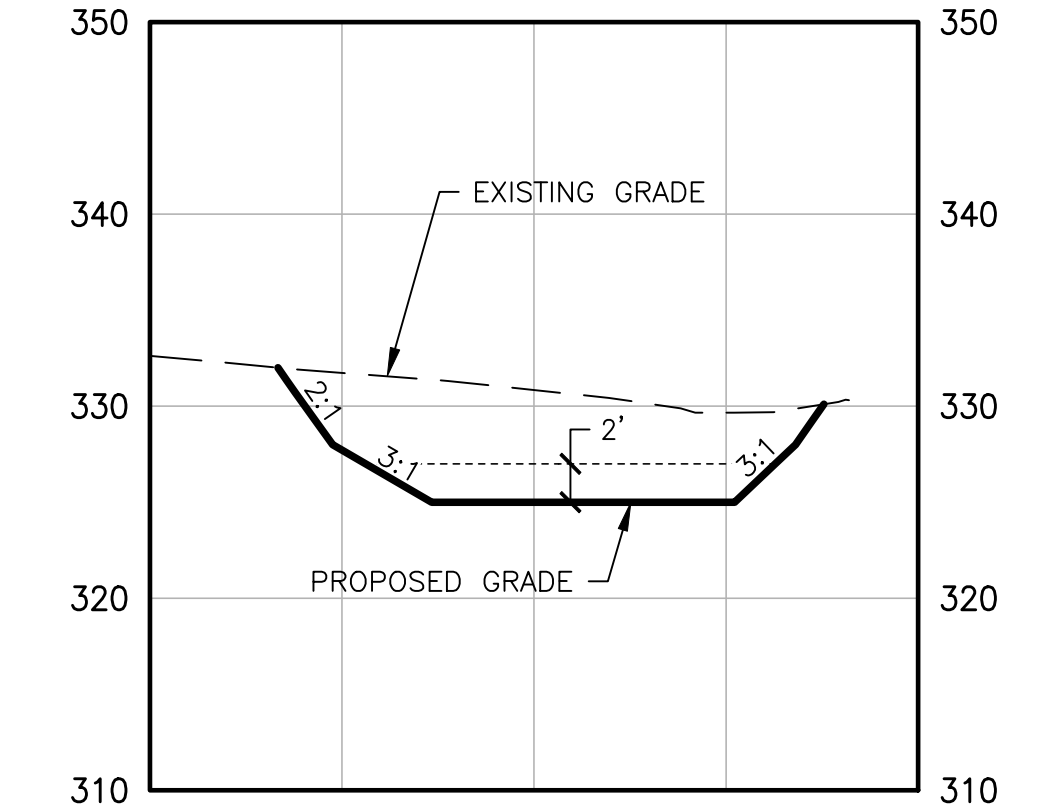
PRELIMINARY EARTHWORK QUANTITIES

USEABLE CUT:	15,250 CYDS
REQUIRED FILL:	1,790 CYDS
NET FILL:	13,460 CYDS

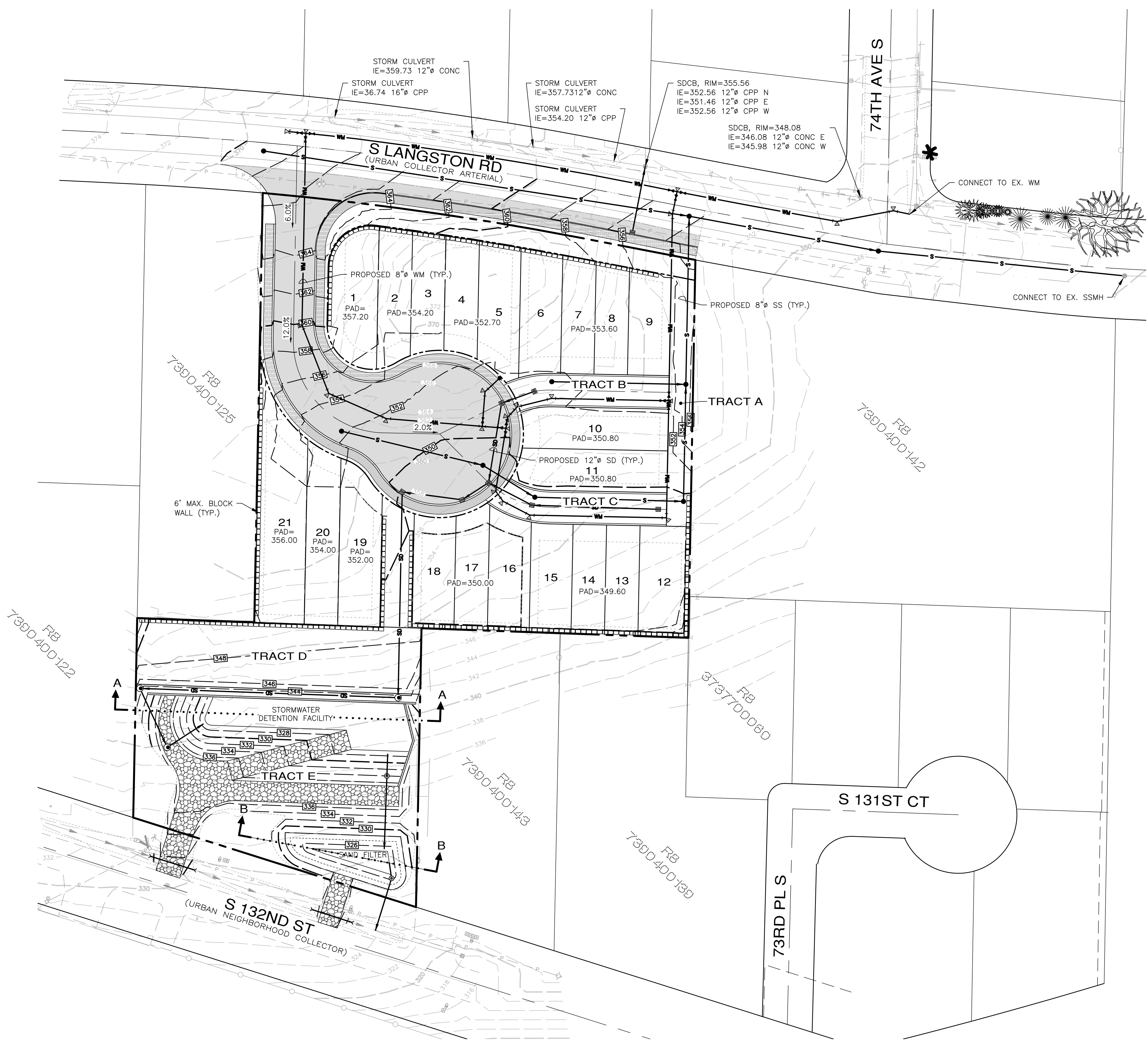
(ROAD SECTION & TOPSOIL IN LANDSCAPE AREAS HAVE NOT BEEN REMOVED)



DETENTION POND CROSS SECTION A-A
 SCALE: 1"=30' HORIZ. 1"=10' VERT.



SAND FILTER CROSS SECTION B-B
 SCALE: 1"=30' HORIZ. 1"=10' VERT.



File: \\smc\eng\ESM-JOB\1912\006\021\p-pad\Plan\GR-01.dwg
 Plotted: 11/17/2022 10:03 AM
 Plotted By: Don Lutz

AZURE NW, LLC
LANGSTON TOWNHOMES
 PRELIMINARY GRADING & UTILITY PLAN
 KING COUNTY WASHINGTON

JOB NO.:	1912-006-021
DWG. NAME:	GR-01
DESIGNED BY:	BML
DRAWN BY:	DCL
CHECKED BY:	
DATE:	
DATE OF PRINT:	

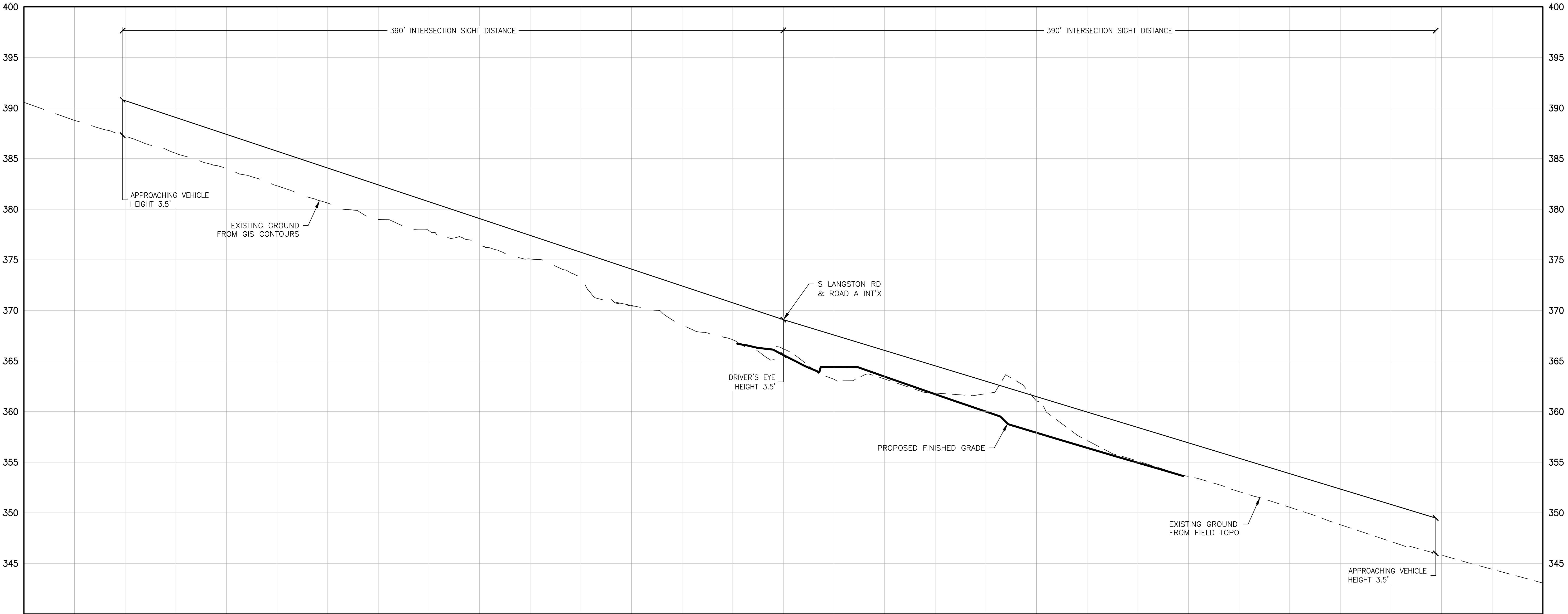
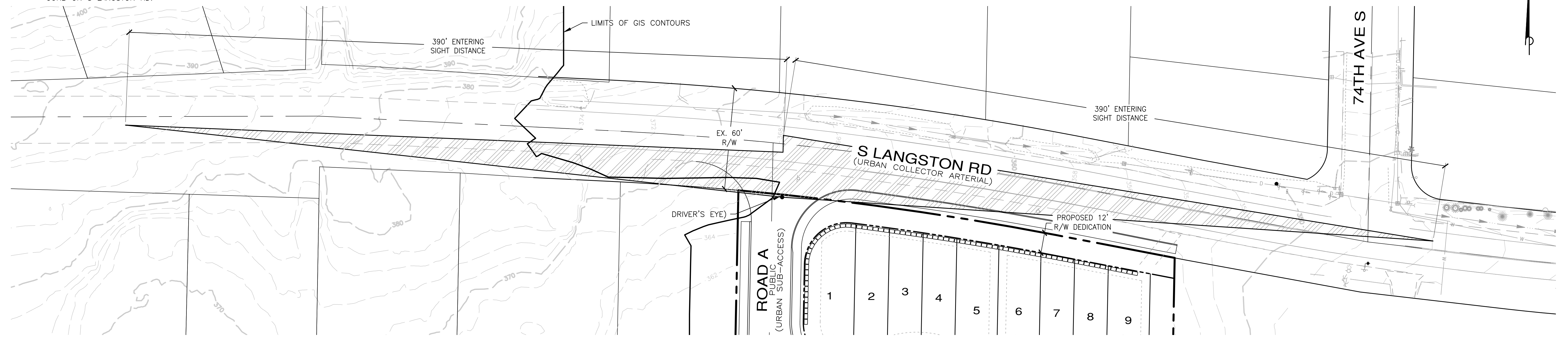
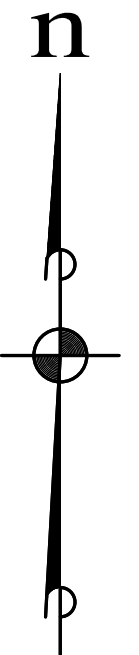
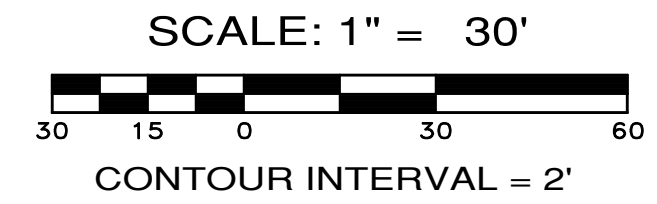
GR-01
 6 OF 9 SHEETS

SIGHT DISTANCE ANALYSIS

SIGHT DISTANCE TRIANGLES FOLLOW 2016 KING COUNTY ROAD DESIGN & CONSTRUCTION STANDARDS, CHAPTER 2.13.

POSTED SPEED = 30 MPH (S LANGSTON RD)
 DESIGN SPEED = 35 MPH (S LANGSTON RD)
 ENTERING SITE DISTANCE = 390 FT (ROAD A)

DRIVER'S EYE IS SET AT 14.5' BACK FROM OUTSIDE EDGE OF TRAVELED WAY. A 5' BIKE LANE ASSUMED ADJACENT TO CURB ON S LANGSTON RD.



SIGHT DISTANCE PROFILE 2

SCALE: 1"=40' HORIZ.
 1"=20' VERT.

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL	ESM

BRANDON MICHAEL DICKS
 LICENSED PROFESSIONAL ENGINEER
 11/22/2022

ESM CONSULTING ENGINEERS LLC
 3240 8th Ave S, Suite 205
 Federal Way, WA 98003
 (253) 838-6113
 (253) 297-9900

www.esmcivil.com
 Civil Engineering
 Land Surveying
 Project Management
 Public Works
 Land Planning
 Landscape Architecture

AZURE NW, LLC

LANGSTON TOWNHOMES

SIGHT DISTANCE PLAN & PROFILE

KING COUNTY WASHINGTON

JOB NO.: 1912-006-021
 DWG. NAME: ST-01
 DESIGNED BY: BML
 DRAWN BY: DCL
 CHECKED BY:
 DATE:
 DATE OF PRINT:

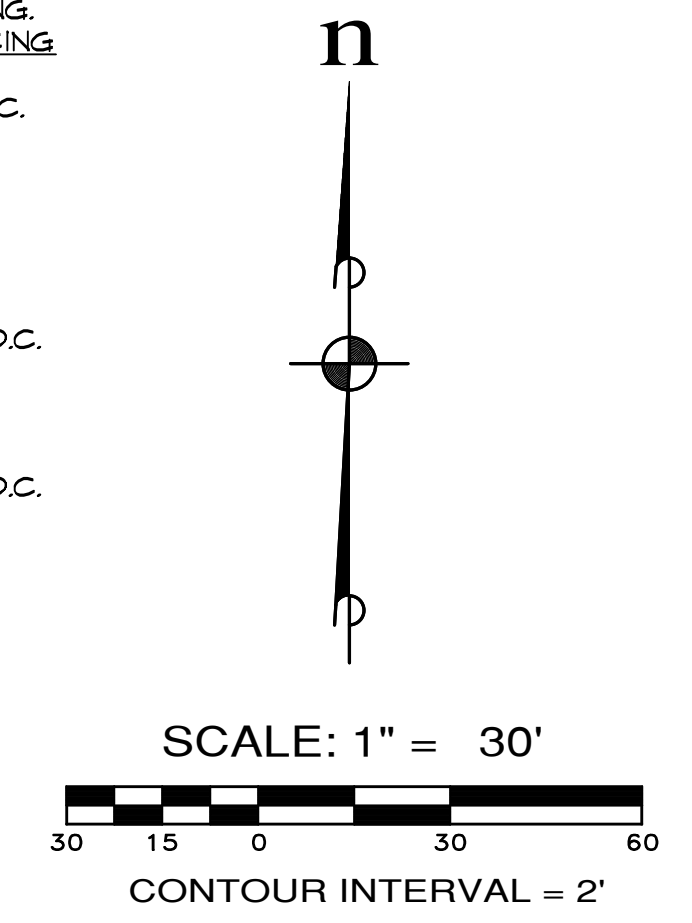
ST-01

7 OF 9 SHEETS

File: \\server\ENGR\ESM-JOB\1912\006\021\p-plan\Plot\ST-01.dwg
 Plotted By: Don Lapp
 11/18/2022 11:28 AM

PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	TRIANG. SPACING
	<i>Sedum spurium</i> 'Dragon's Blood' / DRAGON'S BLOOD STONECROP <i>Cerastium tomentosum</i> / SNOW-IN-SUMMER <i>Ajuga reptans</i> 'Black Scallop' / BLACK SCALLOP CARPET BUGLE	4" POTS	18" O.C.
	<i>Gaultheria shallon</i> / SALLAL <i>Polystichum munitum</i> / SWORD FERN <i>Asarum caudatum</i> / WILD GINGER	1 GAL.	30" O.C.
	<i>Dicentra spectabilis</i> / BLEEDING HEART <i>Geranium 'Rozanne'</i> / CRANESBILL <i>Ribes sanguineum</i> 'King Edward VII' / FLOWERING CURRANT <i>Cornus sericea</i> 'Kelsey!' / DW. RED OSIER DOGWOOD	1 GAL.	30" O.C.
	<i>Corylopsis spicata</i> 'Golden Spring' / SPIKE WINTER HAZEL <i>Hibiscus syriacus</i> 'Miss Kim Violet' / DW ROSE OF SHARON <i>Phlox paniculata</i> 'Blue Paradise' / GARDEN PHLOX <i>Ferovokia atriplicifolia</i> / RUSSIAN SAGE	5 GAL.	
	<i>Lavandula angustifolia</i> / ENGLISH LAVENDER <i>Agastache 'Blue Fortune'</i> / GIANT HYSSOP <i>Rosa 'Knock Out'</i> / SHRUB ROSE	5 GAL.	



REPLACEMENT TREE LEGEND

REPLACEMENT TREE SPECIES ARE NATIVE SPECIES PER WASHINGTON NATIVE PLANT SOCIETY

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	<i>Acer circinatum</i> / VINE MAPLE	16	6' HT. 4 3" STEM MIN. MUST EQUAL 3" CAL.	B+B
	<i>Frangula pureshana</i> / CASCARA	10	6' MIN. HT. 3" CAL.	
	<i>Thuja plicata</i> 'Hogan' / 'HOGAN' WESTERN RED CEDAR	13	6' MIN. HT. 3" CAL.	
	<i>Amelanchier alnifolia</i> / SASKATOON SERVICEBERRY	12	6' MIN. HT. 3" CAL.	
	<i>Callitropsis nootkatensis</i> / ALASKA YELLOW CEDAR	7	6' MIN. HT. 3" CAL.	
		58		

STREET TREE LEGEND

STREET TREE SPECIES WITHIN ROW ARE NATIVE SPECIES PER KING COUNTY NATIVE TREE LIST AND ARE NOT COUNTED AS REPLACEMENT TREES

REPLACEMENT TREE SPECIES ARE NATIVE SPECIES PER WASHINGTON NATIVE PLANT SOCIETY

SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
	<i>Betula papyrifera</i> / PAPER BIRCH (WITHIN ROW ALONG LANGSTON AVE S)	6	1-3/4" CAL. MIN. 10' HT.	B+B

TREE RETENTION & REPLACEMENT CALCULATIONS

GROSS SITE AREA = 2.00 AC (87,519 SF)
 PER KCC 16.02.156.4, INTERIOR TREE RETENTION REQUIRED IS 10 TREES PER ACRE OF ALL HEALTHY SIGNIFICANT INTERIOR TREES, EXCLUDING CRITICAL AREAS AND THEIR BUFFERS. THIS SITE HAS NO CRITICAL AREAS

NUMBER OF HEALTHY INTERIOR HEALTHY SIGNIFICANT TREES = 21
 SIGNIFICANT INTERIOR TREE RETENTION REQUIRED @ 10 TREES/AC = 20 SIGNIFICANT INTERIOR TREES (2.00 AC. X 10)
 NUMBER OF HEALTHY INTERIOR SIGNIFICANT TREES RETAINED = 0

PERIMETER TREE RETENTION REQUIRED IS 100% OF ALL HEALTHY SIGNIFICANT PERIMETER TREES
 NUMBER OF HEALTHY PERIMETER SIGNIFICANT TREES = 9
 NUMBER OF HEALTHY PERIMETER SIGNIFICANT TREES RETAINED = 0

NUMBER OF NON-SIGNIFICANT TREES RETAINED = 0

NUMBER OF SIGNIFICANT TREE CREDITS SHORT OF REQUIREMENT = 29
 PER KCC 16.02.156.E.12, REPLACEMENT TREES ARE ASSIGNED A DIAMETER OF 12" INCHES OF REPLACEMENT TREES REQUIRED = 348" (29 TREES X 12")
 PER KCC 16.02.156.E.12.a, FOR 3" CALIPER REPLACEMENT TREES, 1/2" DIAMETER OF REPLACEMENT TREE IS PROVIDED FOR EVERY 1" OF SIGNIFICANT TREE TO BE REPLACED = 348" X 0.5 = 174" 1/2" CALIPER TREE = (58) 3" CALIPER REPLACEMENT TREES REQUIRED.

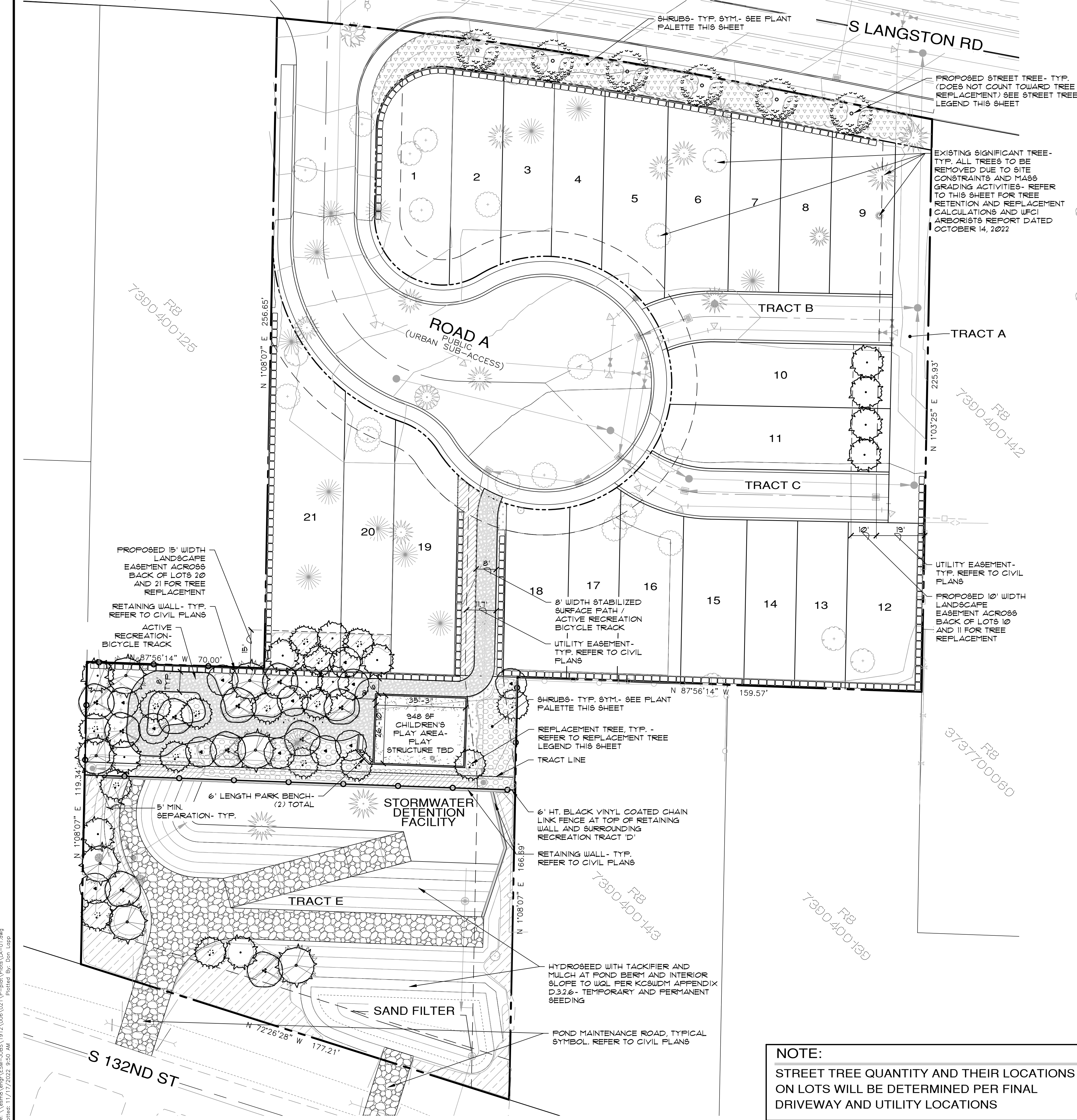
TREE REPLACEMENT PROVIDED

LOCATION OF REPLACEMENT TREES TRACTS 'D' AND 'E':
 (43) 3" CALIPER REPLACEMENT TREES IN RECREATION TRACT 'D'
 (15) 3" CALIPER REPLACEMENT TREES IN DETENTION POND TRACT 'E'
 (58) TOTAL 3" CALIPER REPLACEMENT TREES REQUIRED, (58) 3" CALIPER REPLACEMENT TREES PROPOSED

ON-SITE RECREATION FACILITIES

OPEN SPACE TRACT 'D'	8,115 SF
RECREATION SPACE REQUIRED @ 170 SF/DU	3,570 SF
RECREATION SPACE PROVIDED	8,115 SF

NOTE:
 STREET TREE QUANTITY AND THEIR LOCATIONS ON LOTS WILL BE DETERMINED PER FINAL DRIVEWAY AND UTILITY LOCATIONS



REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL	ESM
1	11/18/2022	

11/18/2022

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 Terence D. Kuhlman
 LEANNE D. KUHLMAN
 CERTIFICATE NO. 743

ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 835-6113
 (206) 857-9905

www.esmcivil.com

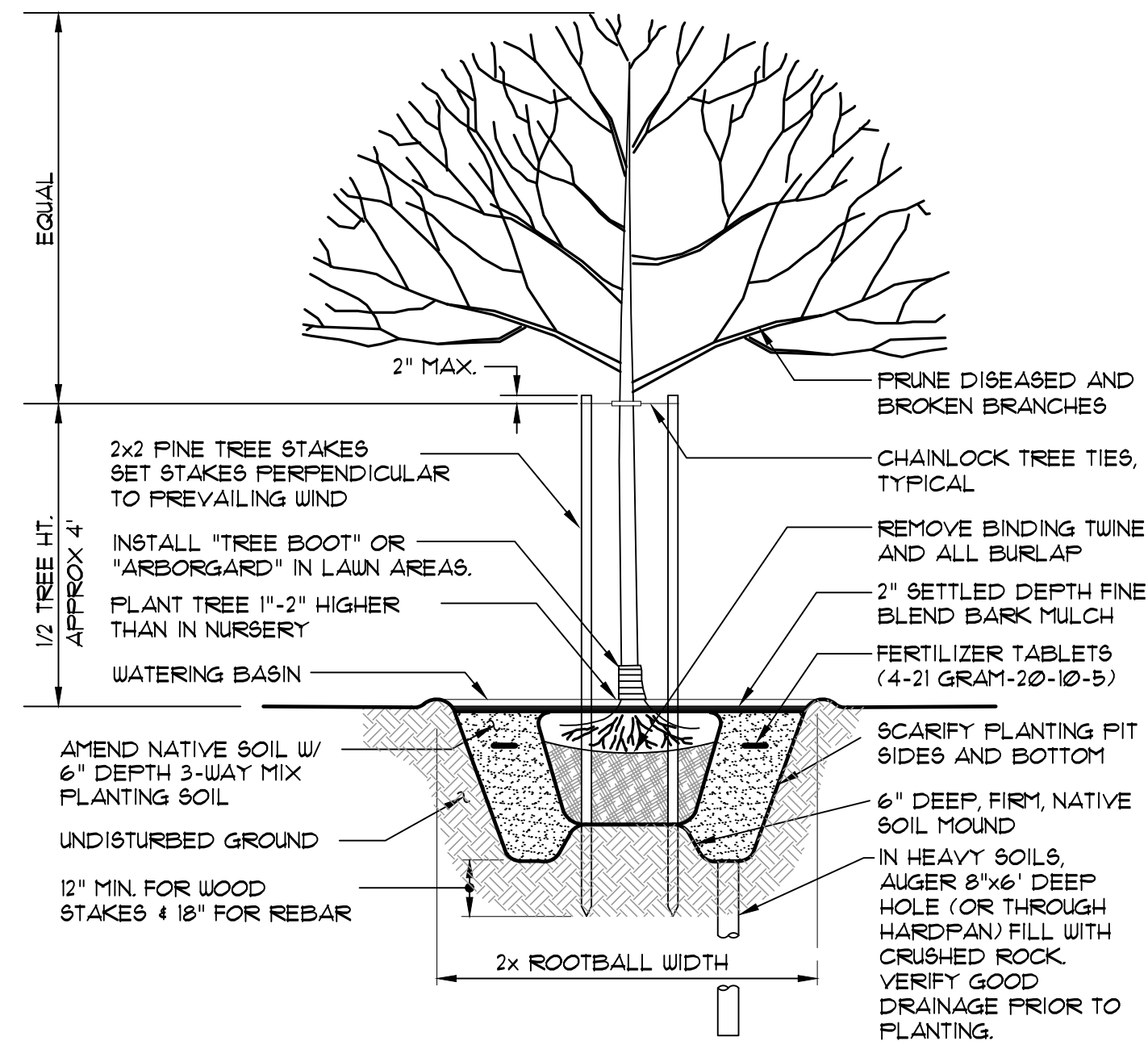
Civil Engineering
 Land Planning
 Project Management
 Landscape Architecture

AZURE NW, LLC
 LANGSTON TOWNHOMES
 PRELIMINARY LANDSCAPE PLAN

KING COUNTY WASHINGTON

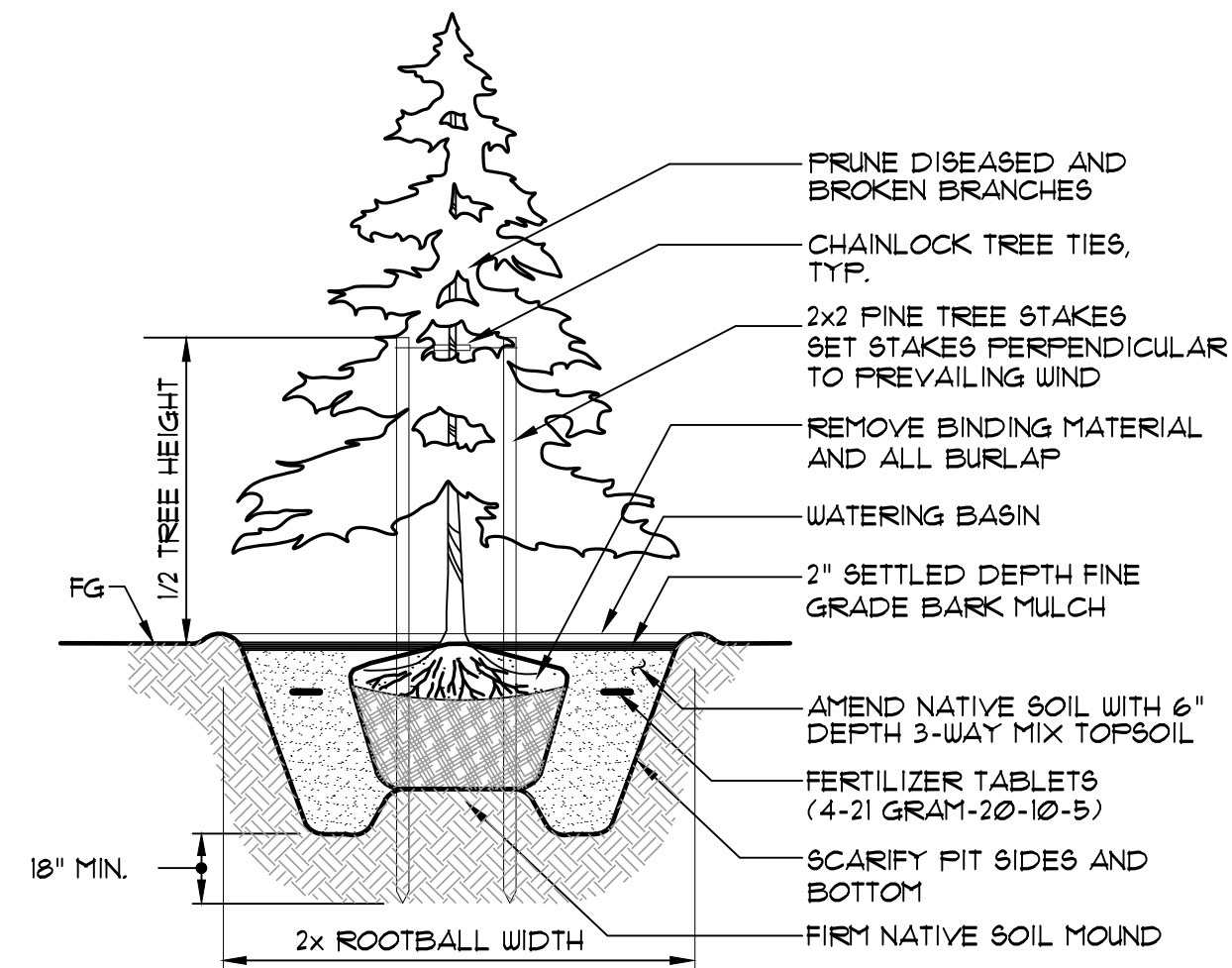
JOB NO.: 1912-006-021
 DWG. NAME: LA-01
 DESIGNED BY: LDK
 DRAWN BY: LDK
 CHECKED BY:
 DATE OF PRINT:
 LA-01
 8 OF 9 SHEETS

File: \\smc\eng\ESM-JOB\1912\006\021\LP-pat\Print\LA-01.dwg
 Plotted: 11/17/2022 8:50 AM
 Plotted By: Don Lutz



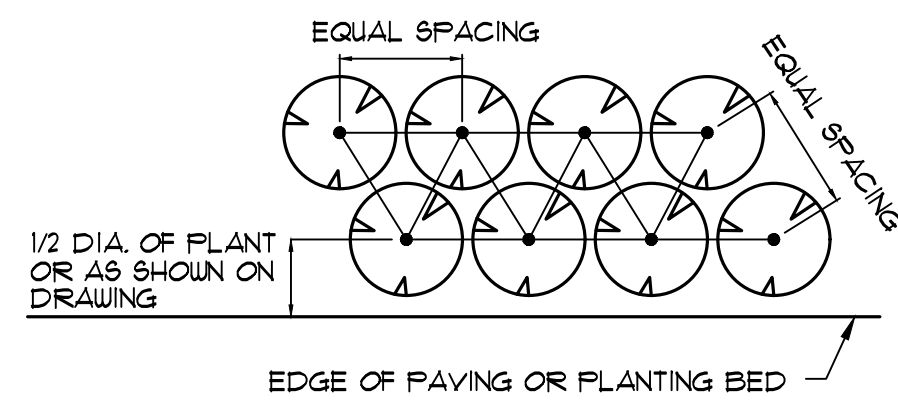
DECIDUOUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE



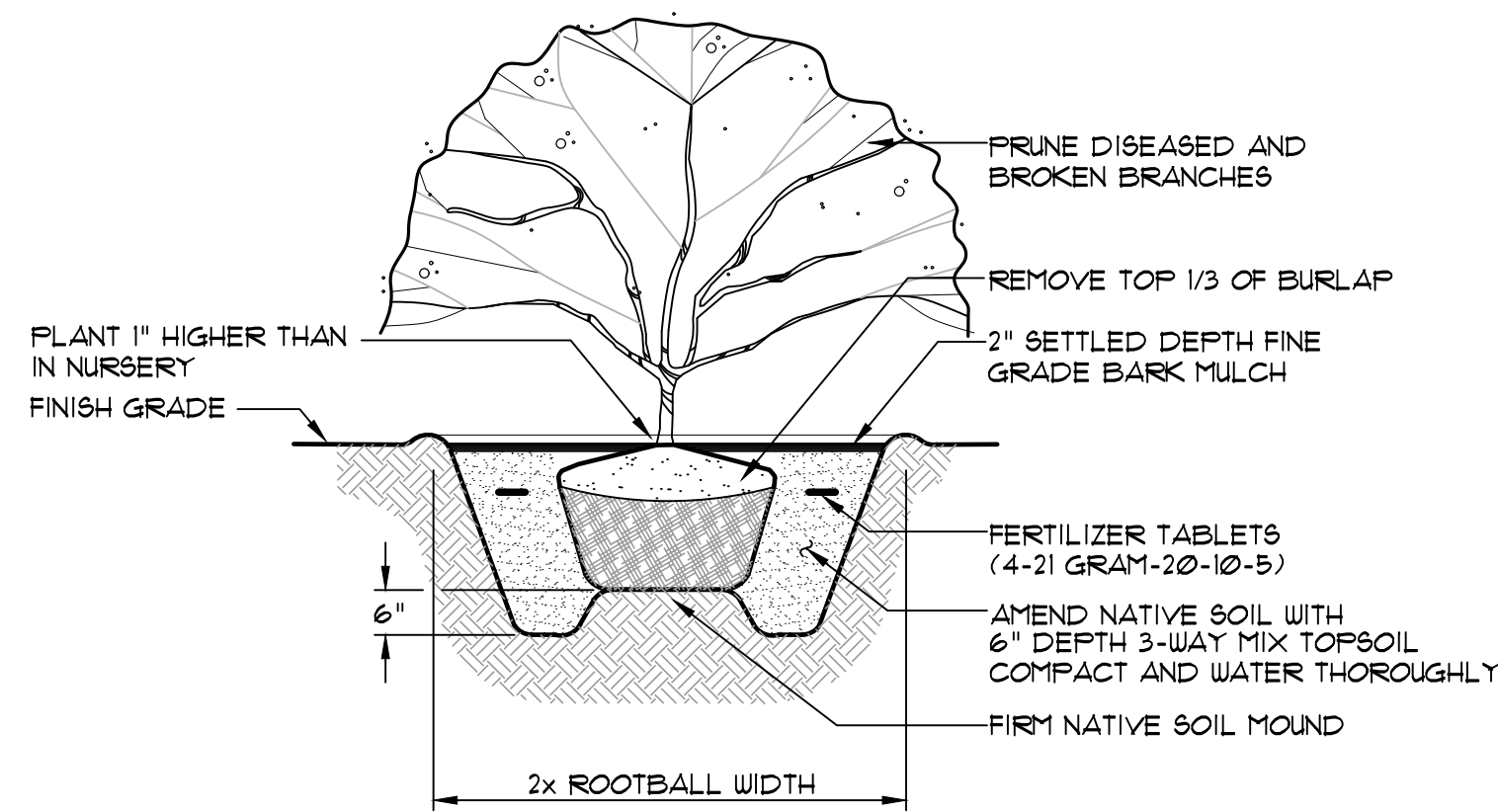
CONIFEROUS TREE PLANTING AND STAKING DETAIL

NOT TO SCALE



SHRUB AND GROUNDCOVER SPACING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

IRRIGATION NOTES

1. ALL COMMON AREAS WILL BE WATERED BY A PERMANENT AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AT THE TIME OF LANDSCAPE INSTALLATION.
2. LANDSCAPE CONTRACTOR WILL PROVIDE OWNER WITH AN IRRIGATION DESIGN OR AS-BUILT PLAN FOR ALL COMMON AREA IRRIGATION.
3. THE IRRIGATION PLAN WILL PROVIDE ADEQUATE WATERING OF ALL INSTALLED LANDSCAPING.

RECREATION SPACE NOTES

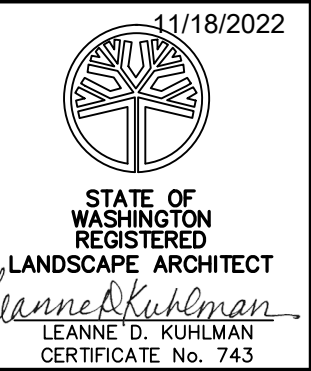
1. ALL INSTALLATION OF RECREATION SPACE FACILITIES SHALL BE IN ACCORDANCE WITH ALL APPLICABLE KING COUNTY CODE REQUIREMENTS.
2. ALL EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS AND SHALL MEET ALL CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS FOR PUBLIC PLAYGROUND SAFETY AS PUBLISHED IN THE CPSC HANDBOOK.
3. ALL EQUIPMENT SHALL HAVE A SIX FOOT OBSTRUCTION FREE FALL ZONE AROUND THE ENTIRE STRUCTURE AND SHALL BE INSTALLED OVER AN APPROVED IMPACT ABSORBING SOFT SURFACE MATERIAL RECOMMENDED BY THE EQUIPMENT MANUFACTURER AND CPSC.
4. ANY IRRIGATION SYSTEM PROVIDED IN THE RECREATION AREA SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH KING COUNTY STANDARDS.

LANDSCAPE NOTES

1. DO NOT DIG BEFORE LOCATING UTILITIES.
2. SUBGRADES, INCLUDING BERMS, TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. SUBGRADE SHALL BE SCARIFIED OR ROTOTILLED IF CONDITIONS REQUIRE.
4. APPLY 6" DEPTH TYPICAL 3-WAY MIX TOPSOIL IN ALL PLANTING AREAS OR AS OTHERWISE NOTED.
5. APPLY 3" DEPTH FINE GRADE BARK MULCH IN ALL PLANTING AREAS. MULCH TO BE FREE OF WEED SEED, SANDUST, RESIN OR TANNIN AND SHALL NOT CONTAIN ANY COMPOUNDS DETRIMENTAL TO PLANT GROWTH.
6. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY PROPOSED SUBSTITUTIONS OR UNFORESEEN FIELD CONDITIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. LANDSCAPE ARCHITECT MAY ADJUST PLANT QUANTITIES OR VARIETIES BASED ON AVAILABILITY OR FIELD CONDITIONS.
8. ALL PLANT MATERIAL SHALL BE DISEASE FREE AND ARRIVE IN A VIGOROUS GROWING CONDITION.
9. ALL PLANT MATERIAL SHALL CONFORM TO USA STANDARD FOR NURSERY STOCK, LATEST EDITION.
10. ALL MASS PLANTINGS SHALL HAVE TRIANGULAR SPACING.
11. ALL MASS / GROUNDCOVER PLANTINGS ARE CONTINUOUS THROUGHOUT PLANTING BED. IF NO SYMBOL IS SHOWN, REFER TO PLAN NOTE AND PLANT LEGEND.
12. SPECIFIED PLANT SPACING IN PLANT LEGEND SUPERCEDES SYMBOLS SHOWN ON PLANS.
13. ALL TREE PITS SHALL BE INSPECTED TO INSURE PROPER DRAINAGE.
14. POSITIVE DRAINAGE SHALL BE MAINTAINED. MOUND PLANTING AREAS A MINIMUM OF 12" UNLESS OTHERWISE NOTED.
15. CONTRACTOR AGREES TO WARRANTY AND MAINTAIN ALL PLANT MATERIAL FOR ONE FULL GROWING SEASON FAST INSTALLATION AND SHALL REPLACE DEAD PLANT MATERIAL WITHIN THAT WARRANTY / MAINTENANCE PERIOD WITH NO OBLIGATION TO THE OWNER.
16. STREET TREES SHALL HAVE UNIFORM BRANCHING HEIGHT OF 5 1/2' MINIMUM ABOVE GRADE OR AS OTHERWISE NOTED.
17. STREET TREE LOCATIONS DETERMINED BASED ON DRIVEWAY AND UTILITY LOCATIONS AT FINAL DESIGN.
18. ALL TREES SHALL BE DOUBLE STAKED AS SHOWN ON THE DETAILS. STAKES TO BE REMOVED AFTER ONE FULL GROWING SEASON. TREES THAT HAVE DIED WITHIN THE ONE YEAR WARRANTY / MAINTENANCE PERIOD SHALL BE REPLACED AND RE-STAKED PER THE DETAIL.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN SITE UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER AND KING COUNTY.

CALL 48 HOURS BEFORE YOU DIG 811

REVISIONS		
NO.	DESCRIPTION/DATE	BY
0	1ST SUBMITTAL	ESM



ESM CONSULTING ENGINEERS, LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 835-6113
 (206) 837-9900
 www.esmcivil.com
 Civil Engineering Public Works
 Land Surveying Project Management
 Landscape Architecture

LANGSTON TOWNHOMES
 PRELIMINARY LANDSCAPE DETAILS & NOTES
 AZURE NW, LLC
 KING COUNTY WASHINGTON

JOB NO.:	1912-006-021
DWG. NAME:	LA-02
DESIGNED BY:	LDK
DRAWN BY:	LDK
CHECKED BY:	
DATE:	
DATE OF PRINT:	
LA-02	
9 OF 9 SHEETS	

File: \\smm8\eng\ESM-JOB5\1912\006\021\p-pat\Plots\LA-02.dwg
 Plotted: 11/17/2022 9:51 AM
 Plotted By: Don Lipp