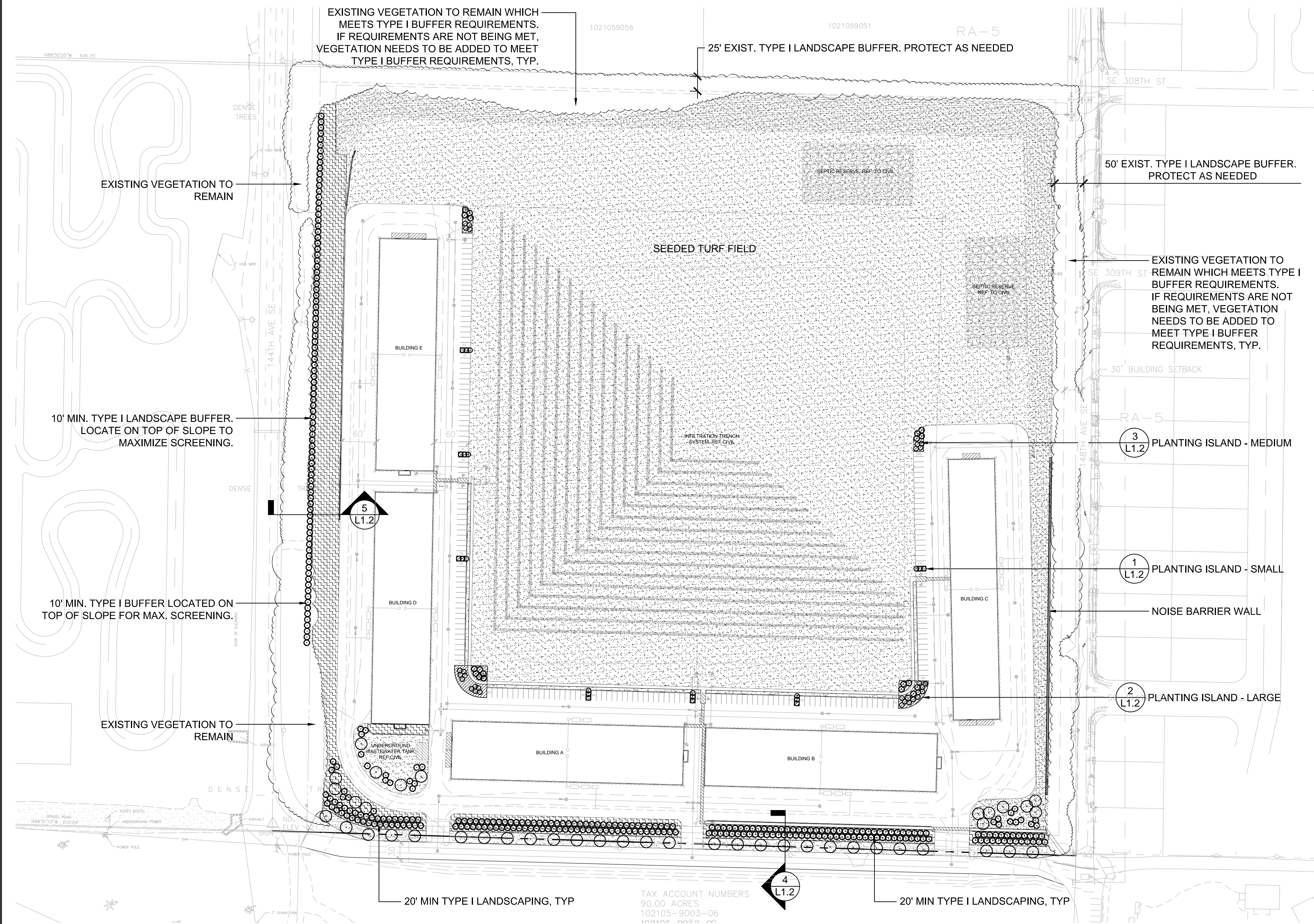
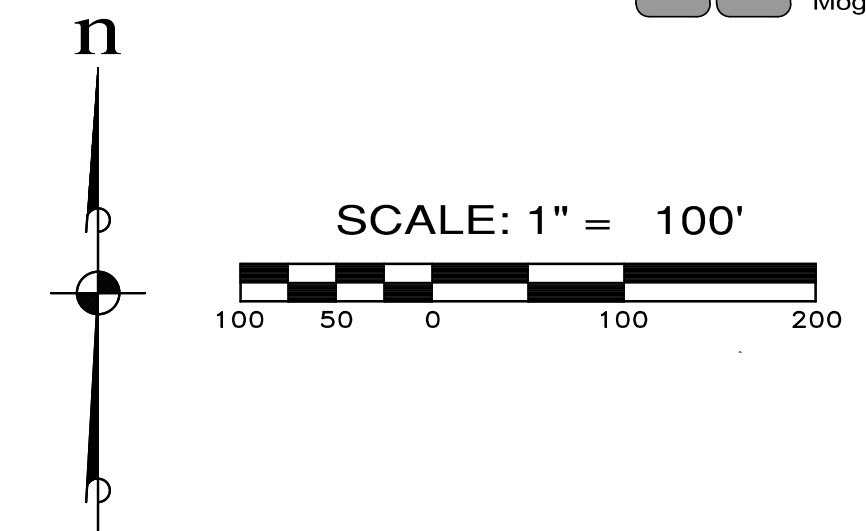


A PORTION OF SEC. 10, T 21 N, R 5 E, W.M.

**LYON** Landscape Architects  
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 Tacoma, WA 98402  
 253-209-4053  
 Mogan@LyonLA.com



**LANDSCAPE CODE REQUIREMENTS & NOTES**

KCC 21A.14.280 Rural Industry Development Standards  
 B.5.b. 20 ft wide Type I landscaping shall be provided along property lines adjacent to rural residential zoned areas; and  
 B.5.c. 15 ft wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas.

KCC 21A.16.040 Landscaping - screen types and descriptions  
 A. Type I landscaping screen:  
 1. Type I is a 'full screen' that functions as a visible barrier.  
 2. A mix of primarily evergreen trees (70-90%) and shrubs.  
 a. 1 tree per 10 linear feet, spaced no more than 30 feet apart on center (5' ht min.)  
 b. Evergreen shrubs (24" ht min.) provided at a rate of 1 per four linear feet, and spaced no more than 8 feet apart on center  
 c. Groundcovers provide total coverage of the majority of the landscaped areas within 3 years

KCC 21A.16.060 Landscaping - interior lot lines  
 A. 20' of Type I landscaping shall be included in a commercial or industrial development along any portion adjacent to a residential development.

KCC 21A.16.070 Landscaping - surface parking areas  
 B.2 Commercial, industrial or institutional developments shall provide landscaping at a rate of 25 square feet per parking stall if 31 or more parking stalls are provided.  
 C.1 One tree for every three parking stalls for a commercial or industrial development  
 F. Landscaping around the perimeter of a site that is in addition to the perimeter landscaping required in KCC.21A.16.050 may count toward 10% of the required surface parking area landscaping if it is adjacent to the parking area  
 G. Parking area landscaping shall consist of:  
 1. Canopy-type deciduous trees, evergreen trees, evergreen shrubs and groundcovers planted in islands or strips.  
 Evergreen trees (5' HT min.) Deciduous trees (1.75 caliper & 10' ht min.)  
 2. Shrubs that do not exceed a maintained height of 42 inches  
 3. Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than 5 feet.  
 4. Groundcovers provide total coverage of the majority of the landscaped areas within 3 years  
 5. At least 70% of trees are deciduous

KCC 21A.16.090 Landscaping - additional standards for required landscape areas. In addition to the general standards of K.C.C. 21A.16.085, landscape areas required pursuant to K.C.C. 21A.16.050 through .080 shall conform to the following standards:  
 A. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual, provided that existing healthy vegetation used to augment new plantings shall not be required to meet the standards of this manual;  
 B. Single-stemmed trees required pursuant to this chapter shall at the time of planting conform to the following standards:  
 1. In parking area landscaping and in street rights-of-way:  
 a. Deciduous trees shall have a minimum caliper of 1.75 inches and a height of 10 feet, and  
 b. Coniferous and broadleaf evergreens shall be at least five feet in height;  
 2. In all other required landscape areas:  
 a. Deciduous trees shall have a minimum caliper of 1.5 inches and a height of ten feet, and  
 b. Coniferous and broadleaf evergreen trees shall be at least five feet in height.  
 C. Multiple-stemmed trees shall be permitted as an option to single-stemmed trees provided that such multiple-stemmed trees are:  
 1. At least six feet in height, and  
 2. Not allowed within street rights-of-way;  
 D. When the width of any landscape strip is 20 feet or greater, the required trees shall be staggered in two or more rows;  
 E. Shrubs shall be:  
 1. At least an AAN container class #2 size at time of planting in Type II, III and parking area landscaping,  
 2. At least 24 inches in height at the time of planting for Type I landscaping, and  
 3. Maintained at a height not exceeding 42 inches when located in Type III or parking area landscaping;  
 F. Ground covers shall be planted and spaced to result in total coverage of the majority of the required landscape area within three years.  
 G. All fences shall be placed on the inward side of any required perimeter landscaping along the street frontage.  
 H. Required street landscaping may be placed within King County street rights-of-way subject to the County Road Design Standards, provided adequate space is maintained along the street line to replant the re-quired landscaping should subsequent street improvements require the removal of landscaping within the rights-of-way;  
 I. Required street landscaping may be placed within Washington State rights-of-way subject to permission of the Washington State Department of Transportation.  
 J. New landscape material provided within areas of undisturbed vegetation or within the protected area of significant trees shall give preference to utilizing indigenous plant species. (Ord. 11621 § 57, 1994; 11210 § 10, 1994; Ord. 10870 § 394, 1993).

- LANDSCAPE LEGEND**
- Deciduous tree
  - Columnar deciduous tree
  - Evergreen tree
  - ▨ Parking lot landscape areas - shrubs & groundcovers
  - ▨ Perimeter landscape areas - shrubs & groundcovers
  - ▨ Lawn areas - orchard / meadow grasses - seeded

Landscape Planting Areas Soil Amendments: At least 2 inches of composted organic matter will be cultivated to a depth of six inches; or 4 inches of topsoil with an organic content of at least 30% to be placed in the planting area. All landscape areas to be covered with 2 inches of mulch.

ALL OF THE ABOVE REQUIREMENTS HAVE BEEN MET

**REFER TO L1.1 FOR PLANTING DETAILS**

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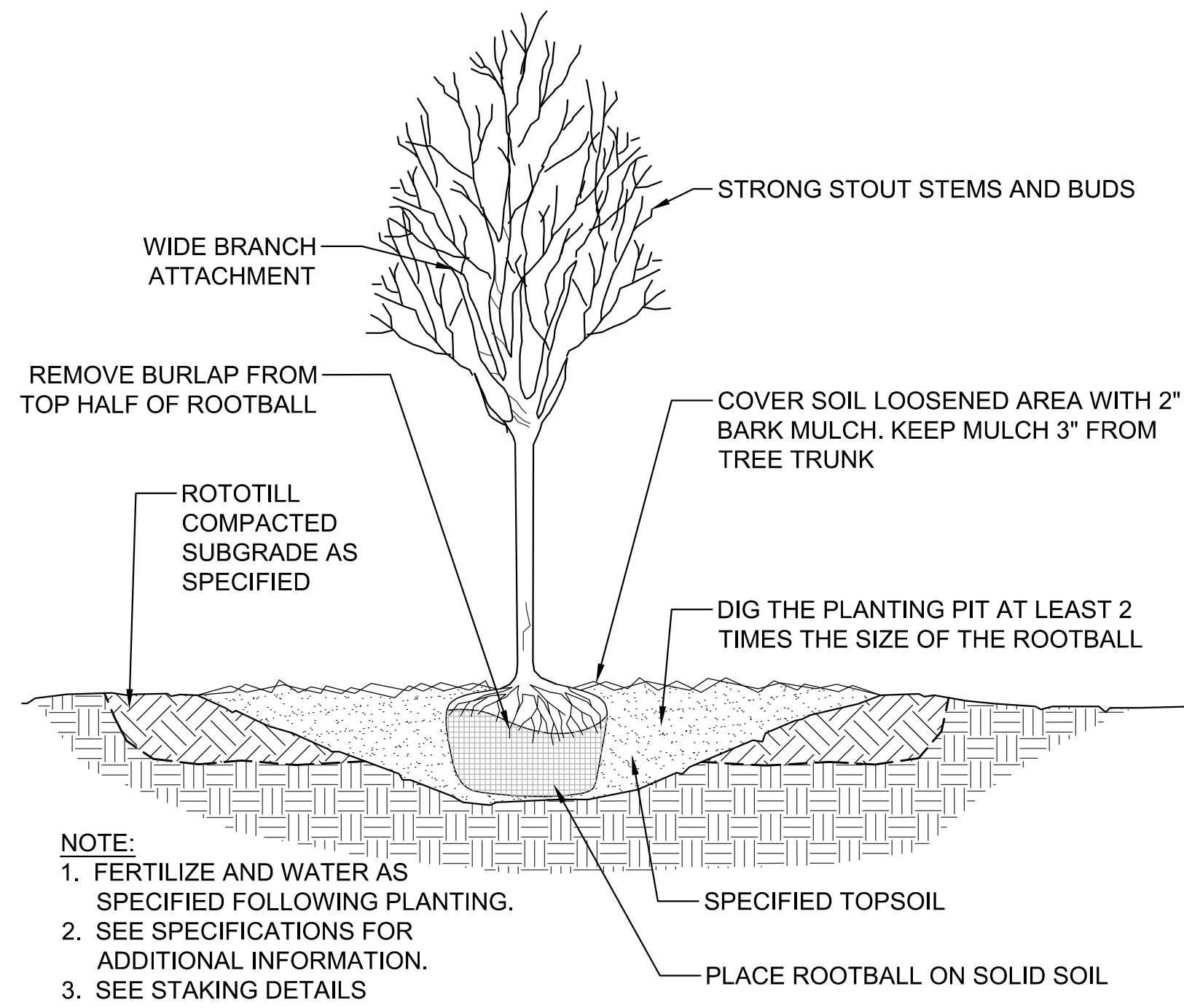
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PACIFIC RACEWAYS  
**BUSINESS PARK**  
 PRELIMINARY LANDSCAPE PLAN  
 KING COUNTY

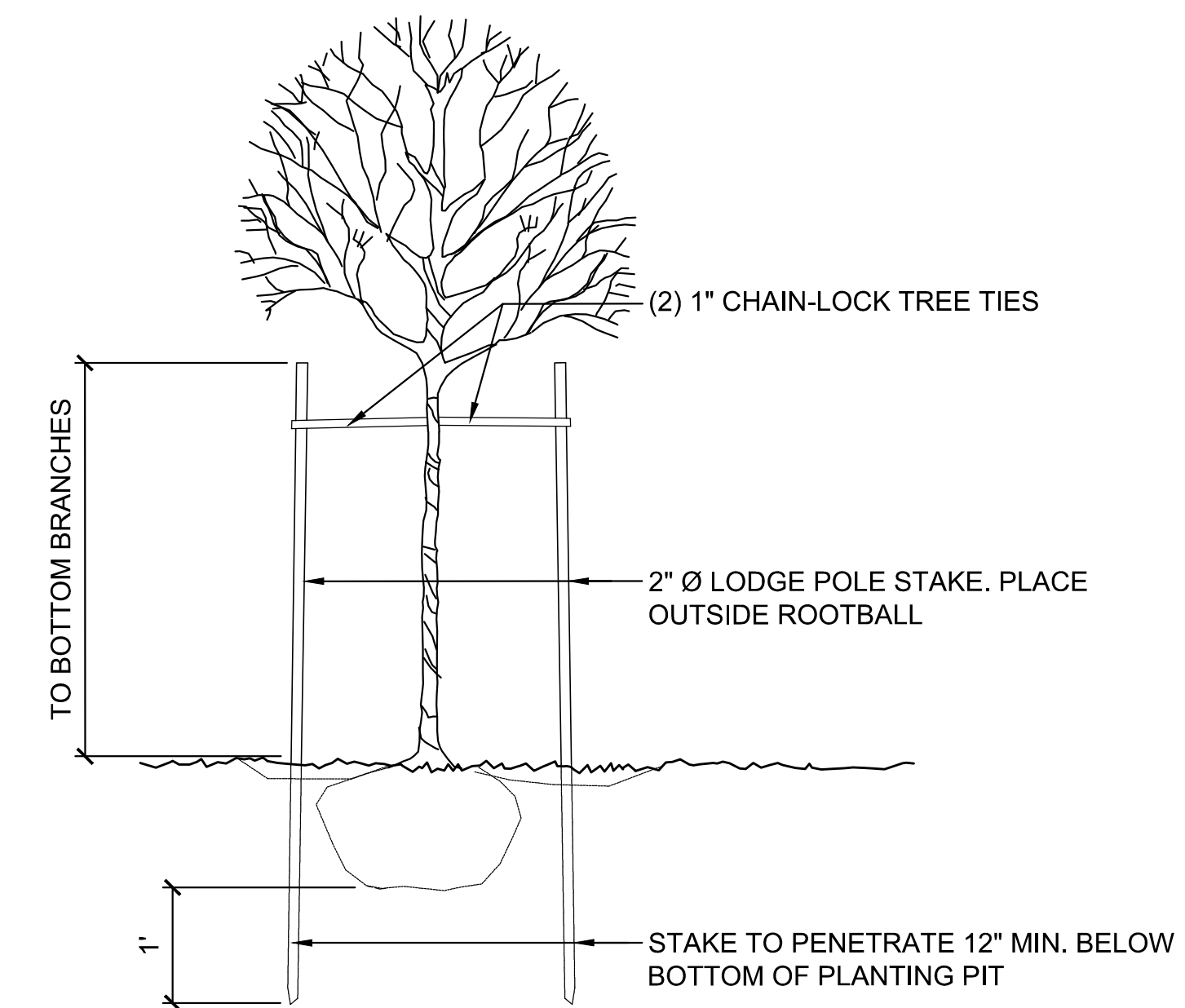
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 DESIGNED BY: MJL  
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 CHECKED BY:  
 DATE: 11/13/2018  
 DATE OF PRINT:  
**L1.0**  
 1 of 5 SHEETS

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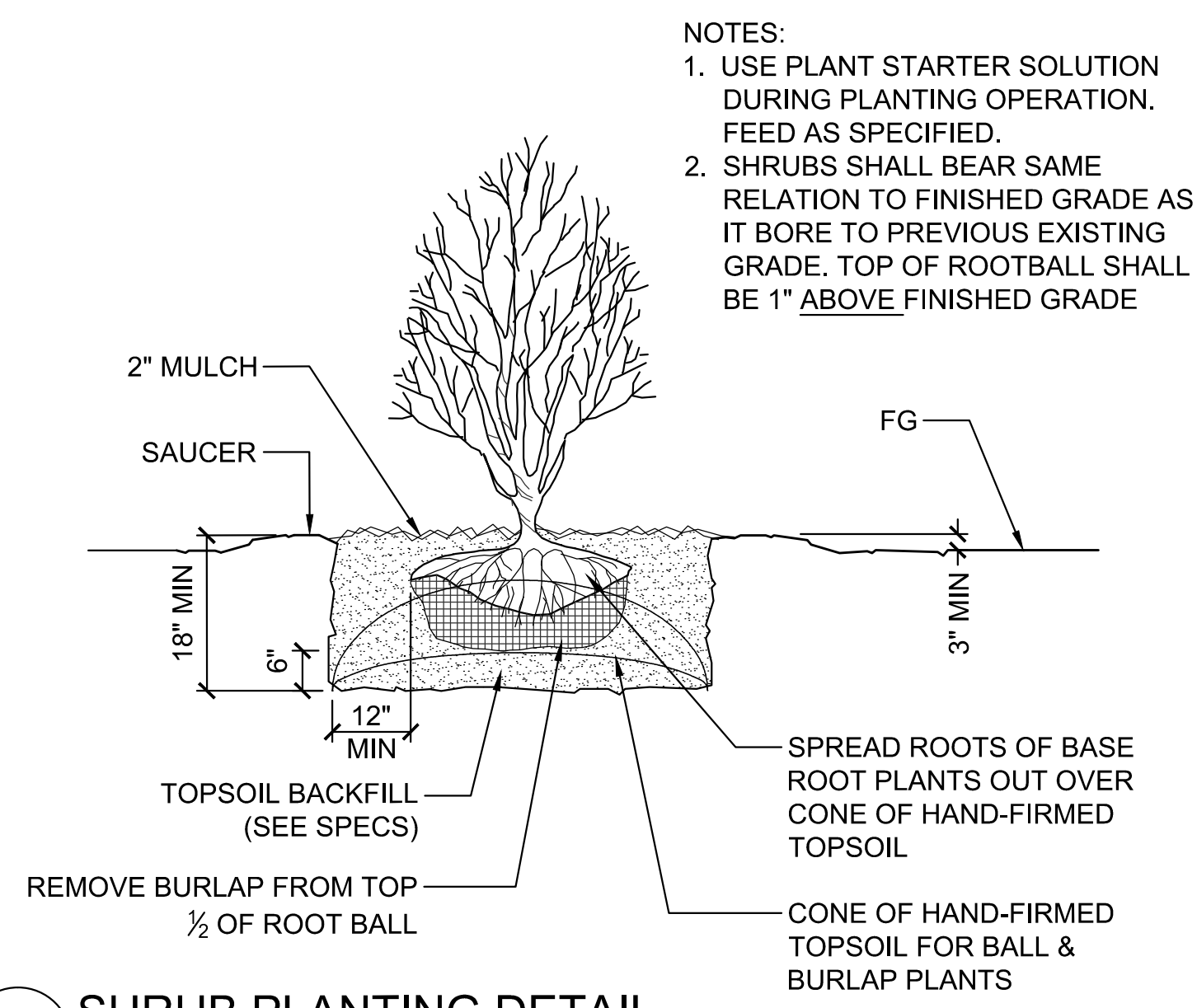




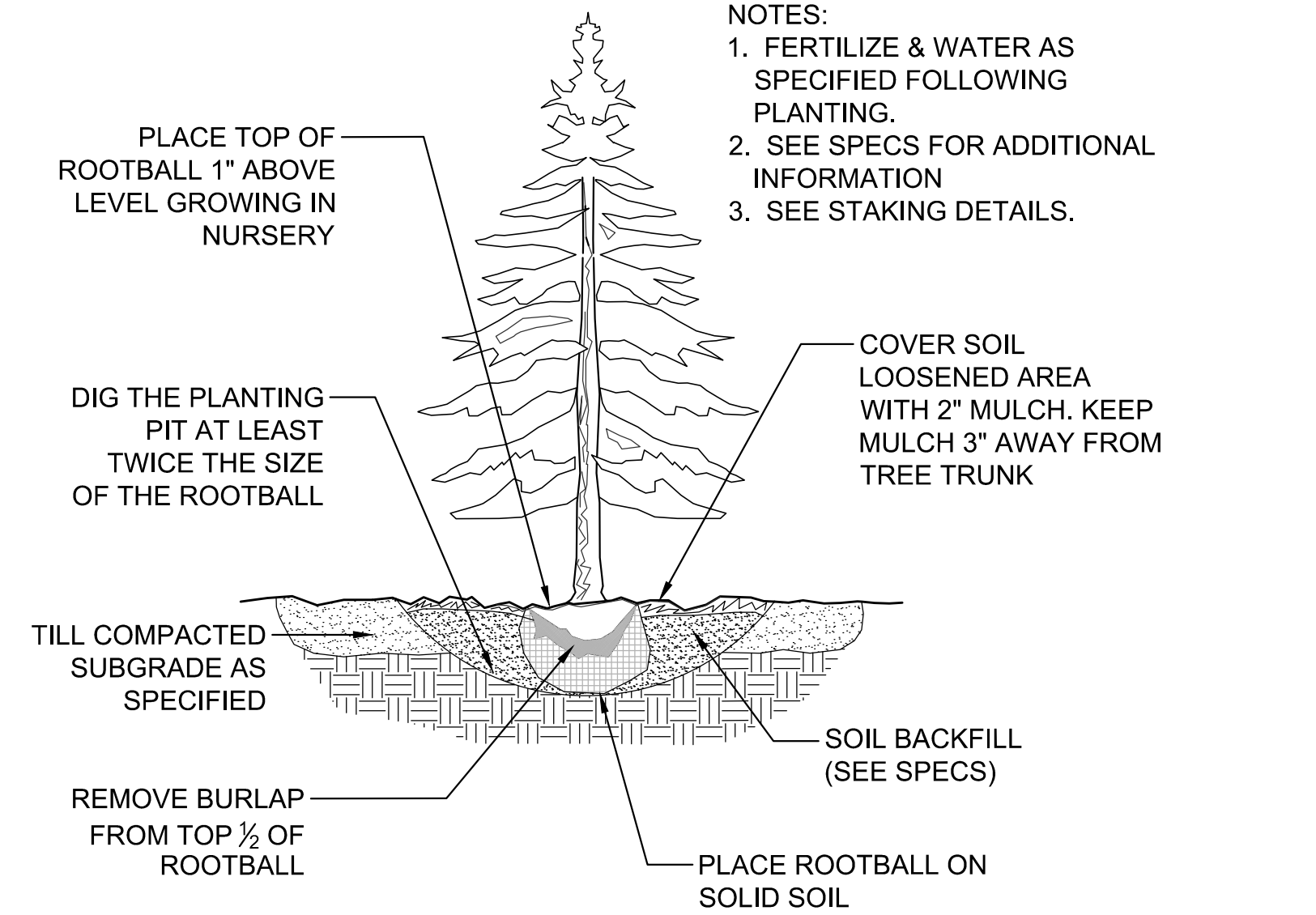
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 SCALE: NTS



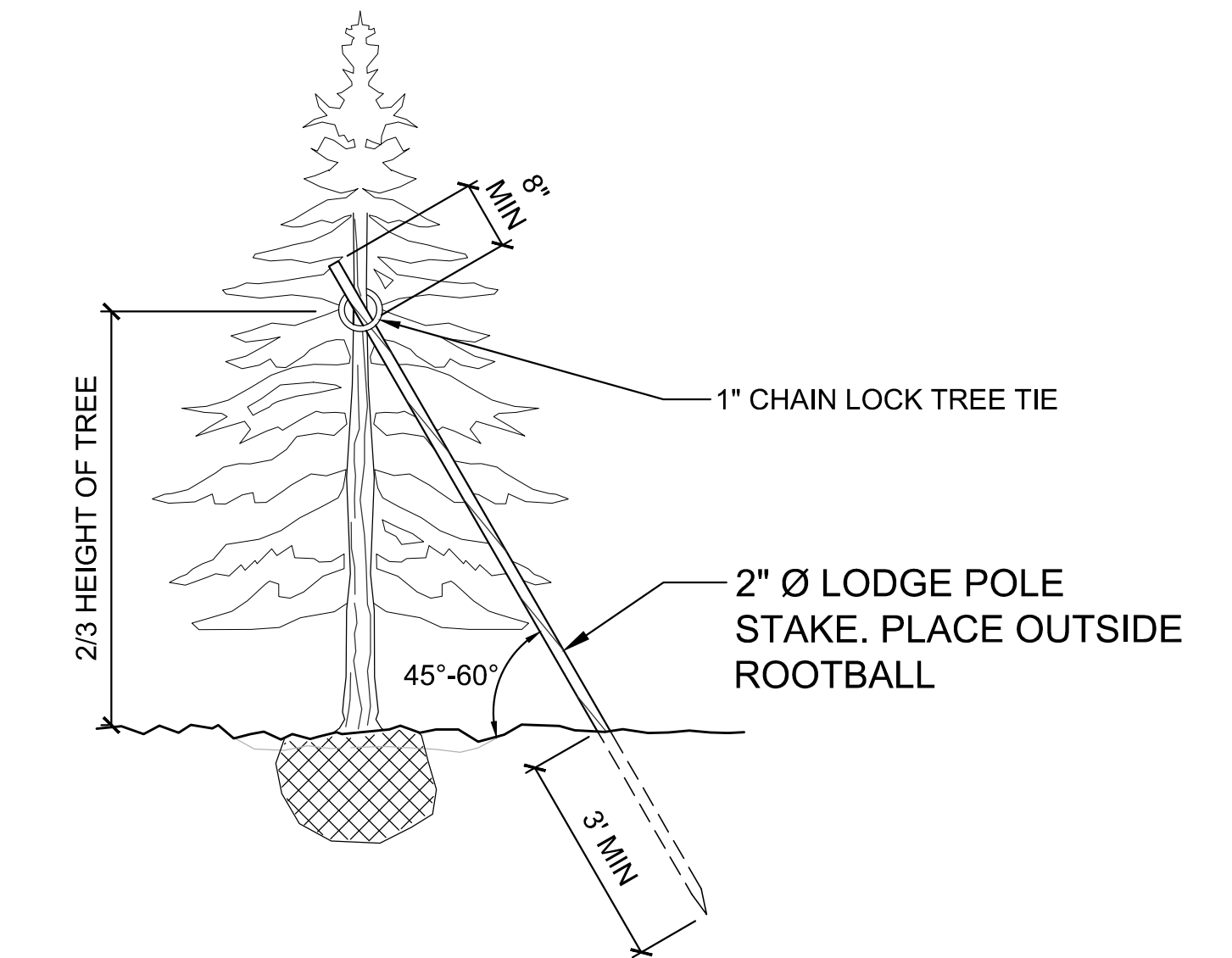
**2** DECIDUOUS TREE STAKING DETAIL  
 SCALE: NTS



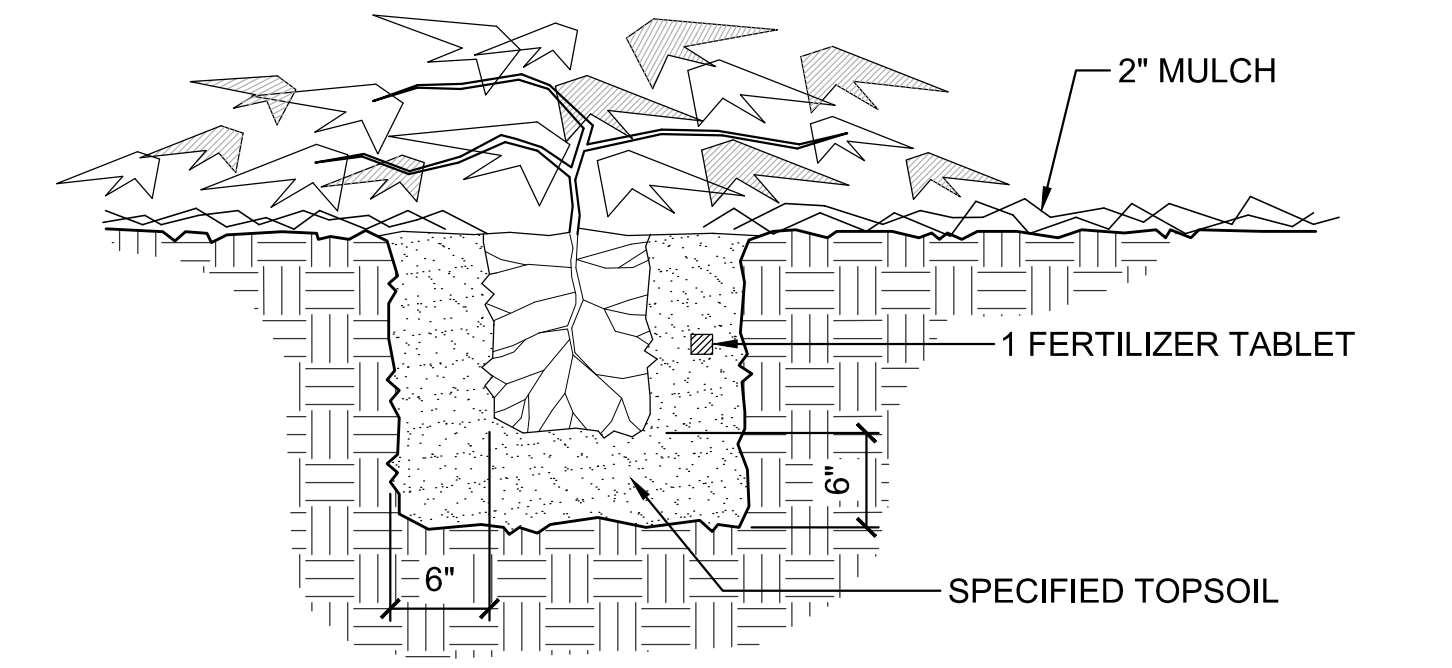
**3** SHRUB PLANTING DETAIL  
 SCALE: NTS



**4** CONIFER PLANTING DETAIL  
 SCALE: NTS



**5** CONIFER TREE STAKING  
 SCALE: NTS



**6** GROUNDCOVER PLANTING DETAIL  
 SCALE: NTS

REVISIONS		
NO.	DESCRIPTION/DATE	BY

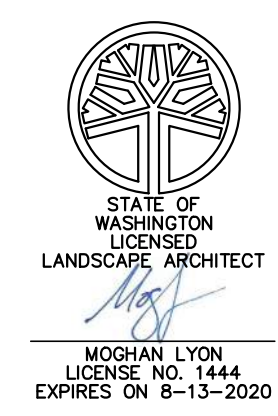
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 LANDSCAPE - PLANTING DETAILS  
 KING COUNTY WASHINGTON

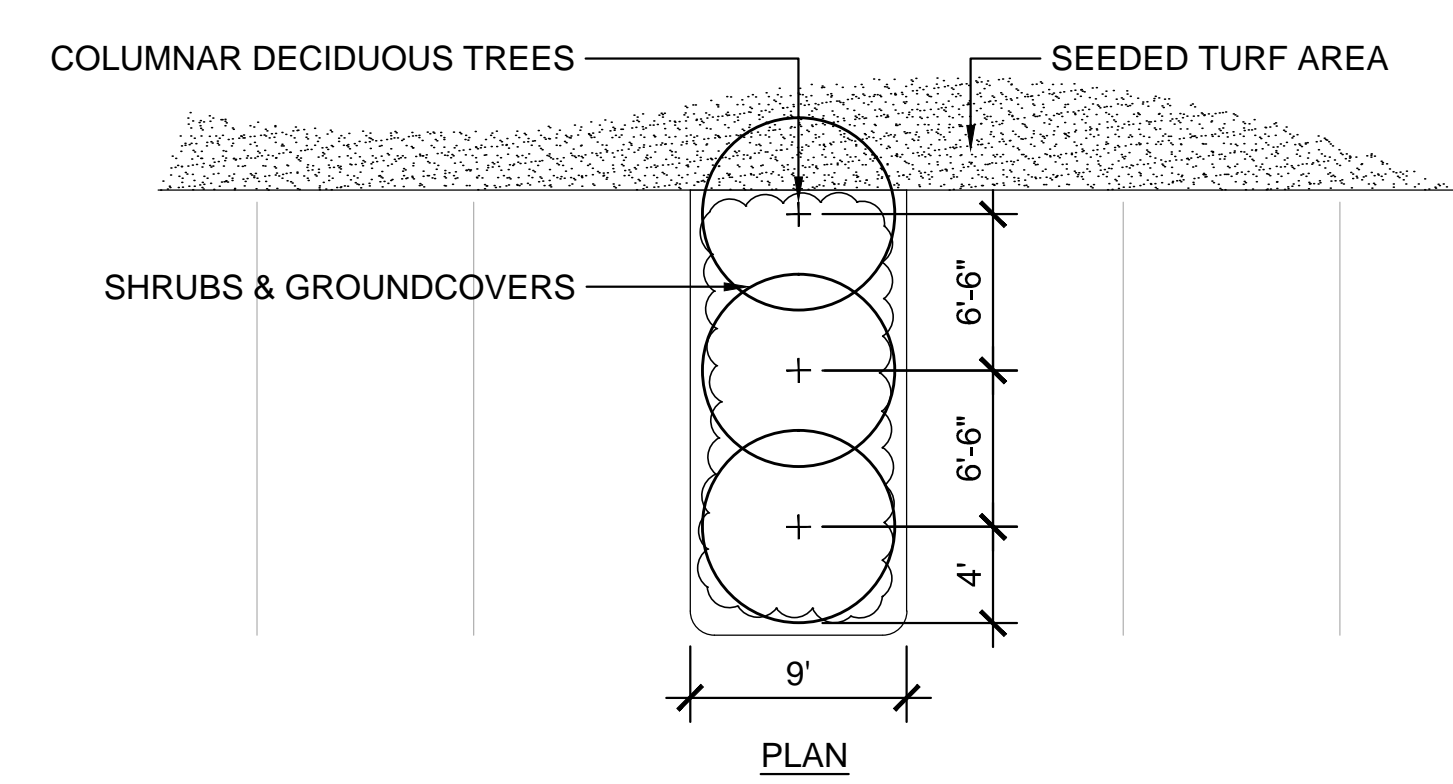
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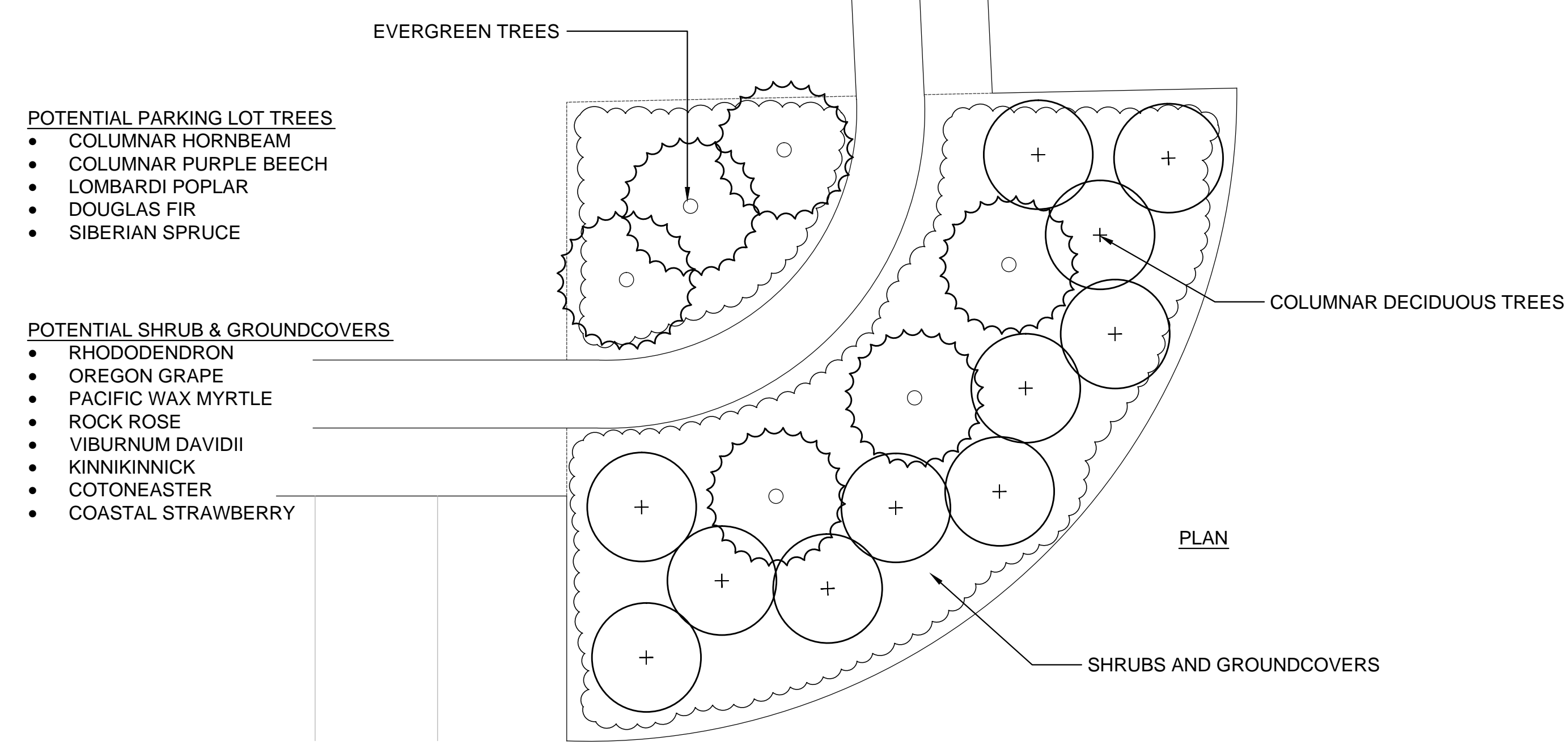


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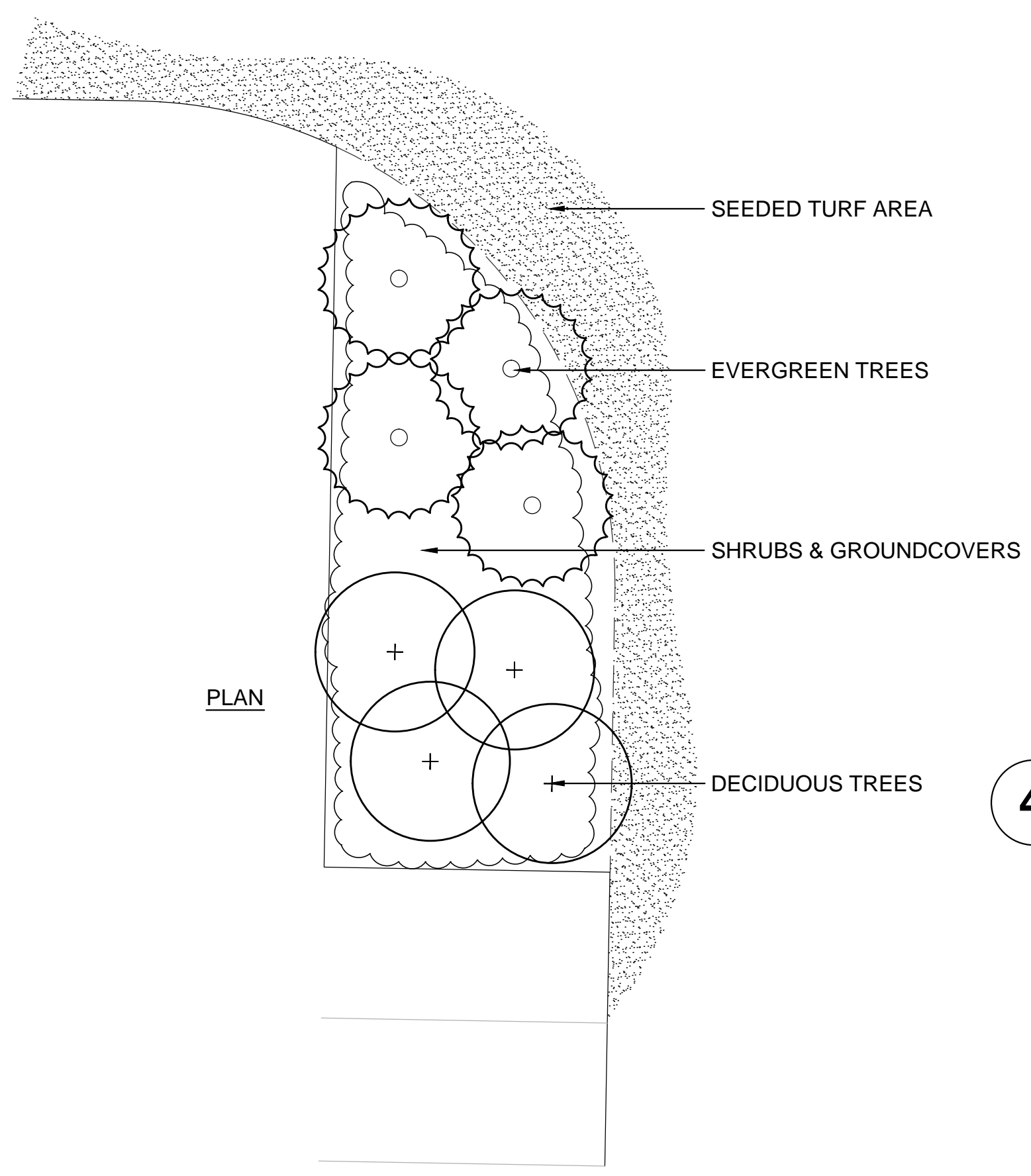
- POTENTIAL PARKING LOT TREES**
- COLUMNAR HORNBEAM
  - COLUMNAR PURPLE BEECH
  - COLUMNAR MAPLE
  - CAPITAL FLOWERING PEAR
- POTENTIAL SHRUB & GROUNDCOVERS**
- OREGON GRAPE
  - PACIFIC WAX MYRTLE
  - ROCK ROSE
  - VIBURNUM DAVIDII
  - KINNIKINICK
  - COTONEASTER

**1 STANDARD PARKING LOT ISLAND - SMALL**  
 SCALE: 1/8" = 1'-0"



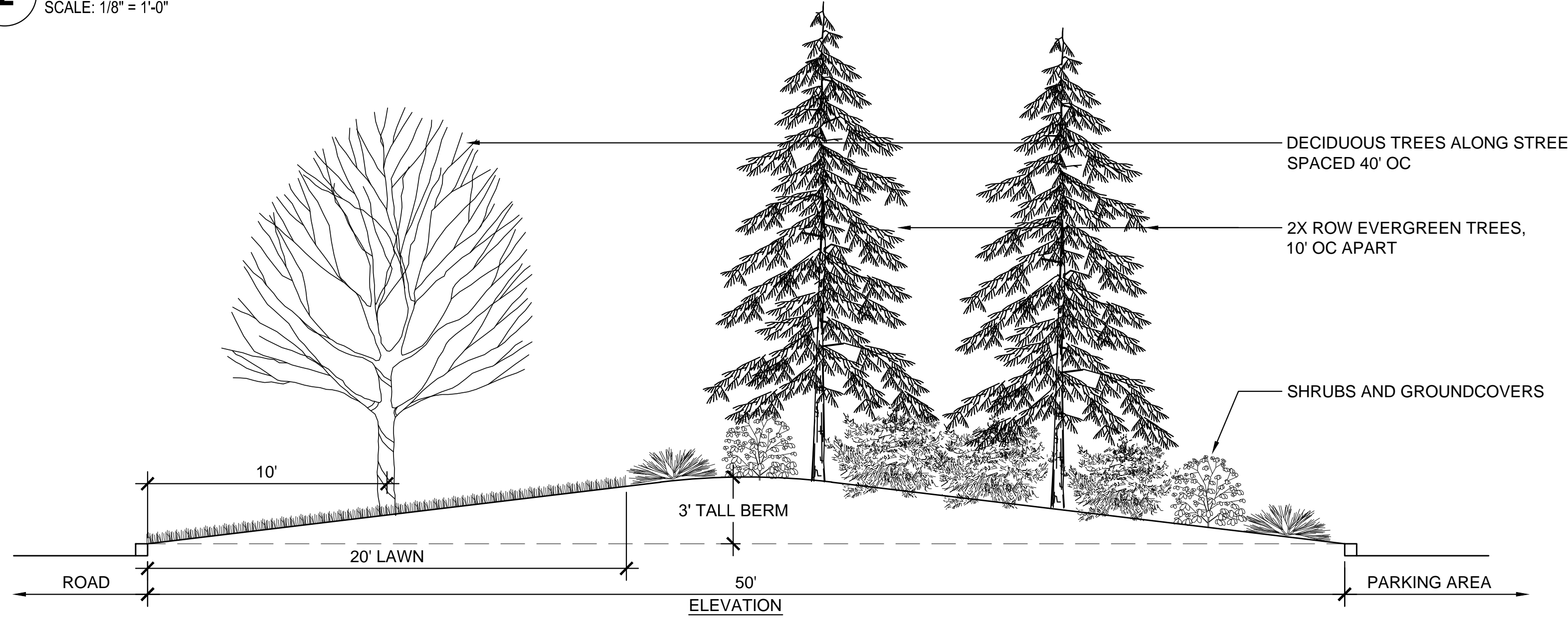
- POTENTIAL PARKING LOT TREES**
- COLUMNAR HORNBEAM
  - COLUMNAR PURPLE BEECH
  - LOMBARDI POPLAR
  - DOUGLAS FIR
  - SIBERIAN SPRUCE
- POTENTIAL SHRUB & GROUNDCOVERS**
- RHODODENDRON
  - OREGON GRAPE
  - PACIFIC WAX MYRTLE
  - ROCK ROSE
  - VIBURNUM DAVIDII
  - KINNIKINICK
  - COTONEASTER
  - COASTAL STRAWBERRY

**2 STANDARD PARKING LOT ISLAND - LARGE**  
 SCALE: 1/8" = 1'-0"

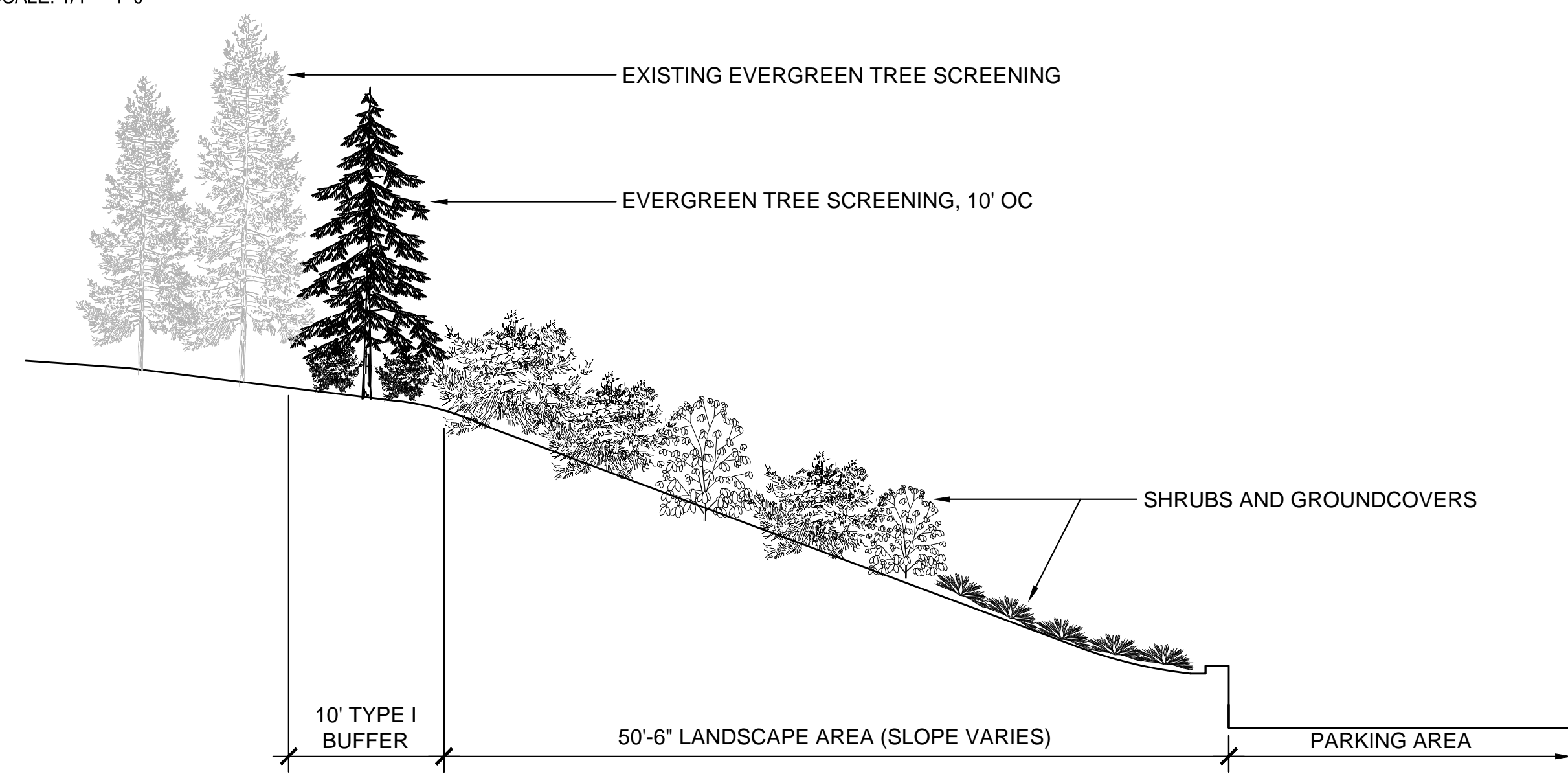


- POTENTIAL PARKING LOT TREES**
- DOUGLAS FIR
  - SIBERIAN SPRUCE
  - LEYLAND CYPRESS
  - COLUMNAR BLUE SPRUCE
- POTENTIAL SHRUB & GROUNDCOVERS**
- OREGON GRAPE
  - PACIFIC WAX MYRTLE
  - ROCK ROSE
  - KINNIKINICK
  - COTONEASTER
  - COASTAL STRAWBERRY

**3 STANDARD PARKING LOT ISLAND - MEDIUM**  
 SCALE: 1/8" = 1'-0"



**4 SOUTH LANDSCAPE BUFFER**  
 SCALE: 1/4" = 1'-0"



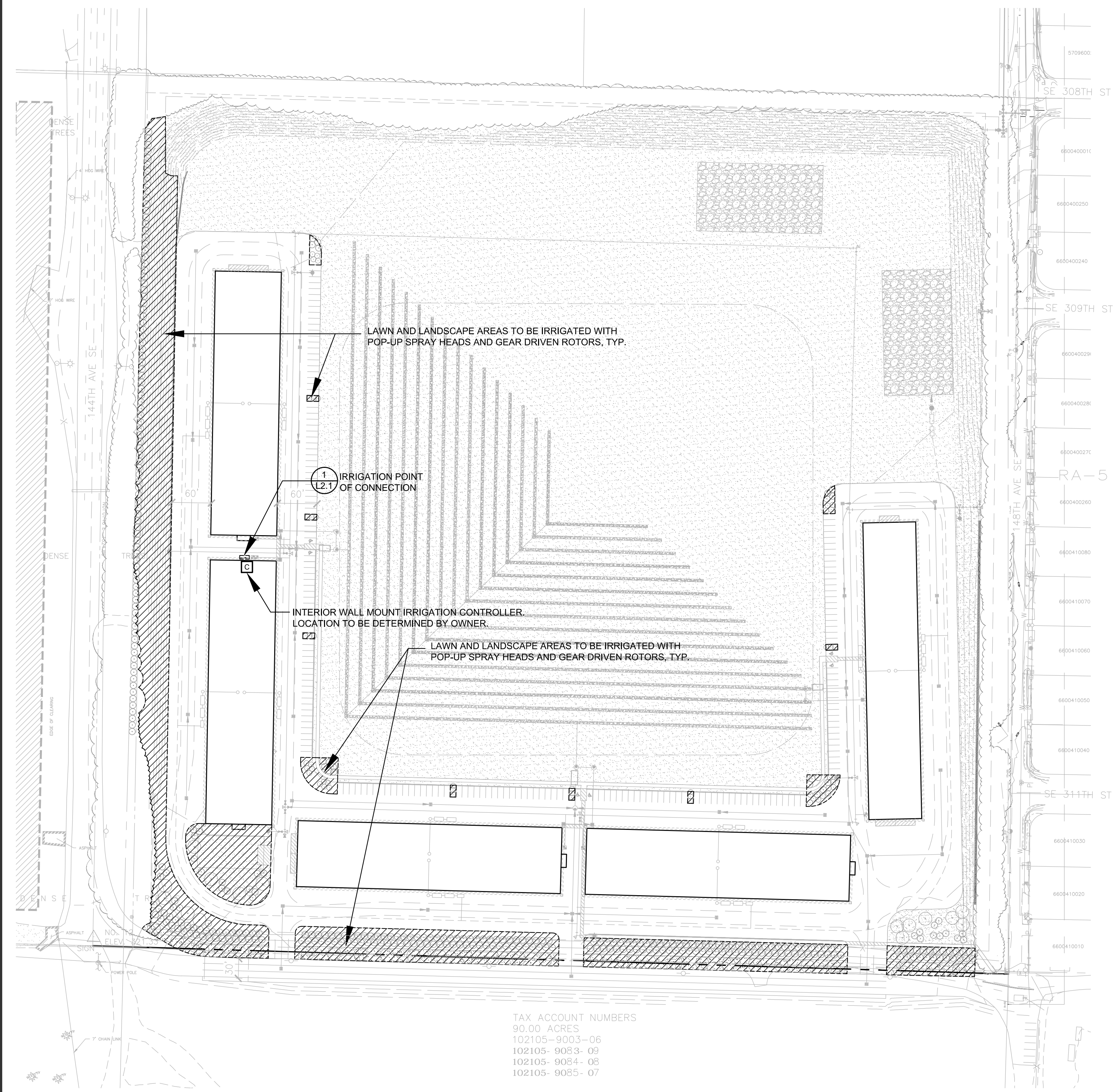
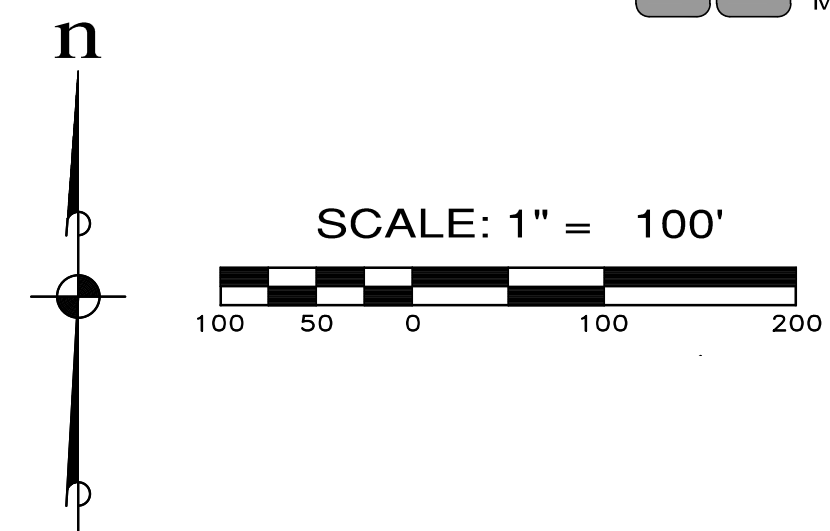
**5 WEST LANDSCAPE BUFFER**  
 SCALE: 1/8" = 1'-0"

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 JOB NO.: LLA0135.18  
 DWG. NAME: L1.2  
 DESIGNED BY: MIL  
 DRAWN BY: MIL  
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TAX ACCOUNT NUMBERS  
 90.00 ACRES  
 102105-9003-06  
 102105-9083-09  
 102105-9084-08  
 102105-9085-07

**IRRIGATION HEAD SCHEDULE**

SYM.	CATALOG NUMBER	COLOR	RADIUS	GPM	PSI
<b>HUNTER MP ROTATOR HEADS</b>					
	PROS-06-PRS40-CV-R-	(ALL SPRAY BODIES)			
▲	PRS40-CV-R-MP1000-90°	TURQUOISE	8	0.12	40
◻	PRS40-CV-R-MP1000-90°	MAROON	8	0.15	40
◻	PRS40-CV-R-MP1000-90°	MAROON	8	0.23	40
◻	PRS40-CV-R-MP1000-90°	MAROON	8	0.30	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	8	0.37	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	8	0.45	40
◻	PRS40-CV-R-MP1000-360°	OLIVE	8	0.60	40
▲	PRS40-CV-R-MP-CORNER	TURQUOISE	10	0.13	40
◻	PRS40-CV-R-MP1000-90°	MAROON	10	0.16	40
◻	PRS40-CV-R-MP1000-90°	MAROON	10	0.25	40
◻	PRS40-CV-R-MP1000-90°	MAROON	10	0.31	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	10	0.38	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	10	0.47	40
◻	PRS40-CV-R-MP1000-360°	OLIVE	10	0.63	40
▲	PRS40-CV-R-MP-CORNER	TURQUOISE	12	0.15	40
◻	PRS40-CV-R-MP1000-90°	MAROON	12	0.16	40
◻	PRS40-CV-R-MP1000-90°	MAROON	12	0.25	40
◻	PRS40-CV-R-MP1000-90°	MAROON	12	0.32	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	12	0.41	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	12	0.48	40
◻	PRS40-CV-R-MP1000-360°	OLIVE	12	0.65	40
▲	PRS40-CV-R-MP-CORNER	TURQUOISE	15	0.19	40
◻	PRS40-CV-R-MP1000-90°	MAROON	15	0.21	40
◻	PRS40-CV-R-MP1000-90°	MAROON	15	0.30	40
◻	PRS40-CV-R-MP1000-90°	MAROON	15	0.37	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	15	0.43	40
◻	PRS40-CV-R-MP1000-210°	LIGHT BLUE	15	0.57	40
◻	PRS40-CV-R-MP1000-360°	OLIVE	15	0.75	40
◻	PRS40-CV-R-MPLS515	IVORY	5X15	0.22	40
◻	PRS40-CV-R-MPRS515	COPPER	5X15	0.22	40
◻	PRS40-CV-R-MPSS530	BROWN	5X30	0.22	40

**HUNTER BUBBLER NOZZLES**

	NOZZLE	RADIUS	GPM	PSI
+	PRS40-CV-R-MSBN-20F	NA	3	2.0
+	PRS40-CV-R-MSBN-10H	NA	3	1.0
+	PRS40-CV-R-MSBN-50Q	NA	3	0.5

**HUNTER MP ROTATOR HEADS**

	NOZZLE	RADIUS	GPM	PSI
⊙	I-20-06-SS-R	6.0	43	6.0
⊙	I-20-06-SS-R	4.0	40	4.0
⊙	I-20-06-SS-R	3.0	38	3.0
⊙	I-20-06-SS-R	1.5	31	1.5

PROVIDE SHORT RADIUS NOZZLES AT LOCATIONS SHOWN ON PLAN (SR)  
 NOZZLES FOR ROTORS ARE FOR REFERENCE - CONTRACTOR SHALL ADJUST AS NECESSARY FOR ACTUAL CONDITIONS TO ACHIEVE MATCHED PRECIPITATION RATES FOR EACH ZONE.

**IRRIGATION LEGEND**

SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
⊗	FEBCO	850U	2" DOUBLE CHECK VALVE ASSEMBLY W/ UNIONS
⊗	HUNTER	ICV-101G	1" GLOBE PLASTIC BODY ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATING MODULE
⊗	KENNEDY	8561ASS	2" RESILIENT SEATED GATE VALVE
⊗	RAINBIRD	44-LRC	1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER, SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
⊗	HUNTER	ACC-1200-PP	24 STATION CONTROLLER, INDOOR MODEL, WITH WEATHER STATION. WALL MOUNT AT LOCATION DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE.
⊗	HUNTER	FCT-100-HFS	1" SCHED. 40 PVC FLOW SENSOR. PROGRAM FOR DRIP IRRIGATION ZONES ONLY
⊗	RAINBIRD	200-EFB-CP-R	2" ELECTRIC REMOTE CONTROL MASTER VALVE
⊗	HUNTER	PASV-101	1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL
NOT SHOWN	STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS. REVIEW ADDITIONAL REQUIREMENTS FOR FLOW METER & MASTER VALVE IF NECESSARY		
—	SCHEDULE 40 PVC MAINLINE (2" SIZE UNLESS NOTED OTHERWISE) @ 18" DEPTH MIN.		
—	SCHEDULE 200 PVC LATERAL LINES, SIZE TO NOT EXCEED 7 FPS INDICATED @ 12" DEPTH MIN.		
—	CLASS 200 PVC SLEEVES @ 18" DEPTH, SIZE TO ACCOMMODATE ALL PIPE		

**ZONE VALVE SCHEDULE**

VALVE #	GPM	VALVE SIZE	ZONE TYPE
1	00	1"	SHRUB/LAWN
2	00	1"	SHRUB/LAWN
3	00	1"	SHRUB/LAWN
4	00	1"	SHRUB/LAWN
5	00	1"	SHRUB/LAWN
6	00	1"	SHRUB/LAWN
7	00	1"	SHRUB/LAWN
8	00	1"	SHRUB/LAWN
9	00	1"	SHRUB/LAWN
10	00	1"	SHRUB/LAWN
11	00	1"	SHRUB/LAWN
12	00	1"	SHRUB/LAWN
13	00	1"	SHRUB/LAWN
14	00	1"	SHRUB/LAWN
15	00	1"	SHRUB/LAWN
16	00	1"	SHRUB/LAWN
17	00	1"	SHRUB/LAWN
18	00	1"	SHRUB/LAWN
19	00	1"	SHRUB/LAWN
20	00	1"	SHRUB/LAWN
21	00	1"	SHRUB/LAWN
22			
23			
24			

ZONES 22-24 ARE FOR FUTURE ZONES

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 BUSINESS PARK  
 PRELIMINARY IRRIGATION PLAN  
 JOB NO.: LLA0135.18  
 DWG. NAME: L2.0  
 DESIGNED BY: MJL  
 DRAWN BY: MJL  
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**L2.0**  
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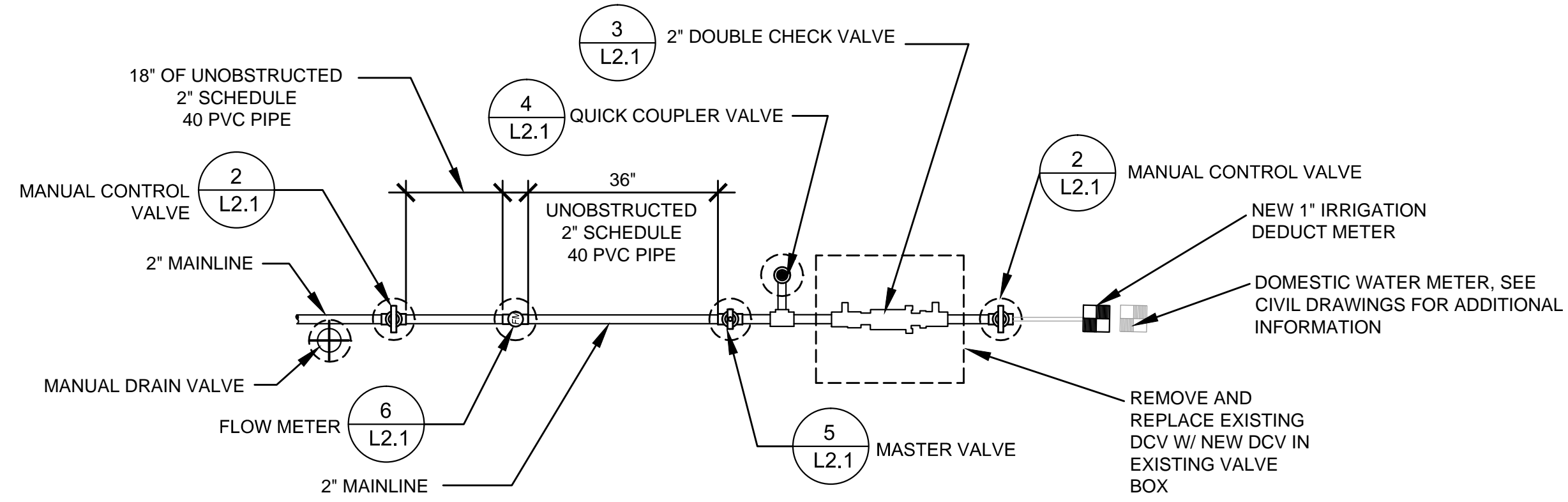
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WASHINGTON

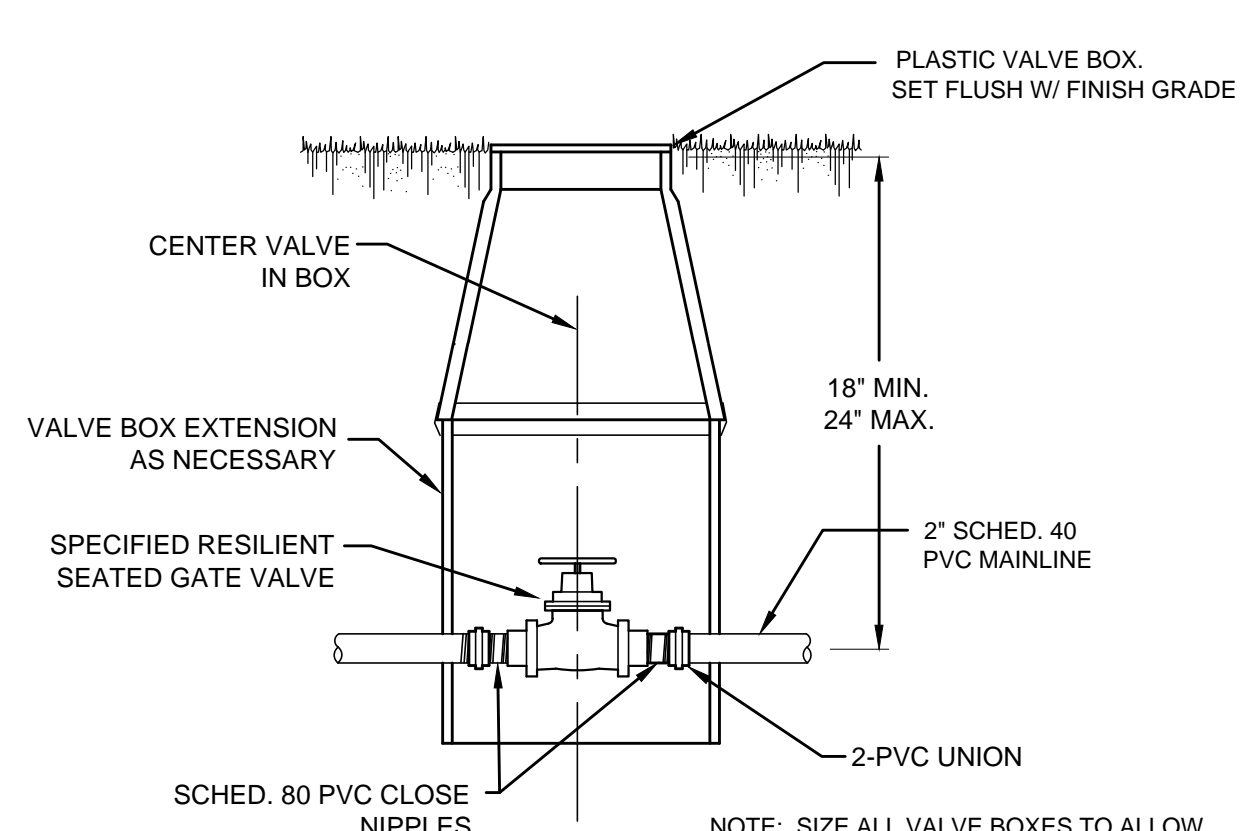
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 BUSINESS PARK  
 IRRIGATION DETAILS

KING COUNTY

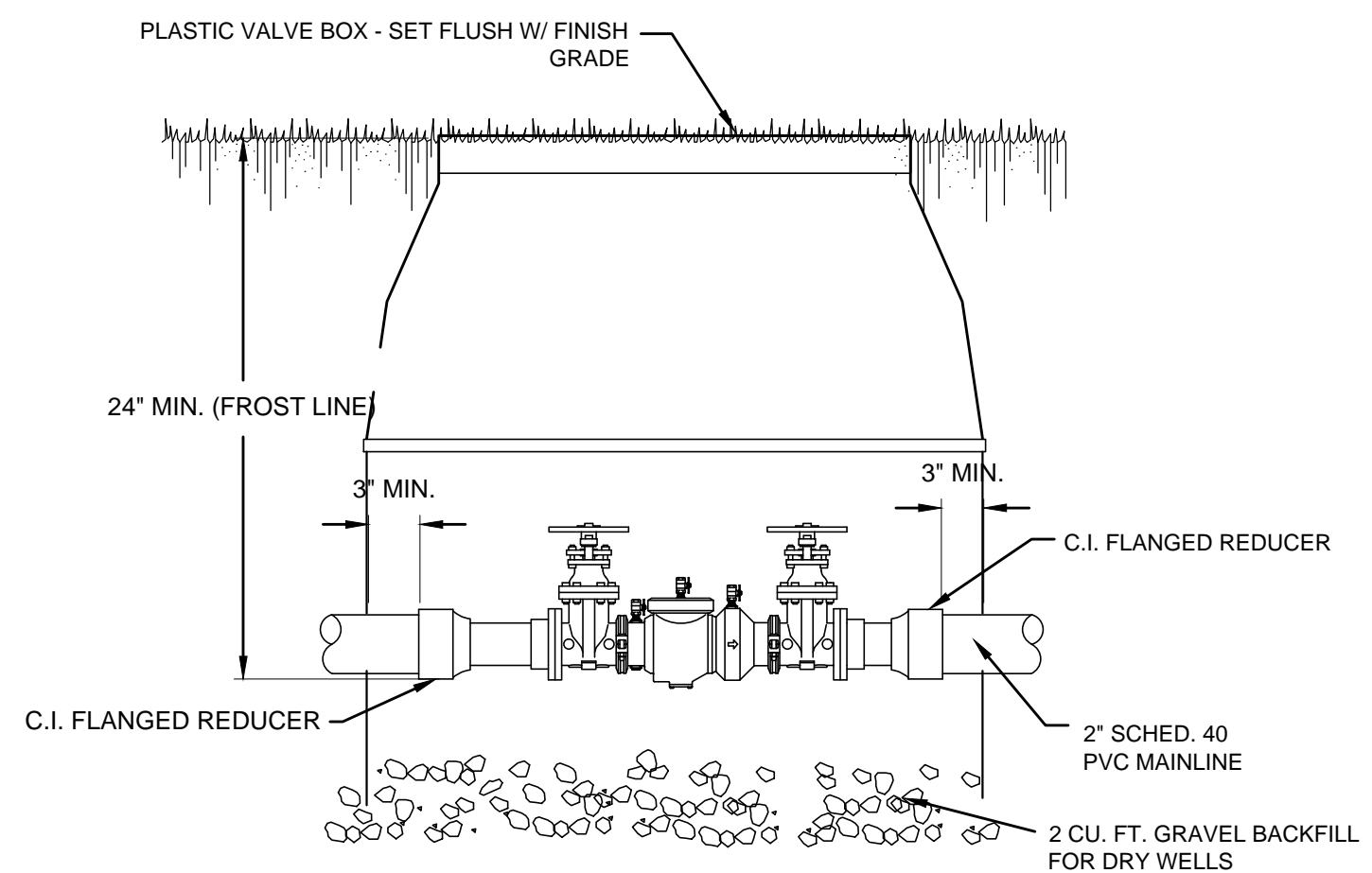
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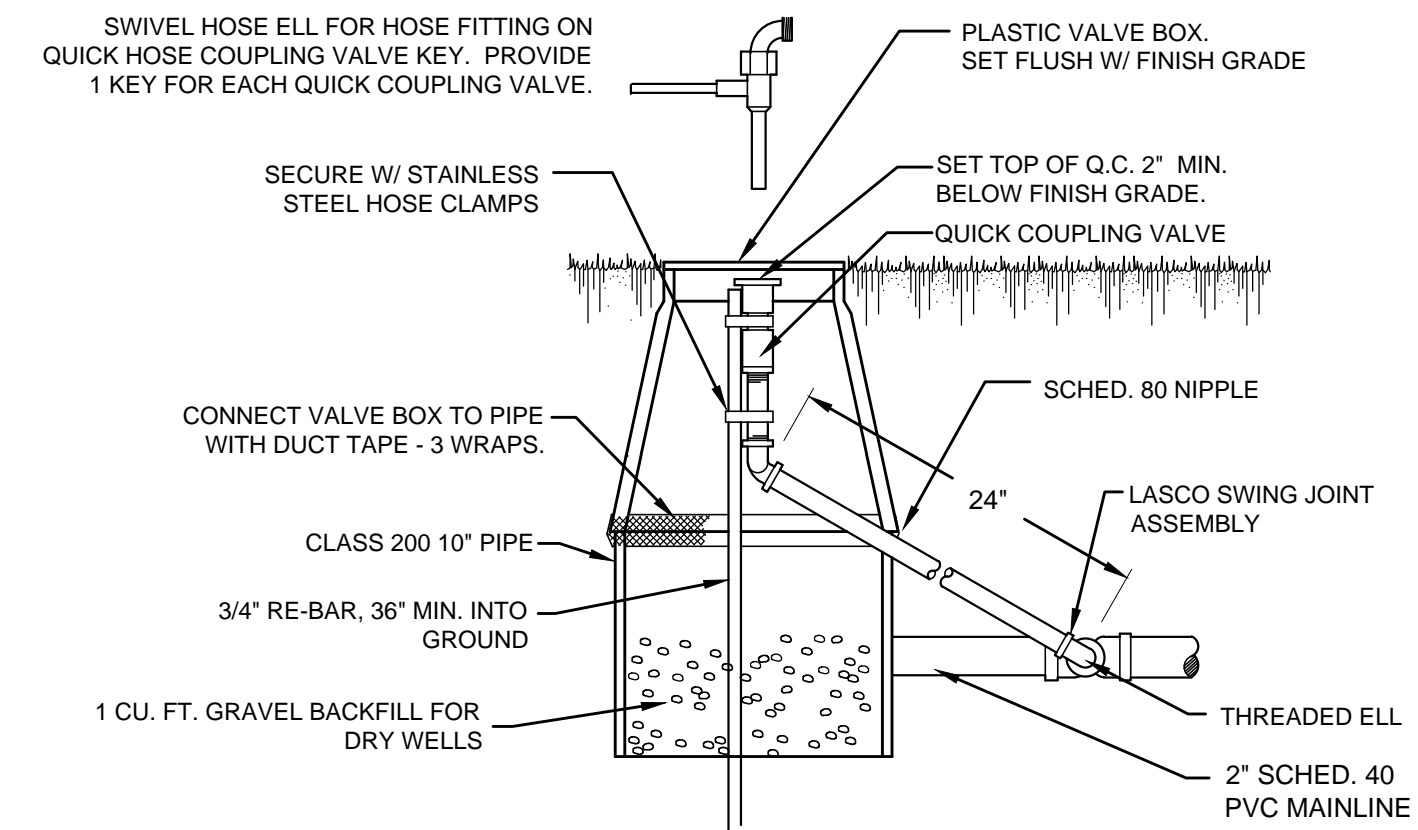
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 NOT TO SCALE



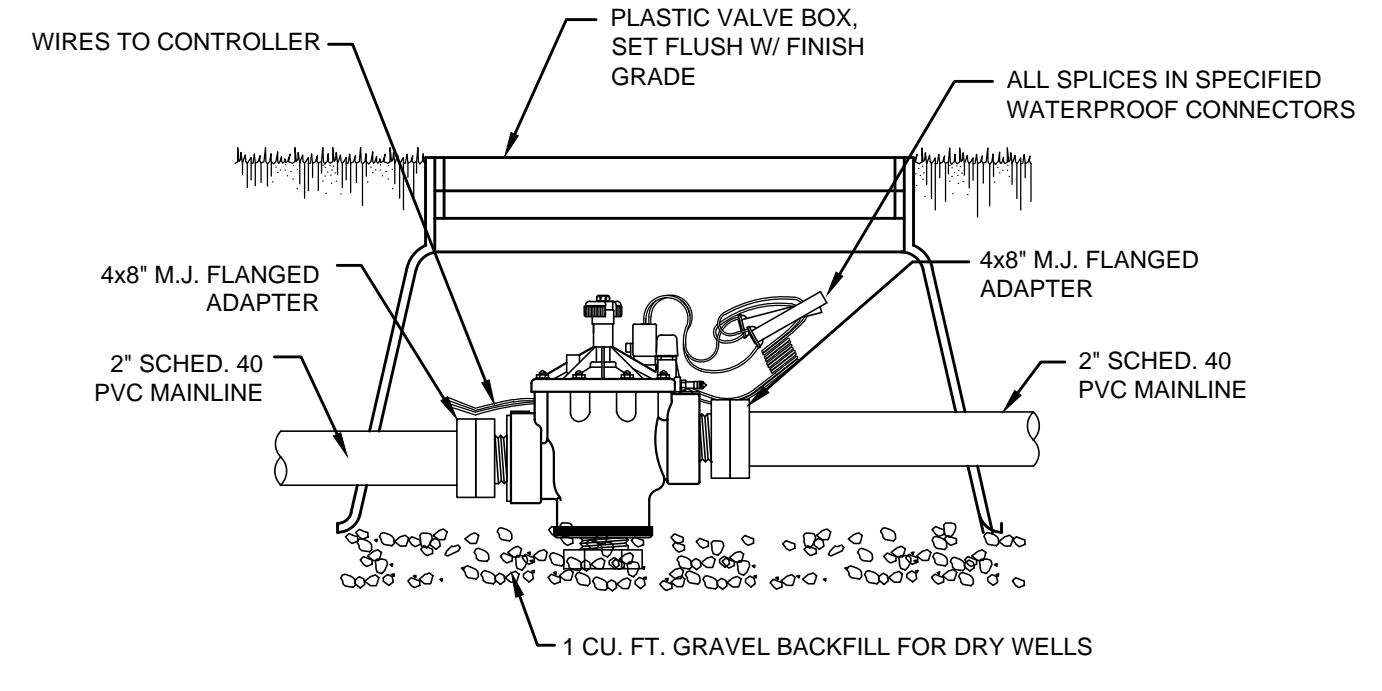
**2 MANUAL CONTROL VALVE**  
 NOT TO SCALE



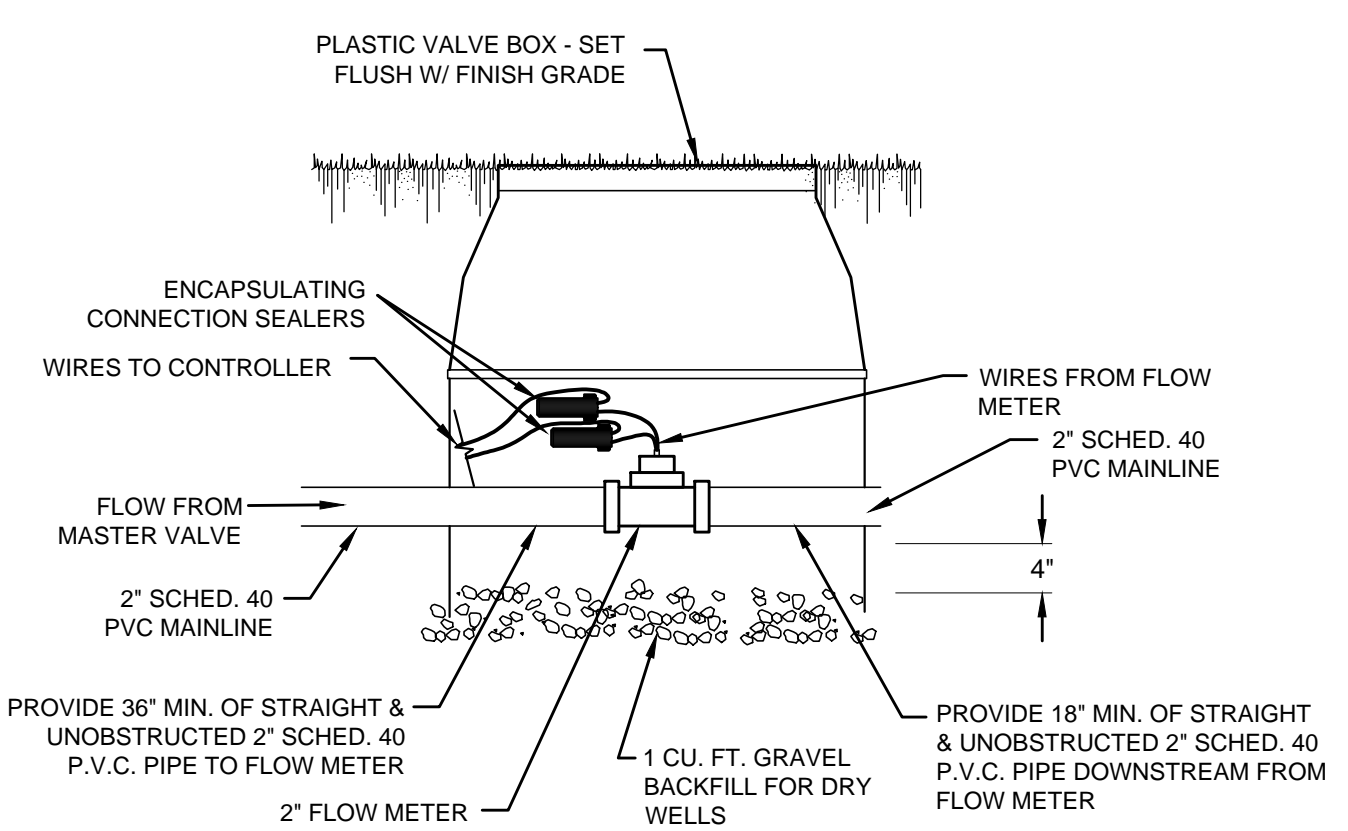
**3 DOUBLE CHECK VALVE (DCV) INSTALLATION**  
 NOT TO SCALE



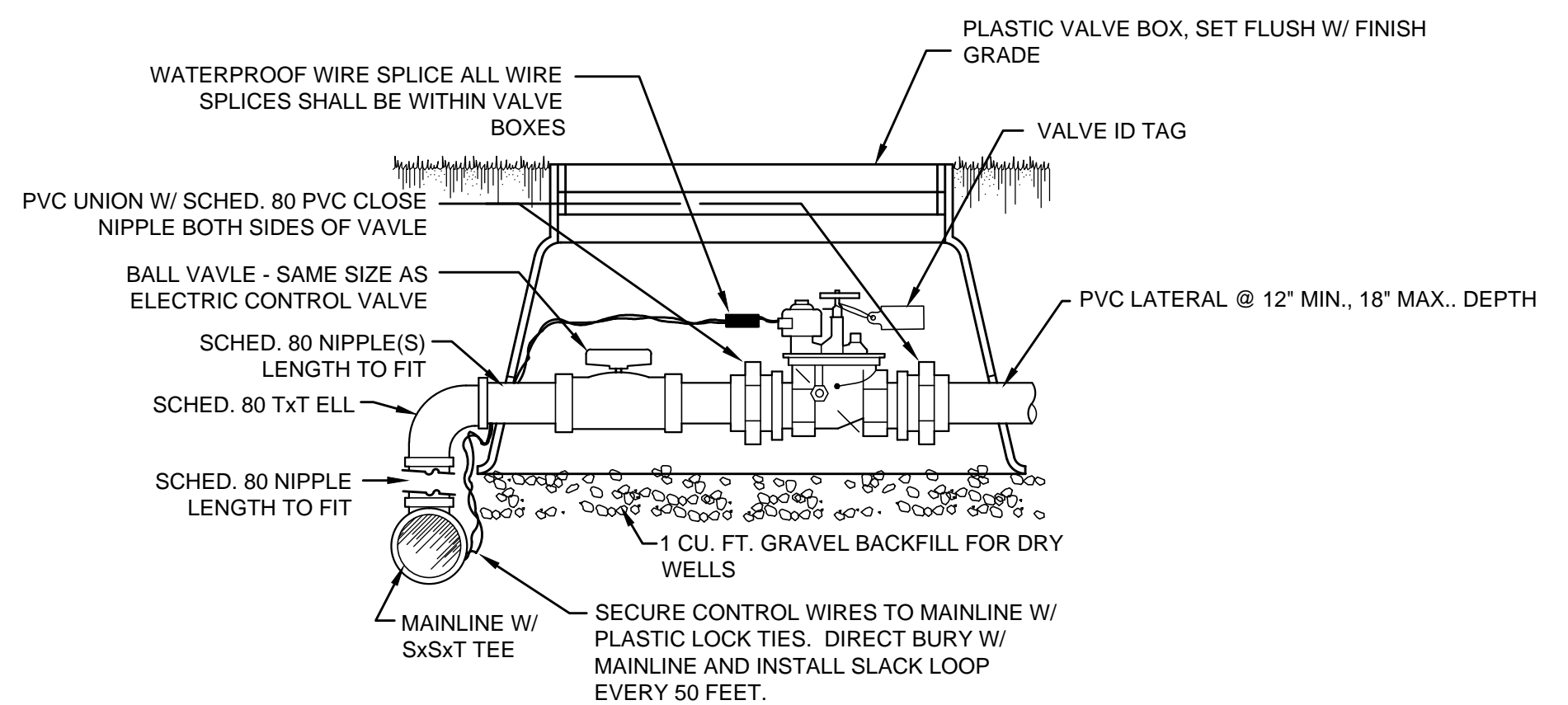
**4 QUICK COUPLER VALVE (QCV)**  
 NOT TO SCALE



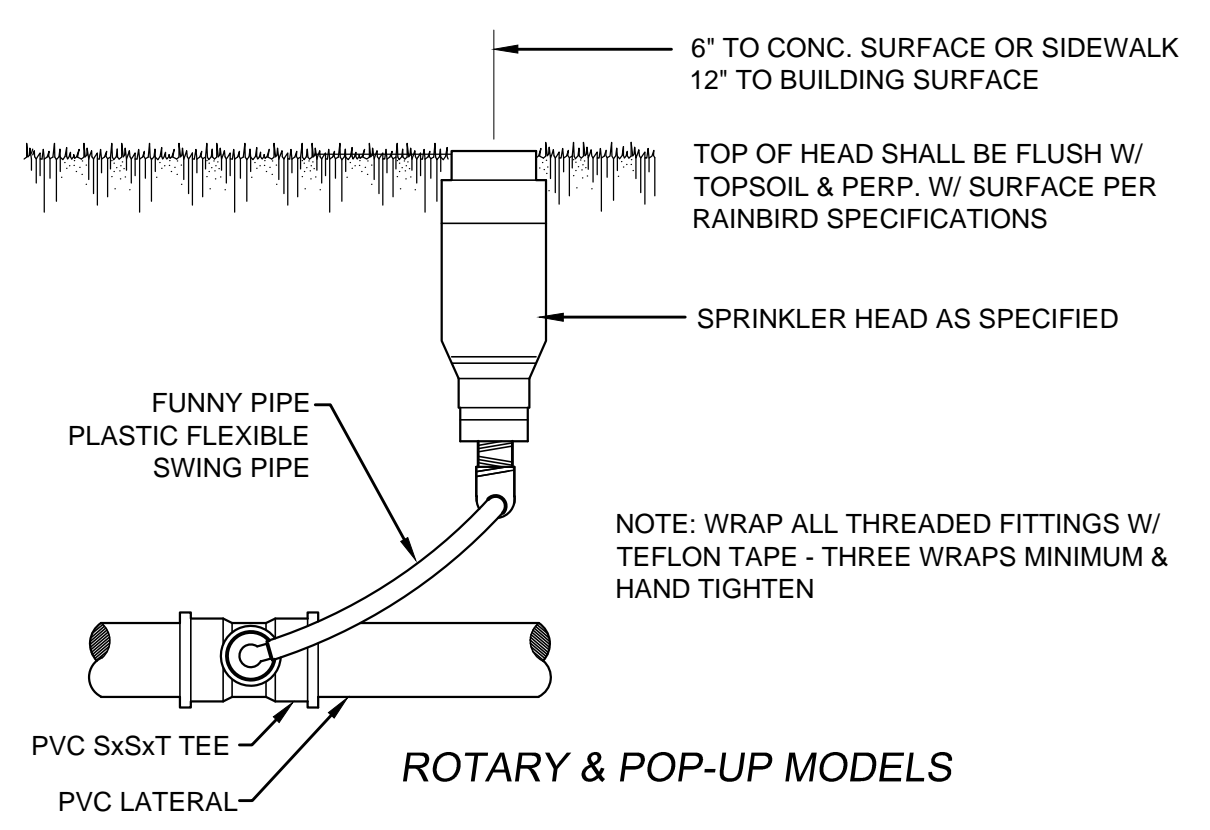
**5 MASTER VALVE INSTALLATION TYP.**  
 NOT TO SCALE



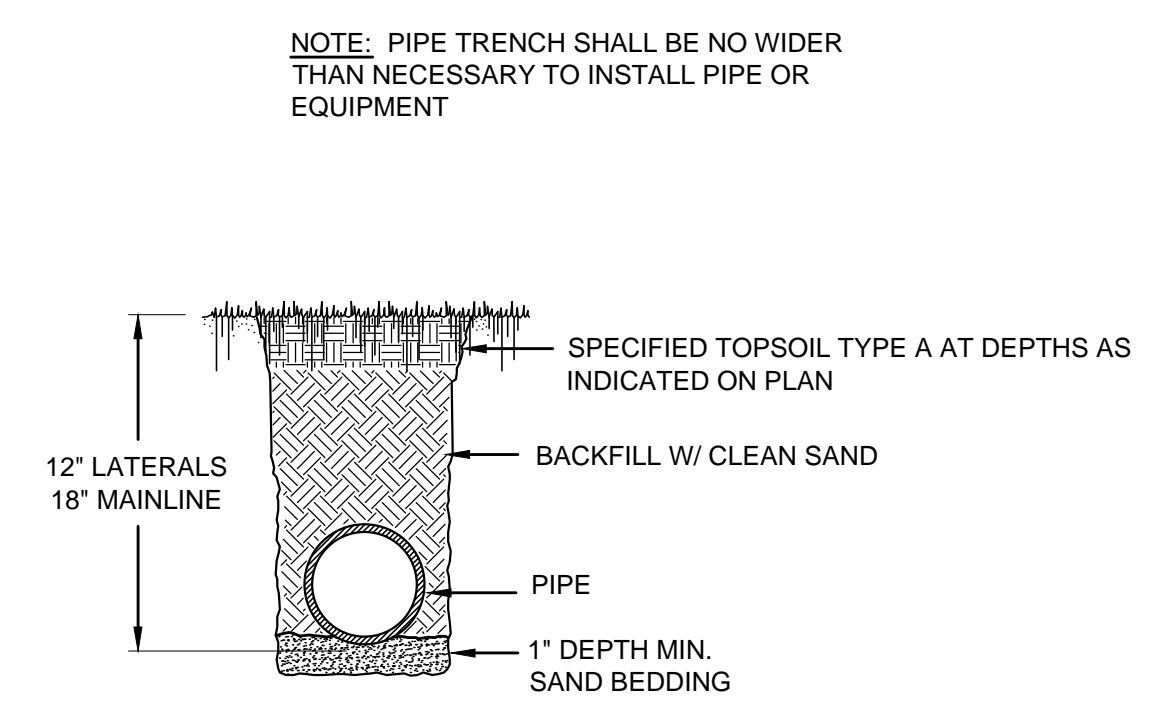
**6 FLOW METER**  
 NOT TO SCALE



**7 ELECTRIC CONTROL VALVE**  
 NOT TO SCALE



**8 SPRINKLER HEAD INSTALLATION - TYPICAL**  
 NOT TO SCALE



**9 PIPE TRENCH**  
 NOT TO SCALE

File: C:\Users\Moghan\OneDrive\Myon LA\Projects\LA0135.18 Pacific Raceways\CAD\L2.0 Irrigation\_Plan.dwg  
 Plotted By: Moghan  
 Plotted: 11/27/2018 11:20 AM