

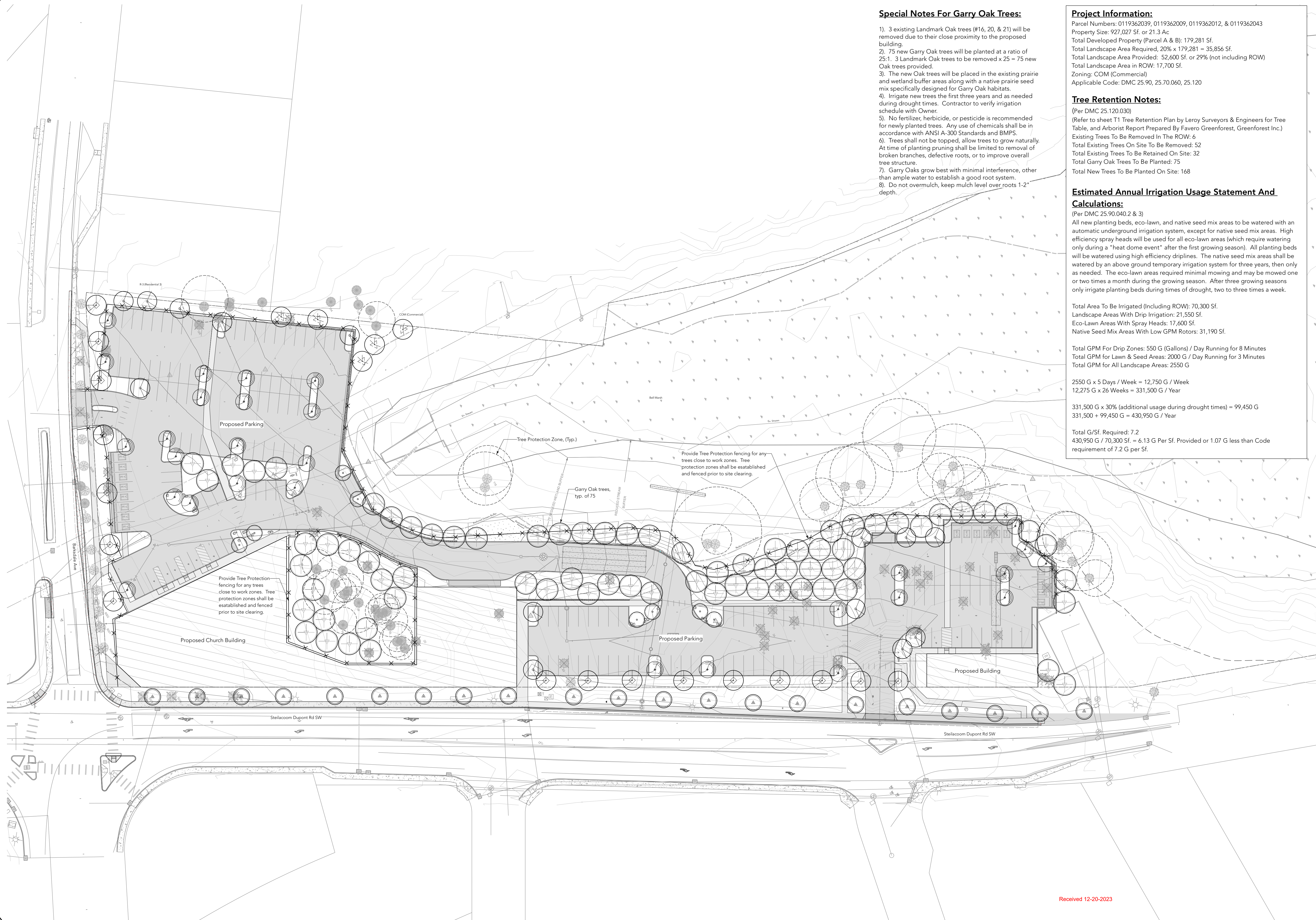


LEROY SURVEYORS & ENGINEERS, INC.

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

Exhibit 2.c

Landscape Plans



Special Notes For Garry Oak Trees:

1. 3 existing Landmark Oak trees (#16, 20, & 21) will be removed due to their close proximity to the proposed building.
2. 75 new Garry Oak trees will be planted at a ratio of 25:1. 3 Landmark Oak trees to be removed x 25 = 75 new Oak trees provided.
3. The new Oak trees will be placed in the existing prairie and wetland buffer areas along with a native prairie seed mix specifically designed for Garry Oak habitats.
4. Irrigate new trees the first three years and as needed during drought times. Contractor to verify irrigation schedule with Owner.
5. No fertilizers, herbicides, or pesticide is recommended on newly planted trees. Any use of chemicals shall be in accordance with ANSI A-300 Standards and BMPs.
6. Trees shall not be topped, allow trees to grow naturally. At time of planting pruning shall be limited to removal of broken branches, defective roots, or to improve overall tree structure.
7. Garry Oaks grow best with minimal interference, other than ample water to establish a good root system.
8. Do not overmulch, keep mulch level over roots 1-2" depth.

Project Information:

Parcel Numbers: 0119362039, 0119362009, 0119362012, & 0119362043
Property Size: 927,027 Sf. or 21.3 Ac
Total Developed Property (Parcel A & B): 179,281 Sf.
Total Landscape Area Required, 20% x 179,281 = 35,856 Sf.
Total Landscape Area Provided: 52,600 Sf. or 29% (not including ROW)
Total Landscape Area in ROW: 17,700 Sf.
Zoning: COM (Commercial)
Applicable Code: DMC 25.90, 25.70.060, 25.120

Tree Retention Notes:

(Per DMC 25.120.030)
(Refer to sheet T1 Tree Retention Plan by Leroy Surveyors & Engineers for Tree Table, and Arborist Report Prepared By Favero Greenforest, Greenforest Inc.)
Existing Trees To Be Removed In The ROW: 6
Total Existing Trees On Site To Be Removed: 52
Total Existing Trees To Be Retained On Site: 32
Total Garry Oak Trees To Be Planted: 75
Total New Trees To Be Planted On Site: 168

Estimated Annual Irrigation Usage Statement And

Calculations:

(Per DMC 25.90.040.2 & 3)
All new planting beds, eco-lawn, and native seed mix areas to be watered with an automatic underground irrigation system, except for native seed mix areas. High efficiency spray heads will be used for all eco-lawn areas (which require watering only during a "heat dome event" after the first growing season). All planting beds will be watered using high efficiency driplines. The native seed mix areas shall be watered by an above ground temporary irrigation system for three years, then only as needed. The eco-lawn areas required minimal mowing and may be mowed once or two times a month during the growing season. After three growing seasons only the planting beds during times of drought, two to three times a week.

Total Area To Be Irrigated (Including ROW): 70,300 Sf.
Landscape Areas With Drip Irrigation: 21,550 Sf.
Eco-Lawn Areas With Spray Heads: 17,600 Sf.
Native Seed Mix Areas With Low GPM Rotors: 31,190

Total GPM For Drip Zones: 550 G (Gallons) / Day Running for 8 Minutes
Total GPM for Lawn & Seed Areas: 2000 G / Day Running for 3 Minutes
Total GPM for All Landscape Areas: 2550 G

$$2550 \text{ G} \times 5 \text{ Days / Week} = 12,750 \text{ G / Week}$$
$$12,750 \text{ G} \times 26 \text{ Weeks} = 331,500 \text{ G / Year}$$
$$331,500 \text{ G} \times 30\% \text{ (additional usage during drought times)} = 99,450 \text{ G}$$

$$331,500 + 99,450 \text{ G} = 430,950 \text{ G / Year}$$

Total G/Sf. Required: 7.2
 $430,950 \text{ G} / 70,300 \text{ Sf.} = 6.13 \text{ G Per Sf.}$ Provided or 1.07 G less than Code
 requirement of 7.2 G per Sf.

Client Logo:

Mustard Seed Legacy
Development, LLC

Champions
Centre Church
- DuPont

X Barksdale Ave.,
DuPont, Wa. 98237

Overall Landscape Plan & Notes

Revisions	Date
x	x

Project #:
23125

Date:
12/05/23

Sheet Size / Scale:
34"x22" / 1" = 40'

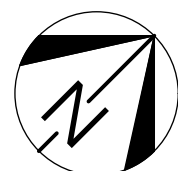
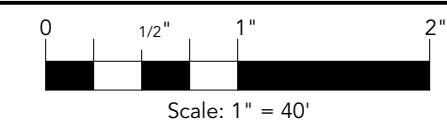
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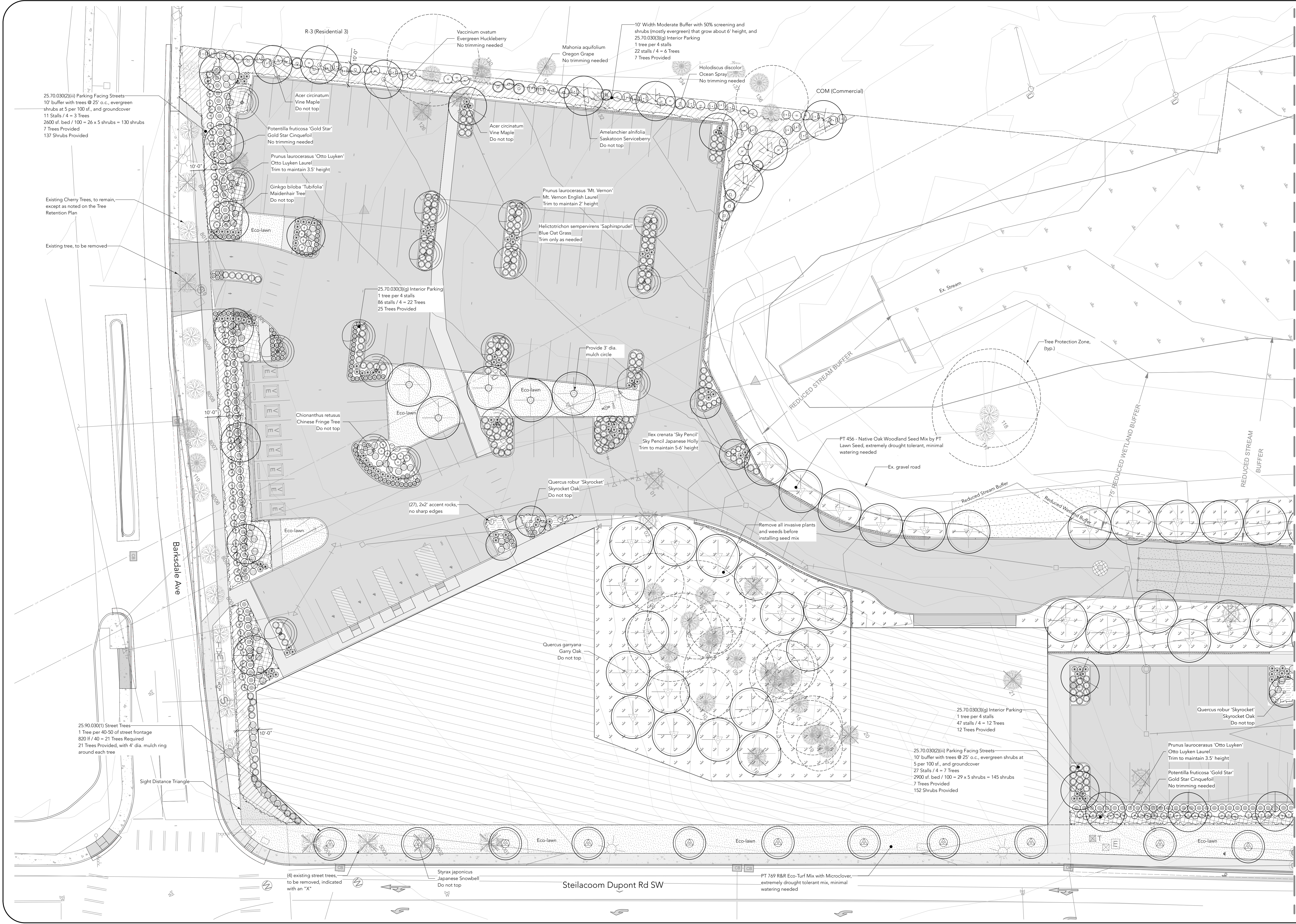
Landscape Architect



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www.arwlandscapedesign.com



L1.1 of 4



Client Logo:

Mustard Seed Legacy Development, LLC

Champions Centre Church - DuPont

X Barksdale Ave., DuPont, Wa. 98237

Landscape plan

Revisions	Date
x	x

Project #: 23125

Date: 12/05/23

Sheet Size / Scale: 34"x22" / 1" = 20'

Stamp:

STATE OF WASHINGTON
AMY RUSHO WOLFE
LANDSCAPE ARCHITECT
1551 EXP. 04/01/2024

Landscape Architect:

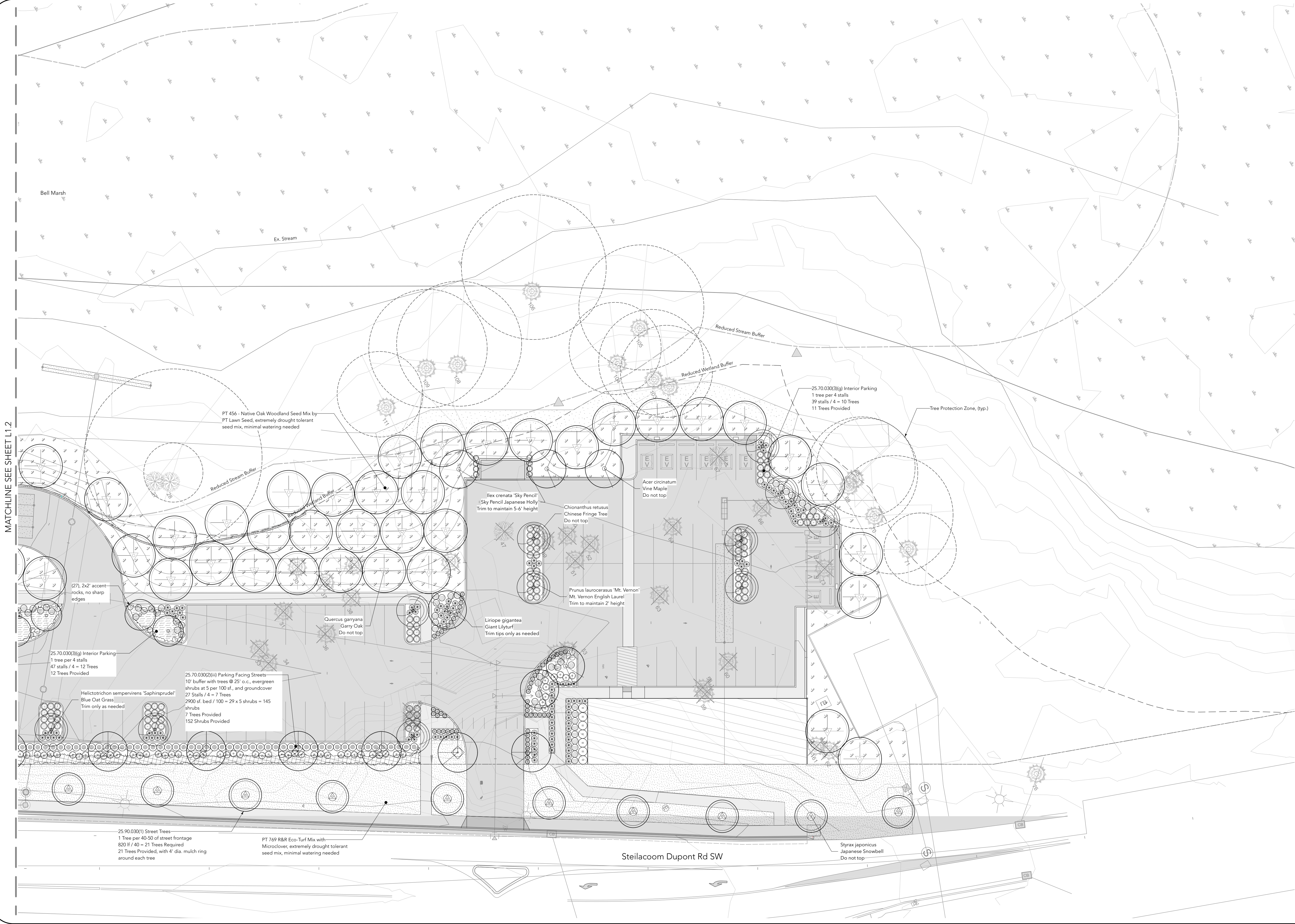
ARW Landscape Design

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0 1/2" 1" 2"

Scale: 1" = 20'

L1.2 of 4



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Champions
Centre Church
- DuPont

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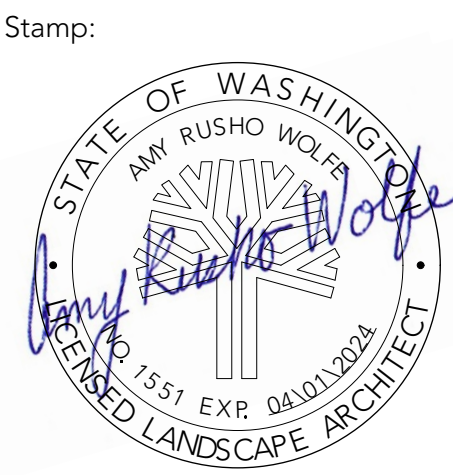
Landscape Plan

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12/05/23

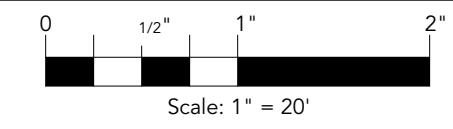
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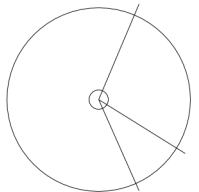
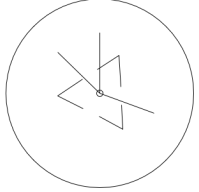
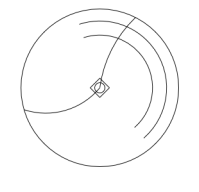
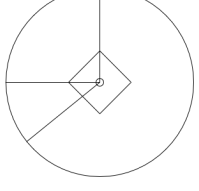
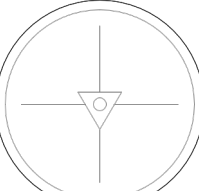
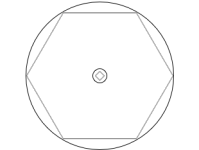
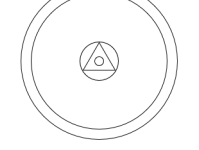










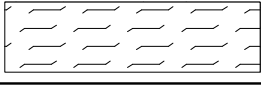





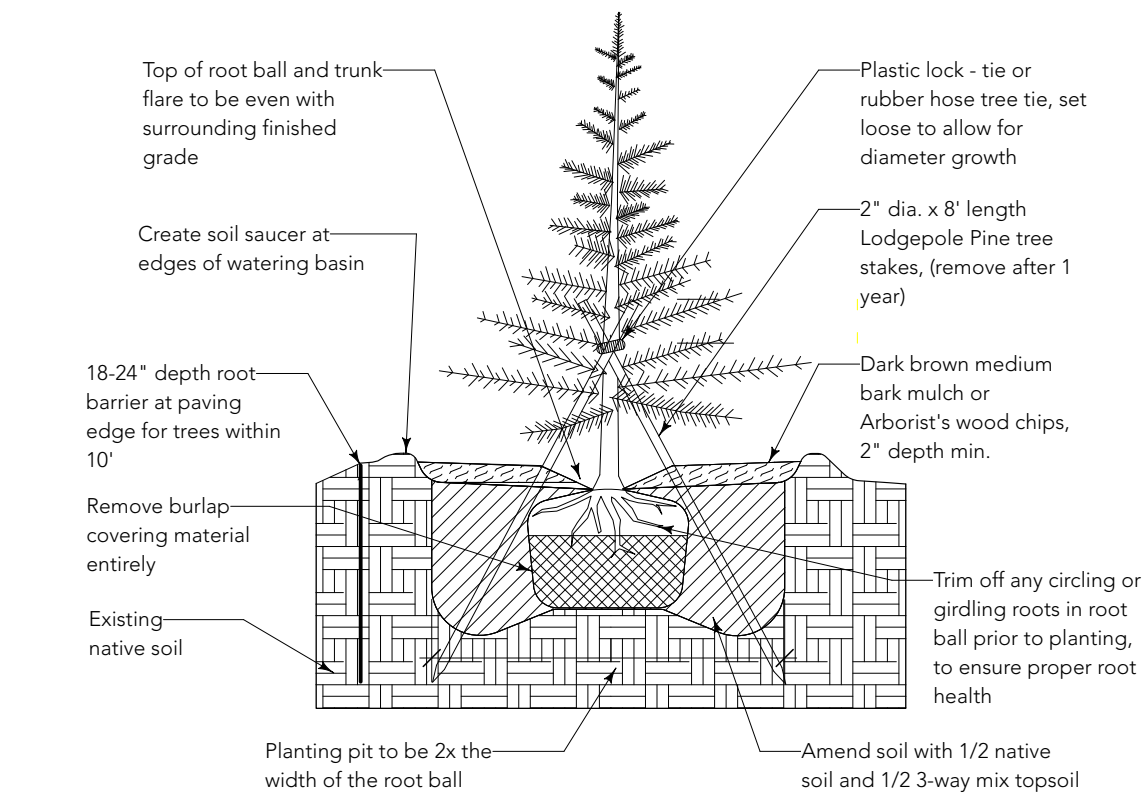
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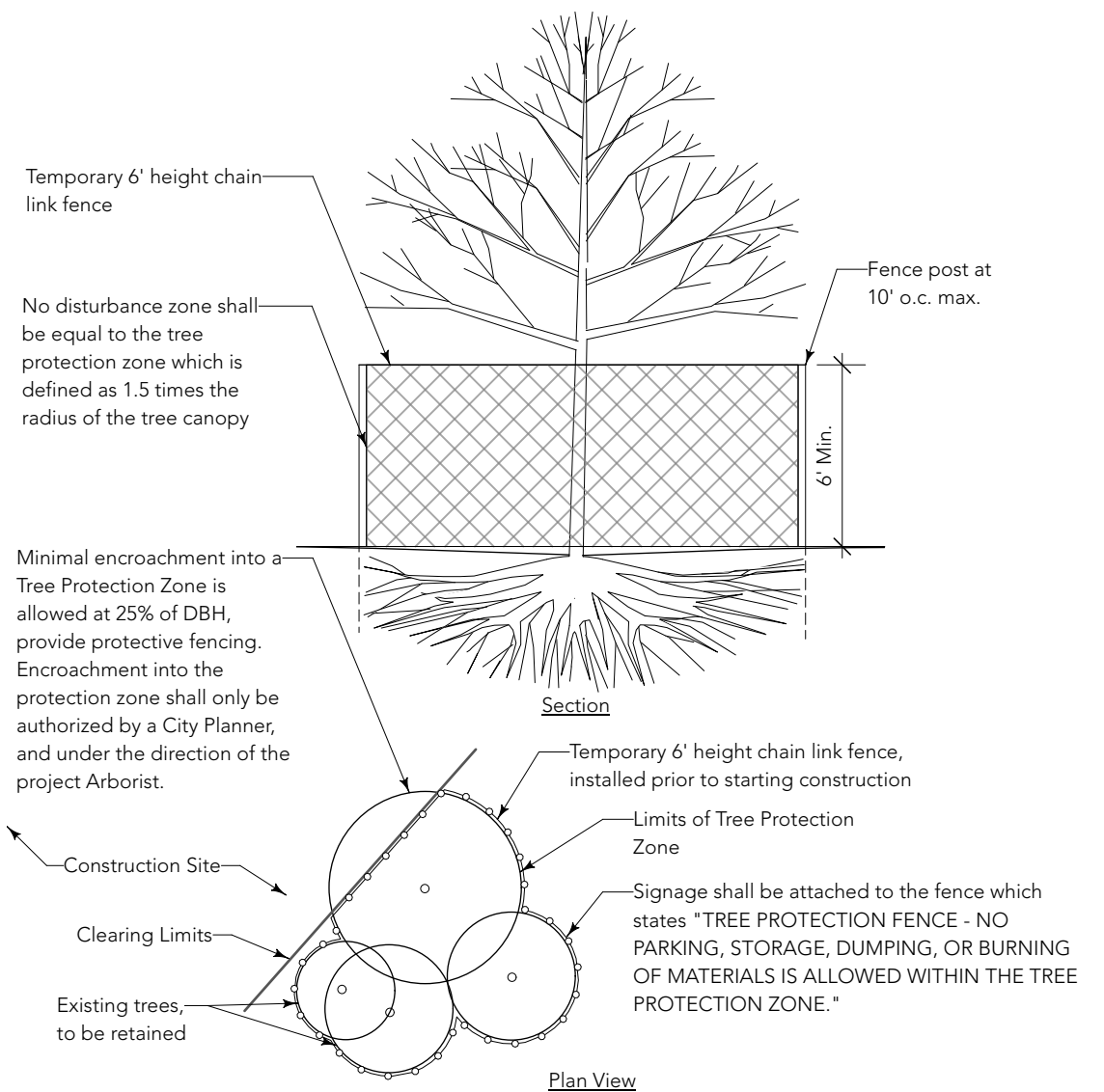
Plant List*						
*Any plant substitutions should be similar to the listed plant in size, foliage type, and growth habit. For example, a native species on the plant list should be substituted with a similar native plant.						
	Qty	Latin Name	Common Name	Size	Spacing	Comments
Trees						
	14	Acer circinatum	Vine Maple	2" cal.	20'0"	B&B, nursery grown, deciduous, native, multi-trunk
	5	Amelanchier alnifolia	Saskatoon Serviceberry	2" cal.	25'0"	B&B, nursery grown, deciduous, native, edible berries, do not top
	29	Chionanthus retusus	Chinese Fringe Tree	2" cal.	20'0"	B&B, nursery grown, white flowers in spring, street tree quality, branched at 5' height
	16	Ginkgo biloba 'Tubifolia'	Maidenhair Tree	2" cal.	25'0"	B&B, nursery grown, golden-yellow fall color
	75	Quercus garryana	Garry Oak	4-8" height	20'0"	Provided by Owner
	8	Quercus robur 'Skylrocket'	Skylrocket Oak	2" cal.	20'0"	B&B, nursery grown, branched at 5' height, street tree quality
	21	Styrax japonicus	Japanese Snowbell	2" cal.	40'0"	B&B, nursery grown, street tree quality, branched at 5' height
Shrubs						
	13	Holodiscus discolor	Ocean Spray	2 gal.	5'0"	Nursery grown, deciduous, native, cream flowers in spring, do not top
	16	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 gal.	2'6"	Nursery grown, evergreen, berries in fall
	29	Mahonia aquifolium	Oregon Grape	2 gal.	4'0"	Nursery grown, evergreen, native, yellow flowers in spring
	125	Mahonia nervosa	Longleaf Mahonia	2 gal.	3'0"	Nursery grown, evergreen, native, yellow flowers in spring
	159	Potentilla fruticosa 'Gold Star'	Gold Star Cinquefoil	2 gal.	3'0"	Nursery grown,deciduous, bright yellow flowers in summer
	147	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	2 gal.	3'6"	Nursery grown, evergreen, trim as needed to maintain 3.5' height
	35	Vaccinium ovatum	Evergreen Huckleberry	2 gal.	4'0"	Nursery grown, evergreen, native, blue-black berries are edible
Perennials & Grasses						
	20	Echinacea purpurea	Purple Coneflower	1 gal.	2'0"	Nursery grown, purple-pink flowers all summer, trim back in fall
	235	Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	1 gal.	2'6"	Nursery grown, bluish foliage year round
	144	Liriope gigantea	Giant Lilyturf	4" pot	2'0"	Nursery grown, evergreen, purple flowers in spring, trim tips only as needed
Groundcover						
	253	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	3'6"	Nursery grown, evergreen, native, small flowers in spring
	39	Ceanothus gloriosus 'Pt Reyes'	Pt Reyes Wild Lilac	1 gal.	3'6"	Nursery grown, evergreen, blue-violet flowers
	175	Geranium macrorrhizum	Hardy Geranium	1 gal.	3'6"	Nursery grown, evergreen, magenta flowers in summer
	302	Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon English Laurel	2 gal.	3'0"	Nursery grown, evergreen, very tough, no trimming needed
Total Number of Plants		1461				
Total Number of Native Plants (38%)		549				



Notes:

- 1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
- 2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.
- 3) Tree planting and support systems (staking), shall comply with ANSI A-300 Part 6 (2018) and ISA BMPS.

Coniferous Tree Planting Detail
NTS



1. Minimum 6' high temporary chainlink fence shall be placed at the Tree Protection Zone or designated limit of disturbance of the tree to be saved. Fence shall completely encircle tree(s). Install fence posts using pier block only. Avoid post or stakes into major roots. Modifications to fencing material and location must be approved by planning official.
2. Treatment of roots exposed during construction: for roots over 1" dia. damaged during construction, make a clean straight cut to remove damaged portion of root. All exposed roots shall be temporarily covered with damp burlap to prevent drying and covered with soil as soon as possible.
3. No stockpiling of materials,vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing. Fencing shall not be moved or removed unless approved by the city Planning Official. Work within protection fence shall be done manually under the supervision of the on site Arborist and with prior approval by the city Planning Official.
4. Fencing signage as detailed above must be posted every 15' along the fence.

Tree Protection Fencing Detail
NTS

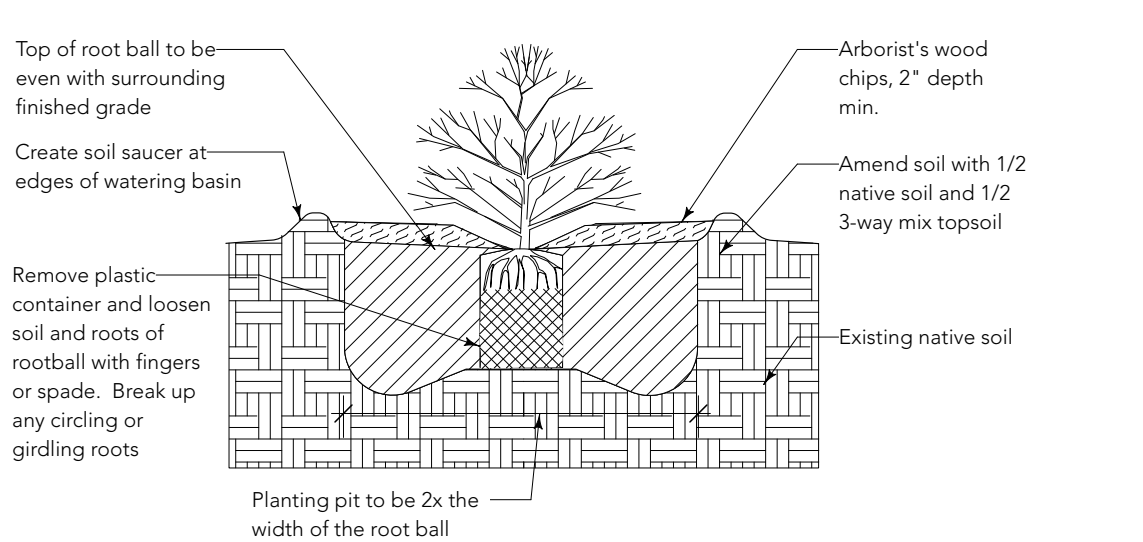
Materials Schedule:

PT 456 - Native Oak Woodland Mix by PT Lawn Seed: 31,190 Sf. Install per manufacturer's specifications. Irrigate with temporary above ground system regularly for three years, then as needed.

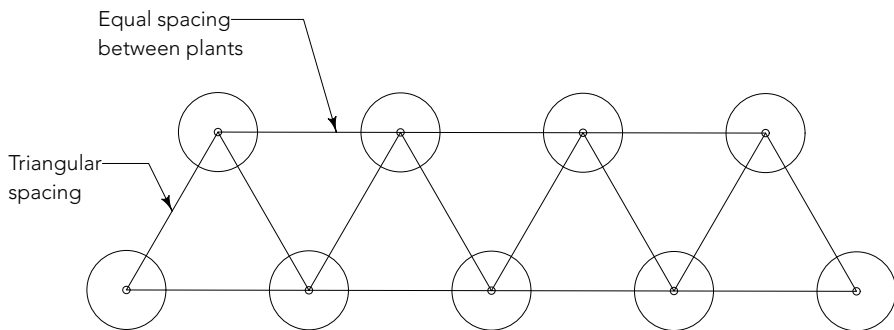
PT 769 R&R Eco-Turf Mix by PT Lawn Seed: 17,600 Sf. Install per manufacturer's specifications. Irrigate with temporary above ground system regularly the first growing season, then as needed. Mow monthly or as needed.

3-Way Mix Topsoil: 36,500 Sf. at 6" depth = 676 Cyds. For landscape and lawn areas, mix with native soil to a depth of 8".

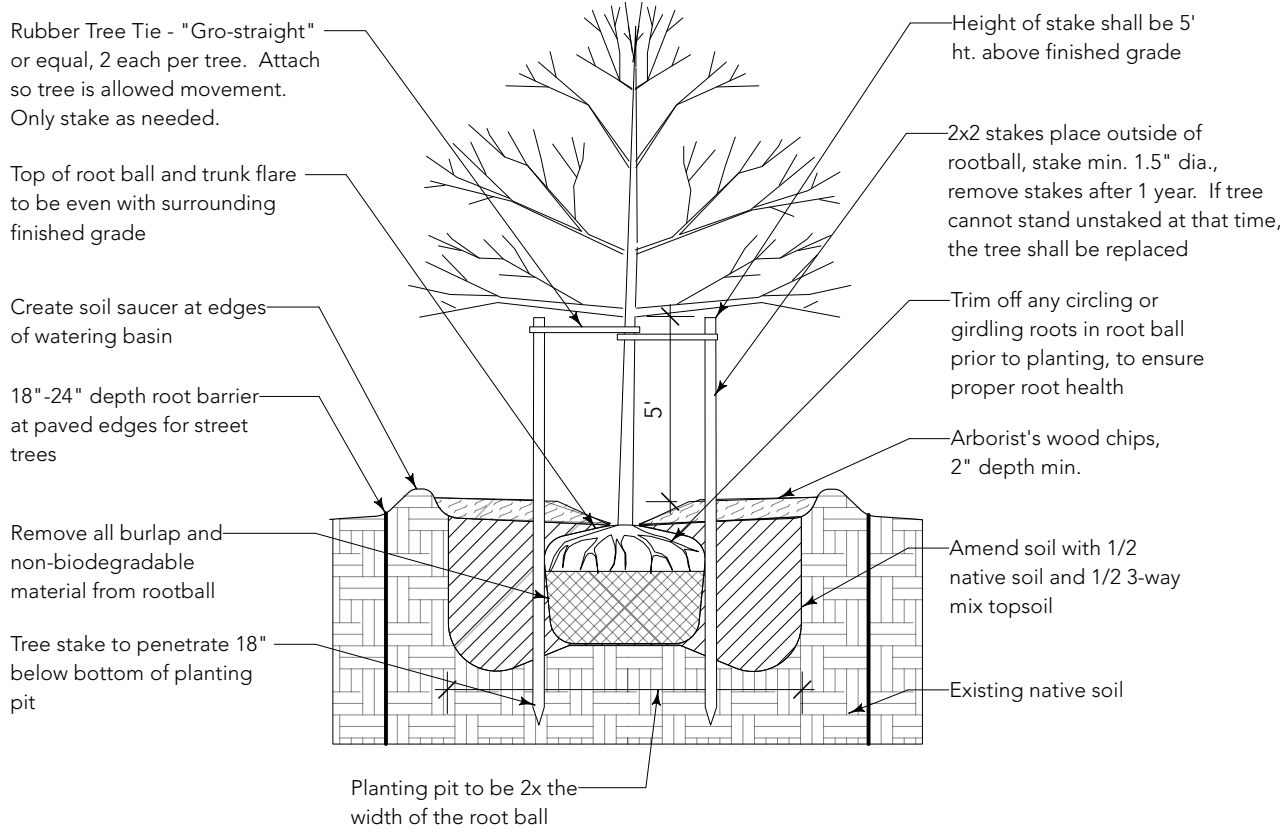
Medium Bark Mulch, 18,000 sf. at 2" depth = 110 Cyds. Spread evenly around new plants.



Shrub/Ground Cover Planting Detail
NTS



Ground Cover Triangular Spacing Detail
NTS



Notes:

- 1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
- 2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.
- 3) Tree planting and support systems (staking), shall comply with ANSI A-300 Part 6 (2018) and ISA BMPS.

Deciduous Tree Planting Detail
NTS

Landscape Notes:

1. The landscape bed shall be free of weeds, rocks > 2'Ø, tree stumps and limbs, construction debris, slurry, and other construction material prior to soil preparation of planting beds.
2. The new planting bed shall be de-compacted by roto-tilling, disking or ripping to a depth of at least 12", to thoroughly loosen soil before adding compost to the beds.
3. Contractor to verify proposed tree locations in field and avoid underground and overhead utilities, and adjust tree locations as needed prior to digging.
4. Landscape Architect to be notified of any discrepancies between the planting plan and on site locations of buildings, paving, and utilities that may interfere with the proposed plant layout as needed.
5. Contractor to evaluate soil conditions (pH level, nutrient content, etc.) and correct with proper soil amendment as needed.
6. Landscape Architect to be notified as needed and approve of any plant substitutions prior to delivery. Plant material shall be delivered to the site free of diseases, pests, and damaged or broken branches, trunks or limbs.
7. All plants shall conform to the Z60.1 "American Standard for Nursery Stock" manual as published by the American Association of Nurseryman (AAN).
8. Contractor to guarantee all plants for 1 year and replace any dead or dying plants as notified by the owner.
9. Any damaged plant material delivered on site shall be returned and replaced by the grower or contractor.
10. Landscape Architect to review plant layout locations via photos or on site as needed.
11. Fertilizer, herbicides, and pesticides are not required or needed for the survival of the newly installed plants.
12. All proposed plants should be allowed to grow naturally. Trimming is not needed, except for the occasional removal of broken, dead, damaged branches.
13. New plants shall be watered weekly in the first growing season or as needed, bi-weekly in the second growing season or as needed, and monthly in the third growing season or as needed, in the spring, summer, and fall months.
14. Check plants for burned or brown leaves, wilting branches or leaves, and dry soil during the summer months. Apply irrigation as needed, or take action appropriate to resolve the issue and restore plant vitality.
15. Tree planting and support systems (staking), shall comply with ANSI A-300 Part 6 (2018) and ISA BMPS.
16. Tree support systems shall be removed after 1 year from planting. If tree cannot stand unstaked at this time, the tree shall be replaced.

Client Logo:

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Landscape
Schedule,
Notes, &
Details

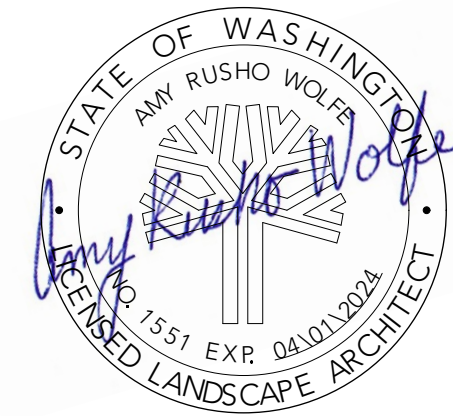
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Landscape Architect:

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L1.4 of 4