

Applicant: Morningside Development Group PO Box 218 - DuPont, WA 98327

Robert W. Droll Landecape Architect, PS



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Project Site

PARCEL NO. 55201200000 RIDGEVIEW LOOP SW TUMWATER, WA

Sheet Index

- G1.0 Title Sheet
- Irrigation Plan East L1.0
- Irrigation Plan West L1.1
- Irrigation Details L1.2 L2.0
- Planting Plan East Planting Plan - West L2.1
- Planting Plan South L2.2
- Planting Details L2.3
- L3.0 Entry Statement Pla
- -L3.1 Entry Statement Profiles
- -L3.2 Entry Statement Sections
- -13.3Fence Details

TYPE

EVGR., NATIVE EVGR., NATIVE

DEC., MED. STREET TREE

DEC., SMALL STREET TREE

- Entry Statement Lighting Plan
- -L4.1 Entry Statement Lighting Details

Project Information

TOTAL PARCEL AREA: 7.94 ACRES (346,000 SQ. FT.)

TOTAL LANDSCAPE AREA (EXCLUDES TOWNHOME YARDS): 2.86 ACRES (125,000 SQ. FT.)

IRRIGATED LANDSCAPE AREA: 0.34 ACRES (15,000 SQ. FT.)

PERCENT OF SITE COVERED WITH LANDSCAPING (DOES NOT INCLUDE TOWNHOME YARDS): 36%

VEGETATIVE SEPARATION PROVIDED ALONG PROPERTY LINE PER TMC TABLE 18.47 (PARCEL = MFM ZONE):

NORTH (WEST): NONE REQUIRED ABUTTING MFM ZONE NORTH (EAST): TYPE 2 REQUIRED ABUTTING NC ZONE EAST (NORTH): NONE REQUIRED ABUTTING RIDGE VIEW LOOP SW EAST (SOUTH): TOWNHOMES AREA, NOT INCLUDED SOUTH: TYPE 2 REQUIRED ABUTTING SFL ZONE, PROVIDED BY **EXISTING VEGETATION & PROPOSED TREES**

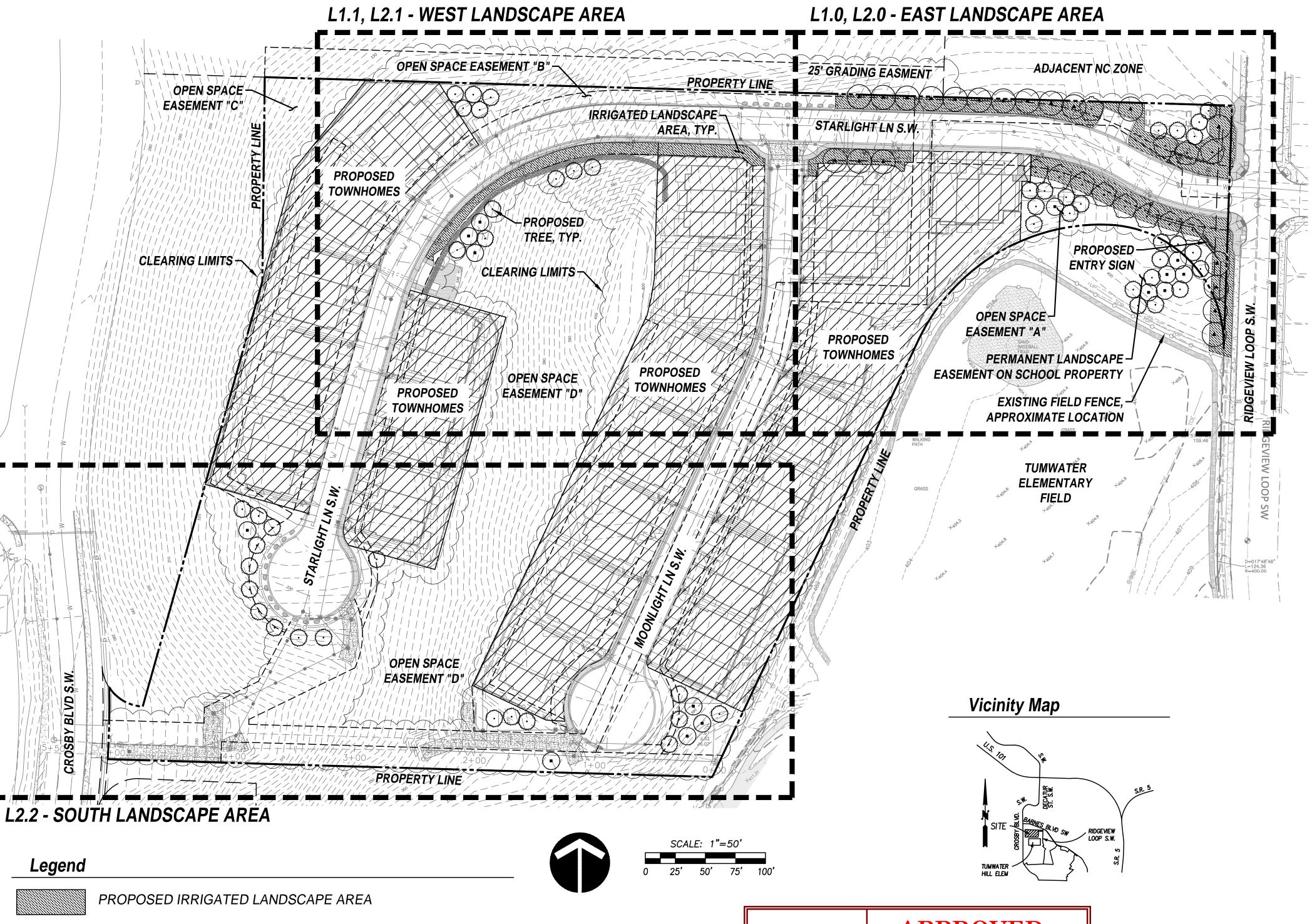
WEST: NONE REQUIRED ABUTTING CROSBY BLVD SW

TREES PLANTED BY SPECIES **SPECIES**

- 19 ACER TRUNCATUM X PLATANOIDES
- 12 CORNUS KOUSA
- 51 PINUS CONTORTA CONTORTA
- 14 PSEUDOTSUGA MENZIESII
- 96 TOTAL TREES PLANTED

SEE PLANT SCHEDULE (L2.0) FOR ADDITIONAL TREE, SHRUB AND GROUNDCOVER INFORMATION AND QUANTITIES.

Forest Park Site Overview



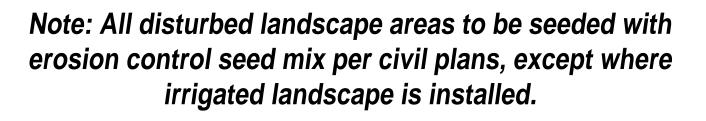
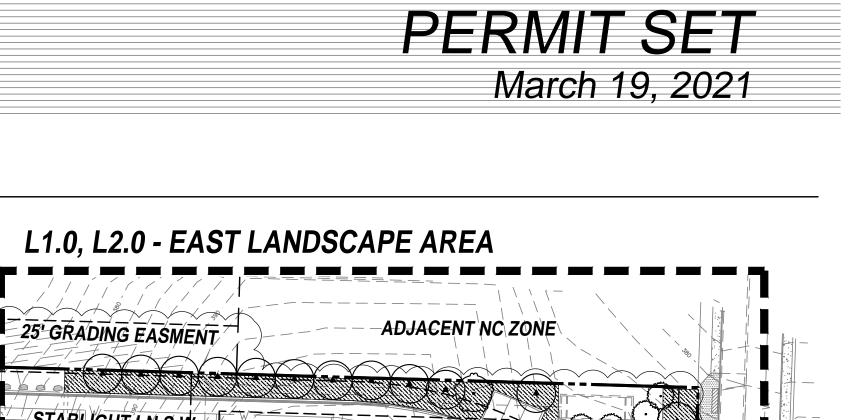




EXHIBIT 30







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1. CONTRACTOR IS REQUIRED TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER (1-800-424-5555) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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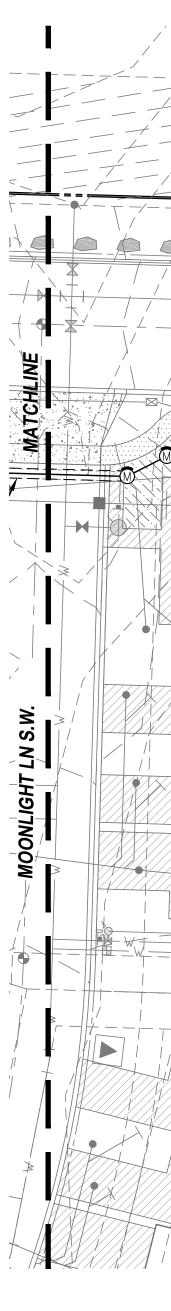
- 2. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- 3. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- 4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
- 5. SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND PREVENT OVERSPRAY ONTO BUILDINGS AND/OR PAVEMENT (UNLESS SPECIAL CIRCUMSTANCES PREVAIL).
- 6. SPRINKLER HEADS FOR SHRUB AREAS ARE TO BE 12" POP-UP TYPE. SPRINKLER HEADS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- 7. EXCEPT WHERE SHOWN ON CIVIL AND LANDSCAPE PLANS, ALL PIPING UNDER HARD SURFACES (INCLUDES CONCRETE, ASPHALT, CRUSHED GRAVEL) SHALL BE SLEEVED WITH 4" DIAMETER PVC CONDUIT EXTENDING THREE (3) FEET BEYOND HARD SURFACE EDGE. MARK ENDS WITH A $\frac{1}{2}$ " DIAMETER REBAR, 18" IN LENGTH. TOP OF REBAR TO BE 3" UNDER FINISH GRADE SOIL SURFACE. ALL SLEEVES UNDER HARD SURFACE SHALL BE STRAIGHT TO ALLOW FOR IRRIGATION PIPE REPLACEMENT.
- 8. PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES.
- 9. LOCATE ALL VALVES WITHIN ONE (1) FOOT OF THE MAINLINE.
- 10. FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- 11. WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT 90 DEGREES.
- 12. IRRIGATION SITE PLAN IS SCHEMATIC. VALVES AND PIPING MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY. LOCATE ALL VALVES IN LANDSCAPE AREAS AND ROUTE PIPING THROUGH LANDSCAPE AREAS OR UNDER PAVEMENT WHERE SLEEVING IS INDICATED. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS AND DELIVER A FULLY OPERATIONAL SYSTEM.
- 13. ALL IRRIGATION STATIONS SHALL BE TIMED TO OPERATE BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.

Valve Schedule

<u>NUMBER</u>	<u>MODEL</u>	<u>SIZE</u>	<u>TYPE</u>	<u>GPM</u>	<u>DESIGN PSI</u>
1	REMOTE CONTROL VALVE	1"	SHRUB ROTARY	17.18	40
2	REMOTE CONTROL VALVE	1"	SHRUB ROTARY	19.15	40
3	REMOTE CONTROL VALVE	1"	SHRUB ROTARY	15.58	40

Irrigation Schedule

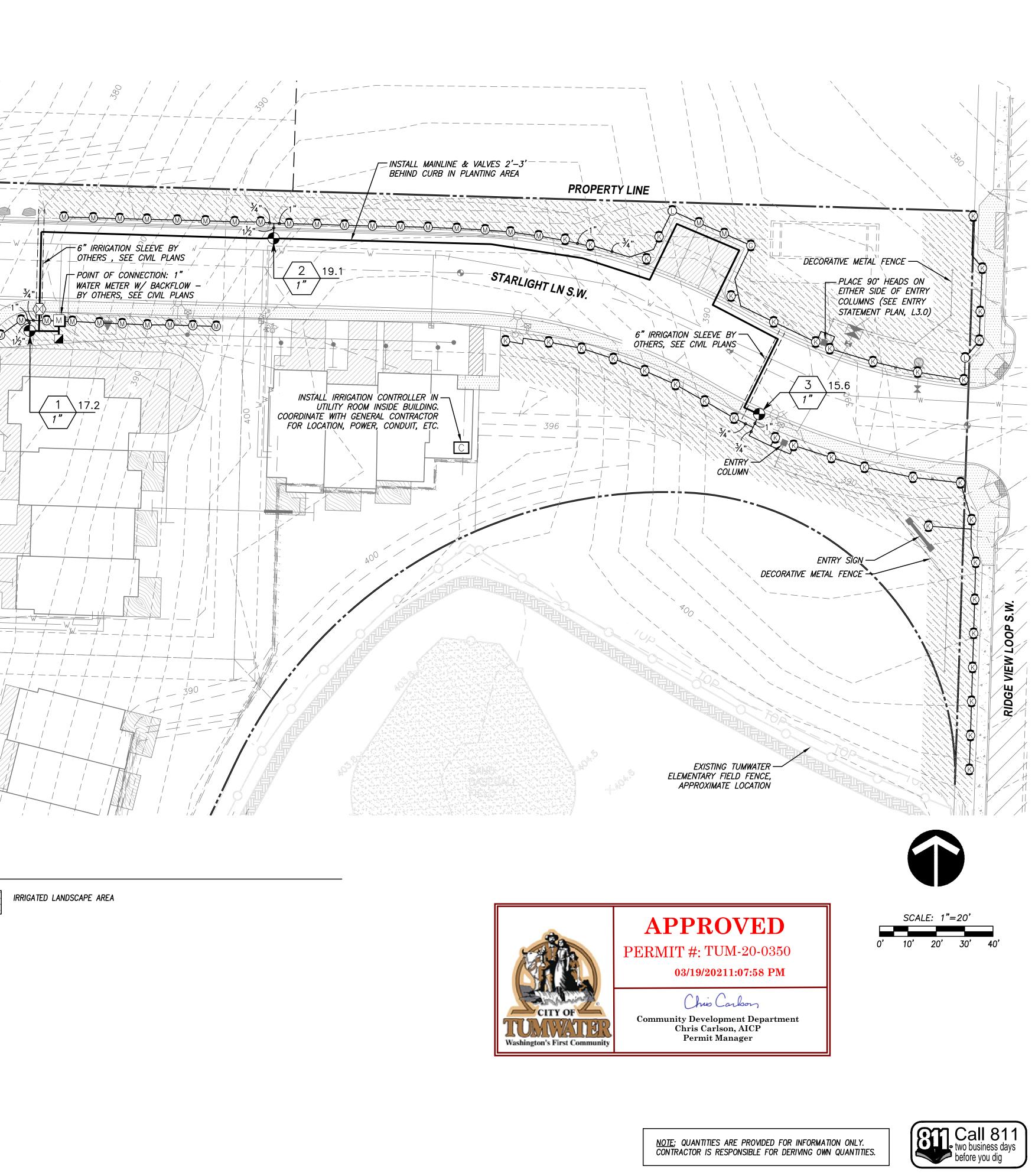
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<u>SYMBOL</u>	MANUFACTURER/MODEL	<u>ARC</u>	<u>PSI</u>	
\Box	HUNTER MP1000 PROS-12-PRS40-CV	210–270	40	
\odot	HUNTER MP1000 PROS-12-PRS40-CV	90–210	40	4
Õ	HUNTER MP2000 PROS-12-PRS40-CV	210–270	40	L1.2
\bigotimes	HUNTER MP2000 PROS-12-PRS40-CV	90–210	40	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
•	REMOTE CONTROL VALVE HUNTER PGV—101G — 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL.	2 L1.2		
\bigotimes	MANUAL CONTROL VALVE NIBCO T—113—K— CLASS 125 BRONZE GATE MANUAL CONTROL VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE— 1"— 3"	7 L1.2		
	QUICK COUPLER VALVE HUNTER HQ-33DLRC – QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.	3 L1.2		
	DRAIN VALVE $\left(\begin{array}{c} 5\\ 112 \end{array} \right)$	_		
С	IRRIGIATION CONTROLLER HUNTER XC-600 - 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.	6 L1.2		
	— IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	\square	1	
	- IRRIGATION MAINLINE: PVC SCHEDULE 40, 1-1/2" UNLESS	S NOTED	1.2	
======	\equiv PIPE SLEEVE: IRRIGATION SLEEVE PER CIVIL PLANS			
<i>#</i> • <i>#</i> •	Valve Callout ————————————————————————————————————			

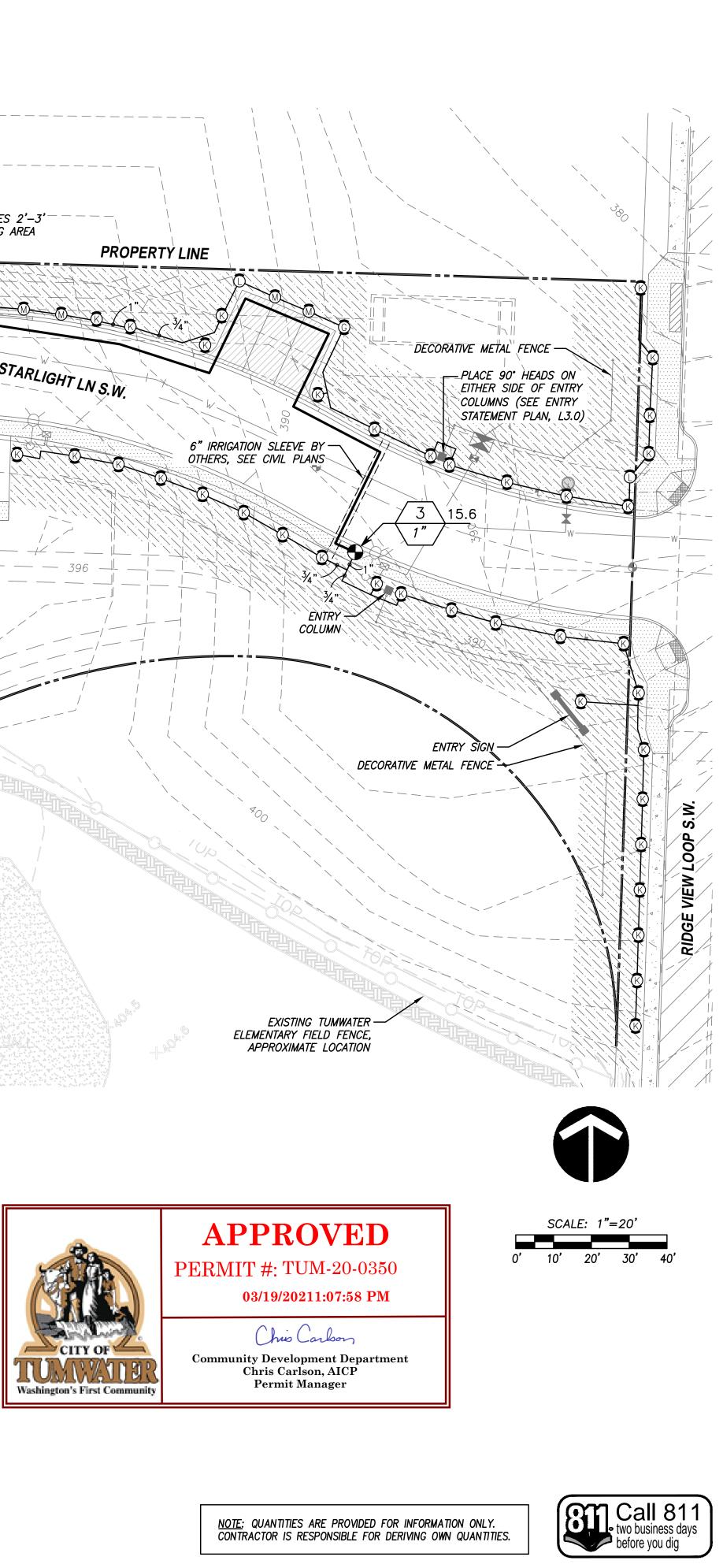




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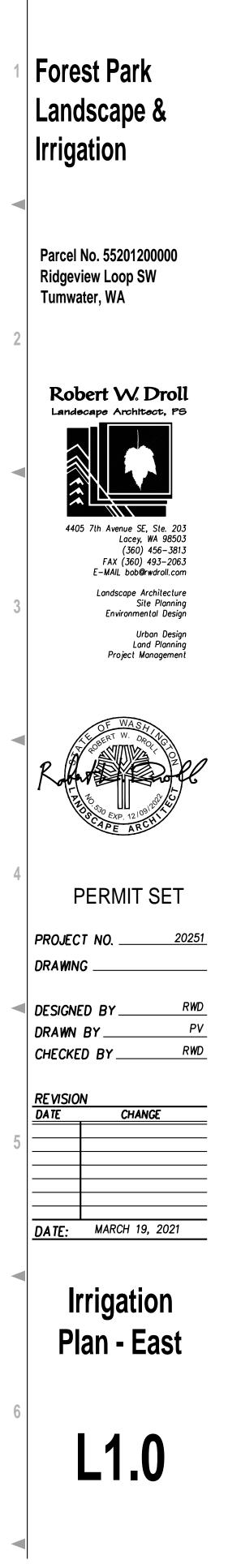




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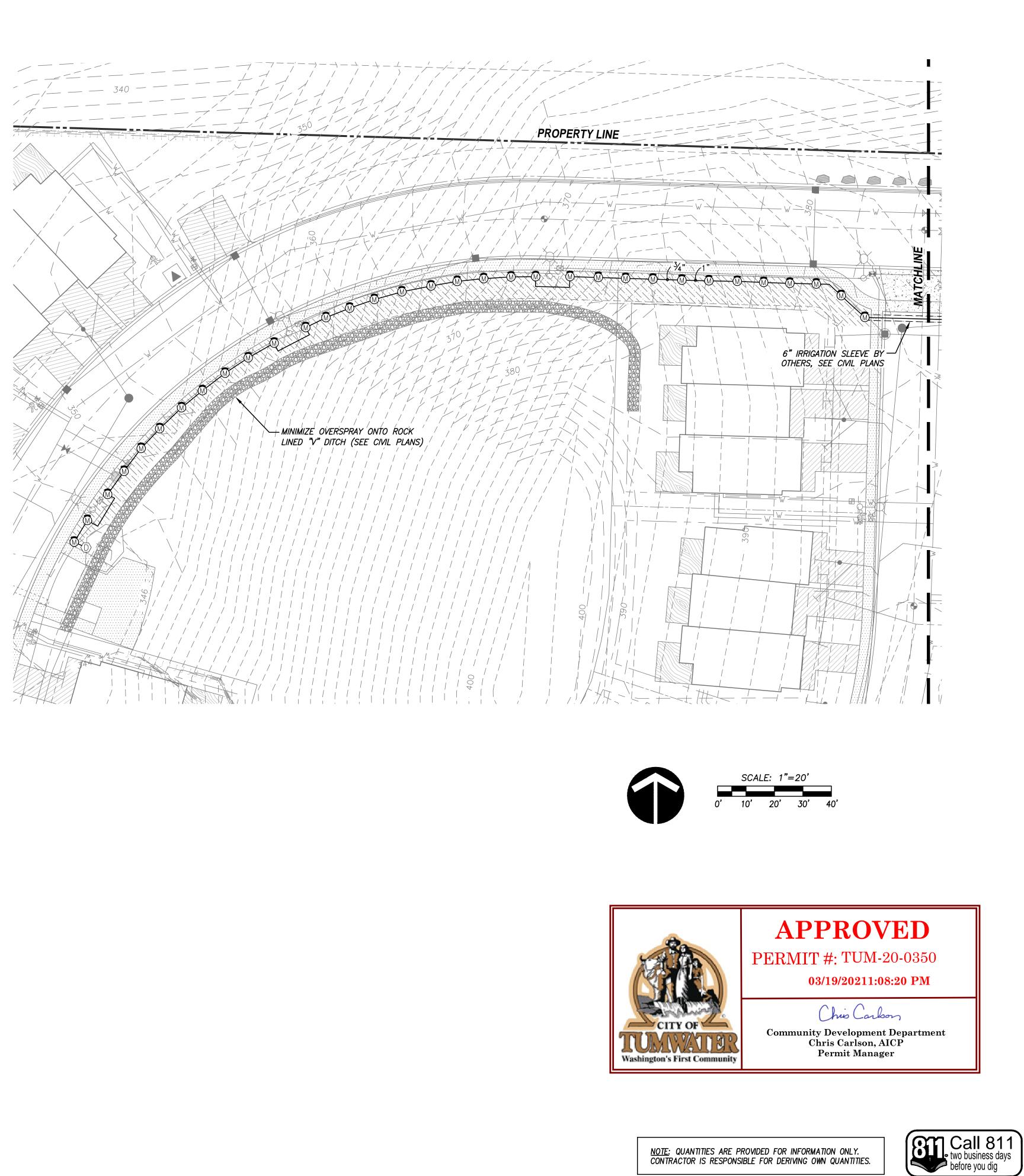
Irri	igation	Legena		
<u>SYMBOL</u>		MANUFACTURER/MODEL	<u>ARC</u>	<u>PSI</u>
	\bigcirc	HUNTER MP1000 PROS-12-PRS40-CV	210–270	40
	\square	HUNTER MP1000 PROS-12-PRS40-CV	90–210	40
	Õ	HUNTER MP2000 PROS-12-PRS40-CV	210–270	40
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		— IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21		
		- IRRIGATION MAINLINE: PVC SCHEDULE 40, 1-1/2" UNLESS	S NOTED	
===		PIPE SLEEVE: IRRIGATION SLEEVE PER CIVIL PLANS Valve Callout Valve Number		
\square	′#●∖#●	Valve Flow		
\setminus	#"•/	Valve Size		

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IRRIGATED LANDSCAPE AREA



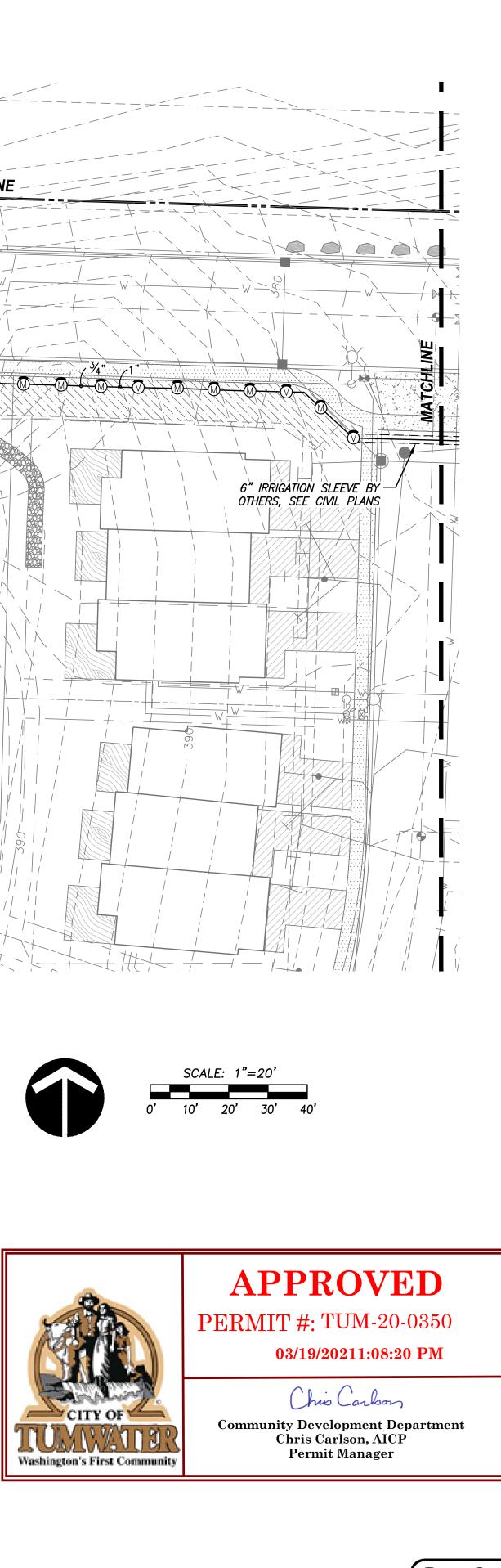
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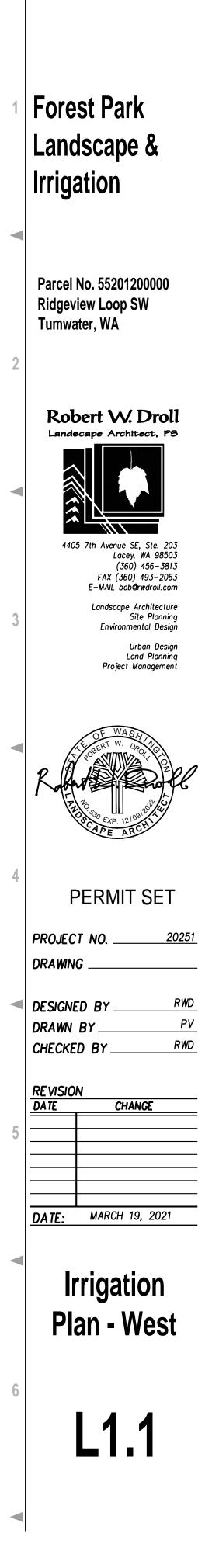


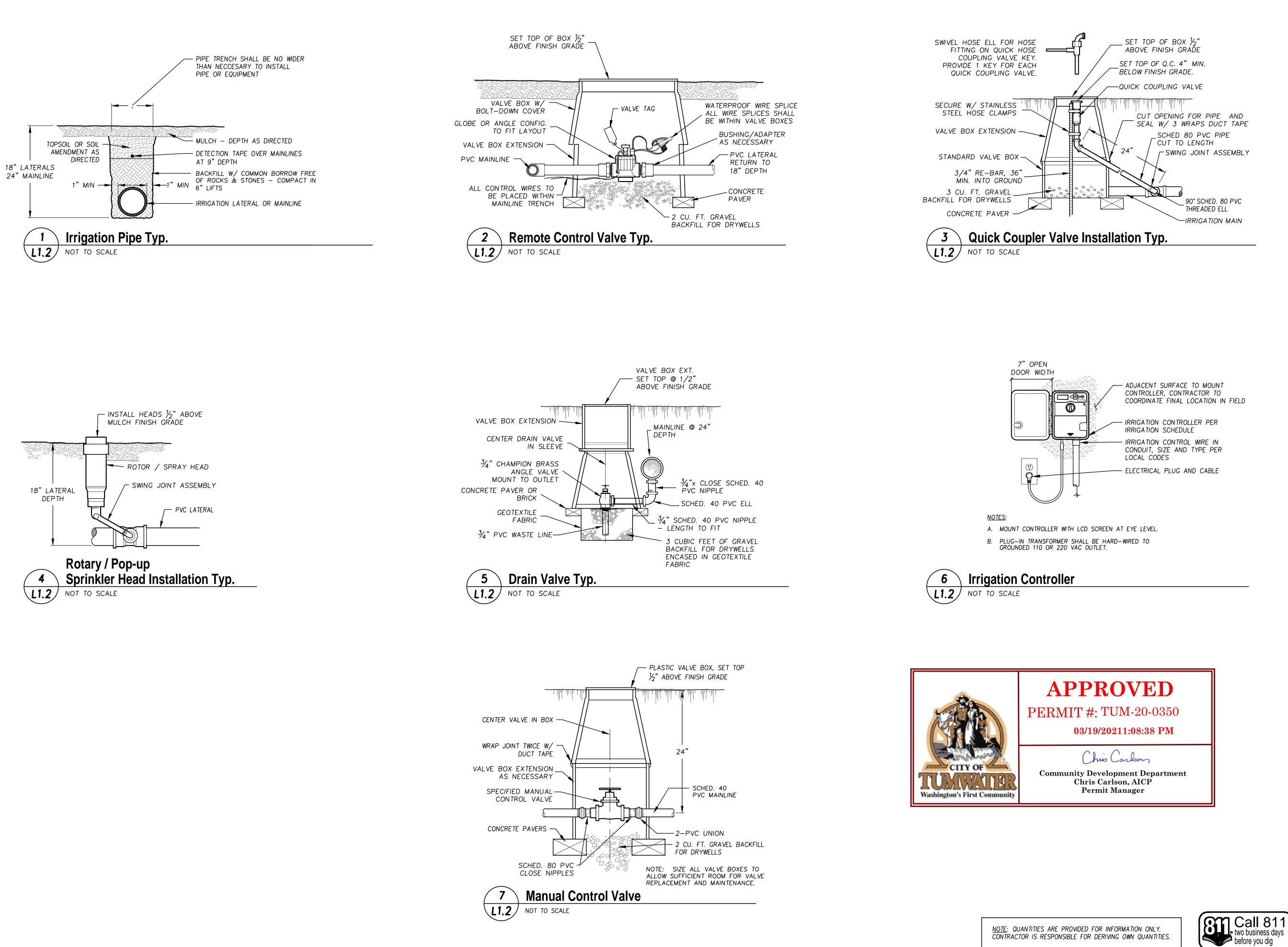
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<u>NOTE:</u> QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DERIVING OWN QUANTITIES.

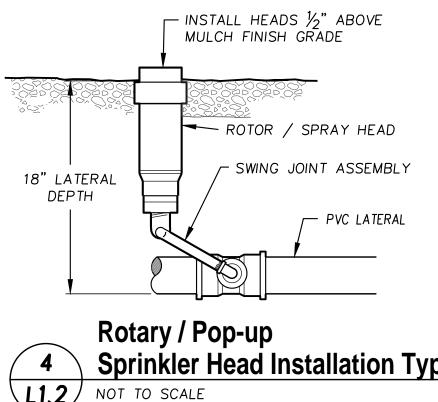




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1	Forest Park Landscape & Irrigation
2	Parcel No. 55201200000 Ridgeview Loop SW Tumwater, WA
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	Urban Design Land Planning Project Management
4	PERMIT SET
	DRAWING DESIGNED BYRWD DRAWN BYPV CHECKED BYRWD
5	RE VISION DATE CHANGE
	Irrigation Details
6	L1.2

Planting Improvements General Notes

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1. ALL SHRUB PLANTING AREAS SHALL RECEIVE 3" MEDIUM BARK MULCH AFTER PLANTING PER WSDOTSS 8-02.3(11) AND 9-14.4.

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- 6. PRIOR TO PLANT INSTALLATION ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL OR TOPSOIL AMENDMENT AS DIRECTED IN THE TOPSOIL AMENDMENT NOTES.
- 7. PLANT MATERIALS SHALL MEET STANDARDS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARD (ANSI Z60.1) AND WASHINGTON STATE STANDARDS FOR NURSERY STOCK ORDER NO. 1627. ALL PLANT MATERIALS SHALL HAVE SUFFICIENT ROOT DEVELOPMENT TO ASSURE SURVIVAL AND HEALTHY GROWTH. CONTAINER GROWN PLANT MATERIALS ARE REQUIRED TO HAVE SUFFICIENT ROOT GROWTH TO HOLD THE SOIL INTACT WHEN REMOVED FROM THE CONTAINER, BUT SHALL NOT BE ROOT BOUND.
- 8. OWNER SHALL ASSUME ALL RESPONSIBILITY FOR MAINTAINING LANDSCAPE AND IRRIGATION IMPROVEMENTS FOR THE LIFE OF THIS PROJECT. CONTRACTOR SHALL WARRANTY TREES, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF INSTALLATION.
- 9. CITY OF TUMWATER STANDARD NOTE: MAINTENANCE OF REQUIRED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY IS THE SOLE RESPONSIBILITY OF THE (PROPERTY OWNERS) OR (HOMEOWNERS ASSOCIATION) WITHIN THIS LAND DIVISION. THE CITY OF TUMWATER HAS NO RESPONSIBILITY TO MAINTAIN OR SERVICE SAID LANDSCAPING.

Meadow Seed Mix Notes

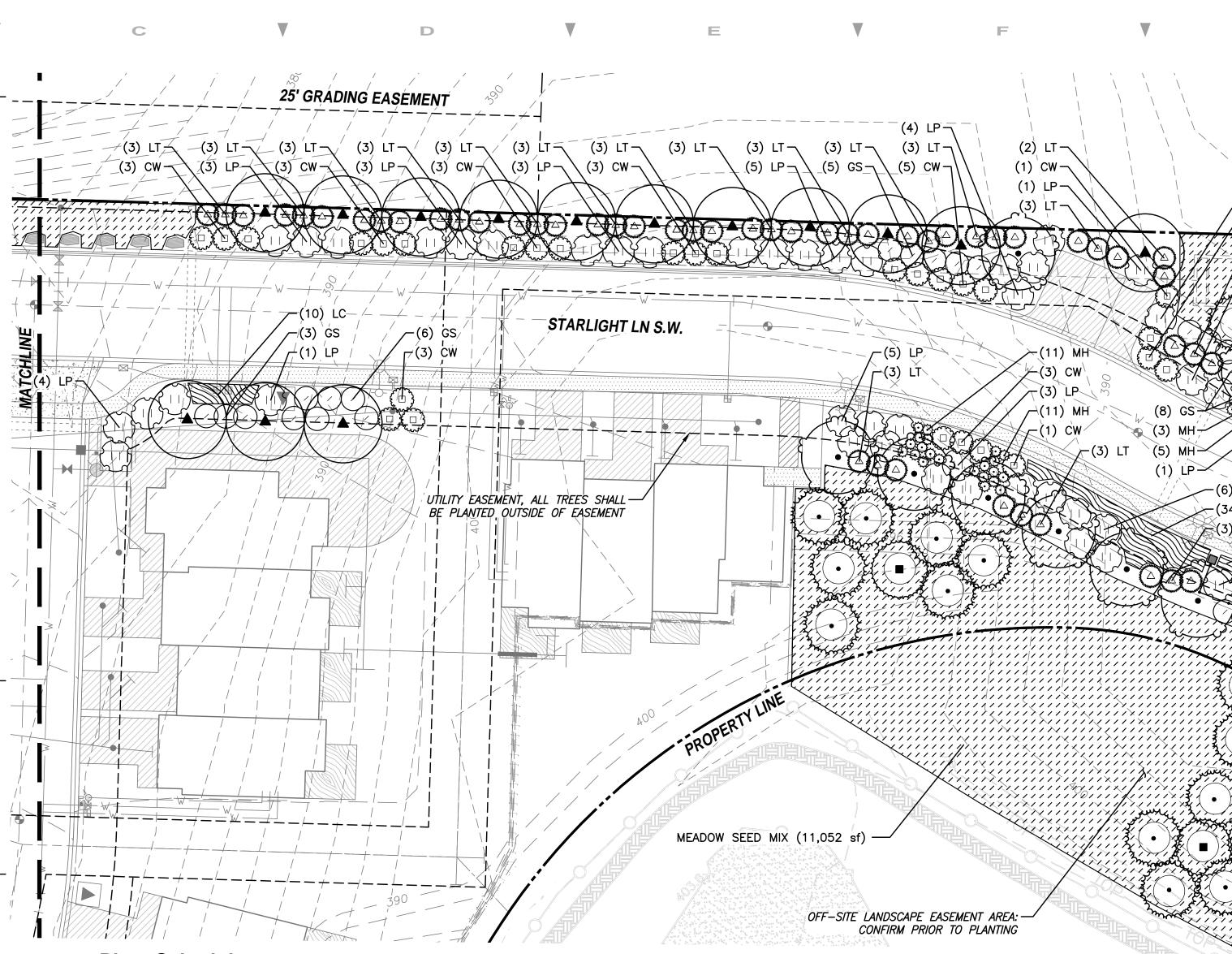
- 1. MEADOW SEED MIX SHALL BE "NATIVE PACIFIC NORTHWEST" WILDFLOWER SEED MIX FROM SUNMARK SEEDS (503.241.7333). APPLY SEED AT 0.5 LBS PER 1,000 SQ. FT.
- 2. MEADOW SEED MIX AREAS DO NOT REQUIRE SCARIFICATION OR AMENDMENT. SOW MEADOW SEED MIX ON TOP OF, OR IN COMBINATION WITH, THE SEED MIXTURE FOR EROSION CONTROL (BY OTHERS, SEE CIVIL PLANS).
- 3. MANUALLY WATER MEADOW SEED MIX THOROUGHLY AT TIME OF PLANTING.

Topsoil Amendment Notes

- 1. IRRIGATED (SHRUB) AREAS ONLY: CONTRACTOR SHALL SCARIFY SHRUB PLANTING AREAS TO 12" DEPTH PRIOR TO AMENDMENT.
- 2. IRRIGATED (SHRUB) AREAS ONLY: CONTRACTOR SHALL AMEND ALL SHRUB PLANTING AREAS WITH 3" OF FINE COMPOST, TILLED TO A DEPTH OF 8". FINE COMPOST SHALL MEET WSDOT STANDARD SPECIFICATION 9-14.4(8).

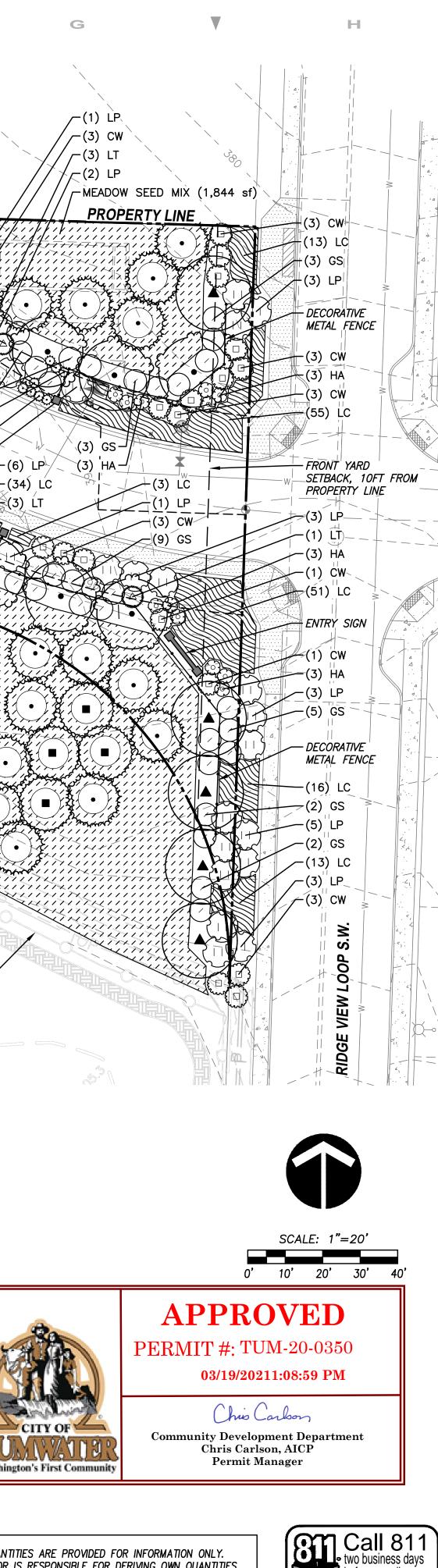
Note: All disturbed landscape areas to be seeded with erosion control seed mix per civil plans, except where irrigated landscape is installed.

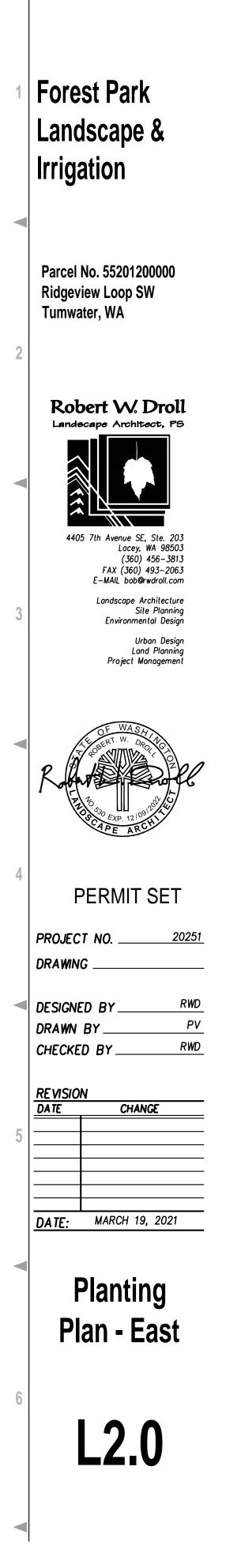
Note: Meadow areas and evergreen trees do not have an irrigation system. Plants will require manual watering for 1 - 3 years after planting.



Plant Schedule

	Plant Se	ched	ule			n an thu an an statistic statistic strategy and a state of the state o	S			
/	IREES	<u>CODE</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONT.		QTY		
\sim		AW	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM	NORWEGIAN SUNSET MAPLE	2" CAL.	B&B OR CONTAINER		19	1 L2.3	EXISTING TUMWATER — ELEMENTARY FIELD FENCE, APPROXIMATE LOCATION
{ •		СК	CORNUS KOUSA	KOUSA DOGWOOD	2" CAL.	B&B OR CONTAINER		12		
	yyu / wu	PC	PINUS CONTORTA CONTORTA	SHORE PINE	6' HT.	B&B OR CONTAINER		51	3 L2.3	
{ ■		PD	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT.	B&B OR CONTAINER		14		
سرر	SHRUBS	<u>CODE</u> CW	BOTANICAL NAME CISTUS X HYBRIDUS	<u>COMMON_NAME</u> WHITE_ROCKROSE	<u>SIZE</u> 2 GAL.	<u>CONT.</u> POT		<u>QTY</u> 74	4 L2.3	
		GS	GAULTHERIA SHALLON	SALAL	2 GAL.	POT		52		
	${}^{}$	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2 GAL.	POT		12		
	\bigcirc	LT	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	2 GAL.	POT		65		[
		LP	LONICERA PILEATA	PRIVET HONEYSUCKLE	2 GAL.	РОТ		77		
	0	MH	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	POT		30		A.S.
	GROUND COVERS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONT.	<u>SPACING</u>	QTY		
	<pre>/ / / / / / / / / / / / / / / / / / /</pre>		MEADOW SEED MIX					20,395 S	F	
		LC	LIRIOPE SPICATA	CREEPING LILY TURF	1 GAL.	POT	36" o.c.	195	6 L2.3	Washingto





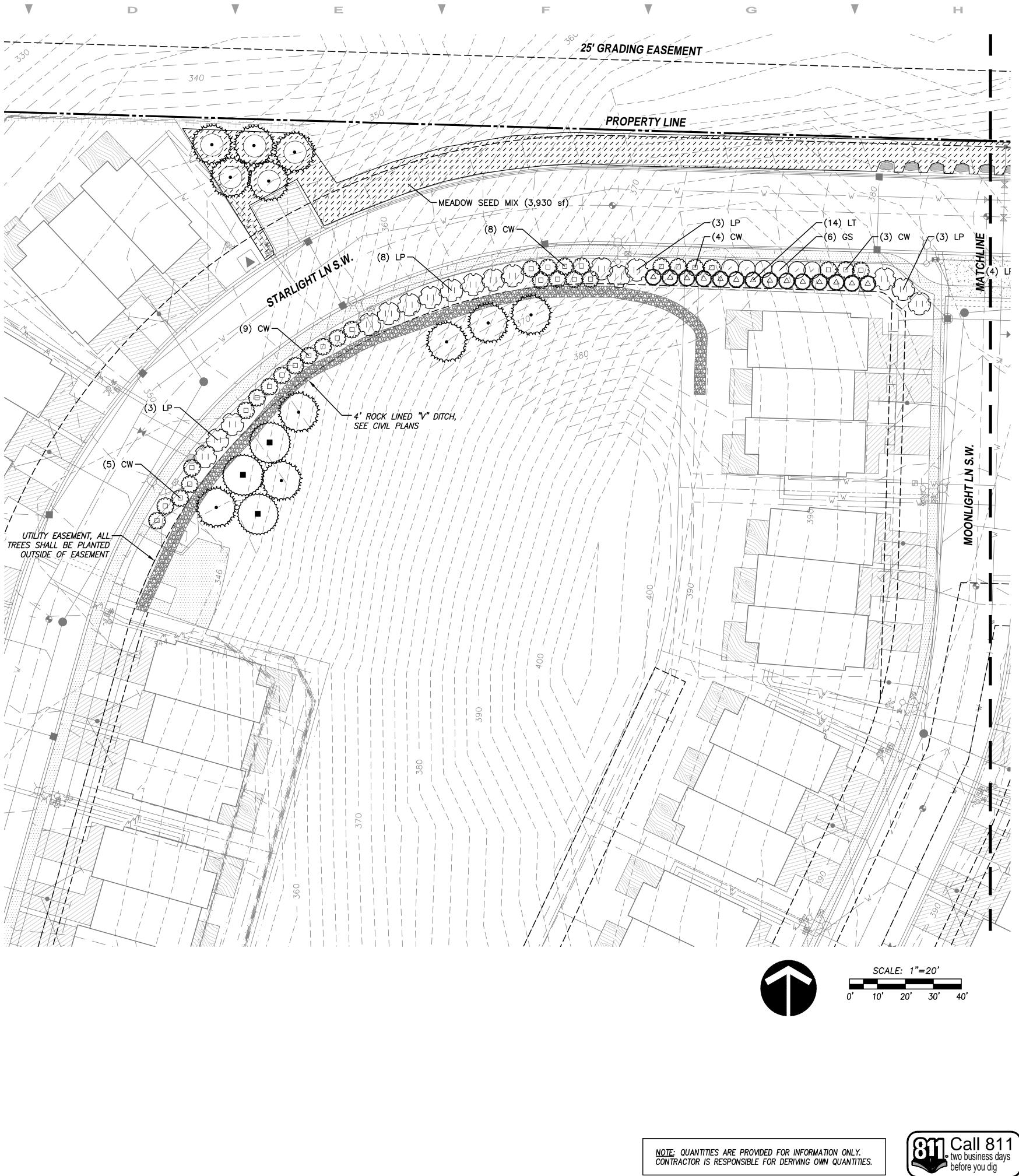
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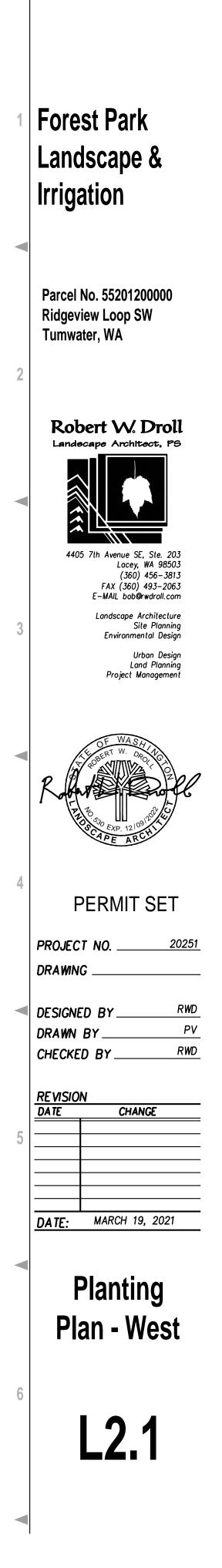
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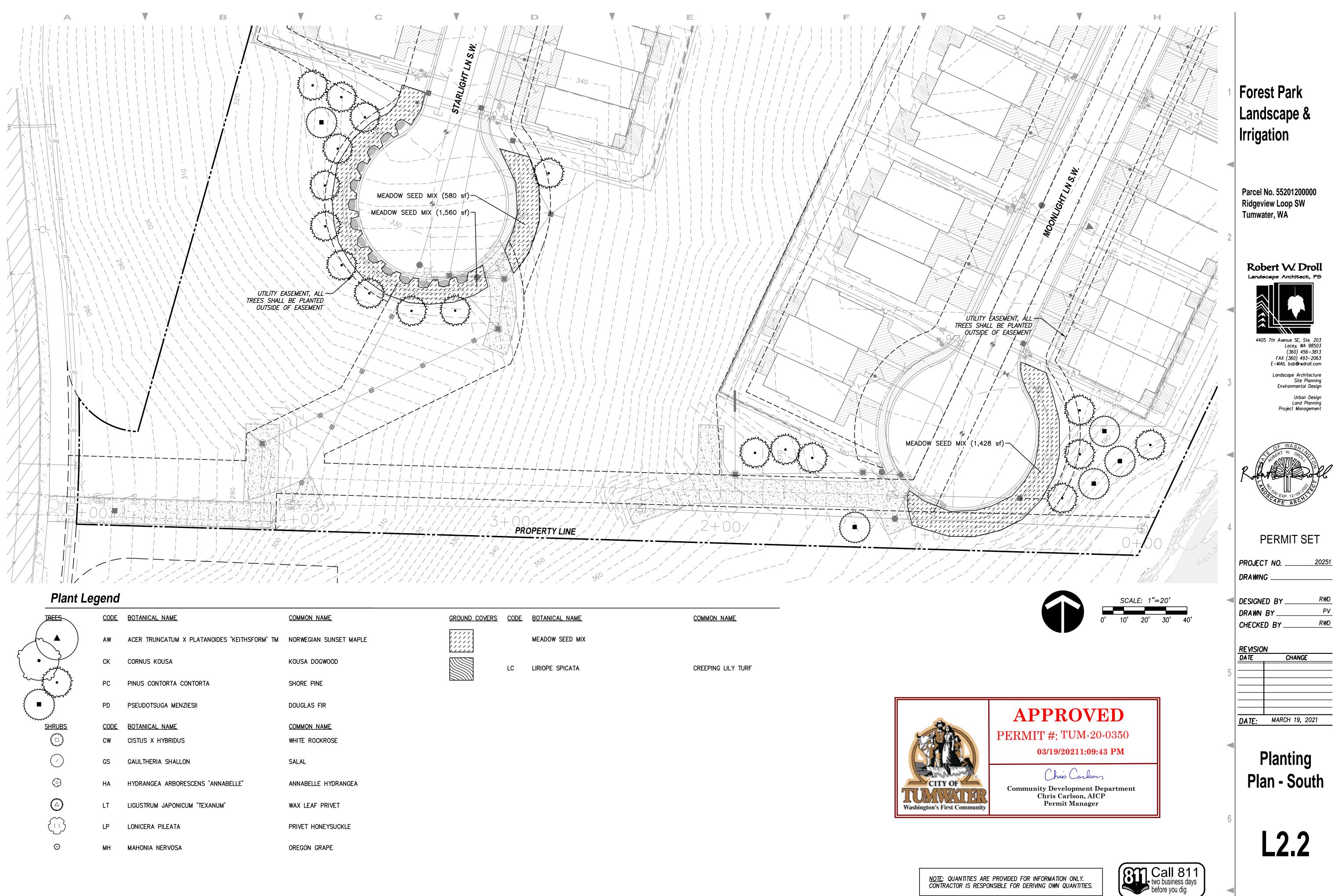
Plant Legend

	egena		
IREES	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
	AW	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM	NORWEGIAN SUNSET MAPLE
E Juniur	СК	CORNUS KOUSA	KOUSA DOGWOOD
لر کی لو ج کی لو جسر ج	PC	PINUS CONTORTA CONTORTA	SHORE PINE
	PD	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
Second Second	CW	CISTUS X HYBRIDUS	WHITE ROCKROSE
\bigcirc	GS	GAULTHERIA SHALLON	SALAL
\odot	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
\bigcirc	LT	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET
	LP	LONICERA PILEATA	PRIVET HONEYSUCKLE
0	МН	MAHONIA NERVOSA	OREGON GRAPE
GROUND COVER	<u>s code</u>	BOTANICAL NAME	COMMON NAME
		MEADOW SEED MIX	
	LC	LIRIOPE SPICATA	CREEPING LILY TURF



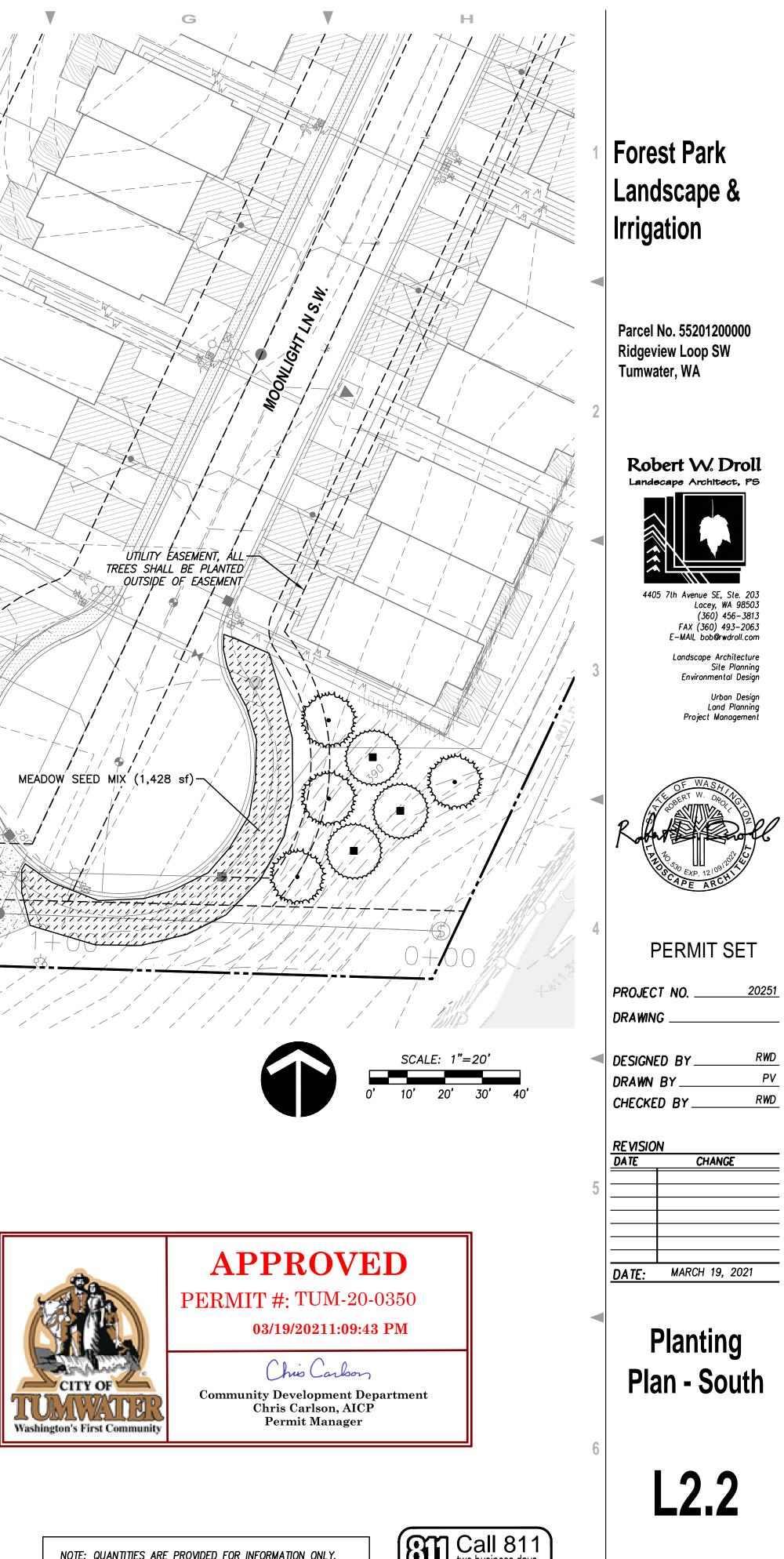


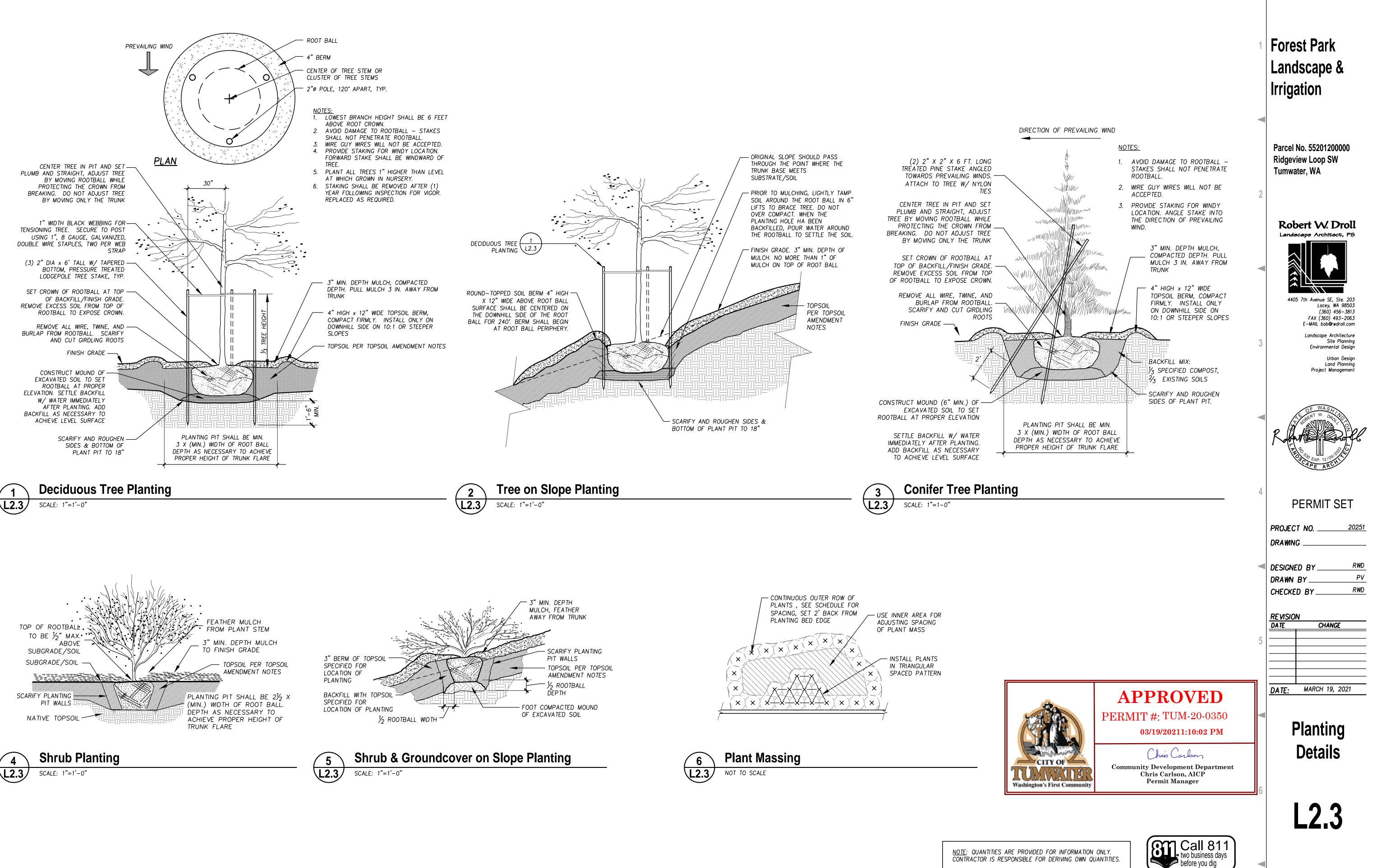




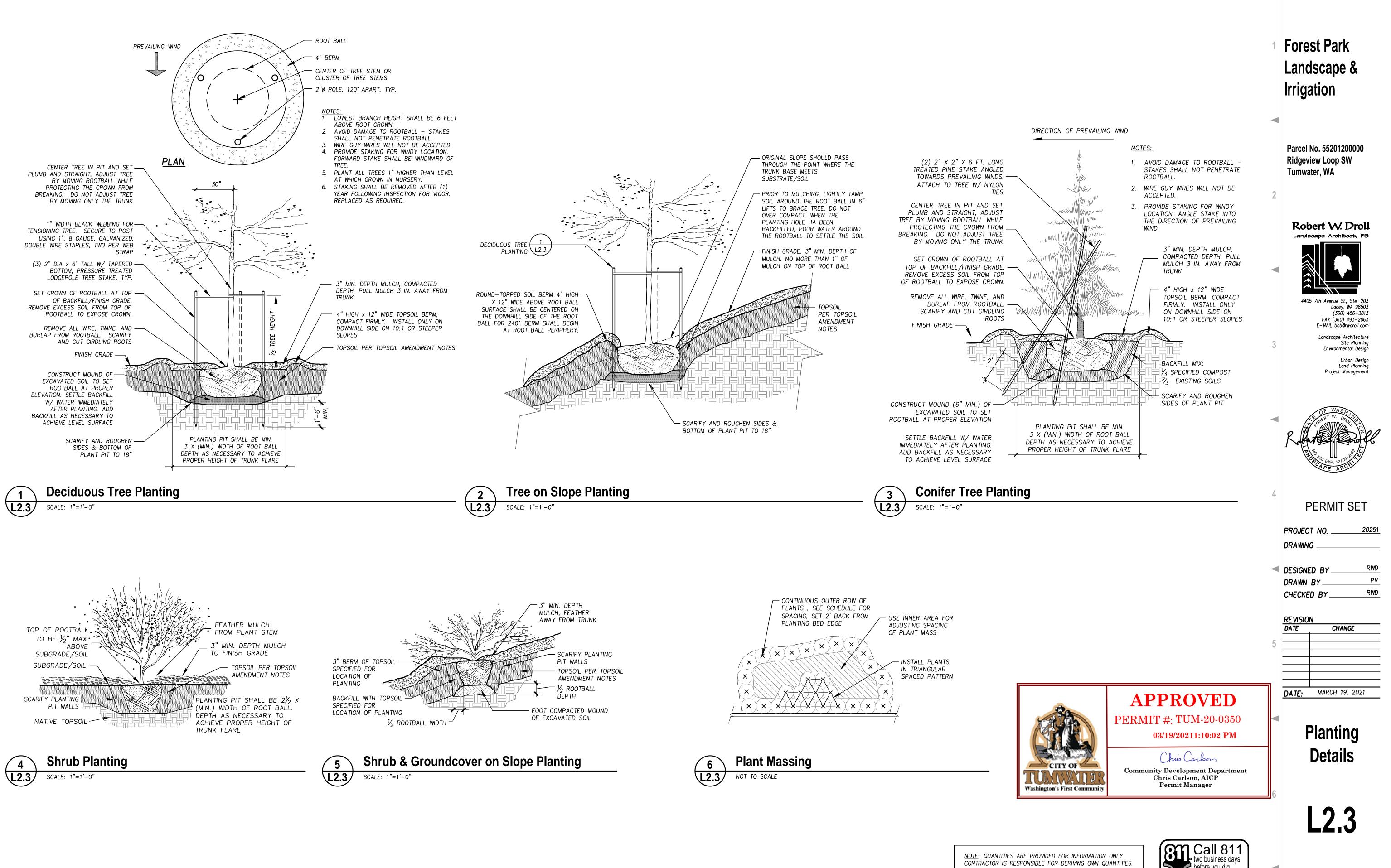
/	IREES	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
h		AW	ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM' TM	NORWEGIAN SUNSET MAPLE
•	Junylung	СК	CORNUS KOUSA	KOUSA DOGWOOD
لر ع مستو	بر مربع ج م ممر مربع	PC	PINUS CONTORTA CONTORTA	SHORE PINE
		PD	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
~~~	<u>SHRUBS</u>	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	CW	CISTUS X HYBRIDUS	WHITE ROCKROSE
	\bigcirc	GS	GAULTHERIA SHALLON	SALAL
	\odot	HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
		LT	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET
		LP	LONICERA PILEATA	PRIVET HONEYSUCKLE
	\odot	MH	MAHONIA NERVOSA	OREGON GRAPE

GROUND COVERS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
		MEADOW SEED MIX	
	LC	LIRIOPE SPICATA	CREEPING LILY TURF





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