

NOTE							
NOTE:  1. EACH LOT SHALL PROVIDE A LANDSCAPE AND			PLANT LIST				
	RIGATION PLAN FOR AGENCY APPROVAL.	SYMBOL	QTY	DESCRIPTION	SIZE		
	E LANDSCAPE PLAN MUST SHOW PROPOSED ANTINGS, TREE TYPES AND HEIGHTS, AND OTHER	TREES					
VE 3. TH	GETATION. IS PLAN IS TO BE SUBMITTED WITH THE SITE	(·)	2	Carpinus betula fastigiata Columnar Hornbeam	2" Cal. Min.		
PERMITS	VELOPMENT/GRADING AND ENGINEERING RMITS FOR EACH LOT AND IS TO BE PLEMENTED PRIOR TO THE ISSUANCE OF A		1	Picea omorika Serbian Spruce	6' Ht. Min.		
CE 4. IRF	CERTIFICATE OF OCCUPANCY. IRRIGATION OF ALL LANDSCAPE BEDS IS REQUIRED.		9	Pseudotsuga menziesii Douglas Fir	6' Ht. Min.		
WI	MPORARY IRRIGATION FOR PLANTING AREAS TH NATIVE PLANT MATERIAL IS REQUIRED BUT Y BE DECOMMISSIONED AFTER PLANT		12				
ES	ESTABLISHMENT (3 YEARS).	SHRUBS					
5. TREES	EES: TAL PERIMETER LANDSCAPING REQUIRED TREES	Δ	32	Acer circinatum Vine Maple	2 Gal. Min.		
= 7 PAI	0 RKING LOT TREES WILL BE REQUIRED. QUANTITY		135	Mahonia aquilfolium Tall Oregon Grape	2 Gal. Min.		
UNI PEI EXC	BE DETERMINED AT EACH LOT DESIGN  DER BPA POWER LINES - TREES ARE NOT		68	Cornus stolonifera Red Osier Dogwood	2 Gal. Min.		
	RMITTED - AN ALTERNATIVE LANDSCAPE DESIGN CEEDING THE PLANTING DENSITY OR OTHER		93	* Deschampsia cespitosa Tufted Hairgrass	1 Gal. Min.		
	SUPERIOR DESIGN IS REQUIRED TO COMPENSATE FOR THE TREES NOT ALLOWED.	4	35	Lonicera involucrata Black Twinberry	1 Gal. Min.		
		MYC	12	Myrica californica Pacific Wax Myrtle	5 Gal. Min.		
			19	Ribes sanguineum Flowering Currant	2 Gal. Min.		
	NATIVE LANDSCAPING			Rosa gymnocarpa	2 Gal.		

#### FROM THE ARBORIST'S REPORT

16.08.070.3.

a. Trees shall be any combination of deciduous and evergreen (with no more than fifty percent being deciduous). One tree

seventy-five percent coverage of the designated area within

shall be provided for each twenty-five lineal feet of

b. A minimum planting area of eight feet in width shall be

c. Evergreen shrubs and ground cover must provide

landscaped area.

four years from planting.

This project falls short of the minimum retention by 79 trees and is therefore required to replant at a rate of 1:1 within the site. This requirement will be met with the landscape plans and will follow the standards as outlined in TMC

Rosa gymnocarpa

Rosa nutkana Nootka Rose

Kinnickinnick

Corylus cornuta Hazlenut

ragaria chileonsis

sunmarkseeds.com

Coastal Strawberry

at 30" O.C. triangular spacing

Hydroseed mix by Sunmark Seeds -

Native - Super Short Pollinator

Symphoricarpos albus Snowberry

Arctostophyllos uva ursi

TOTAL REQUIRED TREES ADDITIONAL PHASE 1 PROPOSED TREES: TO BE PROPOSED IN LOT DESIGNS:

Exhibit 22

2 Gal.

2 Gal.

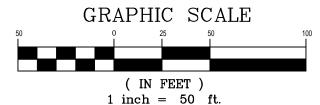
1 Gal.

Min.

1 Gal.

Min.

## PRELIMINARY OVERALL **LANDSCAPE PLAN - PHASE 1**





Know what's below.
Call before you dig.



00D KINGS 1551

**REVISIONS:** 

B REVISED PER COMMENTS 7/13/2022 C. REVISED PER COMMENTS

DRAWING ISSUED FOR: **AGENCY** 

REVIEW **DATE:** OCTOBER 26, 2022



PROJECT NO: FILE NAME: DRAWN BY: CHECKED BY: X-REFS: PLOT SCALE:

DRAWING SCALES:

DRAWING CONTENTS

**PRELIMINARY OVERALL** LANDSCAPE PLAN

2232

KLO KLO

1:1

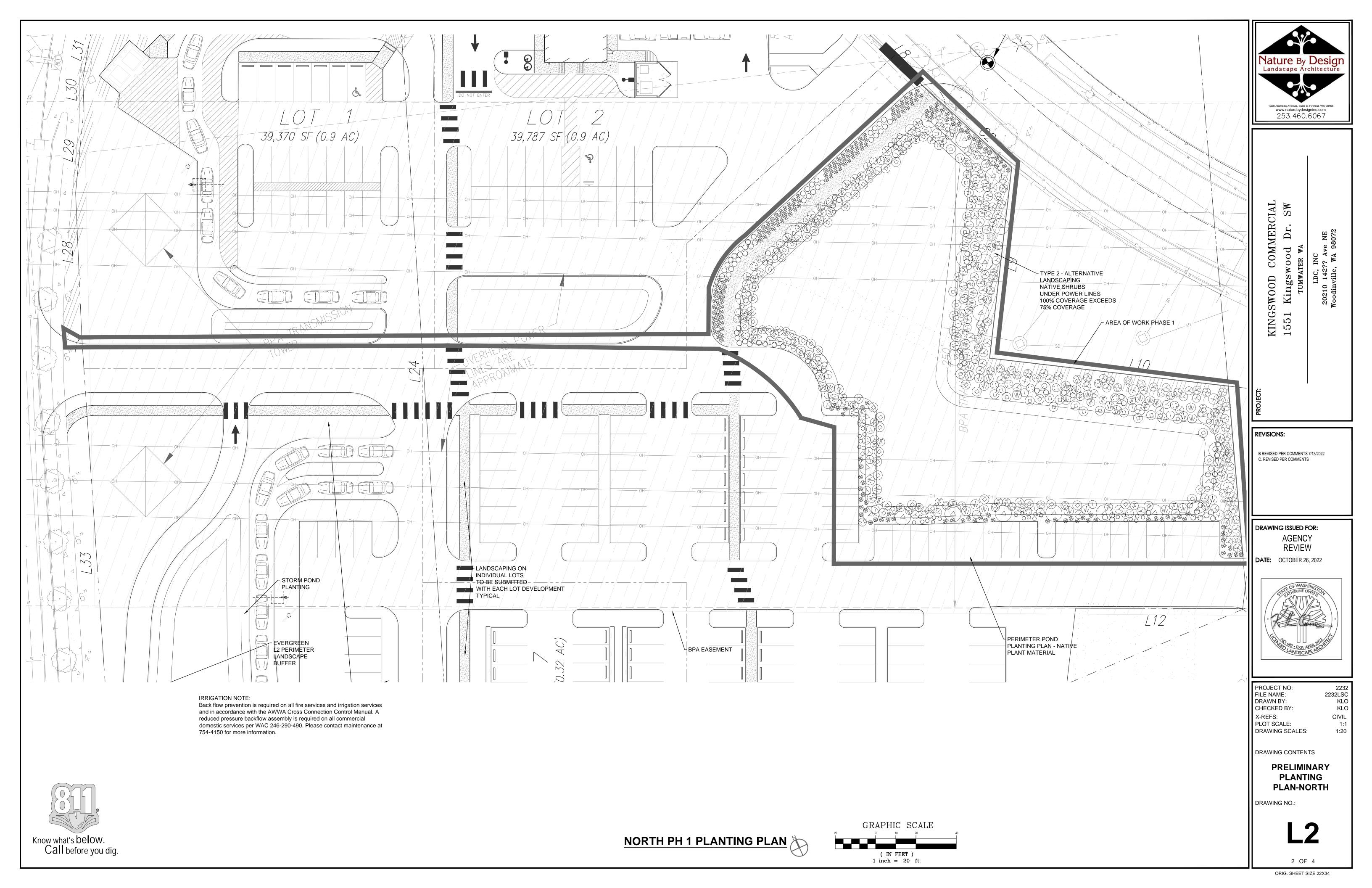
1:50

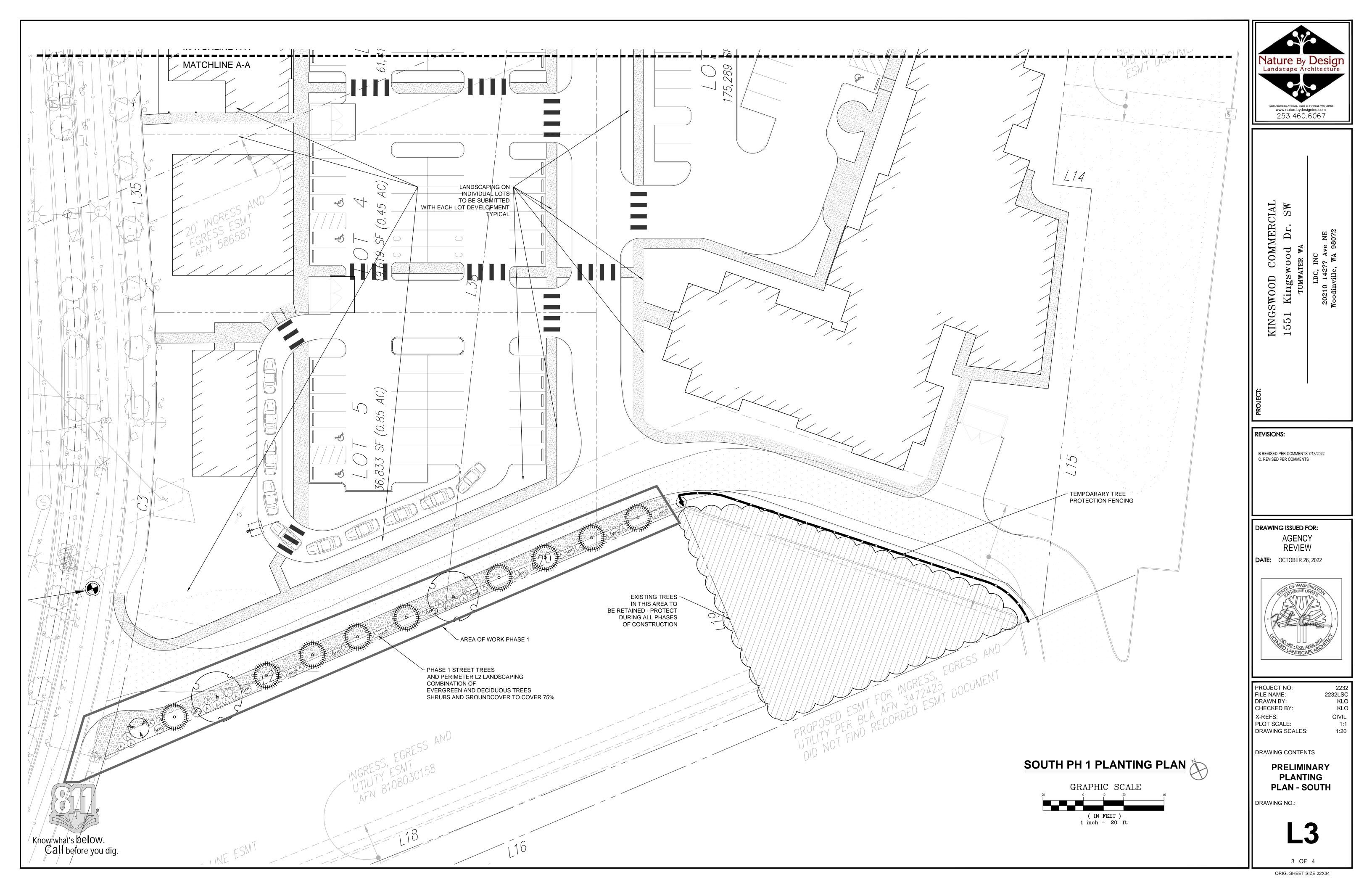
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2232LSC

**DRAWING NO.:** 







### GENERAL LANDSCAPE NOTES

- 1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- 2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- 3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- 4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- 5. Grade Preparation:
- a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

#### Soil Preparation.

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area
- should be added to a depth of four inches to the top of the soil and Tilled in.
- d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.
- 6. Mulching of Newly Planted or Replanted Areas.

weed growth, and minimizing erosion.

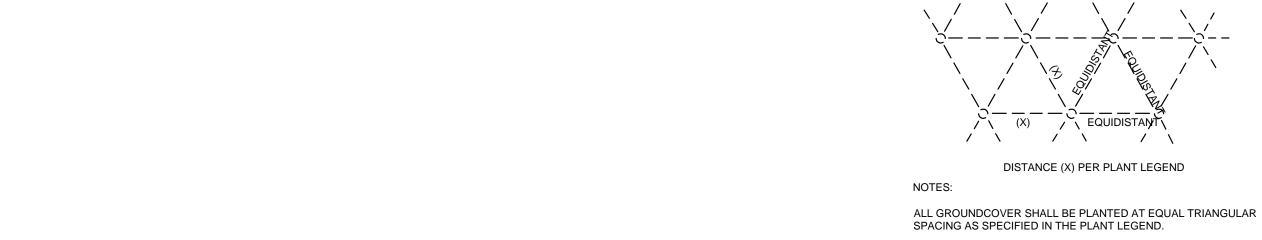
#### a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where

- plant materials will cover. b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope
- erosion and potential soil contamination from herbicide washing. d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing
- 7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- 8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- 9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- 10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- 11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- 12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- 13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- 14. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
- 15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
- 16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
- 17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and
- 18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
- Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A permanent irrigation system shall be designed and submitted at final review for phase 1.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)when dormant but before hard freeze.

#### TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of one (1) inch of water is supplied each week to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



# GROUNDCOVER PLANTING DETAIL

LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE

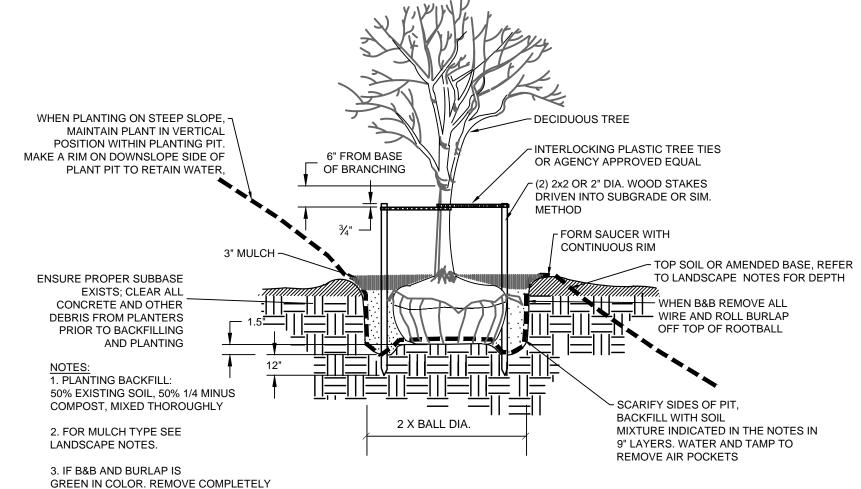
TEMPORARY TREE PROTECTION

AVOID ROOT DAMAGE

CONSTRUCTION

TREE PROTECTION FENCING MUST

BE MAINTAINED THROUGHOUT



## **DECIDUOUS TREE PLANTING &** STAKING DETAIL No Scale

MULCH TO DEPTH SPECIFIED IN NOTES REMOVE ALL WIRE WRAP WHEN PLANTING ON A STEEP SLOPE, AND PLASTIC WRAP. MAINTAIN PLANT IN VERTICAL REMOVE BURLAP FROM POSITION WITHIN PLANTING PIT. TOP OF ROOT BALL MAKE A RIM ON DOWNSLOPE SIDE OF PLANT PIT TO RETAIN WATER. - MULCH & TOPSOIL OR AMENDED BASE, REFER TO LANDSCAPE NOTES FOR DEPTH FORM CONTINUOUS RIM -BACKFILL W/ BACKFILL MIXTURE AS -INDICATED IN NOTE IN 9" LAYERS. WATER AND TAMP TO REMOVE AIR POCKETS PLANTING BACKFILL: 50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY 2 X BALL DIA. 2. FOR MULCH TYPE SEE LANDSCAPE NOTES. 3. IF B&B AND BURLAP IS Know what's below.

Call before you dig. GREEN IN COLOR. REMOVE COMPLETELY

SHRUB PLANTING DETAIL

No Scale

BEFORE INSTALLING PLANT



KINGSWOOD 1551 Kingsv

**REVISIONS:** 

B REVISED PER COMMENTS 7/13/2022 C. REVISED PER COMMENTS

DRAWING ISSUED FOR: **AGENCY** REVIEW

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2232

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NONE

N.T.S.

PROJECT NO: FILE NAME: DRAWN BY: CHECKED BY: X-REFS: PLOT SCALE: DRAWING SCALES:

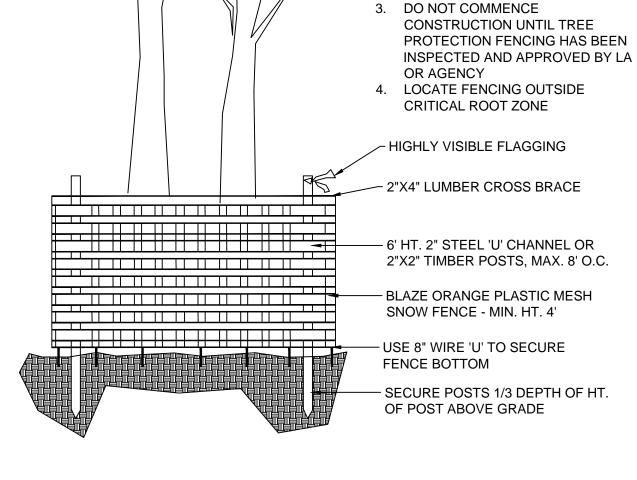
DRAWING CONTENTS

**LANDSCAPE DETAILS & NOTES** 

DRAWING NO.:

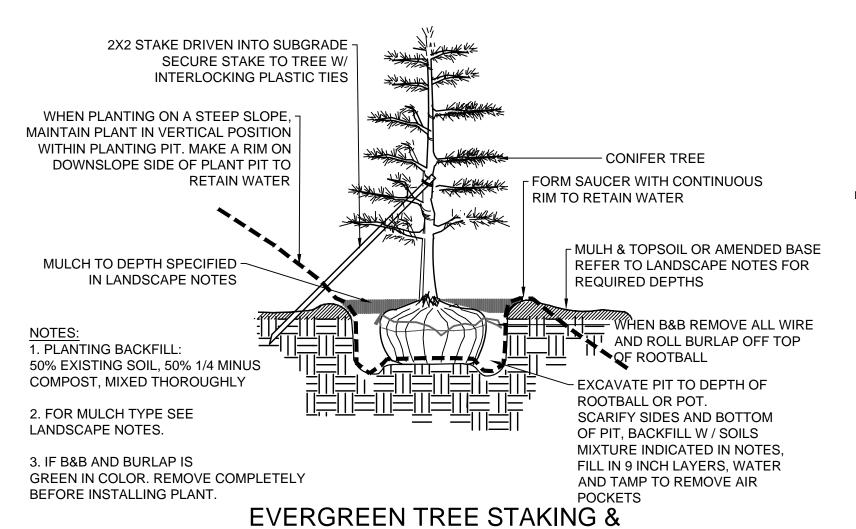


ORIG. SHEET SIZE 22X34

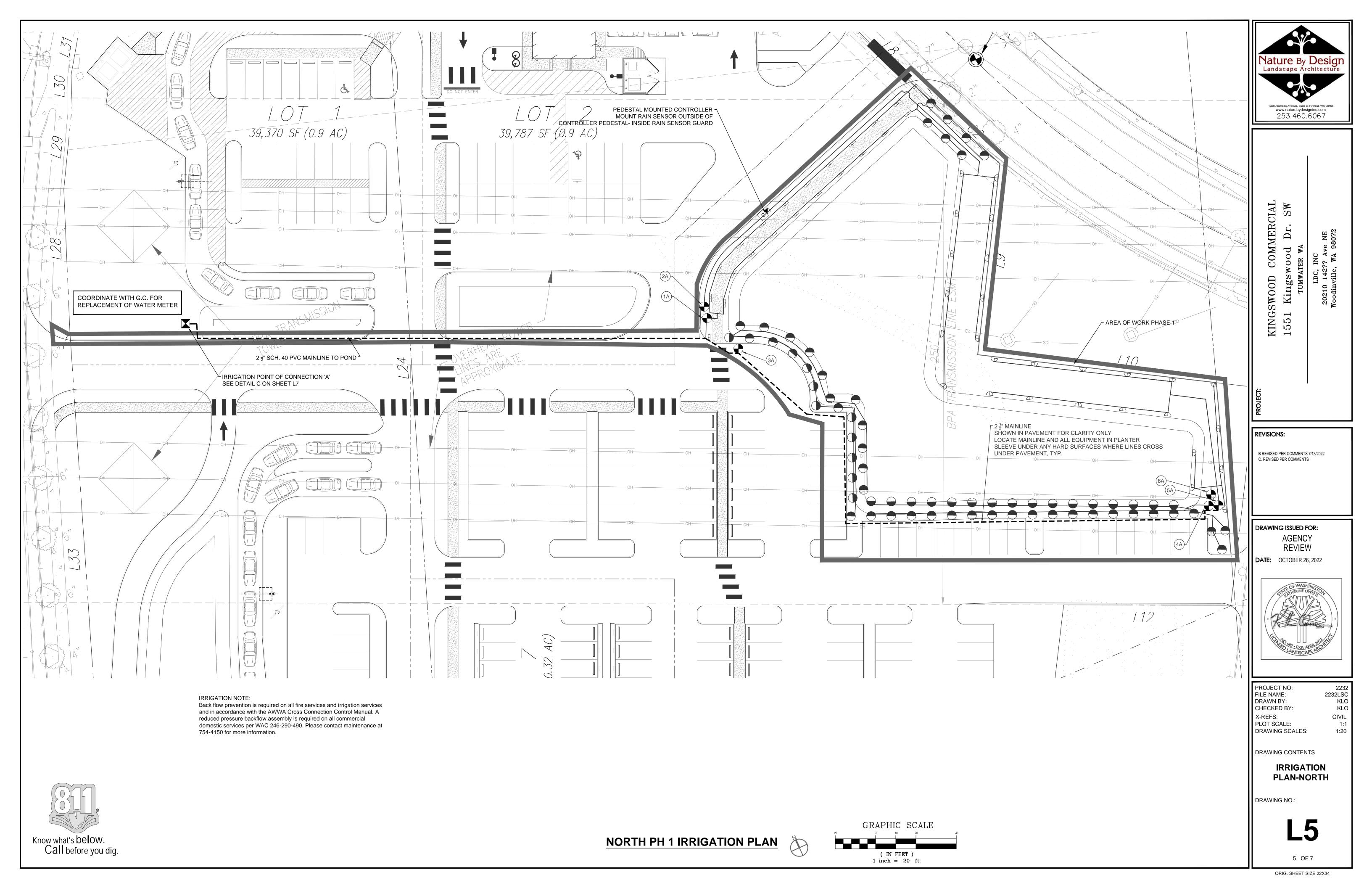


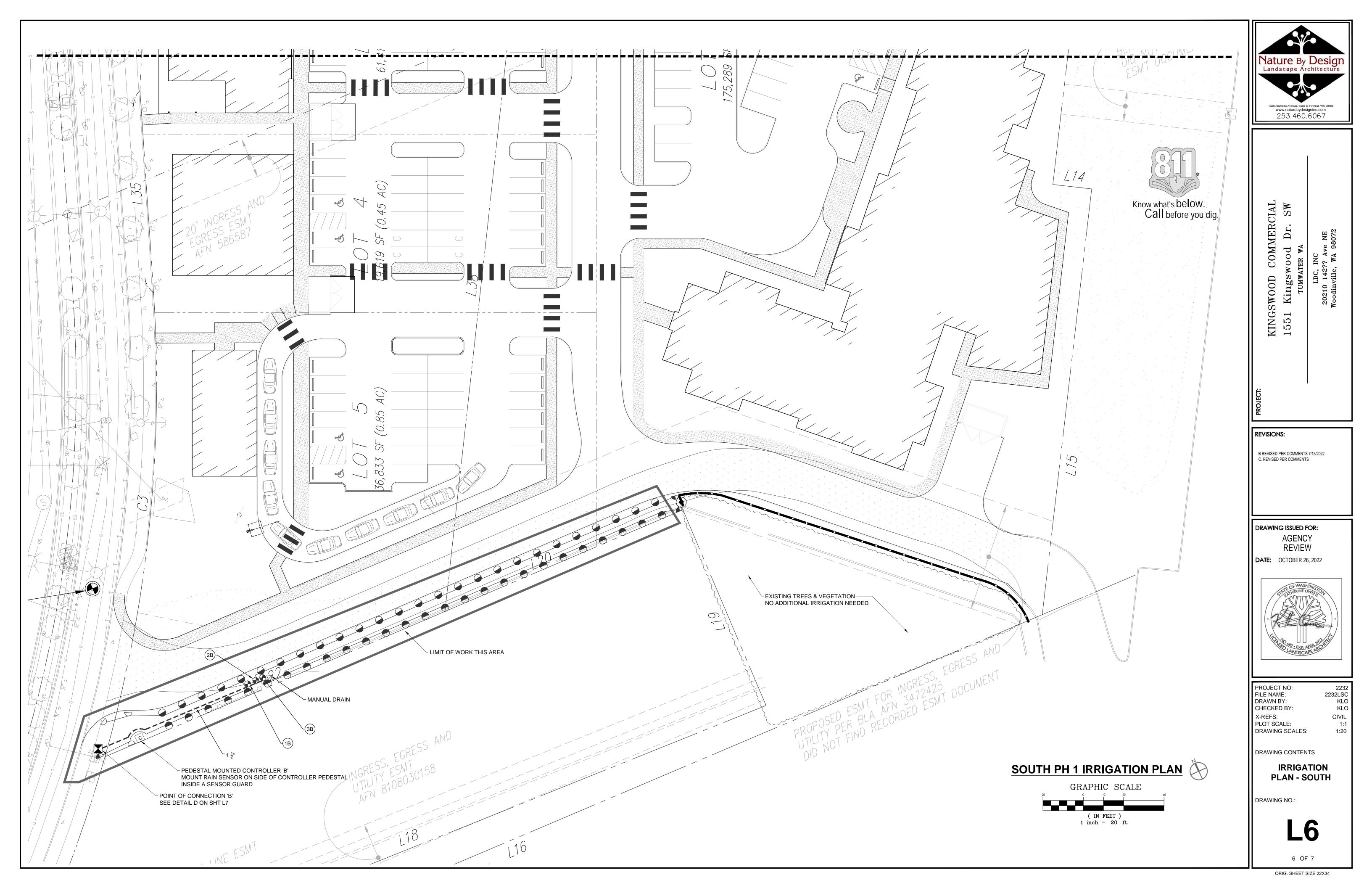
**FENCING - ORANGE MESH FABRIC** 

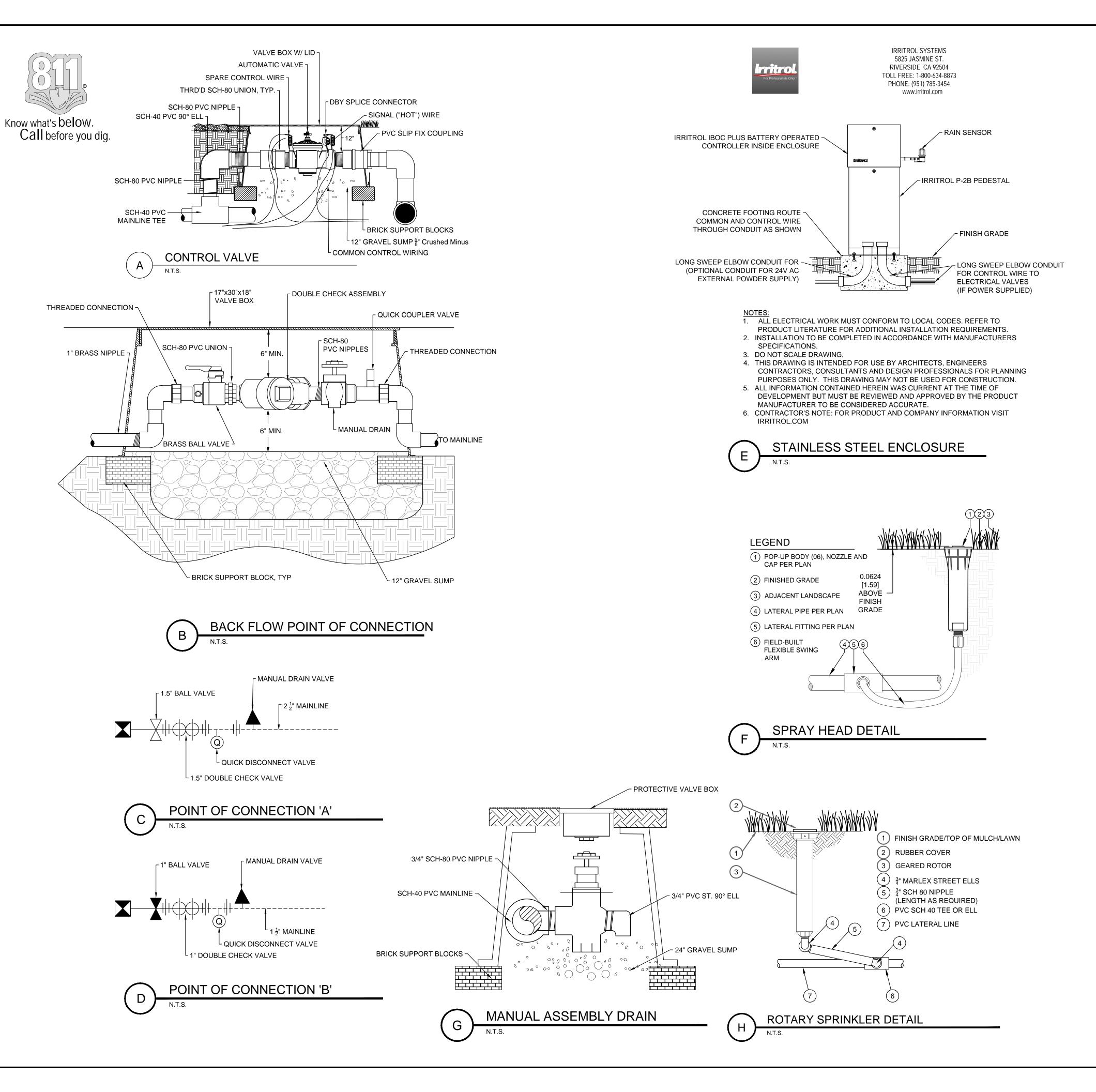
BEFORE INSTALLING PLANT.



PLANTING DETAIL No Scale







		EQUIPMENT LEGEND		
CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS
PGP ULTRA 04 MPR 25		HUNTER POP UP ROTARY SPRINKLER HEAD	40	30'
1806 PRS SAM 18	Ф	RAINBIRD POP UP SPRAY HEAD SPRINKLER	30	18'
1806 PRS SAM 15	0	RAINBIRD POP UP SPRAY HEAD SPRINKLER	30	15'
1806 PRS SAM 12	•	RAINBIRD POP UP SPRAY HEAD SPRINKLER	30	12'
1806 PRS SAM 10	0	RAINBIRD POP UP SPRAY HEAD SPRINKLER	30	10'
1806 PRS SAM EST		RAINBIRD POP UP SPRAY HEAD SPRINKLER	30	5'X15'
1806 PRS SAM SST		RAINBIRD POP UP SPRAY HEAD SPRINKLER	30	5'X30'
150BBVTF 1.50"	$\bowtie$	HAMMOD FULL PORT BRASS BALL VALVE		
100BBVTF 1.00"	M	HAMMOD FULL PORT BRASS BALL VALVE		
850 SERIES	₩	FEBCO DOUBLE CHECK VALVE, 1 EACH		
44 NP-1.00"		RAINBIRD QUICK COUPLING VALVE W/ MATCHING KEY		
75SV-0.75"	-	LAWN LIFE MANUAL DRAIN VALVE W/ RISING SWIVEL		
700 SERIES ULTRA FLOW	•	IRRITROL AUTO CONTROL VALVE W/ DC LATCHING SOLENOID		
IBOC PLUS SERIES	С	IRRITROL BATTERY POWERED CONTROLLER, 1 EACH, 4 AND 8 STATION IN PEDESTAL SS ENLCOSURE (P-2B)		
RAIN CLICK		HUNTER AUTO-RAIN SENSOR OR EQUIV. MOUNTED ON TOP OF TREATED POST AT CONTROLLER LOCATION		
195101-17"x30"x18"	NONE	BACKFLOW BOX W/ LOCKING LID		
190106-14"x20"x12"	NONE	DRIP CONTROL VALVE BOX W/ LOCKING LID		
181104-9"x10"	NONE	GATE AND MANUAL DRAIN VALVE BOX W/ LOCKING LID		
SCH-40		SOLVENT WELD PVC MAINLINE, SIZE AS SHOWN		
CL-200		SOLVENT WELD PVC LATERAL, SIZE AS SHOWN		
SCH 40 PVC 3/4"		SOLVENT WELD PVC LATERAL LINE		
SCH-40	=====	SOLVENT WELD PVC SLEEVING, SIZE AS SHOWN		
14UF-1	NONE	DIRECT BURY CONTROL WIRING, USE WHITE FOR COMMON, RED AS SIGNAL AND YELLOW FOR SPARES		

VALVE SCHEDULE							
NO.	GPM	SIZE	AREA	TYPE OF ZONE			
A1	19.81	1.50	SHRUB	SPRAY HEAD			
A2	26.07	1.50	SHRUB	SPRAY HEAD			
А3	22.00	1.50	SHRUB	SPRAY HEAD			
A4	19.54	1.50	SHRUB	SPRAY HEAD			
A5	23.70	1.00	SHRUB	SPRAY HEAD			
A6	14.22	1.50	SHRUB	SPRAY HEAD			
B1	18.79	1.00	SHRUB	SPRAY HEAD			
B2	17.77	1.00	SHRUB	SPRAY HEAD			
В3	17.77	1.00	SHRUB	SPRAY HEAD			
NOTE: THERE ARE (2) THREE CONTROLLERS							

#### **IRRIGATION NOTES**

- 1. Irrigation system engineering based on a 1.5" water meter for P.O.C. 'A' and a 1.00" water meter for P.O.C. 'B'. Both have a static water pressure of 60.0 LBS. The installer to verify adequate static water pressure at time of installation.
- Irrigation lines are that are shown within hard surface areas for clarity, shall be located within landscape planting areas or underground sleeves. All valves shall be installed within protective boxes installed flush and level with finished grade.
- Install all equipment per state and local codes (City of Tumwater). Call Line Locaters prior to digging at 1-800-424-5555.
   The installer shall be responsible for all permits, tests and inspections as required.
- 4. See civil drawings to verify all utility locations.
- 5. Install manual drains at all low points and record all locations on the "Record Drawings".
- Adjust radius on all sprinkler heads to maximize the coverage and minimize overspray on all hard surfaces. Add anti-drain check valves to low heads to eliminate drainage and run-off.
- 7. Mainline & wiring to have a minimum cover of 18" and all lateral piping 12".
- 8. Prior to backfill, the main line is to be pressure tested at 75 lbs. for (1) one hour with '0' loss. The completed test is to be turned over to the General Contractor.
- Use select "rock free" native soil or clean sand to backfill all trenches and compact to 85% density for landscape areas and 95% for areas under concrete or asphalt.
- 10. The back flow assemblies are to be certified by a State Licensed BAT. The completed forms are to be turned in to the City of Tumwater. And a copy of the certification shall be delivered to the project proponent.
- 11.Install the controllers at locations indicated on the plans and per detail this sheet. Provide a 12"x15"x4" concrete pad for the controller pedestal to mount on. Verify any conduit needed for pad prior to pouring
- 12. As part of the contract, the landscape contractor is to winterize in the fall and activate the system in the spring for one year.
- 13. From controller 'A' install (2) two spare Yellow wires to each valve No. 1A and 8A. From controller B install (2) two spare yellow wires to valve no. 3B and Note: all control valve boxes shall have the spare yellow wires visible inside.
- 14.Do not spice the red signal wire between the controller and the control valve. Wire splices shall be within the valve boxes only using 3M-DBY splice kits.
- 15. All control valves shall be tagged using plastic marking numbers. Number valves as per plan.
- 16. The installer shall provide to the owner an exact 'As-Built' drawing of the installed system
- 17. As part of the contract, the installer shall perform (1) one each on the system. Spring Start Up and Winterization. The Spring Start Up shall include the complete review of the system to ensure it is operating correctly. Adjust and repair as required. Damage due to vandalism or other destruction, are not under warranty. Any manufacture or installer repairs are at installer's expense.



KINGSWOOD COMMERCIAL
1551 Kingswood Dr. SW
TUMWATER WA
LDC, INC
20210 142?? Ave NE

REVISIONS:

C. REVISED PER COMMENTS

B REVISED PER COMMENTS 7/13/2022

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KLO

CIVIL

1:1

N.T.S.

DRAWING SCALES:

DRAWING CONTENTS

IRRIGATION

NOTES & DETAILS

DRAWING NO.:



ORIG. SHEET SIZE 22X34