



**LANDSCAPE NOTES:**

- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTE, PLANT NAMES, SIZES, AND QUANTITIES.
- IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.
- ALL LAWN AREAS AND PLANTING BEDS SHALL BE STRIPPED AND CLEARED OF WEEDS, ROOTS, LAWN, AND DEBRIS. SPECIFIED LANDSCAPE AREAS SHALL BE RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.
- TOP SOIL TO BE INSTALLED TO A DEPTH OF 4", IN LAWN AREAS, UNLESS OTHERWISE NOTED. TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM THAT IS NON-TOXIC, WELL-DRAINED AND FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, ROCKS, GREATER THAN 1" DIAMETER COARSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED, FINAL GRADE SHALL BE RAKED SMOOTH AND EVEN.
- SUB GRADE IN ALL LANDSCAPE AREAS TO BE +/-0.5'.
- TREE PLANTING SPECIFICATIONS
  - TREE PLANTING HOLES SHALL BE 3-5 TIMES THE DIAMETER OF THE ROOT BALL OF THE TREE TO BE PLANTED. THE TREE SHOULD BE CENTERED IN THE HOLE.
  - ROPES, STRINGS, BURLAP AND OTHER WRAPPING SHALL BE REMOVED FROM THE ROOT BALL. PLASTIC CONTAINERS AND WIRE BASKETS SHALL BE REMOVED ENTIRELY BEFORE TREE IS PLACED IN THE PLANTING HOLE.
  - SOIL UNDER THE TREE ROOT BALL WILL REMAIN UNDISTURBED TO SUPPORT ROOT BALL AND REDUCE SETTLING.
  - THE ROOT COLLAR SHALL BE LEVEL OR UP TO 1 INCH ABOVE THE FINISHED GRADE.
  - BACKFILL USING EXISTING SOIL, WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
  - COVER THE TREE RING AREA (MINIMUM OF 6" DIAMETER) WITH 2 TO 4 INCHES OF ORGANIC MATERIAL. MULCH SHOULD BE NO CLOSER THAN 4 INCHES FROM THE ROOT COLLAR OF THE TREE. COMPOST OR WOOD CHIPS ARE ACCEPTABLE MULCH MATERIALS. DO NOT USE ROCK AS MULCH.
  - STAKE ONLY IF NECESSARY FOR STABILITY. TIES SHOULD BE TIGHT ENOUGH TO SUPPORT THE TREE WHILE ALLOWING THE TREE TO SWAY. ALL TIES AND STAKES SHALL BE REMOVED WITHIN A YEAR. IF THE TREE STILL REQUIRES SUPPORT, CONTRACTOR MUST REPLACE TREE.
  - WATER NEW TREES TO A DEPTH OF 12 TO 18 INCHES AT LEAST ONCE A WEEK DURING THE FIRST THREE GROWING SEASONS. DURING PERIODS OF DROUGHT, NEW TREES NEED MORE FREQUENT WATERING. TREES SHOULD BE ON A SEPARATE ZONE FROM TURF.
  - MAINTAIN TREE RINGS (MULCHED AREA) OR INSTALL ADEQUATE EDGING MATERIAL TO KEEP TURF AND WEEDS OUT OF THE RING.
  - ROOT BARRIERS SHALL BE USED WHEN PLANTING TREES WITH FOUR FEET (4') OF ANY PUBLIC CURB OR SIDEWALK.
- AMENDED BACKFILL FOR SHRUB PLANTING HOLES SHALL BE:
  - 80% OF ON SITE SOIL.
  - 20% OF ORGANIC AMENDMENT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLIGENCE, WITH PLANT MATERIAL EQUAL TO ORIGINAL.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND OR THE OWNER. ANY SUBSTITUTIONS OF STREET TREE SPECIES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- THREE INCHES (3") OF WASHED 3/8" BLACK BASALT CHIP MULCH IS TO BE PLACED ON TOP OF PROFESSIONAL GRADE LANDSCAPE FABRIC. IN ALL SHRUB BEDS, SPREAD PREEN OR EQUIVALENT, BEFORE THE LANDSCAPE FABRIC IS PLACED DOWN AND WATER, PER PREEN DIRECTIONS, TO PREVENT WEEDS. DO NOT APPLY PRE-EMERGENT TO BEDS/SOIL, IN ROW, WHERE STREET TREES EXISTING OR WILL BE PLANTED.
- FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL. (DO NOT APPLY FERTILIZER TO SOIL OR BEDS WHERE STREET TREES EXIST OR WILL BE PLANTED). FERTILIZE ONLY AFTER THE FIRST YEAR PLANTED, ONLY IF THE PLANTS NEED FERTILIZER, PER THE FOLLOWING SCHEDULE:
 

PLANT SIZE	TABLET QUAN.	TABLET STRENGTH
1-2 GAL.	1	10 GRAM
5 GAL.	2	21 GRAM
3/4"-1 1/4" CAL.	4	21 GRAM
- MAINTAIN A 2' MIN. SPACE BETWEEN BUILDING WALLS AND MATURE WIDTH OF ADJACENT PLANTS.
- CONTRACTOR SHALL INSTALL LANDSCAPE EDGER PER MANUFACTURER'S PLAN.
- SEE CITY OF SPOKANE DESIGN STANDARDS 3.4-6 ROADSIDE PLANTING THAT CAN BE FOUND AT: [HTTPS://STATIC.SPOKANECITY.ORG/DOCUMENTS/PROJECTS/STREET-DESIGN-STANDARDS-UPDATE/SPOKANE-DESIGN-STANDARDS-V13-2020-11-03.PDF](https://static.spo.kanecity.org/documents/projects/street-design-standards-update/sokane-design-standards-v13-2020-11-03.pdf)
- THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102.
- A PUBLIC TREE PERMIT IS REQUIRED, PRIOR TO STREET/PUBLIC TREE INSTALLATION AND REMOVAL. PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETED PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION WITH START AND COMPLETION DATES. THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE GENERAL CONTRACTOR IS AWARE AND COMPLIANT WITH THIS REQUIREMENT. THE PERMIT AND INSTRUCTIONS ARE FOUND ON THE CITY OF SPOKANE URBAN FORESTRY WEB SITE.
- VERIFY THAT ALL STREET TREES WILL HAVE A MINIMUM OF 100 CUBIC FEET OF UNCOMPACTED SOILS (3' DEEP).
- THERE SHALL BE A \$650.00 PER MISSING STREET TREE DUE TO CITY OF SPOKANE CODE CONFLICTS. SEE REFERENCE NOTE SCHEDULE.

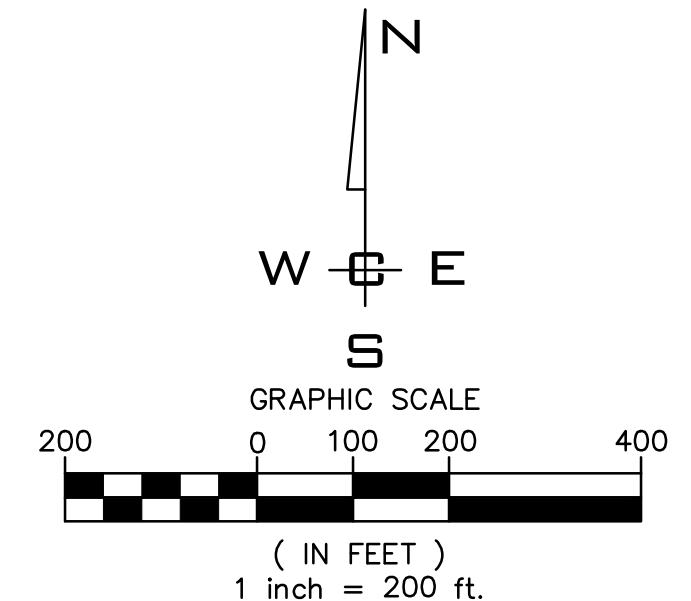
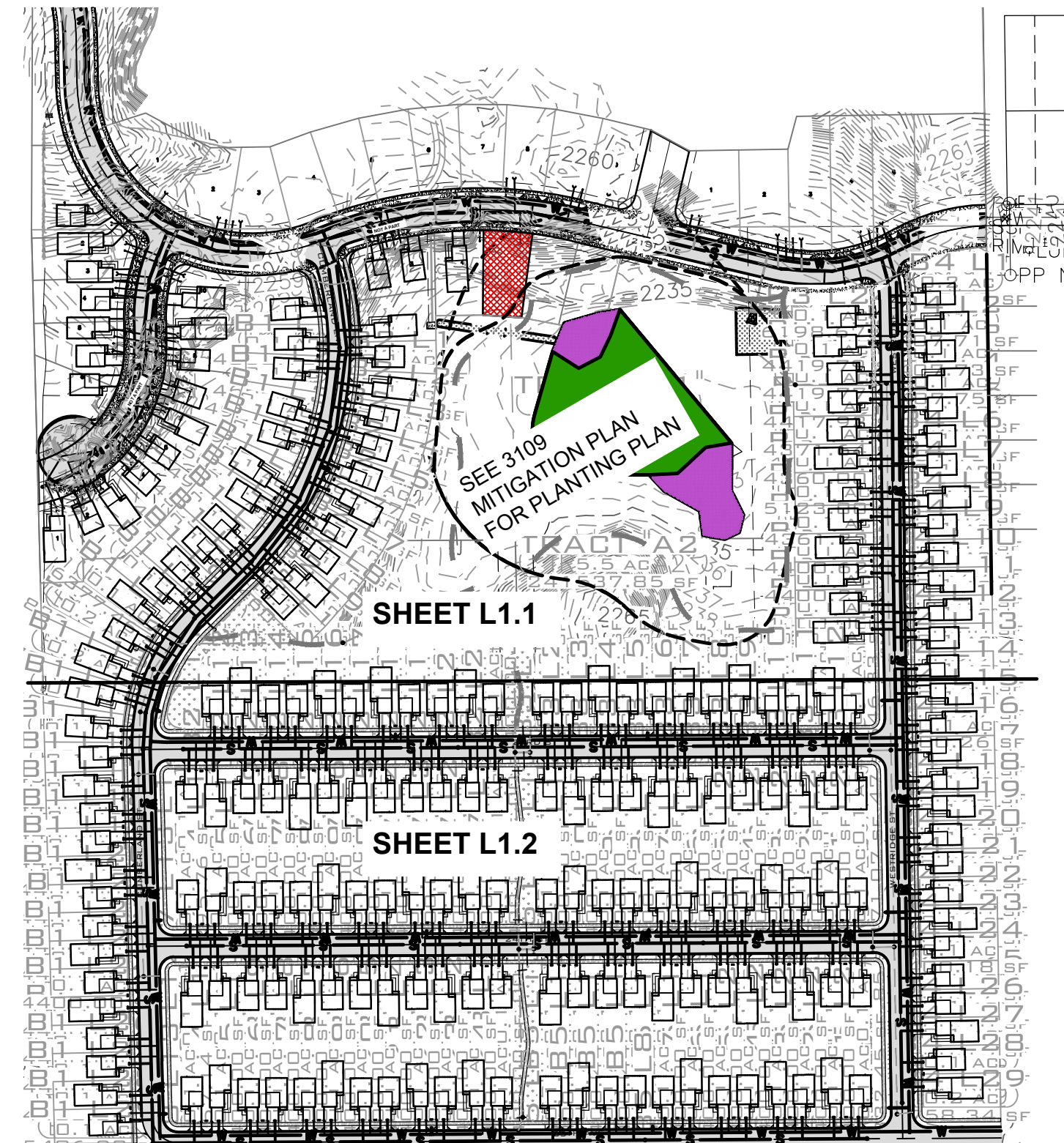
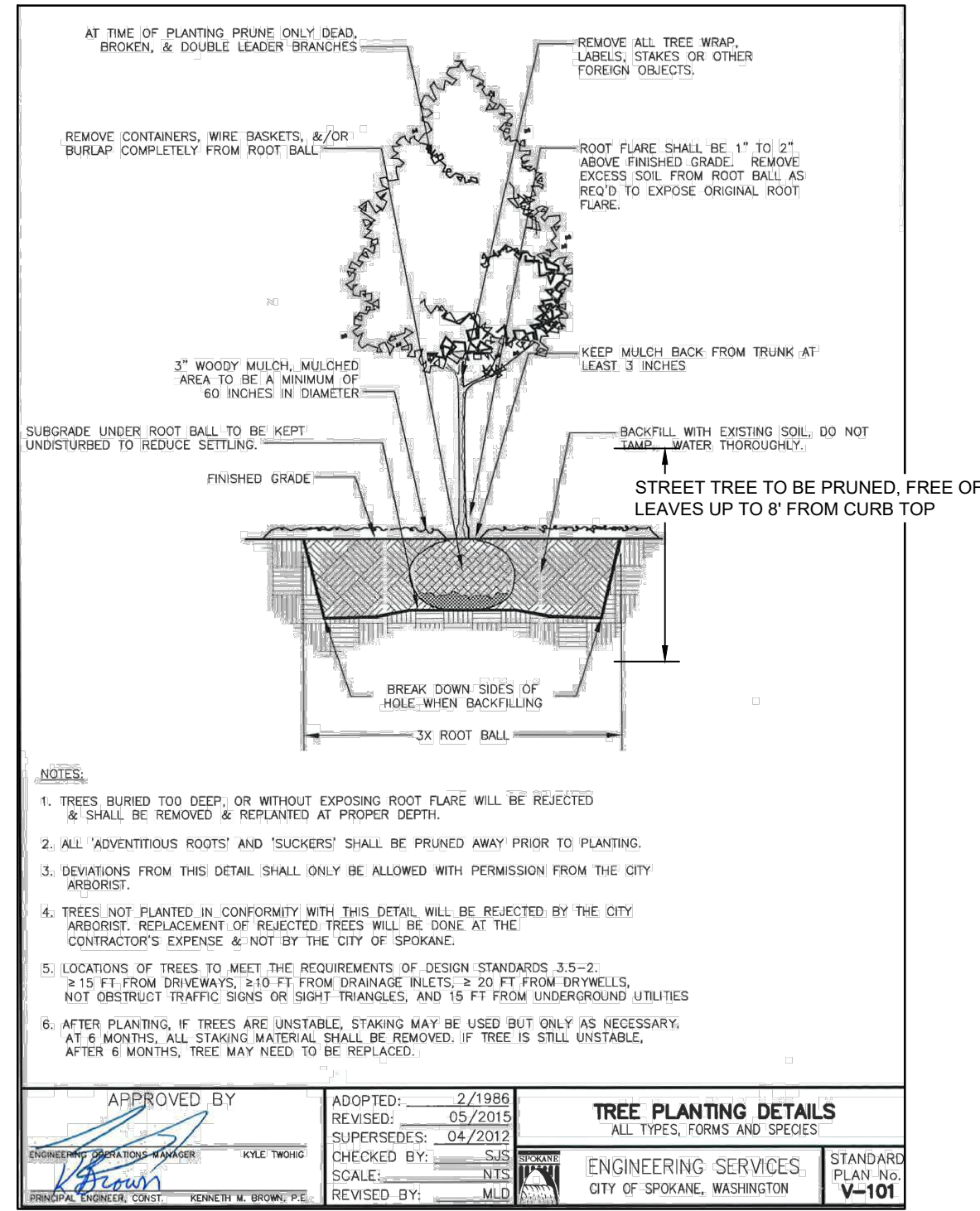
**IRRIGATION NOTES:**

- IRRIGATED HYDROSEED SHALL BE IN ALL LAWN AREAS, UNLESS OTHERWISE NOTED.
- IRRIGATION SYSTEM IS DESIGN BUILD: IRRIGATION POINT OF CONNECTION IS AT WATER STUB. INSTALL METER, BACKFLOW PREVENTION DEVICE, IRRIGATION CONTROLLER, VALVES AND IRRIGATION PIPE AND EMITTERS/HEADS. ALL MAINLINES SHALL BE SCH. 40 P.V.C. ALL LATERAL LINES SHALL BE POLY N.S.F. 100 PSI. ALL IRRIGATION PIPING SHALL BE SIZED NOT TO EXCEED (5) FEET PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER. A DRIP SYSTEM SHALL BE DESIGNED FOR TREES AND SHRUBS ON SEPARATE ZONES FROM LAWN AREA. LAWN AREAS SHALL HAVE A 100% COVERAGE BY SPRINKLER HEADS.
- TREES SHALL BE ON A SEPARATE IRRIGATION ZONE.

**LAWN SEED MIX**

NORTHWEST 60/40 LAWN MIX  
NORTHWEST SEED AND PET WWW.NWSEED.COM

60% LANDMARK BRAND KY BLUEGRASS  
40% BOREAL CREEPING RED FESCUE  
5 LBS. PER 1000 S.F.



P:\WCE\WORK\2021\WCE PROJECTS\2021-3109 LEANAR - BEARD ADDITION TO WEST BLUFF VIEWS\3109-PUD LANDING PLOT DATE: 04/13/23

NAV D - 88  
XXX

NO.	DATE	BY	REVISIONS

**SCALE:**  
HORIZONTAL:  
1" = 50'  
VERTICAL:  
N/A

PROJ #: 21-3109  
DATE: 04/12/23  
DRAWN: SMM  
REVIEWED:

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-0227

**BEARD ADDITION  
LANDSCAPE COVER  
CUMBERLAND LN. & 21ST AVE  
SPOKANE, WA**

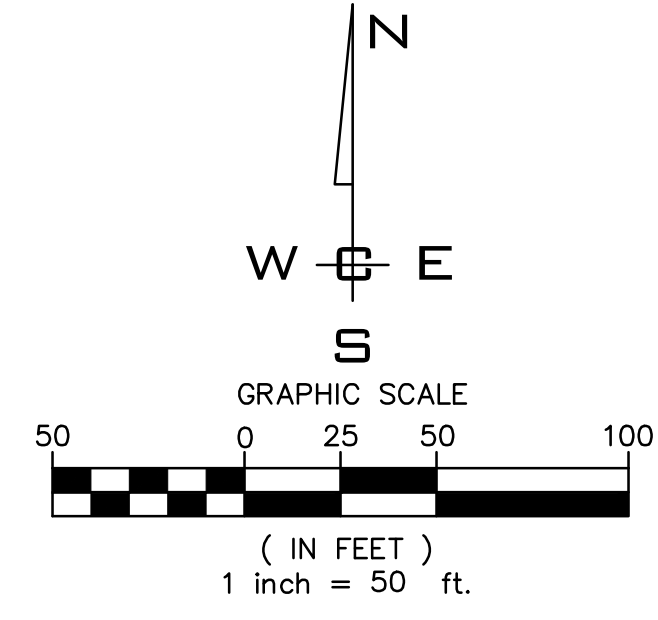


**SHEET  
L1.0**  
JOB NUMBER  
21-3109



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	LM	15	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL.	
	LE	25	LIRIODENDRON TULIPIFERA 'JFS-OZ' EMERALD CITY® TULIP POPLAR	2" CAL.	
	QF	20	QUERCUS FRAINETTO 'FOREST GREEN' FOREST GREEN OAK	2" CAL.	
	TG	24	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL.	
	UC	27	ULMUS X 'FRONTIER' FRONTIER ELM	2" CAL.	
	ZG	27	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" CAL.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	FR	24,588 SF	BLUEGRASS GRASS SEED	HYDROSEED	

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE. IRRIGATION SYSTEM IS A DESIGN BUILD
	POINT OF CONNECTION FOR THE SEPERATELY METERED IRRIGATION SYSTEM. PROVIDE DCVA PER CITY STANDARDS.
	NO STREET TREE DUE TO DRIVEWAY, UTILITIES AND OR SIGN PLACEMENT. CITY OF SPOKANE SHALL BE PAID FOR EACH MISSING STREET TREE. SEE LANDSCAPE NOTES



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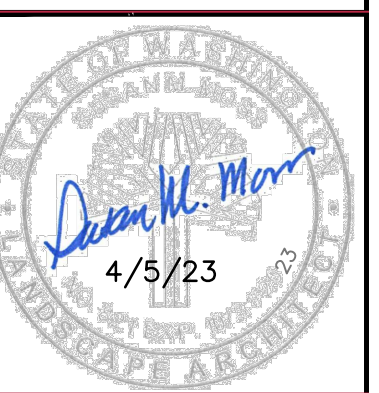
NO.	DATE	BY	REVISIONS

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VERTICAL:  
N/A

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DRAWN: SMM  
REVIEWED:

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-826-0227

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LANDSCAPE COVER  
CUMBERLAND LN. & 21ST AVE  
SPOKANE, WA**

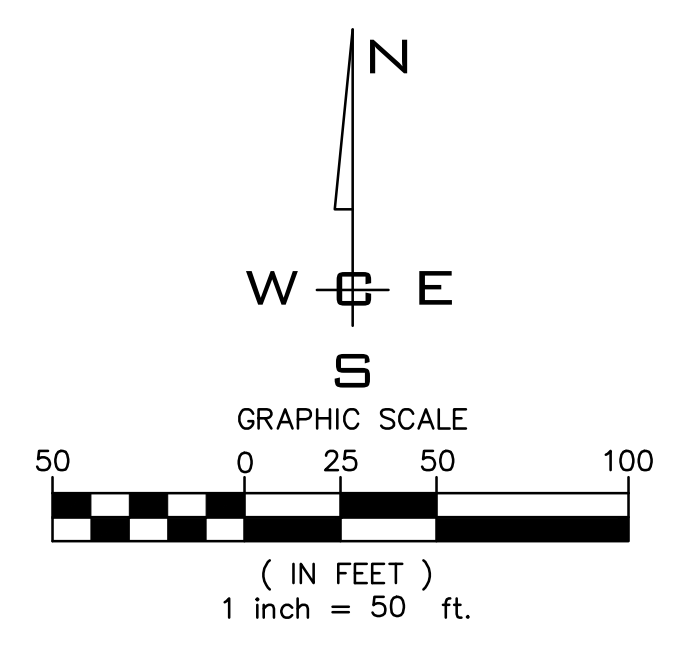


**SHEET  
L1.1**  
JOB NUMBER  
21-3109



PLANT SCHEDULE					
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	LE	25	LIRIODENDRON TULIPIFERA 'JFS-OZ' EMERALD CITY® TULIP POPLAR	2" CAL.	
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	FR	24,588 SF	BLUEGRASS GRASS SEED	HYDROSEED	

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**BEARD ADDITION  
 LANDSCAPE COVER  
 CUMBERLAND LN. & 21ST AVE  
 SPOKANE, WA**



**SHEET  
 L1.2**  
 JOB NUMBER  
**21-3109**