



LANDSCAPE NOTES:

- SEE CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRUCTION OPERATIONS, ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO DIGGING, VERIFY LOCATION OF ALL UNDER GROUND UTILITY IE CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND REPAIR ANY/ALL DAMAGE, NOT AN EXTRA COST TO THE OWNER.
- 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 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'.
- 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 NURSERYMENS NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED AND MAINTAINED 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 ON-SITE SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND OR THE OWNER. SUBSTITUTIONS FOR STREET TREES MUST HAVE PRIOR WRITTEN APPROVAL FROM URBAN FORESTRY BEFORE INSTALLATION.
- THREE INCHES (3") DEEP OF MEDIUM BARK MULCH IS TO BE USED IN ALL SHRUB BEDS. SPREAD PREEN OR EQUIVALENT, BEFORE MULCH PLACEMENT, TO PREVENT WEEDS. (DO NOT APPLY PREEN TO SOIL OR BEDS WHERE STREET TREES WILL BE PLANTED).
- SEE ROAD SIDE PLANTING 3.4-6 FOR TREE PLACEMENT, OF THE CITY OF SPOKANE DESIGN STANDARDS. (AFTER PLANTING IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.) TREE PLANTING DISTANCE ONSITE CONFLICTS DUE TO OTHER INFRASTRUCTURE CAN BE DETERMINED ON A CASE-B-CASE BASIS AND COORDINATION WITH IF STAFF SHOULD BE COMPLETED PRIOR TO PERMIT SUBMITTAL.
- THE CONTRACTOR SHALL PLANT ALL TREES AND SHRUBS ON SITE ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING, IF TREES ARE UNSTABLE, STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE, AFTER 6 MONTHS, TREE MAY NEED TO BE REPLACE.
- "PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING (CROWN/ROOT) OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE Public Tree Permit Application. AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION AND START AND COMPLETION DATES."
- VERIFY THAT ALL STREET TREES WILL HAVE A MINIMUM OF 100 CUBIC FEET OF UNCOMPACTED SOILS (3" DEEP).
- ANY SUBSTITUTION OF STREET TREES MUST HAVE PRIOR WRITTEN APPROVAL FROM URBAN FORESTRY TO INSTALLATION.
- THERE SHALL BE A \$650.00 PER TREE CHARGE TO THE LOTS WHERE STREET TREES ARE NOT SHOWN FOR PLANTING DUE TO ONSITE CONFLICTS PER THE CITY OF SPOKANE CODE.

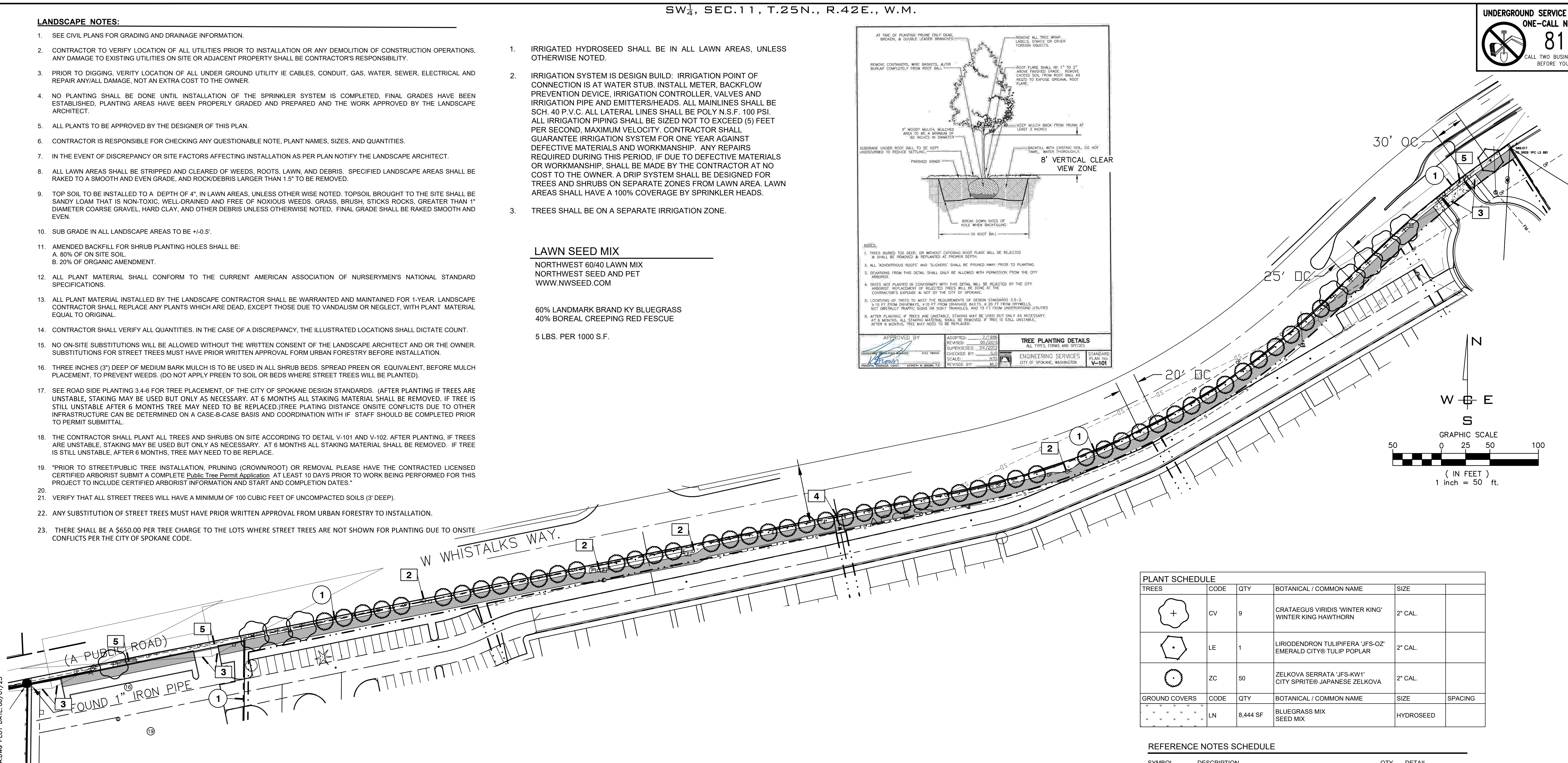
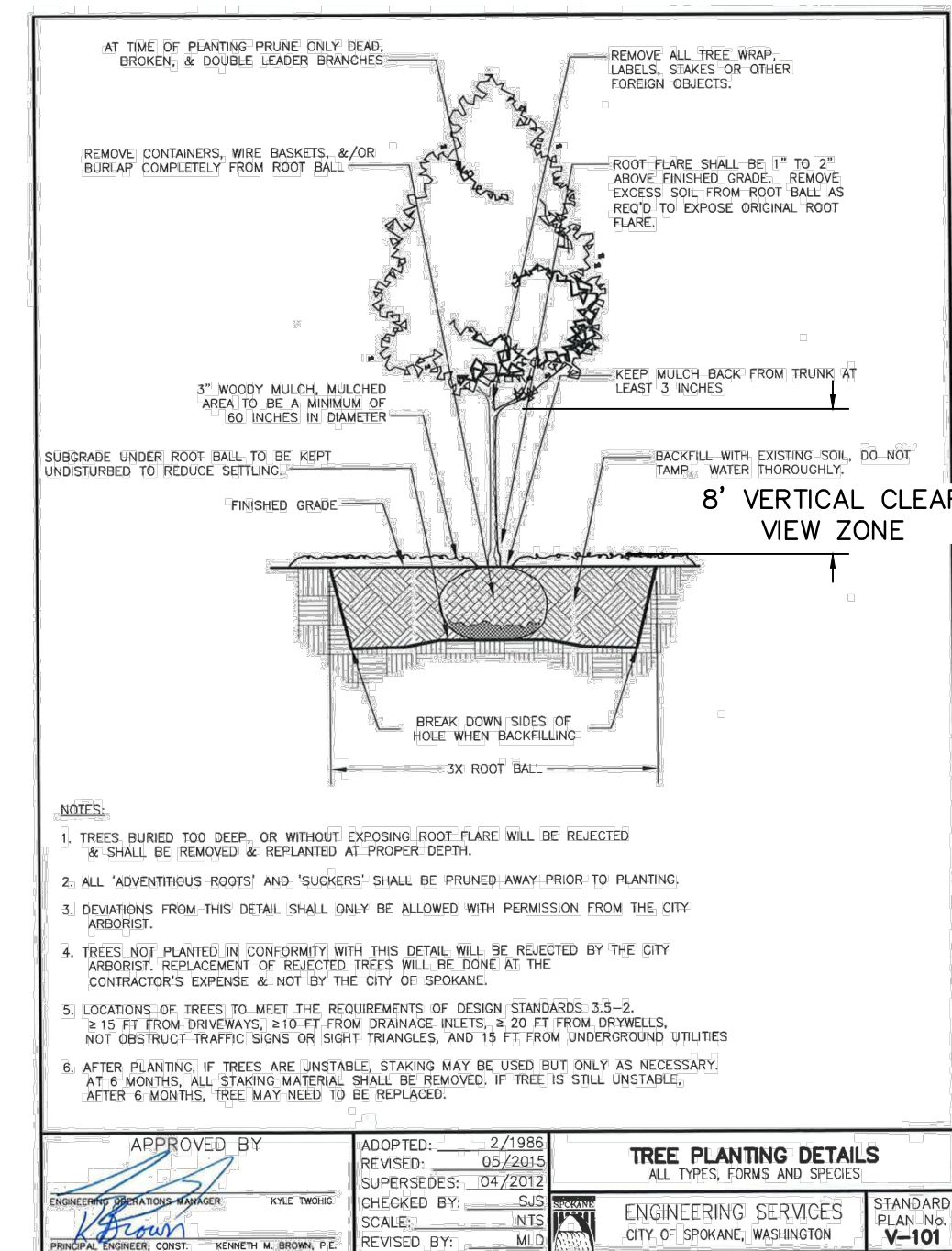
- IRRIGATED HYDROSEED SHALL BE IN ALL LAWN AREAS, UNLESS OTHERWISE NOTED.
- IRRIGATION SYSTEM IS DESIGN BUILD. IRRIGATION POINT OF CONNECTION IS AT WATER STUB. INSTALL METER, BACKFLOW PREVENTION DEVICE, IRRIGATION CONTROLLER, VALVES AND IRRIGATION PIPE AND EMITTERS/HEADS. ALL MAINLINES SHALL BE SCH. 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.



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CV	9	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	2" CAL.	
	LE	1	LIRIODENDRON TULIPIFERA 'JFS-OZ' EMERALD CITY® TULIP POPLAR	2" CAL.	
	ZC	50	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL.	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	LN	8,444 SF	BLUEGRASS MIX SEED MIX		HYDROSEED

REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
1	PROPERTY LINE		
2	NO STREET TREE DUE TO DRIVEWAY, UTILITIES AND OR SIGN PLACEMENT. CITY OF SPOKANE SHALL BE PAID FOR EACH MISSING STREET TREE.		
3	15'X195' CLEAR VIEW TRIANGLE		
4	POINT OF CONNECTION FOR THE SEPERATELY METERED IRRIGATION SYSTEM. PROVIDE DCVA PER CITY STANDARDS.		
5	4" IRRIGATION SLEEVE. DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE. IRRIGATION SYSTEM IS A DESIGN BUILD SYSTEM.		

WCE WORK 2022 WCE PROJECTS 2022-3345-LA-DWG PLOT DATE: 06/07/23
 WCE BAND BSP (REF 2809) (WCE) 3345-LA-DWG PLOT DATE: 06/07/23
 WCE BAND BSP (REF 2809) (WCE) 3345-LA-DWG PLOT DATE: 06/07/23

NAVD - 88
 THE BENCHMARK USED FOR THIS IS A FOUND CITY OF SPOKANE BENCHMARK FT. GEORGE WRIGHT & SFCC LOCATED AT THE BOTTOM OF STEP AT THE MAIN ENTRANCE OF THE STUDENT LODGE.
 NAVD88 ELEVATION = 1863.480

NO.	DATE	BY	REVISIONS

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

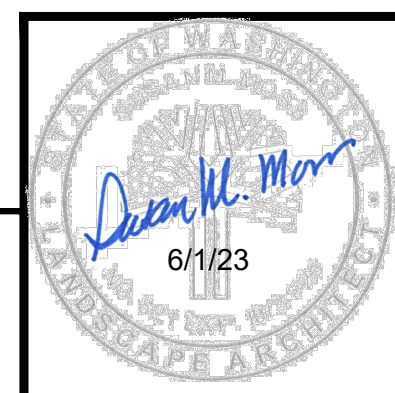
PROJ #: 22-3345
 DATE: 05/30/23
 DRAWN: SMM
 REVIEWED: TRW

CIVIL
 STRUCTURAL
 SURVEYING
 TRAFFIC
 PLANNING
 LANDSCAPE
 OTHER



**RED BAND SHORT PLAT
 STREET TREE PLAN
 1620 N. RIVER RIDGE BOULEVARD
 SPOKANE, WASHINGTON**

PLANS
 NOT APPROVED
 BY AGENCY



**SHEET
 PPL1**
 JOB NUMBER
22-3345