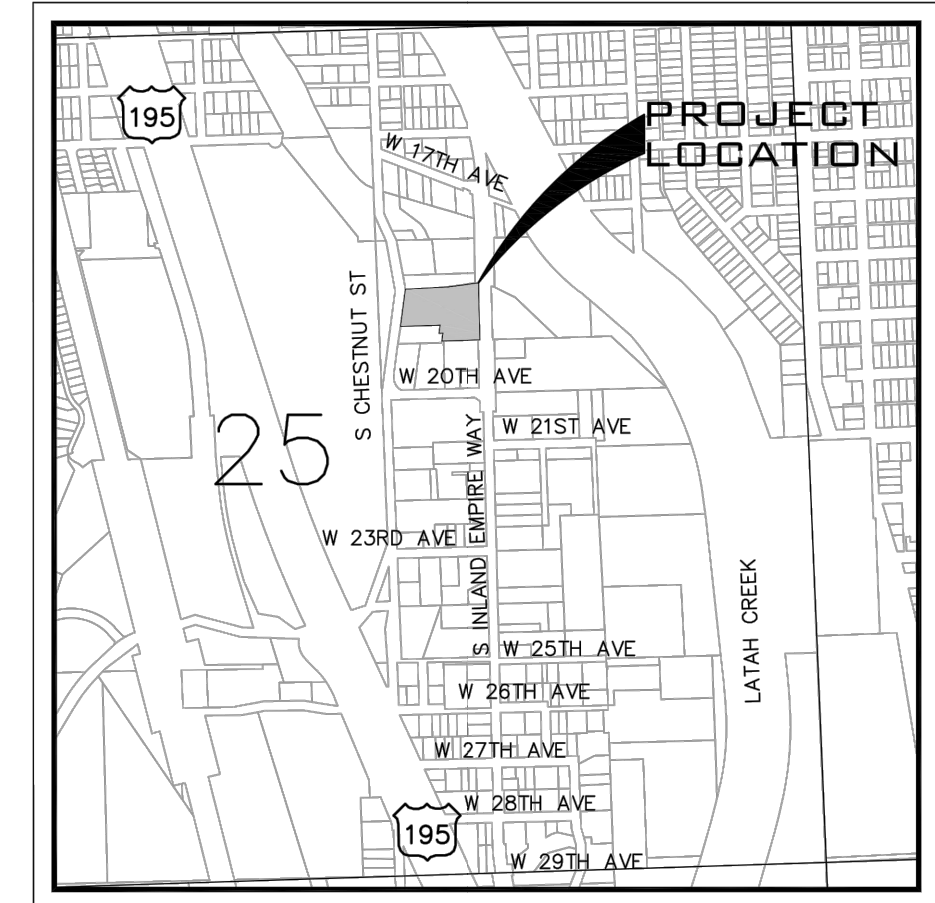


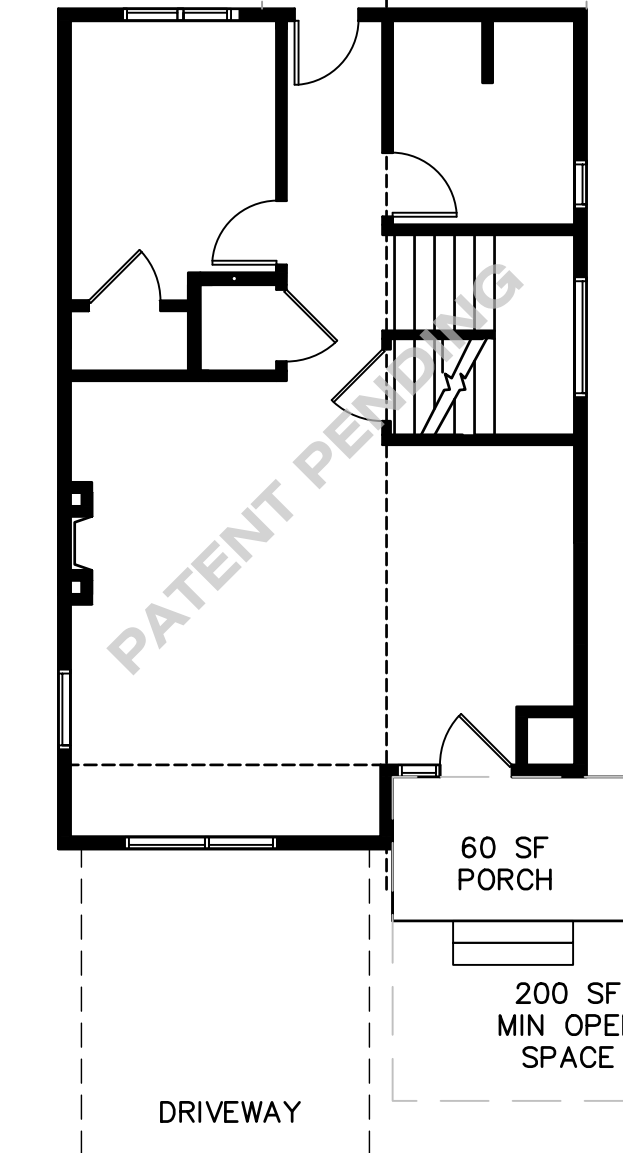
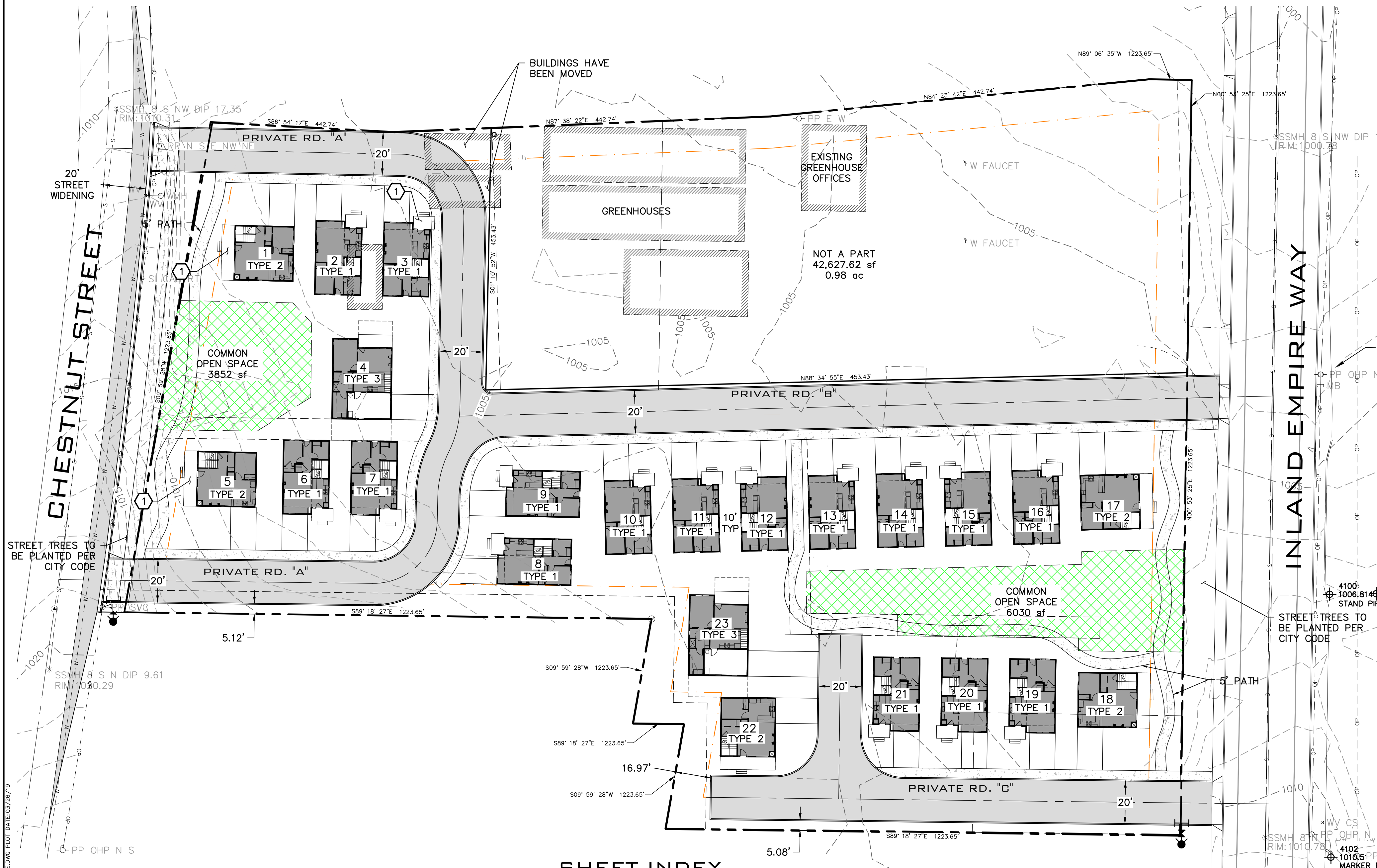
PRELIMINARY SITE PLAN VINEGAR FLATS COTTAGES

LOCATED IN A PORTION OF THE
SW 1/4 OF THE NE 1/4 OF SEC 2, T 25 N, R 43 W, B.M.
CITY OF SPOKANE, WASHINGTON

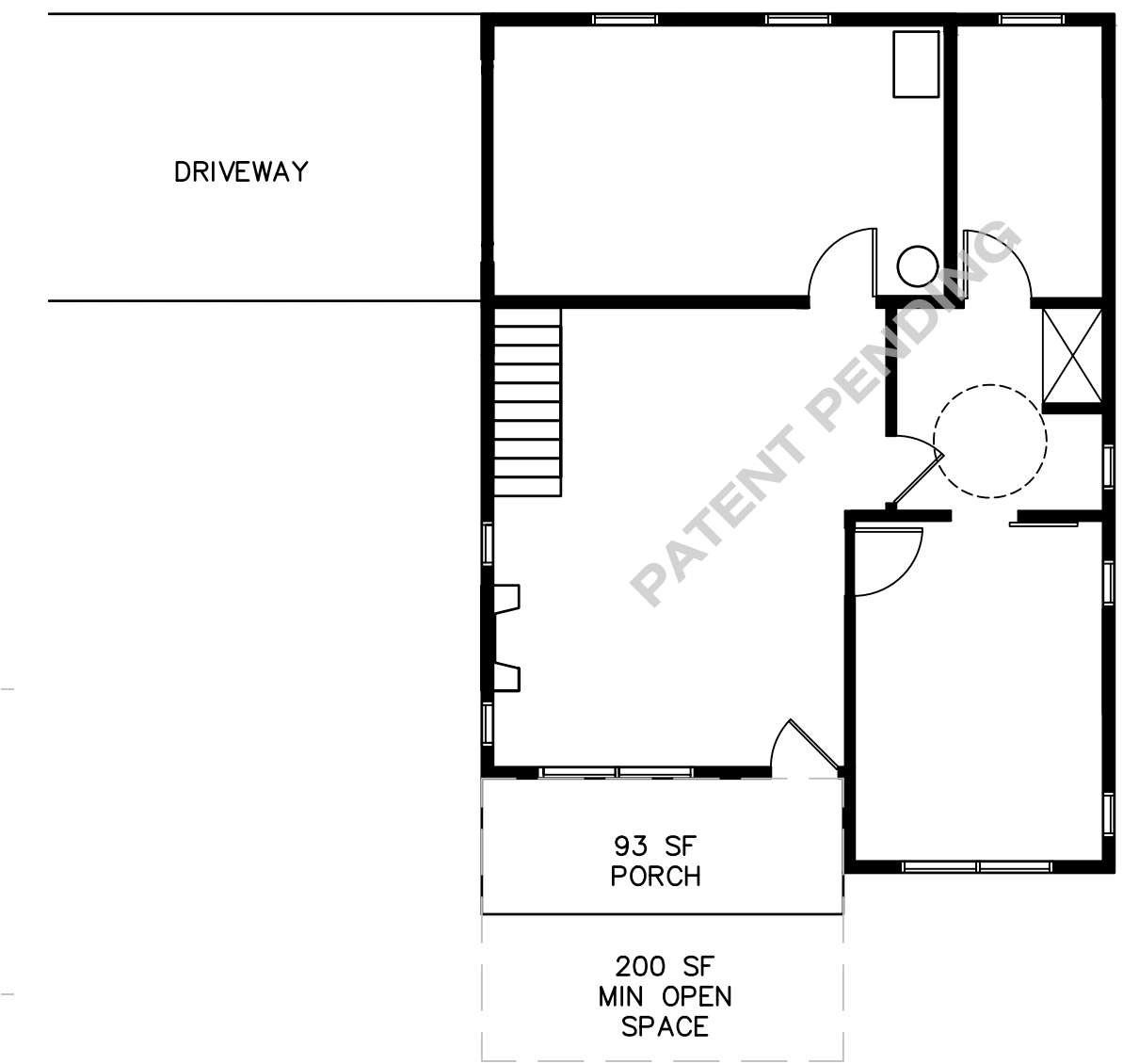


VICINITY MAP

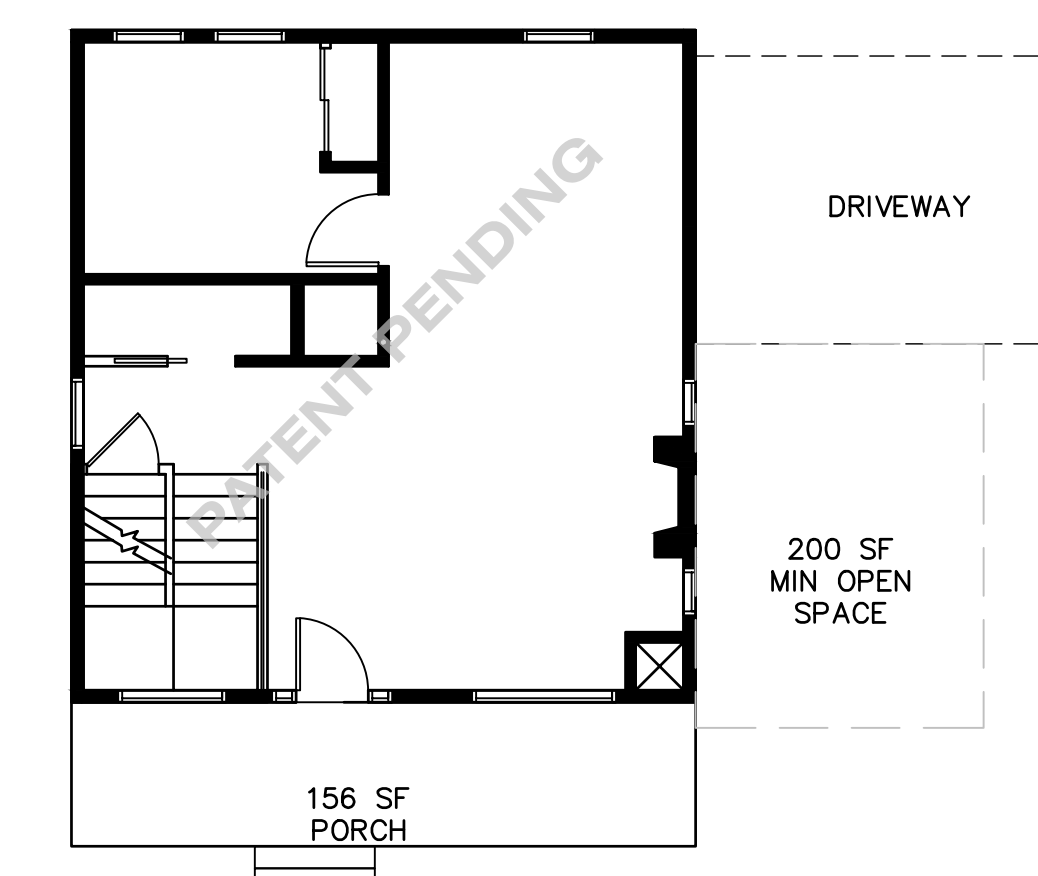
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



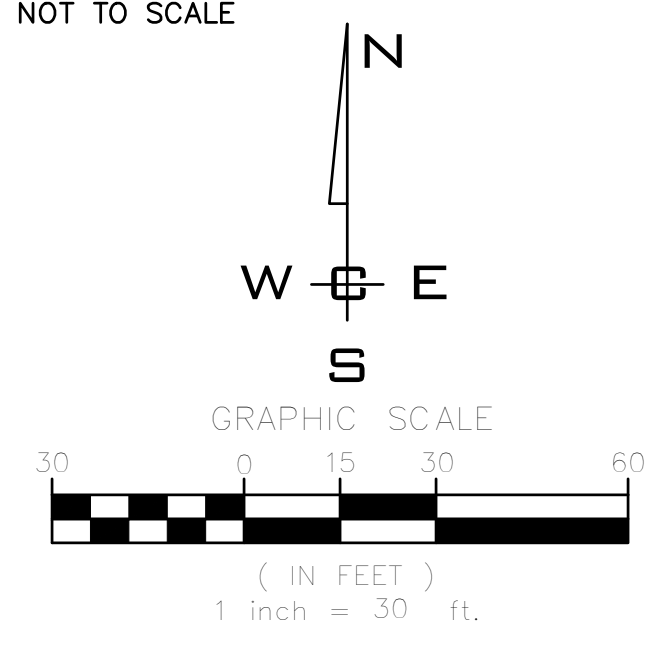
BUILDING TYPE 1
NOT TO SCALE



BUILDING TYPE 3
NOT TO SCALE



BUILDING TYPE 2
NOT TO SCALE



SHEET INDEX

SHT 1	SITE PLAN
SHT 2	SITE PLAN W/AERIAL IMAGE
SHT 3	COMMON OPEN SPACE PLAN
SHT 4	PROPOSED UTILITY PLAN
SHT 5	BUILDING TYPE 1 PLANS & ELEVATIONS
SHT 6	BUILDING TYPE 2 PLANS & ELEVATIONS
SHT 7	BUILDING TYPE 3 PLANS & ELEVATIONS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

LEGAL DESCRIPTION

25251.1805
TR "B" OF CITY SP299-40 "JARED" AUDITORS # 4638456 BK 17 PGS 79 & 80 BEING A PTN OF BLK 1 & 2 OF WENDEL GRANT ACRE TRACTS

25251.1806
TR "C" OF CITY SP299-40 "JARED" AUDITORS # 4638456 BK 17 PGS 78 & 80 BEING A PTN OF BLK 1 & 2 OF WENDEL GRANT ACRE TRACTS

25251.1807
WENDEL GRANT ACRE TRACT ADD PT OF TRS 2 & 3 DAF: BEG AT SW COR TR 2 TH NLY 100FT ALG WEST LN SD TR2, TH E248FT PARA WITH S LN TR 2, TH SLY PAR TO W LN TR 2, 50FT, TH E PAR TO S LN 24FT, TH S PARTO W LN 62FT, TH W272FT TO W LN TRS 2 & 3, TH NLY ALG SD W LN TO POB

25251.1808
TR "E" OF CITY SP299-40 "JARED" AUDITORS # 4638456 BK 17 PGS 79 & 80 BEING A PTN OF BLK 1 & 2 OF WENDEL GRANT ACRE TRACTS

APPLICANT
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: TODD R WHIPPLE, P.E.
TODD@WHIPPLECE.COM

PROPERTY OWNER
KBM DEVELOPMENT, LLC
3215 S. HIGH DRIVE
SPOKANE, WA 99206
ED BRUYA

① PORCHES ON NOTED UNITS WILL REQUIRE MODIFICATION, MAINTAINING CODE REQUIREMENTS

BUILDING COUNT	
BUILDING TYPE	TOTAL NUMBER
1 (ARCH PLAN B)	16
2 (ARCH PLAN A)	5
3 (ARCH PLAN C)	2
TOTAL	23

SITE DATA		
PARCELS	25251.1805	25251.1806
ZONING	RA	RA
FEATURE	SF	AC
PROPERTY AREA	138,548.53	3.18
AREA DESIGNATED FOR GREENHOUSE	42,627.62	0.98
COTTAGE PROJECT AREA	95,920.92	2.20
PROPOSED DRIVE AISLE AREA	23,234.80	0.53
PRIVATE OPEN SPACE AREA PROVIDED (MIN)	4,640.00	0.11
PRIVATE OPEN SPACE AREA REQUIRED	4,600.00	0.11
COMMON OPEN SPACE PROVIDED	9,883.31	0.23
COMMON OPEN SPACE REQUIRED	6,900.00	0.16
NUMBER OF UNITS	23	
ALLOWABLE ZONED DENSITY	22.02	units/ac
ALLOWABLE BONUS DENSITY	3.1806	units/ac
TOTAL ALLOWABLE DENSITY	25.2010	units/ac
FLOOR AREA PERCENTAGE	18.43%	

NO.	DATE	BY	REVISIONS

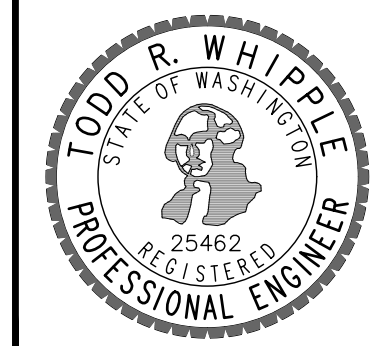
SCALE:	
HORIZONTAL:	1"=30'
VERTICAL:	N/A

PROJ #:	18-2112
DATE:	03/26/19
DRAWN:	SMM/SL
REVIEWED:	TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	



**VINEGAR FLATS COTTAGES
SITE PLAN
INLAND EMPIRE WAY
SPOKANE, WA**

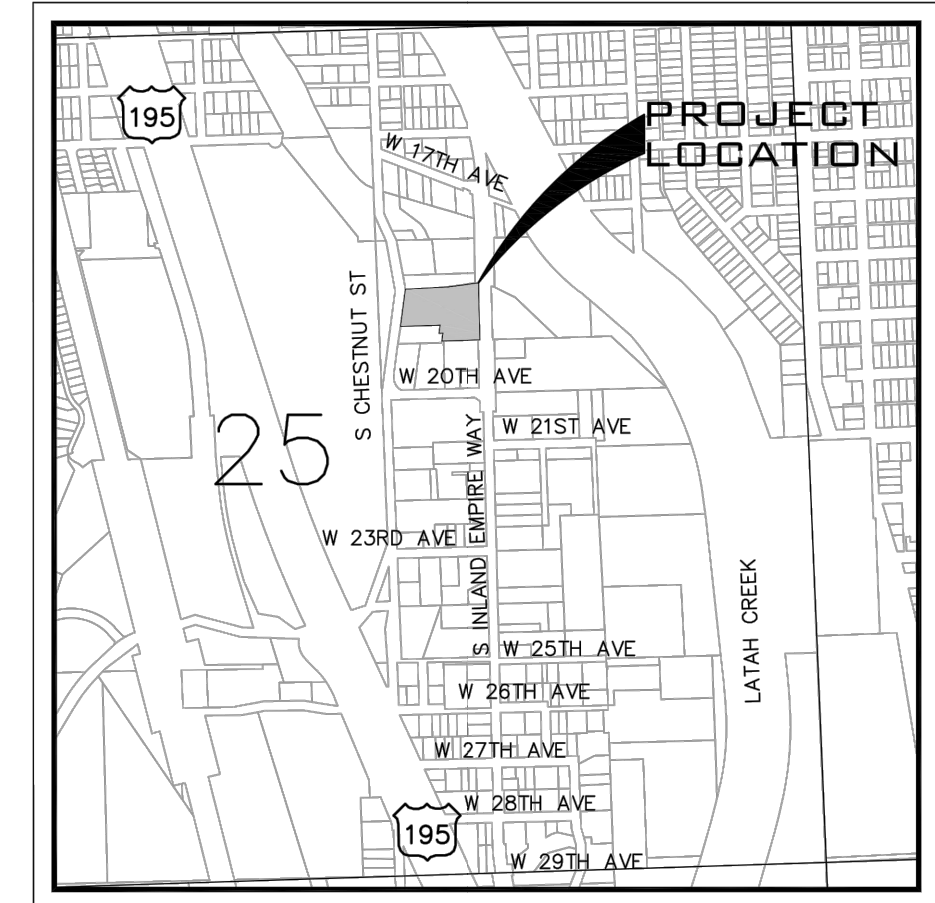


**SHEET
1 of 9**
JOB NUMBER
18-2112

NAVD - 88
XXXX

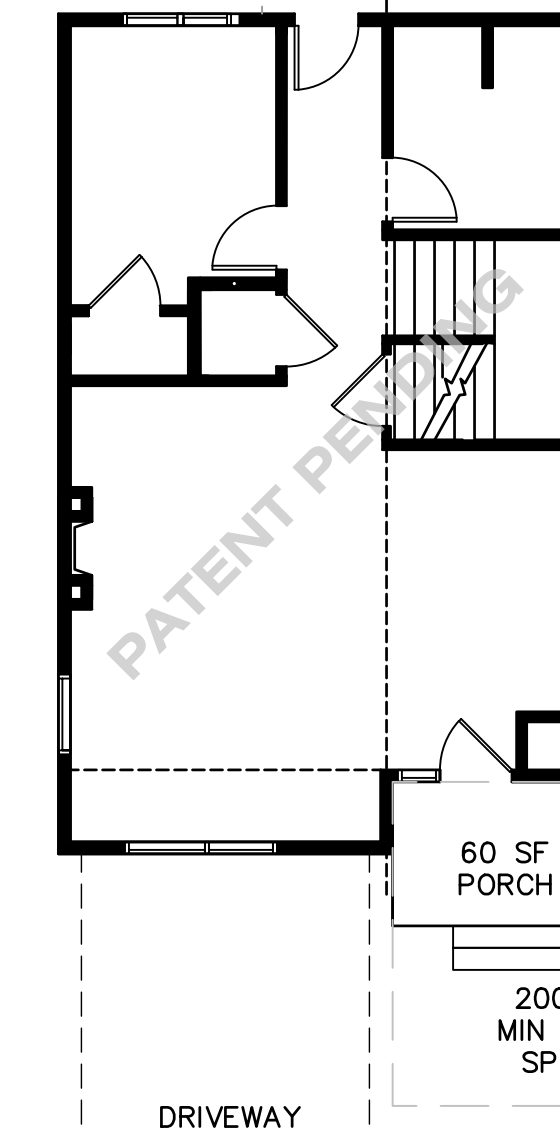
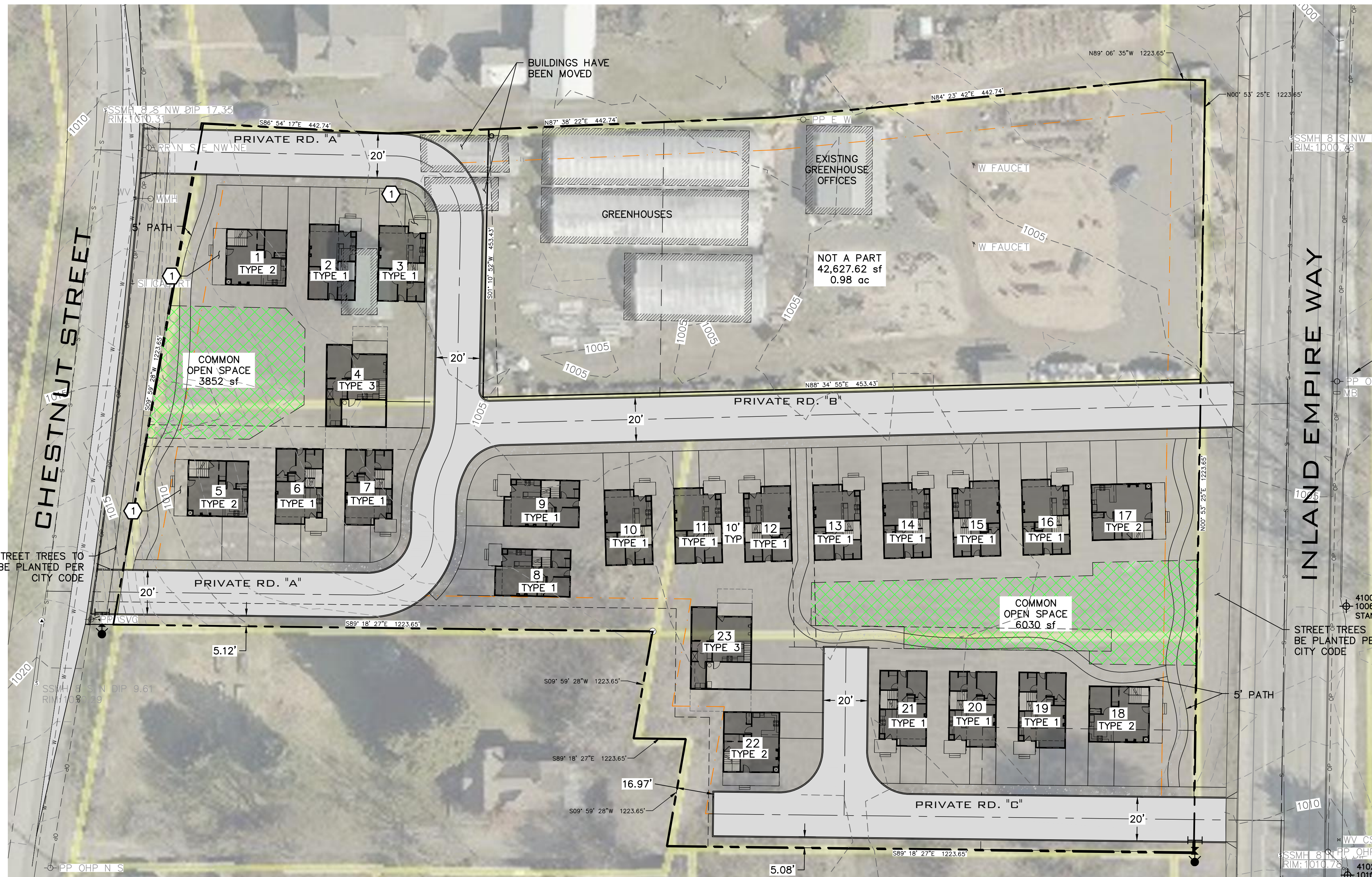
PRELIMINARY SITE PLAN VINEGAR FLATS COTTAGES

LOCATED IN A PORTION OF THE
SW 1/4 OF THE NE 1/4 OF SEC 2, T 25 N, R 43 W, B.M.
CITY OF SPOKANE, WASHINGTON

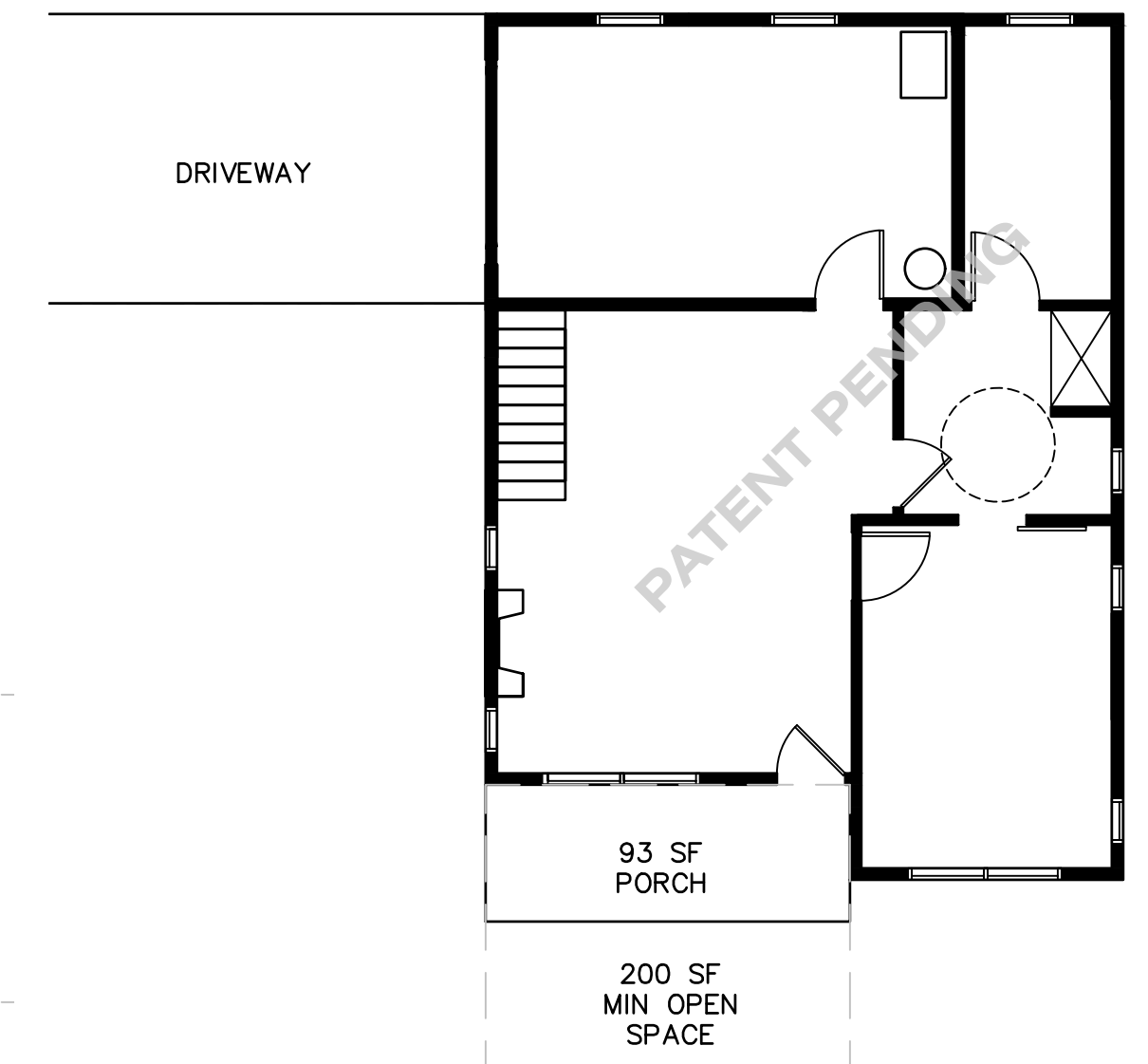
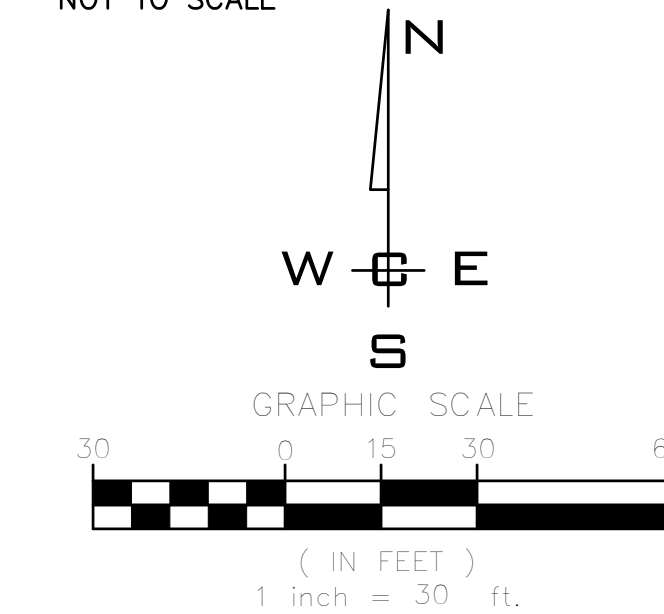


VICINITY MAP

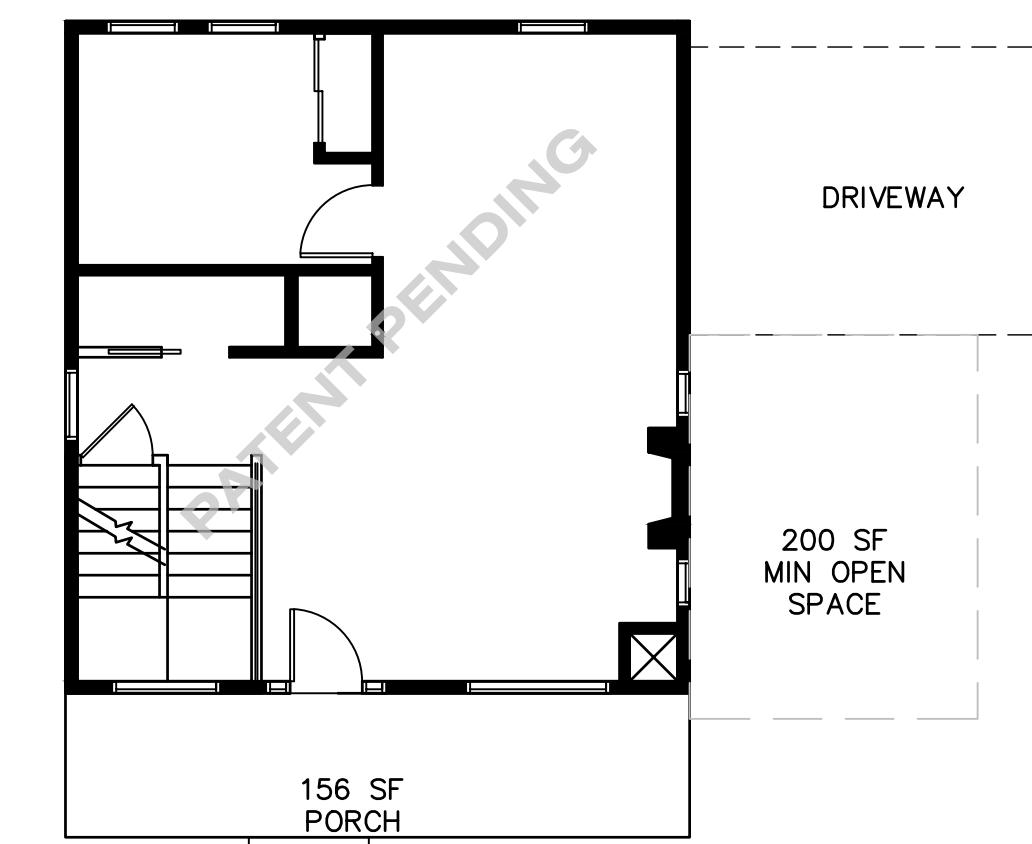
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG



BUILDING TYPE 1
NOT TO SCALE

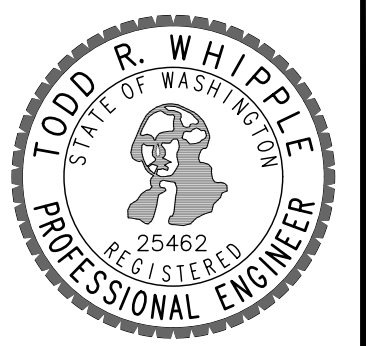


BUILDING TYPE 3
NOT TO SCALE



BUILDING TYPE 2
NOT TO SCALE

*SEE SHEETS 5, 6 AND 7 FOR BUILDING PLANS AND ELEVATIONS



1 PORCHES ON NOTED UNITS WILL REQUIRE MODIFICATION, MAINTAINING CODE REQUIREMENTS

BUILDING COUNT	
BUILDING TYPE	TOTAL NUMBER
1 (ARCH PLAN B)	16
2 (ARCH PLAN A)	5
3 (ARCH PLAN C)	2
TOTAL	23

SITE DATA		
PARCELS	25251.1805	25251.1806
ZONING	RA	
FEATURE	SF	AC
PROPERTY AREA	138,548.53	3.18
AREA DESIGNATED FOR GREENHOUSE	42,627.62	0.98
COTTAGE PROJECT AREA	95,920.92	2.20
PROPOSED DRIVE AISLE AREA	23,234.80	0.53
PRIVATE OPEN SPACE AREA PROVIDED (MIN)	4,640.00	0.11
PRIVATE OPEN SPACE AREA REQUIRED	4,600.00	0.11
COMMON OPEN SPACE PROVIDED	9,883.31	0.23
COMMON OPEN SPACE REQUIRED	6,900.00	0.16
NUMBER OF UNITS	23	
ALLOWABLE ZONED DENSITY	22.02	units/ac
ALLOWABLE BONUS DENSITY	3.1806	units/ac
TOTAL ALLOWABLE DENSITY	25.2010	units/ac
FLOOR AREA PERCENTAGE	18.43%	

SHEET INDEX

SHT 1	SITE PLAN
SHT 2	SITE PLAN W/AERIAL IMAGE
SHT 3	COMMON OPEN SPACE PLAN
SHT 4	PROPOSED UTILITY PLAN
SHT 5	BUILDING TYPE 1 PLANS & ELEVATIONS
SHT 6	BUILDING TYPE 2 PLANS & ELEVATIONS
SHT 7	BUILDING TYPE 3 PLANS & ELEVATIONS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

LEGAL DESCRIPTION

25251.1805
TR "B" OF CITY SPZ99-40 "JARED" AUDITORS # 4638456 BK 17 PGS 79 & 80 BEING A PTN OF BLK 1 & 2 OF WENTEL GRANT ACRE TRACTS

25251.1806
TR "C" OF CITY SPZ99-40 "JARED" AUDITORS # 4638456 BK 17 PGS 78 & 80 BEING A PTN OF BLK 1 & 2 OF WENTEL GRANT ACRE TRACTS

25251.1807
WENTEL GRANT ACRE TRACT ADD PT OF TRS 2 & 3 DAF: BEG AT SW COR TR 2 TH NLY 100FT ALG WEST LN SD TR 2, TH E248FT PARA WITH S LN TR 2, TH SLY PAR TO W LN TR 2, 50FT, TH E PAR TO S LN 24FT, TH S PARTO W LN 62FT, TH W272FT TO W LN TRS 2 & 3, TH NLY ALG SD W LN TO POB

25251.1808
TR "E" OF CITY SPZ99-40 "JARED" AUDITORS # 4638456 BK 17 PGS 79 & 80 BEING A PTN OF BLK 1 & 2 OF WENTEL GRANT ACRE TRACTS

APPLICANT
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: TODD R. WHIPPLE, P.E.
TODD@WHIPPLECE.COM

PROPERTY OWNER
KBM DEVELOPMENT, LLC
3215 S. HIGH DRIVE
SPOKANE, WA 99206
ED BRUYA

SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
N/A

PROJ #: 18-2112
DATE: 03/26/19
DRAWN: SMM/SLB
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER

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

**VINEGAR FLATS COTTAGES
SITE PLAN W/AERIAL IMAGE
INLAND EMPIRE WAY
SPOKANE, WA**

**SHEET
2 of 9**
JOB NUMBER
18-2112

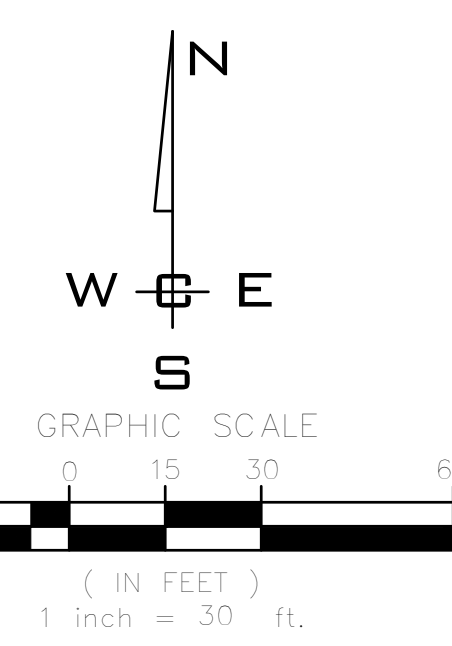
NAVD - 88
XXXX

NO. | DATE | BY | REVISIONS



STREET TREES TO BE PLANTED PER CITY CODE

STREET TREES TO BE PLANTED PER CITY CODE



P:\WCE\WORK\2018\WCE_PROJECTS\2018-212\BRD\INLAND EMPIRE WAY COTTAGES\DWG\212-PRD\212-PRD-01-PLAN-01-01.DWG PLOT DATE: 03/26/19

NAVD - 88
 XXXX

NO.	DATE	BY	REVISIONS

SCALE:
HORIZONTAL:
 1"=30'
VERTICAL:
 N/A

PROJ #: 18-2112
DATE: 03/26/19
DRAWN: SMM/SLs
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER

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

**VINEGAR FLATS COTTAGES
 COMMON OPEN SPACE PLAN
 INLAND EMPIRE WAY
 SPOKANE, WA**

TODD R. WHIPPLE
 STATE OF WASHINGTON
 REGISTERED
 PROFESSIONAL ENGINEER
 25462

**SHEET
 3 of 9**

JOB NUMBER
18-2112



P:\WCE\WORK\2018\WCE PROJECTS\2018-2112\BROKER-INLAND EMPIRE WAY COTTAGES\DWG\2112-PROPOSED UTILITY PLAN.DWG PLOT DATE: 03/26/19

NAVD - 88
 XXXX

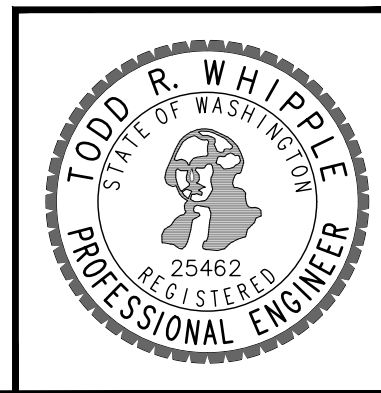
NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 18-2112
HORIZONTAL:	DATE: 03/26/19
1"=30'	DRAWN: SMM/SLS
VERTICAL:	REVIEWED: TRW
N/A	

<input type="checkbox"/>	CIVIL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	SURVEYING
<input type="checkbox"/>	TRAFFIC
<input checked="" type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER

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

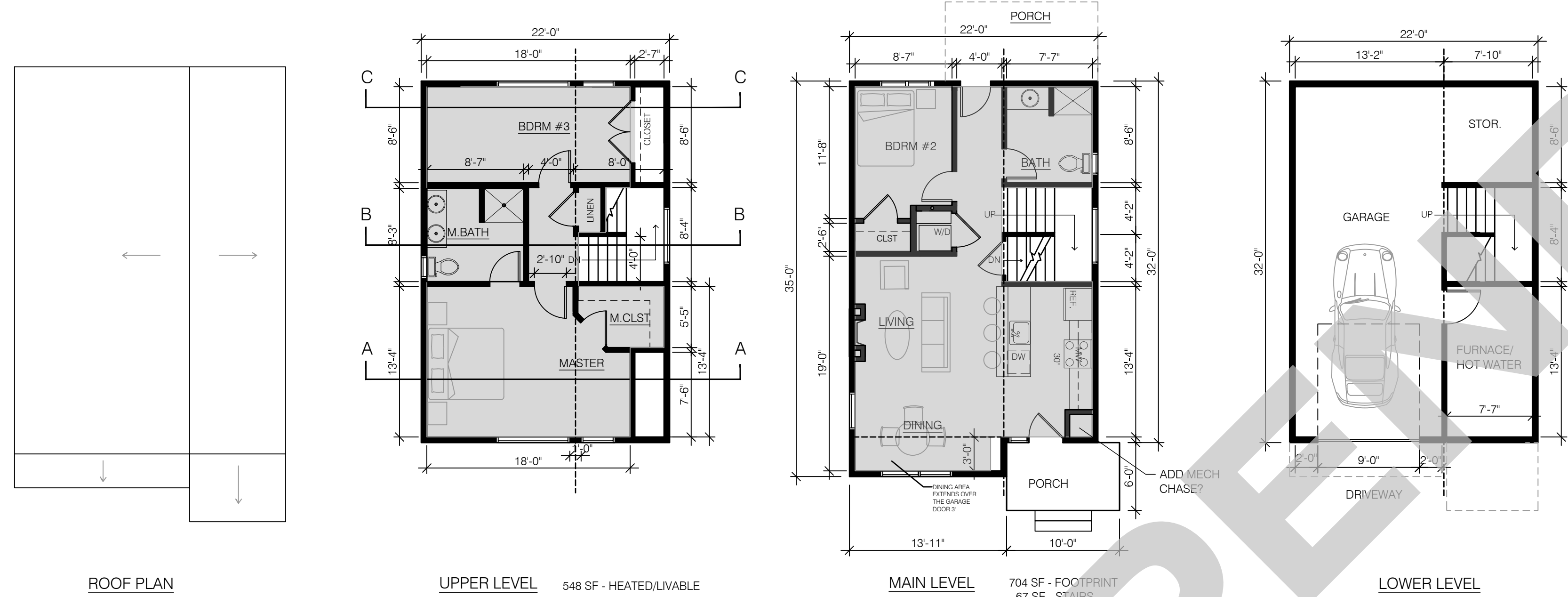
**VINEGAR FLATS COTTAGES
 PROPOSED UTILITY PLAN
 INLAND EMPIRE WAY
 SPOKANE, WA**



SHEET
 4 of 9
JOB NUMBER
 18-2112



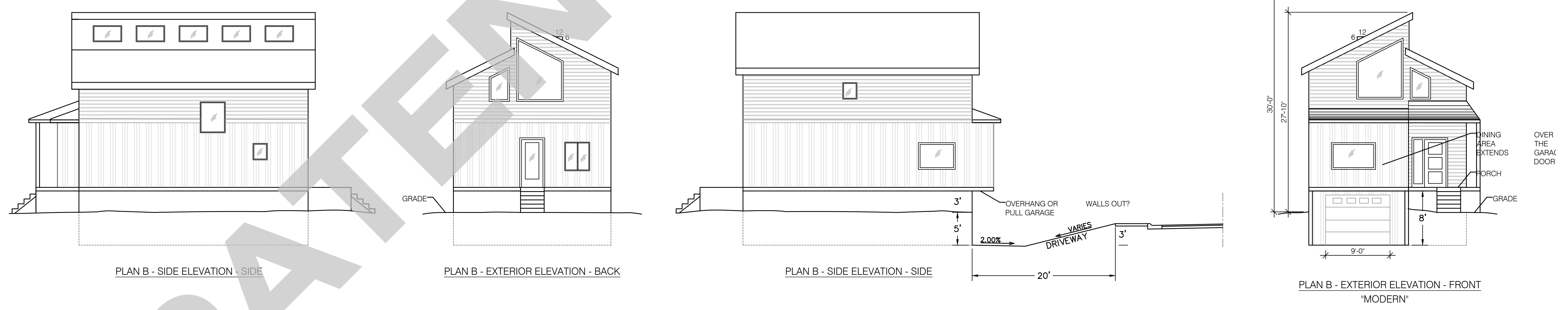
PLAN B (BUILDING TYPE 1)
(GARAGE IN BASEMENT - FRONT GARAGE ENTRY)
1,168 SF LIVING SPACE



BUILDING DATA	
BUILDING TYPE 1 (ARCH PLAN B)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	704
LOWER LEVEL LIVABLE AREA	620
UPPER LEVEL LIVABLE AREA	548
STAIRS AREA	0
TOTAL LIVABLE AREA	67
BUILDING TYPE 2 (ARCH PLAN A)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	728
LOWER LEVEL LIVABLE AREA	600
UPPER LEVEL LIVABLE AREA	0
STAIRS	560
TOTAL LIVABLE AREA	68
BUILDING TYPE 3 (ARCH PLAN C)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	997
LOWER LEVEL LIVABLE AREA	650
UPPER LEVEL LIVABLE AREA	550
STAIRS	25
TOTAL LIVABLE AREA	1200

BUILDING TYPE 1 (ARCHITECTURAL PLAN B)
SCALE: NOT TO SCALE

1



BUILDING TYPE 1 ELEVATIONS (ARCHITECTURAL PLAN B)
SCALE: NOT TO SCALE

1A

NAVD - 88
XXXX

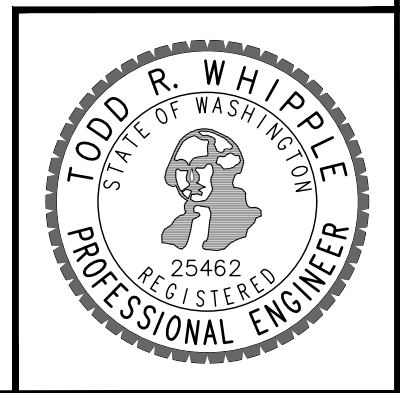
NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 18-2112
HORIZONTAL:	DATE: 03/26/19
1"=30'	DRAWN: SMM
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	<input type="checkbox"/>
STRUCTURAL	<input type="checkbox"/>
SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

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

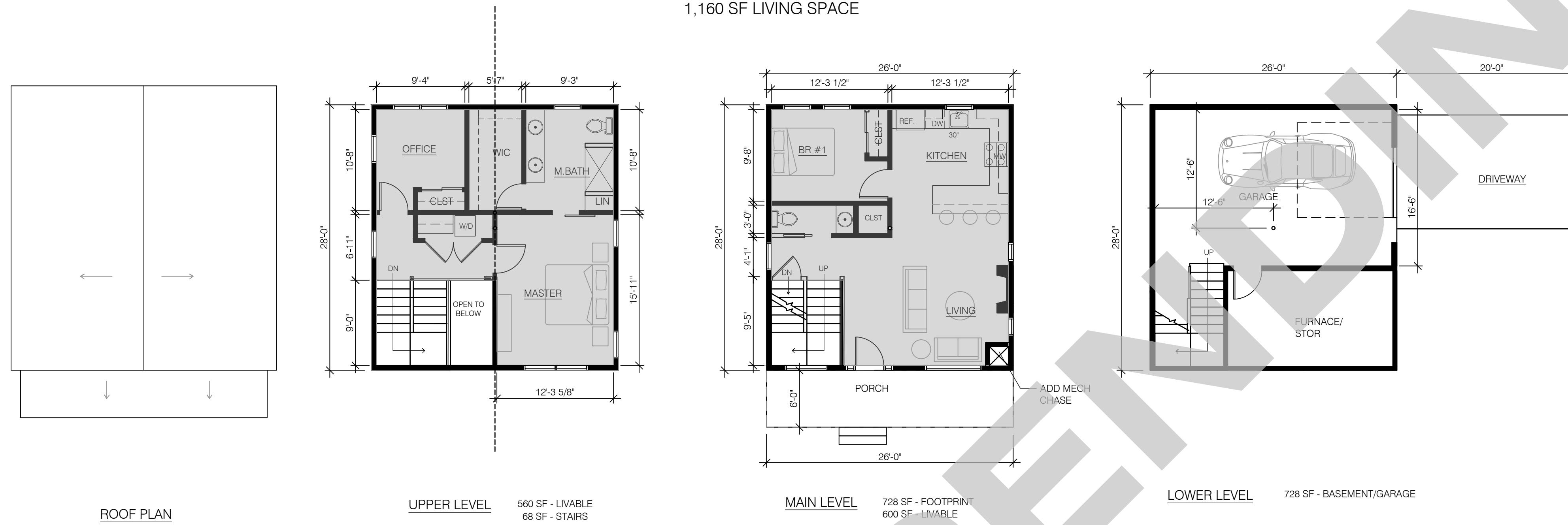
VINEGAR FLATS COTTAGES
BUILDING TYPE 1 (ARCH PLAN B)
INLAND EMPIRE WAY
SPOKANE, WA



SHEET
5 of 9
JOB NUMBER
18-2112



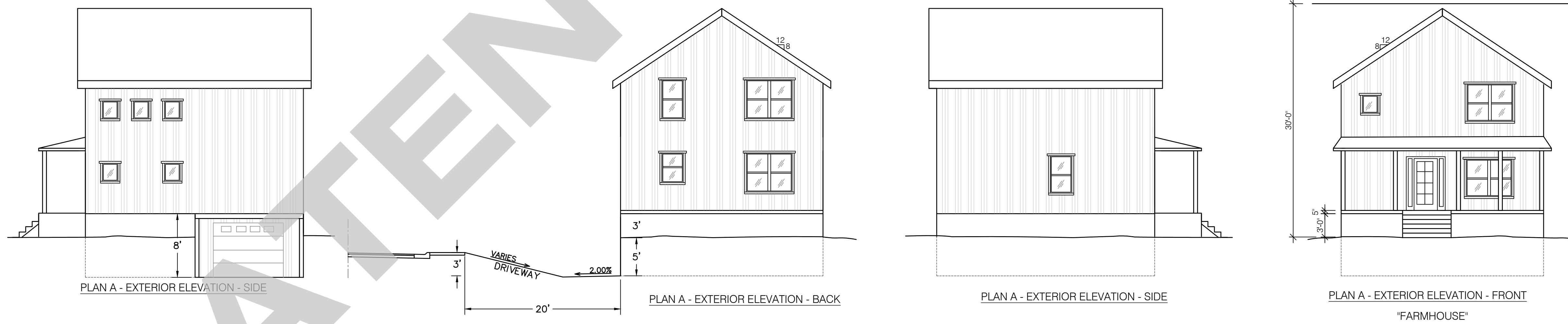
PLAN A (BUILDING TYPE 2)
(GARAGE IN BASEMENT - SIDE ENTRY)
1,160 SF LIVING SPACE



BUILDING DATA	
BUILDING TYPE 1 (ARCH PLAN B)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	704
LOWER LEVEL LIVABLE AREA	620
UPPER LEVEL LIVABLE AREA	548
STAIRS AREA	0
TOTAL LIVABLE AREA	1168
BUILDING TYPE 2 (ARCH PLAN A)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	728
LOWER LEVEL LIVABLE AREA	600
UPPER LEVEL LIVABLE AREA	560
STAIRS	68
TOTAL LIVABLE AREA	1160
BUILDING TYPE 3 (ARCH PLAN C)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	997
LOWER LEVEL LIVABLE AREA	650
UPPER LEVEL LIVABLE AREA	550
STAIRS	25
TOTAL LIVABLE AREA	1200

BUILDING TYPE 2 (ARCHITECTURAL PLAN A)
SCALE: NOT TO SCALE

2



BUILDING TYPE 2 ELEVATIONS (ARCHITECTURAL PLAN A)
SCALE: NOT TO SCALE

2A

NAVD - 88
XXXX

NO.	DATE	BY	REVISIONS

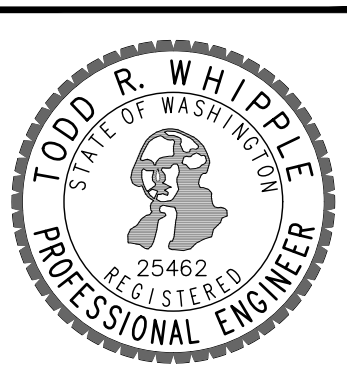
SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
N/A

PROJ #: 18-2112
DATE: 03/26/19
DRAWN: SMM
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



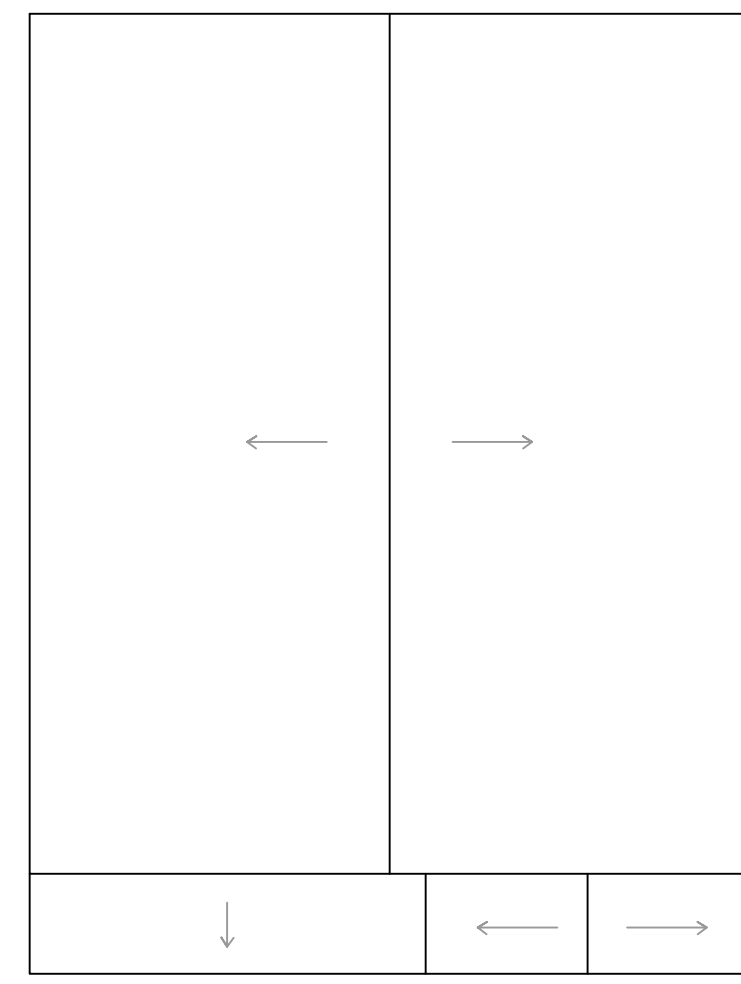
VINEGAR FLATS COTTAGES
BUILDING TYPE 2 (ARCH PLAN A)
INLAND EMPIRE WAY
SPOKANE, WA



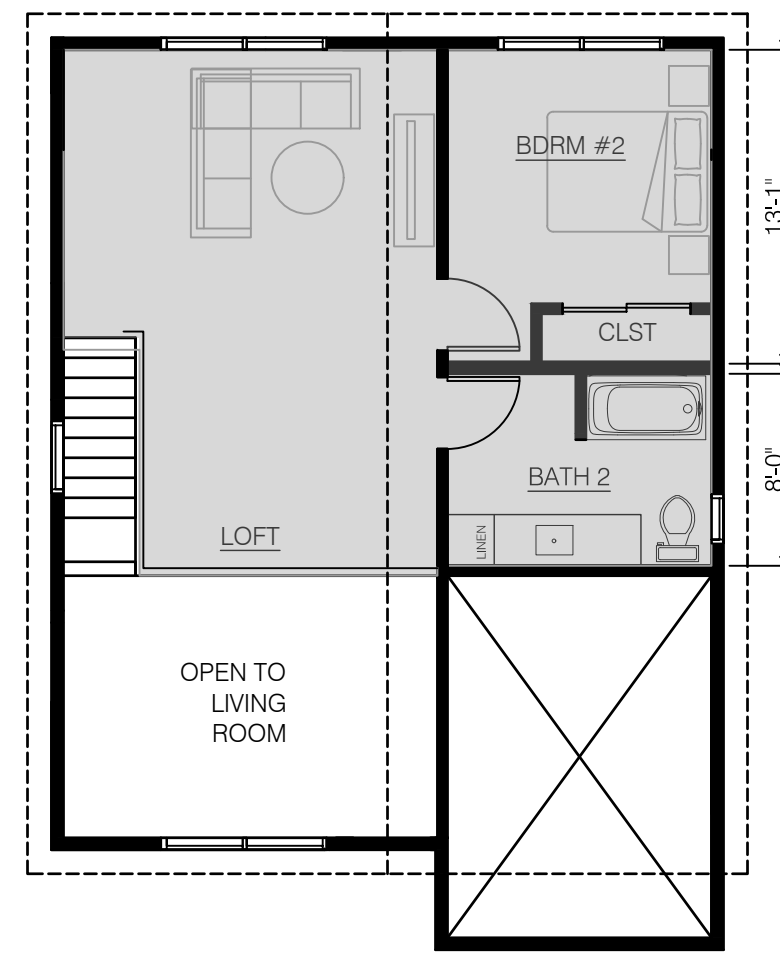
SHEET
6 of 9
JOB NUMBER
18-2112



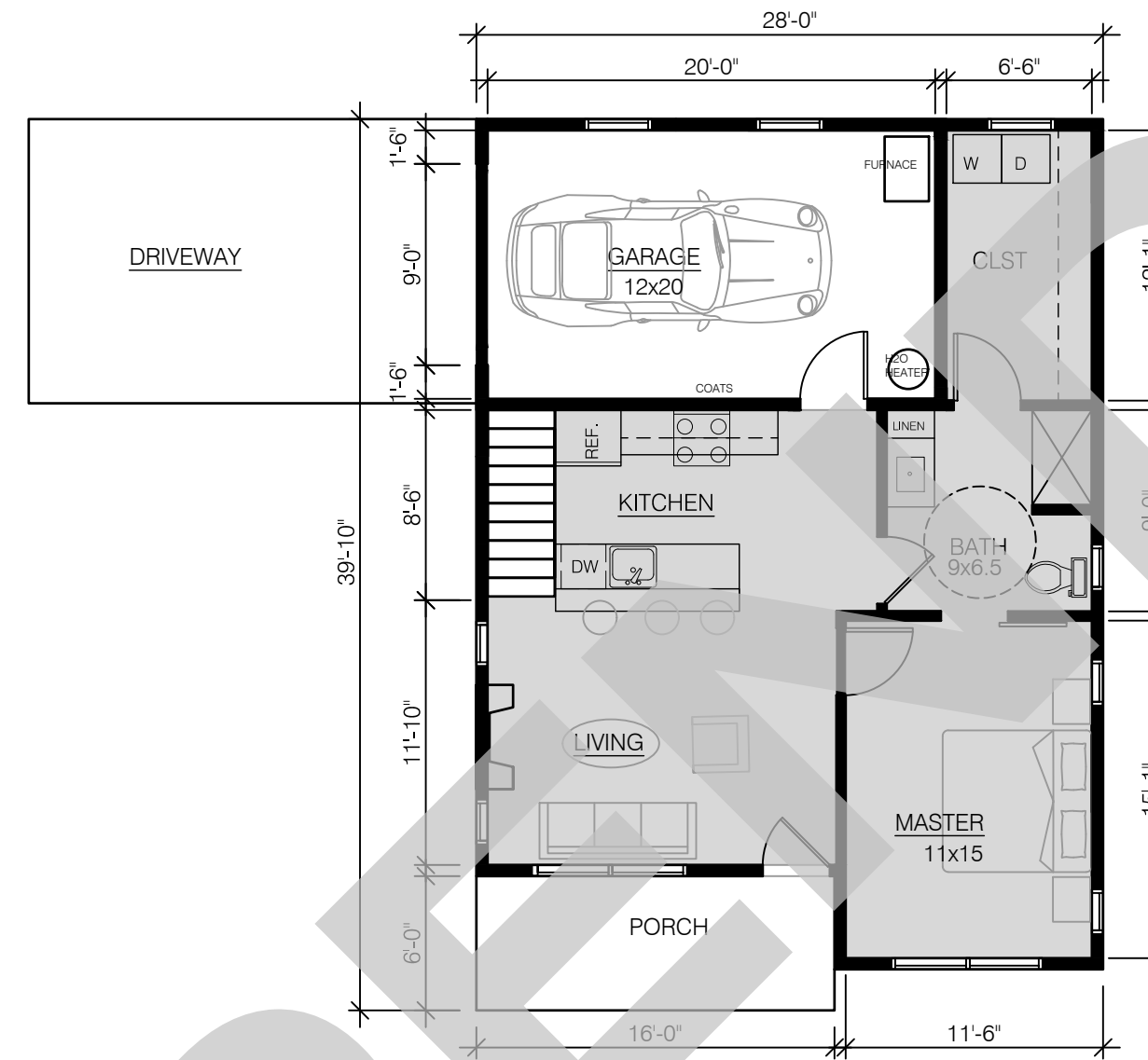
PLAN C (BUILDING TYPE 3)
(ONE LEVEL LIVING, W/ GARAGE ON GRADE)
1,200 SF LIVING SPACE



ROOF PLAN



UPPER LEVEL 550 SF - LIVABLE



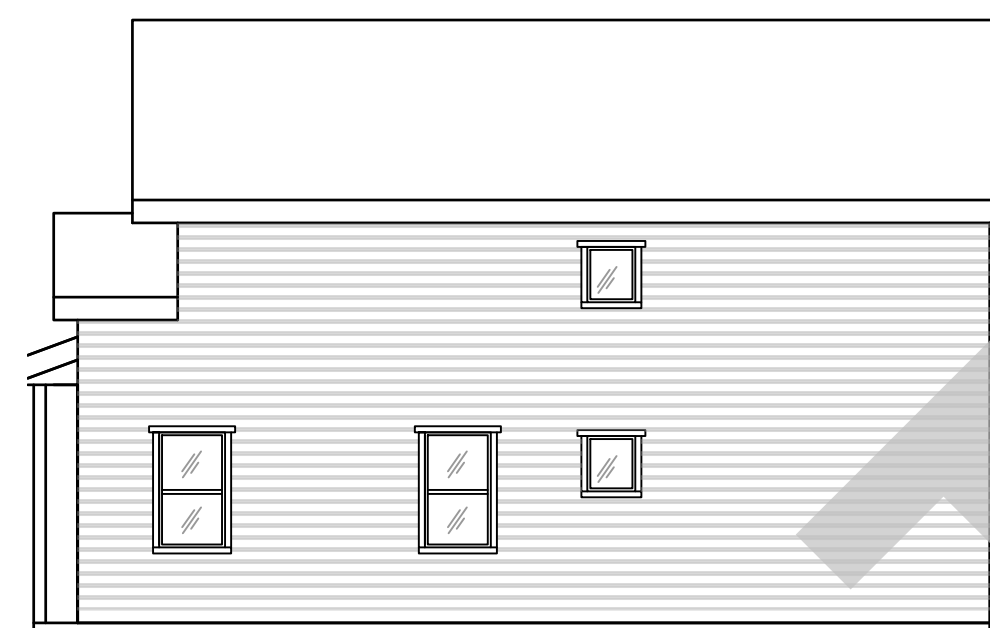
MAIN LEVEL 997 SF - FOOTPRINT
650 SF - LIVABLE
93 SF - PORCH

BUILDING DATA	
BUILDING TYPE 1 (ARCH PLAN B)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	704
LOWER LEVEL LIVABLE AREA	620
UPPER LEVEL LIVABLE AREA	548
STAIRS AREA	0
TOTAL LIVABLE AREA	67
BUILDING TYPE 2 (ARCH PLAN A)	
FOOTPRINT AREA	SF
MAIN LEVEL LIVABLE AREA	728
LOWER LEVEL LIVABLE AREA	600
UPPER LEVEL LIVABLE AREA	0
STAIRS	560
TOTAL LIVABLE AREA	68
BUILDING TYPE 3 (ARCH PLAN C)	
FOOTPRINT AREA	997
MAIN LEVEL LIVABLE AREA	650
UPPER LEVEL LIVABLE AREA	550
STAIRS	25
TOTAL LIVABLE AREA	1200

BUILDING TYPE 3 (ARCHITECTURAL PLAN C)

SCALE: NOT TO SCALE

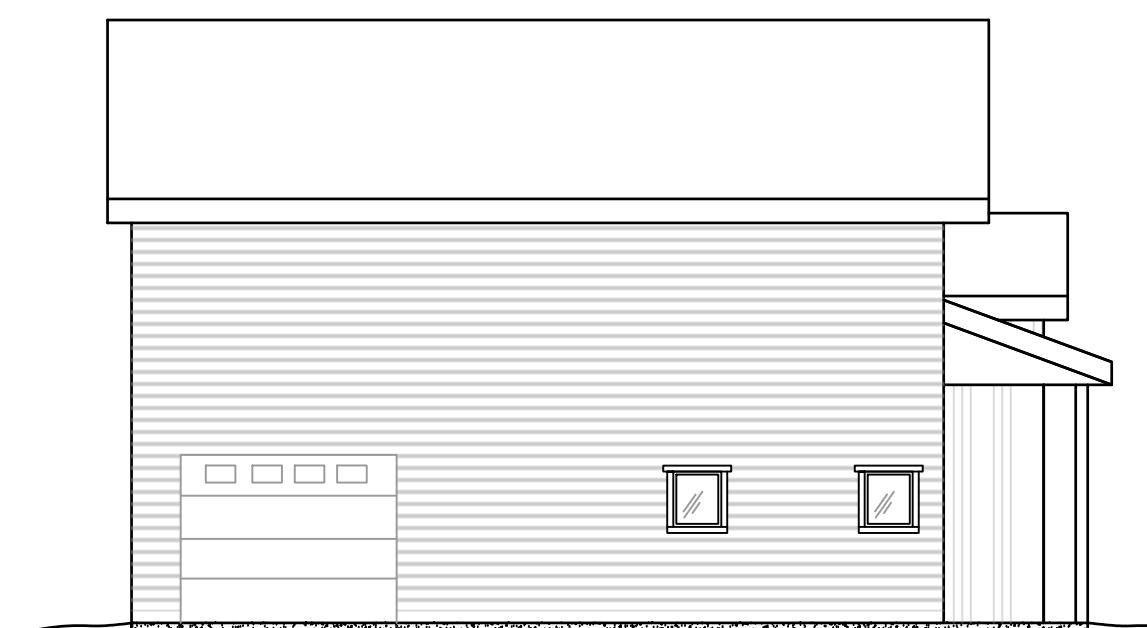
3



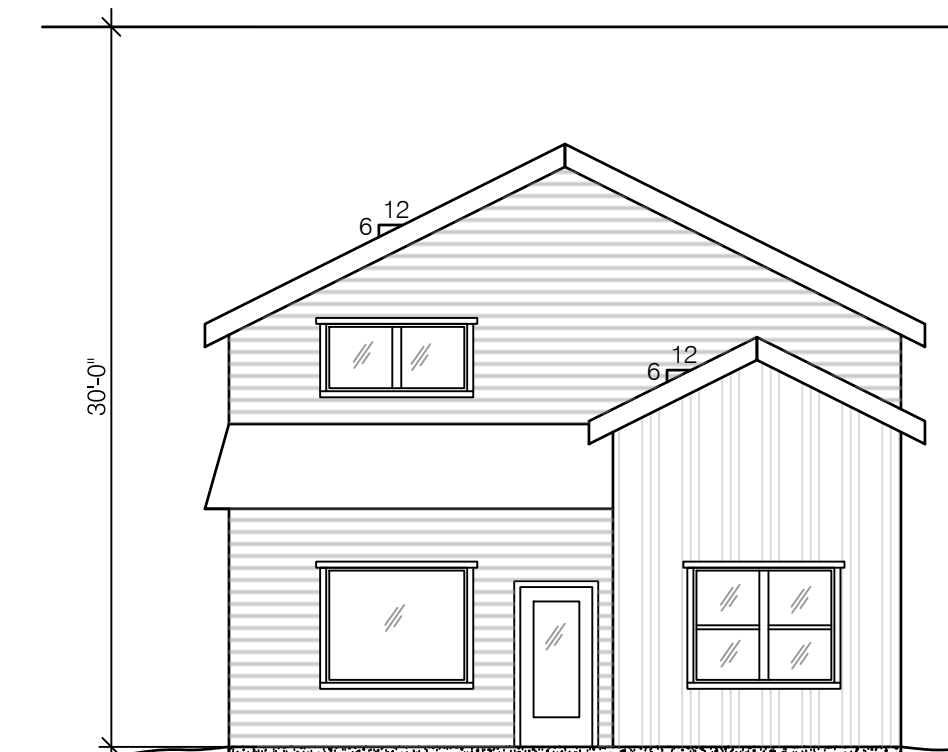
PLAN C - EXTERIOR ELEVATION - SIDE



PLAN C - EXTERIOR ELEVATION - BACK



PLAN C - EXTERIOR ELEVATION - GARAGE SIDE



PLAN C - EXTERIOR ELEVATION - FRONT
"CRAFTSMAN"

BUILDING TYPE 3 ELEVATIONS (ARCHITECTURAL PLAN C)

SCALE: NOT TO SCALE

3A

NAVD - 88
XXXX

NO.	DATE	BY	REVISIONS

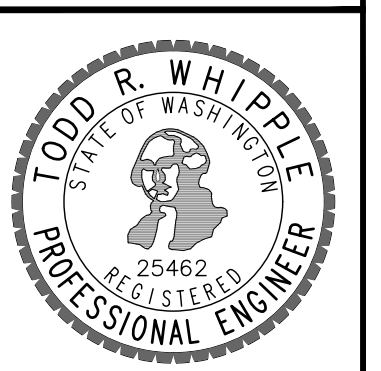
SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
N/A

PROJ #: 18-2112
DATE: 03/26/19
DRAWN: SMM
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



VINEGAR FLATS COTTAGES
BUILDING TYPE 3 (ARCH PLAN C)
INLAND EMPIRE WAY
SPOKANE, WA



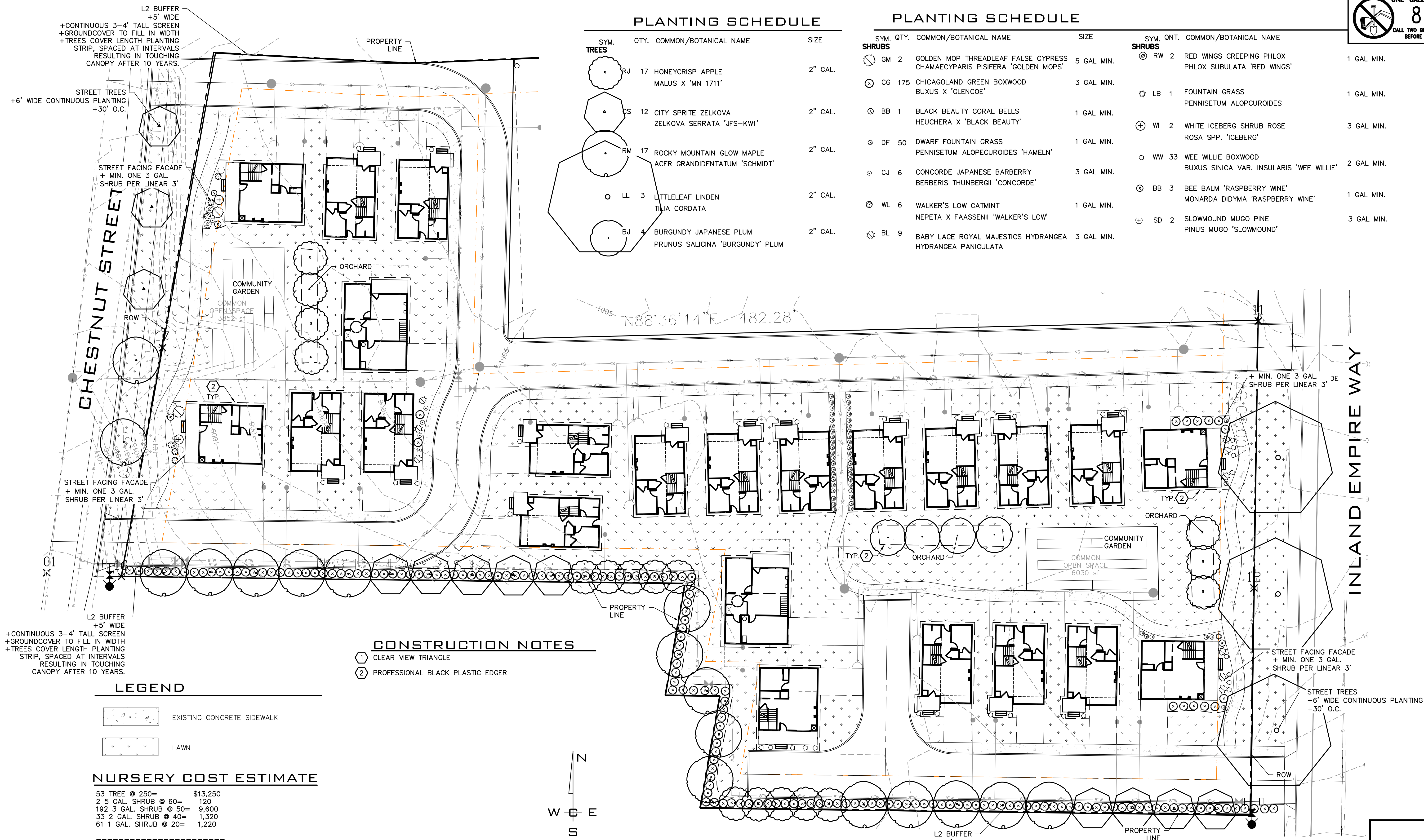
SHEET
7 of 9
JOB NUMBER
18-2112

PLANTING SCHEDULE

SYM.	QTY.	COMMON/BOTANICAL NAME	SIZE
TREES			
RJ	17	HONEYCRISP APPLE MALUS X 'MN 1711'	2" CAL.
CS	12	CITY SPRITE ZELKOVA ZELKOVA SERRATA 'JFS-KW1'	2" CAL.
RM	17	ROCKY MOUNTAIN GLOW MAPLE ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL.
LL	3	LITTLELEAF LINDEN TILIA CORDATA	2" CAL.
BJ	4	BURGUNDY JAPANESE PLUM PRUNUS SALICINA 'BURGUNDY' PLUM	2" CAL.

PLANTING SCHEDULE

SYM.	QTY.	COMMON/BOTANICAL NAME	SIZE
SHRUBS			
GM	2	GOLDEN MOP THREADLEAF FALSE CYPRESS CHAMAECYPARIS PISIFERA 'GOLDEN MOPS'	5 GAL. MIN.
CG	175	CHICAGO LAND GREEN BOXWOOD BUXUS X 'GLENCOE'	3 GAL. MIN.
BB	1	BLACK BEAUTY CORAL BELLS HEUCHERA X 'BLACK BEAUTY'	1 GAL. MIN.
DF	50	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAELN'	1 GAL. MIN.
CJ	6	CONCORDE JAPANESE BARBERRY BERBERIS THUNBERGII 'CONCORDE'	3 GAL. MIN.
WL	6	WALKER'S LOW CATMINT NEPETA X FAASSENII 'WALKER'S LOW'	1 GAL. MIN.
BL	9	BABY LACE ROYAL MAJESTICS HYDRANGEA HYDRANGEA PANICULATA	3 GAL. MIN.
SHRUBS			
RW	2	RED WINGS CREEPING PHLOX PHLOX SUBULATA 'RED WINGS'	1 GAL. MIN.
LB	1	FOUNTAIN GRASS PENNISETUM ALOPECUROIDES	1 GAL. MIN.
WI	2	WHITE ICEBERG SHRUB ROSE ROSA SPP. 'ICEBERG'	3 GAL. MIN.
WW	33	WEE WILLIE BOXWOOD BUXUS SINICA VAR. INSULARIS 'WEE WILLIE'	2 GAL. MIN.
BB	3	BEE BALM 'RASPBERRY WINE' MONARDA DIDYMA 'RASPBERRY WINE'	1 GAL. MIN.
SD	2	SLOWMOUND MUGO PINE PINUS MUGO 'SLOWMOUND'	3 GAL. MIN.



L2 BUFFER
+5' WIDE
+CONTINUOUS 3-4' TALL SCREEN
+GROUND COVER TO FILL IN WIDTH
+TREES COVER LENGTH PLANTING
STRIP, SPACED AT INTERVALS
RESULTING IN TOUCHING
CANOPY AFTER 10 YEARS.

STREET TREES
+6' WIDE CONTINUOUS PLANTING
+30' O.C.

STREET FACING FACADE
+ MIN. ONE 3 GAL.
SHRUB PER LINEAR 3'

STREET FACING FACADE
+ MIN. ONE 3 GAL.
SHRUB PER LINEAR 3'

L2 BUFFER
+5' WIDE
+CONTINUOUS 3-4' TALL SCREEN
+GROUND COVER TO FILL IN WIDTH
+TREES COVER LENGTH PLANTING
STRIP, SPACED AT INTERVALS
RESULTING IN TOUCHING
CANOPY AFTER 10 YEARS.

+ MIN. ONE 3 GAL.
SHRUB PER LINEAR 3'

STREET FACING FACADE
+ MIN. ONE 3 GAL.
SHRUB PER LINEAR 3'

STREET TREES
+6' WIDE CONTINUOUS PLANTING
+30' O.C.

CONSTRUCTION NOTES

- 1 CLEAR VIEW TRIANGLE
- 2 PROFESSIONAL BLACK PLASTIC EDGER

LEGEND

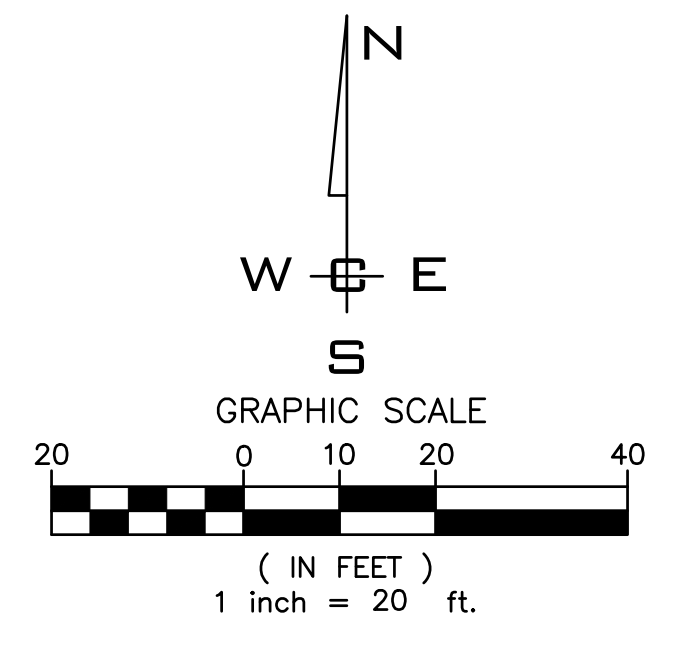
- EXISTING CONCRETE SIDEWALK
- LAWN

NURSERY COST ESTIMATE

53 TREE @ 250=	\$13,250
2 5 GAL. SHRUB @ 60=	120
192 3 GAL. SHRUB @ 50=	9,600
33 2 GAL. SHRUB @ 40=	1,320
61 1 GAL. SHRUB @ 20=	1,220
TOTAL PLANT COST =	\$25,510

IRRIGATION NOTES

1. SEE GENERAL LANDSCAPE NOTES FOR MORE INFORMATION.
2. IRRIGATION SYSTEM IS A DESIGN BUILD TO THE EXISTING SYSTEM TO MAINTAIN THE PLANTINGS.
3. TREES SHALL BE ON ITS OWN ZONE.



**PLANS
NOT APPROVED
BY AGENCY**

NO. DATE BY REVISIONS	SCALE:	PROJ #: 18-2112	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING <input checked="" type="checkbox"/> LANDSCAPE OTHER	 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	VINEGAR FLATS COTTAGES LANDSCAPE PLAN INLAND EMPIRE WAY SPOKANE, WA	SHEET L1.0
	HORIZONTAL: 1"=20'	DATE: 03/26/19				JOB NUMBER 18-2112
	VERTICAL: 1"= '	DRAWN: HMS				
		REVIEWED: SMM				



GENERAL CONSTRUCTION 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 I.E. CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND REPAIR ANY/ALL DAMAGE, NOT AN EXTRA COST TO THE OWNER.
- INSTALLER RESPONSIBLE FOR ALL REQUIRED PERMITS AND LOCAL CODES.
- 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 (NOT IN SWALES), UNLESS OTHERWISE NOTED. TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM, WITH APPROXIMATELY 2% ORGANICS AND 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 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 URBAN FORESTER, PRIOR TO INSTALLATION.
- THREE INCHES MULCH (SEE LEGEND) TO BE USED IN ALL SHRUB BEDS. UNLESS OTHERWISE NOTED. SPREAD PREEN OR EQUIVALENT, BEFORE MULCH PLACEMENT, TO PREVENT WEEDS.
- FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL, 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
- CONTRACTOR TO COORDINATE WITH THE OWNER THE CONCRETE CURBING.
- 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.
- PROVIDE 4" PVC SLEEVES AS REQUIRED, WITH 24" OF COVER UNDER PAVEMENT, MIN.
- 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER. INCLUDING WIRE HOOK-UP, INTO CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
- 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.
- NO TREE SHALL BE PLANTED WITHIN (15) FEET OF ANY DRIVEWAY, ALLEY, STREETLIGHT, UTILITY POLE, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICTS WITH THE GROWTH OF EXISTING STREET TREES.
- 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).

LANDSCAPE MAINTENANCE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNED SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE.

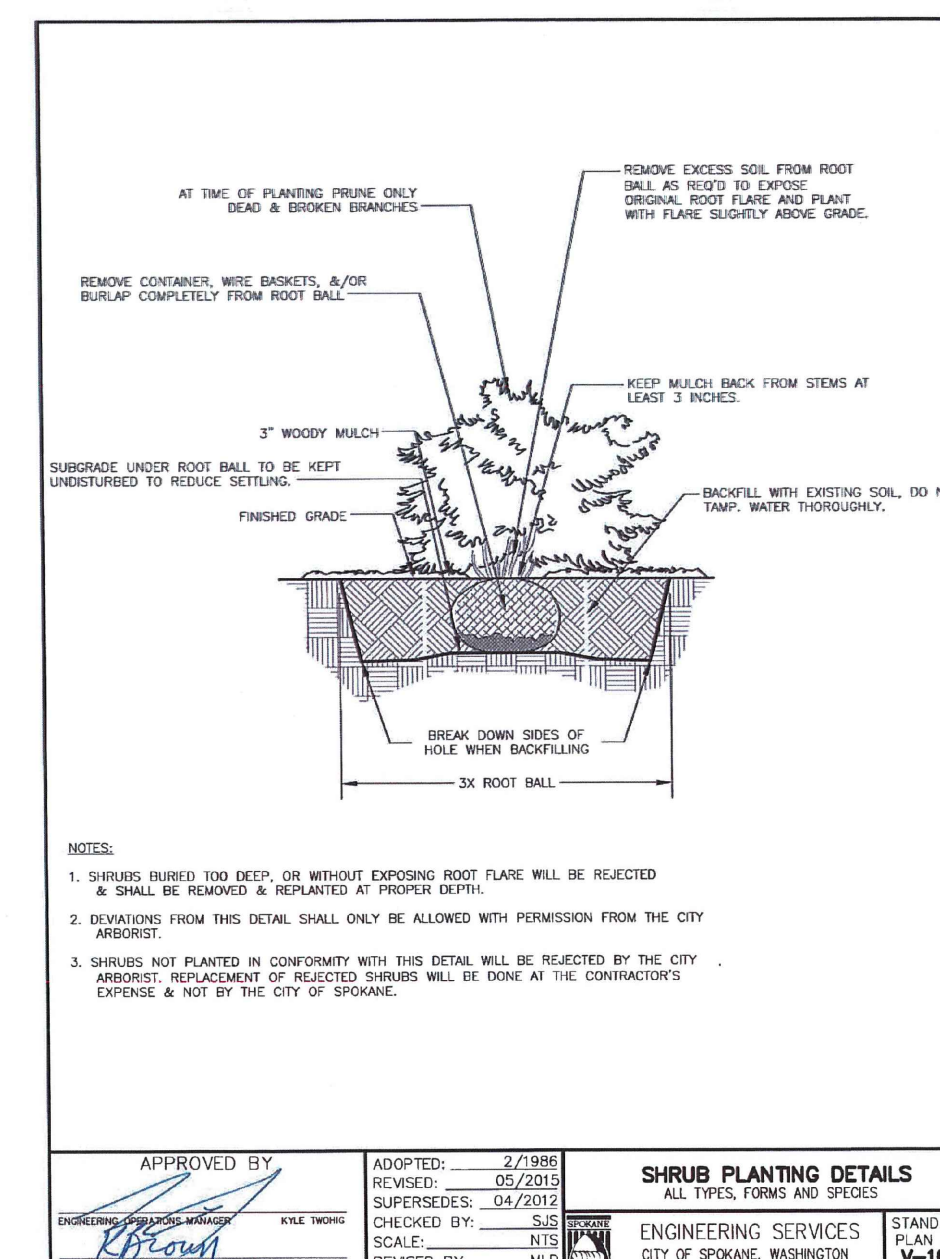
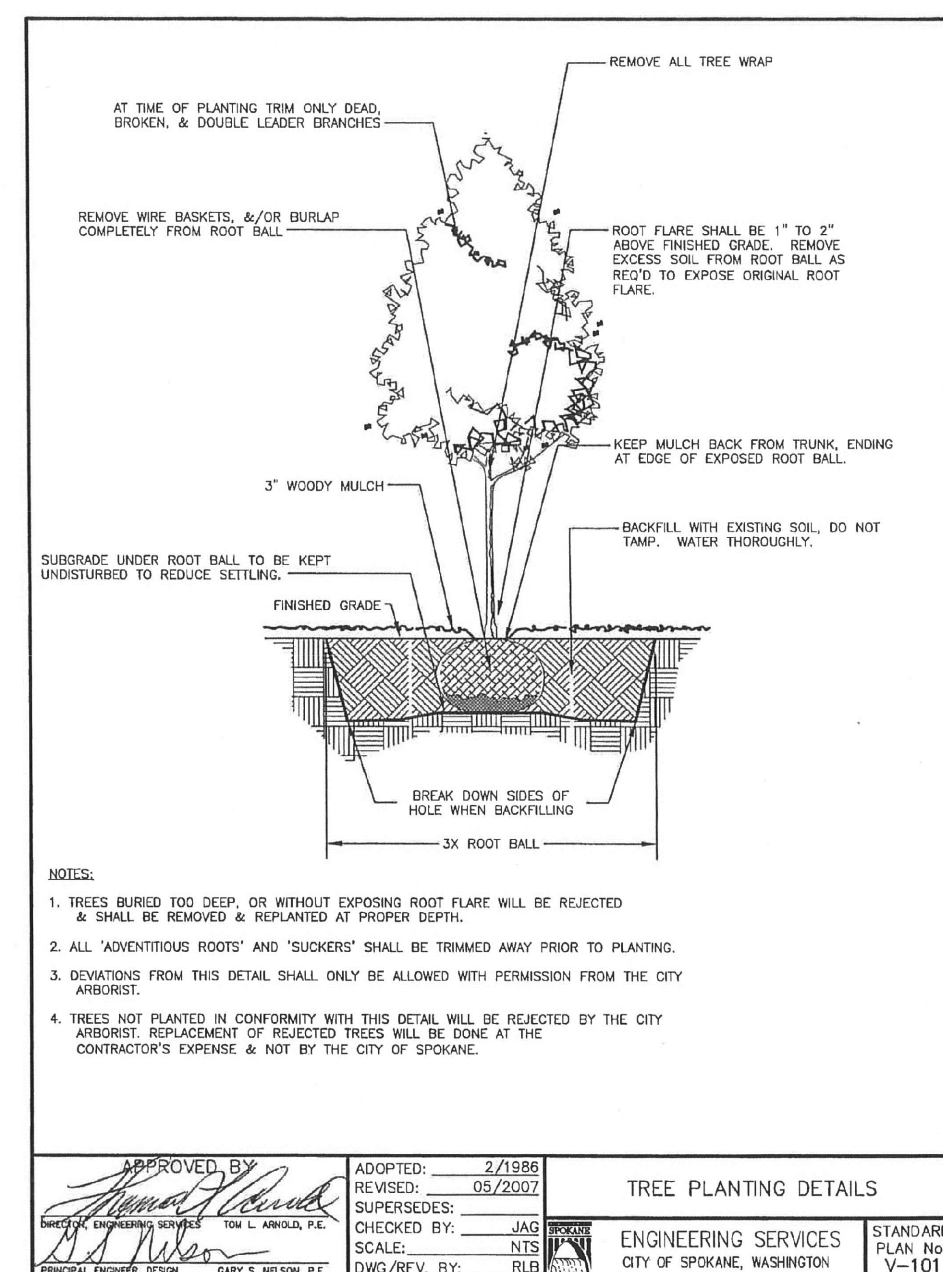
TYPE	1 YEAR	PLANT REPLACEMENT WITHIN 2-5 YEARS	6+ YEARS
DECIDUOUS TREE		INCREASE CALIPIER BY 1.5"	INCREASE CALIPER BY 1.5", PLUS 2X ORIGINAL SIZE.
EVERGREEN TREE		INCREASE HT. BY 2' PLUS INCREASE CAL. BY 1X ORIGINAL SIZE.	INCREASE HT. BY 2', PLUS INCREASE CAL. BY 2X ORIGINAL SIZE.
SHRUB		INCREASE HT. BY 4"	INCREASE HT. BY 12"

ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENT SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE CITY/COUNTY REVIEW BOARD COORDINATOR.

SPECIFICATIONS:

- All plant material shall conform to current American Association of Nurserymen's National Standard Specifications.
- Planting holes will 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 wrappings 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 root ball will remain undisturbed to support root ball and reduce settling.
- The root collar of the tree shall be level or up to 1 inch above the finished grade.
- Backfill using existing soil. Water thoroughly to eliminated 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.
- After planting, if trees are unstable, staking may be used only as necessary. At 6 months all staking material shall be removed. If tree is still unstable after 6 months the tree may need to be replaced.
- 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. It is suggested that trees be irrigated separately from turf.
- Maintain tree rings (mulched area) or install adequate edging material to keep turf and weeds out of the ring.

NOTE: EXTRA INFORMATION FOR STREET TREES.



PLANS NOT APPROVED BY AGENCY

NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 18-2112
HORIZONTAL:	DATE: 03/26/19
1" = 20'	DRAWN: HMS
VERTICAL:	REVIEWED: SMM
1" = 1'	

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

VINEGAR FLATS COTTAGES LANDSCAPE DETAILS
INLAND EMPIRE WAY SPOKANE, WA

SHEET L1.1
JOB NUMBER
18-2112