

THE VISTAS AT BEACON HILL

SPOKANE, WASHINGTON

GENERAL PLANTING NOTES

- CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THESE PLAN SHEETS. ENSURE THAT ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AS REFERENCE TO INFORMATION ON THESE LANDSCAPE SHEETS.
- VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
- VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
- LANDSCAPED AREAS TO RECEIVE 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL TREE PLANTING PITS (WHERE APPLICABLE).
- ACCEPTABLE TOPSOIL SHALL BE IMPORTED FROM LOCAL SUPPLIERS, AND SHALL BE FRIABLE SURFACE SOIL TAKEN ONLY FROM THE 'A' HORIZON AS DETERMINED BY THE USDA SOIL CONSERVATION SERVICE; FREE FROM TOXIC MATERIAL, NOXIOUS WEED SEEDS, SUBSOIL, STONES AND OTHER DEBRIS GREATER THAN 1" DIAMETER. MAXIMUM ELECTRICAL CONDUCTIVITY: 2.0 MILLIOHMS; MAXIMUM EXCHANGEABLE SODIUM PERCENTAGE: 10%; PH: 5.5 TO 6.5; ORGANIC CONTENT: 5 - 7%. PROVIDE THREE SEPARATE SOIL SAMPLES (TAKEN FROM THREE DIFFERENT LOCATIONS WITHIN THE SOIL SOURCE). SUBMIT TEST RESULTS FOR REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - CONTRACTOR TO PROVIDE COMPLETE, UNDERGROUND SYSTEM DESIGN FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL IDENTIFIED AS 'TO REMAIN' UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL #3 SHEET L-12.
- TREE RINGS SHALL BE MULCHED WITH 3" OF APPROVED DARK FINES BARK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- LAWN AREAS SHALL BE SODDED WITH LOCALLY PRODUCED SOD MIX CONSISTING OF A MINIMUM THREE VARIETIES OF BLUE GRASS LAWN.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ABOVE REQUIREMENTS ARE MET. THE CITY MAY SEEK RESTITUTION AT TREBLE THE APPRAISED TREE VALUE FOR TREES THAT ARE REMOVED WITHOUT UP PERMISSION AND/OR WITHOUT THE PROPER PERMITS AND FOR ANY DAMAGES TO ANY TREES IN THE PUBLIC RIGHT OF WAY DUE TO CONSTRUCTION ACTIVITIES/EQUIPMENT."
- INSTALL TREE PROTECTION AROUND ALL EXISTING TREES IN THE PUBLIC RIGHT OF WAY PER CITY OF SPOKANE TREE PROTECTION SPECIFICATIONS AND DETAIL PRIOR TO ANY SITE/SOIL/DEMO WORK. FENCING TO REMAIN INTACT THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- PRIOR TO STREET/PUBLIC TREE 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.
- 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 REPLACED.
- PRIOR TO STREET/PUBLIC TREE 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.
- ANY SUBSTITUTIONS OF PUBLIC/STREET TREES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- STREET TREES PLANTED IN CONTINUOUS PLANTING STRIPS MUST HAVE A FIVE FEET DIAMETER TREE WELL AT THE BASE THAT IS FREE OF TURF AND OTHER VEGETATION.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACH	18	Acer campestre	Hedge Maple	2" Cal.	B&B	
	CJK	12	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	B&B	
	LSS	5	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B	
	QFS	15	Quercus frainetto 'Schmidt'	Forest Green Oak	2" Cal.	B&B	
	TTS	33	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	
	UWP	22	Ulmus wilsoniana 'Prospector'	Prospector Elm	2" Cal.	B&B	
	ZSJ	38	Zelkova serrata	Japanese Zelkova	2" Cal.	B&B	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	TB	75,074 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		

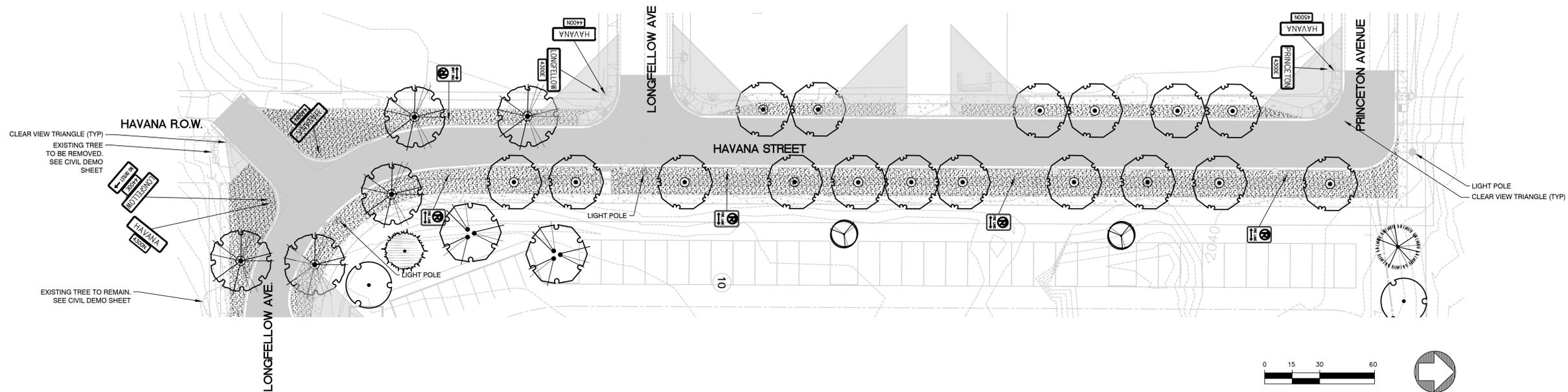
CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT

-CONSTRUCTION PLANS-

DATE PLANS ACCEPTED: **March 2, 2023**

AS-BUILD OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.

*NOTE: PLAN ACCEPTANCE ONLY FOR CONFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.



NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM #6 REBAR STA: 15+18.16, 357.62' RT. ELEVATION: 2216.41 NAVD88



SHEET: L-1

REVISIONS		DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT
TP	CITY REVIEW COMMENTS	02.20.23					
TP	CITY REVIEW COMMENTS	02.10.23					

GRADE ORDINANCE LIST					CITY DATUM		SCALE		DATE	
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	1"=30'	01.18.23	DRAWN	TP
					LOCATION:	VERTICAL	NA		CHECKED	
									APPROVED	

CITY OF SPOKANE, WASHINGTON		DEPARTMENT OF CONSTRUCTION SERVICES	
808 WEST SPOKANE FALLS BLVD. SPOKANE, WASHINGTON 99201-3343 (509) 625-6300			

THE VISTAS AT BEACON HILL		HAVANA STREET LANDSCAPE PLANTING		TYPE OF IMPROVEMENT: LANDSCAPE	
STA: 42+75 TO 48+90		PROJECT NUMBER	PLAN NUMBER		
		2022596	HAVAN S(04)2	2-25-43	

THE VISTAS AT BEACON HILL

SPOKANE, WASHINGTON

GENERAL PLANTING NOTES

- CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THESE PLAN SHEETS. ENSURE THAT ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AS REFERENCE TO INFORMATION ON THESE LANDSCAPE SHEETS.
- VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
- VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
- LANDSCAPED AREAS TO RECEIVE 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL TREE PLANTING PITS (WHERE APPLICABLE).
- ACCEPTABLE TOPSOIL SHALL BE IMPORTED FROM LOCAL SUPPLIERS, AND SHALL BE FRIABLE SURFACE SOIL TAKEN ONLY FROM THE 'A' HORIZON AS DETERMINED BY THE USDA SOIL CONSERVATION SERVICE; FREE FROM TOXIC MATERIAL, NOXIOUS WEED SEEDS, SUBSOIL, STONES AND OTHER DEBRIS GREATER THAN 1" DIAMETER. MAXIMUM ELECTRICAL CONDUCTIVITY: 2.0 MILLIOHMS; MAXIMUM EXCHANGEABLE SODIUM PERCENTAGE: 10%; PH: 5.5 TO 6.5; ORGANIC CONTENT: 5 - 7%. PROVIDE THREE SEPARATE SOIL SAMPLES (TAKEN FROM THREE DIFFERENT LOCATIONS WITHIN THE SOIL SOURCE). SUBMIT TEST RESULTS FOR REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - CONTRACTOR TO PROVIDE COMPLETE, UNDERGROUND SYSTEM DESIGN FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL IDENTIFIED AS 'TO REMAIN' UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL #3 SHEET L-12.
- TREE RINGS SHALL BE MULCHED WITH 3" OF APPROVED DARK FINES BARK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- LAWN AREAS SHALL BE SODDED WITH LOCALLY PRODUCED SOD MIX CONSISTING OF A MINIMUM THREE VARIETIES OF BLUE GRASS LAWN.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ABOVE REQUIREMENTS ARE MET. THE CITY MAY SEEK RESTITUTION AT TREBLE THE APPRAISED TREE VALUE FOR TREES THAT ARE REMOVED WITHOUT UP PERMISSION AND/OR WITHOUT THE PROPER PERMITS AND FOR ANY DAMAGES TO ANY TREES IN THE PUBLIC RIGHT OF WAY DUE TO CONSTRUCTION ACTIVITIES/EQUIPMENT.
- INSTALL TREE PROTECTION AROUND ALL EXISTING TREES IN THE PUBLIC RIGHT OF WAY PER CITY OF SPOKANE TREE PROTECTION SPECIFICATIONS AND DETAIL PRIOR TO ANY SITE/SOIL/DEMO WORK. FENCING TO REMAIN INTACT THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- PRIOR TO STREET/PUBLIC TREE 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.
- 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 REPLACED.
- PRIOR TO STREET/PUBLIC TREE 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.
- ANY SUBSTITUTIONS OF PUBLIC/STREET TREES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- STREET TREES PLANTED IN CONTINUOUS PLANTING STRIPS MUST HAVE A FIVE FEET DIAMETER TREE WELL AT THE BASE THAT IS FREE OF TURF AND OTHER VEGETATION.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACH	18	Acer campestre	Hedge Maple	2" Cal.	B&B	
	CJK	12	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	B&B	
	LSS	5	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B	
	QFS	15	Quercus frainetto 'Schmidt'	Forest Green Oak	2" Cal.	B&B	
	TTS	33	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	
	UWP	22	Ulmus wilsoniana 'Prospector'	Prospector Elm	2" Cal.	B&B	
	ZSJ	38	Zelkova serrata	Japanese Zelkova	2" Cal.	B&B	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	TB	75,074 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		

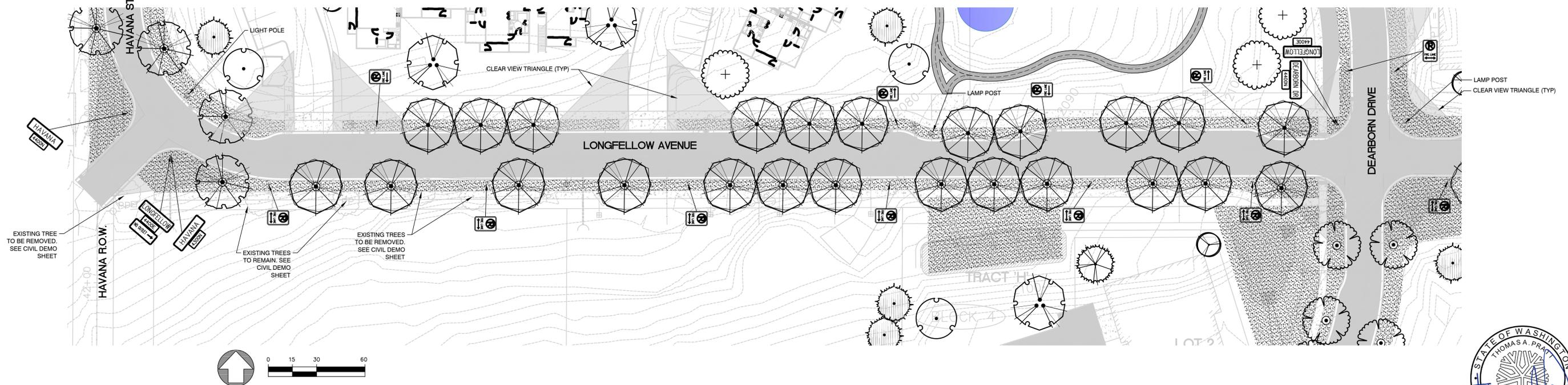
CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT

-CONSTRUCTION PLANS-

DATE PLANS ACCEPTED: **March 2, 2023**

AS-BUILT OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.

*NOTE: PLAN ACCEPTANCE ONLY FOR CONFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.



NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM #6 REBAR STA: 15+18.16, 357.62' RT. ELEVATION: 2216.41 NAVD88

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
1-800-424-5555
CALL, DIG, OR DRILL FIRST
BEFORE YOU DIG



SHEET: L-2

GRADE ORDINANCE LIST										CITY DATUM		SCALE		DATE	
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	1"=30'	01.18.23	DRAWN	TP	LOCATION:	VERTICAL	NA	CHECKED	APPROVED

BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT

CITY OF SPOKANE, WASHINGTON		DEPARTMENT OF CONSTRUCTION SERVICES		808 WEST SPOKANE FALLS BLVD. SPOKANE, WASHINGTON 99201-3343 (509) 625-6300	
-----------------------------	--	-------------------------------------	--	--	--

THE VISTAS AT BEACON HILL		LONGFELLOW AVE. LANDSCAPE PLANTING		STA: 0+05 TO 8+00	
PROJECT NUMBER	2022596	PLAN NUMBER	LONGF S(04)2	2-25-43	

P:\Projects\15501-16000\15995-RAYNER NEW.dwg VISTAS VISTAS PHASE 1 - void.dwg 12/22/2022 4:26:13 PM PST

THE VISTAS AT BEACON HILL

SPOKANE, WASHINGTON

GENERAL PLANTING NOTES

- CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THESE PLAN SHEETS. ENSURE THAT ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AS REFERENCE TO INFORMATION ON THESE LANDSCAPE SHEETS.
- VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
- VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
- LANDSCAPED AREAS TO RECEIVE 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL TREE PLANTING PITS (WHERE APPLICABLE).
- ACCEPTABLE TOPSOIL SHALL BE IMPORTED FROM LOCAL SUPPLIERS, AND SHALL BE FRIABLE SURFACE SOIL TAKEN ONLY FROM THE 'A' HORIZON AS DETERMINED BY THE USDA SOIL CONSERVATION SERVICE; FREE FROM TOXIC MATERIAL, NOXIOUS WEED SEEDS, SUBSOIL, STONES AND OTHER DEBRIS GREATER THAN 1" DIAMETER. MAXIMUM ELECTRICAL CONDUCTIVITY: 2.0 MILLIOMHS; MAXIMUM EXCHANGEABLE SODIUM PERCENTAGE: 10%; PH: 5.5 TO 6.5; ORGANIC CONTENT: 5 - 7%. PROVIDE THREE SEPARATE SOIL SAMPLES (TAKEN FROM THREE DIFFERENT LOCATIONS WITHIN THE SOIL SOURCE). SUBMIT TEST RESULTS FOR REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - CONTRACTOR TO PROVIDE COMPLETE, UNDERGROUND SYSTEM DESIGN FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL IDENTIFIED AS 'TO REMAIN' UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL #3 SHEET L-12.
- TREE RINGS SHALL BE MULCHED WITH 3" OF APPROVED DARK FINES BARK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- LAWN AREAS SHALL BE SODDED WITH LOCALLY PRODUCED SOD MIX CONSISTING OF A MINIMUM THREE VARIETIES OF BLUE GRASS LAWN.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ABOVE REQUIREMENTS ARE MET. THE CITY MAY SEEK RESTITUTION AT TREBLE THE APPRAISED TREE VALUE FOR TREES THAT ARE REMOVED WITHOUT UP PERMISSION AND/OR WITHOUT THE PROPER PERMITS AND FOR ANY DAMAGES TO ANY TREES IN THE PUBLIC RIGHT OF WAY DUE TO CONSTRUCTION ACTIVITIES/EQUIPMENT."
- INSTALL TREE PROTECTION AROUND ALL EXISTING TREES IN THE PUBLIC RIGHT OF WAY PER CITY OF SPOKANE TREE PROTECTION SPECIFICATIONS AND DETAIL PRIOR TO ANY SITE/SOIL/DEMO WORK. FENCING TO REMAIN INTACT THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- PRIOR TO STREET/PUBLIC TREE 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.
- 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 REPLACED.
- PRIOR TO STREET/PUBLIC TREE 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.
- ANY SUBSTITUTIONS OF PUBLIC/STREET TREES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- STREET TREES PLANTED IN CONTINUOUS PLANTING STRIPS MUST HAVE A FIVE FEET DIAMETER TREE WELL AT THE BASE THAT IS FREE OF TURF AND OTHER VEGETATION.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACH	18	Acer campestre	Hedge Maple	2" Cal.	B&B	
	CJK	12	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	B&B	
	LSS	5	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B	
	QFS	15	Quercus frainetto 'Schmidt'	Forest Green Oak	2" Cal.	B&B	
	TTS	33	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	
	UWP	22	Ulmus wilsoniana 'Prospector'	Prospector Elm	2" Cal.	B&B	
	ZSJ	38	Zelkova serrata	Japanese Zelkova	2" Cal.	B&B	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	TB	75,074 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		

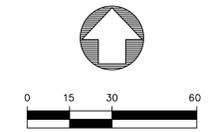
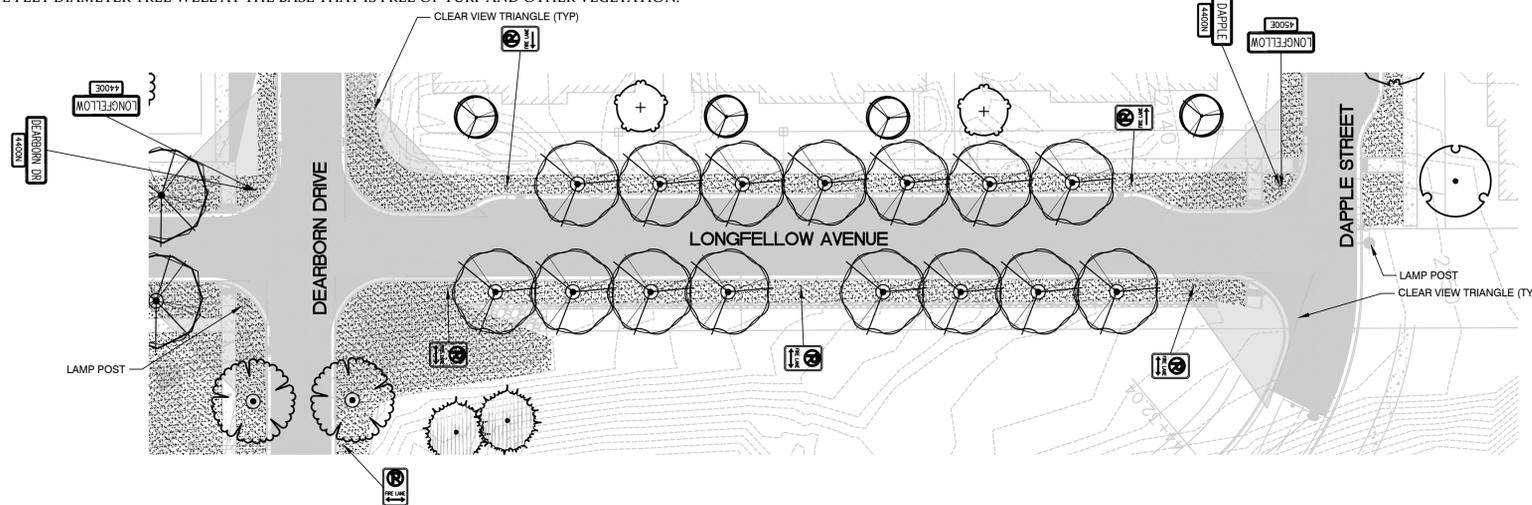
CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT

-CONSTRUCTION PLANS-

DATE PLANS ACCEPTED: **March 2, 2023**

AS-BUILD OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.

*NOTE: PLAN ACCEPTANCE ONLY FOR CONFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.



NOTE:
EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM #6 REBAR STA: 15+18.16, 357.62' RT. ELEVATION: 2216.41 NAVD88



SHEET: L-3

GRADE ORDINANCE LIST							CITY DATUM		SCALE		DATE	
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	1"=30'	01.18.23	DRAWN	TP		
					LOCATION:	VERTICAL	NA		CHECKED			
BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT		APPROVED			



CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF CONSTRUCTION SERVICES
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6300

THE VISTAS AT BEACON HILL
LONGFELLOW AVE. LANDSCAPE PLANTING
STA: 8+00 TO 11+50

TYPE OF IMPROVEMENT: LANDSCAPE	
PROJECT NUMBER	PLAN NUMBER
2022596	LONGF S(04)2 2-25-43

P:\Projects\15501-16000\15995-RAYNER NEW.dwg\VISTAS\PHASE 1-void.dwg 12/22/2022 4:26:13 PM PST

THE VISTAS AT BEACON HILL

SPOKANE, WASHINGTON

GENERAL PLANTING NOTES

- CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THESE PLAN SHEETS. ENSURE THAT ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AS REFERENCE TO INFORMATION ON THESE LANDSCAPE SHEETS.
- VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
- VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
- LANDSCAPED AREAS TO RECEIVE 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL TREE PLANTING PITS (WHERE APPLICABLE).
- ACCEPTABLE TOPSOIL SHALL BE IMPORTED FROM LOCAL SUPPLIERS, AND SHALL BE FRIABLE SURFACE SOIL TAKEN ONLY FROM THE 'A' HORIZON AS DETERMINED BY THE USDA SOIL CONSERVATION SERVICE; FREE FROM TOXIC MATERIAL, NOXIOUS WEED SEEDS, SUBSOIL, STONES AND OTHER DEBRIS GREATER THAN 1" DIAMETER. MAXIMUM ELECTRICAL CONDUCTIVITY: 2.0 MILLIOHMS; MAXIMUM EXCHANGEABLE SODIUM PERCENTAGE: 10%; PH: 5.5 TO 6.5; ORGANIC CONTENT: 5 - 7%. PROVIDE THREE SEPARATE SOIL SAMPLES (TAKEN FROM THREE DIFFERENT LOCATIONS WITHIN THE SOIL SOURCE). SUBMIT TEST RESULTS FOR REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - CONTRACTOR TO PROVIDE COMPLETE, UNDERGROUND SYSTEM DESIGN FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL IDENTIFIED AS 'TO REMAIN' UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL #3 SHEET L-12.
- TREE RINGS SHALL BE MULCHED WITH 3" OF APPROVED DARK FINES BARK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- LAWN AREAS SHALL BE SODDED WITH LOCALLY PRODUCED SOD MIX CONSISTING OF A MINIMUM THREE VARIETIES OF BLUE GRASS LAWN.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ABOVE REQUIREMENTS ARE MET. THE CITY MAY SEEK RESTITUTION AT TREBLE THE APPRAISED TREE VALUE FOR TREES THAT ARE REMOVED WITHOUT UP PERMISSION AND/OR WITHOUT THE PROPER PERMITS AND FOR ANY DAMAGES TO ANY TREES IN THE PUBLIC RIGHT OF WAY DUE TO CONSTRUCTION ACTIVITIES/EQUIPMENT.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACH	18	Acer campestre	Hedge Maple	2" Cal.	B&B	
	CJK	12	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	B&B	
	LSS	5	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B	
	QFS	15	Quercus frainetto 'Schmidt'	Forest Green Oak	2" Cal.	B&B	
	TTS	33	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	
	UWP	22	Ulmus wilsoniana 'Prospector'	Prospector Elm	2" Cal.	B&B	
	ZSJ	38	Zelkova serrata	Japanese Zelkova	2" Cal.	B&B	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	TB	75,074 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		

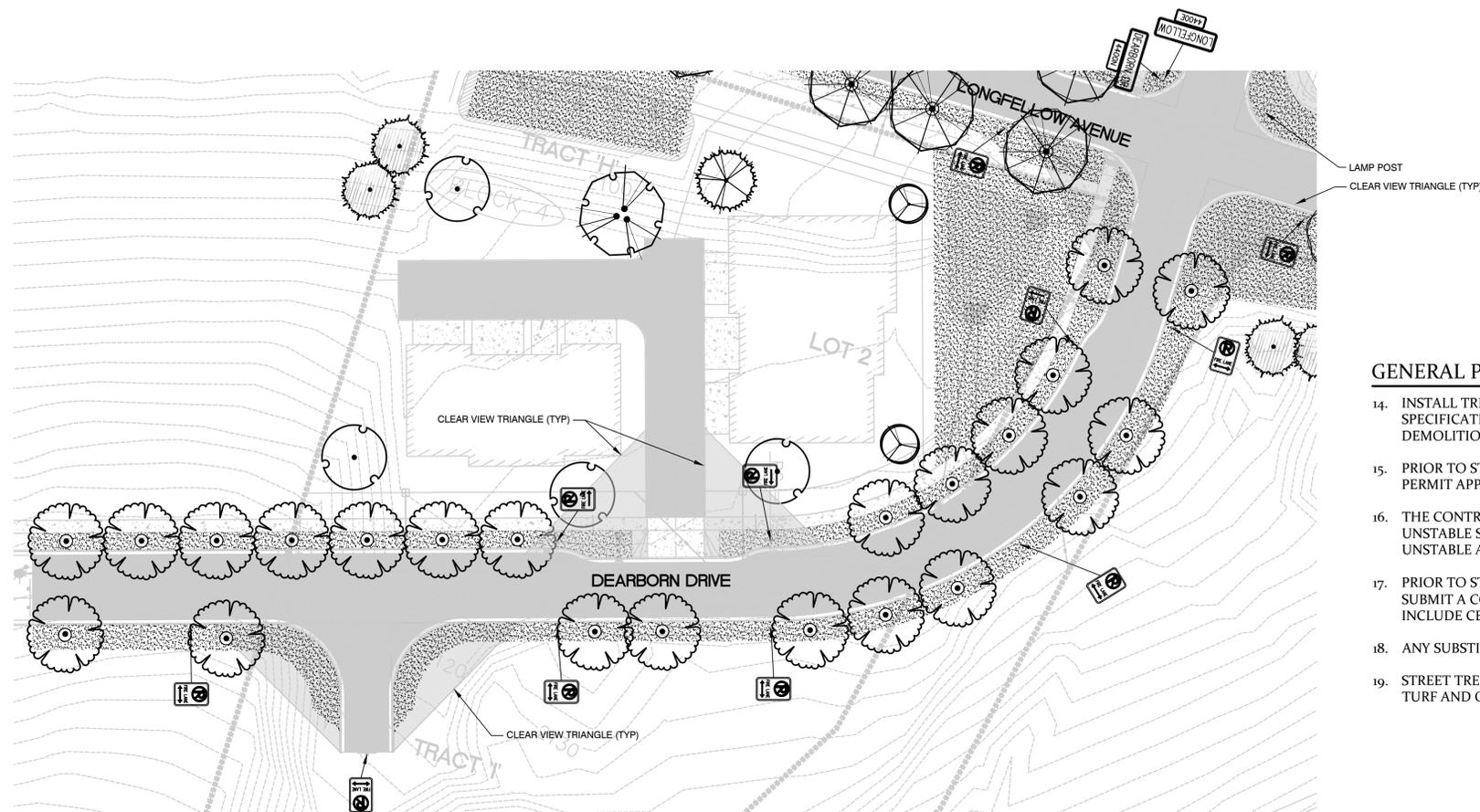
CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT

-CONSTRUCTION PLANS-

DATE PLANS ACCEPTED: **March 2, 2023**

AS-BUILT OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.

*NOTE: PLAN ACCEPTANCE ONLY FOR CONFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.



GENERAL PLANTING NOTES (cont.)

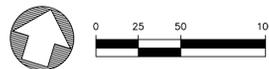
- INSTALL TREE PROTECTION AROUND ALL EXISTING TREES IN THE PUBLIC RIGHT OF WAY PER CITY OF SPOKANE TREE PROTECTION SPECIFICATIONS AND DETAIL PRIOR TO ANY SITE/SOIL/DEMO WORK. FENCING TO REMAIN INTACT THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- PRIOR TO STREET/PUBLIC TREE REMOVAL PLEASE HAVE 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.
- 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 REPLACED.
- PRIOR TO STREET/PUBLIC TREE 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.
- ANY SUBSTITUTIONS OF PUBLIC/STREET TREES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- STREET TREES PLANTED IN CONTINUOUS PLANTING STRIPS MUST HAVE A FIVE FEET DIAMETER TREE WELL AT THE BASE THAT IS FREE OF TURF AND OTHER VEGETATION.

P:\Projects\15501-16000\15995-RAYNER NEW\dwg\15995-VISTAS PHASE 1 - void.dwg 12/22/2022 4:26:13 PM PST

NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM #6 REBAR STA: 15+18.16, 357.62' RT. ELEVATION: 2216.41 NAVD88



SHEET: L-4

GRADE ORDINANCE LIST							CITY DATUM		SCALE		DATE	
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	1"=30'	01.18.23	DRAWN	TP	CHECKED	APPROVED
					LOCATION:	VERTICAL	NA					



CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF CONSTRUCTION SERVICES
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6300

THE VISTAS AT BEACON HILL
DEARBORN DRIVE LANDSCAPE PLANTING
STA: 37+20 TO 42+60

TYPE OF IMPROVEMENT: LANDSCAPE	
PROJECT NUMBER	PLAN NUMBER
2022596	DEARB S(04)2 2-25-43

THE VISTAS AT BEACON HILL

SPOKANE, WASHINGTON

GENERAL PLANTING NOTES

- CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THESE PLAN SHEETS. ENSURE THAT ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AS REFERENCE TO INFORMATION ON THESE LANDSCAPE SHEETS.
- VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
- VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
- LANDSCAPED AREAS TO RECEIVE 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL TREE PLANTING PITS (WHERE APPLICABLE).
- ACCEPTABLE TOPSOIL SHALL BE IMPORTED FROM LOCAL SUPPLIERS, AND SHALL BE FRIABLE SURFACE SOIL TAKEN ONLY FROM THE 'A' HORIZON AS DETERMINED BY THE USDA SOIL CONSERVATION SERVICE; FREE FROM TOXIC MATERIAL, NOXIOUS WEED SEEDS, SUBSOIL, STONES AND OTHER DEBRIS GREATER THAN 1" DIAMETER. MAXIMUM ELECTRICAL CONDUCTIVITY: 2.0 MILLIOHMS; MAXIMUM EXCHANGEABLE SODIUM PERCENTAGE: 10%; PH: 5.5 TO 6.5; ORGANIC CONTENT: 5 - 7%. PROVIDE THREE SEPARATE SOIL SAMPLES (TAKEN FROM THREE DIFFERENT LOCATIONS WITHIN THE SOIL SOURCE). SUBMIT TEST RESULTS FOR REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - CONTRACTOR TO PROVIDE COMPLETE, UNDERGROUND SYSTEM DESIGN FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL IDENTIFIED AS "TO REMAIN" UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL #3 SHEET L-12.
- TREE RINGS SHALL BE MULCHED WITH 3" OF APPROVED DARK FINES BARK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- LAWN AREAS SHALL BE SODDED WITH LOCALLY PRODUCED SOD MIX CONSISTING OF A MINIMUM THREE VARIETIES OF BLUE GRASS LAWN.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ABOVE REQUIREMENTS ARE MET. THE CITY MAY SEEK RESTITUTION AT TREBLE THE APPRAISED TREE VALUE FOR TREES THAT ARE REMOVED WITHOUT UF PERMISSION AND/OR WITHOUT THE PROPER PERMITS AND FOR ANY DAMAGES TO ANY TREES IN THE PUBLIC RIGHT OF WAY DUE TO CONSTRUCTION ACTIVITIES/EQUIPMENT."
- INSTALL TREE PROTECTION AROUND ALL EXISTING TREES IN THE PUBLIC RIGHT OF WAY PER CITY OF SPOKANE TREE PROTECTION SPECIFICATIONS AND DETAIL PRIOR TO ANY SITE/SOIL/DEMO WORK. FENCING TO REMAIN INTACT THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- PRIOR TO STREET/PUBLIC TREE 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.
- 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 REPLACED.
- PRIOR TO STREET/PUBLIC TREE 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.
- ANY SUBSTITUTIONS OF PUBLIC/STREET TREES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- STREET TREES PLANTED IN CONTINUOUS PLANTING STRIPS MUST HAVE A FIVE FEET DIAMETER TREE WELL AT THE BASE THAT IS FREE OF TURF AND OTHER VEGETATION.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACH	18	Acer campestre	Hedge Maple	2" Cal.	B&B	
	CJK	12	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	B&B	
	LSS	5	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B	
	QFS	15	Quercus frainetto 'Schmidt'	Forest Green Oak	2" Cal.	B&B	
	TTS	33	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	
	UWP	22	Ulmus wilsoniana 'Prospector'	Prospector Elm	2" Cal.	B&B	
	ZSJ	38	Zelkova serrata	Japanese Zelkova	2" Cal.	B&B	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	TB	75,074 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		

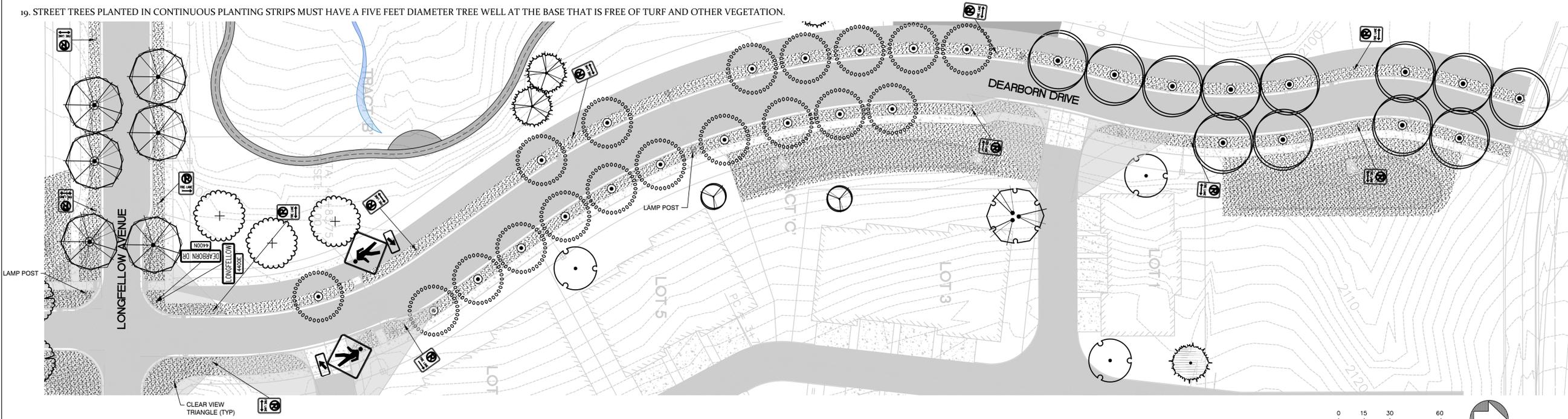
CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT

-CONSTRUCTION PLANS-

DATE PLANS ACCEPTED: **March 2, 2023**

AS-BUILT OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.

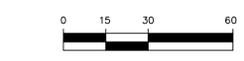
*NOTE: PLAN ACCEPTANCE ONLY FOR CONFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.



NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM #6 REBAR STA: 15+18.16, 357.62' RT. ELEVATION: 2216.41 NAVD88



SHEET: L-5

REVISIONS							GRADE ORDINANCE LIST				CITY DATUM		SCALE		DATE		CITY OF SPOKANE, WASHINGTON		THE VISTAS AT BEACON HILL		TYPE OF IMPROVEMENT: LANDSCAPE	
TP	CITY REVIEW COMMENTS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT	FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	SCALE	DATE	DRAWN	CHECKED	APPROVED	PROJECT NUMBER	PLAN NUMBER	
TP	CITY REVIEW COMMENTS	02.20.23												HORIZONTAL	1"=30'	01.18.23	TP			2022596	DEARB S(04)2	
TP	CITY REVIEW COMMENTS	02.10.23												VERTICAL	NA						2-25-43	
BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT															



CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF CONSTRUCTION SERVICES
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6300

THE VISTAS AT BEACON HILL
DEARBORN DRIVE LANDSCAPE PLANTING
STA: 42+60 TO 52+20

PROJECT NUMBER: 2022596
PLAN NUMBER: DEARB S(04)2 2-25-43

P:\Projects\15501-16000\15995-RAYNER NEW\dwg\VISTAS\PHASE 1-void.dwg 12/22/2022 4:26:13 PM PST

THE VISTAS AT BEACON HILL

SPOKANE, WASHINGTON

GENERAL PLANTING NOTES

- CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THESE PLAN SHEETS. ENSURE THAT ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AS REFERENCE TO INFORMATION ON THESE LANDSCAPE SHEETS.
- VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
- VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
- ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
- LANDSCAPED AREAS TO RECEIVE 6" OF APPROVED TOPSOIL IN LAWN AREAS AND 12" IN ALL TREE PLANTING PITS (WHERE APPLICABLE).
- ACCEPTABLE TOPSOIL SHALL BE IMPORTED FROM LOCAL SUPPLIERS, AND SHALL BE FRIABLE SURFACE SOIL TAKEN ONLY FROM THE 'A' HORIZON AS DETERMINED BY THE USDA SOIL CONSERVATION SERVICE; FREE FROM TOXIC MATERIAL, NOXIOUS WEED SEEDS, SUBSOIL, STONES AND OTHER DEBRIS GREATER THAN 1" DIAMETER. MAXIMUM ELECTRICAL CONDUCTIVITY: 2.0 MILLIOHMS; MAXIMUM EXCHANGEABLE SODIUM PERCENTAGE: 10%; PH: 5.5 TO 6.5; ORGANIC CONTENT: 5 - 7%. PROVIDE THREE SEPARATE SOIL SAMPLES (TAKEN FROM THREE DIFFERENT LOCATIONS WITHIN THE SOIL SOURCE). SUBMIT TEST RESULTS FOR REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - CONTRACTOR TO PROVIDE COMPLETE, UNDERGROUND SYSTEM DESIGN FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL IDENTIFIED AS 'TO REMAIN' UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
- LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL #3 SHEET L-12.
- TREE RINGS SHALL BE MULCHED WITH 3" OF APPROVED DARK FINES BARK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
- LAWN AREAS SHALL BE SODDED WITH LOCALLY PRODUCED SOD MIX CONSISTING OF A MINIMUM THREE VARIETIES OF BLUE GRASS LAWN.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ABOVE REQUIREMENTS ARE MET. THE CITY MAY SEEK RESTITUTION AT TREBLE THE APPRAISED TREE VALUE FOR TREES THAT ARE REMOVED WITHOUT PERMISSION AND/OR WITHOUT THE PROPER PERMITS AND FOR ANY DAMAGES TO ANY TREES IN THE PUBLIC RIGHT OF WAY DUE TO CONSTRUCTION ACTIVITIES/EQUIPMENT.
- INSTALL TREE PROTECTION AROUND ALL EXISTING TREES IN THE PUBLIC RIGHT OF WAY PER CITY OF SPOKANE TREE PROTECTION SPECIFICATIONS AND DETAIL PRIOR TO ANY SITE/SOIL/DEMO WORK. FENCING TO REMAIN INTACT THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- PRIOR TO STREET/PUBLIC TREE 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.
- 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 REPLACED.
- PRIOR TO STREET/PUBLIC TREE 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.
- ANY SUBSTITUTIONS OF PUBLIC/STREET TREES MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- STREET TREES PLANTED IN CONTINUOUS PLANTING STRIPS MUST HAVE A FIVE FEET DIAMETER TREE WELL AT THE BASE THAT IS FREE OF TURF AND OTHER VEGETATION.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
	ACH	18	Acer campestre	Hedge Maple	2" Cal.	B&B	
	CJK	12	Cercidiphyllum japonicum	Katsura Tree	2" Cal.	B&B	
	LSS	5	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B	
	QFS	15	Quercus frainetto 'Schmidt'	Forest Green Oak	2" Cal.	B&B	
	TTS	33	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	B&B	
	UWP	22	Ulmus wilsoniana 'Prospector'	Prospector Elm	2" Cal.	B&B	
	ZSJ	38	Zelkova serrata	Japanese Zelkova	2" Cal.	B&B	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	TB	75,074 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod		

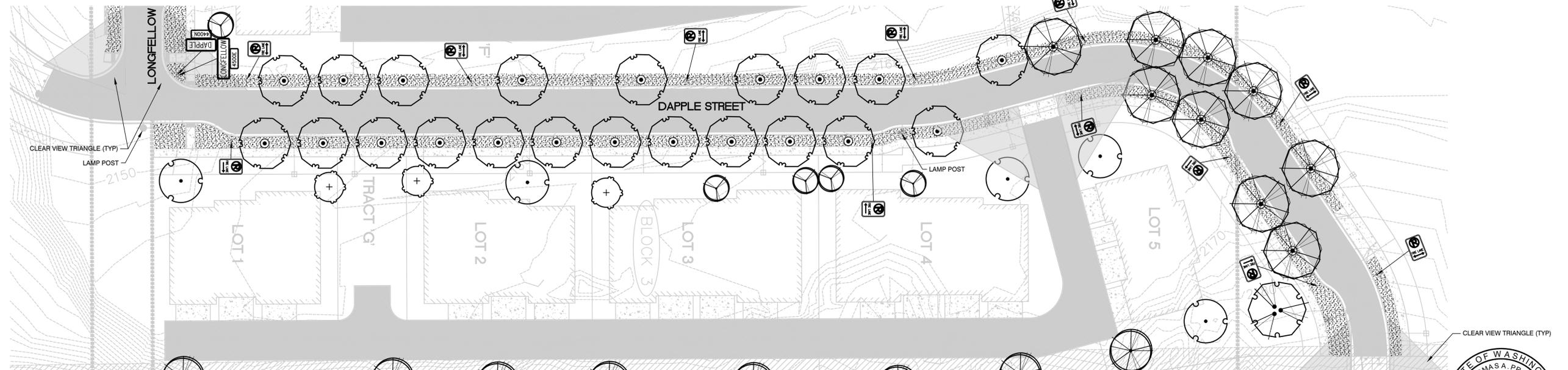
CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT

-CONSTRUCTION PLANS-

DATE PLANS ACCEPTED: March 2, 2023

AS-BUILT OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.

*NOTE: PLAN ACCEPTANCE ONLY FOR CONFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.



NOTE: EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM #6 REBAR STA: 15+18.16, 357.62' RT. ELEVATION: 2216.41 NAVD88

UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 1-800-424-5555

thomaspratt DESIGNS Landscape Architecture

STATE OF WASHINGTON THOMAS A. PRATT LICENSED LANDSCAPE ARCHITECT NO. 607 EXP. 11/29/2024

SHEET: L-6

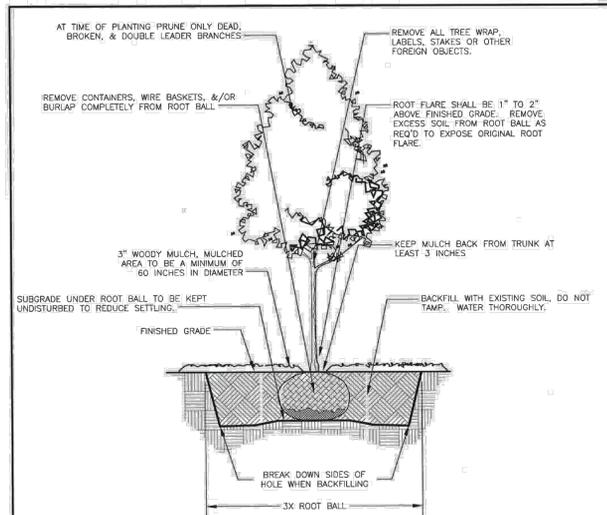
GRADE ORDINANCE LIST						CITY DATUM		SCALE		DATE	
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	1"=30'	01.18.23	DRAWN	TP	
					LOCATION:	VERTICAL	NA		CHECKED		
BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT		APPROVED		

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF CONSTRUCTION SERVICES
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6300

THE VISTAS AT BEACON HILL
DAPPLE STREET LANDSCAPE PLANTING
STA: 44+70 TO 53+45

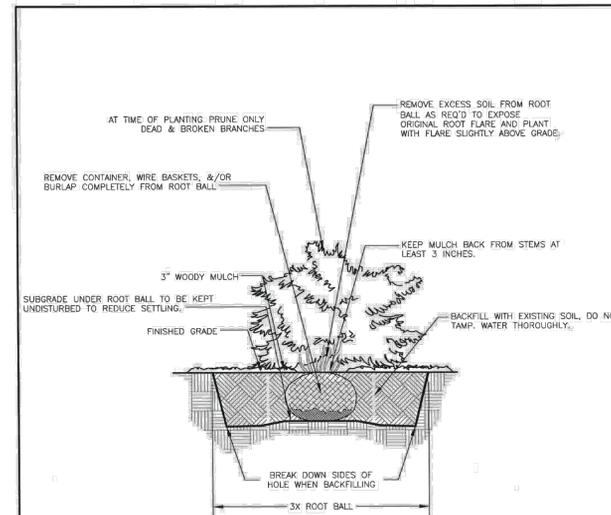
TYPE OF IMPROVEMENT: LANDSCAPE
PROJECT NUMBER: 2022596
PLAN NUMBER: DAPPL S(04)2 2-25-43

P:\Projects\15501-16000\15995-RAYNER NEW.dwg\THE VISTAS\PHASE 1 - L-6.dwg 12/22/2022 4:26:13 PM PST



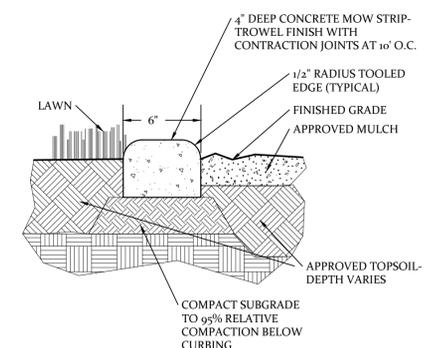
- NOTES:**
1. TREES BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
 2. ALL "ADVENTITIOUS ROOTS" AND "SUCKERS" SHALL BE PRUNED AWAY PRIOR TO PLANTING.
 3. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
 4. TREES NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.
 5. LOCATIONS OF TREES TO MEET THE REQUIREMENTS OF DESIGN STANDARDS 3.5-2, ≥ 15 FT FROM DRIVEWAYS, ≥ 10 FT FROM DRAINAGE INLETS, ≥ 20 FT FROM DRYWELLS, NOT OBSTRUCT TRAFFIC SIGNS OR SIGHT TRIANGLES, AND 15 FT FROM UNDERGROUND UTILITIES.
 6. 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.

APPROVED BY <i>[Signature]</i> ENGINEERING SERVICES MANAGER KYLE TWEED	ADOPTED: 2/1986 REVISED: 05/2015 SUPERSEDES: 04/2012 CHECKED BY: SJS SCALE: NTS REVISED BY: MLD	TREE PLANTING DETAILS ALL TYPES, FORMS AND SPECIES ENGINEERING SERVICES CITY OF SPOKANE, WASHINGTON STANDARD PLAN No. V-101
---	--	---



- NOTES:**
1. SHRUBS BURIED TOO DEEP, OR WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED & SHALL BE REMOVED & REPLANTED AT PROPER DEPTH.
 2. DEVIATIONS FROM THIS DETAIL SHALL ONLY BE ALLOWED WITH PERMISSION FROM THE CITY ARBORIST.
 3. SHRUBS NOT PLANTED IN CONFORMITY WITH THIS DETAIL WILL BE REJECTED BY THE CITY ARBORIST. REPLACEMENT OF REJECTED SHRUBS WILL BE DONE AT THE CONTRACTOR'S EXPENSE & NOT BY THE CITY OF SPOKANE.

APPROVED BY <i>[Signature]</i> ENGINEERING SERVICES MANAGER KYLE TWEED	ADOPTED: 2/1986 REVISED: 05/2015 SUPERSEDES: 04/2012 CHECKED BY: SJS SCALE: NTS REVISED BY: MLD	SHRUB PLANTING DETAILS ALL TYPES, FORMS AND SPECIES ENGINEERING SERVICES CITY OF SPOKANE, WASHINGTON STANDARD PLAN No. V-102
---	--	--



- NOTES:**
1. REFER TO DOCUMENTATION FOR MORE INFORMATION.
 2. INSTALL 1/2" EXPANSION JOINT MATERIAL WHEN CURBING MEETS ANY OTHER HARD SURFACE AND AT 20' INTERVALS.
 3. CONCRETE TO BE ≥ 8000 PSI AT 28 DAYS. SUBMIT TESTING RESULTS FOR RECORDS.

1 CITY OF SPOKANE TREE PLANTING
1 SHEETS

2 CITY OF SPOKANE SHRUB PLANTING
1 SHEETS

3 CONCRETE LAWN EDGING
1 SHEETS

CITY OF SPOKANE DEVELOPMENT SERVICE CENTER DEPARTMENT
-CONSTRUCTION PLANS-
DATE PLANS ACCEPTED: **March 2, 2023**
AS-BUILD OF THIS PLAN AND CONSTRUCTION INFORMATION ARE REQUIRED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS OR PROJECT COMPLETION.
*NOTE: PLAN ACCEPTANCE ONLY FOR COMFORMANCE WITH CITY STANDARDS. PLAN DESIGN AND ACCURACY IS THE RESPONSIBILITY OF THE STAMPING ENGINEER.

NOTE:
EXACT LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES ARE NOT KNOWN. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS, PROVIDED PER THE CIVIL ENGINEER AND ARE SHOWN FOR CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO "CALL BEFORE YOU DIG 811", AND SHALL CONTACT ALL UTILITY OWNERS AND CONFIRM LOCATIONS OF UTILITIES BEFORE DIGGING AND TO COORDINATE AND COOPERATE FULLY WITH EXISTING UTILITY DISTRICTS AND COMPANIES.

SEE GEOTECHNICAL EVALUATIONS BY ALLWEST TESTING AND ENGINEERING DATED MARCH 9, 2005 AND AUGUST 26, 2014

LOCAL PROJECT TBM
#6 REBAR
STA: 15+18.16, 357.62' RT.
ELEVATION: 2216.41 NAVD88



SHEET: L-12

TP	CITY REVIEW COMMENTS	02.20.23							
TP	CITY REVIEW COMMENTS	02.10.23							
BY	REVISIONS	DATE	PROJ.	FROM	AS BUILT	TO	ACCEPT		

GRADE ORDINANCE LIST					CITY DATUM		SCALE	DATE
FROM	TO	ORD. NO.	DATE	FILE NO.	ELEVATION:	HORIZONTAL	DATE	
						1"=30'	01.18.23	
					LOCATION:	VERTICAL		

SPOKANE
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF CONSTRUCTION SERVICES
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6300

THE VISTAS AT BEACON HILL
LANDSCAPE PLANTING DETAILS
STA: 42+75 TO 48+90

TYPE OF IMPROVEMENT:	LANDSCAPE
PROJECT NUMBER	2022596
PLAN NUMBER	HAVAN S(04)2 2-25-43