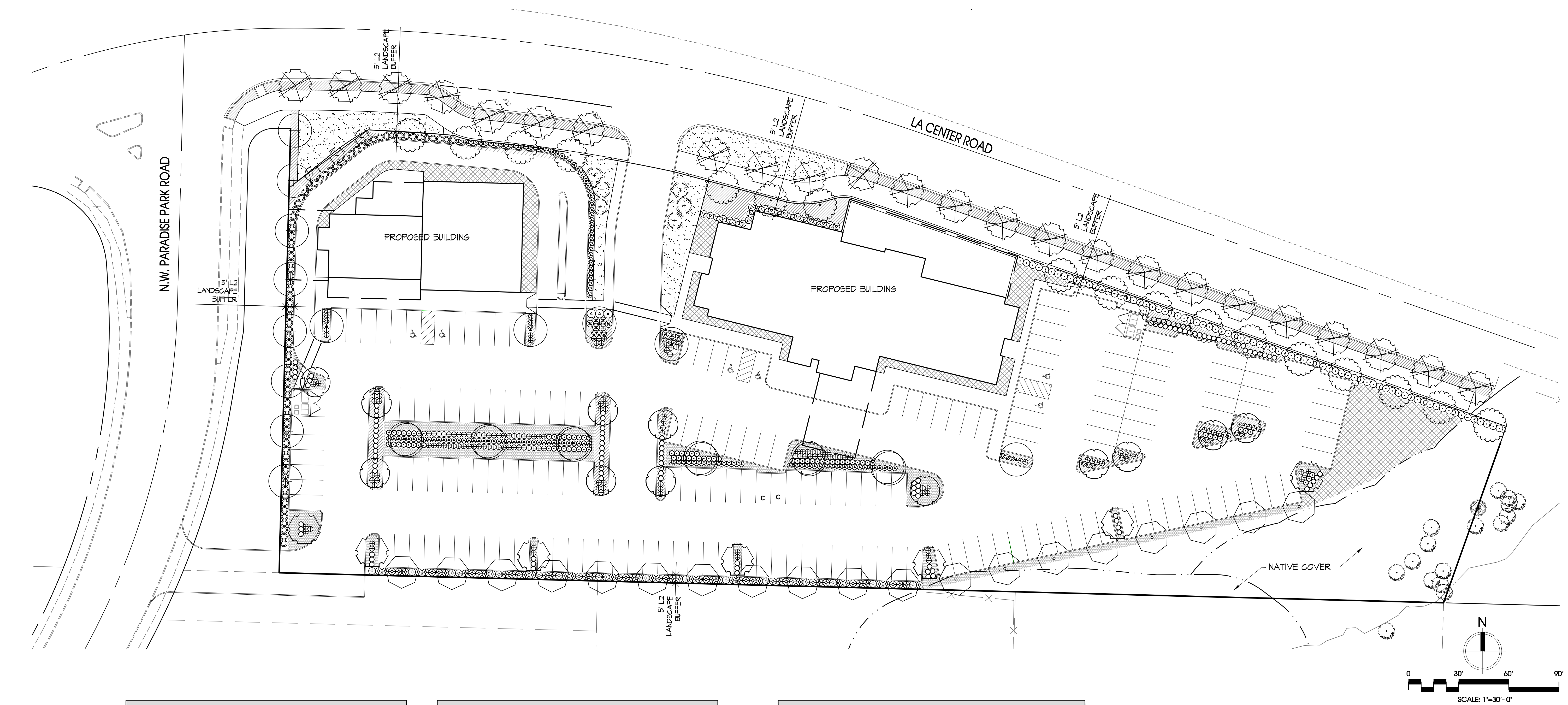


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PLANT LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
TREES			
	EXISTING TREE, RETAIN & PROTECT REFER TO SHEET T1		
	ACER BUERGERIANUM TRIDENT MAPLE	2" cal. min.	8
	ACER TRUNC. 'WARRENRED' PACIFIC SUNSET MAPLE	2" cal. min.	24
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNEBEAM	2" cal. min.	12
	CARPINUS CAROLINIANA 'JFS-K16' NATIVE FLAME AMERICAN HORNEBEAM	2" cal. min.	19
	CHAMAECYPARIS NOOT. 'PENDULA' KEEPPING ALASKAN CEDAR	6" HT. min.	9
	FRAXINUS PENNSYLVANICA 'RAYWOOD' RAYWOOD ASH	2" cal. min.	7
	NYSSA SYLVATICA 'JFS-PN LEGACY' GUM DROP TUPERO	2" cal. min.	5
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	2" cal. min.	6
	ZELKOVA SERRATA 'JFS-KW1' CITY SPRITE ZELKOVA	2" cal. min.	17

PLANT LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QUANTITY
SHRUBS			
	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	5 GAL.	130
	ESCALLONIA 'COMFACTA' COMPACT ESCALLONIA	3 GAL.	3
	ILEX CRENATA 'COMFACTA' JAPANESE HOLLY	5 GAL.	83
	ILEX X MESERVEAE 'BLUE BOY' BLUE BOY HOLLY	5 GAL.	77
	LIGUSTRUM JAPONICUM 'TEXANUM' MAXLEAF PRIVET	5 GAL.	23
	MAHONIA REPENS CREEPING OREGON GRAPE	3 GAL.	26
	NANDINA DOMESTICA 'GULF STREAM' HEAVENLY BAMBOO	3 GAL.	153
	PRUNUS LAUROCER. 'OTTO LUYKEN' OTTO LUYKEN'S LAUREL	5 GAL.	79
	SPIREA JAP. 'GOLDFLAME' GOLDFLAME SPIREA	3 GAL.	77
	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	3 GAL.	9
	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL.	112
GROUND COVERS			
	ARCTOSTAPHYLOS UVA URSI 'MAGS.' MASSACHUSETTS KINICKINNICK	1 GAL.	30" O.C.
	RUBUS CALANDRINOIDES CREEPING RASPBERRY	1 GAL.	30" O.C.
	TURF OR GROUND COVER PER OWNER		
	LANDSCAPE PER OWNER		

PARKING LOT LANDSCAPE STATISTICS		
REQUIREMENT	REQUIRED	PROVIDED
TREES (1 TREE PER 6 PARKING STALLS) 182 STALLS / 6 = 30	30	30
SHRUBS (5 SHRUB PER 100 SF. OF LANDSCAPE AREA) (9,094 SF OF LANDSCAPE AREA / 100) X 5 = 454	454	493

IRRIGATION NOTE	
ALL LANDSCAPE AREAS SHALL BE HAND WATERED OR IRRIGATED WITH AN AUTOMATIC DRIP AND/OR SPRAY IRRIGATION SYSTEM. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.	

REFER TO SHEET L3 FOR PLANTING NOTES AND DETAILS

PLANTING NOTES	
1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY FLS ENGINEERING.	16. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANTING PITS HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN (12) HOURS OF FILLING.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL PROPERTY.	17. FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE
3. THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.	18. ROTOTILL 2" OF COMPOST INTO ALL PLANTED AREAS.
4. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.	19. INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS.
5. THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES.	20. INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS.
6. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.	21. RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURER'S INSTRUCTIONS.
7. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.	22. EXISTING VEGETATION TO BE SPRAYED WITH ROUNDUP OR APPROVED EQUAL. PER MANUFACTURER'S INSTRUCTIONS. SUFFICIENT TIME SHALL BE GIVEN TO ALLOW EXISTING MATERIAL TO DIE. REMOVE EXISTING 27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
8. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.	23. CROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE.
9. THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S WORK, AT NO ADDITIONAL COST TO THE OWNER. CONTACT ALL UTILITY PROVIDERS SERVING THE SITE AREA 48 HOURS PRIOR TO ANY EXCAVATION.	24. ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLING.
10. ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.	25. AMEND SOIL IN LAWN AREAS WITH 80 LBS. OF DOLOMITE LIME AND 40 LBS. OF 10-20-20 SLOW RELEASE FERTILIZER OR EQUIVALENT. PROVIDE A 3" LAYER OF SANDY LOAM TOPSOIL FOR LAWN AND BED AREA.
11. THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR PLANTING PRACTICES.	26. SEED LAWN AREAS WITH GRASS SEED. MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED.
12. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE CONTRACTOR'S WORK.	27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF ALL PLANT MATERIAL FOR 2 YEARS AFTER COMPLETION OF PLANTING. DISEASED, DYING, OR DEAD PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR DURING THE TWO YEAR PERIOD AND MAINTAINED FOR AN ADDITIONAL 2 YEAR PERIOD.	28. PLANT MATERIAL SHALL BE PLANTED IN ROOT GROWN 1" ABOVE FINISHED GRADE TO ALLOW POSITIVE DRAINAGE AWAY FROM CROWN.
14. IMMEDIATELY UPON BID AWARD, CONTRACTOR SHALL SECURE THE PLANT MATERIALS AS SPECIFIED FROM AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.	29. STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAILS ON THIS SHEET.
15. TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 3" OF FIR BARK MULCH. SUBMIT SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.	30. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
16. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.	31. ALL PLANTING SHALL BE HAND WATERED OR IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
	32. ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS.
	33. ALL PLANT MATERIALS FURNISHED ARE TO BE FREE FROM DEAD OR BROKEN BRANCHES, LICHENS, SCARS, BROKEN BARK OR WOUNDS. ALL PLANT MATERIALS WILL BE INSECT, WEED, AND DISEASE FREE ACCORDING TO THE REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF AGRICULTURE FOR NURSERY PLANT MATERIALS SOLD FOR WHOLESALE OR RETAIL. ALL PRUNING WOUNDS MUST BE WELL HEALED WITH NO EVIDENCE OF DECAY.
	34. FIELD CONFIRM ALL SITE CONDITIONS, AREAS AND SIZES PRIOR TO BIDDING & CONSTRUCTION. DO NOT SCALE FROM PLANS.

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PARADISE PARK SITE PLAN

Parcel 209708-000
La Center, Washington

DRAWN: VH	CHECKED: CB
SCALE: 1" = 30'-0"	DATE: 07.24.24
JOB #: 24-1045	
ISSUED FOR: FLR	
REVISIONS:	
SHEET NAME: PRELIMINARY LANDSCAPE PLAN	
SHEET #: L1	
SHEET 2	OF 3