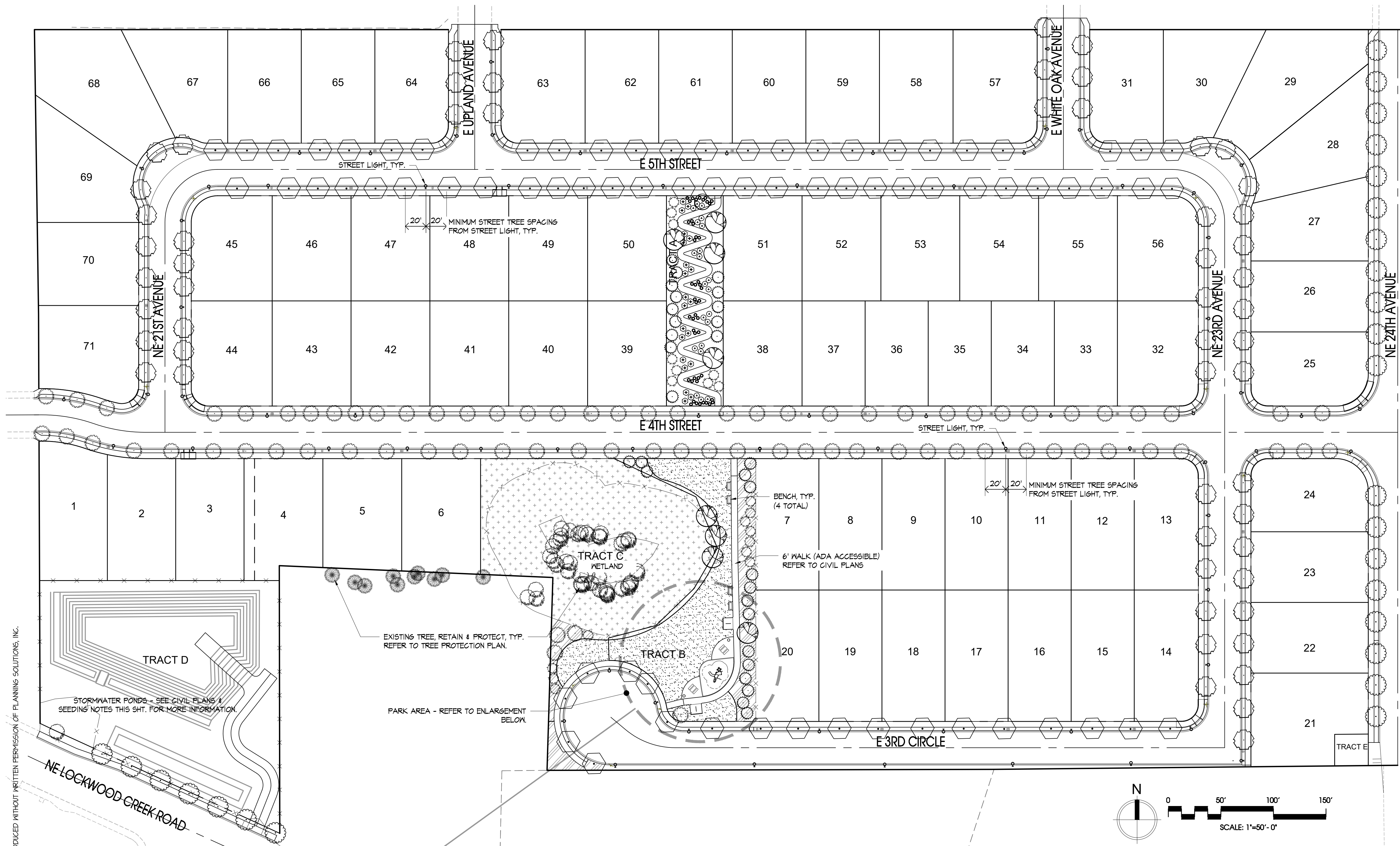


LOCKWOOD MEADOWS SUBDIVISION
 2000 NE Lockwood Creek Road
 La Center, Washington



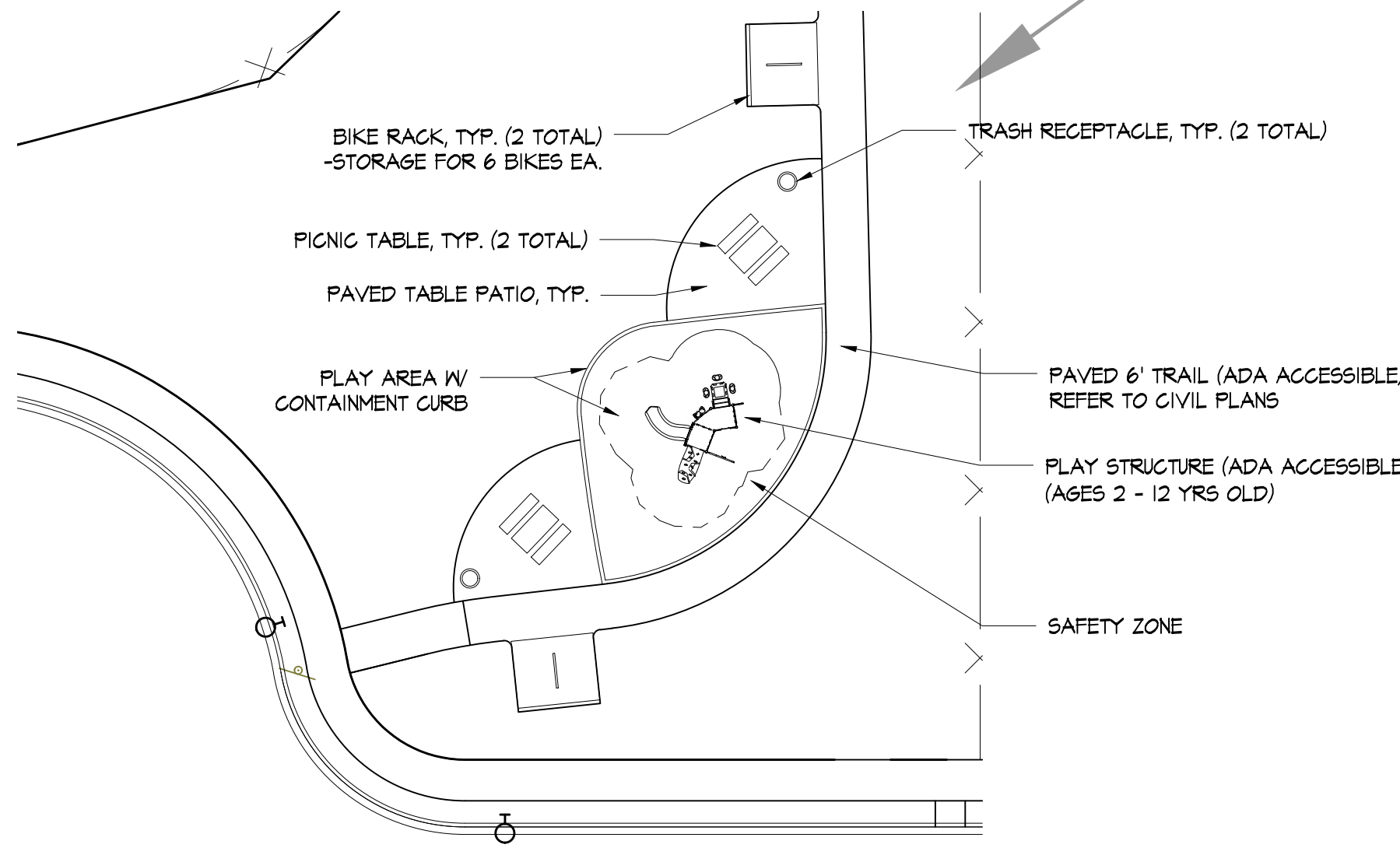
PLANT LEGEND			
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	ACER RUBRUM 'ARMSTRONGS' / ARMSTRONGS MAPLE	2" Cal. Min.	56*
	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	2" Cal. Min.	26
	CALOCEDRUS DECURRENS / INCENSE CEDAR	6' ht. Min.	30
	CUPRESSUS NOOTKATENSIS / ALASKAN CEDAR	6' ht. Min.	20
	PARROTIA PERSICA / PERSIAN PARROTIA	2" Cal. Min.	78*
	TILIA GORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	2" Cal. Min.	8
	ZELKOVA SERRATA / VILLAGE GREEN SELKOVA	2" Cal. Min.	72*
SHRUBS			
	ILEX X MESERVEAE 'BLUE BOY' / BLUE BOY HOLLY	5 GAL.	21
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL.	46
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL.	21
GROUND COVER			
NO SYMBOL	ARCTOSTAPHYLOS UVA-URSI / KINKINICK (ALL PLANTER STRIPS)	1 GAL. Min.	36' O.C.
	ARCTOSTAPHYLOS UVA-URSI / KINKINICK	1 GAL. Min.	48' O.C.
	TURF, DROUGHT RESISTANT, SUN & SHADE MIX (SEED OR SOD)		
	NATIVE COVER		

*FINAL QUANTITY PER DRIVEWAY LOCATIONS TO BE DETERMINED AT BUILDING PERMIT

REFER TO SHEET L2 & L3 FOR NOTES & DETAILS

TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLE, TYP. ALL SHRUBS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET. STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A800 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.

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PARK AREA ENLARGEMENT - 1"=20'

- LANDSCAPE PLAN NOTES**
- STREET TREE LOCATIONS & QUANTITIES SUBJECT TO CHANGE PER FINAL DRIVEWAY, UTILITY AND STREET LIGHTING LOCATIONS.
 - LANDSCAPE WITHIN ALL TRACTS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - ALL LANDSCAPE SHALL BE IRRIGATED VIA AN AUTOMATIC UNDERGROUND SYSTEM OR HAND WATERING TO INSURE LONG-TERM SURVIVABILITY.
 - BMPs 1.15 AND 1.35 OF THE STORMWATER MANAGEMENT MANUAL FOR THE PUGET SOUND BASIN SHALL BE IMPLEMENTED AS PART OF THIS LANDSCAPE PLAN'S INSTALLATION.

STORMWATER POND SEEDING NOTES

Exposed earth on the pond bottom and side slopes shall be sodded or seeded with the appropriate seed mixture as soon as is practicable (see Erosion and Sediment Control BMP E1.35 in Volume II). Establishment of protective vegetative cover shall be ensured with jute mesh or other protection and reseeded as necessary (see Erosion and Sediment Control BMPs E1.15 and E1.35 in Volume II).

Rural Application:			
Kentucky Bluegrass (<i>Poa pratensis</i>)	15%	85	80
Tall Fescue (<i>Festuca arundinacea</i>)	40%	95	90
Perennial Rye (<i>Lolium perenne</i>)	30%	95	90
Chewings Fescue	15%	95	90

Cover the seed with topsoil or mulch no deeper than 1/4 inch. It is better to work topsoil into the upper soil layer rather than spread a layer of it directly onto the top of the native soil.

Hydro-seeding applications with approved seed-mulch-fertilizer mixtures may also be used.

IRRIGATION NOTE

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A DRIP, SPRAY, HOSE BIB IRRIGATION SYSTEM OR HAND WATERED AS REQUIRED. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.

DRAWN: CB CHECKED: CB
 SCALE: 1" = 50'-0" DATE: 01-05-23
 JOB #: 21-1603

ISSUED FOR: FLR
 REVISIONS:
 City Comments 03-10-23
 City Comments 03-15-23

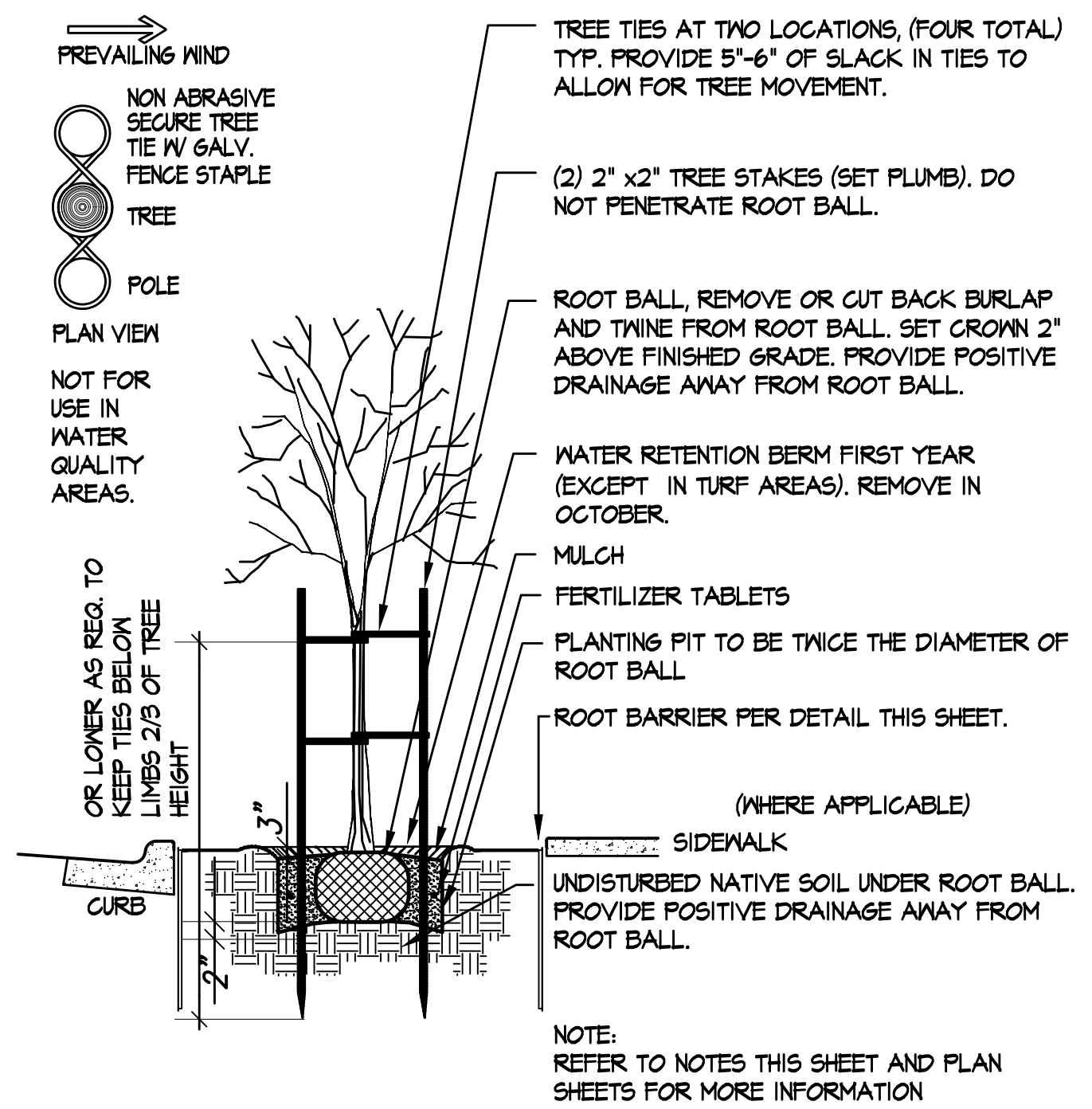
SHEET NAME:
FINAL LANDSCAPE & PARK PLAN

SHEET #:

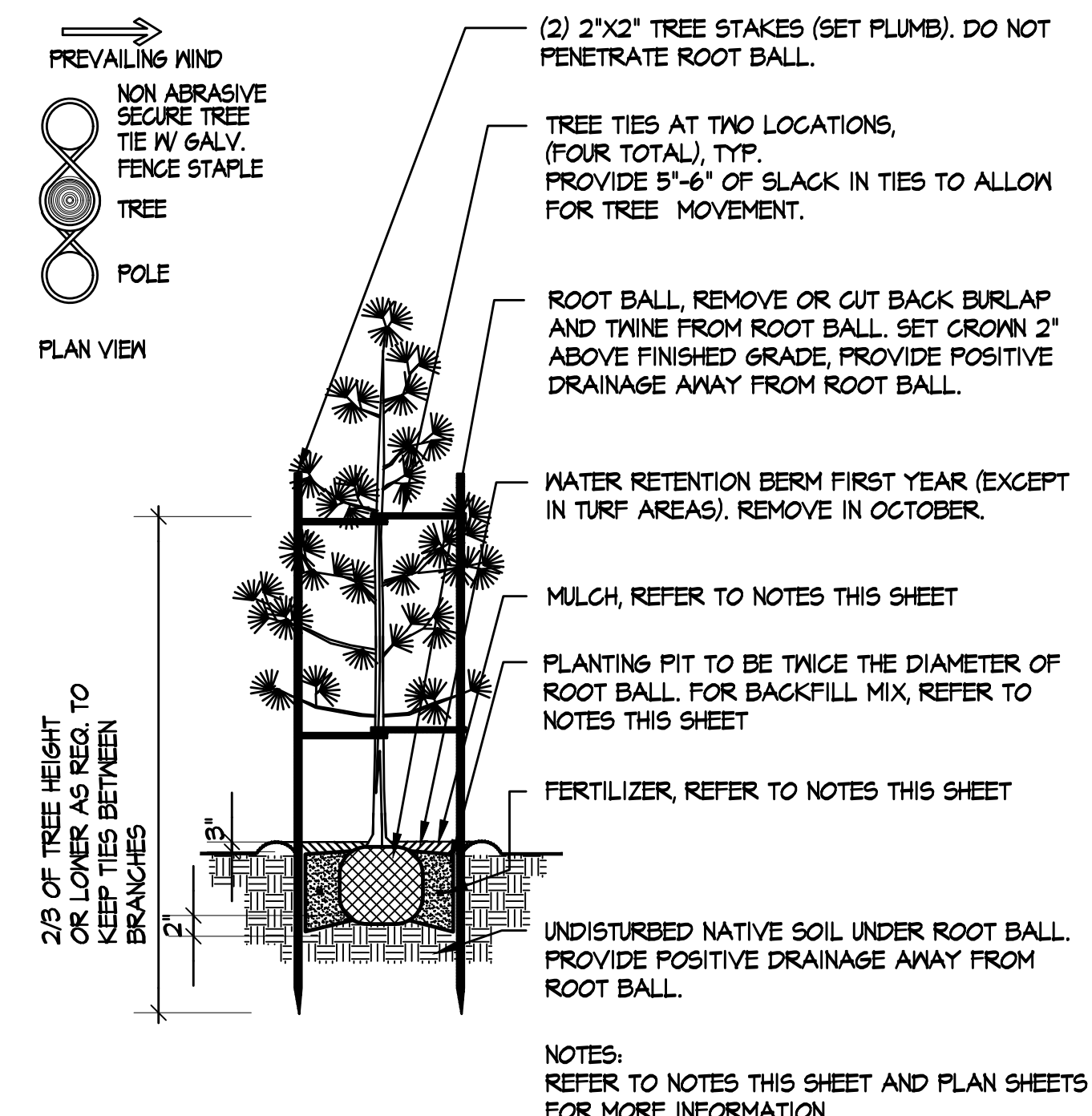
L1

PLANTING NOTES

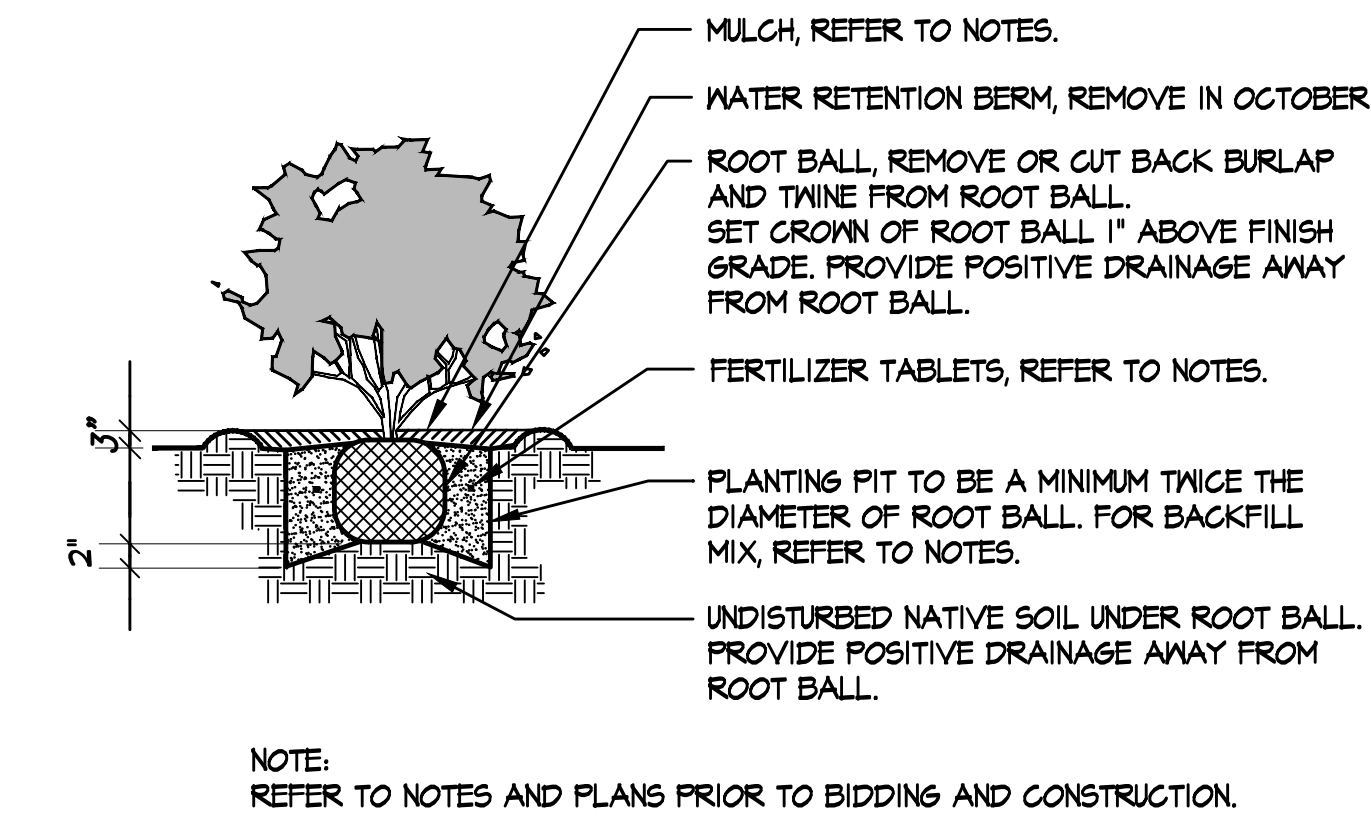
- ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY PLS ENGINEERING, INC.
- IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL PROPERTY.
- THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.
- THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.
- THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.
- ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
- 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.
- ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
- THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR PLANTING PRACTICES.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE CONTRACTOR'S WORK.
- 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.
- 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 THE CITY OF LACENTER & THE LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 2" OF FIR BARK MULCH. SUBMIT SAMPLE TO THE CITY OF LACENTER & THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 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.
- FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE
- ROTO TILL 2" OF COMPOST INTO ALL PLANTED AREAS.
- INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS.
- INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS.
- RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURERS INSTRUCTIONS.
- EXISTING VEGETATION TO BE SPRAYED WITH ROUNDUP, OR APPROVED EQUAL, PER MANUFACTURERS INSTRUCTIONS. SUFFICIENT TIME SHALL BE GIVEN TO ALLOW EXISTING MATERIAL TO DIE. REMOVE EXISTING VEGETATION MAT AND ROTO TILL OR SCARIFY EXISTING SOIL.
- CROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE.
- ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLING.
- 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.
- SEED LAWN AREAS WITH GRASS SEED MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
- PLANT MATERIAL SHALL BE PLANTED W/ ROOT CROWN 1" ABOVE FINISHED GRADE TO ALLOW POSITIVE DRAINAGE AWAY FROM CROWN.
- STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAIL 'A' AND 'B' ON THIS SHEET.
- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM OR HAND WATERED AS REQUIRED.
- ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS.
- 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.
- SIX (6) MONTHS PRIOR TO THE FINAL CITY OF LACENTER ACCEPTANCE & AT FINAL CITY OF LACENTER ACCEPTANCE ALL LANDSCAPING SHALL BE WEED FREE. LAWN AREAS WITH CLOVER WILL NOT BE ACCEPTED.
- HYDROSEEDDED LAWN AREAS MUST BE ACTIVELY GROWING FOR LONGER THAN 4 FOUR (4) MONTHS PRIOR TO FINAL CITY OF LACENTER ACCEPTANCE.



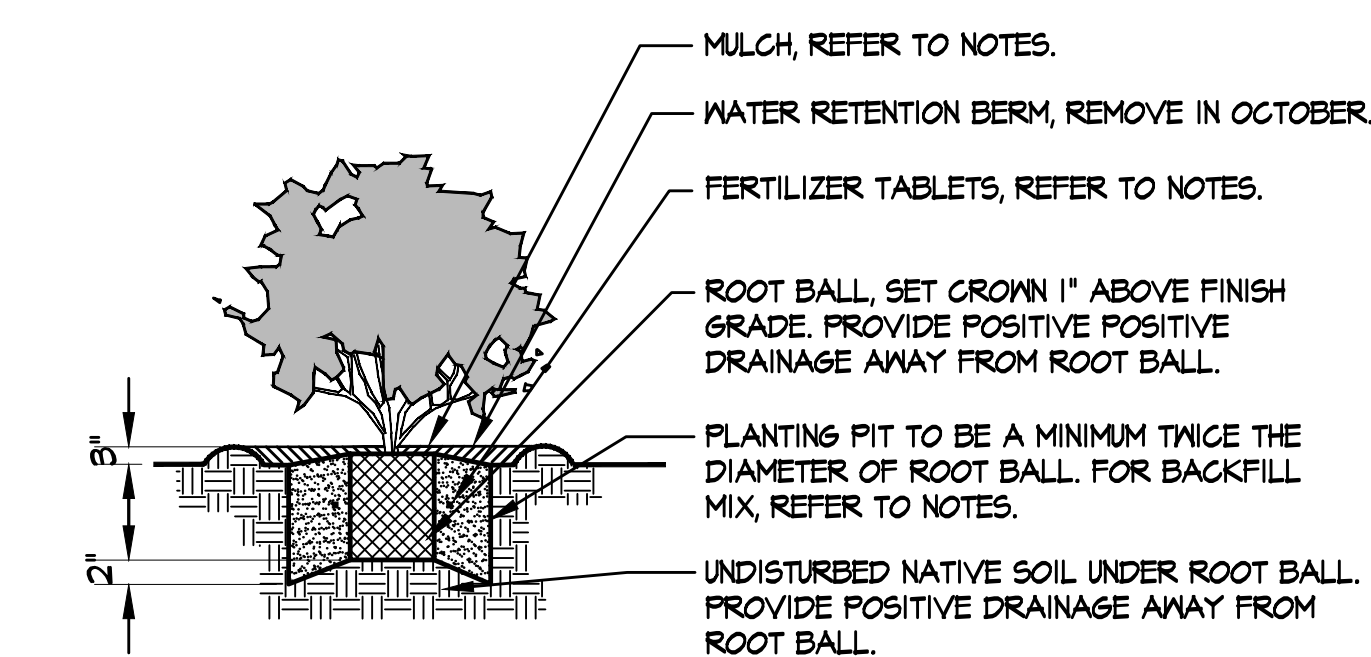
A B & B Tree Planting Detail
Not To Scale SECTION / PLAN VIEW



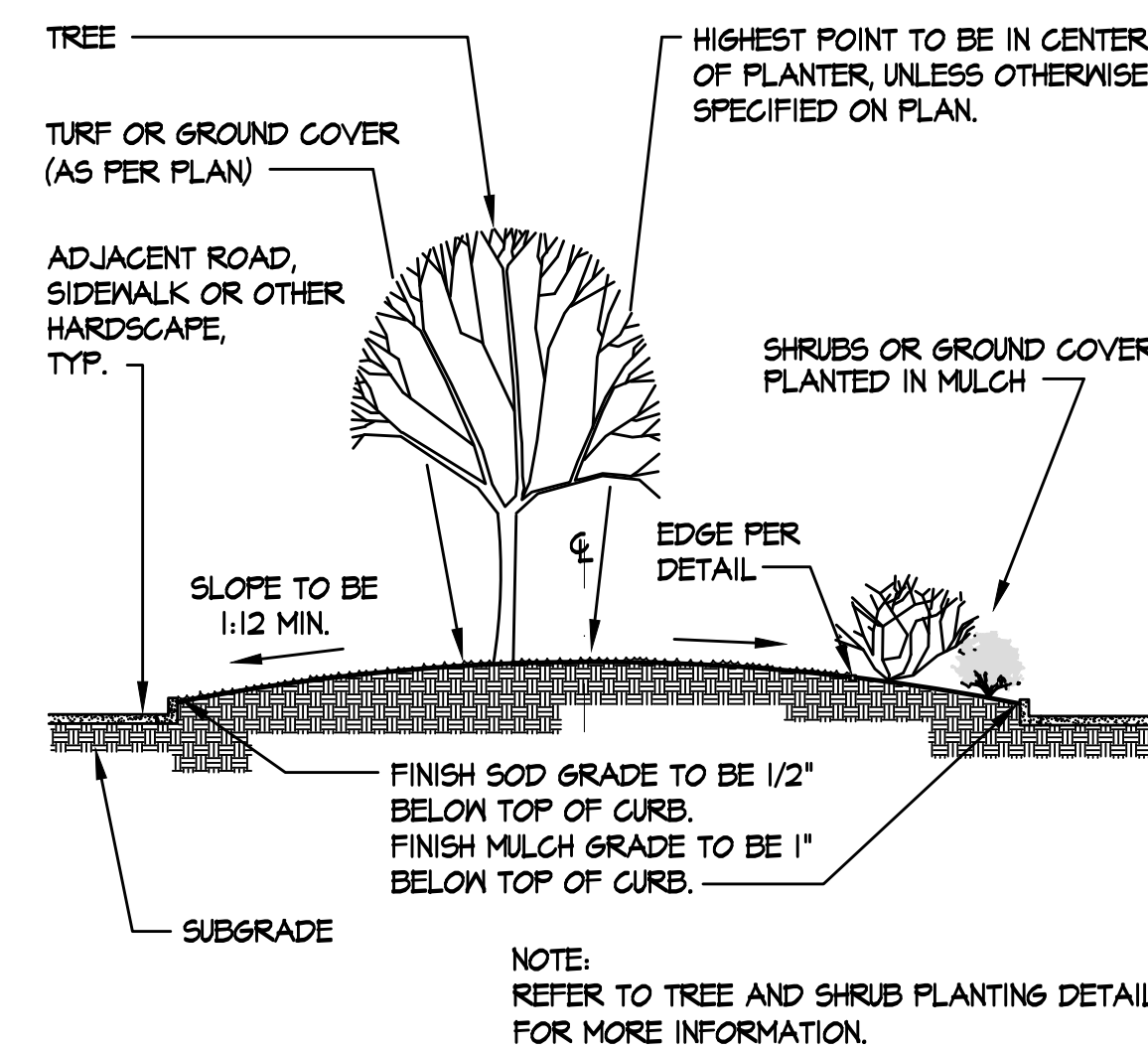
B B & B Tree Planting Detail: Evergreen under 8' Height
Not To Scale SECTION / PLAN VIEW



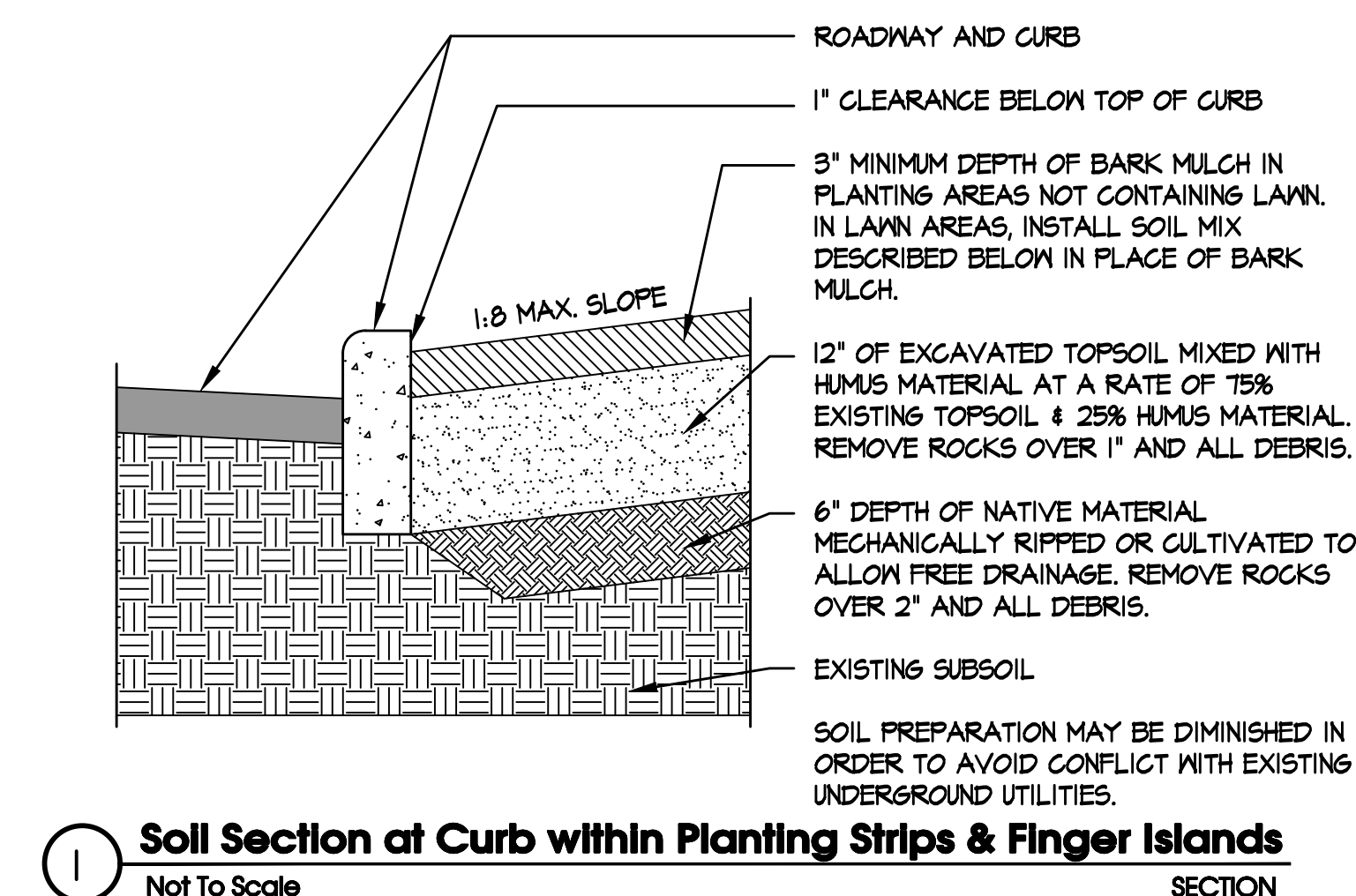
E B & B Shrub Planting Detail
Not To Scale SECTION



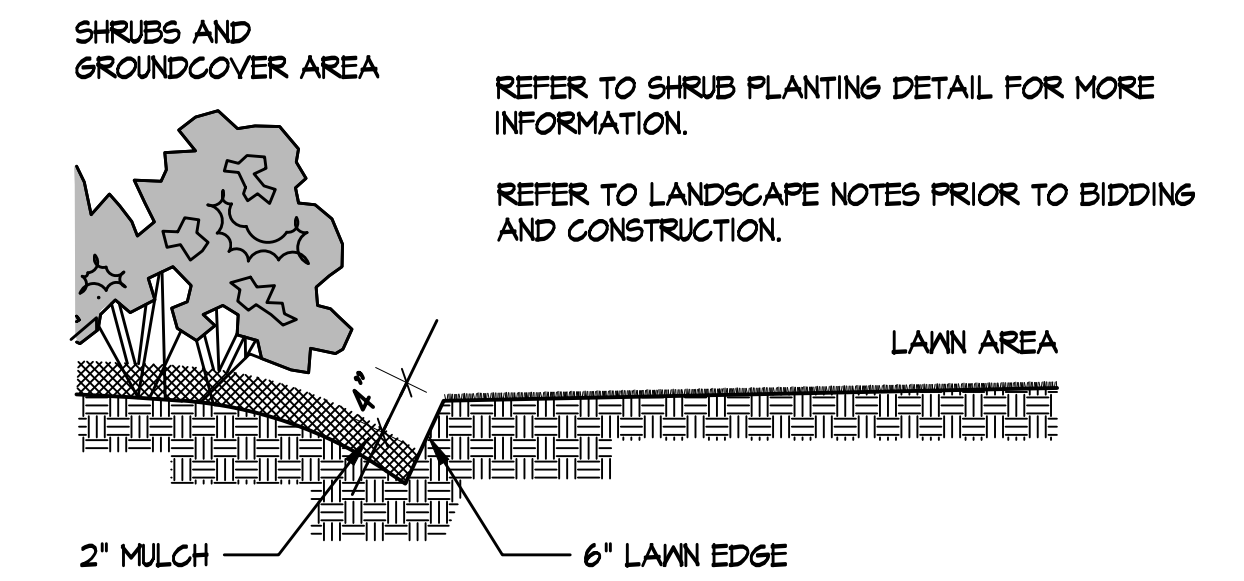
H Container Ground Cover Planting Detail
Not To Scale SECTION



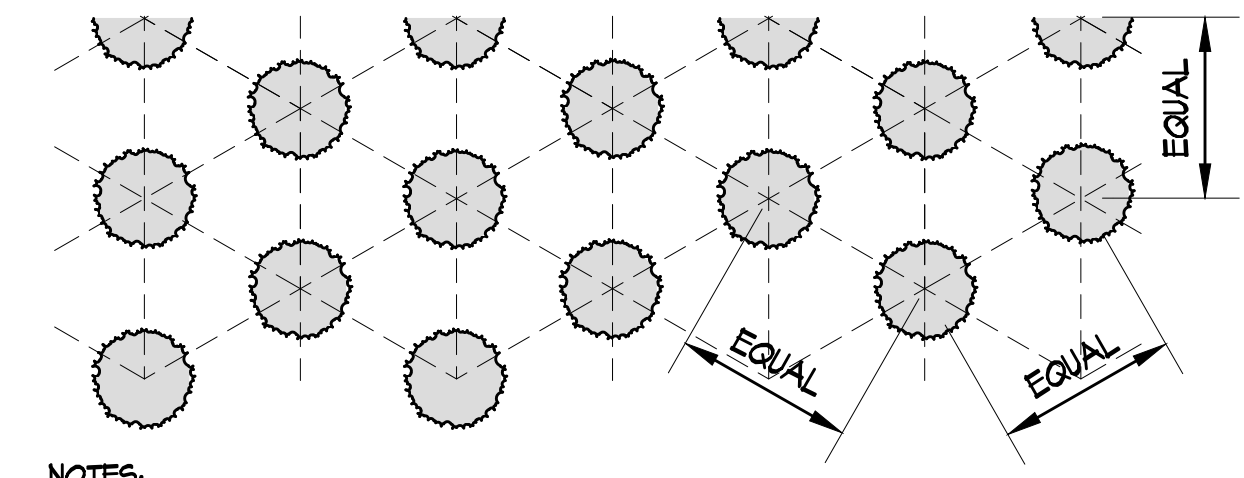
F Typical Curbed Planter Area
Not To Scale SECTION A-A



I Soil Section at Curb within Planting Strips & Finger Islands
Not To Scale SECTION



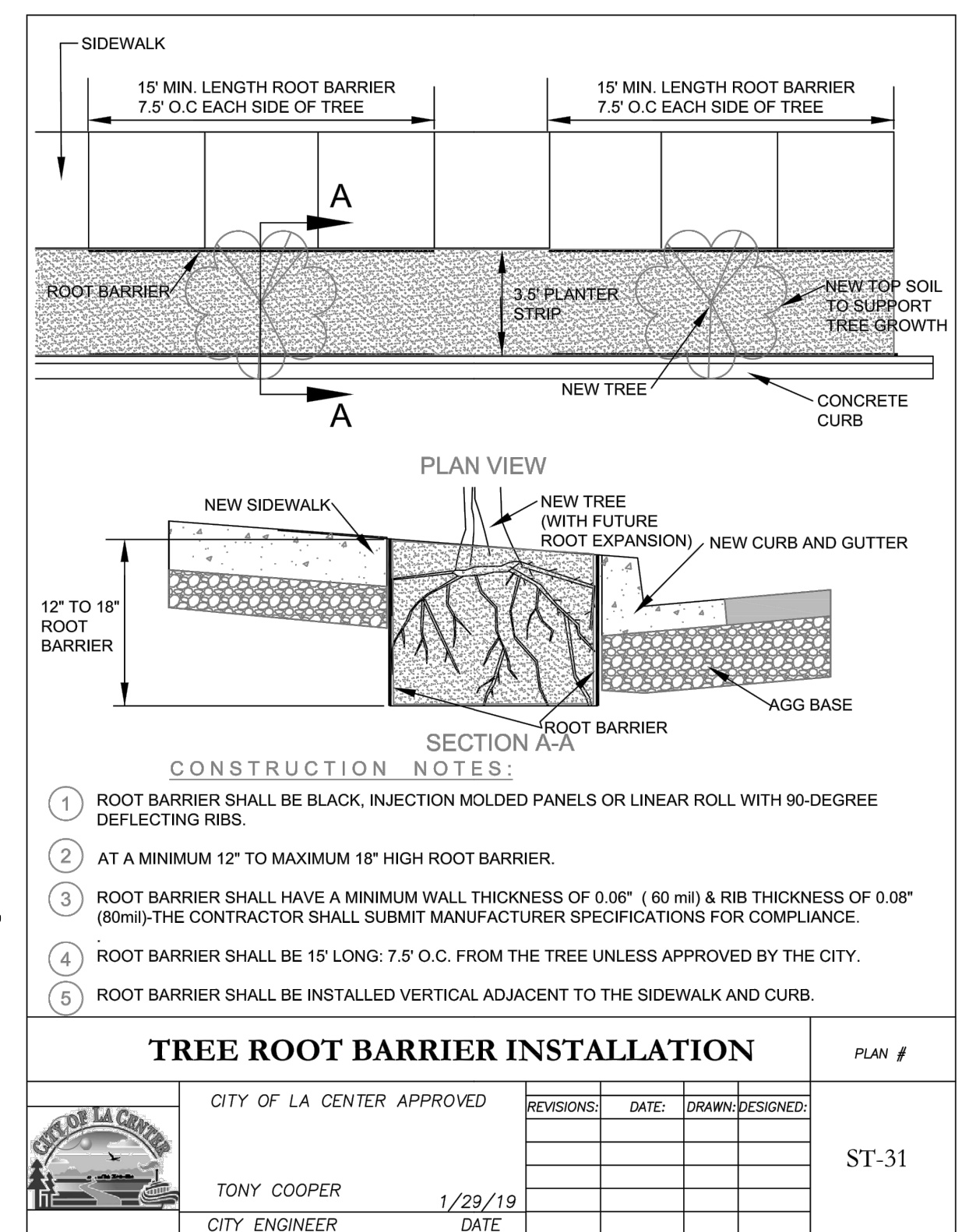
C Lawn Edge Detail
Not To Scale SECTION



D Ground Cover Planting Detail
Not To Scale PLAN VIEW

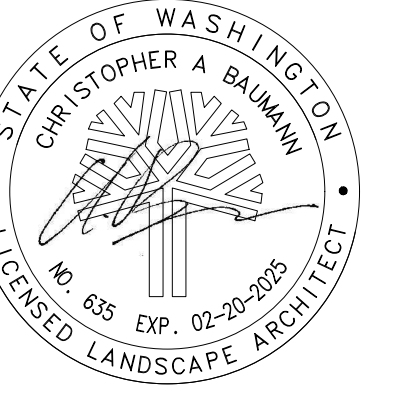
D Ground Cover Planting Detail
Not To Scale PLAN VIEW

ALL DETAILS SHOWN MAY NOT BE REQUIRED FOR THIS PROJECT.



- CONSTRUCTION NOTES:**
- ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90-DEGREE DEFLECTING RIBS.
 - AT A MINIMUM 12" TO MAXIMUM 18" HIGH ROOT BARRIER.
 - ROOT BARRIER SHALL HAVE A MINIMUM WALL THICKNESS OF 0.06" (60 mil) & RIB THICKNESS OF 0.08" (80mil)-THE CONTRACTOR SHALL SUBMIT MANUFACTURER SPECIFICATIONS FOR COMPLIANCE.
 - ROOT BARRIER SHALL BE 15' LONG; 7.5' O.C. FROM THE TREE UNLESS APPROVED BY THE CITY.
 - ROOT BARRIER SHALL BE INSTALLED VERTICAL ADJACENT TO THE SIDEWALK AND CURB.

TREE ROOT BARRIER INSTALLATION		PLAN #
CITY OF LA CENTER APPROVED	REVISIONS: DATE: DRAWN/DESIGNED:	ST-31
TONY COOPER	1/29/19	
CITY ENGINEER	DATE	



DRAWN: BOP	CHECKED: CB
SCALE: AS SHOWN	DATE: 01-05-23
JOB #: 21-1603	
ISSUED FOR: FLR	
REVISIONS:	
City Comments 03-10-23	
City Comments 03-15-23	

SHEET NAME:
LANDSCAPE DETAILS

SHEET #:



DRAWN: BOP	CHECKED: CB
SCALE: AS SHOWN	DATE: 01-05-23
JOB #: 21-1603	
ISSUED FOR: FLR	
REVISIONS:	
△ City Comments 03-10-23	
△ City Comments 03-15-23	
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SHEET NAME:
IRRIGATION DETAILS

SHEET #:

L3

AUTOMATIC VALVE ASSEMBLY PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-4
CITY ENGINEER		4/3/19			

POP-UP SPRINKLER PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-3
CITY ENGINEER		4/3/19			

ROTOR POP-UP SPRINKLER PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-2
CITY ENGINEER		4/3/19			

ROTOR POP-UP SPRINKLER ASSEMBLY WITH PRE-MADE SWING FITTINGS PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-1
CITY ENGINEER		4/3/19			

QUICK COUPLER VALVE PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-8
CITY ENGINEER		4/3/19			

DRAIN VALVE ASSEMBLY PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-7
CITY ENGINEER		4/3/19			

IRRIGATION TRENCH DETAIL IN LANDSCAPE AREA PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-6
CITY ENGINEER		4/3/19			

BALL VALVE DRAIN PLAN #

CITY OF LA CENTER APPROVED	REVISIONS:	DATE:	DRAWN:	DESIGNED:	IRR-5
CITY ENGINEER		4/3/19			