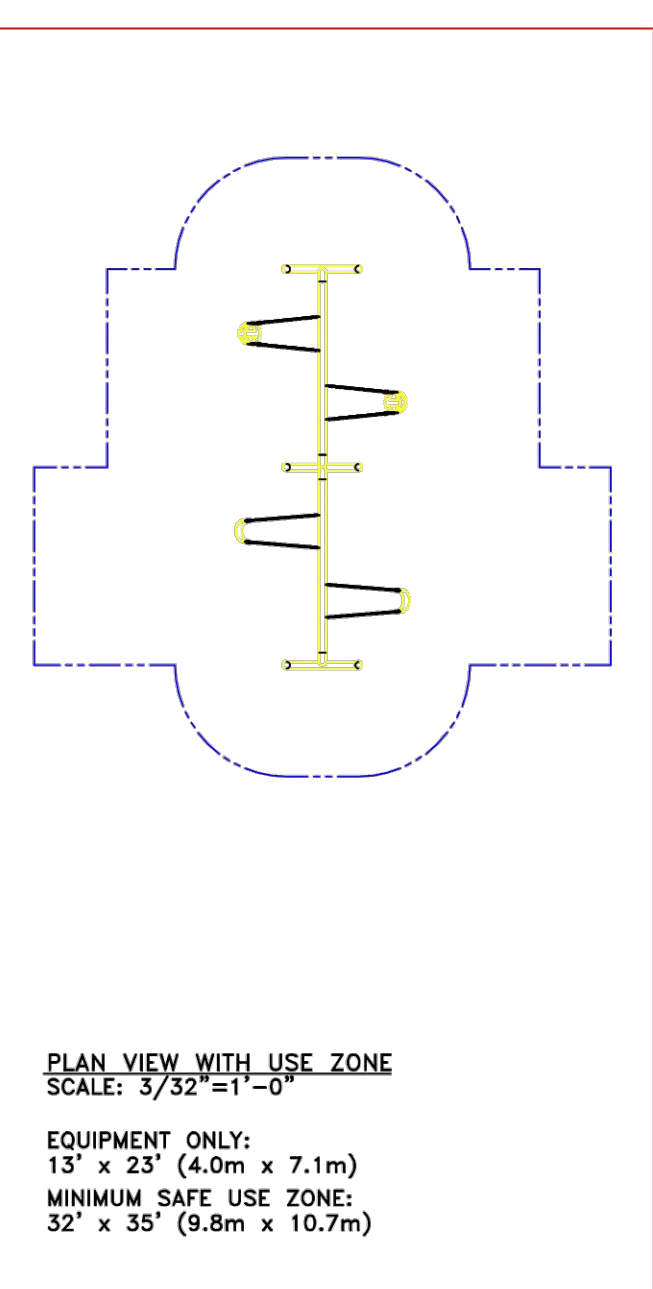
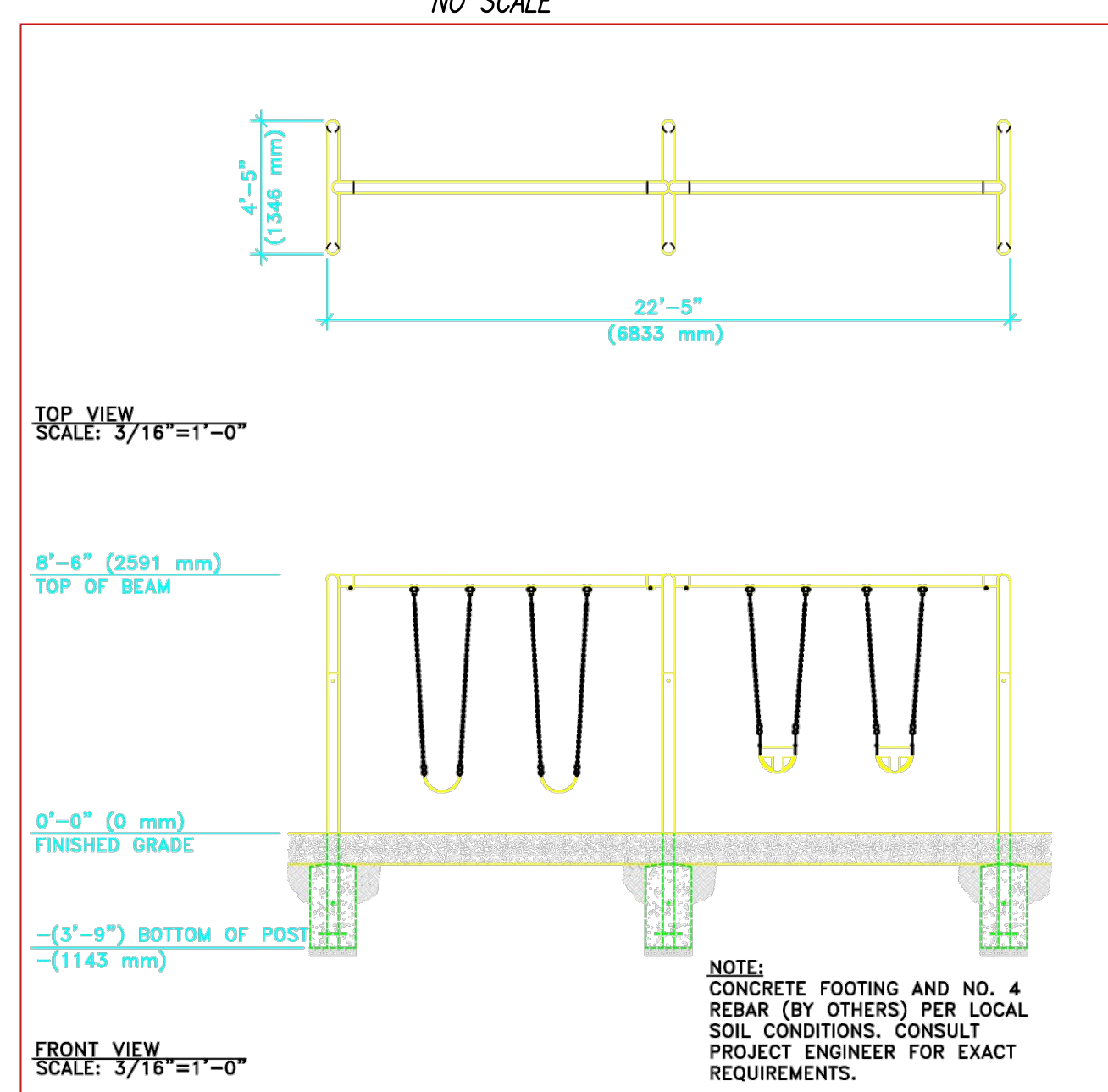
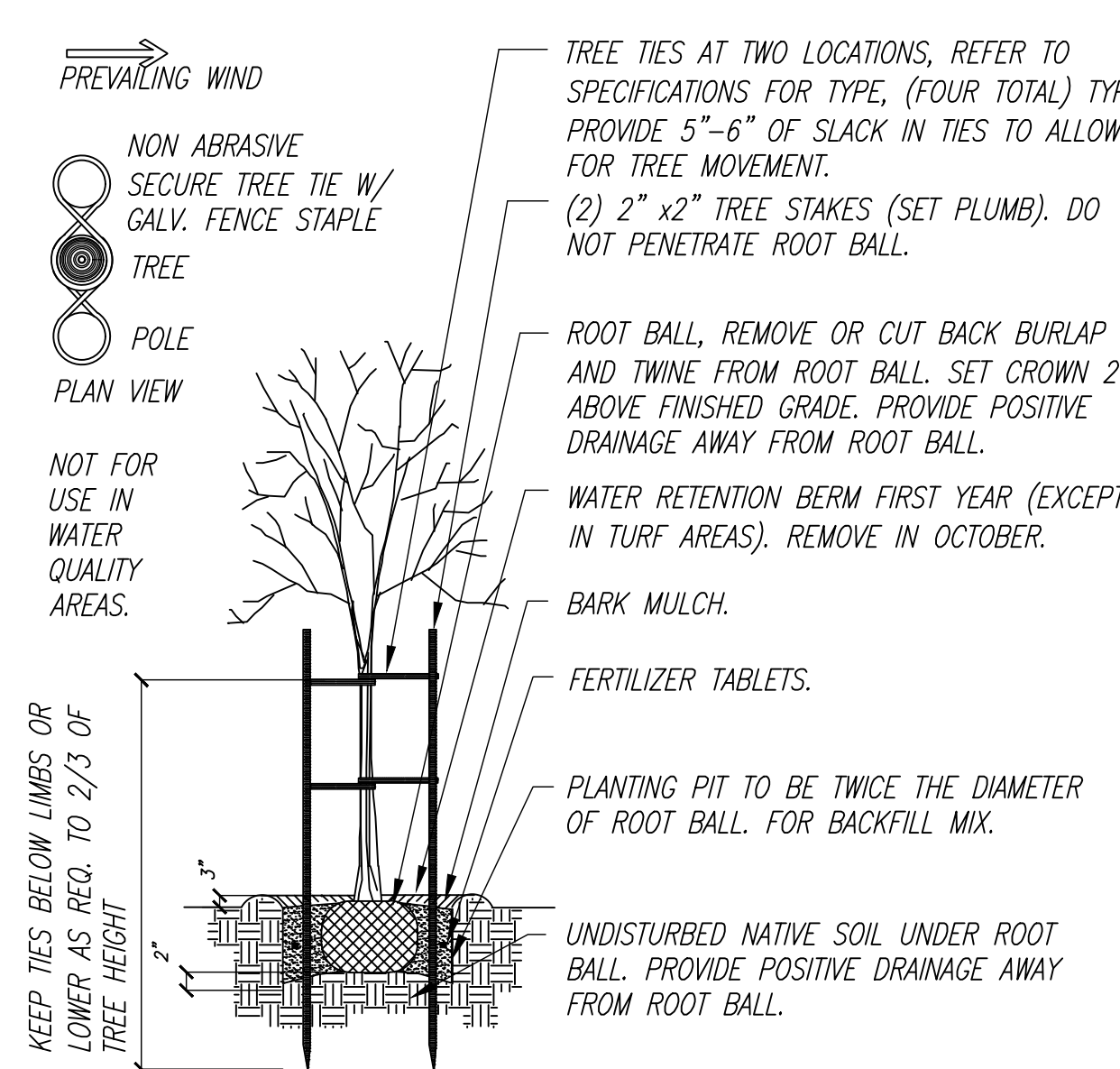


PLANTING LEGEND

	SIZE	SPACING	QUANTITY
	2" CAL.	30' O.C.	96
	2" CAL	30' O.C.	9
	1-3 GAL.	3' O.C.	11
	5-6' TALL	30' OC	33
	1 GALLON	10' O.C. MINIMUM	87
	N/A	AS SHOWN	2,138 SF
	N/A	AS SHOWN	29,100 SF
	N/A	AS SHOWN	35,116 SF

NATIVE SHRUBS, PERENNIALS, OR GROUNDCOVERS ADAPTED TO UPLAND CONDITIONS, WHICH MIGHT INCLUDE, BUT ARE NOT LIMITED TO: AMELANCHIER ALNIFOLIA, GAULTHERIA SHALLOON, MAHONIA NERVOSA, RIBES SANGUINEUM, RUBUS PARVIFLORUS, SAMBUCUS CAERULEA, SAMBUCUS RACEMOSA, SYMPHOCARPUS ALBA, POLYSTICHUM MUNITUM, TRILLIUM OVATUM 4,727 SF



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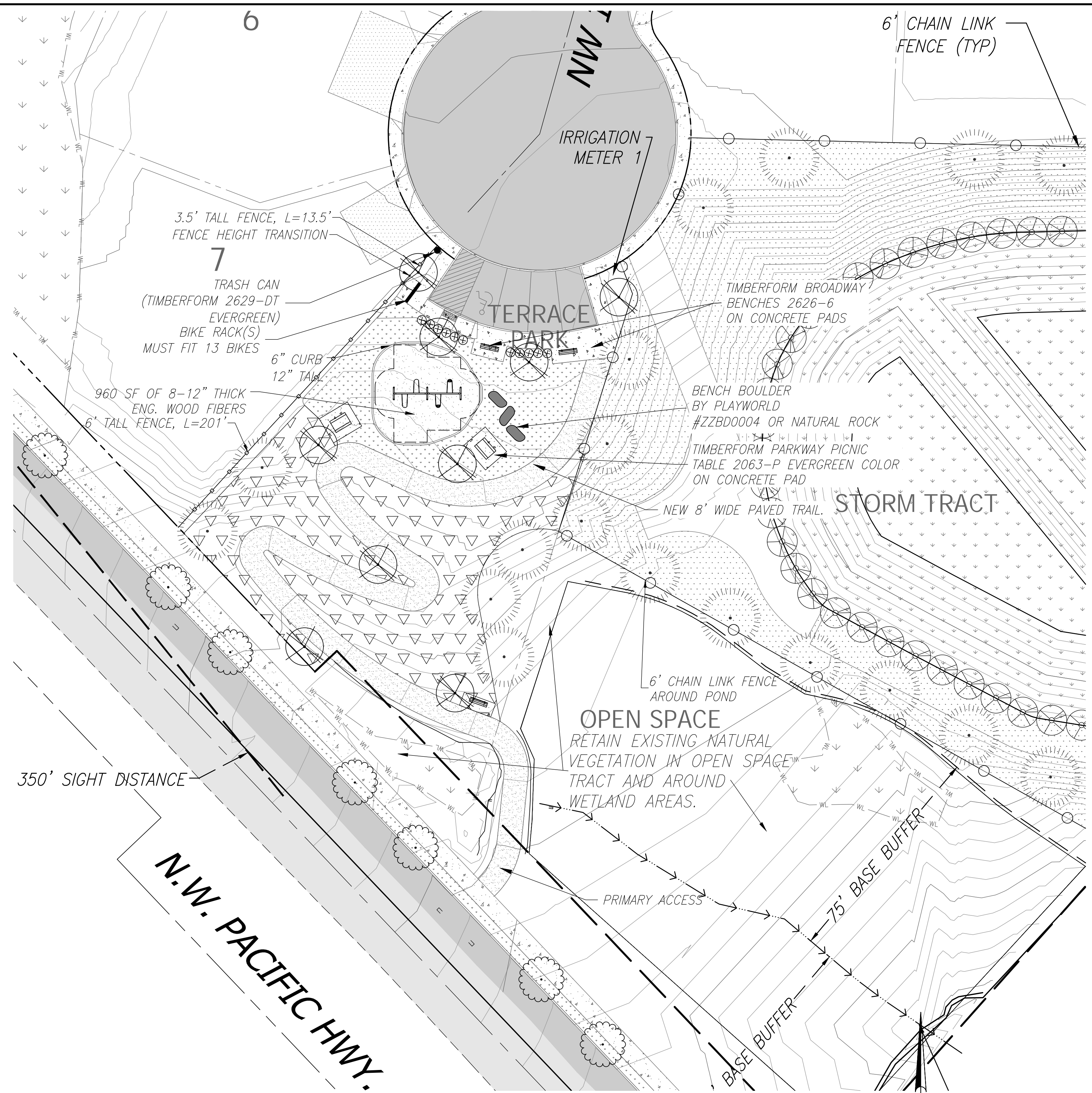
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LANDSCAPE NOTES

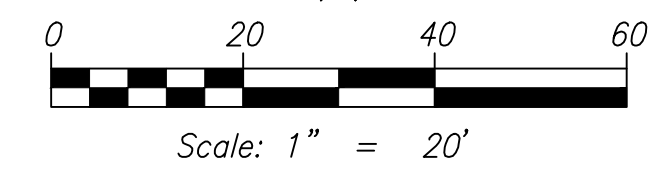
LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

LANDSCAPING AND IRRIGATION SHALL MEET CITY OF LA CENTER STANDARDS. SEE SECTION 6 OF THE ENGINEERING STANDARDS FOR CONSTRUCTION.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

PARK CONSTRUCTION TIMELINE
PARK SHALL BE CONSTRUCTED WITH PHASE I PER THE DEVELOPER AGREEMENT.



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LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

STATE OF WASHINGTON
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LANDSCAPE ARCHITECT

SCOTT A. TAYLOR
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EXPIRES ON 6-25-2021

PARK PLAN

**HIGHLAND TERRACE I
SUBDIVISION PHASE I**

WASHINGTON

CITY OF LA CENTER

FINAL
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NO.	DATE	DESCRIPTION

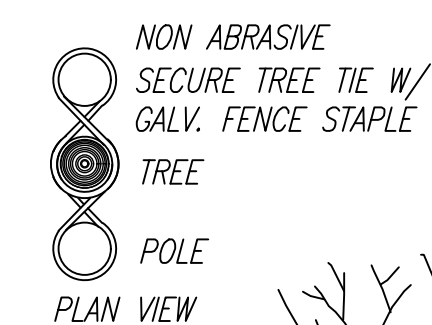
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DRAWN BY: SAT
CHECKED BY: SAT
SCALE: 1" = 20'

JOB NUMBER: 0536
SHEET: PKP

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
	2" CAL.	30' O.C.	96
	2" CAL	30' O.C.	9
	1-3 GAL.	3' O.C.	11
	5-6' TALL	30' OC	33
	1 GALLON	10' O.C. MINIMUM	87
	N/A	AS SHOWN	2,138 SF

PREVAILING WIND



NOT FOR USE IN WATER QUALITY AREAS.

KEEP TIES BELOW LIMBS OR LOWER AS REQ. TO 2/3 OF TREE HEIGHT

TREE TIES AT TWO LOCATIONS, REFER TO SPECIFICATIONS FOR TYPE, (FOUR TOTAL) TYP. PROVIDE 5"-6" OF SLACK IN TIES TO ALLOW FOR TREE MOVEMENT.
(2) 2" x 2" TREE STAKES (SET PLUMB), DO NOT PENETRATE ROOT BALL.

ROOT BALL, REMOVE OR CUT BACK BURLAP AND TWINE FROM ROOT BALL. SET CROWN 2" ABOVE FINISHED GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOT BALL.

WATER RETENTION BERM FIRST YEAR (EXCEPT IN TURF AREAS). REMOVE IN OCTOBER.

BARK MULCH.

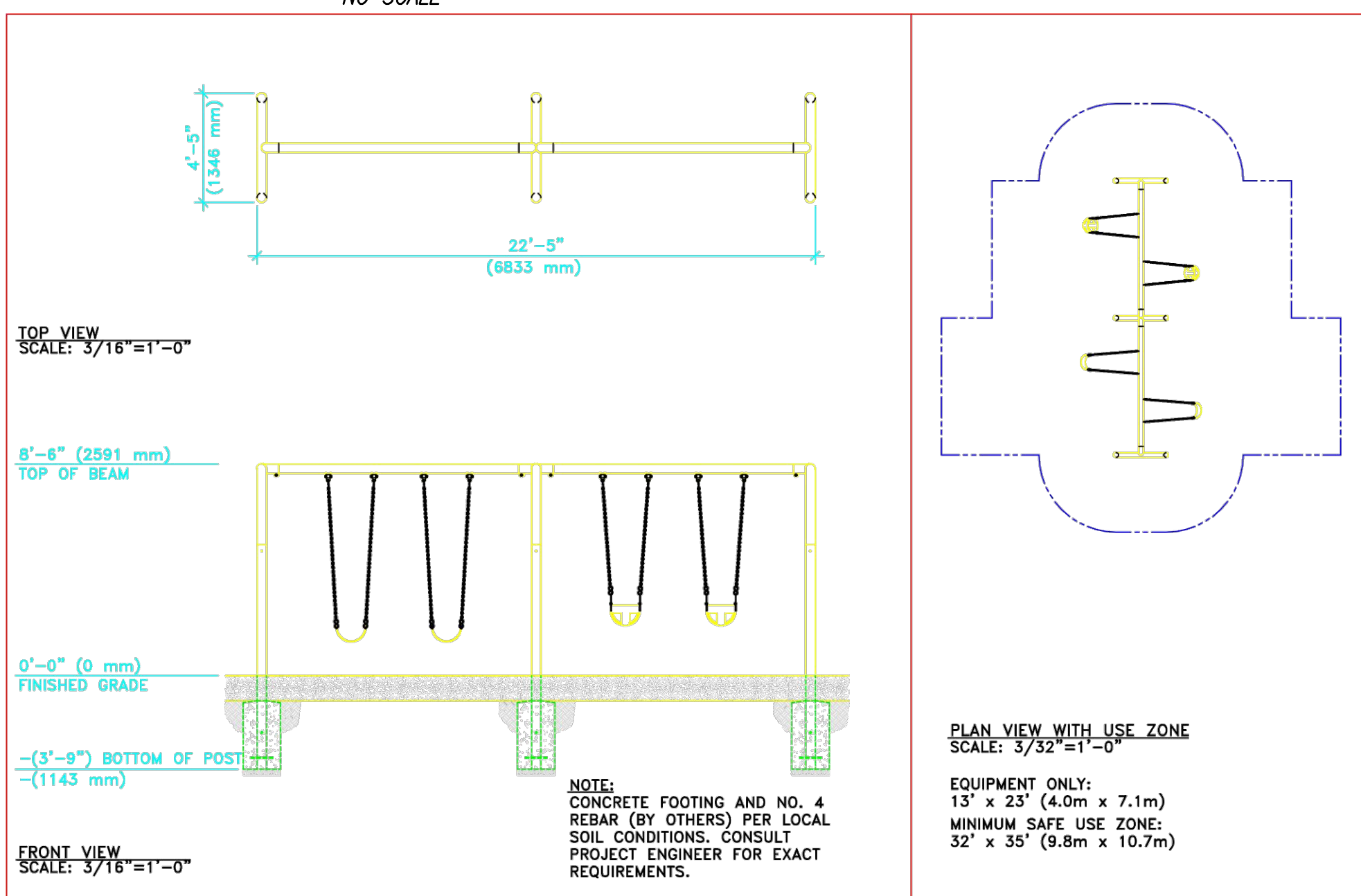
FERTILIZER TABLETS.

PLANTING PIT TO BE TWICE THE DIAMETER OF ROOT BALL. FOR BACKFILL MIX.

UNDISTURBED NATIVE SOIL UNDER ROOT BALL. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOT BALL.

B&B Deciduous Tree Planting Details

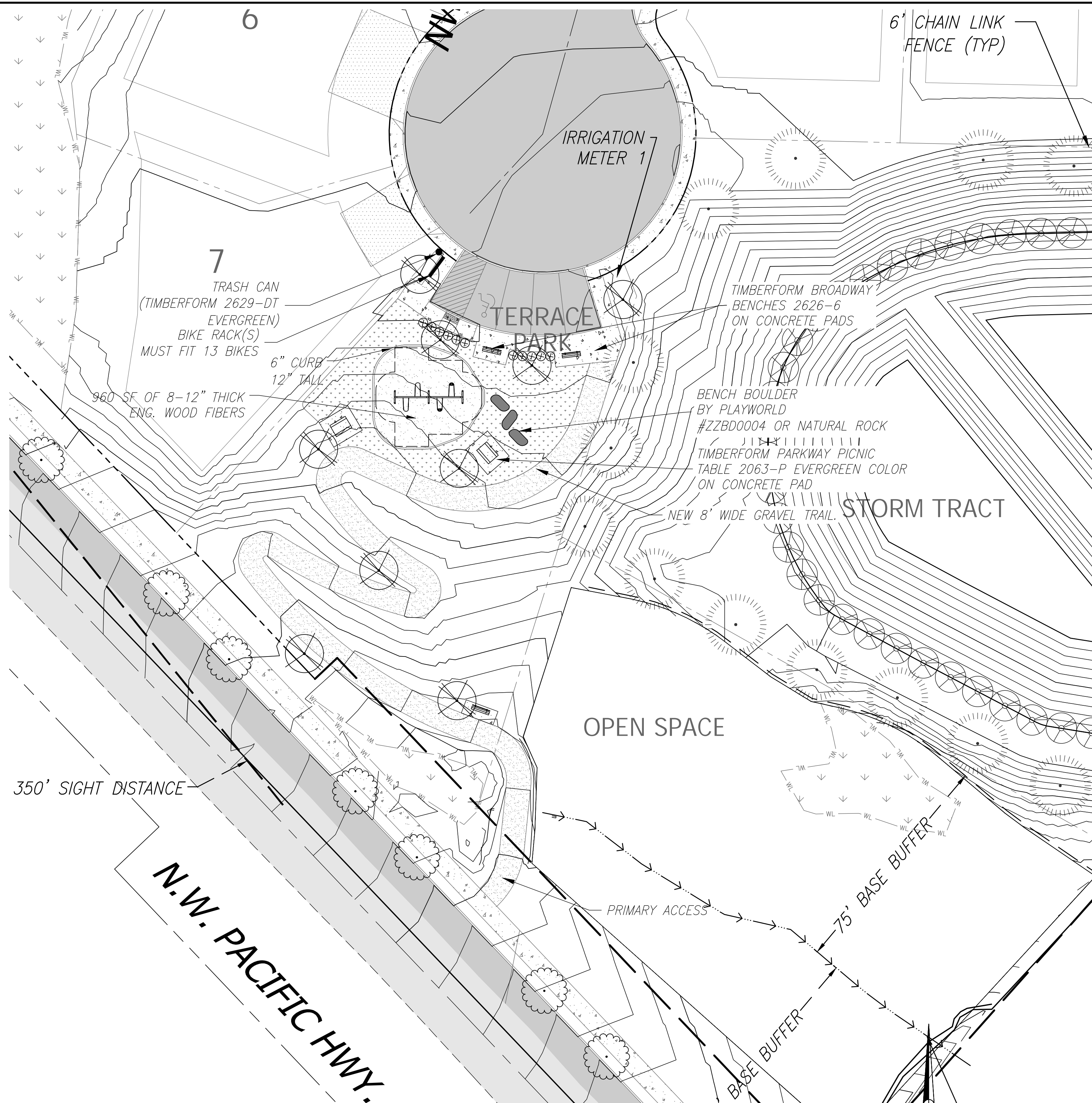
NO SCALE



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Drawing No. W-1573-4
Sheet 1 of 1



LANDSCAPE NOTES

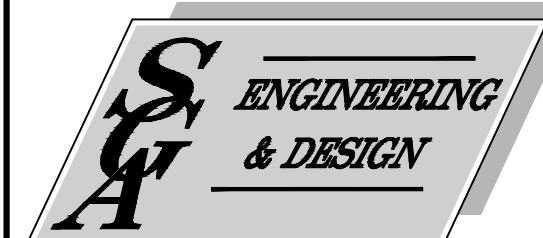
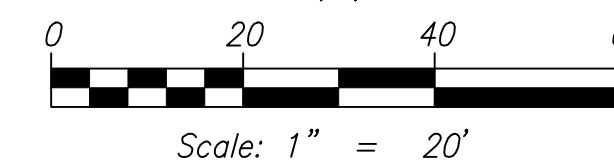
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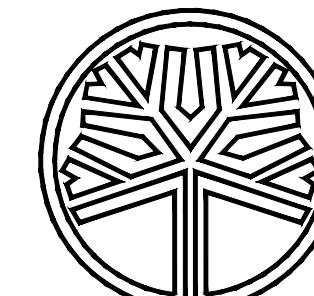
APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.

PARK CONSTRUCTION TIMELINE
PARK SHALL BE CONSTRUCTED WITH PHASE I OR II PER THE DEVELOPER AGREEMENT.



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EXPIRES ON 6-25-2021

**HIGHLAND TERRACE I
SUBDIVISION PHASE I**

PARK PLAN

WASHINGTON

CITY OF LA CENTER

FINAL

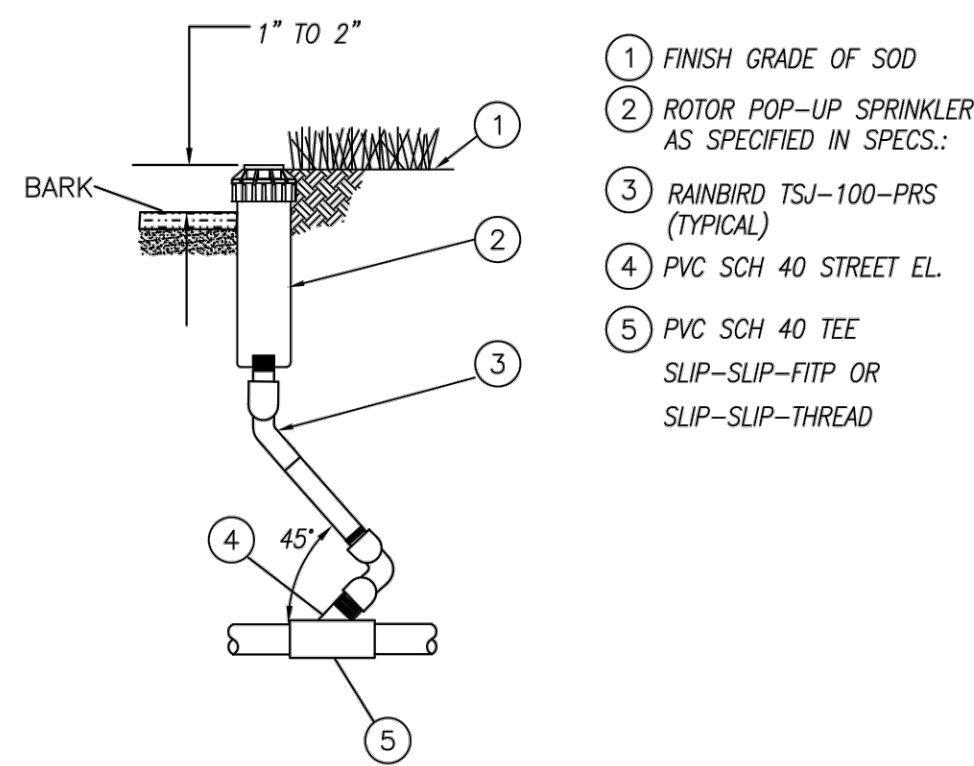
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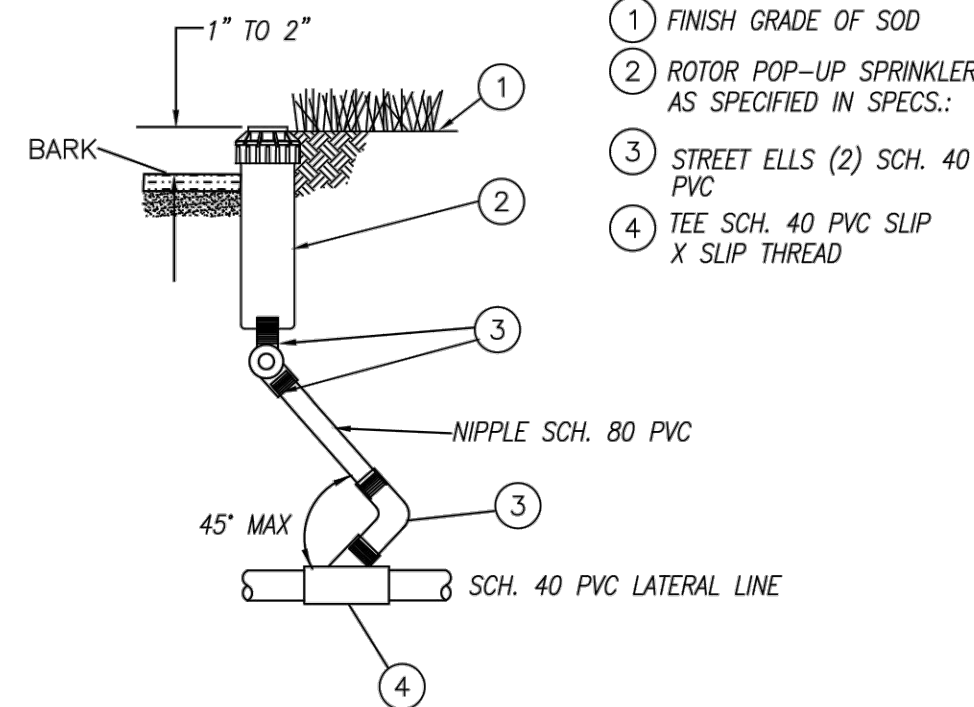


- ① FINISH GRADE OF SOD
- ② ROTOR POP-UP SPRINKLER AS SPECIFIED IN SPECS.:
- ③ RAINBIRD TSJ-100-PRS (TYPICAL)
- ④ PVC SCH 40 STREET EL.
- ⑤ PVC SCH 40 TEE SLIP-SLIP-FITP OR SLIP-SLIP-THREAD

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

PLAN #

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	CITY ENGINEER		4/3/19		
DATE					
IRR-1					

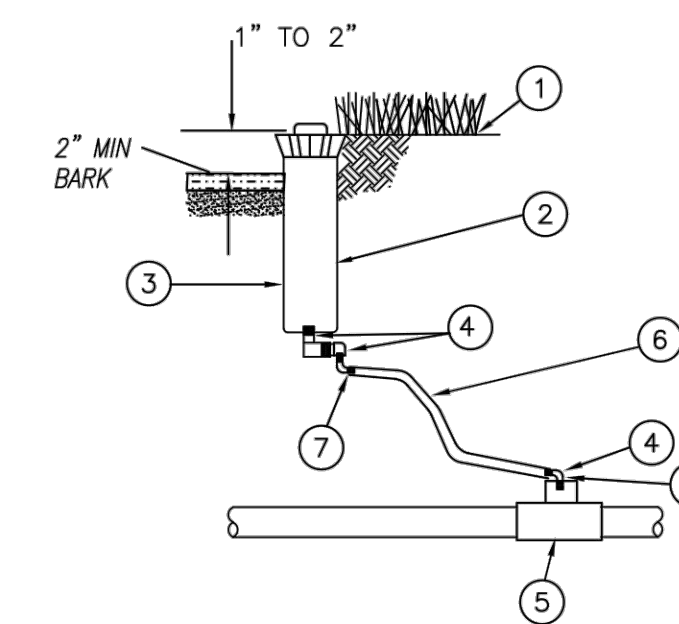


- ① FINISH GRADE OF SOD
- ② ROTOR POP-UP SPRINKLER AS SPECIFIED IN SPECS.:
- ③ STREET ELLS (2) SCH. 40 PVC
- ④ TEE SCH. 40 PVC SLIP X SLIP THREAD

ROTOR POP-UP SPRINKLER

PLAN #

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	CITY ENGINEER		4/3/19		
DATE					
IRR-2					

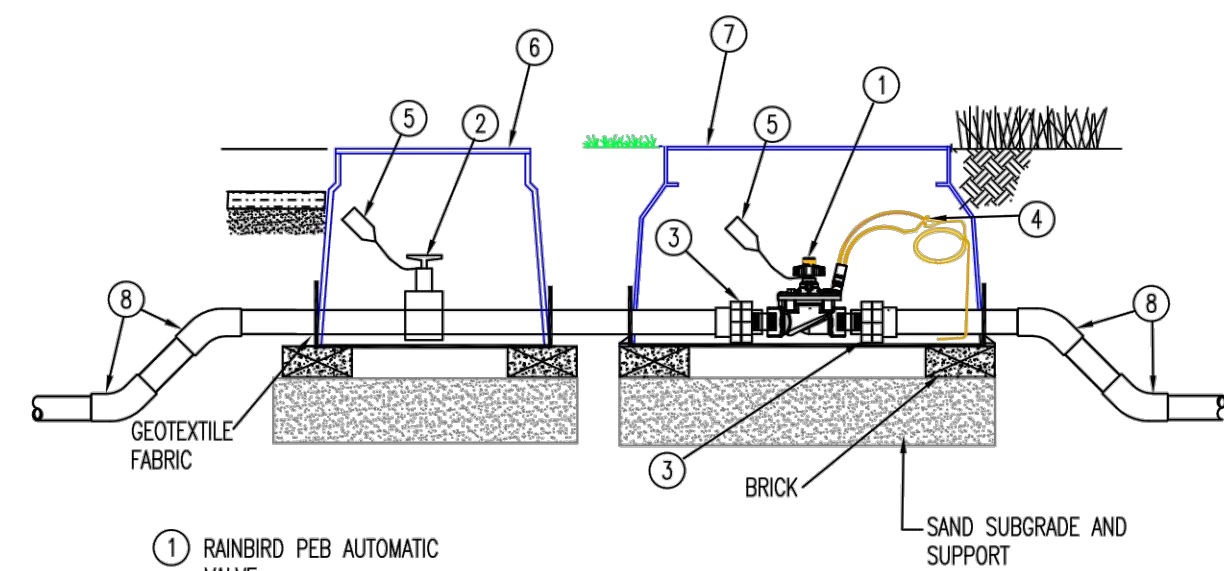


- ① FINISH GRADE OF SOD
- ② ROTOR POP-UP SPRINKLER: (IN SOD AREAS)
RAIN BIRD 1806
1806 SAM
1806 SAM-P45
1806 SAM-PRS
- ③ ROTOR POP-UP SPRINKLER: (IN BED AREAS)
RAIN BIRD
1812, 1812 SAM
1812 SAM-P45
1812 SAM-PRS
- ④ MARLEX STREET ELBOWS.
- ⑤ PVC SCH 40 TEE SLIP-SLIP-THREAD
- ⑥ FLEX PIPE-NO MORE THAN 5'
- ⑦ 3/8" BARB X 1/2" MALE THREAD ELBOW (MARLEX)

POP-UP SPRINKLER

PLAN #

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	CITY ENGINEER		4/3/19		
DATE					
IRR-3					

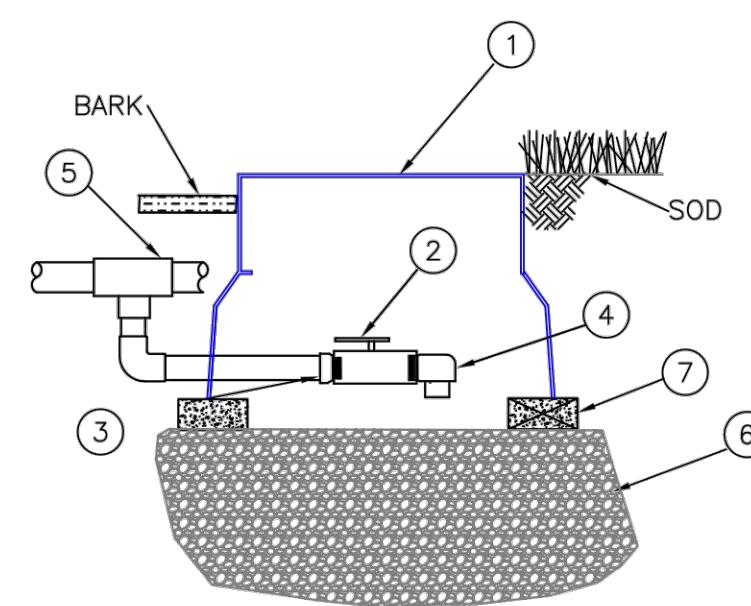


- ① RAINBIRD PEB AUTOMATIC VALVE
- ② PVC BALL VALVE FEMALE
- ③ PVC UNION SLIP X (M) THREAD
- ④ WATERPROOF CONNECTORS WITH EXPANSION LOOP
- ⑤ VALVE ID TAG
- ⑥ 10-INCH ROUND VALVE BOX
- ⑦ STANDARD VALVE BOX
- ⑧ 45° SCHEDULE 40 PVC ELBOW

AUTOMATIC VALVE ASSEMBLY

PLAN #

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	CITY ENGINEER		4/3/19		
DATE					
IRR-4					

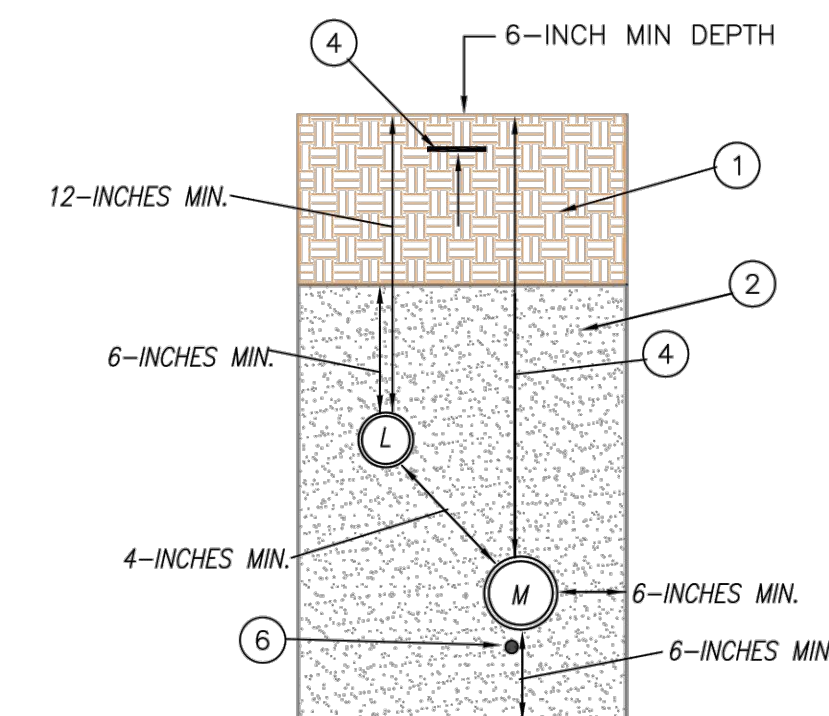


- ① STANDARD VALVE BOX PLUS EXTENSION
- ② BRASS BALL VALVE
- ③ MALE ADAPTER
- ④ PVC SCH. 40 STREET ELBOW
- ⑤ DOWNWARD FACING SCH. 40 PVC TEE OR ELBOW
- ⑥ 3 CUBIC FEET OF WASHED DRAIN ROCK
- ⑦ BRICKS SUPPORTING VALVE BOX

BALL VALVE DRAIN

PLAN #

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DATE					
IRR-5					



- ① COMPACTED SOIL FOR LANDSCAPING. FOR OTHER SURFACE SEE PLANS FOR STANDARD DETAILS FOR CONSTRUCTION STANDARDS.
- ② TOP SOIL AND BACKFILL. THE CONTRACTOR SHALL FOLLOW WSDOT SECTION 80-3.3(2) FOR EXCAVATION, SAND BACKFILL.
- ③ THE MAIN IRRIGATION PIPING SHALL HAVE A MINIMUM OF 18-INCHES OF COVER AND LATERALS SHALL HAVE A MIN. 12-INCHES OF COVER
- ④ FOR IRRIGATION PIPING UNDER HARDSCAPE, A SCHEDULE 40 PVC SLEEVE SHALL BE USED PER THE LANDSCAPING SPECIFICATIONS IN THE ENGINEERING STANDARDS
- ⑤ IRRIGATION CONTROL WIRE SHALL BE PLACED A MINIMUM OF 2-INCHES BELOW THE IRRIGATION PIPING. FOR CONTROL WIRE THAT DOES NOT FOLLOW THE IRRIGATION PIPE, A SEPARATE CONDUIT SHALL BE USED FOR THE CONTROL WIRE.

IRRIGATION TRENCH DETAIL IN LANDSCAPE AREA

PLAN #

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DATE					
IRR-6					

DETAILS

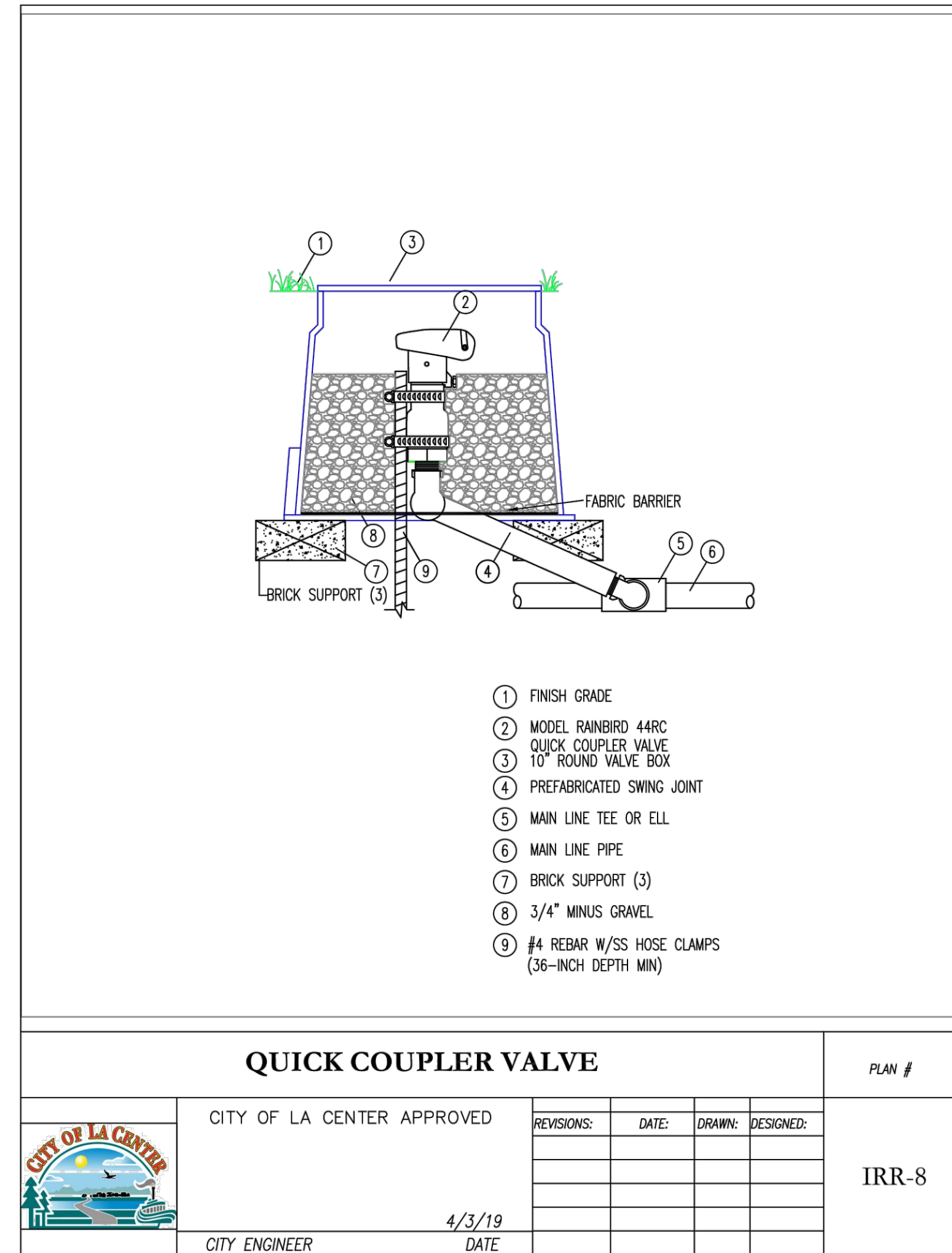
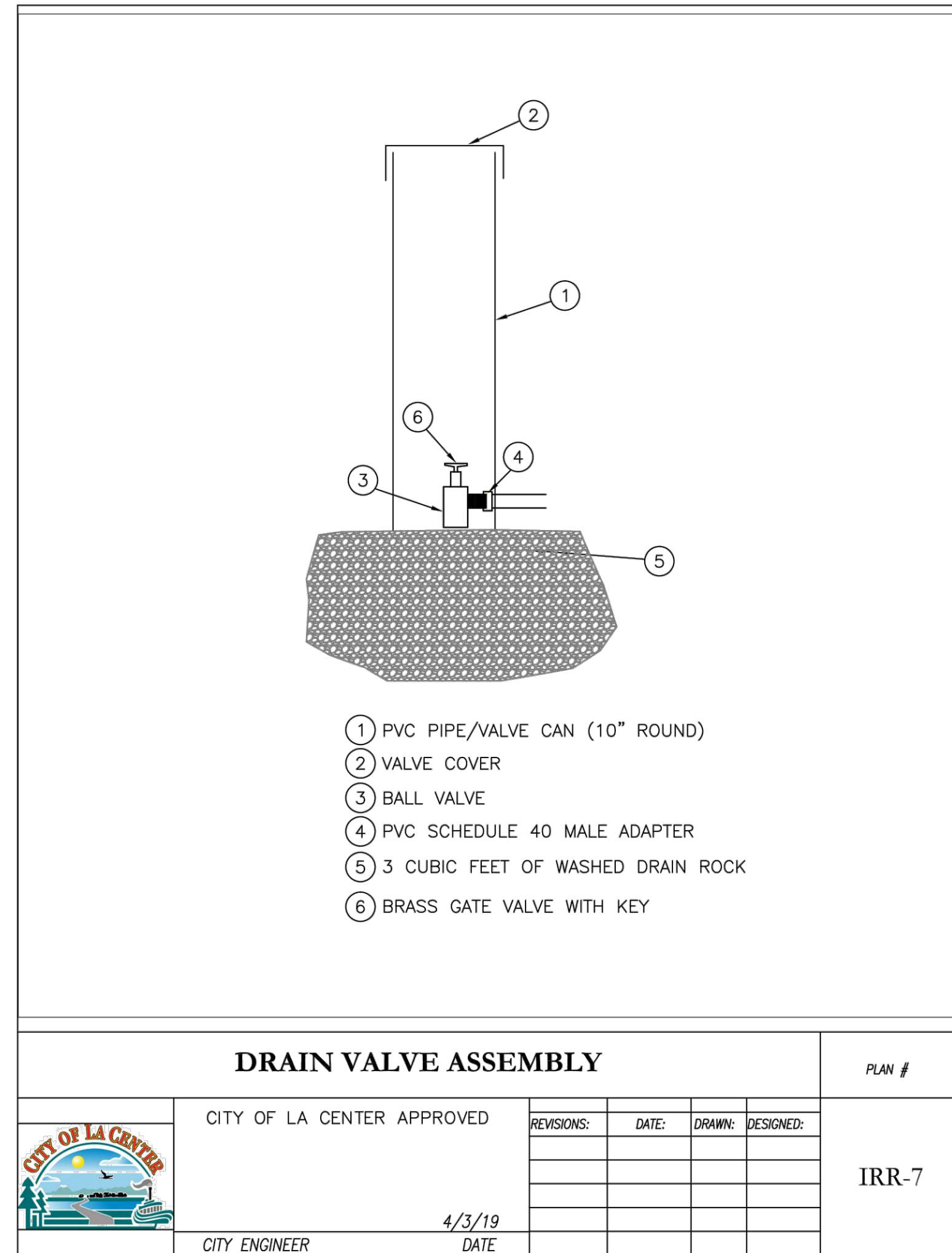
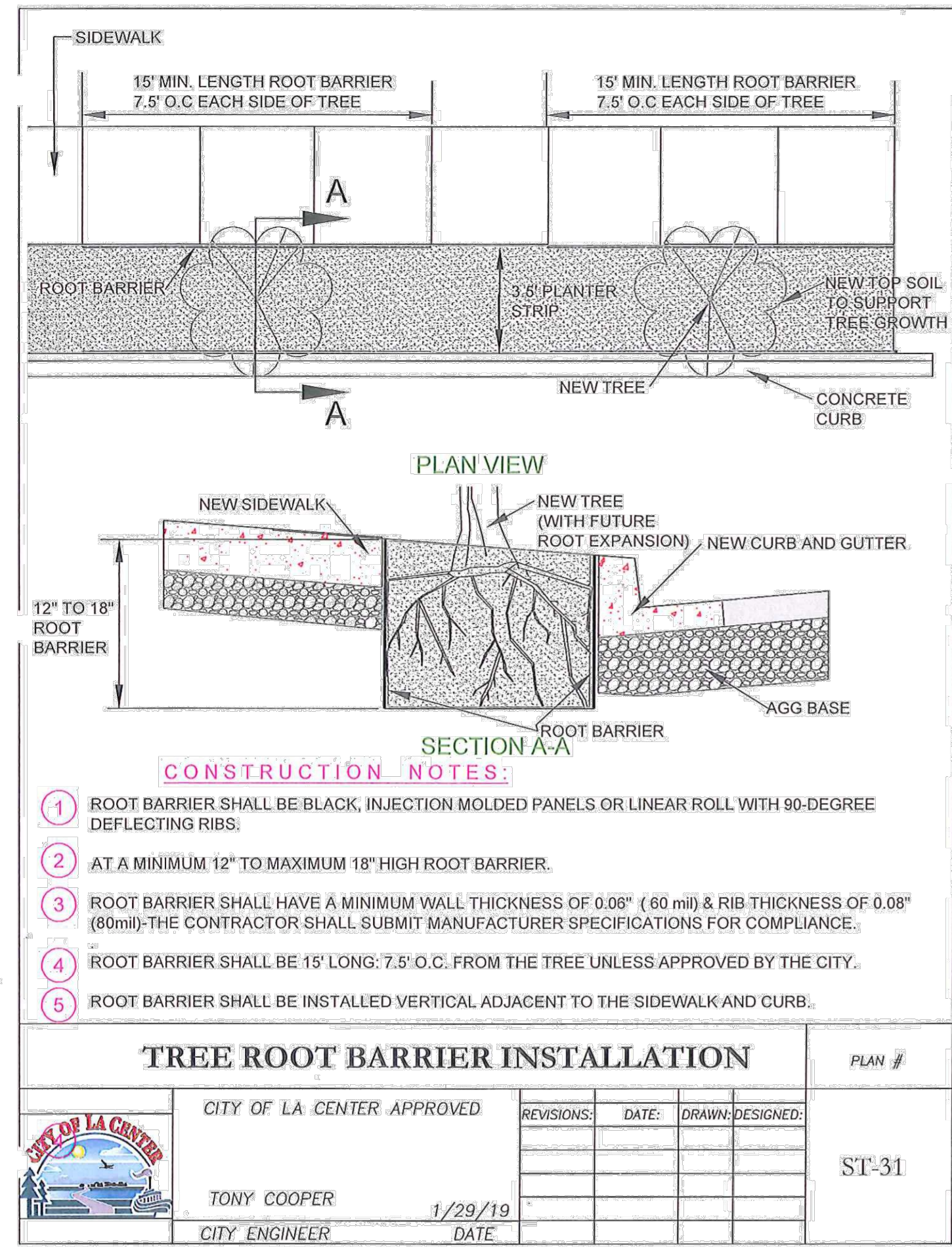
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WASHINGTON
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**HIGHLAND TERRACE
 SUBDIVISION PHASE I**

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