

PLANTING LEGEND

	SIZE	SPACING	QUANTITY
ACER RUBRUM 'ARMSTRONG' ARMSTRONG MAPLE or approved equal.	2" CAL.	30' O.C.	85
CORNUS KOUSA x FLORIDA 'STELLAR PINK DOGWOOD' 2" CAL or approved equal.	2" CAL	30' O.C.	9
THUJA PLICATA 'VIRESCENS' or approved equal.	5-6' TALL	30' O.C. OR	19
PSEUDOTSUGA MENZIESII 'DOUGLAS FIR' or approved equal.	3-5' TALL	30' O.C. OR AS SHOWN	32
CORNUS SERICEA 'REDTWIG DOGWOOD' or approved equal	1 GALLON	10' O.C. MINIMUM	87
TURF GRASS IN THE PARK 70/30 SUN SHADE BLEND	N/A	AS SHOWN	8,384 SF
NATIVE GRASS MIX or approved equal (Above Pond Only)	N/A	AS SHOWN	29,100 SF
AMENDED SOIL or approved equal	N/A	AS SHOWN	35,116 SF
NATIVE PLANTS PER APPROVED MITIGATION PLAN BY E.L.S.	PER E.L.S. PLAN		3,962 SF
WETLAND PROTECTION SIGN ATTACHED TO A POST	PER E.L.S. PLAN		5

PREVAILING WIND

NON ABRASIVE SECURE TREE TIE W/ GALV. FENCE STAPLE TREE

POLE PLAN VIEW

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.

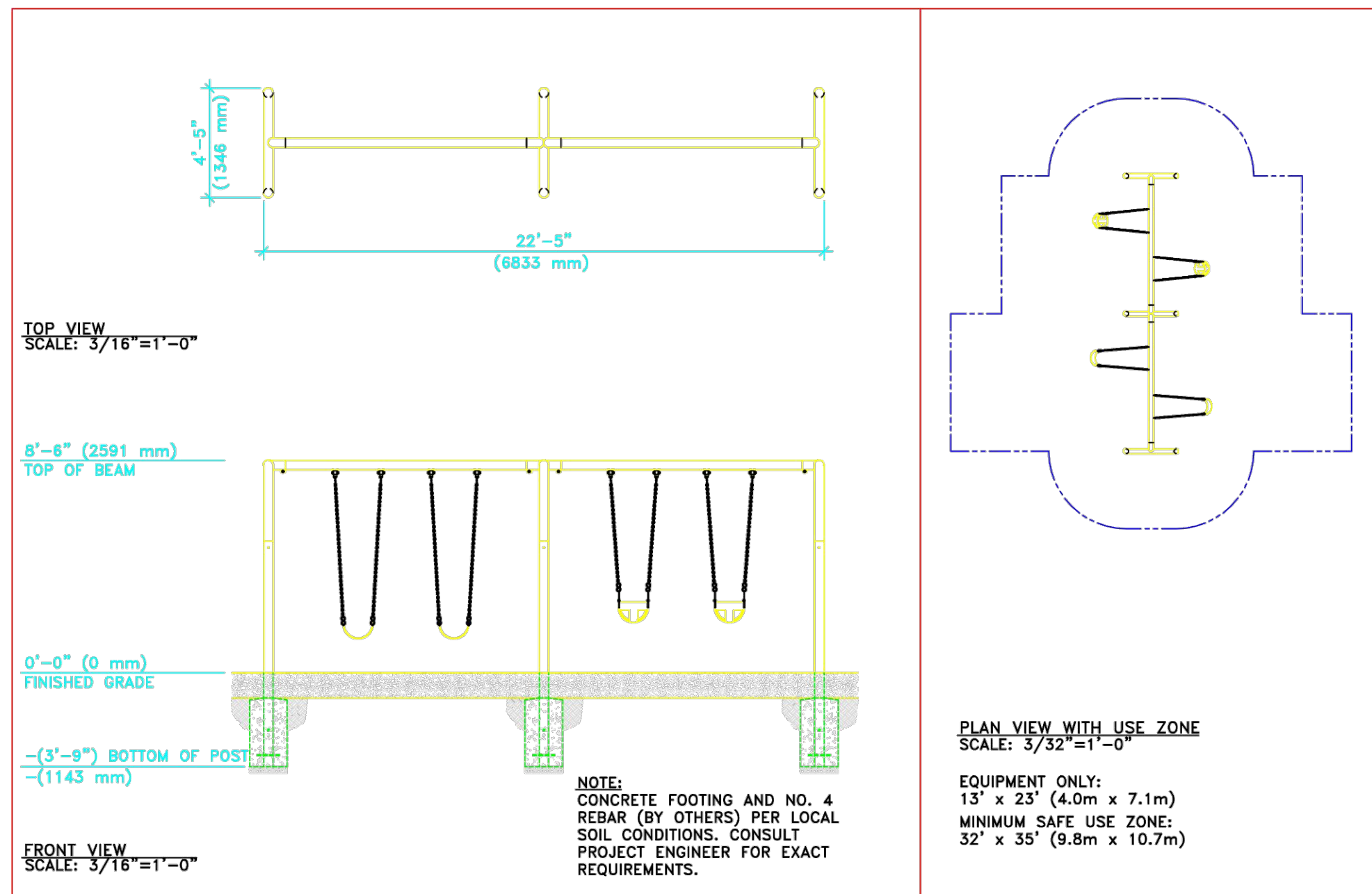
FERTILIZER TABLETS.

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

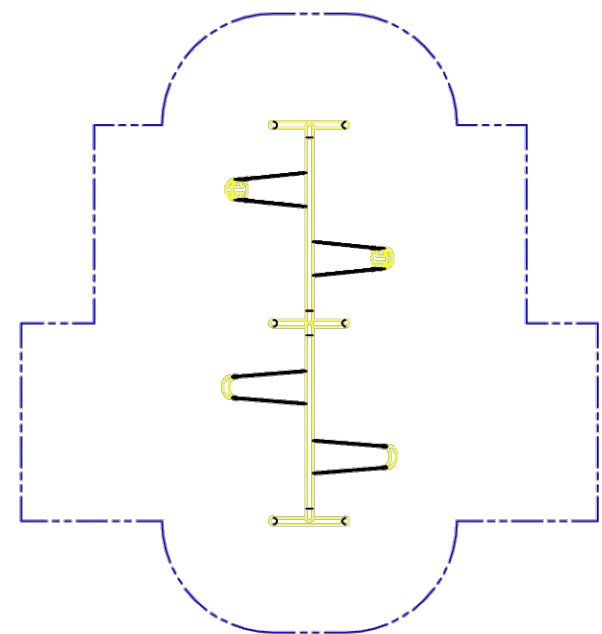
UNDISTURBED NATIVE SOIL UNDER ROOT BALL. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOT BALL.

B&B Deciduous Tree Planting Details

NO SCALE



NOTE: CONCRETE FOOTING AND NO. 4 REBAR (BY OTHERS) PER LOCAL SOIL CONDITIONS. CONSULT PROJECT ENGINEER FOR EXACT REQUIREMENTS.

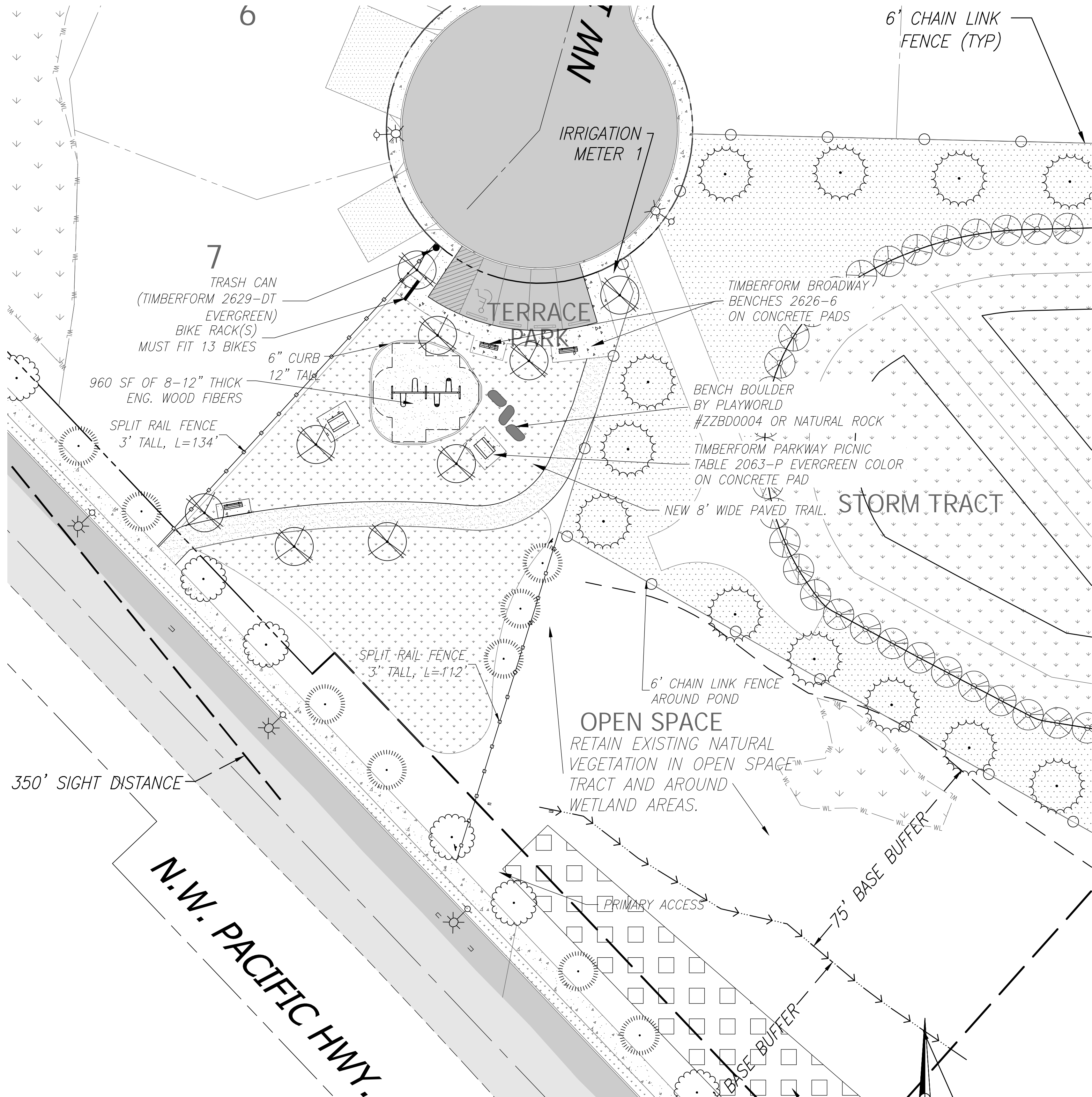


EQUIPMENT ONLY: 13' x 23' (4.0m x 7.1m) MINIMUM SAFE USE ZONE: 32' x 35' (9.8m x 10.7m)

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U.S.A. WWW.TIMBERFORM.COM

Title: SEPARATES
MODEL NO. 1579-4
DOUBLE BELT/DOUBLE TOT SWING
Drawing No. W-1579-4 Sheet 1 of 1



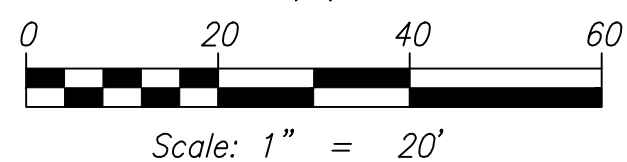
LANDSCAPE NOTES
LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

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.

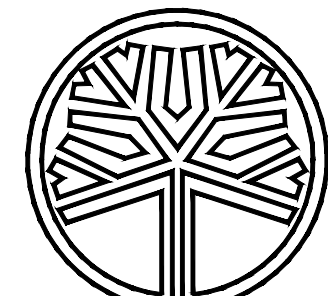
PARK CONSTRUCTION TIMELINE
PARK SHALL BE CONSTRUCTED WITH PHASE I PER THE DEVELOPER AGREEMENT.



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DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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STATE OF WASHINGTON
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LICENSE NO. 1247
EXPIRES ON

**HIGHLAND TERRACE I
SUBDIVISION PHASE I**

WASHINGTON

CITY OF LA CENTER

FINAL

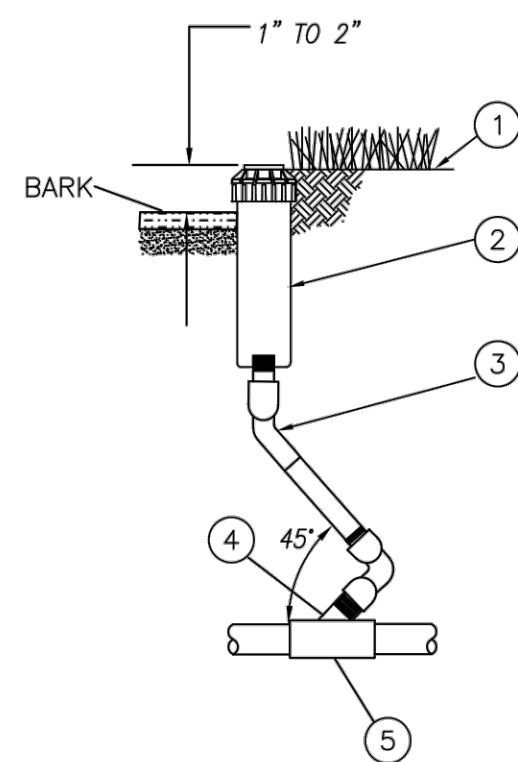
REVISIONS

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

JOB NUMBER
0536

SHEET
PKP

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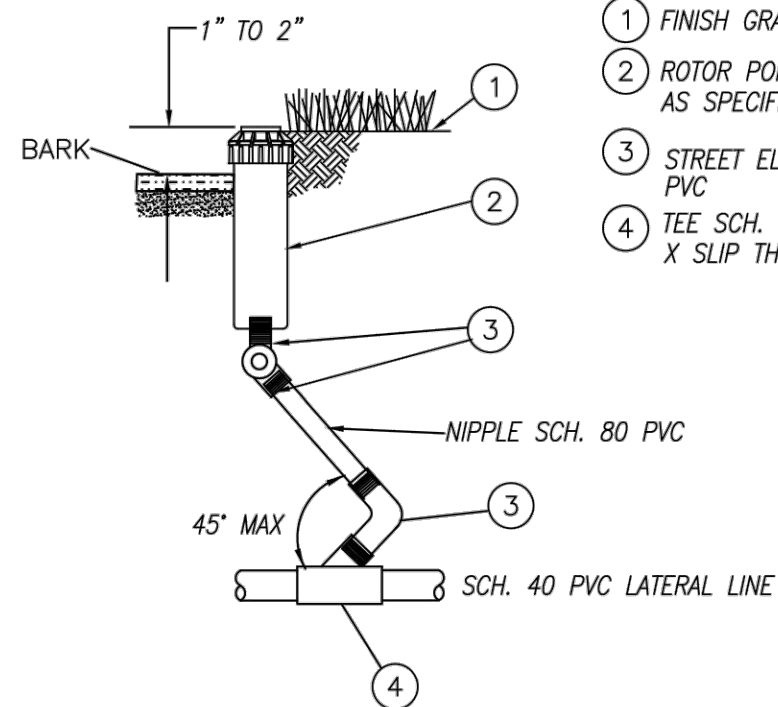


- ① FINISH GRADE OF SOD
- ② ROTOR POP-UP SPRINKLER AS SPECIFIED IN SPECS.:
- ③ RAINBIRD TSJ-100-PRS (TYPICAL)
- ④ PVC SCH 40 STREET EL.
- ⑤ PVC SCH 40 TEE SLIP-SLIP-FITP OR SLIP-SLIP-THREAD

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

PLAN #

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

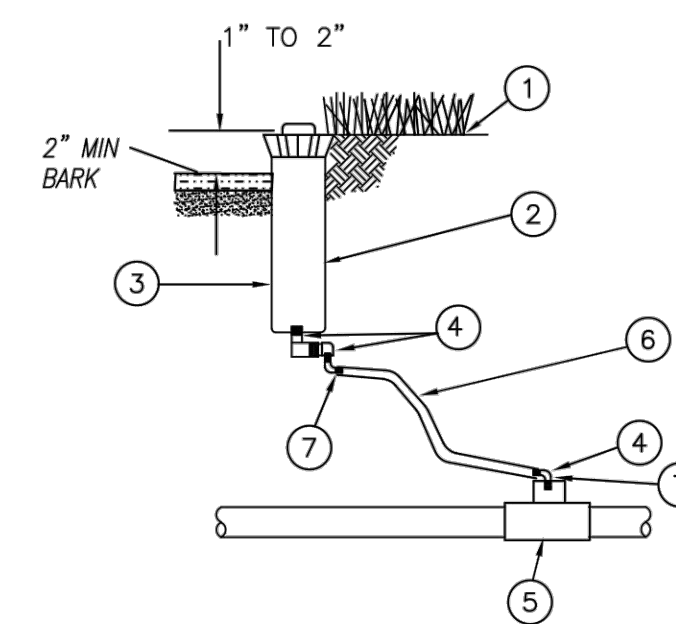


- ① FINISH GRADE OF SOD
- ② ROTOR POP-UP SPRINKLER AS SPECIFIED IN SPECS.:
- ③ STREET ELLS (2) SCH. 40 PVC
- ④ TEE SCH. 40 PVC SLIP X SLIP THREAD

ROTOR POP-UP SPRINKLER

PLAN #

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

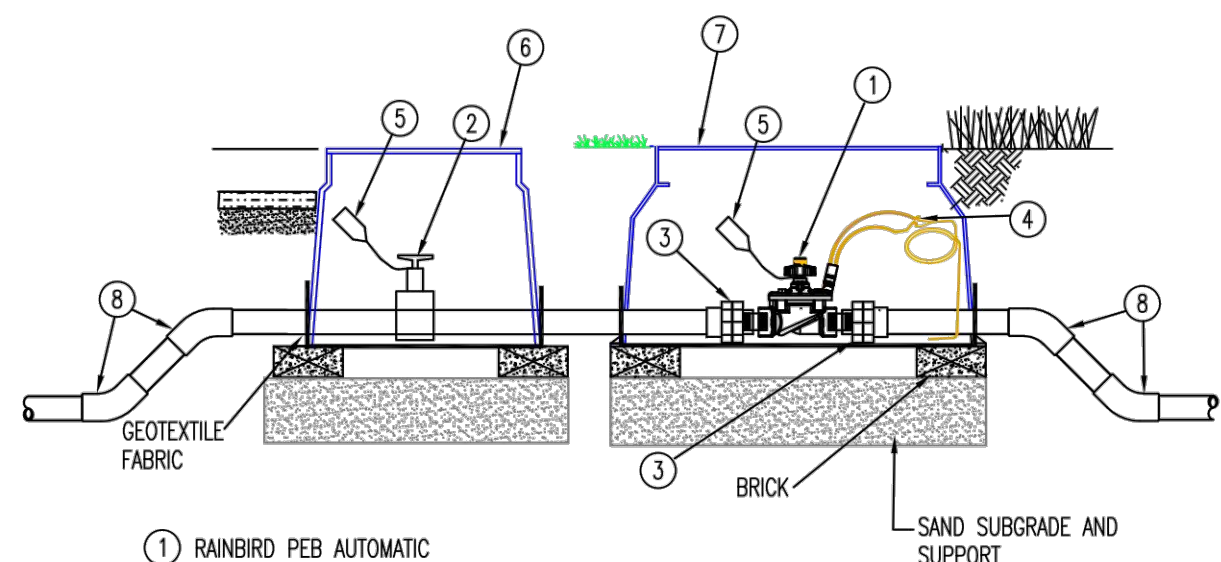


- ① FINISH GRADE OF SOD
- ② ROTOR POP-UP SPRINKLER: (IN SOD AREAS)
RAIN BIRD 1806
1806 SAM
1806 SAM-P45
1806 SAM-PRS
- ③ ROTOR POP-UP SPRINKLER: (IN BED AREAS)
RAIN BIRD
1812, 1812 SAM
1812 SAM-P45
1812 SAM-PRS
- ④ MARLEX STREET ELBOWS.
- ⑤ PVC SCH 40 TEE SLIP-SLIP-THREAD
- ⑥ FLEX PIPE-NO MORE THAN 5'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

POP-UP SPRINKLER

PLAN #

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

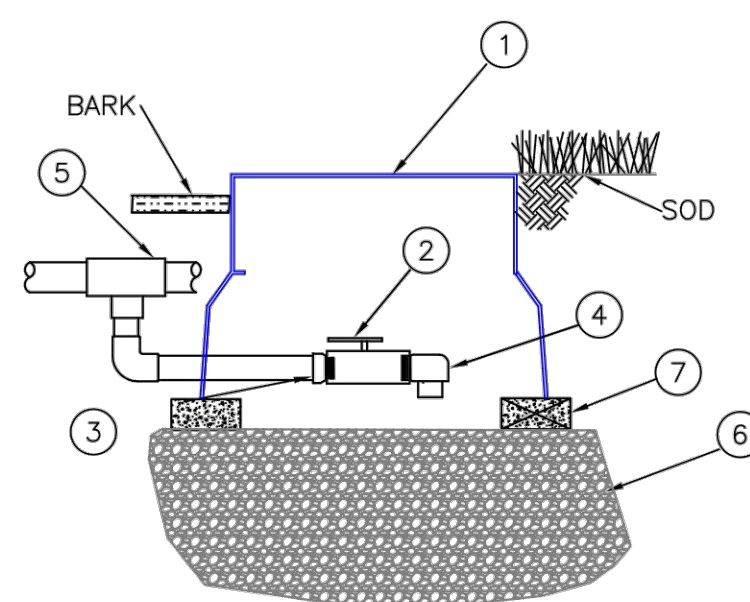


- ① RAINBIRD PEB AUTOMATIC VALVE
- ② PVC BALL VALVE FEMALE
- ③ PVC UNION SLIP X (M) THREAD
- ④ WATERPROOF CONNECTORS WITH EXPANSION LOOP
- ⑤ VALVE ID TAG
- ⑥ 10-INCH ROUND VALVE BOX
- ⑦ STANDARD VALVE BOX
- ⑧ 45° SCHEDULE 40 PVC ELBOW

AUTOMATIC VALVE ASSEMBLY

PLAN #

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

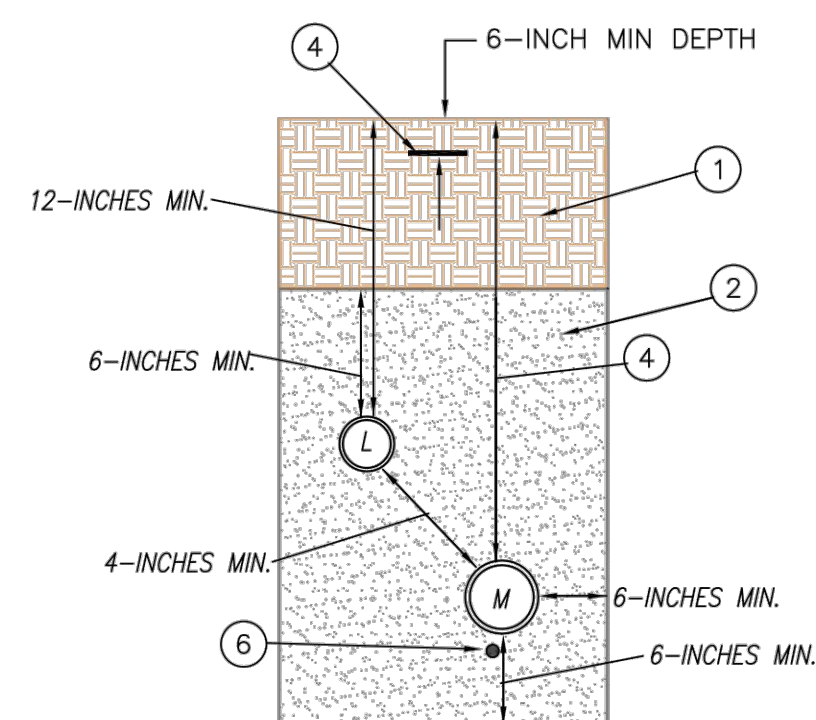


- ① STANDARD VALVE BOX PLUS EXTENSION
- ② BRASS BALL VALVE
- ③ MALE ADAPTER
- ④ PVC SCH. 40 STREET ELBOW
- ⑤ DOWNWARD FACING SCH. 40 PVC TEE OR ELBOW
- ⑥ 3 CUBIC FEET OF WASHED DRAIN ROCK
- ⑦ BRICKS SUPPORTING VALVE BOX

BALL VALVE DRAIN

PLAN #

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



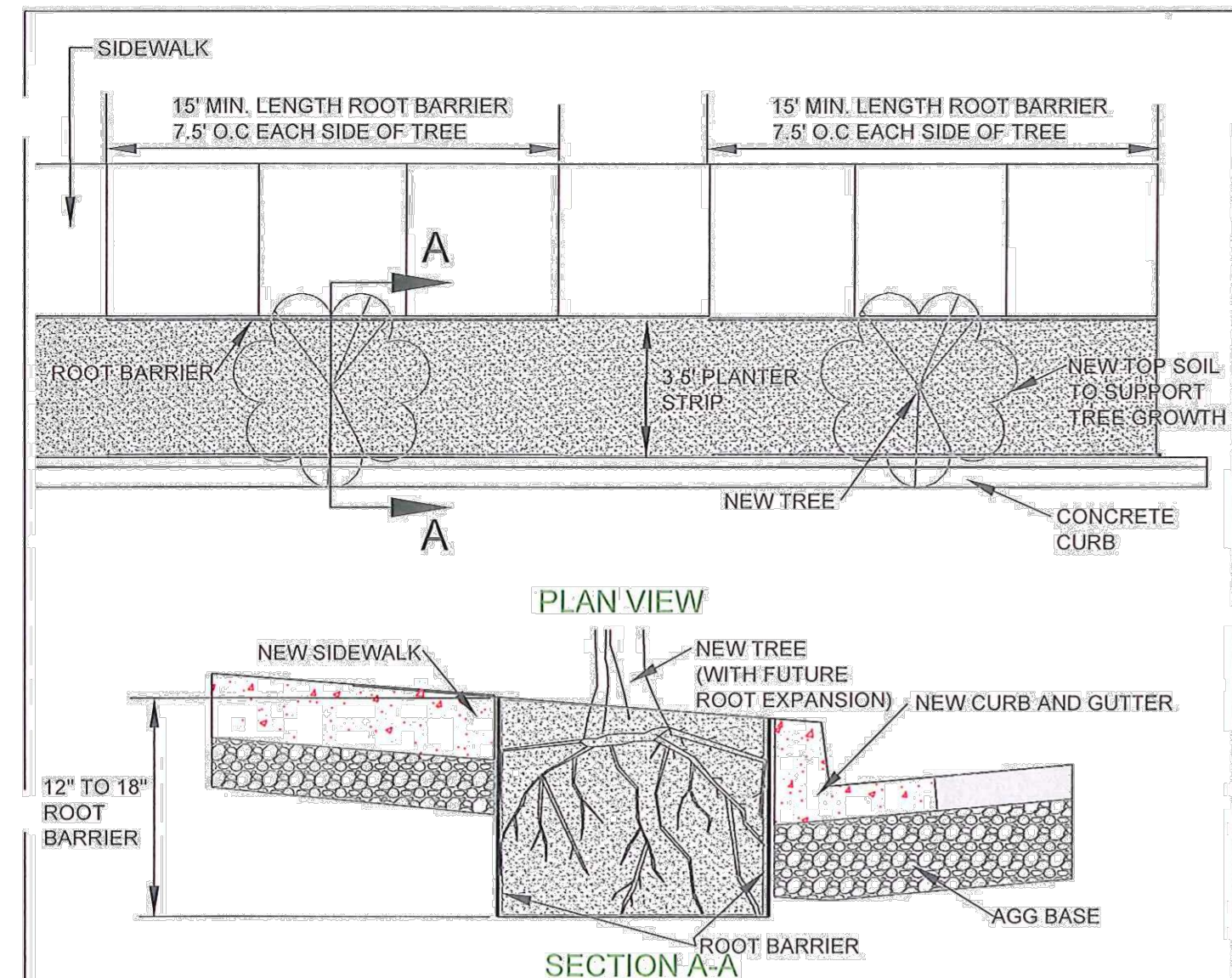
- ① COMPACTED SOIL FOR LANDSCAPING. FOR OTHER SURFACE SEE PLANS FOR STANDARD DETAILS FOR CONSTRUCTION STANDARDS.
- ② TOP SOIL AND BACKFILL. THE CONTRACTOR SHALL FOLLOW WSDOT SECTION 80-3.3(2) FOR EXCAVATION, SAND BACKFILL.
- ③ THE MAIN IRRIGATION PIPING SHALL HAVE A MINIMUM OF 18-INCHES OF COVER AND 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 #

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

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CONSTRUCTION NOTES:

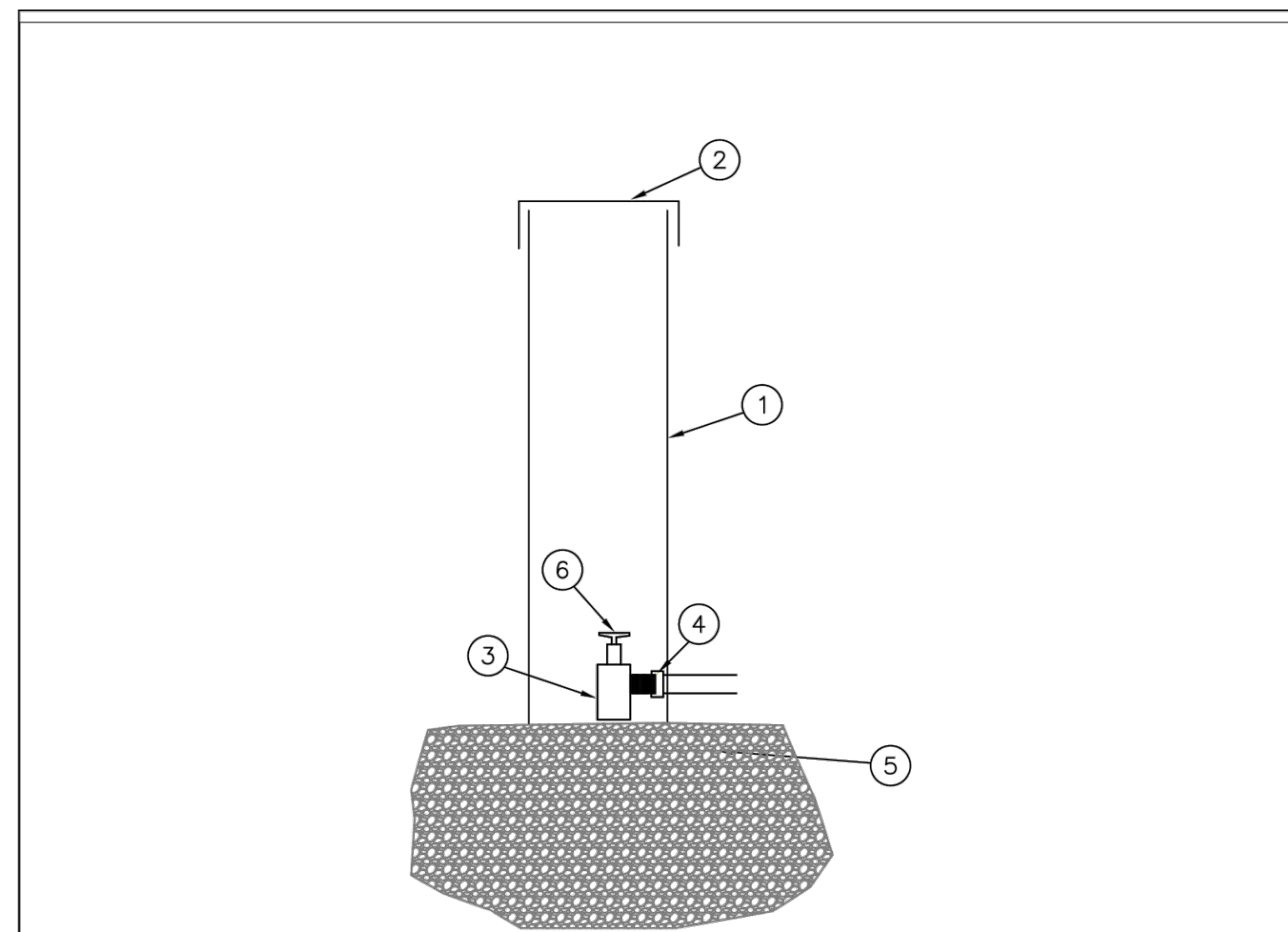
- 1 ROOT BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OR LINEAR ROLL WITH 90-DEGREE DEFLECTING RIBS.
- 2 AT A MINIMUM 12" TO MAXIMUM 18" HIGH ROOT BARRIER.
- 3 ROOT BARRIER SHALL HAVE A MINIMUM WALL THICKNESS OF 0.08" (60 mil) & RIB THICKNESS OF 0.08" (80mil)-THE CONTRACTOR SHALL SUBMIT MANUFACTURER SPECIFICATIONS FOR COMPLIANCE.
- 4 ROOT BARRIER SHALL BE 15' LONG, 7.5' O.C. FROM THE TREE UNLESS APPROVED BY THE CITY.
- 5 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:
	TONY COOPER CITY ENGINEER		1/29/19 DATE		

ST-31



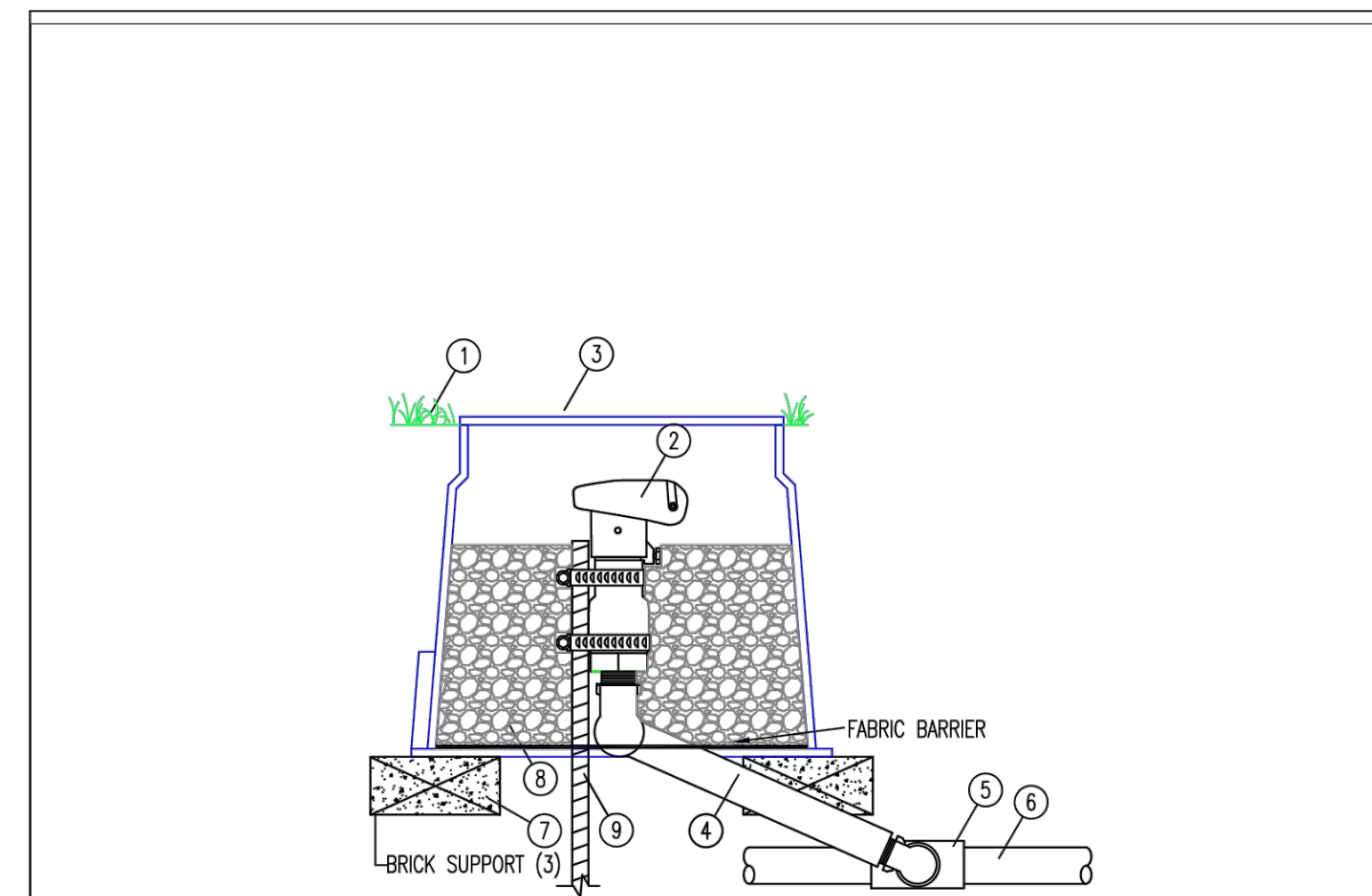
- 1 PVC PIPE/VALVE CAN (10" ROUND)
- 2 VALVE COVER
- 3 BALL VALVE
- 4 PVC SCHEDULE 40 MALE ADAPTER
- 5 3 CUBIC FEET OF WASHED DRAIN ROCK
- 6 BRASS GATE VALVE WITH KEY

DRAIN VALVE ASSEMBLY

PLAN #

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

IRR-7



- 1 FINISH GRADE
- 2 MODEL RAINBIRD 44RC QUICK COUPLER VALVE
- 3 10" ROUND VALVE BOX
- 4 PREFABRICATED SWING JOINT
- 5 MAIN LINE TEE OR ELL
- 6 MAIN LINE PIPE
- 7 BRICK SUPPORT (3)
- 8 3/4" MINUS GRAVEL
- 9 #4 REBAR W/SS HOSE CLAMPS (36-INCH DEPTH MIN)

QUICK COUPLER VALVE

PLAN #

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

IRR-8

DETAILS

**HIGHLAND TERRACE
SUBDIVISION PHASE I**

CITY OF LA CENTER

FINAL

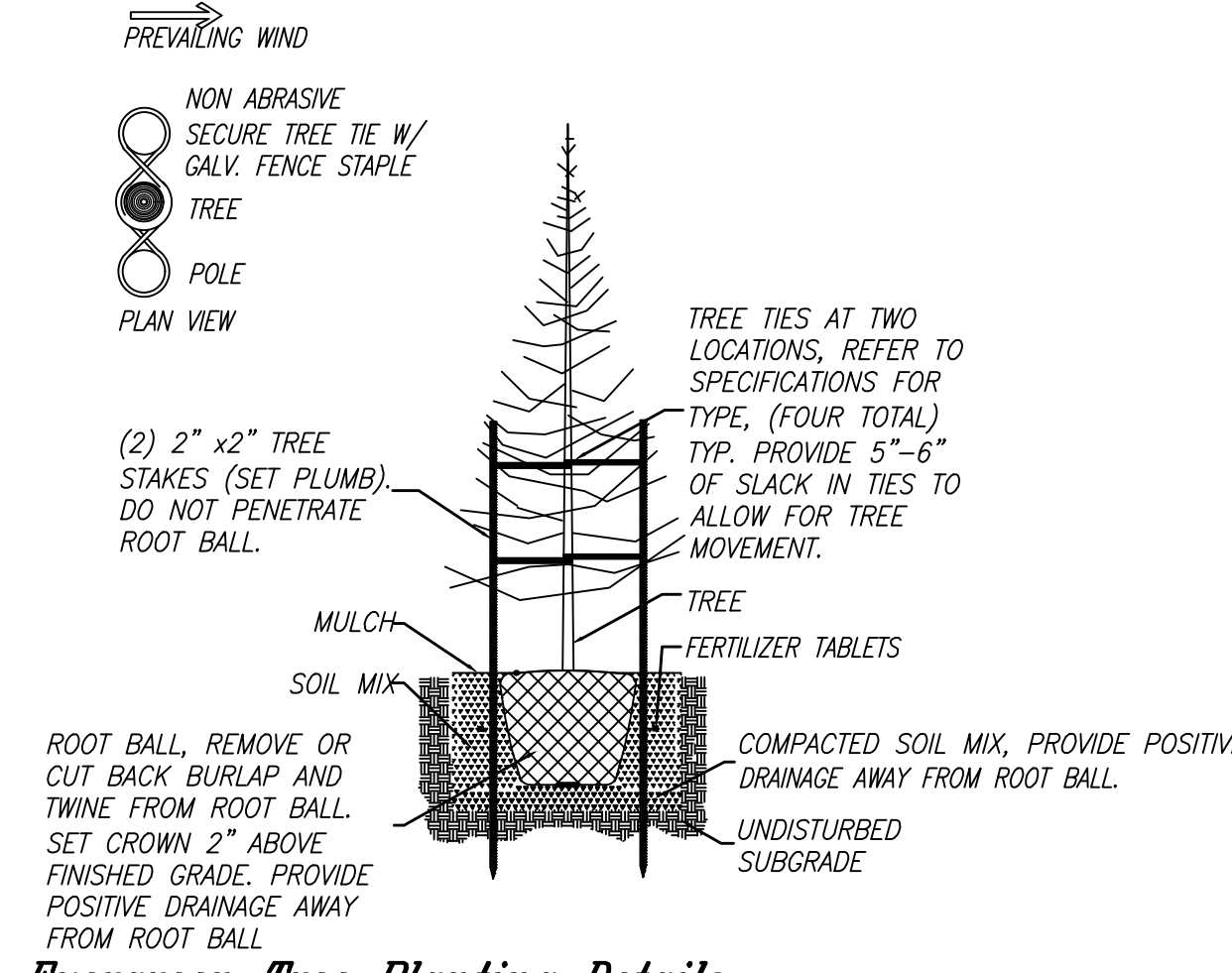
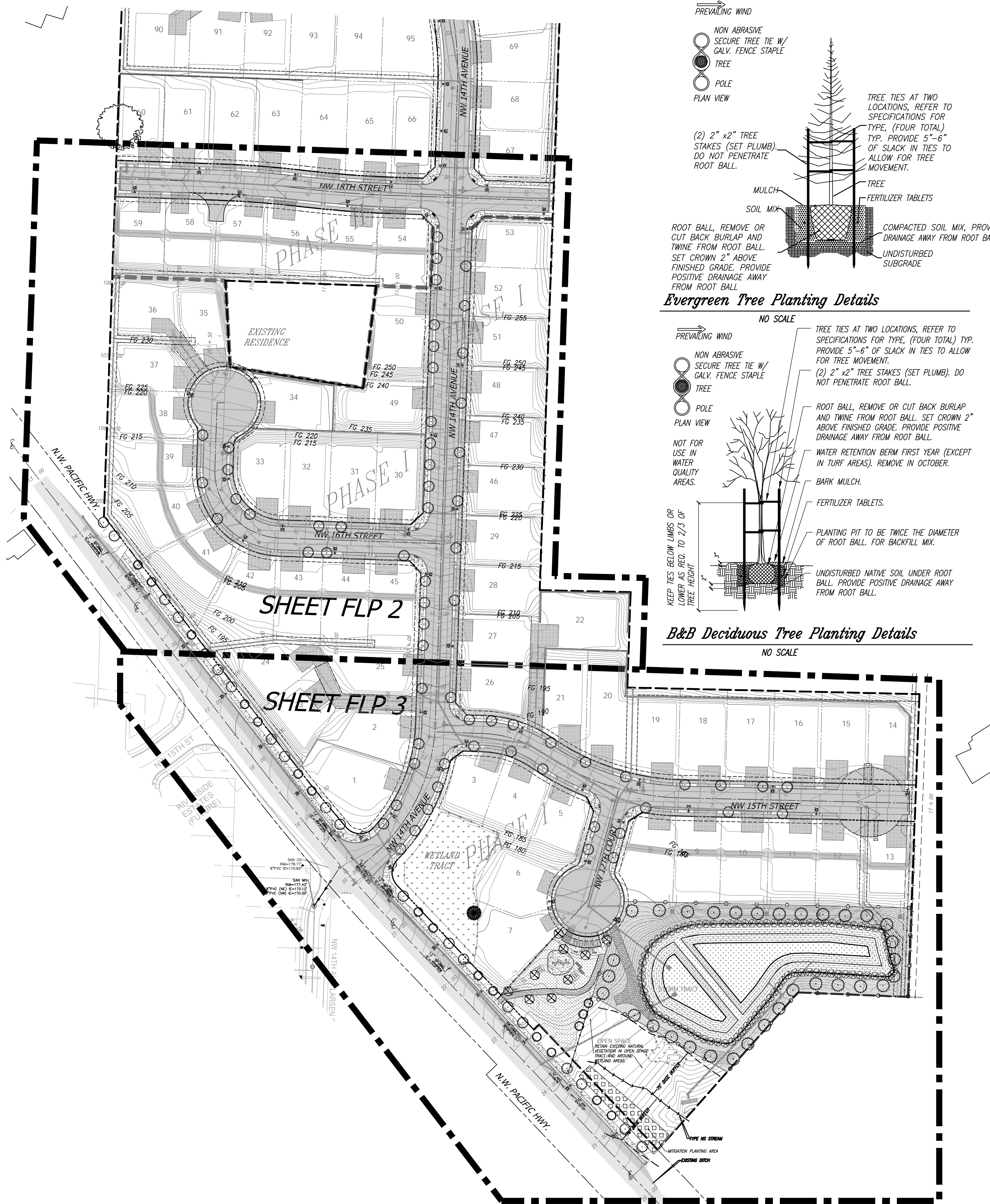
REVISIONS

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SCALE: N/A

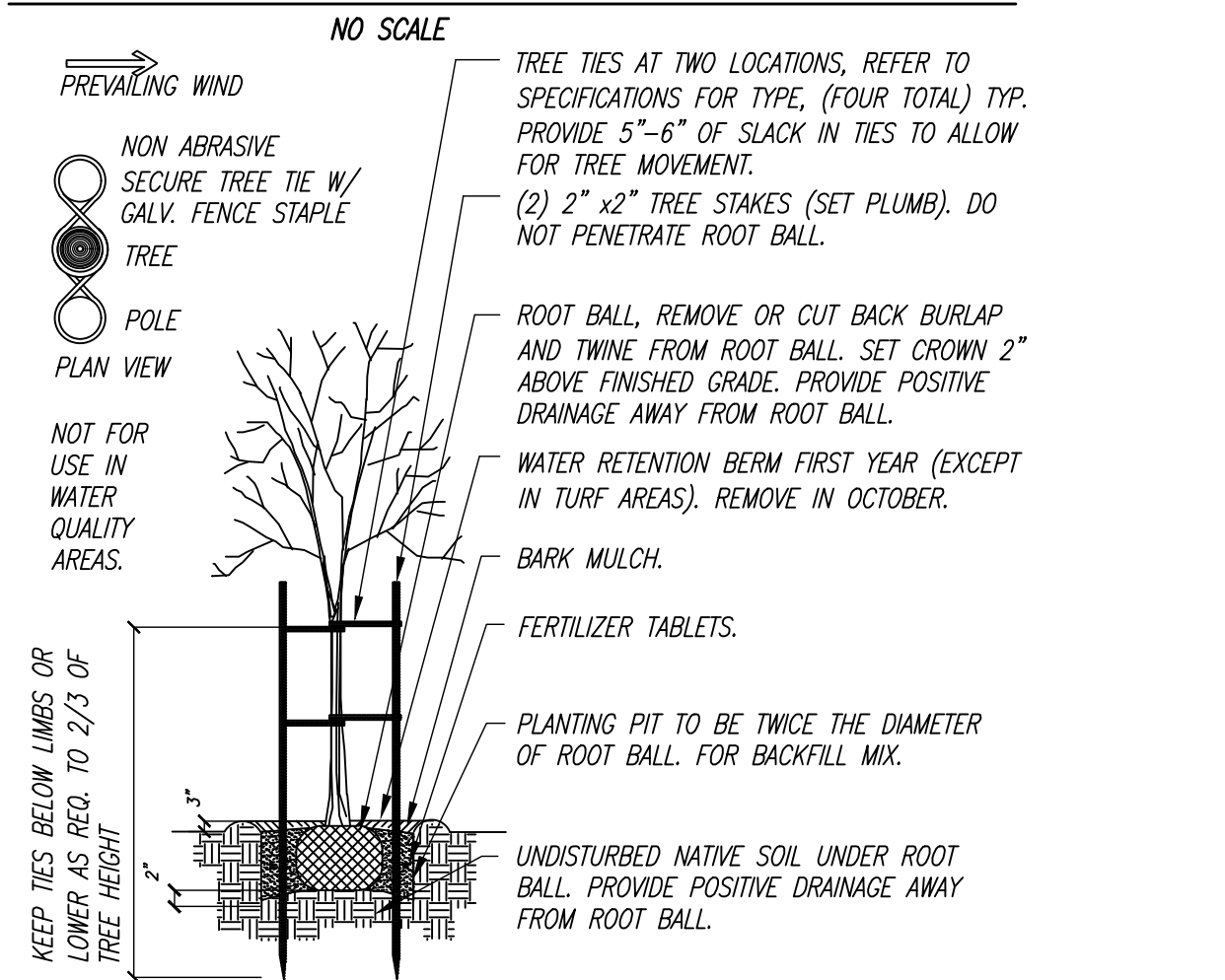
JOB NUMBER
0536

SHEET
PKP3

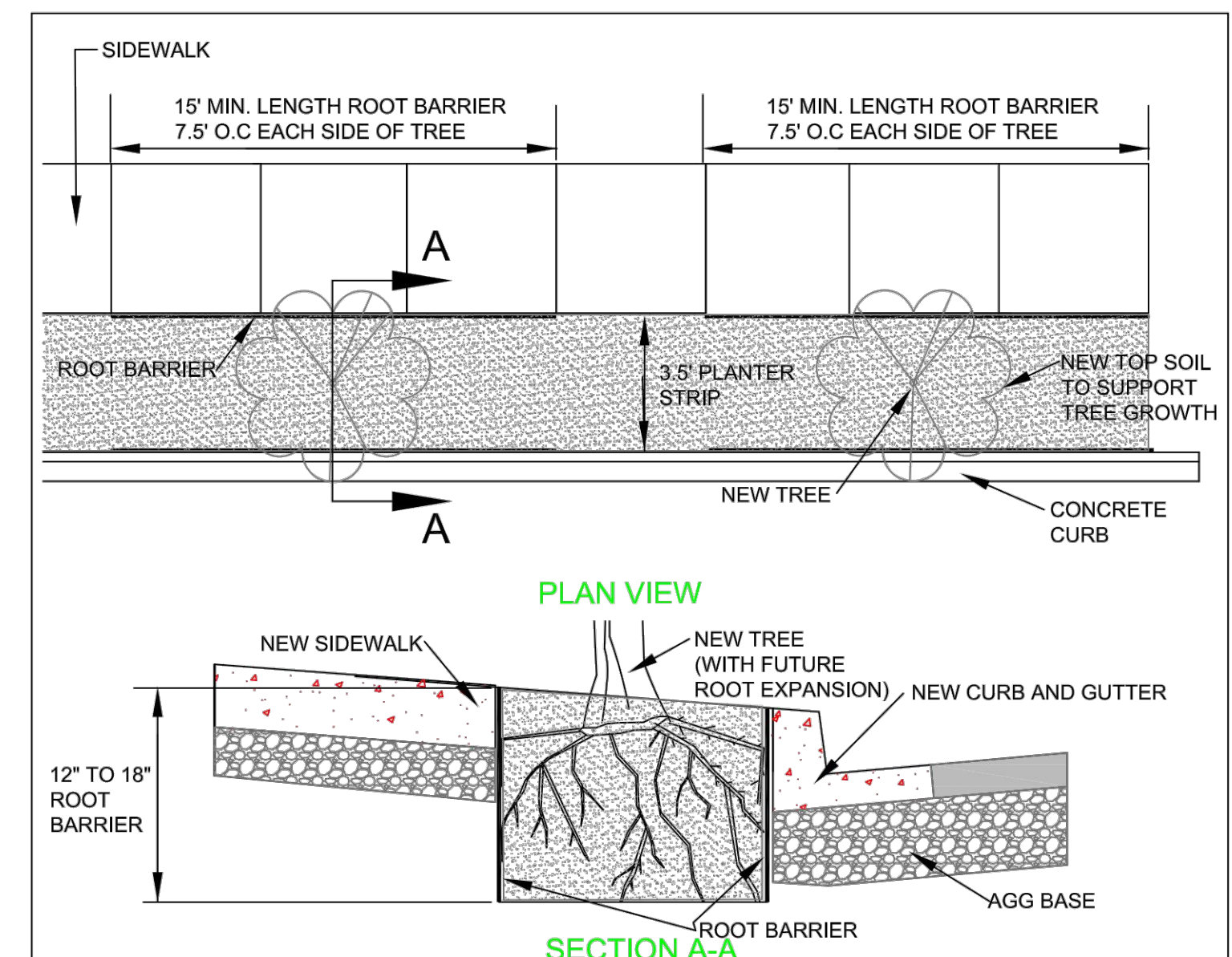
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Evergreen Tree Planting Details



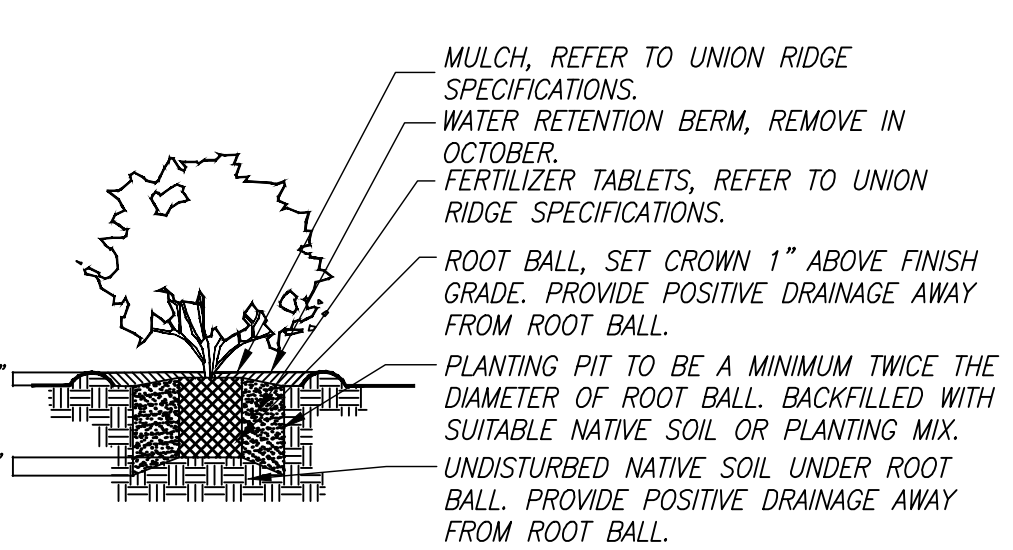
B&B Deciduous Tree Planting Details



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

INSTALL ROOT BARRIER WITH TREES THAT ARE PLACED IN THE PLANTER STRIP TO PROTECT CONCRETE

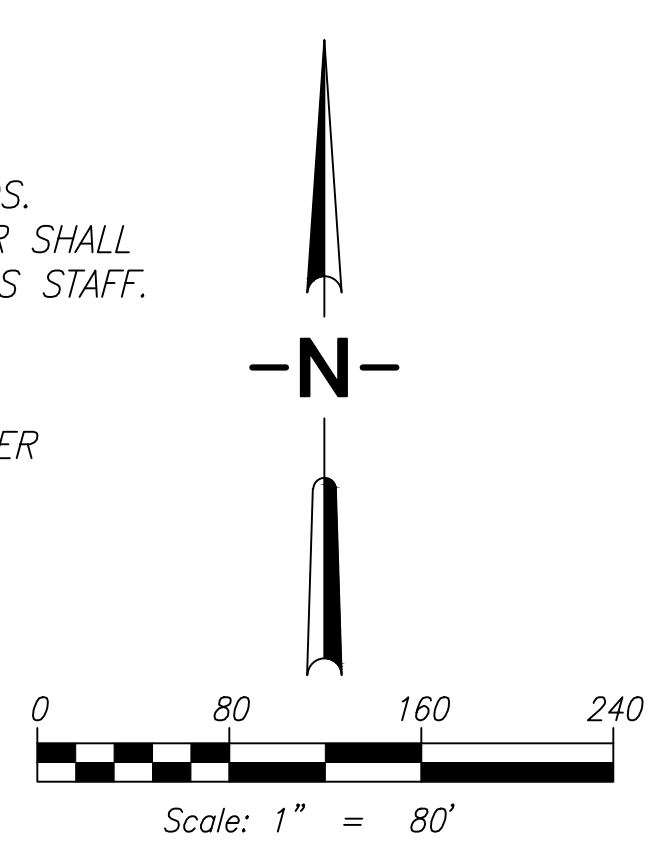


Shrub Planting Details

IRRIGATION NOTES
IRRIGATION TO BE INSTALLED PER CITY OF LA CENTER STANDARDS. PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM, CONTRACTOR SHALL RECEIVE APPROVAL OF IRRIGATION DESIGN FROM CITY OPERATIONS STAFF.

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

*DRIVEWAYS ARE CONCEPTUAL AND SHOWN FOR PLANNING PURPOSES ONLY.



ENGINEERING & DESIGN

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EXPIRES ON

FINAL LANDSCAPE PLAN OVERVIEW

WASHINGTON

CITY OF LA CENTER

HIGHLAND TERRACE SUBDIVISION PHASE 1

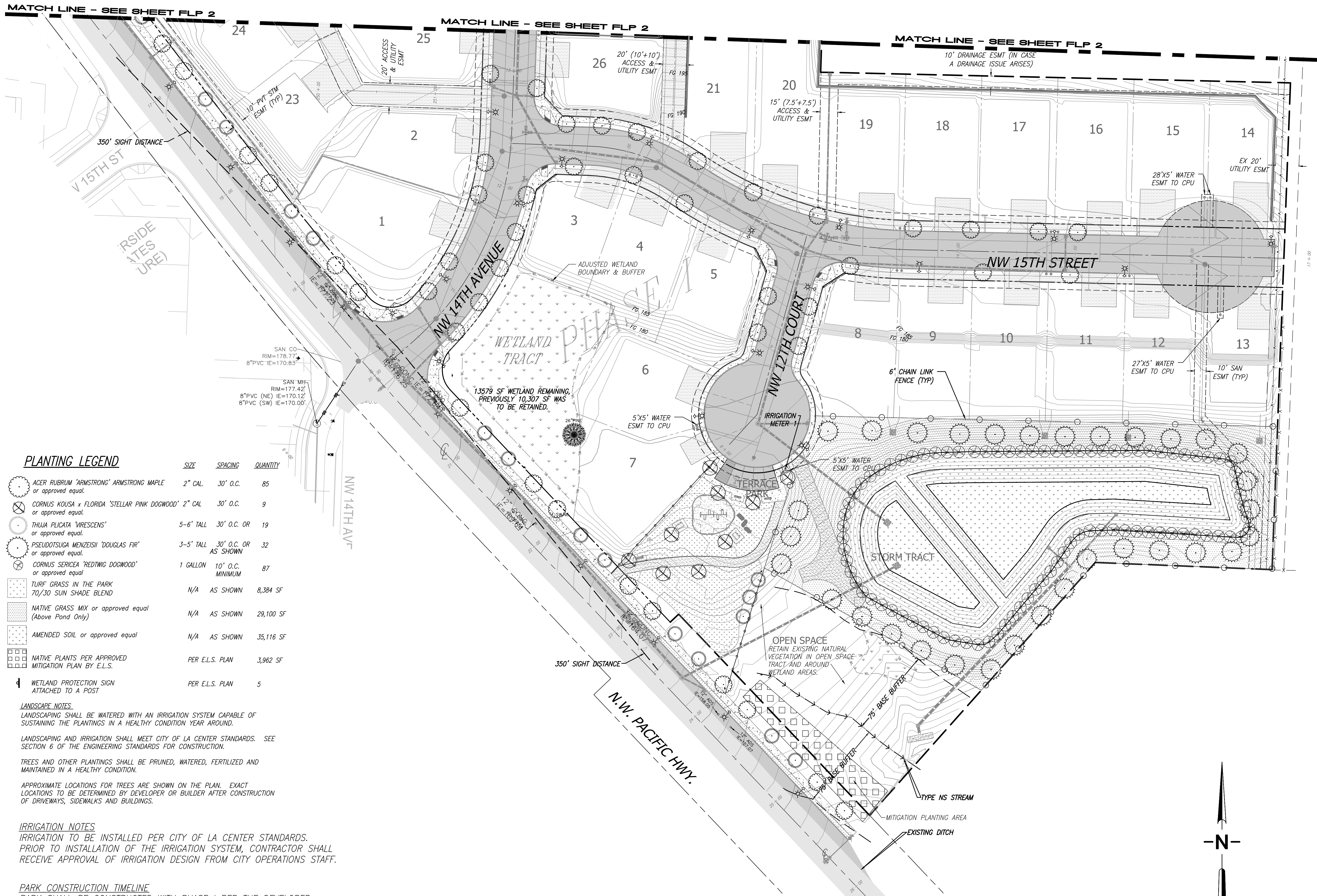
APPROVED

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	JTM
SCALE:	1" = 80'

JOB NUMBER: 0536 SHEET: FLP 1

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PLANTING LEGEND

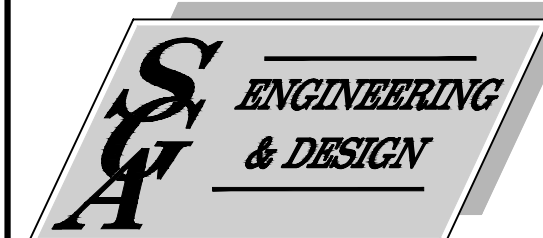
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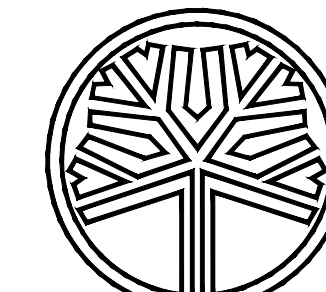
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SCOTT A. TAYLOR
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 EXPIRES ON

FINAL LANDSCAPE PLAN SHEET 2

**HIGHLAND TERRACE
 SUBDIVISION PHASE 1**

WASHINGTON

CITY OF LA CENTER

APPROVED

REVISIONS

DESIGNED BY: SAT
 DRAWN BY: SAT
 CHECKED BY: JTM
 SCALE: 1" = 40'

JOB NUMBER
 0536

SHEET
 FLP 3

