EXISTING CONDITIONS & SITE PREPARATION PLAN

Q AVENUE

NOT FOR CONSTRUCTION
NOTE

1. THE CONTRACTOR, SHALL PROTECT ALL EXISTING UTILITY LINES WITHIN THE PROJECT LIMITS, UTILITIES LINES ON THE PLAN ARE APPROXIMATELY LOCATED AND THE CONTRACTOR OR ANY SUBCONTRACTOR IS RESPONSIBLE FOR DAMAGE TO UTILITY LINES NOT LOCATED ON THE PLAN.

2. THE PROPOSED LOCATION OF CONDUIT AND UTILITIES ROUTING SHOWN ON PLAN MAY BE ADJUSTED AT THE CONTRACTOR'S DISCRETION. ANY ADJUSTMENT TO THE ROUTING OF THESE UTILITIES IS SUBJECT TO PERMIT. NEW UTILITIES, ADJUSTMENT OF UTILITIES, OR ADJUSTMENTS TO UTILITIES ROUTING OR NEW ERECTION OF UTILITY STRUCTURES ARE SUBJECT TO PERMIT. ADJUSTMENTS TO UTILITIES ROUTING OTHER THAN THE EXISTING UTILITIES ROUTING AND NEW UTILITIES STRUCTURES ARE SUBJECT TO THE DISCRETION OF THE CONTRACTOR. ANY ADJUSTMENT TO THE EXISTS UTILITIES ROUTING OTHER THAN THE EXISTING UTILITIES ROUTING AND NEW UTILITIES STRUCTURES ARE SUBJECT TO THE DISCRETION OF THE CONTRACTOR.
PLANTING SCHEDULE

SYM  QTY  SCIENTIFIC/COMMON NAME  SIZE/REMARKS

CONIFER TREE

4  Pseudotsuga menziesii/DOUGLAS FIR  7"-8" HT; BARE, STRAIGHT TRUNK, NOT SHEARED, SYMMETRICAL, FULL & WELL BRANCHED

7  Pinus contorta var. contorta/SHORE PINE

5  Pinus flexilis "Vanderwolf’s Pyramid"/VANDERWOLF’S PYRAMID LUMBER PINE

8  Pinus pumilio "Gosia Nano"/DWARF JAPANESE WHITE PINE

LARGE DECIDUOUS TREE

3  Quercus rubra Tastigos!/SKYROCKET OAK  3" CAL, MIN 6" HT, BARE/FABRIC BAG; FULL & WELL BRANCHED, STRAIGHT SINGLE CENTRAL LEADER & SYMMETRICAL BRANCHING HABIT

MEDIUM DECIDUOUS TREE

10  Acer truncatum/PACIFIC SUNSET MAPLE

13  Ginkgo biloba "Autumn Gold"/AUTUMN GOLD GINKGO

9  Stewartia pseudocamellia/JAPANESE STEWARTIA

SHRUBS AND GROUNDCOVERS

2,671  SHRUBS  #2 CONT; FULL, WELL BRANCHED & WELL ROOTED; TRAOSPAL AM 24" OC

5,121  GROUNDCOVERS  #1 CONT; FULL, WELL BRANCHED & WELL ROOTED; TRAOSPAL AM 18" OC

UPLAND PLANTING  SEE SPECS

4,367  SHRUBS  #2 CONT; FULL, WELL BRANCHED & WELL ROOTED; TRAOSPAL AM 24" OC

6,465  SF SEED LAWN  SEE SPECS

1,350  SF MULCH  4" MIN DEPTH, SEE SPECS

LEGEND

---  18" DEPTH, INTERLOCKING, RIGID PANEL, ROOT BARRIER

PLANTING NOTES

1. AND DESIGNER WITH THE DwgS AND/or SPECS & SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF LA PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITY PRIOR TO BEGINNING CONSTRUCTION.
3. FIELD STAKE PLANTING LOCATIONS FOR LA REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. COORDINATE PLANTING LOCATIONS WITH SPRINKLER HEAD LOCATIONS TO AVOID ANY CONFLICTS.
5. INSTALL GROUNDCOVERS IN A TRAPOSAL PATTERN AT SPRINGS SHOWN IN THE PLANT SCHEDULE. WHERE GROUNDCOVER ADS CURBING, WALLS, OR WALKS, MIN PLANTING DISTANCE MUST BE MIN 3" HORES FROM SAME, UNLESS OTHERWISE NOTED. INSTALL GROUNDCOVERS CONTINUOUSLY BETWEEN SHRUB PLANTINGS.

6. TREE LOCATIONS SHOWN ON PLANTING PLANS (SHEETS U1 TO U9) ARE APPROXIMATE. IF FIELD ADJUSTMENTS ARE NECESSARY, THE FOLLOWING MIN SETBACKS FOR CENTERLINES OF TREE TRUNKS TO EDGE OF GRANERY, FACE OF CURB OR INTERSECTION AND TO CENTER OF ALL OTHERS SHOWN MUST APPLY:
   A. STREET LIGHTS 10'
   B. DRIVEWAYS 10'
   C. INTERSECTIONS 30'
   D. UNDERGROUND SDR & WATER LINES 5'
   E. UNDERGROUND GAS LINES 1'
   F. UNDERGROUND HIGH PRESSURE GAS LINES 3'
   G. UTILITY/POWER POLES 5'
   H. UNDERGROUND FIBER CABLE 2'
   I. OTHER TREES 15'
   J. FACE OF CURB 3'

PLANTING ABBREVIATIONS

# NO  NUMBER  EX  GAL
@  PERCENT  GAL  GALLON
$  AT  ID  INSIDE DIAMETER
ABBT  ABBREVIATIONS  LA  LANDSCAPE ARCHITECT
ALT  ALTERNATE  LF  LINEAR FEET
APPRW  APPROXIMATE  WPRS  MANUFACTURER'S
B&B  Balled AND BURLAPPED  MAX  MAXIMUM
CAL  CALIBER  MIN  MINIMUM
C  CENTER  OC  ON CENTER
CLR  CLEAN  PREP  PREPARATION
CONC  CONCRETE  SCH  SCHEDULE
CONST  CONSTRUCTION  SPEC  SPECIFICATION
CURF  CUBIC FEET  SQ  SQUARE
DIA  DIAMETER  SYM  SYMBOL
DMGS  DRAWINGS  TYP  TYPICAL
E  EACH  RCH  OWNER REPRESENTATIVE
EQ  EQUAL  ENG  ENGINEER
EQUI  EQUIVALENT

30% DESIGN

CITY OF ANACORTE
R AVENUE LONG-TERM IMPROVEMENT PROJECT
LANDSCAPE SCHEDULE, LEGEND, NOTES, AND ABBREVIATIONS

DRAWING NUMBER
LS01

E  EXISTING
C  CENTER
R  RIGHT
L  LEFT
G  GROUND
N  NEW
CONIFER TREE PLANTING

- Wood chip mulch tree ring shall be min 6" outside of tree stakes.
- Tree trunk:
  - 3"-1" wide webbed fabric tape (anchor tie or approved equal), secure to tree stake with #2 penny common nail (one per stake)
  - Loop diameter shall be 6"-8" greater than tree trunk diameter, secure loop with overhand slipknot, pulled against a second overhand knot, tied on the webbed fabric tape
  - #2 dia wood dowelled tree stakes with chamfered top
  - 6" conical point bottom, keep clear of rootball
  - Webbed fabric tape
  - Top of root crown to be 1" higher than finish grade
  - 4" wood chip mulch depth, 4" radius around tree
  - Edge of mulch tree ring, meet and match edge of lawn where shown in plan
  - Finish grade prior to placing wood chip mulch or seed

- Undisturbed ex soil or ex soil compacted to 80% max dry density, verify positive drainable prior to construction

- undercut 1" below dia of rootball

- After placing tree in planting pit, cut and completely remove stringline, string, and/or wire baskets from rootball, completely remove fabric grow bags, cut burlap from top 1/3 of rootball and remove cut burlap from planting pit

DECIDUOUS TREE PLANTING

- Wood chip mulch tree ring shall be min 6" outside of tree stakes.
- Tree trunk:
  - 3"-1" wide webbed fabric tape (anchor tie or approved equal), secure to tree stake with #2 penny common nail (one per stake)
  - Tree stake:
  - Loop diameter shall be 6"-8" greater than tree trunk diameter, secure loop with overhand slipknot, pulled against a second overhand knot, tied on the webbed fabric tape
  - #2 dia wood dowelled tree stakes with chamfered top
  - 6" conical point bottom, keep clear of rootball
  - Webbed fabric tape
  - Top of root crown to be 1" higher than finish grade
  - 4" wood chip mulch depth, 4" radius around tree
  - Edge of mulch tree ring, meet and match edge of lawn where shown in plan
  - Finish grade prior to placing wood chip mulch or seed

- Undisturbed ex soil or ex soil compacted to 80% max dry density, verify positive drainable prior to construction

- After placing tree in planting pit, cut and completely remove stringline, string, and/or wire baskets from rootball, completely remove fabric grow bags, cut burlap from top 1/3 of rootball and remove cut burlap from planting pit