

Client Logo:



Deskins Grand Mound 198th Development

6411 198th Ave SW,
Rochester, Wa. 98579

Landscape Plan

Revisions	Date
Revised buffer planting width, sight triangle at intersection	7/18/23
Added buffer and irrigation to the perimeter on all lots per County comments	10/30/23

Project #:
23124

Date:
10/30/23

Sheet Size / Scale:
36"x24" / 1" = 20'

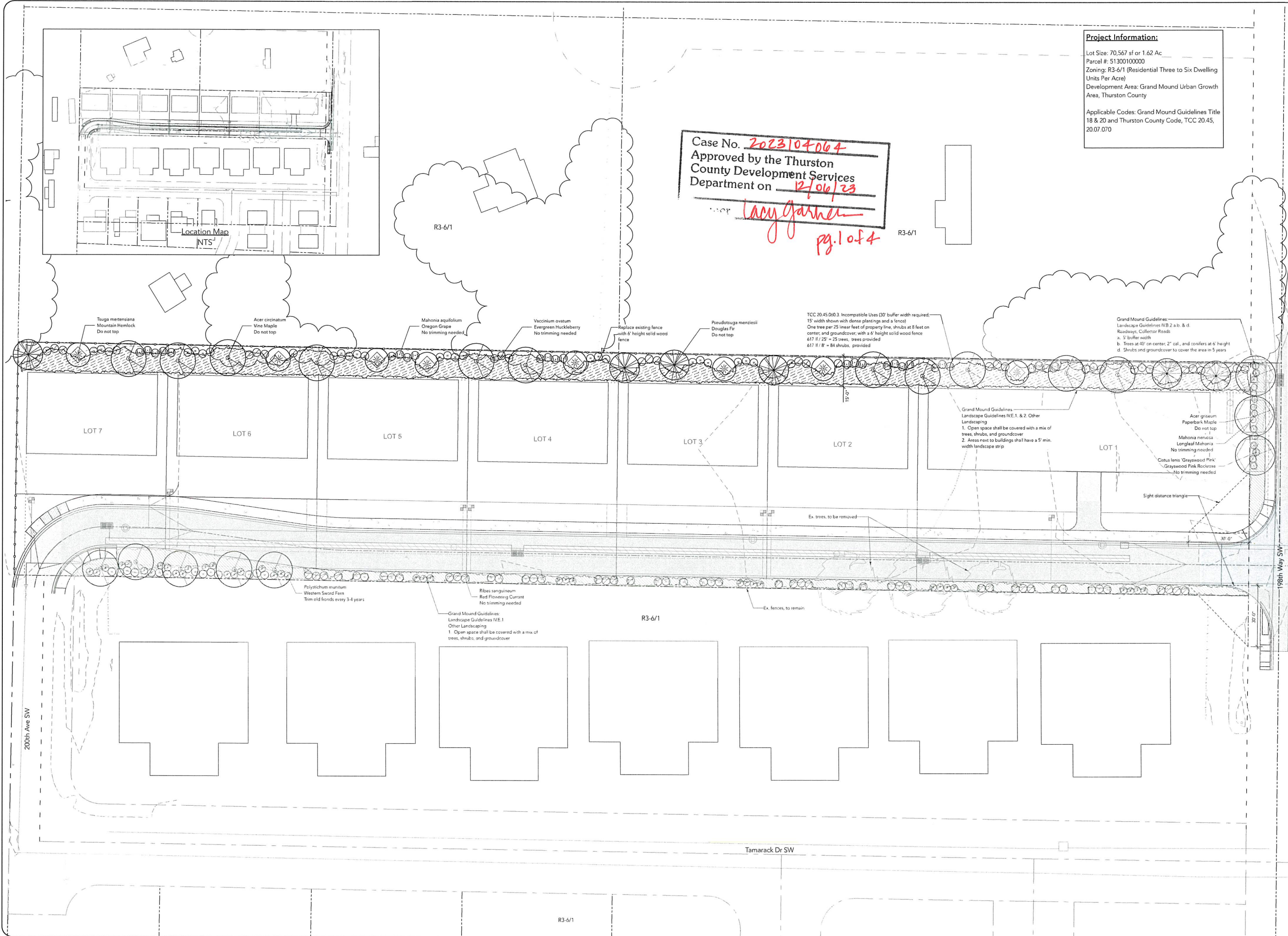
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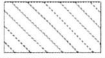












Landscape Architect:

 **ARW**
Landscape
Design

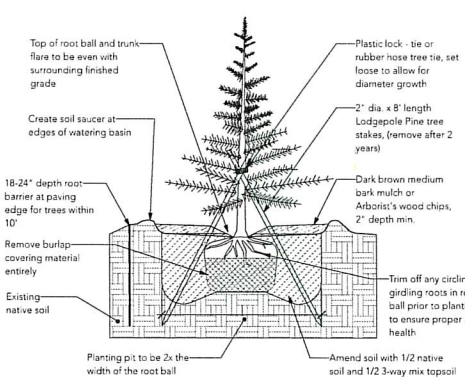
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Plant Schedule					
	Qty	Common Name	Botanical Name	Size & Spacing	Comments
Groundcover					
	135	Kinnikinnick	Arctostaphylos uva-ursi	1 gal., 3.5' o.c.	Nursery grown, evergreen, native, small flowers in spring
	286	Salal	Gaultheria shallon	1 gal., 4' o.c.	Nursery grown, evergreen, white flowers in spring
Ornamental Grasses					
Perennials					
	38	Western Sword Fern	Polystichum munitum	1 gal., 3.5' o.c.	Nursery grown, evergreen, native, trim off dried fronds every few years
Shrubs					
	78	Evergreen Huckleberry	Vaccinium ovatum	2 gal., 4' o.c.	Nursery grown, evergreen, native, blue-black berries are edible
	9	Grayswood Pink Rockrose	Cistus lenis 'Grayswood Pink'	2 gal., 3.5' o.c.	Nursery grown, evergreen, pink flowers, do not trim
	6	Longleaf Mahonia	Mahonia nervosa	2 gal., 3' o.c.	Nursery grown, evergreen, native, yellow flowers in spring, do not trim
	27	Oregon Grape	Mahonia aquifolium	2 gal., 4' o.c.	Nursery grown, evergreen, native, yellow flowers in spring
	44	Red Flowering Currant	Ribes sanguineum	2 gal., 4' o.c.	Nursery grown, deciduous, native, pink flowers in spring, do not top
Trees					
	6	Douglas Fir	Pseudotsuga menziesii	7-8' ht., 25' o.c.	B&B, nursery grown, evergreen, native
	3	Paperbark Maple	Acer griseum	2" cal., 20' o.c.	B&B, nursery grown, deciduous, street tree quality, branched at 5' height
	16	Vine Maple	Acer circinatum	2" cal., 25' o.c.	B&B, nursery grown, deciduous, native, multi-trunk, evenly branched, do not top

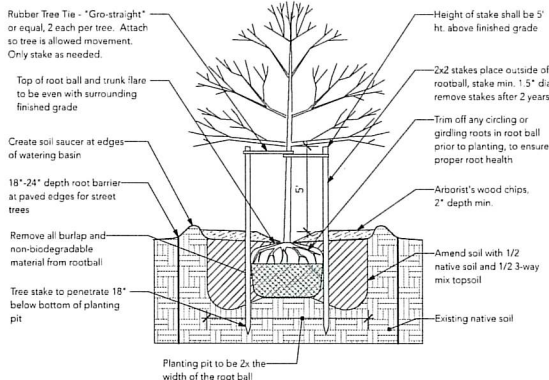
Total Number of Plants = 648
Total Number of Native Plants = 636 or 98%

Materials Schedule		
Item	Qty.	Notes
Three Way Mix Topsoil (12,500 sf.)	153 Cy.	Mix a 4" layer of three way mix topsoil into new planting beds to a depth of 6"
Dark Brown Medium Bark Mulch or Arborist's Wood Chips	76 Cy.	Spread a 2" layer of mulch evenly around plants



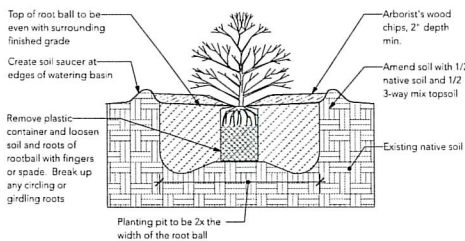
Notes:
1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.

Coniferous Tree Planting Detail
NTS

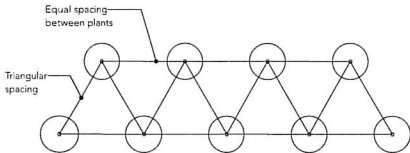


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Tree Planting Detail
NTS



Shrub/Ground Cover Planting Detail
NTS



Ground Cover Triangular Spacing Detail
NTS

Pg. 2 of 4

Landscape Notes:

- The landscape bed shall be free of weeds, rocks > 2" Ø, tree stumps and limbs, construction debris, slurry, and other construction material prior to soil preparation of planting beds.
- The new planting bed shall be de-compacted by roto-tilling, disking or ripping to a depth of at least 8", to thoroughly loosen soil before adding compost to the beds.
- Contractor to verify proposed tree locations in field and avoid underground and overhead utilities, and adjust tree locations as needed prior to digging.
- Landscape Architect to be notified of any discrepancies between the planting plan and on site locations of buildings, paving, and utilities that may interfere with the proposed plant layout.
- Contractor to evaluate soil conditions (pH level, nutrient content, etc.) and correct with proper soil amendment as needed.
- Landscape Architect to be notified and approve of any plant substitutions prior to delivery. Plant material shall be delivered to the site free of diseases, pests, and damaged or broken branches, trunks or limbs.
- All plants shall conform to the Z60.1 "American Standard for Nursery Stock" manual as published by the American Association of Nurserymen (AAN).
- Contractor to guarantee all plants for 1 year and replace any dead or dying plants as notified by the owner.
- Any damaged plant material delivered on site shall be returned and replaced by the grower or contractor.
- Landscape Architect to review plant layout locations via photos or on site.
- All deciduous and coniferous trees shall be placed and installed first, followed by all shrubs, and groundcover.
- Fertilizer, herbicides, and pesticides are not required or needed for the survival of the newly installed plants.
- All proposed plants should be allowed to grow naturally. Trimming is not needed, except for the occasional removal of broken, dead, damaged branches.
- New plants shall be watered weekly in the first growing season or as needed, bi-weekly in the second growing season or as needed, and monthly in the third growing season or as needed, in the spring, summer, and fall months.
- Check plants for burned or brown leaves, wilting branches or leaves, and dry soil during the summer months and apply irrigation as needed.

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Landscape
Schedule,
Notes, &
Details

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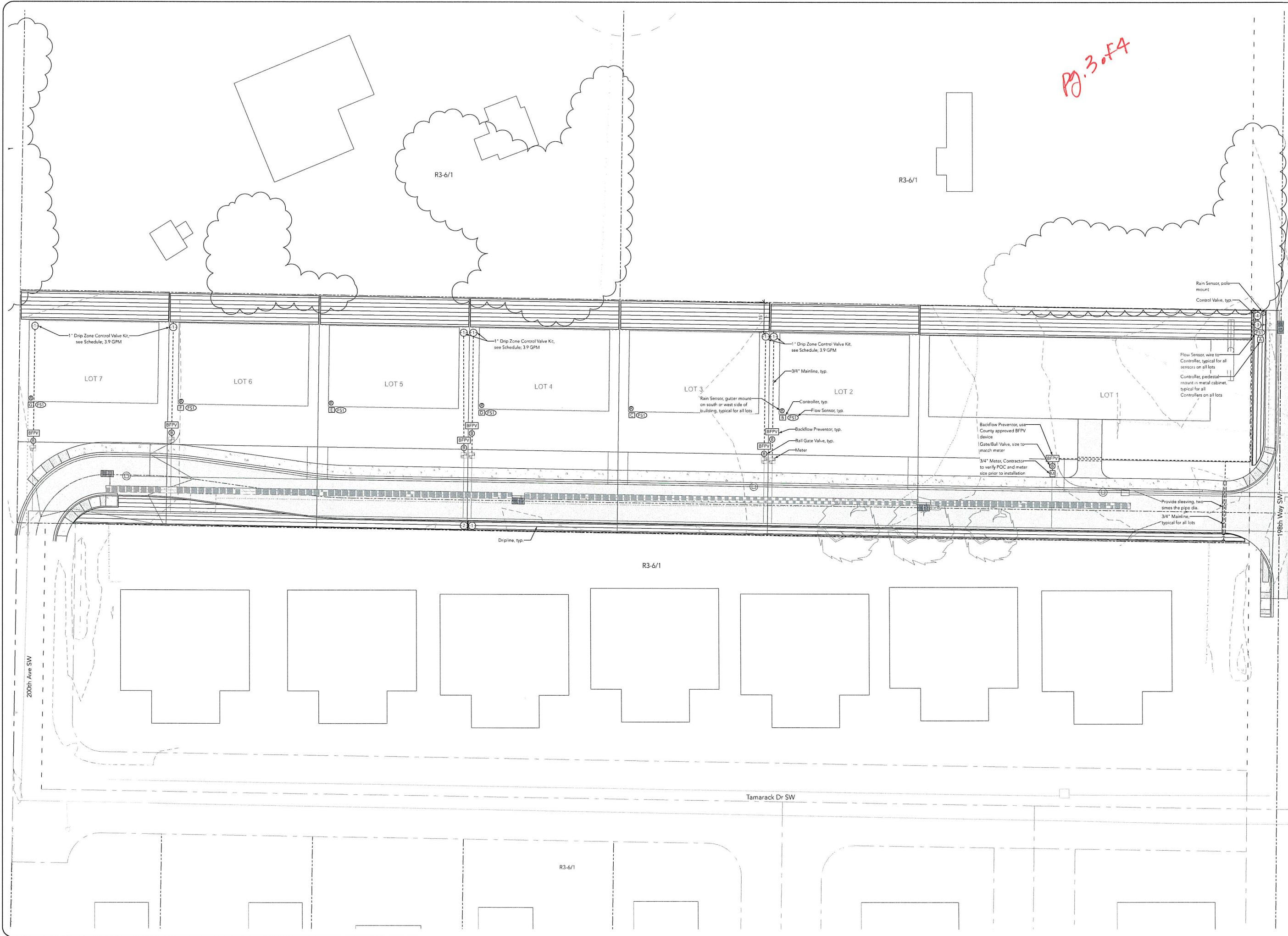
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Pg. 3 of 4

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Irrigation
Plan

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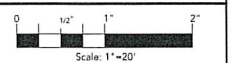
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IRRIGATION LEGEND			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
M	3/4" IRRIGATION METER (BY OTHERS COORDINATE P.O.C. WITH CONSTRUCTION MANAGER)		50 PSI STATIC PRESSURE
B	BRASS GATE VALVE	RUB BALL VALVE, S95F43 (ROUND HANDLE)	SIZE TO FIT MAINLINE
BFPV	3/4" BACK FLOW PREVENTOR	FEBCO 850	SIZE TO MATCH METER
R	HUNTER RAIN SENSOR	RAIN-CLIK-SGM	WIRELESS RAIN SENSOR W/GUTTER MOUNT
FS	HUNTER 3/4" FLOW SENSOR	HFS W/ FCT-150	WIRE DIRECTLY TO CONTROLLER
A	HUNTER CONTROLLER (FOR CONTROLLERS A-G)	IC-600-M	PEDESTAL MOUNTED METAL CABINET

PIPING			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
-----	3/4" IRRIGATION MAIN LINE	SCH 40 PVC	
-----	PIPE AND WIRE SLEEVING	SCH 40 PVC	DIAMETER TO BE TWICE THE SIZE OF THE PIPE BEING SLEEVED

DRIP LINES				
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	GPM	PSI
	HUNTER MICRO IRRIGATION DRIPLINE SYSTEM	HDL-09-24-250-CV 24" SPACING	90 GPH	25
	DISTRIBUTION LINE	HDL-BLNK-250		25
X	HUNTER DRIP CONTROL ZONE KIT	ICZ 1"		25
V	HUNTER AIR RELIEF VALVE INSTALL ONE IN EACH ZONE	PLD-ARV		25
F	HUNTER AUTOMATIC FLUSH VALVE, INSTALL ONE IN EACH ZONE			25

CONTROLLER A VALVE KEY			
VALVE	SIZE	GPM	TYPE
1	1"	8.5	Drip / Bed
2	1"	6.3	Drip / Bed
3	1"	1.6	Drip / Bed
4	1"	8.7	Drip / Bed
5	1"	x	Drip / Bed
6	1"	x	Drip / Bed

pg. 4 of 4

Irrigation Notes:

- Design assumes static water pressure at the source to be 50 PSI. Notify designer if PSI is below 50 PSI.
- All irrigation laterals, driplines, valves, controllers, and mainlines are shown diagrammatically, align in planting beds next to paved areas.
- Landscape architect is not responsible for correcting any irrigation connections, inconsistencies, or piping layout. Contractor is responsible for verifying all irrigation component locations and layout prior to construction.
- Contractor to provide sleeving under all paved areas for irrigation piping.
- Contractor to verify irrigation sleeve locations under all paving as needed to avoid underground utilities.
- Group at least two control valves in valve boxes, locations shown on the plan are diagrammatic.
- Rain sensor to be mounted on a west or south facing wall, metal cabinet, pole, or gutter.
- Contractor to verify irrigation P.O.C, and at least 50 PSI at the source, and install approved backflow prevention device.
- Contractor to verify irrigation system is functioning properly and will provide full coverage for all planting areas.
- Water new plants immediately after installation, and every other day during the spring and summer months, and as needed in the fall.
- All plants and lawn areas shall be watered for the first three seasons to help plant roots get established. After three seasons, reduce the amount of irrigation applied. Only run irrigation during drought and/or hot summer days.

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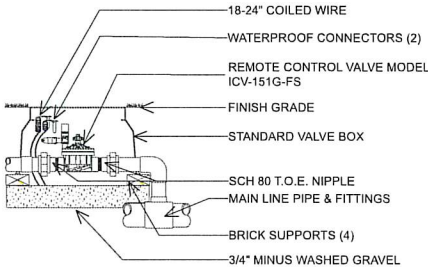
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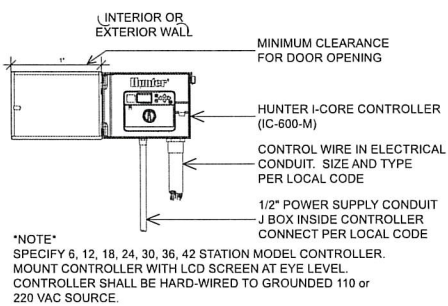
Landscape Architect:



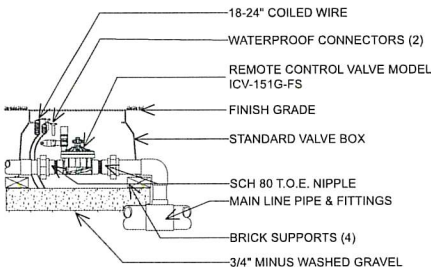
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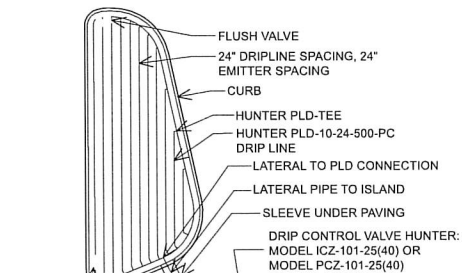
ICV GLOBE VALVE
NTS



METAL CONTROLLER DETAIL
NTS



ICZ DRIP CONTROL ZONE KIT
NTS



DRIPLINE LAYOUT DETAIL
NTS