SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.

TRAIL CREST
Divisions 2 and 3
Landscape Plans

FIELD COPY
BJM 5/28/21

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL A:

ALL OF LOTS 1, 2, 3, 4, 5, 7 AND 8 ALL IN JOHN HENRY DOLL ESTATES SURVEY AS RECORDED IN VOLUME 11 OF SURVEYS, PAGE 228 AND REVISED SURVEY AS RECORDED IN VOLUME 13 OF SURVEYS, PAGE 24, RECORDS OF JEFFERSON COUNTY, WASHINGTON, BEING A PORTION OF FOWLER'S PARK ADDITION TO THE CITY OF PORT TOWNSEND, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 16 AND SECTION 33, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON.

PARCEL B:

LOTS 1 TO 5, INCLUSIVE, IN BLOCK 91, OF FOWLER'S PARK ADDITION, LESS RIGHT-OF-WAYS, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF JEFFERSON COUNTY, WASHINGTON,

PARCEL C:

LOTS 6 TO 15, INCLUSIVE, IN BLOCK 91 OF FOWLER'S PARK ADDITION TO THE CITY OF PORT TOWNSEND, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, ON PAGE 16, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

PARCEL D:

LOTS 16 TO 20, INCLUSIVE, IN BLOCK 91, OF FOWLER'S PARK ADDITION, LESS RIGHT-OF-WAYS, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

PARCEL E:

LOTS 1 TO 20, INCLUSIVE, IN BLOCK 92 AND LOTS 1 TO 27, INCLUSIVE, IN BLOCK 93, ALL IN THE PLAT OF FOWLER'S PARK, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

DATUM

HORIZONTAL: NAD 83(2011) - WASHINGTON STATE PLANE NORTH ZONE

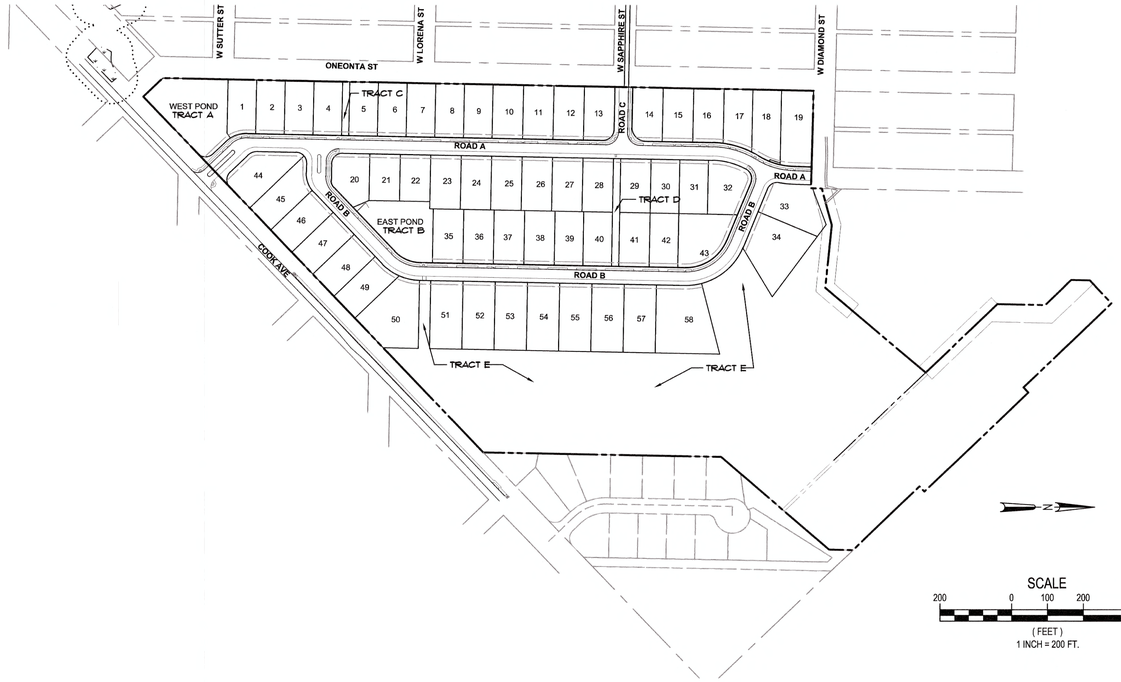
VERTICAL: NAVD 88

BENCH MARK

PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING THE ELLIPSOIDAL HEIGHTS DERIVED BY REDUNDANT GPS OBSERVATIONS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING TRIMBLE BUSINESS CENTER SOFTWARE AND GEOID 12A.

TBM "A"
TOP OF MONUMENT AT INTERSECTION COOK AVE AND ELMIRA ST.
ELEV. = 211.80'

TBM "B"
TOP OF MONUMENT AT INTERSECTION COOK AVE AND PEARY ST.
ELEV. = 71.48'



SCALE
200 0 100 200 400
(FEET)
1 INCH = 200 FT.

OWNER/APPLICANT

BRUCE SETON, JR.
4640 S. DISCOVERY RD
PORT TOWNSEND, WA 98368
CONTACT: BRUCE SETON, JR.
(360) 301-1403

LANDSCAPE ARCHITECT

DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH ROAD NORTHEAST, SUITE A
WOODINVILLE, WA 98072
CONTACT: DENISE LIFTIN, PLA
(425) 415-2028
Denise.Liftin@deainc.com

CIVIL ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH ROAD NORTHEAST, SUITE A
WOODINVILLE, WA 98072
CONTACT: ADAM STRICKER, PE
(425) 415-2032
Adam.Stricker@deainc.com

SURVEYOR

DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH ROAD NORTHEAST, SUITE A
WOODINVILLE, WA 98072
CONTACT: MARY McDOWELL, PLS
(425) 415-2000
mary.mcdowell@deainc.com

UTILITY PURVEYORS / SERVICES

SEWER:	CITY OF PORT TOWNSEND
WATER:	CITY OF PORT TOWNSEND
POWER / GAS:	JEFFERSON COUNTY PUD No. 1
TELEPHONE SERVICE:	CENTURY LINK
CABLE:	WAVE BROADBAND AND CENTURY LINK
REFUSE:	DM DISPOSAL

LANDSCAPE SHEET INDEX

LCV1 LANDSCAPE COVER SHEET
T1 TREE CONSERVATION PLAN
IR1 SITE IRRIGATION PLAN
IR2 IRRIGATION ENLARGEMENTS
IR3 IRRIGATION ENLARGEMENTS
IR4 IRRIGATION ENLARGEMENTS
IRD1 IRRIGATION NOTES
IRD2 IRRIGATION DETAILS
L1 OVERALL TREE PLAN & TRAIL PLAN
L2 PLANT SCHEDULE
L3 PLANTING ENLARGEMENTS
L4 PLANTING ENLARGEMENTS
L5 PLANTING ENLARGEMENTS
LD1 PLANTING NOTES AND DETAILS
LD2 SITE DETAILS

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DCD

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

LANDSCAPE COVER SHEET

CITY OF PORT TOWNSEND, WASHINGTON

NO	DATE	REVISION	BY
1	5/7/21	REV PER CITY COMMENTS	DL

REVIEWED BY: DL
DATE 03/01/21 BY: CK
DL JTS

FINAL

STATE OF WASHINGTON JOHN T. SALISBURY No. 1078 EXP. 03/26/2023 LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

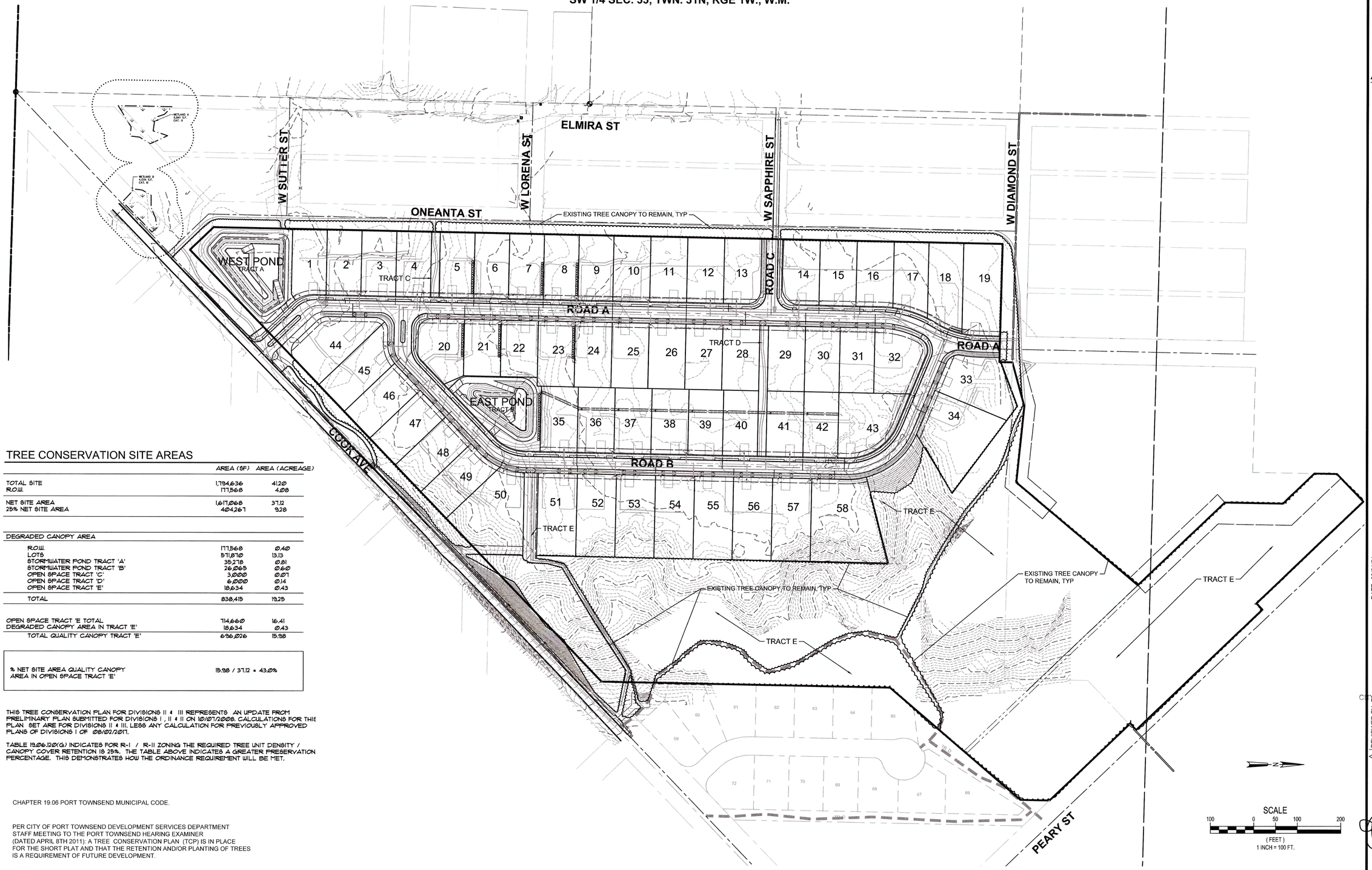
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. LCV1 OF 15

Plot Date: 5/5/2021 6:07 PM By: Denise Liftin
Save Date: 5/5/2021 6:04 PM By: Dasil File: P:\SS\SETNOCCI\0001\04\00CAD\LAI\FINAL\SHEETS\LA-CV-F-SETNOCCI0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



TREE CONSERVATION SITE AREAS

	AREA (SF)	AREA (ACREAGE)
TOTAL SITE	1,794,636	41.20
R.O.W.	177,568	4.08
NET SITE AREA	1,617,068	37.12
25% NET SITE AREA	404,267	9.28

DEGRADED CANOPY AREA		
R.O.W.	177,568	0.40
LOTS	571,870	13.13
STORMWATER POND TRACT 'A'	35,278	0.81
STORMWATER POND TRACT 'B'	26,063	0.60
OPEN SPACE TRACT 'C'	3,000	0.07
OPEN SPACE TRACT 'D'	6,000	0.14
OPEN SPACE TRACT 'E'	18,634	0.43
TOTAL	838,415	19.25

OPEN SPACE TRACT 'E' TOTAL	714,660	16.41
DEGRADED CANOPY AREA IN TRACT 'E'	18,634	0.43
TOTAL QUALITY CANOPY TRACT 'E'	696,026	15.98

% NET SITE AREA QUALITY CANOPY AREA IN OPEN SPACE TRACT 'E'	15.98 / 37.12 = 43.0%

THIS TREE CONSERVATION PLAN FOR DIVISIONS II & III REPRESENTS AN UPDATE FROM PRELIMINARY PLAN SUBMITTED FOR DIVISIONS I , II & II ON 10/07/2008. CALCULATIONS FOR THIS PLAN SET ARE FOR DIVISIONS II & III. LESS ANY CALCULATION FOR PREVIOUSLY APPROVED PLANS OF DIVISIONS I OF 08/02/2011.

TABLE 19.06.120(G) INDICATES FOR R-I / R-II ZONING THE REQUIRED TREE UNIT DENSITY / CANOPY COVER RETENTION IS 25%. THE TABLE ABOVE INDICATES A GREATER PRESERVATION PERCENTAGE. THIS DEMONSTRATES HOW THE ORDINANCE REQUIREMENT WILL BE MET.

CHAPTER 19.06 PORT TOWNSEND MUNICIPAL CODE.

PER CITY OF PORT TOWNSEND DEVELOPMENT SERVICES DEPARTMENT STAFF MEETING TO THE PORT TOWNSEND HEARING EXAMINER (DATED APRIL 8TH 2011): A TREE CONSERVATION PLAN (TCP) IS IN PLACE FOR THE SHORT PLAT AND THAT THE RETENTION AND/OR PLANTING OF TREES IS A REQUIREMENT OF FUTURE DEVELOPMENT.

NOTE:
A FULL TREE CONSERVATION PLAN (TCP) HAS BEEN PREPARED BY PENINSULA URBAN FORESTRY, INC., DATED AUGUST 17TH 2017.

THE TCP IS INTENDED FOR THE ENTIRE PROJECT INCLUDING DIVISIONS I - III AND WILL FUNCTION DURING DEVELOPMENT OF INDIVIDUAL LOTS.

COMPONENTS OF THE TCP PLAN ARE TO BE INCORPORATED INTO PLAT COVENANTS, CONDITIONS AND RESTRICTIONS.

Know what's **below.** **Call** before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

TREE CONSERVATION PLAN

CITY OF PORT TOWNSEND, WASHINGTON

NO	DATE	REVISION	BY	CK
1	03/01/21			

RECEIVED
MAY 07 2021
CITY OF PORT TOWNSEND
DSD

REVIEWED BY: DL

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 1078 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

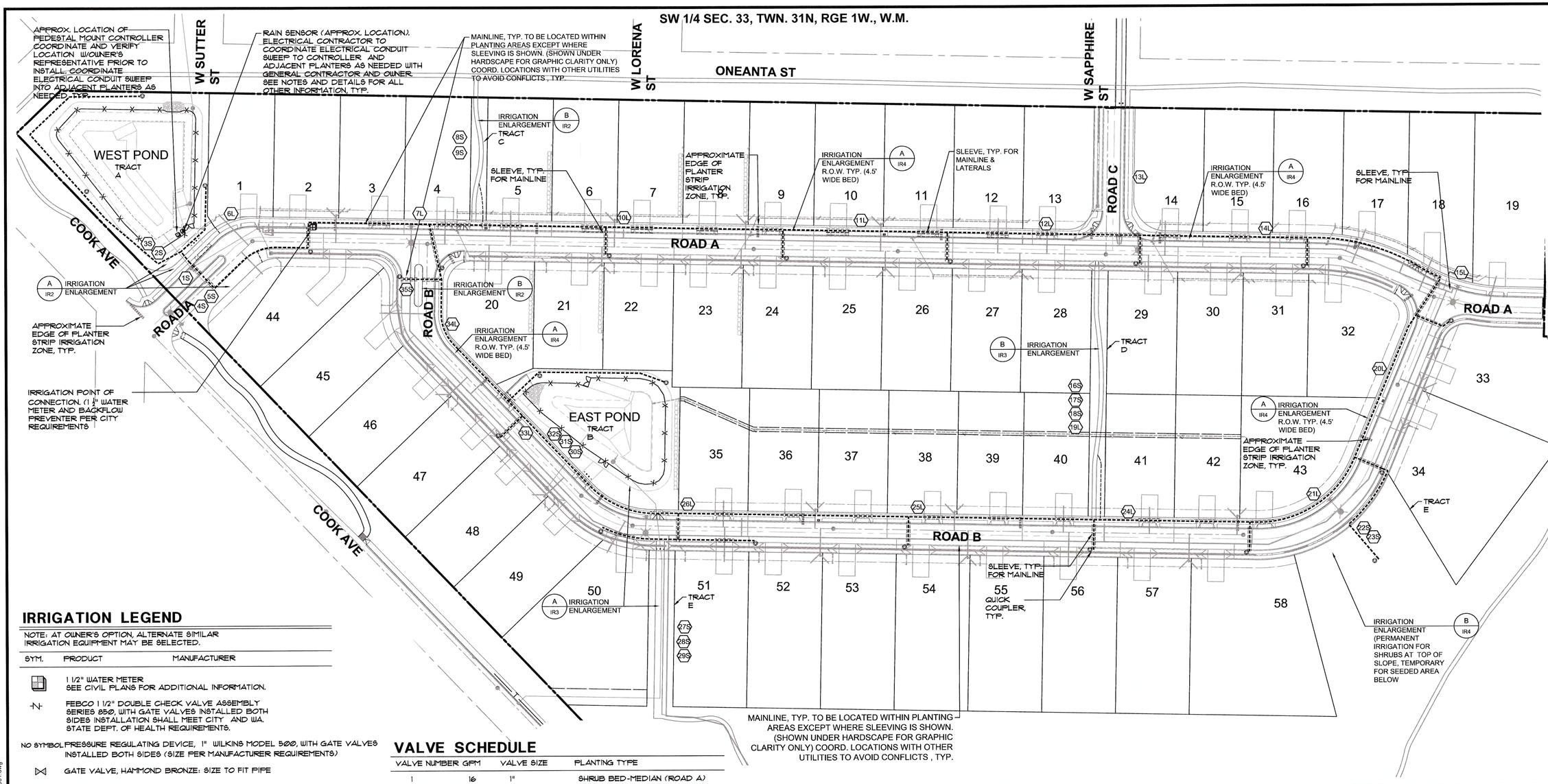
PROJECT NO.
SETNOCCI-001

SHEET NO. **T1** OF **15**

By: Denise Lifkin
By: Jtss File: P:\SSET\NOCCI\0001\0400CAD\LA\FINAL\SHEETS\LA-TCC-F-SETNOCCI0001.dwg

Plot Date: 5/5/2021 6:07 PM
Save Date: 4/1/2021 8:10 PM

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



IRRIGATION LEGEND

NOTE: AT OWNER'S OPTION, ALTERNATE SIMILAR IRRIGATION EQUIPMENT MAY BE SELECTED.

SYM.	PRODUCT	MANUFACTURER
	1 1/2" WATER METER SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.	
	FEBCO 1 1/2" DOUBLE CHECK VALVE ASSEMBLY SERIES 850, WITH GATE VALVES INSTALLED BOTH SIDES INSTALLATION SHALL MEET CITY AND WA. STATE DEPT. OF HEALTH REQUIREMENTS.	
NO SYMBOL	PRESSURE REGULATING DEVICE, 1" WILKINS MODEL 500, WITH GATE VALVES INSTALLED BOTH SIDES (SIZE PER MANUFACTURER REQUIREMENTS)	
	GATE VALVE, HAMMOND BRONZE: SIZE TO FIT PIPE	
	MANUAL DRAIN VALVE: 3/4" CHAMPION 100, LOCATE AT LOW POINT(S) ALONG MAIN LINE	
C	AUTOMATIC CONTROLLER: HUNTER ICC2-12C-800-M WITH ICC-PED PEDESTAL INSTALL PER MANUFACTURER'S REQUIREMENTS PROVIDE MODULES TO ACCOMMODATE 35 IRRIGATION ZONES LOCATEADJACENT TO AND INSIDE OF FENCE (NEAR GATE) AT WEST POND. VERIFY LOCATION WITH OWNER'S REPRESENTATIVE PROVIDE POWER AND COORDINATE ELECTRICAL SWEEP AS NEEDED.	
XX	AUTOMATIC CONTROL VALVE: HUNTER ICV VALVE 1 ½ " FOR 20 GPM AND GREATER AND 1" FOR ZONES WITH LESS THAN 20 GPM. REFER TO VALVE SCHEDULE, THIS SHEET. L = LAWN AREA, S = SHRUB BED	
	3/4" QUICK COUPLER VALVE, HUNTER HQ-33DLRC WITH HK-33 KEY. INSTALL ON TRIPLE SWING JOINT PER DETAIL (AT OWNER'S OPTION)	
	RAIN SENSOR: HUNTER RAINCLIK OR EQUAL: INSTALL SENSOR IN LOCATION WHERE PRECIPITATION CAN BE MEASURED ACCURATELY (ON FENCE POST NEAR CONTROLLER AT WEST POND)	
	IRRIGATION MAINLINE STUB (WILL BE SHOWN ON PLAN IF APPLICABLE)	
▪▪▪▪▪▪▪▪▪	2-1/2" SCHED. 40 PVC MAINLINE	
———	LATERAL LINE, SIZE PER PIPE SIZING SCHEDULE UNLESS NOTED OTHERWISE.	
- - - - - - - - - -	SLEEVING, 2X PIPE DIAMETER INSERTS (6" MIN.), ALLOW SPACE FOR VALVE WIRING, INSTALL AT 12" MIN. DEPTH FOR LATERALS & 18" MIN. DEPTH FOR MAINLINE.	

VALVE SCHEDULE

VALVE NUMBER	GPM	VALVE SIZE	PLANTING TYPE
1	16	1"	SHRUB BED-MEDIAN (ROAD A)
2	18	1"	SHRUB BED-TRACT A (WEST POND)
3	18	1"	SHRUB BED-TRACT A (WEST POND)
4	28	1 1/2"	SHRUB BED-FRONTAGE (AT ENTRY)
5	21	1 1/2"	SHRUB BED-FRONTAGE (AT ENTRY)
6	30*	1 1/2"	LAWN-STREET FRONTAGE
7	30*	1 1/2"	LAWN-STREET FRONTAGE
8	19	1"	SHRUB BED-TRACT B
9	17	1"	SHRUB BED-TRACT B
10	30*	1 1/2"	LAWN-STREET FRONTAGE
11	30*	1 1/2"	LAWN-STREET FRONTAGE
12	30*	1 1/2"	LAWN-STREET FRONTAGE
13	30*	1 1/2"	LAWN-STREET FRONTAGE
14	30*	1 1/2"	LAWN-STREET FRONTAGE
15	30*	1 1/2"	LAWN-STREET FRONTAGE
16	28	1 1/2"	SHRUB-TRACT D
17	29	1 1/2"	SHRUB-TRACT D
18	30	1 1/2"	SHRUB-TRACT D
19	14	1"	LAWN-TRACT D
20	30*	1 1/2"	LAWN-STREET FRONTAGE
21	30*	1 1/2"	LAWN-STREET FRONTAGE
22	28	1 1/2"	SHRUB-TRACT E (SLOPE)
23	28	1 1/2"	SHRUB-TRACT E (SLOPE)
24	30*	1 1/2"	LAWN-STREET FRONTAGE
25	30*	1 1/2"	LAWN-STREET FRONTAGE
26	30*	1 1/2"	LAWN-STREET FRONTAGE
27	24	1 1/2"	SHRUB-TRACT E (TRAIL)
28	20	1 1/2"	SHRUB-TRACT E (TRAIL)
29	23	1 1/2"	SHRUB-TRACT E (TRAIL)
30	23	1 1/2"	SHRUB BED-TRACT B (EAST POND)
31	30	1 1/2"	SHRUB BED-TRACT B (EAST POND)
32	18	1"	SHRUB BED-TRACT B (EAST POND)
33	30*	1 1/2"	LAWN-STREET FRONTAGE
34	30*	1 1/2"	LAWN-STREET FRONTAGE
35	8	1"	SHRUB BED-MEDIAN (ROAD B)

*ROW PLANTER STRIPS SHALL BE APPROXIMATELY BUT NO MORE THAN 30 GPM. REFER TO DETAIL A /IR4

IRRIGATION SPRAY HEAD SCHEDULE

NOTE: AT OWNER'S OPTION, ALTERNATE SIMILAR IRRIGATION EQUIPMENT FROM ALTERNATIVE MANUFACTURER MAY BE SELECTED.

SYM. Q	H	F	PRODUCT	MANUFACTURER	RADIUS	GPM Q	H	F	PSI
			PROS-06/04-8	HUNTER	8'	0.24	0.47	0.97	30
			PROS-06/04-10	HUNTER	10'	0.42	0.88	1.59	30
			PROS-06/04-12	HUNTER	12'	0.67	1.30	2.10	30
			PROS-06/04-15	HUNTER	15'	0.97	1.86	3.75	30
			PROS-06/04-17A	HUNTER	15'	1.15	2.3	4.6	30
			PROS-06/04-CS AND RUBBER		5 x 15'/30'	0.65	1.30		30

PIPE SIZING SCHEDULE

GPM	PIPE SIZE
0-15	1" (SEE NOTE)
16-24	1-1/4"
25-35	1-1/2"

NOTE: MINIMUM LATERAL SIZE SHALL BE 1" TO MINIMIZE PRESSURE LOSSES THROUGH PIPING

SCALE
60 0 30 60 120
(FEET)
1 INCH = 60 FT.

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST DIVISIONS 2 AND 3

SITE IRRIGATION PLAN

CITY OF PORT TOWNSEND, WASHINGTON

NO	REVISION	DATE	BY	CK
		03/01/21		

REVIEWED BY: DC

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 3076 EXP. 03/29/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

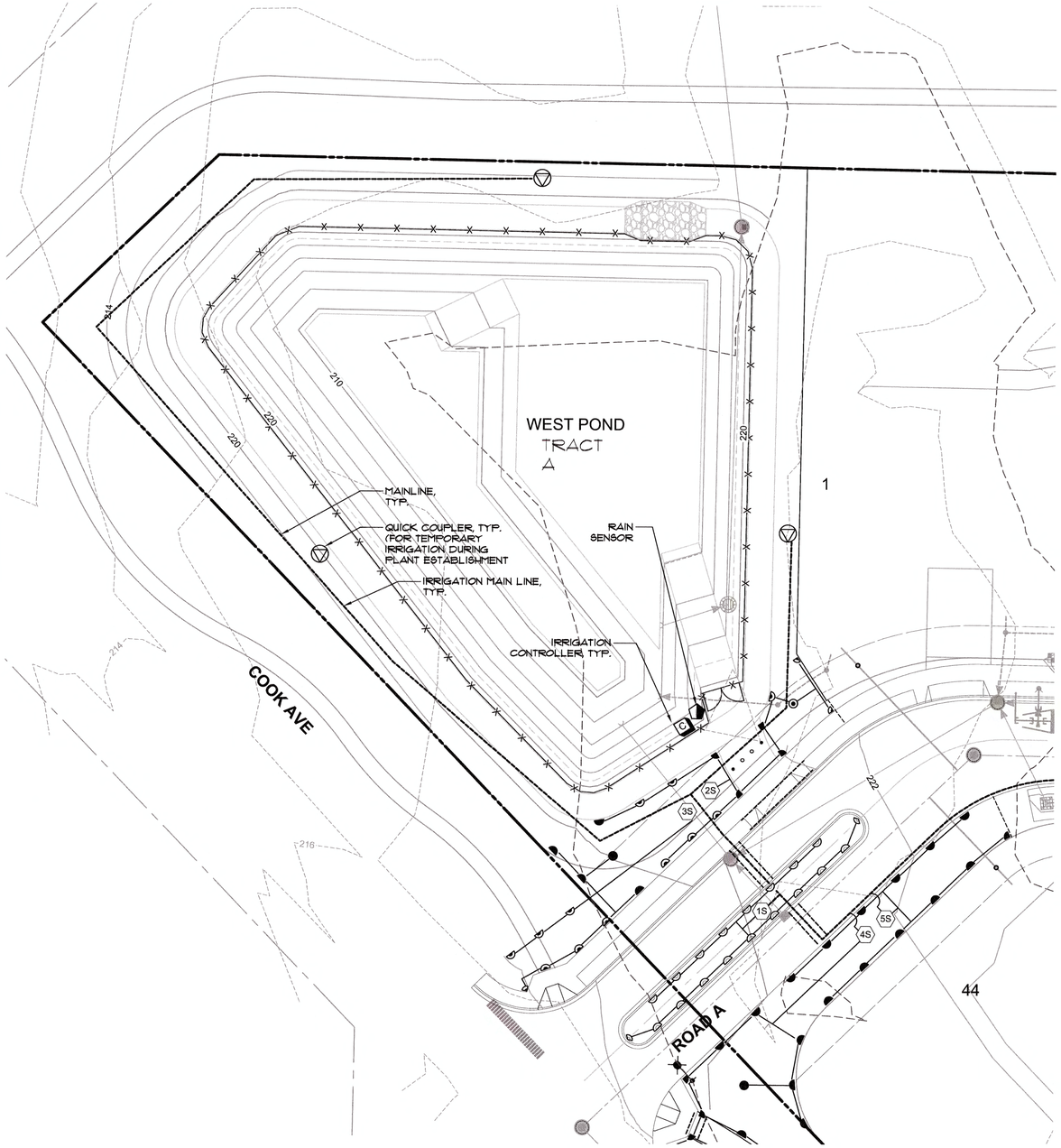
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. IR1 OF 15

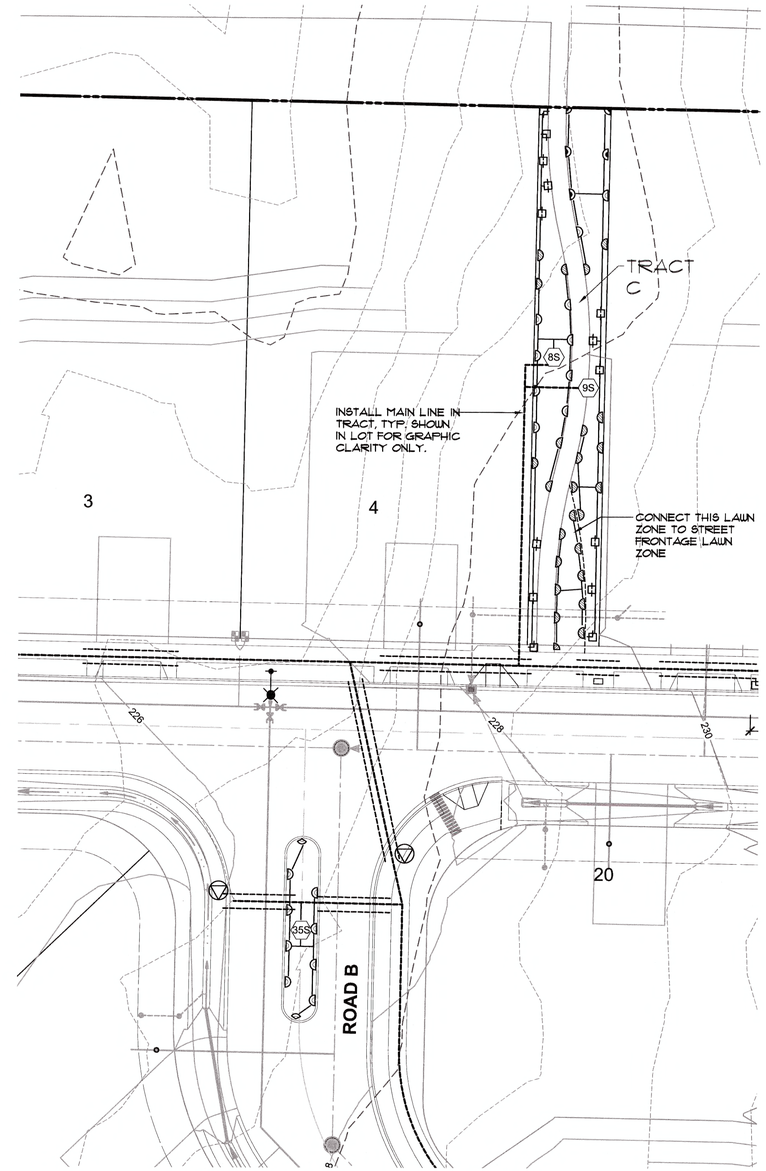
By: John Salisbury
By: Dlexl File: P:\SETNOCCI\000\10400CAD\LA\FINAL\SHEETS\LA-IR-F-SETNOCCI0001.dwg
Plot Date: 5/6/2021 7:49 PM
Save Date: 5/5/2021 6:28 PM

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



A IRRIGATION ENLARGEMENT - WEST POND TRACT A & MEDIAN ROAD A

SCALE: 1" = 20'



B IRRIGATION ENLARGEMENT - MEDIAN ROAD B & TRACT C

SCALE: 1" = 20'

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

KEY MAP

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

IRRIGATION ENLARGEMENTS

CITY OF PORT TOWNSEND, WASHINGTON

NO.	REVIEWED BY: DL DATE	REVISION	BY	CK
	DATE: 03/01/21			

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
NO. 1078 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

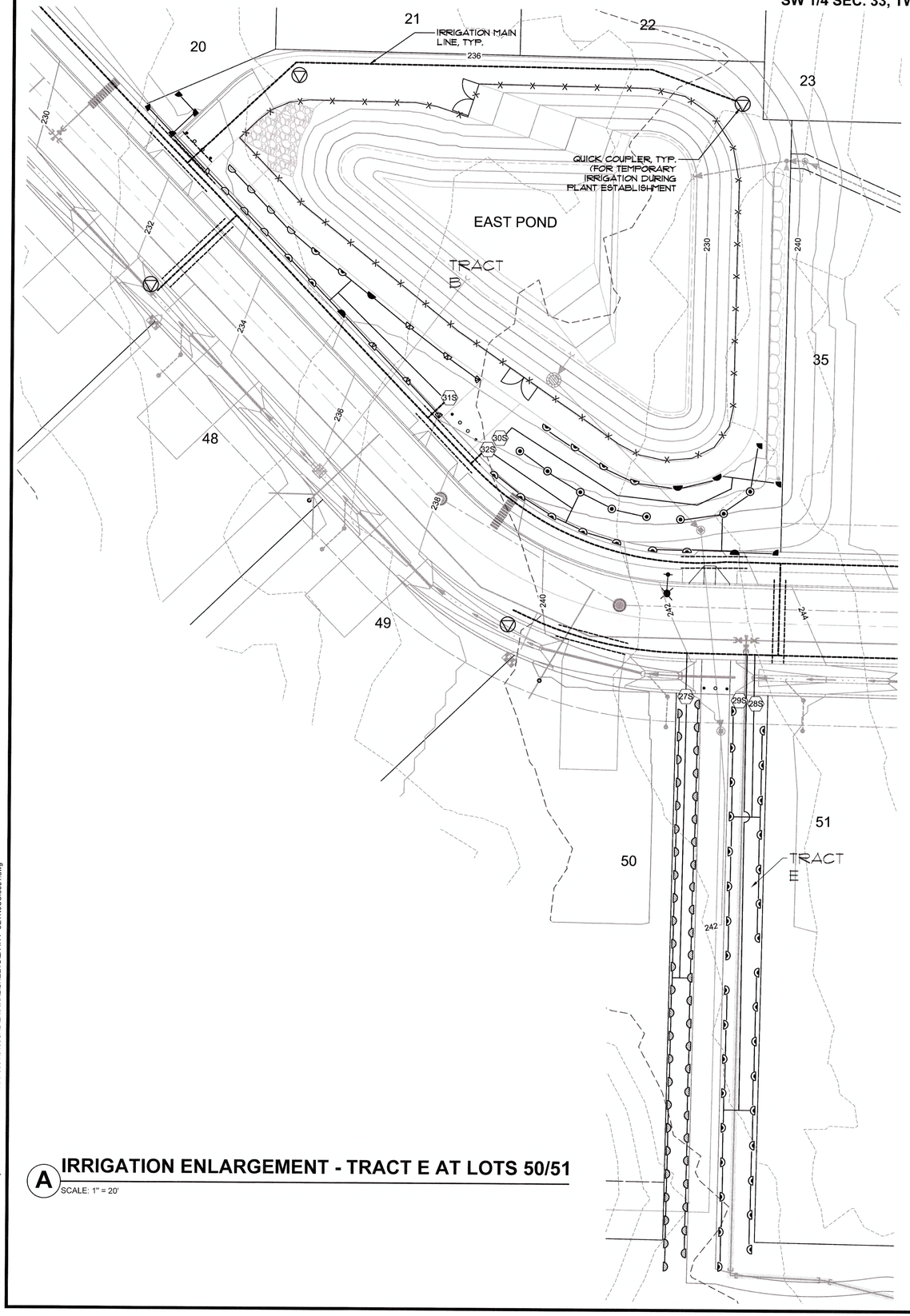
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. **IR2** OF **15**

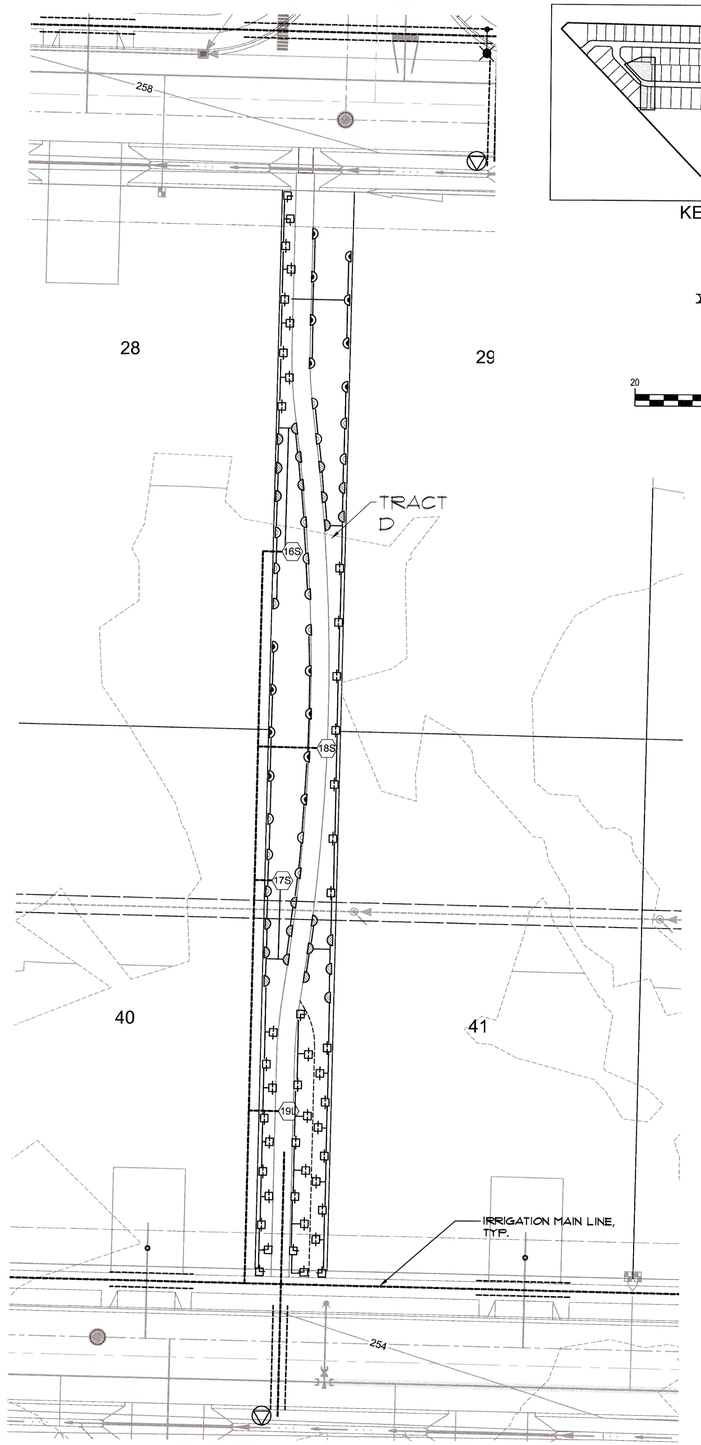
Plot Date: 5/5/2021 7:49 PM By: John Salisbury
Save Date: 5/5/2021 6:26 PM By: Dexl File: P:\SSETN\OCCI\0001\0400\CAD\LA\FINAL\SHEETS\LA-IR-F-SETNOCC\0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



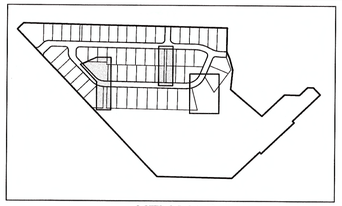
A IRRIGATION ENLARGEMENT - TRACT E AT LOTS 50/51

SCALE: 1" = 20'



B IRRIGATION ENLARGEMENT - TRACT D

SCALE: 1" = 20'



KEY MAP

N

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

IRRIGATION ENLARGEMENTS

CITY OF PORT TOWNSEND, WASHINGTON

NO	DATE	REVISION	BY	CK

DATE 03/01/21
REVIEWED BY: DL

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 18736 EXP. 03/26/2022
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

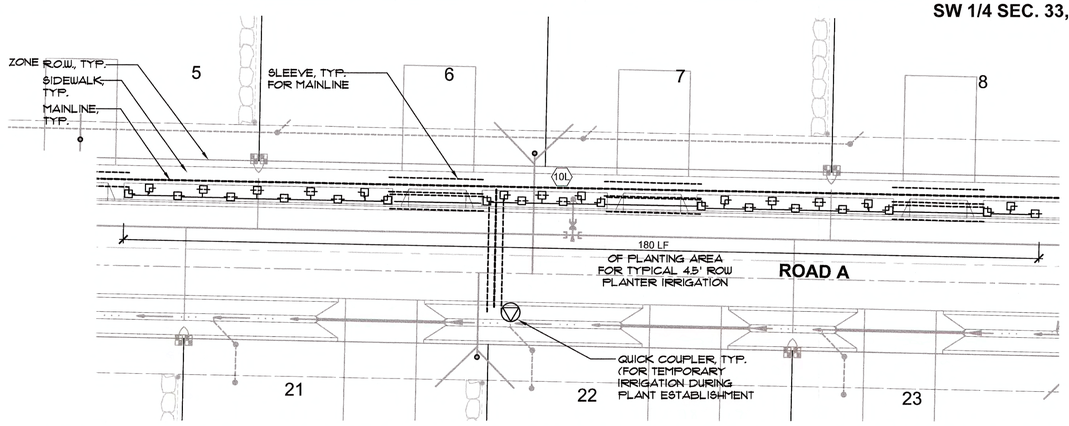
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. IR3 OF 15

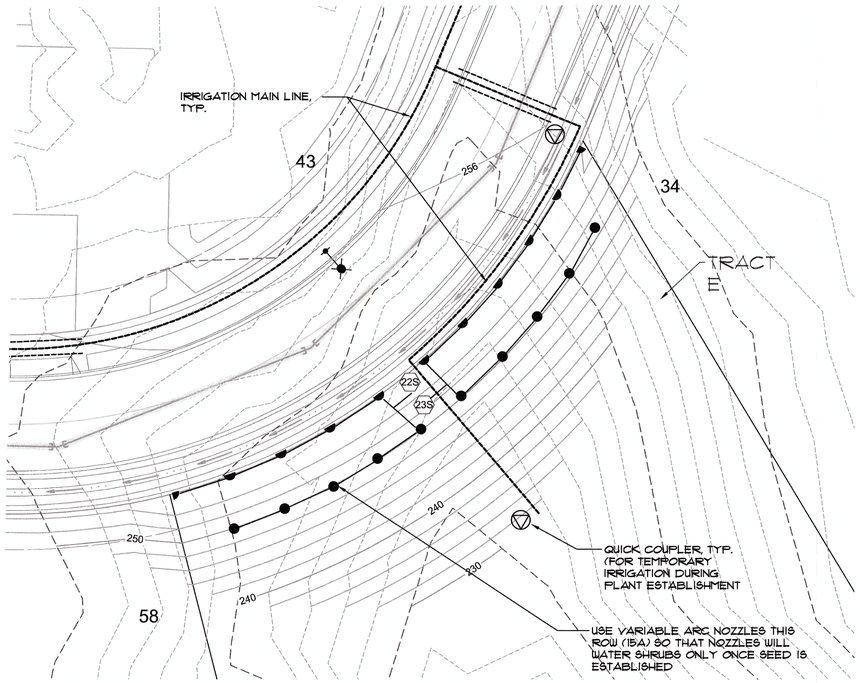
By: John Salisbury
By: Dwxl File: P:\SSETN\OCCI0001\0400CAD\LAI\FINAL\SHEETS\LA-IR-F-SETNOCCI0001.dwg
Plot Date: 5/5/2021 7:49 PM
Save Date: 5/5/2021 6:28 PM

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



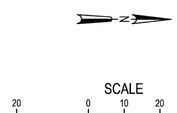
A IRRIGATION ENLARGEMENT - TYPICAL R.O.W.-4.5' WIDE BETWEEN WALK AND CURB

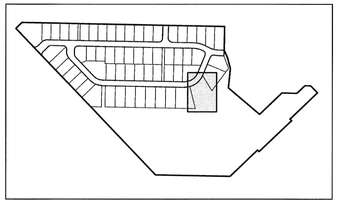
SCALE: 1" = 20'



B IRRIGATION ENLARGEMENT - TRACT E NEAR LOTS 34 AND 58

SCALE: 1" = 20'





KEY MAP

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

IRRIGATION ENLARGEMENTS

CITY OF PORT TOWNSEND, WASHINGTON

NO	REVISION	BY	DATE
		CK	03/01/21

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

REVIEWED BY: DL

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
NO. 9716 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. **IR4** OF **15**

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

Plot Date: 5/5/2021 7:49 PM
Save Date: 5/5/2021 6:28 PM
By: John Salisbury
By: Dept File: P:\SSETNOCCI\000110400CAD\LA\FINAL\SHEETS\LA-IR-F-SETNOCCI0001.dwg

IRRIGATION NOTES

- THIS SYSTEM WAS DESIGNED WITH AN ASSUMED WATER PRESSURE OF 73 - 53 PSI (LOWEST ESTIMATED PRESSURE IN THE SYSTEM). CONTRACTOR TO VERIFY THIS PRESSURE PRIOR TO BEGINNING WORK AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES WITH THIS ASSUMPTION. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS TO THE IRRIGATION SYSTEM AS NECESSARY

- OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS IF REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION.

EXAMINATION

- VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ALL WORK UNDER THIS CONTRACT.

- VERIFY LOCATION OF EXISTING UTILITIES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.

- VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION, AND READY FOR USE.

PREPARATION

- THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS.

- LAYOUT AND STAKE LOCATIONS OF SYSTEM COMPONENTS.

TRENCHING

- REFER TO UTILITY PLANS PRIOR TO TRENCHING.

- TRENCH BOTTOMS SHALL BE SMOOTH AND SHALL PROVIDE UNIFORM SUPPORT FOR PIPE.

- MINIMUM TRENCH WIDTH: AS REQUIRED TO PROVIDE 3 INCHES OF CLEARANCE ON EACH SIDE OF PIPE AND 3 INCHES OF CLEARANCE BETWEEN PIPES INSTALLED IN COMMON TRENCH.

- TRENCH TO ACCOMMODATE GRADE CHANGES AND SLOPES TO DRAINS.

- MAINTAIN TRENCHES FREE OF DEBRIS, MATERIAL, OR OBSTRUCTIONS THAT MAY DAMAGE PIPE.

- EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES. REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF WORK AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES (FIRE HYDRANTS, TRANSFORMERS, ETC.).

- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT WIND CONDITIONS, OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ALL NECESSARY REVISIONS.

PIPE, FITTINGS & INSTALLATION

- COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

- SOLVENT WELDED JOINTS:

1. ASSEMBLE ABOVE GROUND WHERE POSSIBLE.
2. CUT SQUARE, REAM AND THOROUGHLY CLEAN.
3. MAKE JOINT USING PRIMER AND CEMENT. CONTINUOUSLY WIPE OFF EXCESS CEMENT. PRIMER: WELDON P-70 PVC IAMPO-UPC AND NSF LISTED. CEMENT: COMPLY WITH ASTM D2564, IAMPO-UPC AND NSF LISTED.
4. ALLOW A MINIMUM OF 15 MINUTES OF SETUP TIME BEFORE HANDLING, AND A MINIMUM OF 24 HOURS BEFORE EXPOSING TO WATER.

- THREADED JOINTS:

1. USE TEFLON TAPE FOR PLASTIC TO PLASTIC AND PLASTIC TO GALVANIZED JOINTS. HAND TIGHTEN AND USE ONLY LIGHT WRENCH PRESSURE AS REQUIRED TO PRODUCE SOUND JOINT.
2. USE PIPE JOINT COMPOUND FOR GALVANIZED TO GALVANIZED JOINTS.

- INSTALL TO ALLOW FOR THERMAL EXPANSION.

- PAINT ALL BELOW GRADE GALVANIZED PIPE WITH GALVANIZED PIPE PAINT (CARBON ELASTIC PAINT NO. 2221 BY AMERICAN TAR COMPANY OR EQUAL).

- PIPES & FITTINGS SHALL BE THE FOLLOWING TYPES:

1. MAINLINE: PVC SCH. 40
2. LATERAL LINES: PVC SCH. 40
3. SLEEVES: PVC SCH. 40
4. PLASTIC FITTINGS FOR LATERALS: PVC SCH. 40
5. NIPPLES & FITTINGS FOR RISERS & VALVES: PVC SCH. 80
6. POLYETHYLENE PIPE: LINEAR LOW DENSITY POLYETHYLENE- MIN. WALL THICKNESS - .10" ALL LINES SHALL BE PROVIDED WITH SOLVENT WELD JOINTS & FITTINGS AND ALL MAINLINE SHALL BE PRESSURE TESTED AT 100 PSI FOR 1 HOUR.

- SLEEVING SHALL EXTEND 12" MINIMUM BEYOND EDGE OF CURB OR PAVING. MARK BOTH ENDS WITH A STAKE. UNLESS CALLED OUT ON PLANS, SIZE TO BE TWO TIMES (MIN.) THE SIZE OF PIPE BEING SLEEVED. -

DEPTH OF COVER OVER PIPING SHALL BE AS FOLLOWS:
1. MAINLINE: 18" (UNLESS UNDER PAVING)
2. LATERAL LINES: 12"
3. SLEEVES FOR MAINLINE: 24"
4. SLEEVES FOR LATERAL LINES: 18"

- BACKFLOW PREVENTION DEVICE: CONFORM TO MANUFACTURER'S PRINTED INSTRUCTIONS, DETAILS SHOWN ON DRAWINGS AND GOVERNING CODES AND REGULATIONS.

- AUTOMATIC CONTROL VALVES:

1. CONFORM TO DETAILS.
2. FLUSH MAINLINE OF ALL DEBRIS BEFORE INSTALLING VALVES.
3. INSTALL EACH VALVE IN A SEPARATE VALVE BOX. (AMETEK BOX WITH LOCKING COVER OR EQUAL)
4. SET VALVE BOXES PLUMB AND SQUARE WITH ADJACENT STRUCTURES AND FLUSH WITH FINISH GRADE.
5. SET VALVE BOXES IN SHRUB AREAS WHENEVER POSSIBLE. SET ADJACENT TO LAWN OR PAVED AREAS.

- MANUAL DRAIN VALVES: INSTALL AT ALL LOW POINTS ON MAINLINE IN THE SYSTEM.

- CONTROLLER:

1. ALL ELECTRICAL WORK SHALL CONFORM TO APPROPRIATE ELECTRICAL CODES AND ORDINANCES.
2. INSTALL AND WIRE IN CONFORMANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
3. WIRE ONLY ONE VALVE PER STATION.
4. MAKE CONNECTION TO ELECTRICAL SUPPLY.
5. CONTROLLER SHALL BE SET TO ALLOW SPRINKLER OPERATION DURING PERIODS OF MINIMUM EVAPORATION

- CONTROL WIRE:

1. CONTROL WIRE SHALL BE COPPER, UL RATED FOR DIRECT BURIAL, TYPE UF. CONFORM TO NEC. COMMON SHALL BE WHITE, IMPULSE RED.
2. ABOVE GRADE WIRE SHALL BE INSTALLED IN APPROVED CONDUIT TO A DEPTH OF 18 INCHES BELOW GRADE.
3. BUNDLE WIRES WITH ELECTRICAL TAPE AT MAXIMUM 10 FOOT INTERVALS. TAPE BUNDLE TO BOTTOM OF MAINLINE WHERE POSSIBLE.
4. RUN A SEPARATE IMPULSE WIRE AND A COMMON GROUND TO EACH CONTROL VALVE.
5. MAKE SPLICES IN VALVE BOXES ONLY. USE RAINBIRD SNAP-TITE CONNECTORS OR EQUAL.
6. PROVIDE A 12 INCH LOOP AT EACH VALVE. MINIMUM WIRE SIZE SHALL BE DETERMINED BY THE FOLLOWING CHART:

NO. OF VALVES	MAXIMUM LENGTH OF COMMON WIRE			
	500'	1000'	2000'	3000'
1	14	14	14	12
2	14	14	12	10
3	14	14	10	8
4	14	12	10	8

- SPRINKLER HEADS:

1. INSTALL AS REQUIRED TO PROVIDE FULL IRRIGATION COVERAGE FOR ALL SHRUB BEDS AND LAWN AREAS TO RECEIVE IRRIGATION.
2. THOROUGHLY FLUSH LINES BEFORE INSTALLING NOZZLES.

- QUICK COUPLER/ GEAR DRIVEN ROTOR HEADS

1. INSTALL ON TRIPLE SWING JOINT AS DETAILED.
2. MINIMUM RISER SIZE SHALL MATCH THE INLET.

- SMALL POP-UP SPRINKLERS:

1. INSTALL ON FLEXIBLE RISERS AS DETAILED
2. MINIMUM RISER SIZE SHALL MATCH THE INLET.

- SET ALL LAWN HEADS 1" ABOVE FINAL FINISH GRADE UNTIL SEEDED LAWN AREAS HAVE FILLED IN: THEN SET HEADS FLUSH WITH FINISH GRADE.

- SET ALL HEADS PERPENDICULAR TO FINISH GRADE AND 6" BACK FROM CURBS AND WALKS UNLESS OTHERWISE NOTED.

BACKFILLING

- BACKFILL ONLY AFTER SPECIFIED TESTS HAVE BEEN PERFORMED AND OWNER'S REPRESENTATIVE ACCEPTANCE HAS BEEN OBTAINED.

- CLEAN TRENCHES OF DEBRIS AND ROCKS.

- BACKFILL WITH APPROVED GRANULAR SANDY NATIVE ON-SITE MATERIAL.

FIELD QUALITY CONTROL

- TESTS: THE FOLLOWING TESTS SHALL BE PERFORMED BY THE CONTRACTOR AND OBSERVED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR CONDUCTING TESTS.

1. MAINLINE: PRESSURE TEST AT 100 PSI FOR 1 HOUR. THIS PRESSURE SHALL BE MAINTAINED UNTIL ALL JOINTS, FITTINGS AND RISERS HAVE BEEN INSPECTED AND APPROVED BY OWNER'S REPRESENTATIVE. MAXIMUM PSI LOSS IN 15 MINUTE TEST SHALL BE 5 PSI. CORRECT ANY LEAKAGE NOTED AND REPEAT TEST UNTIL SYSTEM IS AIR TIGHT. CENTER LOAD PIPE WITH BACKFILL BETWEEN FITTINGS AS REQUIRED TO SECURE PIPE IN PLACE DURING TEST. DO NOT COVER FITTINGS.

2. LATERAL LINES: PRESSURE TEST AT FULL LINE PRESSURE FOR A PERIOD OF ONE HOUR. CAP ALL HEADS AND CENTER LOAD PIPE WITH BACKFILL MATERIAL TO SECURE IN PLACE DURING TEST. DO NOT COVER FITTINGS. REPAIR ALL LEAKS, HOWEVER MINOR, AND REPEAT UNTIL SYSTEM IS WATER TIGHT.

3. COVERAGE TEST: OPERATE SYSTEM TO TEST IRRIGATION COVERAGE IN PRESENCE OF OWNER'S REPRESENTATIVE. IF COVERAGE IS INADEQUATE, MAKE CORRECTIONS AS DIRECTED AT NO ADDITIONAL COST TO OWNER.

4. ALL TESTS THAT FAIL WILL REQUIRE ADDITIONAL TESTING AT CONTRACTOR'S EXPENSE.

INSTALLER'S FIELD SERVICES

- PREPARE AND START SYSTEMS.

- PROVIDE ONE COMPLETE SPRING START UP AND ONE WINTERIZATION PROCEDURE. CONDUCT THESE OPERATIONS WITH OWNER'S PERSONNEL PRESENT AND INSTRUCT THEM ON THE REQUIRED PROCEDURES.

- INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

- PROVIDE AS-BUILT DRAWINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL AFTER INSTALLATION OF IRRIGATION SYSTEM IS COMPLETED.

ADJUSTING

- ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED.

- MODIFY HEAD AND NOZZLE TYPES AS DIRECTED.

- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

- ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURE, MAINTAINING EVEN COVERAGE OF PLANTED AREAS. MINIMIZE ALL OVER SPRAY ONTO WALKS AND STREETS.

MAINTENANCE

- MAINTAIN SYSTEM DURING MAINTENANCE PERIOD SPECIFIED IN PLANTING SPECIFICATIONS.

CLEANUP

- CLEAN UP ALL DEBRIS CAUSED BY THIS PROJECT UPON COMPLETION OF OPERATIONS AND PRIOR TO WATERING.

GUARANTEE

- THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICE AS TO LAYOUT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

- SHOULD ANY TROUBLE DEVELOP WITHIN ONE YEAR WHICH, IN OPINION OF THE OWNER OR HIS REPRESENTATIVE, IS DUE TO INFERIOR OR FAULTY MATERIALS AND/OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED, WITHOUT DELAY, TO THE SATISFACTION OF THE OWNER AND AT THE CONTRACTOR'S EXPENSE.

- ANY SETTLING OF BACKFILLED TRENCHES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE, INCLUDING RESTORATION OF SEEDED, SODDED AND/OR PLANTING AREAS. - CONTRACTOR SHALL MAINTAIN A SET OF "RECORD" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND DELIVER THESE DRAWINGS TO OWNER'S AUTHORIZED REPRESENTATIVE UPON COMPLETION OF WORK.

- 'RECORD' DRAWINGS SHALL SHOW ACTUAL LOCATIONS OF CONTROLLER, BACKFLOW PREVENTER VALVES, RISERS, SLEEVES ETC. OPERATIONS AND MAINTENANCE MANUAL

- AT COMPLETION OF THE IRRIGATION SYSTEM, SUBMIT FOR REVIEW A MANUAL, 3 RING NOTEBOOK, TO OWNER'S REPRESENTATIVE CONTAINING AT MINIMUM THE FOLLOWING INFORMATION:

1. LIST OF AUTHORIZED DISTRIBUTORS AND SERVICE REPRESENTATIVES
2. GUARANTEE/WARRANTY CERTIFICATES FOR ALL EQUIPMENT.
3. INSTRUCTION MANUALS FOR ALL EQUIPMENT USED.
4. WINTERIZATION AND SPRING STARTUP PROCEDURES.
5. CHART OF APPROXIMATE STARTUP TIMES FOR PROGRAMMING CONTROLLER ZONES FOR SPRING, SUMMER AND FALL SCHEDULE.
6. CONTROLLER CABINET KEYS.
7. ONE PRINT OF 'RECORD' DRAWINGS.

IRRIGATION PERFORMANCE NOTES:

- MAINLINE SHALL BE PLACED UNDER LANDSCAPED AREAS, WHEREVER POSSIBLE. WHEN CROSSING UNDER SIDEWALKS, DRIVEWAYS, ACCESS DRIVES AND ROADS IT IS INTENDED THAT A SLEEVE BE PROVIDED.
- MAINLINE SHALL BE PLACED WITHIN TRACTS WHERE APPLICABLE. SHOWN ON PLANS IN LOTS FOR GRAPHIC CLARITY ONLY.
- AUTOMATIC CONTROL VALVES SHALL BE GROUPED WHEN POSSIBLE.
- WHERE IT APPLIES, AUTOMATIC CONTROL VALVES SHALL BE PLACED IN SHRUB BEDS IMMEDIATELY ADJACENT TO LAWN AREAS. THE VALVE BOX EDGE SHALL BE PARALLEL TO THE SHRUB BED EDGE OR ADJACENT CURB / WALK IF NO ADJACENT LAWN AREA EXISTS. VALVE BOXES WITHIN PLANTER STRIP LAWN AREAS SHALL BE PLACED IMMEDIATELY ADJACENT TO AND PARALLEL WITH AN ADJACENT CURB OR WALK. THE TOP OF THE BOX SHALL BE FLUSH WITH FINISH GRADE.
- QUICK COUPLERS SHALL BE LOCATED WITH GROUPS OF VALVE BOXES TO MAKE THEM EASIER TO LOCATE. ADDITIONAL QUICK COUPLERS SHALL BE NOTED ON PLANS FOR AREAS WHERE IRRIGATION SYSTEM IS ABSENT AND SUPPLEMENTAL WATER WILL BE NEEDED.
- SPRINKLER HEAD LAYOUT SHALL BE HEAD TO HEAD FULL COVERAGE LAYOUT.
- IRRIGATION ZONES FOR LAWN AREAS AND SHRUB BEDS SHALL BE OPERATED BY AUTOMATIC CONTROL VALVES ON SEPARATE ZONES. (EXCEPT AS NOTED)
- THE IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW THAT SHALL NOT EXCEED 30 GPM PER ZONE.
- ASSUMED OPERATING PRESSURE AT SPRAY HEADS 30 PSI
- VALVE SIZES SHALL BE PER MANUFACTURERS RECOMMENDATION.
- LATERAL LINE SIZES SHALL BE PER PIPE SIZING SCHEDULE.
- ALL LAWN HEADS TO BE ON 4" POP UP BODIES, SHRUB HEADS TO BE ON 6" POP UP BODIES.
- PRESSURE REGULATING SEAL-A-MATIC (SAM) OR EQUAL, SHALL BE INSTALLED AS NECESSARY ON LOW ENDS OF ZONES TO PREVENT LEAKAGE FROM LOW HEADS.
- COVERAGE TEST: OPERATE SYSTEM TO TEST IRRIGATION COVERAGE IN PRESENCE OF OWNER'S REPRESENTATIVE. IF COVERAGE IS INADEQUATE, MAKE CORRECTIONS AS DIRECTED AT NO ADDITIONAL COST TO OWNER.
- ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREE, SHRUB OR STRUCTURES, MAINTAINING EVEN COVERAGE OF PLANTED AREAS. MINIMIZE ALL OVER SPRAY ONTO WALKS AND STREETS.
- CONTRACTOR SHALL SUPPLY NUMBERED LAMINATED CONTROL ZONE CHART TO BE STORED WITH THE IRRIGATION CONTROLLER.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

IRRIGATION NOTES

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DL
DATE: 03/01/21

RECEIVED
MAR 17 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
NO. 2178 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

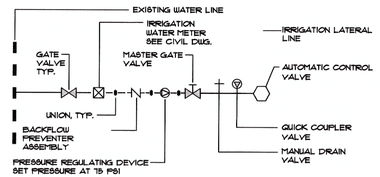
PROJECT NO.
SETNOCCI-001

SHEET NO. IRD1 OF 15

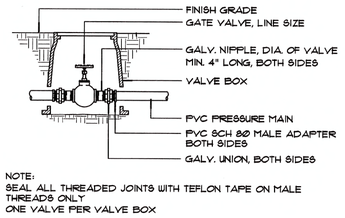
Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

Plot Date: 5/5/2021 7:53 PM
Save Date: 5/5/2021 7:48 PM
By: John Salisbury
By: Jobs File P:\SSETNOCCI\000100400CADVLA\FINALSHEETS\LA-IRDT-F-SETNOCCI0001.dwg

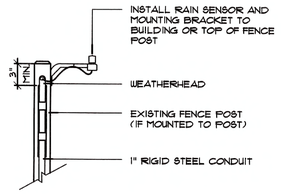


POINT OF CONNECTION
NOT TO SCALE

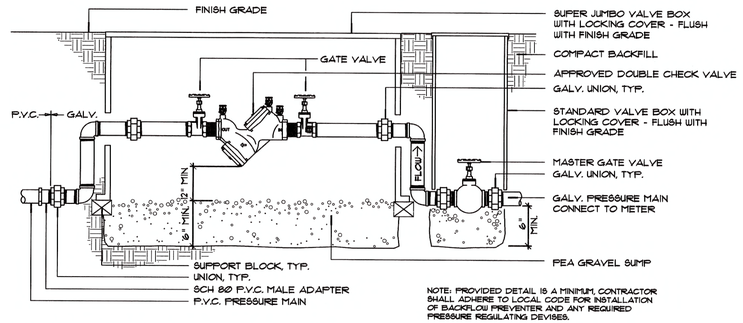


NOTE:
SEAL ALL THREADED JOINTS WITH TEFLON TAPE ON MALE THREADS ONLY
ONE VALVE PER VALVE BOX

GATE VALVE
NOT TO SCALE

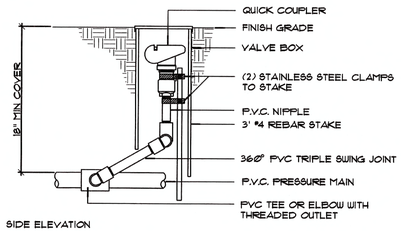


RAIN SENSOR
NOT TO SCALE



NOTE: PROVIDED DETAIL IS A MINIMUM, CONTRACTOR SHALL ADHERE TO LOCAL CODE FOR INSTALLATION OF BACKFLOW PREVENTER AND ANY REQUIRED PRESSURE REGULATING DEVISES.

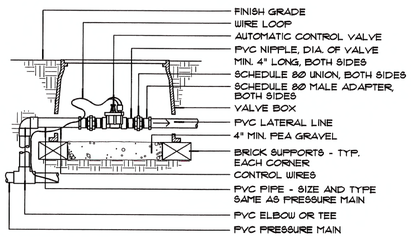
DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE



SIDE ELEVATION

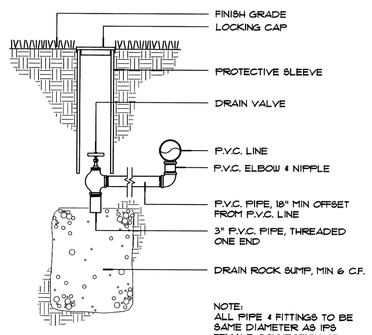
NOTE: ALL THE FITTINGS AND PIPE TO BE SAME DIA. AS IPS FEMALE CONNECTION OF QUICK COUPLER.

QUICK COUPLING VALVE
NOT TO SCALE



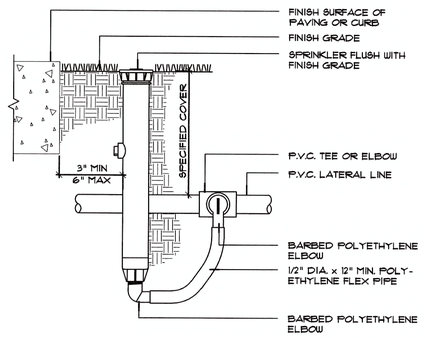
NOTE:
SEAL ALL THREADED JOINTS WITH TEFLON TAPE ON MALE THREADS ONLY
ONE VALVE PER VALVE BOX

AUTOMATIC CONTROL VALVE
NOT TO SCALE



NOTE:
ALL PIPE & FITTINGS TO BE SAME DIAMETER AS IPS FEMALE CONNECTION OF DRAIN VALVE

MANUAL DRAIN
NOT TO SCALE



SPRAY HEAD
NOT TO SCALE

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

IRRIGATION DETAILS

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	REVIEWED BY: DL
1	03/01/21	BY: CK	

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 1076 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

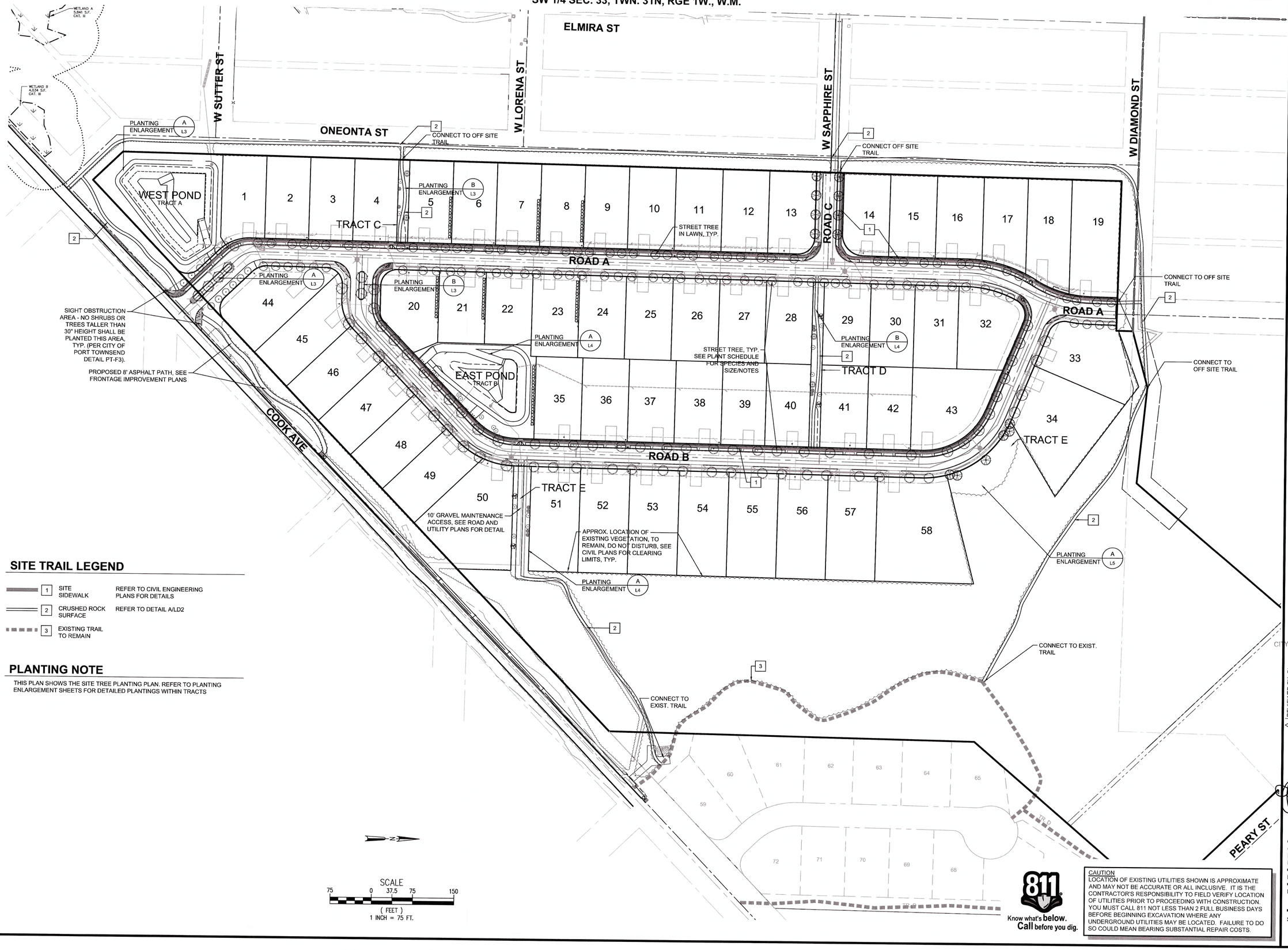
SHEET NO. IRD2 OF 15

Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

Plot Date: 5/5/2021 6:07 PM
Save Date: 4/1/2021 6:52 AM
By: Denise Lifton
By: Desk
File: P:\SSETNOCCI0001\0400CAD\LA\FINAL\SHEETS\LA-IRDT-F-SETNOCCI0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



SITE TRAIL LEGEND

▬▬	1	SITE SIDEWALK	REFER TO CIVIL ENGINEERING PLANS FOR DETAILS
═══	2	CRUSHED ROCK SURFACE	REFER TO DETAIL A/LD2
▬ ▬ ▬	3	EXISTING TRAIL TO REMAIN	

PLANTING NOTE

THIS PLAN SHOWS THE SITE TREE PLANTING PLAN. REFER TO PLANTING ENLARGEMENT SHEETS FOR DETAILED PLANTINGS WITHIN TRACTS

SCALE
75 0 37.5 75 150
(FEET)
1 INCH = 75 FT.

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

OVERALL TREE PLAN & TRAIL PLAN

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	BY
1	5/7/21	REVS PER CITY COMMENTS	DL

REVIEWED BY: DL
DATE: 03/01/21 BY: CK DL JTS

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON JOHN T. SALISBURY NO. 9776 EXP. 03/26/2023 LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. **L1** OF **15**

By: Denise Lifton
By: Dexl
File: P:\SSETNOCCI\000104\00CAD\LA\FINAL\SHEETS\LA-LP-F-SETNOCCI0001.dwg

Plot Date: 5/5/2021 6:08 PM
Save Date: 5/5/2021 6:04 PM

PLANT SCHEDULE

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	CONDITION/REMARKS	QUANTITY
DECIDUOUS STREET TREES				
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE	2" CALIPER	B&B, MATCHED	33
	ACER RUBRUM 'SCARSEN' / SCARLET SENTINEL MAPLE	2" CALIPER	B&B, MATCHED	6
	ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET MAPLE	2" CALIPER	B&B, MATCHED	22
	AESCULUS × CARNEA 'BRIOTII' / BRIOTII RED HORSE CHESTNUT	2" CALIPER	B&B, MATCHED	13
	BETULA NIGRA / RIVER BIRCH	2" CALIPER	B&B, MATCHED	14
	CRATAEGUS LAVALLEI or PHAENOPYRYM / HAWTHORN	2" CALIPER	B&B, MATCHED	100
DECIDUOUS ACCENT TREES				
	ACER CIRCINATUM / VINE MAPLE	6' HT.	B&B, MATCHED	17
	ACER GRISEUM / PAPER BARK MAPLE	6' HT.	B&B, MATCHED	12
CONIFEROUS TREES				
	ABIES GRANDIS / GRAND FIR	6' HT.	B&B, FULL FORM	4
	PINUS CONTORTA 'LATIFOLIA' OR 'CONTORTA' / LODGE POLE PINE	6' HT.	B&B, MATCHED,	4
	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	6' HT.	B&B, MATCHED,	10
SHRUBS				
	AZALEA VARIETIES (EVERGREEN-LOW) / HINO-CRIMSON or CORAL BELLS AZALEA	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	4
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	48
B	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW BARBERRY	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	40
	CORNUS STOLONIFERA 'MIDWINTER FIRE' / MIDWINTER FIRE DOGWOOD	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	26
	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC JUNIPER	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	20
	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	33
m	MAHONIA REPENS AND / OR 'COMPACTA' OREGON GRAPE	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	113
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	84
	PRUNUS LAUROCERASUS 'MT. VERNON' / MT. VERNON LAUREL	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	24
	RHUS GLABRA or RHUS TYPHINA / SMOOTH or STAGHORN SUMAC	5 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	17
R	RIBES SANGUINEUM / RED FLOWERING CURRANT	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	55
R	ROSA FLOWER CARPET- SELECT VARIETIES / FLOWERING GROUNDCOVER ROSE	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	12
Rn	ROSA NUTKANA / NOOTKA ROSE	5 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	10
	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL BIRCH LEAF SPIRAEA	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	35
	SYMPHORICARPOS 'SCARLET PEARL' PP #13,244 or SYMPHORICARPOS 'KOLMPICA' PINKY PROMISE™PPAF / SCARLET PEARL or PINKY PROMISE SNOWBERRY	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	38
V	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL. CONT.	CONTAINER, FULL & WELL BRANCHED	85

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	CONDITION/REMARKS	QUANTITY
GROUNDCOVER/FERNS				
AU	ARCTOSTAPHYLLOS UVA URSI / KINNICKINNICK	1 GAL CONT.	36" O.C. TRIANGULAR SPACING	446
FC	FRAGRARIA CHILOENSIS / SAND STRAWBERRY	1 GAL CONT.	36" O.C. TRIANGULAR SPACING	407
g	GAULTHERIA SHALLON / SALAL	2 GAL CONT.	CONTAINER	31
	POLYSTICHUM MUNITUM / SWORD FERN	2 GAL CONT.	CONTAINER	75
GRASSES				
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GAL CONT.	CONTAINER	48
ST	STIPA TENNUISSIMA / MEXICAN FEATHER GRASS	1 GAL CONT.	36" O.C. TRIANGULAR SPACING	216
PERENNIALS AND BULBS				
	RUDBECKIA FULGIDA 'SULLIVANTII' / BLACK EYED SUSAN	1 GAL CONT.	CONTAINER, VIGOROUS GROWTH	47
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL CONT.	CONTAINER, VIGOROUS GROWTH	43

SEED MIXES & SEED BED PREPARATION

Lawn Seed Mix (Sod mix to be similar) *40% Manhattan V Perennial Ryegrass* *30% Gem Chewings Fescue* *30% Marvel Creeping Red Fescue*	*Lawn Seed Bed Preparation:* *6" imported topsoil, or on-site screened topsoil mixed w/ 2" compost. Rototill to 8" depth, remove rocks over 1.5" from surface, seed, and roll after seeding.*	*Native Seed Mix* *40% California Bromegrass* *30% Roemer's Fescue* *20% Slender Wheatgrass* *10% Canby Bluegrass*	*Native Seed Bed Preparation:* *2" compost rototilled to 6" depth into subgrade, remove large rocks from surface prior to seeding.*
Grass Lined Swale Seed Mix *35% Chewings Fescue* *35% Creeping Red Fescue* *30% Hard Fescue*	*Grass Lined Swale Seed Bed Preparation:* *Rototill to 6" depth into subgrade, remove large rocks from surface prior to seeding.*	*Stormwater Pond Seed Mix (Bottom)* *25% Sloughgrass* *25% Small Fruited Bullrush* *20% Beaked Sedge* *20% Creeping Spikerush* *10% Western Mannagrass*	*Stormwater Pond Seed Bed Preparation:* *Rototill to 6" depth into subgrade, remove large rocks from surface prior to seeding.*
Native Wildflower & Grass Seed Mix *40% Nordic Hard Fescue* *15% Ambassador Chewings Fescue* *15% Marvel Creeping Red Fescue* *5% Oregon Sunshine* *5% Perennial Lupine* *4% Arrow Leaf Balsamroot* *4% Blanketflower* *3% Milkweed* *3% Mountain Garland* *3% Strawberry Clover* *2% Fleanbane Daisy* *1% Yarrow*	*Native Wildflower Seed Bed Preparation:* *2" compost rototilled to 6" depth into subgrade, remove large rocks from surface prior to seeding.*	*Stormwater Pond Seed Mix (Sides)* *20% Molate Native Red Fescue* *20% Western Mannagrass* *15% Creeping Spikerush* *15% Path Rush* *15% Sawbeaked Sedge* *15% Spike Bentgrass*	*Stormwater Pond Seed Bed Preparation:* *Rototill to 6" depth into subgrade, remove large rocks from surface prior to seeding.*

Application rate for all seeding shall be as recommended by seed manufacturer. Double application rate for areas with slopes at 3:1 or steeper.

Seed mixes are available through:
Clearwater Seed
827 West 1st Ave., Suite 307
Spokane, WA 99201
(509)343-3108

Know what's **below.** **Call** before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

PLANT SCHEDULE

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	BY
1	5/7/21	REVS PER CITY COMMENTS	DL

REVIEWED BY: DL
DATE: 03/01/21 BY CK
DL JTS

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
LANDSCAPE ARCHITECT
NO. 3078 EXP. 03/26/2023

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

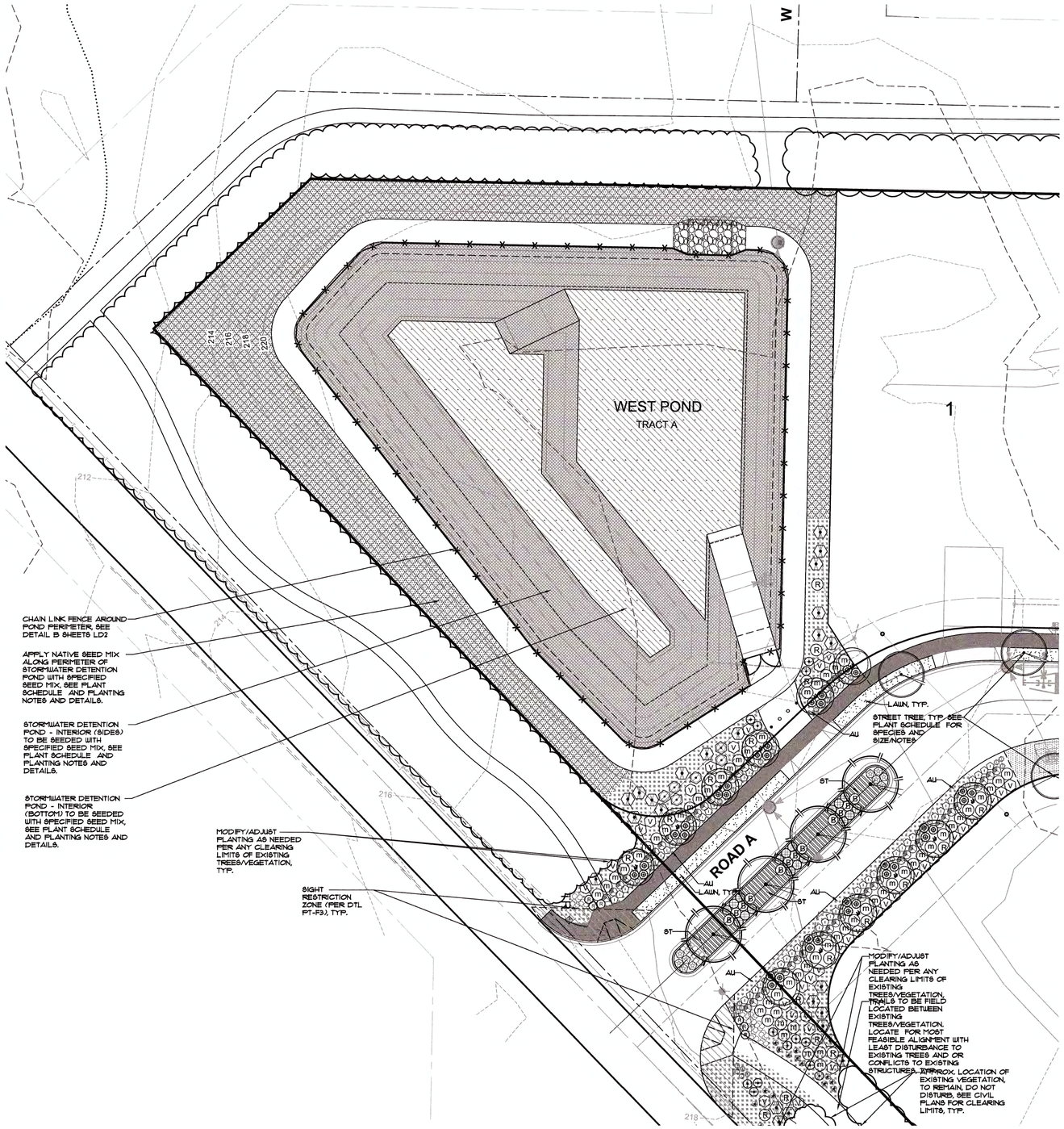
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. **L2** OF **15**

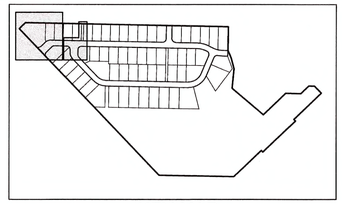
Plot Date: 5/6/2021 6:08 PM By: Denise Lifton
Save Date: 5/6/2021 6:04 PM By: Dsed File: P:\SSETNOCCI\0001\0400CAD\LAFINALSHEET\SLA-LP-F-SETNOCCI0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.

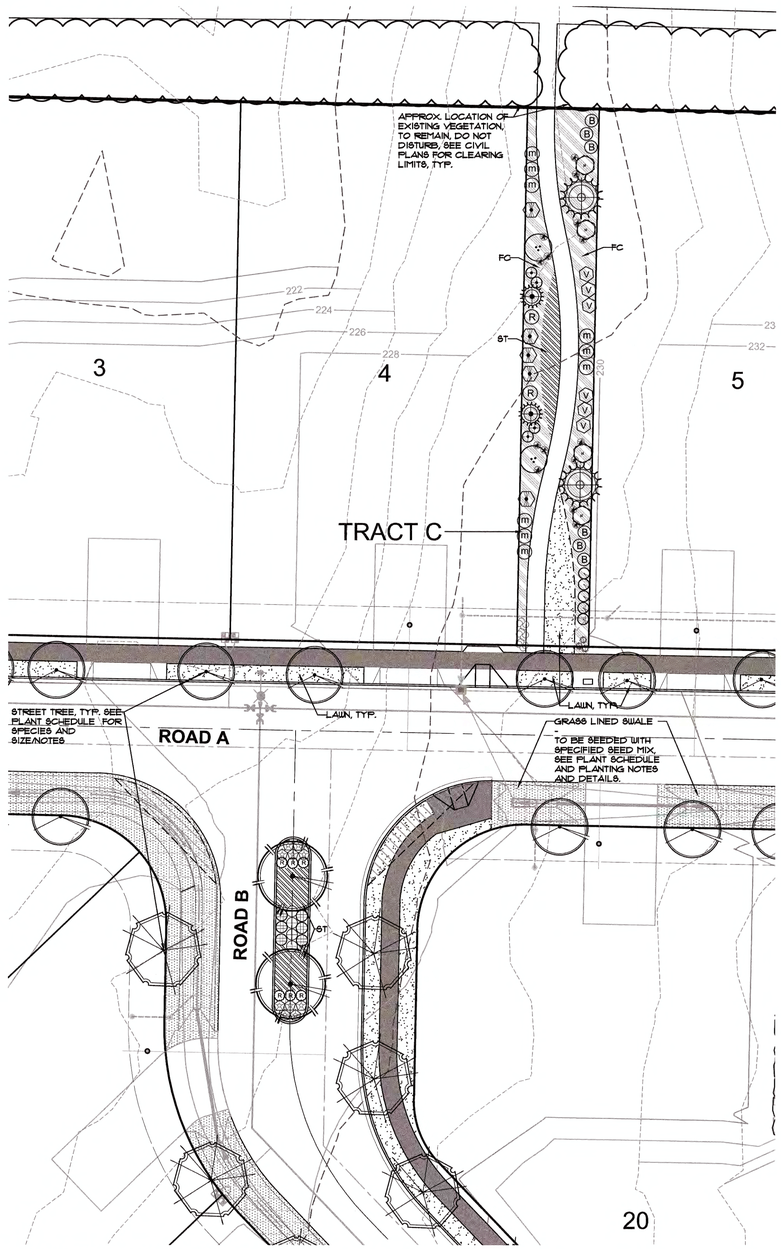


A PLANTING ENLARGEMENT - STORMWATER POND (TRACT A) & MEDIAN ROAD A

SCALE: 1" = 20'



KEY MAP



B PLANTING ENLARGEMENT - MEDIAN ROAD B & TRACT C

SCALE: 1" = 20'

811 Know what's **below.** **Call** before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

PLANTING ENLARGEMENTS

CITY OF PORT TOWNSEND, WASHINGTON

NO	DATE	REVISION	BY	CK
1	5/721	REVS PER CITY COMMENTS	DL	JTS

DATE: 03/01/21

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

REVIEWED BY: DL

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 1076 EXP. 03/26/2022
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

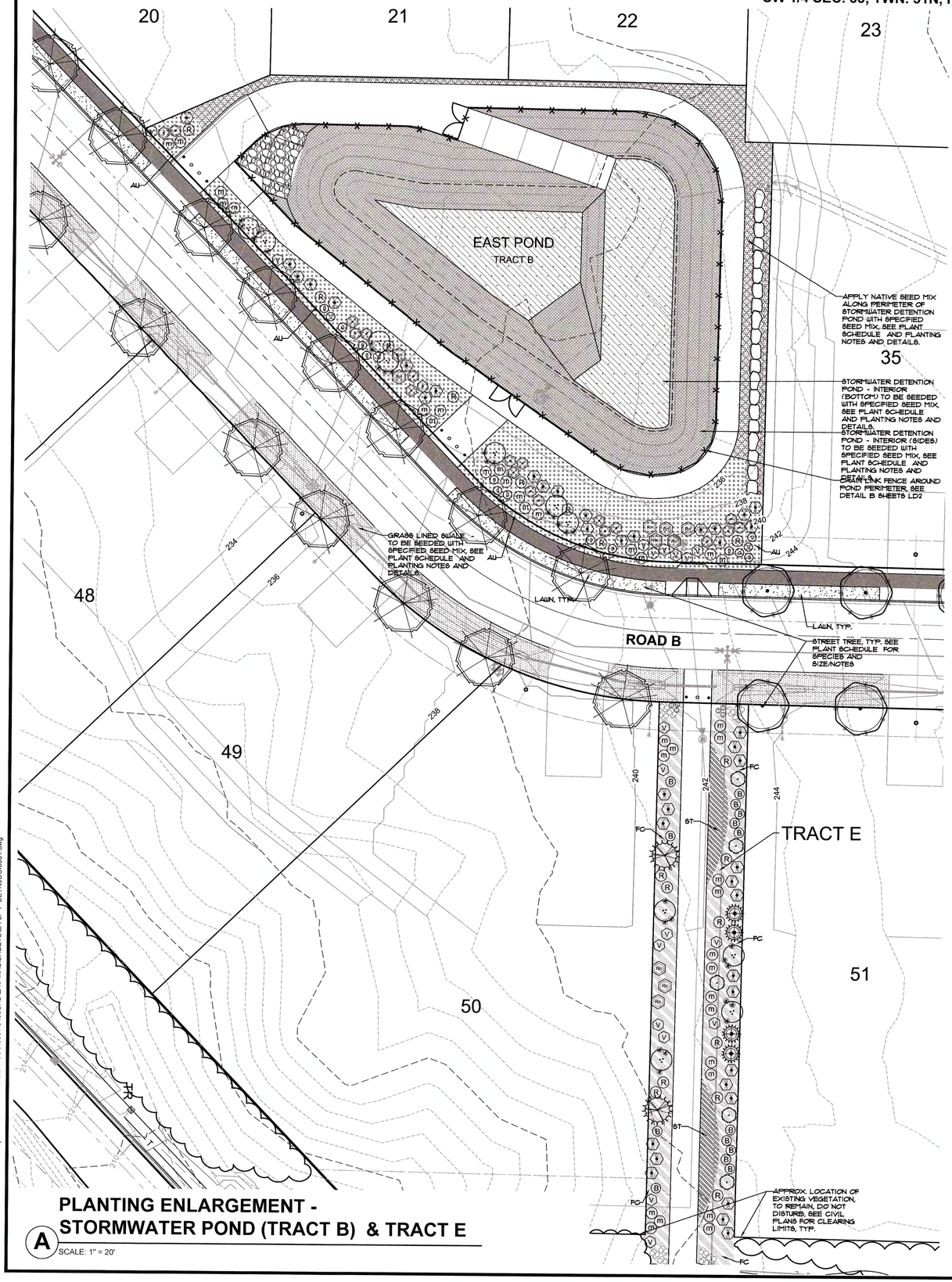
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. **L3** OF **15**

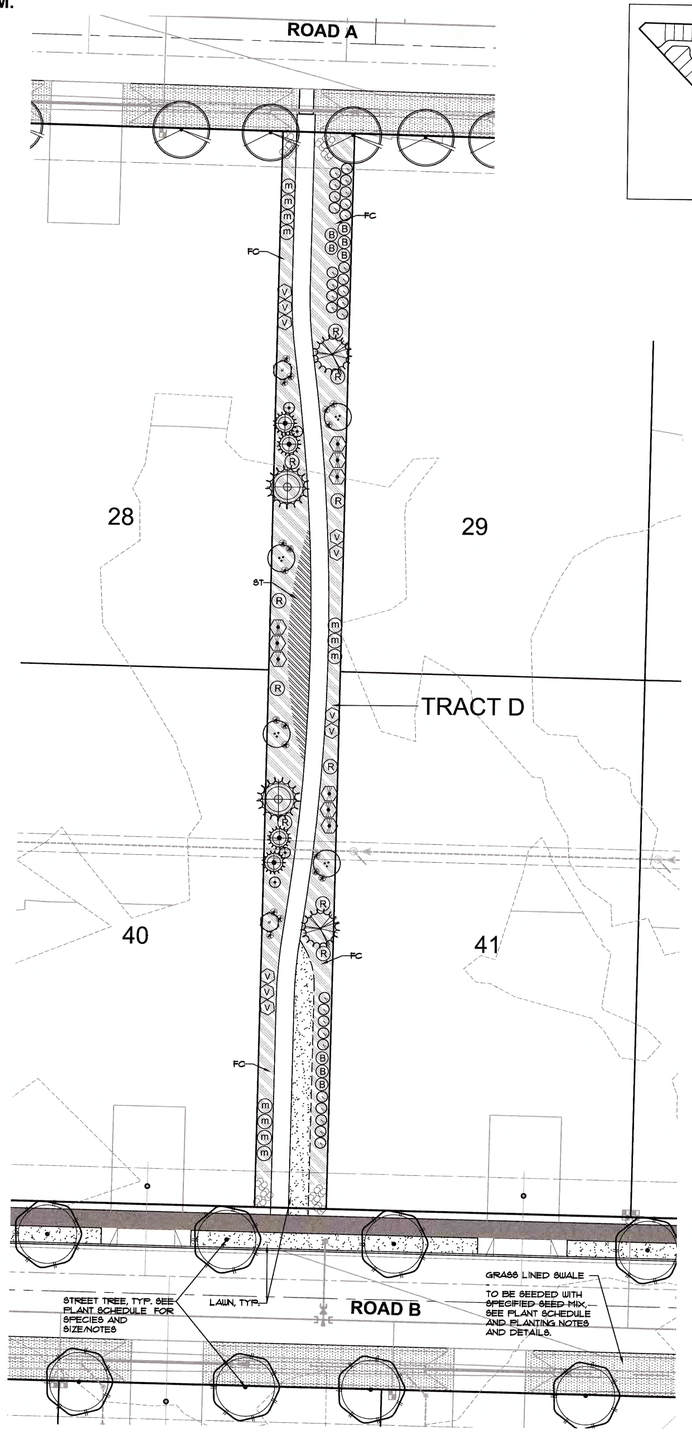
Plot Date: 5/5/2021 6:08 PM By: Denise Lithin
Save Date: 5/5/2021 6:04 PM By: David File: P:\SISETNOCCI\0001\0400CAD\LA\FINAL\SHEETS\L-A-LP-F-SETNOCCI0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.



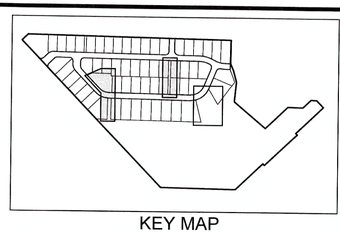
A PLANTING ENLARGEMENT - STORMWATER POND (TRACT B) & TRACT E

SCALE: 1" = 20'



B PLANTING ENLARGEMENT - TRACT D

SCALE: 1" = 20'



SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

PLANTING ENLARGEMENTS

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	BY
1	5/7/21	REVS PER CITY COMMENTS	DL

REVIEWED BY: DL
DATE: 03/01/21
BY CK
DL JTS

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 3076 EXP. 03/28/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

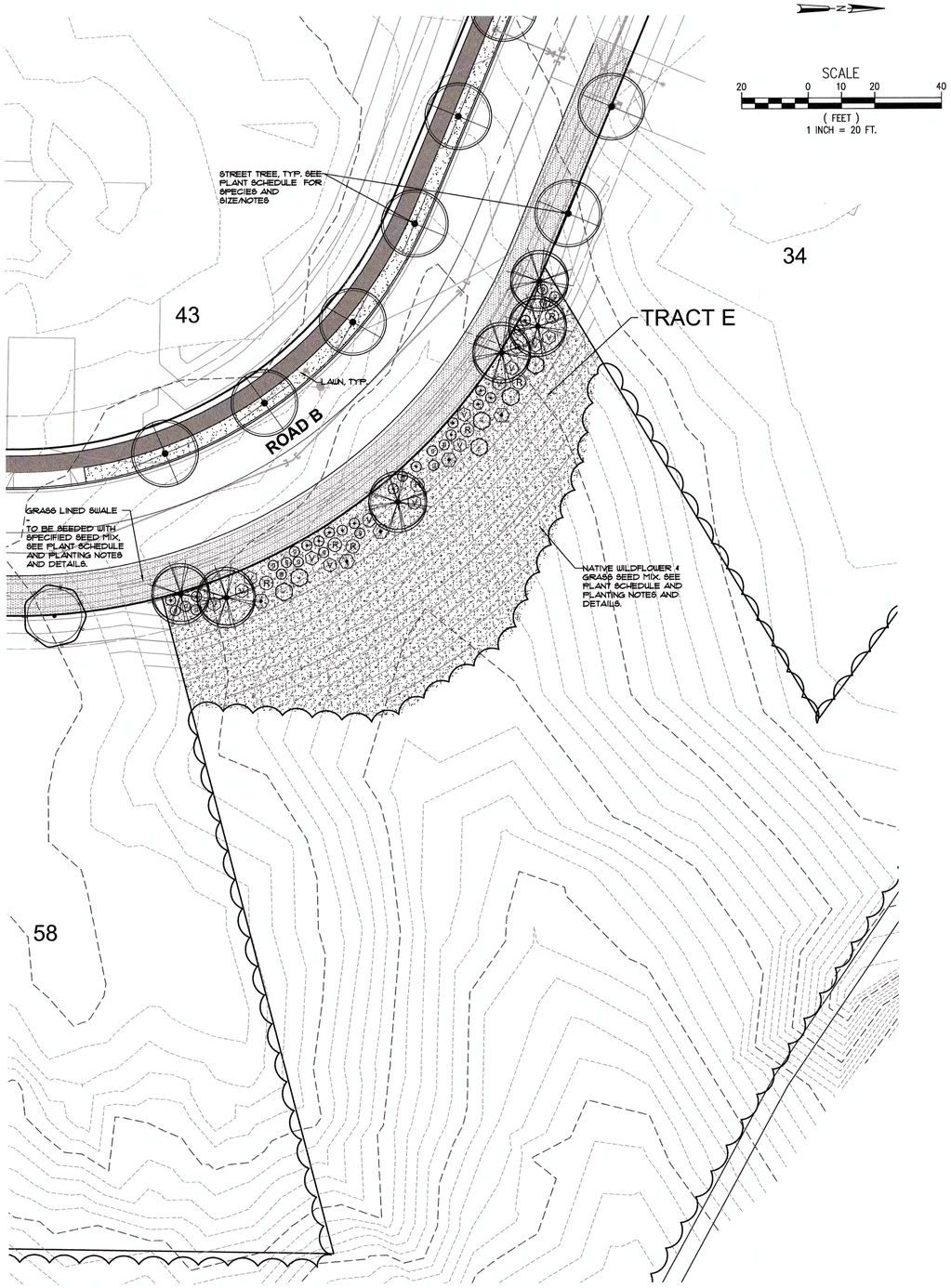
FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. L4 OF 15

Plot Date: 5/6/2021 6:08 PM
Save Date: 5/6/2021 6:08 PM
By: Denise Lifin
By: Dsvl Plan P:\SSETN\OCCI\000\104000\CAD\LA\FINAL\SHEETS\LA-LP-F-SETNOCCI0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.

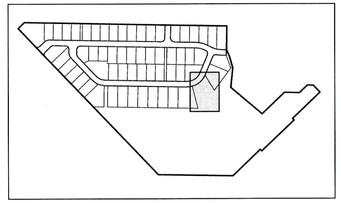


N

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

PLANTING ENLARGEMENT - TRACT E (BETWEEN LOTS 34 & 58)

A SCALE: 1" = 20'



KEY MAP

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST DIVISIONS 2 AND 3

PLANTING ENLARGEMENTS

CITY OF PORT TOWNSEND, WASHINGTON

NO	DATE	REVISION	BY
1	5/7/21	REVS PER CITY COMMENTS	DL

REVIEWED BY: DL
DATE: 03/01/21 BY: CK
DL JTS

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 1076 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. L5 OF 15

811 Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

Plot Date: 5/5/2021 6:08 PM
Save Date: 5/5/2021 6:04 PM
By: Denise Liffin
By: Dept
File: P:\SVS\ETNOCCI\0001\0400CAD\LAP\FINAL\SHEETS\LA-LP-F-SETNOCCI0001.dwg

SW 1/4 SEC. 33, TWN. 31N, RGE 1W., W.M.

PLANTING CONSTRUCTION NOTES

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY OWNER OF DISCREPANCIES, BETWEEN PLANS AND ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES AND SITE IMPROVEMENTS RESULTING FROM THEIR WORK OR ACTIVITIES RESULTING FROM THEIR WORK. REPAIRS SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF CONSTRUCTION AND SHALL KEEP THE OWNER INFORMED OF PROGRESS OF WORK THROUGHOUT THE CONSTRUCTION.

REFER TO THE COMPLETE PROJECT PLAN SET FOR RELATED DISCIPLINES INCLUDING GRADING, UTILITY, PAVING AND OTHER SITE DEVELOPMENT INFORMATION, AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER APPLICABLE TRADES AS NECESSARY. ANY REQUIREMENT IN THE PLANS AND/OR NOTES SHALL BE CONSIDERED BINDING. IN CASE OF DISCREPANCIES OR ITEMS NOT UNDERSTOOD BY THE CONTRACTOR, CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.

REVIEW AND APPROVAL OF SUBMITTALS, SUBSTITUTIONS, SHOP DRAWINGS, PLANT MATERIALS AND SITE WORK/SITE CONDITIONS SHALL BE BY THE OWNER'S REPRESENTATIVE (THE PROJECT ENGINEER, PROJECT LANDSCAPE ARCHITECT OR OTHER DESIGNATED BY THE OWNER). REQUESTS FOR SITE VISITS BY THE LANDSCAPE ARCHITECT TO INSPECT PROGRESS OF WORK AND ITS CONFORMANCE WITH THE PLANS SHALL BE MADE THROUGH THE OWNER'S REPRESENTATIVE. REQUESTS FOR SITE REVIEWS SHALL BE MADE AT LEAST 48 HOURS (2 BUSINESS DAYS) IN ADVANCE.

CONTRACTOR SHALL ORGANIZE THEIR WORK SITE AND PICK UP THEIR TRASH AT THE END OF EACH WORK DAY. THEY SHALL DO A MORE THROUGH CLEANING INCLUDING SWEEPING PAVEMENTS AND REMOVING TRASH FROM THE JOB SITE AT THE END OF EACH WORK WEEK.

WRITTEN DIMENSIONS SUPERCEDE SCALED DISTANCES. DIMENSIONS ARE TAKEN FROM THE BACK OF CURB, FACE OF BUILDING OR FENCE OR WALL OR FENCE, TYPICAL.

SCOPE OF WORK:

SCOPE OF WORK INCLUDES INSTALLATION OF TOPSOIL FOR PLANTING AREAS, BIORETENTION CELLS (BRC) SOIL MIX FOR BIORETENTION CELLS, COMPOST, MULCH AND OTHER SOIL AMENDMENTS, ESTABLISHMENT OF FINISH GRADES, PLANTING OF PLANTER STRIPS AND BRC'S, AND MAINTENANCE, AS DESCRIBED BELOW.

THE CITY OF PORT TOWNSEND REQUIRES INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL NEW, NON-NATIVE PLANTING AREAS. IRRIGATION PLANS ARE NOT PART OF THIS SET, HOWEVER A DESIGN-BUILD IRRIGATION SYSTEM WILL BE INSTALLED TO COVER ALL LANDSCAPE AREAS, INCLUDING BRC'S, IN THIS PROJECT. THE SYSTEM SHALL INCLUDE, AT A MINIMUM, A COMPLETE DESIGN-BUILD IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER, VALVES, BACKFLOW PREVENTOR ASSEMBLY, UNDERGROUND MAIN AND LATERAL LINES, POP-UP HEADS AND/OR LOW FLOW 'DRIP' LINES, DESIGNED TO PROVIDE FULL COVERAGE AND MINIMIZE WATER THROW OUTSIDE OF PLANTING AREAS. CONFIRM AND COORDINATE SPECIFIC EQUIPMENT TYPES, REQUIREMENTS, PREFERENCES AND THE LOCATION OF CONTROLLER AND IRRIGATION SLEEVE CROSSINGS WITH OWNER'S REPRESENTATIVE.

QUALITY ASSURANCE

- WORK SHALL BE INSTALLED IN CONFORMANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES.

- PLANTING SHALL BE BE PERFORMED BY A LICENSED AND BONDED CONTRACTOR

- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND PAY REQUIRED FEES.

- CHEMICAL APPLICATIONS SHALL BE APPLIED BY LICENSED APPLICATOR.

- LATEST ISSUE OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE USED TO GRADE NURSERY STOCK. ANSI Z60.1

- PLANT NOMENCLATURE SHALL CONFORM TO THAT USED IN NEW SUNSET WESTERN GARDEN BOOK CURRENT EDITION. NAMES AND VARIETIES NOT LISTED IN THIS REFERENCE SHALL BE THOSE MOST COMMONLY USED IN THE NURSERY TRADE.

PROJECT CONDITIONS

- PLANT DURING PERIODS NORMAL FOR OPTIMUM PLANT GROWTH, AS DETERMINED BY SEASON, WEATHER CONDITIONS, AND ACCEPTED PRACTICE. IF CONTRACTOR CHOOSES TO PERFORM PLANTING OPERATIONS UNDER UNSEASONABLE CONDITIONS, THEY WILL DO SO WITHOUT ADDITIONAL COMPENSATION TO THE CONTRACTOR AND THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY SUBSEQUENT RESULTING LOSSES.

SEQUENCING & SCHEDULING

- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH OTHER SITE CONTRACTORS AND OWNER'S REPRESENTATIVE TO DEVELOP A SCHEDULE FOR LANDSCAPE INSTALLATION.
- COORDINATE WITH EARTHWORK CONTRACTOR TO ESTABLISH APPROPRIATE SUBGRADE ELEVATIONS AS REQUIRED BY PLANTING SOIL AND MULCH DEPTHS SPECIFIED HEREIN AND ON THE DRAWINGS.

PRODUCTS:

PLANTS

- PROVIDE PLANTS AS INDICATED ON DRAWINGS.
- NURSERY GROWN, UNLESS OTHERWISE SPECIFIED.

- QUANTITIES SHOWN ON DRAWINGS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR TOTAL NUMBER OF PLANTS REPRESENTED GRAPHICALLY OR BY CALCULATION.

- CONDITION: ALL PLANTS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:

- FREE FROM ALL PESTS, DISEASES & WEEDS.

- FULLY AND COMPLETELY ROOTED, BUT NOT ROOTBOUND.

- SUPPLIED IN APPROPRIATE CONTAINER, BALLED OR BURLAPPED, OR BARE ROOT AS SPECIFIED ON PLANS

- IN VIGOROUS GROWING CONDITION WITH FULL FOLIAGE AND FULLY, SYMMETRICALLY BRANCHED TYPICALLY

- PLANTS SHALL MEET GOVERNING REGULATIONS CONCERNING PESTS, WEEDS AND DISEASE & SHALL BE

- STREET TREES: UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.

- OVERSIZED PLANTS:PLANTS LARGER THAN SPECIFIED SIZE MAY BE USED PROVIDING HEIGHT, SPREAD, CALIPER, AND ROOT BALL DIMENSIONS CONFORM TO ANSI Z60.1.

- PLANTS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT TIME OF DELIVERY, AND PRIOR TO PLANTING. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

PLANT SUBSTITUTIONS

- SUBSTITUTIONS OF PLANT SPECIES ARE STRONGLY DISCOURAGED. SUBSTITUTION OF PLANT SPECIES, VARIETIES OR SIZES MAY BE REQUESTED BASED ON PLANT AVAILABILITY. SUBMIT REQUEST IN WRITING TO LANDSCAPE ARCHITECT (L.A.) PRIOR TO INSTALLATION, ALONG WITH LIST OF PROPOSED SUBSTITUTIONS, FOR APPROVAL BY L.A. AND OWNER'S REPRESENTATIVE.

SOILS AND MULCHES

IMPORT SOIL MIX FOR STANDARD PLANTED SHRUB BEDS

-PLM TOPSOIL MIX, A CUSTOM MIX CONSISTING OF 40% WASHED SAND, 30% 3 WAY TOPSOIL AND 30% PACIFIC GARDEN MULCH PRODUCED BY PACIFIC TOPSOILS, OR APPROVED EQUAL. SUBMIT 1 GAL. SAMPLE AND RECENT SOILS TEST SHOWING SOIL COMPOSITION, FERTILITY ANALYSIS AND PROPOSED AMENDMENTS FOR PLANT FERTILITY FOR APPROVAL TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

IMPORT SOIL MIX FOR SOD AND SEEDED AREAS

3-WAY TOPSOIL MIX CONSISTING OF SAND, LOAM SOIL AND COMPOST, PROCESSED THROUGH A 1/2" SIEVE, PRODUCED BY PACIFIC TOPSOILS, OR APPROVED EQUAL. SUBMIT 1 GAL. SAMPLE AND RECENT SOILS TEST SHOWING COMPOSITION, FERTILITY ANALYSIS AND PROPOSED AMENDMENT FOR PLANT FERTILITY FOR APPROVAL TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

ON SITE STOCKPILED SOIL

IF AVAILABLE, ON-SITE SCREENED STOCKPILE SOILS MAY BE USED FOR PLANTING BED PREPARATION, LAWN AREAS OR PLANT PIT BACKFILL. USE OF ON SITE SOIL TO BE COORDINATED WITH OWNER'S REPRESENTATIVE AND SHALL BE TESTED AND AMENDED WITH COMPOST AND OTHER PRODUCTS AS NECESSARY TO BE SIMILAR, SUBSTANTIALLY MEETING THE SPECIFICATIONS OF THE IMPORT TOPSOILS LISTED ABOVE.

COMPOST ORGANIC MATERIAL

SHALL CONSIST OF 100% RECYCLED YARD WASTE MATERIALS OR OTHER ORGANIC WASTE MATERIALS THAT HAVE BEEN SORTED, GROUND UP, AERATED AND AGED AND SHALL BE FULLY COMPOSTED, STABLE AND MATURE (NON-AEROBIC). THE COMPOSTING PROCESS SHALL BE FOR AT LEAST SIX MONTHS TIME AND THE ORGANIC AMENDMENT SHALL HAVE A UNIFORM DARK, SOIL-LIKE APPEARANCE. IN ADDITION, THE COMPOST SHALL HAVE THE FOLLOWING PHYSICAL CHARACTERISTICS:

-CARBON TO NITROGEN RATION OF BETWEEN 20:1 AND 40:1. IF C/N RATIO IS GREATER THAN 40:1, A LAB RECOMMENDED RATE OF NITROFORM (38-0-0), BE FOLLOWED AT THE TIME OF SOIL PREPARATION.
-SHALL BE CERTIFIED BY THE PROCESS TO FURTHER REDUCE PATHOGENS (PFRP) GUIDELINE FOR HOT COMPOSTING AS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.
-SHALL BE FULLY MATURE AND STABLE BEFORE USAGE.
-SHALL BE SCREENED USING A SIEVE NO FINER THAN 1/4-INCH AND NO GREATER THAN 1/2-INCH.

-BASED ON DRY WEIGHT OF TOTAL ORGANIC AMENDMENT SAMPLE MUST COMPLY WITH THE FOLLOWING PERCENT BY WEIGHT PASSING:

SIEVE SIZE	% PASSING
1/2"	100
1/4"	95-100
4.76 MM	90-95
2.38 MM	75-90
1.00 MM	45-70
500 MICRON	0-30

-SHALL HAVE HEAVY METAL CONCENTRATIONS BELOW THE WSDA LIMITS

FERTILIZER

- TREES, SHRUBS AND GROUNDCOVER IN PLANT PITS (1 GALLON AND GREATER): PLANTING FERTILIZER TABLETS/PACKETS (TURFGRO-GROPACS OR EQUAL 20-10-5 + MINORS). MEETING THE FOLLOWING:

TOTAL NITROGEN (N)	20.0%
18% UREA NITROGEN	
2.0% AMMONIACAL NITROGEN	
AVAILABLE PHOSPHATE (P_2O_5)	10.0%
SOLUBLE POTASH (K_2O)	5.0%
CALCIUM (CA)	3.0%
MAGNESIUM (MG)	2.0%
SULFUR (S)	3.0%
BORON (B)	0.04%
COPPER (CU)	0.20%
IRON (FE)	1.0%
MANGANESE (MN)	0.10%
ZINC	0.10%

-TOPDRESSING IN SHRUB BEDS WITH GROUNDCOVER ONLY:

-FORMULA 16-16-16

MULCH

- MULCH FOR NEW ORNAMENTAL PLANTING BEDS IN PARKS, RESIDENTIAL TRACT OPEN SPACE AND STREETSCAPES SHALL BE FERTILE MULCH OR APPROVED EQUAL.

- BARK MULCH FOR BUFFERS AND PLANTINGS ADJACENT TO NATIVE AREAS SHALL BE MEDIUM GROUND FIR OR HEMLOCK BARK, OR MEDIUM LARGE ARBORIST CHIPPED WOOD AND BRANCHES - OWNER'S PREFERENCE.

PROCEDURES:

EXAMINATION

- EXAMINE SITE AND VERIFY THAT LINES, LEVELS, GRADES ARE ACCEPTABLE AND CONDITION OF EXISTING SOIL IS READY TO RECEIVE WORK.

- START OF WORK SHALL INDICATE CONTRACTOR'S ACCEPTANCE OF EXISTING CONDITIONS.

SOIL PREPARATION FOR STANDARD LANDSCAPE PLANTING & LAWN AREAS

- PREPARATION OF PLANTING BEDS FOR LAWN AND SHRUB AREAS WITH SUBGRADE THAT IS SANDY/GRAVELLY OUTWASH SOILS AND STONES:

-REMOVE CONTAMINATED OR DELETERIOUS SOILS.

-FOR COMPACTED AREAS, SCARIFY SUBGRADE AND THOROUGHLY LOOSEN TO A DEPTH OF 6 INCHES.

-RAKE OR DRAG SOILS TO REMOVE ROCKS OVER 2" DIAMETER IN THE TOP 4" OF SUBGRADE.

-PLACE MIN. 6 INCHES, MIN OF PLM IMPORT TOPSOIL MIX ON SUBGRADE. DO NOT TILL INTO SUBGRADE WHERE THERE ARE SIGNIFICANT ROCKS IN THE SUBGRADE (TO AVOID BRINGING ADDITIONAL ROCKS TO THE SURFACE.)

- VERIFY SUBGRADE PREPARATION AND DEPTH OF IMPORT SOIL WITH OWNER'S REPRESENTATIVE. SOIL DEPTHS AND PREPARATION MAY VARY ON DIFFERENT PARTS OF THE SITE

FINE GRADING

- REMOVE ROCKS AND DEBRIS WITH ANY DIMENSION LARGER THAN 1 INCH THAT TURNED UP DURING PREPARATION.

- RAKE, DRAG AND ROLL AREA SMOOTH TO ESTABLISH APPROVED FINISHED GRADES. MAINTAIN ESTABLISHED FLOW LINES, SLOPES AND GRADE TO ACHIEVE POSITIVE DRAINAGE ALLOWING NO PUDDLES.

- FINISHED GRADE REQUIREMENTS:

-PLANTING BED AREAS: 2.5" INCHES BELOW ADJACENT PAVING AND CURBS (ALLOWS FOR 2" MULCH).
-SEEDED OR SODDED LAWN AREAS: 1 INCH BELOW ADJACENT PAVING AND CURBS.

HYDROSEEDING

- WATER AREA TO A DEPTH OF 4" PRIOR TO HYDROSEEDING

- SPRAY SLURRY ONTO FINISH GRADE AT SUCH AN ANGLE TO AID IN EMBEDMENT OF SEED

- CONTRACTOR SHALL CLEAN EXCESS SLURRY FROM PLANTS, PAVING AND STRUCTURES

SOD

- INSTALL PER TYPICAL INDUSTRY STANDARDS AS RECOMMENDED BY SUPPLIERS.
- FERTILIZE NEW HYDROSEEDED AND SODDED LAWN AREAS WITH 16-16-16 STARTER FERTILIZER AT A RATE OF 6-7 LBS/1000 SF, OR AS RECOMMENDED BY THE SOIL TEST OR APPROVED EQUAL.

TREE & SHRUB PLANTING

- EXCAVATE PLANT PITS TO SIZES INDICATED ON DRAWINGS.

- DO NOT PLANT UNTIL DIRECTION CONCERNING POSITIVE DRAINAGE IS GIVEN BY GENERAL CONTRACTOR.
- FERTILIZE PLANT PITS AT PLANTING WITH FERTILIZER TABLETS/PACKETS, 20-10-5, OR APPROVED EQUAL. APPLICATION RATE SHALL BE PER MANUFACTURER'S INSTRUCTION. DO NOT FERTILIZE PLANTS IN BIORETENTION CELLS WITHOUT PRIOR AUTHORIZATION FROM OWNER'S REPRESENTATIVE.

- SET PLANTS PLUMB, AND FACE FOR BEST APPEARANCE. SET SO ROOT CROWN WILL SETTLE TO APPROPRIATE LEVEL RELATED TO SURROUNDING FINISHED GRADES AFTER SETTLING HAS OCCURRED.
- WATERING: CONSTRUCT WATER BASINS AND THOROUGHLY WATER PLANTS IMMEDIATELY AFTER PLANTING.

- RESTORE FINISHED GRADES BY HAND RAKING. LEAVE WATER BASINS IN PLACE.

- PLACE SPECIFIED MULCH AND HAND RAKE SMOOTH

- FERTILIZE BEDS WITH GROUNDCOVER BY TOPDRESSING 16-16-16. APPLICATION RATE SHALL BE PER MANUFACTURER'S INSTRUCTION

- STAKE TREES AS INDICATED IN DETAILS.

- GROUNDCOVER PLANTING SHALL BEGIN AT THE FOLLOWING DISTANCES FROM OTHER SITE ELEMENTS: 36" FROM TRUNK OF CONIFERS, 24" FROM TRUNK OF DECIDUOUS TREE, 18" FROM OUTER BRANCHES OF SHRUBS, 12" FROM CURBS AND OTHER HARD SURFACES

MULCHING

- APPLY 2 INCHES (COMPACTED DEPTH AFTER WATERING) OF SPECIFIED MULCH TO FINISHED GRADE IN ALL SHRUB AND GROUNDCOVER BEDS.

- THOROUGHLY WATER MULCHED AREAS TO ENSURE MOISTURE PENETRATION TO THE SOIL.

INSPECTION, GUARANTEE, WARRANTY & MAINTENANCE

- KEEP AREAS OF WORK CLEAN, NEAT AND ORDERLY WHILE WORK IS IN PROGRESS.

- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES OR OTHER PROBLEMS SHALL BE RESOLVED AT THIS TIME.

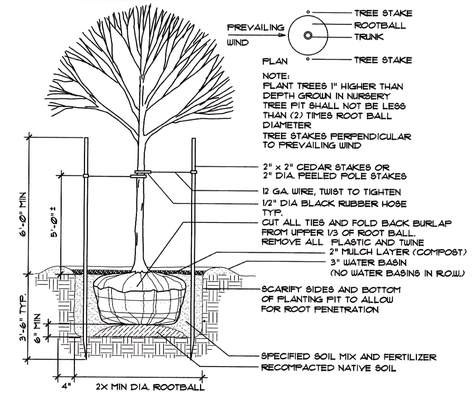
- MAINTAIN LANDSCAPE AREAS UNDER THIS CONTRACT UNTIL FINAL APPROVAL AND ACCEPTANCE OF THE PROJECT.

- PROVIDE EXTENDED MAINTENANCE FOR LANDSCAPE AREAS UNDER THIS CONTRACT IF REQUESTED BY THE OWNER. THE PERIOD FOR EXTENDED MAINTENANCE SHALL BEGIN UPON INSPECTION AND APPROVAL BY OWNER'S REPRESENTATIVE, AND SHALL BE FOR AT FINAL ACCEPTANCE AND RUN FOR 120 CALENDAR DAYS OR AS DETERMINED BY SEPARATE CONTRACT.

- MAINTENANCE OF NEW PLANTING SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MOWING, EDGING, MULCHING, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, RESTORATION OF THE PLANTING SAUCER AND ADJUSTING GUYING. CONTRACTOR SHALL ALSO FURNISH AND APPLY SUCH SPRAYS AND INVIGORANTS AS ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASE AND IN THRIVING CONDITION, BUT MUST NOTIFY AND OBTAIN APPROVAL OF THE SPRAYING/CHEMICALS WITH THE OWNER PRIOR TO APPLICATION. PROVIDE A LOG OF MAINTENANCE DATES AND ACTIVITIES TO THE OWNER.

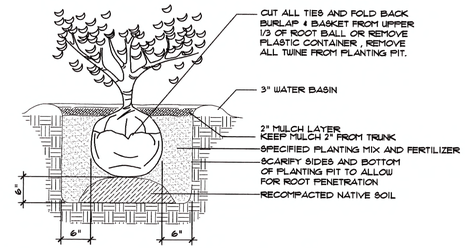
- PLANT MATERIAL SHALL BE IN THRIVING CONDITION ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

- REPLACE NEW PLANT MATERIAL WHICH HAS LOST 30% OR MORE OF THEIR NORMAL FOLIAGE.



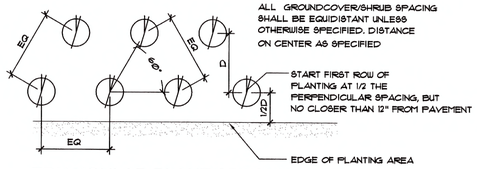
TYPICAL TREE PLANTING

NOT TO SCALE



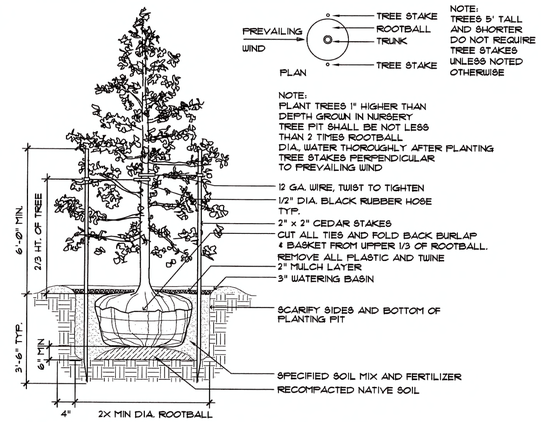
TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



TRIANGULAR PLANT SPACING

NOT TO SCALE



TYPICAL CONIFEROUS TREE PLANTING

NOT TO SCALE

811 Know what's **below.** **Call** before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST DIVISIONS 2 AND 3

PLANTING NOTES AND DETAILS
SECONDARY SHEET TITLE
ADDITIONAL SHEET INFORMATION

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	REVIEWED BY: DL
			DATE: 03/01/21 BY CK

RECEIVED
CITY OF PORT TOWNSEND DSD

FINAL

STATE OF WASHINGTON JOHN T. SALISBURY NO. 1076 EXP. 03/26/2023 LANDSCAPE ARCHITECT

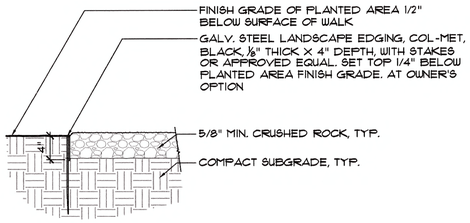
CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. **LD1** OF **15**

Plot Date: 5/5/2021 8:08 PM
Saved Date: 5/5/2021 8:05 PM
By: Denise Lillo
By: Dave Pier P:\SISET\NOCCI\000\10400CAD\LAFINALSHEETS\LA-LPDT-F-SETNOCCI0001.dwg



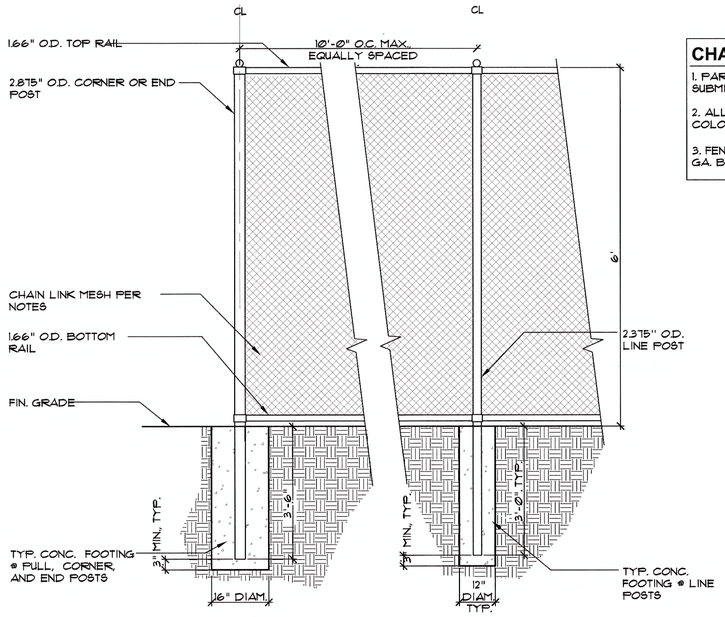
NOTE:
PEDESTRIAN ONLY TRAILS (BETWEEN LOTS 4/5 AND LOTS 28/29/40/41) SHALL BE 5' WIDE CRUSHED ROCK WITH 1/2' ON EACH SIDE OF TRAIL WITH NO OBSTRUCTIONS (6' TOTAL CLEAR).

TRAIL BETWEEN LOTS 50/51 IS A DRIVABLE ACCESS SURFACE.REFER TO ROAD AND UTILITY PLANS FOR DETAILS.

COMPACT SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER REQUIREMENTS

(A) CRUSHED ROCK SURFACE

SCALE: 1" = 1'-0"



CHAIN LINK FENCE NOTES

1. PARTS & INSTALLATION TO BE PER INDUSTRY STANDARDS. SUBMIT MATERIAL SPECIFICATIONS FOR APPROVAL.

2. ALL HARDWARE, POSTS AND RAILS SHALL BE COATED. COLOR SHALL MATCH MESH.

3. FENCE MESH SHALL BE 1 ¾" MESH, 8 GA. W/ CORE WIRE 9 GA. BLACK VINYL COATED.

(B) CHAIN LINK FENCE-BLACK VINYL CLAD

SCALE: 1/2" = 1'-0"

DAVID EVANS AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Woodinville Washington 98072
Phone: 425.415.2000

TRAIL CREST
DIVISIONS 2 AND 3

SITE DETAILS

CITY OF PORT TOWNSEND, WASHINGTON

NO.	DATE	REVISION	BY
1	5/7/21	REVS PER CITY COMMENTS	DL

REVIEWED BY: DL
DATE 03/01/21
CK
DL JTS

RECEIVED
MAY 7 2021
CITY OF PORT TOWNSEND
DSD

FINAL

STATE OF WASHINGTON
JOHN T. SALISBURY
No. 1076 EXP. 03/26/2023
LANDSCAPE ARCHITECT

CHECKED BY: DL
DESIGNED BY: DL/JTS
DRAWN BY: DL/JTS

FIRST SUBMITTAL DATE: 04/01/2021

PROJECT NO.
SETNOCCI-001

SHEET NO. LD2 OF 15

Know what's below. Call before you dig.

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 811 NOT LESS THAN 2 FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.

Plot Date: 5/5/2021 6:08 PM
Save Date: 5/5/2021 6:05 PM
By: Denise Lifrin
By: Dwkl File: P:\SSETNOCCI\000110400CAD\LAFINALSHEETS\LA-LPDT-F-SETNOCCI0001.dwg