

CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING

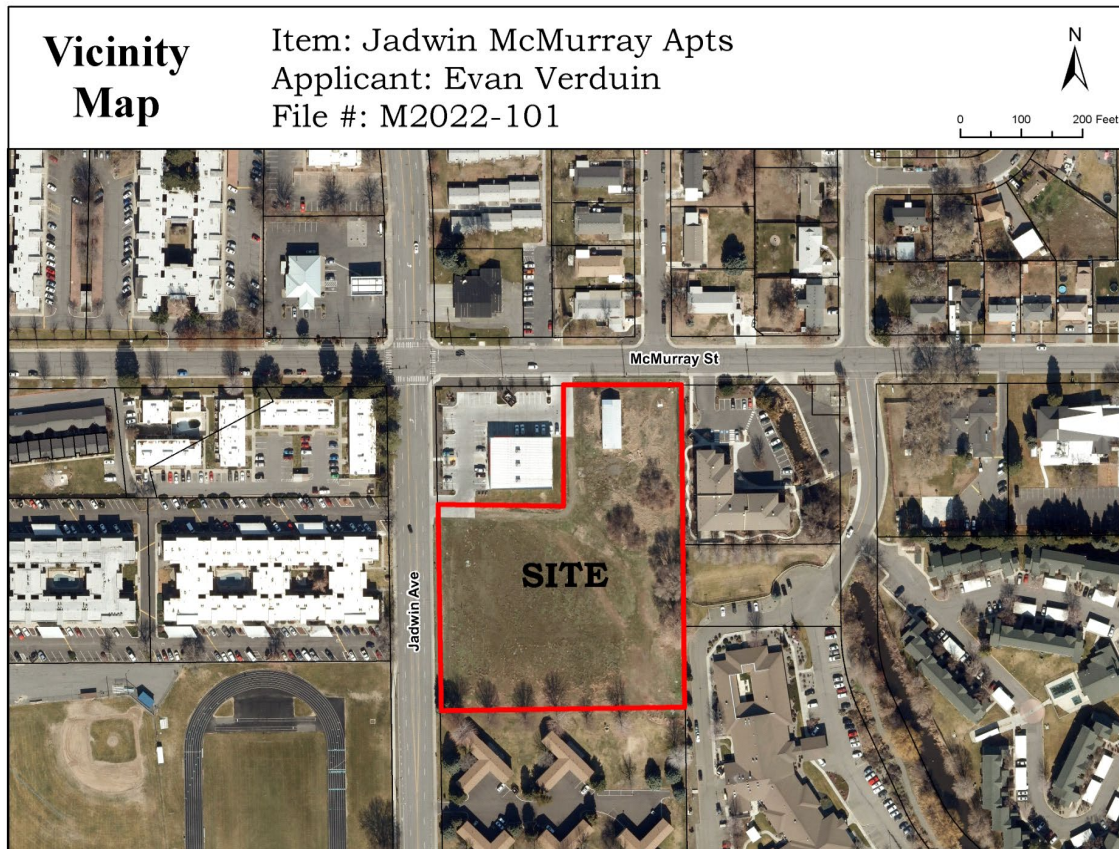
(M2022-101)

Notice is hereby given that Evan Verduin has submitted a Site Plan Review application for the development of an approximately 3.95-acre site, with five (5) multi-family residential buildings containing up to 114 dwelling units, a clubhouse/leasing office with associated parking and landscaped areas. The project site is located at 1866 Jadwin Avenue and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 102982020745003 located in Section 2, Township 9 North, Range 28 Quarter N.W., Benton County, WA.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Thursday, October 20, 2022 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: (www.ci.richland.wa.us).

Environmental Review: On July 1, 2022, the City issued a Determination of Non-Significance for the project having determined that the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Copies of the site plan review application, the SEPA document and proposed development plans are available for review at the Richland Development Services Office located at 625 Swift Boulevard, Richland, Washington.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mhowie@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Wednesday, October 19th. However, written comments must be received no later than 5:00 p.m. on Wednesday, October 12, 2022 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.



Please note that pursuant to RMC 23.48.010, the purpose of the site plan approval process is to facilitate project design that is compatible with adjacent land uses and is in keeping with the physical constraints of the project site. **The site plan*

review is not intended to determine whether a particular land use activity is appropriate on a particular site. Land uses that are otherwise permitted in this title shall not be denied through the site plan review process unless such uses cannot meet the development and/or performance standards required for the use.



SITE PLAN REVIEW APPLICATION

☒ Multi-Family ☐ Commercial

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT INFORMATION

Applicant Name: Evan Verduin, Trek Architecture

Address: 122 S. Monroe #202

City: Spokane

State: WA

Zip: 99201

Phone Number: 509.315.4830

Email: evan@trekarch.com

PROPERTY INFORMATION

Legal Description:

SECTION 2, TOWNSHIP 9 NORTH, RANGE 28, QUARTER NW: THE NORTHERLY
530.46 FEET OF BLOCK 745, PLAT OF RICHLAND

Size of Area (sq. ft.):

171,701 SF

Comprehensive Plan Designation:
General Commercial

Zoning Classification:
C-LB - Limited Business

General Description of Property Location:

The property is 3.95 acres located southeast of the intersection of Jadwin and McMurray. The property has frontage on both streets, configured in an "L" shape with a corner parcel not under the same ownership. Access is available from both streets via shared approached with the corner parcel.

DESCRIPTION OF PROPOSAL

New development including (5) 3-story walk-up buildings for a total of 114 residential units as well as a 1-story clubhouse/leasing office.

Gross Floor Area of Building:

Building A: 19,176sf(x4), Building B: 13,854sf, SF, Building C: 2,072sf

Approximate Time Table of Construction (start – end):

Begin fall 2022, completion summer 2023.

Total Dwelling Units:

114

Number of Required Parking Spaces:

173 stalls.

Comments or Additional Information:

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 1 – PDF of proposed site plan
3. 1 – 11 x 17 reduction of proposed site plan
4. 2 – Full size copies of proposed site plan
5. Other information as determined by Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

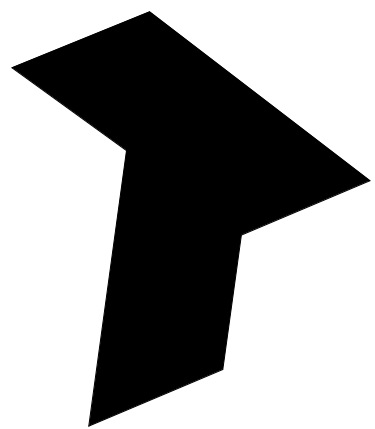
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Evan Verduin

Applicant Signature:  Date 8/16/22



TREKARCHITECTURE

GENERAL

© 2019 TREK ARCHITECTURE. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF TREK ARCHITECTURE. ANY USE OF THIS DRAWING WITHOUT WRITTEN CONSENT BY TREK ARCHITECTURE IS PROHIBITED.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OTHER THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

ARCHITECT

TREK ARCHITECTURE

122 S MONROE, STE #202

SPOKANE, WA 99201

509.315.4830

HELLO@TREKARCH.COM

OWNER

JADWIN PROJECT LLC

915 W 2ND AVE.

SPOKANE, WA, 99201

PROFESSIONAL SEAL

NEW MULTI-FAMILY BUILDING FOR:

JADWIN MULTI-FAMILY

ADDRESS

1866 JADWIN AVE.,

RICHLAND, WA 99354

JOB

22.20

DRAWN BY

EJV

CHECKED BY

EJV

SCALE

As Indicated

DATE

08.15.2022

PROJECT STATUS

SITE PLAN REVIEW

REVISIONS

DESCRIPTION

DATE

PARKING CALCULATIONS

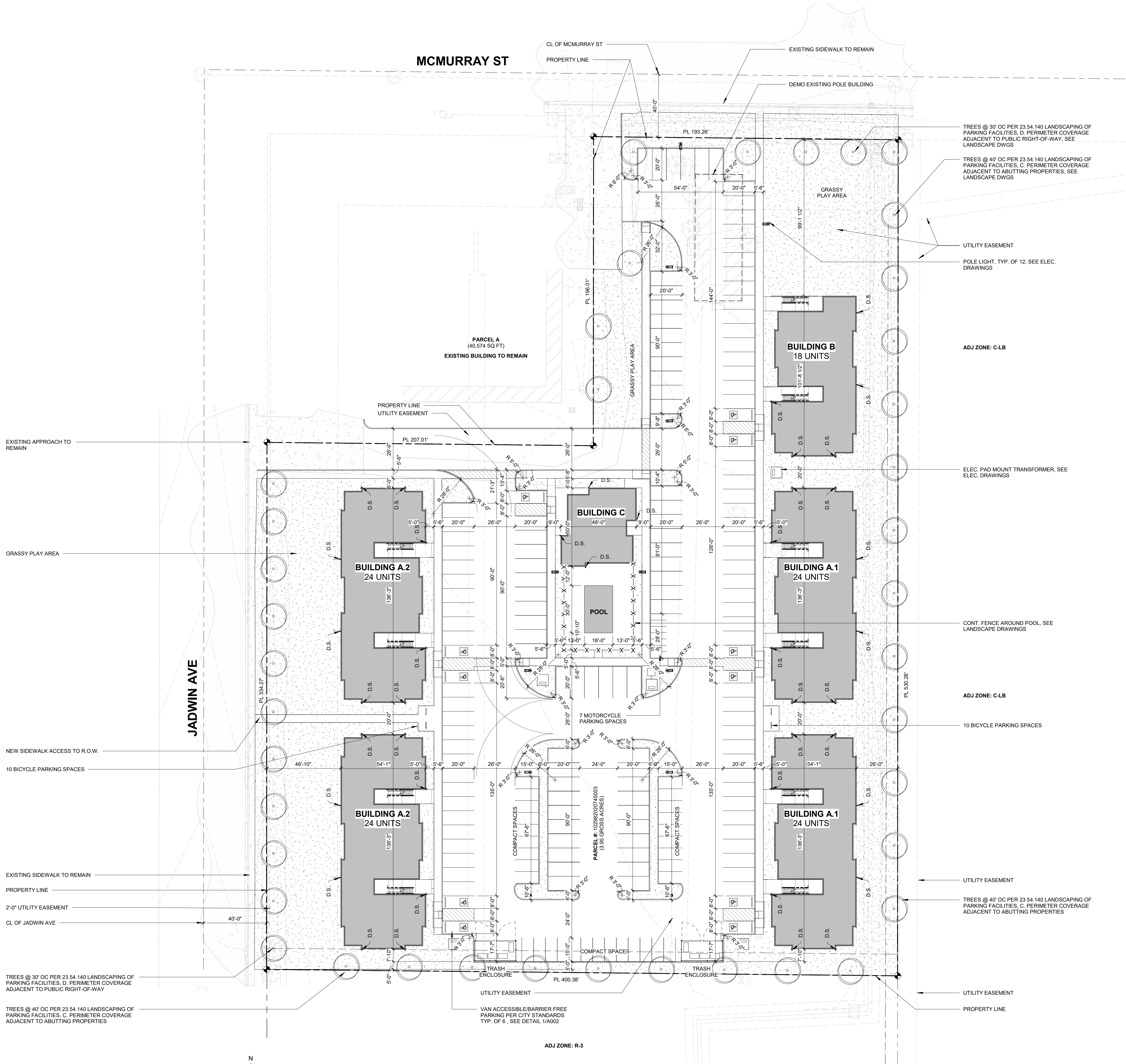
MINIMUM PARKING REQ'S:	1.5 PER UNIT
TOTAL UNIT COUNT:	114
LEASING OFFICE:	555SF/350 = 2
REQUIRED PARKING:	173 STALLS
PROVIDED PARKING:	
STANDARD STALLS:	131
COMPACT STALLS:	31
ACCESSIBLE STALLS:	11
TOTAL PARKING STALLS:	173 STALLS
REQUIRED ACCESSIBLE STALLS:	6

ACCESSIBLE PARKING CALCULATIONS

ACCESSIBLE PARKING STALLS PROVIDED:	11
ACCESSIBLE STALLS REQUIRED (IBC 1106.2 #3):	6
VAN ACCESSIBLE PARKING STALLS PROVIDED :	1
VAN ACCESSIBLE STALLS REQUIRED (IBC 1106.5):	6

TYPE-A/TYPE-B UNIT CALCULATIONS

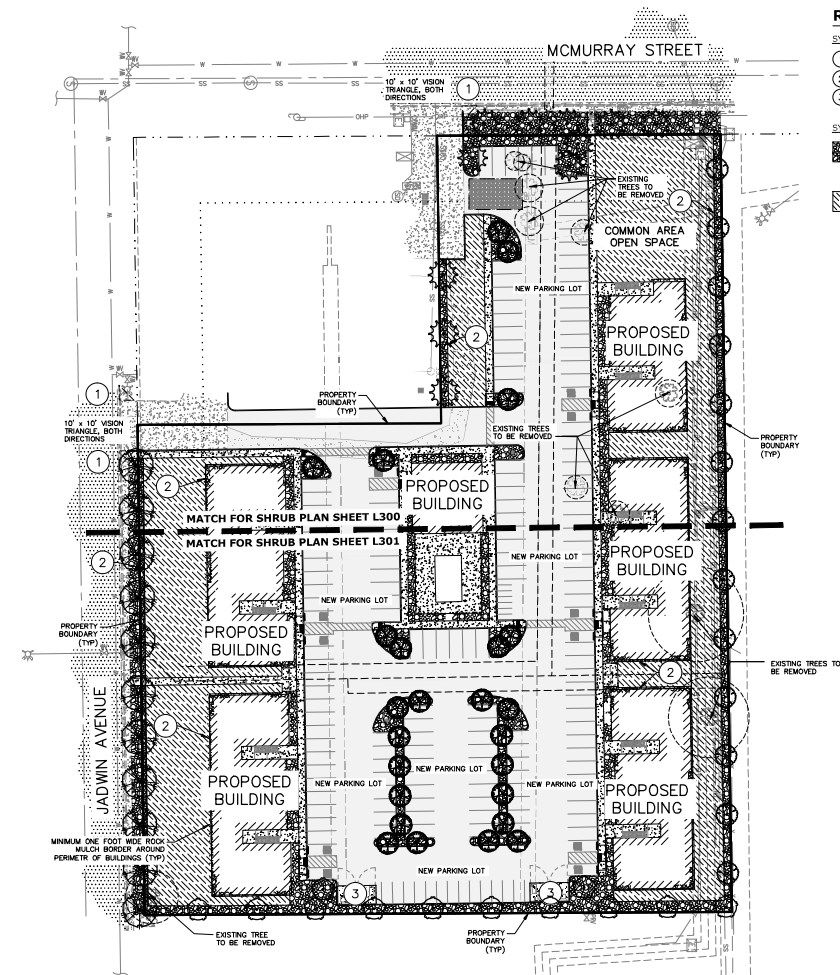
MINIMUM REQ TYPE A UNITS (IBC 1107.6.2.2.1):	5% ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS, AS DESCRIBED IN SECTION 1107.6.
MINIMUM REQ TYPE B UNITS (IBC 1107.6.4.2):	WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY.
TOTAL UNIT COUNT:	114
TOTAL TYPE A UNITS COUNT REQUIRED @ 5%:	6
TOTAL TYPE B UNITS COUNT REQUIRED :	28
TOTAL TYPE A UNITS PROVIDED:	10
TOTAL TYPE B UNITS PROVIDED:	28



N
1
SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN

A001



OVERALL LANDSCAPE SITE PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
①	VISION CLEARANCE TRIANGLE - PER RMC 25.54,140(G)(2).	
②	POLY EDGING - SEE DETAIL ON SHEET L400.	2,363 LF
③	TRASH RECEPTACLE - SEE ENGINEERING PLANS FOR MORE INFORMATION.	
SYMBOL	DESCRIPTION	QTY
	PLANTER AREA - 2" WASHED BASALT ROCK MULCH, MINIMUM 3" DEPTH, OVER COMMERCIAL GRADE WEED BARRIER - SEE DETAIL ON SHEET L400.	24,626 sf
	TURF MIX AREA - SEE HYDROSEED NOTES ON SHEET L400.	35,888 sf

CODE COMPLIANCE SUMMARY:

- MCMURRAY STREET (TOTAL LENGTH AT PROPERTY LINE AT FRONTAGE = 176 LF) CLASS 1 STREET TREES TO BE PLANTED 30' O.C. = 6 TREES. UTILITY SETBACKS AND SIDEWALK REDUCED TREES TO 5. TREES ADJACENT TO OVERHEAD LINES SO CLASS 1 TREES ARE PROPOSED. SHRUB COUNT OF 1 PER 50 SF = 35 SHRUBS. SIDEWALK REDUCED SHRUBS TO 34 TOTAL.
- JADWIN AVENUE (TOTAL LENGTH OF PROPERTY AT FRONTAGE = 317 LF) CLASS 2 STREET TREES TO BE PLANTED 30' O.C. = 11 TREES. SHRUB COUNT OF 1 PER 50 SF = 63 SHRUBS. SIDEWALK REDUCED SHRUBS TO 61 TOTAL.
- A 9' WIDE CONTINUOUS LANDSCAPE SCREEN IS REQUIRED ALONG PARKING FACILITIES AND BETWEEN BUILDINGS. PER RMC 23.54,140(C) - TREES TO BE PLANTED 40' O.C. (TOTAL LENGTH OF EAST AND SOUTH PROPERTY = 954 LF) TREES TO BE PLANTED 40' O.C. = 24 TREES. STREET FRONTAGE TREES AT ENDS AND UNDERGROUND UTILITIES REDUCED TREE COUNT TO 23 TREES TOTAL. SHRUBS PLACED ALONG ABUTTING PROPERTY PERIMETERS ON SOUTH AND EAST PROPERTY LINES AS HEDGES - IN BETWEEN BUILDINGS AND ALONG PARKING LOTS.

GRAPHIC SCALE

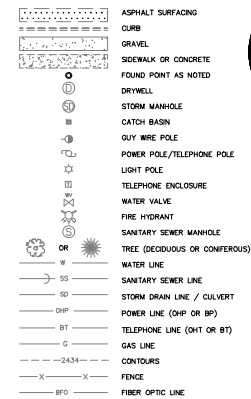


SHEET INDEX

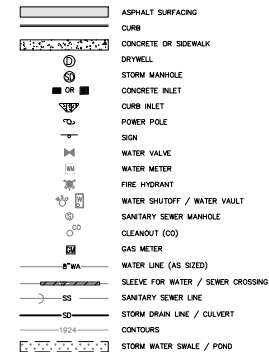
- L100 LANDSCAPE SITE PLAN
- L200 TREE PLAN AND SCHEDULE
- L300 NORTH SITE SHRUB PLAN AND SCHEDULE
- L301 SOUTH SITE SHRUB PLAN AND SCHEDULE
- L400 DETAILS AND NOTES

LEGEND

EXISTING FEATURES



PROPOSED IMPROVEMENTS



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY

8-1-1



TREK ARCHITECTURE

122 S MONROE, STE 4002
SPOKANE, WA 99201
509.315.4330
HELLO@TREKARCH.COM

JADWIN PROJECT LLC
115 W 2ND AVE
SPOKANE, WA 99201

DATE: 08/15/22

BY: JADWIN PROJECT LLC

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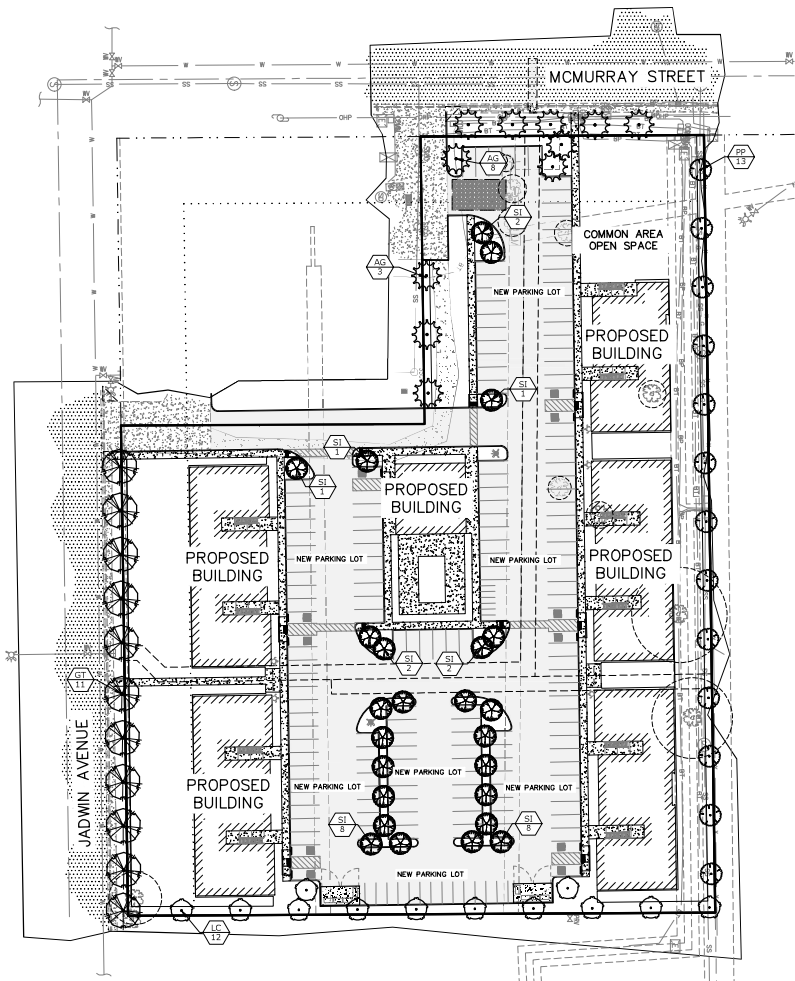
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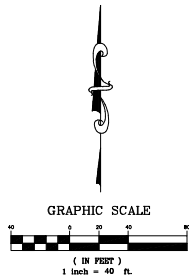


PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Acer tataricum 'Garnett' TM	Hot Wings Tatarian Maple	1.5" Cal.	11
OT	Olethalia triacanthos nermis 'Sunburst'	Sunburst Honey Locust	1.5" Cal.	11
LC	Liquidambar styraciflua 'Clydeform' TM	Emerald Sentinel Sweet Gum	1.5" Cal.	12
PP	Populus tremuloides 'NE Arid' TM	Prairie Gold Quaking Aspen	1.5" Cal.	13
SI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1.5" Cal.	25

TREE PLAN NOTES:

- IT IS THE INTENT OF THIS PLAN TO SHOW TREES ONLY, SHRUBS, GROUNDCOVER, AND MULCH NOT SHOWN FOR PLAN CLARITY.
- SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS.
- SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL. PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.



510 east third avenue | Spokane, Washington 99202
P 509.242.1000 F 509.242.1001

TREK ARCHITECTURE

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JADWIN PROJECT LLC

1105 JADWIN AVE.
RICHLAND, WA 99354

PROJECT DATA

PROJECT NAME

PROJECT LOCATION

PROJECT NUMBER

PROJECT DATE

PROJECT STATUS

PROJECT DESCRIPTION

PROJECT CONTACT

PROJECT PHONE

PROJECT EMAIL

PROJECT WEBSITE

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT COUNTY

PROJECT COUNTRY

PROJECT CLIENT

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

PROJECT SURVEYOR

PROJECT CONSULTANT

PROJECT SPECIALIST

PROJECT SUBMITTER

PROJECT REVIEWER

PROJECT DATE

PROJECT DESCRIPTION

PROJECT LOCATION

PROJECT NUMBER

PROJECT DATE

PROJECT STATUS

PROJECT DESCRIPTION

PROJECT CONTACT

PROJECT PHONE

PROJECT EMAIL

PROJECT WEBSITE

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

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PROJECT ARCHITECT

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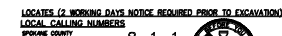
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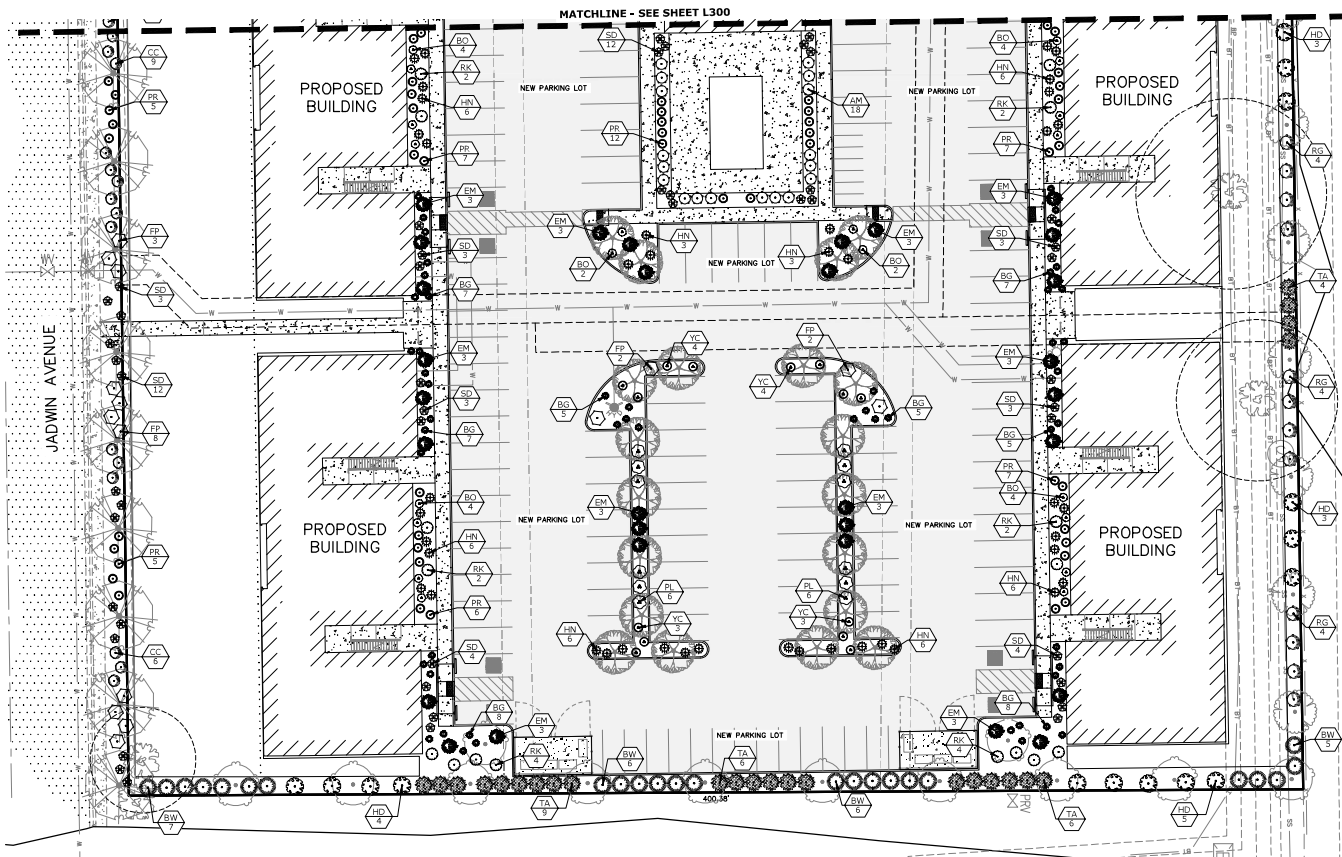
TREE PLAN AND SCHEDULE

L200

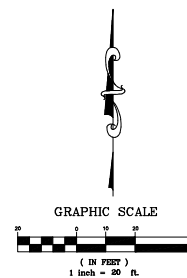


8-1-1





SOUTH SITE SHRUB PLAN
SEE SHEET L100 FOR OVERALL PLAN

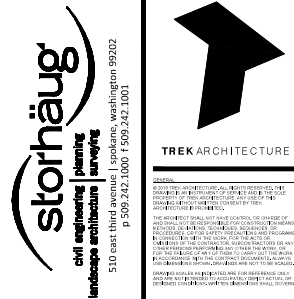


PLANT SCHEDULE SOUTH SITE AREA

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM	Aronia melanocarpa	Black Chokeberry	5 gal.	18
BO	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	5 gal.	20
BW	Berberis x gladyensis 'William Penn'	William Penn Barberry	5 gal.	24
CC	Bouteloua gracilis	Blue Grama Grass	5 gal.	52
EM	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal.	15
FP	Eucynymus fortunei 'Moonshadow' TM	Moonshadow Wintercreeper	5 gal.	30
HN	Fallugia paradoxa	Apache Plume	5 gal.	15
HD	Helianthemum nummularium 'Apricot'	Apricot Sunrose	1 gal.	42
HD	Holdsia discolor	Oceanspray	5 gal.	15
PR	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	5 gal.	49
RL	Philadelphus microphyllus	Littleleaf Mockorange	2" HZ	12
RG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	12
RK	Rosa x 'Rector' TM	Rainbow Knock-Out Rose	5 gal.	16
SD	Salvia dorrii	Desert Sage	5 gal.	47
TA	Taxus baccata 'Adpressa Aurea'	Gold-Slope English Yew	5 gal.	25
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	5 gal.	14

SHRUB PLAN NOTES:

- IT IS THE INTENT OF THIS PLAN TO SHOW SHRUBS AND GROUNDCOVERS ONLY. TREES GREYED IN AND MULCH NOT SHOWN FOR PLAN CLARITY.
- SEE DETAIL SHEET WITHIN LANDSCAPE PLAN SET FOR PROJECT GENERAL NOTES, INSTALLATION INSTRUCTIONS, AND STANDARD DETAILS.
- SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HANDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
- PLANT SYMBOLS SHALL DICTATE COUNT.
- CONTRACTOR TO PLACE BLACK POLY EDGING BETWEEN ALL TURF AREAS AND PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL; PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST. PLANTER AREAS TO RECEIVE 3" DEPTH (MIN.) MULCH OVER FINISHED TOPSOIL GRADE AFTER PLANTING, UNLESS STATED OTHERWISE ON PLANS.



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815 W 2ND AVE
SPokane, WA 99201

DATE: 06/15/22

BY: JLS

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BY: JLS

CONTRACTOR IS RESPONSIBLE TO READ ALL OF THE NOTES IN THESE PLANS PRIOR TO CONSTRUCTION.

CONTRACTOR TO KEEP A FULL SET OF TO-SCALE LANDSCAPE PLANS ON SITE FOR THE DURATION OF LANDSCAPE INSTALLATION.

CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, I.E., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING. CONTRACTOR TO BE LIABLE AND PAY FOR ANY DAMAGE TO ANY UNDERGROUND UTILITIES DURING AN EXTRA COST TO THE OWNER, CALL 811 BEFORE DIGGING, EXCAVATING, TRENCHING, DEMOLITION OR OTHER CONSTRUCTION.

NOT ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT ARE SHOWN ON THIS PLAN. LOCATE ALL SPRINKLER HEADS, VALVES, BACK-FLOW PREVENTION DEVICES, PIPING OR OTHER EQUIPMENT BEFORE BEGINNING CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS.

- SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO COMPLETE THE CONSTRUCTION OF THE PLANTER AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS, LOCAL CODES PREVAL, AND ANY OTHER NECESSARY REQUIREMENTS.
- ALL PLANTER AND TURF AREAS TO RECEIVE 6" OF CLEAN TOPSOIL, PLANTER AREA TOPSOIL TO BE MIXED 50/50 WITH ORGANIC COMPOST, PLANTER AREAS TO RECEIVE 4" OF CLEAN TOPSOIL, AND TURF AREAS TO RECEIVE 4" OF CLEAN TOPSOIL. PLANTING TO BE COMPLETED WITHIN ONE YEAR OF THE FIRST YEAR OF PLANTING AS SUPPLEMENT TO AUTOMATIC IRRIGATION.

- 1. SEE ENGINEERING DRAWINGS FOR DETAILED SITE, UTILITY AND DRAINAGE FEATURE INFORMATION.
- 2. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, SITE LIGHTING AND HARDSCAPE INFORMATION RELATED TO PROPOSED BUILDINGS.
- 3. PRESERVE AND PROTECT EXISTING HARDSCAPE TO REMAIN. DAMAGE TO HARDSCAPE INCURRED AS A RESULT OF LANDSCAPE INSTALLATION OPERATION TO BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.

- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
- CONTRACTOR TO KEEP A FULL SET OF LANDSCAPE PLANS ON SITE FOR THE DURATION OF INSTALLATION.

- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL TURF AREAS AND PLANTER BEDS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS THE COMBINED TOTAL DEPTH OF TOPSOIL AND MULCH SPECIFIED AND AN ADDITIONAL 0.5 INCH DEPTH WITHIN 1 HORIZONTAL FOOT OF EXISTING AND/OR PROPOSED HARDSCAPES.

- GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISHED GRADES.

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCH-LIST WORK.

- IMPORTED TOPSOIL SHALL CONSIST OF SANDY LOAM; NONTOXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS OR ROCKS GREATER THAN 1/2" IN DIAMETER, UNLESS OTHERWISE NOTED.

- CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.

- PLANTER BEDS UNLESS OTHERWISE NOTED. EDGING SHALL END PERPENDICULARLY TO WALLS AND PAVING AND SHALL BE INSTALLED WITH TOP FLUSH WITH PAVING.

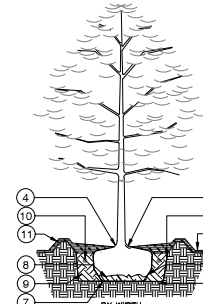
A CONTRACTOR-DESIGNED AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED AND MAINTAINED WITHIN ALL PROPOSED PLANTER AND TURF AREAS, UNLESS

- 1.1. IRRIGATION CONTRACTOR TO PROVIDE OWNER WITH TO-SCALE, AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM PRIOR TO PROJECT CLOSE-OUT.
- 1.2. GENERAL CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO LOCATE AND MARK ALL EXISTING IRRIGATION SLEEVES. IF ANY ARE NOT NEEDED: IRRIGATION WATER LINES AND CONTROLLER WIRES TO BE MAINTAINED IN PLACE. IF ANY ARE TO BE REMOVED OR REPLACED: MINIMUM SIZE CROSS GREATER DIAMETER THAN THE SUM TOTAL DIAMETER OF ALL EXISTING PIPES. IF ANY ARE TO BE RELOCATED: NEW LOCATIONS FEATURES THEY GROW, INSTALL STEVES 12" - 18" BELOW EXCAVATION FOR HANDCAPS TO BE INSTALLED. INSTALL LOCATE WIRE OVER EXISTING LOCATIONS. IF ANY ARE TO BE REMOVED: REMOVE EXISTING LOCATIONS AT THE ENDS, MARK SLEEVE LOCATIONS WITH SURVEY LABEL, PAINTED FLUORESCENT ORANGE. LABEL EACH END OF SLEEVE WITH "IRRI" AND LOCATION.
- 1.3. GENERAL CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE 4" SCH. 40 PVC IRRIGATION SLEEVES ALL SLEEVES SHALL BE CUT TO 15' LONG. ALL SLEEVES SHALL BE CAPED ON BOTH ENDS BE CAPPED WITH DUCT TAPE TO PREVENT DEBRIS FROM PLUGGING THE SLEEVE. MARK SLEEVE LOCATIONS WITH SURVEY LABEL, PAINTED FLUORESCENT ORANGE. LABEL EACH END OF SLEEVE WITH "IRRI" AND LOCATION.
- 1.4. GENERAL CONTRACTOR TO PROVIDE 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER, IRRIGATION CONTROLLER TO MONITOR AND CONTROL VALVE OPERATION AND COORDINATE INSTALLATION WITH GENERAL CONTRACTOR;
- 1.5. GENERAL CONTRACTOR TO PROVIDE A STANDARD THREADED STUB WITH THREE(3) CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE; AND
- 1.6. PLANTER AND TURF AREAS TO BE ON SEPARATE IRRIGATION ZONES. INSTALL DRIP IRRIGATION IN PLANTER AREAS - 16PHI PER SHRUB AND 20PHI PER TREE. INSTALL ABOVE-GROUND, AUTOMATIC IRRIGATION TO COVER PLANTER AND TURF AREAS.

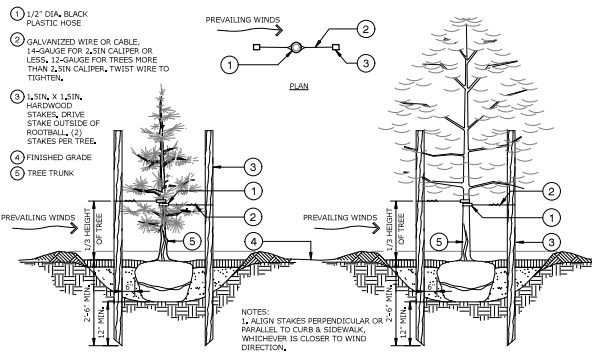
ALL PLANT MATERIAL QUANTITIES SHALL BE VERIFIED PRIOR TO INSTALLATION. QUANTITIES LISTED IN SCHEDULES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE NUMBER OF PLANTS SHOWN ON LANDSCAPE PLANS SHALL HAVE PRIORITY OVER THE NUMBER LISTED IN THE SCHEDULE.

- A/L CONTAINER (FOR FIELD GROWN TREES, SHRUBS, VINES AND PLANTED SPECIES) SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT AND/OR CONTRACTOR. ALL SPECIES TO BE SOD PLANT (INCLUDING HYDROCHLORES) SHALL BE PURCHASED BY THE LANDSCAPE ARCHITECT AND/OR CONTRACTOR. THE CONTRACTOR SHALL OBTAIN THE SPECIFIC GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GIVING OF TREES AND THE CONTAINMENT PROTECTION OF PLANT MATERIALS UPON THEIR ARRIVAL TO THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- GROUNDCOVER PLANTING PRIOR TO TREES AND SHRUBS SHALL BE CONTINUOUS AS SHOWN ON PLANS.
- ALL SPECIMEN TREES SHALL BE POSITIONED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER. ANY AGGRESSIVE PRIOR TREES TO BE REMOVED SHALL BE REMOVED BY THE VINE RUNNERS TO BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS ESPALIÉROS TO THE ADJACENT WALL OR FENCE.
- ALL INSTALLED PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL MATERIALS (PLANT MATERIALS, SOD, SEED, LANDSCAPE MULCHES, ETC.) SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL INSTALLED BY CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ANY PLANT MATERIALS THAT DO NOT SURVIVE DUE TO ANY CAUSE (VANDALISM OR NEGLIGENCE) WITH PLANT MATERIAL, EQUAL TO THE INSTALLED MATERIAL, AT THE WRITTEN, DATED AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
- CONTRACTOR TO INSTALL SOD IN ALL TURF AREAS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PNEUMATICALLY APPLY (HYDROSEED) DRYLAND GRASS AREAS BETWEEN SEPTEMBER 15TH AND OCTOBER 1ST, OR MARCH 1ST AND APRIL 1ST.

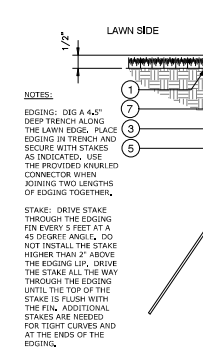
NTS



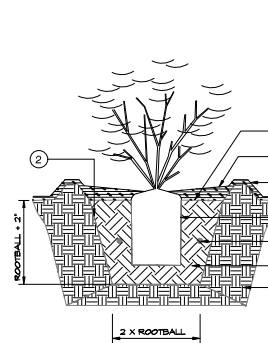
NOTE: MULCH PER PLANT, IF MULCH DEPTH IS GREATER
2", GRADUALLY FEATHER FROM SPECIFIED DEPTH TO 2"
AT TREE ROOTBALL BASE TO PREVENT BURIED OR
SUPER-ELEVATED PLANT INSTALLATION,

 NTS

1° = 1'-0"



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$$\mathbf{1}^{(1)} = \mathbf{1}^{(2)}$$

1. SEED SHALL BE DELIVERED IN ORIGINAL, UNOPENED CONTAINERS SHOWING DATE OF ANALYSIS, ANALYST'S NAME AND ADDRESS, AND ANALYSIS AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. CONTRACTOR TO BRING TO THE JOB SITE THE PACKING LIST FROM THE SEED SUPPLIER AND TO PROVIDE TO THE JOB SITE.
3. PROVIDE FRESH, CLEAN, NON-CROP SEED COMPLYING WITH TOLERANCE OF PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSIS OF NORTH AMERICA.
4. PROVIDE MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS SPECIFIED BY SEED MANUFACTURER OR SUPPLIER.
5. PROVIDE MIXTURE COMPOSED OF GRASS AND FERTILIZER AS FOLLOWS:
 1. TURF MIX: "IDEAL TURF" FROM PLANTS OF THE WILD OR APPROVED EQUAL.
 2. DRYLAND MIX: "INLAND NATIVIST NATIVE MIX" FROM PLANTS OF THE WILD OR APPROVED EQUAL.
6. FERTILIZER: PER SPECIFICATIONS
7. COORDINATE WITH CIVIL PLANS FOR STABILIZATION OF SLOPES TO RECEIVE HYDROSEED.
8. SEED SUPPLIER: PLANTS OF THE WILD, TEKGA, WA-509-284-2848

 NHS

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
SPOKANE COUNTY

8-1-1



DETAILS AND NOTES

L400