

Received 12-11-2024

APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
City of Dupont

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Special Notes For Garry Oak Trees:

- 1). 3 existing Landmark Oak trees (#16, 20, & 21) will be removed due to their close proximity to the proposed building.
- 2). 75 new Garry Oak trees will be planted at a ratio of 25:1. 3 Landmark Oak trees to be removed x 25 = 75 new Oak trees provided.
- 3). The new Oak trees will be placed in the existing prairie and wetland buffer areas along with a native prairie seed mix specifically designed for Garry Oak habitats.
- 4). Irrigate new trees the first three years and as needed during drought times. Contractor to verify irrigation schedule with Owner.
- 5). No fertilizer, herbicide, or pesticide is recommended for newly planted trees. Any use of chemicals shall be in accordance with ANSI A-300 Standards and BMPs.
- 6). Trees shall not be topped, allow trees to grow naturally. At time of planting pruning shall be limited to removal of broken branches, defective roots, or to improve overall tree structure.
- 7). Garry Oaks grow best with minimal interference, other than ample water to establish a good root system.
- 8). Do not overmulch, keep mulch level over roots 1-2" depth.

Project Information:

Parcel Numbers: 0119362039, 0119362009, 0119362012, & 0119362043  
Property Size: 927,027 Sf. or 21.3 Ac  
Total Developed Property (Parcel A & B): 179,281 Sf.  
Total Landscape Area Required, 20% x 179,281 = 35,856 Sf.  
Total Landscape Area Provided: 58,788 Sf. or 33% (not including ROW)  
Total Landscape Area in ROW: 18,151 Sf.  
Zoning: COM (Commercial)  
Applicable Code: DMC 25.90, 25.70.060, 25.120

Tree Retention Notes:

(Per DMC 25.120.030)  
(Refer to sheet T1 Tree Retention Plan by Leroy Surveyors & Engineers for Tree Table, and Arborist Report Prepared By Favero Greenforest, Greenforest Inc.)  
Existing Trees To Be Removed In The ROW: 6  
Total Existing Trees On Site To Be Removed: 52  
Total Existing Trees To Be Retained On Site: 32  
Total Garry Oak Trees To Be Planted: 75  
Total New Trees To Be Planted On Site: 168

Estimated Annual Irrigation Usage Statement And Calculations:

(Per DMC 25.90.040.2 & 3)  
All new planting beds, eco-lawn, and native seed mix areas to be watered with an automatic underground irrigation system, except for native seed mix areas. High efficiency spray heads will be used for all eco-lawn areas (which require watering only during a "heat dome event" after the first growing season). All planting beds will be watered using high efficiency driplines. The native seed mix areas shall be watered by an above ground temporary irrigation system for three years, then only as needed. The eco-lawn areas require minimal mowing and may be mowed one or two times a month during the growing season. After three growing seasons only irrigate planting beds during times of drought, two to three times a week.

Total Area To Be Irrigated (Including ROW): 70,300 Sf.  
Landscape Areas With Drip Irrigation: 21,550 Sf.  
Eco-Lawn Areas With Spray Heads: 17,600 Sf.  
Native Seed Mix Areas With Low GPM Rotors: 31,190 Sf.

Total GPM For Drip Zones: 550 G (Gallons) / Day Running for 8 Minutes  
Total GPM for Lawn & Seed Areas: 2000 G / Day Running for 3 Minutes  
Total GPM for All Landscape Areas: 2550 G

2550 G x 5 Days / Week = 12,750 G / Week  
12,275 G x 26 Weeks = 331,500 G / Year

331,500 G x 30% (additional usage during drought times) = 99,450 G  
331,500 + 99,450 G = 430,950 G / Year

Total G/Sf. Required: 7.2  
430,950 G / 70,300 Sf. = 6.13 G Per Sf. Provided or 1.07 G less than Code requirement of 7.2 G per Sf.

Client Logo:

Mustard Seed Legacy  
Development, LLC

Champions  
Centre Church  
- DuPont

X Barksdale Ave.,  
DuPont, Wa. 98237

Overall  
Landscape  
Plan & Notes

Revisions	Date
#1 - Updated per City comments, new civil bases, and added irrigation plan	10/24/24

Project #: 24102
Date: 11/22/24
Sheet Size / Scale: 34"x22" / 1" = 50'

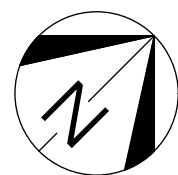
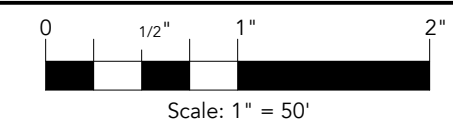
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Landscape Architect:



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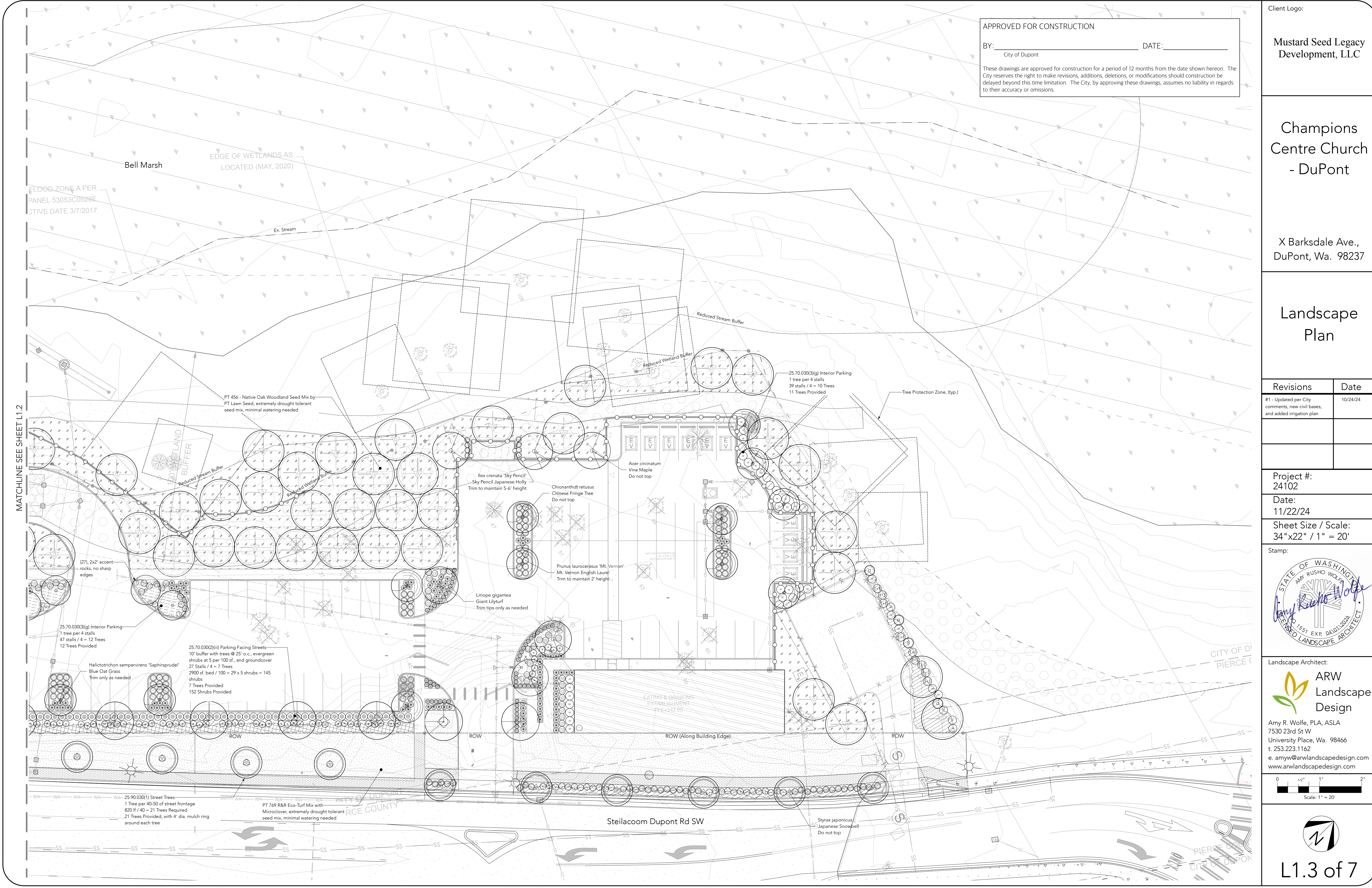


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X Barksdale Ave.,  
DuPont, Wa. 98237

Landscape  
Plan

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#1 - Updated per City comments, new civil bases, and added irrigation plan	10/24/24

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24102

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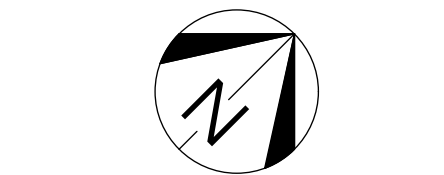
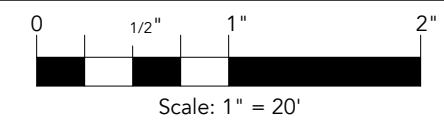
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Landscape Architect:

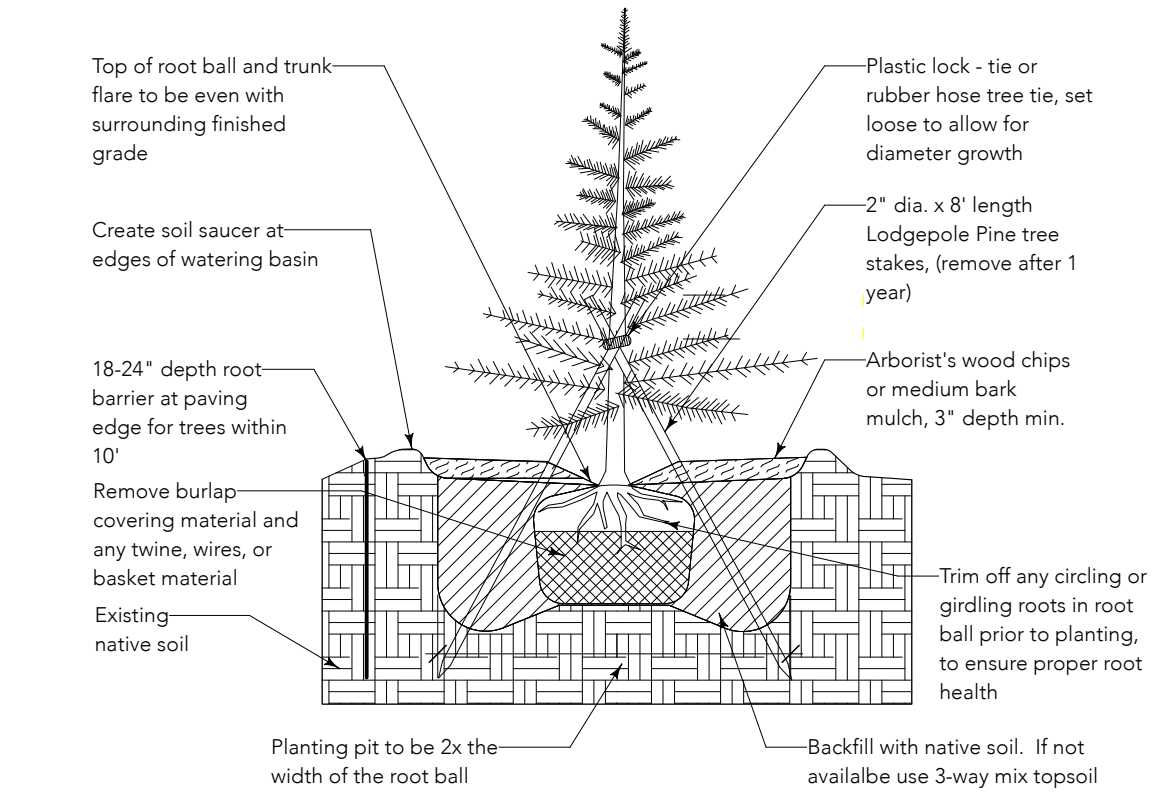


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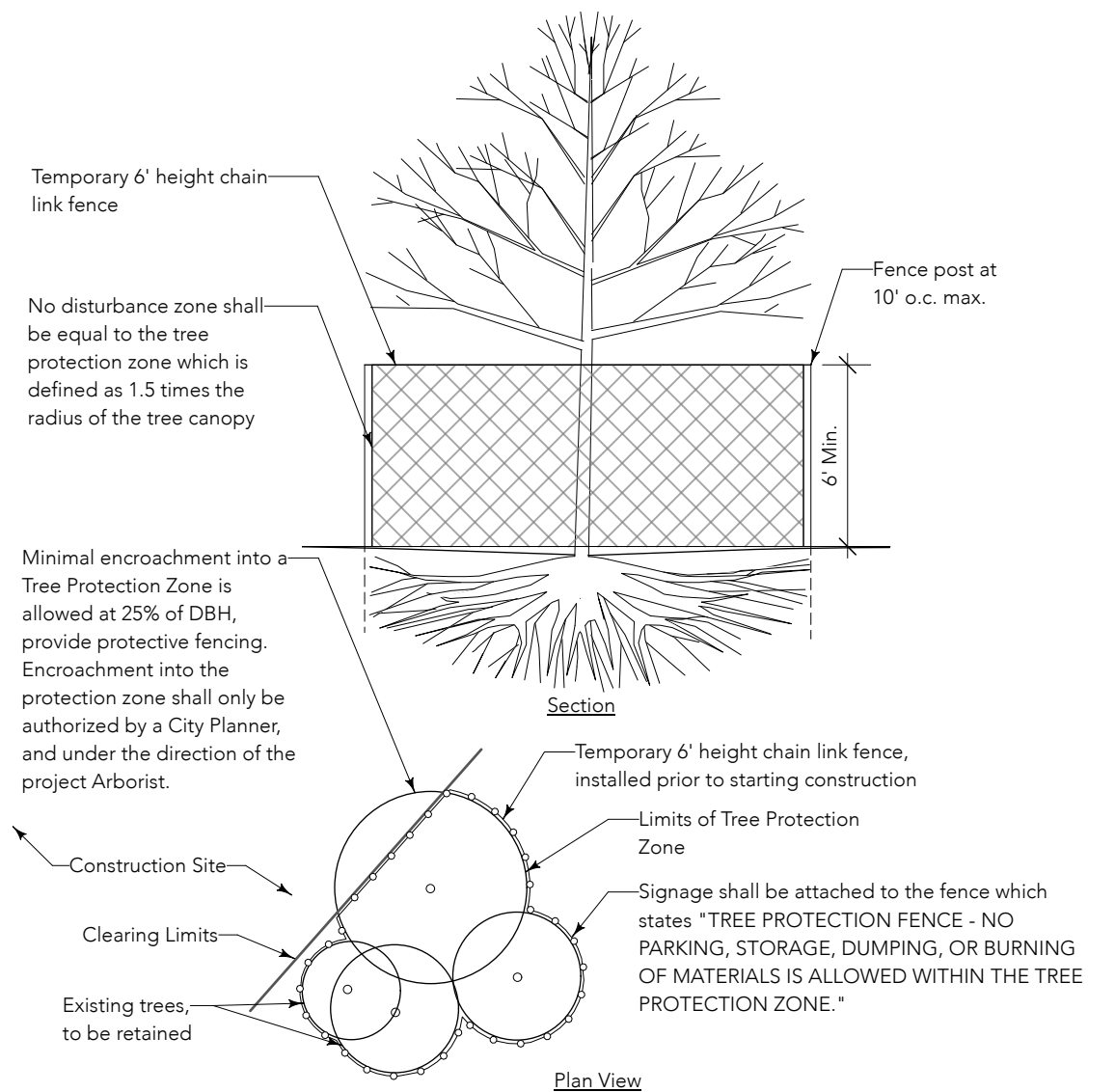


Plant List*						
*Any plant substitutions should be similar to the listed plant in size, foliage type, and growth habit. For example, a native species on the plant list should be substituted with a similar native plant.						
	Qty	Latin Name	Common Name	Size	Spacing	Comments
<b>Trees</b>						
	14	Acer circinatum	Vine Maple	2" cal.	20'0"	B&B, nursery grown, deciduous, native, multi-trunk
	5	Amelanchier alnifolia	Saskatoon Serviceberry	2" cal.	25'0"	B&B, nursery grown, deciduous, native, edible berries, do not top
	30	Chionanthus retusus	Chinese Fringe Tree	2" cal.	20'0"	B&B, nursery grown, white flowers in spring, street tree quality, branched at 5' height
	16	Ginkgo biloba 'Tubifolia'	Maidenhair Tree	2" cal.	25'0"	B&B, nursery grown, golden-yellow fall color
	75	Quercus garryana	Garry Oak	4-8' height	20'0"	Provided by Owner
	8	Quercus robur 'Skyrocket'	Skyrocket Oak	2" cal.	20'0"	B&B, nursery grown, branched at 5' height, street tree quality
	21	Styrax japonicus	Japanese Snowbell	2" cal.	40'0"	B&B, nursery grown, street tree quality, branched at 5' height
<b>Shrubs</b>						
	17	Holodiscus discolor	Ocean Spray	2 gal.	5'0"	Nursery grown, deciduous, native, cream flowers in spring, do not top
	16	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 gal.	2'6"	Nursery grown, evergreen, berries in fall
	38	Mahonia aquifolium	Oregon Grape	2 gal.	4'0"	Nursery grown, evergreen, native, yellow flowers in spring
	139	Mahonia nervosa	Longleaf Mahonia	2 gal.	3'0"	Nursery grown, evergreen, native, yellow flowers in spring
	25	Pieris japonica 'Little Heath'	Little Heath Pieris	2 gal.	3'0"	Nursery grown, evergreen, leaves striped with white edges, numerous flowers in spring
	155	Potentilla fruticosa 'Gold Star'	Gold Star Cinquefoil	2 gal.	3'0"	Nursery grown, deciduous, bright yellow flowers in summer
	147	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	2 gal.	3'6"	Nursery grown, evergreen, trim as needed to maintain 3.5' height
	8	Ribes sanguineum	Red Flowering Currant	2 gal.	4'0"	Nursery grown, deciduous, native, pink flowers in spring
	62	Vaccinium ovatum	Evergreen Huckleberry	2 gal.	4'0"	Nursery grown, evergreen, native, blue-black berries are edible
<b>Perennials &amp; Grasses</b>						
	15	Echinacea purpurea	Purple Coneflower	4" pot	2'0"	Nursery grown, purple-pink flowers all summer, trim back in fall
	213	Helictotrichon sempervirens 'Saphirsprudel'	Blue Oat Grass	4" pot	2'6"	Nursery grown, bluish foliage year round
	140	Liriope gigantea	Giant Lilyturf	4" pot	2'0"	Nursery grown, evergreen, purple flowers in spring, trim tips only as needed
<b>Groundcover</b>						
	476	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	3'6"	Nursery grown, evergreen, native, small flowers in spring
	76	Ceanothus gloriosus 'Pt Reyes'	Pt Reyes Wild Lilac	1 gal.	3'0"	Nursery grown, evergreen, blue-violet flowers
	155	Geranium macrorrhizum	Hardy Geranium	1 gal.	3'6"	Nursery grown, evergreen, magenta flowers in summer
	323	Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon English Laurel	2 gal.	3'0"	Nursery grown, evergreen, very tough, no trimming needed
<b>Total Number of Plants</b>		1806				
<b>Total Number of Native Plants (46%)</b>		834				



- Notes:**
- 1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
  - 2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.
  - 3) Tree planting and support systems (staking), shall comply with ANSI A-300 Part 6 (2018) and ISA BMPS.

#### Coniferous Tree Planting Detail NTS

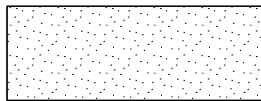
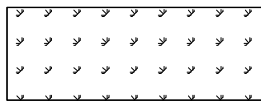


1. Minimum 6' high temporary chainlink fence shall be placed at the Tree Protection Zone or designated limit of disturbance of the tree to be saved. Fence shall completely encircle tree(s). Install fence posts using pier block only. Avoid post or stakes into major roots. Modifications to fencing material and location must be approved by planning official.
2. Treatment of roots exposed during construction: for roots over 1" dia. damaged during construction, make a clean straight cut to remove damaged portion of root. All exposed roots shall be temporarily covered with damp burlap to prevent drying and covered with soil as soon as possible.
3. No stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing. Fencing shall not be moved or removed unless approved by the city Planning Official. Work within protection fence shall be done manually under the supervision of the on site Arborist and with prior approval by the city Planning Official.
4. Fencing signage as detailed above must be posted every 15' along the fence.

#### Tree Protection Fencing Detail NTS

#### Materials Schedule:

PT 456 - Native Oak Woodland Mix by PT Lawn Seed: 31,190 Sf. Install per manufacturer's specifications. nstall seed mix in the fall or spring and irrigate daily until the grass is established then water only during extreme drought times. Mow monthly or as needed. Follow PT Lawn Seed maintenance and care specifications



PT 769 R&R Eco-Turf Mix by PT Lawn Seed: 17,600 Sf. Install per manufacturer's specifications. Install seed mix in the fall or spring and irrigate daily until the grass is established then water only during extreme drought times. Mow monthly or as needed. Follow PT Lawn Seed maintenance and care specifications

Re-use native stockpiled topsoil for all landscape areas. If not available use 3-Way Mix Topsoil: 75,000 Sf. at 4" depth = 925 Cyds. For landscape and lawn areas, mix with native soil to a depth of 8".

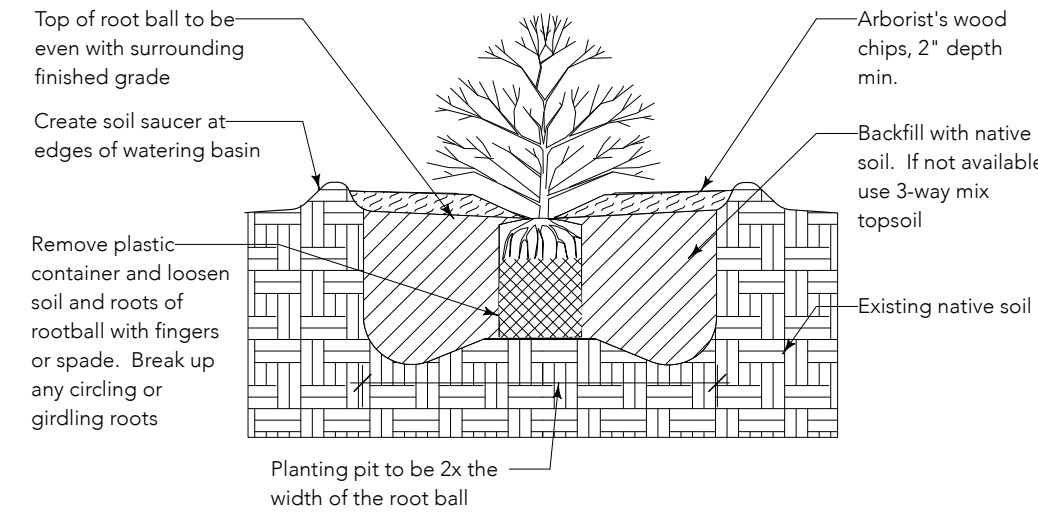
Arborist's Wood Chips or Medium Bark Mulch for all landscape beds, 24,000 Sf. at 3" depth min. = 296 Cyds. Spread evenly around new plants.

Arborist's Wood Chips or Medium Bark Mulch for Garry Oak Prairie areas, 34,000 Sf. at 2" depth = 210 Cyds.

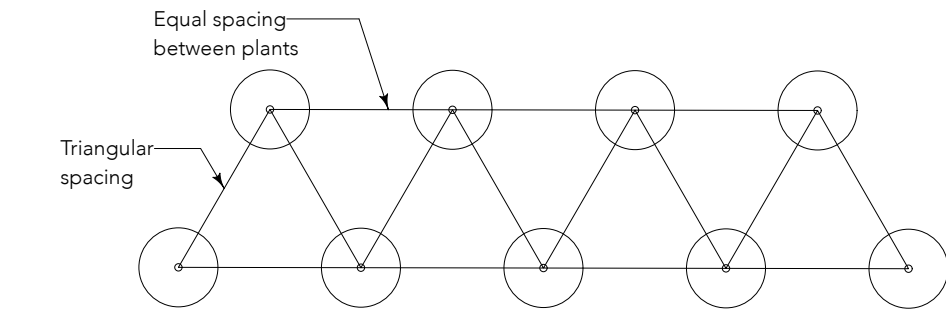
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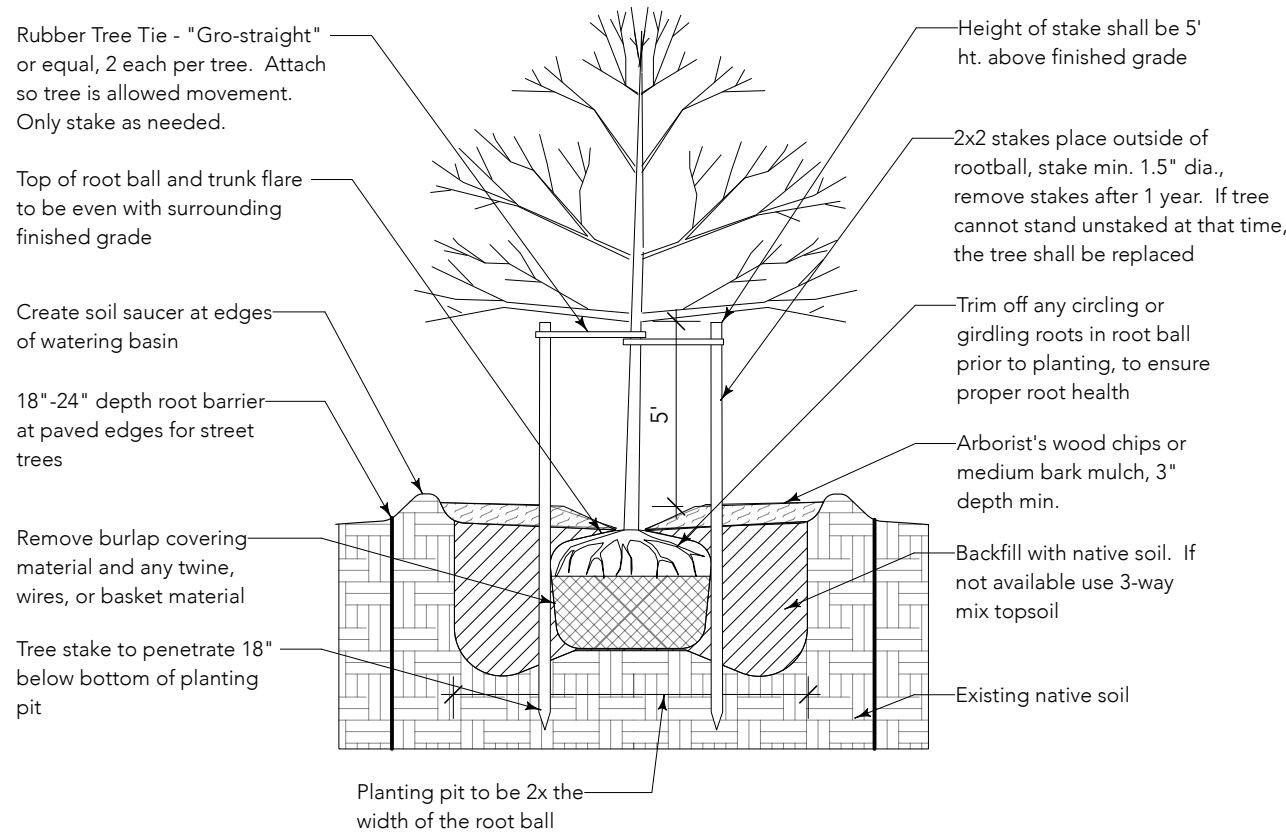
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#### Shrub/Ground Cover Planting Detail NTS



#### Ground Cover Triangular Spacing Detail NTS



- Notes:**
- 1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
  - 2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.
  - 3) Tree planting and support systems (staking), shall comply with ANSI A-300 Part 6 (2018) and ISA BMPS.

#### Deciduous Tree Planting Detail NTS

#### Landscape Notes:

1. The landscape bed shall be free of weeds, rocks > 2"Ø, tree stumps and limbs, construction debris, slurry, and other construction material prior to soil preparation of planting beds.
2. Remove native topsoil and store on site for reuse. Protect native topsoil by covering with tarp or mulch until ready for installation. If topsoil has been removed from the site then de-compact the landscape beds by roto-tilling, disking or ripping to a depth of at least 12", to thoroughly loosen soil before adding topsoil to the beds.
3. Contractor to verify proposed tree locations in field and avoid underground and overhead utilities, and adjust tree locations as needed prior to digging.
4. Landscape Architect to be notified of any discrepancies between the planting plan and on site locations of buildings, paving, and utilities that may interfere with the proposed plant layout as needed.
5. Contractor to test soil conditions (pH level, nutrient content, etc.) and correct with proper soil amendment as needed.
6. Landscape Architect to be notified as needed and approve of any plant substitutions prior to delivery. Plant material shall be delivered to the site free of diseases, pests, and damaged or broken branches, trunks or limbs.
7. All plants shall conform to the Z60.1 "American Standard for Nursery Stock" manual as published by the American Association of Nurseryman (AAN).
8. Contractor to guarantee all plants for 1 year and replace any dead or dying plants as notified by the owner.
9. Any damaged plant material delivered on site shall be returned and replaced by the grower or contractor.
10. Landscape Architect to review plant layout locations via photos or on site as needed.
11. Fertilizer, herbicides, and pesticides are not required or needed for the survival of the newly installed plants.
12. All proposed plants should be allowed to grow naturally. Trimming is not needed, except for the occasional removal of broken, dead, damaged branches.
13. New plants shall be watered weekly in the first growing season or as needed, bi-weekly in the second growing season or as needed, and monthly in the third growing season or as needed, in the spring, summer, and fall months.
14. Check plants for burned or brown leaves, wilting branches or leaves, and dry soil during the summer months. Apply irrigation as needed, or take action appropriate to resolve the issue and restore plant vitality.
15. Tree planting and support systems (staking), shall comply with ANSI A-300 Part 6 (2018) and ISA BMPS.
16. Tree support systems shall be removed after 1 year from planting. If tree cannot stand unstaked at this time, the tree shall be replaced.
17. Arborist's wood chips are the preferred mulch at 4" depth and should be reapplied annually or as needed to maintain soil health.

Client Logo:

Mustard Seed Legacy  
Development, LLC

Champions  
Centre Church  
- DuPont

X Barksdale Ave.,  
DuPont, Wa. 98237

Landscape  
Schedule,  
Notes, &  
Details

Revisions	Date
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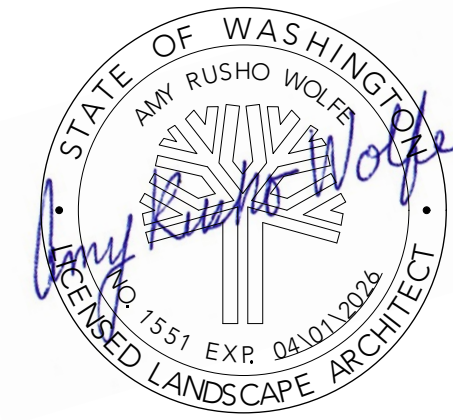
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11/22/24

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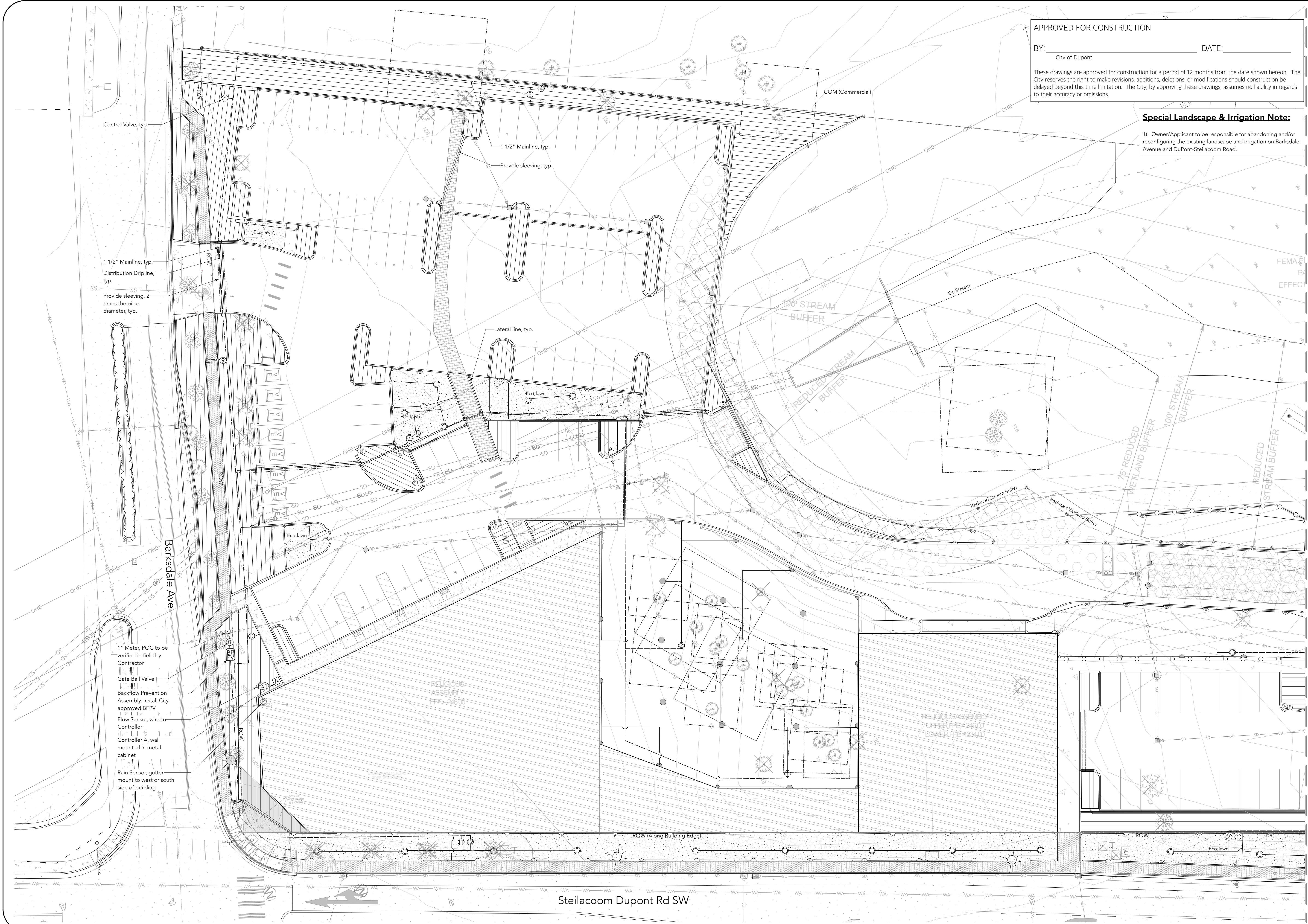
Landscape Architect:

ARW  
Landscape  
Design

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L1.4 of 7





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**Special Landscape & Irrigation Note:**

1). Owner/Applicant to be responsible for abandoning and/or reconfiguring the existing landscape and irrigation on Barksdale Avenue and DuPont-Steilacoom Road.

Client Logo:

Mustard Seed Legacy Development, LLC

Champions Centre Church - DuPont

X Barksdale Ave., DuPont, Wa. 98237

Irrigation Plan

Revisions	Date
#1 - Updated per City comments, new civil bases, and added irrigation plan	10/24/24

Project #: 24102

Date: 11/22/24

Sheet Size / Scale: 34"x22" / 1" = 20'

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Landscape Architect:

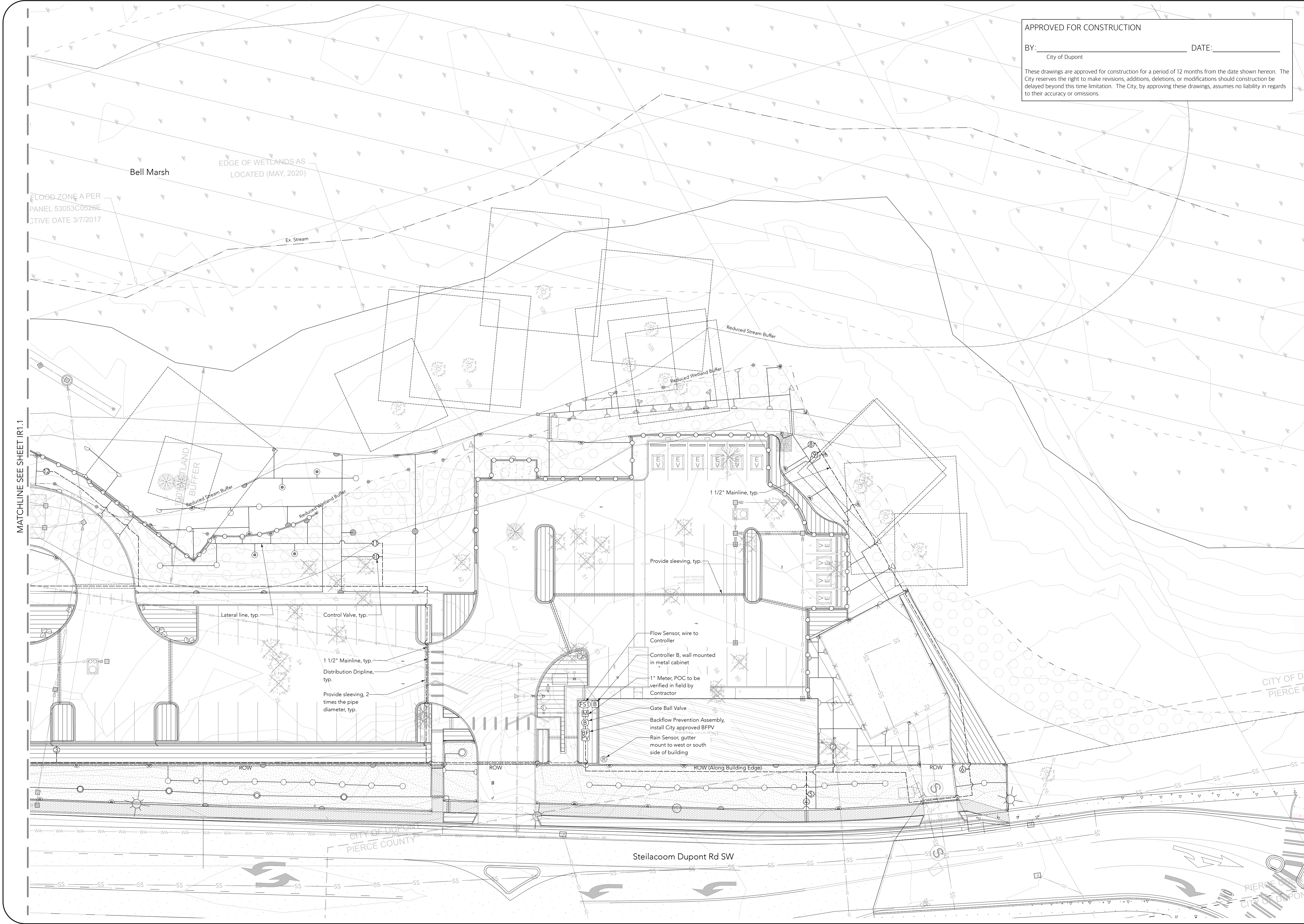
ARW Landscape Design

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Irrigation  
Plan

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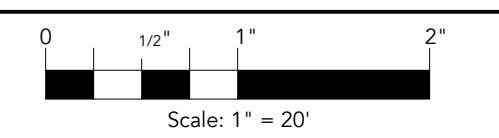
Stamp:

STATE OF WASHINGTON  
AMY RUSHO WOLFE  
LANDSCAPE ARCHITECT  
NO. 1551 EXP. 09/01/2028

Landscape Architect:

ARW  
Landscape  
Design













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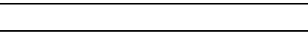
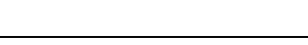




IRRIGATION LEGEND			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
<div>M</div>	(2), 1" IRRIGATION METER (BY OTHERS, COORDINATE P.O.C. WITH CONSTRUCTION MANAGER)		75 PSI AVAILABLE ON SITE STATIC PRESSURE
<div>B</div>	BRASS GATE VALVE	RUB BALL VALVE, S95F43 (ROUND HANDLE)	SIZE TO FIT MAINLINE
<div>BF PV</div>	1" BACK FLOW PREVENTOR	FEBCO 850	SIZE TO MATCH METER
<div>R</div>	HUNTER RAIN SENSOR	RAIN-CLIK-SGM	WIRELESS RAIN SENSOR W/GUTTER MOUNT
<div>FS1</div>	HUNTER 1" FLOW SENSOR	HFS W/ FCT-150	WIRE DIRECTLY TO CONTROLLER
<div>X</div>	HUNTER 1 1/2" AUTOMATIC CONTROL VALVE	ICV-101G WITH PRESSURE REGULATOR	WIRE DIRECTLY TO CONTROLLER, SEE VALVE KEY
<div>A</div> <div>B</div>	HUNTER CONTROLLER	I-CORE, IC-600-M	WALL MOUNTED METAL CABINET

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
<div>-----</div>	IRRIGATION MAIN LINE 1 1/2"	SCH 40 PVC	
<div>-----</div>	IRRIGATION LATERAL LINE SIZE VARIES	SCH 40 PVC	SEE PIPE SIZING LEGEND
<div>-----</div>	PIPE AND WIRE SLEEVING	SCH 40 PVC	DIAMETER TO BE TWICE THE SIZE OF THE PIPE BEING SLEEVED

POP-UP HEADS AND ROTORS				
SYMBOL	MANUFACTURER/ DESCRIPTION	RAD.	MODEL	PSI
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	8'	MP1000 CORNER HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	8'	MP1000 HALF HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	8'	MP1000 FULL HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	13'	MP1000 CORNER HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	13'	MP1000 HALF HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	13'	MP1000FULL HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	18'	MP2000 CORNER HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	18'	MP2000 HALF HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	18'	MP2000 FULL HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	28'	MP3000 CORNER HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	28'	MP3000 HALF HEAD	35
<div></div>	HUNTER MP ROTATOR SPRAY HEAD	28'	MP3000 FULL HEAD	35

SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	GPM	PSI
<div></div>	HUNTER MICRO IRRIGATION DRIPLINE SYSTEM	HDL-09-24-250-CV 24" SPACING	.90 GPH	25
<div></div>	DISTRIBUTION LINE	HDL-BLNK-250		25
<div><div>V</div></div>	HUNTER AIR RELIEF VALVE INSTALL ONE IN EACH ZONE	PLD-ARV		25
<div><div>F</div></div>	HUNTER AUTOMATIC FLUSH VALVE, INSTALL ONE IN EACH ZONE			25

CONTROLLER A VALVE KEY				
VALVE	SIZE	GPM	TYPE	NOTES
1	1 1/2"	24.6	Spray Heads	Garry Oak Prairie, temporary above ground irrigation, remove after 3 years
2	1 1/2"	26.1	Spray Heads	
3	1 1/2"	6.10	Spray Heads	
4	1 1/2"	17.8	Dripline Bed	
5	1 1/2"	4.70	Dripline Bed	
6	1 1/2"	15.20	Dripline Bed	
7	1 1/2"	13.50	Spray Heads	Eco-lawn
8	1 1/2"	10.1	Dripline Bed	
9	1 1/2"	12.0	Dripline Bed	
10	1 1/2"	8.4	Dripline Bed	
11	1 1/2"	13.2	Spray Heads	Eco-lawn
12	1 1/2"	6.5	Dripline Bed	

PIPE SIZING LEGEND	
3/4" SCH 40 PVC	(0-8 GPM)
1" SCH 40 PVC	(8-12 GPM)
1-1/4" SCH 40 PVC	(12-22 GPM)
1-1/2" SCH 40 PVC	(22-30 GPM)
2" SCH 40 PVC	(30-50 GPM)

CONTROLLER B VALVE KEY				
VALVE	SIZE	GPM	TYPE	NOTES
1	1 1/2"	23.8	Spray Heads	Eco-lawn
2	1 1/2"	11.5	Dripline Bed	
3	1 1/2"	7.5	Dripline Bed	
4	1 1/2"	7.5	Dripline Bed	
5	1 1/2"	20.2	Spray Heads	Eco-lawn
6	1 1/2"	4.2	Dripline Bed	
7	1 1/2"	8.7	Spray Heads	*Garry Oak Prairie, temporary above ground irrigation, remove after 3 years
8	1 1/2"	13.0	Spray Heads	
9	1 1/2"	5.6	Dripline Bed	
10	1 1/2"	23.0	Spray Heads	Garry Oak Prairie, see note above*
11	1 1/2"	21.73	Spray Heads	Garry Oak Prairie, see note above*
12	1 1/2"	6.9	Spray Heads	Garry Oak Prairie, see note above*
13	1 1/2"	12.6	Spray Heads	Garry Oak Prairie, see note above*

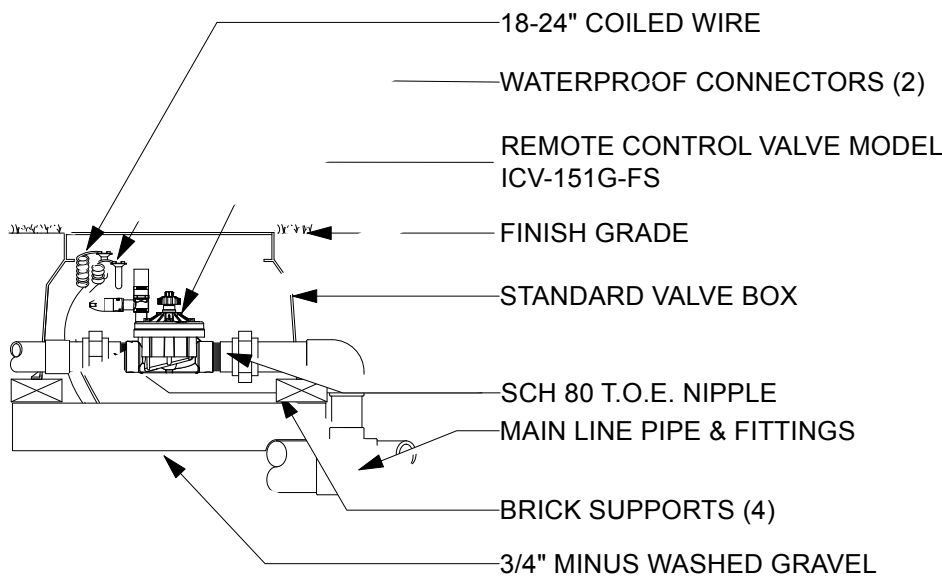
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
City of Dupont

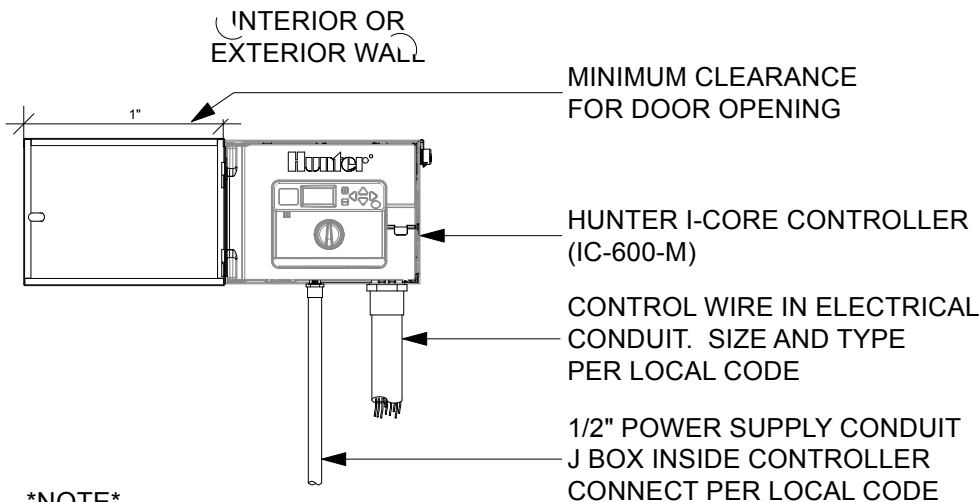
These drawings are approved for construction for a period of 12 months from the date shown hereon. The City reserves the right to make revisions, additions, deletions, or modifications should construction be delayed beyond this time limitation. The City, by approving these drawings, assumes no liability in regards to their accuracy or omissions.

Irrigation Notes:

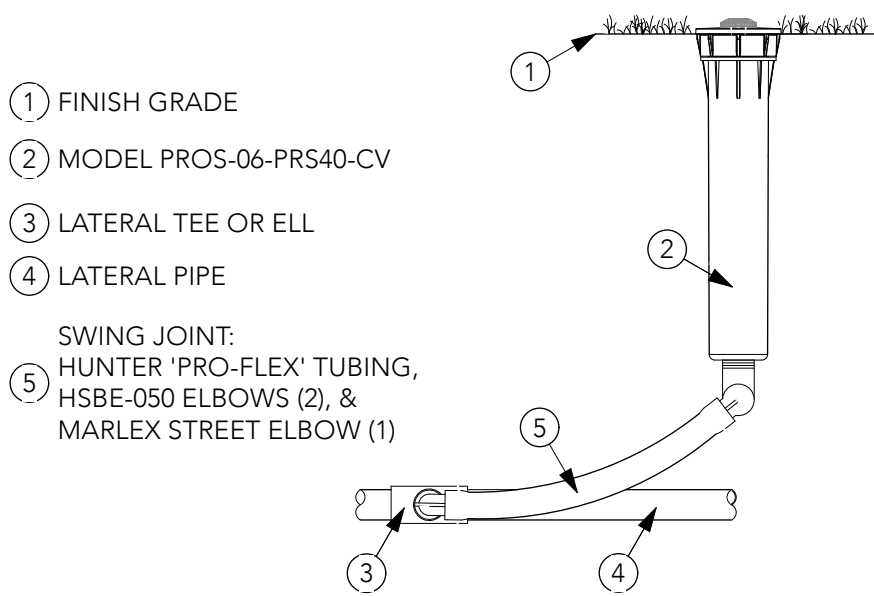
- Design assumes static water pressure at the source to be 50 PSI. Notify designer if PSI is below 50 PSI.
- All irrigation laterals, driplines, valves, controllers, and mainlines are shown diagrammatically, align in planting beds next to paved areas.
- Landscape architect is not responsible for correcting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



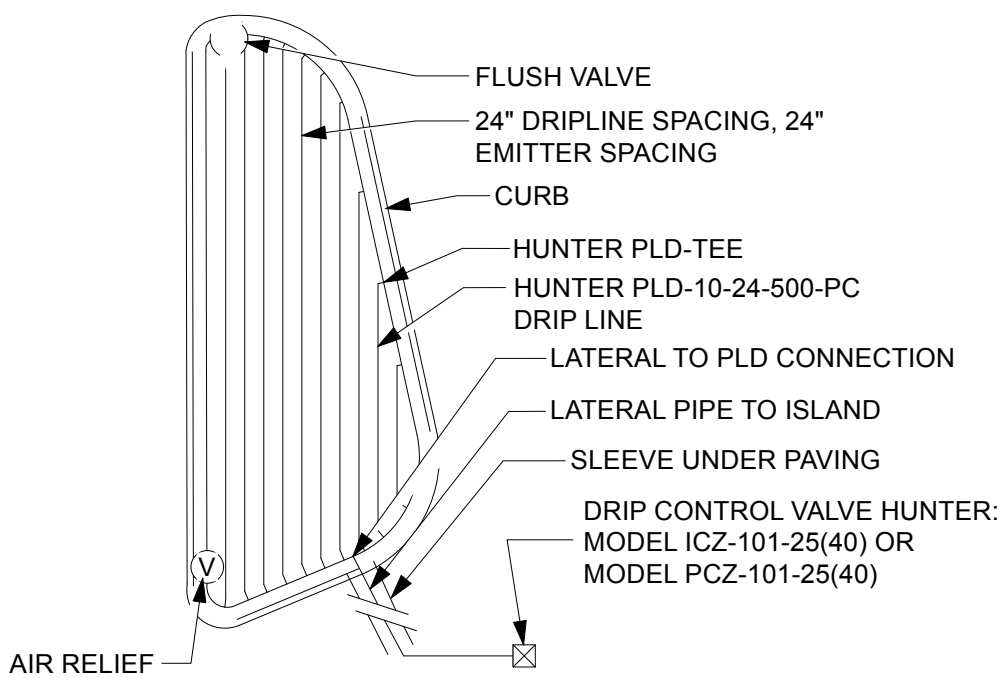
ICV GLOBE VALVE  
NTS



METAL CONTROLLER DETAIL  
NTS



MP ROTATOR SPRINKLER HEAD  
NTS



DRIPLINE LAYOUT DETAIL  
NTS

Client Logo:

Mustard Seed Legacy  
Development, LLC

Champions  
Centre Church  
- DuPont

XX Barksdale Ave.,  
DuPont, Wa. 98237

Irrigation Notes,  
& Details

Revisions	Date
#1 - Updated per City comments, new civil bases, and added irrigation plan	10/24/24

Project #:  
24102

Date:  
11/22/24

Sheet Size / Scale:  
34"x22" / NTS

Stamp:



Landscape Architect:

ARW  
Landscape  
Design

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