

Client Logo:

Mustard Seed Legacy Development, LLC

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
City of Dupont

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Champions Centre Church - DuPont

X Barksdale Ave.,
DuPont, Wa. 98237

Landscape Plan

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

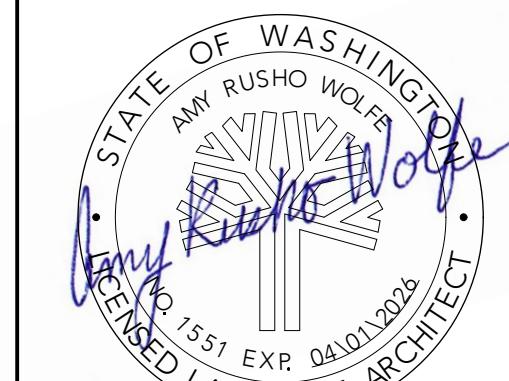
Project #:
24102

Date:
11/22/24

Sheet Size
34" x 22" / 1

Stamp:

FE OF W
RUSH



Landscape Archite

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A scale bar diagram with markings at 0, 1/2", 1", and 2". The markings are represented by vertical lines. The segments between the markings are labeled with their respective values: 1/2", 1", and 2". The segments before the first marking and after the last marking are shaded black.

2

MATCHLINE SEE SHEET L1.2

Bell Marsh

EDGE OF WETLANDS AS LOCATED (MAY, 2020)

~~FLOOD ZONE A PER
PANEL 53053C0526E
ACTIVE DATE 3/7/2017~~

Steilacoom Dupont Rd SW

L1.3 of 7

Plant List*

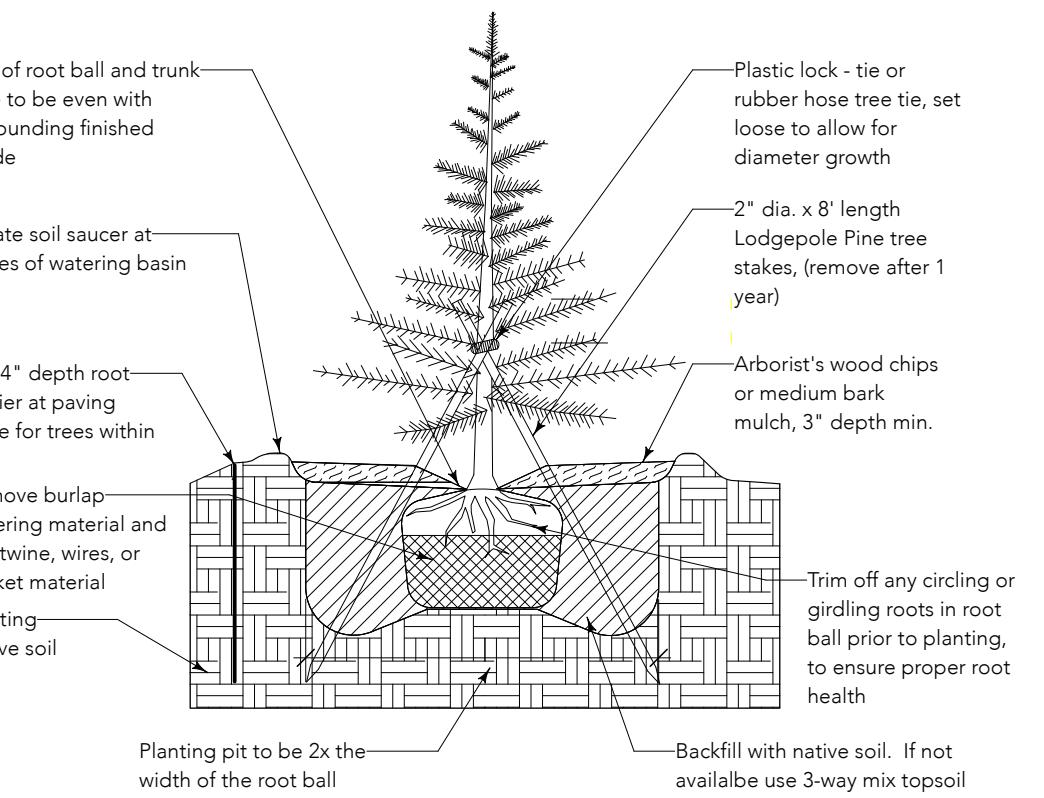
*Any plant substitutions should be similar to the listed plant in size, foliage type, and growth habit. For example, a native species on the plant list should be substituted with a similar native plant.

	Oty	Latin Name	Common Name	Size	Spacing	Comments
Trees						
	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
Shrubs						
	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
Perennials & Grasses						
	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 Liliy turf	4" pot	2'0"	Nursery grown, evergreen, purple flowers in spring, trim tips only as needed
Groundcover						
	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
Total Number of Plants	1806					
Total Number of Native Plants (46%)	834					

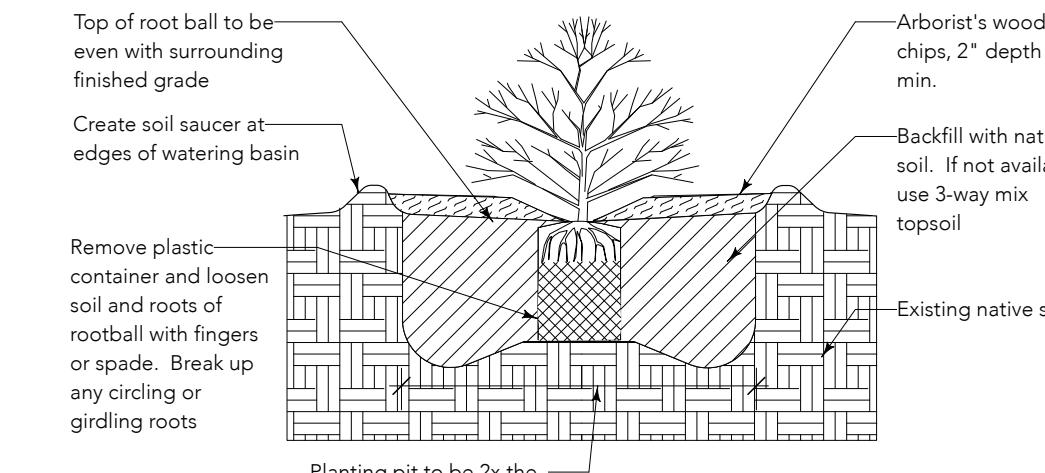
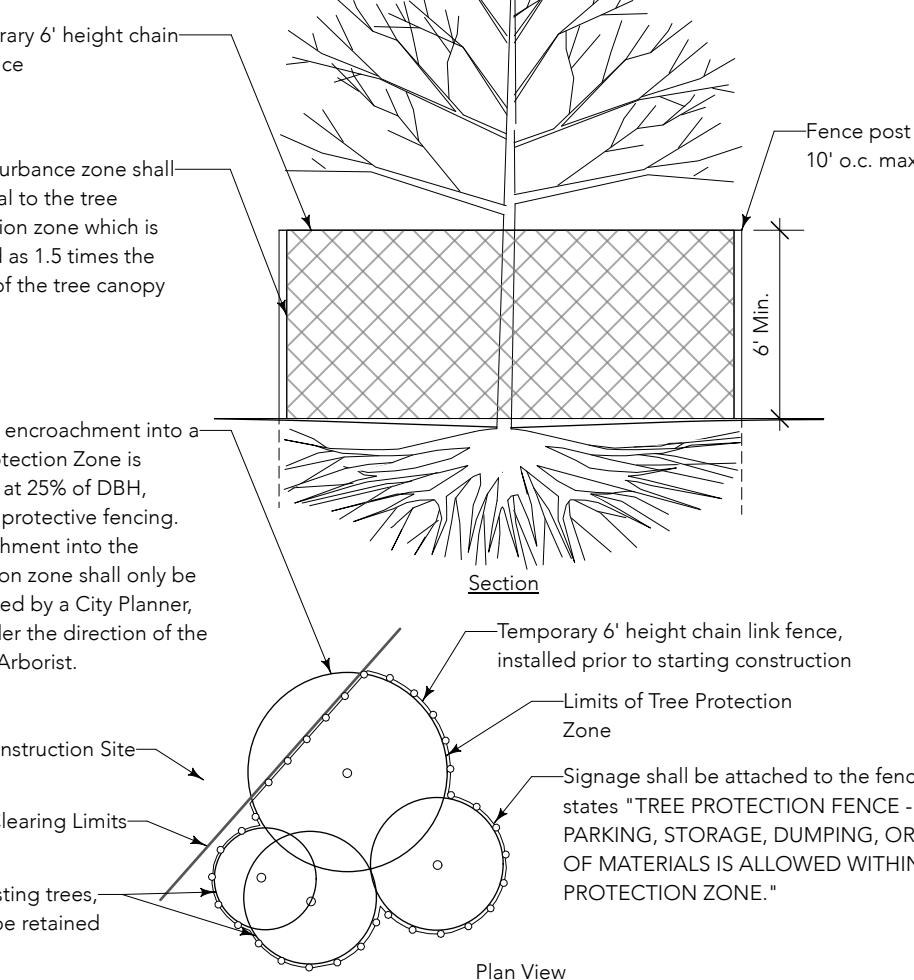
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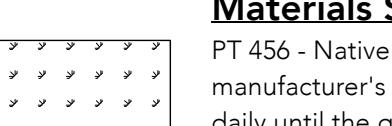
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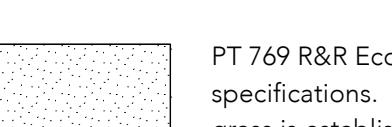
Notes:
1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.
3) Tree planting and support systems (staking), shall comply with ANSI A-300 Part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

Coniferous Tree Planting Detail
NTSShrub/Ground Cover Planting Detail
NTS

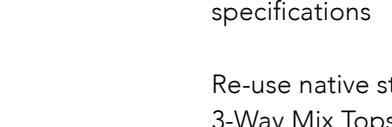
Notes:
1. Minimum 6' high temporary chainlink fence shall be placed at the Tree Protection Zone or designated limit of disturbance of the tree to be saved. Fence shall completely encircle tree(s). Install fence posts using pier block on. Avoid post or stakes into major roots. Modifications to fencing 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 Sq. Ft. 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



PT 769 R&R Eco-Turf Mix by PT Lawn Seed: 17,600 Sq. Ft. 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



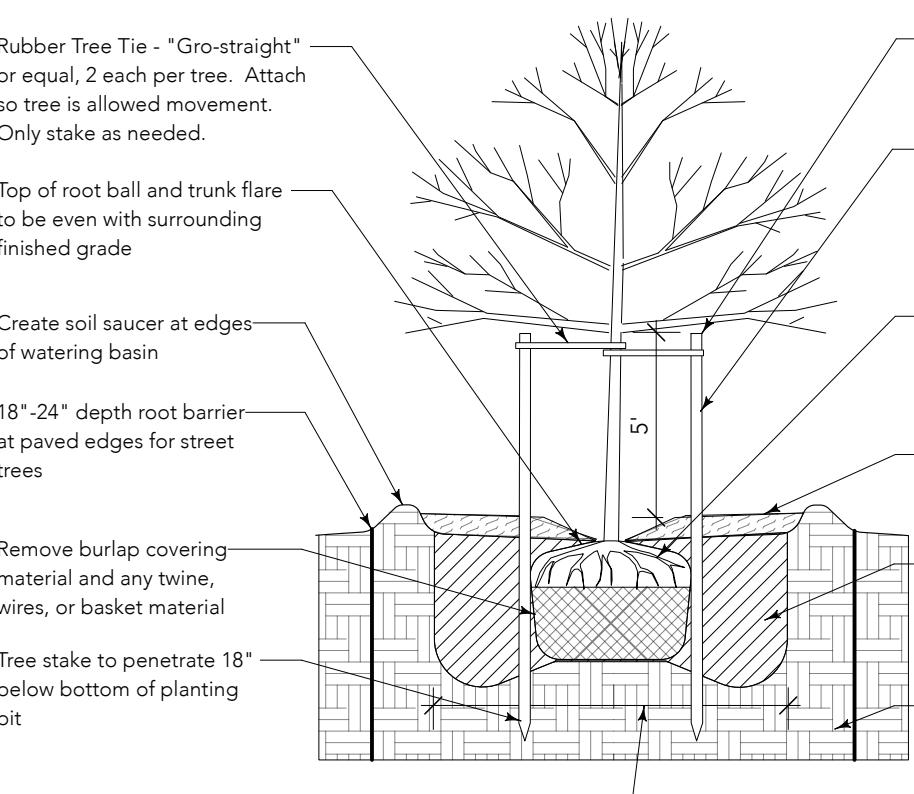
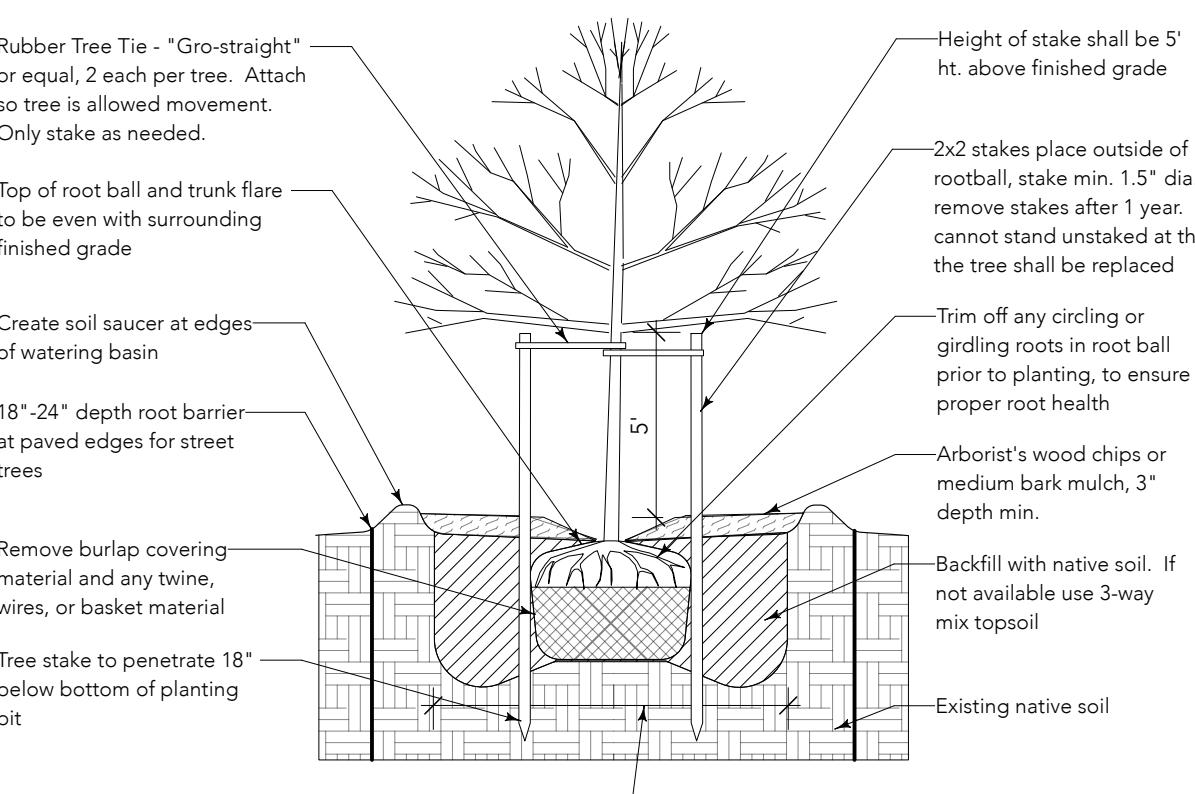
Re-use native stockpiled topsoil for all landscape areas. If not available use 3-Way Mix Topsoil: 75,000 Sq. Ft. at 4" depth = 925 Cyds. For landscape and lawn areas, mix with native soil to a depth of 8'.



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



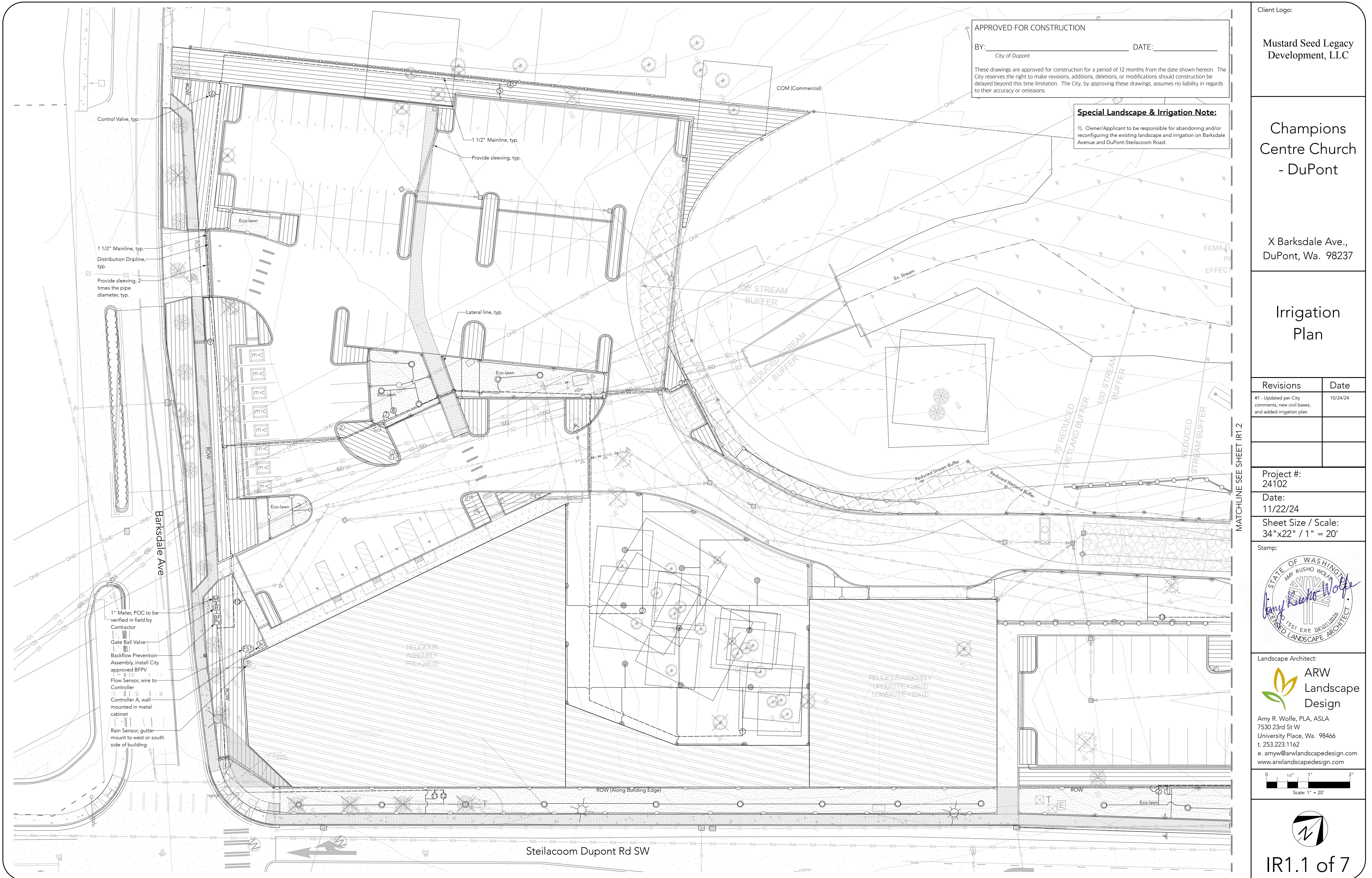
Arborist's Wood Chips or Medium Bark Mulch for Garry Oak Prairie areas, 34,000 Sq. Ft. at 2" depth = 210 Cyds.

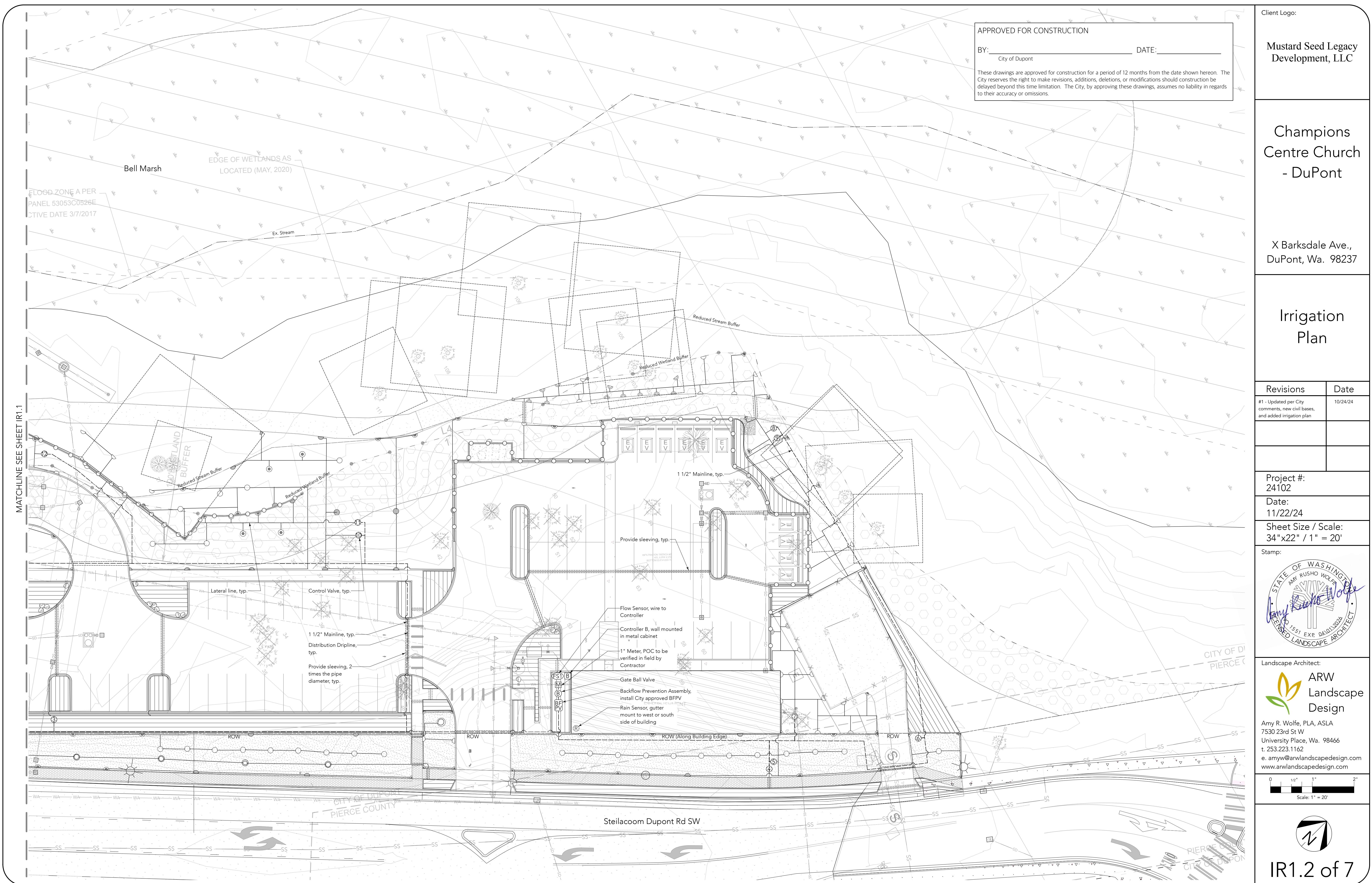
Ground Cover Triangular Spacing Detail
NTSDeciduous Tree Planting Detail
NTS

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-compress the landscape beds by rototilling, disk 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 Nurserymen (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.

Stamp:
STATE OF WASHINGTON
AMY RUSHO WOLFE
LICENSING BOARD
EXPIRED 11/51
EX. 04/01/2026
LANDSCAPE ARCHITECT
Landscape Architect:
ARW
Landscape Design
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Revisions	Date
#1 - Updated per City comments, new civil bases, and added irrigation plan	10/24/24

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

PIPE			
SYMBOL	MANUFACTURER/DESCRIPTION	MODEL	COMMENTS
---	IRRIGATION MAIN LINE 1 1/2"	SCH 40 PVC	
---	IRRIGATION LATERAL LINE SIZE VARIES	SCH 40 PVC	SEE PIPE SIZING LEGEND
---	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
[D]	HUNTER MP ROTATOR SPRAY HEAD	8'	MP1000 CORNER HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	8'	MP1000 HALF HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	8'	MP1000 FULL HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	13'	MP1000 CORNER HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	13'	MP1000 HALF HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	13'	MP1000 FULL HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	18'	MP2000 CORNER HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	18'	MP2000 HALF HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	18'	MP2000 FULL HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	28'	MP3000 CORNER HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	28'	MP3000 HALF HEAD	35
[D]	HUNTER MP ROTATOR SPRAY HEAD	28'	MP3000 FULL HEAD	35

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

CONTROLLER A VALVE KEY				
VALVE	SIZE	GPM	TYPE	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	*Garry Oak Prairie, temporary above ground irrigation, remove after 3 years
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	Garry Oak Prairie, see note above*
12	1 1/2"	6.5	DripLine Bed	Garry Oak Prairie, see note above*
13	1 1/2"	12.6	Spray Heads	Garry Oak Prairie, see note above*

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*

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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, drip lines, 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 sleeves 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
NTSBRICK SUPPORTS (4)
3/4" MINUS WASHED GRAVELSCH 80 T.O.E. NIPPLE
MAIN LINE PIPE & FITTINGS

STANDARD VALVE BOX

FINISH GRADE

REMOTE CONTROL VALVE MODEL
ICV-151G-FSCONTROL WIRE IN ELECTRICAL
CONDUIT, SIZE AND TYPE
PER LOCAL CODE1/2" POWER SUPPLY CONDUIT
J BOX INSIDE CONTROLLER
CONNECT PER LOCAL CODE*NOTE*
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER.

MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.

CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or
220 VAC SOURCE.METAL CONTROLLER DETAIL
NTSSWING JOINT:
⑤ HUNTER PRO-FLEX TUBING,
HSBE-050 ELBOWS (2), &
MARLEX STREET ELBOW (1)① FINISH GRADE
② MODEL PRO-06-PRS40-CV③ LATERAL TEE OR ELL
④ LATERAL PIPE② CURB
④ LATERAL TO PLD CONNECTION
⑤ LATERAL PIPE TO ISLAND
⑥ SLEEVE UNDER PAVING
⑦ DRIP CONTROL VALVE HUNTER:
MODEL ICZ-101-25(40) OR
MODEL PCZ-101-25(40)⑧ AIR RELIEF
VALVE⑨ FLUSH VALVE
⑩ 24" DRIPLINE SPACING, 24"
EMITTER SPACING⑪ HUNTER PLD-TEE
⑫ HUNTER PLD-10-24-500-PC
⑬ DRIP LINE

⑭ LATERAL PIPE

⑮ SLEEVE UNDER PAVING

⑯ DRIP CONTROL VALVE HUNTER:
MODEL ICZ-101-25(40) OR
MODEL PCZ-101-25(40)⑰ AIR RELIEF
VALVE⑱ FLUSH VALVE
⑲ 24" DRIPLINE SPACING, 24"
EMITTER SPACING⑳ HUNTER PLD-TEE
㉑ HUNTER PLD-10-24-500-PC
㉒ DRIP LINE

㉓ LATERAL PIPE

㉔ SLEEVE UNDER PAVING

㉕ DRIP CONTROL VALVE HUNTER:
MODEL ICZ-101-25(40) OR
MODEL PCZ-101-25(40)㉖ AIR RELIEF
VALVE