

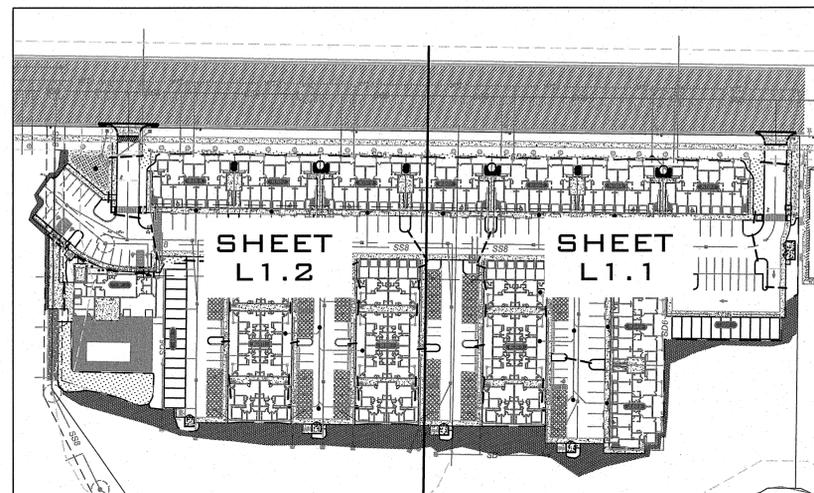
GENERAL LANDSCAPE NOTES

- SEE CIVIL PLANS FOR GRADING AND DRAINAGE INFORMATION.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OR ANY DEMOLITION OF CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO DIGGING, VERIFY LOCATION OF ALL UNDER GROUND UTILITY I.E. CABLES, CONDUIT, GAS, WATER, SEWER, ELECTRICAL AND REPAIR ANY/ALL DAMAGE, NOT AN EXTRA COST TO THE OWNER.
- INSTALLER RESPONSIBLE FOR ALL REQUIRED PERMITS AND LOCAL CODES.
- ALL PLANTS TO BE APPROVED BY THE DESIGNER OF THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ANY QUESTIONABLE NOTE, PLANT NAMES, SIZES, AND QUANTITIES.
- IN THE EVENT OF DISCREPANCY OR SITE FACTORS AFFECTING INSTALLATION AS PER PLAN NOTIFY THE LANDSCAPE ARCHITECT.
- ALL LAWN AREAS AND PLANTING BEDS SHALL BE STRIPPED AND CLEARED OF WEEDS, ROOTS, LAWN, AND DEBRIS. SPECIFIED LANDSCAPE AREAS SHALL BE RAKED TO A SMOOTH AND EVEN GRADE, AND ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED.
- TOP SOIL TO BE INSTALLED TO A DEPTH OF 4", IN LAWN AREAS (NOT IN SWALES), UNLESS OTHERWISE NOTED. TOPSOIL BROUGHT TO THE SITE SHALL BE SANDY LOAM, WITH APPROXIMATELY 2% ORGANICS AND THAT IS NON-TOXIC, WELL-DRAINED AND FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, ROCKS, GREATER THAN 1" DIAMETER, COARSE GRAVEL, HARD CLAY, AND OTHER DEBRIS UNLESS OTHERWISE NOTED, FINAL GRADE SHALL BE RAKED SMOOTH AND EVEN.
- SUB GRADE IN ALL LANDSCAPE AREAS TO BE +/-0.5'.
- AMENDED BACKFILL FOR PLANTING HOLES SHALL BE:
 - 80% OF ON SITE SOIL.
 - 20% OF ORGANIC AMENDMENT.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED FOR 1-YEAR. LANDSCAPE CONTRACTOR SHALL REPLACE ANY PLANTS WHICH ARE DEAD, EXCEPT THOSE DUE TO VANDALISM OR NEGLIGENCE, WITH PLANT MATERIAL EQUAL TO ORIGINAL.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN THE CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE URBAN FORESTER, PRIOR TO INSTALLATION.
- THREE INCHES (3") OF MEDIUM BARK MULCH IS TO BE USED IN ALL SHRUB BEDS. UNLESS OTHERWISE NOTED, SPREAD PREEN OR EQUIVALENT, BEFORE BARK PLACEMENT, TO PREVENT WEEDS.
- FERTILIZER TABLETS SHALL BE AGRIFORM "PLANTING TABLETS" AS MANUFACTURED BY AGRIFORM INTERNATIONAL CHEMICAL, INC. OR EQUAL, FERTILIZE ONLY AFTER THE FIRST YEAR PLANTED, ONLY IF THE PLANTS NEED FERTILIZER, PER THE FOLLOWING SCHEDULE:

PLANT SIZE	TABLET QUAN.	TABLET STRENGTH
1-2 GAL.	1	10 GRAM
5 GAL.	2	21 GRAM
3/4"-1 1/4" CAL.	4	21 GRAM
- CONCRETE EDGER, SEE DETAIL.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- PROVIDE 4" PVC SLEEVES AS REQUIRED, WITH 24" OF COVER UNDER PAVEMENT, MIN.
- 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER. INCLUDING WIRE HOOK-UP, INTO CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATED HYDROSEED SHALL BE IN ALL LAWN AREAS, UNLESS OTHERWISE NOTED.
- IRRIGATION SYSTEM IS DESIGN BUILD: IRRIGATION POINT OF CONNECTION IS AT WATER STUB. INSTALL METER, BACKFLOW PREVENTION DEVICE, IRRIGATION CONTROLLER, VALVES AND IRRIGATION PIPE AND EMITTERS/HEADS. ALL MAINLINES SHALL BE SCH. 40 P.V.C. ALL LATERAL LINES SHALL BE POLY N.S.F. 100 PSI. ALL IRRIGATION PIPING SHALL BE SIZED NOT TO EXCEED (5) FEET PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER. A DRIP SYSTEM SHALL BE DESIGNED FOR TREES AND SHRUBS ON SEPARATE ZONES FROM LAWN AREA. LAWN AREAS SHALL HAVE A 100% COVERAGE BY SPRINKLER HEADS.
- NO TREE SHALL BE PLANTED WITHIN (15) FEET OF ANY DRIVEWAY, ALLEY, STREETLIGHT, UTILITY POLE, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSING). THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICTS WITH THE GROWTH OF EXISTING STREET TREES.

SPECIFICATIONS:

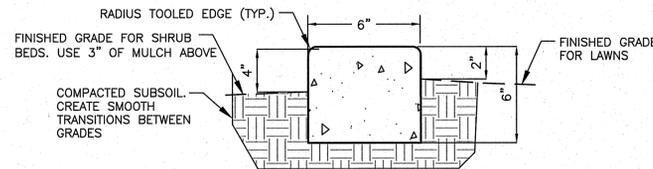
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- Planting holes will be 3 - 5 times the diameter of the root ball of the tree to be planted. The tree should be centered in the hole.
- Ropes, strings, burlap and other wrappings shall be removed from the root ball. Plastic containers and wire baskets shall be removed entirely before tree is placed in the planting hole.
- Soil under the root ball will remain undisturbed to support root ball and reduce settling.
- The root collar of the tree shall be level or up to 1 inch above the finished grade.
- Backfill using existing soil. Water thoroughly to eliminate air pockets. Do not tamp.
- Cover the tree ring area (minimum of 6' diameter) with 2 to 4 inches of organic material. Mulch should be no closer than 4 inches from the root collar of the tree. Compost or wood chips are acceptable mulch materials. Do not use rock as mulch.
- After planting, if trees are unstable staking may be used but only as necessary. All ties and stakes shall be checked after 3 months and removed if the tree is stable. At 6 months all staking material shall be removed. If tree is still unstable after 6 months tree may need to be replaced.
- Water new trees to a depth of 12 to 18 inches at least once a week during the first three growing seasons. During periods of drought, new trees need more frequent watering. It is suggested that trees be irrigated separately from turf.
- Maintain tree rings (mulched area) or install adequate edging material to keep turf and weeds out of the ring.



LOCATION MAP
NOT TO SCALE

IRRIGATION NOTES

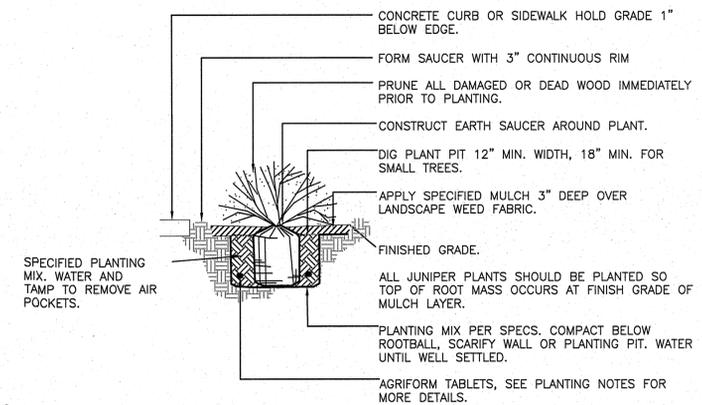
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- NOTE:
- INSTALL 1/2" EXPANSION JOINT MATERIAL WHEN CURBING MEETS ANY OTHER HARD SURFACE AND EVERY 20' INTERVAL.

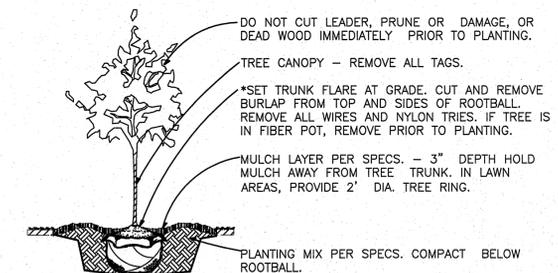
CONCRETE LANDSCAPE EDGER

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SHRUB PLANTING

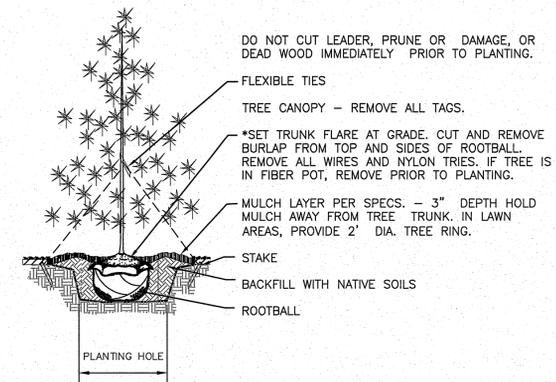
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DECIDUOUS TREE PLANTING

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- NOTES:
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EVERGREEN TREE PLANTING

NOT TO SCALE



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
6/22/16
SUSAN MARIE MOSS
CERTIFICATE NO. 821
EXP. DATE 10-31-17
PREPARED UNDER THE CLOSEST SUPERVISION OF SUSAN MARIE MOSS
WASHINGTON REGISTRATION NO. 821 FOR AND ON BEHALF OF WCE

PLANS
NOT APPROVED
BY AGENCY

LEGACY VILLAS
LANDSCAPE COVER
COUNTRY VISTA DRIVE
LIBERTY LAKE, WA

SHEET
L1.0

JOB NUMBER
16-1624

SCALE:		PROJ #:	16-1624	CIVIL	
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N/A		REVIEWED:	TRW	PLANNING	
				LANDSCAPE	X
				OTHER	



A	02/04/16	WCE	ORIGINAL PREPARATION
NO.	DATE	BY	REVISIONS

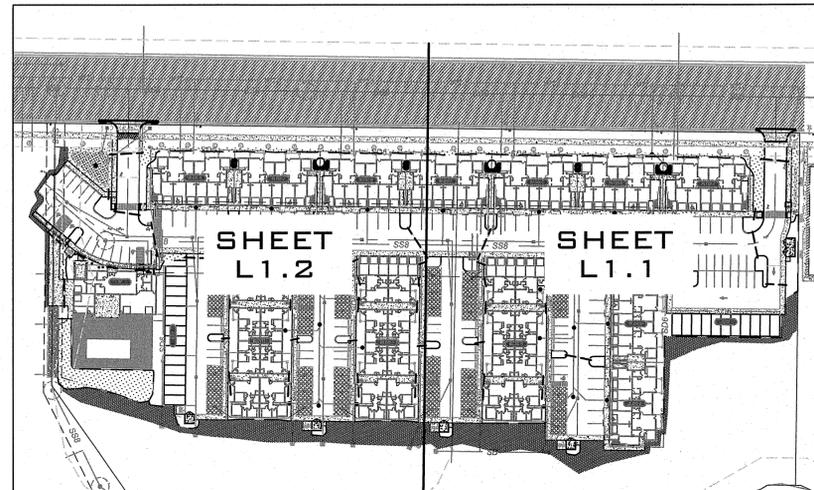
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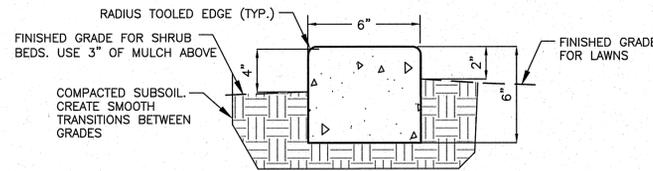
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- Maintain tree rings (mulched area) or install adequate edging material to keep turf and weeds out of the ring.



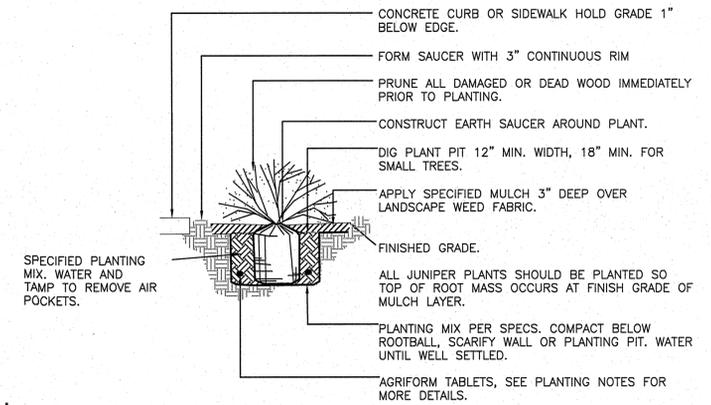
LOCATION MAP
NOT TO SCALE

IRRIGATION NOTES

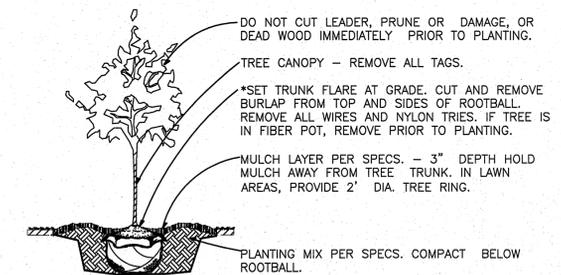
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CONCRETE LANDSCAPE EDGER
NOT TO SCALE

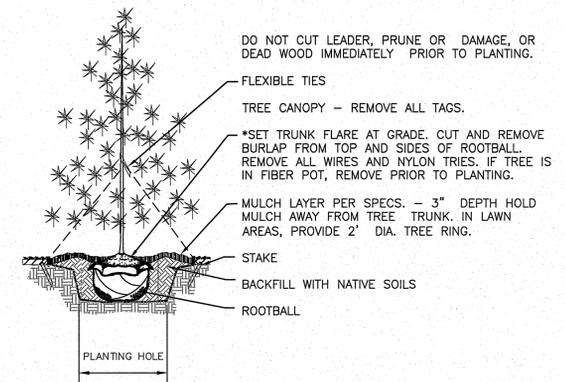


SHRUB PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTES:
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EVERGREEN TREE PLANTING
NOT TO SCALE



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
6/22/16
SUSAN MARIE MOSS
CERTIFICATE NO. 821
EXP. DATE 10-31-17
PREPARED UNDER THE CLOSE SUPERVISION OF SUSAN MARIE MOSS
WASHINGTON REGISTRATION NO. 821 FOR AND ON BEHALF OF WCE

PLANS NOT APPROVED BY AGENCY

**LEGACY VILLAS
LANDSCAPE COVER
COUNTRY VISTA DRIVE
LIBERTY LAKE, WA**

SHEET L1.0
JOB NUMBER
16-1624

SCALE:		PROJ #:	16-1624	CIVIL	
HORIZONTAL:		DATE:	06/20/16	STRUCTURAL	
N/A		DRAWN:	SMM	SURVEYING	
VERTICAL:		DRAWN:	SMM	TRAFFIC	
N/A		REVIEWED:	TRW	PLANNING	
				LANDSCAPE	X
				OTHER	



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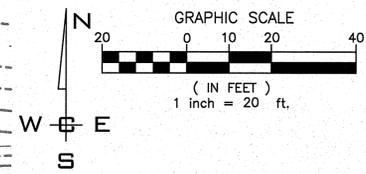
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

PLANTING SCHEDULE

SYM	QTY	COMMON NAME/BOTANICAL NAME	SIZE
BH	16	TREES BOWHALL RED MAPLE ACER RUBRUM 'BOWHALL'	1 3/4" CAL.
PB	6	DAWYCH PURPLE BEECH FAGUS SYLVATICA 'DAWYCK PURPLE'	1 1/2" CAL.
SO	10	CRIMSON SPIRE OAK QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMIDT'	1 1/2" CAL.
SD	1	STELLAR PINK DOGWOOD CORNUS X 'RUTGAN'	1 1/2" CAL.
RD	1	ROYAL RAINDROPS CRABAPPLE MALUS 'JFS-KW5'	1 1/2" CAL.
VW	3	VANDERWOLF'S PYRAMID LEMBER PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	5' MIN. HT
WF	13	WILDFIRE BLACKGUM NYSSA SYLVATICA 'WILDFIRE'	
SB	5	AUTUMN BRILLIANCE APPLE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
MP	5	SHRUBS DWARF MUGO PINE PINUS MUGO MUGO	2 GAL MIN.
CM	12	CREeping MAHONIA MAHONIA REPENS	2 GAL MIN.
BF	37	BRIGHT FANTASY SNOWBERRY SYMPHORICARPOS 'BOKRABRIGHT'	2 GAL MIN.
RH	7	PJM COMPACTA RHODODENDRON RHODODENDRON X 'PJM COMPACTA'	2 GAL MIN.
RG	136	FOERSTER'S FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL MIN.
SG	51	PURPLE SILVER GRASS MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL MIN.
OG	163	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	2 GAL MIN.
YD	79	STELLA DE ORO DAYLILY HEMEOCALLIS X 'STELLA DE ORO'	2 GAL MIN.
PD	105	PURPLE DE ORO DAYLILY HEMEOCALLIS X 'PURPLE DE ORO'	2 GAL MIN.
WL	3	ANGEL WHITE LILAC SYRINGA VULGARIS 'ANGEL WHITE'	2 GAL MIN.
PL	9	DECLARATION LILAC SYRINGA X 'DECLARATION'	2 GAL MIN.
NB	65	CENTER GLOW NINEBARK PHYSCOCARUOS OPULIFOLIUS 'CENTER GLOW'	3 GAL MIN.
SR	57	SKYROCKET JUNIPER JUNIPERUS SCULPULORUM 'SKYROCKET'	5 GAL MIN.
EL	53	HIDCOTE BLUE ENGLISH LAVENDER LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	2 GAL MIN.
BB	186	PRAIRIE BLUES BLUESTEM SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	1 GAL MIN.
BG	8	BASKET OF GOLD ALYSSUM SAXITILE COMPACTUM	1 GAL MIN.
BR	3	BOURSAULT RHODODENDRON RHODODENDRON 'CATAWBIENSE BOURSAULT'	3 GAL MIN.
GS	30	GREEN SHEEN JAPANESE SPURGE PACHYSANDRA TERMINALIS 'GREEN SHEEN'	1 GAL MIN.

CONSTRUCTION NOTES

- 1 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE.
- 2 POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS.
- 3 MONUMENT SIGN PER OWNER.
- 4 CONCRETE LANDSCAPE EDGER, SEE DETAIL.
- 5 BIKE RACK, SEE ARCH. SHEETS

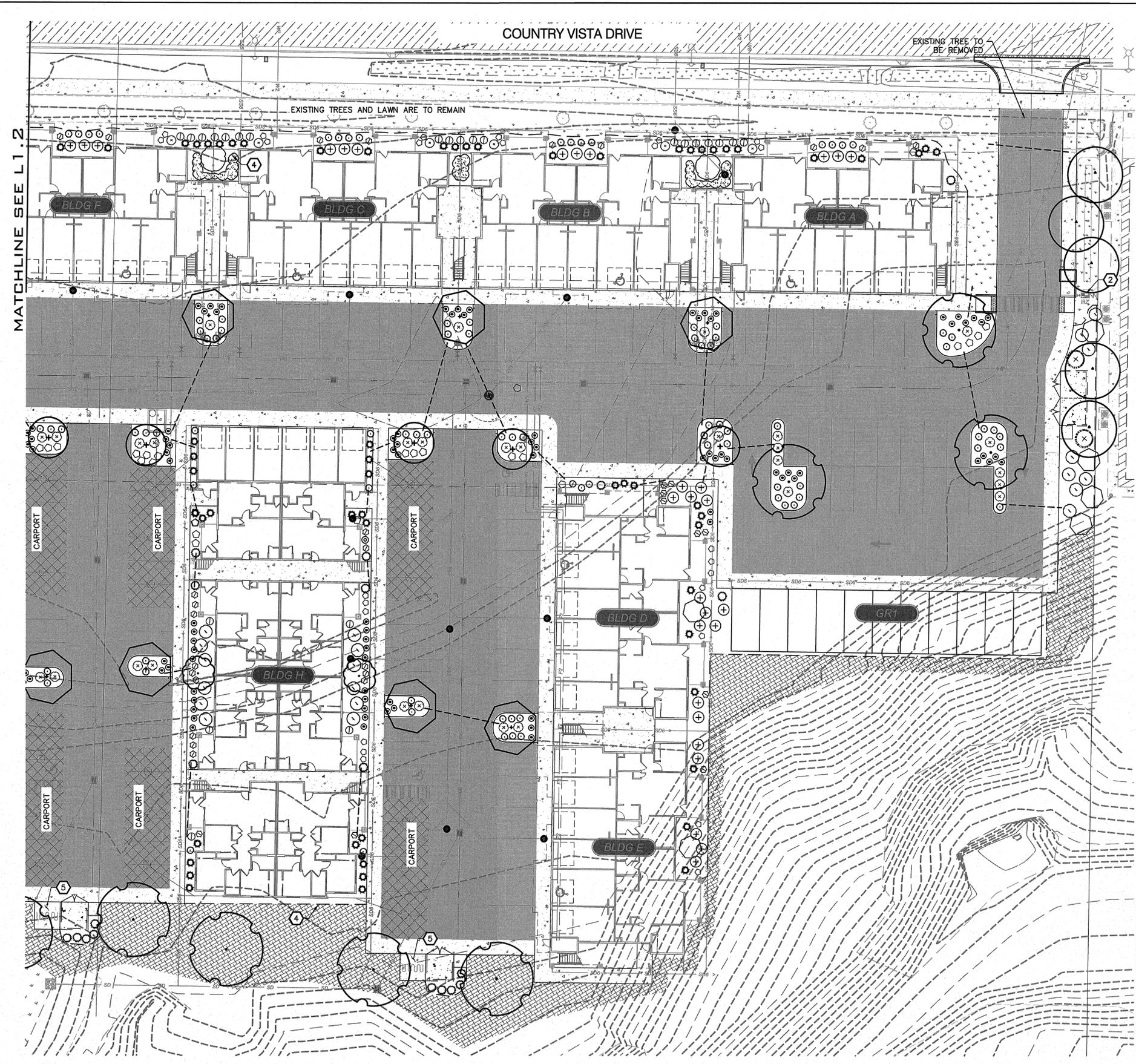


LEGEND

	PROPERTY LINE
	STEPPING STONES, SEE STEPPING STONE DETAIL
	BASALT STONES-2 MAN MIN. SEE LANDSCAPE BOULDER DETAIL
	IRRIGATED HYDROSEED GRASS MIX - 60% BLUEGRASS BLENDS AND 40% RYE GRASS AND FESCUE BLENDS. 25#/5000 S.F.
	NON-IRRIGATED NATIVE GRASS SEED HARDY FOR THE AREA
	GREEN SHEEN JAPANESE SPURGE/PACHYSANDRA TERMINALIS 'GREEN SHEEN'

PLANS NOT APPROVED BY AGENCY

STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 672216
 SUSAN MARIE MOSS
 CERTIFICATE NO. 921
 EXP. DATE 10-31-17
 PROVIDED UNDER THE DIRECT SUPERVISION OF SUSAN MOSS WASHINGTON REGISTRATION NO. 921 FOR AND ON BEHALF OF WCE



SCALE:	
HORIZONTAL:	1" = 20'
VERTICAL:	N/A
A	02/04/16 WCE ORIGINAL PREPARATION
NO.	DATE BY REVISIONS

PROJ #: 16-1624
DATE: 06/20/16
DRAWN: SMM
REVIEWED: TRW

CIVIL
 STRUCTURAL
 SURVEYING
 TRAFFIC
 PLANNING
 LANDSCAPE
 OTHER

WCE
 WHIPPLE CONSULTING ENGINEERS
 2628 NORTH SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PH: 509-899-2017 FAX: 509-926-0227

**LEGACY VILLAS
 LANDSCAPE PLAN
 COUNTRY VISTA DRIVE
 LIBERTY LAKE, WA**

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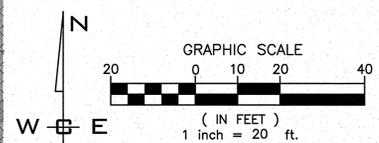


PLANTING SCHEDULE

SYM	QTY	COMMON NAME/BOTANICAL NAME	SIZE
BH	16	TREES BOWHALL RED MAPLE ACER RUBRUM 'BOWHALL'	1 3/4" CAL.
PB	6	DAWYCK PURPLE BEECH FAGUS SYLVATICA 'DAWYCK PURPLE'	1 1/2" CAL.
SO	10	CRIMSON SPIRE OAK QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMIDT'	1 1/2" CAL.
SD	1	STELLAR PINK DOGWOOD CORNUS X 'RUTGAN'	1 1/2" CAL.
RD	1	ROYAL RAINDROPS CRABAPPLE MALUS 'JFS-KWS'	1 1/2" CAL.
VW	3	VANDERWOLF'S PYRAMID LIMBER PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	5' MIN. HT
WF	13	WILDFIRE BLACKGUM NYSSA SYLVATICA 'WILDFIRE'	
SB	5	AUTUMN BRILLIANCE APPLE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
MP	5	SHRUBS DWARF MUGO PINE PINUS MUGO MUGO	2 GAL MIN.
CM	12	CREeping MAHONIA MAHONIA REPENS	2 GAL MIN.
BF	37	BRIGHT FANTASY SNOWBERRY SYMPHORICARPOS 'BOKRABRIGHT'	2 GAL MIN.
RH	7	PJM COMPACTA RHODODENDRON RHODODENDRON X 'PJM COMPACTA'	2 GAL MIN.
RG	136	FOERSTER'S FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL MIN.
SG	51	PURPLE SILVER GRASS MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL MIN.
OG	163	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	2 GAL MIN.
YD	79	STELLA DE ORO DAYLILY HEMEOCALLIS X 'STELLA DE ORO'	2 GAL MIN.
PD	105	PURPLE DE ORO DAYLILY HEMEOCALLIS X 'PURPLE DE ORO'	2 GAL MIN.
WL	3	ANGEL WHITE LILAC SYRINGA VULGARIS 'ANGEL WHITE'	2 GAL MIN.
PL	9	DECLARATION LILAC SYRINGA X 'DECLARATION'	2 GAL MIN.
NB	65	CENTER GLOW NINEBARK PHYSOCARUUS OPULIFOLIUS 'CENTER GLOW'	3 GAL MIN.
SR	57	SKYROCKET JUNIPER JUNIPERUS SCULPULORUM 'SKYROCKET'	5 GAL MIN.
EL	53	HIDCOTE BLUE ENGLISH LAVENDER LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	2 GAL MIN.
BB	186	PRAIRIE BLUES BLUESTEM SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	1 GAL MIN.
BG	8	BASKET OF GOLD ALYSSUM SAXATILE COMPACTUM	1 GAL MIN.
BR	3	BOURSAULT RHODODENDRON RHODODENDRON 'CATAWBIENSE BOURSAULT'	3 GAL MIN.
GS	30	GREEN SHEEN JAPANESE SPURGE PACHYSANDRA TERMINALIS 'GREEN SHEEN'	1 GAL MIN.

CONSTRUCTION NOTES

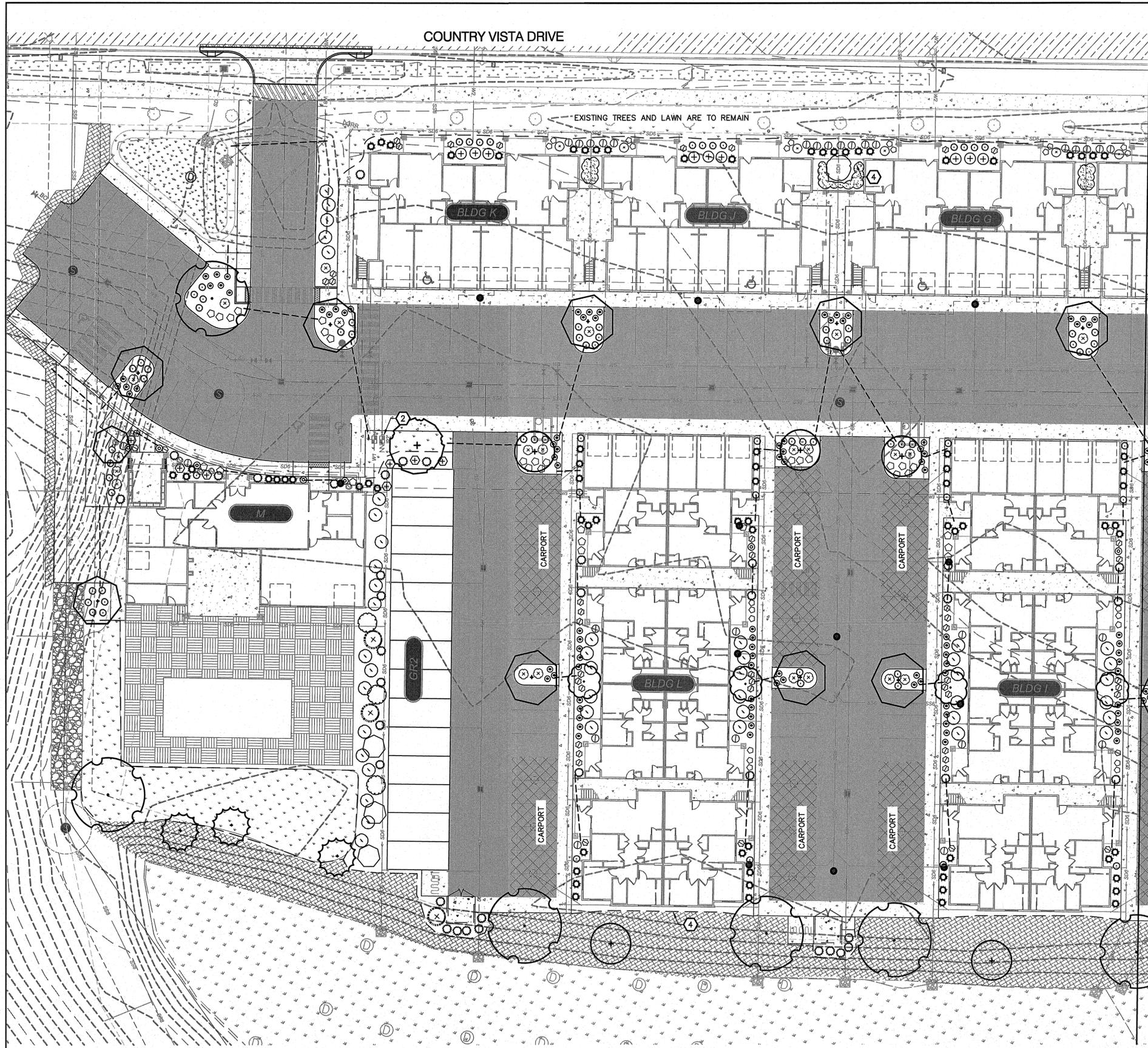
- 1 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE.
- 2 POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS.
- 3 MONUMENT SIGN PER OWNER.
- 4 CONCRETE LANDSCAPE EDGER, SEE DETAIL.
- 5 BIKE RACK, SEE ARCH. SHEETS



LEGEND

	PROPERTY LINE
	STEPPING STONES, SEE STEPPING STONE DETAIL
	BASALT STONES—2 MAN MIN. SEE LANDSCAPE BOULDER DETAIL
	IRRIGATED HYDROSEED GRASS MIX — 60% BLUEGRASS BLENDS AND 40% RYE GRASS AND FESCUE BLENDS. 25#/5000 S.F.
	NON-IRRIGATED NATIVE GRASS SEED HARDY FOR THE AREA
	GREEN SHEEN JAPANESE SPURGE/PACHYSANDRA TERMINALIS 'GREEN SHEEN'

PLANS NOT APPROVED BY AGENCY



MATCHLINE SEE L1.1

NO.	DATE	BY	REVISIONS
A	02/04/16	WCE	ORIGINAL PREPARATION

SCALE:	PROJ #: 16-1624
HORIZONTAL:	DATE: 06/20/16
VERTICAL:	DRAWN: SMM
	REVIEWED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
2628 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

**LEGACY VILLAS
LANDSCAPE PLAN
COUNTRY VISTA DRIVE
LIBERTY LAKE, WA**

SHEET L1.2
JOB NUMBER 16-1624

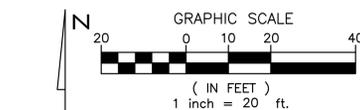
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PLANTING SCHEDULE

SYM	QTY	COMMON NAME/BOTANICAL NAME	SIZE
TREES			
BH	14	BOWHALL RED MAPLE ACER RUBRUM 'BOWHALL'	1 3/4" CAL.
PB	6	DAWYCK PURPLE BEECH FAGUS SYLVATICA 'DAWYCK PURPLE'	1 1/2" CAL.
SO	16	CRIMSON SPIRE OAK QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMIDT'	1 1/2" CAL.
SD	3	STELLAR PINK DOGWOOD CORNUS X 'RUTGAN'	1 1/2" CAL.
RD	3	ROYAL RAINDROPS CRABAPPLE MALUS 'JFS-KWS'	1 1/2" CAL.
VW	-	VANDERWOLF'S PYRAMID LEMBER PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	5' MIN. HT
WF	8	WILDFIRE BLACKGUM NYSSA SYLVATICA 'WILDFIRE'	
SB	-	AUTUMN BRILLIANCE APPLE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
SHRUBS			
MP	17	DWARF MUGO PINE PINUS MUGO	2 GAL MIN.
CM	2	CREeping MAHONIA MAHONIA REPENS	2 GAL MIN.
BF	14	BRIGHT FANTASY SNOWBERRY SYMPHORICARPOS 'BOKRABRIGHT'	2 GAL MIN.
RH	-	PJM COMPACTA RHODODENDRON RHODODENDRON X 'PJM COMPACTA'	2 GAL MIN.
RG	68	FOERSTER'S FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL MIN.
SG	33	PURPLE SILVER GRASS MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL MIN.
OG	61	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	2 GAL MIN.
YD	74	STELLA DE ORO DAYLILY HEMEOCALLIS X 'STELLA DE ORO'	2 GAL MIN.
PD	49	PURPLE DE ORO DAYLILY HEMEOCALLIS X 'PURPLE DE ORO'	2 GAL MIN.
WL	4	ANGEL WHITE LILAC SYRINGA VULGARIS 'ANGEL WHITE'	2 GAL MIN.
PL	-	DECLARATION LILAC SYRINGA X 'DECLARATION'	2 GAL MIN.
NB	52	CENTER GLOW NINEBARK PHYSCOCARUOS OPULIFOLIUS 'CENTER GLOW'	3 GAL MIN.
SR	34	SKYROCKET JUNIPER JUNIPERUS SCULPULORUM 'SKYROCKET'	5 GAL MIN.
EL	28	HIDCOTE BLUE ENGLISH LAVENDER LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	2 GAL MIN.
BB	125	PRAIRIE BLUES BLUESTEM SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	1 GAL MIN.
BG	1	BASKET OF GOLD ALYSSUM SAXATILE COMPACTUM	1 GAL MIN.
BR	-	BOURSAULT RHODODENDRON RHODODENDRON 'CATAWBIENSE BOURSAULT'	3 GAL MIN.
GS	5	GREEN SHEEN JAPANESE SPURGE PACHYSANDRA TERMINALIS 'GREEN SHEEN'	1 GAL MIN.

CONSTRUCTION NOTES

- 1 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE.
- 2 POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS.
- 3 MONUMENT SIGN PER OWNER.
- 4 CONCRETE LANDSCAPE EDGER, SEE DETAIL.
- 5 BIKE RACK, SEE ARCH. SHEETS



LEGEND

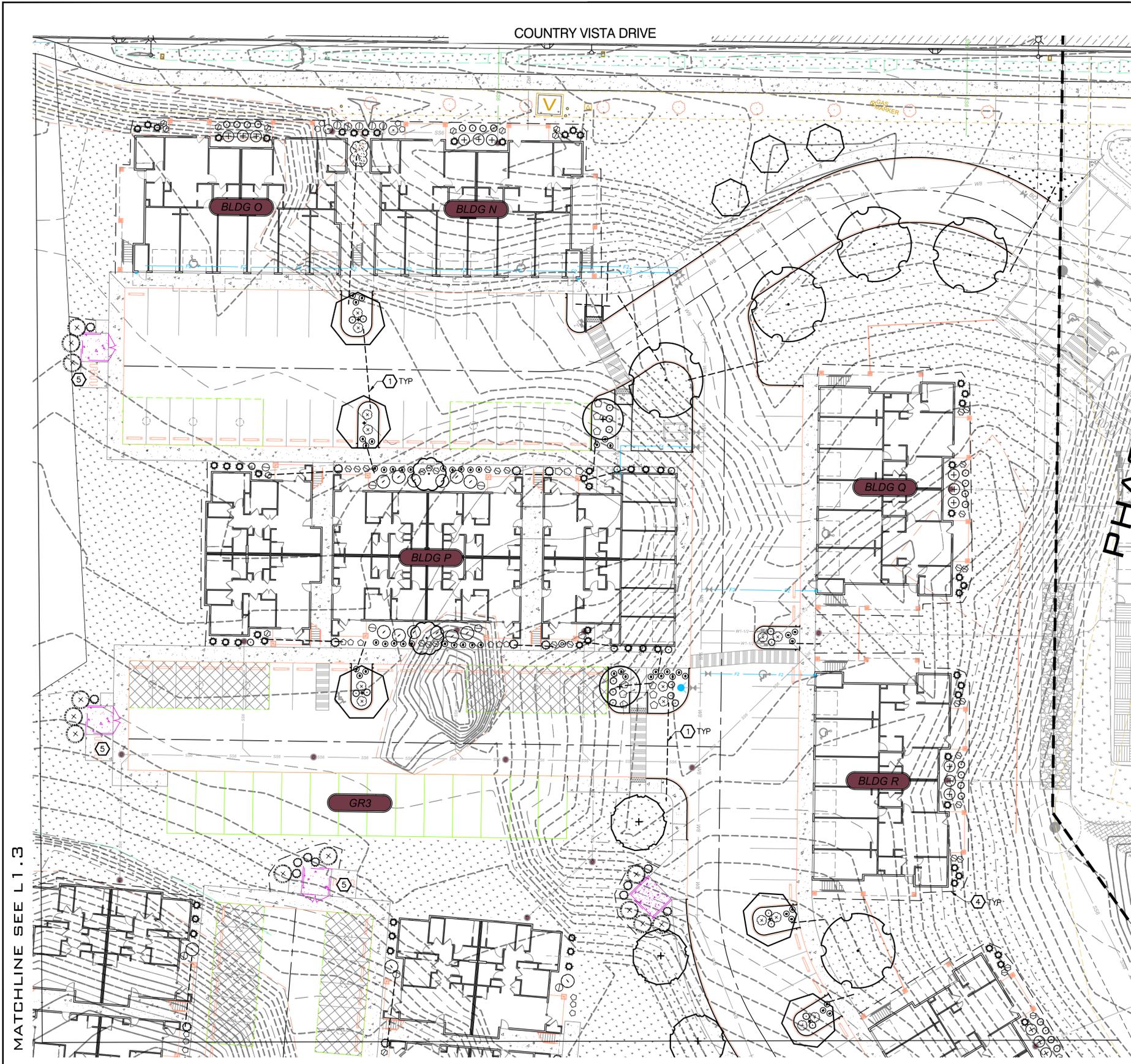
	PROPERTY LINE
	STEPPING STONES, SEE STEPPING STONE DETAIL
	BASALT STONES-2 MAN MIN. SEE LANDSCAPE BOULDER DETAIL
	IRRIGATED HYDROSEED GRASS MIX - 60% BLUEGRASS BLENDS AND 40% RYE GRASS AND FESCUE BLENDS. 25# /5000 S.F.
	NON-IRRIGATED NATIVE GRASS SEED HARDY FOR THE AREA
	GREEN SHEEN JAPANESE SPURGE/PACHYSANDRA TERMINALIS 'GREEN SHEEN'

PLANS NOT APPROVED BY AGENCY



STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 SUSAN MARIE MOSS
 CERTIFICATE NO. 821
 EXP. DATE 10-31-17
 PROVIDED UNDER THE DIRECT SUPERVISION OF SUSAN MARIE MOSS
 REGISTRATION NO. 821 FOR AND ON BEHALF OF WCE

PHASE I



SCALE:		PROJ #: 16-1624	CIVIL
HORIZONTAL:		DATE: 06/20/16	STRUCTURAL
1"=20'		DRAWN: SMM	SURVEYING
VERTICAL:		REVIEWED: TRW	TRAFFIC
N/A			PLANNING
			LANDSCAPE
			OTHER

WCE
 WHIPPLE CONSULTING ENGINEERS
 2528 NORTH SULLIVAN ROAD
 SPOKANE VALLEY, WA 99216
 PH: 509-893-2617 FAX: 509-926-0227

**LEGACY VILLAS
 LANDSCAPE PLAN
 COUNTRY VISTA DRIVE
 LIBERTY LAKE, WA**

SHEET L1.1
 JOB NUMBER 16-1624

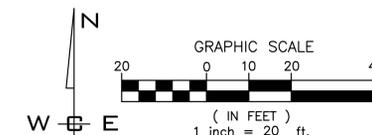
MATCHLINE SEE L1.1



MATCHLINE SEE L1.2

PLANTING SCHEDULE

SYM	QTY	COMMON NAME/BOTANICAL NAME	SIZE
BH	14	BOWHALL RED MAPLE ACER RUBRUM 'BOWHALL'	1 3/4" CAL.
PB	6	DAWYCK PURPLE BEECH FAGUS SYLVATICA 'DAWYCK PURPLE'	1 1/2" CAL.
SO	16	CRIMSON SPIRE OAK QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMIDT'	1 1/2" CAL.
SD	3	STELLAR PINK DOGWOOD CORNUS X 'RUTGAN'	1 1/2" CAL.
RD	3	ROYAL RAINDROPS CRABAPPLE MALUS 'JFS-KWS'	1 1/2" CAL.
VW	-	VANDERWOLF'S PYRAMID LIMBER PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	5' MIN. HT
WF	8	WILDFIRE BLACKGUM NYSSA SYLVATICA 'WILDFIRE'	
SB	-	AUTUMN BRILLIANCE APPLE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
SHRUBS			
MP	17	DWARF MUGO PINE PINUS MUGO MUGO	2 GAL MIN.
CM	2	CREEPING MAHONIA MAHONIA REPENS	2 GAL MIN.
BF	14	BRIGHT FANTASY SNOWBERRY SYMPHORICARPOS 'BOKRABRIGHT'	2 GAL MIN.
RH	-	PJM COMPACTA RHODODENDRON RHODODENDRON X 'PJM COMPACTA'	2 GAL MIN.
RG	68	FOERSTER'S FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL MIN.
SG	33	PURPLE SILVER GRASS MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL MIN.
OG	61	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	2 GAL MIN.
YD	74	STELLA DE ORO DAYLILY HEMEOCALLIS X 'STELLA DE ORO'	2 GAL MIN.
PD	49	PURPLE DE ORO DAYLILY HEMEOCALLIS X 'PURPLE DE ORO'	2 GAL MIN.
WL	4	ANGEL WHITE LILAC SYRINGA VULGARIS 'ANGEL WHITE'	2 GAL MIN.
PL	-	DECLARATION LILAC SYRINGA X 'DECLARATION'	2 GAL MIN.
NB	52	CENTER GLOW NINEBARK PHYSOCARUOS OPULIFOLIUS 'CENTER GLOW'	3 GAL MIN.
SR	34	SKYROCKET JUNIPER JUNIPERUS SCULPULORUM 'SKYROCKET'	5 GAL MIN.
EL	28	HIDCOTE BLUE ENGLISH LAVENDER LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	2 GAL MIN.
BB	125	PRAIRIE BLUES BLUESTEM SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	1 GAL MIN.
BG	1	BASKET OF GOLD ALYSSUM SAXATILE COMPACTUM	1 GAL MIN.
BR	-	BOURSAULT RHODODENDRON RHODODENDRON 'CATAWBIENSE BOURSAULT'	3 GAL MIN.
GS	5	GREEN SHEEN JAPANESE SPURGE PACHYSANDRA TERMINALIS 'GREEN SHEEN'	1 GAL MIN.



LEGEND

	PROPERTY LINE
	STEPPING STONES, SEE STEPPING STONE DETAIL
	BASALT STONES-2 MAN MIN. SEE LANDSCAPE BOULDER DETAIL
	IRRIGATED HYDROSEED GRASS MIX - 60% BLUEGRASS BLENDS AND 40% RYE GRASS AND FESCUE BLENDS. 25#/5000 S.F.
	NON-IRRIGATED NATIVE GRASS SEED HARDY FOR THE AREA
	GREEN SHEEN JAPANESE SPURGE/PACHYSANDRA TERMINALIS 'GREEN SHEEN'

CONSTRUCTION NOTES

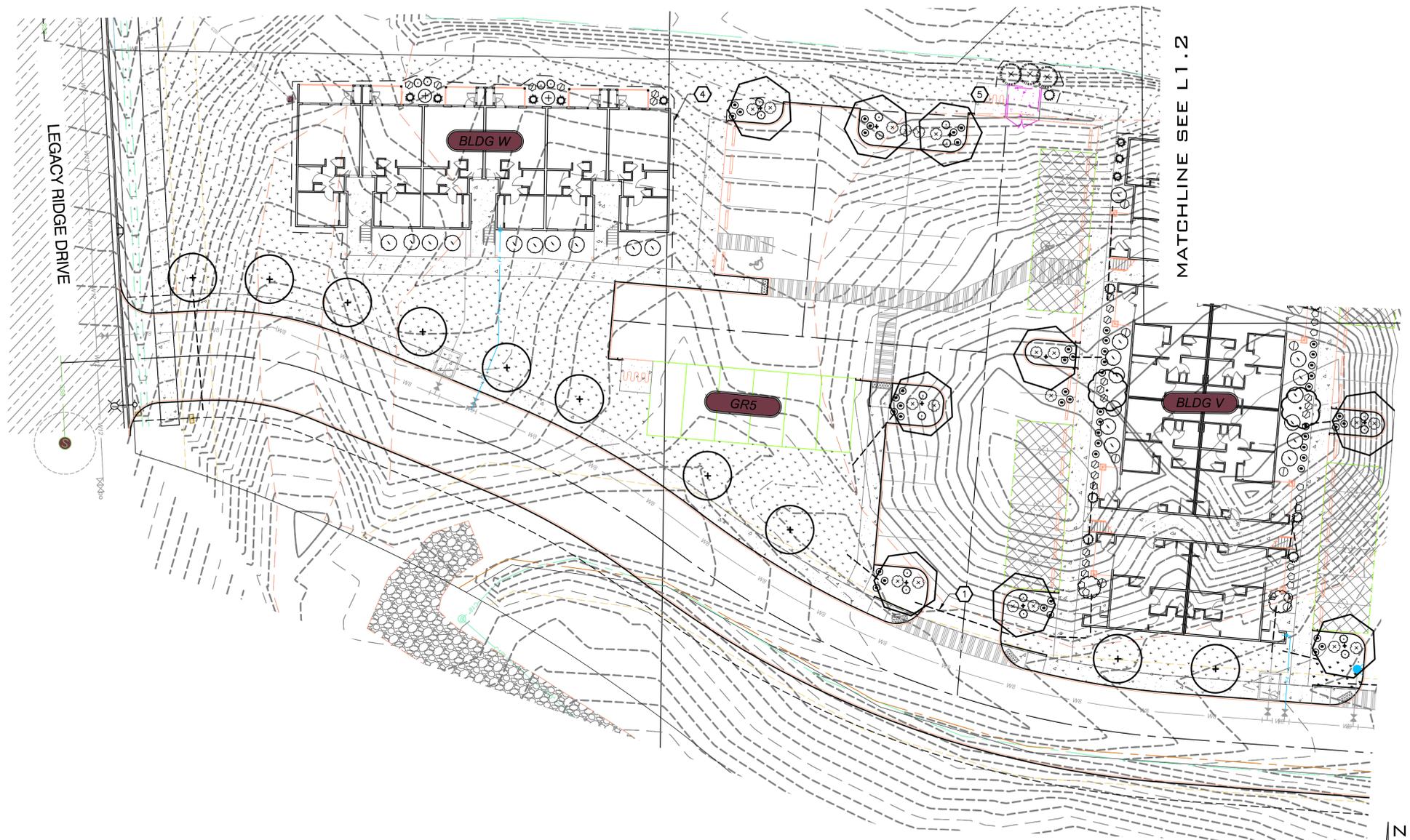
- 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE.
- POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS.
- MONUMENT SIGN PER OWNER.
- CONCRETE LANDSCAPE EDGER, SEE DETAIL.
- BIKE RACK, SEE ARCH. SHEETS

PLANS NOT APPROVED BY AGENCY



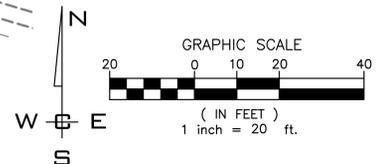
STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 SUSAN MARIE MOSS
 CERTIFICATE NO. 821
 EXP. DATE 10-31-17
 PREPARED UNDER THE DIRECT SUPERVISION OF SUSAN MOSS
 WASHINGTON REGISTRATION NO. 251 FIRM AND ON BEHALF OF WCE

A 02/04/16 WCE ORIGINAL PREPARATION		SCALE: 1"=20'	PROJ #: 16-1624	CIVIL	WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-926-0227	LEGACY VILLAS LANDSCAPE PLAN COUNTRY VISTA DRIVE LIBERTY LAKE, WA	SHEET L1.2 JOB NUMBER 16-1624
NO.	DATE	BY	REVISIONS	STRUCTURAL SURVEYING TRAFFIC PLANNING <input checked="" type="checkbox"/> LANDSCAPE OTHER			



PLANTING SCHEDULE

SYM	QTY	COMMON NAME/BOTANICAL NAME	SIZE
BH	14	COMMON NAME/BOTANICAL NAME BOWHALL RED MAPLE ACER RUBRUM 'BOWHALL'	1 3/4" CAL.
PB	6	DAWYCK PURPLE BEECH FAGUS SYLVATICA 'DAWYCK PURPLE'	1 1/2" CAL.
SO	16	CRIMSON SPIRE OAK QUERCUS ROBUR X QUERCUS ALBA 'CRIMSCHMIDT'	1 1/2" CAL.
SD	3	STELLAR PINK DOGWOOD CORNUS X 'RUTGAN'	1 1/2" CAL.
RD	3	ROYAL RAINDROPS CRABAPPLE MALUS 'JFS-KWS'	1 1/2" CAL.
VW	-	VANDERWOLF'S PYRAMID LIMBER PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	5' MIN. HT
WF	8	WILDFIRE BLACKGUM NYSSA SYLVATICA 'WILDFIRE'	
SB	-	AUTUMN BRILLIANCE APPLE SERVICEBERRY AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	
MP	17	SHRUBS DWARF MUGO PINE PINUS MUGO MUGO	2 GAL MIN.
CM	2	CREEPING MAHONIA MAHONIA REPENS	2 GAL MIN.
BF	14	BRIGHT FANTASY SNOWBERRY SYMPHORICARPOS 'BOKRABRIGHT'	2 GAL MIN.
RH	-	PJM COMPACTA RHODODENDRON RHODODENDRON X 'PJM COMPACTA'	2 GAL MIN.
RG	68	FOERSTER'S FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL MIN.
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OG	61	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	2 GAL MIN.
YD	74	STELLA DE ORO DAYLILY HEMEOCALLIS X 'STELLA DE ORO'	2 GAL MIN.
PD	49	PURPLE DE ORO DAYLILY HEMEOCALLIS X 'PURPLE DE ORO'	2 GAL MIN.
WL	4	ANGEL WHITE LILAC SYRINGA VULGARIS 'ANGEL WHITE'	2 GAL MIN.
PL	-	DECLARATION LILAC SYRINGA X 'DECLARATION'	2 GAL MIN.
NB	52	CENTER GLOW NINEBARK PHYSOCARUOS OPULIFOLIUS 'CENTER GLOW'	3 GAL MIN.
SR	34	SKYROCKET JUNIPER JUNIPERUS SCULPULORUM 'SKYROCKET'	5 GAL MIN.
EL	28	HIDCOTE BLUE ENGLISH LAVENDER LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	2 GAL MIN.
BB	125	PRAIRIE BLUES BLUESTEM SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	1 GAL MIN.
BG	1	BASKET OF GOLD ALYSSUM SAXITILE COMPACTUM	1 GAL MIN.
BR	-	BOURSAULT RHODODENDRON RHODODENDRON 'CATAWBIENSE BOURSAULT'	3 GAL MIN.
GS	5	GREEN SHEEN JAPANESE SPURGE PACHYSANDRA TERMINALIS 'GREEN SHEEN'	1 GAL MIN.



CONSTRUCTION NOTES

- 4" IRRIGATION SLEEVE, DEPTH OF 24" UNDER PAVEMENT AND 12" ELSEWHERE.
- POINT OF CONNECTION FOR THE SEPARATELY METERED IRRIGATION SYSTEM, PROVIDE DCVA PER CITY STANDARDS.
- MONUMENT SIGN PER OWNER.
- CONCRETE LANDSCAPE EDGER, SEE DETAIL.
- BIKE RACK, SEE ARCH. SHEETS

LEGEND

	PROPERTY LINE
	STEPPING STONES, SEE STEPPING STONE DETAIL
	BASALT STONES-2 MAN MIN. SEE LANDSCAPE BOULDER DETAIL
	IRRIGATED HYDROSEED GRASS MIX - 60% BLUEGRASS BLENDS AND 40% RYE GRASS AND FESCUE BLENDS. 25#/5000 S.F.
	NON-IRRIGATED NATIVE GRASS SEED HARDY FOR THE AREA
	GREEN SHEEN JAPANESE SPURGE/PACHYSANDRA TERMINALIS 'GREEN SHEEN'

PLANS NOT APPROVED BY AGENCY



SUSAN MARIE MOSS
 CERTIFICATE NO. 821
 EXP. DATE 10-31-17
 SUPERVISOR: SUSAN MOSS
 WASHINGTON REGISTRATION NO. 821 FOR AND ON BEHALF OF WCE

SCALE: HORIZONTAL: 1"=20' VERTICAL: N/A		PROJ #: 16-1624 DATE: 06/20/16 DRAWN: SMM REVIEWED: TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING <input checked="" type="checkbox"/> LANDSCAPE OTHER	WCE WHIPPLE CONSULTING ENGINEERS 2528 NORTH SULLIVAN ROAD SPOKANE VALLEY, WA 99216 PH: 509-893-2617 FAX: 509-926-0227	LEGACY VILLAS LANDSCAPE PLAN COUNTRY VISTA DRIVE LIBERTY LAKE, WA	SHEET L1.2 JOB NUMBER 16-1624
REVISIONS NO. DATE BY REVISIONS						
A 02/04/16 WCE ORIGINAL PREPARATION						