

Client Logo:



# Rivertown Duplexes

416 & 422 E Gilman Ave.  
Arlington, Wa. 98223

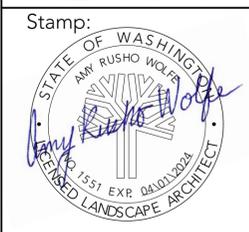
## Tree Inventory & Retention Plan

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
2 - updated per new sidewalk width on Talcott, updated tree calculations	2/22/24

Project #: 24101

Date: 2/26/24

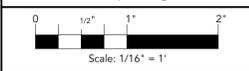
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Landscape Architect:



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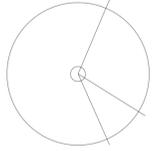
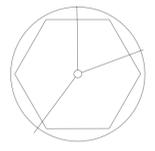
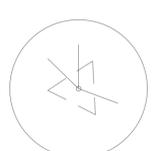
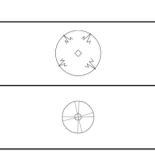
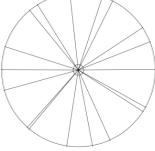
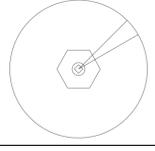
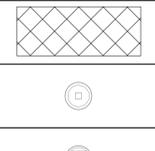
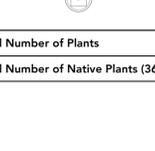
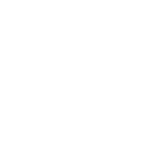


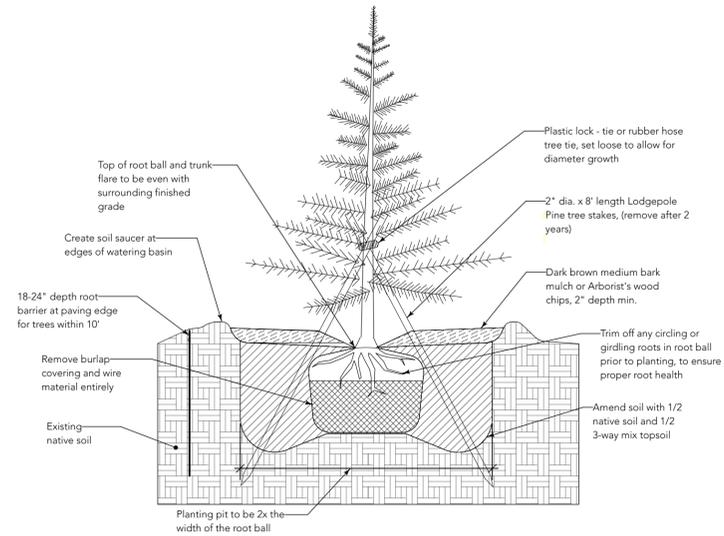
Tree No	DBH	Botanical Name	Common Name	Action/Comment
1	44"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
2	8"	Acer sp.	Maple	Remove - Within building footprint
3	2'0 1/2"	Acer sp.	Maple	Remove - Within building footprint
4	2'6"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
5	1'4"	Acer sp.	Maple	Remove - Within building footprint
6	9"	Acer sp.	Maple	Remove - Within building footprint
7	44"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
8	9"	Ilex aquifolium	Common Holly	Remove - Within building footprint
9	1'8"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
10	1'6"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
11	2'4"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
12	2'3 3/4"	Prunus sp.	Cherry	Remove - Within building footprint
13	1'5"	Prunus sp.	Cherry	Remove - Within building footprint
14	10"	Alnus rubra	Red Alder	Remove - Within building footprint
15	9"	Malus sp.	Apple	Remove - Within building footprint
16	1'3"	Acer sp.	Maple	Remove - Within building footprint
17	2'1"	Acer sp.	Maple	Remove - Within building footprint
18	1'0"	Acer sp.	Maple	Remove - Within building footprint
19	1'6"	Acer sp.	Maple	Remove - Within building footprint
20	1'2"	Acer sp.	Maple	Remove - Within building footprint
21	2'8"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
22	9"	Aesculus sp.	Chestnut	Remove - Within building footprint
23	11"	Acer sp.	Maple	Remove - Within building footprint
24	1'8"	Acer sp.	Maple	Remove - Within building footprint
25	1'6 3/8"	Acer sp.	Maple	Remove - Within building footprint
26	1'5"	Acer sp.	Maple	Remove - Within building footprint
27	1'4"	Acer sp.	Maple	Remove - Within building footprint
28	2'4"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
29	3'0"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
30	2'2"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
31	1'10"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
32	2'4"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
33	2'0"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
34	2'10"	Thuja plicata	Western Red Cedar	Remove - Within building footprint
35	1'2"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
36	3'5"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint
37	1'0"	Pseudotsuga menziesii	Douglas Fir	Remove - Within building footprint
38	1'0"	Acer sp.	Maple	Remove - Within building footprint
39	10"	Acer sp.	Maple	Remove - Within building footprint
40	1'2"	Populus trichocarpa	Black Cottonwood	Remove - Within building footprint

**Project Information:**  
 Parcel #: 00461801000400 & 00461801000100  
 Property Size: 29,994 sf or .69 Ac  
 Zoning: RHC (Residential High Capacity)  
 Airport Protection District Subdistrict: APD Subdistrict D  
 Applicable Code: City of Arlington, AMC 20.44.020, 20.52, & 20.76

**Tree Replacement Calculations (Per AMC 20.76.120):**  
 No Existing Trees Will Be Retained On Site  
 Total Number Of Trees To Be Removed = 40  
 Total Number Of Trees Requiring Replacement = 39  
 Trees Required To Be Replaced At A Ratio Of 3:1 = 39 x 3 = 117 Native Trees Required  
 Total New Trees Provided On Site: 78; 22 Not Counted As Replacement Trees  
 New Trees Counted As Replacement Trees = 56; 117 - 56 = 61 Trees To Be Paid Into The In-Lieu Tree Fund  
 See Sheet L1.2 for New Trees Provided

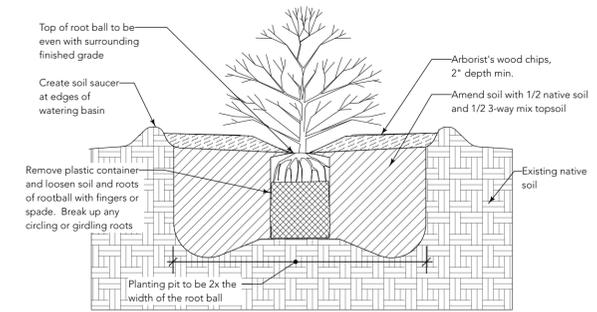


Plant List*						
*Any plant substitutions should be similar to the listed plant in size, type, and foliage type. For example, a native species on the plant list should be substituted with a similar native plant, not an ornamental plant.						
	Qty	Latin Name	Common Name	Size	Spacing (in feet)	Comments
<b>Trees</b>						
	8	Acer circinatum	Vine Maple*	2" cal.	16'0"	B&B, nursery grown, deciduous, native, multi-trunk, counted as Replacement Tree
	10	Acer griseum	Paperbark Maple	2" cal.	15'0"	B&B, nursery grown, deciduous, street tree quality, branched at 5' height counted as Replacement Tree
	12	Amelanchier alnifolia	Saskatoon Serviceberry	2" cal.	15'0"	B&B, nursery grown, deciduous, native, edible berries, do not top, counted as Replacement Tree
	18	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Alaskan Cedar	8-9' ht.	5'0"	B&B, nursery grown, evergreen, drooping leaf tips, counted as Replacement Tree
	22	Juniperus scopulorum 'Medora'	Medora Juniper	8-9' ht.	3'6"	B&B, nursery grown, evergreen, bluish-green foliage
	4	Pseudotsuga menziesii	Douglas Fir	7-8' ht.	17'0"	B&B, nursery grown, evergreen, native, counted as Replacement Tree
	4	Quercus robur 'Skyrocket'	Skyrocket Oak	2" cal.	15'0"	B&B, nursery grown, branched at 5' height, street tree quality, counted as Replacement Tree
<b>Shrubs</b>						
	14	Cistus 'Grayswood Pink'	Grayswood Pink Rock Rose	24" ht.	3'6"	Nursery grown, evergreen, pink flowers through summer
<b>Groundcover</b>						
	142	Geranium cinereum 'Lawrence Flatman'	Lawrence Flatman Cranesbill	1 gal.	2.5	Nursery grown, evergreen, pinkish flowers in spring
	255	Mahonia repens	Creeping Mahonia	1 gal.	3	Nursery grown, evergreen, native
	170	Pachysandra terminalis	Japanese Spurge	4" pot	3	Nursery grown, evergreen, do not trim
	117	Prunus laurocerasus 'Mt. Vernon'	Mt. Vernon English Laurel	24" ht.	3	Nursery grown, evergreen, very tough
<b>Total Number of Plants</b>		776				
<b>Total Number of Native Plants (36%)</b>		279				

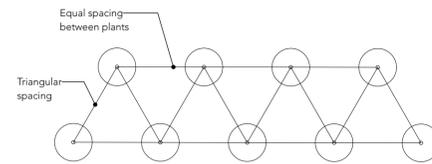


- Notes:**
- 1) Contractor to ensure roots are not kinked, circling, or girdling the trunk, prior to installation.
  - 2) If roots are found to be defective, contractor to correct or replace plant material prior to installation.

**Coniferous Tree Planting Detail**  
NTS



**Shrub/Ground Cover Planting Detail**  
NTS



**Ground Cover Triangular Spacing Detail**  
NTS

**Materials Schedule:**

3-Way Mix Topsoil, 3000 sf. at 6" depth = 56 Cyds. Mix into new plantings beds to a depth of 8".

Medium Bark Mulch, 3000 sf. at 3" depth = 28 Cyds. Spread evenly around new plants.

**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. The new planting bed shall be de-compacted by roto-tilling, disking or ripping to a depth of at least 12", to thoroughly loosen soil before adding compost 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 evaluate 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 and apply irrigation as needed.

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**Landscape Schedule, Notes & Details**

Revisions	Date
1 - updated plan per comments and new civil base	1/8/24
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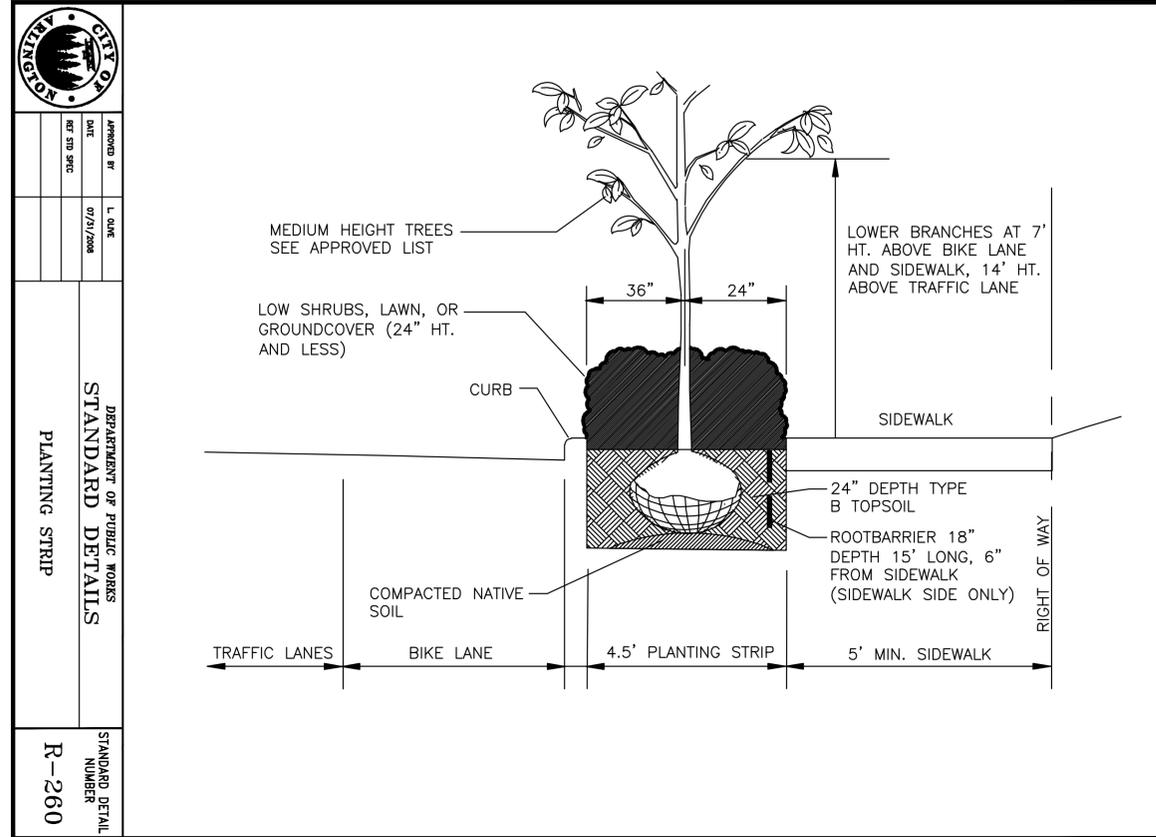
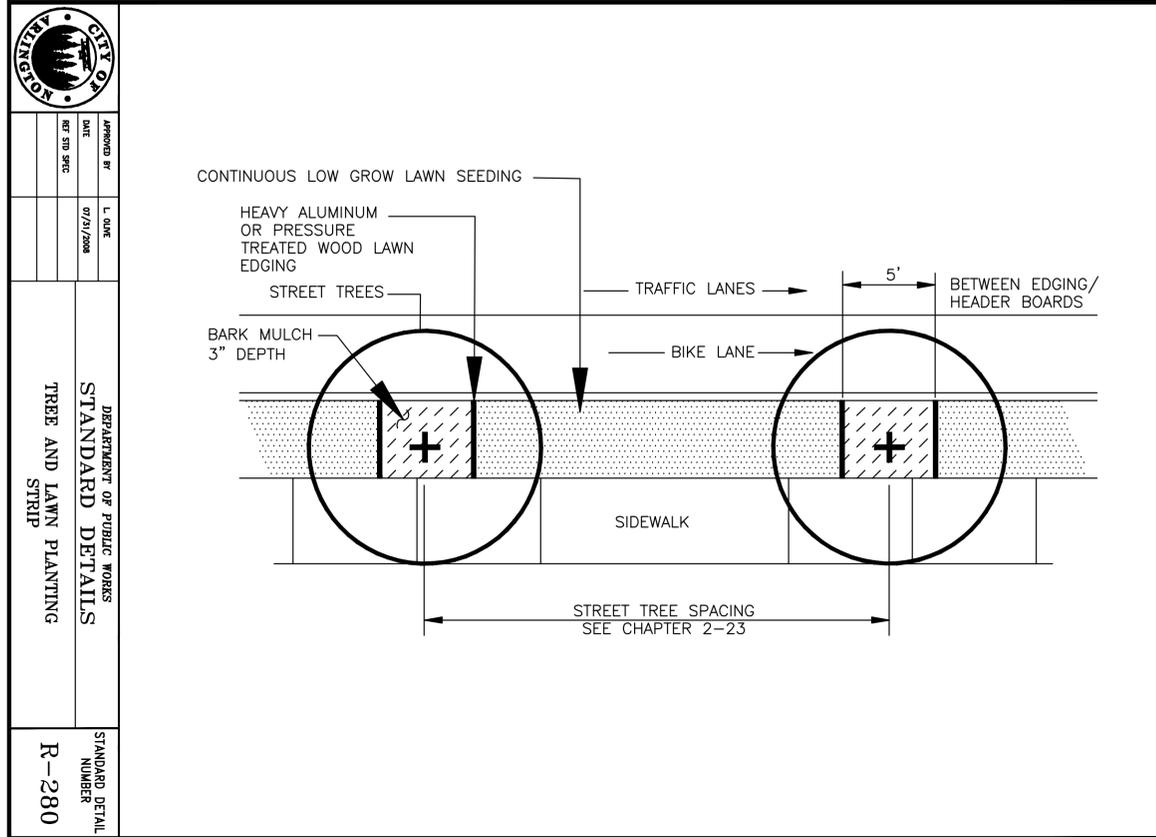
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## Standard City Landscape Details

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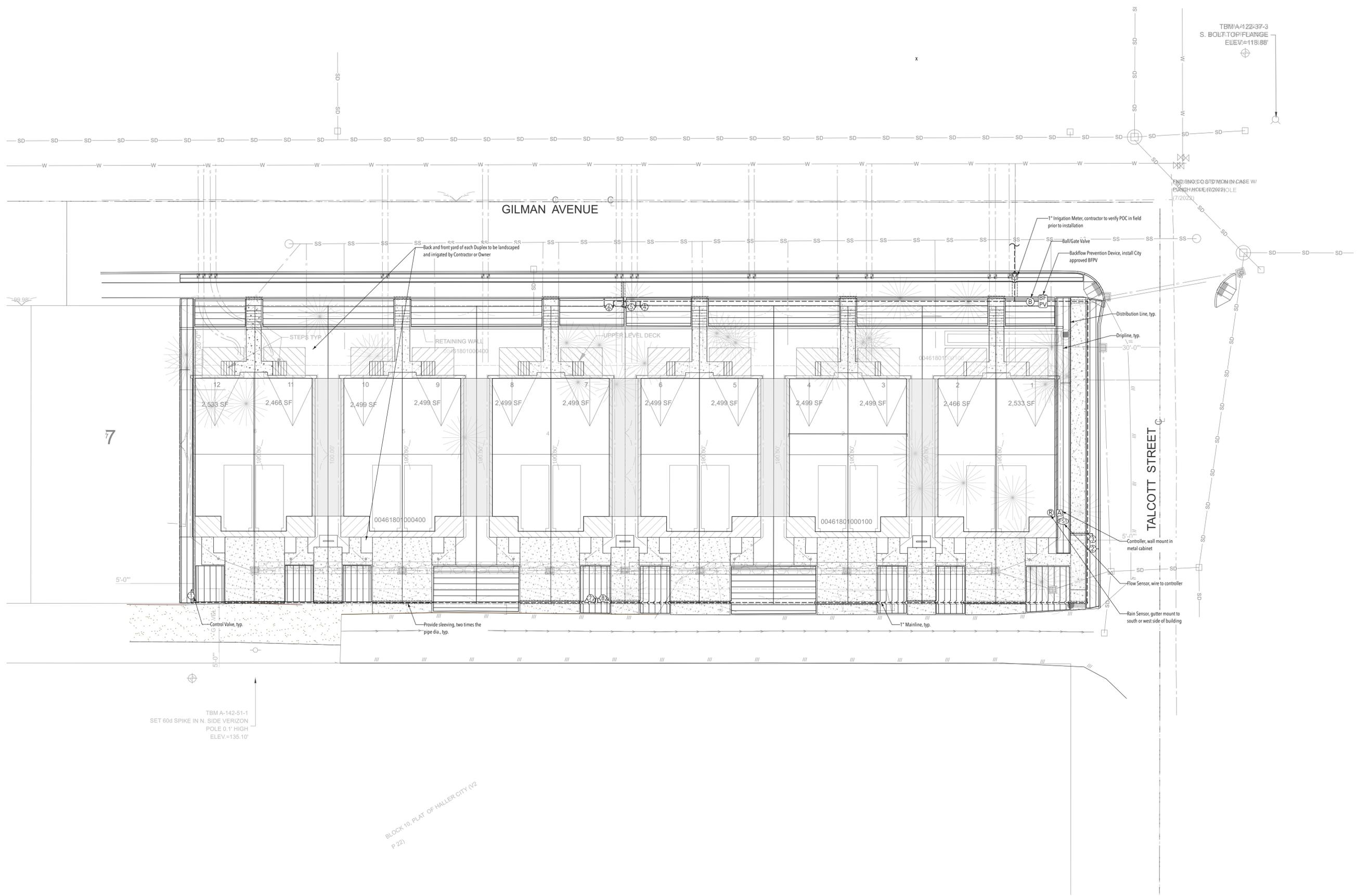
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7

TBM A-142-51-1  
SET 60d SPIKE IN N. SIDE VERIZON  
POLE 0.1' HIGH  
ELEV.=135.10'

BLOCK 10, PLAT OF HALLER CITY (V2  
P 22)

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## Irrigation Plan

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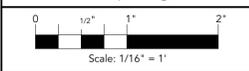
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Landscape Architect:  
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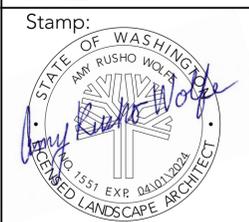
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IRRIGATION LEGEND			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
M	1" IRRIGATION METER (BY OTHERS COORDINATE P.O.C. WITH CONSTRUCTION MANAGER)		100 PSI AVAILABLE ON SITE STATIC PRESSURE
B	BRASS GATE VALVE	RUB BALL VALVE, S95F43 (ROUND HANDLE)	SIZE 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" AUTOMATIC CONTROL VALVE	ICV-101G WITH PRESSURE REGULATOR	WIRE DIRECTLY TO CONTROLLER, SEE VALVE KEY
A	HUNTER CONTROLLER	I-CORE, IC-600-M AND 600 M MODULE	WALL MOUNTED METAL CABINET

PIPE			
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	COMMENTS
-----	IRRIGATION MAIN LINE 1"	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

DRIP LINES				
SYMBOL	MANUFACTURER/ DESCRIPTION	MODEL	GPM	PSI
[Symbol]	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
1	1"	2.3	Drip / Beds
2	1"	1.75	Drip / ROW Bed
3	1"	1.9	Drip / Beds
4	1"	4.7	Drip / Bed
5	1"	2.3	Drip / ROW Bed
6	1"	4.2	Drip / Bed
7	1"	3.9	Drip / Bed
8	1"	4.5	Drip / 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)

### 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.

