

GENERAL NOTES

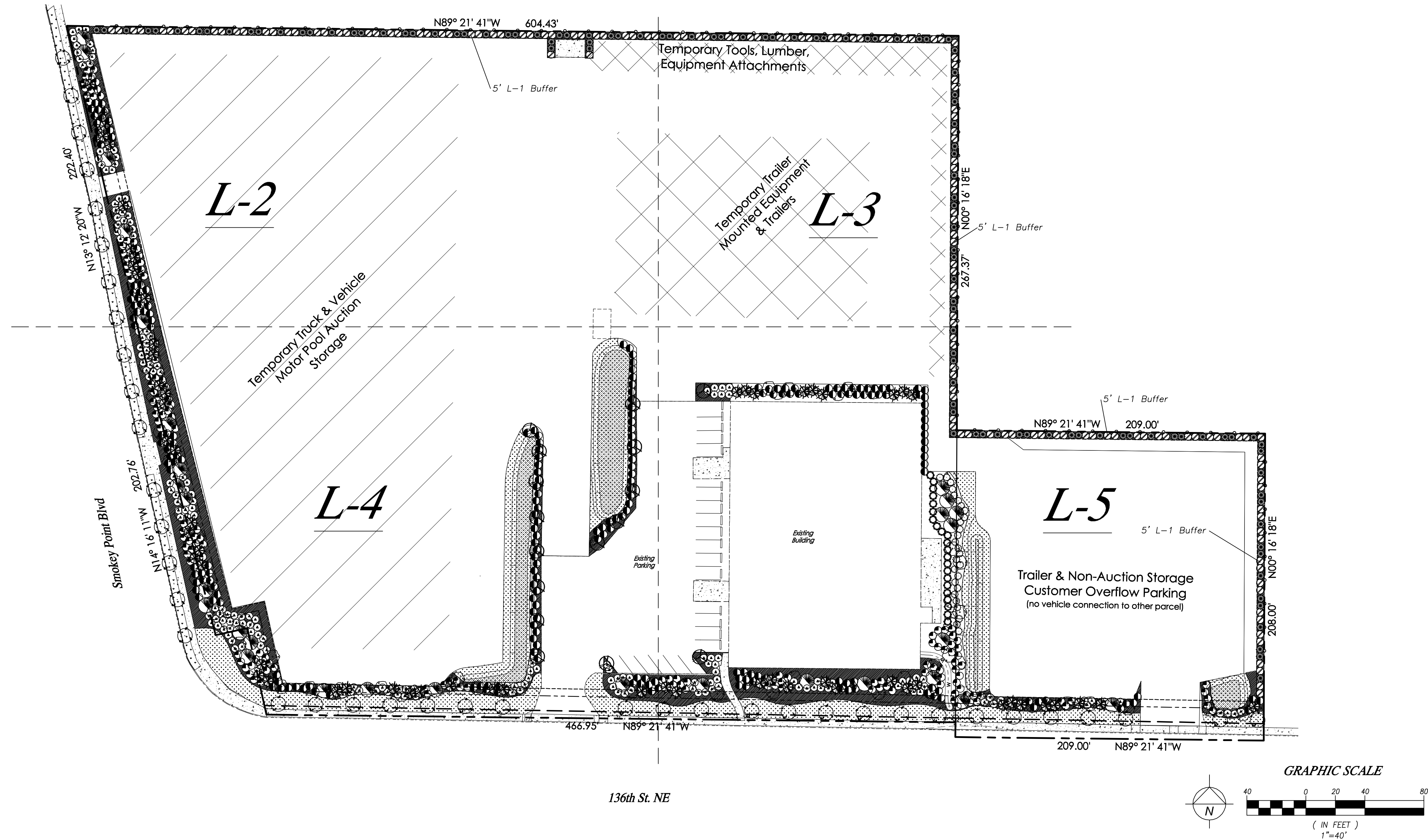
THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.
 ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.
 ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.
 TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.
 TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.
 TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.
 ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.
 TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.
 BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.
 ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.
 SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.
 IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.
 THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.
 DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.
 PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

Landscape Maintenance Notes:

- 22C.120.180 Landscaping ? Maintenance.
 (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
 (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
 (3) All landscaped areas must be kept free of debris and weeds.
 (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
 (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
 (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
 (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds. (Ord. 2852 § 10 (Exh. A), 2011).

Additional Note:

Utility meters, electrical conduit and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.



DATE	REVISION	BY
11.26.22	1 City Comments	PJ

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 c. 425.210.1986
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James G. Murphy
 Auctioneers
 LANDSCAPE PLAN

APPLICANT:
 Landtechnologies

DATE:
 9.9.22

PJLA JOB NO.:

DRAWN BY: PJ

CHECKED BY: PJ

LANDSCAPE PLAN

SHEET
L-1
 OF 5

LANDSCAPE PLANTING SCHEDULE

TREES

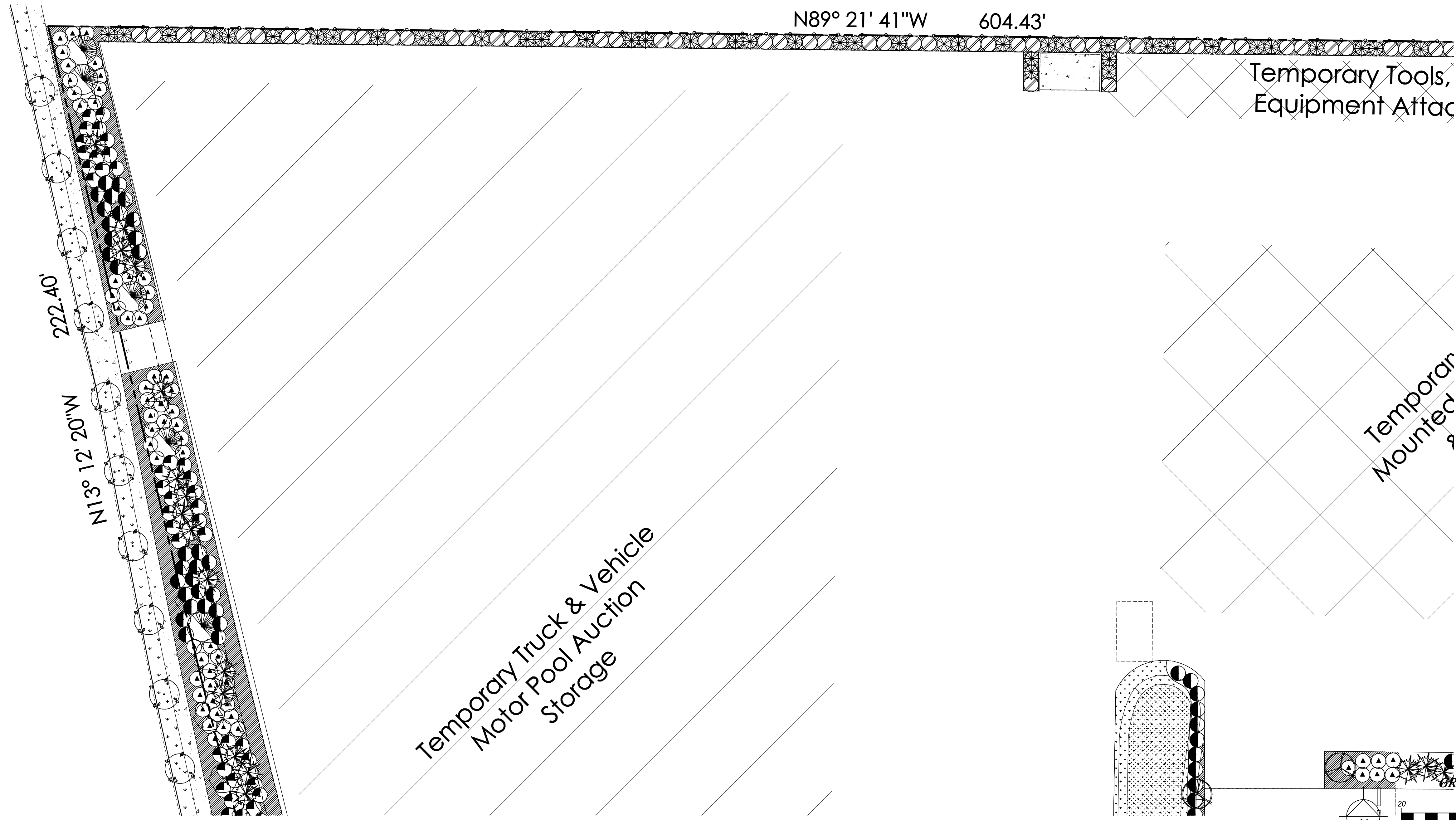
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	39	Acer rubrum 'Bowhall' / Bowhall Red Maple	1 3/4" CAL.	B&B
	16	Gleditsia traincanthos 'Skyline' / Honeylocust	1 3/4" CAL.	B&B
	64	Acer circinatum / Vine Maple	6' MIN. HT.	B&B
	61	Thuja plicata 'Excelsa' / Excelsa Cedar	6' MIN. HT.	B&B
	30	Pseudotsuga menziesii / Douglas Fir	6' MIN. HT.	B&B
	111	Thuja occidentalis 'Emerald Green' / Emerald Green Arborvitae	6' MIN. HT.	B&B

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	143	Prunus lusitanica / Portugal Laurel	21" MIN. HT.	CON. GRWN, 3' O.C.
	22	Viburnum plicatum 'Mariesii' / Doublefile Viburnum	21" MIN. HT.	CON. GRWN, 3' O.C.
	29	Viburnum davidii / David's Viburnum		
	221	Prunus laurocerasus 'Otto Luyken' / Otto Luyken Laurel		
	138	Spiraea 'Double Play Doozie' / Doozie Spirea		
	182	Rhododendron 'PJM' / PJM Rhododendron		

GROUND COVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
		Cotoneaster dammerii / Bearberry Cotoneaster	1 Gallon	CON. GRWN, 30" O.C.
		Microclover Lawn		



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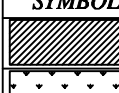

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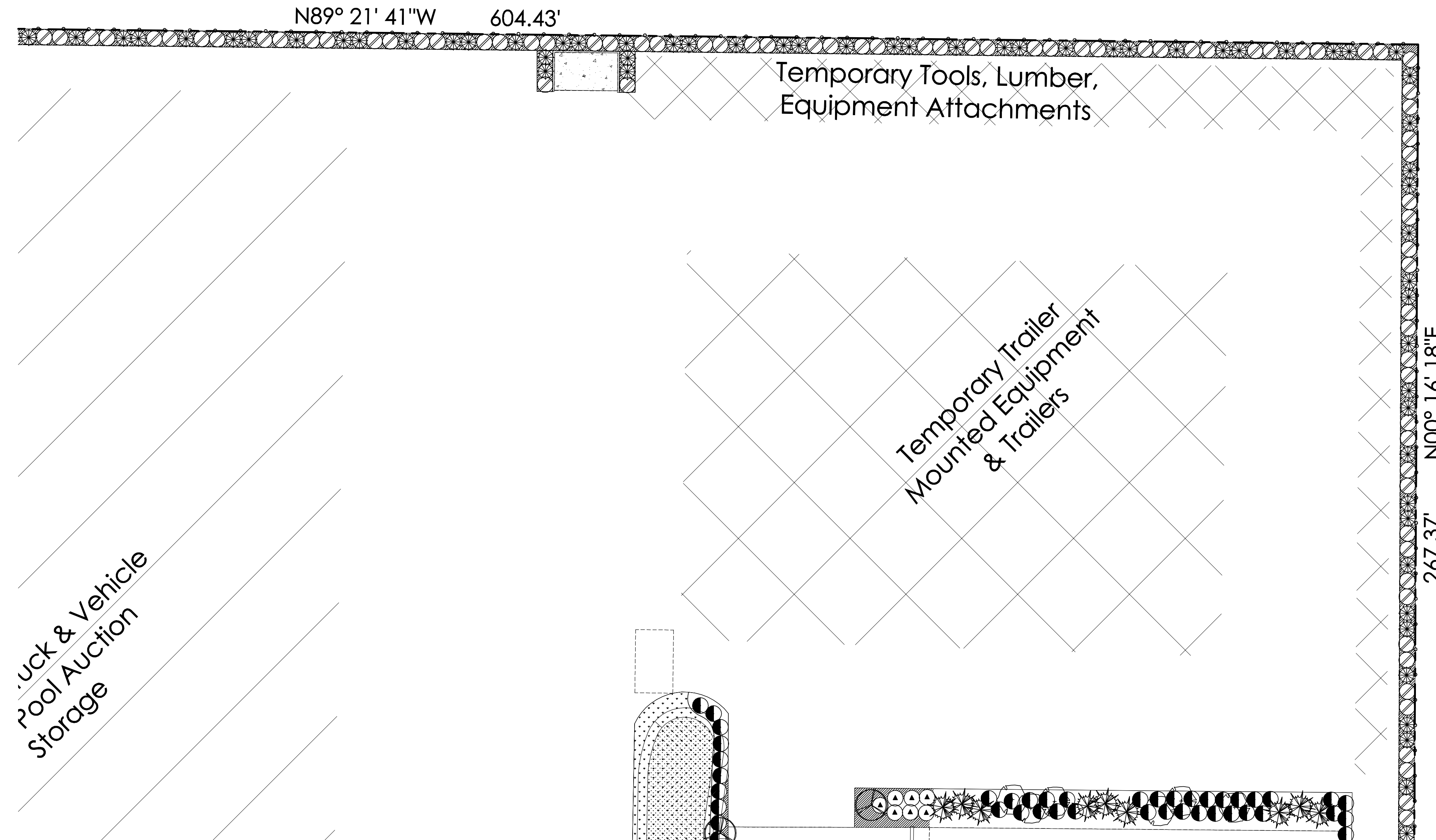
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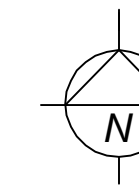
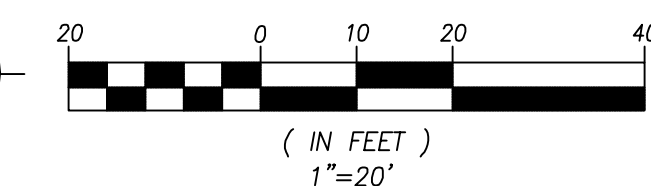


Truck & Vehicle
Pool Auction
Storage

Temporary Tools, Lumber,
Equipment Attachments

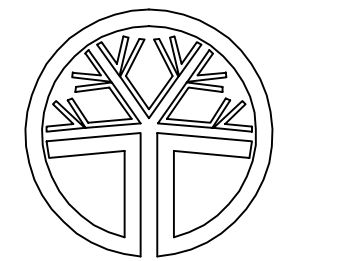
Temporary Trailer
Mounted Equipment
& Trailers

GRAPHIC SCALE



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State of Washington
registered
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Paul Jay
certificate no. 566

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LANDSCAPE PLANTING SCHEDULE

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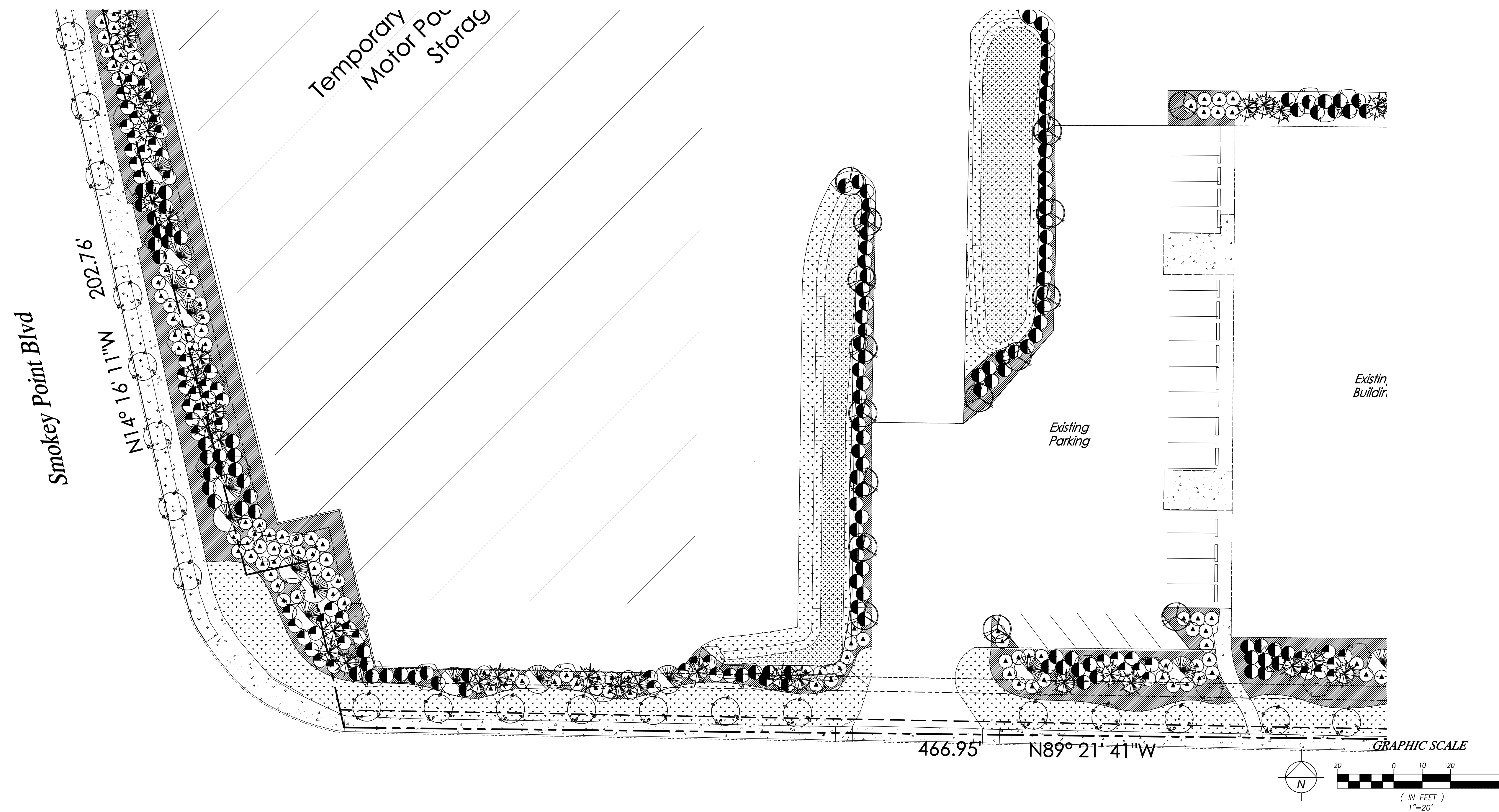
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LANDSCAPE PLANTING SCHEDULE

TREES

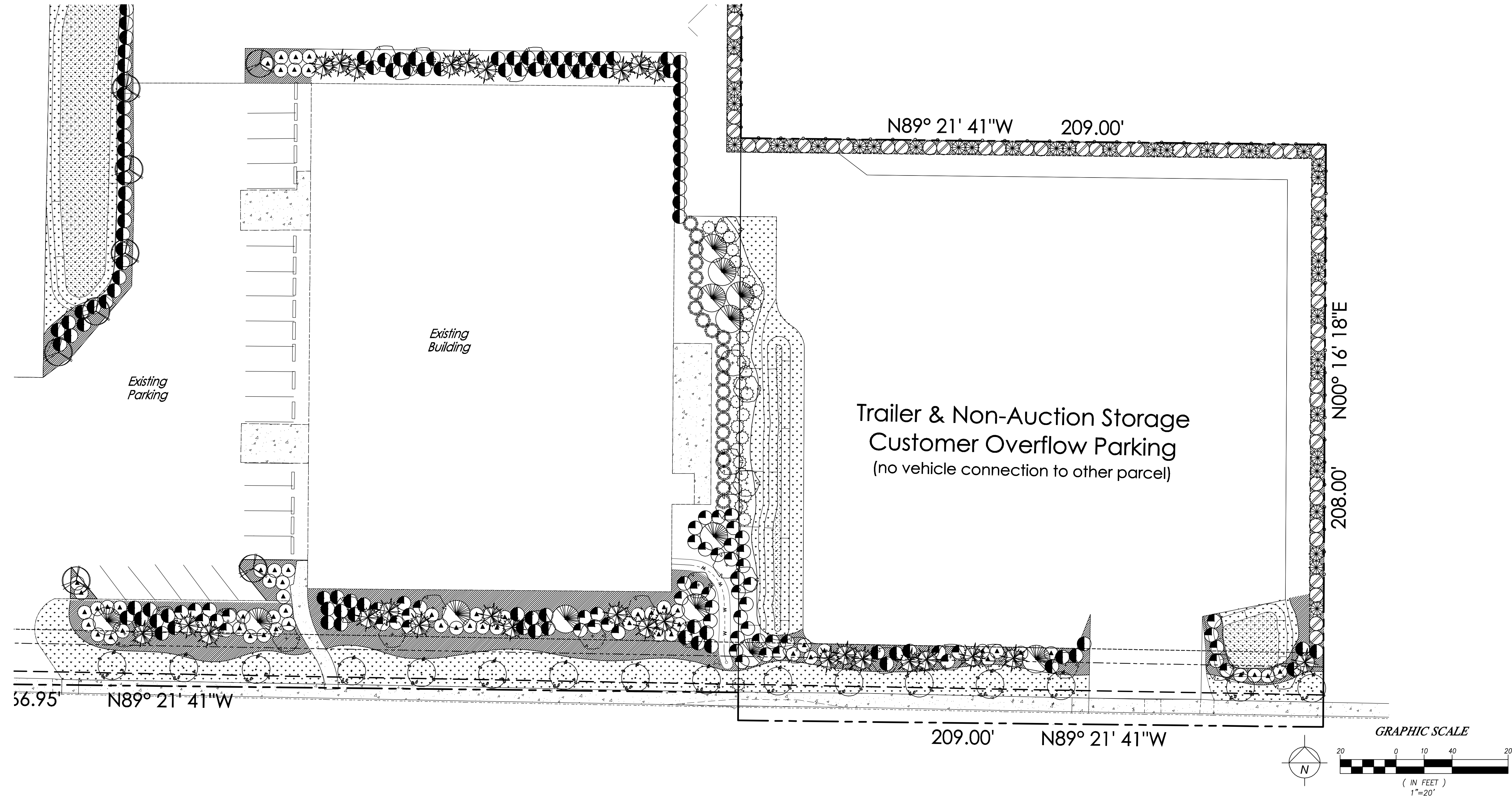
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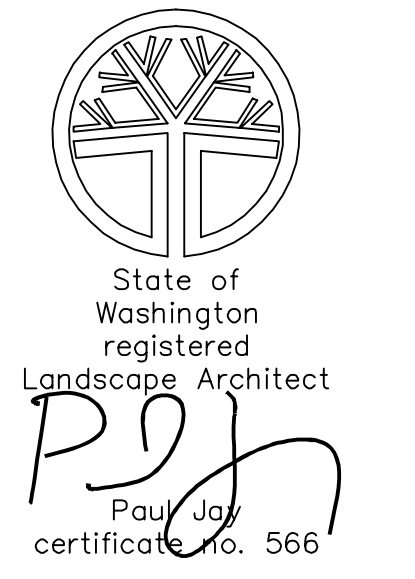
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LANDSCAPE PLAN
SHEET
L-5
OF 5

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE. MANUFACTURER'S RECOMMENDED HEAD SPACING SHALL BE EXCEEDED ONLY WITH PERMISSION OF LANDSCAPE ARCHITECT.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

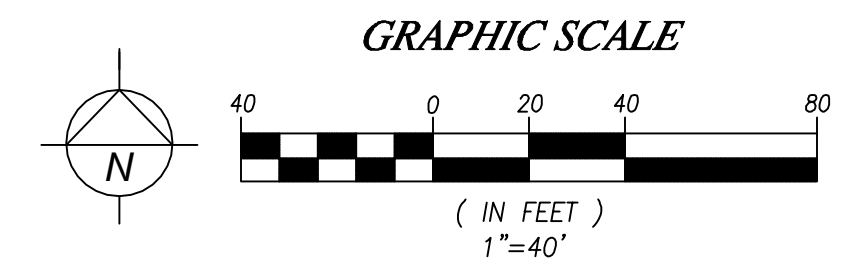
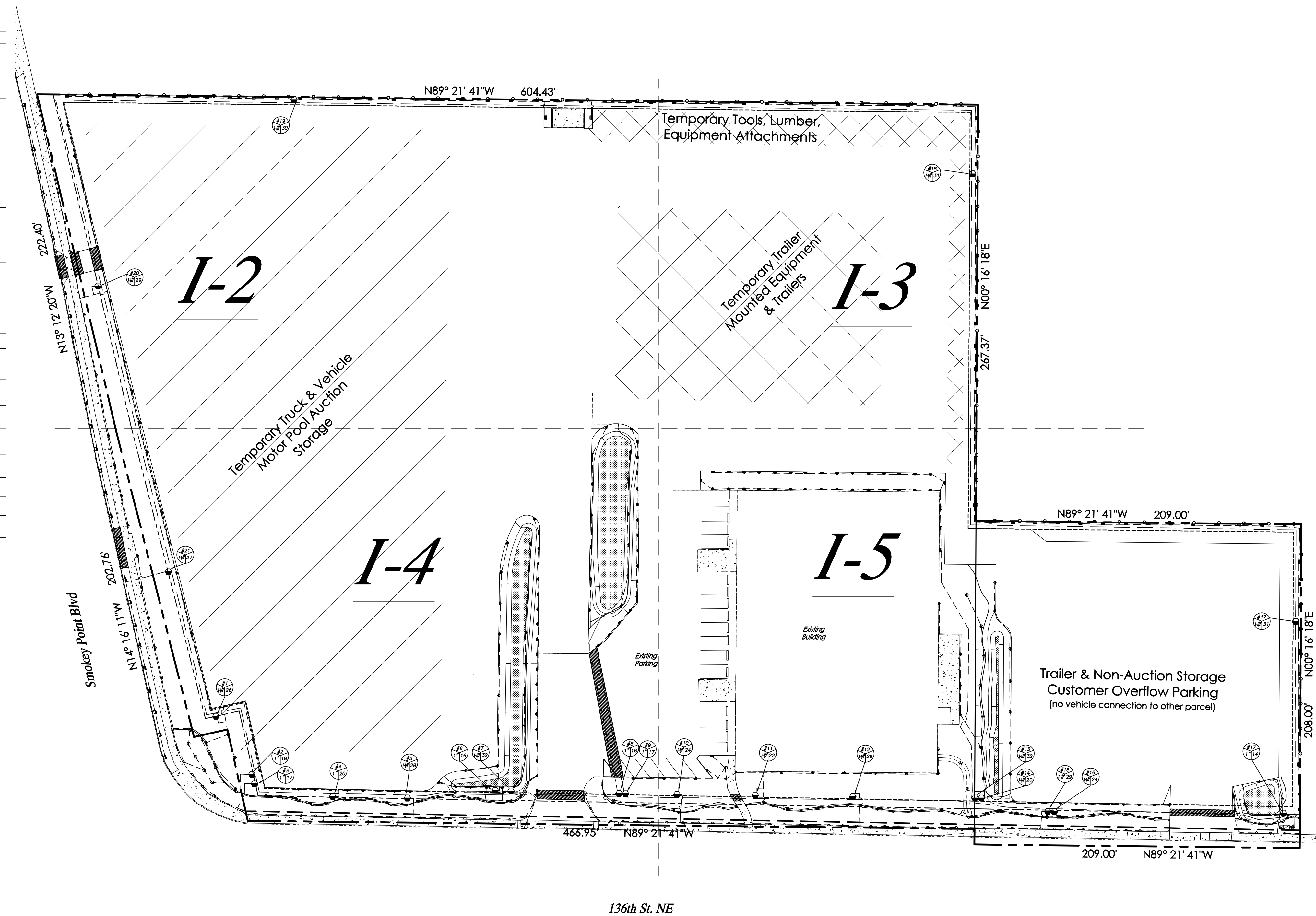
LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
Q T H TQ F EST SST CST	SPRAY POP-UP SHRUB	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T H TQ F EST SST CST	SPRAY POP-UP LAWN	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T H TQ F	ROTOR HEADS	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T F	BUBBLERS POP-UP SHRUB	RAINBIRD	1804 SERIES - 30 PSI - 5'R STREAM BUBBLER NOZZLES.
ZONE # # "X.X"	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE #
SIZE GPM	VALVE BOX	AMTEK	STANDARD OR JUMBO AS NEEDED - OR APPROVED EQUAL.
M	METER	RAINBIRD	1" INSTALL PER COUNTY STANDARDS.
M	DOUBLE CHECK ASSEMBLY	FEBCO	1 1/4" 825Y - OR APPROVED EQUAL.
Q	QUICK COUPLER	RAINBIRD	3RC W/ 33D KEY - OR APPROVED EQUAL.
G	GATE VALVE	NIBCO	T1-1 OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	ESP-LX Plus - 12X SERIES - OR APPROVED EQUAL.
POC			POINT OF CONNECTION.
---	MAINLINE	RAINBIRD	1 1/2" SCHEDULE 40 PVC
- - -	LATERAL LINE	RAINBIRD	CLASS 200 - SEE SCHEDULE OF PIPE SIZES.
---	SLEEVING	RAINBIRD	SCHEDULE 40 - 2X'S DIAMETER OF PIPE.

PIPE SIZES

GPM	PIPE SIZE
0-8	3/4"
9-15	1"
16-22	1 1/4"
23-35	1 1/2"
36-55	2"



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James G. Murphy
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IRRIGATION PLAN

APPLICANT:
Landtechnologies

DATE:
9.9.22

PJLA JOB NO.:07-XXXX
DRAWN BY: PJ

CHECKED BY: PJ

IRRIGATION PLAN

SHEET
I-1
OF 5

Nov 28, 2022 - 1:43pm Paul E:\S:\Data\Company\Projects\2020\cape ccc\James G. Murphy\Map\SitePlans\I-1_11.28.22.dwg Layout Name: I-1

**S.E.X/X, SECTION XX, TOWNSHIP XX N, RANGE X E, W.M.
X COUNTY, WA**

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE. MANUFACTURER'S RECOMMENDED HEAD SPACING SHALL BE EXCEEDED ONLY WITH PERMISSION OF LANDSCAPE ARCHITECT.

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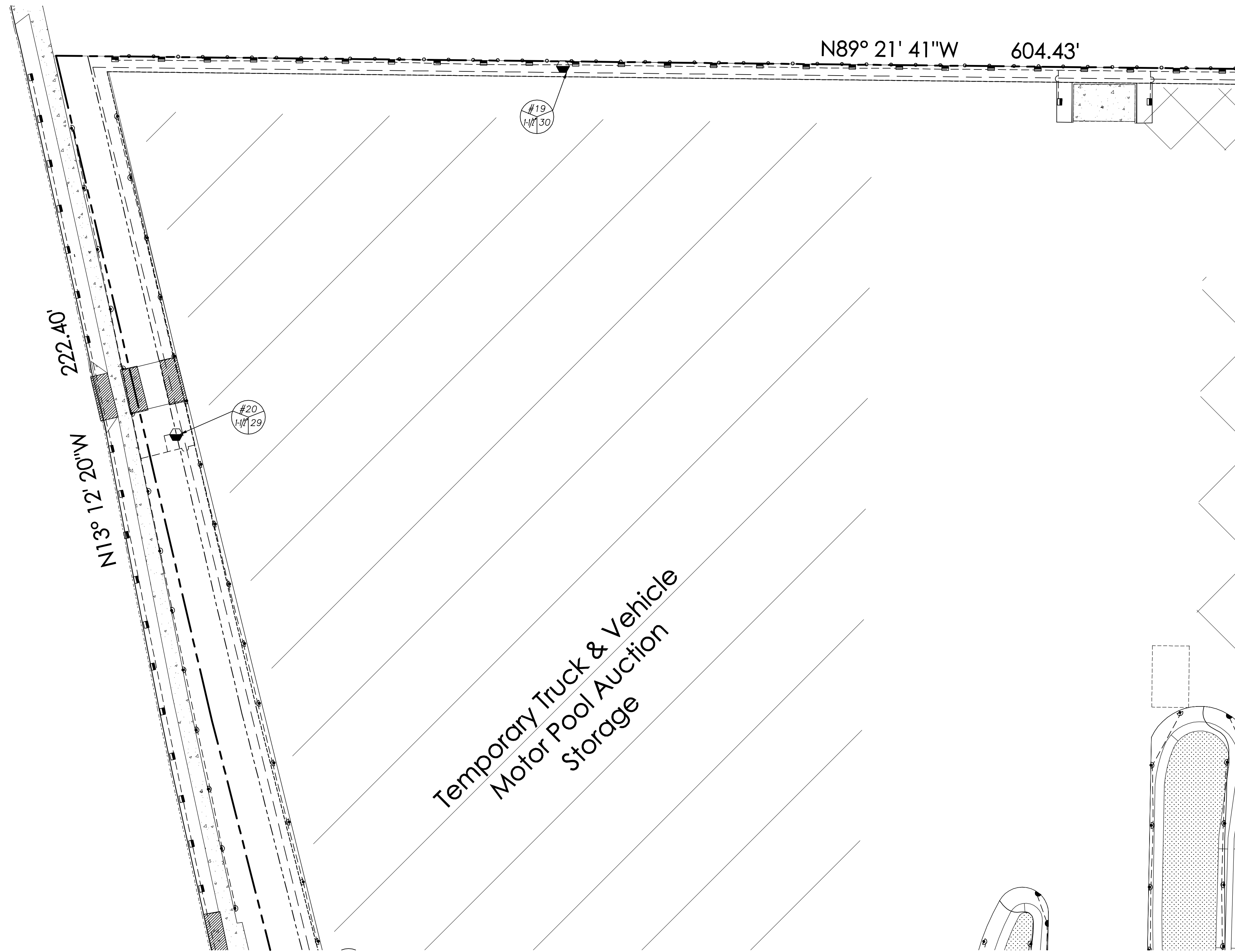
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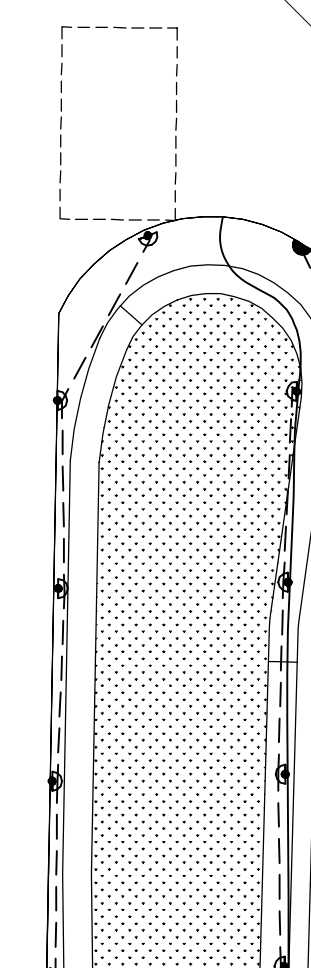
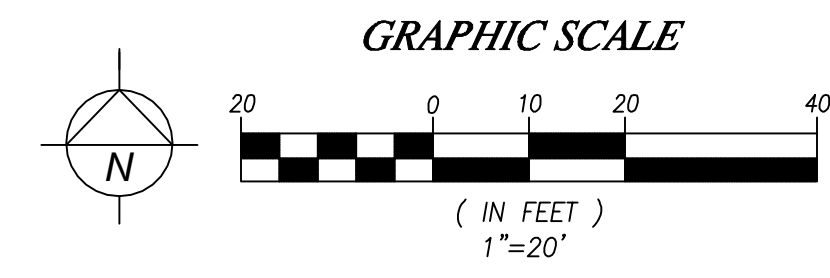
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23-35	1 1/2"
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**Temporary Truck & Vehicle
Motor Pool Auction
Storage**



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<p>James G. Murphy Auctioneers IRRIGATION PLAN</p>					
<p>APPLICANT: Landtechnologies</p>					
<p>DATE: 9.9.22</p>					
<p>PJLA JOB NO.:07-XXXX</p>					
<p>DRAWN BY: PJ</p>					
<p>CHECKED BY: PJ</p>					
<p>IRRIGATION PLAN</p>					
<p>SHEET 1-2 OF 5</p>					

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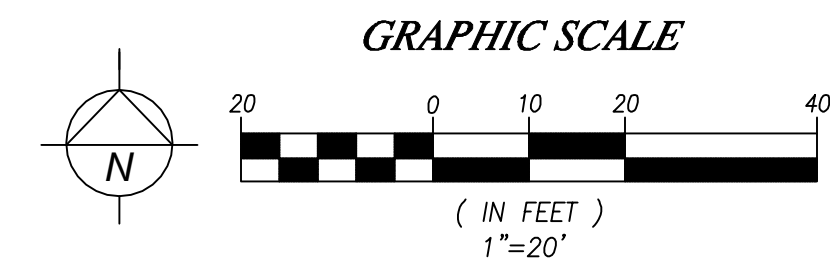
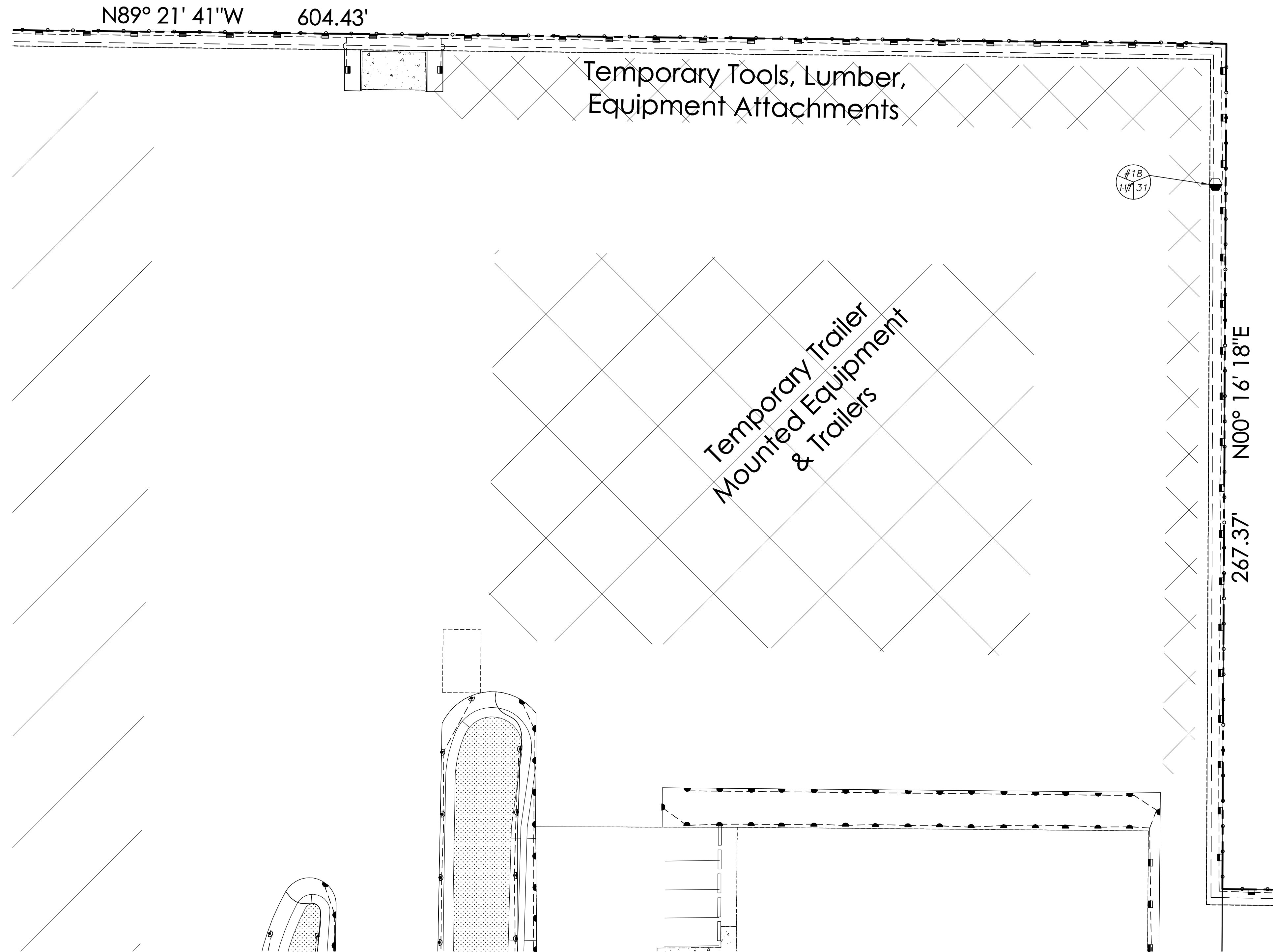
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IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
Q T H TQ F EST SST CST	SPRAY POP-UP SHRUB	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T H TQ F EST SST CST	SPRAY POP-UP LAWN	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T H TQ F	ROTOR HEADS	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
Q T F	BUBBLERS POP-UP SHRUB	RAINBIRD	1804 SERIES - 30 PSI - 5'R STREAM BUBBLER NOZZLES.
ZONE # "X.X" SIZE GPM	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE #
M	METER	RAINBIRD	1" INSTALL PER COUNTY STANDARDS.
M	DOUBLE CHECK ASSEMBLY	FEBCO	1 1/4" 825Y - OR APPROVED EQUAL.
QC	QUICK COUPLER	RAINBIRD	3RC W/ 33D KEY - OR APPROVED EQUAL.
G	GATE VALVE	NIBCO	T1-1 OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	ESP-LX Plus - 12X SERIES - OR APPROVED EQUAL.
POC			POINT OF CONNECTION.
---	MAINLINE	RAINBIRD	1 1/2" SCHEDULE 40 PVC
- - -	LATERAL LINE	RAINBIRD	CLASS 200 - SEE SCHEDULE OF PIPE SIZES.
---	SLEEVING	RAINBIRD	SCHEDULE 40 - 2X'S DIAMETER OF PIPE.

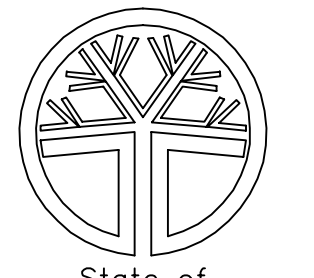
PIPE SIZES

GPM	PIPE SIZE
0-8	3/4"
9-15	1"
16-22	1 1/4"
23-35	1 1/2"
36-55	2"



DATE	11.28.22
REVISION	1 City Comments
BY	PJ

Paul Jay
Landscape Architect
1115 Bridge Road
Eastham, MA 02642
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c. 425.210.1988
e. pauljaya@gmail.com



State of Washington
registered
Landscape Architect
PJ
Paul Jay
certificate no. 566

James G. Murphy
Auctioneers
IRRIGATION PLAN

APPLICANT:	Landtechnologies
DATE:	9.9.22
PJLA JOB NO.:	07-XXXX
DRAWN BY:	PJ
CHECKED BY:	PJ

IRRIGATION PLAN

SHEET	1-3
	OF 5

S.E.X/X, SECTION XX, TOWNSHIP XX N, RANGE X E, W.M.
X COUNTY, WA

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE. MANUFACTURER'S RECOMMENDED HEAD SPACING SHALL BE EXCEEDED ONLY WITH PERMISSION OF LANDSCAPE ARCHITECT.

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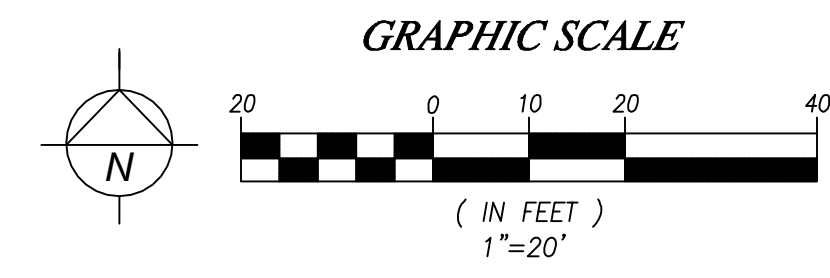
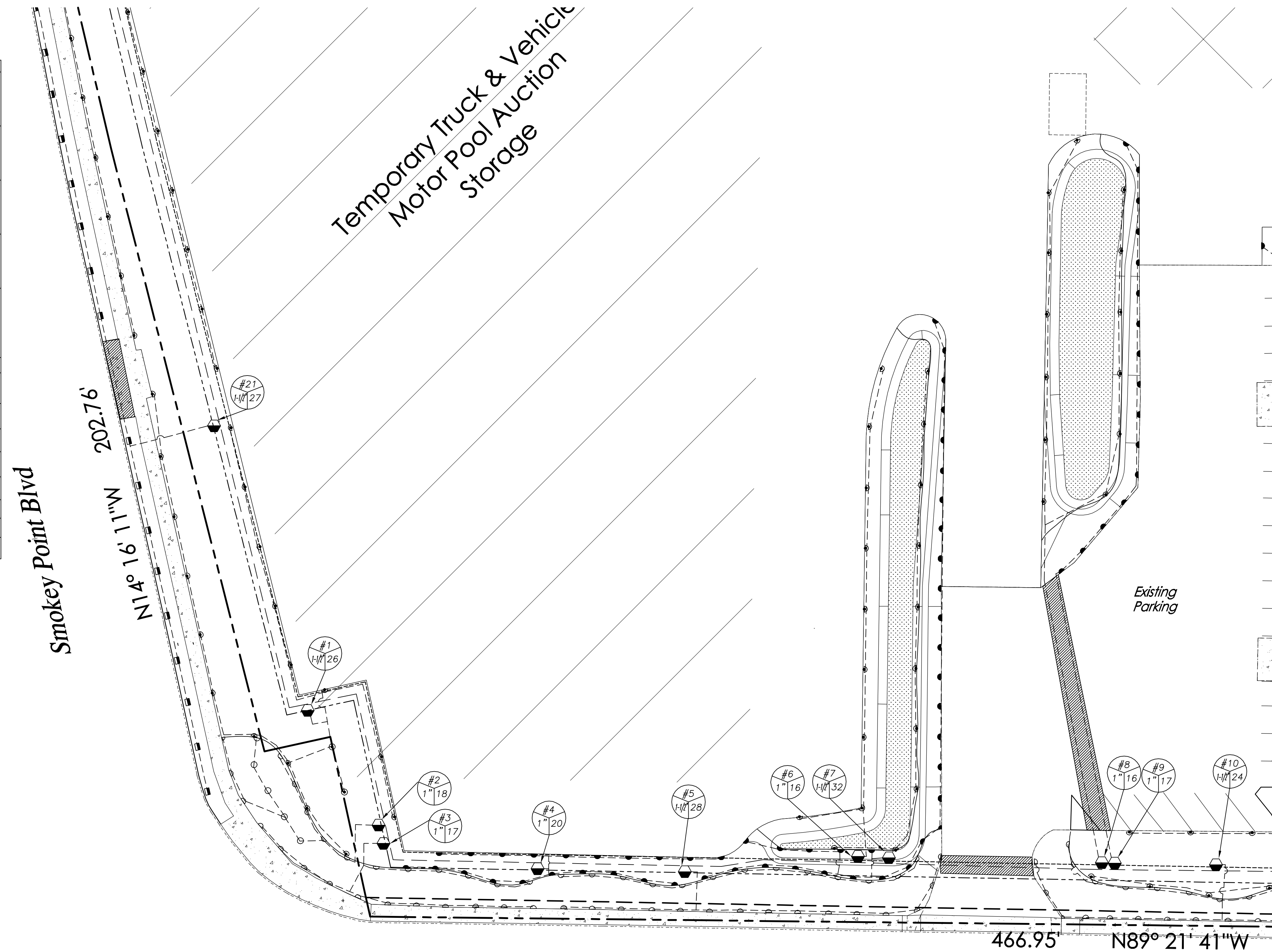
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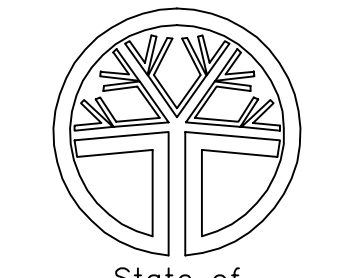

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SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
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ZONE# "X.X" SIZE GPM	AUTOMATIC CONTROL VALVE VALVE BOX	RAINBIRD AMTEK	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE # STANDARD OR JUMBO AS NEEDED - OR APPROVED EQUAL.
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APPLICANT: Landtechnologies					
DATE: 9.9.22					
PJLA JOB NO.: 07-XXXX					
DRAWN BY: PJ					
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IRRIGATION PLAN					
SHEET 1-4 OF 5					

Nov 28, 2022 - 1:43pm Paul E:\S:\Data\Company\Projects\2020\cape ccc\James G. Murphy\Map\Irrigation\IrrigationPlan\IrrigationPlan.dwg Layout Name: 14

**S.E.X/X, SECTION XX, TOWNSHIP XX N, RANGE X E, W.M.
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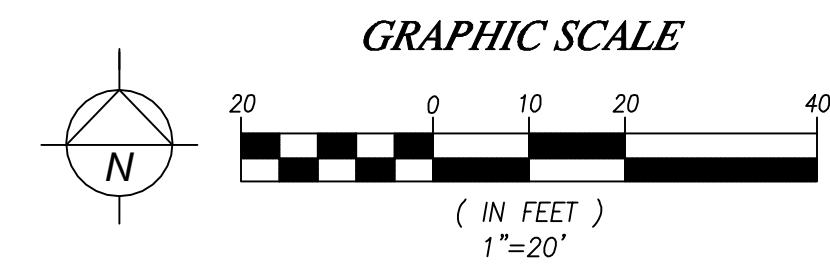
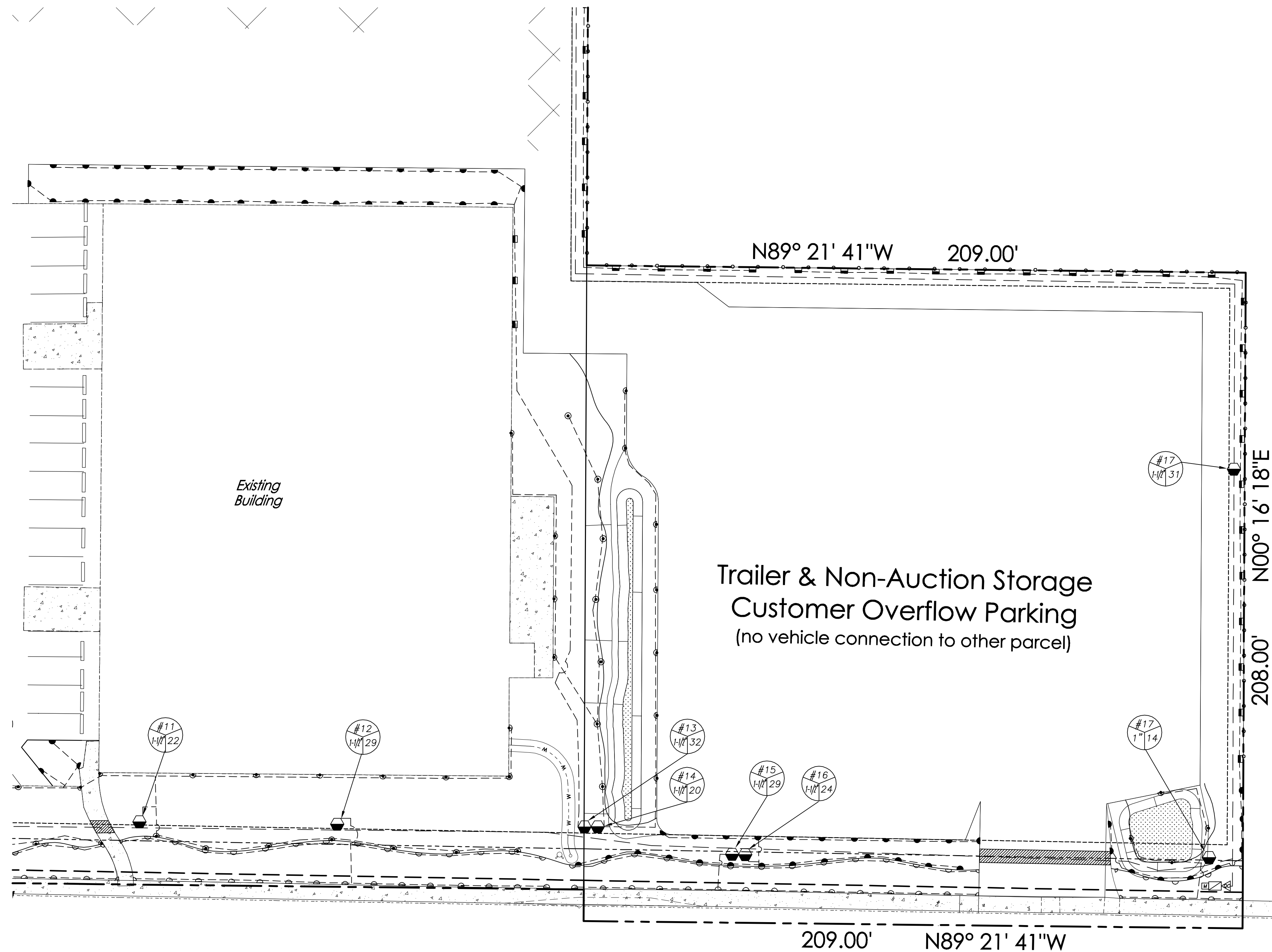
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**IRRIGATION
PLAN**

SHEET
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OF 5