

October 9, 2017

**City of Olympia**Community Planning & Development 601 4<sup>th</sup> Ave E.
Olympia WA 98506

RE: Alternative Landscape Plan Request The Views on 5<sup>th</sup> Ave.

To Whom it may concern,

This letter is to formally request a deviation from the requirements set forth in Chapter 18.36, Landscaping and Screening and provide an Alternative landscape plan for approval. The reason for this request is the site can not comply with the requirements based on the prior development, it's location in the urban core, the vehicle circulation required for City Services (garbage & fire) and tenants makes it infeasible to apply the conditions of this chapter. Since the site access is so constricted we are unable to provide the required number of trees required in the code.

We propose to offset the traditional code requirements by supplanting additional design features throughout non-built areas.

18.36.180 B. 1 Screening Strips; 5' of landscaping is required between all parking and adjacent properties. This criteria is not met with the surface parking adjacent to the neighboring parking lot. In order to maintain access by city services for fire and trash a reduction in the buffer is needed and why a minimum distance was provided. Enlarging this distance or adjusting the parking area would eliminate access by these vehicles to the north side of the building. Per Code 18.36.180 the proposed parking area therefore would require a 445 sq.ft. buffer. Our landscape plan provides a 720 sq. ft. landscape buffer around the proposed temporary parking and is averaged larger than the 5' required width. 18.36.160 Commercial landscape requirements, A. Perimeter Landscape. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty (50) percent of the standard width requirement and the intent and purpose of screening is achieved. This parking is proposed to be temporary parking only. This parking is being proposed for use only during day time hours. This parking has been provided to ease parking along the street and will be signed for future tenant parking and deliveries only. Additional trees have been added to the buffer to provide additional screening of the area limit its impact on adjacent sites. Vehicular access will be controlled and allow closure of sections of the woonerf to cars with bollards.

Per 18.36.060, K. Pedestrian Facilities. Pedestrian facilities, transit stops, and barrier free access may be allowed in required landscape areas without requiring additional buffer area, provided the intent of this Chapter is met and that the function and safety of the pedestrian facility, transit stop or barrier free facility is not compromised. We will be providing the first woonerf in Olympia. The woonerf provides public outdoor recreational space for walking and biking that can be used by tenants and serve parking structures and key circulation for city services. The woonerf allows access to and from the proposed buildings in all areas by foot and bicycle traffic. This will increase safety and use which currently does not exist in the downtown core's narrow asphalt alley ways. The woonerf includes pedestrian accent paving, landscaping and plaza spaces. The woonerf will encourage outdoor space to be used by proposed tenants and businesses. Raised planters that can be used as both seat walls and elevated landscape areas will soften edges of buildings and provide visual interest. The entrance to the parking garage includes greenscreen trellis to allow for plantings to grow up the building. These vertical trellises will soften the façade, provide additional landscape and allow clear site triangles as vehicles are leaving the parking area. Additional trees have been provided in tree grates to allow the north south woonerf to be accessed by bicycle and



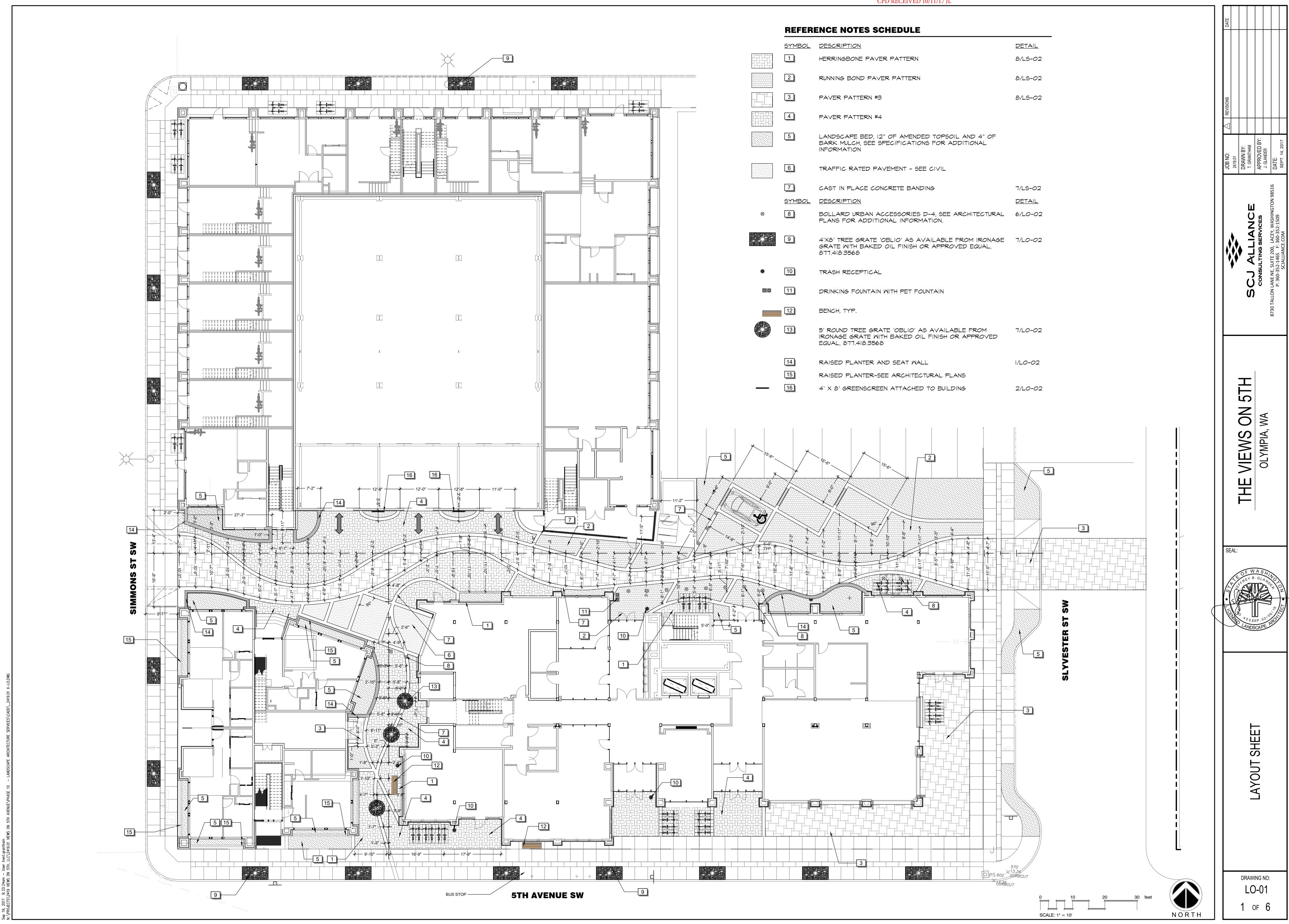
pedestrians, incorporating additional landscaping and adding shade. Requiring trees be in the code required 144 sq.ft. planting area would make this area less accessible for bikes and pedestrians and greatly reduce the amount of plaza area that can be used for businesses and residences. The code does not specifically prohibit them, adding additional trees to the smaller perimeter landscape areas would not be beneficial for the survival of the tree or the structural problems that are associated with trees planted to close to foundations, curbs or walks.

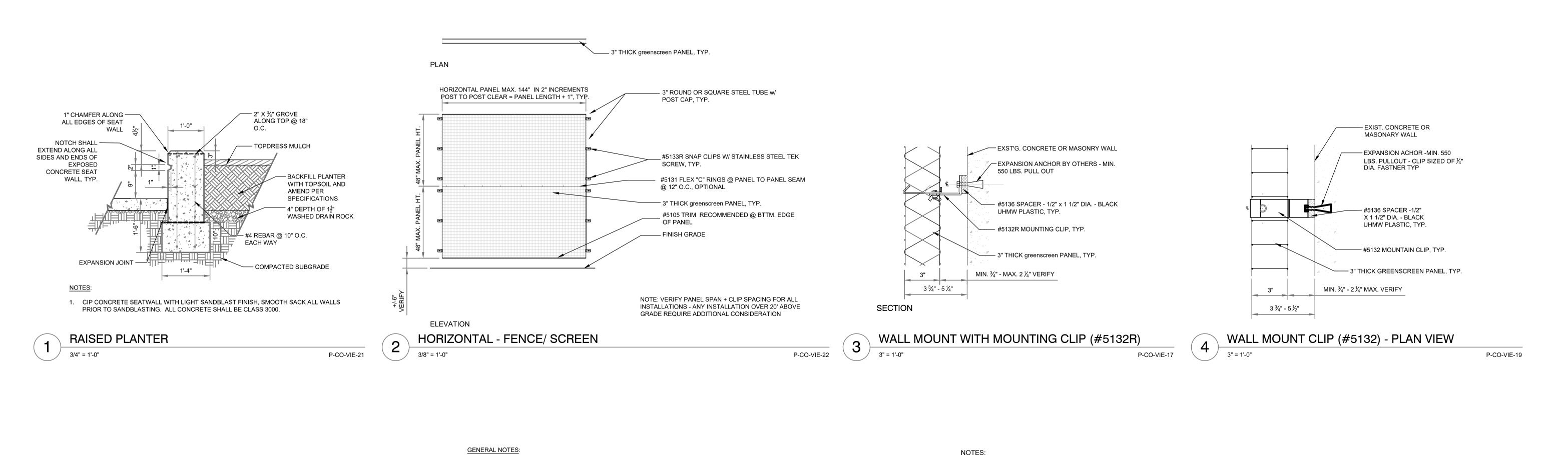
We believe based on the above deviations that our plan should be considered as a modification from the landscaping requirements and reviewed as an alternative landscape plan. Thank you for your consideration.

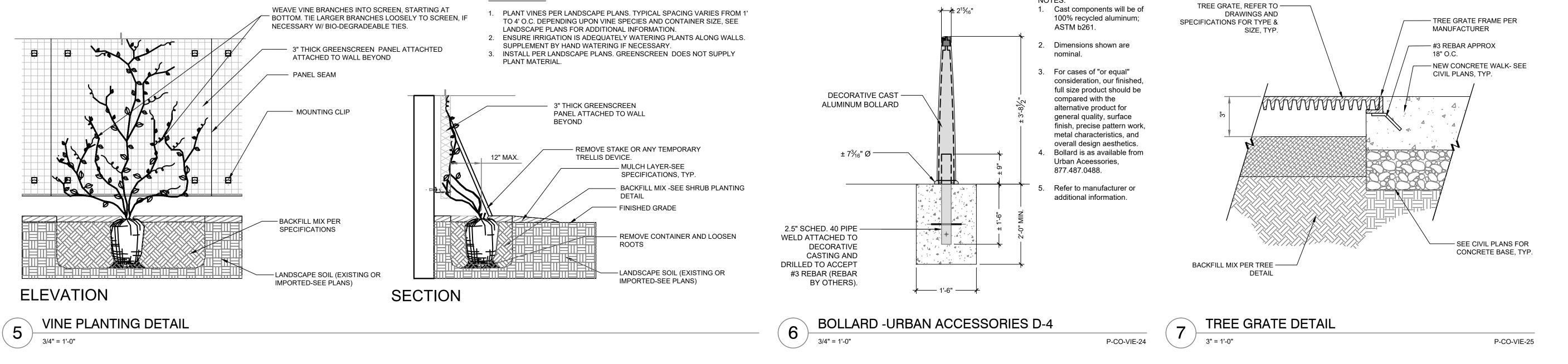
Sincerely,

Trent Grantham, PLA

Just I







SEAL:

SEAL:

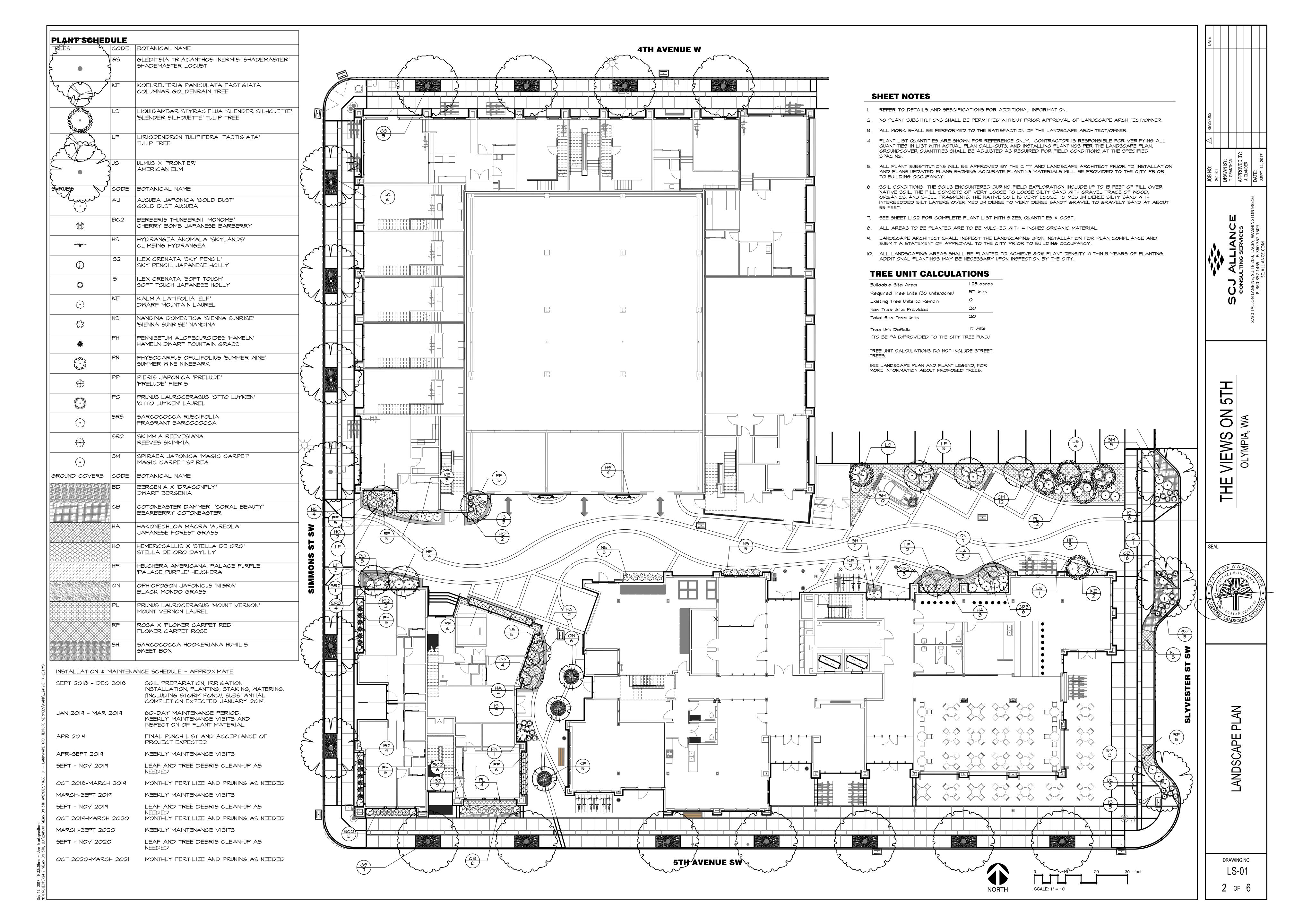
OF WASHING

OF W

SITE PLAN DETAIL

DRAWING NO:

OF 6



NOTE: GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT PAVEMENT AND SUB- BASE MATERIAL DOWN TO NATIVE SOIL.

 REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY. 2. ALL TREE GRATES SHALL BE AS AVAILABLE FROM IRON AGE GRATES, INC. OR APPROVED

PAVER COLORS SHALL BE AS SELECTED BY ARCHITECT FROM STANDARD COLORS

PAVERS SHALL BE INSTALLED AS INDICATED ON THE PLAN. CONTRACTOR SHALL LAYOUT

A 5'X5' SECTION OF EACH PAVER LAYOUT FOR APPROVAL PRIOR TO COMPLETING WORK.

3. AFTER FINAL INSTALLATION OF ALL PAVERS, SEAL WITH "WHITE MOUNTAIN WET LOOK OX

SOLVENT BASED ACRYLIC PER MANUFACTURERS RECOMMENDATIONS.

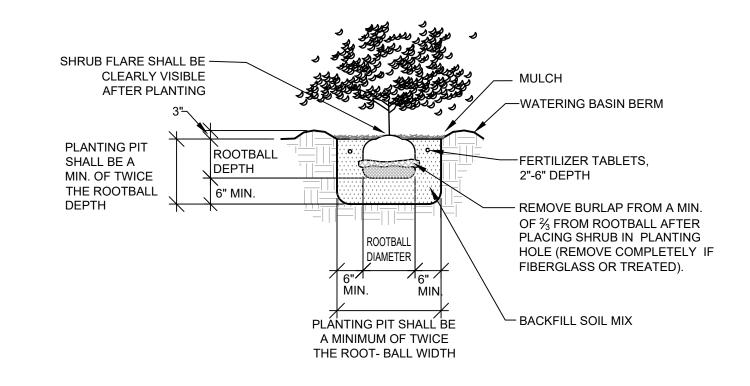
| WIDTH |

PLANTING P

SHALL BE A MIN.

TWICE THE

ROOTBALL WIDTH.



SPECIFIED PLANT SPACING="X" INDIVIDUAL PLANTS REPRESENTED AS: -PLANT SPACING DETAIL

LANDSCAPE SPECIFICATIONS

NOT SHOWN TO REMAIN ON PLANS.

EXCAVATED MATERIAL OFF SITE.

SOLUTION.

REMOVED BY HAND AFTER APPLICATION.

SHALL CONFORM TO OMC 18.32.225A.2(B)

AMERICAN STANDARD FOR NURSERY STOCK.

98409 (253) 476-9530 OR APPROVED EQUAL.

RESIDUAL COMPOST EQUAL TO:

446-7645.

764-5748.

AND DEBRIS.

SPECIFIED IN NO. 9.

AGRICULTURE."

9. SOIL AMENDMENT FOR SOIL PREPARATION AND PLANTING

7. ALL PLANT MATERIALS AND PLANT LOCATIONS SHALL BE

APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO

INSTALLATION. ALL PLANTS SHALL BE THOROUGHLY WATERED

IMMEDIATELY AFTER PLANTING WITH ALASKA FISH FERTILIZER

PARALLEL TO PAVING, CURB AND SIDEWALK, A MINIMUM OF 15

LINEAR FEET (7.5' ON EITHER SIDE OF TRUNK), 24" DEEP, WHERE

ANY TREE IS WITHIN 8' OF PAVING, CURB OR SIDEWALK. ROOT

BACKFILL SHALL BE A SCREENED 5/8" MINUS NITRIFIED WOOD

A. "TOP GRADE COMPOST" BRAND COMPOST AS AVAILABLE

FROM SILVER SPRINGS ORGANICS, RAINIER, WA (360)

C. PREP/LRI COMPOST AS AVAILABLE FROM RANDLES SAND

ALL NON-COMPOSTABLE MATERIALS WILL BE REMOVED FROM

HEAD PROTECTION AREAS MINIMUM MITIGATION STANDARDS [OMC

AND GRAVEL, INC., PUYALLUP, WA (253) 537-6828.

10. SOIL PREPARATION - (ALL LANDSCAPE AREAS) MUST MEET WELL

SPECIFIED TOPSOIL MIX PER 1000 S.F. AND AMEND TO A

AGRICULTURAL GYPSUM AND I LBS./1000 S.F. OF 16-8-8

18.32.225(A)(2)(A)]. FOR PLANTING BEDS SPREAD 24 C.Y. OF

SETTLED DEPTH OF 12" (INCHES). TOPSOIL MIX SHALL CONTAIN

35-40% COMPOST BY VOLUME. SPREAD 150 LBS./1000 S.F. OF

COMMERCIAL FERTILIZER OVER SOIL AMENDMENT. ROTO-TILL

ALL OF THE ABOVE TO A 6"-8" DEPTH AND GRADE SMOOTH,

BACKFILL MIX FOR ALL PLANTS SHALL BE A BLEND OF 1/3

12. ONLY SLOW RELEASE FERTILIZERS SHALL BE APPLIED FOR THE

COMPACTING AS REQUIRED AND REMOVING ALL ROCKS, CLODS

EXISTING SITE SOIL, I/3 COARSE SAND, AND I/3 SOIL AMENDMENT

LIFE OF THE DEVELOPMENT AT A MAXIMUM AMOUNT OF 4 LBS OF NITRATE AS NITROGEN ANNUALLY AND NO MORE THAN I LB PER

APPLICATION FOR EVERY LOOD SQUARE FEET OF TURF GRASS. ONLY FERTILIZER FORMULAS WITH A MINIMUM OF 50 PERCENT

WATER INSOLUBLE FORM OF NITROGEN ARE PERMITTED FOR USE. APPROVED WATER INSOLUBLE FORMS OF NITROGEN INCLUDE

SULFUR AND/OR POLYMER COATED FERTILIZERS, ISOBUTYLIDENE

DIUREA (IBDU), METHYLENE UREA AND UREAFORM, AND ORGANIC FERTILIZERS REGISTERED WITH WASHINGTON DEPARTMENT OF

13. APPLY OSMOCOTE 18-6-12, 9 MONTH SLOW RELEASE FERTILIZER

OVER THE SURFACE OF ALL PLANT PITS AT THE FOLLOWING

RATES (NO MORE THAN A MAXIMUM 4LBS. OF NITRATE NITROGEN

"CEDAR GROVE COMPOST" BRAND COMPOST AS AVAILABLE

FROM CEDAR GROVE COMPOST, MAPLE VALLEY, WA (877)

EWING IRRIGATION PRODUCTS, 2901 S TACOMA WAY, TACOMA, WA

BARRIER SHALL BE DEEPROOT UB-24 AS AVAILABLE FROM

ROOT BARRIER SHALL BE INCORPORATED ADJACENT AND

REFER TO DETAILS FOR ADDITIONAL INFORMATION.

CHEMICALLY KILL (CHEMICALS MUST MEET WELL HEAD

PROTECTION AREAS MINIMUM MITIGATION STANDARDS-SEE

LANDSCAPE ARCHITECT) IN AREAS SHOWN AND AT DEPTHS

SO THAT FINISH GRADES OF ALL SHRUB BEDS SHALL BE 2"

FILL AREAS: ANY LANDSCAPE AREAS OCCURRING WITHIN

AND REPLACED WITH SPECIFIED TOPSOIL. DISPOSE OF

AND BACKFILL OF RETAINING WALLS (IF REQUIRED). DOTTED

THURSTON COUNTY'S INTEGRATED PEST MANAGEMENT PROGRAM) AND REMOVE FROM SITE ALL EXISTING WEEDS AND VEGETATION

DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE

INDICATED FOR CROWNING AND BERMING OF LANDSCAPE AREAS,

LINES INDICATE I' CONTOUR INTERVALS. ALL LANDSCAPE AREAS

SHALL RECEIVE TOPSOIL, WHETHER INDICATED ON PLANS OR NOT,

BELOW TOPS OF ADJACENT CURBS AND PAVEMENT. STRUCTURAL

GRADES IN SHRUB AREAS AND 6" BELOW GRADE IN LAWN AREAS,

STRUCTURAL FILL ZONES SHALL HAVE SAID STRUCTURAL FILL MATERIALS EXCAVATED TO A DEPTH OF 12" BELOW FINISH

OPERATIONS. ALL NON-COMPOSTABLE MATERIALS SHALL BE

APPROVAL OF LANDSCAPE ARCHITECT/CITY. ANY SUBSTITUTIONS

5. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR

TRIANGULAR SPACING WITHIN -

P-CO-VIE-04

PLANTING BED

CONTINUOUS OUTER ROW OF PLANTS SPACED

EDGE OF PLANTING BED

"X" ON CENTER AND SET BACK FROM THE

—— AREA FOR SPACING ADJUSTMENT

PLANTING BED EDGE 2/3 "X"

, WIDTH VARIES REFER TO PLAN FINISH GRADE (INCLUDING -BED MULCH) \_FOR SPECIFIC BERM & 2" @ SHRUB BEDS, -CROWN HTS. FLUSH @ LAWN AREA - SUB-BASE MATERIAL ASPHALT PAVING . - TOPSOIL FILL - REFER TO CONCRETE CURB OR -SPECIFICATIONS FOR SOIL TYPE ADJACENT PAVEMENT

NOTE: GENERAL CONTRACTOR SHALL REMOVE EXCESS ASPHALT PAVEMENT AND

PARKING ISLAND PLANTER DETAIL OLYMPIA

P-CO-VIE-37

SUB-BASE MATERIAL DOWN TO NATIVE SOIL, 12" MIN. DEPTH.

PARKING ISLAND PLANTER DETAIL

ADJACENT PAVEMENT

TREE GRATE, REFER TO -DRAWINGS AND

SIZE, TYP.

SPECIFICATIONS FOR TYPE &

TREE GRATE FRAME PER

- NEW CONCRETE WALK- SEE

SEE CIVIL PLANS FOR

CONCRETE BASE, TYP.

MANUFACTURER

CIVIL PLANS, TYP.

SPECIFICATIONS FOR SOIL TYPE

TREE GRATE & PLANTING DETAIL

VERTICAL FACE, TYP

CONTINUOUS # 3 ———

P-CO-VIE-38

CAST IRON TREE GRATE TO

- 2" DEPTH MULCH IN BASIN

TREE GRATE FRAME SET IN

CONCRETE SIDEWALK

- BACKFILL SOIL MIX

REMOVE BURLAP FROM

TOP 2/3 OF ROOT BALL

COMPACTED NATIVE SOIL

24" ROOT BARRIER

CONCRETE

 $--\frac{1}{2}$ " RADIUS, TYP.

- INFILL PAVERS WITH

PREPARATIONS

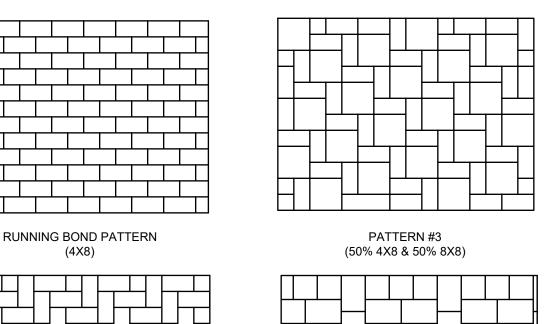
POLYMERIC PAVER SAND.

- SEE CIVIL PLANS FOR SUBGRADE

PLAN FOR SIZE.

MATCH SIDEWALK GRADE. SEE

SHRUB PLANTING DETAIL (B&B OR CONT.)



PATTERN #4 HERRINGBONE PATTERN (75% 6X9 & 25% 6X6) . PAVERS AS AVAILABLE FROM MUTUAL MATERIAL OR APPROVED EQUAL COLORS SHALL BE SELECTED BY ARCHITECT, PROVIDE STANDARD COLOR SAMPLES.

PAVER PATTERNS

P-CO-VIE-08 6. ALL PLANTS SHALL CONFORM TO THE LATEST EDITION OF THE

\$33,231

TOTAL:

TREE GRATE DETAIL

BACKFILL MIX PER TREE —

PAVER AND CONCRETE BAND

NOTES:

P-CO-VIE-07

4. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO PLANTING 3. REFER TO DRAWINGS FOR LOCATIONS OF PATTERN AND COLOR. 4. REFER TO CIVIL PLANS FOR SUBGRADE PREPARATION. PROVIDE A 5'X5' SAMPLE SECTIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE BOTANICAL NAME COMMON NAME ATY UNIT COST TOTAL SHADEMASTER LOCUST 2" CAL \$6,358 GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' |&'-lO' KOELREUTERIA PANICULATA FASTIGIATA \$2,890 COLUMNAR GOLDENRAIN TREE |2" CAL |LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' |'SLENDER SILHOUETTE' TULIP TREE |\$578 \$3,468 |2" CAL TULIP TREE \$578 \$5,202 LIRIODENDRON TULIPIFERA 'FASTIGIATA' 2" CAL |14'-16' HT. \$5,202 AMERICAN ELM |ULMUS X 'FRONTIER' SPACING | QTY | UNIT COST | TOTAL SHRUBS BOTANICAL NAME COMMON NAME SIZE SPACING GOLD DUST AUCUBA |5 GAL \$70 |AUCUBA JAPONICA 'GOLD DUST' BC2 CHERRY BOMB JAPANESE BARBERRY | I GAL |30" o.c. BERBERIS THUNBERGII 'MONOMB' |2-I/2' O.C. HYDRANGEA ANOMALA 'SKYLANDS' CLIMBING HYDRANGEA STAKE AS NEEDED |48" 0.c. SKY PENCIL JAPANESE HOLLY ILEX CRENATA 'SKY PENCIL 30" o.c. \$1,696 ILEX CRENATA 'SOFT TOUCH' |SOFT TOUCH JAPANESE HOLLY 2' 0.0. 24" 0.0. |2-1/2' 0.0. \$217 KALMIA LATIFOLIA 'ELF' |DWARF MOUNTAIN LAUREL |30" o.c. NANDINA DOMESTICA 'SIENNA SUNRISE' |'SIENNA SUNRISE' NANDINA |2 GAL |2-I/2' *O.*C. 30" o.c. PENNISETUM ALOPECUROIDES 'HAMELN HAMELN DWARF FOUNTAIN GRASS 24" o.c. PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK |\$|6 48" 0.0. |PIERIS JAPONICA 'PRELUDE' 'PRELUDE' PIERIS 2 GAL |2-1/2' 0.0. \$408 30" 0.0. |B&B/CONT., MIN. 21" HT. |PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN' LAUREL 48" 0.0. SARCOCOCCA RUSCIFOLIA |FRAGRANT SARCOCOCCA \$310 3' O.C. 36" *o.*c. SKIMMIA REEVESIANA REEVES SKIMMIA 2 GAL 36" *o.*c. |SPIRAEA JAPONICA 'MAGIC CARPET MAGIC CARPET SPIREA |2 GAL 3' 0.0. |36" o.c. GROUND COVERS | BOTANICAL NAME SPACING | QTY | UNIT COST | TOTAL COMMON NAME SPACING DWARF BERGENIA BERGENIA X 'DRAGONFLY' |24" *o.*c. |5 |24" o.c. |37 BEARBERRY COTONEASTER \$1,665 COTONEASTER DAMMERI 'CORAL BEAUTY' I GAL @ 2' 0.0. |\$45 JAPANESE FOREST GRASS @ 36" 0.0. |HAKONECHLOA MACRA 'AUREOLA' 30" 0.c. STELLA DE ORO DAYLILY @ 2' 0.0. 24" o.c. HEMEROCALLIS X 'STELLA DE ORO' PALACE PURPLE' HEUCHERA |HEUCHERA AMERICANA 'PALACE PURPLE' I GAL @ 2' 0.0. 24" o.c. \$217 OPHIOPOGON JAPONICUS 'NIGRA' BLACK MONDO GRASS @ 2' 0.0. \$42 24" 0.c. PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON LAUREL @ 2.5' 0.0. |30" o.c. |76 \$1,140 ROSA X 'FLOWER CARPET RED' FLOWER CARPET ROSE GAL @ 2.5' O.C. 30" o.c. \$234 130" o.c. SARCOCOCCA HOOKERIANA HUMILIS SWEET BOX GAL \$36 @ 2.5' 0.0.

P-CO-VIE-09

FERTILIZER TABLETS FOR ALL PLANTS SHALL BE AGRIFORM (20-10-5) 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: ALL TREES: 4-21 GRAM TABLETS, ALL SHRUBS (EXCEPT | GALLONS): 3-2| GRAM TABLETS, ALL | GALLONS: 1-2| GRAM TABLET, ALL 2-1/4" AND 4" POT GROUND COVERS: 1-10 GRAM TABLET EACH. SET TABLETS DIRECTLY NEXT TO ROOTBALL.

16. APPLY A GRANULAR PRE-EMERGENT HERBICIDE TO ALL SHRUB AND GROUNDCOVER BEDS AT THE CONCLUSION OF THE MAINTENANCE PERIOD. DO NOT USE CASARON OR NORASAC BRANDS. ALL FERTILIZER MUST COMPLY TO MEET WELL HEAD PROTECTION AREAS MINIMUM MITIGATION STANDARDS [OMC

ALL PLANT SUBSTITUTIONS WILL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. UPDATED PLANS SHOWING ACCURATE PLANTING MATERIALS WILL BE

6. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE. ALL REPLACED PLANTS SHALL BE RE-GUARANTEED. ALL REPLACEMENTS SHALL BE MADE WITHIN 21 DAYS OF RECEIVING WRITTEN NOTICE FROM THE OWNER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PLANTS DYING DUE TO OWNER NEGLECT OR VANDALISM, AFTER THE

PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER AND/OR MASS SHRUB QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD

60-DAY MAINTENANCE PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION

A. REMOVE ALL WEEDS OVER I" IN HEIGHT, REFER TO THE

REPLACE DEAD OR UNHEALTHY PLANTS.

D. ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL

PERIOD, SEE OMC 18.32.225.A.2(A) FOR ADDITIONAL REQUIREMENTS.

RE-EVALUATED PRIOR TO ACTUAL LANDSCAPE INSTALLATION AND MAINTENANCE.

SHALL BE USED ANUALLY)

TREES OVER 10' HEIGHT	2 CUPS
TREES UNDER 10' HEIGHT:	I CUP
ALL SHRUBS EXCEPT   GALLONS:	1/2 CUP
I GALLON PLANTS:	1/4 CUP
GROUND COVERS:	1/4 CUP

ALL SHRUB AND GROUND COVER BEDS SHALL RECEIVE A 4" DEPTH "MEDIUM/ FINE GRIND" HEM/FIR BARK MULCH AS TOP

18.32.225(A)(2)(A)]

PROVIDED TO THE CITY PRIOR TO BUILDING OCCUPANCY.

MAINTENANCE PERIOD.

CONDITIONS AT THE SPECIFIED SPACING.

8. FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:

THURSTON COUNTY'S IPMP FOR ADDITIONAL REQUIREMENTS.

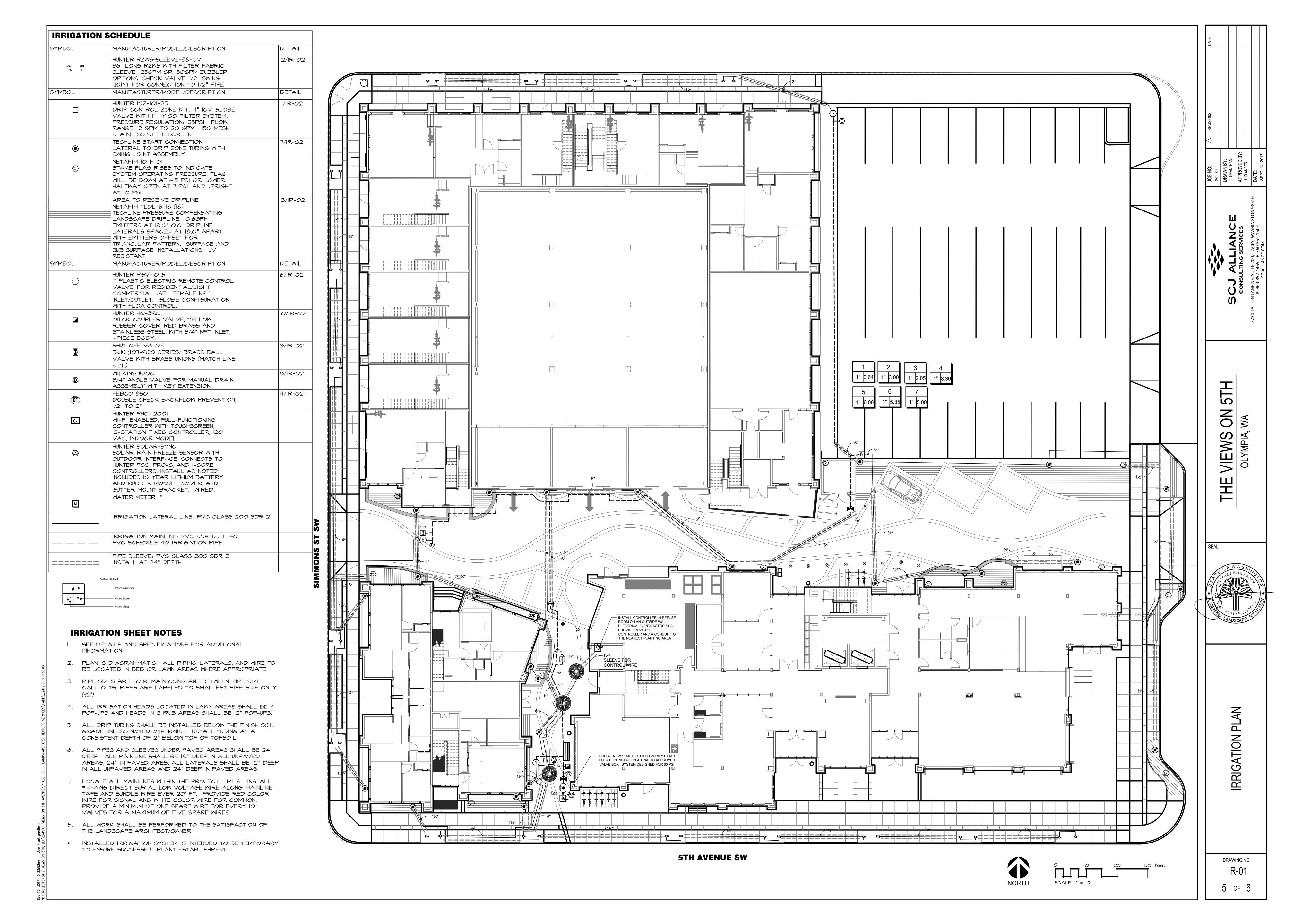
ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM, SEE OMC 18.32.225.A.2(C) FOR ADDITIONAL REQUIREMENTS.

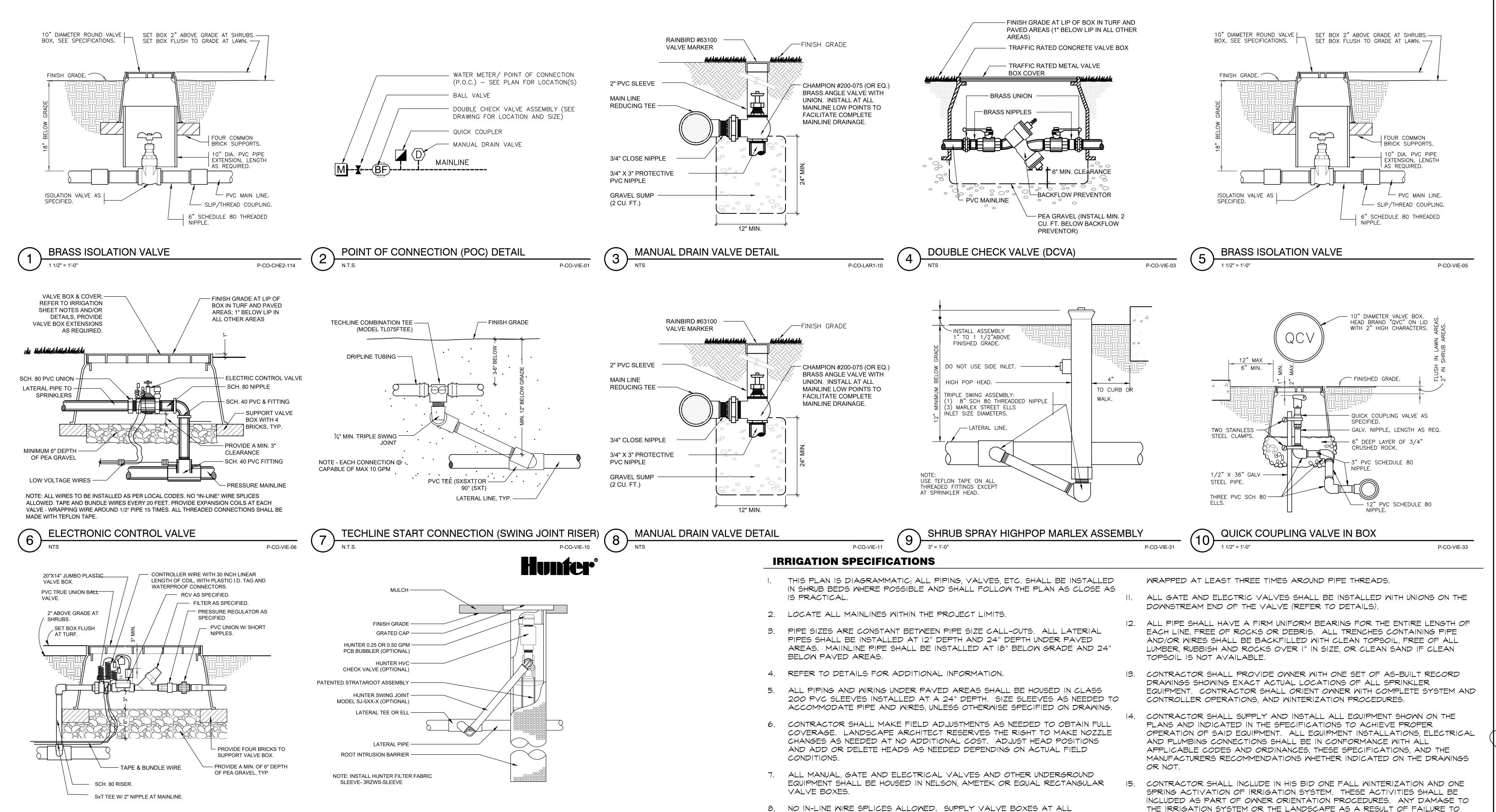
LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS. FERTILIZE ALL LAWNS AT CONCLUSION OF MAINTENANCE

24. ALL APPLICATIONS OF FERTILIZERS AND CHEMICALS SHALL BE

DRAWING NO:

4 of 6





ELECTRICAL JUNCTIONS. TAPE AND BUNDLE WIRES EVERY 25 LINEAR FEET.

KING BROS. 1/2" AUTOMATIC DRAIN VALVES AT LATERAL LINE LOW POINT(S).

VALVES ON ANY IRRIGATION HEAD THAT EXPERIENCES LOW HEAD DRAINAGE.

9. CONTRACTOR IS RESPONSIBLE FOR COMPLETE SYSTEM DRAINAGE. INSTALL

INDICATED ON PLAN. CONTRACTOR SHALL PROVIDE ADJUSTABLE CHECK

INSTALL MANUAL DRAINS AT ALL MAINLINE LOW POINT(S) AND WHERE

10. ALL THREADED PIPE CONNECTIONS SHALL BE MADE USING TEFLON TAPE

NOL

CIFIC,

S

ATIOI

RRIG,

CONTRACTOR SHALL GUARANTEE IN WRITING ON HIS COMPANY LETTERHEAD ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FOLLOWING ACCEPTANCE OF SYSTEM INSTALLATION.

17. BACKFLOW PREVENTOR SHALL BE INSPECTED AND TESTED BY A CERTIFIED BACKFLOW DEVICE INSPECTOR. PROVIDE OWNER WITH ONE COPY OF APPROVAL CERTIFICATE.

COMPLY WITH THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF

THE CONTRACTOR.

MAX LINE DISTANCE FOR CENTER FEED LITE LAYOUT @ 57 PSI INLET; REFER TO FULL CHART FOR ALTERNATE PRESSURES: REMOTE CONTROL VALVE WITH .33 @ 12" o.c. = 1,056 | .77 @ 12" o.c. = 606' DISC FILTER AND PRV. .33 @ 18" o.c. = 1,504' | .77 @ 18" o.c. = 864' PVC LATERAL LINE, SEE .53 @ 12" o.c. = 774' | 1.16 @ 12" o.c. = 460' PLAN FOR SIZING .53 @ 18" o.c. = 1,104' | 1.16 @ 18" o.c. = 658' TECHLINE HCVXR LITE IRREGULAR AREAS P-CO-VIE-12

P-CO-VIE-13

18" AND 36" ROOT ZONE WATERING SYSTEM

REFER TO START CONNECTION DETAIL —

PERIMETER LATERALS 2" TO 4" FROM EDGE, TYP.

P-CO-VIE-20

DRIP VALVE/FILTER/REGULATOR

TECHLINE DRIPLINE —

**ROW SPACING** 

-CHECK VALVE HOLDS BACK 8.5' OF WATER

-CENTER FEED LITE LAYOUTS ALLOW 2X MAX TUBING LENGTH

MANUAL FLUSH VALVE -

PLUMBED TO DRIPLINE

SEE EQUIPMENT LIST FOR -

OF STANDARD LAYOUTS.

AREA PERIMETER —

DRAWING NO:

6 of 6