

# SANDY COMMUNITY CAMPUS PARK - LAND USE SUBMITTAL **EXHIBIT D**

## PROJECT TEAM

### CLIENT

City of Sandy Parks & Recreation  
38348 Pioneer Boulevard  
Sandy, OR 97055

### LANDSCAPE ARCHITECT

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Phone: 503.488.5711

### ELECTRICAL ENGINEER

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Phone: 503.726.3337

### UTILITY CONTACTS

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### CIVIL

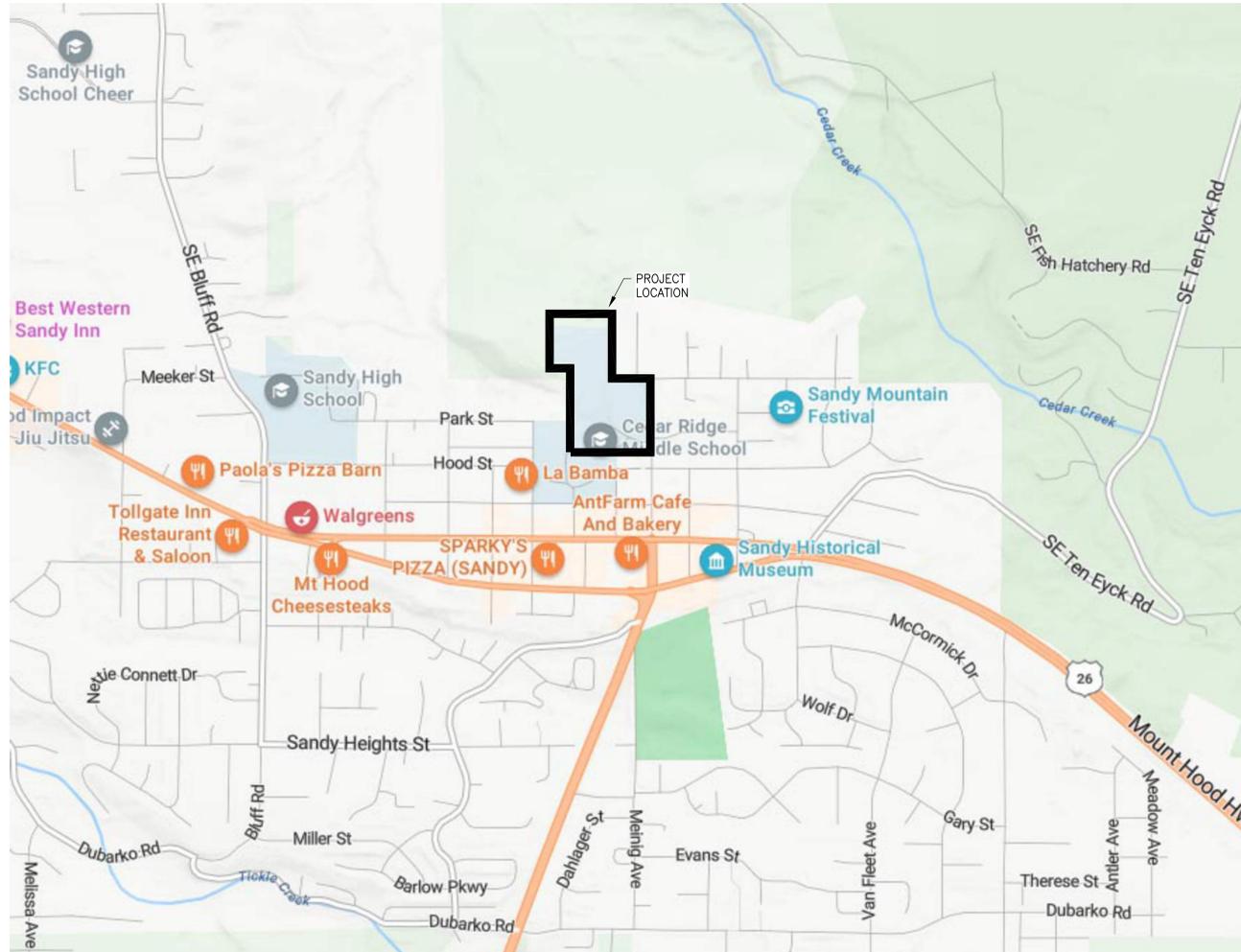
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- A02 ELEVATION VIEWS



VICINITY MAP

PARK ADDRESS: 17165 SE MEINIG AVE, SANDY, OR 97055



LANDSCAPE ARCHITECTS PC

**lango . hansen**

1100 NW GLISAN #3B PORTLAND OR 97209 T 503.295.2437

**SANDY COMMUNITY CAMPUS PARK**

CITY OF SANDY  
PARKS AND RECREATION

17165 SE MEINIG AVE  
SANDY, OR 97055

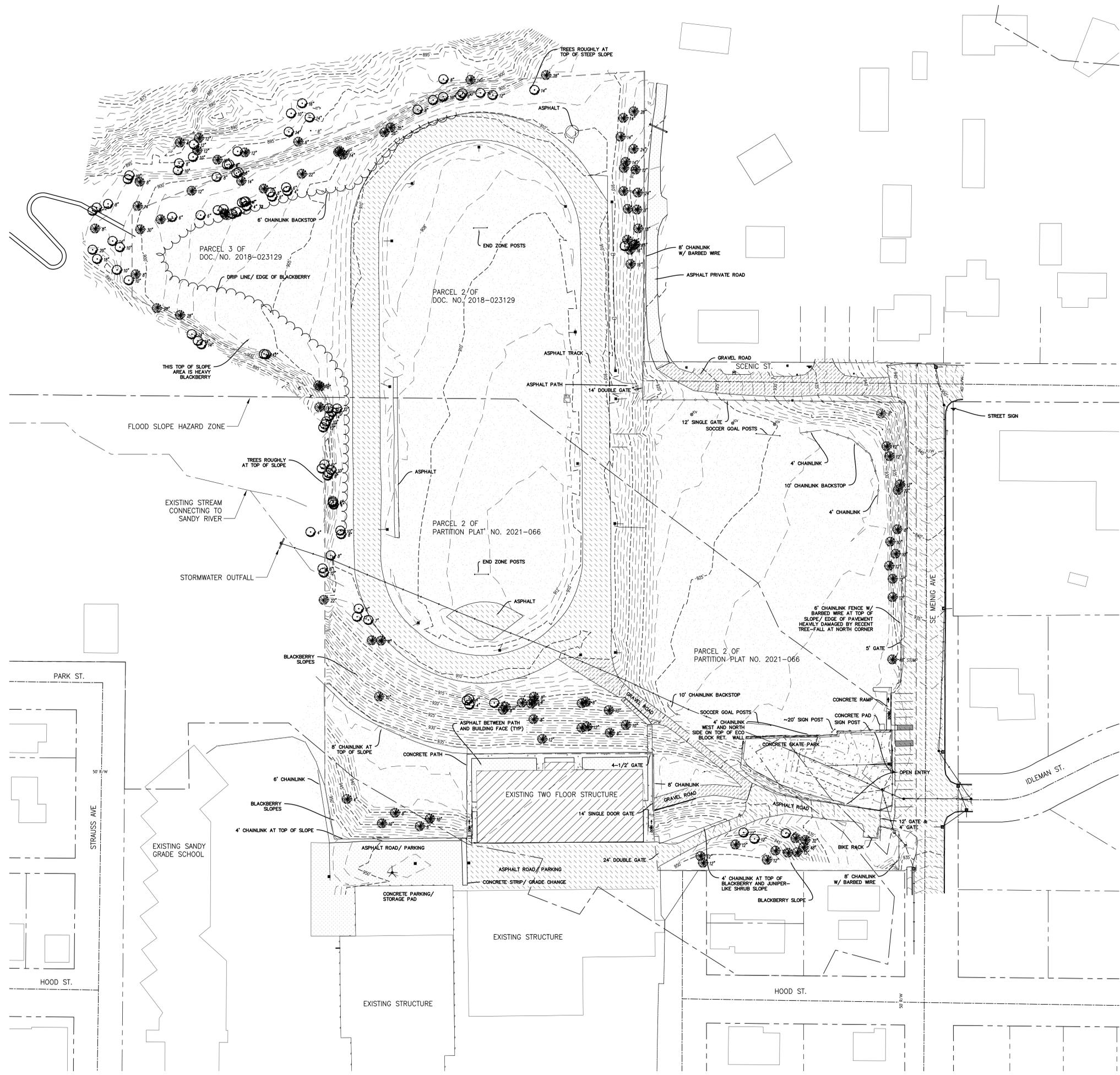
LAND USE SUBMITTAL

REVISIONS

SCALE AS NOTED  
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PROJECT NO. 2239

COVER SHEET

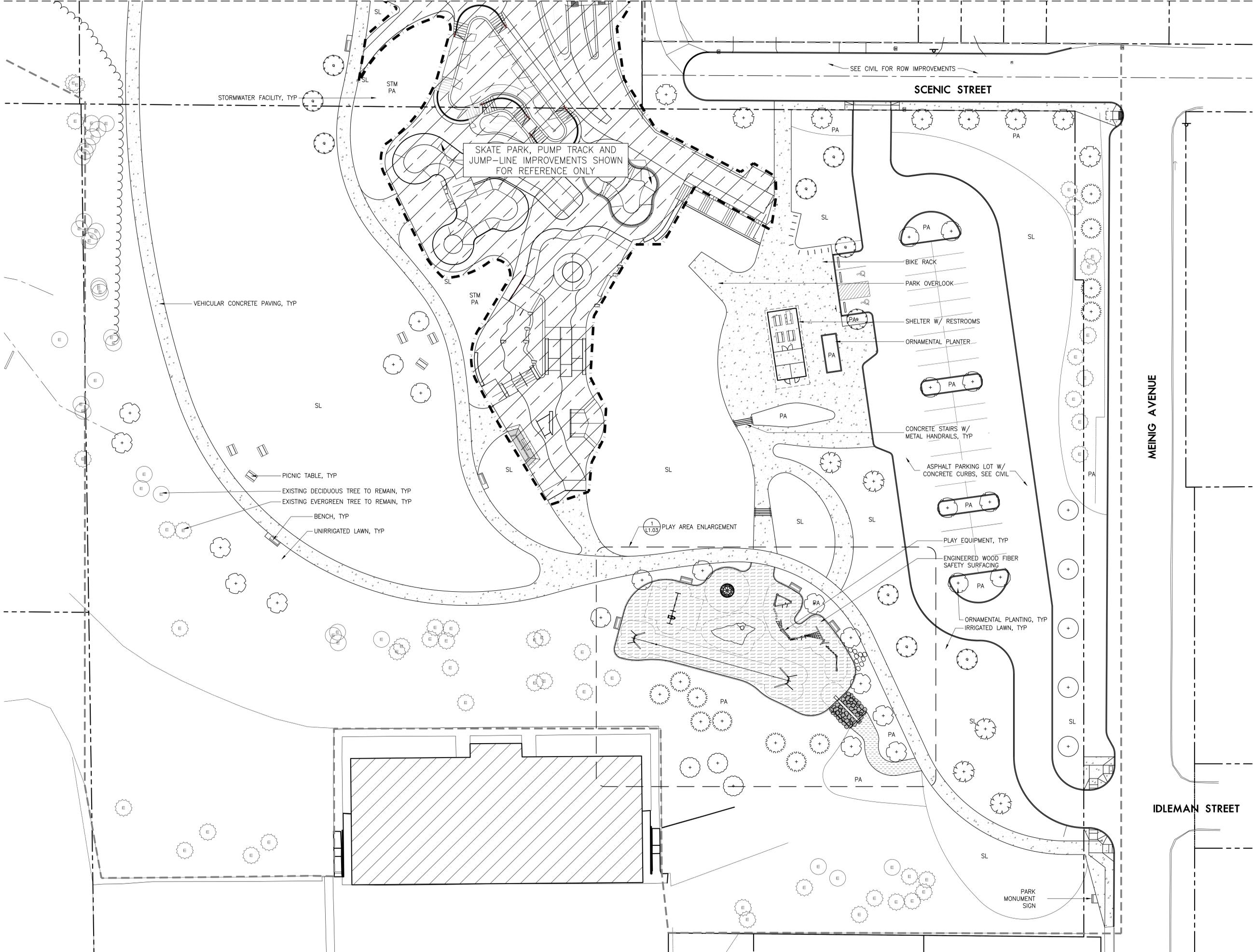
**G0.01**



**SITE SURVEY LEGEND**

- LIMIT OF WORK
- - - PROPERTY LINE
- CHAINLINK FENCE
- EDGE OF BRUSH
- MAJOR CONTOUR (5')
- MINOR CONTOUR (1')
- FLOOD SLOPE HAZARD (25' SETBACK ON SLOPES)

- ▨ ASPHALT
- ▩ CONCRETE
- ▧ GRAVEL
- GRASS
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE



STORMWATER FACILITY, TYP

SKATE PARK, PUMP TRACK AND JUMP-LINE IMPROVEMENTS SHOWN FOR REFERENCE ONLY

VEHICULAR CONCRETE PAVING, TYP

PICNIC TABLE, TYP  
 EXISTING DECIDUOUS TREE TO REMAIN, TYP  
 EXISTING EVERGREEN TREE TO REMAIN, TYP  
 BENCH, TYP  
 UNIRRIGATED LAWN, TYP

PLAY AREA ENLARGEMENT

SCENIC STREET

MEINIG AVENUE

IDLEMAN STREET

BIKE RACK  
 PARK OVERLOOK  
 SHELTER W/ RESTROOMS  
 ORNAMENTAL PLANTER

CONCRETE STAIRS W/  
 METAL HANDRAILS, TYP  
 ASPHALT PARKING LOT W/  
 CONCRETE CURBS, SEE CIVIL

PLAY EQUIPMENT, TYP  
 ENGINEERED WOOD FIBER  
 SAFETY SURFACING  
 ORNAMENTAL PLANTING, TYP  
 IRRIGATED LAWN, TYP

PARK MONUMENT SIGN



**SANDY COMMUNITY CAMPUS PARK**  
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MATERIALS PLAN SOUTH

**LEGEND**

- LIMIT OF WORK - PARK IMPROVEMENTS
- LIMIT OF WORK - SKATE PARK, PUMP TRACK, JUMP-LINE
- PROPERTY LINE/RIGHT-OF-WAY
- PEDESTRIAN CONCRETE PAVING
- VEHICULAR CONCRETE PAVING
- SOFT SURFACE PATH
- CONCRETE CURB
- CONCRETE WHEELSTOP
- BIKE RACK
- SITE LIGHT, SEE ELEC DWG
- BENCH WITH BACK
- PICNIC TABLE
- TRASH RECEPTACLE
- DRINKING FOUNTAIN
- BOULDERS
- BOLLARD
- AREA DRAIN, SEE CIVIL UTILITY DWG
- FIRE HYDRANT, SEE CIVIL UTILITY DWG
- EXISTING TREE TO REMAIN

**ABBREVIATIONS**

- ARCH ARCHITECTURAL
- CONC CONCRETE
- DWG DRAWINGS
- ELEC ELECTRICAL
- MECH MECHANICAL
- NIC NOT IN CONTRACT
- PA PLANTING AREA
- SIM SIMILAR
- SPECS SPECIFICATIONS
- STRUC STRUCTURAL
- TYP TYPICAL
- W/ WITH

**MATERIALS NOTES**

1. THIS PLAN IS BASED ON A SURVEY BY 45TH PARALLEL GEOMATICS DATED 02/09/2023. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
5. SEE SHEET \_\_\_\_ FOR LOCATIONS OF IRRIGATION SLEEVES UNDER PAVING.
6. COORDINATE WORK WITH OTHER TRADES, INCLUDING WORK IN OTHER BID PACKAGES.
7. ALL CONCRETE PAVING TO RECEIVE LIGHT BROOM FINISH UNLESS OTHERWISE NOTED. SEE DETAILS FOR CIP CONCRETE RETAINING WALL AND CHEEK WALL FINISHES. CONTRACTOR TO PROVIDE FINISH MOCKUPS FOR APPROVAL. SEE SPECIFICATIONS.
8. CONTRACTOR TO SUBMIT PAVING MOCK-UP FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE, AS WELL AS ANY VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.



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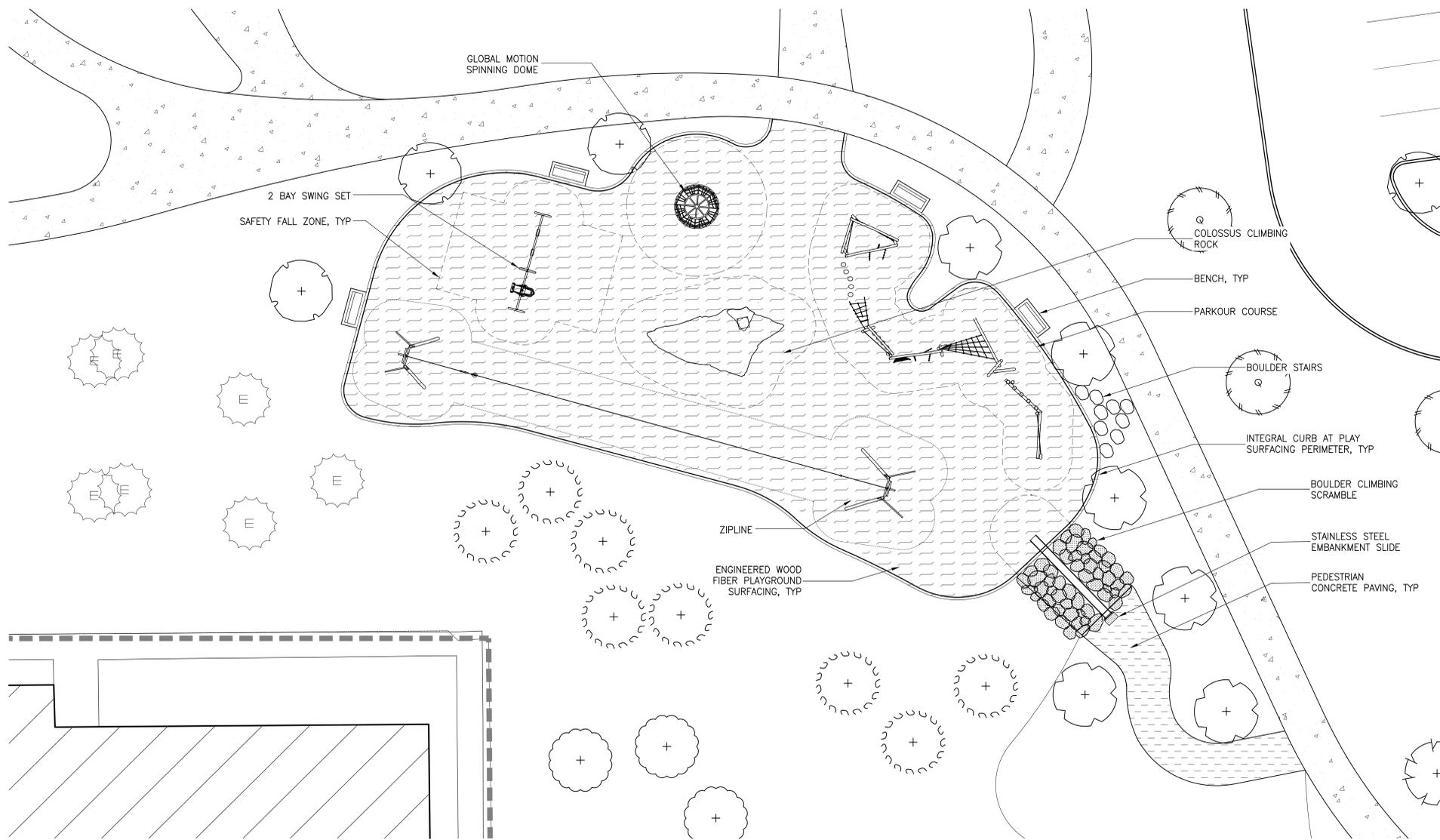
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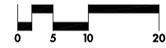
MATERIALS PLAN  
NORTH

**L1.02**



1 PLAY AREA ENLARGEMENT

SCALE - 1" = 10'-0"



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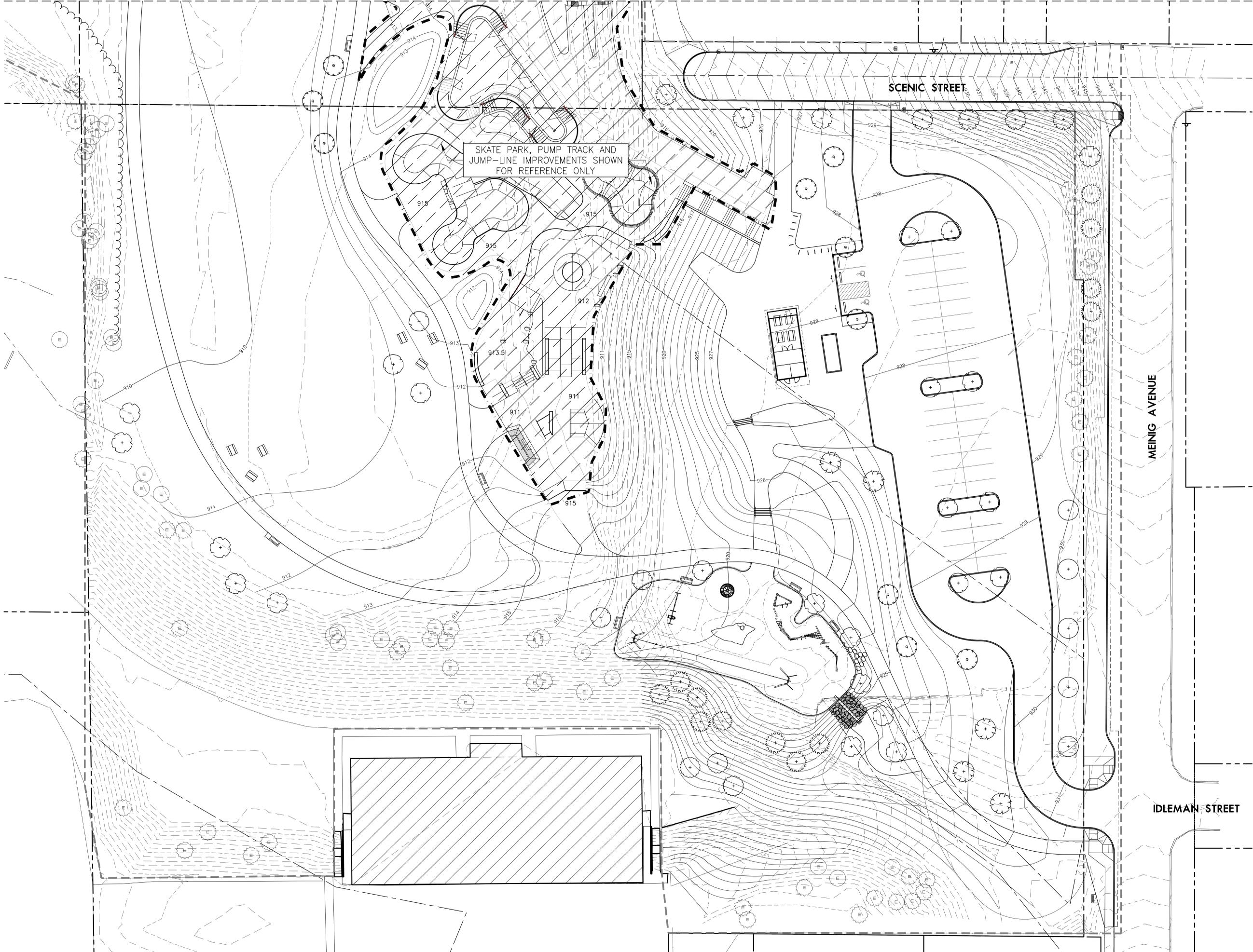
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PLAY AREA  
ENLARGEMENT  
**L1.03**

LANDSCAPE ARCHITECTS PC

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SKATE PARK, PUMP TRACK AND  
JUMP-LINE IMPROVEMENTS SHOWN  
FOR REFERENCE ONLY

SCENIC STREET

MEINIG AVENUE

IDLEMAN STREET

SANDY COMMUNITY CAMPUS PARK

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GRADING PLAN  
SOUTH

L2.01

**LEGEND**

- LIMIT OF WORK - PARK IMPROVEMENTS
- LIMIT OF WORK - SKATE PARK, PUMP TRACK, JUMP-LINE
- 387 EXISTING CONTOUR
- 387 PROPOSED CONTOUR
- BOTTOM OF SWALE LINE
- GRADE BREAK LINE
- 485.00 SPOT ELEVATION
- 485.00
- 4.8% PERCENTAGE OF SLOPE
- DIRECTION OF SLOPE

**ABBREVIATIONS**

- AD AREA DRAIN (RIM ELEVATION)
- BC BOTTOM OF CURB
- BF BOTTOM OF FOOTING
- BW BOTTOM OF WALL (FINISHED GRADE)
- CB CATCH BASIN (RIM ELEVATION)
- CTV CONTRACTOR TO VERIFY
- EL ELEVATION
- EQ EQUAL
- EX EXISTING
- FFE FINISH FLOOR ELEVATION
- FS FINISH SURFACE
- HP HIGH POINT
- IE INVERT ELEVATION
- LP LOW POINT
- MATCH MATCH EXISTING GRADE
- MAX MAXIMUM
- MIN MINIMUM
- RIM RIM ELEVATION
- SIM SIMILAR
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL (FINISHED)
- TYP TYPICAL

**GRADING NOTES**

1. THIS PLAN IS BASED ON A SURVEY BY 45TH PARALLEL GEOMATICS DATED 02/09/2023. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SET STRAIGHT GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
4. GRADE BREAK LINES ARE SHOWN GRAPHICALLY TO ILLUSTRATE DRAINAGE PATTERNS, AND ARE NOT INTENDED TO BE ACTUAL JOINT LINES, UNLESS THEY FALL ON EXPANSION JOINT LOCATIONS.
5. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND DRAINAGE FEATURES.
6. ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AT 1% MIN.
7. SPOT ELEVATIONS TAKE PRECEDENCE OVER LANDSCAPE CONTOURS.
8. PROVIDE 1.5% CROSS SLOPE ON ALL PAVED WALKS, TYP, EXCEPT AS SHOWN. DO NOT EXCEED 1.8% CROSS SLOPE, EXCEPT AS SHOWN.
9. DO NOT DISTURB AREAS NOT TO BE GRADED.
10. THIS GRADING PLAN IS TO BE COORDINATED WITH THE CIVIL STREET PLANS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES.
11. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, CURB RAMPS, DRIVEWAY APRONS, WHEEL STOPS, STRIPING AND SIGNAGE, AS WELL AS VEHICULAR AND PEDESTRIAN PAVING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
12. DO NOT EXCEED 1.8% SLOPE AT DOOR LANDINGS, EXCEPT AS SHOWN.
13. ADJUSTMENTS OF SOFT SWALE AREAS ±2" MAY BE NECESSARY TO IMPROVE DRAINAGE. THESE ADJUSTMENTS SHALL BE DONE AT NO COST TO THE OWNER.
14. BOTTOM OF WALL (BW) ELEVATIONS EQUAL FINISH SURFACE OF PAVING OR FINISH GRADE, NOT TOP OF FOOTING ELEVATION.
15. CONTRACTOR TO VERIFY EXISTING GRADES AT ALL LOCATIONS WHERE NEW PAVING IS MATCHING EXISTING PAVING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
16. CONCRETE PAVING ELEVATIONS AT BACK OF CURB TO MATCH TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED, SEE CIVIL DRAWINGS FOR CURB ELEVATIONS.
17. ALL ADA PARKING STALL AND WALKWAYS TO MEET LOCAL, STATE AND FEDERAL ADA REQUIREMENTS. PRIOR TO FORMING HARD SURFACE MATERIALS, CONTRACTOR TO VERIFY GRADES FOR CURB RAMPS AND PARKING LOT SPACES MEET ADA REQUIREMENTS.



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GRADING PLAN  
NORTH

**L2.02**



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PLANTING PLAN SOUTH  
**L3.01**

**LEGEND**

	LIMIT OF WORK - PARK IMPROVEMENTS
	LIMIT OF WORK - SKATE PARK, PUMP TRACK, JUMP-LINE
	PROPERTY LINE/RIGHT-OF-WAY
	CONCRETE CURB
	CONCRETE WHEELSTOP
	BIKE RACK
	SITE LIGHT, SEE ELEC DWG
	BENCH WITH BACK
	PICNIC TABLE
	TRASH RECEPTACLE
	DRINKING FOUNTAIN
	BOULDERS
	AREA DRAIN, SEE CIVIL UTILITY DWG
	EXISTING TREE TO REMAIN

**ABBREVIATIONS**

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
EQ	EQUAL
HT	HEIGHT
MIN	MINIMUM
MAX	MAXIMUM
NO	NUMBER
O.C.	ON CENTER
SIM	SIMILAR
SL	SEEDED LAWN
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

- PLANTING NOTES**
1. THIS PLAN IS BASED ON A SURVEY BY PARALLEL GEOMATICS DATED 02/09/2023. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
  2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
  3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
  4. ALL PLANT MATERIAL TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
  5. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
  6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL.
  7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING. FOR APPROVAL BY OWNER'S REPRESENTATIVE.
  8. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
  9. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
  10. ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.
  11. ALL PLANTING AREAS TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM EXCEPT FOR AREAS TO BE SEEDDED WITH RESTORATION SEED MIX. THESE AREAS TO BE MANUALLY WATERED TO ENSURE ESTABLISHMENT.



1 PLANTING PLAN NORTH

SCALE - 1" = 20'-0"

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PLANTING PLAN NORTH

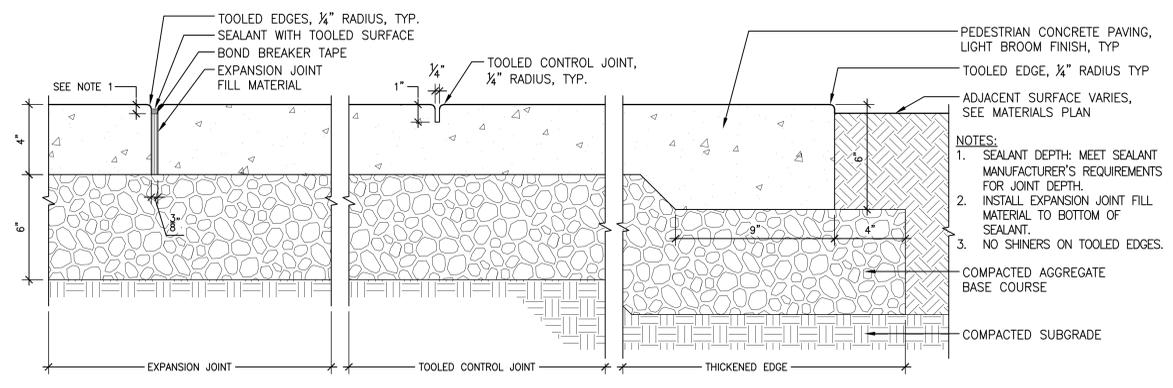
**L3.02**

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LANDSCAPE ARCHITECTS PC

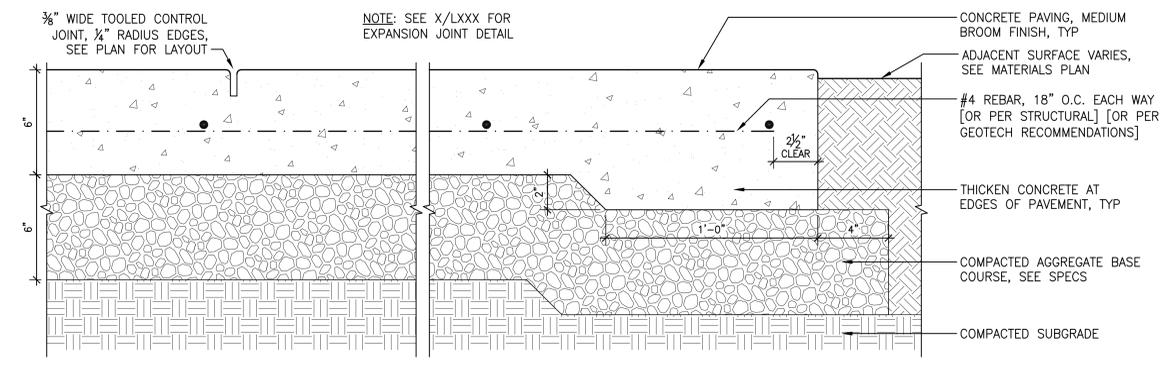
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**PLANT SCHEDULE**

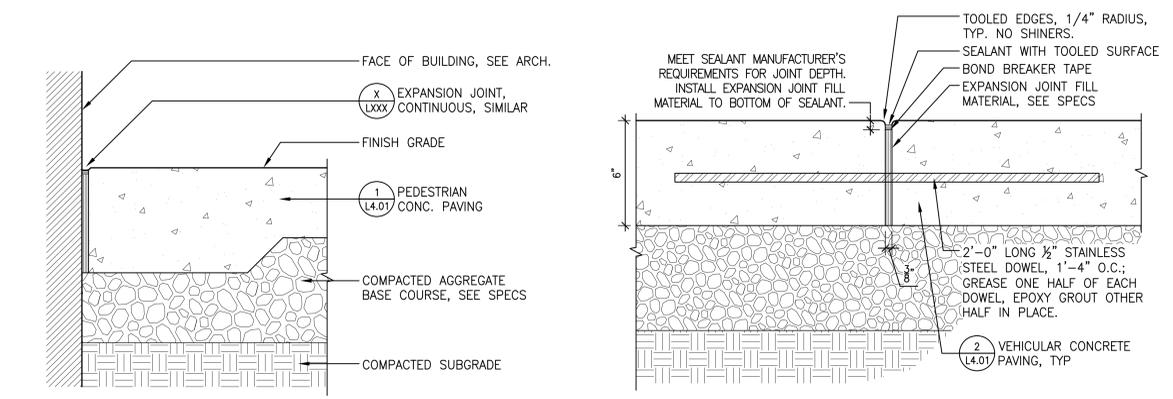
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
<b>TREES</b>					
	AM	Acer macrophyllum	Bigleaf Maple	3" CAL., B&B	as shown
	CE	Cornus x elwinortonii 'Starlight'	Starlight Dogwood	3" CAL., B&B	as shown
	LT	Liriodendron tulipifera	Tulip Tree	3" CAL., B&B	as shown
	PM	Pseudotsuga menziesii	Douglas Fir	8' HT., B&B	as shown
	QA	Quercus acutissima	Sawtooth Oak	3" CAL., B&B	as shown
	QG	Quercus garryana	Oregon White Oak	3" CAL., B&B	as shown
	TT	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3" CAL., B&B	as shown
	UH	Ulmus 'Homestead'	Homestead Elm	3" CAL., B&B	as shown
	ZS	Zelkova serrata 'Village Green'	Village Green Zelkova	3" CAL., B&B	as shown
<b>ORNAMENTAL SHRUBS AND GROUNDCOVERS</b>					
	LJJA	Ligustrum japonicum	Japanese Privet	#5 CONT	42" O.C.
	LOPI	Lonicera pileata	Privet Honeysuckle	#5 CONT	42" O.C.
	MARE	Mahonia repens	Creeping Oregon Grape	#1 CONT	18" O.C.
	PHLE	Philadelphus lewisii	Western Mock Orange	#5 CONT	48" O.C.
	PHCA	Physocarpus capitatus	Pacific Ninebark	#5 CONT	60" O.C.
	POMU	Polystichum munitum	Sword Fern	#2 CONT	30" O.C.
<b>PIONEER GARDEN</b>					
	ACMO	Achillea x 'Moonshine'	Moonshine Yarrow	#1 CONT	30" O.C.
	CICO	Cistus corbariensis	White Rock Rose	#5 CONT	30" O.C.
	CLSP	Cleome spinosa	Spider Flower	#1 CONT	30" O.C.
	LAAN	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	#2 CONT	30" O.C.
	PEOV	Penstemon ovatus	Broadleaf Penstemon	#1 CONT	30" O.C.
	ROOF	Rosmarinus officinalis 'Blue Boy'	Blue Boy Dwarf Rosemary	#2 CONT	30" O.C.
	SPBE	Spiraea betulifolia 'Tor'	Birchleaf Spirea	#1 CONT	30" O.C.
<b>PARKING LOT PLANTING</b>					
	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1 CONT	30" O.C.
	ILCR	Ilex crenata 'Helleri'	Dwarf Japanese Holly	#5 CONT	30" O.C.
	PEAL	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#2 CONT	30" O.C.
<b>SEED MIXES</b>					
	Hopkins and Hobbs Native Seed Mix - PT 460 Upland Mix				
	Hopkins and Hobbs Conventional Lawn Seed Mix - PT 305 Shade/Sun Mix				



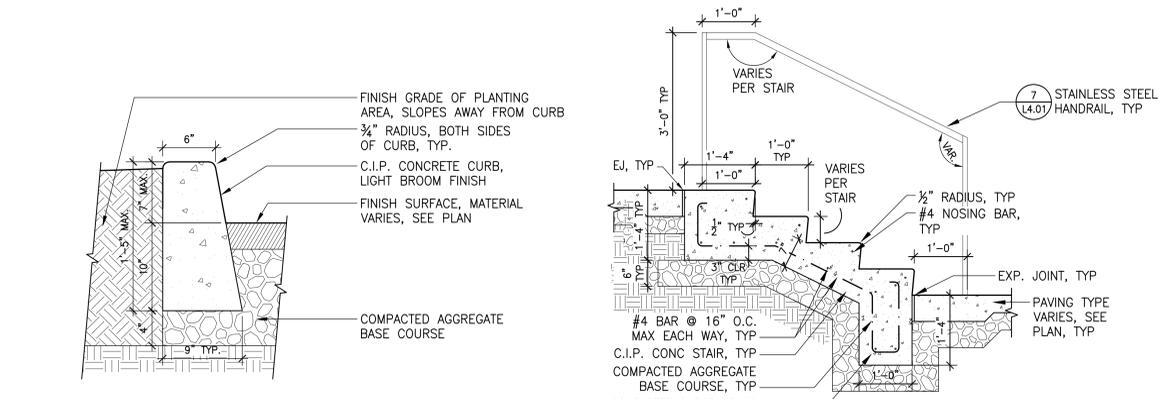
**1 PEDESTRIAN CONCRETE PAVING** Section 3'-1'-0"



**2 VEHICULAR CONCRETE PAVING** Section 3'-1'-0"



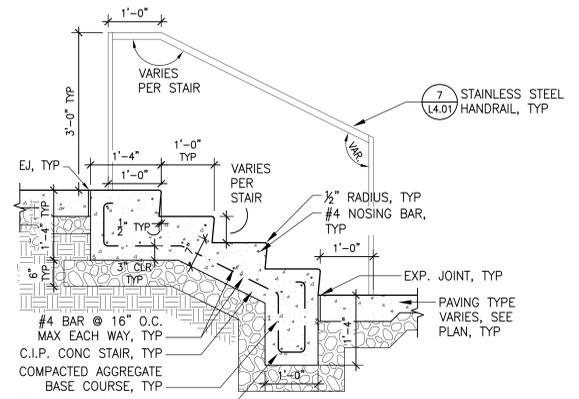
**3 EXPANSION JOINT AT BUILDING** Section 3'-1'-0"



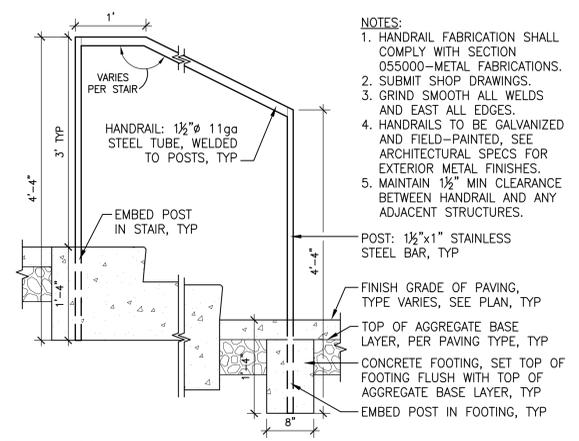
**4 VEHICULAR CONCRETE EXPANSION JOINT** Section 3'-1'-0"



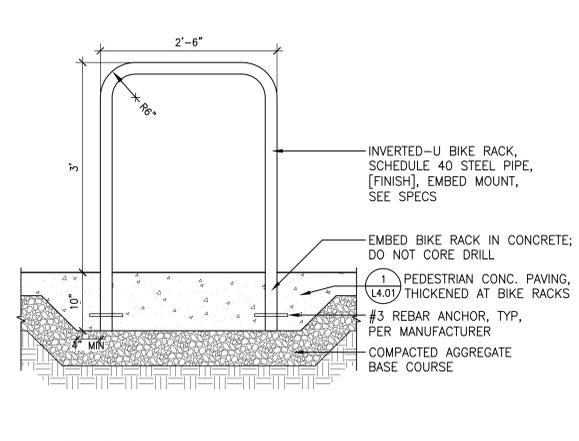
**5 CONCRETE CURB AT PLANTING** Section 1 1/2'-1'-0"



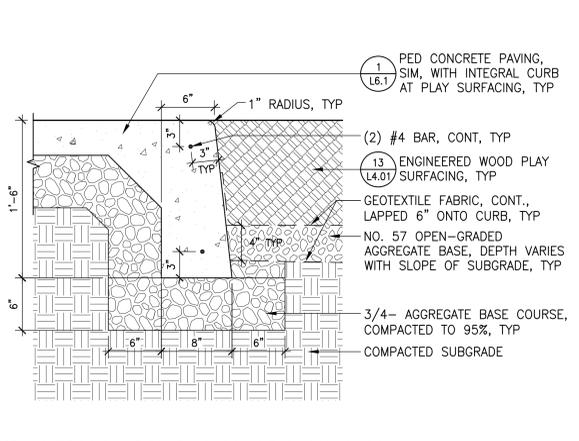
**6 CONCRETE STAIRS w/ HANDRAIL** Section 3/4'-1'-0"



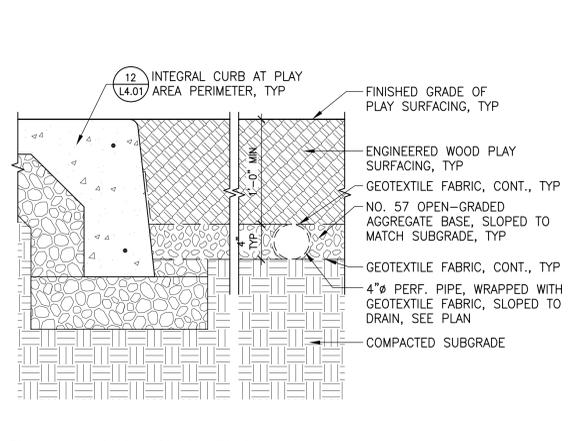
**7 HANDRAIL** Section 1'-1'-0"



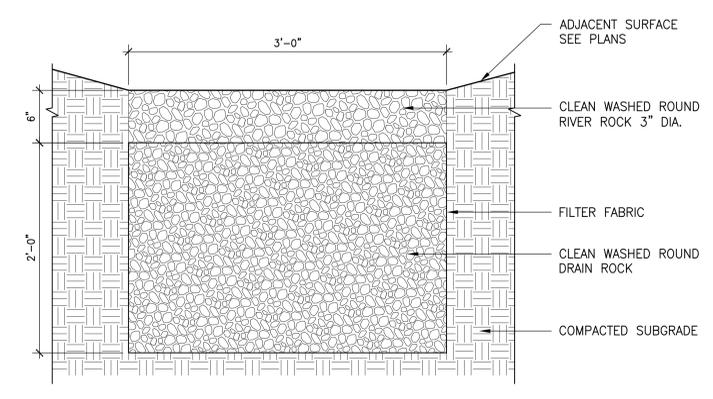
**8 BIKE RACK** Section 1'-1'-0"



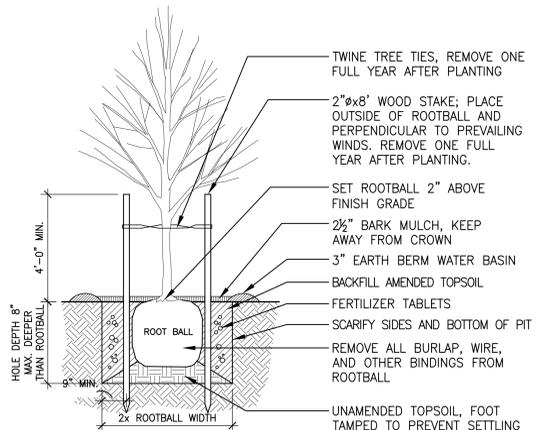
**12 INTEGRAL CONC. CURB AT PLAY AREA** Section 1 1/2'-1'-0"



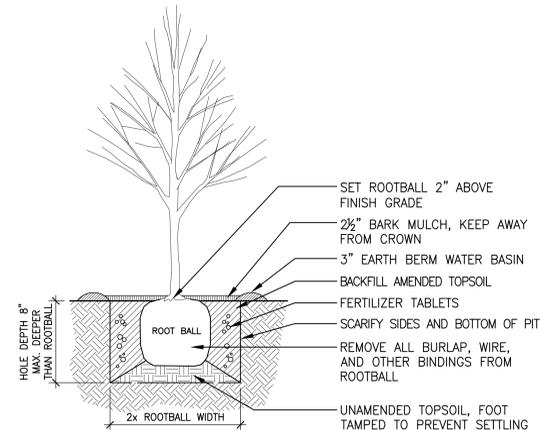
**13 PLAY AREA SURFACING** Section 1 1/2'-1'-0"



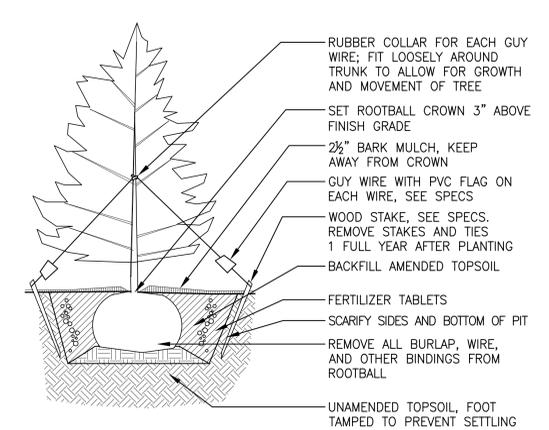
**14 DRYWELL** Section 1 1/2'-1'-0"



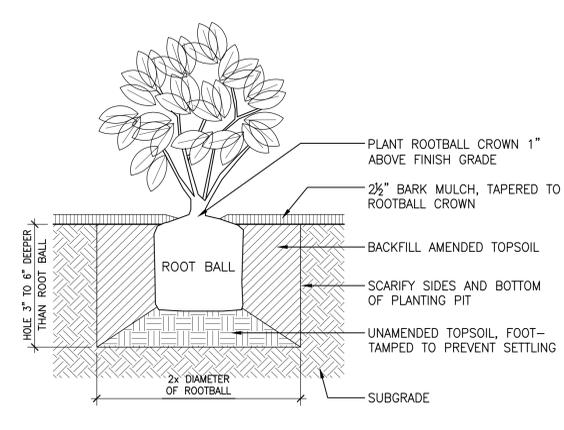
**1 DECIDUOUS TREE PLANTING w/STAKES** Section 1/2"=1'-0"



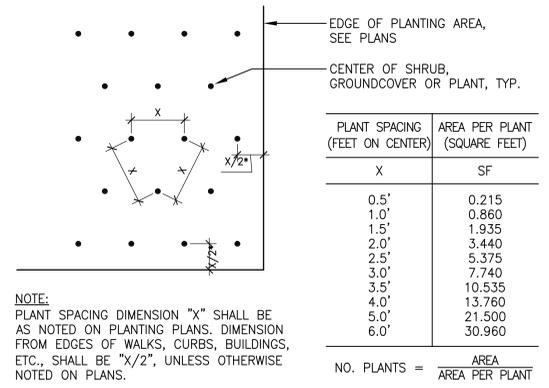
**2 DECIDUOUS TREE PLANTING w/o STAKES** Section 1/2"=1'-0"



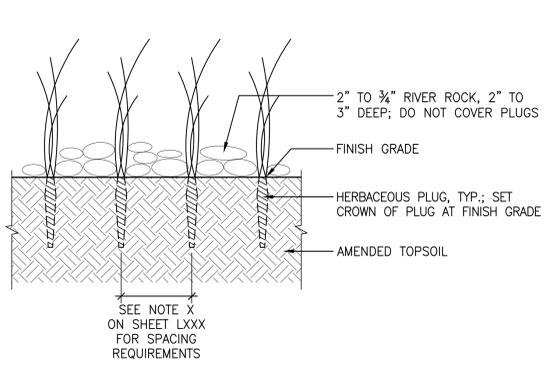
**3 CONIFEROUS TREE PLANTING** Section 1/2"=1'-0"



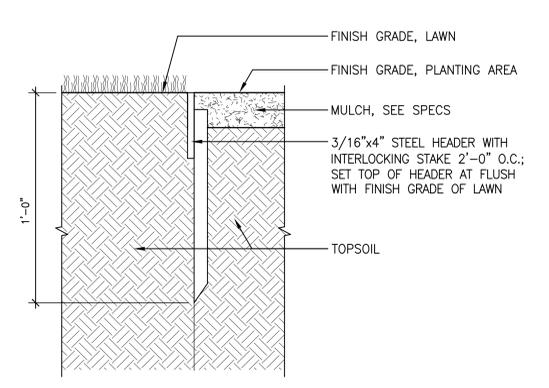
**4 SHRUB PLANTING** Section 1"=1'-0"



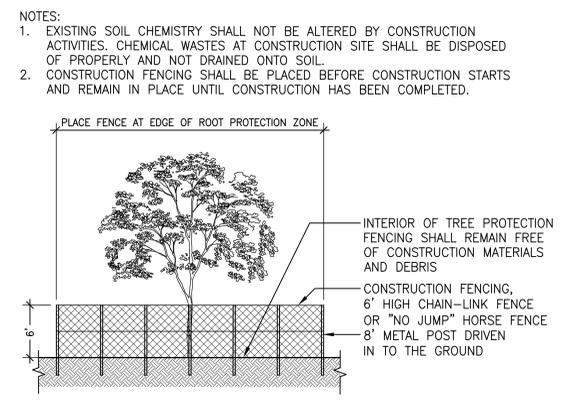
**5 PLANT SPACING** Section 1/2"=1'-0"



**6 PLUG PLANTING** Section 3"=1'-0"



**7 METAL EDGER - SHRUB/LAWN** Section 3"=1'-0"



**8 TREE PROTECTION FENCING** Section NTS

- NOTES:
- EXISTING SOIL CHEMISTRY SHALL NOT BE ALTERED BY CONSTRUCTION ACTIVITIES. CHEMICAL WASTES AT CONSTRUCTION SITE SHALL BE DISPOSED OF PROPERLY AND NOT DRAINED ONTO SOIL.
  - CONSTRUCTION FENCING SHALL BE PLACED BEFORE CONSTRUCTION STARTS AND REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.

REVISIONS


SCALE AS NOTED  
 DRAWN BY BDM  
 DATE 06.21.23  
 PROJECT NO. 2239

