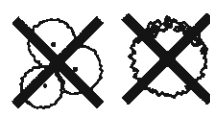


SEE SHEETS L201, L202, AND L203
FOR PROPOSED TREE PLANTING

SYMBOL LEGEND

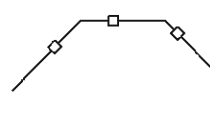
LIMITS OF PROJECT
DISTURBANCE



EXISTING TREE
(TO BE REMOVED)



EXISTING TREE
(TO BE PROTECTED)

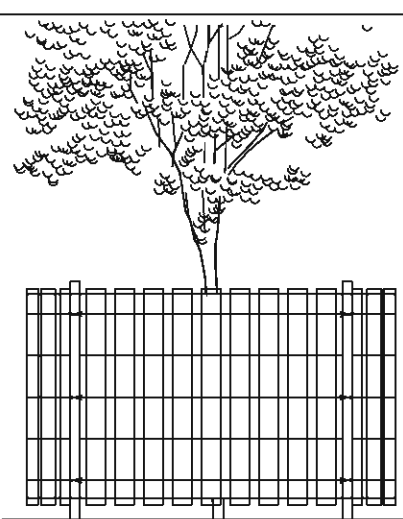


TREE PROTECTION FENCE
(4" CHAIN LINK OR ORANGE
PVC)
SEE DETAIL ON THIS SHEET

TREE DENSITY CALCULATION
(DISTURBED AREA)

	COUNT	TREE UNITS
EXISTING TREES PRESERVED WITHIN DISTURBED AREA	8	11
REMOVED TREES	2	3
PROPOSED TREES	20	22
TOTAL TREE UNITS PROVIDED		30
TREE UNITS REQUIRED (.96 AC @ 30 UNITS PER AC)		30

TREE PROTECTION FENCE DETAIL



NOTE:
PROTECTION SHALL BE LOCATED
AT THE OUTER PERIMETER OF THE
CRITICAL ROOT ZONE UNLESS
SHOWN OTHERWISE ON THE PLAN.
INSTALL FENCE PER
MANUFACTURER'S SPECIFICATION.

STANDARD CHAIN LINK OR
ORANGE PVC FENCE SECURED TO
WOODEN OR STEEL POSTS. 4'-0"
HIGH, TYPICAL.

TREE PROTECTION TIME LINE AND NARRATIVE

TIME LINE: TREE PROTECTION AND EROSION CONTROL FENCING SHALL BE
ESTABLISHED PRIOR TO EXCAVATION.

NARRATIVE: IT IS RECOMMENDED THAT WHERE TREE FENCING AND
EROSION CONTROL FENCE ARE REQUIRED AT THE SAME LOCATION, THE
EROSION CONTROL FENCE SHALL SERVE AS THE TREE PROTECTION
FENCE. SEE TREE PROTECTION FENCING DETAIL.

SURVEY: TREE LOCATIONS AND SIZES SHOWN ON THE PLANS ARE
PROVIDED BY MEASUREMENTS DURING FIELD VISITS BY MacKay Spósito.
CONTRACTOR TO VERIFY CONDITIONS PRIOR TO CONSTRUCTION AND
ADJUST TREE PROTECTION MEASURES AS NEEDED. COORDINATE WITH
MacKay Spósito AND CITY PRIOR TO CONSTRUCTION.

CITY OF VANCOUVER MUNICIPAL CODE TITLE 20 - SECTION 20.770.090 TREE PROTECTION DURING CONSTRUCTION

DURING CONSTRUCTION, PRIOR TO INITIATING TREE REMOVAL ON THE SITE, VEGETATED AREAS AND INDIVIDUAL
TREES TO BE PRESERVED SHALL BE PROTECTED FROM POTENTIALLY DAMAGING ACTIVITIES PURSUANT TO THE
FOLLOWING STANDARDS.

- A. PLACING MATERIALS NEAR TREES. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE PROTECTED AREA OF
ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING
SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING
BURN HOLES.
1. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR
PROTECTION.

- B. PROTECTIVE BARRIER. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION FOR WHICH
A TREE REMOVAL PERMIT IS REQUIRED, THE APPLICANT:

1. SHALL ERECT AND MAINTAIN READILY VISIBLE PROTECTIVE TREE FENCING ALONG THE OUTER EDGE AND
COMPLETELY SURROUNDING THE PROTECTED AREA OF ALL PROTECTED TREES OR GROUPS OF TREES.
FENCES SHALL BE CONSTRUCTED OF CHAIN LINK AND AT LEAST FOUR FEET HIGH, UNLESS OTHER TYPE OF
FENCING IS AUTHORIZED BY THE PLANNING OFFICIAL.
2. SHALL PROHIBIT EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING
ACTIVITIES WITHIN THE BARRIERS.
3. SHALL MAINTAIN THE PROTECTIVE BARRIERS IN PLACE UNTIL THE PLANNING OFFICIAL AUTHORIZES THEIR
REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
4. SHALL ENSURE THAT ANY LANDSCAPING DONE IN THE PROTECTED ZONE SUBSEQUENT TO THE REMOVAL
OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR.
5. IN ADDITION TO THE ABOVE, THE PLANNING OFFICIAL MAY REQUIRE THE FOLLOWING:
 - a. COVER WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES OR WITH PLYWOOD OR SIMILAR
MATERIAL THE AREAS ADJOINING THE CRITICAL ROOT ZONE OF A TREE IN ORDER TO PROTECT
ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
 - b. MINIMIZE ROOT DAMAGE BY EXCAVATING A TWO (2) FOOT DEEP TRENCH, AT EDGE OF CRITICAL
ROOT ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.
 - c. HAVE CORRECTIVE PRUNING PERFORMED ON PROTECTED TREES IN ORDER TO AVOID DAMAGE
FROM MACHINERY OR BUILDING ACTIVITY.
 - d. MAINTAIN TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.

C. GRADE.

1. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE CRITICAL ROOT ZONE OF TREES
TO BE PRESERVED WITHOUT THE PLANNING OFFICIAL'S AUTHORIZATION. THE PLANNING OFFICIAL
MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREES' CRITICAL ROOT ZONE
WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR
LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES
MAY BE REQUIRED TO ENSURE THE TREES SURVIVAL.
2. IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR
ERODE INTO THE TREE'S CRITICAL ROOT ZONE, IT SHALL BE PERMANENTLY STABILIZED TO
PREVENT SUFOICATION OF THE ROOTS.
3. THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE CRITICAL ROOT ZONE
OF ANY TREE TO BE RETAINED WITHOUT THE AUTHORIZATION OF THE PLANNING OFFICIAL. THE
PLANNING OFFICIAL MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF
AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR
ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
4. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE
CRITICAL ROOT ZONE OF TREES TO BE RETAINED. THE PLANNING OFFICIAL MAY REQUIRE THAT
UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PLANNING
OFFICIAL DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE
TREE'S SURVIVAL.
5. TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND
SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE
SMALLEST PRACTICAL AREA OF SOIL TO EROSION FOR THE LEAST POSSIBLE TIME. TO CONTROL
EROSION, SHRUBS, GROUND COVER AND STUMPS SHALL BE MAINTAINED ON THE INDIVIDUAL
LOTS, WHERE FEASIBLE. WHERE NOT FEASIBLE APPROPRIATE EROSION CONTROL PRACTICES
SHALL BE IMPLEMENTED PURSUANT TO CHAPTER 20.720 VMC.

- D. DIRECTIONAL FELLING. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES
DESIGNATED FOR RETENTION.

- E. ADDITIONAL REQUIREMENTS. THE PLANNING OFFICIAL MAY REQUIRE ADDITIONAL TREE PROTECTION
MEASURES WHICH ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY PRACTICES.

(ORD. M-4179 § 85, 2016; ORD. M-3643, 2004)

CITY OF VANCOUVER MUNICIPAL CODE TITLE 20 - SECTION 20.770.100 MAINTENANCE REQUIREMENTS

- A. MAINTENANCE. TREES ARE TO BE MAINTAINED IN A VIGOROUS AND HEALTHY CONDITION, FREE FROM DISEASES,
PESTS AND WEEDS. COMPETING VEGETATION SHALL BE CONTROLLED TO THE EXTENT NECESSARY TO ALLOW
ESTABLISHMENT, SURVIVAL, AND GROWTH OF PLANTED TREES. TO ENSURE THAT COMPETING VEGETATION IS
PROPERLY CONTROLLED, THE PLANNING OFFICIAL MAY REQUIRE THE USE OF MULCH, WEED CONTROL FABRIC, TREE
SHELTERS, AND/OR OTHER MEASURES DEEMED NECESSARY. TREES WHICH BECOME DISEASED, SEVERELY DAMAGED
OR WHICH DIE SHALL BE REMOVED BY THE OWNER AS SOON AS POSSIBLE BUT NO LATER THAN 60 DAYS AFTER
NOTIFICATION BY THE CITY. ALL TREES REMOVED UNDER THIS SECTION SHALL BE REPLACED WITH A HEALTHY TREE
OF THE SAME SIZE AND SPECIES AS REQUIRED BY THE APPROVED TREE PLAN FOR THE PROPERTY.

- B. MULTIFAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL DEVELOPMENTS, CONDITIONAL USE. FOR ALL TREES
COVERED BY THE TREE PLAN, THE MAINTENANCE REQUIREMENT SHALL APPLY IN PERPETUITY TO DEVELOPMENTS
THAT ARE MULTIFAMILY RESIDENTIAL DEVELOPMENTS IN EXCESS OF FOUR UNITS, COMMERCIAL AND INDUSTRIAL.
THE APPLICANT SHALL EXECUTE A COVENANT IN A FORM AGREEABLE TO THE CITY WHICH SHALL REQUIRE THAT THE
APPLICANT AND HIS SUCCESSORS COMPLY WITH THE MAINTENANCE REQUIREMENT IMPOSED BY THIS SECTION.
THE COVENANT SHALL BE BINDING ON SUCCESSOR PROPERTY OWNERS AND OWNERS ASSOCIATIONS. THE
COVENANT SHALL BE RECORDED BY THE COUNTY AUDITOR. THE RECORDING FEE SHALL BE PAID BY THE APPLICANT.

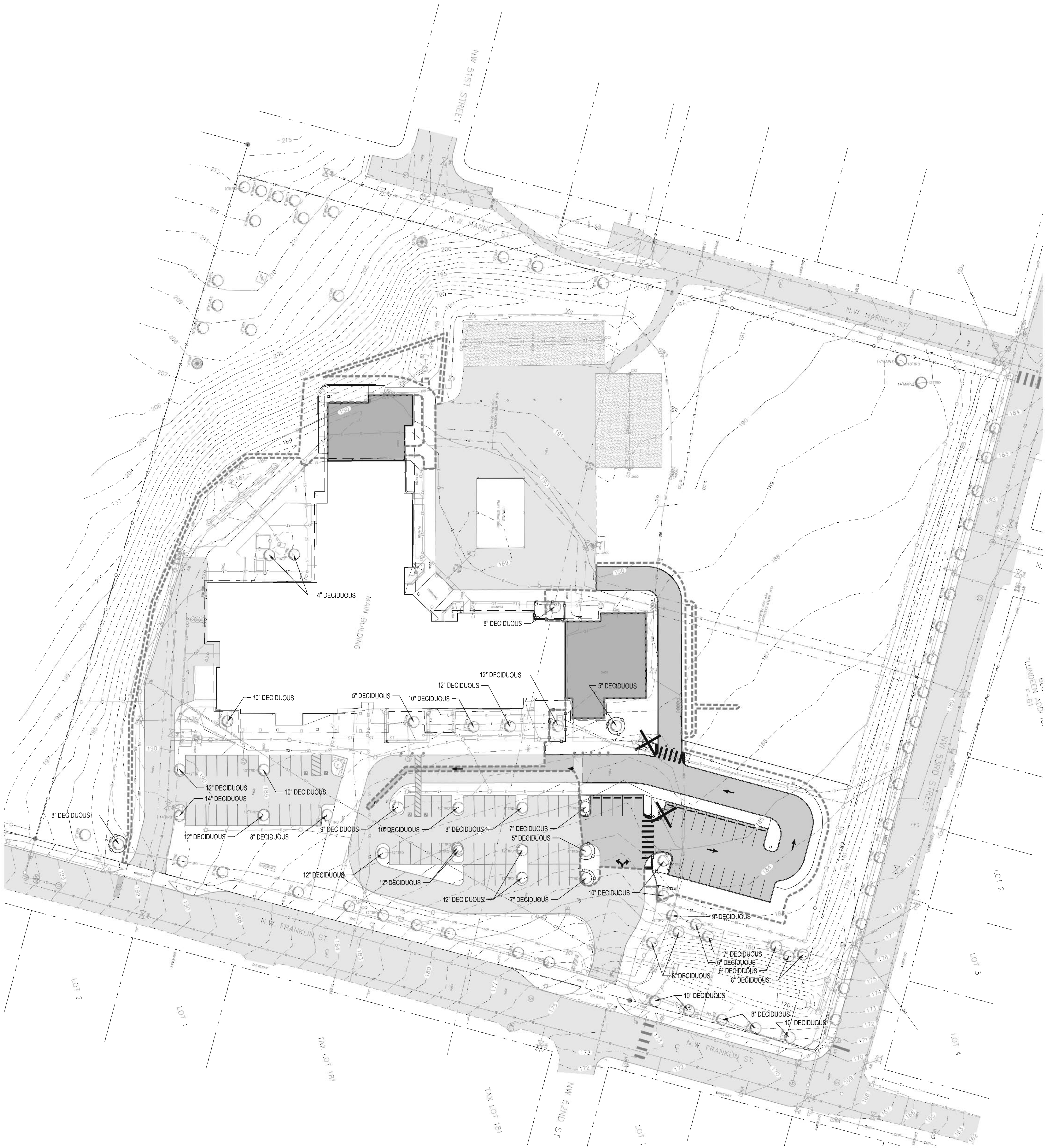
- C. MAINTENANCE AGREEMENT. EACH DEVELOPMENT TO WHICH THE MAINTENANCE REQUIREMENT FOR THIS
CHAPTER APPLIES AND THAT CONTAIN A SPECIMEN TREE(S) SHALL ALSO BE SUBJECT TO A MAINTENANCE
AGREEMENT. THE PLANNING OFFICIAL SHALL REQUIRE THE APPLICANT TO EXECUTE A MAINTENANCE AGREEMENT
WITH THE CITY, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, WHICH SHALL INCLUDE THE PROVISIONS OF THE
MAINTENANCE REQUIREMENT IN THIS CHAPTER, TO ENSURE THE SURVIVAL AND PROPER CARE OF ANY SPECIMEN
TREES IDENTIFIED IN THE TREE PLAN.

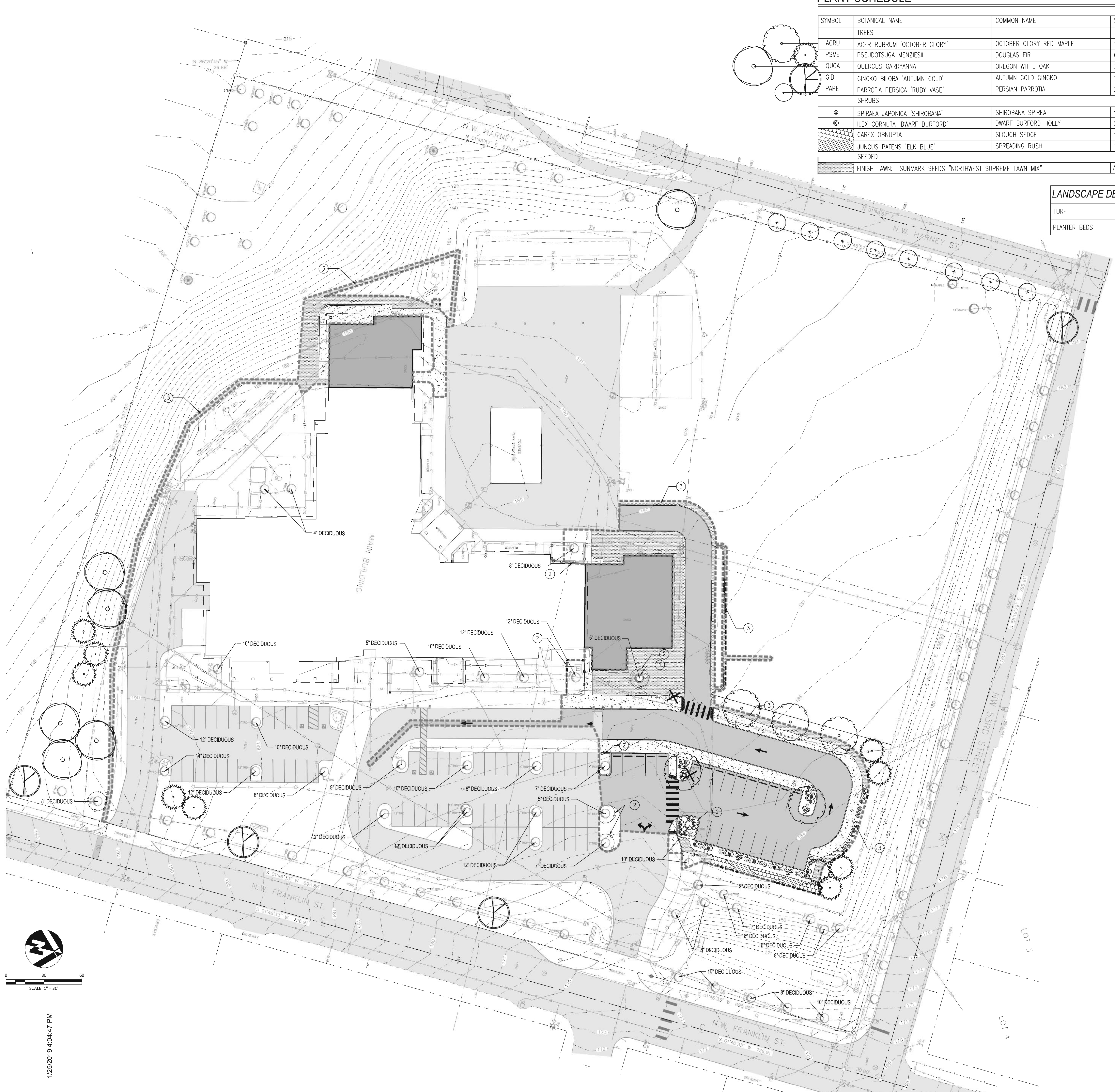
- D. REQUIRED PRUNING. PRUNING SHALL BE PERFORMED ON NEWLY PLANTED DECIDUOUS TREES PURSUANT TO THE
FOLLOWING SCHEDULE AND STANDARDS.

1. PRUNING OF DECIDUOUS TREES SHALL BE PERFORMED ON NEWLY PLANTED DECIDUOUS TREES PURSUANT
TO THE FOLLOWING SCHEDULE AND STANDARDS:
 - a. YEAR 1. ONLY DEAD, BROKEN OR CROSSING BRANCHES SHALL BE PRUNED WHEN THE TREE IS PLANTED.
 - b. YEAR 2. A CLASS I PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE
PERFORMED DURING YEAR 2.
 - c. YEAR 3. A CLASS I PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE
PERFORMED DURING YEAR 3. THE PURPOSE OF THIS PRUNING IS TO ESTABLISH THE PROPER SCAFFOLD
BRANCHING, CONTINUE TO RAISE THE CROWN FOR ROAD AND SIDEWALK CLEARANCE, AND TO
REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
2. PRUNING OF CONIFEROUS TREES SHALL BE PERFORMED ON NEWLY PLANTED CONIFER TREES ACCORDING TO
THE FOLLOWING SCHEDULE AND STANDARDS:
 - a. YEAR 1. ONLY DEAD AND BROKEN BRANCHES AND/OR DOUBLE LEADERS SHALL BE PRUNED WHEN THE
TREE IS PLANTED.
 - b. YEAR 2. DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED TO ENCOURAGE ONE CENTRAL LEADER.
LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.
 - c. YEAR 3. DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED TO ENCOURAGE ONE CENTRAL LEADER.
LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.

- E. VIOLATION. FAILURE TO REGULARLY MAINTAIN THE TREES AS REQUIRED IN THIS SECTION SHALL CONSTITUTE A
VIOLATION OF THIS CHAPTER AND, IF APPLICABLE, THE PLAT COVENANT. (ORD. M-3286 § 1, 1997)

(ORD. M-3840 § 33, 2007; ORD. M-3643, 2004)





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
ACRU	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL. B&B	AS SHOWN
PSME	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' TALL	AS SHOWN
QUGA	QUERCUS GARRYANNA	OREGON WHITE OAK	2" CAL. B&B	AS SHOWN
GIBI	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL. B&B	AS SHOWN
PAPE	PARROTIA PERSICA 'RUBY VASE'	PERSIAN PARROTIA	2" CAL. B&B	AS SHOWN
SHRUBS				
⊙	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	1 GAL.	AS SHOWN
⊙	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	2 GAL.	AS SHOWN
⊙	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL.	24" O.C.
⊙	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	10" CONE	24" O.C.
SEEDED				
⊙	FINISH LAWN: SUNMARK SEEDS "NORTHWEST SUPREME LAWN MIX"		APPLY 8 lb PER 1,000 SF	

LANDSCAPE DESCRIPTION	MATERIAL TYPE	TOTAL S.F.	SITE PERCENTAGE
TURF	GROUNDCOVER	225,231	55%
PLANTER BEDS	GROUNDCOVER & SHRUB MASS	6,385	2%
TOTAL SITE COVERAGE:			57%

GENERAL NOTES

- SEE SHEET L300 FOR PLANTING NOTES AND PLANTING DETAILS.
- TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLES:

A.) ALL SHRUBS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET.

B.) STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A CLEAR HEIGHT OF 10 FEET CONSISTENT WITH ANSI A300 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.
- CONTRACTOR TO PROVIDE A DESIGN/BUILD IRRIGATION SYSTEM THAT PERMANENTLY IRRIGATES ALL PROPOSED PLANTINGS UTILIZING EXISTING METER, CONTROLLER AND IRRIGATION SYSTEM. MODIFY EXISTING IRRIGATION SYSTEM FOR EXISTING PLANTINGS AS NEEDED TO MAINTAIN HEAD TO HEAD COVERAGE WHERE SITE IMPROVEMENTS HAVE OCCURRED. SEE SPECIFICATION SECTION 32 84 00 IRRIGATION DESIGN-BUILD.

KEY NOTES

- 5' DIAMETER MULCH RING AT TREE, TYPICAL.
- EXISTING TREE, PROTECT IN PLACE. SEE TREE PROTECTION FENCE DETAIL, SHEET L100.
- SEED DISTURBED AREAS

TREE PROTECTION AND REMOVAL LEGEND

- EXISTING TREES TO REMAIN (SHOWN WITH DBH AND SPECIES NAME)
- TREES ARE PLANNED FOR REMOVAL, BUT NOT WITHOUT OWNERS DIRECT EVALUATION, APPROVAL AND OVERSIGHT. REMOVE EXISTING TREE, CUT DOWN TREE FLUSH TO EXISTING GRADE AND GRIND TREE STUMP. REMOVE STUMP, TREE ROOTS, RESULTING WOOD CHIPS AND DEBRIS, TYPICAL.

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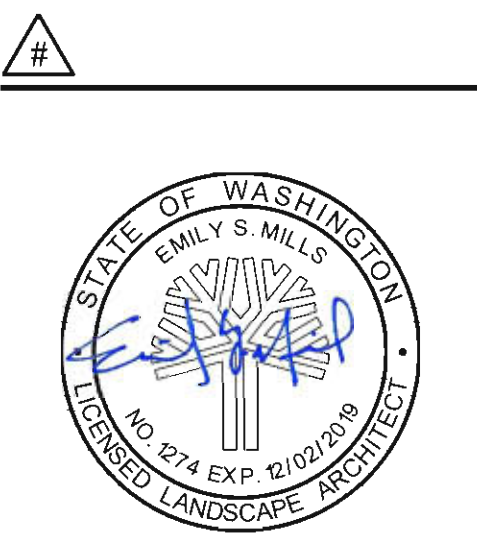
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Vancouver School District
**FRANKLIN
ELEMENTARY
SCHOOL**

1698, 5206 NW Franklin St.
Vancouver, WA 98663
JOB NO: 8601
ISSUE DATE: 08/19/2019
Jurisdiction Stamp Area

PLANTING
PLAN
VALUE
L200

BID SET

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GENERAL NOTES

1. PLANTING BEDS ARE TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
2. LOCATE ALL PLANTING BEDS IN FIELD. FLAG PLANTING BEDS WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. ALL PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
3. THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION.
4. ALL VEGETATION TO BE WELL ROOTED AND WELL BRANCHED.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN & MEET ANSI STANDARDS.
6. QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. INSTALL NUMBER OF PLANTS AS DRAWN. CONTRACTOR RESPONSIBLE FOR INSTALLING PLANTS IN QUANTITIES AND LOCATIONS SHOWN.
7. PROVIDE STANDARD, COMMERCIALY PRODUCED, MEDIUM-COURSE, DARK BROWN, BARK MULCH. BARK SHALL BE GROUND FIR OR HEMLOCK BARK OF UNIFORM COLOR, FREE FROM WEEDS, SEED, SAWDUST, AND SPLINTERS AND SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS DETRIMENTAL TO PLANT LIFE. ALL MATERIAL SHALL PASS A 1-INCH MESH SCREEN AND APPLIED AT DEPTHS INDICATED ON DRAWINGS AND SPECIFICATIONS.
8. PROVIDE SLOW-RELEASE FERTILIZER TABLETS [20-10-5 SLOW RELEASE PLANT TABLETS, 10 GRAM SIZE. AGRIFORM OR EQUAL] DURING BACKFILL AT THE FOLLOWING RATES: LOCATE PLANT TABLETS 1 INCH FROM ROOTS AND AT MID-DEPTH. SPACE EVENLY AROUND THE PLANT.
 - 1 GALLON SHRUB = 1 TABLET
 - 2 GALLON SHRUB = 2 TABLET
 - 3 GALLON SHRUB = 2 TABLET
 - 5 GALLON SHRUB OR TREE = 3 TABLETS
9. PLACE MULCH 2" INCHES DEEP IN ALL PLANTING BEDS. RAKE SMOOTH. MULCH SHALL BE PULLED AWAY FROM CROWNS OF SHRUBS. MULCH SHALL BE FLUSH WITH ADJACENT CURBS AND PAVING. TAPER MULCH THICKNESS FROM FULL 2"-INCHES DEPTH TO 1"-INCH DEPTH OVER A 12-INCH HORIZONTAL RUN AT PAVING EDGES SO MULCH WILL BE FLUSH WITH ADJACENT CURBS AND PAVING.
10. DECIDUOUS TREES OVER 1-1/2 INCH CALIPER WHEN WITHIN FIVE FEET OF PAVEMENT SHALL BE WRAPPED PROMPTLY AFTER PLANTING TO PREVENT SUN SCALD, WRAPPING AS APPROVED BY AMERICAN ASSOCIATION OF NURSERYMEN. WRAP SPIRALLY FROM GROUND LINE TO THE HEIGHT OF THE FIRST BRANCH. WRAP IN NEAT AND SNUG MANNER AND SECURE WITH TAPE SIMILARLY COLORED TO TREE WRAP AT BOTTOM, TOP AND IN THE MIDDLE. WRAP BEFORE STAKING OR GUYING.

