

EXISTING & PROPOSED HARDSCAPE OVERLAY

9/25/2017



0 50' 100' 200'
SCALE: 1" = 100'

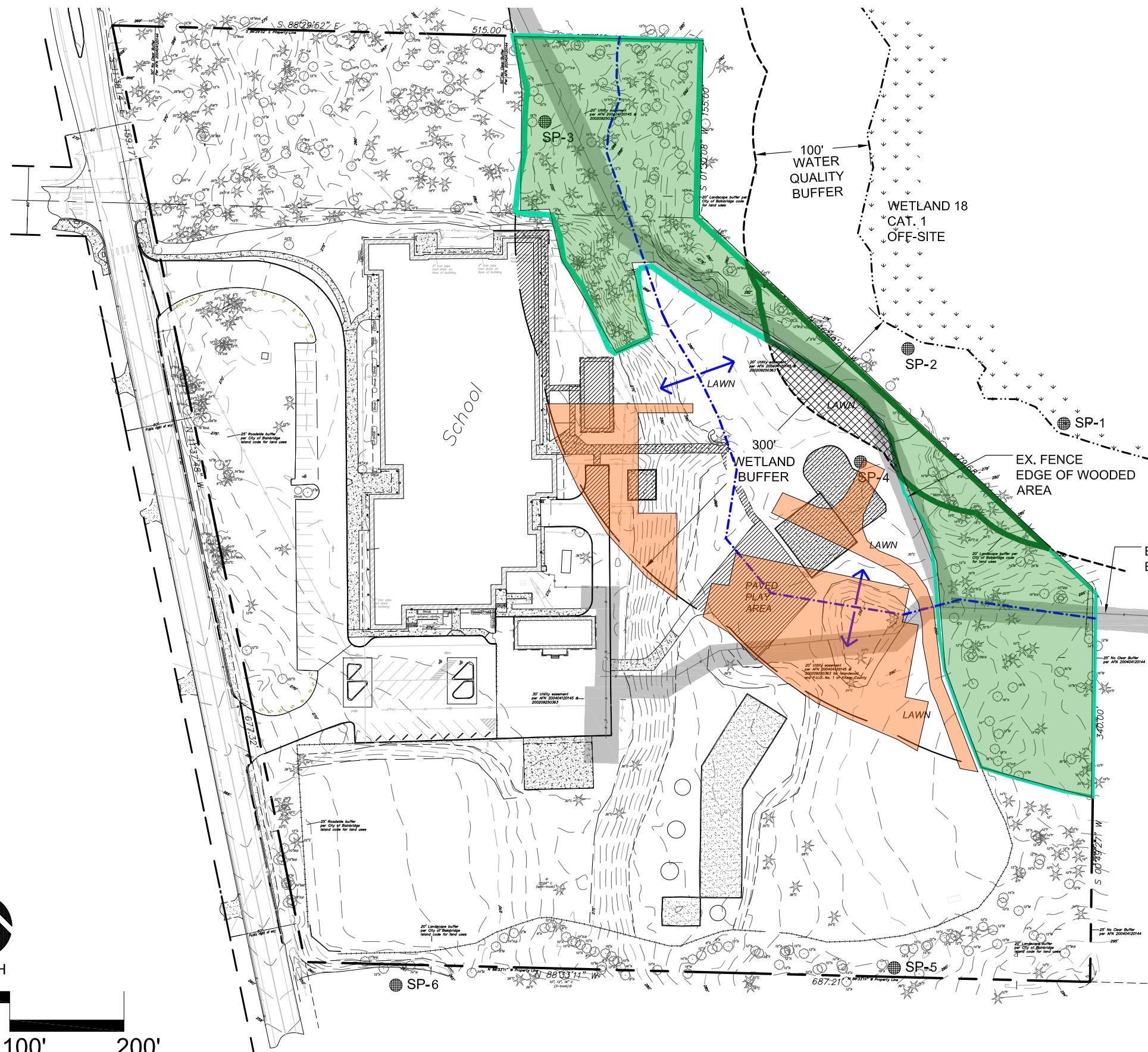


FIGURE 5

BAINBRIDGE ISLAND SCHOOL DISTRICT BLAKELY ELEMENTARY SCHOOL BAINBRIDGE ISLAND, WA

CRITICAL AREAS REPORT

EXISTING CONDITIONS

LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOURS
- EXISTING WETLAND
- 100' WATER QUALITY BUFFER
- 300' WETLAND BUFFER
- DRAINAGE DIVIDE
- DIRECTION OF SURFACE WATER DRAINAGE
- SP-# SAMPLE PLOT LOCATIONS (APPROX.)
- EXISTING TREES

EXISTING USES WITHIN THE WATER QUALITY BUFFER ON PROPERTY

FORESTED (EXISTING NATURAL GROWTH AREA)
8,420 SF

LAWN
3,595 SF

THE ENTIRETY OF THE WATER QUALITY BUFFER IS
WITHIN THE WETLAND DRAINAGE AREA.

EXISTING USES WITHIN THE WETLAND BUFFER ON PROPERTY

FORESTED (EXISTING NATURAL GROWTH AREA)
64,120 SF
27,975 SF OF 64,120 SF WITHIN WETLAND DRAINAGE AREA

BUILDINGS & HARDSCAPE
20,145 SF
8,370 OF 20,145 SF WITHIN WETLAND DRAINAGE AREA

LAWN & PLAY AREAS
64,095 SF
23,850 SF OF 64,095 SF WITHIN WETLAND DRAINAGE AREA

PROPOSED NEW HARDSCAPE
OVERLAY [14,055 ADDITIONAL SQUARE FEET]

EXISTING NATIVE FOREST

Associates, Inc.

2111 N. Northgate Way, Ste 219
Seattle, WA 98133


RAI PROJECT: 2017-014

DATE: 7/18/2017

DRAWN BY: AC PM: WH

BASE INFORMATION:
Mithun/Pier 56
1201 Alaskan Way #200
Seattle, WA 98101

LPD Engineering
1932 First Avenue, Suite 201
Seattle, WA 98101



CITY PROPOSAL

9/22/2017



LEGEND	
	NATIVE NORTHWEST FOREST CANOPY - HIGH
	NATIVE NORTHWEST FOREST CANOPY - LOW
	PLANTED AREA - LOW MAINTENANCE MEADOW MIX 100% OF AREA: PERENNIAL GRASSES, 36" O.C.
	PLANTING SOIL DEPTH 6" - 85% SANDY LOAM, 15% COMPOST SUBGRADE PREP: 3" COMPOST TILLED INTO SUBGRADE IRRIGATION: TEMPORARY STREAM ROTORS FOR ESTABLISHMENT ONLY
	PLANTED AREA - HABITAT RESTORATION PLANTING 45% OF AREA: HERBACEOUS PERENNIALS, MIN 36" O.C. 75% OF AREA: NATIVE, DROUGHT TOLERANT SHRUBS, 48" O.C. SUBGRADE PREP: 3" COMPOST SPADED INTO SURFACE SOIL IRRIGATION: PLACE QUICK COUPLERS ALONG SCHOOL SIDE PERIMETER AT 200 FEET ON CENTER FOR TEMPORARY WATERING DURING ESTABLISHMENT
	PLANTED AREA - NATIVE NORTHWEST FOREST UNDERSTORY 25% OF AREA: HERBACEOUS PERENNIALS, MIN 36" O.C. 100% OF AREA: NATIVE, DROUGHT TOLERANT SHRUBS, 36" O.C. SUBGRADE PREP: 3" COMPOST TILLED INTO SUBGRADE PLANTING SOIL DEPTH 18" - 70% SANDY LOAM, 30% COMPOST IRRIGATION: DRIP
	PLANTED AREA - BIOPRETENTION 100% OF AREA: HERBACEOUS PERENNIALS, 24" O.C. SUBGRADE PREP: 3" COMPOST TILLED INTO SUBGRADE PLANTING SOIL DEPTH 24" (BOTTOM) 12" (SIDE), 50% SANDY LOAM, 50% COMPOST IRRIGATION: DRIP
	PLANTED AREA - NATIVE "ECO LAWN" OR SIMILAR HYDROSSEDED SUBGRADE PREP: 3" COMPOST TILLED INTO SUBGRADE PLANTING SOIL DEPTH: 4" NO IRRIGATION
	PLANTED AREA - LAWN SUBGRADE PREP: 3" COMPOST TILLED INTO SUBGRADE PLANTING SOIL DEPTH 6" IRRIGATION - 4" POP UP ROTATORS
	PLANTED AREA - RAISED VEGETABLE GARDEN BED PLANTING SOIL DEPTH 18", 25% SANDY LOAM, 75% COMPOST
	EXISTING VEGETATION ENHANCEMENTS 1. THIN LIMB, PRUNE OR REPLACE TREES PER ARBORIST RECOMMENDATIONS 2. REMOVE INVASIVE PLANTS 3. REVEGETATE, SEE HABITAT RESTORATION PLANTING
	MULCH
	LIMIT OF WORK
	Critical Root Zone
	VSPZ (Vegetation & Soil Protection Zone) NOTES: 1. ALL EXISTING FOREST PERIMETER REPAIRS SHALL FOLLOW HABITAT RESTORATION PLANTING PLAN UNLESS OTHERWISE NOTED 2. ALL LIMIT OF WORK PERIMETER REPAIRS SHALL FOLLOW ADJACENT PLANTING REGIME 3. VEGETATION & SOIL PROTECTION ZONES ARE LOCATED OUTSIDE THE LIMIT OF WORK. ALL SOILS AND PLANTS IN THESE AREAS SHALL NOT BE DISTURBED DURING CONSTRUCTION

PROJECT
Blakely Elementary School
LOCATION
4704 Blakely Avenue
Bainbridge Island, WA
98110

PREPARED FOR
Bainbridge Island School District

NO DATE
REVISION
DESIGN PARTNER
RF
PROJECT MANAGER
SO, MF
PROJECT LANDSCAPE ARCHITECT
CR
PROJECT TEAM MEMBERS
SK, ME
CHECK
BS

PLANTING & SOILS PLAN

PROJECT NO
1622400
DATE
09/11/17

PAGE NUMBER
L1.06
DESIGN DEVELOPMENT
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ORIGINAL SHEET SIZE 30" x 42"

WATERLINE EXHIBIT- 09-20-2017

