WALMART SUPERCENTER

PICKUP EXPANSION

02403-278, 310 31ST AVE SE

CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON CONSTRUCTION DOCUMENTS

CONTACTS

PROPERTY OWNER VAL-MART STORES INC.

WAL-MART STORES INC. 702 S.W 8TH ST. BENTONVILLE, AR 72716 PHONE: 1-800-925-6278

GALLOWAY & COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, COLORADO 80111 TEL: (303) 770-8884 FAX: (303) 770-3636

EMAIL: brandonalley@gallowayus.com

PREPARER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884

ATTN: BRANDON ALLEY, PE

FAX: (303) 770—3636 ATTN: MAGGIE CORDER EMAIL: maggiecorder@gallowayus.com

AGENCY CONTACTS

DEVELOPMENT & PLANNING SERVICES
DEVELOPMENT ENGINEERING
333 S. MERIDIAN

PUYALLUP, WA 98371 CONTACT: JOSH KUBITZA, AICP TEL: (253) 284-0270

BUILDING DIVISION
CITY OF PUYALLUP
333 S. MERIDIAN
PUYALLUP, WA 98371
TEL: (253) 864-4165



VICINITY MAP 1"=200'

SHEET LIST TABLE						
SHEET NUMBER	SHEET TITLE					
CS0	COVER SHEET					
CS1	PICKUP DEMOLITION & SITE PLAN					
CS1A	HORIZONTAL CONTROL PLAN					
CS2	SITE SIGNAGE PLAN					
CS3	SITE DETAILS					
CS4	GRADING PLAN					
CS5	SEDIMENT & EROSION CONTROL INITIAL PLAN					
CS6	SEDIMENT & EROSION CONTROL INTERIM & FINAL PLAN					
CS7	UTILITY PLAN					
CS8	STORM PLAN					
L1.0	LANDSCAPE PLAN					
L1.1	LANDSCAPE NOTES AND DETAILS					

IRRIGATION PLAN

- HOLD A PRECONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED DOCUMENTS.
- 2. ESTABLISH CLEARING AND GRADING LIMITS.
- 3. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE.
- 4. CONSTRUCT PERIMETER DITCHES, SILT FENCES, AND OTHER EROSION CONTROL DEVICES AS SHOWN.
- 5. CONSTRUCT PROTECTION DEVICES FOR CRITICAL AREAS AND SIGNIFICANT TREES PROPOSED FOR RETENTION.
- 6. SCHEDULE AND EROSION CONTROL INSPECTION WITH THE CITY.

DRAINAGE AND EROSION CONTROL MEASURE ARE IN PLACE.

FACILITIES. PROVIDE EMERGENCY OVERFLOW AS APPLICABLE.

8. ALL DITCHES AND SWALES AS SHOWN SHALL BE PROVIDED TO DIRECT ALL SURFACE WATER

7. CONSTRUCTION STORM DRAINAGE RETENTION/DETENTION (CONTROL AND STORAGE)

- TO RETENTION/DETENTION AND SEDIMENTATION POND AS CLEARING AND GRADING PROGRESSES. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SIRE OR BE DISCHARGED TO A CRITICAL AREA AT ANY TIME DURING THE GRADING OPERATIONS.

 9. CLEARLY STATE AT WHAT POINT GRADING ACTIVITIES CAN BEGIN, USUALLY ONLY AFTER ALL
- 10. IDENTIFY EROSION CONTROL MEASURES WHICH REQUIRE REGULAR MAINTENANCE.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY

DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THE RECORD.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE

THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO

CAUTION — NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PROPERTY DESCRIPTION

PARCEL A:
LOCATED IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, IN THE NORTHEAST CORNER
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH,
RANGE 4 EAST OF THE WILLAMETTE MERIDIAN (BEING PARCEL I OF THE PUYALLUP BOUNDARY LINE
ADJUSTEMENT RECORDED NOVEMBER 28, 1994 UNDER RECORDING NUMBER 9411280104).

PARCEL B:
COMMENTING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAT OF THE WILLAMETTE MERIDIAN, IN
PIERCE COUNTY WASHINGTON

VERTICAL DATUM

VERTICAL DATUM IS BASED UPON A GPS OBSERVATION USING AN OPUS SOLUTION TO DETERMINE THE ELEVATION OF THE PROJECT SITE AND IS BASED ON THE NAVD88 DATUM.

THE PROJECT BENCHMARK IS A SET REBAR AND CAP ON THE SOUTHWEST SIDE OF THE PROJECT IN AN ISLAND. PROJECT BENCHMARK ELEVATION = 445.61'

CITY OF PUYALLUP BUILDING PERMIT NUMBER:

CITY OF PUYALLUP GENERAL NOTES:

ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.

2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT

REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS

THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING

ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.

5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S

ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (81) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE

CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO

DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.

9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION. PER CITY STANDARDS.

AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.

10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5

DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER. CITY OF PUYALLUP — CITY STANDARDS SECTION 2 REVISED 06/06/2012 2—6

12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL

11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE

MATERIAL DEPOSITS RESULTING FROM ON—SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.

13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.

14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS

PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.

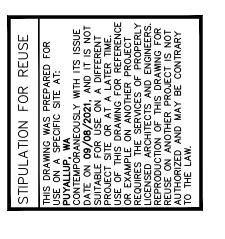
15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

	LIMITS OF DISTURBANCE TABLE						
TO	OTAL LOD = 38,404.5 SF/ 0.88 ACR	ES					
	EXISTING	PROPOSED					
PERVIOUS AREA WITHIN LOD	1885.2 SF/ 0.043 ACRES	8,322.7 SF/ 0.228 ACRES					
IMPERVIOUS AREA WITHIN LOD	36519.3 SF/ 0.838 ACRES	29,634.9 SF / 0.643 ACRES					
ROOF AREA WITHIN LOD	N/A	3,124.3 SF/ 0.072 ACRES					
LANDSCAPING AREA WITHIN LOD	1885.2 SF/ 0.043 ACRES	8,322.7 SF/ 0.228 ACRES					
PAVEMENT AREA WITHIN LOD	36519.3 SF/ 0.838 ACRES	24,867 SF/ 0.571 ACRES					

CUT = 37.13 CU. YD. FILL = 206.60 CU. YD.

City of Puyallup Development & Permitting Services ISSUED PERMIT						
Building	Planning					
Engineering	Public Works					
Fire F W	Traffic					







CHECK	ED BY:	RCJ	
DRAWN	BY:	JRC	
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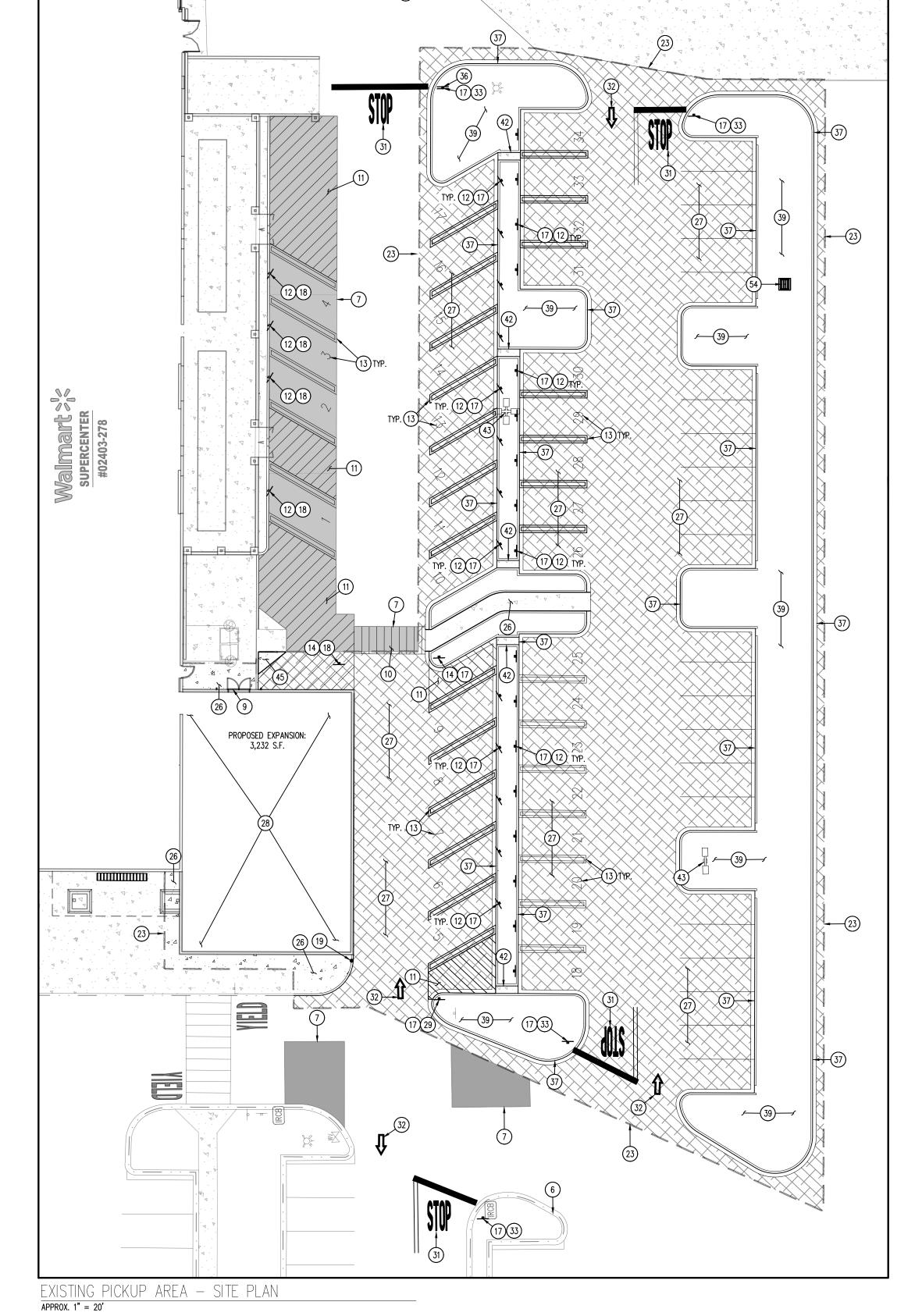
DATE 08/15/2023

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

COVER SHEET

SHEET:

5TH ST SE INGRESS/EGRESS — DEMOLITION PLAN



DEMOLITION NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR
- DEMOLITION AND DISPOSAL. 3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ONSITE LOCATIONS OF
- 5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
- 6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CITY AND OWNER. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S
- 7. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND
- 8. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING
- 9. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED
- TO USE FOR SUCH WORK. 10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND
- EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP). 11. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO

SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD

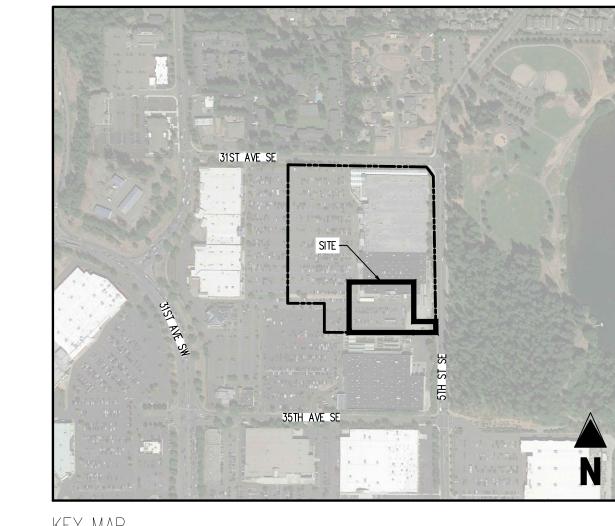
CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM. 12. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING,

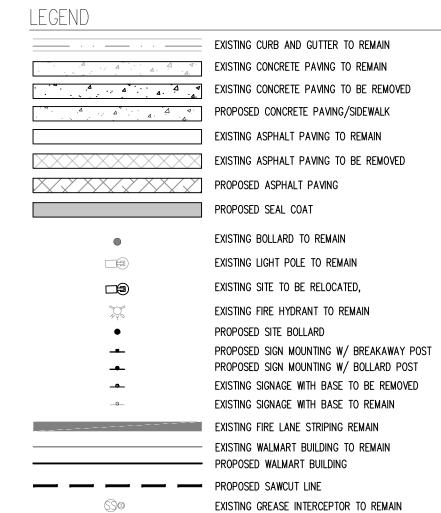
CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT

PERFORMANCE CRITERIA. 13. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER

BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA

- ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED. 14. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA
- AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING. 15. QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
- 16. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR. REFERENCE ARCHITECTURAL PLANS FOR LIMITS OF BUILDING DEMOLITION.





- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A.
- 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. 3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS)
- INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN
- 6. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".

CAUTION - NOTICE TO CONTRACTOR 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO

THE ENGINEER PRIOR TO CONSTRUCTION. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



APPROVED

CITY OF PUYALLUP DEVELOPMENT ENGINEERING

DATE_____08/15/2023

NOTE: THIS APPROVAL IS VOID

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS

AND/OR OMISSIONS ON THESE

CHANGES TO THESE PLANS AS

DETERMINED BY THE **DEVELOPMENT ENGINEERING**

MANAGER.

FIELD CONDITIONS MAY DICTATE

PICKUP

DEMOLITION

SITE PLAN

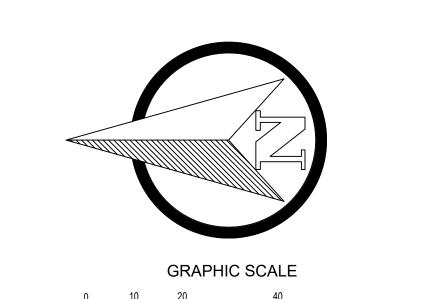
AFTER 180 DAYS FROM APPROVAL

DOCUMENT DATE: 09/08/2

PROTO CYCLE:

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City of Puyallup **Development & Permitting Services** ISSUED PERMIT Engineering





- (1) EXISTING WALMART BUILDING TO REMAIN.
- (2) EXISTING CONCRETE PAVEMENT/SIDEWALK TO REMAIN.
- (3) EXISTING ASPHALT PAVEMENT TO REMAIN.
- (4) EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO REMAIN.
- (5) EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO BE REMOVED.
- (6) EXISTING CURB AND GUTTER TO REMAIN. (7) PROPOSED SEAL COAT OF EXISTING PAVEMENT.
- (8) EXISTING SIGNAGE WITH BASE TO REMAIN.
- (9) PROPOSED PICKUP DOOR (REF. ARCH PLANS).
- (10) PROPOSED ASSOCIATE PATH CROSSWALK STRIPING (REF. SITE DETAILS).
- (11) PROPOSED 4" SOLID YELLOW PAINTED STRIPES AT 45" @ 2'-0" O.C. (12) PROPOSED PICKUP SIGNAGE (REF. SITE DETAILS).
- (13) PROPOSED PICKUP STALL STRIPING AND PICKUP NUMBER MARKING (REF. SITE DETAILS).
- (14) PROPOSED R1-5B "STOP HERE FOR PEDESTRIANS" SIGNAGE (REF. SITE DETAILS).
- (15) EXISTING PICKUP SIGNAGE & BASE TO BE REMOVED.
- (16) EXISTING CANOPY, COLUMNS, AND FOOTINGS TO BE REMOVED. (17) PROPOSED SIGN MOUNTING & BASE WITH BREAKAWAY POST (REF. SITE DETAILS).
- (18) PROPOSED SIGN MOUNTING AND BASE WITH BOLLARD (REF. SITE DETAILS).
- (19) PROPOSED SITE BOLLARD (REF. SITE DETAILS).
- (20) EXISTING LIGHT POLE AND BASE TO REMAIN.
- (21) EXISTING FIRE HYDRANT TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION.
- (22) EXISTING GREASE INTERCEPTOR TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- (23) PROPOSED SAWCUT LINE.

<u>5TH ST SE INGRESS/EGRESS — SITE PLAN</u> APPROX. 1" = 10'

- (24) EXISTING CONCRETE SIDEWALK TO BE REMOVED. (25) EXISTING ASPHALT TO BE REMOVED.
- (26) PROPOSED CONCRETE SIDEWALK (REF. SITE DETAILS).

(28) PROPOSED BUILDING EXPANSION (REF. ARCH. PLANS).

- 27) PROPOSED ASPHALT PAVEMENT (REF. SITE DETAILS).
- (48) EXISTING ADA RAMP TO BE REMOVED. (49) EXISTING 12" CPP STORM SEWER LINE TO BE REMOVED.
 - (50) EXISTING CURB INLET STRUCTURE TO REMAIN.
 - (51) PROPOSED ADA RAMP (REF. SITE DETAILS).

(29) PROPOSED "ONE WAY ONLY" SIGNAGE (REF. SITE DETAILS).

(31) PROPOSED STOP BAR AND STOP TEXT (REF. SITE DETAILS).

(33) PROPOSED 30"X30" STOP SIGN (REF. SITE DETAILS).

(36) PROPOSED DO NOT ENTER SIGN (REF SITE DETAILS).

(37) PROPOSED CURB AND GUTTER (REF. SITE DETAILS).

(44) EXISTING CONCRETE RAMP FLARE TO BE REMOVED.

(45) PROPOSED CONCRETE RAMP FLAP (REF. SITE DETAILS).

(38) EXISTING CURB AND GUTTER TO BE REMOVED.

(42) PROPOSED 2' CHASE.

(46) EXISTING BIKE RACK TO REMAIN.

47) PROPOSED 8' CROSSWALK

(34) EXISTING SIGNAGE WITH BASE TO BE REMOVED.

(32) PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SITE DETAILS).

(39) PROPOSED LANDSCAPING (REF. LANDSCAPE PLANS L1.0 AND L1.1).

(30) EXISTING PICKUP STALL STRIPING & NUMBERING MARKING TO BE REMOVED.

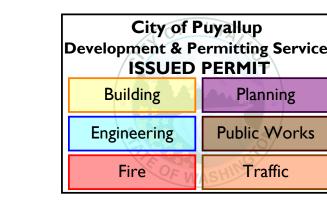
(35) EXISTING PICKUP DIRECTIONAL SIGNAGE TO BE REMOVED (REF. SITE SIGNAGE PLAN).

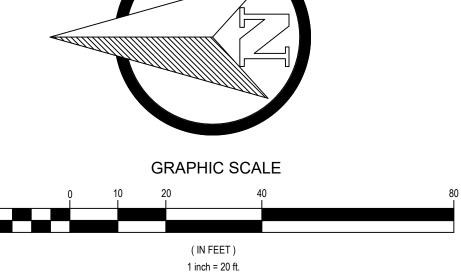
EXISTING SITE LIGHT AND POST TO BE RELOCATED, LIGHT AND POST TO BE SALVAGED, BASE TO BE REMOVED.

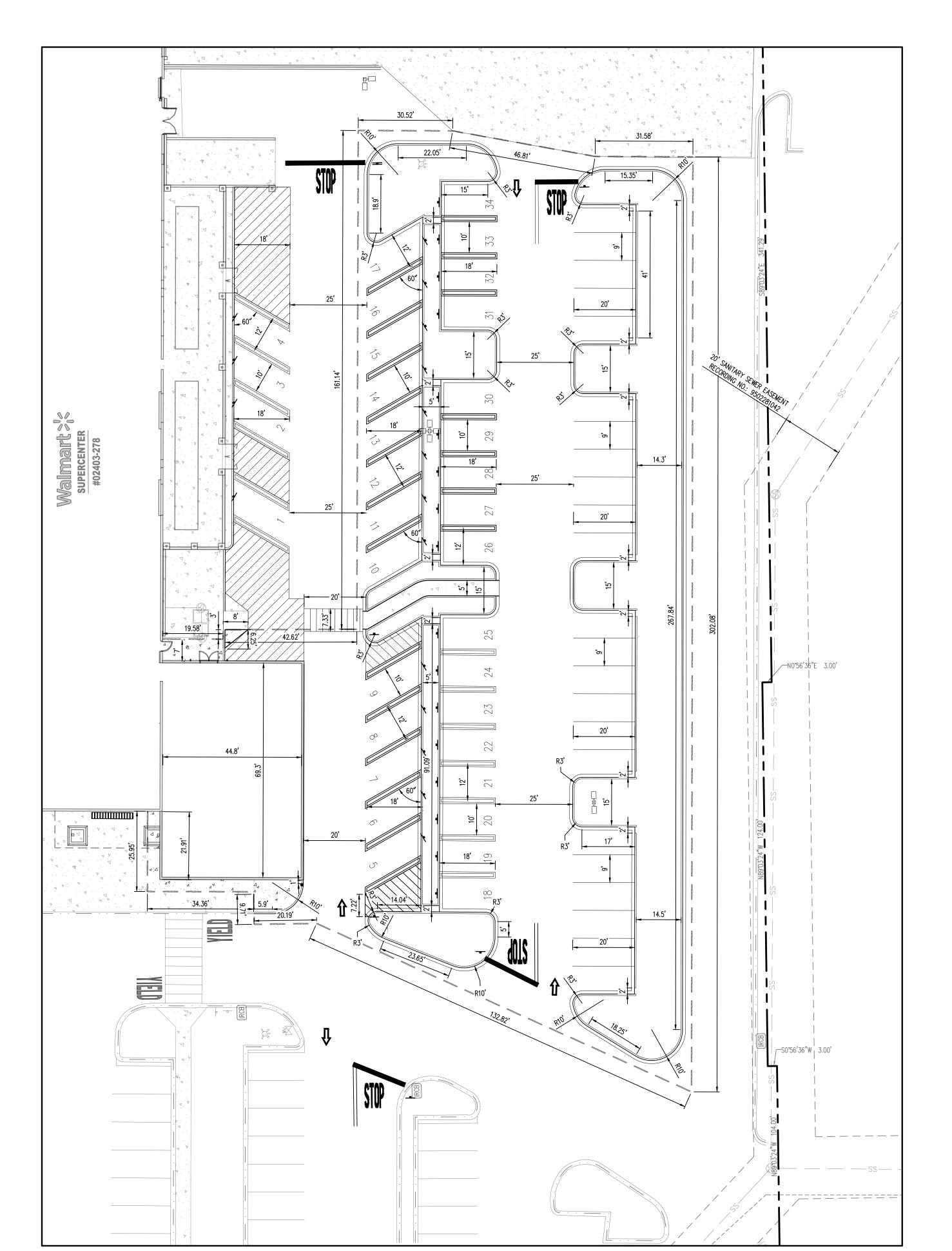
EXISTING BUILDING CANOPY AND COLUMNS TO BE MODIFIED PER ARCHITECTURAL PLANS.

PROPOSED SITE LIGHT WITH YELLOW BASE (REF. ELECTRICAL SHEET E1.2)

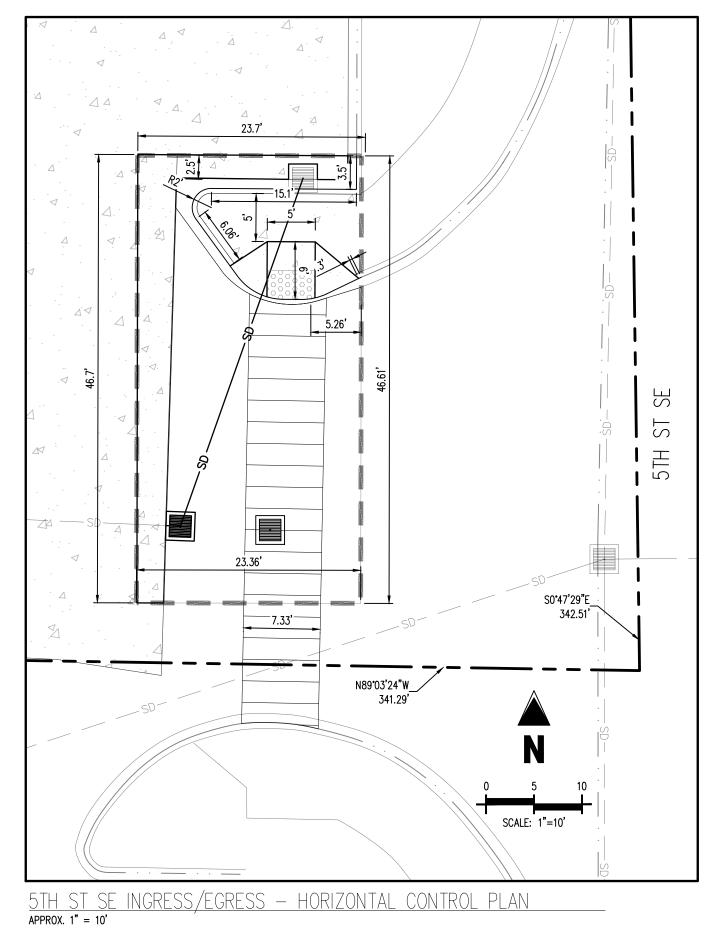
- (52) PROPOSED 12" CPP STORM SEWER LINE (REF. UTILITY PLAN).
- PROPOSED AREA INLET TO BE INSTALLED PER CITY OF PUYALLUP STANDARDS AND SPECIFICATIONS (REF. UTILITY PLAN). (54) PROPOSED OUTLET STRUCTURE (REF. UTILITY PLAN).

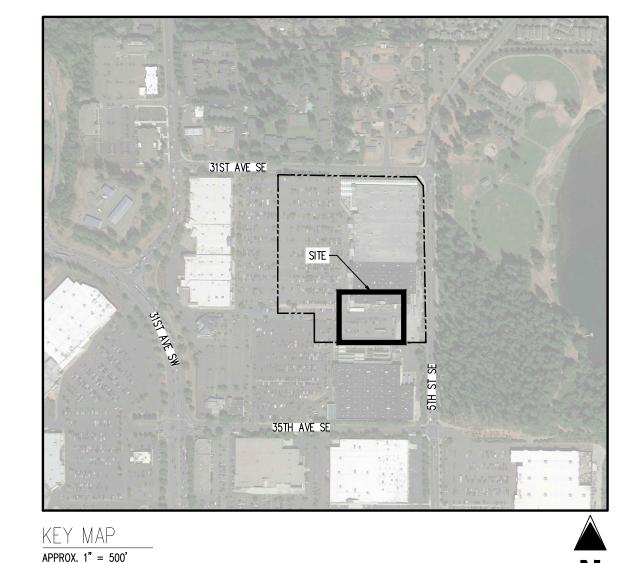






HORIZONTAL CONTROL PLAN





LEGEND

PROPOSED SAWCUT LINE

EXISTING BUILDING

EXISTING CURB AND GUTTER TO REMAIN

PROPOSED CURB AND GUTTER

EXISTING ASPHALT PAVEMENT TO REMAIN

EXISTING CONCRETE PAVEMENT TO REMAIN

PROPOSED CONCRETE PAVEMENT

PROPOSED SIGN

PROPOSED BOLLARD

BENCHMARK INFORMATION

ON SITE BENCHMARK: MAG NAIL

NAVD88 ELEVATION = 445.61'

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

STANDARDS.

2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

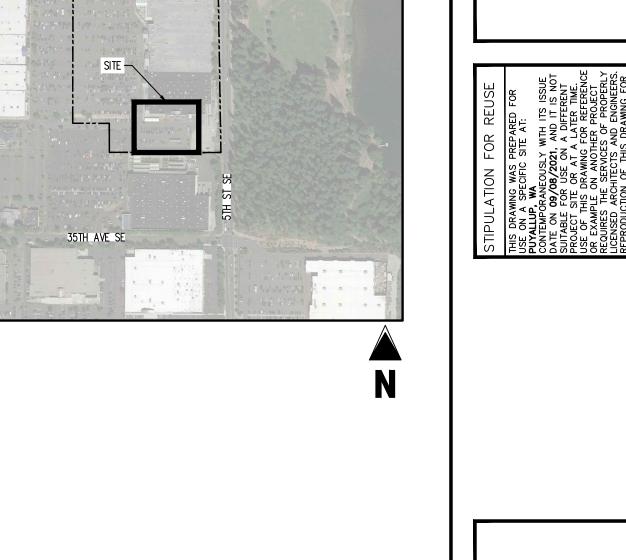
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY ALL COST SHALL BE INCLUDED IN BASE BID.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND

PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

6. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".

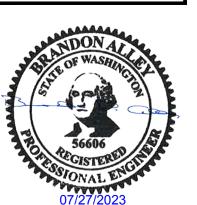


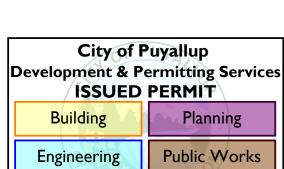
Wallmalfesos

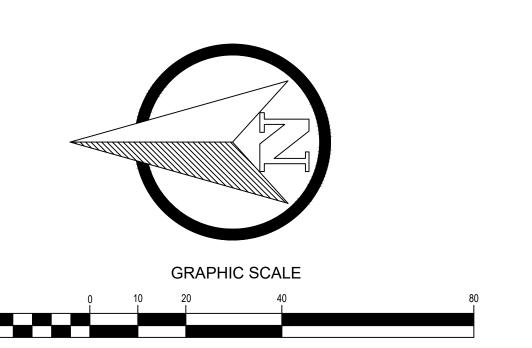
PUYALLUP, WA
310 31ST AVE SE
STORE NO: 02403-278
JOB NIMBER: WDP002403.20 PROTO: PICKUP ENHNCAN

ISSUE	BLOCK		
CHECK	ED BY:	RCJ	

CHECKED BY:	RCJ	
DRAWN BY:	JRC	
PROTO CYCLE:	_	
DOCUMENT DATE:	09/08/21	







1 inch = 20 ft.

APPROVED

BY Law Magnorth
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 08/15/2023

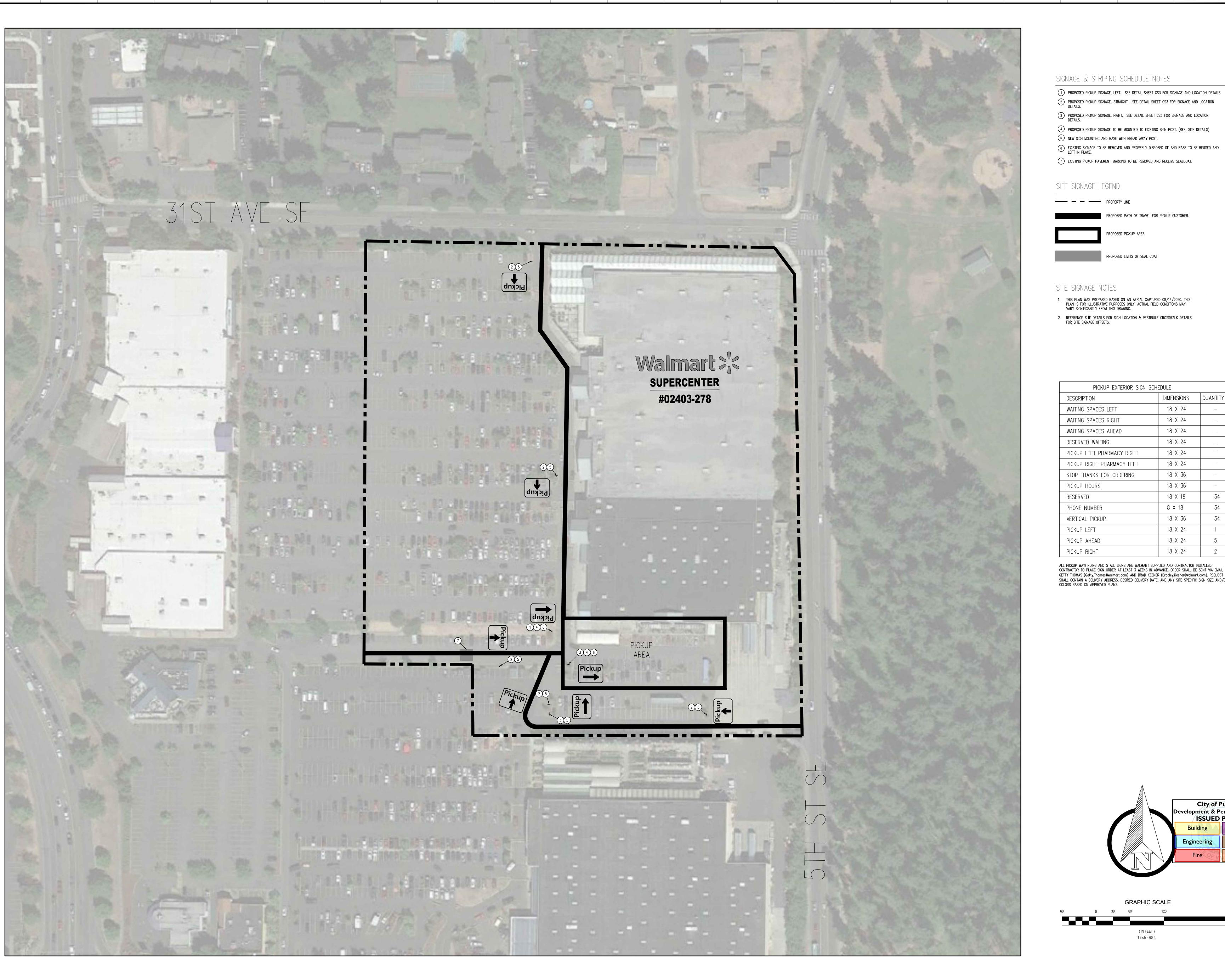
NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE

PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
DEVELOPMENT ENGINEERING
MANAGER.

HORIZONTAL
CONTROL

PLAN

SHEET: CS1A



SIGNAGE & STRIPING SCHEDULE NOTES

- 1) PROPOSED PICKUP SIGNAGE, LEFT. SEE DETAIL SHEET CS3 FOR SIGNAGE AND LOCATION DETAILS.
- 2) PROPOSED PICKUP SIGNAGE, STRAIGHT. SEE DETAIL SHEET CS3 FOR SIGNAGE AND LOCATION DETAILS.
- 3 PROPOSED PICKUP SIGNAGE, RIGHT. SEE DETAIL SHEET CS3 FOR SIGNAGE AND LOCATION DETAILS.
- 4 PROPOSED PICKUP SIGNAGE TO BE MOUNTED TO EXISTING SIGN POST. (REF. SITE DETAILS)
- 5) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- 7) EXISTING PICKUP PAVEMENT MARKING TO BE REMOVED AND RECEIVE SEALCOAT.

SITE SIGNAGE LEGEND

PROPOSED PATH OF TRAVEL FOR PICKUP CUSTOMER.



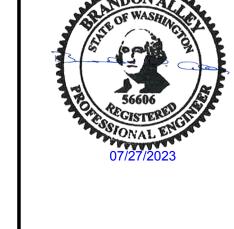
PROPOSED LIMITS OF SEAL COAT

SITE SIGNAGE NOTES

- THIS PLAN WAS PREPARED BASED ON AN AERIAL CAPTURED 08/14/2020. THIS
 PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL FIELD CONDITIONS MAY
 VARY SIGNIFICANTLY FROM THIS DRAWING.
- REFERENCE SITE DETAILS FOR SIGN LOCATION & VESTIBULE CROSSWALK DETAILS FOR SITE SIGNAGE OFFSETS.

PICKUP EXTERIOR SIGN S	CHEDULE	
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	_
WAITING SPACES RIGHT	18 X 24	_
WAITING SPACES AHEAD	18 X 24	_
RESERVED WAITING	18 X 24	_
PICKUP LEFT PHARMACY RIGHT	18 X 24	_
PICKUP RIGHT PHARMACY LEFT	18 X 24	_
STOP THANKS FOR ORDERING	18 X 36	_
PICKUP HOURS	18 X 36	_
RESERVED	18 X 18	34
PHONE NUMBER	8 X 18	34
VERTICAL PICKUP	18 X 36	34
PICKUP LEFT	18 X 24	1
PICKUP AHEAD	18 X 24	5
PICKUP RIGHT	18 X 24	2

ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.



DOCUMENT DATE: 09/08/2

PROTO CYCLE:

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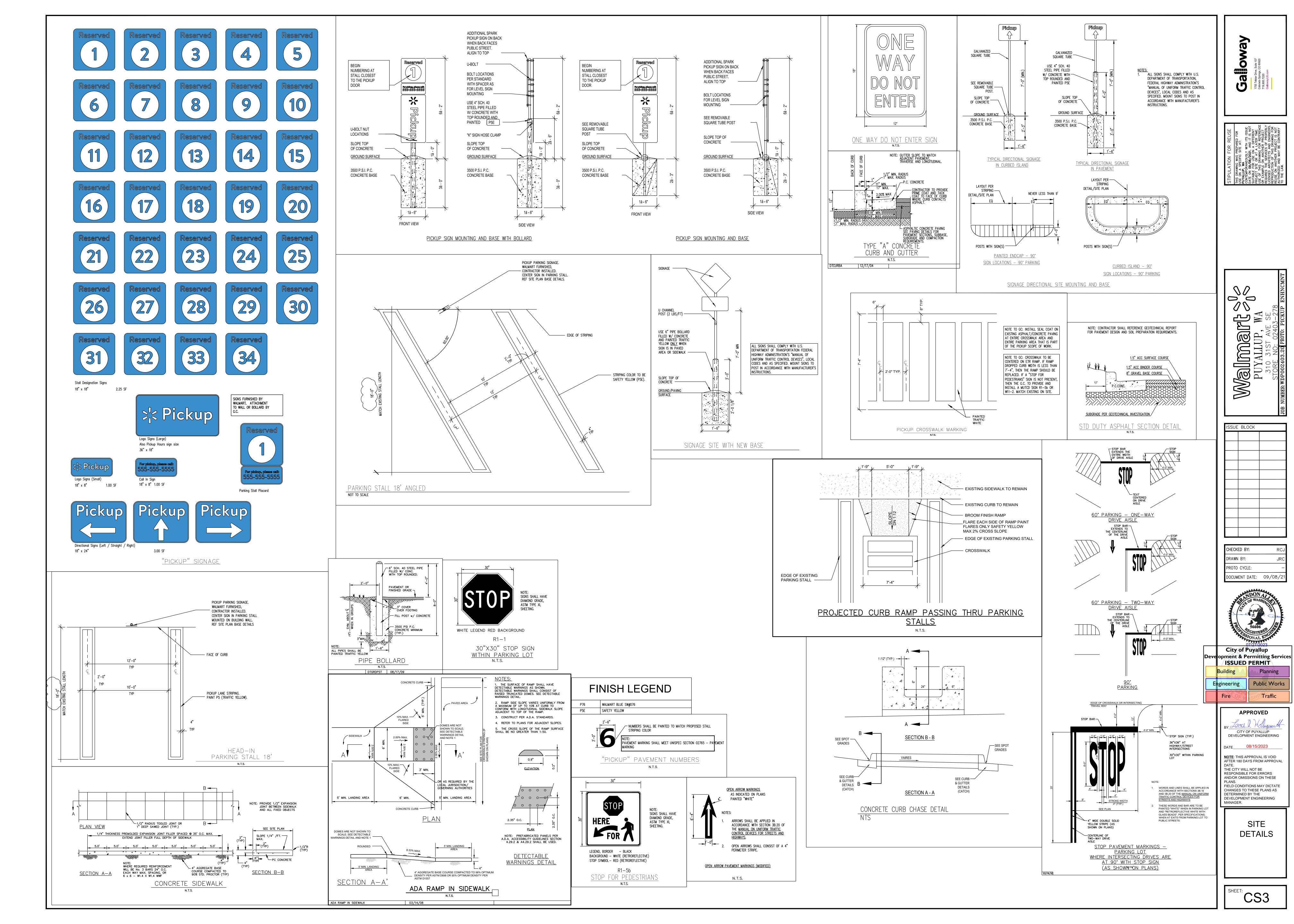
City of Puyallup
Development & Permitting Services
ISSUED PERMIT Public Works Engineering

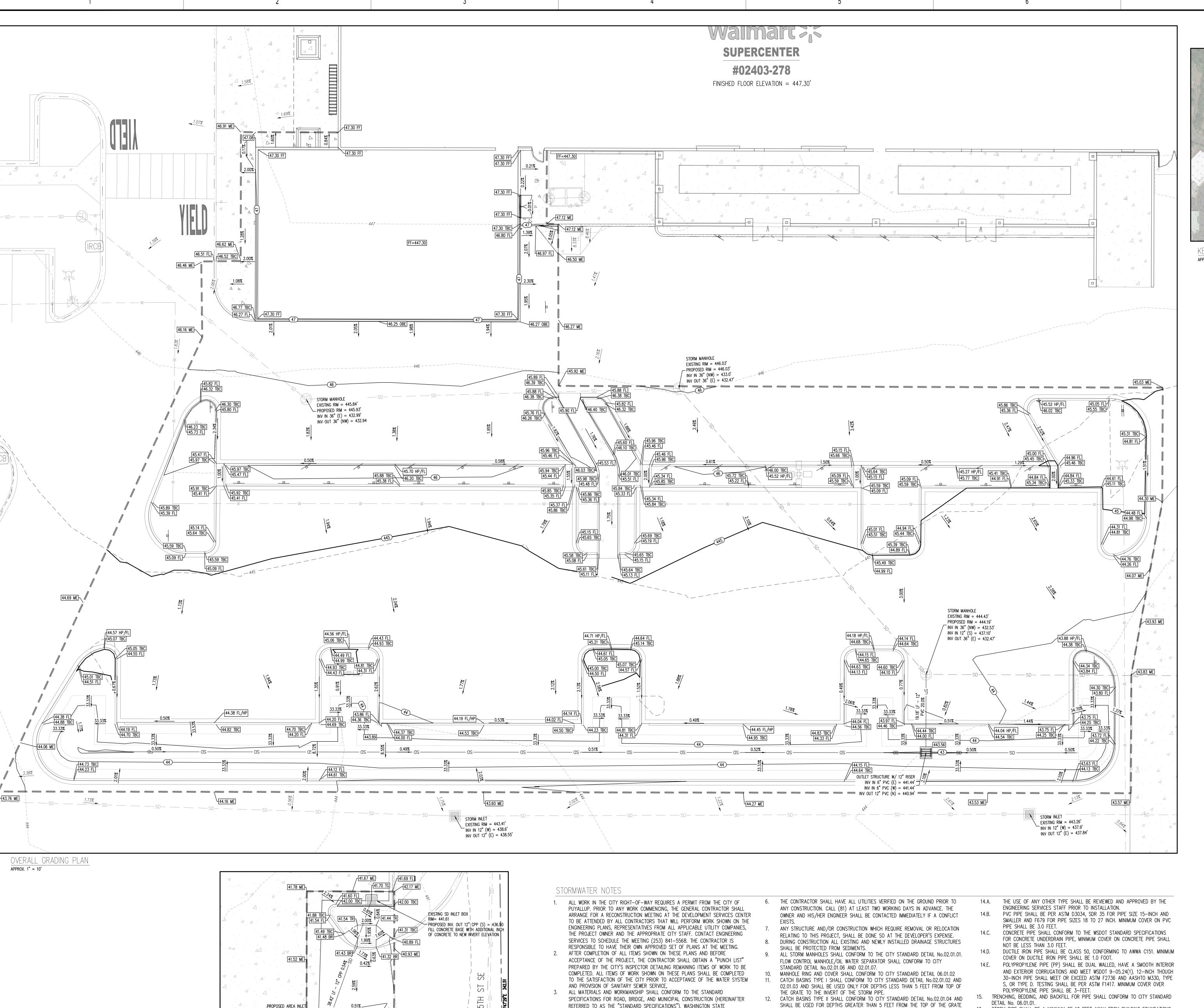
1 inch = 60 ft.

BY Lowell Willingsworth
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE

> SITE SIGNAGE PLAN

FLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
DEVELOPMENT ENGINEERING
MANAGER.





REFERRED TO AS THE "STANDARD SPECIFICATIONS"). WASHINGTON STATE

CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.

4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER

ERRORS AND/OR OMISSIONS ON THESE PLANS.

DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION,

WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED

BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND

ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE

DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY

IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY

TO THE INVERT OF THE STORM PIPE.

POLYPROPYLENE PIPE.

13. CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY

B-30.30-03 (OLYMPIC FOUNDRY No. SM60V OR EQUAL).

STANDARD DETAILS No.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO

OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN

14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE DUCTILE IRON, OR DUAL WALLED

STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL

CONFORM TO WSDOT STANDARD PLAN B-30.30-04 (OLYMPIC FOUNDRY No. SM60

_PROPOSED AREA INLET

INV IN 12" CPP (N) = 436.69

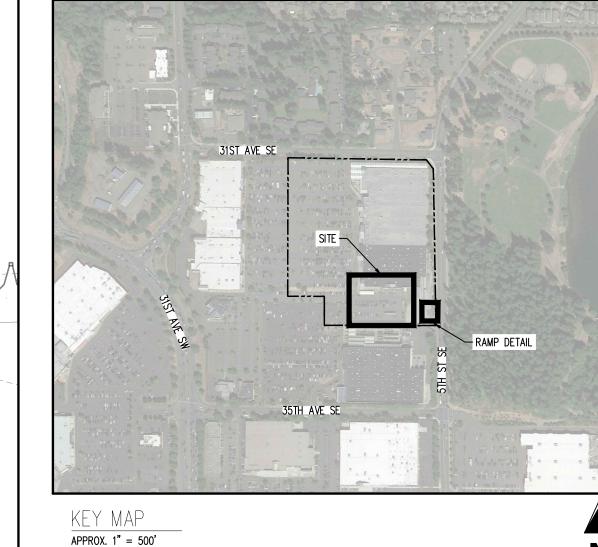
INV. OUT 12" CPP (W) = 436.69

RAMP GRADING DETAIL

APPROX. 1" = 10'

RIM = 441.19

40.84 TG





	PROPERTY BOUNDARY LINE
	PROPOSED SAWCUT LINE
— — — 445 — — — —	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
<u>(65)</u>	PROPOSED MAJOR CONTOUR
<u>66</u>	PROPOSED MINOR CONTOUR
15.00	PROPOSED SPOT ELEVATION
TBC	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE

MATCH EXISTING

EXISTING SLOPE PROPOSED SLOPE

EXISTING STORM INLET

GENERAL NOTES

16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS

17. ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS

18. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND

INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.

OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER SYSTEMS

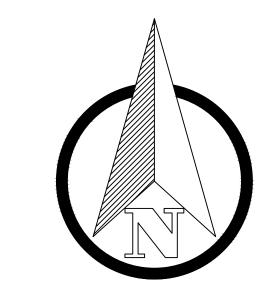
PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE

AND/OR ROOF LINES.

1. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

2. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL

EXISTING STORM MANHOLE



CAUTION - NOTICE TO CONTRACTOR 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY

TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER

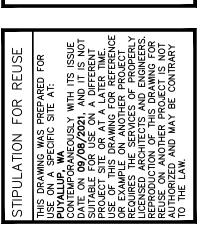
1 inch = 10 ft.

SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PER CONVERSATION WITH ENGINEER OF RECORD, BIORETENTION JNDERDRAIN IS *REMOVED* FROM DESIGN. - LRH

> City of Puyallup evelopment & Permitting Services **ISSUED PERMIT** Public Works Engineering Traffic Fire



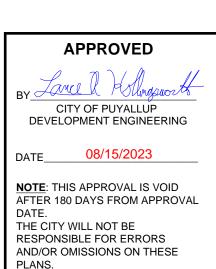




SSUE BLOCK

IECK	ED BY:	RCJ
RAWN	BY:	JRC
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PROTO CYCLE: DOCUMENT DATE: 09/08/2



FIELD CONDITIONS MAY DICTATE

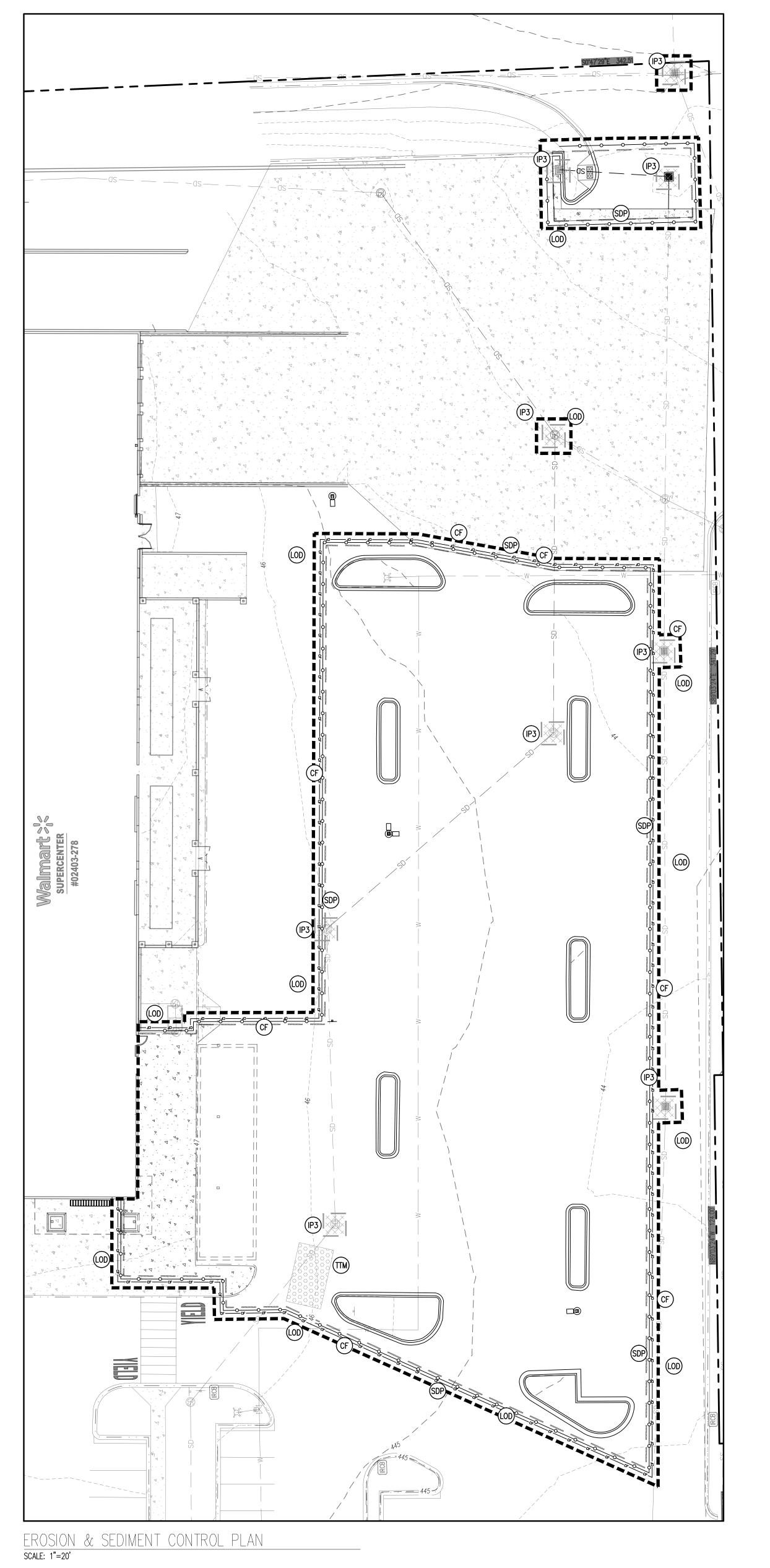
CHANGES TO THESE PLANS AS

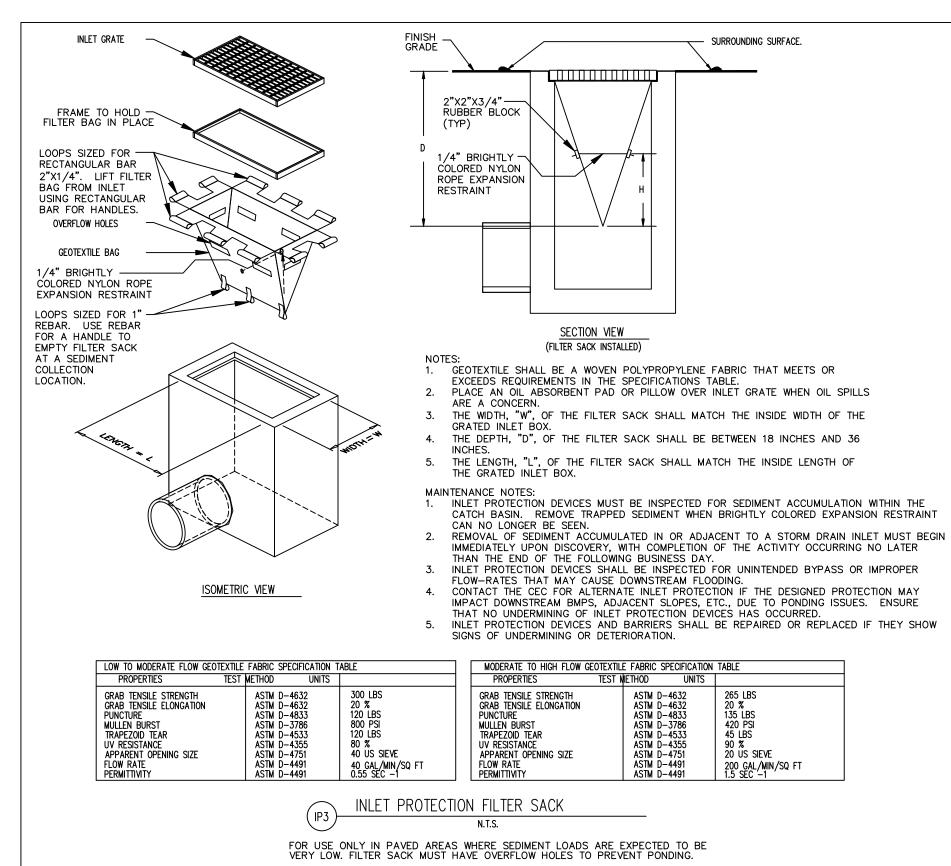
DEVELOPMENT ENGINEERING

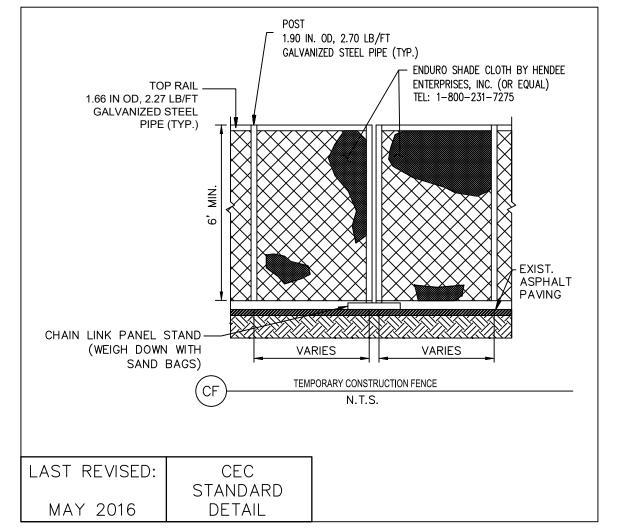
DETERMINED BY THE

MANAGER.

GRADING PLAN







GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL

CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN

ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES

ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY

CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT

ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST"

PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE

COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM

SPECIFICATIONS OF ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER

DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION,

WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED

ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE

DEVELOPER'S ENGINEER AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN

THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR

BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND

COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT

ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE

2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD

REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE

CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.

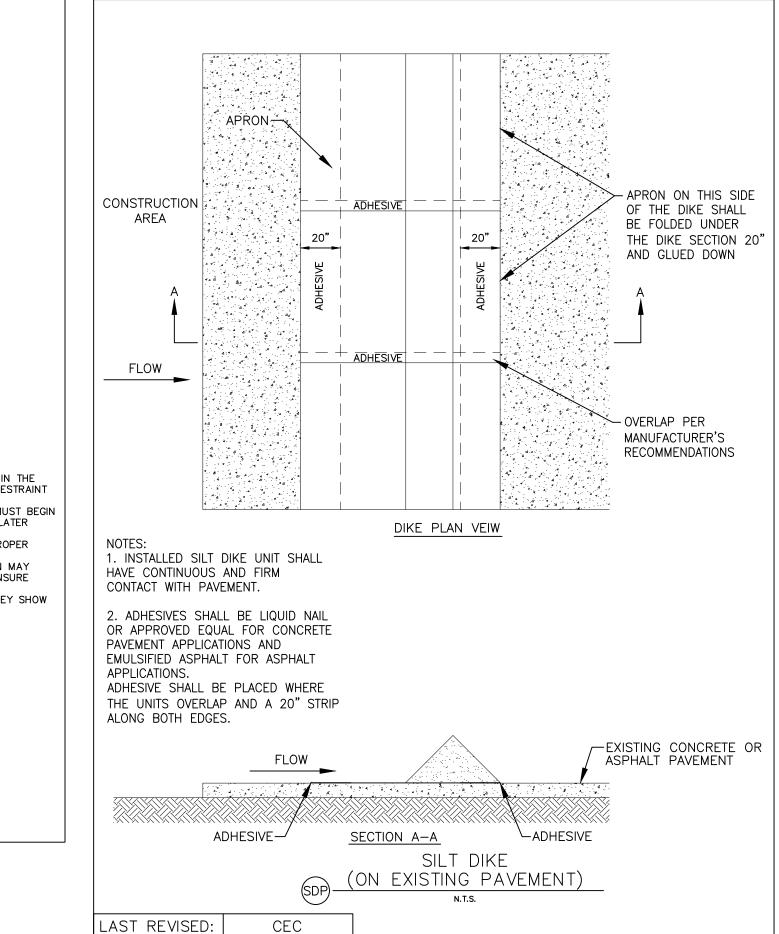
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER

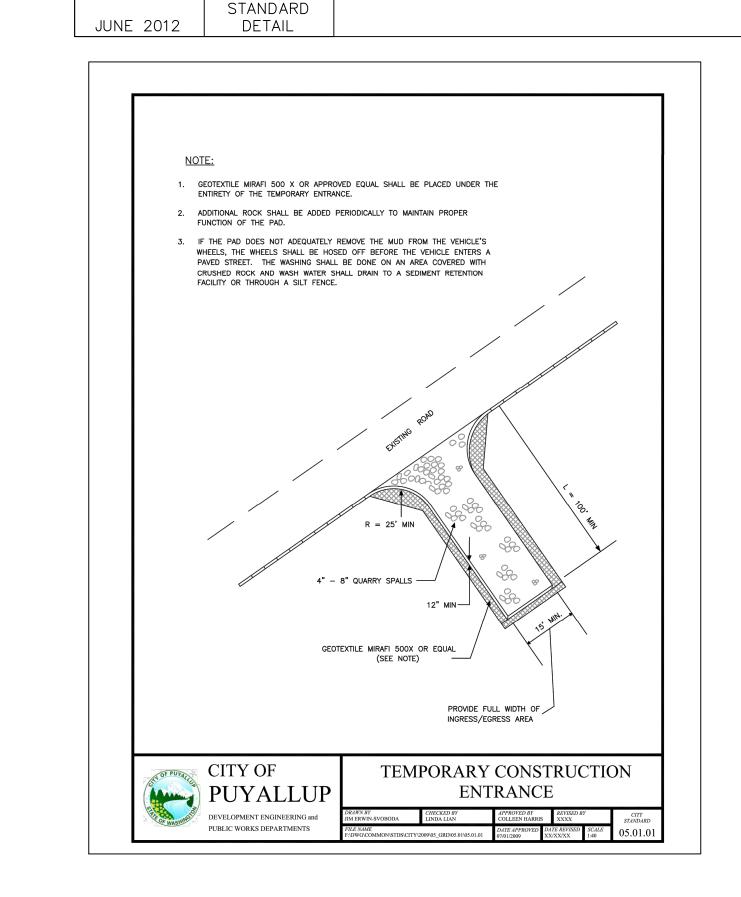
AND PROVISION OF SANITARY SEWER SERVICE.

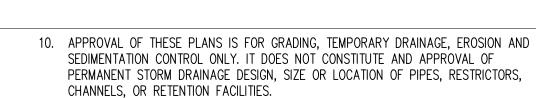
OMISSIONS ON THESE PLANS.

THE MEETING.

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF







6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKINGS DAYS HOURS IN

PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND

CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER

CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE

NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AND INSPECTION

OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR

MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL

9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE

CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL

SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT

CONDITION DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE

CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE

COURSES, AND/OR STORM DRAINAGE SYSTEMS.

PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE

SHALL BE OBLIGATION AND RESPONSIBLY OF THE PERMITTEE TO ADDRESS ANY NEW

ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE

NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER

MAINTENANCE. REPLACEMENT. AND ADDITIONS TO THE EROSION AND SEDIMENTATION

SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE

OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE

POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION.

CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

7. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS

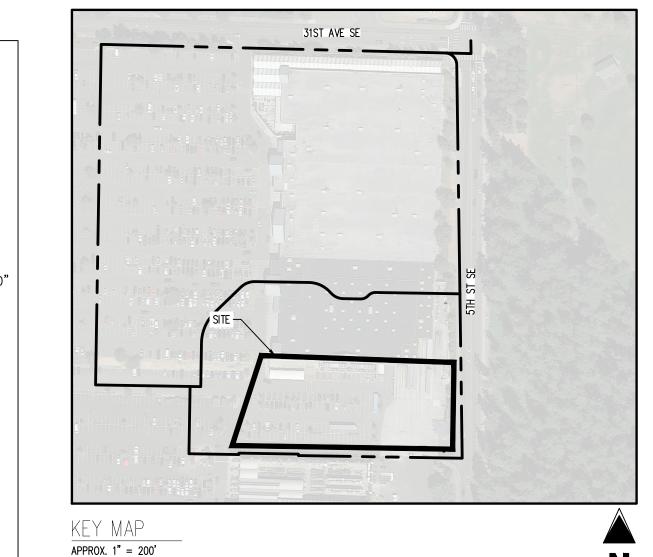
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE

IF A CONFLICT EXISTS.

OBSERVED DURING CONSTRUCTION.

ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY

- 11. ANY DISTURBED AREA WHICH HAS BEE STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE
- 12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- 13. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.



EROSION & SEDIMENT CONTROL LEGEND

LIMITS OF DISTURBANCE CONSTRUCTION FENCE

SILT DIKE ON PAVEMENT TEMPORARY TRACKOUT MAT

INLET PROTECTION

FODS TRACKOUT CONTROL SYSTEM

A. FODS TRACKOUT CONTROL SYSTEM MAT. B. FODS SAFETY SIGN. C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE. CONTROL SYSTEM WILL BE MORE EFFICIENT AND SAFER.

A. NEXT THE INDIVIDUAL MATS CAN START TO BE PLACED IN POSITION.
THE FIRST MAT SHOULD BE PLACED NEXT TO THE PAVED SURFACE
AND/OR CURB AT THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE
THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE TO THE PAVED
SURFACE. FROM THE SITE TO THE PAVED SURFACE.

5. AFTER THE FIRST MAT IS PLACED DOWN IN ITS PROPER LOCATION,
AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT,
BEFORE ANDTHER MAT IS POSITIONED ADJACENT TO THE FIRST MAT, BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION. AFTER INSTALLATION OF THE FODS TRACKOUT CONTROL SYSTEM, DS SAFETY SIGNS SHOULD BE PLACED AT THE ENTRANCE AND EXIT ES OF THE FODS TRACKOUT CONTROL SYSTEM. USE AND MAINTENANCE

1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE FODS
TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.

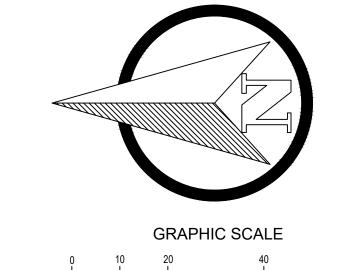
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT
THE VEHICLE WILL TAKE A SERPENTINE ROUTE DOWN THE LENGTH OF
THE FODS TRACKOUT CONTROL SYSTEM. ATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS TASK WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY. 1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS THE REVERSE ORDER OF THE INSTALLATION.

AT THE CABLE ANCHORS SHOULD BE CUT WITH WIRE ROPE CUTTERS.

4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS. IN THE FODS TRACKOUT CONTROL SYSTEM.

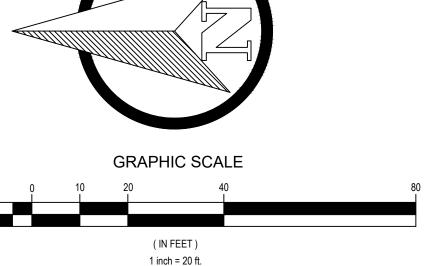
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ON TO A TRUCK FOR REMOVAL FROM THE SITE. TYPICAL ONE-LANE LAYOUT

CONTRACTOR SHALL PREVENT ANY EROSION AND/OR SEDIMENTATION TRANSPORT FROM BEING RELEASED FROM THE REPAIR AREAS THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL UTILIZE BMP'S (STRAW WATTLES, SILT DIKE ON PAVEMENT, ETC.) AS NECESSARY TO PREVENT RUNOFF FROM THE



CONSTRUCTION EXIT NOTICE THE CONSTRUCTION EXIT AT THIS SITE MAKES USE OF AN EXISTING PAVED DRIVE LOCATED AT THE NORTHWEST SIDE OF THE PHASE 1 BOUNDARY. SINCE THIS AREA CONSISTS OF AN IMPERVIOUS SURFACE, A STONE EXIT WAS NOT PROVIDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL-WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.

REPAIR AREAS.



City of Puyallup oment & Permitting Services **ISSUED PERMIT Public Works** Engineering Traffic

Gamo

0

SSUE BLOCK

CHECKED BY:

PROTO CYCLE:

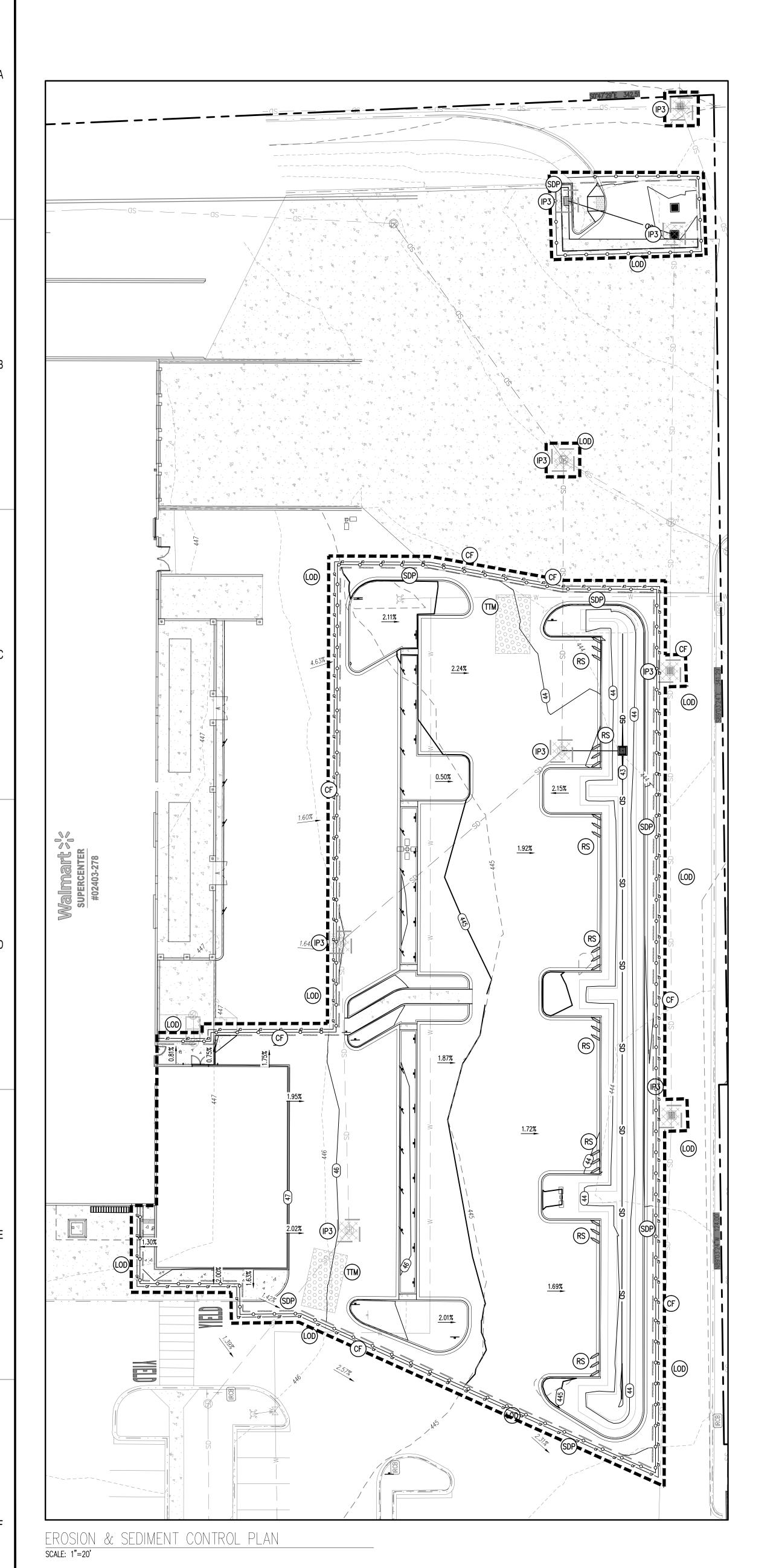
DOCUMENT DATE: 09/08/2

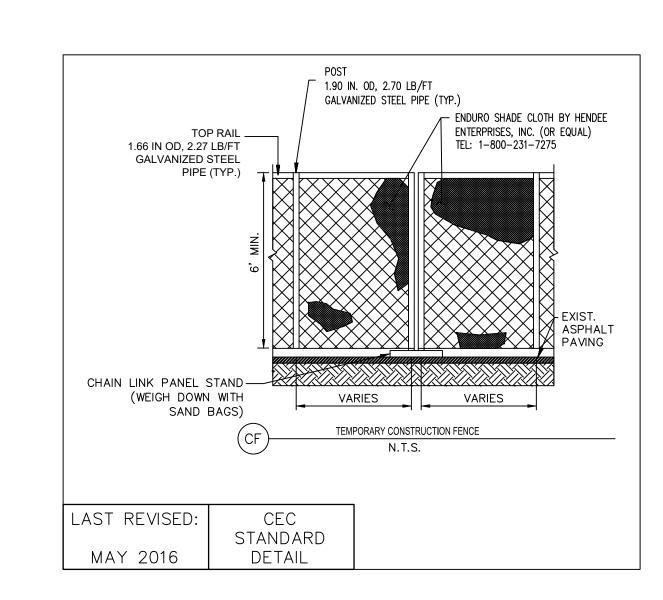
APPROVED CITY OF PUYALLUP

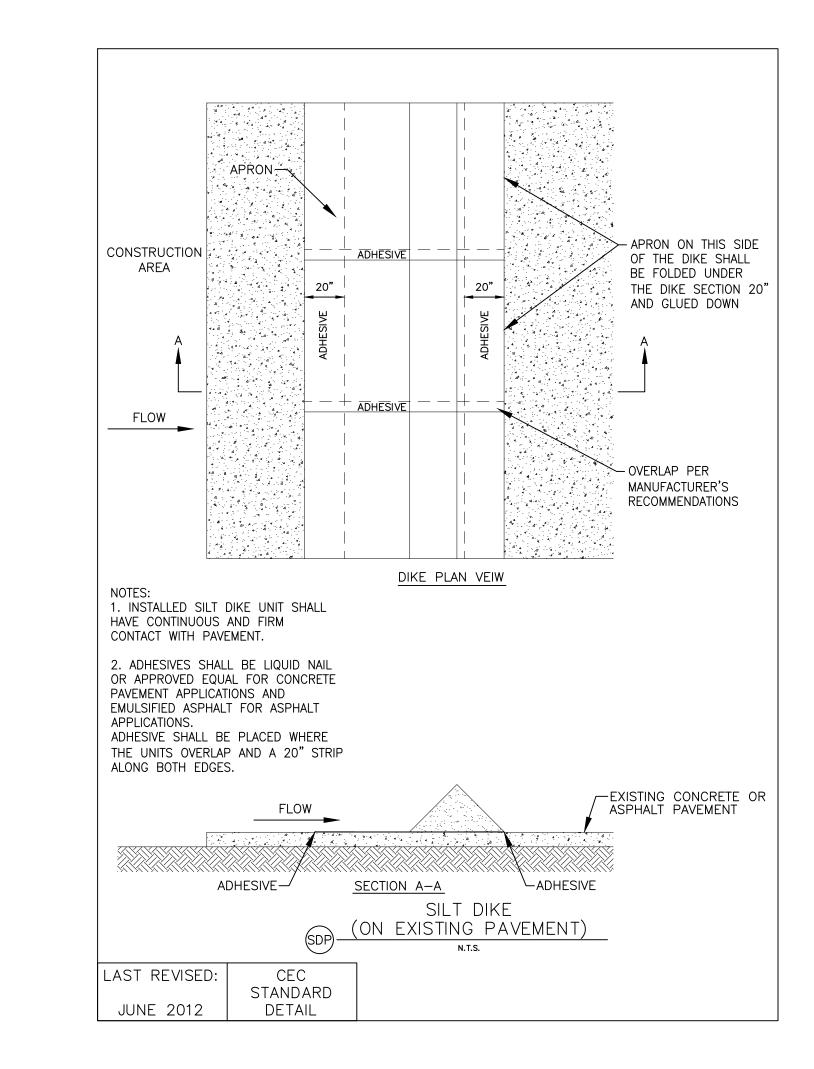
DEVELOPMENT ENGINEERING **NOTE**: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL

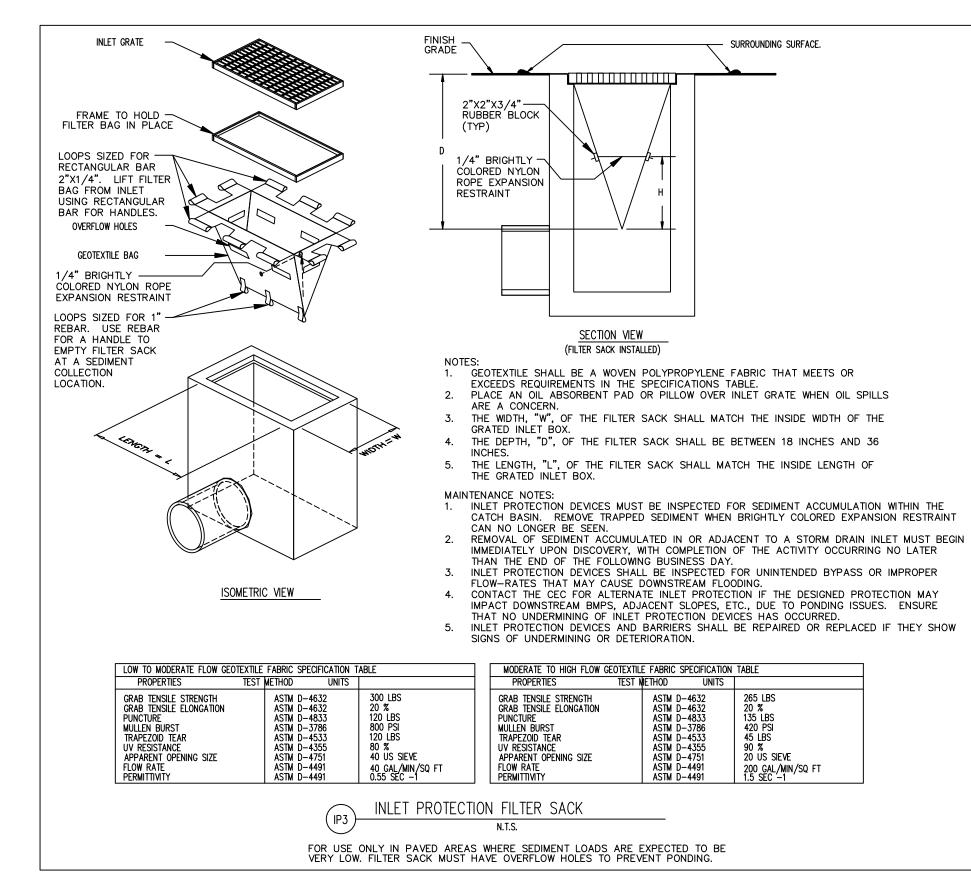
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

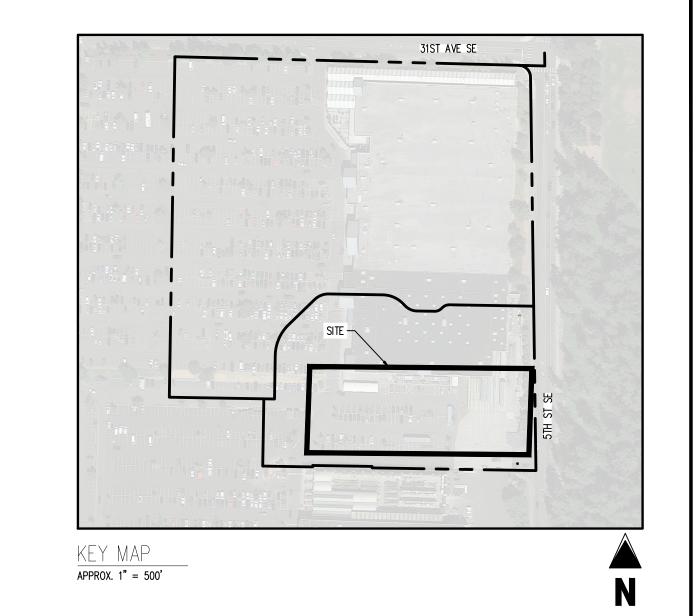
> **EROSION & SEDIMENT** CONTROL PLAN (INITIAL)











EROSION & SEDIMENT CONTROL LEGEND

LIMITS OF DISTURBANCE

IP3

INLET PROTECTION

SDP

SILT DIKE ON PAVEMENT

CF

CONSTRUCTION FENCE

TTM TEMPORARY TRACKOUT MAT

RS ROCK SOCKS

CONSTRUCTION EXIT NOTICE

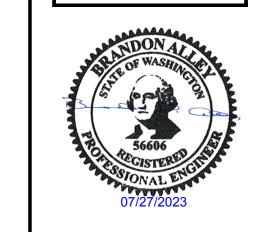
THE CONSTRUCTION EXIT AT THIS SITE MAKES USE OF AN EXISTING PAVED DRIVE LOCATED AT THE NORTHWEST SIDE OF THE PHASE 1 BOUNDARY. SINCE THIS AREA CONSISTS OF AN IMPERVIOUS SURFACE, A STONE EXIT WAS NOT PROVIDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL—WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING THE EXISTING STORM DRAINAGE SYSTEM.

SWPPP NOTE:

CONTRACTOR SHALL PREVENT ANY EROSION AND/OR SEDIMENTATION TRANSPORT FROM BEING RELEASED FROM THE REPAIR AREAS THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL UTILIZE BMP'S (STRAW WATTLES, SILT DIKE ON PAVEMENT, ETC.) AS NECESSARY TO PREVENT RUNOFF FROM THE REPAIR AREAS.

NOTE:
REFERENCE COVER SHEET FOR IMPERVIOUS/PERVIOUS AREA AND LIMITS OF DISTURBANCE TABLE.

PER CONVERSATION WITH ENGINEER OF RECORD, BIORETENTION UNDERDRAIN IS *REMOVED* FROM DESIGN. - LRH



DOCUMENT DATE: 09/08/2

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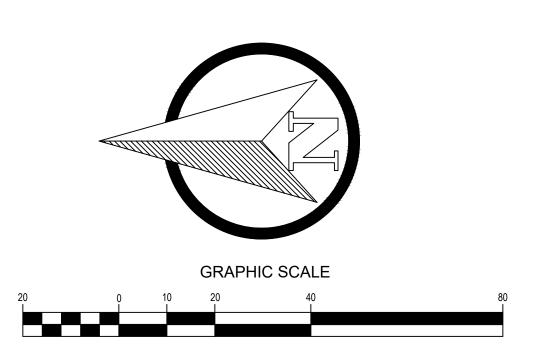
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ISSUE BLOCK

City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building Planning
Engineering Public Works
Fire Traffic



1 inch = 20 ft.

APPROVED

BY Lowell Magnorth
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 08/15/2023

NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE

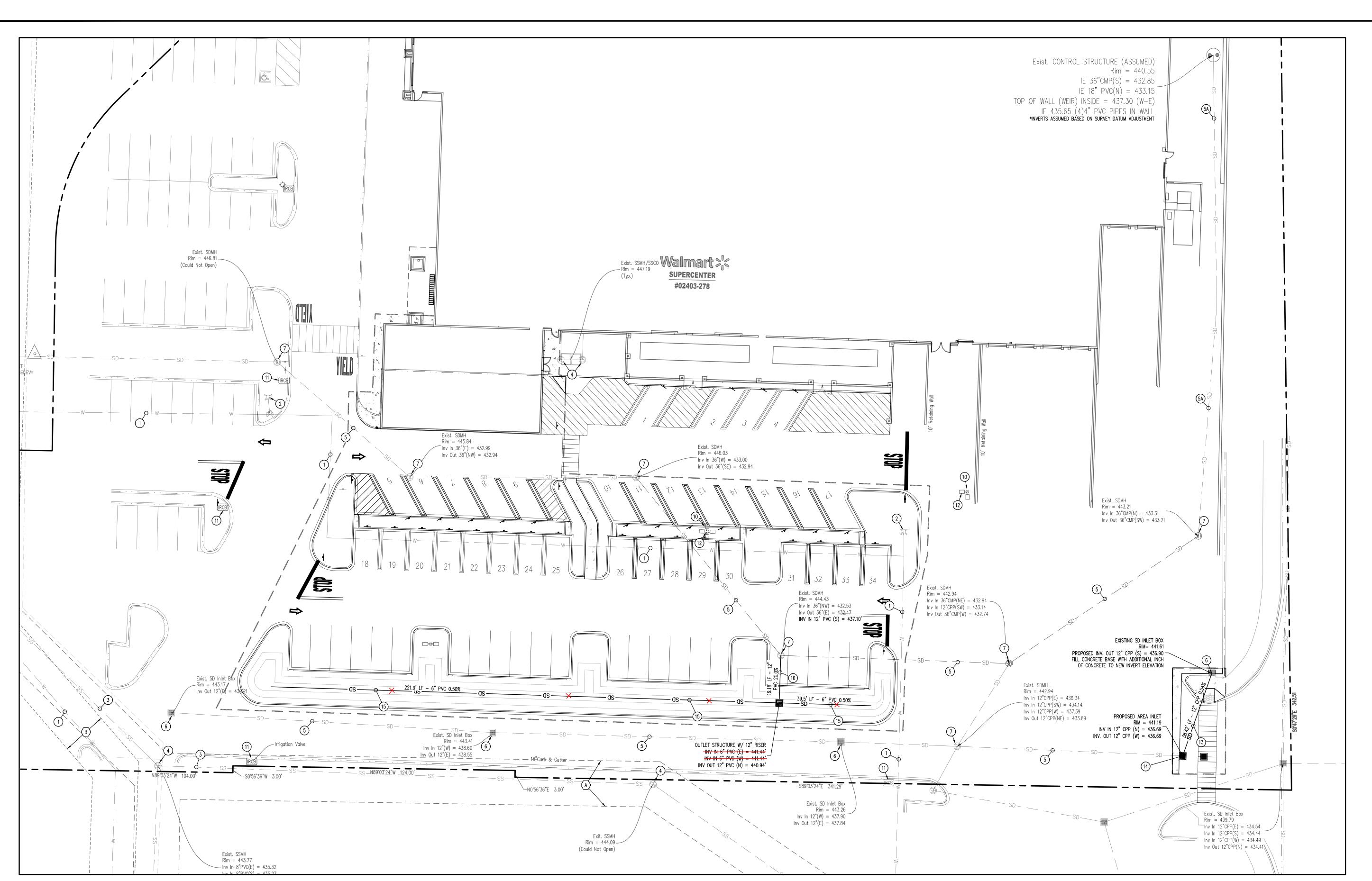
RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE

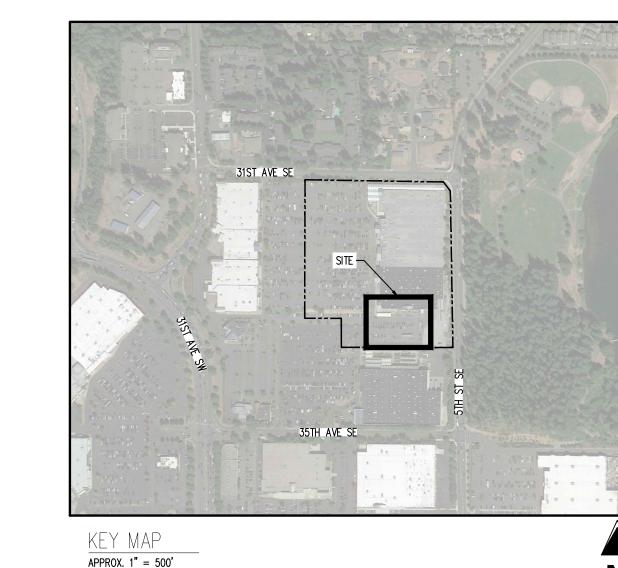
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE

DEVELOPMENT ENGINEERING

MANAGER.

EROSION &
SEDIMENT
CONTROL
PLAN
(INTERIM/FINAL





APPROX. 1" = 500'

LEGEND

EXISTING CURB AND GUTTER TO REMAIN

EXISTING FENCE/GAURDRAIL TO REMAIN

EXISTING EASEMENT

EXISTING SANITARY SEWER LINE TO REMAIN

EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN

EXISTING WATER LINE TO REMAIN

EXISTING GAS LINE TO REMAIN

EXISTING GAS LINE

EXISTING CONCRETE PAVING TO REMAIN

EXISTING CONCRETE PAVING/SIDEWALK

EXISTING BOLLARD TO REMAIN

EXISTING ASPHALT PAVING TO REMAIN

EXISTING BOLLARD TO REMAIN

EXISTING STORM INLET TO REMAIN

EXISTING FIRE HYDRANT TO REMAIN

EXISTING SANITARY SEWER CLEANOUT TO REMAIN

EXISTING SANITARY SEWER MANHOLE TO REMAIN

EXISTING WATER VALVE TO REMAIN

EXISTING WALMART BUILDING TO REMAIN

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLE TO REMAIN

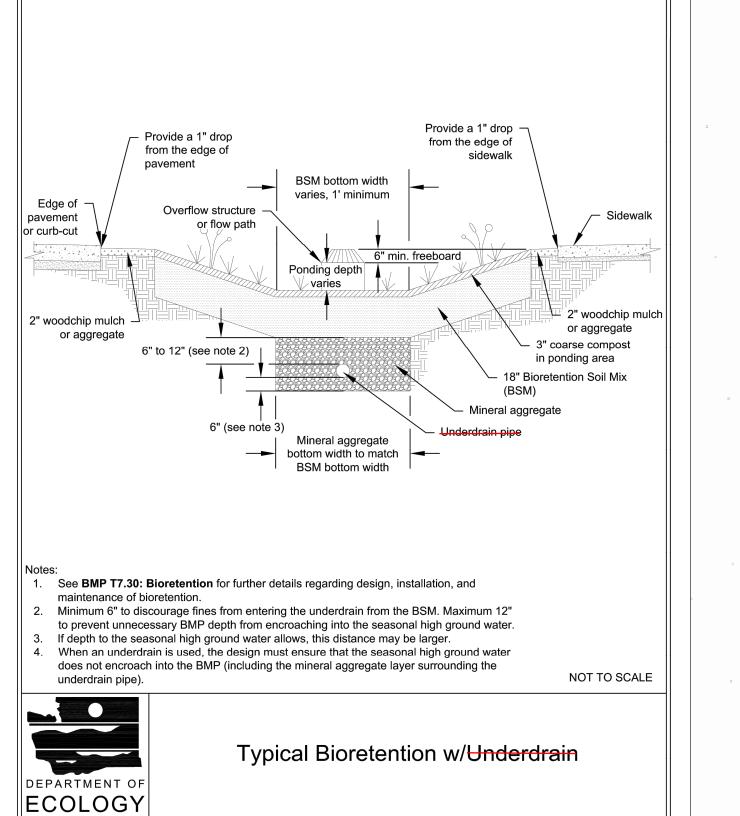
SCHE

- 1) EXISTING WATER LINE TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING SANITARY SEWER LINE TO REMAIN.
- 4 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- (5) EXISTING STORM SEWER LINE TO REMAIN.

 EXISTING STORM SEWER TO REMAIN. (LOCATION ASSUMED PER RECORD DRAWING DUE TO BEING
- OUTSIDE SURVEY LIMITS)
- (6) EXISTING STORM INLET TO REMAIN.(7) EXISTING STORM MANHOLE TO REMAIN.
- 8 EXISTING STORM INLET TO BE REMOVED.
- EXISTING STORM LINE TO BE REMOVED.
 EXISTING SITE LIGHT TO BE REMOVED AND RELOCATED (REF. ELECTRICAL SHEET E1.2).
- EXISTING IRRIGATION CONTROL BOX TO REMAIN.
- 12) RELOCATED SITE LIGHT PER PHOTOMETRIC PLANS (REF. ELECTRIC SHEET E1.2).
- (13) PROPOSED 12" CPP STORM LINE.
- PROPOSED CB TYPE 1 STORM INLET.
- PER CONVERSATION WITH ENGINEER OF RECORD, BIORETENTION UNDERDRAIN IS *REMOVED* FROM DESIGN. LRH
- (16) PROPOSED 12" PVC STORM LINE.

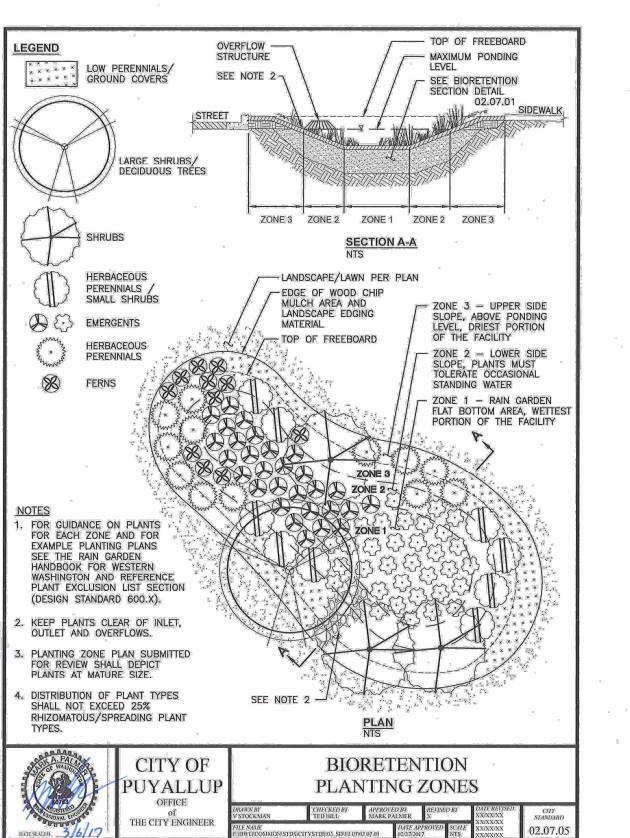
EASEMENT SCHEDULE

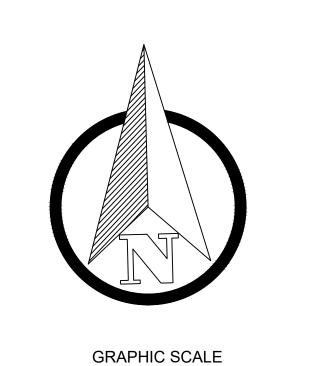
- A 20' SANITARY EASEMENT (RECEPTION NO. 9502281042)
- B) 20' WATERLINE EASEMENT (RECEPTION NO. 9610150317)



State of Washington

Revised January 2022





(IN FEET) 1 inch = 10 ft. NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY

MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO

DISTRICTS OR ANY OTHER GOVERNING AGENCY.

BENCHMARK

SITE BENCHMARK: ELEVATION = 445.61' NAVD88, SET MAG NAIL

THE ENGINEER PRIOR TO CONSTRUCTION.

CAUTION — NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

UYALLUP, WA

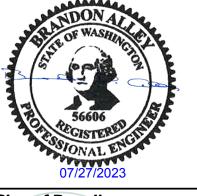
STO STST AVE SE
ORE NO: 02403-278
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CHECKED BY: RC.

DRAWN BY: JRC

PROTO CYCLE: -
DOCUMENT DATE: 09/08/2



City of Puyallup
Development & Permitting Services
ISSUED PERMIT
Building Planning
Engineering Public Works

Fire Traffic

APPROVED

APPROVED

BY Land Magazorts

CITY OF PUYALLUP

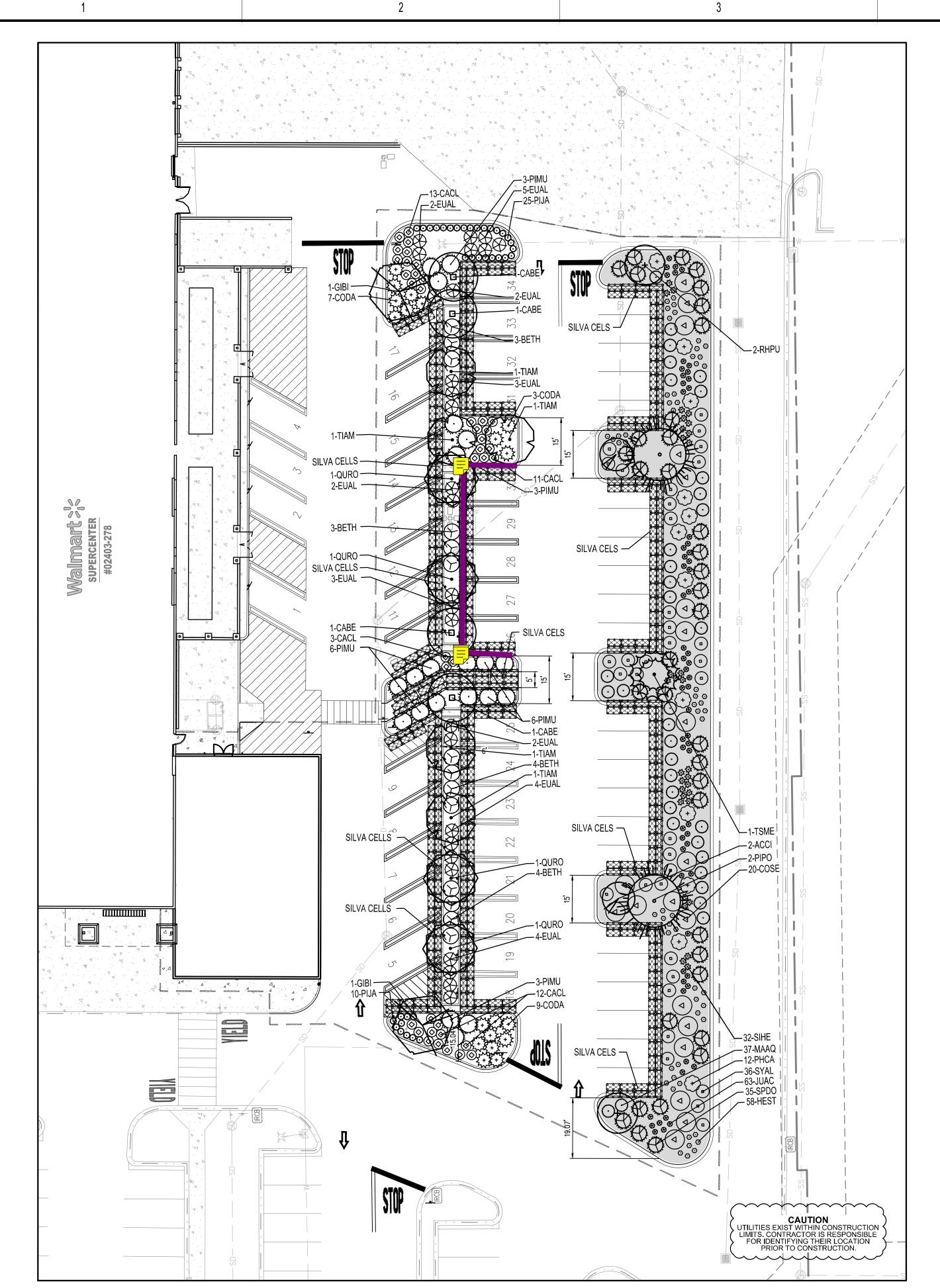
DEVELOPMENT ENGINEERING

DATE 08/15/2023

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING

MANAGER.

UTILITY PLAN



LANDSCAPE PLAN APPROX. 1'' = 20'

LANDSCAPE CALCULATION TABLE

REQUIREMENT	REQUIRED	PROVIDED
PERIMETER LANDSCAPE ISLANDS	12' WIDE 200 SF 1 TREE	12' WIDE 200 SF 1 TREE
INTERNAL LANDSCAPE ISLANDS	15' WIDE 500 SF 2 TREES	15' WIDE 500 SF 2 TREES
HEAD TO HEAD PARKING LANDSCAPE	5' WIDE 1 TREE PER 20 LF	5' WIDE 12 TREES FOR 237 LF
COVERAGE	90% AFTER 3 YEARS	90% OF 8,246 SF = 7,422 SF OF COVERAGE, SEE PLANTING LEGEND

UTILITY NOTES 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS. 3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANTING LEGEND

	QTY	LEGEND ABBREV	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	COVERAGE (SF)	PUGET SOUND REGION	PLANTER STRIP WIDTH PER VMS	SUN/SHADE
	DECID	UOUS TR	EES								
	4	CABE	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2" CAL. B&B	35'X25'	М		NO	5'	SUN
	2	QURO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL. B&B	40'X20'	М		NO	6'	SUN
J	5	ПАМ	TILIA AMERICANA 'BOULEVARD'	AMERICAN LINDEN	2" CAL. B&B	50'X25'	L/M		NO	5'	SUN
8	4	ULFR	ULMUS 'FRONTIER'	FRONTIER ELM	2" CAL. B&B	40'X30'	М		NO	6.5'	SUN
1		'			•	•					
	DECID	UOUS SH	IRUBS								
	14	BETH	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	#5 CONT. 18-24"	4'X4'	М	280	NO	N/A	SUN/PART SHADE

	DECIDU	JOUS SI	HRUBS								
\bigcirc	14	ветн	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	#5 CONT. 18-24"	4'X4'	М	280	NO	N/A	SUN/PART SHADE
\otimes	39	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	585	NO	N/A	SUN
\otimes	27	EUAL	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	#5 CONT. 18-24"	5'X4'	L/M	540	NO	N/A	SUN/PART SHADE
	EVERG	REENS	SHRUBS								
4++ 4++	19	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5 CONT. 18-24"	1'X5'	М	380	NO	N/A	SUN/PART SHADE
\odot	21	PIMU	PINUS MUGO 'MOPS'	MOPS MUGO PINE	#5 CONT. 18-24"	5'X6'	L	735	NO	N/A	SUN
Ō	35	PIJA	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	#5 CONT. 18-24"	2'X2'	M	280	NO	N/A	SUN

тот	TOTAL MATURE COVERAGE:				7,422 SF						
MIS	ISC										
2,8	893 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH	N/A	N/A	N/A	N/A			
	AS EEDED	WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH	WA	N/A	N/A	N/A			
20	06 CY	TOPSOIL	SEE TOPSOIL NOTE ON SHEET L1.1	SOIL	N/A	N/A	N/A	N/A			

BIO RETENTION PLANTING LEGEND

63 JUAC JUNCUS ACUMINATUS

58 HEST HEMEROCALLIS 'STELLA D'ORO'

WOOD MULCH

32 SIHE SIDALCEA HENDERSONII

HERBACEOUS PERENNIALS

5,431 SF

_	QTY	LEGEND ABBREV) - BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	MATURE COVERAGE (SF)	NATIVE TO PUGET SOUND REGION	MINIMUM PLANTER STRIP WIDTH PER VMS	SUN/SHADE
~ T	REES	<u> </u>									
	REES 2	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	60'X30'	М	188	YES	10'	SUN/PART SHADE
``	1	TSME	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6' HEIGHT B&B	30'X15'	М	50	YES	6'	SUN/PART SHADE
	2	ACCI	ACER CIRCINATUM	VINE MAPLE	2" CAL. B&B	15'X10'	М	N/A	YES	4'	SUN
	2	RHPU	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	30'X15'	М	N/A	YES	4'	SUN/PART SHADE
	DECIDI	UOUS SH	HRUBS								
	20	COSE	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	#5 CONT. 18-24"	6'X6'	L/M	700	YES	N/A	SUN/PART SHADE
	12	PHCA	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT. 18-24"	5'X5'	L/M	300	YES	N/A	SUN/SHADE
	36	SYAL	SYMPHORICARPOS ALBUS	SNOWBERRY	#5 CONT. 18-24"	6'X4'	L/M	720	YES	N/A	SUN/SHADE
Е	VERG	REEN SI	HRUBS								
	37	MAAQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#5 CONT. 18-24"	3'X5'	VL	925	YES	N/A	SUN/PART SHADE
	35	SPDO	SPIRAEA DOUGLASSI	DOUGLAS SPIRAEA	#5 CONT. 18-24"	5'X5'	L	875	YES	N/A	SUN/PART SHADE

#1 CONT. | 18"X18" | M/H | 315 | YES | N/A | SUN

N/A

N/A

N/A

#1 CONT. | 18"X18" |

N/A

#1 CONT. 24"X24"

MULCH

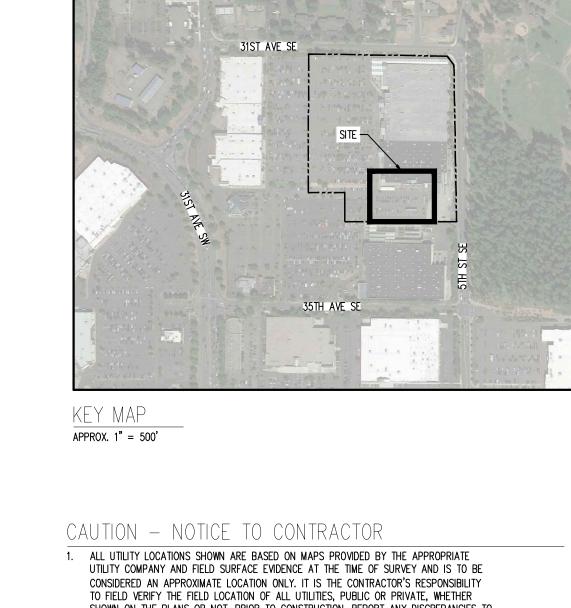
TAPER-TIPPED RUSH

STELLA D'ORO DAYLILY

MULCH 4" IN DEPTH

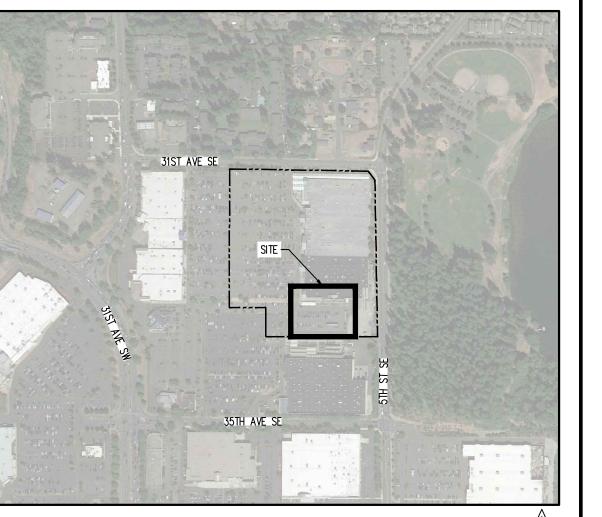
HENDERSON'S CHECKER-MALLOW

DARK BROWN SHREDDED HARDWOOD



- CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

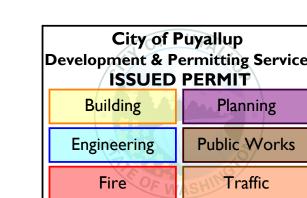
CITY OF PUYALLUP Planning Division Approved Landscape Plan (253) 864-4165 Staff: RNBrown Date: 08/25/2023 THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE, OR PROJECT PLANNER. NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.

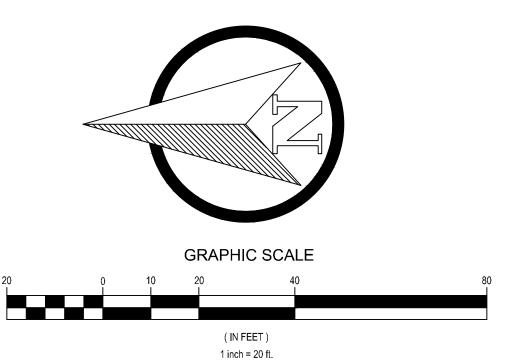


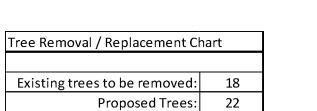
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DOCUMENT DATE:	09/08/21







APPROVED CITY OF PUYALLUP DEVELOPMENT ENGINEERING DATE_____08/15/2023 NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE

> FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE

DEVELOPMENT ENGINEERING MANAGER. LANDSCAPE PLAN

ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.

- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT THE SPACING SHOWN. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND. THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED. 6. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.

LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN

- 7. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION. PICTURES OF ALL PLANT MATERIAL SHALL BE INCLUDED WITH SAMPLES OF OTHER LANDSCAPE MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS. 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

- 14. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 8" OF TOPSOIL. 4" OF TOPSOIL IS ALLOWED AS A TOPDRESSING IN EXISTING LANDSCAPE BEDS. SEE 2900 SPECIFICATION.
- 15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH. ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 16. AT A MINIMUM, PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOD, APPLY A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PRODUCT PER 1,000 SQUARE FEET OF PERMEABLE AREA. THIS SOIL AMENDMENT PRODUCT MUST BE INCORPORATED OR ROTOTILLED TO A DEPTH OF 4-6 INCHES. THE SITE MUST BE RAKED SMOOTH AND FINISH GRADES MUST BE ESTABLISHED. ROCKS AND DEBRIS OVER 1-INCH DIAMETER THAT MAY INTERFERE WITH PLANTING AND MAINTENANCE OPERATIONS MUST BE REMOVED.

PLANTING 17. REFER TO SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

- 18. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- 19. ALL DECIDUOUS TREES SHALL HAVE A STRAIGHT TRUNK WITH FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL HAVE A STRAIGHT TRUNK UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE
- 20. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE HEALTHY, VIGOROUS, AND A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT
- BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL. 21. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- 22. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS. 23. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS
- CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- 24. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN
- 25. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 26. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 27. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL

AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.

PUYALLUI

PUBLIC WORKS DEPARTMENTS

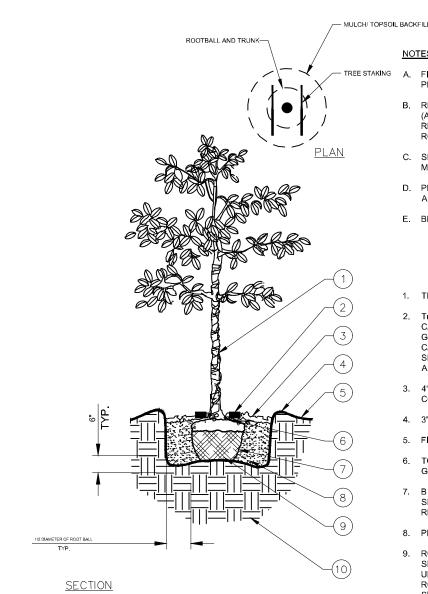
ALL DAMAGED TWIGS AFTER PLANTING.

- 28. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
- 29. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 30. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 31. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE
- PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT. 32. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- 33. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING
- 34. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
- 35. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- 36. TREE WRAP ON ALL TREES IN PARKING LOT FOR 1ST 3 YEARS, TREE WRAP REMOVED IN SPRING (MAY 21ST).

MULCHING 37. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF SHREDDED HARDWOOD MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RINGS SHALL BE EQUAL TO THE DIAMETER OF THE CONTAINER OR EQUAL TO THE SPREAD OF THE PLANT, WHICHEVER IS GREATER. TREE WOOD MULCH RING SIZE SHALL BE INDUSTRY STANDARD WIDTH.

- 38. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE. 39. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS AND PARKING ISLANDS AS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED
- 40. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 41. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN
- 42. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125. AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S

ROOT BARRIER DETAIL



TREE PLANTING DETAIL (14' OR GREATER)

SHRUB/GROUNDCOVER PLANTING

A MINIMUM OF EIGHT (8) INCHES OF TOP SOIL, CONTAINING TEN PERCENT DRY WEIGHT IN PLANTING BEDS

AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF

THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES (8")

NCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE. INSTALLATION

OF THE EIGHT INCHES (8") OF TOP SOIL. AS DESCRIBED ABOVE. SHALL GENERALLY BE ACHIEVED BY PLACING

SCARIFIED FOUR INCHES (4")) WITH A THREE-INCH (3") LAYER OF COMPOST TILLED INTO THE ENTIRE DEPTH.

EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE

CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 6 INCHES WITH SOME

FIVE INCHES (5") OF IMPORTED SANDY-LOAM TOP SOIL INTO PLANNED LANDSCAPE AREAS (SUB-BASE

REFER TO PLANT SCHEDULE FOR SPACING -

TOP SOIL NOTE

TREE STAKING A. FINAL TREE STAKING DETAILS AND B. REMOVE BURLAP, WIRE AND STRAPS

- PLACEMENT TO BE APPROVED BY OWNER RESTRICT ROOT GROWTH) ON UPPER 1/3 OF
- C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE. D. PRUNE TREE AS DIRECTED BY LANDSCAPE
- 2. Tree Frog® RBK40pt FOR UP TO 4" TREE GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK

SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

- 3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED. 4. 3" HIGH SOIL BERM TO HOLD WATER.
- 5. FINISHED GRADE (SEE GRADING PLAN).
- TOP OF ROOTBALL MIN. 1" ABOVE FINISHED
- SPECIFICATIONS FOR ROOT BALL REQUIREMENTS). 8. PREPARED PLANTING SOIL AS SPECIFIED. 9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF

1. TOP OF SHRUB ROOTBALLS TO

BE PLANTED 1" - 2" HIGH WITH

SOIL MOUNDING UP TO THE

TOP OF ROOTBALL.

WHEN USED IN MASSES

PRUNE ALL SHRUBS TO

ACHIEVE A UNIFORM

4" MINIMUM OF HARDWOOD

4 FXCAVATE ENTIRE BED

SPECIFIED FOR

MULCH COMPACTED OR AS

8" MINIMUM OF TOPSOIL TO

BRING TO FINISHED GRADE

PREPARED PLANTING SOIL AS

(SEE GRADING PLAN).

SPECIFIED. NOTE: WHEN

SHRUBS USED IN MASSES

ENTIRE BED TO BE AMENDED

WITH PLANTING SOIL MIX AS

SPECIFIED IN THE PLANTING

7. SCARIFY ROOTBALL SIDES AND

GROUND- COVERS AND

SPECIFICATION.

воттом.

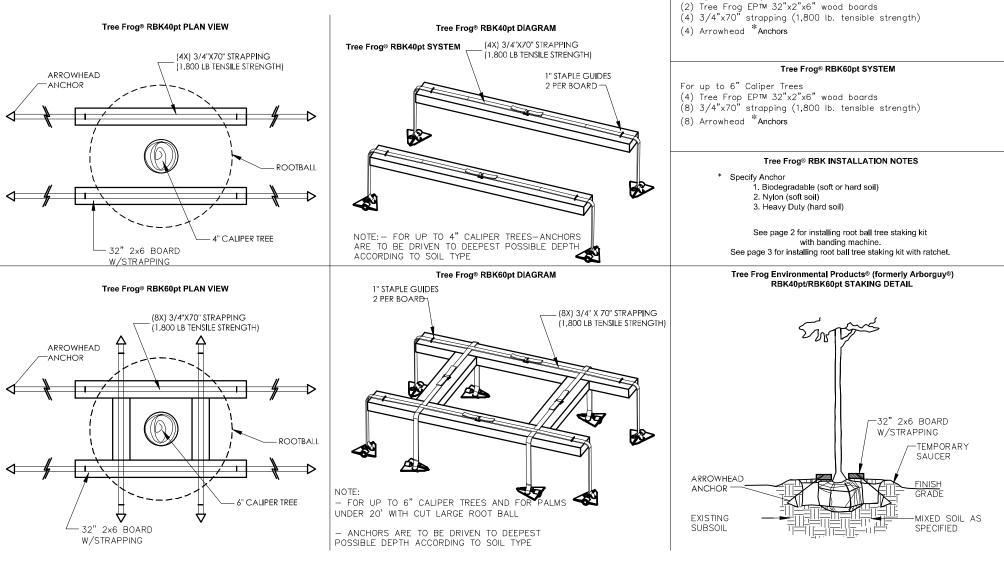
MASS/HEIGHT.

SPECIFIED.

UNDISTURBED SOIL TO PREVENT SETTLING

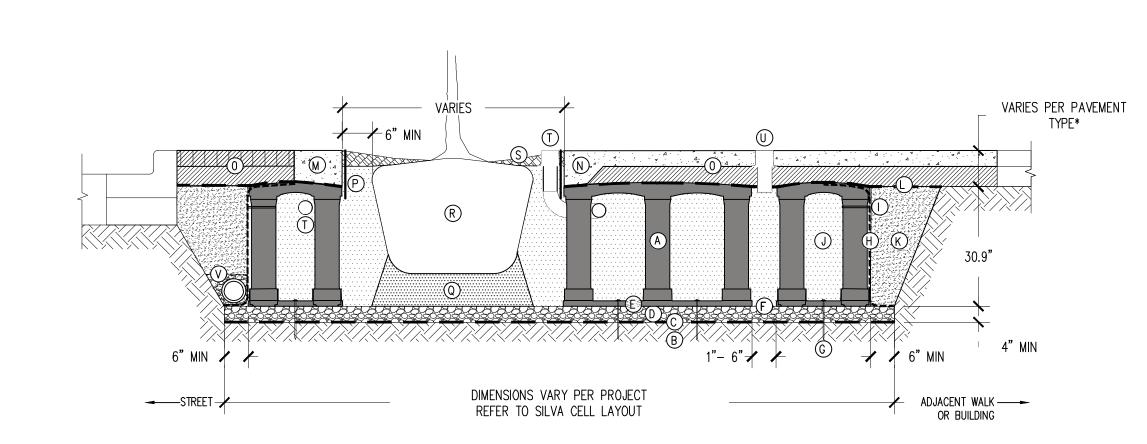
ROOTBALLS SMALLER THAN 24" IN DIA. MAY

SIT ON COMPACTED EARTH. 10. UNDISTURBED SUBSOIL.



For up to 4" Caliper Trees

"TREE FROG" TREE STAKING



KEY PLAN (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS) (B) SUBGRADE, COMPACTED

C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR /

(E) SILVA CELL BASE SLOPE, 10% MAX (F)1" TO 6" SPACING BETWEEN SILVA CELLS AT G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE

H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)

() CABLE TIE, ATTACHING GEOGRID TO SILVA CELL

AT BASE OF UPPER LEG FLARE, AS NEEDED

J PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION M RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)

(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE) (O)PAVEMENT AND AGGREGATE BASE PER PROJECT *

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING + AGGREGATE BASE + 4" AGGREGATE 4" CONCRETE + 12" AGGREGATE 3"PAVER . 4" ASPHALT + 12" AGGREGATE 2.6" PAVER + 5" CONCRETE

(P)DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT Q PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING

(S) TREE OPENING TREATMENT, PER PROJECT DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED (U)DEEPROOT WATER AND AIR VENT, WHEN REQUIRED

SAFETY REGULATIONS

(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS) S EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S PROVIDE SUPPLEMENTAL IRRIGATION DO NOT SCALE DRAWINGS





1. USE CITY OF PUYALLUP, WA TREE PROTECTION NOTES. TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.

2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL

3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC. AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3'

REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION

4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES

A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.

B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS

C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.

D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.

4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.

5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:

A. REMOVE ALL DEAD WOOD.

THICK "PERMANENT" MULCH LAYER.

B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.

C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE. D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.

E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING",

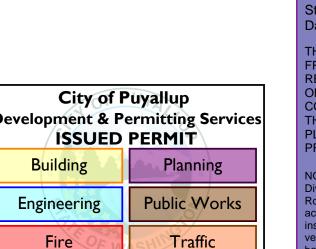
"HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.

F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS

6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:

A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.

B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.



Approved Landscape Plan (253) 864-4165 taff: RNBrown ate: 08/25/2023 HIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT SPONSIBLE FOR ERRORS OR IISSIONS ON THESE PLANS FIELD NDITIONS MAY DICTATE CHANGES T HESE PLANS AS DETERMINED BY THE ANNING DIRECTOR, DESIGNEE, OR ROJECT PLANNER. OTE: If street trees are required, Call Planning rision for final inspection: (253) 864-4165 (Option ot barriers are required around street trees in dance with city standard detail. Top soil shall b alled in accordance with city standards - field fication required. Failure to install top soil and re riers in accordance with the city standards may

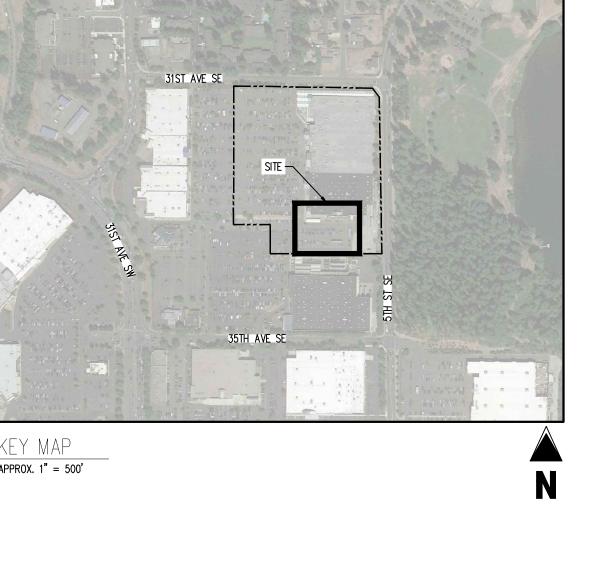
CITY OF PUYALLUP Planning Division

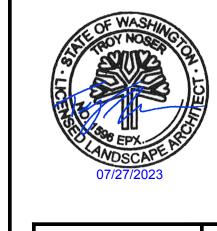
CAUTION - NOTICE TO CONTRACTOR

 ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

ult in rejection of installation.

WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY. EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.





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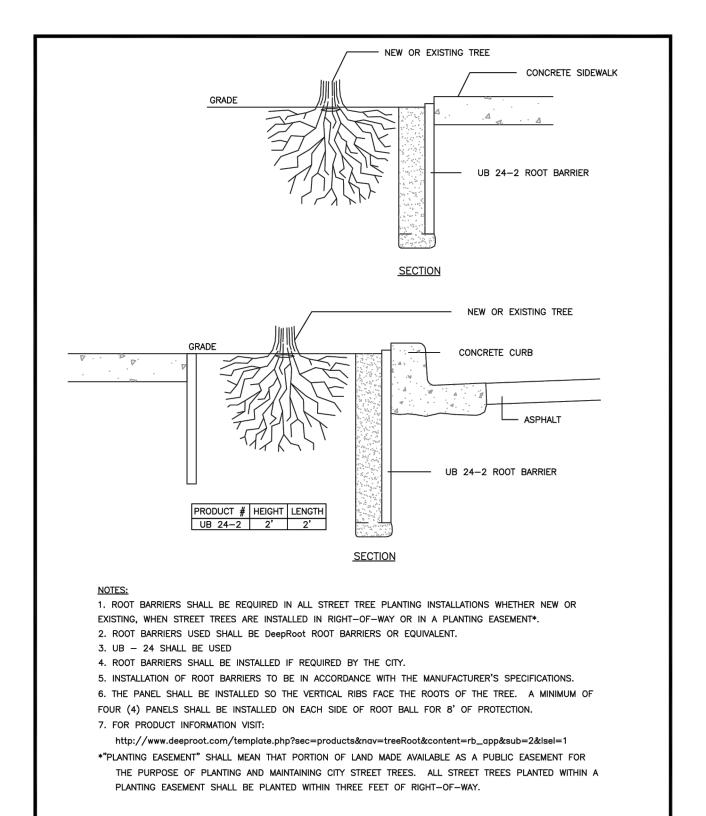
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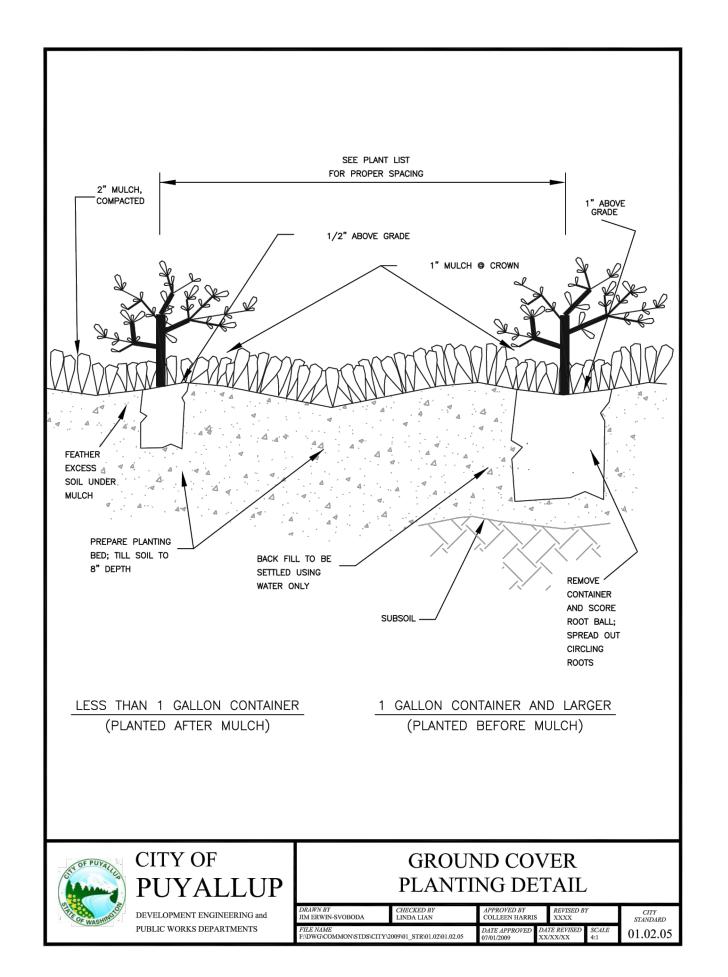
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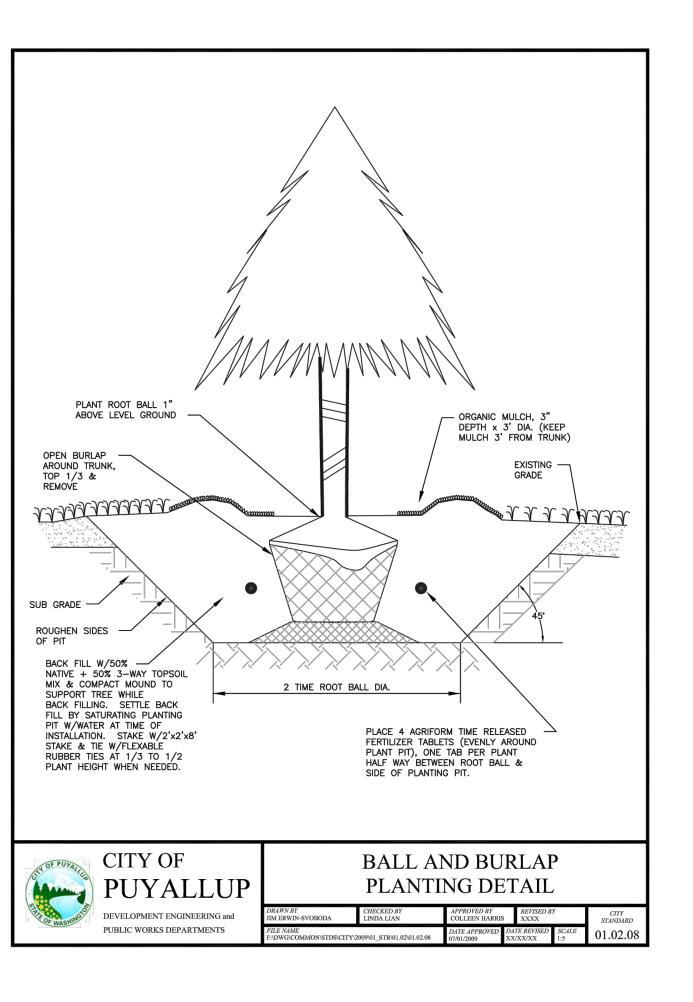
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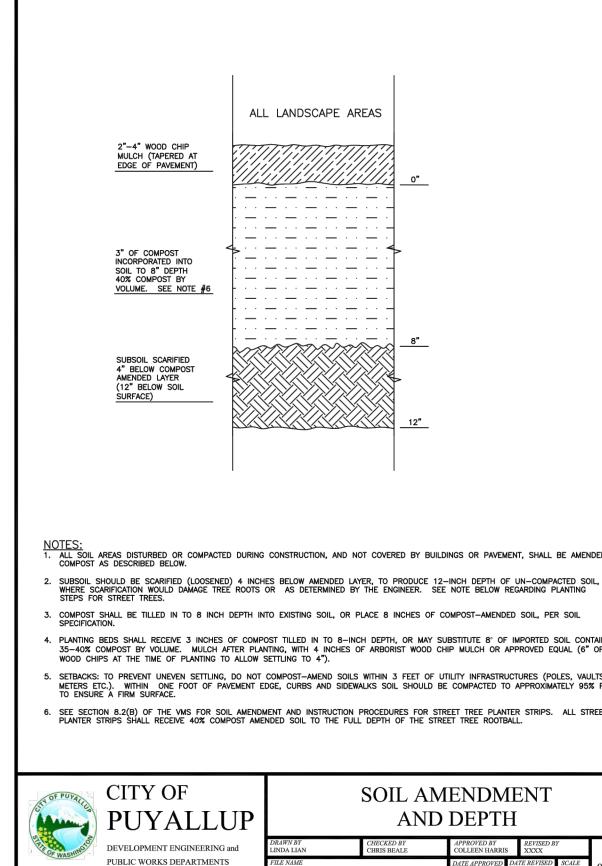
APPROVED CITY OF PUYALLUP DEVELOPMENT ENGINEERING DATE 08/15/2023 NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL THE CITY WILL RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

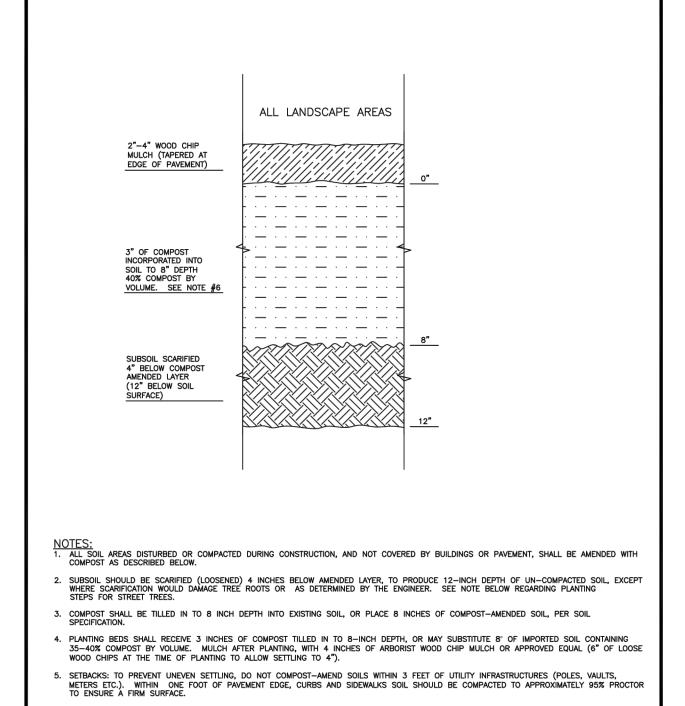
> **LANDSCAPE NOTES AND DETAILS**











6. SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

IRRIGATION I FGFND

MOATION LEGEND								
SYMBOL	MANUF.	MODEL NO.	DESCRIPTION		REMARKS/DETAIL			
RIP SYSTE	ΞM							
POINT BOURCE EMITTERS	RAINBIRD	FOR LANDSCAPE BED AREAS - XBS-XXX	E XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE BELOW. USE 3/4-INCH POLY TUBING SIZE UNLESS OTHERWISE NOTED. FLOWS IN GPM FOR LINE CHANGES SHALL BE: (3/4"-1 TO 7 GPM), (1"-8 TO 14 GPM), (1-1/2"-15 TO 35 GPM). INSTALL SEVERAL INLINE CHECK VALVES IN ZONES W/ LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROLLER VALVES TOGETHER TO MAXIMIZE WATER WINDOWS.		DETAIL 1 / IR1.0			
FV	NIBCO	4660-S	MANUAL DRIPLINE FLUSH VALVE		DETAIL 2 / IR1.0			
	PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:	PLANTS, 1 GALLON AND PLANTS, 5 GALLON: UPRIGHT JUNIPERS, 10 TREES, 1" TO 2-1/2" CAL TREES, 3" TO 4" CALIPE	-15 GALLON: LIPER:	1, XB-10PC - (1 GPH) EMITTER PER PLANT 2, XB-10PC - (2 GPH) EMITTERS PER PLANT 3, XB-10PC - (3 GPH) EMITTERS PER TREE 4, XB-10PC - (4 GPH) EMITTERS PER TREE 7, XB-10PC - (7 GPH) EMITTERS PER TREE				

MAIN LINE/ LATERALS & SLEEVES ANY APPROVED | IRRIGATION SLEEVE - SCHEDULE 40 PVC TWICE THE SIZE OF THE PIPE TO BE INSERTED, ONE SLEEVE PER PIPE | DETAIL 3 / IR1.0

CONTRACTOR NOTE

- 1. CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
- 2. CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE
- 3. ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION
- 4. CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON
- 5. CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.



APPROX. 1" = 500

CAUTION — NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST
- REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- 3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
- 5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
- 6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT. 7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- 8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS, CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
- 9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
- ITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
- 11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE. THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
- 12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION
- 13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
- 14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
- 15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- 16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL
- 17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
- 18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE

AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY

SITE, AND REVIEWING ALL RELATED DOCUMENTS.

2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS,

SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO

CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION

PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON

THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT

REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND

UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR

TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES

EXIST. FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE

NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT

OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY

REFERENCING THE ABOVE MENTIONED DOCUMENTS.

APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE

RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS

ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL. AND UNDER

UTILITY NOTES

CONSTRUCTION.

- EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION
- 21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR

MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR

19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE

20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG

- CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN 22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN
- 23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
- 24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
- 25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES. 26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH

1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.

ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.

- GRADE OF THE AREA TO BE IRRIGATED. 27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS
- FOR THE PURPOSE OF GRAPHIC CLARITY ONLY. 28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL
- 29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.

BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE

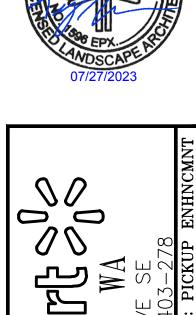
- 30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
- 31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURE AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER. HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
- 32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- 33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL
- 34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX. B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE
- IRRIGATION SYSTEM SINCE INSTALLATION. C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION. . THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
- E. ONE OF EACH TYPE OF VALVE INSTALLED. F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- 35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
- 36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING. VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
- 38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
- 39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

IRRIGATION DISCLAIMER

- 1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
- 2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
- 3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- 4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
- 5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
- 6. REFER TO THIS SHEET FOR IRRIGATION NOTES AND IRRIGATION DETAILS.



2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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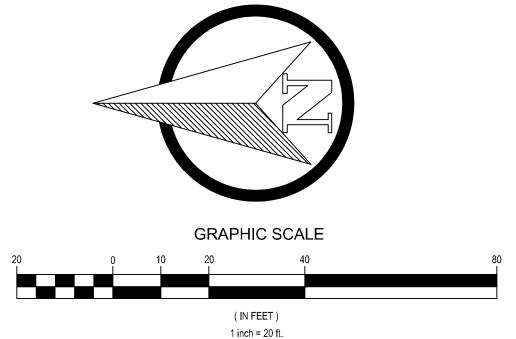
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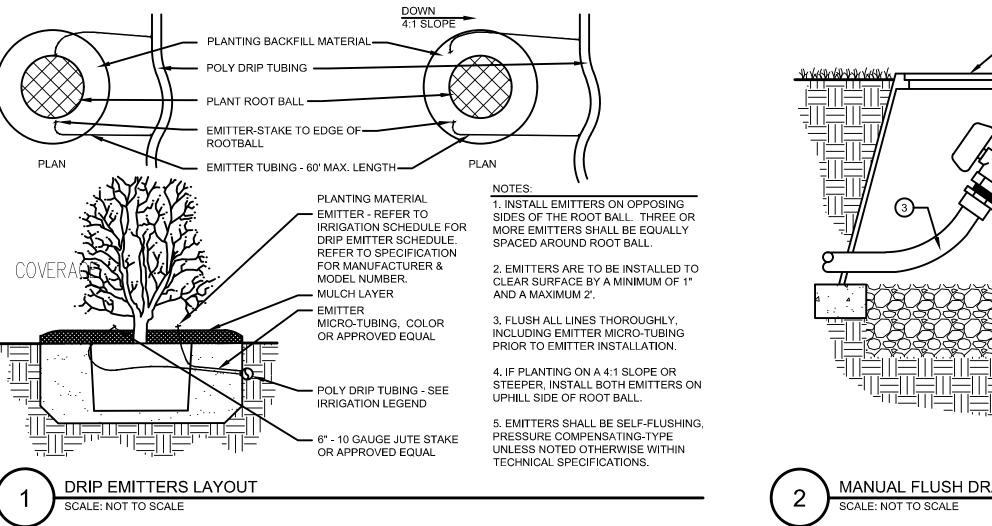
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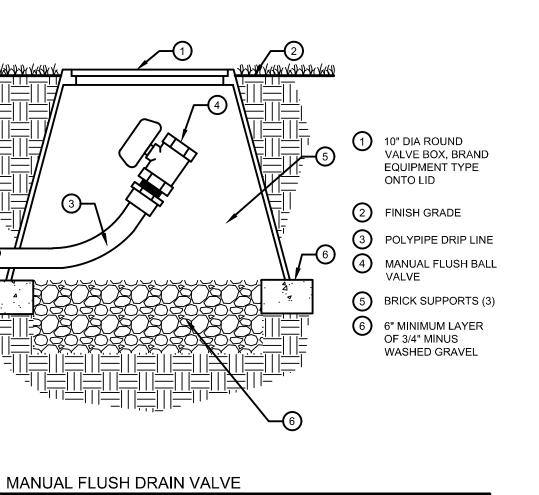


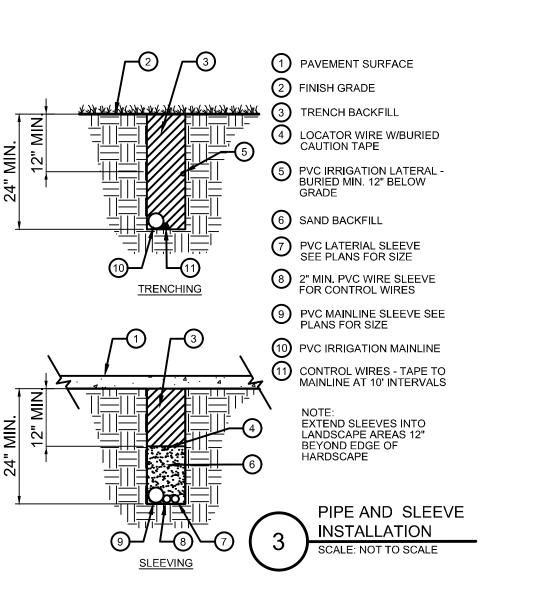
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Building	Planning					
Engineering	Public Works					
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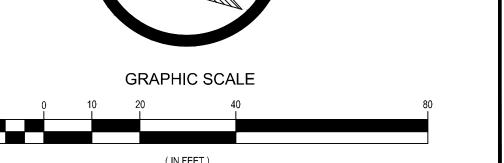


IRRIGATION PLAN





CITY OF PUYALLUP DEVELOPMENT ENGINEERING NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS



DETERMINED BY THE

MANAGER.

DEVELOPMENT ENGINEERING

IRRIGATION

PLAN