Know what's **below.**
Call before you dig.
Dial 811

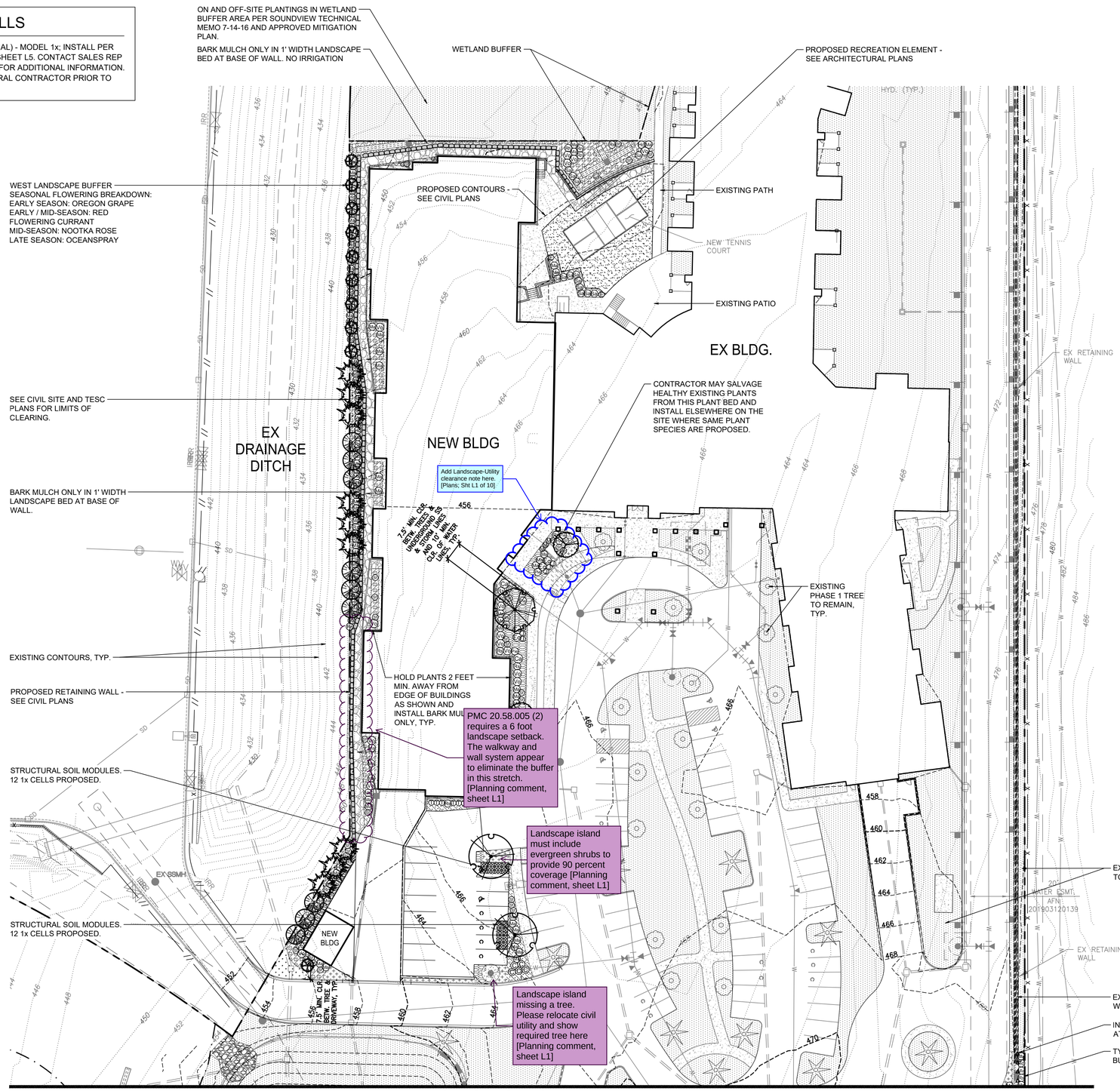
LANDSCAPE PLAN NORTH

FOR

PHASE 2 - WESLEY BRADLEY PARK

STRUCTURAL SOIL CELLS

SILVA CELL MODULES (OR APPROVED EQUAL) - MODEL 1x; INSTALL PER SPECIFICATIONS (SHEET L5); SEE DETAIL SHEET L5. CONTACT SALES REP RACHEL ROBERTS - PHONE (415) 746-1553 FOR ADDITIONAL INFORMATION. COORDINATE WITH SALES REP AND GENERAL CONTRACTOR PRIOR TO PAVEMENT AND CURB INSTALLATION.



LANDSCAPE PLAN NORTH

MATCH LINE SEE SHEET L2

LANDSCAPE SHEET INDEX

L1: LANDSCAPE PLAN NORTH
L2: LANDSCAPE PLAN SOUTH
L3: PLANT SCHEDULE
L4: LANDSCAPE NOTES & DETAILS
L5: LANDSCAPE NOTES & DETAILS
L6: IRRIGATION PLAN NORTH
L7: IRRIGATION PLAN SOUTH
L8: IRRIGATION NOTES & DETAILS
L9: IRRIGATION DETAILS
L10: IRRIGATION DETAILS

BRADLEY PARK LANDSCAPE NOTES

EXISTING TREES: ADJUST LOCATIONS OF PROPOSED PLANTS TO AVOID ROOTZONES OF EXISTING TREES TO REMAIN

NON-NATIVE PLANT NOTE: MECHANICALLY REMOVE ALL NON-NATIVE WEEDY PLANT SPECIES WITHIN THE PLANTED AREAS SHOWN

IRRIGATION NOTE: CONNECT TO EXISTING SYSTEM. SEE IRRIGATION SHEETS IN THIS PLAN SET.

SOIL NOTE: PER PUYALLUP VEGETATION MANAGEMENT STANDARDS CHAPTER 8.2(A), INSTALL 8" DEPTH TOPSOIL IN NEW PLANTING BEDS. SEE SHEET L5 FOR CITY OF PUYALLUP SOIL AMENDMENT REQUIREMENTS.

MULCH NOTE: PER PUYALLUP V.M.S 8.3, INSTALL 4" DEPTH ARBORIST WOOD CHIP MULCH IN ALL NEW SHRUB AND GROUNDCOVER BEDS

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING VEGETATION TO REMAIN PRESERVE AND PROTECT	---
	EXISTING PH 1 SHRUB BED TO BE REMOVED & NOT REPLACED	---
	EXISTING DECIDUOUS TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO REMAIN PRESERVE AND PROTECT	---
	EXISTING CONIFER TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	EXISTING DECIDUOUS TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	SILVA CELLS	---

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

THIS APPROVAL IS VOID AFTER 1 YEAR 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 PLANNING MANAGER, 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 city standards may result in rejection of installation.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **LANDSCAPE PLAN NORTH FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES 815 SOUTH 216TH STREET DES MOINES, WA 98190 (206) 870-1209**

STATE OF WASHINGTON · LAUREN R. PERRY · NO. 488 EXP. 2/18/25 · LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LBP
Drawn LBP
Checked LP/JV
Approved LBP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number **16718**

Sheet **L1** of **10**

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Know what's **below.**
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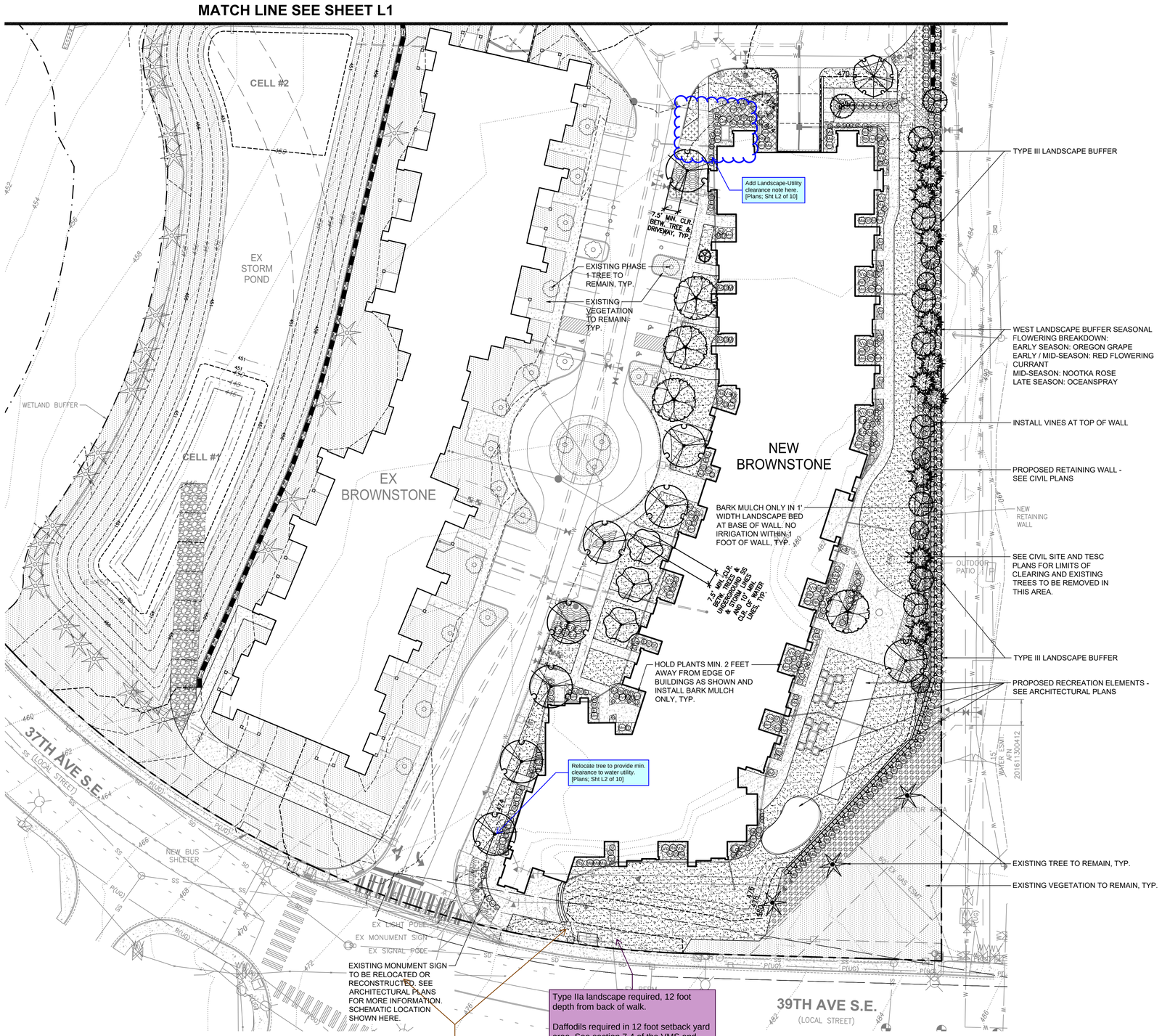
LANDSCAPE PLAN SOUTH

FOR

PHASE 2 - WESLEY BRADLEY PARK



LANDSCAPE PLAN NORTH

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	EXISTING VEGETATION TO REMAIN PRESERVE AND PROTECT	---
	EXISTING PH 1 SHRUB BED TO BE REMOVED & NOT REPLACED	---
	EXISTING DECIDUOUS TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO BE REMOVED.	---
	EXISTING CONIFER TREE TO REMAIN PRESERVE AND PROTECT	---
	EXISTING CONIFER TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	EXISTING DECIDUOUS TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	SILVA CELLS	---

N

1"=20'

0 10 20 40

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

THIS APPROVAL IS VOID AFTER 1 YEAR 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 PLANNING MANAGER, DESIGNEE, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-165 (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 city standards may result in rejection of installation.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **LANDSCAPE PLAN SOUTH FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES 815 SOUTH 216TH STREET DES MOINES, WA 98190 (206) 870-1209**

STATE OF WASHINGTON · LAUREN R. PERRY · NO. 488 EXP. 2/18/25 · LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LRP
Drawn LRP
Checked LP/JV
Approved LRP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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Job Number 16718

Sheet L2 of 10

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PLANT SCHEDULE
FOR
PHASE 2 - WESLEY BRADLEY PARK

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	ORIGIN
	12	ACER CIRCINATUM / VINE MAPLE	B & B	1" CAL	NATIVE
	2	GINKGO BILOBA `AUTUMN GOLD` / AUTUMN GOLD MAIDENHAIR TREE	B & B	1" CAL	ADAPTIVE
	4	GLEDITSIA TRIACANTHOS INERMIS `SUNCOLE` / SUNBURST® HONEY LOCUST	B & B	1" CAL	ADAPTIVE
	3	LIRIODENDRON TULIPIFERA `JFS-OZ` / EMERALD CITY® TULIP POPLAR	B & B	1" CAL	ADAPTIVE
	11	MAGNOLIA GRANDIFLORA `VICTORIA` / VICTORIA SOUTHERN MAGNOLIA	B & B	1" CAL	ADAPTIVE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	ORIGIN
	20	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B	5`-6` MIN. HT.	NATIVE
	1	SEQUOIADENDRON GIGANTEUM / GIANT SEQUOIA	B & B	5`-6` MIN. HT.	ADAPTIVE
	14	THUJA PLICATA / WESTERN RED CEDAR FULL TO BASE; SINGLE, STRAIGHT UN-CUT LEADER; STAKE FOR ONE FULL GROWING SEASON	B & B	5`-6` MIN. HT.	NATIVE
	11	X CUPRESSOCYPARIS LEYLANDII 'MONCAL' TM / EMERALD ISLE LEYLAND CYPRESS FULL TO BASE; SINGLE, STRAIGHT UN-CUT LEADER; STAKE FOR ONE FULL GROWING SEASON	B & B	5`-6` MIN. HT.	ADAPTIVE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	ORIGIN	SPACING
	50	AZALEA X 'HINO-CRIMSON' / HINO-CRIMSON KURUME AZALEA	#2	ADAPTIVE	42" o.c.
	6	CORNUS ALBA 'ELEGANTISSIMA' / SILVEREDGE TATARIAN DOGWOOD	#2	ADAPTIVE	60" o.c.
	17	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	#2	ADAPTIVE	54" o.c.
	25	EUONYMUS FORTUNEI 'EMERALD GAIETY' / EMERALD GAIETY WINTERCREEPER	#2	ADAPTIVE	36" o.c.
	39	HOLODISCUS DISCOLOR / OCEAN-SPRAY	#2	NATIVE	48" o.c.
	15	HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / MUNCHKIN OAKLEAF HYDRANGEA	#2	ADAPTIVE	48" o.c.
	7	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	#2	ADAPTIVE	36" o.c.
	197	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	#2	NATIVE	48" o.c.
	13	MAHONIA NERVOSA / OREGON GRAPE	#2	NATIVE	36" o.c.
	23	MAHONIA X MEDIA 'WINTER SUN' / WINTER SUN MAHONIA	#2	ADAPTIVE	48" o.c.
	9	PIERIS JAPONICA 'CAVATINE' / CAVATINE JAPANESE PIERIS	#2	ADAPTIVE	36" o.c.
	5	PIERIS X 'FOREST FLAME' / FOREST FLAME PIERIS	#2	ADAPTIVE	48" o.c.
	28	RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON	#2	NATIVE	48" o.c.
	71	RIBES SANGUINEUM `KING EDWARD VII` / RED FLOWERING CURRANT	#2	NATIVE	48" o.c.
	54	ROSA NUTKANA / NOOTKA ROSE	#2	NATIVE	48" o.c.
	4	ROSA RUGOSA 'FRU DAGMAR HASTRUP' / FRU DAGMAR HASTRUP ROSE	#2	ADAPTIVE	48" o.c.
	17	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	#2	NATIVE	48" o.c.
	6	THUJA OCCIDENTALIS `EMERALD GREEN` / EMERALD GREEN ARBORVITAE	5`-6` HT	ADAPTIVE	36" o.c.
	33	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	#2	NATIVE	54" o.c.

FERNS	QTY	BOTANICAL / COMMON NAME	CONT.	ORIGIN	SPACING
	20	DRYOPTERIS FILIX-MAS 'ROBUSTA' / ROBUST MALE FERN	#2	ADAPTIVE	36" o.c.
	122	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#2	NATIVE	39" o.c.

GRASSES	QTY	BOTANICAL / COMMON NAME	CONT.	ORIGIN	SPACING
	8	CHIONOCHLOA RUBRA / RED TUSSOCK	#2	ADAPTIVE	48" o.c.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT.	ORIGIN	SPACING
	5	ARUNCUS DIOICUS / GOATSBEARD	#2	NATIVE	36" o.c.
	4	ASTILBE X ARENDSII 'BEAUTY OF ERNST' / COLOR FLASH® ASTILBE	#2	ADAPTIVE	24" o.c.
	14	CAMPANULA PERSICIFOLIA / PEACH-LEAF BELLFLOWER	#2	ADAPTIVE	21" o.c.
	7	HELLEBORUS FOETIDUS / BEARSFOOT HELLEBORE	#2	ADAPTIVE	24" o.c.

VINES	QTY	BOTANICAL / COMMON NAME	CONT.	ORIGIN	SPACING
	73	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	#1	ADAPTIVE	24" o.c.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	ORIGIN	SPACING
	834	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	#1	NATIVE	24" o.c.
	286	ERICA X DARLEYENSIS 'WHITE PERFECTION' / WHITE PERFECTION DARLEY HEATH	#1	ADAPTIVE	24" o.c.
	567	GAULTHERIA SHALLON / SALAL	#1	NATIVE	36" o.c.
	79	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR' / HIDCOTE SUPERIOR ENGLISH LAVENDER	#1	ADAPTIVE	18" o.c.
	570	LIRIOPE MUSCARI `SILVERY SUNPROOF` / SILVERY SUNPROOF LILYTURF	#1	ADAPTIVE	24" o.c.
	222	LIRIOPE SPICATA / CREEPING LILYTURF	#1	ADAPTIVE	24" o.c.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	QUANTITY
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	EXISTING DECIDUOUS TREE FROM PHASE 1 LANDSCAPE PLANS PRESERVE AND PROTECT	---
	SILVA CELLS	---

SYMBOL	DESCRIPTION	QUANTITY
	EROSION CONTROL HYDROSEED SUNMARK SEEDS NATIVE EC MIX, OAE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. -	194 SF
	LAWN SOD OR SEED LAWN. SEE LANDSCAPE NOTES. -	23,469 SF
	FOUR (4) INCHES ARBORIST CHIP MULCH SEE SOILS AND LANDSCAPE NOTES. (MULCH QUANTITY SHOWN IN THIS LEGEND ONLY INCLUDES AREAS OF MULCH SHOWN ON THE PLANS. THE QUANTITY DOES NOT INCLUDE THE 4" DEPTH OF MULCH REQUIRED WITHIN SHRUB AND GROUNDCOVER BEDS.) -	8,734 SF
	STORM DRAINAGE FACILITY SURFACE SEE CIVIL PLANS FOR SURFACING -	567 SF

PLANT SCHEDULE NOTES

1. ALL TREES SHALL BE FULL, WELL BRANCHED AND SYMMETRICAL WITH STRONG, STRAIGHT, UNCUT CENTRAL LEADER.
2. TREES OF SAME SPECIES GROUPED TOGETHER SHALL BE MATCHED SPECIMENS.
3. PRESERVE AND PROTECT ALL EXISTING TREES TO REMAIN PER CITY OF PUYALLUP TREE PROTECTION STANDARDS.
4. STAKE AND GUY ALL TREES FOR ONE GROWING SEASON.
5. REMOVE ALL WEEDS FROM PLANT ROOT BALLS AND CONTAINERS PRIOR TO PLANTING.
6. ALL GROUNDCOVERS SHALL BE WELL ROOTED WITH FULL TOP GROWTH, AND BE PLANTED WITH TRIANGULAR SPACING. VINE TYPE GROUNDCOVERS SHALL HAVE MINIMUM 3 RUNNERS. SEE DETAIL ON L4.
7. ALL SHRUBS SHALL BE WELL ROOTED, SYMMETRICAL, AND BE FULL AND BUSHY.
8. ALL FERNS AND GRASSES SHALL BE WELL ROOTED, SYMMETRICAL, WITH FULL TOP GROWTH. ALL FERNS SHALL HAVE A MINIMUM OF 3 FRONDS.
9. ALL PLANTS SHALL BE NURSERY GROWN, NOT COLLECTED.
10. APPLY 4" ARBORISTS WOOD CHIP MULCH TO THE SURFACES OF ALL SHRUB AND GROUNDCOVER BEDS AND AREAS ADJACENT TO BUILDINGS AND WALLS AS NOTED ON THE PLANS.
11. ALL PROPOSED NEW PLANTS SHALL BE IRRIGATED WITH A WATER-WISE AUTOMATIC IRRIGATION SYSTEM.
12. MAINTAIN ALL NEW PLANTS IN A HEALTHY CONDITION THROUGH THE ONE YEAR GUARANTEE PERIOD.
13. PLANTS SHALL BE NO CLOSER TO THE FACE OF A BUILDING THAN HALF OF THE PLANT SPACING INDICATED IN THE PLANT SCHEDULE PLUS 2 FEET.

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:
Date:

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No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **PLANT SCHEDULE FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES**
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON
LAUREN R. PERRY
NO. 488 EXP. 2/18/25
LANDSCAPE ARCHITECT
SAMPLE

Scale: Horizontal 1"=30' Vertical N/A

Designed LBP
Drawn LBP
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Job Number **16718**
Sheet **L3 of 10**

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LANDSCAPE NOTES + DETAILS

FOR

PHASE 2 - WESLEY BRADLEY PARK

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS; SEE SOIL AMENDMENT NOTES ON SHEET L5.
C) TREE STAKING AND GUYING MATERIALS.
D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
E) PLANTING SCHEDULE INCLUDING DATES AND TIMES.
F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL" INDICATES GALLON.
A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

ROOT BARRIER:
24 INCH DEPTH ROOT BARRIER AS MANUFACTURED BY DEEP ROOT OR APPROVED EQUAL.

D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
SEE SOIL AMENDMENT AND DEPTH NOTES ON SHEET L5.

THE CITY OF PUYALLUP REQUIRES:
A MINIMUM OF 4 INCHES OF MULCH AND 8 INCHES OF COMPOST AMENDED SOIL ARE REQUIRED IN ALL PLANTED AREAS PER CITY VMS. INSTALL PER CITY VMS SECTION 8, 2A.

ORGANIC MULCH (TOPDRESSING):
ARBORISTS WOOD CHIP MULCH. COARSE BARK MULCH MAY BE USED ONLY AS APPROVED.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

LAWN:
DROUGHT TOLERANT COMMERCIAL SEED AS NOTED ON PLANS.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORILY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. "FINISH GRADE" REFERS TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

ROOT BARRIER:
INSTALL ROOT BARRIER ADJACENT TO CURB OR PAVEMENT EDGE WHERE TREES ARE LESS THAN 5 FEET FROM CURBS AND PAVEMENTS. SEE DETAIL ON SHEET L5.

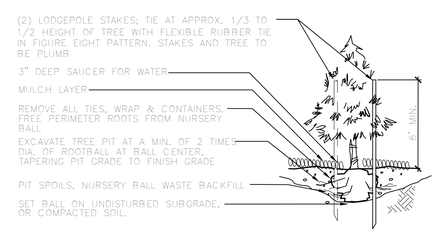
GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 3 TO 4-INCH MINIMUM DEPTH AFTER SETTLEMENT.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

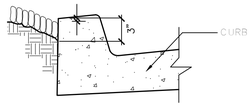
CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

CITY OF PUYALLUP MINIMUM SOIL REQUIREMENTS:
SOIL PREPARATION IN ALL DISTURBED AREAS WITH NEW LANDSCAPING SHALL CONFORM TO SPECIFICATIONS PROVIDED IN BMP T5.13 - THE "STORM WATER MANAGEMENT MANUAL OF WESTERN WASHINGTON", DEPARTMENT OF ECOLOGY, DATED AUGUST 2012, OR AS SUBSEQUENTLY AMENDED. COMPACTION OF LANDSCAPED AREAS FROM VEHICLES AND HEAVY EQUIPMENT SHALL BE AVOIDED AFTER TILLING.



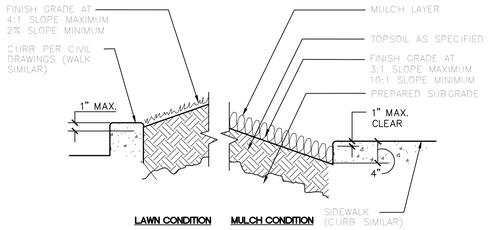
EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE



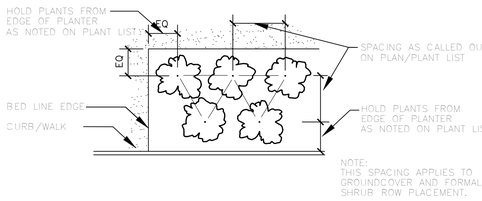
MULCH AT CURB DETAIL

NOT TO SCALE



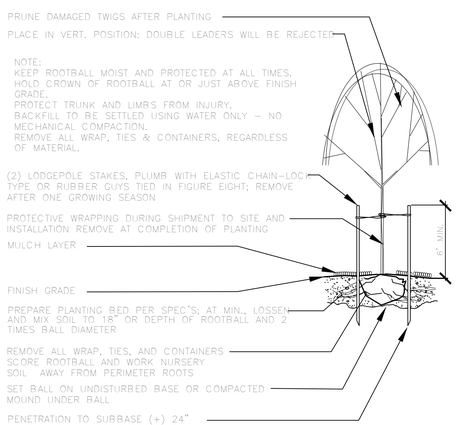
PLANTER SECTION DETAIL

NOT TO SCALE



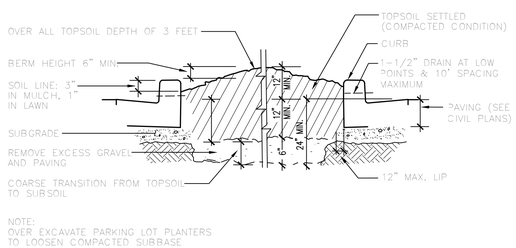
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL

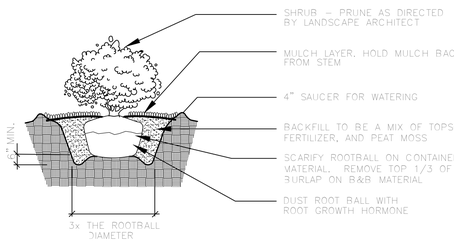
NOT TO SCALE



SOIL DEPTH FOR PARKING LOT PLANTER DETAIL

NOT TO SCALE

DEDUCT ALT #1: IF LANDSCAPE CONTRACTOR CAN DEMONSTRATE WITH A SOIL ANALYSIS (OR SIMILAR) THAT PARKING LOT ISLAND PLANTERS HAVE EXISTING SOIL THAT HAS SIMILAR QUALITIES AS THE IMPORTED TOPSOIL, 6" OF ORGANIC COMPOST CAN BE INSTALLED IN THE PLANTERS AND CULTIVATED INTO THE TOP 12"-18" OF EXISTING SOIL

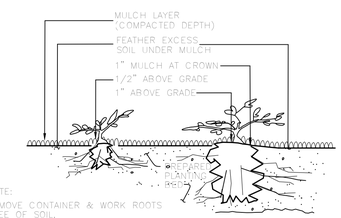


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL

NOT TO SCALE

(VINE PLANTING SHALL BE SIMILAR TO THIS DETAIL. SEE DETAIL ON SHEET L7 AS WELL.)



NOTE:
REMOVE CONTAINER & WORK ROOTS FREE OF SOIL.
BACKFILL TO BE SETTLED USING WATER ONLY
SEE PLANT LIST FOR PLANT SPACING

LESS THAN 1 GAL. (PLANTED BEFORE MULCH)
1 GAL. CONTAINER and LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

THIS APPROVAL IS VOID AFTER 1 YEAR 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 PLANNING MANAGER, 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 city standards may result in rejection of installation.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LRP	LRP	LRP	PHASE 2 PERMIT SUBMITTAL

Title: **LANDSCAPE NOTES & DETAILS FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES**
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON — LAUREN R. PERRY — NO. 488 EXP. 2/18/25 — LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LRP
Drawn LRP
Checked LP/JV
Approved LRP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number **16718**

Sheet **L4** of **10**

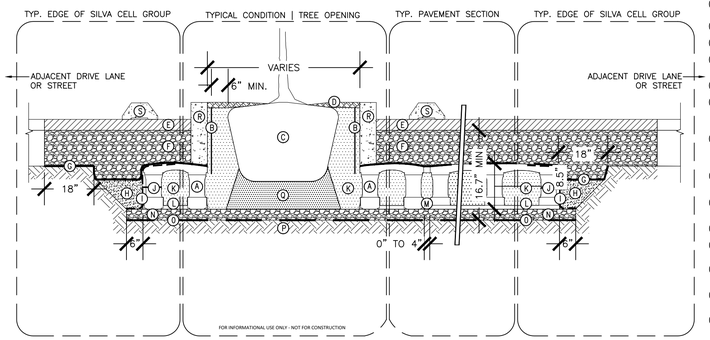
P:\16000s\16718\engineering\Phase 2\Landscape\16718-L.dwg 6/12/2023 4:43 PM LPERRY

Know what's **below.**
Call before you dig.
Dial 811

LANDSCAPE NOTES + DETAILS

FOR

PHASE 2 - WESLEY BRADLEY PARK



PARKING APPLICATION | FLEXIBLE.1x | 1x SILVA CELL SYSTEM FOR PAVERS OR ASPHALT PAVING ON AGGREGATE BASE – SECTION
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) DEEPROOT UB24–2 ROOT BARRIER. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (C) TREE ROOT PACKAGE, SIZE VARIES
- (D) 1–2" MULCH, PLACED IN TREE OPENING
- (E) PAVERS OR ASPHALT, PER PROJECT
- (F) 12" MIN. AGGREGATE BASE COURSE
- (G) GEOTEXTILE TO EDGE OF EXCAVATION
- (H) BACKFILL, TO WITHIN 4–6" BELOW TOP OF SILVA CELL DECKS. INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR.
- (I) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (J) 3/16"x14" ZIP TIES, SECURING GEOGRID TO SILVA CELLS
- (K) PLANTING SOIL. INSTALL IN 12" LIFTS, EACH COMPACTED TO 70–80% PROCTOR
- (L) SILVA CELL BASE SLOPE, 5% MAX
- (M) 0" to 4" SPACING BETWEEN SILVA CELLS AT BASE
- (N) 4" MIN. AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (O) GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE
- (P) SUBGRADE, COMPACTED TO 95% PROCTOR
- (Q) PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85–90% PROCTOR
- (R) CONCRETE EDGE RESTRAINT BETWEEN AGGREGATE BASE COURSE AND TREE OPENING
- (S) OPTIONAL WHEEL STOP, PER PROJECT. PROTECT SILVA CELLS FROM DAMAGE WHEN ANCHORING TO PAVEMENT

NOTES

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS
3. PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL

NOTE: SILVA CELL OR APPROVED EQUAL STRUCTURAL SOIL PRODUCT. ALTERNATIVE MANUFACTURER PRODUCT INFORMATION TO BE SUBMITTED TO LANDSCAPE ARCHITECT WITH OTHER REQUIRED SUBMITTALS

SILVA CELL SPECIFICATIONS, ADDTIONAL

3.14 INSTALLATION OF GEOTEXTILE AND AGGREGATE BASE COURSE OVER THE DECK

A. Place geotextile over the top of the deck and extend to the edge of the excavation. Overlap joints a minimum of 18 inches (450 mm). Leave enough slack in the geotextile for the aggregate base course to push the geotextile down in the gaps in between the decks.
B. Install the aggregate base course (including aggregate setting bed if installing unit pavers) over the geotextile immediately after completing the installation of the fabrics. Work the aggregate from one side of the layout to the other so that the fabric and aggregate conform to the Silva Cell deck contours.
C. Maintain equipment used to place aggregate base course completely outside the limits of the Silva Cell excavation area to prevent damage to the installed system.
D. For large or confined areas, where aggregate cannot easily be placed from the edges of the excavated area, obtain approval for the installation procedure and types of equipment to be used in the installation from the Silva Cell manufacturer.
E. Compact aggregate base course(s) to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Utilize a vibration or plate compactor with a maximum weight of 800 lbs (362.87 kg).
F. Do not drive vehicles or operate equipment over the completed aggregate base course.

3.15 INSTALLATION OF CONCRETE CURBS AT TREE OPENINGS, AGGREGATE SUBBASE AND PAVEMENT ABOVE THE SILVA CELL SYSTEM

A. Place concrete curbs along planting areas and tree openings as shown on the Drawings to retain the aggregate base course from migrating into the planting soil.
B. When staking concrete forms (e.g. curbs around the tree openings), prevent stakes from penetrating the Silva Cell decks.
C. Turn down edge of concrete paving to the Silva Cell deck along the edges of tree openings or planting areas to retain the aggregate base course material.
D. When paving type is a unit paver or other flexible material, provide a concrete curb under the paving at the edge of the Silva Cell deck to retain the aggregate base course material at the tree opening.
E. Place paving material over Silva Cell system in accordance with the Drawings.
   1. The Silva Cell system does not fully meet loading strength until the final paving is installed. Do not operate construction equipment on top of the Silva Cell system until paving installation has been completed.

F. Use care when placing paving or other backfill on top of Silva Cell system to prevent damage to the Silva Cell system or its components.

3.16 INSTALLATION OF ROOT BARRIERS

A. Install root barrier in accordance with manufacturer's installation instructions.

3.17 INSTALLATION OF PLANTING SOIL WITHIN THE TREE PLANTING AREA

A. Remove rubble, debris, dust and silt from the top of the planting soil within the tree opening that may have accumulated after the initial installation of the planting soil within the Silva Cells.
B. Install additional planting soil within the tree openings, to the depths indicated on the Drawings.
   1. Use the same soil used within the Silva Cells for planting soil within the tree openings.

C. Compact planting soil under the tree root ball to between 85 and 90 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method, to prevent settlement of the root ball.
D. Place trees in accordance with the Drawings.

3.18 PROTECTION

A. Keep construction traffic away from the limits of the Silva Cells until the final pavement profile is in place. The Silva Cell system does not fully meet loading strength until the final paving is installed.
   1. Do not operate equipment directly on top of the Silva Cell system until paving installation has been completed.
   2. Provide fencing and other barriers to prevent vehicles from entering into the Silva Cell area.

B. When the Silva Cell installation is completed and the permanent pavement is in place, limit traffic and construction related activities to only loads less than the design loads.

3.19 CLEAN UP

A. Perform clean up during installation and upon completion of the Work. Maintain the site free of soil, sediment, trash and debris. Remove excess soil materials, debris, and equipment from the site following completion of the Work of this Section.
B. Repair damage to adjacent materials and surfaces resulting from installation of this Work using mechanics skilled in remedial work of the construction type and trades affected.

SOIL AMENDMENT NOTES

ALL SOILS IN ALL LANDSCAPE INSTALLATIONS SHALL CONFORM TO THE FOLLOWING SOIL DEPTH AND QUALITY REQUIREMENTS. PLEASE REFER TO APPENDIX 20.9 FOR FURTHER INSTALLATION GUIDANCE:

A. 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") 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 INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE. INSTALLATION OF THE EIGHT INCHES (8") OF TOPSOIL, AS DESCRIBED ABOVE, SHALL GENERALLY BE ACHIEVED BY PLACING FIVE INCHES (5") OF IMPORTED SANDY–LOAM SOIL INTO PLANNED LANDSCAPE AREAS (SUB–BASE SCARIFIED FOUR INCHES (4") WITH A THREE INCH (3") LAYER OF COMPOST TILLED INTO THE ENTIRE DEPTH.

B. FOR STREET TREES IN THE RIGHT OF WAY PLANTER STRIP, THE FOLLOWING STANDARDS SHALL APPLY IN RELATION TO SOIL DEPTH, SOIL AMENDMENTS AND INSTALLATION OF NEW STREET TREES. THE FOLLOWING NOTES SHALL BE SHOWN ON THE FACE OF THE PRELIMINARY AND FINAL LANDSCAPE PLAN SHEETS:

(1) FOR NEW CONSTRUCTION: IN AREAS WHERE A NEW PLANTER STRIP AND STREET TREE SHALL BE ESTABLISHED OR RECONSTRUCTED DUE TO A STREET CONSTRUCTION PROJECT, THE PLANTER STRIP AREA SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED FOLLOWING THE STANDARD ABOVE TO ACHIEVE A TOPSOIL MIX WITH 40 PERCENT COMPOST BY VOLUME. THE CONTRACTOR OR INSTALLER SHALL:

(1)1) REVIEW THE CITY STANDARD PLANTING DETAIL – ALL CONTRACTORS/INSTALLERS AREA REQUIRED TO FOLLOW CITY STANDARD #01.02.07 (STREET TREE PLANTING) AND #01.02.03 (ROOT BARRIER INSTALLATION). THE CONTRACTOR/INSTALLER SHALL REVIEW THE PLANTING STANDARD DETAIL PRIOR TO INSTALLATION TO UNDERSTAND THE CITY'S REQUIREMENTS. FAILURE TO FOLLOW THE STANDARD MAY RESULT IN REJECTION OF THE WORK BY THE INSPECTOR AND/OR PLANNING DEPARTMENT.

(1)2) SCHEDULE A FIELD PRE–CONSTRUCTION MEETING – THE CONTRACTOR/INSTALLER SHALL CONTACT THE SITE INSPECTOR AND PLANNING DEPARTMENT 48 HOURS IN ADVANCE OF THE INSTALLATION OF STREET TREE(S) FOR A FIELD PRE–CONSTRUCTION MEETING ON–SITE TO REVIEW THE APPROVED PLAN SET AND CITY STANDARD DETAILS. IF STREET TREES ARE TO BE INSTALLED OVER A LONGER TIMELINE (SUCH AS A RESIDENTIAL PLAT WHERE TREES MAY BE INSTALLED OVER A MULTI–MONTH PERIOD OF TIME), THE CONTRACTOR/INSTALLER SHALL HOLD ONE CONSOLIDATED PRE–CON TO REVIEW PLANS. ALL STREET TREES SHALL BE INSPECTED AFTER PLANTING BY THE PLANNING DEPARTMENT.

(1)3) EXCAVATE ALL CONSTRUCTION MATERIALS – EXCAVATE ALL CONSTRUCTION MATERIALS, REMNANT SOIL, GRAVEL, PIT RUN, CONSTRUCTION DEBRIS, ETC. FROM THE PLANTER STRIP AREA TO A DEPTH OF 24" PRIOR TO PLANTING. DISCARD THIS MATERIAL AS THE PLACEMENT OF NEW COMPOST AMENDED TOP SOIL IS REQUIRED.

(1)4) PREPARE THE PLANTING STRIP – AFTER EXCAVATING ALL MATERIALS FROM THE PLANTER STRIP, SCARIFY AND RIP THE SUB–BASE WITH THE TEETH OF A BACKHOE BUCKET (OR OTHER MECHANICAL MEANS OR HAND TOOLS) TO A DEPTH OF 6" WITH MULTIPLE PASSES, 90–DEGREES TO EACH OTHER. PRIOR TO PLANTING THE TREE, RE–COMPACT THE TREE BASE WHERE THE STREET TREE WILL BE PLANTED TO AVOID SETTING OF THE ROOT BALL. AT THIS STAGE, IF THE TREE IS TO BE PLANTED WHEN THE PLANTER STRIP IS BACKFILLED WITH AMENDED TOPSOIL, THE CONTRACTOR/INSTALLER SHOULD MEASURE THE DEPTH OF THE ROOT BALL TO DETERMINE WHEN TO PLACE THE TREE IN THE PIT DURING THE BACKFILLING PROCESS. IF THE ROOTBALL OR ROOT MASS (IN THE CASE OF BARE ROOT TREES) IS LESS THAN 24", THE STREET TREE SHALL BE PLANTED IN A MANNER IN WHICH THE ROOT FLARE IS LEVEL WITH OR AT LEAST 1" ABOVE GRADE AT THE TIME OF FINISHED PLANTING. THE MAY REQUIRE THE ROOTBALL BE PLACED ON A COMPACTED SUB–BASE OF THE COMPOST AMENDED TOPSOIL AS BACKFILLING IS OCCURRING.

(1)5) INSTALL ROOT BARRIER PANELS – AT THIS STAGE THE CONTRACTOR/INSTALLER SHALL PLACE 24" DEEP ROOT BARRIER PANELS (UB–24) ALONG THE EDGE OF THE SIDEWALK AND CURB LINE FOR A TOTAL OF EIGHT FEET (8') OF LINEAL PROTECTION ALONG EITHER SIDE OF THE PLANTING AREA. THE PANELS SHALL BE INSTALLED PERPENDICULAR TO THE EDGE OF THE PLANTING AREA. THE PANELS SHALL BE INSTALLED PERPENDICULAR TO THE DGE OF PAVED SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S STSANDARDS FOR A 'LINEAR' APPLICATION; THE ROOT BARRIER PANELS SHALL NOT BE INSTALLED IN THE PLANTING PIT AS A 'SURROUND' APPLICATION, UNLESS SPECIFIED ON THE FINAL LANDSCAPE PLANS. THE TOP OF THE ROOT BARRIER PANEL SHALL BE INSTALLED SUCH THAT ½" OF THE ROOT BARRIER IS ABOVE THE FINISHED GRADE.

(1)6) COMPOST AMENDED TOP SOILS REQUIRED – TOPSOIL SOURCE SHALL BE REVIEWED AND APPROVED DURING THE PRE–CONSTRUCTION MEETING; ALL TOPSOIL SHALL BE A TOP QUALITY SANDY–LOAM MIX, OR EQUIVALENT AS APPROVED BY THE PLANNING DEPARTMENT. THE TOPSOIL SHALL BE AMENDED ON SITE DURING INSTALLATION WITH COMPOST TO ACHIEVE A 40 PERCENT BY VOLUME TOPSOIL MIX IN THE RIGHT–OF–WAY PLANTER STRIP. IMPORTED TOPSOIL MAY BE USED BY THE CONTRACTOR IF DATA 'CUT SHEETS' ARE AVAILABLE FROM THE SUPPLIER CERTIFYING COMPOST AMENDMENT EQUALING 40 PERCENT BY VOLUME USING ONE OF THE APPROVED COMPOST SOURCES BELOW. COMPOST SHALL ONLY BE SOURCED FROM:

–CASCADE COMPOST (ALSO KNOWN AS PREP/LRI) (AVAILABLE THROUGH PIERCE COUNTY RECYCLING, COMPOSTING & DISPOSAL, 10308 SALES ROAD, TACOMA, WASHINGTON 98499, OR RETAIL/WHOLESALE LANDSCAPE MATERIAL SUPPLIERS)

–TAGRO COMPOST MIX (AVAILABLE THROUGH CITY OF TACOMA, 2201 EAST PORTLAND AVENUE, GATE 6, TACOMA, WA 98421, OR RETAIL/WHOLESALE LANDSCAPE MATERIAL SUPPLIERS)

–CEDAR GROVE COMPOST (AVAILABLE THROUGH CEDAR GROVE COMPOST, 17825 CEDAR GROVE ROAD SE, MAPLE VALLEY, 98038, OR RETAIL/WHOLESALE LANDSCAPE MATERIAL SUPPLIERS)

(1)7) INSTALL AND AMEND TOPSOILS – TO AVOID STRATIFIED LAYERS, FIRST PLACE SEVEN INCHES (7") OF APPROVED TOPSOIL IN THE PREPARED/SCARIFIED PLANTING STRIP AREA AND MECHANICALLY TILL IN FIVE INCHES (5") OF APPROVED COMPOST; FOLLOW THIS PROCEDURE TWICE TO ACHIEVE THE TOTAL 24" TOPSOIL DEPTH. FINISHED GRADE OF TOPSOIL SHOULD BE ½" BELOW THE EDGE OF SIDEWALK TO ALLOW THE ROOT BARRIER PANEL TO BE PROPERLY INSTALLED ABOVE FINISHED GRADE.

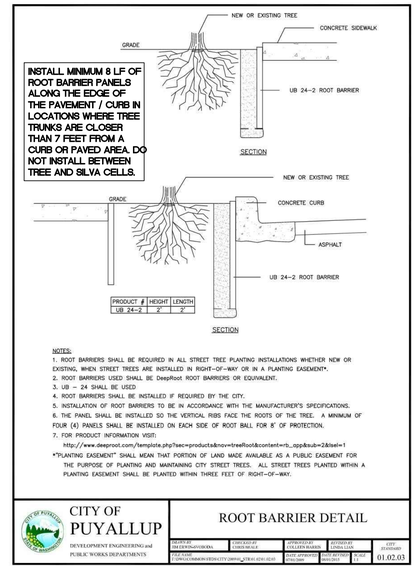
(1)8) INSTALL TREE STAKES AND FINISH MULCH – PLACEMENT OF FOUR INCHES (4") OF WOOD CHIP MULCH, WATER BASIN RINGS, TREE STAKING AND TEMPORARY IRRIGATION BAGS (WHERE REQUIRED) SHALL FOLLOW CITY STANDARD #01.02.07

SEE SHEET L4 FOR ADDITIONAL PLANTING SPECIFICATIONS. CONFORM TO THE SPECIFICATIONS AND DRAWINGS IN THESE LANDSCAPE PLANS AND THE REQUIREMENTS OF CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS). WHERE THERE IS A CONFLICT CONFORM TO THE MORE STRINGENT REQUIREMENTS.

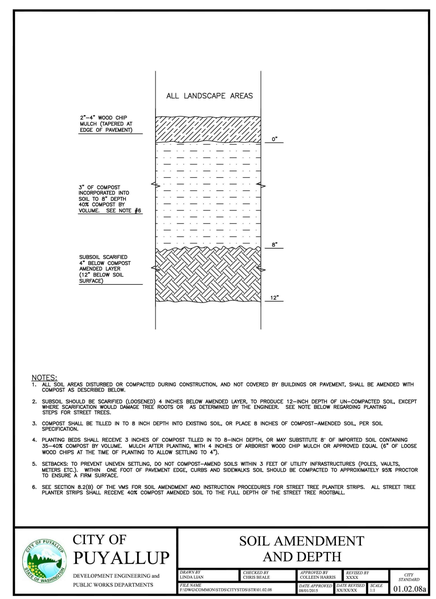
CITY OF PUYALLUP MINIMUM SOIL REQUIREMENTS:

SOIL PREPARATION IN ALL DISTURBED AREAS WITH NEW LANDSCAPING SHALL CONFORM TO SPECIFICATIONS PROVIDED IN BMP T5.13 - THE "STORM WATER MANAGEMENT MANUAL OF WESTERN WASHINGTON", DEPARTMENT OF ECOLOGY, DATED AUGUST 2012, OR AS SUBSEQUENTLY AMENDED. COMPACTION OF LANDSCAPED AREAS FROM VEHICLES AND HEAVY EQUIPMENT SHALL BE AVOIDED AFTER TILLING.

SOIL AMENDMENT AND DEPTH
NOT TO SCALE



ROOT BARRIER
NOT TO SCALE



SOIL AMENDMENT AND DEPTH
NOT TO SCALE

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

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APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision
–	6/12/23	LRP	LRP	LRP	PHASE 2 PERMIT SUBMITTAL

Title: **LANDSCAPE NOTES & DETAILS FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

For:

STATE OF WASHINGTON
LAUREN R. PERRY
NO. 488 EXP. 2/18/25
LANDSCAPE ARCHITECT

Scale: Horizontal 1" = 30' Vertical N/A

Designed LRP
Drawn LRP
Checked LP/JV
Approved LRP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 16718

Sheet L5 of 10

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Know what's **below.**
Call before you dig.
Dial 811

IRRIGATION PLAN NORTH

FOR

PHASE 2 - WESLEY BRADLEY PARK

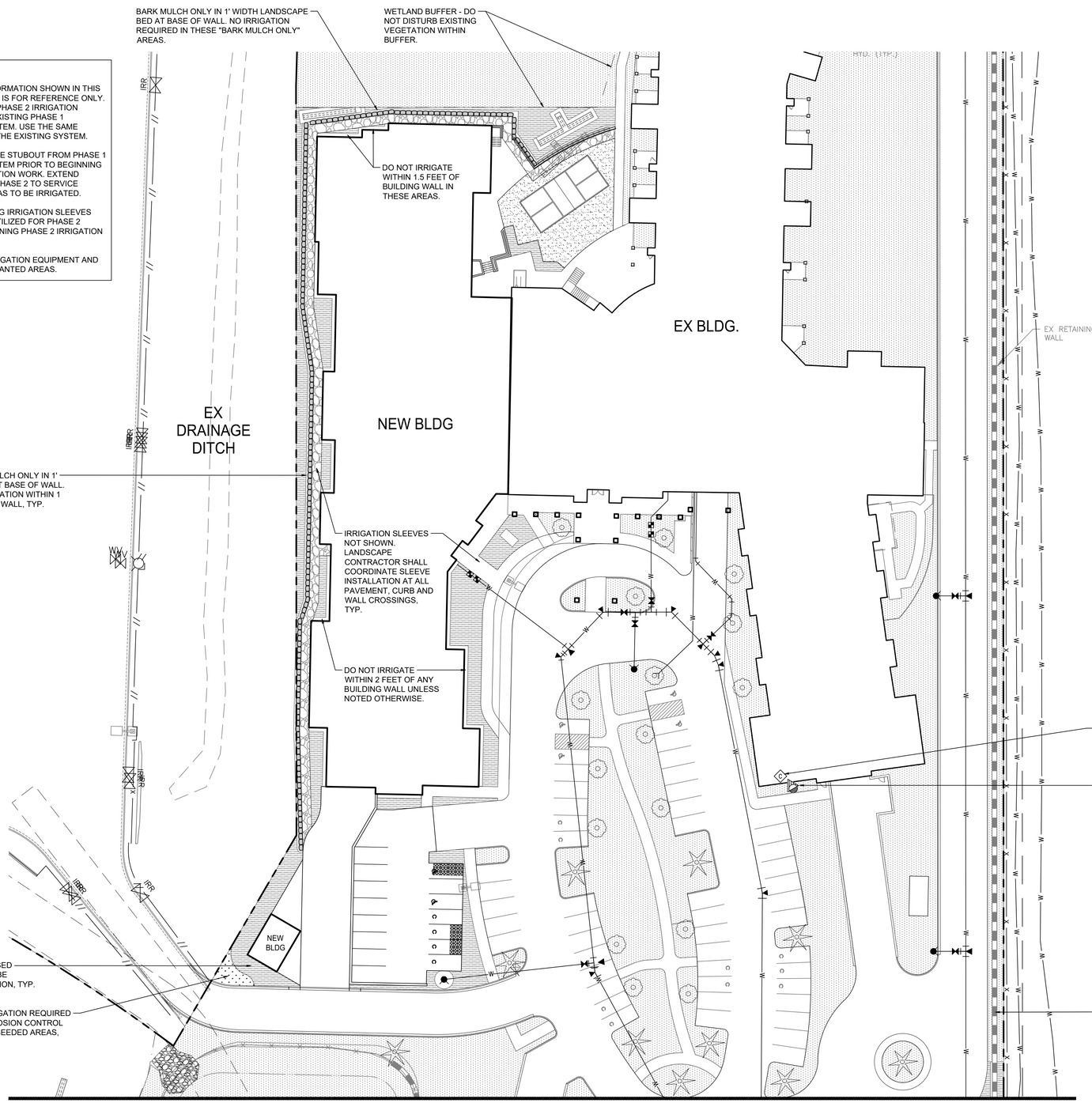
NOTES:

IRRIGATION INFORMATION SHOWN IN THIS LANDSCAPE SET IS FOR REFERENCE ONLY. CONNECT NEW PHASE 2 IRRIGATION SYSTEM WITH EXISTING PHASE 1 IRRIGATION SYSTEM. USE THE SAME EQUIPMENT AS THE EXISTING SYSTEM.

LOCATE MAINLINE STUBOUT FROM PHASE 1 IRRIGATION SYSTEM PRIOR TO BEGINNING PHASE 2 IRRIGATION WORK. EXTEND MAINLINE INTO PHASE 2 TO SERVICE PROPOSED AREAS TO BE IRRIGATED.

LOCATE EXISTING IRRIGATION SLEEVES THAT WILL BE UTILIZED FOR PHASE 2 PRIOR TO BEGINNING PHASE 2 IRRIGATION WORK.

LOCATE ALL IRRIGATION EQUIPMENT AND LINES WITHIN PLANTED AREAS.



IRRIGATION SCHEDULE

SYMBOL	DRIP EMITTER
	HUNTER LANDSCAPE DRIPLINE COMPONENTS WITH HUNTER COMPRESSION FITTINGS AND ADAPTERS ICZ-101-LF WITH 40 PSI PRESSURE REGULATOR PLD-04-18-250 DRIP EMITTER TUBING 0.40 GALLONS PER HOUR FLOW, EMITTERS 18" O.C. AIR/VACUUM RELIEF RELIEF VALVE KIT, IN VALVE BOX GALVANIZED TIE-DOWN STAKES, AT 3' ON CENTER

NOZZLE	PSI	GPM	PRECIP.	RADIUS
HUNTER-1000 5 F, TH, TT, H, Q SERIES	40	0.75, 0.57, 0.43, 0.37, 0.19		5'
HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	40	0.65, 0.48, 0.37, 0.32, 0.16	0.43	8'
HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	40	0.65, 0.48, 0.37, 0.32, 0,16	0.43	10'
HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	40	0.65, 0.48, 0.37, 0.32, 0,16	0.43	12'
HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	40	1.29, 0.95, 0.74, 0.63, 0.33	0.39	15'
HUNTER SS530, ES515 SERIES	30	1.30, 0.65	–	5'x30'/15'
HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	40	1.48, 1.10, 0.86, 0.77, 0.43	0.44	20'
HUNTER-3000 22-30 F, TQ, TT, H, Q SERIES	40	3.64, 2.73, 2.12 1.82, 0.86	0.43	30'

PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX

HUNTER HQ-33LRC ¾" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS

HUNTER ICV 101G AND 151G REMOTE CONTROL VALVE, IN VALVE BOX, ONE VALVE PER BOX. MAXIMUM 15 GPM THROUGH 101G, MAXIMUM 50 GPM THROUGH 151G

DRIP IRRIGATION: HUNTER ICZ-101-LF VALVE, ONE VALVE PER BOX

EXISTING HUNTER RAIN-CLIK WIRED SENSOR. INSTALL AT A LOCATION EXPOSED TO WEATHER

EXISTING HUNTER I-CORE IRRIGATION CONTROLLER

P.O.C. WILKINS 950 XLT- 1-1/2" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER, WILKINS 850 – BALL VALVE, SIZE TO MATCH PIPE
CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID

MAINLINE – SCH 40 PVC (18" COVER); SIZE PER PLAN, 1-1/2" SIZE MINIMUM

LATERAL – SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

SLEEVE – CLASS 200 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE

IRRIGATION SHOWN DIAGRAMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)

N

1"=20'

0 10 20 40

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

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APPROVED

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CITY OF PUYALLUP
ENGINEERING SERVICES

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No.	Date	By	Ckd.	Appr.	Revision
–	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: IRRIGATION PLAN NORTH FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK

For: WESLEY HOMES 815 SOUTH 216TH STREET DES MOINES, WA 98190 (206) 870-1209

STATE OF WASHINGTON LAUREN R. PERRY NO. 488 EXP. 2/18/24 LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LBP
Drawn LBP
Checked LP/JV
Approved LBP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 16718

Sheet L6 of 10

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Know what's **below.**
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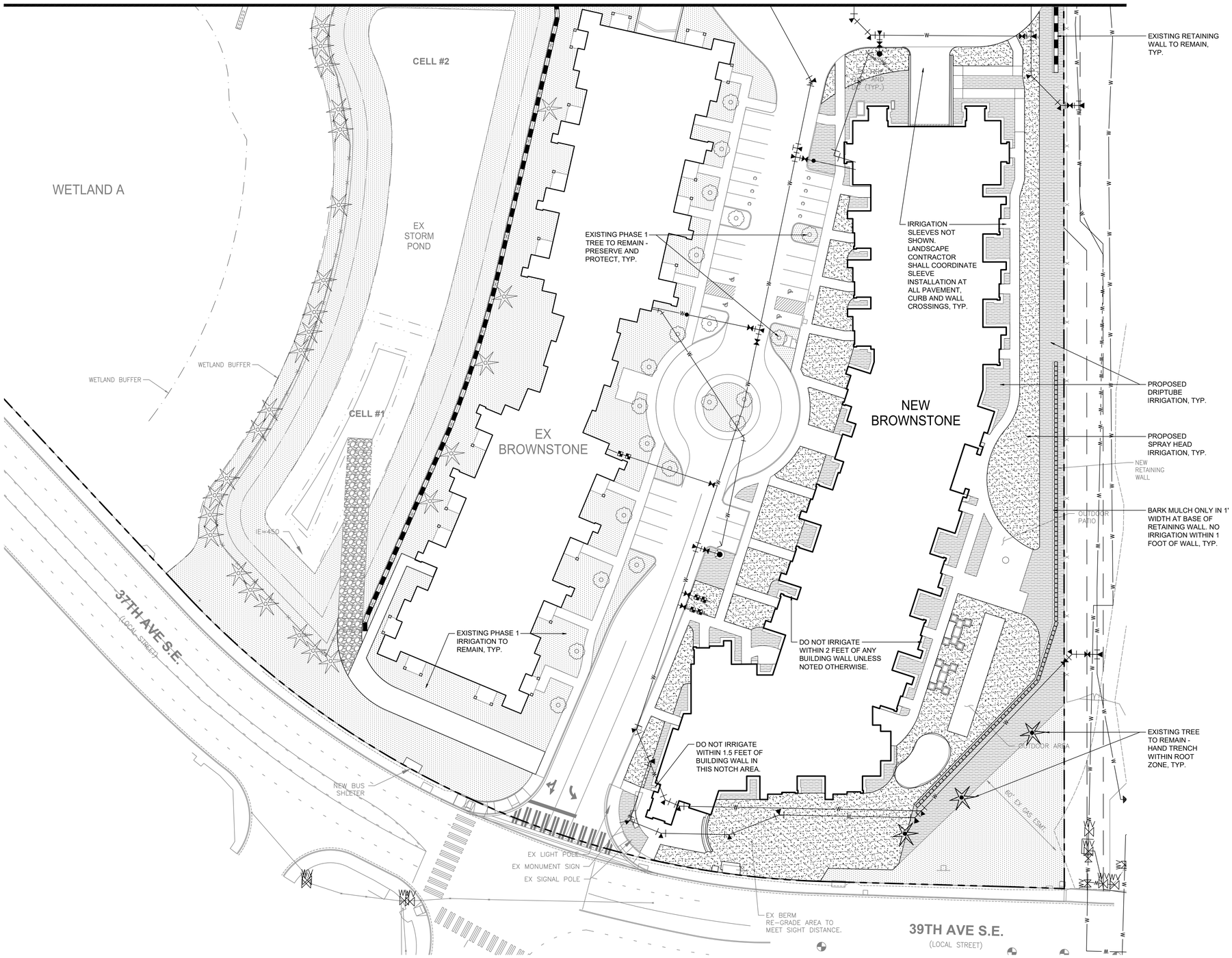
IRRIGATION PLAN SOUTH

FOR

PHASE 2 - WESLEY BRADLEY PARK

MATCH LINE SEE SHEET L1



NOTES:

SEE NOTES ON SHEET L6

N

1"=20'

0 10 20 40

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

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No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **IRRIGATION PLAN SOUTH FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES 815 SOUTH 216TH STREET DES MOINES, WA 98190 (206) 870-1209**

STATE OF WASHINGTON
LAUREN R. PERRY
NO. 488 EXP. 2/18/25
LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LBP
Drawn LBP
Checked LP/JV
Approved LBP
Date 06/12/23

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Sheet L7 of 10

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Know what's **below.**
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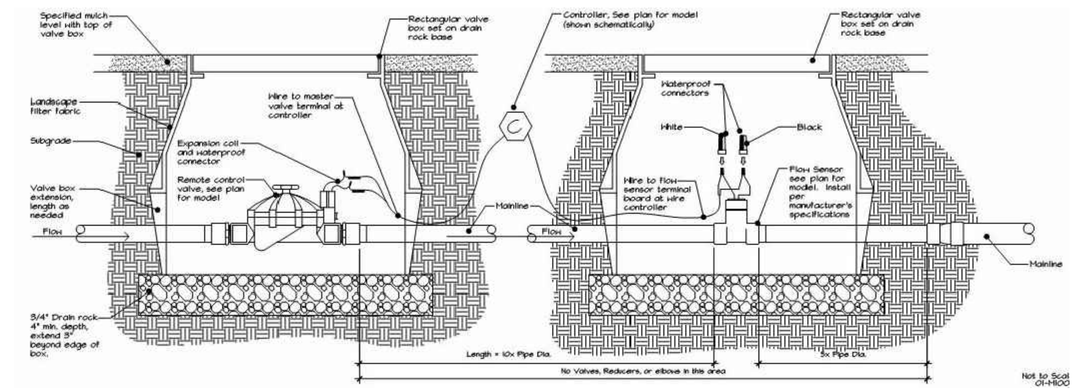
IRRIGATION NOTES + DETAILS

FOR

PHASE 2 - WESLEY BRADLEY PARK

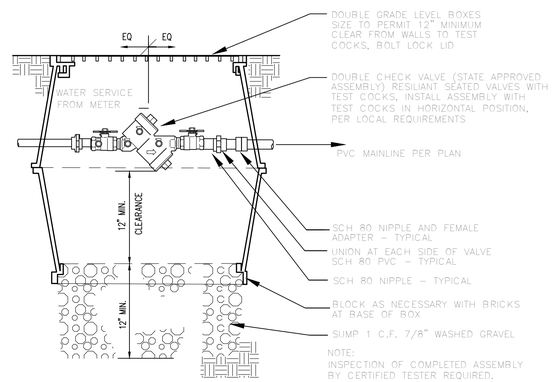
IRRIGATION NOTES

1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
   - A) INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
   - B) INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S). PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.
   - C) VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
   - D) INSTALLATION OF SLEEVING.
2. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
3. COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE WRITTEN TEST RESULTS TO LANDSCAPE ARCHITECT.
5. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
7. SUBMITTALS:
   - A) SUBMIT EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL,
   - B) PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED,
   - C) CONTROL WIRING PATH DIAGRAM,
   - D) "AS-BUILT" DRAWINGS.
   - E) OPERATION AND MAINTENANCE MANUALS.
8. PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS. ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED.
   DIMENSION FORM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
   - A) CONNECTION TO WATER LINES (P.O.C.),
   - B) CONNECTIONS TO ELECTRICAL POWER,
   - C) GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE,
   - D) ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING),
   - E) ROUTING OF CONTROL WIRING,
   - F) OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
   - A) INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A, LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES,
   - B) CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS, CONTRACT,
   - C) GUARANTEE STATEMENT,
   - D) COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
   - E) CONSTRUCTION DETAILS FROM THE PROJECT,
   - F) COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS,
   - G) WINTERIZATION AND SPRING START-UP PROCEDURES,
   - H) CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL,
   - I) A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
10. ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
11. MAINLINE PIPE TO BE BURIED 18 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
12. HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
13. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
14. SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
15. RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
16. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
17. EACH VALVE BOX TO CONTAIN A MINIMUM OF 1 DECODER, CONNECTED TO JACKETED HUNTER IDWIRE1 (14 GUAGE), RECOMMENDED FOR WIRE PATH LENGTH UP TO 10,000 FT OR HUNTER IDWIRE (12 GUAGE) FOR WIRE PATH LENGTH BEYONE 10,000 FT UP TO 15,000 FEET. THESE MAXIMUM WIRE PATH LENGTHS ARE FOR ACTIVATING UP TO 225 HUNTER DECODERS, 6 P/MV AND UP TO 6 SENSOR DECODERS. AVOID RUNNING POWER CABLES AND DECODER PATH IN PARALLEL. ALL WIRE PATHS AND ITS BRANCHES SHOULD BE ENDED WITH PROPER GROUNDING. NEW CONSTRUCTION CAN RELY ON EXISTING WIRE PATH BY TIEING ON AND EXTENDING OUT TO SERVICE NEW CONSTRUCTION, UP TO A MAXIMUM 225 VALVES.
18. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
19. CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INTIAL INSPECTION.
20. CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE NEED.
21. IRRIGATION SCHEDULING:
   THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ETo WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ETo ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
22. SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
23. ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.
24. CLEANUP AND PROTECTION: DURING IRRIGATION WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT IRRIGATION WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE AND IRRIGATION OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE AND IRRIGATION WORK AS DIRECTED BY THE OWNER.
25. PRIOR TO BACKFILLING IRRIGATION TRENCHES, LANDSCAPE CONTRACTOR SHALL CONDUCT A WATER PRESSURE AND COVERAGE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO GIVE 3 (THREE) WORKING DAYS NOTICE PRIOR TO TEST.



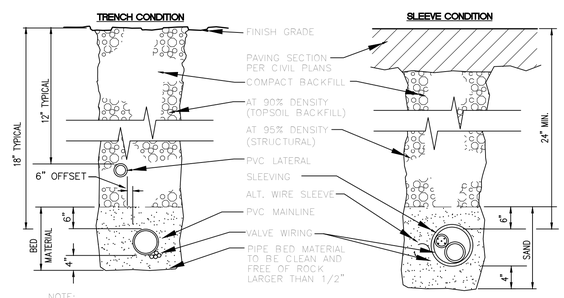
MASTER VALVE and FLOW SENSOR

NOT TO SCALE



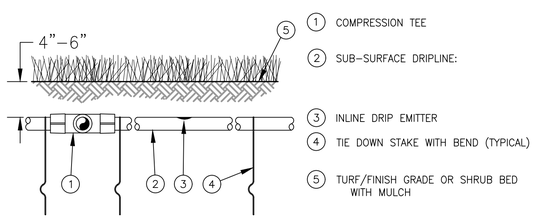
CHECK VALVE ASSEMBLY DETAIL

NOT TO SCALE



SLEEVE/TRENCHING DETAIL

NOT TO SCALE

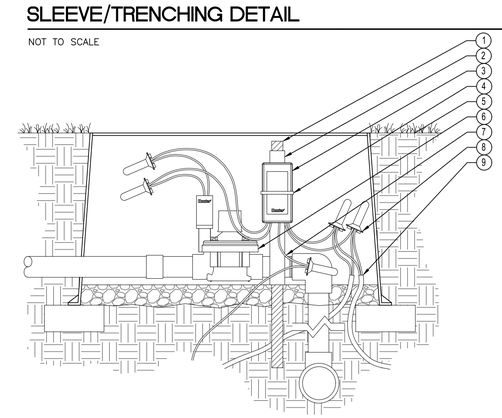


1. COMPRESSION TEE
2. SUB-SURFACE DRIPLINE:
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE WITH BEND (TYPICAL)
5. TURF/FINISH GRADE OR SHRUB BED WITH MULCH

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

DRIPLINE BURIAL

NOT TO SCALE



LEGEND:
1. 3/4" SCH. 40 PVC PIPE
2. 1" SCH. 40 PVC PIPE
3. ICD-100 DECODER PER PLAN
4. ELECTRICAL CABLE TIE
5. FINISHED GRADE
6. VALVE PER PLAN
7. TO EARTH GROUND
8. DBR/Y-6
9. JACKETED ID WIRE PATH

NOTE
EARTH GROUND TO BE A MINIMUM OF 8' AWAY FROM DUAL-S AND AT A RIGHT ANGLE TO THE TWO WIRE PATH

ICD-100 DECODER ON STAKE

NOT TO SCALE

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:
Date:

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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 city standards may result in rejection of installation.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LRP	LRP	LRP	PHASE 2 PERMIT SUBMITTAL

Title: **IRRIGATION NOTES & DETAILS FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES**
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON
LAUREN R. PERRY
NO. 4788 EXP. 2/18/25
LANDSCAPE ARCHITECT
06/12/2023

Scale: Horizontal 1"=30' Vertical N/A

Designed LRP
Drawn LRP
Checked LP/JV
Approved LRP
Date 06/12/23

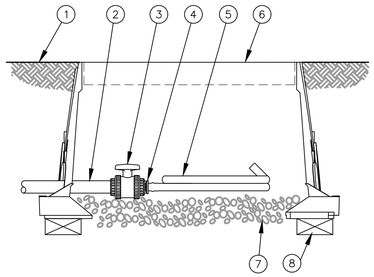
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 16718
Sheet L8 of 10

P:\16000s\16718\engineering\Phase 2\Landscape\16718-L.dwg 6/12/2023 4:43 PM LPERRY

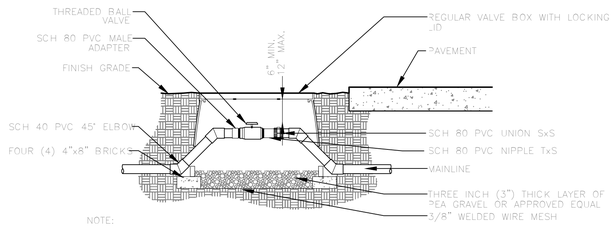
Know what's **below.**
Call before you dig.
Dial 811

IRRIGATION DETAILS
FOR
PHASE 2 - WESLEY BRADLEY PARK



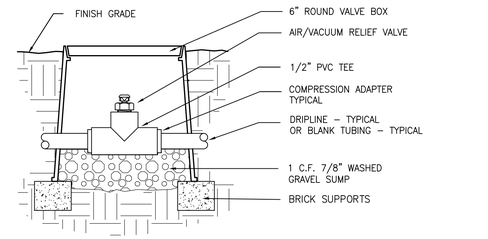
FINISH GRADE
PVC DRIP MANIFOLD PIPE
PVC 1" X 3/4" TRUE UNION BALL VALVE
EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
(5) SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
(6) 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
(7) 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
(8) BRICK (1 OF 2)

FLUSH POINT WITH BALL VALVE
NOT TO SCALE



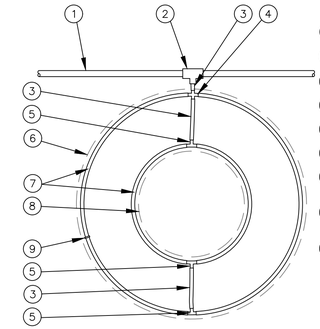
NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

BALL VALVE DETAIL
NOT TO SCALE



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS. FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

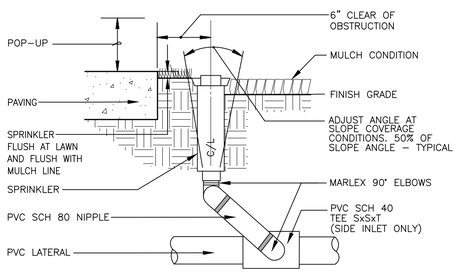
1/2" AIR/VACUUM RELIEF VALVE DETAIL
NOT TO SCALE



(1) PVC DRIP MANIFOLD PIPE
(2) PVC SCH 40 TEE OR EL
(3) BLANK TUBING
(4) BARB CROSS INSERT FITTING
(5) BARB TEE INSERT FITTING
(6) PROJECTED CANOPY LINE OF TREE
(7) SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
(8) PLACE AS SHOWN (LENGTH AS REQUIRED) ROOT BALL
(9) TIE DOWN STAKE: QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

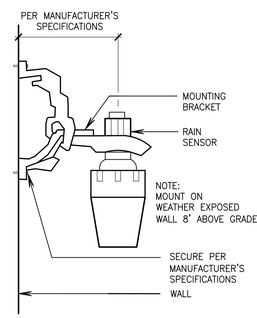
NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

DRIPLINE AROUND TREE
NOT TO SCALE

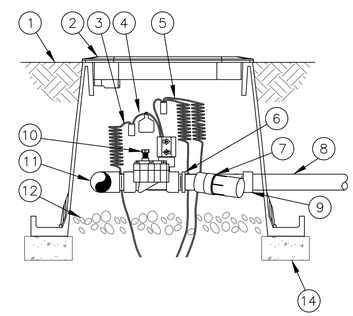


NOTE:
MANUFACTURER'S LIMITS PREVAIL FOR INSTALLATION AND ADJUSTMENTS.
PROVIDE SWING JOINT RISERS AT WALKS AND CURBS. 24" FLEXIBLE RISERS ACCEPTABLE ELSEWHERE.

POP-UP RISER ASSEMBLY
NOT TO SCALE

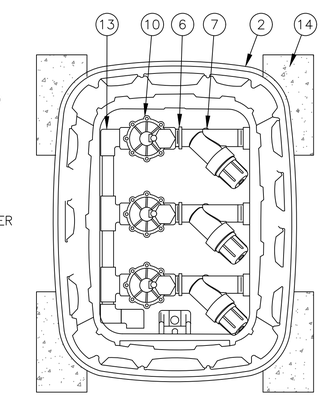


RAIN SENSOR DETAIL
NOT TO SCALE



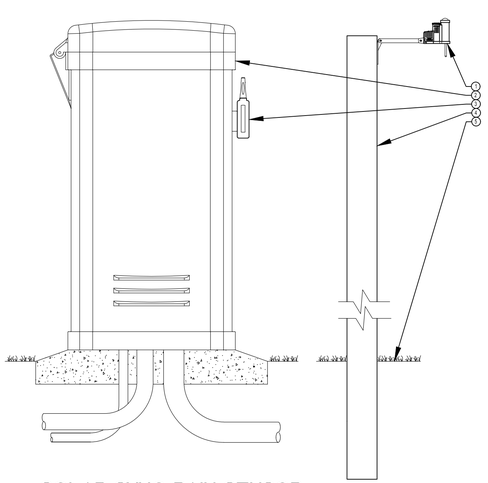
SIDE VIEW

(1) FINISH GRADE
(2) STANDARD VALVE BOX WITH COVER:
(3) WATERPROOF CONNECTION:
(4) VALVE ID TAG
(5) 30-INCH LINEAR LENGTH OF WIRE, COILED
(6) 1" X ¾" REDUCING COUPLING
(7) PRESSURE REGULATING FILTER:
(8) LATERAL PIPE
(9) PVC SCH 40 FEMALE ADAPTOR OR REDUCER
(10) REMOTE CONTROL VALVE
(11) PVC SCH 40 TEE OR ELL TO MANIFOLD
(12) 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
(13) MANIFOLD PIPE AND FITTINGS
(14) MINIMUM FOUR (4) 4"x8" BRICKS

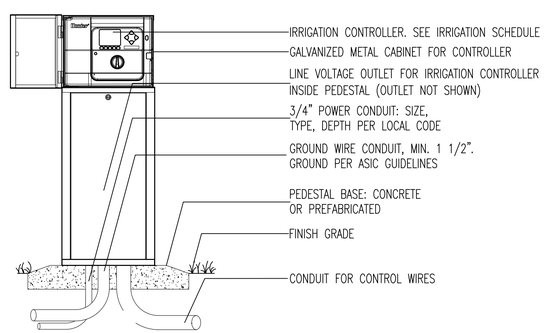


TOP VIEW

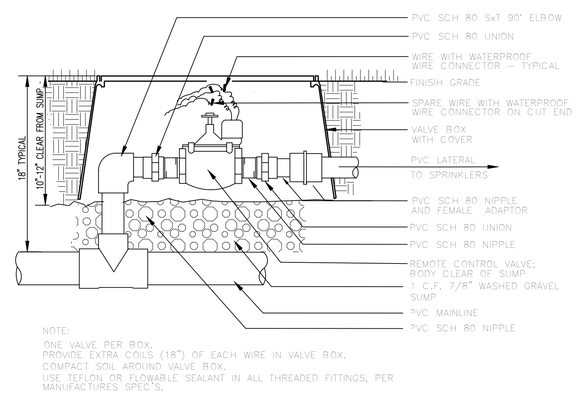
DRIP IRRIGATION VALVE
NOT TO SCALE



SOLAR SYNC RAIN SENSOR
NOT TO SCALE

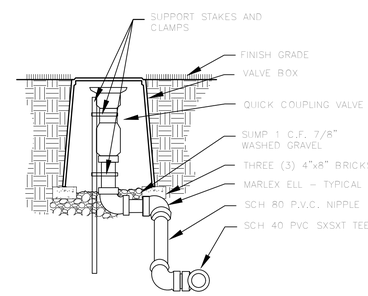


IRRIGATION CONTROLLER - PEDESTAL MOUNT
NOT TO SCALE



NOTE:
ONE VALVE PER BOX.
PROVIDE EXTRA COILS (18") OF EACH WIRE IN VALVE BOX.
COMPACT SOIL AROUND VALVE BOX.
USE TEFLON OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURES SPEC'S.

REMOTE CONTROL VALVE ASSEMBLY
NOT TO SCALE



QUICK COUPLING VALVE DETAIL
NOT TO SCALE

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:
Date:

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APPROVED

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CITY OF PUYALLUP
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No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **IRRIGATION DETAILS FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES**
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DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON
LAUREN R. PERRY
NO. 488 EXP. 2/18/24
LANDSCAPE ARCHITECT
6/12/2023

Scale: Horizontal 1"=30' Vertical N/A

Designed LRP
Drawn LRP
Checked LP/JV
Approved LRP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
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Job Number **16718**
Sheet **L9** of **10**

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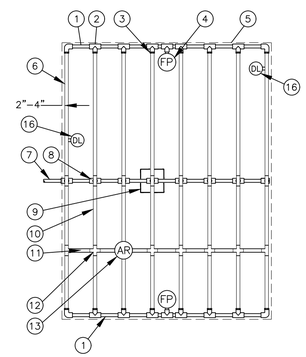
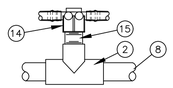
IRRIGATION DETAILS
FOR
PHASE 2 - WESLEY BRADLEY PARK



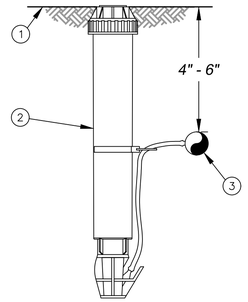
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. FLUSH POINT (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. SUB–SURFACE DRIPLINE:
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS
13. ½" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
14. BARB X FEMALE FITTING:
15. ¾" PVC NIPPLE, LENGTH AS NECESSARY
16. DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION



XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE MANUFACTURER'S INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

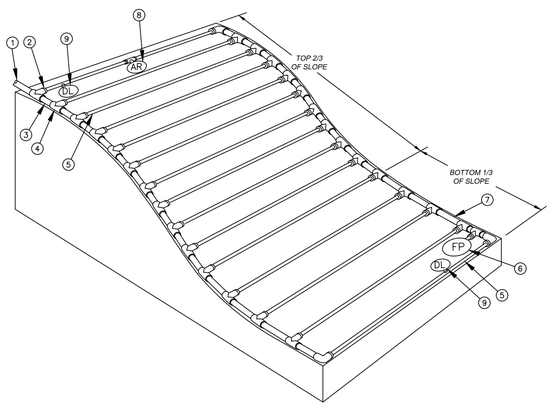
DRIPLINE CENTER FEED LAYOUT
NOT TO SCALE



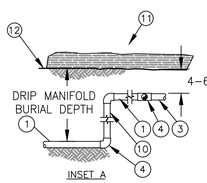
1. FINISH GRADE/TURF
2. OPERATION INDICATOR
3. SUB–SURFACE DRIPLINE

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

DRIP IRRIGATION DRIPLINE INDICATOR
NOT TO SCALE

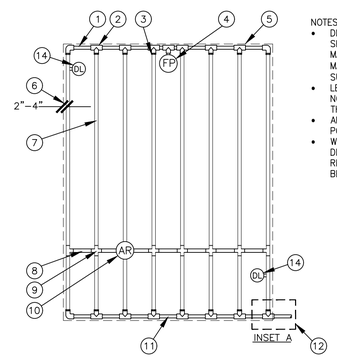


NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



1. PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING:
3. PVC SUPPLY HEADER
4. PVC SCH 40 TEE OR EL (TYPICAL)
5. SUB–SURFACE DRIPLINE:
6. FLUSH POINT
7. PVC FLUSH HEADER
8. ½" AIR RELIEF VALVE
9. DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION
10. PVC RISER PIPE
11. TURF OR MULCH
12. FINISH GRADE

DRIPLINE SLOPED LAYOUT
NOT TO SCALE



NOTES:
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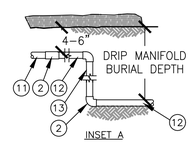
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING:
4. FLUSH POINT (TYPICAL)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
7. SUB–SURFACE DRIPLINE:
8. BLANK TUBING
9. BARB X BARB INSERT TEE OR CROSS:
10. ½" AIR RELIEF VALVE
11. PVC SUPPLY HEADER
12. PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. PVC SCH 40 RISER PIPE
14. DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
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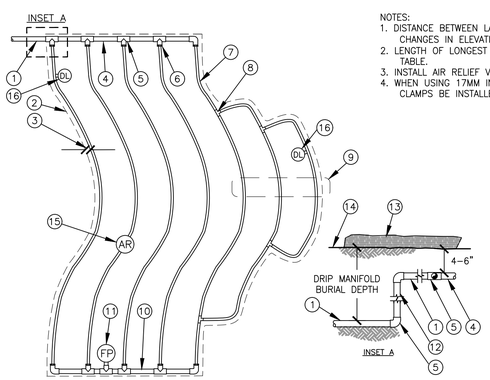
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

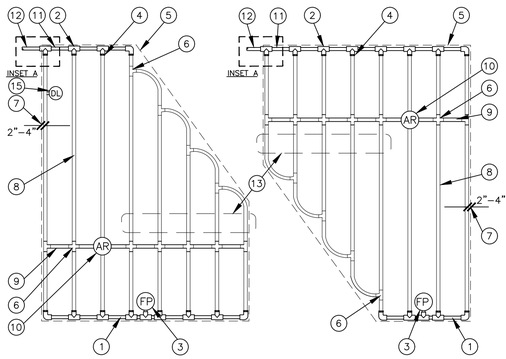
DRIPLINE END FEED LAYOUT
NOT TO SCALE



NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON MANUFACTURER'S WEB SITE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING
7. SUB–SURFACE DRIPLINE:
8. ARB X BARB INSERT TEE:
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT:
12. PVC RISER PIPE
13. TURF OR MULCH
14. FINISH GRADE
15. 1/2" AIR RELIEF VALVE
16. DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

DRIPLINE ODD CURVES LAYOUT
NOT TO SCALE



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL)
4. BARB X MALE FITTING:
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS:
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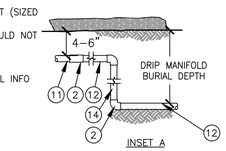
12. PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE
15. DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



DRIPLINE IRREGULAR SHAPED LAYOUT
NOT TO SCALE

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff:

Date:

THIS APPROVAL IS VOID AFTER 1 YEAR 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 PLANNING MANAGER, 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 city standards may result in rejection of installation.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

No.	Date	By	Ckd.	Appr.	Revision
-	6/12/23	LBP	LBP	LBP	PHASE 2 PERMIT SUBMITTAL

Title: **IRRIGATION DETAILS FOR CIVIL PLANS PHASE 2 - WESLEY BRADLEY PARK**

For: **WESLEY HOMES**
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

STATE OF WASHINGTON — LAUREN R. PERRY — NO. 488 EXP. 2/18/23 — LANDSCAPE ARCHITECT

Scale: Horizontal 1"=30' Vertical N/A

Designed LBP
Drawn LBP
Checked LP/JV
Approved LBP
Date 06/12/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number **16718**
Sheet **L10** of **10**

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