

City Engineering 333 S. Meridian Puyallup, WA 98371 Tel: (253) 864-4165 Fax: (253) 840-6678

PLAN CHANGE REQUEST

	DATE:	02/20/25		PERMIT NO:/REI	7NO:	PRCCP202200	35
1.			RT PICKUP EX	XPANSION _{ADI}	ORESS: 3	10 31ST AVE	
2.	OWNER:	<u>W</u> AL-MAF	RT RE BUSINE	ESS TR 2403	_ email:_j	ose.castro@wdp	artners.com
3.	DESIGN E	NGINEER: _	GALLOWAY		EMAIL:_	brandonalley@g	allowayus.com
4.	CONTRAC	TOR:SI	ETTEN CON	STRUCTION	EMAIL:_	awiedemer@sl	etteпinc.com
5.	ORIGINAT	OR OF REQ	UEST:	[]CONTRACTO	OR [X] CIT	Y OF PUYALLUP	
6.	DOES THIS	S REQUEST	require a dev	IATION FROM A	N EXISTING	CITY STANDARD?	[]YES [X]NO
7.		EASE SUBM ION (AMR).		ATIVE METHODS	FOR CONSTI	RUCTION MATERIA	LS REQUEST
8.	IF NO, PLE	EASE COMP	LETE THE FOLLO	OWING:		A; CS3; CS4; C	
9.	APPROVE	D CIVIL PLA	AN SHEET NUMB	ERS AFFECTED:_	CS7; CS8	3; L1.0; L1.1; IR1	.0
10.	WHAT PAI					URE IS BEING AFFE NG []EROSION	
11. —			_	ESTED: (ATTACH		AL INFORMATION A	AS NECESSARY)
12.	FINAL APPAPEROVED PRIOR TO	PROVAL/DE D/DENIED P APPROVAL	NIAL WILL BE M RIOR TO ANY W	IADE BY THE CIT ORK ON REQUES OF THE DEVELO	Y ENGINEE! TED CHANG PER/CONTRA	LESS INITIATED BY R. ALL CHANGES V ES. ANY WORK CO ACTOR AND MAY N	VILL BE FULLY OMPLETED
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-0,1503						3/4/2	2025
						DAT	E

7007 Discovery Blvd. T +1 614.634.7000 Dublin, OH 43017 F +1 614.634.7777

START CONSTRUCTION CHANGE DIRECTIVE CCD#7

Walmart Store #: 2403

Puyallup, WA

WD Partners Job Number: WALGP0402

Date: July 2, 2024

To: Walmart Stores Inc.

2608 SE J St.

Bentonville, AR 72716 USA

Attn: Lesya Morrison

The following information amends and supplements the original construction drawings and specifications and shall become part of the construction documents. All changes are identified on the drawings as Construction Change Directive CCD#7 with delta #10 symbol.

CS1: DEMOLITION AND SITE PLAN

- 1. Revise existing and proposed striping in areas per separate SSM/SECP project updates.
- 2. Revise crosswalk to be 5' wide.
- 3. Adjust angle of proposed pickup parking signage

CS1A: HORIZONTAL CONTROL PLAN

Sheet Added

CS3: SITE DETAILS

- 1. Parking stall lengths revised.
- 2. Add "One Way Do Not Enter" signage detail.
- 3. Add Type "A" Concrete Curb and Gutter detail.
- 4. Add Concrete Sidewalk detail.
- 5. Add ADA Ramp in Sidewalk detail.
- 6. Add Projected Curb Ramp Passing through Parking Stalls detail.
- 7. Add Concrete Curb Chase detail.

CS4: GRADING PLAN

Sheet Added

CS5: Sediment and Erosion Control Initial Plan

Sheet Added

CS6: Sediment and Erosion Control Interim and Final Plan

1. Sheet Added

CS7: Utility Plan

1. Sheet Added



L1.0: Landscape Plan

1. Sheet Added

L1.1: Landscape Notes and Details

1. Sheet Added

END OF CONSTRUCTION CHANGE DIRECTIVE CCD#7 START CONSTRUCTION CHANGE DIRECTIVE CCD#8

The following information amends and supplements the original construction drawings and specifications and shall become part of the construction documents. All changes are identified on the drawings as Construction Change Directive CCD#8 with delta #11 symbol.

6001 - CS1 Pickup Demolition and Site Plan

- 1. 1.Revise parking table.
- 2. 2.Add site notes 6-8.
- 3. 3.Add Schedule Note 55.

6004 - CS4 Grading Plan

1. Add roof drain routing from building.

6007 - CS7 Utility Plan

- 1. Add roof drain routing from building.
- 2. Remove underdrain from bioretention.

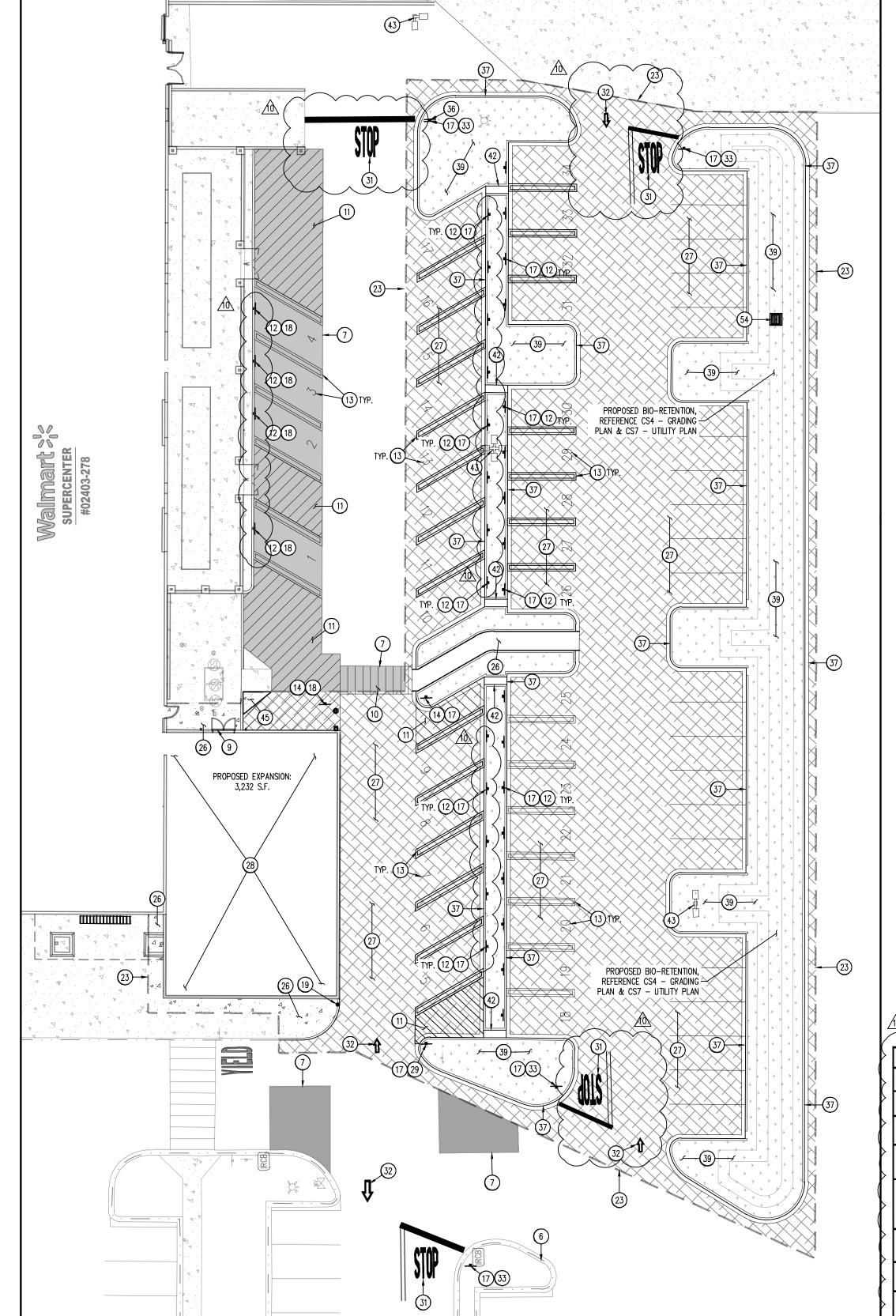
6008 - CS8 Storm Plan

1. Add "Sheet Removed" to plan.

Please contact me with any questions you may have at 614 634-7481

Thanks, Christian LaPointe Project Manager, Architecture

5TH ST SE INGRESS/EGRESS - DEMOLITION PLAN



DEMOLITION NOTES

EXISTING UTILITIES.

- 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
- 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 SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD 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
- 12. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA

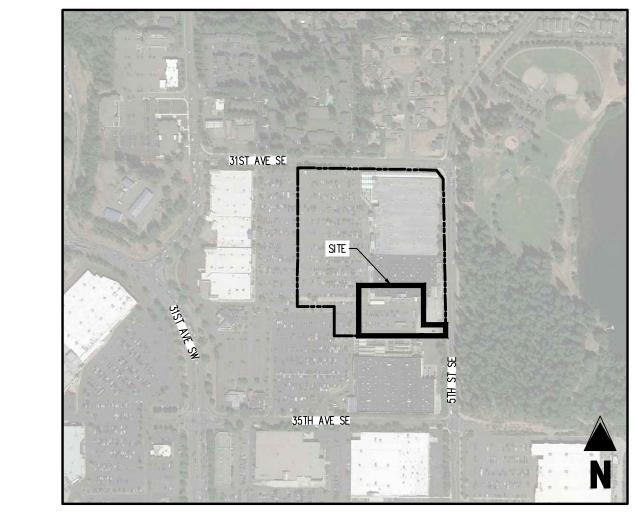
CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT

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 ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.

- 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.



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	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING CONCRETE PAVING TO REMAIN
· · · · · · · · · · · · · · · · · · ·	EXISTING CONCRETE PAVING TO BE REMOVED
	PROPOSED CONCRETE PAVING/SIDEWALK
	EXISTING ASPHALT PAVING TO REMAIN
	EXISTING ASPHALT PAVING TO BE REMOVED
	PROPOSED ASPHALT PAVING
	PROPOSED SEAL COAT
•	EXISTING BOLLARD TO REMAIN
	EXISTING LIGHT POLE TO REMAIN
	EXISTING SITE TO BE RELOCATED,
The state of the s	EXISTING FIRE HYDRANT TO REMAIN
•	PROPOSED SITE BOLLARD
<u>.</u>	PROPOSED SIGN MOUNTING W/ BREAKAWAY POST PROPOSED SIGN MOUNTING W/ BOLLARD POST
	EXISTING SIGNAGE WITH BASE TO BE REMOVED
0	EXISTING SIGNAGE WITH BASE TO REMAIN
	EXISTING FIRE LANE STRIPING REMAIN
	EXISTING WALMART BUILDING TO REMAIN PROPOSED WALMART BUILDING
	PROPOSED SAWCUT LINE

SITE ANALYSIS TABLE	1	, i OKL)
	EXISTING	PROPOSED
TOTAL BUILDING AREA	197,132 S.F.	200,364 S.F.
**REQUIRED PARKING (PER ECR) **REQUIRED PARKING RATIO (PER ECR)	986 SPACES 5.0 SPACE/1,000 S.F.	1002 SPACES 5.0 SPACE/1,000 S.F.
REQUIRED PARKING (PER CITY OF PUYALLUP) REQUIRED PARKING RATIO (PER CITY OF PUYALLUP)	658 SPACES 3.33 SPACE/1,000 S.F.	668 SPACES 3.33 SPACE/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING PICKUP PARKING CART CORRALS	805 SPACES 18 SPACES 16 SPACES 18 CORRALS / 36 SPACES	723 SPACES 18 SPACES 34 SPACES 18 CORRALS / 36 SPACES
*TOTAL PARKING EXCLUDING PICKUP STALLS *PARKING RATIO EXCLUDING PICKUP STALLS	823 SPACES 4.17/1,000 S.F.	741SPACES 3.70/1,000 S.F.
*TOTAL PARKING INCLUDING PICKUP STALLS *PARKING RATIO INCLUDING PICKUP STALLS	839 SPACES 4.25/1,000 S.F.	775 SPACES 3.86/1,000 S.F.
TOTAL PARKING INCLUDING PICKUPS STALLS AND CART CORRALS PARKING RATIO INCLUDING PICKUPS STALLS AND CART CORRALS	875 SPACES 4.44/1,000 S.F.	811 SPACES 4.05/1,000 S.F.

STALLS OCCUPIED BY CART CORRALS NOT INCLUDED IN PARKING COUNT OR PARKING RATIO. ** AS OF 12/11/2024 ECR TO BE AMENDED TO 4.0 STALLS/1,000 S.F. (PROPOSED STALLS NEEDED AFTER . ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. 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. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

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 THE SÎTE WORK FOR THIS PROJECT SHÂLL MEET OR EXCÉED "THE SITE SPECIFIC SPÉCIFICATIONS"." ALL CFC-CONTAINING EQUIPMENT SHALL BE PROPERLY DISPOSED OF IN ALIGNMENT WITH LOCAL, STATE, WALMART STANDARDS AND GUIDELINES, AND IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE ENVIRONMENTAL STUDY.

EXISTING GREASE INTERCEPTOR TO REMAIN

CONTRACTOR SHALL PROTECT UTILITIES "TO REMAIN", AS IDENTIFIED IN THESE PLANS, FOR DURATION OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD WITH CONFLICTS OR DISCREPANCIES PRIOR TO TRENCHING OR FOOTING INSTALLATION. AUTION - 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.

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.



(1) EXISTING WALMART BUILDING TO REMAIN.

EXISTING PICKUP AREA — SITE PLAN

5TH ST SE INGRESS/EGRESS - SITE PLAN

APPROX. 1" = 10'

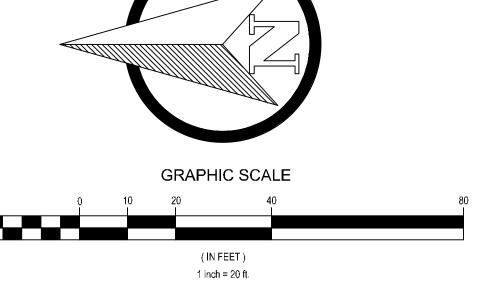
- (2) EXISTING CONCRETE PAVEMENT/SIDEWALK TO REMAIN.
- (3) EXISTING ASPHALT PAVEMENT TO REMAIN.
- (4) EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO REMAIN.
- (5) EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO BE REMOVED.
- (6) EXISTING CURB AND GUTTER TO REMAIN.
- (7) PROPOSED SEAL COAT OF 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. 24) EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- (25) EXISTING ASPHALT TO BE REMOVED.
- (26) PROPOSED CONCRETE SIDEWALK (REF. SITE DETAILS).
- (27) PROPOSED ASPHALT PAVEMENT (REF. SITE DETAILS). (28) PROPOSED BUILDING EXPANSION (REF. ARCH. PLANS).

- 29) PROPOSED "ONE WAY ONLY" SIGNAGE (REF. SITE DETAILS).
- (30) EXISTING PICKUP STALL STRIPING & NUMBERING MARKING TO BE REMOVED.
- (31) PROPOSED STOP BAR AND STOP TEXT (REF. SITE DETAILS). (32) PROPOSED OPEN ARROW PAVEMENT MARKING (REF. SITE DETAILS).
- (33) PROPOSED 30"X30" STOP SIGN (REF. SITE DETAILS).
- (34) EXISTING SIGNAGE WITH BASE TO BE REMOVED.
- (35) EXISTING PICKUP DIRECTIONAL SIGNAGE TO BE REMOVED (REF. SITE SIGNAGE PLAN).
- (36) PROPOSED DO NOT ENTER SIGN (REF SITE DETAILS).
- (37) PROPOSED CURB AND GUTTER (REF. SITE DETAILS).

(38) EXISTING CURB AND GUTTER TO BE REMOVED.

- (39) PROPOSED LANDSCAPING (REF. LANDSCAPE PLANS L1.0 AND L1.1).
- 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.
- (42) PROPOSED 2' CHASE. 43) PROPOSED SITE LIGHT WITH YELLOW BASE (REF. ELECTRICAL SHEET E1.2)
- 44 EXISTING CONCRETE RAMP FLARE TO BE REMOVED.
- 45) PROPOSED CONCRETE RAMP FLARE (REF. CS-4, GRADING PLAN).
- 46 EXISTING BIKE RACK TO REMAIN. PROPOSED 5' CROSSWALK
- (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).
- (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).

PROPOSED OUTLET STRUCTURE (REF. UTILITY PLAN). EXISTING CART CORRAL TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH STORE MANAGER FOR STORAGE AND NEW LOCATION.



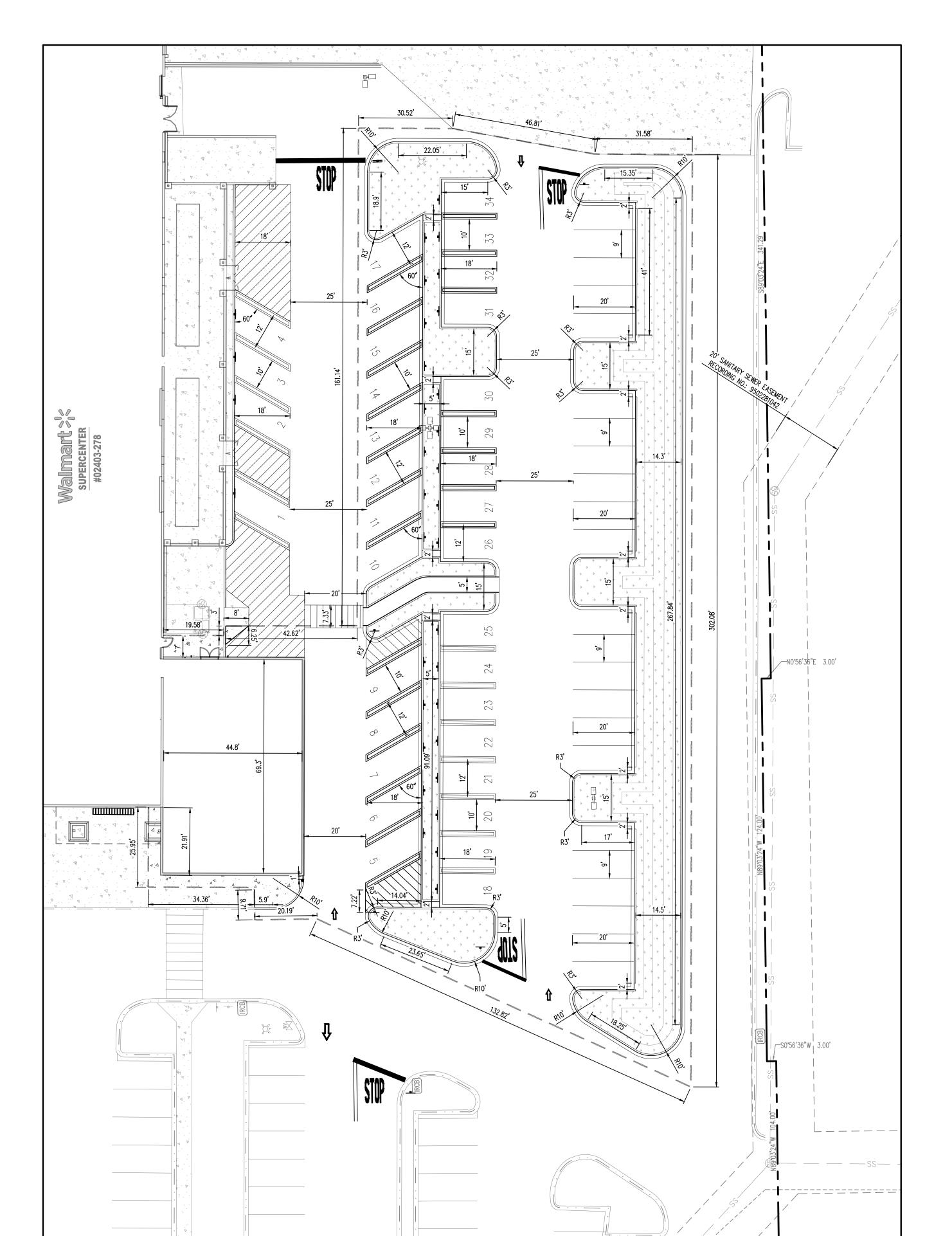
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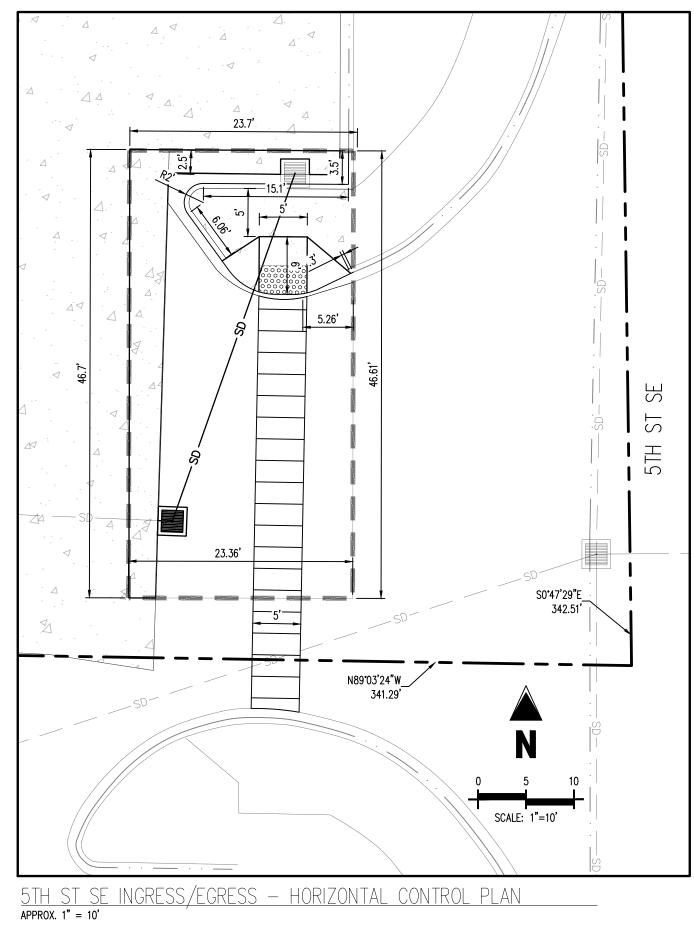


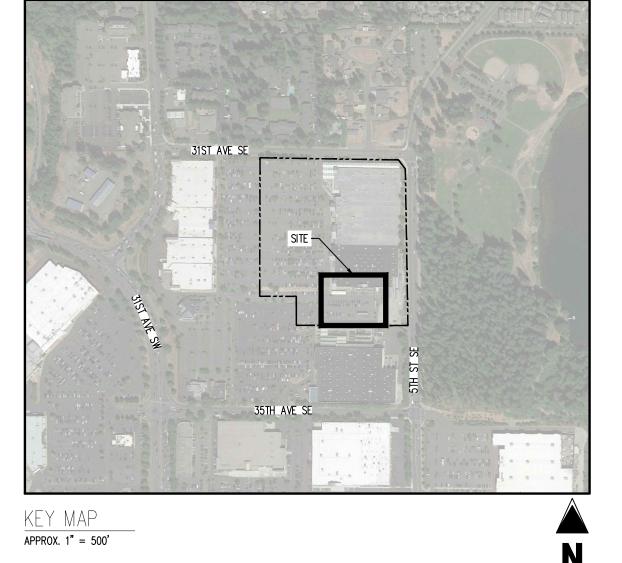
PICKUP **DEMOLITION** SITE PLAN



HORIZONTAL CONTROL PLAN

APPROX. 1" = 20'





LEGEND

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'

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

STANDARDS.

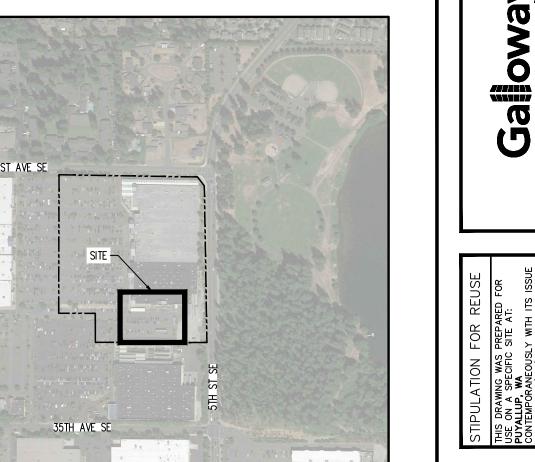
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

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.

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



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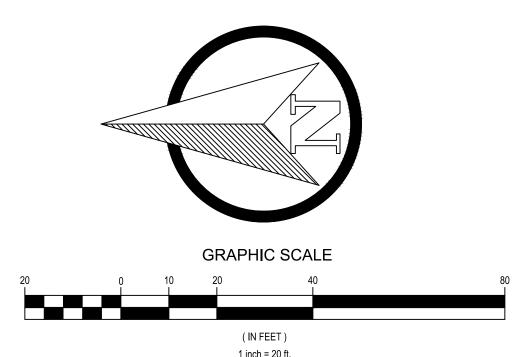
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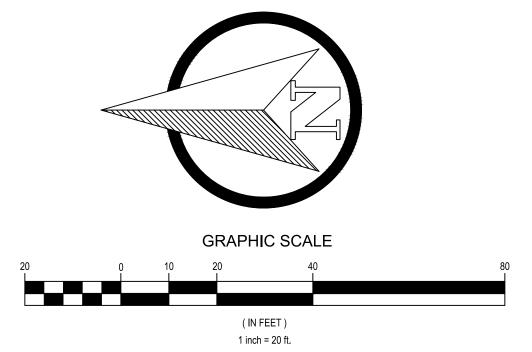


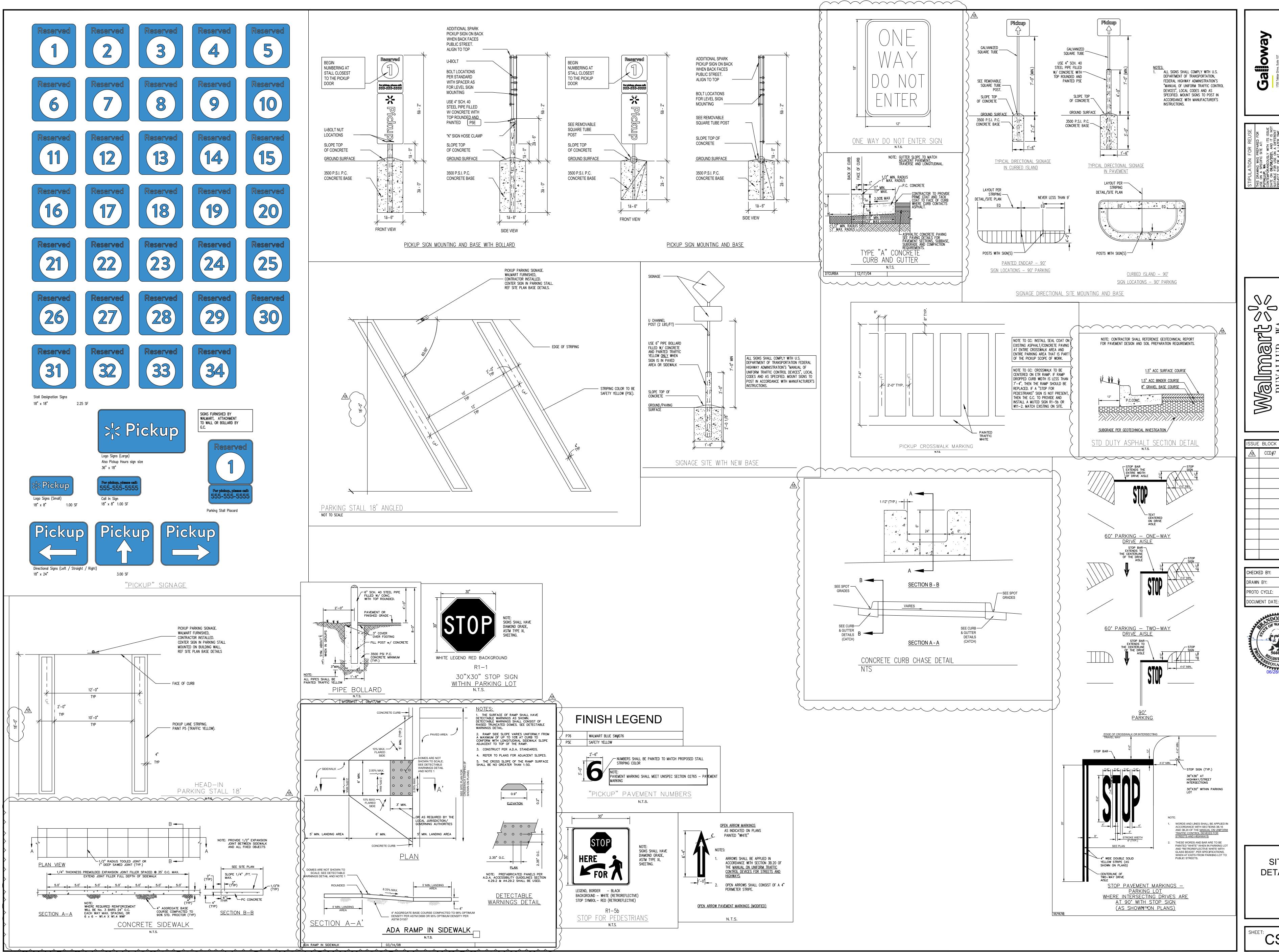
HORIZONTAL CONTROL

PLAN

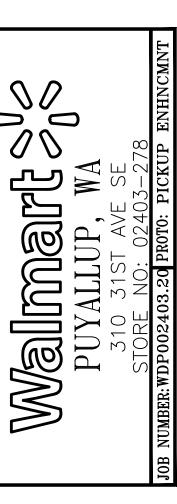
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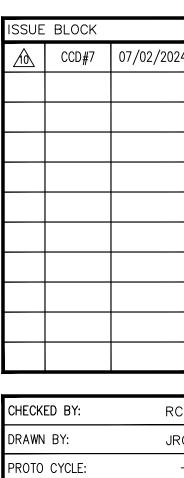


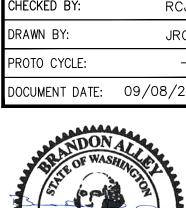






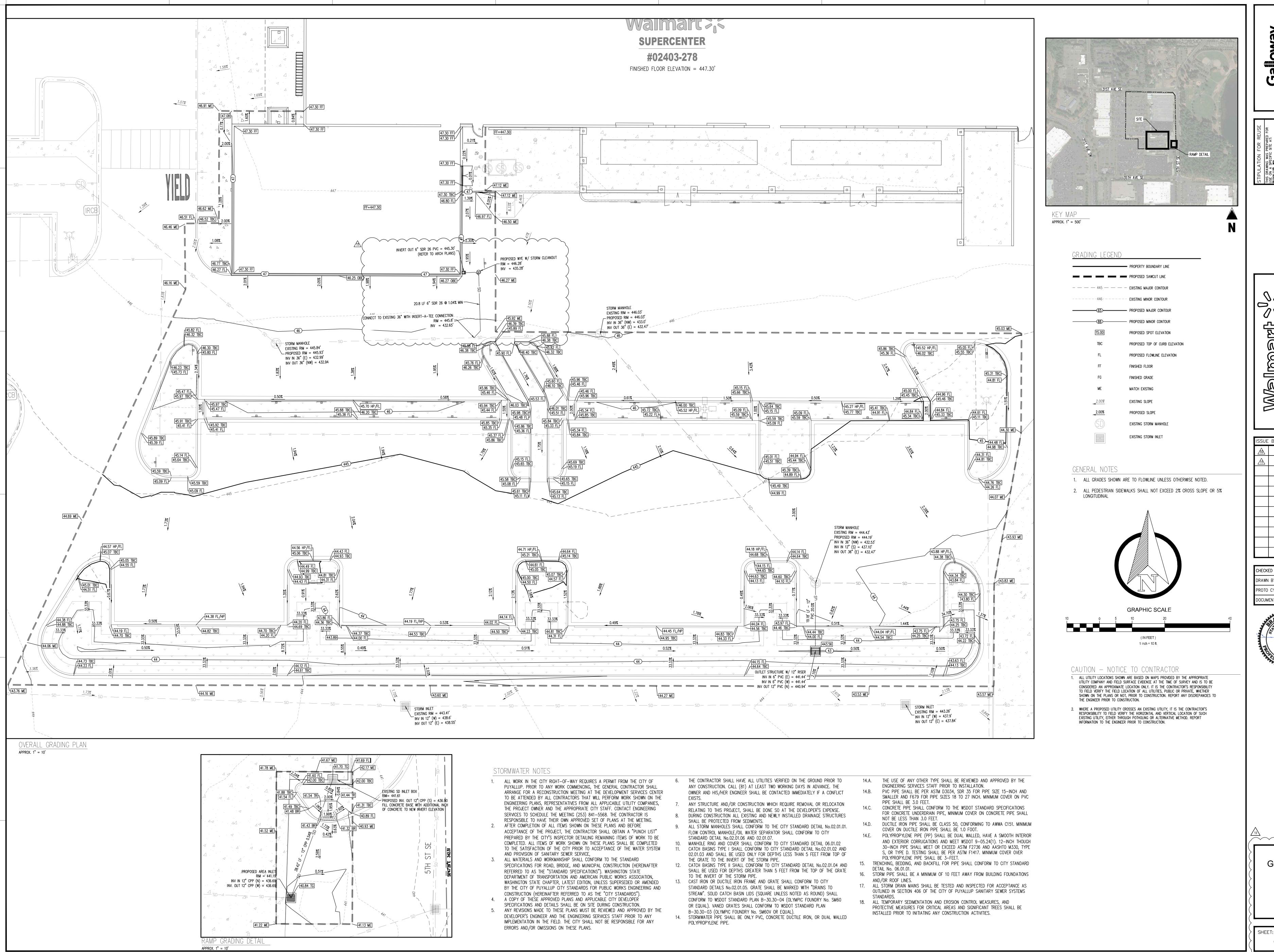




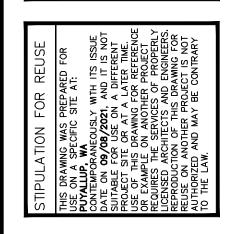




SITE **DETAILS**



1755 Telstar Drive, Sulte 107
Colorado Springs, CO 80920
719:900:7220
GallowayUS.com



Wallmare Solve Se store no 2403-278

Were No 2403-278

TWEER: WDP002403.20 PROTO: PICKUP ENHNCMNT

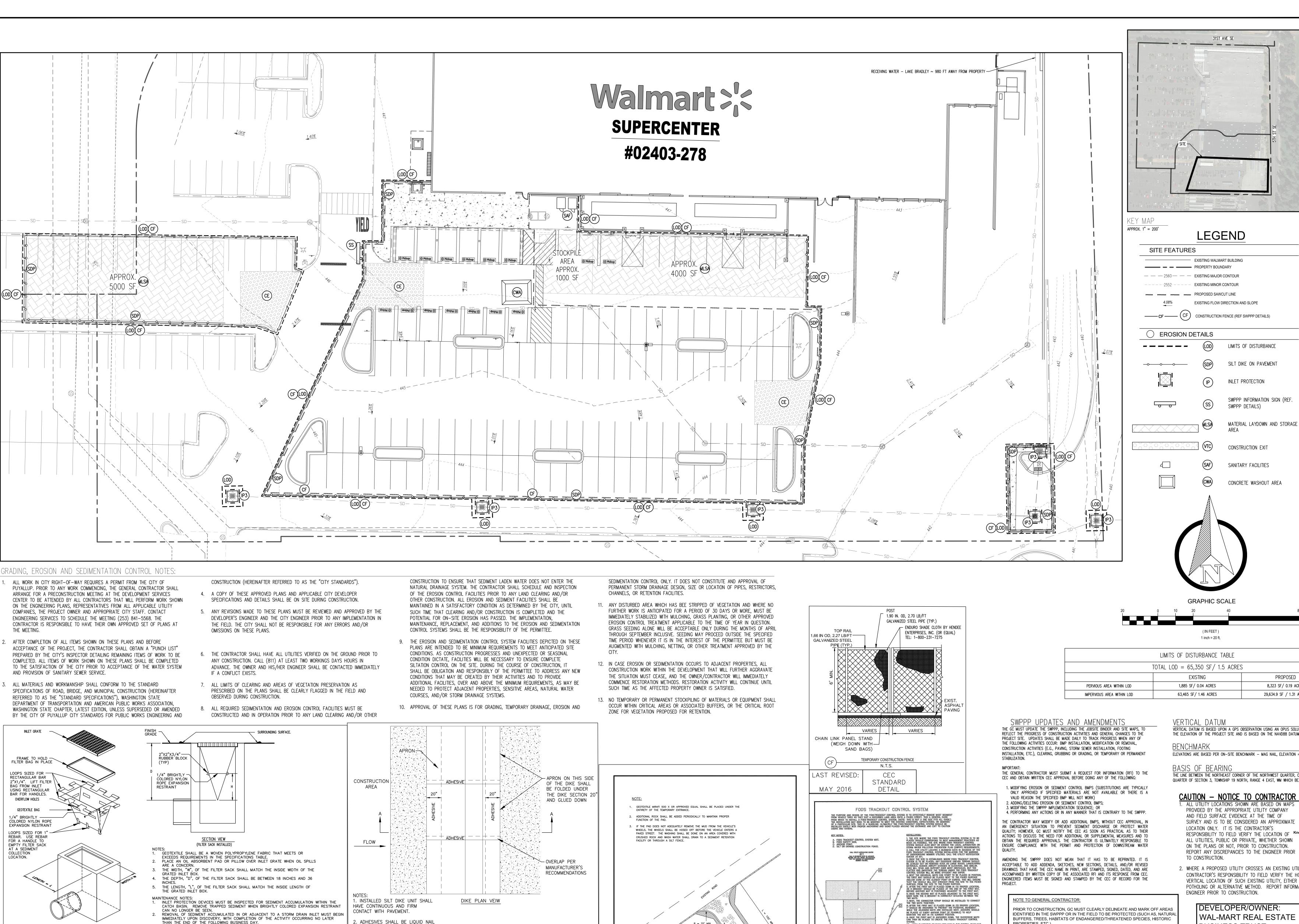
		JOE
SUE	BLOCK	
10	CCD#7	07/02/2024
11	CCD#8	02/12/2025

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



10\ >

> GRADING PLAN



R = 25' MIN

GEOTEXTILE MIRAFI 500X OR EQUAL

PROVIDE FULL WIDTH OF

TEMPORARY CONSTRUCTION

ENTRANCE

TTE APPROVED DATE REVISED SCALE 05.01.

4" - 8" QUARRY SPALLS ---

PUYALLUP

PUBLIC WORKS DEPARTMENTS

ASPHALT PAVEMENT

. ADHESIVES SHALL BE LIQUID NAIL

OR APPROVED EQUAL FOR CONCRETE

EMULSIFIED ASPHALT FOR ASPHALT

ADHESIVE SHALL BE PLACED WHERE

THE UNITS OVERLAP AND A 20" STRIP

ADHESIVE-

CEC STANDARD

DETAIL

SECTION A-A

SILT DIKE

(ON EXISTING PAVEMENT)

PAVEMENT APPLICATIONS AND

APPLICATIONS.

ALONG BOTH EDGES.

LAST REVISED:

JUNE 2012

INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW

420 PSI 45 LBS 90 % 20 US SIEVE

| 200 GAL/MIN/SQ FT 1.5 SFC -1

4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.

ASTM D-4632 ASTM D-4632 ASTM D-4833 ASTM D-3786 ASTM D-4533 ASTM D-4355 ASTM D-4751 ASTM D-4491 ASTM D-4491

FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE PROPERTIES TEST NETHOD UNITS

SIGNS OF UNDERMINING OR DETERIORATION.

MULLEN BURST
TRAPEZOID TEAR
UV RESISTANCE
APPARENT OPENING SIZE
FLOW RATE
PERMITTIVITY

INLET PROTECTION FILTER SACK

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

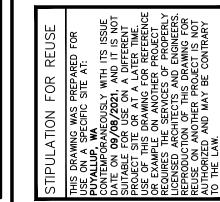
ISOMETRIC VIEW

ASTM D-4632 ASTM D-4632

40 US SIEVE ' 40 GAL/MIN/SQ FT 155 SEC -1

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

GRAB TENSILE STRENGTH
GRAB TENSILE ELONGATION
PUNCTURE
MULLEN BURST
TRAPEZOID TEAR
UV RESISTANCE
APPARENT OPENING SIZE
FLOW RATE
PERMITTIVITY



0

10	CCD#7	07/02/2024
CHECK	ED BY:	RCJ

ISSUE BLOCK

DRAWN BY: PROTO CYCLE: DOCUMENT DATE: 09/08/2



/ERTICAL 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. ELEVATIONS ARE BASED PER ON-SITE BENCHMARK - MAG NAIL, ELEVATION = 445.61" NAVD88

PROPOSED

8,323 SF/ 0.19 ACRES

29,634.9 SF / 1.31 ACRES

SWPPP INFORMATION SIGN (REF

SWPPP DETAILS)

SANITARY FACILITIES

CONCRETE WASHOUT AREA

THE LINE BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, WM WHICH BEARS N87'36'47"W.

<u>CAUTION - NOTICE TO CONTRACTOR</u> . 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 LOCATION OF Know what's below. ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN Call before you dig. ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR

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.

DEVELOPER/OWNER: WAL-MART REAL ESTATE **BUSINESS TRUST** 72716-5570 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716 (479) 360-4749 SITE OPERATOR/GENERAL CONTRACTOR:

ONCE THE FIRST MAT IS ANCHORED DOWN, THE SUCCESSIVE MATS AN THEN BE PLACED TO CREATE THE FODS® TRACKOUT CONTROL

MEEN THE MATS.

AFTER INSTALLATION OF THE FODS TRACKOUT CONTROL SYSTEM,
S SAFETY SIGNS SHOULD BE PLACED AT THE ENTRANCE AND EXIT
IS OF THE FODS TRACKOUT CONTROL SYSTEM.

SIDES OF THE FODS TRACKOUT CONTROL, SYSTEM.

12. A SILT FENCE OR RANGE CONSTRUCTION FINCE SHOULD ALSO BE INSTALLED ON THE SIDES OF THE FODS TRACKOUT CONTROL, SYSTEM TO DIRECT VEHICLES DOWN THE MATS AND BARRICADE. PEDESTRIANS FROM CROSSING THE MATS, PEDESTRIANS SHOULD ALSO USE EXTREME CAUTION WHEN CROSSING THE MATS AS THE SURFACE IS, UNEVEN AND MAY BE DIFFICULT TO WALK ON.

OUT CONTROL SYSTEM AND NOT CUT ACROSS THE MAIS.
ERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THA
HICLE WILL TAKE A SERPENTINE ROUTE DOWN THE LENGTH O
DS TRACKOUT CONTROL SYSTEM.

4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DEICER, ETC.
HOULD BE LITLIZED AS RICCESSARY DURING THE WINTER MONTHS
ND AFTER A SNOW EVENT.

REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS THE REVERSE ORDER OF THE INSTALLATION.

ORDER OF THE INSTALLATION.

2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERNOST POINT OF THE SITE OR THE MAT FUTTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.

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

4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS.

10. THE FODS TRACKOUT CONTROL SYSTEM.

AS TRAING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKUFT OR EXCAVATOR ON TO A TRUCK FOR REMOVAL FROM THE

TYPICAL ONE-LANE LAYOUT

BUFFERS, TREES, HABITATS OF ENDANGERED/THREATENED SPECIES, HISTORIC

CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION

CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF

AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE

GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF

BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE

IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION.

CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.

PROPERTIES, ETC.)

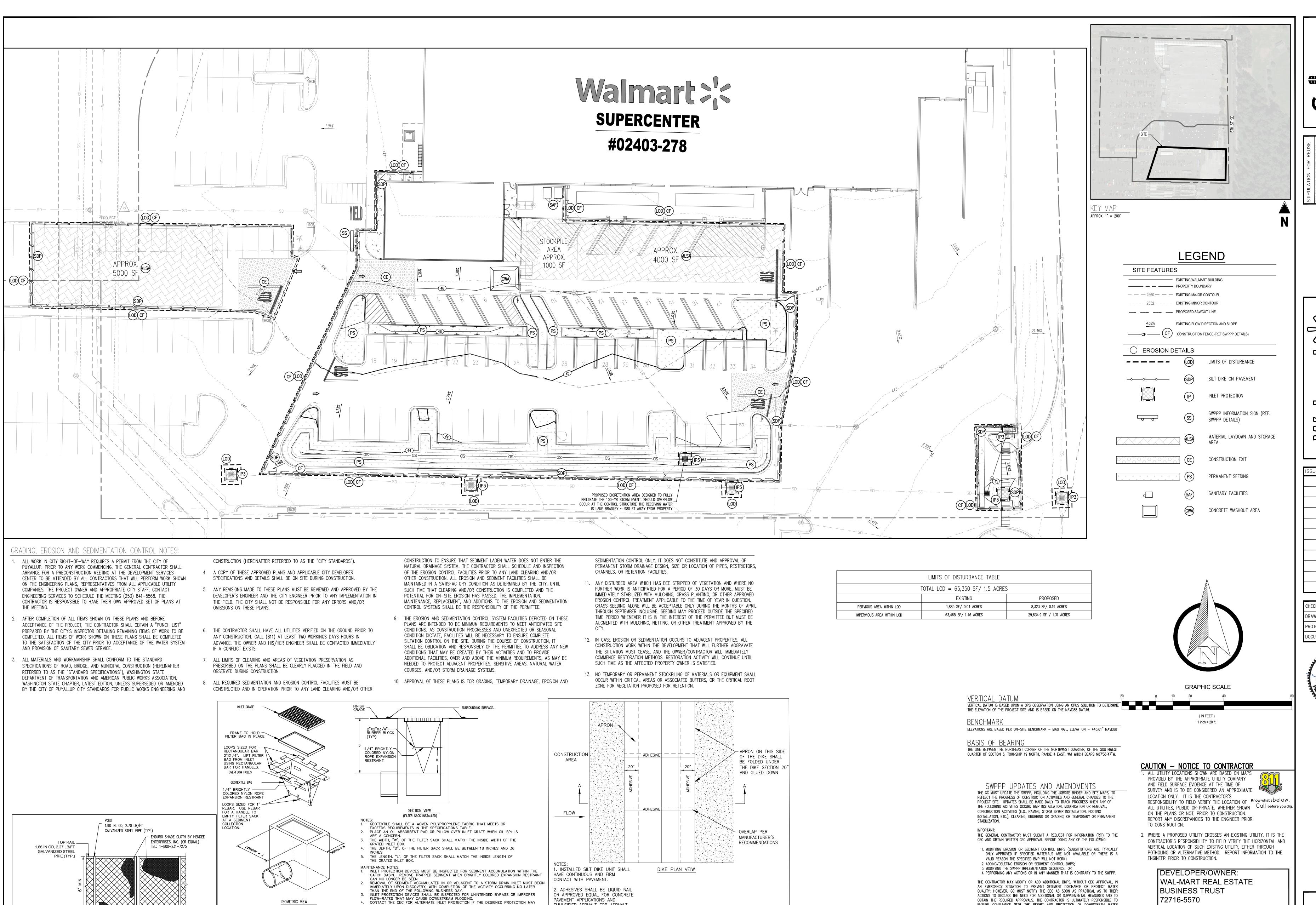
MINIMIZATION OF DISTURBED AREAS:

CONSTRUCTION SITE.

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

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

 $\overline{}$



EMULSIFIED ASPHALT FOR ASPHALT

ADHESIVE SHALL BE PLACED WHERE

THE UNITS OVERLAP AND A 20" STRIP

ADHESIVE-

FLOW

CEC

DETAIL

STANDARD

APPLICATIONS.

ALONG BOTH EDGES.

LAST REVISED:

JUNE 2012

IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE

5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

135 LBS 420 PSI 45 LBS 90 % 20 US SIEVE

200 GAL/MIN/SQ FT

THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.

TEST NETHOD UNITS

ASTM D-4632 ASTM D-4632 ASTM D-4833 ASTM D-4336 ASTM D-4353 ASTM D-4751 ASTM D-4491 ASTM D-4491

UV RESISTANCE
APPARENT OPENING SIZE
FLOW RATE
PERMITTIVITY

INLET PROTECTION FILTER SACK

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

TEST METHOD UNITS

ASTM D-4355 ASTM D-4751 ASTM D-4491 ASTM D-4491

40 US SIEVE 40 GAL/MIN/SQ FT 0.55 SEC -1

GRAB TENSILE STRENGTH GRAB TENSILE ELONGATION PUNCTURE

UV RESISTANCE
APPARENT OPENING SIZE
FLOW RATE
PERMITTIVITY

CHAIN LINK PANEL STAND.

LAST REVISED:

MAY 2016

(WEIGH DOWN WITH

SAND BAGS)

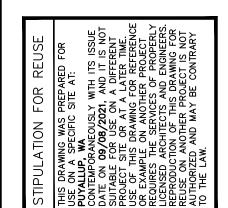
STANDARD

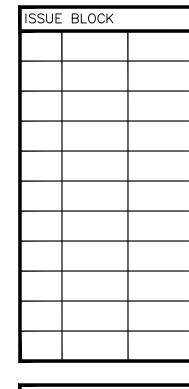
DETAIL

VARIES

N.T.S.

VARIES





DRAWN BY: PROTO CYCLE: DOCUMENT DATE: 09/08/2



72716-5570 702 SW 8TH STREET MAIL STOP 0505 BENTONVILLE, AR 72716 (479) 360-4749 TE OPERATOR/GENERAL CONTRACTOR:

ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS

ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED

DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE

ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC.

NOTE TO GENERAL CONTRACTOR:

PROPERTIES, ETC.)

ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS

IDENTIFIED IN THE SWPPP OR IN THE FIELD TO BE PROTECTED (SUCH AS, NATURA

BUFFERS, TREES, HABITATS OF ENDANGERED/THREATENED SPECIES, HISTORIC

MINIMIZATION OF DISTURBED AREAS:

CONSTRUCTION SITE.

CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION

. CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF

AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE

GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.

NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF

BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE

IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION.

CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.

ASPHALT PAVEMENT

-ADHESIVE

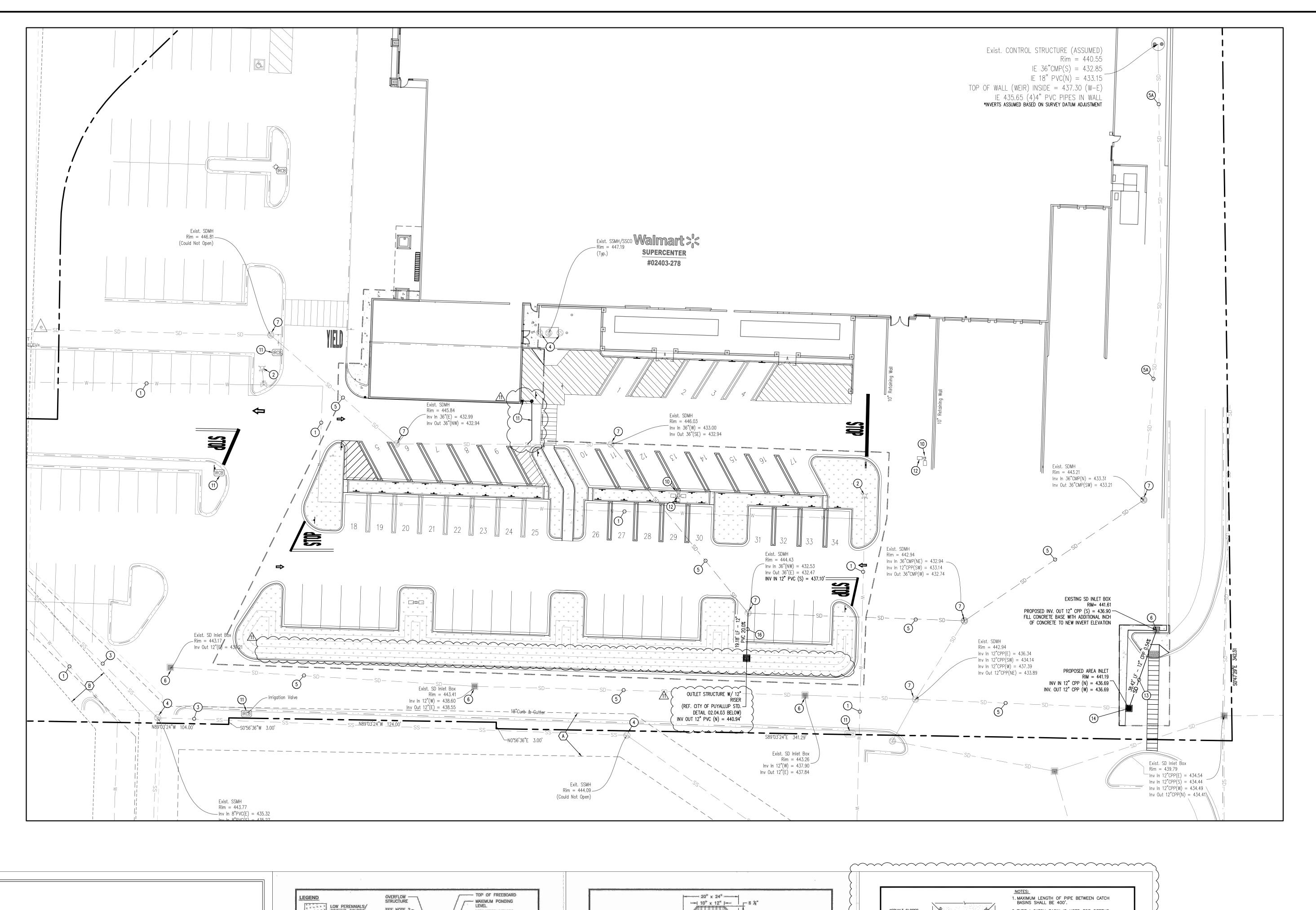
SILT DIKE

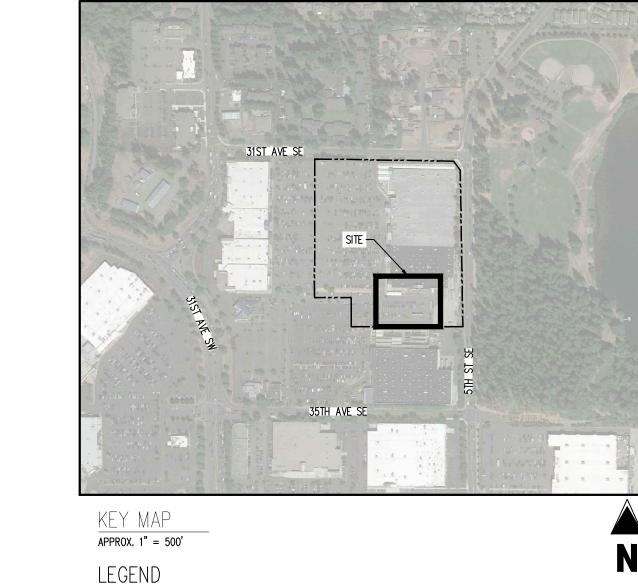
(ON EXISTING PAVEMENT)

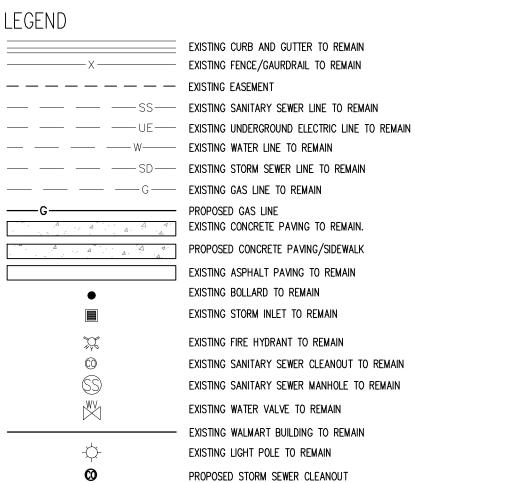
IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

SWPPP PLAN

PHASE 2



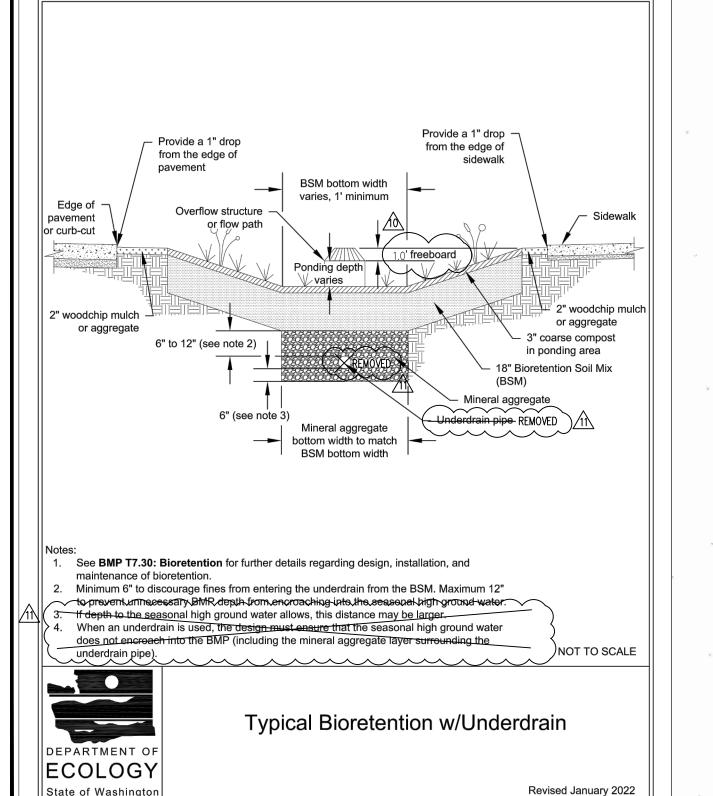




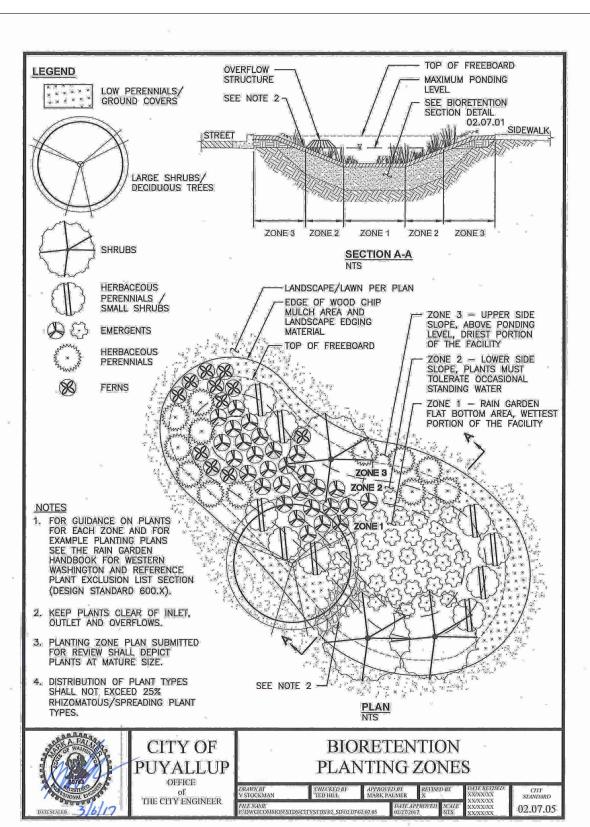
- EXISTING WATER LINE TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING SANITARY SEWER LINE TO REMAIN.
- EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- EXISTING STORM SEWER LINE TO REMAIN.
- EXISTING STORM SEWER TO REMAIN. (LOCATION ASSUMED PER RECORD DRAWING DUE TO BEING OUTSIDE SURVEY LIMITS)
- EXISTING STORM INLET TO REMAIN.
- EXISTING STORM MANHOLE TO REMAIN.
- 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.
- RELOCATED SITE LIGHT PER PHOTOMETRIC PLANS (REF. ELECTRIC SHEET E1.2).
- PROPOSED 12" CPP STORM LINE. PROPOSED CB TYPE 1 STORM INLET.
- PROPOSED 6" SDR 36 PVC ROOF DRAIN. (REF. GRADING PLAN). PROPOSED 12" PVC STORM LINE.

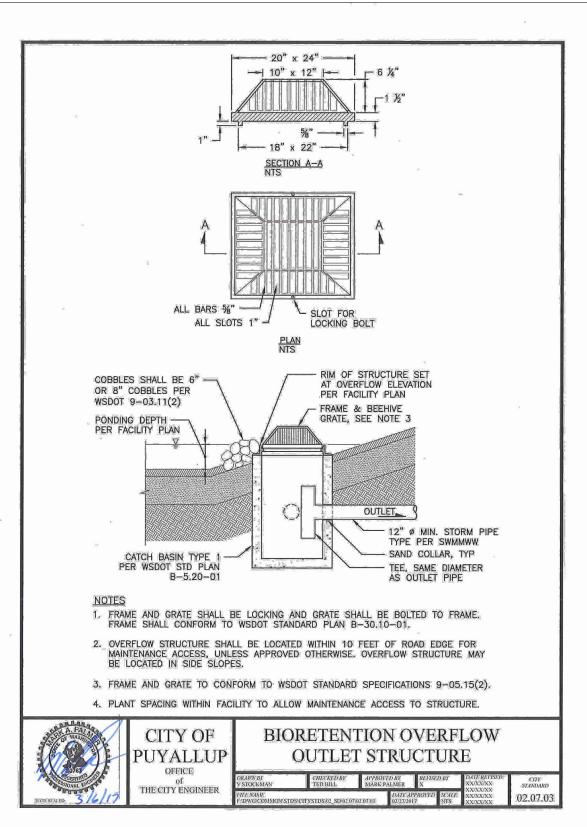
EASEMENT SCHEDULE

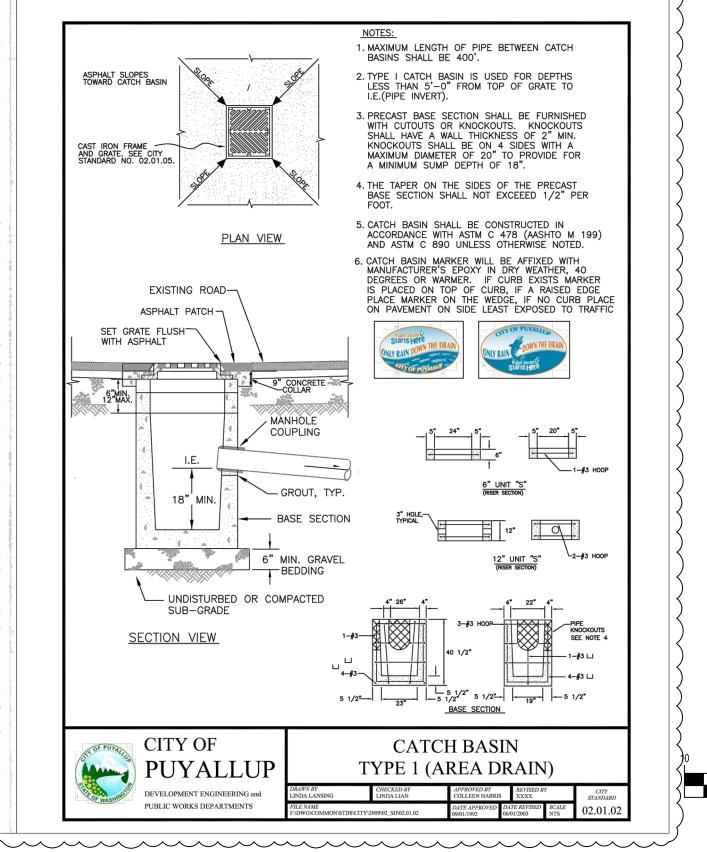
- A 20' SANITARY EASEMENT (RECEPTION NO. 9502281042)
- 20' WATERLINE EASEMENT (RECEPTION NO. 9610150317)

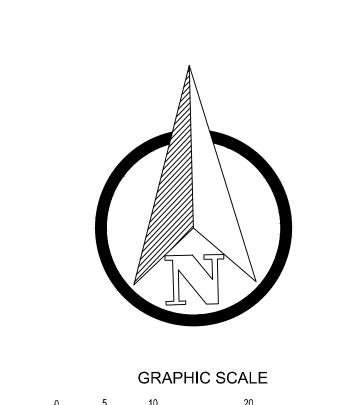


State of Washington









(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 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

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

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.

BENCHMARK

MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

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

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. 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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CONSTRUCTION

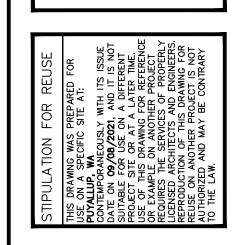
 $\bigcirc \bigcirc \bigcirc$ UTILITY

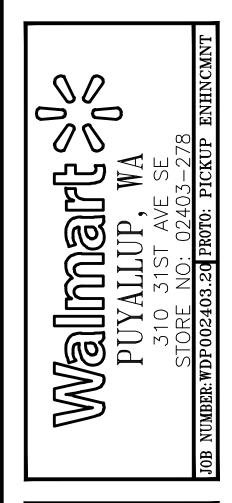
PLAN

1

SHEET REMOVED

1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
779,900,7220
GallowayU.S.com



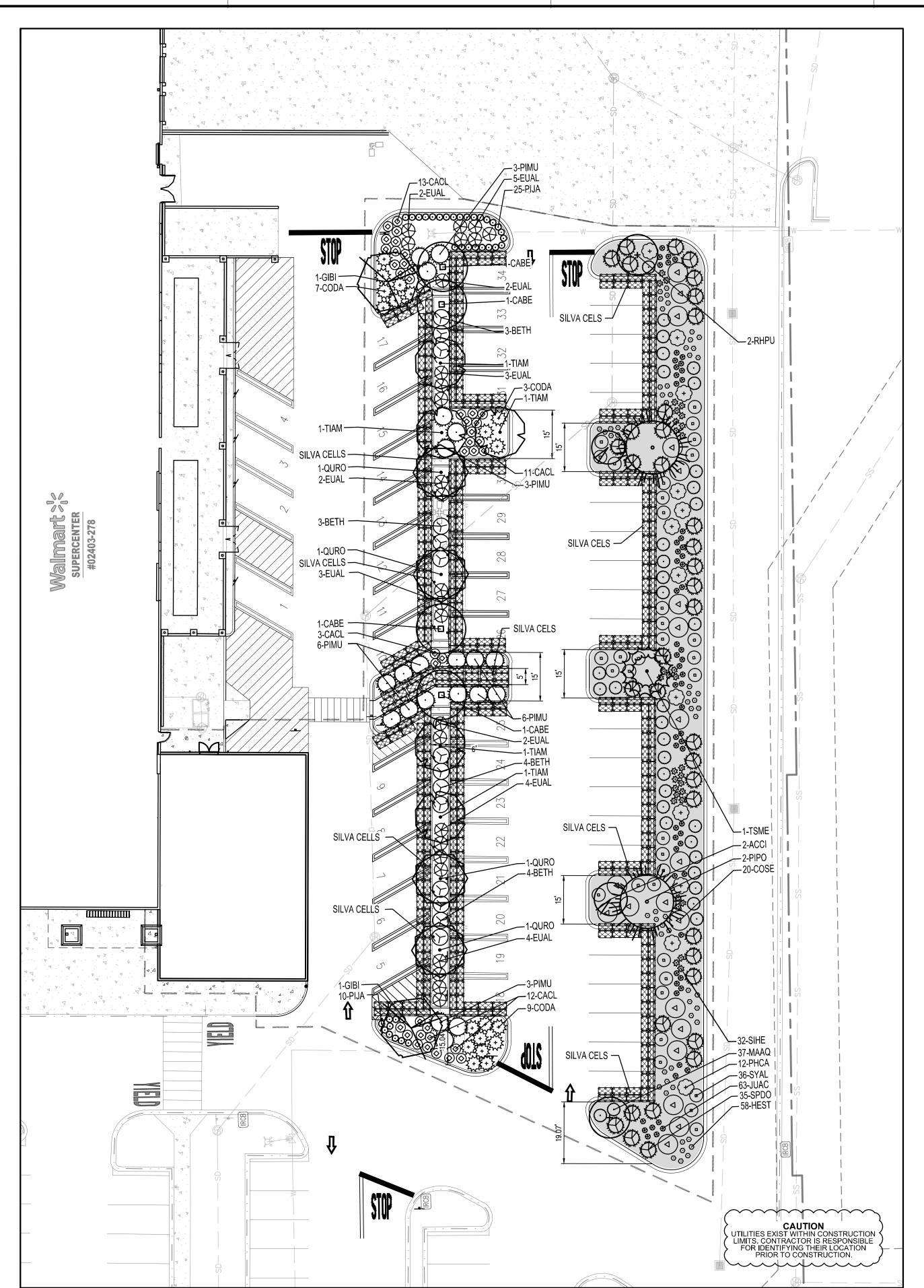


1	PR#1	01/25/22
11	CCD#8	02/12/25

DRAWN BY:	JRC
PROTO CYCLE:	00 /08 /21
DOCUMENT DATE:	09/08/21



STORM 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' WDE 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.

MATURE NATIVE TO MINIMUM LEGEND PLANTING SIZE MATURE WATER USE COVERAGE PUGET SOUND PLANTER STRIP (MINIMUM) SIZE (VL,L,M,H) (SF) REGION WIDTH PER VMS SUN/SHADE QTY ABBREV. BOTANIC NAME COMMON NAME DECIDUOUS TREES 4 CABE CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM 2" CAL. B&B | 35'X25' | SUN 2 QURO QUERCUS ROBUR 'FASTIGIATA' COLUMNAR ENGLISH OAK 2" CAL. B&B | 40'X20' | M 5 TIAM AMERICAN LINDEN SUN TILIA AMERICANA 'BOULEVARD' 2" CAL. B&B | 50'X25' | 4 ULFR ULMUS 'FRONTIER' FRONTIER ELM 2" CAL. B&B | 40'X30' | M NO 6.5' SUN DECIDUOUS SHRUBS 14 BETH BERBERIS THUNBERGII 'ATROPURPUREA NANA' CRIMSON PYGMY BARBERRY #5 CONT. 18-24" | 4'X4' | 39 CACL CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA #5 CONT. 18-24" 3'X3' SUN SUN/PART DWARF BURNING BUSH #5 CONT. 18-24" 5'X4' 540 NO N/A 27 EUAL EUONYMUS ALATUS 'COMPACTA' L/M EVERGREEN SHRUBS 19 CODA COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER #5 CONT. 18-24" 1'X5' 380 21 PIMU PINUS MUGO 'MOPS' MOPS MUGO PINE #5 CONT. 18-24" 5'X6' 735 SUN 35 PIJA PIERIS JAPONICA 'MOUNTAIN FIRE' MOUNTAIN FIRE PIERIS #5 CONT. 18-24" 2'X2' 280 2"-4" ROCK COBBLE MULCH WITH WOOD 2,893 SF ROCK COBBLE MULCH MULCH RING AROUND ALL PLANT MATERIAL, MULCH N/A SEE PLANTING NOTES & DETAILS DARK BROWN SHREDDED HARDWOOD MULCH N/A WOOD MULCH MULCH NEEDED 206 CY SEE TOPSOIL NOTE ON SHEET L1.1 BIO RETENTION PLANTING LEGEND MATURE NATIVE TO MINIMUM PLANTING SIZE MATURE WATER USE COVERAGE PUGET SOUND PLANTER STRIP (MINIMUM) SIZE (VL,L,M,H) (SF) REGION WIDTH PER VMS SUN/SHADE QTY ABBREV. BOTANIC NAME COMMON NAME 2 PIPO PINUS PONDEROSA PONDEROSA PINE 6' HEIGHT B&B | 60'X30' | TSUGA MERTENSIANA MOUNTAIN HEMLOCK 6' HEIGHT B&B | 30'X15' | 2 ACCI ACER CIRCINATUM VINE MAPLE 2" CAL. B&B | 15'X10' | YES SUN SUN/PART 2 RHPU RHAMNUS PURSHIANA CASCARA 2" CAL. B&B | 30'X15' | M N/A YES 4' SHADE DECIDUOUS SHRUBS

RED TWIG DOGWOOD

COMPACT OREGON GRAPE HOLLY

PACIFIC NINEBARK

DOUGLAS SPIRAEA

TAPER-TIPPED RUSH

STELLA D'ORO DAYLILY

MULCH 4" IN DEPTH

HENDERSON'S CHECKER-MALLOW

DARK BROWN SHREDDED HARDWOOD

SNOWBERRY

#5 CONT. 18-24" | 6'X6' | L/M

L/M

N/A

925

875

YES

N/A

N/A

#5 CONT. 18-24" 6'X4' L/M 720

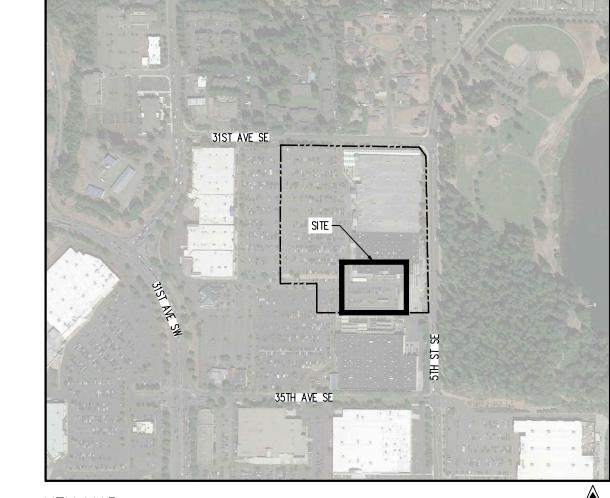
#5 CONT. 18-24" 5'X5'

#5 CONT. 18-24" 3'X5'

#5 CONT. 18-24" 5'X5'

#1 CONT. | 18"X18" | #1 CONT. 24"X24"

MULCH



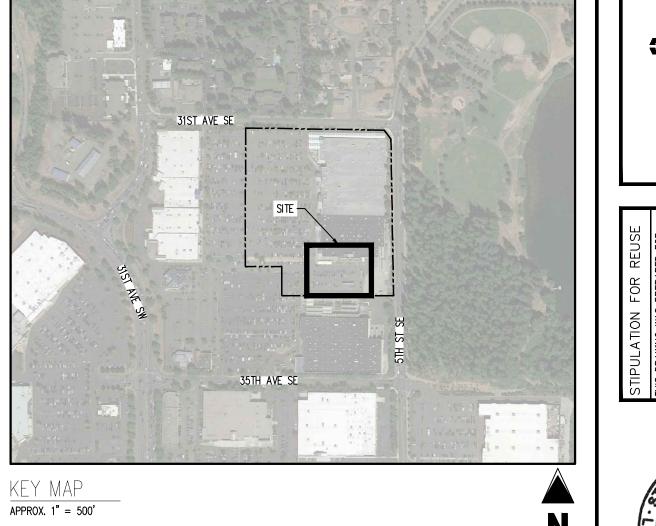
KEY MAP

SUN/SHADE

N/A SUN/SHADE

CAUTION - NOTICE TO C

- ALL UTILITY LOCATIONS SHOWN ARE BASED 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.
- . 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 OF OTHER LITERAL PROPOSED OF ACT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



	N	
CONTRACTOR		07/27/2023
D ON MAPS PROVIDED BY THE APPROPRIATE		

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	BLOCK	
<u> </u>	CCD#7	07/02/2024

CHECKED BY:	KES
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DOCUMENT DATE:	09/08/21



Tree Removal / Replacement Chart Existing trees to be removed:

Proposed Trees:

PLANTING LEGEND

20 COSE CORNUS SERICEA 'BAILEYI'

12 PHCA PHYSOCARPUS CAPITATUS

36 SYAL SYMPHORICARPOS ALBUS

35 SPDO SPIRAEA DOUGLASSI

63 JUAC JUNCUS ACUMINATUS

58 | HEST | HEMEROCALLIS 'STELLA D'ORO'

WOOD MULCH

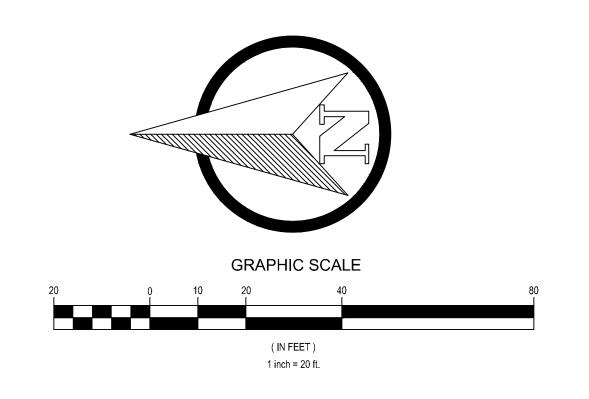
32 SIHE SIDALCEA HENDERSONII

HERBACEOUS PERENNIALS

5,431 SF

37 MAAQ MAHONIA AQUIFOLIUM 'COMPACTA'

EVERGREEN SHRUBS



LANDSCAPE PLAN

www.

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

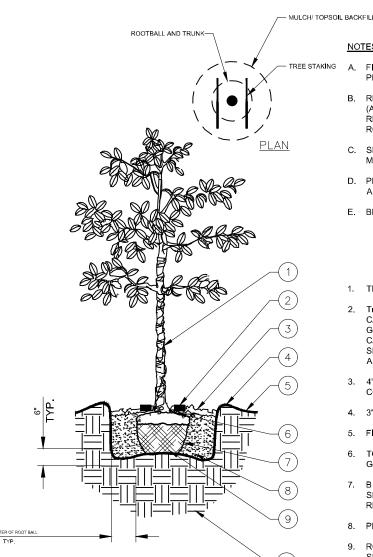
- 14. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 8" OF TOPSOIL. 4" OF TOPSOIL IS ALLOWED AS A TOPDRESSING IN EXISTING LANDSCAPE BEDS. SEE 2900 SPECIFICATION.
- 15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR 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 ALL DAMAGED TWIGS AFTER PLANTING.
- 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
- 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
- AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED. 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



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")

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

INCORPORATION 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.

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 PLACEMENT TO BE APPROVED BY OWNER C. SEE LANDSCAPE NOTES FOR THE TYPE OF

- B. REMOVE BURLAP, WIRE AND STRAPS RESTRICT ROOT GROWTH) ON UPPER 1/3 OF
- MULCH MATERIAL TO USE. D. PRUNE TREE AS DIRECTED BY LANDSCAPE E. BRANCHING HEIGHT TO A.A.N. STANDARDS.
- 2. Tree Frog® RBK40pt FOR UP TO 4" TREE GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK
- AND INSTALLATION REQUIREMENTS. 3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.

SPECIFICATIONS FOR APPROVED MATERIALS

- 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

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.

PREPARED PLANTING SOIL AS

(SEE GRADING PLAN).

MASS/HEIGHT.

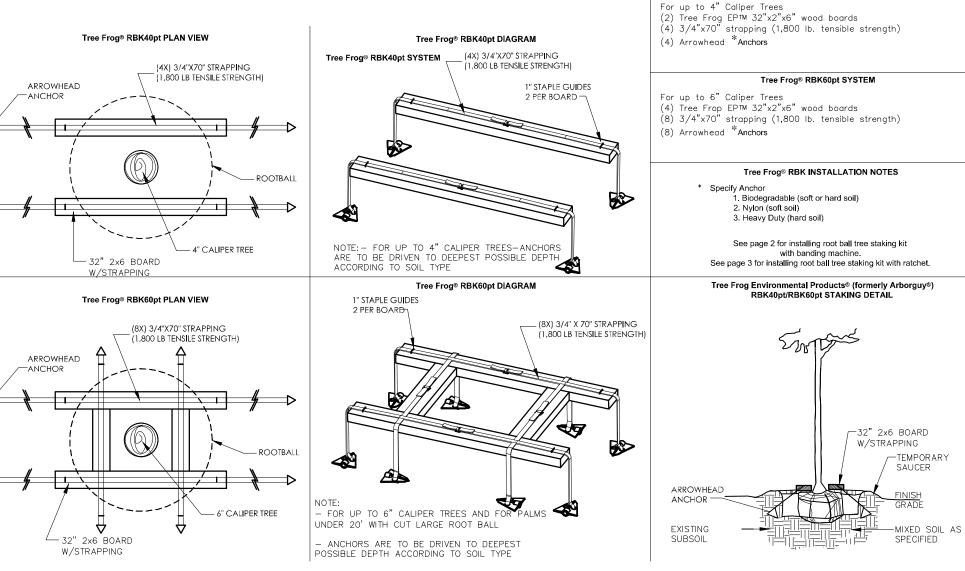
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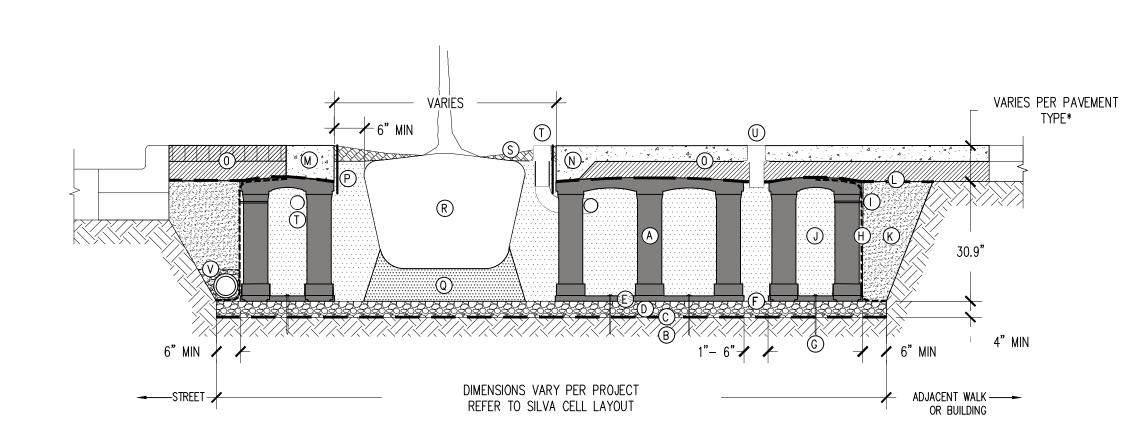
UNDISTURBED SOIL TO PREVENT SETTLING

ROOTBALLS SMALLER THAN 24" IN DIA. MAY

SIT ON COMPACTED EARTH. 10. UNDISTURBED SUBSOIL.

"TREE FROG" TREE STAKING





SILVA CELL SYSTEM 2X

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

(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE ① 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)

(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

(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

3" PAVER + 12" AGGREGATE

4" ASPHALT + 12" AGGREGATE

2.6" PAVER + 5" CONCRETE

4" CONCRETE

J PLANTING SOIL, PER PROJECT SPECIFICATIONS, (P)DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS Q PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION

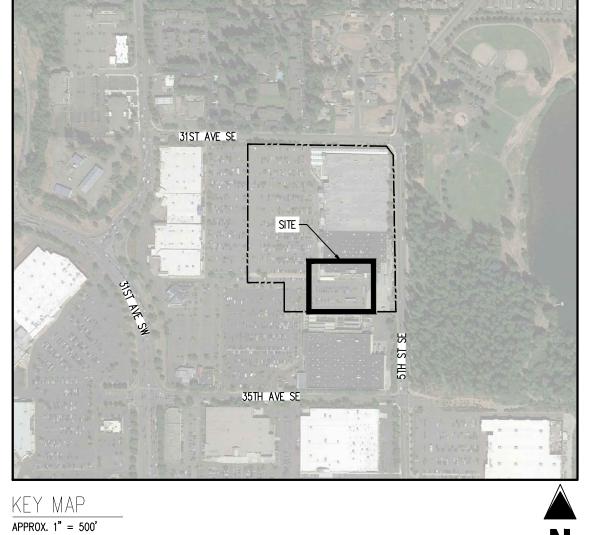
PROVIDE SUPPLEMENTAL IRRIGATION

DO NOT SCALE DRAWINGS

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

(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS) S EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S





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

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" THICK "PERMANENT" MULCH LAYER.

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.

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.

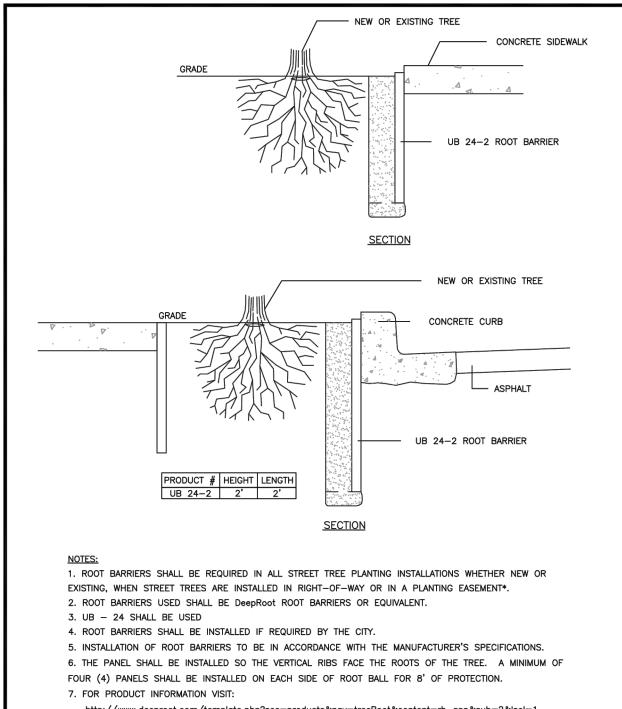
E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.

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:

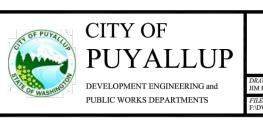
A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.

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.

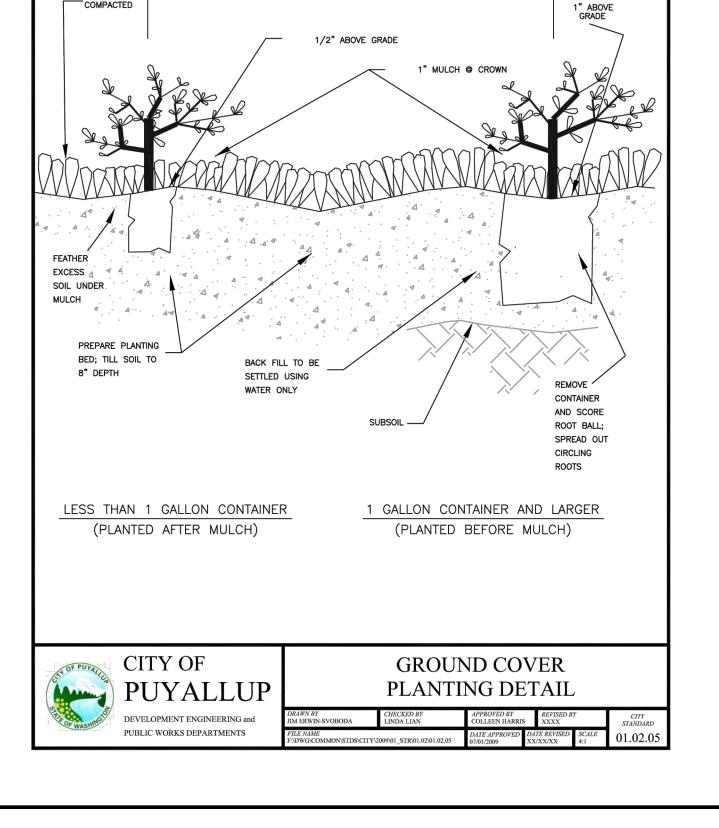


http://www.deeproot.com/template.php?sec=products&nav=treeRoot&content=rb_app&sub=2&lsel=1 *"PLANTING EASEMENT" SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A

PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

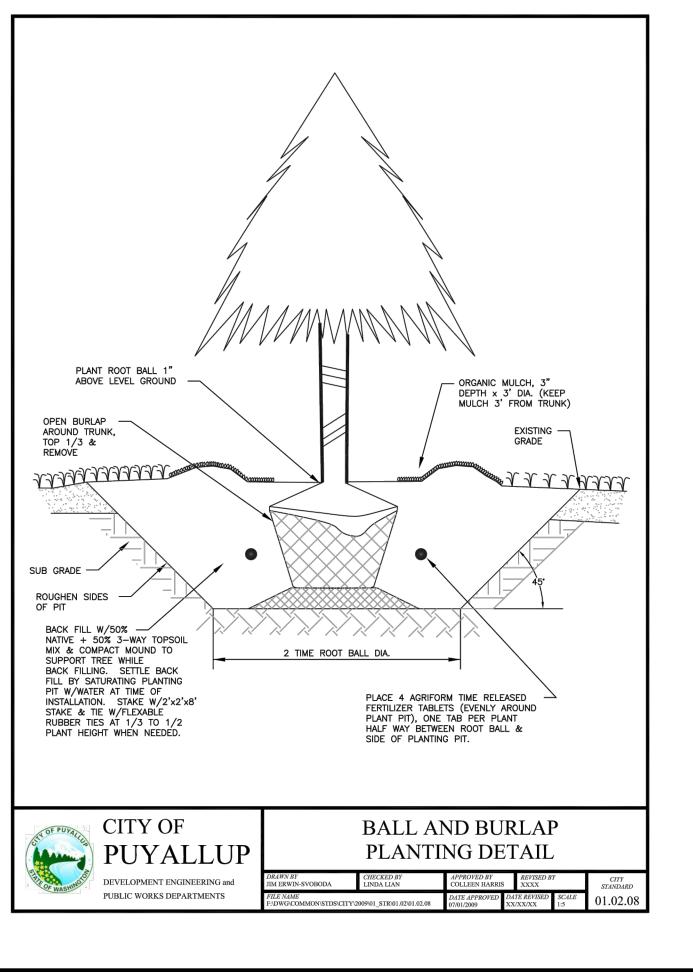


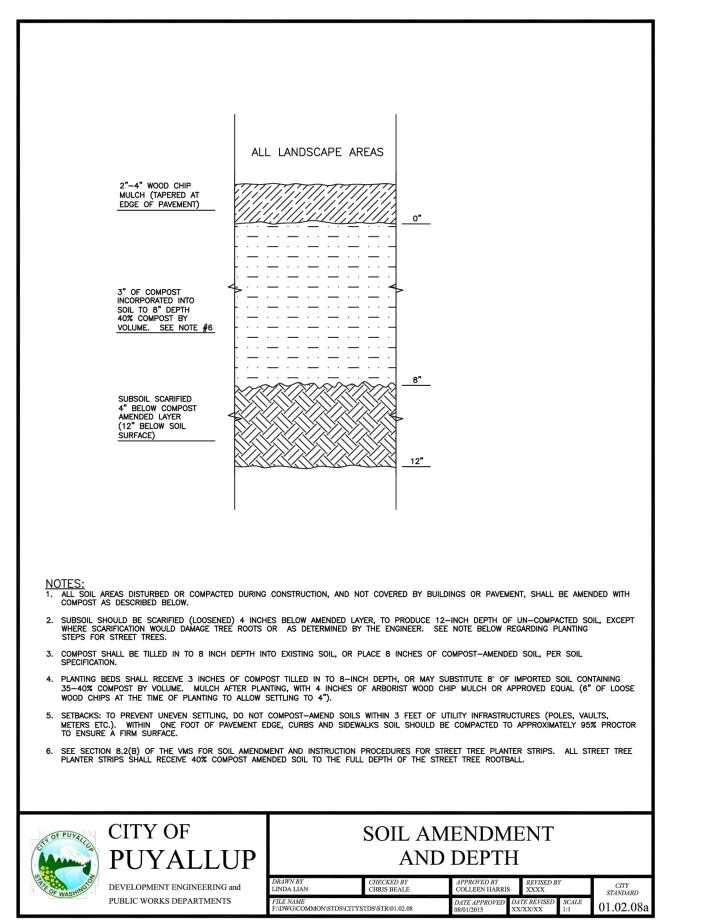
ROOT BARRIER DETAIL



SEE PLANT LIST

FOR PROPER SPACING

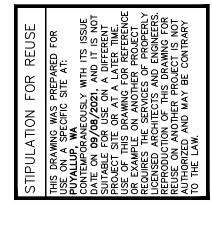




CAUTION - NOTICE TO CONTRACTOR

. 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.

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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LANDSCAPE **NOTES AND DETAILS**

www.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
DRIP SYST	EM			
POINT SOURCE EMITTERS	RAINBIRD	FOR LANDSCAPE BED AREAS - XBS-XXX	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 ANI PLANTS, 5 GALLON: UPRIGHT JUNIPERS, 10 TREES, 1" TO 2-1/2" CA TREES, 3" TO 4" CALIPE	2, XB-10PC - (2 GPH) EMITTERS PER PLANT I-15 GALLON: 3, XB-10PC - (3 GPH) EMITTERS PER TREE LIPER: 4, XB-10PC - (4 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

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

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

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

LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM

24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL

26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH

27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3'

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 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

32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE

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

C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.

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

36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY

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

38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.

TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.

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"

WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE

HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN

A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE

B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE

31 ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURE AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER

AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS

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

25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.

FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.

MORE THAN ONE VALVE PER VALVE BOX.

GRADE OF THE AREA TO BE IRRIGATED.

FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.

ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.

FROM BACK OF CURB AND EDGE OF PAVEMENT.

CRITICAL ROOT ZONE OF ANY TREE.

ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.

PLACED INSIDE EACH CONTROLLER BOX.

E. ONE OF EACH TYPE OF VALVE INSTALLED.

WITH NOTING ANY OTHER PERTINENT INFORMATION.

HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

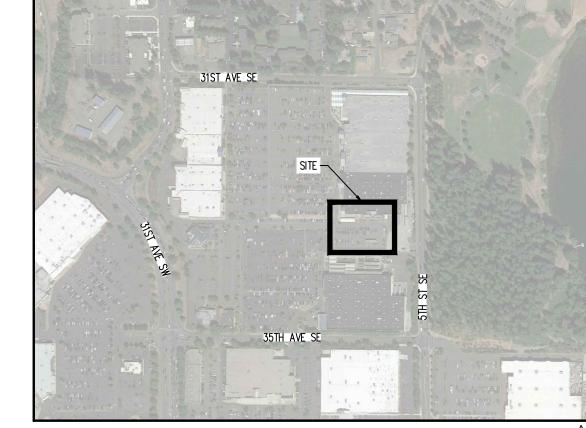
IRRIGATION SYSTEM SINCE INSTALLATION.

. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.

CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN

EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION

- 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

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

GENERAL IRRIGATION NOTES

- 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 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.
- 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

THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL

- 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
- 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

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 FIFLD ADJUSTMENT MAY BE NECESSARY AND MUST BE

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 NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT

AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY

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

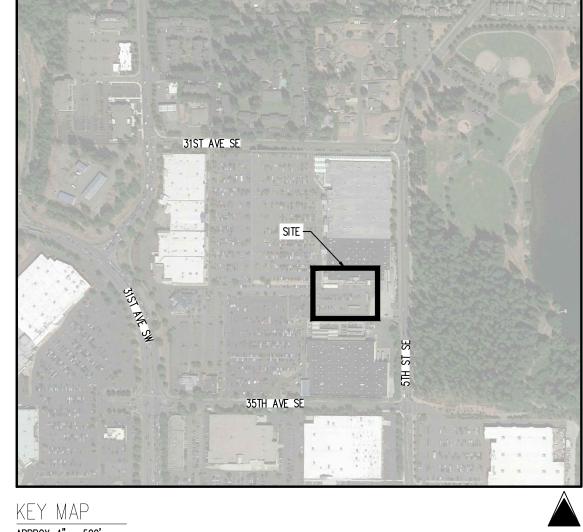
SITE, AND REVIEWING ALL RELATED DOCUMENTS.

- 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.

INDICATED ON THESE PLANS.

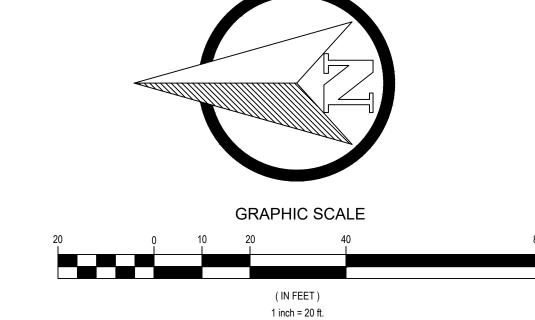
- 2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED 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.

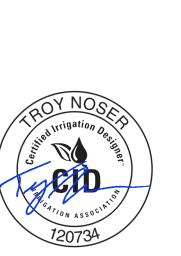


SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT







IRRIGATION PLAN

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CHECKED BY:

PROTO CYCLE:

DOCUMENT DATE: 09/08/2

DRAWN BY:

CCD#7 07/02/2024

IRRIGATION PLAN

1. INSTALL EMITTERS ON OPPOSING

SIDES OF THE ROOT BALL. THREE OR

2. EMITTERS ARE TO BE INSTALLED TO

CLEAR SURFACE BY A MINIMUM OF 1"

3. FLUSH ALL LINES THOROUGHLY,

PRIOR TO EMITTER INSTALLATION.

4. IF PLANTING ON A 4:1 SLOPE OR

UPHILL SIDE OF ROOT BALL.

TECHNICAL SPECIFICATIONS.

STEEPER, INSTALL BOTH EMITTERS ON

5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE

UNLESS NOTED OTHERWISE WITHIN

INCLUDING EMITTER MICRO-TUBING

MORE EMITTERS SHALL BE EQUALLY

SPACED AROUND ROOT BALL.

AND A MAXIMUM 2'.

EMITTER-STAKE TO EDGE OF

EMITTER TUBING - 60' MAX. LENGTH

DRIP EMITTERS LAYOUT

PLANTING MATERIAL

- EMITTER - REFER TO

MODEL NUMBER.

MULCH LAYER

FMITTER

IRRIGATION SCHEDULE FOR

DRIP EMITTER SCHEDULE.

REFER TO SPECIFICATION FOR MANUFACTURER &

MICRO-TUBING, COLOR

- POLY DRIP TUBING - SEE

- 6" - 10 GAUGE JUTE STAKE

OR APPROVED EQUAL

IRRIGATION LEGEND

(1) 10" DIA ROUND VALVE BOX, BRAND FOUIPMENT TYPE 2 FINISH GRADE (3) POLYPIPE DRIP LINE 4 MANUAL FLUSH BALL BRICK SUPPORTS (3) (6) 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

MANUAL FLUSH DRAIN VALVE SCALE: NOT TO SCALE

UTILITY NOTES

CONSTRUCTION.

(6) SAND BACKFILL 7 PVC LATERIAL SLEEVE SEE PLANS FOR SIZE 8 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES

11) CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS EXTEND SLEEVES INTO LANDSCAPE AREAS 12"

HARDSCAPE

INSTALLATION

9 PVC MAINLINE SLEEVE SEE PLANS FOR SIZE 10 PVC IRRIGATION MAINLINE

1 PAVEMENT SURFACE

TRENCH BACKFILL

CAUTION TAPE

LOCATOR WIRE W/BURIED

(2) FINISH GRADE

PIPE AND SLEEVE

**PVC IRRIGATION LATERAL**