



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./REF NO: PRCCP20220035

1. PROJECT: WALMART PICKUP EXPANSION ADDRESS: 310 31ST AVE
2. OWNER: WAL-MART RE BUSINESS TR 2403 EMAIL: jose.castro@wdpartners.com
3. DESIGN ENGINEER: GALLOWAY EMAIL: brandonalley@gallowayus.com
4. CONTRACTOR: SLETTEN CONSTRUCTION EMAIL: awiedemer@sletteninc.com
5. ORIGINATOR OF REQUEST:
☒ OWNER ☐ DESIGN ENGINEER ☐ CONTRACTOR ☒ CITY OF PUYALLUP
6. DOES THIS REQUEST REQUIRE A DEVIATION FROM AN EXISTING CITY STANDARD? ☐ YES ☒ NO
7. IF YES, PLEASE SUBMIT AN ALTERNATIVE METHODS FOR CONSTRUCTION MATERIALS REQUEST APPLICATION (AMR).
8. IF NO, PLEASE COMPLETE THE FOLLOWING: CS1; CS1A; CS3; CS4; CS5; CS6;
9. APPROVED CIVIL PLAN SHEET NUMBERS AFFECTED: CS7; CS8; L1.0; L1.1; IR1.0
10. WHAT PART OF THE CITY AND/OR DEVELOPMENT INFRASTRUCTURE IS BEING AFFECTED?
☐ ROAD ☒ STORM ☐ WATER ☐ SANITARY ☐ GRADING ☐ EROSION CONTROL
11. DESCRIBE THE CHANGE BEING REQUESTED: (ATTACH ADDITIONAL INFORMATION AS NECESSARY)

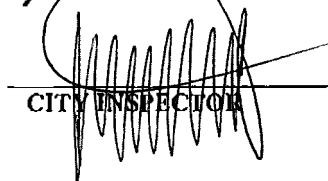
Description of changes documented in accompanying narrative.

12. ALL SIGNATURES ARE REQUIRED TO PROCESS THIS REQUEST UNLESS INITIATED BY THE CITY. FINAL APPROVAL/DENIAL WILL BE MADE BY THE CITY ENGINEER. ALL CHANGES WILL BE FULLY APPROVED/DENIED PRIOR TO ANY WORK ON REQUESTED CHANGES. ANY WORK COMPLETED PRIOR TO APPROVAL IS AT THE RISK OF THE DEVELOPER/CONTRACTOR AND MAY NOT BE APPROVED BY THE CITY ENGINEER.


OWNER


DESIGN ENGINEER


CONTRACTOR


CITY INSPECTOR


CITY REVIEWER

APPROVED / DENIED

3/4/2025

DATE



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

1. 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

1. Sheet Added

CS5: Sediment and Erosion Control Initial Plan

1. 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.

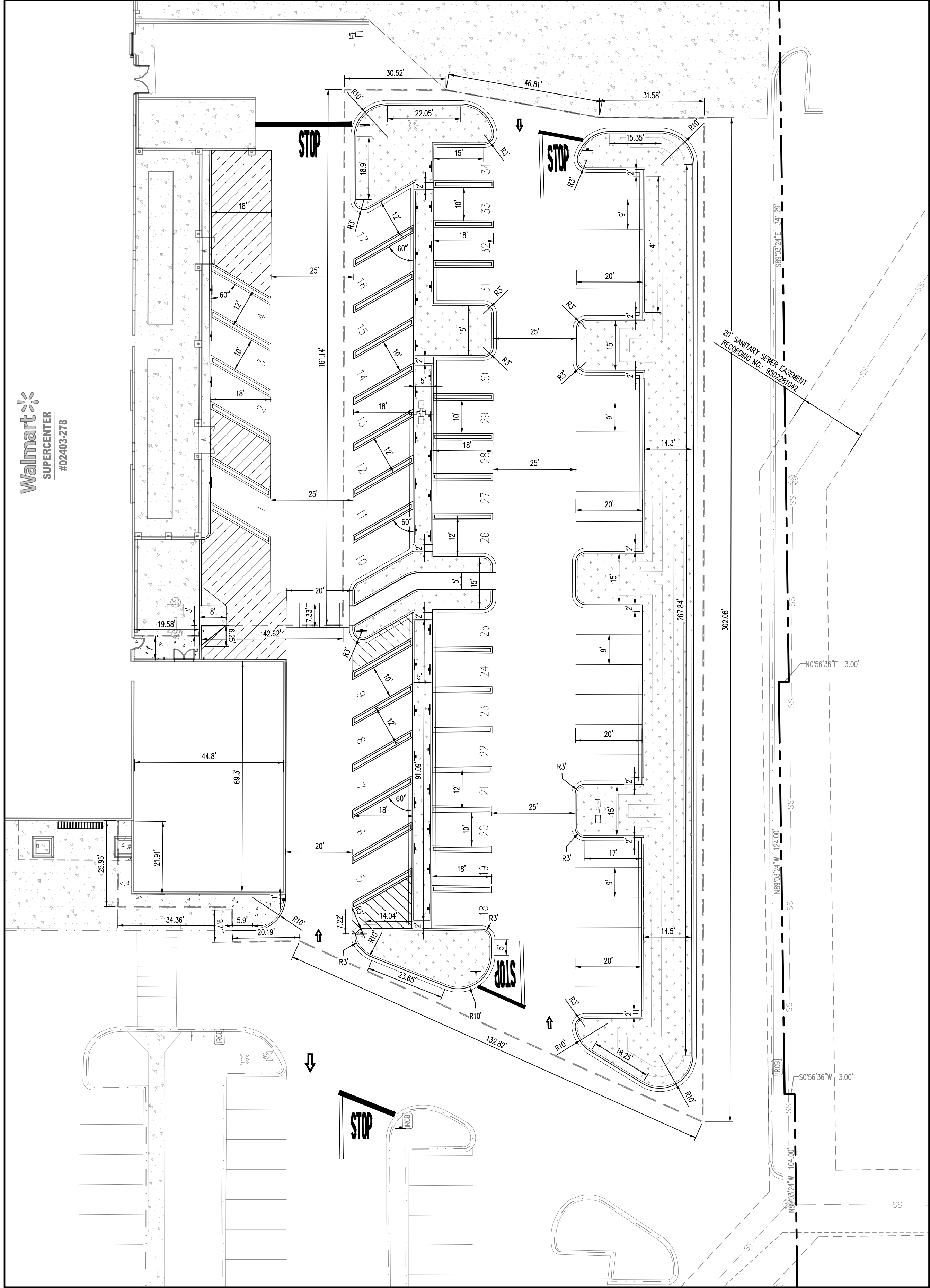
6008 – CS8 Storm Plan

1. Add "Sheet Removed" to plan.

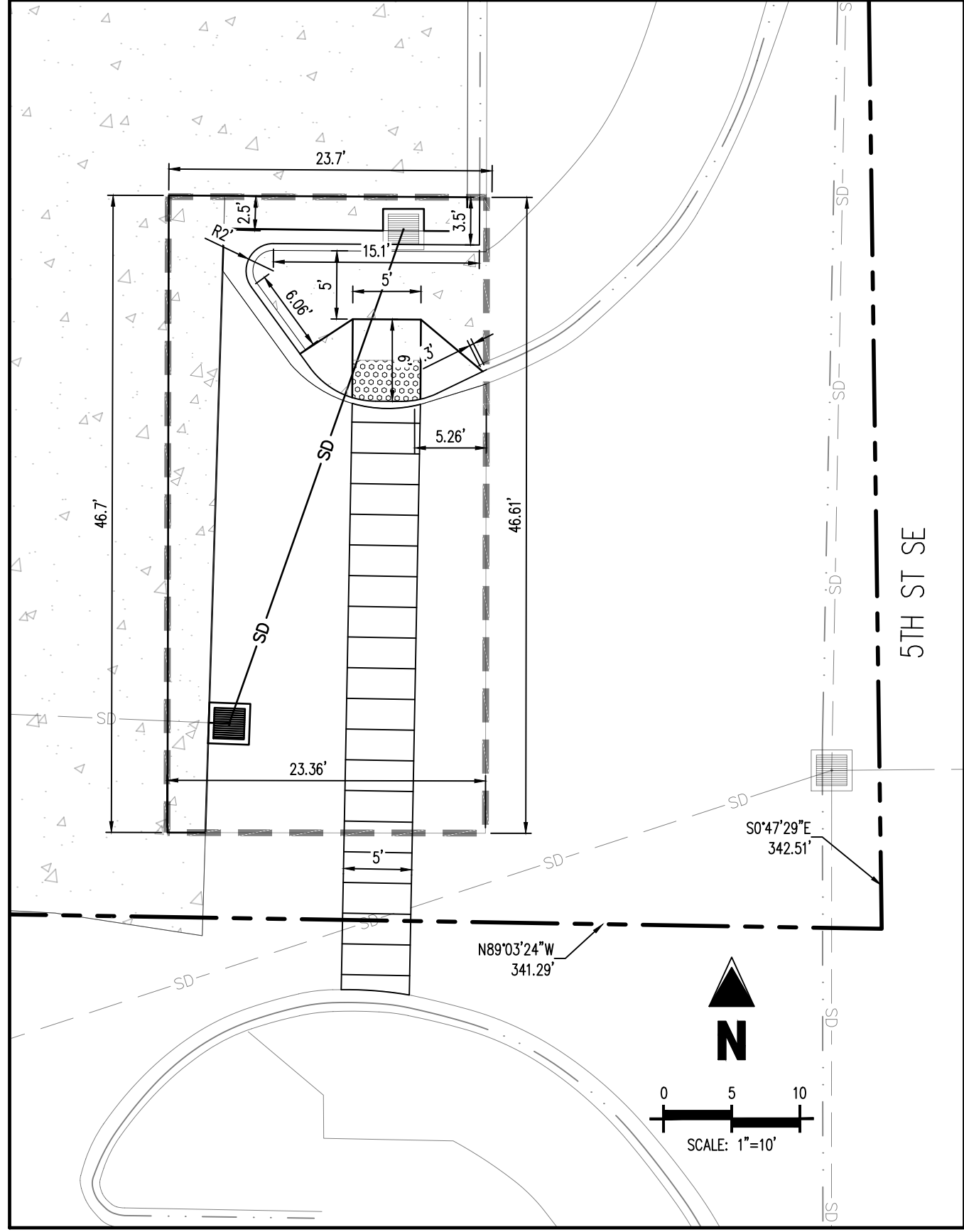
Please contact me with any questions you may have at 614 634-7481

Thanks,
Christian LaPointe
Project Manager, Architecture

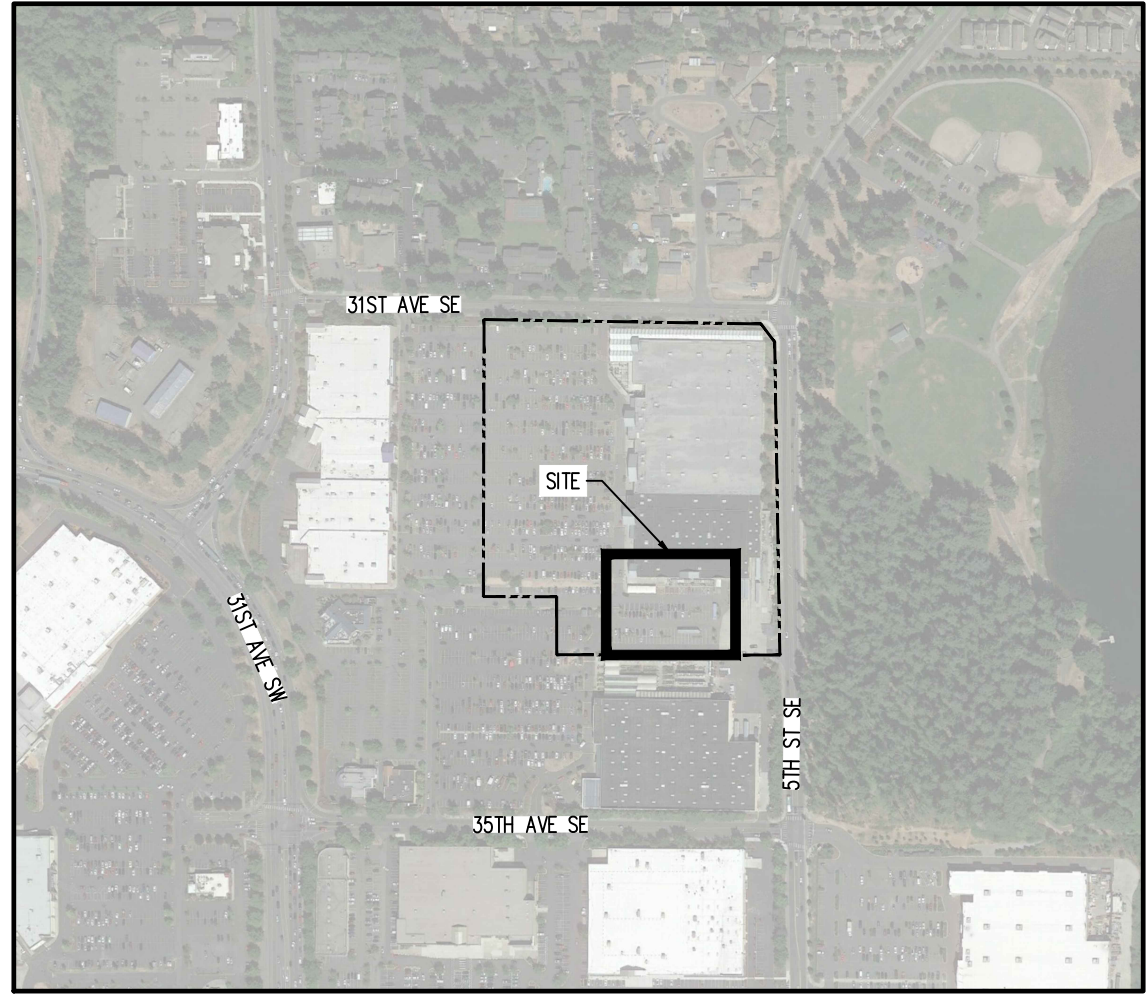
A
B
C
D
E
F



HORIZONTAL CONTROL PLAN
APPROX. 1" = 20'



5TH ST SE INGRESS/EGRESS - HORIZONTAL CONTROL PLAN
APPROX. 1" = 10'



KEY MAP
APPROX. 1" = 500'

LEGEND

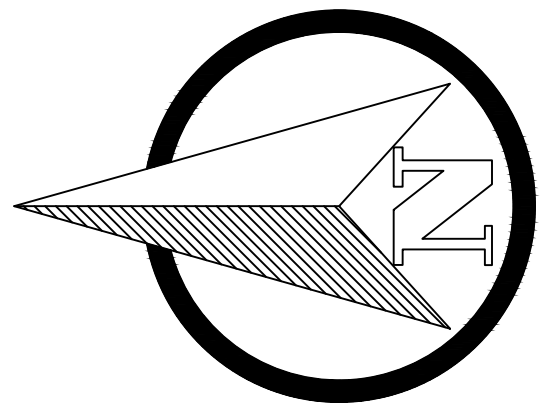
---	PROPERTY BOUNDARY LINE
- - - -	PROPOSED SAWTOOTH LINE
---	EXISTING BUILDING
---	EXISTING CURB AND GUTTER TO REMAIN
---	PROPOSED CURB AND GUTTER
---	EXISTING ASPHALT PAVEMENT TO REMAIN
---	EXISTING CONCRETE PAVEMENT TO REMAIN
---	PROPOSED CONCRETE PAVEMENT
○	PROPOSED SIGN
●	PROPOSED BOLLARD

BENCHMARK INFORMATION

ON SITE BENCHMARK: MAG NAIL
NAVD88 ELEVATION = 445.61'

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- 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 BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Galloway

1755 Main Drive, Suite 107
Puyallup, WA 98443
736.883.2225
galloway.com

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR THE PROJECT OF THE CITY OF PUYALLUP, WA. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLOWAY. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PUYALLUP AND THE STATE OF WASHINGTON. GALLOWAY SHALL NOT BE RESPONSIBLE FOR ANY REUSE OF THIS DRAWING.

Walmart
PUYALLUP, WA
310 31ST AVE SE
STORE NO: 02403-278
JOB NUMBER: WDP002403-278 PHOTO: PICKUP ENTINCMNT

ISSUE BLOCK

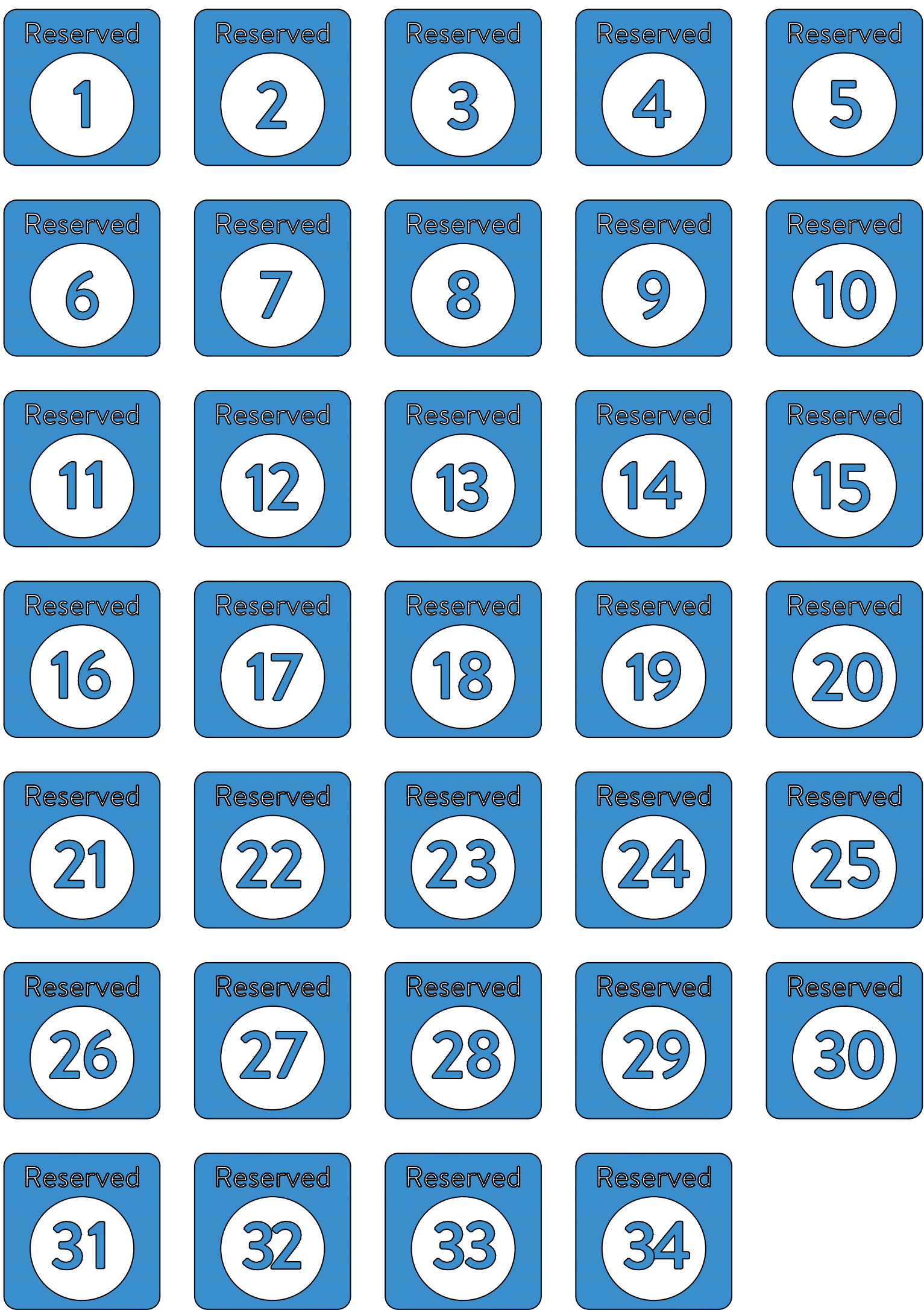
Δ	CCD#7	07/02/2024

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



HORIZONTAL
CONTROL
PLAN

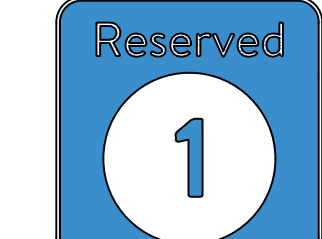
SHEET:
CS1A



Stall Designation Signs
18" x 18"



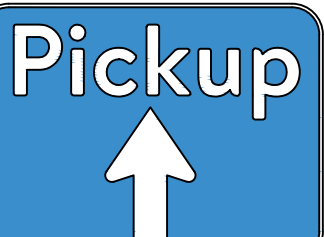
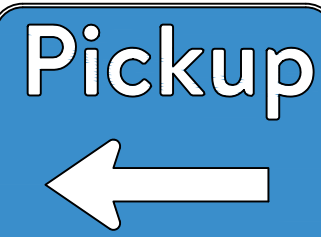
Logo Signs (Large)
Also Pickup Hours sign size
36" x 18"



For photos, please call:
555-555-5555

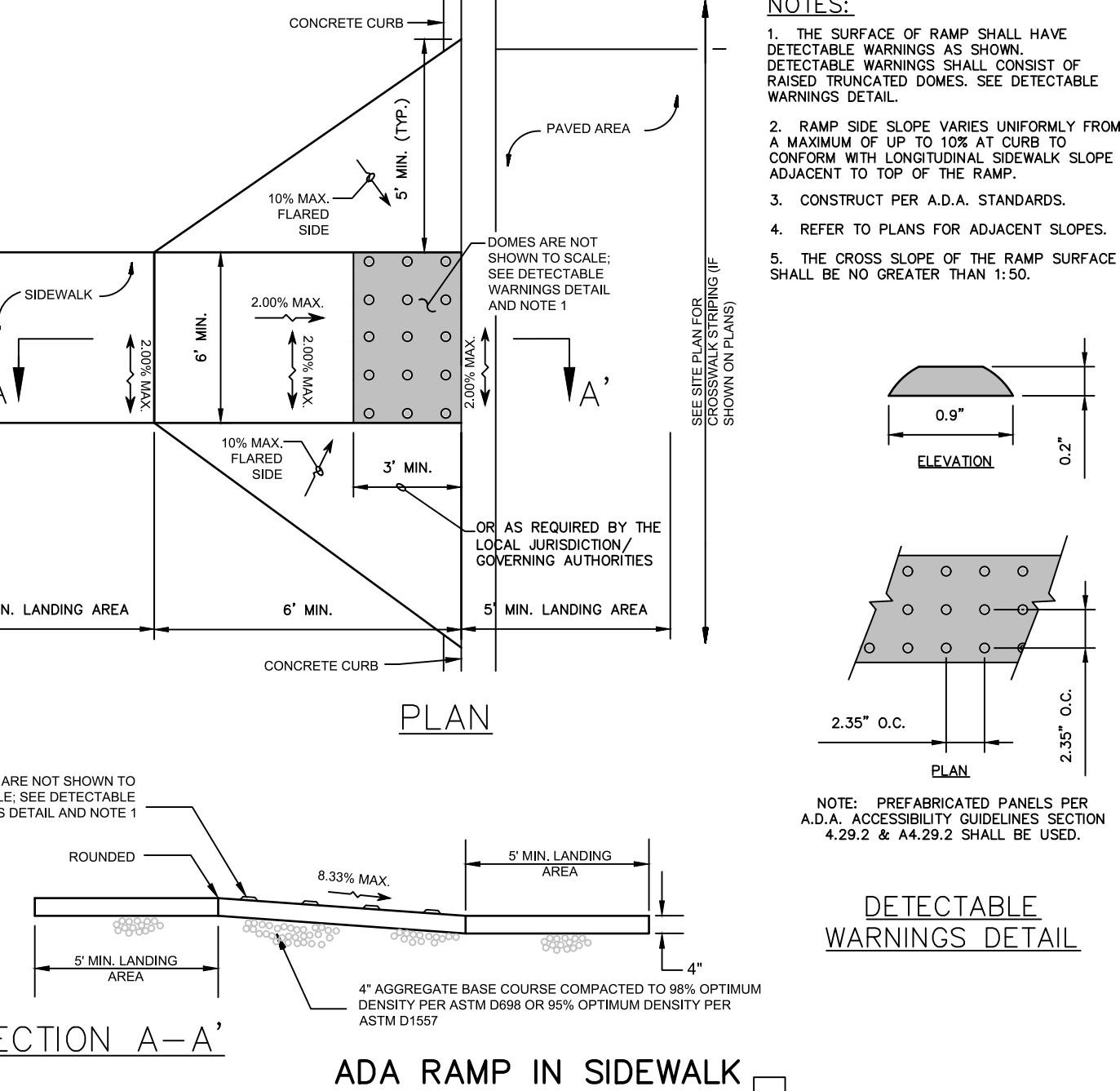
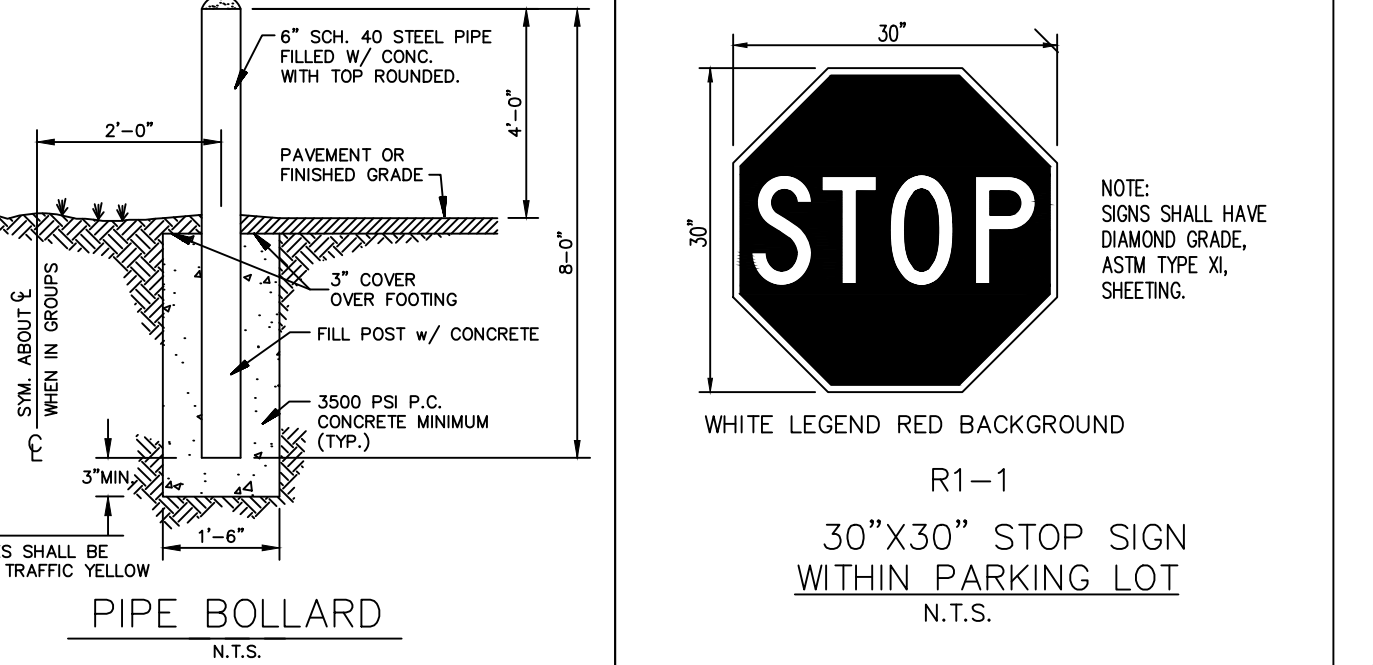
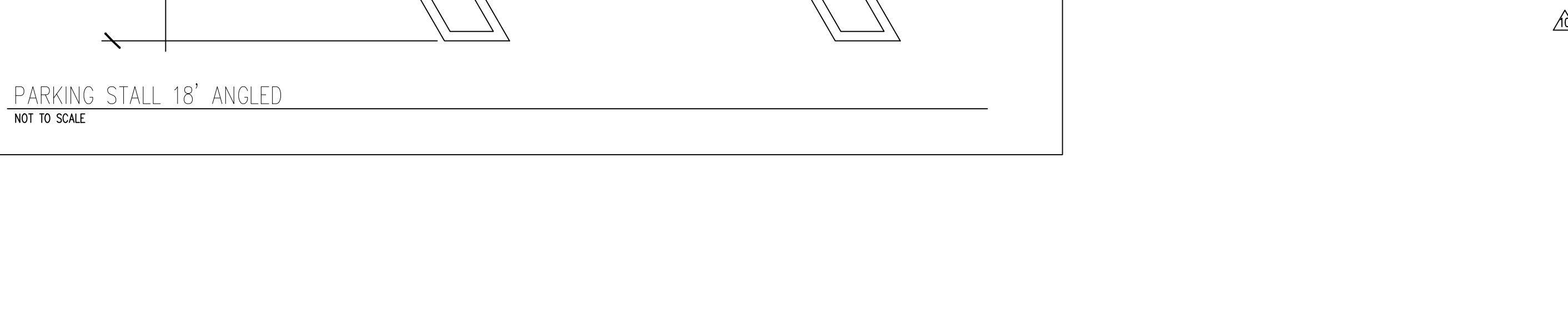
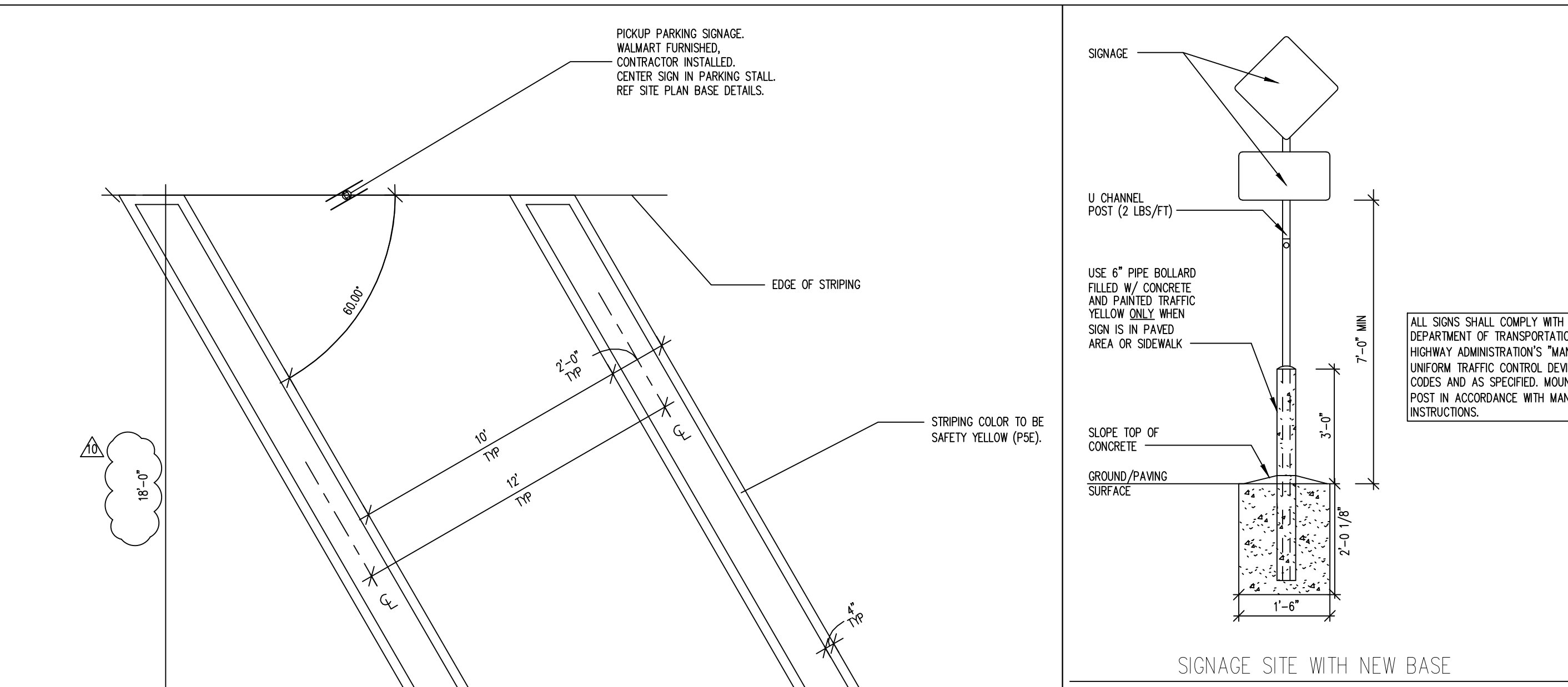
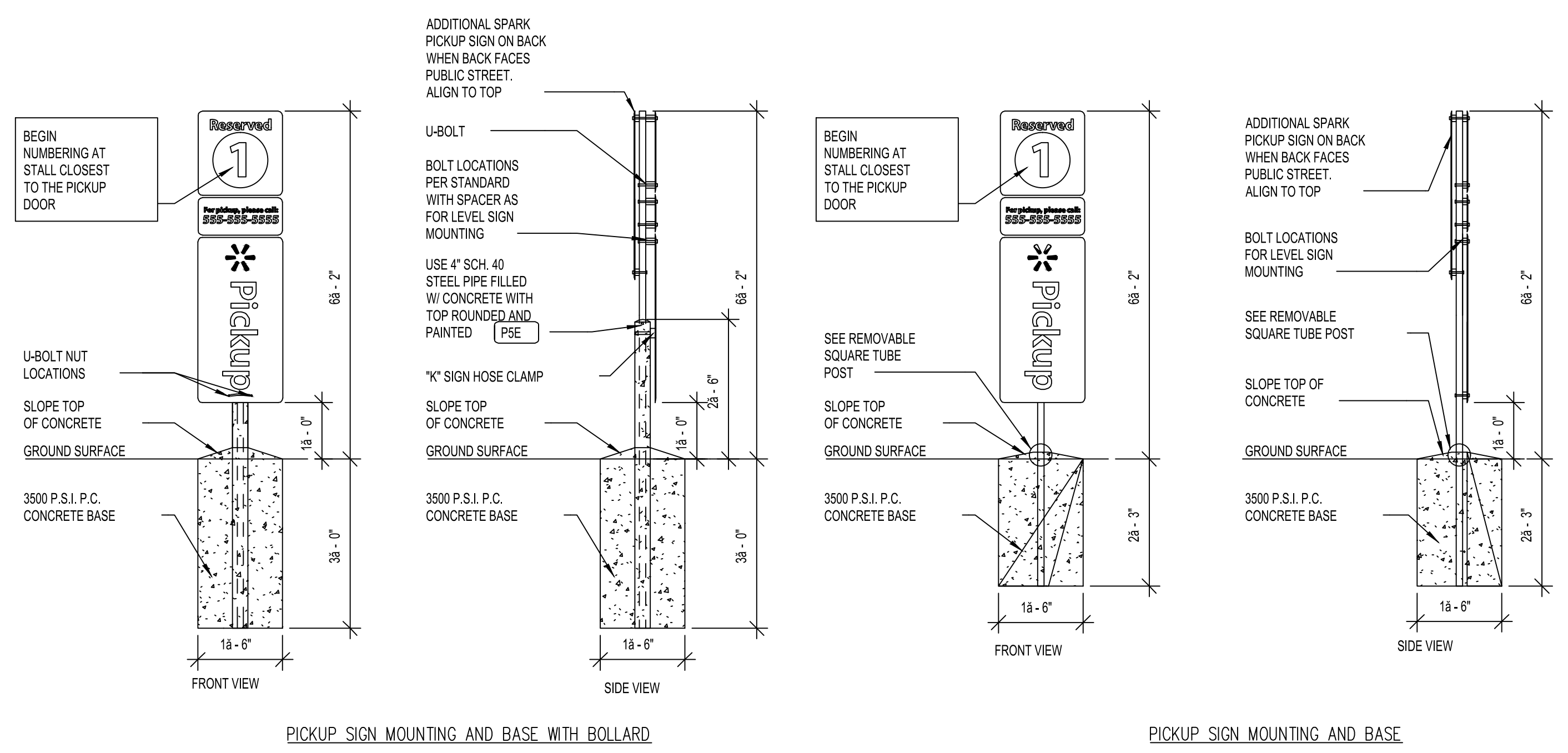
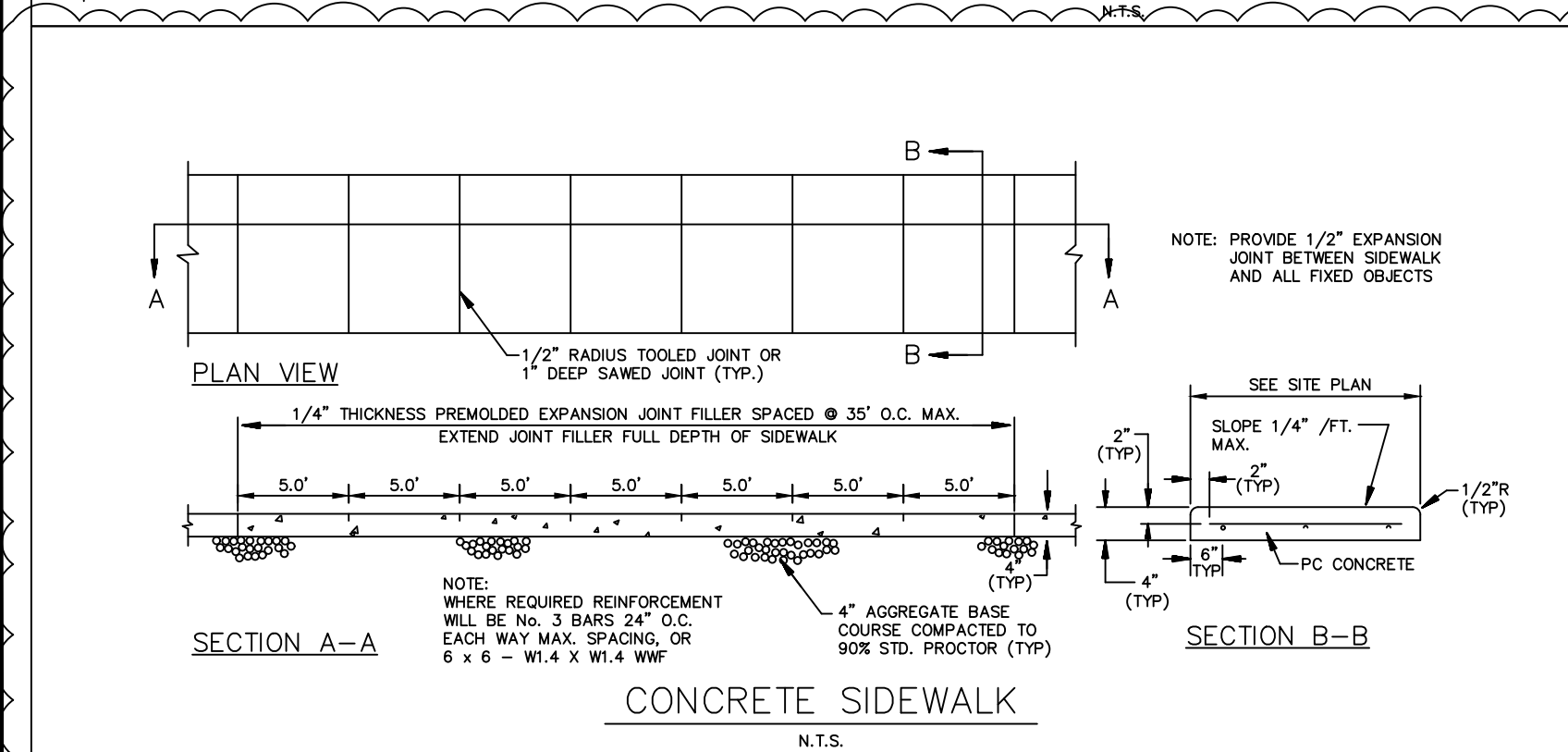
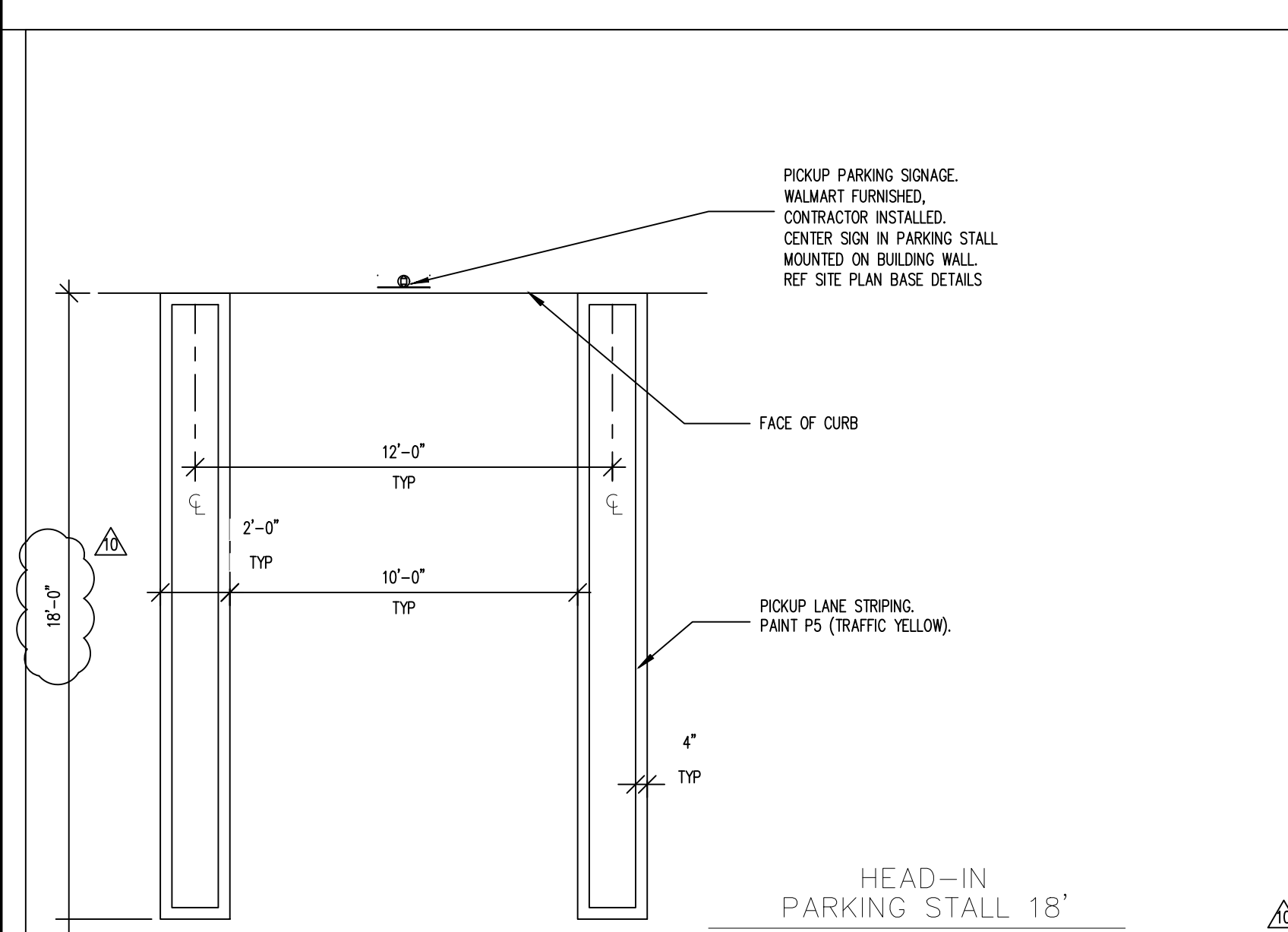


Logo Signs (Small)
18" x 8"



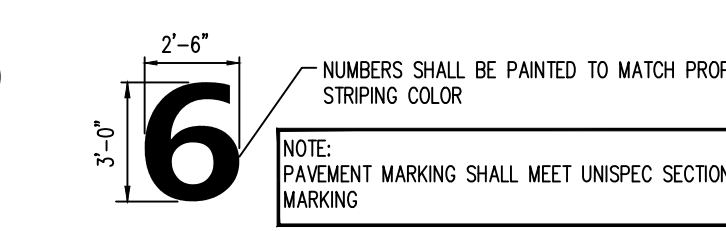
Directional Signs (Left / Straight / Right)
18" x 24"

"PICKUP" SIGNAGE

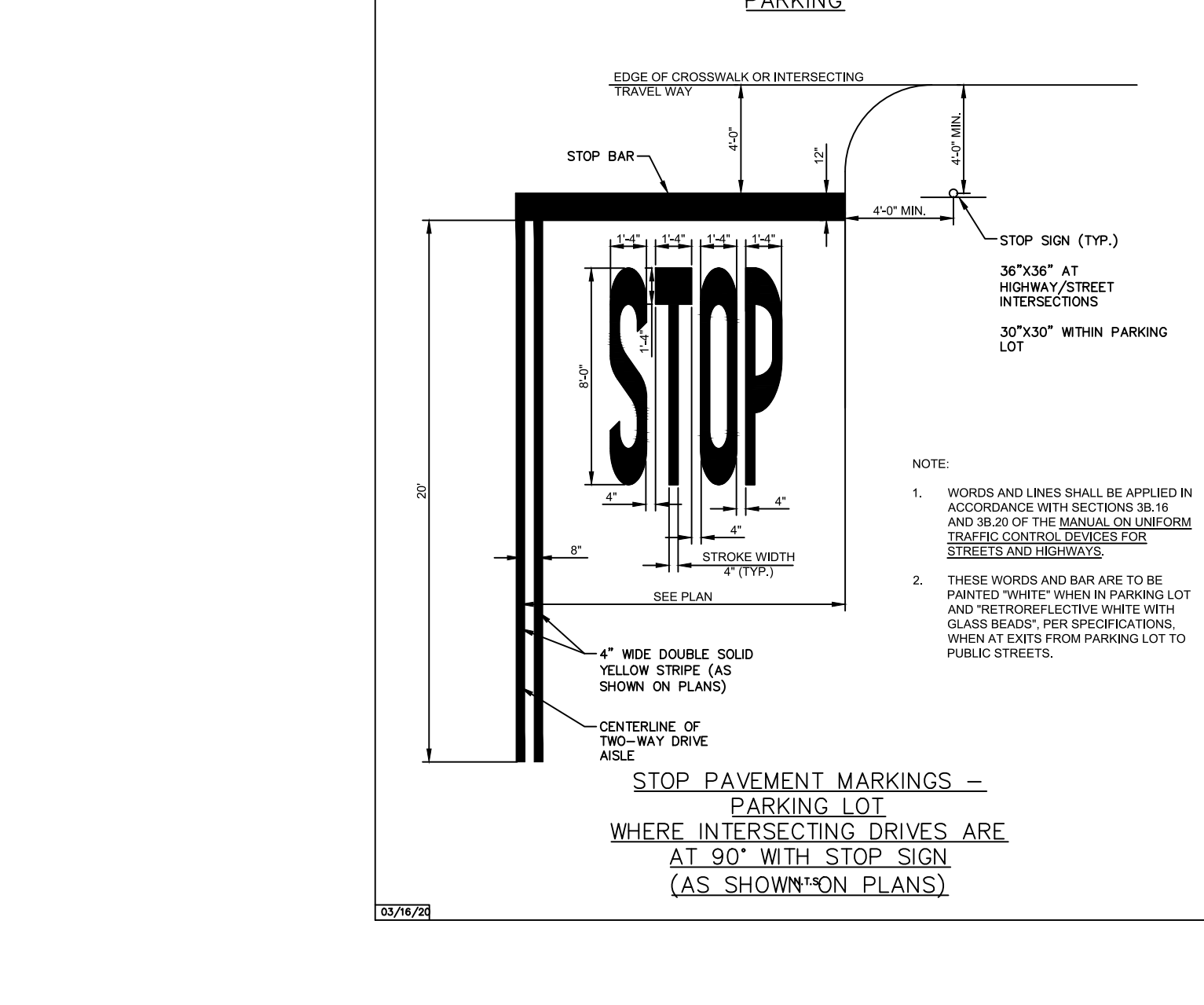
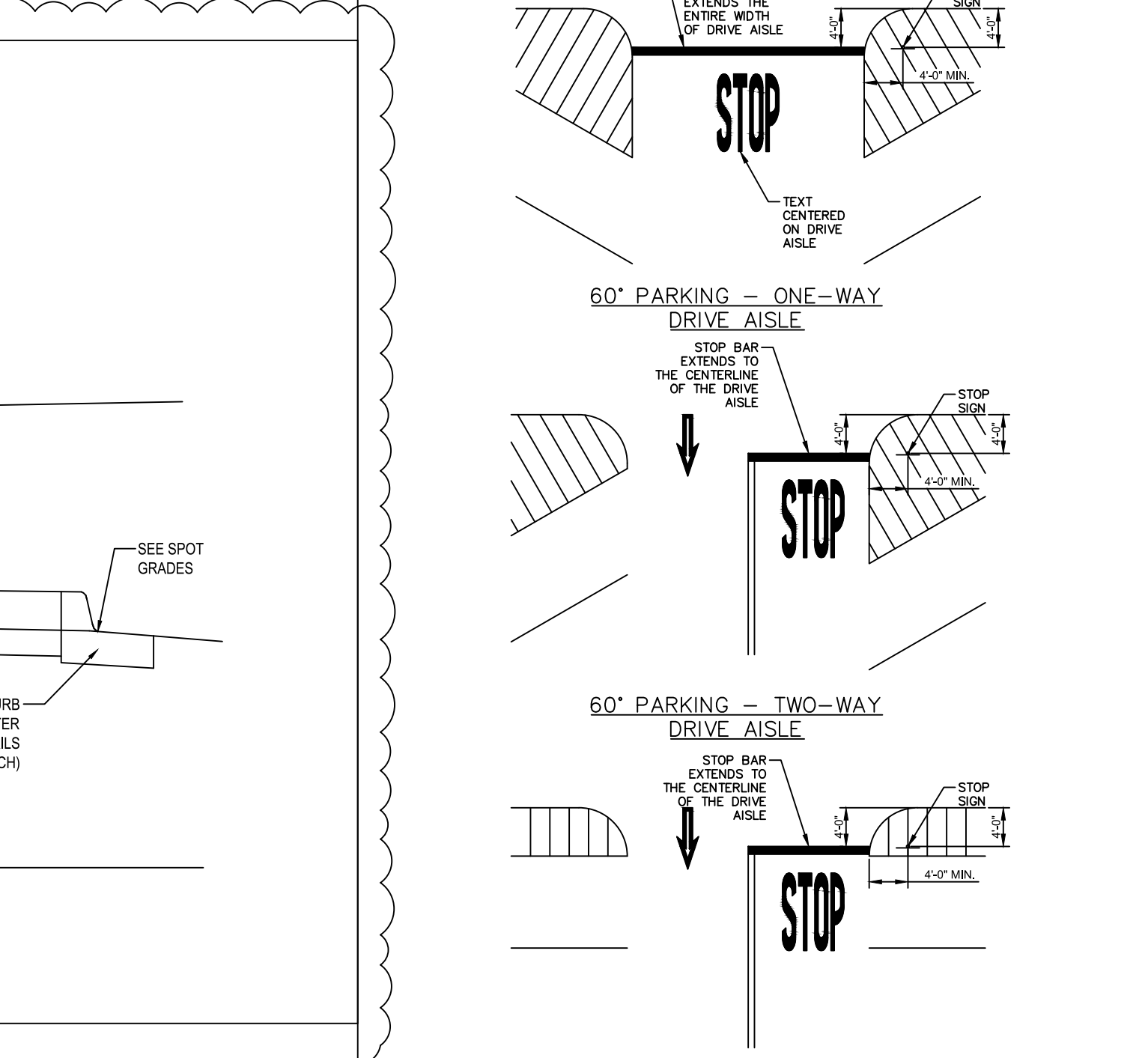
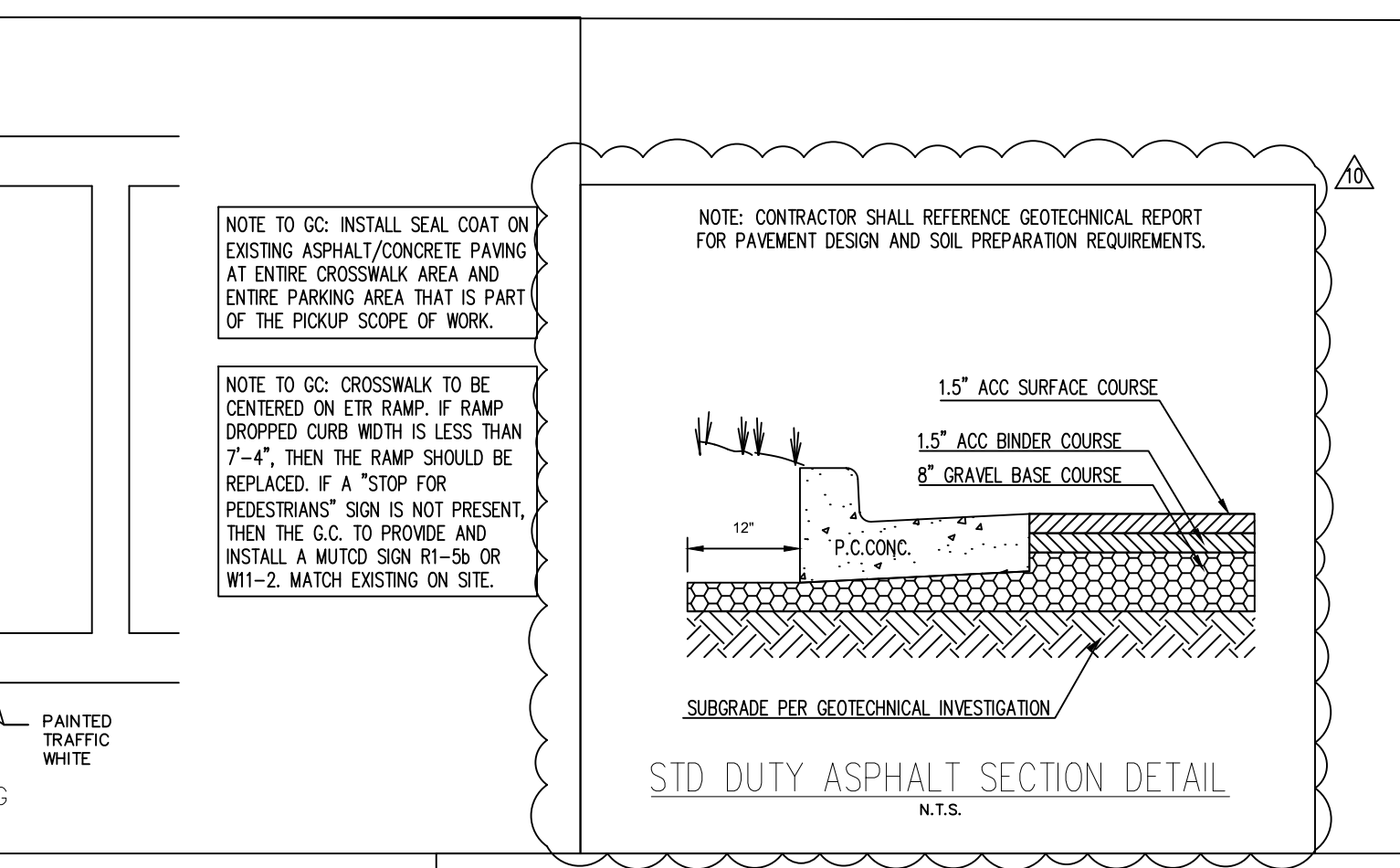
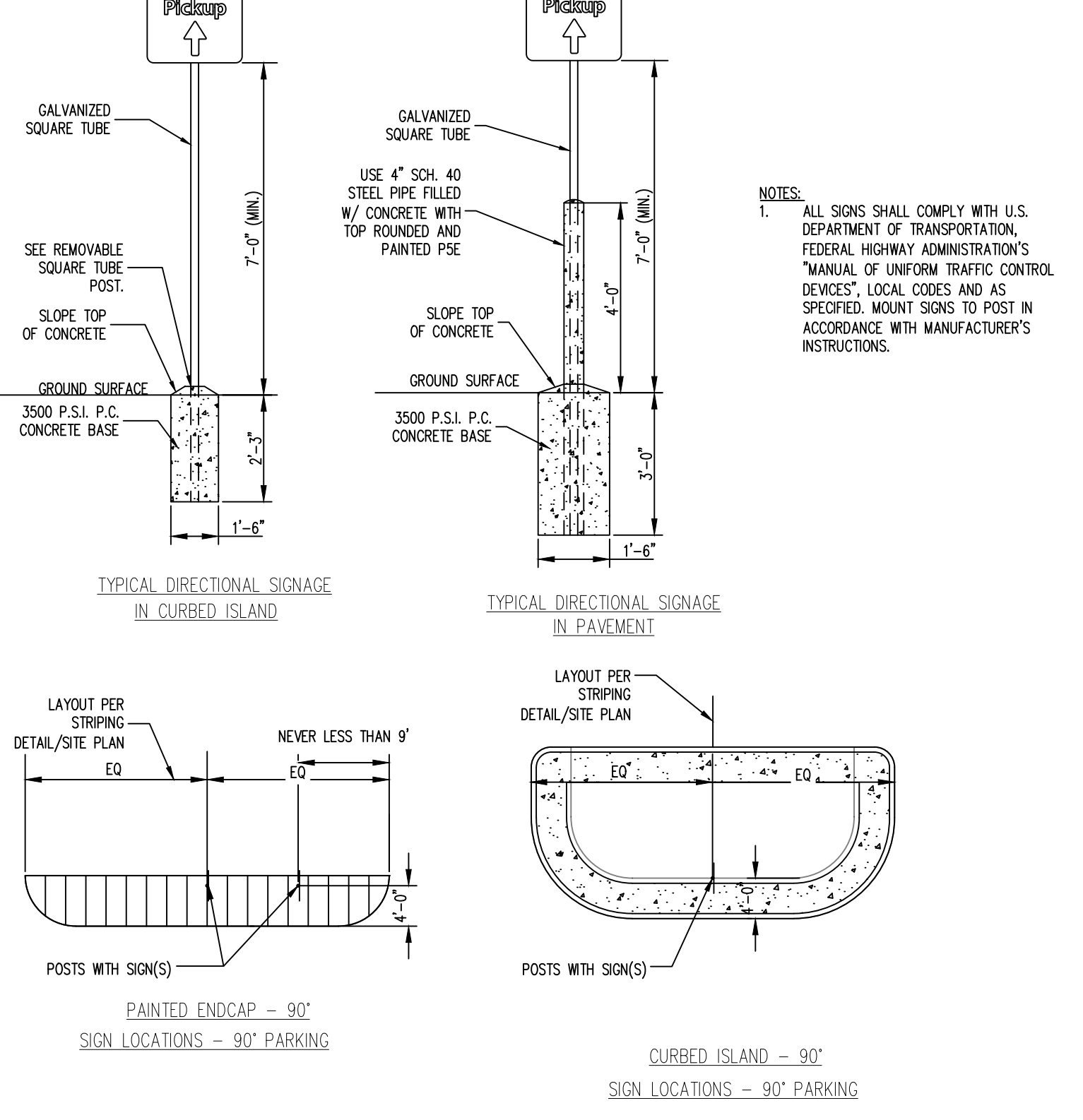
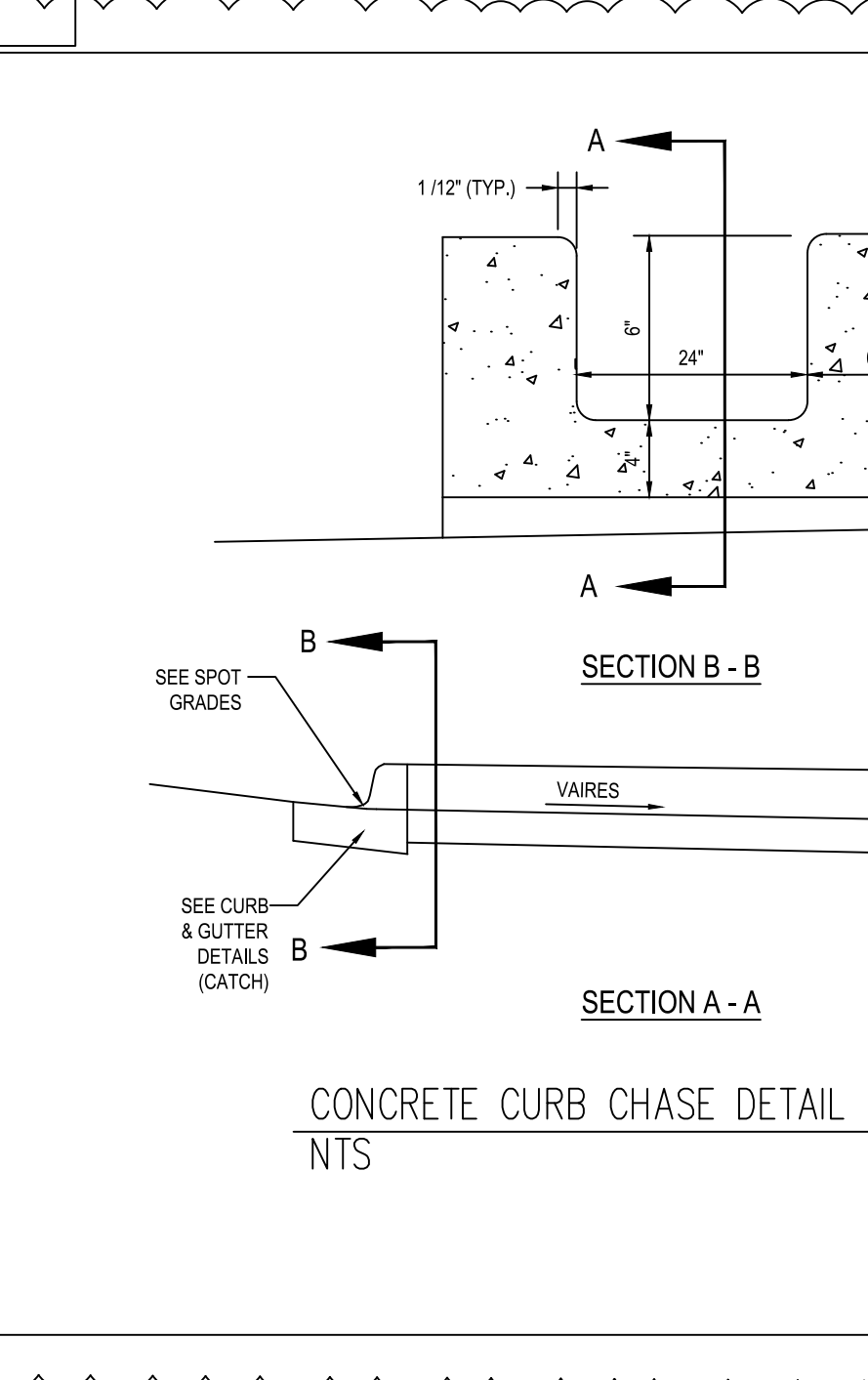
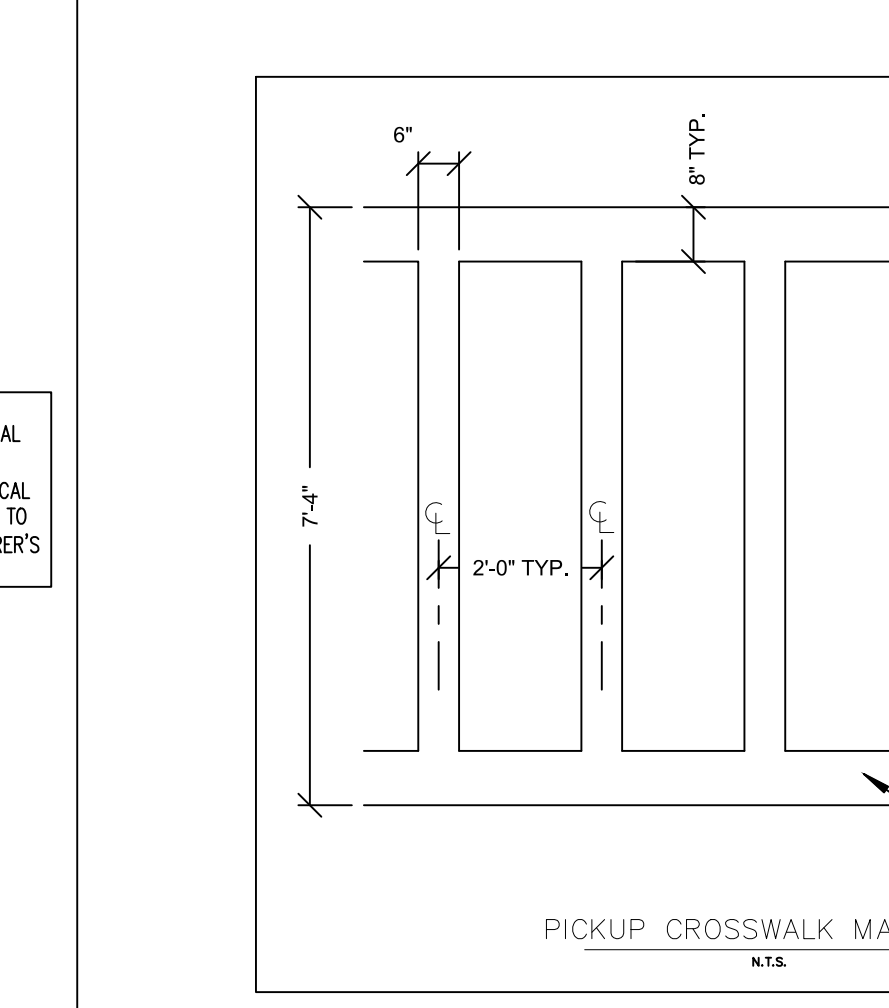
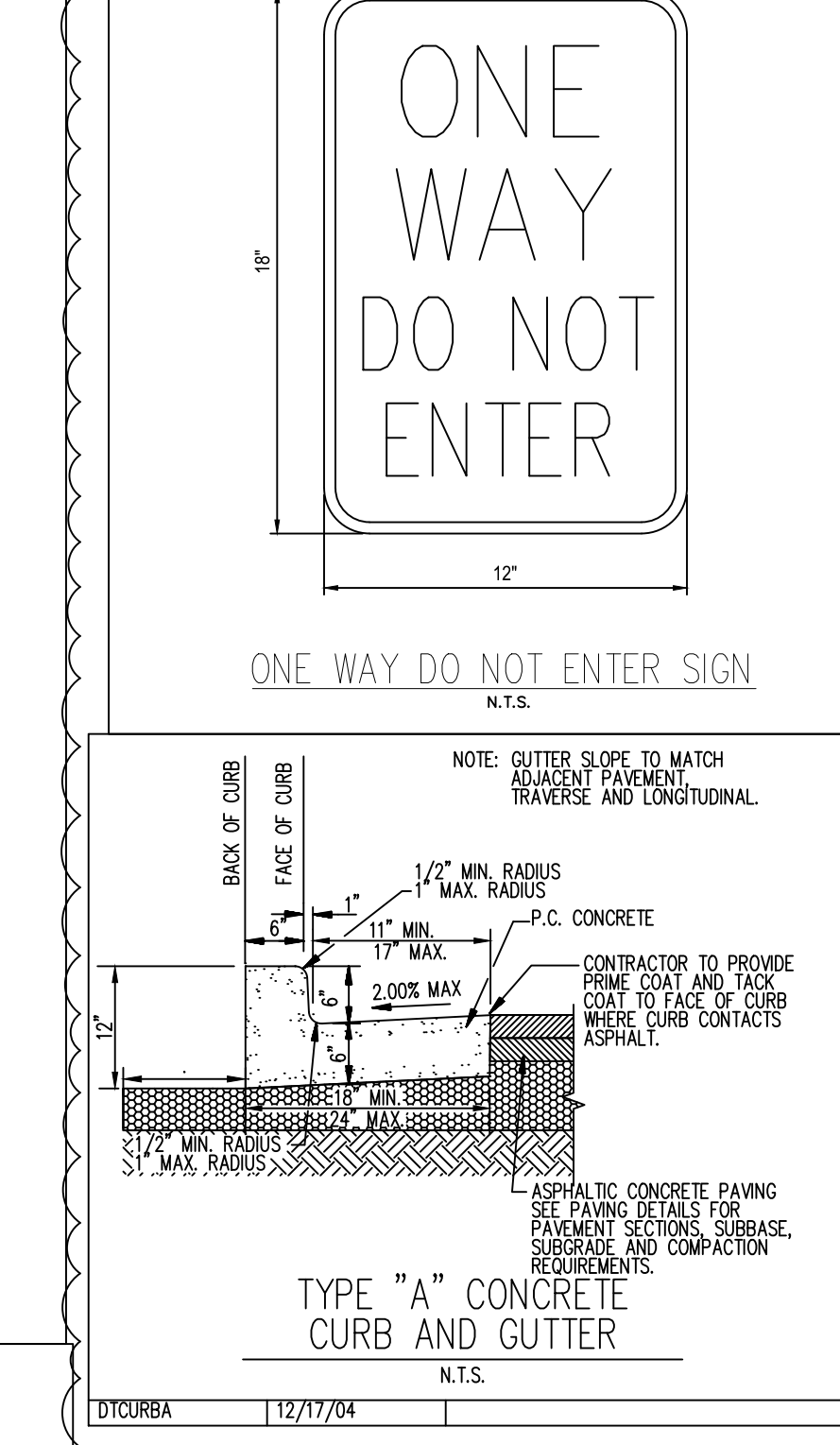
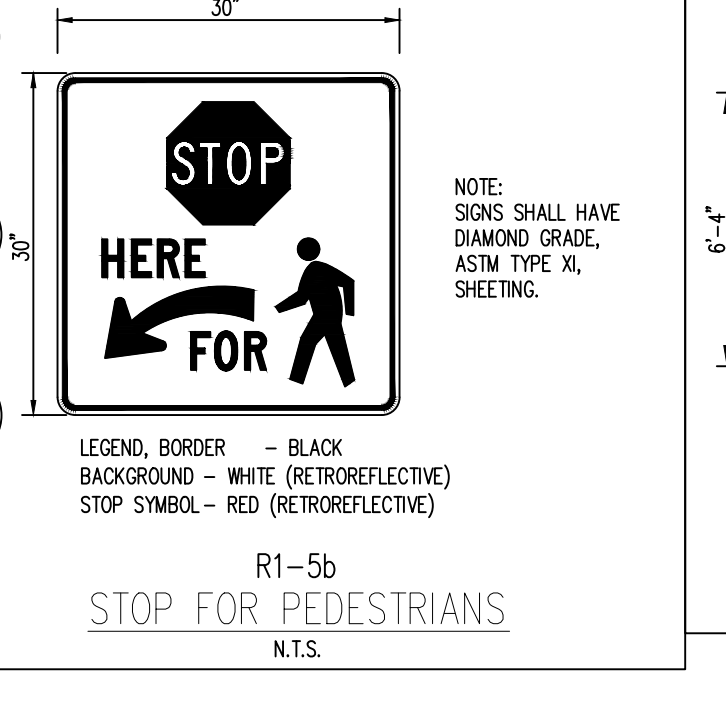


FINISH LEGEND

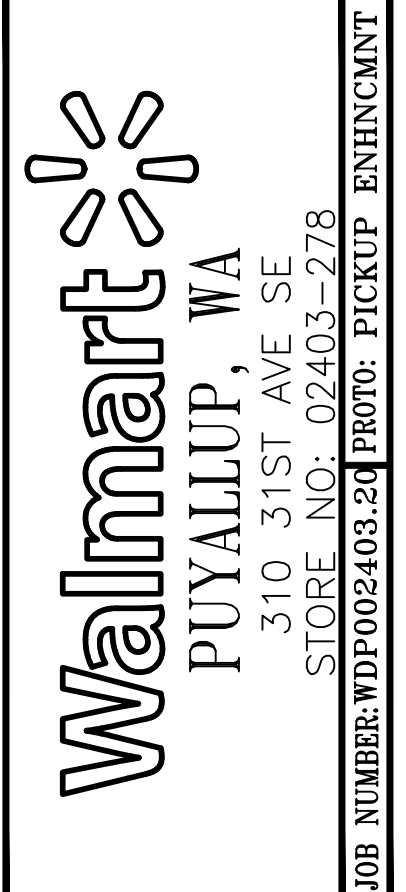
P76	WALMART BLUE SW#76
P5E	SAFETY YELLOW



"PICKUP" PAVEMENT NUMBERS
N.T.S.



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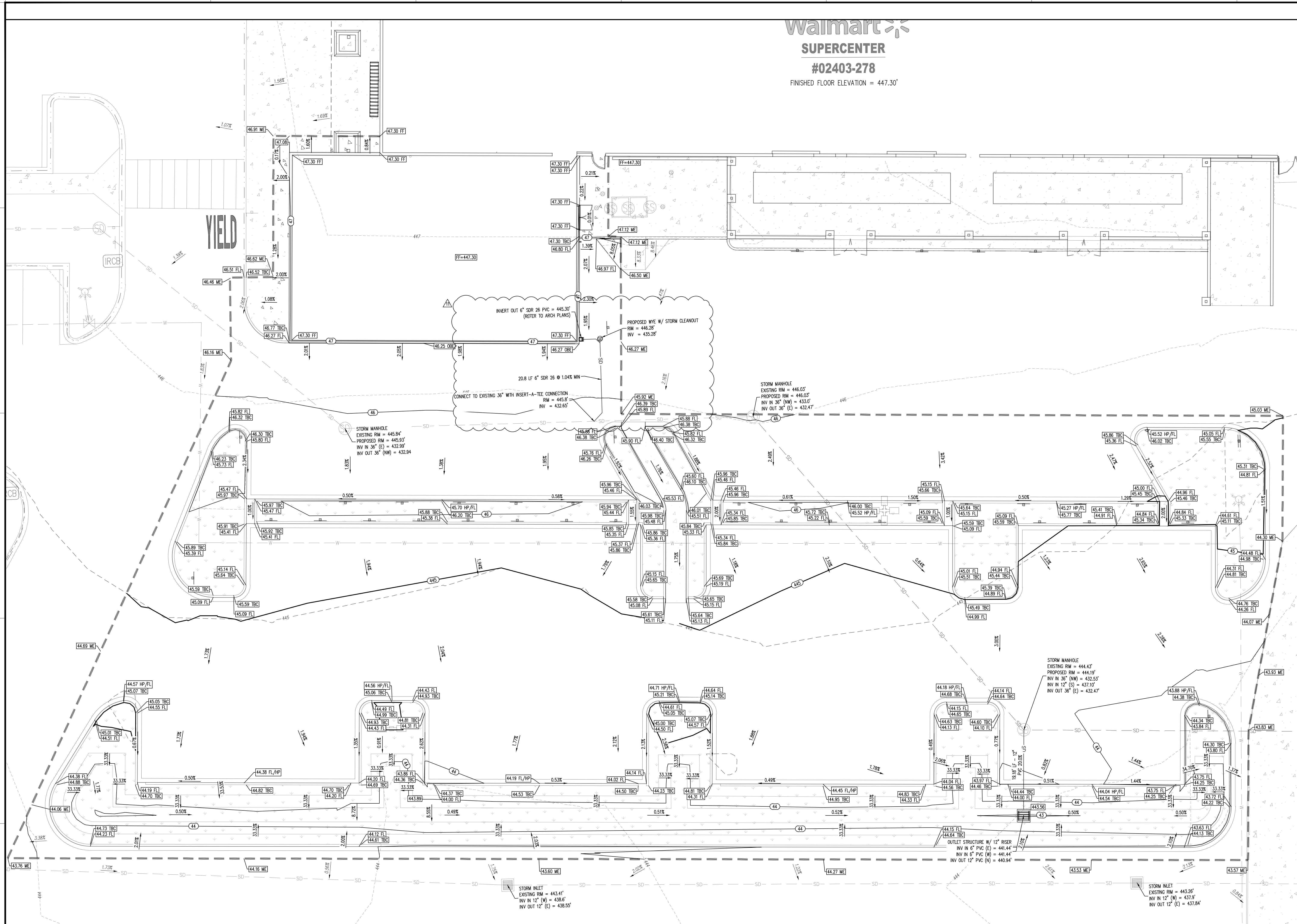


ISSUE BLOCK
001/07
07/02/2024

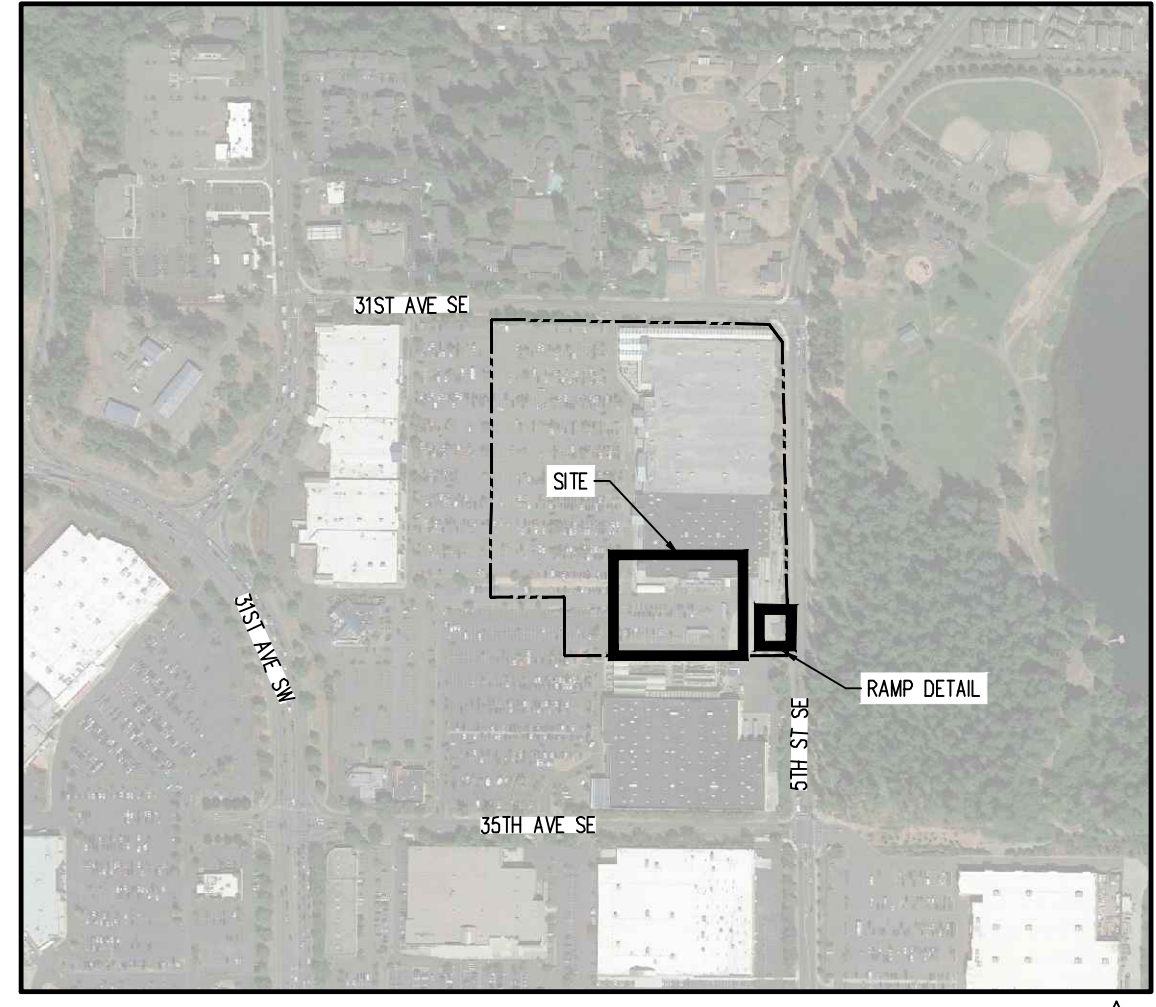
CHECKED BY: RCJ
DRAWN BY: JRC
PROTO CYCLE: 1
DOCUMENT DATE: 09/08/21



SITE DETAILS
SHEET: CS3



Walmart
SUPERCENTER
#02403-278
FINISHED FLOOR ELEVATION = 447.30'



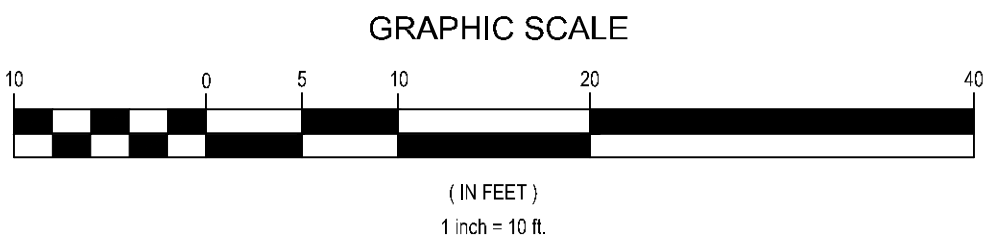
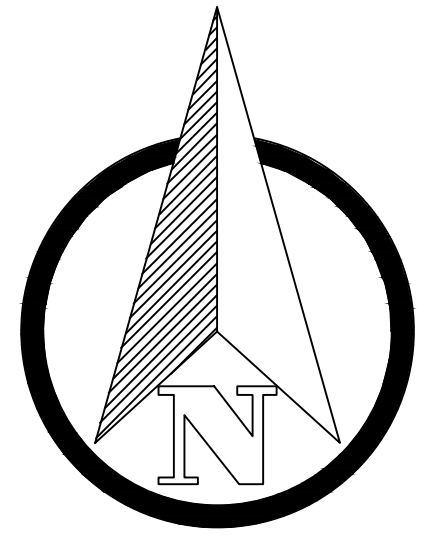
KEY MAP
APPROX. 1" = 500'

GRADING LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED SANICUT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- TBC PROPOSED TOP OF CURB ELEVATION
- FL PROPOSED FLOWLINE ELEVATION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- ME MATCH EXISTING
- 2.00% EXISTING SLOPE
- 2.00% PROPOSED SLOPE
- SD EXISTING STORM MANHOLE
- EXISTING STORM INLET

GENERAL NOTES

- ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.



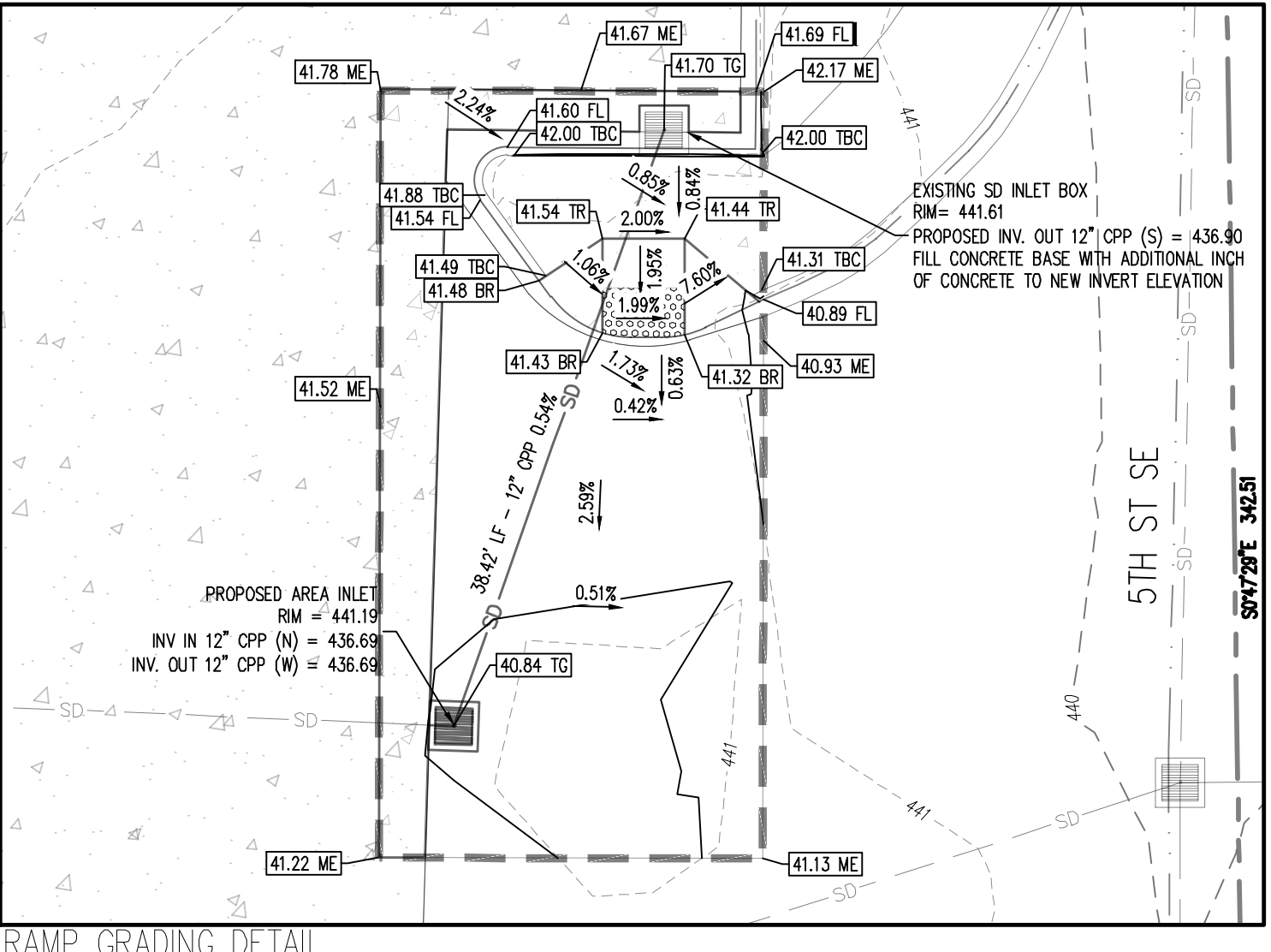
CAUTION - NOTICE TO CONTRACTOR

- 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 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

STORMWATER NOTES

- ALL WORK IN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A RECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND THE APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS"). A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (81) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR CONSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE. DURING CONSTRUCTION ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
- ALL STORM MANHOLES SHALL CONFORM TO THE CITY STANDARD DETAIL No.02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL No.02.01.06 AND 02.01.07.
- MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02 CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL No.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL No.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM THE TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL No.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-04 (OLYMPIC FOUNDRY No. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY No. SM60V OR EQUAL).
- STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
- THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
- PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
- CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT BE LESS THAN 3.0 FEET.
- DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
- POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THOUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330. TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.
- TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL No. 06.01.01.
- STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER SYSTEMS STANDARDS.
- ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.

OVERALL GRADING PLAN
APPROX. 1" = 10'



RAMP GRADING DETAIL
APPROX. 1" = 10'

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
THE PROJECT OF THE CITY OF
PUYALLUP, WA. IT IS NOT TO BE
REPRODUCED OR USED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF THE ENGINEER. THE
ENGINEER'S LIABILITY IS LIMITED TO
THE DESIGN AND CONSTRUCTION OF
THE PROJECT AND DOES NOT EXTEND
TO THE LAW.

ISSUE BLOCK

CCD#7	07/02/2024
CCD#8	02/12/2025

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



GRADING PLAN



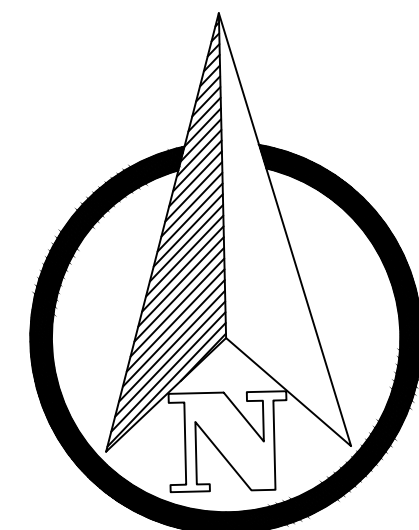
LEGEND

SITE FEATURES

- EXISTING WALMART BUILDING
- PROPERTY BOUNDARY
- 2560- EXISTING MAJOR CONTOUR
- 2552- EXISTING MINOR CONTOUR
- PROPOSED SAWCUT LINE
- EXISTING FLOW DIRECTION AND SLOPE
- CF - CONSTRUCTION FENCE (REF SWPPP DETAILS)

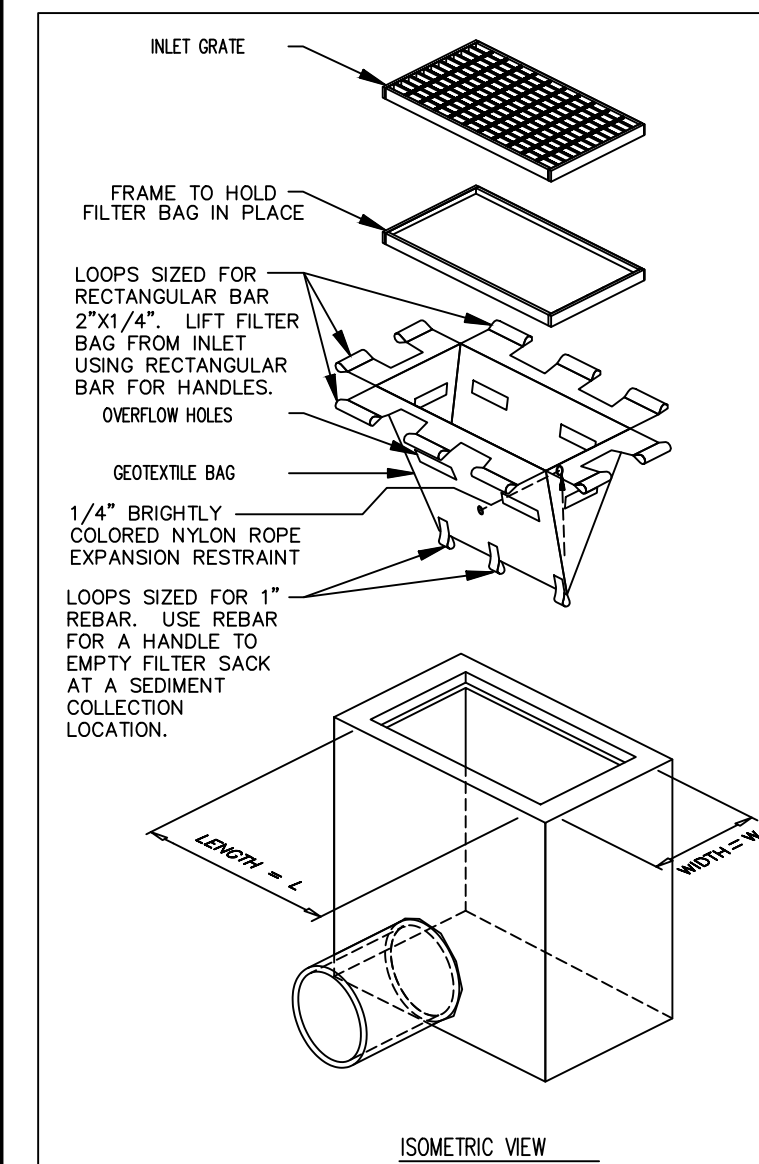
EROSION DETAILS

- LOO - LIMITS OF DISTURBANCE
- SDP - SILT DIKE ON PAVEMENT
- IP - INLET PROTECTION
- SS - SWPPP INFORMATION SIGN (REF. SWPPP DETAILS)
- MLSA - MATERIAL LAYDOWN AND STORAGE AREA
- VTC - CONSTRUCTION EXIT
- SAP - SANITARY FACILITIES
- CWA - CONCRETE WASHOUT AREA



GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AND INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY. UNTIL SUCH TIME THAT CLEANING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED, THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SITUATION CONTROL ON THE SITE DURING THE COURSE OF CONSTRUCTION. IT SHALL BE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AND APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

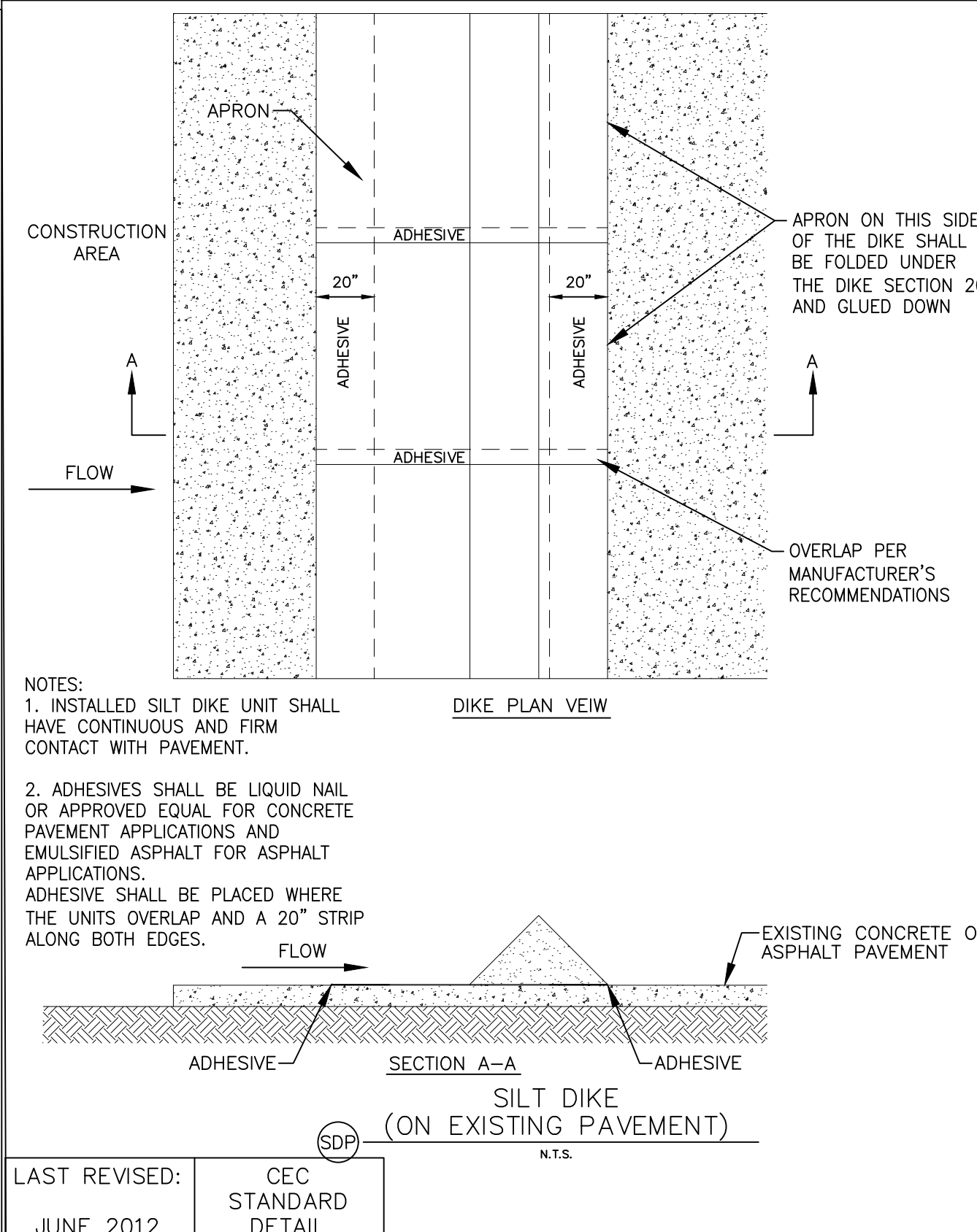


NOTES:

- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 - PLACE AN OIL ABSORBENT PAD OR PILLION OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
 - THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
 - THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
 - THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
- MAINTENANCE NOTES:
- INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
 - REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
 - INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW PATTERNS THAT MAY CAUSE DOWNSTREAM FLOODING.
 - CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPs, ADJACENT SLOPES, ETC. DUE TO PENDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE			MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS	PROPERTIES	TEST METHOD	UNITS
GRAB SAMPLE DRAINAGE	ASTM D-4632	500 LBS	GRAB SAMPLE DRAINAGE	ASTM D-4632	500 LBS
GRAB SAMPLE ELONGATION	ASTM D-4632	20 %	GRAB SAMPLE ELONGATION	ASTM D-4632	20 %
GRAB SAMPLE TENSILE	ASTM D-4632	200 PSI	GRAB SAMPLE TENSILE	ASTM D-4632	200 PSI
MULLEN BURST	ASTM D-3786	40 LBS	MULLEN BURST	ASTM D-3786	40 LBS
TEAR RESISTANCE	ASTM D-4353	80 %	TEAR RESISTANCE	ASTM D-4353	80 %
UV RESISTANCE	ASTM D-4353	40 US SEW	UV RESISTANCE	ASTM D-4353	40 US SEW
APPROXIMATE OPENING SIZE	ASTM D-4353	40 US SEW	APPROXIMATE OPENING SIZE	ASTM D-4353	40 US SEW
FLOW RATE	ASTM D-4461	45 GAL/MIN/50 FT	FLOW RATE	ASTM D-4461	45 GAL/MIN/50 FT
POROSITY	ASTM D-4461	45 %	POROSITY	ASTM D-4461	45 %

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

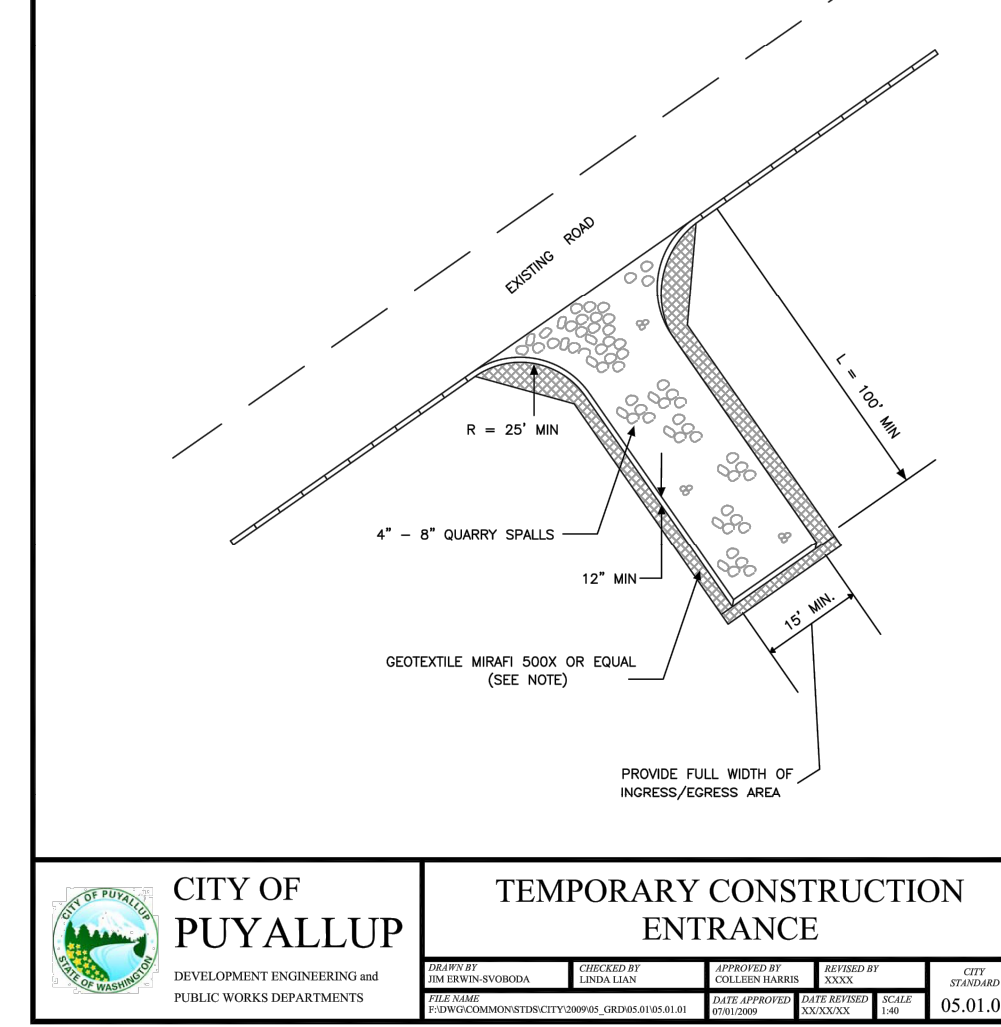


NOTES:

- INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
- ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20\"/>

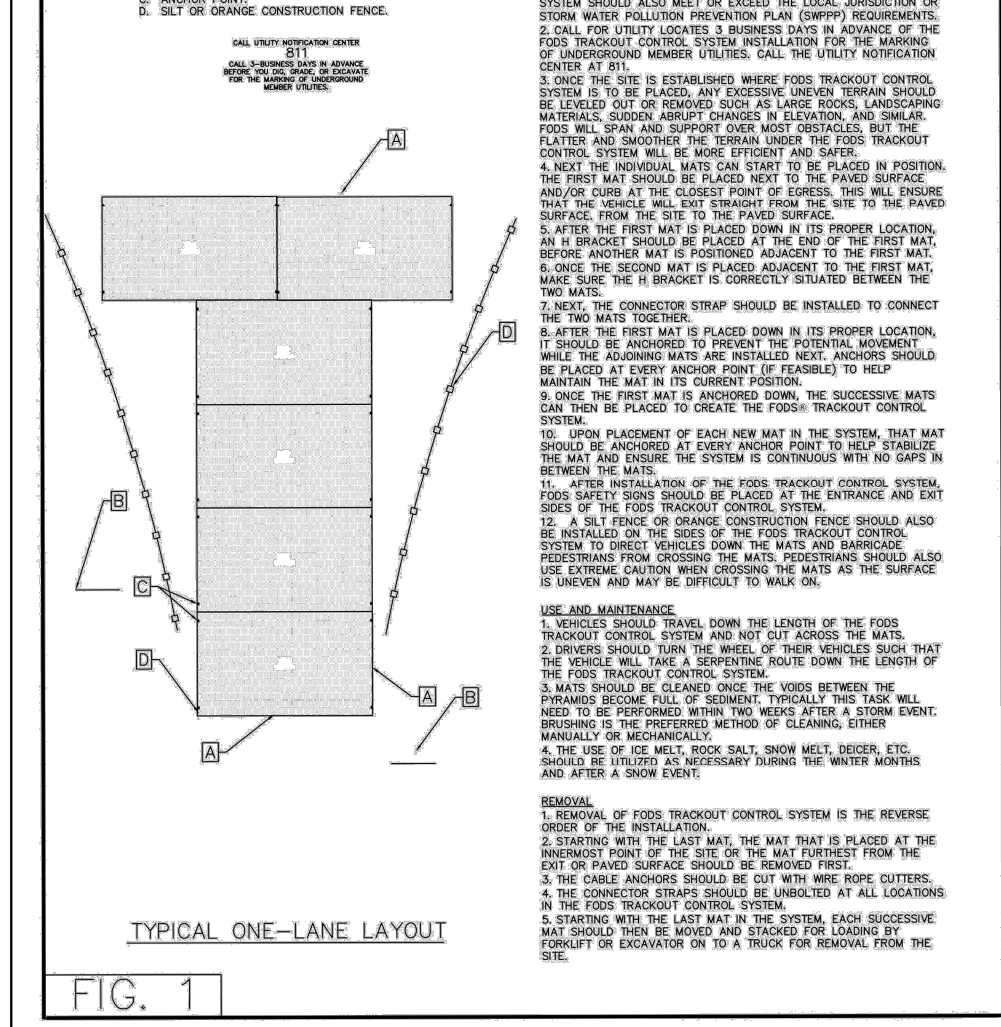
NOTE:

- GEOTEXTILE INLET SACKS OR APPROVED EQUAL SHALL BE PLACED UNDER THE PORTION OF THE ROAD.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER CONTACT WITH PAVEMENT.
- IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE'S WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE HOSEING SHALL BE DONE ON AN AREA COVERED WITH CHIPPING ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION POND OR THROUGH A SILT TRAP.



NOTE:

- GEOTEXTILE INLET SACKS OR APPROVED EQUAL SHALL BE PLACED UNDER THE PORTION OF THE ROAD.
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SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE RENDERS AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEANING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:

- THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING: 1. MODIFYING EROSION OR SEDIMENT CONTROL BMPs (SUBSTITUTIONS ARE TYPICALLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK) 2. ADDING/REMOVING EROSION OR SEDIMENT CONTROL BMPs 3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE, OR 4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPs, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

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

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD TO BE PROTECTED (SUCH AS NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

MINIMIZATION OF DISTURBED AREAS:

- CONTRACTOR SHALL MANAGE CONSTRUCTION ACTIVITIES TO REDUCE EROSION AND RETAIN SEDIMENT AND OTHER POLLUTANTS IN THE SOIL AT THE CONSTRUCTION SITE.
 - CONTRACTOR SHALL MINIMIZE THE TIME BARE SOIL IS EXPOSED.
 - CONTRACTOR SHALL MINIMIZE SITE DISTURBANCE BY MINIMIZING THE EXTENT OF GRADING AND CLEARING TO EFFECTIVELY REDUCE SEDIMENT YIELD.
- NOTE TO GC: OWNER HAS AUTHORITY AT ANY TIME TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT THE GC TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.

VERTICAL DATUM

VERTICAL DATUM IS BASED UPON A GPS OBSERVATION USING AN OPUS SOLUTION TO DETERMINE THE ELEVATION OF THE PROJECT SITE AND IS BASED ON THE NAVD83 DATUM.

BENCHMARK

ELEVATIONS ARE BASED PER ON-SITE BENCHMARK - MAG NAIL ELEVATION = 445.61' NAVD83

BASIS OF BEARING

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 N67°36'47\"/>

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 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 POT-HOLING 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:

SUPERINTENDENT:

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

ISSUE BLOCK

NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	07/02/2024
002	ISSUED FOR PERMIT	
003	ISSUED FOR PERMIT	
004	ISSUED FOR PERMIT	
005	ISSUED FOR PERMIT	
006	ISSUED FOR PERMIT	
007	ISSUED FOR PERMIT	
008	ISSUED FOR PERMIT	
009	ISSUED FOR PERMIT	
010	ISSUED FOR PERMIT	

CHECKED BY:

RCJ

DRAWN BY:

MMC

PROTO CYCLE:

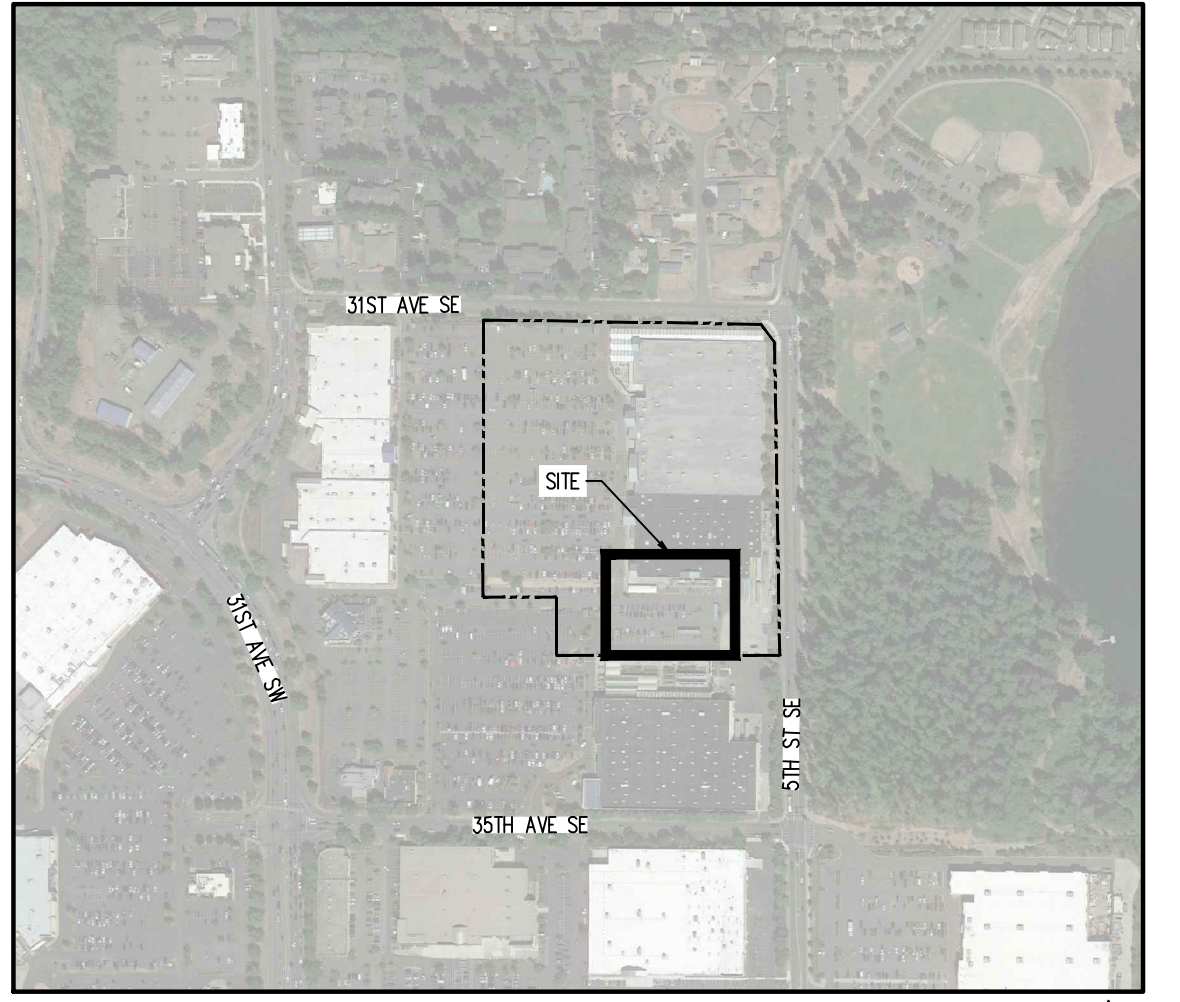
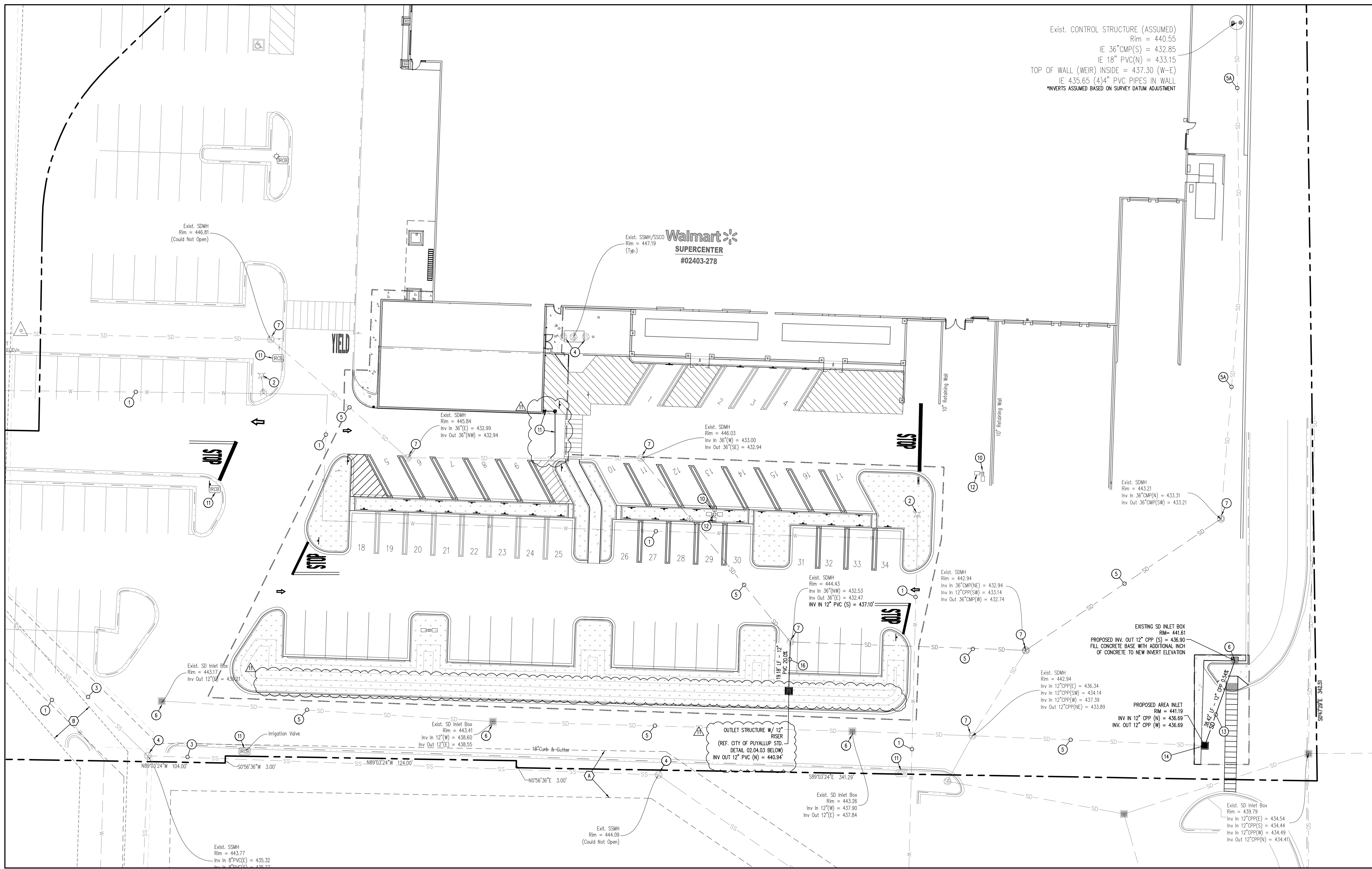
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DOCUMENT DATE:

09/08/21



08/29/2024



KEY MAP
APPROX. 1" = 500'

LEGEND

- X— EXISTING CURB AND GUTTER TO REMAIN
- X— EXISTING FENCE/ENCLOSURE TO REMAIN
- X— EXISTING EASEMENT
- SS— EXISTING SANITARY SEWER LINE TO REMAIN
- UE— EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
- W— EXISTING WATER LINE TO REMAIN
- SD— EXISTING STORM SEWER LINE TO REMAIN
- G— EXISTING GAS LINE TO REMAIN
- G— PROPOSED GAS LINE
- C— EXISTING CONCRETE PAVING TO REMAIN
- C— PROPOSED CONCRETE PAVING/SEWALK
- A— EXISTING ASPHALT PAVING TO REMAIN
- B— EXISTING BOLLARD TO REMAIN
- S— EXISTING STORM INLET TO REMAIN
- S— EXISTING FIRE HYDRANT TO REMAIN
- S— EXISTING SANITARY SEWER CLEANOUT TO REMAIN
- S— EXISTING SANITARY SEWER MANHOLE TO REMAIN
- S— EXISTING WATER VALVE TO REMAIN
- S— EXISTING WALMART BUILDING TO REMAIN
- S— EXISTING LIGHT POLE TO REMAIN
- S— PROPOSED STORM SEWER CLEANOUT
- SD— PROPOSED STORM LINE

SCHEDULE

- 1 EXISTING WATER LINE TO REMAIN.
- 2 EXISTING FIRE HYDRANT TO REMAIN.
- 3 EXISTING SANITARY SEWER LINE TO REMAIN.
- 4 EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 5 EXISTING STORM SEWER LINE TO REMAIN.
- 5A EXISTING STORM SEWER TO REMAIN. (LOCATION ASSUMED PER RECORD DRAWING DUE TO BEING OUTSIDE SURVEY LIMITS)
- 6 EXISTING STORM INLET TO REMAIN.
- 7 EXISTING STORM MANHOLE TO REMAIN.
- 8 EXISTING STORM INLET TO BE REMOVED.
- 9 EXISTING STORM LINE TO BE REMOVED.
- 10 EXISTING SITE LIGHT TO BE REMOVED AND RELOCATED (REF. ELECTRICAL SHEET E1.2).
- 11 EXISTING IRRIGATION CONTROL BOX TO REMAIN.
- 12 RELOCATED SITE LIGHT PER PHOTOGRAPHIC PLANS (REF. ELECTRIC SHEET E1.2).
- 13 PROPOSED 12" CPV STORM LINE.
- 14 PROPOSED CB TYPE 1 STORM INLET.
- 15 PROPOSED 8" SUR 36 PVC ROOF DRAIN. (REF. GRADING PLAN).
- 16 PROPOSED 12" PVC STORM LINE.

EASEMENT SCHEDULE

- A 20' SANITARY EASEMENT (RECEPTION NO. 9502281042)
- B 20' WATERLINE EASEMENT (RECEPTION NO. 9610510317)

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

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

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

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

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

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

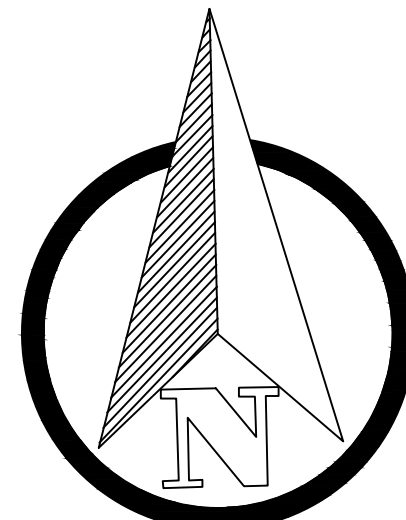
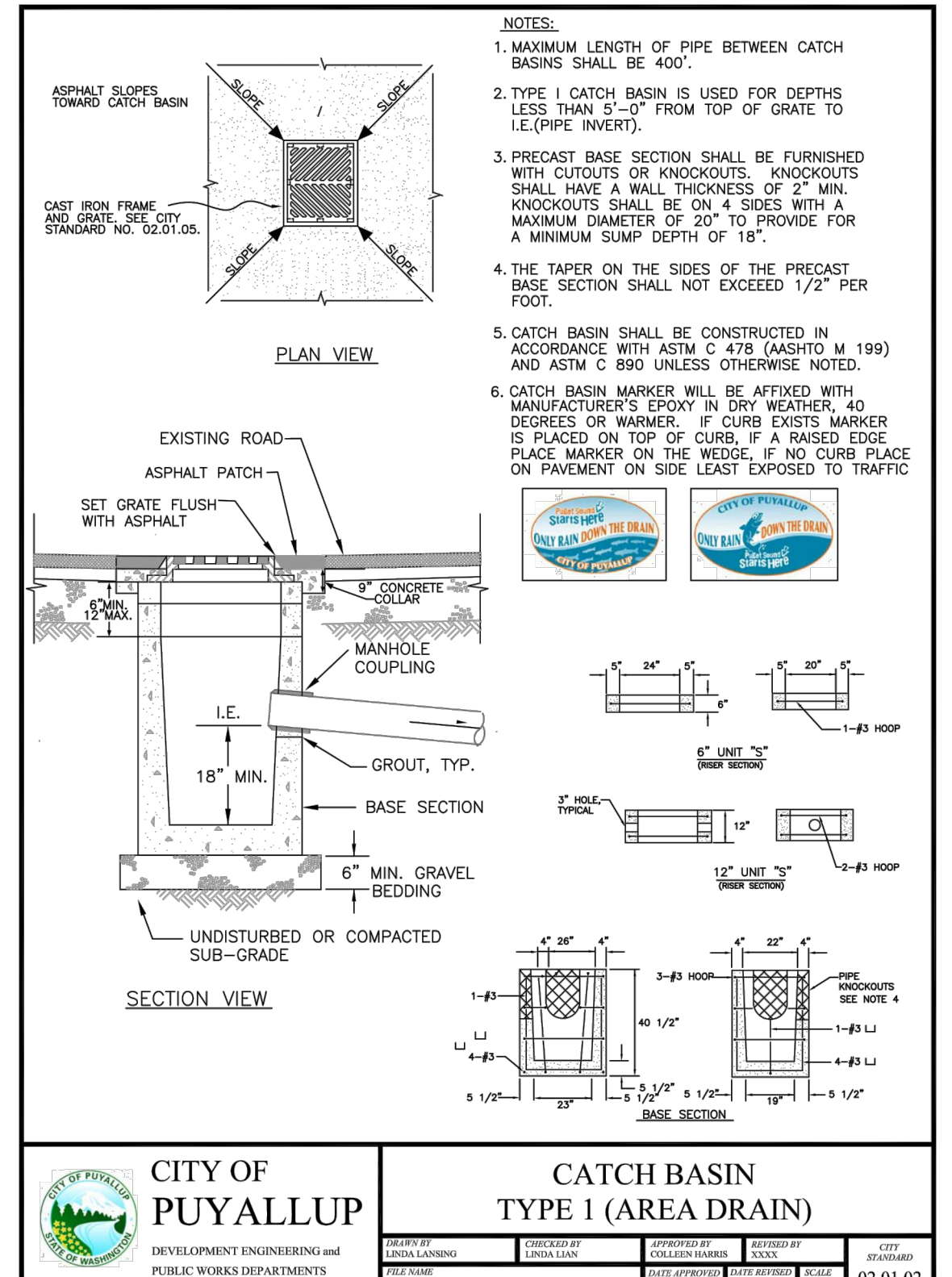
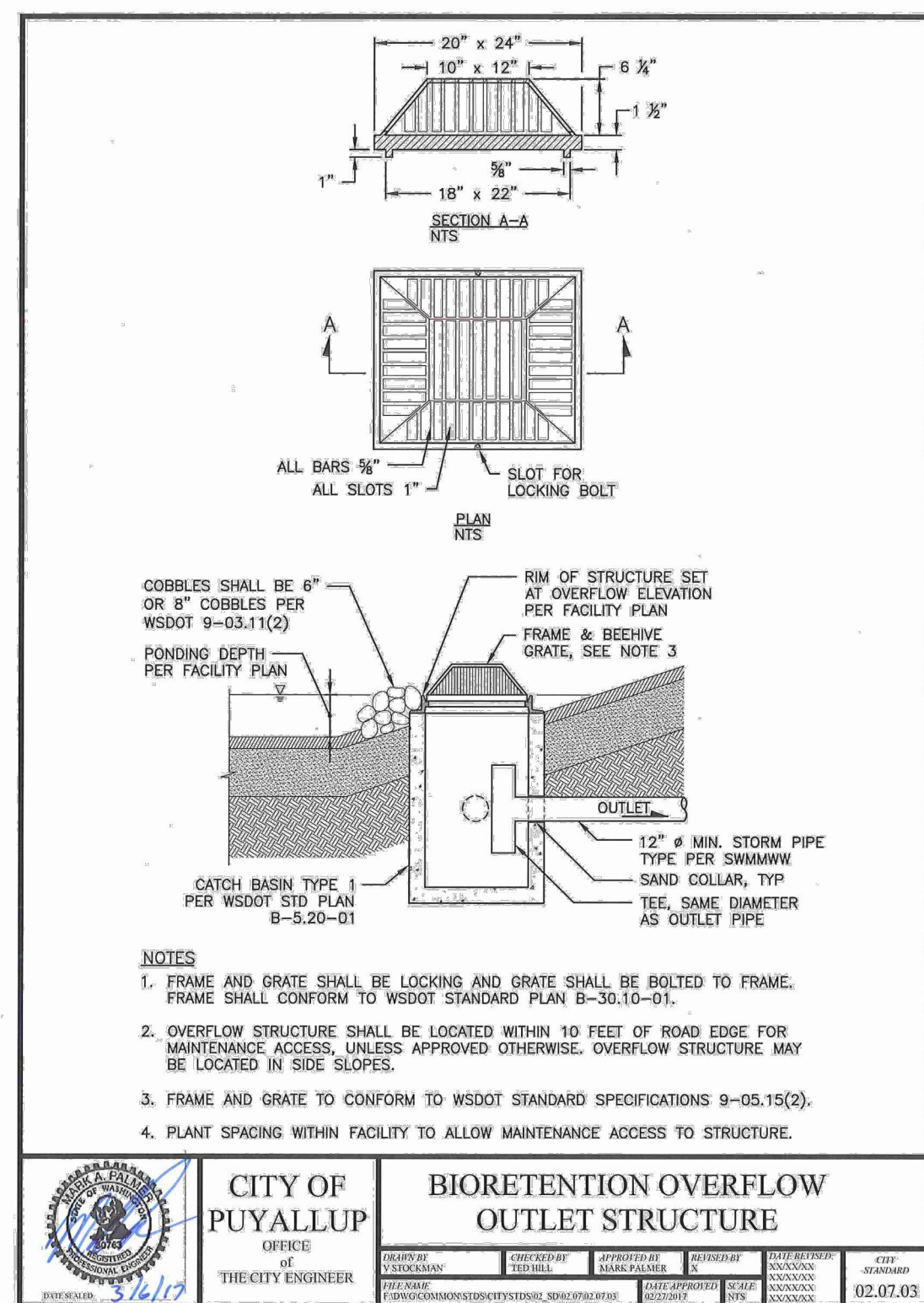
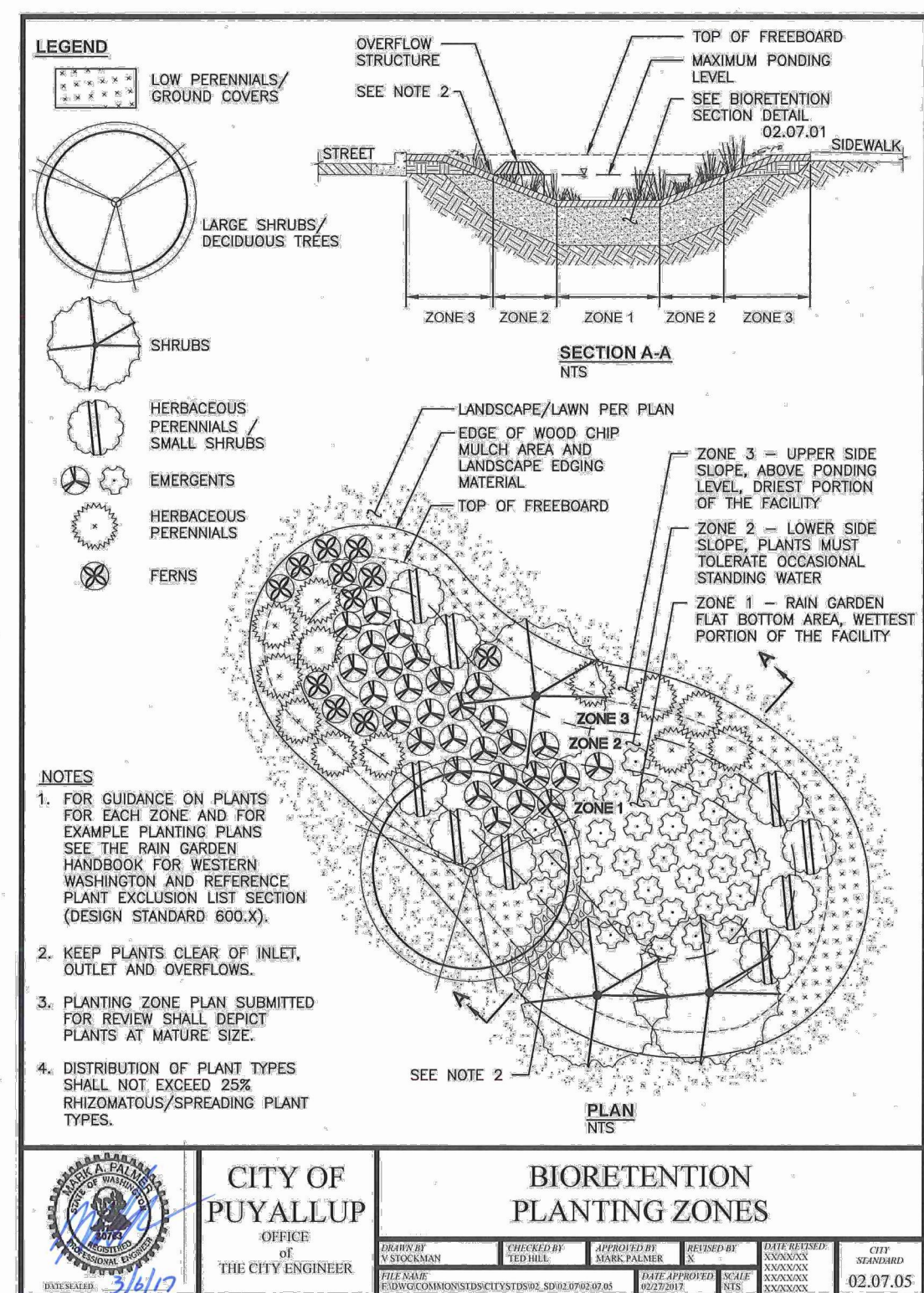
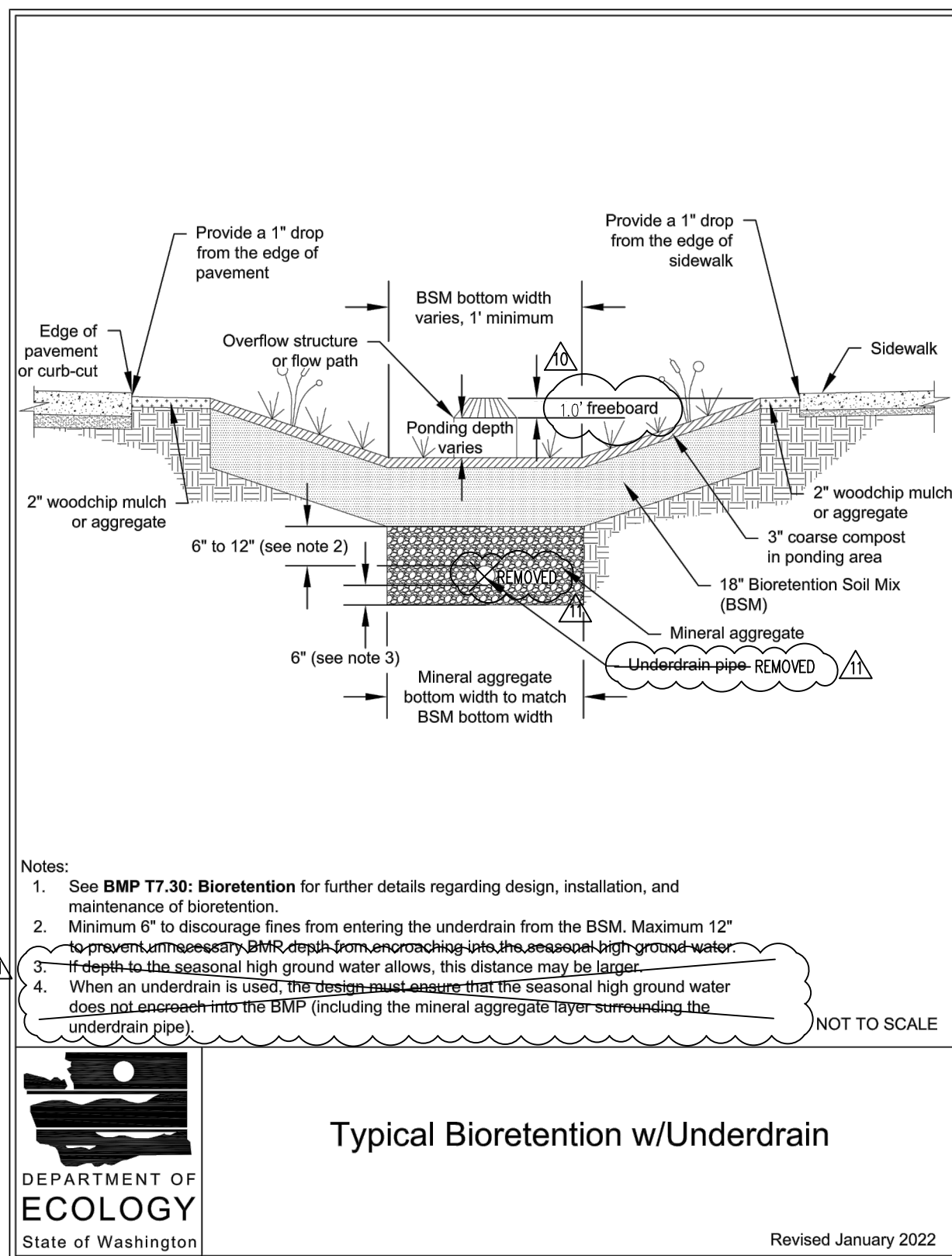
CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATIONS OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER AGENCY.

BENCHMARK

SITE BENCHMARK: ELEVATION = 445.61' NAVD83, SET MAG NAIL

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IT IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD, REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



THIS DRAWING WAS PREPARED FOR THE CITY OF PUYALLUP, WA, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GALLOWAY. THE USER OF THIS DRAWING IS NOT TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING IS NOT TO BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

310 31ST AVE SE
PUYALLUP, WA
STORE NO: 02403-278
JOB NUMBER: WDP002403-278 PHOTO: PICKUP ENTINCMNT

CHECKED BY: RCU

DRAWN BY: JRC

PROTO CYCLE: -

DOCUMENT DATE: 09/08/21

NOT FOR CONSTRUCTION

UTILITY PLAN

SHEET: CS7

A

B

C



SHEET REMOVED

Walmart

PUYALLUP, WA

310 31ST AVE SE

STORE NO: 02403-278

JOB NUMBER: WDP002403-278 | PHOTO: PICKUP | ENHNCMNT

ISSUE BLOCK		
	PR#1	01/25/22
	CCD#8	02/12/25

CHECKED BY: RCJ

DRAWN BY: JRC

PROTO CYCLE: -

DOCUMENT DATE: 09/08/21



STORM
PLAN

SHEET:
CS8

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR A SPECIFIC PROJECT AND SITE. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS A VIOLATION OF THE PROFESSIONAL ENGINEER'S ETHICS AND MAY BE SUBJECT TO LEGAL ACTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Galloway

1930 Hammond Drive, Suite 107
Puyallup, WA 99002
253.867.7228
gallowayus.com

A

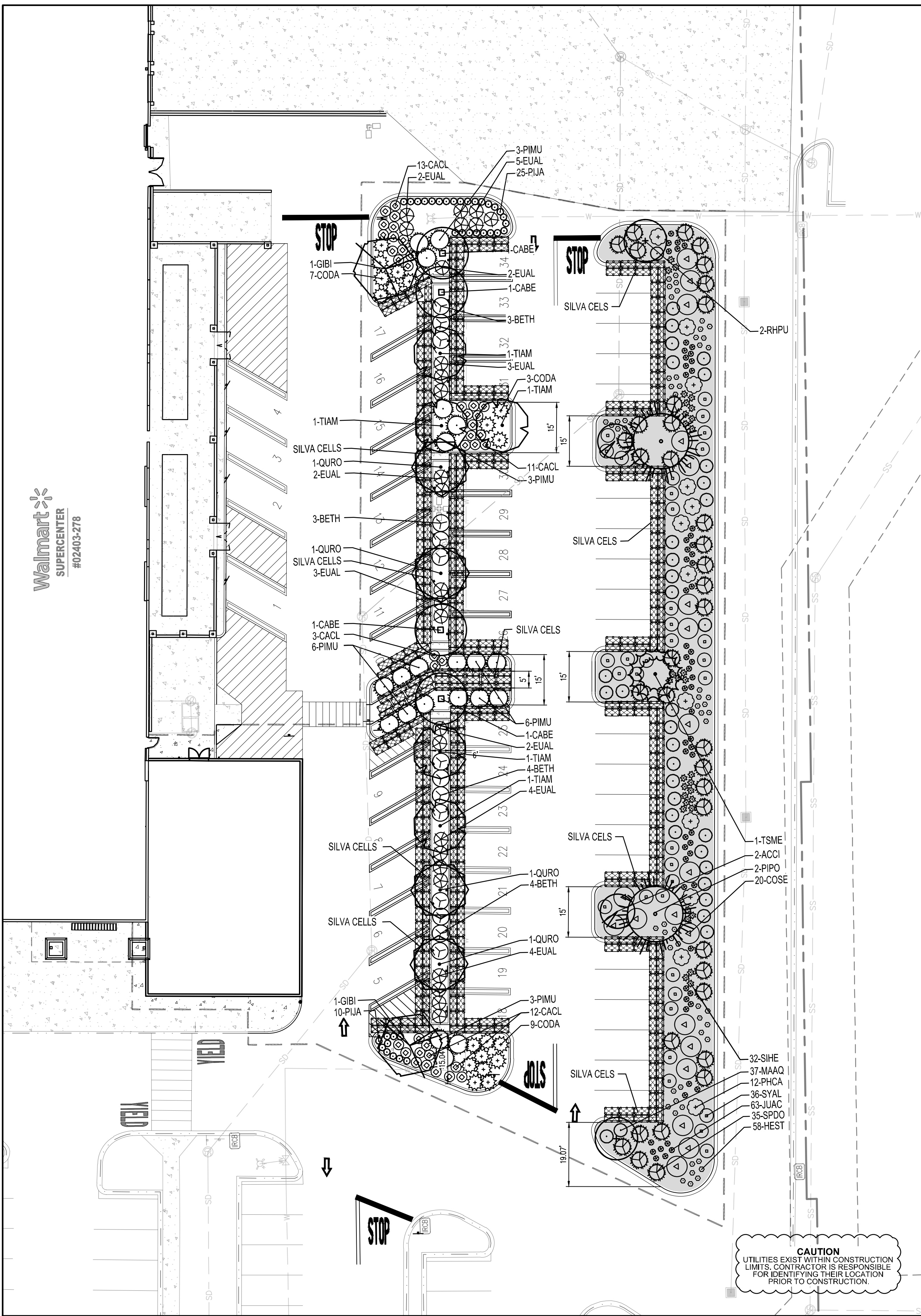
B

C

D

E

F



LANDSCAPE PLAN
APPROX. 1" = 20'

LANDSCAPE CALCULATION TABLE

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

UTILITY NOTES

- 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.
- 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.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN 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.

Tree Removal / Replacement Chart

Existing trees to be removed:	18
Proposed Trees:	22

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V,L,L,M,H)	WATER USE (V,L,L,M,H)	MATURE COVERAGE (SF)	NATIVE TO PUGET SOUND REGION	MINIMUM PLANTER STRIP WIDTH PER VMS	SUN/SHADE
4	CABE	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2" CAL. B&B	35'X25'	M		NO	5'	SUN
2	QURO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	2" CAL. B&B	40'X20'	M		NO	6'	SUN
5	TIAM	TILIA AMERICANA 'BOULEVARD'	AMERICAN LINDEN	2" CAL. B&B	50'X25'	L/M		NO	5'	SUN
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'	M	280	NO	N/A	SUN/PART SHADE
39	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	585	NO	N/A	SUN
27	EUAL	EUCONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	#5 CONT. 18-24"	5'X4'	L/M	540	NO	N/A	SUN/PART SHADE

EVERGREEN SHRUBS

19	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5 CONT. 18-24"	1'X5'	M	380	NO	N/A	SUN/PART SHADE
21	PIMU	PINUS MUGO 'MOPS'	MOPS MUGO PINE	#5 CONT. 18-24"	5'X6'	L	735	NO	N/A	SUN
35	PIJA	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE PIERIS	#5 CONT. 18-24"	2'X2'	M	280	NO	N/A	SUN

TOTAL MATURE COVERAGE:

7,422 SF

MISC

2,893 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A		N/A	N/A	N/A
AS NEEDED	WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A		N/A	N/A	N/A
208 CY	TOPSOIL	SEE TOPSOIL NOTE ON SHEET L1.1	SOIL		N/A		N/A	N/A	N/A

BIO RETENTION PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V,L,L,M,H)	WATER USE (V,L,L,M,H)	MATURE COVERAGE (SF)	NATIVE TO PUGET SOUND REGION	MINIMUM PLANTER STRIP WIDTH PER VMS	SUN/SHADE
2	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	60'X30'	M	188	YES	10'	SUN/PART SHADE
1	TSMC	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6' HEIGHT B&B	30'X15'	M	50	YES	6'	SUN/PART SHADE
2	ACCI	ACER CIRCINATUM	VINE MAPLE	2" CAL. B&B	15'X10'	M	N/A	YES	4'	SUN
2	RHPU	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	30'X15'	M	N/A	YES	4'	SUN/PART SHADE

DECIDUOUS SHRUBS

20	COSE	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5 CONT. 18-24"	6'X6'	L/M	700	YES	N/A	SUN/PART SHADE
12	PHCA	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT. 18-24"	5'X5'	L/M	300	YES	N/A	SUN/SHADE
36	SYAL	SYMPHORICARPOS ALBUS	SNOWBERRY	#5 CONT. 18-24"	6'X4'	L/M	720	YES	N/A	SUN/SHADE

EVERGREEN SHRUBS

37	MAAQ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#5 CONT. 18-24"	3'X5'	VL	925	YES	N/A	SUN/PART SHADE
35	SPDO	SPIRAEA DOUGLASSI	DOUGLAS SPIRAEA	#5 CONT. 18-24"	5'X5'	L	875	YES	N/A	SUN/SHADE

EMERGENTS

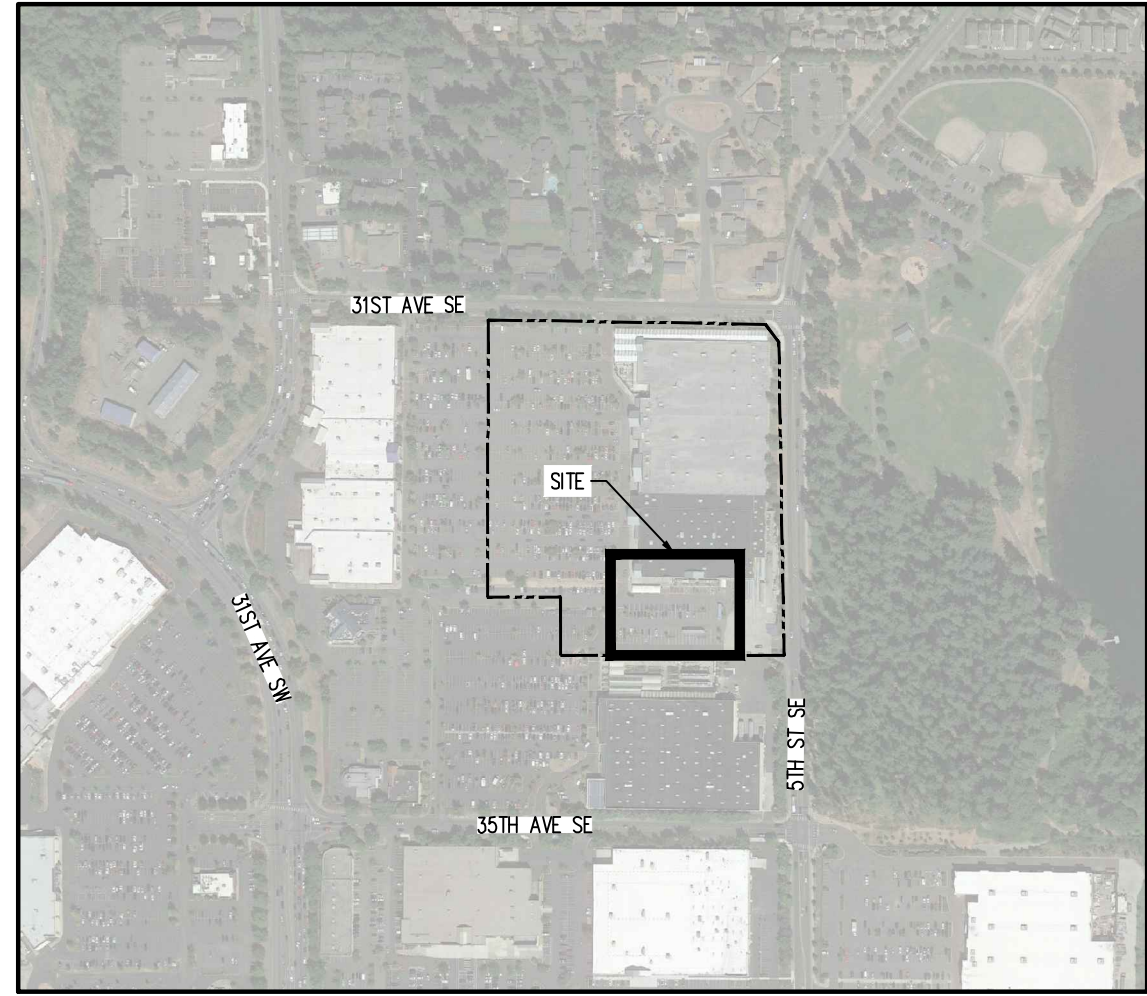
63	JUAC	JUNCUS ACUMINATUS	TAPER-TIPPED RUSH	#1 CONT.	18"X18"	M/H	315	YES	N/A	SUN
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HERBACEOUS PERENNIALS

58	HEST	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 CONT.	18"X18"	VL	280	YES	N/A	SUN/PART SHADE
32	SIHE	SIDALCEA HENDERSONII	HENDERSON'S CHECKER-MALLOW	#1 CONT.	24"X24"	M/H	256	YES	N/A	SUN

MULCH

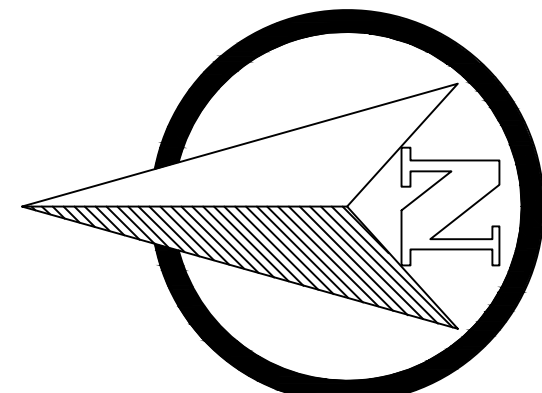
5,431 SF	WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH 4" IN DEPTH	MULCH		N/A		N/A	N/A	N/A
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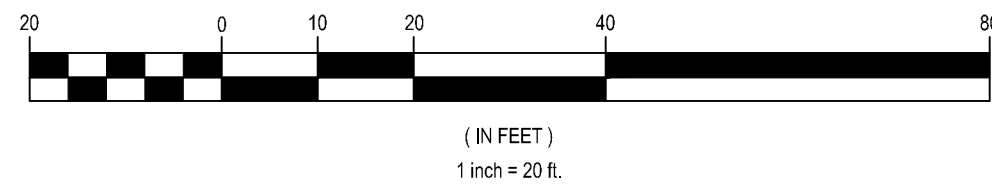
KEY MAP
APPROX. 1" = 500'

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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



GRAPHIC SCALE



Galloway

1935 Main Drive, Suite 107
Puyallup, WA 99008
253.880.2225
galloway.com

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SPECIFIC SITE AT THE LOCATION AND DATE ON 09/08/2024. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS NOT ALLOWED AND WILL BE CONSIDERED A VIOLATION OF THE LAW.



Walmart
PUYALLUP, WA
310 31ST AVE SE
STORE NO: 02403-278
JOB NUMBER: WDP020403.23 PHOTO: PICKUP ENTICEMENT

ISSUE BLOCK

CCD47 07/02/2024

CHECKED BY: KES

DRAWN BY: EDN

PROTO CYCLE: 1

DOCUMENT DATE: 09/08/21

LANDSCAPE PLAN

SHEET:
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A

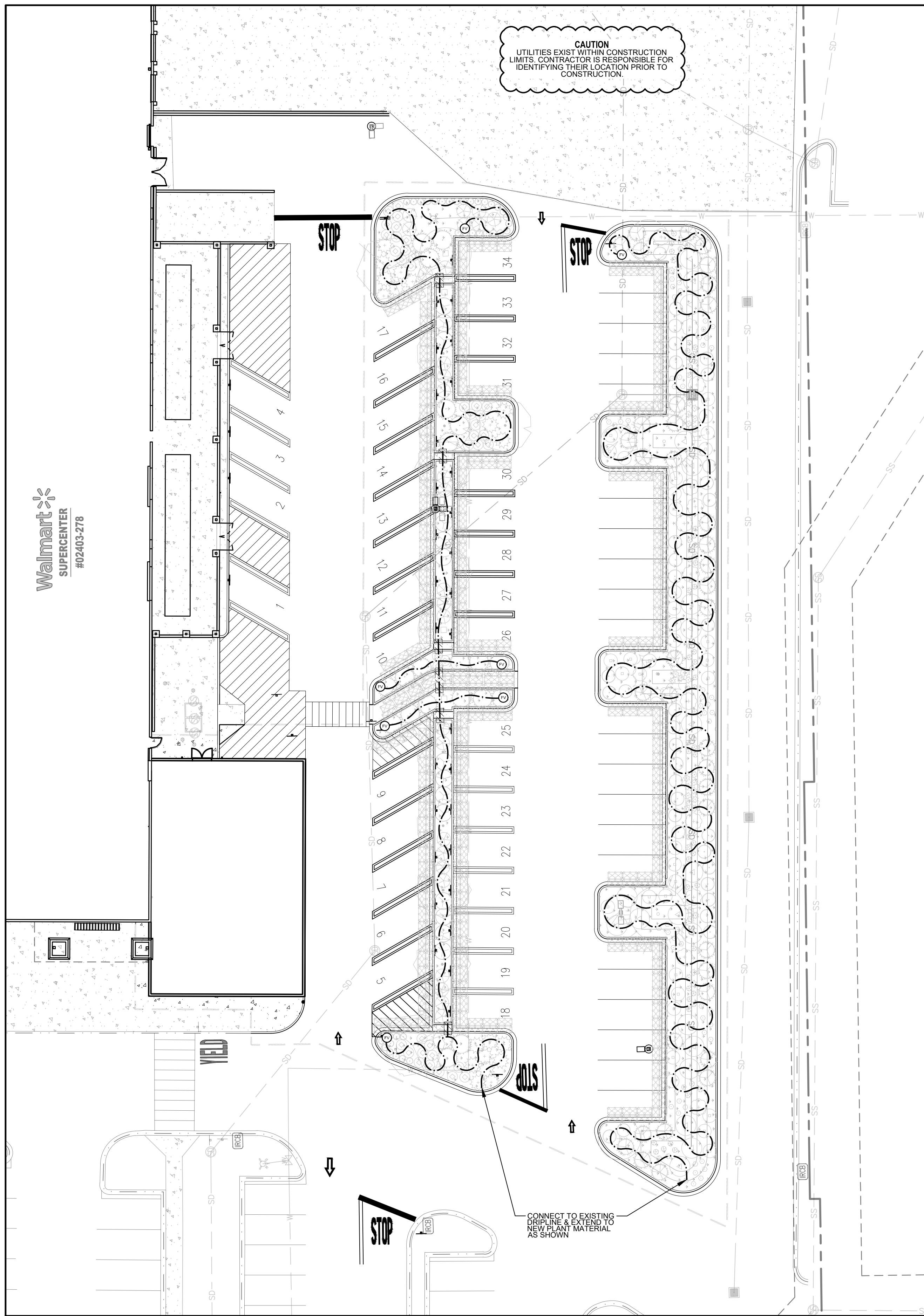
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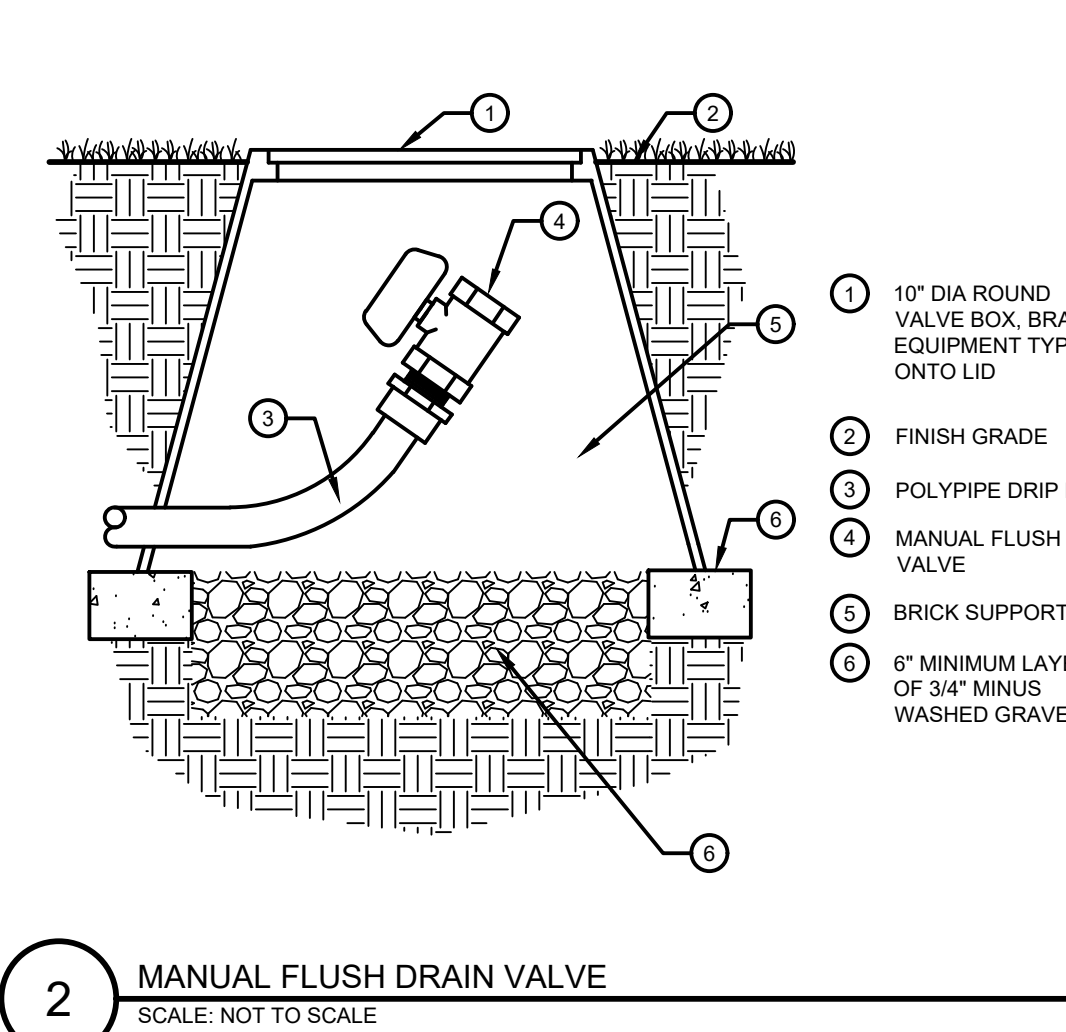
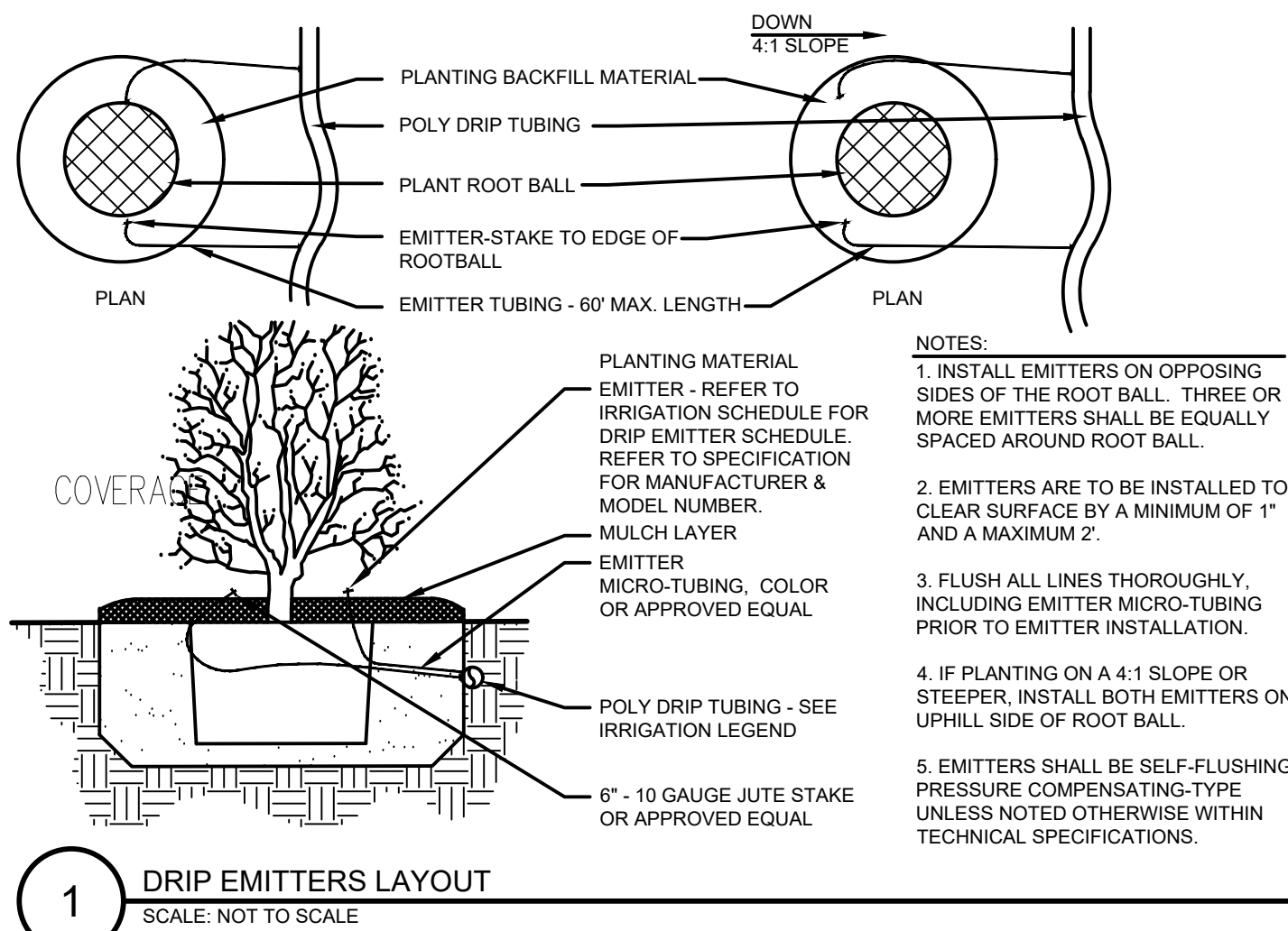
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IRRIGATION PLAN
APPROX. 1" = 20'



IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
DRIP SYSTEM				
POINT SOURCE EMITTERS	RAINBIRD	FOR LANDSCAPE BED AREAS XBS-XXX	XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL), CONNECTION TO PVC LATERAL BELOW. USE 3/4-INCH POLY TUBING SIZE UNLESS OTHERWISE NOTED. FLOWS IN GPM FOR LINE CHANGES SHALL BE: (3/4" x 1" TO 7 GPM), (1" x 1" TO 14 GPM), (1 1/2" TO 35 GPM). INSTALL SEVERAL IN-LINE CHECK VALVES IN ZONES W/ LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROLLER VALVES TOGETHER TO MAXIMIZE WATER WINDOWS.	DETAIL 1 / IR1.0
	NIBCO	4660-S	MANUAL DRIFLINE FLUSH VALVE	DETAIL 2 / IR1.0
			PLANTS: 1 GALLON AND SMALLER: 1. XB-10PC - (1 GPH) EMITTER PER PLANT PLANTS: 5 GALLON: 2. XB-10PC - (2 GPH) EMITTERS PER PLANT UPRIGHT JUNIPERS, 10-15 GALLON: 3. XB-10PC - (3 GPH) EMITTERS PER TREE TREES, 1" TO 2 1/2" CALIPER: 4. XB-10PC - (4 GPH) EMITTERS PER TREE TREES, 3" TO 4" CALIPER: 7. XB-10PC - (7 GPH) EMITTERS PER TREE	---
MAIN LINE/ LATERALS & SLEEVES				
	ANY APPROVED		IRRIGATION SLEEVE - SCHEDULE 40 PVC TWICE THE SIZE OF THE PIPE TO BE INSERTED, ONE SLEEVE PER PIPE	DETAIL 3 / IR1.0

GENERAL IRRIGATION NOTES

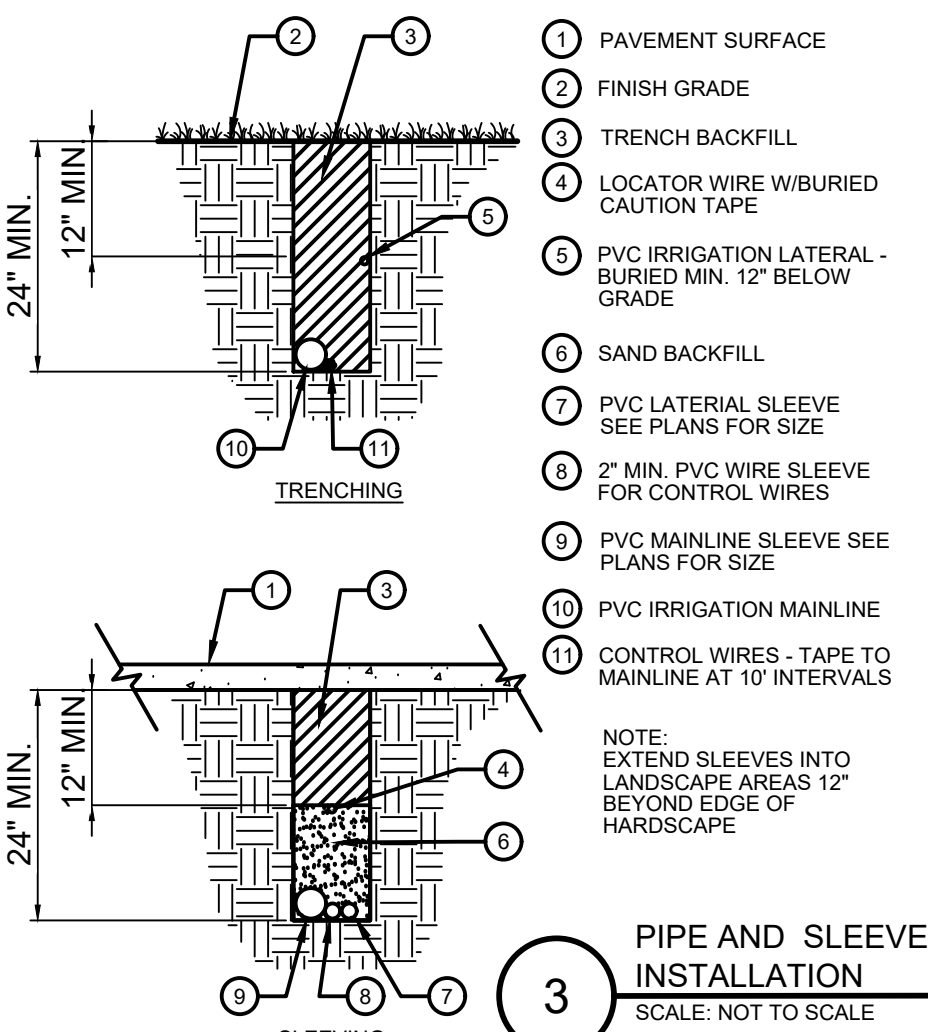
- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHERS. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE 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.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- 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 EXISTING DURING 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.
- 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.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- 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.
- 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 OR ALTERNATE BID FOR IRRIGATION COSTS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
- 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.
- 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 WATER METER.
- 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 OWNER'S 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.
- 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.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AHEAD FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
- ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVE BOXES AND CONTROLLER. WHERE SPLICES ARE NECESSARY DUE TO EXCESSIVE Y LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "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.
- CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
- PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLER.
- 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 CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
- WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
- MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
- USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3" AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
- 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 ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND OTHER BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
 - ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
 - LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
 - ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
 - THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
 - ONE OF EACH TYPE OF VALVE INSTALLED.
 - REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
- PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
- UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

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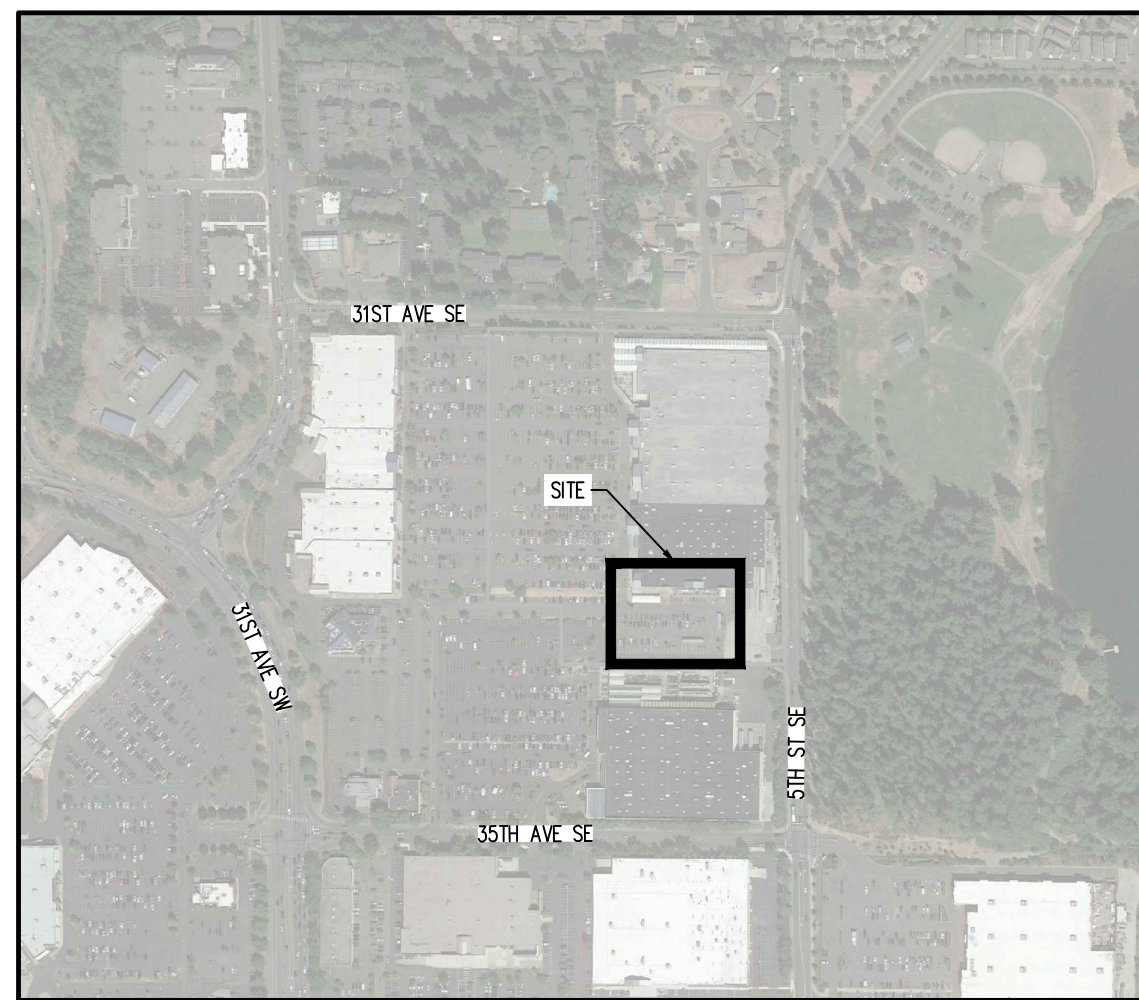
IRRIGATION DISCLAIMER

- IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHERS. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- 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, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- 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.
- 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 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.
- REFER TO THIS SHEET FOR IRRIGATION NOTES AND IRRIGATION DETAILS.



CONTRACTOR NOTE

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



KEY MAP
APPROX. 1" = 200'

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 POPOHOLD OR ALTERNATIVE METHOD, REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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ISSUE BLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDDING	07/02/2024
2	ISSUED FOR CONSTRUCTION	
3	ISSUED FOR AS-BUILT	
4	ISSUED FOR FINAL REVIEW	
5	ISSUED FOR ARCHIVE	

CHECKED BY:

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DRAWN BY:

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PROTO CYCLE:

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DOCUMENT DATE:

09/08/21

IRRIGATION PLAN

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