



3/27/26



Know what's below.
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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

| REV | DATE | COMMENT | BY |
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Drawn: WRR
Reviewed: BGK
Sheet Date: 3/27/26
Proj. Number: 12663

Sheet Title:
EXISTING CONDITIONS

Sheet Number:
2 of 5

NORMANDY HEIGHTS - PRD
PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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ELEMENTS

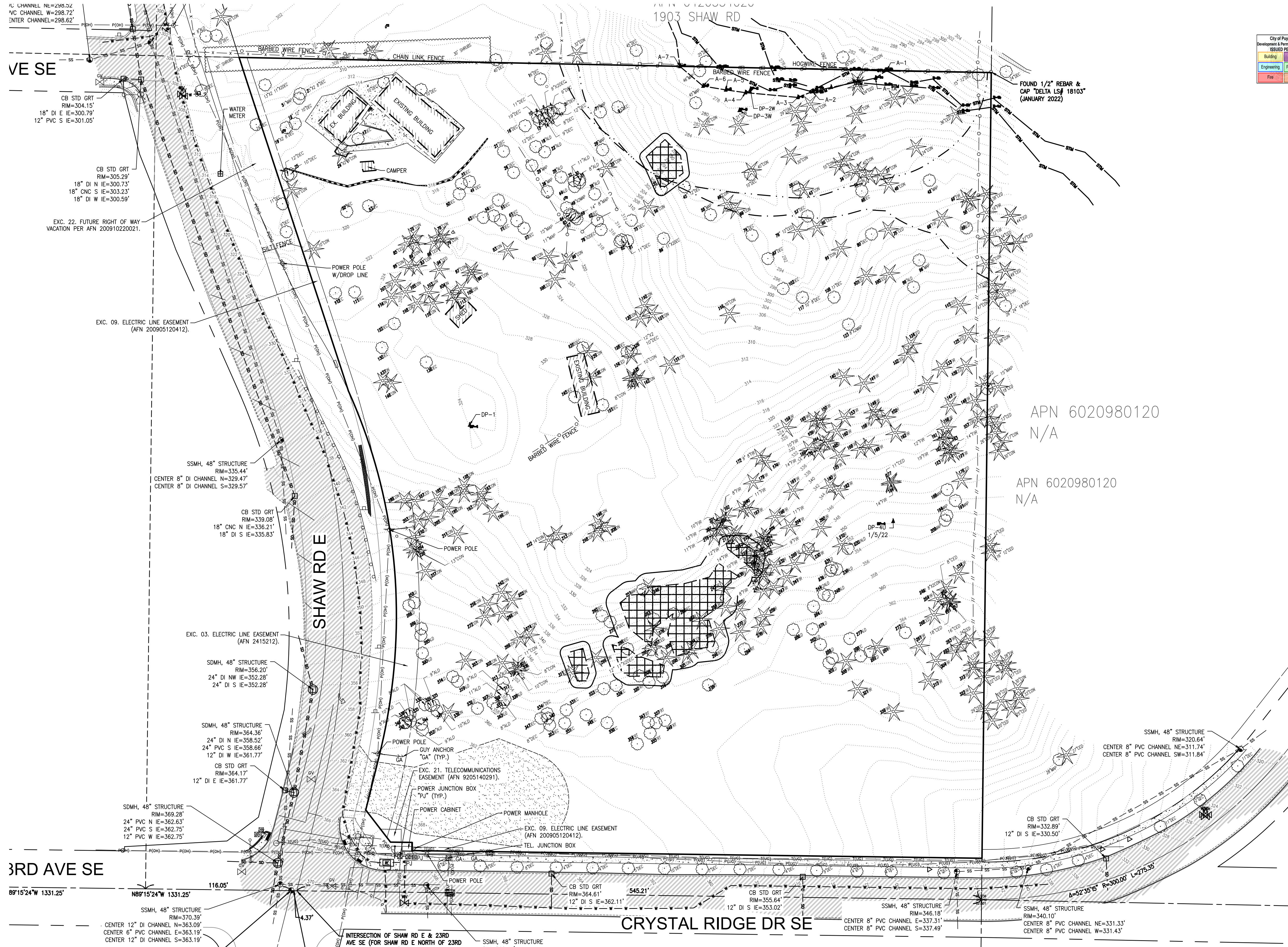
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BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 04/21/2026

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

City of Puyallup
Development & Planning Services
ISSUED PERMIT

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| Engineering | Public Works |
| Fire | Traffic |

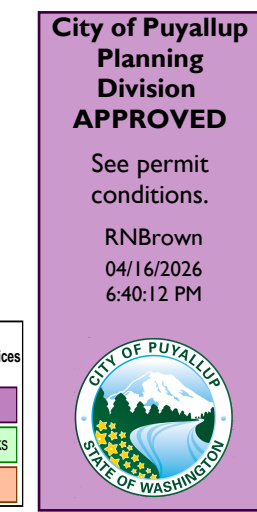


UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

NORMANDY HEIGHTS - PRD

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307 29th St. NE
Suite 102
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CORESTATES, INC
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CERTIFICATE OF AUTHORIZATION
3132



4/15/26



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Drawn: WRR
Reviewed: BGK
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Sheet Title:
TESC CLEARING AND
GRADING PLAN

Sheet Number:
5 of 5



CONSTRUCTION SEQUENCE

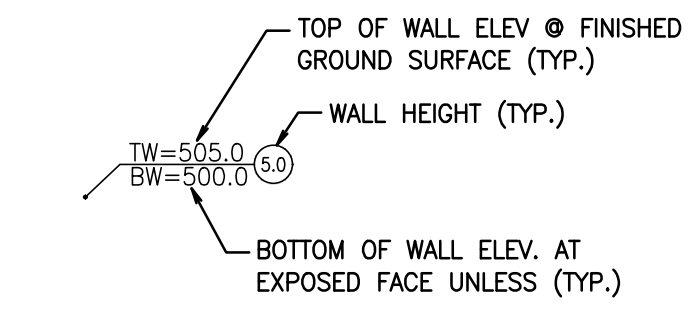
- (SECTION 501.6)
- HOLD A PRECONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
 - ESTABLISH CLEARING AND GRADING LIMITS.
 - CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE.
 - CONSTRUCT PERIMETER DITCHES, SILT FENCES, AND OTHER EROSION CONTROL DEVICES AS SHOWN.
 - CONSTRUCT PROTECTION DEVICES FOR CRITICAL AREAS AND SIGNIFICANT TREES PROPOSED FOR RETENTION.
 - SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
 - CONSTRUCT STORM DRAINAGE RETENTION/DETENTION (CONTROL AND STORAGE) FACILITIES. PROVIDE EMERGENCY OVERFLOW AS APPLICABLE.
 - ALL DITCHES AND SWALES AS SHOWN SHALL BE PROVIDED TO DIRECT ALL SURFACE WATER TO THE RETENTION/DETENTION AND SEDIMENTATION POND AS CLEARING AND GRADING PROGRESSES. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE OR BE DISCHARGED TO A CRITICAL AREA AT ANY TIME DURING THE GRADING OPERATIONS.
 - CLEARLY STATE AT WHAT POINT GRADING ACTIVITIES CAN BEGIN, USUALLY ONLY AFTER ALL DRAINAGE AND EROSION CONTROL MEASURES ARE IN PLACE.
 - IDENTIFY EROSION CONTROL MEASURES WHICH REQUIRE REGULAR MAINTENANCE.

KEYNOTES:

- MARK CLEARING LIMITS.
- INSTALL TEMPORARY SILT FENCE PER DETAIL ON SHEET .
- CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
- INSTALL ROCK CHECK DAMS AS REQUIRED (TYP.)
- INSTALL TEMPORARY SEDIMENT POND. SEE DETAILS ON SHEET 6.
- WETLAND/STREAM BUFFER DO NOT DISTURB. NO REGULATED ACTIVITIES ARE TO OCCUR IN THIS AREA, EXCEPT AS MAY OTHERWISE BE ALLOWED BY APPROVAL.
- DEMO EXISTING BUILDING.
- DEMO EXISTING FENCE.
- EXISTING FENCE TO REMAIN.
- INSTALL TREE PROTECTION FENCE.

RETAINING WALL LEGEND:

- PROPOSED LOCK + LOAD RETAINING WALL (TYP.). DESIGN BY OTHERS.
- FACE OF EXPOSED DETENTION VAULT. DESIGN BY OTHERS.



TEMPORARY SEDIMENT POND:

| | |
|------------------------|---------------|
| SURFACE AREA REQUIRED: | = 1,664 SF |
| SURFACE AREA PROVIDED: | = 1,785 SF |
| TOP OF POND: | = 314.50 |
| MAX WATER SURFACE: | = 313.50 |
| BOTTOM OF POND: | = 309.50 |
| TOP OF RISER PIPE: | = 313.50 |
| BOTTOM OF RISER PIPE: | = 310.00 |
| RISER PIPE DIAMETER: | = 18 INCHES |
| DEWATERING ORIFICE: | = 1.66 INCHES |
| EMERGENCY OVERFLOW | |
| SPILLWAY LENGTH: | = 6 FT |
| CREST OF SPILLWAY: | = 313.50 |

TESC LEGEND:

- TREES TO REMAIN
- TREES TO BE REMOVED
- CATCH BASIN PROTECTION
- CHECK DAM
- TEMPORARY "V" DITCH
- SILT FENCE/CONSTRUCTION FENCE
- CLEARING LIMITS

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BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
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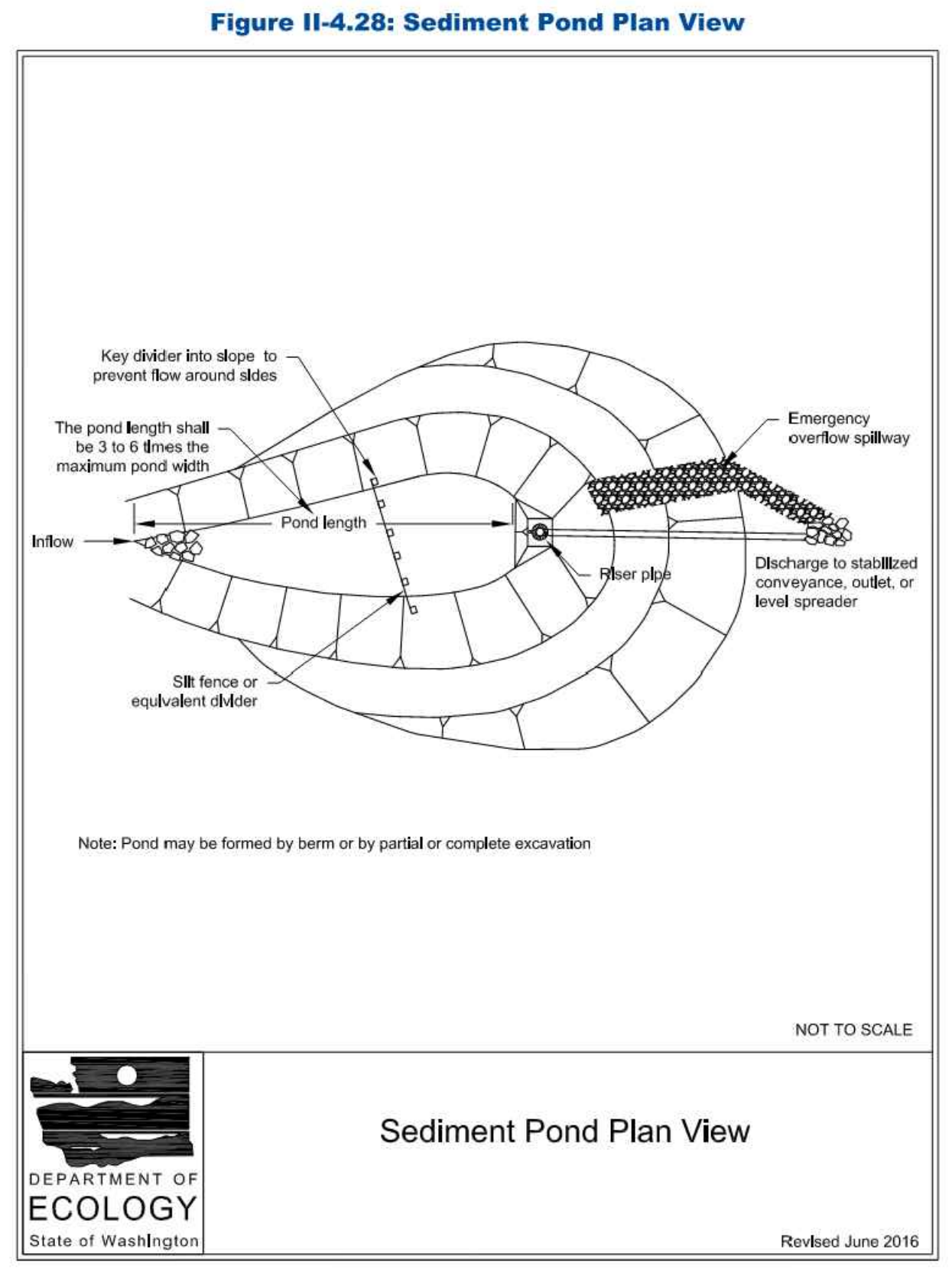
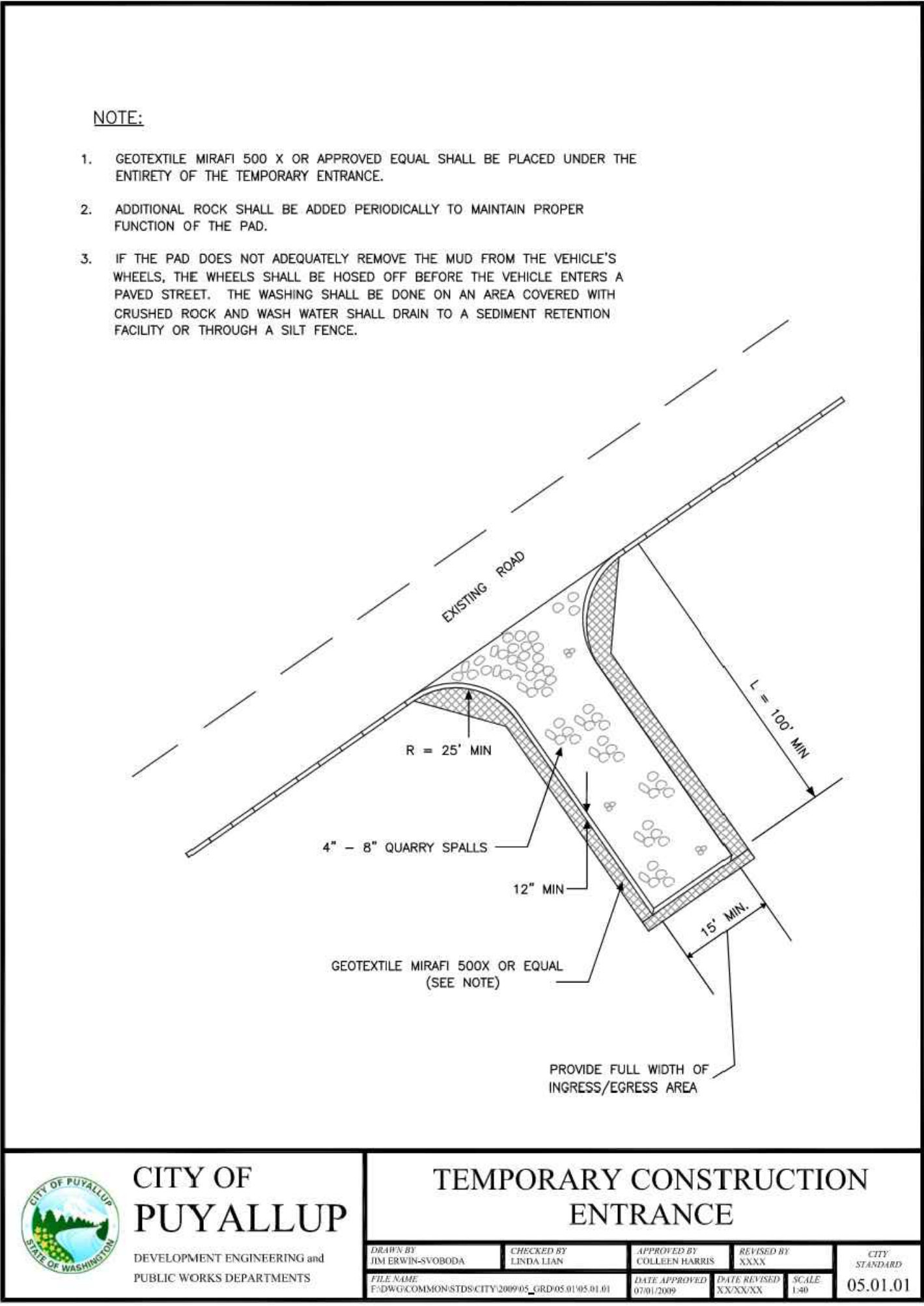
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TESC NOTES AND DETAILS

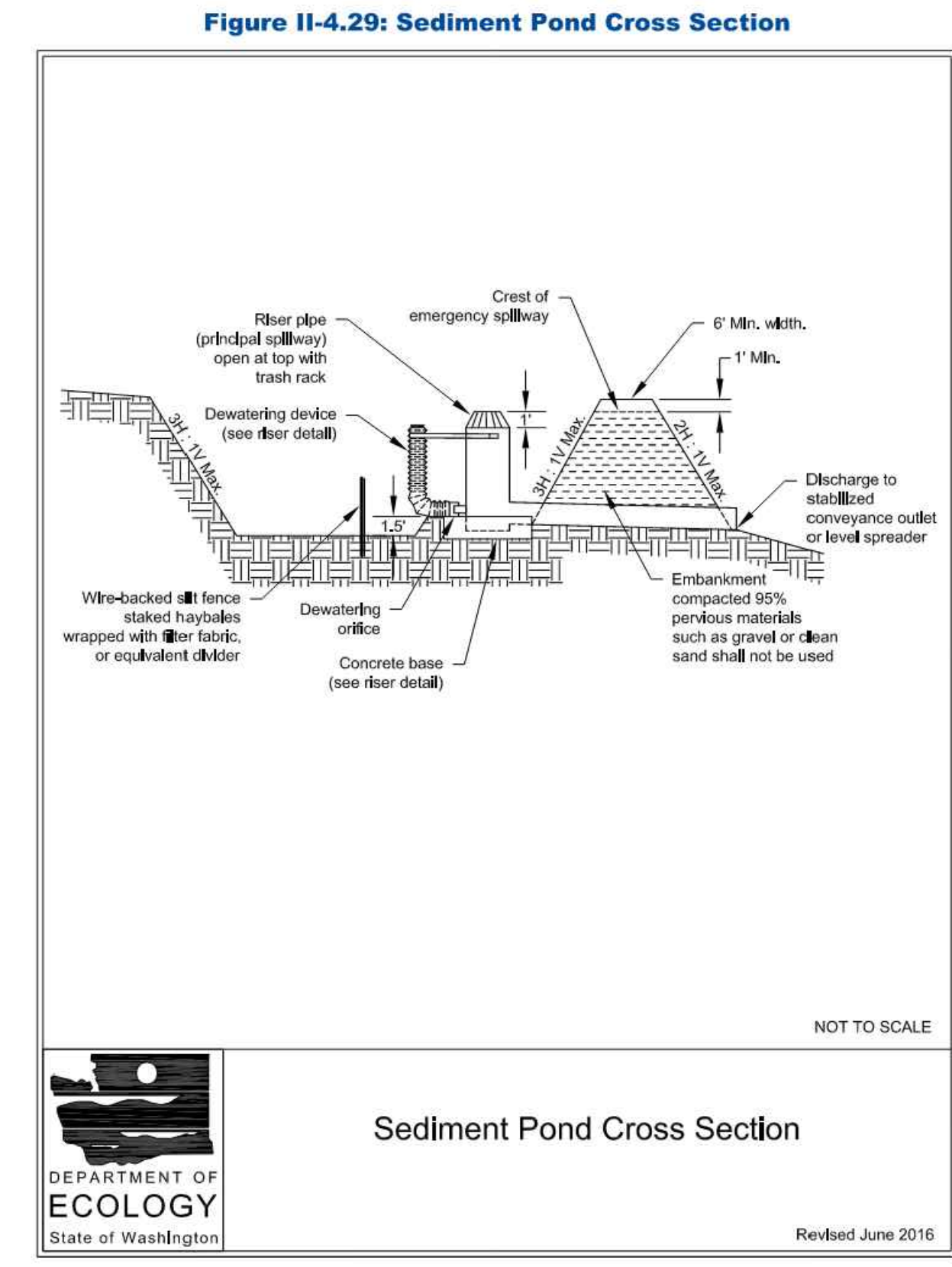
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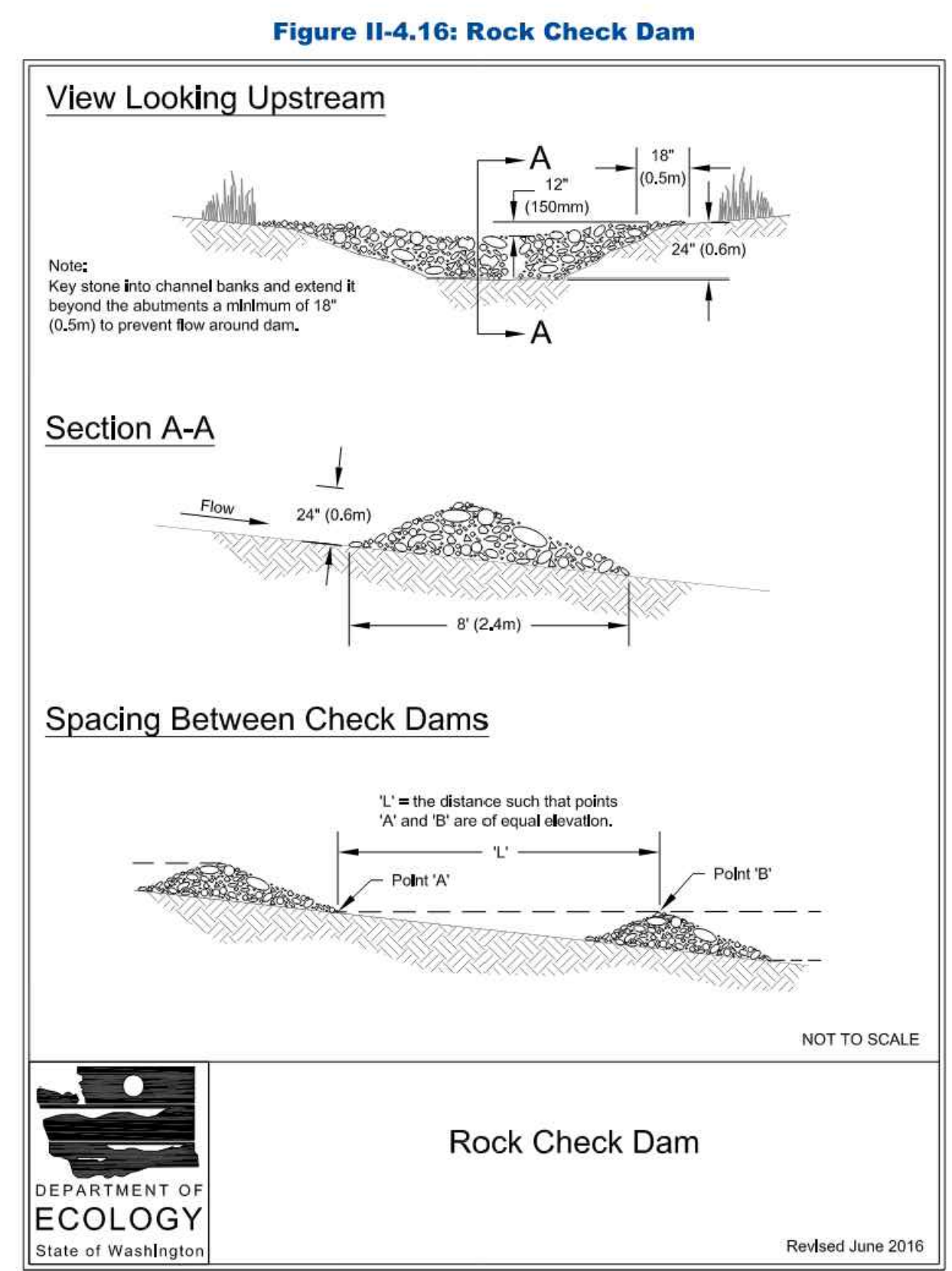
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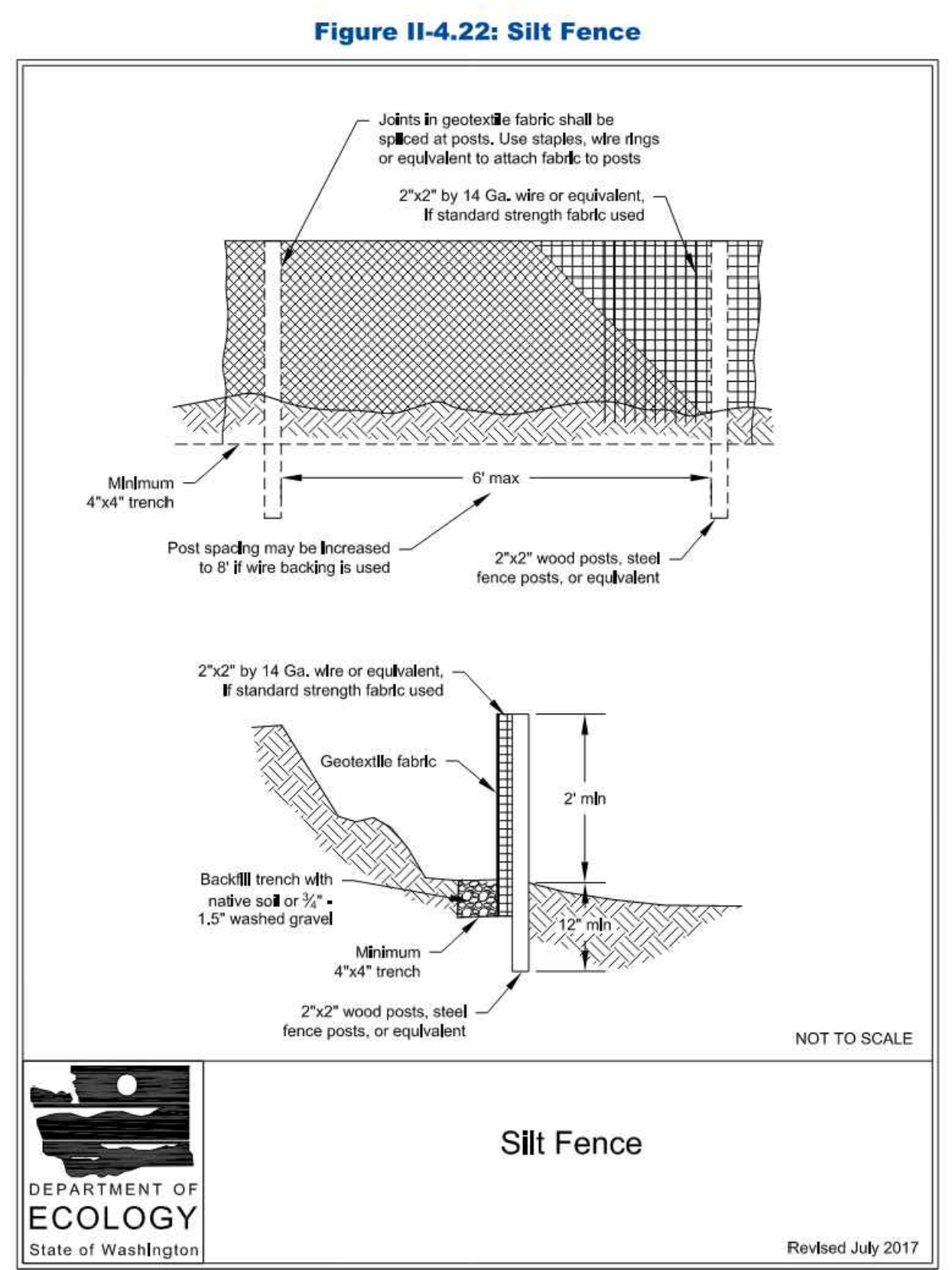
2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 436



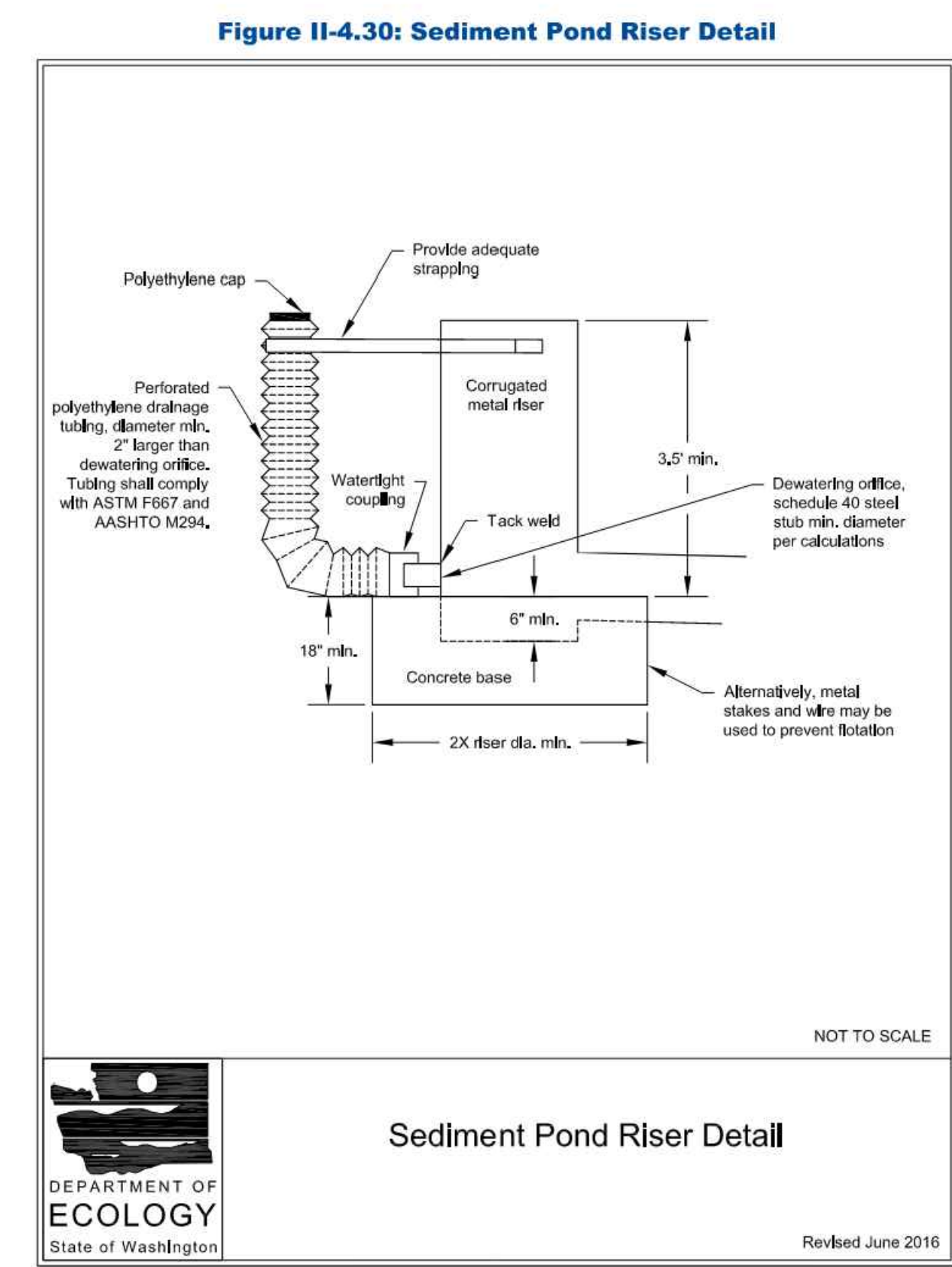
2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 437



2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 397



2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 415



2024 Stormwater Management Manual for Western Washington
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NORMANDY HEIGHTS - PRD

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- 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 AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING 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 PERMITEE.
- 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 SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS 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.
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- 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 PERMITEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
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- 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.

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|---|--|--|--|--|
| <p>CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS</p> | GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES | | | |
| | <small>DESIGNED BY</small> DALE ERICSON/BOBOLA | <small>CHECKED BY</small> TAMARA LEAN | <small>APPROVED BY</small> COLLEEN HARKER | <small>REVISIONS BY</small> EMMA LEAN |
| <small>FILE #/APP #</small> 00000/00000 | <small>PROJECT NAME</small> NORMANDY HEIGHTS | <small>DATE APPROVED</small> 04/21/2026 | <small>DATE REVISION</small> 05/02/01 | <small>SCALE</small> AS SHOWN |

GRADING, EROSION AND SEDIMENTATION CONTROL PLAN NOTES

(SECTION 505)

- 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 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 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 AN 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 CLEARING 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 PERMITEE.
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SEEDING:

- BMP C120: SEEDING (2024SWMMWW)
- APPLY THE MIXES IN TABLE II-4.5: TEMPORARY AND PERMANENT SEED MIXES FOR WESTERN WASHINGTON (CONTINUED), WITH THE EXCEPTION OF THE WET AREA SEED MIX, AT A RATE OF 120 POUNDS PER ACRE. THIS RATE CAN BE REDUCED IF SOIL AMENDMENTS OR SLOW-RELEASE FERTILIZERS ARE USED. APPLY THE WET AREA SEED MIX AT A RATE OF 60 POUNDS PER ACRE.
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADER, AND SEDIMENT BASINS.
- THE SEED BED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS' RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

TABLE II-4.4: SEEDING WINDOWS IN W.WA.

| JAN | |
|-----|---|
| FEB | |
| MAR | SEEDING REQ'S A COVER OF MULCH OR EC BLANKET UNTIL 75% GRASS COVER IS EST. |
| APR | |
| MAY | |
| JUN | |
| JUL | SEEDING REQ'S IRR. UNTIL 75% GRASS COVER IS EST. |
| AUG | |
| SEP | OPTIMUM SEEDING WINDOW |
| OCT | SEEDING REQ'S A COVER OF MULCH OR AN EC BLANKET UNTIL 75% GRASS COVER IS EST. |
| NOV | |
| DEC | |

TABLE II-4.5: TEMPORARY EROSION CONTROL SEED MIX

| COMMON NAME | %WEIGHT | %PURITY | %GERMINATION |
|-------------------------------|---------|---------|--------------|
| CHEWINGS OR ANNUAL BLUE GRASS | 40 | 98 | 90 |
| PERENNIAL RYE | 50 | 98 | 90 |
| REDDTOP OR COLONIAL BENTGRASS | 5 | 92 | 85 |
| WHITE DUTCH CLOVER | 5 | 98 | 90 |

MULCHING:

- BMP C121: MULCHING (2024SWMMWW)
- AS A TEMPORARY COVER MEASURE, MULCH SHOULD BE USED:
 - FOR LESS THAN 30 DAYS ON DISTURBED AREAS THAT REQUIRE COVER.
 - AT ALL TIMES FOR SEEDED AREAS, ESPECIALLY DURING THE WET SEASON.
 - DURING THE HOT SUMMER MONTHS.
 - DURING THE WET SEASON ON SLOPES STEEPER THAN 3H:1V WITH MORE THAN 20 FEET OF VERTICAL RELIEF.
- MULCH MAY BE MADE UP OF 100 PERCENT: COTTONSEED MEAL, FIBERS OF WOOD, RECYCLED CELLULOSE, HEMP, OR KENAF, COMPOST, OR BLENDS OF THESE.
- ANY MULCH OR TACKIFIER PRODUCT USED SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

TOPSOIL STOCKPILING:

- BMP C125: TOPSOILING / COMPOSTING (2024SWMMWW)
- LOCATE THE TOPSOIL STOCKPILE SO THAT IT MEETS SPECIFICATIONS AND DOES NOT INTERFERE WITH WORK ON THE SITE. IT MAY BE POSSIBLE TO LOCATE MORE THAN ONE PILE IN PROXIMITY TO AREAS WHERE TOPSOIL WILL BE USED.
- STOCKPILING OF TOPSOIL SHALL OCCUR IN THE FOLLOWING MANNER:
 - SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2H:1V.
 - BETWEEN OCTOBER 1 AND APRIL 30: AN INTERCEPTOR DIKE WITH GRAVEL OUTLET AND SILT FENCE SHALL SURROUND ALL TOPSOIL STOCKPILES. WITHIN 2 DAYS COMPLETE EROSION CONTROL SEEDING, OR COVERING STOCKPILES WITH CLEAR PLASTIC, OR OTHER MULCHING MATERIALS.
 - BETWEEN MAY 1 AND SEPTEMBER 30: AN INTERCEPTOR DIKE WITH GRAVEL OUTLET AND SILT FENCE SHALL SURROUND ALL TOPSOIL STOCKPILES IF THE STOCKPILE WILL REMAIN IN PLACE FOR A LONGER PERIOD OF TIME THAN ACTIVE CONSTRUCTION GRADING.
 - WITHIN 7 DAYS COMPLETE EROSION CONTROL SEEDING, OR COVERING STOCKPILES WITH CLEAR PLASTIC, OR OTHER MULCHING MATERIALS.
 - WHEN NATIVE TOPSOIL IS TO BE STOCKPILED AND REUSED, THE FOLLOWING SHOULD APPLY TO ENSURE THAT THE MYCORRHIZAL BACTERIA, EARTHWORMS, AND OTHER BENEFICIAL ORGANISMS WILL NOT BE DESTROYED: REINSTALL TOPSOIL WITHIN 4 TO 6 WEEKS. DO NOT ALLOW THE SATURATION OF TOPSOIL WITH WATER. DO NOT USE PLASTIC COVERING.

Revision/Issue:

| REV | DATE | COMMENT | BY |
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Drawn: WRR
Reviewed: BGK
Sheet Date: 3/27/26
Proj. Number: 12663

Sheet Title:

TESC NOTES AND DETAILS

Sheet Number:

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